



PLANNED PREVENTATIVE MAINTENANCE

QEII Playing Fields, Blackfield, Southampton Waterside

Version 1

Client: Fawley Parish Council

Baseline PPM Date: 31st March 2023

Prepared for: Fawley Parish Council

31st March 2023





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Prepared & Edited By:		
Oliver Gristwood MRICS Senior Chartered Building Surveyor For and on behalf of Sillence Hurn Building Consultancy Ltd		
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Executive Summary

Sillence Hurn Building Consultancy has been instructed to undertake a Planned Preventative Maintenance survey on the property known as QEII Playing Fields, Blackfield, Southampton Waterside. The findings of the survey are included in this report.

The overall condition of the individual properties structure, fabric and components is generally fair in terms of the state of repair and condition.

Re-occurring items found across the building stock include the following:

- Medium to long term replacement of internal finishes; including vinyl flooring,
- Long term replacement of white goods.

External and internal cyclical redecoration has been included in the reporting period however we have made assumptions and grouped elements together to allow for economies of scale, typically we have allowed for redecoration to occur on a 5-7 year cycle and costs have been included on this basis.

Replacement of internal finishes, fixtures and frequency of internal redecorations will largely depend on the use of the individual property and these elements should be reviewed on a year by year basis, with the PPM schedudle adjusted accordingly.

We recommend that a programme of planned maintenance, as identified in the attached schedules, is put into place. We further recommend that this 15 year programme of repair is revised and updated in each subsequent year in order to take account of investigative work, items which have been completed and further defects which may have manifested themselves.

We hope that we have interpreted your instructions and requirements correctly, but please do not hesitate to contact any of those involved in the preparation of the report should you require any further amplification or clarification whatsoever.

A summary of the expected maintenance costs over the 15 year period is given in the table below.

	Year 0-1	Year 1-2	Year 3-5	Year 5-10	Year 10-15
TOTAL PER PERIOD	£4,510	£8,670	£23,650	£59,120	£38,545

NOTES

1. All costs are exclusive of VAT.
 2. Annual Maintenance contract costs such as M&E plant servicing, lift servicing etc. are not included in the PPM schedule.
 3. Where scaffolding is required, we have grouped works requiring scaffold access into the same year to minimise access expenditure.
 4. Main Contractors preliminaries, overheads and profits are included against individual line items on the main schedule.

1.0 Introduction

1 INTRODUCTION

1.1 The Brief

- 1.1.1 Sillence Hurn Building Consultancy Limited have been instructed by Fawley Parish Council to prepare a Planned Preventative Maintenance Report of QEII to provide an assessment of the overall condition and provide costs over a 15 (Fifteen) year life cycle.
- 1.1.2 The original terms of our appointment and scope of services (including our standard terms of business) were confirmed in our fee proposal to you and your subsequent instruction to proceed.
- 1.1.3 An inspection of the building fabric and mechanical and electrical services was carried out on Tuesday 28th February 2023. The weather at the time of our inspection was overcast but dry. A visual inspection of the mechanical and electrical services was completed on the inspection, no testing was undertaken.
- 1.1.4 We consider that it is more cost effective to deal with defects at an early stage, wherever possible, to prevent more serious and costly consequential problems from developing.
- 1.1.5 It is strongly recommended that this programme continues to be revised annually, to monitor the condition of the building and to re-appraise the programme of maintenance expenditure. It is proposed that this is carried out in time each year to allow for any discussion before your next budget becomes due.

1.2 Extent of Inspection

Our PPM inspection and schedule includes the following areas:

- 1.2.1 Inspection of main building at QEII main building and brickwork external outbuilding, including the external fabric and roof areas. This includes all internal elements including fixtures and fittings such as kitchens and sanitaryware.
- 1.2.4 External Areas, were not included in this assessment.
- 1.2.5 Mechanical and electrical building services to the main building.

