



City of Keene, New Hampshire

Historic District Commission

AGENDA

Wednesday, April 18, 2018

4:30 PM

2nd floor Committee Room

Commission Members:

Hanspeter Weber, Chair
Andrew Weglinski
Thomas Powers, Councilor
Nancy Proctor

Erin Benik
Hans Porschitz
Peter Poanessa
Joslin Kimball Frank, Alternate

SITE VISIT: Commission members will conduct a site visit of 37 Mechanic Street at 4:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Minutes of Previous Meeting – March 21, 2018**
- 3. Public Hearings**

COA- 2014-07 Modification 1 – 37 Mechanic Street – Community Kitchen Exterior Work – Applicant Bob Furlone, on behalf of owner The Community Kitchen, Inc., proposes minor alterations to the building exterior including repairs to the masonry and trim. The property is ranked as a Primary resource and is located at 37 Mechanic Street (TMP# 003-05-007) in the Central Business zoning district.

- 4. Staff Updates**
- 5. Next Meeting – May 16, 2018**
- 6. Adjourn**

City of Keene
New Hampshire

HISTORIC DISTRICT COMMISSION
MEETING MINUTES

Wednesday, March 21, 2018

4:30 PM 2nd Floor Conference Room, City Hall

Members Present:

Hanspeter Weber, Chair
Thomas Powers, Councilor
Nancy Proctor
Erin Benik
Peter Poanessa
Joslin Kimball Frank, Alternate
Andrew Weglinski (Late)

Staff Present:

Tara Kessler, Planner
Mari Brunner, Planning Technician

Members Not Present:

Hans Porschitz

1) Call to Order & Roll Call

Chair Weber called the meeting to order at 4:32 PM and Ms. Kessler conducted roll call.

2) Minutes of Previous Meeting- November 15, 2017 & December 28, 2017

Ms. Proctor made a motion to approve the minutes of November 15, 2017 & December 28, 2017 as presented. The motion was seconded by Mr. Poanessa and carried unanimously.

Chair Weber advised that agenda item 4.b would be heard first, followed by item 4.a and then returning to the posted agenda.

3) Election of Chair and Vice-Chair

Ms. Proctor nominated Hanspeter Weber to continue as Chair. Councilor Powers seconded the motion. Discussion ensued with regards to Vice-Chair duties and responsibilities after which Mr. Poanessa nominated Andrew Weglinski as Vice Chair. Councilor Powers seconded the motion. The vote on both motions was unanimous. Both nominees agreed to accept the positions.

4) Advice & Comment

- a. **Keene Walldogs Festival “A Magical History Tour”** – Peter Poanessa will present on this multi-day event. Walldogs are a group of highly skilled sign painters and mural artists from across the globe. Once a year, a team of Walldogs gather in one community to paint multiple murals and old-fashioned wall advertisements. Keene has been selected to host the 2019 Festival.

Mr. Poanessa shared his involvement in this project and how it was brought to Keene. He noted his collaboration with Ms. Cassimatis and Friends of Public Art. Mr. Poanessa said the Walldogs are a non-profit group consisting of mainly sign painters who are very passionate about this

business. The painters are volunteers who travel at their own expense and paint for free. They do expect to be fed and housed by the community. There is a paid project leader for each wall/mural who develops the mural design. The designers are the best in the country. The subject matter is historical. The festival begins on Wednesday evening with a host dinner. After dark, the volunteers use projectors to transfer the mural patterns onto the selected walls. The historical research for each mural is completed six months before the festival. The festival runs from Wednesday evening through Sunday and takes place on side streets and alleys, so the impact to activities on Main Street is minimal. Mr. Poanessa continued, saying that the Walldogs have a well-organized process. The artwork is meant to be permanent, lasting from 50 to 75 years. Business owners involved have to commit to the brick being in good condition. The hope is to get one or two walls that can be seen when going down Main Street. Most of the walls identified are backs of buildings and along alleys. Mr. Poanessa said that the festival unfolds slowly, allowing regular commerce to take place, and when the weekend is over there is this incredible resource of unique art work that is a powerful marketing tool for the City. He said that his hope is to spur a real arts culture in the City. Mr. Poanessa noted the reason for being here is because the Walldogs would like to paint murals on buildings in the Historic District.

Councilor Powers asked about the historical component of the festival. Mr. Poanessa said that the murals all have historical subject matter and can be a good way to teach residents and visitors about the history of the area. Mr. Poanessa also reported discussions with the Historical Society and noted they have their blessing. Mr. Poanessa said there will be a research committee to narrow down the historical information along with opportunities for public input. The murals will be business related and/or depict local characters.

Ms. Kimball Frank asked how other towns have approached painting murals on historic buildings and asked about the National Register of Historic Places. Mr. Poanessa indicated he did not know about the buildings listed on the National Register but will find out more and report back. Mr. Poanessa explained other towns have temporarily changed their sign codes to allow this event to take place; codes revert back to their original format on the day the festival ends. An alternative to painting on the bare brick is to paint panels that are then mounted on the building. Continuing, Ms. Kimball Frank asked if there were any communities in New England that have done a Walldogs festival. Mr. Poanessa replied that Westerly, Rhode Island was the site of the Walldogs festival last year. He noted there is only one festival per year and most cities have to get on a waiting list and wait three to four years to hold the festival.

Ms. Proctor asked if the muralists try to replicate old signs. Mr. Poanessa said they are all done in the graphic design style popular in the 1920's – 1940's, however, they are original pieces. He then distributed a book to provide a visual example.

Councilor Powers asked how many murals would be installed. Mr. Poanessa said they would like to install between 12 and 15. Mr. Poanessa noted they are looking at the Airport hangar as a potential mural location for another year. Ms. Cassimatis added there are between 100-150 artists that come to paint; this brings in many tourists who come to watch the painting.

Ms. Proctor asked when the festival would take place and where the artists would get housed. Mr. Poanessa said the festival will take place during the third week of June 2019 and reiterated the community is expected to house the artists. He also noted working with Ms. Bernardi in hopes of getting access to a dorm. He and Ms. Cassimatis noted that many people may come to watch the

painting process, which could result in increased tourism to the area. Mr. Poanessa noted the desire to have places for artists to sell their wares along with food trucks, etcetera. Ms. Cassimatis added they would also like to partner with local businesses.

Chair Weber noted the Historic District Commission (HDC) regulations do not permit painting on unpainted brick. Ms. Kessler explained that painting on unpainted brick, in the Historic District, would require Commission review. Discussion ensued with Mr. Poanessa noting they would be happy to follow the HDC regulations and meet with staff or come before the Commission as needed. Chair Weber also explained that if the brick has been previously painted there are no issues. Ms. Kessler noted there are a few buildings within the Historic District that are also on the National Register of Historic Places. These include Grace Methodist Church, the Old Cheshire County Courthouse, and the Colony House. There may be other properties on the National and/or New Hampshire Register as well.

Councilor Powers commented as far as HDC regulations this is achievable. Ms. Kessler reiterated unpainted brick, in the Historic District, would require Commission review. Councilor Powers asked if the Sign Code would kick in. Mr. Poanessa indicated conversations with Code Enforcement had already begun. Discussion ensued with regards to the content. Ms. Cassimatis commented the murals deal with historical subject matter and do not advertise anything but the history of Keene. Councilor Powers suggested posting information about the Walldogs festival on the City calendar. Ms. Kessler also recommended Mr. Poanessa present the proposal to the Heritage Commission. Ms. Cassimatis asked if City Council approval was needed. Ms. Kessler advised in the affirmative if occupying the City's Right-of-Ways. Mr. Poanessa noted he wanted to present to City Council as traffic control will be needed. Regarding the potential need for a license, Ms. Kessler advised Mr. Poanessa of the protocol meeting process and offered to connect Mr. Poanessa with the City Clerk's office.

Chair Weber asked about staging. Mr. Poanessa explained the walls have to be cleaned, primed, and dry with staging in place 60 days ahead of time. He also noted they will be looking for in-kind donations from local businesses as part of the community involvement. Mr. Poanessa said they are just at the point of being ready to go to the community. Ms. Cassimatis asked about the review process; Ms. Kessler explained the process for those present. Chair Weber recommended painting on walls that are already painted. Mr. Poanessa reiterated that the painting will take place on side streets and in the alleyways; not on building facades facing Main Street. He also noted the website went live today and that information is available at www.walldogsinkeene.com.

Ms. Benik asked how other towns have documented this event. Mr. Poanessa explained the Walldogs require that the organization who applied document the entire event. He recommended looking at the Westerly, Rhode Island event on Facebook and YouTube.

Chair Weber asked why previous Walldog festivals occurred mainly in the Midwest. Mr. Poanessa explained the core group of painters is mostly from the Midwest. He also explained as the rust belt is in the Midwest this is a positive way for communities to revive their towns. Ms. Benik commented it would be exciting to be the first town in northern New England to do this.

- b. May is Mural Month** – Georgia Cassimatis on behalf of Friends of Public Art will present on the third annual Paste Paper Mural project.

Rosemarie Bernardi and Georgia Cassimatis presented to the Commission. Ms. Kessler explained Ms. Cassimatis and Ms. Bernardi have presented twice in the past. She noted the first year was a courtesy visit as the HDC regulations do not speak to what they are doing; they are not painting on unpainted brick. These are temporary mural installations and they are here to keep the Commission informed of what they are doing. Ms. Kessler noted questions raised in the past for new Commission members.

