



**City of Kingston
Report to Committee of Adjustment
Report Number COA-20-049**

To: Chair and Members of the Committee of Adjustment
From: Phillip Prell, Planner
Date of Meeting: September 21, 2020
Application for: Minor Variance
File Number: D13-032-2020
Address: 2701 Patterson Road
Owners: Leonard & Katherine Winsor
Applicant: Leonard Winsor

Council Strategic Plan Alignment:

Theme: Business as usual

Goal: See above

Executive Summary:

This report provides a recommendation to the Committee of Adjustment regarding an application for minor variance for the property located at 2701 Patterson Road. The applicant is requesting an increase in the maximum permitted height of an accessory building to construct a garage with a height of 18-feet (5.5 metres) where the maximum permitted height is 15-feet (4.6 metres). The applicant is also proposing a zone compliant patio attached to the garage. The proposed increase in building height is mitigated by existing mature trees, a generous 20-foot (6.1 metre) setback from the nearest abutting residential property line, and by the design of the garage.

The requested minor variance is consistent with the general intent and purpose of both the City of Kingston Official Plan and Zoning By-Law Number 76-26. The requested minor variance is desirable for the appropriate development or use of the land, building or structure and is minor in nature. As such, the proposed application meets all four tests under Subsection 45(1) of the *Planning Act* and is recommended for approval.

September 21, 2020

Page 2 of 10

Variance Number 1: Accessory Building or Structure Height

By-Law Number 76-26: Section 5(1)(c)
Requirement: 15 feet (4.6 metres) maximum
Proposed: 18 feet (5.5 metres)
Variance Requested: 3 feet (0.9 metre)

Recommendation:

That minor variance application, File Number D13-032-2020, to increase the maximum permitted height of a detached garage for the property located at 2701 Patterson Road, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-20-049.

September 21, 2020

Page 3 of 10

Authorizing Signatures:



Phillip Prell, Planner

In Consultation with the following Management of the Community Services Group:

Paige Agnew, Commissioner, Community Services

September 21, 2020

Page 4 of 10

Options/Discussion:

On July 23, 2020, a minor variance application was submitted by Leonard Winsor, on behalf of the owners, Leonard & Katherine Winsor, with respect to the property located at 2701 Patterson Road. The variance is requested to increase the maximum permitted height of an accessory building to construct a garage with a height of 18-feet (5.5 metres) where the maximum permitted height is 15-feet (4.6 metres). The application also contains a zone complaint patio attached to the subject garage that will face onto the applicant's property.

In support of the application, the applicant has submitted the following:

- Plot Plan (Exhibit E); and
- Building Design (Exhibit F).

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using "Look-up a Specific Address". If there are multiple addresses, search one address at a time, or submission materials may also be found by searching the file number.

Site Characteristics

The subject property is located off an arterial road (Battersea Road) on a local road known as Patterson Road near the boarder of the Township of South Frontenac (Exhibits C & D). 2701 Patterson Road has approximately 40 metres (131 feet) of road frontage.

The subject property is designated "Rural Lands" in the Official Plan and zoned "R1" in Zoning By-Law Number 76-26. The property abuts 4 other residential properties also zoned "R1" and one agricultural property zoned "A1" (Exhibit B – Key Map).

Application

The review of an application for minor variance(s) is not a simple mathematical calculation, but rather a detailed assessment of whether the variance(s) requested, both separately and together, meet the four tests of a minor variance outlined in Subsection 45(1) of the *Planning Act*. The following provides this review:

Provincial Policy Statement

In addition to the four tests of a minor variance detailed above, Subsection 3(5) of the *Planning Act* requires that a decision in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (the PPS). The PPS provides policy direction on matters of provincial interest related to land use planning and development which are complemented by local policies addressing local interests. The application being considered is site specific to accommodate a specific proposal and does not involve any major policy considerations and as such, the proposal conforms to and is consistent with the PPS.

1) The general intent and purpose of the Official Plan are maintained

The subject property is designated "Rural Lands" in the City of Kingston Official Plan.

September 21, 2020

Page 5 of 10

In considering whether this proposed variance is desirable, the Committee of Adjustment will have regard to the nine requirements included in Section 9.5.19 of the Official Plan. The following provides these nine requirements and an assessment of how the proposal is consistent with each.

1. The proposed development meets the intent of Section 2 Strategic Policy Direction, and all other applicable policies of this Plan;

As the development is limited to providing a garage with 3 feet (0.9 metres) of additional building height on a rural residential parcel, there will be no negative impacts on the built and natural resources of the area. Due to the scale and existing permission to allow a 15-foot (4.6 metre) high garage on the property, this scale of development is appropriate for the designated rural area.

2. The proposed development will be compatible with surrounding uses, buildings or structures and development standards associated with adjacent properties, and if necessary, incorporate means of alleviating adverse effects on abutting land uses as recommended in Section 2.7 of this Plan;

As the proposed garage will be in the rear/side yard of the property, the requested variance for a 3-foot (0.9 metre) increase in permitted garage height has the potential to increase shadowing, and intrusive overlook on the eastern abutting residential property. However, this proposal controls these potential issues with the following mitigation measures: (1) providing a generous 20 foot (6.1 metre) setback, in excess of the 4 feet (1.2 metres) required in the zoning by-law (Exhibit E – Plot Plan), (2) maintaining mature trees to screen the garage (Exhibit G – Site Image (Mature Trees)), (3) designing the garage in such a way to avoid windows along the eastern wall of the garage, and (4) designing the garage to be used as a buffer for the attached proposed patio (Exhibit F - Building Design). These 4 factors/mitigation measures should address the above listed potential issues with the proposed garage and maintain the existing level of privacy between neighbours.

There are no issues of compatibility as related to the protection of normal farm practices.

3. The ability of the site to function in an appropriate manner in terms of access, parking for vehicles and bicycles or any other matter and means of improving such function including considerations for universal accessibility;

The application for 2701 Patterson Road is not proposing any changes to the existing zone complaint driveway and parking spaces. Since Patterson Road is a local street and facilitates local traffic volumes, there should be no access/exit or parking concerns.

