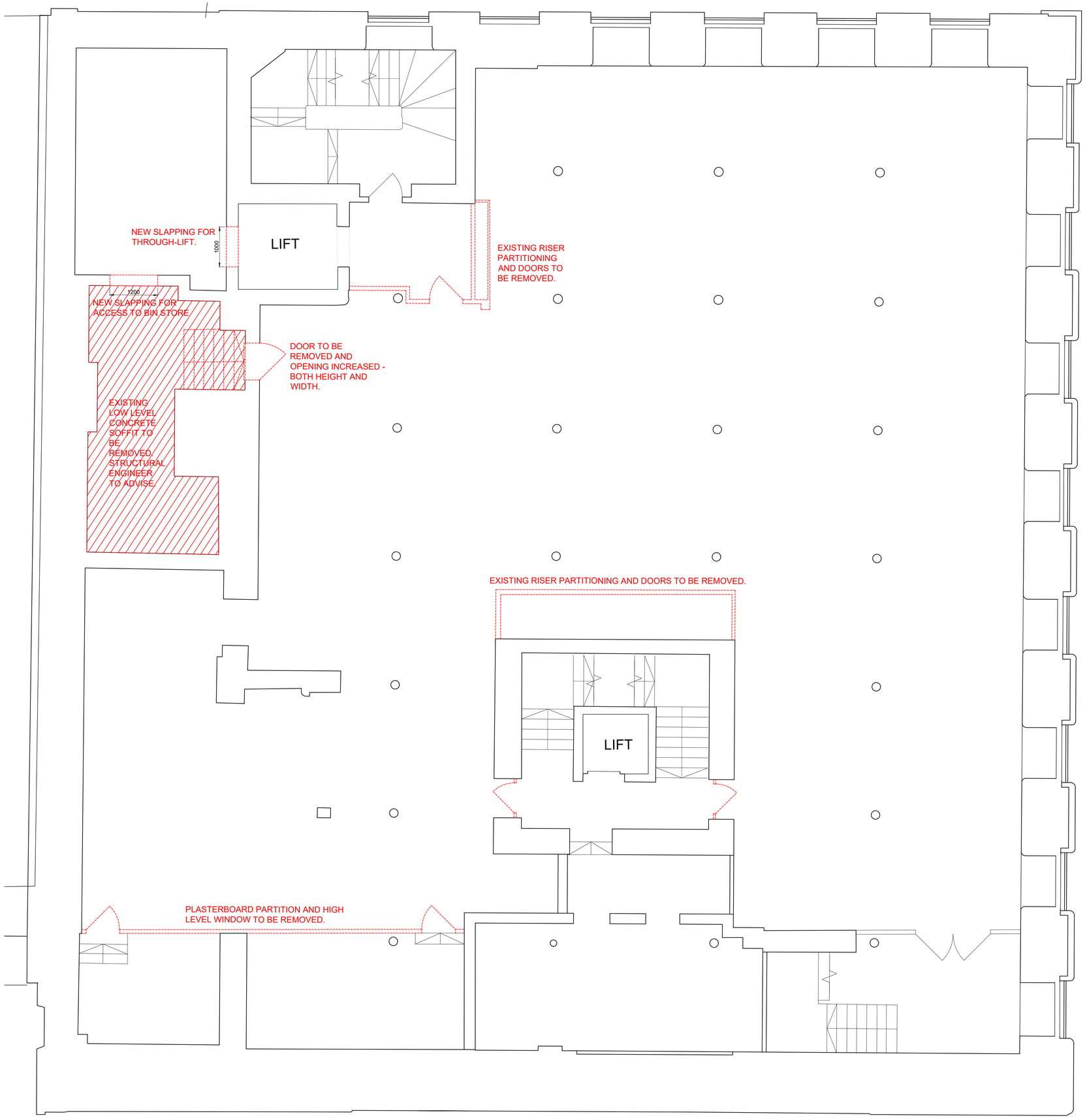


HARD STRIP-OUT & DOWNTAKINGS KEY:

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)002

ENTRANCE LOBBY & STAIR WELL FROM GROUND FLOOR:
- SCOPE TBC.

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.
- REMOVE NON-LOAD BEARING PLASTERBOARD PARTITIONS AROUND REAR LIFT LOBBY AND RISER AS INDICATED ON PLAN.
- SCOPE WITHIN CENTRAL STAIR WELL TBC.
- LIFT CAR SCOPE TBC.
- NO WORKS TO REAR STAIR WELL.

OFFICE FLOOR PLATE:
- REMOVE NON-LOAD BEARING PLASTERBOARD PARTITIONS AND RISER DOORS AROUND CENTRAL STAIR WELL AS INDICATED ON PLAN.

STORE ROOMS:
- REMOVE NON-LOAD BEARING PLASTERBOARD PARTITION WITH HIGH LEVEL WINDOW AS INDICATED ON PLAN.
- HARD STRIP SCOPE FOR PROPOSED BIN STORE AREA TO BE CONFIRMED ON REVIEW OF SOFT-STRIP FINDINGS.
- INCREASE EXISTING LOW LEVEL DOOR OPENING. NEW HEIGHT AND WIDTH TO BE CONFIRMED BY STRUCTURAL ENGINEER.
- VIABILITY OF CREATING NEW OPENING FROM REAR OF STORE ROOM TO EXITING CAR LIFT SHAFT TO BE CONFIRMED BY STRUCTURAL ENGINEER.

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
Lower Ground Floor
Existing Layout with Downtakings

scale	date	drawn	format
1:50	Oct 2021	BC	a1

status
Information

drawing number: CFM.AR(10)012
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