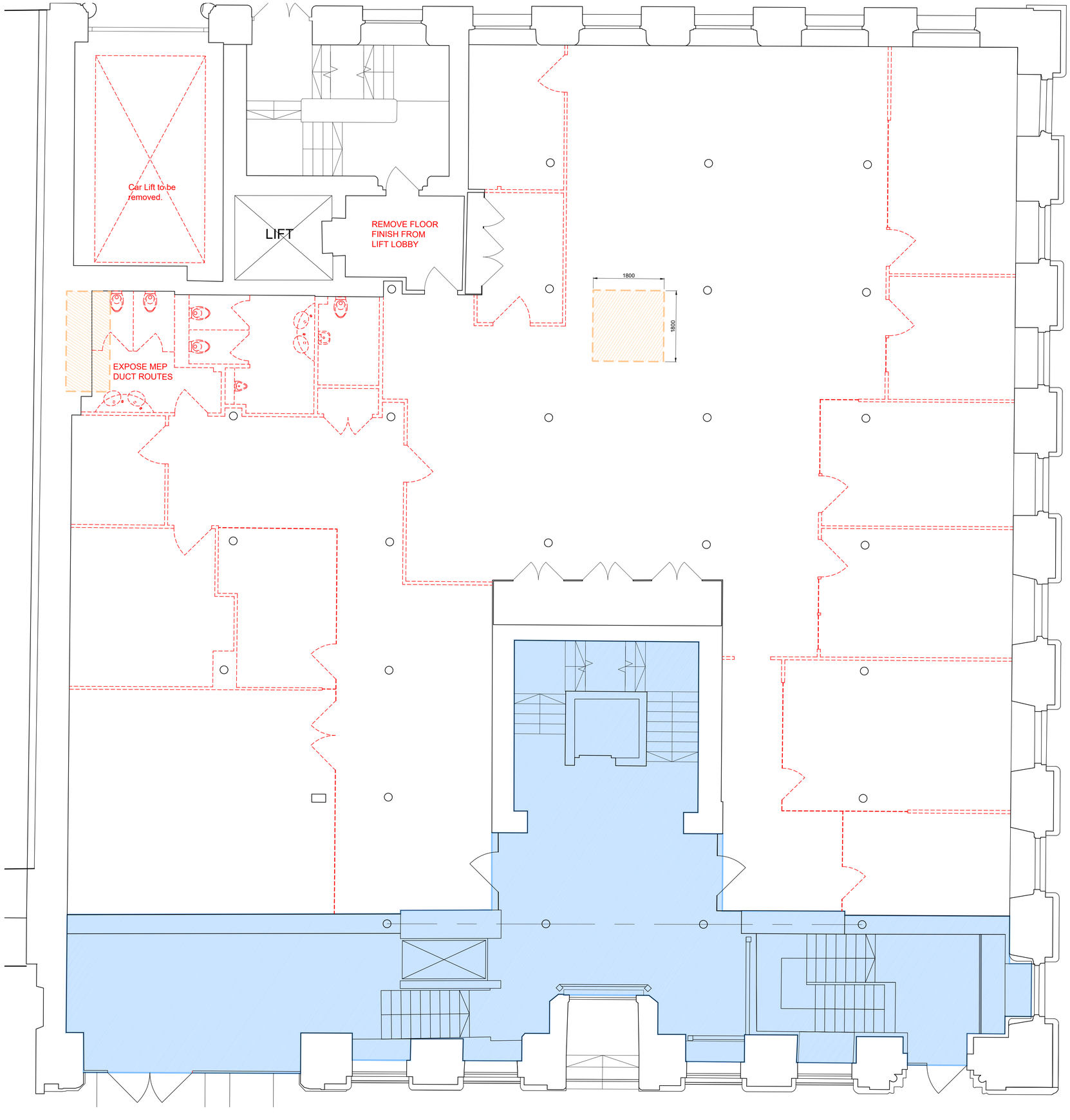



SOFT STRIP-OUT & DOWNTAKINGS KEY:

INDICATES THE EXTENT OF DOWNTAKINGS TO BE STRIPPED OUT.

INDICATES THE EXTENT OF INTRUSIVE WORKS TO BE OPENED UP FOR REVIEW AND INSPECTION BY THE DESIGN TEAM.

