

SPECIFICATIONS

DIVISION 02 - EXISTING CONDITIONS

1. Remove existing garage in its entirety and dispose of all material legally and properly.

DIVISION 03 - CONCRETE

1. All concrete used for masonry units shall be type "S".
2. All concrete for footings shall be minimum 3,000 psi at 28 days.
3. All footings shall extend 4" beyond each side of masonry wall being supported or as shown otherwise.
4. Provide steel reinforcing bars as required or illustrated.
5. Provide 3,000 psi air entrained concrete for all slabs on grade and for all applications with an exterior exposure.
6. All welded wire fabric to be fabricated from new billet steel meeting the requirements of ASTM A615 and ASTM A185, Grade 60.

DIVISION 04 - MASONRY

1. All hollow concrete masonry units below grade shall be filled solid with mortar continuous to top of wall or as detailed.
2. Fill all cells of hollow concrete masonry units solid where structural load bears on or transfers through the masonry. Coordinate all locations with the drawings and as required for any field changes.
3. Provide steel horizontal reinforcing every second block course. Provide prefabricated corners at all turns.
4. All mortar to be type "S".
5. Provide reinforcing bars as indicated on the plans and per ASTM A615, Grade 70. Grout all bars solid in cells of masonry.

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

1. Provide solid blocking from all points of bearing continuous to foundation below.
2. All fasteners for rough carpentry exposed to exterior elements shall be hot dipped galvanized. Electro-plated fasteners shall not be permitted.
3. All wood framing shall conform to the latest standard of AITC in connection with the manufacture, detailing, fabrication, delivery, and erection of all wood members.
4. Wood framing where called for on the drawings shall comply with National Design Specification for stress grade lumber and its fastenings and shall be as follows: Douglas Fir/Larch Select Structural No. 2 (surfaced dr at 19% maximum moisture content) Extreme fiber stress in bending = 850 psi Compression perpendicular to grain = 625 psi Horizontal Shear = 95 psi Modulus of Elasticity = 1,600,000 psi
5. **ROUGH CARPENTRY DELIVERY, STORAGE, AND HANDLING**
 - A. Cover wood products to protect against moisture. Support stacked products to prevent deformation and to allow air circulation.

GENERAL REQUIREMENTS

- A. Dimension Lumber: Comply with PS20 and requirements of specified grading agencies.
- B. Lumber fabricated from old growth timber is not permitted. DIMENSION

LUMBER FOR CONCEALED APPLICATIONS

- A. Sizes: Nominal sizes as indicated on drawings, S4S
- B. Moisture content: S-dry or MC19.
- C. Stud Framing: (2x2 through 2x6)
 1. Species: Douglas Fir-Larch
 2. Grade: No. 2
- D. Joist, Rafter, and Small Beam Framing (2x6 through 4x16)
 1. Machine stress-rated (MSR) as follows:
 - a. Fb-single: 1,350 psi
 - b. E: 1,300,000 psi
 2. Species: Douglas Fir-Larch
- E. Miscellaneous Framing, Blocking, Nailers, Grounds, and Furring:
 1. Lumber: S4S, No. 2 or Standard Grade
 2. Boards: Standard or No. 3.

CONSTRUCTION PANELS

- A. Subfloor/Underlayment Combination: APA Rated Sturd-I-Floor.
 1. Exposure Class: Exterior
 2. Span rating: 16 inches
 3. Thickness: 3/4 inches, nominal.
 4. Edges: Tongue and groove.

ACCESSORIES

- A. Fasteners and Anchors:
 1. Metal and Finish: Hot dipped galvanized steel per ASTM A 153/A 153M for high humidity and preservative-treated wood locations, unfinished steel elsewhere.
 - B. Joist hangers: Hot dipped galvanized steel, sized to suit framing conditions.
 1. for contact with preservative treated wood in exposed locations, provide minimum G185 galvanizing per ASTM A 653/A 653M. FACTORY

WOOD TREATMENT

- A. Treated lumber and Plywood: Comply with requirements of AWPA U1 - Use Category System for wood treatments determined by use categories, expected service conditions, and specific applications.
 1. Preservative Treated Wood: Provide lumber and plywood marked or stamped by an ALSC-accredited testing agency, certifying level and type of treatment in accordance with AWPA standards.
- B. Preservative Treatment
 1. Preservative Pressure Treatment of Lumber Above Grade: AWPA Use Category UC3B, Commodity Specification A (Treatment C2) using waterborne preservative to 0.25 lb/cu ft. retention.

