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HOME OF MY OWN Phase One Single-Family Housing TWO BEDROOM / TWO BATH - RIGHT PARKING

for

YAVAPAI COUNTY, ARIZONA 1015 Fair Street Prescott, Arizona

Mark Rogers, Architect, PLLC

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

COVER SHEET
2 BEDROOM / 2 BATH – RIGHT PARKING

YAVAPAI COUNTY, ARIZONA

1015 FAIR STREET
PRESCOTT, ARIZONA

SHEET NO:

CS

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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: 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) 2024 INTERNATIONAL PLUMBING CODE (IPC) 2024 INTERNATIONAL MECHANICAL CODE (IMC) 2023 NATIONAL ELECTRIC CODE (NEC) 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	
LIVABLE:	787 SQ. FT.
CARPORT/ALT. GARAGE:	400 SQ. FT.
COVERED ENTRY:	33 SQ. FT.
TOTAL UNDER ROOF:	1,220 SQ. FT.
OCCUPANCY:	R-3 (Single-Family Residential)
CONSTRUCTION TYPE:	V-B

THESE HOMES WERE DESIGNED FOR A MAXIMUM 40 PSF SNOW LOAD. THEY WERE NOT DESIGNED FOR A TILE ROOF.

BE ADVISED: ALTERATIONS OR MODIFICATIONS TO PLANS WILL NOT BE ACCEPTED (BEFORE OR DURING CONSTRUCTION) – NO EXCEPTIONS. IF CHANGES ARE MADE, THE ORIGINAL PERMIT WILL BE VOIDED AND A NEW CUSTOM HOME PERMIT WITH NEW PLANS ARE REQUIRED. THE NEW PERMIT WILL BE PROCESSED AS A CUSTOM HOME AND IS SUBJECT TO ALL APPLICABLE FEES AND PROCESSING TIMES (REDUCED FEES AND REVIEW TIMES WILL NO LONGER APPLY).

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 ACQUAINT 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 TAPE, TEXTURED, AND PAINTED 1/2" DRYWALL. PROVIDE 'GREENBOARD' BEHIND ALL TUB ENCLOSURES.

ENERGY NOTES:

- WINDOWS DOOR & SKYLIGHTS**
 - FENESTRATION U-FACTOR WINDOW AND DOORS TO BE .40 (ZONE 2) & .35 (ZONE 4) STICKER SHALL REMAIN ON WINDOWS, SKYLIGHTS & DOORS UNTIL INSPECTED AND APPROVED FOR THE ABOVE REQUIREMENT. GLAZED FENESTRATION SHGC .25 (ZONE 2) & .40 (ZONE 4)
- CEILING**
 - CEILING INSULATION TO BE MIN. R-38 (ZONE 2) R-49 (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 R-13 (ZONE 2) MIN. R-20 (ZONE 4)**
 - 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**

