

FY 2024 AND 2025 NJDCA LRIG PROGRAM BOROUGH OF WOODLYNNE

WOODLYNNE LITTLE LEAGUE CONCESSION STAND IMPROVEMENTS

301 PARKER AVENUE
WOODLYNNE, NEW JERSEY 08107
CAMDEN COUNTY, NEW JERSEY

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REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING TITLE:
**COVER SHEET
AND INDEX
OF DRAWINGS**

JOB NO: WDLN2025-03	DESIGNED BY: DM3
DATE: WDLN2025-03	DRAWN BY: DM3
SCALE: AS SHOWN	CHECKED BY: SMB

DRAWING NUMBER:

C-1

Code Review Data:

APPLICABLE BUILDING CODES & GUIDELINES

2021 INTERNATIONAL BUILDING CODE - NEW JERSEY EDITION
2021 NATIONAL STANDARD PLUMBING CODE - NEW JERSEY EDITION
2020 NATIONAL ELECTRIC CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FUEL GAS CODE
2017 ICC/ANSI A117.1
ASHRAE 90.1-2019

USE GROUP CLASSIFICATION (CHAPTER 3)

M - MERCANTILE (FIRST FLOOR)
S-1 - STORAGE (SECOND FLOOR)

TYPE OF CONSTRUCTION (CHAPTER 6)

TYPE - 5B

HEIGHT AND AREA LIMITATIONS (CHAPTER 5)

M - MERCANTILE USE, 1 STORY, 9,000 SF, 40' (1-STORY, NON SPRINKLERED)
S-1 - STORAGE USE, 1 STORY, 9,000 SF, 40' (1-STORY, NON SPRINKLERED)

AREA OF FLOOR PLAN

M - MERCANTILE USE: 240 SF +/- (FIRST FLOOR)
S-1 - STORAGE USE: 240 SF +/- (SECOND FLOOR)

OCCUPANT LOADS (TABLE 1004.1.1)

M - MERCANTILE USE, 60 GROSS FLOOR AREA PER OCCUPANT:
240 GROSS SF / 60 SF PER OCCUPANT = 4 OCCUPANTS MAXIMUM
S-1 - STORAGE USE, 300 GROSS FLOOR AREA PER OCCUPANT:
240 GROSS SF / 1 SF PER OCCUPANT = 1 OCCUPANT MAXIMUM

COMMON PATH OF EGRESS TRAVEL (1006.2.1)

(M AND S-1 USE) WITHOUT SPRINKLER SYSTEM: 75'

TRAVEL DISTANCE (TABLE 1017.2)

(M AND S-1 USE) WITHOUT SPRINKLER SYSTEM: 200'

Index of Drawings:

- C-1 COVER SHEET, INDEX OF DRAWINGS, AND CODE REVIEW DATA
- EX-1 EXISTING PLANS AND ELEVATIONS
- D-1 DEMOLITION NOTES, PLANS AND ELEVATIONS
- D-2 DEMOLITION ELEVATIONS AND ROOF PLAN
- A-1 FLOOR PLANS, NOTES AND FASTENING SCHEDULE
- A-2 ROOF PLAN, ELEVATIONS AND SERVICE WINDOW DETAIL
- A-3 ELEVATIONS AND ROOFING DETAILS
- A-4 EPDM ROOFING DETAILS



Notes:

UPON RECEIPT OF SIGNED AND SEALED PLANS. IT IS THE RESPONSIBILITY OF THE OWNER / CONTRACTOR TO VERIFY THAT ALL DESIGN ISSUES AND REQUIREMENTS HAVE BEEN MET AND ALL PARTIES INVOLVED HAVE REVIEWED THE PLANS AND EXISTING SITE CONDITIONS FULLY. ANY QUESTIONS OR DISCREPANCIES REGARDING THE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE CONSTRUCTION BEGINS. FAILURE TO NOTIFY THE ARCHITECT OF DISCREPANCIES AND/OR UNSATISFACTORY CONDITIONS WILL BE CONSTRUED AS ACCEPTANCE OF THE CONDITIONS TO PROPERLY PERFORM ALL REQUIRED WORK.

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURE, DESIGN CONCEPT OF THE BUILDING AND ANY MAJOR ARCHITECTURAL ELEMENTS OR MAJOR TYPES OF MEP, FIRE PROTECT AND STRUCTURAL ELEMENTS. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK FOR FULL PERFORMANCE AND COMPLETION OF THE SCOPE INDICATED, DESCRIBED, OR IMPLIED. THE GENERAL CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THIS PROJECT.

THE GENERAL CONTRACTOR SHALL DISTRIBUTE FULL SETS OF CONSTRUCTION DOCUMENTS TO ALL SUB-CONTRACTORS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DIVIDE AND COORDINATE WORK OF ALL TRADES.

CONTRACTOR NOTE:
CONTRACTOR MUST CONTACT ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION TO VERIFY THAT THE MOST CURRENT AND ARCHITECT/ENGINEER APPROVED REVISION SET OF PLANS ARE BEING USED. ANY CORRECTIONS AND OR CHANGES TO THE PLAN SET WHICH ARE NECESSARY DUE TO USE OF INVALID PLAN SETS ARE AT THE SOLE EXPENSE OF THE OWNER/CONTRACTOR. ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY/LIABILITY FOR ANY WORK PERFORMED BASED ON INVALID PLAN SETS.

NOTE TO ALL BIDDERS:
"BID PACKAGE" IS INCLUSIVE OF ALL DRAWING SHEETS LISTED ON THIS COVER SHEET, ALL SPECIFICATIONS LISTED IN SPECIFICATION TABLE OF CONTENTS, AND ALL ADDENDA ISSUED PRIOR TO BID OPENING. BIDS SUBMITTED ARE ASSUMED TO BE COMPREHENSIVE AND ACCOUNTING FOR INFORMATION CONTAINED THROUGHOUT ENTIRE "BID PACKAGE". IT IS THE RESPONSIBILITY OF BIDDER TO PROVIDE ALL SUBCONTRACTORS, VENDORS, MATERIAL AND LABOR SUPPLIERS, ETC, WITH COMPLETE BID PACKAGE. FAILURE TO DO SO WILL NOT PRECLUDE RESPONSIBILITY TO PROVIDE ALL WORK DESCRIBED IN THE "BID PACKAGE".



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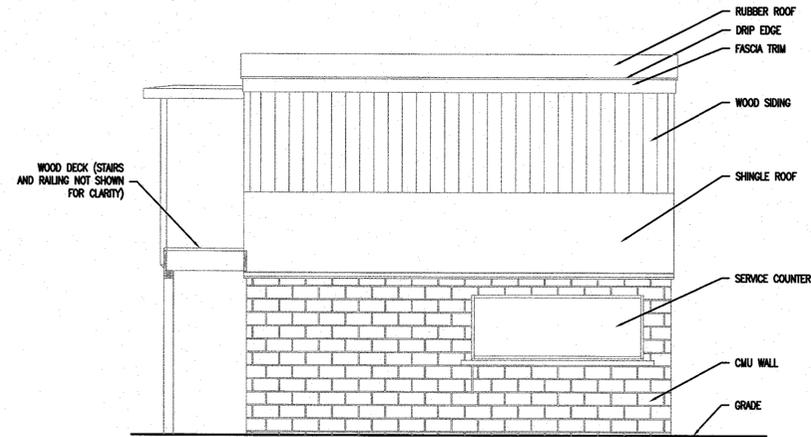
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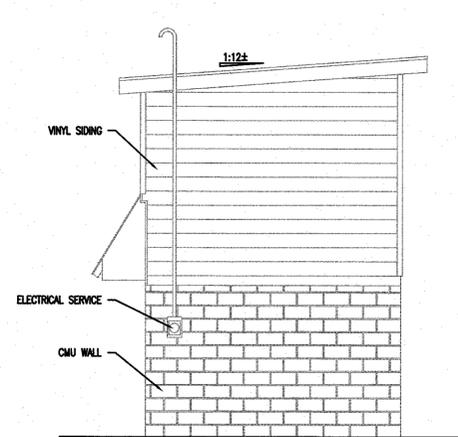
DRAWING TITLE:
**EXISTING PLANS
AND ELEVATIONS**

JOB NO: WJLN2025-03	DESIGNED BY: DMS
DATE: WJLN2025-03	DRAWN BY: DMS
SCALE: AS SHOWN	CHECKED BY: SMB
DRAWING NUMBER:	

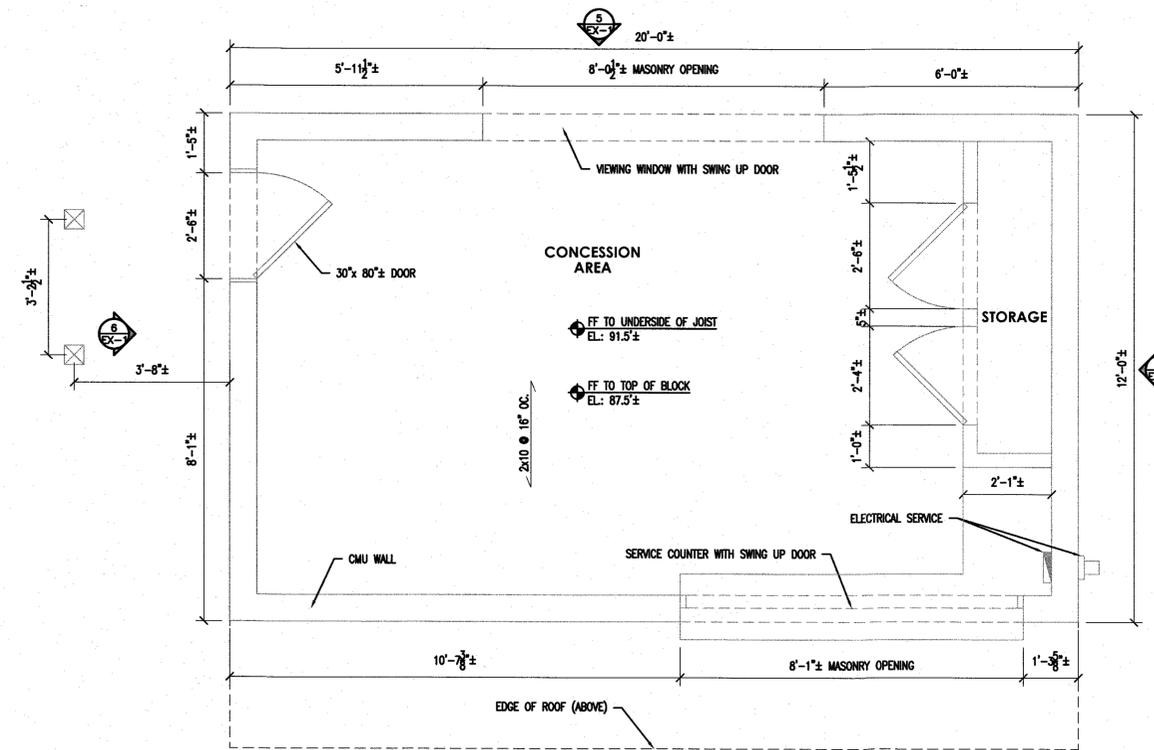
EX-1



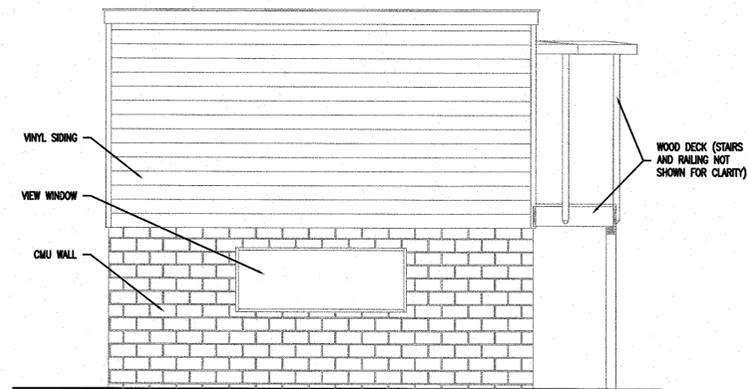
3 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



