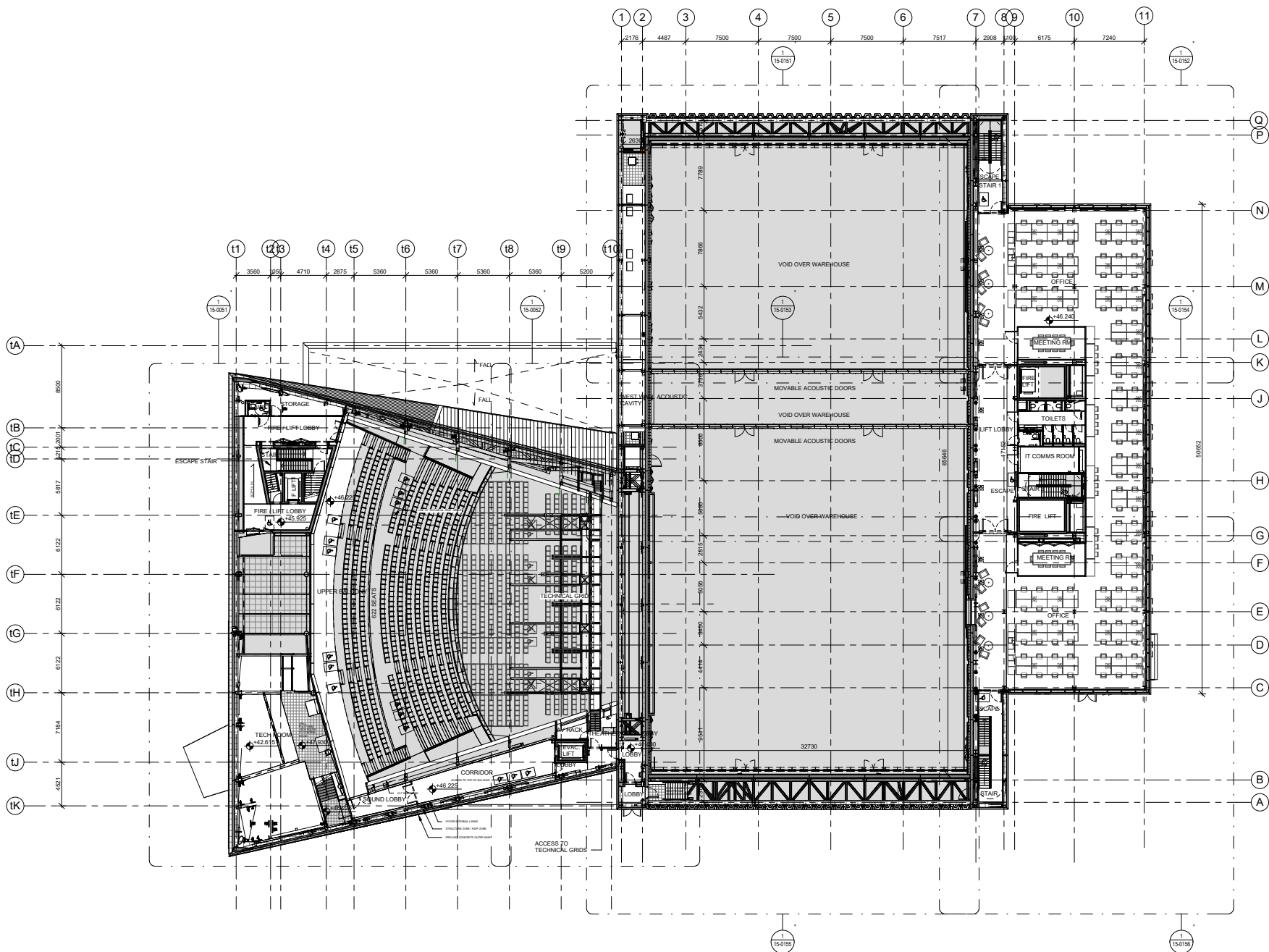


current GA L5 plan for reference



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 2AB 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	

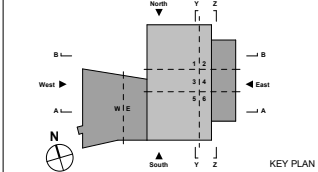
CONTRACTUAL:

NOT IN CONTRACT (SHOWN OUT)

REV	STAT	DATE	DESCRIPTION
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	IWP INTERIM GA SUBMISSION

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KEY PLAN

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

PROPOSED LEVEL 05 PLAN

DRAWING NAME: P10

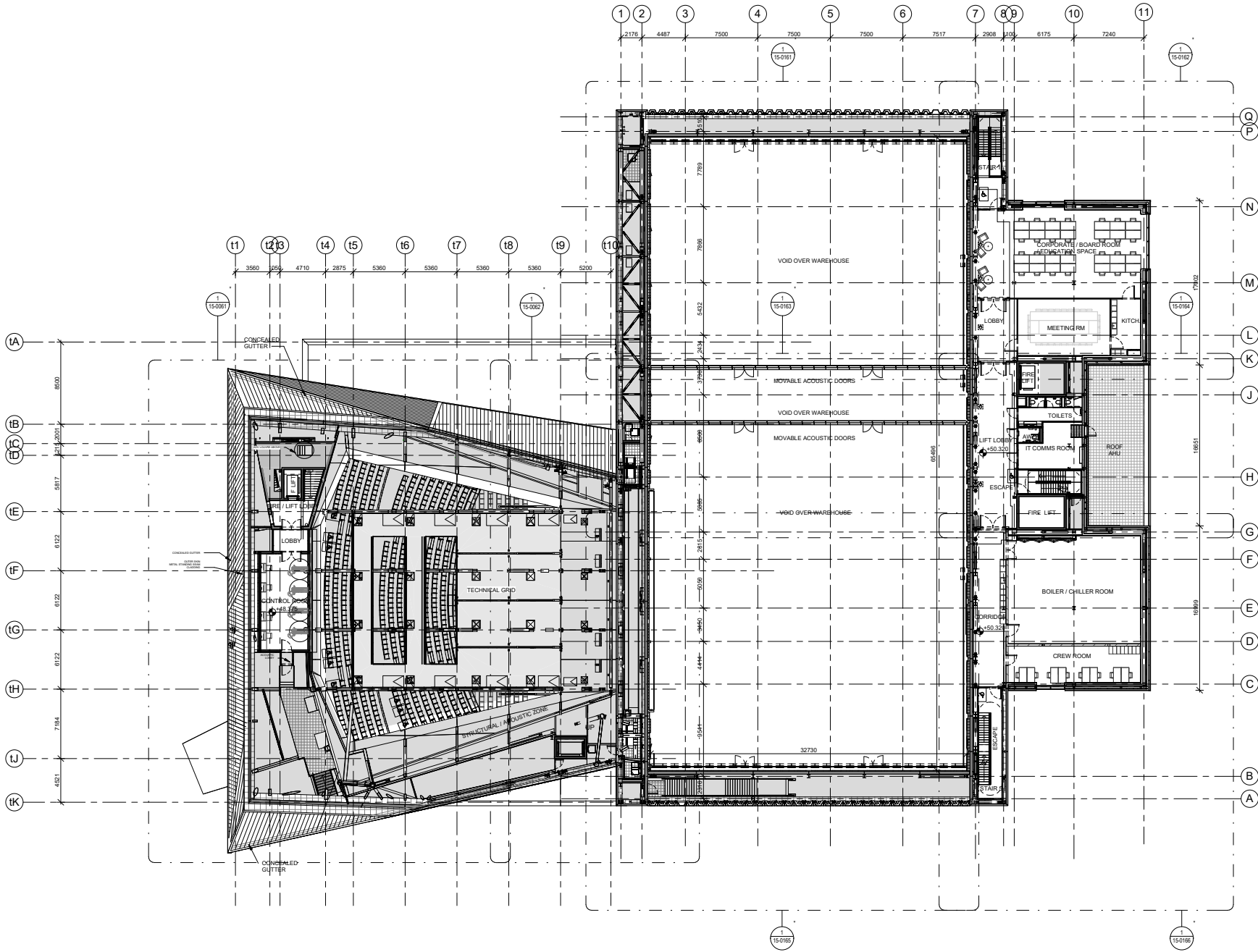
PHASE: REVISION

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	N 3803031 NORTH COORDINATE
FINISHED FLOOR LEVEL	E 3803032 EAST COORDINATE
STRUCTURAL SLAB LEVEL	GF LEVEL
ARCHITECTURAL ABOVE	+26.720 LEVEL HEIGHT
ARCHITECTURAL BELOW	-26.720 GRID LINE
STRUCTURAL ABOVE	-26.720
STRUCTURAL BELOW	-26.720

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 IN ACCESSIBLE TOILET (Ø 1500mm)
---	--

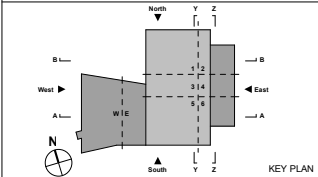
CONTRACTUAL:

NOT IN CONTRACT (GREYED 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	15 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

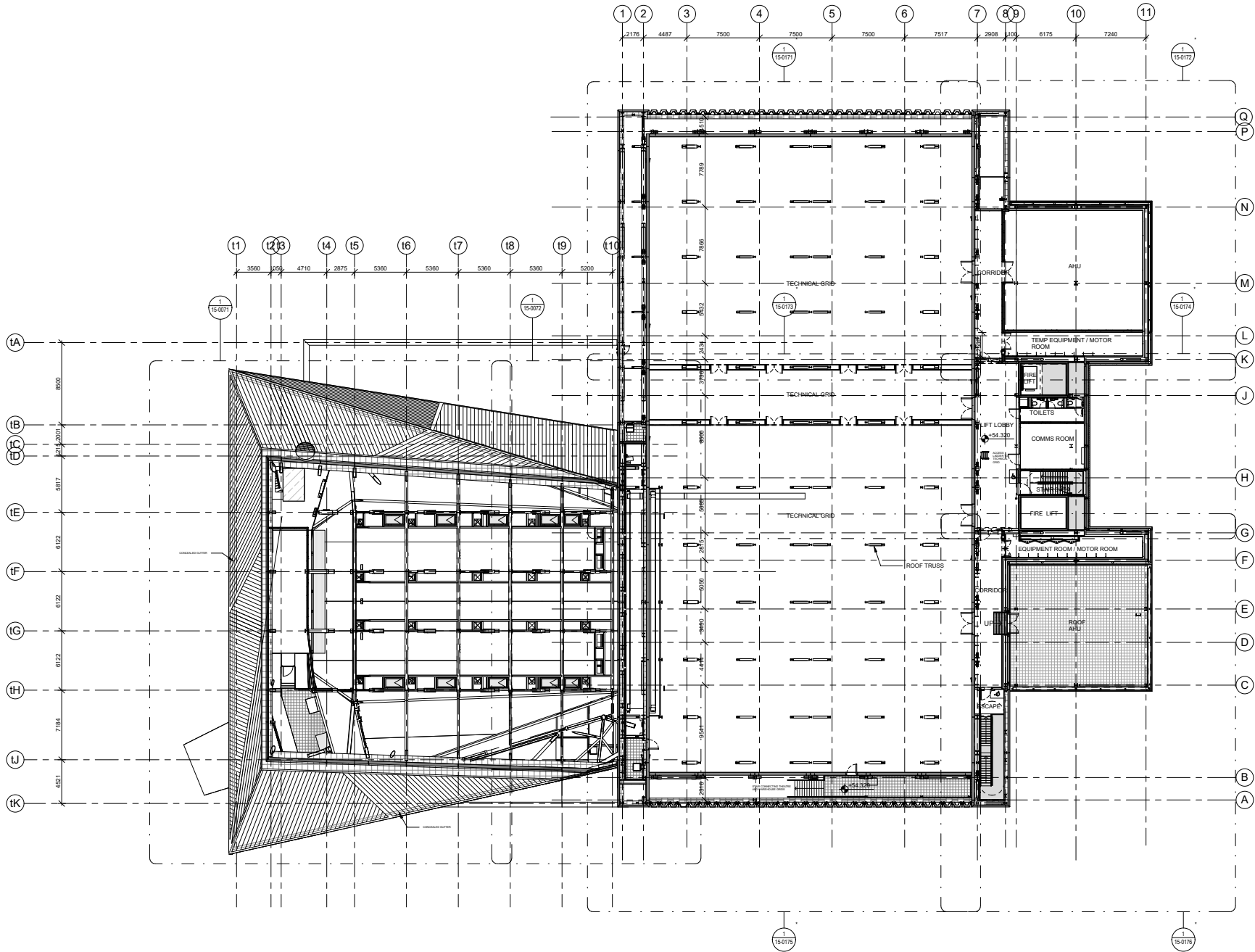
PROPOSED LEVEL 06 PLAN

DRAWING NAME	P10
PHASE	REVISION
XXXX	05/10/16
PROJ. NR.	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 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 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)	DRAWING REFERENCE
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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	

