

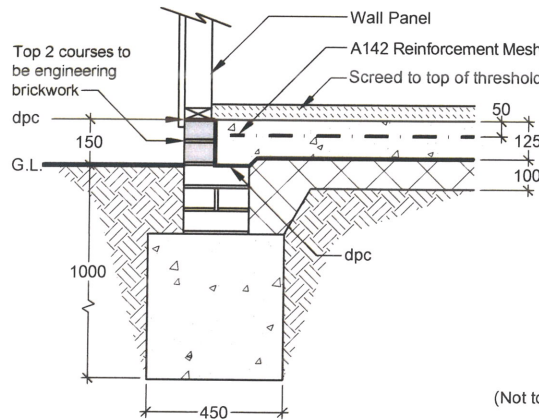
FOUNDATIONS FOR CLUB RANGE

The foundation details shown on this drawing will suit most locations. In the event of poor ground conditions or the proximity to mature trees, a local structural engineer should be consulted. It is inadvisable to commence work on the foundation in advance of Building Regulations approval.

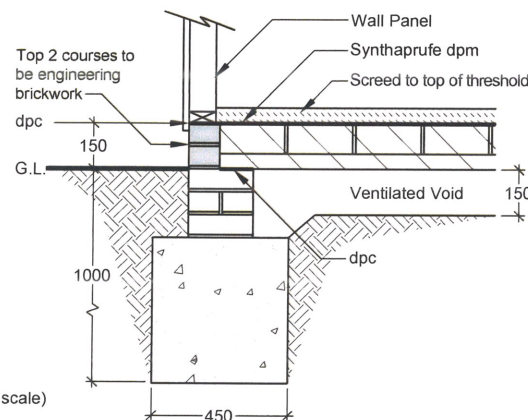
A concrete trench foundation will suit most buildings. If the building is to be raised above surrounding ground level, for example if it is to be sited on a flood plain, a block and beam foundation may be preferable.

The details shown below will suit uninsulated buildings intended principally for summer use. If the building is for year round use and to be fitted with a fixed heating system, insulation must be incorporated into the foundation and this is detailed overleaf.

CONCRETE TRENCH FOUNDATION



BLOCK & BEAM FOUNDATION



(Not to scale)

- 1) Excavate perimeter trench.
- 2) Pour Gen 1 grade concrete in the trench.
- 3) Lay perimeter brickwork to the external dimensions shown such that top of brickwork is a minimum 150mm above surrounding ground level.
- 4) The top two courses of brickwork must be engineering bricks to provide continuity between dpm and superstructure dpc.
- 5) Lay and consolidate 100mm of sand blinded hardcore inside the brick perimeter.
- 6) Lay 1200 gauge Visqueen dpm over hardcore and turn edges up the inside of the perimeter brickwork.
- 7) Incorporate 1 layer of A142 reinforcement mesh on proprietary support chairs to give 50mm cover.
- 8) Pour 125mm RC35 grade concrete smooth tamped flush with top of brickwork.
- 9) Knife off dpm flush with top of concrete.
- 10) After erection of the superstructure, screed the floor to finish flush with top of door thresholds (Part M requirement).

- 1) Refer to block and beam suppliers setting out drawing and excavate perimeter and support wall trenches.
- 2) Pour Gen 1 grade concrete in the trenches.
- 3) Lay block and beam support brickwork such that top of block and beam will be at least 150mm above ground level. Note: Top 2 courses of perimeter brickwork must be engineering grade.
- 4) Incorporate ventilation to void below block and beam.
- 5) Assemble block and beam on dpc.
- 6) Grout blocks with brushed sharp sand/cement mixture.
- 7) After erection of the superstructure apply 2 coats of Synthaprufe as dpm and screed the floor to finish flush with top of door thresholds (Part M requirement).

POSITION OF FOUNDATION

To provide access for erectors and for subsequent maintenance, position foundation a minimum of 1.5m from boundaries and other buildings.

SERVICES

Consult plumber and electrician for service entry positions (allow minimum 150mm from edge of foundation).

RE-USE OF EXISTING FOUNDATIONS

Existing foundations are unlikely to be the correct size. If a building is erected onto an oversized foundation, rainwater may pass underneath the timber soleplate. Assuming the existing foundation is sound and with the approval of Building Control, create a raised plinth by laying two courses of engineering brickwork to the external dimensions shown, lay 1200 visqueen dpm turned up the inside faces of brickwork and pour 150mm of RC35 grade concrete smooth tamped flush with top of brickwork. Knife off dpm flush and after erection of the superstructure screed the floor to finish flush with top of door thresholds (Part M requirement).