4. The conformity of the proposal to any applicable urban design policies endorsed by Council, particularly if the site includes or could impact a built heritage resource or is within a Heritage District;

September 21, 2020

Page 6 of 10

The proposal is not subject to urban design policies as the variance focuses on a residential garage that is accessory to a single-family dwelling. There are no abutting designated heritage buildings surrounding 2701 Patterson Road. The property is not within a heritage district.

5. If the site is designated under the *Ontario Heritage Act*, the application shall be reviewed by Heritage Kingston for approval. If the property is adjacent to a designated property under the *Ontario Heritage Act* or shown as a Heritage Area feature, or is affected by the protected views shown on Schedule 9 of this Plan, then a Heritage Impact Statement may be required to assist staff to determine if the resulting development is desirable;

The subject property is not designated under the *Ontario Heritage Act*. The site is within an area with composite archeological potential. Archeological clearance is required prior to ground disturbance.

6. The resulting development has adequate municipal water and sewage services within the Urban Boundary, or is capable of providing individual on-site water and sewage services outside the Urban Boundary;

The property currently utilizes private water and sewage services to meet resident needs. Since the subject of this variance is to permit additional height to a garage that is only using electricity as an additional service, the property will not be increasing its on-site water and sewage service usage. The applicant has confirmed that the garage will be approximately 100 feet (30.5 metres) away from the existing septic system.

7. Whether the application and the cumulative impact of the proposed variances would be more appropriately addressed by a zoning amendment to the applicable zoning by-law;

The application and cumulative impact of the proposal does not warrant a zoning by-law amendment.

8. The Committee of Adjustment may attach such conditions as it deems appropriate to the approval of the application for a minor variance including any reasonable requirements, recommendations of City departments, or the submission of studies as listed in Section 9.12 of this Plan that may be required to properly evaluate the application;

The Committee of Adjustment may require additional conditions as it deems appropriate to the approval of the application. Recommended conditions are listed in Exhibit A, attached to this document. Conditions may be added, altered or removed at the Committee's discretion.

9. The degree to which such approval may set an undesirable precedent for the immediate area.

September 21, 2020

Page 7 of 10

The approval of the requested variances will not set a precedent for the immediate area, as each minor variance is reviewed independently and judged on its own merits and metrics.

The proposal meets the intent of the Official Plan, as the proposed increase in accessory building height will not result in any negative impacts to adjacent properties or to the neighbourhood.

2) The general intent and purpose of the zoning by-law are maintained

The subject property is zoned "Residential Type 1" Zone "R1" in the City of Kingston Zoning By-Law Number 76-26, entitled "Township of Kingston Restricted Area By-Law", as amended. The "R1" zone permits two residential uses: a single-family dwelling house and a converted dwelling house. In addition, the "R1" zone permits two non-residential uses: a home occupation and a public use.

The proposal requires a variance to Section 5(1)(c).

Variance Number 1: Accessory Building or Structure Height

By-Law Number 76-26:	Section 5(1)(c)
Requirement:	15 feet (4.6 metres) maximum
Proposed:	18 feet (5.5 metres)
Variance Requested:	3 feet (0.9 metre)

The purpose of the accessory building or structure height regulations in Zoning By-Law Number 76-26 as amended, is to control for the: (1) potential overdevelopment on the subject property and (2) reduction in privacy on neighbouring/abutting residential properties that has the effect of impacting one's enjoyment of their own property (due to shadowing, visual disruption, etc.). The variance maintains the general intent and purpose of the zoning by-law since the property will be adding their first detached garage that requires a Building Permit, the lot is approximately 49,500 square feet (4,600 square metres), the setback between the neighbours is generous and there will be no windows along the eastern portion abutting the nearby residential use.

The addition of this 18-foot (5.5 metre) high garage is not considered an overdevelopment of lands as the property is permitted to have up to 10% of the lot coverage be for accessory buildings. As the property is approximately 49,500 square feet (4,600 square metres) and the proposed building would only occupy approximately 2% of the lot area, this proposed garage size (besides the height) is within the expected accessory building size envisioned by the 10% lot coverage regulation. In addition, this structure will be the first accessory building that requires a Building Permit on the property (Exhibit E – Plot Plan).

Building a garage that is 3 feet (0.9 metres) higher than the 15 foot (4.6 metre) maximum height requirement has the potential to affect how neighbouring properties can enjoy their property depending on how abutting properties are laid out and the design of the garage.

September 21, 2020

Page 8 of 10

In this case, the proposed garage provides for a generous 20 foot (6.1 metre) setback from the property line, and the distance from 2701 Patterson Road's lot line to the eastern neighbour's house is approximately 45 feet (13.7 metres) (Exhibit E – Plot Plan). In addition, there are mature trees that separate 2701 and 2711 Patterson Road, which provides a screen when the leaves are present that would obscure large portions of the garage above 10-12 feet (3-3.7 metres) (Exhibit G – Site Image (Mature Trees)). Finally, the garage was designed with windows facing back into the applicant's own yard and with no windows facing the abutting residential property. The proposed zone complaint patio will also not be visible from the 2711 Patterson Road as the garage will obscure it from view (Exhibit F – Building Design).

The general intent and purpose of the Zoning By-Law Number 76-26 is maintained.

3) The variance is minor in nature

The requested variance to allow a 3 foot (0.9 metre) increase in accessory building height is considered minor as the accessory building is not an overdevelopment of lands and there are multiple mitigating factors to maintain the privacy of abutting residential properties.

Overdevelopment is controlled due to the generous 20 foot (6.1 metre) setback from the property line, the large approximately 49,500 square foot (4600 square metre) property size, and the resulting approximately 2% lot coverage of the accessory building (garage) (Exhibit E – Plot Plan). Neighbouring privacy is maintained through the design of the building, which only proposed windows that look onto the applicant's property and the lack of windows facing the abutting residential property to the east (Exhibit F – Building Design). Furthermore, the existing mature trees between the two neighbours mitigates the view of extra height due to the tree canopies having dense foliage at approximately 10-12 feet (3-3.7 metres) in height (Exhibit G – Site Image (Mature Trees)). This should mitigate the view of the additional height of the garage during much of the year.

The proposed variance is considered minor in nature.

