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President's Inaugural Message

I would like to thank you for taking time out of your busy day to read our newsletter. I have not had the chance to talk to many of you in a long time, and I wanted to take this opportunity to say *Hello* to you again.

My plan is to provide an informative and easy to read newsletter that contains timely and pertinent stories to help clients, contractors, and other professionals keep up to date with the ever evolving construction industry. It will highlight code issues, design ideas, project spotlights, local developments, and other topics of interest that affect the way we try to improve our built environment.

If you have any questions or comments about this newsletter, or if you have any code, construction, or other related topics that you would like us to address in future newsletters, please feel free to email us at newsletter@foxarch.com.

Feel free to pass this newsletter along to colleagues and friends after you have read it. If someone has given you his or her copy, and you would like to be added to the mailing list, please send your contact information to the email above.

I look forward to hearing from you and working with you in the future.

Kenneth J. Fox, AIA



"Excellence is an art won by training and habituation. We do not act rightly because we have virtue or excellence, but we rather have those because we have acted rightly. We are what we repeatedly do. Excellence, then, is not an act but a habit."

- Aristotle

Fox Architectural Design Celebrates its 20th Year

We are pleased to announce that 2007 completes Fox Architectural Design's 20th year in business.

What started as a single dedicated architect working alone on a small body of residential work, has expanded to a staff of licensed architects, interns, and support staff working on a wide variety of residential, commercial, religious, and light industrial projects. From feasibility studies, design work, construction drawings, bidding, and construction administration, Fox Architectural Design has taken projects at all different stages and worked with our clients to bring their ideas to fruition.

The firm's office has moved a few times over the years, but we have always been located in Morris County, NJ with a large portion of our work focused within the Northern New Jersey region. We have worked on projects at the Jersey shore, Central New Jersey, Newark, Jersey City, New York, Pennsylvania, Florida, North Carolina, New Mexico, Vermont, and a number of other areas. In particular, we have extensive experience in religious projects and lakefront home design and construction.

We would like to thank all of our clients, fellow professionals, supporting contractors, employees, and friends that have helped us grow over the years and have allowed us to provide our unique and personalized architectural and site planning services to our clients.

Community Builders Association Design Awards 2007

On June 6, 2007, the Community Builder's Association of New Jersey held its annual Awards of Excellence reception at the Parsippany Sheraton Hotel. Fox Architectural Design submitted two projects for judging. The first was for Associate Member Architectural Residential Design – New Construction. The second was for Associate Member Architectural Commercial Design – Renovation.

We are pleased to announce that we won the first place awards in both categories we entered.

New Residential Project

This award was for a new pool house in a landscaped and terraced yard. The simple, yet elegant structure is partially set into the hillside behind it, both to take advantage of the slope of the unique piece of property and to provide wide-open views off into the distance from its mountainside location. Behind part of the columned arcade facing the pool is the access to a sunroom, a large family room with fireplace, an open kitchen, and a bathroom area. Behind the other part of the arcade is a covered, outdoor bar and kitchen area that is also part of the outside hardscape around the pool.

Commercial Renovation Project

This award was for the adaptive reuse of a dilapidated and abandoned hardware store in Bloomfield, NJ transforming the prominent Glenwood Avenue site into a new Mexican restaurant. The building was gutted and major interior structural modifications were made to accommodate the new use. A large open area in the center of the three-story building was created to allow the two separate dining levels to be open to each other. Existing heavy timber roof trusses were refinished to help accentuate the interior space. The work completed by the interior designer, Rochelle Sandler of *RSV Design* in Upper Montclair, makes the interior into an inviting and vibrant environment. Also, the exterior facades were modified as necessary for egress, and the intricate building details were refinished to create a lively and recognizable exterior. Please visit *Senoritas* at 285 Glenwood Avenue, Bloomfield.

Adaptive reuse and rehabilitation of existing structures as well as the careful siting of new buildings and other amenities in unique landscapes are important factors in whether projects are successful or not. A careful study of the site and the infrastructure is critical to making these type of projects work.



Exterior view of new pool house



Renovated façade of restaurant



Interior upper level of restaurant

New Home for an Injured Soldier



Progress on the site is well underway. The foundation has been installed and the majority of the framing has been completed. There is still a lot of work to be completed and volunteers and any donations are welcome. See the websites noted for ways to help out.

We are pleased to be involved with a local effort to provide a new house for a wounded soldier in his hometown. Army Specialist James Benoit was injured on September 8, 2005 by a roadside bomb in Baghdad. Since then, he has had 80 surgeries and has made significant progress in his recovery.

The Borough of Wharton, along with a number of local professionals, contractors, suppliers, vendors, and volunteers have banded together to donate time, materials, and effort to create a new handicapped accessible home for James and his wife on a piece of property donated by the municipality. The two-story, three-bedroom house is well into the framing stage and is expected to be completed in the near future. View the construction progress at: www.nj.com/starledger/specials/benoit.com

We at Fox Architectural feel that young men and women like James demonstrate the patriotism and unselfishness of our active military and veterans. The difficulties that they, and their families go through provide us with the freedoms that we often take for granted.

For us, being part of an effort to assist one of our country's bravest is a small way that we can help and give back to them. We will never forget the incredible sacrifices that our patriots have made to keep our United States safe.