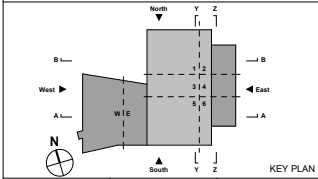
CONTRACTUAL:

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: P10

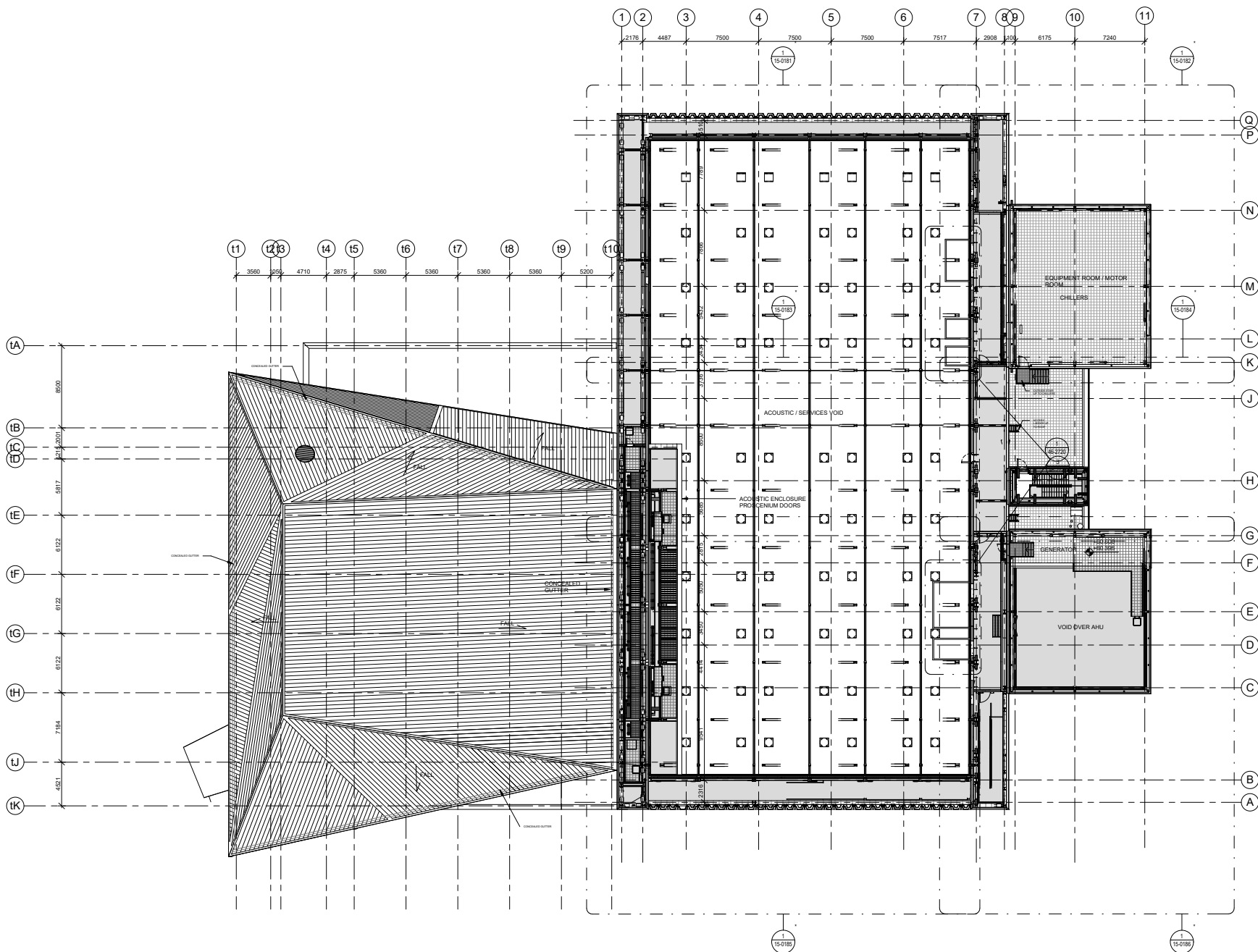
PHASE: REVISION

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

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

DRAWING NUMBER

current GA L8 plan for reference

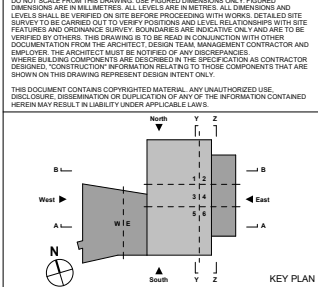


FACTORY MANCHESTER

MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5DB Manchester, United Kingdom T: +44 (0) 161 234 5004	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 WC2R 3DA London, United Kingdom T: +44 (0) 207 928 0000	THEATRE CONSULTANT

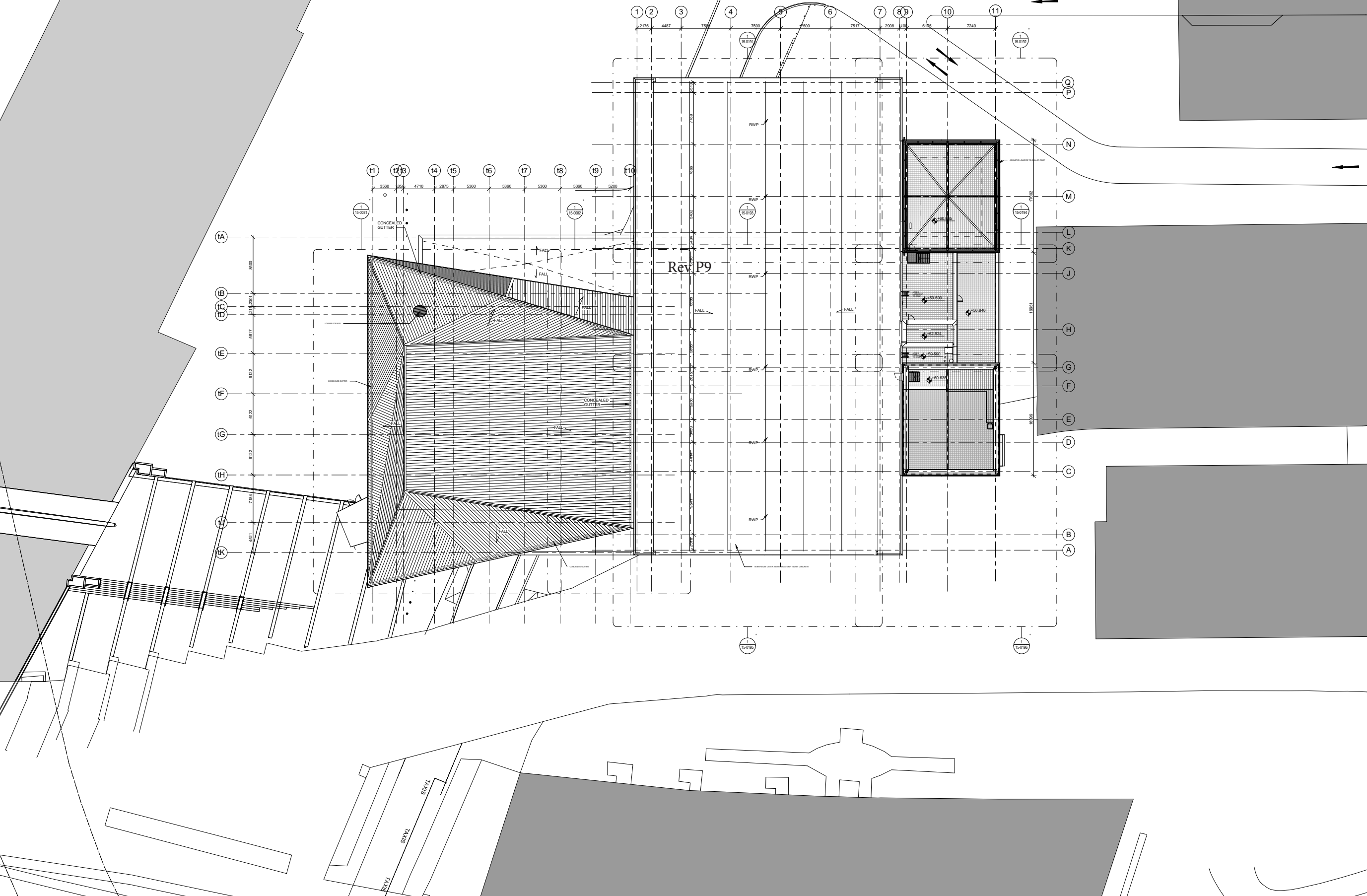
HEIGHT / LOCATION TAGS:			
SPOT HEIGHT	N 38533031	NORTH COORDINATE	
FINISHED FLOOR LEVEL	N 38533029	EAST COORDINATE	
STRUCTURAL SLAB LEVEL	GF	LEVEL	
ARCHITECTURAL ABOVE	+26.720	LEVEL HEIGHT	
ARCHITECTURAL BELOW	B	GRID LINE	
STRUCTURAL ABOVE			
STRUCTURAL BELOW			
DRAWING REFERENCES:			
SECTION	CALLOUT	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:			
REFUSE SPOT	TURNING CIRCLE IN ACCESSIBLE TOILET (Ø 1500mm)		
WHEELCHAIR LOCATION			
THEATRE			
CONTRACTUAL:			
NOT IN CONTRACT (SHARED 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
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. REVISIONS WITH SITE VERIFICATION AND APPROVED BY ARCHITECT. 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 LEVEL 08 PLAN			
DRAWING NAME			
PHASE			
REVISION			
P9			
REVISION			
XXXX			
1:200			
SCALE			
A0			
FORMAT			
10/21/16			
DATE			
MF-OMA-XX-L8-DR-A-10-0180			
DRAWING NUMBER			

current GA Roof plan for reference



FACTORY MANCHESTER

MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5DB Manchester, United Kingdom T: +44 (0) 161 254 5004	CLIENT
OMA Weena-Zuid 158 3012 NC Rotterdam, Netherlands T: +31 (0) 10 2438000	ARCHITECT
BURO HAPPOLD 230 Lower Bristol Road B42 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 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 Rondom 10 5612 AP Eindhoven, Netherlands T: +31 (0) 40 247 2700	ACOUSTIC CONSULTANT
CHARCOAL BLUE 180 Strand WC1R 9JA London, United Kingdom T: +44 (0) 207 928 0000	THEATRE CONSULTANT

HEIGHT / LOCATION TAGS:

Spot Height	North Coordinate
Finished Floor Level	Level
Structural Sub Level	Level Height
Architectural Above	Grid Line
Architectural Below	Grid Line
Structural Above	Grid Line
Structural Below	Grid Line

DRAWING REFERENCES:

Callout	Elevation	Detail Number(s)
Section	Internal Elevation(s)	Drawing Reference

ITEMS:

Floor Gully	Manhole Cover
Floorboard	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 (Shaded Out)

P11	S2	18 Mar 2020	ISSUED FOR INFORMATION
P10	D2	06 Mar 2020	THEATRE FACADE FIRST STAGE TENDER
P9	S2	19 Nov 2018	ISSUED FOR INFORMATION
P8	S2	12 Mar 2018	ISSUED FOR PLANNING
P7	S3	16 Mar 2018	INTERIM DESIGN RELEASE
REV	STAT	DATE	DESCRIPTION

