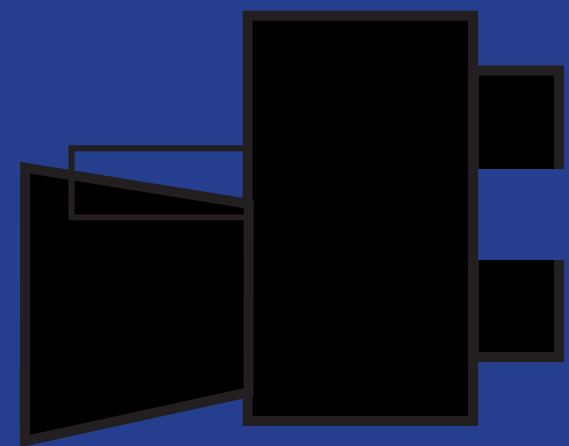




THE FACTORY

APRIL 2021

PLANNING DRAWINGS

OMA

current GA ground floor plan for reference



FACTORY MANCHESTER

MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5DB Manchester, United Kingdom T: +44 (0) 161 524 5024	CLIENT
OMA Weena-Zuid 158 3012 NC Rotterdam, Netherlands T: +31 (0) 10 2436000	ARCHITECT
BURO HAPPOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	STRUCTURAL ENGINEER
BDP 11 Ducie Street M1 2AB 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 M50 3SP Manchester, United Kingdom T: +44 (0) 161 886 3400	FIRE ENGINEER
LEVEL ACOUSTICS De Roncken 10 5612 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WC1R 3BA London, United Kingdom T: +44 (0) 207 928 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:

SPOT HEIGHT	NORTH COORDINATE
FINISHED FLOOR LEVEL	EAST COORDINATE
STRUCTURAL SLAB LEVEL	LEVEL
ARCHITECTURAL ABOVE	LEVEL HEIGHT
ARCHITECTURAL BELOW	GRID
STRUCTURAL ABOVE	GRID
STRUCTURAL BELOW	

DRAWING REFERENCES:

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

ITEMS:

FLOOR GULLY	MANHOLE COVER
FLOORBOX	STRONG POINT
CABLE PASS (ELEVATION)	CABLE PASS (PLAN)

CLEARANCE ZONES:

REFUSE SPOT	TURNING CIRCLE IN ACCESSIBLE TOILET
WHEELCHAIR LOCATION	(Ø 1500mm)
THEATRE	

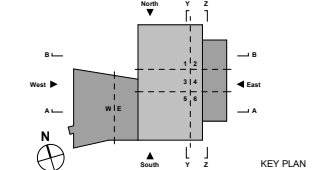
CONTRACTUAL:

NOT IN CONTRACT (SHEDD 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	16 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	21 Dec 2017	WVP INTERIM GA SUBMISSION
REV	STAT	DATE	DESCRIPTION

DO NOT 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 CARRIED OUT TO VERIFY POSITIONS AND LEVELS. RELOCATIONS WITH SITE VERIFICATION AND APPROVE. 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 READING 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.

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

PROPOSED GROUND FLOOR PLAN

DRAWING NAME: P10

PHASE: REVISION

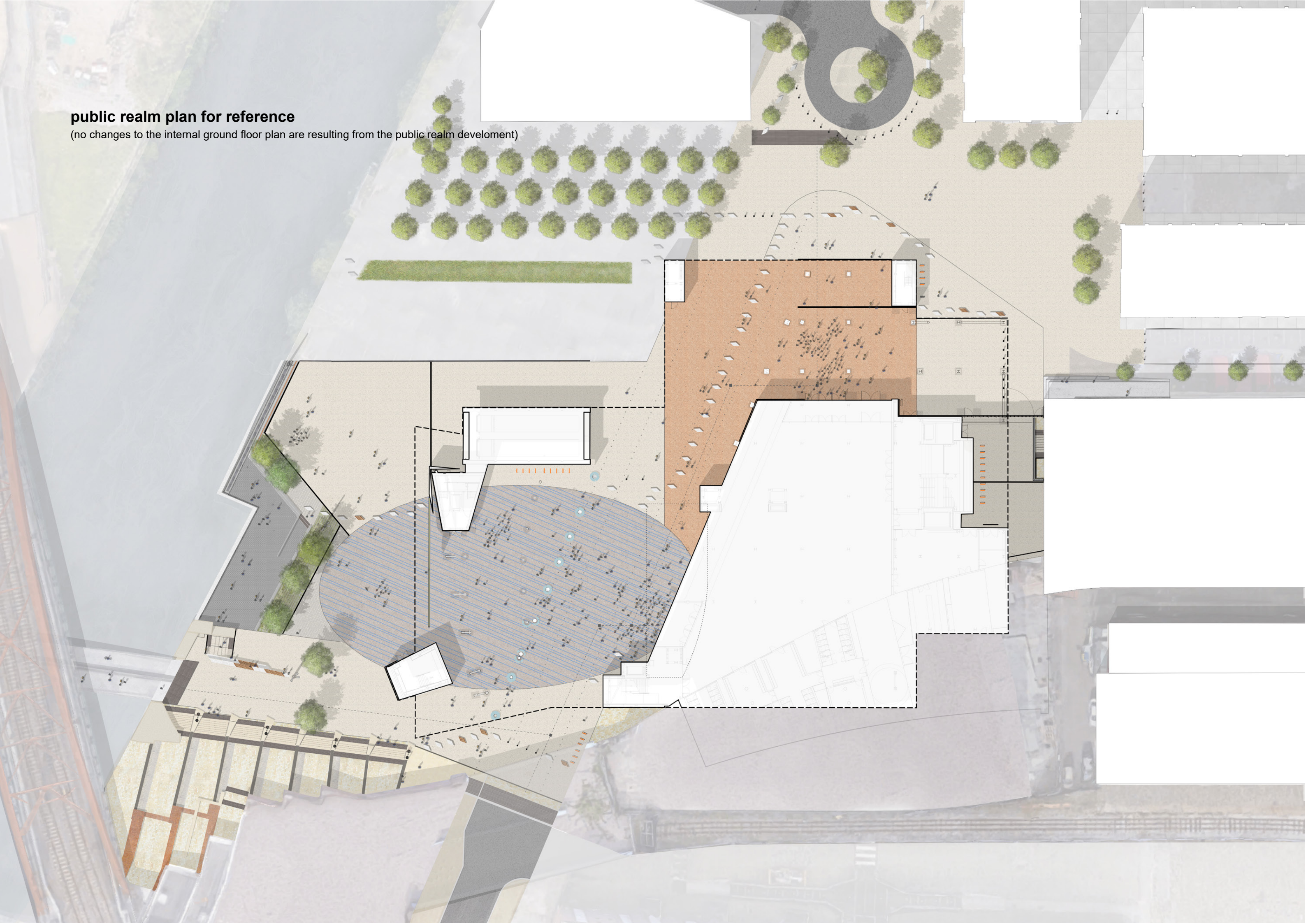
XXXX PROJ. NR. SCALE: 1:200 A0 DATE: 03/04/16

MF-OMA-XX-GF-DR-A-10-0100

DRAWING NUMBER

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 5DB Manchester, United Kingdom T: +44 (0) 161 234 5024	CLIENT
OMA Weena-Zuid 158 3012 NC Rotterdam, Netherlands T: +31 (0) 10 2438200	ARCHITECT
BURO HAPPOLD 230 Lower Bristol Road BAG 300 Bath, United Kingdom T: +44 (0) 122 532 0600	STRUCTURAL ENGINEER
BDP 11 Ducie Street M1 2JB Manchester, United Kingdom T: +44 (0) 161 828 2200	MECHANICAL AND ELECTRICAL ENGINEER
BURO HAPPOLD 230 Lower Bristol Road BAG 300 Bath, United Kingdom T: +44 (0) 122 532 0600	FACADE ENGINEER
WSP The Victoria, 150-182 The Quays M50 3SP Manchester, United Kingdom T: +44 (0) 161 886 3400	FIRE ENGINEER
LEVEL ACOUSTICS De Roncken 10 5612 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WC1R 3BA London, United Kingdom T: +44 (0) 207 928 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:

SPOT HEIGHT	NORTH COORDINATE
FINISHED FLOOR LEVEL	EAST COORDINATE
STRUCTURAL SLAB LEVEL	LEVEL
ARCHITECTURAL ABOVE	LEVEL HEIGHT
ARCHITECTURAL BELOW	GRID LINE
STRUCTURAL ABOVE	
STRUCTURAL BELOW	

DRAWING REFERENCES:

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

ITEMS:

FLOOR GULLY	MANHOLE COVER
FLOORBOX	STRONG POINT
CABLE PASS (ELEVATION)	CABLE PASS (PLAN)

CLEARANCE ZONES:

REFUSE SPOT	TURNING CIRCLE IN ACCESSIBLE TOILET (Ø 1500mm)
WHEELCHAIR LOCATION	
THEATRE	

CONTRACTUAL:

NOT IN CONTRACT (SHEDD 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	WVP INTERIM GA SUBMISSION
REV	STAT	DATE	DESCRIPTION

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KEY PLAN

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

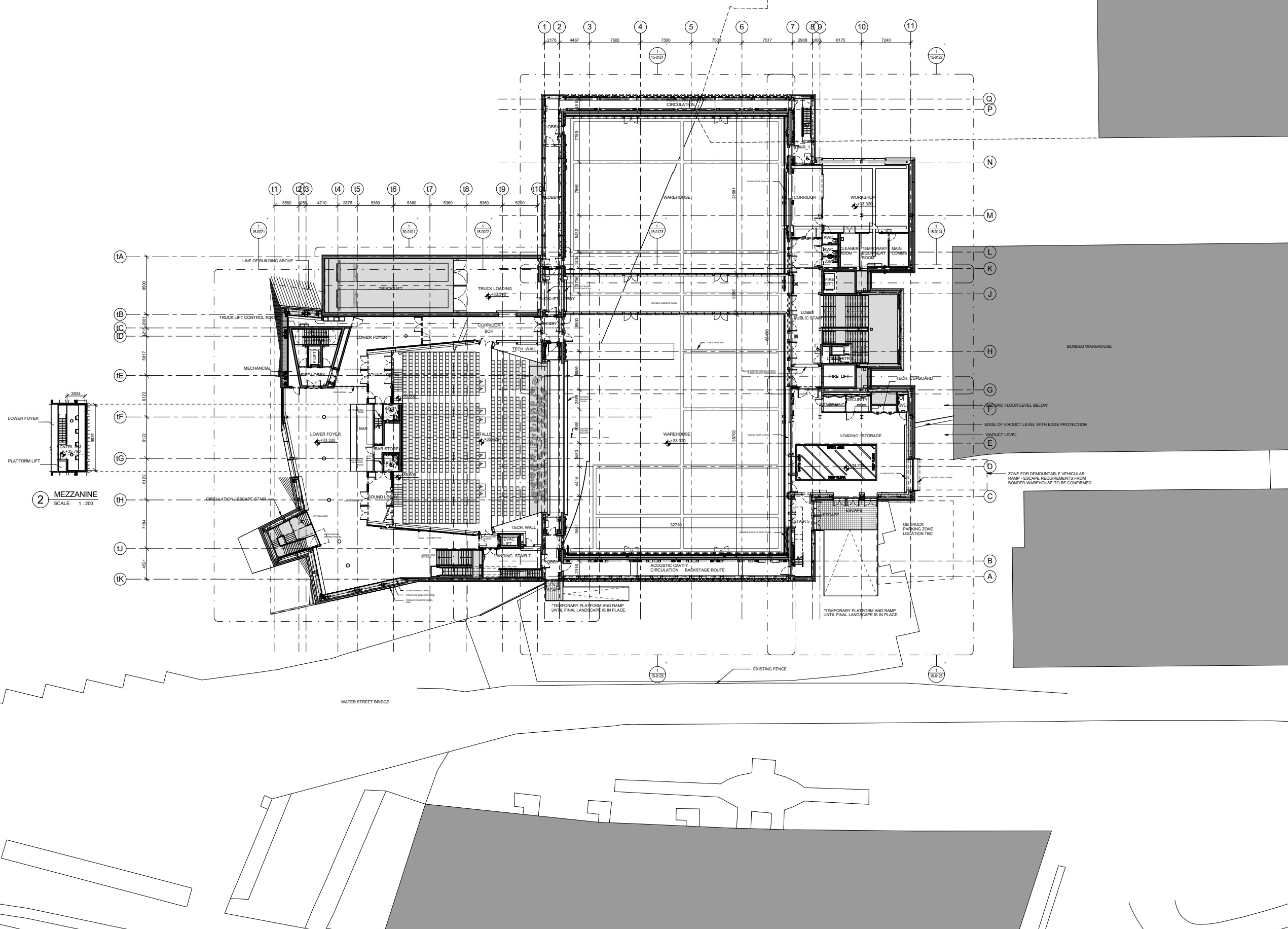
PROPOSED LEVEL 01 PLAN

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

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

DRAWING NUMBER

current GA L2 plan for reference



1 FLOOR PLAN - LEVEL 2
SCALE: 1 : 200

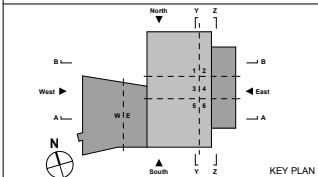
FACTORY MANCHESTER

MANCHESTER CITY COUNCIL Albion Square, Town Hall M2 5QB Manchester, United Kingdom T: +44 (0) 161 234 5904	CLIENT
OMA Weena-Zuid 158 3012 NC Rotterdam, Netherlands T: +31 (0) 10 2438200	ARCHITECT
BURO HAPPOLD 100 Bristol Road B4 3DG Bath, United Kingdom T: +44 (0) 122 532 0600	STRUCTURAL ENGINEER
BDP 11 Duke Street M1 2JB Manchester, United Kingdom T: +44 (0) 161 608 2200	MECHANICAL AND ELECTRICAL ENGINEER
BURO HAPPOLD 230 Lower Bristol Road B4 3DG Bath, United Kingdom T: +44 (0) 122 532 0600	FACADE ENGINEER
WSP The Victoria, 150-182 The Quay M3 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
CARCOAL BLUE 189 Strand WC2R 3DA London, United Kingdom T: +44 (0) 207 658 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:			
	SPOT HEIGHT		NORTH COORDINATE EAST COORDINATE
	FINISHED FLOOR LEVEL STRUCTURAL SLAB LEVEL		LEVEL HEIGHT
	ARCHITECTURAL ABOVE ARCHITECTURAL BELOW		GRID LINE
	STRUCTURAL ABOVE STRUCTURAL BELOW		
DRAWING REFERENCES:			
	CALLOUT		ELEVATION
	SECTION		INTERNAL ELEVATION(S)
			DETAIL NUMBER(S) DRAWING REFERENCE
ITEMS:			
	FLOOR GULLY		MANHOLE COVER
	FLOORBOOK		STRONG POINT
	CABLE PASS (ELEVATION)		CABLE PASS (PLAN)
CLEARANCE ZONES:			
	REFUGE SPOT / WHEELCHAIR LOCATION THEATRE		TURNING CIRCLE IN ACCESSIBLE TOILET (ø 1500mm)
CONTRACTUAL:			
	NOT IN CONTRACT (GROWN 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	16 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	21 Dec 2017	WIP INTERIM GA SUBMISSION
REV	STAT	DATE	DESCRIPTION

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PROPOSED LEVEL 02 PLAN

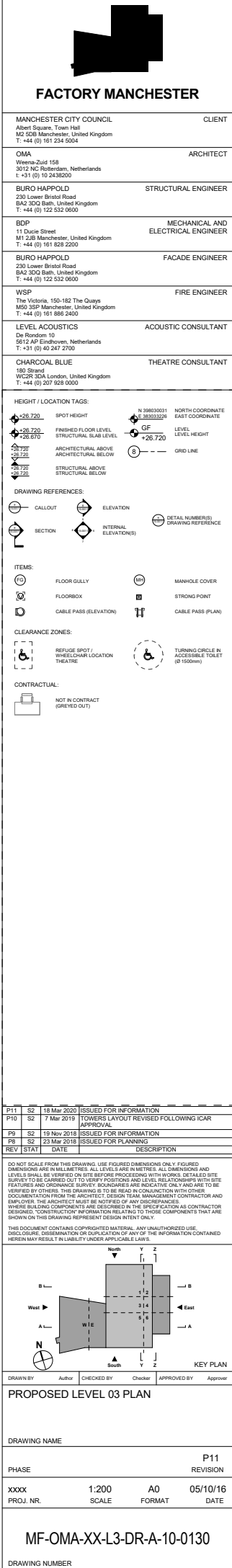
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PHASE			P10 REVISION
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MF-OMA-XX-L2-DR-A-10-0120

