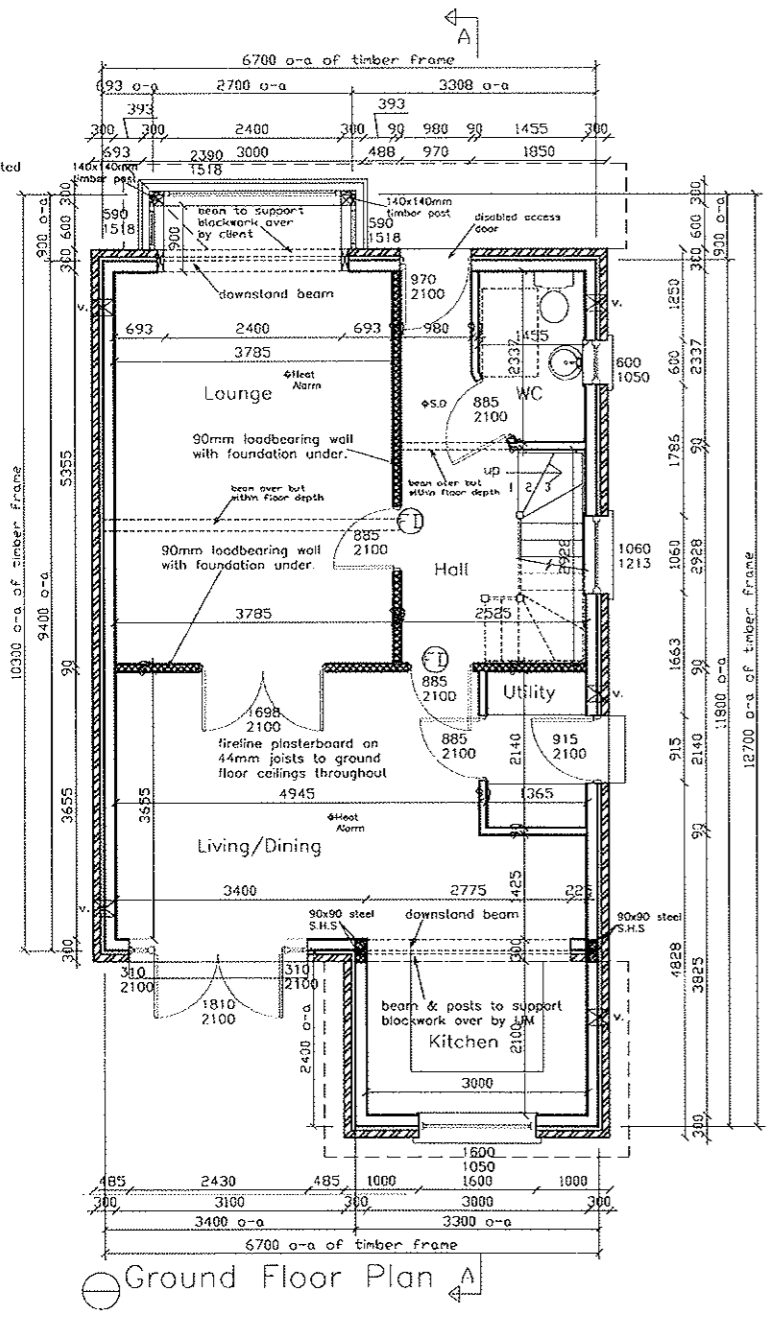


the original timber frame company
clients window manufacturer to measure us constructed bay window



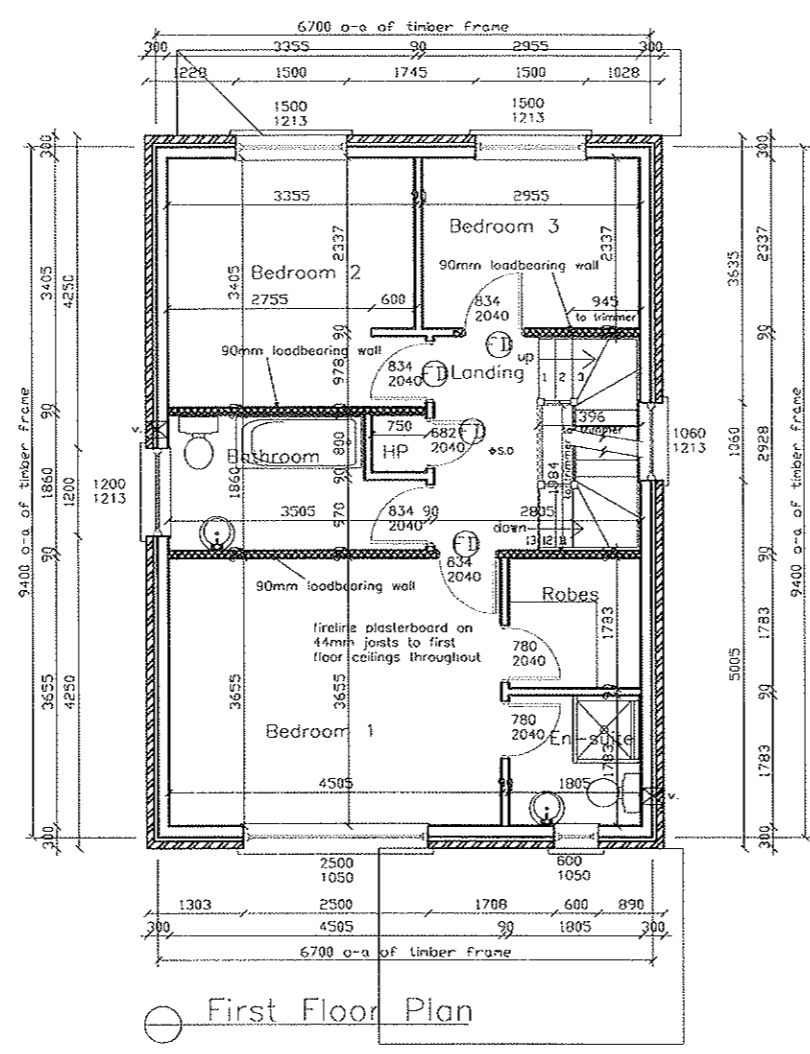
Ground Floor Plan

There should be a clear area at least 1.2m x 1.2m deep in front of every wheelchair accessible entrance. This entrance should be provided with a level entry, a max. threshold height 15mm and to be i.a.w. relevant regs see detail H/105a.

A minimum 75mm high raised kerb should be provided at any open side of the approach where the ground is not graded to the approach.

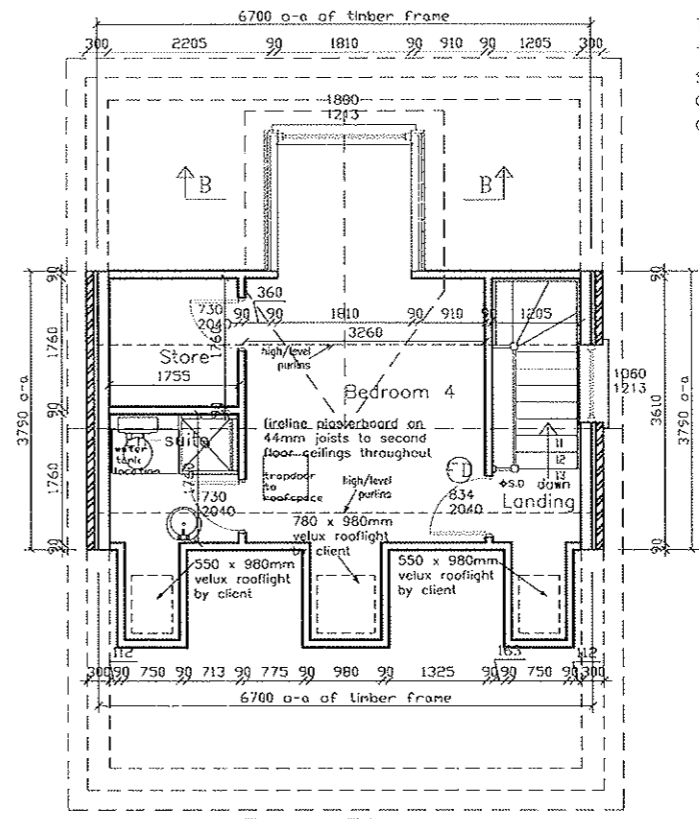
Doors:
non-supply of internal joinery.
Stairs:
Softwood strings with MDF treads, and SmartPly risers.

Note:
All internal doors sizes indicated are O/A of Frame, Not Door Leaf size.



