



# PRINCETON TERRACE PH II

PLANS  
 CONSTRUCTION DOCUMENTATION  
 BUILDING INFORMATION MODELING

## BUILDING AREAS:

<b>ENTIRE BUILDING</b>	
GROUND LEVEL:	2724 s.f.
MAIN LEVEL:	2858 s.f.
UPPER LEVEL:	3094 s.f.
DECKS:	264 s.f.
<b>TOTAL (excluding garage) FINISHED:</b>	<b>7037 s.f.</b>
<b>PER UNIT</b>	
GROUND LEVEL, UNITS 1 & 4:	698 s.f.
GROUND LEVEL, UNITS 2 & 3:	664 s.f.
<b>TOTAL:</b>	<b>2724 s.f.</b>
MAIN LEVEL, UNITS 1 & 4:	727 s.f.
MAIN LEVEL, UNITS 2 & 3:	702 s.f.
DECK:	66 s.f.
<b>TOTAL:</b>	<b>2858 s.f.</b>
UPPER LEVEL, UNITS 1 & 4:	813 s.f.
UPPER LEVEL, UNITS 2 & 3:	734 s.f.
<b>TOTAL:</b>	<b>3094 s.f.</b>

NO.	REVISIONS	DESCRIPTION	DATE	BY

HARRIS HOME DESIGN  
 227 E. 1140 N.  
 Chem. Utah 84037  
 Phone: (435) 230-0000, Rick Harris  
 email: harrishomedesign@gmail.com



ISO VIEWS  
**PRINCETON TERRACE PHASE II**  
 SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/24/20  
 SCALE: 1/2" = 1'-0"  
 JOB NO:  
 178  
 SHEET NO:  
 0

**OWNER & BUIDER NOTES**

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL APPROVED BY THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. HE SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

THE ENGINEER/DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE ENGINEER/DESIGNER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES OR DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION.

**GENERAL NOTES**

ALL WORK SHALL BE DONE IN ACCORDANCE WITH IRC 2015 BUILDING STANDARDS AND LOCAL CODES.

FOUNDATION AND TRUSS DESIGN SHALL BE VERIFIED BY A QUALIFIED ENGINEER FOR COMPLIANCE WITH SITE REQUIREMENTS.

DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS.

WALL DIMENSIONS ARE TO THE EXTERIOR OF FRAMING UNLESS NOTED OTHERWISE.

LUMBER COMING IN CONTACT WITH CONCRETE OR MASONARY SHALL BE TREATED TO A MINIMUM OF 40 CCA. ALL LUMBER IN CONTINUOUS CONTACT WITH THE GROUND SHALL BE TREATED TO A MINIMUM OF .60 CCA

ALL FRAMING LUMBER TO BE #2 DF OR EQUIVALENT, UNLESS NOTED OTHERWISE.

EXTERIOR AND INTERIOR MATERIALS AND FINISHES TO BE DETERMINED BY OWNER.

**BUILDING PERFORMANCE**

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS.

PORCHES AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.

ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.

ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.

FURNACE FIREBOX SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

MINIMUM INSULATION REQUIREMENTS: EXTERIOR WALLS R-19, GARAGE WALLS R-13, CEILINGS R-39

**EXTERIOR FINISH NOTES**

EXTERIOR FINISH TO BE VINYL SIDING OVER 7/16" PLYWOOD/OSB. MATERIAL AND COLOR BY OWNER.

ROOFING TO BE 30 YR ARCH'L ASPHALT SHINGLES OVER #30 FELT OR EQUAL, 7/16" PLYWOOD/OSB

DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE

FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 2% FOR 10' MIN.

**DOORS**

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS. DOOR SHALL SELF CLOSING.

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOOR WAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60. PERIMETER OF DOOR SHALL BE WEATHER STRIPPED.

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS, MATERIALS AND FINISH TO BE DETERMINED BY OWNER.

**WINDOWS AND GLAZING**

WINDOWS SHALL BE DUAL PANE (MIN. U-VALUE OF 0.6), MANUFACTURER AND COLOR TO BE DETERMINED BY OWNER.

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

SAFETY GLAZING SHALL BE PROVIDED WHERE GLASS IS TO BE USED IN DOORS, WITHIN A 24" ARC OF DOORS AND WHERE THE BOTTOM EDGE IS WITHIN 18" ABOVE THE FLOOR.

SAFETY GLAZING SHALL BE PROVIDED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS.

ALL EXTERIOR DOORS AND WINDOWS SHALL BE FINISHED WITH WEATHER RESISTANT COATINGS AND WEATHERSTRIPPED.

**VENTILATION**

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

GARAGES SHALL BE VENTED WITH 60 SQ. INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST IN TO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

**ATTIC ACCESS SHALL BE:**

A MINIMUM OF 22"x36". THERE SHALL BE 30" MIN. CLEARANCE AT OR ABOVE THE OPENING.

LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. ATTICS WITH A MAXIMUM VERTICAL HEIGHT OF LESS THAN 30" WILL NOT REQUIRE ACCESS OPENINGS.



