#23-002

BRISTOL HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 125 Thames St

2. Plat # 10 Lot # 42/60/61/62/73 Contributing 42/60/61/62/73 Non-Contributing _____

3. a. Applicant: Brady Sullivan Properties

Mailing Address: 670 N Commercial St, Manchester, NH 03101

Phone: Day (603)622-6223 Evening _____

b. Owner *(if different from applicant written authorization of owner required, see page 2)*: Russ-Realty Co., Russell Karian, Sentier Realty, and Karian Realty, Co

Mailing Address: PO Box 656, Bristol RI 02809

Phone: Day _____ Evening _____

4. a. Architect/Draftsman: Chris Lewis

Address: 670 N Commercial St, Manchester, NH 03101

Phone: Day (603)231-1936 Evening _____

b. Contractor: _____

Address: _____

Phone: Day _____ Evening _____

TOWN OF BRISTOL
COMMUNITY DEV.
2023 JAN 13 AM 11:36

5. Work Category:

_____ Replacing in-kind* *authorization required* _____

_____ New Structure(s)

_____ Partial Demolition of Structure(s)

_____ Addition to Structure(s)

_____ Total Demolition of Structure(s)

X Remodeling of Structure

_____ Sign(s) / Landscaping Features

6. Description of proposed work:

Conversion of existing building to mixed use building with +/-6,479 SF of commercial space and 127 residential units.

*All changes must match the existing in materials, design and configuration.

Check here if continued on additional sheets. ☐

7. Included with the application (check those applicable):

PHOTOGRAPHS: Please label all photographs submitted.

X Overall view of property from street(s) X Overall views of building

_____ Existing details to be altered by work

_____ Other (Identify) _____

Drawings: Maximum size accepted: 11" x 17"

X Site Plan(s) (drawn to scale) X Floor plan(s) (drawn to scale)

X Exterior Elevations X Details

OTHER: _____ Renderings _____Catalogue Cuts _____Specifications

_____Other (Identify) _____

Chris Lewis
Applicant's Name – Printed

Christopher J Lewis Digitally signed by Christopher J Lewis Date: 2023.01.12 13:23:47 -05'00'
Applicant's Signature

Date: 1/13/23

_____
Owner Authorization (if different from applicant)

Contact Person if other than Applicant:

Name (Printed): John Picone

Phone: Day 603-622-6223 Evening _____

A Certificate of Appropriateness (Green Sheet) is valid for one year from the date of issuance.
Note: If work on a project has started within twelve months of its approval date, you have as long as is necessary to finish the job (in other words, longer than a year).

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 125 THAMES ST
ACRES: 0.7726
PARCEL ID: 10 60
LAND USE CODE: 07
CONDO COMPLEX:
OWNER: RUSS-RUSS REALTY CO
CO - OWNER:
MAILING ADDRESS: PO BOX 656

ZONING: WPUD
PATRIOT ACCOUNT #: 579

SALE INFORMATION

SALE DATE: 8/16/2010
BOOK & PAGE: 1550-39
SALE PRICE: 0
SALE DESCRIPTION:
SELLER: RUSS-RUSS REALTY CO.

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 381974
FINISHED BUILDING AREA: 300461
BASEMENT AREA: 81513
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $1,602,000
YARD: $0
BUILDING: $2,404,500
TOTAL: $4,006,500

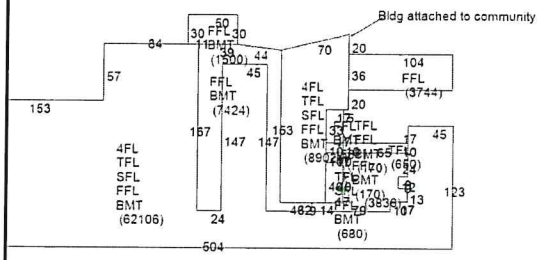
BUILDING EXTERIOR

BUILDING STYLE: Mfg
UNITS: 1
YEAR BUILT: 1900
FRAME: Masonry
EXTERIOR WALL COVER: Comm Brk
ROOF STYLE: Gable
ROOF COVER: Tar & Gravel

BUILDING INTERIOR

INTERIOR WALL: Unfin
FLOOR COVER:
HEAT TYPE: Space Heater
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 0
 # OF BEDROOMS: 0
 # OF FULL BATHS: 0
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 0
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

