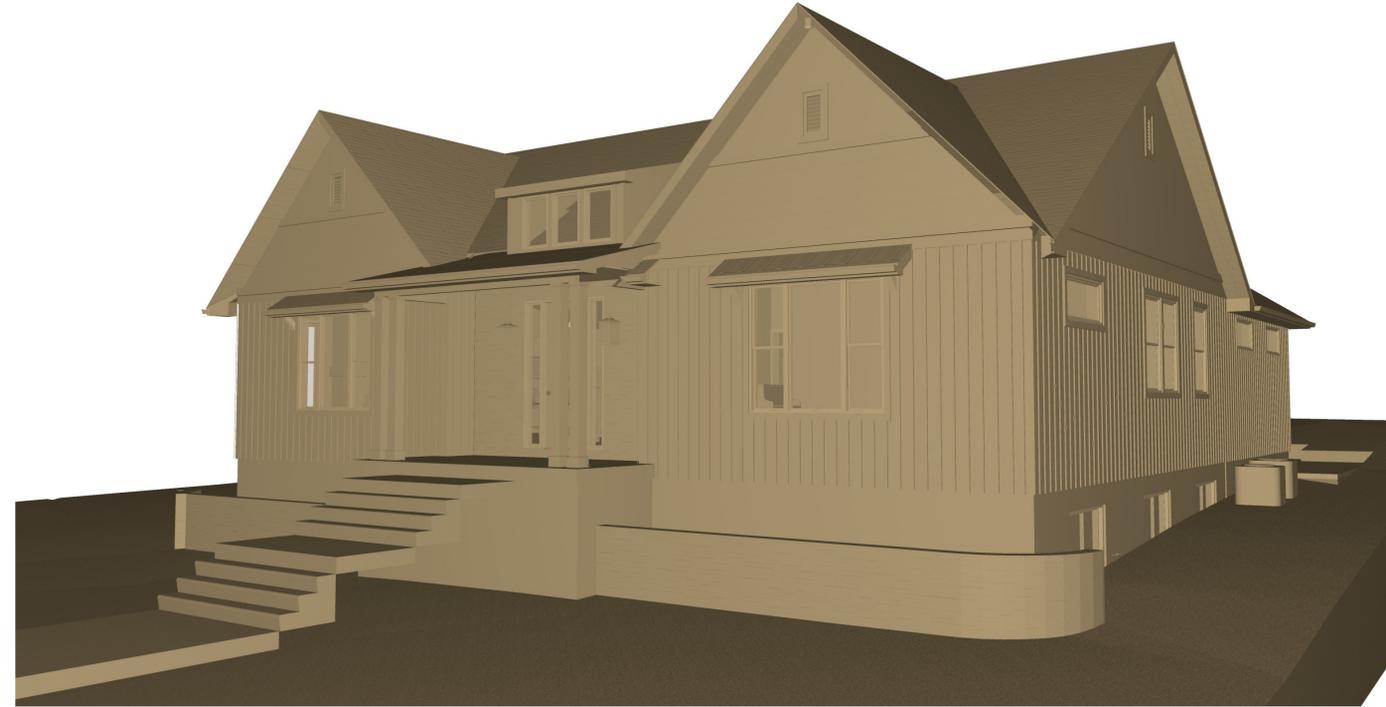


HICKS HOUSE

PROJECT INFORMATION:

1. HB = FREEZELESS, BACKFLOW PREVENTION HOSE BIBB
2. FLUE & EXHAUST VENTS WILL TERMINATE 4' BELOW OR 4' HORIZ. & MIN 1' ABOVE A DOOR OR OPERABLE WINDOW OR GRAVITY AIR INLET
3. CLOTHES DRYERS SHALL BE VENTED TO EXTERIOR, DUCTS TO BE METAL W/ SMOOTH INTERIOR SURFACE, EQUIPPED W/ BACK - DRAFT DAMPERS, TERMINATE AT EXTERIOR OF BUILDING. NOT TO BE INSTALLED WITH SHEET METAL SCREWS. PROVIDE POWER VENT IF DUCT LENGTH IS OVER 14' (2) 90 DEGREE ELBOWS MAX. W/ 4' DUCT MIN. MAXIMUM DRYER VENT LENGTH TO BE 35' & SEALED & SUPPORTED EVERY 12' IN LENGTH
4. ATTIC ACCESS TO BE 22" X 30" FINISH MIN. NOT LOCATED ABOVE A SHELF IN CLOSETS, 30" HEADROOM REQ. ABOVE ACCESS, 1 HOUR FIRE RESISTANT CONSTRUCTION & LATCH IN GARAGES PER IRC R807.1
5. ALL EXTERIOR WALLS TO BE 2X6 STUD, ALL INTERIOR WALLS TO BE 2X4 STUD, U.N.O.
6. RAIL @ 36" A.F.F. OR ABOVE STAIR TREAD, PROVIDE 4" MAX. SPACE BETWEEN BALUSTERS.
7. SEE SITEPLAN & ELEVATION NOTES FOR GRADING SPECIFICATIONS
8. PROVIDE HEAT / CHECK VALVES @ INLET & OUTLET OF WATER HEATER
9. GLAZING TO BE TEMPERED IF: a) WITHIN TUB/SHOWER ENCLOSURES, b) SILL WITHIN 60" VERTICALLY OF TUB/SHOWER DRAIN, c) CONTAINED IN OR USED AS A DOOR, d) WITHIN AN ARC OF 24" OF EITHER VERTICAL EDGE OF A DOOR, e) SILL LESS THAN 18" A.F.F. f) CONTAINED IN OR USED AS A RAILING, SEE FLOOR PLANS
10. PROVIDE 1 HR. SEPARATION BETWEEN GARAGE & LIVING SPACES. 58 TYPE X GYP WALLS, CEILING & BEAMS. (1) LAYER OF 58 " TYPE "X" ON CEILING WHEN LIVING SPACE IS ABOVE. SEE 2015 ICC.
11. DOORS FROM DWELLING TO GARAGE AREAS TO BE 32-36" SOLID CORE WOOD OR 20 MIN. RATED METAL SEE FLOOR PLANS
12. MIN 36" X 36" LANDING TO BE PROVIDED AT: a) ALL EXTERIOR DOORS (EXCEPT GARAGE) AT TOP OF STEPS, b) BOTTOM OF ALL INTERIOR STAIRWAYS, c) TOP OF INTERIOR STAIRWAYS UNLESS DOOR DOES NOT SWING OVER STAIRS
13. HANDRAILS WILL BE PROVIDED WHERE THERE ARE 2 OR MORE RISERS & WILL COMPLY WITH IRC 315.1
14. PROVIDE PRESSURE RELIEF VALVE ON WATER HEATER
15. SEISMIC TIE DOWNS TO BE INSTALLED AT ALL WATER HEATERS
16. 30" MIN CLEARANCE TO BE PROVIDED IN FRONT OF ALL WATER HEATERS
17. OUTSIDE COMBUSTION AIR TO BE PROVIDED FOR ALL WATER HEATERS & FURNACE
18. PROVIDE 30" CLEARANCE IN FRONT OF FURNACE FOR SERVICING
19. FUEL FIRED APPLIANCES @ GARAGE TO BE 18" A.F.F.
20. MIN 30" CLEARANCE ABV COOKTOPS TO COMBUSTIBLES
21. ALL PLUMBING VENTS THROUGH ROOF TO BE 2" PIPE MIN. ALL PENETRATION THROUGH ROOF SHALL BE 5' MIN FROM ANY PARTY WALL & SHALL BE 2' ABOVE OR 10' AWAY FROM ALL EXTERIOR AIR INTAKE OPENINGS & MIN 3' FROM PROPERTY LINE
22. EXPANSION TANK @ WATER HEATER
23. COMBUSTION AIR IS TO BE TAKEN FROM OUTSIDE.
24. MECHANICAL EXHAUST EQUIPMENT TO PROVIDE 5 AIR CHANGES PER HOUR MIN. AS PER IRC R303.1.1.
25. MAINTAIN A 1" AIR SPACE BETWEEN ATTIC INSULATION & ROOF SHEATHING AT ALL ROOF RAFTER FRAMING AREAS, 1" BAFFLES AT PERIMETER
26. THIS STRUCTURE WILL BE CONSTRUCTED IN ACCORDANCE WITH ALL CITY & STATE BUILDING CODES & ORDINANCES AS VERIFIED BY BUILDER.
27. INSULATION: EXT. WALL R-19, CEILING R-38, FLOOR R-19 U.N.O. SEE RES CHECK FOR SPECIFICS
28. PROVIDE ANTI - SCALD SHOWER VALVE ON ALL SHOWER & TUB SHOWER COMBOS
29. PROVIDE BRACING @ ALL SHELVES EVERY 4'.
30. BOTTOM OF ALL FOOTINGS TO BE BELOW FROST LINE.
31. SILL PLATES TO BE MADE OF PRESSURE TREATED WOOD.
32. ELECTRICAL BOXES IN GARAGE TO BE 2HR RATED.
33. ALL BACKFILLED AREAS TO BE PROPERLY COMPACTED PRIOR TO OCCUPANCY.
34. BATHROOM EXHAUST FANS ARE REQUIRED TO VENT TO EXTERIOR OF HOME.