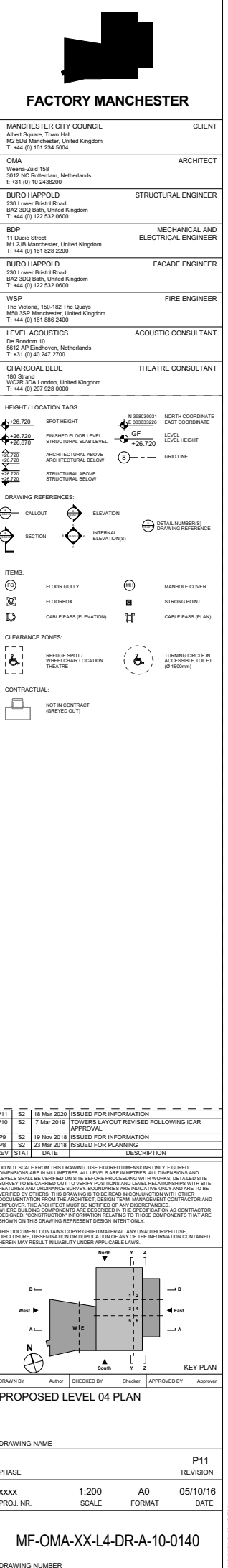
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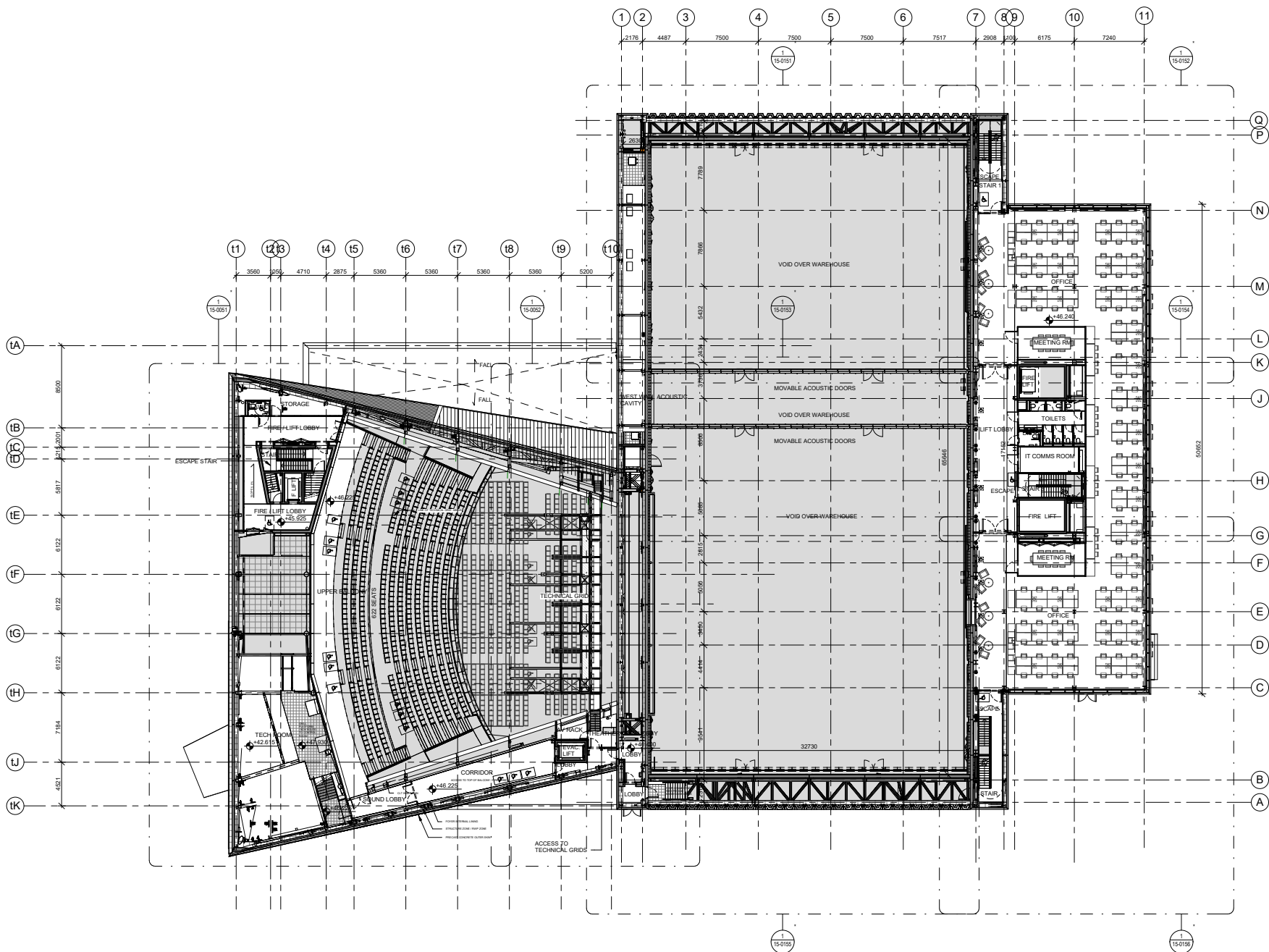
1 FLOOR PLAN - LEVEL 3
SCALE: 1 : 200



1 FLOOR PLAN - LEVEL 4
SCALE: 1 : 200



current GA L5 plan for reference



1 FLOOR PLAN - LEVEL 5
SCALE: 1:200



FACTORY MANCHESTER

MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5DB Manchester, United Kingdom T: +44 (0) 161 234 5024	CLIENT
OMA Weena-Zuid 158 3012 NC Rotterdam, Netherlands T: +31 (0) 10 2436000	ARCHITECT
BURO HAPPOLD 230 Lower Bristol Road B42 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	STRUCTURAL ENGINEER
BDP 11 Ducie Street M1 2JB Manchester, United Kingdom T: +44 (0) 161 828 2200	MECHANICAL AND ELECTRICAL ENGINEER
BURO HAPPOLD 230 Lower Bristol Road B42 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	FACADE ENGINEER
WSP The Victoria, 150-162 The Quay M50 3SP Manchester, United Kingdom T: +44 (0) 161 886 2400	FIRE ENGINEER
LEVEL ACOUSTICS De Roncken 10 5612 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WC1R 3DA London, United Kingdom T: +44 (0) 207 928 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:

SPOT HEIGHT	N 38633031 NORTH COORDINATE
FINISHED FLOOR LEVEL	N 38633029 EAST COORDINATE
STRUCTURAL SLAB LEVEL	GF LEVEL
ARCHITECTURAL ABOVE	LEVEL HEIGHT
ARCHITECTURAL BELOW	ORD LINE
STRUCTURAL ABOVE	
STRUCTURAL BELOW	

DRAWING REFERENCES:

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

ITEMS:

FLOOR GULLY	MANHOLE COVER
FLOORBOX	STRONG POINT
CABLE PASS (ELEVATION)	CABLE PASS (PLAN)

CLEARANCE ZONES:

REFUSE SPOT	TURNING CIRCLE IN ACCESSIBLE TOILET (Ø 1500mm)
WHEELCHAIR LOCATION	
THEATRE	

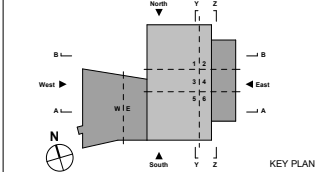
CONTRACTUAL:

NOT IN CONTRACT (SHOWN OUT)

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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	IWP INTERIM GA SUBMISSION
REV	STAT	DATE	DESCRIPTION

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KEY PLAN

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

PROPOSED LEVEL 05 PLAN

DRAWING NAME: P10

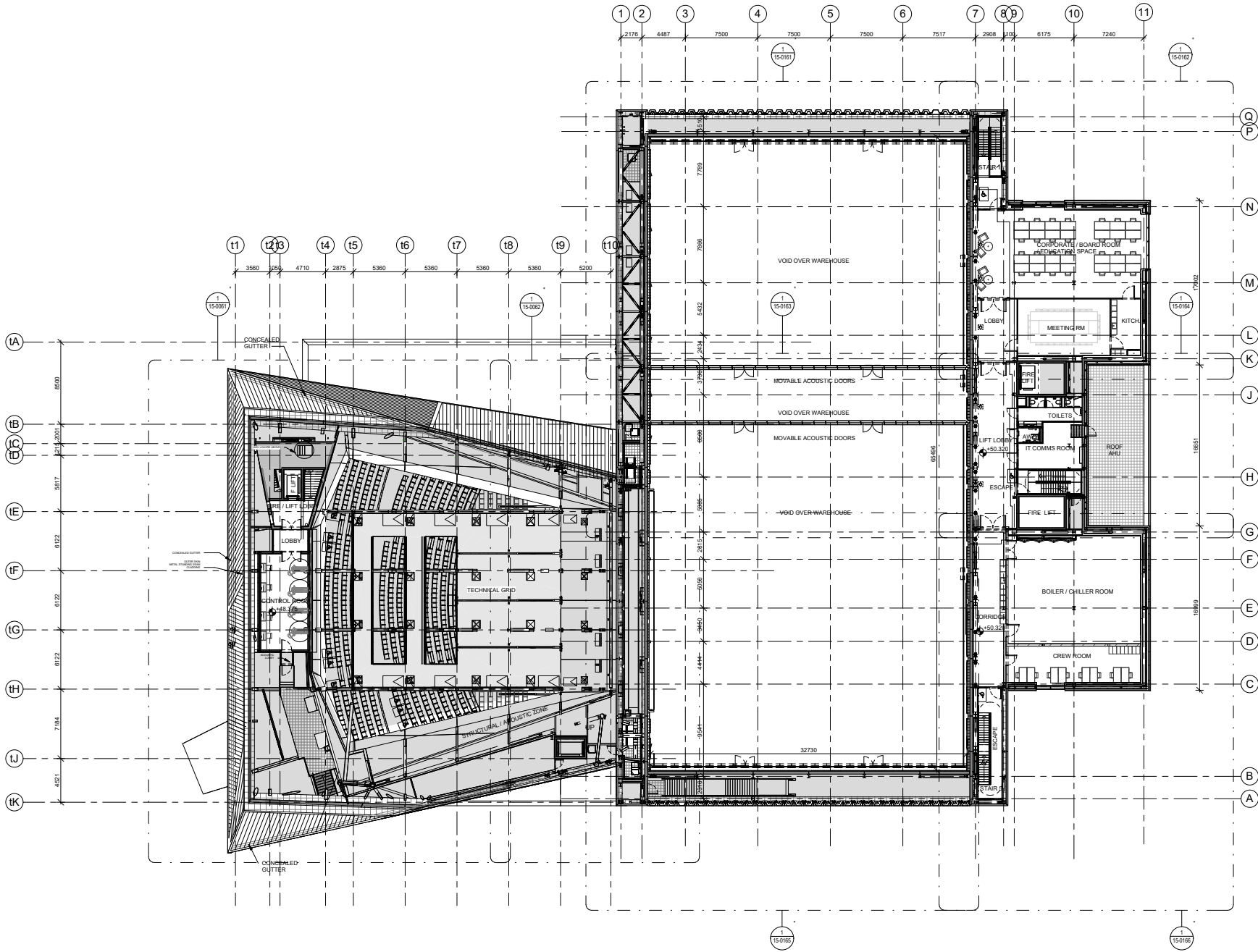
PHASE: REVISION

XXXX PROJ. NR. 1:200 SCALE A0 FORMAT 05/10/16 DATE

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

DRAWING NUMBER

current GA L6 plan for reference



1 FLOOR PLAN - LEVEL 6
SCALE: 1:200



FACTORY MANCHESTER

MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5DB Manchester, United Kingdom T: +44 (0) 161 254 5504	CLIENT
OMA Weena-Zuid 158 3012 NC Rotterdam, Netherlands T: +31 (0) 10 2438000	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 2JB 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 M50 3SP Manchester, United Kingdom T: +44 (0) 161 886 2400	FIRE ENGINEER
LEVEL ACOUSTICS De Rondom 10 5612 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WC2R 8AA London, United Kingdom T: +44 (0) 207 928 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:

SPOT HEIGHT	NORTH COORDINATE
FINISHED FLOOR LEVEL	EAST COORDINATE
STRUCTURAL SLAB LEVEL	LEVEL
ARCHITECTURAL ABOVE	LEVEL HEIGHT
ARCHITECTURAL BELOW	GRID LINE
STRUCTURAL ABOVE	
STRUCTURAL BELOW	

DRAWING REFERENCES:

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

ITEMS:

FLOOR GULLY	MANHOLE COVER
FLOORBOX	STRONG POINT
CABLE PASS (ELEVATION)	CABLE PASS (PLAN)

CLEARANCE ZONES:

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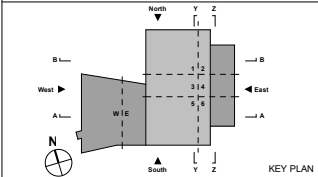
CONTRACTUAL:

NOT IN CONTRACT (GREYED OUT)

REV	STAT	DATE	DESCRIPTION
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P8	S2	23 Mar 2018	ISSUED FOR PLANNING
P7	S3	15 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	21 Dec 2017	WIP INTERIM GA SUBMISSION

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KEY PLAN

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

PROPOSED LEVEL 06 PLAN

DRAWING NAME

PHASE P10

REVISION

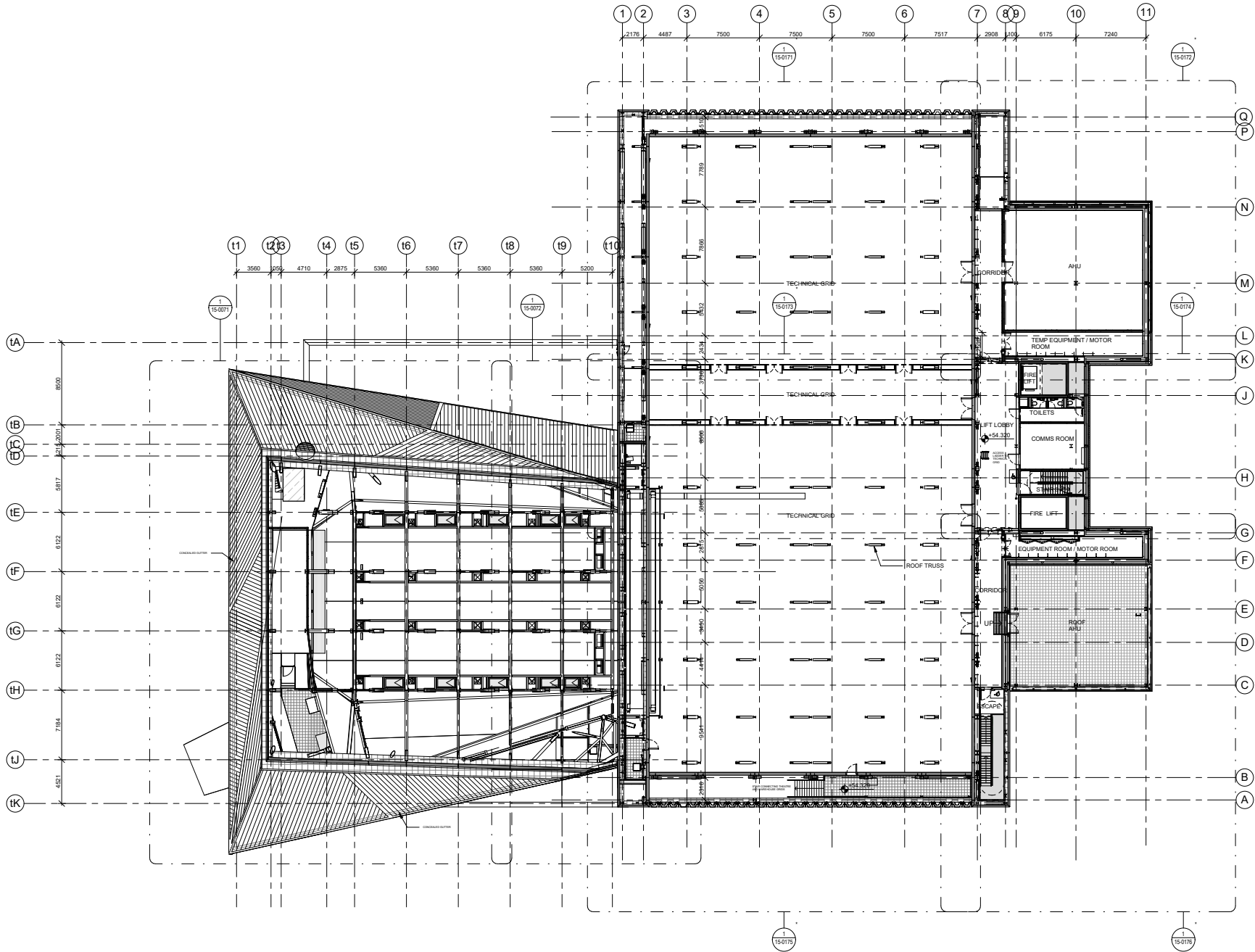
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PROJ. NR. SCALE FORMAT DATE