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KEY PLAN

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

PROPOSED ROOF PLAN

DRAWING NAME	P11
PHASE	REVISION
XXXX	05/10/16
PROJ. NR.	DATE

MF-OMA-XX-RF-DR-A-10-0190

DRAWING NUMBER

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

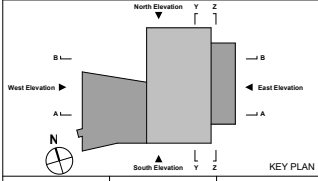


FACTORY MANCHESTER

MANCHESTER CITY COUNCIL Albert Square, Town Hall M2 5DB Manchester, United Kingdom T: +44 (0) 161 234 5004	CLIENT
OMA Heer Bolekweg 149 3032 AD Rotterdam, Netherlands T: +31 (0) 10 2438200	ARCHITECT
BURO HAPPOOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	STRUCTURAL ENGINEER
BURO HAPPOOLD 230 Lower Bristol Road BA2 3DQ Bath, United Kingdom T: +44 (0) 122 532 0600	MECHANICAL AND ELECTRICAL ENGINEER
BURO HAPPOOLD 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) 207 928 000	THEATRE CONSULTANT

N 398030031 E 383033229	NORTHING COORDINATE EASTING COORDINATE
+26.720	SPOT HEIGHT
GF +26.720	LEVEL LEVEL HEIGHT
FFL/SSL +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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PROPOSED NORTH ELEVATION			
DRAWING NAME			
PHASE			P8 REVISION
XXXX PROJ. NR.	1:200 SCALE	A0 FORMAT	05/10/16 DATE
MF-OMA-XX-XX-DR-A-18-0010			
DRAWING NUMBER			

03-22-2018 6:19:21 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 2438200	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 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	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)
---	--

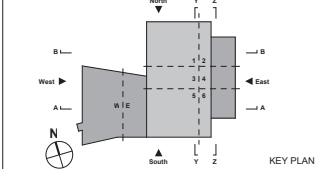
CONTRACTUAL:

NOT IN CONTRACT (GREYED OUT)

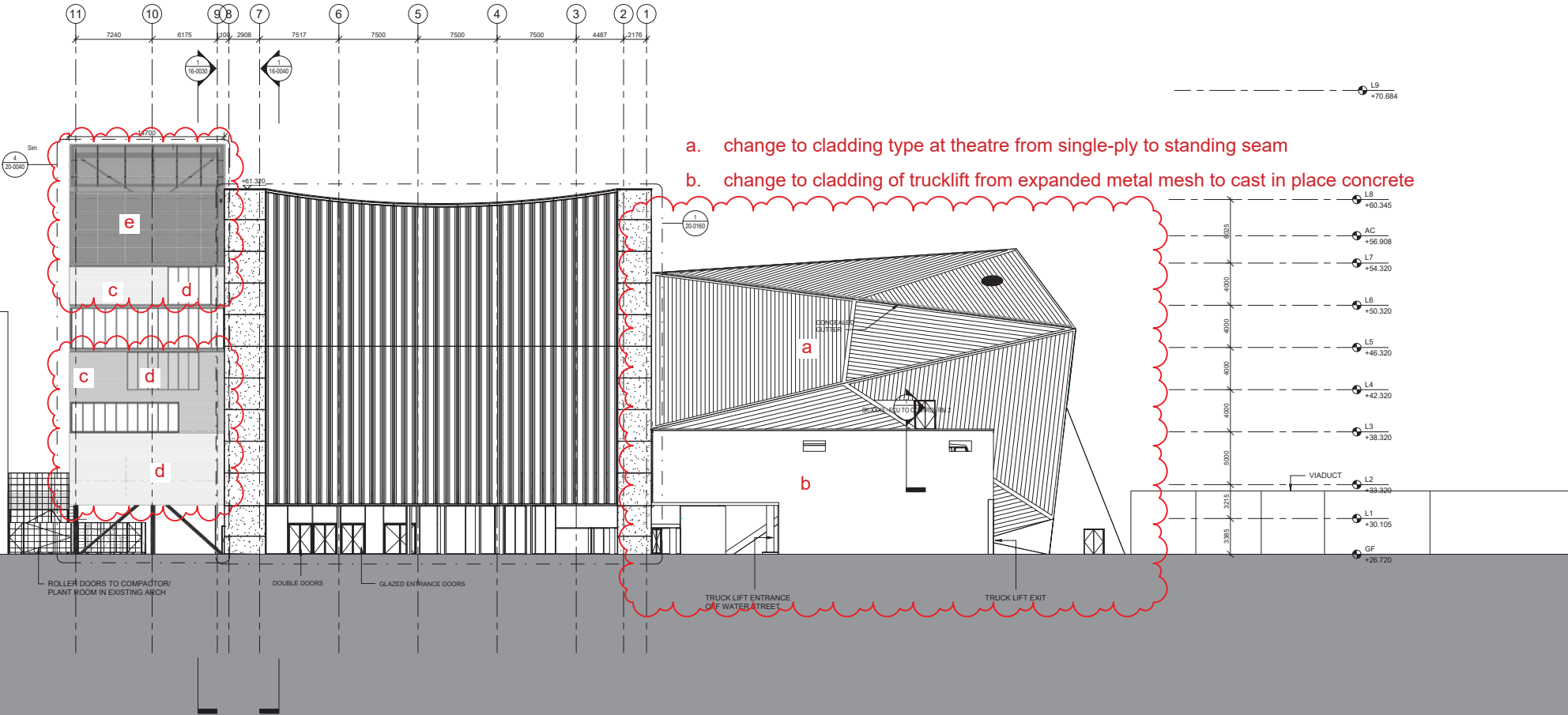
P11	D2	31 Mar 2021	PLANNING UPDATE
P10	D2	10 Mar 2020	THEATRE FACADE FIRST STAGE TENDER
P9	S2	19 Nov 2018	ISSUED FOR INFORMATION
P8	S2	23 Mar 2018	ISSUED FOR PLANNING
P7	S3	15 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	21 Dec 2017	WIP INTERIM GA SUBMISSION
REV	STAT	DATE	DESCRIPTION

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DRAWN BY	Author	CHECKED BY	Checker	APPROVED BY	Approver
PROPOSED NORTH ELEVATION					
DRAWING NAME					
PHASE P10					
REVISION					
xxxx	1:200	A0	05/10/16		
PROJ. NR.	SCALE	FORMAT	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



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, 150-182 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	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)
---	--

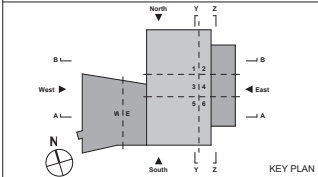
CONTRACTUAL:

NOT IN CONTRACT (GREYED OUT)

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

PROPOSED NORTH ELEVATION

DRAWING NAME: P10

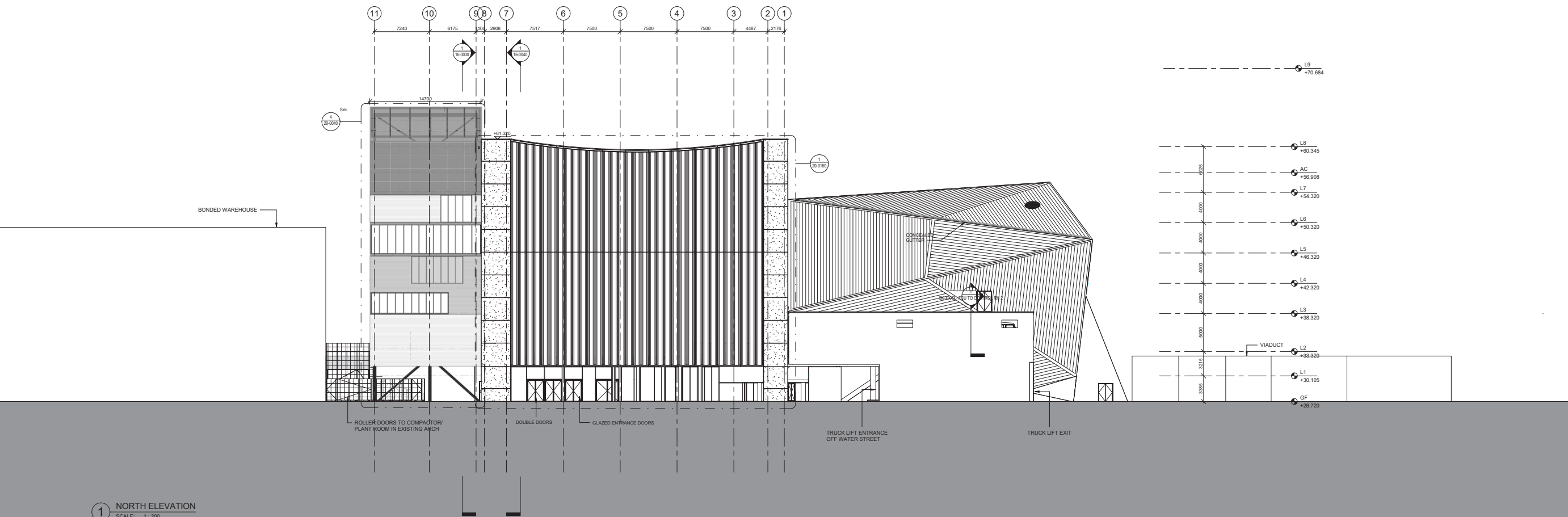
PHASE: REVISION

XXXX 1:200 A0 05/10/16

PROJ. NR. SCALE FORMAT DATE

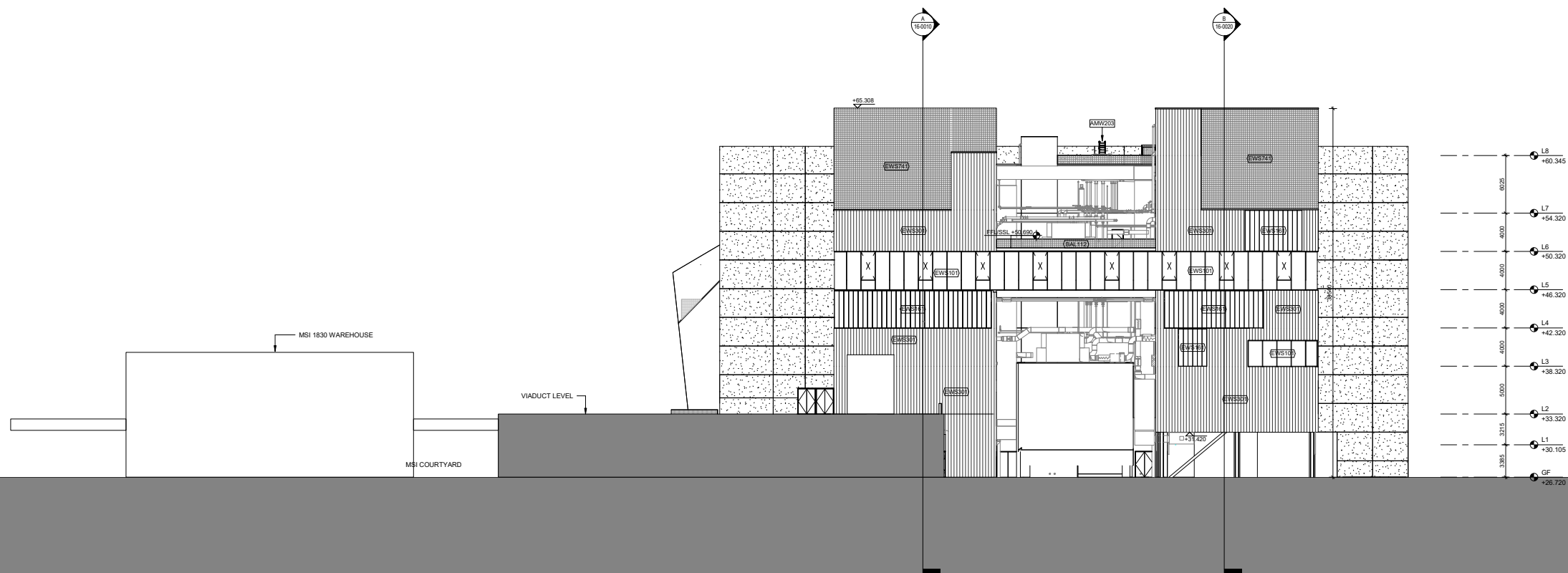
MF-OMA-XX-XX-DR-A-18-0010

DRAWING NUMBER



1 NORTH ELEVATION
SCALE: 1:200

1 EAST ELEVATION
SCALE: 1 : 200



WING NUMBER

3-22-20 18:6:19.53 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 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 38503031 NORTH COORDINATE
FINISHED FLOOR LEVEL	E 38503032 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)
---	--

