

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

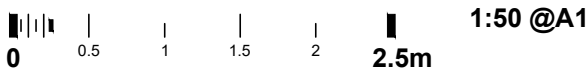
CAT A REFURBISHMENT:
THE PROPOSALS COMPRISE THE REMODELLING & REFURBISHMNET OF THE COMMON PARTS AND OFFICE SUITES AT FREETRADE EXCHANGE BUILDING, MANCHESTER, WITH THE FOLLOWING HIGH LEVEL SCOPE.

- 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 FINISH 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.

- 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.



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

MLA

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drawing title			
Soft Strip-out & Intrusive works Third Floor Existing Layout with Downtakings			
scale	date	drawn	format
1:50	Oct 2021	BC	a1
status			
Information			
drawing number		revision	
CFM.AR(10)006		B	