

**SEVEN DIALS WAREHOUSE –
CAT B – Soft Strip-Out Specification**

05.08.16

Scope of work: To carefully strip-out the studio office on ground and mezzanine floors and main office third to fifth floors. Care must be taken not to damage any of the original brick or structure, which forms part of the buildings listing.

This specification should read in conjunction with the CAT B strip-out drawings 527-SO.01 to 527-SO.07 inclusive.

Ground & Mezzanine Floor Studio

1. Remove and dispose of all loose furniture including; cycle storage racks, reception desks, kitchen appliances etc.
2. Remove all kitchen units, sinks, worktops, shelves, racking and equipment.
3. Retain all lighting but strip all small power and data cabling back to the distribution board and terminate.
4. Remove all piping and ductwork associated with the kitchen area(s) and cap off water at incoming source. Do not disturb the ducting for Belgo in the basement indicated on the drawings.
5. Carefully remove all existing floor coverings including raised access floor taking care not to damage any of the original structure beneath.
6. Remove all stud partition walls as noted in red on the marked up drawings.
7. Remove all internal doors as noted in red on the drawings.
8. Accommodation link stairs between the studio office and the main office to be removed. Note: Appropriate provisions for a temporary balustrade need to be made to prevent falling.
9. Raised plinth and stairs to be removed from the studio office to uncover the structure beneath.
10. All stair coverings, nosing and tread infills removed to expose stair structure.
11. All signage to be removed.

Third to Fifth Floor Offices

1. Remove and dispose of all loose furniture including storage lockers and desks.
2. Remove all kitchen units, sinks, worktops, shelves, racking and equipment.
3. Carefully remove all existing floor coverings from the metal raised access floors including the adhesive. Note: Care must be taken not to damage the metal raised access floor beneath.
4. Remove all stud partition walls as noted in red on the marked up drawings.
5. Remove all internal doors as noted in red on the drawings.
6. Remove all plaster-vaulted coffer from the ceilings taking care not to damage any of the chilled beams, which are to be retained.
7. Remove all plasterboard ceilings and soffits to expose the building structure behind.

8. Platform lift to be removed from main entrance lobby along with associated partitions and mechanical equipment.
9. Retain all main office lighting where possible. All suspended and recessed lighting to be removed from cellular office areas including all associated cabling and small power to be locally isolated within these locations.
10. Strip all comms room data cabling and any associated equipment. Carefully remove, cap off and set aside comms room-cooling equipment including controls. Remove any loose equipment abandoned by the previous tenants.
11. All main stair coverings, nosing and tread infills removed to expose stair structure.
12. All timber veneer panels to be removed from WC walls and partitions. Note: One WC and shower facility must be retained on each floor level as site welfare for the contractors.
13. All recessed toilet lighting and cabling to be removed. All suspended ceilings to be removed. All pipework to be removed except those supplying the welfare facilities, which must be retained. All other pipework to be capped at source on each floor level.
14. All signage to be removed.

IMPORTANT: Cabinet containing all O&M Manuals for the building must be retained in the cabinet and stored safely and securely during the CAT B strip-out.

THIRD FLOOR WC'S RETAINED
FOR WELFARE OF SITE
WORKERS.