127 WEST HONEYSUCKLE DRIVE, SARATOGA SPRINGS, UTAH

PROJECT INFORMATION:

THESE DRAWINGS ARE PART OF A SET OF CONSTRUCTION DOCUMENTS. THE CONSTRUCTION DOCUMENTS CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS:

CONSTRUCTION DRAWINGS
SPECIFICATIONS
STRUCTURAL CALCULATIONS
CONTRACT FORMS AND CONDITIONS
ADDENDA
MODIFICATIONS AND REVISIONS

CONTRACTORS, SUBCONTRACTORS, AND OTHERS WHO PROVIDE LABOR AND/OR MATERIALS REFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS. DISCREPANCIES NOT REPORTED IMMEDIATELY ARE RESPONSIBILITY OF CONTRACTOR.

CONTRACTORS, SUBCONTRACTORS, AND OTHERS ARE TO REPORT ANY DISCREPANCIES OR ERRORS TO LURADIANCE IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH THE OWNER AND BY THE DESIGNER AND REVISIONS WILL BE ISSUED BY LURADIANCE. CONTRACTORS ARE NOT TO MAKE ALTERATIONS OF ANY KIND WITHOUT THE PRIOR WRITTEN CONSENT OF LURADIANCE OR THE OWNER.

CONTRACTORS SHALL NOT SCALE FROM DRAWINGS. DIMENSIONS ARE PROVIDED TO ALLOW FOR ACCURATE CONSTRUCTION OF BUILDING. QUESTIONS ARISING FROM DIMENSIONS SHOULD BE RESOLVED BY CONTACTING LURADIANCE.

FROST DEPTH:

30" FROST DEPTH

EXTERIOR FINISHES:

WOOD SIDING
ALUMINUM SOFFIT
ALUMINUM FASCIA
ASPHALT SHINGLES

APPLICABLE CODE:

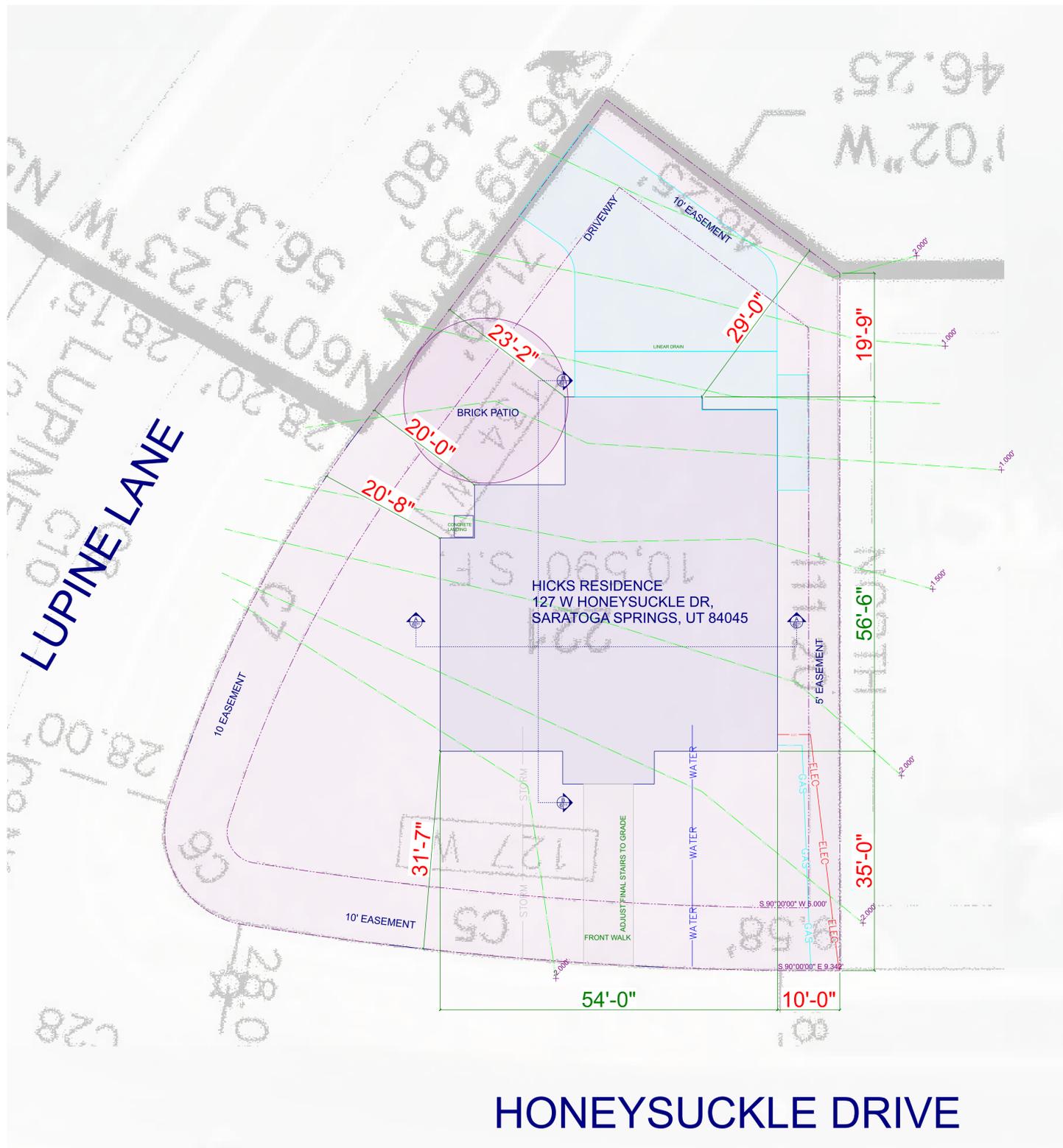
2021 INTERNATIONAL RESIDENCIAL CODE. (I.R.C.)
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2020 NATIONAL ELECTRIC CODE

