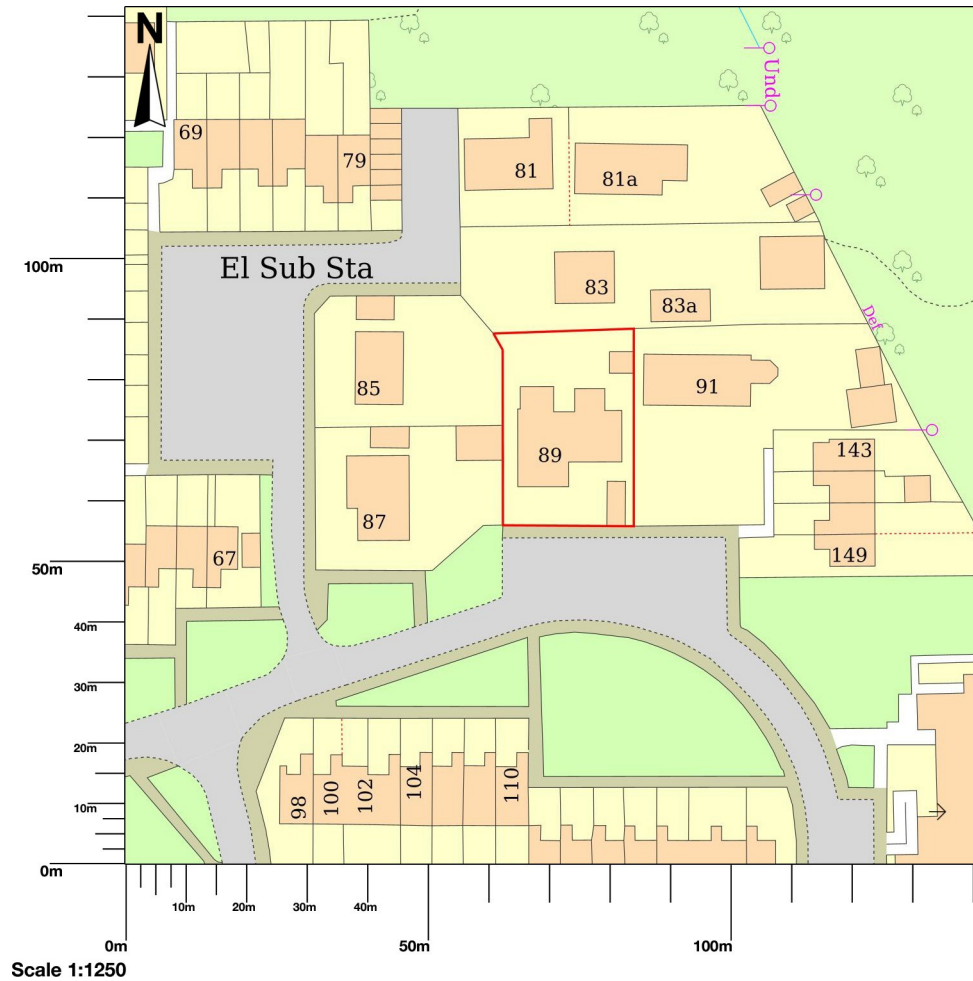
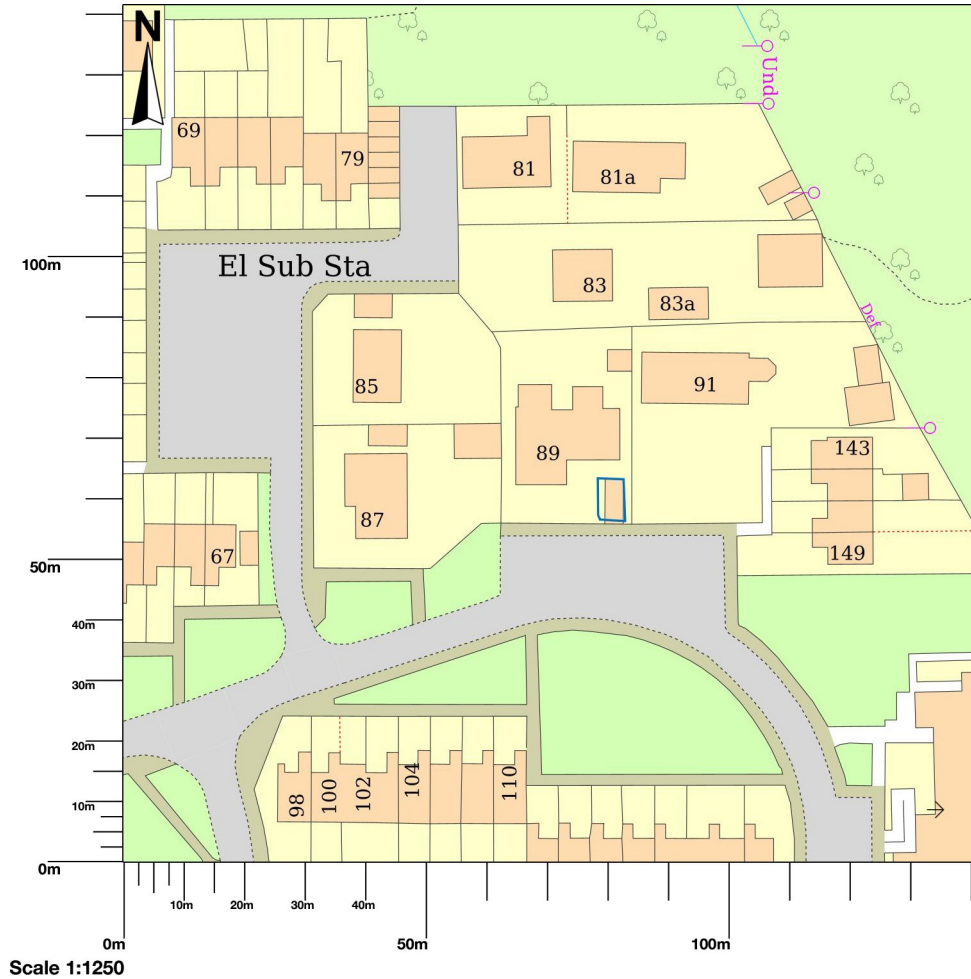


