

PASSMORES GARAGE

This drawing relates to garages having spans of 3.0m - 7.2m with trussed rafter roof to suit tiles or slates.

Passmores design and manufacture the timber superstructure to be erected onto foundations 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. Studwork size is specified below. Garage door panels are sheathed in 9mm osb III. Racking forces are taken by opposing pairs of diagonal braces or 9mm osb III sheathing. Side wall head rails are doubled, studs are doubled at panel joints and garage door frames and trebled at corners. Panels are joined with bolts. Openings supporting trusses are spanned with solid or box beams. Cladding, as specified opposite, is fixed over Novia 115gsm black underlay with 12 gauge stainless steel nails. Cladding, sole plate, fascias, bargeboards and garage door tgv is pressure preservative treated. Wall panels are anchored with fabricated steel brackets and concrete screws.

ROOF

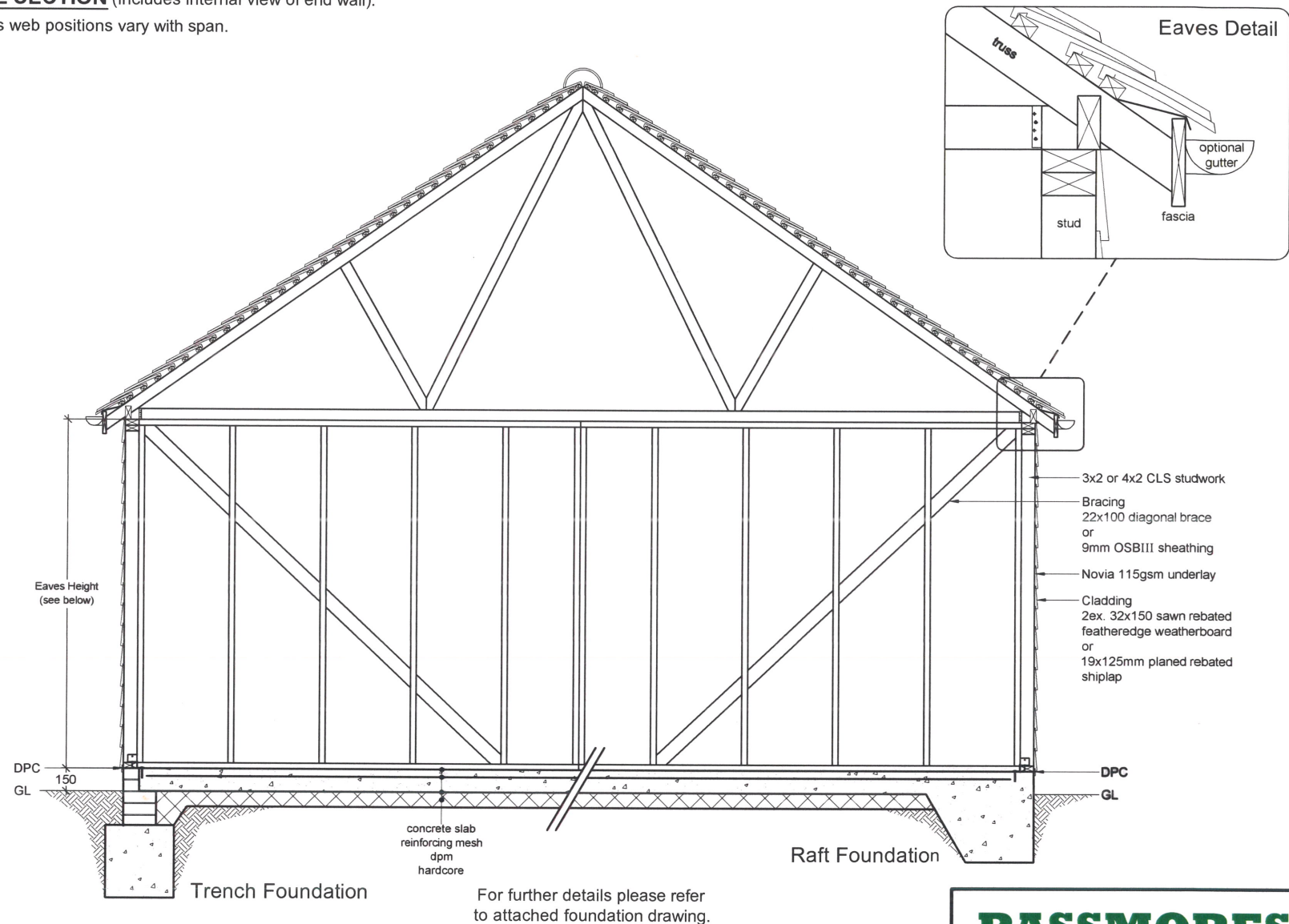
Buildings are supplied with fabricated trussed rafters by specialist manufacturer, constructed to BS EN 14250 and spaced at 0.6m centres. Trusses are pressed metal bracketed to walls. Longitudinal and rafter diagonal bracing is fitted in accordance with truss manufacturer's recommendations. Gables are clad with matching weatherboard or shiplap over Novia underlay and fitted with bargeboards. Side wall eaves have plumb cut exposed rafters with fascias. Roof covering is specified opposite.

RAINWATER DISPOSAL

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

TYPICAL SECTION (includes internal view of end wall).

Note: Truss web positions vary with span.



For further details please refer to attached foundation drawing.

THIS BUILDING

- Studwork** : 3 x 2 CLS (38 x 63mm)
- Eaves Height** : 2.30m
- Ridge Height** : 3.67m
- Cladding** : 19x125 Planed Shiplap
- Roof Pitch** : 35°
- Roof Design Load** : 685N/m²
- Roof Covering** : Interlocking Concrete Tile

PASSMORES

EST 1909

High Street, Strood, Rochester, Kent. ME2 4DR
 Tel: 01634 290033 info@passmores.co.uk
 Fax: 01634 290084 www.passmores.co.uk

Customer

Mr. I Gould.
 19 Orchard Road, Melbourne,
 Royston,
 County.. SG8 6HL

Description

4.8m x 3.6m
 Garage with attached
 2.8m x 1.2m Log Store
 Sheet 1

Rev	Description	Date

Date	Scale	Drawn	Checked
04.12.2023	As Stated	J.M.D	<i>[Signature]</i>

Drawing No	Rev
31-75469-SHEET1	-

© This drawing is copyright protected. Solely for Passmore building use. Ref 336-1 31-05-23