

Notes:

- This drawing to be read in conjunction with all mechanical, electrical & public health drawings for this contract.
- All services work to be carried out in accordance with the relevant Engineering Specifications for this contract.
- This drawing has been produced from a limited-access site survey by the engineer. The MSI & ESI shall therefore verify via their own intrusive site survey that the drawing reflects the installations at the commencement of works.
- The MSI & ESI shall dispose of all redundant materials utilising their own skips, etc, in accordance with the building landlords access conditions.
- Works shall be arranged such that there is no disruption to occupied tenants on the lower floors.
- The MSI & ESI shall allow for full liaison and co-ordination with the other parties regarding the extent of provision and interfacing, to ensure that the delivery/site assembly are co-ordinated on site.
- Any damage to the building structure as a result of the strip-out works shall be made good to the engineers satisfaction at no cost to the contract.
- Strip-out/refurbishment works will be undertaken within an occupied building. The MSI & ESI shall therefore ensure noisy works, including drilling, etc are completed out of normal working hours.
- All mechanical & electrical services, equipment and installations which are to remain located in the area of works shall be protected for the duration of works.
- All condensate pipework associated with the CAM units shall be completely stripped out and capped off at the stacks.
- Any redundant services found within the pitched roof void (as a result of the MSI's surveys) shall be completely stripped out, to provide space for new plant.

Legend

RED Services to be stripped out/carefully removed and handed back to Client

GREY Services to be retained

P03	02/08/24	Tender Issue.	MS	SR
P02	26/07/24	Preliminary Issue.	MS	SR
P01	19/07/24	Work in Progress.	MS	SR
Rev	Date	Description	Checked	Approved



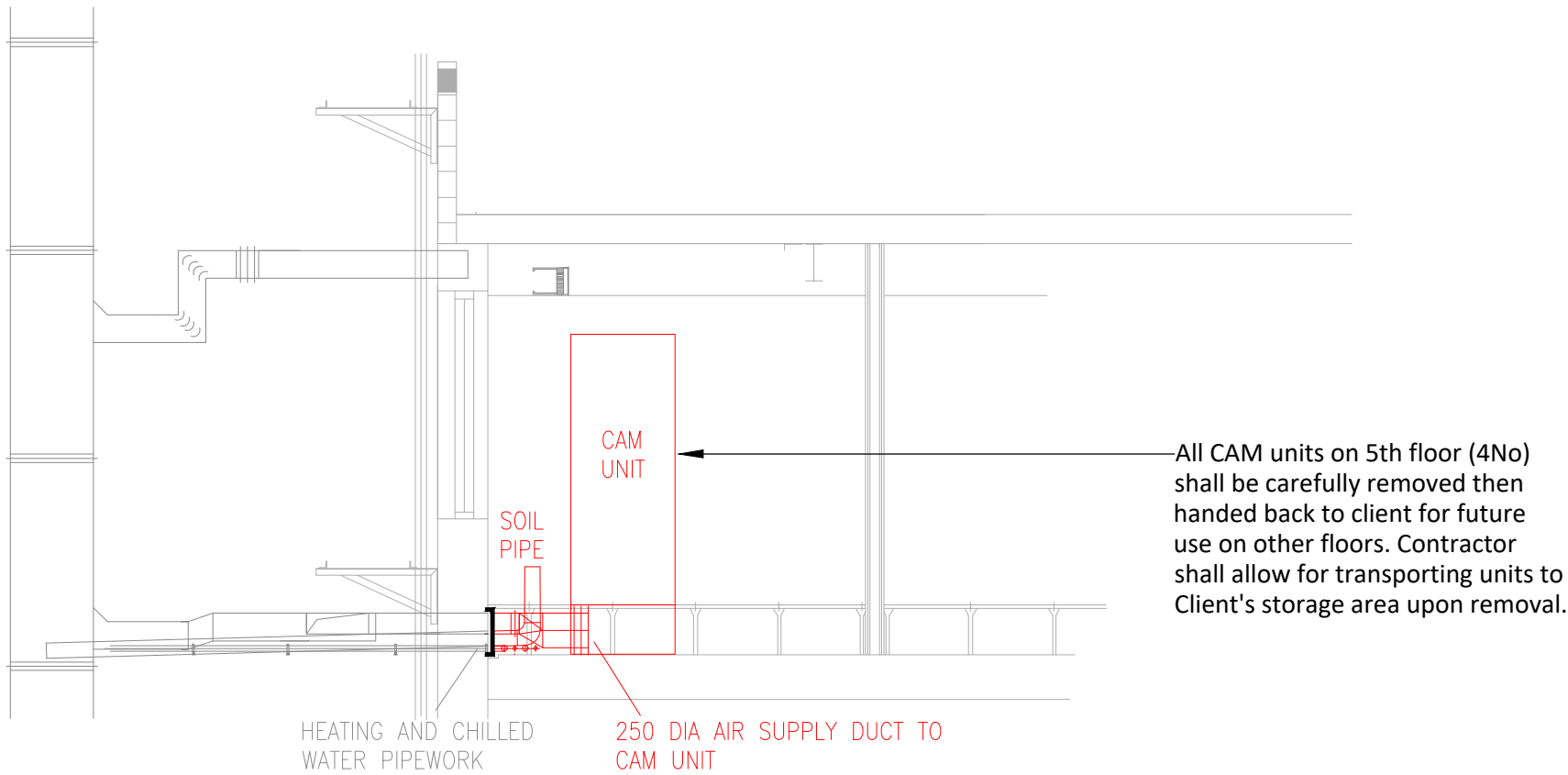
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Client
AM Alpha