## 89 Rowan Drive, Blackburn, Bathgate, EH47 7PA

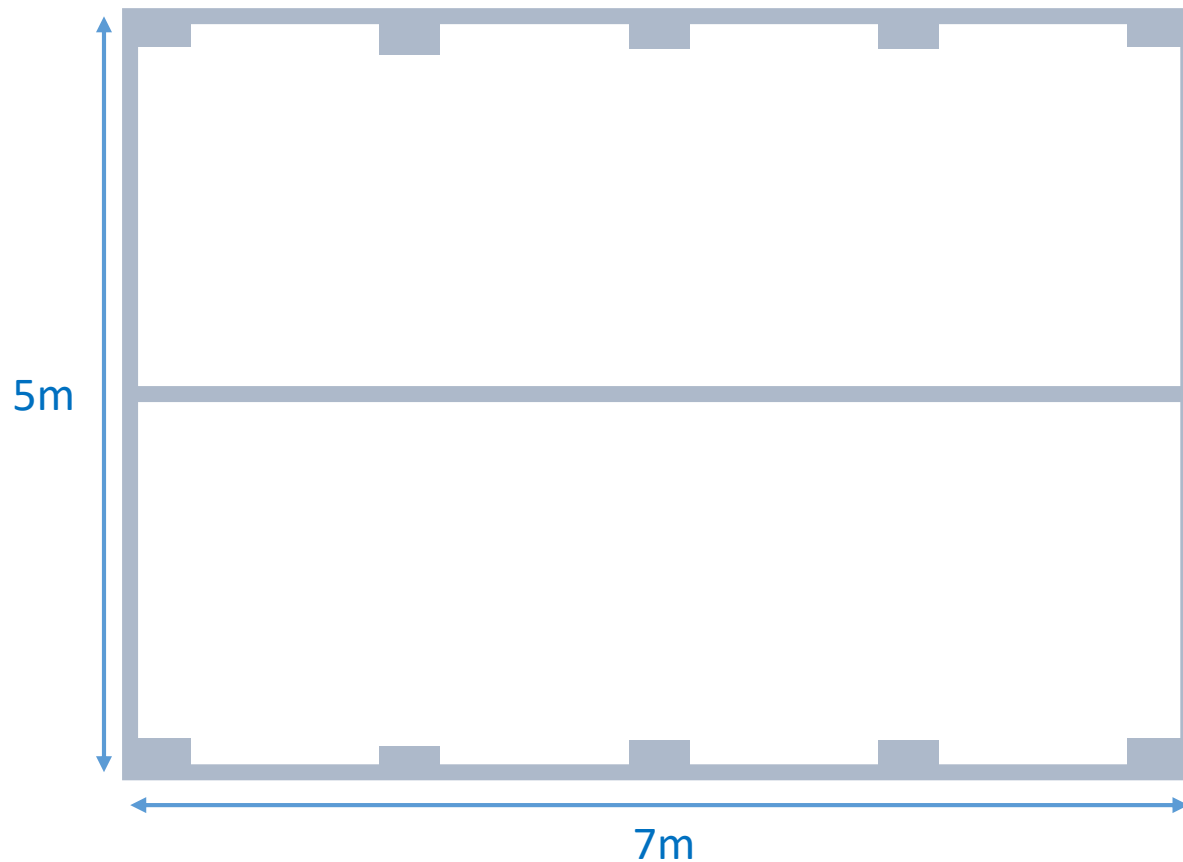


## 89 Rowan Drive, Blackburn, Bathgate, EH47 7PA

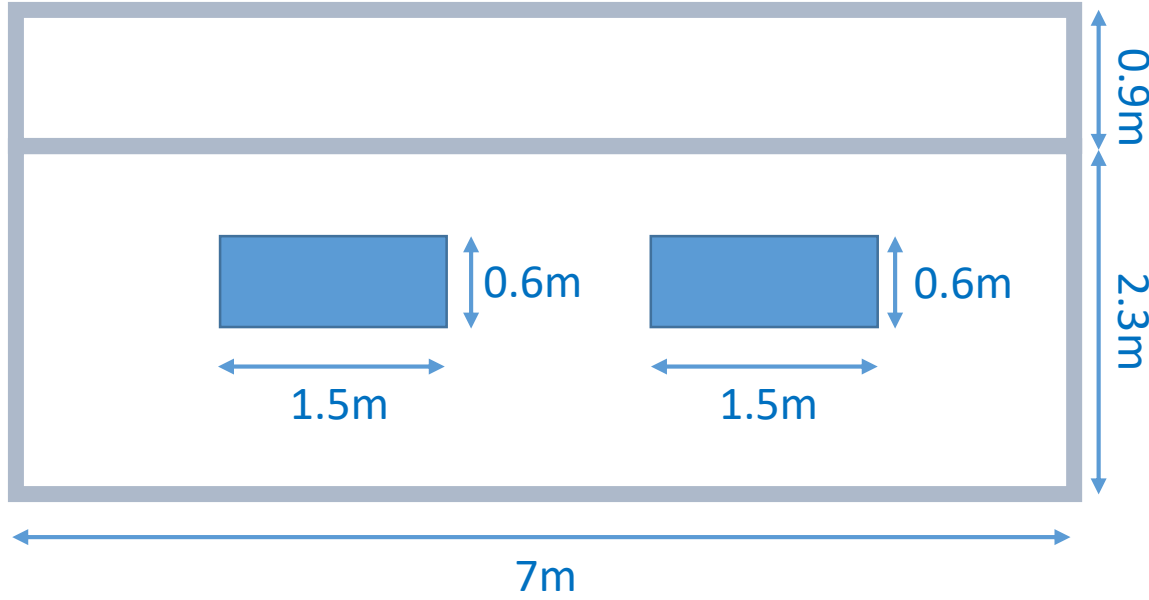


Floor	400mm Concrete base with 750mm concrete trench foundations for walls with suitable damp course
Walls	Single block with piers along length, finished with render to match house
Roof	Trusses as per drawings with insulated tile effect sheets to cover, soffit matched to house
Drainage	Guttering along both sides, linked to existing rain water drainage from main house
Garage Door	Insulated roller door
Pedestrian door	UPVC door in rosewood finish to match house
Windows	UPVC windows in rosewood finish to match house

