



New Jersey Sports & Exposition Authority
Lyndhurst, New Jersey

PROJECT MANUAL

for

NJSEA Arena Stair and Ramp Repairs
Contract No.CN-303

Book 4 of 4
DESIGN DOCUMENTS
January 13, 2026

**Project CN-303 NJSEA Arena Stair and Ramp Repairs
DESIGN DOCUMENTS**

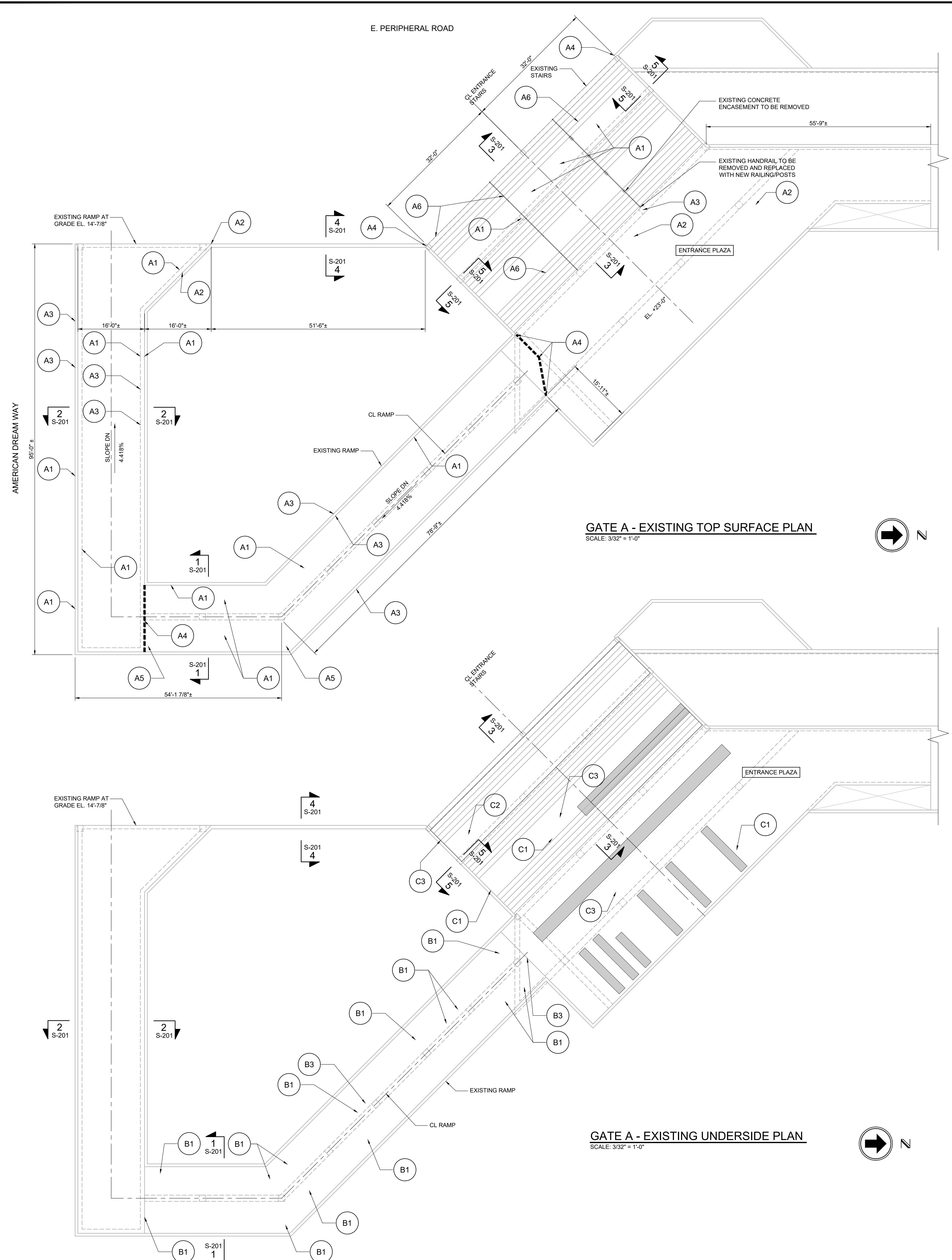
Drawings

DRAWING NO.	Title	DATE
S-001	General Notes and Key Plan	12-01-25
S-101	Existing Top and Underside Plan Gate A	12-01-25
S-102	Existing Top and Underside Plan Gate B	12-01-25
S-103	Existing Top and Underside Plan Gate C	12-01-25
S-104	Existing Top and Underside Plan Gate D	12-01-25
S-201	Existing Sections and Repair Details	12-01-25
S-202	Proposed Sections and Repair Details	12-01-25
E-001	Electrical Lead Sheet	12-01-25
E-002	Electrical Specifications	12-01-25