YOU can also contribute to the continuing building effort by visiting the following website: <http://www.homesforourtroops.org/site/PageServer?pagename=JamesBenoit>

Building Codes: Garage Drywall Requirements

When you have new construction with a garage connected to or under the living area of a home, there are certain code mandated requirements of how that garage is to be fire separated from the rest of the house.

There have been varying interpretations on how to construct this, so the [New Jersey Department of Community Affairs Division of Codes and Standards](#) has clearly outlined the necessary construction methods in a technical memo. The critical parts to remember include:

⇒ Walls between the garage and the house are to have one layer of 5/8" thick, Type 'X' (fire-rated) gypsum board on the garage side of the walls. The house side can be built with regular

1/2" gypsum board. The walls can be insulated. *If there is no living area above the garage, then this protection must extend up to the garage roof.*

⇒ If there is a living space above, then the ceiling of the garage will need two layers of 5/8" thick, Type 'X' gypsum board with seams over-lapping. The flooring on the second level does not need to meet any special requirements. The ceiling assembly can be insulated.

⇒ Exterior load bearing walls that hold up the second floor area are to have one layer of 5/8" thick Type 'X' gypsum board on the garage side of the walls. The walls can be insulated.

⇒ If there is a dropped girder that is less than (3)-2' x10' s, of engineered lumber, or of steel construction, then it needs to be encased with two layers of 1/2" thick, Type 'X' gypsum board. No additional protection is required for columns supporting the girder.

⇒ The door between the garage and the house needs to be a minimum of 1-3/8" solid core wood, or 1-3/8" solid or honeycomb steel. It does not need a fire rated jamb nor a door closer.

If you have any questions, or have a unique new or existing condition that doesn't clearly fit into these requirements above, we can help you figure out how to apply the standard to your particular situation.

Construction Practice: Treated Lumber and its Affects

You are already probably aware that the preservative chemicals used on treated lumber have changed. For many years, up until the end of 2003, the leading waterborne wood preservative was Chromated Copper Arsenate (CCA). Due to concerns about arsenic and chromium leaching from CCA treated wood, the Environmental Protection Agency worked with pesticide manufacturers to voluntarily phase out its use. Now the compound is classified as a restricted use product and manufacturers may not treat wood with CCA for any residential uses, with very few exceptions.

Generally, Alkaline Copper Quaternary (ACQ) has proven to be the most popular replacement of CCA in our area as a wood treatment for construction. It has been in use for approximately ten to fifteen years in the US and abroad and it can be finished with high-quality oil and latex-based paints and stains. Left untreated, it will initially weather to a natural brown color, eventually turning gray following long-term exposure to the sun.

Regardless of the preservative chemical, a major concern with treated wood is that the fasteners and other metal products used with

it have to be protected or isolated from the wood. The moisture in the wood, along with the treatment metals impregnated into it, react with any metals that are in contact. It has also been found in accelerated laboratory tests that ACQ has proven to be inherently more corrosive than CCA.

"Aluminum or carbon steel fasteners, flashings, and fittings corrode very rapidly and are not recommended in ANY treated lumber applications."

Some metals fare better than others. Fasteners and connectors that are compatible with treated lumber include hot-dip galvanized, stainless steel, and proprietary anti-corrosion products. *Aluminum or carbon steel fasteners, flashings, and fittings corrode very rapidly and are not recommended in ANY treated lumber applications.* Note that electroplated galvanized metal products have a thinner zinc coating and are generally not accepted by the building codes for use with treated lumber. Also, it is important to make sure that the fasteners and connectors are of the same type – otherwise the two different



metals in contact with each other will corrode due to galvanic action.

One place that this corrosion problem is often overlooked is at the termite shield between the masonry or concrete foundation and the treated sill plate anchored to the wall. Aluminum termite shields are an invitation to problems. We recommend copper termite shields. Copper flashing does not react with the treated lumber since copper itself is a key component of the ACQ treatment. Many products are available, including ones that have the foam sill sealer pre-attached to it. An added benefit of the copper flashing is that it will not react to the alkalis or acids in masonry and concrete.

Though the new wood treatment used is better than past options, it is important that the differences are understood in order to prevent unnecessary problems or failures.

Project Highlights: Currently Under Construction

Jefferson Township:

The addition and renovation to the Jefferson Day Care facility is nearing completion. The addition, which provides a new infant care room, updated offices, a new entry vestibule, and handicapped accessible ramp is complimented by a renovation which will create a new toddler room and kitchen area. The addition was designed to maximize the efficiency of the available space while keeping in mind the budget constraints.



Hackettstown:

The major addition and renovation to the St. James Episcopal Church is underway. After over a decade of planning and obtaining approvals, the parish hall adjacent to the 1850's church has been demolished to make way for a new parish hall that will connect the previously separated church, parish hall, and rectory buildings together as a single, fully handicapped accessible complex.



Rockaway Township:

A new school and administration building is under construction for the Chabad Center of Northwest New Jersey. The three-story structure will provide needed office space and several classrooms for different age children—including infant daycare. It also will provide a new mikvah center for the community. The building is now enclosed and the exterior and interior finishing will be the next major construction step.



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