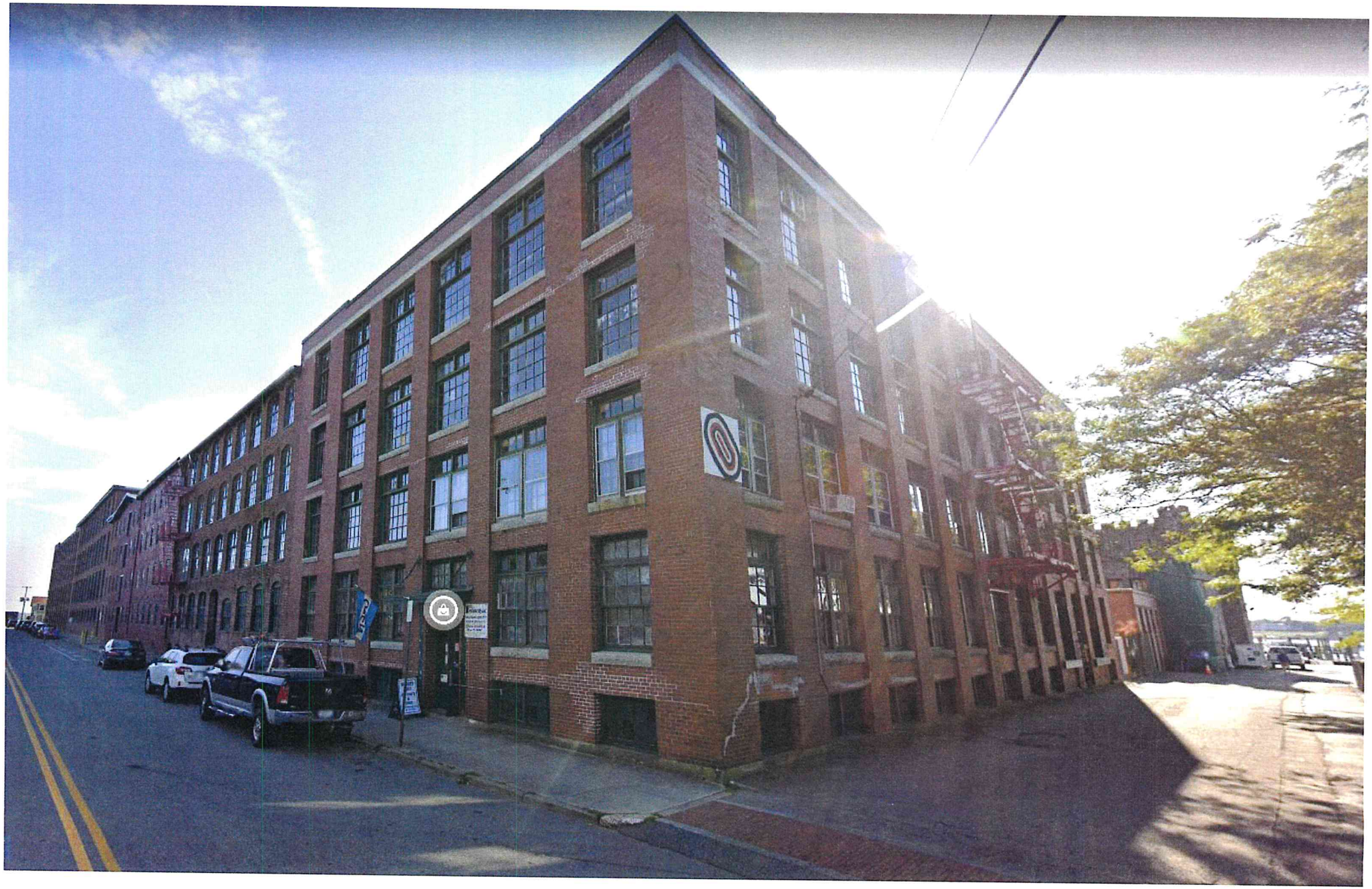
SKETCH



PHOTO

HISTORIC RESPONSE LIST LEGEND

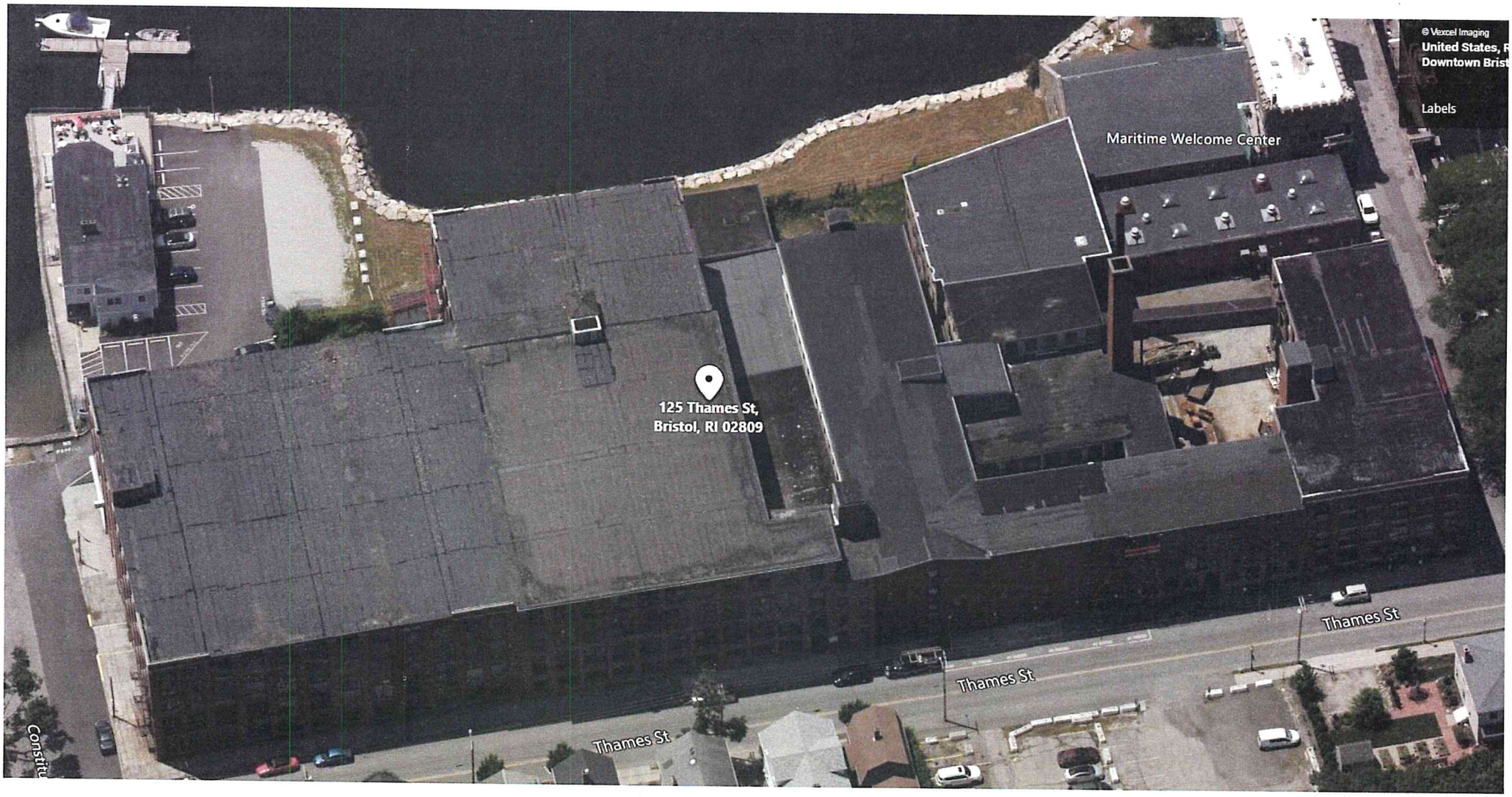
OVERALL PHOTOGRAPHS FROM STREET

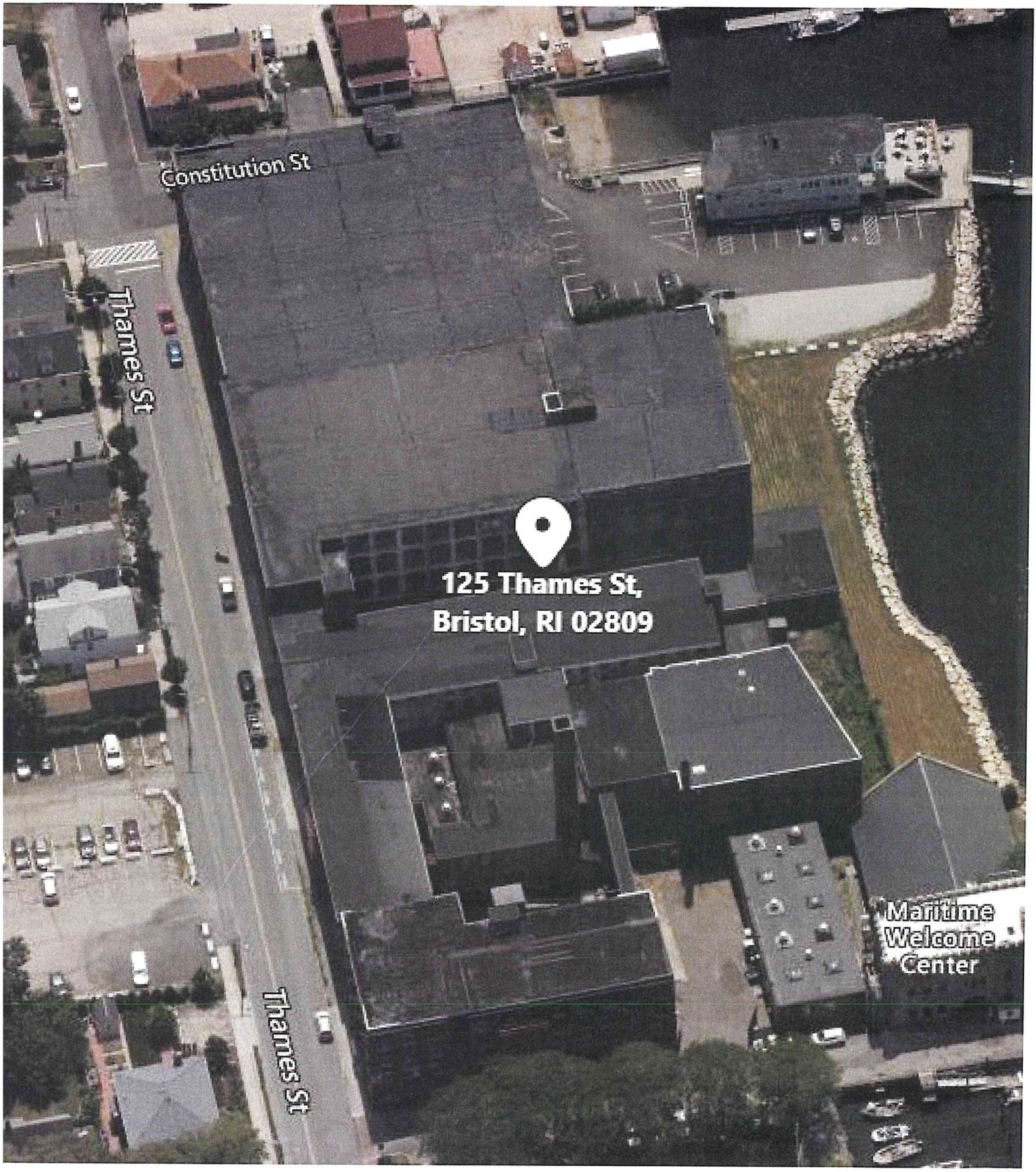


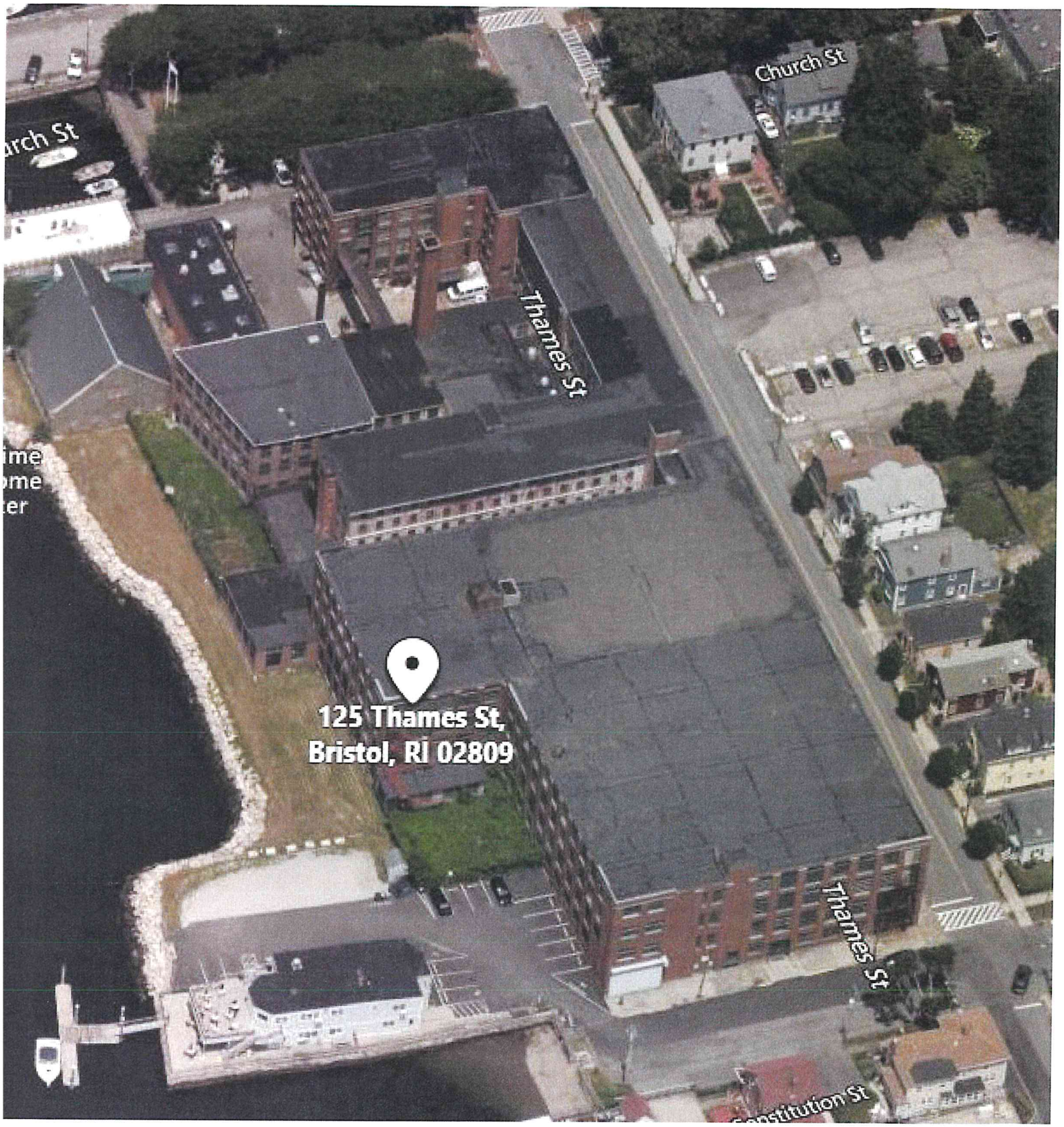

PRIVATE PROPERTY

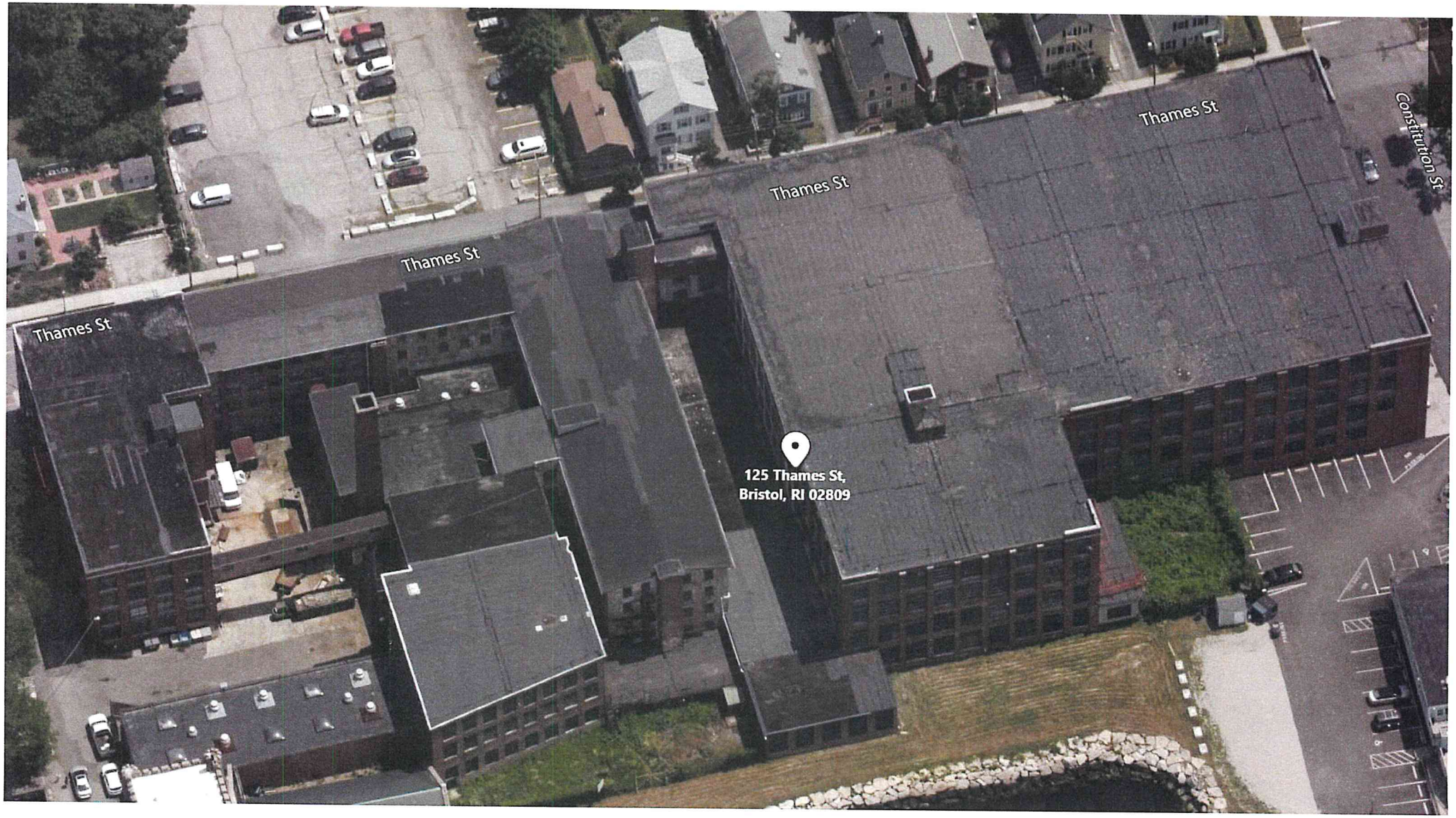
OVERALL PHOTOGRAPHS OF BUILDING


125 Thames St,
Bristol, RI 02809
Maritime Welcome Center
Church St
Rockwell Park
Thames St
Thames St
Thames St
Thames St
U.S. Coast Guard
USCG
Constitution St
Constitution St
Church St
Hope St
Hope St
Hope St
114

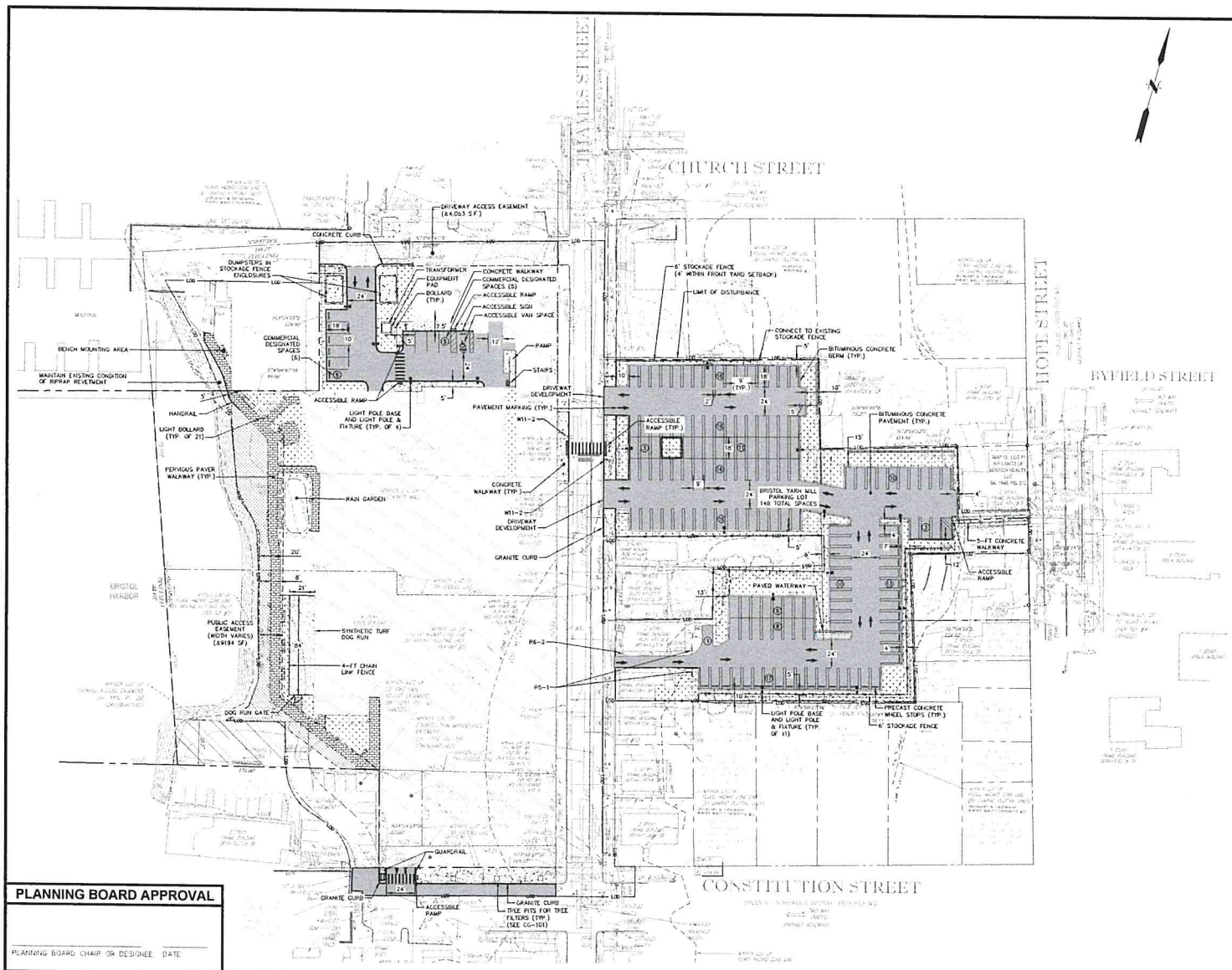

© Vexcel Imaging
United States, R
Downtown Brist
Labels
Maritime Welcome Center
125 Thames St,
Bristol, RI 02809
Thames St
Thames St
Thames St
Constitu


Constitution St
Thames St
125 Thames St,
Bristol, RI 02809
Thames St
Maritime
Welcome
Center


Church St
Thames St
125 Thames St,
Bristol, RI 02809
Thames St


Thames St
Thames St
Thames St
Thames St
Constitution St
125 Thames St,
Bristol, RI 02809

SITE PLAN



ZONING DIMENSION TABLE

CRITERIA	REQUIRED PER ZONING DISTRICT W	D	WPUD	PROPOSED (BUILDING SITE – LOTS 42,60,61,62,73)
MINIMUM LOT AREA	5,000 SF			142,226± SF (3.265 AC)
MINIMUM LOT AREA PER DWELLING UNIT	4,000 SF	2,500 SF	N/A	N/A
MINIMUM FRONTAGE	50'			149.25' CONSTITUTION STREET (MIN.)
MINIMUM LOT WIDTH	50'			149.25' CONSTITUTION STREET (MIN.)
FRONT SETBACK	0'			~0.90'
SIDE SETBACK	0'			0.0'
REAR SETBACK	10'			30±' (TO APPROX. MEAN HIGH WATER)
MAX. BUILDING HEIGHT	35' (3 STORIES)			55' MAX.–4 STORIES (EXISTING)
MAX. LOT COVERAGE BY STRUCTURES	70%			83,153 S.F./142,226 S.F. = 58.5% (PROP.) 87,296 S.F./142,226 S.F. = 61.4% (EXIST.)
MAX. TOTAL COVERAGE	85%	95%	N/A	97,606 S.F./142,226 S.F. = 68.6%
MAX. FLOOR AREA RATIO	1.5	1.4	N/A	227,286 S.F./142,226 S.F. = 1.6±
IMPERVIOUS COVER	PARKING LOT SITE			51,237 S.F./66,327 S.F. = 77.2%

NOTES:
1. MILL BUILDING PROPERTIES COMBINED AREA IS APPROXIMATELY 142,226 SQUARE FEET
2. TOTAL LAND AREA INCLUDED IN REDEVELOPMENT IS APPROXIMATELY 227,286 SQUARE FEET.
3. THE BRISTOL PLANNING BOARD APPROVED 127 RESIDENTIAL UNITS AND 6,300 SQUARE FEET OF COMMERCIAL SPACE IN THE MASTER PLAN FOR THE PROJECT, WITH CONDITIONS, ON MAY 12, 2022 (BRISTOL LAND EVIDENCE BOOK 2172 PAGE 297). THE BRISTOL TOWN COUNCIL SUBSEQUENTLY APPROVED A ZONING MODIFICATIONS AND ZONE MAP CHANGE FOR THE PROJECT ON AUGUST 3, 2022 (BRISTOL LAND EVIDENCE BOOK 2183 PAGE 272) THAT ADOPTED THE PLANNING BOARD'S DECISION WITH CHANGES TO THE PROVISION OF AFFORDABLE HOUSING.

PARKING SUMMARY

	USE	REQUIRED	PROPOSED
RESIDENTIAL PARKING SPACES (ON-SITE)		127	137
RESIDENTIAL PARKING SPACES (OFF-SITE)		0	145
COMMERCIAL PARKING SPACES (ON-SITE)		11	11
317 HOPE STREET (LOT 71) – ZONE D	RES/COMM	0	0
325 HOPE STREET (LOT 43) – ZONE D	COMM	0	0
60 THAMES STREET (LOT 50) – ZONE W	SF RES	1	1
70 THAMES STREET (LOT 49) – ZONE W	MF RES	2	2
TOTAL PARKING SPACES		141	296

RESIDENTIAL PARKING REQUIREMENT: 1 SPACE/D.U. (127 RESIDENTIAL W AND REHAB LDP ZONES)
COMMERCIAL PARKING REQUIREMENT: 1 SPACE/600 S.F. GFA (0 SPACES REQ'D FOR RESIDENTIAL, OFFICE, SERVICE, RETAIL, OR INSTITUTIONS WITHIN D ZONE) (6,292 S.F. / 600 S.F. = 11 SPACES)
LOADING SPACE REQUIREMENT: 1 SPACE/3,000–19,999 S.F. OF GFA (6,292 S.F. = 1 SPACE)

NOTES:
1. PARKING AND LOADING REQUIREMENTS SHALL COMPLY WITH ARTICLE VIII SEC. 28-251.
2. ON-STREET PARKING ON THAMES STREET IS NOT INCLUDED IN THE CALCULATIONS.
3. THERE ARE 42 TOTAL COMPACT VEHICLE PARKING SPACES, 9 DESIGNATED MOTORCYCLE SPACES AND 24 BICYCLE SPACES WITHIN THE BASEMENT LEVEL OF 125 THAMES STREET. COMPACT PARKING SPACES ACCOUNTS FOR 14.2% OF TOTAL PARKING COUNT. MOTORCYCLE AND BICYCLE PARKING IS NOT INCLUDED IN THE CALCULATIONS.

RELIEF APPROVED AT MASTER PLAN AND BY TOWN COUNCIL:

1. ARTICLE IX SEC. 28-284(4)(1): REQUIRED TO USE AT LEAST 25 PERCENT OF THE SITE FOR COMMERCIAL, INSTITUTIONAL, AND/OR PUBLIC USE. APPROVED 6,300 SQUARE FEET IN LIEU OF REQUIRED 22,000 SQUARE FEET.
2. ARTICLE VII SEC. 28-251(2)(a): OFF-STREET PARKING SPACE DIMENSIONS MUST BE 10 FEET WIDE BY 18 FEET LONG. APPROVED 9 FEET WIDE SPACES.
3. ARTICLE IX SEC. 28-284(4)(2): RESIDENTIAL DENSITY FOR HISTORICAL BUILDINGS GREATER THAN 100,000 SQUARE FEET IN THE W ZONE CONTRIBUTING BUILDING ON THE NATIONAL HISTORICAL REGISTER LOCATED WITHIN THE W ZONE THAT ARE IN EXCESS OF 100,000 SQUARE FEET OF GROSS FLOOR AREA SHALL HAVE NO MINIMUM GFA/DU (GROSS FLOOR AREA PER DWELLING UNIT), BUT THE RESIDENTIAL DENSITY SHALL BE DETERMINED BASED UPON THE ABILITY OF THE INFRASTRUCTURE (INCLUDING WATER, SEWER, OTHER UTILITIES, ROADWAY SYSTEM AND TRAFFIC HANDLING MECHANISMS), TOWN SERVICES, AND THE ENVIRONMENT TO ACCOMMODATE SUCH DENSITY. IN SUCH BUILDINGS, IN LIEU OF REQUIRED RETAIL AND RESTAURANT USES ON THE FIRST FLOOR WITHIN 50 FEET OF THE FRONT LOT LINE (SEE FOOTNOTE TO SECTION 28-82 TABLE A IN THE W ZONE), THE PLANNING BOARD MAY ALLOW THE PROVISION OF OTHERWISE ALLOWED NON-RESIDENTIAL USES IN ALTERNATE LOCATIONS WITHIN THE BUILDING. SEE SUBSECTION (4) BELOW FOR NON-RESIDENTIAL DENSITY. APPROVED FOR UP TO 127 UNITS.
4. ARTICLE IX SEC. 28-284(4)(4): NON-RESIDENTIAL DENSITY FOR HISTORICAL BUILDINGS GREATER THAN 100,000 SQUARE FEET IN THE W ZONE CONTRIBUTING BUILDING ON THE NATIONAL HISTORICAL REGISTER LOCATED IN THE W ZONE THAT ARE IN EXCESS OF 100,00 SQUARE FEET OF GROSS FLOOR AREA SHALL HAVE NO REQUIRED MINIMUM PERCENTAGE OF NON-RESIDENTIAL (INCLUDING COMMERCIAL) USE, BUT SUCH NON-RESIDENTIAL DENSITY SHALL BE DETERMINED BASED UPON THE ABILITY OF THE INFRASTRUCTURE (INCLUDING WATER, SEWER, OTHER UTILITIES, ROADWAY SYSTEM AND TRAFFIC HANDLING MECHANISMS), TOWN SERVICES, AND THE ENVIRONMENT TO ACCOMMODATE SUCH DENSITY, ALONG WITH THE ABILITY OF THE MARKETPLACE TO ABSORB AND UTILIZE SUCH NON-RESIDENTIAL USES. APPROVED FOR 6,300 SQUARE FEET OF COMMERCIAL SPACE.
5. PER THE PROCEDURES OF SECTION 28-51, THE TOWN COUNCIL DETERMINED THAT THE DEVELOPMENT SHALL INCLUDE A MINIMUM OF 20% OF THE UNITS TO BE FOR AFFORDABLE HOUSING, WHICH WOULD EQUAL 26 UNITS. THE DEVELOPMENT WILL PROVIDE 3 OFF-SITE UNITS ON THE EAST SIDE OF THAMES STREET, WITHIN A 2-FAMILY DWELLING ON PLAT 10, LOT 49 AND 1-FAMILY DWELLING ON PLAT 10, LOT 50. THE MILL COMPLEX ON PLAT 10, LOTS 42, 60, 61, 62, AND 73, WILL INCLUDE 10 AFFORDABLE HOUSING UNITS. THE REMAINING 13 UNITS WILL BE SATISFIED BY PAYING A FEE-IN-LIEU, AT THE FEE RATE ESTABLISHED BY RHODE ISLAND HOUSING AT THE TIME OF MASTER PLAN APPROVAL BY THE PLANNING BOARD, AND PLANED IN AN AFFORDABLE HOUSING TRUST FUND.