MF-OMA-XX-L6-DR-A-10-0160

DRAWING NUMBER

current GA L7 plan for reference



1 FLOOR PLAN - LEVEL 7
SCALE: 1:200



FACTORY MANCHESTER

MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5DB Manchester, United Kingdom T: +44 (0) 161 234 5024	CLIENT
OMA Weena-Zuid 158 3012 NC Rotterdam, Netherlands T: +31 (0) 10 2436200	ARCHITECT
BURO HAPPOLD 230 Lower Bristol Road B42 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	STRUCTURAL ENGINEER
BDP 11 Ducie Street M1 2JB Manchester, United Kingdom T: +44 (0) 161 828 2200	MECHANICAL AND ELECTRICAL ENGINEER
BURO HAPPOLD 230 Lower Bristol Road B42 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	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 Roncken 10 5612 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WC1R 3DA London, United Kingdom T: +44 (0) 207 928 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:

SPOT HEIGHT	N 38633031 NORTH COORDINATE
FINISHED FLOOR LEVEL	E 38533224 EAST COORDINATE
STRUCTURAL SLAB LEVEL	GF LEVEL HEIGHT
ARCHITECTURAL ABOVE	+26.720 ORG LINE
ARCHITECTURAL BELOW	-26.720
STRUCTURAL ABOVE	-26.720
STRUCTURAL BELOW	-26.720

DRAWING REFERENCES:

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

ITEMS:

FLOOR GULLY	MANHOLE COVER
FLOORBOX	STRONG POINT
CABLE PASS (ELEVATION)	CABLE PASS (PLAN)

CLEARANCE ZONES:

REFUSE SPOT	TURNING CIRCLE IN ACCESSIBLE TOILET (Ø 1500mm)
WHEELCHAIR LOCATION	
THEATRE	

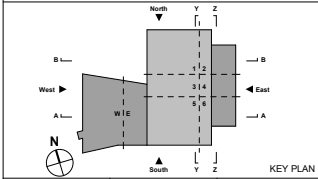
CONTRACTUAL:

NOT IN CONTRACT (SHARED 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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KEY PLAN

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

PROPOSED LEVEL 07 PLAN

DRAWING NAME

PHASE P10

REVISION

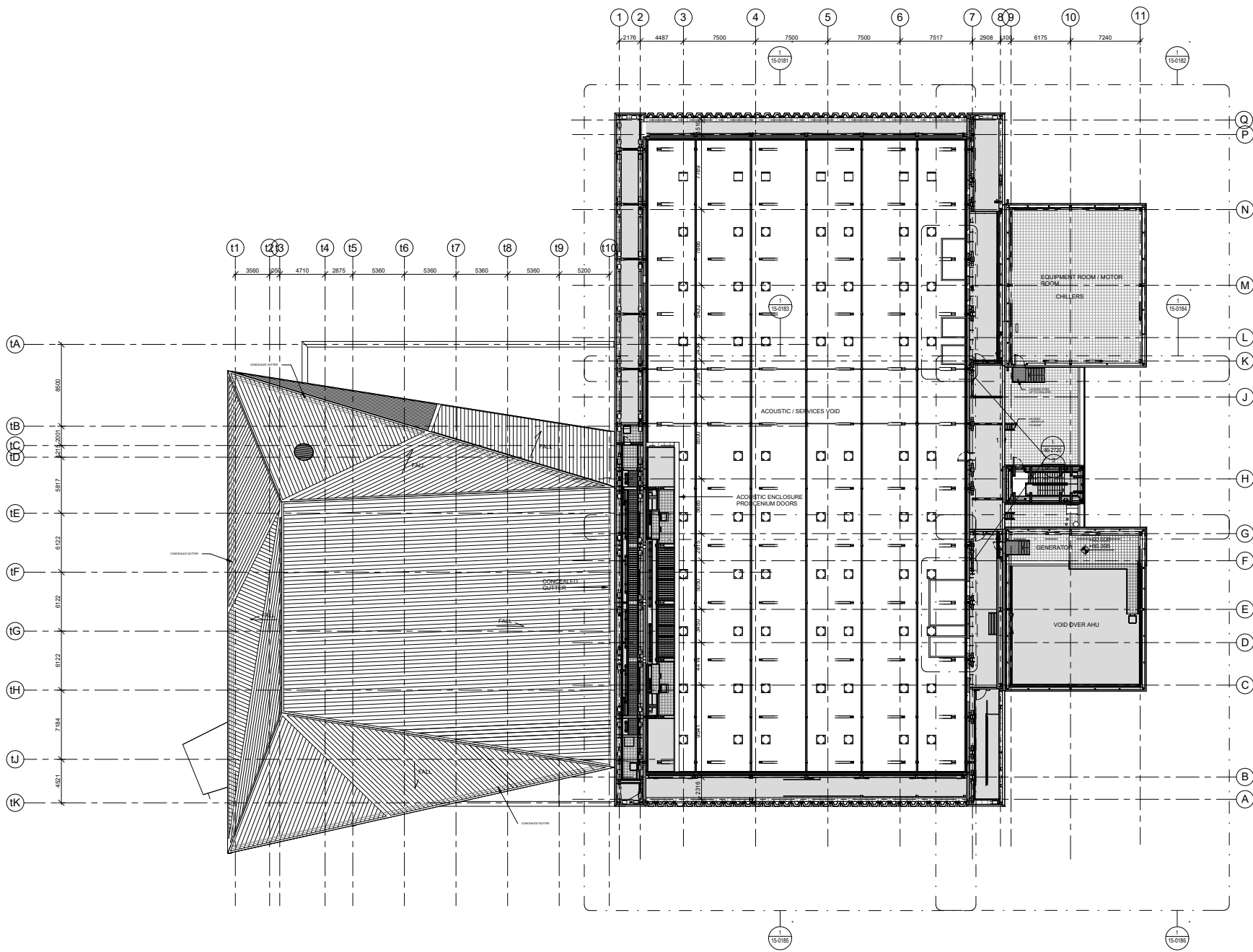
XXXX PROJ. NR. 1:200 SCALE A0 FORMAT 05/10/16 DATE

DRAWING NUMBER

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

3/19/2020 2:46:26 PM

current GA L8 plan for reference



FACTORY MANCHESTER

MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5DB Manchester, United Kingdom T: +44 (0) 161 234 5024	CLIENT
OMA Weena-Zuid 158 3012 NC Rotterdam, Netherlands T: +31 (0) 10 2436000	ARCHITECT
BURO HAPPOLD 230 Lower Bristol Road B42 3SQ Bath, United Kingdom T: +44 (0) 122 532 0600	STRUCTURAL ENGINEER
BDP 11 Ducie Street M1 2JB Manchester, United Kingdom T: +44 (0) 161 828 2200	MECHANICAL AND ELECTRICAL ENGINEER
BURO HAPPOLD 230 Lower Bristol Road B42 3SQ Bath, United Kingdom T: +44 (0) 122 532 0600	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 Roncken 10 5612 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WC1R 3DA London, United Kingdom T: +44 (0) 207 928 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:

SPOT HEIGHT	N 38533031 NORTH COORDINATE
FINISHED FLOOR LEVEL	N 38533029 EAST COORDINATE
STRUCTURAL SLAB LEVEL	GF LEVEL HEIGHT
ARCHITECTURAL ABOVE	+26.720 ORG. LINE
ARCHITECTURAL BELOW	B
STRUCTURAL ABOVE	
STRUCTURAL BELOW	

DRAWING REFERENCES:

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

ITEMS:

FLOOR GULLY	MANHOLE COVER
FLOORBOX	STRONG POINT
CABLE PASS (ELEVATION)	CABLE PASS (PLAN)

CLEARANCE ZONES:

REFUSE SPOT	TURNING CIRCLE IN ACCESSIBLE TOILET (Ø 1500mm)
WHEELCHAIR LOCATION	
THEATRE	

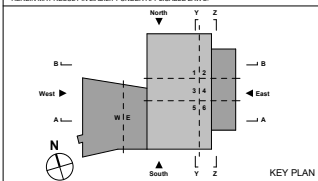
CONTRACTUAL:

NOT IN CONTRACT (SHEDD OUT)

PR	S2	18 Mar 2020	ISSUED FOR INFORMATION
PR	S2	19 Nov 2018	ISSUED FOR INFORMATION
PT	S2	23 Mar 2018	ISSUED FOR PLANNING
PR	S3	18 Mar 2018	INTERIM DESIGN RELEASE
PS	S0	21 Dec 2017	WIP INTERIM GA SUBMISSION
REV	STAT	DATE	DESCRIPTION

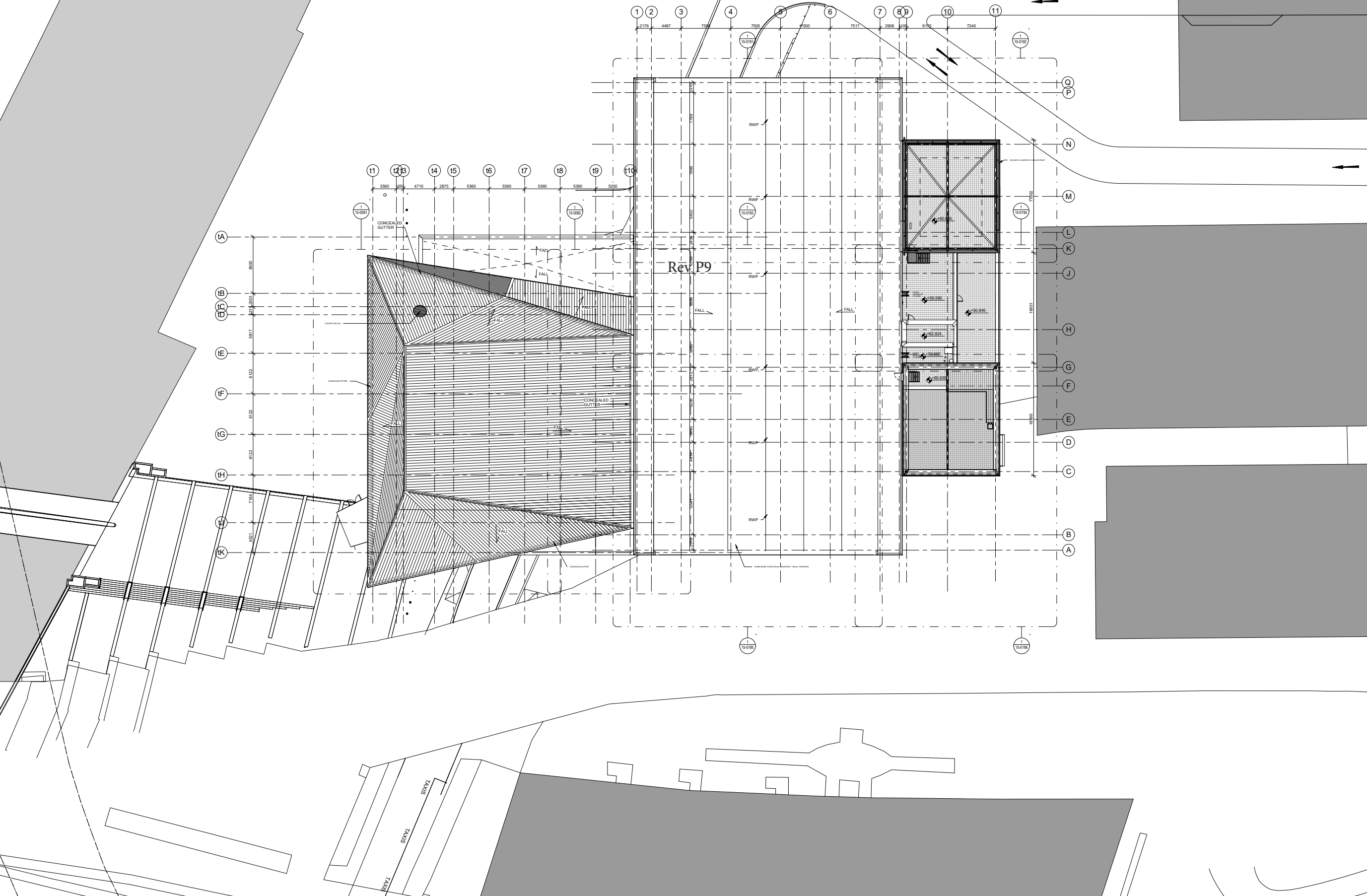
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DRAWN BY	Author	CHECKED BY	Checker	APPROVED BY	Approver
PROPOSED LEVEL 08 PLAN					
DRAWING NAME					
PHASE					
P9 REVISION					
XXXX	1:200	A0	10/21/16		
PROJ. NR.	SCALE	FORMAT	DATE		
MF-OMA-XX-L8-DR-A-10-0180					
DRAWING NUMBER					

current GA Roof plan for reference



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

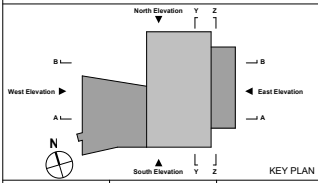


FACTORY MANCHESTER

MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5DB Manchester, United Kingdom T: +44 (0) 161 234 5004	CLIENT
OMA Heer Boleweg 149 3032 AD Rotterdam, Netherlands T: +31 (0) 10 2438000	ARCHITECT
BURO HAPPOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	STRUCTURAL ENGINEER
BURO HAPPOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	MECHANICAL AND ELECTRICAL ENGINEER
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LEVEL ACOUSTICS De Roncken 10 5612 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 17 Short Street SE1 1L London, United Kingdom T: +44 (0) 207 928 000	THEATRE CONSULTANT

N 398030031 E 383033229	NORTHING COORDINATE EASTING COORDINATE
+26.720	SPOT HEIGHT
GF +26.720	LEVEL LEVEL HEIGHT
FFLSSL +26.720	LEVEL HEIGHT (FFL SAME AS SSL)
+26.720	FINISHED FLOOR LEVEL
+26.870	STRUCTURAL SLAB LEVEL
0	GRID LINE
1 11_101	CALLOUT DETAIL NUMBER DRAWING REFERENCE
11_101	ELEVATION DETAIL NUMBER DRAWING REFERENCE
1 11_101	SECTION DETAIL NUMBER DRAWING REFERENCE
1 Ref 1 30_011 1 Ref	INTERNAL ELEVATION DETAIL NUMBERS DRAWING REFERENCE
+26.720 +26.720	SPOT HEIGHT ELEVATION ARCHITECTURAL ABOVE ARCHITECTURAL BELOW
+26.720 +26.720	STRUCTURAL ABOVE STRUCTURAL BELOW
WAREHOUSE 201	ROOM TAG ROOM NAME ROOM NUMBER
FF000 FF000 FF000 FF000	ROOM TAG FLOOR FINISH FLOOR BASE CEILING FINISH CEILING BASE
000A 000 000	DOOR TAG DOOR NUMBER DOOR TYPE FIRE RATING ACOUSTIC RATING
LAT FireRatingRequired AcousticRatingRequireddB	WALL TAG WALL TYPE FIRE RATING ACOUSTIC RATING
EWSS22	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	16 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	21 Dec 2017	WIP INTERIM GA SUBMISSION
P5	S2	19 Sep 2017	PLANNING APPLICATION
P4	S3	11 Aug 2017	RIBA STAGE 3 SUBMISSION
REV	STAT	DATE	DESCRIPTION
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DRAWN BY: Author CHECKED BY: Checker APPROVED BY: Approver

PROPOSED NORTH ELEVATION

DRAWING NAME: P8

PHASE: REVISION

xxxx 1:200 A0 05/10/16
PROJ. NR. SCALE FORMAT DATE

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

DRAWING NUMBER

03-22-2018 6:19:21 PM



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OMA Weena-Zuid 158 3012 NC Rotterdam, Netherlands T: +31 (0) 10 2438200	ARCHITECT
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BDP 11 Ducie Street M1 2JB Manchester, United Kingdom T: +44 (0) 161 828 2200	MECHANICAL AND ELECTRICAL ENGINEER
BURO HAPPOOLD 230 Lower Bristol Road B42 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	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 Roncken 10 5612 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WC1R 3BA London, United Kingdom T: +44 (0) 207 928 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:

SPOT HEIGHT	N 38830331	NORTH COORDINATE
FINISHED FLOOR LEVEL	E 38830329	EAST COORDINATE
STRUCTURAL SLAB LEVEL	GF	LEVEL
ARCHITECTURAL ABOVE	+26.720	LEVEL HEIGHT
ARCHITECTURAL BELOW	0	GRID LINE
STRUCTURAL ABOVE		
STRUCTURAL BELOW		

DRAWING REFERENCES:

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

ITEMS:

FLOOR GULLY	MANHOLE COVER
FLOORBOX	STRONG POINT
CABLE PASS (ELEVATION)	CABLE PASS (PLAN)

CLEARANCE ZONES:

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

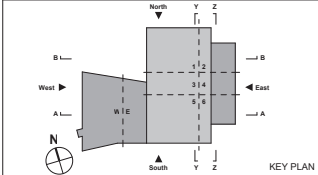
CONTRACTUAL:

NOT IN CONTRACT (GREYED OUT)

P11	D2	31 Mar 2021	PLANNING UPDATE
P10	D2	10 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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PROPOSED NORTH ELEVATION

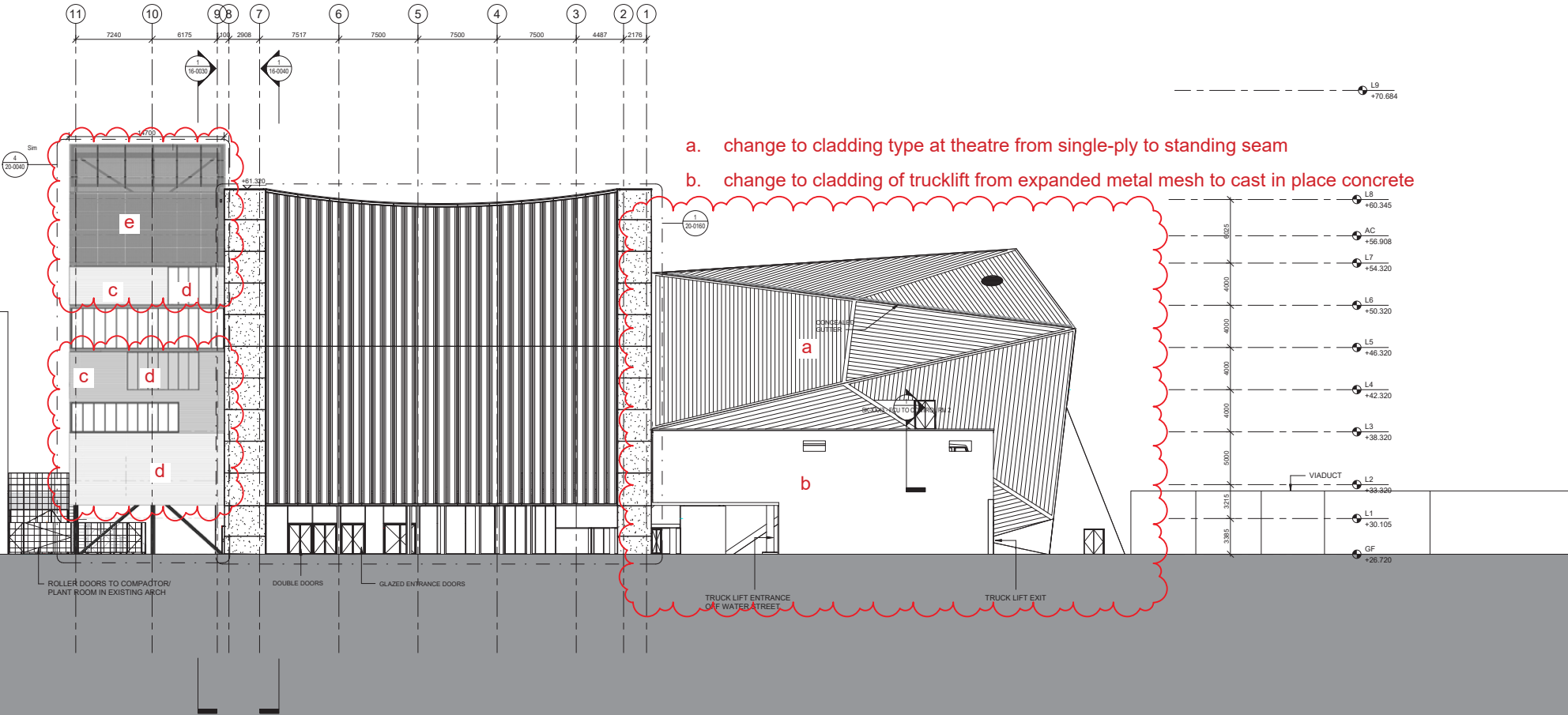
DRAWING NAME: P10

PHASE: REVISION

XXXX PROJ. NR. 1:200 SCALE A0 FORMAT 05/10/16 DATE

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

DRAWING NUMBER



- 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

1 NORTH ELEVATION
SCALE: 1:200



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OMA Weena-Zuid 158 3012 NC Rotterdam, Netherlands T: +31 (0) 10 2488200	ARCHITECT
BURO HAPPOLD 230 Lower Bristol Road B42 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	STRUCTURAL ENGINEER
BDP 11 Ducie Street M1 2JB Manchester, United Kingdom T: +44 (0) 161 828 2200	MECHANICAL AND ELECTRICAL ENGINEER
BURO HAPPOLD 230 Lower Bristol Road B42 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	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 Roncken 10 5612 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 188 Strand WC1R 3BA London, United Kingdom T: +44 (0) 207 928 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 38830331
EAST COORDINATE: E 38830329
LEVEL: +26.720
GRID LINE: 8

DRAWING REFERENCES:

SECTION: 1
ELEVATION: 1
INTERNAL ELEVATION(S): 1
DETAIL NUMBER(S): 1
DRAWING REFERENCE: 1

ITEMS:

FLOOR GULLY: 1
FLOORBOX: 1
CABLE PASS (ELEVATION): 1
MANHOLE COVER: 1
STRONG POINT: 1
CABLE PASS (PLAN): 1

CLEARANCE ZONES:

REFUGE SPOT / WHEELCHAIR LOCATION THEATRE: 1
TURNING CIRCLE IN ACCESSIBLE TOILET (Ø 1500mm): 1

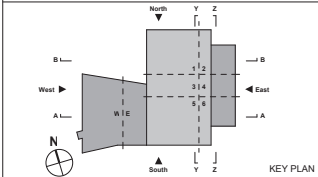
CONTRACTUAL:

NOT IN CONTRACT (GREYED OUT): 1

P11	D2	31 Mar 2021	PLANNING UPDATE
P10	D2	10 Mar 2020	THEN THE 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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PROPOSED NORTH ELEVATION

DRAWING NAME: P10

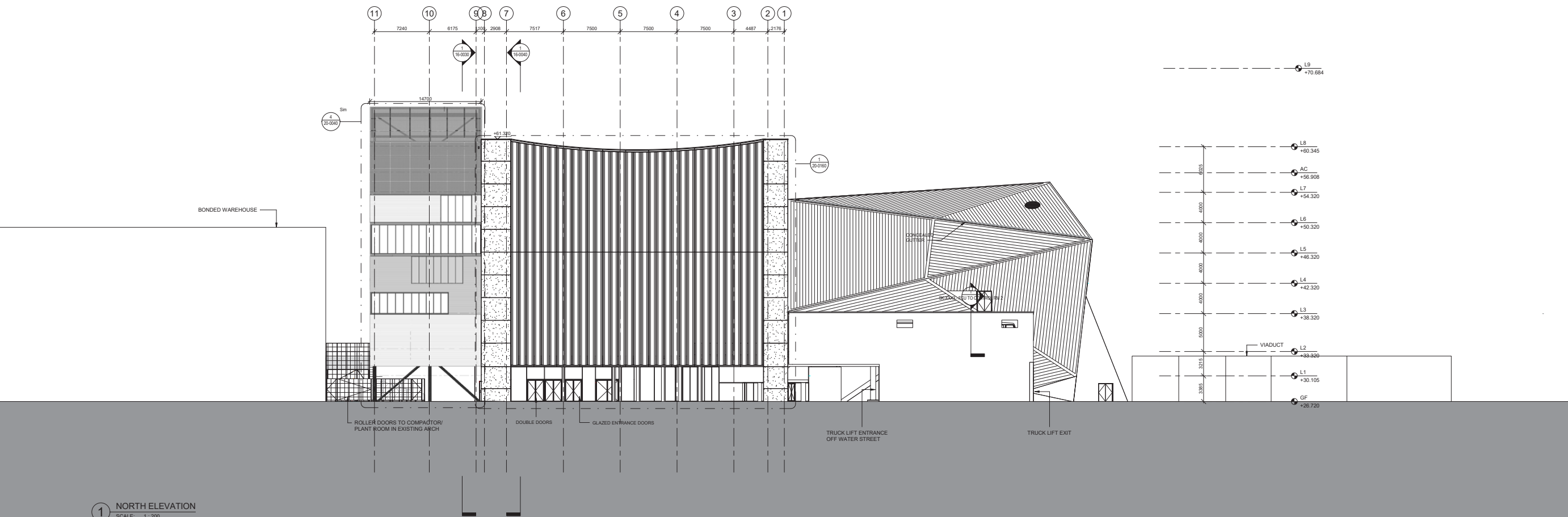
PHASE: REVISION

XXXX 1:200 A0 05/10/16

PROJ. NR. SCALE FORMAT DATE

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

DRAWING NUMBER



1 NORTH ELEVATION
SCALE: 1:200

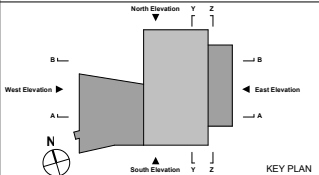
1 EAST ELEVATION
SCALE: 1 : 200



	N 380300031 E 383033226		NORTHING COORDINATE EASTING COORDINATE
	+26.720		SPOT HEIGHT
	6F		LEVEL
	+26.720		LEVEL HEIGHT
	FF/SSL +26.720		LEVEL HEIGHT (FF, SAME AS SSL)
	+26.720		FINISHED FLOOR LEVEL
	+26.670		STRUCTURAL SLAB LEVEL
	0		GRID LINE
	1		CALLOUT
	11,191		DETAIL NUMBER DRAWING REFERENCE
	11,191		ELEVATION
	11,191		DETAIL NUMBER DRAWING REFERENCE
	11,121		SECTION
	11,121		DETAIL NUMBER DRAWING REFERENCE
	30,371		INTERNAL ELEVATION
	30,371		DETAIL NUMBERS DRAWING REFERENCE
	+26.720		SPOT HEIGHT ELEVATION
	+26.720		ARCHITECTURAL ABOVE ARCHITECTURAL BELOW
	+26.720		STRUCTURAL ABOVE
	+26.720		STRUCTURAL BELOW
	WAREHOUSE		
	201		ROOM TAG ROOM NAME ROOM NUMBER
	ROOM TAG		ROOM TAG
	ROOM NAME		ROOM NAME
	ROOM NUMBER		ROOM NUMBER
	ROOM TAG		ROOM TAG
	FLOOR FINISH		FLOOR FINISH
	CEILING FINISH		CEILING FINISH
	ROOM TAG		ROOM TAG
	FLOOR BASE		FLOOR BASE
	CEILING BASE		CEILING BASE
	DOOR TAG		DOOR TAG
	DOOR NUMBER		DOOR NUMBER
	DOOR TYPE		DOOR TYPE
	FIRE RATING		FIRE RATING
	ACOUSTIC RATING		ACOUSTIC RATING
	L11		L11
	FireRatingRequired		FireRatingRequired
	AcousticRatingRequired		AcousticRatingRequired
	EWS322		EWS322
	ST-02		ST-02
	MULTI CATEGORY TAG		MULTI CATEGORY TAG
	TYPE NUMBER		TYPE NUMBER
	STAIR TAG		STAIR TAG
	NUMBER OF RISERS		NUMBER OF RISERS
	RISER HEIGHT		RISER HEIGHT
	TREAD DEPTH		TREAD DEPTH
	FLOOR BOX		FLOOR BOX
	NOT IN CONTRACT		NOT IN CONTRACT

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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PROPOSED EAST ELEVATION

DRAWING NAME

PHASE	P8 REVISION
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XXXX	1:200	A0	05/31/16
PROJ. NR.	SCALE	FORMAT	DATE

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

DRAWING NUMBER:

DRAWING NUMBER _____



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OMA Weena-Zuid 158 3012 NC 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 Ducie Street M1 2JB 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 M50 3SP Manchester, United Kingdom T: +44 (0) 161 886 2400	FIRE ENGINEER
LEVEL ACOUSTICS De Roncken 10 5612 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WC1R 3DA London, United Kingdom T: +44 (0) 207 928 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:

SPOT HEIGHT	N 38830331 NORTH COORDINATE
FINISHED FLOOR LEVEL	E 38830329 EAST COORDINATE
STRUCTURAL SLAB LEVEL	GF LEVEL HEIGHT
ARCHITECTURAL ABOVE	26.720
ARCHITECTURAL BELOW	0
STRUCTURAL ABOVE	GRID LINE
STRUCTURAL BELOW	

DRAWING REFERENCES:

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

ITEMS:

FLOOR GULLY	MANHOLE COVER
FLOORBOX	STRONG POINT
CABLE PASS (ELEVATION)	CABLE PASS (PLAN)

CLEARANCE ZONES:

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

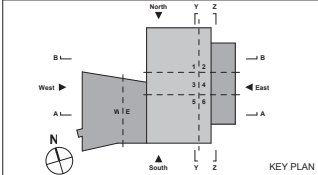
CONTRACTUAL:

NOT IN CONTRACT (GREYED OUT)

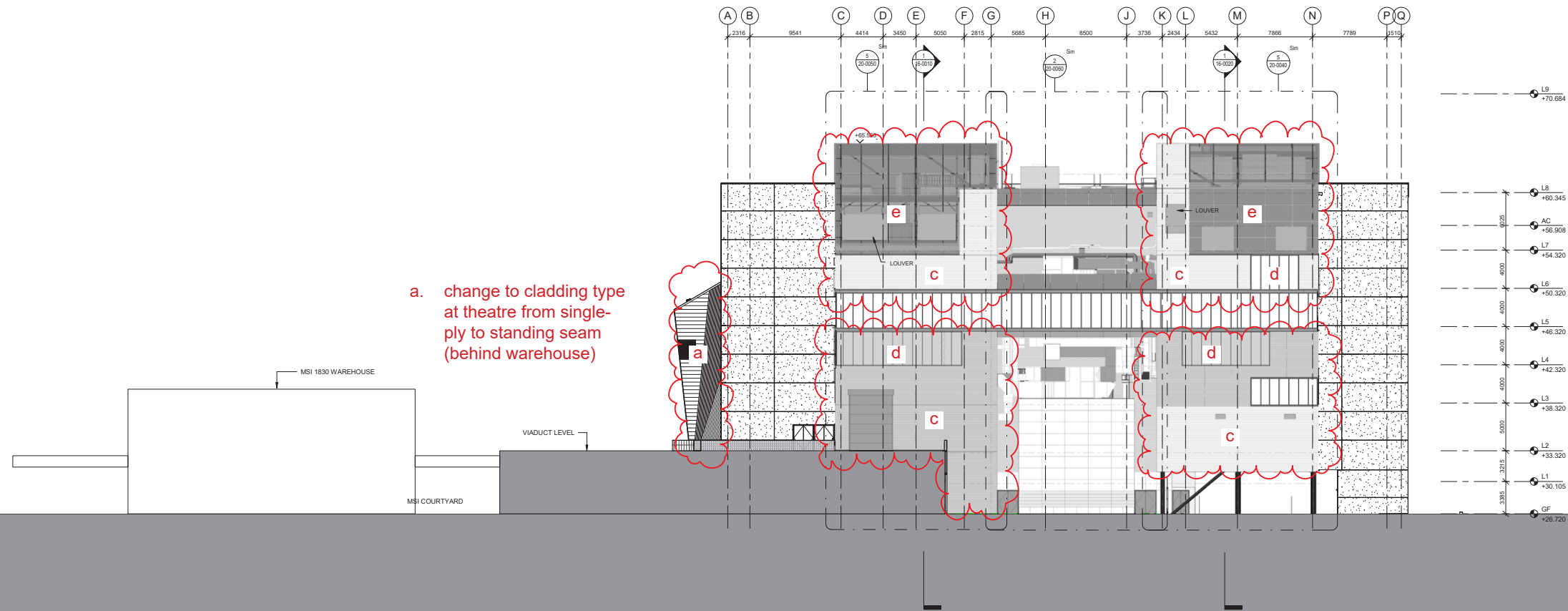
P11	D2	31 Mar 2021	PLANNING UPDATE
P10	D2	10 Mar 2020	THEATRE FACADE FIRST STAGE TENDER
P9	S2	19 Nov 2018	ISSUED FOR INFORMATION
P8	S2	23 Mar 2018	ISSUED FOR PLANNING
P7	S3	18 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	21 Dec 2017	WIP INTERIM GA SUBMISSION
REV	STAT	DATE	DESCRIPTION

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DRAWN BY	Author	CHECKED BY	Checker	APPROVED BY	Approver
PROPOSED EAST ELEVATION					
DRAWING NAME					
PHASE					
P10 REVISION					
XXXX					
1:200					
A0					
05/31/16					
DATE					
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

