



Carriage House Specification

Ridge height	Dependant on depth of building
Eaves height	2.2m excluding brick. Door lintels will be fitted on site to accommodate brick height.
Overhang	150mm to gable ends
Framework	88x38mm cls timber with vertical studworks at approx 600mm centres.
Exterior Cladding	ex19X125mm overlap Shiplap or 150mm weatherboard. Rainwater skirt fitted to all backs and end walls to prevent water ingressions between brick and frame.
Guttering	112mm black upvc gutters fitted with 68mm down pipes both elevations.
Internal lining	Breather Membrane
Fixing to base	Bolted to base with 200mm thunder bolts.
Door Apertures and Openings	Optional - Profiled door frame to each side. Door height is 2.10m including a single course of brickwork. Double garage door openings 2400mm wide.
Roofing Structure	C24 Graded purlins are between 47x100mm to 47x150mm dependent on span of building. Trusses constructed of 113 x 38mm cls timbers.
Roofing	Genuine Two tone Brown Onduvilla with Onduvilla Ridge Capping. Lined with 18mm OSB, Hipped roof
Treatment/ Exterior Finish	All timbers with exception of any sheet material are vacuum/pressure impregnated treated. Standard colour of finish light green fading to natural colour. Alternative colour finishes of dark brown and black available.
Soffits	Soffits treated softwood



We strongly advise a single course of semi-engineering bricks to place your garage on as it helps keep moisture out of the building. If the building is to be placed directly onto a concrete based this will affect the warranty of the building and we can't be held liable for any water ingress or up take.