PLANNING BOARD APPROVAL

PLANNING BOARD CHAIR OR DESIGNEE DATE

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER

SHAWN M. MARTIN No. 7487 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

SEAL

SCALE: HORZ 1"= 40' VERT
DATUM: HORZ NAD 1983 VERT NAD 1988
GRAPHIC SCALE

FUSS & O'NEILL
317 IRON HORSE WAY, SUITE 204
PROVIDENCE, RI 02908
401.861.3070
www.fuss-oneill.com

BRADY SULLIVAN PROPERTIES, LLC

SITE PLAN

BRISTOL YARN MILL

125 THAMES STREET BRISTOL, RHODE ISLAND

PROJ. No. 20061150 A22
DATE: NOVEMBER 29, 2022

CS-101

SHEET 8 OF 26

File Path: \\prvsvr2FS\CadProj\DWG\72006115\ACD\CivilPlan\Permitting Plans\20061150A22_SITP01.dwg Layout: CS-101 Plotted Tue, December 06, 2022 - 1:19 PM User: ajohnson
MS VIEW: LAYER STATE: Plotter: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 CTB File: FG.STB

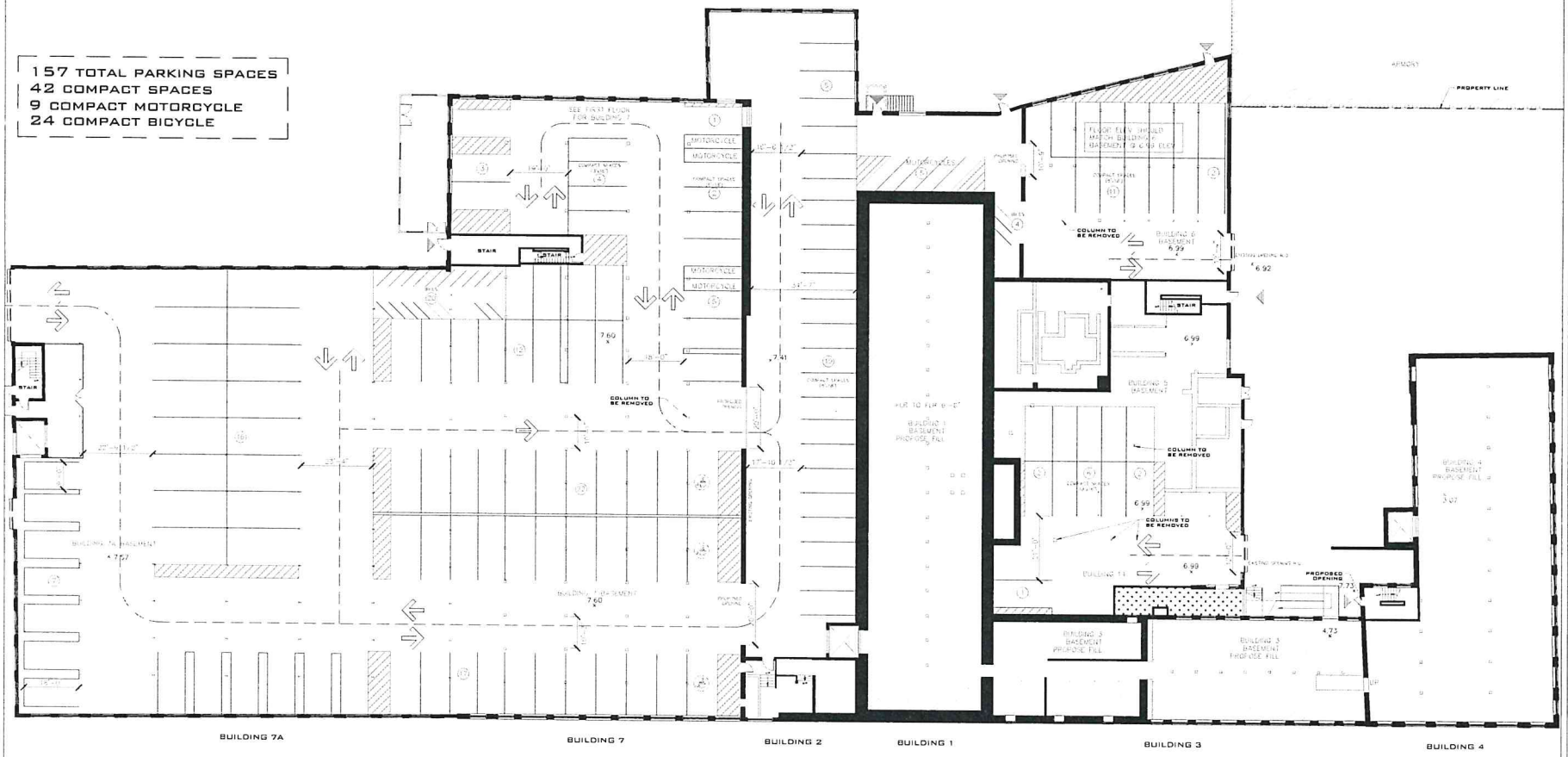
FLOOR PLANS

BUILDING AREAS:

AREA PER FLOOR:

LOWER:	65,460 SQFT
FIRST:	27,054 SQFT
SECOND:	71,365 SQFT
THIRD:	68,054 SQFT
FOURTH:	60,813 SQFT
TOTAL AREA: (GROSS)	292,746 SQFT

157 TOTAL PARKING SPACES
42 COMPACT SPACES
9 COMPACT MOTORCYCLE
24 COMPACT BICYCLE



1 BASEMENT FLOOR PLAN
1/16" = 1'-0"

BRADY SULLIVAN PROPERTIES
670 N. COMMERCIAL ST.
MANCHESTER, NH 03101
P: 603.622.6223
F: 603.622.7342
WWW.BRADYSULLIVAN.COM

BRISTOL YARN MILL
125 THAMES ST BRISTOL, RHODE ISLAND

THESE DRAWINGS ARE IN DESIGN DEVELOPMENT. THEY ARE PROGRESS DRAWINGS. THEY ARE NOT INTENDED TO BE CONSTRUCTION DOCUMENTS AND SHOULD NOT BE USED FOR CONSTRUCTION.

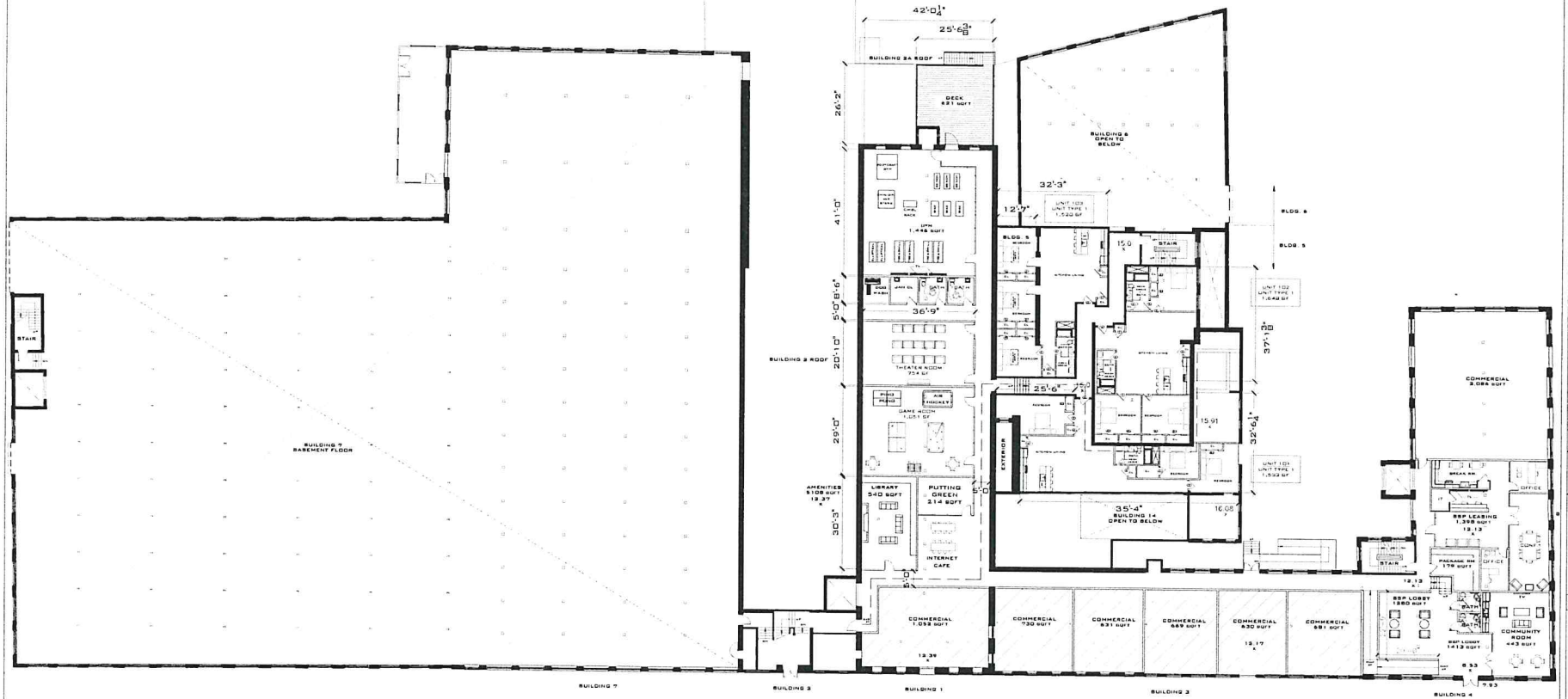
No.	Description	Date

BASEMENT PARKING PLAN

Sheet Issue Date:	10.15.21
Project No.:	Project Number
Approved By:	Approver
Drawn By:	Author

A0-1

Scale: AS INDICATED



1 FIRST FLOOR PLAN
1/16" = 1'-0"

3 UNITS TOTAL

BRADY SULLIVAN
PROPERTIES
670 N. COMMERCIAL ST.
MANCHESTER, NH 03101
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BRISTOL YARN MILL

125 THAMES ST BRISTOL, RHODE ISLAND

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No.	Description / Revisions	Date
	PRELIMINARY ELEVATIONS	5.9.18

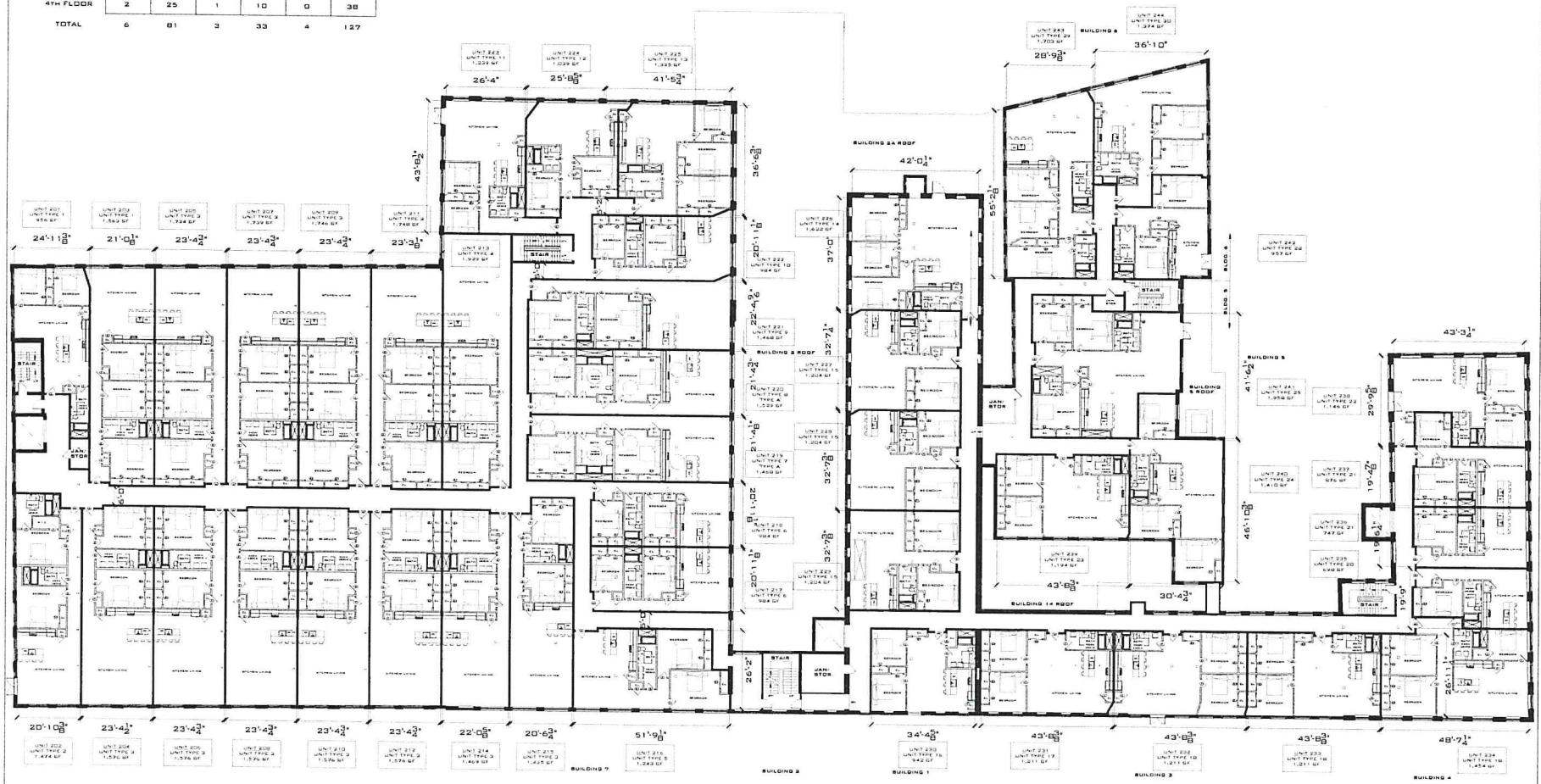
FIRST FLOOR PLAN

Sheet Issue Date:	5.9.23
Project No.:	Project Number
Approved By:	Approver
Drawn By:	Author

AO-2

Scale: As indicated

	1 BED/ 1 BATH	2 BED/ 1 BATH	2 BED/ 2 BATH	3 BED/ 1 BATH	3 BED/ 2 BATH	TOTAL
1ST FLOOR	0	0	0	2	1	3
2ND FLOOR	2	29	1	10	2	44
3RD FLOOR	2	27	1	11	1	42
4TH FLOOR	2	25	1	10	0	38
TOTAL	6	81	3	33	4	127



1 SECOND FLOOR PLAN
1/16" = 1'-0"

45 UNITS TOTAL

BRADY SULLIVAN PROPERTIES
670 N. COMMERCIAL ST.
MANCHESTER, NH 03101
P: 603.622.6223
F: 603.622.7342
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BRISTOL YARN MILL

125 THAMES ST BRISTOL, RHODE ISLAND

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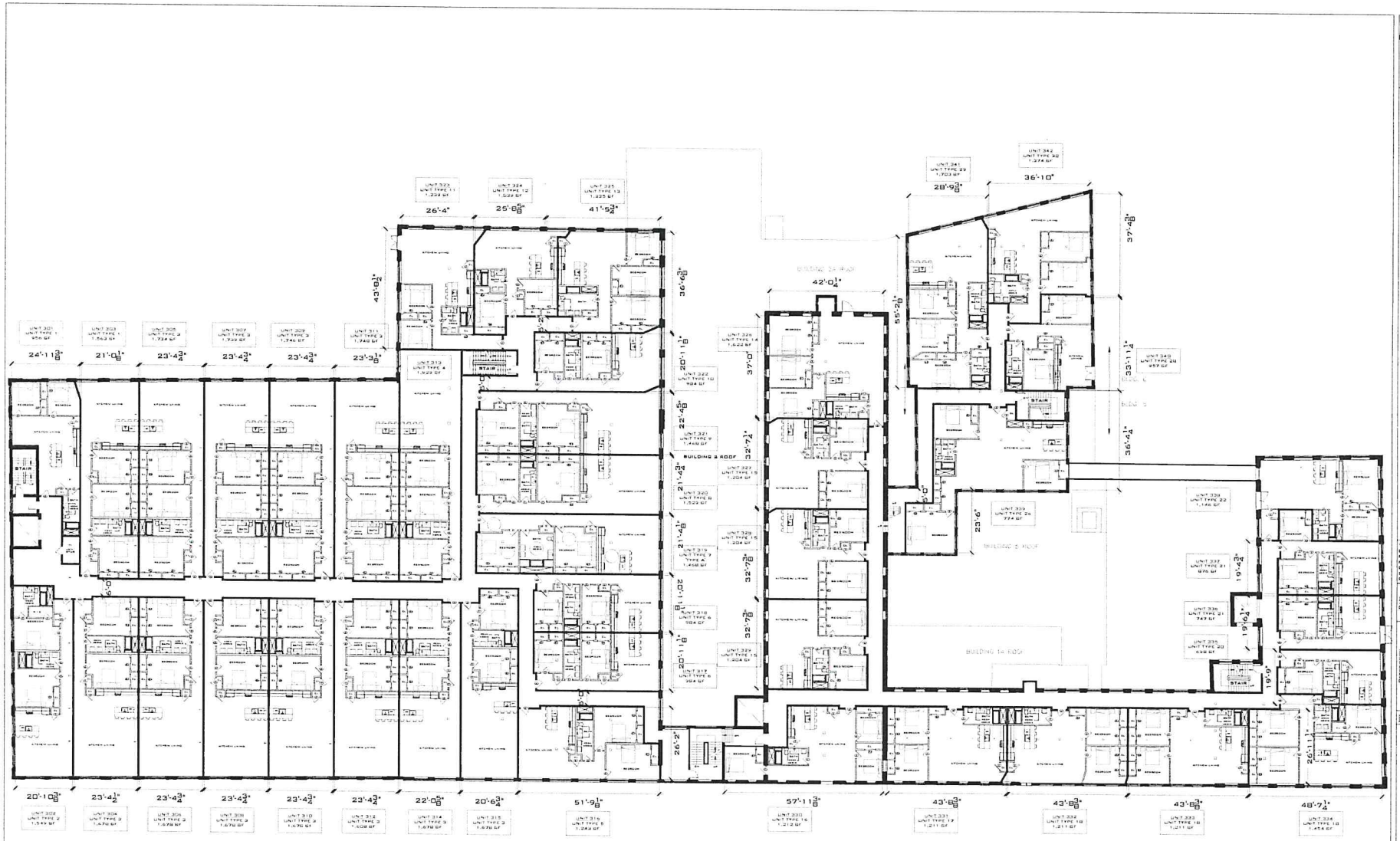
No.	Description	Date
1	PRELIMINARY ELEVATIONS	5.25.19

SECOND FLOOR PLAN

Project Issue Date: 5.5.22
Project Title: Project Number
Approved By: Approver
Drawn By: Author

A0-3

Scale: As indicated



① THIRD FLOOR PLAN
1/16" = 1'-0"

43 UNITS TOTAL

BRADY SULLIVAN PROPERTIES
670 N. COMMERCIAL ST.
MANCHESTER, NH 03101
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BRISTOL YARN MILL

125 THAMES ST BRISTOL, RHODE ISLAND

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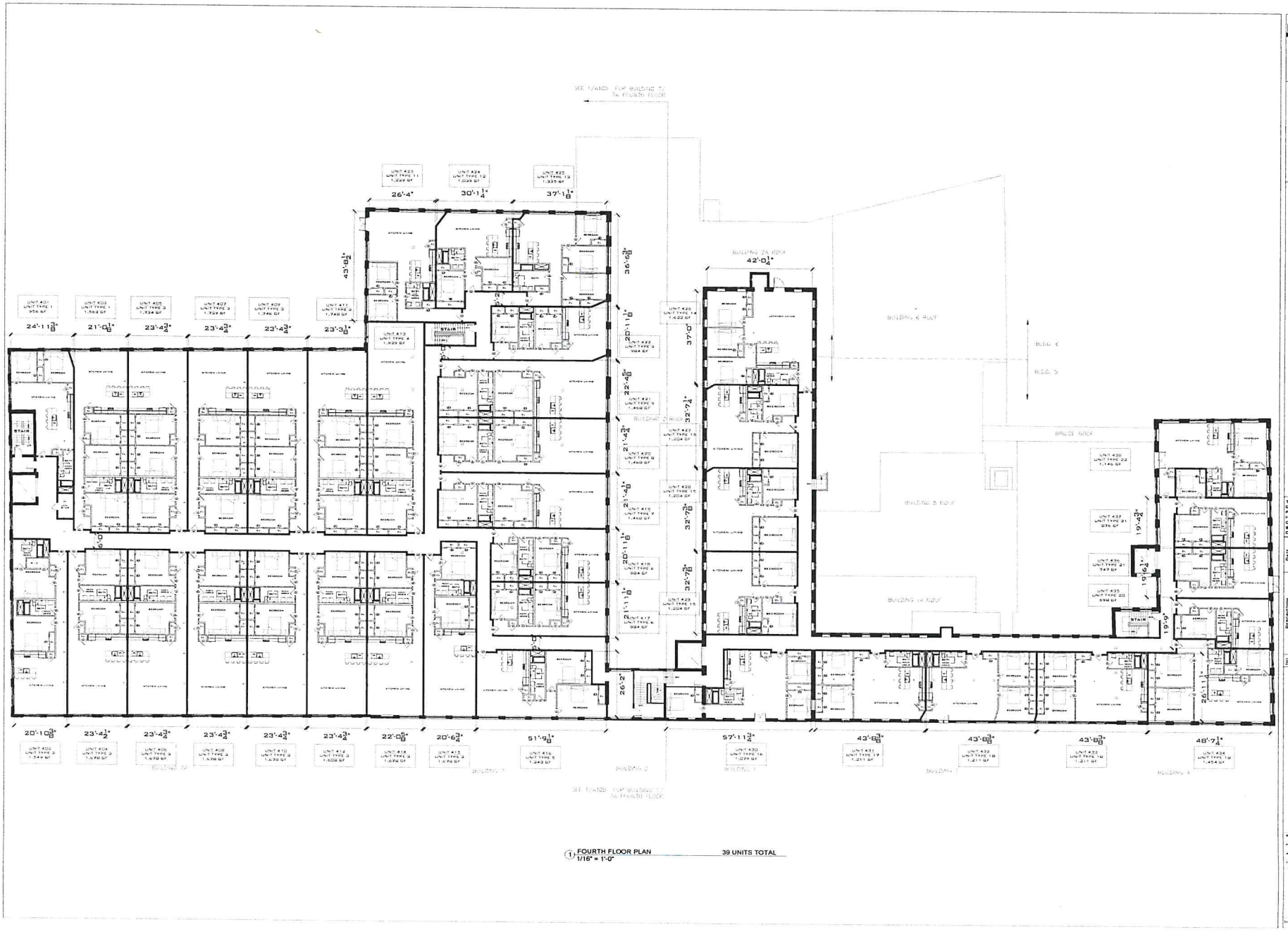
No.	Description	Date
	PRELIMINARY REVISIONS	

THIRD FLOOR PLAN

Sheet Issue Date: 8.8.22
Project No.: Project Number
Drawn By: Author
Scale: As indicated

A0-4



① FOURTH FLOOR PLAN
1/16" = 1'-0"

39 UNITS TOTAL

BRADY SULLIVAN
PROPERTIES
670 N. COMMERCIAL ST.
MANCHESTER, NH 03101
P: 603.622.6223
F: 603.622.7342
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BRISTOL YARN MILL

125 THAMES ST BRISTOL, RHODE ISLAND

THESE DRAWINGS ARE IN DESIGN DEVELOPMENT. THEY ARE PROGRESS DRAWINGS. THEY ARE NOT INTENDED TO BE CONSTRUCTION DOCUMENTS AND SHOULD NOT BE USED FOR CONSTRUCTION.

