

MONMOUTH COUNTY PARK SYSTEM BOARD OF PARK AND RECREATION COMMISSIONERS



ROOF REPLACEMENT OF BLDG. #2405 AT SUNNYSIDE EQUESTRIAN CENTER, LINCROFT, NJ

628 MIDDLETOWN LINCROFT ROAD , LINCROFT RD,
LINCROFT, NJ 07738, LOT 6 , BLOCK 1056

NO.	REVISION	DATE

NOTE:
UNLESS PRINTED FULL SIZE, THESE DRAWINGS WILL NOT BE TO SCALE.

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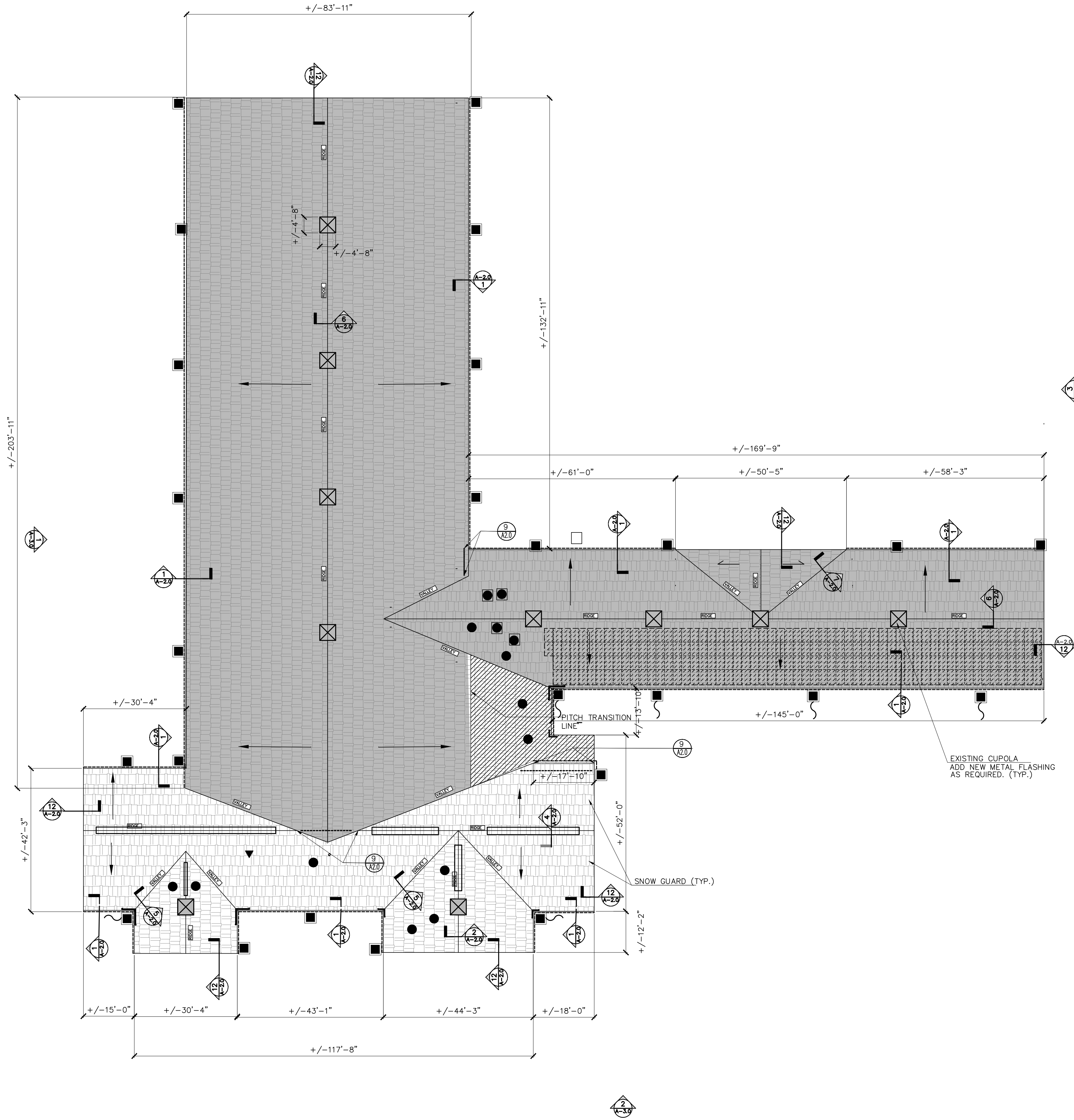
MONMOUTH COUNTY PARK SYSTEM
BOARD OF PARK AND RECREATION COMMISSIONERS
800 NEWMAN SPRINGS ROAD
LINCROFT, NEW JERSEY 07738-1965
PHONE (732) 842-4000 FAX (732) 842-3640



CONTACT INFORMATION	BUILDING CRITERIA	INDEX OF DRAWINGS									
<p>PROJECT MANAGER: MARYAM TRONCO, MARYAM.TRONCO@CO.MONMOUTH.NJ.US TEL: 732-842-4000, EXT. 4272</p>	<p>THIS PROJECT IS DESIGNED IN ACCORDANCE WITH NJAC TITLE 5 CHAPTER 23 SUBCHAPTER 6 "UNIFORM CONSTRUCTION CODE REHABILITATION SUBCODE" CATEGORY OF WORK PURSUANT TO NJAC 5:23-6.3 CATEGORY OF WORK: RENOVATION USE GROUP: U (HORSE STABLES) B (OFFICES)</p> <p>CONSTRUCTION CLASSIFICATION: VB HEIGHT: NO CHANGE BUILDING AREA: NO CHANGE</p>	<table border="1"> <tr> <td>CS-1.0</td> <td>TITLE SHEET</td> </tr> <tr> <td>A-1.0</td> <td>ROOF PLAN</td> </tr> <tr> <td>A-2.0</td> <td>DETAILS</td> </tr> <tr> <td>A-3.0</td> <td>ELEVATIONS</td> </tr> </table>	CS-1.0	TITLE SHEET	A-1.0	ROOF PLAN	A-2.0	DETAILS	A-3.0	ELEVATIONS	
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A-1.0	ROOF PLAN										
A-2.0	DETAILS										
A-3.0	ELEVATIONS										
<p>PARK SUPER ATTENDANCE: : DANIEL BISTI DANIEL.BISTI@CO.MONMOUTH.NJ.US TEL: 732-842-4000 EXT. 4293</p>	<p><u>CODES AND STANDARDS:</u> N.J.A.C. 5:23-6.1 REHABILITATION SUBCODE 2021 INTERNATIONAL BUILDING CODE, 2021, NEW JERSEY EDITION ASHRAE 90,1 - 2019</p>										
GENERAL CONDITION	LOCATION MAP		SITE MAP								
<p>A. THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND REMAIN THE PROPERTY OF THE OWNER TO USE AS HE/SHE SEES FIT. THESE DRAWINGS SHALL NOT BE USED WITHOUT THE OWNER CONSENT. DRAWINGS SHALL NOT BE USED FOR ISSUE OF BUILDING PERMITS UNLESS SIGNED AND SEALED BY THE ARCHITECT. DRAWINGS SHALL NOT BE PROTOTYPED WITHOUT AUTHORIZATION FROM THE OWNER. UNLESS STATED SPECIFICALLY BY LETTER, THESE DRAWINGS MAY BE USED TO CONSTRUCT ONLY ONE OF THE STRUCTURE/BUILDING DELINEATED HEREIN.</p> <p>B. THESE DRAWINGS REPRESENT AN OVERALL DESIGN CONCEPT. THEY ARE PREPARED WITH THE INTENT TO DEMONSTRATE THE OVERALL DESIGN ARRANGEMENT AND METHOD OF ASSEMBLY OF THE VARIOUS COMPONENTS. THESE DRAWINGS DO NOT INDICATE EXTENSIVE DETAILS. THE CONTRACTOR SHALL HAVE REVIEWED THESE PLANS, SEEN THE SUBJECT PROPERTY AND BE CAPABLE OF EXECUTING THE DETAIL WORK NECESSARY TO ACHIEVE THE INTENDED RESULT IN A MANNER CONSISTENT WITH QUALITY WORKMANSHIP WITHIN THE REGION. IT IS INCUMBENT UPON THE CONTRACTOR TO REPORT IN WRITING TO THE OWNER PRIOR TO SUBMISSION OF THE BID ANY QUESTIONABLE ERROR OR OMISSION IN INTENT OR METHOD OF CONSTRUCTION.</p> <p>THE CONTRACTOR SHALL CONFORM TO THESE AND ANY OTHER APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS, REGULATIONS, ORDINANCES AND REQUIREMENTS. ALL CONSTRUCTION SHALL CONFORM TO ACCEPTED GOOD PRACTICE AS DEFINED BY THE LATEST EDITIONS OF "THE NATIONAL BUILDING CODE", B.O.C.A. BASIC BUILDING CODE, C.A.B.O. AND F.H.A. MINIMUM PROPERTY STANDARDS. ALL ARE READILY AVAILABLE TO THE TRADES.</p> <p>D. CONSTRUCTION SHOWN SHALL CONFORM TO ALL APPLICABLE BUILDING CODES. NOTIFY OWNER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.</p> <p>F. MODIFICATIONS TO THESE PLANS BY THE CONTRACTOR SHALL NOT BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER. A COPY OF SUCH CHANGES SHALL BE FILED WITH THE CONSTRUCTION OFFICIAL. ANY MODIFICATIONS MADE WITHOUT THE OWNER'S WRITTEN CONSENT WILL BE THE SOLE RESPONSIBILITY OF THE PARTY ENACTING SUCH MODIFICATIONS.</p> <p>G. THE CONTRACTOR SHALL HOLD HARMLESS THE OWNER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING LEGAL FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.</p> <p>J. THE FOLLOWING, UNLESS PROVIDED FOR IN THESE DRAWINGS, SHALL BE FURNISHED BY THE OWNER: 1. DRAINAGE, UTILITIES AND BUILDING LOCATION. 2. SELECTION OF INTERIOR MATERIAL FINISHES, CABINETRY AND HARDWARE. 3. STANDARDS OF QUALITY AND ACCEPTABLE MANUFACTURERS FOR PREFABRICATED ITEMS.</p> <p>K. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL OF THE PLANS, DIMENSIONS AND EXISTING SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL NOT SCALE THE DRAWINGS. NOTIFY OWNER OF ANY DISCREPANCIES IN THE PLANS PRIOR TO ANY CONSTRUCTION.</p> <p>L. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN AND LOCAL AUTHORITIES.</p> <p>M. ALL CONTRACTORS TO PROVIDE ALL NECESSARY BARRICADES AND SAFETY PRECAUTIONS AND TO STRICTLY ADHERE TO LOCAL, STATE AND O.S.H.A. SAFETY PRECAUTIONS.</p> <p>N. ALL CONTRACTORS SHALL MAINTAIN CONTRACTORS LIABILITY, PROPERTY DAMAGE INSURANCE AND WORKERS COMPENSATION INSURANCE TO FULLY PROTECT THE OWNER AND CONTRACTOR AGAINST ANY CLAIMS. THE CONTRACTOR SHALL FURNISH TO THE OWNER CERTIFICATES THAT THESE POLICIES ARE IN EFFECT.</p> <p>O. THE CONTRACTORS SHALL TAKE NECESSARY STEPS TO PROTECT THE WORK AND ALL MATERIALS AND SUPPLIES ON THE CONSTRUCTION SITE AGAINST LOSS OR DAMAGE FROM FIRE, VANDALISM AND MALICIOUS MISCHIEF AT ALL TIMES.</p> <p>P. ALL CONTRACTORS AND SUB-CONTRACTORS MUST COMPLY WITH ALL SPECIFICATIONS, NOTES AND DRAWINGS. IN MOST INSTANCES, IF THE SPECIFICATIONS DIFFER FROM THE DRAWINGS, THE DRAWINGS SHALL SUPERCEDE. NOTIFY OWNER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.</p> <p>Q. ALL CONTRACTORS AND SUB-CONTRACTORS ON THIS PROJECT SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK, COORDINATION WITH OTHER TRADES, METHODS, SAFETY AND SECURITY ON THE JOB SITE.</p> <p>R. ALL MATERIALS AND EQUIPMENT SHALL BE APPROVED FOR USE AS REQUIRED BY GOVERNING MUNICIPAL, STATE AND FEDERAL AGENCIES AND SHALL BEAR ALL REQUIRED CONDITIONS.</p>											
<p>LATITUDE AND LONGITUDE : 40.352747, -74.126657</p>											

