



Sunset City Corporation

200 West 1300 North • Sunset City, Utah 84015 • 801-825-1628

Mayor:
Scott Wiggill
Council:
Nancy Smalling
Nakisha Rigley
Hope Thompson
Ricky Carlson
Katherine Hunter

CITY COUNCIL AGENDA REGULAR MEETING

PUBLIC NOTICE IS HEREBY GIVEN that the Sunset City Council will hold a regular meeting at 6:30 p.m. on Tuesday, March 3, 2026 at the Sunset City Office Building, 200 West 1300 North, Sunset, Utah. Any information or items for the Council's consideration must be furnished at least ten (10) working days prior to the scheduled meeting to give the needed time to study the request. Agenda shall be as follows:

REGULAR SESSION

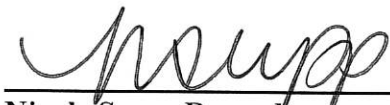
- A. CALL TO ORDER & WELCOME**
- B. INVOCATION OR INSPIRATIONAL THOUGHT AND PLEDGE OF ALLEGIANCE** by Council Member Thompson
- C. APPROVAL OF MINUTES – February 17, 2026**
- D. PUBLIC COMMENTS**

AGENDA ITEMS

- 1. Introduction from John Adams, running for Davis County Commissioner Seat A**
- 2. Discuss and Approve Development Agreement for Meadow Park Townhomes Previously Alvey Townhomes**
- 3. Mayor, Council and Department Head Reports**
- 4. Adjourn**

Possible closed meeting for reasons allowed by Utah State Code 52-4-205.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Sunset City Offices, (801) 825-1628, at least three (3) working days prior to this meeting. Anchor location for electronic meetings by telephone device is 200 W 1300 N, Sunset UT 84015. With the adoption of Ordinance 1-6-3, the Council may participate per Electronic Meeting Rules. Please make arrangements in advance. Posted – February 27, 2026.



Nicole Supp, Recorder

Sunset City Corporation
City Council Minutes
February 17, 2026
Page 1 of 6

Minutes of a regular meeting held February 17, 2026 at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Mayor Wiggill presiding.

REGULAR SESSION

Mayor and Council Present:

Scott Wiggill	Mayor
Katherine Hunter	Council Member
Nakisha Rigley	Council Member
Nancy Smalling	Council Member

City Employees Present:

Brett Jamison	Police Chief
Jason Monroe	Public Works Director
Recorder Supp	Recorder

Excused:

Ricky Carlson	Council Member
Hope Thompson	Council Member

Others Present:

Robert F. Smalling	Sunset
Dee Sanford	Sunset
Mariah Reye	Child Richards CPA's & Advisors

The regular session was called to order at 6:32 p.m. by Mayor Wiggill.

Council Member Smalling gave a prayer/inspirational thought and led the Pledge of Allegiance.

APPROVAL OF MINUTES: Council Member Rigley made a motion to approve the meeting minutes from February 3, 2026 and Closed Session February 3, 2026 as presented and Council Member Hunter seconded the motion. The motion passed unanimously with Council Members Hunter, Rigley and Smalling voting yes.

Council Member Rigley made a motion to approve the meeting minutes from Special Session February 5, 2026 and Closed Session February 5, 2026 as presented and Council Member Smalling seconded the motion. The motion passed unanimously with Council Members Hunter, Rigley and Smalling voting yes.

APPROVAL OF VOUCHERS: Cache Valley Electric in the amount of \$142,257.90 for the Hawk Crosswalk Lights. Mayor Wiggill asked if there were any questions or concerns. Seeing none, he requested a motion.

Council Member Smalling made a motion to approve the Voucher for Cache Valley Electric and Council Member Hunter seconded the motion. The motion passed unanimously with Council Members Hunter, Rigley and Smalling voting yes

Public Comments: There were none.

Regular Meeting

1. **Appoint Dee Sanford as an Alternate Planning Commissioner:** Recorder Supp invited Dee Sanford to come forward and introduce himself. Mr. Sanford introduced himself, stating that he had been a resident of Sunset for 32 years and had previously served on the Planning Commission approximately 20 years earlier. Mayor Wiggill welcomed Mr. Sanford back and asked whether things had changed since their previous service. Mr. Sanford stated that during his earlier time on the Planning Commission he had emphasized the importance of a walkable community and had participated in field trips to promote that idea. He observed that there had been many improvements since then and that walking along Main Street was now much easier than it had been when development was limited. Mayor Wiggill commented that significant effort had been put into the new Form Base code to support those goals and asked if Council Members had questions. Council Member Smalling thanked Mr. Sanford for being willing to serve the City. Council Member Rigley noted that her spouse Mike Rigley served on the Planning Commission and shared similar views about the importance of a walkable city, adding that Mr. Sanford would enjoy working with them.

Council Member Rigley made a motion to approve appointment of Dee Sanford to the Planning Commission and Council Member Smalling seconded the motion. The motion passed with a roll call vote with Council Members Hunter, Rigley and Smalling voting yes.

2. **Discuss Fiscal Year 2025 Final Audit Report with Mariah Reyes:** Mariah Reyes introduced herself as a representative of Child Richards CPAs & Advisors and explained that the firm had audited the City's financial statements as of June 30, 2025. Auditor Reyes directed the Council to the communication with governance letter and explained that there had been one internal finding related to segregation of duties, noting that it appeared the same individual had been preparing and approving payroll. Auditor Reyes recommended that someone other than the preparer review payroll before submission to ensure proper internal controls.

Recorder Supp responded that the process had already been corrected after the City transitioned to Zions Bank. Payroll was now prepared by one employee, approved by Recorder Supp, and then returned for final submission.

Auditor Reyes confirmed awareness of the updated process and continued reviewing the audit. Auditor Reyes stated that the audit found no material misstatements and that the financial statements fairly presented the City's financial condition. Auditor Reyes reminded the Council that management is responsible for internal controls designed to prevent or detect errors or fraud.

Auditor Reyes summarized key financial highlights, including an increase in governmental net position of approximately \$1.4 million and an overall net increase of about \$1.6 million. Revenues increased by approximately \$1.6 million, despite a decrease of about \$250,000 in tax revenues and a modest increase in service charges. Expenses

increased by roughly \$326,000. The City also added capital assets, including machinery, equipment, and vehicles.

Auditor Reyes explained that capital project fund balances increased by approximately \$1.9 million and reviewed additional statements detailing assets, liabilities, and fund activity. Cash increased by approximately \$60,000 from the prior year, and capital asset improvements totaled roughly \$800,000.

Auditor Reyes then reviewed state compliance findings. As a fifth-class city, Sunset is required to prepare monthly financial reports detailed enough to support financial decision-making. The City had also missed the deadline for completing the fraud risk assessment within six months of year-end. Additionally, two departments had exceeded their budgets, and the auditor recommended closely monitoring expenses and amending budgets when necessary.

Mayor Wiggill asked if there were questions.

Council Member Smalling asked whether the findings were being addressed.

Recorder Supp confirmed that the City had begun providing monthly financial statements and clarified that the fraud risk assessment timing had previously been misunderstood. The assessment had since been submitted, and a calendar reminder was now in place to ensure timely completion in the future. Auditor Reyes reiterated the importance of completing the assessment within the required timeframe.

Mayor Wiggill thanked Auditor Reyes for the work performed and acknowledged the coordination with Recorder Supp.

3. **Mayor, Council and Department Head Reports:** Council Member Smalling reported that the Mosquito Abatement District was preparing for the upcoming season and had begun opening facilities and rehiring seasonal employees, noting a strong return rate that reflected a positive work environment. Council Member Smalling also announced the retirement of the current manager, Gary, and the hiring of Greg White, formerly Assistant Director with Salt Lake City Mosquito Abatement District, who brought significant experience and education to the role.

Council Member Hunter asked whether unusual weather patterns had raised concerns about mosquito activity.

Council Member Smalling responded that mosquitoes tend to hibernate and that impacts depend on species, noting that development westward was expanding treatment areas and increasing the need for chemicals, storage, and updated facilities. She added that new buildings and storage improvements were being planned. Council Member Smalling also shared that the State of Utah had issued a formal citation honoring Vietnam veterans affected by Agent Orange, recognizing the long-term health effects experienced by those exposed during service.

Council Member Rigley thanked those who attended Winterfest, describing it as a successful event with strong community turnout and volunteer support. Council Member Rigley also reported on a Wasatch Integrated Waste Management District board meeting, noting recognition of certain holidays, implementation of a cash-rounding policy due to the elimination of the penny, and a \$3.4 million SWIFR grant awarded to expand organics recycling, composting capacity, curbside collection, contamination detection technology, and public education efforts. December transfer volumes reached 10,000 tons, indicating a strong trend for 2026.

Council Member Hunter reported that the senior activity for the month included a well-attended bingo event and thanked Mayor Wiggill for assisting with calling numbers. she stated she would continue working with resident Gail who is good at rounding up the seniors on upcoming events.

Director Monroe explained that the City had initially budgeted significant funds to hire a contractor to address sidewalk trip hazards, with projected costs of approximately \$300,000. After research, the department instead purchased its own equipment, including a grinder and HEPA vacuum system, allowing staff to perform the work internally. Training began the previous week, and the process took approximately eight minutes per sidewalk panel. Director Monroe anticipated major cost savings with this approach.

Director Monroe further explained that the City would still use available transportation tax funds for full replacements of severely damaged sections while handling smaller repairs in-house. A dedicated enclosed trailer now stored all related equipment, enabling crews to address hazards proactively using mapped locations and available work time rather than waiting for outside contractors.

Mayor Wiggill explained that the City had been waiting since August for a contractor to address sidewalk trip hazards, but the company repeatedly delayed the project. After Director Monroe researched alternatives and presented a proposal, completing the work in-house seemed more cost efficient. The trailer had been remodeled with shelving and secured storage for equipment so items would remain organized during transport. Mayor Wiggill expressed appreciation for the initiative.

Council Member Hunter asked whether the work would be completed based on priority areas or by location.

Director Monroe responded that crews were currently working by area while employees were being trained on the equipment. Once training was complete and budget season allowed time for review, Director Monroe planned to use the mapped data and photographs collected by the contractor to categorize repairs by priority, addressing the most severe hazards first. He noted the challenge of balancing visible needs across neighborhoods so residents would understand the phased approach.

Council Member Hunter asked whether the City intended to keep the equipment long term or sell it after the work was completed.

Director Monroe explained that the total investment, including an additional grinder and saw that were still on order, was approximately \$20,000, compared to the \$113,000 that had been budgeted to contract the work. He stated that the purchase was a strong long-term investment for the City.

Mayor Wiggill thanked Director Monroe and the Public Works team for their efforts and highlighted the anticipated cost savings.

Chief Jamison then shared a positive community story. The Police Department had received a call from a resident who discovered several wallets hidden inside a wall while remodeling a home. The wallets contained personal items, identification, and other belongings, along with some clothing items. After researching the contents, staff determined the items were approximately 52 years old and traced them to individuals connected to Ogden High School. All of the identified owners, now approximately 69 to 70 years old, had been located, and arrangements were being made to return their property. He noted that the items appeared to have been hidden decades earlier, possibly connected to a school group, and staff were pleased to reunite the owners with their belongings.

Recorder Supp asked whether Council Members had received the new utility bill format. The City had received a high volume of phone calls because some residents initially believed the notice was a disconnect warning, but staff clarified that it was simply the redesigned bill. Overall feedback from residents had been very positive.

Council Member Smalling shared that a resident expressed appreciation for the clearer font and improved privacy and security of the new format. Mayor Wiggill agreed and thanked staff for their work on the redesign.

Council Member Rigley suggested that the new format might eventually be used to advertise community events. Recorder Supp confirmed that Winterfest information had already been included. Mayor Wiggill added that the new layout allowed space for future announcements and community notes.

Mayor Wiggill then reported on the success of Winterfest, stating that events featuring food and bingo consistently drew large crowds. He thanked everyone who helped organize and staff the event, including Public Works and office personnel. The winning chili cook, who regularly participates as a vendor at City events, was very excited about the award. Mayor Wiggill described the evening as a fun and well-attended community gathering.

Mayor Wiggill also reported that a recent senior bingo event had nearly doubled typical attendance. The event included a white elephant gift exchange, and participation was enthusiastic, with many gifts distributed. He thanked those who supported the activity.

Mayor Wiggill reported that the budget process had begun for the North Davis Fire District. A committee met the previous week to review initial numbers before

presentation to the board chair. Early indications showed the department was managing finances carefully and remained in good condition.

Mayor Wiggill then reported on Sewer District matters, announcing that the Director's contract had not been renewed and that the District was currently searching for a replacement. He noted that additional details could not be discussed at that time.

Mayor Wiggill also informed the Council of two pieces of proposed state legislation that could significantly affect water costs. House Bill 501 would require retail public water suppliers and wastewater providers receiving state funding to increase associated fees. Senate Bill 245 addressed stormwater and impact-fee-related provisions that could also affect residents' utility costs. He expressed concern about the potential financial burden on residents if the bills were adopted.

