

ROBBEN ISLAND MUSEUM - RIM VILLAGE REGENERATION		BUILDINGS	No 40
		SECTION NAME	RECTORY
REPAIRS, RENOVATIONS AND MINOR WORKS PROJECT FOR ROBBEN ISLAND MUSEUM		GENERAL SPECIFICATION	
GROENEWALD PRELLER ARCHITECTS CC TEL 021 448 1633 FAX 086 664 7028 E-MAIL : sue.gparch@new.co.za Acting as OVERSEEING ARCHITECTS		DOCUMENT REF	GS2
		DATE	2011-01-21
INTENT	REPAIR AND DECORATE EXTERIOR DOING AS MUCH AS IS NECESSARY AND AS LITTLE AS POSSIBLE	REVISION	
SPECIAL NOTES	<i>COLOURS TO BE SPECIFIED BY THE HERITAGE ARCHITECT – ROBBEN ISLAND MUSEUM.</i> ALL PREVIOUS CLAUSES IN RESPECT OF WASTE, TIDINESS, CLEARING ON COMPLETION, ASBESTOS WASTE HANDLING AND RIM & OHS REQUIREMENTS APPLY		
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)			
ITEM	EXISTING	RENEWAL	
MAIN HIGH LEVEL ROOF	Metal profile sheet, mono pitch, unpainted	No work	
VERANDAH & SIDE ROOM ROOF	Asbestos Cement Sheets, painted alternately in red & white bands. White sections discoloured. 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	No Renewals	
ROOFS TO REAR EXTENSIONS AND OUTBUILDING	Asbestos Cement Sheets, painted. 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.	
GUTTERS & DOWNPIPES	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.	Replace missing length of gutter and downpipes with fibre cement components to match, including new brackets/fixings as required. Paint System No 2 below.	

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ITEM	EXISTING	RENEWAL	
FASCIAS & BARGEBOARDS	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	
EAVES SOFFITS & EXPOSED RAFTER & PURLIN ENDS	Timber, painted. Generally sound. Prepare and paints as Paint System No 3 below	If renewal of components required, seek direction from GPA	
HOUSE WALLS	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. Hack of plaster over flashing at head of verandah roof & re-do in 1:1:4 cement:lime:sand mix with bell shape and drip, 50mm over flashing. At junctions of verandah side walls and main house (3No) and at junction of side room wall with main house (1No) form vertical plaster joint with polysulphide seal. At head of verandah side walls below verandah roof, reshape plaster to ensure water is cast off – both ends. 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. <u>Note</u> : walls to main original house to be painted white; walls to later extensions and outbuildings as existing colour.	
CILLS	Plaster: currently colour red. Original house : Treat as walls : prepare and paint as System No 4	No replacement anticipated. Bring to GPA's attention any defective cills. <u>Note</u> : cills on original house to be painted white as walls; on extensions and outbuilding to be	

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	Extensions and Outbuildings : prepare and paint as System No 5	red as existing.	
ITEM	EXISTING	RENEWAL	
WINDOWS : STEEL FRAMES INSIDE & OUTSIDE	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. PLUS 1No Rusted window on north elevation : replace complete with matching steel frame with red oxide factory coating, glaze and paint as Paint System No 7 below	
FRONT DOOR & FRAME WITH LIGHT ABOVE	Original timber panelled door in moulded frame with top light with decorative glazing bars. Painted. ORIGINAL LEVER HANDLE TO BE RETAINED – remove for work, clean and refit on completion. Removing paint back to bare wood. Prepare and paint as Paint System No 10 below	No renewal anticipated	
OTHER DOORS INSIDE & OUTSIDE FACES	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]	
OTHER DOOR FRAMES INSIDE & OUTSIDE	Timber, some stained/varnished, some painted. Condition generally sound. Prepare and decorate as Specification below –	No renewal anticipated [Paint System No 10 for any new woodwork to be painted]	

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	Varnished doors to be varnished; painted doors to be painted, as DOORS above		
ITEM	EXISTING	RENEWAL	
AROUND FRAMES	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.		
DOOR & WINDOW IRONMONGERY	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.	
SURFACE PIPEWORK	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	
BOUNDARY WALLS	1. Old wall, rubble, plastered and originally lime washed as Church walls. Works as Church Walls : Specification to follow. 2. Part of side wall in concrete block, painted. Clean down and apply	No renewals	