4) The variance is desirable for the appropriate development or use of the land, building or structure

The requested variance to allow a 3 foot (0.9 metre) increase in accessory building height, is desirable for the appropriate development and use of land as there should be no land use compatibility matters that will negatively effect neighbouring residential properties due to the proposed location and design of the 18 foot (5.5 metre) high garage (Exhibits E & F). In addition, the scale of the proposed garage is appropriate for the rural location and size of the lot. Finally, mature trees between the proposed garage area and the abutting residential property should mitigate the view of the additional garage height for much of the year (Exhibit G – Site Image (Mature Trees)).

The variance is desirable and appropriate use of the land.

September 21, 2020

Page 9 of 10

Technical Review: Circulated Departments and Agencies

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Building Services | <input checked="" type="checkbox"/> Engineering Department | <input checked="" type="checkbox"/> Heritage (Planning Services) |
| <input type="checkbox"/> Finance | <input checked="" type="checkbox"/> Utilities Kingston | <input type="checkbox"/> Real Estate & Environmental Initiatives |
| <input type="checkbox"/> Fire & Rescue | <input checked="" type="checkbox"/> Kingston Hydro | <input checked="" type="checkbox"/> City’s Environment Division |
| <input type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Parks Development | <input type="checkbox"/> Canadian National Railways |
| <input type="checkbox"/> Housing | <input checked="" type="checkbox"/> District Councillor | <input type="checkbox"/> Ministry of Transportation |
| <input type="checkbox"/> KEDCO | <input checked="" type="checkbox"/> Municipal Drainage | <input type="checkbox"/> Parks of the St. Lawrence |
| <input type="checkbox"/> CRCA | <input type="checkbox"/> KFL&A Health Unit | <input type="checkbox"/> Trans Northern Pipelines |
| <input type="checkbox"/> Parks Canada | <input type="checkbox"/> Eastern Ontario Power | <input type="checkbox"/> CFB Kingston |
| <input type="checkbox"/> Hydro One | <input type="checkbox"/> Enbridge Pipelines | <input type="checkbox"/> TransCanada Pipelines |
| <input type="checkbox"/> Kingston Airport | | |

Technical Comments

This application was circulated to external agencies and internal departments for their review and comment and there were no comments or concerns raised that would preclude this application from moving forward. Any technical comments that are received after the publishing of this report will be included as an addendum to the Committee of Adjustment agenda.

Public Comments

At the time this report was finalized, August 21, 2020. Any public comments received after the publishing of this report will be included as an addendum to the Committee of Adjustment agenda.

Previous or Concurrent Applications

There are no concurrent or relevant historic planning applications on the subject property.

Conclusion

The requested variance maintains the general intent and purpose of both the City of Kingston Official Plan and Zoning By-Law Number 76-26. The proposal is desirable for the appropriate development or use of the land, building or structure and the requested variance(s) is minor in nature. As such, the proposed application meets all four tests under Subsection 45(1) of the *Planning Act* and the application is being recommended for approval, subject to the proposed conditions.

Existing Policy/By-Law:

The proposed application was reviewed against the policies of the Province of Ontario and City of Kingston to ensure that the changes would be consistent with the Province’s and the City’s vision of development. The following documents were assessed:

Provincial

Provincial Policy Statement, 2020

Municipal

City of Kingston Official Plan

September 21, 2020

Page 10 of 10

Zoning By-Law Number 76-26

Notice Provisions:

A Committee of Adjustment Meeting is going to be held respecting this application on September 21, 2020. Pursuant to the requirements of the *Planning Act*, a notice of the Statutory Public Meeting was provided by advertisement in the Kingston Whig Standard at least 10 days in advance of the Public Meeting. A courtesy notice was also placed in The Kingston Whig-Standard

Once a decision has been rendered by the Committee of Adjustment, a Notice of Decision will be circulated in accordance with the provisions of the *Planning Act*.

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

Tim Park, Manager of Development Approvals 613-546-4291 extension 3223

Phillip Prell, Planner 613-564-4291 extension 3219

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

- Exhibit A Recommended Conditions
- Exhibit B Key Map
- Exhibit C Official Plan Map
- Exhibit D Zoning By-Law Map
- Exhibit E Plot Plan
- Exhibit F Building Design
- Exhibit G Site Image (Mature Trees)

Recommended Conditions of Approval

Application for Minor Variance, File Number: D13-032-2020

Approval of the foregoing variance shall be subject to the following conditions:

1. Limitation

That the approved variance applies only to the detached garage at 2701 Patterson Road as shown on the approved drawings attached to the notice of decision.

2. No Adverse Impacts

The owner/applicant shall demonstrate to the satisfaction of the City that there are no adverse impacts on neighbouring properties as a result of any modifications to on-site grading or drainage.

3. Building Permit Application Requirements

The owner/applicant shall provide to the Building Services a copy of the decision of the Committee of Adjustment, together with a copy of the approved drawings, when they make an application for a Building Permit.

The drawings submitted with the Building Permit application must, in the opinion of the City, conform to the general intent and description of the approved drawing(s), including any amendments and conditions approved by the Committee of Adjustment, as stated in the decision. It must be noted that additional planning approvals may be required should further zoning deficiencies be identified through the Building Permit application process.

4. Standard Archaeological Condition

In the event that deeply buried or previously undiscovered archaeological deposits are discovered in the course of development or site alteration, all work must immediately cease and the site must be secured. The Cultural Program Branch of the Ministry of Tourism, Culture and Sport (416-314-7132) and the City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.