Recorder Supp asked to display the new bill on the screen, and Mayor Wiggill allowed it. Mayor Wiggill explained that the redesigned bill now arrived in an envelope rather than postcard format, which initially surprised residents who associated mailed notices from the City with negative news.

Director Monroe displayed a video of the new sidewalk repair equipment to show the Council how the process works.

Council Member Smalling made a motion to adjourn and Council Member Rigley seconded the motion. The motion passed unanimously with Council Members Hunter, Rigley and Smalling voting yes.

The Regular meeting adjourned at 7:13 p.m.

Approved – March 3, 2026

Scott Wiggill, Mayor

Nicole Supp, Recorder

DEVELOPER'S AGREEMENT WITH CITY

THIS AGREEMENT entered into this 3rd day of March 2026, between STANHOLD LLC (Owner's Agent: Kaden Hardy), of _____ ("Developer"), County of _____, State of Utah, hereinafter referred to as Developer, and SUNSET CITY CORPORATION, a municipal corporation of the State of Utah located in Davis County, herein after referred to as the City, hereby agrees as follows:

1. Preliminary. The previous Developer has presented to the Sunset City Planning Commission and the Sunset City Council a proposed final plat for the subdivision of, and construction of Improvements on, certain land in Sunset City to be known as Meadow Park Townhomes, LLC ("Project"). While the proposed final plat for the subdivision of, and construction of Improvements on this certain property has previously been approved by the Sunset City Planning Commission and Sunset City Council, Developer expressly agrees that previous approval does not entitle him/it to approval of the proposed plat and construction of the improvements. As consideration for the granting of said approval and acceptance, Developer has agreed and does now agree to the provisions hereof and all other ordinances of Sunset City.
2. Compliance with Subdivision Standards. Developer agrees to comply with all of the ordinances, rules, regulations, requirements and standards of the City with respect to the construction and completion of said subdivision, and particularly to install and complete all of the off-site improvements required, within the time hereinafter stated, including but not limited to the following:
 - A. Cut curb for 3 approaches.
 - B. Install water meter boxes.

Said improvements and any others designated shall be done according to the specifications and requirements of the City. All work shall be subject to the inspection of Sunset City and any questions as to conformity with the City

specifications or standards or as to the technical sufficiency of the work shall be decided by the City Engineer and his decision shall be final and conclusive.

Developer agrees as consideration for City issuing building permits after initial acceptance of improvements to allow the City to collect and retain utility fees for the time between initial and final acceptance of the utility lines.

Building permits will be issued on condition that all improvements necessary to satisfy fire code requirements have been installed and that all improvements necessary to satisfy fire code requirements have been installed and that enough security is held in escrow to complete all required improvements for the subdivision, including any repairs or replacement after initial installation.

If, in the discretion of the City Engineer Developer is not complying with this Agreement, the City Engineer may issue a Stop Work Order, by delivering the same to Developer. In that event, Developer shall stop work immediately on the Project until Developer has remedied or rectified any breach of this agreement, or any local, state, or federal law governing the Project

3. Time for Completion and Extension of Time. All of the said off-site improvements shall be fully installed and completed within (1) year, the Sub-divider may apply to the Planning Commission and the City Council for an extension of time of one year with additional one-year extensions after the first extension if the Planning Commission and City Council agree. Said extensions shall be subject to adequate security for the completion of said improvements being made by increasing the amount of the escrow account.
4. Security for Compliance. As security for compliance by Development with the ordinance, rules, regulations, requirements and standards of the City and of Developer's agreements herein stated, Developer has delivered to the City Offices, an acceptable third-party escrow agreement approved by the City Engineer, by the terms of which an acceptable third-party agrees to hold \$4,887.30 (which represents the cost of all required improvements as determined by the City Engineer) in escrow for

the use of the City in the event of Developer's failure or refusal to install, complete, construct, repair or replace any off-site improvements in accordance with the provisions of this agreement, the escrow agreement and all City codes and ordinances. The decision of the City as to whether an improvement needs to be installed, constructed, completed or replaced will be final.

Should Developer fail or refuse to complete the said off-site improvements in accordance with the provisions hereof, and particularly within the time stated, or should Developer become insolvent before a completion thereof, then the City may, at its option, determine the cost of completing said off-site improvements on the basis of reliable estimates and bids and may apply all sums of deposited in escrow against the said cost of completion and may proceed to legally obtain the escrow funds and use the proceeds therefrom to pay the cost of completing the said off-site improvements and to pay all related expenses including but not limited to court costs and attorney's fees.

The 10% as above stated, shall constitute a guarantee that the said off-site improvements are installed in accordance with the subdivision standards of the City as to quality and service-ability and shall be held by the City for a period of two (2) years from the time the last improvement needing repair or placement is again accepted. At the end of the two year period, the said 10% shall be returned to Developer provided the off-site improvements have proven to have been constructed or installed in accordance with the standards of the City as to quality and serviceability, otherwise, to be applied toward construction or installation of said improvements in accordance with City standards or the repair or replacing the same so as to bring them into conformity with City standards, Developer will pay the difference to the City on demand. The City shall not issue any building permits until the improvements needing repair, replacement, etc. are completed and again accepted.

5. Applicability of Ordinance. This agreement does not supersede, but implements the Sunset City Subdivision Ordinance and all other ordinances and regulations applicable to the subdivision of land and construction of improvements thereon, and Developer agrees to comply in all respects with the provisions of said ordinances. No

provision of this agreement shall limit the City in its rights or remedies under said subdivision ordinance or other applicable building ordinance.

6. Successors Enforcement. The terms of this agreement shall be binding upon the parties hereon, their heirs, executors, administrators, assigns or any parties legally acquiring the parties interest through foreclosure, trust deed, sale, bankruptcy or otherwise. In the event either party must take legal action to enforce the terms of this agreement, the prevailing party shall have costs of court, including a reasonable attorney's fee.

DEVELOPER:

Meadow Park Townhomes, LLC

Judd Stanger, Manager/Kaden Hardy, Owner's Agent

Date: _____

SUNSET CITY:

Mayor, Scott Wiggill

Date: _____

ATTEST:

City Recorder, Nicole Supp

Date: _____

MEADOW PARK TOWNHOMES

SUNSET, UTAH



DESIGNER



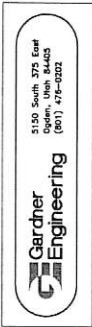
JASON BALL, PROJECT MANAGER
1708 E. 5500 S., #20
SOUTH SALT LAKE CITY, UT 84143
(801) 466-5822

STRUCTURAL ENGINEER



STEVEN J. CARLSON, P.E.
3785 N. 1100 W.
PLEASANT VIEW, UT 84114
(801) 463-5710

CIVIL ENGINEER



5155 South 275 East
Ogden, Utah 84403
(801) 478-0202

LIST OF DRAWINGS	
C	COVER SHEET
1	BASEMENT PLAN
2	MAIN FLOOR FRAMING
3	MAIN FLOOR PLAN
4	UPPER FLOOR FRAMING
5	UPPER FLOOR PLAN
6	ROOF FRAMING PLAN
7	SECTIONS & DETAILS
8	SECTIONS & DETAILS
9	FRONT & SIDE ELEVATIONS
10	BACK & SIDE ELEVATIONS
11	BASEMENT & MAIN FLOOR ELECTRICAL
11	UPPER FLOOR ELECTRICAL
S1	STRUCTURAL NOTES
S2	STRUCTURAL DETAILS



PROJECT NAME: MEADOW PARK TOWNHOMES OWNER: HARDCO REMODEL & DESIGN, L.L.C.

GENERAL NOTES:

1. ALL FINISH WORK TO COMPLY TO BEST PRACTICES OF LOCAL TRADE ASSOCIATIONS AND STANDARDS. VERIFY BY CONTRACTOR.
2. COORDINATE ALL PARTS, DOORS, AND FINISH WORK IN OWNER'S EXISTING WALLS IN 24" ARE OF DOOR EDGES IN 18" OF FLOOR, AND IN TUB ENCLOSURES IN 18" OF FLOOR.
3. UNFINISHED WALL EDGES 6" TO BE BRIDGED AND SELF-CLOSING.
4. DRYER DUCT MAXIMUM LENGTH IS 25'-0" REDUCE LENGTH BY 5'-0" FOR ALL 40 BODIES AND REDUCE BY 2'-0" FOR ALL 48.
5. FIRE BLOCK WALLS & TYPED SPACES AT CEILING 1 AT 10' VERT. & HORIZ.
6. INSTALL BACK FLOOR PREVENTION ON ALL HOSE BIBS & LAWN SPRINKLERS.
7. VENT TERMINATIONS SHALL BE 12" AWAY OR 5'-0" ABOVE SHARP COOLERS.
8. ALL WALLS BETWEEN HOUSE AND GARAGE TO HAVE ONE LAYER OF 5/8" S.B. ON 16" SPACING.
9. ALL GARAGE CEILING IN ROOMS ABOVE TO HAVE 5/8" S.B. CEILING.
10. OWNER / CONTRACTOR TO REVIEW VERIFY THAT ALL PLANS ARE CORRECT PRIOR TO CONSTRUCTION.
11. IT BEEN DESIGNED UNDER 2018 IRC.
12. MECHANICALLY EXHAUSTED AIR SHALL NOT BE DISCHARGED INTO ATTIC, SOFFIT, ROOF OR CRANK SPACE.
13. ALL TUBS, SHOWERS, SINKS, AND TOILETS TO BE NON-FREEZE.
14. ALL EXTERIOR HOSE BIBS TO BE NON-FREEZE.
15. MAXIMUM FLOOR RATES FOR THE SHOWER HEADS, LAVATORY AND SINK FAUCETS, TOILETS, AND SINKS SHALL BE 2.0 GPM AT 80 PSI.
16. TEMPERATURE LIMITING DEVICES ARE REQUIRED AND SHALL BE SET AT 120°F FOR DISHWASHER & GLASS WARMERS.
17. DIRECT WASTE VENT TO BE PVC SCHEDULE 40, DR22 (IPS 200) AND DR 24 (IPS 140).
18. DIRECT WASTE VENT TO BE PVC SCHEDULE 40, DR22 (IPS 200) AND DR 24 (IPS 140).
19. 64S UNITS, PROVIDE SEDIMENT TRAPS ON THE DOWNSTREAM SIDE OF SHUTOFF VALVE.
20. COORDINATION AIR DUCT SHALL BE INSULATED WHERE IT PASSES THROUGH CONDITIONED SPACE.
21. ALL PARTITIONS (I.E. HALLS, KITCHENS, BATHS, ETC.) WHICH ARE TO BE INSTALLED SHALL BE CONSTRUCTED WITH 2X4 STUDS AND 5/8" S.B. WHICH SHALL MEET THE REQUIREMENTS OF IRC 2018.16.5.

INSTALL TWO (2) 14" X 40200 PSI BARS ON ALL SIDES OF OPENINGS BARS SHALL SPREAD 24" BEYOND THE OPENINGS

COORDINATE W/ FOOTING 1 FUNDATION PLAN & FLOOR PLAN FOR ALL HOLDOWN LOCATIONS (TYP)