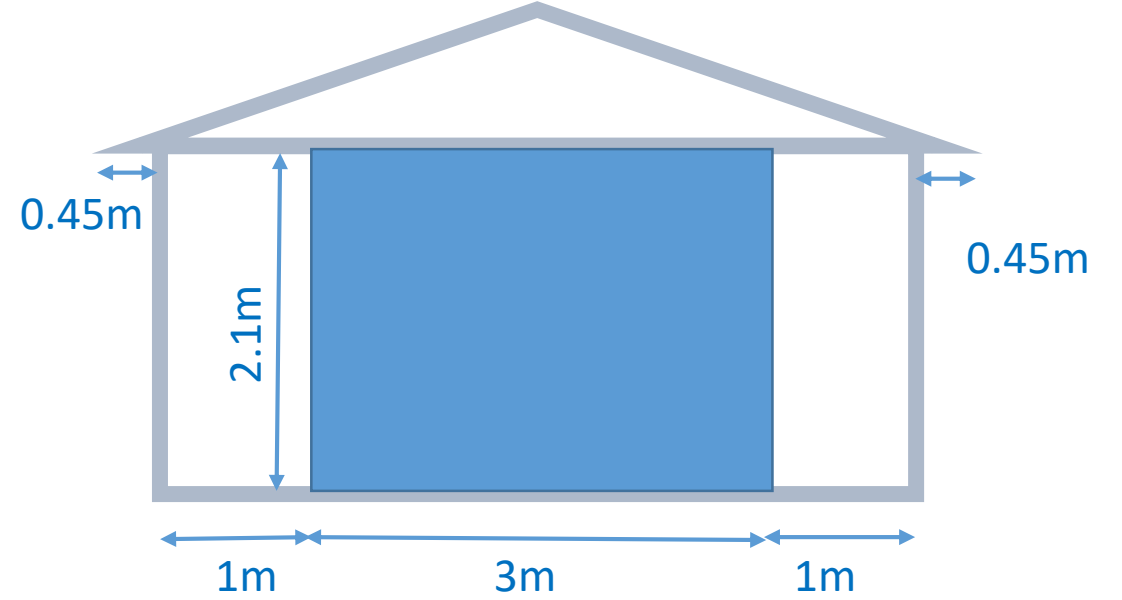
Floor Plan



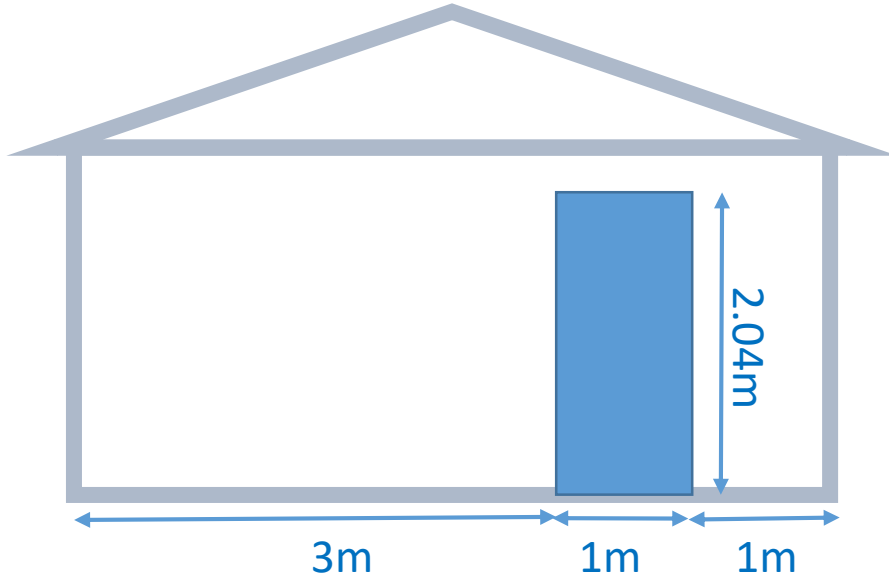
West Elevation



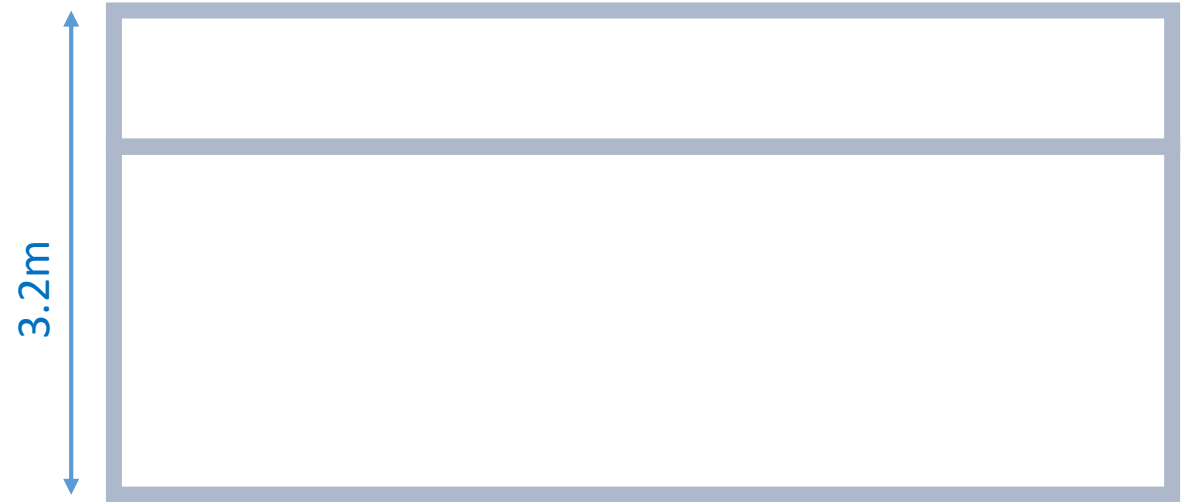
Front Elevation



Rear Elevation



East Elevation



△ INDICATES DIRECTION OF THE TRUSSES/JOISTS WHEN VIEWED WITH PROFILE DRAWING

**GENERAL NOTES**

1. Dimensions are to be checked by client prior to manufacture.
2. Please verify that the roof layout, trusses / joists and supporting system is in compliance with the wishes/demands of the client before the production of the trusses starts.

**3. LOADS:**

- Dead load roof: 685 N/m<sup>2</sup>
- Dead load ceiling: 250 N/m<sup>2</sup>
- Snow load: 411.429 N/m<sup>2</sup>
- Wind load, (velocity pressure): 752.408 N/m<sup>2</sup>
- Live load attic: 1500 N/m<sup>2</sup>

4. The bottom chords of the trusses are not approved as a floor structure according to the code.

5. This drawing and associated calculations is the property of Minera Roof Trusses & Joists. Any copying, distribution and usage of these drawings without the permission from Minera Roof Trusses & Joists, is not allowed.

6. It is assumed that the trusses / joists are supported by drawn beams and columns. These supporting beams and columns are not designed by Minera Roof Trusses & Joists.

7. Straps shown on the layout drawing have been issued as guidance only. The overall responsibility lies with the Building Designer. If you require a quantity change please contact us.

