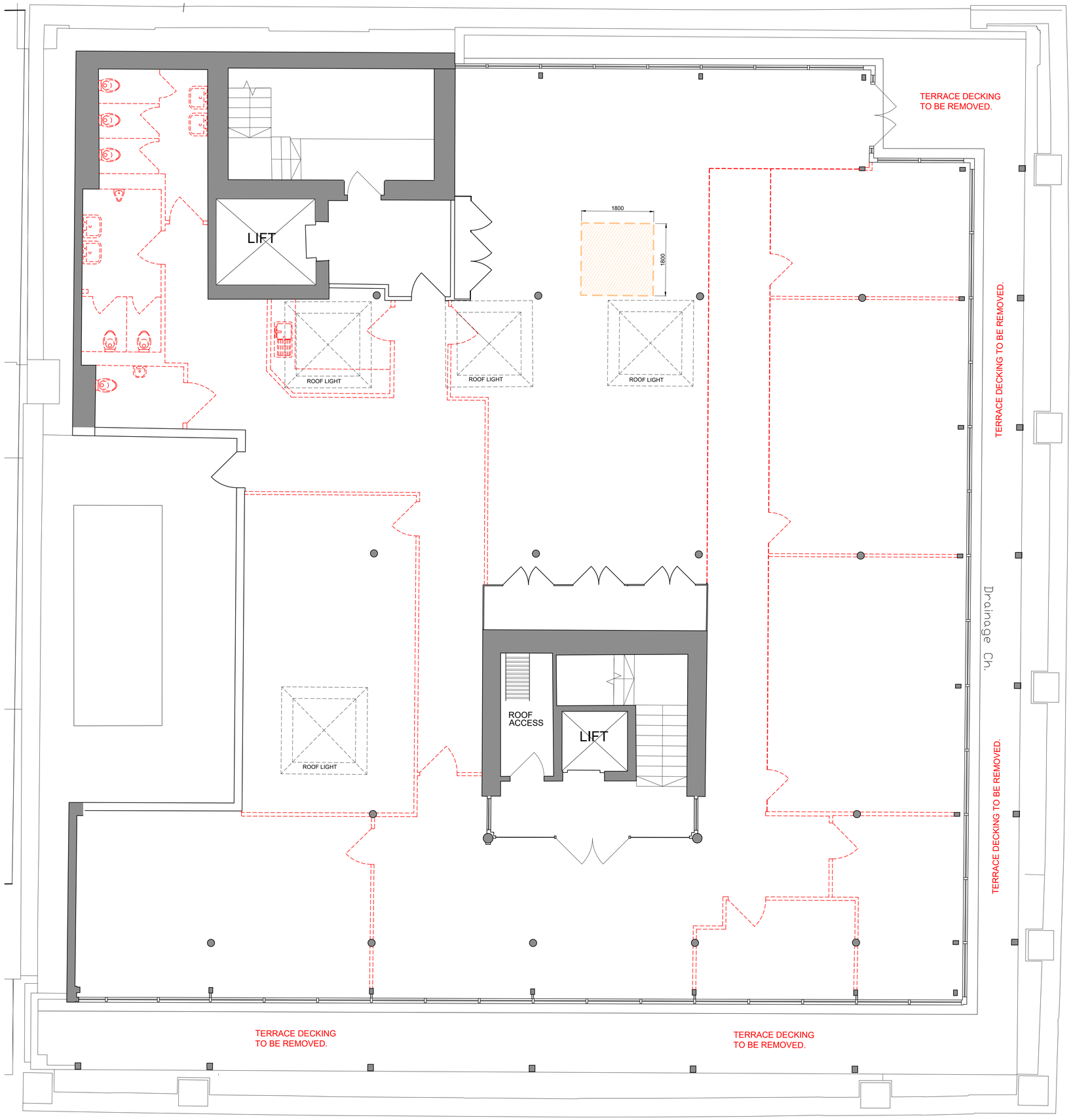


SOFT STRIP-OUT & DOWNTAKINGS KEY:

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.

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.
- 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.
- RISER DOORS TO BE RETAINED.

EXTERNAL WORKS:
- REMOVE TERRACE DECKING AROUND THE PERIMETER.
- ALL DEBRIS & VEGETATION TO BE REMOVED FROM EXTERNAL AREAS.

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.

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

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

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
Fifth Floor
Existing Layout with Downtakings

scale	date	drawn	format
1:50	Oct 2021	BC	a1

status
Information

drawing number: CFM.AR(10)008
revision: B