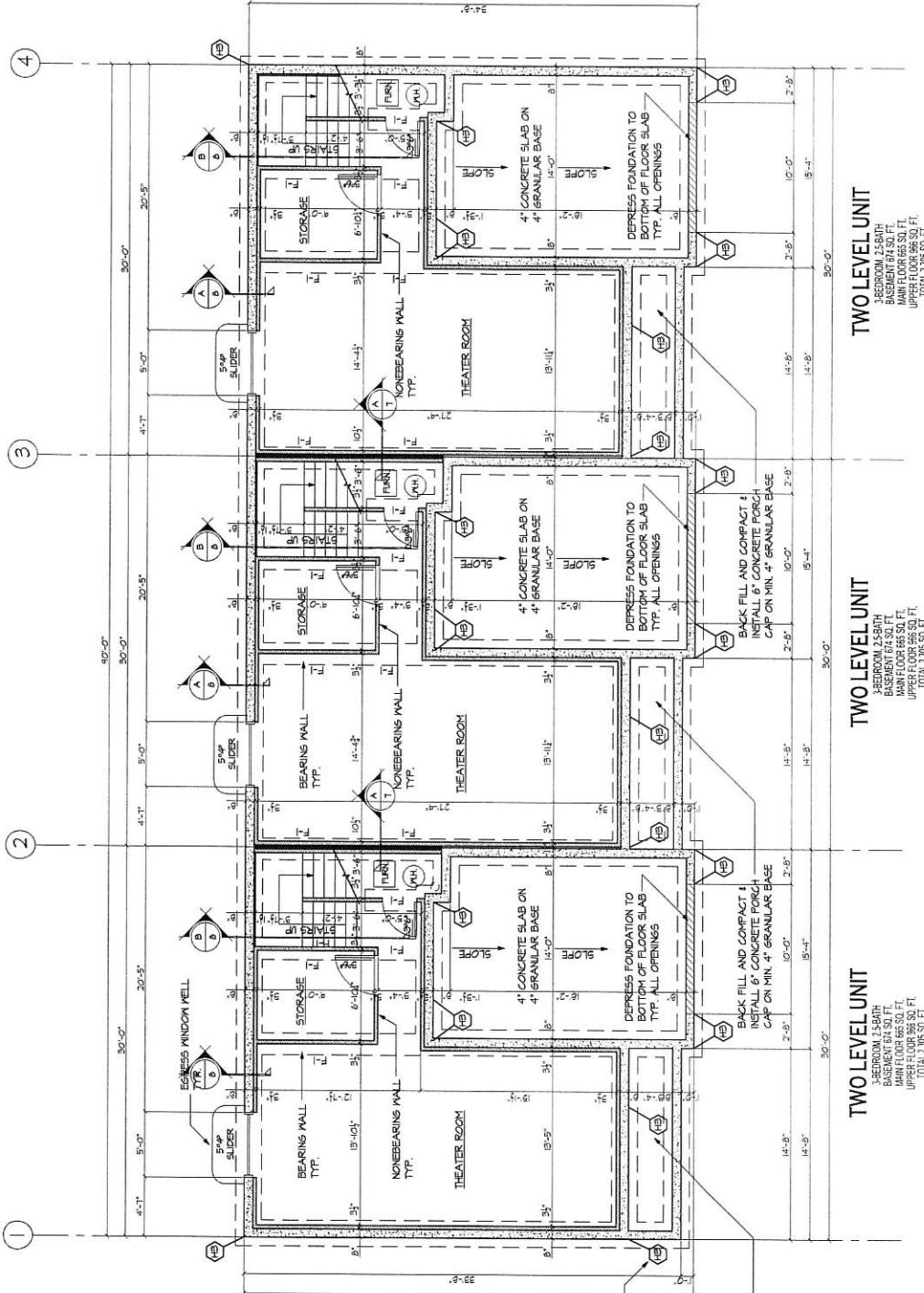
ALL BEAMS, HEADERS, FOOTINGS & ANCHOR BOLTS SIZES AND SPACING TYP.

COORDINATE W/ SHEARWALL SCHEDULE FOR HOLDOWN SCHEDULE

FOOTING SCHEDULE

- F-1 20" X 10' CONTINUOUS CONCRETE FOOTING N 2 14 BARS CONT.
- F-2 24" X 10' CONTINUOUS CONCRETE FOOTING N 3 14 BARS CONT.
- F-3 24" X 24" X 10' SPOT FOOTING IN 3 14 BARS EACHWAY
- ALL FOOTINGS TO BE F-2 UNLESS NOTED OTHERWISE
- (ALL FOOTINGS TO HAVE A MIN. 30" FROST COVER)

FOUNDATION REINFORCING SCHEDULE			
TAG	HEIGHT	THICKNESS	VERTICAL REINFORCING HORIZONTAL REINFORCING
AS NEEDED	2'-0" - 4'-0"	8"	14 # 10' O.C.
	4'-0" - 8'-0"	8"	14 # 10' O.C.
	8'-0" - 12'-0"	8"	14 # 10' O.C.
	12'-0" - 16'-0"	8"	14 # 10' O.C.
	16'-0" - 20'-0"	8"	14 # 10' O.C.
	20'-0" - 24'-0"	8"	14 # 10' O.C.
	24'-0" - 28'-0"	8"	14 # 10' O.C.
	28'-0" - 32'-0"	8"	14 # 10' O.C.
	32'-0" - 36'-0"	8"	14 # 10' O.C.
	36'-0" - 40'-0"	8"	14 # 10' O.C.



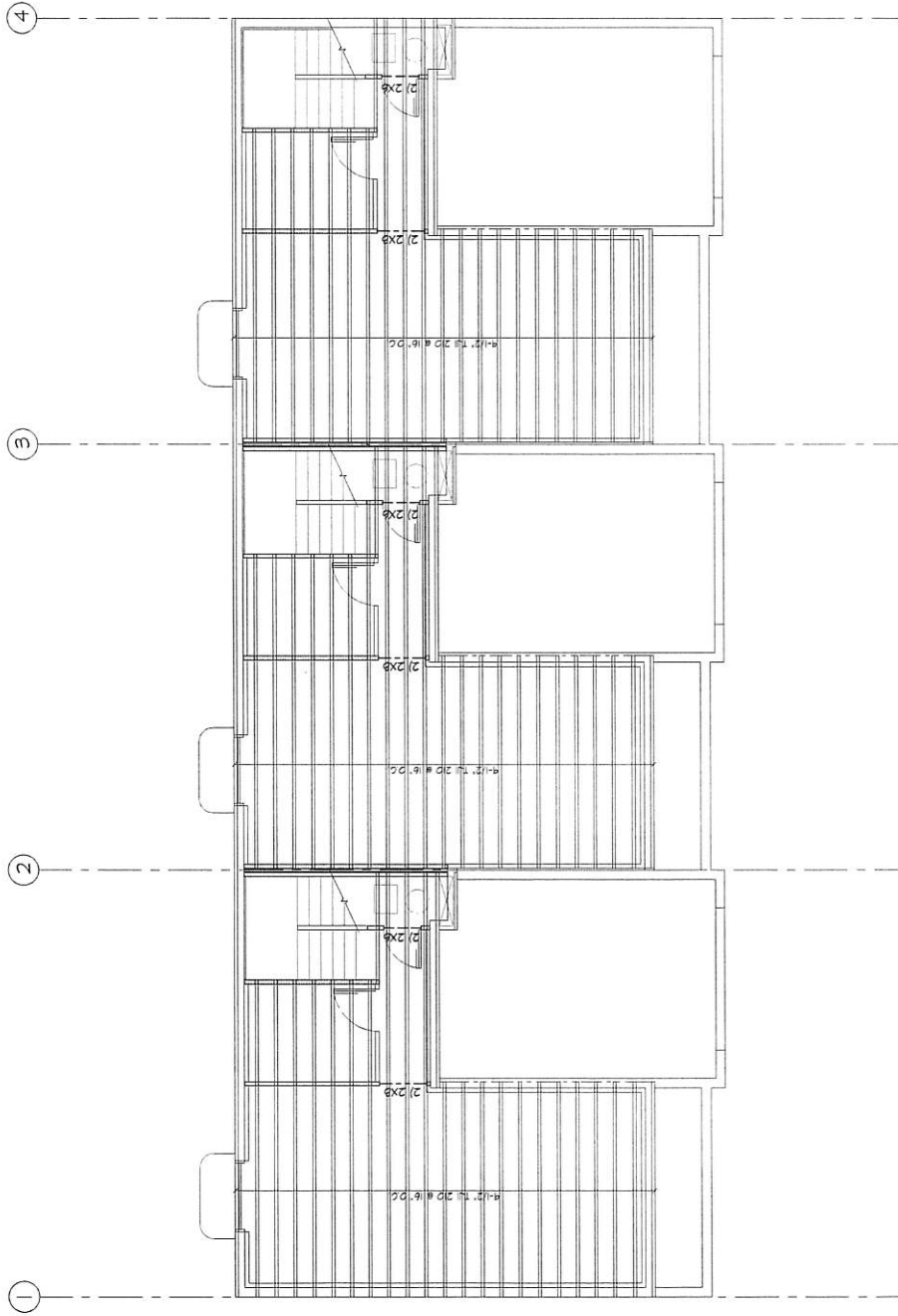
BASEMENT PLAN
 SCALE 1/4"=1'-0"

JD DESIGN
 800.666.8853
 QUALITY HOUSE PLANS

DATE: 04/03/2020
 PROJECT: ALVEY 9-16X SUNSET
 DRAWN BY: [signature]

1

OWNER: HARDCO REMODEL & DESIGN, LLC
 PROJECT NAME: MEADOW PARK TOWNHOMES



MAIN FLOOR FRAMING
SCALE 1/4"=1'-0"



STEVEN J. GAUDIN
PROFESSIONAL ENGINEER
STATE OF NORTH CAROLINA
LICENSE NO. 40123



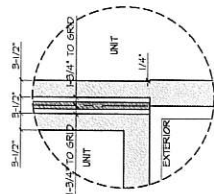
QUALITY HOUSE PLANS

2

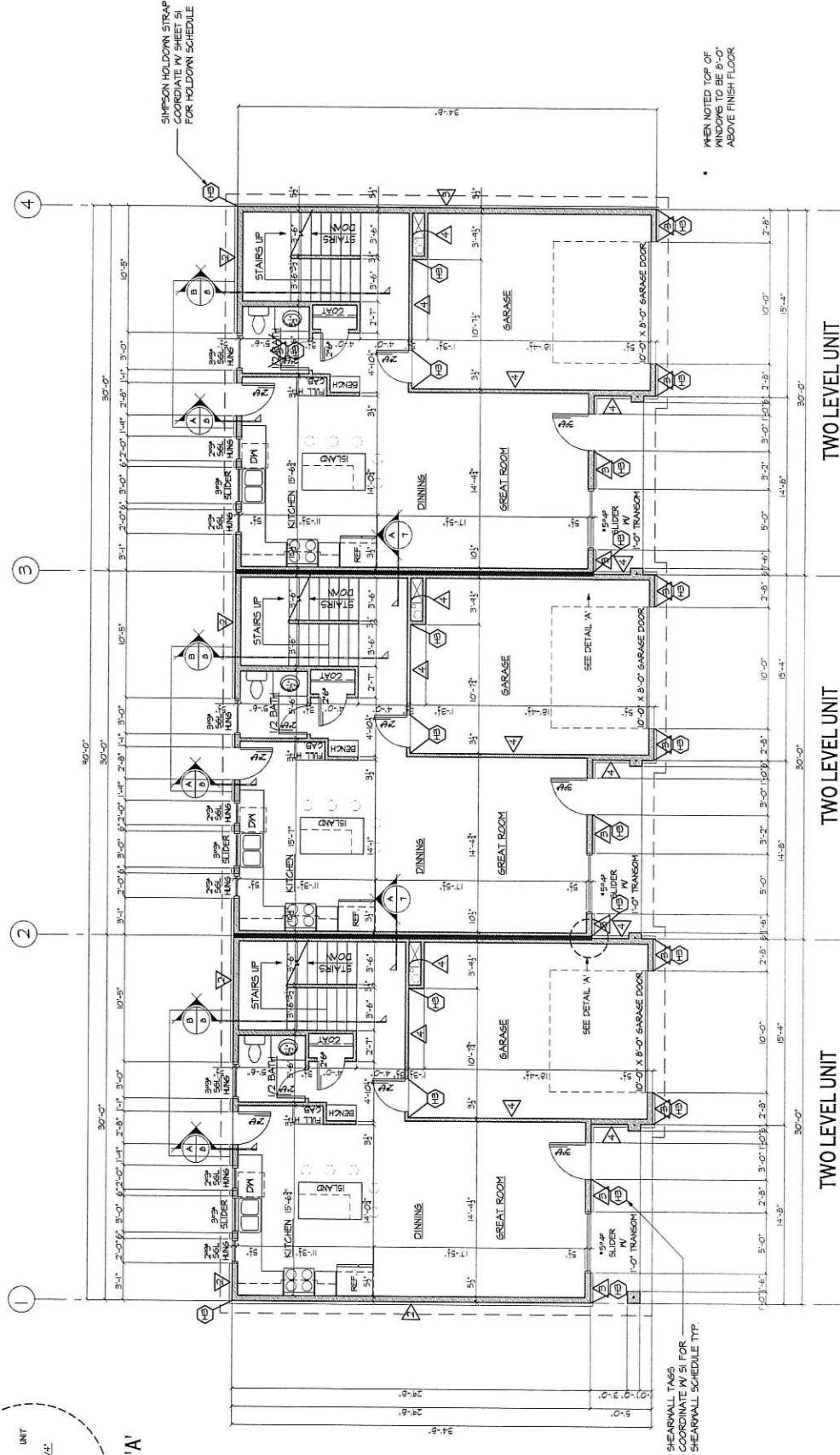
DATE: 06/03/2020
JOB #: 200119

PROJECT: HANLEY 3-PLY SUNSET-SUNSET-UT

PROJECT NAME: MEADOW PARK TOWNHOMES OWNER: HARDCO REMODEL & DESIGN, L.L.C.