\_\_\_\_\_ PFS - Gable Restraint Strap

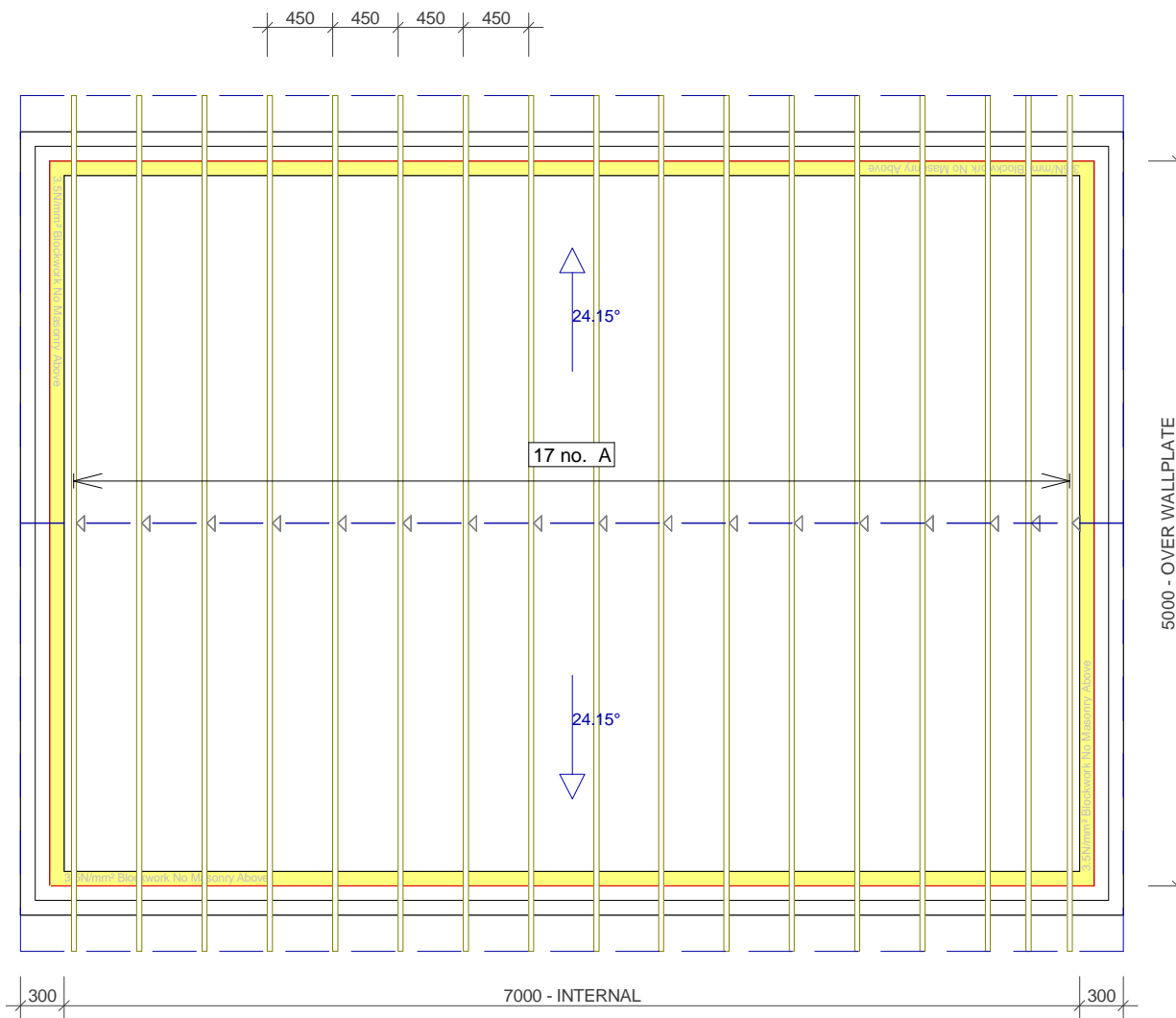
\_\_\_\_\_ PST - Hanger Restraint Strap

8. Wind and stability bracing of the building: Out of plane bracing of trusses and stability bracing of the building need to be calculated separately on a building of this size.

This is not made by Minera Roof Trusses & Joists, but is assumed to be done by the building designer.

9. NO CUTTING, NOTCHING, DRILLING of any trusses, joists is allowed without written consent from Minera Roof Trusses & Joists.