1.3 Brief Description of Site

1.3.1 The site consists of one recreation centre set adjacent to a greenland space utilised as playing fields/football pitches. The building consists of a steel frame construction with assumed concrete pad foundations and a concrete ground bearing slab forming the ground floor. The external walls consist of a cavity construction with the outer skin at low level formed by painted blockwork. At high level the external wall is finished in a composite cladding. The building has a butterfly roof structure which is covered in corrugated insulated roof panels, with a central fiberglass rainwater gulley, with 2no. internal downpipes set in the gulley. The external doors and windows generally consist of aluminium framed double glazed units.

The internals of the recreation centre consist of a kitchenette and sports hall/community space, with the remainder of internal rooms consisting of changing rooms, cloakrooms and storage cupboards.

1.3.2 The Mechanical and Electrical engineering systems consist of:

- Electrical distribution;
- Fire alarm system;
- Hot Water;
- Air Handling system;

1.3.3 We understand that there are no listed buildings within the site.

1.4 Details of Documentation Reviewed

The following documents have been reviewed in preparing this schedule:

1.4.1 Floor plans

1.5 Condition Definitions

1.5.1 The Planned Preventative Maintenance schedule contains condition category codes that are defined below. The condition category refers to the condition at the time of inspection. The Priority Category refers to the timeframe the maintenance item should be completed.

Category	Definition	Description	Likely Outcome if Deferred
A	Good condition	No works required	Deferment of repair or replacement over lifespan of property or element could result in lower standards and decrease of asset value.
B	Fair condition	Limited defects evident which will require repair in near future	Further deterioration and damage. Repair costs and running costs will increase with period of deferment.
C	Poor condition	Operational but requiring major work in the near future	Property or element will become unfit for its purpose. Maintenance and running costs will escalate. Inconvenient
D	Hazardous condition	Immediate works required to comply with Health and Safety or other Statutory obligations	Failure to meet legal responsibilities. Possible closure of section of property. Danger to property users and to public.

Priority Category	Definition
1	Urgent, works required within Year 1
2	Essential, works required within Year 1-2
3	Desirable, works recommended within Years 3-5
4	Long Term, outside 5 year period but will prevent deterioration of building.

4.0	Floor Covering	A vinyl sheet floor covering is in position.	B	Remove and discard existing floor covering. Supply and install new vinyl sheet covering with textured finish to match existing layout.	3				£1,575.00	
4.1	Shower Wall Cladding Boards	In the communal shower the walls are clad in an antiseptic composite board.	B	Remove and discard existing wall panels. Supply and install new wall cladding boards to match existing.	3				£1,350.00	
4.2	White Goods	The white goods to the changing room include 2No wash basins, two single flush toilets and four wall mounted showers. The white goods are all in working order.	B	Remove and discard the existing white goods throughout the changing room. Supply and install new white goods to match existing arrangement.	3				£3,000.00	
4.3	Clothes Hangers and Bench Seating	Clothes hangers are fixed to the walls and bench seats are bolted to the floor. The timber items are finished in a stained woodwork finish.	B	Sand down and rub back timber items on coat hooks and benches back to a suitable substrate. Supply and apply 2No coats of satin woodwork paint to timber items in accordance with manufacturers guidance.	3			£400.00		£400.00
4.4	Joinery	The joinery items in the changing room include 3No internal doors and doorframes. The internal doors and frames will all require redecoration.	B	Sand down and rub back internal doors and doorframes back to a suitable substrate. Supply and apply 2No coats of timber undercoat paint. Then supply and apply 2No coats of timber top coat satin paintwork in accordance with manufacturers guidance.	3			£540.00		£540.00
4.5	Changing Room 2									
4.6	Floor Covering	A vinyl sheet floor covering is in position.	B	Remove and discard existing floor covering. Supply and install new vinyl sheet covering with textured finish to match existing layout.	3				£1,575.00	
4.7	Shower Wall Cladding Boards	In the communal shower the walls are clad in an antiseptic composite board.	B	Remove and discard existing wall panels. Supply and install new wall cladding boards to match existing.	3				£1,350.00	

