

2018
IRC - IBC

2006
IECC

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT (1-800-782-5348)
YAVAPAI COUNTY

2018 IRC R311.3 There shall be a floor or landing on each side of the exterior door. The width of the landing shall not be less than the door served with a minimum distance of 36" measured in the direction traveled.

The inspector may require further clarification on stamped plans. This may include, but not limited to a special inspection and /or a cross section detail stamped and signed by the Designer/Architect/Engineer of record.



*PARCEL:	
*OWNER/APPLICANT:	
PERMIT #:	
PROJECT:	HOME OF MY OWN - 3 BED RIGHT (2020 PLANS)

* Information required to be filled out by the applicant.

THIRD PARTY SPECIAL INSPECTIONS REQUIRED:
(Third party special inspections are not in lieu of required building inspections.)

The following items require special inspections:

- SOILS CONDITION
- SOILS COMPACTION
- BOTTOM OF FOOTING COMPACTION
- AND OTHER INSPECTIONS REQUIRED BY THE GEOTECHNICAL ENGINEER.

Reports to be supplied to the Building Inspector

YES



It is imperative that the owner /contractor print ALL permit documents from the online portal before inspection.

CAUTION
Yavapai County permitted building plans do not relieve the Owners or General Contractor from their responsibilities to conform to all adopted building codes. Every effort has been made to provide a thorough plan review, however plans may contain irregularities. If plans do not contain the proper information or details the Owner/General Contractor Shall Not proceed with the project until the issue has been resolved through Yavapai County and any professional involved in the project

Per 2018 IRCR309.1, R309.2, and IBC 406.3.3: Garage/ carport surfaces used for parking of vehicles shall be sloped to drain liquids to the main vehicle entry doorway or an approved drain

Effective April 20, 2006,
Fully shielded fixtures are required for all exterior lamps

The mechanical equipment, design and system have been reviewed for the basic design ONLY. The HVAC contractor shall review the plans/ calculations to assure the design is adequate and complies with all applicable codes and installation

Yavapai County Ordinance, Section 112.6
Drainage across Property Lines.
Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of non-erosive down-drains or other devices.

THE ENGINEERED
GEOTECHNICAL REPORT IS A
PART OF THE PERMITTED
DOCUMENTS, AND SHALL BE
ONSITE AT ALL TIMES WITH THE
PERMITTED PLANS.

Per Article 210.12 of the
2017 NEC

Arc fault circuit interupters
are required

THE GAS PIPING INSTALLER SHALL
VERIFY THE SYSTEM IS OF SUCH SIZE
FOR THE MAXIMUM DEMAND AND TO
MEET EACH APPLIANCE INLET AT NOT
LESS THAN THE MINIMUM SUPPLY
PRESSURE REQUIRED

CAUTION:
Areas within Yavapai County are likely to have expansive, compressible, shifting or other unknown soils conditions. The building official may require a soils test to determine the soils characteristic at a particular location.

Applicant acknowledges that plans stamped by a registrant will not be fully reviewed by staff and that approvals are contingent upon favorable field inspections. Should conditions in the field prove non-conductive to code requirements, significant delays may be realized. Applicant attests that the sealed plans are in compliance with all applicable codes and ordinances

A separate permit for alternative electric source is required. The alternative electric source permit will need to be issued and finalized before a building final can be obtained

Foam spray shall comply with the ES Reports and applicable codes. It is the responsibility of the owner and/or contractor(s) to review reports and understand requirements before application. Ignition/thermal barrier is required unless otherwise exempt. Failure to comply may cause additional cost to the owner/contractor(s).

GENERAL GRADING NOTES:
Where the lot line walls, slopes, or other physical barriers prohibit 6" of fall within 10', drains or swales shall be provided to insure drainage away from the structure.
MAINTAIN MINIMUM 2:1 SLOPE
The faces of cut and fill slopes shall be prepared and maintained to control against erosion. The protection for the slopes shall be installed as soon as practicable and prior to requesting final approval.
NO GRADING WITHIN 2' OF PROPERTY LINES



The property owner shall be responsible to verify fire sprinkler requirements with the governing fire district

Provide at least one window or exterior door approved for emergency escape or rescue for every room used for sleeping purposes. 2018 IRC R310.1

IMPORTANT!
Footings will not be inspected until the property corners are properly pinned, flagged and easily identifiable to the building inspector.

Interconnected smoke detectors are required for this project per 2018 IRC R314.3.1. Each sleeping room, outside each sleeping room and on each floor level.

APPROVAL IS SUBJECT
TO FIELD INSPECTION
AND COMPLIANCE WITH
ALL RELEVANT CODES,
LAWS AND ORDINANCES

RAIN GUTTERS & DOWNSPOUTS
ARE REQUIRED

Positive drainage away from the structure is required. Refer to the geotechnical report for an additional requirements

Reviewed for
Design Criteria Only

No slab grade or floor framing inspections will be conducted without compaction reports.

Slab insulation shall be approved for the under slab application. Provide an ES Report and manufacturer's specifications if not using the pre-approved products below:
1. Extruded polystyrene insulation Dow square edge (Blue)
2. Extruded polystyrene Owen corning Foamular 250 (Pink)

Truss calculations to be on site at the time of frame inspection

Per 2018 YCABC Ordinance
2014-1 Section 110.3.4:
Pre-slab inspections are required

BIG
STAMP



BOARD OF SUPERVISORS

CRAIG BROWN, CHAIRMAN – DISTRICT 4
JAMES GREGORY, MEMBER – DISTRICT 2
HARRY B. OBERG, MEMBER – DISTRICT 1
DONNA G. MICHAELS, Ph.D., MEMBER – DISTRICT 3
MARY MALLORY, VICE-CHAIR – DISTRICT 5

THE ENGINEERED GEOTECHNICAL REPORT
IS A PART OF THE PERMITTED DOCUMENTS,
AND SHALL BE ONSITE AT ALL TIMES
WITH THE PERMITTED PLANS.

aps
To avoid construction delays and added construction fees
Contact APS BEFORE you start construction;
APS Prescott Office: 928-443-6787; prescottcontrol@aps.com
APS Cottonwood Office: 928-646-8062; yavapainet@aps.com
APS Wickenburg Office: 928-371-6200; wickenburgcontrol@aps.com

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INSPECTION AND COMPLIANCE
WITH ALL RELEVANT CODES,
LAWS AND ORDINANCES

2018
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YAVAPAI COUNTY

DEVELOPMENT SERVICES
DAVID C. WILLIAMS, DIRECTOR
JEREMY DYE, ASSISTANT DIRECTOR
CARRIE HOLMES, CHIEF BUILDING OFFICIAL

3BDRM / 2BA
Job no. : RIGHT PARKING
Date : 07/07/2021
Drawn by: MFR
Chk'd by: MFR
Scale : AS NOTED
Revisions:



Mark Rogers, Architect, PLLC

Chino Valley, Arizona 86323
Phone: (928) 848-3516
architect914@cableone.net

1015 FAIR STREET
PRESCOTT, ARIZONA

Single-Family Housing
THREE BEDROOM / TWO BATH - RIGHT PARKING
for

YAVAPAI COUNTY, ARIZONA
1015 Fair Street
Prescott, Arizona

GENERAL NOTES

1. DUE TO REPROGRAPHIC PROCESS, THESE PLANS MAY NOT BE ACCURATE TO SCALE. DIMENSIONS ARE NOT TO BE SCALED FROM THE WORKING DRAWINGS.
2. BEFORE ORDERING ANY MATERIALS OR STARTING ANY WORK, CONTRACTORS SHALL VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. ANY DEVIATION AND/OR UNSAFE OR UNREGULATED CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF YAVAPAI COUNTY DEVELOPMENT SERVICES.
3. GENERAL CONTRACTOR TO VERIFY AND LOCATE ALL UTILITY STUB OUTS AND MAINS BEFORE BEGINNING CONSTRUCTION OF PROJECT.
4. GENERAL CONTRACTOR TO VERIFY THE REMOVAL AND/OR REPLANTING OF LANDSCAPE IF THE CONDITION OCCURS OVER THE PROJECT SITE.
5. DAMAGE TO SITE, UTILITIES, OR NEWLY BUILT IMPROVEMENTS, NOT DESIGNED FOR REMOVAL, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR INVOLVED, AND SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE SAME.
6. VERIFY UNIFORMITY OF ALL FRAMING SO AS TO CREATE A SMOOTH, REGULAR FINISH WITH NO IRREGULARITIES.
7. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO THOROUGHLY REVIEW THE PLANS AND TO NOTIFY YAVAPAI COUNTY DEVELOPMENT SERVICES OF ANY DISCREPANCIES. YAVAPAI COUNTY, NOR THE ARCHITECT-OF-RECORD, WILL NOT BE RESPONSIBLE FOR MATERIALS IMPROPERLY ORDERED OR INSTALLED.
8. FAILURE BY THE GENERAL CONTRACTOR OR SUB-CONTRACTORS TO AQUAINT THEMSELVES WITH ALL AVAILABLE INFORMATION CONCERNING THIS PROJECT SHALL NOT RELIEVE THEM OF THE RESPONSIBILITY TO PERFORM THEIR WORK PROPERLY.
9. APPROVAL OF ALL CONSTRUCTION IS SUBJECT TO FIELD VERIFICATION BY YAVAPAI COUNTY PERSONNEL.
10. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE (1) OPERATING WINDOW, OR DOOR, FOR EMERGENCY EGRESS, OPEN DIRECTLY TO A STREET, ALLEY, OR YARD.
11. ALL INTERIOR WALL, AND CEILING FINISHES, SHALL BE TAPED, TEXTURED, AND PAINTED 1/2" DRYWALL. PROVIDE 'GREENBOARD' BEHIND ALL TUB ENCLOSURES.

INDEX TO DRAWINGS

CS	COVER SHEET
A-1.0	PROJECT INFO / FLOOR PLAN / OPENING SCHEDULES
A-1.1	GARAGE ALTERNATE SHEET
A-2.0	FOUNDATION PLAN / DETAILS
A-3.0	ROOF FRAMING PLAN / DETAILS
A-4.0	EXTERIOR ELEVATIONS / BLDG. SECTION
ME-1	HVAC / ELECTRICAL PLANS

PROJECT INFORMATION

ALL WORK SHALL CONFORM TO ALL YAVAPAI COUNTY ADOPTED CODES, ORDINANCES AND POLICIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2017 NATIONAL ELECTRIC CODE (NEC)
2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
LIVABLE: 1,300 SQ. FT.
COVERED ENTRY: 65 SQ. FT.
CARPORT: 400 SQ. FT.
STORAGE: 62 SQ. FT.
TOTAL UNDER ROOF: 1,827 SQ. FT.
OCCUPANCY: R-3 (Single-Family Residential)
CONSTRUCTION TYPE: V-B

12/08/2021

YAVAPAI COUNTY BUILDING DEPT.
() REVIEWED FOR CODE COMPLIANCE
() REVIEWED AS NOTED WITH CORRECTION
☒ ENGINEERING REVIEWED FOR DESIGN CRITERIA ONLY
THE ISSUANCE OF A PERMIT BASED ON PLANS, SPECIFICATIONS, AND OTHER DATA, SHALL NOT PREVENT THE BUILDING OFFICIAL FROM THEREAFTER REQUIRING THE CORRECTION OF ERRORS IN SAID PLANS, SPECIFICATIONS, AND OTHER DATA, OR FROM PREVENTING BUILDING OPERATIONS BEING CARRIED ON THEREAFTER, WHEN IN VIOLATION OF THIS CODE OR ANY OTHER ORDINANCES OF THIS JURISDICTION - SEC. 105.4
PLANS EXAMINER: [Signature] DATE

OPENING SCHEDULES
3 BEDROOM / 2 BATH – RIGHT PARKING

YAVAPAI COUNTY, ARIZONA

CS

SHEET NO:

Yavapai County Ordinance, Section 112.6
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PER GEOTECH REQUIREMENTS
12/08/2021
LDR: Thomas
SPECIAL INSPECTION
REQUIRED
Reports to be supplied to
Building Inspector

RAIN GUTTERS AND DOWNSPOUTS ARE REQUIRED
POSITIVE DRAINAGE AWAY FROM THE STRUCTURE IS REQUIRED
REFER TO THE GEOTECHNICAL REPORT FOR ANY
ADDITIONAL REQUIREMENTS

EFFECTIVE APRIL 20, 2006
FULLY SHIELDED FIXTURES ARE
REQUIRED FOR ALL EXTERIOR LAMPS

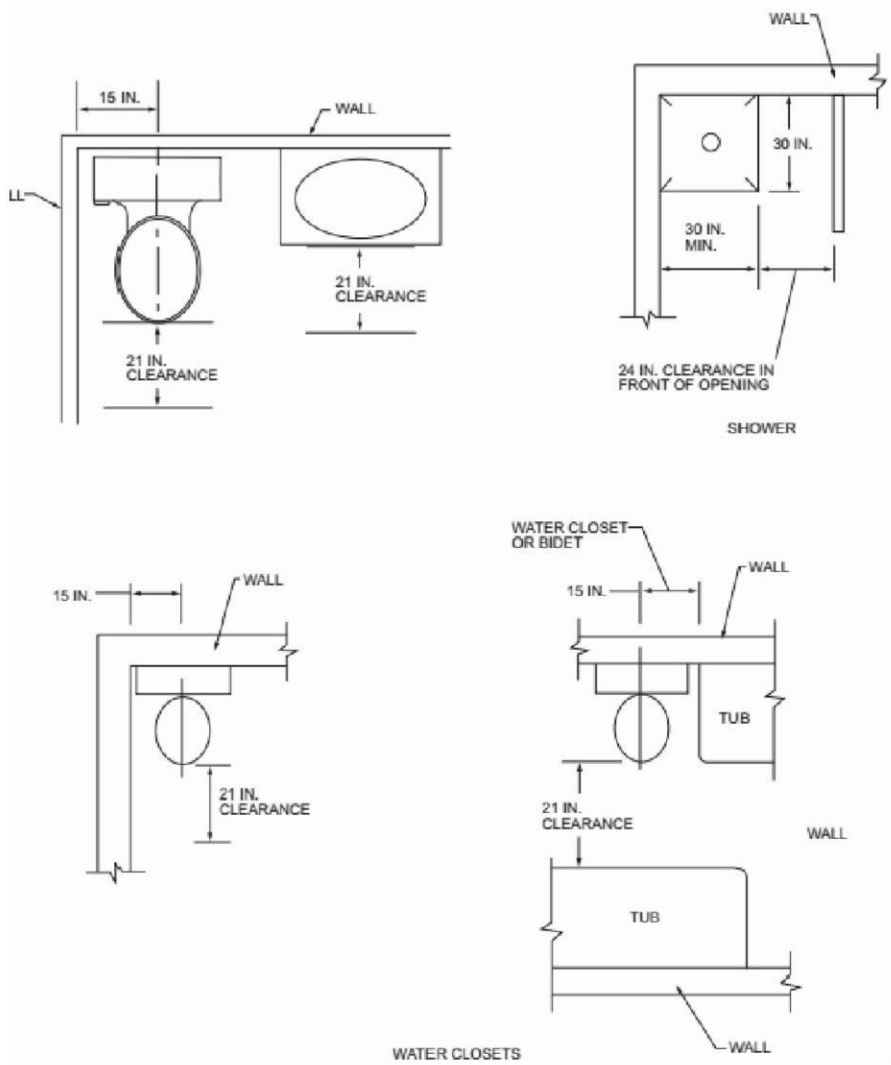
REVIEWED FOR
DESIGN CRITERIA
ONLY

This drawing is the property of Mark Rogers, Architect, PLLC, and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.
Scales as stated hereon are valid on the original drawing only. Contractor shall carefully review all dimensions and conditions shown hereon and at once report to the Architect any error, inconsistency or omission he may discover.