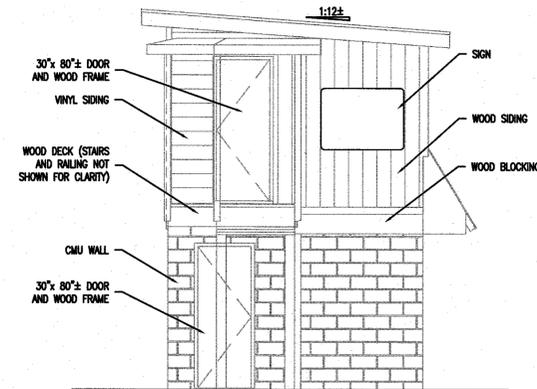
4 EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



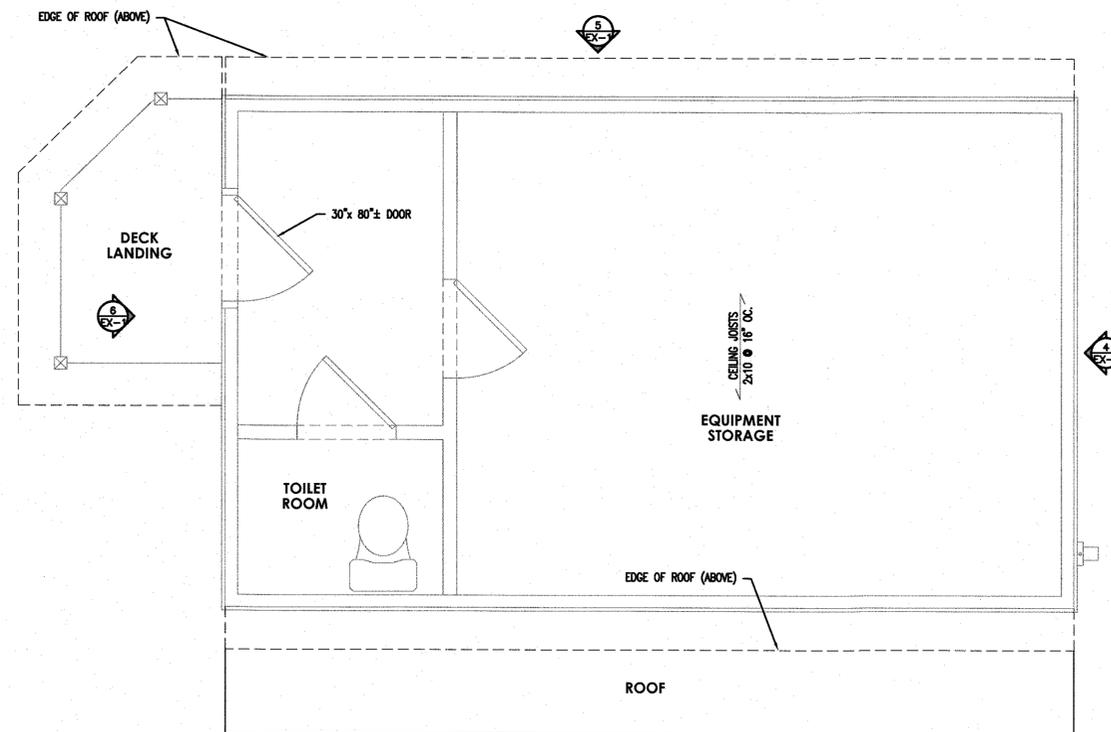
1 EXISTING FIRST FLOOR PLAN
SCALE: 1/2" = 1'-0"



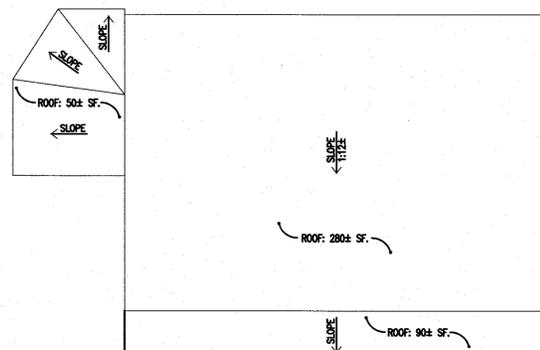
5 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



6 EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
SCALE: 1/2" = 1'-0"

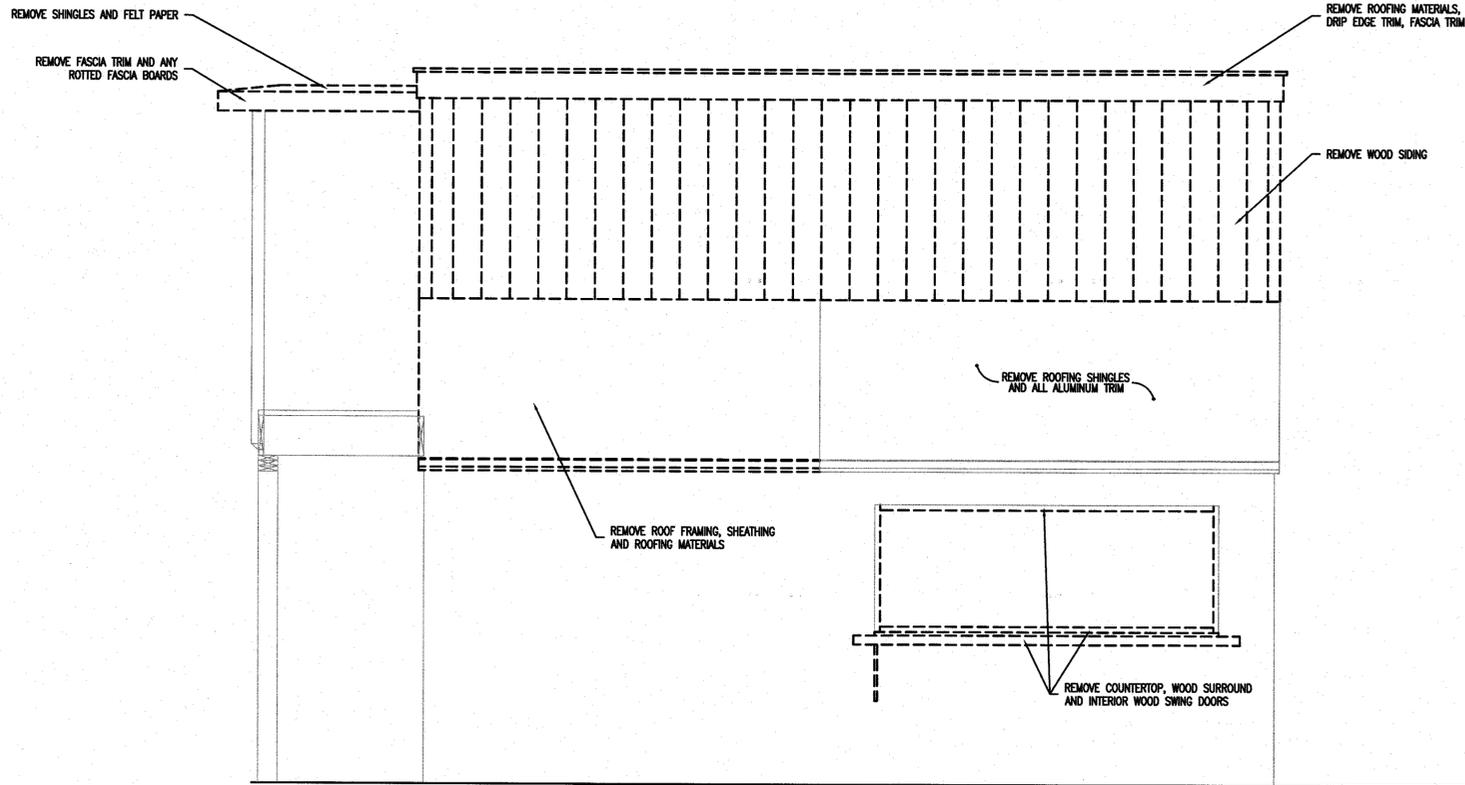


7 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

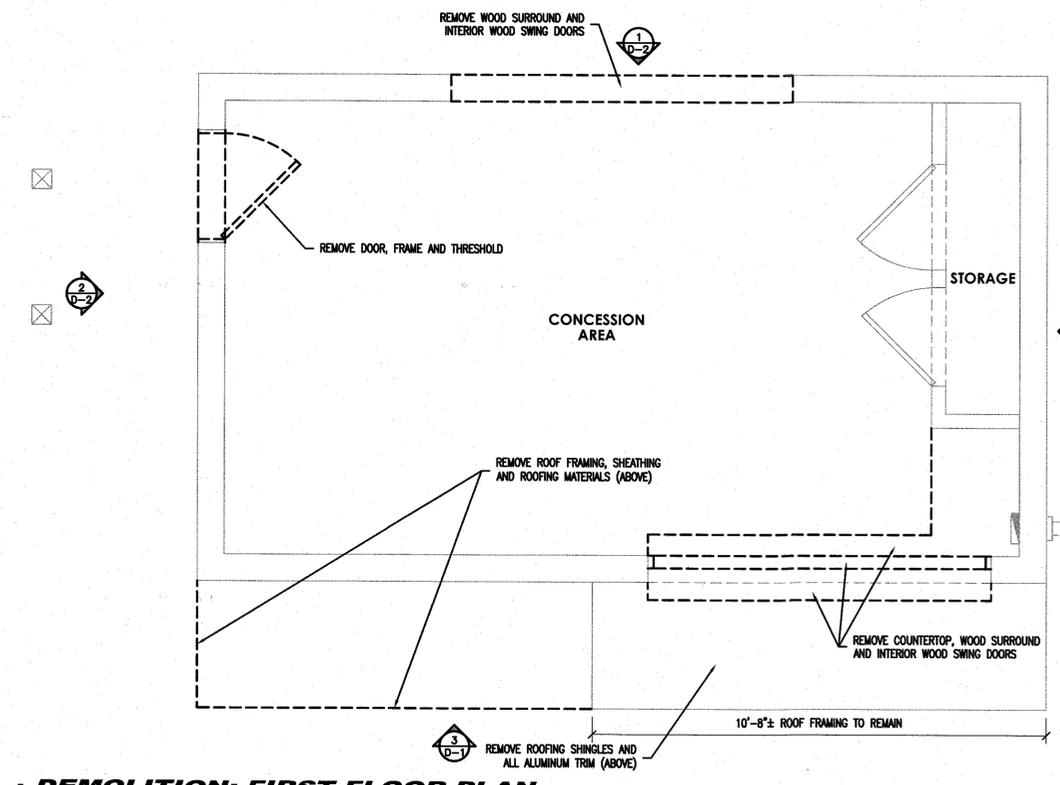
EXISTING CONSTRUCTION NOTES:

BEFORE PROCEEDING WITH ANY WORK WITHIN THE EXISTING FACILITY, THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING STRUCTURAL AND OTHER CONDITIONS.

