

**NOTES:**  
DO NOT SCALE FROM DRAWINGS EXCEPT FOR PLANNING PURPOSES. REPORT ALL ERRORS OMISSIONS AND DISCREPANCIES TO OAK FRAMES DIRECT BUILDINGS. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING ANY WORK.

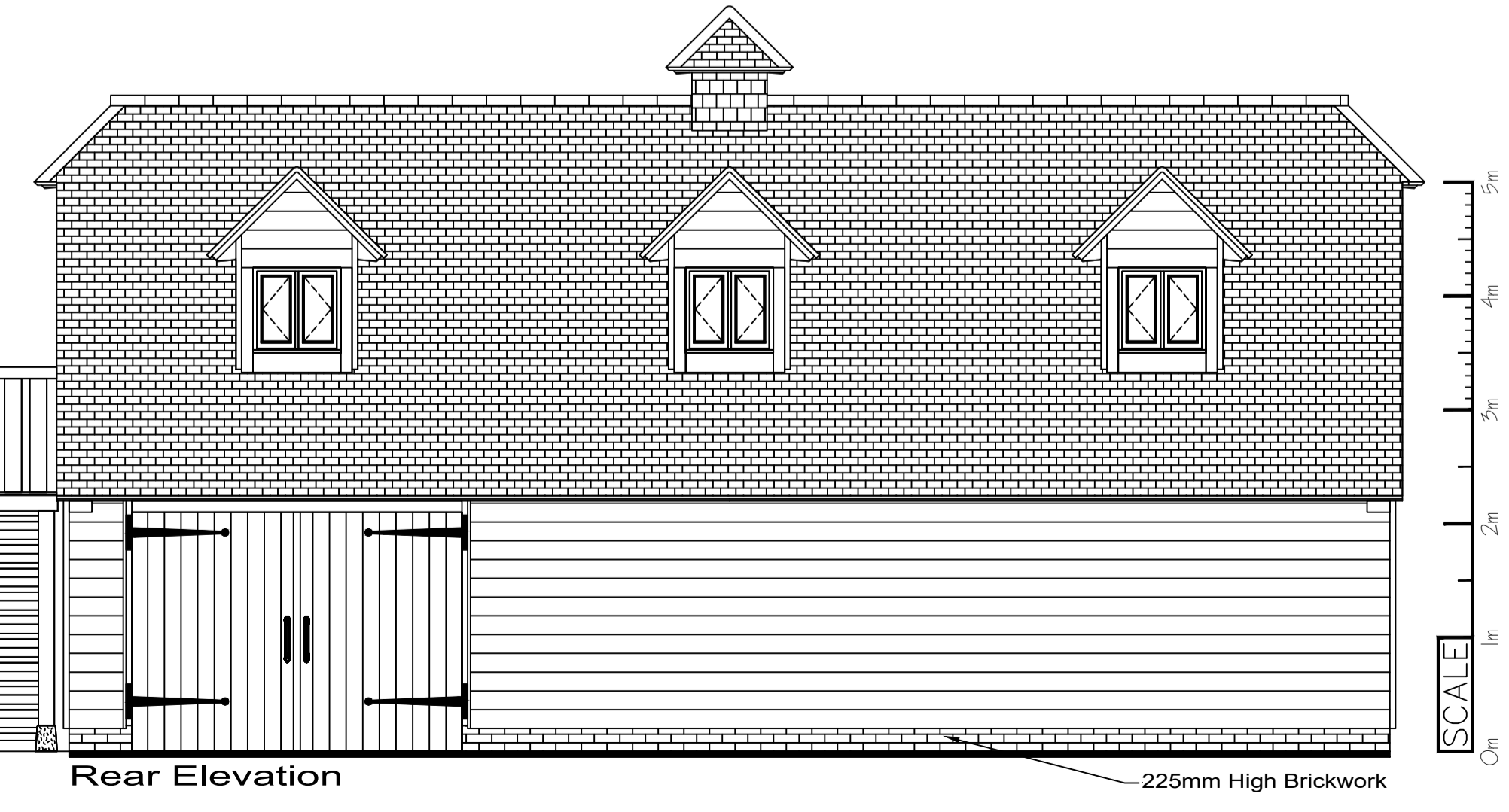
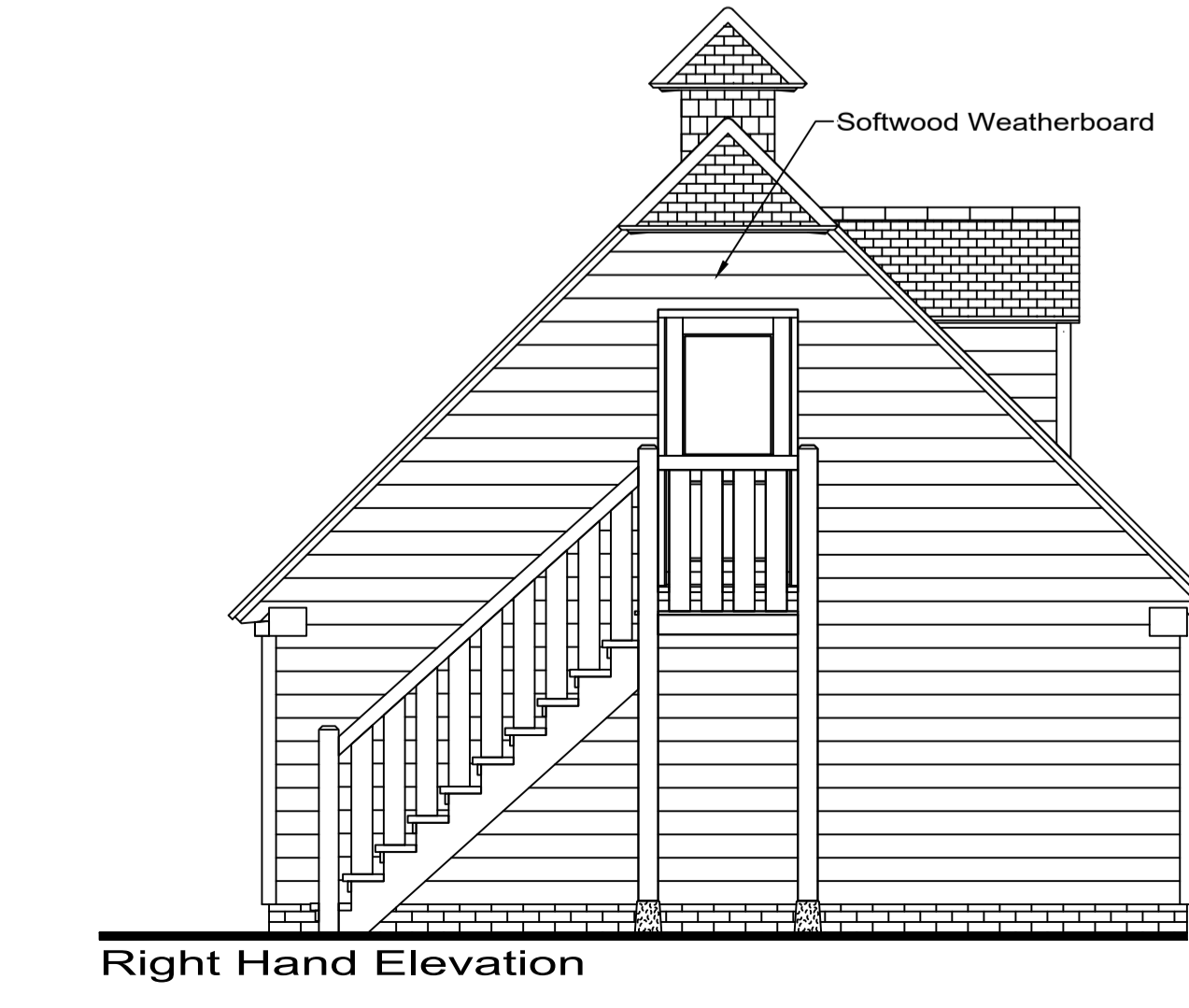