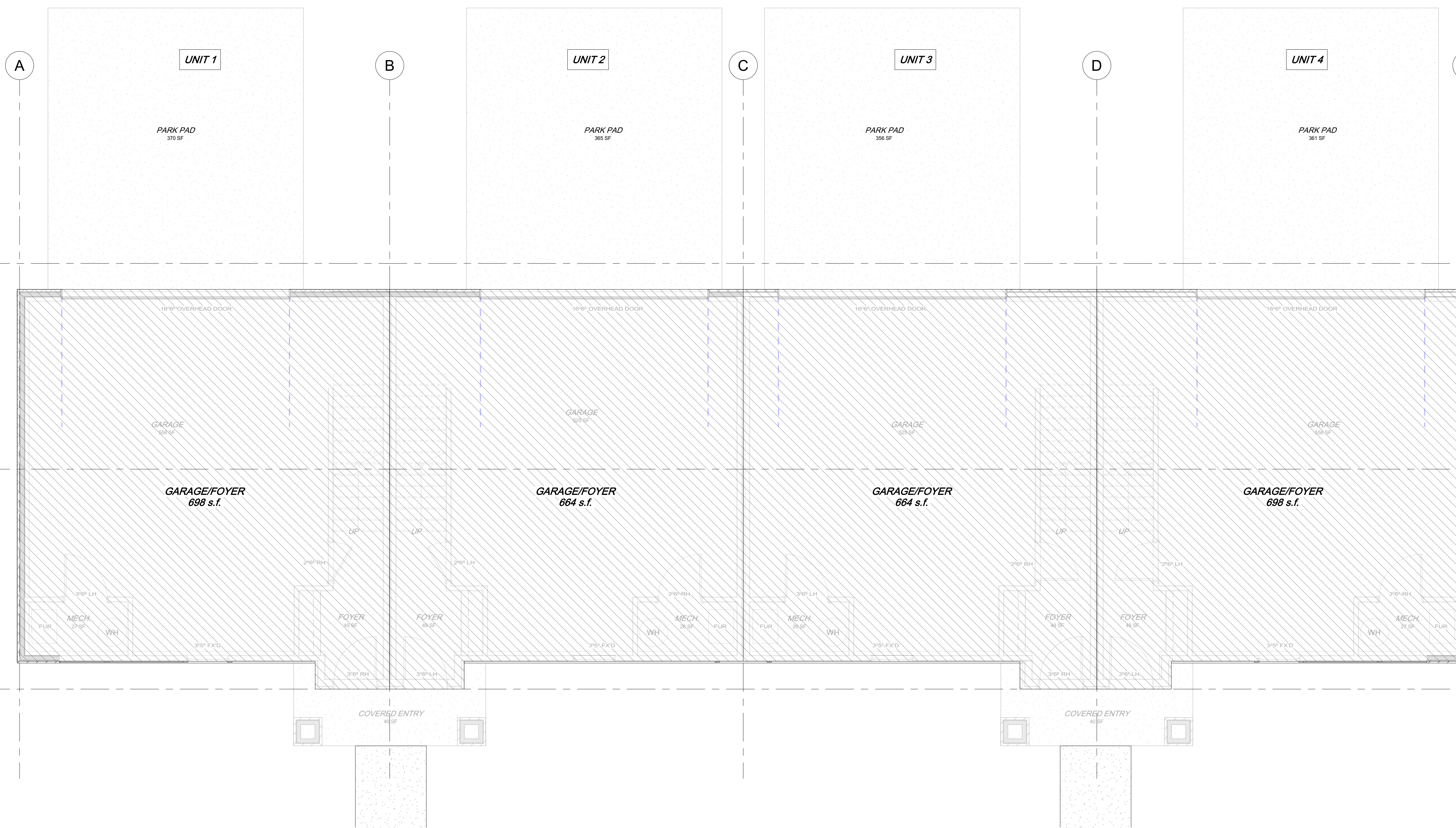
NO	REVISIONS	DESCRIPTION	DATE	BY

HARRIS HOME DESIGN  
 227 E. 1140 N.  
 Orem, Utah 84057  
 Phone: (435) 230-0000, Rick Harris  
 email: harris@homedesign.com

COVER SHEET

PRINCETON TERRACE PHASE II  
 SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/24/20  
 SCALE:  
 JOB NO. 178  
 SHEET NO. A0



① GROUND LEVEL AREAS  
1/4" = 1'-0"

UNITS 1 & 4 = 698 s.f. ea.  
UNITS 2 & 3 = 664 s.f. ea.  
TOTAL GROUND = 2724 s.f.

