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 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. 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 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 opposite, is fixed over Novia 115gsm black 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. Gables are clad with matching weatherboard or shiplap over Novia underlay and fitted with bargeboards. Barn hip or full hip ends are as elevations. Side wall eaves have plumb cut exposed rafters with fascias. Roof covering is specified opposite.

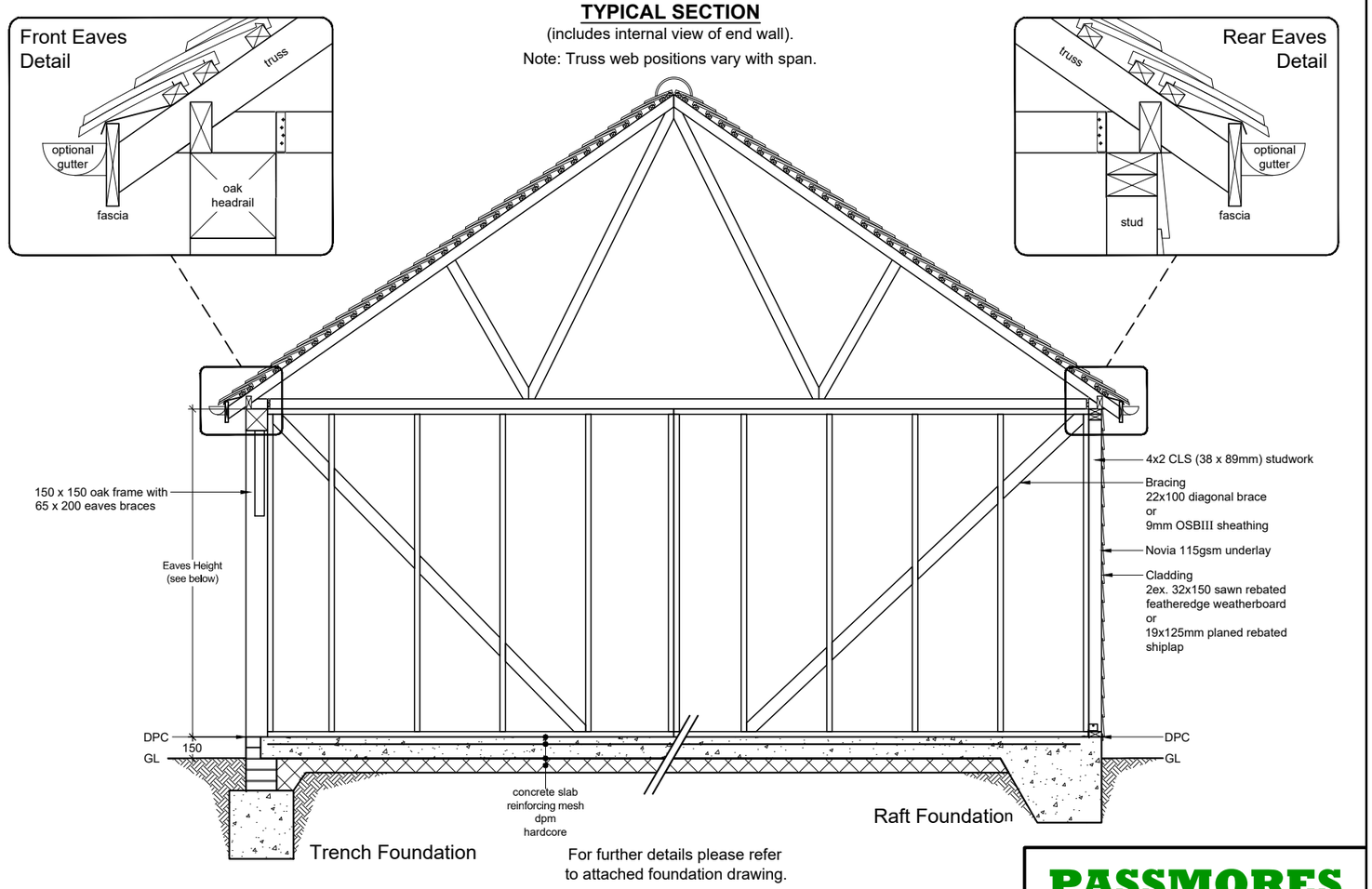
RAINWATER DISPOSAL

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

Eaves Height : 2.30m

Ridge Height : 3.96m & 3.42m

Cladding : 2ex. 32x150 Sawn Featheredge Weatherboard

Roof Pitch : 30°

Roof Design Load : 685N/m²

Roof Covering : Slate

PASSMORES

EST · 1909

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Customer

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Description

12.6m x 7.2m x 5.4m & 3.6m 'L' Shaped Carriage House & Workshop
Sheet 1

Rev	Description	Date

Date	Scale	Drawn	Checked
15.08.2023	N/A	J.M.D	

Drawing No **33-75250-SHEET1** — *Rev* **-**

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