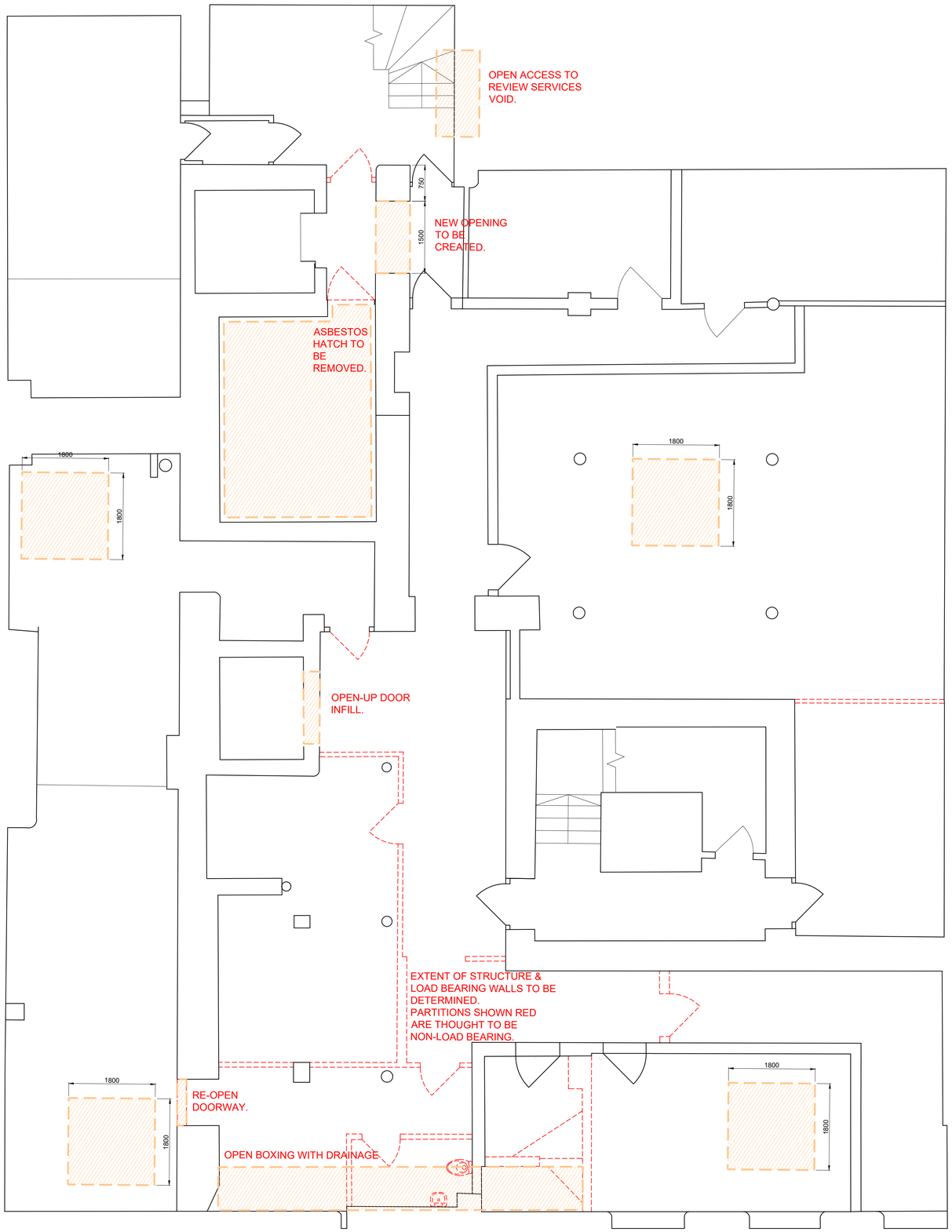


SOFT STRIP-OUT & DOWNTAKINGS KEY:

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.

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.

STORE ROOMS:
- EXTENT OF NON-LOAD BERING WALL TO BE DETERMINED. WALLS HIGHLIGHTED RED ON PLAN ARE THOUGHT TO BE NON-LOAD BEARING. EXTENT OF DOWNTAKINGS WILL INCREASE ONCE PROPOSALS ARE CONFIRMED.
- FULL STRIP OUT OF ALL FIXTURES AND FITTINGS ASSOCIATED WITH TENANT STORE ROOMS I.E SHELVING RACKS, CABINETS.
- FULL STRIP OUT OF ALL FLOOR FINISHES AND ASSOCIATED SUBSTRATES.
- ALL INTERNAL DOORS TO BE REMOVED AND REPLACED.
- RISER DOORS TO BE RETAINED.

REDUNDANT OIL CONTAINER ROOM:
- SPECIALIST CONTRACTOR TO CAREFULLY REMOVE ASBESTOS HATCH.
- INTRUSIVE WORKS REQUIRED WITHIN CONTAINER ROOM. SURVEY OF DIMS REQUIRED AND CONFIRMATION OF EXISTING CONSTRUCTION MATERIALS.

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
Basement
Existing Layout with Downtakings

scale	date	drawn	format
1:50	Oct 2021	BC	a1

status
Information

drawing number: CFM.AR(10)001
revision: B