BLOCKING, NAILERS, AND SUPPORTS

- A. provide framing and blocking members as indicated and as required to support finishes, fixtures, specialty items, and trim.
- B. In walls, provide blocking attached to studs as backing and support for wall-mounted items, unless item can be securely fastened to two or more studs or other method of support is explicitly indicated.
- C. Specifically, provide the following non-structural framing and blocking:
 1. Cabinets and shelf supports.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

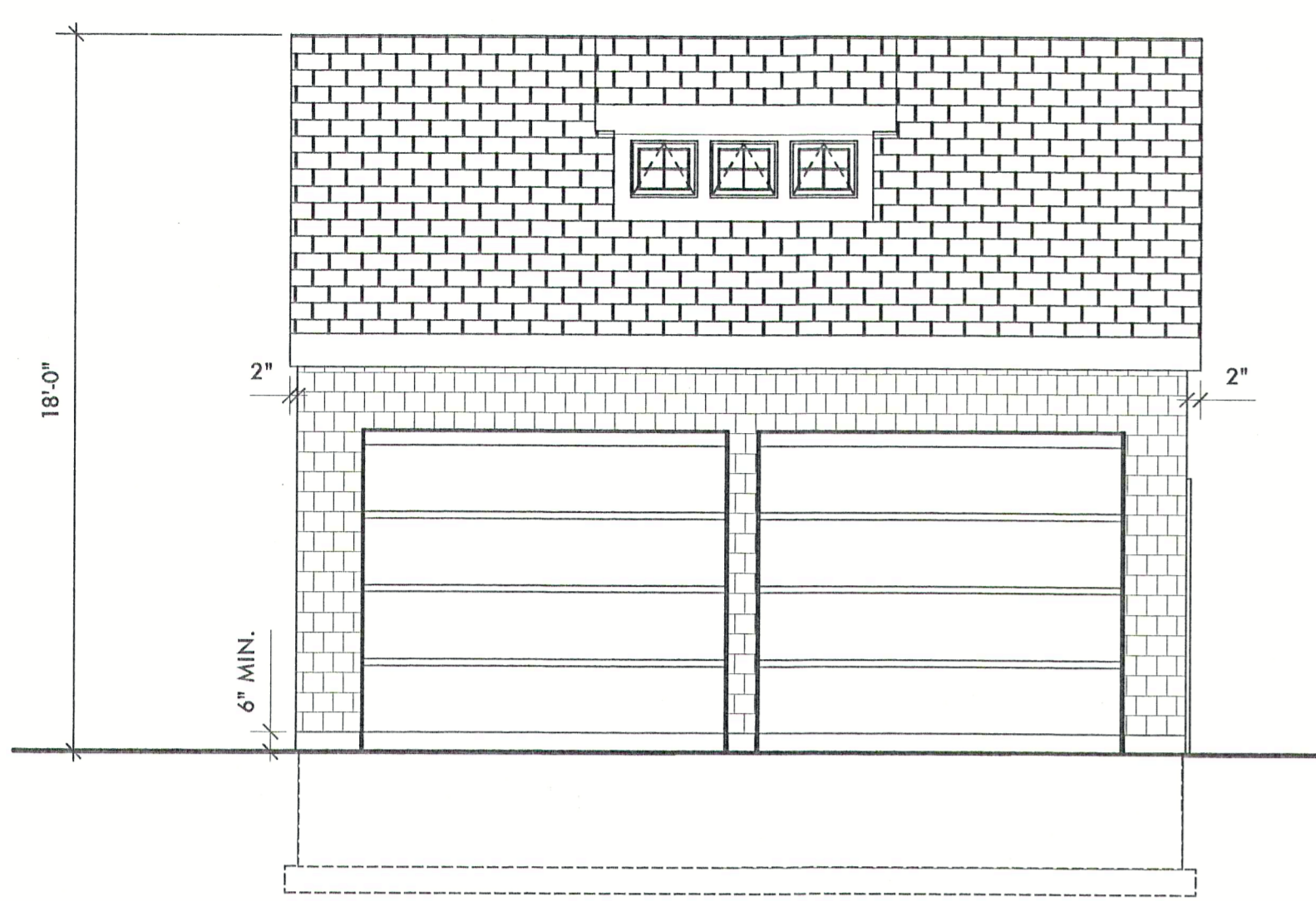
1. Sealant: All exterior joints - high strength, medium movement urethane. All interior joints, vinyl acrylic low movement. All interior joints subject to wet conditions, high strength medium movement silicon.
2. Underlayment: Asphalt-saturated organic building felt No. 15