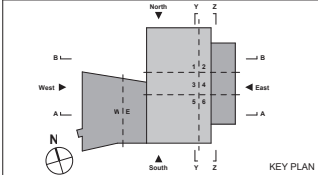
CONTRACTUAL:

NOT IN CONTRACT (GREYED OUT)

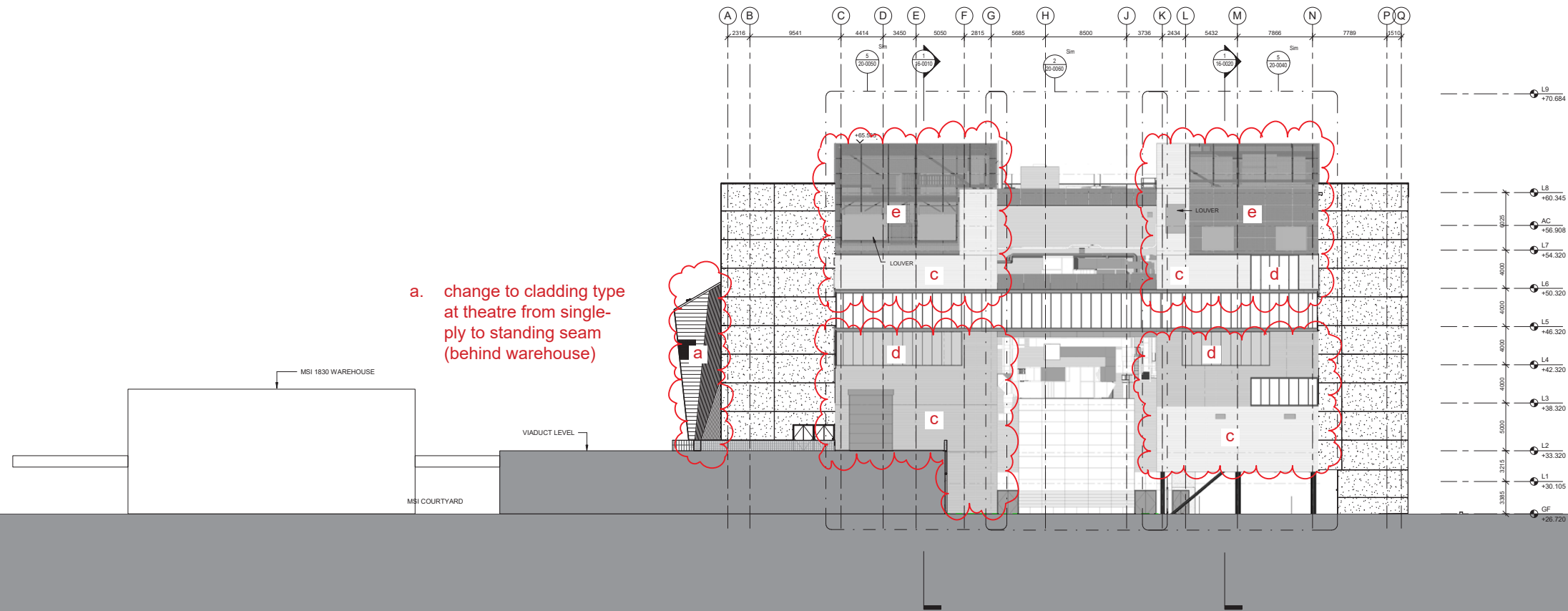
P11	D2	31 Mar 2021	PLANNING UPDATE
P10	D2	10 Mar 2020	THEATRE FACADE FIRST STAGE TENDER
P9	S2	19 Nov 2018	ISSUED FOR INFORMATION
P8	S2	23 Mar 2018	ISSUED FOR PLANNING
P7	S3	18 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	21 Dec 2017	WIP INTERIM GA SUBMISSION
REV	STAT	DATE	DESCRIPTION

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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



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 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 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)

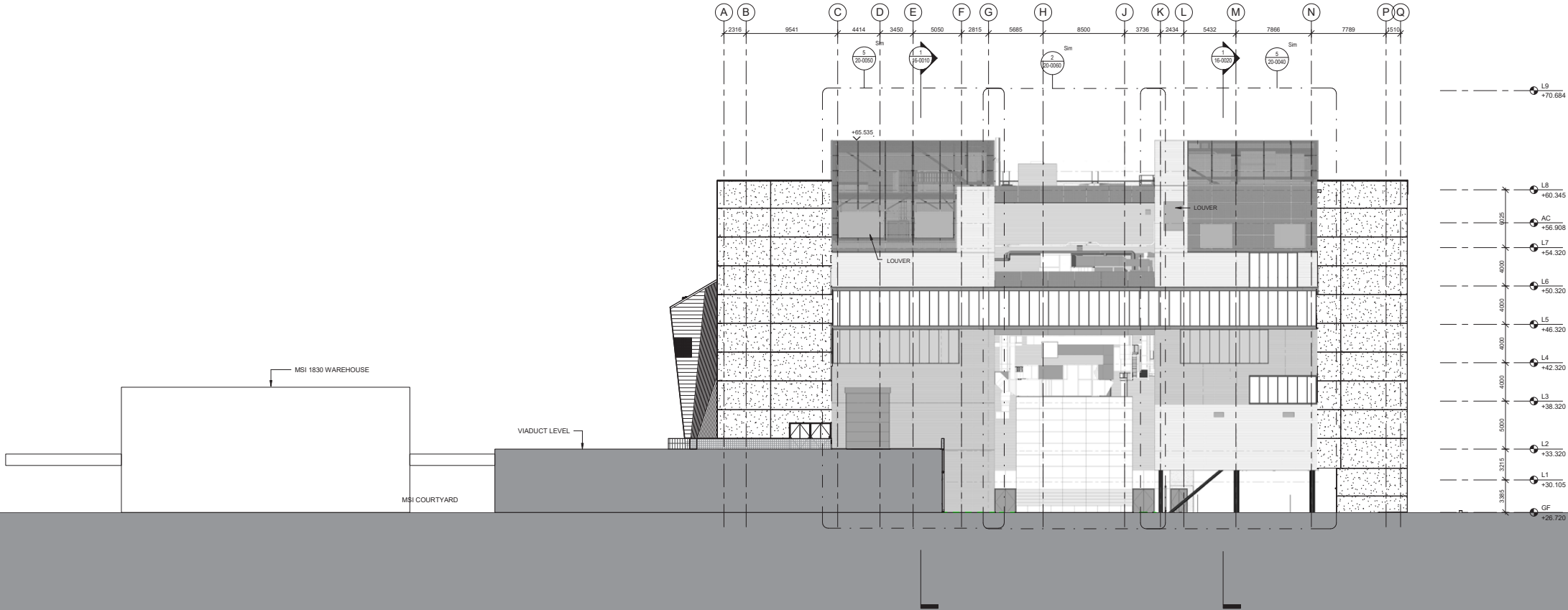
CLEARANCE ZONES:

Refuge Spot / Wheelchair Location Theatre

Turning Circle in Accessible Toilet (ø 1500mm)

CONTRACTUAL:

NOT IN CONTRACT (GREYED OUT)

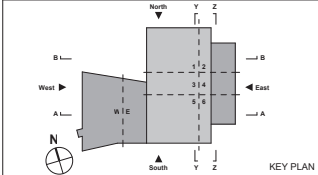


1 EAST ELEVATION
SCALE: 1:200

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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PROPOSED EAST ELEVATION			
DRAWING NAME			
PHASE			P10 REVISION
XXXX	1:200	A0	05/31/16
PROJ. NR.	SCALE	FORMAT	DATE
MF-OMA-XX-XX-DR-A-18-0020			
DRAWING NUMBER			

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

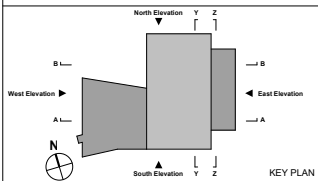


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OMA Heer Struikweg 149 3032 AD Rotterdam, Netherlands T: +31 (0) 10 2438200	ARCHITECT
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BURO HAPPOLD 230 Lower Bristol Road BA2 3SQ Bath, United Kingdom T: +44 (0) 122 532 0600	MECHANICAL AND ELECTRICAL ENGINEER
BURO HAPPOLD 230 Lower Bristol Road BA2 3SQ Bath, United Kingdom T: +44 (0) 122 532 0600	FACADE 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) 207 528 000	THEATRE CONSULTANT

N 398030031 E 383033229	NORTHING COORDINATE EASTING COORDINATE
+26.720	SPOT HEIGHT
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
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
FFL000 FFL000	ROOM TAG FLOOR FINISH FLOOR BASE
000A 000 30B	DOOR TAG DOOR NUMBER DOOR TYPE
000A 000 30B	DOOR TAG DOOR NUMBER DOOR TYPE
LA1 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
M	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	15 Sep 2017	PLANNING APPLICATION
P4	S3	11 Aug 2017	RIBA STAGE 3 SUBMISSION
REV	STAT	DATE	DESCRIPTION



DRAWN BY	Author	CHECKED BY	Checker	APPROVED BY	Approver
PROPOSED SOUTH ELEVATION					
DRAWING NAME					
PHASE					
P8					
REVISION					
XXXX					
1:200					
A0					
05/31/16					
DATE					
MF-OMA-XX-XX-DR-A-18-0030					
DRAWING NUMBER					

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)
---	--

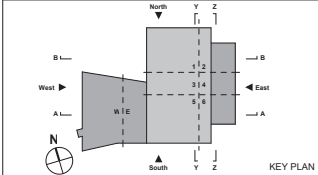
CONTRACTUAL:

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

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

PROPOSED SOUTH ELEVATION

DRAWING NAME: P10

PHASE: REVISION

XXXX 1:200 A0 05/31/16

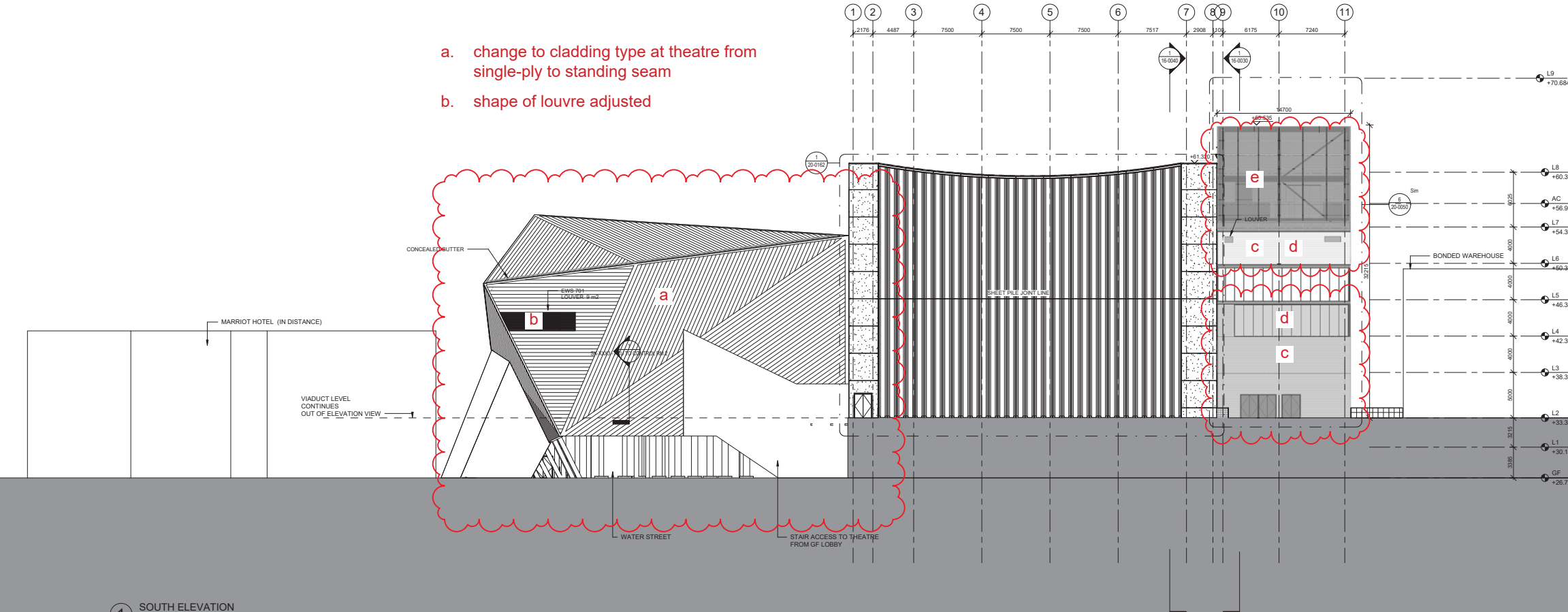
PROJ. NR. SCALE FORMAT DATE

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

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 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	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)
---	--