4.8	White Goods	The white goods to the changing room include 2No wash basins, two single flush toilets and four wall mounted showers. The white goods are all in working order.	B	Remove and discard the existing white goods throughout the changing room. Supply and install new white goods to match existing arrangement.	3				£3,000.00	
4.9	Clothes Hangers and Bench Seating	Clothes hangers are fixed to the walls and bench seats are bolted to the floor. The timber items are finished in a stained woodwork finish.	B	Sand down and rub back timber items on coat hooks and benches back to a suitable substrate. Supply and apply 2No coats of satin woodwork paint to timber items in accordance with manufacturers guidance.	3			£400.00		£400.00
5.0	Joinery	The joinery items in the changing room include 3No internal doors and doorframes. The internal doors and frames will all require redecoration.	B	Sand down and rub back internal doors and doorframes back to a suitable substrate. Supply and apply 2No coats of timber undercoat paint. Then supply and apply 2No coats of timber top coat satin paintwork in accordance with manufacturers guidance.	3			£540.00		£540.00
5.1	Changing Room 3									
5.2	Floor Covering	A vinyl sheet floor covering is in position.	B	Remove and discard existing floor covering. Supply and install new vinyl sheet covering with textured finish to match existing layout.	3				£1,575.00	
5.3	Shower Wall Cladding Boards	In the communal shower the walls are clad in an antiseptic composite board.	B	Remove and discard existing wall panels. Supply and install new wall cladding boards to match existing.	3				£1,350.00	
5.4	White Goods	The white goods to the changing room include 2No wash basins, two single flush toilets and four wall mounted showers. The white goods are all in working order.	B	Remove and discard the existing white goods throughout the changing room. Supply and install new white goods to match existing arrangement.	3				£3,000.00	
5.5	Clothes Hangers and Bench Seating	Clothes hangers are fixed to the walls and bench seats are bolted to the floor. The timber items are finished in a stained woodwork finish.	B	Sand down and rub back timber items on coat hooks and benches back to a suitable substrate. Supply and apply 2No coats of satin woodwork paint to timber items in accordance with manufacturers guidance.	3			£400.00		£400.00

5.6	Joinery	The joinery items in the changing room include 3No internal doors and doorframes. The internal doors and frames will all require redecoration.	B	Sand down and rub back internal doors and doorframes back to a suitable substrate. Supply and apply 2No coats of timber undercoat paint. Then supply and apply 2No coats of timber top coat satin paintwork in accordance with manufacturers guidance.	3			£540.00		£540.00
5.7	Changing Room 4									
5.8	Floor Covering	A vinyl sheet floor covering is in position.	B	Remove and discard existing floor covering. Supply and install new vinyl sheet covering with textured finish to match existing layout.	3				£1,575.00	
5.9	Shower Wall Cladding Boards	In the communal shower the walls are clad in an antiseptic composite board.	B	Remove and discard existing wall panels. Supply and install new wall cladding boards to match existing.	3				£1,350.00	
6.0	White Goods	The white goods to the changing room include 2No wash basins, two single flush toilets and four wall mounted showers. The white goods are all in working order.	B	Remove and discard the existing white goods throughout the changing room. Supply and install new white goods to match existing arrangement.	3				£3,000.00	
6.1	Clothes Hangers and Bench Seating	Clothes hangers are fixed to the walls and bench seats are bolted to the floor. The timber items are finished in a stained woodwork finish.	B	Sand down and rub back timber items on coat hooks and benches back to a suitable substrate. Supply and apply 2No coats of satin woodwork paint to timber items in accordance with manufacturers guidance.	3			£400.00		£400.00
6.2	Joinery	The joinery items in the changing room include 3No internal doors and doorframes. The internal doors and frames will all require redecoration.	B	Sand down and rub back internal doors and doorframes back to a suitable substrate. Supply and apply 2No coats of timber undercoat paint. Then supply and apply 2No coats of timber top coat satin paintwork in accordance with manufacturers guidance.	3			£540.00		£540.00
6.3	Changing Room 5									
6.4	Floor Covering	A vinyl sheet floor covering is in position.	B	Remove and discard existing floor covering. Supply and install new vinyl sheet covering with textured finish to match existing layout.	3				£1,575.00	