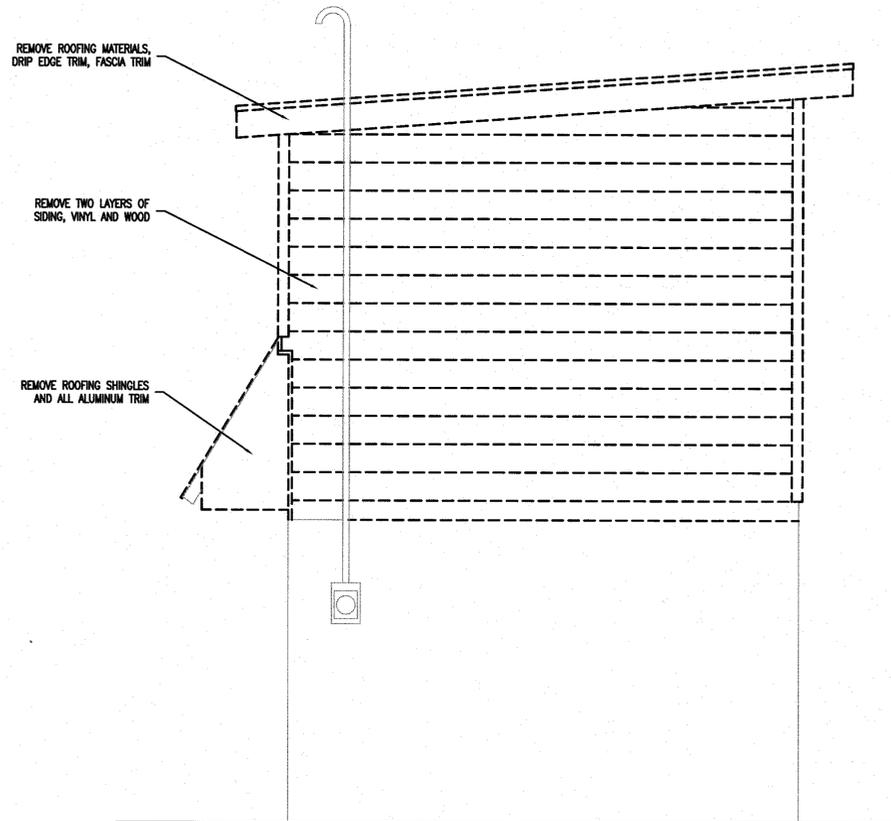
THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSIONS, ELEVATIONS, AND CONDITIONS NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTIONS OF THE WORK. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.



3 DEMOLITION: FRONT ELEVATION
SCALE: 1/2" = 1'-0"



1 DEMOLITION: FIRST FLOOR PLAN
SCALE: 1/2" = 1'-0"



4 DEMOLITION: RIGHT ELEVATION
SCALE: 1/2" = 1'-0"

DEMOLITION NOTES:

ANY AND ALL DEMOLITION OF EXISTING STRUCTURES AND/OR PORTIONS OF EXISTING STRUCTURES SHALL BE PERFORMED AS NECESSARY TO ACCOMPLISH THE WORK AS INDICATED ON THE DRAWINGS.

THE CONTRACTOR SHALL MAKE ALL PROVISIONS AS NECESSARY TO PROTECT UNAFFECTED OR ADJACENT AREAS FROM DUST, TRASH, DEBRIS AS WELL AS DAMAGED, SOILING, PAINT OVERSPRAY, ETC.

ALL SOILED AND/OR DAMAGED PORTIONS OF THE EXISTING STRUCTURE SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION.

TEMPORARY BRACING SHALL BE PROVIDED AS DEEMED NECESSARY BY THE CONTRACTOR AND LEFT IN PLACE UNTIL WORK IS PERMANENTLY STABILIZED.

IF UNFORESEEN STRUCTURAL ELEMENTS ARE FOUND DURING DEMOLITION, THE STRUCTURAL ELEMENT(S) DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE DEMOLITION PROCEEDS.

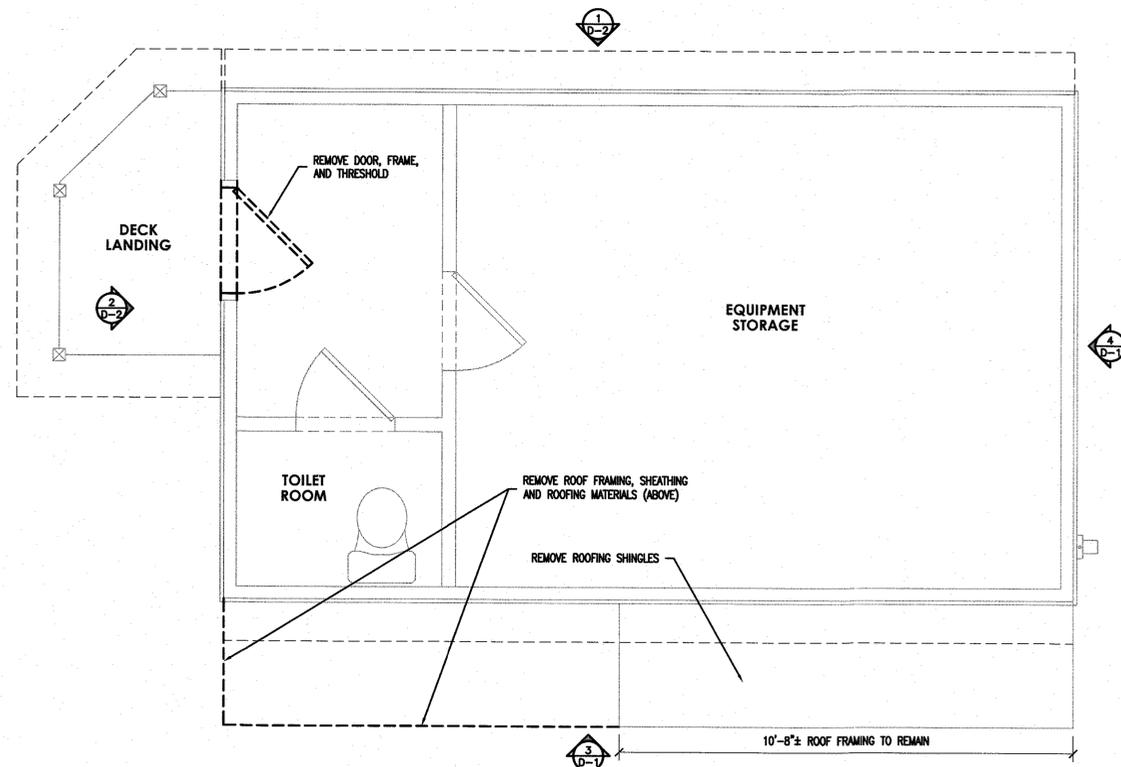
A FULL SET OF MUNICIPAL APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.

CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES PRIOR TO DEMOLITION.

CONTRACTOR TO COORDINATE ALL UTILITY REMOVAL(S) AND SHUT-OFF(S). (TYPICAL)

SUPPORT AND STABILIZATION OF REMAINING STRUCTURES SHALL CONFORM TO LOCAL GOVERNING CODE.

ALL DEMOLITION TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.



2 DEMOLITION: SECOND FLOOR PLAN
SCALE: 1/2" = 1'-0"

CAUTION:
CONTRACTOR TO TEMPORARILY BRACE ALL EXISTING STRUCTURAL MEMBERS INCLUDING FOUNDATIONS, COLUMNS, BEAMS, JOISTS, WALLS, FLOORS AND CEILINGS, ETC. AS NECESSARY PRIOR TO DEMOLITION & CONSTRUCTION!



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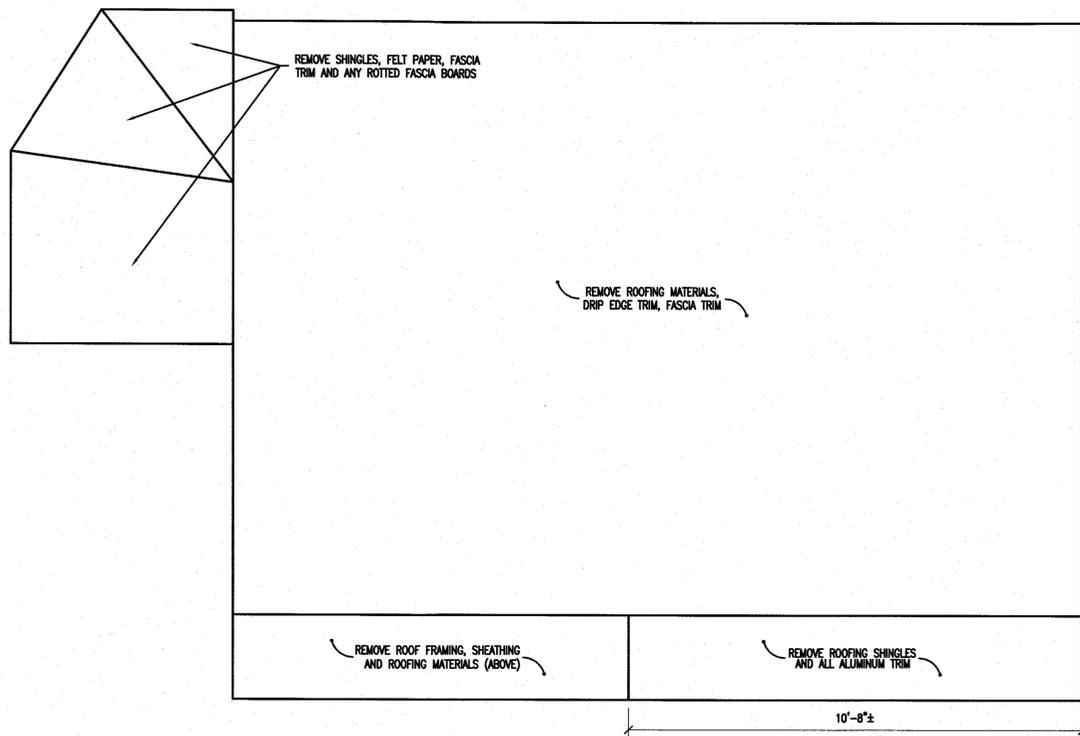
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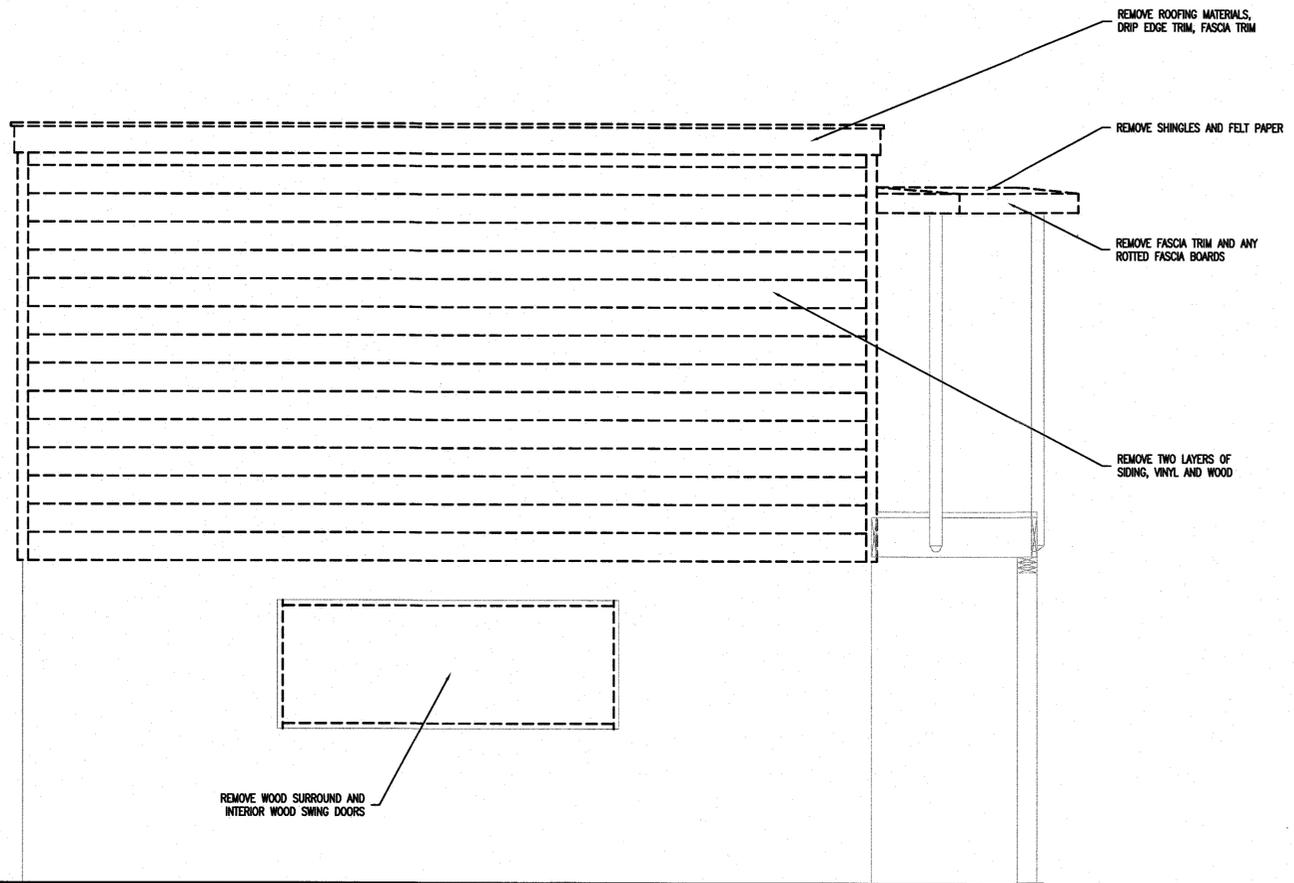
DRAWING TITLE:
DEMOLITION NOTES, PLANS ELEVATIONS

