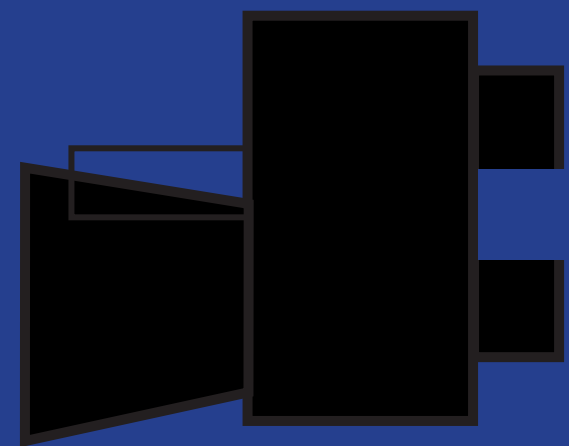




THE FACTORY

APRIL 2021

PLANNING UPDATE FOR FACADES

OMA

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1.0 Summary

Facade Revisions

The enclosed document outlines revisions to the façade design of The Factory through design development, which includes buildability and technical review, particularly focusing on fire and acoustic requirements. Where further development of the design has occurred since the planning submission, this is also included. There are no changes to the building shape or position, the amendments are strictly related to the type of cladding in three areas.

There are no changes to the capacity of the building, which remain as per the 2016 and 2018 permissions.

- a. **Theatre.** The cladding of the theatre has been revised from single-ply membrane to a standing seam metal roofing.
- b. **Truck Lift.** The over-cladding of the truck lift is proposed to be removed. Corners and edges will be protected.
- c. **Towers.** Minor amendments to the tower cladding include the orientation of the composite metallic cladding from vertical to horizontal, and the change of channel glass

(u-glass) to translucent standard glazing, and slight reductions in window sizes at noted locations.

These revisions are described in further detail on the following pages and can be viewed in the before/after general arrangement elevations and visuals.



Indicative visualisation from Factory Square

1.1 Theatre Façade

Through a process of design development, the materiality of the theatre façade has been revised from single-ply membrane to standing seam metal. This change was initially instigated through discussion with suppliers of single-ply membranes and related combustibility testing. Single ply membrane is a standard finish for building roofs, with fire classification to BS EN 13501-5 for the material in place for horizontal surfaces up to a slope of 70 degrees to the horizontal, considered a “roof.” Once the surface exceeds this slope, as at the lower portion of the theatre, is it considered a wall, and a different fire classification measurement is required to BS EN 13501-1. This “wall” fire classification and testing has not been undertaken for single ply membranes. Moreover, the manufacturers of such do not believe the material would pass the test, with an assumption that the surface spread of flame would move vertically. As such, replacement materials were considered: standing seam, GFRP panels, or rainscreen. .

The design team reviewed the potential cladding materials and propose the standing seam solution as illustrated. The seams on the material will produce shadow and can be rotated within the triangulated planes of the theatre to further emphasise its “jewel” like form. Some of the planes of the theatre shape have been further broken down to create an illusion of additional planes of crystallisation.

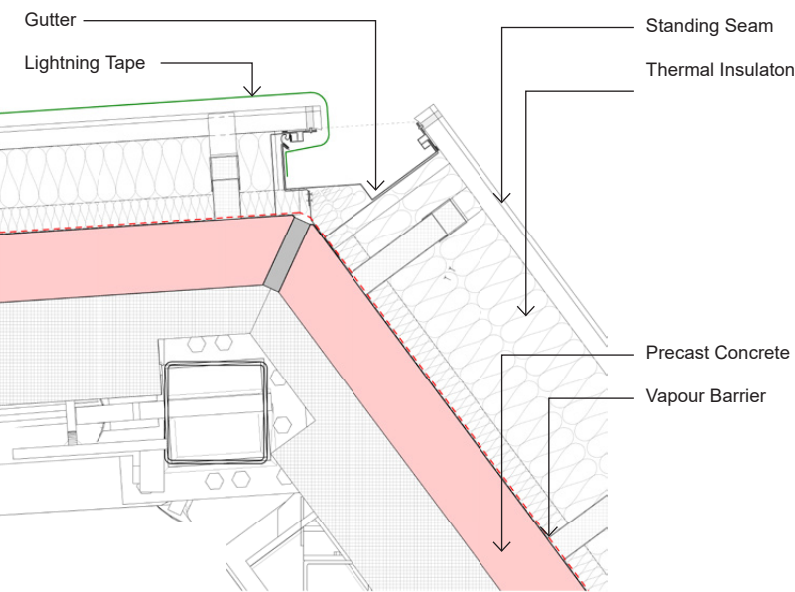
The ribbing of the material has been oriented as required for drainage. As previous, a white colour (powder coated) is proposed. The design team consider that the ribbing provides a natural camouflage for dirt, whereby water will flow at the valleys of the ribbing, which will emphasise the ribbed nature of the material.

Louvres have been further integrated and developed in detail design for MEP equipment located within the plantroom at the upper level of the theatre. These are compositionally

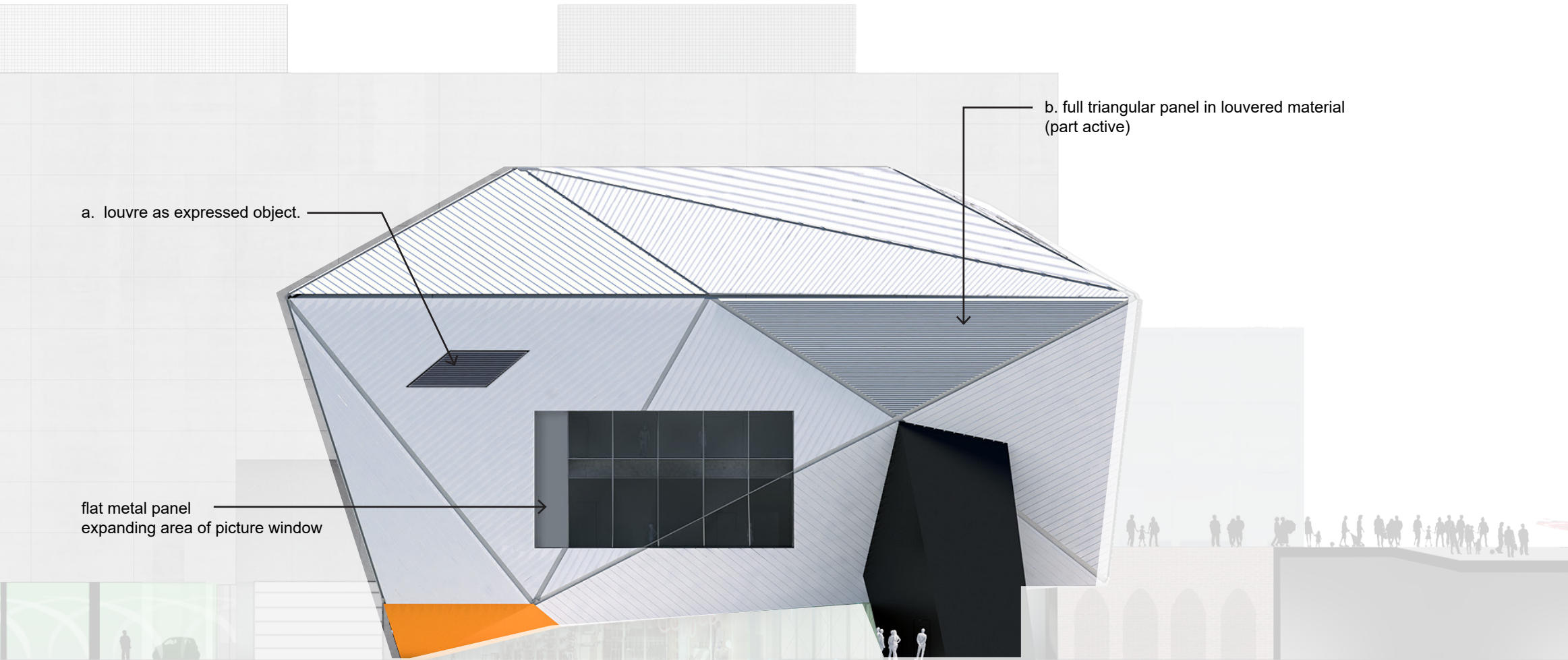
- expressed:
- a. as geometric “objects” within the overall elevation
 - b. as a full triangular plane

A powder coated flat aluminium panel has been added adjacent to the large picture window, expanding its visual expression.

Overall, the design team, future operator, and client client team believe the proposed changes to be positive, and are supportive.



FACADE SECTION AT CORNER OF THEATRE VOLUME



Illustrative West Elevation

Previous References - Single Ply Membrane



Tempodrome. Berlin



Imperial War Museum, Duxford, UK

Proposed References - Standing Seam



The Iceberg (housing), Aarhus, Denmark



Diploma Learning Centre, Wolverhampton, UK

1.2 Tower Façades

The tower façades have undergone extensive technical development to ensure overall performance and compliance. In the main this has respected the original planning scheme, with some minor amendments as follows:

- The ribbing of the metal cladding has been rotated 90 degrees from vertical to horizontal. This is due to the methodology proposed for installation and a simplification of the spans of the material to the supporting structure.
- The channel glass (u-glass) was not able to achieve the acoustic requirements for the tower façade and has therefore been replaced with standard curtain walling, with a translucent frit or film.
- Some windows (type T4) have been reduced in size.
- Type 05 - flat bar grating, has been replaced with expanded metal mesh.

See section 1.4 for comparative elevations

Type 01: Sinusoidal profiled metal sheet rainscreen cladding

Type 02: Flat metal rainscreen cladding

Type 03: Aluminium curtain walling system

Type 04: Aluminium curtain walling system with translucent IGUs

Type 05: corrosion protected expanded metal mesh



Illustrative East Elevation (Proposed)

1.3 Truck Lift

The truck lift is constructed as a cast-in-place shell, cantilevering over Water Street. Initially, due to concerns regarding the potential quality of the concrete, it was proposed to be over-clad with an oversized expanded metal mesh.

However, now that the shell has been built, the quality of the concrete is very good, and it is proposed that the over-cladding is unnecessary. Moreover, the expression of the truck lift in concrete is more in keeping with the overall concept for The Factory, as exactly that, a factory for the making of performance. The drama of the cantilever is best expressed in the material that is working to make it.

The concrete will be cleaned as part of the regular maintenance schedule, as with the warehouse concrete.

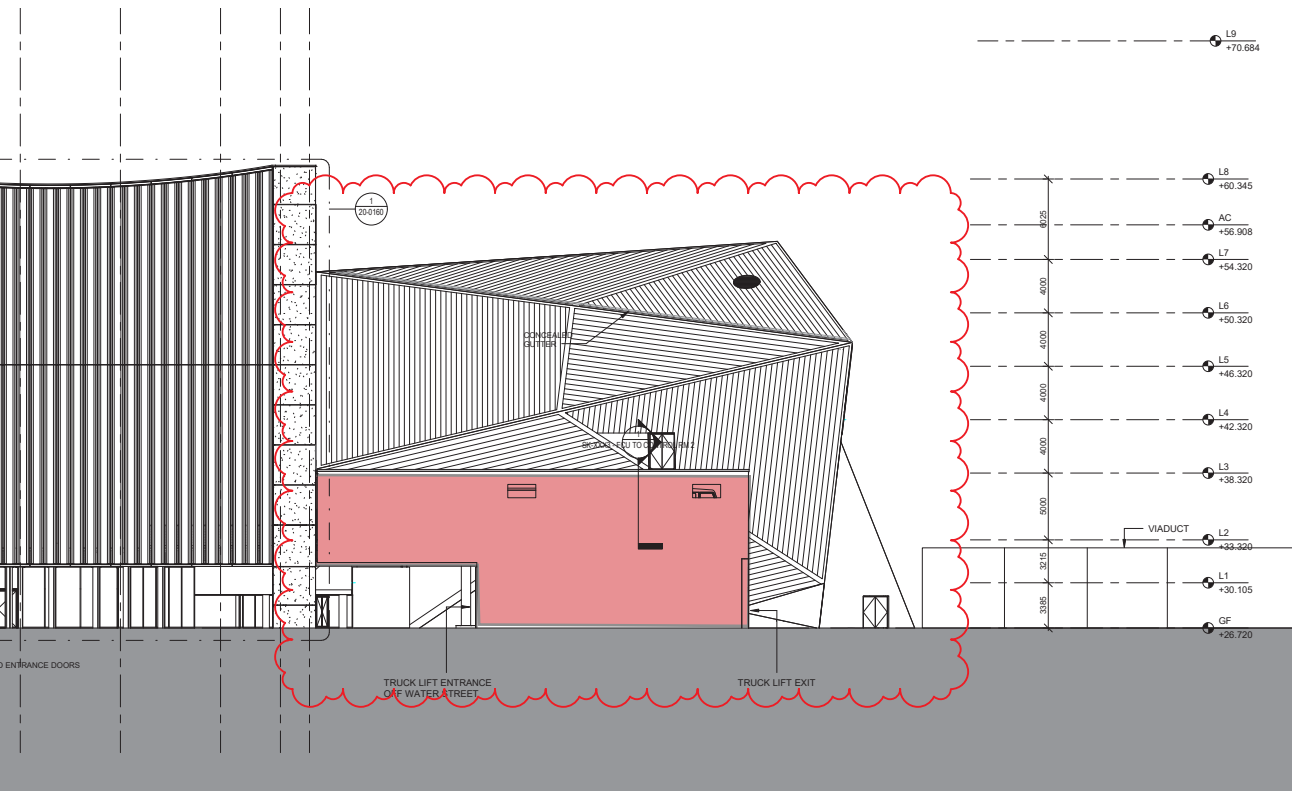
Decorative louvres in silver metallic will be utilised at the two ventilation openings at the upper line of the truck lift.



Previous Cladding Proposal - large scale metal mesh panels



Revised Cladding Proposal - natural concrete (Indicative Image)



Truck lift highlighted in red



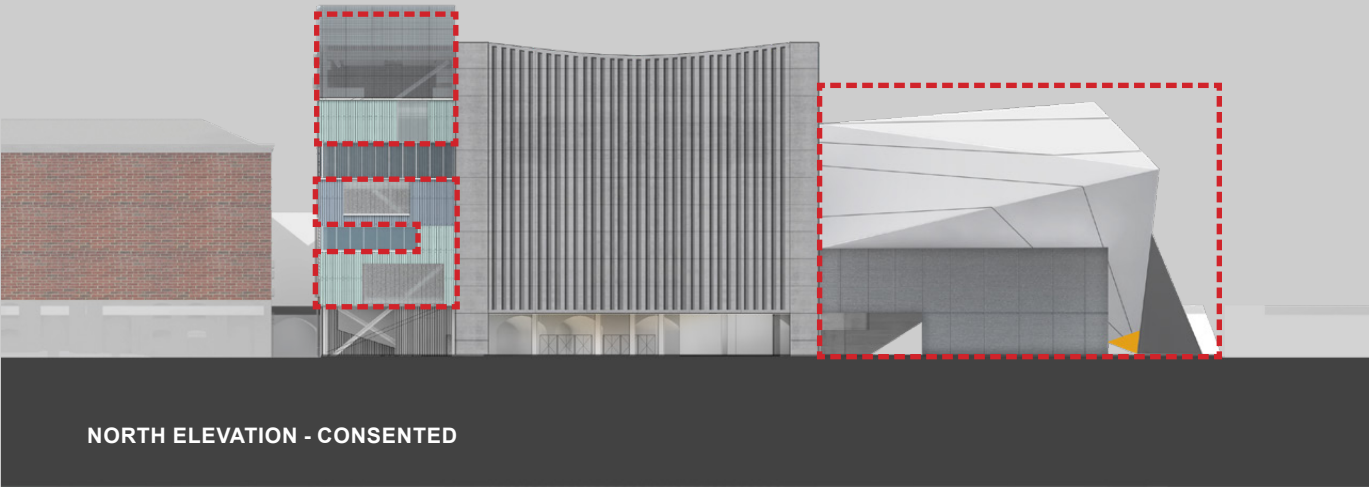
Truck lift - cast in place concrete constructed. photo from 12/2019

1.4 Elevations

NORTH ELEVATION

Showing re-orientation of the metal cladding and adjustment to windows at the Towers, the revised Theatre cladding, and the Truck Lift as natural concrete.

Elevation is Illustrative. Refer to drawings included in the appendix.

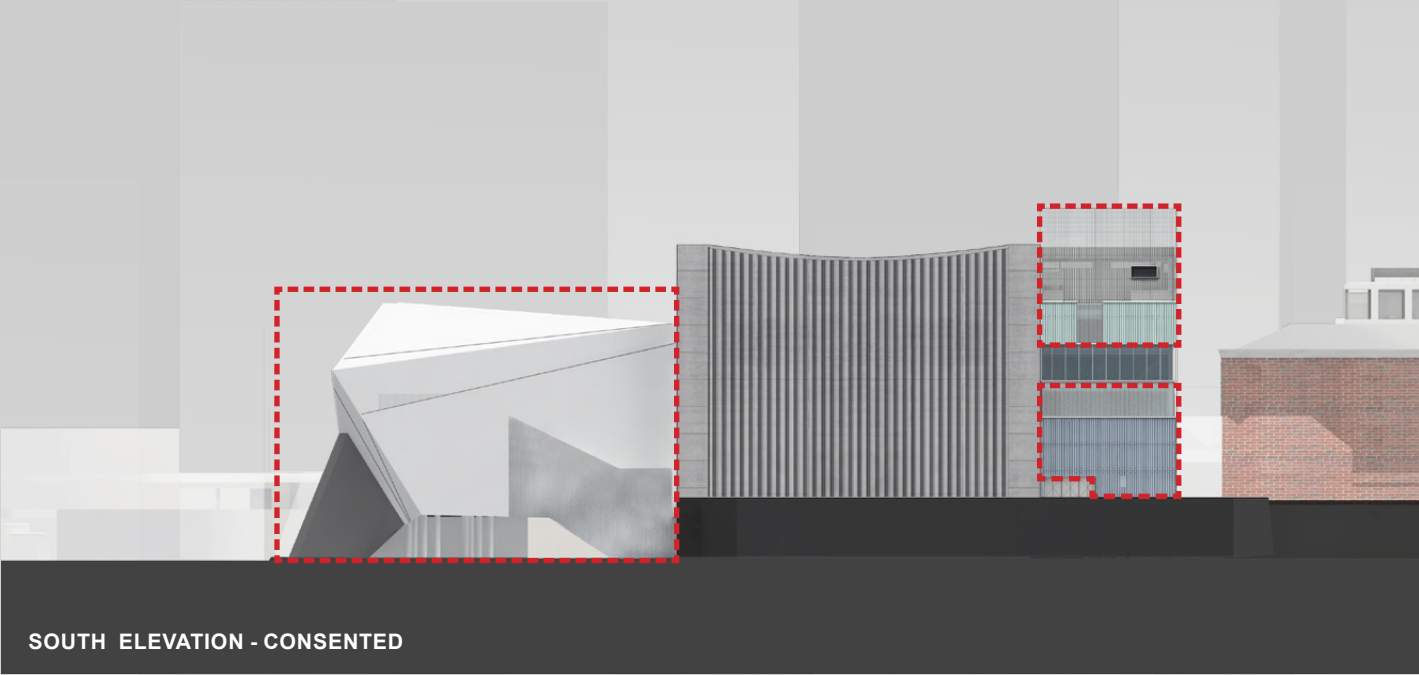


NORTH ELEVATION (ILLUSTRATIVE) - REVISED

SOUTH ELEVATION

Showing re-orientation of the metal cladding and adjustment to windows at the Towers and the revised Theatre cladding.

Elevation is illustrative. Refer to drawings included in the appendix.



SOUTH ELEVATION - CONSENTED

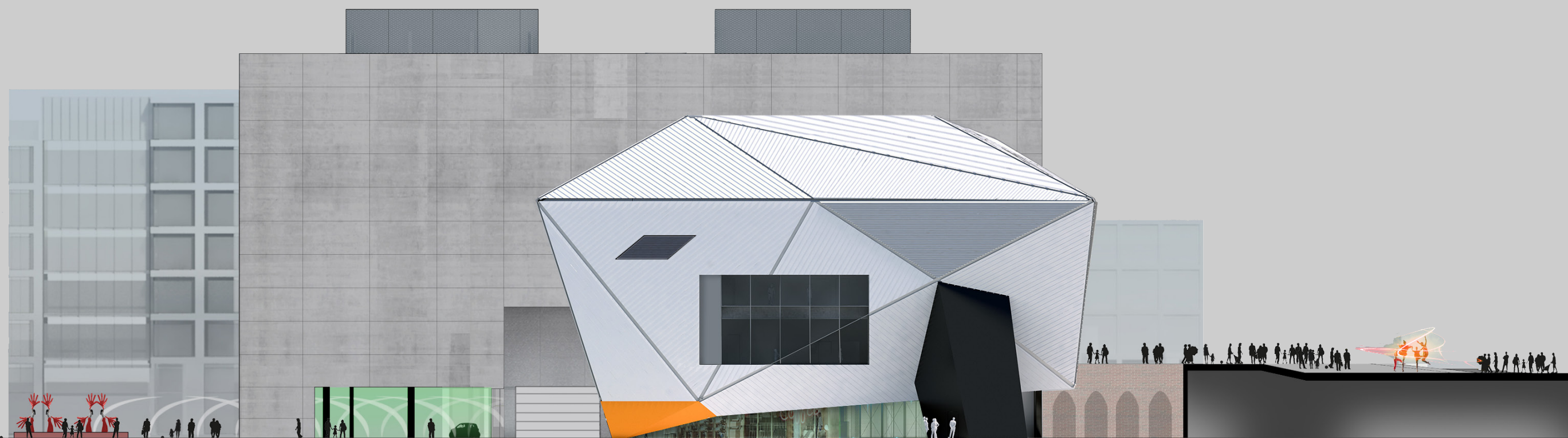
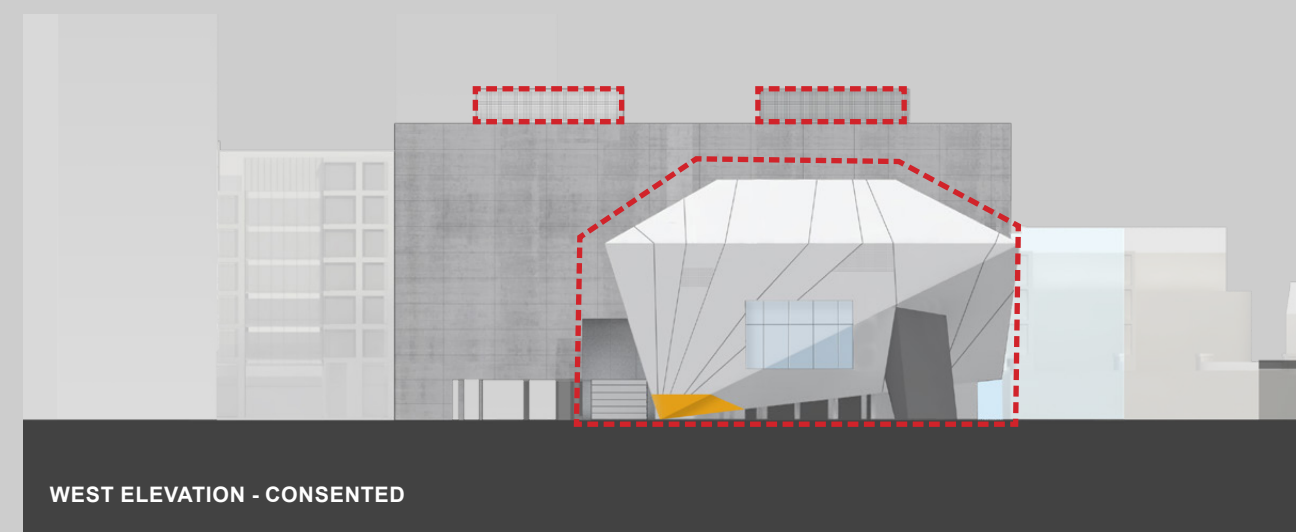


SOUTH ELEVATION (ILLUSTRATIVE) - REVISED

WEST ELEVATION

Showing the revised Theatre cladding, and the Truck Lift as natural concrete

Elevation is illustrative. Refer to drawings included in the appendix, and description of elements in section 1.1.