6.5	Shower Wall Cladding Boards	In the communal shower the walls are clad in an antiseptic composite board.	B	Remove and discard existing wall panels. Supply and install new wall cladding boards to match existing.	3				£1,350.00	
6.6	White Goods	The white goods to the changing room include 2No wash basins, two single flush toilets and four wall mounted showers. The white goods are all in working order.	B	Remove and discard the existing white goods throughout the changing room. Supply and install new white goods to match existing arrangement.	3				£3,000.00	
6.7	Clothes Hangers and Bench Seating	Clothes hangers are fixed to the walls and bench seats are bolted to the floor. The timber items are finished in a stained woodwork finish.	B	Sand down and rub back timber items on coat hooks and benches back to a suitable substrate. Supply and apply 2No coats of satin woodwork paint to timber items in accordance with manufacturers guidance.	3			£400.00		£400.00
6.8	Joinery	The joinery items in the changing room include 3No internal doors and doorframes. The internal doors and frames will all require redecoration.	B	Sand down and rub back internal doors and doorframes back to a suitable substrate. Supply and apply 2No coats of timber undercoat paint. Then supply and apply 2No coats of timber top coat satin paintwork in accordance with manufacturers guidance.	3			£540.00		£540.00
6.9	Changing Room 6									
7.0	Floor Covering	A vinyl sheet floor covering is in position.	B	Remove and discard existing floor covering. Supply and install new vinyl sheet covering with textured finish to match existing layout.	3				£1,575.00	
7.1	Shower Wall Cladding Boards	In the communal shower the walls are clad in an antiseptic composite board.	B	Remove and discard existing wall panels. Supply and install new wall cladding boards to match existing.	3				£1,350.00	
7.2	White Goods	The white goods to the changing room include 2No wash basins, two single flush toilets and four wall mounted showers. The white goods are all in working order.	B	Remove and discard the existing white goods throughout the changing room. Supply and install new white goods to match existing arrangement.	3				£3,000.00	

7.3	Clothes Hangers and Bench Seating	Clothes hangers are fixed to the walls and bench seats are bolted to the floor. The timber items are finished in a stained woodwork finish.	B	Sand down and rub back timber items on coat hooks and benches back to a suitable substrate. Supply and apply 2No coats of satin woodwork paint to timber items in accordance with manufacturers guidance.	3			£400.00		£400.00
7.4	Joinery	The joinery items in the changing room include 3No internal doors and doorframes. The internal doors and frames will all require redecoration.	B	Sand down and rub back internal doors and doorframes back to a suitable substrate. Supply and apply 2No coats of timber undercoat paint. Then supply and apply 2No coats of timber top coat satin paintwork in accordance with manufacturers guidance.	3			£540.00		£540.00
7.5	Changing Room 7									
7.6	Floor Covering	A vinyl sheet floor covering is in position.	B	Remove and discard existing floor covering. Supply and install new vinyl sheet covering with textured finish to match existing layout.	3				£1,260.00	
7.7	White Goods	The white goods include a wash basin, dual flush toilet and wall mounted shower. The white goods were in working order.	B	Remove and discard the existing white goods throughout the changing room. Supply and install new white goods to match existing arrangement.	3				£1,500.00	
7.8	Cladding Boards to Shower Unit	In the communal shower the walls are clad in an antiseptic composite board.	B	Remove and discard existing wall panels. Supply and install new wall cladding boards to match existing.	3				£750.00	
7.9	Joinery	The joinery includes 4No internal doors and doorframes.	B	Sand down and rub back internal doors and doorframes back to a suitable substrate. Supply and apply 2No coats of timber undercoat paint. Then supply and apply 2No coats of timber top coat satin paintwork in accordance with manufacturers guidance.	3			£400.00		£400.00
8.0	Bench Seats and Coat Hangers	Clothes hangers are fixed to the walls and bench seats are bolted to the floor. The timber items are finished in a stained woodwork finish.	B	Sand down and rub back timber items on coat hooks and benches back to a suitable substrate. Supply and apply 2No coats of satin woodwork paint to timber items in accordance with manufacturers guidance.	3			£540.00		£540.00