RAINWATER DISPOSAL

Gutters and down pipes are an optional item from Passmores. When specified, down pipe positions are shown. The groundworks contractor should provide 100mm upvc gullies, positioned 50mm away from edge of foundation, and pipes bedded and surrounded in minimum 150 pea shingle to soakaway (size and type to be determined by site conditions) minimum 5m from building.

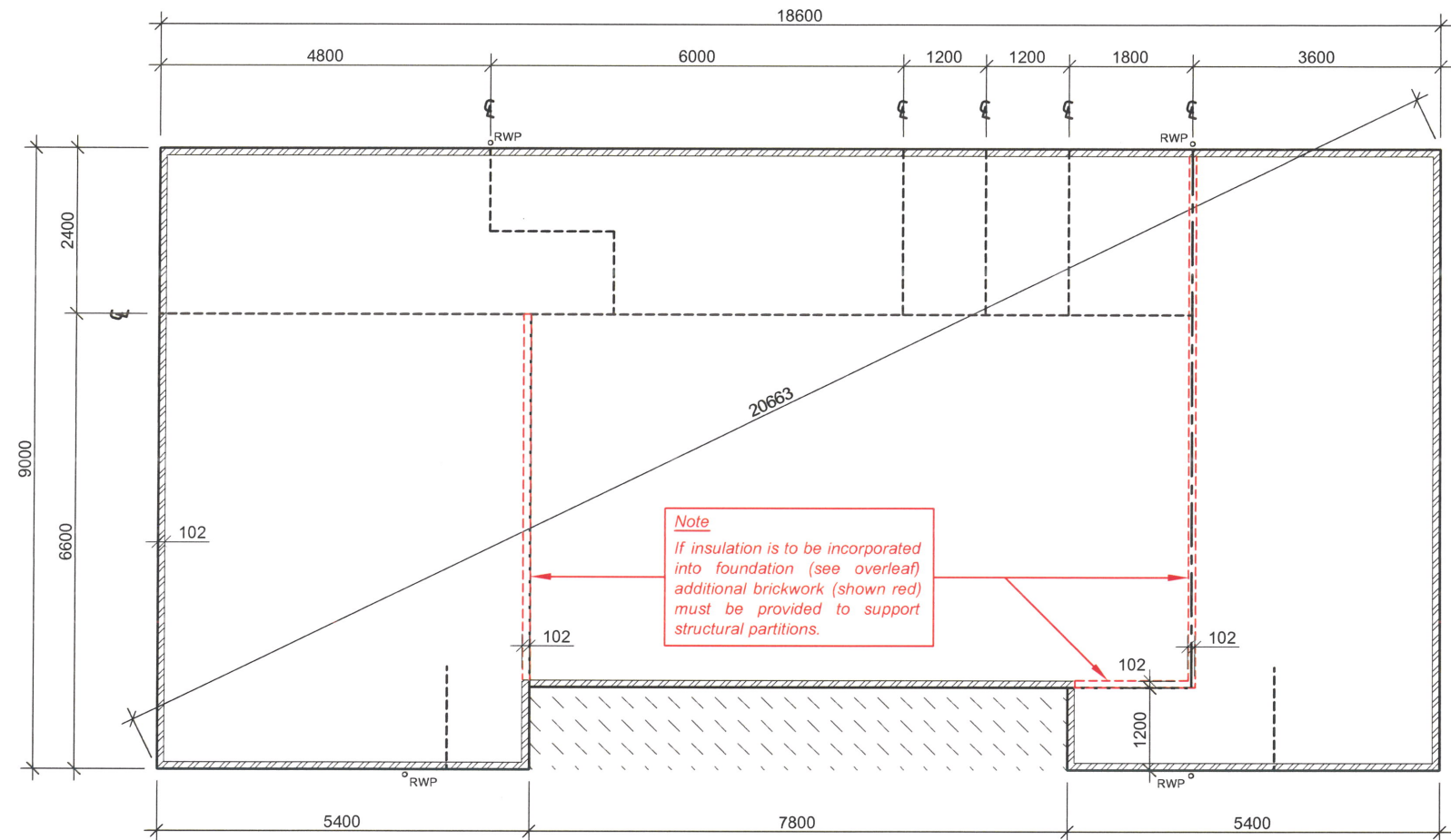
VERANDAH CONCRETE

Level access is required at principle entrance doors (Part M requirement) and elsewhere top of verandah concrete should be 50mm below top of main foundation to prevent wind driven rainwater ingress at dpc. We recommend that verandah concrete, approach paths and access ramps are constructed after the building has been erected. Incorporate drainage such as Hepworth HDA1 at entrance door thresholds.