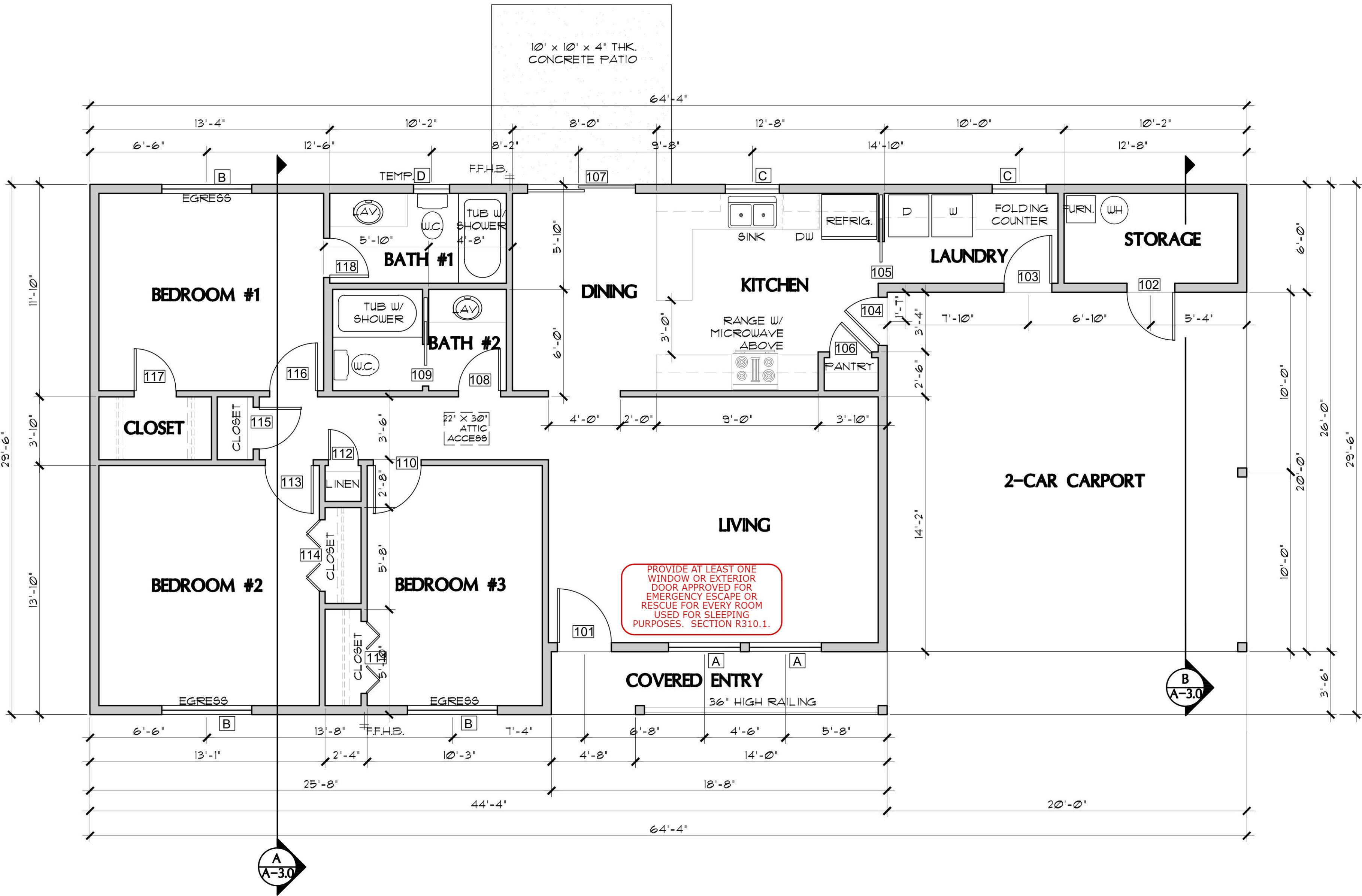


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architect914@cableone.net

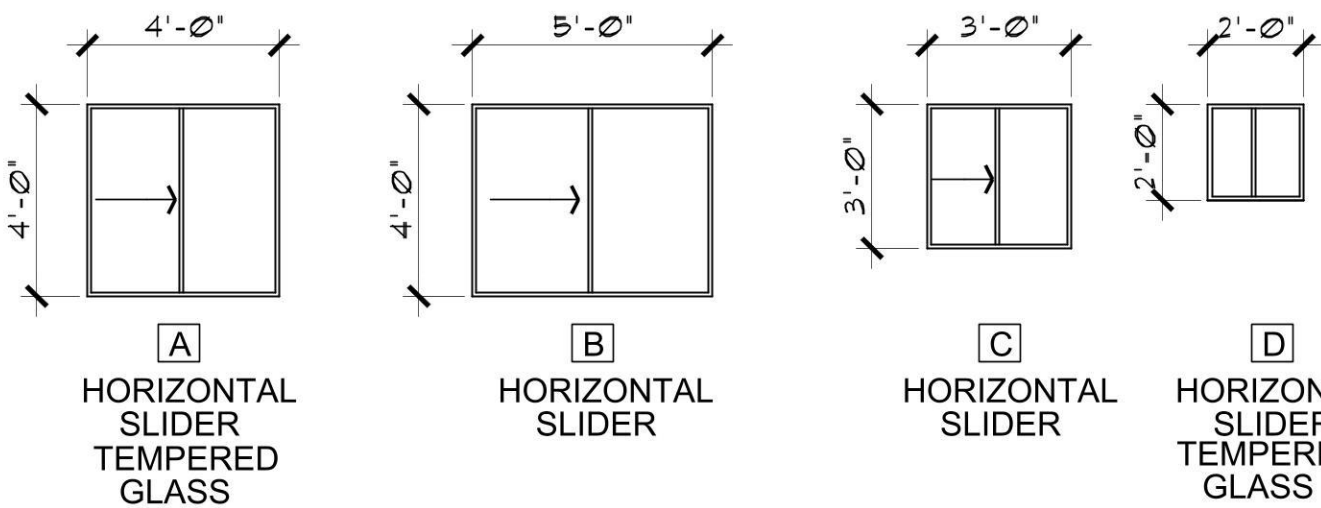


PLUMBING FIXTURE CLEARANCES
NO SCALE PER IRC FIGURE R307.1



FLOOR PLAN (see sheet A-1.1 for Garage Alternate)

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



WINDOW TYPES

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

WINDOWS SHALL BE VINYL FRAME
MAX. U-FACTOR: 0.40
(OPTION TO ELIMINATE FOUNDATION
INSULATION IF USING 0.32 OR BELOW
U-FACTOR)

NOTE: FENESTRATION IN ZONE 2 (ELEVATIONS BELOW 3500 FT.) SHALL HAVE A MAXIMUM U-FACTOR OF 0.75, AND A MAXIMUM FENESTRATION SHGC FACTOR OF 0.40. FENESTRATION IN ZONE 4 (ELEVATIONS 3500 FT. AND ABOVE) SHALL HAVE A MAXIMU U-FACTOR OF 0.40. THE SHGC FACTOR IN ZONE 4 IS NOT APPLICABLE.

DOOR SCHEDULE

DR. #	SIZE			DOOR TYPE	REMARKS
	W.	H.	T.		
101	3'-0"	6'-8"	1-3/4"	EXTERIOR 6-PANEL SOLID-CORE WOOD	
102	2'-8"	6'-8"	1-3/4"	EXTERIOR FLUSH SOLID-CORE WOOD	
103	2'-8"	6'-8"	1-3/4"	EXTERIOR FLUSH SOLID-CORE WOOD	
104		6'-8"	1-3/4"	2-PANEL SOLID-CORE WOOD W/ TEMPERED GLASS VISION PANEL	SELF-CLOSING & SELF-LATCHING PROVIDE THRESHOLD AND WEATHERSTRIPPING
105	2'-4"	6'-8"	1-3/8"	INTERIOR 4-PANEL SLIDING POCKET DOOR	
106	3'-0"	6'-8"	1-1/2"	INTERIOR 4-PANEL HOLLOW CORE	
107	6'-0"	6'-8"	-	EXTERIOR SLIDING-GLASS PATIO DOOR	
108	5'-0"	6'-8"	1-1/2"	INTERIOR 4-PANEL HOLLOW CORE	
109	5'-0"	6'-8"	1-3/8"	INTERIOR 4-PANEL SLIDING POCKET DOOR	
110	2'-8"	6'-8"	1-1/2"	INTERIOR 4-PANEL HOLLOW CORE	
111	4'-0"	6'-8"	1-1/8"	INTERIOR 4-PANEL BI-FOLD	
112	1'-8"	6'-8"	1-1/2"	INTERIOR 4-PANEL HOLLOW CORE	
113	2'-8"	6'-8"	1-1/2"	INTERIOR 4-PANEL HOLLOW CORE	
114	4'-0"	6'-8"	1-1/8"	INTERIOR 4-PANEL BI-FOLD	
115	2'-4"	6'-8"	1-1/2"	INTERIOR 4-PANEL HOLLOW CORE	
116	2'-8"	6'-8"	1-1/2"	INTERIOR 4-PANEL HOLLOW CORE	
117	2'-4"	6'-8"	1-1/2"	INTERIOR 4-PANEL HOLLOW CORE	
118	2'-4"	6'-8"	1-1/2"	INTERIOR 4-PANEL HOLLOW CORE	

PROJECT INFO / FLOOR PLAN /
OPENING SCHEDULES
3 BEDROOM / 2 BATH – RIGHT PARKING

YAVAPAI COUNTY, ARIZONA

1015 FAIR STREET
PRESCOTT, ARIZONA

SHEET NO:

A-1.0

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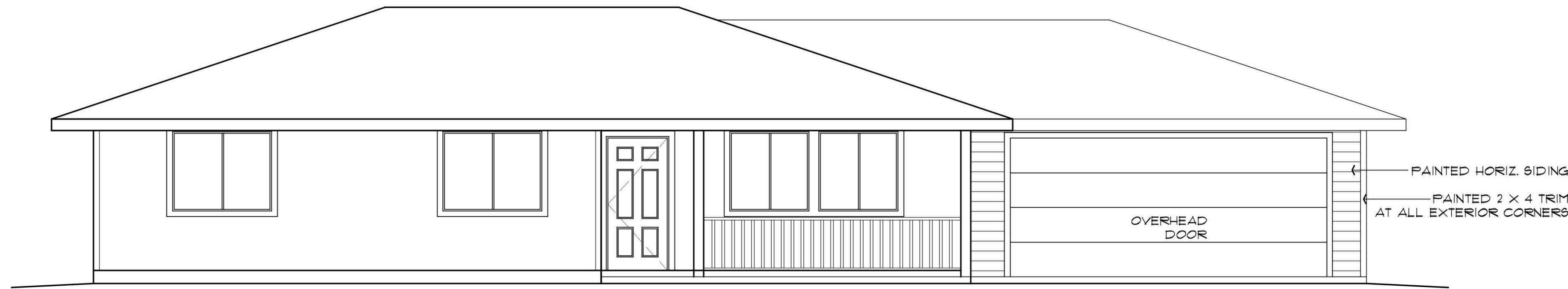
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3 BEDROOM / 2 BATH – RIGHT PARKING
ALTERNATE GARAGE
YAVAPAI COUNTY, ARIZONA

1015 FAIR STREET
PRESCOTT, ARIZONA

SHEET NO:
A-1.1

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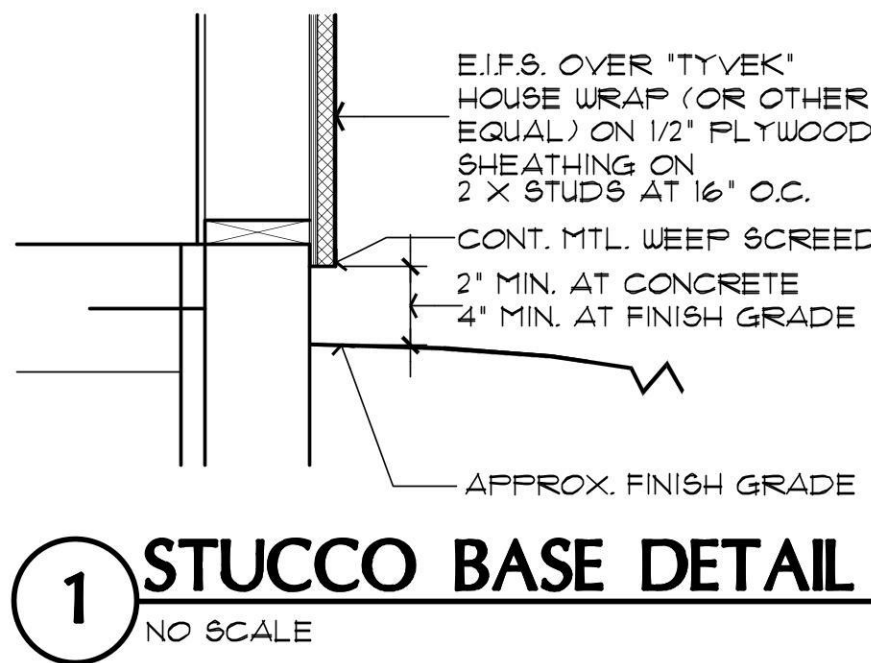
ALTERNATE GARAGE – FRONT ELEVATION

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



ALTERNATE GARAGE – RIGHT SIDE ELEVATION

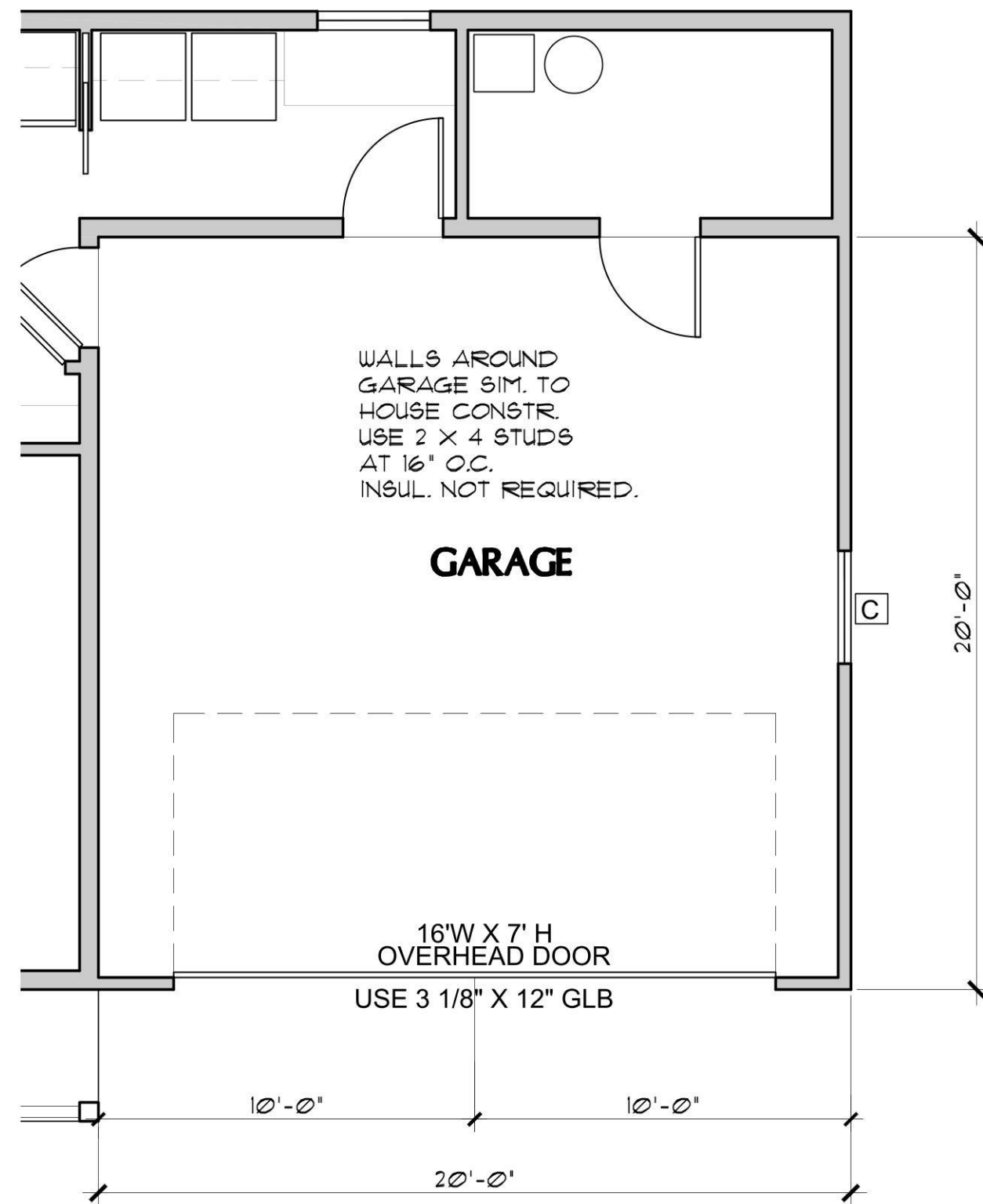
SCALE: 1/4" = 1'-0"



1 STUCCO BASE DETAIL

NO SCALE

NOTE: STUCCO MAY BE USED IN LIEU OF THE HORIZ. SIDING. PROVIDE A WEEP SCREED AT THE BASE OF THE STUCCO AT THE EXTERIOR.



GARAGE

ALTERNATE GARAGE FLOOR PLAN

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

RAIN GUTTERS AND DOWNSPOUTS ARE REQUIRED

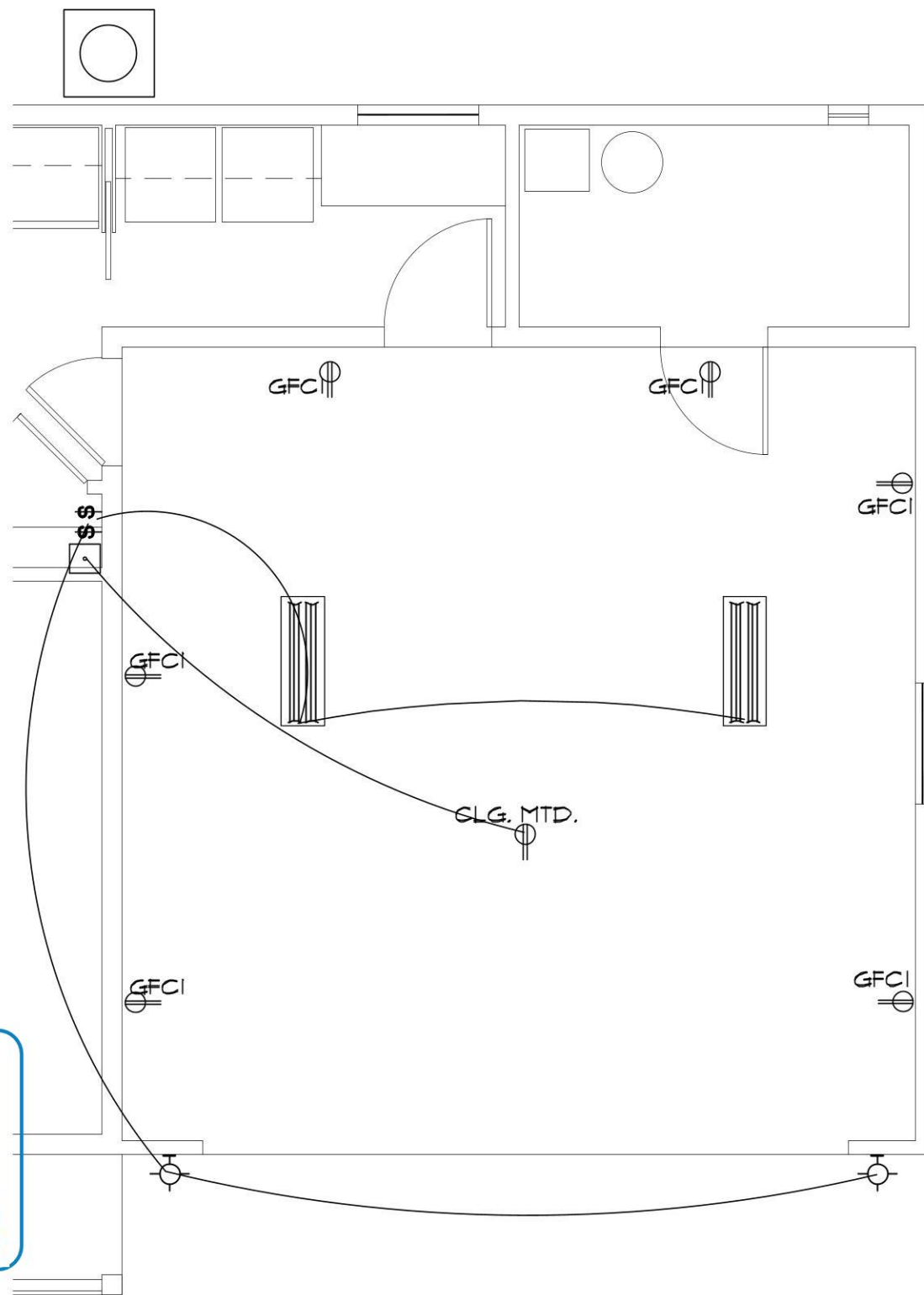
POSITIVE DRAINAGE AWAY FROM THE STRUCTURE IS REQUIRED

REFER TO THE GEOTECHNICAL REPORT FOR ANY

ADDITIONAL REQUIREMENTS

APPROVAL IS SUBJECT TO FIELD
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LAWS AND ORDINANCES

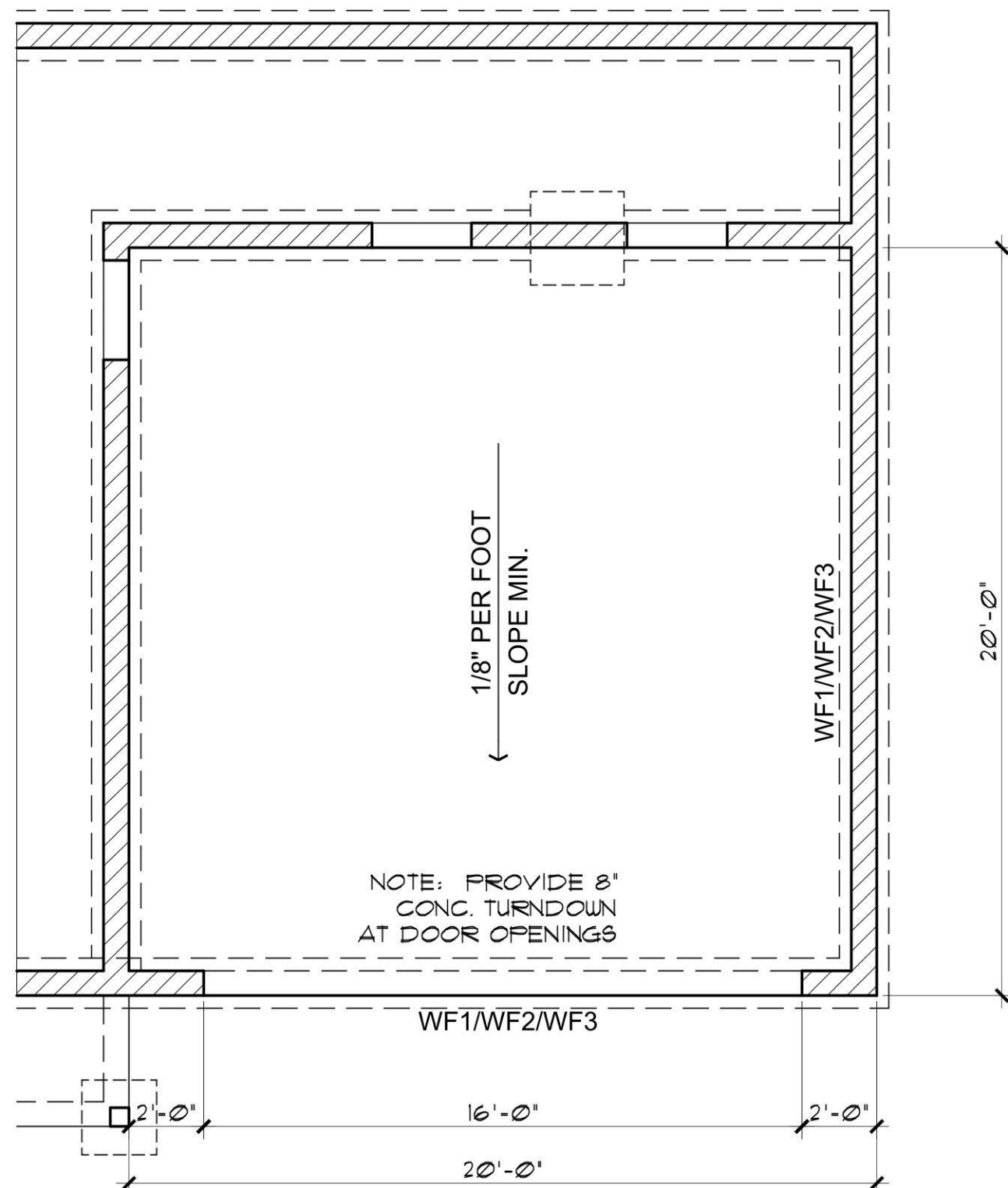
EFFECTIVE APRIL 20, 2006
FULLY SHIELDED FIXTURES ARE
REQUIRED FOR ALL EXTERIOR LAMPS