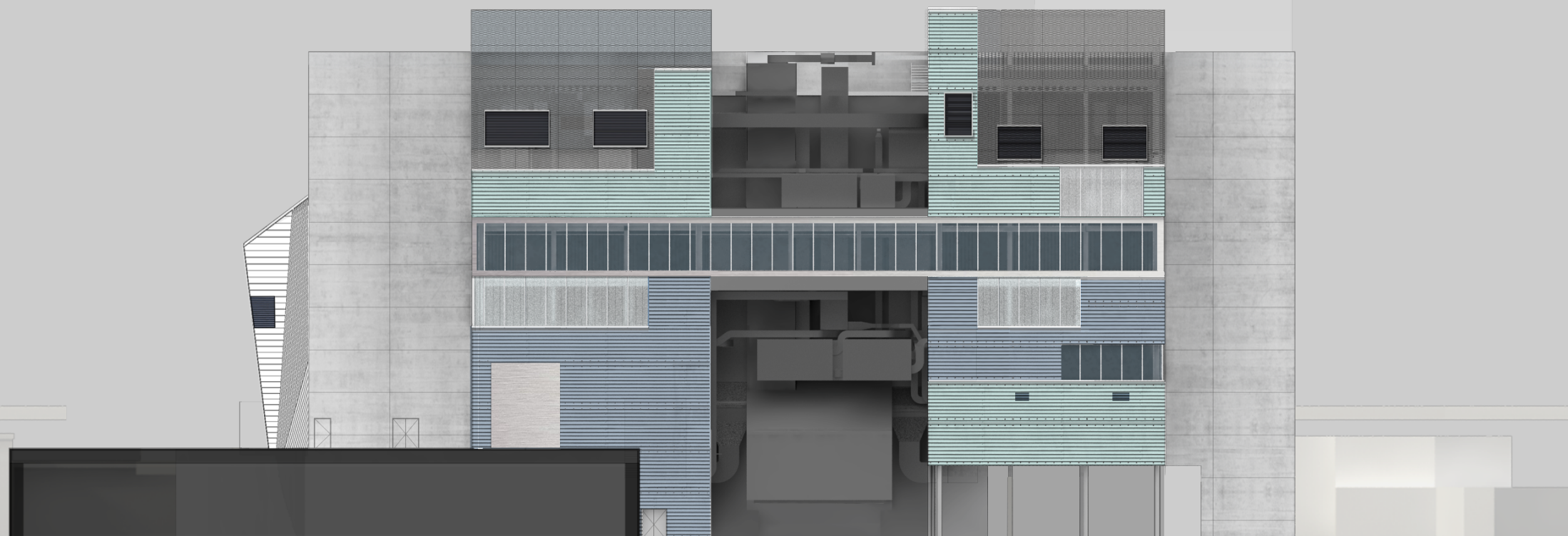
EAST ELEVATION

Showing re-orientation of the metal cladding and adjustment to windows at the Towers and the revised Theatre cladding where it is visible beyond the warehouse.

Elevation is illustrative. Refer to drawings included in the appendix.



EAST ELEVATION - CONSENTED



EAST ELEVATION (ILLUSTRATIVE) - REVISED

Verified Views

2.0 Verified Views

The following views are affected in a minimal way from the proposed changes to the building elevations: AVR 2, 7B, 5A and 9. As discussed with the LPA case officer – the updates are not verified views, rather illustrative views of

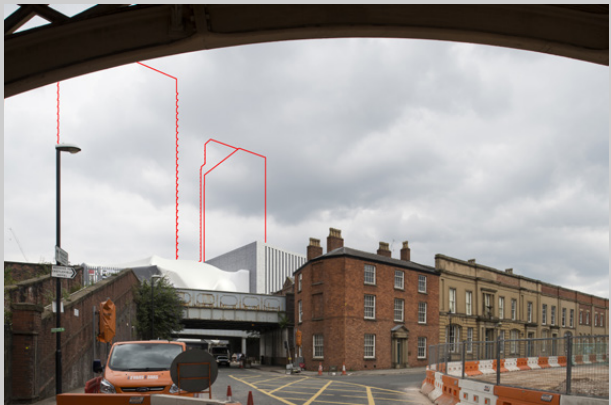
the visual impact in the changed materiality. Note that AVR 5A has not been updated since the 2016 application, and the theatre shape is therefore changed.



VIEW 2 CUMULATIVE (2016 APPLICATION)



VIEW 7B CUMULATIVE (2016 APPLICATION)



VIEW 5A CUMULATIVE (2016 APPLICATION)



VIEW 9 CUMULATIVE (2016 APPLICATION)



VIEW 2 PREVIOUS



VIEW 7B PREVIOUS



VIEW 5A PREVIOUS



VIEW 9 PREVIOUS



VIEW 2 REVISED



VIEW 7B REVISED



VIEW 5A REVISED



VIEW 9 REVISED



AVR VIEW 2 PREVIOUS

2018 PLANNING APPLICATION REF. 119890/VO/2018



CURRENT VIEW (10/03/21) APPROXIMATING AVR 2



AVR VIEW 2 REVISED



AVR VIEW 7B PREVIOUS
2018 PLANNING APPLICATION REF. 119890/VO/2018



AVR VIEW 7B REVISED

CURRENT VIEW (10/03/21) APPROXIMATING AVR 7B



AVR VIEW 5A PREVIOUS
2018 PLANNING APPLICATION REF. 119890/VO/2018



AVR VIEW 5A REVISED



CURRENT VIEW (19/03/21) APPROXIMATING AVR 5A



AVR VIEW 9 PREVIOUS
2018 PLANNING APPLICATION REF. 119890/VO/2018

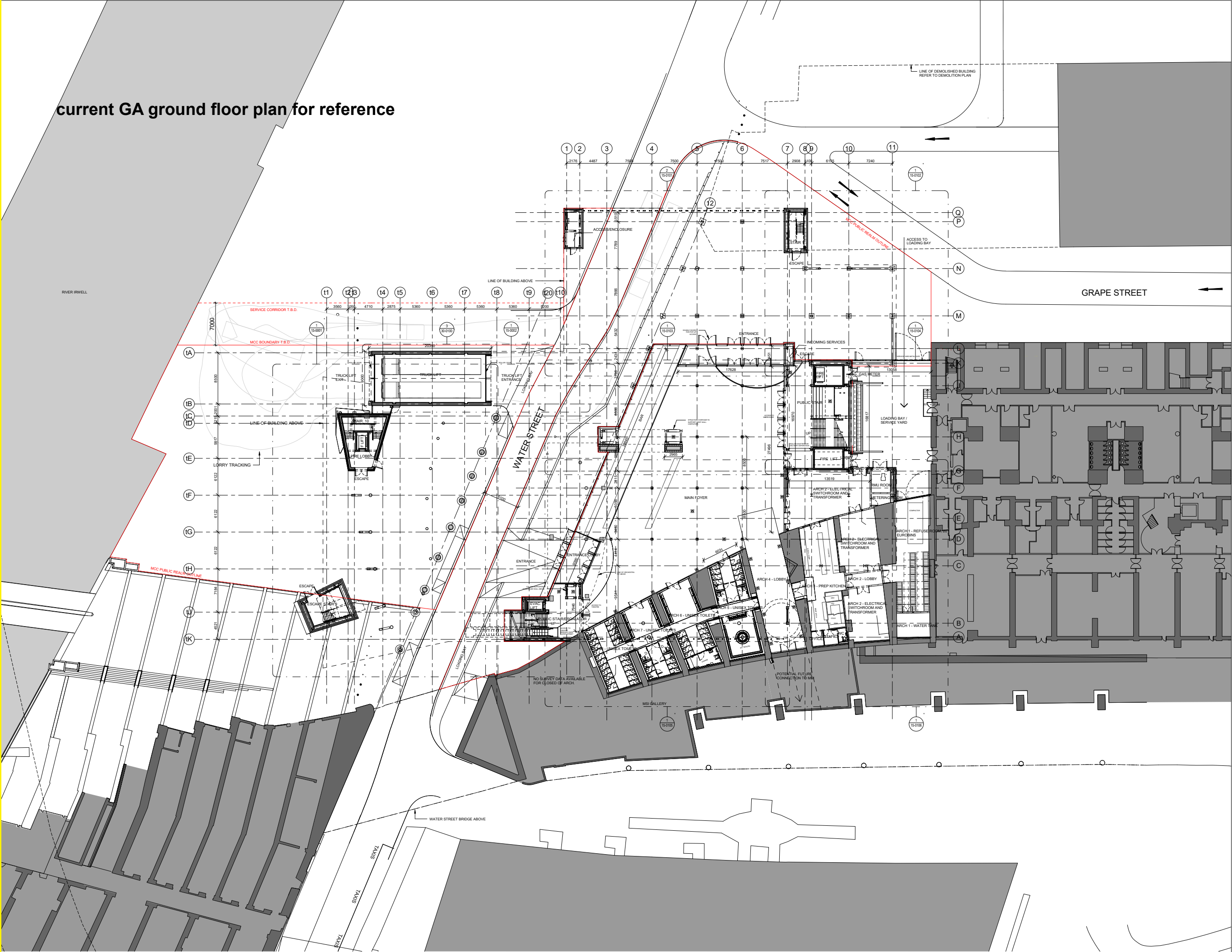


CURRENT VIEW (10/03/21) APPROXIMATING AVR 9

AVR VIEW 9 REVISED

drawings

current GA ground floor plan for reference



FLOOR PLAN - GROUND FLOOR
SCALE: 1:200

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THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:
+26.720 SPOT HEIGHT
+26.720 FINISHED FLOOR LEVEL
+26.720 STRUCTURAL SLAB LEVEL
+26.720 ARCHITECTURAL ABOVE
+26.720 ARCHITECTURAL BELOW
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NORTH COORDINATE
EAST COORDINATE
LEVEL
LEVEL HEIGHT
GRID LINE

CALLOUT
SECTION
ELEVATION
INTERNAL ELEVATIONS
DETAIL NUMBERS
DRAWING REFERENCE

ITEMS:
FLOOR GULLY
FLOORBOX
CABLE PASS (ELEVATION)
CLEARANCE ZONES:
REFUGE SPOT / WHEELCHAIR LOCATION
THEATRE
CONTRACTUAL:
NOT IN CONTRACT
(OVERVIEW OUT)

MANHOLE COVER
STRONG POINT
CABLE PASS (PLAN)
TURNING CIRCLE IN ACCESSIBLE TOILET
(Ø 1500mm)

P10 S2 18 Mar 2020 ISSUED FOR INFORMATION
P9 S2 19 Nov 2018 ISSUED FOR INFORMATION
P8 S2 23 Mar 2018 ISSUED FOR PLANNING
P7 S3 18 Mar 2018 INTERIM DESIGN RELEASE
P6 S0 21 Dec 2017 WIP INTERIM GA SUBMISSION

REV. START DATE DESCRIPTION

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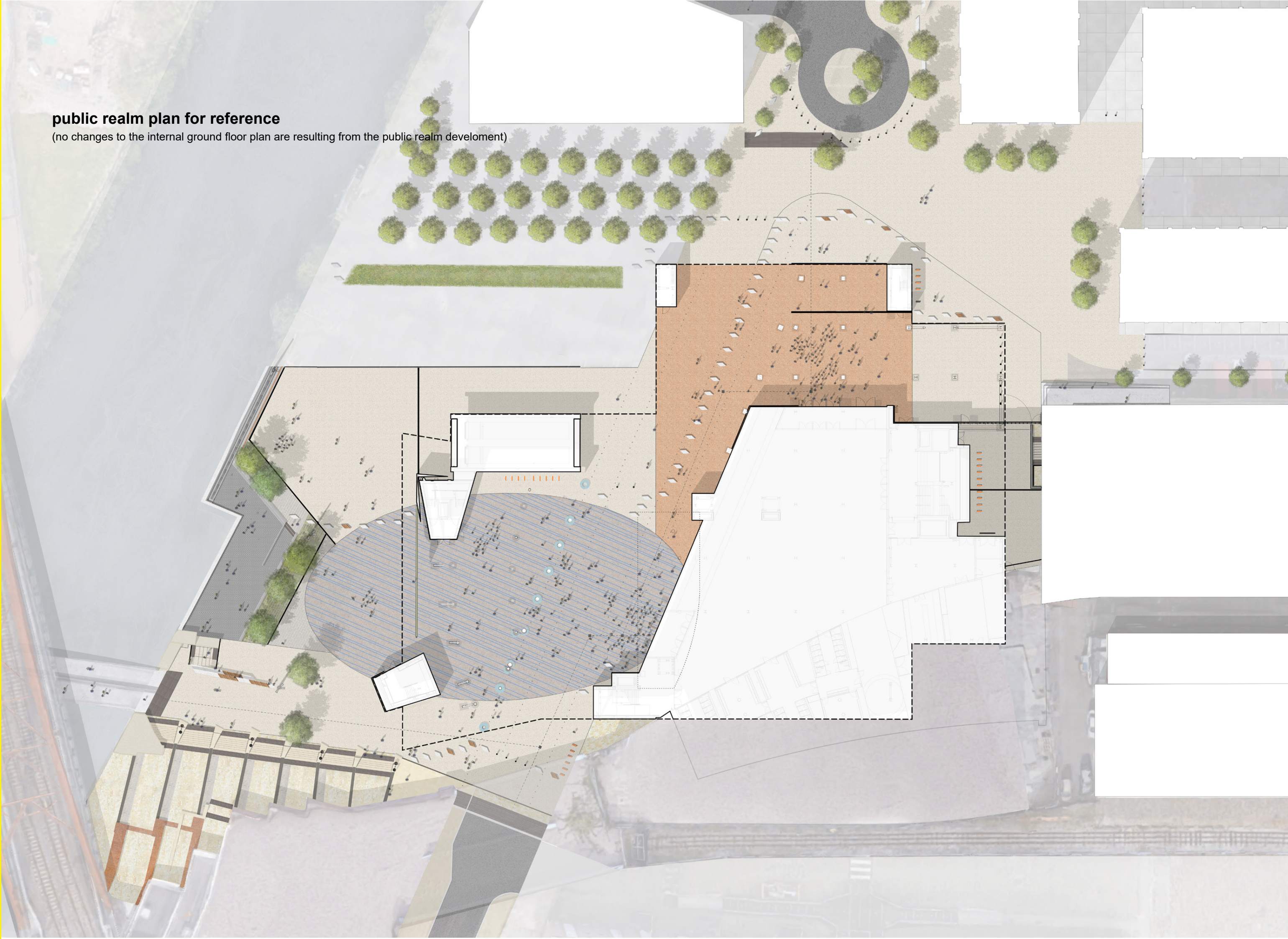
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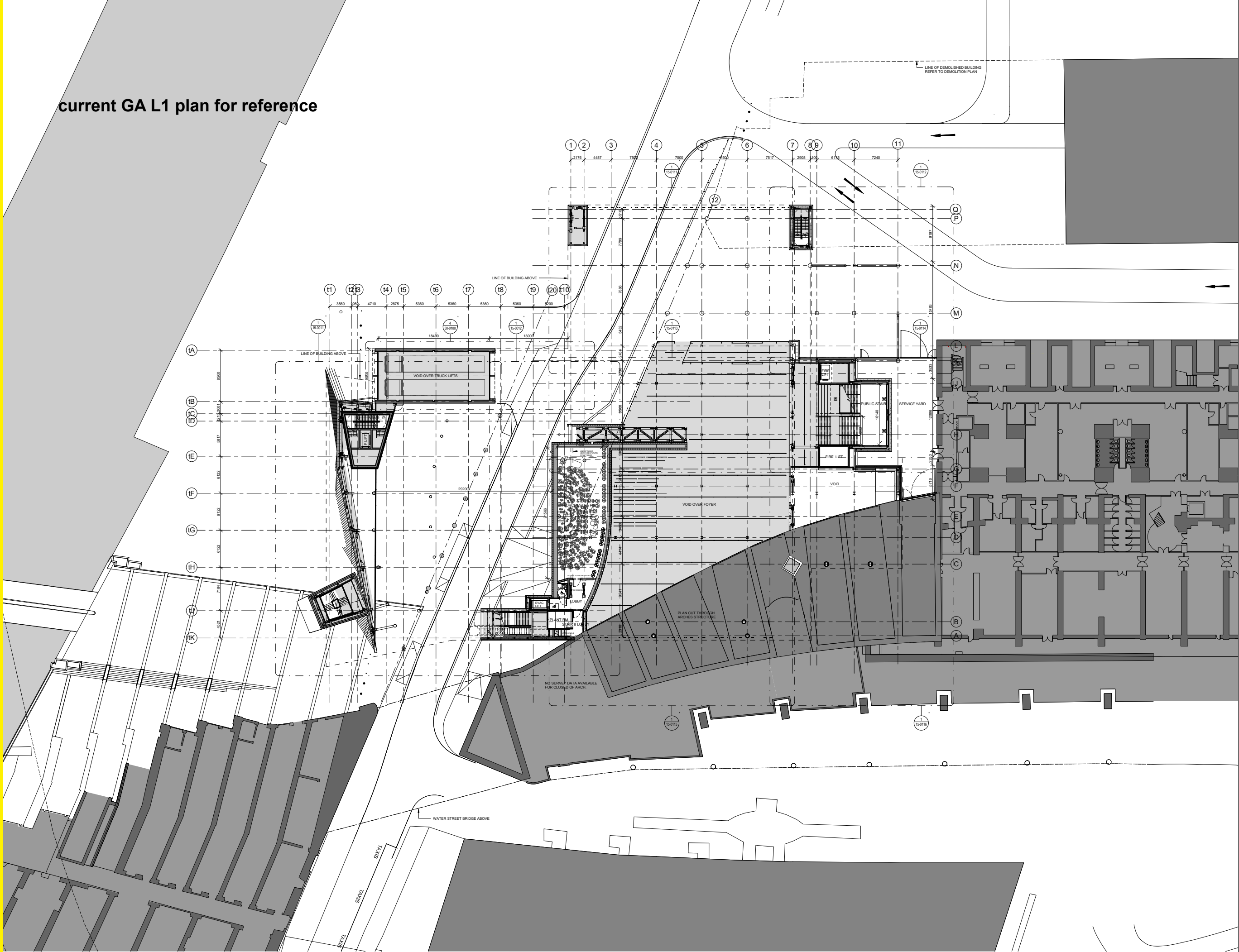
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public realm plan for reference

(no changes to the internal ground floor plan are resulting from the public realm development)



current GA L1 plan for reference



FACTORY MANCHESTER

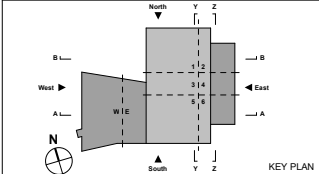
MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5GB Manchester, United Kingdom T: +44 (0) 161 234 5004	CLIENT
OMA Weena-Zuid 158 3012 NG Rotterdam, Netherlands t: +31 (0) 10 2438200	ARCHITECT
BURO HAPOLD 230 Lower Bristol Road BA2 3SD Bath, United Kingdom T: +44 (0) 122 532 0800	STRUCTURAL ENGINEER
BDP 11 Duke Street M1 2JB Manchester, United Kingdom T: +44 (0) 161 828 2200	MECHANICAL AND ELECTRICAL ENGINEER
BURO HAPOLD 230 Lower Bristol Road BA2 3SD Bath, United Kingdom T: +44 (0) 122 532 0800	FACADE ENGINEER
WSP The Victoria, 150-182 The Quays M50 3SP Manchester, United Kingdom T: +44 (0) 161 886 2400	FIRE ENGINEER
LEVEL ACOUSTICS De Ronck 10 5812 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WC2R 0DA London, United Kingdom T: +44 (0) 207 528 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:			
	SPOT HEIGHT		NORTH COORDINATE
	FINISHED FLOOR LEVEL		EAST COORDINATE
	STRUCTURAL LEVEL		LEVEL HEIGHT
	ARCHITECTURAL LEVEL		GRID LINE
	STRUCTURAL LEVEL BELOW		
DRAWING REFERENCES:			
	CALLOUT		ELEVATION
	SECTION		INTERNAL ELEVATIONS
	DETAIL NUMBERS		DRAWING REFERENCE
ITEMS:			
	FLOOR GULLY		MANHOLE COVER
	FLOORBOX		STRONG POINT
	CABLE PASS (ELEVATION)		CABLE PASS (PLAN)
CLEARANCE ZONES:			
	REFUGE SPOT / WHEELCHAIR LOCATION		TURNING CIRCLE IN ACCESSIBLE TOILET (Ø 1500mm)
CONTRACTUAL:			
	NOT IN CONTRACT (OVERVIEW OUT)		

P10	S2	18 Mar 2020	ISSUED FOR INFORMATION
P9	S2	18 Nov 2018	ISSUED FOR INFORMATION
P8	S2	23 Mar 2018	ISSUED FOR PLANNING
P7	S3	18 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	21 Dec 2017	WIP INTERIM GA SUBMISSION
REV	STAT	DATE	DESCRIPTION

DO NOT SCALE FROM THIS DRAWING. USE DIMENSIONS ONLY. V. FIGURES DIMENSIONS ARE IN MILLIMETRES. ALL LEVELS ARE IN METRES. ALL DIMENSIONS AND LEVELS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH WORK. DETAILED SITE SURVEY TO BE CARRIED OUT TO VERIFY POSITIONS AND LEVEL RELATIONSHIPS WITH SITE FEATURES AND ORIGINATE SURVEY. BOUNDARIES ARE INDICATIVE ONLY AND ARE TO BE VERIFIED BY OTHERS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER DOCUMENTATION PROVIDED BY THE ARCHITECT, DESIGN TEAM, MANUFACTURER, CONTRACTOR AND EMPLOYER. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES. WHERE BUILDING COMPONENTS ARE DESCRIBED IN THE SPECIFICATION AS CONTRACTOR DESIGNED, LONG-TERM INFORMATION RELATING TO THOSE COMPONENTS THAT ARE SHOWN ON THIS DRAWING REPRESENT DESIGN INTENT ONLY.

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DRAWN BY	Author	CHECKED BY	Checker	APPROVED BY	Approver
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PROPOSED LEVEL 01 PLAN

DRAWING NAME

PHASE

XXXX

PROJ. NR.

1:200

SCALE

A0

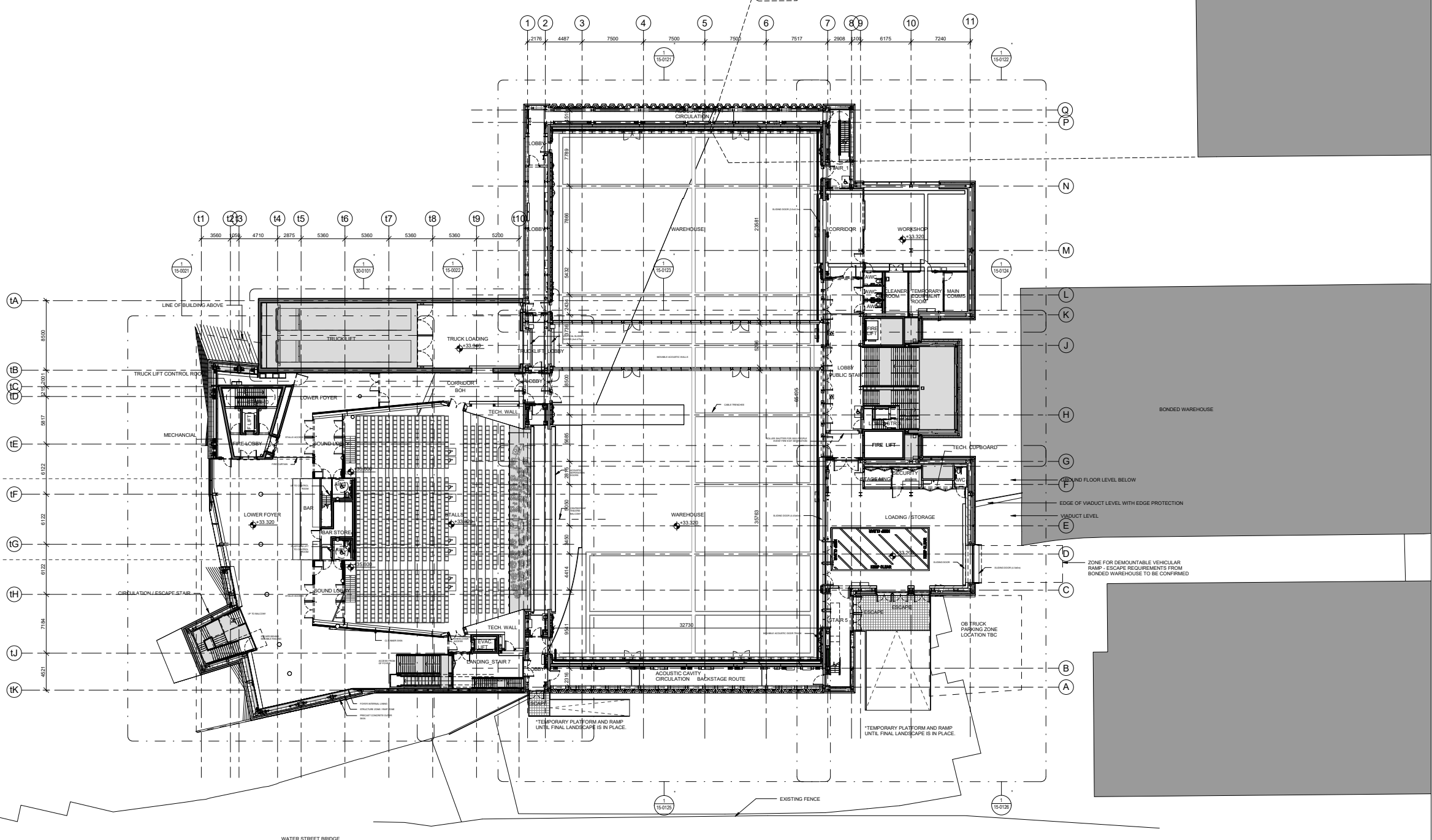
05/10/16

DATE

MF-OMA-XX-L1-DR-A-10-0110

DRAWING NUMBER

current GA L2 plan for reference



FACTORY MANCHESTER	
MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5GB Manchester, United Kingdom T: +44 (0) 161 234 5004	CLIENT
OMA Weena-Zuid 158 3012 NG Rotterdam, Netherlands T: +31 (0) 10 2438200	ARCHITECT
BURO HAPPOLD 230 Lower Bristol Road BA2 3DU Bath, United Kingdom T: +44 (0) 122 532 0800	STRUCTURAL ENGINEER
BDP 11 Duke Street M1 2JB Manchester, United Kingdom T: +44 (0) 161 826 2200	MECHANICAL AND ELECTRICAL ENGINEER
BURO HAPPOLD 230 Lower Bristol Road BA2 3DU Bath, United Kingdom T: +44 (0) 122 532 0800	FACADE ENGINEER
WSP The Victoria, 150-182 The Quays M50 3SP Manchester, United Kingdom T: +44 (0) 161 886 2400	FIRE ENGINEER
LEVEL ACOUSTICS De Random 10 5612 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WC2R 0DA London, United Kingdom T: +44 (0) 207 528 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:

26.720	SPOT HEIGHT	N 3983001	NORTH COORDINATE
26.720	FINISHED FLOOR LEVEL	E 3553324	EAST COORDINATE
26.720	STRUCTURAL SLAB LEVEL	0	LEVEL
26.720	ARCHITECTURAL ABOVE	0	LEVEL HEIGHT
26.720	ARCHITECTURAL BELOW	0	LEVEL HEIGHT
26.720	STRUCTURAL ABOVE	0	LEVEL HEIGHT
26.720	STRUCTURAL BELOW	0	LEVEL HEIGHT

DRAWING REFERENCES:

1	CALLOUT	2	ELEVATION	3	DETAIL NUMBER(S)
4	SECTION	5	INTERNAL ELEVATION(S)	6	DRAWING REFERENCE

ITEMS:

7	FLOOR GULLY	8	MANHOLE COVER
9	FLOORBOX	10	STRONG POINT
11	CABLE PASS (ELEVATION)	12	CABLE PASS (PLAN)

CLEARANCE ZONES:

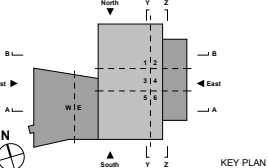
13	REFUGE SPOT / WHEELCHAIR LOCATION	14	TURNING CIRCLE IN ACCESSIBLE TOILET
15	THEATRE	16	(Ø 1500mm)

CONTRACTUAL:

17	NOT IN CONTRACT (OVERVIEW OUT)
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P10	S2	18 Mar 2020	ISSUED FOR INFORMATION
P9	S2	19 Nov 2018	ISSUED FOR INFORMATION
P8	S2	23 Mar 2018	ISSUED FOR PLANNING
P7	S3	18 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	21 Dec 2017	WIP INTERIM GA SUBMISSION
REV	DATE	DESCRIPTION	

DO NOT SCALE FROM THIS DRAWING. USE DIMENSIONS ONLY. FIGURED DIMENSIONS ARE IN MILLIMETRES. ALL LEVELS ARE IN METRES. ALL DIMENSIONS AND LEVELS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH WORK. ON-TASKED SITE SURVEY TO BE CARRIED OUT TO VERIFY POSITIONS AND LEVEL RELATIONSHIPS WITH SITE FEATURES AND ORDNANCE SURVEY. BOUNDARIES ARE INDICATIVE ONLY AND ARE TO BE VERIFIED BY OTHERS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER DOCUMENTATION FROM THE ARCHITECT, DESIGN TEAM, MANAGEMENT CONTRACTOR AND EMPLOYER. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES. DISCREPANCIES COMPOUND TO BE DESCRIBED IN THE SPECIFICATION AS CONTRACTOR'S DESIGN. CONSULTATION INFORMATION RELATING TO THOSE COMPONENTS THAT ARE SHOWN ON THIS DRAWING REPRESENT DESIGN INTENT ONLY.