Project CN-303 NJSEA Arena Stair and Ramp Repairs
DESIGN DOCUMENTS

Site Map

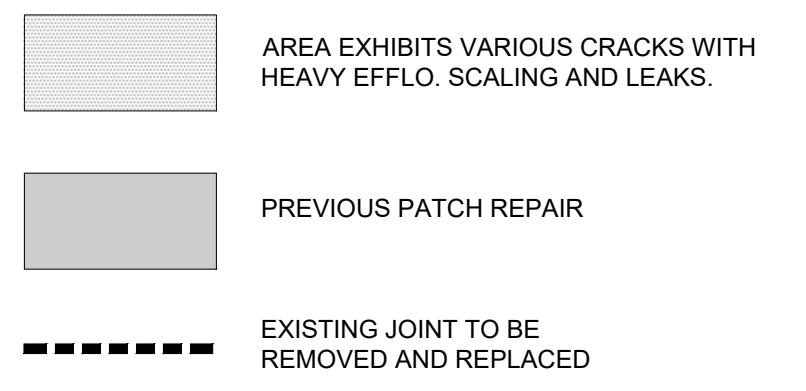




DEFECT ID	DESCRIPTION	UNIT	QUANTITY
A1	SPALLS	SF	26
A2	CRACKS	LF	19
A3	DELAMINATION	SF	16
A4	JOINT MATERIAL DAMAGE	LF	57
A5	CLOGGED DRAIN WITH VEGETATION GROWTH	EA	2
A6	STAIR NOSING REPAIR	LF	11
B1	OVERHEAD SPALLS	SF	118
B2	OVERHEAD CRACKS	LF	0
B3	OVERHEAD DELAMINATION	SF	16
C1	OVERHEAD SPALLS	SF	23
C2	OVERHEAD CRACKS	LF	30
C3	OVERHEAD DELAMINATION	SF	48

SEE NOTE

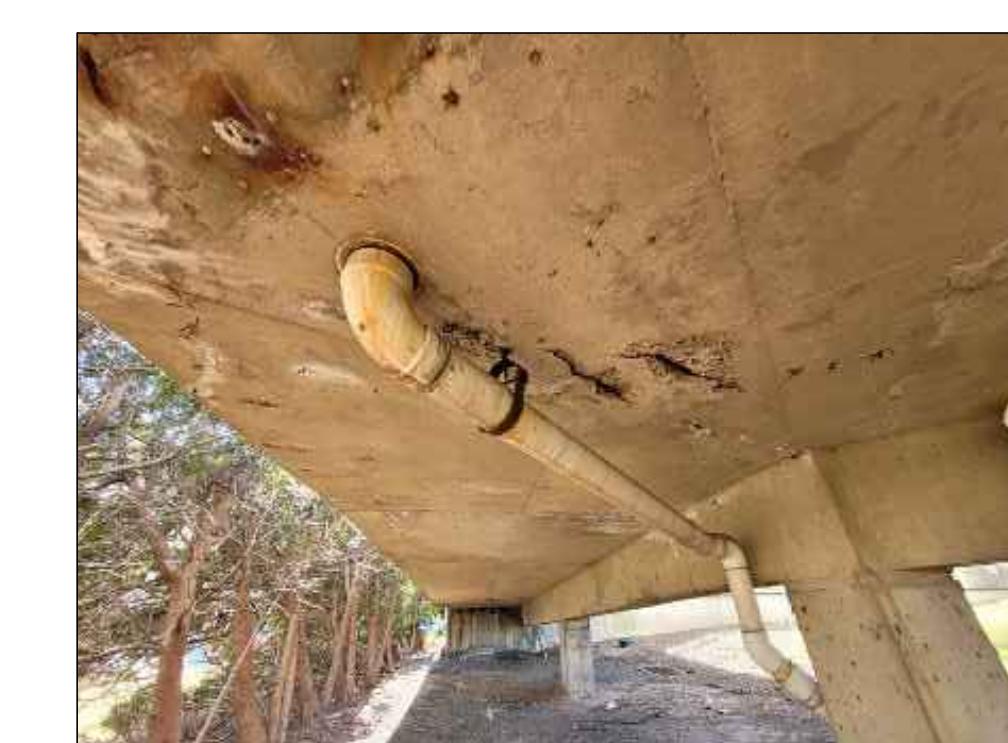
LEGEND:



100% CLOGGED RAIN (RAMP)