Ms. Bernardi shared her professional background and how and why she connected with Friends of Public Art. She apologized for having no mural designs to share this year, noting they are running a bit behind schedule. Ms. Bernardi said in the first year, four murals were put up. Last year they put up 17 murals, however, she is thinking this year there will be fewer. The murals are printed on paper and pasted on to surfaces such as the sides of buildings. Business owners sign a contract so they know what is going on and that it is all approved. Murals were left up for six months the first year and last year the thought was to leave them up for a year. They found not all of them lasted the year. The ones that were printed on better quality paper (rice paper) held up better than the murals that were printed on cheaper paper. One mural was taken down before Christmas and two should have been taken down but have not been removed yet due to the weather. They are not sure how long the murals will be left up this year. The murals this year will feature two Keene artists, J.A. French and Barry Faulkner, both of whom are celebrated mural artists. Ms. Bernardi noted discussions with the Historical Society and provided background information on the two artists. She also noted and discussed other murals in the City. Ms. Bernardi and Ms. Cassimatis have been discussing staggering the taking down of the murals.

Mr. Poanessa asked how difficult the murals are to remove. Ms. Bernardi said they are difficult to remove. She said they use steamers that soften the murals, get moisture behind them without damaging the brick. They cannot use a power washer but a garden hose would be helpful.

Chair Weber asked about the glue. Ms. Bernardi said it is wheat paste; a version of flour and water. She clarified for Mr. Poanessa more glue is put over the top once the mural is put up. She discussed a mural that has lasted for two years noting it is on a painted wall. Ms. Cassimatis commented the murals are not meant to last. She continued, saying that it is a gallery style show and they want the murals to stay the same as when they were put it up; this is not what wheat paste is intended for. Access to water and electricity and needing more hands are the barriers for removal. Ms. Kessler has offered to get them hooked up with City electricity. Ms. Bernardi commented this is something really unique as she knows of no other printmaking class like she teaches or any other city that does temporary art work like this. Mr. Poanessa noted the value of these temporary works of fine art.

Ms. Kimball Frank commented the art work is fabulous and noted her question had been answered about the murals that are starting to deteriorate. Ms. Kimball Frank also asked if there was a list of all the works of art that have been put up as part of this project. Ms. Cassimatis offered to send Ms. Kimball Frank the information. She added that last year Ms. Kessler did an online story map as a side project. Ms. Bernardi explained the permanent list will be available in June or July.

Ms. Benik asked how many murals would be put up this year. Ms. Bernardi suggested perhaps 12 or less. Ms. Cassimatis noted each year they have one permanent installation; the first year it was on the back of Eagle Court, and second year it was installed under the Elm Street overpass. They are working on the permanent installation for this year. In response to Chair Weber, Ms. Bernardi

noted they are working with the Walldogs group. The Walldogs are interested in large murals that can be seen from a distance and are permanent. Friends of Public Art have both permanent and temporary murals that are smaller in scale and mostly low to the ground. Continuing, Ms. Benik asked if any problems were anticipated putting up the new murals after removing the old. Ms. Bernardi replied in the negative, advising they are still trying to figure out the best removal technique. Mr. Poanessa asked if it was possible to follow in the tradition of pasting over the old ones. Ms. Bernardi suggested that may be too many layers to go through and noted the importance of taking them off and starting fresh.

There being no further questions or comments Chair Weber thanked Ms. Bernardi and Ms. Cassimatis for coming and noted the support for what they are doing.

5) Resource Ranking Update

Ms. Kessler recommended this discussion be postponed until the next meeting due to staff transitions.

6) Staff Updates

1. Mari Brunner will be taking over as staff liaison for the Historic District Commission.
2. Ms. Kessler introduced Erin Benik as a new member and noted Ms. Kimball Frank's appointment as an Alternate member.
3. The Heritage Commission had their 2nd workshop on March 3rd. The focus was on how to restore older houses. There were over 100 attendees. The next workshop is scheduled for June 2nd, and will be a tour of Keene's architectural history. They are looking for people willing to share information on their homes/be a stop on the tour.
4. Chair Webber asked for an update on the Monadnock Food Co-op expansion. Ms. Kessler reported that Historic District Commission was asked to review the Monadnock Food Co-op expansion project in December. The Heritage Commission was asked to review the application because all but one of the Historic District Commission members are Co-op members. The Historic District Commission was temporarily reconstituted using the Heritage Commission, which is allowed by state statute and City code. The Heritage Commission assumed the role and responsibilities of the Historic District Commission and held a public hearing in late December and the process went smoothly. Ms. Kessler is unsure where the project stands at the moment.

7) Next Meeting- April 18, 2018

8) Adjournment

Hearing no further business, Chair Weber adjourned the meeting at 5:47 PM.

Respectfully submitted by,
Mary Lou Sheats-Hall, Minute Taker
March 22, 2018

Reviewed and edited by Mari Brunner, Planning Technician
April 3, 2018

STAFF REPORT

COA-2014-07 Modification 1 - 37 Mechanic Street, Community Kitchen

Request:

Applicant Bob Furlone, on behalf of owner The Community Kitchen, Inc., proposes minor alterations to the building exterior including repairs to the masonry and trim. The property is ranked as a Primary resource and is located at 37 Mechanic Street (TMP# 003-05-007) in the Central Business zoning district.



Background:

This property was home to the Impervious Package Company, which was incorporated in 1883 and produced “oil cans, paint packages, pickle packages, sugar buckets, grocer’s show tubs, and syrup kegs.” Sometime around 1938 (exact date unknown), the building was converted for use by Pastimes Bowling as a bowling alley. The three-story brick building suffered greatly in the hurricane of 1938, when its entire roof was blown off and the building was wrecked down to the first floor. The building was rebuilt as a two-story brick structure, with the bowling lanes occupying the second floor. The first floor was used as a motorcycle sales room for an unknown period of time.

In 1994, the architectural firm of Weller and Michal converted the site for use as the Community Kitchen, with the lower floor housing a kitchen, dining room, offices, and cold storage, and the top floor entirely dedicated to food storage space.

The applicant requests the following actions:

1. Cleaning and repointing of brick masonry on all sides of the building.
2. Replacement of damaged/broken brick masonry on the south side of the building.
3. Replacement of window infill panels on the north and west faces of the building.
4. Repair, scraping, and painting of exterior wood trim, panels, and soffits.
5. Replacement of exterior light fixtures above existing entryways.
6. Replacement of damaged parking on the north face of the building.
7. Replacement of flashing and downspout to prevent future water damage.

The original proposal included replacing two exterior doors facing the interior lot to the north of the property; however, this work was approved administratively by staff and is not part of this application.

Per Section III.D.5 (“Repair, replacement, or repointing of exterior masonry walls”) this work is classified as a “Major Project” for review by the HDC.

STAFF REPORT

Completeness:

Staff recommends accepting as complete.

Application Analysis:

The relevant standards of the HDC Regulations are:

Section XV.A.3.b 1-3, Lighting

- “1) Lighting fixtures and poles shall be compatible in scale, design and materials with both the individual and surrounding properties.*
- 2) Only full cut-off fixtures shall be used.*
- 3) The location, level and direction of lighting shall be appropriate for the character of the area in which it is situated.”*

The applicant proposes to install new LED light fixtures above each of the existing entryways. According to the manufacturer specifications provided by the applicant, which are attached to this packet, the lights will be full cut-off and dark sky compliant and will be installed with motion sensors. The lights will be low profile and will extend 6 inches or less from the building face. The light fixtures on the primary façade of the building (facing Mechanic Street) will be concealed by the existing entrance canopies. The proposed fixtures will have a neutral LED color (4000K). This standard appears to be met.

Section XV.B.2.b 2, 3, 6, & 7, Masonry (walls and architectural trim)

- “2) Masonry shall be cleaned only when necessary to halt deterioration or remove heavy soiling.*
- 3) Masonry shall not be sandblasted or abrasively cleaned, but cleaned with the gentlest method possible, such as low-pressure cleaning at garden hose pressure, using water or detergents. Any products for cleaning or for paint or graffiti removal must be from the approved product list available from the Planning Department.*
- 6) Repointing shall be undertaken only to address deteriorated masonry or in areas where moisture infiltration is a problem. The amount of wall area to be repointed shall be limited to the affected area. The new mortar joints shall match the original as closely as possible in terms of profile, width, and mortar composition. The new mortar shall match the color of the mortar used when the building was built; or it shall match aged or weathered mortar color, whichever is more appropriate. The color of all mortar shall come from the aggregate and not the binder. Upon completion of the repointing, all remaining mortar and residual film shall be cleaned from the façade of the building.*
- 7) Brick walls that require repair with replacement brick shall be repaired with bricks that match the original as closely as possible in terms of size, color and texture.*

The applicant proposes to clean and repoint brick masonry in locations where mortar joints are deteriorated or cracked, as well as replace broken and damaged brick masonry at the locations indicated on the attached elevations. The applicant has noted that sections of the existing façade are deteriorating and have suffered water damage, which is the reason for the proposed alterations. According to the applicant, no sandblasting or abrasive cleaning will take place. The applicant has noted that new brick will match the existing brick in terms of color, size, and texture. Please see attached for information about the proposed cleaning products and mortar submitted by the applicant. This standard appears to be met.