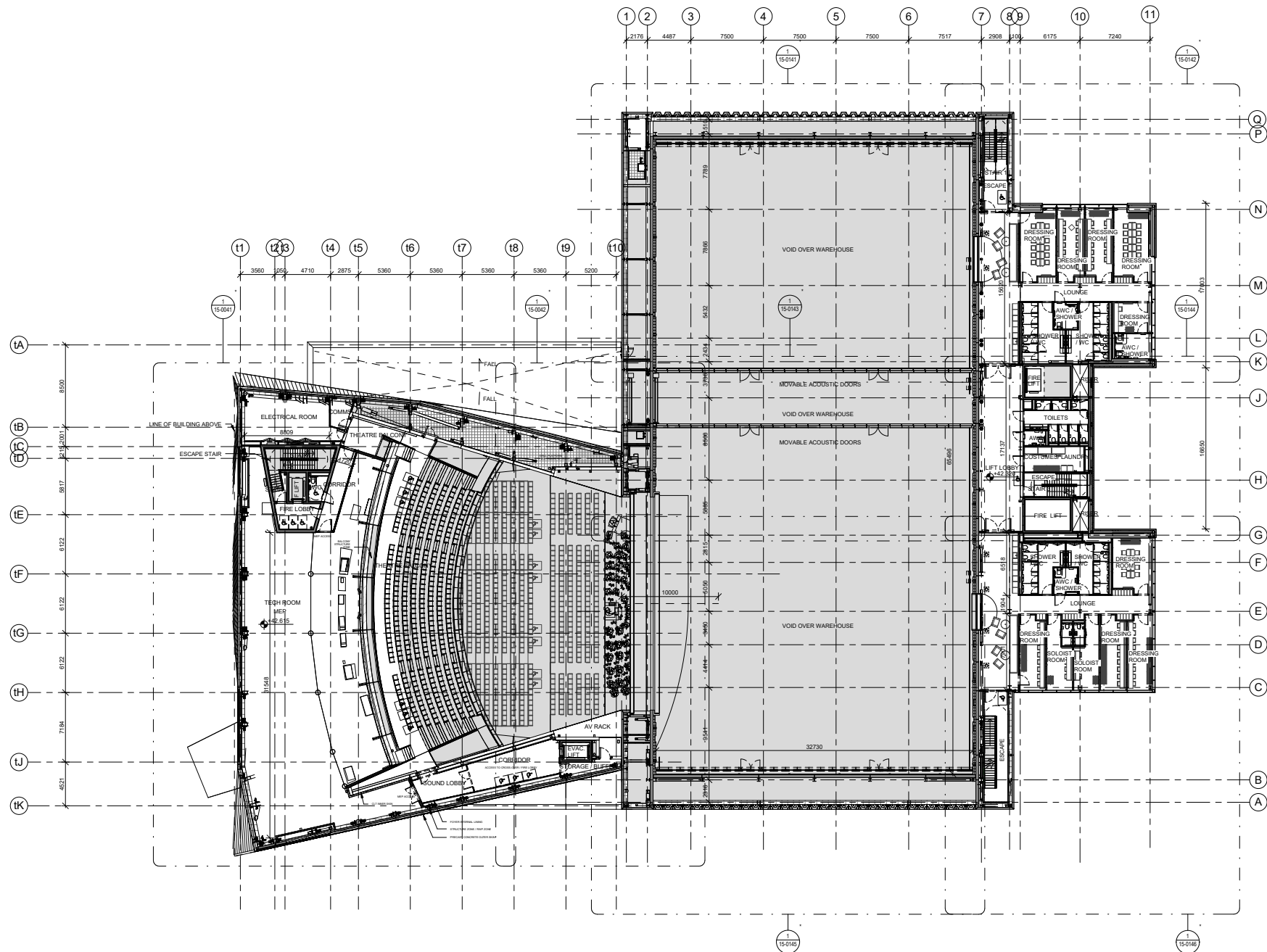
Author	CHECKED BY	Checker	APPROVED BY	Approver
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DRAWING NAME				
				P10 REVISION
1:200 SCALE	A0 FORMAT		05/10/16 DATE	
MF-OMA-XX-L2-DR-A-10-0120				
DRAWING NUMBER				

This architectural floor plan depicts a large, multi-functional building. The central portion of the plan is dominated by three large, rectangular voids over a warehouse, each measuring 7789 units by 5452 units. These voids are separated by horizontal corridors featuring movable acoustic doors. To the left of the warehouse area is a curved auditorium with tiered seating, a stage, and a balcony. Adjacent to the auditorium are various service rooms, including a bar, upper foyer, fire lobby, and restrooms. The right side of the plan contains a kitchen, a green room, a lift lobby, and a roof MEP plant. The entire building is enclosed within a grid system with dimensions and room numbers (e.g., 150133, 150134, 150135) indicated throughout.

DRAWING NUMBER

DRAWINGS

current GA L4 plan for reference



FLOOR PLAN - LEVEL 4
SCALE: 1:200

FACTORY MANCHESTER

MANCHESTER CITY COUNCIL
Albert Square, Town Hall
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CLIENT

OMA
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3012 NG Rotterdam, Netherlands
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ARCHITECT

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BA2 3DQ Bath, United Kingdom
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STRUCTURAL ENGINEER

BDP
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M1 2JB Manchester, United Kingdom
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MECHANICAL AND ELECTRICAL ENGINEER

BURO HAPPOLD
230 Lower Bristol Road
BA2 3DQ Bath, United Kingdom
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FACADE ENGINEER

WSP
The Victoria, 150-182 The Quays
M50 3SP Manchester, United Kingdom
T: +44 (0) 161 886 2400

FIRE ENGINEER

LEVEL ACOUSTICS
De Ransdon 10
5812 AP Eindhoven, Netherlands
T: +31 (0) 40 247 2700

ACOUSTIC CONSULTANT

CHARCOAL BLUE
180 Strand
WC2R 3DA London, United Kingdom
T: +44 (0) 207 528 0000

THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:
+26.720 SPOT HEIGHT
+26.720 FINISHED FLOOR LEVEL
+26.720 STRUCTURAL SLAB LEVEL
+26.720 ARCHITECTURAL ABOVE
+26.720 ARCHITECTURAL BELOW
+26.720 STRUCTURAL ABOVE
+26.720 STRUCTURAL BELOW
N 398300011 NORTH COORDINATE
E 395333226 EAST COORDINATE
+26.720 LEVEL HEIGHT
+26.720 GRID LINE

DRAWING REFERENCES:
CALLOUT
SECTION
ELEVATION
INTERNAL ELEVATIONS
DETAIL NUMBERS
DRAWING REFERENCE

ITEMS:
FLOOR GULLY
FLOORBOX
CABLE PASS (ELEVATION)
CLEARANCE ZONES:
REFUGE SPOT / WHEELCHAIR LOCATION
THEATRE
CONTRACTUAL:
NOT IN CONTRACT
(OVERLAP OUT)

MANHOLE COVER
STRONG POINT
CABLE PASS (PLAN)
TURNING CIRCLE IN ACCESSIBLE TOILET
(Ø 1500mm)

P11 S2 18 Mar 2020 ISSUED FOR INFORMATION
P10 S2 7 Mar 2019 TOWERS LAYOUT REVISED FOLLOWING ICAR APPROVAL
P9 S2 19 Nov 2018 ISSUED FOR INFORMATION
P8 S2 29 Mar 2018 ISSUED FOR PLANNING

REV. DATE DESCRIPTION

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North
West
East
South
KEY PLAN

DRAWN BY Author
CHECKED BY Checker
APPROVED BY Approver

PROPOSED LEVEL 04 PLAN

DRAWING NAME

PHASE

XXXX
PROJ. NR.

1:200
SCALE

A0
FORMAT

05/10/16
DATE

P11
REVISION

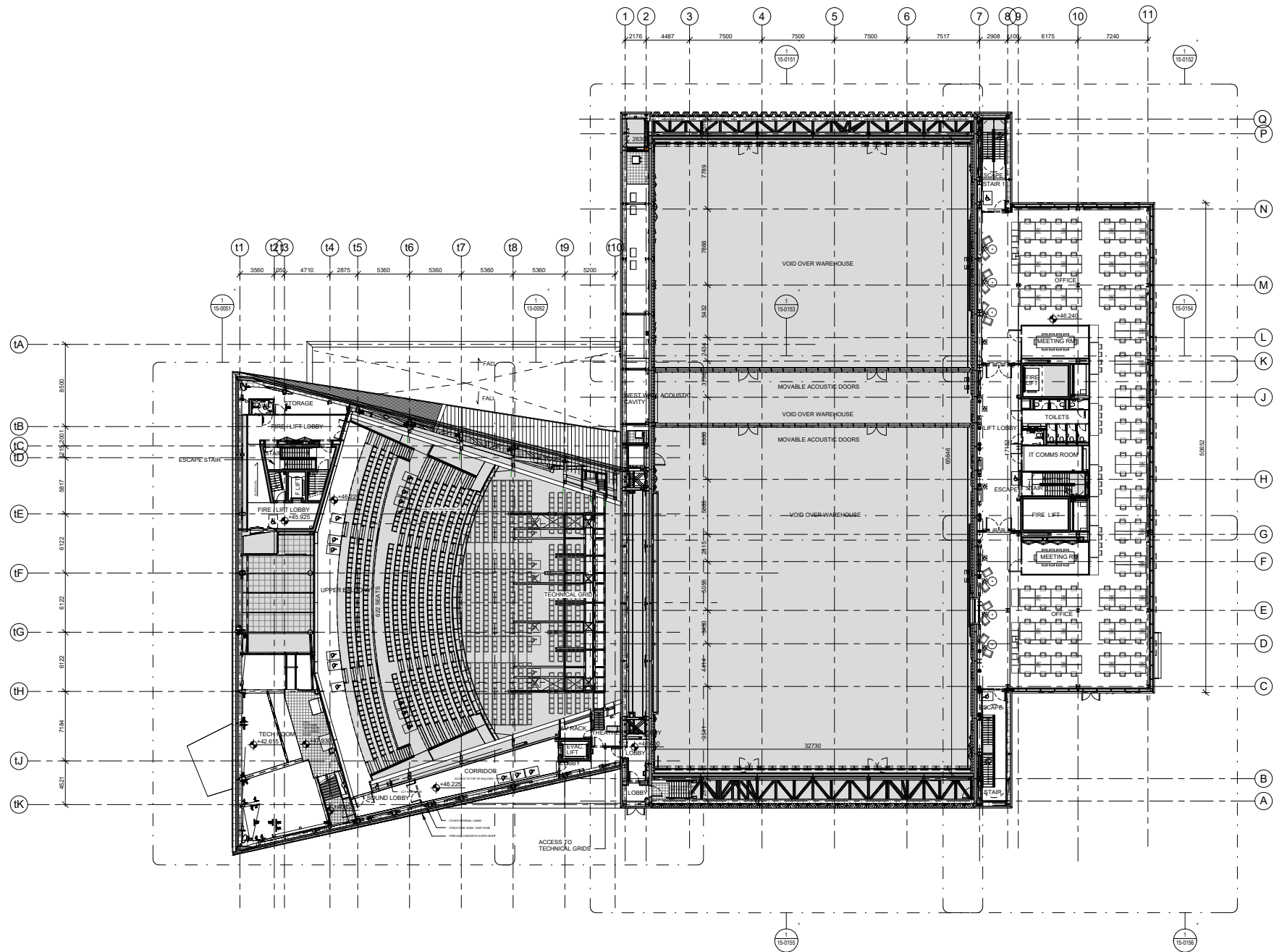
MF-OMA-XX-L4-DR-A-10-0140

DRAWING NUMBER

DRAWINGS

28

current GA L5 plan for reference



FACTORY MANCHESTER

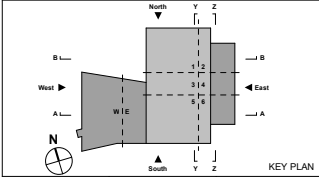
MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5GB Manchester, United Kingdom T: +44 (0) 161 234 5004	CLIENT
OMA Weena-Zuid 158 3012 NS Rotterdam, Netherlands T: +31 (0) 10 2438200	ARCHITECT
BURO HAPPOLD 230 Lower Bristol Road BA2 3DD Bath, United Kingdom T: +44 (0) 122 532 0800	STRUCTURAL ENGINEER
BDP 11 Duke Street M1 2JB Manchester, United Kingdom T: +44 (0) 161 826 2200	MECHANICAL AND ELECTRICAL ENGINEER
BURO HAPPOLD 230 Lower Bristol Road BA2 3DD Bath, United Kingdom T: +44 (0) 122 532 0800	FACADE ENGINEER
WSP The Victoria, 150-182 The Quays M50 3SP Manchester, United Kingdom T: +44 (0) 161 886 2400	FIRE ENGINEER
LEVEL ACOUSTICS De Ronck 10 5612 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WC2R 0DA London, United Kingdom T: +44 (0) 207 528 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:			
26.720	SPOT HEIGHT	N 398030011	NORTH COORDINATE
26.720	FINISHED FLOOR LEVEL	E 395333226	EAST COORDINATE
26.720	STRUCTURAL BLUE LEVEL	LEVEL	LEVEL HEIGHT
26.720	ARCHITECTURAL ABOVE	26.720	GRID LINE
26.720	ARCHITECTURAL BELOW		
26.720	STRUCTURAL ABOVE		
26.720	STRUCTURAL BELOW		
DRAWING REFERENCES:			
1	CALLOUT	ELEVATION	DETAIL NUMBER(S)
2	SECTION	INTERNAL ELEVATIONS	DRAWING REFERENCE
ITEMS:			
3	FLOOR GULLY	4	MANHOLE COVER
5	FLOORBOX	6	STRONG POINT
7	CABLE PASS (ELEVATION)	8	CABLE PASS (PLAN)
CLEARANCE ZONES:			
9	REFUGE SPOT / WHEELCHAIR LOCATION	10	TURNING CIRCLE IN ACCESSIBLE TOILET
CONTRACTUAL:			
11	NOT IN CONTRACT (OBTAINED OUT)		

P10	S2	18 Mar 2020	ISSUED FOR INFORMATION
P9	S2	19 Nov 2018	ISSUED FOR INFORMATION
P8	S2	23 Mar 2018	ISSUED FOR PLANNING
P7	S3	18 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	21 Dec 2017	WIP INTERIM GA SUBMISSION
REV	STAT	DATE	DESCRIPTION

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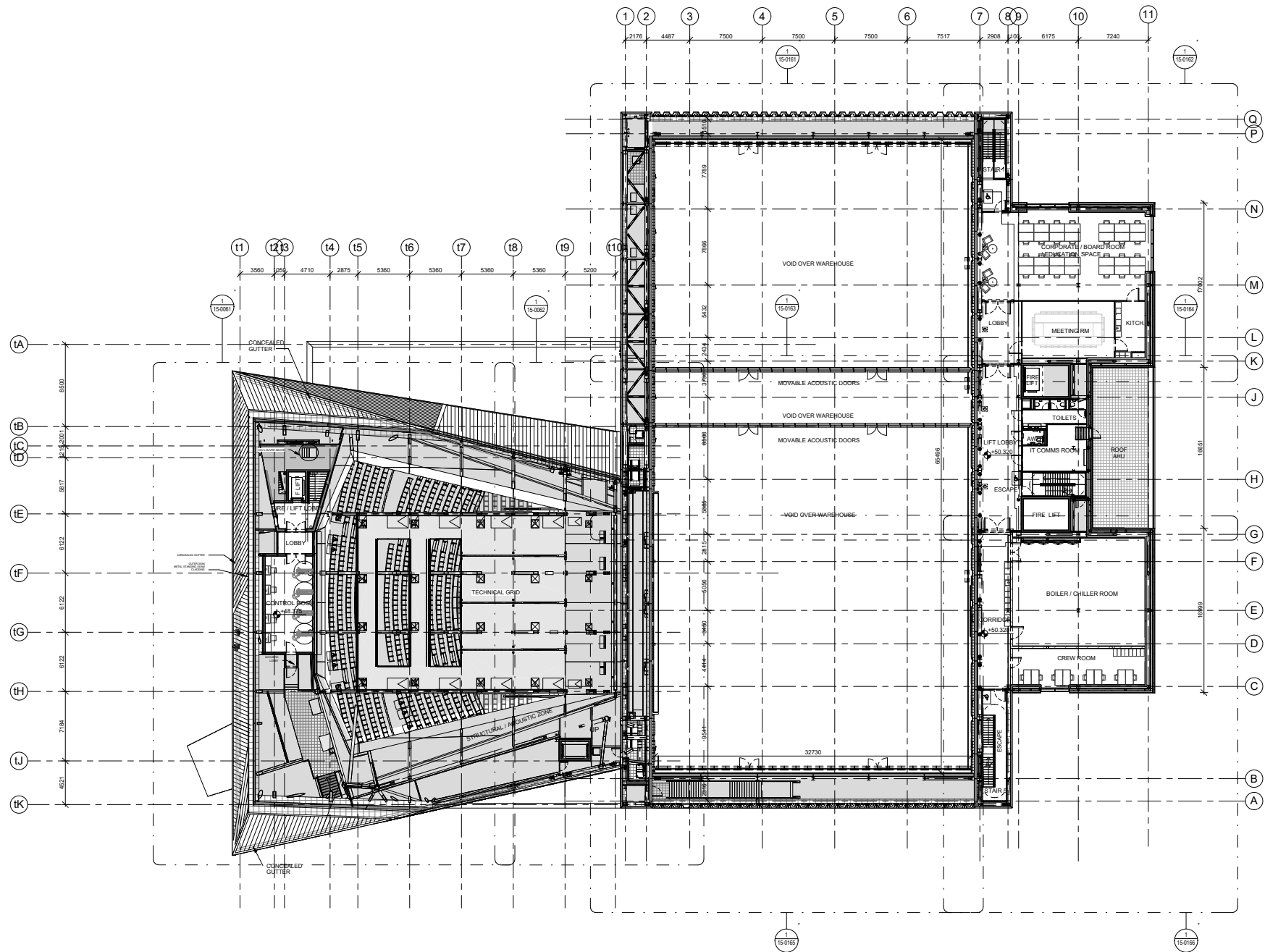
PROPOSED LEVEL 05 PLAN

DRAWING NAME		P10	
PHASE		REVISION	
xxxx	1:200	A0	05/10/16
PROJ. NR.	SCALE	FORMAT	DATE

MF-OMA-XX-L5-DR-A-10-0150

DRAWING NUMBER

current GA L6 plan for reference



FACTORY MANCHESTER

MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5GB Manchester, United Kingdom T: +44 (0) 161 234 5004	CLIENT
OMA Weena-Zuid 158 3012 NG Rotterdam, Netherlands T: +31 (0) 10 2438200	ARCHITECT
BURO HAPPOLD 230 Lower Bristol Road BAG 3DO Bath, United Kingdom T: +44 (0) 122 532 0800	STRUCTURAL ENGINEER
BDP 11 Duke Street M1 2JB Manchester, United Kingdom T: +44 (0) 161 828 2200	MECHANICAL AND ELECTRICAL ENGINEER
BURO HAPPOLD 230 Lower Bristol Road BAG 3DO Bath, United Kingdom T: +44 (0) 122 532 0800	FACADE ENGINEER
WSP The Victoria, 150-182 The Quays M50 3SP Manchester, United Kingdom T: +44 (0) 161 886 2400	FIRE ENGINEER
LEVEL ACOUSTICS De Ronck 10 5812 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WC2R 0JA London, United Kingdom T: +44 (0) 207 528 0000	THEATRE CONSULTANT

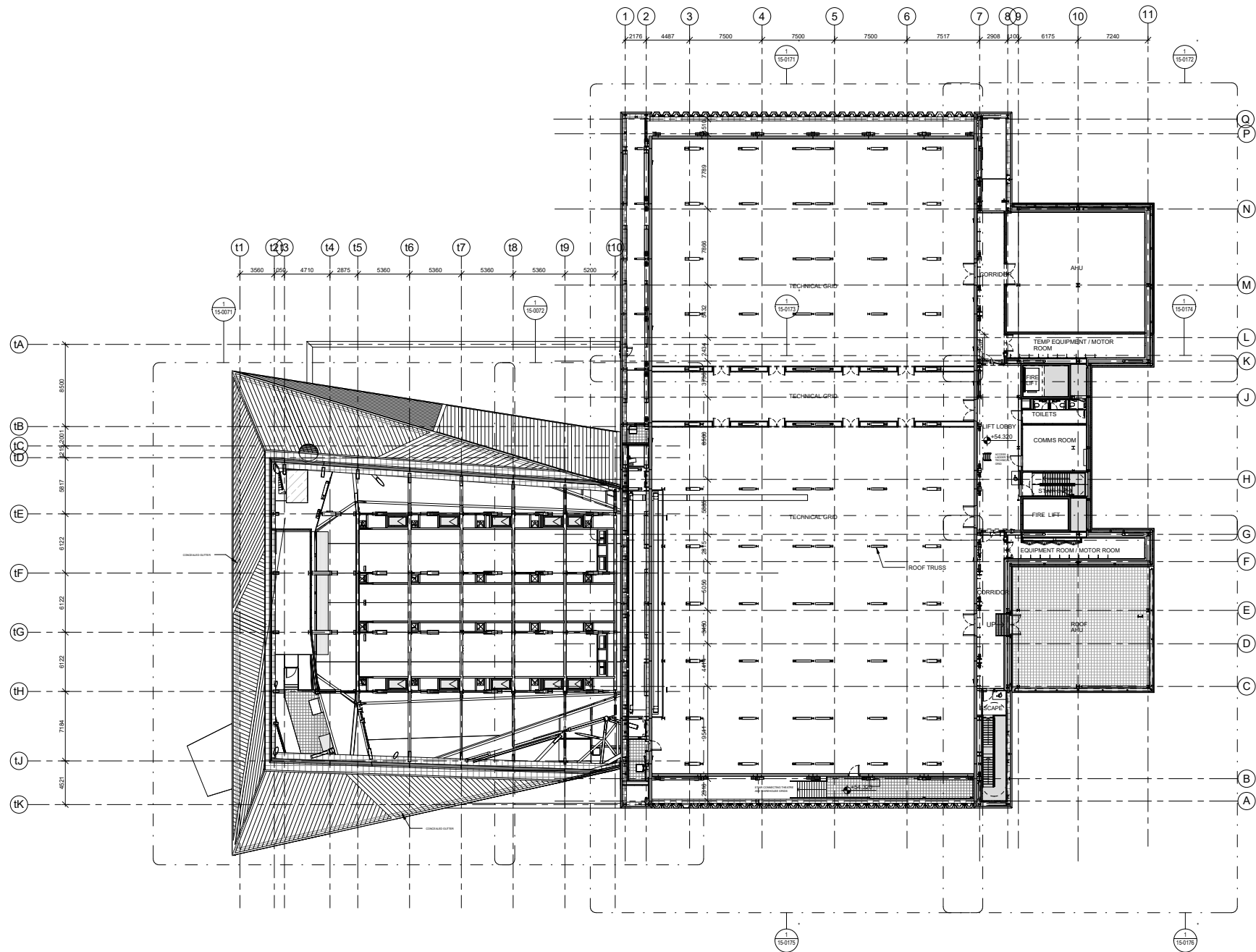
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P10	S2	18 Mar 2020	ISSUED FOR INFORMATION
P9	S2	18 Nov 2018	ISSUED FOR INFORMATION
P8	S2	23 Mar 2018	ISSUED FOR PLANNING
P7	S3	18 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	21 Dec 2017	WIP INTERIM GA SUBMISSION
REV	STAT	DATE	DESCRIPTION