1 EAST ELEVATION
SCALE: 1:200



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OMA Weena-Zuid 158 3012 NC Rotterdam, Netherlands t: +31 (0) 10 2438200	ARCHITECT
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BDP 11 Ducie Street M1 2JB 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 M50 3SP Manchester, United Kingdom T: +44 (0) 161 886 2400	FIRE ENGINEER
LEVEL ACOUSTICS De Roncken 10 5612 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 188 Strand WC1R 3SA London, United Kingdom T: +44 (0) 207 928 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:

Spot Height

Finished Floor Level

Structural Slab Level

Architectural Above

Architectural Below

Structural Above

Structural Below

Spot Height

Level

Level Height

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)

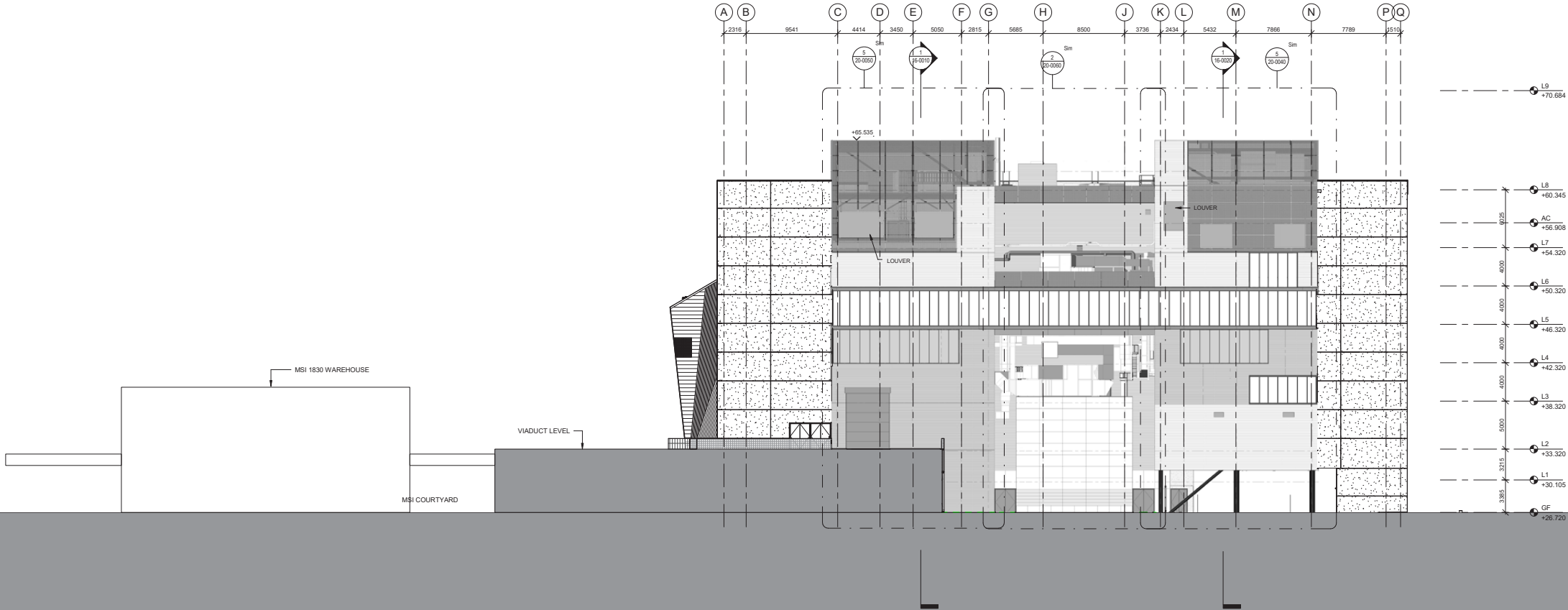
CLEARANCE ZONES:

Refuge Spot / Wheelchair Location Theatre

Turning Circle in Accessible Toilet (Ø 1500mm)

CONTRACTUAL:

NOT IN CONTRACT (GREYED OUT)

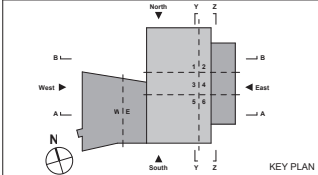


1 EAST ELEVATION
SCALE: 1:200

P11	D2	31 Mar 2021	PLANNING UPDATE
P10	D2	10 Mar 2020	THE 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 EAST ELEVATION					
DRAWING NAME					
PHASE					
P10 REVISION					
XXXX					
1:200					
A0					
05/31/16					
DATE					
MF-OMA-XX-XX-DR-A-18-0020					
DRAWING NUMBER					

1 SOUTH ELEVATION
SCALE: 1 : 200



	N 380300031 E 383033226		NORTHING COORDINATE EASTING COORDINATE
	+26.720		SPOT HEIGHT
	6F		LEVEL
	+26.720		LEVEL HEIGHT
	FF/SSL +26.720		LEVEL HEIGHT (FF, SAME AS SSL)
	+26.720 +26.670		FINISHED FLOOR LEVEL STRUCTURAL SLAB LEVEL
	0		GRID LINE
	1 11,191		CALLOUT DETAIL NUMBER DRAWING REFERENCE
	1 11,191		ELEVATION DETAIL NUMBER DRAWING REFERENCE
	1 11,121		SECTION DETAIL NUMBER DRAWING REFERENCE
	1 Ref 30,301 1 Ref		INTERNAL ELEVATION DETAIL NUMBERS DRAWING REFERENCE
	+26.720 +26.720		SPOT HEIGHT ELEVATION ARCHITECTURAL ABOVE ARCHITECTURAL BELOW
	+26.720 +26.720		STRUCTURAL ABOVE STRUCTURAL BELOW
	WAREHOUSE 201		ROOM TAG ROOM NAME ROOM NUMBER
	FF/600 CEILING		ROOM TAG FLOOR FINISH CEILING FINISH
	000A 000 85A J06B		DOOR TAG DOOR NUMBER DOOR TYPE FIRE RATING ACOUSTIC RATING
	L.A.I. FireRatingRequired AcousticRatingRequireddB		WALL TAG WALL TYPE FIRE RATING ACOUSTIC RATING
	EWS322		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
	☒		FLOOR BOX
			NOT IN CONTRACT

03-22-2018 6:20:16 PM



FACTORY MANCHESTER

MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5DB Manchester, United Kingdom T: +44 (0) 161 234 5024	CLIENT
OMA Weena-Zuid 158 3012 NC Rotterdam, Netherlands T: +31 (0) 10 2488200	ARCHITECT
BURO HAPPOLD 230 Lower Bristol Road B42 3SD Bath, United Kingdom T: +44 (0) 122 532 0600	STRUCTURAL ENGINEER
BDP 11 Ducie Street M2 2JB Manchester, United Kingdom T: +44 (0) 161 828 2200	MECHANICAL AND ELECTRICAL ENGINEER
BURO HAPPOLD 230 Lower Bristol Road B42 3SD Bath, United Kingdom T: +44 (0) 122 532 0600	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 Roncken 10 5612 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WC1R 3SA London, United Kingdom T: +44 (0) 207 928 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:

SPOT HEIGHT	NORTH COORDINATE
FINISHED FLOOR LEVEL	EAST COORDINATE
STRUCTURAL SLAB LEVEL	LEVEL
ARCHITECTURAL ABOVE	LEVEL HEIGHT
ARCHITECTURAL BELOW	GRID LINE
STRUCTURAL ABOVE	
STRUCTURAL BELOW	

DRAWING REFERENCES:

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

ITEMS:

FLOOR GULLY	MANHOLE COVER
FLOORBOX	STRONG POINT
CABLE PASS (ELEVATION)	CABLE PASS (PLAN)

CLEARANCE ZONES:

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

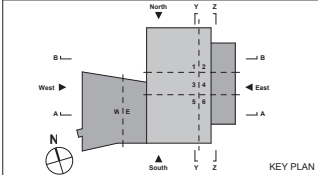
CONTRACTUAL:

NOT IN CONTRACT (SHED OUT)

P11	D2	31 Mar 2021	PLANNING UPDATE
P10	D2	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

DO NOT 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 CARRIED OUT TO VERIFY POSITIONS AND LEVEL RELATIONSHIPS WITH SITE EXISTENCES AND SURROUNDING ENVIRONMENT. DIMENSIONS 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.

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PROPOSED SOUTH ELEVATION

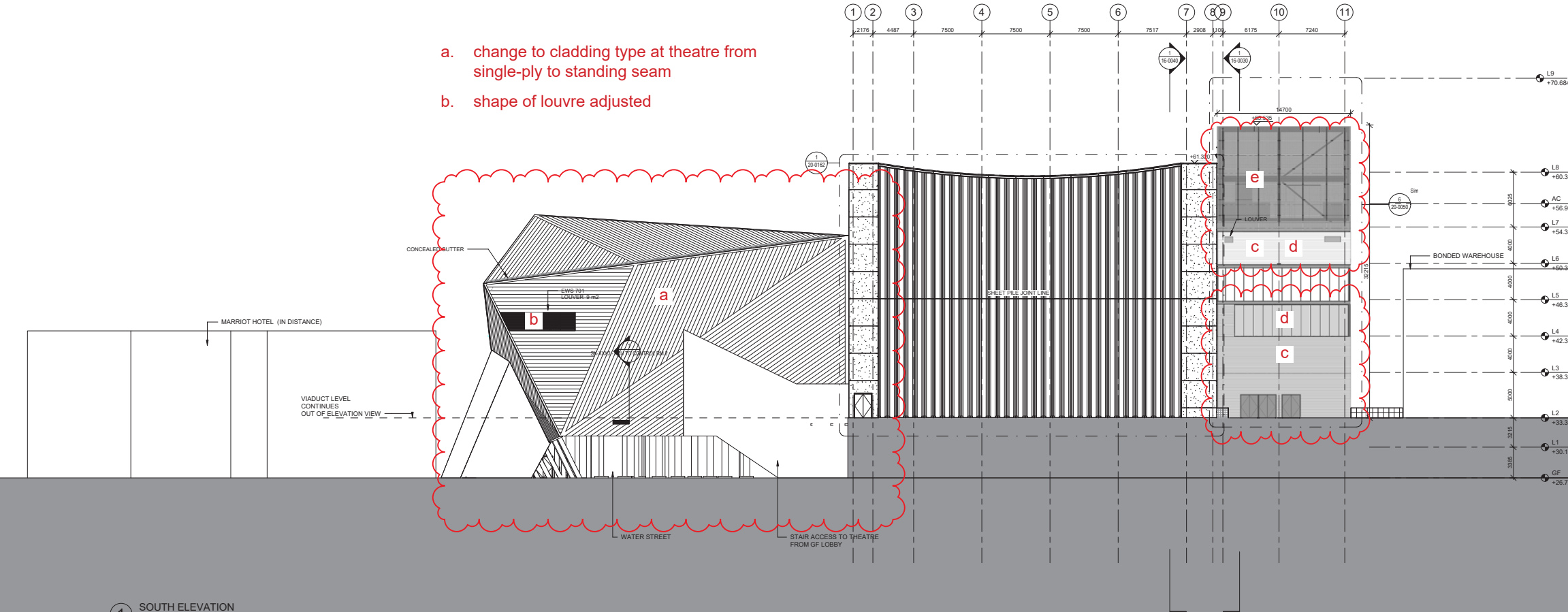
DRAWING NAME	P10
PHASE	REVISION
XXXX	05/31/16
PROJ. NR.	DATE

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

DRAWING NUMBER

- a. change to cladding type at theatre from single-ply to standing seam
- b. shape of louvre adjusted

- 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



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 5024	CLIENT
OMA Weena-Zuid 158 3012 NC Rotterdam, Netherlands T: +31 (0) 10 2488200	ARCHITECT
BURO HAPPOLD 230 Lower Bristol Road B42 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	STRUCTURAL ENGINEER
BDP 11 Ducie Street M1 2JB Manchester, United Kingdom T: +44 (0) 161 828 2200	MECHANICAL AND ELECTRICAL ENGINEER
BURO HAPPOLD 230 Lower Bristol Road B42 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	FACADE ENGINEER
WSP The Victoria, 150-162 The Quays M50 3SP Manchester, United Kingdom T: +44 (0) 161 886 2400	FIRE ENGINEER
LEVEL ACOUSTICS De Rondom 10 5612 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WC1R 3DA London, United Kingdom T: +44 (0) 207 928 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:

SPOT HEIGHT	NORTH COORDINATE
FINISHED FLOOR LEVEL	EAST COORDINATE
STRUCTURAL SLAB LEVEL	LEVEL
ARCHITECTURAL ABOVE	LEVEL HEIGHT
ARCHITECTURAL BELOW	GRID LINE
STRUCTURAL ABOVE	
STRUCTURAL BELOW	

DRAWING REFERENCES:

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

ITEMS:

FLOOR GULLY	MANHOLE COVER
FLOORBOX	STRONG POINT
CABLE PASS (ELEVATION)	CABLE PASS (PLAN)

CLEARANCE ZONES:

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

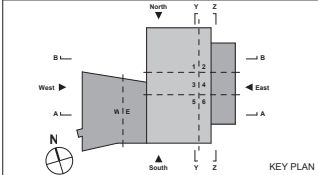
CONTRACTUAL:

NOT IN CONTRACT (SHEDD OUT)

P11	D2	31 Mar 2021	PLANNING UPDATE
P10	I 02	10 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	15 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	21 Dec 2017	WIP INTERIM GA SUBMISSION
REV	STAT	DATE	DESCRIPTION

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PROPOSED SOUTH ELEVATION

DRAWING NAME: P10

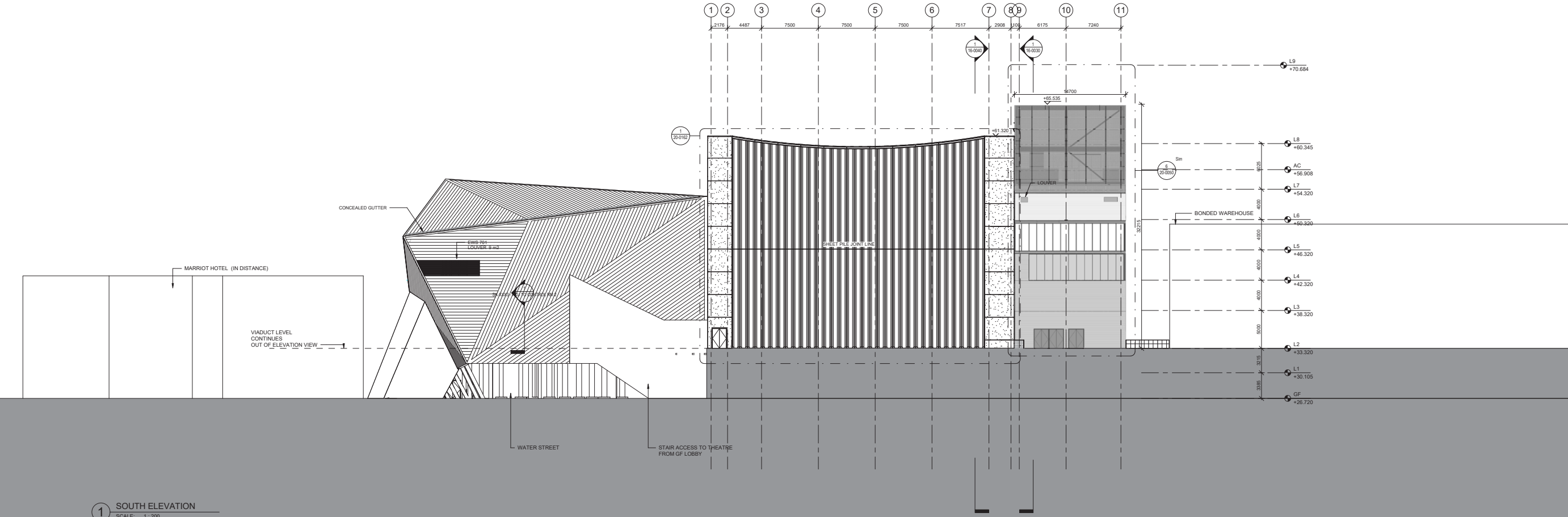
PHASE: REVISION

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PROJ. NR. SCALE FORMAT DATE

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

DRAWING NUMBER



1 SOUTH ELEVATION
SCALE: 1:200

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

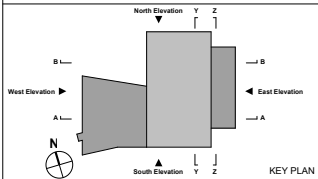


FACTORY MANCHESTER

MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5DB Manchester, United Kingdom T: +44 (0) 161 234 5024	CLIENT
OMA Heer Struikweg 149 3032 AD 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
BURO HAPPOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	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 M50 3SP Manchester, United Kingdom T: +44 (0) 161 886 2400	FIRE ENGINEER
LEVEL ACOUSTICS De Roncken 10 5612 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 17 Short Street SE1 1L London, United Kingdom T: +44 (0) 207 528 000	THEATRE CONSULTANT