No.	Description	Date
1	PRELIMINARY ELEVATIONS	9.9.19

FOURTH FLOOR PLAN

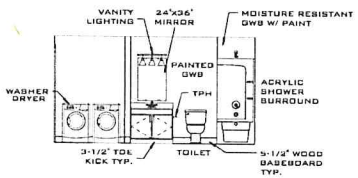
Sheet Issue Date: 9-6-22
Project No.: Project Number
Reviewed By: Approver
Drawn By: Author

AO-5

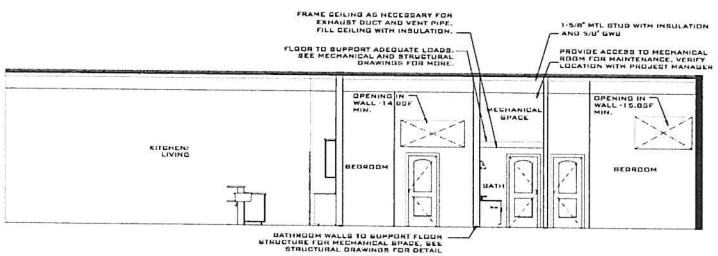
Scale: AS INDICATED

GENERAL NOTES

1. ALL WORK AND PROCEDURES SHALL COMPLY WITH APPLICABLE AND CURRENT CODES, REGULATIONS, ORDINANCES, AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, INCLUDING ACCESSIBILITY GUIDELINES WHERE APPLICABLE. CONFIRM SAME WITH LOCAL BUILDING INSPECTOR
2. SEE GENERAL NOTES ON COVER SHEET A0.0 AND COORDINATE WITH ALL OTHER DOCUMENTS OF SERVICE.
3. THIS DRAWING IS AN OVERVIEW OF THE WORK TO BE DONE AT THIS LEVEL AND TO COORDINATE WITH LIFE SAFETY AND BUILDING CODE REQUIREMENTS. REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION DETAILS AND DIMENSIONS. DO NOT ATTEMPT MATERIAL TAKE OFFS OR CONSTRUCTION FROM THIS PLAN.
4. THE CONSTRUCTION NEEDS TO BE IN CONFORMANCE WITH GUIDELINES FOR REHABILITATION OF HISTORIC BUILDINGS AND AS APPROVED BY STATE AND FEDERAL AGENCIES.
5. ALL CONTRACTORS TO COORDINATE ACCORDINGLY WITH OTHER TRADES AND ENVIROMENTAL REMEDIATION SYSTEM. SEE SUB SLAB COORDINATION PLAN FOR FURTHER COORDINATION DETAILS.
6. COORDINATE ALL STRUCTURAL WORK WITH STRUCTURAL DRAWINGS.

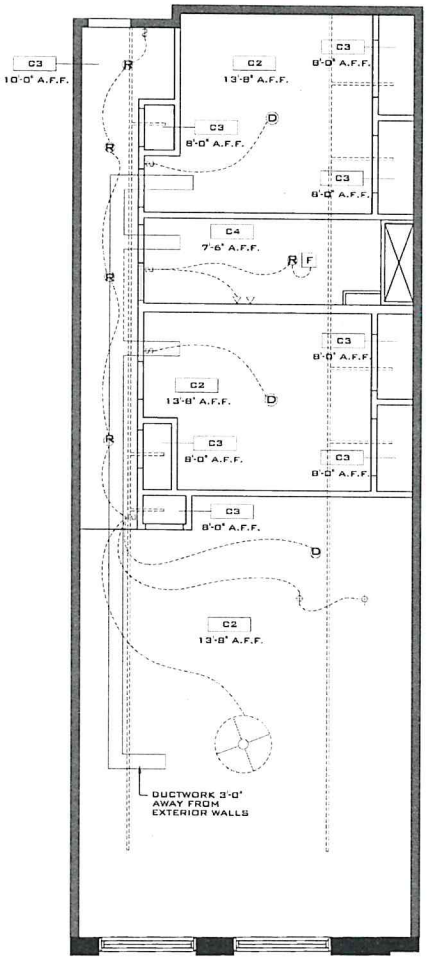


③ UNIT TYPE 3 BATH
1/4" = 1'-0"

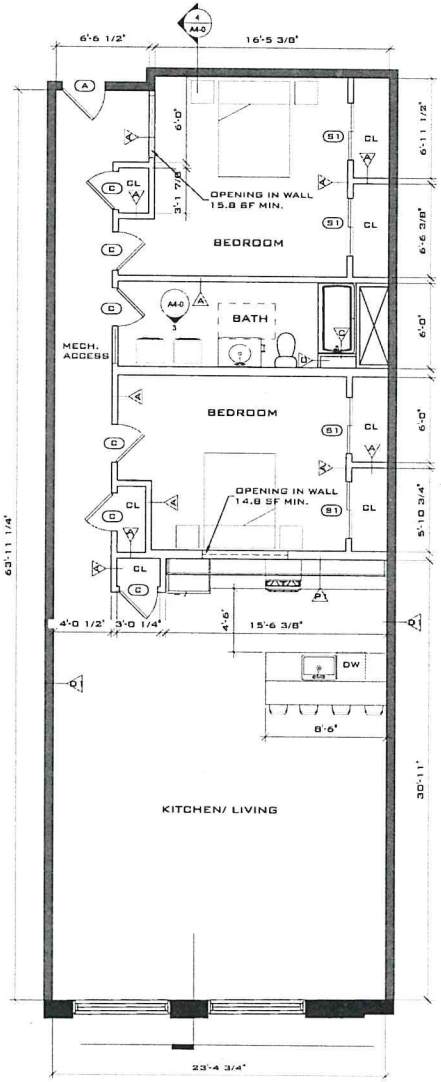


④ UNIT TYPE 3 SECTION
3/16" = 1'-0"

UNIT TYPE 3 AREA - 1,576 SF



② ENLARGED UNIT TYPE 3 RCP
1/4" = 1'-0"



① ENLARGED UNIT TYPE 3 PLAN
1/4" = 1'-0"

0 1 2' 4' 8'

BRADY SULLIVAN
ARCHITECTS
870 N. COMMERCIAL ST.
MANCHESTER, NH 03101
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BRISTOL YARN MILL

125 THAMES ST BRISTOL, RHODE ISLAND

THESE DRAWINGS ARE IN DESIGN DEVELOPMENT. THEY ARE PROGRESS DRAWINGS. THEY ARE NOT INTENDED TO BE CONSTRUCTION DOCUMENTS AND SHOULD NOT BE USED FOR CONSTRUCTION.

NO.	DESCRIPTION	DATE

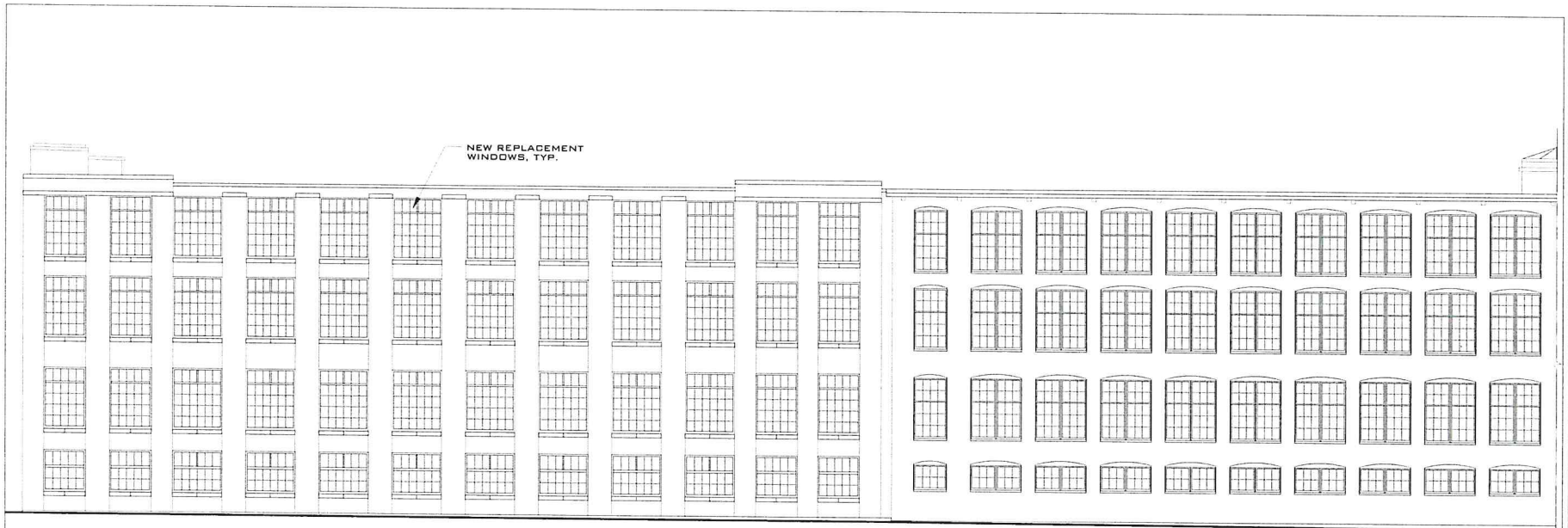
ENLARGED UNIT TYPE 3

SHEET ISSUE DATE: 1/3/22
PROJECT NO.: PROJECT NUMBER
APPROVED BY: APPROVER
DRAWN BY: AUTHOR

A4-0

SCALE 1/32" = 1'-0"

EXTERIOR ELEVATIONS



(2) PARTIAL EAST ELEVATION - A
1/8" = 1'-0"

(3) PARTIAL EAST ELEVATION - B
1/8" = 1'-0"

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125 THAMES ST BRISTOL, RHODE ISLAND

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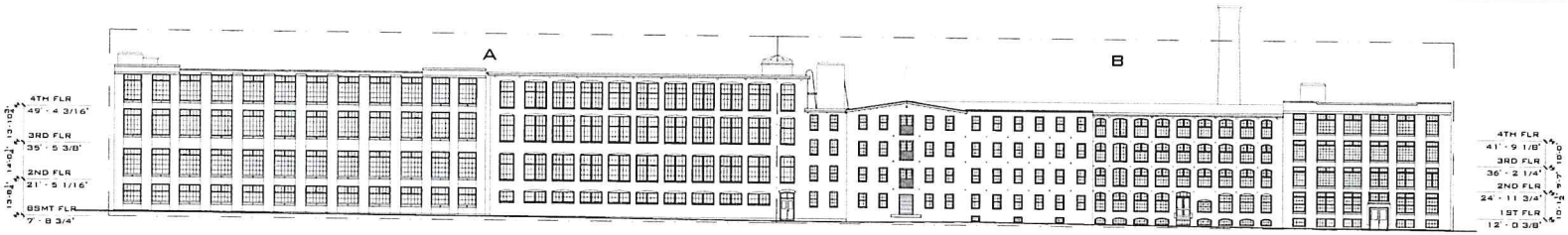
NO.	DESCRIPTION	DATE

EAST ELEVATION

SHEET ISSUE DATE:	4/16/21
PROJECT NO.:	PROJECT NUMBER
APPROVED BY:	APPROVER
DRAWN BY:	AUTHOR

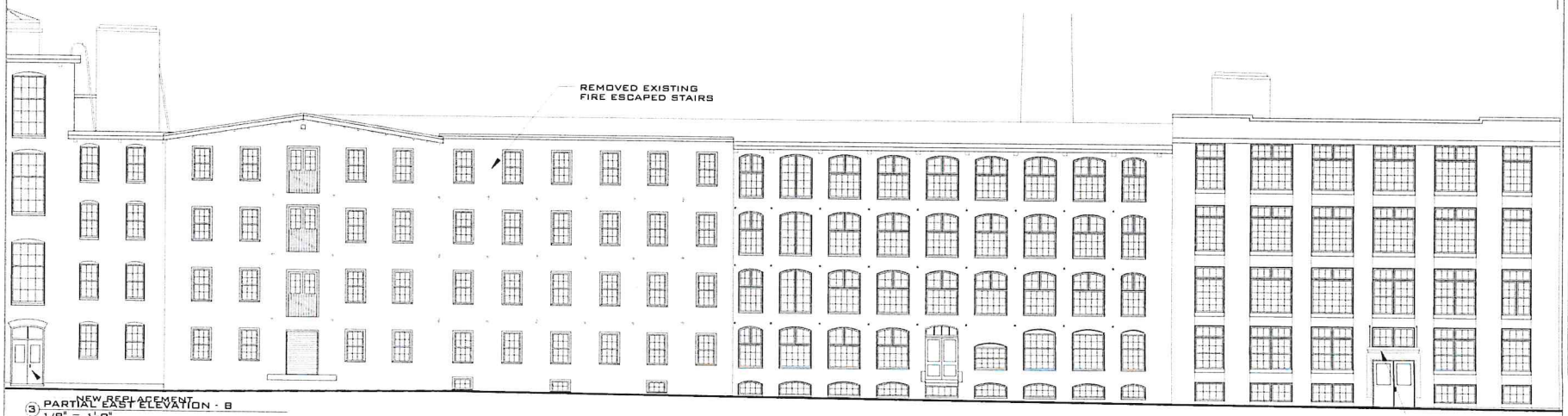
A0-7

SCALE: AS INDICATED



1 OVERALL EAST ELEVATION
3/64" = 1'-0"

2 PARTIAL EAST ELEVATION - A
1/8" = 1'-0"



3 PARTIAL EAST ELEVATION - B
1/8" = 1'-0"

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NO.	DESCRIPTION	DATE

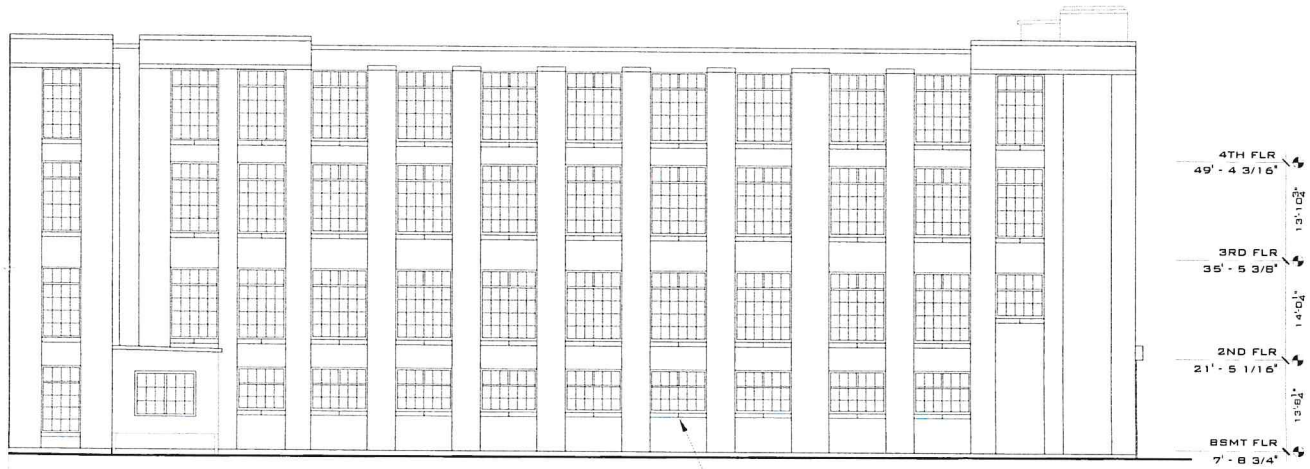
EAST ELEVATION

SHEET ISSUE DATE: 4/16/21
PROJECT NO.: PROJECT NUMBER
APPROVED BY: APPROVER
DRAWN BY: AUTHOR

AO-7

SCALE: AS INDICATED

2 PARTIAL WEST ELEVATION - A
1/8" = 1'-0"



3 PARTIAL WEST ELEVATION - B
1/8" = 1'-0"

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125 THAMES ST BRISTOL, RHODE ISLAND

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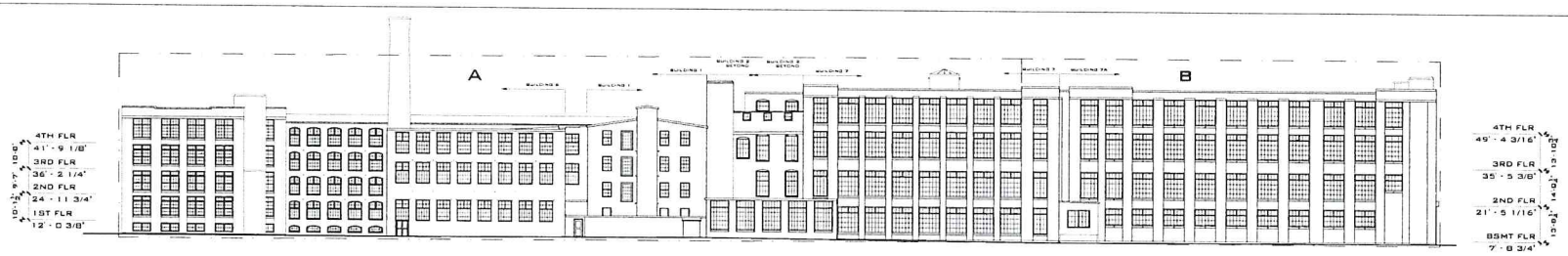
NO.	DESCRIPTION	DATE