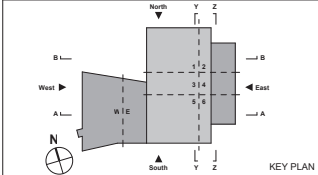
CONTRACTUAL:

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

PROPOSED SOUTH ELEVATION

DRAWING NAME: P10

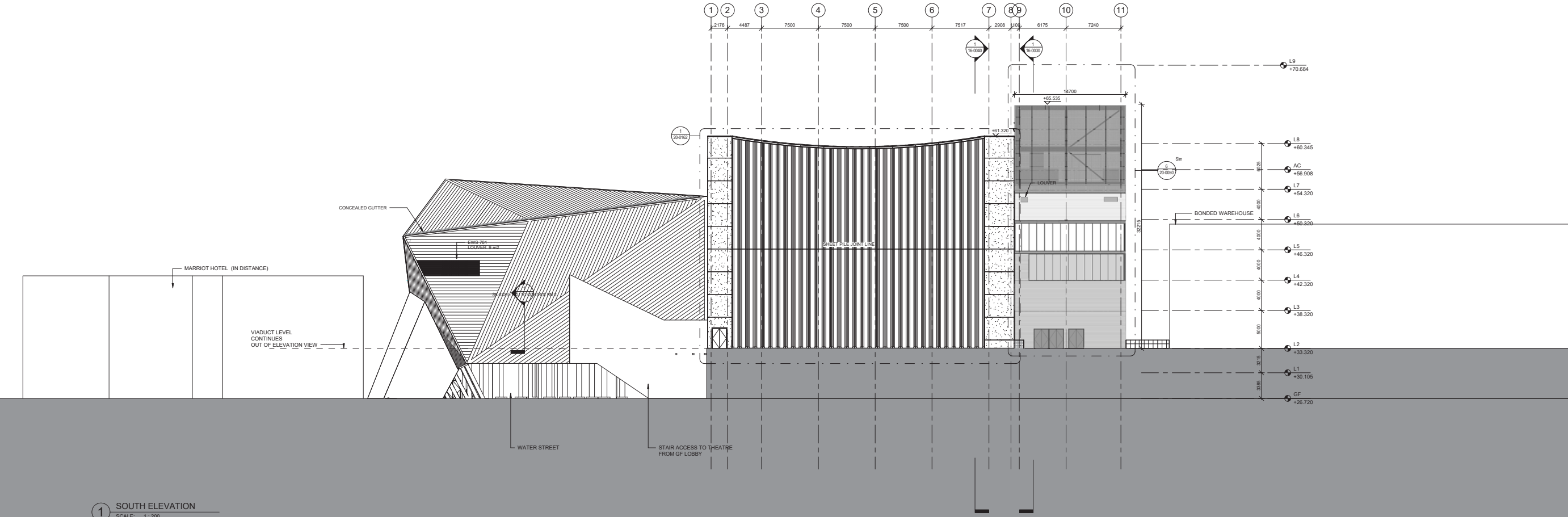
PHASE: REVISION

XXXX 1:200 A0 05/31/16

PROJ. NR. SCALE FORMAT DATE

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

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

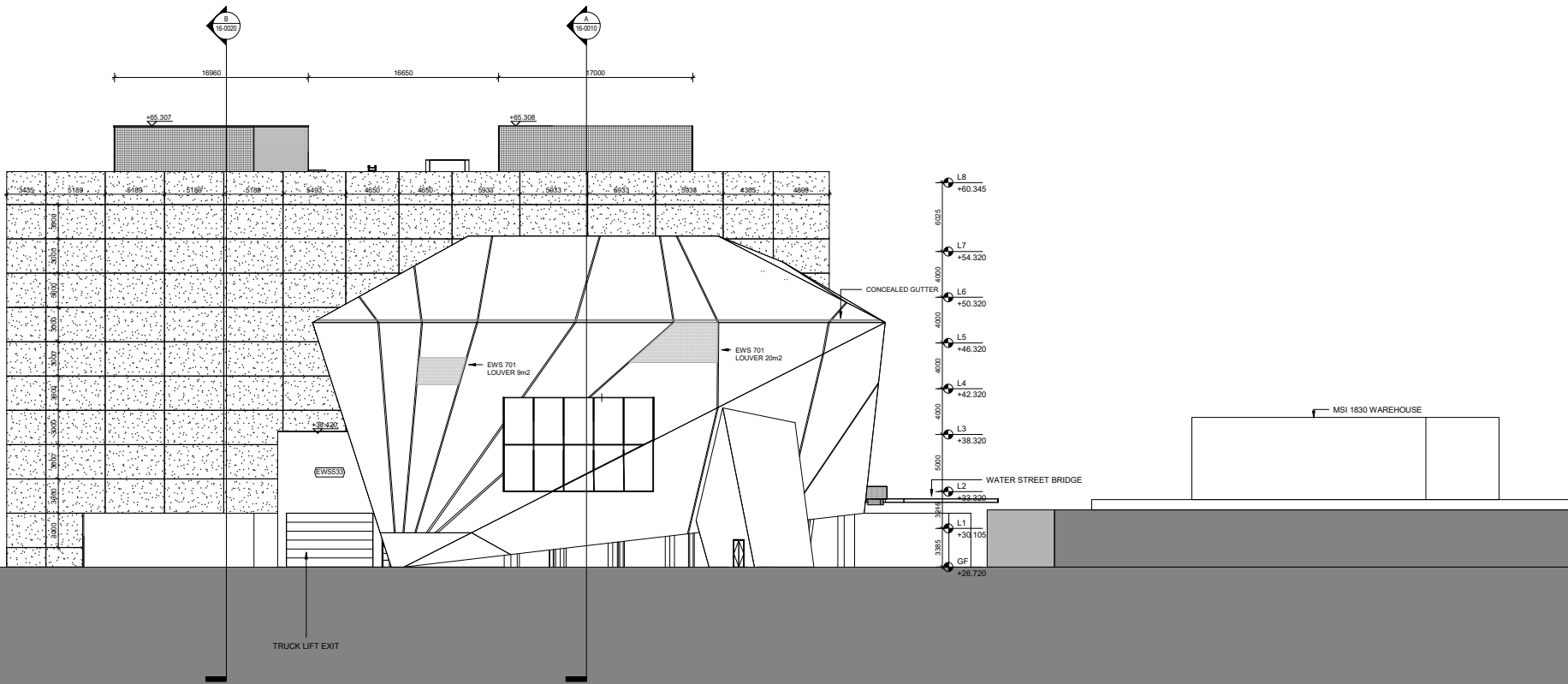
	N 398030031 E 383033229	NORTHING COORDINATE EASTING COORDINATE
	+26.720	SPOT HEIGHT
	GF	LEVEL
	+26.720	LEVEL HEIGHT
	FFL/SSL +26.720	LEVEL HEIGHT (FFL SAME AS SSL)
	+26.720	FINISHED FLOOR LEVEL
	+26.870	STRUCTURAL SLAB LEVEL
	0	GRID LINE
	1 11_101	CALLOUT DETAIL NUMBER DRAWING REFERENCE
	1 11_101	ELEVATION 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
	1	FLOOR BOX
	1	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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KEY PLAN			
DRAWN BY	Author	CHECKED BY	Checker
APPROVED BY	Approver		

PROPOSED WEST ELEVATION			
DRAWING NAME			
PHASE			
P8			
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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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)
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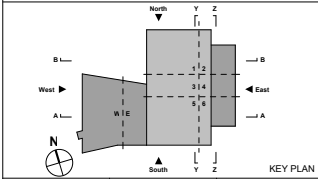
CONTRACTUAL:

NOT IN CONTRACT (SHEDD OUT)

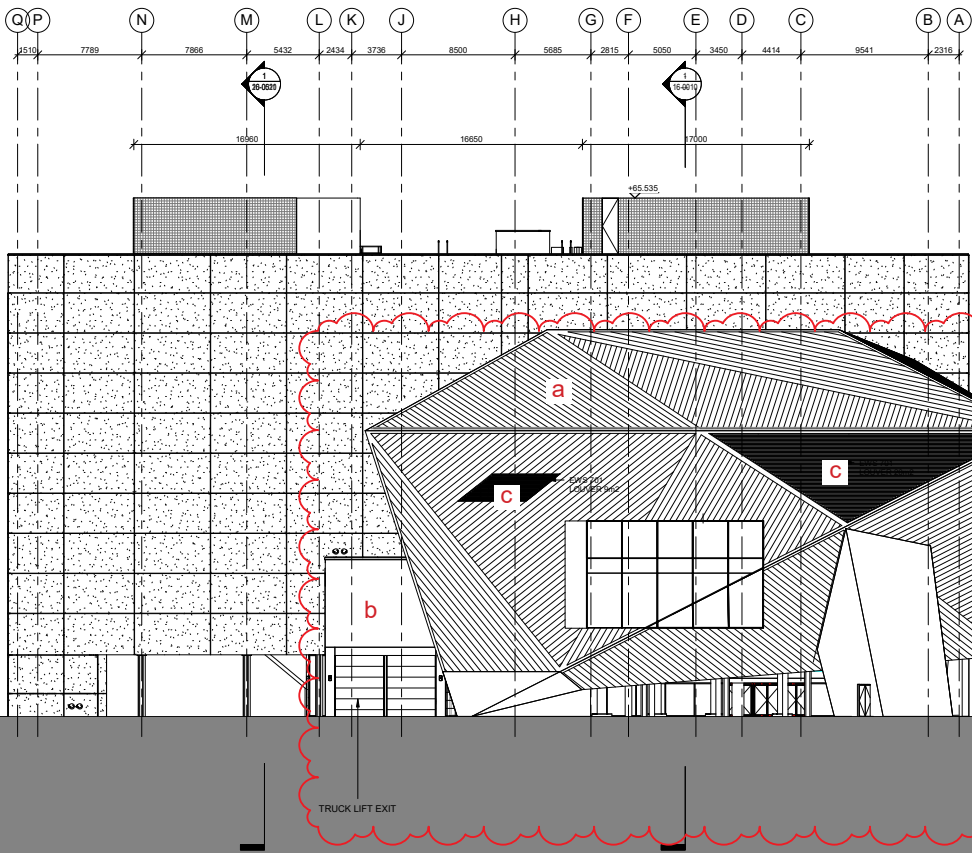
P11	D2	31 Mar 2021	PLANNING UPDATE
P10	D2	10 Mar 2020	THEATRE FACADE FIRST STAGE TENDER
P9	S2	19 Nov 2018	ISSUED FOR INFORMATION
P8	S2	23 Mar 2018	ISSUED FOR PLANNING
P7	S3	18 Mar 2018	INTERIM DESIGN RELEASE
P6	S0	21 Dec 2017	WIP INTERIM GA SUBMISSION
REV	STAT	DATE	DESCRIPTION

