



The Regular Meeting of the
BRIAN HEAD TOWN
PLANNING COMMISSION
56 N. Hwy 143, Brian Head, UT 84719
Via Zoom Meeting ID# [86027624866](https://zoom.us/j/86027624866)
www.zoom.us
Tuesday, April 20, 2021 @ 1:00 p.m.

Agenda

A. SWEARING IN OF PLANNING COMMISSION MEMBERS

Nancy Leigh, Town Clerk, will swear in new Commission members.

B. CALL TO ORDER

C. PLEDGE OF ALLEGIANCE

D. DISCLOSURES

E. REPORTS / PUBLIC INPUT

F. AGENDA ITEMS

1. ZONE AMENDMENT REVIEW & RECOMMENDATION

The Commission will review a Zone Amendment application for parcel A-1115-0003-0067 located on Hwy 143 frontage between Bobcat Rd and Circle Drive. The proposed zone amendment would change the current zoning (Single Family Residential) to GC – General Commercial.

2. LAND MANAGEMENT CODE REVIEW & RECOMMENDATION

The Commission will review a proposed changes to Title 9 – Land Management Code Chapters 1,3,4,8 and 9 and make a recommendation to the Town Council.

G. ADJOURNMENT

Dated the 18th day of April, 2021

Available to Board Members as per Resolution No. 347 authorizes public bodies, including the Town, to establish written procedures governing the calling and holding of electronic meetings at which one or more members of the public body may participate by means of telephonic or telecommunications conference. In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should call Brian Head Town Hall @ (435) 677-2029, giving at least 48 hours advance notice.

CERTIFICATE OF POSTING

I hereby certify that I have posted copies of this agenda in three public and conspicuous places within the Town Limits of Brian Head; to wit, Town Hall, Post Office and The Mall this 18th day of April, 2021. I also certify that I have posted a copy of this agenda on the Utah State Public Meeting Notice Website and have caused a copy of this notice to be delivered to the Daily Spectrum.

Wendy Dowland,
Planning Commission Secretary



STAFF REPORT TO THE PLANNING COMMISSION

SUBJECT: Zone Change – A-1115-0003-0067
AUTHOR: Wendy Dowland
DEPARTMENT: Administration
DATE: April 20, 2021
TYPE OF ITEM: Legislative Action

SUMMARY:

The Planning Commission will review and make a recommendation to the Town Council regarding a zone change for parcel A-1115-0003-0067 on Hwy 143 between Bobcat Rd & Circle Drive. The zone would change from Single-Family Residential to General Commercial.

BACKGROUND:

The applicant recently purchased the proposed parcel with the intent to develop a mixed-use leasable space. This zone change request is in compliance with the General Plan. The Planning Commission tabled this application during the meeting of March 16, 2021 and asked the applicant to come back with more information regarding Standards for Review items 2 and 6.

ANALYSIS:

The Commission should establish Finding of Facts based on the Standards for Review. "Findings of Fact is the conclusions of the Commission regarding the facts of the application under consideration.

The Standards for Review for amendments to the zone district map are as follows (LMC 9-6-3):

1. Addresses a recognized and demonstrated need in the community;
2. Will be compatible with the character of the neighborhood and surrounding structures in use, scale, mass and circulation;
3. Will not result in an over-intensive use of the land or excessive depletion of natural resources;
4. Will not have a material adverse effect on community capital improvement programs;
5. Will not require a level of community facilities and services greater than that which is available; or which will be made available by the applicant.
6. Will not result in undue traffic congestion and traffic hazards;
7. Will not cause significant air, odor, water, light, or noise pollution;
8. Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Brian Head Town.

Conclusions of Law

1. The applicant has the right under the Code to propose the rezoning of the property.
2. The Commission has the power and authority under the Code to review the proposed rezoning of the property and to make a recommendation regarding the proposed rezoning to the Town Council.
3. The applicable requirements have been met.

STAFF RECOMMENDATION:

Staff recommends that the Commission evaluate the zone change based on the Standards for review in Chapter 6 Section 3 of the Land Management and forward a recommendation to the Town Council.

PROPOSED MOTION:

I move to recommend that the Town Council change the zoning of parcel A-1115-0003-0067 from Single Family Residential to General Commercial for reasons set forth in the Findings of Fact.

ATTACHMENTS:

A – Letter from Applicant

B – Preliminary Plans

April 15, 2021

Dear Brian Head Town Planning Committee,

I'm writing to share with you the process I've been through and give you some overall insight on what I'm trying to accomplish with this property purchase and zone change.

My plan for this property is to create a mixed-use leasable space. Residential on top, retail at ground level. One that I will live in the upstairs area and rent the ground level space, with the possibility of also renting out the living space if not occupied by my family. After our children are through school, I would like to spend a considerable amount of time at this Brian Head location and use the residential space for personal use.

The property that I have requested a zone change for was advertised as potential commercial. I researched and checked the general plan use map and found this to be true. It was also a bonus in my mind that the properties across the street are all zoned commercial.

I confirmed with the city before purchasing the property that it was in the general plan and could become commercial. We looked at the general plan and they provided me with the application and information on the zone change.

I was cautious about the easements so I double-checked with a surveyor about access and also checked with the city manager and planning secretary before paying the \$1,000.00 zone change fee.

I asked the following question at the city office. If the neighbors contested the zone change, would it stop the zone change from taking place? I was told no, that it should go through because it is in the general plan. This has been echoed multiple times by engineers, builders, and former city council members that I've spoken with. I have been told and understand that it is typical for highway property to become commercial. Most cities have a mix of residential and commercial along major roadways.