STAFF REPORT



Above: Photographs of deteriorated mortar joints (left) and broken/damaged brick masonry (right) provided by applicant.

Section XV.B.3.b 1-4 Wood (siding and architectural trim)

- “1) Character-defining architectural trim shall be retained and repaired when technically and economically feasible. If the trim is sufficiently deteriorated that replacement is warranted, the new trim shall match the original in size, scale, placement, detailing, and ideally material. If substitute material is used, it shall convey the same visual appearance as the historic trim.***
- 2) If replacing missing architectural trim, the appearance and material of the new trim shall be based on physical, documentary, or pictorial evidence.***
- 3) Wood surfaces shall not be sandblasted or high-pressure washed.***
- 4) Vinyl and aluminum siding are prohibited.”***

The applicant proposes repairing or replacing rotted wood soffit and trims at the locations indicated in the attached elevations. Where it can be repaired, wood trim, soffits, and siding will be scraped, cleaned, and repainted to match the existing color. In locations where water damage is likely to continue to occur, the applicant proposes to replace the wood with a PVC material that matches the appearance of the existing trim. In addition, the applicant proposes replacing the existing damaged window infill panels on the north and west building façades, which are wood panels, with cement board that will match the existing panels in appearance. The applicant does not propose to sandblast or powerwash any exterior surfaces. This standard appears to be met.



Above: Photographs of rotted wood trim on the front façade of the building (left) and existing window infill panels on the west side of the building (right) provided by applicant.

STAFF REPORT

Section XV.B.4.b 7, Roofs and roof structures

“7) Unpainted, mill-finished aluminum shall not be used for replacement flashing, gutters, or downspouts.”

The applicant proposes installing new flashing to prevent future water damage to the building façade. In addition, the applicant proposes to replace the existing downspout on the north façade of the building, which is largely out of view from the public right-of-way. The existing downspout has been ineffective at preventing water damage, as shown in the image provided by the applicant below. The applicant has indicated that the new flashing and downspout will have a bronze or white finish. This standard appears to be met.



Left: Photograph that shows the existing downspout on the north face of the building and water damage to the surrounding parging. Image provided by applicant.

Recommendation:

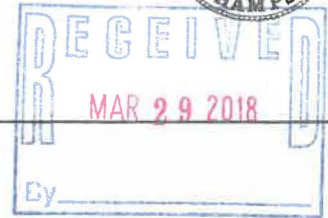
If the Board is inclined to approve this application, the following motion is recommended:

Approve COA-2014-07, Mod. 1 for exterior work at the Community Kitchen, 37 Mechanic Street, Keene, Cheshire County, NH, as presented in the application and on sheets A2.1 through A2.4 prepared by Weller and Michal Architects, Inc. on February 8, 2018 at a scale of 1/4"=1' and submitted to the Planning Department on March 29, 2018 by Bob Furlone, on behalf of owner, The Community Kitchen Inc. with the following conditions:

- 1. Staff approval of a mockup of any new brick and of mortar color, thickness, and type prior to conducting masonry repair.*
- 2. Staff approval of a cleaned test patch in an unobtrusive location prior to conducting cleaning of brick masonry.*

HISTORIC DISTRICT COMMISSION

MAJOR PROJECT APPLICATION



A	Project Name: The Community Kitchen	For Staff Use Only: Date Received :
		Planning Department File # <u>COA-2014-07 MOD 1</u>

Tax Map Parcel number(s) <u>003 - 05 - 007</u>	Project Address: 37 Mechanic Street
	Square Footage of Parcel: 15,200 sf (0.349 acres)
	Zoning District: CENTRAL BUSINESS

Applicant	Name: Bob Furlone, Board Member	Owner	Name: The Community Kitchen Inc.
	Address: 37 Mechanic Street Keene NH 03431		Address: 37 Mechanic Street Keene NH 03431
	Telephone/Email: bfurlone@furlonellc.com		Telephone/Email: pbray@thecommunitykitchen.onmicrosoft.com
	Signature:		Signature:
Date: 3/29/2018	Date: 3/29/2018		

B	Descriptive Narrative Including:	<input checked="" type="checkbox"/> Type of alteration <input checked="" type="checkbox"/> Reason for alteration <input checked="" type="checkbox"/> Location of alteration <input checked="" type="checkbox"/> Material selection <input checked="" type="checkbox"/> Site features <input checked="" type="checkbox"/> Landscape features	Exemptions Requested (for materials not submitted) Circle one: YES NO (If YES see section H)
			For Staff Use Only: Date of Pre-Application Meeting <u>3-29-18</u> Date Application is Complete _____

C	A complete application must include the following:	
	<input checked="" type="checkbox"/> Two (2) copies of completed application forms <input type="checkbox"/> Two (2) copies of Descriptive Narrative <input type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters <input type="checkbox"/> Signed and Notarized Abutters List <input type="checkbox"/> Two (2) sets of Mailing Labels for abutters	<input type="checkbox"/> Copies of any Zoning Board of Adjustment actions <input type="checkbox"/> Three (3) copies of site plan (see Section D) <input type="checkbox"/> Three (3) color copies of architectural elevations (see Section E) <input type="checkbox"/> Scale and Massing Depictions (see Section F) <input type="checkbox"/> Material Examples (see Section G)



WELLER & MICHAL ARCHITECTS

POB 360, 71 Main Street, Harrisville, NH 03450

603-827-3840

www.wapm.com

ARCHITECTURE ● PLANNING ▲ INTERIORS

March 29, 2018

To: Keene Planning Board / Keene Historic District Commission

Re: Major Project Application for The Community Kitchen

DESCRIPTIVE NARRATIVE

On behalf of The Community Kitchen, we request HDC approval of necessary and routine maintenance work impacting the exterior of this project, located at 37 Mechanic Street (The Community Kitchen).

We have a construction project underway, in which the primary scope of the work will take place inside the building. Limited work at the exterior of the building for the correction of deteriorating building elements (replacement of doors, cleaning and repointing of existing brick masonry and repairing existing exterior finishes such as painted wood trim has been specified.

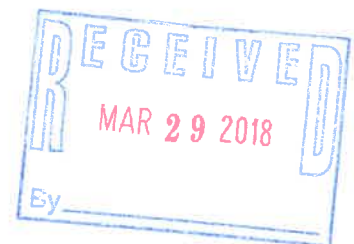
The contractor will clean & power-wash all exterior facades, repoint deteriorated masonry joints (approximately 500 square feet face area) and replace broken brick as shown on drawings. Contractor's work scope is also to replace/repair window infill panels and repair/paint exterior rotted wood trim & soffits and to scrape and repaint failing paint at wood & steel at locations indicated. Existing exterior doors facing the interior lot to the rear/north will be replaced as well. (not street side)

Please refer to 4 drawings (A2.1, A2.2, A2.3 and A2.4) submitted to the City as part of the permit package and attached to this application, as well as color photographs of the existing exterior.

Sincerely,

Charles J. Michal, Jr.

Copies: file, The Community Kitchen



COA-2014-07
mod 1

A CRACKS IN MORTAR JOINTS

TYPICAL CRACKED MORTAR JOINTS. CONTRACTOR SHALL RAKE OUT CRACKED MORTAR JOINTS AND REPOINT AT INDICATED LOCATIONS.



B DAMAGED/ROTTED WOOD (SOFFIT & TRIM)

TYPICAL ROTTED WOOD. CONTRACTOR SHALL REPLACE ROTTED WOOD AT INDICATED LOCATIONS.



C MOISTURE ISSUES ABOVE CANOPIES

CONTRACTOR SHALL PROVIDE NEW FLASHING TO PREVENT WATER MIGRATION. REFER TO DETAIL #11 ON SHEET A3.0 FOR FURTHER INFORMATION.



A CRACKS IN MORTAR JOINTS

TYPICAL CRACKED MORTAR JOINTS. CONTRACTOR SHALL RAKE OUT CRACKED MORTAR JOINTS AND REPOINT AT INDICATED LOCATIONS.



D DETERIORATED MORTAR JOINTS

TYPICAL DETERIORATED MORTAR JOINTS. CONTRACTOR SHALL REPOINT DETERIORATED MASONRY JOINTS AT INDICATED LOCATIONS.



