

<b>ROBBEN ISLAND MUSEUM - RIM VILLAGE REGENERATION</b>		BUILDINGS	<b>35, 36, 37, 39, 49</b>
		SECTION NAME	<b>HOUSES</b>
<b>REPAIRS, RENOVATIONS AND MINOR WORKS PROJECT FOR ROBBEN ISLAND MUSEUM</b>		<b>GENERAL SPECIFICATION</b>	
<b>GROENEWALD PRELLER ARCHITECTS CC</b> TEL 021 448 1633 FAX 086 664 7028 E-MAIL : <a href="mailto:sue.gparch@new.co.za">sue.gparch@new.co.za</a> Acting as OVERSEEING ARCHITECTS		DOCUMENT REF	<b>GS1</b>
		DATE	<b>2011-01-14</b>
INTENT	<b>REPAIR AND DECORATE EXTERIOR DOING AS MUCH AS NECESSARY AND AS LITTLE AS POSSIBLE</b>	REVISION	
SPECIAL NOTES	<i>COLOURS TO BE SPECIFIED BY THE HERITAGE ARCHITECT – ROBBEN ISLAND MUSEUM.</i> <b>ALL PREVIOUS CLAUSES IN RESPECT OF WASTE, TIDINESS, CLEARING ON COMPLETION, ASBESTOS WASTE HANDLING AND RIM &amp; OHS REQUIREMENTS APPLY</b>		
<b>GENERAL WORKS EXISTING FABRIC: All work to be carried out in accordance with descriptions below. Preparation and application of paint products to comply with the manufacturer's specifications. Where any of these differ from the specifications below, the contractor to request clarity from the Overseeing Architects (GPA)</b>			
ITEM	EXISTING	RENEWAL	
<b>ROOF</b>	Asbestos Cement Sheets, painted. Suspected leaks (severe at No 49) Identify leaks and patch temporarily. Provide sound watertight gutters and downpipes to capture all washing water. Clean as per Paint System No 1 below. Undertake permanent repairs to leaks; seal fixing spikes. Prepare, seal and paint as Paint System No 1 below	Replace complete only severely damaged sheets with fibre cement sheets of matching profile. Otherwise repair leaks with applied geofabric reinforced acrylic waterproofing system (Neutron Neuklad 5 coats ) patches. Prepare, seal and paint as Paint System No 1 below.	
<b>GUTTERS &amp; DOWNPIPES</b>	<u>1. Houses 35,36,37 &amp; 39</u> Asbestos cement gutters and downpipes. Some missing components. Check and make good all brackets and secure fixings Prepare, seal and paint as Paint System No 2 below. <u>2. House 49</u> PVC gutters and downpipes, some leaks. Remove to allow proper access for fascia decoration. Wash with sugarsoap and immediately thoroughly rinse with clean fresh water. Refit and seal joints.	<u>1. Houses 35,36,37 &amp; 39</u> Replace missing length of gutter and downpipes with fibre cement components to match, including new brackets/fixings as required. Paint System No 2 below. <u>2. House 49</u> Ensure all fixings are secure and tight, replace missing brackets and/or screws. New components to match only as required to replace missing or damaged elements.	
<b>FASCIAS &amp; BARGEBOARDS</b>	Asbestos cement boards, painted. Some loose fixings. Secure where loose. Rust-proof all nailheads. Prepare, seal and paint as Paint System No 2 below	If renewal of components required, seek direction from GPA	

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<b>ITEM</b>	<b>EXISTING</b>	<b>RENEWAL</b>	
<b>EAVES SOFFITS</b>	Timber, painted. Generally sound. Prepare and paints as Paint System No 3 below	If renewal of components required, seek direction from GPA	
<b>HOUSE WALLS</b>	Plaster, painted. Some cracking. Areas of spalling and flaking paint. Clean wall surfaces and remove loose and flaking paint as Specification below. Repair cracks as Specification below. Replace areas of loose and damaged plaster as Specification below. Prepare and paint as Paint System No 4, including reveals & soffits to openings. SEE ALSO: Spalling Concrete Repairs No 13 and Expansion Joints No 14 below	New plaster for repairs and patching strictly as Specification below	
<b>CILLS</b>	<u>House 39</u> : Glazed brick : wash down only with sugarsoap and rinse with clean fresh water. <u>Houses 35,36,37 &amp; 49</u> : painted tile or plaster. Tiles : Prepare and paint as Paint System No 5 ; Plaster: Treat as walls Paint System No 4	No replacement anticipated. Bring to GPA's attention any defective cill elements.	