ROOF REPLACEMENT OF BLDG. #2405
AT SUNNYSIDE EQUESTRIAN CENTER, LINCROFT, NJ
TITLE: COVER SHEET
DATE: MARCH 2024 SCALE: AS NOTED PROJECT # 230675 DRAWN: MT CHECKED: MT

SHEET NO. CS-1.0
1 OF 4



NOTES

- 1.) DETAIL REFERENCES ARE TYPICAL FOR SIMILAR CONDITIONS.
- 2.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGED GROUNDS AND SHALL RESTORE LANDSCAPING, PAVEMENTS, AND ALL OTHER WALKING SURFACES TO PRE-CONSTRUCTION CONDITION.
- 3.) REFER TO ELEVATIONS FOR APPROXIMATE EXISTING ROOF PITCHES NOT SHOWN ON ROOF PLANS
- 4.) ANY AND ALL CONDUITS, PIPING, CABLE, ETC IN CONFLICT WITH WORK TO BE PERFORMED SHALL BE LOOSENED AND RE SECURED OR REMOVED AND RESET AS REQUIRED TO FACILITATE THE CONSTRUCTION.
- 5.) AFTER REMOVING THE SHINGLE ROOFING, THE CONTRACTOR MUST NOTIFY THE OWNER TO ARRANGE AN INSPECTION FOR DETERMINING THE QUANTITIES OF DAMAGED ROOF SHEATHING THAT REQUIRE REPLACEMENT. BIDDER WILL DETERMINE THE UNIT PRICE FOR DAMAGED PLYWOOD REPLACEMENT. AS SPECIFIED IN SECTIONS 012200 , 061000,PART 2.2(A) & PROPOSAL PAGES PART "A", ITEM #2.
- 6.) NOT USED.
- 7.) BUILDING SHALL REMAIN DRY THROUGHOUT ROOF REPLACEMENT. ONLY REMOVE AS MUCH ROOFING AS CAN BE REPLACED WITHIN A CLEAR WEATHER PERIOD.
- 8.) CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ALL ITEMS DAMAGED BY CONSTRUCTION ACTIVITIES TO THE SATISFACTION AND ACCEPTANCE OF THE ARCHITECT, AND THE MONMOUTH COUNTY PARKS SYSTEM.
- 9.) ALL DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE CONSIDERED APPROXIMATE BASED ON MEASUREMENTS TAKEN IN THE FIELD.
- 10.) REPLACE ALL EXISTING FLASHINGS AS DETAILED.
- 11.) CONTRACTOR TO REMOVE AND SALVAGE ALL EXISTING SIGNAGE ON EXISTING FASCIA PRIOR TO PAINTING. INSTALL EXISTING SIGNAGE WHERE PREVIOUSLY LOCATED AFTER COMPLETION OF PAINTING.
- 12.) ALL NEW METAL CLEATS ARE TO BE CONTINUOUS.
- 13.) GUTTERS TO BE INSTALLED WITH HIDDEN ALUM. SCREW TYPE HANGERS A MAX. OF 24"O.C. AND PROVIDE A 1/4"/10' SLOPE TOWARD DOWNSPOUTS
- 14.) PROVIDE A 5 YEAR WORKMANSHIP WARRANTY ON ALL WORK PROVIDED
- 15.) ALL DIMENSIONS ON PLAN SHOULD BE VERIFIED AT THE FIELD

SYMBOLS LEGEND

REPLACE EXISTING ASPHALT SHINGLES ROOFING AND UNDERLAYMENT THROUGHOUT PITCHED ROOF AREA , REFER 2/A2.0	
EXISTING SOLAR PANELS TO BE REMOVED/DISPOSED AS SPECIFIED IN SECTION 481400 EXISTING MODULE TYPE: SPR-225 ,BLACK EXISTING INVERTER TYPE : SPR-7000M , QUANTITY: 7 EXISTING MANUFACTURE : UNIRAC SUNFRAME EXISTING TILT ANGLE : +/-34 DEGREES , AZIMUTH : +/-185 DEGREES	
ALTERNATE #1: NEW GUTTERS, DOWNSPOUTS REPLACE EXISTING GUTTER WITH NEW ALUM. 6" SEAMLESS GUTTER REPLACE EXISTING DOWNSPOUTS WITH NEW 3"x4" PLAIN DOWNSPOUTS COLOR DIRECTED BY OWNER, REFER 1/A-2.0	
EXISTING CUPOLA ADD NEW METAL FLASHING AS REQUIRED. (TYP.), REFER 11/A-2.0	
ALTERNATE #1: NEW DOWNSPOUTS , REFER 7/A2.0 REPLACE EXISTING DOWNSPOUTS WITH NEW 3"x4" DOWNSPOUTS (.032THICK)- SMOOTH FACE SYMBOL ON DRAWING NOT TO SCALE.	
FLEXIBLE DOWNSPOUT EXTENSION COLOR TO MATCH DOWNSPOUT WHERE WYE PIPE IS NOT PRESENT SYMBOL ON DRAWING NOT TO SCALE.	
FULL ROOF DECK COVERAGE WITH SELF ADHERED ICE AND SHIELD	
DOUBLE LAYER SYNTHETIC UNDERLAYMENT , INSTALL IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.	
REFLASH EXISTING ROOF PENETRATION , REFER 3/A2.0	
ALL MECHANICAL VENTS PIPES TO BE REPLACED TO BELOW ROOF LINE & REFLASH	
RIDGE VENT , REFER 4/A2.0	
REPLACE VENT CAP, COLOR TO MATCH ROOF , TBD , 10/A2.0	
GUTTER VALLEY SPLASH GUARD , 8/A2.0	