SPALL WITH EXPOSED CORRODED REBAR AND STAINING ON WALL

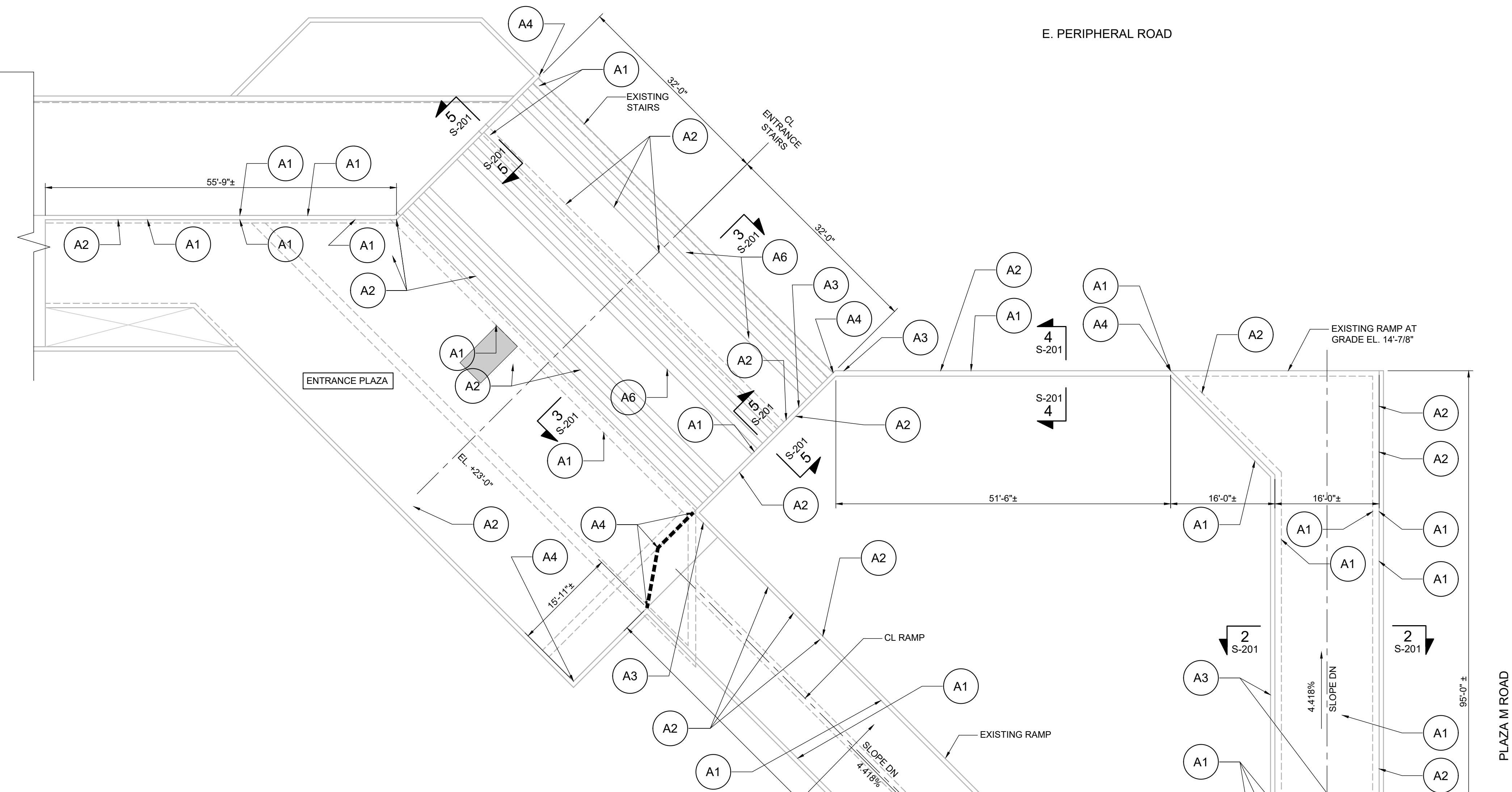


SPALL WITH EXPOSED CORRODED REBAR AND LEAKS WITH EFFLORESCENCE(UNDERSIDE RAMP)



CRACKS WITH LEAK/ EFFLORESCENCE/ STAINING (UNDERSIDE STAIR)

