

PASSMORES CLUB RANGE

This drawing relates to tiled roof Club Range buildings with verandah. Passmores design and manufacture the timber superstructure to be erected onto foundations constructed by the customer.

FOUNDATIONS

A concrete raft, trench foundation or block & beam foundation will suit the Passmores superstructure. Please refer to attached foundation drawing. 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.

SUPERSTRUCTURE 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. Eaves height is 2.40m. Racking forces are taken by 9mm osb III sheathing. Structural partitions are clad one side to eaves in 9mm osb III. Side wall head rails are doubled, studs are doubled at panel joints and trebled at corners. Panels are joined with bolts. Openings supporting trusses are spanned with solid or box beams. Cladding, as specified below, is fixed over Tyvek with 12 gauge stainless steel nails. An optional 19mm wall cavity can be specified. Cladding, sole plate, fascias and bargeboards are pressure preservative treated. Wall panels are anchored with fabricated steel brackets and concrete screws. A range of standard joinery timber or UPVC doors and windows are available (see elevations sheet 2). Windows have trickle ventilation, weather strips and lockable casement stays. Door frames have hardwood thresholds and weatherstrips.

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 in shiplap over Tyvek and fitted with bargeboards. Side wall eaves have fascias and open eaves ventilation trays with integrated fly screening. Roof covering is specified below, on 50 x 25 treated battens over breathable felt.

VERANDAH

The roof trusses are cantilevered to support the verandah overhang. The verandah ceiling is lined with 16 x 125 tgv boards. Four posts and four sections of balustrade are supplied as standard.

RAINWATER DISPOSAL

Gutters and down pipes are an optional item from Passmores. When specified, down pipe positions are shown on the foundation drawing.

OPTIONAL FLOOR

Standard floor: 18 TG4 P5 chipboard with glued joints on 40mm SD grade EPS on 1200 gauge polythene dpm. Heavy duty floor: 22 TG4 P5 chipboard with glued joints on 60mm PIR on 1200 gauge polythene dpm.

OPTIONAL THERMAL INSULATION

Part L2A of the Building Regulations deals with conservation of fuel and power.

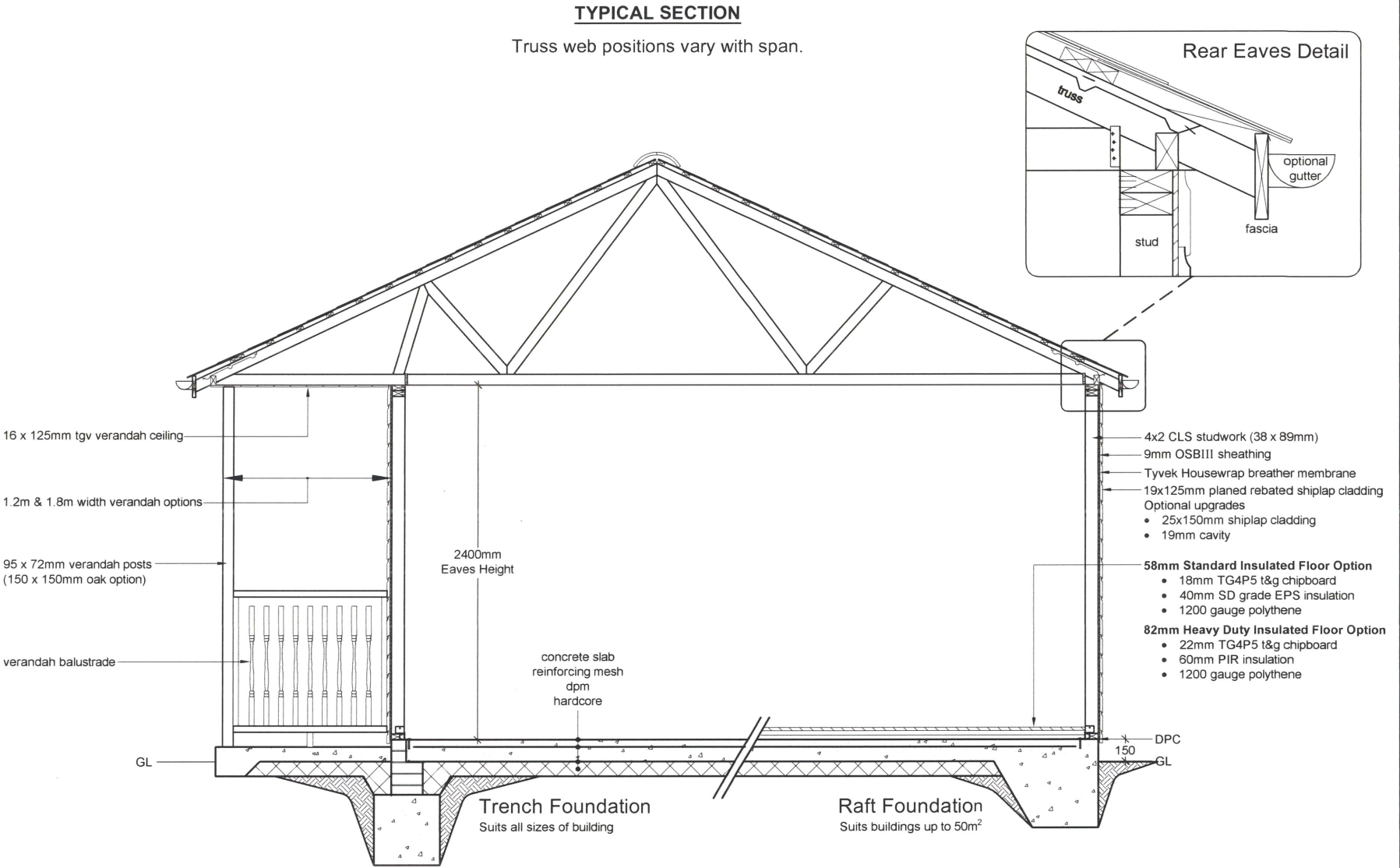
- Buildings under 50m² useable floor area are exempt (L2A Appendix C 1.c. refers)
- Buildings over 50m² useable floor area and principally intended for summer use will be exempt providing the only installed heating is to provide frost protection in W.C.'s, showers and kitchens (L2A 2.23.a. refers).
- Buildings over 50m² useable floor area and fitted with a fixed heating system will be required to comply with Part L2A.

For exempt buildings we suggest that 100mm mineral wool is fitted to walls and ceilings to provide insulation. For buildings required to comply with Part L2A a higher level of insulation will be required and the following U values can be achieved in conjunction with 12.5mm plasterboard lining:-

Wall: 60mm PIR (0.022W/mK) between studs
U value 0.33W/m²K
or
60mm PIR (0.022W/mK) between studs and
25mm PIR (0.022W/mK) under plasterboard
U value 0.25W/m²K

Ceiling: 270mm of mineral wool in 2 layers
U value 0.16W/m²K

Insulation materials can be supplied by Passmores.



THIS BUILDING

Eaves Height : 2.4m
Ridge Height : 4.20m
Cladding : 25 x 150 Joinery Grade Shiplap with 19mm cavity
Roof Pitch : 25°
Roof Design Load : 685N/m²
Roof Covering : Fibre Cement Slate
Insulated Floor : Not specified

PASSMORES

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Customer

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Description

34.20m x 6.00m
Club Range Building
with 1.2m Verandah
Sheet 1

Rev	Description	Date
A	Building increased in size.	09.07.2021
B	Sheet updated to latest version.	30.06.2022

Date	Scale	Drawn	Checked
05.07.2021	N/A	J.M.D	

Drawing No	Rev
53-69518-SHEET1	B

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