DIVISION 08 - OPENINGS

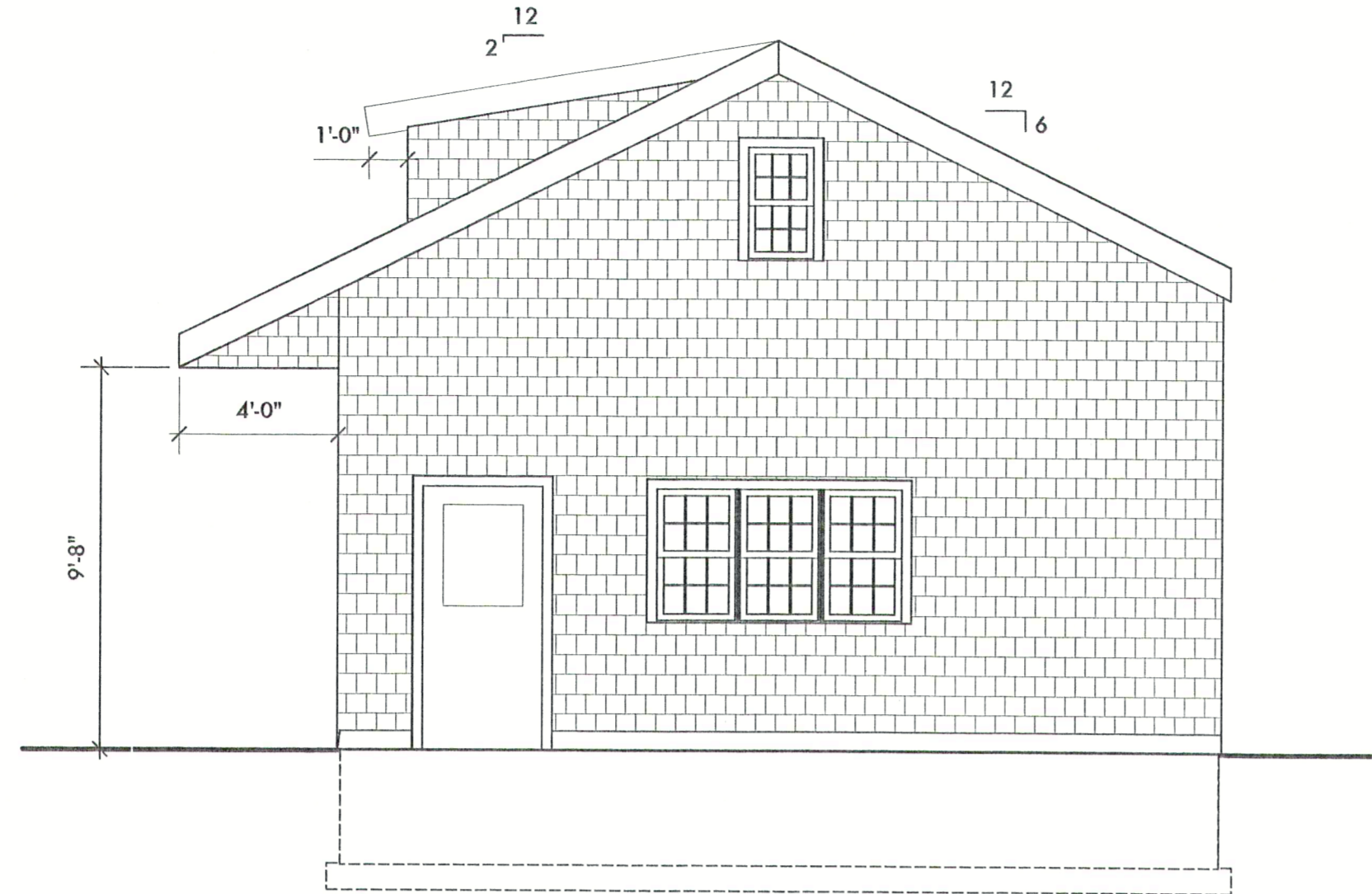
1. All windows shall be flashed at the heads and installed as per the manufacturers written instructions. All windows shall be insulating glass and shall include screens, muntin bars, and all required hardware for the proper operation of the window units. Owner and Contractor shall coordinate actual window selections and accessories prior to ordering windows.
2. Assemble window units in groups as called for on the drawings.