First Floor Plan

For drainage layout see site plan.
Provide fibreglass cavity barrier around all services and waste apertures in external walls.
40mm diameter p.v.c. waste pipe from sink, bath & shower provide deep seal traps to all wastes.
32mm diameter p.v.c. waste pipe from w.h.b.
3 No. row open spar shelving to hot-press.
Frame opening over hot-press door to take airvent.
Provide removable panel to front of shower tray for access to traps.
v.c.b.=vertical cavity barrier & p.v.c. d.p.c.
See trap door detail G-113.
See stair detail J-111.
See party wall detail F-102,F-109 & H-112.
See party wall fire stop detail H-104
See party wall plasterboard fixing detail F-102.
Location of E.S.B. box to be determined on site.
Switches in the principal storey shall not be located more than 1200mm or less than 450mm above the floor level.
Smoke detector to Entrance Hall and Landing to be an optical type on the ground floor and an ionisation type on the first floor. In circulation areas, no door should be more than 7.5m from the nearest smoke alarm, and conform to BS 5446, part 1, and BS 5839, part 6:2004.
Provide a secondary power supply e.g. battery backup to all smoke alarms.



Second Floor Plan

IJM plans are drawn to reflect the plans that have been submitted to us. Responsibility for compliance with building regulations other than the timber frame lies with the certifying Architect/Engineer.

The timber frame relates to supplied timber structure only. Compliance with all other Building Regulations lies with certifying Architect/Engineer.

Roof: Concrete roof tiles on 35 x 44 battens on Roof Shield Breathable roofing felt on pre-fabricated timber roof trusses at 600mm centres. 12.7mm plain backed plasterboard with separate vapour check to ceiling, 100mm glassfibre insulation to roof space.

Ext Walls: B-work and 50mm cavity breather paper, structural sheathing, 140 x 38 studs at 600 max. centres (or as specified in calculations) with 150mm Rockwool insulation between studs, 12.7mm plain backed plasterboard with separate vapour check lining, all joints to plasterboard to be noggad, blockwork tied to inner studs with Galvanic stainless steel wall ties (BT-2) at stud centres 600mm horizontally and 450mm centres vertically and tied with stainless steel nuts. Wall tie centres at openings to be 300mm. Vertical cavity barrier at all cavity junctions and horizontal cavity barriers at ceiling level having D.P.C. between blockwork and face of cavity barrier. Estimated fire resistance of internal and external walls 1/2 hour. Spread of flame classification class '0'.

INTERNAL PARTITIONS: 90 x 38 studs at 400 max. centres (load bearing walls 90 x 38 studs at 400 max. centres) (or as specified in calculations) covered both sides with 12.7mm plain backed plasterboard. (Glassfibre insulation to all internal walls).

PARTY WALL: 2 number panels 90 x 38 studs at 600mm centres with 70mm cavity between, 100mm glassfibre insulation between studs to one leaf only. House face of panel to be fixed with 1 number layer of 19mm plain backed plasterboard and 1 number layer of 12.7mm plain backed plasterboard having joints staggered. 600mm structural sheathing bracing to panels as per detail. No services to be located in timber frame party wall.

PLASTERBOARD: to be screw fixed to manufacturers guidance. Moisture resistant plasterboard to be used in humid areas. Taping & jointing to be in accordance with manufacturers instructions.

NOTE: All timber to be of the grades specified in the structural calculations. All fixing in accordance with IJM nodding schedule. Any variation in external finish as agreed between the client and the planning department and in accordance with IJM standard details.

NOTE: External block/brick leaf to be constructed in accordance with the recommendations of the material supplier with regard to coursing, bonding, contraction joints etc. Where brick dimensions are indicated a 215mm long brick is required.

NOTE: Where thickness of b'work surrounding a flue is less than 200mm provide 40mm clear space between any structural timbers and face of chimney.

NOTE: No structural timbers to be cut otherwise, then in accordance with IJM details.
NOTE: Hot water cylinder to have temperature limiting thermostat, time switch & insulated to limit heat loss to 90w-sq meter of surface area. Insulation material to hot water pipes to be not greater than 0.045 w-mk and at least the pipe diameter in thickness to a distance of 1m from the point of connection.

All rooms to be provided with radiators and which are thermostatically controlled. All windows to have trickle vents of at least 5500 sq mm.

A Chimney removed from drawings as per signed drawings received 02-05-07		S.K. 08-05-07	
Revision	Description	By	Date
Project FRANK MULLAN CONSTRUCTION		IJM REF NO.	
Sandyford, Co. Dublin.		5973	
Title Ground, First & Second Floor Plans			
Sh No. 2 of 3	Date 26-04-07		
Scale 1:50	O-A T.F. 170.8 m²		
Drawn SK	Net T.F. 155.5 m²		
HEAD OFFICE: Old Armagh Rd., Monaghan, Co. Monaghan			
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