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current GA L7 plan for reference



FACTORY MANCHESTER

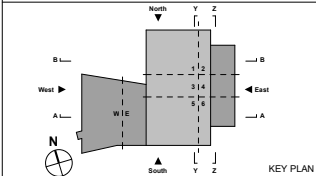
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LEVEL ACOUSTICS De Ronck 10 5812 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WC2R 0DA London, United Kingdom T: +44 (0) 207 528 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:	
FINISHED FLOOR LEVEL STRUCTURAL BELOW LEVEL	NORTH COORDINATE EAST COORDINATE
ARCHITECTURAL ABOVE STRUCTURAL ABOVE	LEVEL LEVEL HEIGHT
ARCHITECTURAL BELOW STRUCTURAL BELOW	GRID LINE
DRAWING REFERENCES:	
CALLOUT	ELEVATION
SECTION	INTERNAL ELEVATIONS
ITEMS:	
FLOOR GULLY	MANHOLE COVER
FLOORBOX	STRONG POINT
CABLE PASS (ELEVATION)	CABLE PASS (PLAN)
CLEARANCE ZONES:	
REFUGE SPOT / WHEELCHAIR LOCATION	TURNING CIRCLE IN ACCESSIBLE TOILET (Ø 1500mm)
CONTRACTUAL:	
NOT IN CONTRACT (OVERVIEW OUT)	

P10	S2	18 Mar 2020	ISSUED FOR INFORMATION
P9	S2	18 Nov 2018	ISSUED FOR INFORMATION
P8	S2	23 Mar 2018	ISSUED FOR PLANNING
P7	S3	18 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	21 Dec 2017	WIP INTERIM GA SUBMISSION
REV	STAT	DATE	DESCRIPTION

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KEY PLAN

DRAWN BY	Author	CHECKED BY	Checker	APPROVED BY	Approver
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PROPOSED LEVEL 07 PLAN

DRAWING NAME

PHASE

PROJ. NR.

SCALE

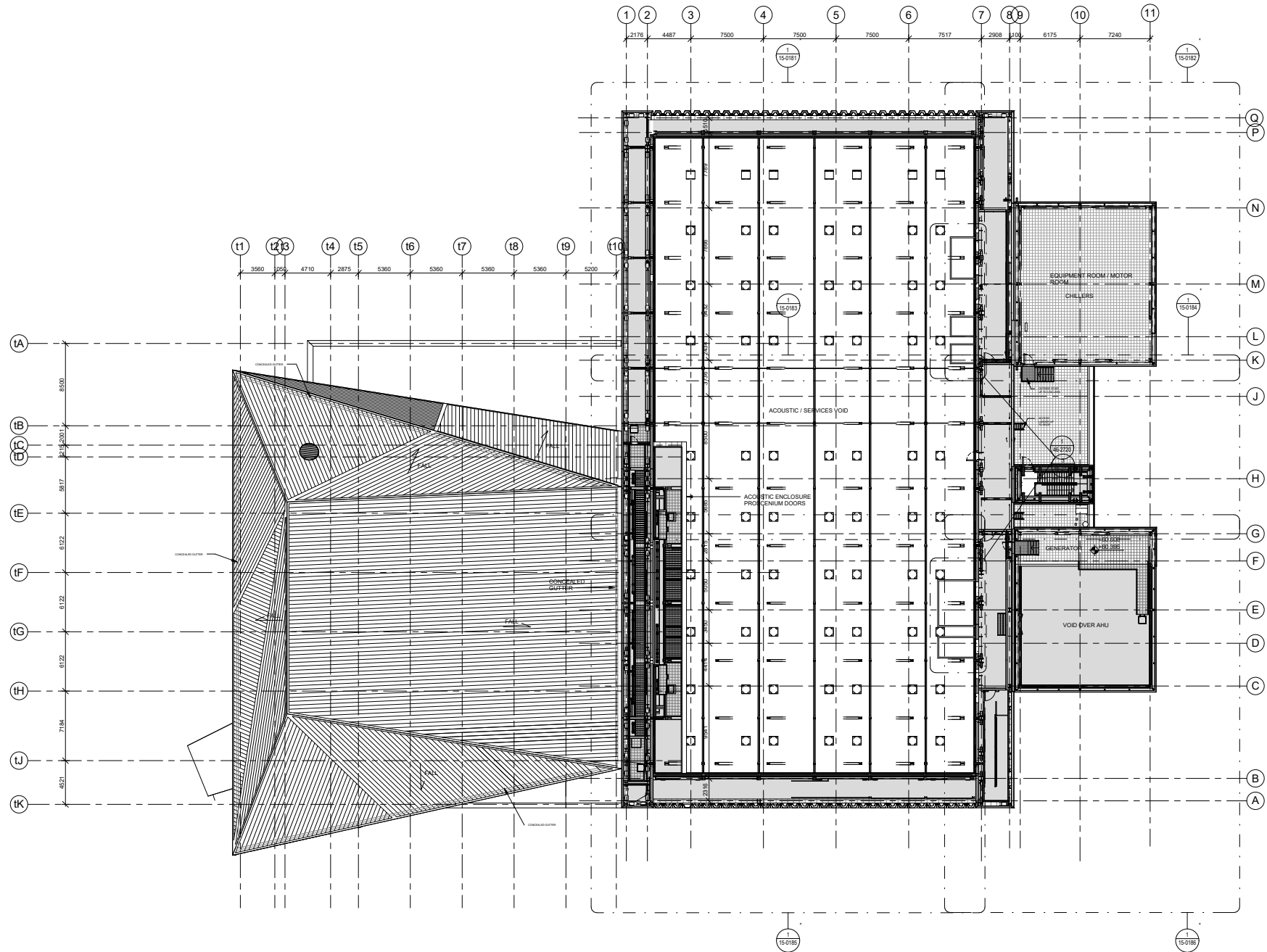
FORMAT

DATE

MF-OMA-XX-L7-DR-A-10-0170

DRAWING NUMBER

current GA L8 plan for reference



FACTORY MANCHESTER

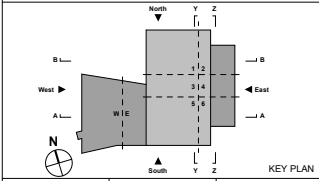
MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5GB Manchester, United Kingdom T: +44 (0) 161 234 5004	CLIENT
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BURO HAPPOLD 230 Lower Bristol Road BAG 3DO Bath, United Kingdom T: +44 (0) 122 532 0800	STRUCTURAL ENGINEER
BDP 11 Duke Street M1 2JB Manchester, United Kingdom T: +44 (0) 161 828 2200	MECHANICAL AND ELECTRICAL ENGINEER
BURO HAPPOLD 230 Lower Bristol Road BAG 3DO Bath, United Kingdom T: +44 (0) 122 532 0800	FACADE ENGINEER
WSP The Victoria, 150-182 The Quays M50 3SP Manchester, United Kingdom T: +44 (0) 161 886 2400	FIRE ENGINEER
LEVEL ACOUSTICS De Ransdon 10 5612 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WC2R 0DA London, United Kingdom T: +44 (0) 207 528 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:			
±26.720	SPOT HEIGHT	N 398030011	NORTH COORDINATE
±26.720	FINISHED FLOOR LEVEL	E 398030024	EAST COORDINATE
±26.720	STRUCTURAL SLAB LEVEL	±26.720	LEVEL
±26.720	ARCHITECTURAL ABOVE	±26.720	LEVEL HEIGHT
±26.720	ARCHITECTURAL BELOW	±26.720	LEVEL HEIGHT
±26.720	STRUCTURAL ABOVE	±26.720	LEVEL HEIGHT
±26.720	STRUCTURAL BELOW	±26.720	LEVEL HEIGHT
DRAWING REFERENCES:			
1	CALLOUT	1	ELEVATION
1	SECTION	1	INTERNAL ELEVATIONS
1	DETAIL NUMBER(S)	1	DRAWING REFERENCE
ITEMS:			
1	FLOOR GULLY	1	MANHOLE COVER
1	FLOORBOX	1	STRONG POINT
1	CABLE PASS (ELEVATION)	1	CABLE PASS (PLAN)
CLEARANCE ZONES:			
1	REFUGE SPOT / WHEELCHAIR LOCATION	1	TURNING CIRCLE IN ACCESSIBLE TOILET (Ø 1500mm)
CONTRACTUAL:			
1	NOT IN CONTRACT (OVERVIEW OUT)		

PI	S2	18 Mar 2020	ISSUED FOR INFORMATION
PI	S2	18 Nov 2018	ISSUED FOR INFORMATION
PI	S2	23 Mar 2018	ISSUED FOR PLANNING
PI	S3	18 Mar 2018	INTERIM DESIGN RELEASE
PI	S3	21 Dec 2017	WIP INTERIM GA SUBMISSION
REV	STAT	DATE	DESCRIPTION

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DRAWN BY Author CHECKED BY Checker APPROVED BY Approver

PROPOSED LEVEL 08 PLAN

DRAWING NAME		P9	
PHASE		REVISION	
xxxx	1:200	A0	10/21/16
PROJ. NR.	SCALE	FORMAT	DATE

MF-OMA-XX-L8-DR-A-10-0180

DRAWING NUMBER

current GA Roof plan for reference

Rev P9

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FLOOR PLAN - ROOF
SCALE: 1:200

HEIGHT / LOCATION TAGS:		 N 1096030031 E 1096030224		NORTH COORDINATE EAST COORDINATE					
 +26.720 +26.720 +26.720	SPOT HEIGHT		 OF +26.720	LEVEL LEVEL HEIGHT					
 +26.720 +26.720 +26.720	ARCHITECTURAL ABOVE STRUCTURAL BELOW		 8 ---	GRID LINE					
 +26.720 +26.720 +26.720	STRUCTURAL ABOVE STRUCTURAL BELOW								
DRAWING REFERENCES:									
 CALLOUT			 ELEVATION						
 SECTION			 INTERNAL (ELEVATIONS)	 DETAIL NUMBERS DRAWING REFERENCE					
ITEMS:									
 FLOOR GULLY			 MANHOLE COVER						
 FLOORBOX			 STRONG POINT						
 CABLE PASS (ELEVATION)			 CABLE PASS (PLAN)						
CLEARANCE ZONES:									
 REFUSE SPOT / WHEELCHAIR LOCATION THEATRE			 TURNING CIRCLE IN ACCESSIBLE GOLE (Ø 1500mm)						
CONTRACTUAL:									
 NOT IN CONTRACT (GREYED OUT)									

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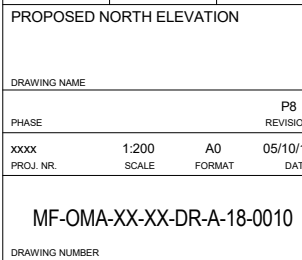


PROPOSED ROOF PLAN			
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PHASE		P11	
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PROJ. NR.	SCALE	FORMAT	DATE
MF-OMA-XX-RF-DR-A-10-0190			
DRAWING NUMBER			

1 NORTH ELEVATION
SCALE: 1 : 200



P8	S2	23 Mar 2018	ISSUED FOR PLANNING
P7	S3	16 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	21 Dec 2017	WIP INTERIM GA SUBMISSION
P5	S2	29 Sept 2017	PLANNING APPLICATION
P4	S3	11 Aug 2017	RIBA STAGE 3 SUBMISSION
REV	STAT	DATE	DESCRIPTION
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BURO HAPPOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	STRUCTURAL ENGINE
BDP 11 Ducie Street M1 2JH Manchester, United Kingdom T: +44 (0) 161 628 2200	MECHANICAL AND ELECTRICAL ENGINE
BURO HAPPOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	FACADE ENGINE
WSP The Victoria, 150-182 The Quays M60 3SP Manchester, United Kingdom T: +44 (0) 161 886 2400	FIRE ENGINE
LEVEL ACOUSTICS De Rondesten 10 3812 AP Enschede, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WC2R 3DA London, United Kingdom T: +44 (0) 207 628 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:

SPOT HEIGHT
FINISHED FLOOR LEVEL
STRUCTURAL SLAB LEVEL
ARCHITECTURAL ABOVE
ARCHITECTURAL BELOW
STRUCTURAL ABOVE
STRUCTURAL BELOW

NORTH COORDINATE
EAST COORDINATE
LEVEL
LEVEL HEIGHT
GRID LINE

DRAWING REFERENCES:

CALCUT
SECTION
ELEVATION
INTERNAL ELEVATION(S)
DETAIL NUMBER(S)
DRAWING REFERENCE

ITEMS:

FLOOR GULLY
FLOORBOX
CABLE PASS (ELEVATION)

MANHOLE COVER
STROKING POINT
CABLE PASS (PLAN)

CLEARANCE ZONES:

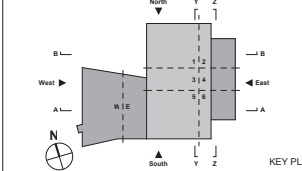
REFUGE SPOT / WHEELCHAIR LOCATION THEATRE
TURNING CIRCLE / ACCESSIBLE TOILET (Ø 1500mm)

CONTRACTUAL:

NOT IN CONTRACT (GREYED OUT)

P11	D2	31 Mar 2021	PLANNING UPDATE
P10	D2	06 Mar 2020	THEATRE FACADE FIRST STAGE TENDER
P9	S2	19 Nov 2018	ISSUED FOR INFORMATION
P8	S2	23 Mar 2018	ISSUED FOR PLANNING
P7	S3	16 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	27 Dec 2017	WSP INTERIM GA SUBMISSION
REV	STAT	DATE	DESCRIPTION

DONOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY. FIGURED DIMENSIONS ARE IN MILLIMETRES. ALL LEVELS ARE IN METRES. ALL DIMENSIONS AND LEVELS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH WORKS. DETAILED SITE SURVEY TO BE COMPLETED TO VERIFY POSITIONS AND LEVEL RELATIONSHIPS WITH ANY FEATURES AND ORIGINATE SURVEY. BOUNDARIES ARE INDICATIVE ONLY AND ARE TO BE VERIFIED BY OTHERS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER DOCUMENTATION FROM THE ARCHITECT, DESIGN TEAM, MANAGEMENT CONTRACTOR AND EMPLOYER. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES. WHERE BUILDING COMPONENTS ARE DESCRIBED IN THE SPECIFICATION AS CONTRACTOR DESIGNED, 'CONSTRUCTION' INFORMATION RELATING TO THOSE COMPONENTS THAT ARE SHOWN ON THIS DRAWING REPRESENT DESIGN INTENT ONLY. THIS DOCUMENT CONTAINS COPYRIGHTED MATERIAL. ANY UNAUTHORIZED USE, DISSEMINATION OR DUPLICATION OF ANY OF THE INFORMATION CONTAINED HEREIN MAY RESULT IN LIABILITY UNDER APPLICABLE LAWS.



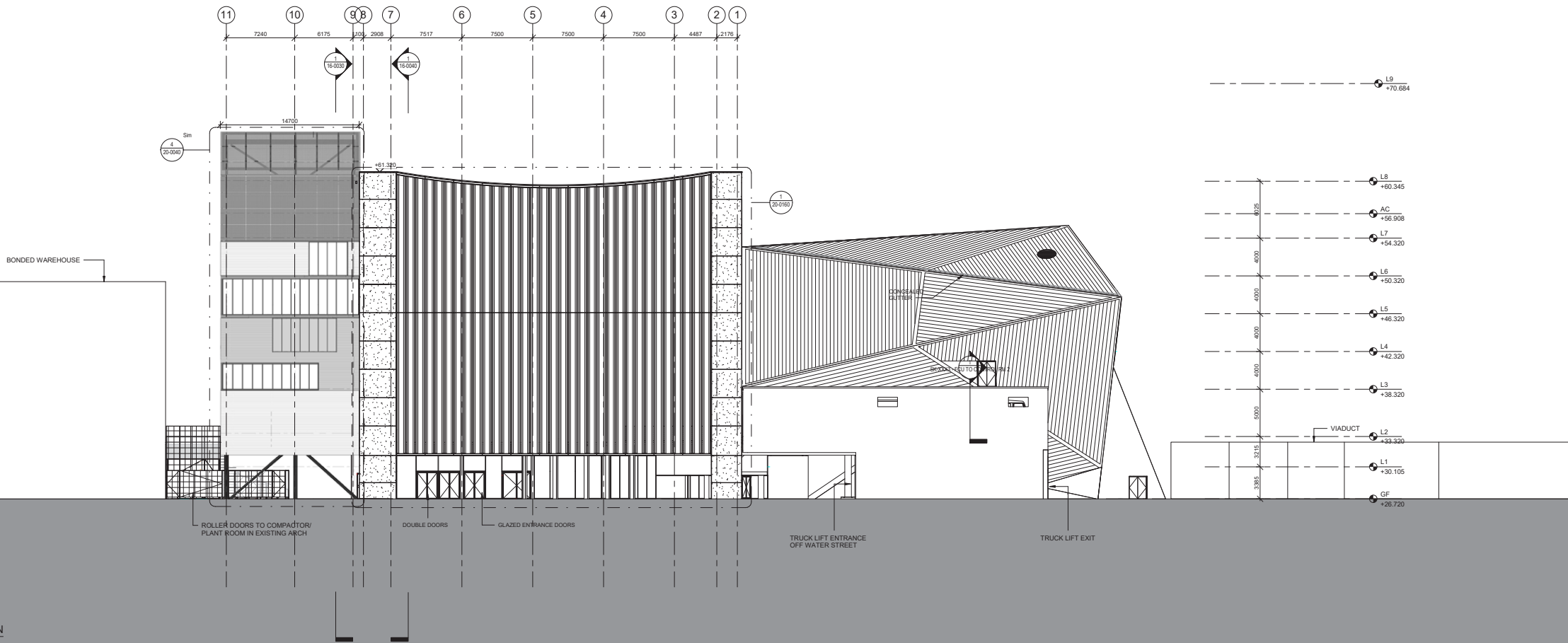
DRAWN BY: Author CHECKED BY: Checker APPROVED BY: Approver

PROPOSED NORTH ELEVATION

DRAWING NAME	P10
PHASE	REVISION
XXXX	1:200
PROJ. NR.	SCALE
	FORMAT
	DATE

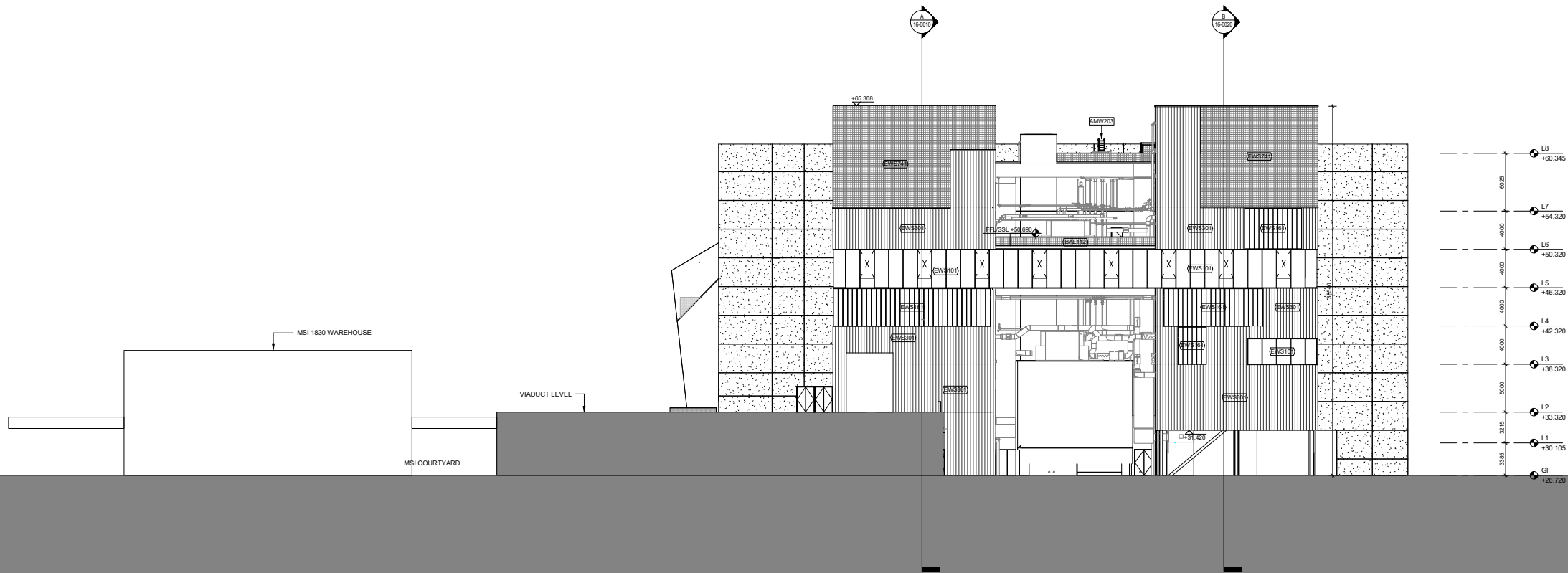
MF-OMA-XX-XX-DR-A-18-0010

DRAWING NUMBER



1 NORTH ELEVATION
SCALE: 1:200

Approved East Elevation - Planning Permission Ref. 119890/VO/2019



1 EAST ELEVATION
SCALE: 1:200



FACTORY MANCHESTER

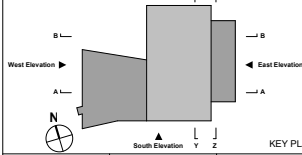
MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5GB Manchester, United Kingdom T: +44 (0) 161 234 5004	CLIE
OMA Hoei Bouksheng 149 3032 AD Rotterdam, Netherlands T: +31 (0) 10 245520	ARCHITE
BURO HAPPOOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	STRUCTURAL ENGINE
BURO HAPPOOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	MECHANICAL & ELECTRICAL ENGINE
BURO HAPPOOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	FACADE ENGINE
WSP The Victoria, 150-182 The Quays M60 3BP Manchester, United Kingdom T: +44 (0) 161 886 2400	FIRE ENGINE
LEVEL ACOUSTICS De Roncken 10 3812 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 17 Short Street SE1 8L London, United Kingdom T: +44 (0) 207 528 000	THEATRE CONSULTANT

N 398030031 E 353032226	NORTHING COORDINATE EASTING COORDINATE
+26.720	SPOT HEIGHT
GF	LEVEL
+26.720	LEVEL HEIGHT
FFL/SSL +26.720	LEVEL HEIGHT (FFL SAME AS SSL)
+26.720	FINISHED FLOOR LEVEL
+26.720	STRUCTURAL SLAB LEVEL
0	GRID LINE
1 11.101	CALLOUT DETAIL NUMBER DRAWING REFERENCE
1 11.101	ELEVATION DETAIL NUMBER DRAWING REFERENCE
1 11.101	SECTION DETAIL NUMBER DRAWING REFERENCE
1 Ref 1 Ref	INTERNAL ELEVATION DETAIL NUMBER DRAWING REFERENCE
+26.720	SPOT HEIGHT ELEVATION
+26.720	ARCHITECTURAL ABOVE
+26.720	ARCHITECTURAL BELOW
+26.720	STRUCTURAL ABOVE
+26.720	STRUCTURAL BELOW
WAREHOUSE 201	ROOM TAG ROOM NAME ROOM NUMBER
FFL/SSL FFL/SSL	ROOM TAG FLOOR FINISH FLOOR BASE
000A 000	DOOR TAG DOOR NUMBER DOOR TYPE
000A 000	DOOR TAG DOOR TYPE FIRE RATING ACOUSTIC RATING
1.1 FireRatingRequired AcousticRatingRequired	WALL TAG WALL TYPE FIRE RATING ACOUSTIC RATING
EWS522	WALL TAG EXTERNAL WALL TYPE
BT-02	MULTI CATEGORY TAG TYPE NUMBER
12 Risers 170 / 250	STAIR TAG NUMBER OF RISERS RISER HEIGHT TREAD DEPTH
M	FLOOR BOX
NOT IN CONTRACT	NOT IN CONTRACT