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1	ADDENDUM 1	03/28/24

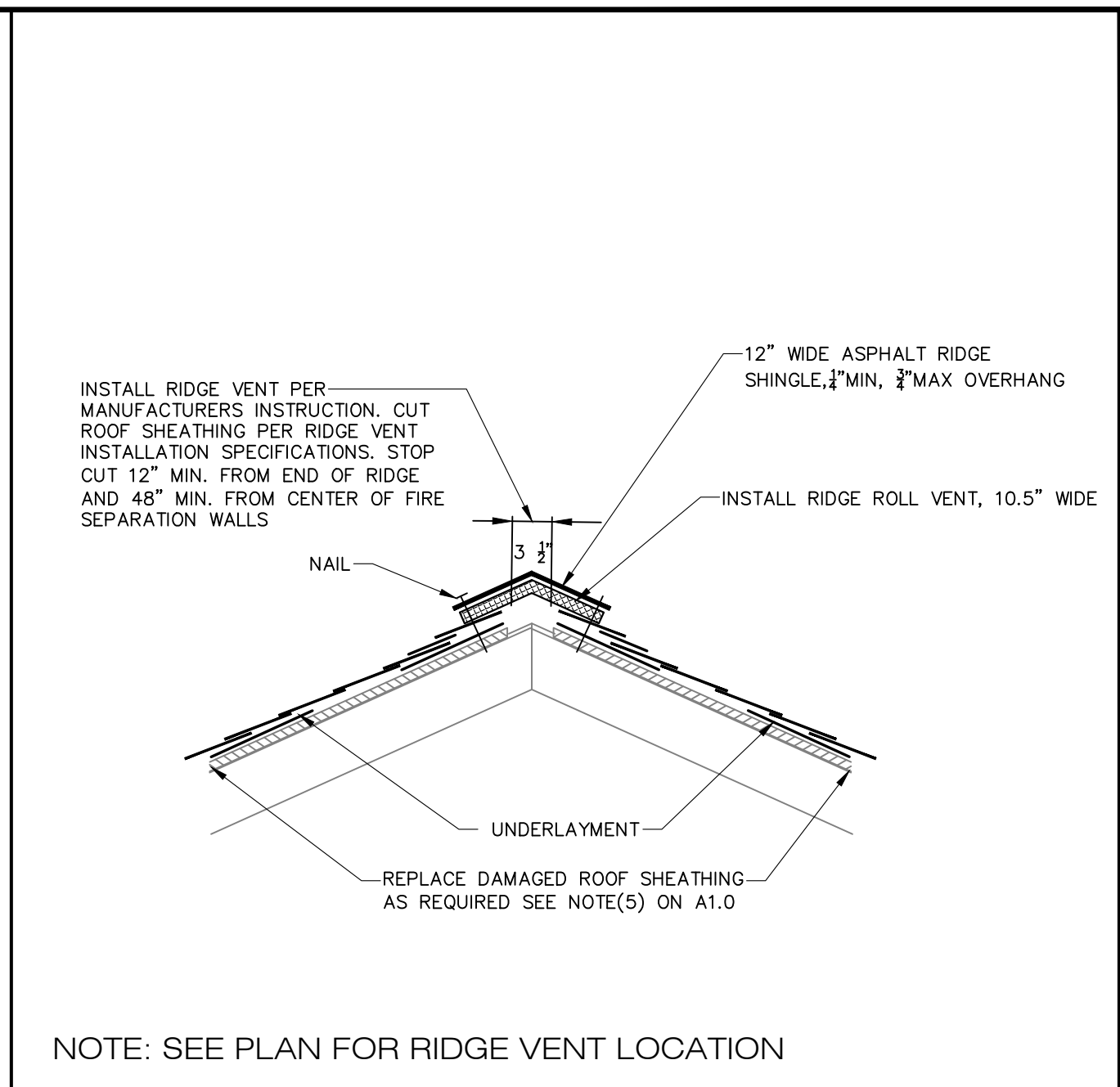
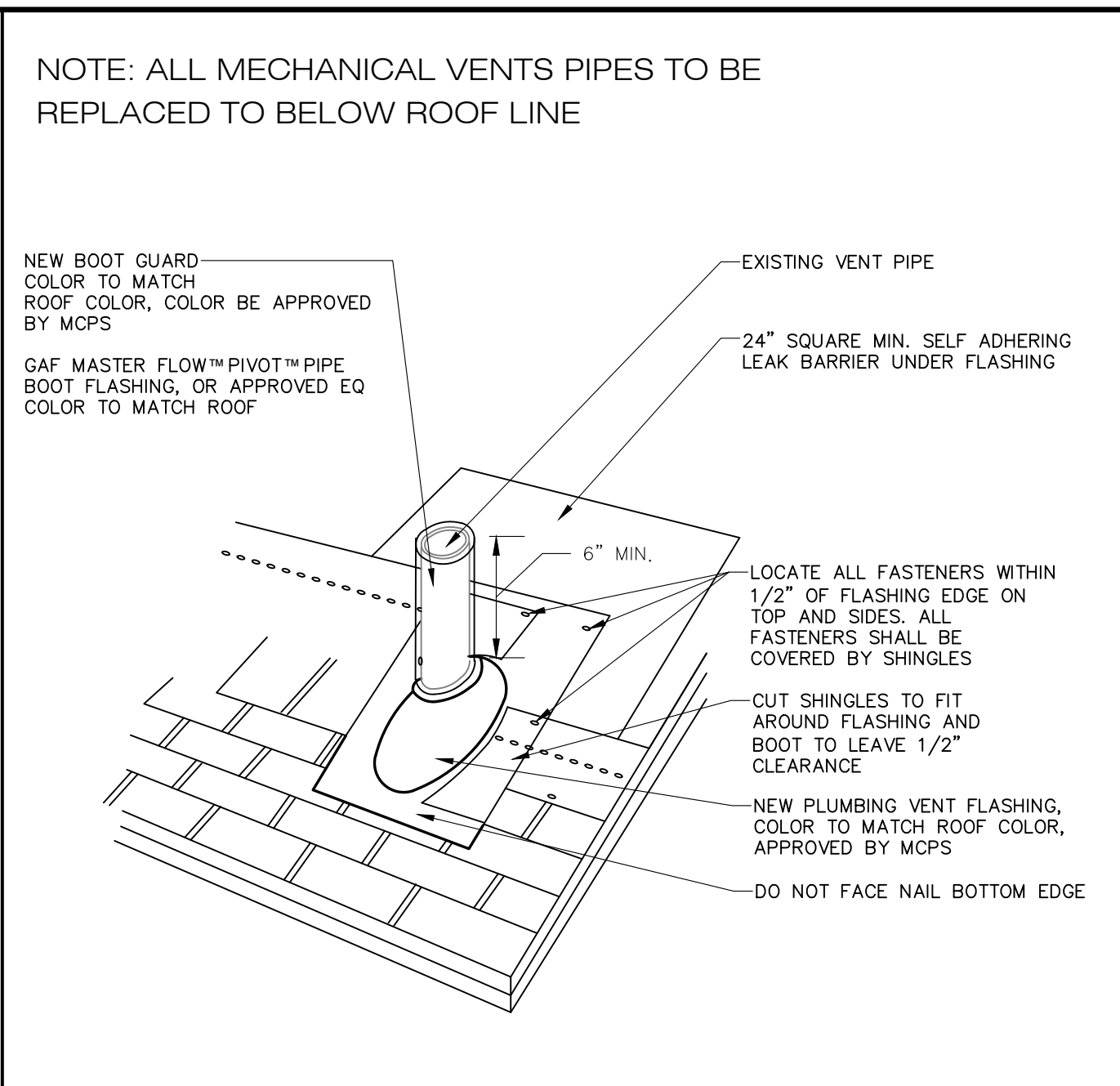
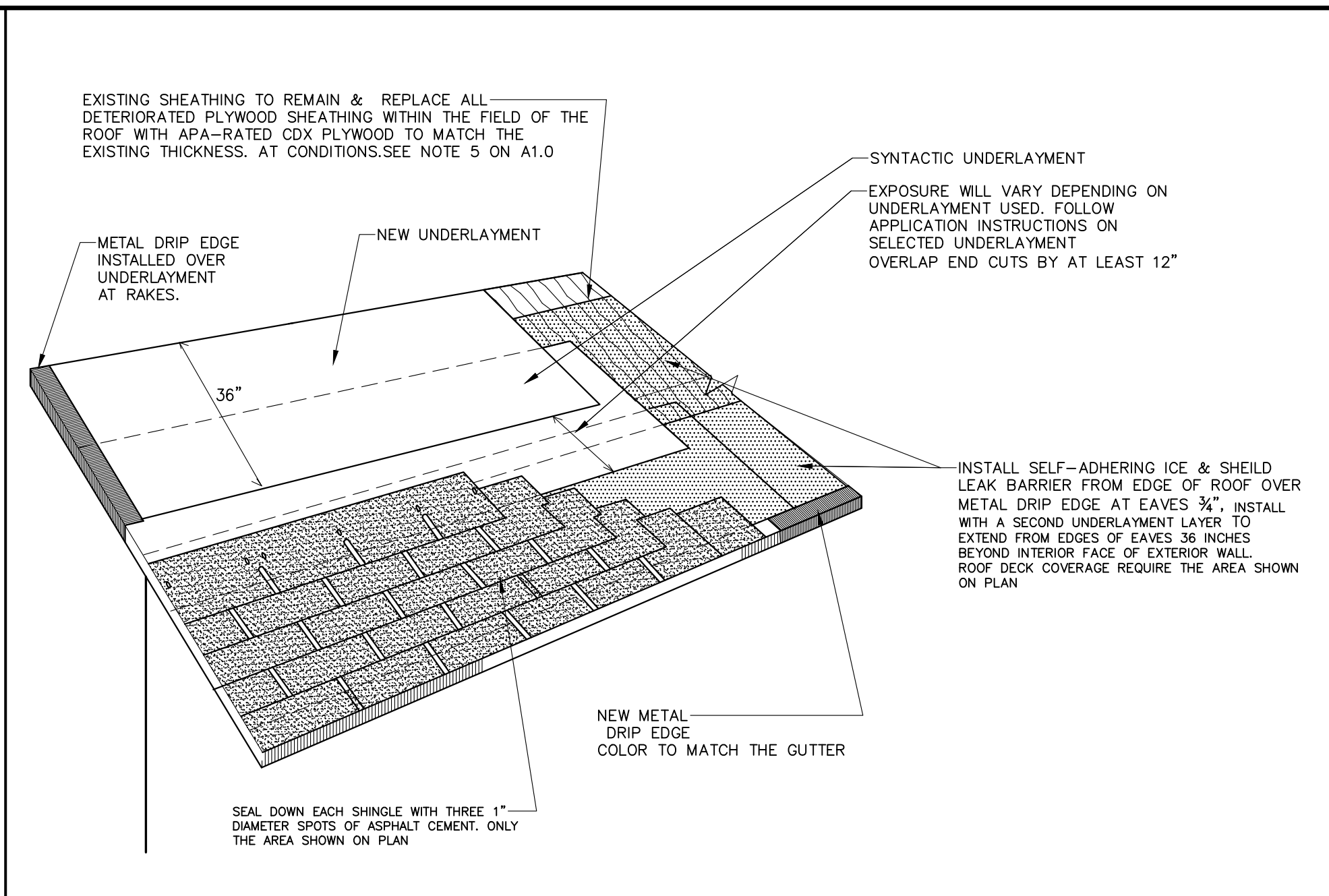
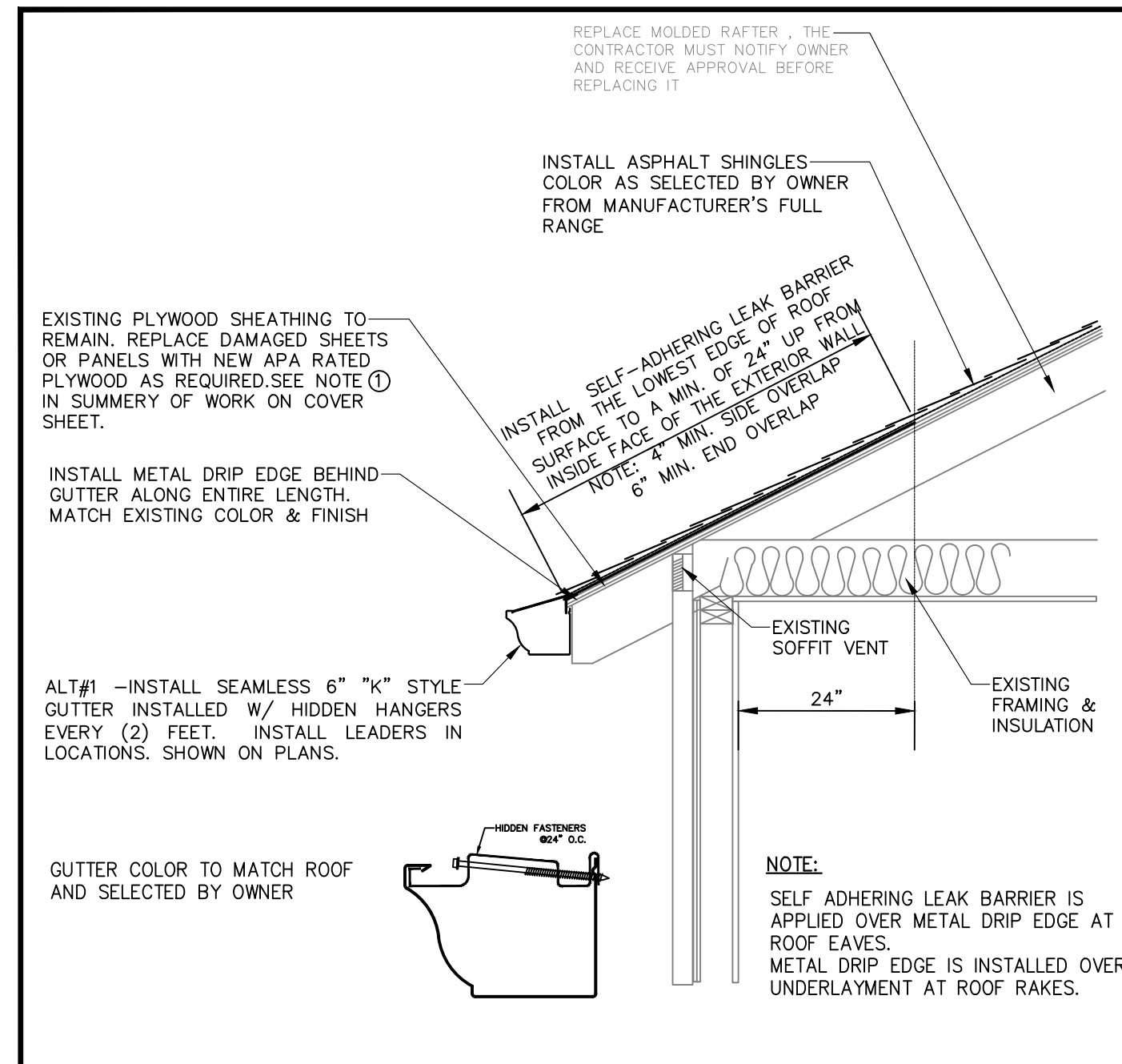
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ROOF REPLACEMENT OF BLDG. #2405
AT SUNNYSIDE EQUESTRIAN CENTER, LINCROFT, NJ
TITLE: ROOF PLAN & GENERAL NOTES
DATE: MARCH 2024 SCALE: AS NOTED PROJECT #: 233075 DRAWN: MT CHECKED: MT