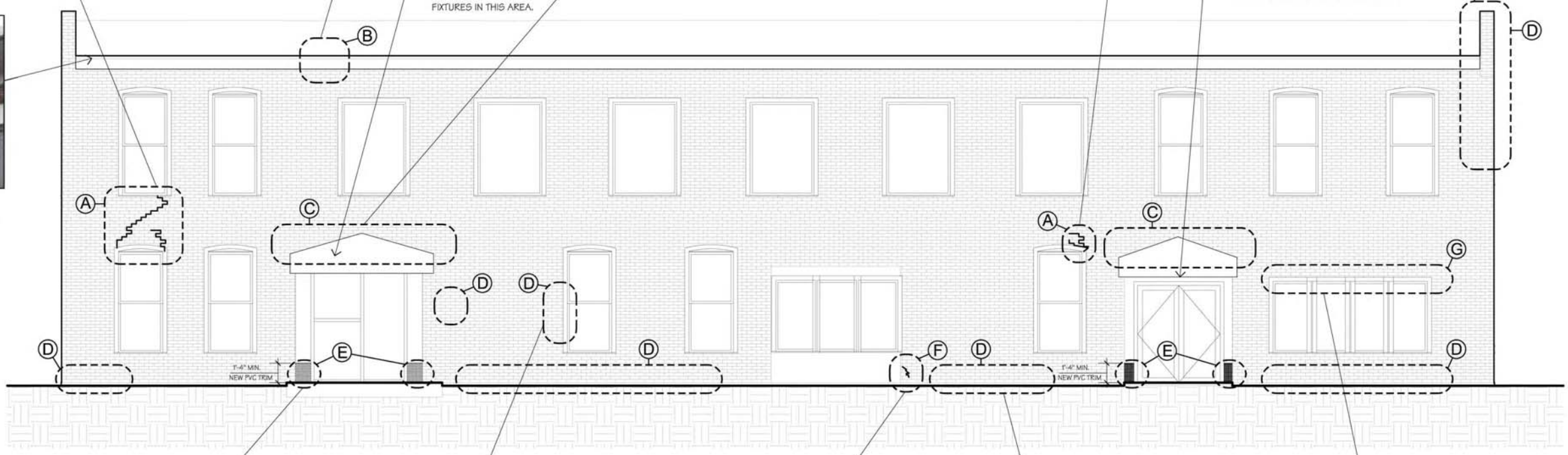
NOTE 1: MODIFY EXISTING DIVERTER OR INSTALL NEW DIVERTER TO PREVENT RUNOFF FROM FLOWING DOWN MASONRY FACADE.

NOTE 2: SCRAPE, CLEAN, AND PAINT ALL WOOD SOFFITS, PANELS, AND TRIM.

NOTE 3: CLEAN & POWERWASH EXTERIOR FACADES.

NOTE 4: APPROXIMATELY 200 SF OF MASONRY REPOINTING INDICATED ON THE SOUTH FACADE.

NOTE 5: PROVIDE CAULK JOINT AT PERIMETER OF ALL JOINTS BETWEEN MASONRY OPENING AND INFILL MATERIAL (INCLUDING AT DOOR & WINDOW LOCATIONS). TYP ALL EXTERIOR ELEVATIONS. RAKE OUT OLD CAULK AND DEBRIS AND PREP AS REQUIRED FOR CLEAN & NEAT NEW JOINT. DO NOT CAULK SILLS. ENSURE SILLS ARE FREE OF DEBRIS TO ALLOW FOR DRAINAGE OF ANY MOISTURE.



1 SOUTH ELEVATION
SCALE = 1/4" = 1'-0"



E ROTTED WOOD (TRIM)

TYPICAL ROTTED WOOD AT WET LOCATIONS. CONTRACTOR SHALL REPLACE ROTTED WOOD WITH NEW PVC TRIM AT INDICATED LOCATIONS. USE SCARF JOINT BETWEEN NEW AND EXISTING. PROVIDE GAP BETWEEN EXISTING CONCRETE & NEW PVC TRIM TO ALLOW FOR EXPANSION & CONTRACTION, CAULK GAP.



D DETERIORATED MORTAR JOINTS

TYPICAL DETERIORATED MORTAR JOINTS. CONTRACTOR SHALL REPOINT DETERIORATED MASONRY JOINTS AT INDICATED LOCATIONS.



F DAMAGED / BROKEN MASONRY

TYPICAL DAMAGED MASONRY UNITS. CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED MASONRY UNITS AT INDICATED LOCATIONS. ANY NEW BRICK SHALL MATCH EXISTING, PATCH NEATLY.



D DETERIORATED MORTAR JOINTS

TYPICAL DETERIORATED MORTAR JOINTS. CONTRACTOR SHALL REPOINT DETERIORATED MASONRY JOINTS AT INDICATED LOCATIONS.



G PAINT AT STEEL LINTELS

TYPICAL DETERIORATED PAINT FINISH AT STEEL LINTELS. CONTRACTOR SHALL SCRAPE, CLEAN, & REPAINT ALL EXPOSED STEEL LINTELS. TREAT WITH OSPHO RUST CONVERTER/METAL PRIMER BEFORE REPAINTING



71 Main Street
POB 360
Harrisville, NH 03450
Phone (603) 827-3840
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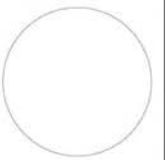
THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE BUILDING SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

South Exterior Elevation
2018 Community Kitchen Renovation
The Community Kitchen, Inc.
37 Mechanic Street Keene NH

Revision Schedule

#	Description	Date
1	Bidding	5 Feb 2018

DATE DISTRIBUTION



A2.1

G PAINT AT STEEL LINTELS

TYPICAL DETERIORATED PAINT FINISH AT STEEL LINTELS. CONTRACTOR SHALL SCRAPE, CLEAN, & REPAINT ALL EXPOSED STEEL LINTELS. TREAT WITH O5PHO RUST CONVERTER/METAL PRIMER BEFORE REPAINTING



G PAINT AT STEEL LINTELS

TYPICAL DETERIORATED PAINT FINISH AT STEEL LINTELS. CONTRACTOR SHALL SCRAPE, CLEAN, & REPAINT ALL EXPOSED STEEL LINTELS.



SEAL ALL JOINTS BETWEEN MASONRY AND INFILL MATERIAL WITH CAULK, TYPICAL AT ALL MASONRY OPENINGS.

H CRACK IN CAST WINDOW SILL

CLEAN CRACK AND REMOVE ANY DEBRIS. SEAL CRACK IN CAST WINDOW SILL WITH POLYURETHANE CONCRETE CRACK SEALANT.



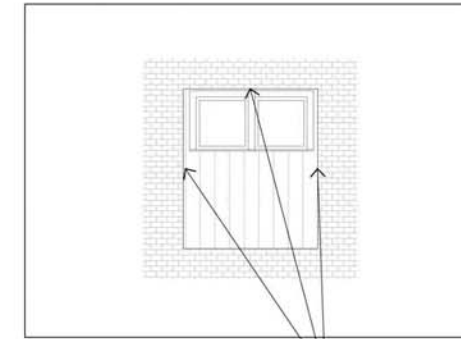
I SEAL EXISTING PENETRATIONS

SEAL UNSEALED THRU-WALL PENETRATIONS WITH SEALANT DESIGNED FOR MATERIALS AT EACH PENETRATION LOCATION. INSTALL SEALANT ACCORDING TO SEALANT MANUFACTURER'S INSTALLATION INSTRUCTIONS.



J CAULK JOINTS

TYPICAL DETAIL FOR CAULKING OPENINGS BETWEEN MASONRY OPENINGS & INFILL MATERIAL. SEAL ALL JOINTS BETWEEN MASONRY AND INFILL MATERIAL WITH CAULK.



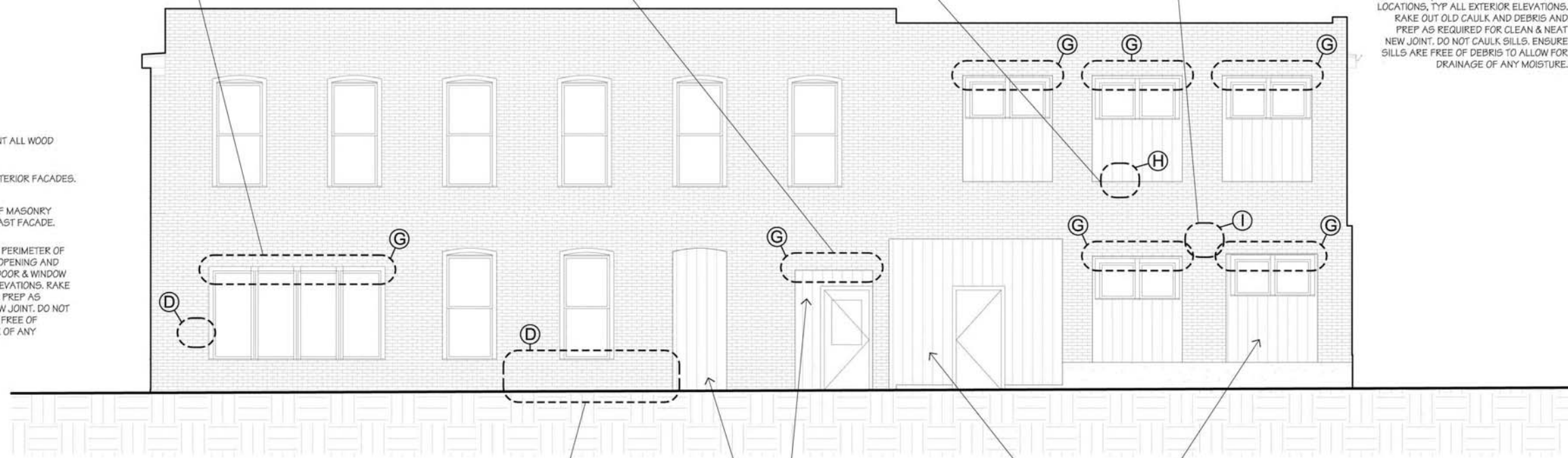
CAULK JOINT AT PERIMETER OF ALL JOINTS BETWEEN MASONRY OPENING AND INFILL MATERIAL (INCLUDING AT DOOR & WINDOW LOCATIONS, TYP ALL EXTERIOR ELEVATIONS. RAKE OUT OLD CAULK AND DEBRIS AND PREP AS REQUIRED FOR CLEAN & NEAT NEW JOINT. DO NOT CAULK SILLS. ENSURE SILLS ARE FREE OF DEBRIS TO ALLOW FOR DRAINAGE OF ANY MOISTURE.