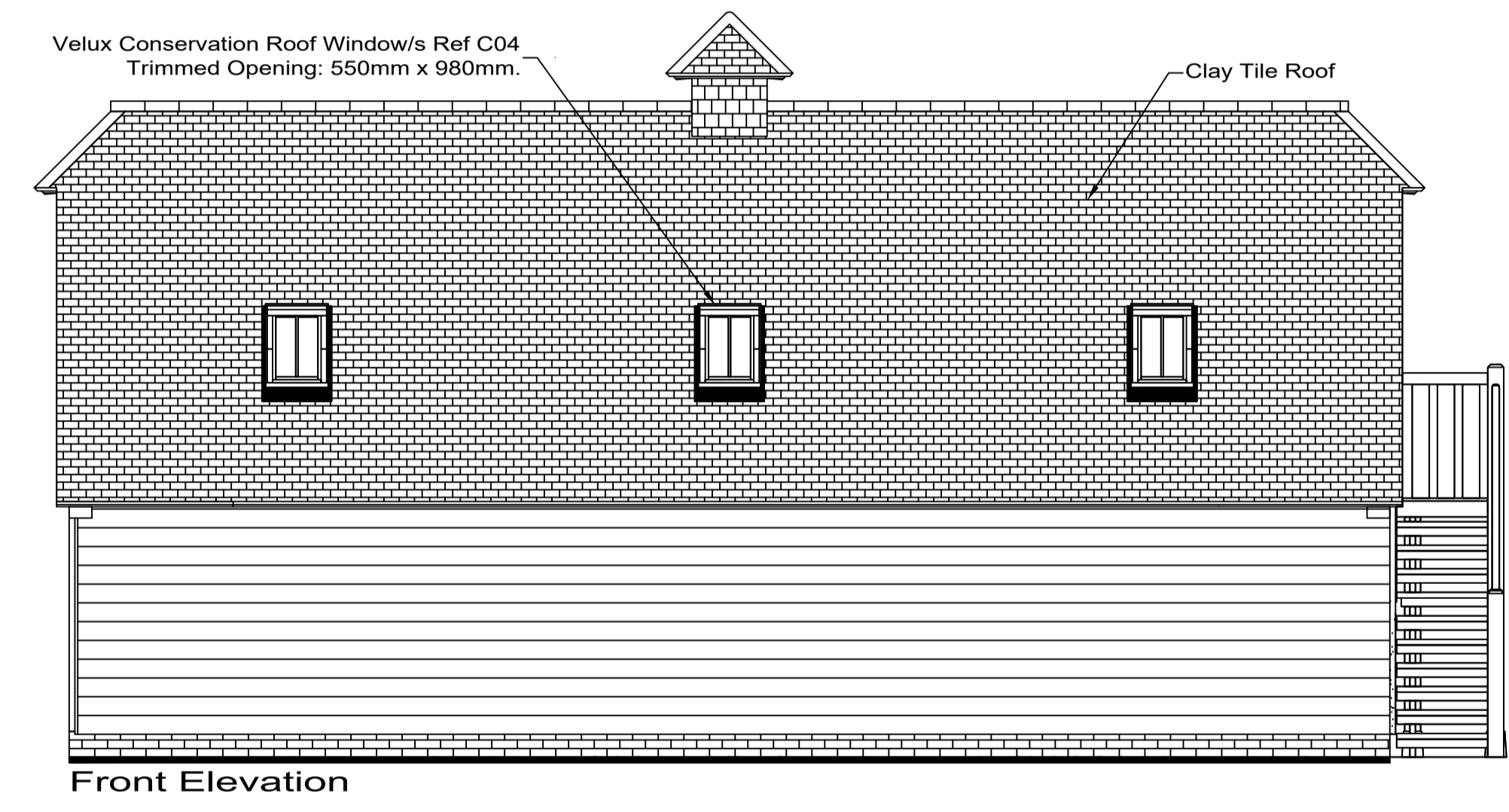
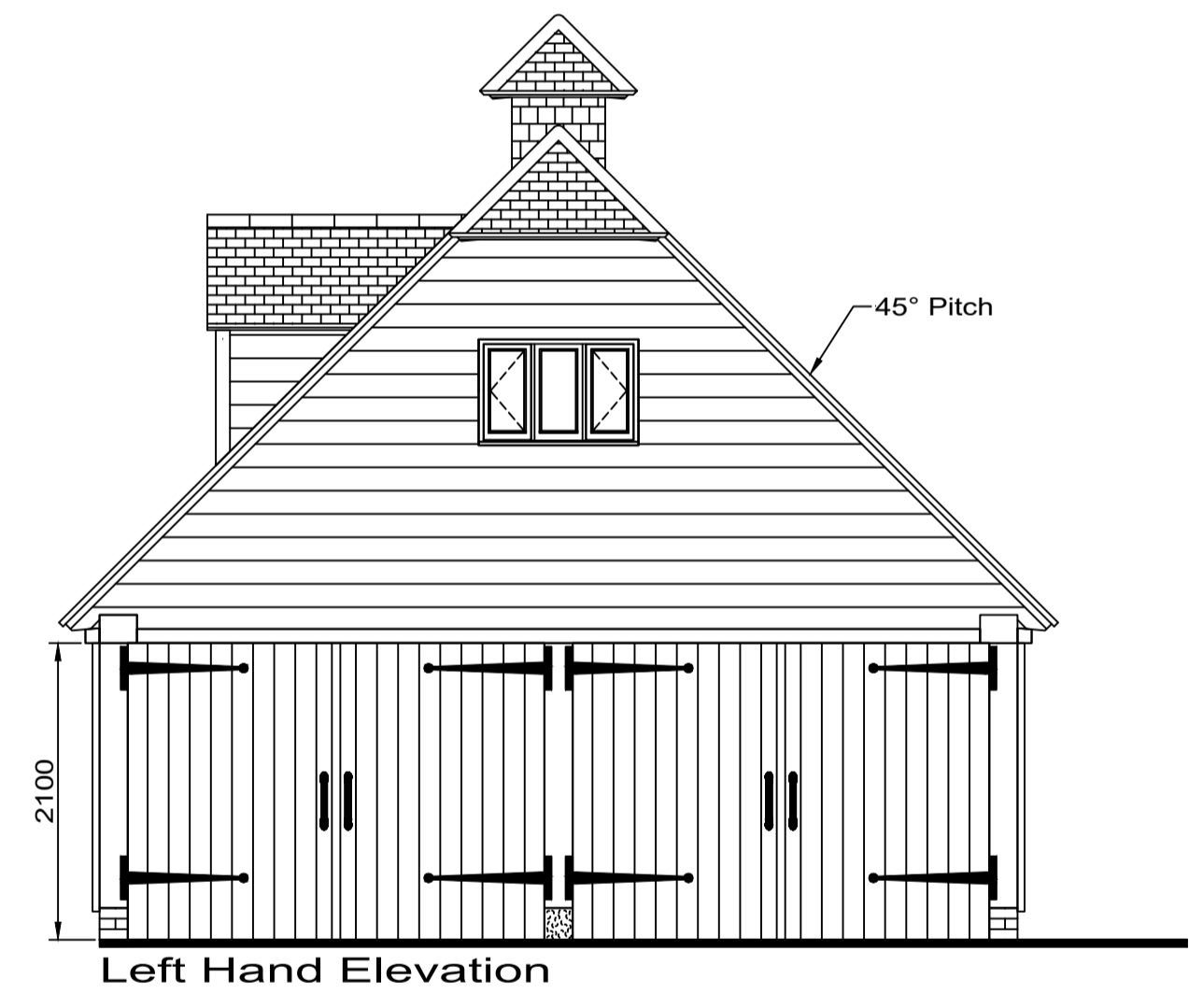
**FOUNDATION NOTES:**  
VERTICAL DIMENSIONS SHOWN ARE FROM A HORIZONTAL INTERNAL SLAB LEVEL. HOWEVER, FOR GARAGING, A NOMINAL SLOPE OF -25mm TOWARD OPENING IS ESSENTIAL FOR DRAINAGE. CONCRETE OVERSITE TO BE EXTENDED 50mm BEYOND INDEPENDENT POSTS TO ALLOW FOR PAD STONE LAY. TYPICAL 3 COURSES OF BRICK BELOW F.F.L. MAY VARY DEPENDING TO SPECIFIC SITE LEVELS. PLEASE CHECK BRICK QUANTITIES ESTIMATED ON BUILDING QUOTATION. ALL WINDOWS POSITIONED 1800mm FROM INTERNAL SLAB TO WINDOW HEAD UNLESS OTHERWISE STATED.