NO.	REVISIONS DESCRIPTION	DATE	BY

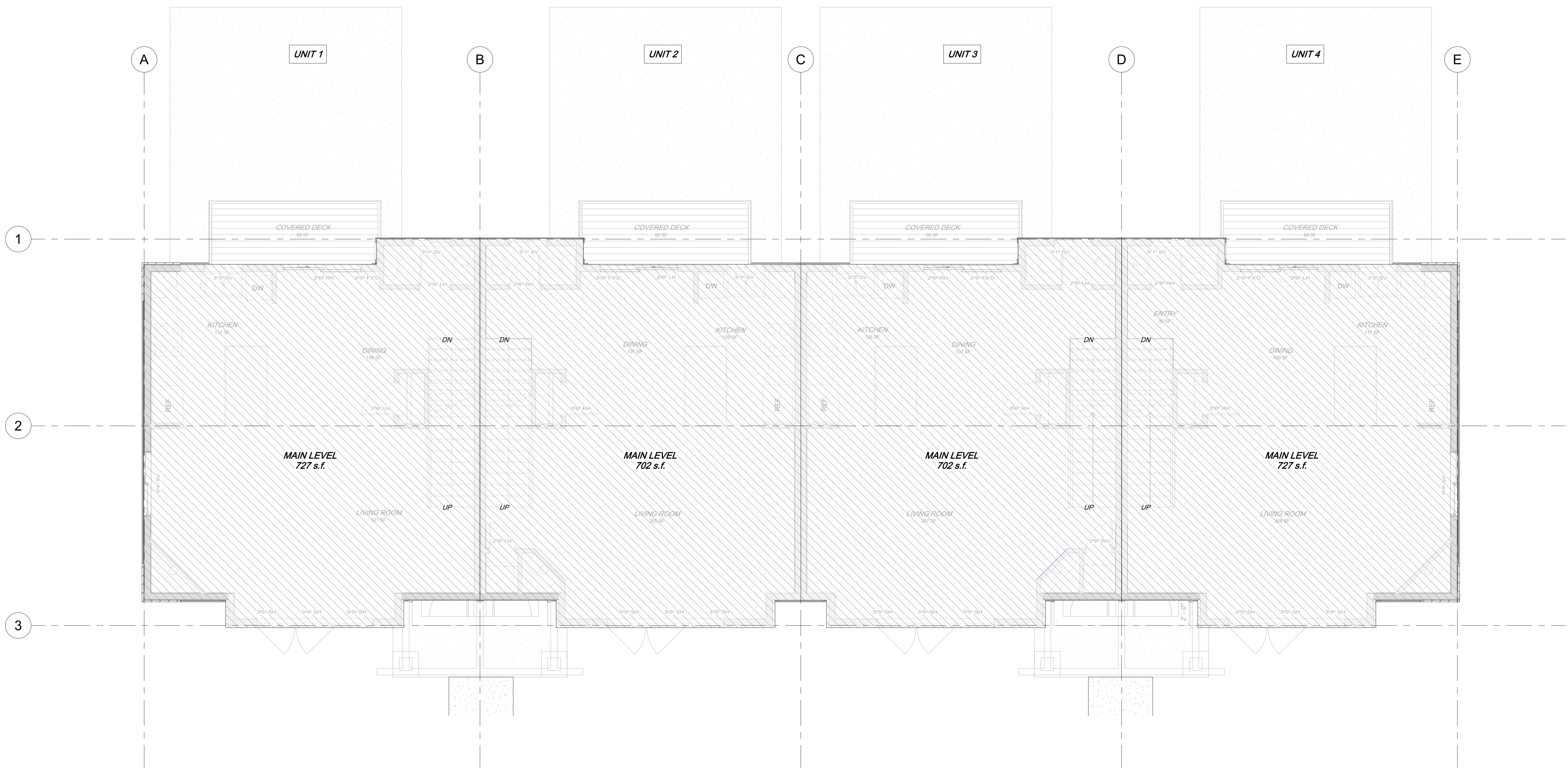
**HARRIS HOME DESIGN**  
221 E. 1140 N.  
Clem, Utah 84037  
Phone: (435) 230-0000, Rick Harris  
email: harrishomedesign@gmail.com

GROUND LEVEL AREAS  
**PRINCETON TERRACE PHASE II**  
SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/24/20  
SCALE: 1/4" = 1'-0"

JOB NO.  
178

SHEET NO.  
**A1**



1 MAIN LEVEL AREAS  
1/4" = 1'-0"

UNITS 1 & 4 = 727 s.f. ea.  
UNITS 2 & 3 = 702 s.f. ea.  
DECK = 66 s.f. ea.