DIVISION 09 - FINISHES

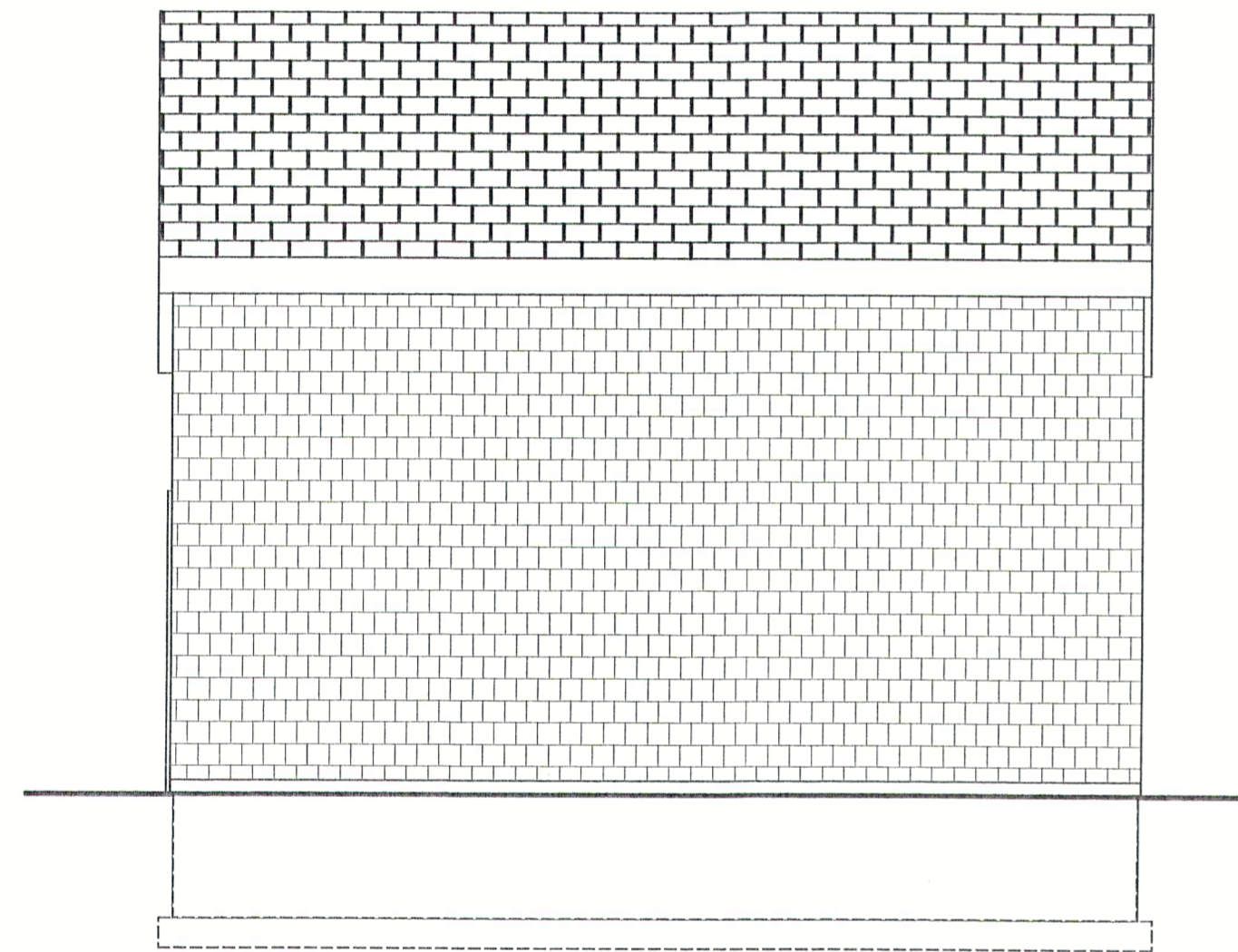
1. GYPSUM BOARD
 - A. All gypsum board shall be 1/2-inch minimum in thickness and shall be appropriately secured with screw fasteners according to manufacturer's specifications. All joints shall be taped and spackled with three coats of joint compound, finish smooth and ready for painting. Provide 5/8-inch firecode gypsum board where indicated on the drawings.
2. All exposed exterior wood shall be painted as follows: Provide one coat of primer on all surfaces including unexposed surfaces and cut ends. Provide two finish coats on all exposed surfaces, colors shall be selected by Owner.
3. Gypsum Board: Primer: Sherwin-Williams ProGreen 200 Low VOC Primer (1 coat) Finish Coats: Sherwin-Williams ProGreen 200 Low VOC Latex (2 coats) Finish as selected by Owner.
4. Remove all oil, grease, loose paint, mill scale dirt, foreign matter, rust, mold, mildew, mortar, efflorescence, and any sealers. Dull any existing glossy surfaces. Spot prime any bare areas.
5. PAINT PREPARATION
 - A. All new steel to be painted shall be cleaned with a solvent to remove all oil and grease.



