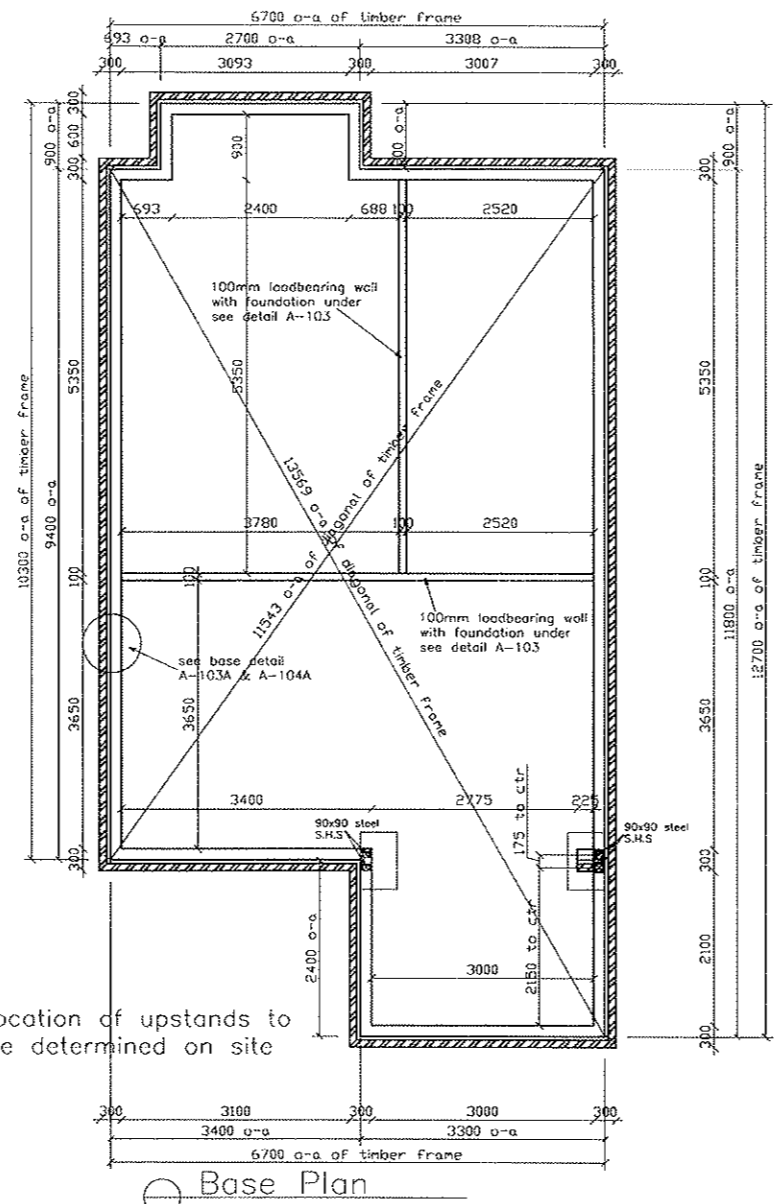


IJM plans are drawn to reflect the plans that have been submitted to us. Responsibility for compliance with building regulations other than the timber frame lies with the certifying Architect/Engineer.

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



Note: Location of upstands to be determined on site

Client/Contractor to be responsible for ensuring adequate measures are taken against the entry of Radon Gas. These measures will be dependant on the geographic location of the site. Radon barriers & sumps to be installed as per manufacturers instructions.

Copper Azur based treated Sole plates 150mm x 65mm to be installed by client prior to arrival of Timber Frame to site.

For External Loadbearing Walls, See Sole Plate details : A/103A and A/104A.  
For Internal Loadbearing Walls, See Sole Plate details : A/103.

Revision		Description		By	Date
A Chimney removed drawings as per signed drawings received 02-05-07 S.K. 08-05-07					
Project FRANK MULLAN Sandyford, Co. Dublin.				IJM REF NO. <b>5973</b>	
Title BASE PLAN					
Sh No.	1 of 3	Date	24-04-07		
Scale	1:50	O-A T.F.	170.8	m <sup>2</sup>	
Drawn	S.K.	Net T.F.	155.5	m <sup>2</sup>	
HEAD OFFICE: Old Armagh Rd., Monaghan, Co. Monaghan T 047 71711 F info@ijm.ie E 047 71722					