It's my understanding that Brian Head City reviews the general map yearly and makes changes within every five years. The general map has shown for years that this area would potentially become commercial. It also states that Brian Head will promote and encourage commercial development (the backbone of a recreational community) that is desired and needed by increased population, both permanent and transient. It also reads that Brian Head will promote shared uses such as residential and office space either over or behind retail space, and provide a mix whereby the retail space lease rates are offset by the other uses due to the seasonal volatility on retail businesses.

And it also states that Brian Head will promote general commercial business areas with frontage along Highway 143 for businesses that may require large areas for parking, landscaping, exterior amenities, and building size that may not be appropriate to the Village Core.

The majority of the neighbors that provided letters addressing concerns are already within 500 feet of a commercial property, most within 300 feet, and all within a close proximity to the highway. With that said, I'm not trying to diminish their concerns. I have read through all of the letters and tried to address each concern. Future and current neighbors are sometimes surprised to find that they enjoy having

certain amenities close by. I believe that it will only be a short time before the properties across the street and nearby properties join me in adding to the commercial outlets of the city.

Residential zoning allows for most of the business that I will be soliciting to rent my retail space. If any of my neighbors decided to have a home occupation they would have similar traffic needs to what I would have with my place.

I am unaware of any open leasable space in Brian Head. I have spoken to multiple business owners and they all share in my belief that there will be a need for leasable space in Brian Head in the near future. Hopefully just as my construction is complete! I personally would have loved it if there was a daycare service in the town, I believe this would be a perfect fit for my location. The growth that we are experiencing in southern Utah is outstanding. We are the fastest growing area in the nation. I truly believe and all indicators show that there will be a need for leasable retail space in Brian Head.

Our family loves Brian Head, some of our fondest memories have been created on the slopes. We have been landowners since 2014, but held off on building until we could spend more time on the mountain. We're now ready and looking forward to the day we have our own place. We would love to have the opportunity to build our second home on this lot and become a part of the business community in Brian Head. Someone in the last meeting suggested I look for a different lot. I've been looking for over five years for a place that would work and be financially viable. I'm hoping you can understand why and how I believe Bobcat Road to be a perfect place for the Ripplinger family residence and business.

The zone change request was tabled because of traffic concerns and questions about my home/business compatibility with the character of the neighborhood. The following page has the standards of review and the ways I have addressed them.

Thank you for your consideration in this zone change and for your time!

Sincerely,

Hannah Ripplinger
hriplinger@gmail.com
435-229-7922

The following are the 2 Standards for Review that I was tabled for and how I'm complying with them.

2. Will be compatible with the character of the neighborhood and surrounding structures in use, scale, mass and circulation;

The residential/retail mixed-use cabin will be compatible with the character of the neighborhood and surrounding structures in use, scale, mass, and circulation.

I plan on building a place to live, a second home, it will also have the benefit of providing needed retail space for a local business.

It will not stand out or be excessive in size. The lot is over an acre and the building footprint is just over 2000 square feet. The basement will not be visible from the front, it will look like a two story cabin from Bobcat Road.

I've hired an architect and have plans and a plot map showing the location of the building on the property.

There was a concern with where snow removal would go. I have space on the East backside that could be used to place the excess snow in the winter months. I've spoken with Mike who does the snow removal for the neighbors, he's willing to add this property to his list. I understand I will be responsible for snow removal on my property and along Bobcat Road.

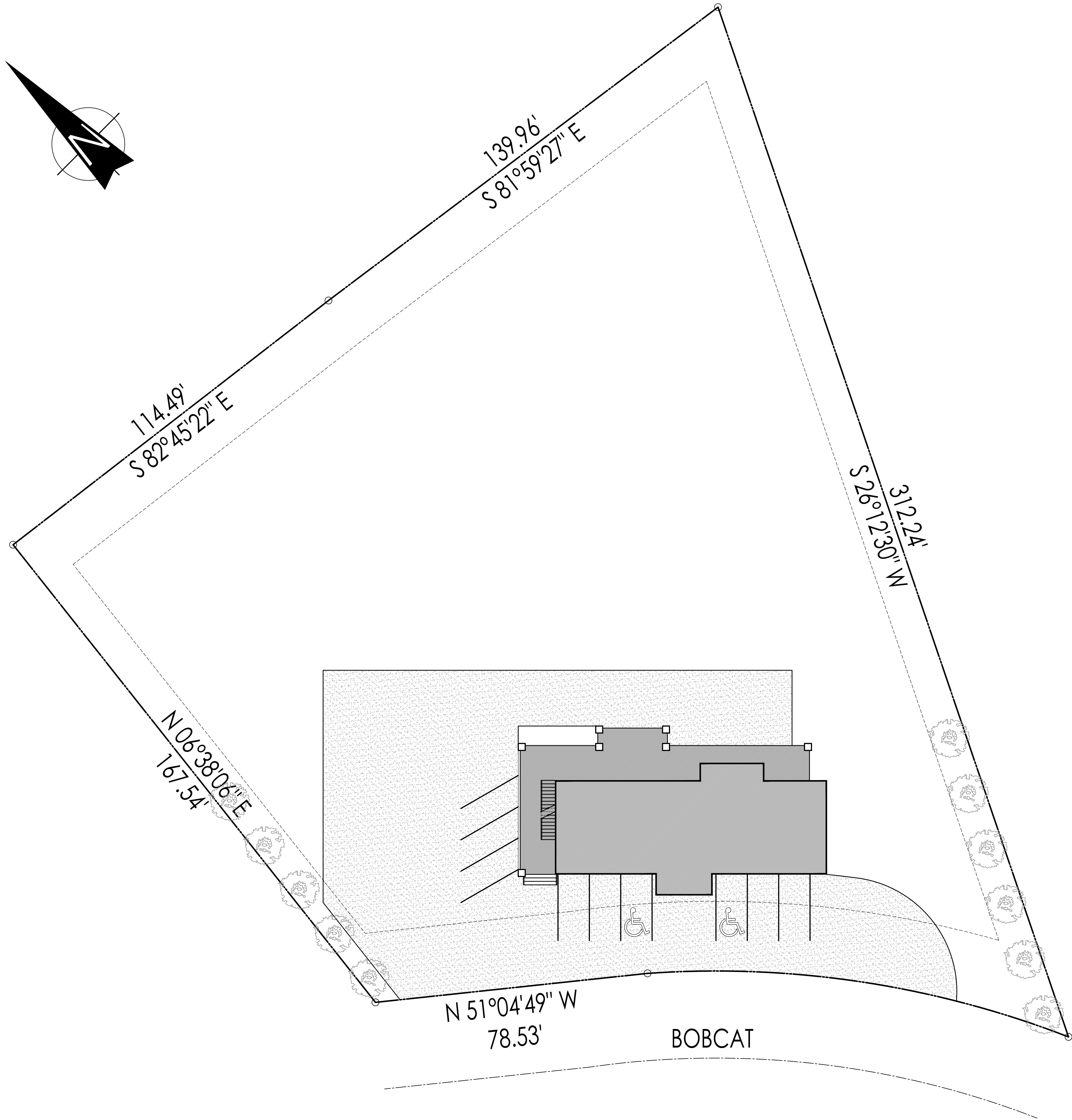
6. Will not result in undue traffic congestion and traffic hazards;