JOB NO: WDLN2025-03	DESIGNED BY: DMS
DATE: WDLN2025-03	DRAWN BY: DMS
SCALE: AS SHOWN	CHECKED BY: SMB
DRAWING NUMBER:	

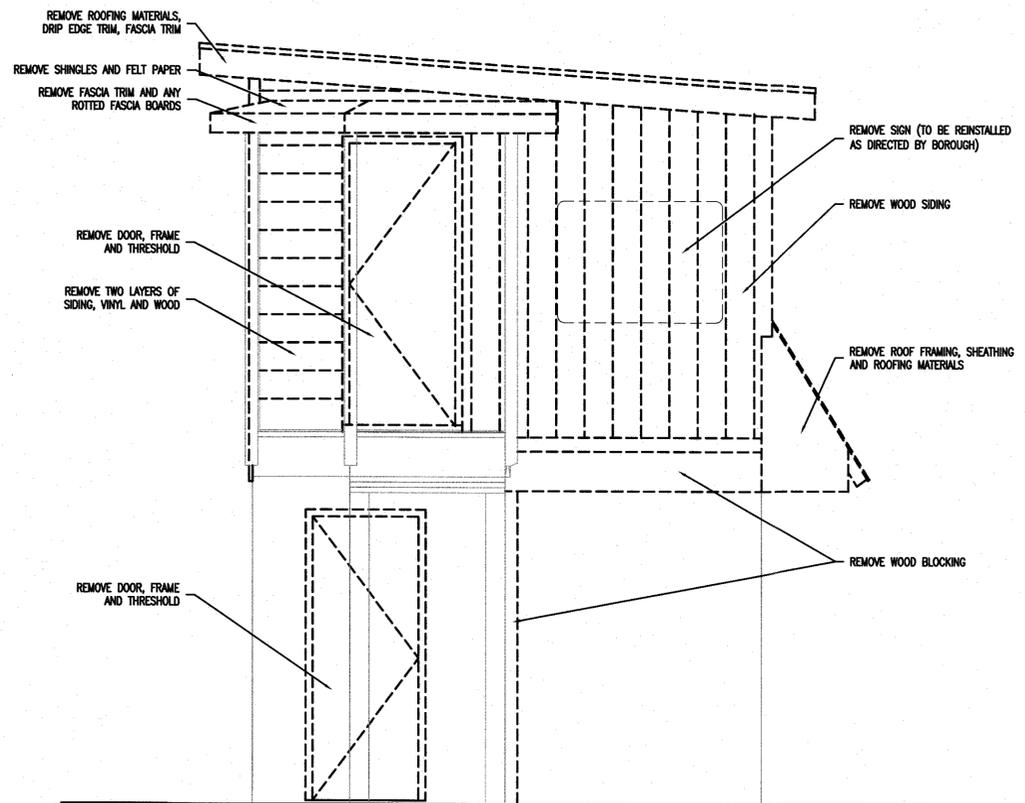
D-1



3 DEMOLITION: ROOF PLAN
SCALE: 1/2" = 1'-0"



1 DEMOLITION: REAR ELEVATION
SCALE: 1/2" = 1'-0"



2 DEMOLITION: LEFT ELEVATION
SCALE: 1/2" = 1'-0"



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REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING TITLE:
**DEMOLITION
ELEVATIONS AND
ROOF PLAN**

JOB NO: WOLYN2025-03	DESIGNED BY: DMS
DATE: WOLYN2025-03	DRAWN BY: DMS
SCALE: AS SHOWN	CHECKED BY: SMB

DRAWING NUMBER:

D-2

TABLE 2304.9.1 FASTENING SCHEDULE		
CONNECTION	FASTENING**	LOCATION
1. JOIST TO SILL OR GIRDER	3-8d COMMON (2-1/2" x 0.131") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES	TOENAIL
2. BRIDGING TO JOIST	2-8d COMMON (2-1/2" x 0.131") 2-3" x 0.131" NAILS 2-3" 14 GAGE STAPLES	TOENAIL EACH END
3. 1"x8" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON (2-1/2" x 0.131")	FACE NAIL
4. WIDER THAN 1"x8" TO EACH JOIST	3-8d COMMON (2-1/2" x 0.131")	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON (3-1/2" x 0.162")	BLIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16d (3-1/2" x 0.135") AT 16" O.C. 3" x 0.131" NAILS AT 8" O.C. 3" 14 GAGE STAPLES AT 12" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3-16d (3-1/2" x 0.135") AT 16" O.C. 4-3" x 0.131" NAILS AT 16" O.C. 4-3" 14 GAGE STAPLES AT 16" O.C.	BRACED WALL PANELS
7. TOP PLATE TO STUD	2-16d COMMON (3-1/2" x 0.162") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES	END NAIL
8. STUD TO SOLE PLATE	4-8d COMMON (2-1/2" x 0.131") 4-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES 2-16d (3-1/2" x 0.135") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES	TOENAIL END NAIL
9. DOUBLE STUDS	16d (3-1/2" x 0.135") AT 24" O.C. 3" x 0.131" NAILS AT 8" O.C. 3" 14 GAGE STAPLES @ 8" O.C.	FACE NAIL
10. DOUBLE TOP PLATES	16d (3-1/2" x 0.135") AT 16" O.C. 3" x 0.131" NAILS AT 12" O.C. 3" 14 GAGE STAPLES AT 12" O.C.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	8-16d (3-1/2" x 0.162") 12-3" x 0.131" NAILS 12-3" 14 GAGE STAPLES	LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d COMMON (2-1/2" x 0.131") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES	TOENAIL
12. RIM JOIST TO TOP PLATE	8d (2-1/2" x 0.131") AT 6" O.C. 3" x 0.131" NAILS AT 6" O.C. 3" 14 GAGE STAPLES @ 6" O.C.	TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	2-16d COMMON (3-1/2" x 0.162") 2-3" x 0.131" NAILS 2-3" 14 GAGE STAPLES	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON (3-1/2" x 0.162")	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	3-8d COMMON (2-1/2" x 0.131") 5-3" x 0.131" NAILS 5-3" 14 GAGE STAPLES	TOENAIL
16. CONTINUOUS HEADER TO STUD	4-8d COMMON (2-1/2" x 0.131")	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	16d COMMON (3-1/2" x 0.162") MIN. TABLE 2308.10.4.1 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	16d COMMON (3-1/2" x 0.162") MIN. TABLE 2308.10.4.1 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES	FACE NAIL
19. RAFTER TO PLATE (SEE SECTION 2308.10.1, TABLE 2308.10.1)	3-8d COMMON (2-1/2" x 0.131") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES	TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	2-8d COMMON (2-1/2" x 0.131") 2-3" x 0.131" NAILS 2-3" 14 GAGE STAPLES	FACE NAIL
21. 1"x8" SHEATHING TO EACH BEARING	3-8d COMMON (2-1/2" x 0.131")	FACE NAIL
22. WIDER THAN 1"x8" TO EACH BEARING	3-8d COMMON (2-1/2" x 0.131")	FACE NAIL
23. BUILT-UP CORNER STUDS	16d COMMON (3-1/2" x 0.162") 3" x 0.131" NAILS 3" 14 GAGE STAPLES	24" O.C. 16" O.C. 16" O.C.
24. BUILT-UP GIRDER AND BEAMS	20d (4" x 0.192") AT 32" O.C. 3" x 0.131" NAILS AT 24" O.C. 3" 14 GAGE STAPLES AT 24" O.C. 2-20d (4" x 0.192") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS AND AT EACH SPLICE
25. 2" PLANKS	16d COMMON (3-1/2" x 0.162")	AT EACH BEARING
26. COLLAR TIE TO RAFTER	3-10d COMMON (3" x 0.148") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES	FACE NAIL
27. JACK RAFTER TO HIP	3-10d COMMON (3" x 0.148") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES 2-16d COMMON (3-1/2" x 0.162") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES	TOENAIL FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	2-16d (3-1/2" x 0.162") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES	TOENAIL
29. JOIST TO BAND JOIST	3-16d COMMON (3-1/2" x 0.162") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES	FACE NAIL
30. LEDGER STRIP	3-16d COMMON (3-1/2" x 0.162") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES	FACE NAIL AT EACH JOIST
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	1/2" AND LESS 8d 2-3/8" x 0.113" NAIL 1-3/4" 16 GAGE 19/32" TO 3/4" 8d OR 6d 2-3/8" x 0.113" NAIL 2" 16 GAGE 7/8" TO 1" 8d 1-1/8" TO 1-1/4" 10d OR 8d	
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING)	3/4" AND LESS 8d 7/8" TO 1" 8d 1-1/8" TO 1-1/4" 10d OR 8d	
32. PANEL SIDING (TO FRAMING)	1/2" OR LESS 6d 5/8" 8d	
33. FIBERBOARD SHEATHING	1/2" NO. 11 GAGE ROOFING NAIL 8d COMMON NAIL (2" x 0.113") NO. 16 GAGE STAPLE 25/32" NO. 11 GAGE ROOFING NAIL 8d COMMON NAIL (2" x 0.113") NO. 16 GAGE STAPLE	
34. INTERIOR PANELING	1/4" 4d 3/8" 6d	

NOTES:

ALL WORK SHALL COMPLY TO THE NEW JERSEY UNIFORM CONSTRUCTION CODE AND ALL ADOPTED SUBCODES, INCLUDING THE CURRENT ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE.

CONTRACTOR AND/OR OWNER SHALL OBTAIN ALL REQUIRED PERMITS AND PAY ALL REQUIRED FEES.

UNLESS SPECIFICALLY CONTRACTED FOR, THE ARCHITECT IS NOT RESPONSIBLE FOR DEVIATIONS FROM THESE DOCUMENTS OR SPECIFICATIONS UNLESS APPROVED IN WRITING BY THE ARCHITECT.

ALL WORK IS TO BE PERFORMED TO THE HIGHEST STANDARDS OF THE TRADES.

CONTRACTOR AND/OR OWNER SHALL PROVIDE FOR THE SAFETY OF ALL JOB RELATED PERSONNEL.

PATCH AND REPAIR ANY DAMAGED PARTITIONS, FLOORING AND OR CEILING SYSTEM DUE TO DEMOLITION WORK.

EXISTING LIGHT FIXTURE WIRING, OUTLETS, AND LIGHT SWITCHES TO REMAIN ON EXISTING ELECTRICAL PANEL.

DETAILS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY ALL CONDITIONS TREATED SIMILARLY. MODIFICATIONS TO BE MADE BY CONTRACTOR TO ACCOMMODATE MINOR VARIATIONS.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, OR THE REQUIRED CODES.

CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS IN THE RESPONSIBLE CONTRACT DOCUMENTS, OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

THE CONTRACTOR AND THEIR SUBCONTRACTOR(S) SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED TO ASSURE THE ORDERLY PROGRESS OF THE WORK.

CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. ALL FIXTURES EQUIPMENT, GLAZING, FLOORS, ETC., SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT. ALL TRASH AND DEBRIS IS TO BE REMOVED FROM THE SITE.

CONTRACTOR TO PREP AND PAINT DOORS AND FRAMES WITH 2 COATS OF PRIMER AND 2 COATS OF PAINT. COLOR DETERMINED BY OWNER.