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DRAWN BY	Author	CHECKED BY	Checker	APPROVED BY	Approver
PROPOSED WEST ELEVATION					
DRAWING NAME					
PHASE P10					
REVISION					
XXXX	1:200	A0	05/31/16		
PROJ. NR.	SCALE	FORMAT	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

LOUVRE

TRUCK LIFT EXIT

CONCEALED GUTTER

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EXPANDED METAL MESH

LOUVRE

TRUCK LIFT EXIT

CONCEA



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 Rindom 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:

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: +26.720

N 58803031
E 38803022

NORTH COORDINATE
EAST COORDINATE

LEVEL HEIGHT
ORD LINE

DRAWING REFERENCES:

CALLOUT: ELEVATION:

SECTION: 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 BY ACCESSIBLE TOILET (Ø 1800mm):

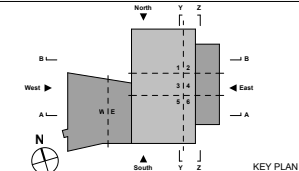
CONTRACTUAL:

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
P77	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

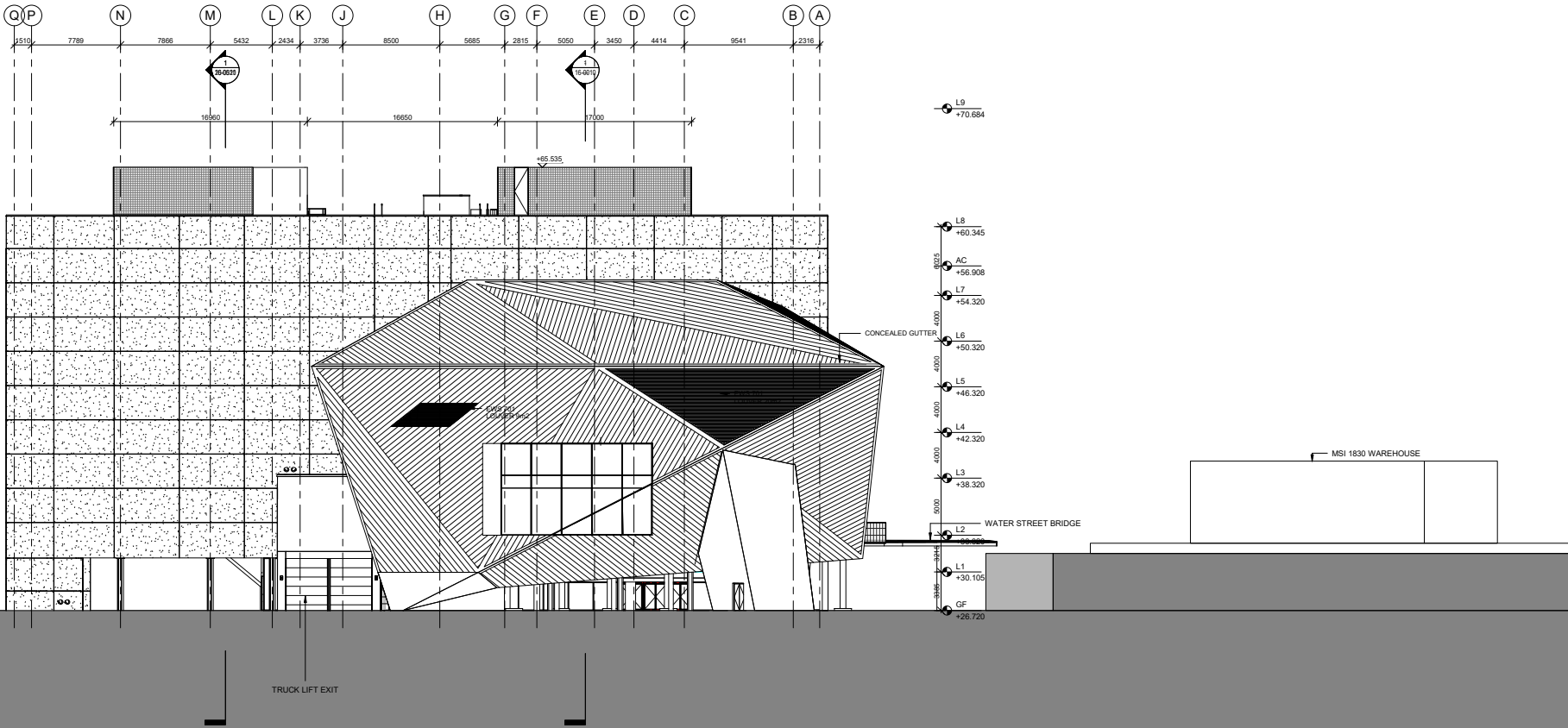
DRAWING NAME

PHASE: P10 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

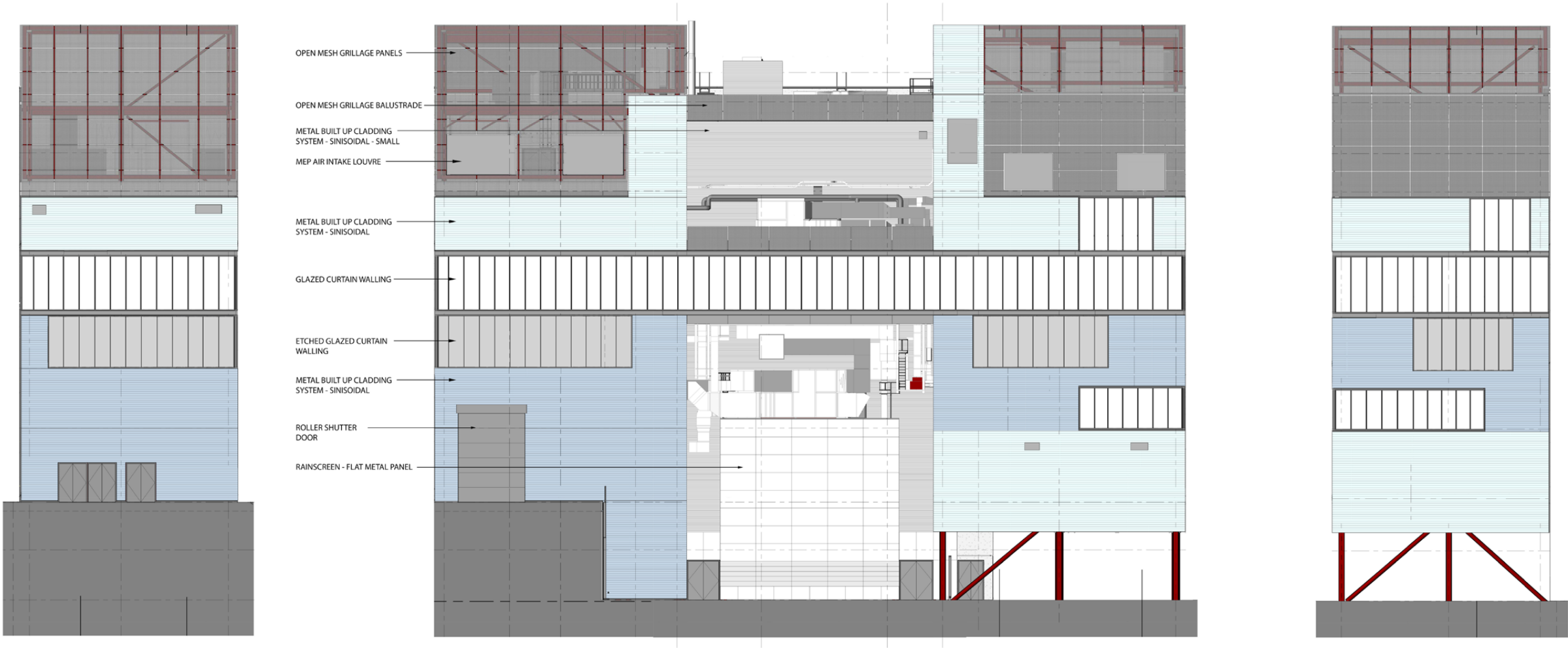
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P01	Glazing setting out updated	SJ	LTA	11/03/2021
Rev.	Description	Drawn	Checked	Date

Amendment

Suitability

Project
Manchester City Council
The Factory
Manchester

Drawing
Towers GA Elevation

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

info@ryderarchitecture.com
www.ryderarchitecture.com

Ryder

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Key Legend

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

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

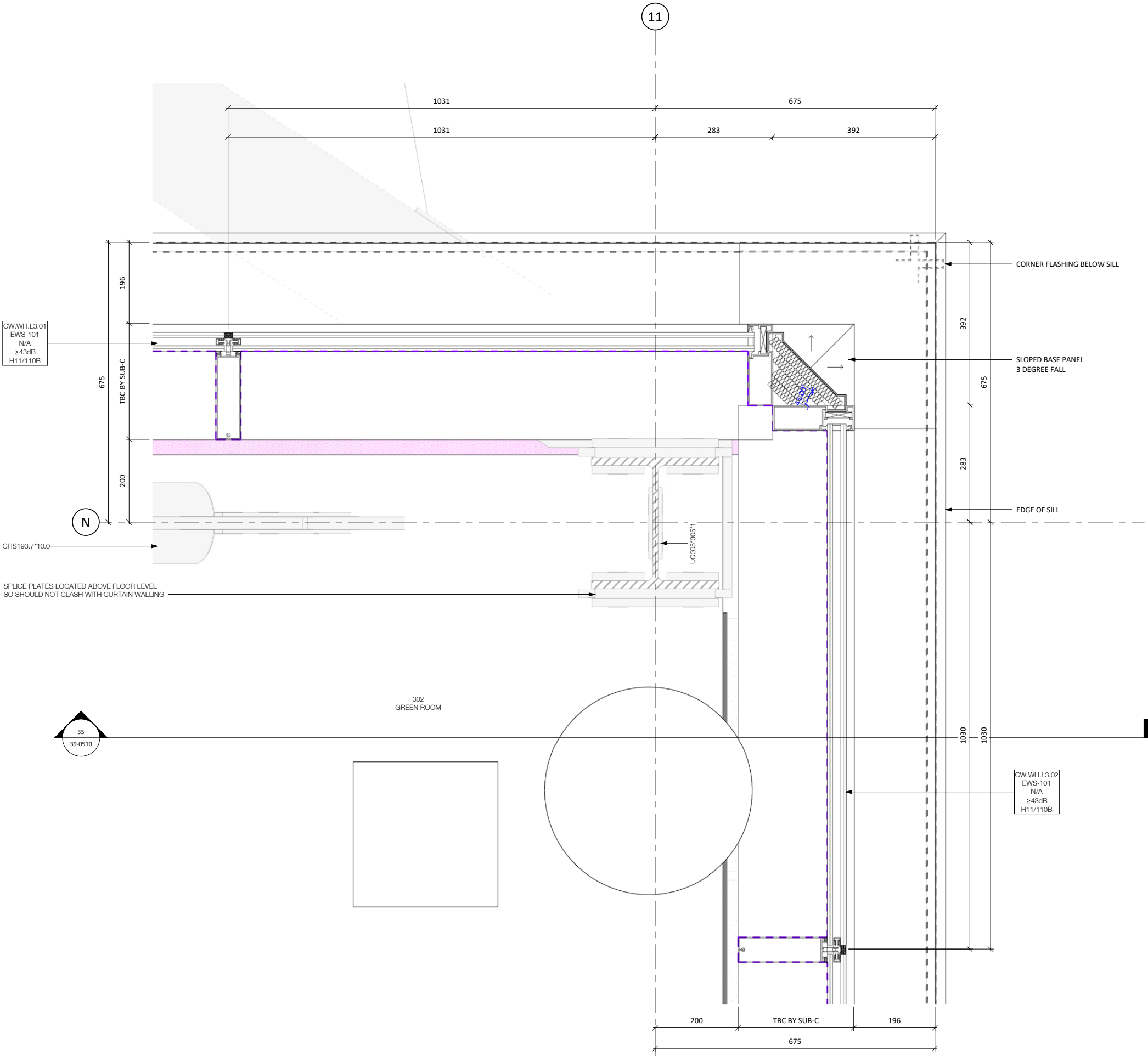
Towers Envelope External Plan Detail 19

info@ryderarchitecture.com
www.ryderarchitecture.com

Ryder

Ryder





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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)