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	finish as Old Wall [1. Above] 3. Other boundary walls/fences : no work		
ITEM	EXISTING	RENEWAL	
OUTBUILDINGS	Repairs and decorations as main house roof, gutters & downpipes, fascias and soffits, walls, windows, doors, cills & pipework NOTE : colour of finishes as existing	Renew only missing gutters and downpipes to match	
WATER TANKS	Wash down, prepare, seal and paint: See Paint System No 2 below.	No renewals	
WATER TANK PLINTHS	Prepare and paint as main house walls: See Paint System No 4 below.		
BRAAI STRUCTURES and INDEPENDENT ITEMS IN GARDENS	No Work		
LOOSE CABLES	Any loose Telkom and other cabling to be suitably re-attached		
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.		

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GARDEN AREAS	No work		
PAINT SPECIFICATION			
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.	PURE ACRYLIC LOW SHEEN <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: <u>Primer:</u> Spot prime bare and new sheeting areas with primer (Neutron ARS). Allow 16 hours drying @ 23°C. <u>Final coats:</u> Apply two coats of Pure Acrylic Low Sheen (Neutron Neuklad) to achieve complete obliteration allowing 4 hours drying @ 23°C between coats.	
2. ASBESTOS CEMENT – GUTTERS & DOWNPIPES; FASCIAS & BARGEBOARDS; WATER TANKS	<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.	PURE ACRYLIC LOW SHEEN To suitably prepared surfaces apply: <u>Application:</u> <u>Primer:</u> 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. <u>Final coats:</u> Apply two coats of 100% Pure Acrylic Low Sheen (Neutron Neuklad) to achieve complete obliteration allowing 4 hour drying @ 23°C between coats.	

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	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.	Apply one coat watertank bitumen to internal of gutters and seal joints with polycell polymastic	
PAINT SYSTEM No	SURFACE PREPARATION	PAINT APPLICATION SYSTEM	
3. PREVIOUSLY PAINTED WOOD – EAVES SOFFITS	PLASCON PREVIOUSLY PAINTED WOODEN SURFACES SYSTEM <u>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.	GLOSS ENAMEL PAINT SYSTEM To suitably prepared surfaces apply: Application: Primer: Spot prime bare wood and repaired areas with Oil-Based Wood Primer. Allow 24 hours drying @ 23°C. Undercoat: One coat oil-based Universal Undercoat Final coats: Apply two coats of High Gloss Universal Enamel to achieve complete obliteration allowing 16 hours drying @ 23°C between coats.	
4. PREVIOUSLY PAINTED PLASTER – HOUSE WALLS, AND BOUNDARY WALLS WHERE PREVIOUSLY PAINTED	PLASCON PAINT SYSTEM FOR EXTERNAL WALLS <u>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 sugar soap, rinse thoroughly with clean fresh water and allow to dry. Remove loose plaster. Open & rake out structural cracks to base masonry	ACRYLIC PAINT SYSTEM To suitably prepared surfaces apply: Application: Primer: 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) Final coats: 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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4. PREVIOUSLY PAINTED PLASTER – Continued	<p>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.</p> <p>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.</p>		
5. STOEP ENAMEL PAINT – ONLY PREVIOUSLY PAINTED CILLS EXTERNALLY ON LATER REAR EXTENSIONS AND OUTBUILDINGS	<p><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.</p>	<p>Stoep Paint To suitably prepared surfaces apply: 2 x coats of Stoep enamel Application: First coat: 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. Final coat: 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.</p>	

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PAINT SYSTEM No	SURFACE PREPARATION	PAINT APPLICATION SYSTEM	
6. PREVIOUSLY PAINTED STEEL INSIDE & OUTSIDE – STEEL WINDOWS AND STEEL ELECTRICAL CONDUIT PIPEWORK; POSTS TO VERANDAH	<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. Colour as existing except verandah posts to be WHITE [not RED]	HIGH GLOSS ENAMEL To suitably prepared surfaces apply: Application: Primer: 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. Undercoat: One coat oil-based Universal Undercoat Final coats: 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.	
7. NEW STEEL INSIDE & OUTSIDE – NEW STEEL WINDOW FRAMES	<u>PLASCON STEEL COMPONENTS PAINT SYSTEM or similar product with equal performance properties:</u> Surfaces must be clean, sound and dry before painting.	HIGH GLOSS ENAMEL To suitably prepared surfaces apply;; 2 coats of Application: Primer: Apply one overall coat of Red Oxide Primerto a DFT to 50 ±5µm. Allow 16 hours drying at 23°C before overcoating. Undercoat: One coat oil-based Universal Undercoat Final coats: Apply 2 coats of High Gloss Enamel to achieve complete obliteration, allowing	