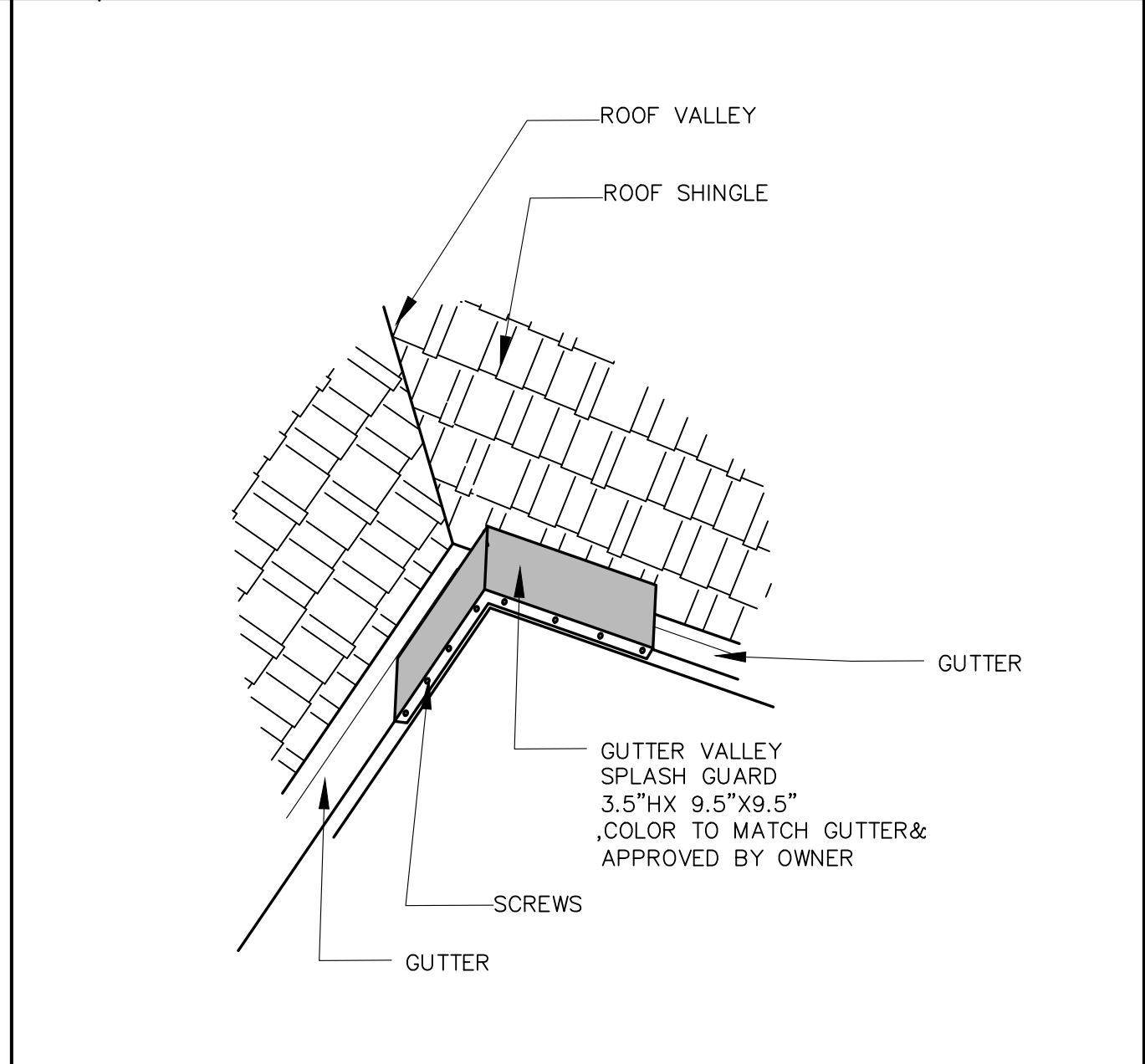
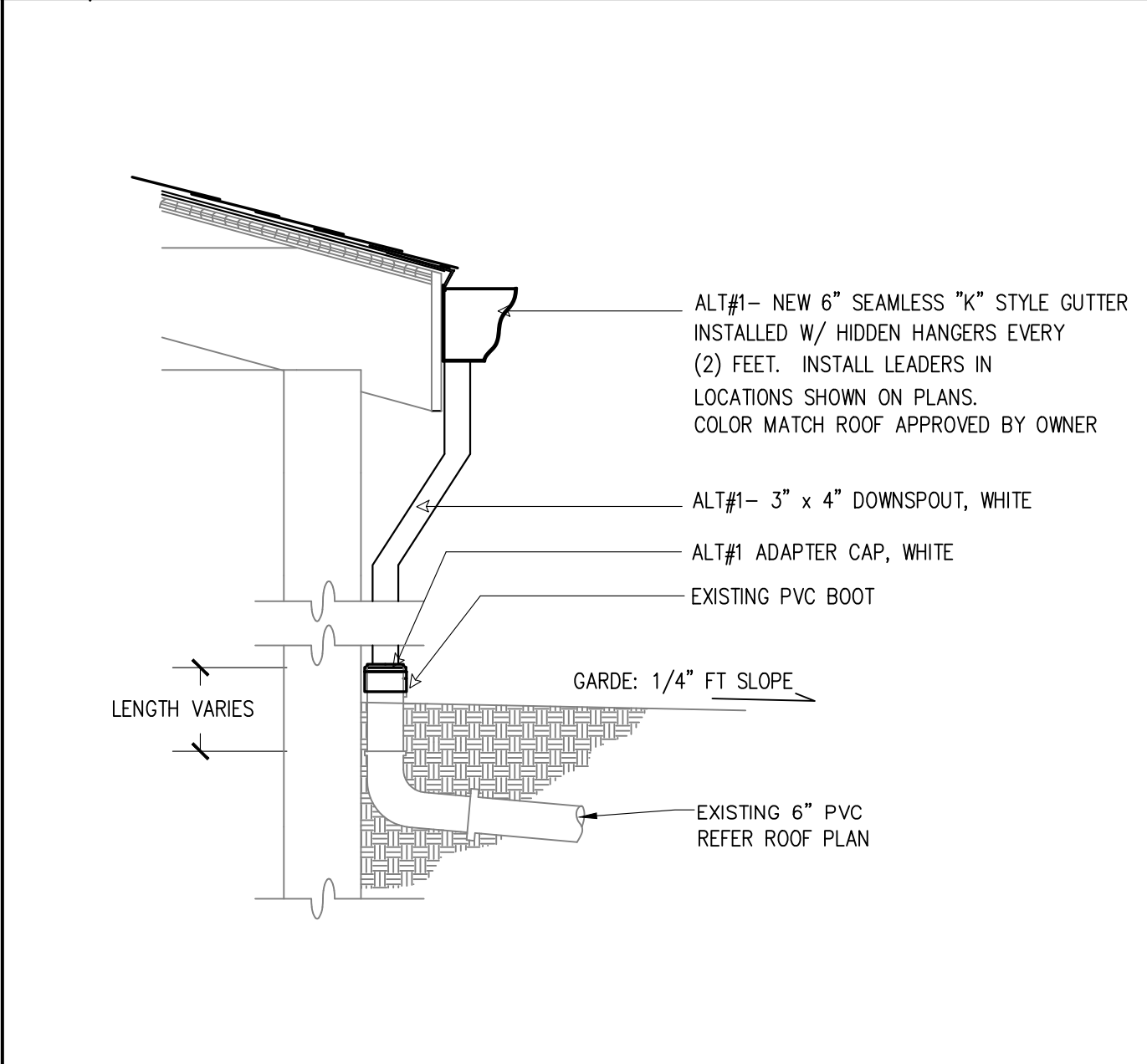
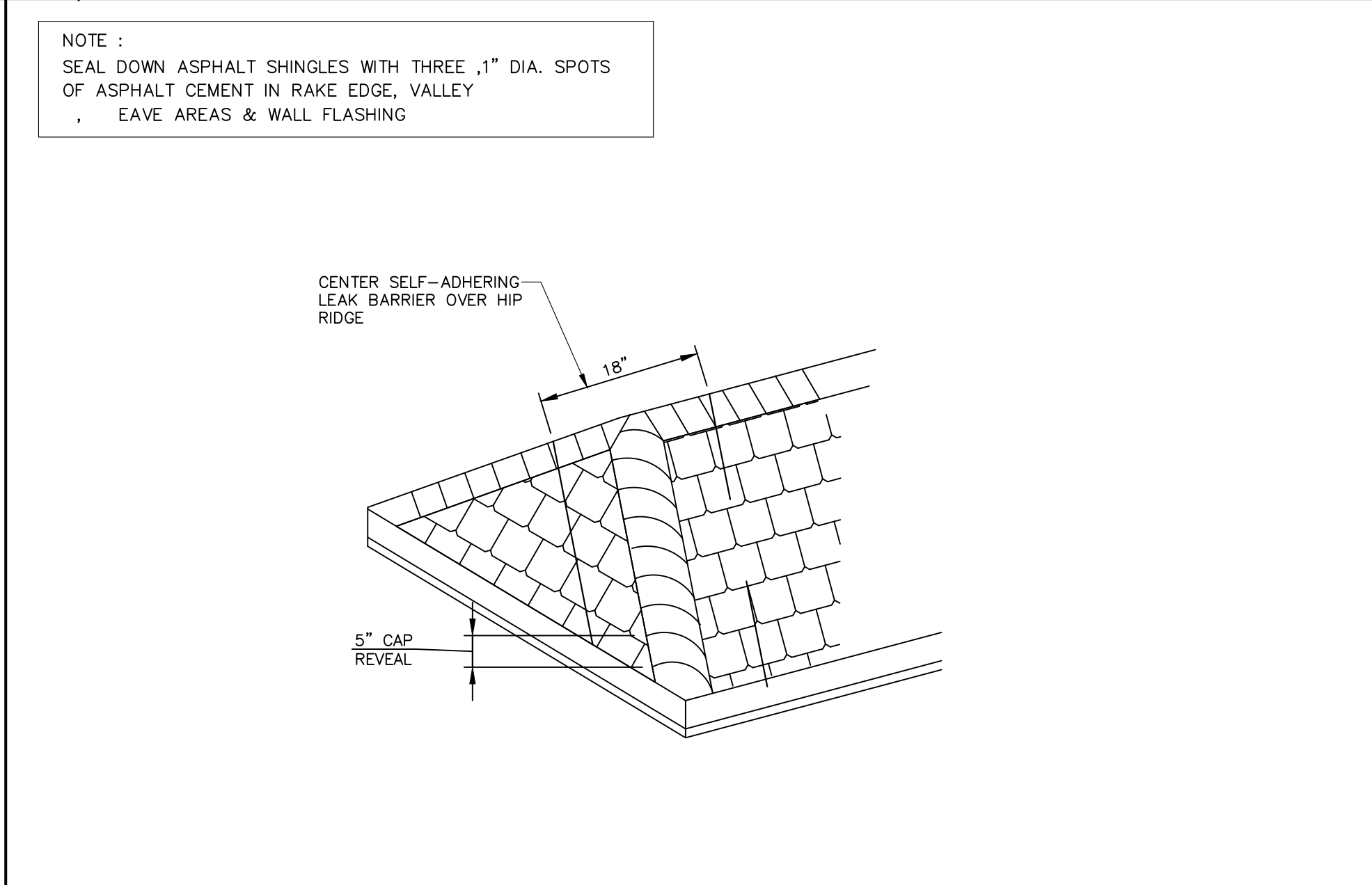
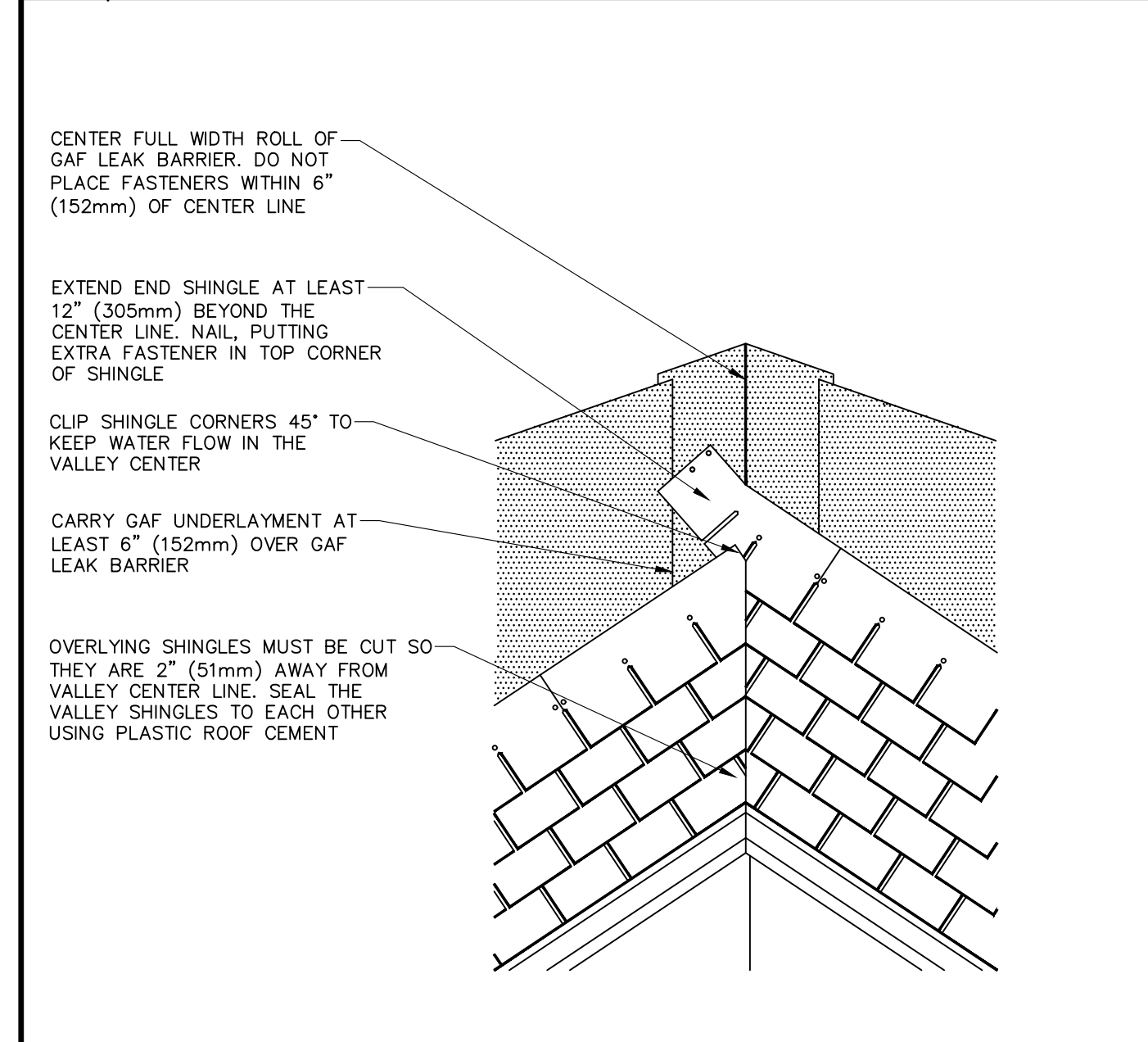