WEST ELEVATION

SHEET ISSUE DATE: 4/16/21
PROJECT NO.: PROJECT NUMBER
DRAWN BY: AUTHOR
CHECK BY: APPROVER

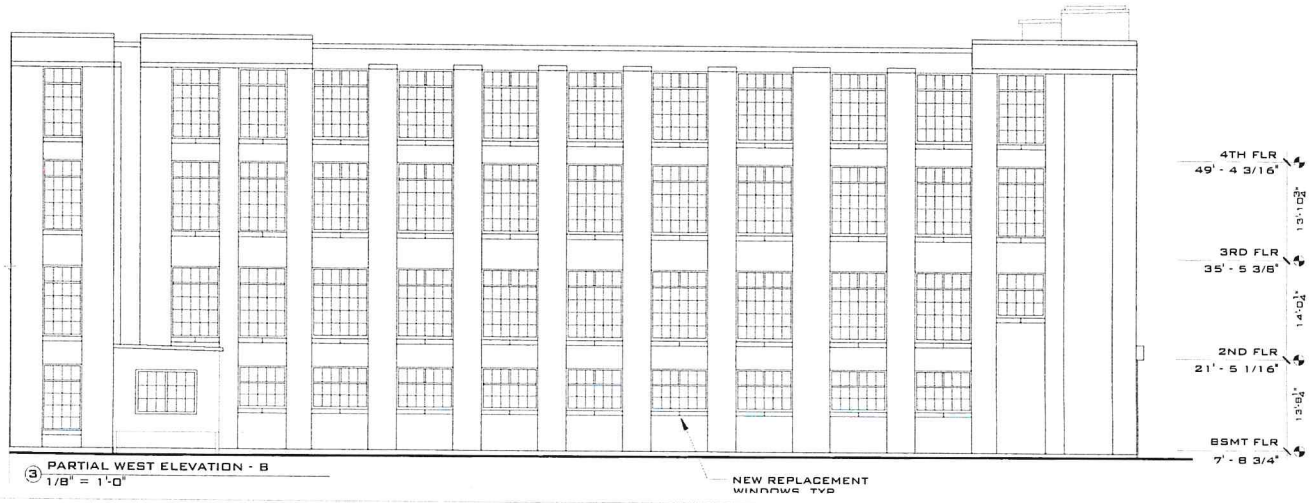
A0-8

SCALE: AS INDICATED



① OVERALL WEST ELEVATION
3/64" = 1'-0"

② PARTIAL WEST ELEVATION - A
1/8" = 1'-0"



③ PARTIAL WEST ELEVATION - B
1/8" = 1'-0"

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BRISTOL YARN MILL

125 THAMES ST BRISTOL, RHODE ISLAND

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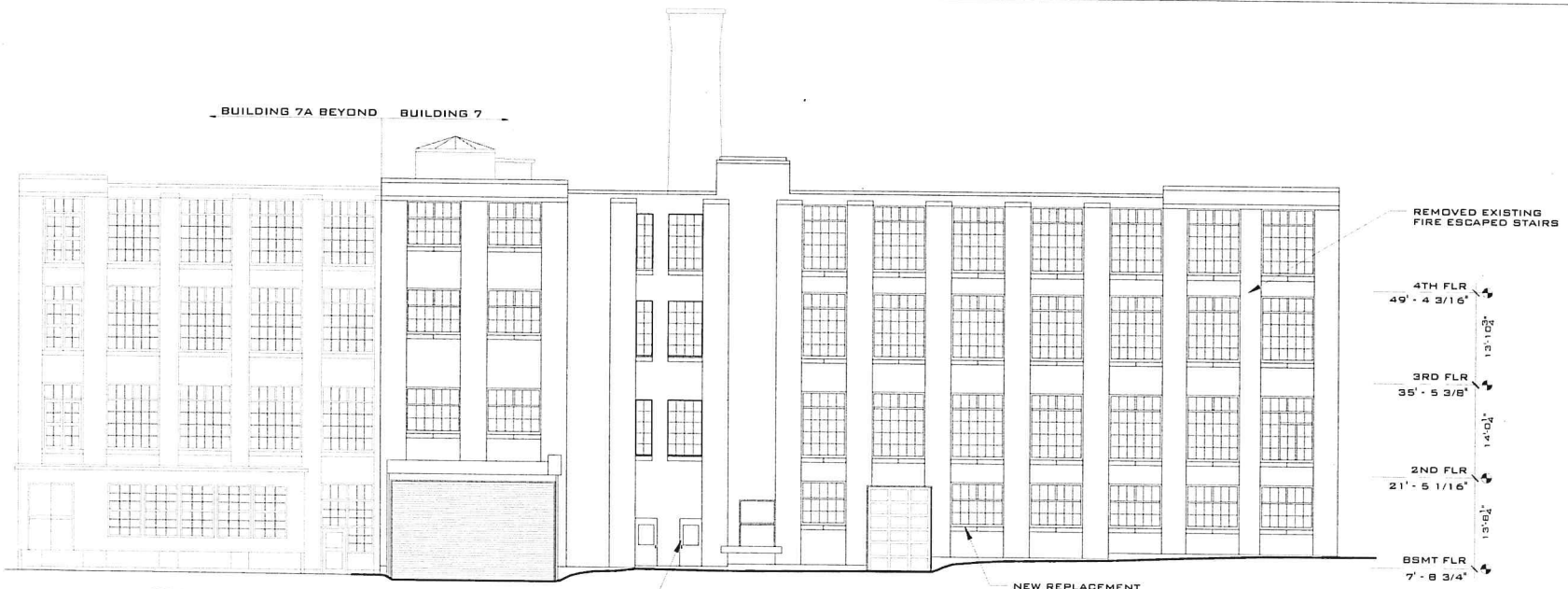
NO.	DESCRIPTION	DATE

WEST ELEVATION

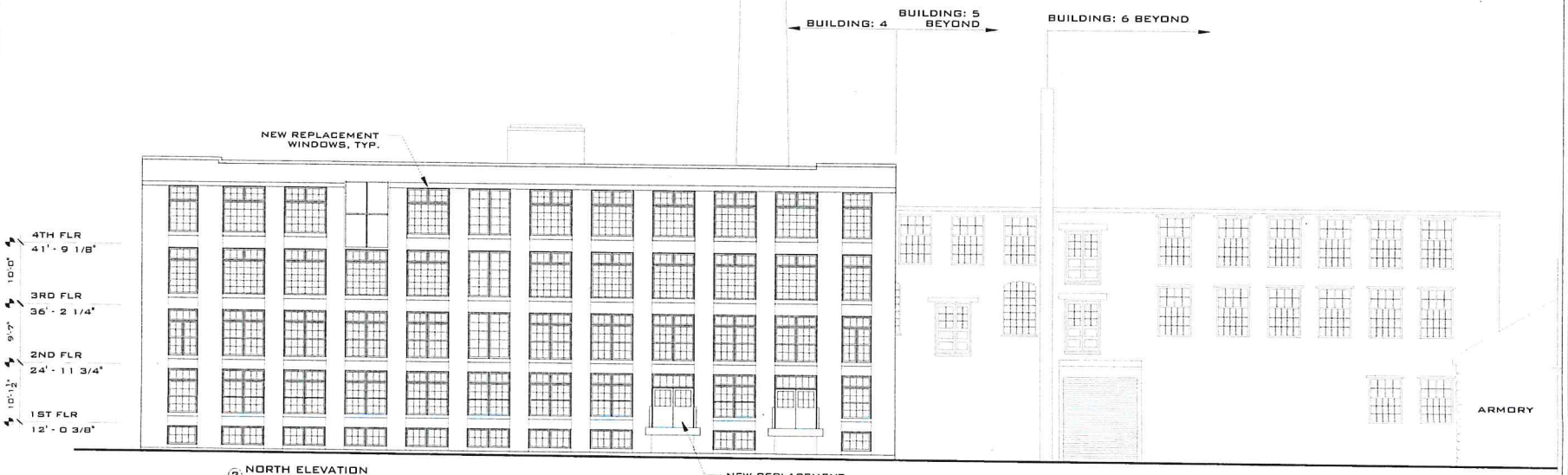
SHEET ISSUE DATE	4.16.21
PROJECT NO.	PROJECT NUMBER
DRAWN BY	APPROVER
CHECKED BY	AUTHOR

A0-8

SCALE: AS INDICATED



1 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

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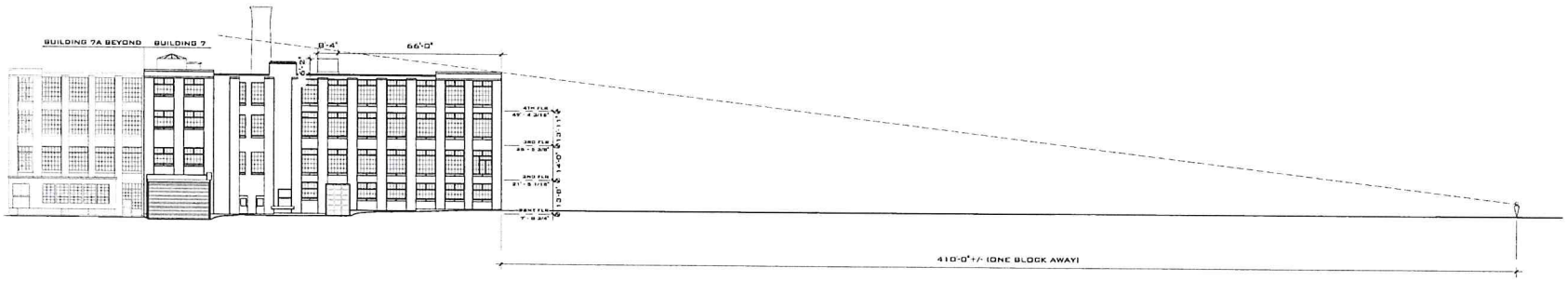
NO.	DESCRIPTION	DATE

NORTH & SOUTH ELEVATION

SHEET ISSUE DATE:	4-16-21
PROJECT NO.:	PROJECT NUMBER
REVIEWED BY:	APPROVER
DRAWN BY:	AUTHOR

A0-9

SCALE: AS INDICATED



① ROOF TOP LINE OF SIGHT DIAGRAM
3/64" = 1'-0"

0 1 2' 4' 8'

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ARCHITECTS
870 N. COMMERCIAL ST.
MANCHESTER, NH 03101
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F: 603.623.7343
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No.	Description	Date

EXTERIOR ELEVATION

SHEET ISSUE DATE: 1/5/23
PROJECT NO.: PROJECT NUMBER
APPROVED BY: APPROVER
DRAWN BY: AUTHOR

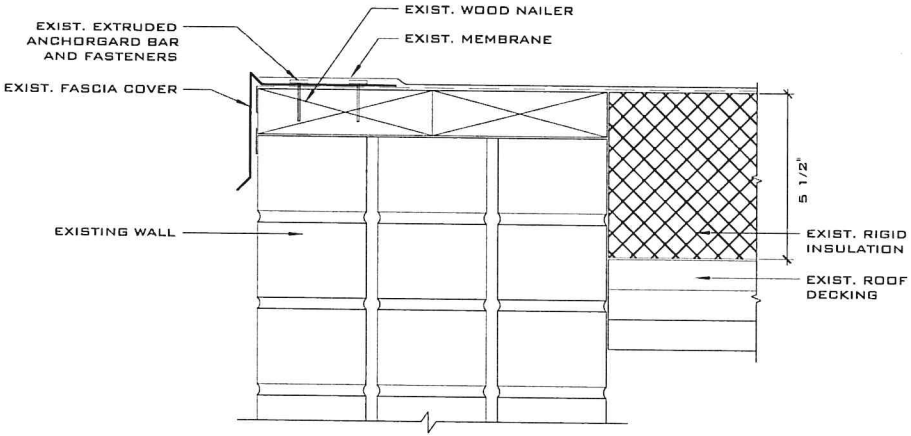
A3-0

SCALE 1/32" = 1'-0"

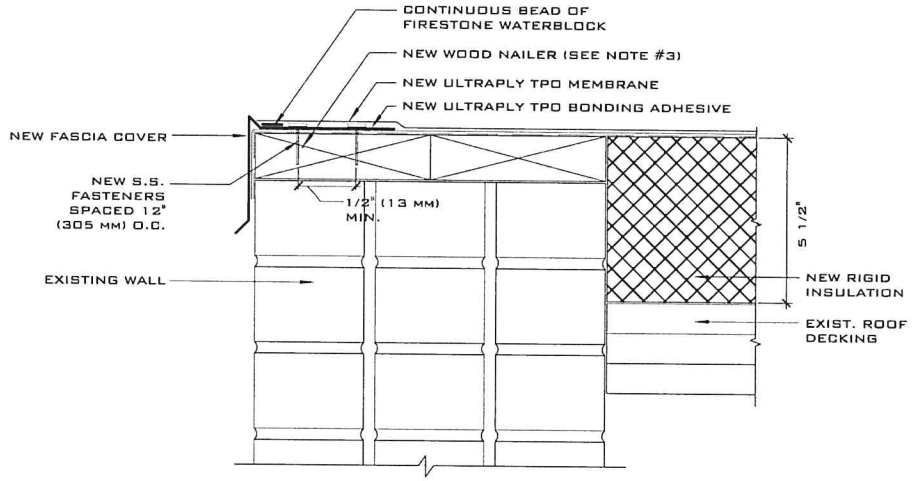
ROOF AND CANOPY DETAILS

NOTES:

1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REFER TO TECHNICAL INFORMATION SHEETS FOR FASCIA SIZES, ACCESSORIES, AND FINISHES AVAILABLE.
3. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION.



1 EXISTING ROOF EDGE DETAIL
3" = 1'-0"



2 PROPOSED ROOF EDGE DETAIL
3" = 1'-0"

BRADY SULLIVAN PROPERTIES

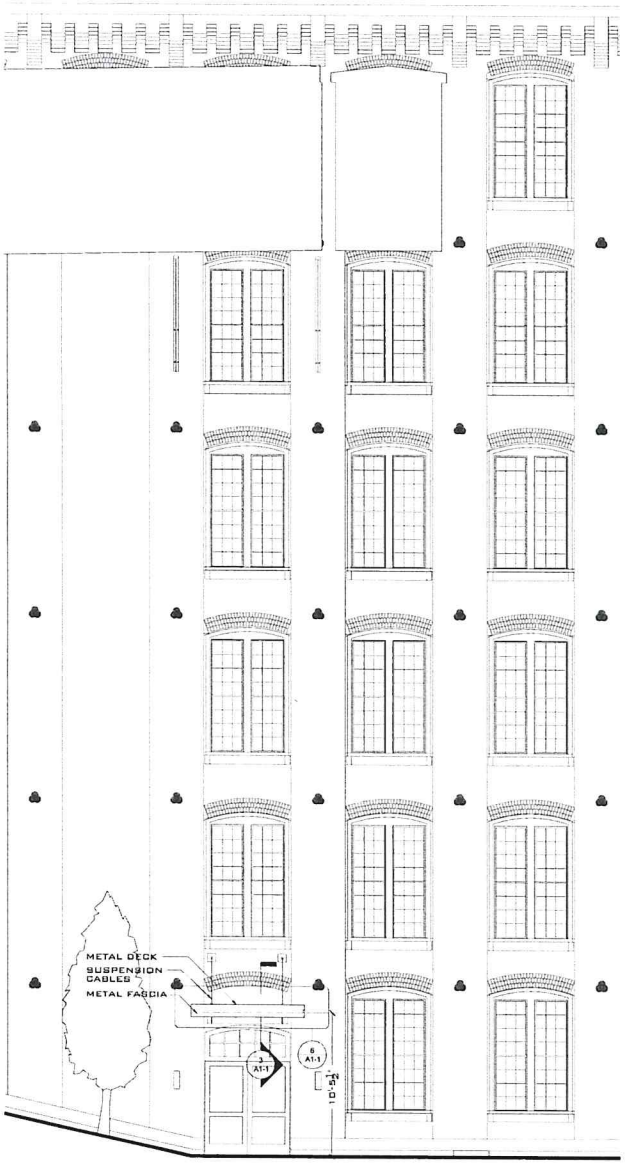
BRISTOL YARN MILL
125 THAMES ST
BRISTOL, RHODE ISLAND

No.	Description	Date

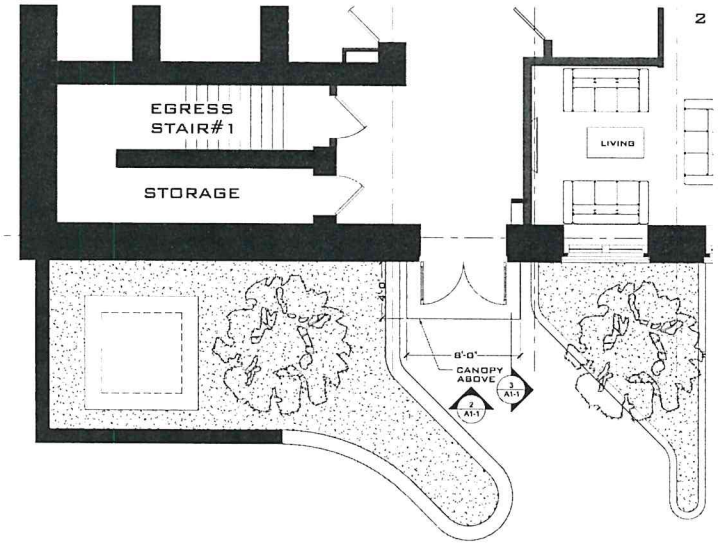
ROOF DETAILS

Project number	Project Number	SK2-1
Date	1/5/23	
Drawn by	Author	
Checked by	Checker	Scale 3" = 1'-0"

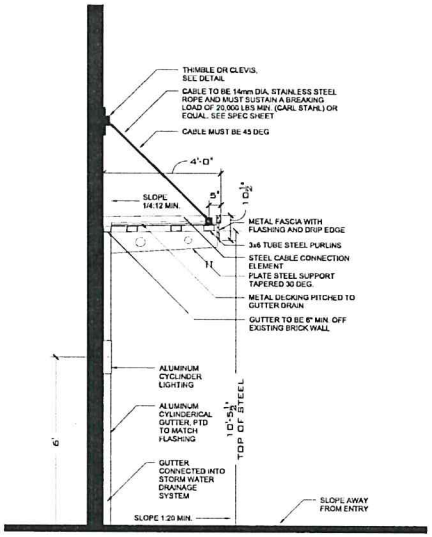
1/5/2023 8:57:43 AM



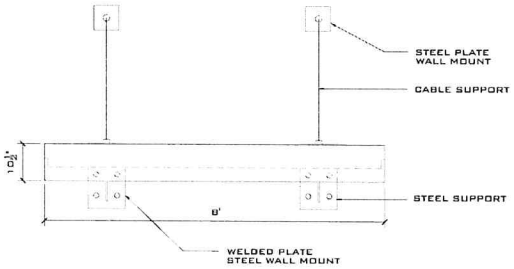
2 PARTIAL ELEVATION
1/4" = 1'-0"



