

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.

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.

ENTRANCE LOBBY & STAIR WELL FROM GROUND FLOOR:

- 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 FINISHES 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.
- RISER DOORS TO BE RETAINED.

STORE ROOMS:

- 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.
- PARTITION WITH HIGH LEVEL WINDOW TO BE RETAINED UNTIL RECEPTION LAYOUT IS CONFIRMED.

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.

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A	29.10.21	Issued for Information	BC
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drawing title			
Soft Strip-out & Intrusive works Lower Ground Floor Existing Layout with Downtakings			
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Information			
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