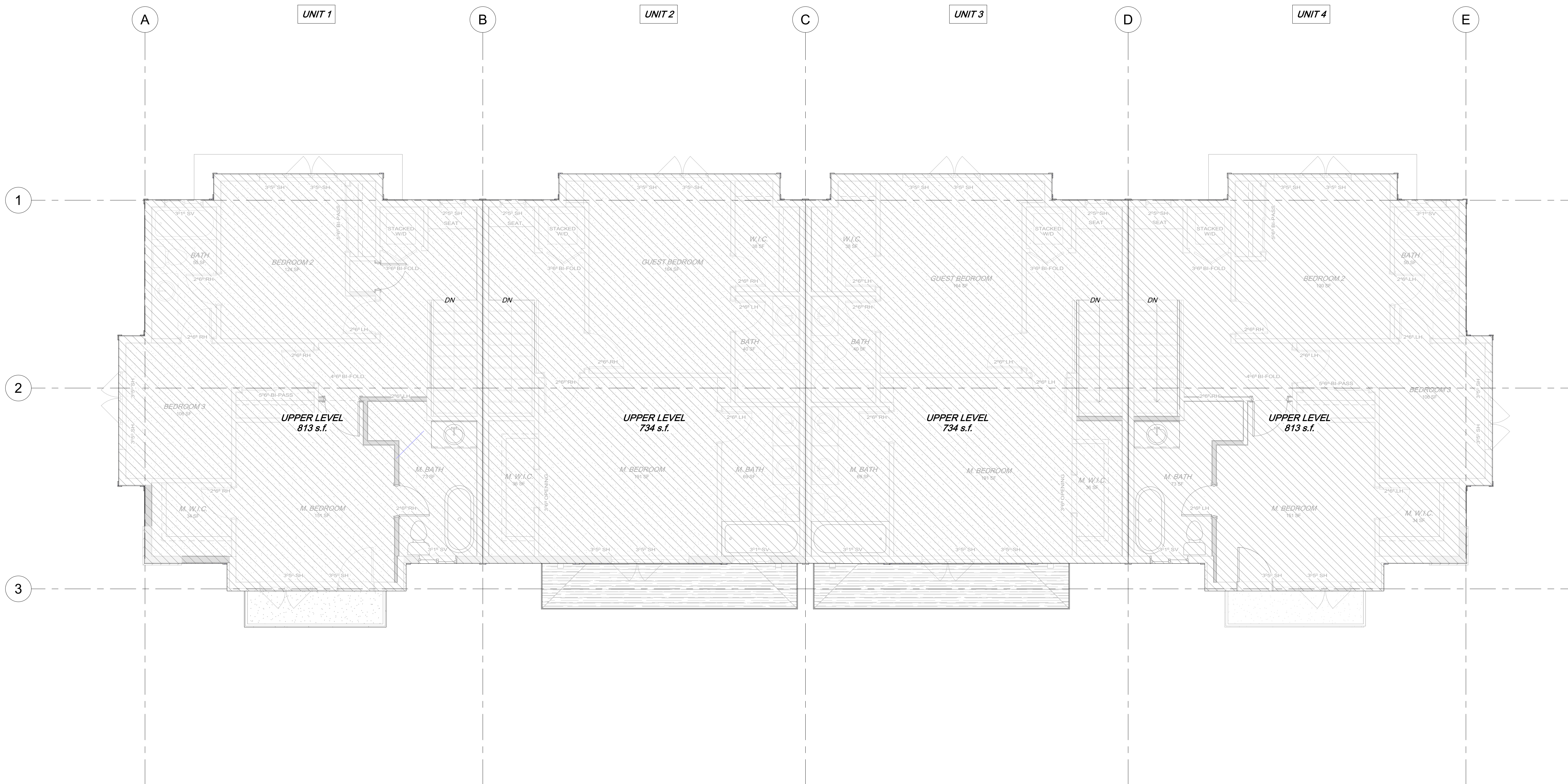
TOTAL MAIN = 2858 s.f.  
TOTAL DECK = 264 s.f.

NO.	REVISIONS DESCRIPTION	DATE	BY

**HARRIS HOME DESIGN**  
227 E. 1140 N.  
Clem, Utah 84027  
Phone: (435) 230-0000, Rick Harris  
email: harrishomedesign@gmail.com

MAIN LEVEL AREAS  
**PRINCETON TERRACE PHASE II**  
SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/24/20  
SCALE: 1/4" = 1'-0"  
JOB NO. 178  
SHEET NO. A2



1 UPPER LEVEL AREAS  
1/4" = 1'-0"

UNITS 1 & 4 = 813 s.f. ea.  
UNITS 2 & 3 = 734 s.f. ea.  
TOTAL MAIN = 3094 s.f.