EXISTING ELECTRICAL COMPONENTS TO REMAIN. ANY ELECTRICAL COMPONENTS DISCONNECTED AND/OR REMOVED DURING CONSTRUCTION SHALL BE REINSTALLED BY A LICENSED ELECTRICAL CONTRACTOR.

EXISTING HEATING AND/OR COOLING COMPONENTS TO REMAIN. ANY HEATING AND/OR COOLING COMPONENTS DISCONNECTED AND/OR REMOVED DURING CONSTRUCTION SHALL BE REINSTALLED IN THE SAME LOCATION BY A LICENSED HVAC CONTRACTOR.

DOOR MANUFACTURER AND STYLE TO BE DETERMINED BY OWNER.

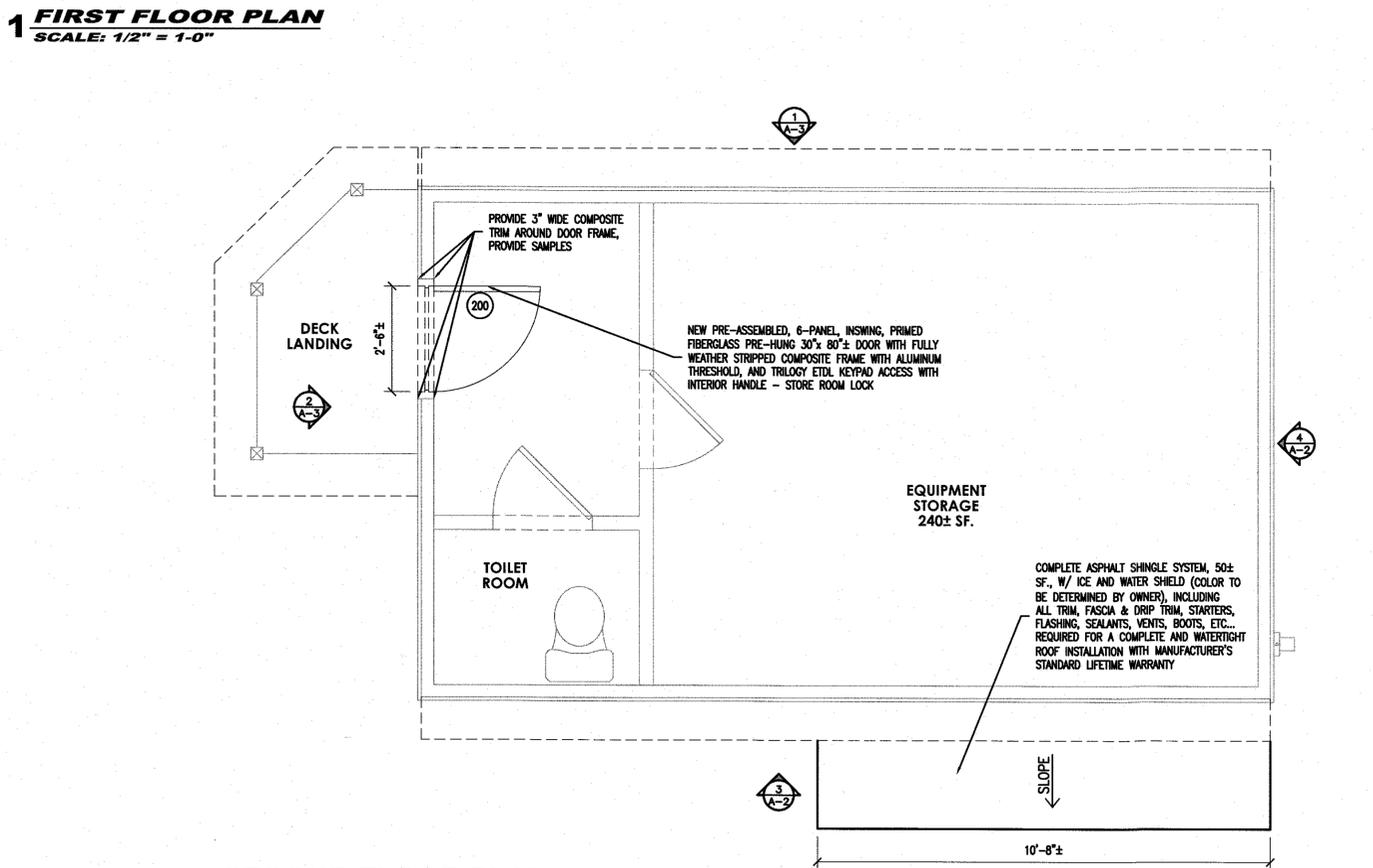
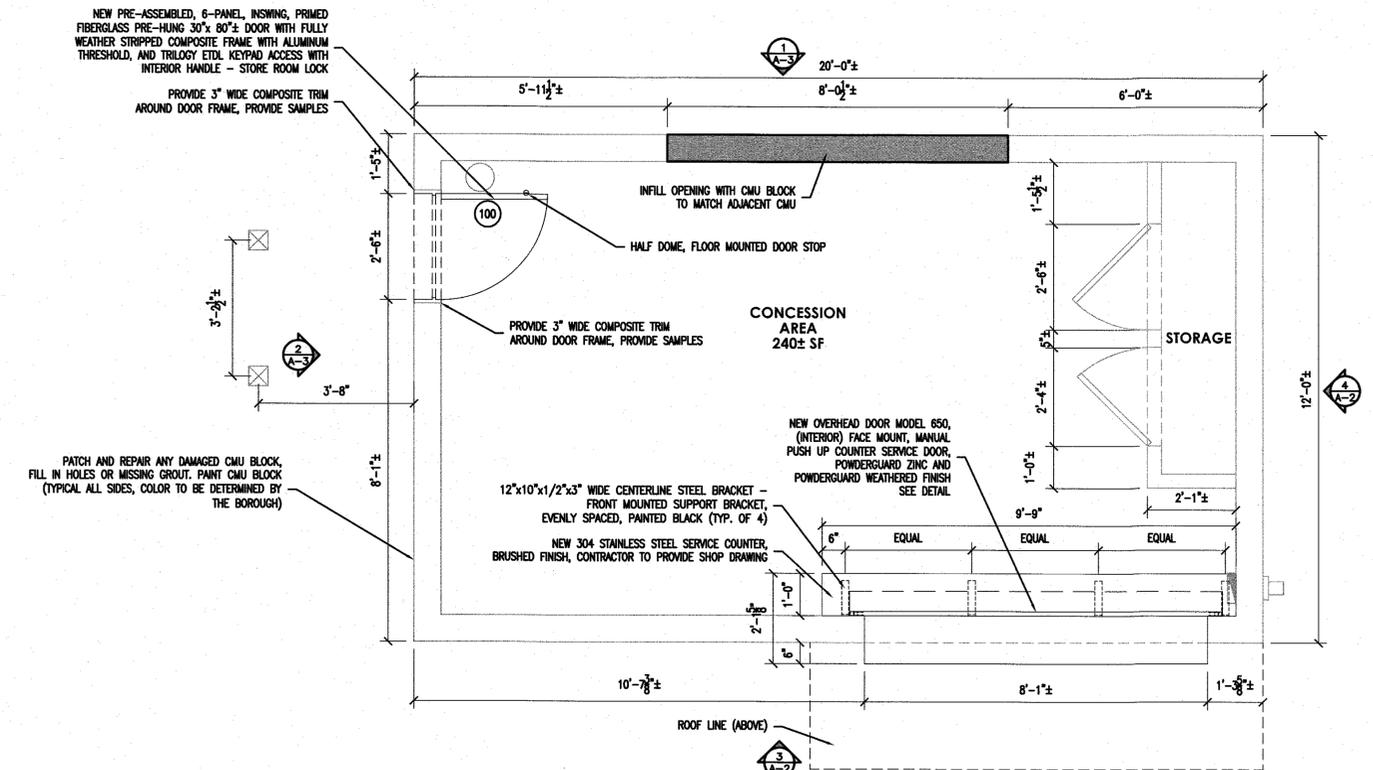
APPLICATION OF PAINT OR OTHER COATING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. READY-MIXED PAINT SHALL NOT BE THINNED, EXCEPT AS PERMITTED IN THE APPLICATION INSTRUCTIONS.

CONTRACTOR SHALL FLASH ALL VALLEYS, HIPS, ROOF INTERSECTIONS AND MASONRY TO WOOD CONSTRUCTION.

CONTRACTOR SHALL FLASH ALL EXTERIOR DOORS, WINDOW HEADS, JAMBS AND SILLS.

ALL GUTTERS TO BE ALUMINUM 'K' GUTTERS AND SHALL BE NOMINALLY 6" WIDE (Ø TOP) BY 4 3/4" DEEP. INSTALL AS PER MANUFACTURER SPECIFICATIONS. GUTTERS TO PITCH NO LESS THAN 1/8" PER FOOT.

ALL DOWNSPOUTS TO BE ALUMINUM RECTANGULAR (CORRUGATED) WITH A MINIMUM DIMENSION OF 3" x 4" (12 SQ. IN.), INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.



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NJ PROFESSIONAL PLANNER No. LI 05557
NJ PROFESSIONAL SURVEYOR No. C3504

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

FY 2024 AND 2025 NJDCALRIG PROGRAM
BOROUGH OF WOODLYNNE

**WOODLYNNE LITTLE LEAGUE
CONCESSION STAND**

301 PARKER AVENUE
WOODLYNNE, NEW JERSEY 08107
CAMDEN COUNTY, NEW JERSEY

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REVISIONS		
NO.	DESCRIPTION	DATE

**FLOOR PLANS,
NOTES AND
FASTENING
SCHEDULE**

JOB NO: WOLYN2025-03	DESIGNED BY: DMS
DATE: WOLYN2025-03	DRAWN BY: DMS
SCALE: AS SHOWN	CHECKED BY: SMB
DRAWING NUMBER:	



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NJ PROFESSIONAL PLANNER No. UJ 05557
NJ PROFESSIONAL SURVEYOR No. 43504

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CONCESSION STAND
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CAMDEN COUNTY, NEW JERSEY

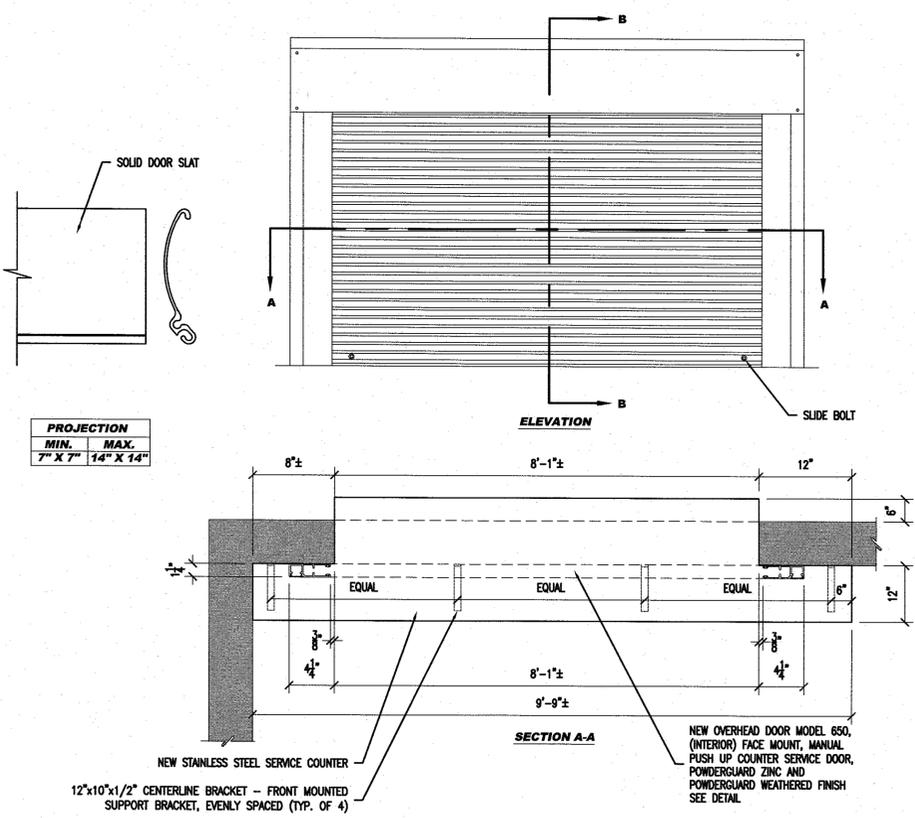
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NO.	DESCRIPTION	DATE