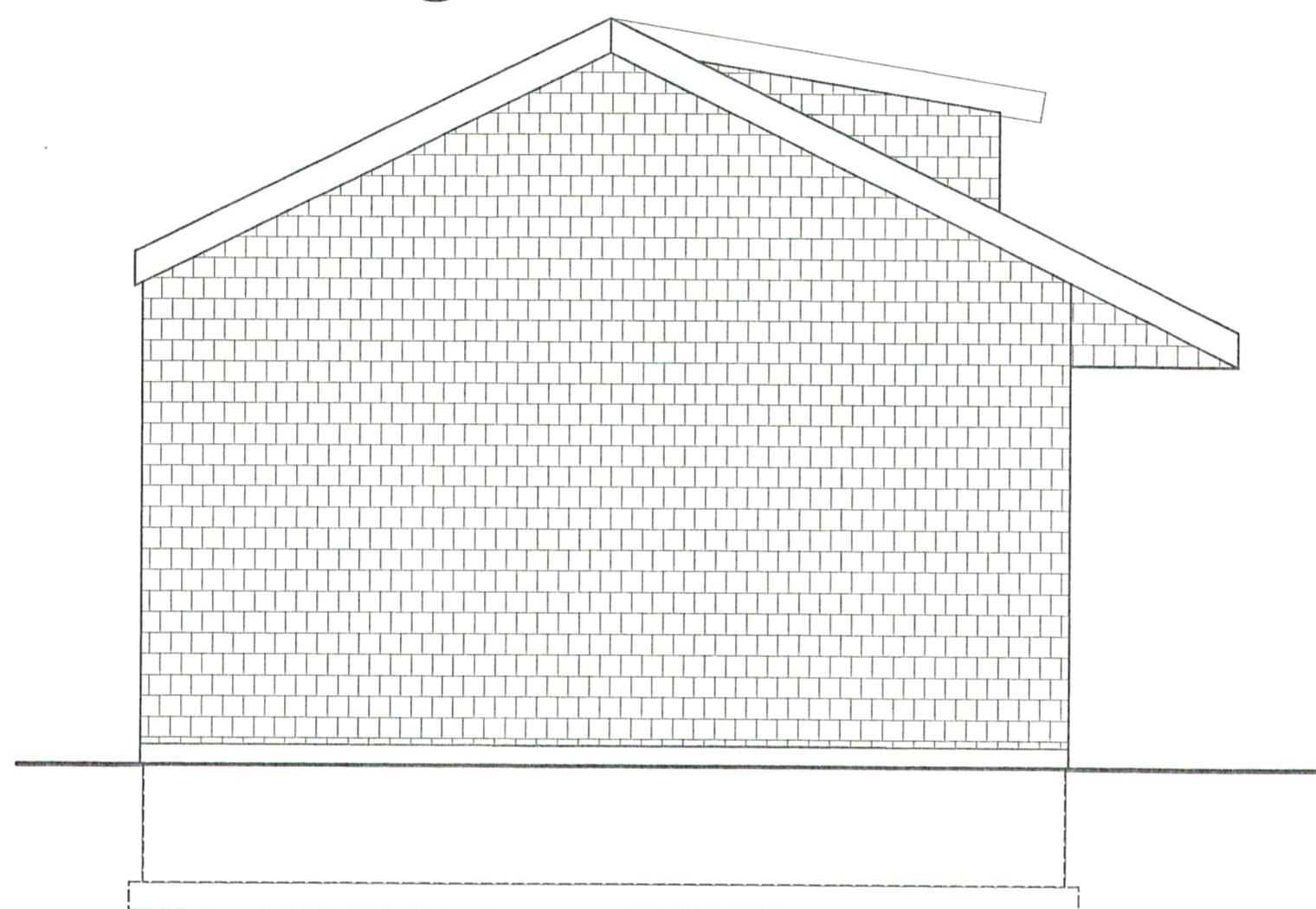
1 West Elevation
Scale: 1/4" = 1'-0"