ALTERNATE GARAGE ELECTRICAL PLAN

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

PER SECTION 110.3.4 OF THE
2018 YCABC ORDINANCE 2014-1:
PRE-SLAB INSPECTIONS
ARE REQUIRED



ALTERNATE GARAGE FOUNDATION PLAN

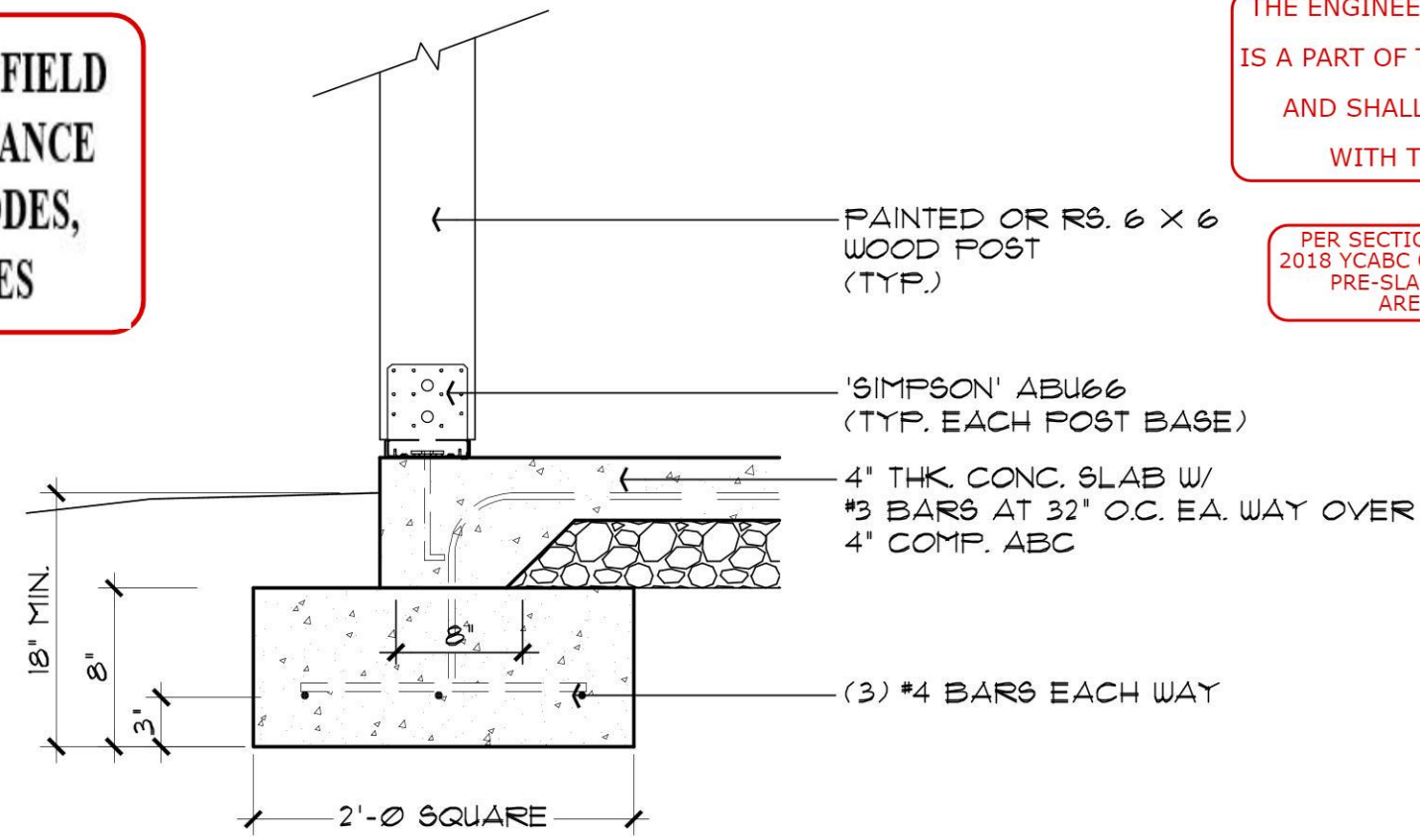
SCALE: 1/4" = 1'-0"

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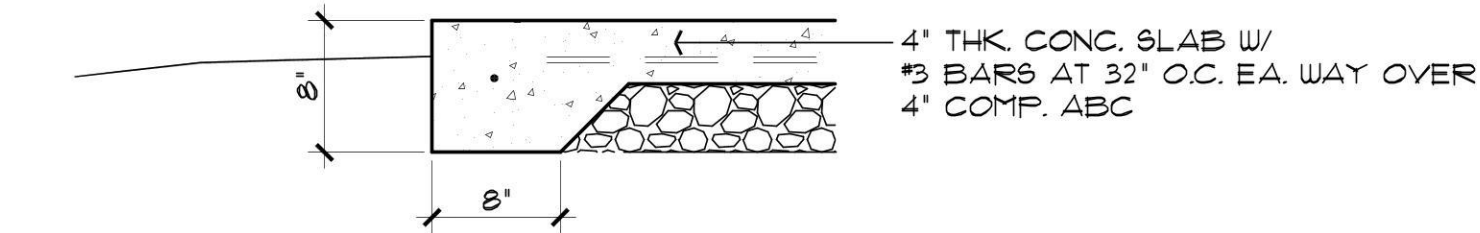
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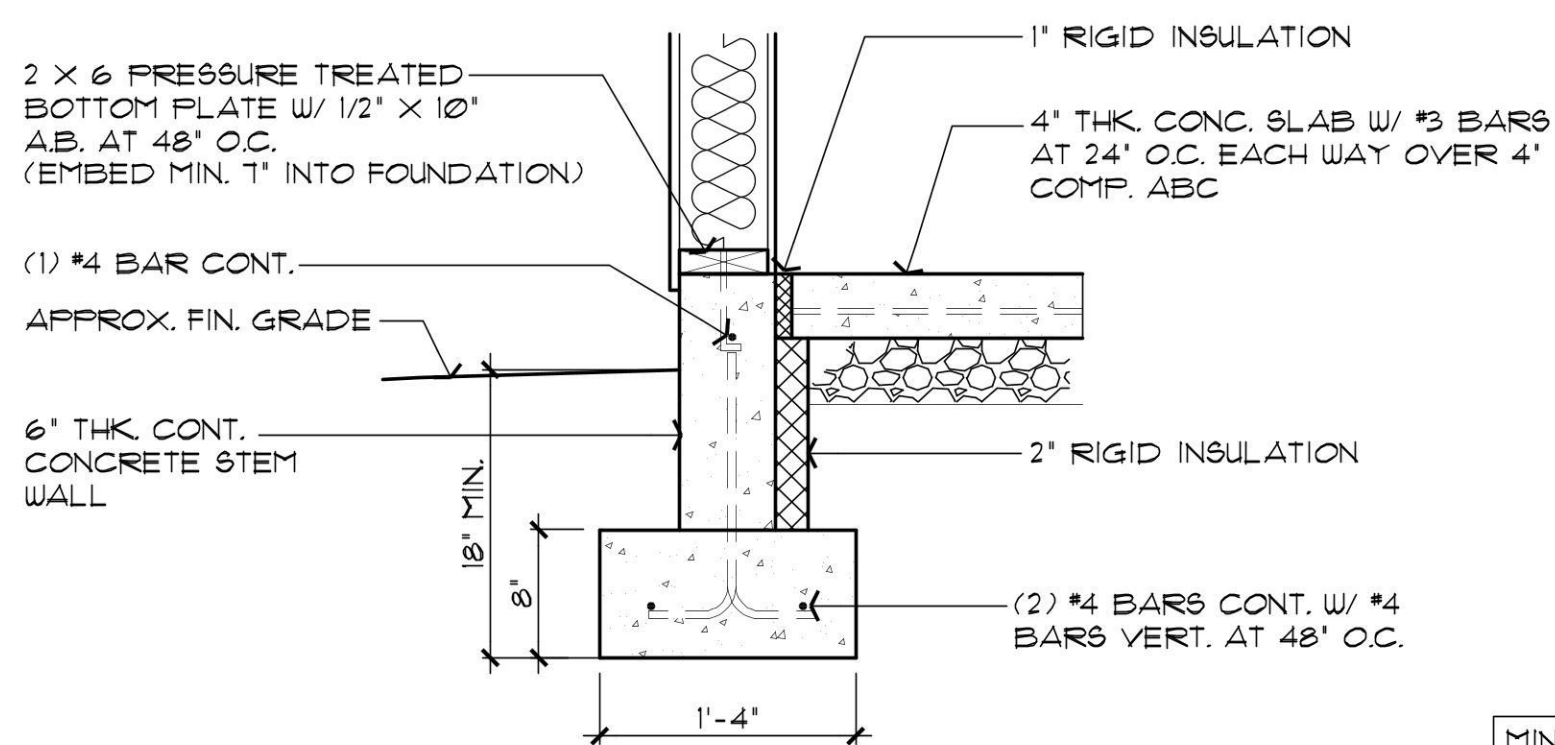
PER SECTION 110.3.4 OF THE
2018 YACBC ORDINANCE 2014-1:
PRE-SLAB INSPECTIONS
ARE REQUIRED



F1 POST BASE FOOTING
SCALE: 1" = 1'-0"

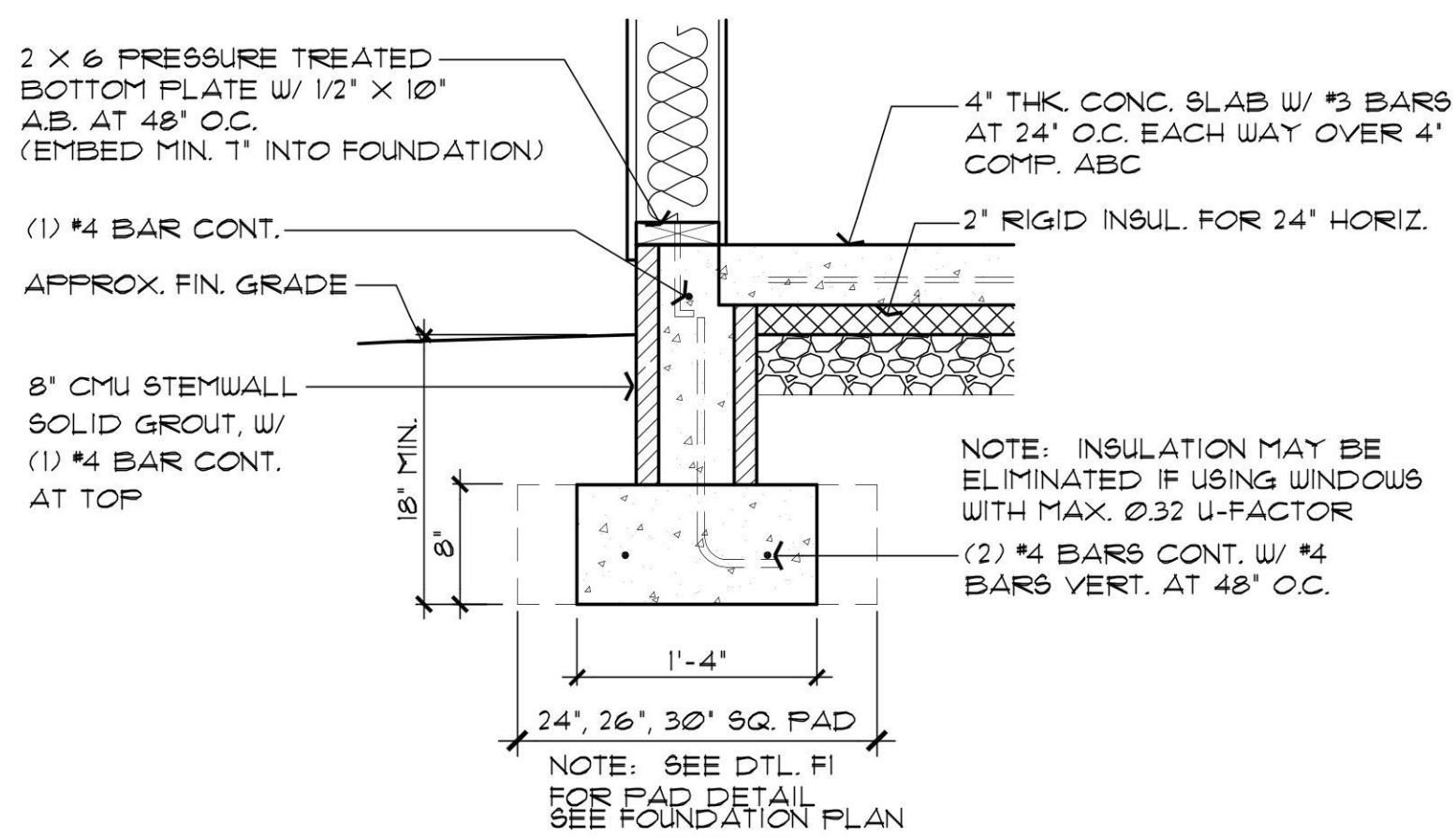


F2 TYPICAL TURN-DOWN FOOTING
SCALE: 1" = 1'-0"