Project
Royal London House
196 Deansgate, Manchester
5th Floor Refurbishment Works

Drawing Title
Mechanical Services
5th Floor
Strip-Out Layout

Scale 1:100	Sheet Size A1	Designed DA	Checked SR
Project Status TENDER	Suitability	HM Project No. 35660	Rev
Drawing No. 35660-HML-XX-05-SO-N-011001			P03



Typical Cross Section Through Toilet Area

All CAM units on 5th floor (4No) shall be carefully removed then handed back to client for future use on other floors. Contractor shall allow for transporting units to Client's storage area upon removal.

All heating and chilled water pipework shall be stripped out back to valves as indicated. Valves shall be isolated and pipework capped. Each pipe shall be provided with a laminated note, to identify service and date of strip-out, securely cable tied to pipe.

Supply duct shall be stripped back as indicated then capped off local to entry point from light-well. Duct shall be provided with a laminated note, to identify service and date of strip-out, securely fitted to duct.

Return air duct shall be stripped back as indicated then capped off local to exit point to light-well. Duct shall be provided with a laminated note, to identify service and date of strip-out, securely fitted to duct.

All hot water flow and return pipework shall be completely stripped out of toilets within this core. The cold water shall be stripped out to entry point to toilet core, ready for future extension to new toilet layout. All waste pipework within this core shall be stripped out and temporarily capped off at stack, ready for future extension to new toilet layout.

During the initial surveys, it became apparent that the existing return air installation, extending back to the mains within the lightwell, do not reflect the existing layout drawing. There appears to be 3No return air grilles. As such, the MSI shall strip out the 3No return air grilles and all associated ductwork, including fire dampers, back to the toilet ceiling void, ready for future extension as part of these fit-out works.

Plenum barrier/divider within floor void shall be completely stripped out of all areas.

All supply grilles shall be carefully removed from raised floor then handed back to client for future use on other floors. Contractor shall allow for transporting tiles to Client's storage area upon removal.

Return air grilles shall be stripped out.

All CAM units on 5th floor (4No) shall be carefully removed then handed back to client for future use on other floors. Contractor shall allow for transporting units to Client's storage area upon removal.

Existing low level electric panel heater (Dimplex 1.5kW) shall be stripped out. The existing power supply shall be re-used for a new heater. Power supply to be relocated as necessary.

Strip toilet extract ductwork completely out of 5th floor toilet core, including electrical room, back to 4th floor, below 4th floor toilet branch (disconnecting 4th floor branch).

All fan tiles shall be carefully removed from raised floor then handed back to client for future use on other floors. Contractor shall allow for transporting tiles to Client's storage area upon removal.

All return air grilles shall be carefully removed from raised floor then handed back to client for future use on other floors. Contractor shall allow for transporting tiles to Client's storage area upon removal.

All water services and waste pipework serving the redundant tea point areas in the previous two tenancies shall be completely stripped out, back to the core.

All hot water flow and return pipework shall be completely stripped out of toilets within this core. The cold water shall be stripped out to entry point to toilet core, ready for future extension to new toilet layout. All waste pipework within this core shall be stripped out and temporarily capped off at stack, ready for future extension to new toilet layout.

Existing low level electric panel heater shall be stripped out. The existing power supply shall be re-used for a new heater. Power supply to be relocated as necessary.

Existing turret access door shall be removed/stripped out and replaced with a new louvred door c/w bird mesh mounted on the inside face. New door shall be provided with a lock, with spare keys handed to the building manager upon handover.

All water services and waste pipework serving the redundant tea point shall be completely stripped out. Pipework shall be capped off tight to main/stack.

Strip toilet extract ductwork completely out of 5th floor toilet core, including service cupboard, back to 4th floor, below 4th floor toilet branch (disconnecting 4th floor branch).

Electric hot water heater, circulating pump and all hot water F&R pipework on 5th floor shall be completely stripped out.

Cold water pipework shall be stripped back to main serving each toilet core, ready for future extension to new appliances.

All services within the accessible WC shall be stripped out to accommodate the new accessible WC, as indicated on Architect's proposed GA. The existing soil stack shall be disconnected and diverted. To accommodate the services diversions, the MSI shall carefully remove all ceiling mounted services within the 4th floor accessible WC, then strip out the ceiling. The carefully removed services shall be protected and stored ready for re-instatement on completion of the services diversions and new 4th floor accessible WC ceiling.

The soil stack shall be disconnected within the 4th floor ceiling void, diverted, then rise to 5th floor to accommodate the new 5th floor accessible WC layout.

Diverted services shall re-connect to the existing services within the 5th floor ceiling void prior to existing to the roof/light-well.

Works associated with the waste stack and toilet extract riser shall be co-ordinated with the Building Manager to ensure tenants on the lower floors are not affected.