2 South Elevation
Scale: 1/4" = 1'-0"



3 East Elevation
Scale: 1/4" = 1'-0"



4 North Elevation
Scale: 1/4" = 1'-0"

Window Schedule

Mark	Nominal Size		Window Style	Frame Details			Window Data			
	C.A. Width	C.A. Height		Head Detail	Jamb Detail	Sill Detail	Mfr	Model No.	Accessories	Comments
			Sash Operation							
W- 01	2'1"	3'5"	Double Hung				Pella	Proline 2541	Traditional Grille	Provide insect screens
W- 02	2'1"	3'5"	Double Hung				Pella	Proline 2541	Traditional Grille	Provide insect screens
W- 03	2'1"	3'5"	Double Hung				Pella	Proline 2541	Traditional Grille	Provide insect screens
W- 04	1'9"	2'11"	Double Hung				Pella	Proline 2135	Traditional Grille	Provide insect screens
W- 05	1'8"	1'5"	Awning				Pella	Architect - Awning	Traditional Grille	Provide insect screens
W- 06	1'8"	1'5"	Awning				Pella	Architect - Awning	Traditional Grille	Provide insect screens
W- 07	1'8"	1'5"	Awning				Pella	Architect - Awning	Traditional Grille	Provide insect screens

Door Schedule

Mark	Nominal Size			Door Frame			HW Set	Door Data			
	Width	Height	Thickness	Head Detail	Jamb Detail	Sill Detail		Mfr	Model No.	Accessories	Comments
D- 03	3'0"	6'8"	1 3/4"				0	Peachtree	A41 (GBG)		Provide keyed lock to match house.
D- 01	9'0"	8'0"	1 1/2"				0	Amarr	Easton	Antler Hill corner braces, handles	Install remote operator provided by Owner.
D- 02	9'0"	8'0"	1 1/2"				0	Amarr	Easton	Antler Hill corner braces, handles	Install remote operator provided by Owner.

ARCHITECT
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CONSULTANT:

PROJECT NAME:
NEW GARAGE AT THE
DIAMOND RESIDENCE
131 COTTAGE PLACE
RIDGEWOOD, NJ

SHEET NAME:
ELEVATIONS, WINDOW SCHEDULE,
DOOR SCHEDULE,
SPECIFICATIONS

PROJECT NUMBER: 0803

DATE: 2/15/08

REV.	DATE	DESCRIPTION
1		
2		
3		
4		

DRAWN BY:

CHECKED BY: RED

ISSUE DATE: 3/13/08

A-2

SHEET NO.

SHEET OF