NOTE 1: SCRAPE, CLEAN, AND PAINT ALL WOOD SOFFITS, PANELS, AND TRIM.

NOTE 2: CLEAN & POWERWASH EXTERIOR FACADES.

NOTE 3: APPROXIMATELY 50 SF OF MASONRY REPOINTING INDICATED ON THE EAST FACADE.

NOTE 4: PROVIDE CAULK JOINT AT PERIMETER OF ALL JOINTS BETWEEN MASONRY OPENING AND INFILL MATERIAL (INCLUDING AT DOOR & WINDOW LOCATIONS, TYP ALL EXTERIOR ELEVATIONS. RAKE OUT OLD CAULK AND DEBRIS AND PREP AS REQUIRED FOR CLEAN & NEAT NEW JOINT. DO NOT CAULK SILLS. ENSURE SILLS ARE FREE OF DEBRIS TO ALLOW FOR DRAINAGE OF ANY MOISTURE.



1 EAST ELEVATION
SCALE = 1/4" = 1'-0"



D DETERIORATED MORTAR JOINTS

TYPICAL DETERIORATED MORTAR JOINTS. CONTRACTOR SHALL REPOINT DETERIORATED MASONRY JOINTS AT INDICATED LOCATIONS.

SEE ELECTRICAL DRAWINGS FOR NEW EXTERIOR LIGHT FIXTURES IN THIS AREA.

SCRAPE, CLEAN, & REPAINT ALL WOOD PANELS, SOFFITS, & TRIM, TYP. ALL ELEVATIONS.



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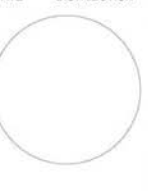
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East Exterior Elevation
2018 Community Kitchen Renovation
The Community Kitchen, Inc.
37 Mechanic Street Keene NH

Revision Schedule

#	Description	Date
1	Bidding	5 Feb 2018

DATE DISTRIBUTION



A2.2

PROJECT ARCHITECT
14.01.23
PROJECT NO. J1430

G PAINT AT STEEL LINTELS

TYPICAL DETERIORATED PAINT FINISH AT STEEL LINTELS. CONTRACTOR SHALL SCRAPE, CLEAN & REPAINT ALL EXPOSED STEEL LINTELS. TREAT WITH OSPHO RUST CONVERTER/METAL PRIMER BEFORE REPAINTING



K INSTALL NEW CEMENT BOARD

INSTALL NEW CEMENT PANEL VERTICAL SIDING FINISH OVER EXISTING MATERIAL AT THESE LOCATIONS. PANEL TO MATCH EXISTING ADJACENT VERTICAL INFILL SIDING IN APPEARANCE. CONTRACTOR SHALL PROVIDE SAMPLES TO ARCHITECT FOR APPROVAL PRIOR TO INSTALL.



G PAINT AT STEEL LINTELS

TYPICAL DETERIORATED PAINT FINISH AT STEEL LINTELS. CONTRACTOR SHALL SCRAPE, CLEAN & REPAINT ALL EXPOSED STEEL LINTELS. TREAT WITH OSPHO RUST CONVERTER/METAL PRIMER BEFORE REPAINTING



REMOVE EXISTING WINDOW FRAME OPENING WITH WOOD AND INSULATE CAVITIES WITH MINERAL WOOL (MIN. R20). AT INTERIOR - GYP. BD. FINISH TO BE FLUSH WITH EXISTING GYP. BD. FINISH. AT EXTERIOR - PROVIDE CEMENT PANEL VERTICAL SIDING FINISH TO MATCH EXISTING ADJACENT VERTICAL WOOD SIDING IN APPEARANCE. CONTRACTOR SHALL PROVIDE SAMPLES TO ARCHITECT FOR APPROVAL PRIOR TO INSTALL.

REMOVE & REPLACE EXISTING PROTECTIVE FLASHING & INSTALL NEW ALUMINUM DOWNSPOUT. DIVERT NEW DOWNSPOUT AWAY FROM BUILDING.

SCRAPE, CLEAN, PRIME, & PAINT EXISTING STEEL SUPPORT & FREEZER/COOLER MECHANICAL PLATFORM. TREAT WITH OSPHO RUST CONVERTER/METAL PRIMER BEFORE REPAINTING

SEE ELECTRICAL DRAWINGS FOR NEW EXTERIOR LIGHT FIXTURES IN THIS AREA.

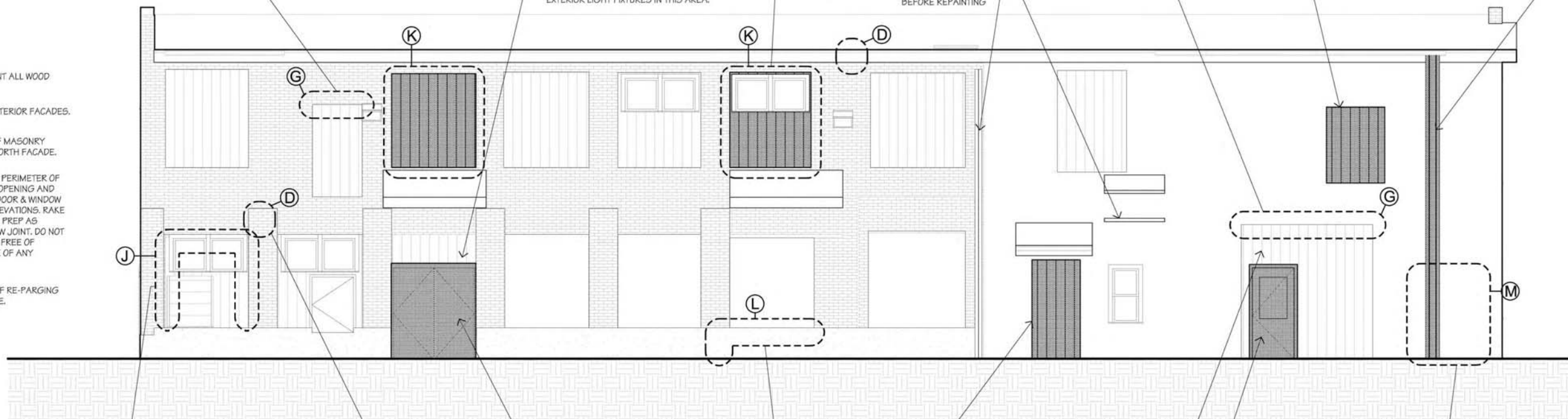
NOTE 1: SCRAPE, CLEAN, AND PAINT ALL WOOD SOFFITS, PANELS, AND TRIM.

NOTE 2: CLEAN & POWERWASH EXTERIOR FACADES.

NOTE 3: APPROXIMATELY 10 SF OF MASONRY REPOINTING INDICATED ON THE NORTH FACADE.

NOTE 4: PROVIDE CAULK JOINT AT PERIMETER OF ALL JOINTS BETWEEN MASONRY OPENING AND INFILL MATERIAL (INCLUDING AT DOOR & WINDOW LOCATIONS, TYP ALL EXTERIOR ELEVATIONS. RAKE OUT OLD CAULK AND DEBRIS AND PREP AS REQUIRED FOR CLEAN & NEAT NEW JOINT. DO NOT CAULK SILLS. ENSURE SILLS ARE FREE OF DEBRIS TO ALLOW FOR DRAINAGE OF ANY MOISTURE.

NOTE 5: APPROXIMATELY 40 SF OF RE-PARGING INDICATED ON THE NORTH FACADE.



1 NORTH ELEVATION
SCALE = 1/4" = 1'-0"

REMOVE EXISTING DOORS AND FRAME AND REPLACE WITH NEW DOORS AND FRAME AT THIS LOCATION.

REMOVE EXISTING DOOR AND FRAME AND INSULATE CAVITIES WITH MINERAL WOOL (MIN. R20). AT INTERIOR - FRP FINISH TO BE FLUSH WITH EXISTING FRP FINISH. AT EXTERIOR - PROVIDE CEMENT PANEL VERTICAL SIDING FINISH TO MATCH EXISTING ADJACENT VERTICAL WOOD SIDING IN APPEARANCE. CONTRACTOR SHALL PROVIDE SAMPLES TO ARCHITECT FOR APPROVAL PRIOR TO INSTALL.

REMOVE EXISTING DOOR AND FRAME AND REPLACE WITH NEW DOOR AND FRAME.
SEE ELECTRICAL DRAWINGS FOR NEW EXTERIOR LIGHT FIXTURES IN THIS AREA.



J CAULK JOINTS

TYPICAL DETAIL FOR CAULKING OPENINGS BETWEEN MASONRY OPENINGS & INFILL MATERIAL. SEAL ALL JOINTS BETWEEN MASONRY AND INFILL MATERIAL WITH CAULK



D DETERIORATED MORTAR JOINTS

TYPICAL DETERIORATED MORTAR JOINTS. CONTRACTOR SHALL REPOINT DETERIORATED MASONRY JOINTS AT INDICATED LOCATIONS.



