

PASSMORES CLUB RANGE

This drawing relates to Club Range buildings with trussed rafter roof to suit tiles or slates.  
Passmores design and manufacture the timber superstructure to be erected onto foundations designed and constructed by the customer.

FOUNDATIONS

Either a concrete raft or trench 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.

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. Standard joinery doors and windows are incorporated during panel construction. 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 as specified below, on 50 x 25 treated battens over breathable felt.

FLOOR (Optional)

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.

RAINWATER DISPOSAL

Gutters and down pipes are an optional item from Passmores. Recommended down pipe positions are shown. The groundworks contractor should provide gullies, underground pipes and soak pit, all as described on the foundation drawing.

THIS BUILDING

2ex 32 x 150 Sawn Weatherboard

no

Wall Cavity

Yes

Eaves Height

2.40

m

Roof Pitch

25

°

19 x 125 Planed Shiplap

no

Standard Floor

no

Ridge Height

4.62

m

Fibre Cement Slate

yes

25 x 150 Planed Shiplap

Yes

Heavy Duty Floor

no

Roof Design Load

685

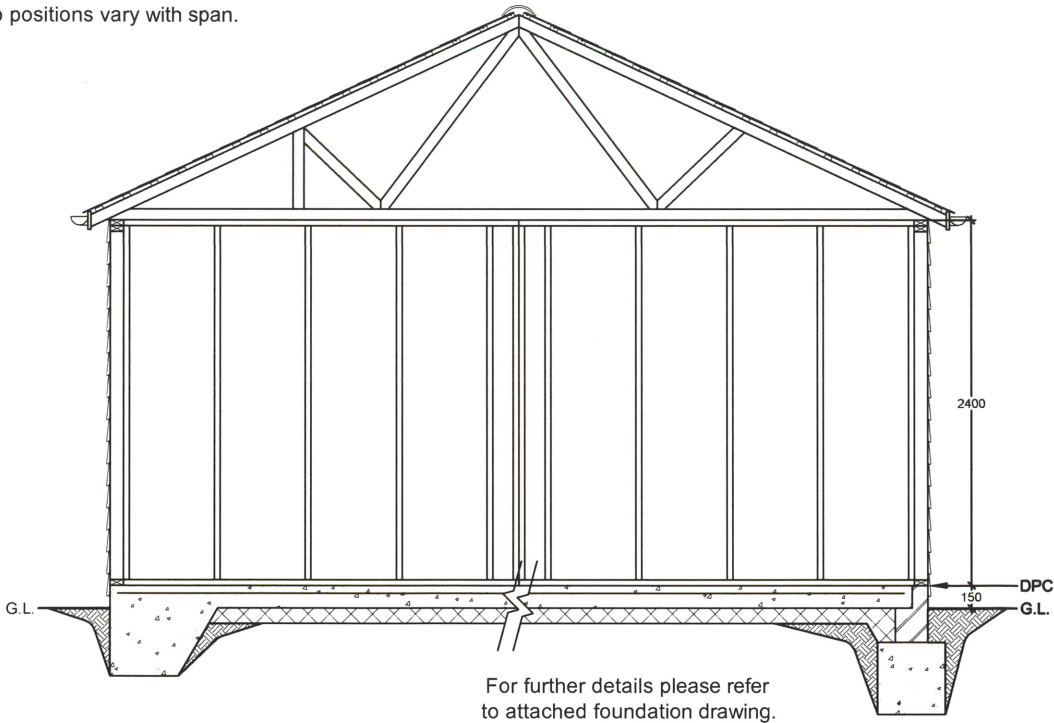
N/m²

Interlocking Concrete Tile

no

TYPICAL SECTION (includes internal view of end wall)

Truss web positions vary with span.



LOCATION PLAN

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

SITE PLAN

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

Part L2a of the Building Regulations may apply to this building.

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

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

PASSMORES

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Description  
22.80m x 9.00m  
Club Range Building  
SHEET 1

Rev	Description	Date

Date	Scale	Drawn	Checked
06.05.2021	1:100 @ A3	J.M.D	

Drawing No	Rev
52-69249-SHEET1	-

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