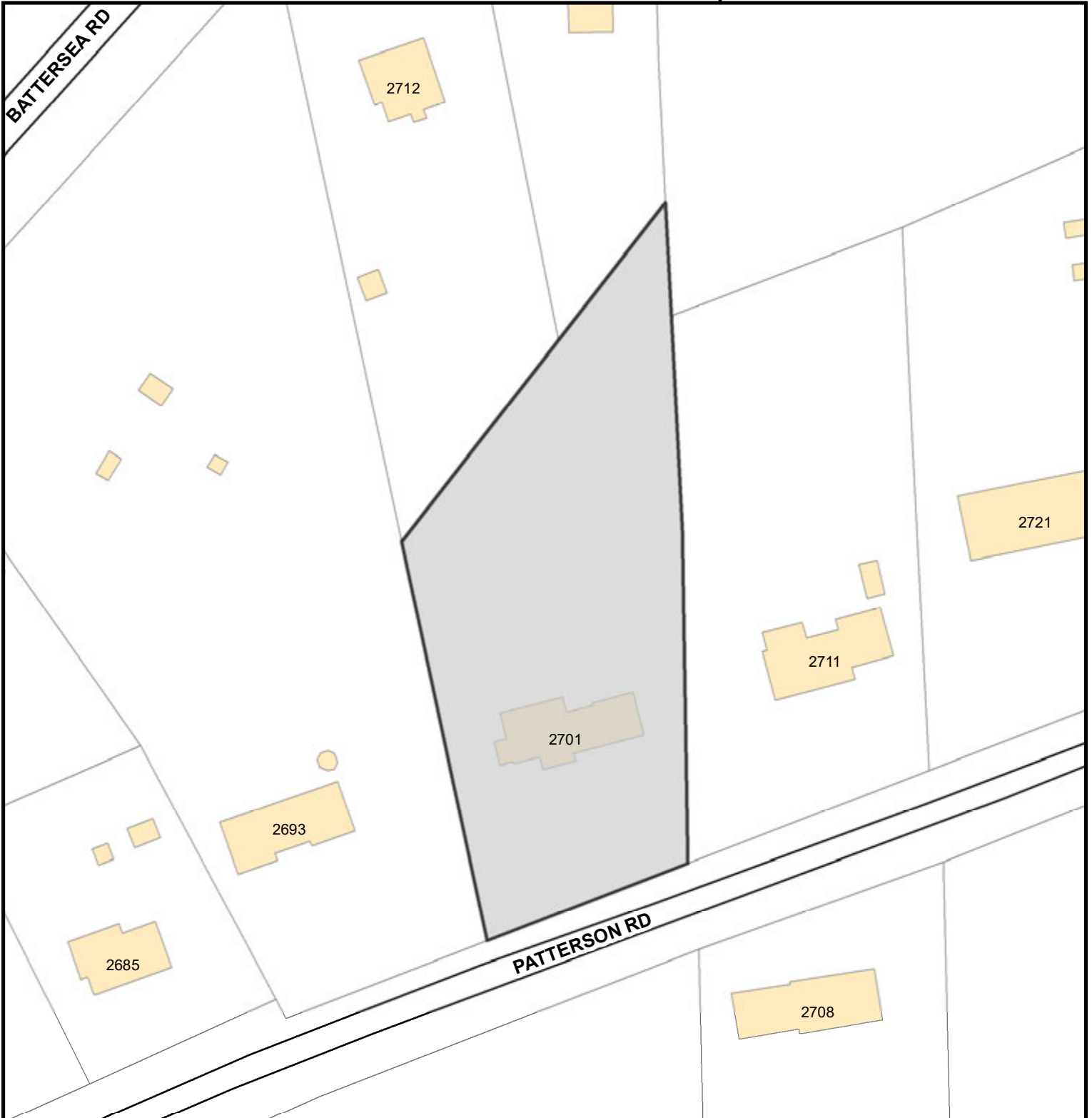
In the event that human remains are encountered, all work must immediately cease and the site must be secured. The Kingston Police (613-549-4660), the Registrar of Cemeteries Regulation Section of the Ontario Ministry of Consumer Business Services (416-326-8404), the Cultural Program Branch of the Ministry of Tourism, Culture and Sport (416-314-7132), and the City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.

5. Archaeological Clearance Required

Archaeological clearance of the subject property is required, beginning with a Stage One Archaeological Assessment and including any subsequent assessments as required by the Ministry of Heritage, Sport, Tourism, and Culture Industries' Standards and Guidelines for Consultant Archaeologists, as amended from time to time, prior to any soil disturbance.

One digital copy of the assessment report(s) and any acceptance letter(s) from the Ministry of Heritage, Sport, Tourism, and Culture Industries shall be provided to the Secretary-Treasurer of the Committee of Adjustment, prior to the issuance of the Certificate of Official.

The City relies upon the report of the professional archaeologist as filed, but reserves the right to require further reports should further evidence be uncovered. The applicant may be required to further review the state of archaeological resources on the property depending on the recommendations of the report and subject to input and review from the Ministry of Heritage, Sport, Tourism, and Culture Industries. The City shall not be restricted in its ability to determine requirements related to review, assessment and/or protection should archaeological resources be found on site. Any costs arising from such requirements of the City, or any other duly authorized Government body, shall be borne solely by the applicant.



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COMMITTEE OF ADJUSTMENT
Key Map

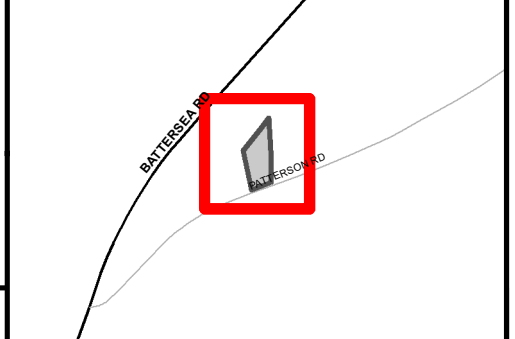
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Address: 2701 Patterson Road

