



QUANTITY SURVEYORS

## Specifications Document

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PROJECT: HPCSA OFFICE, 553 MADIBA STREET, ARCADIA, PRETORIA

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FOR

HPCSA

Date: 13 December 2021

## 1. Project Brief

This project is a painting project for the repainting of the exterior of the HPCSA Building located at 533 Madiba Street, Arcadia, Pretoria. This includes all preparation work to surfaces receiving new paint to ensure a uniform look of the exterior of the building.

## 2. Specification of works and requirements

### Wall finishes

#### Exterior Cement Plaster - Walls

Prepare and clean exterior walls, ensuring there is no water damaged surfaces and all hairline cracks are filled in to ensure a smooth application of new paint.

- Spot prime bare and repaired areas with "Professional Gypsum & Plaster Primer (PP700)
- Apply two coats of "Professional Superior Low Sheen (PEM 1000/TLS)" paint with white, plus Plascon colour system

#### Exterior Cement Plaster - Ledges, Parapet walls, Map craze cracking walls

Prepare and clean exterior ledges and parapet walls and ensure there is no water damaged surfaces and all hairline cracks are filled in to ensure a smooth application of new paint.

- Spot prime bare and repaired areas with "Professional Gypsum & Plaster Primer (PP700)
- Apply three coats of "Plascon Waterproofing Compound (PWC 520)" on ledges
- Apply one coat of "Professional Marroca Rippled Texture Low Sheen (PTX1400/TRX)" on ledges
- Apply two coats of "Professional Superior Low Sheen (PEM 1000/TLS)" paint with white, plus Plascon colour system

#### Exterior Concrete - Soffits

Prepare and clean exterior concrete soffits, ensuring there is no water damaged surfaces to ensure a smooth application of new paint.

- Spot prime bare and repaired areas with "Professional Gypsum & Plaster Primer (PP700)
- Apply two coats of "Plascon Professional Contractors Matt (PEM 600/TCP)" paint

#### Exterior Mild Steel - Balustrades

Prepare and clean exterior mild steel balustrades to ensure a smooth application of new paint.

- Spot prime bare and repaired areas with "Plascope 170 Primer (UC170)"
- Apply two coats of "Plascon Velvagio Water Based (VLW/TVW)" paint

#### Exterior Mild Steel - Gates

Prepare and clean exterior mild steel gates to ensure a smooth application of new paint.

##### Surface Preparation:

##### Degreaser:

- Surfaces must be clean, dry and rustfree. Remove surface contaminants using Plascon Aquasolv Degreaser (GR1), scrubbing with bristle brush or broom or using Scotch Brite pads.
- Rinse thoroughly with tap water while brushing or hydroblast to remove all traces of Plascon Aquasolv Degreaser (GR1) to achieve a water break-free surface. Dry surface rapidly to prevent flash rust formation.
- Cleaned surface must be painted within 4 hours.

##### Rusted:

- Rust Grade "B" (Steel surfaces which has begun to rust which the millscale has begun to flake)
- Rust Grade "C" (Steel surfaces where millscale has rusted away)
- Rust Grade "D" (Steel surfaces where millscale has rusted away and pitting is visible to the naked eye)
- After degreasing sand off rust with coarse emery paper or wire brush to ISO 8501-01: 2007 - St3 to attain a bright metal finish.

Remove dust

##### Millscale:

- Rust Grade "A" steel surfaces covered completely with adherent millscale and with little or if any rust
- Remove millscale and rust by abrasive blast cleaning to ISO 8501-01: 2007 - Sa2 1/2
- Remove dust by vacuum cleaning. Prime within 4 hours

##### Application:

- Spot prime bare and repaired areas with "Plascope 170 Primer (UC170)"
- Apply two coats of "Plascon Velvagio Water Based (VLW/TVW)" paint

#### Exterior Mild Steel - Window Frames

Prepare and clean exterior mild steel window frames to ensure a smooth application of new paint.

- Spot prime bare and repaired areas with "Plascope 170 Primer (UC170)"
- Apply two coats of "Plascon Velvagio Water Based (VLW/TVW)" paint

#### Exterior Aluminium - Window Frames & Louvres

Prepare and clean exterior aluminium window frames and louvres to ensure a smooth application of new paint.

- Primer Coat: mix base and hardener thoroughly in a 1:1 ratio by volume before use and apply one coat of "Plascon Epiwash"
- Apply two coats of "Plascon Velvagio Water Based (VLW/TVW)" paint