PASSMORES CARRIAGE HOUSE

This drawing relates to Carriage Houses and ancillary compartments with trussed rafter roof to suit tiles or slates.

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. Side wall head rails are doubled, 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 65mm x 200mm curved eaves braces, morticed, tennoned and pegged. Secondary openings supporting trusses are spanned with solid or box beams. Cladding, as specified below, is fixed over Novia Black 115gsm underlay 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

Buildings are supplied with fabricated trussed rafters by specialist manufacturer, constructed to BS EN 14250 and spaced at 0.6m centres. Trusses are pressed metal bracketed to walls. Longitudinal and rafter diagonal bracing is fitted in accordance with truss manufacturer's recommendations. Clad gables are fitted with bargeboards. Barn hip or full hip ends are as elevations. 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

Eaves Height : 2.30m

Ridge Height : 4.54m

Cladding : 2ex 32 x 150 Sawn Weatherboard

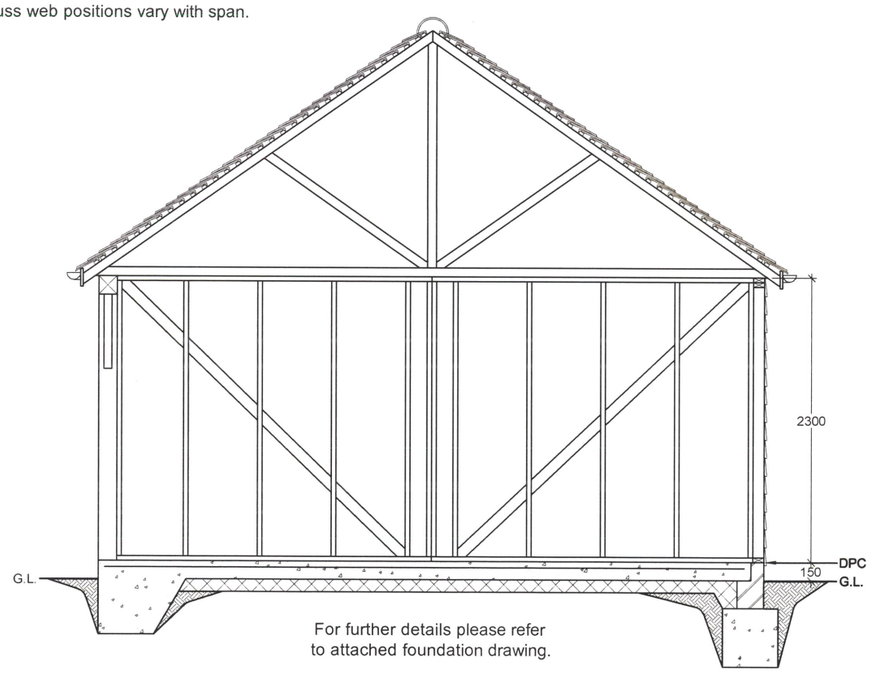
Roof Pitch : 35°

Roof Design Load : 685N/m²

Roof Covering : Interlocking Concrete Tile

TYPICAL SECTION (includes internal view of end wall).

Note: Truss web positions vary with span.



For further details please refer to attached foundation drawing.

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

EST 1909

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Customer

Mr. J. Wylie.
Riverside House, Brandon Creek,
Downham Market,
Norfolk. PE38 0PR

Description

6.00m x 6.00m
Carriage House
Sheet 1

Rev	Description	Date

Date	Scale	Drawn	Checked
04.02.2022	As Stated	J.M.D	

Drawing No	Rev
33-2283-SHEET1	-

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Ref: 567-1
31-01-22

SHEET 1: SECTION, LOCATION PLAN, SITE PLAN, TECHNICAL SPECIFICATION.

SHEET 2: PLAN AND ELEVATIONS.