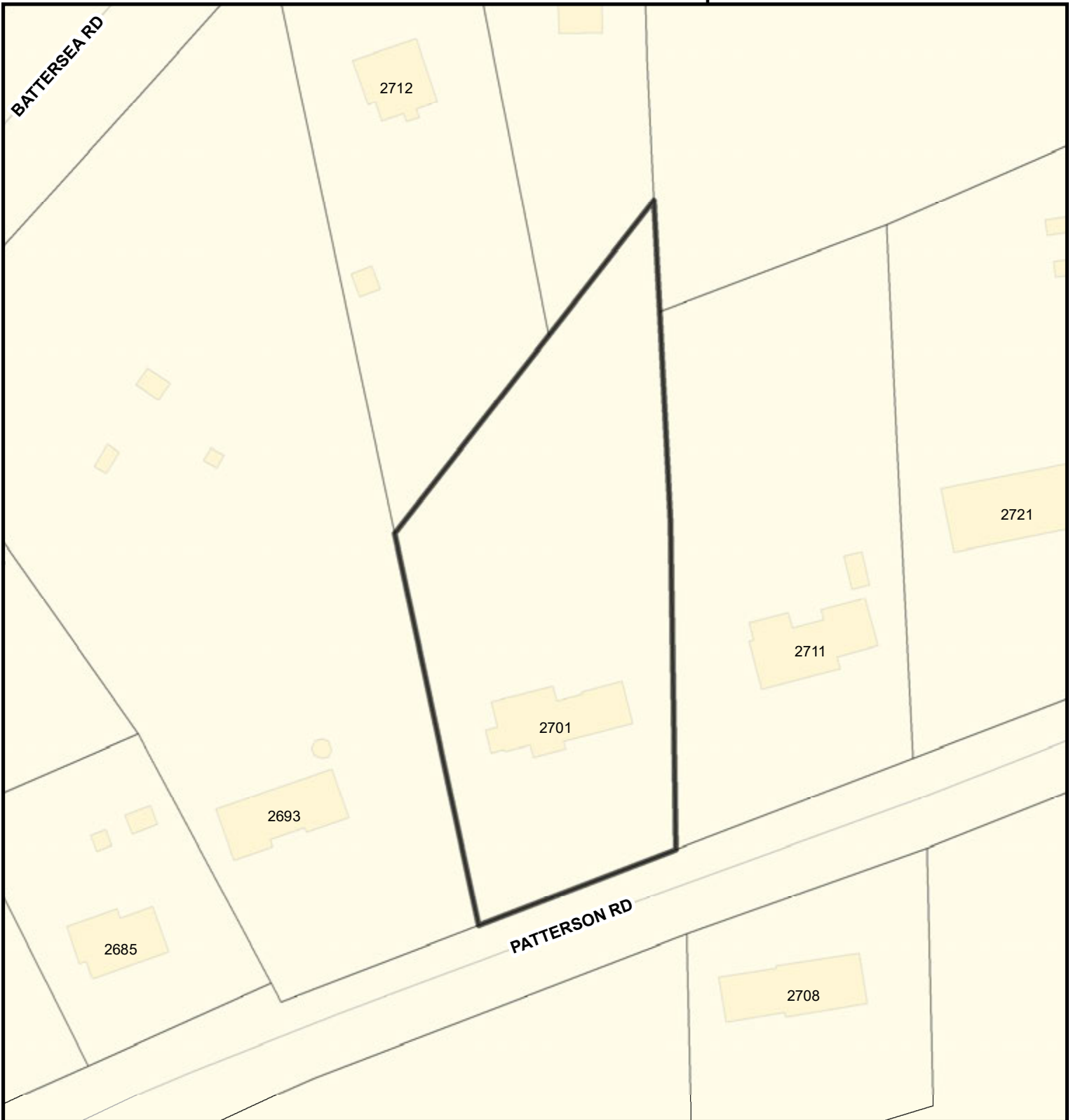
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DATE: 2020-07-28
PREPARED BY: rrochefort

 Lands Subject to Minor Variance

CONTEXT MAP

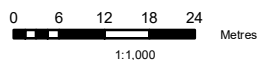




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COMMITTEE OF ADJUSTMENT
Official Plan, Existing Land Use

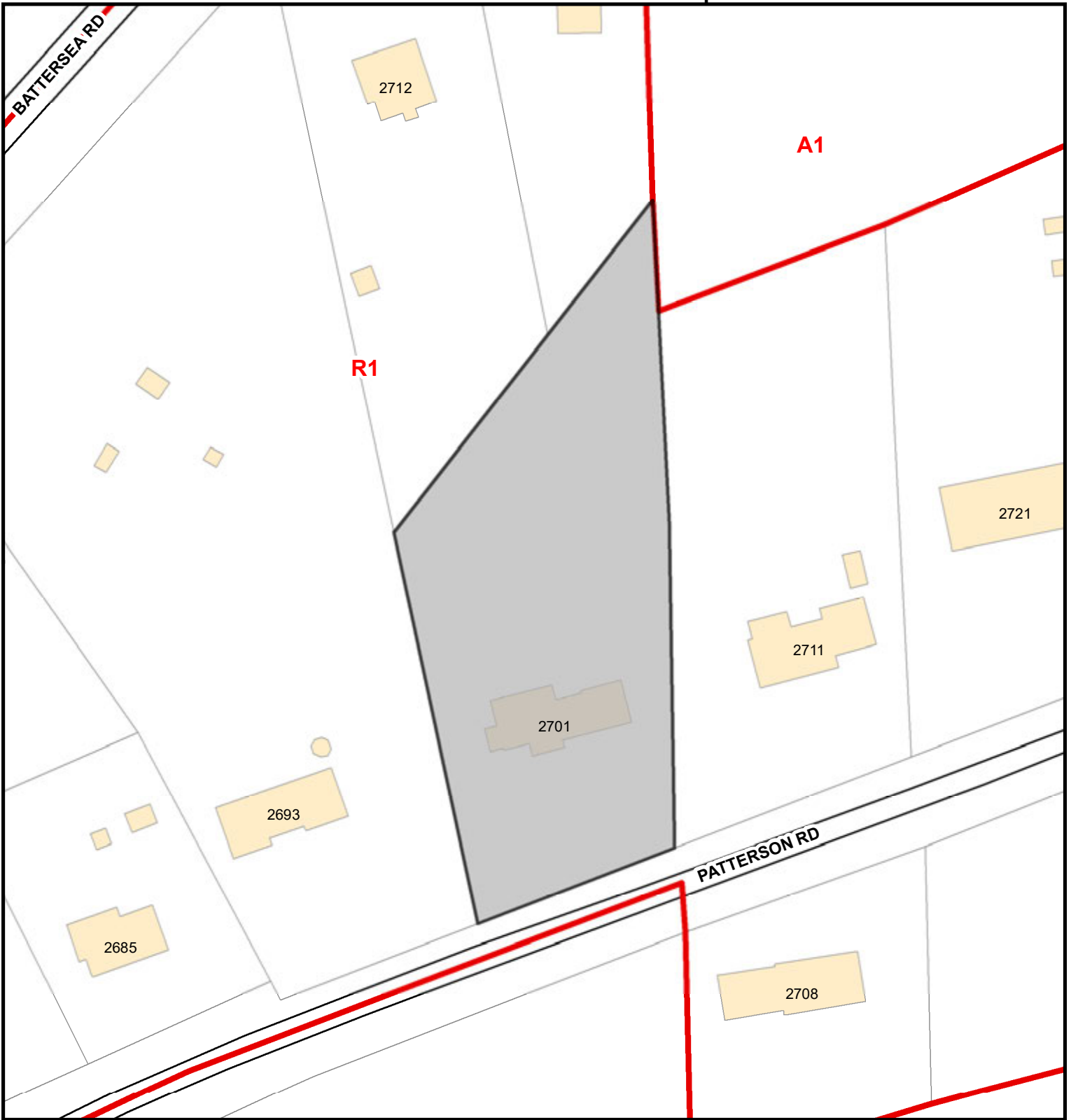
File Number: D13-032-2020
Address: 2701 Patterson Road