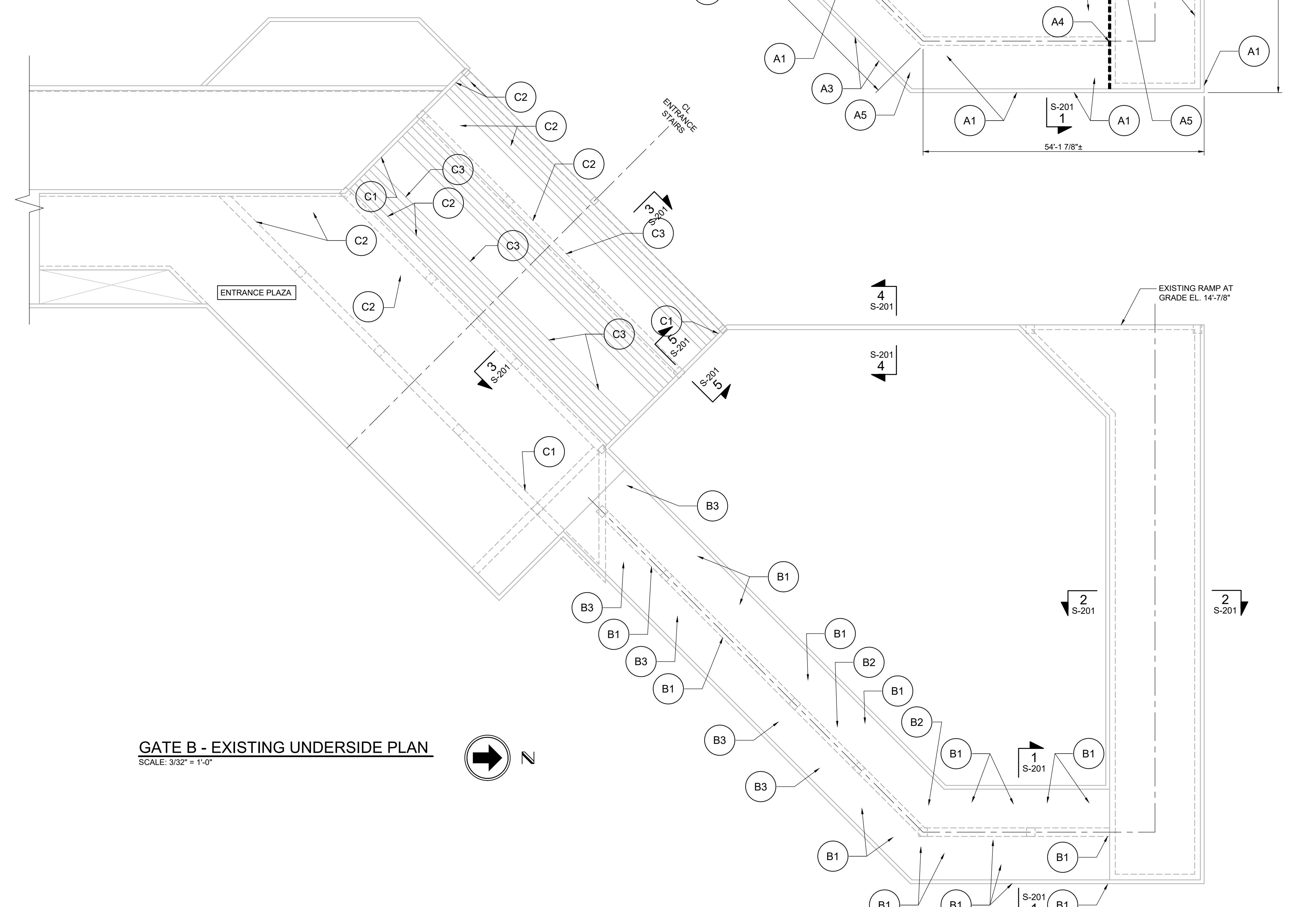
PROJECT NO.: 00823.0038	DRAWN BY: RD
CALE: AS SHOWN	CHECKED BY: JB/RL
ATE: 12/01/2024	SHEET 2 OF 9
HEET NO.	
S-101	



GATE B - EXISTING TOP SURFACE PLAN

SCALE

A black arrow pointing to the right, enclosed in a circular border.



GATE B - EXISTING UNDERSIDE PLAN

GA
SCAI

N

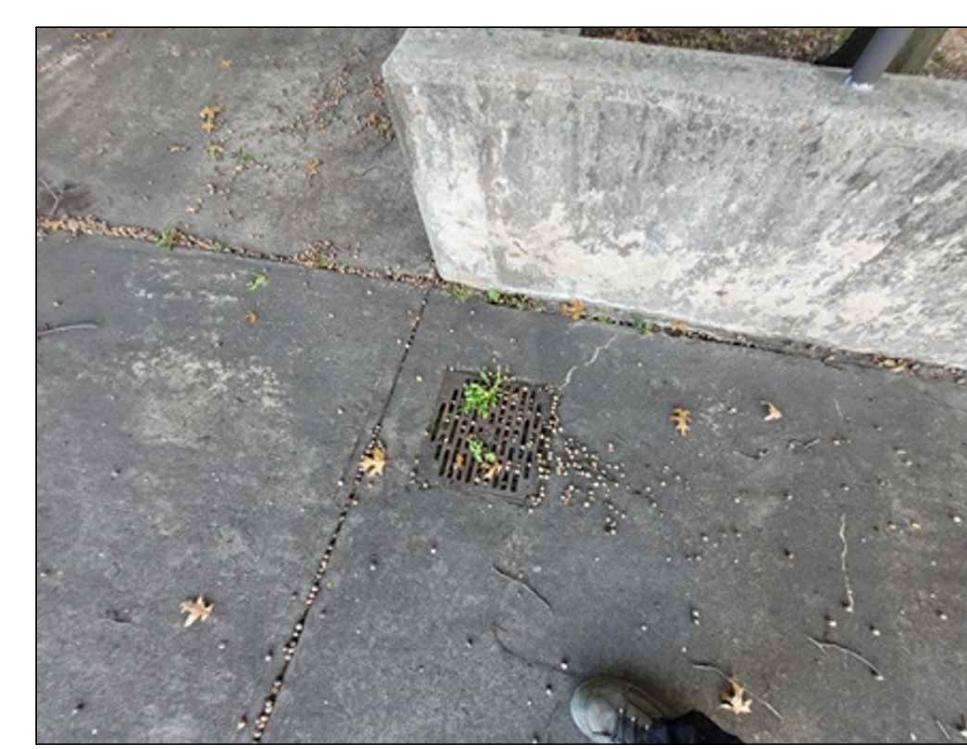
DEFECT ID	DESCRIPTION	UNIT	QUANTITY
A1	SPALLS	SF	89
A2	CRACKS	LF	101
A3	DELAMINATION	SF	28
A4	JOINT MATERIAL DAMAGE	LF	66
A5	CLOGGED DRAIN WITH VEGETATION GROWTH	EA	2
A6	STAIR NOSING REPAIR	LF	22
B1	OVERHEAD SPALLS	SF	111
B2	OVERHEAD CRACKS	LF	10
B3	OVERHEAD DELAMINATION	SF	97
C1	OVERHEAD/VERTICAL SPALLS	SF	7
C2	OVERHEAD CRACKS	LF	81
C3	OVERHEAD DELAMINATION	SF	178

