

Measured Survey

3 Smithy Lane
Manchester
M3 2WZ



Prepared for: Property Alliance Group Ltd

Date: 06 Sep. 21

Reference: 111468-100/42/JB/SPP

Status: Provisional

Hollis, 140 London Wall, London, EC2Y 5DN
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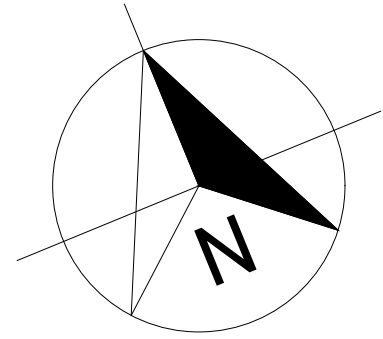
Regulated by RICS

Malcolm Hollis LLP, a Limited Liability Partnership. Registered in England and Wales number OC314362.
Registered office: Battersea Studios, 80-82 Silverthorne Road, London SW8 3HE.
VAT number 863 8914 80. A list of members is available from our registered office. Regulated by RICS.



DATE 06.08.2021		DRAWN BY TG		
SCALE 1:200 @A2		CHECKED LR		
PROJECT	LINE	ORIGINATOR	VOLUME/ ZONE/BLDG	LEVEL
111468	102	HLS	00	Z0
FILE TYPE	DISCIPLINE/ ROLE	NUMBER	STATUS	REVISION
M2	G	10100	A7	---

BASEMENT



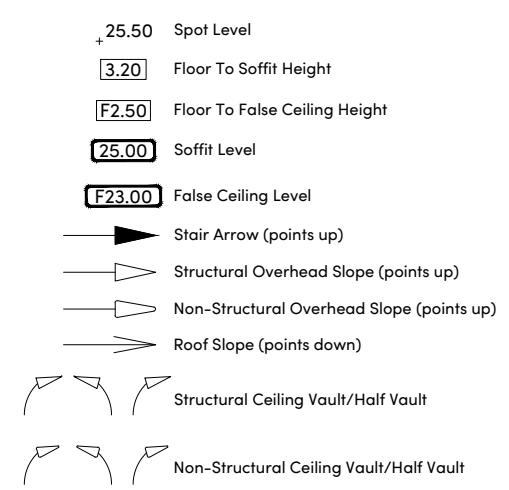
NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
- 2) HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
- 3) ALL DIMENSIONS ARE IN METRES ONLY.
- 4) THE ORIGIN AND ORIENTATION OF THE SURVEY GRID RELATE TO A GPS TIE TO ORDNANCE SURVEY GRID.
- 5) ALL LEVELS ARE BASED ON A GPS TIE TO THE OSGM15(G8) GEODID MODEL.

KEY

A	Alarm	HB	Hand Basin
A/C	Air Conditioner	HR	Handrail
AA	Arch Height	IC	Inspection Cover
AL	Arch Level	IBF	Iron Rolling Fence
ASH	Arch Spring Height	JB	Junction Box
ASL	Arch Spring Level	L	Light
ATM	Automated Teller Machine	LB	Liter Bin
B	Balloon	MA	Maximum
BGP	Break Glass Point	Min	Minimum
BH	Floor To Beam Height	CH	Overhead
B	Brick	OSF	Open Boarded Fence
BNW	Brick Retaining Wall	OSBM	Ordnance Survey Bench Mark
BSL	Beam Soffit Level	P	Post
BS	Brick Wall	PL	Plaster Light
BWF	Barbed Wire Fence	PPF	Post and Rail Fence
CBF	Close Boarded Fence	PS	Painting Stove
CCTV	Closed Circuit Television	PWF	Post and Wire Fence
CH	Chimney	R	Radiator
CH	Chimney	RD	Recessed Door Mat
CF	Corrugated Iron Fence	R	River
CL	Cover Level	RS	Roller Shutter Door
CLF	Chain Link Fence	RJ	Raised Street Joint
CL	Column	RW	Road Water Pipe
CNC	Concrete	SB	Sign Board
CWF	Cable on Wall	SBM	Site Bench Mark
CPS	Concrete Paving Slabs	SC	Step Cask
CP	Capacitor	SP	Security Fence
DH	Door Height	SH	Spring Height
DP	Down Pipe	SH	Skylight
D/C	Drainage Channel	SO	Smoke Outlet
DH	Duct Height	SP	Sign Post
EB	Electrical Junction Box	SS	Security Sensor
EM	Electricity Meter	TS	Telephone
ESG	Electrical Switchgear	TSM	Temporary Bench Mark
FA	Fire Alarm	TW	Top Of Wall
FS	Flower Bed	T	Typical
FC	Floor To Ceiling Height	UTL	Unable To Lift
FE	Fire Extinguisher	V	Vehicle
FHR	Fire Hose Reel	VCP	Vehicle Charging Point
FL	Floor Level	VP	Vent Pipe
FR	Fire	W	Window
G	Gully	WCL	Window Cill Level
GC	Gas Cook	WM	Water Meter
GM	Gas Meter	WHL	Window Head Level
GV	Gas Valve	WM	Water Meter
h	Height		