8.1	Changing Room 8									
8.2	Floor Covering	A vinyl sheet floor covering is in position.	B	Remove and discard existing floor covering. Supply and install new vinyl sheet covering with textured finish to match existing layout.	3				£1,260.00	
8.3	White Goods	The white goods include a wash basin, dual flush toilet and wall mounted shower. The white goods were in working order.	B	Remove and discard the existing white goods throughout the changing room. Supply and install new white goods to match existing arrangement.	3				£1,500.00	
8.4	Cladding Boards to Shower Unit	In the communal shower the walls are clad in an antiseptic composite board.	B	Remove and discard existing wall panels. Supply and install new wall cladding boards to match existing.	3				£750.00	
8.5	Joinery	The joinery includes 4No internal doors and doorframes.	B	Sand down and rub back internal doors and doorframes back to a suitable substrate. Supply and apply 2No coats of timber undercoat paint. Then supply and apply 2No coats of timber top coat satin paintwork in accordance with manufacturers guidance.	3			£400.00		£400.00
8.6	Bench Seats and Coat Hangers	Clothes hangers are fixed to the walls and bench seats are bolted to the floor. The timber items are finished in a stained woodwork finish.	B	Sand down and rub back timber items on coat hooks and benches back to a suitable substrate. Supply and apply 2No coats of satin woodwork paint to timber items in accordance with manufacturers guidance.	3			£540.00		£540.00
8.7	Disabled Toilet / Baby Change									
8.8	Floor Covering	A vinyl sheet floor covering is in position.	B	Remove and discard existing floor covering. Supply and install new vinyl sheet covering with textured finish to match existing layout.	3					£450.00
8.9	White Goods	The white goods include a disabled toilet and associated handrail and fixings, one wash basin, a shower unit with disabled person capabilities and a baby change wall mounted unit.	B	Remove and discard the existing white goods throughout the changing room. Supply and install new white goods to match existing arrangement.	3					£2,000.00

9.0	Joinery	The joinery includes 1No internal door and doorframe.	B	Sand down and rub back internal doors and doorframes back to a suitable substrate. Supply and apply 2No coats of timber undercoat paint. Then supply and apply 2No coats of timber top coat satin paintwork in accordance with manufacturers guidance.	3				£180.00		£180.00
9.1	Disabled Toilet										
9.2	Floor Covering	A vinyl sheet floor covering is in position.	B	Remove and discard existing floor covering. Supply and install new vinyl sheet covering with textured finish to match existing layout.	3						£350.00
9.3	White Goods	The white goods include one disabled toilet and associated handrails and fixings and one wash basin. The white goods were in working order.	B	Remove and discard the existing white goods throughout the changing room. Supply and install new white goods to match existing arrangement.	3						£2,000.00
9.4	Joinery	The joinery includes 1No internal door and doorframe.	B	Sand down and rub back internal doors and doorframes back to a suitable substrate. Supply and apply 2No coats of timber undercoat paint. Then supply and apply 2No coats of timber top coat satin paintwork in accordance with manufacturers guidance.	3				£180.00		£180.00
9.5	Cleaners Cupboard										
9.6		No access to cleaners cupboard. The door was locked.			-	-	-	-	-	-	-
9.7	Main Hall access hallway										
9.8	Floor Covering	A vinyl sheet floor covering is in position.	B	Remove and discard existing floor covering. Supply and install new vinyl sheet covering with textured finish to match existing layout.	3						£275.00