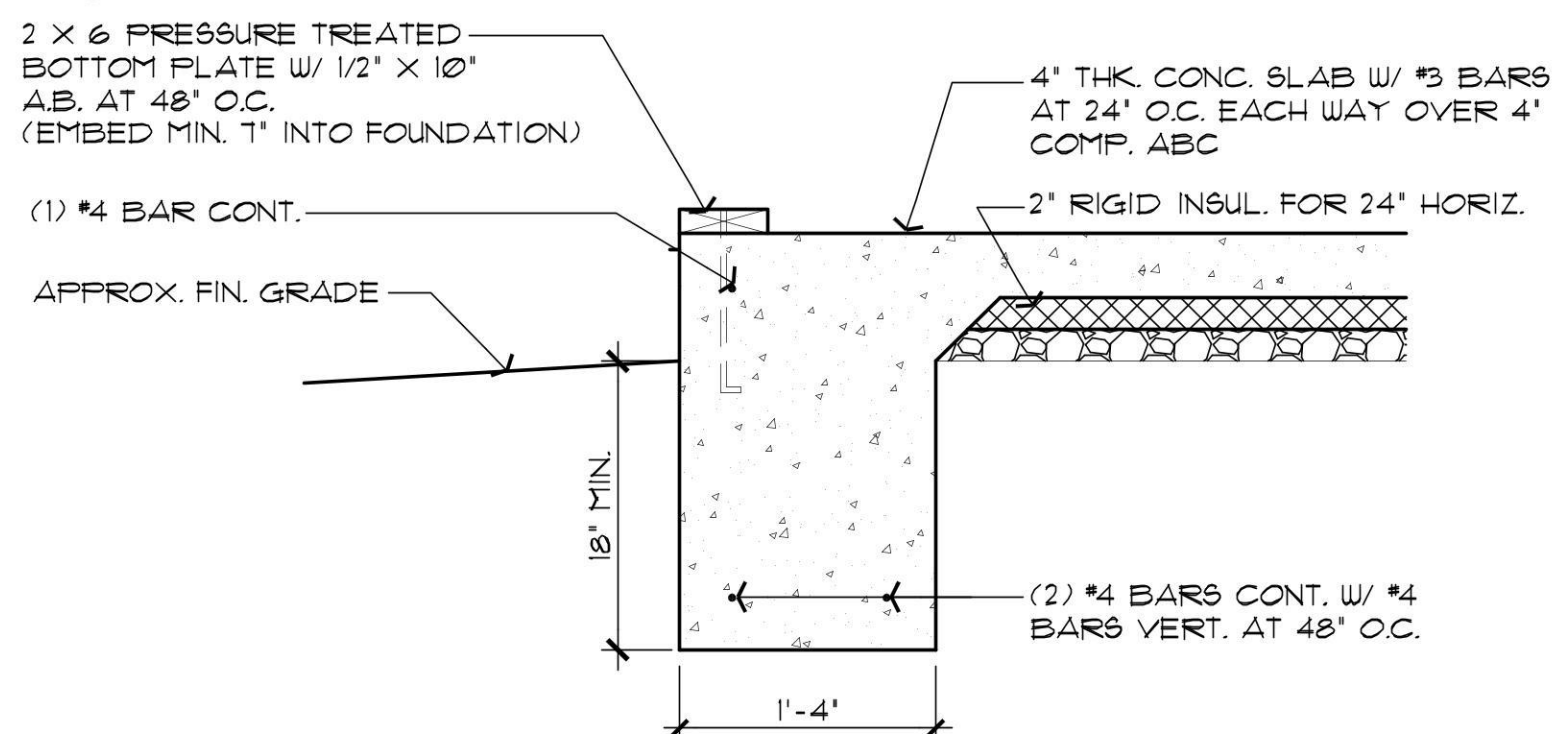


MINIMUM FOOTING DEPTHS BELOW
ADJACENT MAY BE 12" IF BELOW
4500' ELEVATION. VERIFY WITH
THE GEOTECH REPORT.

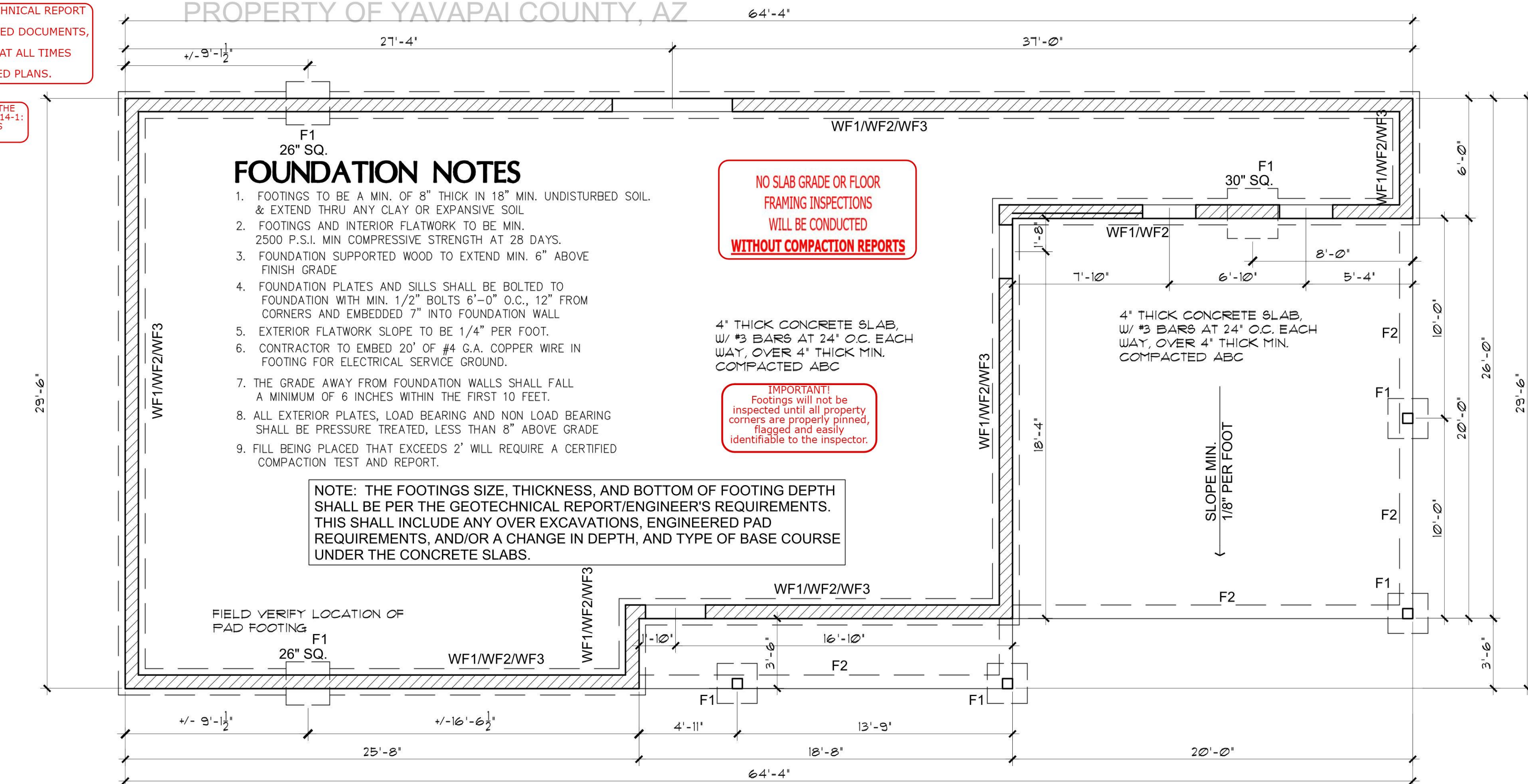
WF1 CONCRETE STEM WALL OPTION
SCALE: 1" = 1'-0"



WF2 CMU STEM WALL OPTION
SCALE: 1" = 1'-0"



WF3 MONOLITHIC FOOTING OPTION
SCALE: 1" = 1'-0"

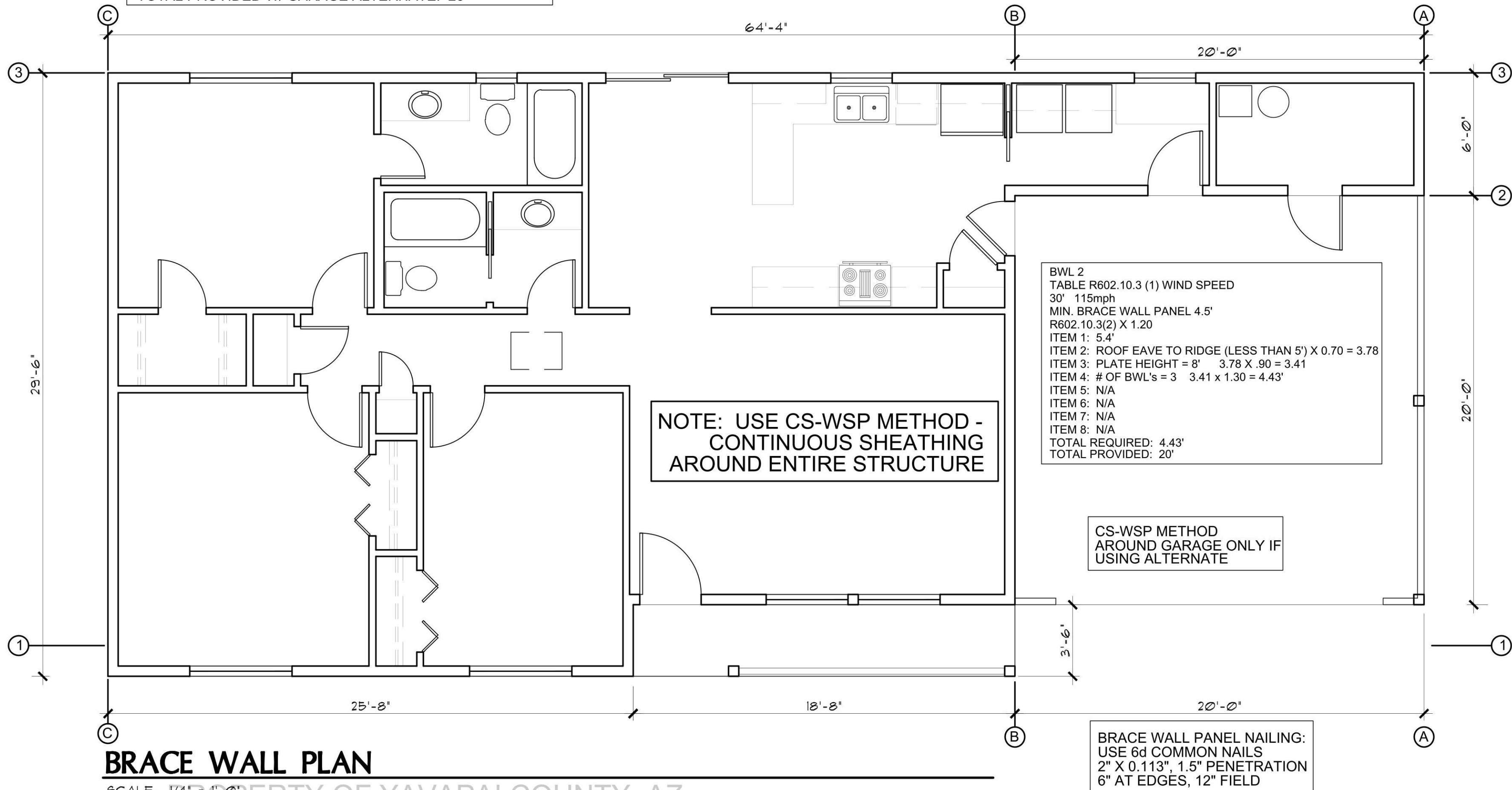


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

BWL A
TABLE R602.10.3 (1) WIND SPEED
30' 115mph
MIN. BRACE WALL PANEL 4.5'
R602.10.3(2) X 1.20
ITEM 1: 5.4'
ITEM 2: ROOF EAVE TO RIDGE (LESS THAN 5') X 0.70 = 3.78
ITEM 3: PLATE HEIGHT = 8' 3.78 X .90 = 3.41
ITEM 4: # OF BWL's = 3 3.41 X 1.30 = 4.43'
ITEM 5: N/A
ITEM 6: N/A
ITEM 7: N/A
ITEM 8: N/A
TOTAL REQUIRED: 4.43'
TOTAL PROVIDED: 6'
TOTAL PROVIDED W/ GARAGE ALTERNATE: 26'

BWL B & C
TABLE R602.10.3 (1) WIND SPEED
30' 115mph
MIN. BRACE WALL PANEL 4.5'
R602.10.3(2) X 1.20
ITEM 1: 5.4'
ITEM 2: ROOF EAVE TO RIDGE (LESS THAN 5') X 0.70 = 3.78
ITEM 3: PLATE HEIGHT = 8' 3.78 X .90 = 3.41
ITEM 4: # OF BWL's = 3 3.41 X 1.30 = 4.43'
ITEM 5: N/A
ITEM 6: N/A
ITEM 7: N/A
ITEM 8: N/A
TOTAL REQUIRED: 4.43'
TOTAL PROVIDED BWL B: 20'
TOTAL PROVIDED BWL C: 29'-6"

BWL 1 & 3
TABLE R602.10.3 (1) WIND SPEED
30' 115mph
MIN. BRACE WALL PANEL 4.5'
R602.10.3(2) X 1.20
ITEM 1: 5.4'
ITEM 2: ROOF EAVE TO RIDGE (LESS THAN 5') X 0.70 = 3.78
ITEM 3: PLATE HEIGHT = 8' 3.78 X .90 = 3.41
ITEM 4: # OF BWL's = 3 3.41 X 1.30 = 4.43'
ITEM 5: N/A
ITEM 6: N/A
ITEM 7: N/A
ITEM 8: N/A
TOTAL REQUIRED: 4.43'
TOTAL PROVIDED 64'-4"
TOTAL PROVIDED W/ CARPORT: 44'-4"



BRACE WALL PLAN
SCALE: 1/4" = 1'-0"

NO SLAB GRADE OR FLOOR
FRAMING INSPECTIONS
WILL BE CONDUCTED
WITHOUT COMPACTION REPORTS

IMPORTANT!
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NOTE: THE FOOTINGS SIZE, THICKNESS, AND BOTTOM OF FOOTING DEPTH
SHALL BE PER THE GEOTECHNICAL REPORT/ENGINEER'S REQUIREMENTS.
THIS SHALL INCLUDE ANY OVER EXCAVATIONS, ENGINEERED PAD
REQUIREMENTS, AND/OR A CHANGE IN DEPTH, AND TYPE OF BASE COURSE
UNDER THE CONCRETE SLABS.