FLOOR PLAN SYMBOLS



REVISIONS

REV.	DATE	AMENDMENTS	INITIAL

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:
PRELIMINARY ☐ TENDER ☐ CONSTRUCTION ☐
SKETCH ☐ MEASURED SURVEY ☒ CONTRACT ☐

TITLE

FLOOR PLAN

CLIENT

Property Alliance Group Ltd
Alliance House, Clarence Avenue
Trafford Park, Manchester
M17 1QS

PROJECT NAME

3 Smithy Lane
Manchester
M3 2WZ

HOLLIS
The Lexicon
10-12 Mount Street
Manchester
M2 5NT



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W hollisglobal.com

DATE 23.07.2021		DRAWN BY SPP, LEM & CM		
SCALE 1:100 @A1		CHECKED JB		
PROJECT	LINE	ORIGINATOR	VOLUME/ ZONE/BLDG	LEVEL
111468	101	HLS	00	B1
FILE TYPE	DISCIPLINE/ ROLE	NUMBER	STATUS	REVISION
M2	G	10200	A7	---

GROUND FLOOR



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KEY

[illegible]

FLOOR PLAN SYMBOLS

25.50 Spot Level

3.20 Floor To Soffit Height

F2.50 Floor To False Ceiling Height

F5.00 Soffit Level

F23.00 False Ceiling Level

Stair Arrow (points up)

Structural Overhead Slope (points up)

Non-Structural Overhead Slope (points up)

Roof Slope (points down)

Structural Ceiling Vault/Half Vault

Non-Structural Ceiling Vault/Half Vault

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FILE TYPE	DISCIPLINE/ ROLE	NUMBER	STATUS	REVISION
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[illegible]

	25.50	Spot Level
	3.20	Floor To Soffit Height
	F2.50	Floor To False Ceiling Height
	25.00	Soffit Level
	F23.00	False Ceiling Level
		Stair Arrow (points up)
		Structural Overhead Slope (points up)
		Non-Structural Overhead Slope (points up)
		Roof Slope (points down)
		Structural Ceiling Vault/Half Vault
		Non-Structural Ceiling Vault/Half Vault

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SKETCH ☐	MEASURED SURVEY ☒	CONTRACT ☐

CLIENT	
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PROJECT NAME

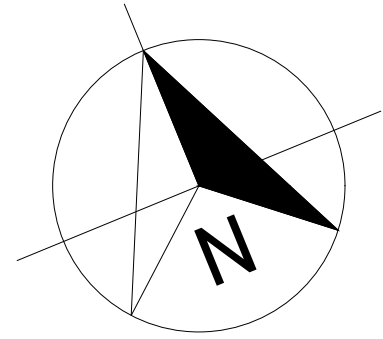
3 Smithy Lane
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DATE	DRAWN BY
23.07.2021	SPP, CM & LEM