10. Please refer to Truss Profiles for Stability Bracing

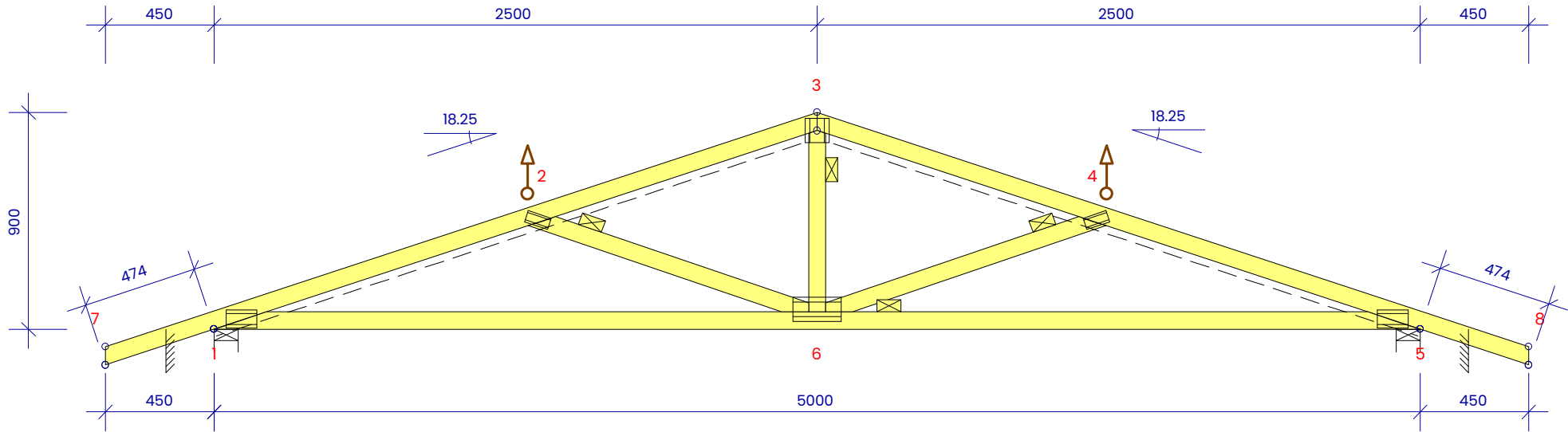


Member	Grade	Depth
TOP/C	TR26	72
BTM/C	TR26	72
WEB	TR26	72

Max. transport dims.	
Max Height	1048mm
Max Length	5900mm

# Minera Roof Trusses & Joists

Units 1-3 Five Crosses Ind Estate  
 Minera Wrexham LL11 3RD  
 Tel (01978) 758 869  
 quotes@minera.co.uk



Code for Timber Design : BS EN 1995-1-1

WEB/CHORD BRACING   
  WEB CHEVRON BRACING   
  ATTIC STRUT BRACING   
 STABILITY BRACING ONLY SHOWN, SEE OTHER DRAWINGS/DETAILS FOR BRACING LAYOUT.  
 RAFTER BRACING   
  WEB RAKING BRACING   
  PLYWOOD BRACING   
 THE BUILDING DESIGNER REMAINS RESPONSIBLE FOR ALL BRACING.

General Settings:		General Information:	
RAFTER DEAD LOAD:	685 N/m <sup>2</sup>	TRUSS CENTRES: (mm)	450
SNOW LOAD (BASE VALUE):	411 N/m <sup>2</sup>	TIMBER THICKNESS: (mm)	35
CEILING DEAD LOAD:	250 N/m <sup>2</sup>	TOTAL No. OF TRUSSES:	17
CEILING LIVE LOAD:	250 N/m <sup>2</sup>	WEIGHT / PLY: (kg)	21
TANK LOADING (N):	NONE		
MAX. T/C RESTRAINT:	360mm		
OTHER LOADS AS PER CALC. PRINT-OUT			

**CUSTOMER TO CHECK DETAILS. PLEASE SIGN AND RETURN COPY BEFORE MANUFACTURE CAN COMMENCE .....**

		Trusses Mononlock	
		A - 17 no. 1-ply	
DRAWN BY: HJ	CHECKED	JOB NO. 24/0710A	SCALE 1:0
MINERA, 07.03.2024 TIME: 15.32		DATE: 07.03.2024	
VERSION: 25.226	C:\RCW\Job\24_0710A Rev 1\Trusses		QUOTATION
DRAWING NUMBER			REV.

My application is to replace an existing wooden garage which has been damaged in recent storms with a block garage. The replacement garage will not only be more robust, but will also blend in better with the house being finished in render to match the house.

The kerb was dropped by the council to provide access c.2006 when the path was installed and both entrances have been used since then.

Due to the location of the garage, it will not block light or disrupt views for any surrounding properties.

There has been a garage in this location for a number of years, replacing with a more robust structure matching the house style will add to the aesthetics of the area.