<b>WINDOWS : STEEL INSIDE &amp; OUTSIDE</b>	Steel window frames, painted. Some rusting, one frame severely so. Flaking and cracked paint. Glazed with clear glass. Some cracked and broken panes, some missing and cracked putty. Replace cracked and broken panes. Renew putty as required. All opening lights and catches/stays to be serviced to operate properly. Prepare and paint strictly as Paint System No 6 below.	Only glass panes where cracked or broken and deteriorated puttywork as required. <b>PLUS</b> 1No Rusted window at House No 39 rear : replace complete with matching steel frame with red oxide factory coating, glaze and paint as Paint System No 7 below	

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<b>ITEM</b>	<b>EXISTING</b>	<b>RENEWAL</b>	
<b>WINDOWS : TIMBER INSIDE &amp; OUTSIDE</b>	Timber window frames, stained/varnished. Decoration weathered. Glazed with clear glass. Some cracked and broken panes, some missing and cracked putty. Replace cracked and broken panes. Renew putty as required. All opening lights and catches/stays to be serviced to operate properly Prepare and varnish strictly as Paint System No 8 below.	No renewal anticipated	
<b>DOORS INSIDE &amp; OUTSIDE</b>	Timber, some stained/varnished; some painted. Condition generally sound. Prepare and decorate as Specification below – Varnished doors to be varnished: see Paint System No 8 below Painted doors to be painted: see Paint System No 9 below	No renewal anticipated [Paint System No 10 for any new woodwork to be painted]	
<b>DOOR FRAMES INSIDE &amp; OUTSIDE</b>	Timber, some stained/varnished, some painted. Condition generally sound. Prepare and decorate as Specification below – Varnished doors to be varnished; painted doors to be painted, as DOORS above <u>House 49</u> : renew chicken mesh panel at rear door to match original.	No renewal anticipated [Paint System No 10 for any new woodwork to be painted]	
<b>AROUND FRAMES</b>	Some frame/wall plaster junctions have been filled with sealant. Redecoration works will disturb this and it should be removed. Generally it is not required to be replaced, only where gap is excessive should it be renewed – See Paint System No 11 below.		

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<b>ITEM</b>	<b>EXISTING</b>	<b>RENEWAL</b>	
<b>DOOR &amp; WINDOW IRONMONGERY</b>	Various. All existing to be retained. Remove where required for decoration of doors and frames and replace. Check all screw fixings and make tight. Oil hinges on completion. Clean handles, etc with domestic detergent and wipe down with clean damp cloth. Do not paint any Ironmongery.	Replace or renew only on specific instruction of GPA.	