PLAN VIEW

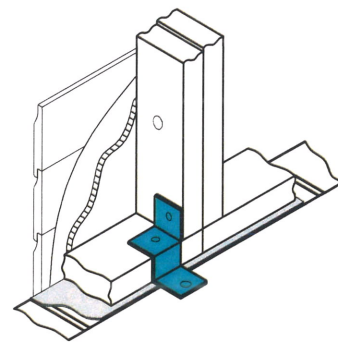
External dimensions of foundations shown.
Allow for roof overhang when setting out.

FOUNDATION TO SUIT CLUB RANGE AS QUOTATION 23-4010 DATED 22ND AUGUST 2023



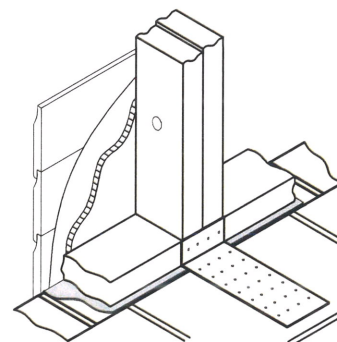
Dotted lines indicate positions of partitions.

GROUND ANCHORING TO CONCRETE TRENCH FOUNDATION



Cranked anchor brackets, M10x70 concrete screws and M6x40 coachscrews.

GROUND ANCHORING TO BLOCK AND BEAM FOUNDATION



240mm x 80mm SP240 plate shot fired to blockwork.

INSULATED FOUNDATION

Buildings for year round use and to be fitted with a fixed heating system must have an insulated foundation (Part L requirement). See overleaf.

TOLERANCES

- Dimensions:** Not to be exceeded nor to be more than 25mm undersize.
Levels: Not to differ by more than 12mm.
Squareness: Diagonal measurements not to differ by more than 12mm.

All dimensions are in millimetres. Use a steel tape. Measure direct in metric; conversion to Imperial tends to error.

IMPORTANT

- Do not lay an oversize base. Weathering is dependent upon wall cladding overhanging edge of base.
- Carry out an independent check of finished base dimensions.
- Please do not assume that an alternative design of foundation will suit. Before deviating from this drawing contact Passmores.
- Ensure the site is clear of obstructions, trenches and other hazards prior to delivery of the building.

PASSMORES

EST. 1909

High Street, Strood, Rochester, Kent. ME2 4DR
Tel: 01634 290033 info@passmores.co.uk
Fax: 01634 290084 www.passmores.co.uk

Customer

Snitterfield Pavilion.
Wolverton Road, Snitterfield,
Stratford-Upon-Avon,
Warwickshire. CV37 0HB