SEE NOTE 3.

LEGEND

PREVIOUS PATCH REP.

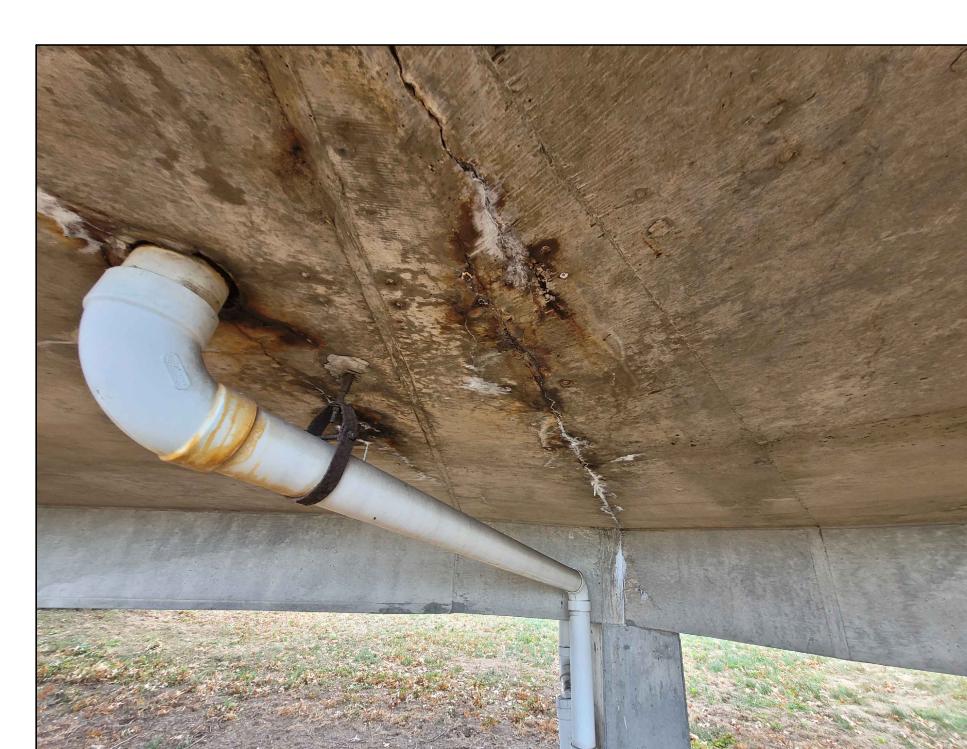
EXISTING JOINT TO BE REMOVED AND REPLACE



100% CLOGGED RAIN (RAMP)



EXISTING WALL EXHIBITS CRACK/ EFFLORESCENCE/STAINING



RAMP EXHIBITS CRACKS/LEAKS
WITH EFFLORESCENCE (UNDERSIDE RAMP)



