

Maintenance Recommendation Manual

For

**Stamped Concrete Sidewalks – Streetscape
Bay Avenue and Shore Drive
Borough of Highlands, Monmouth County, NJ**

Installation Dates: Fall 2015, Spring 2016

Original Installation Contractor:



**2067 Route 35 South
South Amboy, NJ 08879
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Updated: 10-12-2016

Installation Materials – Stamped Concrete Sidewalks

Pattern:

Field: Old Brick, Basketweave

Border (along curblines): Old Brick, Single Soldier Course

Colors:

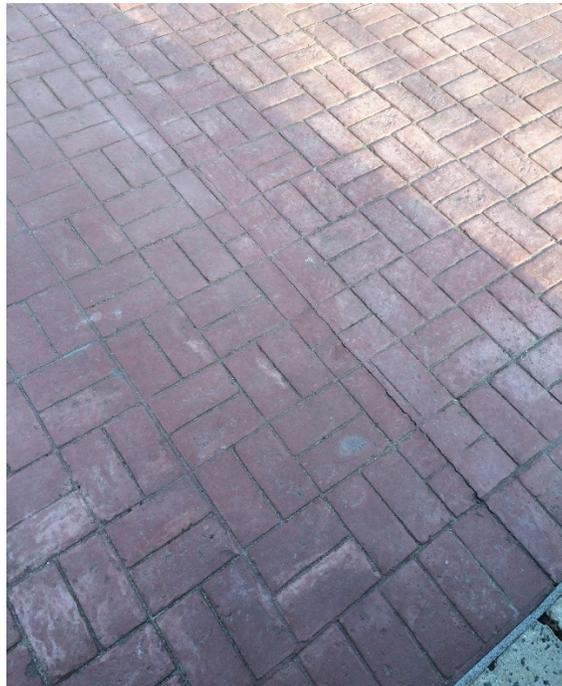
Base Color: Brick Red (#550), color hardener and integral liquid

Highlight Color: Walnut (#810), antique coloring

Note: Materials by Solomon Colors, Inc. and their division, BrickForm

Sealer:

Deco Guard, low sheen sealer (Siloxane modified Methyl Methacrylate)



Basic Installation Method:

- Pour integrally colored concrete
- Apply dry-shake color hardener
- Stamp textured brick patterns
- Allow to cure
- Apply highlight antique color and sealer application

Recommended Maintenance Practices – Nova Crete guidelines

Using proper procedures and products to clean, maintain, and restore the stamped concrete surfaces is critical in preserving their durability, slip resistance, and desired aesthetic appearance. The following is only a guideline, as the specific maintenance required for any given decorative concrete surface depends on many factors, such as local environmental conditions and the amount of use.

Routine Maintenance:

- Spot removal of foreign debris from stamped concrete surface, such as gum, tar, and litter
- Power wash surface as deemed necessary
- Use of mild detergent and scrub brush, as needed to clean spots and stains. Detergent not necessary for entire power wash process.

Annual / Yearly Maintenance:

March

- Annual walk-through of Streetscape area with Nova Crete and Borough representatives to evaluate the condition of the stamped concrete and develop a maintenance scope to restore the sidewalk areas.

April

- Clean stamped concrete surfaces of all spot foreign debris
- Power wash entire stamped concrete sidewalk area
- If deemed applicable, reapply the highlight color and sealer to provide a protective coating for the entire sidewalk. The sealer is a sacrificial coat that wears down prior to the stamped concrete structure being damaged. The sealer also minimizes damage created by the water and deicing salt combination. (Typically this service is performed on a biennial cycle (once every two years).

May – prior to Summer season (Memorial Day weekend)

- Completion of annual maintenance and start of routine maintenance.

Winter Maintenance (Snow Removal / De-icing Applications):

Snow Removal Activity

- Any accumulating snow fall that builds up on the stamped concrete wearing surfaces should be removed prior to any de-icing salt

activities. The physical removal of the snow will increase the overall melting and expose the ice / concrete wearing surface contact layer that typically creates the slip hazards.

- Snow removal for the stamped concrete should be performed by a power bush attachment on a small property maintenance machine or plastic shovels or snow blowers with plastic shields for the contact points with the pavement. If a snow plow is desired, a plow blade with a rubber edge or plastic guides should be utilized to avoid direct metal contact with the stamped concrete surface. The texture patterns of the stamped concrete will create binding points for the plow blades that could cause significant surface chipping or edge / joint failure.

De-Icing Applications

- The preferred method for controlling a slippery concrete wearing surface is to apply a sand abrasive application. While this does not provide snow melt properties, it creates traction which tends to abate the slippery condition of ice until a thaw is achieved. This method is recommended for the first one (1) or two (2) years of a concrete installation to allow the full cure of the concrete prior to it being subjected to de-icing salts.
- A pre-treatment of a wetted calcium chloride mixture prior to an eminent ice producing storm would serve beneficial since it has been documented that the ice to concrete wearing surface bond never develops and most ice that forms could be removed during the snow removal activity.
- The use of standard rock salt (sodium chloride) should be avoided on the newly poured stamped concrete wearing surfaces.
- During the following Spring season the stamped concrete should be walked to assess the stamped concrete and specifically the sealer application to see how it is holding up. The "sacrificial" purpose of the sealer being degraded during various maintenance activities is the benefit and considered routine maintenance for any stamped concrete application.

NOTE: Nova Crete offers an Annual Maintenance Audit and Restore services to keep the installed stamped concrete surfacing looking aesthetically appealing and protecting the concrete from the various degrading environmental factors.