The speed limit is already 25 miles per hour before the highway access point.

We looked up the accident data surrounding the intersection of Bobcat Road and the highway. There were only two accidents in the last 10 years neither accident had any reported injuries.

A neighbor voiced concerns about children's safety. We could explore the following options to manage this; placing a low-speed limit sign, 5 or 10 miles per hour, additional signage such as children at play, and/or install speed bumps.

My lot has access from two directions at this time. One is 130ft from Gurr Well Road and the other is 160ft from the highway. Under the [utah.gov](https://maps.publiclands.utah.gov/roadview/viewer/) iron county website <https://maps.publiclands.utah.gov/roadview/viewer/> Bobcat Rd shows access from Highway 143 to Gurr Well Rd. UDOT referred to it as a frontage road when speaking about access to the property. There is also a public right away law that works in my favor for using Bobcat Road for access.



SITE PLAN

SCALE: 1/16" = 1'-0"

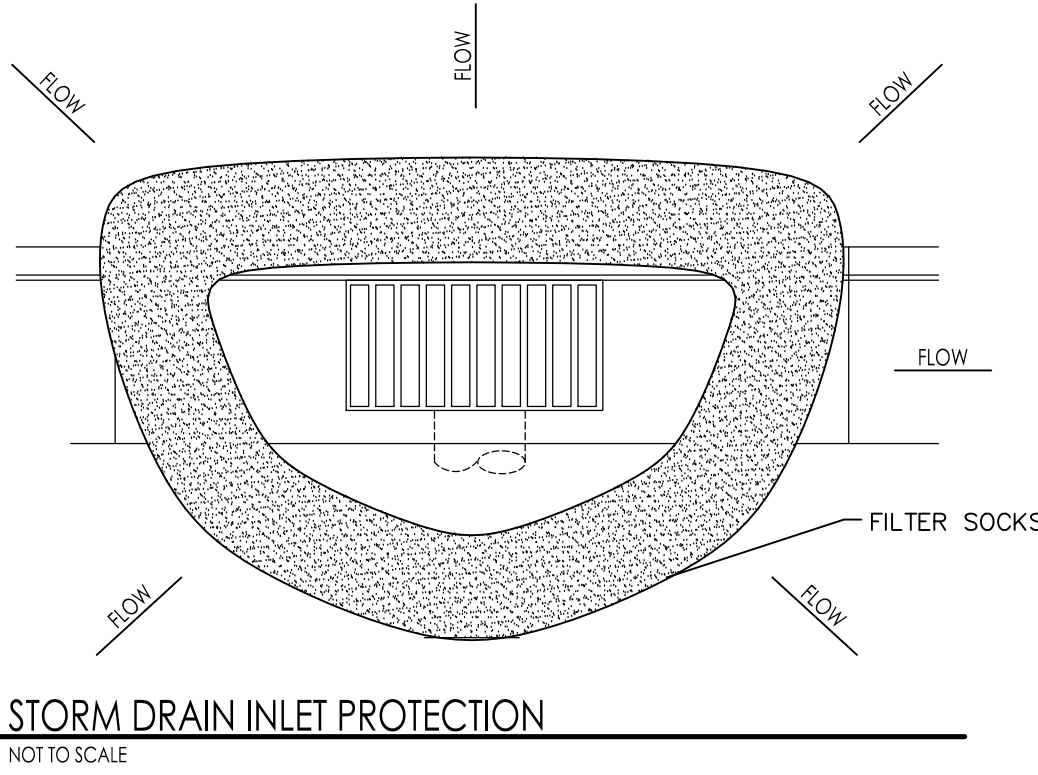
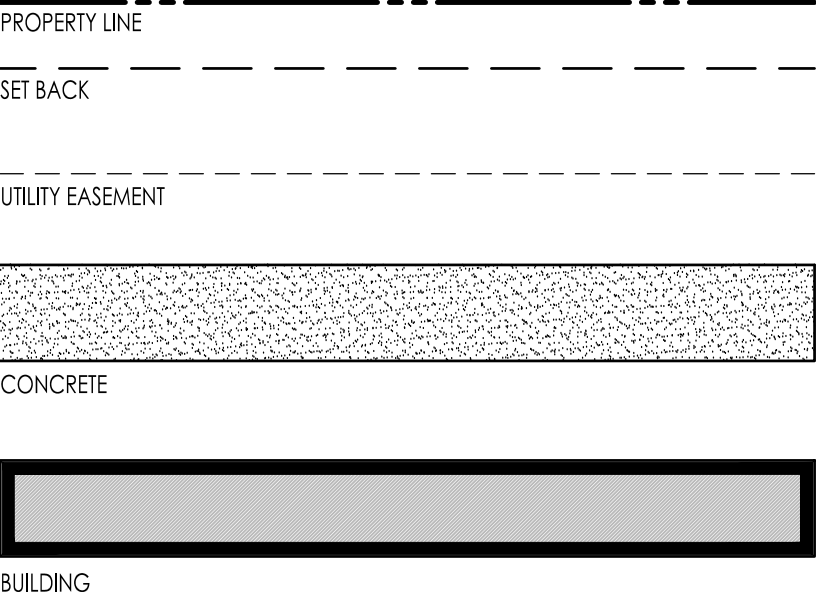
SITE NOTES:

BEFORE CONSTRUCTION BEGINS BUILDER IS TO VERIFY LOT DIMENSIONS AGAINST SITE PLAN DIMENSIONS.
COORDINATE, PROVIDE AND INSTALL UNDERGROUND SEWER, POWER, TELEPHONE, CABLE TV, NATURAL GAS AND WATER LINES TO UTILITY MAINS
COORDINATE LOCATIONS WITH APPROPRIATE TRADES AND OWNER
PROPER DRAINAGE SHALL BE PROVIDED BY A LICENSED PROFESSIONAL ENGINEER

DRAINAGE SHALL HAVE A MINIMUM SLOPE OF 5% AWAY FROM BUILDING FOR A MINIMUM OF 10'-0" IN ALL AREAS PERVIOUS AND IMPERVIOUS INCLUDING CONCRETE SURFACES.

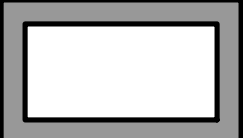
ANY SLOPE SHALL NOT BE GREATER THAN 1 VERTICAL UNIT FOR EVERY 2 HORIZONTAL UNITS. ALL LOCAL CODES SHALL BE MET. ANY GREATER SLOPE SHALL BE RETAINED AND DESIGNED BY A PROFESSIONAL.

HOWE SHALL BE STACKED BY A PROFESSIONAL SURVEYOR TO INSURE ACCURACY OF FOUNDATION



EROSION CONTROL NOTES:

1. SOIL EXCAVATED IN PREPARATION OF FOUNDATION CONSTRUCTION SHALL BE STOCKPILED ON SITE AT A SECURE LOCATION NOT TO BE DISTURBED.
2. PLACE FILTER SOCKS WITHIN CURB AND GUTTER ANGLED UP GRADIENT. ANCHOR FILTER SOCKS WITH ONE SAND BAG ON EACH END. THE FILLED SOCK WILL AID IN FILTERING STORM WATER RUNOFF THAT MAY CONTAIN SEDIMENT DUE TO TRACKING FROM THE SITE. TRACKING SHOULD BE MAINTAINED AS PART OF GOOD HOUSE KEEPING MEASURES.
3. CONTRACTOR TO MAINTAIN ALL BMP'S.
4. INSTALL IP-W BMP AT NEAREST STORM DRAIN INLET DOWN GRADIENT FROM SITE ALONG STREET.
5. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE A WEEK.
6. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 1/3-1/2 OF FILTER SOCK HEIGHT.



4-9-2021

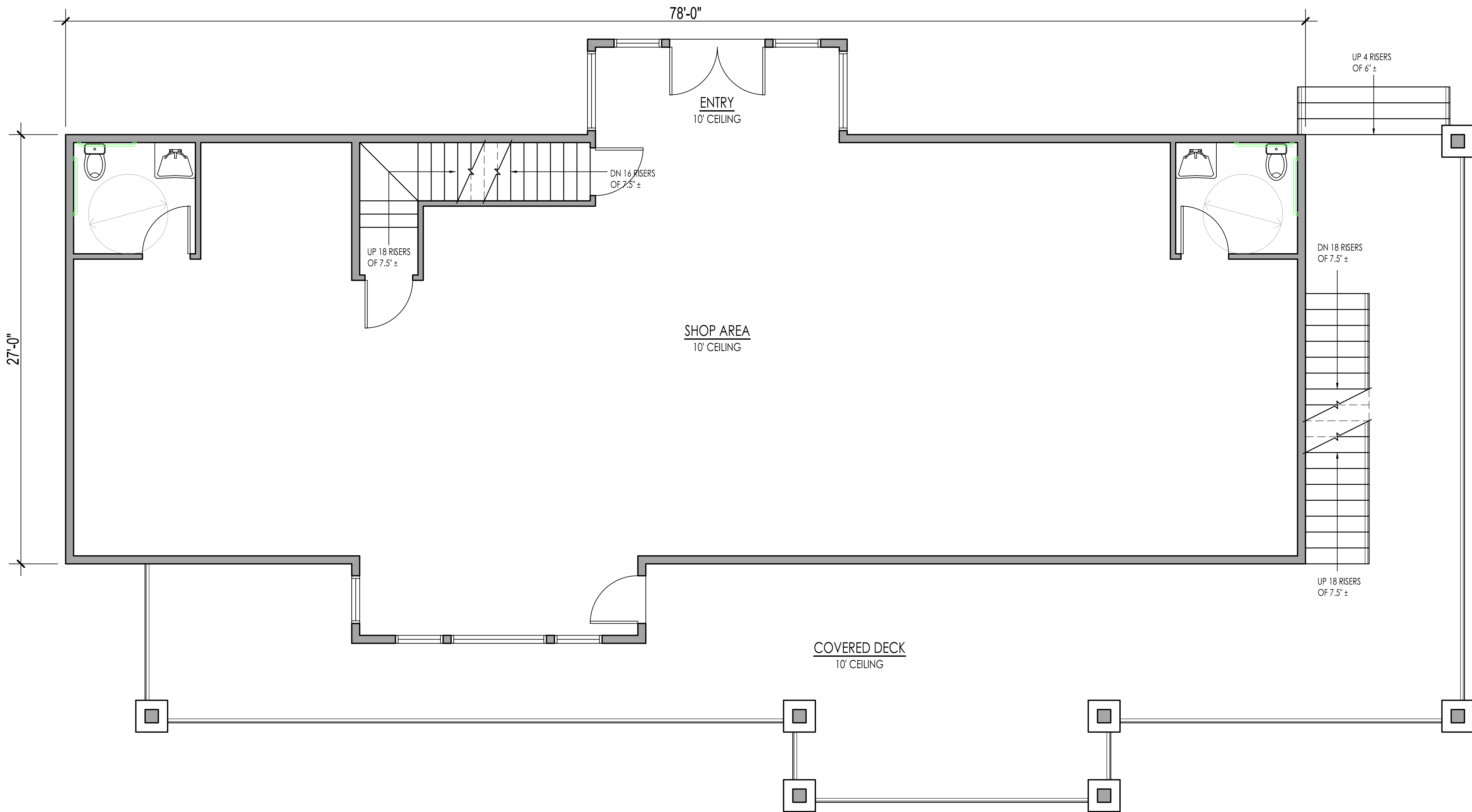
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NOVUS DESIGN GROUP

