ABBREVIATIONS

A	AMPS	EL	ELEVATION	MAX	MAXIMUM	SD	SMOKE DETECTOR
AFF	ABOVE FINISH FLOOR	ELEC	ELECTRICAL	MDF	MEDIUM DENSITY FIBERBOARD	SECT	SECTION
AFG	ABOVE FINISH GRADE	ELEV	ELEVATOR			SG	SAFETY GLASS
AL	ALUMINUM	EQ	EQUAL	MECH	MECHANICAL	SGD	SLIDING GLASS DOOR
ALT	ALTERNATE	EQUIP	EQUIPMENT	MED	MEDIUM	SH	SHEET
ASPH	ASPHALT	EST	ESTIMATE	MFR	MANUFACTURER	SIM	SIMILAR
AVG	AVERAGE	EXH	EXHAUST	MIN	MINIMUM	SPECS	SPECIFICATIONS
AWG	AMERICAN WIRE GAGE	FA	FIRE ALARM	MISC	MISCELLANEOUS	SPKR	SPEAKER
BKR	CIRCUIT BREAKER	FC	FIBER CEMENT	MTL	METAL	SF	SQUARE FEET
BRG	BEARING	FD	FLOOR DRAIN	NIC	NOT IN CONTRACT	SI	SQUARE INCH
C	CEILING MOUNTED	FG	FIBERGLASS	NTS	NOT TO SCALE	STD	STANDARD
CIP	CAST IN PLACE	FDN	FOUNDATION	NO	NUMBER	STL	STEEL
CJ	CONTROL JOINT	F/N	FINISH	NOM	NOMINAL	SUSP	SUSPENDED
CAB	CABINET	FL	FLOOR	OC	ON-CENTER	SYS	SYSTEM
CKT	CIRCUIT BREAKER	FTG	FOOTING	OHD	OVERHEAD DOOR	T&G	TONGUE AND GROOVE
CLG	CEILING	GA	GAUGE	OPNG	OPENING	TEMP	TEMPERED GLASS
CLR	CLEAR	GAR	GARAGE	PL	PROPERTY LINE	TOB	TOP OF BEAM
CO	CARBON MONOXIDE	GFI	GROUND FAULT CIRCUIT INTERRUPTER	PL	PLATE	TOF	TOP OF FOOTING
COL	COLUMN			PLY	PLYWOOD	TOW	TOP OF WALL
COMB	COMBINATION	GL	GLASS	PSF	POUNDS PER SQUARE FOOT	TV	TELEVISION
CONC	CONCRETE	GLB	GLU-LAM BEAM			TYP	TYPICAL
CONST	CONSTRUCTION	GYP	GYPSUM	PSI	POUNDS PER SQUARE INCH	UNO	UNLESS NOTED OTHERWISE
CONT	CONTINUOUS	HB	HOSE BIBB				
CU	COPPER	HOZ	HORIZONTAL	PVC	POLYVINYL CHLORIDE	VB	VAPOR BARRIER
DW	DISHWASHER	IG	ISOLATED GROUND	PWR	POWER	VA	VOLT AMP
DBL	DOUBLE	INSUL	INSULATION	QTY	QUANTITY	VERT	VERTICAL
DEMO	DEMOLITION	INT	INTERIOR	R	RADIUS	WC	WATER CLOSET
DIA	DIAMETER	J-BOX	JUNCTION BOX	RO	ROUGH OPENING	WP	WEATHERPROOF
DIM	DIMENSION	JCT	JUNCTION	REF	REFRIGERATOR	WT	WEIGHT
DN	DOWN	LED	LIGHT EMITTING DIODE	REF	REFERENCE	W	WITH
DR	DOOR	LF	LINEAR FEET	REINF	REINFORCED	W/O	WITHOUT
EF	EXHAUST FAN	LAT	LATERAL	REQ'D	REQUIRED	WH	WATER HEATER
EW	EACH WAY	LT	LIGHT	REV	REVISION	WIC	WALK-IN-CLOSET
EA	EACH	LTG	LIGHTING	RM	ROOM		

CODE ANALYSIS:

BUILDING:	2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AND STATE/LOCAL AMENDMENTS
	2015 INTERNATIONAL BUILDING CODE (IBC) IF REQ.
MECHANICAL:	2015 INTERNATIONAL MECHANICAL CODE (IMC)
ELECTRICAL:	2014 NATIONAL ELECTRICAL CODES (NEC)
PLUMBING:	2015 INTERNATIONAL PLUMBING CODE (IPC)
ENERGY:	2015 INTERNATIONAL CONSERVATION CODE (ECC) AND UTAH AMENDMENTS
FIRE:	2015 INTERNATIONAL FIRE CODE (IFC)
	2015 INTERNATIONAL FUEL GAS CODE (IFGC)

INSULATION REQUIREMENTS:

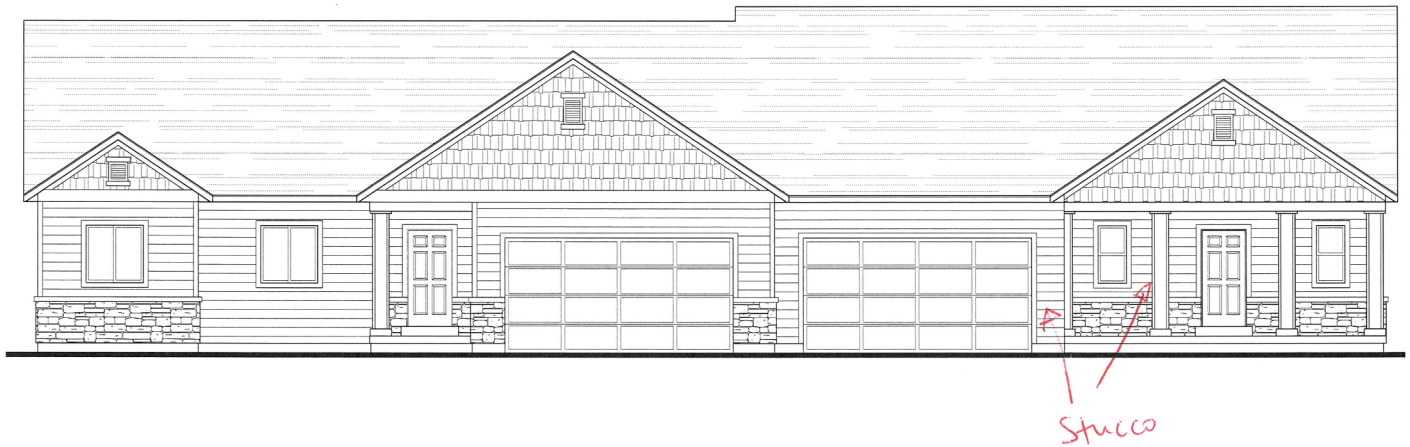
PER RESCHECK:

EXTERIOR WALLS:	R-15 (2x4), R-19 (2x6)
ROOF/ATTIC:	R-38
CANTILEVERS:	R-30
UNFINISHED BASEMENT WALLS:	R-11 (CONTINUOUS)
FINISHED BASEMENT WALLS:	R-13 (CAVITY)
WALKOUT CONC. SLAB:	R-10 (CONTINUOUS) UNDER SLAB 24" MIN
WINDOWS:	U-0.35 MAX., LOW-E

SEE SUBMITTED RESCHECK FOR ADDITIONAL INFORMATION.

SHEET INDEX:

C101:	COVER SHEET
A101:	MAIN FLOOR PLAN
A102:	UPPER FLOOR PLAN
A103:	BASEMENT FLOOR PLAN
A201:	ELEVATIONS
A202:	ELEVATIONS
A501:	GENERAL NOTES & DETAILS
E101:	MAIN FLOOR ELECTRICAL PLAN
E102:	UPPER FLOOR ELECTRICAL PLAN
E103:	BASEMENT ELECTRICAL PLAN
S101:	FOOTING AND FOUNDATION PLAN
S102:	MAIN FLOOR FRAMING PLAN
S103:	UPPER FLOOR FRAMING PLAN
S104:	ROOF FRAMING PLAN
S501:	STRUCTURAL DETAILS



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JEFF ADAMS design JA

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:

1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE COURSE OF CONSTRUCTION, AND WILL BE RESPONSIBLE FOR COORDINATING DEVIATIONS FROM THESE PLANS WITH THE APPROPRIATE AHJ. PROVIDING ALL AS-BUILT DRAWINGS IF REQUIRED BY THE AHJ.
2. CONTRACTOR IS TO ENSURE THAT ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES ARE FOLLOWED IN THE STRICTEST COMPLIANCE.
3. THESE PLANS ARE TO BE USED EXCLUSIVELY FOR THE APPROVED DRAWING SET.
4. CONTRACTOR SHALL CONSULT DESIGNER, AT ANY POINT DURING CONSTRUCTION, ABOUT A PLAN ERROR, OMISSION, CONFLICT, OR NEEDED ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER.
5. THESE ITEMS ARE IN PLACE TO PROVIDE A CLEAR UNDERSTANDING OF CONTRACTOR AND OWNER RESPONSIBILITY AND TO LIMIT THE LIABILITY OF THE DESIGNER. CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS THE DESIGNER FROM ANY AND ALL LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS.

CONSTRUCTION DOCUMENTS

PROJECT INFO:

PLAN NAME: TWIN HOMES

ADDRESS: 324 E & 336 E 300 N, PAYSON, UTAH

SUBDIVISION: SUBDIVISION

LOT#: LOT #1 & 2

OWNER/CONTRACTOR: HARRIS HOMES

DRAWN BY: JEFF ADAMS DESIGN

DATE: 2018-05-09

JAD PROJECT NUMBER: 2018-187

SET: CONSTRUCTION DOCS.

SHEET NAME: COVER SHEET

SHEET NUMBER: C001