1 DETAIL

2 TYPICAL ROOF DETAIL

3 ROOF PENETRATION FLASHING DETAIL

4 RIDGE DETAILS

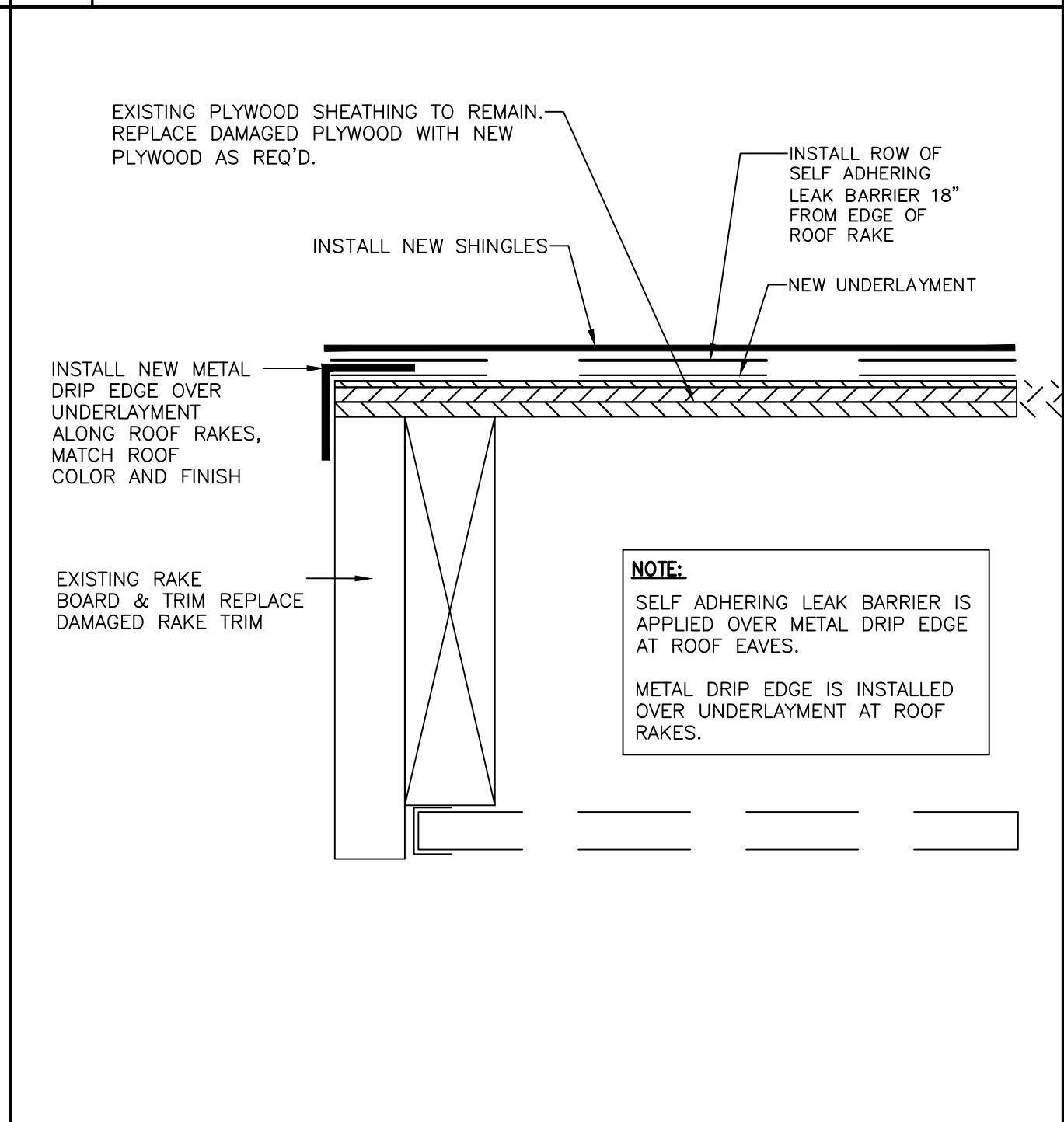
