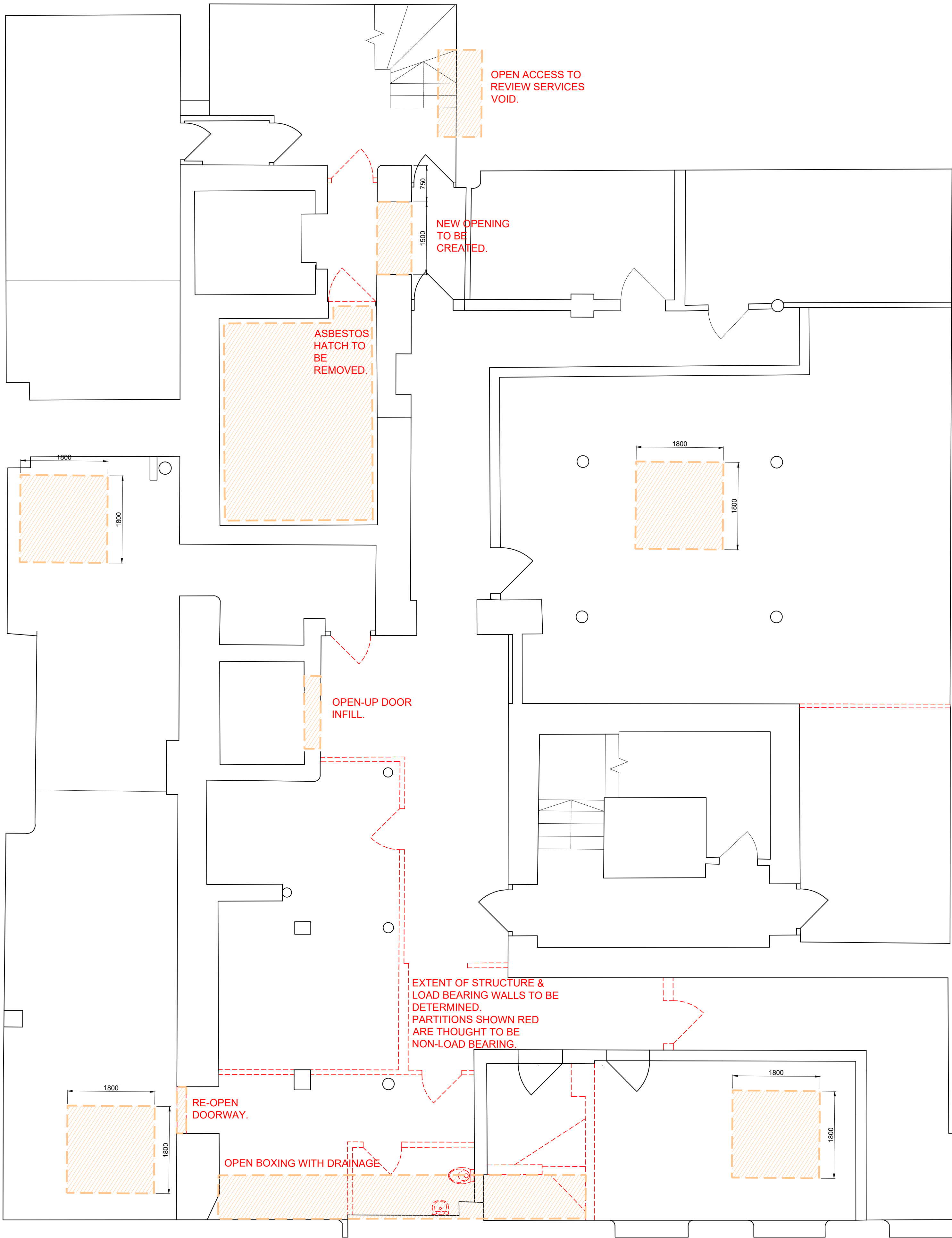




SOFT STRIP-OUT & DOWNTAKINGS KEY:

- 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 SHELIVING 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.

1:50 @A1  
0 0.5 1 1.5 2 2.5m

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

**MLA** MICHAEL LAIRD ARCHITECTS  
5 Forres Street, Edinburgh EH3 6DE  
T 0131 226 6991 F 0131 226 2771  
mail@michaellaird.co.uk

**Freetrade Exchange Refurbishment  
Clearbell**  
**27 Peter Street, Manchester, M2 5GB**

| drawing title                                                                    |          |          |        |
|----------------------------------------------------------------------------------|----------|----------|--------|
| Soft Strip-out & Intrusive works<br>Basement<br>Existing Layout with Downtakings |          |          |        |
| scale                                                                            | date     | drawn    | format |
| 1:50                                                                             | Oct 2021 | BC       | a1     |
| status                                                                           |          |          |        |
| Information                                                                      |          |          |        |
| drawing number                                                                   |          | revision |        |
| CFM.AR(10)001                                                                    |          | B        |        |