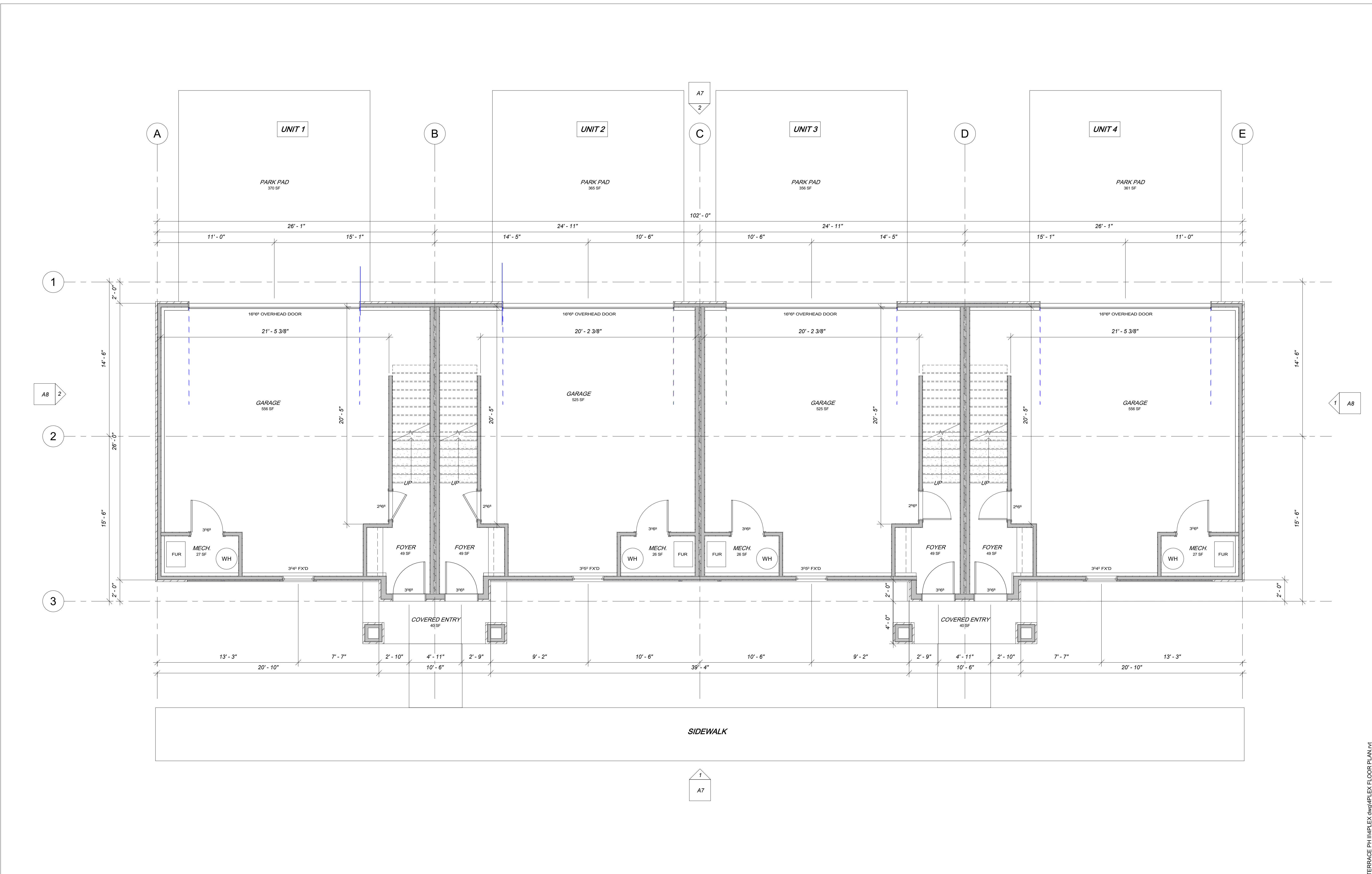
NO.	REVISIONS DESCRIPTION	DATE	BY

**HARRIS HOME DESIGN**  
221 E. 1140 N.  
Clem, Utah 84027  
Phone: (435) 230-0000, Rick Harris  
email: harris@homedesign.com

UPPER LEVEL AREAS  
PRINCETON TERRACE PHASE II

DATE: 4/24/20  
SCALE: 1/4" = 1'-0"  
JOB NO.  
178  
SHEET NO.  
A3

PRINCETON TERRACE PHASE II  
SANDY, SALT LAKE COUNTY, UTAH



1 GROUND LEVEL  
1/4" = 1'-0"

NO.	REVISIONS DESCRIPTION	DATE	BY

**HARRIS HOME DESIGN**  
 221 E. 1140 N.  
 Chem. Utah 84037  
 Phone: (435) 230-0000, Rick Harris  
 email: harrishomedesign@gmail.com