3BDRM / 2BA
Job no. : RIGHT PARKING
Date : 07/07/2021
Drawn by: MFR
Chk'd by: MFR
Scale : AS NOTED
Revisions:



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Chino Valley, Arizona 86323
Phone: (928) 848-3516
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FOUNDATION PLAN / ROOF FRAMING
PLAN / DETAILS
3 BEDROOM / 2 BATH - RIGHT PARKING

YAVAPAI COUNTY, ARIZONA

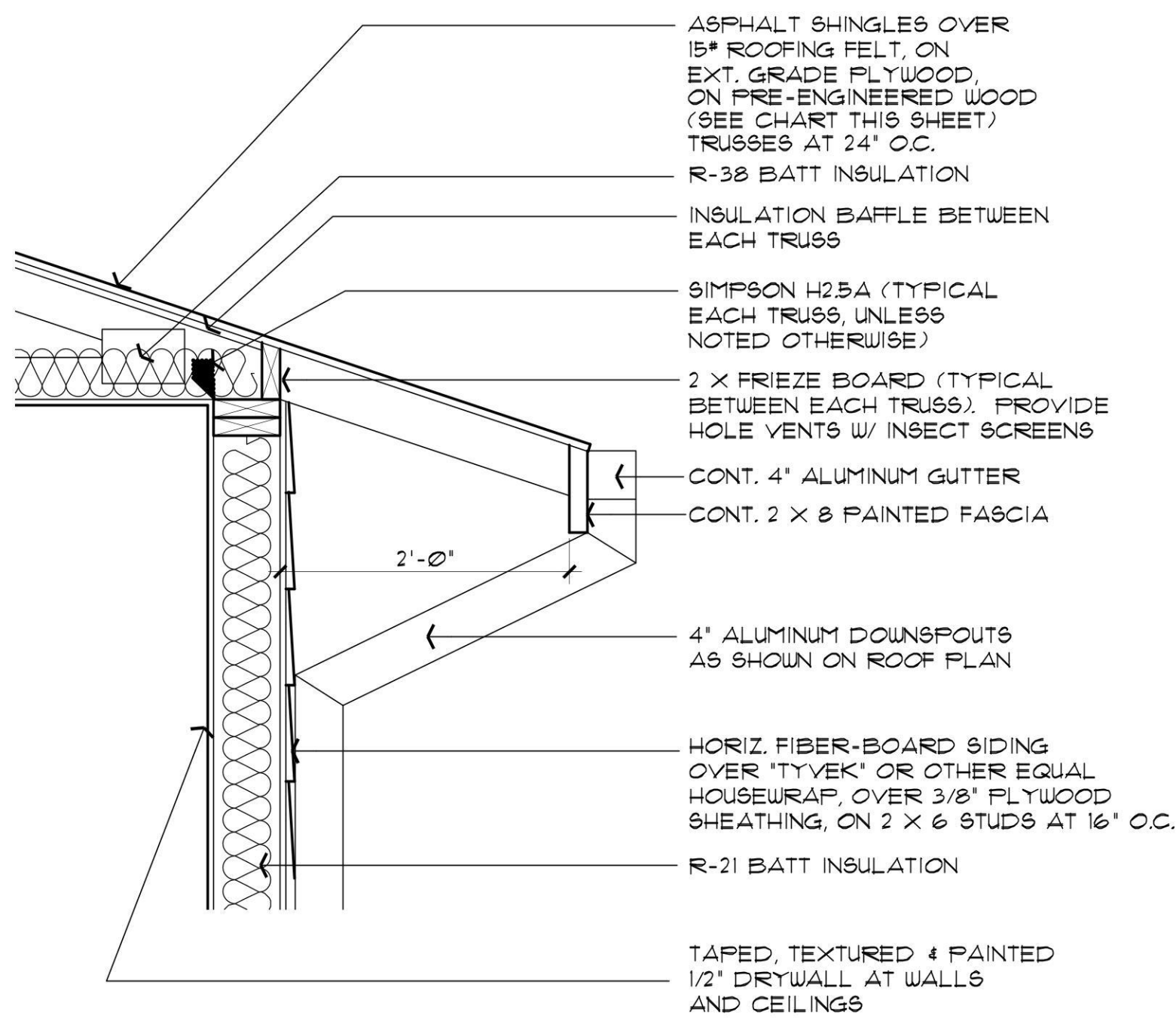
1015 FAIR STREET
PRESCOTT, ARIZONA

SHEET NO:

A-2.0

REVIEWED FOR
DESIGN CRITERIA
ONLY

1. REFER TO TRUSS CALCULATIONS FOR FINAL ROOF FRAMING DESIGN.
2. SIMPSON'S H2BA HANGERS TO BE APPLIED @ ALL TRUSS ENDS
3. PROVIDE A MINIMUM OF 1 SQ. FT. OF ATTIC VENTILATION FOR EACH 150 SQ. FT. OF ATTIC SPACE.
4. ALL FLYWOOD SHEATHING - STD. GRADE 5/8" CDX NAIL 8d @ 6" EDGES - 12" FIELD STAGGER JOINTS.
5. SUPPORTED MEMBERS OF G.L.B. 4 GIRDERS OR OTHER CONCENTRATED LOADS SUPPORTED BY WALL OR PIER SHALL HAVE BEARING AT LEAST AS WIDE AS THE ROOF MEMBER.
6. ROOF PITCH 4:12 (TYP.).
7. OVERHANGS TO BE 24".
8. FURNACE IN ATTIC; PROVIDE A 24" SOLID PASSAGEWAY TO CONTROL SIDE OF APPLIANCE AND A 30" SERVICE SPACE ON THE CONTROL SIDE OF THE APPLIANCE (REQUIRED FOR ATTIC MOUNT FURNACES)
9. ALL OVER FRAMING REQUIRES SLEEPER OR BLOCKING AND COLLAR TIES
10. ALL RAFTERS SHALL BE DOUGLAS FIR #2 (SIZE PER PLAN) ALL STUDS SHALL BE HEM FIR #2 (SIZE PER PLAN)
11. PROVIDE TEMP. BRACING, SHORING AND GUTTING TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENT IN PLACE DURING ERECTION.
12. PROVIDE MFR'S. DRAWINGS AND ENGINEERING FOR ALL PRE-FAB TRUSSES



ASPHALT SHINGLES OVER
15# ROOFING FELT, ON
EXT. GRADE PLYWOOD,
ON FIRE-ENGINEERED WOOD
(SEE CHART THIS SHEET)
TRUSSES AT 24' O.C.

R-30 BATT INSULATION

INSULATION BAFFLE BETWEEN
EACH TRUSS

SIMPSON H2B5A (TYPICAL
EACH TRUSS, UNLESS
NOTED OTHERWISE)

2 X FRIEZE BOARD (TYPICAL
BETWEEN EACH TRUSS, PROVIDE
HOLE VENTS W/ INSECT SCREENS

CONT. 4" ALUMINUM GUTTER

CONT. 2 X 8 PAINTED FASCIA

SIMPSON 'BC6' POST CAP (TYP.)

2'-0"

4" ALUMINUM DOWNSPOUTS
AS SHOWN ON ROOF PLAN

6 X 6 PAINTED WOOD POST

PAINTED 1/2" A/C PLYWOOD
OR OSB

2 SCALE: 1" = 1'-0"

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

TRUSS CALCULATIONS
TO BE ON SITE AT TIME
OF INSPECTION

**APPROVAL IS SUBJECT TO FIELD
INSPECTION AND COMPLIANCE
WITH ALL RELEVANT CODES,
LAWS AND ORDINANCES**

NOTE: ALL OPENING HEADERS
AT EXT. WALLS TO BE 6 X 8
UNLESS NOTED OTHERWISE

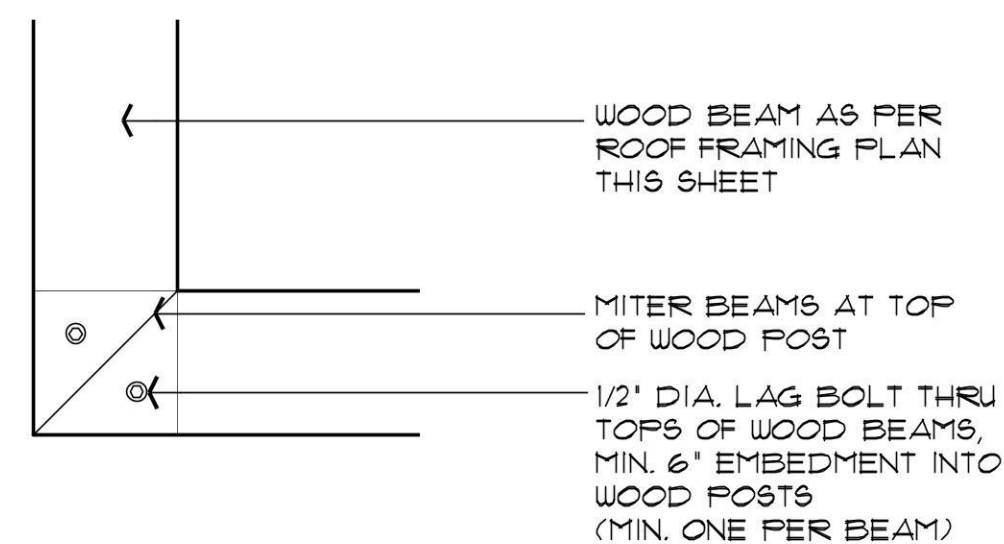
NOTE: PROVIDE PANEL EDGE SUPPORT FOR
NARROW-WIDTH ROOF SHEATHING PER
APA TECHNICAL REPORT #R275A.

NOTE: PROVIDE
DOUBLE STUDS UNDER
TWO-PLY GIRDER
TRUSSES

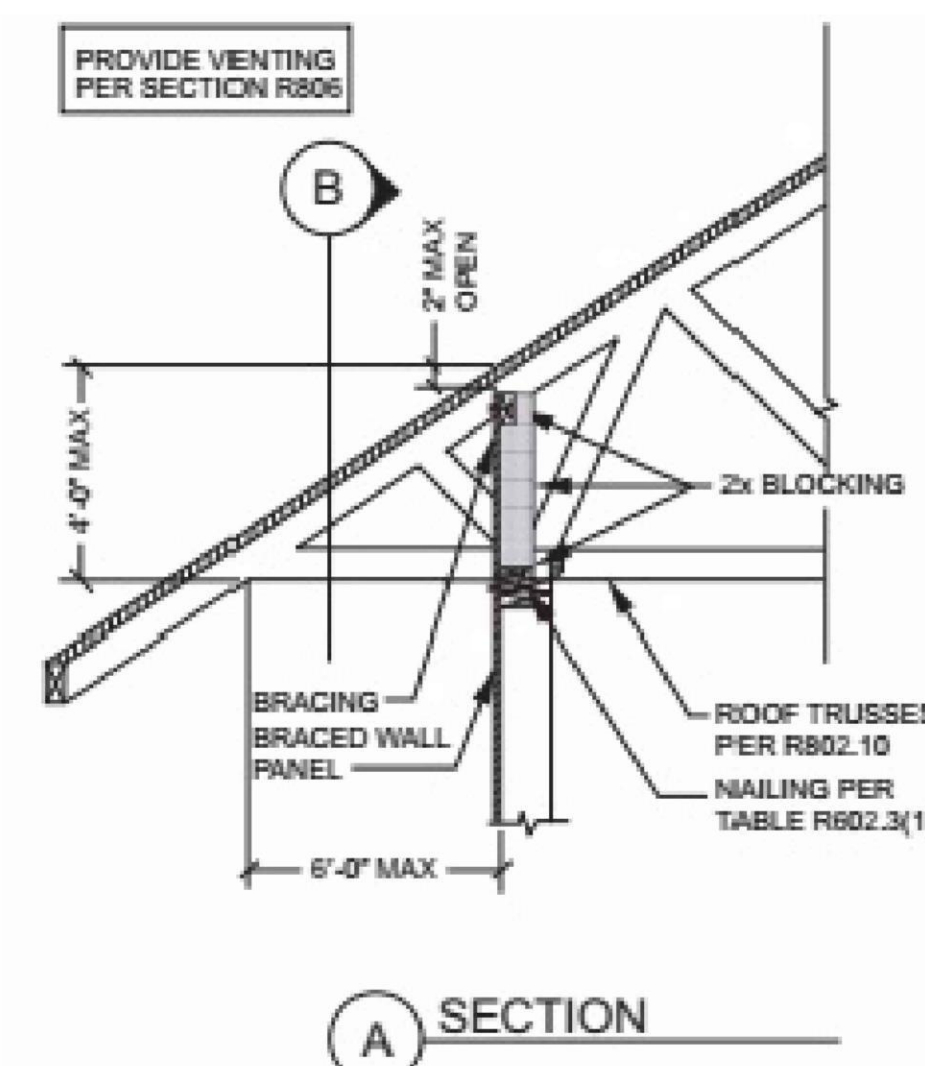
ROOF VENTILATION
ED - $1.027/150 = 12.10$ SQ. FT.
VENT X 0.5 PLF = 8 SQ. FT.
ATION AT FRIEZE BOARDS
BETWEEN TRUSSES

