NOTE: PLANS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S, M&E ENGINEER'S, LANDSCAPE ARCHITECT'S AND SPECIALIST SUPPLIERS/ MANUFACTURER'S DRAWINGS AND DETAILS

NOTE: DO NOT SCALE OFF THIS DRAWING. ALL DIMENSIONS AND SETTING OUT TO BE CONFIRMED PRIOR TO WORK COMMENCING, DIMENSIONS DO NOT INCLUDE PLASTER UNLESS REFERRED TO AS 'FINISHED', FIGURED DIMENSIONS TO BE FOLLOWED IN PREFERENCE TO SCALE.

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Notes

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All dimensions and conditions are to be checked on site by the contractor prior to commencing any work. The contractor is responsible for checking that there is no conflict between site dimensions and drawn dimensions.

Drawings to be read in conjunction with Structural Engineer's, Mechanical and Electrical Engineer's, Specialist Manufacturer's and Sub-contractor's drawings and specification.

These drawings have been prepared without the benefit of exposing underlying construction and therefore assumptions have been made. Prior to commencement the contractor must contact ICE Arch Ltd to agree the necessary scope of investigation works, to confirm on site conditions. It should be noted that the results of these investigations may require the drawings and structural design to change.

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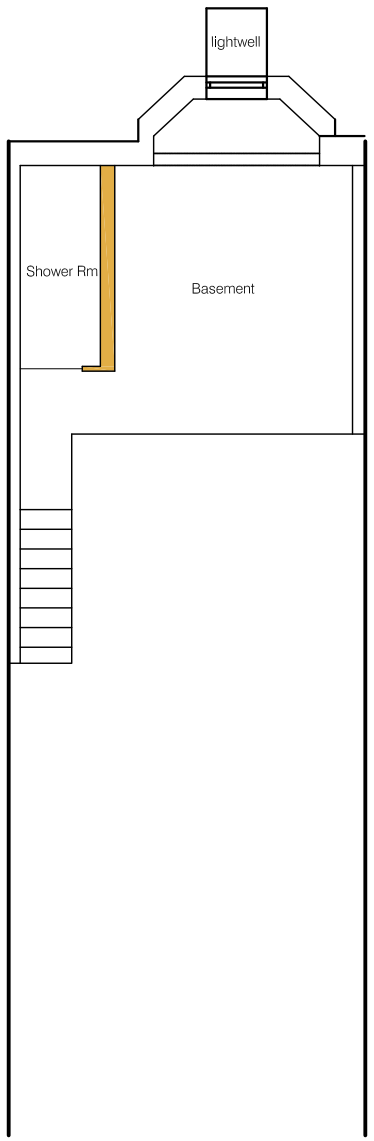
PROPOSED BASEMENT PLAN