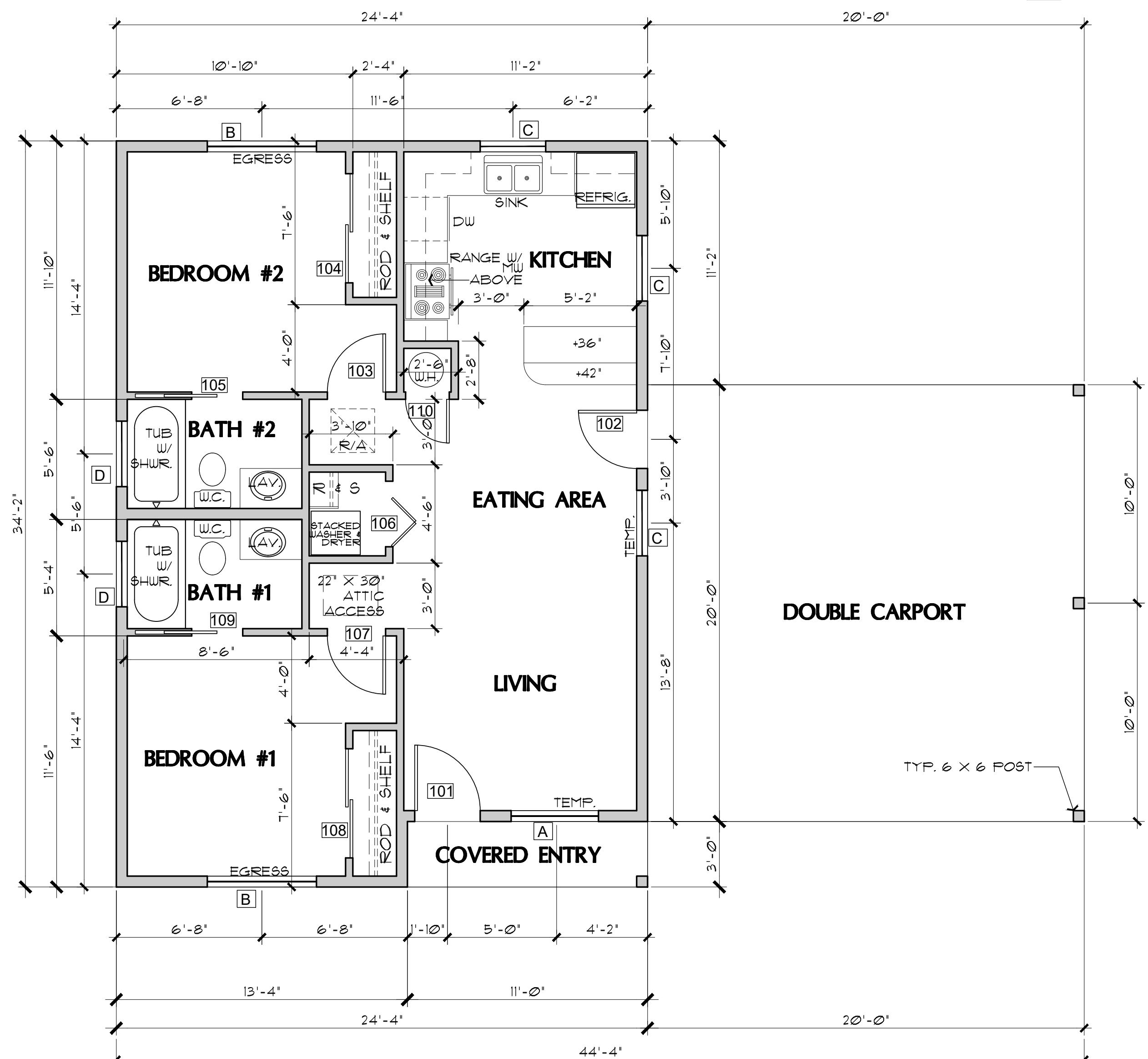
THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CALKED, GASKETED WEATHER STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:

 - ALL JOINTS SEAMS AND PENETRATIONS
 - SITE BUILT WINDOWS, DOORS AND SKYLIGHTS
 - OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
 - UTILITY PENETRATIONS.
 - DROPPED CEILING OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
 - KNEE WALLS
 - WALLS AND CEILING SEPARATING GARAGE FROM CONDITIONED SPACES.
 - BEHIND TUB AND SHOWERS ON EXTERIOR WALLS
 - COMMON WALLS BETWEEN DWELLING UNITS
 - 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 SWINGING 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 LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES BY BEING:

 - IC RATED AND LABELED WITH ENCLOSURES THAT ARE SEALED OR GASKETED TO PREVENT AIR LEAKAGE TO CEILING CAVITY OR UNCONDITIONED SPACE; OR
 - IC RATED AND LABELED AS MEETING ASTM E 2033; OR
 - 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 WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.
- CONTROLS**
 - AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING & COOLING SYSTEM.
- DUCT INSULATION**
 - SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO A MIN. OF R-3 (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 M1601.3 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-3
- CIRCULATING HOT WATER SYSTEMS**
 - ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-3. 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 HUCP 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:
 - IMPERMEABLE TO AIR FLOW.
 - CONTINUOUS OVER THE ENTIRE BUILDING ENVELOPE
 - ABLE TO WITHSTAND THE FORCES THAT MAY ACT ON IT DURING AND AFTER CONSTRUCTION.
 - DURABLE OVER THE EXPECTED LIFETIME OF THE BUILDING.
 - ALL SEAMS AND EDGES MUST BE SEALED/TAPED PER MANUF. SPECIFICATIONS

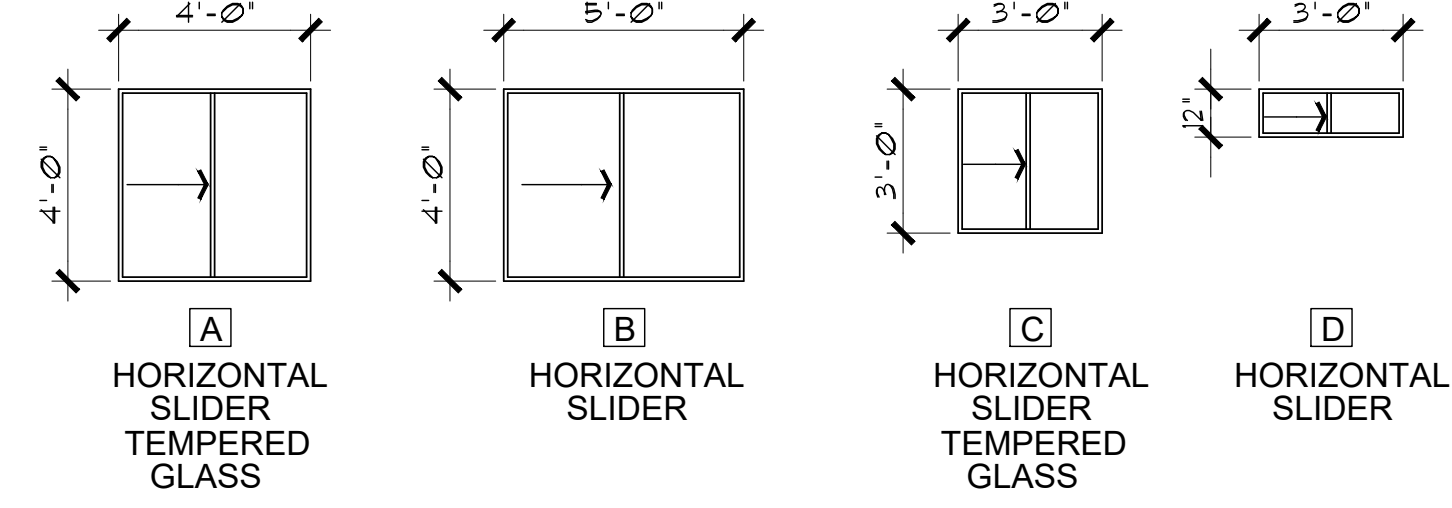
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FLOOR PLAN
 SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

