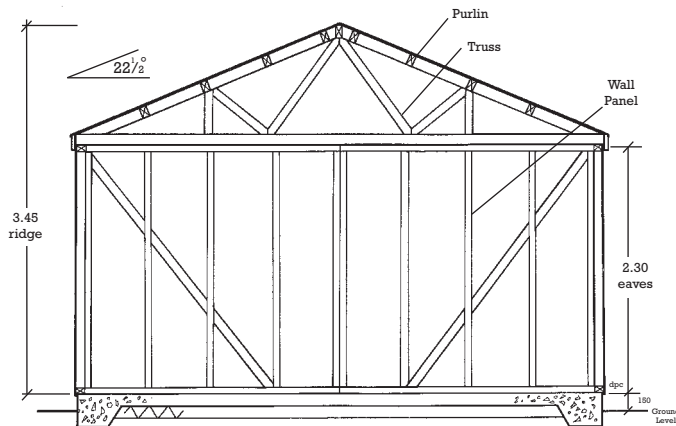


SPECIFICATION



Typical section (4.8m span)

Passmores are designers and manufacturers of a range of traditional felt roof Timber Garages and Carriage Houses.

Single Garages (3.14m-4.34m span) have an eaves height of 2.1m and are supplied with 1 pair of timber doors.

Double Garages (4.94m-7.38m span) have an eaves height of 2.3m and are supplied with 2 pairs of timber doors.

Carriage Houses have an eaves height of 2.30m and are supplied with an Oak entrance frame in the side wall.

A range of options is available including windows, personal doors and alternative garage doors. *See price list.*

A standard building may be modified to provide a steep pitch roof to suit slates or tiles. *Please ask for a quotation.*

Wall Construction. Factory made wall panels are constructed from softwood sole and head plates and studs at 600mm centre. Frame size is 38 x 75 on 3.14m-5.54m span Garages and 4 x 2 CLS (38 x 90) on all Carriage Houses and 6.18m-7.38m span Garages. Doors and windows are positioned centrally in panels and incorporated during manufacture. Racking forces are taken by cut-in raking noggins or 9mm osb sheathing. Garage door panels are sheathed in 9mm osb. Studwork is 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 can be either 2 ex. 32 x 150 sawn rebated weatherboard or 19 x 125 planed rebated shiplap. Cladding is fixed over Sisalkraft with 12 gauge rust resistant nails. Cladding, sole plate, fascias and bargeboards are pressure preservative treated. Carriage House partitions are clad one side (facing Carriage House) in shiplap/weatherboard and from eaves to ridge in 16 x 125 vertical tgv.

Roof Construction. Buildings with spans of 3.14m-5.54m are supplied with fabricated trusses by specialist manufacturer, constructed to BS5268, Part III, spaced at 1.8m-3.0m centres. Trusses are pressed metal bracketed to walls. 47 x 100 purlins are secured between trusses at 600mm centres with pressed metal saddle hangers. A 15mm osb roof deck is fixed to purlins and trusses.

Buildings with spans of 6.18m-7.38m are supplied with fabricated trusses by specialist manufacturer, constructed to BS5268, Part III, spaced at 0.6m centres. A 15mm roof deck is fixed to trusses.

The roof is weathered with a single layer of Ruberoid HP180, high performance grey mineral felt. Gable ends are fitted with bargeboards. Side walls are fitted with fascias. Longitudinal and diagonal roof bracing is fixed as required.

Garage Doors. Buildings are supplied with 2.136m wide x 1.98m high side hung timber garage doors.

Door construction is from 38 x 150 ledges and braces and clad with 25 x 125 pressure treated t&g v jointed boards. Each leaf is hung on 3 450mm galvanised hook and band hinges. The left hand door leaf is secured with bolts top and bottom and the right hand door leaf with locking bar and 2 turn buttons. Single garages have 1 pair of doors and double garages have 2 pairs. A metal up and over door option is available in 2 widths (*see price list*).

Carriage House Entrance Frame. Construction is from 150 x 150 sawn green oak with 65 x 200 curved eaves braces morticed, tenoned and pegged.

Personal Door. *Optional.* Door size is 1.98m high x 0.76m wide. Construction is from 38 x 90 ledges and braces, clad with 25 x 125 pressure treated t&g v jointed boards, hung on 3 300mm hinges and fitted with rimlock.

An alternative solid core plywood flush door with hardwood threshold and 5 lever security mortice sash lock may be specified (*see price list*).

Window. *Optional.* A choice of window may be specified (*see price list*). Window frames are high performance standard joinery, supplied with opening sash, trickle ventilation, lockable furniture and 4mm clear glazing. Pattern 2N10C is 0.915m wide x 1.05m high and pattern 2N04A is 0.915 m wide x 0.45m high

Rainwater Goods. *Optional.* 110mm black plastic half round guttering with 68mm down pipes, discharging at building base.

Drive Through Dimensions

	Nominal Size		Drive Through	
	Width	Height	Width	Height
Standard timber garage doors	2.136m	1.98m	2.10m	1.96m
Optional metal up and over door	2.136m	1.98m	2.10m	1.88m
	2.438m	1.98m	2.40m	1.88m
Single Carriage House	3.00m	2.30m	2.70m	2.15m
Double Carriage House	5.40m	2.30m	2.47m	2.15m
	6.00m	2.30m	2.77m	2.15m

Building Dimensions

	Span	Eaves Height*	Ridge Height
	3.0	2.10	2.88
	3.6	2.10	3.02
	4.2	2.10	3.13
	4.8	2.30	3.45
	5.4	2.30	3.58
	6.0	2.30	3.71
	6.6	2.30	3.84
	7.2	2.30	3.96

* Eaves height is wall panel height, i.e. the measurement between top of foundation and underside of roof truss.

All buildings are constructed to metric dimensions. Any Imperial measurements quoted are solely for the convenience of customers and should not be considered accurate. Timber sizes are nominal, i.e. before machining and finished sizes will be slightly reduced.

Current building specification is described on this page. Please note that most of the illustrations in the catalogue are of customer buildings. These may show differences in specification or items not supplied by Passmores.

We reserve the right to make changes as dictated by available materials and our policy of continuous product development and improvement.

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