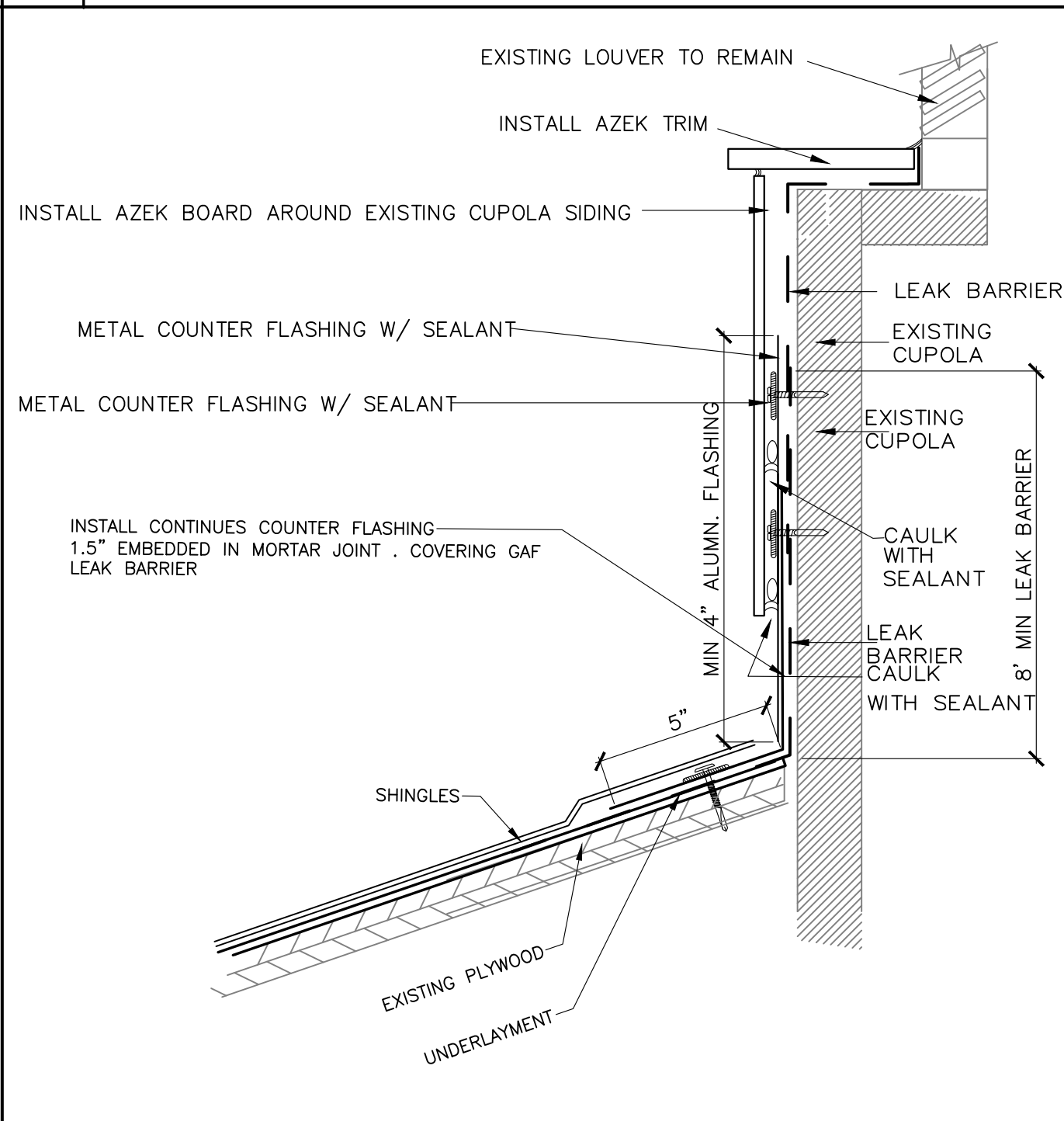
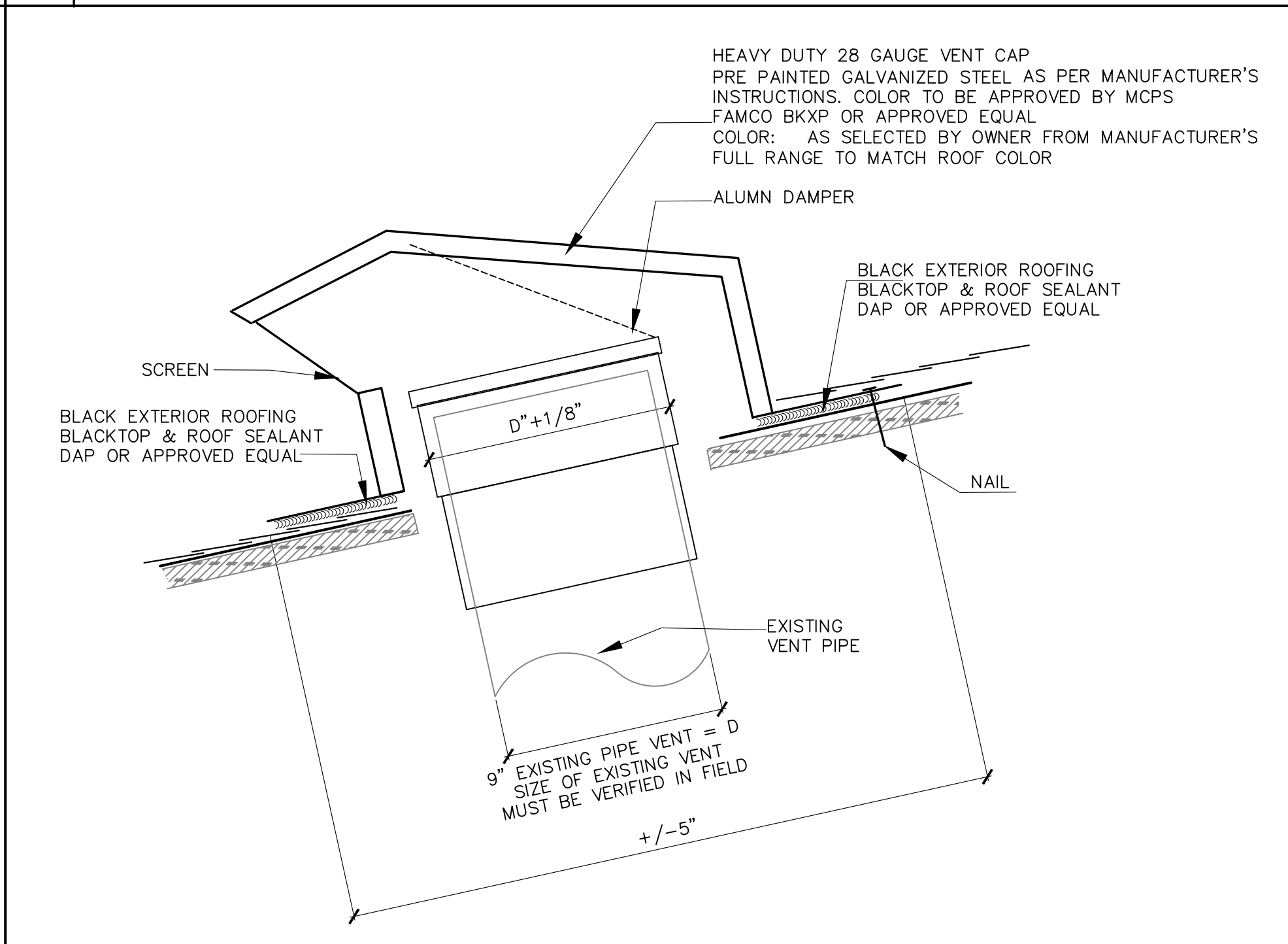
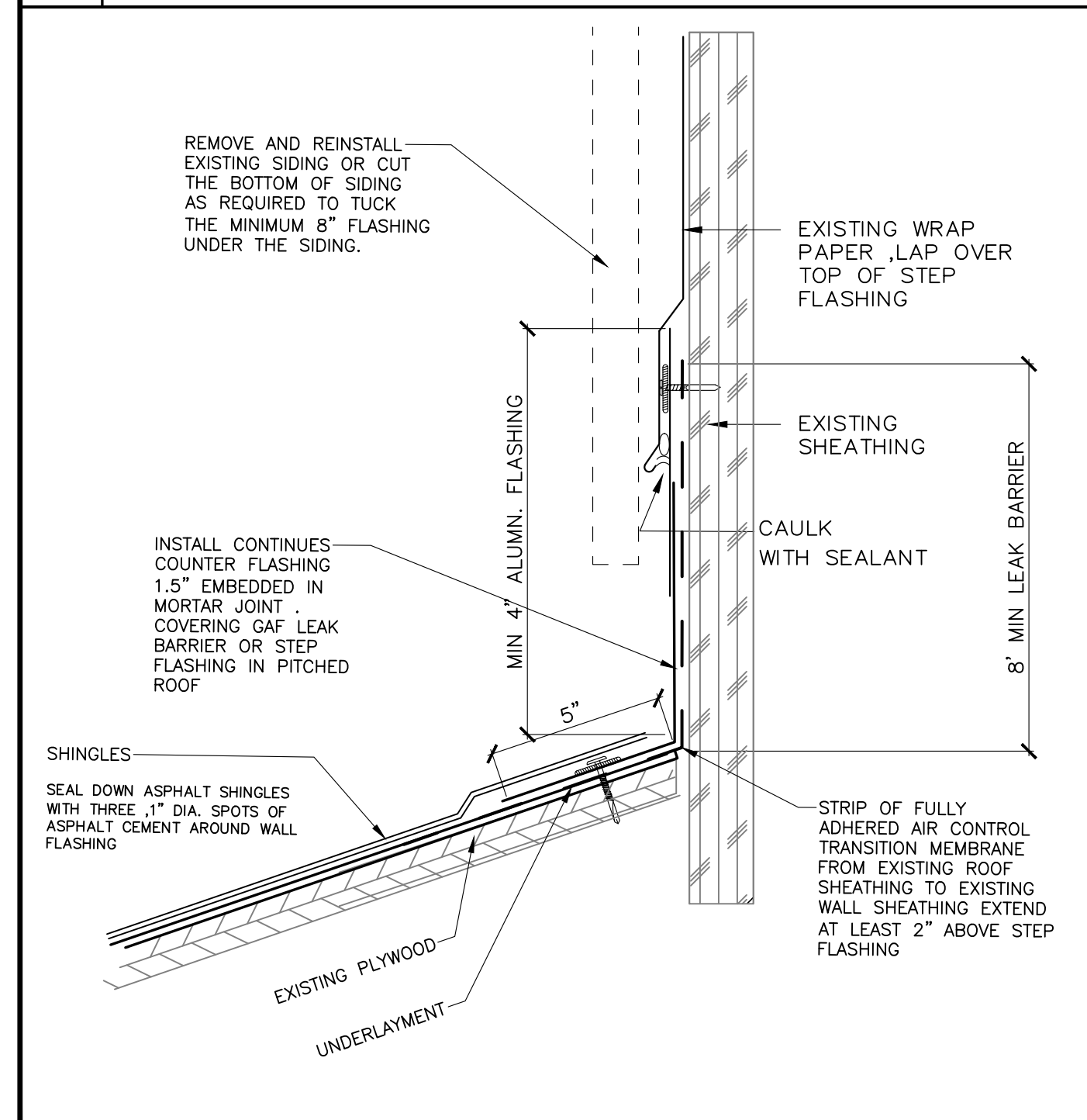


5 VALLEY FLASHING DETAIL

6 DETAIL AT HIP RIDGE

7 K STYLE GUTTER DETAIL & DOWNSPOUT

8 DETAIL AT GUTTER VALLEY SPLASH GUARD



9 WALL FLASHING DETAIL

10 VENT CAP DETAIL

11 CUPOLA FLASHING DETAIL

12 RAKE DETAIL

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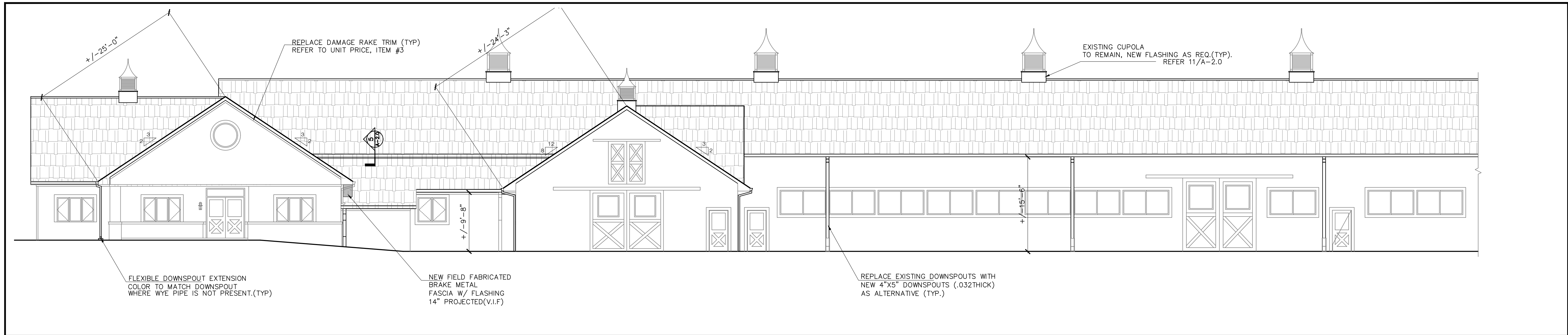
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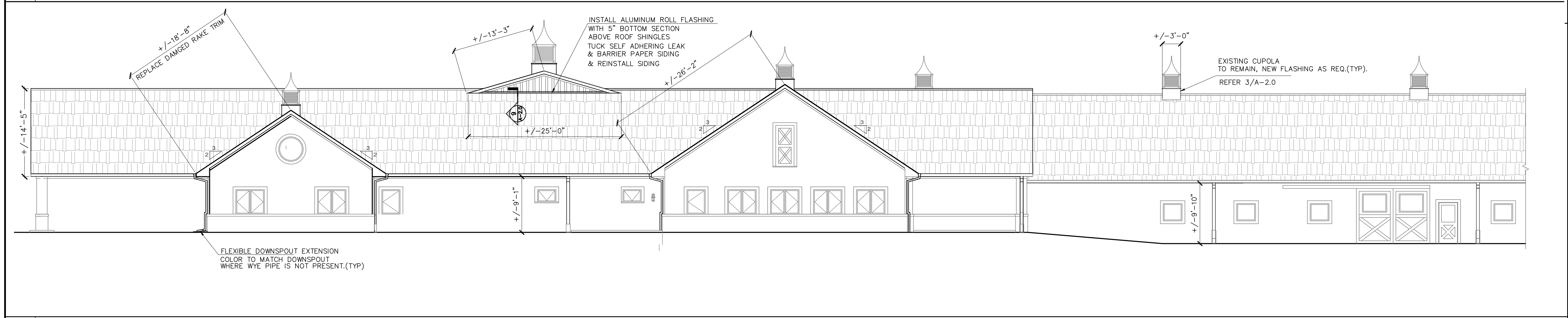
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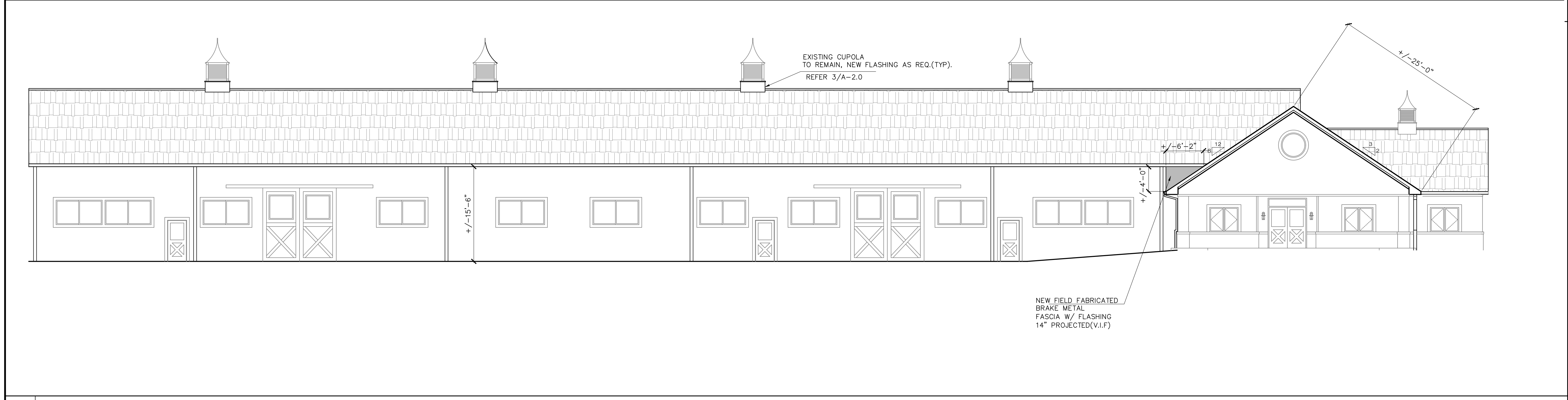
3 EAST ELEVATION

1/8" = 1'-0"



2 SOUTH ELEVATION

1/8" = 1'-0"



1 WEST ELEVATION

1/8" = 1'-0"

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ROOF DETAILS

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