1 PARTIAL FLOOR PLAN
1/4" = 1'-0"



3 CANOPY WALL SECTION
1/2" = 1'-0"



6 SIGNAGE ELEVATION
1/2" = 1'-0"

4 PERSPECTIVE VIEW

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PACIFIC MILL BUILDING 6

300 CANAL STREET
LAWRENCE, MA 01840

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NO.	DESCRIPTION	DATE

PROPOSED LOWER ENTRY CANOPY

SHEET ISSUE DATE:	07/07/16
PROJECT NO.:	
APPROVED BY:	GL
DRAWN BY:	JP

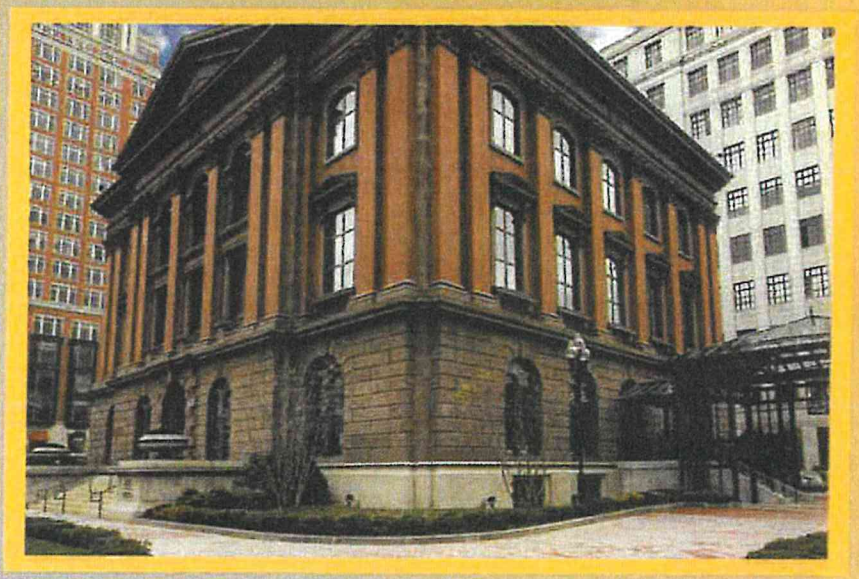
A1-1

SCALE

WINDOW DETAILS

SERIES 400

UNIVERSAL
Window and Door



A full line of products for Commercial, Heavy Commercial, Institutional, Residential, Architectural and Historic Applications

303 Mechanic Street | Marlborough, MA | 01752

SERIES 400

Double Hung, Rated Heavy Commercial

Thermally Improved Prime Replacement Windows

Performance

DH CW-PG45 @ 56" x 91"
Fixed AW-PG90 @ 60" x 99"

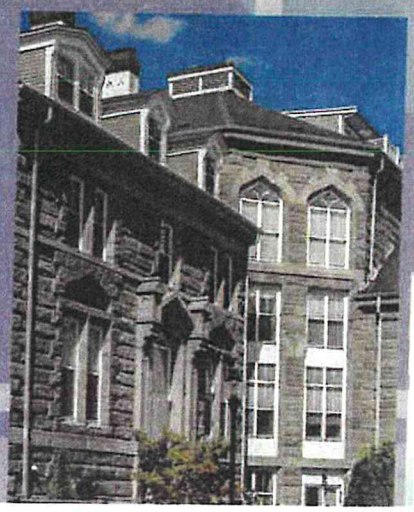
Air Infiltration @ 1.57 psf: <.3 cf / min / ft 2

Water Resistance@ 12.11 psf: No Entry
Uniform Structural Load
67.67 psf@56"x91"DH 135psf@ 60" x 99"
FIXED

Operating Force: 45 lbs MAX.
Condensation Resistance Factor: 41

Options

Glass:
Low-E, Soft-Coat, Solar Control, Argon, Tempered, Obscure, Wire or Spandrel
Balances:
Ultralift, Superlift, Block and Tackle
Wrapping Systems:
Exterior Panning Systems
Interior Trim Systems
Receptor Systems
Flange Frame
Head Expander and Sill Angle
Finishes:
Special finishes and custom architectural finishes are available
Child Guard and Vandal Screens
Internal, External and Interior Grids



DETAILS

Utilizes complete Thermal Break Sash and Frame for optimal insulating value

Features 1" clear insulating glass made with Super Spacer®, the world's only TrueWARM® edge technology

Deep double-step Hospital Sill provides superior ventilating and water performance

Marine Glazing protects glass edge and assures easy repair

Anti-Creep Lock on top sash creates stability for worry-free operation

Auto Lock Sill available for added convenient security

Telescoping Sash Engineering provides optimum air and water protection

Special Tubular Sash Design gives added strength and long life

Class 5 ULTRA-LIFT® balances are available

Custodial Hardware assures safe operation (Ideal for schools and institutional use)

UNIVERSAL
Window and Door

HISTORIC CHARACTER. MODERN EFFICIENCY.

Specifications

General: All aluminum windows furnished as shown in the plans shall conform to the specifications in AAMA/WDMA/CSA 101/I.S.Z/A440-11. They are furnished with all necessary hardware, trim and miscellaneous items as specified.
Material: Aluminum used is commercial quality 6063-T5 alloy with a minimum ultimate tensile strength of 22,000 psi, free of defects impairing strength and durability, and with standard wall tolerances as defined in the Architectural Aluminum Manufacturer's Association Master Specifications for aluminum windows. All members of the frame and sash shall be split and bridged with a continuous structural thermal break of high density, low conductivity urethane insulation cavity fill, with removal of the extrusion cavity bridging aluminum after curing.
Construction and Operation: Windows are assembled to perform as herein specified, to assure a neat appearance and weather tight construction. All sash and frame members are firmly joined with mechanical joints using stainless steel screws into integral screw ports. Each frame corner joint is secured with two screws. Sash corner joints are telescoped for rigidity and appearance. Meeting rails have mechanical interlocks, and the horizontal rails of the upper and lower sashes have extruded handles for operating the sashes. When windows are not being expressly used for ventilation, they must be fully closed and locked. Failure to do so may result in personal injury or damage to property. All sashs are tilt type for easy cleaning. Top sashes have "Anti-Creep" latches.
Glazing: Sashes are glazed with 1" sealed insulated glass, using "Float Glass" quality, and constructed to allow field replacement of glazing material. Glazing is "Marine" type wrap around vinyl gasket, without the use of removable beads or glazing compound. All insulated glass conforms to, and is in compliance with, ASTM E 773-83 AN E 744-74A- Class CBA.
Spacer: Quanex Super Spacer® contains NO-Metal and is one of the most thermatically efficient IG spacers available today. Super Spacer® reduces sealant stress while improving heat flow resistance, glass surface temperature, condensation resistance and sound absorption. Super Spacer® is the only polymer foam, NO-Metal warm edge spacer.
Finish: The exposed surfaces of all aluminum members shall be clean and free of serious blemishes, scratches or tool marks. Standard finish is electrostatically applied acrylic enamel with a 5-stage chromate under-coating conforming to AAMA 603.8 standard. Standard colors are white, black, bronze, green and beige (see color chart). Other architect specified finishes may be available at additional cost.
Hardware: All fasteners, screws and other miscellaneous fastening devices shall be of non-corrosive material compatible with aluminum.

UNIVERSAL
Window and Door

Universal Window and Door is celebrating its 40th year of integrity, high quality, innovation, service and exceptional value

We pride ourselves in meeting and exceeding industry performance standards. Universal leads the industry in its interactive approach to product design.

You benefit from the personalized service, advantageous pricing and prompt delivery that derives from a flexible, manageable and enthusiastic company... one committed to exacting quality, whether for multi-building quantities or the small historic application

Give us a call, or contact us on the web.
We look forward to impressing you.

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PROJECT:

LOFTS 34

45 FRANKLIN ST
NASHUA, NH

PRODUCT INFORMATION

MFG. & WINDOW MODEL:

UNIVERSAL WINDOW & DOOR
SERIES 700 FIXED WINDOW
SERIES 700 AWNING WINDOW
SERIES 400 DOUBLE HUNG WINDOW

FINISH

TYPE: PAINTED ■ ANODIZED ☐

SPEC: BAKED ACRYLIC (AAMA-2603)

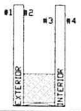
NAME: BLACK

COLOR / CODE: ..

FINISHES MAY VARY IN COLOR, SHADING AND GLOSS BY INDUSTRY STANDARD VARIATIONS. PROTECT MATERIALS FROM LIME MORTAR, RUNOFF FROM CONCRETE ADN COPPER, CARELESS HANDLING OF TOOLS, WELD SPLATTER, ACIDS, ROOFING TAR, SOLVENTS AND OTHER ITEMS THAT COULD DAMAGE THE FINISH. ALL PLASTER, MORTAR, CEMENT, DRYWALL AND MASONRY CLEANING COMPOUNDS MUST BE REMOVED BEFORE BEING ALLOWED TO DRY AFTER REMOVAL. FLUSH OFF METAL SURFACES WITH CLEAR WATER. NEVER ATTEMPT TO CLEAN SURFACES WITH ABRASIVE CLEANING COMPOUNDS OR STEEL WOOL. USE ONLY MILD SOAP, WARM WATER AND A SOFT SPONGE BEFORE ATTEMPTING TO REMOVE SCRATCHES, CONTACT THE MANUFACTURER FOR TECHNICAL ADVICE.

GLAZING SCHEDULE

GL1
1 ⅛" O.A. IGU
⅛" RLE/ARGON



GL2
⅝" O.A. IGU
⅛" RLE / ARGON

GL3

GL4

GL5

DRAWING INDEX

COVER SHEET	C1
WINDOW ELEVATIONS	W1 - W2
DETAILS	D1 - D9
TOTAL SHEETS	12

SUBMITTAL DATES
#1 _____
#2 _____
#3 _____
#4 _____

FINAL
WINDOWS WILL BE FABRICATED PER THESE DRAWINGS
DATE _____

APX. REQUIRED DATE

GENERAL NOTES

1. NAME & GLAZING DIMENSIONS ARE GIVEN IN GLASS FACE AND THE WINDOW MFG. WILL NOT PROVIDE FOR SIZES.	4. UNLESS OTHERWISE INDICATED ALL STEEL (BUTTERFLY SHIMS, GLAZING ANCHORS, ETC. ARE NOT SUPPLIED BY THE WINDOW MFG.
2. ALL CUTTING AND FITTING OF TRIM AND GLASS MATERIALS MUST BE DONE IN THE FIELD AND NOT BY THE WINDOW MFG.	5. THE DESIGN OF THE BUILDING COMPONENTS TO WHICH THE WINDOWS WILL BE ANCHORED MUST BE ADEQUATE TO SUPPORT THE TRANSFER OF WIND AND DEAD LOADS FROM THE WINDOW SYSTEM
3. ERRORS INCURRED THROUGH THE USE OF THEIR OWN DRAWINGS BY OTHER TRADES IS NOT THE RESPONSIBILITY OF THE WINDOW MFG.	

APPROVALS

ARCHITECT & ADDRESS	ARCHITECT APPROVAL
GENERAL CONTRACTOR & ADDRESS	GENERAL CONTRACTOR APPROVAL
GLAZING CONTRACTOR & ADDRESS	GLAZING CONTRACTOR APPROVAL

DRAWINGS MUST HAVE ARCHITECT / CONTRACTOR / DEALER APPROVAL STAMPS AND COMPLETE INFORMATION TO FABRICATE INCLUDING ALL REQUESTED VERIFICATION AND RELEASE FROM DEALER.
FABRICATION AND SHIPMENT WILL NOT BE SHEDULED UNTIL APPROVED DRAWINGS WITH COMPLETE INFORMATION ARE RETURNED, PENDING A UNIVERSAL WINDOW & DOOR REVIEW AND ACCEPTANCE OF THE INFORMATION TO FABRICATE.

HARDWARE:

LOCKS AND KEEPERS
CAM HANDLES

SCREENS:

INTERIOR SCREENS

INSTALLATION ACC:

TRIM AND CLIPS

BALANCES:

..

INSTALLATION NOTES

ALL WINDOW COUNTS, ROUGH OPENING SIZES, AND FIELD CONDITIONS SHOWN ON THESE DRAWINGS MUST BE VERIFIED BY THE WINDOW INSTALLER PRIOR TO THE MANUFACTURING OF WINDOW UNITS.

SHOP DRAWINGS, PROJECT SPECIFICATIONS AND THE FOLLOWING INSTALLER INSTRUCTIONS SHOULD BE REVIEWED PRIOR TO STARTING INSTALLATION. THESE WINDOWS ARE FINISHED PRODUCTS AND SHOULD BE HANDLED AS SUCH AT ALL TIMES.

DELIVERY- INSPECT YOUR SHIPMENT CAREFULLY AND REPORT ANY DAMAGE OR MISCOUNTS IMMEDIATELY.

STORAGE- MATERIALS SHOULD CAREFULLY BE UNLOADED, STORED AND PROTECTED. IT SHOULD BE SAFE FROM CONTAMINANTS AND DEFACE CONSTRUCTION ACTIVITY. STACK UNITS VERTICALLY ON EDGE TO PREVENT WARPING AND SCRATCHING. USE WOOD OR PLASTIC SHIMS TO ALLOW DRAINAGE AND AIR CIRCULATION. REMOVE ALL PAPER WRAPPINGS AND INTERLEAVING THAT ARE OR COULD BECOME WET DURING STORAGE. STORE UNITS INSIDE IF POSSIBLE OR COVER TARPAULINS TO ALLOW AIR CIRCULATION AND TO PREVENT DAMAGE FROM DUST, CORROSIVE FUMES OR OTHER CONTAMINANTS

INSTALLATION- EXAMINE ALL SURFACES OF OPENINGS AND VERIFY DIMENSIONS, NOTIFY THE APPROPRIATE CONTRACTOR IN WRITING OF ANY CONDITIONS DETRIMENTAL TO PROPER COMPLETION OF WORK. WINDOWS MUST BE INSTALLED PLUMB, SQUARE, STRAIGHT, LEVEL, IN THEIR PROPER ELEVATION AND IN PROPER ALIGNMENT WITH OTHER WORK. ASSEMBLE AND ANCHOR WINDOW UNITS TO ALLOW FOR EXPANSION AND CONTRACTION. MAINTAINING A WATER TIGHT CONDITION.CASEMENT WINDOWS MUST HAVE THE HINGE JAMB CORRECTLY ANCHORED TO ALLOW TRANSFER OF VENT WEIGHT WITH OUT SAGGING. IN NO CASE SHOULD THE ATTACHMENT OF THE WINDOW OR COMPONENTS BE THROUGH THE THERMAL BARRIER. ALL ANCHOR SCREWS MUST BE SEALED TO PREVENT WATER FROM ENTERING THE BUILDING THROUGH THE FASTENER HOLES. ALL FIELD JOINTS MUST BE BUTTERED WITH SEALANT AND PROPERLY SET. ALUMINUM IN CONTACT WITH DISSIMILAR METALS OR MASONRY SHOULD BE SEPARATED BY A SUITABLE MATERIAL.

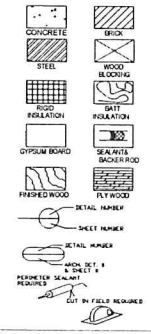
ERECTOR NOTES- PERIMETER SEALANT CAN AND WILL COME IN CONTACT WITH MANY DIFFERENT COMPONENTS DURING THE INSTALLATION OF THESE WINDOWS. IT IS HIGHLY RECOMMENDED THAT THE ERECTOR CONSULT WITH HIS/HER SEALANT MANUFACTURER TO ENSURE PROPER COMPATIBILITY. THE WINDOW MFG. WILL NOT BE RESPONSIBLE FOR PERIMETER SEALANT COMPATIBILITY TESTING.

HARDWARE ADJUSTMENT- AFTER ERECTION AND GLAZING, ALL HARDWARE MUST BE CHECKED FOR PROPER OPERATION. ANY REQUIRED ADJUSTMENTS MUST BE MADE AT THIS TIME TO ENSURE SMOOTH OPERATION OF THE PRODUCT.

ABBREVIATIONS

ARCHT...ARCHITECT
BLDG...BUILDING
BO.....BY OTHERS
℄.....CENTER LINE
CO.....CLEAR OPENING
DIA.....DIAMETER
DIM.....DIMENSION
DLO.....DAYLIGHT OPENING
EXT.....EXTERIOR
FXD.....FIXED WINDOW
HD.....HEAD
HT.....HEIGHT
HRZNT..HORIZONTAL
INT.....INTERIOR
JMB.....JAMB
MNTN...MUNTIN
MO.....MASONRY OPENING
MRL.....MEETING RAIL
OAF.....OVERALL FRAME DIM
OC.....ON CENTER
OPNG...OPENING
PNL.....PANEL
RO.....ROUGH OPENING
SL.....SILL
SO.....SASH OPENING
SPECS..SPECIFICATION
TGO....TIGHT GLASS OPENING
UWD....UNIVERSAL WINDOW & DOOR
VIF.....VERIFY IN FIELD
VRTL....VERTICAL
W/.....WITH
W/O.....WITHOUT
WD.....WINDOW DIMS
WDTH...WIDTH
WDW....WINDOWS

MATERIAL LEGEND



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PROJECT
LOFTS 34
45 FRANKLIN ST
NASHUA, NH

REVISIONS/ISSUE

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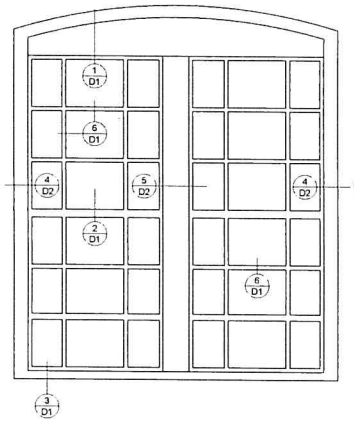

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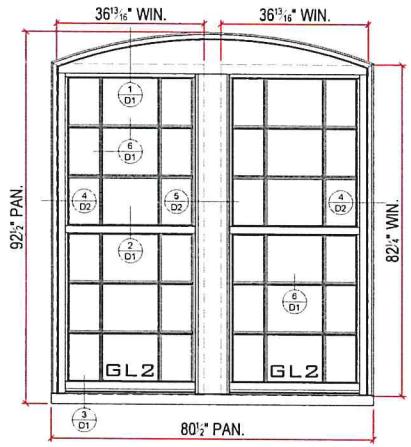

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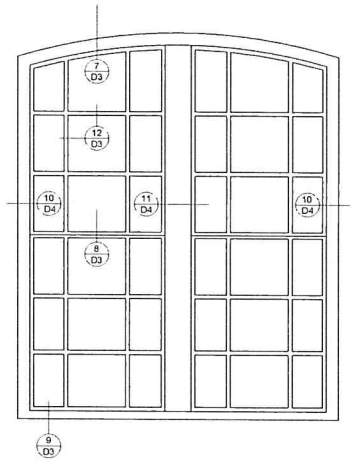

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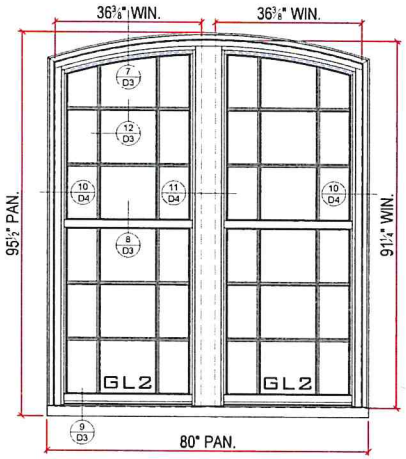

