PASSMORES CARRIAGE HOUSE

This drawing relates to Carriage Houses and ancillary compartments with a 22° pitch boarded and felted roof.

Passmores design and manufacture the timber superstructure to be erected onto foundations designed and constructed by the customer.

FOUNDATIONS

Either a concrete raft or trench foundation will suit the Passmores superstructure. Depth and width of perimeter trench and overall concrete thickness will vary depending upon ground conditions. In the event of proximity to mature trees a local structural engineer should be consulted. For further details please refer to attached foundation drawing.

WALLS

Passmores supply and lay a bitumen felt dpc. The factory made wall panels are constructed from softwood sole and head plates and studs at 600mm centres. Frame size is 4 x 2 CLS. Eaves height is 2.30m. Racking forces are taken by opposing pairs of cut in raking noggins or 9mm osb III sheathing. Studs are doubled at panel joints and trebled at corners. Panels are joined with bolts. The primary entrance is constructed from 150mm x 150mm sawn green oak with 63mm x 200mm curved eaves braces, morticed, tenoned and pegged. Secondary openings supporting trusses are spanned with solid or box beams. Cladding, as specified below, is fixed over Sisalkraft with 12 gauge stainless steel nails. Cladding, sole plate, fascias and bargeboards are pressure preservative treated. Wall panels are anchored with fabricated steel brackets and concrete screws.

ROOF

Fabricated trussed rafters by specialist manufacturer, constructed to BS EN 14250 and spaced at 0.6m centres, support a 15mm osb III deck. Roof finish is as specified below. Trusses are pressed metal tinplated tie rods. Bracing is fitted in accordance with truss manufacturer's recommendations. Clad gables are fitted with bargeboards. Side wall eaves have plumb cut exposed rafters with fascias.

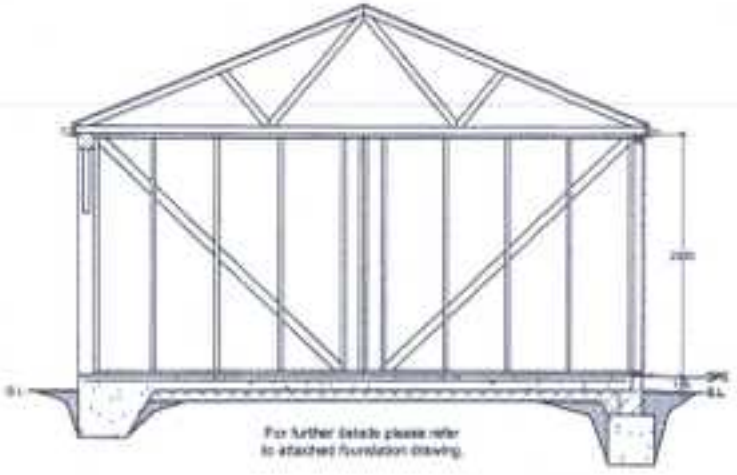
RAINWATER DISPOSAL

Gutters and down pipes are an optional item from Passmores. Recommended down pipe positions are shown. The groundworks contractor should provide gullies underground pipes and soak pit, all as described on the foundation drawing.

THIS BUILDING	✓		✓
19 x 125 Planed Shiplap	-	Single layer 180 polyester high performance green mineralised felt	✓
2ea 32 x 150 Sawn Weatherboard	✓	Slate grey Armourglass square butt shingles (felt tiled)	-
Eaves Height: 2.30 m		2 layer felt comprising nailed 180 polyester sand underlay and mineral surfaced torch on cap sheet — Red: -	
Ridge Height: 3.95 m		Black: -	

TYPICAL SECTION (includes internal view of end wall)

Note: Truss web positions vary with span.



LOCATION PLAN — *For the purposes of the Town and Country Planning Act, trace or affix a location plan to a scale no smaller than 1:1250. State the scale and show North.*

SITE PLAN — *For the purposes of the Building Regulations application, trace or affix 1:200 or 1:500 scale site plan. Show, with dimensions, the relationship of the proposed building to site boundaries, other buildings and nearest highway.*

VARIATIONS TO STANDARD SPECIFICATION

PASSMORES

High Street, Rhosili, Swansea, West. SA3 4QB
Tel: 01429 890833 info@passmores.co.uk
Fax: 01429 890884 www.passmores.co.uk

Customer:
Ms. J. Handley
7 Church Lane, Kirk Langley,
Ashbourne,
Derbyshire. DE6 4NG

Description:
5.40m x 5.40m
Carriage House
Sheet 1

Rev	Description	Date

Date	Scale	Drawn	Checked
07.10.2021	As Stated	J.M.C.	

Drawing No: 32-74035-SHEET1 — Rev: -

© This drawing is copyright protected. Liability for Passmores building plan

SHEET 1: SECTION, LOCATION PLAN, SITE PLAN, TECHNICAL SPECIFICATION. SHEET 2: PLAN AND ELEVATIONS.