NOTE: TRUSS-TO-GIRDER
CONNECTIONS TO BE
SIMPSON HTU26 OR OTHER
EQUAL

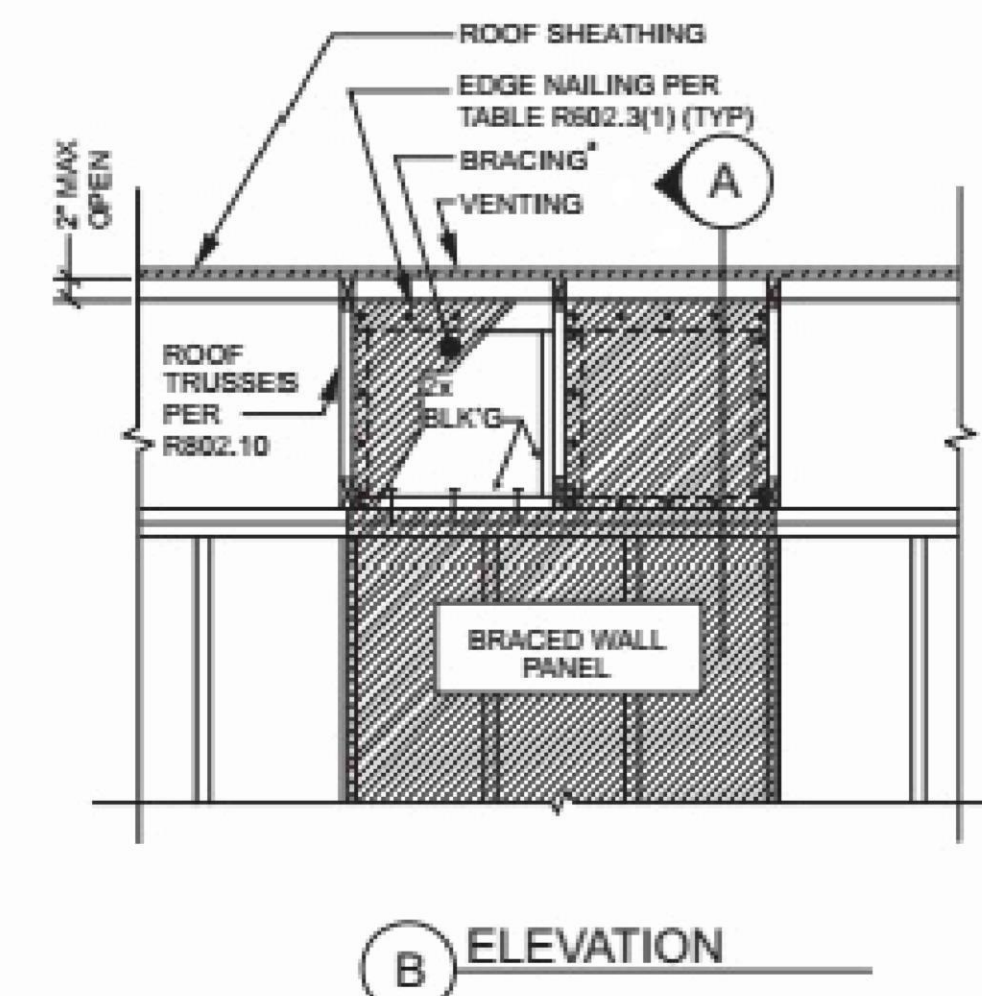
Yavapai County Snow Load by Elevation			
ELEVATION	SNOW LOAD	FOOTING DEPTH	ROOF SHEATHING
5000 ft. and Below	20 PSF	12" below 4500 ft. 18" above 4500 ft.	½"
5001 ft. to 5900 ft.	30 PSF*	18"	½"
5901 ft To 6200 ft.	40 PSF*	18"	½" or 5/8" With tile over 60#TL
6201 ft. to 6500 ft.	45 PSF*	18"	5/8"
Over 6501 ft.	50 PSF*	24"	5/8"



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



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



2018 IRC FIGURE R602.10.8.2(3)

ROOF FRAMING PLAN /
ROOF DETAILS
3 BEDROOM / 2 BATH - RIGHT PARKING
YAVAPAI COUNTY, ARIZONA

1015 FAIR STREET
PRESCOTT, ARIZONA

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761 Highland Circle ♦ ♦ ♦ Chino Valley, Arizona 86323

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architect914@cableone.net

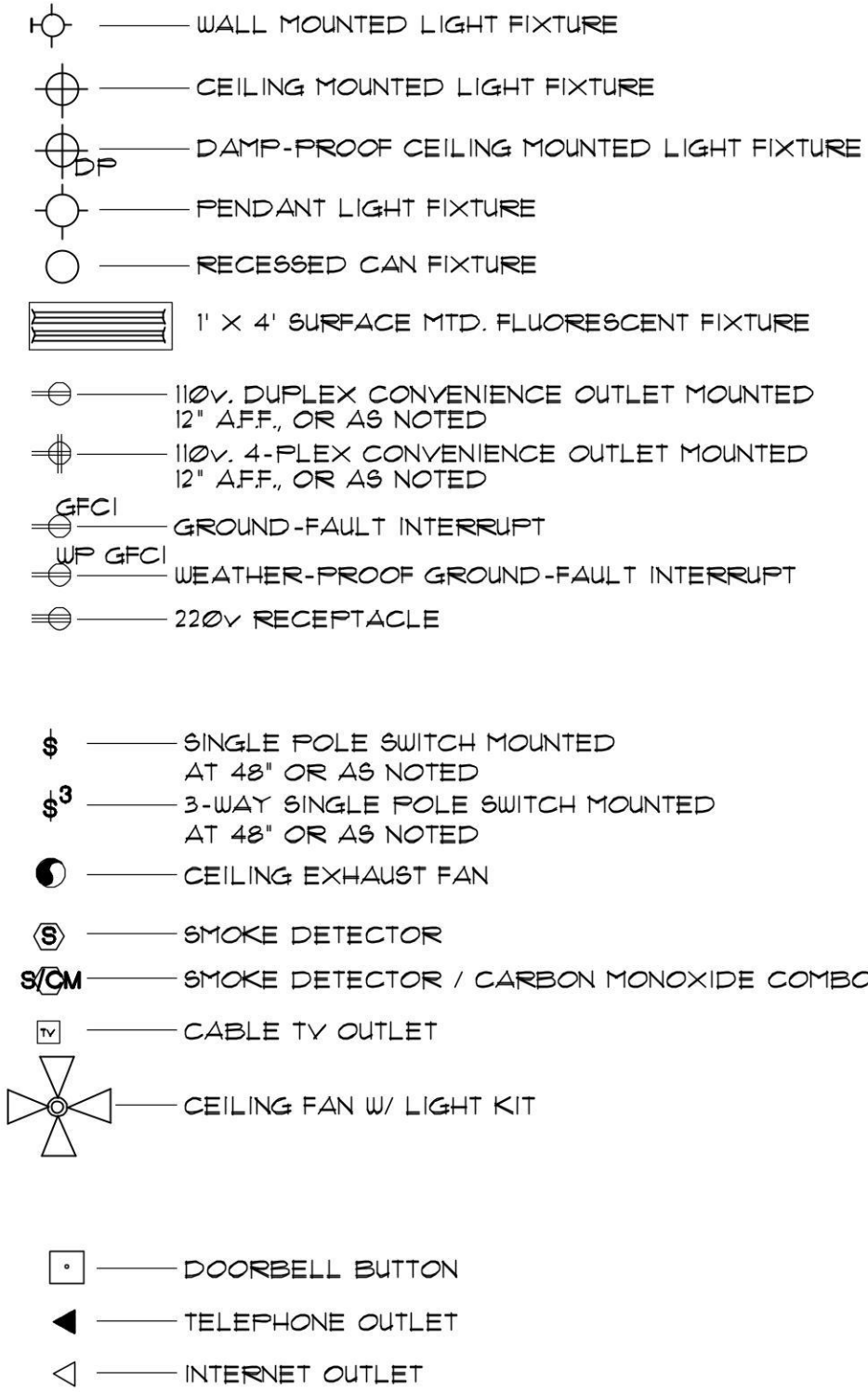


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Scales as stated hereon are valid on the original drawing only. Contractor shall carefully review all dimensions and conditions shown herein and at once report to the Architect any error, inconsistency or omission he may discover.

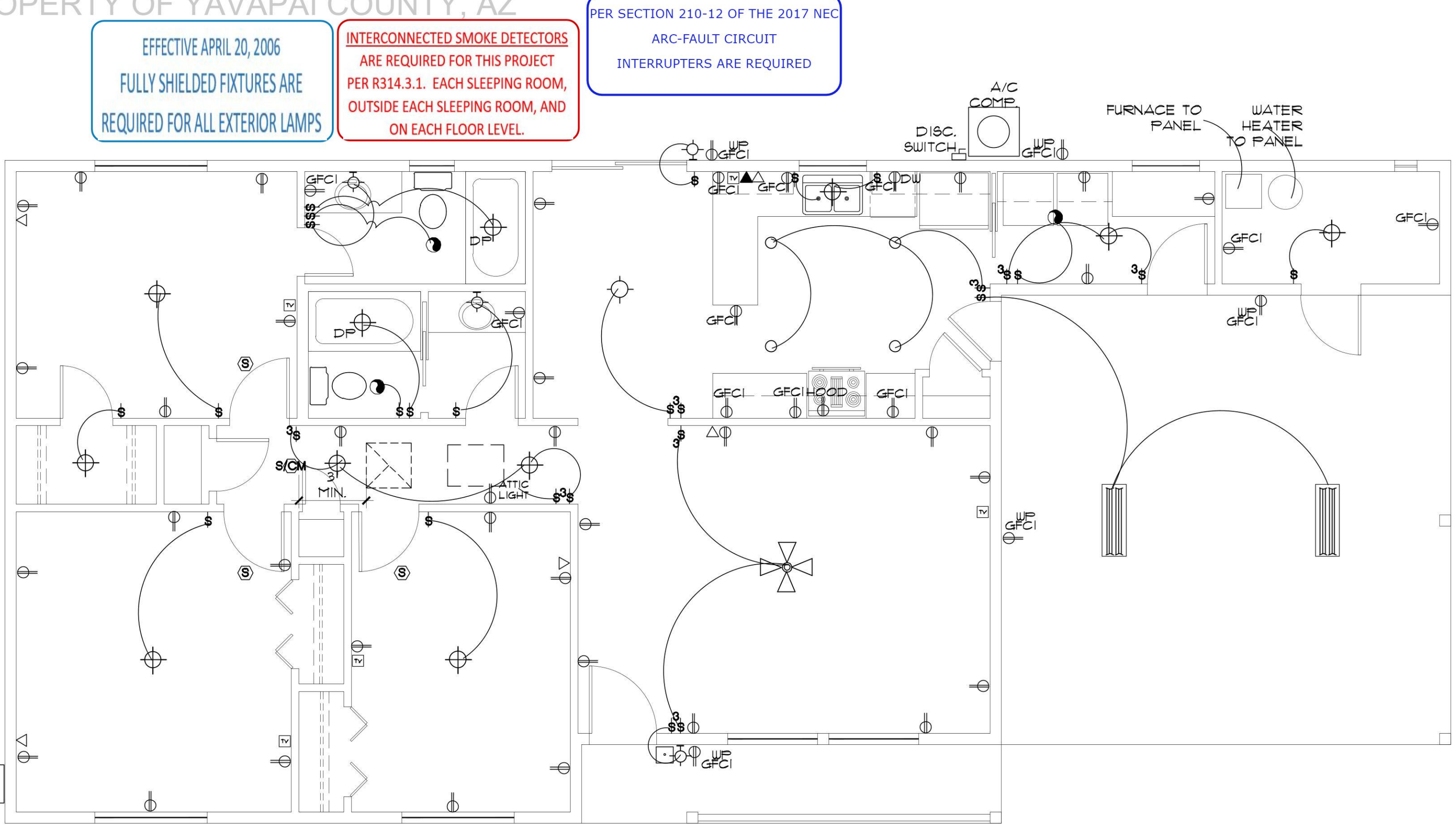
Job no. : 3BDRM/2BA.
Date : RIGHT PARKING
Drawn by : 07/07/2021
Chk'd by : MFR
Scale : MFR
Revisions: AS NOTED

ELECTRICAL SYMBOLS



ELECTRICAL GENERAL NOTES

- ALL WORKMANSHIP, MATERIALS, AND METHODS SHALL CONFORM TO NEC- 2011 EDITION.
- ALL HABITABLE ROOMS SHALL BE PROVIDED W/ ELECTRICAL OUTLETS SO THAT NO PART OF THE WALL IS MORE THAN 6' FROM AN OUTLET. WALL SECTIONS 2' OR LARGER & KITCHEN COUNTERS WIDER THAN 12" SHALL BE SERVICED BY A RECEPTACLE.
- ALL RECEPTALS IN BATHROOMS, OUTSIDE & WITHIN 6' OF WATER SOURCE SHALL BE GFCI.
- ALL SMOKE DETECTORS SHALL BE INTERCONNECTED ON SEPARATE CIRCUIT & SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRING & SHALL HAVE BATTERY BACKUP. CONNECT NEW SMOKE DETECTORS TO NEW AUDIBLE SYSTEM INSIDE EXISTING RESIDENCE.
- LIGHTS IN CLOSETS SHALL BE 18" FROM SHELVING (MEASURED HORIZTL. OR BE RECESSED).
- PROVIDE MINIMUM TWO 20A BRANCH CIRCUITS FOR RECEPTACLES LOCATED IN THE KITCHEN, PANTRY, EATING AREA, A SEPARATE 20A BRANCH CIRCUIT TO THE LAUNDRY EQUIP, AND A SEPARATE 20A BRANCH CIRCUIT FOR BATHROOM RECEPTACLES.
- ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT SINGLE PHASE 15 & 20 AMP OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DEBS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY COMBINATION TYPE ARC FAULT CIRCUIT INTERRUPTERS INTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- FIXTURES, FITTINGS, BOXES AND RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL BE 'LISTED' TO BE SUITABLE FOR SUCH CONDITIONS.
- CONTRACTOR TO EMBED 20' OF #4 GA. COPPER WIRE IN FOOTING FOR ELECTRICAL SERVICE GROUND. PROVIDE BONDING TO THE INTERIOR WATER PIPING AND ABOVE GROUND PORTION OF GAS PIPING SYSTEM.
- IN KITCHEN AND DINING ROOMS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12' OR WIDER SO THAT AT NO POINT ALONG THE WALL IS MORE THAN 24' FROM A RECEPTACLE OUTLET AND SHALL BE GFCI PROTECTED.
- PROVIDE AT LEAST ONE WEATHER PROOF RECEPTACLE OUTLET NOT MORE THAN 6'-6" ABOVE GRADE AND GFCI PROTECTED. AT THE FRONT AND BACK OF EACH DWELLING, ALL RECEPTACLES INSTALLED OUTDOORS MUST BE GFCI PROTECTED.
- ALL EXTERIOR LIGHTING SHALL CONFORM TO YAVAPAI COUNTY DARK SKY ORDINANCE.
- IN ATTICS, A SERVICE OUTLET & LIGHTING FIXTURE LOCATED NEAR THE APPLIANCE REQUIRING SERVICE SHALL BE CONTROLLED BY A SWITCH AT THE ENTRY OF THE ATTIC. (REQUIRED FOR ATTIC MOUNT FURNACES)
- ALL ELECTRICAL FIXTURES SHALL BE LISTED, AND LABELED ('UL' OR OTHER EQUAL TESTING).