<b>SURFACE PIPEWORK</b>	Copper water supply pipework, painted; polycarb water supply pipework, unpainted; pvc and other waste pipes; steel electrical conduit pipes, painted. Clean and leave polycarb and pvc unpainted. Prepare and paint copper pipework & fittings as Paint System No 12 below Prepare and paint steel conduit pipes as Paint System No 6 below	No replacement anticipated. Draw GPA attention to any defective pipework	
<b>BOUNDARY WALLS: FRONT</b>	<p>House 35: Front wall pebble and slate, exposed. No washing down. Rake out only very loose mortar, renew with 1:1:6 cement:lime:sand mortar [see Specification below]. Redo strap pointing where missing. Coping leave as existing; retain metal brackets.</p> <p>House 36: Front wall slate, exposed. No washing down. Rake out only very loose mortar, renew with 1:1:6 cement:lime:sand mortar [see Specification below]. Redo strap pointing where missing. Coping leave as existing; retain metal brackets.</p> <p>House 37: Front wall plastered, painted. Some cracking &amp; spalled paint. Repair cracks and any damaged/loose plaster: see House Walls above.</p> <p>Prepare and paint as Paint System No 4 below. Retain metal brackets.</p>	No renewals	

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<b>ITEM</b>	<b>EXISTING</b>	<b>RENEWAL</b>	
<b>BOUNDARY WALLS: FRONT Continued</b>	<u>House 39</u> : Old wall, plastered and originally lime washed as Church walls. Works as Church Walls : Specification to follow. <u>House 49</u> : Vibracrete panels. Unpainted. Leave as is: no washing down. Remove grass where grown up though joints. Relocate panel at SW corner	No renewals	
<b>BOUNDARY WALLS : SIDE &amp; REAR</b>	<u>Houses 35, 36, 37 &amp; 49</u> : no work required to fences and panels <u>House 49</u> : Old wall, plastered and originally lime washed as Church walls. <b>Works as Church Walls : Specification to follow.</b>	No renewals	
<b>OUTBUILDINGS</b>	<u>Houses 39 &amp; 49</u> : Repairs and decorations as main house roof, gutters & downpipes, fascias and soffits, walls, windows, doors, cills & pipework	Renew only missing gutters and downpipes to match	
<b>WATER TANKS</b>	Wash down, prepare, seal and paint: See Paint System No 2 below.	No renewals	
<b>WATER TANK PLINTHS</b>	Prepare and paint as main house walls: See Paint System No 4 below.		
<b>BRAAI STRUCTURES and INDEPENDENT ITEMS IN GARDENS</b>	No Work		
<b>LOOSE CABLES</b>	Any loose Telkom and other cabling to be suitably re-attached		

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ITEM	EXISTING	RENEWAL	
TREES AND PLANTS	Any required cutting back of trees and overhanging boughs to be done by RIM. Soft pliable branches of eg. creepers can be temporarily tied back by Contractor. Weeds against lower walls to be removed prior to decoration of walls.		
GARDEN AREAS	Landscape features in backyard of No36 are not to be disturbed		
<b>PAINT SPECIFICATION</b>			
PAINT SYSTEM No	SURFACE PREPARATION	PAINT APPLICATION SYSTEM	
1. ASBESTOS CEMENT ROOF SHEETS	Surface preparation: High-pressure water-jets may NOT be used. Low pressure water and brushing only. Apply sodium hypochlorite solution (household bleach thinned 1 part bleach to 4 parts water) to all areas containing algae and fungi. Leave for max 15 minutes. Scrub with sugar soap solution and scrubbing brush to remove all traces of bleach, dirt, algae residues and chalked material. Rinse thoroughly with low pressure clean fresh water and allow to dry. Protective gear to be worn. Remove all loose and peeling paint back to a firm edge and feather edges.	<b>PURE ACRYLIC LOW SHEEN</b> <u>Localised repairs:</u> Apply geofabric reinforced acrylic waterproofing system (Neutron Neuklad 5 coat system) to patches. The final two coats to correspond to the surrounding roof paint coats. <u>Application:</u> To suitably prepared surfaces apply: <b>Primer:</b> Spot prime bare and new sheeting areas with primer (Neutron ARS). Allow 16 hours drying @ 23°C. <b>Final coats:</b> Apply two coats of Pure Acrylic Low Sheen (Neutron Neuklad) to achieve complete obliteration allowing 4 hours drying @ 23°C between coats.	