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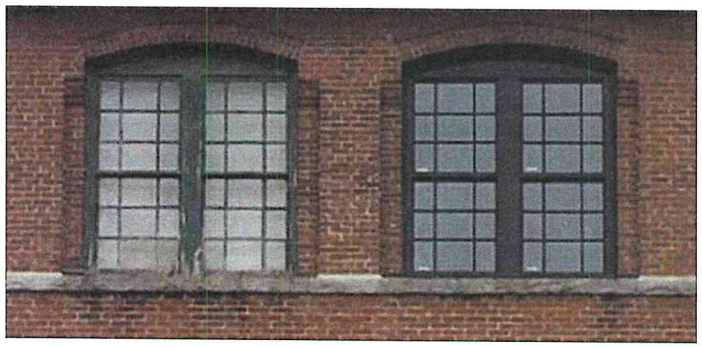

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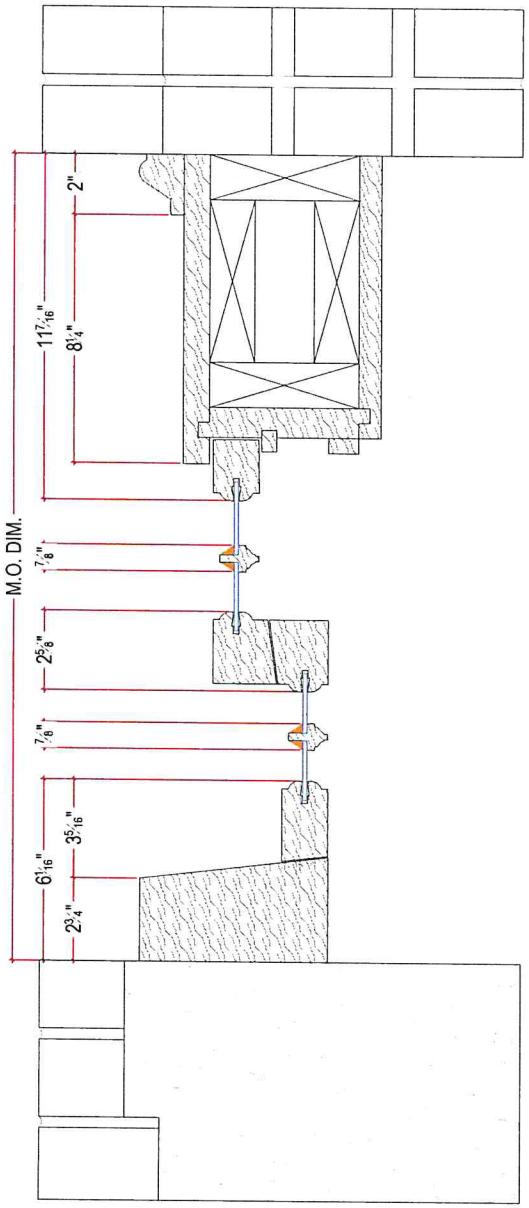

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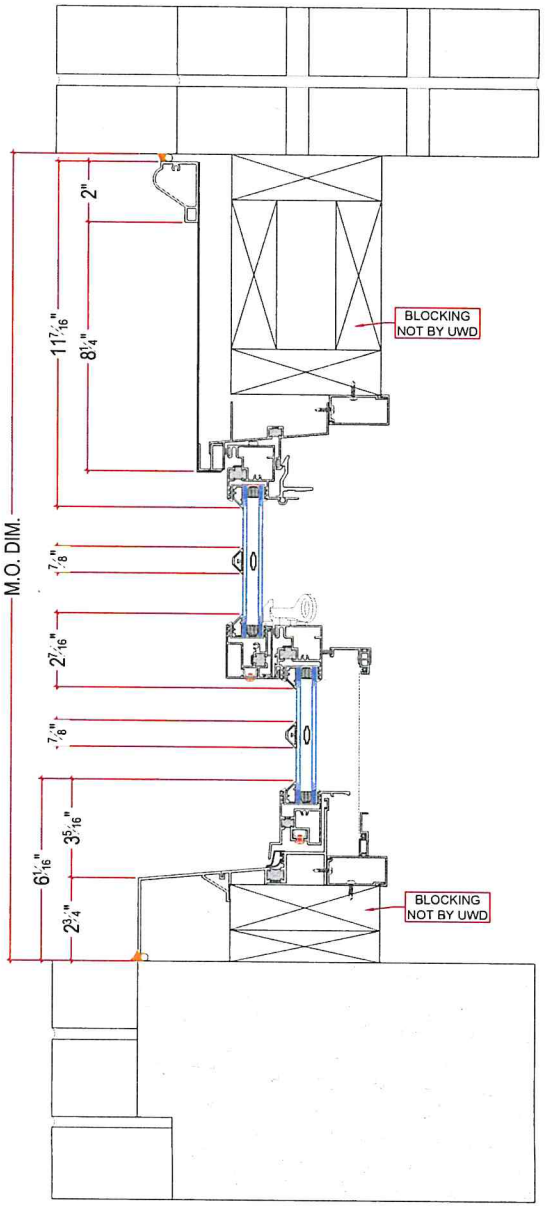

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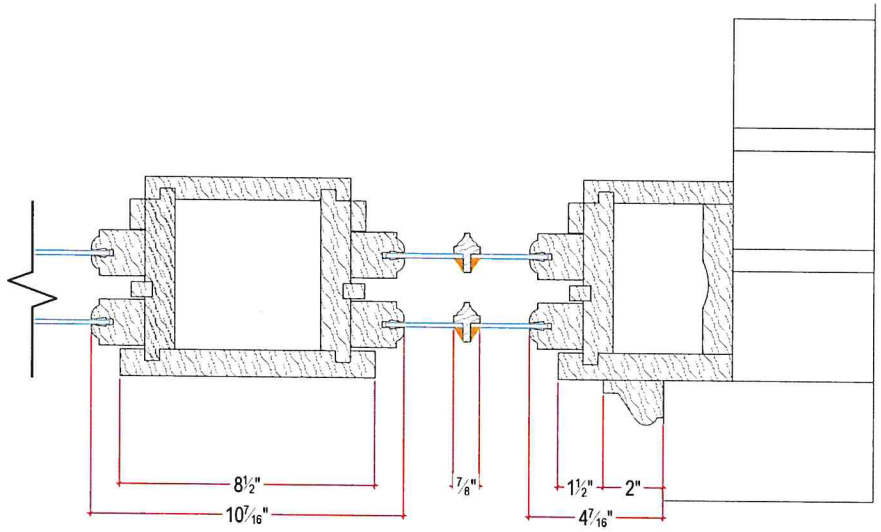

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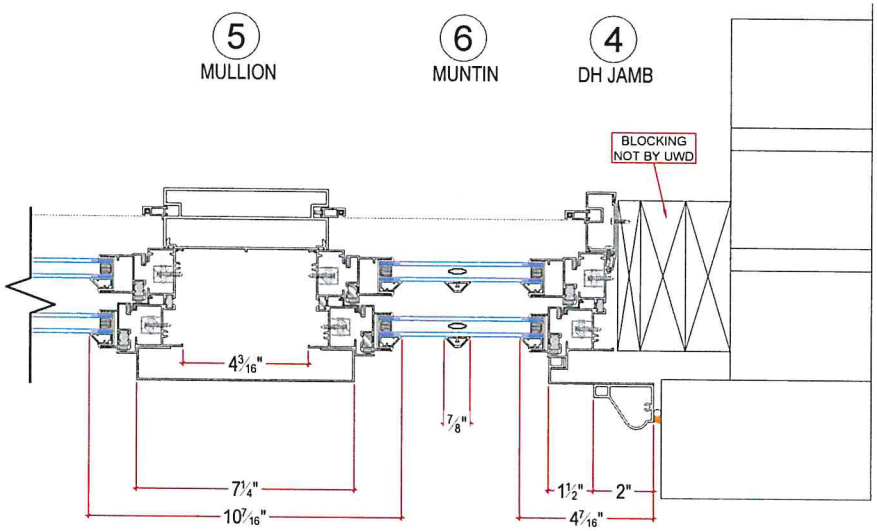

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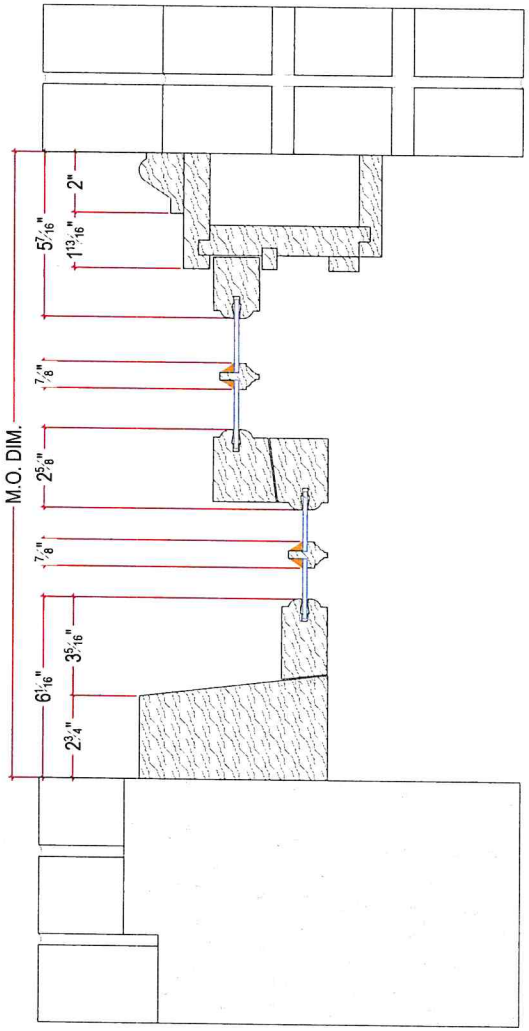

7
DH HEAD

12
MUNTIN

8
DH MR

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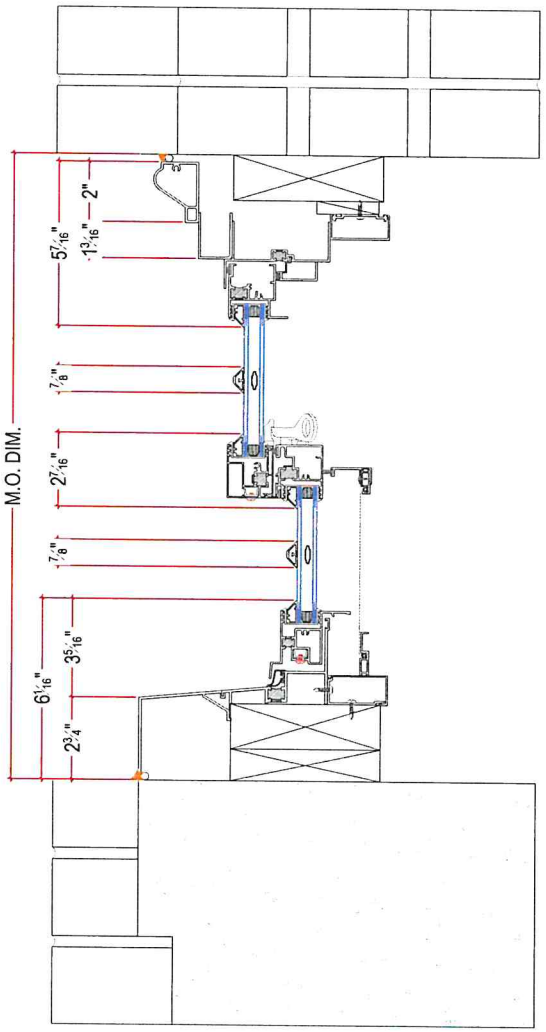
MUNTIN

9
DH SILL



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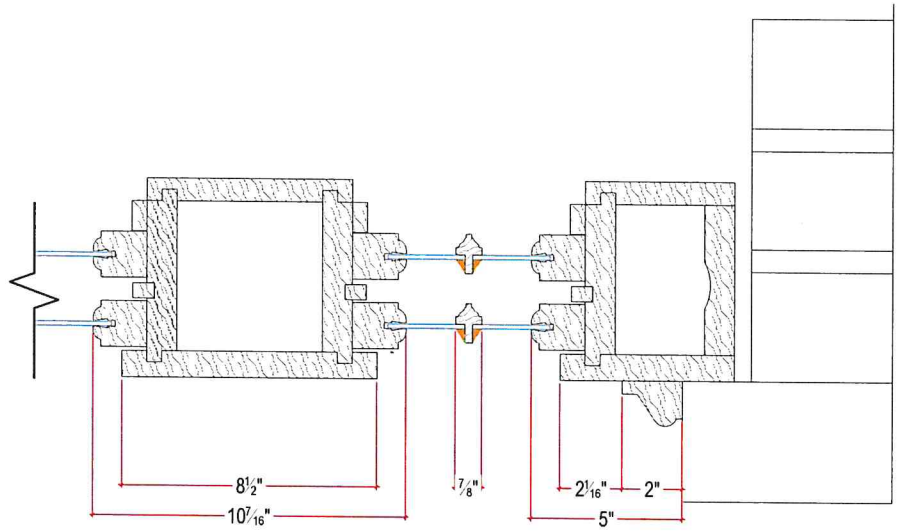

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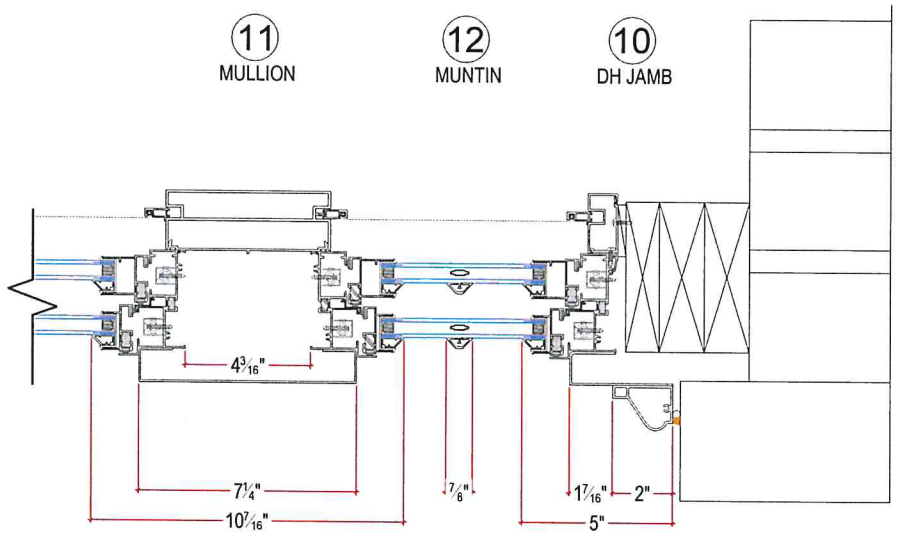

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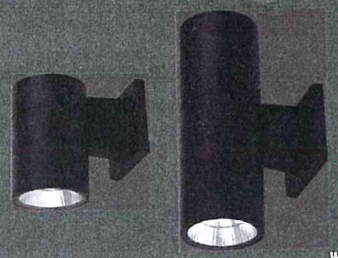
LIGHTING SPECIFICATIONS

LED OUTDOOR WALL LIGHT CYLINDER
LCL-01RW series

LED Outdoor Wall Cylinder UP/Down Light with modern design perfectly matches the exterior of any home. This energy efficient fixture made of Die-casting Aluminum body with protecting Glass lens, creates a clear and bright lighting. Suitable for wet locations. The direction of lights keeps them out of neighbors' windows, at the same time perfectly illuminating the around area. Suitable for patio, porch, corridor, backyard, garage, garden, walkway outdoor lighting. Easy and fast installation, no bulb replacement required.



WET LOCATION

Finish: Bronze | Black | White | Stainless Steel

ORDERING MATRIX:

Family	Light Direction	Standard Dimming	Watts	CCT	Finish
OLCL-01RW	X	N	XX	XX	XX
LED Outdoor Wall Light Cylinder LCL-01RW series	1	Non-dimmable	9 = 9 W	30 = 3,000 K	BK = Black
	2		18 = 18 W	40 = 4,000 K	BZ = Bronze
				50 = 5,000 K	WH = White
					SS = Stainless Steel

ORDERING INFORMATION:

Model	Light Direction	Watts	Lumens	CCT	Dimensions (LxWxH)	UPC	Pcs in carton	GTIN 14 for carton
OW-OLCL-01RW-1N930-BK	1	9 W	735 lm	3,000 K	7 1/8" x 4 1/2" x 6 5/8"	819951024993	8	10819951024990
OW-OLCL-01RW-1N950-BK	1	9 W	735 lm	5,000 K	7 1/8" x 4 1/2" x 6 5/8"	819951025013	8	10819951025010
OW-OLCL-01RW-1N930-BZ	1	9 W	735 lm	3,000 K	7 1/8" x 4 1/2" x 6 5/8"	819951025020	8	10819951025027
OW-OLCL-01RW-1N950-BZ	1	9 W	735 lm	5,000 K	7 1/8" x 4 1/2" x 6 5/8"	819951025044	8	10819951025041
OW-OLCL-01RW-1N930-WH	1	9 W	735 lm	3,000 K	7 1/8" x 4 1/2" x 6 5/8"	819951025839	8	10819951025836
OW-OLCL-01RW-1N950-WH	1	9 W	735 lm	5,000 K	7 1/8" x 4 1/2" x 6 5/8"	819951025853	8	10819951025850
OW-OLCL-01RW-1N930-SS	1	9 W	735 lm	3,000 K	7 1/8" x 4 1/2" x 6 5/8"	819951027734	8	10819951027731
OW-OLCL-01RW-1N950-SS	1	9 W	735 lm	5,000 K	7 1/8" x 4 1/2" x 6 5/8"	819951027741	8	10819951027748
OW-OLCL-01RW-2N1830-BK	2	18 W	1,482 lm	3,000 K	7 1/8" x 4 1/2" x 11 13/16"	819951025051	6	10819951025058
OW-OLCL-01RW-2N1840-BK	2	18 W	1,482 lm	4,000 K	7 1/8" x 4 1/2" x 11 13/16"	819951025068	6	10819951025065
OW-OLCL-01RW-2N1850-BK	2	18 W	1,482 lm	5,000 K	7 1/8" x 4 1/2" x 11 13/16"	819951025075	6	10819951025072
OW-OLCL-01RW-2N1830-BZ	2	18 W	1,482 lm	3,000 K	7 1/8" x 4 1/2" x 11 13/16"	819951025082	6	10819951025089
OW-OLCL-01RW-2N1840-BZ	2	18 W	1,482 lm	4,000 K	7 1/8" x 4 1/2" x 11 13/16"	819951025099	6	10819951025096
OW-OLCL-01RW-2N1850-BZ	2	18 W	1,482 lm	5,000 K	7 1/8" x 4 1/2" x 11 13/16"	819951025105	6	10819951025102
OW-OLCL-01RW-2N1830-WH	2	18 W	1,482 lm	3,000 K	7 1/8" x 4 1/2" x 11 13/16"	819951025860	6	10819951025867
OW-OLCL-01RW-2N1850-WH	2	18 W	1,482 lm	5,000 K	7 1/8" x 4 1/2" x 11 13/16"	819951025884	6	10819951025881
OW-OLCL-01RW-2N1830-SS	2	18 W	1,482 lm	3,000 K	7 1/8" x 4 1/2" x 11 13/16"	819951027758	6	10819951027755
OW-OLCL-01RW-2N1850-SS	2	18 W	1,482 lm	5,000 K	7 1/8" x 4 1/2" x 11 13/16"	819951027765	6	10819951027762