DRAWING SCHEDULE

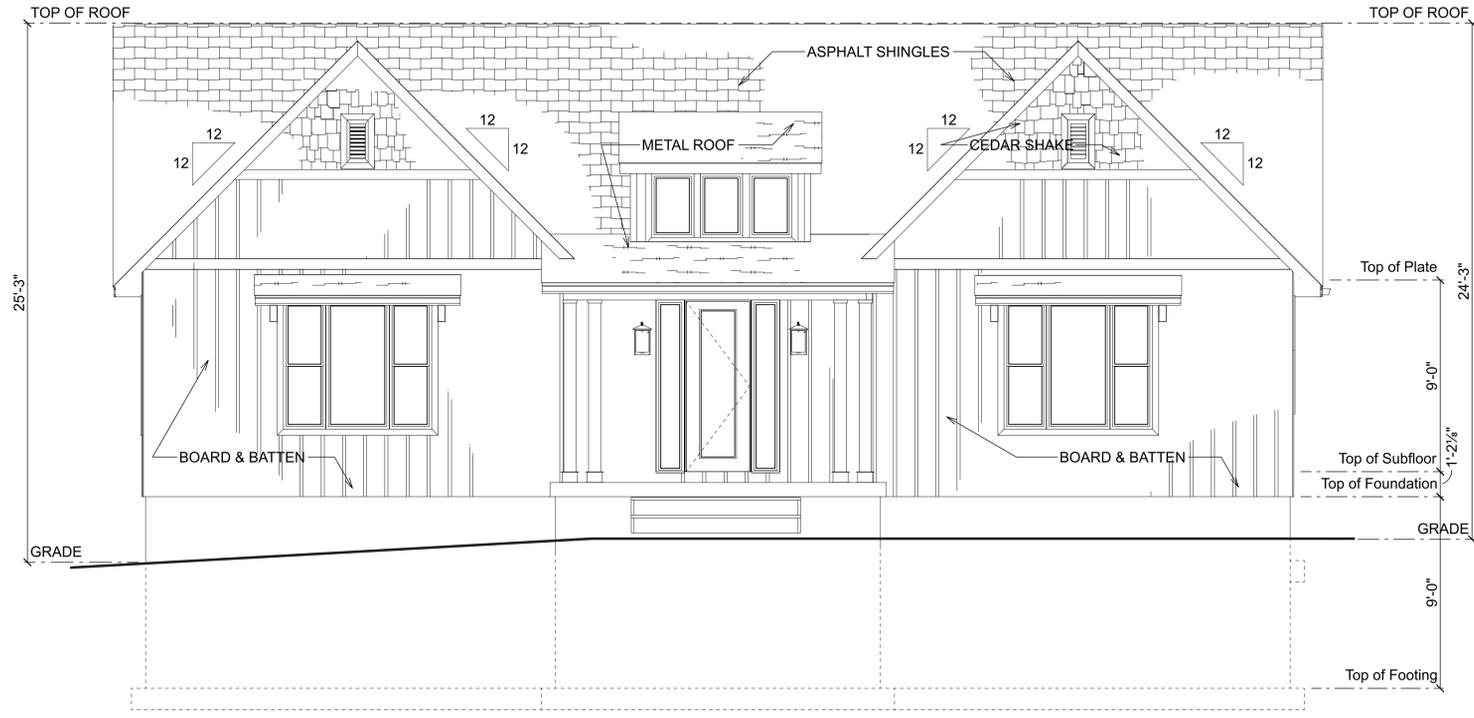
| | |
|---------------|----|
| Cover Sheet | 1 |
| Site Plan | 2 |
| Elevations 1 | 3 |
| Elevations 2 | 4 |
| Perspectives | 5 |
| Foundation | 6 |
| Basement Elec | 7 |
| Main | 8 |
| Main Elec | 9 |
| Roof | 10 |
| Sections | 11 |

AREA SCHEDULE

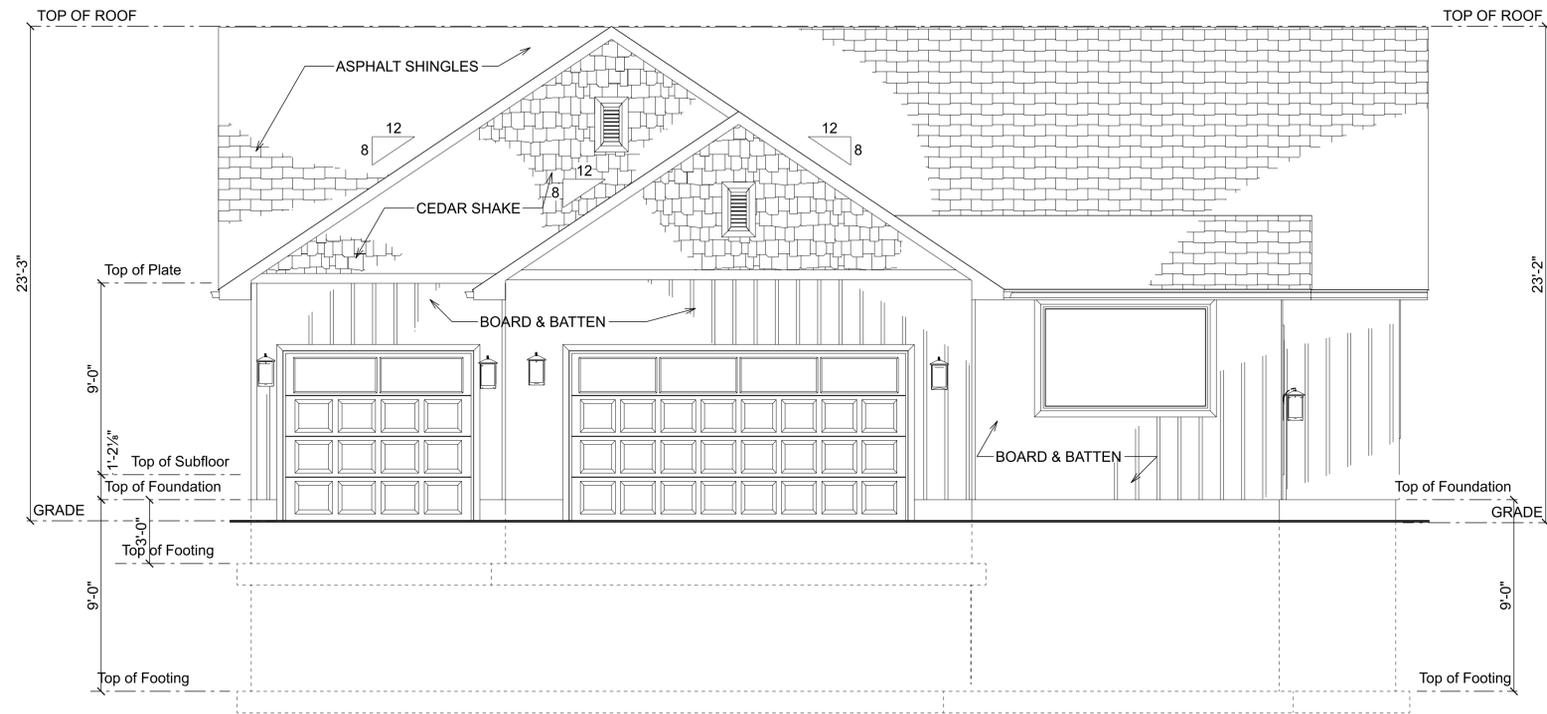
| NAME | AREA |
|--------------|-------------|
| Basement | 1940 sq ft. |
| Cold Storage | 115 sq ft. |
| Main Floor | 1934 sq ft. |



