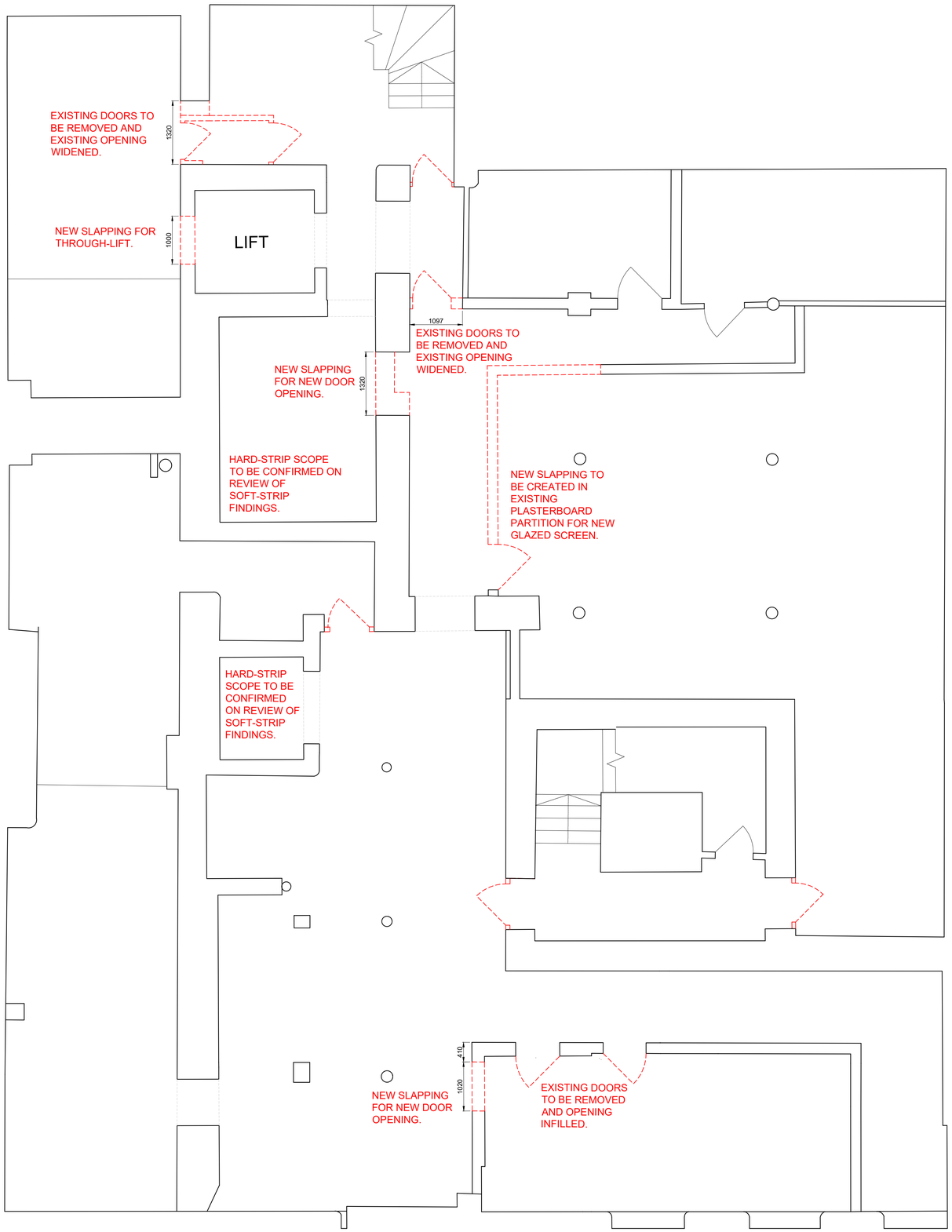


HARD STRIP-OUT & DOWNTAKINGS KEY:

– – – – INDICATES THE EXTENT OF DOWNTAKINGS TO BE STRIPPED OUT.

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

SCOPE OF WORKS: HARD 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.

GENERAL NOTES:
THE BELOW IS A HIGH LEVEL SCOPE BASED ON THE PROPOSED DESIGN AND IMPACT TO THE EXISTING LAYOUTS. THE SCOPE COULD INCREASE AND OR CHANGE DEPENDING ON THE RESULTS OF THE SOFT STRIP OUT FINDINGS. THIS SOFT STRIP OUT SCOPE IS CAPTURED ON A SEPARATE DRAWING.
FOR SOFT-STRIP SCOPE REFER TO CFM.AR(10)001

LIFT LOBBY & STAIR CORES:
- NEW SLAPPING THROUGH REAR OF LIFT SHAFT FOR NEW THROUGH-LIFT. HEIGHT AND WIDTH OF NEW OPENING TO BE CONFIRMED BY STRUCTURAL ENGINEER.
- SCOPE WITHIN CENTRAL STAIR WELL TBC.
- LIFT CAR SCOPE TBC.
- NO WORKS TO REAR STAIR WELL.

STORE ROOMS:
- INTERNAL DOORS HIGHLIGHTED ON PLAN TO BE REMOVED AND IN SOME CASES THE EXISTING OPENING IS TO BE WIDENED TO COMPLY WITH CURRENT BUILDING REGS AND FUTURE USE.
- NEW SLAPPING TO BE FORMED WITHIN THE EXISTING PLASTERBOARD PARTITION FOR NEW GLAZED SCREEN. EXACT HEIGHT OF NEW OPENING TO BE CONFIRMED.
- NEW DOOR OPENINGS CREATED IN EXISTING WALLS TO SUIT NEW LAYOUT. STRUCTURAL ENGINEER TO ADVISE IS WALLS ARE STRUCTURAL AND ADVISE THE HEIGHT OF THE OPENINGS.

REDUNDANT OIL CONTAINER ROOM:
- NEW SLAPPING THROUGH WALL TO CREATE NEW DOOR OPENING. HEIGHT AND WIDTH OF NEW OPENING TO BE CONFIRMED BY STRUCTURAL ENGINEER.
- EXACT HARD-STRIP SCOPE OF THIS ROOM TO BE CONFIRMED ON REVIEW OF THE SOFT STRIP WORKS.

SAFE ROOM:
- EXACT HARD-STRIP SCOPE OF THIS ROOM TO BE CONFIRMED ON REVIEW OF THE SOFT STRIP WORKS.

M&E SERVICES:
- REFER TO HANNAN SPEC & DRAWINGS

STRUCTURAL:
- REFER TO DW CONSULTING ENGINEERS SPEC & DRAWINGS

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	10.02.22	Issued for Information. Issued for Planning	BC

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drawing title
Hard Strip-out
Basement
Existing Layout with Downtakings

scale	date	drawn	format
1:50	Oct 2021	BC	a1

status
Information

drawing number	revision
CFM.AR(10)011	A