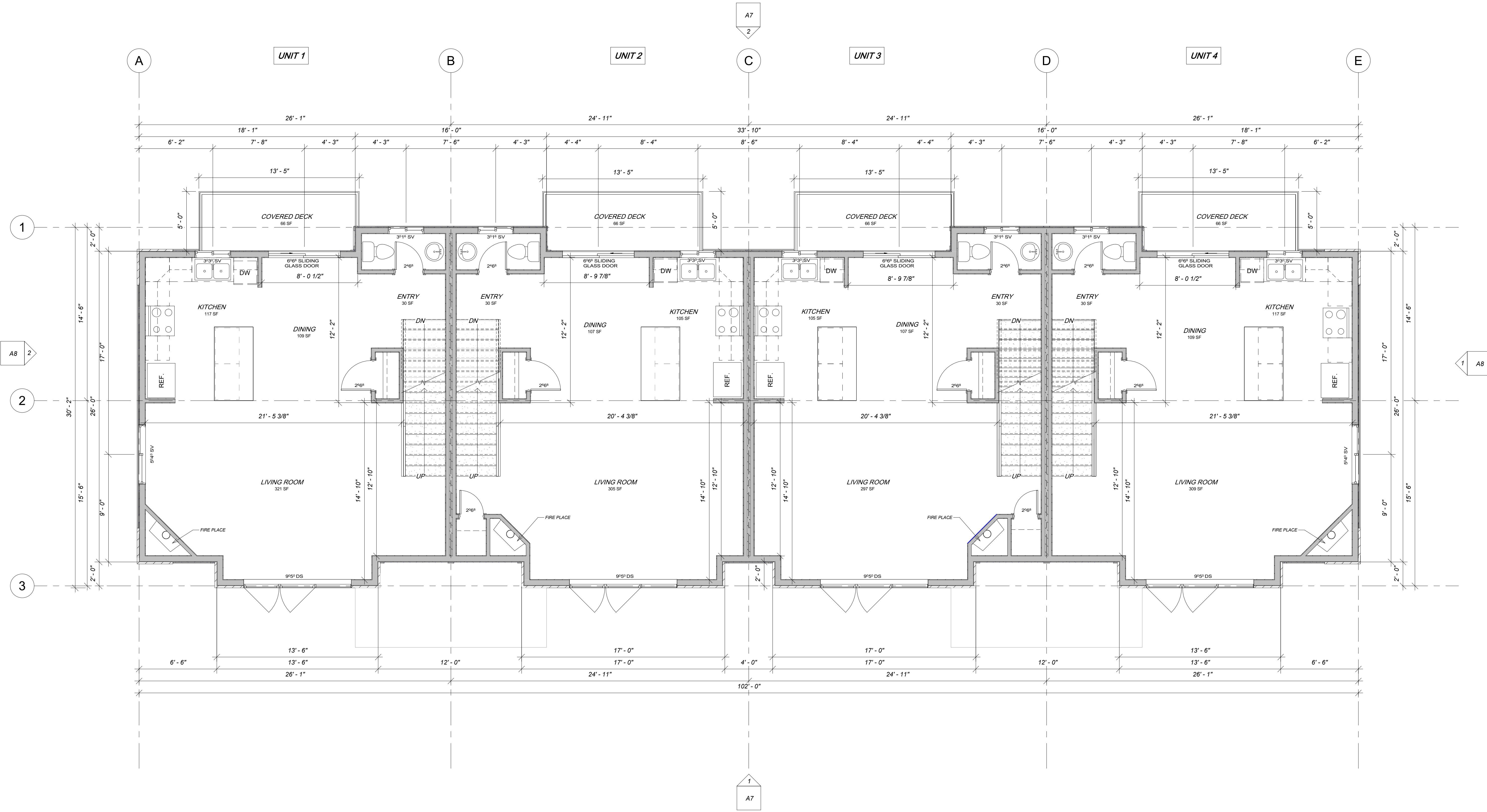
GROUND LEVEL FLOOR PLAN  
**PRINCETON TERRACE PHASE II**

SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/24/20  
 SCALE: 1/4" = 1'-0"

JOB NO.  
178

SHEET NO.  
**A4**



1 MAIN LEVEL  
1/4" = 1'-0"

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 221 E. 1140 N.  
 Chem. Utah 84037  
 Phone: (435) 230-0000, Rick Harris  
 email: harris@homedesign.com

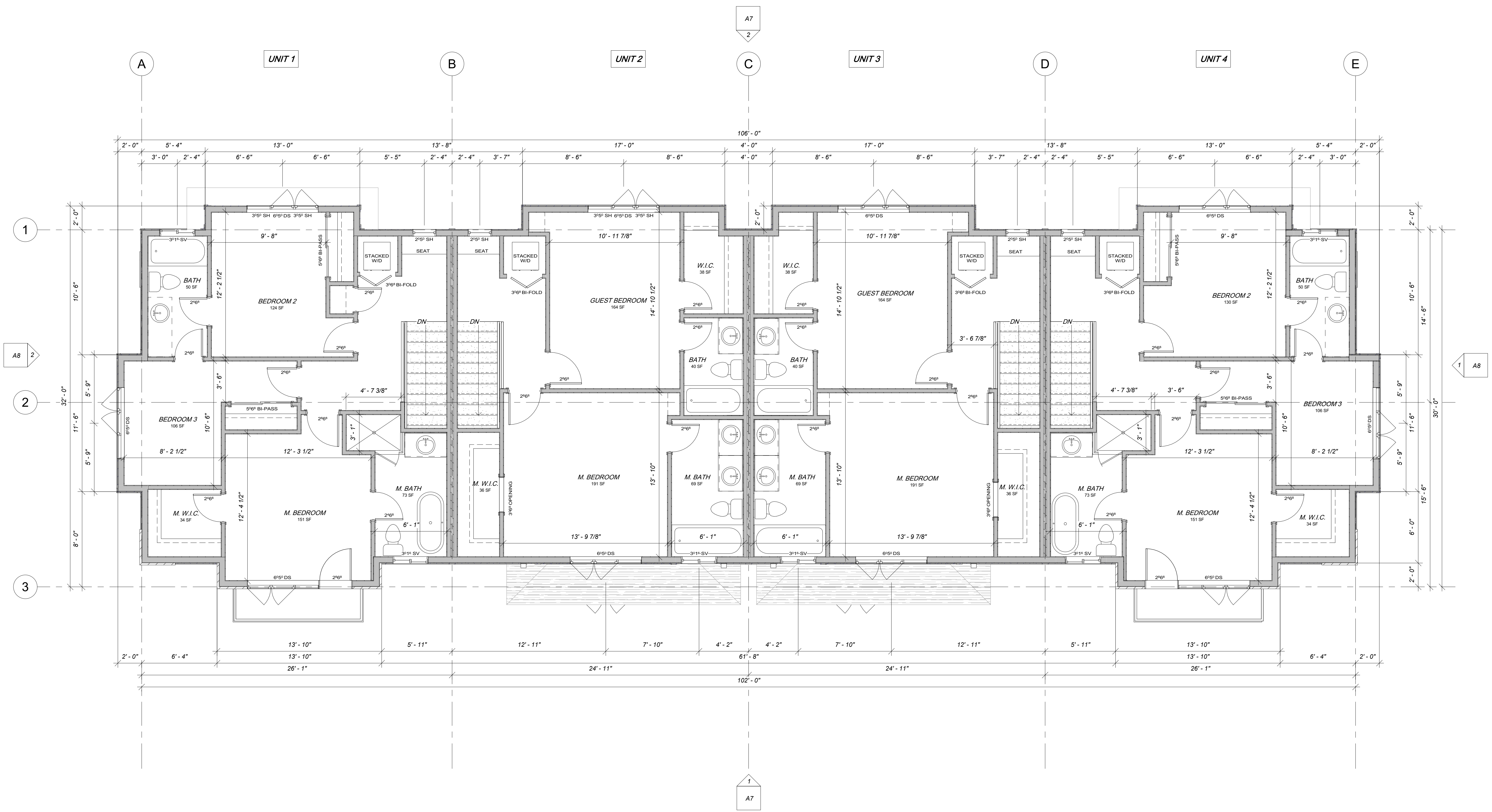
MAIN LEVEL FLOOR PLAN  
**PRINCETON TERRACE PHASE II**

SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/24/20  
 SCALE: 1/4" = 1'-0"