Legend

- Subject Lands
- RURAL

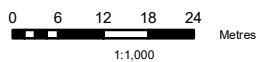




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COMMITTEE OF ADJUSTMENT
Existing Zoning - By-law 76-26, Map 1

File Number: D13-032-2020
Address: 2701 Patterson Road



Legend

- Subject Lands
- Consolidated Zoning



Planning and Development Map

Planning and Development Home



1 Active Development Activity

About the map:

The Active Planning Applications Service provides a number of active development applications for the City of Kingston Planning Area and is intended to provide an overview of each proposed application.

For more information, please contact the Planning Building and Licensing Department at 1211 John Counter Boulevard, Phone: 613-546-4291 ext. 3180.

2 Building Permit Activity



Corporation of the City of Kingst

GENERAL NOTES

This plan was designed and drafted BY Advanced Houseplans, Inc. to meet average conditions and codes in the State of Nebraska at the time it was designed. This plan was also designed for seismic zone 1. Because codes and requirements can change and may vary from jurisdiction to jurisdiction, consult your local building official to determine the suitability of these plans for your specific site and application. This plan can be adapted to your local building codes and requirements, however, it is the responsibility of the purchaser and/or builder of this plan to see that the structure is built in strict compliance with all governing municipal codes (city, county, state and federal). The purchaser and/or builder of this plan releases the designer from any claims or lawsuits that may arise during the construction of this structure or anytime thereafter.

If the contractor or sub-contractor, in the course of their work finds any discrepancies between the plan and the physical conditions of the site or structure, or any errors in the plans or specifications, it shall be their responsibility to immediately inform ACP, who will promptly verify and if necessary correct the working drawings. Any work done after such discovery will be done at the contractor's expense.

DESIGN LOADS:

- Floor: 40 psf. live 15 psf. dead
- Roof: 30 psf. live 10 psf. dead
- Ceiling: 10 psf. live 5 psf. dead
- Soil bearing Capacity - 1500 psf.
- Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS:

- All foundation walls and slabs on grade shall be 3000 PSI (28-day compressive strength concrete), unless noted otherwise.
- All interior slabs on grade shall bear on 4" compacted granular fill with 6 mil. polyethylene vapor barrier underneath.
- Provide proper expansion and control joints as per local requirements.
- All 36" x 36" x 18" concrete pads to have (3) #5 rods each way.
- All 48" x 48" x 24" concrete pads to have (4) #5 rods each way.
- Foundation walls are not to be backfilled until properly braced.
- Verify depth of frost footings with your local codes.
- Provide termite protection as required by HUD minimum property standards.
- Foundation bolts must be anchored to all slabs with 3/8" bolts embedded 15" in concrete walls.

STEEL:

- All structural steel for beams and plates shall comply with ASTM specification A36.
- All structural steel for steel columns shall comply with ASTM specification A513 Grade B or A501.
- All reinforcing steel for concrete shall comply with ASTM specification A-615 Grade 60.
- Provide steel shims in all beam pockets.
- Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.

FRAMING MEMBERS:

- Unless noted otherwise, all framing lumber shall have the following characteristics:
 - (1) 1400 psi F_v + 15 psi E + 1400000 psi characteristics of all frames and structural members to meet your local code requirements.
 - Note sizes and locations in GUM or Laminated Veneered Lumber (LVL) members are to be confirmed by a professional engineer.
 - Any structural or framing members not indicated on the plan are to be sized by contractor.
 - Double floor joists under all partition walls, unless noted otherwise.
 - All subflooring is assumed to be 3/4" thick, glued & nailed.
 - All exterior walls are dimensioned to outside of 1/2" sheathing. Calculated dimensions take precedence over scaled dimensions.
 - All angled walls on floor plans are at 45 degree angle, unless otherwise noted.
 - Laterally unsupported walls 12'-0" high or higher shall be 2x6 and balcor framed unless otherwise noted.
 - Unless noted otherwise, above all openings that are:
 - (1) load bearing and less than or equal to 3 ft. use 4x6.
 - (2) load bearing and more than 3 ft. use (2) 2x12 with 1/2" Plywood between.
 - (3) Non-load bearing and less than or equal to 6 ft. use 4x6.
 - (4) Non-load bearing and more than 6 ft. use (2) 2x12 with 1/2" Plywood between.
 - All exterior openings use (2) 2x12 with 1/2" Plywood between.
 - All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.
 - All exterior corners shall be braced in each direction with let-in diagonal bracing or gussets.
 - Place (1) row of 1" x 3" cross-bridging on all spans over 6'-0" and (2) row of 1" x 3" cross-bridging on all spans over 16'-0".
 - Column ties are to be spaced 4'-0" o.c.
 - All purlins and kickers are to be 2x6's, unless noted otherwise.
 - Any hip or valley rafters over a 28'-0" span are to be Laminated Veneer Lumber (L.V.L.).

