SOFT STRIP LEGEND

1 Remove full extent of raised access floors including modern skirting boards and ramp.

2 Remove all floor finishes such as carpet tiles, vinyl and timber boarding

3 Remove all FF&E including clothes hooks, pinboards and casework

4 Remove dado trunking and associated wiring. Refer to M&E Engineers information for further details.

5 Remove all wall finishes including wall paper, tiles, timber boarding and timber mid rails

6 Remove full extent of the metal framed partition systems including glazed screens and doorsets.

7 Remove blinds and secondary glazing to ALL windows, where existing

8 Remove full extent of suspended ceiling, including light fittings, a/c units, fire alarms and smoke detectors. Refer to M&E Engineers information for further details.

9 Remove all sanitaryware including cubicles, IPS, WCs, urinals, washbasins, and all wall fixtures such as handryers, mirrors and towel dispensers.

10 All existing radiators are to be removed and associated pipework. Refer to M&E Engineers information for further details.

11 Remove all electrical outlets, lighting, fuse boxes, phones, security, fire alarm systems. Refer to M&E Engineers information for further details.

12 Plant room equipment, fixed water heaters and associated pipework to be removed. Refer to M&E Engineers information for further details.

13 Remove all surface mounted and suspended light fitting systems. Refer to M&E Engineers information for further details.

14 Remove electric ceiling fan system. Refer to M&E Engineers information for further details.

15 Remove existing doors and associated screens where indicated

ADDITIONAL NOTES

- The Contractor shall notify the Design Team of all discrepancies discovered on site compared to the drawings, prior to commencing works.
- Refer to M&E soft strip information or all building services to be removed and / or protected during strip out.
- Where WHBs, etc., are removed, connections to main soil stack are to be flushed out with main soil stack connections capped for future connection.
- Where walls are removed the contractor is to allow for making safe floor screeds, underside of existing soffits, wall connections and making sure the building envelope is water tight.
- The contractor is to allow for the making safe substrates following removal of existing finishes.
- Contractor method statements should include for the safe removal of materials containing asbestos and other materials harmful to health. Refer to asbestos surveys for locations and recommendations as required.
- ALL existing skirting boards, architraves and cornices to be retained during works. To be assessed by Architect and Conservation Officer following soft strip completion.

FLOWER BED
Ramp
RWP
SVP
UP
Lightwell
Remove external compound masonry walls and doorset
Remove metal fencing and air conditioning units
EXTERNAL COMPOUND
RAISED GARDEN
Remove full height of the compound masonry wall and double doorset
Remove metal fencing and air conditioning units
Remove external compound masonry walls and doorset
Remove masonry dwarf walls to existing flower bed.
Remove top section of the external compound masonry wall to create dwarf wall to raised garden

Construction (Design and Management) Regulations

Design risk assessments are carried out throughout the design stage of this project in accordance with company procedures and manuals. Where reasonably possible all areas of risk applicable to design and end use of the construction have been identified and then eliminated, mitigated or recorded as a residual risk. Note that general risks of which a competent designer or contractor should be aware are not included. This drawing is to be read in conjunction with the Pre-construction Information and all related documents prepared in accordance with the current Construction (Design and Management) Regulations 2015 and all applicable Health and Safety legislation as currently amended.

Graphical Symbols

- Existing Elements
- Demolished Elements
- Existing Elements
- Existing Elements to be Demolished

REV	DESCRIPTION | DRAWN BY | CHECKED BY | APPROVED BY	DATE
C00	Stage 4 Issue | CB | CB | CB	12/09/2024
P03	Stage 3 Issue | RE | RE | CB	04/09/2024
P02	Draft Stage 3 Issue | AJ | CB | MWR	09/08/2024
P01	Soft Strip Issue | CB | CB | CB	23/07/2024
P00	Initial input and issue | AJ | CB | MWR	23/07/2024

RIBA PLAN OF WORK WORKSTAGE	LEVEL OF MODEL DEFINITION (LoD)
Stage 3 - Spatial Coordination	LoD 3 - Approximate Model

PURPOSE OF ISSUE - SUITABLE FOR ...	STATUS or SUITABILITY
Planning Submission	NA - Not Applicable

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CLIENT
Wrexham County Borough Council

PROJECT TITLE
Wrexham Old Library

DRAWING TITLE
Ground Floor Soft Strip Plan

PROJECT No 20045

SCALE @ A1 1 : 50

DRAWING No (BS1192:2007 +AC:2010 & BS EN ISO19650) WOL-LAW-X-G00-DR-**A-041102**

REVISION **C00**

1192: Project - Originator - Volume - Level - Type - Role - Number
19650: Project - Originator - Functional - Spatial - Form - Discipline - Number
Breakdown Breakdown

DO NOT SCALE

Any discrepancy or query concerning this drawing should be referred to the Architect
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