DETAIL 'A'



TWO LEVEL UNIT

1 BEDROOM 1 BATH
BASEMENT 743 SQ. FT.
MAIN FLOOR 665 SQ. FT.
UPPER FLOOR 665 SQ. FT.
TOTAL 2,053 SQ. FT.

TWO LEVEL UNIT

1 BEDROOM 1 BATH
BASEMENT 743 SQ. FT.
MAIN FLOOR 665 SQ. FT.
UPPER FLOOR 665 SQ. FT.
TOTAL 2,053 SQ. FT.

TWO LEVEL UNIT

1 BEDROOM 1 BATH
BASEMENT 743 SQ. FT.
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TOTAL 2,053 SQ. FT.

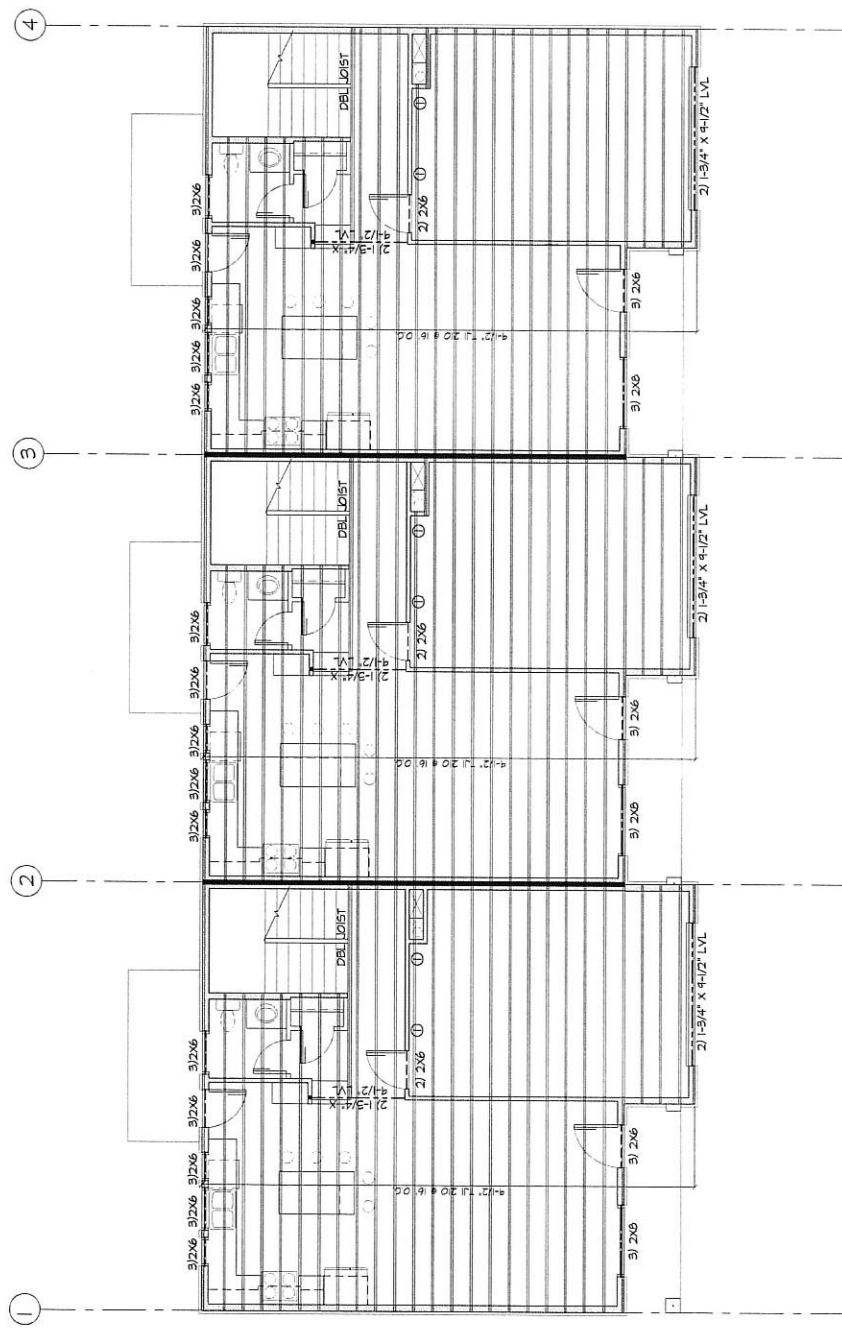
MAIN FLOOR PLAN

SCALE 1/4" = 1'-0"



MAIN FLOOR PLAN
DATE 04/08/2020
PROJECT ALLEY 9-PLEX SUNSET
SHEET 03

OWNER: HARDCO REMODEL & DESIGN, L.L.C.
PROJECT NAME: MEADOW PARK TOWNHOMES



- NOTES:
- ATTACH EACH FLOOR JOIST TO SHEARWALL W/ SIMPSON A35 @ 24" O.C. BLOCK AS NEEDED
 - PROVIDE SOLID BLOCKING @ ALL BEARING LOCATIONS

UPPER FLOOR FRAMING
SCALE 1/4"=1'-0"



JD DESIGN
3011 46th STREET
SUITE 100
DENVER, CO 80221

DATE: 04/20/20
PROJECT: MEADOW PARK TOWNHOMES
SHEET: 4-UPPER FLOOR FRAMING

DATE: 04/20/20
PROJECT: MEADOW PARK TOWNHOMES
SHEET: 4-UPPER FLOOR FRAMING

OWNER: HARDCO REMODEL & DESIGN, LLC



-BEDROOM, 2.5-BATH
ASEMENT 674 SQ. FT.
MAIN FLOOR 665 SQ. FT.
PER FLOOR 966 SQ. FT.
TOTAL 2,105 SQ. FT.

TWO LEVEL UNIT

3-BEDROOM, 2.5-BATH
BASEMENT 674 SQ. FT.
MAIN FLOOR 665 SQ. FT.
UPPER FLOOR 966 SQ. FT.
TOTAL 2,305 SQ. FT.

TWO LEVEL UNIT

-BEDROOM, 2.5-BATH
BASEMENT 674 SQ. FT.,
MAIN FLOOR 665 SQ. FT.,
UPPER FLOOR 956 SQ. FT.,
TOTAL 2,305 SQ. FT.

WHEN NOTED TOP OF
WINDOWS TO BE 8'-0"
ABOVE FINISH FLOOR



UPPER FLOOR PLAN

DATE: 04-03-2020 JOB #: 20-01-19

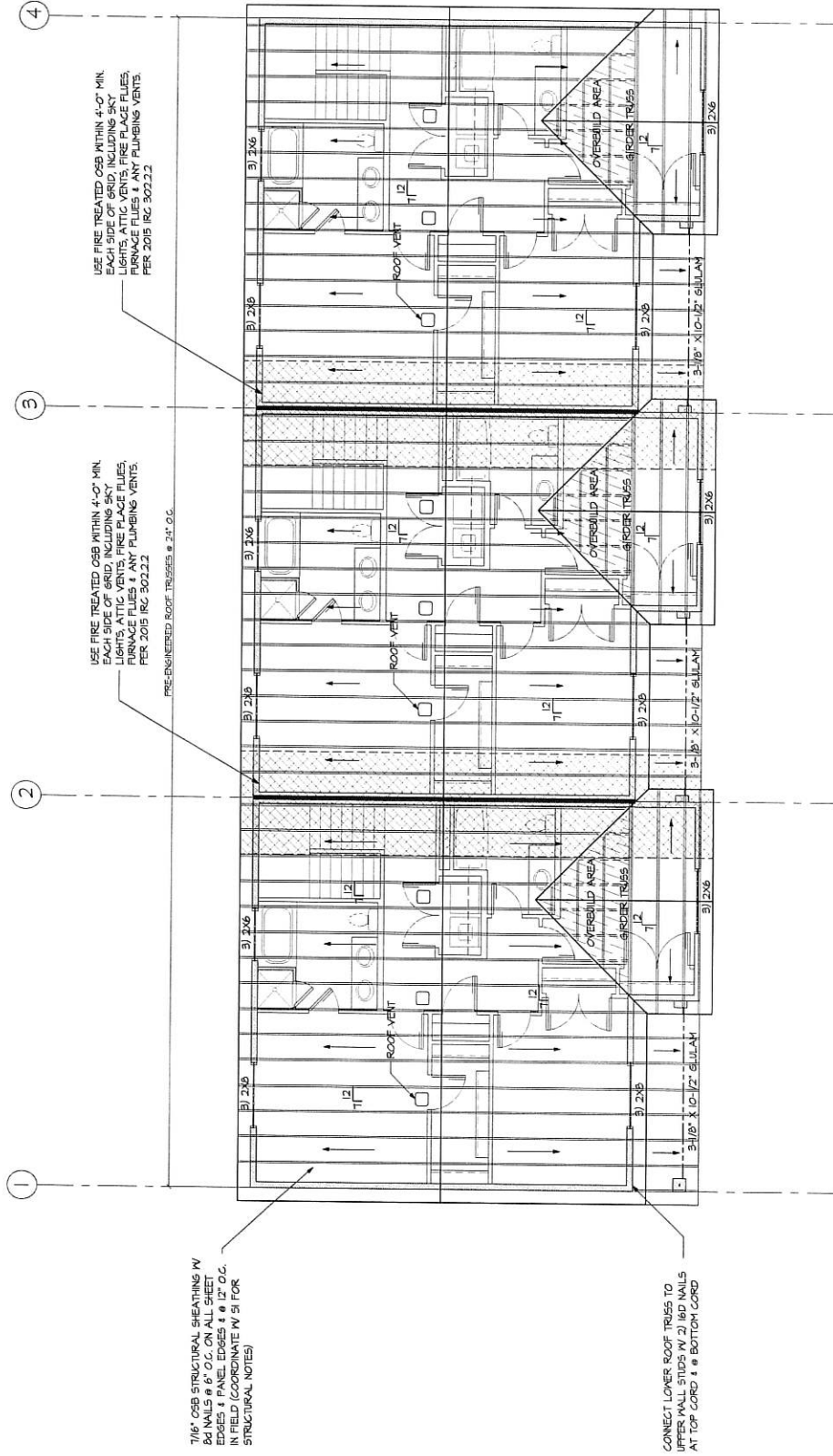
PROJECT
ALVEY 3-PLEX SUNSET
SUNSET UT

5

PROJECT NAME: MEADOW PARK TOWNHOMES

UPPER FLOOR PLAN

SCALE 1/4"=1'-0"



USE FIRE TREATED OSB WITHIN 4'-0" MIN. EACH SIDE OF GRID, INCLUDING SKY LIGHTS, ATTIC VENTS, FIRE PLACE FLUES, FURNACE FLUES & ANY PLUMBING VENTS. PER 2015 IRC 302.2.2

USE FIRE TREATED OSB WITHIN 4'-0" MIN. EACH SIDE OF GRID, INCLUDING SKY LIGHTS, ATTIC VENTS, FIRE PLACE FLUES, FURNACE FLUES & ANY PLUMBING VENTS. PER 2015 IRC 302.2.2

PRE-ENGINEERED ROOF TRUSSES @ 24" O.C.

TYP: OSB STRUCTURAL SHEATHING W/ 24" NAILS @ 12" O.C. ON ALL SHEET EDGES & PANEL EDGES & @ 12" O.C. IN FIELD (COORDINATE W/ SI FOR STRUCTURAL NOTES)

CONNECT LOWER ROOF TRUSS TO UPPER WALL STUDS W/ 2" 18D NAILS AT TOP CORD & @ BOTTOM CORD

VENTILATION NOTE:
PROVIDE 1 SQUARE FOOT OF UPPER AND 1 SQUARE FOOT OF LOWER VENTILATION FOR EVERY 300 SQUARE FEET OF FLOOR SPACE TYP.

ROOF FRAMING PLAN

SCALE 1/4"=1'-0"

JUSTIN J. SMITH
 PROFESSIONAL ENGINEER
 STATE OF ILLINOIS
 NO. 64683
 EXP. 12/31/23

ROOF FRAMING PLAN
 DATE: 04/08/2020
 PROJECT: ALVEY 3-PLEX SUNSET
 SHEET: 01

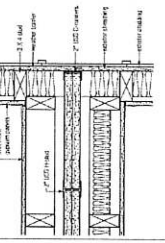
6
 JOB #: 204113

PROJECT NAME: MEADOW PARK TOWNHOMES OWNER: HARDCO REMODEL & DESIGN, L.L.C.