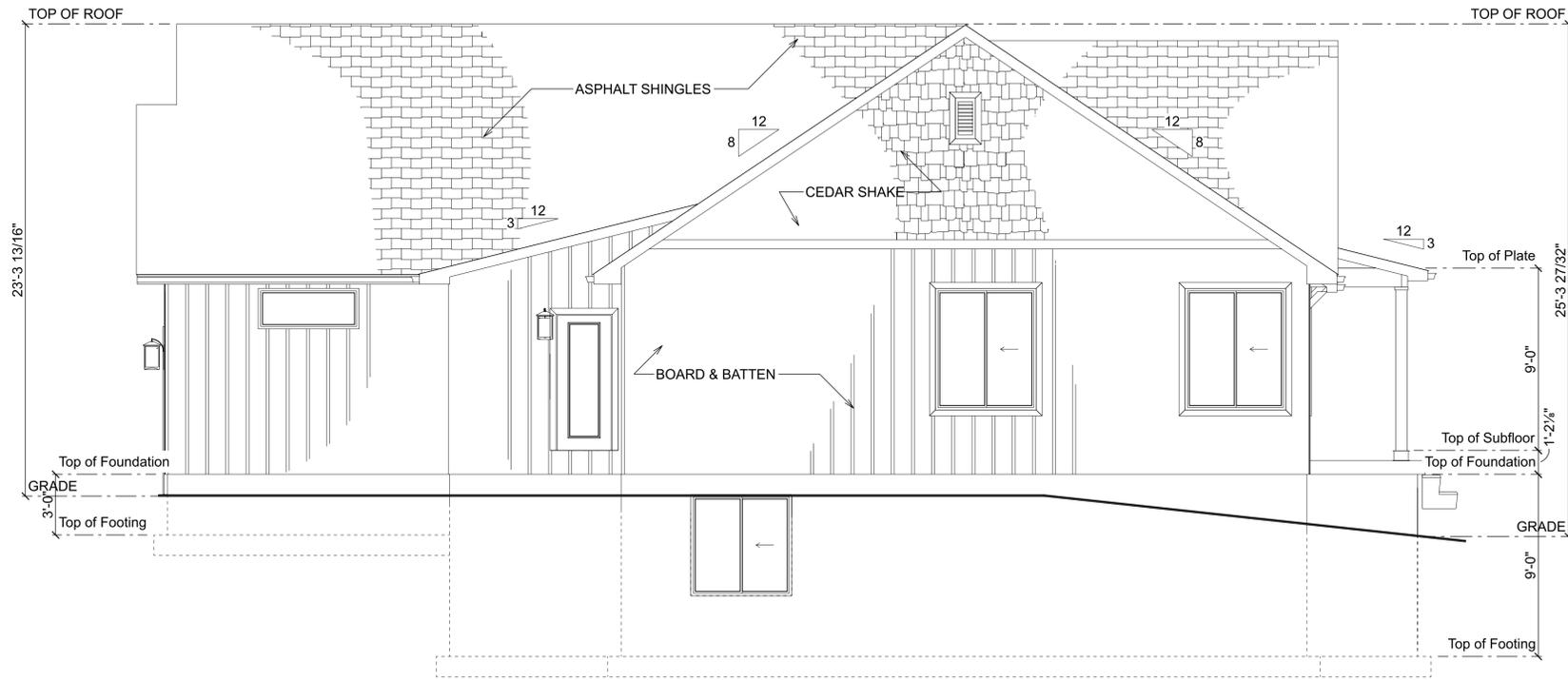
SITE PLAN
SCALE: 1" = 10'-0"



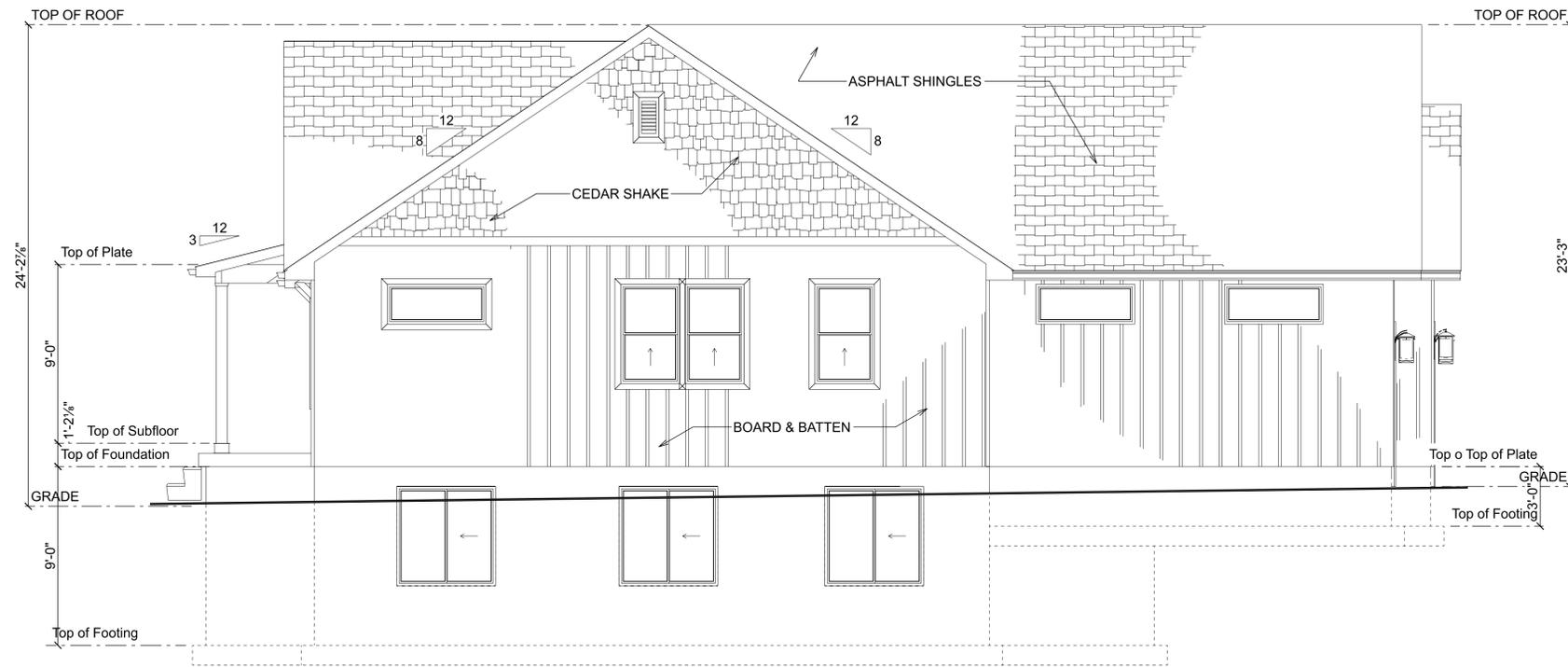
FRONT
SCALE: 1/4" = 1'-0"