PROJECT	LINE	ORIGINATOR	VOLUME/ ZONE/BLDG	LEVEL
111468	101	HLS	00	01

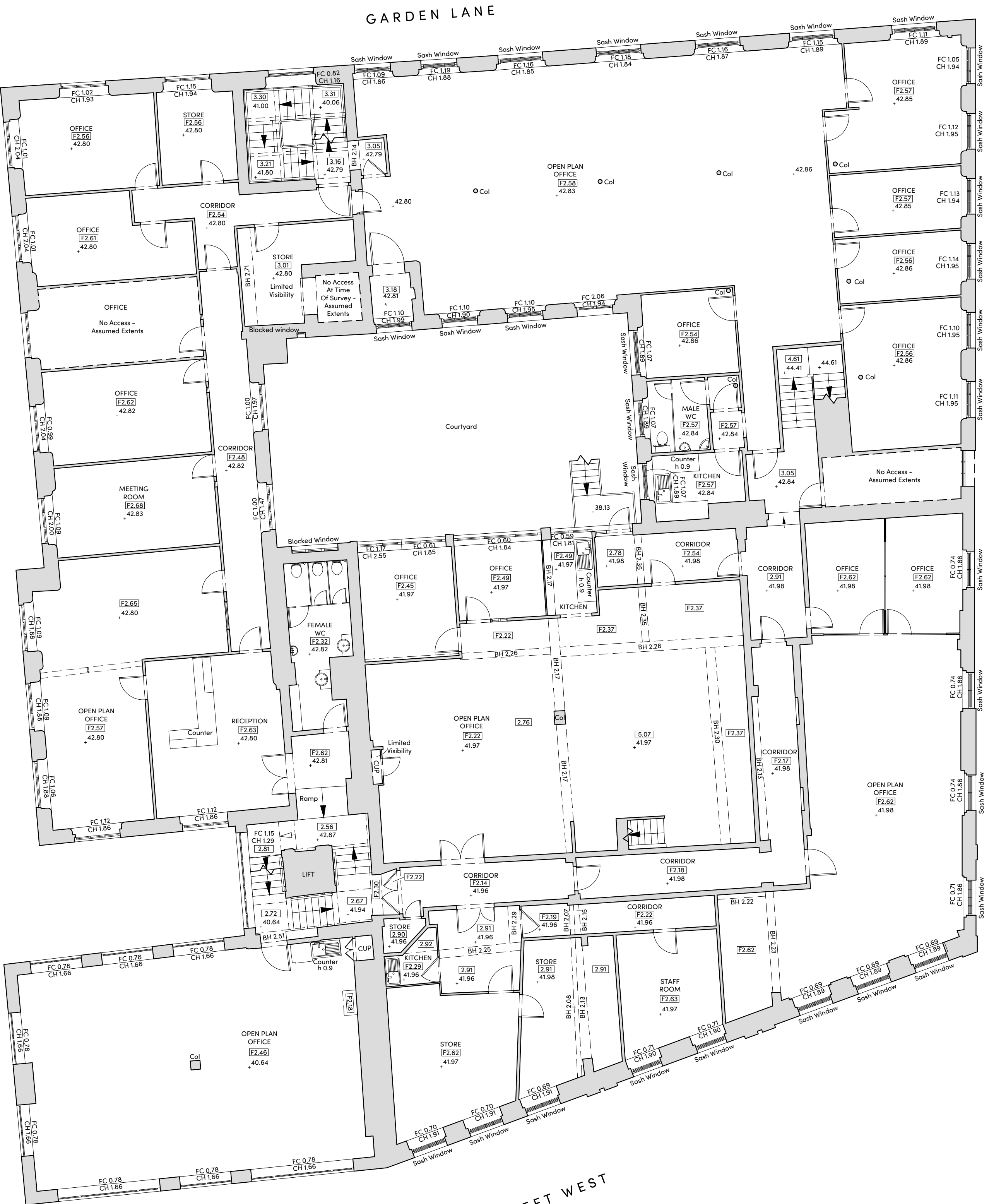
THE	U	10200	70	

SECOND FLOOR



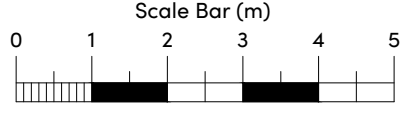
ORDNANCE SURVEY GRID

ST MARY'S PARSONAGE



SMITHY LANE

KING STREET WEST



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BH	Floor To Beam Height	CH	Chimney
B	Brick	OSF	Open Boarded Fence
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BSL	Beam Soffit Level	P	Post
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BWF	Barbed Wire Fence	PPF	Post and Rail Fence
CBF	Close Boarded Fence	PS	Painting Stone
CCTV	Closed Circuit Television	PIF	Post and Wire Fence
CH	Cell To Head Height	R	Radiator
CH	Chimney	RD	Recessed Door Mat
CLF	Chain Link Fence	R	Riser
CL	Cover Level	RS	Recessed Shutter Door
CLF	Chain Link Fence	RS	Raised Street Joint
CL	Column	RWP	Rain Water Pipe
CNC	Concrete	SB	Sign Board
CWF	Cable on Wall	SBM	Site Bench Mark
CPS	Concrete Paving Slabs	SC	Step Cask
CP	Capacitor	SE	Security Fence
DH	Door Height	SH	Spring Height
DP	Down Pipe	SH	Skylight
D/C	Drainage Channel	SO	Smoke Outlet
DH	Duct Height	SP	Sign Post
EB	Electrical Junction Box	SS	Security Sensor
EG	Electricity Meter	TS	Telephone
ESG	Electrical Switchgear	TSB	Temporary Bench Mark
FA	Fire Alarm	TW	Top Of Wall
FB	Flower Bed	T	Typical
FC	Floor To Cell Height	U/L	Unable To Lift
FE	Fire Extinguisher	VCP	Vehicle Charging Point
FHR	Fire Hose Reel	W	Wall Pipe
FL	Floor Level	W	Window
FL	Floorlight	WCL	Window Cill Level
G	Gully	WM	Water Meter
GC	Gas Cook	WHL	Window Head Level
GM	Gas Meter	WM	Water Meter
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FLOOR PLAN SYMBOLS

- Spot Level
- Floor To Soffit Height
- Floor To False Ceiling Height
- Soffit Level
- False Ceiling Level
- Stair Arrow (points up)
- Structural Overhead Slope (points up)
- Non-Structural Overhead Slope (points up)
- Road Slope (points down)
- Structural Ceiling Vault/Half Vault
- Non-Structural Ceiling Vault/Half Vault

REVISIONS

REV.	DATE	AMENDMENTS	INITIAL

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PRELIMINARY ☐ TENDER ☐ CONSTRUCTION ☐
SKETCH ☐ MEASURED SURVEY ☒ CONTRACT ☐

TITLE

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CLIENT

Property Alliance Group Ltd
Alliance House, Clarence Avenue
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M17 1QS