Rev.	First Issue	SLI	AGR	08/03/2021
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)

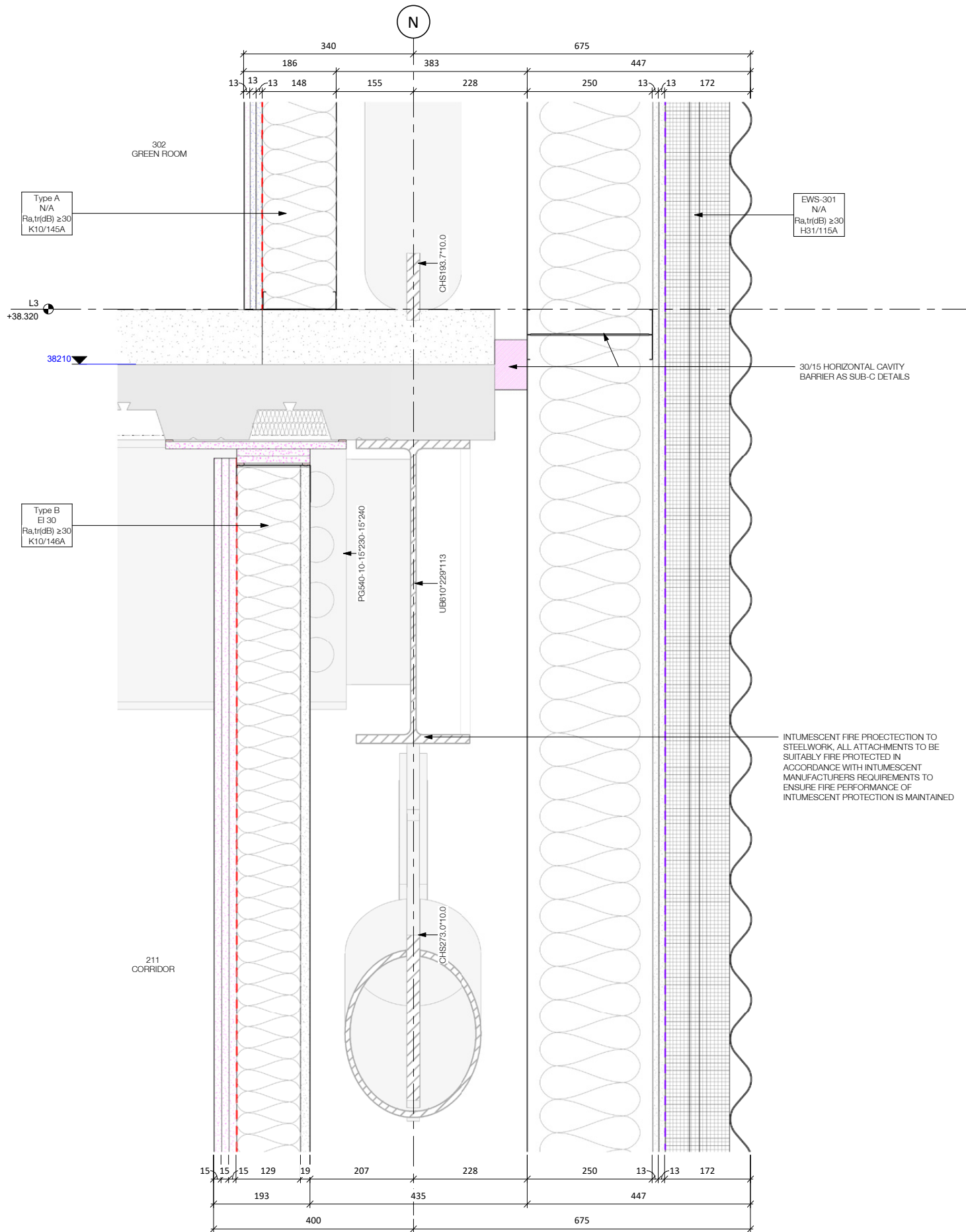
EPDM

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

Amendment

Suitability
For Contractor Design

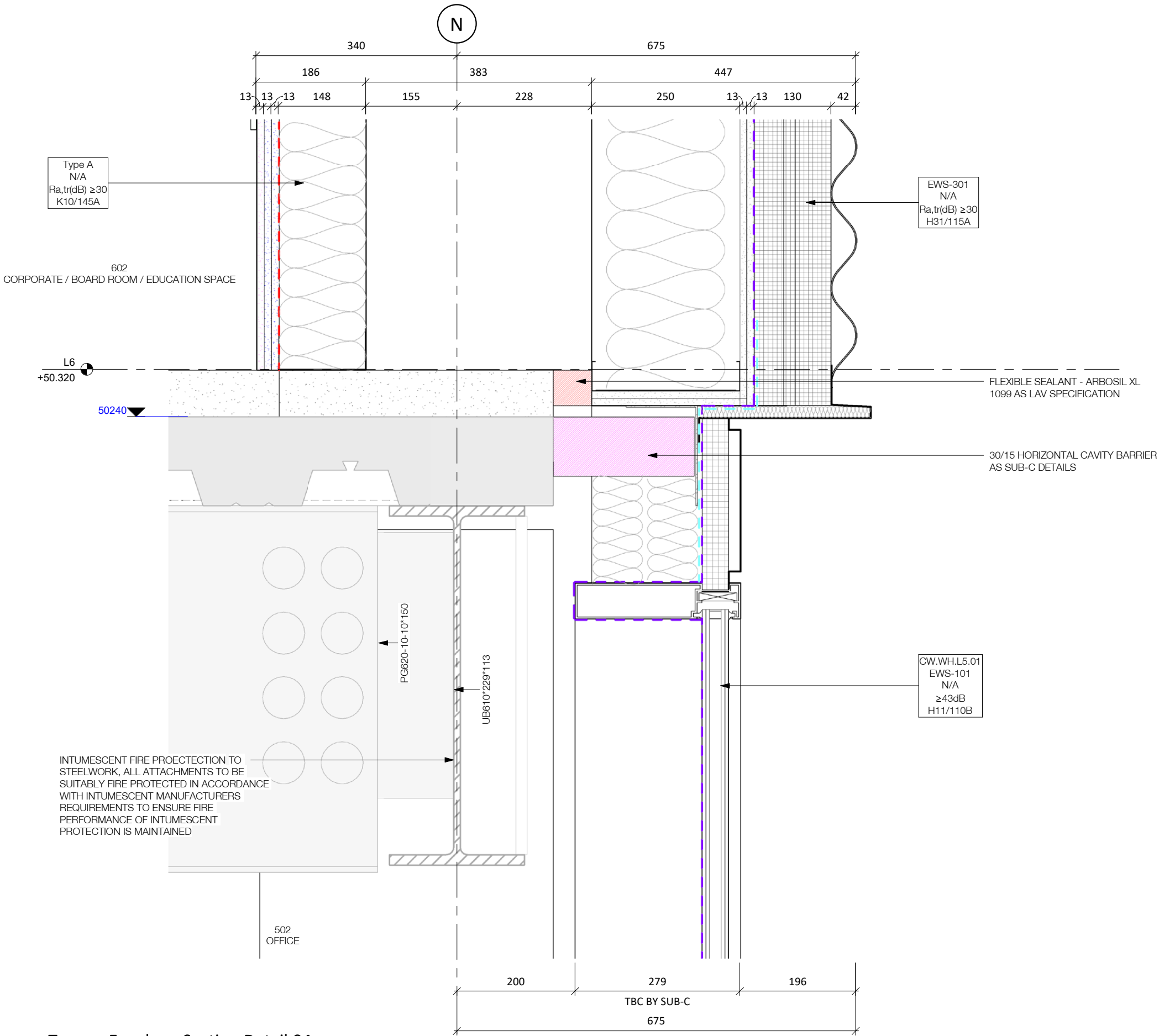
Project
Manchester City Council
The Factory
Manchester

Drawing
Towers Envelope External Section Detail 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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Ryder



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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