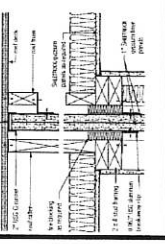
Design No. U336

Exposure to fire from construction site only
 Fire rating - 2 hr
 Fire rating - 120 min
 as detailed on drawings

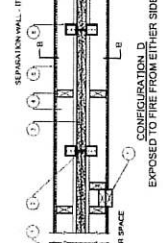
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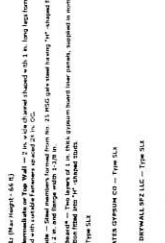
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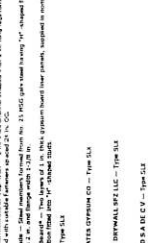
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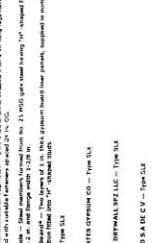
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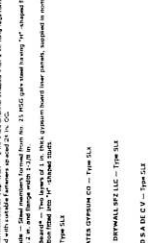
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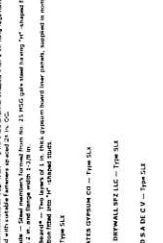
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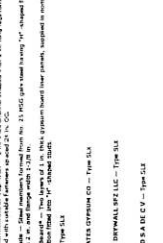
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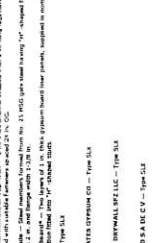
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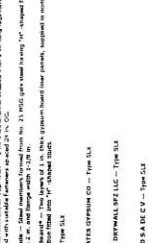
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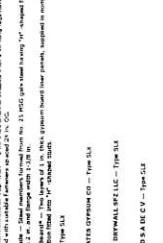
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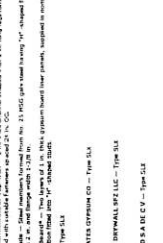
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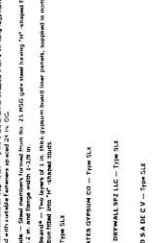
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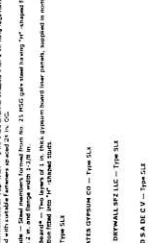
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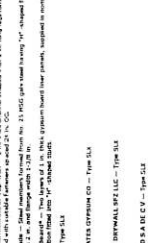
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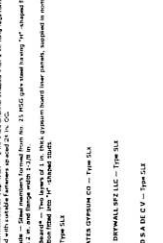
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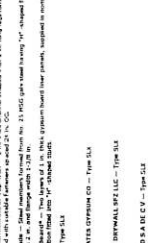
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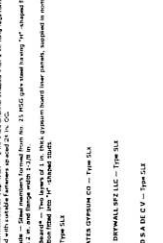
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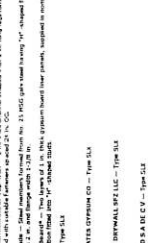
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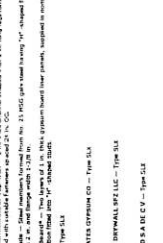
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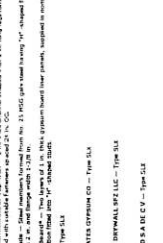
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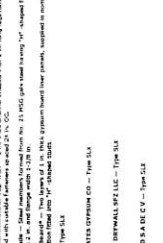
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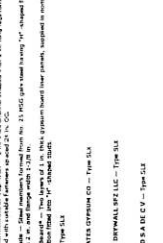
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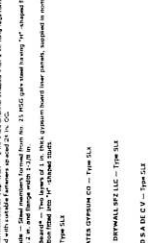
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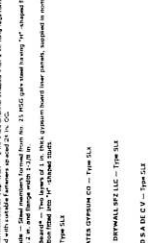
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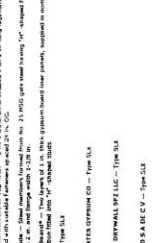
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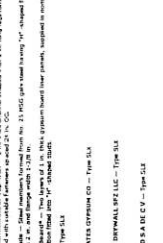
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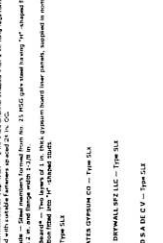
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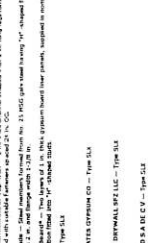
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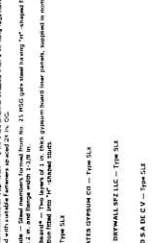
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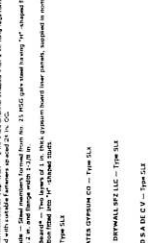
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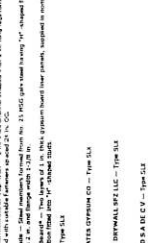
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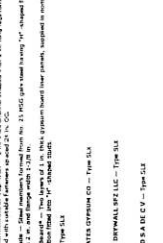
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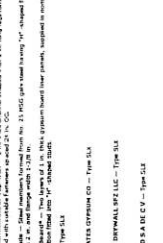
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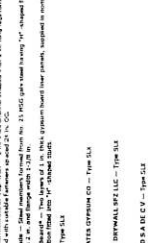
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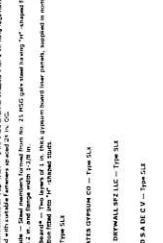
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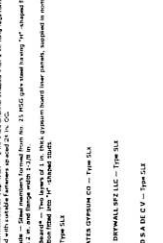
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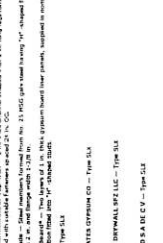
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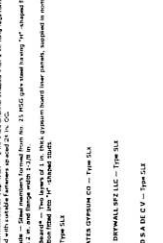
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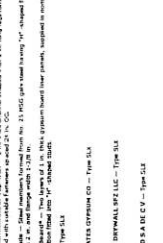
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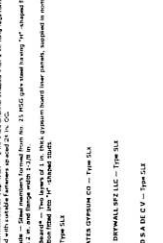
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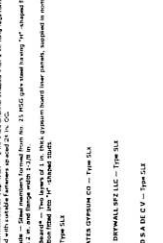
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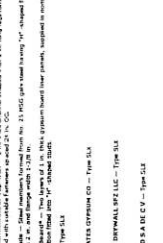
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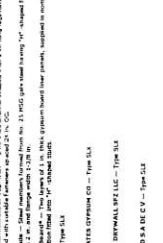
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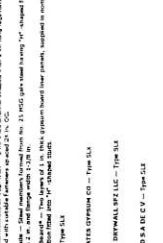
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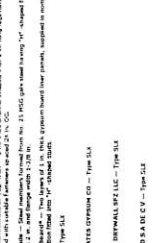
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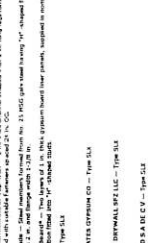
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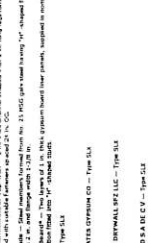
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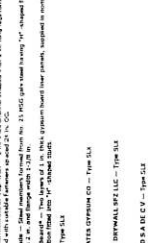
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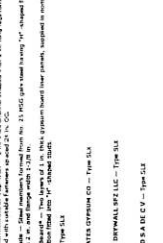
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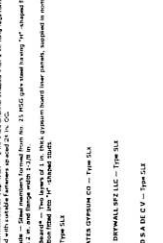
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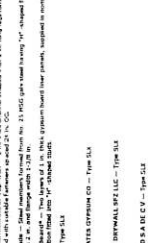
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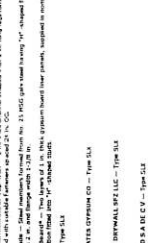
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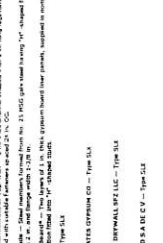
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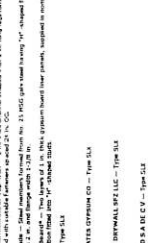
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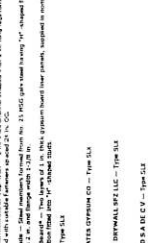
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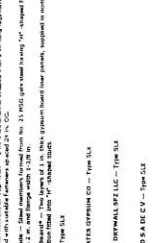
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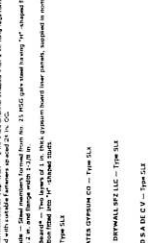
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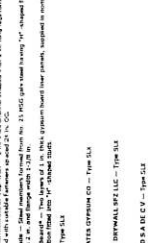
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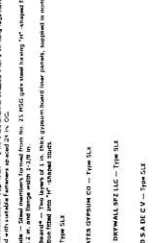
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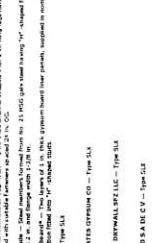
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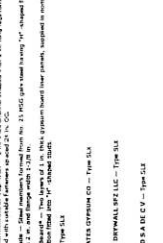
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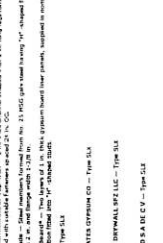
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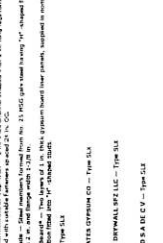
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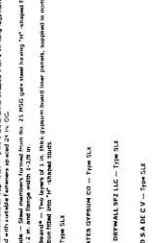
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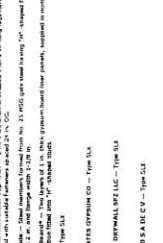
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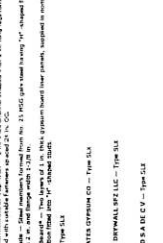
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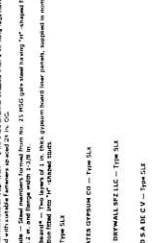
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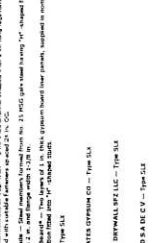
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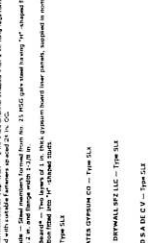
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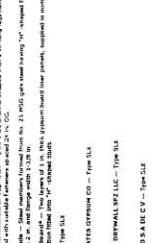
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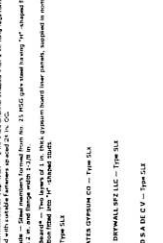
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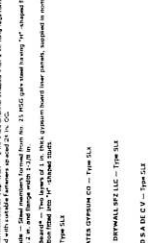
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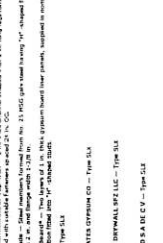
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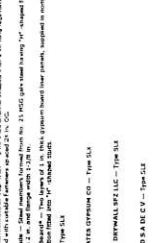
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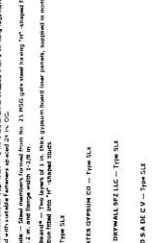
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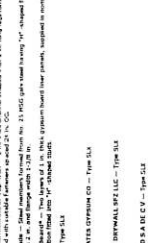
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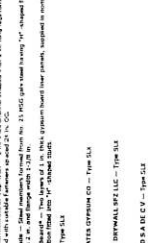
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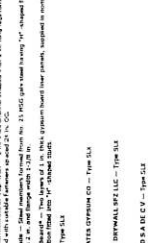
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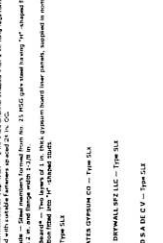
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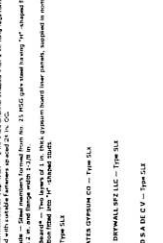
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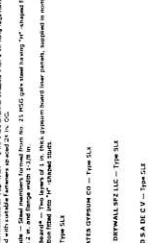
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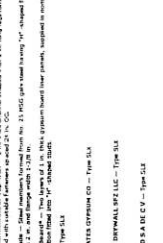
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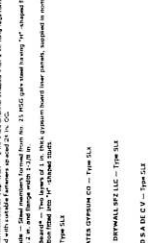
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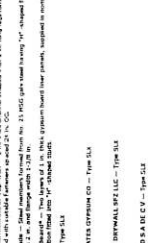
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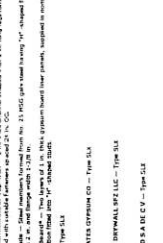
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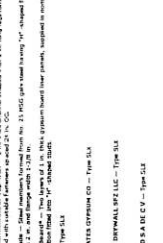
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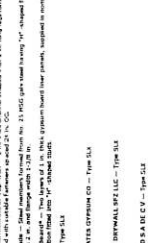
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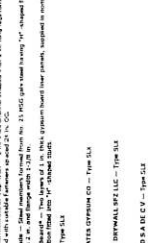
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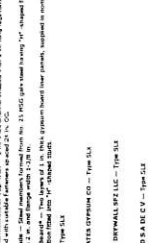
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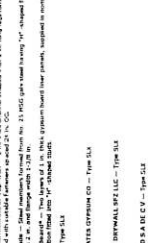
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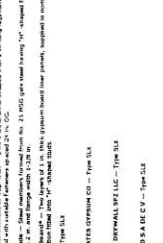
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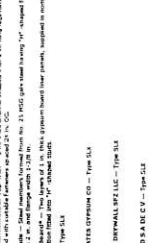
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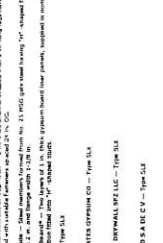
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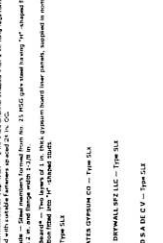
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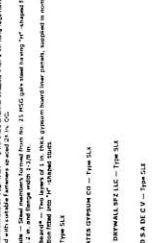
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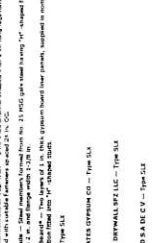
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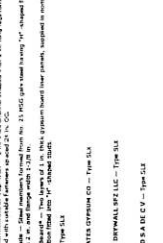
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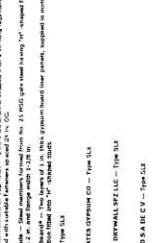
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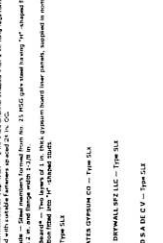
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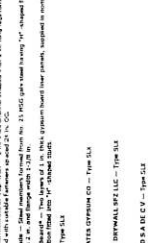
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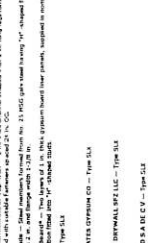
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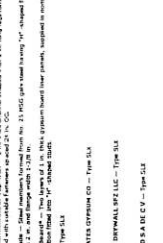
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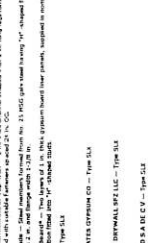
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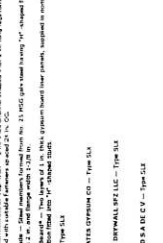
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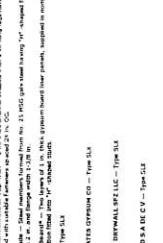
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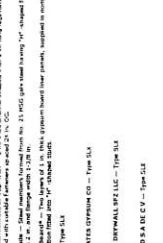
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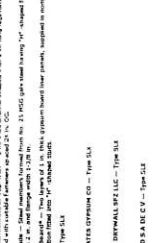
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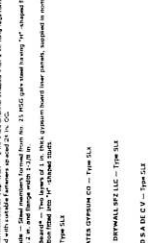
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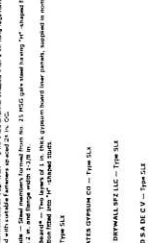
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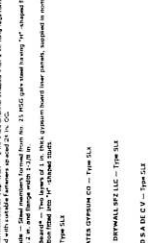
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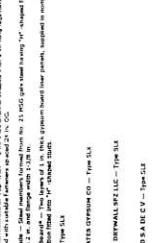
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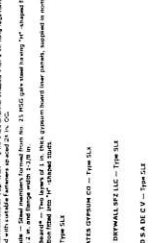
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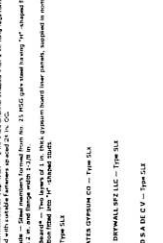
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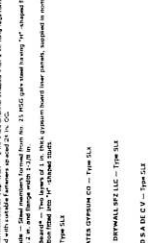
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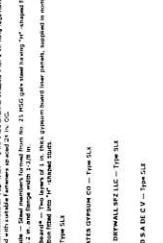
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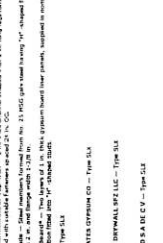
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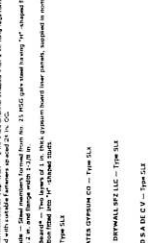
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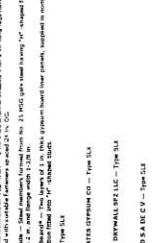
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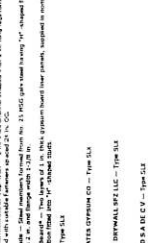
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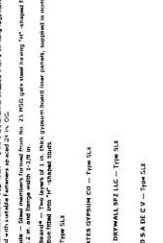
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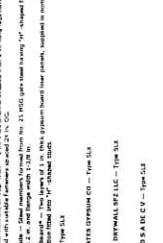
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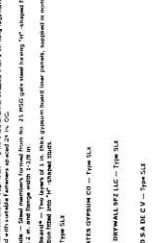
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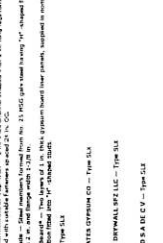
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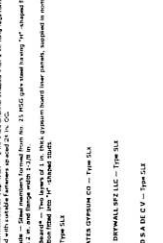
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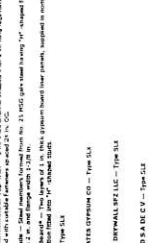
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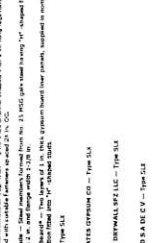
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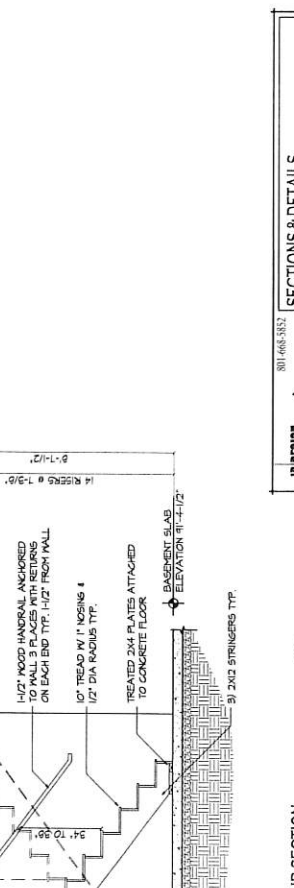
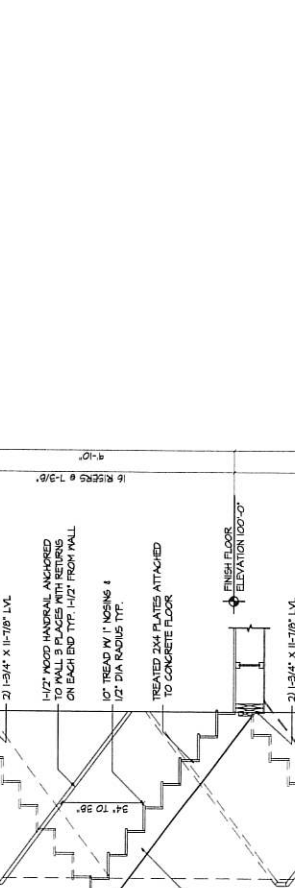
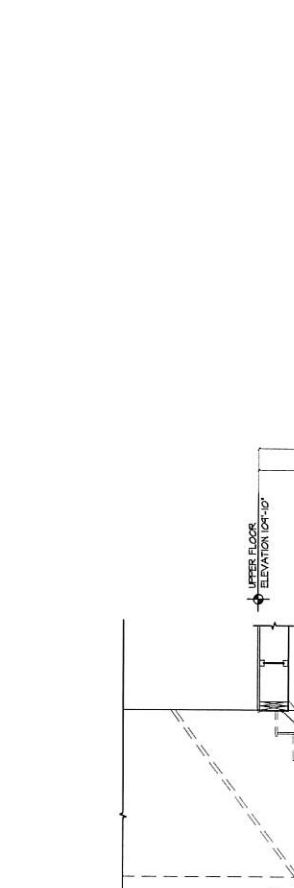