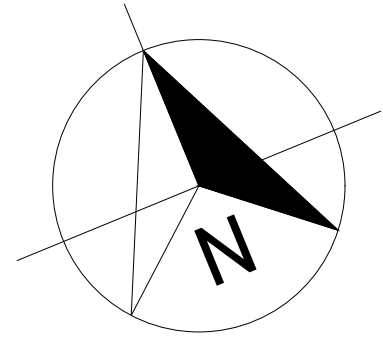
PROJECT NAME

3 Smithy Lane
Manchester
M3 2WZ

HOLLIS
The Lexicon
10-12 Mount Street
Manchester
M2 5NT
T +44 161 832 7031
W hollisglobal.com

DATE	17.08.2021	DRAWN BY	LM & CM
SCALE	1:100	CHECKED	LR
PROJECT	111468	LINE	101
DISCIPLINE/TYPE	G	ORIGINATOR	HLS
NUMBER	10200	VOLUME/ZONE/BLDG	00
STATUS	A7	LEVEL	02
REVISION	---		

THIRD FLOOR



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G	Gully	WM	Water Meter
GC	Gas Cook	WHL	Window Head Level
GM	Gas Meter	WM	Water Meter
GV	Gas Valve	h	Height

FLOOR PLAN SYMBOLS

- ±25.50 Spot Level
[3.20] Floor To Soffit Height
[F2.50] Floor To False Ceiling Height
[26.00] Soffit Level
[F23.00] False Ceiling Level
Stair Arrow (points up)
Structural Overhead Slope (points up)
Non-Structural Overhead Slope (points up)
Roof Slope (points down)
Structural Ceiling Vault/Half Vault
Non-Structural Ceiling Vault/Half Vault

REVISIONS

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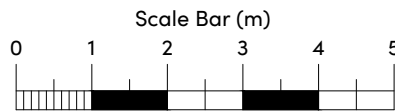
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DISCIPLINE/TYPE	G	ORIGINATOR	HLS
NUMBER	10200	VOLUME/ZONE/BLDG	00
STATUS	A7	LEVEL	03
REVISION	---		

ST MARY'S PARSONAGE

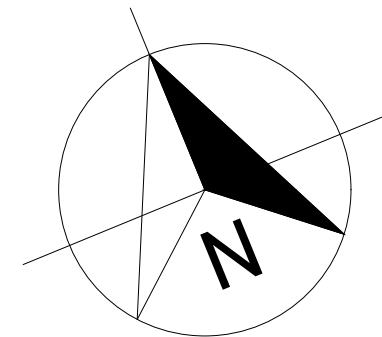
GARDEN LANE

SMITHY LANE

KING STREET WEST



ROOF



ORDNANCE SURVEY GRID

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KEY

[illegible]

FLOOR PLAN SYMBOLS

25.50	Spot Level
3.20	Floor To Soffit Height
F2.50	Floor To False Ceiling Height
95.00	Soffit Level
F23.00	False Ceiling Level
	Stair Arrow (points up)
	Structural Overhead Slope (points up)
	Non-Structural Overhead Slope (points up)
	Roof Slope (points down)
	Structural Ceiling Vault/Half Vault
	Non-Structural Ceiling Vault/Half Vault

REVISION

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SKETCH ☐	MEASURED SURVEY ☒	CONTRACT ☐

TITLE
ROOF PLAN

CLIENT

Property Alliance Group Ltd
Alliance House, Clarence Avenue
Trafford Park, Manchester
M17 1QS