P8	S2	23 Mar 2018	ISSUED FOR PLANNING
P7	S3	18 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	21 Dec 2017	WIP INTERIM GA SUBMISSION
P5	S2	29 Sept 2017	PLANNING APPLICATION
P4	S3	17 Aug 2017	FEEDBACK STAGE 3 SUBMISSION

REV	STAT	DATE	DESCRIPTION
P8	S2	23 Mar 2018	ISSUED FOR PLANNING
P7	S3	18 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	21 Dec 2017	WIP INTERIM GA SUBMISSION
P5	S2	29 Sept 2017	PLANNING APPLICATION
P4	S3	17 Aug 2017	FEEDBACK STAGE 3 SUBMISSION

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PROPOSED EAST ELEVATION

DRAWING NAME

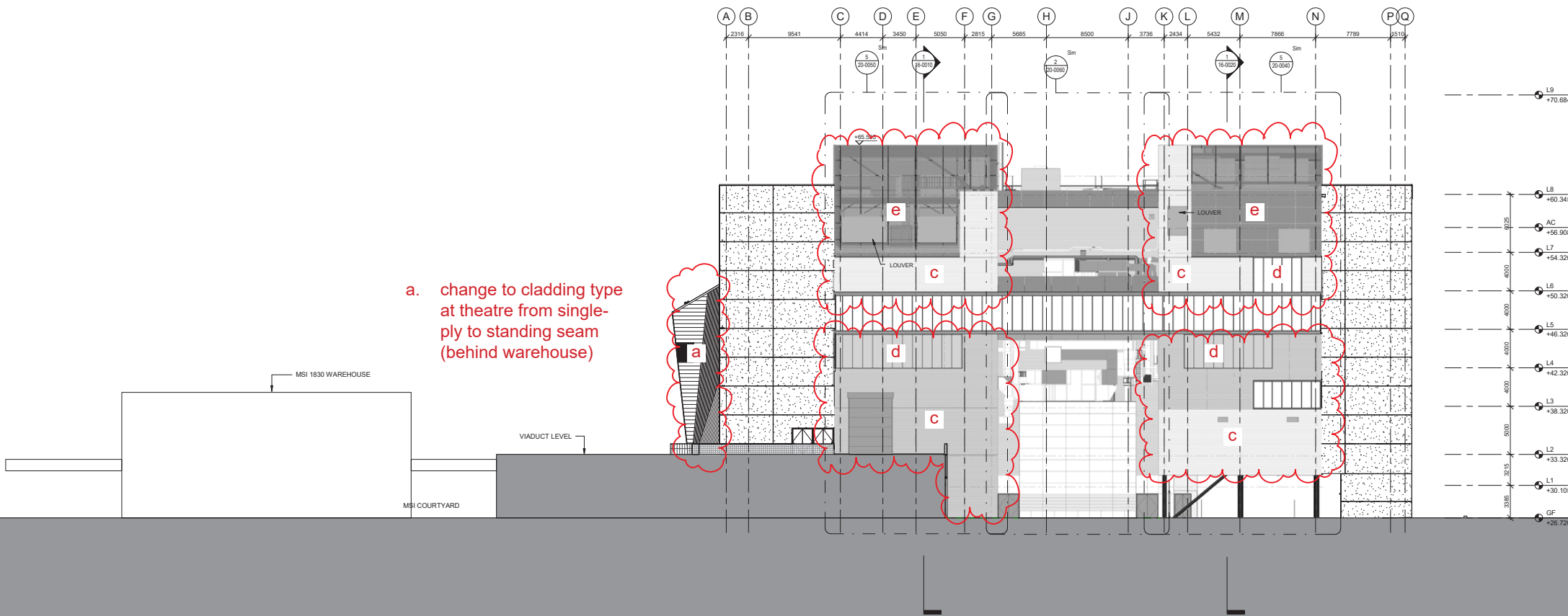
PHASE

XXXX SCALE: 1:200 A0 05/31/2019

PROJ. NR. SCALE: 1:200 A0 05/31/2019

MF-OMA-XX-XX-DR-A-18-0020

DRAWING NUMBER



a. change to cladding type at theatre from single-ply to standing seam (behind warehouse)

- c. change from vertical to horizontal orientation of sinusoidal cladding
- d. change of channel glass to fritted translucent curtain wall
- e. change of metal mesh from elephant grid to expanded metal mesh

MANCHESTER CITY COUNCIL

CLIE

Albion Square, Town Hall
M2 5DB Manchester, United Kingdom
T: +44 (0) 161 234 5004

OMA

ARCHITE

230 Lower Bristol Road
B2 3DQ Bath, United Kingdom
T: +44 (0) 122 532 0600

BURO HAPPOLD

STRUCTURAL ENGINE

11 Ducie Street
M1 2JH Manchester, United Kingdom
T: +44 (0) 161 628 2200

BDP

MECHANICAL AND ELECTRICAL ENGINE

230 Lower Bristol Road
B2 3DQ Bath, United Kingdom
T: +44 (0) 122 532 0600

BURO HAPPOLD

FACADE ENGINE

The Victoria, 150-182 The Quays
M60 3SP Manchester, United Kingdom
T: +44 (0) 161 886 2400

WSP

FIRE ENGINE

De Rotterdam 10
3812 AP Dordrecht, Netherlands
T: +31 (0) 40 247 2700

LEVEL ACOUSTICS

ACOUSTIC CONSULTANT

180 Strand
WC2R 3DA London, United Kingdom
T: +44 (0) 207 638 0000

CHARCOAL BLUE

THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:

+

26.720

SPOT HEIGHT

+

26.720

FINISHED FLOOR LEVEL

+

26.670

STRUCTURAL SLAB LEVEL

+

26.720

ARCHITECTURAL ABOVE

+

26.720

ARCHITECTURAL BELOW

+

26.720

STRUCTURAL ABOVE

+

26.720

STRUCTURAL BELOW

N 38903031

38903031

NORTH COORDINATE

+

26.720

EAST COORDINATE

+

26.720

LEVEL HEIGHT

+

26.720

GRID LINE

+

26.720

SECTION

+

26.720

ELEVATION

+

26.720

INTERNAL ELEVATION(S)

+

26.720

DETAIL NUMBER(S)

+

26.720

DRAWING REFERENCE

+

26.720

FLOOR GULLY

+

26.720

FLOORBOX

+

26.720

CABLE PASS (ELEVATION)

+

26.720

MANHOLE COVER

+

26.720

STROMING POINT

+

26.720

CABLE PASS (PLAN)

+

26.720

REFUGE SPOT / WHEELCHAIR LOCATION

+

26.720

TURNING CIRCLE / ACCESSIBLE TOILET (Ø 1500mm)

+

26.720

NOT IN CONTRACT (GREYED OUT)

P11

D2

31 Mar 2021

PLANNING UPDATE

P10

D2

05 Mar 2020

THEATRE FACADE FIRST STAGE TENDER

P9

S2

19 Nov 2018

ISSUED FOR INFORMATION

P8

S2

23 Mar 2018

ISSUED FOR PLANNING

P7

S3

16 Mar 2018

INTERIM DESIGN RELEASE

P6

S0

27 Dec 2017

WSP INTERIM GA SUBMISSION

REV

STAT

DATE

DESCRIPTION

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North

West

East

South

Y

Z

1

2

3

4

5

6

7

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9

10

11

12

1

2

3

4

5

6

7

8

9

10

11

12

KEY PLAN

DRAWN BY

Author

CHECKED BY

Checker

APPROVED BY

Approver

PROPOSED EAST ELEVATION

DRAWING NAME

P10

PHASE

REVISION

XXXX

1:200

A0

05/31/

PROJ. NR.

SCALE

FORMAT

DATE

MF-OMA-XX-XX-DR-A-18-0020

DRAWING NUMBER

DRAWINGS

38



FACTORY MANCHESTER

MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5GB Manchester, United Kingdom T: +44 (0) 161 234 5004	CLIE
OMA Weena-Zuid 158 3012 NC Rotterdam, Netherlands T: +31 (0) 10 2459200	ARCHITE
BURO HAPPOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	STRUCTURAL ENGINE
BDP 11 Ducie Street M1 2JB Manchester, United Kingdom T: +44 (0) 161 628 2200	MECHANICAL AND ELECTRICAL ENGINE
BURO HAPPOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	FACADE ENGINE
WSP The Victoria, 150-182 The Quays M60 3SP Manchester, United Kingdom T: +44 (0) 161 886 2400	FIRE ENGINE
LEVEL ACOUSTICS De Ronderden 10 3812 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WC2R 3DA London, United Kingdom T: +44 (0) 207 658 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:

• +26.720 SPOT HEIGHT

• +26.720 FINISHED FLOOR LEVEL

• +26.670 STRUCTURAL SLAB LEVEL

• +26.720 ARCHITECTURAL ABOVE

• +26.720 ARCHITECTURAL BELOW

• +26.720 STRUCTURAL ABOVE

• +26.720 STRUCTURAL BELOW

• N 388030331 NORTH COORDINATE

• E 383333274 EAST COORDINATE

• GF LEVEL HEIGHT

• E GRID LINE

DRAWING REFERENCES:

• CALLOUT

• SECTION

• ELEVATION

• INTERNAL ELEVATION(S)

• DETAIL NUMBER(S)

• DRAWING REFERENCE

ITEMS:

• FLOOR GULLY

• FLOORBOX

• CABLE PASS (ELEVATION)

• MANHOLE COVER

• STRONG POINT

• CABLE PASS (PLAN)

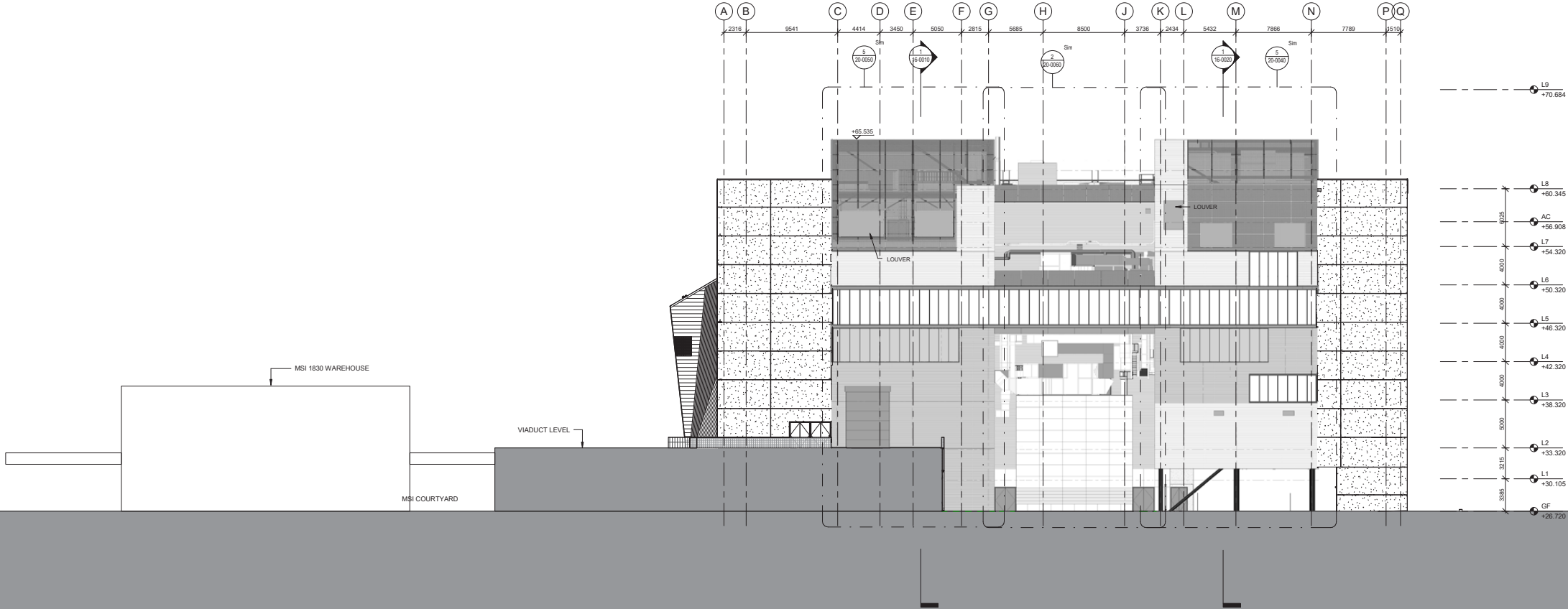
CLEARANCE ZONES:

• REFUGE SPOT / WHEELCHAIR LOCATION THEATRE

• TURNING CIRCLE / ACCESSIBLE TOILET (Ø 1500mm)

CONTRACTUAL:

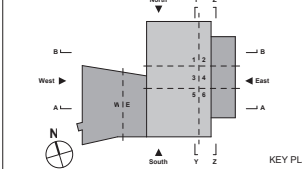
• NOT IN CONTRACT (GREYED OUT)



1 EAST ELEVATION
SCALE: 1 : 200

P11	D2	31 Mar 2021	PLANNING UPDATE
P10	D2	05 Mar 2020	THEATRE FACADE FIRST STAGE TENDER
P9	S2	19 Nov 2018	ISSUED FOR INFORMATION
P8	S2	23 Mar 2018	ISSUED FOR PLANNING
P7	S3	16 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	27 Dec 2017	WSP INTERIM GA SUBMISSION
REV	STAT	DATE	DESCRIPTION

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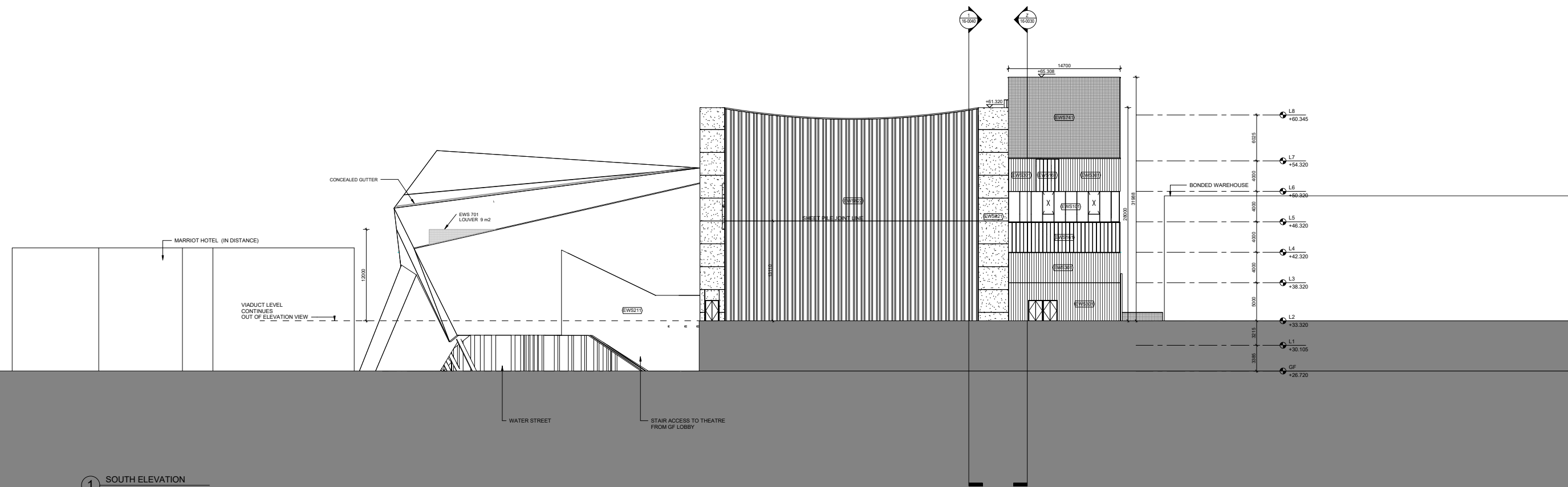
PROPOSED EAST ELEVATION

DRAWING NAME	P10
PHASE	REVISION
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PROJ. NR.	SCALE FORMAT DATE

MF-OMA-XX-XX-DR-A-18-0020

DRAWING NUMBER

Approved South Elevation - Planning Permission Ref. 119890/VO/2019



1 SOUTH ELEVATION
SCALE: 1:200



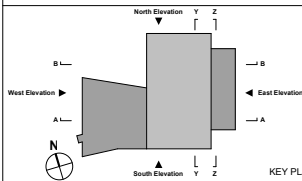
FACTORY MANCHESTER

MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5GB Manchester, United Kingdom T: +44 (0) 161 234 5004	CLIE
OMA Hoei Bouksheng 149 3032 AD Rotterdam, Netherlands T: +31 (0) 10 245620	ARCHITE
BURO HAPPOOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	STRUCTURAL ENGINE
BURO HAPPOOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	MECHANICAL AND ELECTRICAL ENGINE
BURO HAPPOOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	FACADE ENGINE
WSP The Victoria, 150-182 The Quays M60 3BP Manchester, United Kingdom T: +44 (0) 161 886 2400	FIRE ENGINE
LEVEL ACOUSTICS De Roncken 10 3812 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 17 Short Street SE1 8L London, United Kingdom T: +44 (0) 207 528 000	THEATRE CONSULTANT

N 398030031 E 353032226	NORTHING COORDINATE EASTING COORDINATE
+26.720	SPOT HEIGHT
GF	LEVEL
+26.720	LEVEL HEIGHT
FFL/SSL +26.720	LEVEL HEIGHT (FFL SAME AS SSL)
+26.720	FINISHED FLOOR LEVEL
+26.675	STRUCTURAL SLAB LEVEL
0	GRID LINE
1 11.101	CALLOUT DETAIL NUMBER DRAWING REFERENCE
1 11.101	ELEVATION DETAIL NUMBER DRAWING REFERENCE
1 11.101	SECTION DETAIL NUMBER DRAWING REFERENCE
3 Ref 1 30.011 1 Ref	INTERNAL ELEVATION DETAIL NUMBERS DRAWING REFERENCE
+26.720	SPOT HEIGHT ELEVATION
+26.720	ARCHITECTURAL ABOVE
+26.720	ARCHITECTURAL BELOW
+26.720	STRUCTURAL ABOVE
+26.720	STRUCTURAL BELOW
WAREHOUSE 201	ROOM TAG ROOM NAME ROOM NUMBER
FFL/SSL 26.720 26.720	ROOM TAG FLOOR FINISH FLOOR BASE
000A 000 000	DOOR TAG DOOR NUMBER DOOR TYPE FIRE RATING ACOUSTIC RATING
1/1 Framing Required Acoustic Rating Required	WALL TAG WALL TYPE FIRE RATING ACOUSTIC RATING
EW5522	WALL TAG EXTERNAL WALL TYPE
ST-02	MULTI CATEGORY TAG TYPE NUMBER
12 Risers 170 / 250	STAIR TAG NUMBER OF RISERS RISER HEIGHT TREAD DEPTH
M	FLOOR BOX
	NOT IN CONTRACT

P8	S2	23 Mar 2018	ISSUED FOR PLANNING
P7	S3	18 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	21 Dec 2017	WIP INTERIM GA SUBMISSION
P5	S2	29 Sept 2017	PLANNING APPLICATION
P4	S3	17 Aug 2017	FEEDBACK STAGE 3 SUBMISSION
REV	STAT	DATE	DESCRIPTION

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DRAWN BY	Author	CHECKED BY	Checker	APPROVED BY	Appr
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PROPOSED SOUTH ELEVATION

DRAWING NAME

PHASE

XXXX
PROJ. NR.

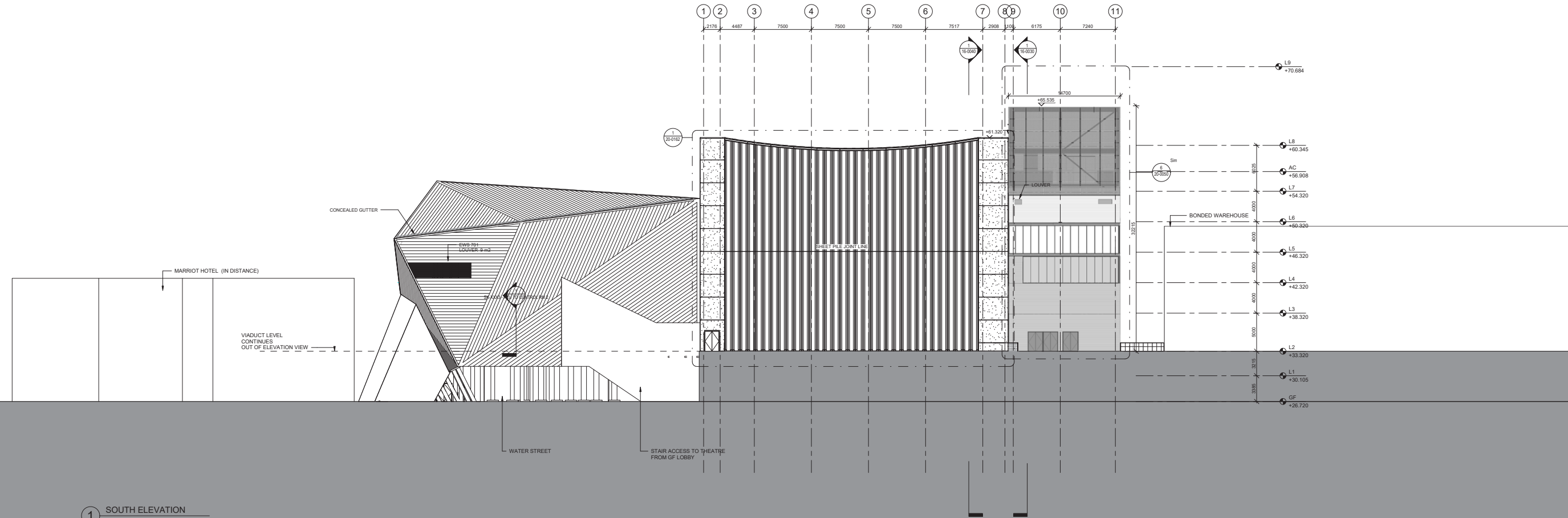
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SCALE

A0
FORMAT

05/31/
DATE

MF-OMA-XX-XX-DR-A-18-0030

DRAWING NUMBER



1 SOUTH ELEVATION
SCALE: 1 : 200



FACTORY MANCHESTER

MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5DB Manchester, United Kingdom T: +44 (0) 161 234 5004	CLIE
OMA Weena-Zuid 158 3012 NC Rotterdam, Netherlands T: +31 (0) 10 2435000	ARCHITE
BURO HAPPOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	STRUCTURAL ENGINE
BDP 11 Ducie Street M1 2JH Manchester, United Kingdom T: +44 (0) 161 828 2200	MECHANICAL & ELECTRICAL ENGINE
BURO HAPPOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	FACADE ENGINE
WSP The Victoria, 150-182 The Quay M60 3SP Manchester, United Kingdom T: +44 (0) 161 886 2400	FIRE ENGINE
LEVEL ACOUSTICS De Roncken 10 5612 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WCR3R 3DA London, United Kingdom T: +44 (0) 207 603 5000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:

SPOT HEIGHT	FINISHED FLOOR LEVEL	STRUCTURAL SLAB LEVEL	ARCHITECTURAL ABOVE	ARCHITECTURAL BELOW	STRUCTURAL ABOVE	STRUCTURAL BELOW
+26.720	+26.720	+26.670	+26.720	+26.720	+26.720	+26.720

DRAWING REFERENCES:

SECTION	ELEVATION	INTERNAL ELEVATION(S)	DETAIL NUMBER(S)	DRAWING REFERENCE
1	2	3	4	5

ITEMS:

FLOOR GULLY	FLOORBOX	CABLE PASS (ELEVATION)	MANHOLE COVER	STRONG POINT	CABLE PASS (PLAN)
6	7	8	9	10	11

CLEARANCE ZONES:

REFUGE SPOT / WHEELCHAIR LOCATION	TURNING CIRCLE / ACCESSIBLE TOLERANCE
12	13

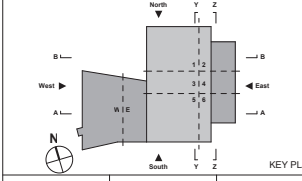
CONTRACTUAL:

NOT IN CONTRACT (GREYED OUT)

P11	D2	31 Mar 2021	PLANNING UPDATE
P10	D2	08 Mar 2020	THEATRE FACADE FIRST STAGE TENDER
P9	S2	19 Nov 2018	ISSUED FOR INFORMATION
P8	S2	23 Mar 2018	ISSUED FOR PLANNING
P7	S3	18 Mar 2017	INTERIM DESIGN RELEASE
P6	S0	11 Dec 2017	WIP INTERIM GA SUBMISSION
REV	STAT	DATE	DESCRIPTION