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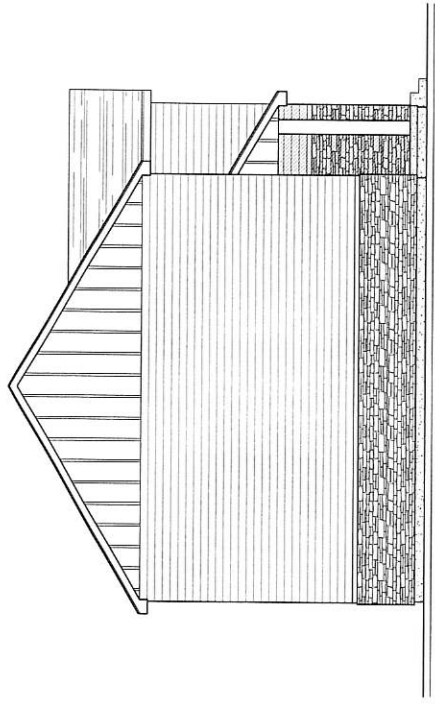


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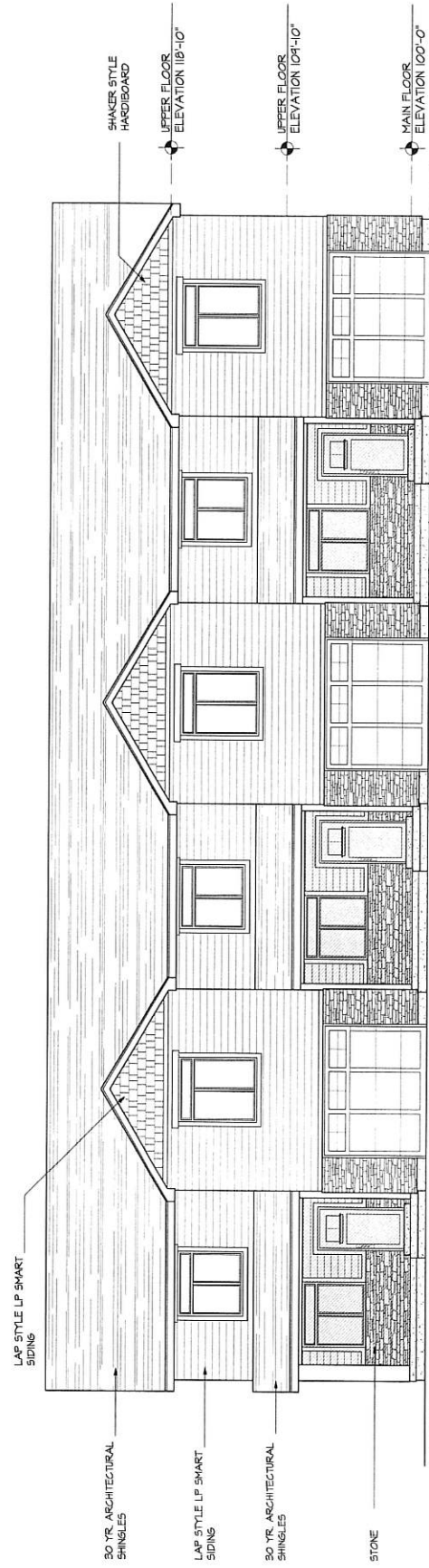
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SECTION 1	SECTION 2	SECTION 3	SECTION 4
SECTION 5	SECTION 6	SECTION 7	SECTION 8
SECTION 9	SECTION 10	SECTION 11	SECTION 12
SECTION 13	SECTION 14	SECTION 15	SECTION 16
SECTION 17	SECTION 18	SECTION 19	SECTION 20
SECTION 21	SECTION 22	SECTION 23	SECTION 24
SECTION 25	SECTION 26	SECTION 27	SECTION 28
SECTION 29	SECTION 30	SECTION 31	SECTION 32
SECTION 33	SECTION 34	SECTION 35	SECTION 36
SECTION 37	SECTION 38	SECTION 39	SECTION 40
SECTION 41	SECTION 42	SECTION 43	SECTION 44
SECTION 45	SECTION 46	SECTION 47	SECTION 48
SECTION 49	SECTION 50	SECTION 51	SECTION 52
SECTION 53	SECTION 54	SECTION 55	SECTION 56
SECTION 57	SECTION 58	SECTION 59	SECTION 60
SECTION 61	SECTION 62	SECTION 63	SECTION 64
SECTION 65	SECTION 66	SECTION 67	SECTION 68
SECTION 69	SECTION 70	SECTION 71	SECTION 72
SECTION 73	SECTION 74	SECTION 75	SECTION 76
SECTION 77	SECTION 78	SECTION 79	SECTION 80
SECTION 81	SECTION 82	SECTION 83	SECTION 84
SECTION 85	SECTION 86	SECTION 87	SECTION 88
SECTION 89	SECTION 90	SECTION 91	SECTION 92
SECTION 93	SECTION 94	SECTION 95	SECTION 96
SECTION 97	SECTION 98	SECTION 99	SECTION 100



TYP. 2-STORY WALL SECTION
 SCALE: 1/2" = 1'-0"
 TYP. STAIR SECTION
 SCALE: 1/2" = 1'-0"
 PROJECT NAME: MEADOW PARK TOWNHOMES
 OWNER: HARDCO REMODEL & DESIGN LLC
 DATE: 04/20/19
 PROJECT: ALLEY SHIP LUNNET
 SHEET: 01



SIDE ELEVATION
SCALE 1/4"=1'0"



FRONT ELEVATION
SCALE 1/4"=1'0"

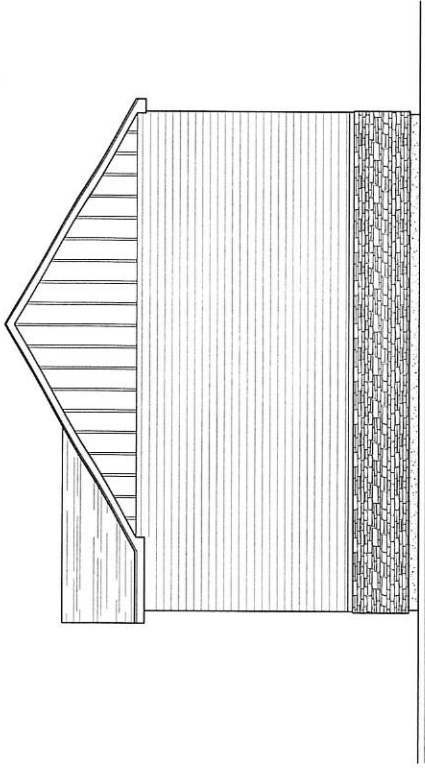
BASEMENT FLOOR
ELEVATION 91'-4 1/2"