Description

18.6m x 9.0m
Club Range Building with 1.2m
x 7.8m recessed verandah

Rev Description Date

Date Scale Drawn Checked

26.09.2023 1:100 @ A3 J.M.D

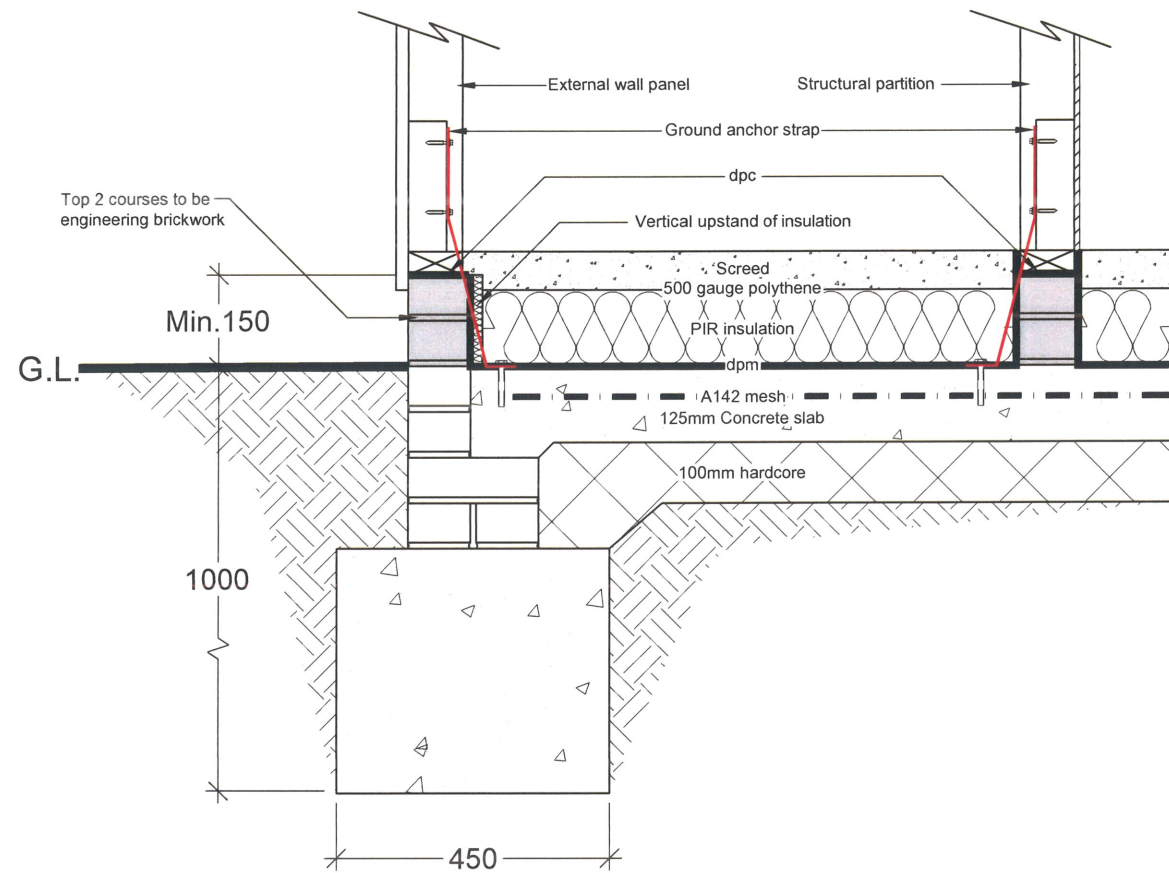
Drawing No

CF-75362

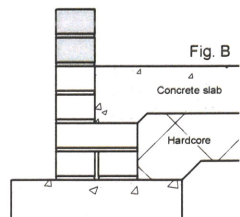
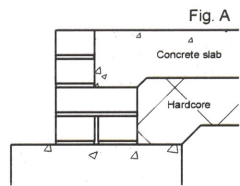
This drawing is copyright protected. Solely for Passmore building use. Ref 340-1 05-12-22

FOUNDATIONS FOR CLUB RANGE

CONCRETE TRENCH FOUNDATION INCORPORATING INSULATION

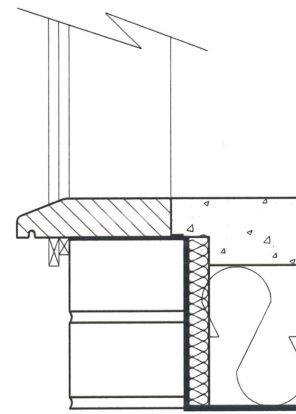


- 1) Excavate perimeter trenches and pour Gen 1 grade concrete.
- 2) Lay perimeter brickwork, as fig.A, so that top of perimeter brickwork will equal top of concrete slab.
- 3) Lay and consolidate 100mm of sand blinded hardcore inside the brick perimeter.
- 4) Incorporate 1 layer of A142 reinforcement mesh on proprietary support chairs to give 50mm cover.
- 5) Pour 125mm RC35 grade concrete, smooth tamped flush with top of perimeter brickwork.
- 6) Add top 2 courses of perimeter and structural partition support brickwork. These must be laid in engineering brick to achieve continuity between dpm and superstructure dpc, as fig.B.