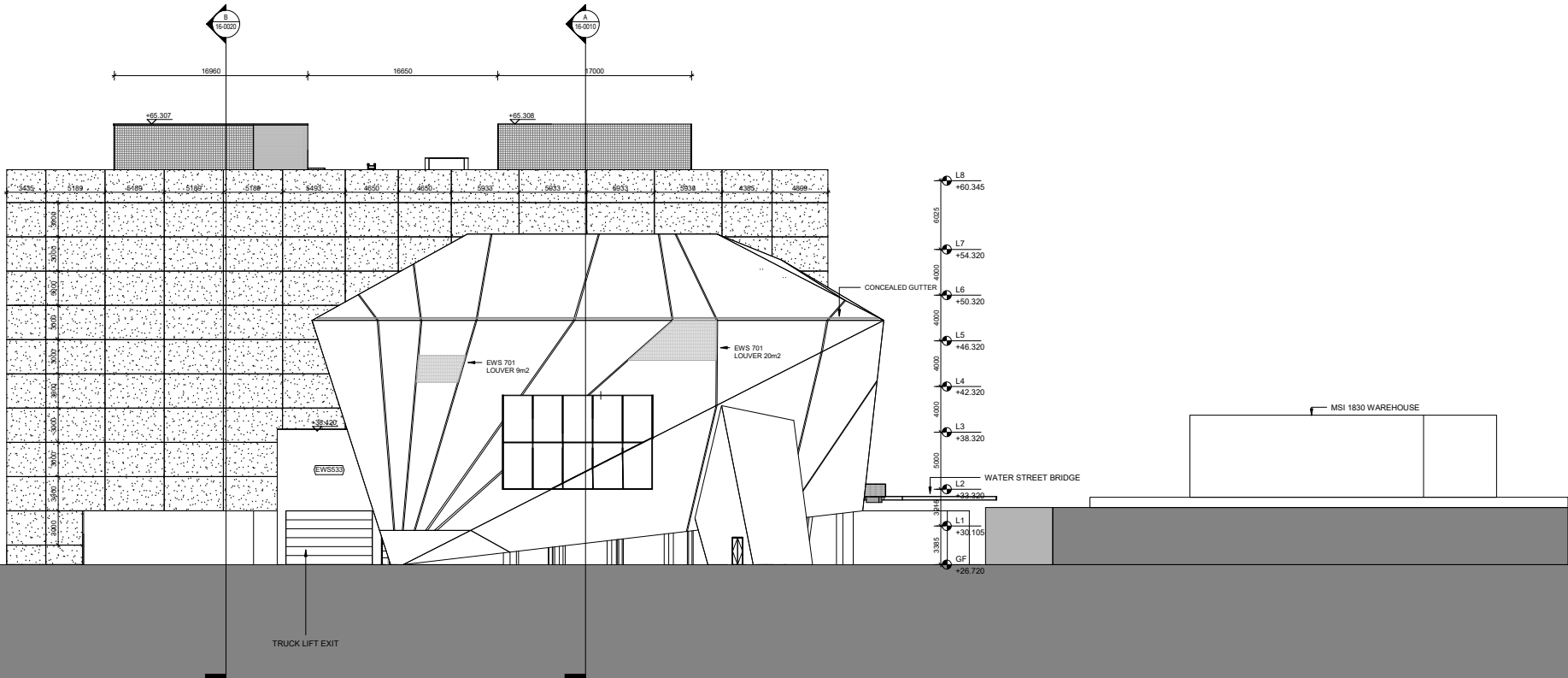
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	GF	LEVEL
	+26.720	LEVEL HEIGHT
	FFLSSL +26.720	LEVEL HEIGHT (FFL SAME AS SSL)
	+26.720	FINISHED FLOOR LEVEL
	+26.870	STRUCTURAL SLAB LEVEL
	0	GRID LINE
	1 11_101	CALLOUT DETAIL NUMBER DRAWING REFERENCE
	1 11_101	ELEVATION DETAIL NUMBER DRAWING REFERENCE
	1 11_101	SECTION DETAIL NUMBER DRAWING REFERENCE
	1 Ref 30_011 1 Ref	INTERNAL ELEVATION DETAIL NUMBERS DRAWING REFERENCE
	+26.720 +26.720	SPOT HEIGHT ELEVATION ARCHITECTURAL ABOVE ARCHITECTURAL BELOW
	+26.720 +26.720	STRUCTURAL ABOVE STRUCTURAL BELOW
	WAREHOUSE 201	ROOM TAG ROOM NAME ROOM NUMBER
	FF000 FF000 FF000	ROOM TAG FLOOR FINISH FLOOR BASE CEILING FINISH CEILING BASE
	000A 000 308	DOOR TAG DOOR NUMBER DOOR TYPE FIRE RATING ACOUSTIC RATING
	LAT FireRatingRequired AcousticRatingRequireddB	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
	Ⓜ	FLOOR BOX
		NOT IN CONTRACT

P8	S2	23 Mar 2018	ISSUED FOR PLANNING
P7	S3	16 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	21 Dec 2017	IWP INTERIM GA SUBMISSION
P5	S2	19 Sep 2017	PLANNING APPLICATION
P4	S3	11 Aug 2017	RIBA STAGE 3 SUBMISSION
REV	STAT	DATE	DESCRIPTION
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DRAWN BY	Author	CHECKED BY	Checker	APPROVED BY	Approver
PROPOSED WEST ELEVATION					
DRAWING NAME					
PHASE					P8 REVISION
XXXX PROJ. NR.	1:200 SCALE	A0 FORMAT	05/31/16 DATE		
MF-OMA-XX-XX-DR-A-18-0040					
DRAWING NUMBER					

1 WEST ELEVATION
SCALE: 1 : 200





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OMA Weena-Zuid 158 3012 NC Rotterdam, Netherlands T: +31 (0) 10 2438200	ARCHITECT
BURO HAPPOLD 230 Lower Bristol Road BA2 3SQ Bath, United Kingdom T: +44 (0) 122 532 0600	STRUCTURAL ENGINEER
BDP 11 Ducie Street M1 2JB Manchester, United Kingdom T: +44 (0) 161 828 2200	MECHANICAL AND ELECTRICAL ENGINEER
BURO HAPPOLD 230 Lower Bristol Road BA2 3SQ Bath, United Kingdom T: +44 (0) 122 532 0600	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 Roncken 10 5612 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WC1R 3DA London, United Kingdom T: +44 (0) 207 928 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:

SPOT HEIGHT	NORTH COORDINATE
FINISHED FLOOR LEVEL	EAST COORDINATE
STRUCTURAL SLAB LEVEL	LEVEL HEIGHT
ARCHITECTURAL ABOVE	GRID LINE
ARCHITECTURAL BELOW	
STRUCTURAL ABOVE	
STRUCTURAL BELOW	

DRAWING REFERENCES:

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

ITEMS:

FLOOR GULLY	MANHOLE COVER
FLOORBOX	STRONG POINT
CABLE PASS (ELEVATION)	CABLE PASS (PLAN)

CLEARANCE ZONES:

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

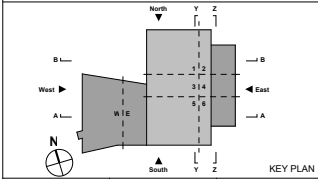
CONTRACTUAL:

NOT IN CONTRACT (GREYED OUT)

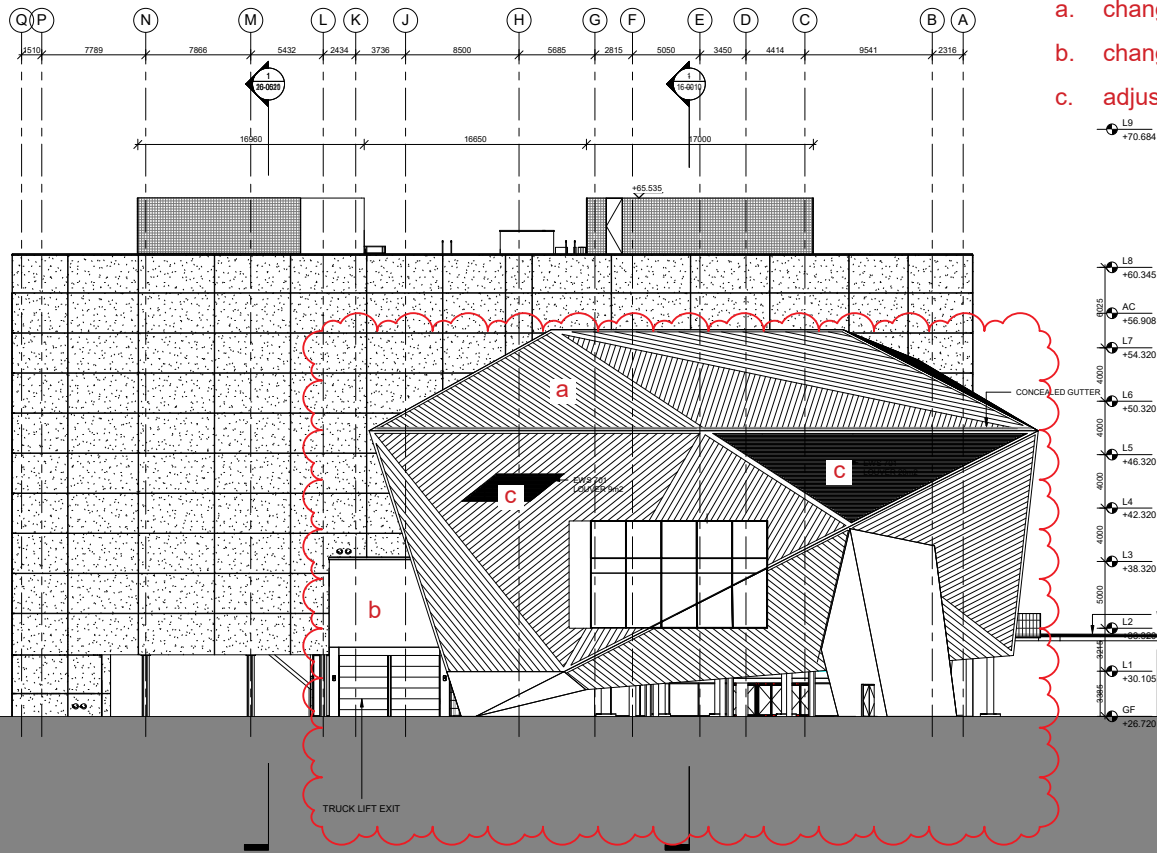
P11	D2	31 Mar 2021	PLANNING UPDATE
P10	D2	10 Mar 2020	THEATRE FACADE FIRST STAGE TENDER
P9	S2	19 Nov 2018	ISSUED FOR INFORMATION
P8	S2	23 Mar 2018	ISSUED FOR PLANNING
P7	S3	18 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	21 Dec 2017	WIP INTERIM GA SUBMISSION
REV	STAT	DATE	DESCRIPTION

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DRAWN BY	Author	CHECKED BY	Checker	APPROVED BY	Approver
PROPOSED WEST ELEVATION					
DRAWING NAME					
P10					
REVISION					
PHASE					
XXXX					
1:200					
A0					
05/31/16					
DATE					
MF-OMA-XX-XX-DR-A-18-0040					
DRAWING NUMBER					



- a. change to cladding type at theatre from single-ply to standing seam
- b. change to cladding of trucklift from expanded metal mesh to cast in place concrete
- c. adjusted louvre shape, location

L9
+70.684

L8
+60.345

AC
+58.908

L7
+54.320

L6
+50.320

L5
+46.320

L4
+42.320

L3
+38.320

L2
+34.320

L1
+30.105

GF
+26.720

WATER STREET BRIDGE

MSI 1830 WAREHOUSE

TRUCK LIFT EXIT

CONCEALED GUTTER

EXPANDED METAL MESH

CAST IN PLACE CONCRETE

STANDING SEAM

LOUVRE

TRUCK LIFT

TRUCK LIFT EXIT

TRUCK LIFT EXIT

TRUCK LIFT EXIT



FACTORY MANCHESTER

MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5DB Manchester, United Kingdom T: +44 (0) 161 234 5004	CLIENT
OMA Weena-Zuid 158 2013 NC Rotterdam, Netherlands t: +31 (0) 10 2438200	ARCHITECT
BURO HAPPOLD 230 Lower Bristol Road B43 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	STRUCTURAL ENGINEER
BDP 11 Duke Street M1 2JF Manchester, United Kingdom T: +44 (0) 161 828 2200	MECHANICAL AND ELECTRICAL ENGINEER
BURO HAPPOLD 230 Lower Bristol Road B43 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	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 Rondom 10 5612 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WC2R 3JA London, United Kingdom T: +44 (0) 207 528 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:

▲ +26.720	SPOT HEIGHT	▲ N 58603031	NORTH COORDINATE
◆ +26.720	FINISHED FLOOR LEVEL	◆ N 58603022	EAST COORDINATE
◆ +26.720	STRUCTURAL, TO AS LEVEL	◆ GF	LEVEL
◆ +26.720	ARCHITECTURAL ABOVE	◆ R	ORD LINE
◆ +26.720	ARCHITECTURAL BELOW		
◆ +26.720	STRUCTURAL ABOVE		
◆ +26.720	STRUCTURAL BELOW		

DRAWING REFERENCES:

○	CALLOUT	○	ELEVATION	○	DETAIL NUMBER(S)
○	SECTION	○	INTERNAL ELEVATION(S)	○	DRAWING REFERENCE

ITEMS:

○	FLOOR GULLY	○	MANHOLE COVER
○	FLOORBOX	○	STRONG POINT
○	CABLE PASS (ELEVATION)	○	CABLE PASS (PLAN)

CLEARANCE ZONES:

○	REFUGE SPOT / WHEELCHAIR LOCATION THEATRE	○	TURNING CIRCLE BY ACCESSIBLE TOILET (Ø 1800mm)
---	---	---	--

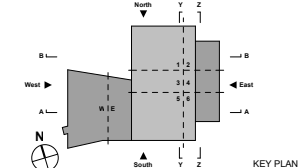
CONTRACTUAL:

○	NOT IN CONTRACT (GREYED OUT)
---	------------------------------

P11	02	31 Mar 2021	PLANNING UPDATE
P10	02	08 Mar 2020	THEATRE FACADE FIRST STAGE TENDER
P10	S2	19 Nov 2018	ISSUED FOR INFORMATION
P10	S2	23 Mar 2018	ISSUED FOR PLANNING
P71	S3	16 Mar 2018	INTERIM DESIGN RELEASE
P10	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