JD DESIGN
801.468.5852

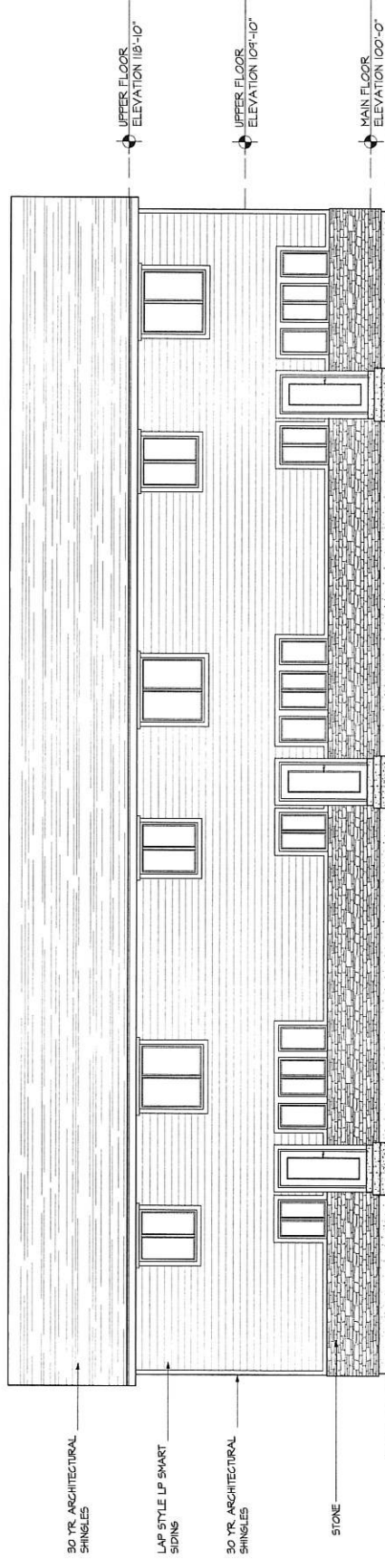
FRONT & SIDE ELEVATION

DATE: 04/06/2020
PROJECT: MEADOW PARK TOWNHOMES
SHEET: 9

PROJECT NAME: MEADOW PARK TOWNHOMES OWNER: HARDCO REMODEL & DESIGN LLC



SIDE ELEVATION
SCALE 1/4"=1'-0"



BACK ELEVATION
SCALE 1/4"=1'-0"

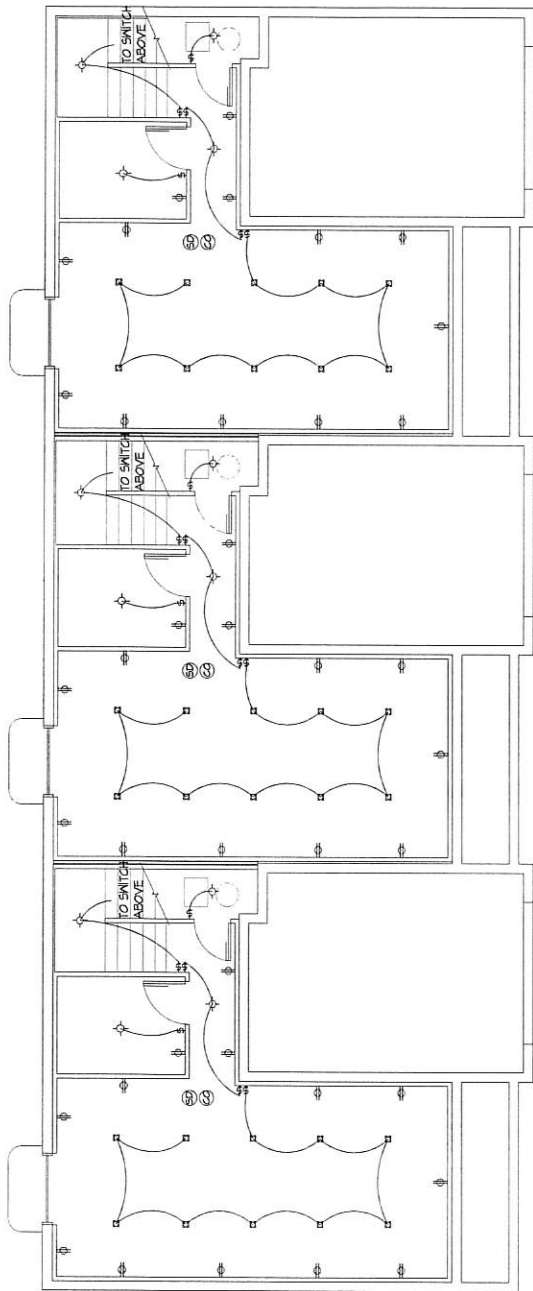
BASEMENT FLOOR
ELEVATION 91'-4 1/2"

801-668-3832

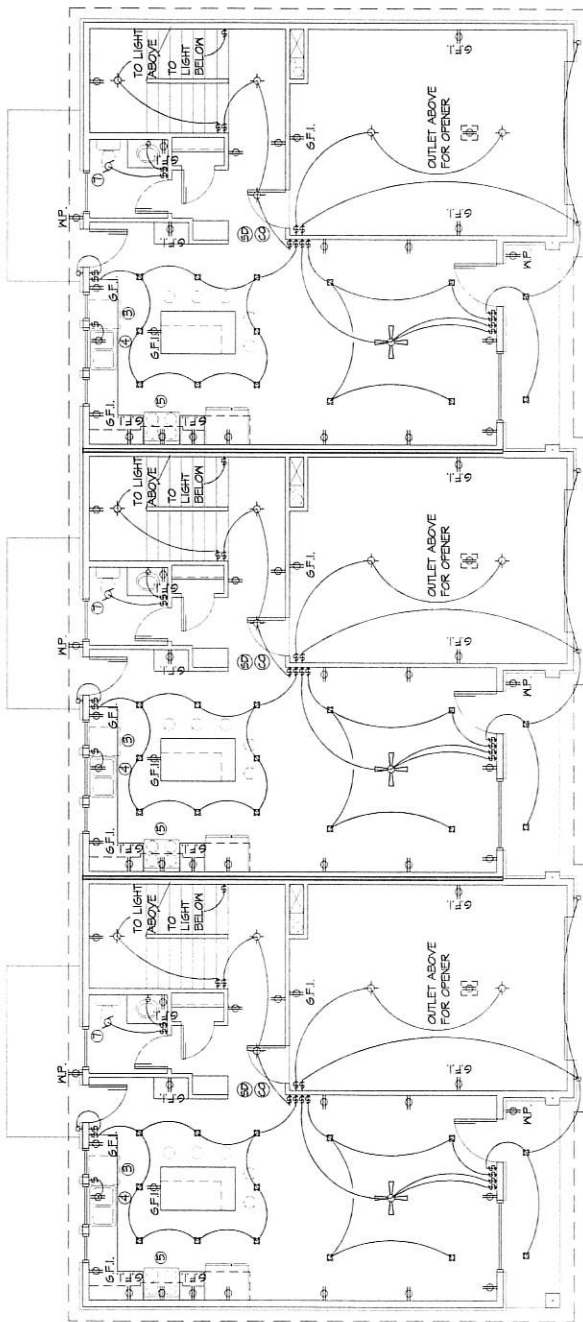
BACK & SIDE ELEVATION

DATE 04/05/2020
JOB# 260119
PROJECT ALVEY 3-PLEX SUNSET
SHEET 10

PROJECT NAME : MEADOW PARK TOWNHOMES OWNER : HARDCO REMODEL & DESIGN L.L.C.



BASEMENT ELECTRICAL
SCALE 1/4"=1'-0"



MAIN FLOOR ELECTRICAL
SCALE 1/4"=1'-0"

GENERAL ELECTRICAL NOTES:

1. ALL 15 & 20 AMP OUTLETS ARE TO BE TAMPER RESISTANT IN ACCORDANCE WITH IEC 4002.14
2. PROVIDE ARC FAULT BREAKERS IN ALL BEDROOMS, LAUNDRY ROOMS AND KITCHEN.
3. PROVIDE 15 AMP BREAKERS IN ALL OTHER ROOMS.
4. IF SHOWN - PROVIDE SWITCHED OUTLET FOR DISPOSAL.
5. IF SHOWN - PROVIDE OUTLET ABOVE FOR MICROWAVE.
6. PROVIDE A WATER GROUND AS PER IEC509.1.2 - NEC 250.50
7. BATHROOM FAN SHALL NOT BE LESS THAN 50 CFM AND
8. RECESSED LIGHTING SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN
9. UNCONDITIONED SPACES 1" BE 1/2" RATED AND LABELED.
10. 300 AMP ELECTRICAL PANEL PROVIDE 30" X 36" MORNING SPACE IN
11. 6-4" MIN. HEADROOM.



301.668.5552

BASEMENT & MAIN ELECTRICAL

DATE: 04/08/2020

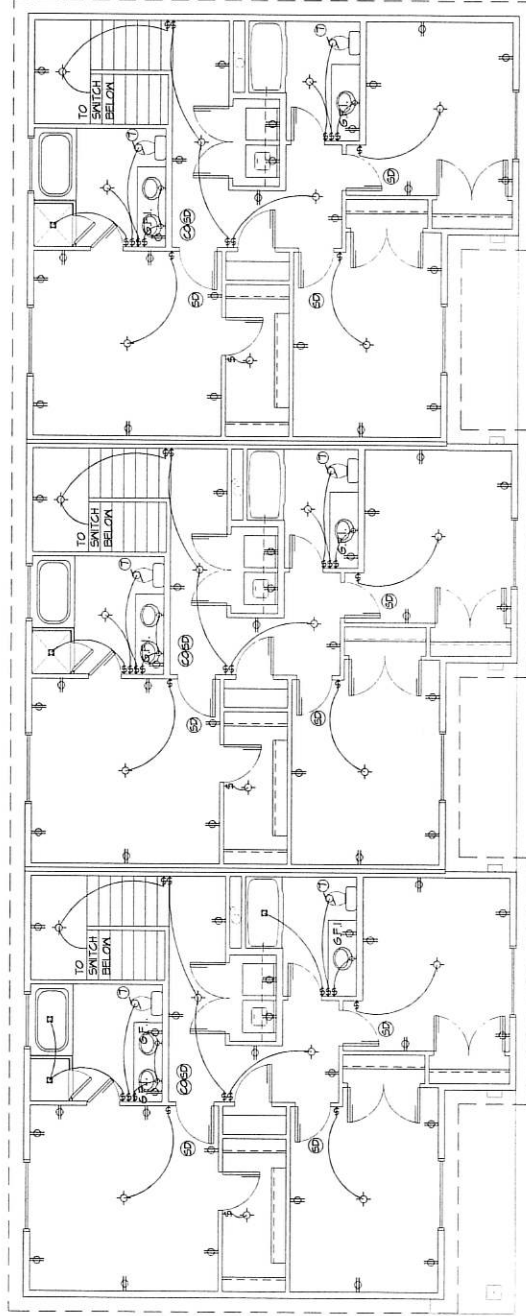
PROJECT: ALHAY-3-PLEX SUNSET

SHEET: 11

PROJECT NAME: MEADOW PARK TOWNHOMES OWNER: HARDCO REMODEL & DESIGN LLC

GENERAL ELECTRICAL NOTES:

1. ALL 15 & 20 AMP OUTLETS ARE TO BE TAMPER RESISTANT IN ACCORDANCE WITH IEC 4002.14
2. PROVIDE 150 AMP FAULT BREAKERS IN ALL BEDROOMS, LAUNDRY ROOMS AND KITCHEN.
3. IF SHOWN - PROVIDE SWITCHED OUTLET FOR DISPOSAL.
4. IF SHOWN - PROVIDE SWITCHED OUTLET FOR MICROWAVE.
5. PROVIDE 150 AMP FAULT BREAKERS IN ALL BEDROOMS, LAUNDRY ROOMS AND KITCHEN.
6. PROVIDE A 150 AMP GROUND AS PER IEC 4002.14
7. BATHROOM FAN SHALL NOT BE LESS THAN 50 CFM AND VENT WITH 4" SCH 40 RIGID METAL DUCT.
8. RECESSED LIGHTING SHALL BE SEALED TO LIGHT AIR LEAKAGE BETWEEN LIGHT FIXTURES AND CEILING.
9. 200 AMP ELECTRICAL PANEL PROVIDE 30" X 36" WORKING SPACE IV 6'-6" MIN. HEADROOM.