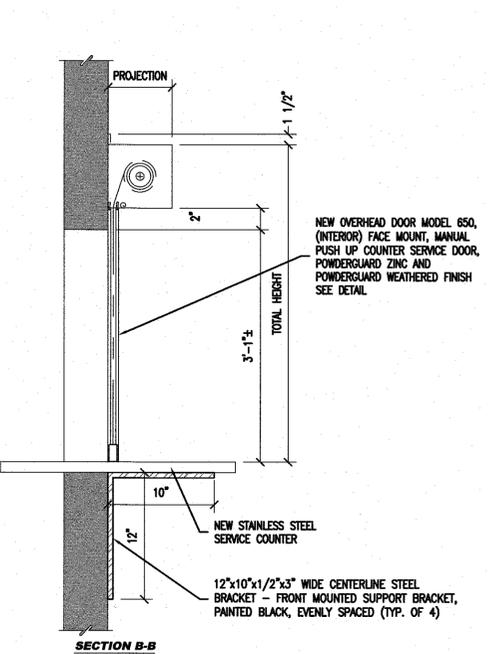
DRAWING TITLE:
ROOF PLAN, ELEVATIONS, AND SERVICE WINDOW DETAIL

JOB NO: WOLYN2025-03	DESIGNED BY: DMS
DATE: WOLYN2025-03	DRAWN BY: DMS
SCALE: AS SHOWN	CHECKED BY: SMB
DRAWING NUMBER:	

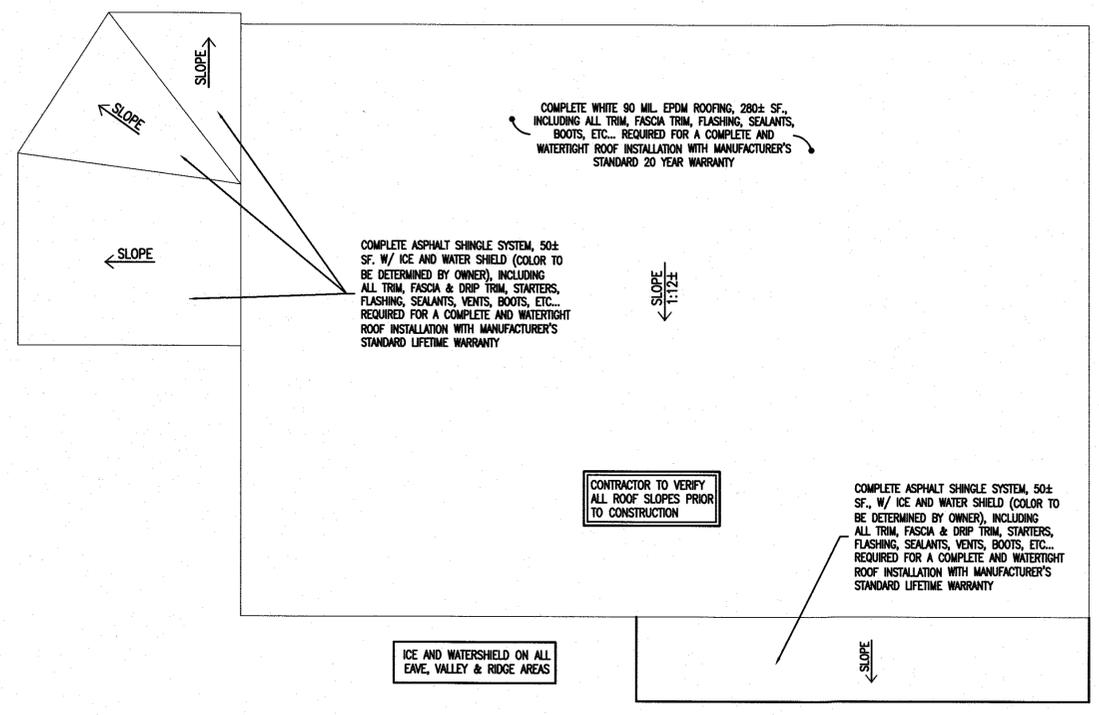
A-2



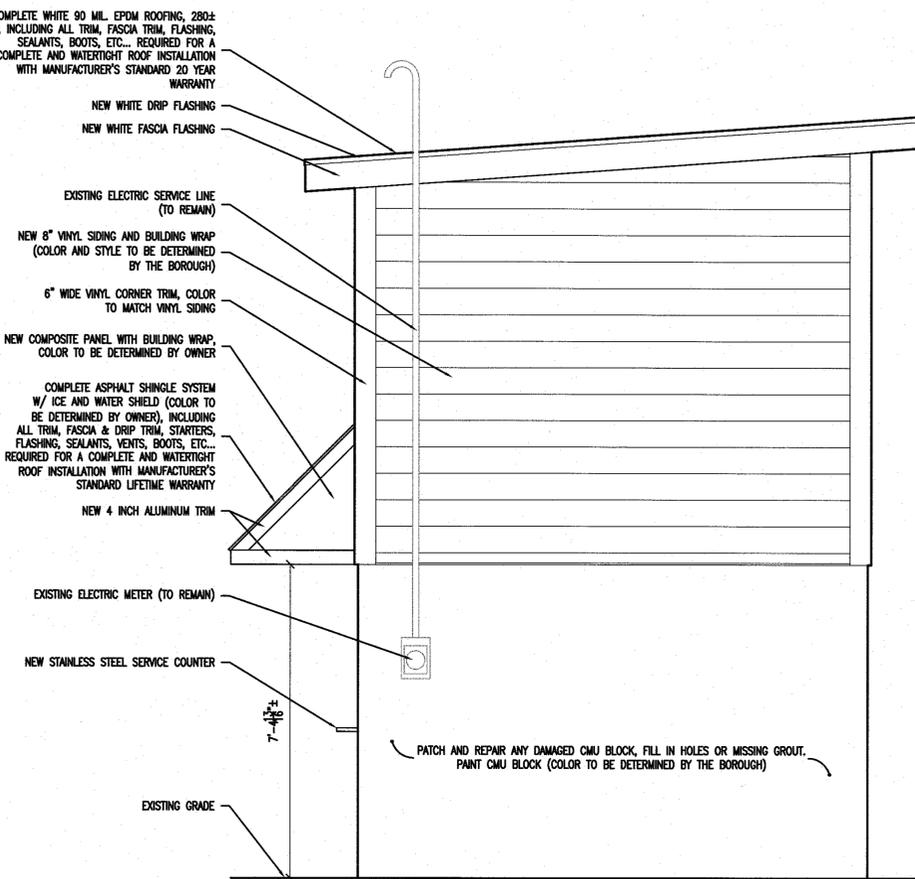
2 DETAIL: SERVICE WINDOW
SCALE: 1 1/2" = 1'-0"