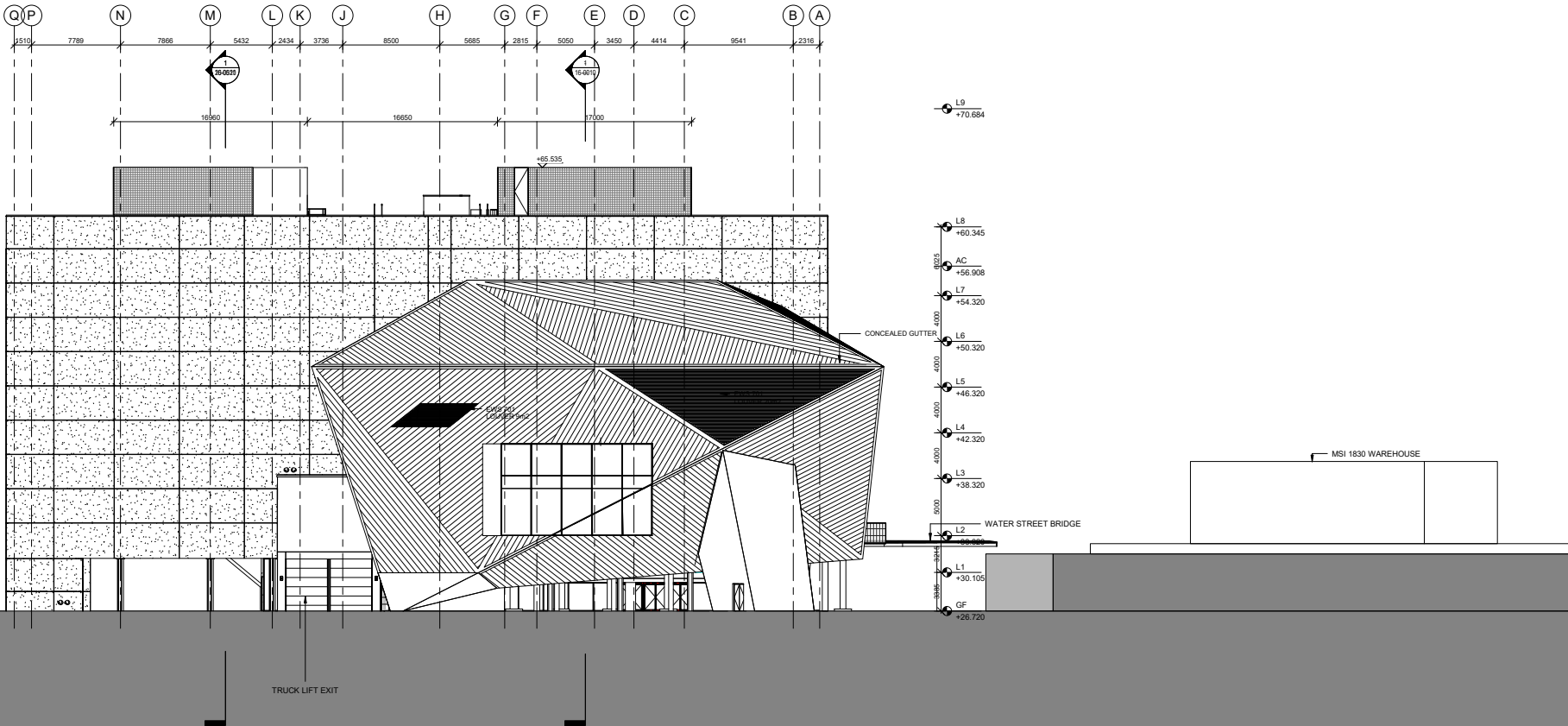
DRAWING NAME: P10

PHASE: REVISION

XXXX 1:200 A0 05/31/16
PROJ. NR. SCALE FORMAT DATE

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

DRAWING NUMBER



1 WEST ELEVATION
SCALE: 1:200

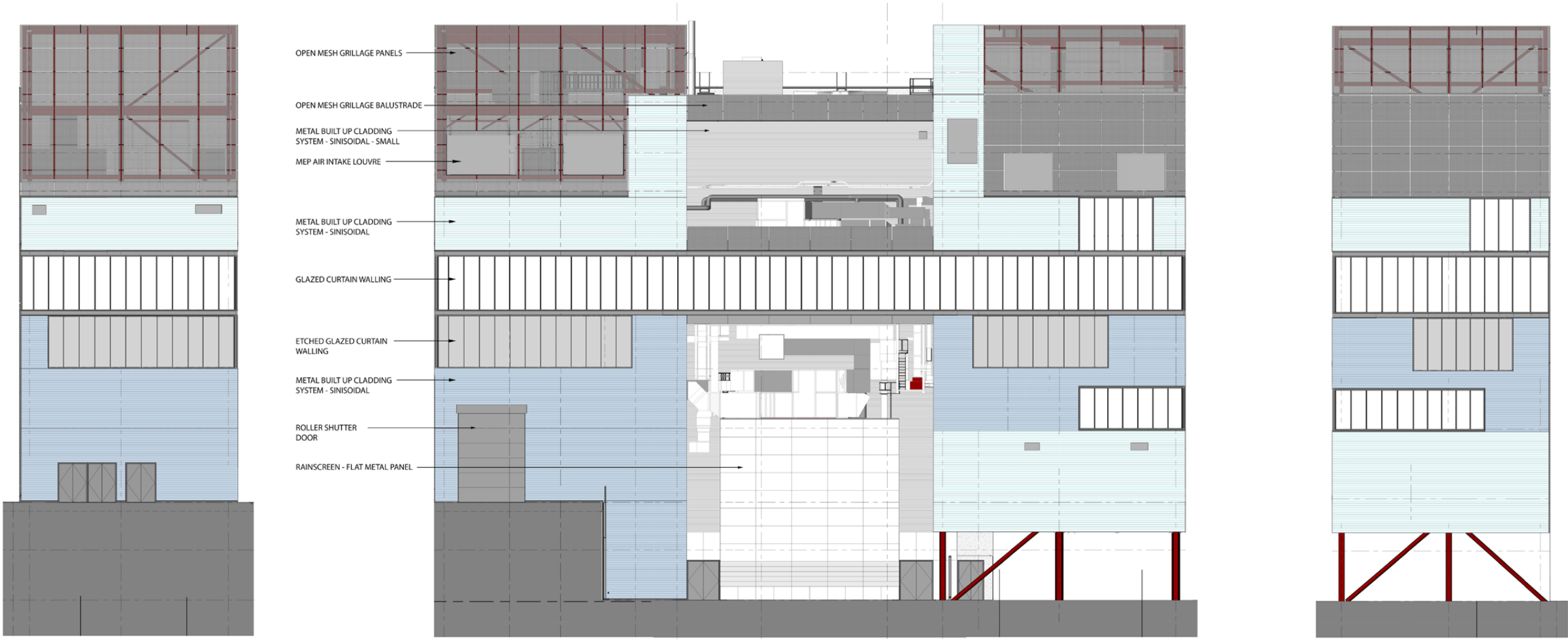
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P01	Glazing setting out updated	SJ	LTA	11/03/2021
Rev.	Description	Drawn	Checked	Date

Amendment

Suitability

Project
Manchester City Council
The Factory
Manchester

Drawing
Towers GA Elevation

Project ID	Originator	Zone	Level	Type	Role	Number
MF	- RYD	- WH	- XX	- DR	- A	36-0001
Ryder Project No.	Scale at A1	Status	Revision			
10264-00		S2	P01			

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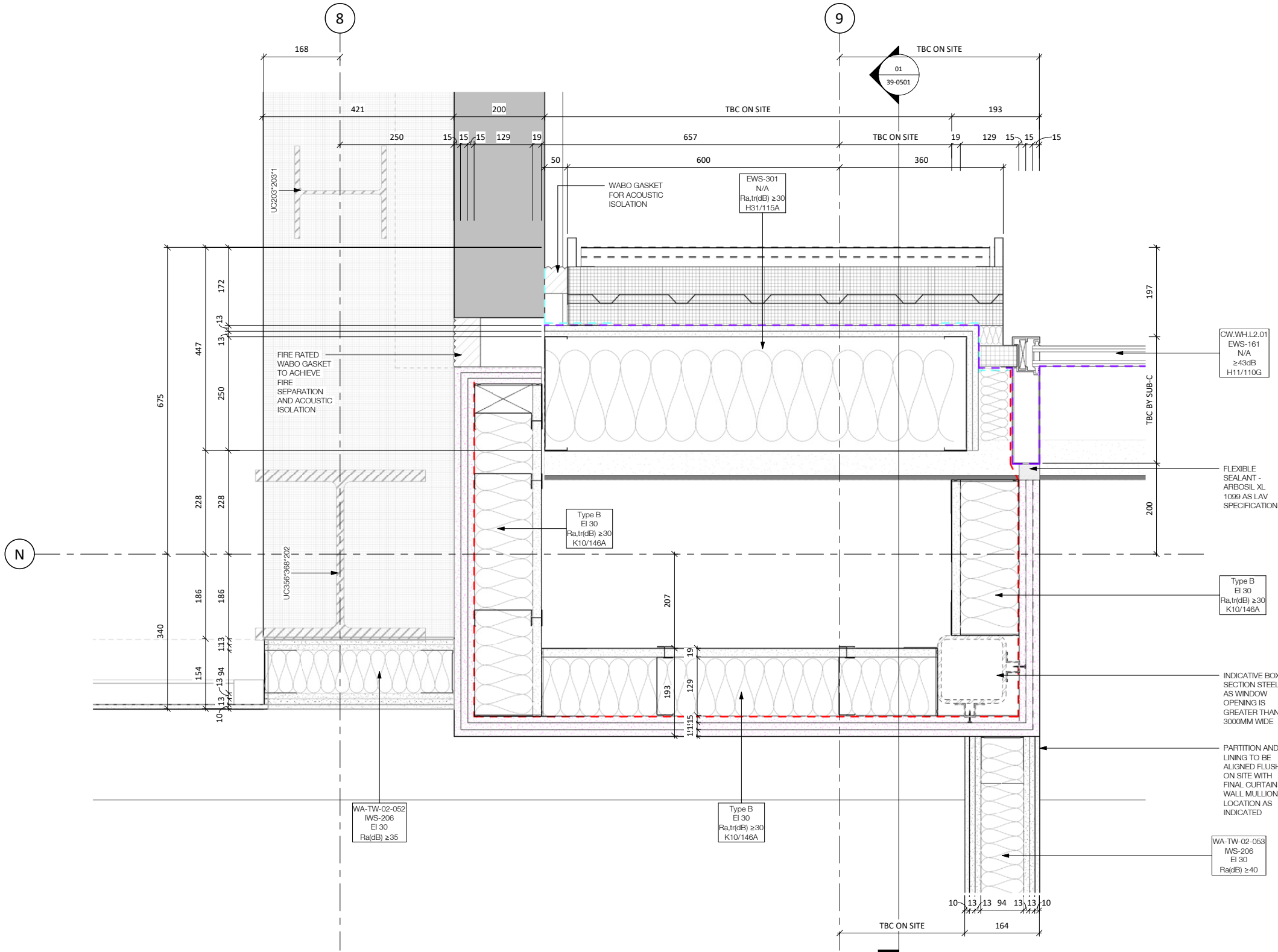
Key Legend

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
---	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)



Towers Envelope Plan Detail 19

1:5

Rev	First Issue	SL1	ACR1	08/03/2021
Rev	Description	Drawn	Checked	Date

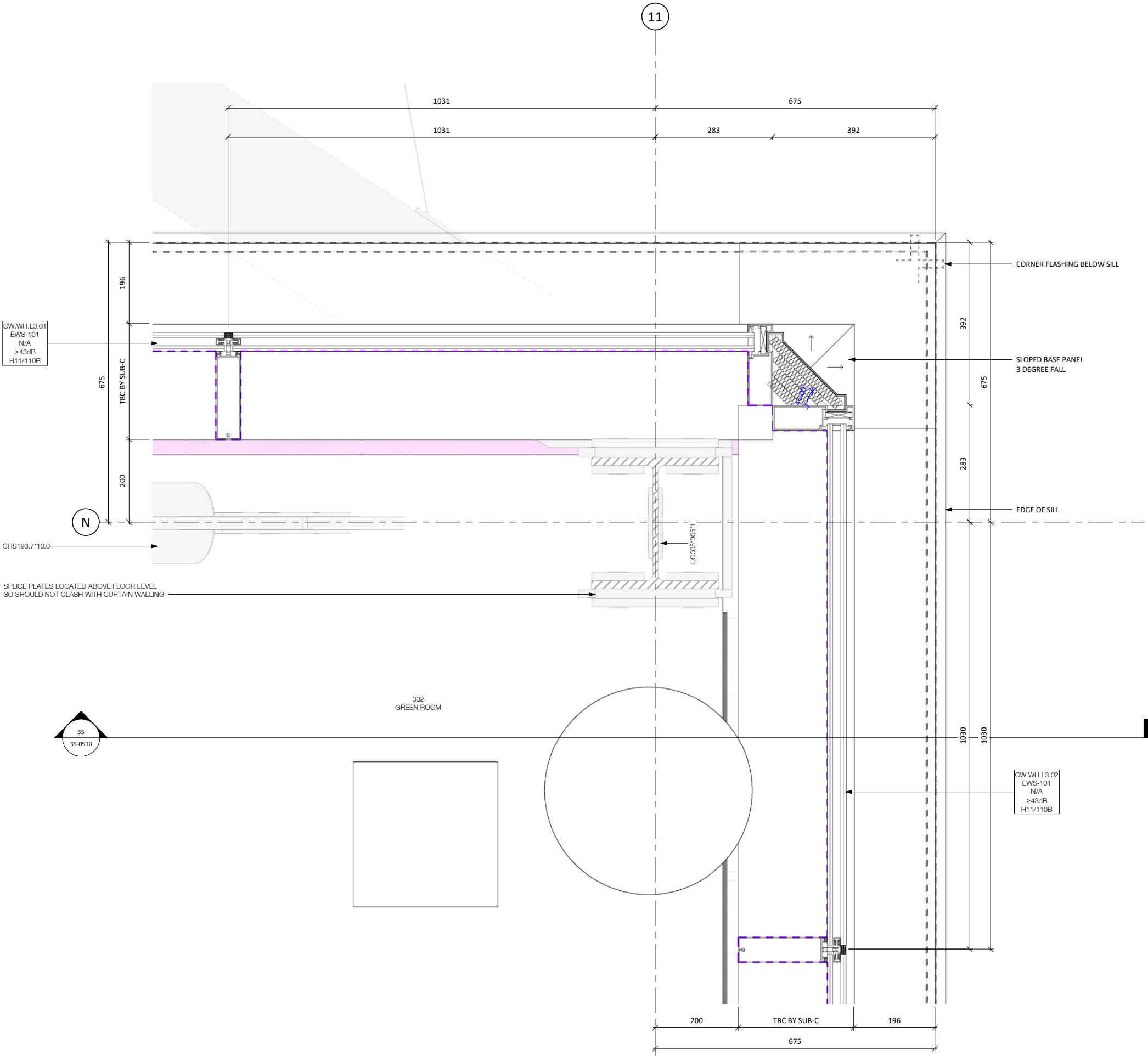
Amendment

Suitability
For Contractor Design

Project
Manchester City Council
The Factory
Manchester

Drawing
Towers Envelope External Plan Detail 19

Drawing No.	Originator	Zone	Level	Type	Role	Number
Project ID	RYD	WH	L2	DR	A	40-0619
Ryder Project No.	Scale at A1	Status	Revision			
10264-00	1:5	D3	P01			



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Key Legend

EWS-XXX
FRR-XXX
Ra,tri(B) ≥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)

Towers Envelope Plan Detail 35

1 : 5

Rev.	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 Plan Detail 35

Drawing No.	Originator	Zone	Level	Type	Role	Number
Project ID	- RYD - WH - L3 - DR - A	-	-	-	-	40-0535
Ryder Project No.	10264-00	Scale at A1	1 : 5	Status	D3	Revision
						P01

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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)

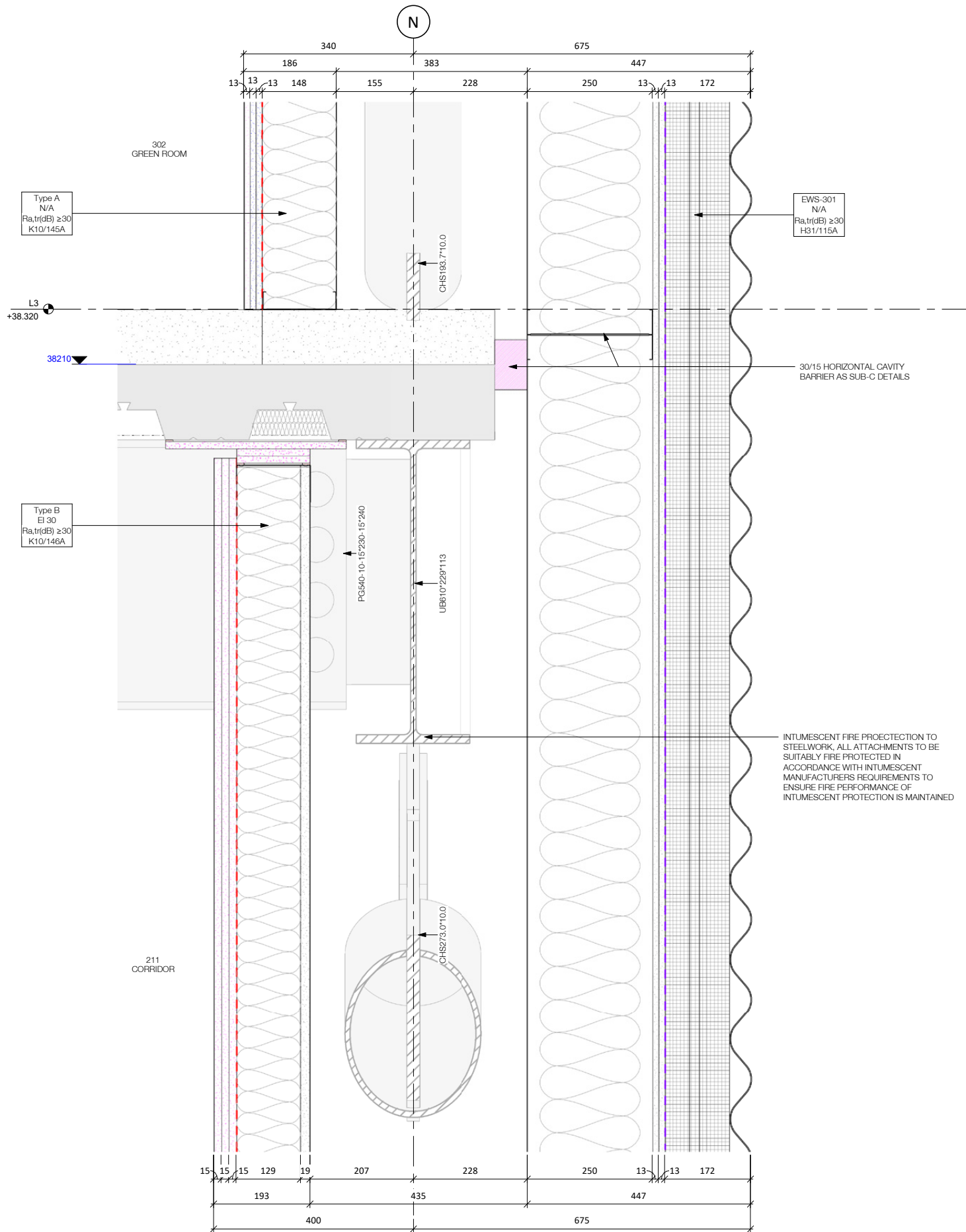
EPDM

Breather Membrane (NBS H92/785)