L DAMAGED / CRACKED CONCRETE

TYPICAL DAMAGED CONCRETE. CONTRACTOR SHALL REMOVE LOOSE MATERIAL AND PATCH WITH NEW CONCRETE AT INDICATED LOCATIONS. FORM AS REQUIRED AND TAMP / VIBRATE FOR TIGHT, DENSE, AND SMOOTH PATCH WITHOUT VOIDS. CONTRACTOR SHALL SEAL WITH POLYURETHANE CONCRETE SEALANT FOR CRACKS TOO NARROW TO RECEIVE A NEW CONCRETE PATCH. CONTRACTOR SHALL PAINT PATCHWORK TO MATCH EXISTING.



M DETERIORATED & DAMAGED PARGING

TYPICAL DETERIORATED PARGING AT EXTERIOR WALL. CONTRACTOR SHALL REMOVE ANY LOOSE PARGING, CLEAN SURFACE, AND REPAIR AREA TO MATCH EXISTING IN TEXTURE & APPEARANCE.



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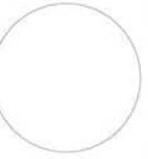
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North Exterior Elevation
2018 Community Kitchen Renovation 37 Mechanic Street Keene NH
The Community Kitchen, Inc.

Revision Schedule		
#	Description	Date
1	Bidding	5 Feb 2018

DATE DISTRIBUTION



A2.3

PROJECT ARCHITECT
Chad...
PROJECT NO. J1430

A **CRACKS IN MORTAR JOINTS**
 TYPICAL CRACKED MORTAR JOINTS. CONTRACTOR SHALL RAKE OUT CRACKED MORTAR JOINTS AND REPOINT AT INDICATED LOCATIONS.



K **INSTALL NEW CEMENT BOARD**
 INSTALL NEW CEMENT PANEL VERTICAL SIDING FINISH OVER EXISTING MATERIAL AT THESE LOCATIONS. PANEL TO MATCH EXISTING ADJACENT VERTICAL INFILL SIDING IN APPEARANCE. CONTRACTOR SHALL PROVIDE SAMPLES TO ARCHITECT FOR APPROVAL PRIOR TO INSTALL.



A **CRACKS IN MORTAR JOINTS**
 TYPICAL CRACKED MORTAR JOINTS. CONTRACTOR SHALL RAKE OUT CRACKED MORTAR JOINTS AND REPOINT AT INDICATED LOCATIONS.

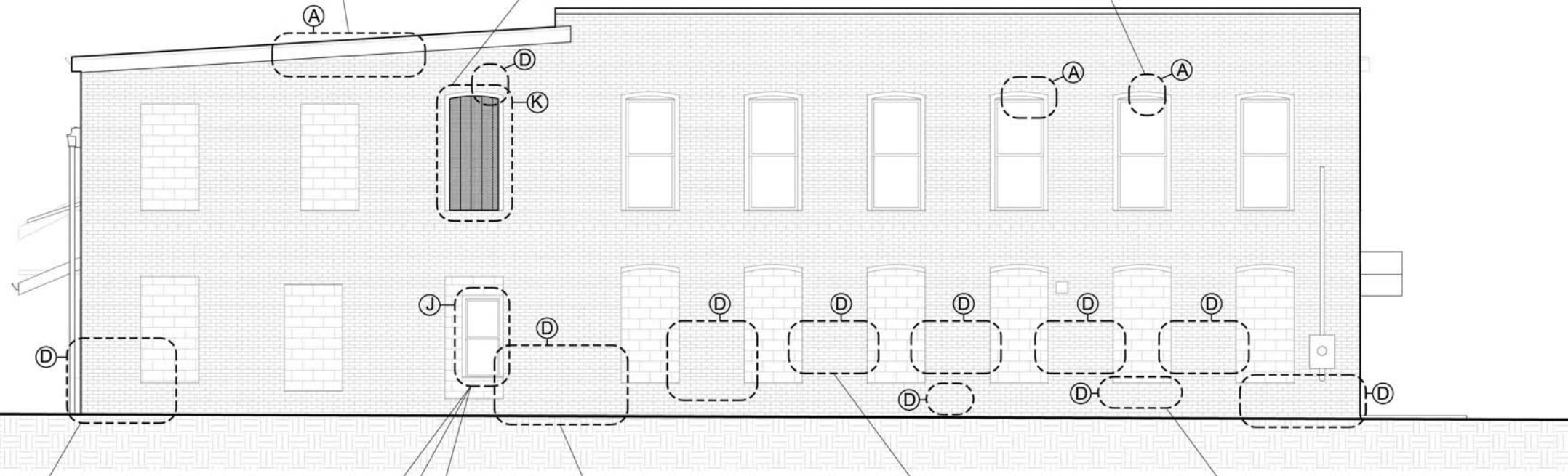


NOTE 1: SCRAPE, CLEAN, AND PAINT ALL WOOD SOFFITS, PANELS, AND TRIM.

NOTE 2: CLEAN & POWERWASH EXTERIOR FACADES.

NOTE 3: APPROXIMATELY 190 SF OF MASONRY REPOINTING INDICATED ON THE WEST FACADE.

NOTE 4: PROVIDE CAULK JOINT AT PERIMETER OF ALL JOINTS BETWEEN MASONRY OPENING AND INFILL MATERIAL (INCLUDING AT DOOR & WINDOW LOCATIONS, TYP ALL EXTERIOR ELEVATIONS. RAKE OUT OLD CAULK AND DEBRIS AND PREP AS REQUIRED FOR CLEAN & NEAT NEW JOINT. DO NOT CAULK SILLS. ENSURE SILLS ARE FREE OF DEBRIS TO ALLOW FOR DRAINAGE OF ANY MOISTURE.



1 WEST ELEVATION
 SCALE = 1/4" = 1'-0"



D **DETERIORATED MORTAR JOINTS**
 TYPICAL DETERIORATED MORTAR JOINTS. CONTRACTOR SHALL REPOINT DETERIORATED MASONRY JOINTS AT INDICATED LOCATIONS.



J **CAULK JOINTS**
 TYPICAL DETAIL FOR CAULKING OPENINGS BETWEEN MASONRY OPENINGS & INFILL MATERIAL. SEAL ALL JOINTS BETWEEN MASONRY AND INFILL MATERIAL WITH CAULK.



D **DETERIORATED MORTAR JOINTS**
 TYPICAL DETERIORATED MORTAR JOINTS. CONTRACTOR SHALL REPOINT DETERIORATED MASONRY JOINTS AT INDICATED LOCATIONS.



D **DETERIORATED MORTAR JOINTS**
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D **DETERIORATED MORTAR JOINTS**
 TYPICAL DETERIORATED MORTAR JOINTS. CONTRACTOR SHALL REPOINT DETERIORATED MASONRY JOINTS AT INDICATED LOCATIONS.



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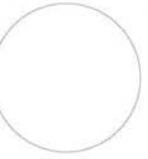
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West Exterior Elevation
 2018 Community Kitchen Renovation
 The Community Kitchen, Inc.
 37 Mechanic Street Keene NH

Revision Schedule		
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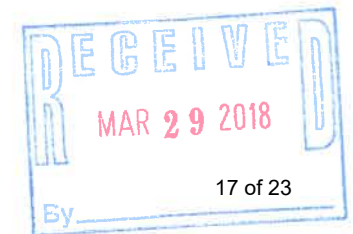


A2.4

PROJECT ARCHITECT
 16.01.23
 PROJECT NO. J1430



COA-2014-07
M-1





COA-2014-07
M. L



DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaires provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

SPECIFICATION FEATURES

Construction

Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W, 81W and 102W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens

assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaires are thermally optimized with eight lumen packages in cool 5000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

Electrical

LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 58W, 81W and 102W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available in 58W and 81W models only. Crosstour MAXX luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

Emergency Egress

Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Area and Site Pole Mounting

Optional extruded aluminum 6-1/2" arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

Finish

Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

Five-year warranty.



XTOR CROSSTOUR MAXX LED

APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING



CERTIFICATION DATA

UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
NOM Compliant Models
3G Vibration Tested
UL924 Listed (CBP Models)
IP66 Rated
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

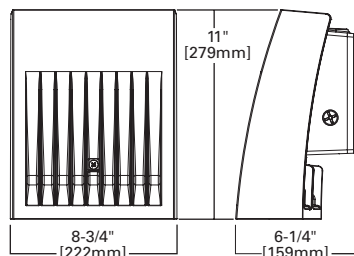
Effective Projected Area (Sq. Ft.):
XTOR6B, XTOR8B, XTOR12B=0.54
With Pole Mount Arm=0.98

SHIPPING DATA:

Approximate Net Weight:
12-15 lbs. [5.4-6.8 kgs.]