UPPER FLOOR ELECTRICAL
SCALE 1/4"=1'-0"

JD DESIGN
3011 46th S.E.
QUALITY HOUSE PLANS

DATE: 04/05/2020
JOB #: 204119
PROJECT: ALVEY 3-PLEX SUNSET
PAGE: 11

12

UPPER FLOOR ELECTRICAL

PROJECT NAME: MEADOW PARK TOWNHOMES OWNER: HARDCO REMODEL & DESIGN LLC

GENERAL REQUIREMENTS

- [illegible]

1. FOOTING DESIGN IS BASED ON AN ALLOWABLE SOIL PRESSURE OF 1500 PSF (68.0 KPA).
2. EXISTING FOUNDATIONS SHALL BE MAINTAINED. NO REMOVALS OR ELEVATIONS FROM SURFACE WATER, SEWER, AND WATER, SEWER, AND WATER.
3. FOOTINGS SHALL BE PLACED AND ESTIMATED ACCORDING TO THE DEPTHS SHOWN SHOWN ON THE DRAWINGS.
4. ALL REINFORCING SHALL BE PLACED IN THE FOOTINGS. REINFORCING SHALL NOT BE PERMITTED UNLESS IT IS COMPACTED INTO THE FOOTINGS.
5. ALL ADJACENT FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
6. ALL EXISTING FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.

[illegible]

1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-63 GRADE 60.
2. ALL REINFORCING BARS MUST BE WELDED.
3. ALL REINFORCING BARS MUST BE WELDED TO THE REINFORCING BARS OF THE ADJACENT PANELS.
4. ALL BARS SHALL BE WELDED TO THE REINFORCING BARS OF THE ADJACENT PANELS.
5. REBAR SPICES ARE TO BE CLASS "C" IN CONCRETE. 12" BAR DIAMETERS IN CHAIR.
6. REINFORCING SPICES SHALL BE CLASS "C" IN CONCRETE. 12" BAR DIAMETERS IN CHAIR.
7. REINFORCING SPICES SHALL BE CLASS "C" IN CONCRETE. 12" BAR DIAMETERS IN CHAIR.

1. ALL PHASES OF WORK PERTAINING TO STRUCTURAL STEEL CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL STEEL. (LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND THE MANUAL OF STEEL CONSTRUCTION).
2. ALL STRUCTURAL STEEL SHALL BE A36.
3. ALL STRUCTURAL STEEL PIPE COLUMNS SHALL BE A53 AND GRADE B.
4. ALL ANCHOR BOLTS SHALL BE A307 UNLESS NOTED OTHERWISE.
5. ALL BOLTS FOR STRUCTURAL STEEL CONNECTIONS SHALL BE A307 UNLESS NOTED OTHERWISE.
6. ALL BOLTS SHALL BE PROVIDED BY VENDORS HOLDING VALID CERTIFICATES AND ALL WELDING SHALL BE PROVIDED IN THE TYPE OF WELDING SHOWN ON THE DRAWINGS OF THE PROJECT.
7. ALL CONCRETE SHALL BE DONE USING ONE SERIES (LOW HYDRATION) CEMENT AND SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PROJECT.

[illegible]

GLUE-LAMINATED BEAMS SHALL BE 2X6-10S AND HAVE THE FOLLOWING MINIMUM PROPERTIES:
F_b = 2400 PSI, F_v = 165 PSI, F_c (PERPENDICULAR) = 450 PSI, E = 1,600,000 PSI. ALL BEAMS SHALL
BE FABRICATED USING WATERPROOF GLUE, PALLADIATION AND HANDLING PER LATEST AIA AND MGA
STANDARDS. BEAMS TO BEAR GRADE STAFF* AND AITC STAFF* AND CERTIFICATE MOISTURE CONTENT
SHALL NOT EXCEED 20.17% OR 19%.

TRUSSES SHALL BE DESIGNED TO SUPPORT THE WEIGHT PLUS LIVE LOAD AND SUPERIMPOSED DEAD LOADS STATED IN THE GENERAL STRUCTURAL NOTES OR LOCATED ON THE PLANS. BRACING SHIP AND SPACING BY THESE MANUFACTURERS (UNLESS NOTED OTHERWISE) CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SECTION DRAWINGS FOR REVIEW PRIOR TO MANUFACTURE. CALCULATIONS AND SHOP DRAWINGS SHALL SHOW ANY SPECIAL DETAILS REQUIRED AT BEARING POINTS. ALL CONNECTIONS SHALL HAVE CURRENT I.B.D. APPROVAL.

ADDITIONAL TRUSSES SHALL BE SUPPLIED AS REQUIRED TO SUPPORT MECHANICAL EQUIPMENT.

[illegible]

USE 1/8" (2416) APA NOTED OSB SHEETING, NAILED
W/ 6d NAILS @ 6" O.C. AT DIAPHRAGM BOUNDARIES
AND PANEL SUPPORTED EDGES, FIELD NAIL W/ 6d
NAILS @ 12" O.C. (W/ H-CLIPS)

USE 3/4" APA RATED OSB 7 & 8 SHEETING, NAILED AND GLUED IN 6d NAILS @ 6" O.C. AT DIAPHRAGM BOUNDARIES AND PANEL SUPPORTED EDGES.
FIELD NAIL IN 6d NAILS @ 12" O.C.

Section	Minimum Stud Spacing
2" TO 10"	2 x 4's @ 16" O.C. (Block @ Mid Point)
10" TO 12"	2 x 4's @ 12" O.C. (Block @ Mid Point)

2" x 2"	2" x 6" @ 24" O.C.
2" x 4"	2" x 6" @ 24" O.C.
2" x 6"	2" x 10" @ 24" O.C.
2" x 8"	2" x 12" @ 24" O.C.

FOR RIDGE & HIP BEAMS USE (1) MEMBER ONE SIZE LARGER THAN MEMBER USED FOR RAFTERS, I.E. FOR 2" x 6 RAFTER USE 2" x 8 FOR RIDGE & HIP BEAMS

[illegible]

SAMPLE	RANGE PREDICTION MINU	NUMBER OF STAPLES				NUMBER OF STAPLES			
		16	12	14	18	16	12	14	18
A	5"	5"	5"	5"	5"	5"	5"	5"	5"
	4"	4"	2 1/2"	3 1/2"	4"	4"	3 1/2"	3 1/2"	3 1/2"
	3"	3"	3"	3"	3"	3"	3"	3"	3"
	2"	2"	2"	2"	2"	2"	2"	2"	2"
B	5"	5"	5"	5"	5"	5"	5"	5"	5"
	4"	4"	6 1/2"	6 1/2"	6"	6"	6"	6"	
	3"	3"	6 1/2"	6 1/2"	5"	5"	5"	5"	
	2"	2"	4 1/2"	5"	5"	5"	5"	5"	
C	5"	5"	4"	2"	3"	3"	2 1/2"	3"	
	4"	4"	3"	2"	2"	2"	2"	2"	
	3"	3"	3"	2"	2"	2"	2"	2"	
	2"	2"	3"	2"	2"	2"	2"	2"	
D	5"	5"	3 1/2"	4"	5"	4"	5"	4"	
	4"	4"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	
	3"	3"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	
	2"	2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	
E	5"	5"	6 1/2"	6 1/2"	6 1/2"	6 1/2"	6 1/2"	6 1/2"	
	4"	4"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	
	3"	3"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	
	2"	2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	

ONE SIZE	WALING	SPACING	NOTES/COMMENTS
7/16"	16" x 4"	32" O.C.	DOUBLE STUDS OR 2" NORMAL REINER • ALL PANELS 8' x 8'
7/16"	16" x 4"	32" O.C.	DOUBLE STUDS OR 2" NORMAL REINER • ALL PANELS 8' x 8'
7/16"	16" x 4"	32" O.C.	DOUBLE STUDS OR 2" NORMAL REINER • ALL PANELS 8' x 8'
7/16"	16" x 4"	32" O.C.	DOUBLE STUDS OR 2" NORMAL REINER • ALL PANELS 8' x 8'
5/8"	16" x 4"	16" O.C.	PAVING AT ADJACENT PANEL EDGES SHALL BE 3" NORMAL, 1" MIN. ADJACENT PANEL EDGES SHALL BE 3" NORMAL, 1" MIN. AND WALS TO BE STAMPED
5/8"	16" x 4"	16" O.C.	PAVING AT ADJACENT PANEL EDGES SHALL BE 3" NORMAL, 1" MIN. ADJACENT PANEL EDGES SHALL BE 3" NORMAL, 1" MIN. AND WALS TO BE STAMPED

[illegible]

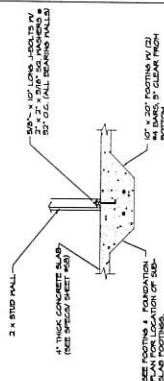
MEADOW PARK TOWNHOMES
SUNSET, UTAH
PLANS BY J B DESIGN

Engineering West, L.L.C.

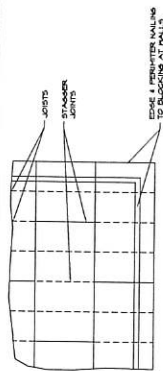


FOOTING & FOUNDATION NOTES:

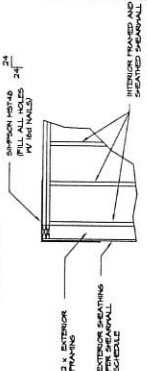
1. FOUNDATION WALLS SHALL BE Laterally SUPPORTED UNTIL SUPPORT MEMBERS FLOOR FRAMING AND SLABS HAVE BEEN INSTALLED.
2. SEE TYPICAL DETAILS AND GENERAL NOTES.
3. FOOTINGS TO BE A MINIMUM OF 12" BELOW NATURAL GRADE FOR GRADING PURPOSES.



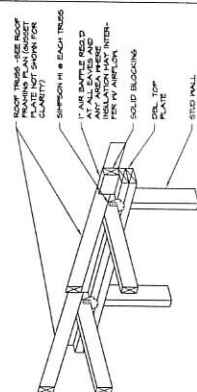
SECTION THRU SUB-SLAB FOOTING



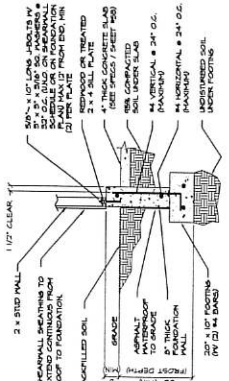
HORIZ. SHEATHING LAYOUT



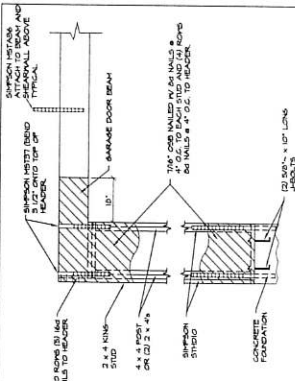
EXT. TO INT. SHEARWALL DETAIL
SCALE 1/2" = 1'-0"



TRUSS BLOCKING DETAIL

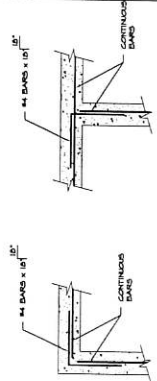


TYP. SECTION THRU FOUNDATION @ GARAGE



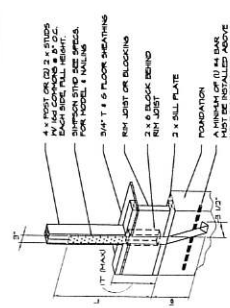
TYPICAL GARAGE COLUMN

SCALE: 1/2" = 1'-0"

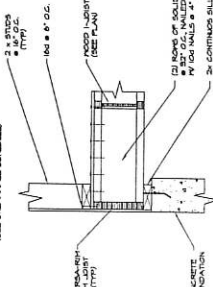


INTERSECTION

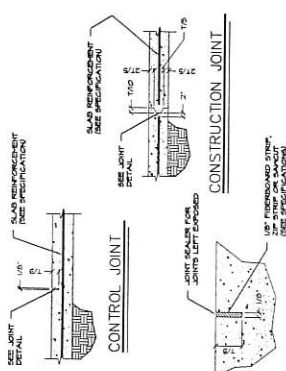
MODEL SPECS.		
MODEL *	LENGTH (L)	NAILS
ST1000	55 1/8"	6 (24) 16d SINKER
ST1000RL	56 5/8"	10 (26) 16d SINKER
ST1000BL	54 3/8"	14 (36) 16d SINKER



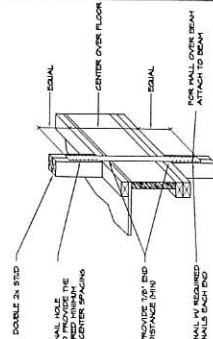
TYP. HOLDOWN DETAIL(5THD)



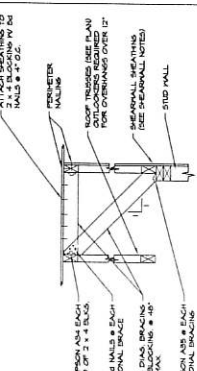
WOOD 1-JOIST FRAMING
SCALE: 3/4" = 1'-0"



TYP. CONCRETE JOINT DETAILS



TYPICAL MSTC INSTALLATION



GABLE WALL DETAIL
SCALE: 3/4" = 1'-0"