Insulated DPC

Waterproofing to Ground Bearing
Slabs and Interfaces as OMA
Information

Inverted Roofing System
(NBS J31/130A)



Towers Envelope Section Detail 02

1:5

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

Amendment

Suitability
For Contractor Design

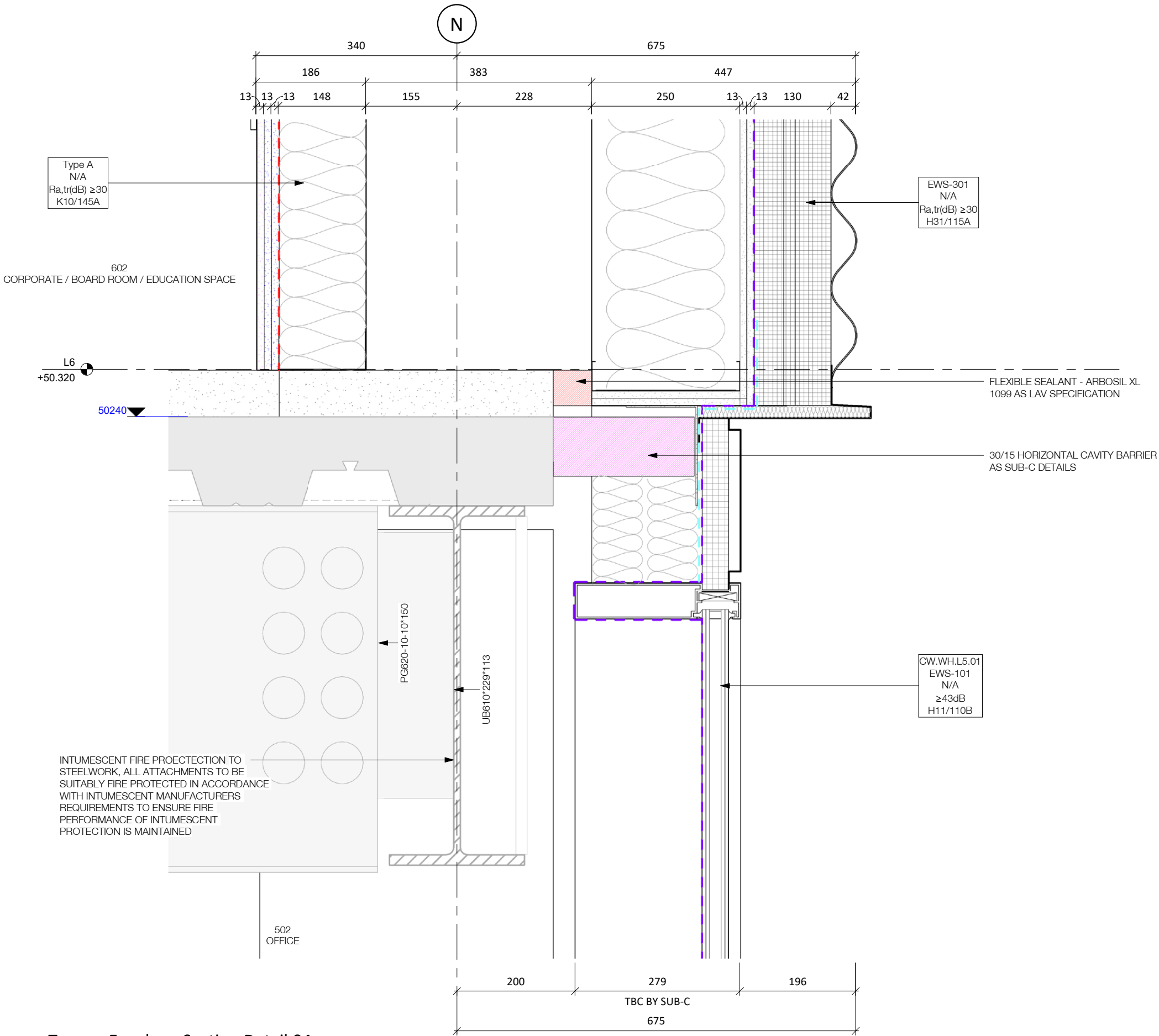
Project
Manchester City Council
The Factory
Manchester

Drawing
Towers Envelope External Section Detail 02

Drawing No.	Originator	Zone	Level	Type	Role	Number
Project ID	- RYD - WH - L3 - DR - A	-	-	-	-	41-0502
Ryder Project No.	10264-00	Scale at A1	1:5	Status	D3	Revision
						P01

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Key Legend

EWS-XXX	EWS-xxxx = System Reference
FRR-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
---	Waterprooing 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

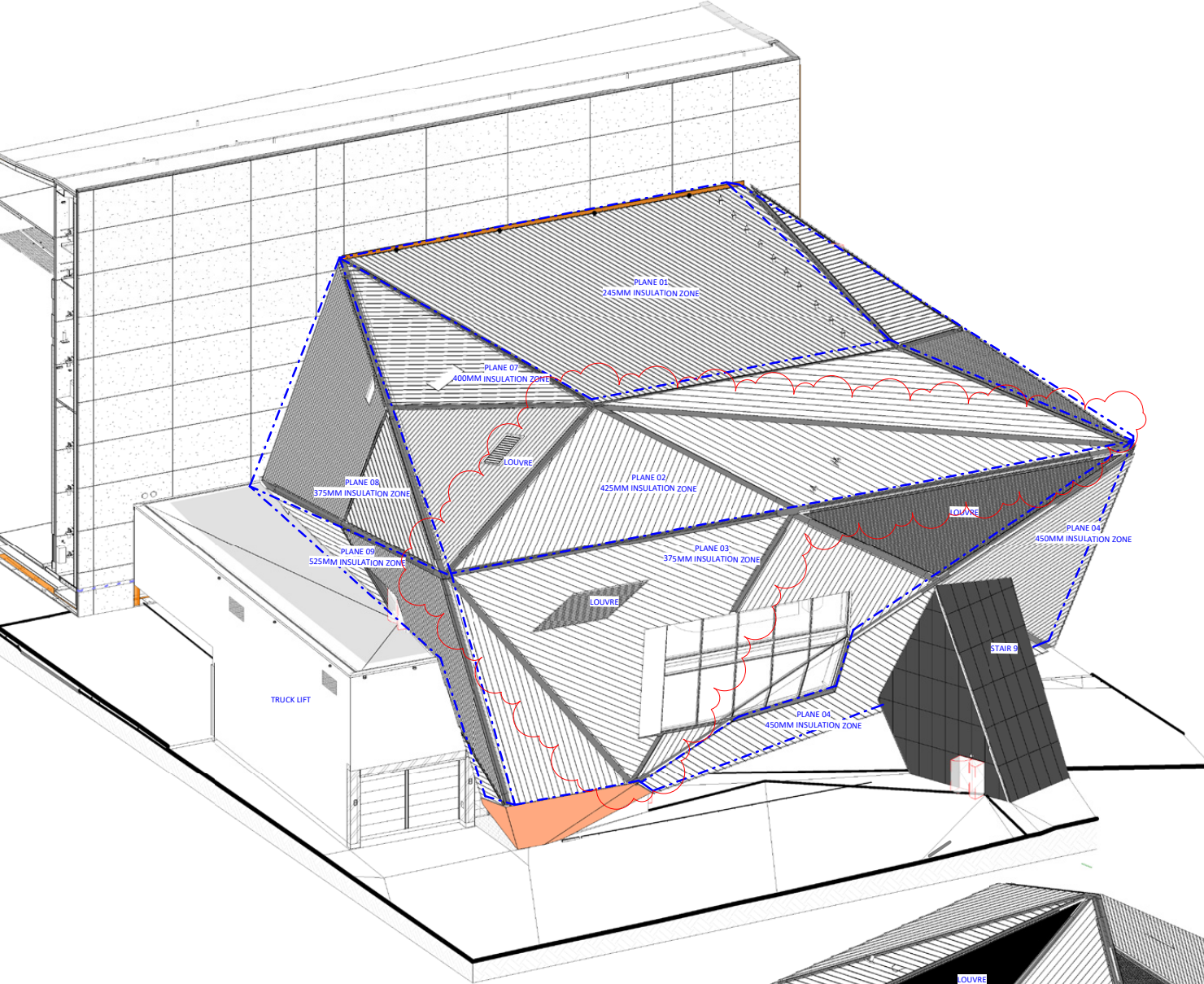
Manchester

Drawing

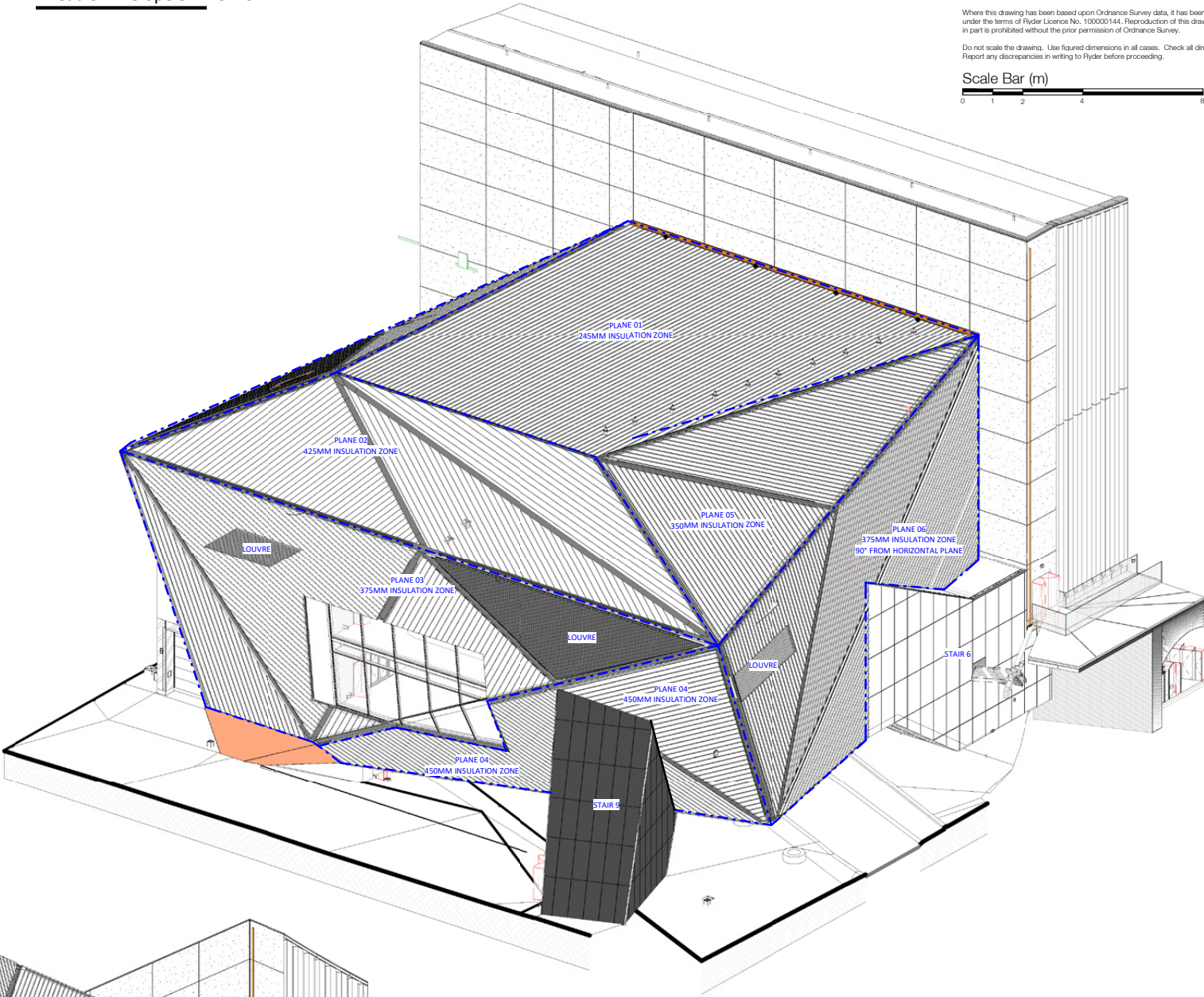
Towers Envelope External Section Detail 04

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			

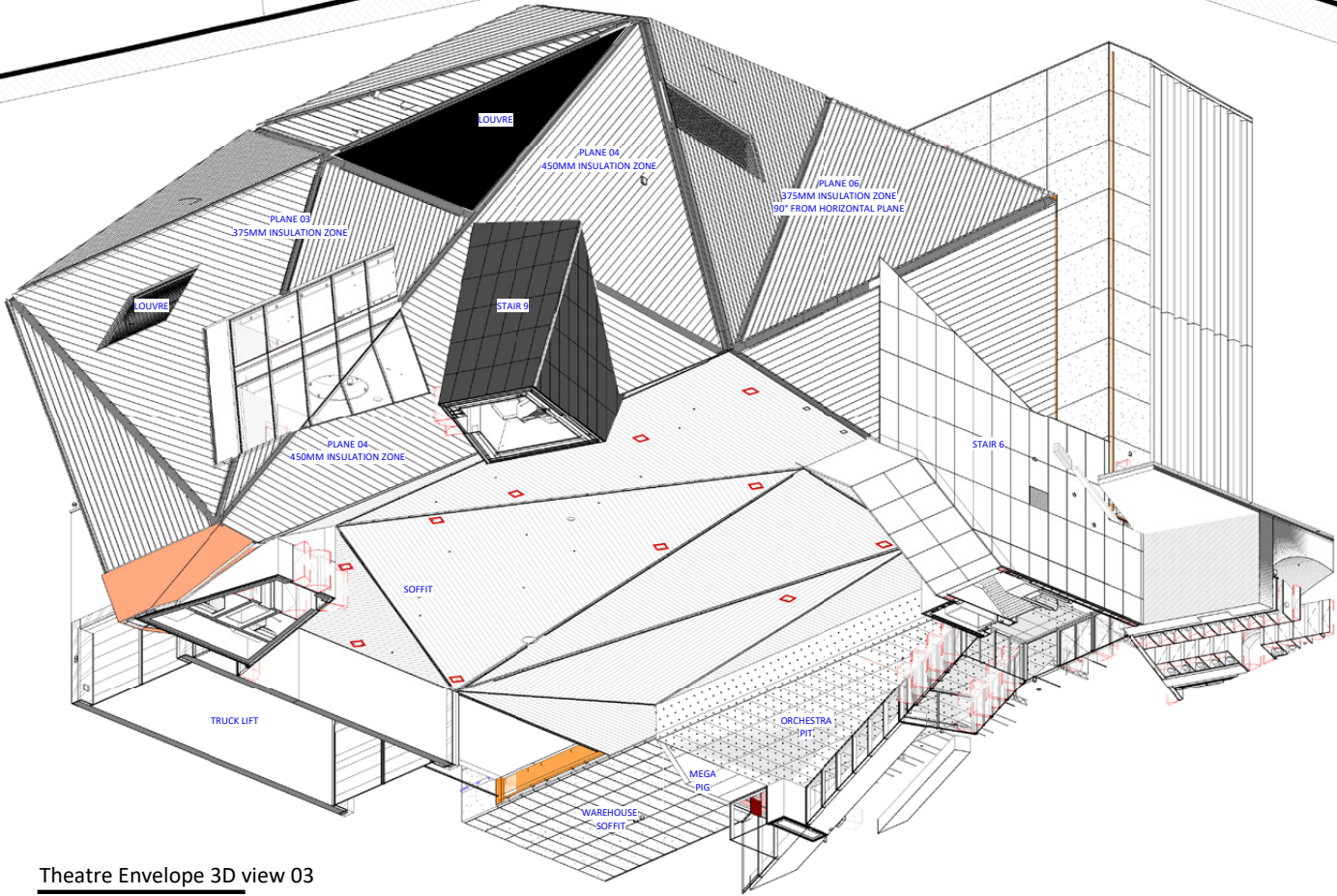
Theatre Envelope 3D view 01



Theatre Envelope 3D view 02



Theatre Envelope 3D view 03



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Scale Bar (m)
0 2 4 8

PO3	Plane 02 standing seam directions updated.	SAY	LTA	11/03/2021
PO2	Issued for Tender	SAY	SAY	11/01/2021
PO1	Issued for Tender	GPIC	LTA	31/07/2020
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			