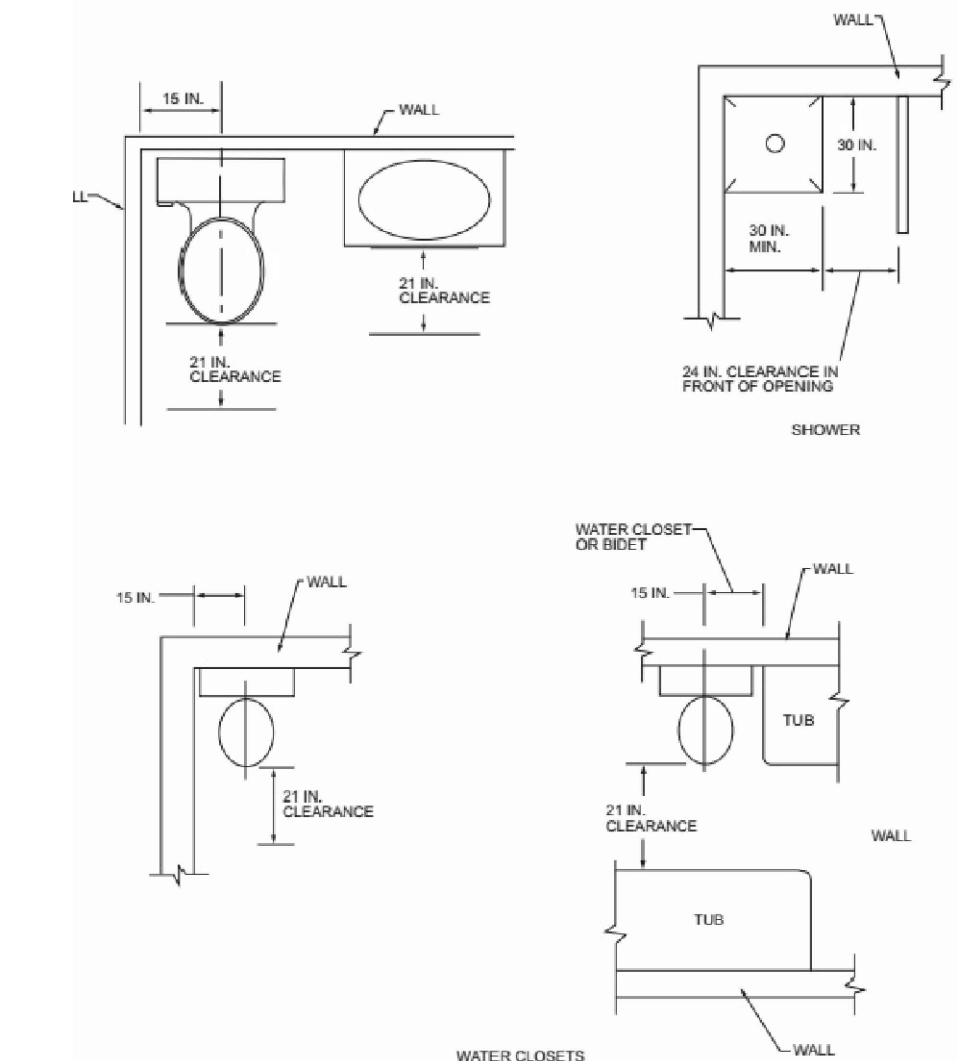
DR. #	SIZE W. x H.	H.	T.	DOOR TYPE	REMARKS
101	3'-0"	6'-8"	1-3/4"	EXTERIOR 6-PANEL SOLID-CORE WOOD	
102	2'-8"	6'-8"	1-3/4"	2-PANEL SOLID-CORE WOOD W/ TEMPERED GLASS VISION PANEL	SELF-CLOSING & SELF-LATCHING PROVIDE THRESHOLD AND WEATHERSTRIPPING
103	2'-8"	6'-8"	1-3/8"	INTERIOR 4-PANEL HOLLOW CORE	
104	5'-0"	6'-8"	1-3/8"	INTERIOR 4-PANEL SLIDING BI-PASS	
105	2'-4"	6'-8"	1-3/8"	INTERIOR 4-PANEL SLIDING POCKET DOOR	
106	3'-0"	6'-8"	1-1/8"	INTERIOR 4-PANEL BI-FOLD	
107	2'-8"	6'-8"	1-3/8"	INTERIOR 4-PANEL HOLLOW CORE	
108	5'-0"	6'-8"	1-3/8"	INTERIOR 4-PANEL SLIDING BI-PASS	
109	2'-4"	6'-8"	1-3/8"	INTERIOR 4-PANEL SLIDING POCKET DOOR	
110	2'-0"	6'-8"	1-3/8"	INTERIOR 4-PANEL SOLID CORE	FULL LOUVERED DOOR IS USING A GAS WATER HEATER
111	2'-8"	6'-8"	1-3/8"	4-PANEL SOLID CORE FROM GARAGE	SELF-CLOSING & SELF-LATCHING PROVIDE THRESHOLD AND WEATHERSTRIPPING