JOB NO.  
178

SHEET NO.  
**A5**



1 UPPER LEVEL  
1/4" = 1'-0"

NO.	REVISIONS DESCRIPTION	DATE	BY

**HARRIS HOME DESIGN**  
 221 E. 1140 N.  
 Clarks Summit, Utah 84037  
 Phone: (435) 230-0000, Rick Harris  
 email: harris@homedesign.com

UPPER LEVEL FLOOR PLAN  
**PRINCETON TERRACE PHASE II**

SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/24/20  
 SCALE: 1/4" = 1'-0"  
 JOB NO. 178  
 SHEET NO. **A6**





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

- T.O. BUILDING 32' - 11 9/32"
- T.O. ROOF 29' - 8"
- UPPER LEVEL T.O.P. 27' - 10 5/8"
- UPPER LEVEL 19' - 9 1/2"
- MAIN T.O.P. 18' - 8 7/8"
- MAIN LEVEL 9' - 7 3/4"
- GROUND T.O.P. 8' - 7 1/8"
- T.O. FNDT -0' - 6"
- GROUND LEVEL -1' - 0"



2 REAR ELEVATION  
1/4" = 1'-0"

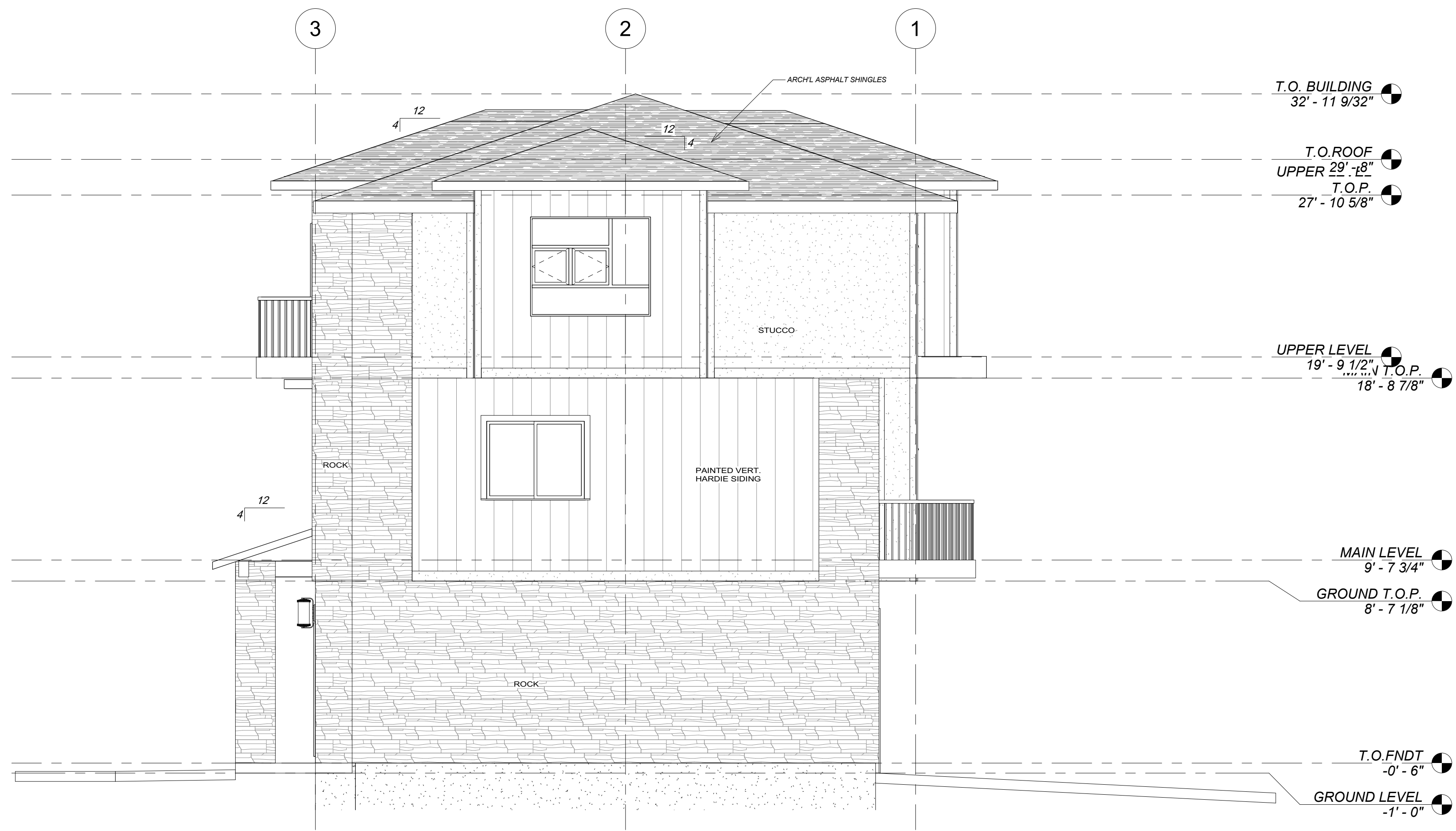
- T.O. BUILDING 32' - 11 9/32"
- T.O. ROOF 29' - 8"
- UPPER LEVEL T.O.P. 27' - 10 5/8"
- UPPER LEVEL 19' - 9 1/2"
- MAIN T.O.P. 18' - 8 7/8"
- MAIN LEVEL 9' - 7 3/4"
- GROUND T.O.P. 8' - 7 1/8"
- T.O. FNDT -0' - 6"
- GROUND LEVEL -1' - 0"