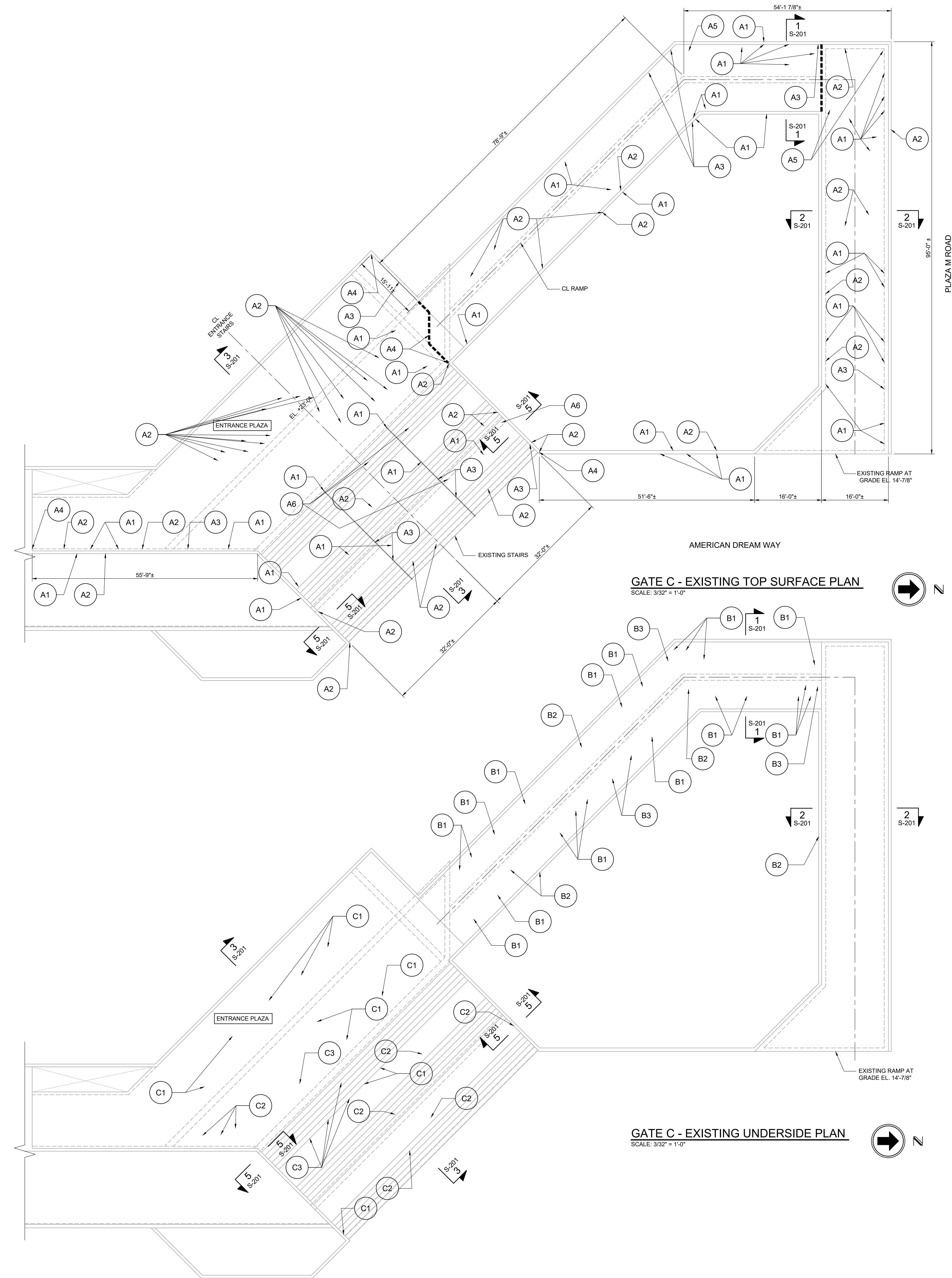
BEAM EXHIBITS SPALL WITH EXPOSED CORRODED REBAR (UNDERSIDE STAIR)

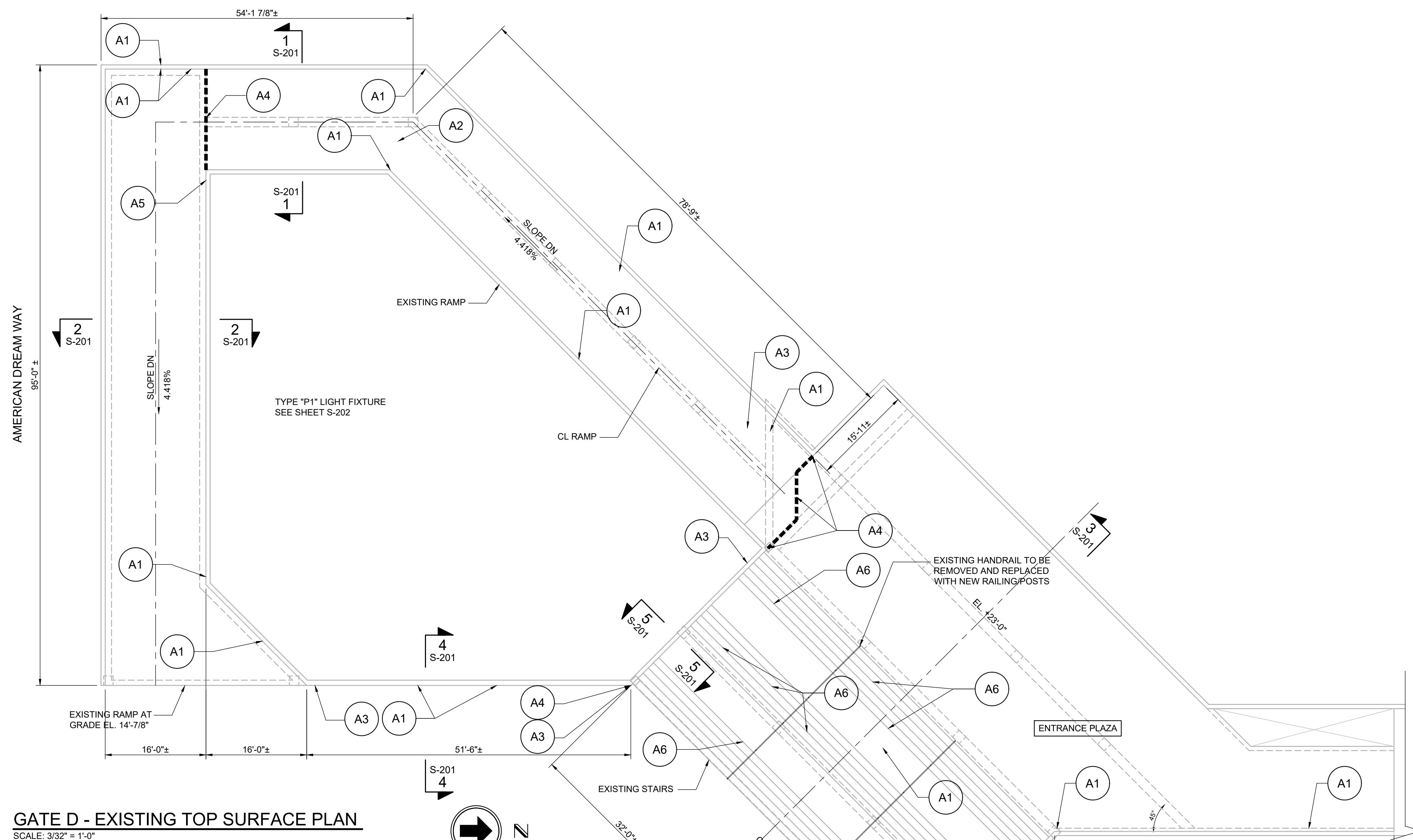
NOTES:

NOTES:

1. FOR REPAIR DETAILS SEE DRAWING NOS. S-201 AND S-202.
2. FOR ADDITIONAL NOTES SEE DRAWING NO. S-001.
3. QUANTITY SHOWN IN TABLE IS FOR ALL STRUCTURAL DEFECTS SHOWN IN THE PLAN.
4. EXISTING RAILINGS, POSTS, AND POSTS WITH ENCASEMENT AT STAIRS TO BE REMOVED AND REPLACED WITH NEW RAILINGS AND POSTS.

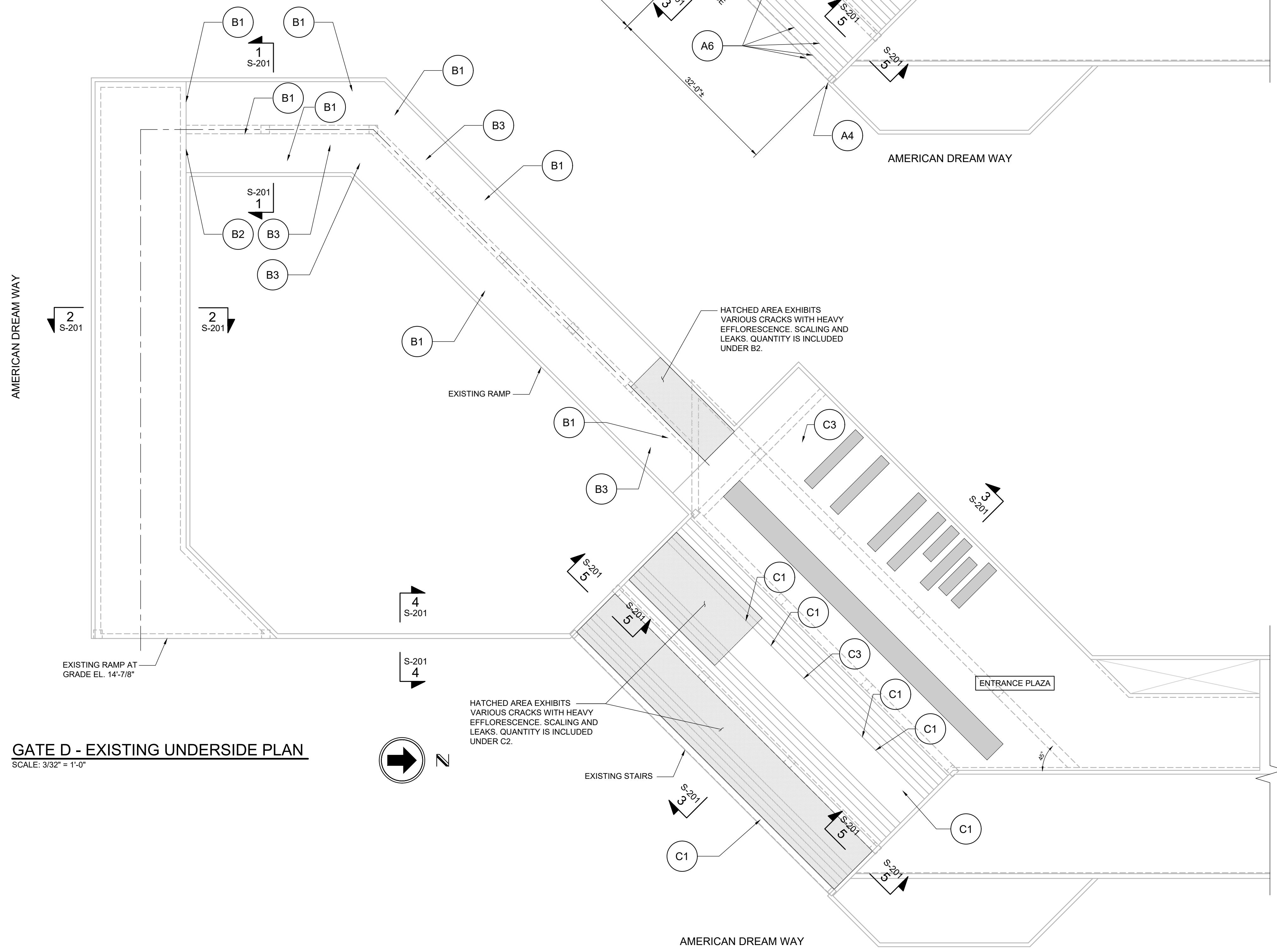
S-102





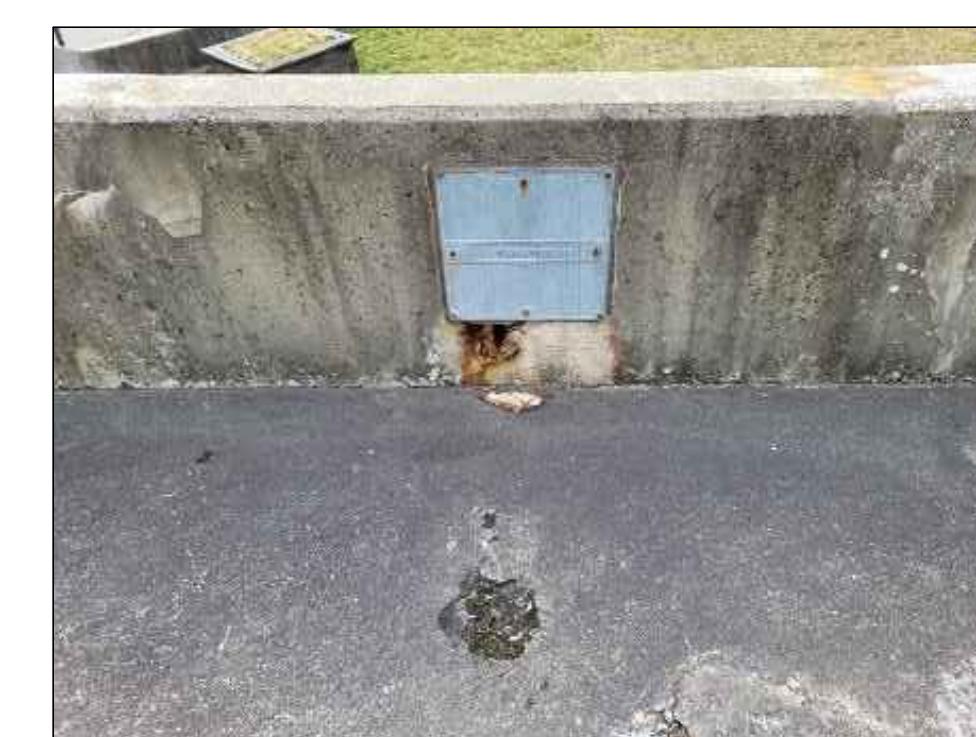
GATE D - EXISTING TOP SURFACE PLAN

SCALE: 3/32" = 1'-0"



GATE D - EXISTING UNDERSIDE PLAN

SCALE: 3/32" = 1'-0"



SPALL WITH EXPOSED REBAR AT UTILITY PANEL



DELAMINATION AND JOINT MATERIAL FAILURE



CRACKS AND DELAMINATION AT WALL FACE



SPALL WITH EXPOSED REBAR AT UNDERSIDE OF STAIRS



SPALL WITH EXPOSED REBAR AT UNDERSIDE OF PLAZA


DEFECT ID	DESCRIPTION	UNIT	QUANTITY
A1	SPALLS	SF	31
A2	CRACKS	LF	16
A3	DELAMINATION	SF	10
A4	JOINT MATERIAL DAMAGE	LF	57
A5	CLOGGED DRAIN WITH VEGETATION GROWTH	EA	1
A6	STAIR NOSING REPAIR	LF	122
B1	OVERHEAD SPALLS	SF	37
B2	OVERHEAD CRACKS	LF	40
B3	OVERHEAD DELAMINATION	SF	21
C1	OVERHEAD SPALLS	SF	63
C2	OVERHEAD CRACKS	LF	80
C3	OVERHEAD DELAMINATION	SF	90

SEE NOTE 3.

LEGEND:



S-104



GENERAL NOTES AND ELECTRICAL SPECIFICATIONS