

# PARROT VILLAGE EXTERIOR PAINT SPECIFICATION

**Date: Project:**

8/24/2023

**Owner:**

The Housing Authority of the City of Alameda - Joseph Nagel  
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**Parrot Village Apartments**

1851-1881 St. Charles St.,  
1853-1880 Chapin St.,  
1850-1876 Wood St.  
Alameda, Ca. 94501

**EXTERIOR PAINTING SCHEDULE**

- A. Prepare, paint and finish all surfaces specified and agreed upon.
- B. Provide paint finishes of even uniform color, free from cloudy or muddled appearance. Properly correct all non-complying work to the satisfaction of owner and owner's representative and the representative of the paint manufacturer.

**Wood Siding and Trim, Moldings, Fascia, Eaves, Soffits**

Spot Prime: Zinsser Bulls Eye 123 Primer

First Coat: Kelly Moore ACRYSHIELD 1245

Second Coat: Kelly Moore ACRYSHIELD 1245

Special Notes And Instructions:

- A. Properly prep all surfaces for new paint. Pressure wash, scrape and sand as needed, set nails and fill all nail holes, fill and repair damaged areas as needed, protect doors, windows, fixtures and other components from unwanted overspray, spot apply primer as needed, caulk surfaces as needed with Sika A1 or BASF Master Seal NP1.
- B. Spray and back roll 2 topcoats to all surfaces siding, trim and flashings.
- C. Prep and paint all previously painted surfaces on the buildings.  
Replacement wood is to be primed on all six sides before installation.

Entry Doors

Primer: Zinsser Bulls Eye 123

First Coat: KM DuraPoxy HP

Second Coat: KM DuraPoxy HP

Special Notes And Instructions:

- A. Prep and paint all entry doors. Coordinate access to the units with property manager to paint the entire exterior door surface.
- B. All doors should be scuff sanded and spot primed with Zinsser Bulls Eye 123 Primer prior to painting.

All Previously Painted Galvanized Metal, Flashing, Gutters, Downspouts, Scuppers, Vents, Conduit, Pipes, Utility Box Covers, Gas Meters (If Previously Painted), Chimney Caps

Spot Prime: Zinsser Bulls Eye 123 Primer

First Coat: Kelly Moore ACRYSHIELD 1245

Second Coat: Kelly Moore ACRYSHIELD 1245

- A. Prep and paint all previously painted surfaces on the buildings. Spray and back roll 2 topcoats to all surfaces - including galvanized.

- B. All rust must be removed prior to painting and the surface prepped before application of paints/primers. Solvent Wipe, hand tool, or power tool to remove loose rust, mil scale and deteriorated previous coatings.
- C. All new metal needs to be whipped down, etched prior to painting and full prime. All hard smooth painted surfaces should be scuff sanded full primed prior to painting.

Metal Railings, Misc Ferrous Metal

Spot Prime: Zinsser Bulls Eye 123 Primer

First Coat: KM DTM Semi-Gloss

Second Coat: KM DTM Semi-Gloss

SPECIAL NOTES AND INSTRUCTIONS:

- A. All rust must be removed prior to painting and the surface prepped before application of paints/primers
- B. Solvent Wipe , hand tool, or power tool clean to remove loose rust, mil scale and deteriorated previous coatings.
- C. Prep and paint all previously painted surfaces on the buildings.