PROJECT NAME

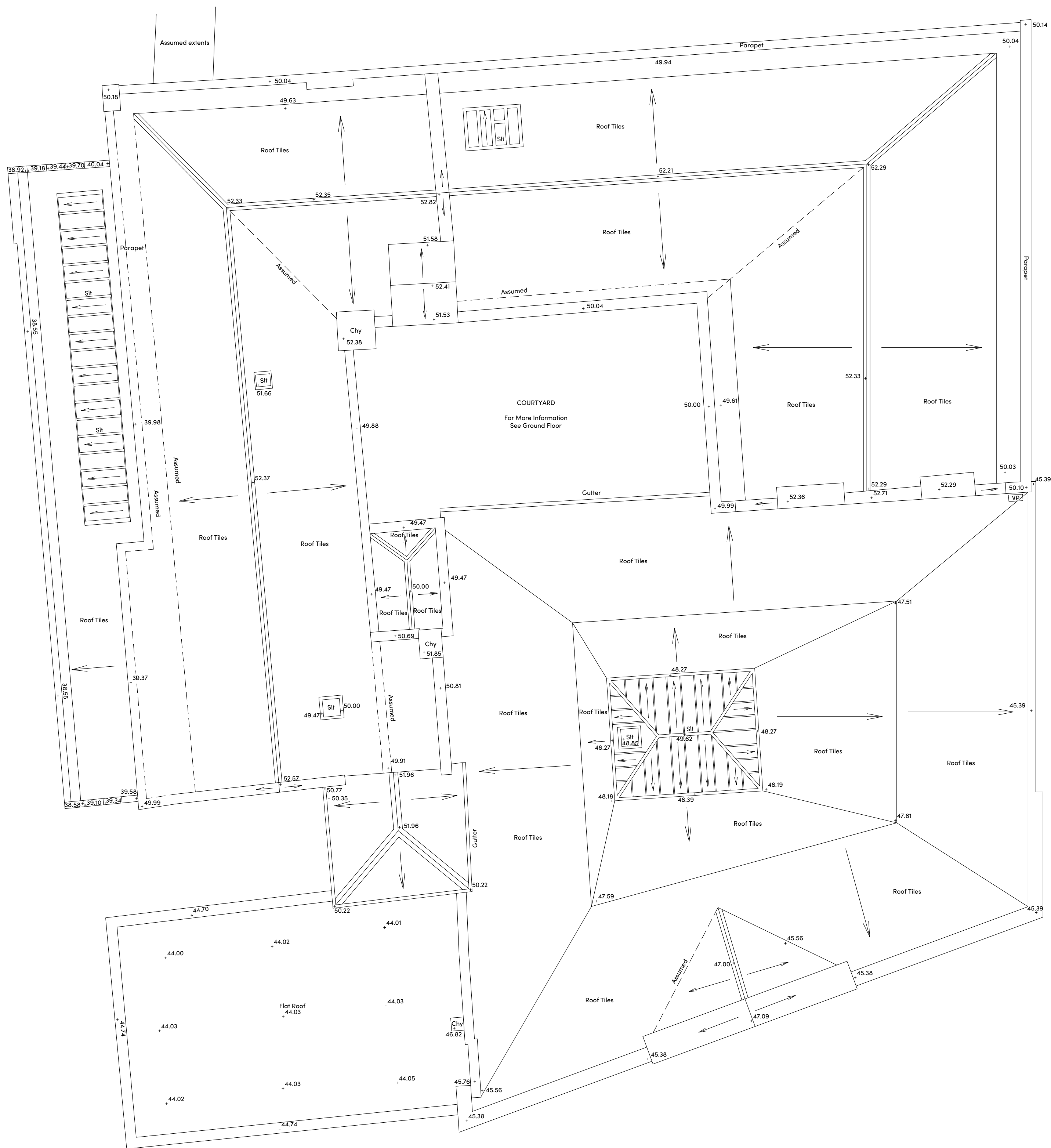
3 Smithy Lane
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DATE 06.09.2021			DRAWN BY SPP, LEM & CM		
SCALE 1:100 @A1			CHECKED JB		
PROJECT	LINE	ORIGINATOR	VOLUME/ ZONE/BLDG	LEVEL	
111468	101	HLS	000	R1	
FILE TYPE	DISCIPLINE/ ROLE	NUMBER	STATUS	REVISION	
M2	G	10200	A1	C00	



30.00m Above Ordnance Survey Datum

ELEVATION 1

30.00m Above Ordnance Survey Datum



ELEVATION 2

30.00m Above Ordnance Survey Datum

ELEVATION 4

30.00m Above Ordnance Survey Datum

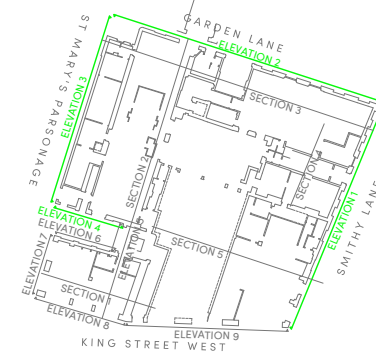
ELEVATION 3

- ## NOTES
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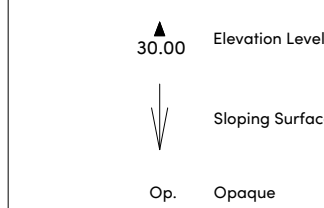
KEY

[illegible]

LOCATION PLAN



ELEVATION/SECTION SYMBOLS



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SKETCH ☐ MEASURED SURVEY ☒ CONTRACT ☐