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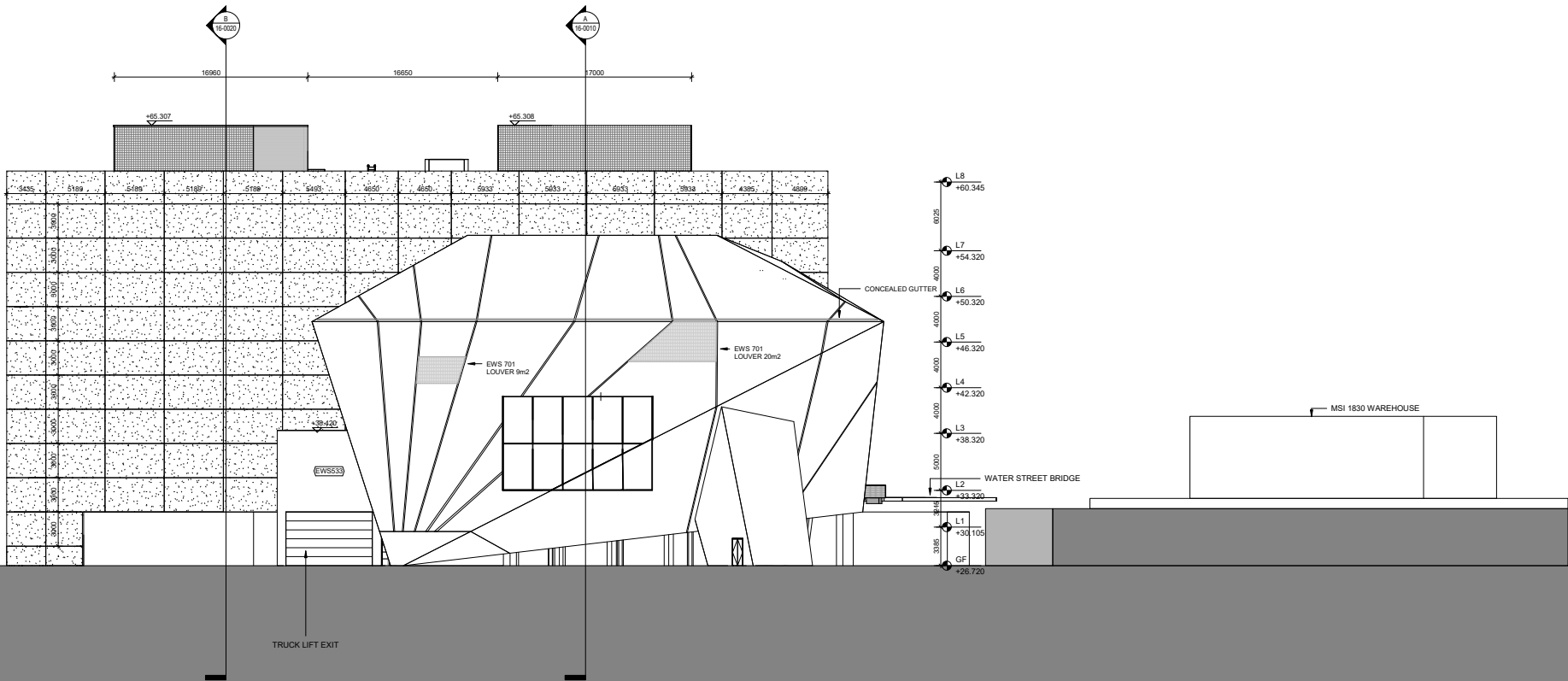
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PROPOSED SOUTH ELEVATION

DRAWING NAME	P10
PHASE	REVISION
XXXX	1:200
PROJ. NR.	SCALE
	FORMAT
	DATE

Approved West Elevation - Planning Permission Ref. 119890/VO/2019



1 WEST ELEVATION
SCALE: 1:200



FACTORY MANCHESTER

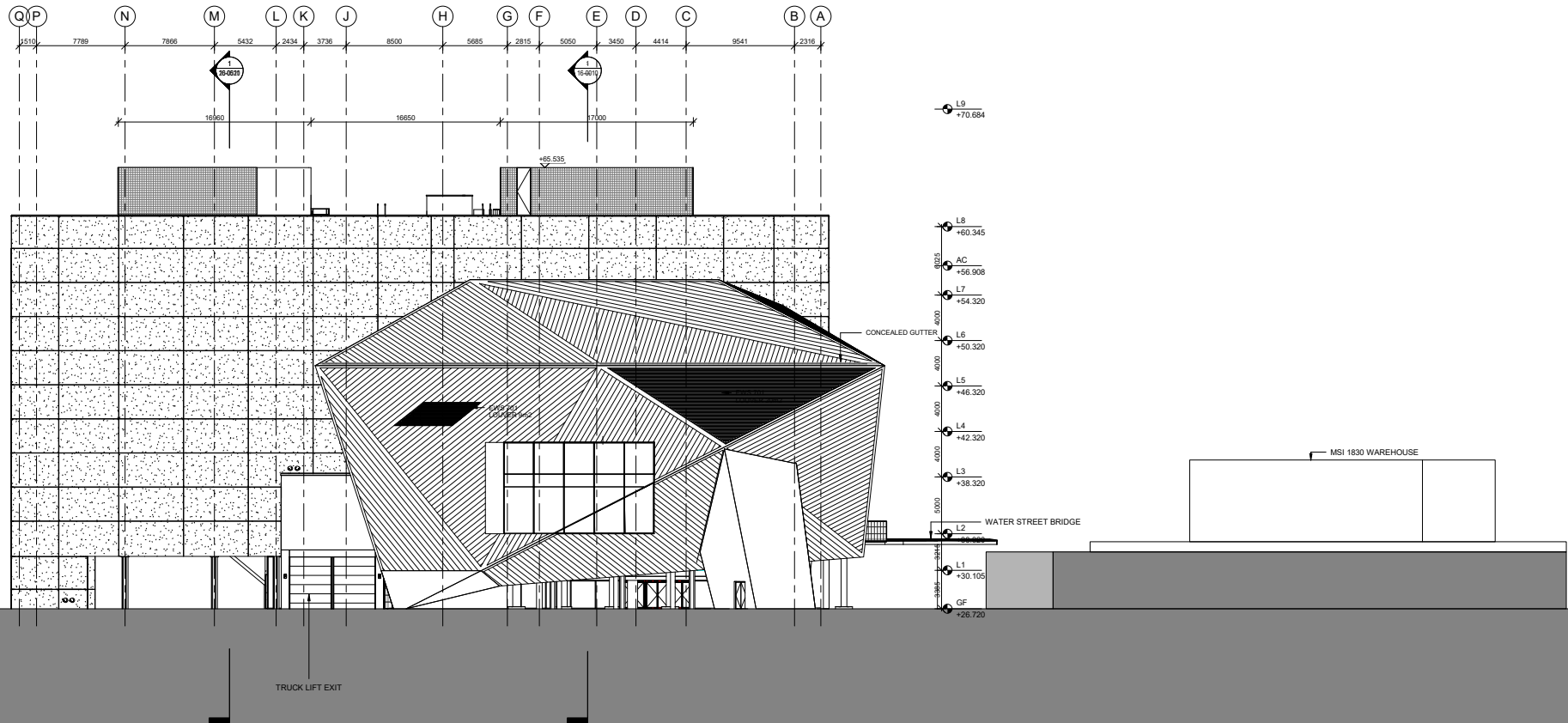
MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5GB Manchester, United Kingdom T: +44 (0) 161 234 5004	CLIE
OMA Hoei Boukweg 149 3032 AD Rotterdam, Netherlands T: +31 (0) 10 2455000	ARCHITE
BURO HAPPOOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	STRUCTURAL ENGINE
BURO HAPPOOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	MECHANICAL AND ELECTRICAL ENGINE
BURO HAPPOOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	FACADE ENGINE
WSP The Victoria, 150-182 The Quays M60 3BP Manchester, United Kingdom T: +44 (0) 161 886 2400	FIRE ENGINE
LEVEL ACOUSTICS De Roncken 10 3812 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 17 Street Street SE1 8L London, United Kingdom T: +44 (0) 207 528 000	THEATRE CONSULTANT

N 398030031 E 353032226	NORTHING COORDINATE EASTING COORDINATE
+26.720	SPOT HEIGHT
GF	LEVEL
+26.720	LEVEL HEIGHT
FFL/SSL +26.720	LEVEL HEIGHT (FFL SAME AS SSL)
+26.720	FINISHED FLOOR LEVEL
+26.670	STRUCTURAL SLAB LEVEL
0	GRID LINE
1 11.101	CALLOUT DETAIL NUMBER DRAWING REFERENCE
1 11.101	ELEVATION DETAIL NUMBER DRAWING REFERENCE
1 11.101	SECTION DETAIL NUMBER DRAWING REFERENCE
1 Ref 3 Ref 1 Ref	INTERNAL ELEVATION DETAIL NUMBERS DRAWING REFERENCE
+26.720	SPOT HEIGHT ELEVATION ARCHITECTURAL ABOVE ARCHITECTURAL BELOW
+26.720	STRUCTURAL ABOVE STRUCTURAL BELOW
WAREHOUSE 201	ROOM TAG ROOM NAME ROOM NUMBER
FFL/SSL 26.720 26.720	ROOM TAG FLOOR FINISH FLOOR BASE CEILING FINISH CEILING BASE
00A 000 000	DOOR TAG DOOR NUMBER DOOR TYPE FIRE RATING ACOUSTIC RATING
1.1 FireRatingRequired AcousticRatingRequired	WALL TAG WALL TYPE FIRE RATING ACOUSTIC RATING
EW5522	WALL TAG EXTERNAL WALL TYPE
ST-02	MULTI CATEGORY TAG TYPE NUMBER
12 Risers 170 / 250	STAIR TAG NUMBER OF RISERS RISER HEIGHT TREAD DEPTH
M	FLOOR BOX
NOT IN CONTRACT	NOT IN CONTRACT

P8	S2	23 Mar 2018	ISSUED FOR PLANNING
P7	S1	18 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	21 Dec 2017	WIP INTERIM GA SUBMISSION
P5	S2	29 Sep 2017	PLANNING APPLICATION
P4	S1	17 Aug 2017	FEEDBACK STAGE 3 SUBMISSION
REV	STAT	DATE	DESCRIPTION
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DRAWN BY	Author	CHECKED BY	Checker
APPROVED BY	Appr		

PROPOSED WEST ELEVATION			
DRAWING NAME			
P8			
REVISION			
PHASE	1:200	A0	05/31/
XXXX	SCALE	FORMAT	DATE
PROJ. NR.			
MF-OMA-XX-XX-DR-A-18-0040			
DRAWING NUMBER			

1 WEST ELEVATION
SCALE: 1:200



FACTORY MANCHESTER

MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5UB Manchester, United Kingdom T: +44 (0) 161 234 5000	CLIENT
OMA Weena-Zuid 158 3012 MC Rotterdam, Netherlands T: +31 (0) 10 2438200	ARCHITECT
BURO HAPPOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	STRUCTURAL ENGINEER
BDP 11 Duke Street M1 2UB Manchester, United Kingdom T: +44 (0) 161 828 2200	MECHANICAL AND ELECTRICAL ENGINEER
BURO HAPPOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	FACADE ENGINEER
WSP The Victoria, 150-182 The Quays M03 5SP Manchester, United Kingdom T: +44 (0) 161 886 2400	FIRE ENGINEER
LEVEL ACOUSTICS De Ronck 10 5612 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WC2R 0JA London, United Kingdom T: +44 (0) 207 528 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:

SPOT HEIGHT: +26.720
FINISHED FLOOR LEVEL: +26.720
STRUCTURAL SLAB LEVEL: +26.670
ARCHITECTURAL ABOVE: +26.720
ARCHITECTURAL BELOW: +26.720
STRUCTURAL ABOVE: +26.720
STRUCTURAL BELOW: +26.720

NORTH COORDINATE: N 58603031
EAST COORDINATE: E 38363228

LEVEL: +26.720
ORD LINE: (S) ---

DRAWING REFERENCES:

CALLOUT: (C)
SECTION: (S)
ELEVATION: (E)
INTERNAL ELEVATION(S): (I)

DETAIL NUMBER(S): (D)
DRAWING REFERENCE: (R)

ITEMS:

FLOOR GULLY: (G)
FLOORBOX: (F)
CABLE PASS (ELEVATION): (C)
MANHOLE COVER: (M)
STRONG POINT: (S)
CABLE PASS (PLAN): (C)

CLEARANCE ZONES:

REFUGE SPOT / WHEELCHAIR LOCATION THEATRE: (R)
TURNING CIRCLE IN ACCESSIBLE TOILET (Ø 1800mm): (T)

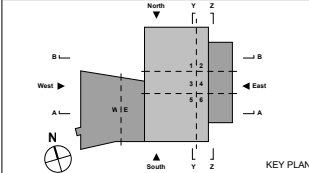
CONTRACTUAL:

NOT IN CONTRACT (GREYED OUT): (G)

P11	02	31 Mar 2021	PLANNING UPDATE
P10	01	18 Mar 2020	THEATRE FACADE FIRST STAGE TENDER
P9	S2	19 Nov 2018	ISSUED FOR INFORMATION
P8	S2	23 Mar 2018	ISSUED FOR PLANNING
P7	S3	18 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	21 Dec 2017	WIP-INTERIM GA SUBMISSION
REV	STAT	DATE	DESCRIPTION

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DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY: Approver

PROPOSED WEST ELEVATION

DRAWING NAME	P10
PHASE	REVISION
XXXX	1:200
PROJ. NR.	A0
SCALE	05/31/16
FORMAT	DATE

MF-OMA-XX-XX-DR-A-18-0040

DRAWING NUMBER

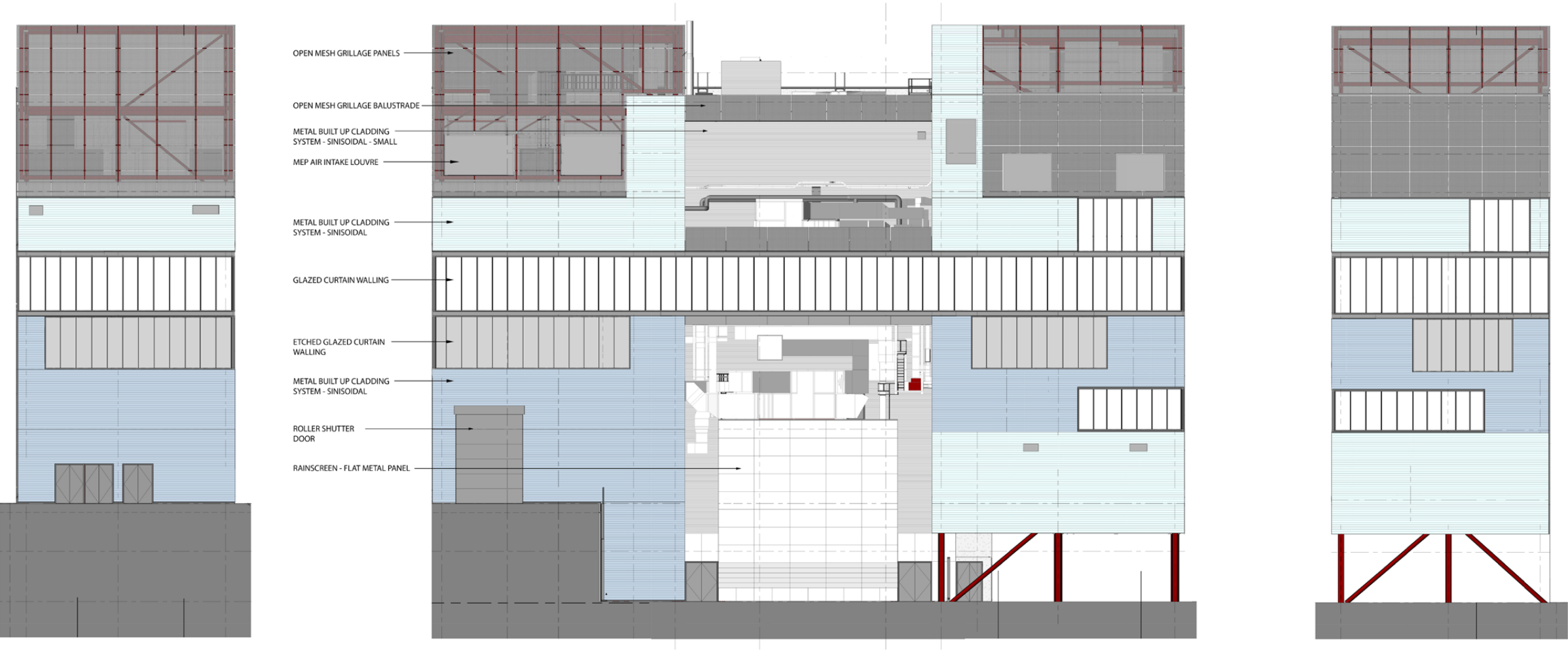
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P01	Glazing setting out updated	SJ	LTA	11/03/2021
Rev.	Description	Drawn	Checked	Date

Amendment

Suitability

Project
Manchester City Council
The Factory
Manchester

Drawing
Towers GA Elevation

Drawing No.	Project ID	Originator	Zone	Level	Type	Role	Number
MF	- RYD - WH - XX - DR - A						36-0001

Ryder Project No.	Status	Scale at A1	Revision
10264-00	S2		P01

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Key Legend

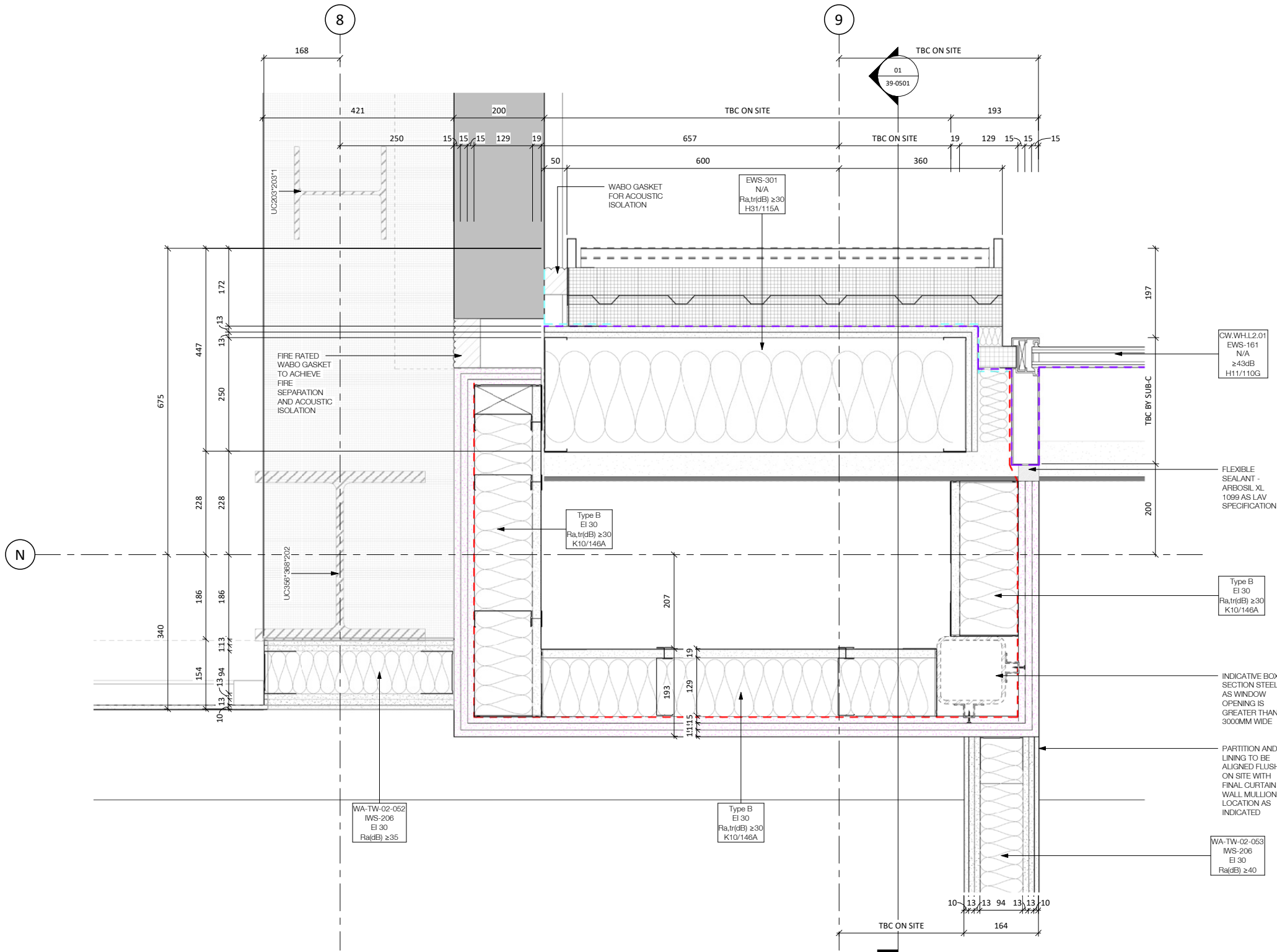
EWS-XXX	EWS-xxxx = System Reference
FR-XXX	xxxx = Fire Performance Requirement
Ra,tr(dB) ≥XX	xxxx = Acoustic Performance Requirement
NBS-XX	NBS = Specification Reference

For internal lining types A and B refer to Ryder drawing MF-
RYD-WH-XX-DR-A-89-0100-D2-P01-Tower Internal Lining
Types;

Type A = NBS K10/145A

Type B = NBS K10/146A minus the outer Rockwool
Duoslab insulation

DRS-XXX	Door Number Reference
---	Airseal Line (NBS P10/310A)
---	Vapour Control Layer (NBS P10/310A)
---	EPDM
---	Breather Membrane (NBS H92/785)
---	Insulated DPC
---	Waterproofing to Ground Bearing Slabs and Interfaces as OMA Information
---	Inverted Roofing System (NBS J31/130A)



P01	First Issue	SLJ	AGR	08/03/2021
Rev.	Description	Drawn	Checked	Date

Amendment

Suitability
For Contractor Design

Project
Manchester City Council
The Factory
Manchester

Drawing
Towers Envelope External Plan Detail 19

Drawing No.	Project ID	Originator	Zone	Level	Type	Role	Number
MF	-	RYD	-	WH	-	L2	-
						DR	-
						A	40-0519

Ryder Project No.	Scale at A1	Status	Revision
10264-00	1 : 5	D3	P01

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Towers Envelope Plan Detail 19

1:5

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Key Legend

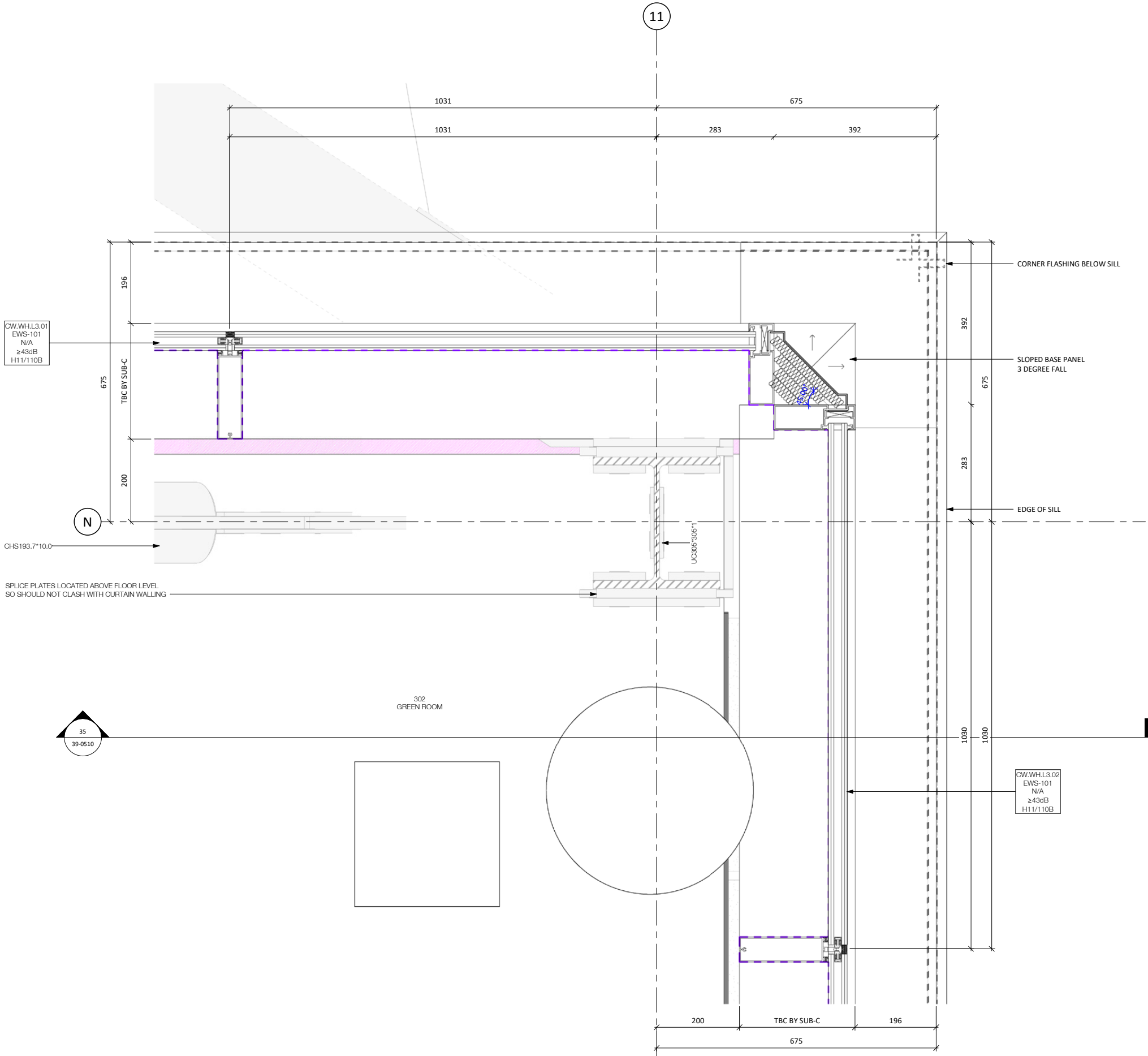
EWS-XXX	EWS-xxxx = System Reference
FRF-XXX	xxxx = Fire Performance Requirement
Ra,ti(dB) ≥XX	xxxx = Acoustic Performance Requirement
NBS-XX	NBS = Specification Reference