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



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



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



Rob Hicks
 rob@hickfamily.org
 801-536-0904
 127 W Honey Suckle Dr.
 Saratoga Springs
 Utah 84045

Lot #221
 Summerhill Phase 2

LURADIANCE
 DESIGN AND CONSTRUCTION SERVICES
 PHONE: 801.660.4687
 dave@ldsncsco.com

Hicks House

SCALE: As Noted

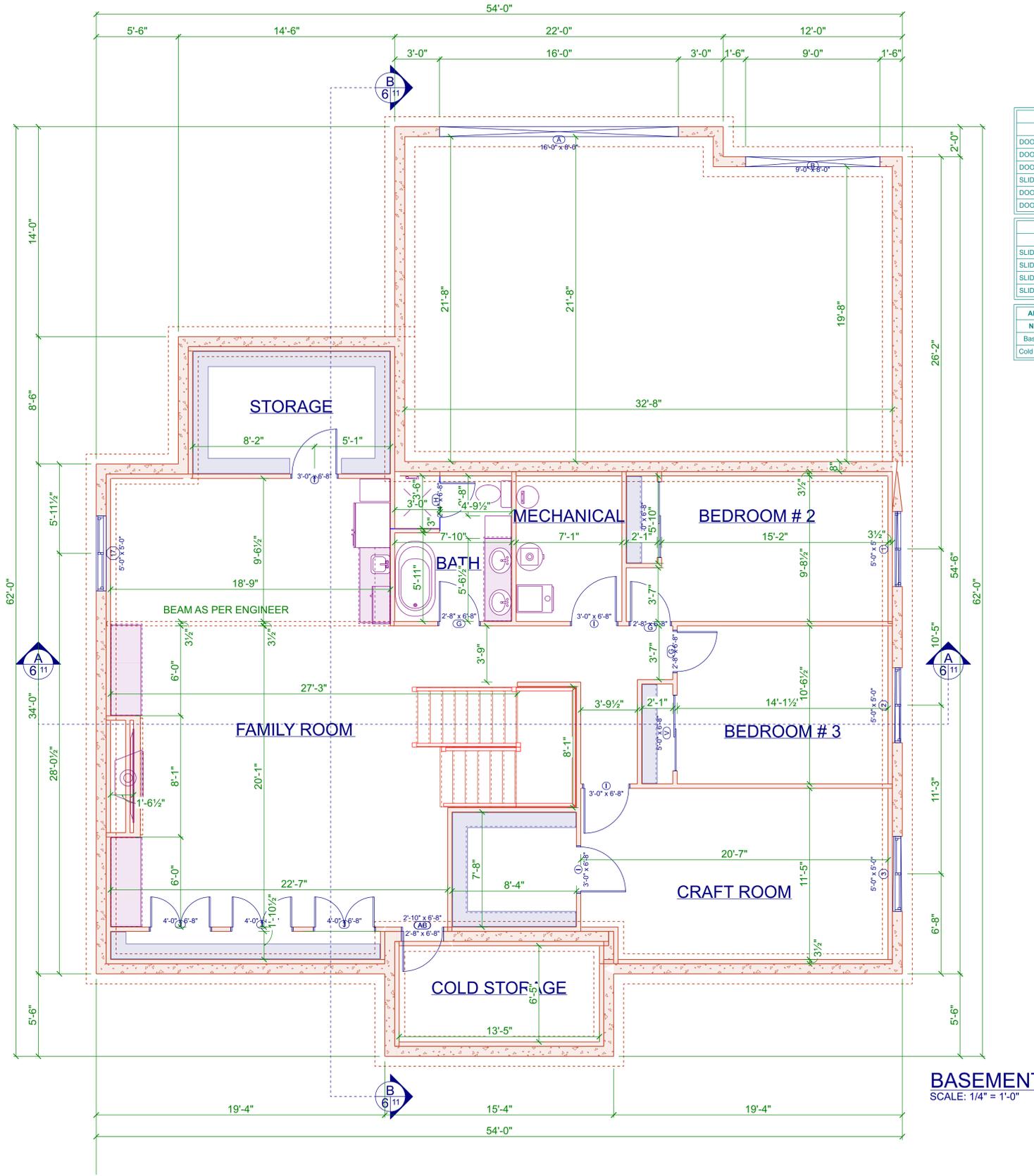
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DATE: Thursday, July 3, 2025

PAGE:

5/11

Perspectives

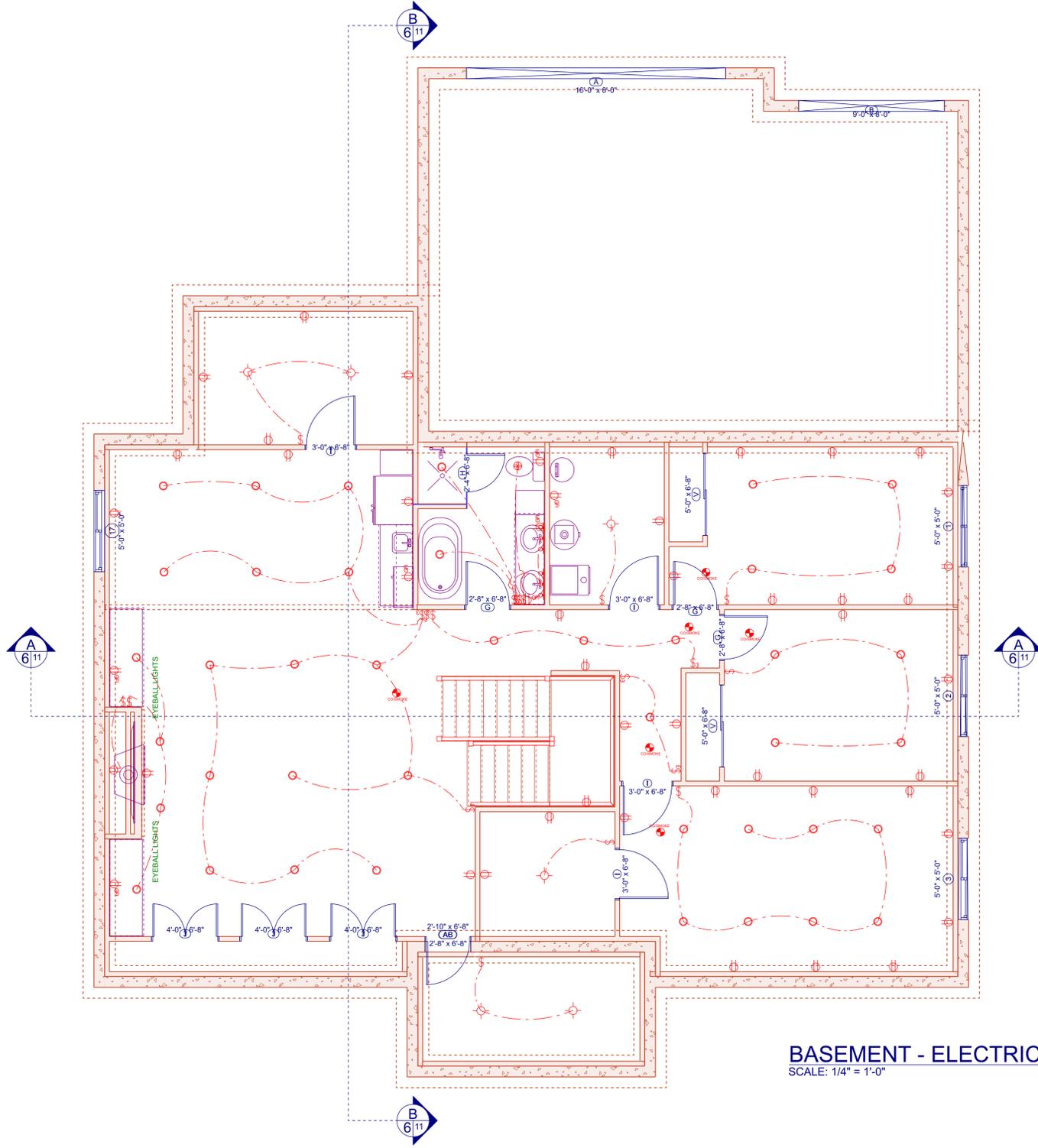


| DOOR SCHEDULE | | | | | |
|---------------|---------------|-------|-------|----------------|------------|
| TYPE | SIZE | HINGE | COUNT | TEMPERED GLASS | OPENING ID |
| DOOR | 2'-8" x 6'-8" | L | 3 | No | G |
| DOOR | 3'-0" x 6'-8" | R | 4 | No | I |
| DOOR | 4'-0" x 6'-8" | LR | 3 | No | J |
| SLIDING DOOR | 5'-0" x 6'-8" | NN | 2 | No | V |
| DOOR | 2'-8" x 6'-8" | R | 1 | No | AB |
| DOOR | 2'-4" x 6'-8" | L | 1 | Yes | H |

| WINDOW SCHEDULE | | | | | |
|-----------------|---------------|-------|-----------------|----------------|------------|
| TYPE | SIZE | COUNT | HEADER POSITION | TEMPERED GLASS | OPENING ID |
| SLIDING WINDOW | 5'-0" x 5'-0" | 1 | 8'-0" | No | 1 |
| SLIDING WINDOW | 5'-0" x 5'-0" | 1 | 8'-0" | No | 2 |
| SLIDING WINDOW | 5'-0" x 5'-0" | 1 | 8'-0" | No | 3 |
| SLIDING WINDOW | 5'-0" x 5'-0" | 1 | 8'-0" | No | 17 |

| AREA SCHEDULE | |
|---------------|--------------|
| NAME | AREA |
| Basement | 1940 sq. ft. |
| Cold Storage | 115 sq. ft. |

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



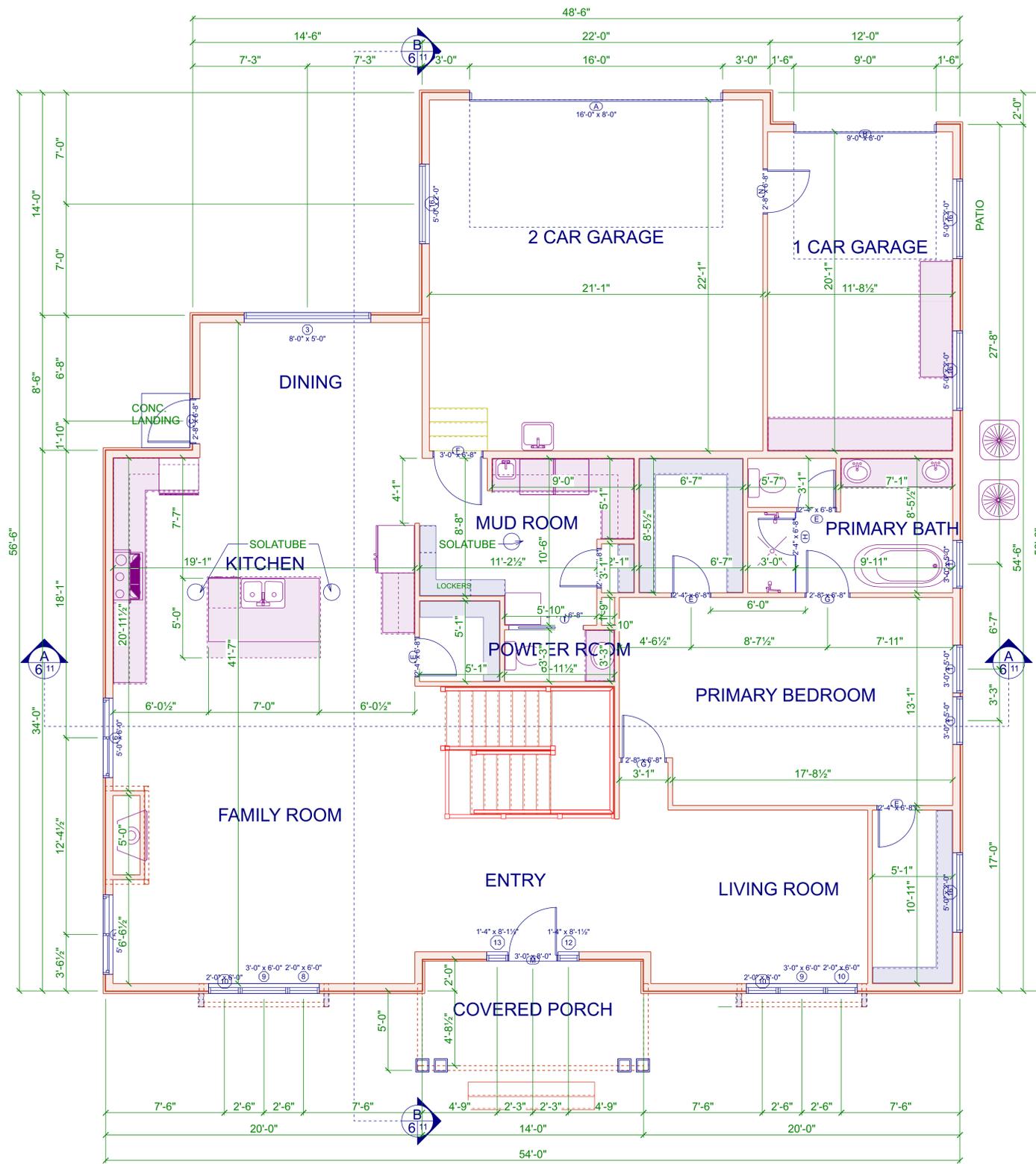
| DOOR SCHEDULE | | | | | |
|---------------|---------------|-------|-------|----------------|------------|
| TYPE | SIZE | HINGE | COUNT | TEMPERED GLASS | OPENING ID |
| DOOR | 2'-8" x 6'-8" | L | 3 | No | G |
| DOOR | 3'-0" x 6'-8" | R | 4 | No | I |
| DOOR | 4'-0" x 6'-8" | LR | 3 | No | J |
| SLIDING DOOR | 5'-0" x 6'-8" | NN | 2 | No | V |
| DOOR | 2'-8" x 6'-8" | R | 1 | No | AB |
| DOOR | 2'-4" x 6'-8" | L | 1 | Yes | H |

| WINDOW SCHEDULE | | | | | |
|-----------------|---------------|-------|-----------------|----------------|------------|
| TYPE | SIZE | COUNT | HEADER POSITION | TEMPERED GLASS | OPENING ID |
| SLIDING WINDOW | 5'-0" x 5'-0" | 1 | 8'-0" | No | 1 |
| SLIDING WINDOW | 5'-0" x 5'-0" | 1 | 8'-0" | No | 2 |
| SLIDING WINDOW | 5'-0" x 5'-0" | 1 | 8'-0" | No | 3 |
| SLIDING WINDOW | 5'-0" x 5'-0" | 1 | 8'-0" | No | 17 |

| AREA SCHEDULE | |
|---------------|--------------|
| NAME | AREA |
| Basement | 1940 sq. ft. |
| Cold Storage | 115 sq. ft. |

| ELECTRICAL LEGEND | | |
|---------------------|-------|--------|
| ELECTRICAL | COUNT | SYMBOL |
| CO-SMOKE | 6 | ☉ |
| fan | 1 | ⊗ |
| light | 6 | ⊙ |
| outlet | 42 | ⊕ |
| outlet gfi | 7 | ⊕GFI |
| pot light | 41 | ⊙ |
| switch | 17 | ⊞ |
| switch 3 way | 6 | ⊞3 |
| vanity bar light 02 | 2 | ⊞ |