MISC. NOTES:

- Pre-fabricated fireplaces and flues are to be U.L. approved and installed as per manufacturer's specifications.
- All materials, supplies and equipment to be installed as per manufacturer's specifications and per local codes and requirements.
- Provide proper insulation for all plumbing.
- 1/2" water-resistive equal ground showers, tubs and whirlpools.
- 1/2" equal on interior walls and ceilings.
- 3/8" type 'X' fire code equal on garage walls and ceilings.
- When no brand is specified windows are called out by glass size only.
- Windows, if not noted, are assumed to be casements.
- Header heights are located to bottom of arched transoms.
- Confirm window openings for your local egress requirements and minimum light and ventilation requirements.
- Headroom at stairs shall have a minimum clearance of 6'-8" high.
- Provide proper handrails at stairs per local codes.
- The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
- Use fuses to rear of ridge as necessary.
- Provide proper wiring for all electrical appliances, mechanical equipment and whirlpools per manufacturer's specifications.
- All conditioner locations may vary depending on restrictive covenants and setbacks.

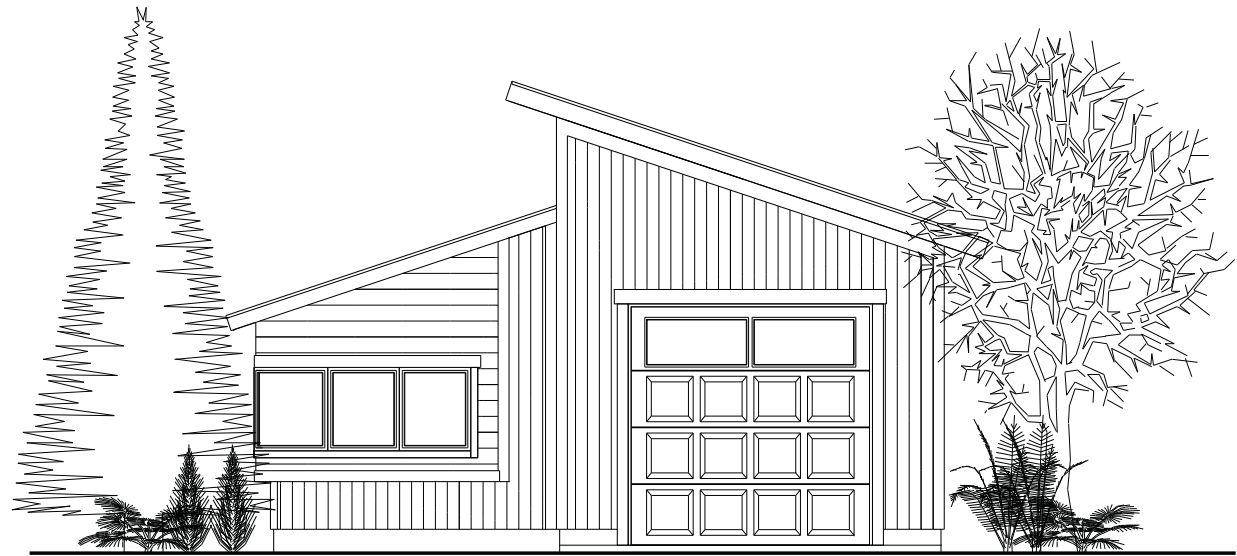
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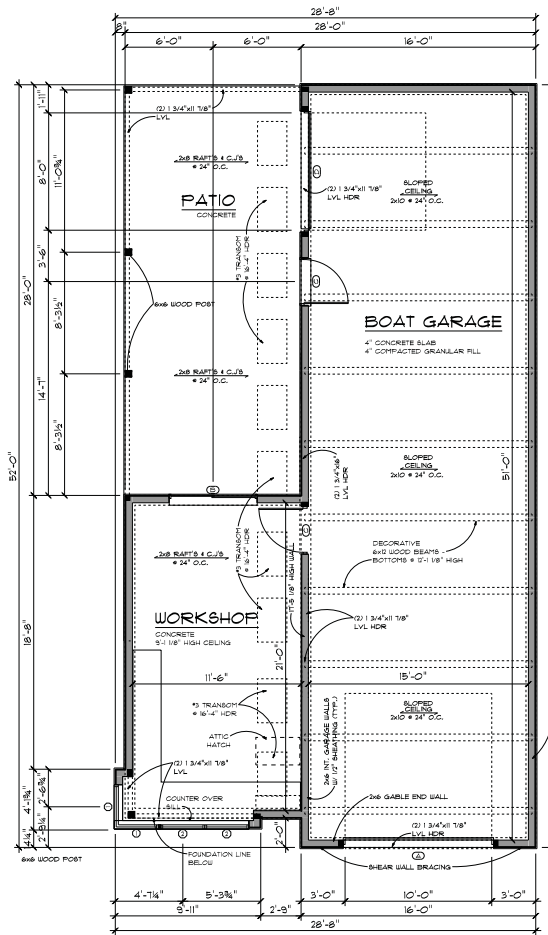
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advanced houseplans

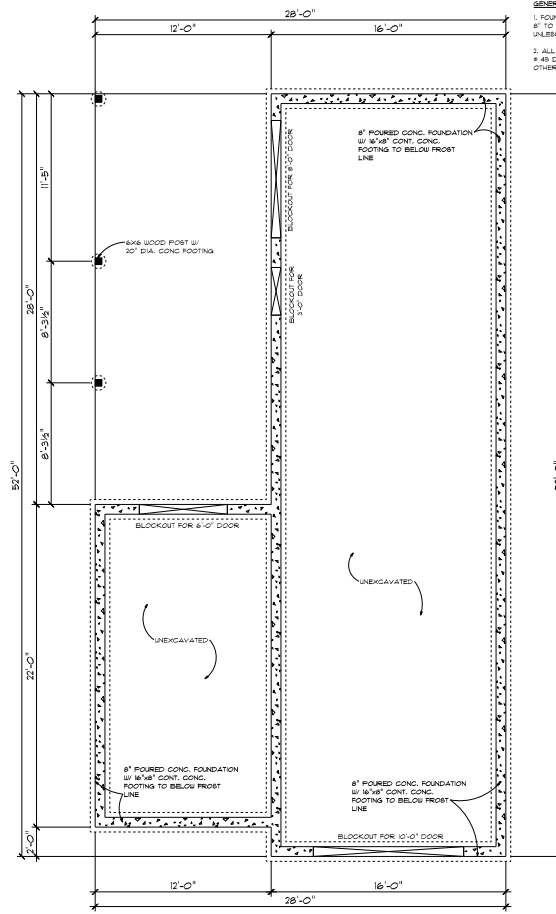
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OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	36X42 CORNER	3'-0" x 3'-6"	2
2	WINDOW	36X42 CASSEMENT 1	3'-0" x 3'-6"	2
3	WINDOW	36X24 TRANSOM	3'-0" x 2'-0"	10
A	GARAGE	10X10	10'-0" x 10'-0"	1
B	DOOR	16X80 SLIDING GLASS	8'-0" x 8'-0"	1
C	DOOR	36X100 I	3'-0" x 8'-0"	3
D	GARAGE	36X36	6'-0" x 8'-0"	1