For internal lining types A and B refer to Ryder drawing MF-RYD-WH-XX-DR-A-89-0100-D2-P01-Tower Internal Lining Types;

Type A = NBS K10/145A

Type B = NBS K10/146A minus the outer Rockwool Duoslab insulation

DRS-XXX	Door Number Reference
-----	Air seal Line (NBS P10/310A)
-----	Vapour Control Layer (NBS P10/310A)
-----	EPDM
-----	Breather Membrane (NBS H92/785)
-----	Insulated DPC
-----	Waterproofing to Ground Bearing Slabs and Interfaces as OMA Information
-----	Inverted Roofing System (NBS J31/130A)



P01	First Issue		SJ	AGR	08/03/2021	
Rev.	Description	Drawn	Checked	Date		
Amendment						
Suitability						
For Contractor Design						
Project						
Manchester City Council						
The Factory						
Manchester						
Drawing						
Towers Envelope External Plan Detail 35						
Drawing No.						
Project ID	Originator	Zone	Level	Type	Role	Number
MF	- RYD -	WH -	L3 -	DR -	A	40-0535
Ryder Project No.	Scale at A1		Status	Revision		
10264-00	1 : 5		D3	P01		

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Key Legend

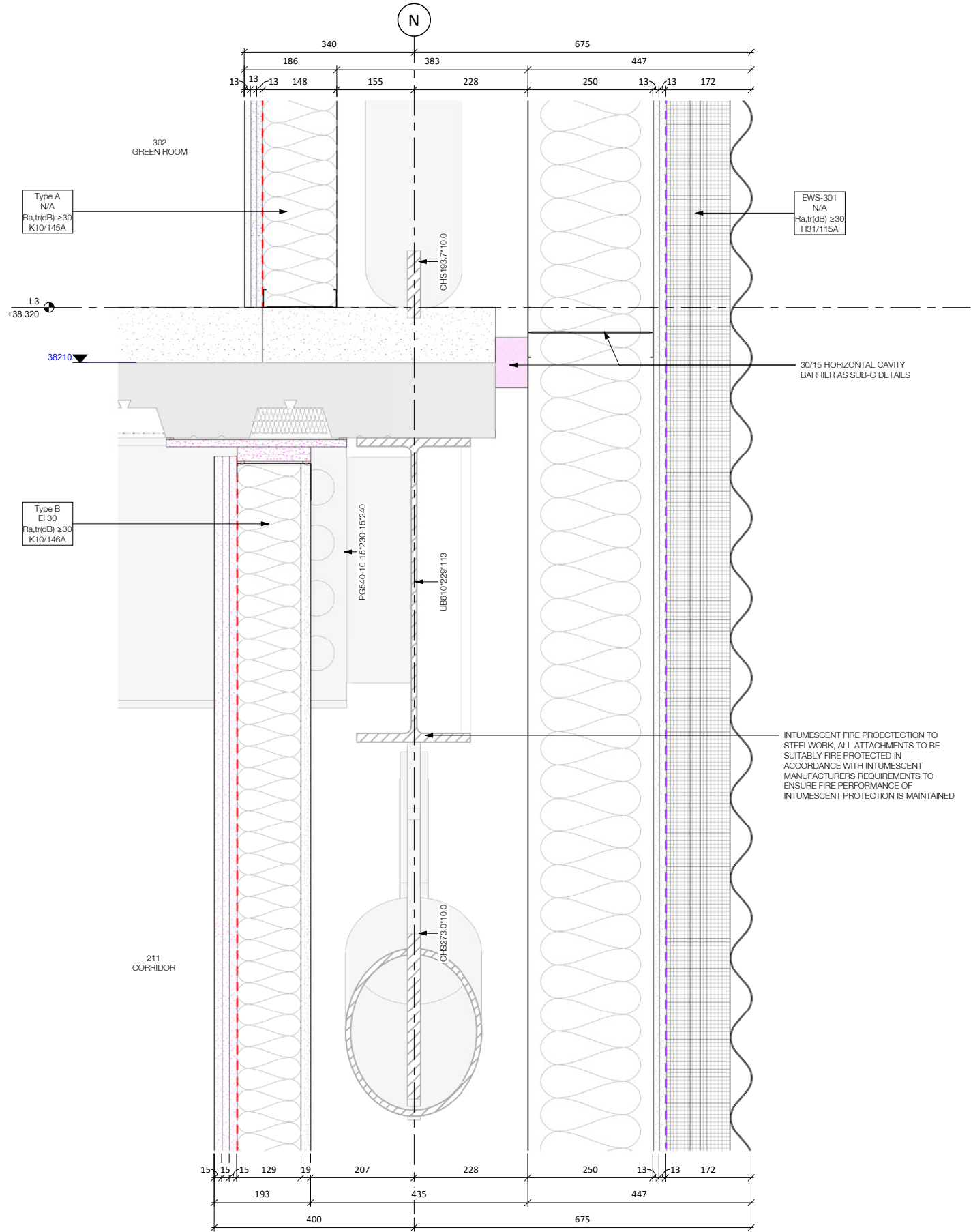
EWS-XXX	EWS-xxxx = System Reference
FR-XXX	xxxx = Fire Performance Requirement
Ra,tri(dB) ≥30	xxxx = Acoustic Performance Requirement
NBS-XX	NBS = Specification Reference

For internal lining types A and B refer to Ryder drawing MF-RYD-WH-XX-DR-A-89-0100-D2-P01-Tower Internal Lining Types;

Type A = NBS K10/145A

Type B = NBS K10/146A minus the outer Rockwool Duoslab insulation

DRS-XXX	Door Number Reference
-----	Airseal Line (NBS P10/310A)
-----	Vapour Control Layer (NBS P10/310A)
-----	EPDM
-----	Breather Membrane (NBS H92/785)
	Insulated DPC
-----	Waterproofing to Ground Bearing Slabs and Interfaces as OMA Information
-----	Inverted Roofing System (NBS J31/130A)



P01	First Issue	SJ	AGR	08/03/2021
Rev.	Description	Draw	Checked	Date

Amendment

Suitability
For Contractor Design

Project
Manchester City Council
The Factory
Manchester

Drawing
Towers Envelope External Section Detail 02

Drawing No.	Project ID	Originator	Zone	Level	Type	Role	Number
MF	-	RYD	WH	L3	-	DR	A

Ryder Project No.	Scale at A1	Status	Revision
10264-00	1 : 5	D3	P01

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Towers Envelope Section Detail 02

1:5

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Key Legend

EWS-XXX
FRR-XXX
Ra,tr(dB) ≥XX
NBS-XX

EWS-xxxx = System Reference
xxxx = Fire Performance Requirement
xxxx = Acoustic Performance Requirement
NBS = Specification Reference

For internal lining types A and B refer to Ryder drawing MF-RYD-WH-XX-DR-A-89-0100-D2-P01-Tower Internal Lining Types;

Type A = NBS K10/145A

Type B = NBS K10/146A minus the outer Rockwool Duoslab insulation

- DRS-XXX Door Number Reference
- Airseal Line (NBS P10/310A)
- Vapour Control Layer (NBS P10/310A)
- EPDM
- Breather Membrane (NBS H92/785)
- Insulated DPC
- Waterproofing to Ground Bearing Slabs and Interfaces as OMA Information
- Inverted Roofing System (NBS J31/130A)

P01	First Issue	SLI	AGR	08/03/2021
Rev.	Description	Drawn	Checked	Date

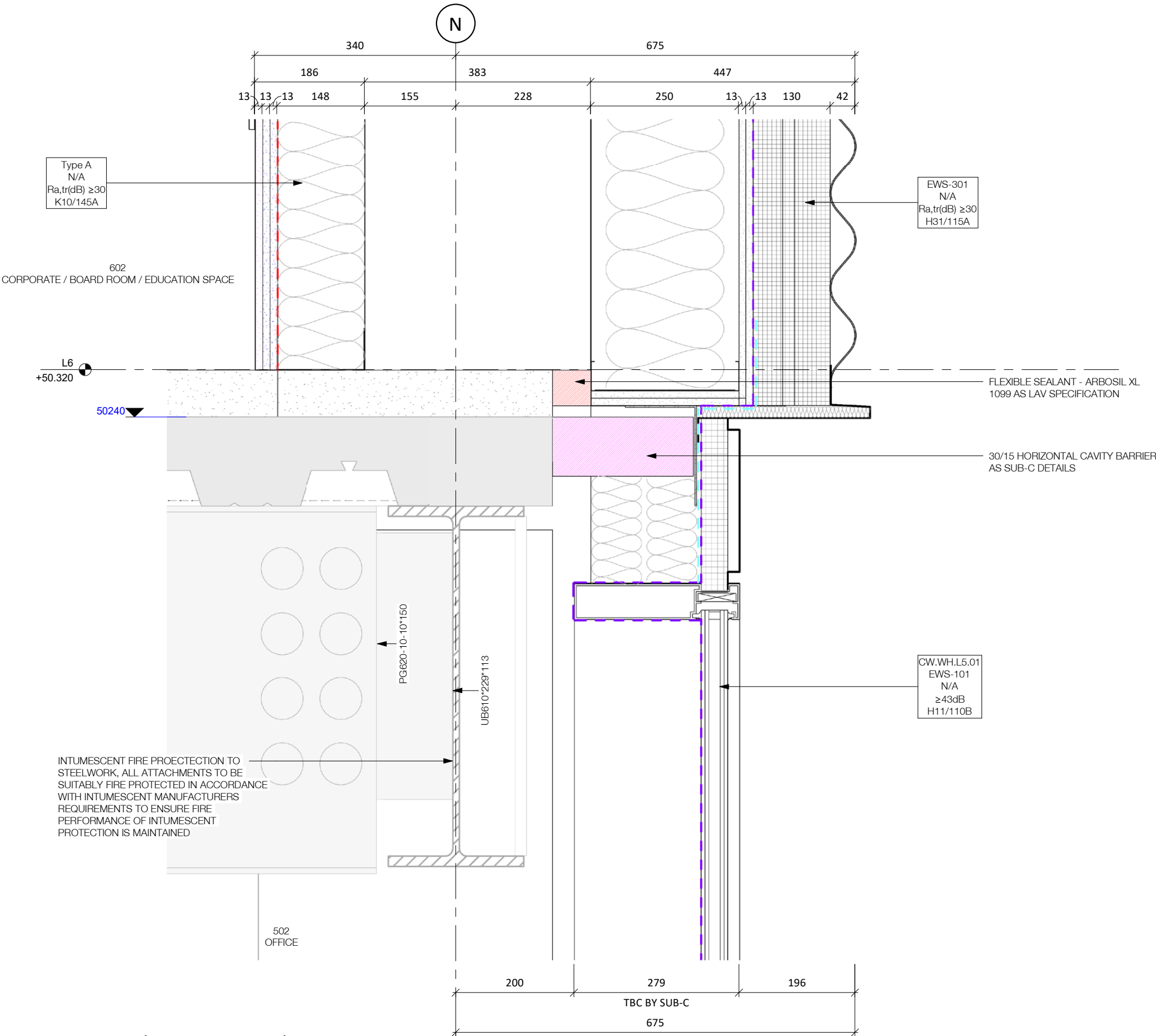
Amendment

Suitability
For Contractor Design

Project
Manchester City Council
The Factory
Manchester

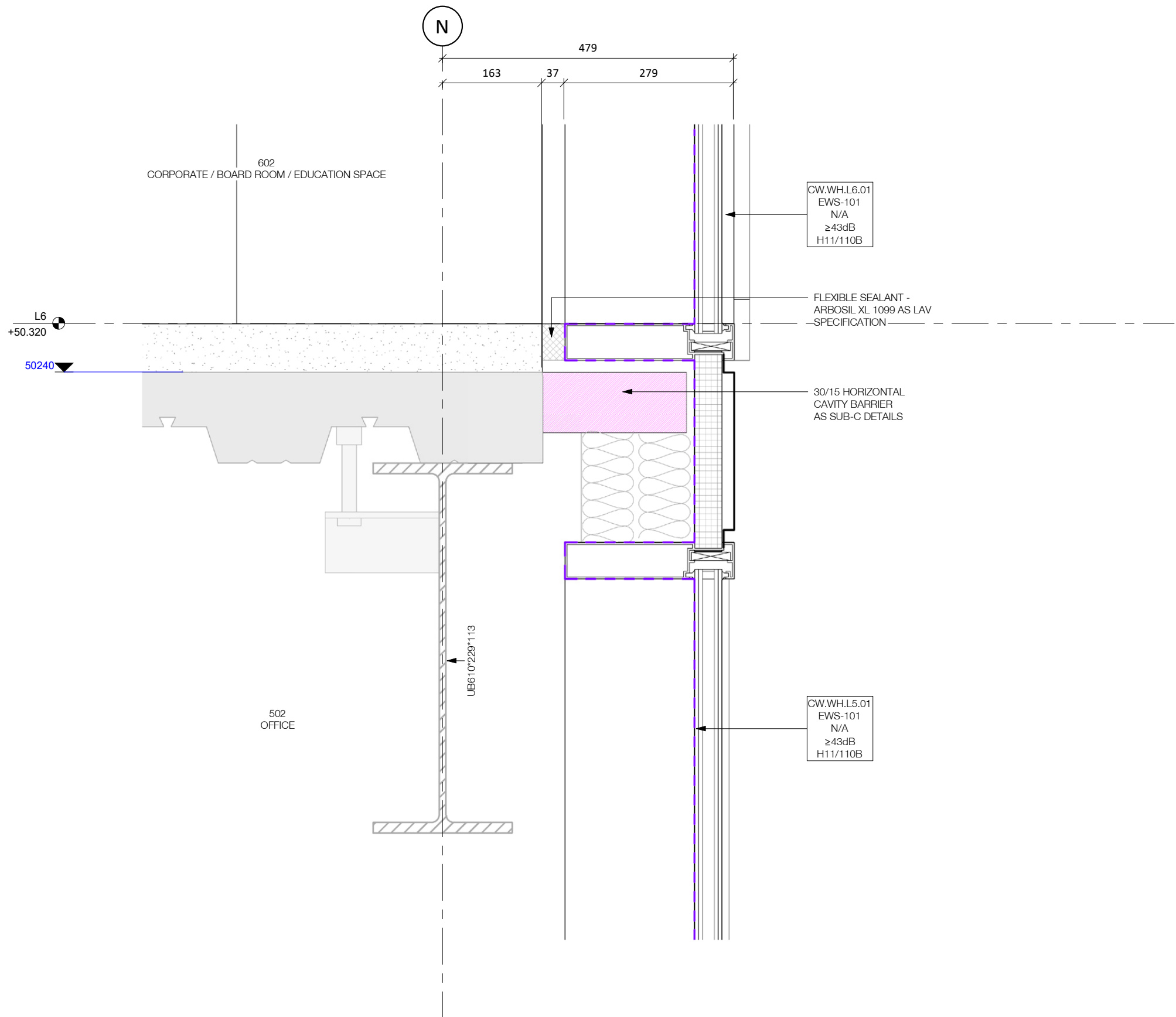
Drawing
Towers Envelope External Section Detail 04

Drawing No.	Originator	Zone	Level	Type	Role	Number
Project ID	- RYD	- WH	- L6	- DR	- A	41-0504
MF						
Ryder Project No.	Scale at A2	Status	Revision			
10264-00	1 : 5	D3	P01			



Towers Envelope Section Detail 04

1 : 5



Towers Envelope Section Detail 10

1 : 5

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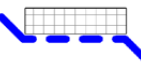
Key Legend

EWS-XXX	EWS-xxxx = System Reference
FRP-XXX	xxxx = Fire Performance Requirement
Ra,tr(dB) ≥XX	xxxx = Acoustic Performance Requirement
NBS-XX	NBS = Specification Reference

For internal lining types A and B refer to Ryder drawing MF-RYD-WH-XX-DR-A-89-0100-D2-P01-Tower Internal Lining Types;

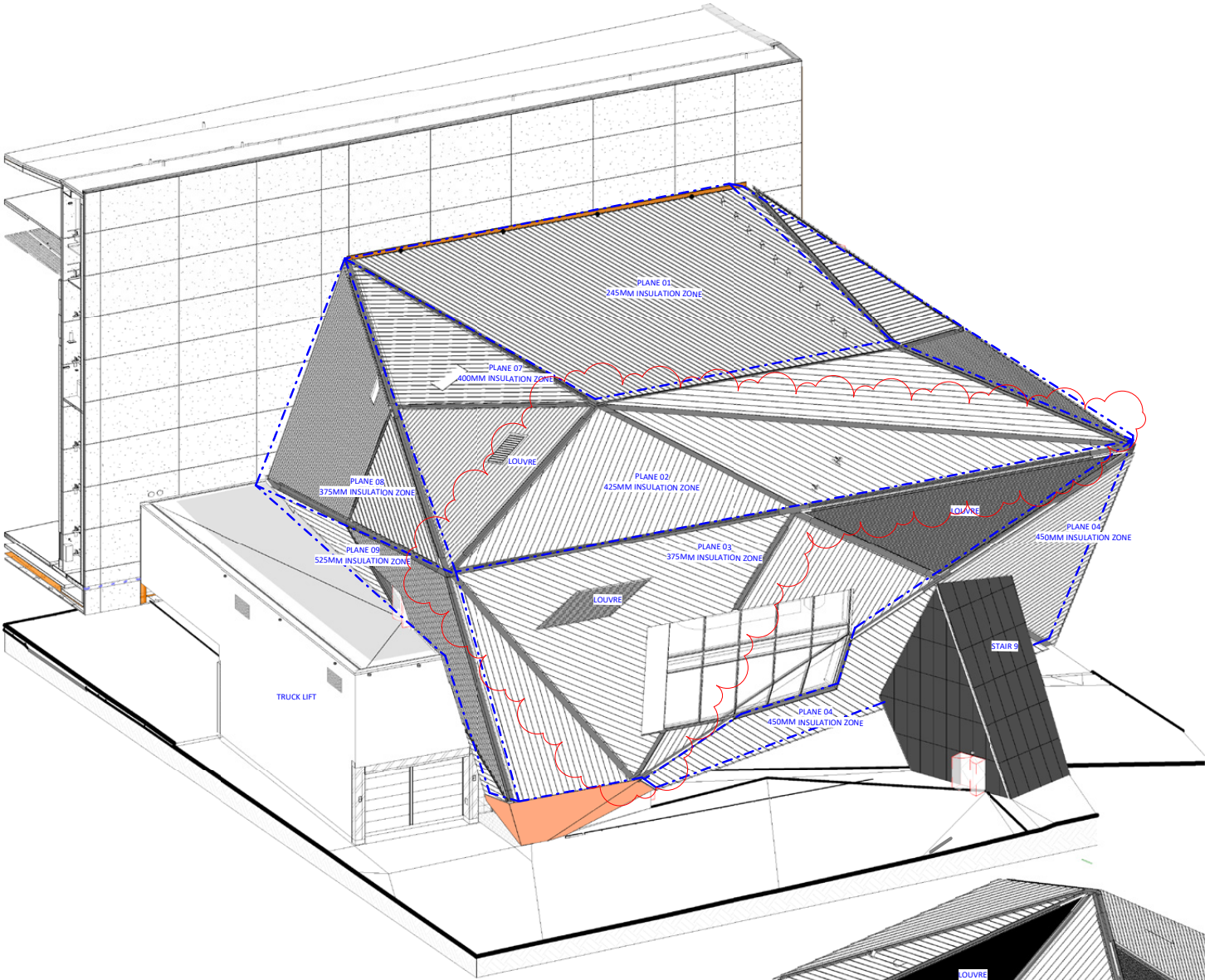
Type A = NBS K10/145A

Type B = NBS K10/146A minus the outer Rockwool Duoslab insulation

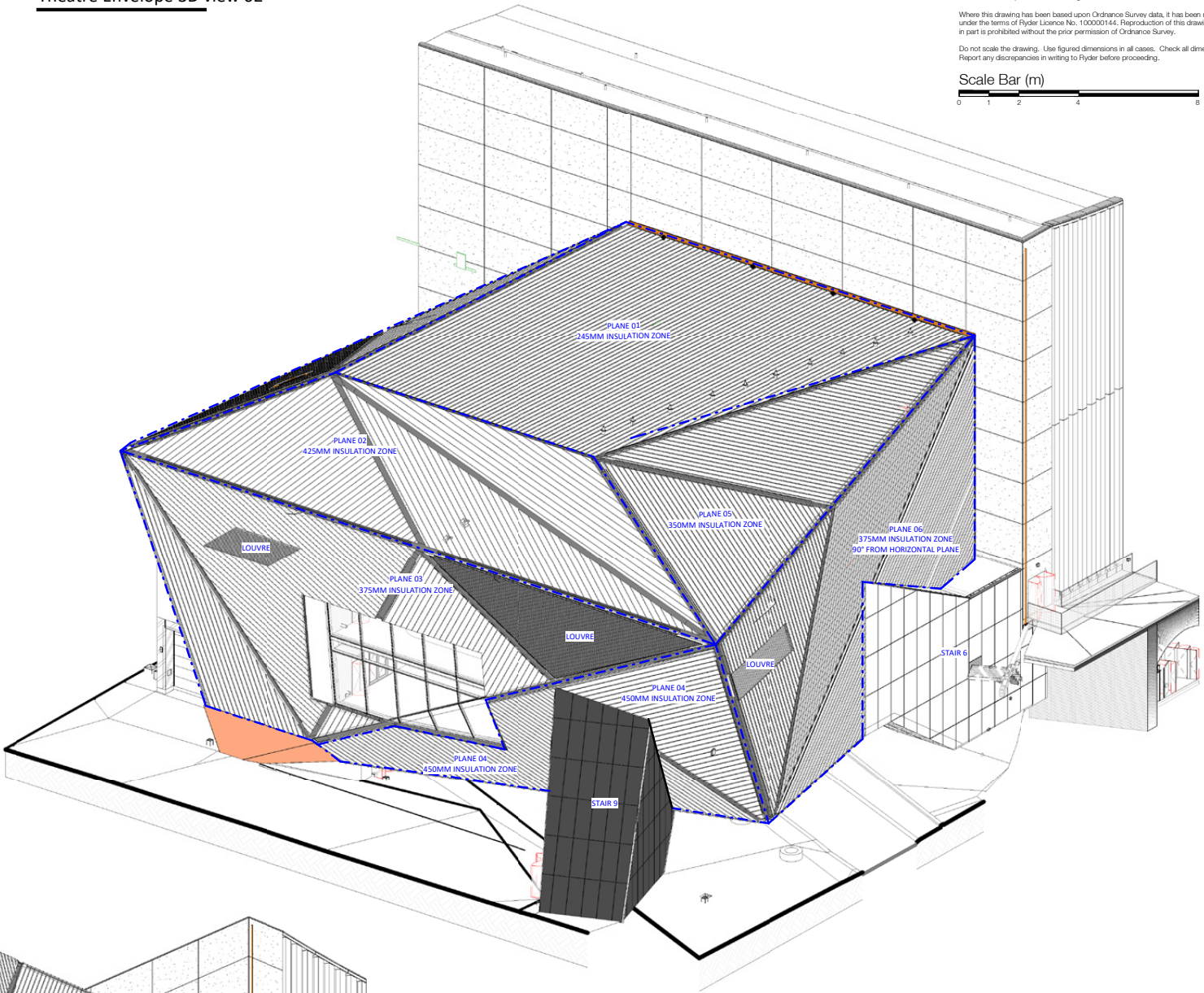
- | | |
|---------|-----------------------|
| DRS-XXX | Door Number Reference |
|---------|-----------------------|
- Airseal Line (NBS P10/310A)
- Vapour Control Layer (NBS P10/310A)
- EPDM
- Breather Membrane (NBS H92/785)
-  Insulated DPC
- Waterproofing to Ground Bearing Slabs and Interfaces as OMA Information
- Inverted Roofing System (NBS J31/130A)