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

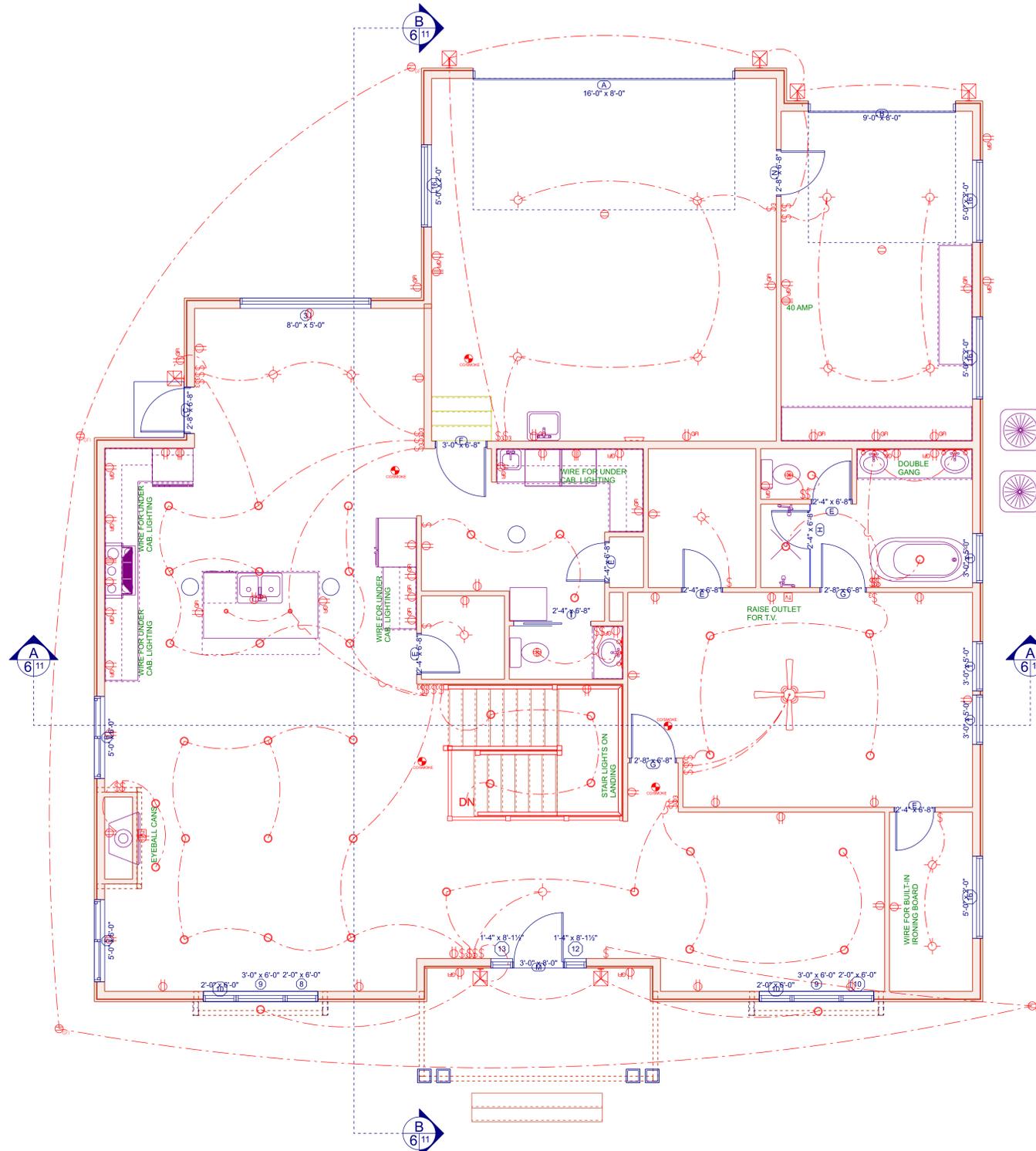


| DOOR SCHEDULE | | | | | |
|---------------|----------------|-------|-------|----------------|------------|
| TYPE | SIZE | HINGE | COUNT | TEMPERED GLASS | OPENING ID |
| GARAGE | 16'-0" x 8'-0" | U | 1 | No | A |
| GARAGE | 9'-0" x 8'-0" | U | 1 | No | B |
| DOOR | 2'-8" x 6'-8" | R | 1 | No | C |
| DOOR | 2'-4" x 6'-8" | L | 2 | No | E |
| DOOR | 2'-4" x 6'-8" | R | 3 | No | E |
| DOOR | 3'-0" x 6'-8" | L | 1 | No | F |
| DOOR | 2'-8" x 6'-8" | L | 2 | No | G |
| DOOR | 2'-4" x 6'-8" | R | 1 | Yes | H |
| POCKET | 2'-4" x 6'-8" | N | 1 | No | I |
| DOOR | 3'-0" x 8'-0" | R | 1 | No | M |
| DOOR | 2'-8" x 6'-8" | L | 1 | No | N |

| WINDOW SCHEDULE | | | | | |
|-----------------|-------------------|-------|-----------------|----------------|------------|
| TYPE | SIZE | COUNT | HEADER POSITION | TEMPERED GLASS | OPENING ID |
| WINDOW | 3'-0" x 5'-0" | 3 | 8'-0" | No | 1 |
| WINDOW | 8'-0" x 5'-0" | 1 | 8'-0" | No | 3 |
| SLIDING WINDOW | 5'-0" x 6'-0" | 1 | 8'-0" | No | 5 |
| SLIDING WINDOW | 5'-0" x 6'-0" | 1 | 8'-0" | No | 6 |
| WINDOW | 2'-0" x 6'-0" | 1 | 8'-0" | No | 8 |
| WINDOW | 3'-0" x 6'-0" | 2 | 8'-0" | No | 9 |
| WINDOW | 2'-0" x 6'-0" | 3 | 8'-0" | No | 10 |
| WINDOW | 1'-4" x 8'-1 1/2" | 1 | 8'-1 1/2" | No | 12 |
| WINDOW | 1'-4" x 8'-1 1/2" | 1 | 8'-1 1/2" | No | 13 |
| WINDOW | 2'-0" x 3'-0" | 3 | 5'-0" | No | 14 |
| WINDOW | 5'-0" x 2'-0" | 4 | 8'-0" | No | 16 |

| AREA SCHEDULE | |
|---------------|--------------|
| NAME | AREA |
| Main Floor | 1934 sq. ft. |