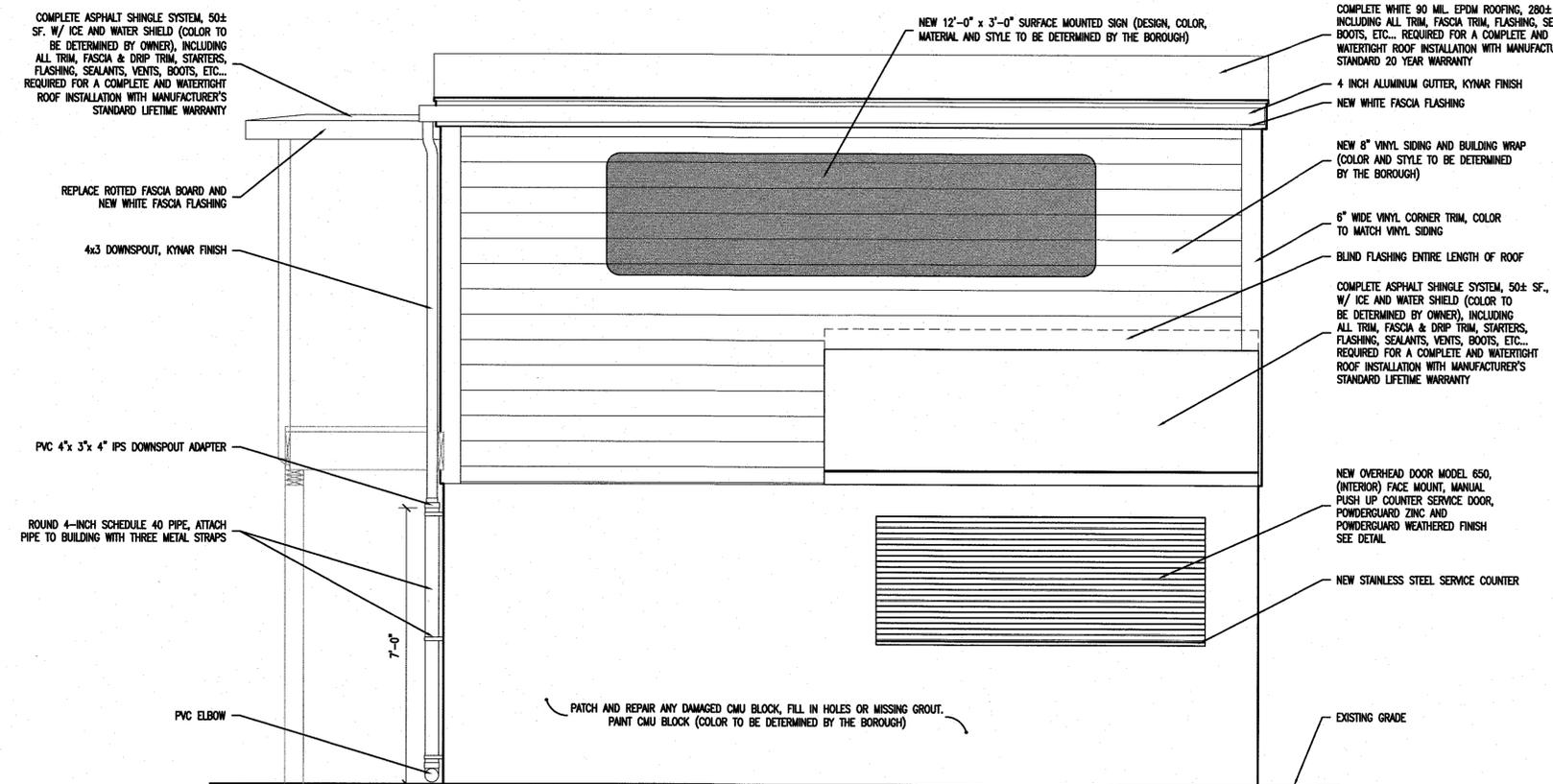
SECTION B-B



1 ROOF PLAN
SCALE: 1/2" = 1'-0"



4 RIGHT ELEVATION
SCALE: 1/2" = 1'-0"



3 FRONT ELEVATION
SCALE: 1/2" = 1'-0"



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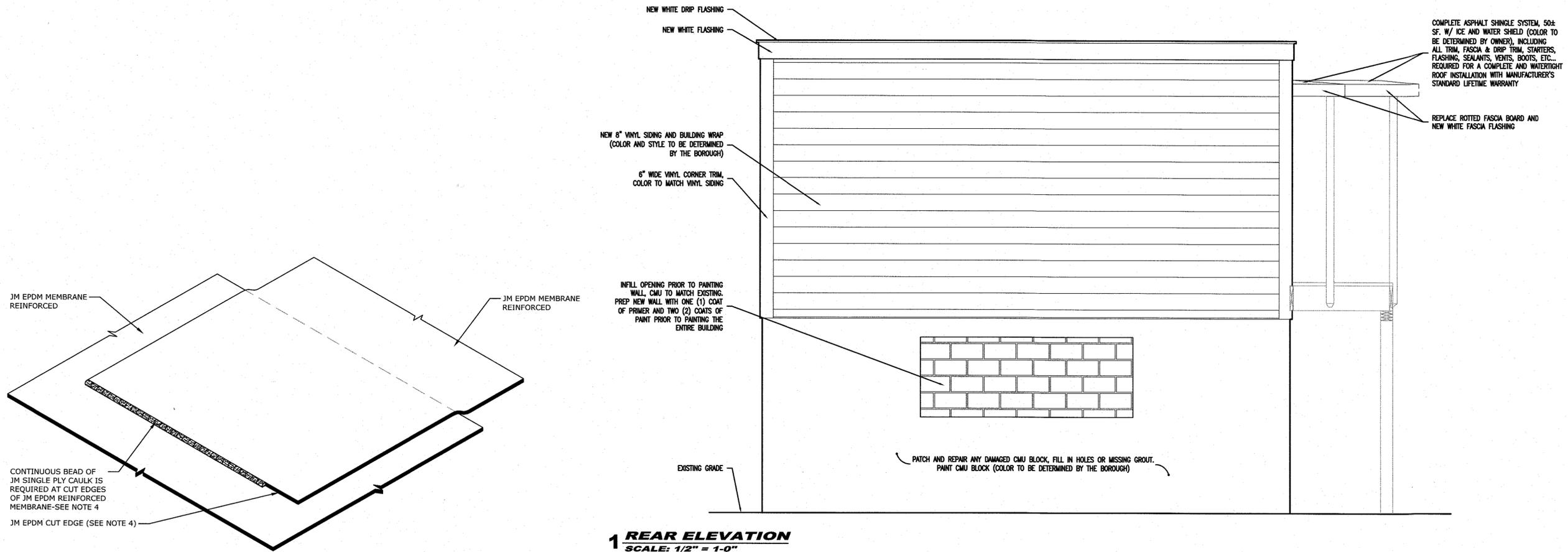
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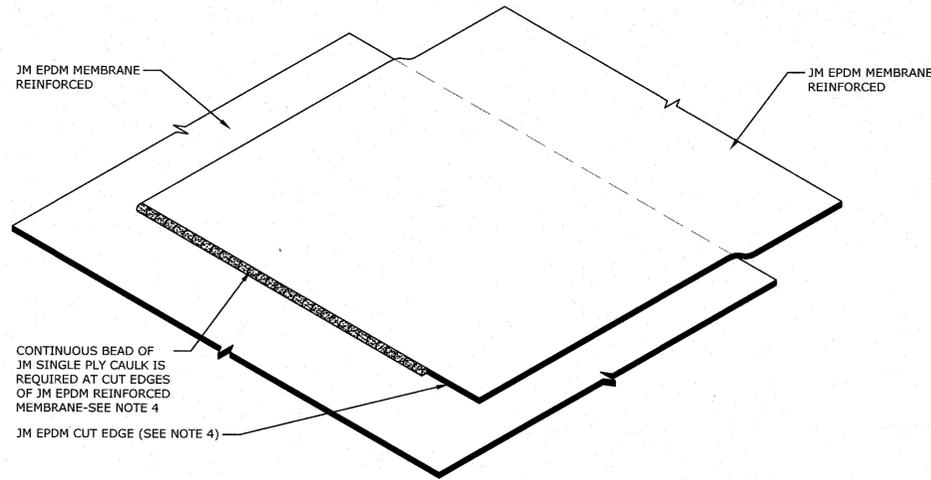
DRAWING TITLE:
ELEVATIONS AND ROOFING DETAILS

JOB NO: WDLN2025-03	DESIGNED BY: DMS
DATE: WDLN2025-03	DRAWN BY: DMS
SCALE: AS SHOWN	CHECKED BY: SMB
DRAWING NUMBER:	

A-3

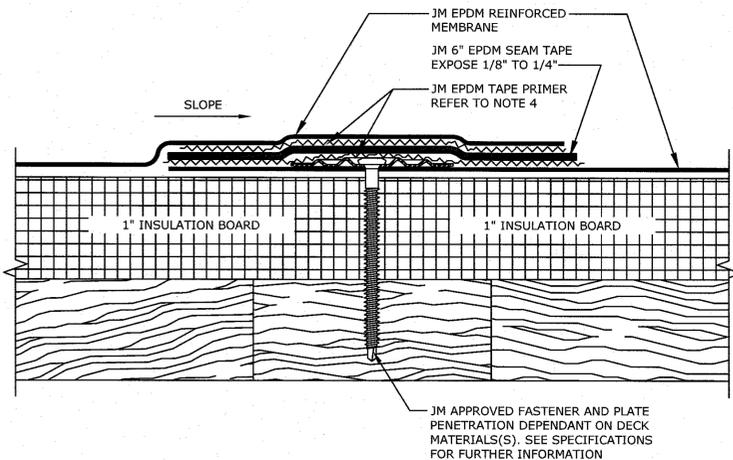


1 REAR ELEVATION
SCALE: 1/2" = 1'-0"



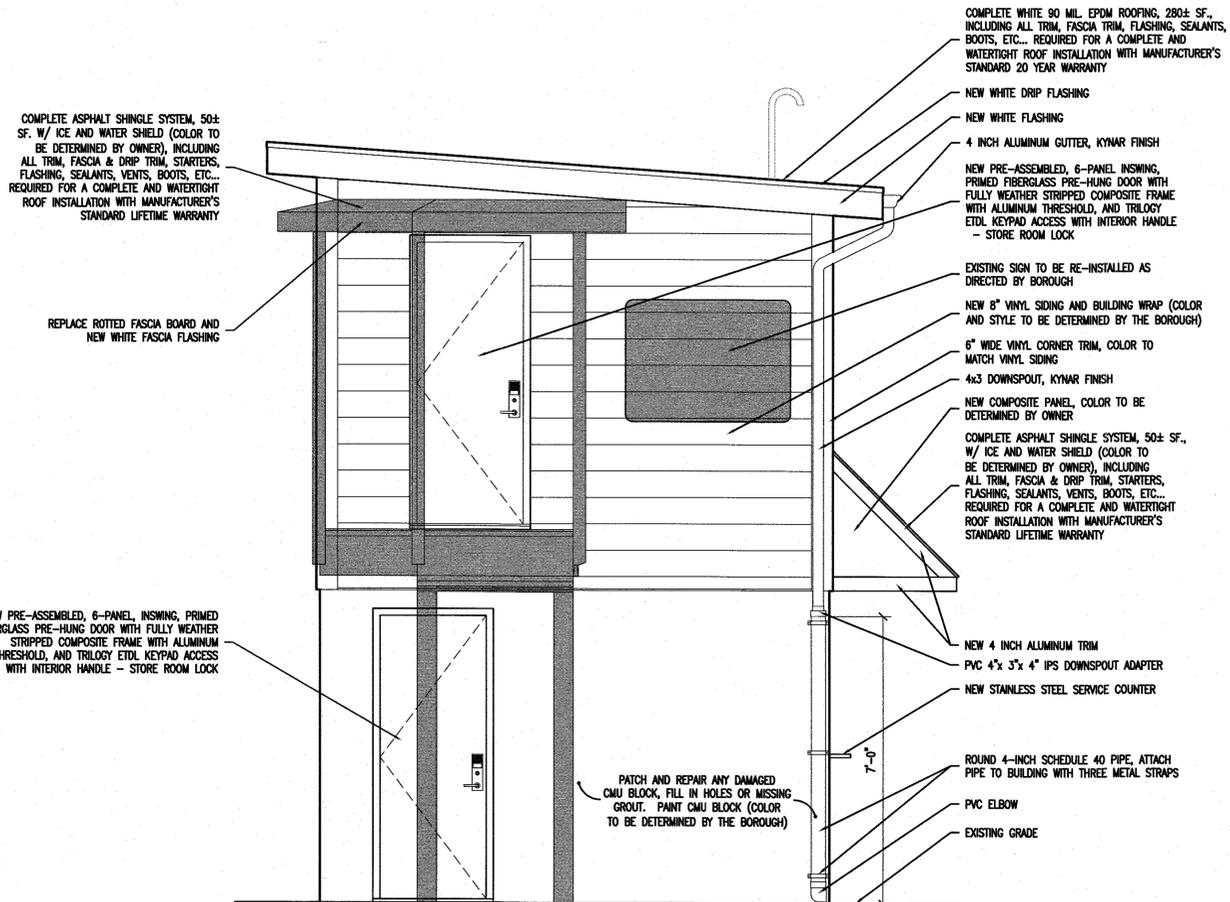
- NOTES:
- REFER TO JOHNS MANVILLE WEBSITE (www.jm.com) FOR MOST UP-TO-DATE INFORMATION.
 - PLEASE SEE SINGLE PLY FLASHING SPECIFICATIONS FOR A FULL DESCRIPTION OF INSTALLATION INSTRUCTIONS AND REQUIREMENTS WHICH ARE CONSIDERED A PART OF THIS DETAIL.
 - ANY CARPENTRY OR METAL WORK SHOULD BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND/OR PROJECT SPECIFICATIONS. THESE COMPONENTS SHOULD BE REVIEWED AND APPROVED BY A LICENSED DESIGN PROFESSIONAL.
 - JM SINGLE PLY LVOC CAULK IS REQUIRED ON CUT OR NON ENCAPSULATED EDGES OF EPDM REINFORCED MEMBRANE. THIS INCLUDES FACTORY CUT MEMBRANE.

3 DETAIL: REINFORCED EPDM MEMBRANE CUT EDGE LAP CAULK
SCALE: NOT TO SCALE

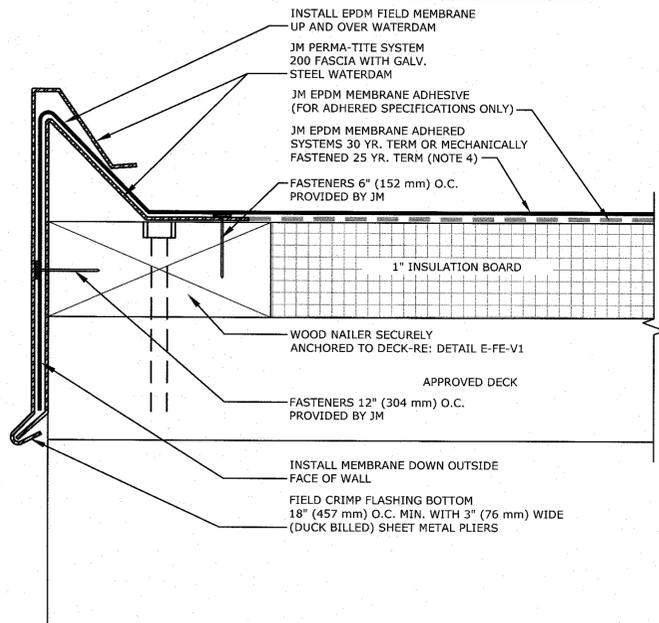


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 - JM EPDM TAPE PRIMER OR JM SINGLE PLY MEMBRANE PRIMER (LOW VOC) MUST BE APPLIED ON ALL SURFACES COMING INTO CONTACT WITH JM EPDM PEEL & STICK PRODUCTS. ROLL MEMBRANE WITH HAND ROLLER UNDER PRESSURE AT SEAM IN ACCORDANCE WITH THE JM EPDM INSTALLATION GUIDE.
 - 1/8" TO 1/4" OF JM EPDM SEAM TAPE MUST BE EXPOSED ALONG ENTIRE LENGTH OF ALL SEAMS.