TITLE
ELEVATIONS
SHEET 1 OF 2

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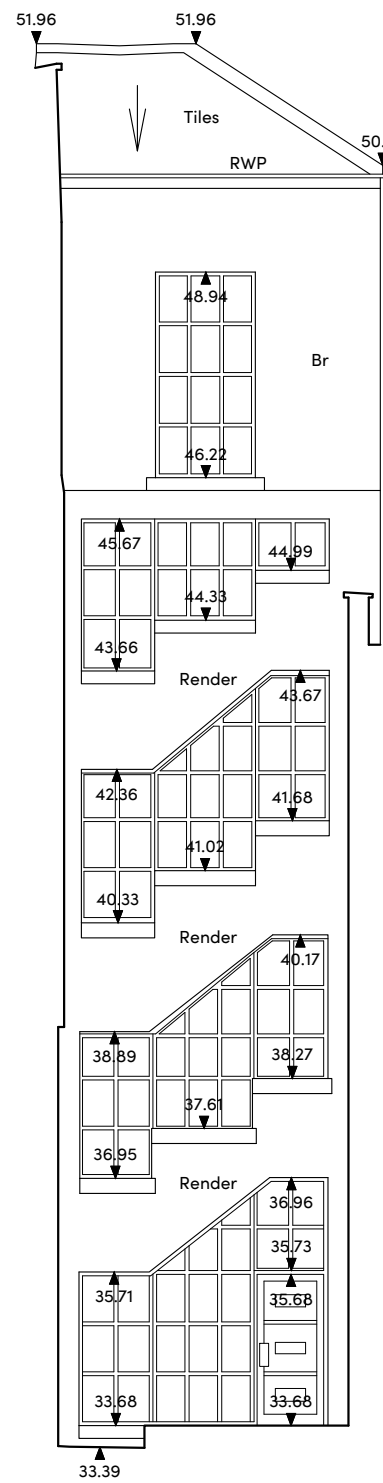
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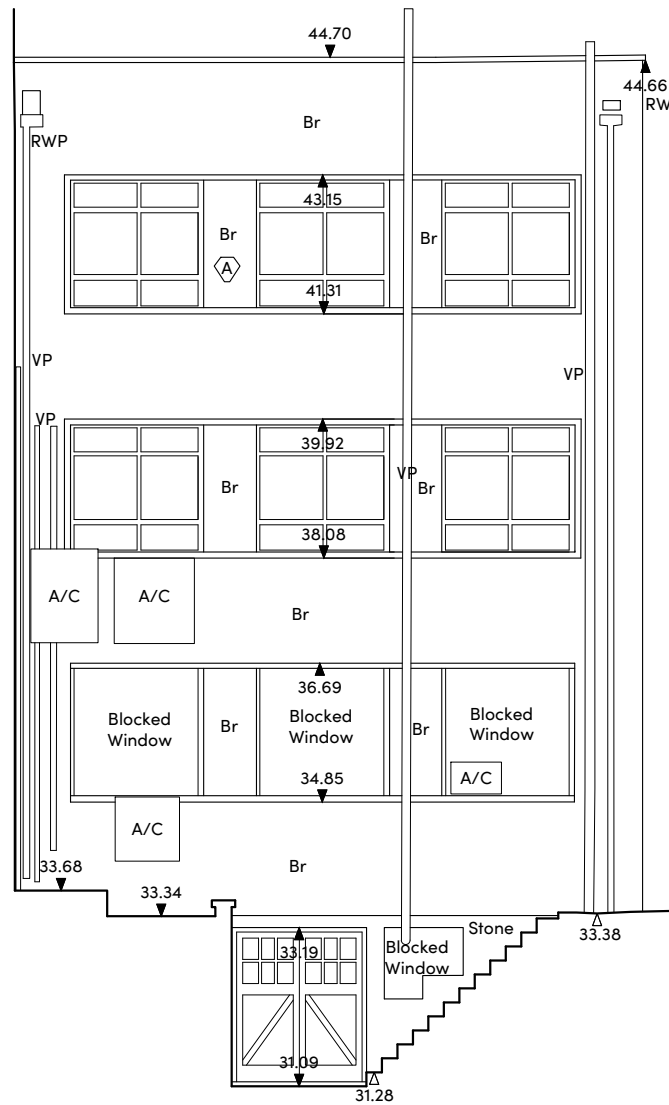
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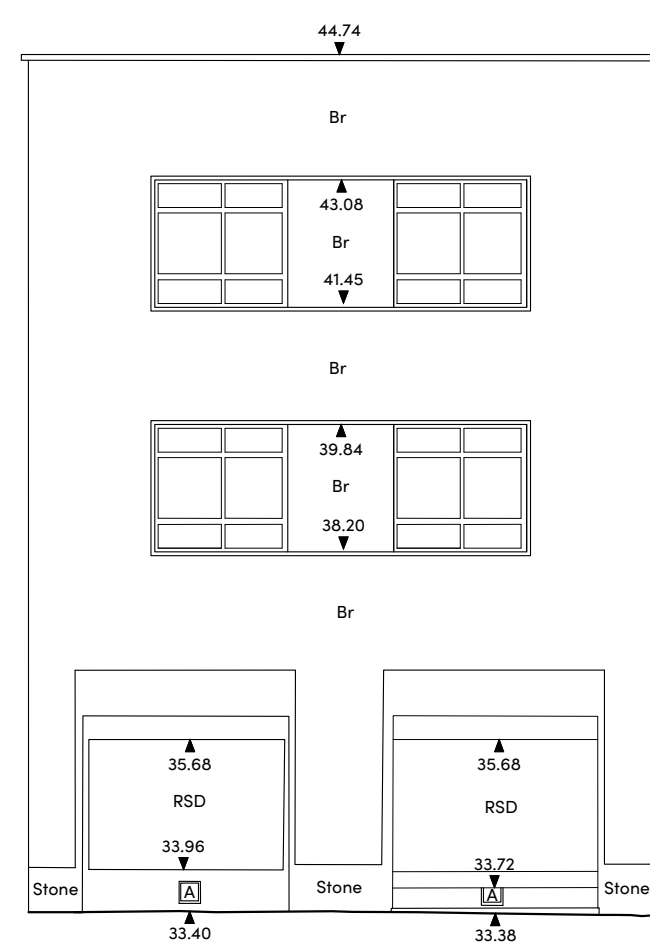
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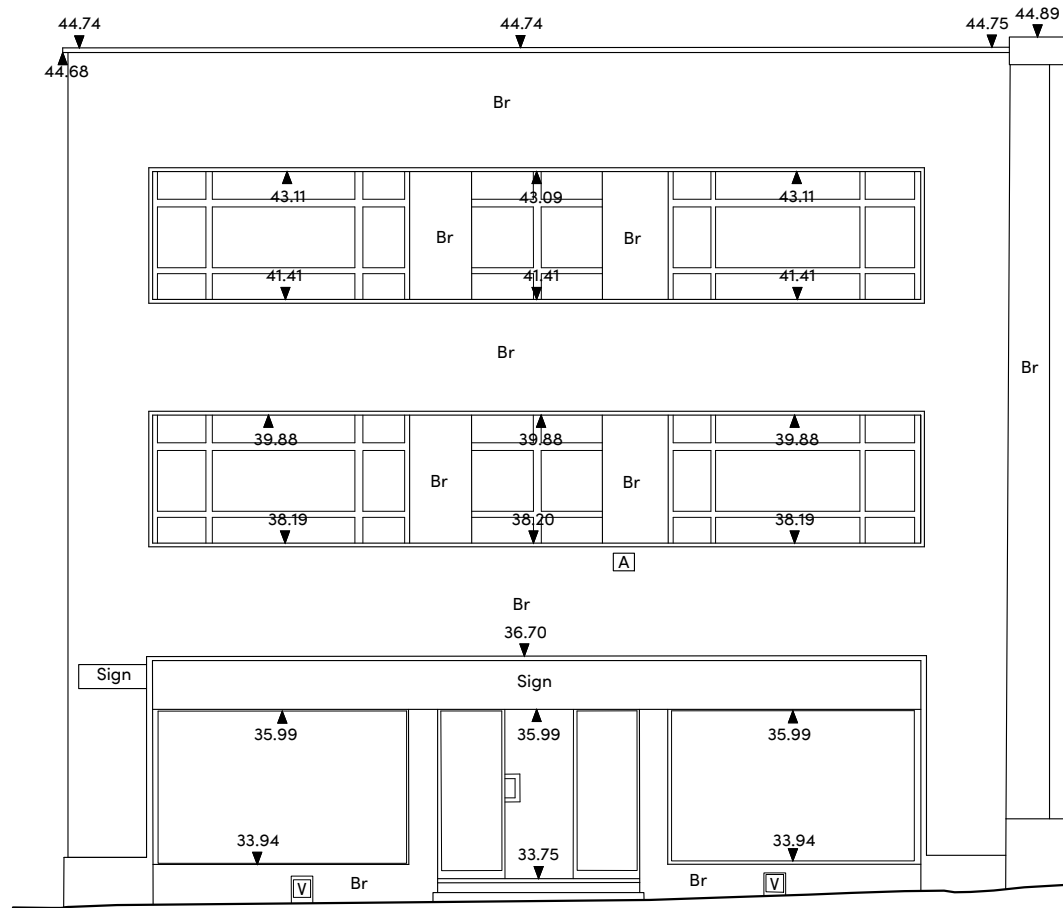
30.00m Above OS Datum
ELEVATION 5