Chris & Hannah Ripplinger
Brian Head Cabin
IRON COUNTY, UTAH

SITE & DRAINAGE PLAN



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD OR CONCRETE - EXTERIOR WALLS AND PLUMBING WALLS SHALL BE FRAMED WITH 2x6 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE. INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
2. ALL EXTERIOR WALLS SHALL BE SHEATED WITH 7/16" THICK 2-M-W SHEATING OR EQUAL WITH 8d COMMON NAILS AT 6" O.C. AT EDGES AND 12" O.C. IN THE FIELD, BLOCKED SOLID.
3. ALL WALLS COMMON TO DWELLING (GARAGE SEPARATION) SHALL HAVE 5/8" TYPE "X" GYPSUM BOARD INSTALLED FLOOR TO CEILING.
4. ALL WING WALLS AND ARCHES SHALL BE FRAMED WITH A MINIMUM WIDTH OF 6" UNLESS NOTED OTHERWISE.
5. PROVIDE INSULATION AT ALL EXTERIOR WALLS AND CEILINGS AND FLOORS THAT MEET OR EXCEED CODE REQUIREMENTS.
6. ALL STAIR TREADS SHALL HAVE MAXIMUM RISER HEIGHT OF 7.50" AND TREAD DEPTH OF 10" MINIMUM. HANDRAIL SHALL BE 36" HIGH FROM TIP OF TREAD. BALLUSTER SPACING SHALL HAVE NO CLEAR GAP WIDER THAN 4" AND SHALL MEET CURRENT IRC REQUIREMENTS.
7. ALL FLOOR COVERINGS AND FURNISHINGS SHALL BE CHOSEN/APPROVED BY OWNER UNLESS NOTED OTHERWISE.
8. CONSULT OWNER FOR LOCATION OF HOSE BIBBS.

MECHANICAL NOTES:

1. FLUE VENTS AND EXHAUST FAN VENTS SHALL BE AT LEAST 3' ABOVE AND OUTSIDE AIR INLET LOCATED WITHIN 10' AND AT LEAST 4' FROM A PROPERTY LINE.
2. VENT CLOTHES DRYER TO OUTSIDE. DUCTS TO BE METAL WITH SMOOTH INTERIOR SURFACES. EQUIPPED WITH BACK-DRAFT DAMPERS. TERMINATE AT THE EXTERIOR OF THE BUILDING. NO SCREWS ALLOWED. MAXIMUM LENGTH DRYER DUCT 14' WITH TWO 90° ELBOWS. MINIMUM DUCT DIAMETER SHALL BE 4".
3. PROVIDE MINIMUM 30" CLEARANCE ABOVE RANGE TOP TO COMBUSTIBLES.
4. COOK TOPS & MICROWAVES INSTALLED ABOVE COOK TOPS SHALL CONFORM TO THE CONDITIONS OF THEIR LISTINGS.
5. BATHROOMS AND LAUNDRY ROOMS WITHOUT AN OPERABLE WINDOW ARE REQUIRED TO HAVE EXHAUST FANS PROVIDING 5-AIR CHANGES PER HOUR TO OUTSIDE.
6. COMBUSTION AIR TO BE PROVIDED TO MECHANICAL ROOMS W/GAS FIRED EQUIPMENT 4"Ø RELIEF AIR TO MECHANICAL HVAC (MINIMUM) ROOM FROM EXTERIOR.
7. FLUE AND EXHAUST VENTS WILL TERMINATE 4'-0" BELOW OR 4'-0" HORIZ AND AT LEAST 1'-0" ABOVE A DOOR OPERABLE WINDOW OR GRAVITY AIR INLET.
8. THE DWELLING MUST BE PROVIDED WITH HEATING CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES AT A POINT THREE FEET ABOVE THE FLOOR.