DIMENSIONS

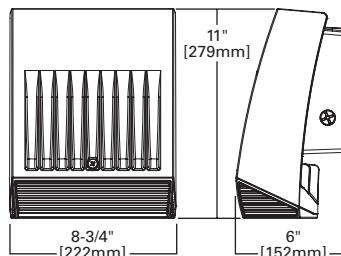
FULL CUTOFF



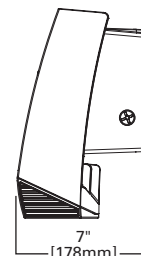
DEEP BACK BOX



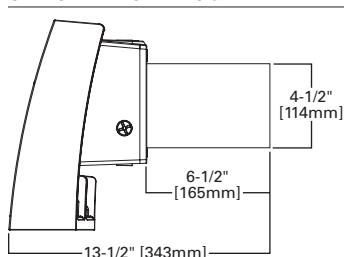
REFRACTIVE LENS



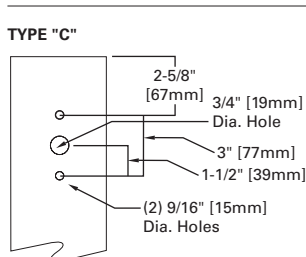
DEEP BACK BOX



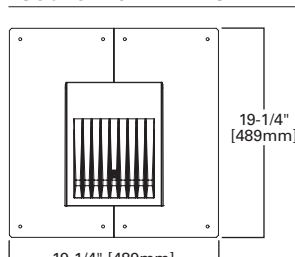
OPTIONAL POLE MOUNT ARM



ARM DRILLING



ESCUTCHEON PLATES





MERU Series

LED GENERAL & EMERGENCY LIGHTING



PROJECT: TCK
 FIXTURE TYPE: Emergency
 LOCATION: Emergency
 CONTACT/PHONE: _____

PRODUCT DESCRIPTION

The MERU Series is an architectural, low-profile outdoor light, offering "normally On" AC and emergency lighting with powerful LED illumination. The housing is fully sealed and gasketed, and has an IP65 rating. Designed for wall mounting with universal K/O pattern in back-plate for easy installation to most standard size junction boxes. Includes a single 1/2" NPT conduit entry in the top, center of the housing. Illumination provided by 8 high power LEDs which achieve 1,600 lumens in AC and 600 lumens in emergency. LED color at 4000K.

PRODUCT SPECIFICATIONS

CONSTRUCTION
 Die cast aluminum housing with superior heat sink • Scratch resistant Polyester powder coat finish • UV resistant polycarbonate lens • Snap-fit housing and mounting plate are held together by four stainless steel clips • Universal mounting pattern molded into the back plate • 1/2" threaded top access for surface conduit installation • Silicone rubber seal with hollow center, shape adaptive design protects the electrical components • Junction box neoprene seal is attached to the back plate for a weather proof installation • Dark Bronze or White textured finish.

ELECTRICAL
 Dual voltage 120/277VAC 60Hz input • Solid state charging and switching • Battery low voltage disconnect • AC power indicator and test switch at the bottom of the unit • Standard with Self Diagnostics to monitor proper operation.

LAMPS
 Supplied with eight (8) LG SMD 4000K LED'S • L70 > 72,000hours • 17 Watts total (32 Watts with IH option) • 1600 Lumens in AC mode, 600 Lumens in Emergency mode • Full cut-off optics for Dark Sky compliance

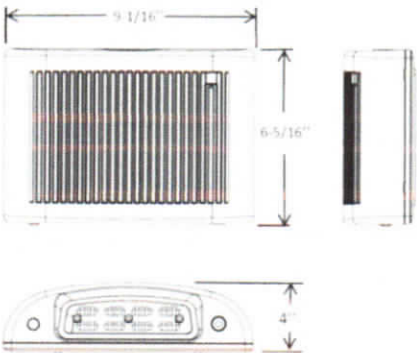
BATTERY
 Maintenance-free, long-life rechargeable NiCad battery will operate fixture for a minimum of 90 minutes in the event of a power outage • 24 hour recharge after 90 minute discharge.

CODE COMPLIANCE
 UL924 • Listed for wet location applications (0°C-50°C) • Optional "IH" cold weather package for (-40°C-50°C) • IP65 Rated • NFPA 101 Life Safety Code compliant • NEC and OSHA compliant • DLC Listed • RoHS Compliant

WARRANTY
 5-year warranty. Product specifications subject to change without notice.

INSTALLATION

MOUNTING
 Suitable for indoor or outdoor wall mounting on junction box, or with surface conduit using the supplied 1/2" threaded top access • Mounting plate has molded universal mounting pattern for simple mounting over junction box.



ACEM Model (NiCad Battery Backup)

Integral photocell: Unit operates as a dusk to dawn luminaire and in the event of a power failure as an emergency light.

Remote Switched: The integral photocell can be defeated to allow remote switching for normal operation. In the event of a power failure unit operates as an emergency light.

ORDERING INFORMATION

model	operation mode	housing color	options
MERU-LED	ACEM = General & Emergency Lighting AC = General Lighting	DB = Dark Bronze WH = White BK = Black NK = Nickel	Self-Diagnostics & Photocell (Included Standard) IH = Internal Heater PIR = Passive Infra-Red Motion Sensor

Ordering Example: MERU-ACEM-DB

Your choice



DIEDRICH 101 MASONRY RESTORER

1. PRODUCT NAME:

DIEDRICH 101 MASONRY RESTORER
Heavy Duty/Super Concentrate
FOR CONTRACTOR USE ONLY

MANUFACTURER:

Diedrich Technologies Inc.
A Hohmann & Barnard Company
310 Wayto Road, Schenectady, NY 12303
Toll Free: 800-283-3888
Internet: www.diedrichtechnologies.com

3. PRODUCT DESCRIPTION:

DIEDRICH 101 MASONRY RESTORER combines acids and a biodegradable detergent into a powerful concentrated cleaner for masonry surfaces. This formula penetrates, dissolves, and suspends grime for easy removal by flushing the treated areas with a pressure washer. Removes most airborne dirt, atmospheric carbon, rust, mildew, algae, fungus, exhaust residue, industrial pollutants, weathering discoloration, fire and smoke damage, and most other stains from rough and smooth surfaces of brick, sandstone, field stone, stucco, swimming pools, clay tiles, some limestones (do not use on Indiana Limestone - will cause oxidation rust burns; use 707X or 808X LIMESTONE CLEANERS), asbestos and slate shingles, metal and wood. The 101 MASONRY RESTORER is applied by low pressure spray, roller, or soft fiber brush. Diedrich 101 MASONRY RESTORER offers a sensible alternative to damaging sandblasting with these advantages:

- A. RETAINS the original outer masonry "skin" for natural color and appearance.
- B. KEEPS mortar joints intact and structurally sound, thus avoiding costly and unnecessary tuckpointing.
- C. PRESERVES delicate architectural carvings and delicate moldings.
- D. WATERSOLUBLE AND BIODEGRADABLE formula and creates no ecological problems of sand nuisance and dust pollution.

Limitations:

Products ability to clean is limited where walls, in a bad state of repair, are deeply stained by water penetration through parapets, copings, cornices, belt courses, sills and missing joints. On granite, terracotta, glazed tile and face brick, use DIEDRICH 101G. Do not use DIEDRICH 101 on marble surfaces, use 910 or 910 PM. 101 is not recommended for cleaning concrete surfaces, use 900X, 960 or 101G.

4. TECHNICAL DATA:

PHYSICAL FORM:
Clear aqueous light amber liquid.
Specific Gravity: 1.09
pH: <1.0 (1:10 dilution - 5.3)
Coverage: Coverage will vary according to the porosity of the masonry and the amount of accumulated dirt. As a rule of thumb, however, 1 gallon of diluted (1:1) 101 will clean up to 200 sq. ft. of surface. Increased coverage with dilution.

5. APPLICATION: Safety Precautions:

PERSONNEL: All workers must be protected by rubber or polyethylene complete body coverage suits, boots, gloves, face shield, splash goggles, and protective head gear. Avoid contact with eyes and skin.

ADJACENT AREAS: Protect all glass, vegetation, electrical, anodized aluminum, painted surfaces, asphalt roofing, cars and other adjacent items, buildings and occupants with proper precautions, plastic coverings, and by soaking with water. Avoid drift as it may injure passersby or damage vehicles. Divert traffic. KEEP OUT OF REACH OF CHILDREN AND ANIMALS. Safety lines and suspended scaffolding must be equipped with steel or synthetic fiber ropes. THIS PRODUCT WILL ETCH GLASS AND ALUMINUM. PROTECTION WITH PLASTIC SHEETS IS IMPERATIVE.

TEST PROCEDURES:

A test patch MUST be cleaned prior to full scale cleaning operations. The test patch is necessary to determine compatibility, dilution rates, and required end results. Individual surface types must be tested. Inspection of the test areas should occur after the surface has thoroughly dried. The test patch should be available for inspection and approval, then remain as the standard for the project.

METHODS/APPLICATION:

The 101 MASONRY RESTORER can be diluted one part cleaner to up to 10 parts water, depending upon the type of masonry, the degree of accumulated dirt and the method of application and rinse to be used. Best time to rise is within 2 to 5 minutes. In most cases, prewet wall to avoid streaking or bleaching of masonry surface. The most effective method of application is with an ACID-RESISTANT AIRLESS LOW-PRESSURE APPLICATOR PUMP - THE DIEDRICH ACID EXPRESS, or with a soft densely fibered synthetic acid brush, followed by a pressure washer equipped to produce 500 PSI. Wash until sudsing ceases. Working from top to bottom or bottom to top are all acceptable techniques. To avoid streaking on hard face brick keep lower areas wet and rinsed OR apply and wash from bottom working up and then a

final rinse coming down. When applying outside occupied building, all windows, air intakes and exterior air-conditioning vents should be covered or shut down during and for 30 minutes following application. Hot water will improve cleaning and also extends the season.