NO.	REVISIONS	DESCRIPTION	DATE	BY

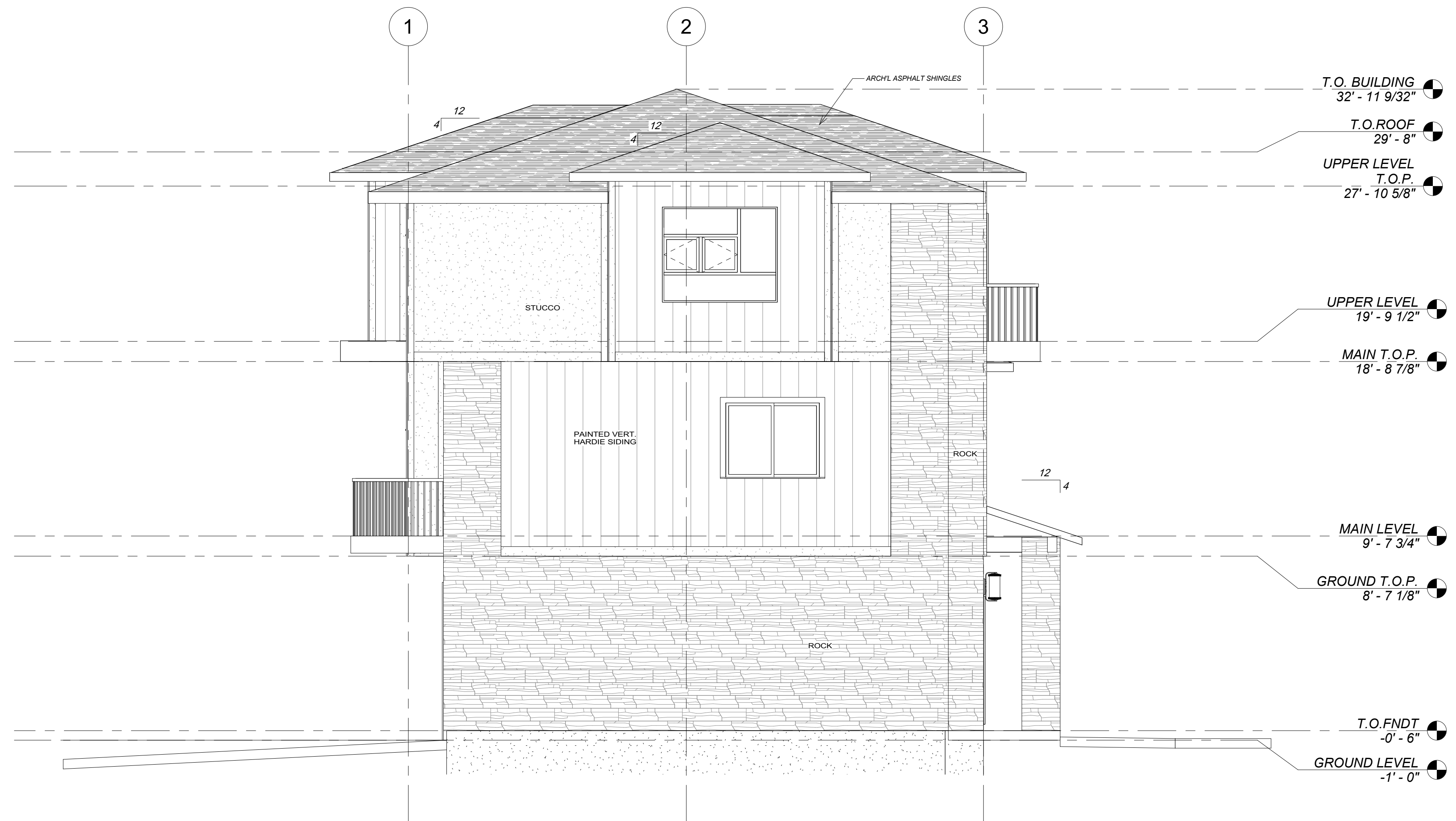
HARRIS HOME DESIGN  
 221 E. 1140 N.  
 Chem. Utah 84037  
 Phone: (435) 230-0000, Rick Harris  
 email: harrishomedesign@gmail.com

FRONT & REAR ELEVATIONS  
**PRINCETON TERRACE PHASE II**  
 SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/24/20  
 SCALE: 1/4" = 1'-0"  
 JOB NO. 178  
 SHEET NO. A7



1 RIGHT ELEVATION  
1/4" = 1'-0"



2 LEFT ELEVATION  
1/4" = 1'-0"

NO.	REVISIONS	DESCRIPTION	DATE	BY

**HARRIS HOME DESIGN**  
 221 E. 1140 N.  
 Chem, Utah 84037  
 Phone: (435) 230-0000, Rick Harris  
 email: harrishomedesign@gmail.com

RIGHT & LEFT ELEVATIONS  
**PRINCETON TERRACE PHASE II**

SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/24/20  
 SCALE: 1/4" = 1'-0"

JOB NO.  
178

SHEET NO.

A8