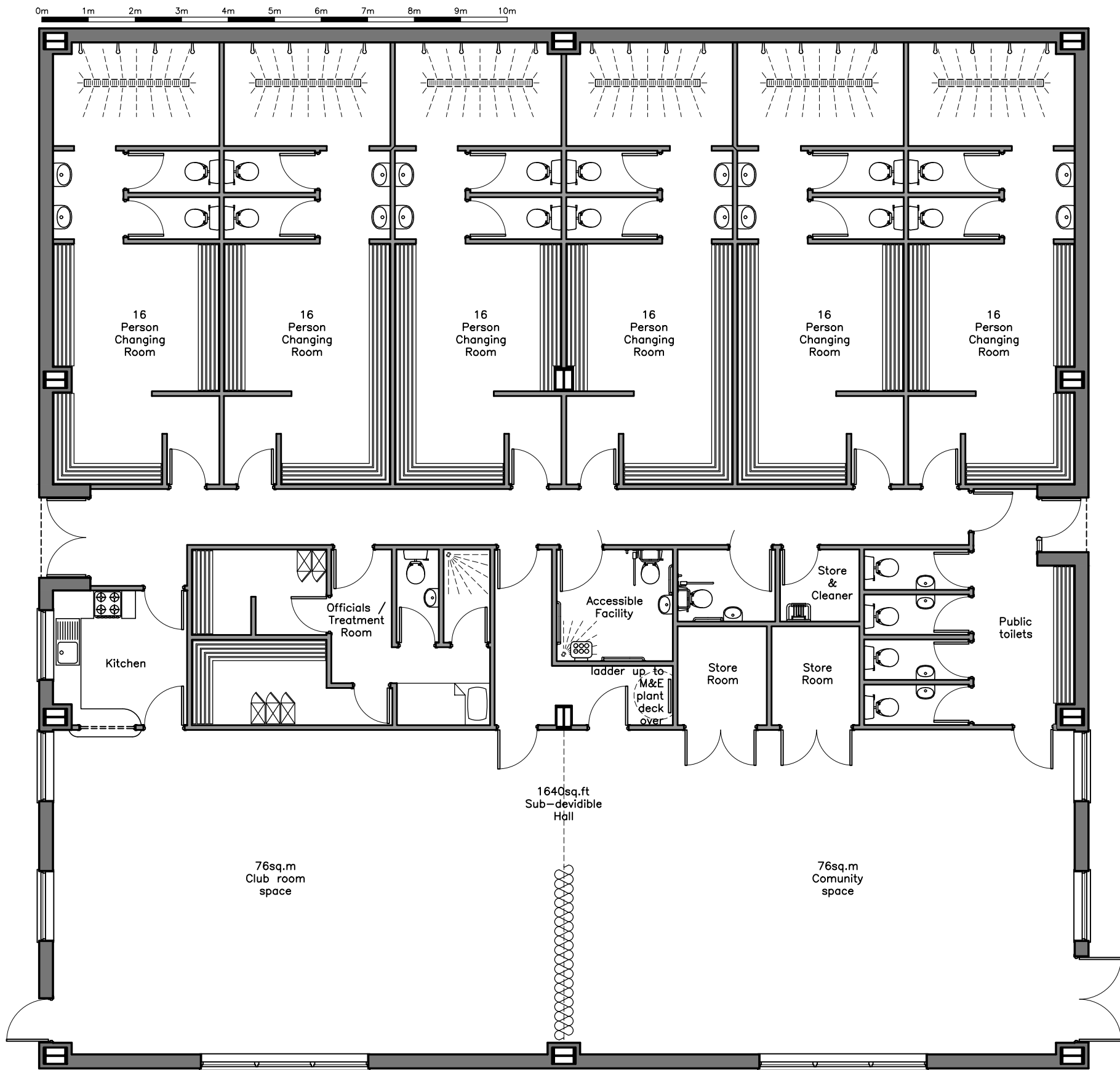
10.8	Floor Covering	A vinyl sheet floor covering is in position.	B	Remove and discard existing floor covering. Supply and install new vinyl sheet covering with textured finish to match existing layout.	3					£7,150.00
10.9	White Line Markings	White line markings on floor surface are faded and corroded.	B	Renew white line markings.	3			£400.00		£400.00
11.0	Joinery	Internal doors and frames require redecoration.	B	Sand down and rub back internal doors and doorframes back to a suitable substrate. Supply and apply 2No coats of timber undercoat paint. Then supply and apply 2No coats of timber top coat satin paintwork in accordance with manufacturers guidance.	3			£1,260.00		£1,260.00
11.1	Mechanical and Electrical									
11.2	Electrical Installations	The mains incoming supply and consumer units for the building are positioned in the rear hallway in the public toilets hallway.	B	All services to be maintained in accordance with specialist mechanical and electrical advice. Electrical safety inspections must be undertaken at five-yearly intervals, or at other recommended intervals highlighted in the electrical safety inspection report (dependent on condition and age of installation). A full NICEIC certificate should be held on file.	3		£1,000.00		£1,000.00	£1,000.00
11.3	Fire Alarm System	There is a fire detection system installed to the building with detectors, sounders and manual call points positioned throughout each floor.	B	The fire detection system should be checked and maintained in accordance with the installer's recommendations and the fire risk assessment. Typically this requires a weekly test with a log book kept, six-monthly service and maintenance.	3	£200.00	£400.00	£600.00	£1,000.00	£1,000.00
11.4	Emergency Lighting and Signage	Emergency lighting and signage is positioned in each room of the building and in the main fire escape routes above exit fire doors.	B	The emergency lighting system should be periodically checked and inspected in accordance with the service provider's recommendations. This should include a monthly check, servicing and annual full discharge to test the batteries.	3	£160.00	£320.00	£480.00	£800.00	£800.00