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		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.	
PAINT SYSTEM No	SURFACE PREPARATION	PAINT APPLICATION SYSTEM	
8. PREVIOUSLY VARNISHED WOOD INSIDE & OUTSIDE – DOORS, DOOR FRAMES, WINDOW FRAMES	PLASCON PREVIOUSLY VARNISHED WOODEN SURFACES SYSTEM or similar product with equal performance properties: 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.	VARNISH / WOODDRESSING To suitable prepared surfaces apply: Application: Touch-up 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. Final coats: 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.	
9. PREVIOUSLY PAINTED WOOD INSIDE & OUTSIDE – DOORS, DOOR FRAMES, TIMBER WINDOWS WHERE	PLASCON PREVIOUSLY PAINTED WOODEN SURFACES SYSTEM or similar product with equal performance properties: 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	HIGH GLOSS ENAMEL To suitable prepared surfaces apply: Application: Primer: Spot prime bare wood and repaired areas with Oil-Based Wood Primer. Allow 24 hours drying @ 23°C. Undercoat: One coat oil-based Universal Undercoat Final coats: Apply two coats of High Gloss Enamel to achieve complete obliteration allowing 16 hours drying @ 23°C between coats.	

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PAINTED	dust.		
PAINT SYSTEM No	SURFACE PREPARATION	PAINT APPLICATION SYSTEM	
10 . ENAMEL PAINT SYSTEM FOR NEW/ UNPAINTED WOOD – ONLY IF REQUIRED FOR NEW WOOD	PLASCON ENAMEL PAINT FOR WOODEN SURFACES SYSTEM or similar product with equal performance properties; Sand smooth with 150 grit paper working in the direction of the grain, round off all sharp edges, dust.	HIGH GLOSS ENAMEL To suitable prepared surfaces apply: Application: Primer: Prime bare wood and repaired areas with Oil-based Wood Primer. Allow 24 hours drying @ 23°C. Undercoat: One coat oil-based Universal Undercoat Final coats: Apply two coats of High Gloss Enamel to achieve complete obliteration allowing 16 hours drying @ 23°C between coats.	
11. SEAL AROUND DOOR/WINDOW FRAMES	ONLY WHERE REQUIRED: Remove all existing failed or delaminated sealant where necessary. Prime joints with primer. Ensure joint is clean and dust free before proceeding.	ONLY WHERE REQUIRED Seal junction with single pack polyurethane sealant	
12. COPPER PIPES – WATER SUPPLY PIPES & FITTINGS	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 Application: 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.	
13. SPALLING	Hack out loose and friable material. Clean down any exposed and	Apply onto bonding slurry SIKA REP LW patching mortar of earth consistency, well	

ROBBEN ISLAND MUSEUM - RIM VILLAGE REGENERATION		BUILDINGS	No 40
		SECTION NAME	RECTORY
REPAIRS, RENOVATIONS AND MINOR WORKS PROJECT FOR ROBBEN ISLAND MUSEUM		GENERAL SPECIFICATION	
GROENEWALD PRELLER ARCHITECTS CC TEL 021 448 1633 FAX 086 664 7028 E-MAIL : sue.gparch@new.co.za Acting as OVERSEEING ARCHITECTS		DOCUMENT REF	GS2
		DATE	2011-01-21
INTENT	REPAIR AND DECORATE EXTERIOR DOING AS MUCH AS IS NECESSARY AND AS LITTLE AS POSSIBLE	REVISION	
SPECIAL NOTES	<i>COLOURS TO BE SPECIFIED BY THE HERITAGE ARCHITECT – ROBBEN ISLAND MUSEUM.</i> ALL PREVIOUS CLAUSES IN RESPECT OF WASTE, TIDINESS, CLEARING ON COMPLETION, ASBESTOS WASTE HANDLING AND RIM & OHS REQUIREMENTS APPLY		
CONCRETE REPAIRS – AS REQUIRED	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.	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	
PAINT SYSTEM No	SURFACE PREPARATION	PAINT APPLICATION SYSTEM	
14. PLASTER EXPANSION JOINTS – NEW AND EXISTING	<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.		