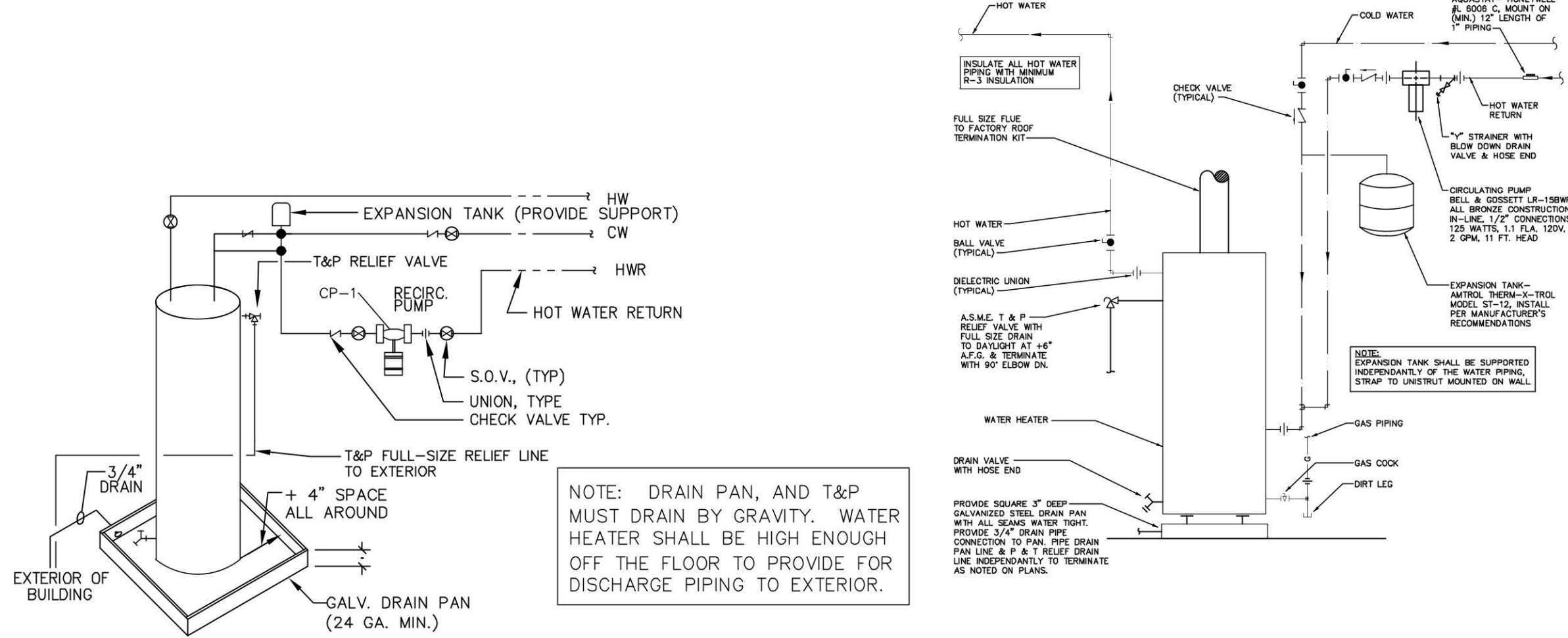


ELECTRICAL PLAN

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

ENERGY NOTES:

- WINDOWS DOOR & SKYLIGHTS
* PENETRATION U-FACTOR WINDOW AND DOORS TO BE .40 STICKER SHALL REMAIN ON WINDOWS, SKYLIGHTS & DOORS UNTIL INSPECTED AND APPROVED FOR THE ABOVE REQUIREMENT. THE FOUNDATION SLAB INSULATION MAY BE ELIMINATED IF USING A MAX. 0.32 U-FACTOR ON GLAZING.
- CEILINGS
* CEILING INSULATION TO BE MIN. R-30 (ZONE 2); R-38 (ZONE 4) MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOIST AND MARKED WITH THE MIN. INSTALLED THICKNESS BY ONE INCH HIGH NUMBERS. A MIN. OF ONE MARKER SHALL BE INSTALLED FOR EVERY 300 SQ. FT. OF AREA WITH NUMBERS TO FACE THE ATTIC ACCESS OPENING. MARKERS MUST BE INSTALLED AT ROUGH IN OR WALL INSULATION INSPECTIONS.
- WOOD FRAMED EXTERIOR WALLS (MIN. R-19 FOR 2 X 6 WALLS)
* WALL INSULATION SHALL BE IN SUBSTANTIAL CONTACT WITH THE SURFACE BEING INSULATED TO AVOID AIR PATHS THAT BYPASS THE INSULATION.
* INSULATION SHALL NOT BE COMPRESSED BY INSET STAPLING OF THE BATT INSULATION OR OTHER MEANS
* INSULATION SHALL FILL ALL CAVITIES COMPLETELY BY CUTTING INSULATION AROUND ELECTRICAL OUTLETS AND SWITCHES AND BY SLICING INSULATION TO FIT BEHIND AND IN FRONT OF ELECTRICAL WIRING IN THE CAVITY AND PLUMBING PIPING
* BAND JOISTS AND OTHER INTERSTITIAL FLOOR ELEMENTS OF THE WALL SHALL BE INSULATED
- NOT USED.
- BUILDING THERMAL ENVELOPE
THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED WEATHER STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:
A. ALL JOINTS, SEAMS AND PENETRATIONS.
B. SITE BUILT WINDOWS, DOORS AND SKYLIGHTS
C. OPENINGS BETWEEN WINDO AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
D. UTILITY PENETRATIONS.
E. DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
F. KNEE WALLS
G. WALLS AND CEILINGS SEPERATING GARAGE FROM CONDITIONED SPACES.
H. BEHIND TUB AND SHOWERS ON EXTERIOR WALLS
I. COMMON WALLS BETWEEN DWELLING UNITS
J. OTHER SOURCES OF INFILTRATION.
- FENESTRATION AIR LEAKAGE
* WINDOW, SKYLIGHT AND SLIDING GLASS DOOR SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT, AND SINGING DOORS NO MORE THAN 0.5 CFM. SPECIFICATIONS SHALL BE LISTED ON THE MANUF. LABEL. (USE TYVEK HOUSE WRAP, INSTALL PER MANUF. SPECS)
- RECESSED LIGHTING
RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES BY BEING:
A. 1C RATED AND LABELED WITH ENCLOSURES THAT ARE SEALED OR GASKETED TO PREVENT AIR LEAKAGE TO CEILING CAVITY OR UNCONDITIONED SPACE, OR
B. 1C RATED AND LABELED AS MEETING ASTM E 283; OR
C. LOCATED INSIDE AIRTIGHT SEALED BOX WITH CLEARANCES OF AT LEAST 0.5 INCH FROM COMBUSTIBLE MATERIAL AND 3 INCHES FROM INSULATION.
- HEAT PUMP SUPPLEMENTARY HEAT
* HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC- RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST PREVENT SUPPLEMENTAL HEAT OPERATION WHTN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.
- CONTROLS
* AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPERATE HEATING & COOLING SYSTEM.
- DUCT INSULATION
* SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO A MIN. OF R-8 (EXCEPT DUCTS THAT COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.)
- SEALING
* ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES (NOT FOR AIR SUPPLY) USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.31 OF THE IRC.
- MECHANICAL SYSTEM PIPING INSULATION
* MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 D. F OR BELOW 55 D. F SHALL BE INSULATED TO A MIN. OF R-2
- CIRCULATING HOT WATER SYSTEMS
* ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. ALL NEW RESIDENCES WITH 2 OR MORE BATHROOMS SHALL HAVE A CIRCULATING HOT WATER SYSTEM. CHWS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HWCP WHEN THE SYSTEM IS NOT IN USE. THERMAL SIPHONING SYSTEMS SHALL HAVE A VALVE TO REDUCE FLOW. ALTERNATE SYSTEM SHALL BE CONSIDERED.
- MECHANICAL VENTILATION
* OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC GRAVITY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
- EQUIPMENT SIZING
* HEATING & COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION M1401.3 OF THE IRC.
- AIR LEAKAGE
AIR FLOW RETARDERS (HOUSE WRAPS) MUST BE:
A. IMPERMEABLE TO AIR FLOW.
B. CONTINUOUS OVER THE ENTIRE BUILDING ENVELOPE
C. ABLE TO WITHSTAND THE FORCES THAT MAY ACT ON IT DURING AND AFTER CONSTRUCTION.
D. DURABLE OVER THE EXPECTED LIFETIME OF THE BUILDING.
E. ALL SEAMS AND EDGES MUST BE SEALED/TAPED PER MANUF SPECIFICATIONS



ELECTRIC WATER HEATER DETAIL

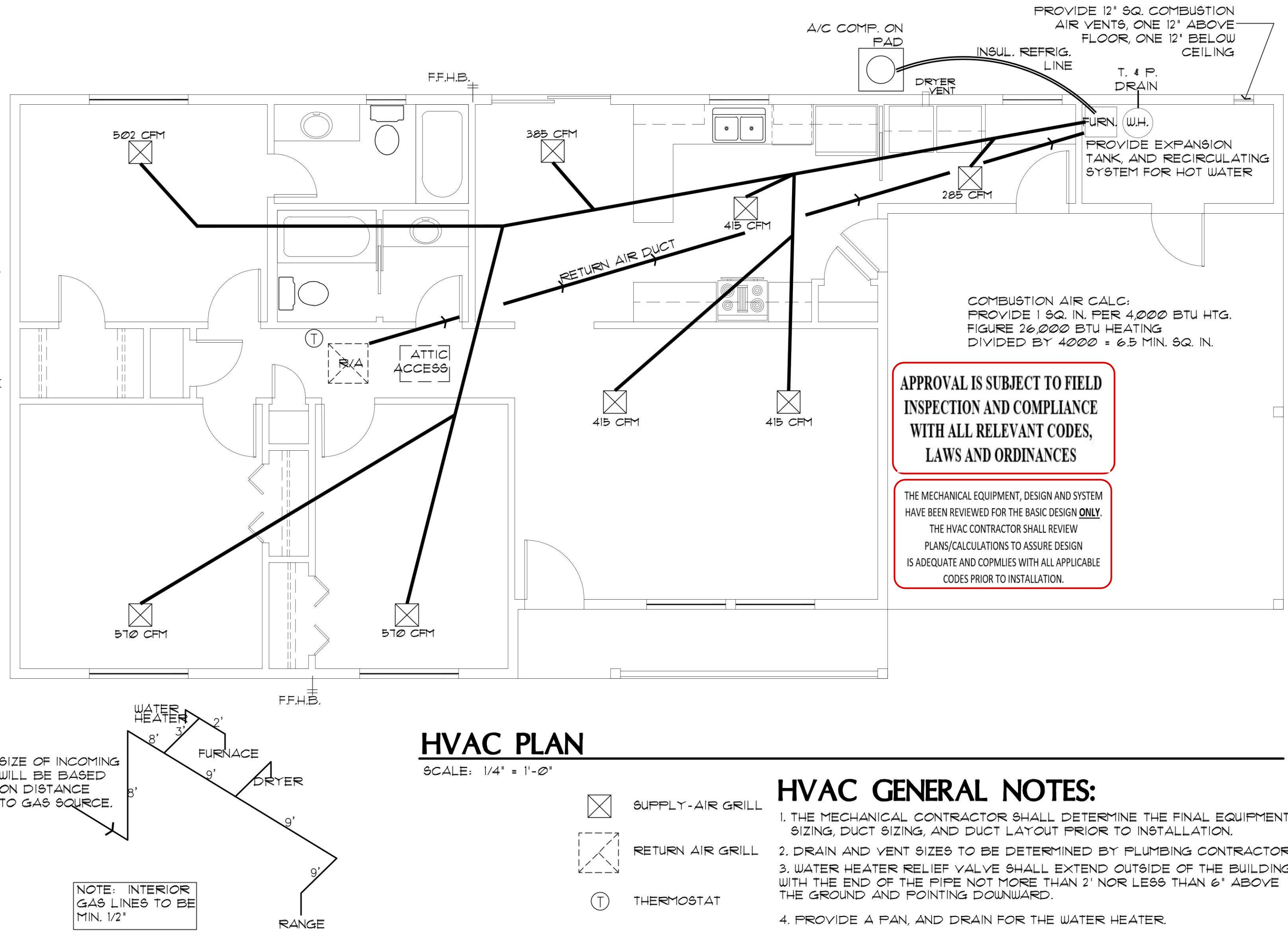
NO SCALE

GAS WATER HEATER OPTION

NO SCALE

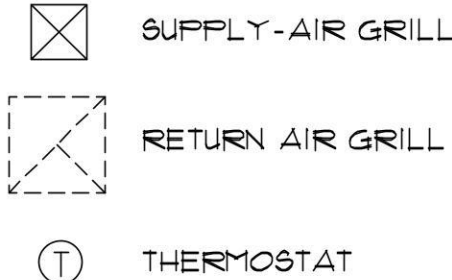
GAS PIPING ISOMETRIC

NO SCALE



HVAC PLAN

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



HVAC GENERAL NOTES:

- THE MECHANICAL CONTRACTOR SHALL DETERMINE THE FINAL EQUIPMENT SIZING, DUCT SIZING, AND DUCT LAYOUT PRIOR TO INSTALLATION.
- DRAIN AND VENT SIZES TO BE DETERMINED BY PLUMBING CONTRACTOR
- WATER HEATER RELIEF VALVE SHALL EXTEND OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' NOR LESS THAN 6" ABOVE THE GROUND AND POINTING DOWNWARD.
- PROVIDE A PAN, AND DRAIN FOR THE WATER HEATER.
- THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AS RECOMMENDED BY THE MANUFACTURER AND SHALL TERMINATE AT THE EXTERIOR OF THE BUILDING. IT SHALL NOT EXCEED 25' IN LENGTH WITH REDUCTIONS FOR BENDS. THE DUCT SHALL TERMINATE NOT LESS THAN 3' FROM A PROPERTY LINE.

REVIEWED FOR DESIGN CRITERIA ONLY

ELECTRICAL / HVAC PLANS

3 BEDROOM / 2 BATH - RIGHT PARKING

YAVAPAI COUNTY, ARIZONA

1015 FAIR STREET
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Job no. : 3BDRM / 2BA
Date : 07/07/2021
Drawn by: MFR
Chk'd by: MFR
Scale : AS NOTED
Revisions:

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SHEET NO:

ME-1