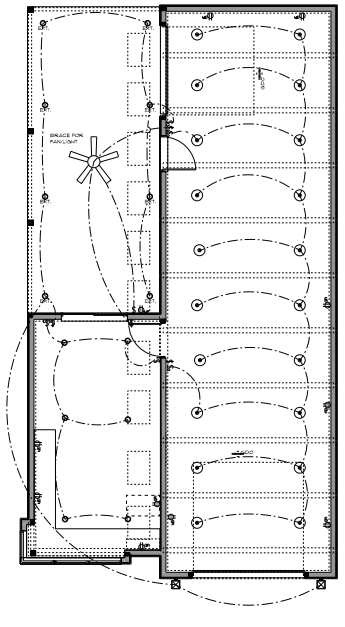


- GENERAL NOTES:**
1. ALL FINISH LEVEL WALLS ARE 3/4" 1x8" HIGH UNLESS NOTED OTHERWISE
 2. ALL ANGLED WALLS ARE #4 DS. UNLESS NOTED OTHERWISE
 3. ALL EXTERIOR WALLS ARE 6" 12" STUCCO WEATHERING UNLESS NOTED OTHERWISE
 4. ALL INTERIOR WALLS ARE 3/4" 1x8" UNLESS NOTED OTHERWISE



- GENERAL NOTES:**
1. FOUNDATION WALL ARE 8" TO BELOW FROST LINE UNLESS NOTED OTHERWISE.
 2. ALL ANGLED WALLS ARE #4 DS. UNLESS NOTED OTHERWISE.

ELECTRICAL	COUNT	SYMBOL
CEILING Fan 5 Speed CL	1	(Symbol)
CAL. LAMP EACH	8	(Symbol)
CEILING LAMP	10	(Symbol)
CEILING SWITCH	2	(Symbol)
EXTERIOR GAN. LAMP	8	(Symbol)
EXTERIOR LAMP OS	2	(Symbol)
GARAGE DOOR OUTLET	2	(Symbol)
SWITCH GFI	10	(Symbol)
SWITCH 40	1	(Symbol)
SWITCH	3	(Symbol)
SWITCH 3-WAY	8	(Symbol)



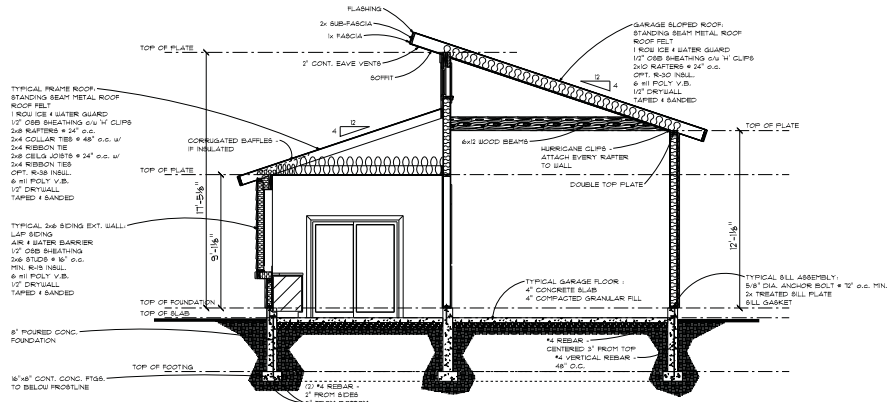
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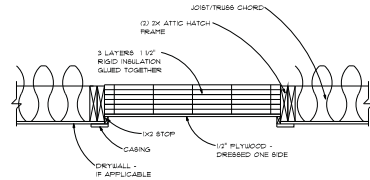
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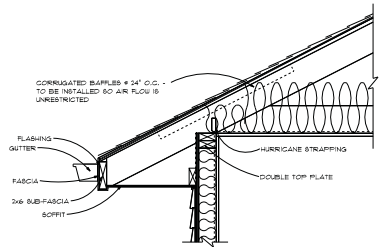
CROSS SECTION

SCALE: 1/4" = 1'-0"



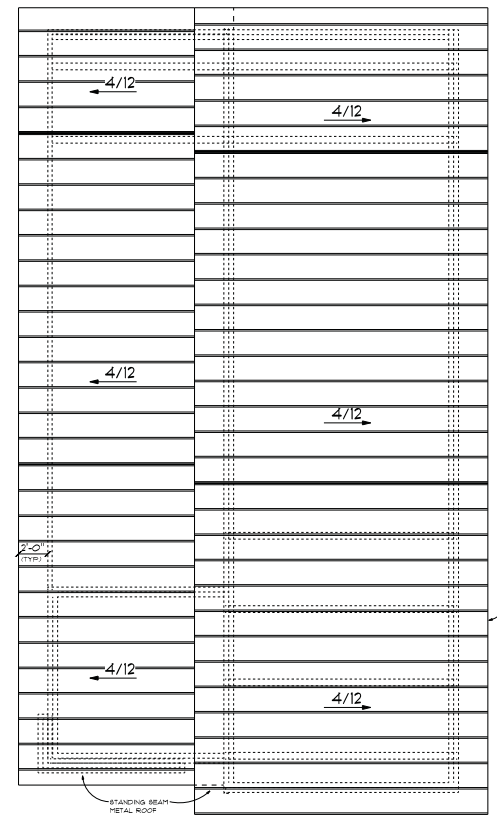
ATTIC HATCH

SCALE: 1/4" = 1'-0"



EAVE VENT

SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/4" = 1'-0"

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100 SCALE: 1/4" = 1'-0"