PLUMBING NOTES:

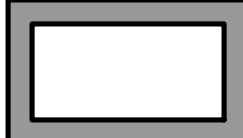
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3. PROVIDE THERMAL PROTECTION FOR ALL WATER HEATERS.
4. SHOWER SIZE MINIMUM 1024 SQ. INCHES WITH A 30" DIAMETER CIRCLE WITHIN AREA. TUB/SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED TYPE BACKING BOARD AND TILE. MARBLE OR EQ. TO A HEIGHT OF 70" ABOVE THE FLOOR DRAIN.
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STAIR NOTES:

1. STAIR HEADROOM - MINIMUM 6'-8" AT ALL PLACES AND ANY POINT. PER CURRENT IRC ADDITION.
2. STAIR TREADS - MAXIMUM 7.75" RISE. MINIMUM 10" RUN. PER CURRENT IRC ADDITION.
3. VARIATION - MAXIMUM 3/8" ON TREADS AND/OR RISERS IN ANY STAIR RUN. PER CURRENT IRC ADDITION.
4. STAIR WIDTH - MINIMUM 36" WIDE.
5. LANDINGS FOR STAIRWAYS - MINIMUM 36"x36" LANDINGS REQUIRED AT: A) ALL EXTERIOR DOORS [EXCEPT FROM HOUSE INTO GARAGE] AT TOP OF STEPS; B) BOTTOM OF ALL INTERIOR STAIRWAYS; C) TOP OF INTERIOR STAIRWAYS EXCEPT WHERE DOOR DOES NOT SWING OVER STAIRS.
6. HANDRAIL SHAPE - 1 1/2" - 2" DIAMETER, OR EQUIVALENT GRIPPING SURFACE. PER CURRENT IRC ADDITION.
7. MOUNTING HEIGHT - 34" - 38" HIGH, MEASURED VERTICALLY ABOVE TREAD NOSING TO TOP OF RAILING.
8. HANDRAIL CONTINUITY - CONTINUOUS, RETURNED AT ENDS TO WALL NEWEL POST, OR SAFETY TERMINAL.
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10. HEIGHT - MINIMUM 36" HIGH TO TOP OF GUARDRAIL.
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MAIN LEVEL FLOOR PLAN SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:	
MAIN LEVEL FLOOR PLAN	2,296 s.f.
UPPER LEVEL FLOOR PLAN	2,198 s.f.
LOWER LEVEL FLOOR PLAN	2,106 s.f.
COVERED DECK	1,078 s.f.
COVERED DECK #2	1,078 s.f.
COVERED PATIO	1,170 s.f.



4-9-2021

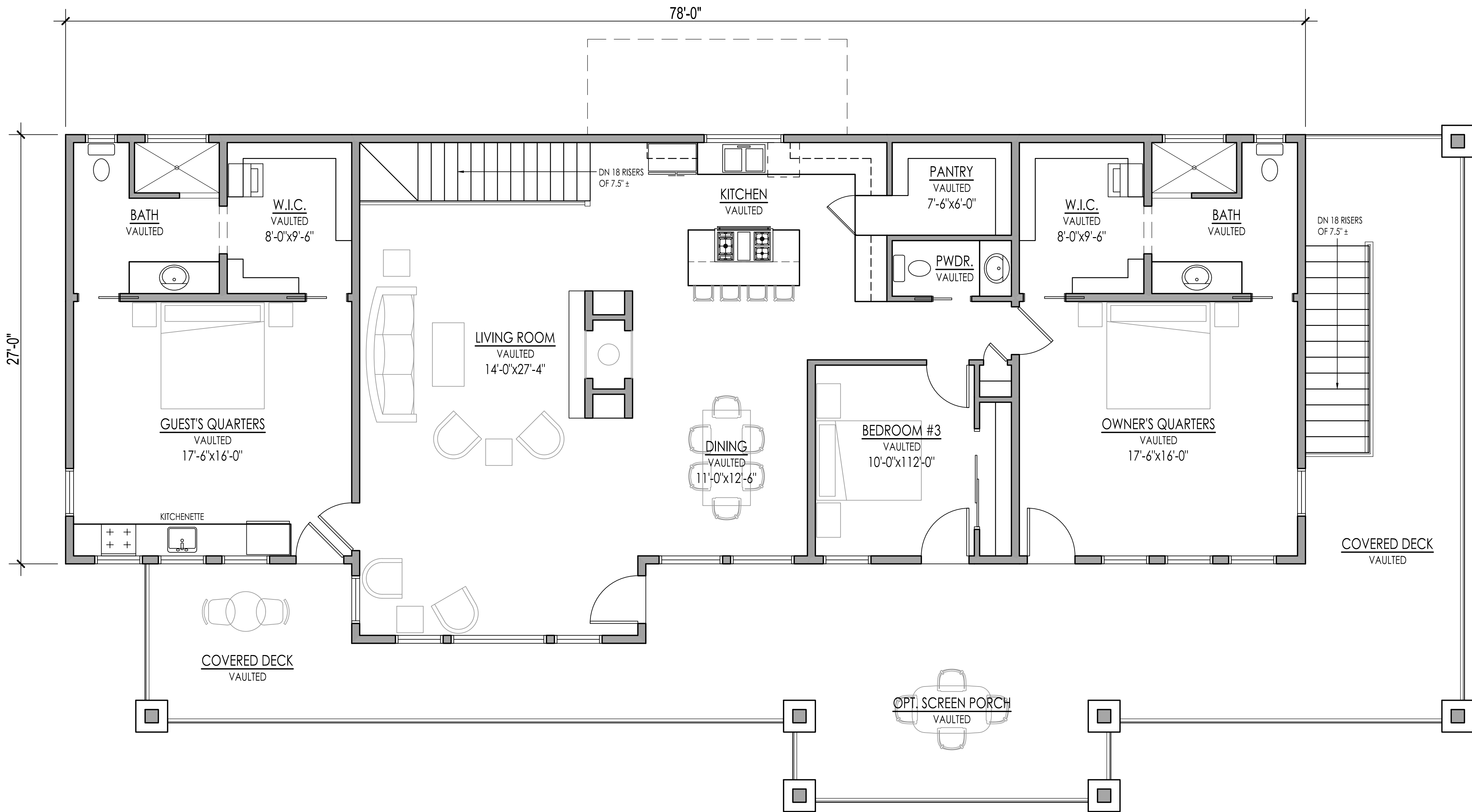
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MAIN LEVEL FLOOR PLAN