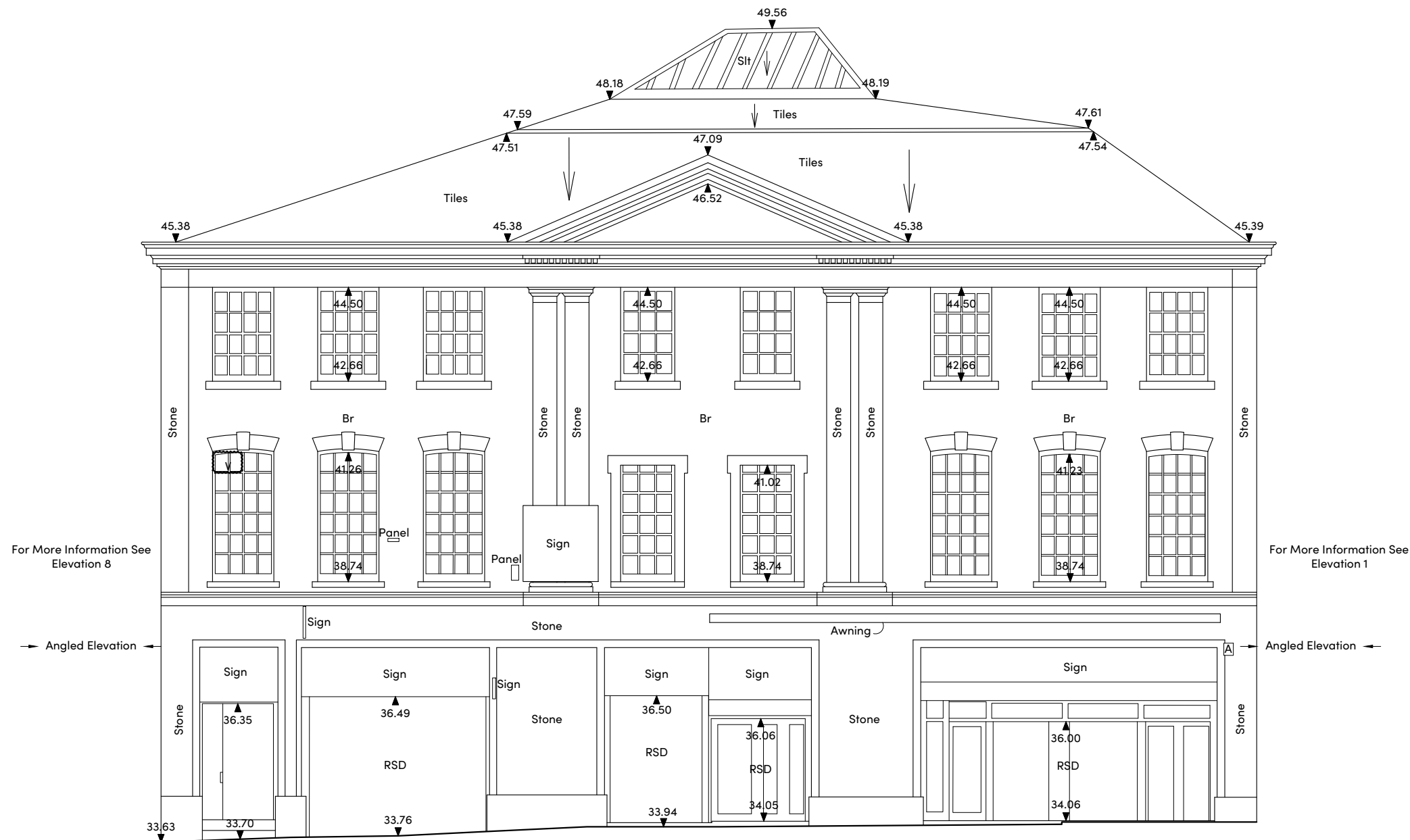
30.00m Above Ordnance Survey Datum
ELEVATION 6



30.00m Above OS Datum
ELEVATION 7



30.00m Above Ordnance Datum
ELEVATION 8



30.00m Above Ordnance Survey Datum
ELEVATION 9

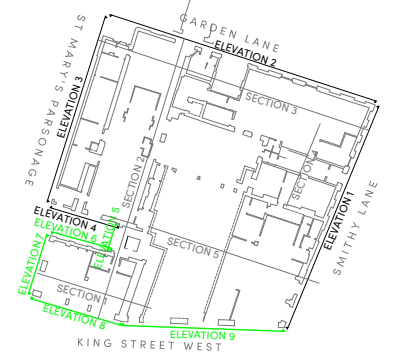
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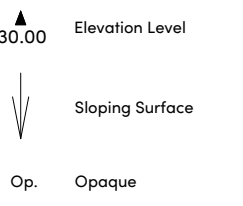
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CH	Cill To Head Height	R	Radiator
Chy	Chimney	RD	Recessed Door Mat
CF	Corrugated Iron Fence	R	Riser
CL	Cover Level	RSD	Recessed Shutter Door
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Col	Column	RWF	Road Water Pipe
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CNW	Cable on Wall	SBM	Site Bench Mark
CPS	Concrete Paving Slabs	SC	Step Curb
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DVC	Drainage Channel	SO	Snake Outlet
DH	Duct Height	SP	Sign Post
EB	Electrical Junction Box	ST	Sign Post
EM	Electricity Meter	TS	Telephone
ESG	Electrical Switchgear	TSM	Telephone Bench Mark
FA	Fire Alarm	TW	Top Of Wall
FS	Flower Bed	TYP	Typical
FC	Floor To Cill Height	U/L	Unable To Lift
FE	Fire Extinguisher	VCP	Vehicle Charging Point
FNR	Fire Hose Reel	VP	Vent Pipe
FL	Floor Level	W	Window
FR	Frontage	WCL	Window Cill Level
G	Gully	WM	Water Meter
GC	Gas Cook	WHL	Window Head Level
GM	Gas Meter	WM	Water Meter
GV	Gas Valve		
h	Height		

LOCATION PLAN



ELEVATION/SECTION SYMBOLS



REVISIONS

REV.	DATE	AMENDMENTS	INITIAL

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:
PRELIMINARY ☐ TENDER ☐ CONSTRUCTION ☐
SKETCH ☐ MEASURED SURVEY ☒ CONTRACT ☐

TITLE

ELEVATIONS

SHEET 2 OF 2

CLIENT

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DATE	30.08.2021	DRAWN BY	LM & CM
SCALE	1:100	CHECKED	JB
PROJECT	101	ORIGINATOR	JB
FILE	101	VOLUME/ZONE/REG	00
DISCIPLINE/TYPE	HLS	NUMBER	00
STATUS	M2	REVISION	ZZ
NUMBER	10400	STATUS	A1
REVISION	C00	REVISION	C00

