



PARCEL A  
(OPEN SPACE)

IF THE STRUCTURE IS LOCATED CLOSER THAN 5'-0" TO ANY PROPERTY LINE, THE AFFECTED WALL AREA OR AREAS AND PROJECTIONS SHALL BE 1 HOUR FIRE RATED ASSEMBLIES.

All walls within 5' of the property line must be 1-hour fire rated per IRC 302.1. In addition, the underside of the roof overhang must also be 1-hour fire rated.



Grade shall fall a minimum of 6" within the first 10' away from home.  
 Install rock retaining at the front porch/stairs only as required so the grade at any point is less than 30" below the top of porch or stairs.  
 See "Typical Angled Front Stairs" detail on the "Details" sheet of the plans when applicable.

	2688 North 2810 West	Subdivision: Orchards at JDC Ranch		Phase: 1	Lot: 96
	Ogden Utah 84404	Lot Sq. Ft. 4,139	Scale: 1"=20'	Buyer: Q.M.I.	