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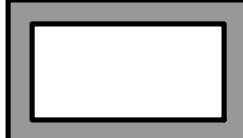
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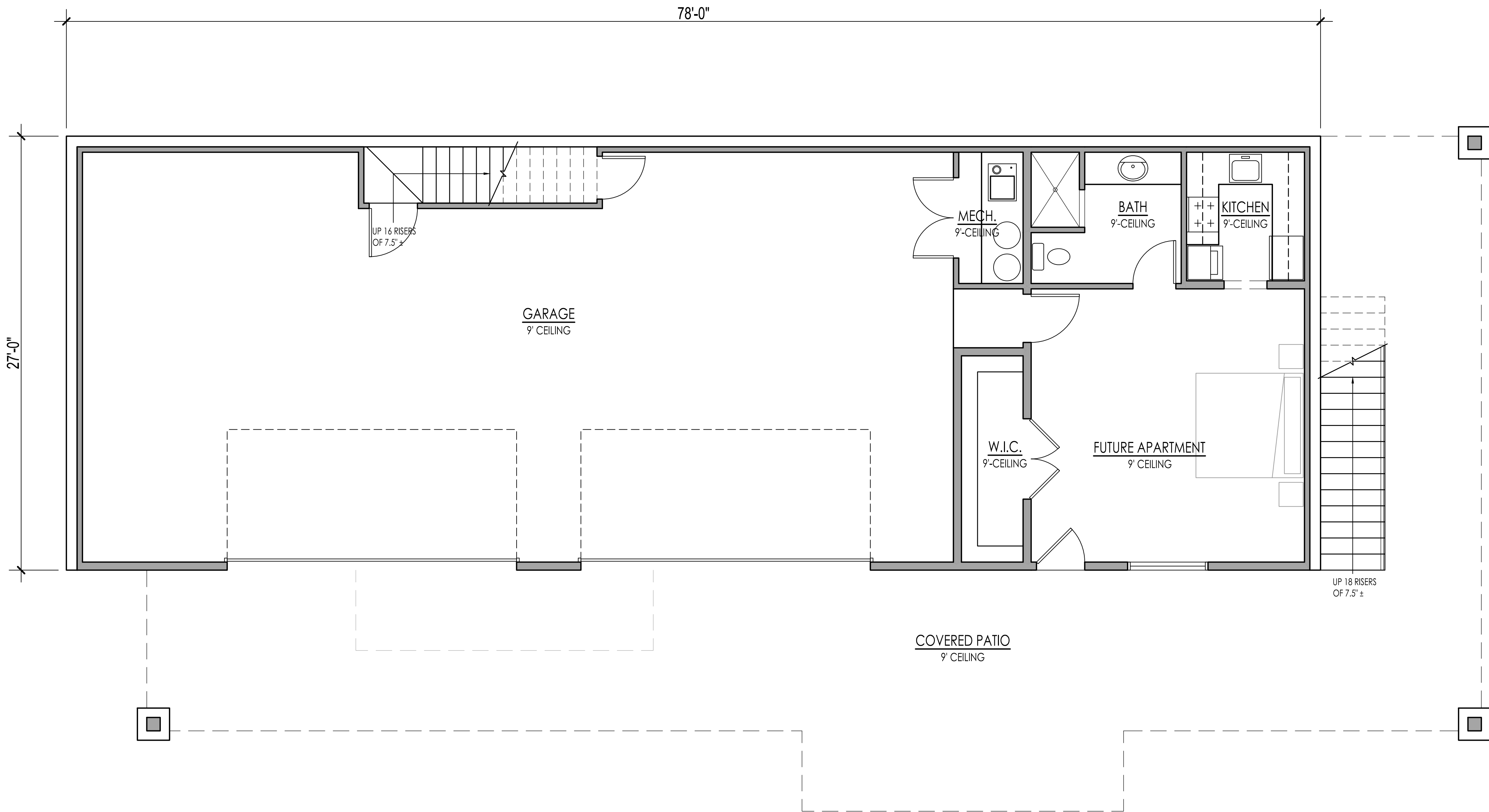
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GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF STUD OR CONCRETE - EXTERIOR WALLS AND PLUMBING WALLS SHALL BE FRAMED WITH 2x6 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE. INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS SHALL BE SHEATED WITH 7/16" THICK 2-M-W SHEATING OR EQUAL WITH 8d COMMON NAILS AT 6" O.C. AT EDGES AND 12" O.C. IN THE FIELD. BLOCKED SOLID.
- ALL WALLS COMMON TO DWELLING (GARAGE SEPARATION) SHALL HAVE 5/8" TYPE "X" GYPSUM BOARD INSTALLED FLOOR TO CEILING.
- ALL WING WALLS AND ARCHES SHALL BE FRAMED WITH A MINIMUM WIDTH OF 6" UNLESS NOTED OTHERWISE.
- PROVIDE INSULATION AT ALL EXTERIOR WALLS AND CEILINGS AND FLOORS THAT MEET OR EXCEED CODE REQUIREMENTS.
- ALL STAIR TREADS SHALL HAVE MAXIMUM RISER HEIGHT OF 7.50" AND TREAD DEPTH OF 10" MINIMUM. HANDRAIL SHALL BE 36" HIGH FROM TIP OF TREAD. BALLUSTER SPACING SHALL HAVE NO CLEAR GAP WIDER THAN 4" AND SHALL MEET CURRENT IRC REQUIREMENTS.
- ALL FLOOR COVERINGS AND FURNISHINGS SHALL BE CHOSEN/APPROVED BY OWNER UNLESS NOTED OTHERWISE.
- CONSULT OWNER FOR LOCATION OF HOSE BIBBS.