P01	First Issue	SLJ	AGR	08/03/2021		
Rev.	Description	Drawn	Checked	Date		
Amendment						
Suitability						
For Contractor Design						
Project						
Manchester City Council						
The Factory						
Manchester						
Drawing						
Towers Envelope External Section Detail 10						
Drawing No.						
Project ID	Originator	Zone	Level	Type	Role	Number
MF	- RYD	- WH	- L6	- DR	- A	41-0510
Ryder Project No.		Scale at A2		Status	Revision	
10264-00		1 : 5		D3	P01	

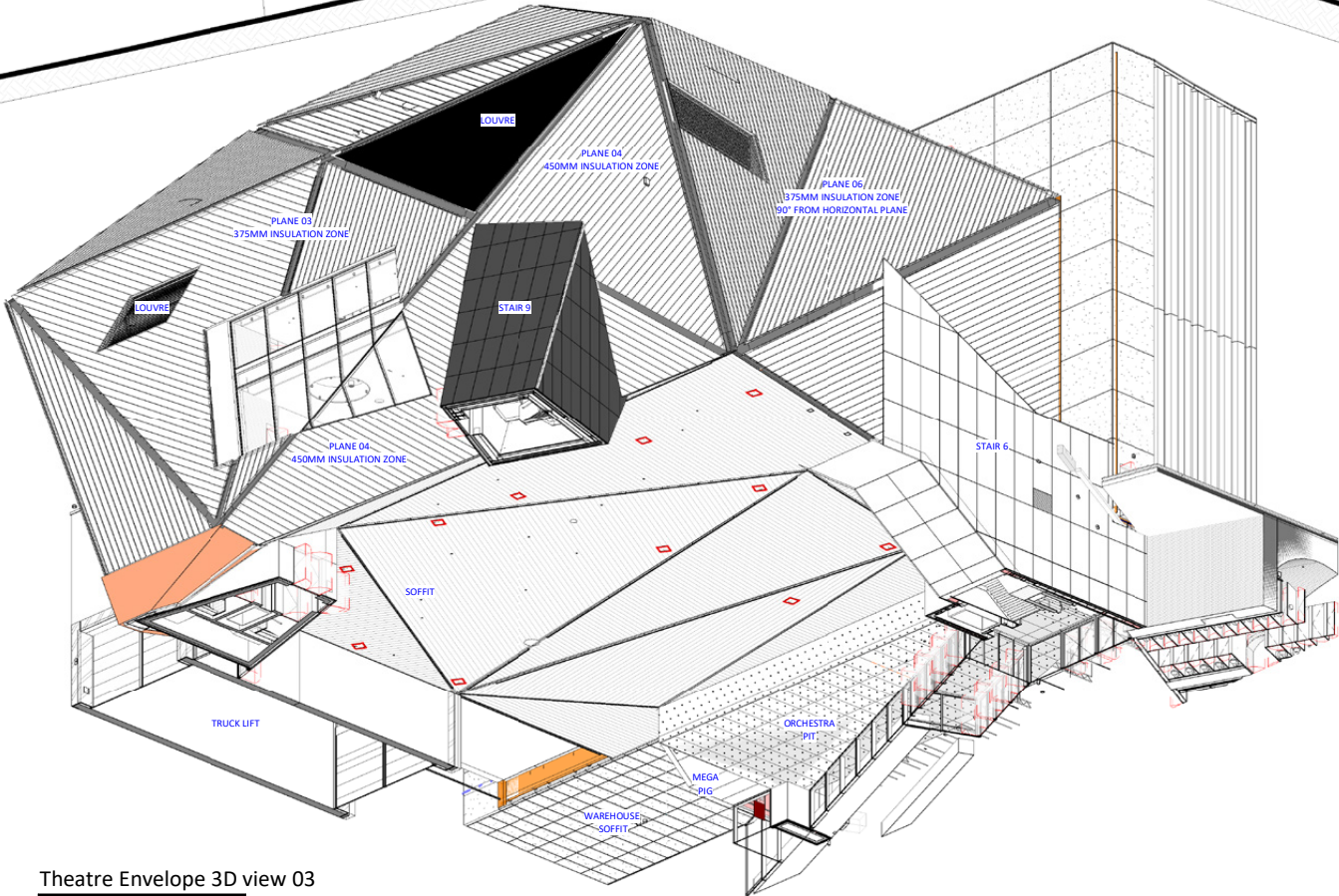
Theatre Envelope 3D view 01



Theatre Envelope 3D view 02



Theatre Envelope 3D view 03



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P03	Plane 02 standing seam directions updated.	SAY	LTA	11/03/2021
P02	Issued for Tender	SAY		11/01/2021
P01	Issued for Tender	GPIC	LTA	01/07/2020
Rev.	Description	Drawn	Checked	Date

Amendment

Suitability

Issued for Tender

Project

Manchester City Council

The Factory

Manchester

Drawing

Theatre Envelope 3D views

Drawing No.	Originator	Zone	Level	Type	Role	Number
Project ID	- RYD -	TH -	XX -	DR -	A	37-0230
MF						
Ryder Project No.	Scale at A1	Status	Revision			
10264-00		D2	P03			

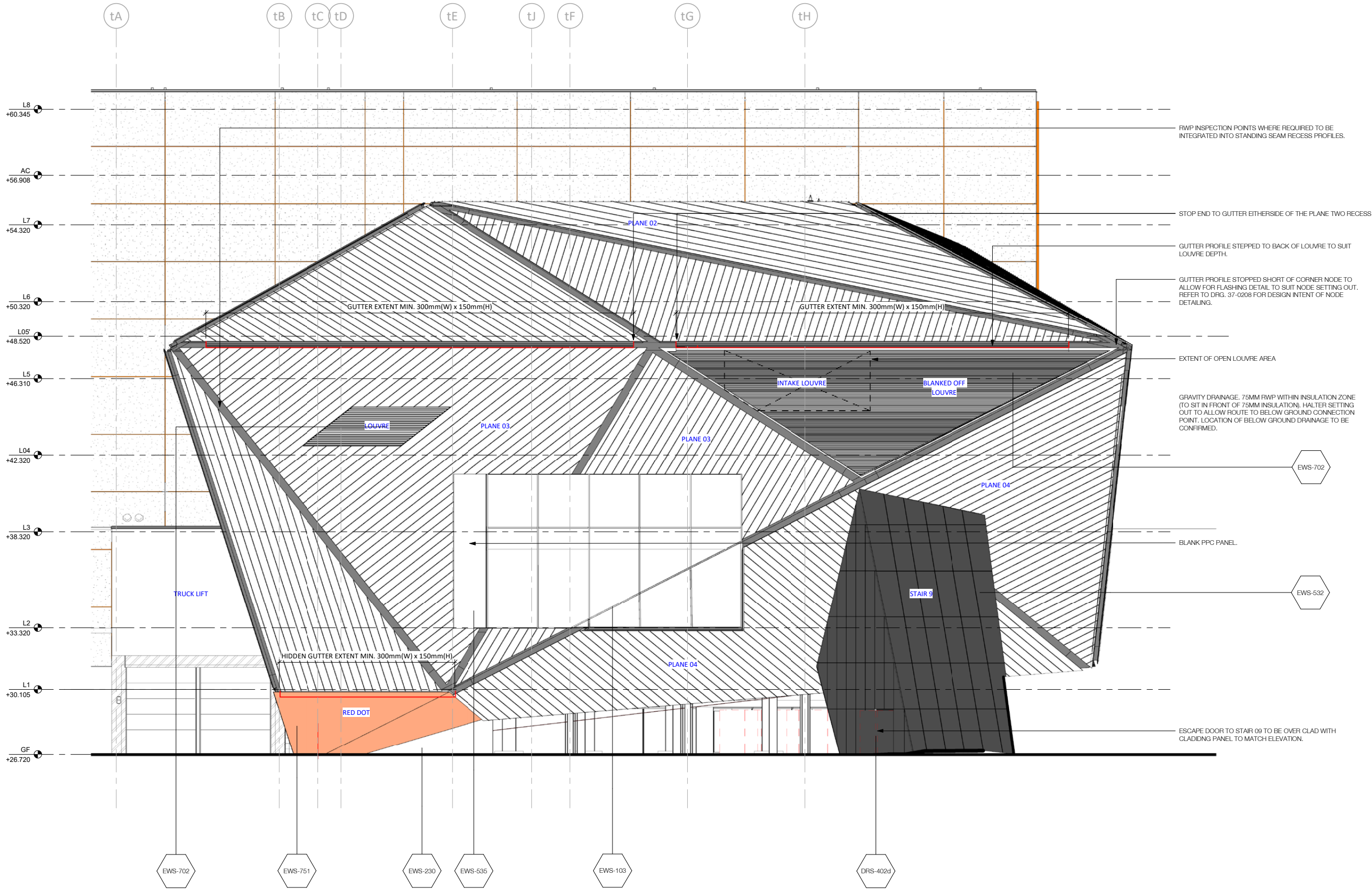
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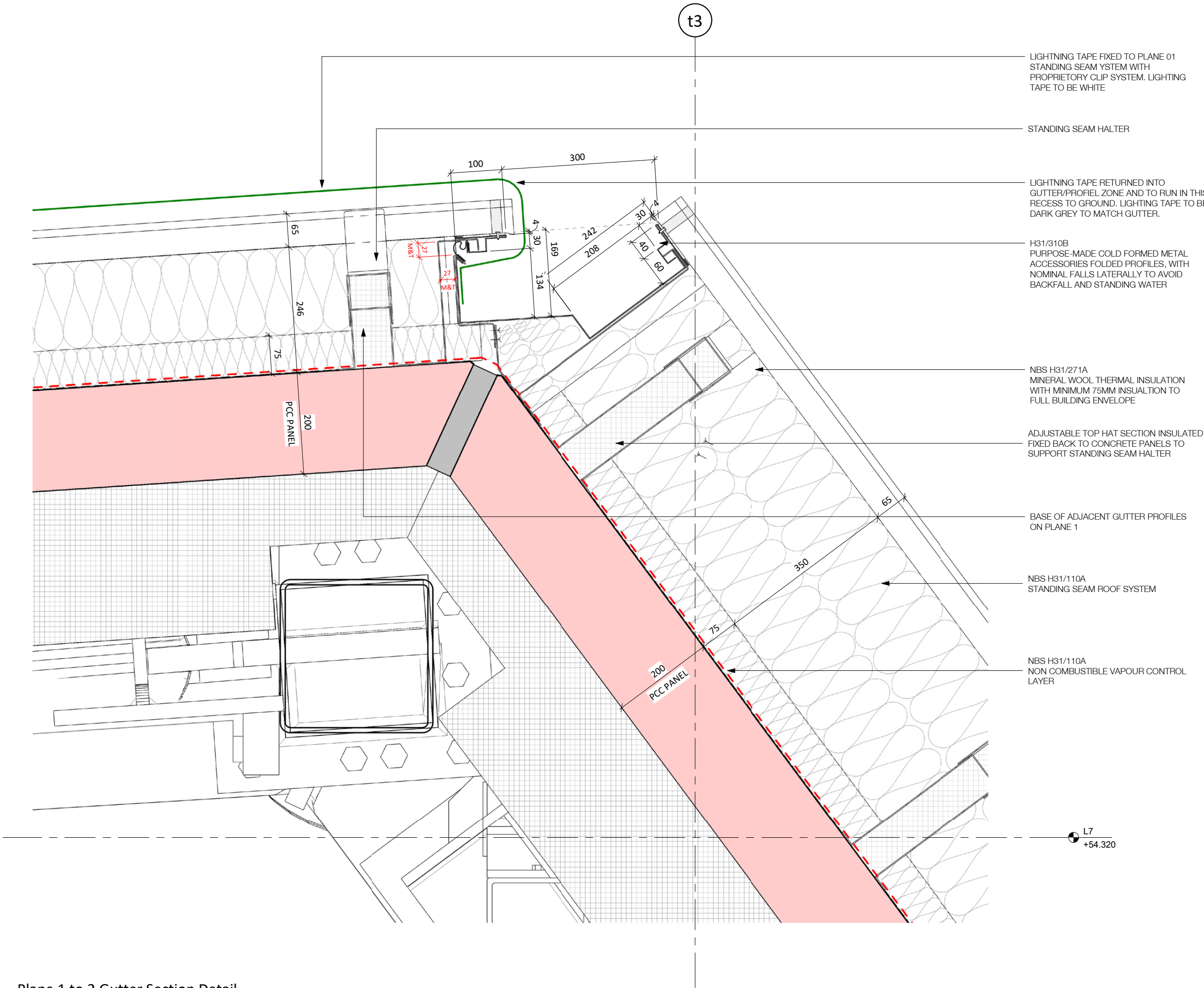
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PO2	Issued for Tender	SAY	SAY	11/01/2021		
PO1	Issued for Tender	GRIC	LTA	31/07/2020		
Rev.	Description	Drawn	Checked	Date		
Amendment						
Suitability						
Issued for Tender						
Project						
Manchester City Council						
The Factory						
Manchester						
Drawing						
Theatre GA West Elevation						
Drawing No.						
Project ID	Originator	Zone	Level	Type	Role	Number
MF	- RYD -	TH	XX	- DR -	A	36-0202
Ryder Project No.	Scale at A1		Status	Revision		
10264-00	1 : 100		D2	P02		



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Plan and Section Key

1 : 5

Non-Combustible Vapour Control Layer (at junctions between panels and plane to plane locations VCL to allow for movement and tolerance.

M&T

Refers to movement and tolerance as required within the BHFE report.

M&T

Refers to minimum gutter sizes (150mm deep x 300mm wide.

Note:

Acoustic performance requirements shown for areas of EWS with internal lining are the overall minimum through wall requirement that must be achieved.

Acoustic performance shown to orchestra pit EWS-631, 953 and 752 and to Stair 10 EWS-230 is for cladding element build-up requirements only.

Refer to MF-LAV-XX-XX-RP-YA-01-0012 and MF-LAV-XX-XX-RP-YA-01-015 for all acoustic requirements.

Indicates Pre Cast Concrete Panels to theatre envelope

P02	Issued for Tender	SAY	SAY	11/01/2021
P01	Issued for Tender	GRIC	LTA	31/07/2020
Rev.	Description	Drawn	Checked	Date

Amendment

Suitability

Issued for Tender

Project

Manchester City Council

The Factory

Manchester

Drawing

Roof Plane 1 to 2 Profile Section Detail

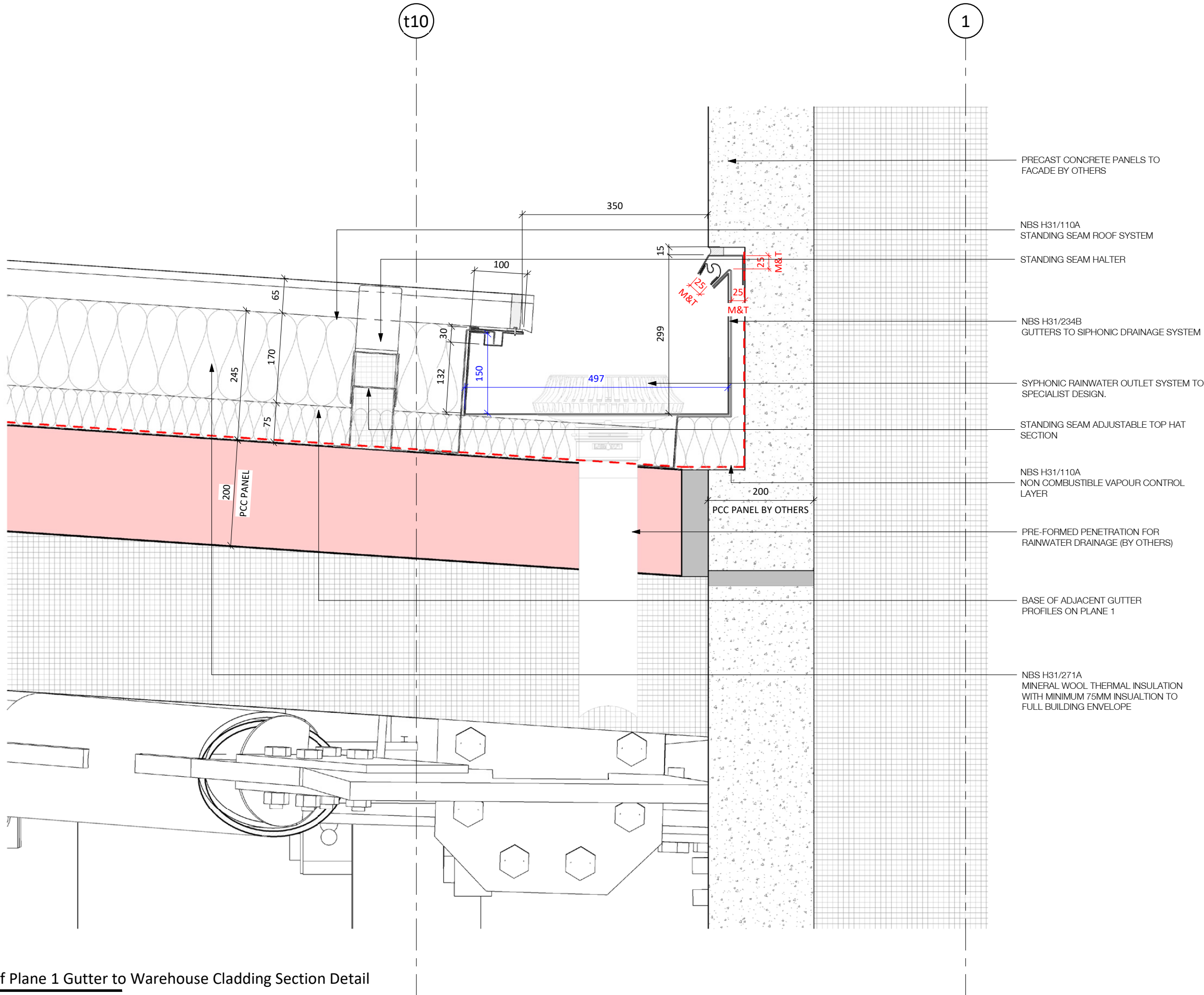
Drawing No.	Originator	Zone	Level	Type	Role	Number
Project ID	- RYD	- TH	- XX	- DR	- A	41-0203
MF						
Ryder Project No.	Scale at A2	Status	Revision			
10264-00	1 : 5	D2	P02			

Plane 1 to 2 Gutter Section Detail

1 : 5

Roof Plane 1 Gutter to Warehouse Cladding Section Detail

1:5



Plan and Section Key

1 : 5

Non-Combustible Vapour Control Layer (at junctions between panels and plane to plane locations VCL to allow for movement and tolerance.

M&T

Refers to movement and tolerance as required within the BHFE report.

M&T

Refers to minimum gutter sizes (150mm deep x 300mm wide.

Note:

Acoustic performance requirements shown for areas of EWS with internal lining are the overall minimum through wall requirement that must be achieved.

Acoustic performance shown to orchestra pit EWS-531, 953 and 752 and to Stair 10 EWS-230 is for cladding element build-up requirements only.

Refer to MF-LAV-XX-XX-RP-YA-01-0012 and MF-LAV-XX-XX-RP-YA-01-015 for all acoustic requirements.

Indicates Pre Cast Concrete Panels to theatre envelope

P02	Issued for Tender	SAY	SAY	11/01/2021
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Rev.	Description	Drawn	Checked	Date

Amendment

Suitability

Issued for Tender

Project

Manchester City Council

The Factory

Manchester

Drawing

Roof Plane 1 to Warehouse Gutter Section Detail

Drawing No.	Originator	Zone	Level	Type	Role	Number
Project ID	- RYD	- TH	- XX	- DR	- A	41-0204
MF						
Ryder Project No.	Scale at A2	Status	Revision			
10264-00	1 : 5	D2	P02			

OMA

Weena-Zuid 158
3012 NC Rotterdam

WP 3000/3010 (as noted)
WP 3020

Factory Manchester

PROGRAMME FOR ISSUE OF SAMPLES AND SPECIFICATIONS OF ALL MATERIALS TO BE USED ON ALL EXTERNAL ELEVATIONS OF THE DEVELOPMENT
In compliance with Condition 3a of the Approved Planning Permission, Application number: 119890/VO/2018

Rev 04: 31.03.21

DESCRIPTION					PROPOSED DATE	DATE	
LOCATION *refer to scoping drawings 20_0100 - 20_0104 inclusive	CODE *refer to scoping drawings 20_0100 - 20_0104 inclusive	Work Package	MATERIAL	SAMPLE / SPECIFICATION TYPE	SUBMISSION	REVIEWED	APPROVED
THEATRE	RFS 181	WP3010	STANDING SEAM METAL CLADDING OVER THERMAL INSULATION	FACADE SPECIFICATION AND DETAIL DRAWINGS			
				2m ³ MOCK UP TO INCLUDE JOINTING AND FIXING DETAILS AND DETAILS OF GUTTERS (WHERE APPLICABLE).			
THEATRE - BASE OF CLADDING ADJACENT TO STAIR 10	EWS 751	WP3010	FIBRE CEMENT CLADDING	FACADE SPECIFICATION AND DETAIL DRAWINGS			
				A4 SIZE MATERIAL SAMPLE			
THEATRE - STAIR 6 / STAIR 9 / STAIR 10 / CROCODILE WALLS / ORCHESTRA PIT	EWS 211 / 212 / 213 / 230 / 531 / 532 / 550 / 953	WP3010	METAL RAINSCREEN CLADDING	FACADE SPECIFICATION AND DETAIL DRAWINGS			
				A4 SIZE MATERIAL SAMPLE OF EACH PROFILE TYPE AND COLOUR			
THEATRE - FOYER GLAZING / LARGE FOYER WINDOW / TOWERS BRIDGE - OFFICE + GREEN ROOM	EWS 101 / 102 / 103 / 161	WP3000 / 3010	CAPPED STICK CURTAIN WALLING SYSTEM	FACADE SPECIFICATION AND DETAIL DRAWINGS			
				GLASS: A4 SAMPLE; 1M X 1M SAMPLES WITH PROPOSED GLASS BUILD UP FOR EACH FRAME / CAP TYPE; ALUMINIUM: A4 SAMPLE WITH RANGE SAMPLES			
THEATRE FAÇADE / TRUCKLIFT ENTRANCE REVEALS / NORTH + SOUTH TOWERS	EWS 533 / 701 / 702	WP3000 / 3010	LOUVRE	FACADE SPECIFICATION AND DETAIL DRAWINGS			

				A4 SIZE MATERIAL SAMPLE OF EACH PROFILE TYPE AND COLOUR TO INCLUDE JOINTING AND FIXING DETAILS			
THEATRE + "CROCODILE" SOFFIT	EWS 951	WP3010	SOFFIT PANEL SYSTEM	FACADE SPECIFICATION AND DETAIL DRAWINGS			
				A4 SIZE MATERIAL SAMPLE OF EACH PROFILE TYPE AND COLOUR 1 NO 1M X 1M SAMPLE OF FULL BUILD UP INCORPORATING JOINT AND EDGE DETAIL			
WAREHOUSE	EWS 821	WP2400	PRECAST CONCRETE CLADDING (FLAT PROFILE)	FACADE SPECIFICATION AND DETAIL DRAWINGS	30/05/2020	28/08/2019	graffi protection queried, specification emailed 28/819
				FULL SCALE PANEL VEIWD ON SITE	28/08/2019		
WAREHOUSE	EWS 822	WP2400	PRECAST CONCRETE CLADDING (SHEET PILE PROFILE)	FACADE SPECIFICATION AND DETAIL DRAWINGS	30/05/2020	28/08/2019	graffi protection queried, specification emailed 28/819
				FULL SCALE PANEL VEIWD ON SITE	28/08/2019		
TOWERS - NORTH + SOUTH	EWS 301 / 302 / 303 / 534 / 540 / 545 / 741 / 954	WP3000	BUILT-UP PROFILED METAL SHEET CLADDING SYSTEM	FACADE SPECIFICATION AND DETAIL DRAWINGS			
				STEEL: A4 SAMPLE OF EACH PROFILE TYPE AND COLOUR 1 NO 1M X 1M CORNER SAMPLE OF FULL BUILD UP WITH PERIMETER REVEALS / EDGE TRIM DETAILS			
FOYER ENTRANCE DOORS	DRS 221,222	WP3000	FRAMED ALUMINIUM GLAZED DOORS	DOOR SPECIFICATION AND DETAIL DRAWINGS			
				GLASS: 1M X 1M SAMPLES WITH PROPOSED GLASS BUILD UP RANGE SAMPLES DEFINING UPPER AND LOWER LIMITS ALUMINIUM: A4 SAMPLE			
TOWERS	DRS 715	WP5310	METAL ROLLER SHUTTER	DOOR SPECIFICATION AND DETAIL DRAWINGS			
				500MM X 500MM SAMPLE INCLUDING SHUTTER LATH AND EDGE TRIM.			
TRUCKLIFT	DRS 751	WP6850	METAL ROLLER SHUTTER	DOOR SPECIFICATION AND DETAIL DRAWINGS			
				A4 SIZE MATERIAL SAMPLE TO INCLUDE JOINTING AND FIXING DETAILS AND DETAILS OF DRIPS (WHERE APPLICABLE)			
				STRATEGY FOR QUALITY CONTROL MANAGEMENT	01/06/2019		
				MAINTENANCE AND CLEANING SPECIFICATION	01/06/2019		

[illegible]