MAIN 2
SCALE: 1/4" = 1'-0"



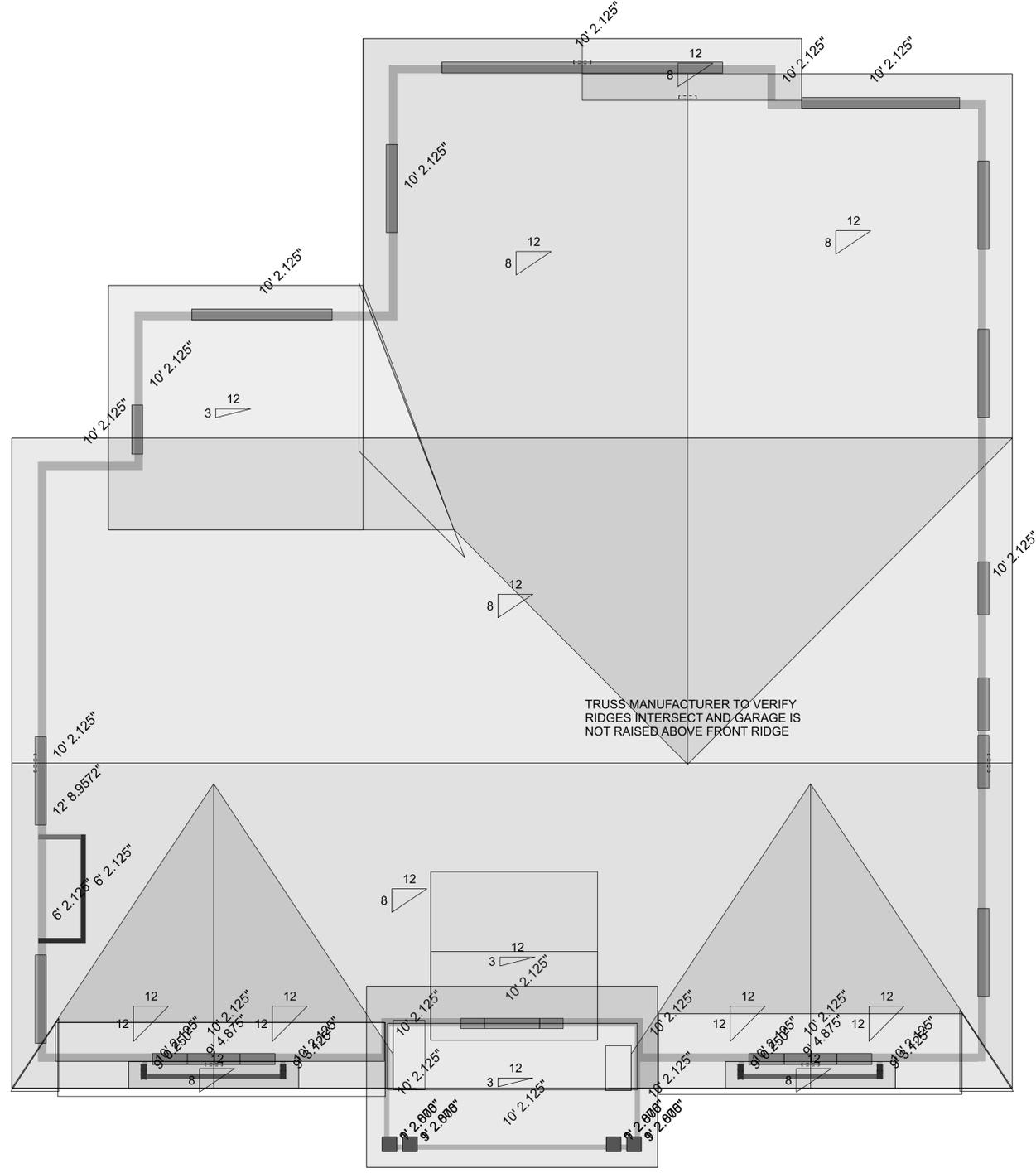
MAIN 2 - ELECTRICAL
SCALE: 1/4" = 1'-0"

| DOOR SCHEDULE | | | | | |
|---------------|----------------|-------|-------|----------------|------------|
| TYPE | SIZE | HINGE | COUNT | TEMPERED GLASS | OPENING ID |
| GARAGE | 16'-0" x 8'-0" | U | 1 | No | A |
| GARAGE | 9'-0" x 8'-0" | U | 1 | No | B |
| DOOR | 2'-8" x 6'-8" | R | 1 | No | C |
| DOOR | 2'-4" x 6'-8" | L | 2 | No | E |
| DOOR | 2'-4" x 6'-8" | R | 3 | No | E |
| DOOR | 3'-0" x 6'-8" | L | 1 | No | F |
| DOOR | 2'-8" x 6'-8" | L | 2 | No | G |
| DOOR | 2'-4" x 6'-8" | R | 1 | Yes | H |
| POCKET | 2'-4" x 6'-8" | N | 1 | No | I |
| DOOR | 3'-0" x 8'-0" | R | 1 | No | M |
| DOOR | 2'-8" x 6'-8" | L | 1 | No | N |

| WINDOW SCHEDULE | | | | | |
|-----------------|-------------------|-------|-----------------|----------------|------------|
| TYPE | SIZE | COUNT | HEADER POSITION | TEMPERED GLASS | OPENING ID |
| WINDOW | 3'-0" x 5'-0" | 3 | 8'-0" | No | 1 |
| WINDOW | 8'-0" x 5'-0" | 1 | 8'-0" | No | 3 |
| SLIDING WINDOW | 5'-0" x 6'-0" | 1 | 8'-0" | No | 5 |
| SLIDING WINDOW | 5'-0" x 6'-0" | 1 | 8'-0" | No | 6 |
| WINDOW | 2'-0" x 6'-0" | 1 | 8'-0" | No | 8 |
| WINDOW | 3'-0" x 6'-0" | 2 | 8'-0" | No | 9 |
| WINDOW | 2'-0" x 6'-0" | 3 | 8'-0" | No | 10 |
| WINDOW | 1'-4" x 8'-1 1/2" | 1 | 8'-1 1/2" | No | 12 |
| WINDOW | 1'-4" x 8'-1 1/2" | 1 | 8'-1 1/2" | No | 13 |
| WINDOW | 2'-0" x 3'-0" | 3 | 5'-0" | No | 14 |
| WINDOW | 5'-0" x 2'-0" | 4 | 8'-0" | No | 16 |

| AREA SCHEDULE | |
|---------------|--------------|
| NAME | AREA |
| Main Floor | 1934 sq. ft. |

| ELECTRICAL LEGEND | | |
|----------------------------------|-------|-----------|
| ELECTRICAL | COUNT | SYMBOL |
| cable tv outlet | 2 | |
| ceiling fan spotlights 01 | 1 | |
| ceiling receptacle duplex | 2 | |
| ceiling receptacle GFI duplex | 4 | |
| CO-SMOKE | 5 | |
| DN | 1 | DN |
| electrical panel | 1 | |
| exterior craftsman light fixture | 7 | |
| fan | 2 | |
| light | 15 | |
| outlet | 32 | |
| outlet 220v | 5 | |
| outlet gfi | 32 | |
| pendant cone | 2 | |
| pot light | 42 | |
| switch | 25 | |
| switch 3 way | 21 | |
| vanity bar light 02 | 3 | |



MAIN 2 - ROOF
SCALE: 1/4" = 1'-0"