MECHANICAL NOTES:

- FLUE VENTS AND EXHAUST FAN VENTS SHALL BE AT LEAST 3' ABOVE AND OUTSIDE AIR INLET LOCATED WITHIN 10' AND AT LEAST 4' FROM A PROPERTY LINE.
- VENT CLOTHES DRYER TO OUTSIDE. DUCTS TO BE METAL WITH SMOOTH INTERIOR SURFACES. EQUIPPED WITH BACK-DRAFT DAMPERS. TERMINATE AT THE EXTERIOR OF THE BUILDING. NO SCREWS ALLOWED. MAXIMUM LENGTH DRYER DUCT 14' WITH TWO 90° ELBOWS. MINIMUM DUCT DIAMETER SHALL BE 4".
- PROVIDE MINIMUM 30" CLEARANCE ABOVE RANGE TOP TO COMBUSTIBLES.
- COOK TOPS & MICROWAVES INSTALLED ABOVE COOK TOPS SHALL CONFORM TO THE CONDITIONS OF THEIR LISTINGS.
- BATHROOMS AND LAUNDRY ROOMS WITHOUT AN OPERABLE WINDOW ARE REQUIRED TO HAVE EXHAUST FANS PROVIDING 5-AIR CHANGES PER HOUR TO OUTSIDE.
- COMBUSTION AIR TO BE PROVIDED TO MECHANICAL ROOMS W/GAS FIRED EQUIPMENT 4"Ø RELIEF AIR TO MECHANICAL HVAC (MINIMUM) ROOM FROM EXTERIOR.
- FLUE AND EXHAUST VENTS WILL TERMINATE 4'-0" BELOW OR 4'-0" HORIZ AND AT LEAST 1'-0" ABOVE A DOOR OPERABLE WINDOW OR GRAVITY AIR INLET.
- THE DWELLING MUST BE PROVIDED WITH HEATING CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES AT A POINT THREE FEET ABOVE THE FLOOR.

PLUMBING NOTES:

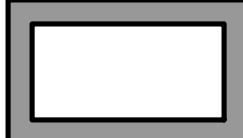
- PROVIDE FLOOR DRAIN AT WATER HEATER.
- PROVIDE SEISMIC STRAPS FOR WATER HEATER (1) @ TOP 1/3 AND (1) @ BOTTOM 1/3.
- PROVIDE THERMAL PROTECTION FOR ALL WATER HEATERS.
- SHOWER SIZE MINIMUM 1024 SQ. INCHES WITH A 30" DIAMETER CIRCLE WITHIN AREA. TUB/SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED TYPE BACKING BOARD AND TILE. MARBLE OR EQ. TO A HEIGHT OF 70" ABOVE THE FLOOR DRAIN.
- WATER CLOSET CLEARANCES OF 30" WIDTH. 24" IN FRONT OF CLOSET REQUIRED.
- REQUIRED LOW FLUSH WATER CLOSET. MAXIMUM 1.6 GALLONS PER FLUSH.
- FLOW RATE OF SHOWER HEAD MAXIMUM 2.5 GALLONS/MINUTE.
- PLUMBING VENTS SHALL BE AT LEAST 3' ABOVE OR 10' OUTSIDE AIR INTAKE OPENINGS.
- FREEZELESS BACKFLOW PREVENTION HOSE BIBS REQUIRED.

STAIR NOTES:

- STAIR HEADROOM - MINIMUM 6'-8" AT ALL PLACES AND ANY POINT. PER CURRENT IRC ADDITION.
- STAIR TREADS - MAXIMUM 7.75" RISE. MINIMUM 10" RUN. PER CURRENT IRC ADDITION.
- VARIATION - MAXIMUM 3/8" ON TREADS AND/OR RISERS IN ANY STAIR RUN. PER CURRENT IRC ADDITION.
- STAIR WIDTH - MINIMUM 36" WIDE.
- LANDINGS FOR STAIRWAYS - MINIMUM 36"x36" LANDINGS REQUIRED AT: A) ALL EXTERIOR DOORS (EXCEPT FROM HOUSE INTO GARAGE) AT TOP OF STEPS; B) BOTTOM OF ALL INTERIOR STAIRWAYS; C) TOP OF INTERIOR STAIRWAYS EXCEPT WHERE DOOR DOES NOT SWING OVER STAIRS.
- HANDRAIL SHAPE - 1 1/2" - 2" DIAMETER, OR EQUIVALENT GRIPPING SURFACE. PER CURRENT IRC ADDITION.
- MOUNTING HEIGHT - 34" - 38" HIGH. MEASURED VERTICALLY ABOVE TREAD NOSING TO TOP OF RAILING.
- HANDRAIL CONTINUITY - CONTINUOUS, RETURNED AT ENDS TO WALL NEWEL POST, OR SAFETY TERMINAL.
- GUARDRAILS REQUIRED ON OPEN SIDES OF STAIRS. LANDINGS AND PLATFORMS MORE THAN 30" ABOVE GRADE OR FLOOR BELOW. PER CURRENT IRC.
- HEIGHT - MINIMUM 36" HIGH TO TOP OF GUARDRAIL.
- DESIGN PATTERN - BALLUSTER SPACING SO A 4" SPHERE CANNOT PASS THROUGH AT ANY POINT. PER CURRENT IRC.
- GUARDRAILS WITH HANDRAIL - WHEN COMBINED WITH HANDRAIL ON OPEN SIDE OF STAIRS, GUARDRAIL MAY BE BUILT TO HANDRAIL HEIGHT.

LOWER LEVEL FLOOR PLAN SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:	
MAIN LEVEL FLOOR PLAN	2,296 s.f.
UPPER LEVEL FLOOR PLAN	2,198 s.f.
LOWER LEVEL FLOOR PLAN	2,106 s.f.
COVERED DECK	1,078 s.f.
COVERED DECK #2	1,078 s.f.
COVERED PATIO	1,170 s.f.



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LOWER LEVEL FLOOR PLAN