UNLESS OTHERWISE NOTED ON PLAN AREA OF RAISED ACCESS FLOOR TO BE LIFTED AND AREA OF PLASTERBOARD CEILING TO BE REMOVED

INDICATES AREA OUT OF SCOPE AND EXCLUDED FROM SOFT-STRIP OUT WORKS.

SCOPE OF WORKS: SOFT STRIP OUT & DOWNTAKINGS

CAT A REFURBISHMENT:
THE PROPOSALS COMPRISE THE REMODELLING & REFURBISHMNET OF THE COMMON PARTS AND OFFICE SUITES AT FREETRADE EXCHANGE BUILDING, MANCHESTER, WITH THE FOLLOWING HIGH LEVEL SCOPE.

RECEPTION & LOBBY INCLUDING ACCESS TO LOWER GROUND:
- THIS AREA IS EXCLUDED FROM THE SOFT STRIP WORKS.
- DOWNTAKING'S IN THIS AREA TO BE CONFIRMED AT A LATER STAGE ONCE PROPOSALS ARE CONFIRMED.

TOILET CORE:
- FULL STRIP OUT OF ALL FIXTURES & FITTINGS INCLUDING ALL SANITARYWARE, CUBICLE SYSTEMS AND FINISHES.
- FULL STRIP OUT OF SUSPENDED CEILING SYSTEM.

LIFT LOBBY & STAIR CORES:
- NO SOFT STRIP OUT WORKS TO CORE AREAS INCLUDE LIFT CARS & FINISHES.
- REMOVE FLOOR FINISHED IN REAR LIFT LOBBY ONLY.

OFFICE FLOOR PLATE:
- FULL STRIP OUT OF ALL NON-LOAD BEARING PARTITIONS AND WALL FINISHES ASSOCIATED WITH THE TENANT FIT-OUT.
- FULL STRIP OUT OF PLASTERBOARD BULKHEADS ASSOCIATED WITH TENANT FIT-OUT.
- EXISTING CEILING LEVELS AND DOWNSTAND BEAMS TO BE RETAINED.
- FULL STRIP OUT OF ALL FLOOR FINISHES AND ASSOCIATED SUBSTRATES, INCLUDING THE REMOVAL OF THE RAISED ACCESS FLOOR SYSTEM AND FLOOR BOXES.
- ALL FIXTURES AND FITTINGS ASSOCIATED WITH THE TENANT FIT-OUT INCLUDING ALL KITCHEN APPLIANCES, BESPOKE JOINERY AND SANITARY FITTINGS AND ANY TENANT IT SERVICES (SECURITY PANELS, CABLING, CABINETS, CONTAINMENT ETC)
- REMOVE ALL BLINDS.
- ALL INTERNAL DOORS TO BE REMOVED AND REPLACED INCLUDING RISER DOORS.

CAR LIFT:
- TO BE REMOVED.

M&E SERVICES:
- ALL WALLS TO BE REMOVED CONTAINING ELECTRICAL SERVICES WILL NEED SAFELY ISOLATING AND REMOVING.
- ANY WORKS THAT DISTURB INCOMING GAS OR INTERNAL GAS ROUTES WILL REQUIRE THE SYSTEM ISOLATING AND PURGING BEFOREHAND.
- ANY WATER PIPES THAT WILL BE DISTURBED WILL REQUIRE ISOLATING AND DRAINING.
- ALL REFRIGERANT GAS SERVICES WILL REQUIRE SAFE ISOLATION AND REMOVAL FROM SITE.

Existing layout's are taken from third party drawings and are not verified by MLA. Extent of strip-out should be reviewed and confirmed on site by the appointed contractor to ensure they are comfortable with the proposed scope. Specifically, the strip out scope of all tenant fit-outs should be reviewed on site.

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| rev. | date | details | by |
|---|---|---|---|
| A | 29.10.21 | Issued for Information | BC |
| B | 10.02.22 | Issued for Information. Issued for Planning | BC |

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drawing title

Soft Strip-out & Intrusive works
Ground Floor
Existing Layout with Downtakings

| scale | date | drawn | format |
|---|---|---|---|
| 1:50 | Oct 2021 | BC | a1 |

status
Information

drawing number: CFM.AR(10)003
revision: B