OSTWIN LIGHTING, LLC
E-mail: info@ostwin.com | **Website:** www.ostwin.com

LED OUTDOOR WALL LIGHT CYLINDER
LCL-01RW series

PRODUCT SPECIFICATIONS:

Model		OW-OLCL-01RW-1N930-BK	OW-OLCL-01RW-2N1830-BK
		OW-OLCL-01RW-1N950-BK	OW-OLCL-01RW-2N1840-BK
		OW-OLCL-01RW-1N930-BZ	OW-OLCL-01RW-2N1850-BK
		OW-OLCL-01RW-1N950-BZ	OW-OLCL-01RW-2N1830-BZ
		OW-OLCL-01RW-1N930-WH	OW-OLCL-01RW-2N1840-BZ
		OW-OLCL-01RW-1N950-WH	OW-OLCL-01RW-2N1850-BZ
		OW-OLCL-01RW-1N930-SS	OW-OLCL-01RW-2N1830-WH
		OW-OLCL-01RW-1N950-SS	OW-OLCL-01RW-2N1850-WH
			OW-OLCL-01RW-2N1830-SS
			OW-OLCL-01RW-2N1850-SS
Construction & Materials			
Diffuser		Glass	
Housing		Die-casting Aluminium	
Finish		Bronze, Black, White, Stainless Steel	
Weight		1.76 lbs (0.80 kg)	2.87 lbs (1.30 kg)
Environmental System			
Work Environment		Suitable for Wet Location, IP65	
Operating Temperature		-13°F to 113°F (-25°C to 45°C)	
L-70 Life		> 25,000 hrs	
Optical System			
Luminous Flux	3,000 K	735 lm	1,482 lm
	5,000 K		
Color Temperature		3,000 K, 4,000K, 5,000 K	
CRI		80	
Electrical System			
Input Voltage		120V AC 60 Hz	
Max input current		0,083 A	0,166 A
Off State Power		0 W	
Power Consumption		9 W	18 W
Power Factor		≥ 0.9	
Max output current		64 mA	128 mA
Regular and Voluntary Certifications			
5-year limited warranty			
cETLus listed			
Energy Star listed			

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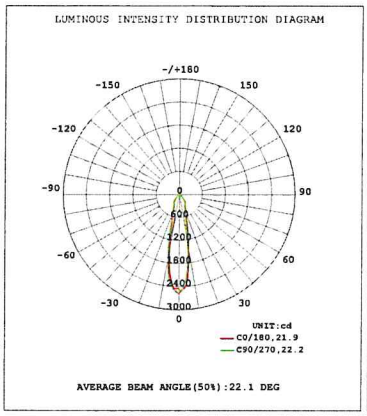
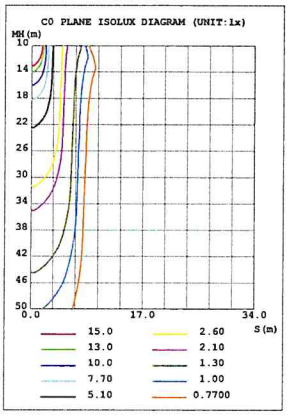
LED OUTDOOR WALL LIGHT CYLINDER

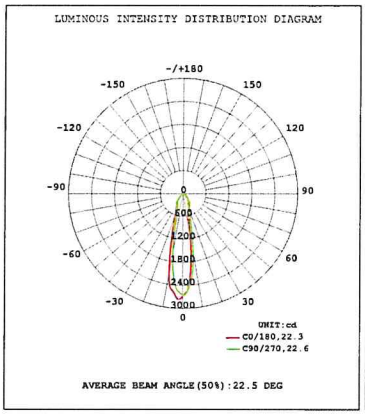
LCL-01RW series

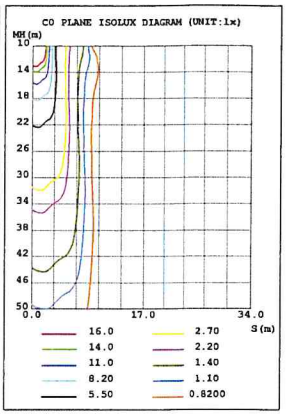
9W 3,000K



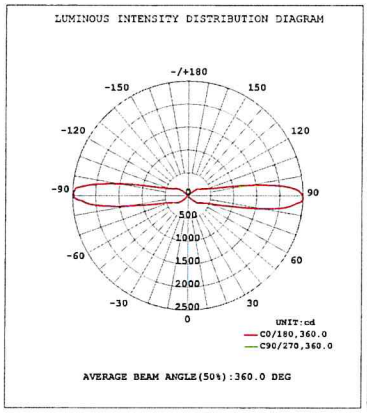


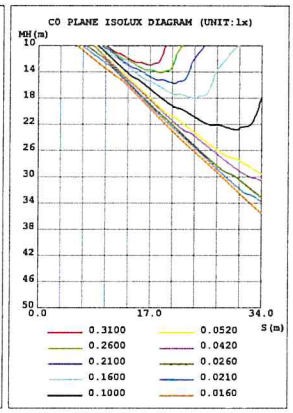
9W 5,000K



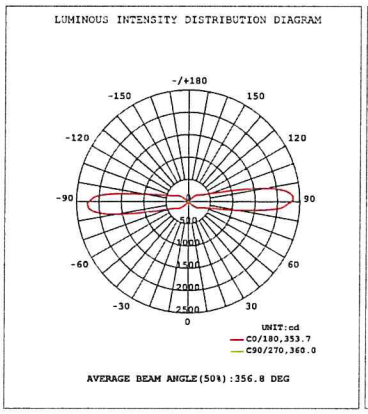


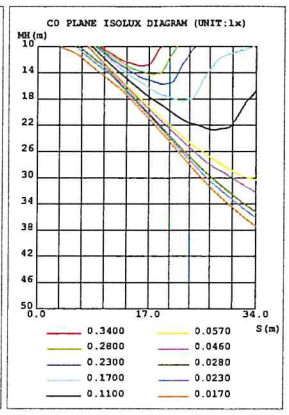
18W 3,000K



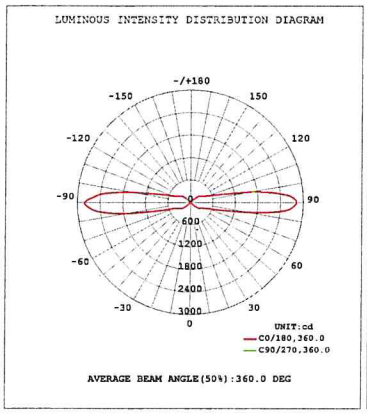


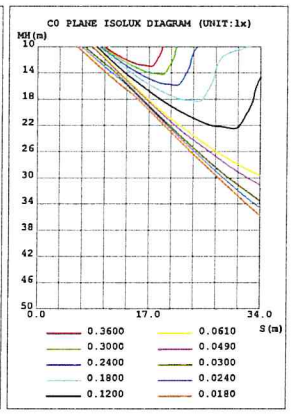
18W 4,000K





18W 5,000 K





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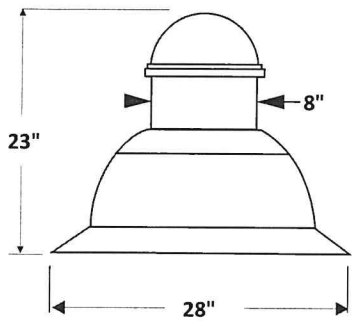
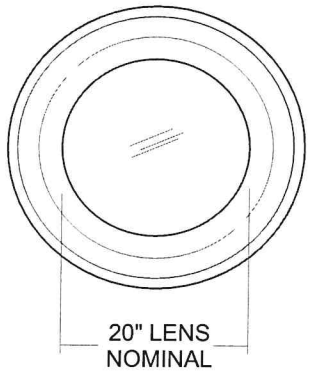
Exterior doors

POLE MOUNT

APL post top is made of one piece aluminum ballast housing and heavy gauge spun aluminum hood with beaded edge. All hardware is stainless steel material. The reflector hood is permanently silicone sealed to housing. The door frame is hinged to the ring and used with capture fasteners for maintenance. The tempered glass is held in door frame with suitable silicone gasket.





LAMPING:

84W LED (max) High Power LED's with 50,000 hr life span at 70% lumen maintenance.
Temperatures available:
- CW - Cool White (Approx 10,920lm @350mA)
- NW - Neutral White (Approx 10,040lm @350mA)
- WW - Warm White (Approx 9,240lm @350mA)

400HPS (max) High Pressure Sodium

450MH-PS (max) Metal Halide - Pulse Start

400MH (max) Metal Halide

ELECTRICAL:

Select from 120V, 277V, 347V (consult Solera for additional voltages)
Magnetic Ballast is standard on most HID lamps. For electronic ballast specify ELB after the lamp option.
Electronic Ballast is standard on all LED, CFL, BIAX and Fluorescent lamps.

LENS/SHIELDING:

- **E** Enclosed clear flat tempered glass lens
- **SAG** Sag glass lens (Convex)
- **PD** Opal Polycarbonate Dome
- **LMD** Lumidome, Acrylic Dome (Generates an up light glow for added fvisual interest.)

OPTICS:

- **PRV** Prismatic Reflector, TYPE V
- **SMIII** Segmented Reflector, TYPE III
- **SMV** Segmented Reflector, TYPE V
- **HFIII** Hydroform Reflector, TYPE III
- **SM96** Segmented 96 Reflector

MOUNTING:

Standard APL post top mounts with slip fitter over 3"Ø x 5" High Tenon/Pole

- **PT4** Mounts over 4"Ø x 5" High Tenon/Pole
- **GN** Gooseneck Arm
- **YM** Yoke Mounted
- **ER1** Mounts directly to Pole with ER1 straight arm
- **ER3** Mounts directly to Pole with ER3 straight arm
- **DR** Decorative aluminum side arm
- **WM** Wall Mounted

OPTIONS:

- **ELB** Electronic HID ballast
- **PCR** Photocell Receptacle
- **TP** Tamperproof Hardware
- **PC** Button Style Photocell
- **SF** Single Fuse
- **ELO** Edge Acrylic Glitter Ring
- **DF** Double Fuse
- **DCA** Designer Double Curve Arm
- **D** Deeper Bell
- **LO** Non-Illuminated Neck Louvers
- **LOL** Illuminated Neck Louvers

FINISH:

Electrostatically applied, thermally cured polyester powder coated paint:

- **BL** Minitex Black
- **WH** Minitex White
- **BZ** Minitex Bronze
- **SG** Silver Gray
- **CC** Custom Color *Adder (Consult Solera)

APL-28

APL

NAME	LAMPING	COLOR TEMP. (LED)	VOLT	OPTICS	LENS	MOUNTING				OPTIONS	FINISH
APL-28	<->	WW NW CW	120V 277V 347V 120/277V	PRV SMII SMV HFIII SM96	E SAG PD LMD	Pt4 GN YM ER1 ER3 DR WM				ELB PCR TP PC SF ELO DF DCA D LO LOL	BL WH BZ SG CC*

MASONRY SPECIFICATIONS

SECTION 040120 - MAINTENANCE OF UNIT MASONRY

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes maintenance of unit masonry consisting of brick clay masonry repair and cleaning as follows:

1. Repairing unit masonry, including replacing units.
2. Cleaning exposed unit masonry surfaces.
3. Repointing joints.

1.2 SUBMITTALS

A. Product Data: For each type of product indicated. Include recommendations for application and use. Include test data substantiating that products comply with requirements.

B. Samples for Verification: Pointing mortar.

C. Mortar Mix Designs

1.3 QUALITY ASSURANCE

A. Preservation Quality Standards: Unless otherwise indicated, comply with the applicable following standards for work on existing historic buildings:

1. National Park Service (NPS) Preservation Tech Notes; http://www.nps.gov/tps/how-to-preserve/tech-notes.htm.
2. National Park Service (NPS) Preservation Briefs; http://www.nps.gov/tps/how-to-preserve/briefs.htm; Preservation Brief #2, "Repointing Mortar Joints in Historic Masonry Buildings".

1.4 DELIVERY, STORAGE, AND HANDLING

A. Deliver masonry units to Project site strapped together in suitable packs or pallets or in heavy-duty cartons.

B. Deliver other materials to Project site in manufacturer's original and unopened containers, labeled with manufacturer's name and type of products.

C. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp.

1.5 PROJECT CONDITIONS

A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit masonry repair and cleaning work to be performed according to manufacturers' written instructions and specified requirements.

PART 2 - PRODUCTS

2.1 MASONRY MATERIALS

A. Face Brick: Face brick that which is exposed to view on the exterior facades of the building, shall be whole brick units salvaged and stockpiled under this contract. Locations indicated on drawings. Clean off residual mortar of either stock prior to reuse.

1. New Face Brick: If there is an insufficient quantity of whole stockpiled brick for exposed to view locations, provide units with colors, color variation within units, surface texture, size, material composition, and shape to match existing brickwork and with physical properties within 5 percent of those determined from preconstruction testing of selected existing units.

2.2 MORTAR MATERIALS

A. Natural Cement: Natural cement produced from argillaceous limestone.

B. Hydrated Lime: ASTM C 207, Type S or N.

C. Factory-Prepared Lime Putty: ASTM C 1489.

D. Quicklime: ASTM C 5, pulverized lime.

E. Mortar Sand: ASTM C 144, customized for project requirements.

F. Water: Potable.

2.3 MORTAR MIXES

A. Preparing Lime Putty: Slake quicklime and prepare lime putty according to appendix to ASTM C 5 and manufacturer's written instructions.

B. Measurement and Mixing: Measure cementitious materials and sand in a dry condition by volume or equivalent weight. Do not measure by shovel; use known measure. Mix materials in a clean, mechanical batch mixer.

1. Mixing Pointing Mortar: Thoroughly mix cementitious materials and sand together before adding any water. Then mix again adding only enough water to produce a damp, unworkable mix that will retain its form when pressed into a ball. Maintain mortar in this dampened condition for 15 to 30 minutes. Add remaining water in small portions until mortar reaches desired consistency. Use mortar within one hour of final mixing; do not re-temper or use partially hardened material. Mixture to be (1) 80 LB Bag of quickrete Type S Mortar (2) Shovels of Hydrated Lime (3) Gallons of water.

C. Do not use admixtures in mortar unless otherwise indicated. (buff to match if required)

D. Mortar Product: Subject to compliance with requirements, provide Architect approved product determined by testing of existing mortar.

PART 3 - EXECUTION

3.1 BRICK REMOVAL AND REPLACEMENT

A. All masonry units which are to remain in an exposed condition which exhibit the following conditions shall be removed and replaced:

1. Units with holes.
2. Units that are damaged, spalled or deteriorated

B. Carefully demolish or remove entire units from joint to joint, without damaging surrounding masonry, in a manner that permits replacement with full-size units.

C. Support and protect remaining masonry that surrounds removal area. Maintain flashing, reinforcement, lintels, and adjoining construction in an undamaged condition.

D. Notify Architect of unforeseen detrimental conditions including voids, cracks, bulges, and loose units in existing masonry backup, rotted wood, rusted metal, and other deteriorated items.

E. Remove in an undamaged condition as many whole bricks as possible.

1. Remove mortar, loose particles, and soil from brick by cleaning with hand chisels, brushes, and water.
2. Remove sealants by cutting close to brick with utility knife and cleaning with solvents.
3. Store brick for reuse. Store off ground, on skids, and protected from weather.
4. Deliver cleaned brick not required for reuse to Owner unless otherwise indicated.

F. Clean bricks surrounding removal areas by removing mortar, dust, and loose particles in preparation for replacement.

G. Install replacement brick into bonding and coursing pattern of existing brick. If cutting is required, use a motor-driven saw designed to cut masonry with clean, sharp, unchipped edges.

H. Lay replacement brick with completely filled bed, head, and collar joints. Butter ends with sufficient mortar to fill head joints and shove into place. Wet both replacement and surrounding bricks that have ASTM C 67 initial rates of absorption (suction) of more than 30 g/30 sq. in. per min. Use wetting methods that ensure that units are nearly saturated but surface is dry when laid.

1. Tool exposed mortar joints in repaired areas to match joints of surrounding existing brickwork.
2. Rake out mortar used for laying brick before mortar sets and point new mortar joints in repaired area to comply with requirements for repointing existing masonry, and at same time as repointing of surrounding area.
3. When mortar is sufficiently hard to support units, remove shims and other devices interfering with pointing of joints.

3.2 CLEANING MASONRY, GENERAL

A. Proceed with cleaning in an orderly manner; work from bottom to top of each scaffold width and from one end of each elevation to the other. Ensure that dirty residues and rinse water will not wash over cleaned, dry surfaces.

B. Use only those cleaning methods approved for each masonry material and location.

C. Removing Plant Growth: Completely remove visible plant, moss, and shrub growth from masonry surfaces. Carefully remove plants, creepers, and vegetation by cutting at roots and allowing to dry as long as possible before removal. Remove loose soil and debris from open masonry joints to whatever depth they occur.

D. Preliminary Cleaning: Before beginning general cleaning, remove extraneous substances that are resistant to cleaning methods being used. Extraneous substances include paint, calking, asphalt, and tar.

1. Carefully remove heavy accumulations of material from surface of masonry with a sharp chisel. Do not scratch or chip masonry surface.

3.3 TUCKPOINTING MASONRY

A. Exterior Masonry: Rake out and repoint joints in areas indicated on the Drawings.

B. Notify Architect of unforeseen detrimental conditions including voids in mortar joints, cracks, loose masonry units, rotted wood, rusted metal, and other deteriorated items.

C. Repointing with Mortar:

1. Old Mortar should be removed to a minimum depth of 2 to 2-1/2 times the width of the joint to ensure an adequate bond and to prevent mortar "pop outs". For most brick joints this will require removal of the mortar to a depth of approximately 1".
2. Thin diamond blade grinders may be used to cut horizontal joints, small pneumatically powered power chisels can be used to remove mortar (use caution not to damage brick)
3. Use hand tools to finally remove mortar along edges and vertical joints. (Take care not to damage brick above vertical joints).
4. Rinse joint surfaces with water to remove dust and mortar particles. Time rinsing application so, at time of pointing, joint surfaces are damp but free of standing water. If rinse water dries, dampen joint surfaces before pointing.
5. Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8 inch until a uniform depth is formed. Fully compact each layer thoroughly and allow it to become thumbprint hard before applying next layer.
6. Where existing masonry units have worn or rounded edges, slightly recess finished mortar surface below face of masonry to avoid widened joint faces. Take care not to spread mortar beyond joint edges onto exposed masonry surfaces.
7. When mortar is thumbprint hard, tool exterior or exposed joints to match joint profile used in approved mockup. Remove excess mortar from edge of joint by brushing.
8. Cut interior joints to be concealed flush to surface of masonry.
9. Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours including weekends and holidays.
10. Hairline cracking within the mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint.

D. Where repointing work precedes cleaning of existing masonry, allow mortar to harden at least 30 days before beginning cleaning work.

3.4 FINAL CLEANING

A. After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, spray applied at low pressure.

B. Wash adjacent woodwork and other non-masonry surfaces. Use detergent and soft brushes or cloths.

C. Clean mortar and debris from roof; remove debris from gutters and downspouts. Rinse off roof and flush gutters and downspouts.

D. Sweep and rake adjacent pavement and grounds to remove mortar and debris. Where necessary, pressure wash pavement surfaces to remove mortar, dust, dirt, and stains.

END OF SECTION 040120