6. AVAILABILITY AND COST:

Available through a network of 1500 dealers and over 2000 contractors located throughout the United States, Canada, Mexico and Europe. Cost will fluctuate according to the type of masonry to be cleaned, freight and labor costs and other variables.

7. WARRANTY:

ALWAYS USE A TEST SAMPLE TO DETERMINE DESIRED RESULTS. PRODUCT FREEZES BELOW 32°F, AND MAY BE ADVERSELY AFFECTED BY COLD WEATHER. DIEDRICH TECHNOLOGIES, INC., warrants that the product will conform to the description and specifications set forth on the product label and will be free from defects in material and workmanship. The exclusive remedy of the Buyer in the event that the product does not so conform shall be the replacement of the product. This warranty is expressly made in lieu of any and all other warranties expressed or implied, including the warranties of merchantability and fitness, and Diedrich Technologies, Inc., shall not be liable for any loss or damage, directly or indirectly, arising from the use of such merchandise or for consequential or incidental damages.

While Diedrich Technologies Inc. believes that the data contained herein is accurate and the information is based on test and data believed to be reliable, it is the user's responsibility to determine the safety, toxicity and suitability for his own use of the product described herein. Manufacturer shall not be responsible for any contamination, or related testing or removal costs resulting from use of this lead-free product on any material containing lead or other toxic or environmentally hazardous substances. Since the actual use, by others, is beyond our control, no guarantee, expressed or implied is made by Diedrich Technologies Inc., as to the effects of such use, the results to be obtained, or the safety and toxicity of the product referred to herein. Nor is the information herein to be construed as absolutely complete since additional information may be necessary or desirable when particular conditions or circumstances exist or because of applicable laws or governmental regulations. All claims of any kind against manufacturer arising from or related to this product in any way shall be decided by binding arbitration in accordance with the Construction Industry Arbitration rules of the American Arbitration Association.

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PROFESSIONAL GRADE RESTORATION CLEANER AND STAIN REMOVER

DESCRIPTION AND USE

- OneRestore® is for professional use only!
- OneRestore® is appropriate for multiple surface restoration
- Restores many types of exterior building cladding including limestone, terra cotta, concrete, EIFS, glass, anodized aluminum, uncoated stainless steel, brick, block, wood, cast stone, unpolished stone, exterior tile, aluminum, painted surfaces and vinyl.
- Removes color stain from most surfaces
- Removes, cleans and de-blushes many sealers

ADVANTAGES

- Excellent for removing virtually all stains including mineral and metal oxide stains.
- Reduces liability.
- Low odor means it can easily be used for interior cleaning
- Spray-on/spray-off application process improves productivity
- One product restoration simplifies the process and reduces protection requirements
- VOC compliant

LIMITATIONS

- Do not allow product to dry on the surface. Always rinse thoroughly.
- Do not use on polished stone and metallic oxide film used for tinting or self cleaning glass.
- Not suitable for certain low-fire tiles when using an extended dwell time (always pre-test small area first) * Do not allow product to dry on surface. Rinse thoroughly.
- Not recommended for restoration of antique glass, brass, copper or bronze.
- Not recommended for horizontal surfaces, with the exception of non-colored concrete.

TECHNICAL DATA

Appearance & Odor: Amber liquid, mild odor.
Physical State: Liquid
Vapor Pressure (mmHg): N/A
Vapor Density (air=1): N/A
Boiling Point: 212° F
Freezing/Melting Point: N/A
Specific Gravity (water =1): 1.17
Evaporation Rate: Slower than ether
Solubility in Water: Complete

PREPARATION

Protect adjacent and surrounding surfaces from exposure to the cleaning solution. Cover landscape with polyethylene or other proven protective material. Wetting down foliage with water before and after the cleaning process can be an option.

SURFACE & AIR TEMPERATURES

Excessively high or low temperatures will produce poor results and possible harm. Best cleaning results are obtained when air and surface temperatures are 40° Fahrenheit or above. Do not clean when temperatures are below freezing or will be overnight. If freezing conditions exist, allow adequate time for surface to thaw. If air temperatures exceed 90° Fahrenheit, flash cool the surface with water before applying product. Do not allow products to dry on the surface. Always rinse thoroughly while still wet.

PRE-CLEANING TEST PANEL

Always test prior to beginning full-scale cleaning operations. Testing should confirm cleaning effectiveness on each type of surface and stain designated to be cleaned. Testing also determines the desired dwell time and any potential or adverse reactions with adjacent materials. Allow test panels to dry thoroughly before evaluating final appearance and results.

PRE-CLEANING -

(WINDOWS, WINDOW FRAMES, DOOR FRAMES)

Best way to test windows, window frames and door frames are to apply the suggested product to the eraser end of a pencil and put one dot on each of the surfaces in question. Let product dry on the surface. Then rinse completely and check results. You should see no effect on the surface. If this test produces any type of discoloration, do not allow the product to come in contact with these surfaces. They must be covered prior to cleaning.

DILUTION

Use undiluted (straight).

PROTECTION

Building surfaces such as glass, anodized aluminum, brick, block, and even limestone are usually not affected by OneRestore. Follow best job site practices and safety precautions. Chances of causing harm when using accepted standard practices is minimal. Elevator doors, coated stainless steel hard-ware and brass coated parts should be covered.

APPLICATION INSTRUCTIONS

Before applying, read "Preparation" section and "Precautionary Measures" under Safety Information. Recommended application is by low-pressure sprayer; brushing is not necessary. One single undiluted application will remove many stains. For deep stain removal from porous surfaces, pre-wet (do not soak) the surface with water. Use a double undiluted application, spaced three to five minutes apart without rinsing in between the applications. Craftsmanship determines the appropriate pressures for rinsing. A thorough rinse job is always recommended, however, our chemistry never requires flooding a wall. Pressures that mark or damage



Portland Cement, Lime & Sand Mortar

AMX 400 Type M, S, N

Product # AMX 400 M, S, N



3. Agitate material as necessary within its working time to maintain workability.
4. Do not add materials other than clean potable water.
5. Water with a high mineral salt content can cause efflorescence. Efflorescence occurs naturally and is beyond the control of Amerimix.
6. Do not overwater. Avoid adding excessive amounts of water that promote segregation or bleeding of the mortar, and loss of strength and durability.
7. Protect uncoated aluminum from direct contact with portland cement-based materials.
8. Shelf life not to exceed one year from date of manufacture.
9. Not to be used as grout for traffic bearing surfaces.
10. Type N to be used for above grade applications.

NOTE:

Amerimix AMX Portland Cement, Lime and Sand Mortar - AMX 400 should be installed in accordance with the provisions of applicable ASTM standards and the local building code. Always follow traditional industry best practices appropriate for the application and weather conditions. Good workmanship in conjunction with proper design and detailing assures durable, efficient, watertight construction.

Safety

READ THE SAFETY DATA SHEET (SDS) BEFORE USING THIS PRODUCT. MSDS Sheets are available on our website Amerimix.com or contact CHEMTREC (24 hours availability) 800-424-9300 for International inquiries +01-703-527-3887, or contact Amerimix Technical Services at 888-313-0755.

3. TECHNICAL DATA

Meets or exceeds the following:
ASTM C270 Property Specification Requirements

Mortar	Average Compressive Strength Minimum psi (MPa)	Water Retention Minimum %	Air Content Maximum %
Type M	28 Days 2500 (17.2)	75	12
Type S	28 Days 1800 (12.4)	75	12
Type N	28 Days 750 (5.2)	75	12

NOTES:

- Mortar is designed to meet the requirements of ASTM C270 Standard Specification for Mortar for Unit Masonry. This is a laboratory test procedure.
- Mortar should be tested in the field by ASTM C780 Standard Test Method for Preconstruction and Construction Evaluation of Mortar for Plain and Reinforced Unit Masonry.
- Due to the procedural differences between ASTM C270 and C780,

1. PRODUCT NAME

Amerimix Portland Cement, Lime & Sand Mortar - AMX 400 Type M
Amerimix Portland Cement, Lime & Sand Mortar - AMX 400 Type S
Amerimix Portland Cement, Lime & Sand Mortar - AMX 400 Type N

2. PRODUCT DESCRIPTION

Amerimix Portland Cement, Lime and Sand Mortar - AMX 400 is a factory blend of portland cement, hydrated lime and dried sand. It is specially formulated to provide high water retention, exceptional workability and superior bond strength.

Uses

- Interior or exterior applications
- Above or below grade (*Type N - Above grade only*)
- Laying or resetting brick, block and stone
- For load and non-load bearing construction

Packaging

Available in 80 lb (36.3 kg) bags and bulk bags.

Coverage

One 80 lb (36.3 kg) bag yields approximately .78 ft³ (0.02 m³) and will lay up to 12 concrete blocks or 40 - 50 standard bricks with 3/8" (9.5 mm) mortar joints, or 17 ft² (1.6 m²) of manufactured stone. One 3,000 lb (1,361 kg) bulk bag will lay up to 450 concrete blocks or 1350 standard bricks.

Limitations

1. The type of mortar selected should be coordinated with the type of application, type of masonry units and intended use. Mortars with lesser compressive strength should be used with softer masonry units or tuck pointing applications.
2. The optimal temperature range for mortar application is between 40°F and 90°F (4°C and 32°C). Application outside of this range is possible when appropriate precautions for cold or hot weather construction are implemented in compliance with ACI, PCA, ASTM, IMIAC, or Masonry Institute standards.