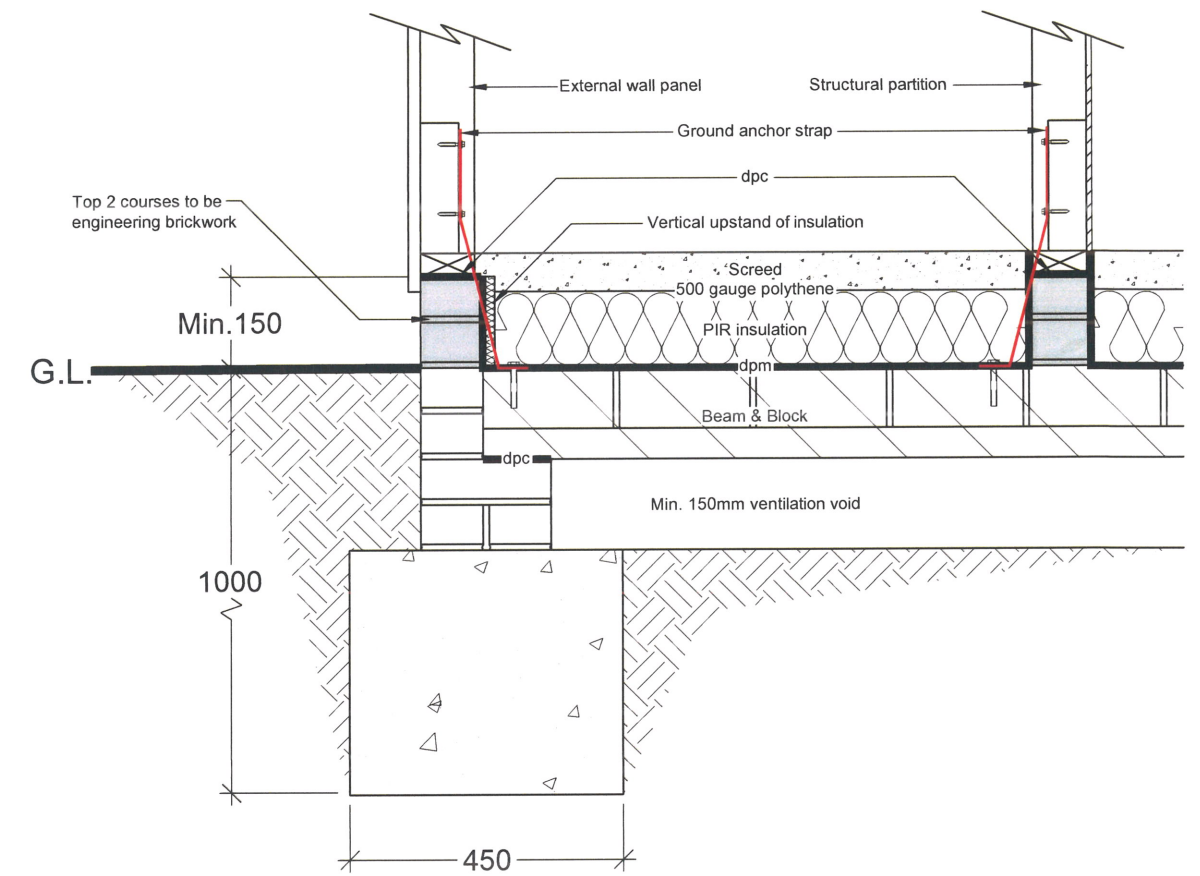
- 7) After erection of the timber superstructure lay 1200 gauge Visqueen dpm over the whole foundation and turn up inside face of brickwork.
- 8) Install vertical upstand of insulation against inside face of external brickwork to prevent cold bridging.
- 9) Loose lay PIR insulation boards.
- 10) Lay 500 gauge polythene over insulation and turn up inside faces of perimeter insulation and partition brickwork.
- 11) Lay minimum 50mm screed to finish flush with top of external door thresholds (Part M requirement).

Ground anchor strap
600 x 100 x 30 x 2.5mm

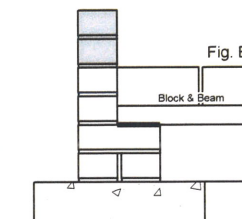
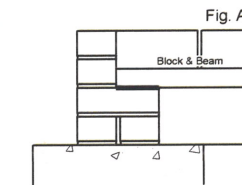


Door threshold detail for Part M.

BLOCK AND BEAM FOUNDATION INCORPORATING INSULATION



- 1) Refer to block and beam suppliers setting out drawing and excavate perimeter and support wall trenches and pour Gen 1 grade concrete.
- 2) Lay block and beam support brickwork, as fig.A, so that top of perimeter brickwork will equal top of block and beam and incorporate ventilation to void.
- 3) Assemble block and beam onto dpc.
- 4) Add top 2 courses of perimeter and structural partition support brickwork. These must be laid in engineering bricks to achieve continuity between dpm and superstructure dpc, as fig.B.



- 5) Grout blocks with brushed sharp sand/cement mixture.
- 6) After erection of the timber superstructure lay 1200 gauge Visqueen dpm over the whole foundation and turn up inside face of brickwork.
- 7) Install vertical upstand of insulation against inside face of external brickwork to prevent cold bridging.
- 8) Loose lay PIR insulation boards.
- 9) Lay 500 gauge polythene over insulation and turn up inside faces of perimeter insulation and partition brickwork.
- 10) Lay minimum 50mm screed to finish flush with top of external door thresholds (Part M requirement).