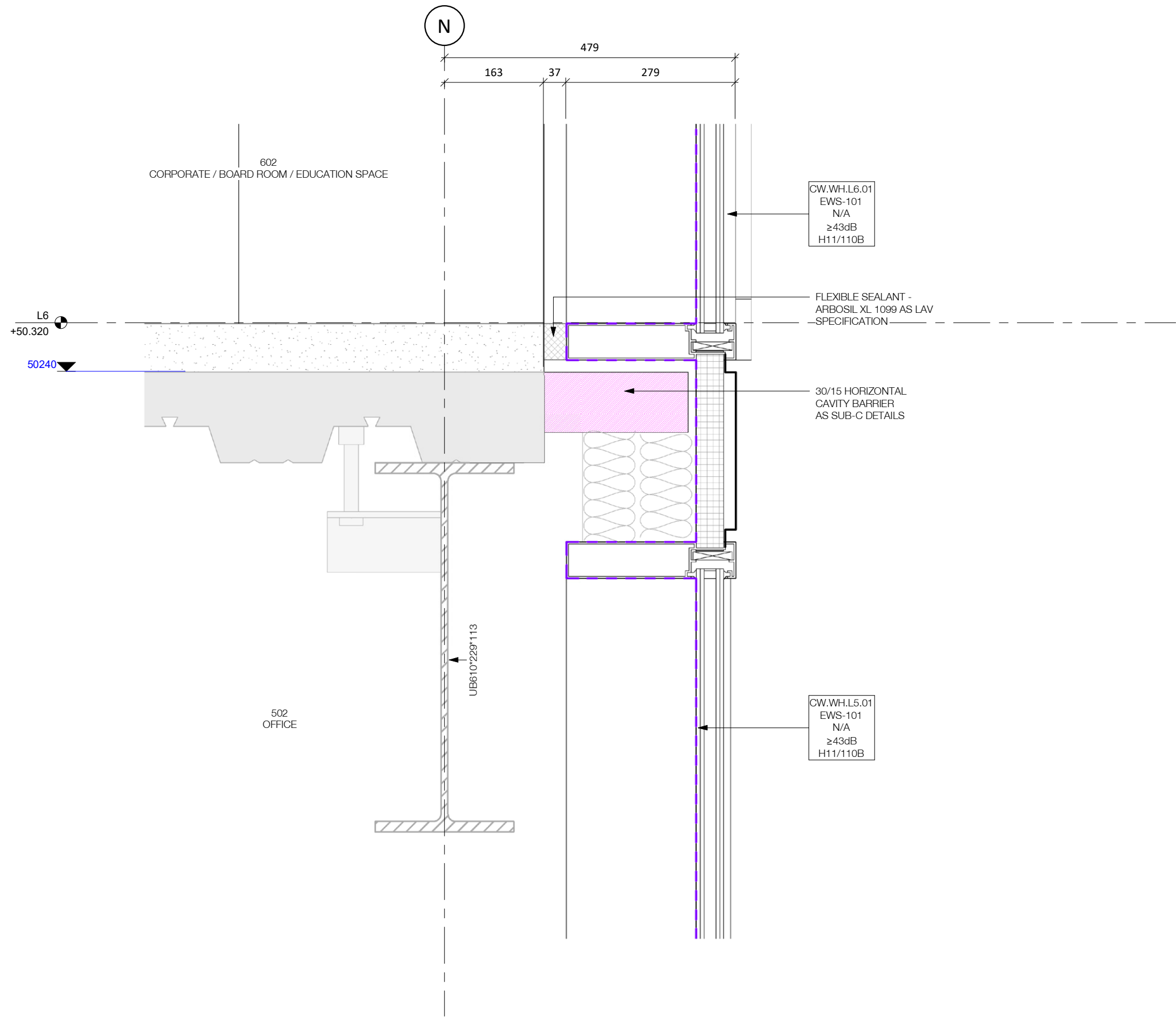
Drawing

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			

Towers Envelope Section Detail 04

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

Amendment

Suitability

For Contractor Design

Project

Manchester City Council
The Factory
Manchester

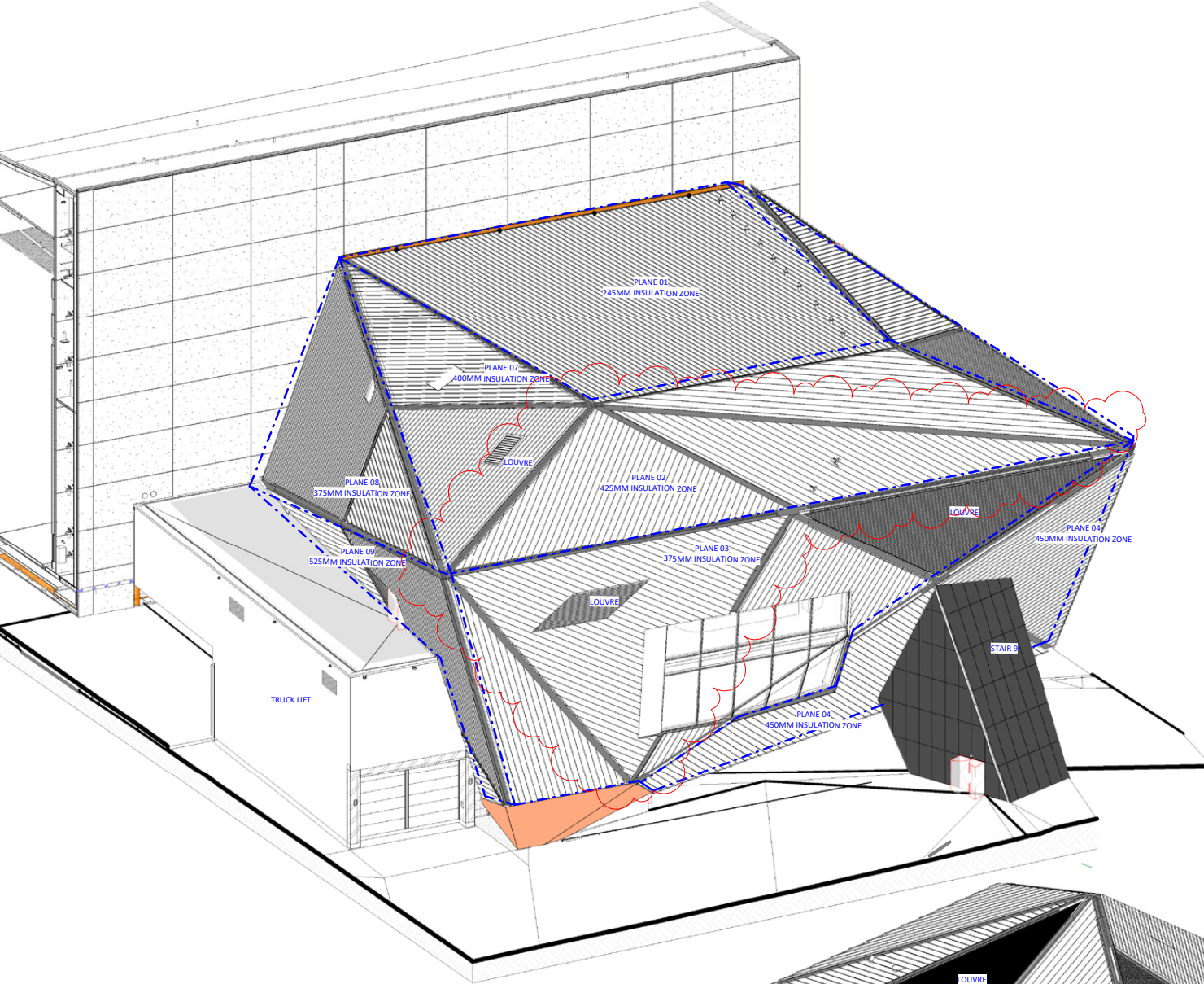
Drawing

Towers Envelope External Section Detail 10

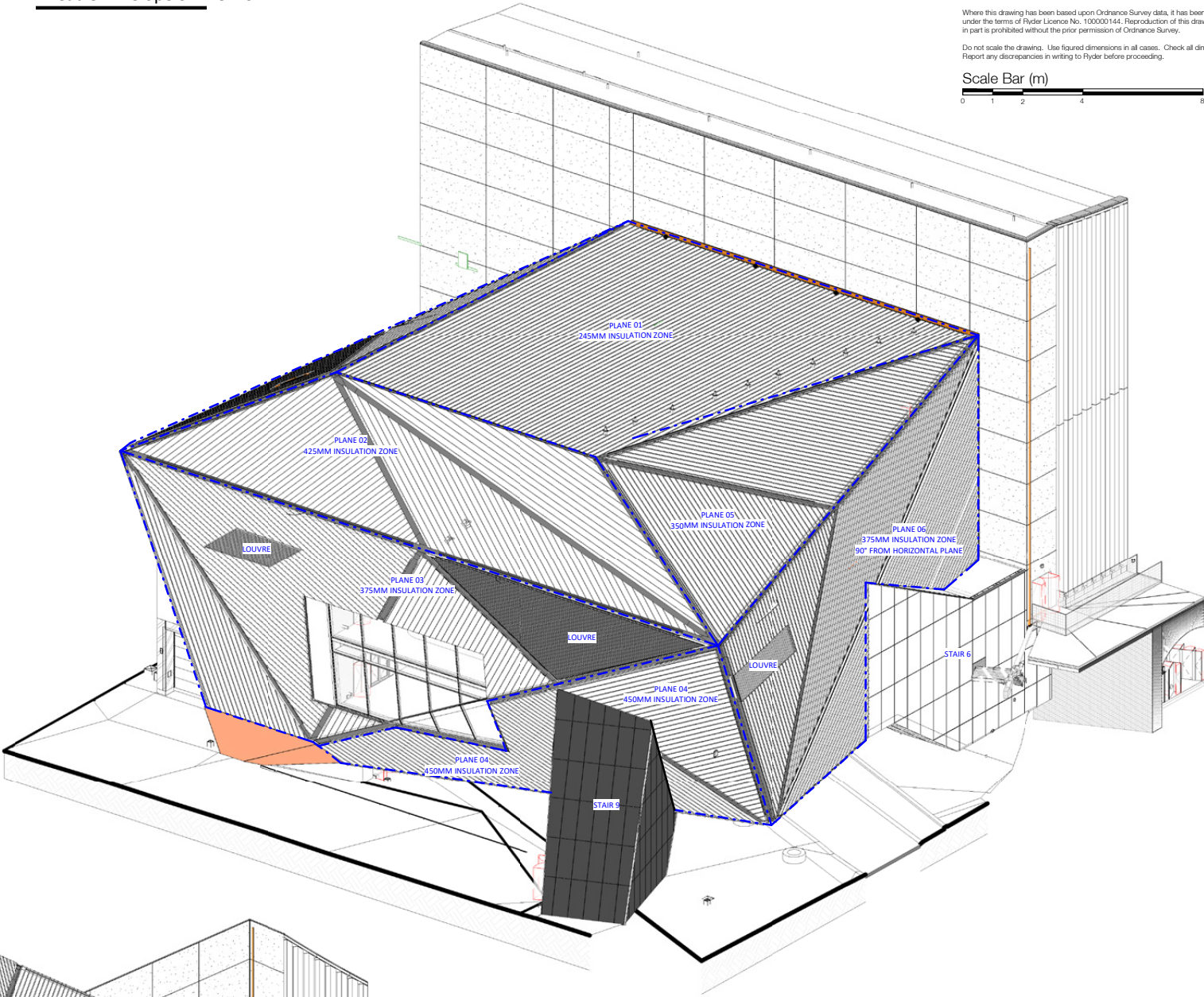
Drawing No.	Originator	Zone	Level	Type	Role	Number
Project ID	- RYD - WH -	L6 -	DR -	A		41-0510
MF						
Ryder Project No.	Scale at A2	Status	Revision			
10264-00	1 : 5	D3	P01			

Towers Envelope Section Detail 10

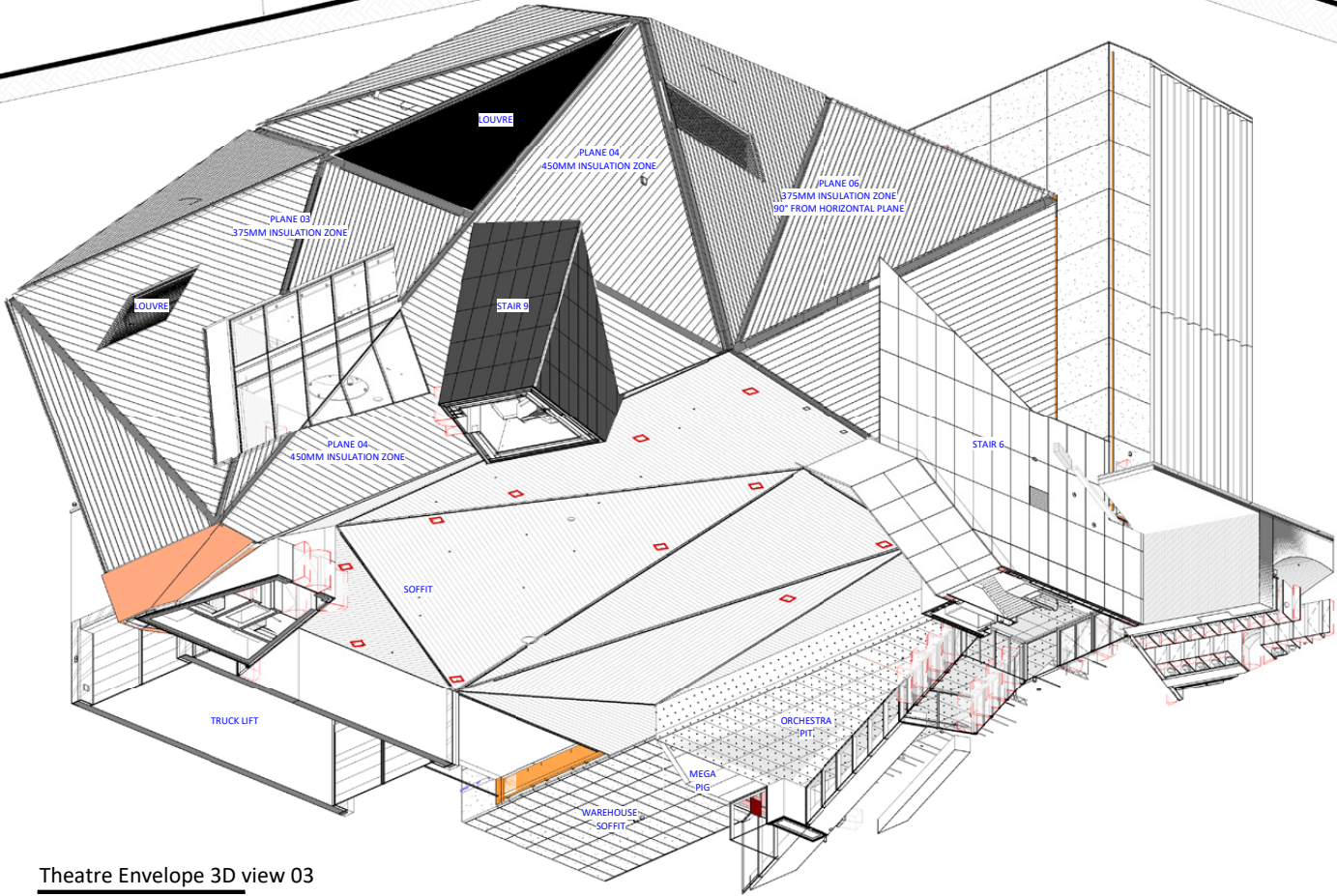
Theatre Envelope 3D view 01



Theatre Envelope 3D view 02



Theatre Envelope 3D view 03



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Scale Bar (m)
0 1 2 4 8

P03	Plane 02 standing seam directions updated.	SAY	LTA	11/03/2021
P02	Issued for Tender	SAY	SAY	11/01/2021
P01	Issued for Tender	GPB	LTA	31/07/2020
Rev.	Description	Drawn	Checked	Date

Amendment

Suitability

Issued for Tender

Project

Manchester City Council

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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			