OAK FRAME REFERS TO 75% OR 100% OF COMPONENTS OF THE FRAME WHICH ARE OF OAK AS SPECIFIED ON CUSTOMER QUOTATION

OAK FRAMES DIRECT OWNS THE COPYRIGHT OF THE PHOTOGRAPHS, PLANS DRAWINGS, MODULAR FRAME SYSTEM, SPECIAL 140mm BRICK ASSOCIATED WITH THE MODULAR SYSTEM, STRUCTURAL CALCULATIONS FOR THE UNIQUE PURPOSE OF OAK FRAMES DIRECT MODULAR SYSTEM AND OTHER DETAILS CONTAINED IN THIS DRAWING THEY MUST NOT BE COPIED, DISTRIBUTED OR USED UNLESS YOU HAVE WRITTEN AUTHORITY FROM OAK FRAMES DIRECT

- KEY:**
- INTERNAL SLAB LEVEL
  - CURVED STRUCTURAL BRACE 1200mm
  - CURVED STRUCTURAL BRACE 800/900mm
  - DIAGONAL STRAIGHT WIND BRACE
  - DIAGONAL ROOF BRACE
  - SOLE PLATE
  - FIRST FLOOR JOIST
  - INDEPENDENT POST ONTO PAD STONE (CONCRETE SUB-BASE BENEATH AS NECESSARY)
  - POST ONTO SOLE PLATE/BRICKWORK
  - POST CUT TO LENGTH ON SITE
  - ROOF OUTLINE

- REVISIONS:**
- A 13/04/2022 IDV Front to rear partition moved, 3 Conservation Velux arranged inline with dormers, Clock tower added.
  - B 27/04/2022 IDV Catslide roof pitch changed to 35°. Clock tower height reduced, 3-pane window on first floor on left elev.



Notice: This Drawing is for planning application and tender purposes only. This drawing is not approved for production.

Y:\Logos\cap.jpg

Coldharbour Studios  
Woods Corner  
East Sussex  
TN21 9LQ

ADDRESS  
Old Manor, Church Lane,  
Marsworth, HP234LX

QUOTE REF: <b>AJ-001268</b>	DRAWN BY: IDV
DRG NO:	SCALE: 1:50 @ A1
Wards	DATE: April 13, 2022
REVISION: <b>B</b>	ORDER NO: