

CARRIAGE HOUSE BY PASSMORES

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

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

FOUNDATIONS Typical construction involves the excavation of topsoil and a perimeter trench and the laying and consolidation of 100mm of sand and blinding hardcore, except in the perimeter trench. Edge forms should be set accurately to the external dimensions provided and 1:2:4 concrete laid in the trenches and over the floor area. Perimeter trench depth and width will vary with ground conditions and this is normally agreed on site with the Building Control Officer. Anti-heave provision and reinforcing mesh may be required depending on soil conditions. Top of foundation should be 150mm above surrounding ground level. An optional 1200 gauge dpm may be incorporated. Entrance ramp concrete should be laid subsequent to the foundation with a 1:40 fall from the building. Set the ramp 25mm below top of foundation.

This drawing is for Local Authority approval purposes and should not be used to construct baseworks. A separate drawing will be provided at time of order confirmation.

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 C/Ls. Racking forces are taken by cut in raking noggins or 9mm osb III sheathing. Studwork is doubled at panel joints and trebled at corners. Entrances are constructed from 150mm x 150mm sawn green oak with 65mm x 150mm curved eaves braces, morticed, tenoned and pegged. Panels are joined with bolts. Cladding, 150mm curved eaves braces, morticed, tenoned and pegged. Cladding, sole plates, fascias and bargeboards are pressure preservative treated. Wall panels are anchored with rawbolted steel brackets.

ROOF Fabricated trussed rafters by specialist manufacturer, constructed to BS 5268, Part III, spaced at 0.6m centres, support a 15mm osb deck. Roof finish is as specified. Gables are fitted with bargeboards and side wall eaves are fitted with fascias.

THIS BUILDING

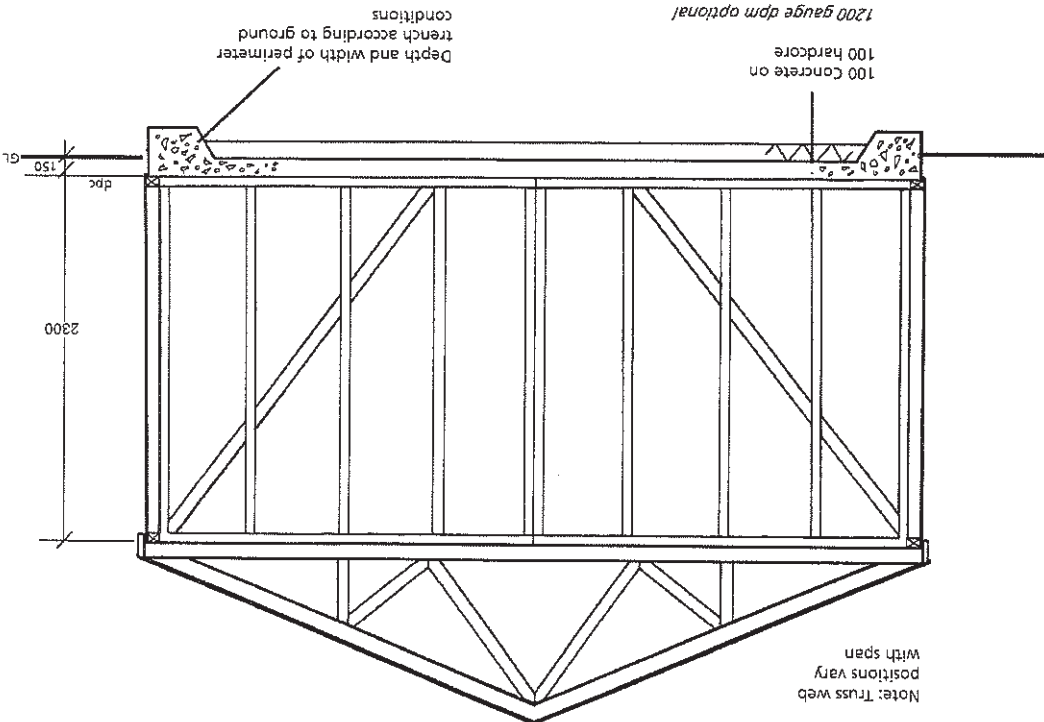
19 x 125 planed shiplap	☐	Single layer 180 polyester high performance green mineral felt	☐
2 ex. 32 x 150 sawn weatherboard	☒	2 layer felt comprising nailed 180 polyester sand underlay and 180 polyester mineral green cap sheet bonded in hot bitumen	☐
Eaves height	2.30m	Interlocking concrete tile	☐
Ridge height	3.43m	Slate grey Armonuglass square butt shingles (felt tiles)	☒

VARIATIONS TO STANDARD SPECIFICATION

FOR PLAN AND ELEVATIONS PLEASE SEE OVERLEAF

TYPICAL SECTION

(includes internal view of end wall). Not to scale.



SITE PLAN

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

BLOCK PLAN

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

REVISIONS

Number	Description	Date	Initials
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PASSMORES

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Building for:

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Waterlooville,
Hampshire,
PO8 8HZ

Scale:

1:50

Date:

22.11.2013

Drawn:

R.J.R.

Checked:

SS

PASSMORES

DRAWING NUMBER: 32/65602