

NOTES:
 DO NOT SCALE FROM DRAWINGS EXCEPT FOR PLANNING PURPOSES
 REPORT ALL ERRORS OMISSIONS AND DISCREPANCIES TO OAK FRAMES DIRECT
 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 SPLAY.
 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

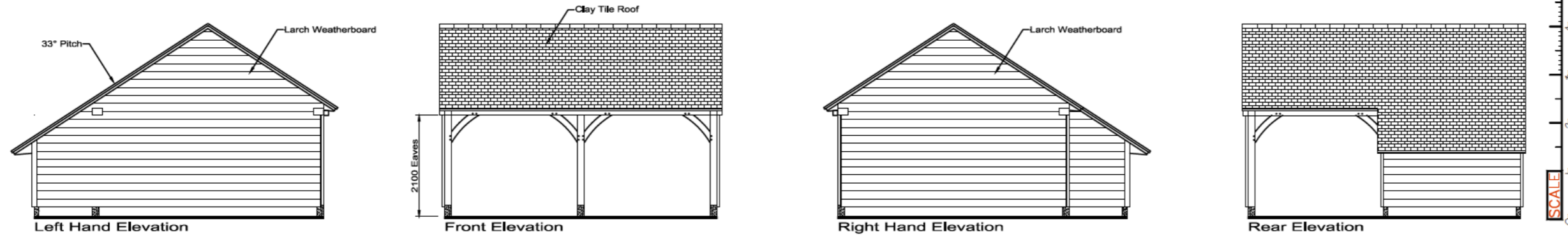
'OAK FRAME' REFERS TO 75% OR 100% OF COMPONENTS OF THE FRAME WHICH ARE OF OAK AS SPECIFIED ON CUSTOMER QUOTATION

WNS 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

- 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
 - (Straight) INDEPENDENT POST ONTO PAD STONE (CONCRETE SUB-BASE BENEATH AS NECESSARY)
 - POST ONTO SOLE PLATE/BRICKWORK
 - POST CUT TO LENGTH ON SITE
 - ROOF OUTLINE

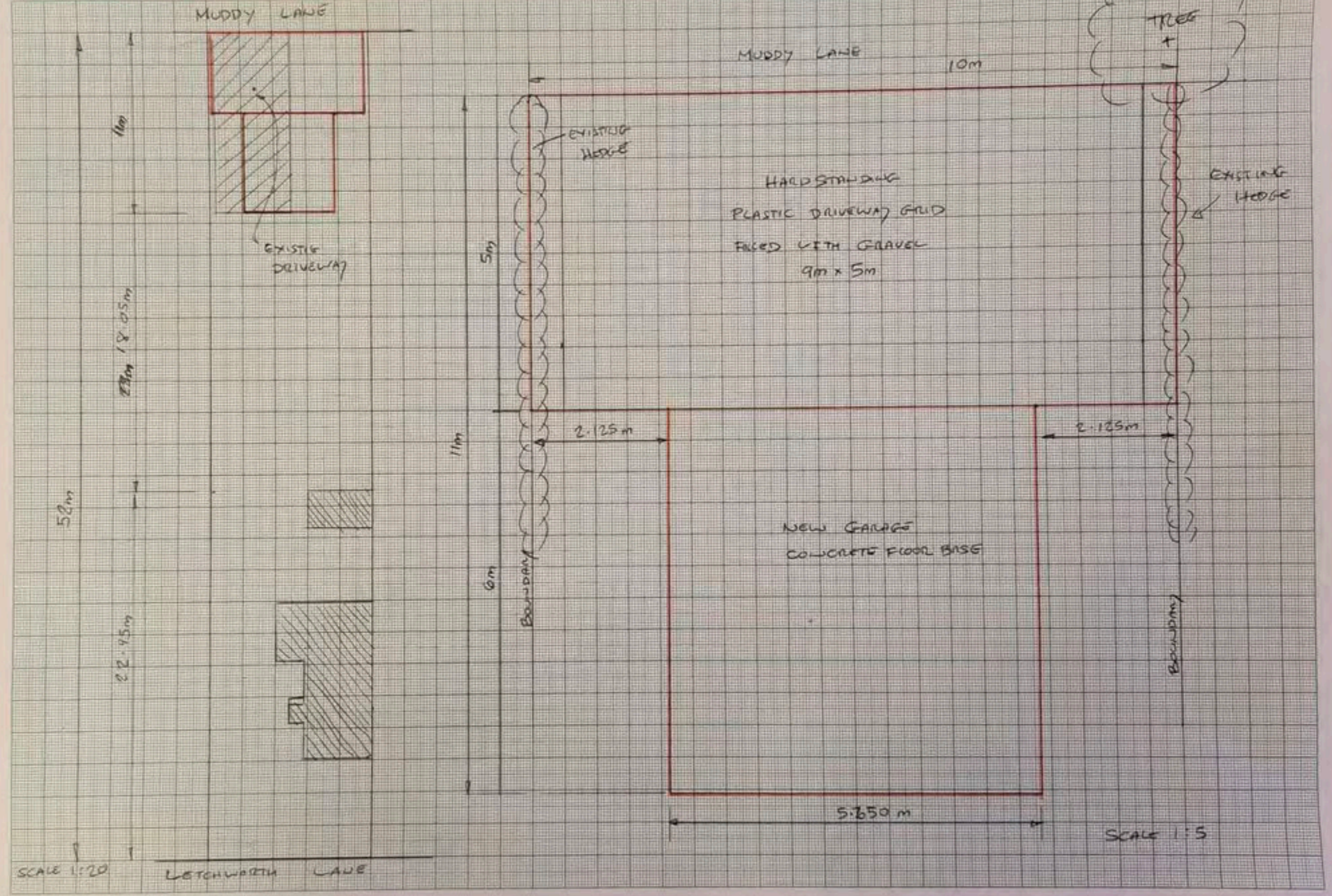
REVISIONS:
 A 13/03/2025 SJA
 Minor amendments