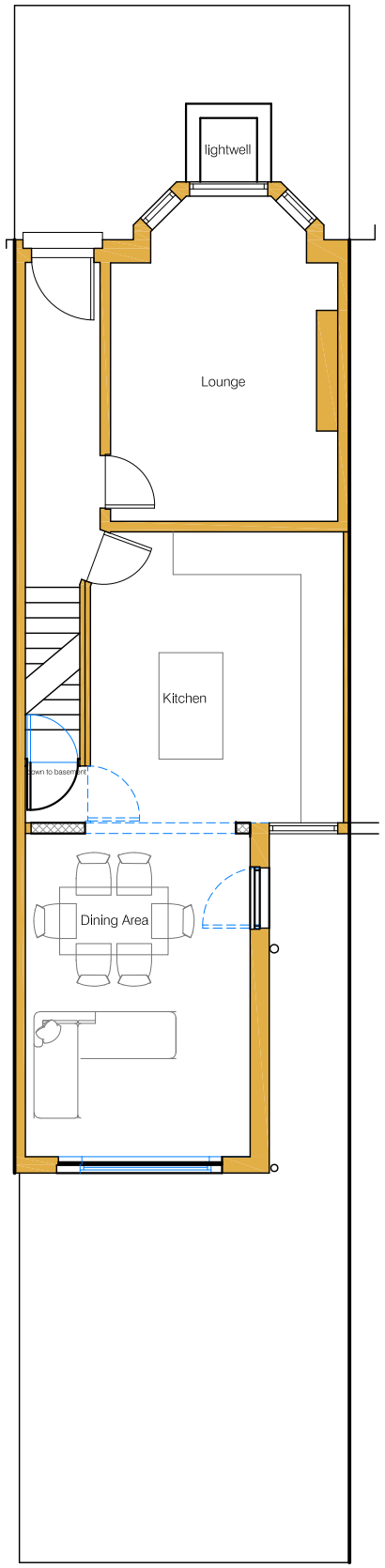
PROPOSED GROUND FLOOR PLAN

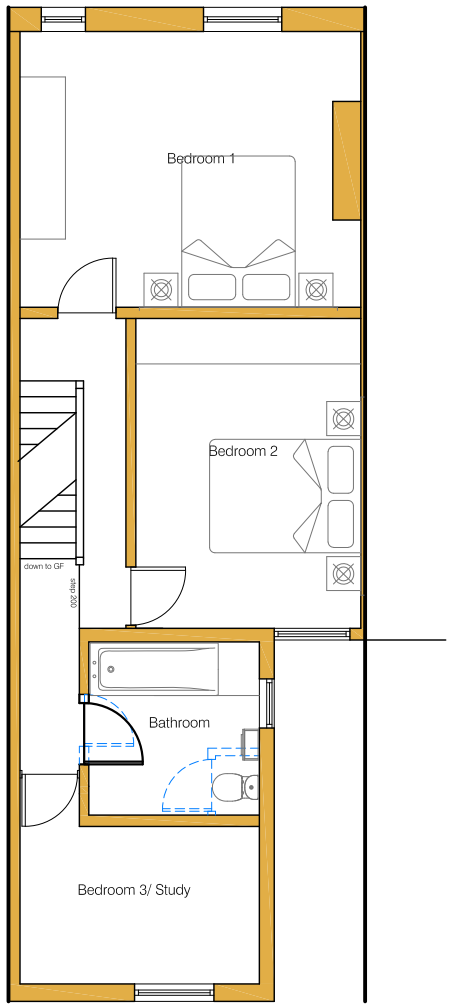
PROPOSED FIRST FLOOR PLAN

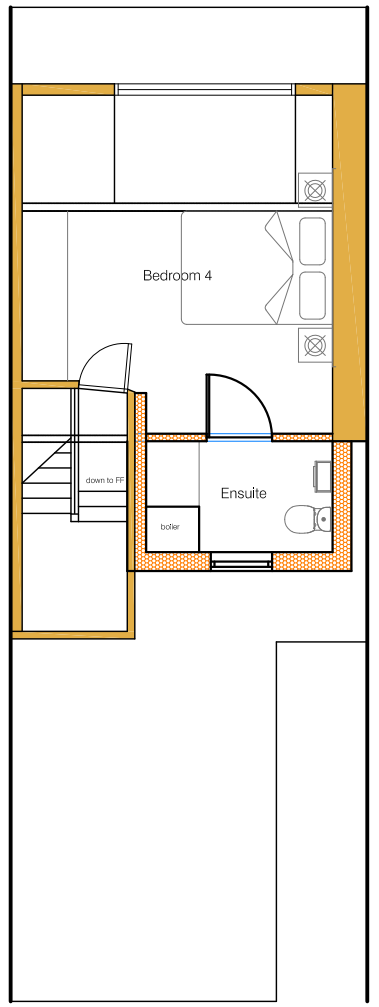
PROPOSED SECOND FLOOR PLAN

KEY:
- TO BE REMOVED
- EXISTING WALL RETAINED
- NEW EXTERNAL CAVITY WALL U VALUE OF 0.28W/M²K
- INFILL BLOCK U VALUE OF 0.28W/M²K
- INSULATED STUD WALL U VALUE OF 0.28W/M²K









1:200 — 0 2 4 6 8 10 metres

1:100 — 0 1 2 3 4 5 metres

1:50 — 0 0.5 1 1.5 2 2.5 metres

1:20 — 0 0.2 0.4 0.6 0.8 1 metres

Revision	Comment	Date

ice architecture

A: 174A Ashley Road Hale, Cheshire WA15 9SF
T : 07949143613 F : 08456447460
E: design@ice-arch.co.uk

Client
MS BEARDOW

Project
20 LEOPOLD AVE
WEST DIDSBURY M20 1JL

Drawing
PROPOSED FLOOR PLANS

Drawn by:	Scale:	Drawing Number:	Drawing Revision:
AT-S	1:100 @ A3	240204 - 101	P2
Checked By:	Date:		
-	MARCH 2023		