12.4	Electrical Installations	A consumer unit and the incoming supply is identified on the front wall adjacent to the left hand corner. There is no indication of any recent testing on the unit.	C	All services to be maintained in accordance with specialist mechanical and electrical advice. Electrical safety inspections must be undertaken at five-yearly intervals, or at other recommended intervals highlighted in the electrical safety inspection report (dependent on condition and age of installation). A full NICEIC certificate should be held on file.	2	£300.00			£300.00	£300.00
12.5	STATUTORY COMPLIANCE									
12.6	Fire Safety	The Regulatory Reform (Fire Safety) Order 2005 places an obligation on persons 'in control' of premises to manage the risk associated with fire to ensure the safety of any persons on or affected by the premises. We have not been provided with any documentation related to fire safety.	B	Commission a specialist consultant to undertake a Fire Risk Assessment and action all associated recommendations. (Note further costs may be incurred for actioning the recommended works).	1	£400.00				
12.7	Equality	The Equalities Act 2010 provides a legal framework to promote and protect the right for equality which incorporates several pieces of legislation, including the Disability Discrimination Act 1995. The act can in certain circumstances require property owners to make reasonable adjustments to a premises to provide equal access for all persons. We have not been provided with any documentation related to accessibility. We have not assessed the building's compliance with this legislation.	B	Commission a specialist consultant to undertake an Access Audit and action all associated recommendations. (Note further costs may be incurred for actioning the recommended works).	1	£750.00				

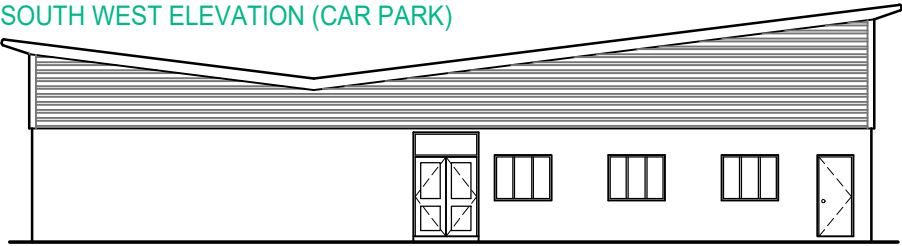
12.8	Asbestos	<p>Asbestos is a naturally occurring silicate mineral which historically has been used in building materials, but the use of which is now illegal. The material was used in the construction of buildings up until it was banned in 2000. It is therefore possible that this property may contain asbestos containing materials based on it's age.</p> <p>Inhalation of asbestos fibres can lead to a range of asbestos related health conditions.</p> <p>The Control of Asbestos Regulations 2012 place obligations on the premises 'duty holder' to manage the risk associated with asbestos or asbestos containing materials to ensure the safety of any persons who may be affected.</p> <p>We have not been provided with any documentation related to asbestos</p>	B	<p>Commission a specialist consultant to undertake a Management Asbestos Management Survey and action all associated recommendations.</p> <p>(Note further costs may be incurred for actioning the recommended works).</p> <p>Refurbishment and Demolition Surveys must also be undertaken whenever any work is to be undertaken to the building that will involve disturbance of the building fabric.</p>	1	£600.00				
12.9	General Health and Safety	<p>The Health and Safety at Work etc. Act 1974 places an obligation on persons 'in control' of premises to ensure the health and safety of building users and those employed to undertake any work to the building.</p>	B	<p>Commission a specialist consultant to undertake a Health & Safety Audit and action all associated recommendations. (Note further costs may be incurred for actioning the recommended works).</p>	1	£500.00		£500.00		£500.00

APPENDIX A

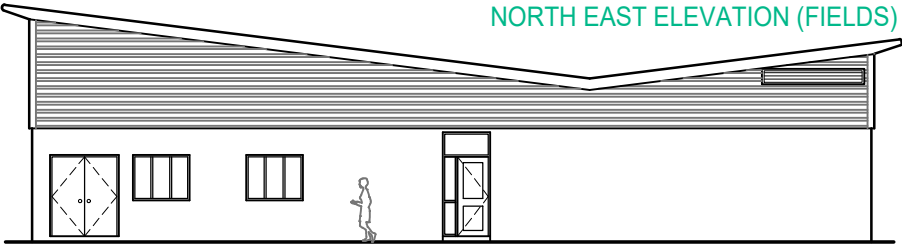
Floorplans



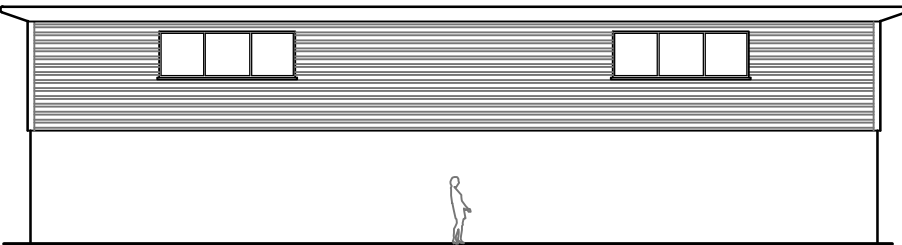
ELEVATIONS 1:200
SOUTH WEST ELEVATION (CAR PARK)



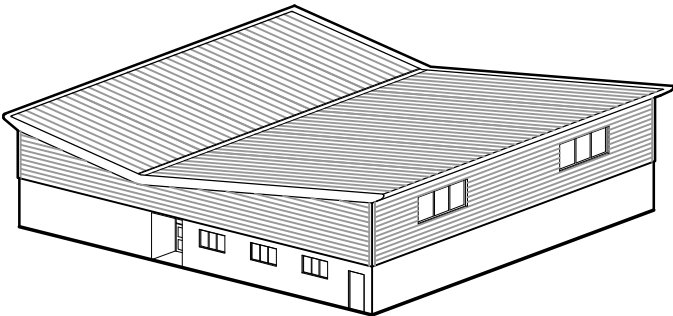
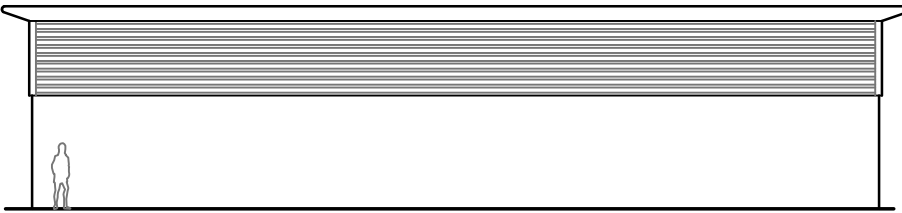
NORTH EAST ELEVATION (FIELDS)



SOUTH EAST ELEVATION (FIELDS)



NORTH WEST ELEVATION



Rev	Revision	By	Date

KNIGHT
AARCHITECTURAL
DDESIGN

K.A.D. Ltd.
Ground Floor Suite
94 Richmond Court
Botley Road
Southampton
SO31 1BA

T: 01489 660194
E: admin@k-a-d.co.uk
W: www.k-a-d.co.uk

Client
FAWLEY PARISH COUNCIL

Project
**QEII PLAYING FIELDS
BLACKFIELD
SOUTHAMPTON WATERSIDE**

Drawing
AS BUILT PLANS

Scale 1:100@A3		Date 2018		
Project no.	Sequential	Bldg/Floor	Detail	Rev
KAD	01	A	EX	.