4 DETAIL: IN LAP FASTENING
SCALE: NOT TO SCALE

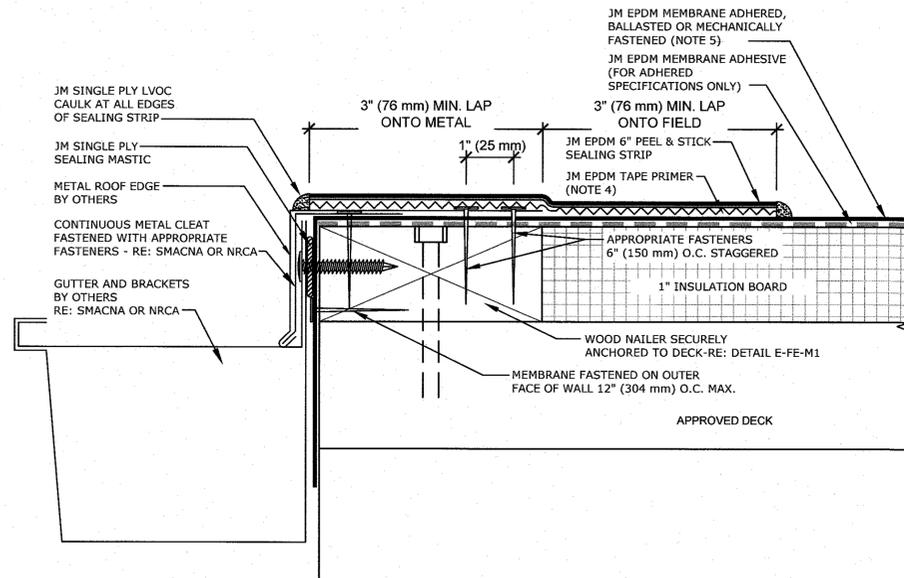


2 LEFT ELEVATION
SCALE: 1/2" = 1'-0"



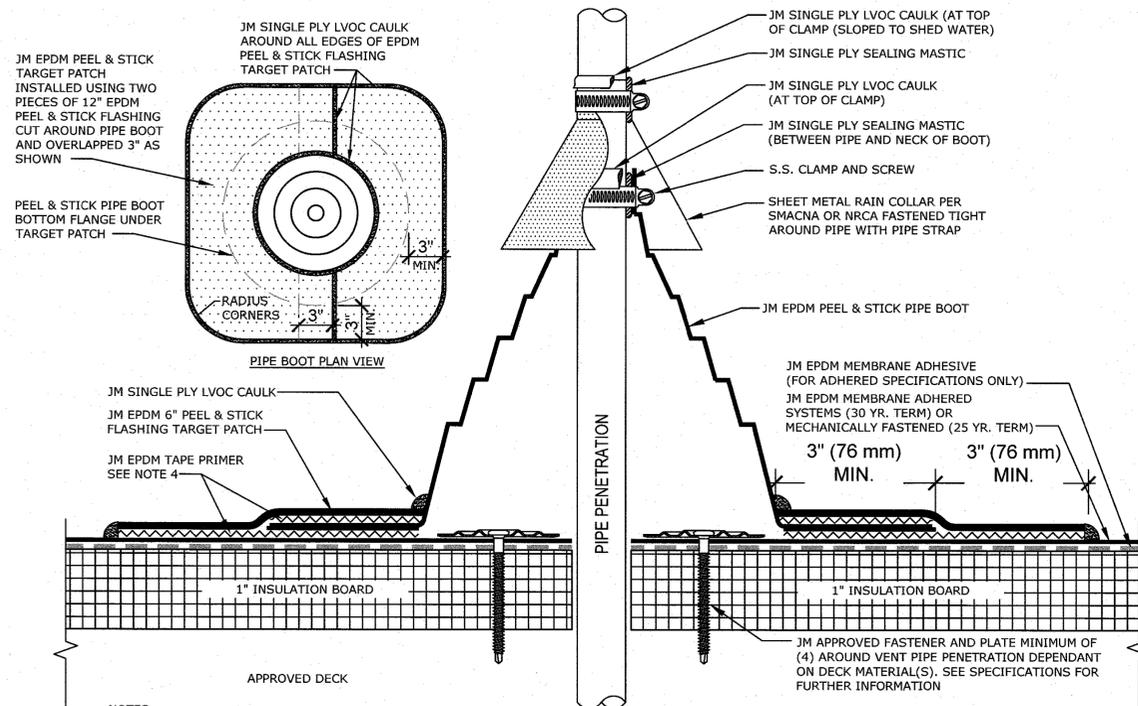
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 - REINFORCED JM EPDM MEMBRANE IS REQUIRED FOR MECHANICALLY FASTENED INSTALLATIONS.

1 DETAIL: END WALL (UPPER END)
SCALE: NOT TO SCALE



- NOTES:**
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 - PLEASE SEE SINGLE PLY FLASHING SPECIFICATIONS FOR A FULL DESCRIPTION OF INSTALLATION INSTRUCTIONS AND REQUIREMENTS WHICH ARE CONSIDERED A PART OF THIS DETAIL.
 - ANY CARPENTRY OR METAL WORK SHOULD BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND/OR PROJECT SPECS. THESE COMPONENTS SHOULD BE REVIEWED AND APPROVED BY A LICENSED DESIGN PROFESSIONAL.
 - JM EPDM TAPE PRIMER MUST BE APPLIED ON ALL SURFACES COMING INTO CONTACT WITH JM EPDM PEEL & STICK FLASHING.
 - JM EPDM (BLACK) MEMBRANE REQUIRES: JM EPDM TAPE PRIMER OR JM SINGLE PLY MEMBRANE PRIMER (LOW VOC).
 - JM WHITE EPDM MEMBRANE REQUIRES: JM TPO MEMBRANE PRIMER OR JM SINGLE PLY MEMBRANE PRIMER (LOW VOC).
 - REINFORCED JM EPDM MEMBRANE IS REQUIRED FOR MECHANICALLY FASTENED INSTALLATIONS.
 - REFER TO DETAIL E-FE-V3 FOR 30 YEAR FLASHING METHOD.

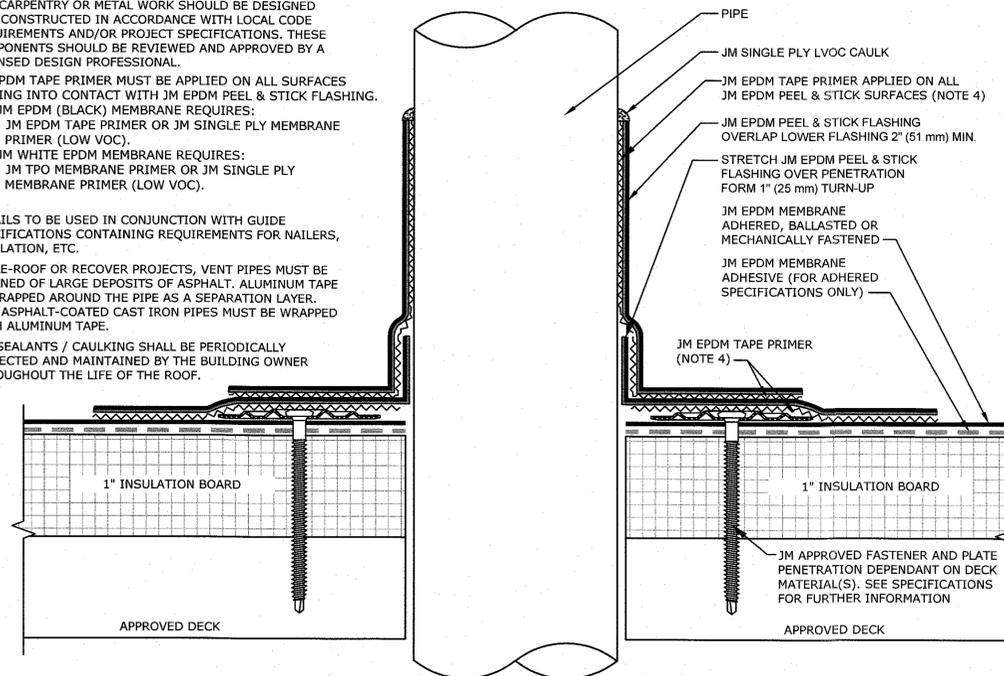
2 DETAIL: END WALL (LOWER END)
SCALE: NOT TO SCALE



- NOTES:**
- REFER TO JOHNS MANVILLE WEBSITE (www.jm.com) FOR THE MOST CURRENT INFORMATION.
 - ANY CARPENTRY, METAL WORK, OR MASONRY CONSTRUCTION SHOULD BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND/OR PROJECT SPECIFICATIONS. THESE COMPONENTS SHOULD BE REVIEWED AND APPROVED BY A LICENSED DESIGN PROFESSIONAL.
 - JM EPDM MEMBRANE MUST BE CLEANED, THEN PRIMED ON TOP OF MEMBRANE AT SEAM TAPE WITH JM EPDM TAPE PRIMER. ROLL MEMBRANE WITH ROLLER UNDER PRESSURE AT PEEL & STICK SEAM TAPE OVER EPDM FLASHING.
 - JM EPDM TAPE PRIMER MUST BE APPLIED ON ALL SURFACES COMING INTO CONTACT WITH JM EPDM PEEL & STICK FLASHING.
 - JM EPDM (BLACK) MEMBRANE REQUIRES: JM EPDM TAPE PRIMER OR JM SINGLE PLY MEMBRANE PRIMER (LOW VOC).
 - JM WHITE EPDM MEMBRANE REQUIRES: JM TPO MEMBRANE PRIMER OR JM SINGLE PLY MEMBRANE PRIMER (LOW VOC).
 - PLEASE SEE SINGLE PLY FLASHING SPECIFICATIONS FOR A FULL DESCRIPTION OF INSTALLATION INSTRUCTIONS AND REQUIREMENTS WHICH ARE CONSIDERED A PART OF THIS DETAIL.

3 DETAIL: PIPE BOOT
SCALE: NOT TO SCALE

- NOTES:**
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 - PLEASE SEE SINGLE PLY FLASHING SPECIFICATIONS FOR A FULL DESCRIPTION OF INSTALLATION INSTRUCTIONS AND REQUIREMENTS WHICH ARE CONSIDERED A PART OF THIS DETAIL.
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 - JM EPDM TAPE PRIMER MUST BE APPLIED ON ALL SURFACES COMING INTO CONTACT WITH JM EPDM PEEL & STICK FLASHING.
 - JM EPDM (BLACK) MEMBRANE REQUIRES: JM EPDM TAPE PRIMER OR JM SINGLE PLY MEMBRANE PRIMER (LOW VOC).
 - JM WHITE EPDM MEMBRANE REQUIRES: JM TPO MEMBRANE PRIMER OR JM SINGLE PLY MEMBRANE PRIMER (LOW VOC).
 - DETAILS TO BE USED IN CONJUNCTION WITH GUIDE SPECIFICATIONS CONTAINING REQUIREMENTS FOR NAILERS, INSULATION, ETC.
 - ON RE-ROOF OR RECOVER PROJECTS, VENT PIPES MUST BE CLEANED OF LARGE DEPOSITS OF ASPHALT. ALUMINUM TAPE IS WRAPPED AROUND THE PIPE AS A SEPARATION LAYER. NEW ASPHALT-COATED CAST IRON PIPES MUST BE WRAPPED WITH ALUMINUM TAPE.
 - ALL SEALANTS / CAULKING SHALL BE PERIODICALLY INSPECTED AND MAINTAINED BY THE BUILDING OWNER THROUGHOUT THE LIFE OF THE ROOF.



- JM EPDM TAPE PRIMER MUST BE APPLIED ON ALL SURFACES COMING INTO CONTACT WITH JM EPDM PEEL & STICK FLASHING.
- JM EPDM (BLACK) MEMBRANE REQUIRES: JM EPDM TAPE PRIMER OR JM SINGLE PLY MEMBRANE PRIMER (LOW VOC).
 - JM WHITE EPDM MEMBRANE REQUIRES: JM TPO MEMBRANE PRIMER OR JM SINGLE PLY MEMBRANE PRIMER (LOW VOC).

4 DETAIL: PIPE PENETRATION
SCALE: NOT TO SCALE



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FY 2024 AND 2025 NJDCA LRIG PROGRAM
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CONCESSION STAND**
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WOODLYNNE, NEW JERSEY 08107
CAMDEN COUNTY, NEW JERSEY

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REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING TITLE:
**EPDM ROOFING
DETAILS**

JOB NO: WOLYN2025-03	DESIGNED BY: DMS
DATE: WOLYN2025-03	DRAWN BY: DMS
SCALE: AS SHOWN	CHECKED BY: SMB
DRAWING NUMBER:	