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



ADDRESS
 Elm Tree Cottage, Letchworth Lane,
 Letchworth, Herts, SG6 3ND

QUOTE REF: VO-001851	DRAWN BY: TW
DRG NO:	SCALE: 1:50 / 1:100 @ A2
REVISION: A	DATE: March 05, 2025
	ORDER NO





HM Land Registry
Official copy of
title plan

Title number **HD550027**
Ordnance Survey map reference **TL21315E**
Scale **1:1250**
Administrative area **Hertfordshire : North Hertfordshire**

© Crown copyright and database rights 2016 Ordnance Survey 40000811063
You are not permitted to copy, sublicense, distribute or sell any of this data to third parties in any form



Barnside

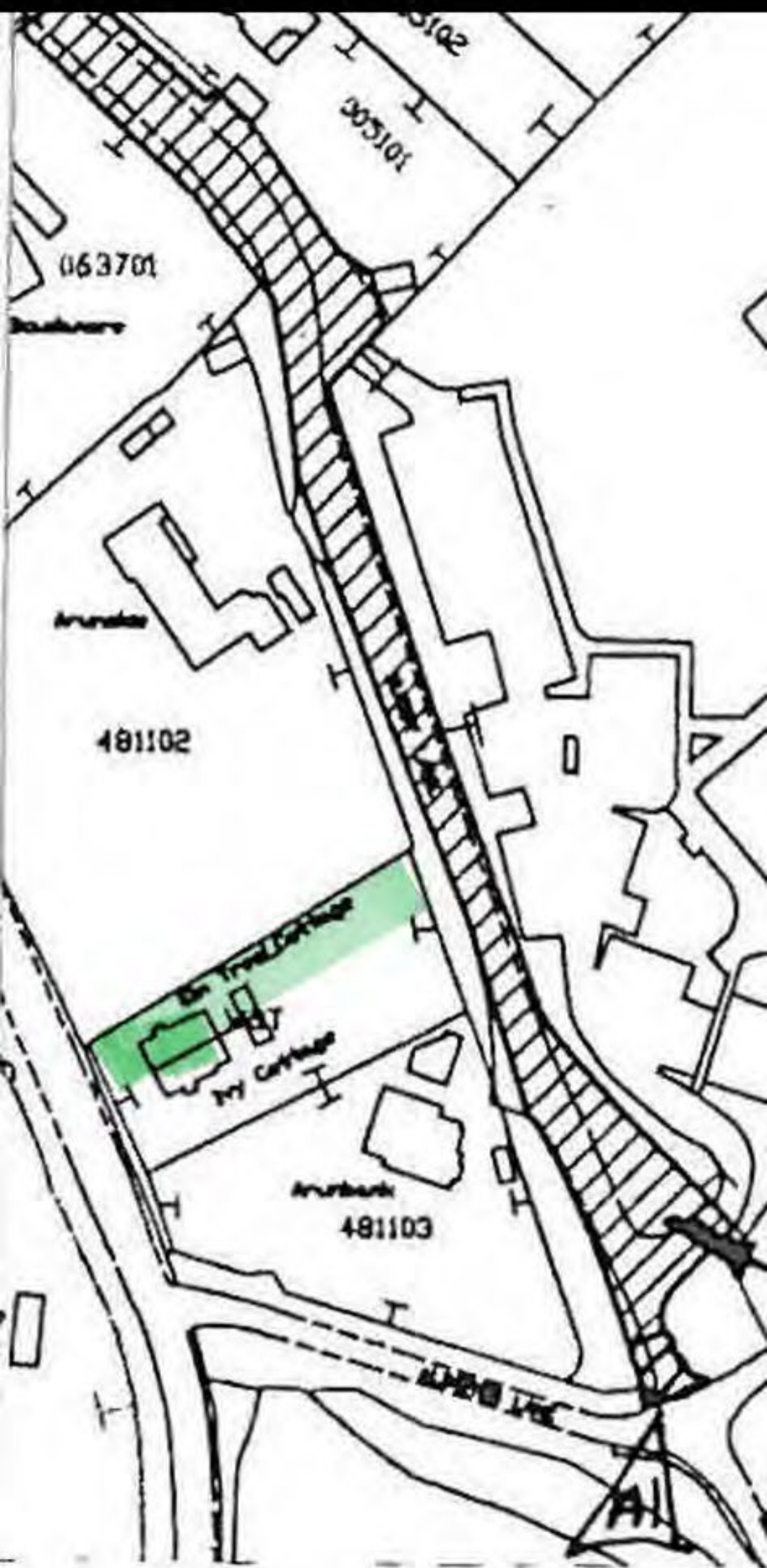
MUDON LANE

Elm Tree Cottage

My Cottage

Abydon House

ALINGTON LANE



1063701

101501

101502

Arundale

481102

Dr. Travel Cottage
My Cottage

Arundale

481103

ALBANY ST

AI