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<b>PAINT SYSTEM No</b>	<b>SURFACE PREPARATION</b>	<b>PAINT APPLICATION SYSTEM</b>	
<b>2. ASBESTOS CEMENT – GUTTERS &amp; DOWNPIPES; FASCIAS &amp; BARGEBOARDS; WATER TANKS</b>	<u>PLASCON PAINT SYSTEM FOR ASBESTOS CEMENT GUTTERS; DOWNPIPES and WATER TANKS or use a similar product with equal performance properties:</u> Surface preparation: High-pressure waterjets may NOT be used. Low pressure water and brushing only. Apply sodium hypochlorite solution (household bleach thinned 1 part bleach to 4 parts water) to all areas containing algae and fungi. Leave for at least 15 minutes. Scrub with sugar soap solution and scrubbing brush to remove all traces of bleach, dirt, algae residues and chalked material. Rinse thoroughly with low pressure clean fresh water and allow to dry. Remove all loose and peeling paint back to a firm edge and feather edges. Make good any cracks and defects with Mendall 90 or similar and allow to dry.	<b>PURE ACRYLIC LOW SHEEN</b> To suitably prepared surfaces apply: <b>Application:</b> <b>Primer:</b> Spot prime bare and mended areas with plaster primer thinned 5 parts primer to 1 part mineral turpentine by volume. Allow 16 hours drying @ 23°C. <b>Final coats:</b> Apply two coats of 100% Pure Acrylic Low Sheen (Neutron Neuklad) to achieve complete obliteration allowing 4 hour drying @ 23°C between coats. Apply one coat watertank bitumen to internal of gutters and seal joints with polycell polymastic	
<b>3. PREVIOUSLY PAINTED WOOD – EAVES SOFFITS</b>	<u>PLASCON PREVIOUSLY PAINTED WOODEN SURFACES SYSTEM or similar product with equal performance properties:</u> Remove loose and peeling paint by scraping or sanding for a firm edge and feather edges. Fill defects with Woodfiller, working off smoothly, allow to dry, sand to even smooth finish. Drive home screws and sand down nailheads ; treat with rust inhibitor, eg. NS4 White. Seal bare and resinous areas with Knot Seal and allow 1 hour to dry. Sand old enamel paint to an even matt finish to provide a key, remove dust. Wash with sugar soap, rinse with clean fresh water. Allow to dry thoroughly.	<b>GLOSS ENAMEL PAINT SYSTEM</b> To suitably prepared surfaces apply: <b>Application:</b> <b>Primer:</b> Spot prime bare wood and repaired areas with Oil-Based Wood Primer. Allow 24 hours drying @ 23°C. <b>Undercoat:</b> One coat oil-based Universal Undercoat <b>Final coats:</b> Apply two coats of High Gloss Universal Enamel to achieve complete obliteration allowing 16 hours drying @ 23°C between coats.	

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<b>PAINT SYSTEM No</b>	<b>SURFACE PREPARATION</b>	<b>PAINT APPLICATION SYSTEM</b>	
<b>4. PREVIOUSLY PAINTED PLASTER – HOUSE WALLS, AND BOUNDARY WALLS WHERE PREVIOUSLY PAINTED</b>	<u>PLASCON PAINT SYSTEM FOR EXTERNAL WALLS or use a similar product with equal performance properties:</u> Surface preparation: by hand, scraper & brush, no high pressure jets. Apply sodium hypochlorite solution (household bleach thinned 1 part bleach to 4 parts water) to all areas containing algae and fungi. Leave for at least 15 minutes. Remove all loose & peeling paint, dirt, chalked material and algae residues by brushing and scraping or sanding. Wash down with sugarsoap, rinse thoroughly with clean fresh water and allow to dry. Remove loose plaster. Open & rake out structural cracks to base masonry 1. Where all plaster has been removed, replaster using 1:1;6 Cement: Lime :Sand compo plaster This is only to be used where appropriate. 2. For very large cracks, remove approx 300mm plaster both sides of the crack and rake out crack to allow proper filling with 1:1:6 compo plaster mortar. The crack filling to be built up in layers of max 20mm thick, each coat scratched to allow key for the next coat, until the brick face surface is reached. Apply a double layer Kaytech “Plastergrid 82g/sqm” fibreglass reinforcement coated with elastomeric polymer and with pressure sensitive adhesive backing over the crack to cover about 300mm wall surface both sides of the crack and plaster over with 1:1:6 compo plaster mortar. 3. For minor cracks, repair with Polycell Mendall 90 or equal. (NB: The texture of plaster should be imitated as close as possible.) All surfaces must be clean, sound and dry before painting.	<b>ACRYLIC PAINT SYSTEM</b> To suitably prepared surfaces apply:  <b>Application:</b> <b>Primer:</b> Spot prime bare plaster areas with Acrylic polymer Plaster Primer (Neutron Neuklad ARS). Apply an overall coat of Acrylic polymer Plaster Primer (Neutron Neuklad ARS) <b>Final coats:</b> Apply two coats pure acrylic low sheen paint (Neutron Neuklad) according to manufacturer’s specifications, working material well into fine haircracks.	



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<b>PAINT SYSTEM No</b>	<b>SURFACE PREPARATION</b>	<b>PAINT APPLICATION SYSTEM</b>	
<b>5. STOEP ENAMEL PAINT –</b>  <b>ONLY PREVIOUSLY PAINTED CILLS EXTERNALLY</b>	<u>PLASCON STOEP ENAMEL PAINT SYSTEM or similar product with equal performance properties:</u> Verify compatibility between old and new. Measure moisture content with moisture meter, should be less than 5%. Wash with Aquasolve Degreaser (removing oil, grease & dirt), rinse with fresh water and dry by vacuuming to prevent excessive water absorption. Allow to dry. Make good substrate defects with Masonry Patching Plaster. Allow to dry. Abrade old paint surfaces with fine-medium emery cloth to provide key.	<b>Stoep Paint</b> To suitably prepared surfaces apply: 2 x coats of Stoep enamel <b>Application:</b> <b>First coat:</b> Apply the first coat of Stoep Enamel thinned 5 parts Stoep Enamel to 1 part Mineral Turpentine by volume to aid penetration into bare and repaired areas. Allow to dry 16 hours @ 23°C. <b>Final coat:</b> Apply the second coat of Stoep Enamel to unthinned to achieve complete obliteration. Allow to dry for at least 24 hours @ 23°C before subjecting to light traffic.	
<b>6. PREVIOUSLY PAINTED STEEL INSIDE &amp; OUTSIDE –</b>  <b>STEEL WINDOWS AND STEEL ELECTRICAL CONDUIT PIPEWORK</b>	<u>PLASCON STEEL COMPONENTS PAINT SYSTEM or similar product with equal performance properties:</u> Strip all paint (coarse sanding/ scraping/ Stripclean Super Paint Stripper), wash with sugar soap, rinse, dry. Remove rust completely back to bright metal (using: power tools, scraping, sanding or Rust Remover) Where rust cannot be removed completely, remove all loose rust scraping/chipping: Rusist Rust Converter or equal may be applied. Sand open ends of hollow steel sections for clean substrate. Seal off open ends with Waterborne epoxy Filler Putty and dry. Surfaces must be clean, sound and dry before painting.	<b>HIGH GLOSS ENAMEL</b> To suitably prepared surfaces apply: <b>Application:</b> <b>Primer:</b> Areas where tight rust remains: Apply Rusist Rust Converter copiously to penetrate hidden and recessed areas as thoroughly as possible. Allow at least 4 hours at 23°C for chemical reactions to complete. Product changes to blue-black colour. Then apply one overall coat of Zinc Phosphate Primer to a DFT to 50 ±5µm covering areas where Rusist has been applied also. Allow 16 hours drying at 23°C before overcoating. <b>Undercoat:</b> One coat oil-based Universal Undercoat <b>Final coats:</b> Apply 2 coats of High Gloss Enamel to achieve complete obliteration, allowing 16 hours drying between coats. First top coat to be lightly sanded and cleaned before final coat is applied. NB: Rinse paint surfaces which have dried overnight with fresh water and dry before applying successive coats.	

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<b>GROENEWALD PRELLER ARCHITECTS CC</b> TEL 021 448 1633 FAX 086 664 7028 E-MAIL : <a href="mailto:sue.gparch@new.co.za">sue.gparch@new.co.za</a> Acting as OVERSEEING ARCHITECTS		DOCUMENT REF	<b>GS1</b>
		DATE	<b>2011-01-14</b>
INTENT	<b>REPAIR AND DECORATE EXTERIOR DOING AS MUCH AS NECESSARY AND AS LITTLE AS POSSIBLE</b>	REVISION	
SPECIAL NOTES	<i>COLOURS TO BE SPECIFIED BY THE HERITAGE ARCHITECT – ROBBEN ISLAND MUSEUM.</i> <b>ALL PREVIOUS CLAUSES IN RESPECT OF WASTE, TIDINESS, CLEARING ON COMPLETION, ASBESTOS WASTE HANDLING AND RIM &amp; OHS REQUIREMENTS APPLY</b>		
<b>PAINT SYSTEM No</b>	<b>SURFACE PREPARATION</b>	<b>PAINT APPLICATION SYSTEM</b>	
<b>7. NEW STEEL INSIDE &amp; OUTSIDE</b> –  <b>NEW STEEL WINDOW FRAMES</b>	<u>PLASCON STEEL COMPONENTS PAINT SYSTEM or similar product with equal performance properties:</u> Surfaces must be clean, sound and dry before painting.	<b>HIGH GLOSS ENAMEL</b> To suitably prepared surfaces apply:; 2 coats of <b>Application:</b> <b>Primer:</b> Apply one overall coat of Red Oxide Primerto a DFT to 50 ±5µm. Allow 16 hours drying at 23°C before overcoating. <b>Undercoat:</b> One coat oil-based Universal Undercoat <b>Final coats:</b> Apply 2 coats of High Gloss Enamel to achieve complete obliteration, allowing 16 hours drying between coats. First top coat to be lightly sanded and cleaned before final coat is applied.NB: Rinse paint surfaces which have dried overnight with fresh water and dry before applying successive coats.	
<b>8. PREVIOUSLY VARNISHED WOOD INSIDE &amp; OUTSIDE</b> –  <b>DOORS, DOOR FRAMES, WINDOW FRAMES</b>	<u>PLASCON PREVIOUSLY VARNISHED WOODEN SURFACES SYSTEM or similar product with equal performance properties:</u> Sand down, first with rougher sandpaper and then fine sandpaper. Wash down with sugarsoap and rinse with clean water. Where the varnish coat is completely deteriorated, fully strip with varnish stripper, wash the bare wood with oxylic acid, rinse absolutely clean with clean water, allow to dry and then varnish as normal.	<b>VARNISH / WOODESSING</b> To suitable prepared surfaces apply: <b>Application:</b> <b>Touch-up</b> Apply a touch-up coat of Ultra Varnish thinned 3 parts Varnish to 1 part Mineral Turpentine by volume to aid penetration into carte wood and repaired areas. Allow to dry at least 6 hours at 23°C. Then sand lightly with fine paper to denib and remove dust. <b>Final coats:</b> Apply two full coats of Ultra Varnish unthinned allowing 6 hours drying at 23°C between coats and denibbing between coats as before. Allow final coat to dry a minimum of 24 hours at 23°C before commissioning to light use.	

<b>ROBBEN ISLAND MUSEUM - RIM VILLAGE REGENERATION</b>		BUILDINGS	<b>35, 36, 37, 39, 49</b>
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SPECIAL NOTES	<i>COLOURS TO BE SPECIFIED BY THE HERITAGE ARCHITECT – ROBBEN ISLAND MUSEUM.</i> <b>ALL PREVIOUS CLAUSES IN RESPECT OF WASTE, TIDINESS, CLEARING ON COMPLETION, ASBESTOS WASTE HANDLING AND RIM &amp; OHS REQUIREMENTS APPLY</b>		
<b>PAINT SYSTEM No</b>	<b>SURFACE PREPARATION</b>	<b>PAINT APPLICATION SYSTEM</b>	
<b>9. PREVIOUSLY PAINTED WOOD INSIDE &amp; OUTSIDE – DOORS, DOOR FRAMES, TIMBER WINDOWS WHERE PAINTED</b>	<u>PLASCON PREVIOUSLY PAINTED WOODEN SURFACES SYSTEM</u> <u>or similar product with equal performance properties:</u> Wash with sugar soap, rinse with fresh water. Remove loose and peeling paint by scraping or sanding for a firm edge and feather edges. Fill defects with Woodfiller. working off smoothly, allow to dry, sand to even smooth finish, Seal bare and resinous areas with Knot Seal and allow 1 hour to dry,sand old enamel paint to an even matt finish to provide a key, remove dust.	<b>HIGH GLOSS ENAMEL</b> To suitable prepared surfaces apply: <b>Application:</b> <b>Primer:</b> Spot prime bare wood and repaired areas with Oil-Based Wood Primer. Allow 24 hours drying @ 23°C. <b>Undercoat:</b> One coat oil-based Universal Undercoat <b>Final coats:</b> Apply two coats of High Gloss Enamel to achieve complete obliteration allowing 16 hours drying @ 23°C between coats.	
<b>10 . ENAMEL PAINT SYSTEM FOR NEW/ UNPAINTED WOOD – ONLY IF REQUIRED FOR NEW WOOD</b>	<u>PLASCON ENAMEL PAINT FOR WOODEN SURFACES SYSTEM</u> <u>or similar product with equal performance properties:</u> Sand smooth with 150 grit paper working in the direction of the grain, round off all sharp edges, dust.	<b>HIGH GLOSS ENAMEL</b> To suitable prepared surfaces apply: <b>Application:</b> <b>Primer:</b> Prime bare wood and repaired areas with Oil-based Wood Primer. Allow 24 hours drying @ 23°C. <b>Undercoat:</b> One coat oil-based Universal Undercoat <b>Final coats:</b> Apply two coats of High Gloss Enamel to achieve complete obliteration allowing 16 hours drying @ 23°C between coats.	
<b>11. SEAL AROUND DOOR/WINDOW FRAMES</b>	<b>ONLY WHERE REQUIRED:</b> Remove all existing failed or delaminated sealant where necessary. Prime joints with primer. Ensure joint is clean and dust free before proceeding.	<b>ONLY WHERE REQUIRED</b> Seal junction with single pack polyurethane sealant	

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<b>PAINT SYSTEM No</b>	<b>SURFACE PREPARATION</b>	<b>PAINT APPLICATION SYSTEM</b>	
<b>12. COPPER PIPES – WATER SUPPLY PIPES &amp; FITTINGS</b>	Strip all paint (coarse sanding/ scraping/ Stripclean Super Paint Stripper), wash with sugar soap, rinse, dry. Sand pipes for clean substrate with 220 grit sandpaper. Surfaces must be clean, sound and dry before painting.	Copper prime: PL200 Twin pack Etch Primer, One coat Plascosafe 18 Primer Two coats High Gloss Enamel <u>Application:</u> Primer: Apply PL200 Twin pack Etch Primer . Allow 4 hours drying @ 23°C. Then apply overall coat of Plascosafe 18 Primer. Allow at least 24 hours drying @ 23°C. Final coats: Apply two coats of High Gloss Enamel to achieve complete obliteration, allowing overnight drying between coats.	
<b>13. SPALLING CONCRETE REPAIRS – AS REQUIRED</b>	Hack out loose and friable material. Clean down any exposed and corroded steel reinforcement. Treat exposed steelwork with Sika Top Armatec 110 and allow to dry for 2-3 hours before applying second coat to steel and surrounding concrete, Allow to dry 2-3hrs.	Apply onto bonding slurry SIKA REP LW patching mortar of earth consistency, well compacted in layers not exceeding 50mm; trowel off to profile of surrounding concrete. Allow to cure by approved means. For less accessible areas use a pourable non-shrink grout, SIKA GOUT 212, prepared and used according to Manufacturers instructions	
<b>14. PLASTER EXPANSION JOINTS – NEW AND EXISTING</b>	<u>For existing expansion joints –</u> Remove all existing failed or delaminated sealant from existing joint. Insert suitably sized backing cord. Prime all joints with primer as manufacturer's instructions. Reinststate joints with polyurethane sealant to the approved shade. <u>New where cracking indicates expansion joints are required and GPA confirms location –</u> Form V-grooved joint in plaster back to masonry surface. Prime all joints with primer as manufacturer's instructions. Reinststate joints with polyurethane sealant to the approved shade.		