WINDOW TYPES

SCALE: 1/4" = 1'-0" (8' plate height - 6'-8" HDR & 9' plate height - 8'-0" HDR)

NOTE: FENESTRATION IN ZONE 2 (ELEVATIONS BELOW 3500 FT.) SHALL HAVE A MAXIMUM U-FACTOR OF 0.40, AND A MAXIMUM FENESTRATION SHGC FACTOR OF 0.25. FENESTRATION IN ZONE 4 (ELEVATIONS 3500 FT. AND ABOVE) SHALL HAVE A MAXIMUM U-FACTOR OF 0.35, AND A MAXIMUM FENESTRATION SHGC FACTOR OF 0.40.



PLUMBING FIXTURE CLEARANCES

NO SCALE PER IRC FIGURE R321.1

Mark Rogers, Architect, PLLC



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

FLOOR PLAN / OPENING SCHEDULES
2 BEDROOM / 2 BATH - RIGHT PARKING

YAVAPAI COUNTY, ARIZONA

1015 FAIR STREET
 PRESCOTT, ARIZONA

SHEET NO:

A-1.0

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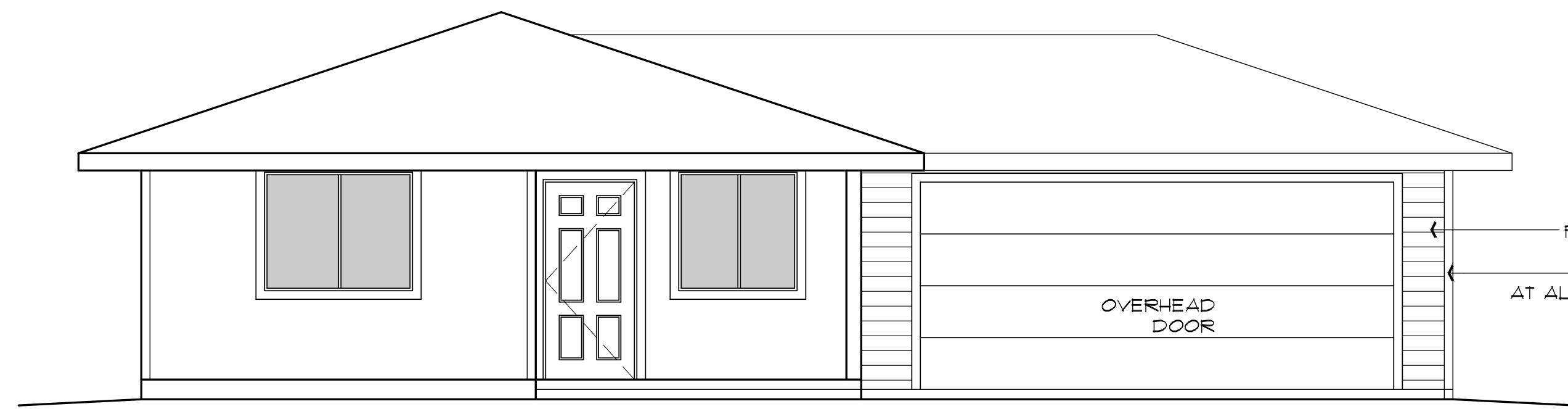


Mark Rogers, Architect, PLLC
 761 Highland Circle
 Chino Valley, Arizona 86323
 Phone: (928) 848-3516
 architect914@cableone.net

2 BEDROOM / 2 BATH - RIGHT PARKING
 YAVAPAI COUNTY, ARIZONA

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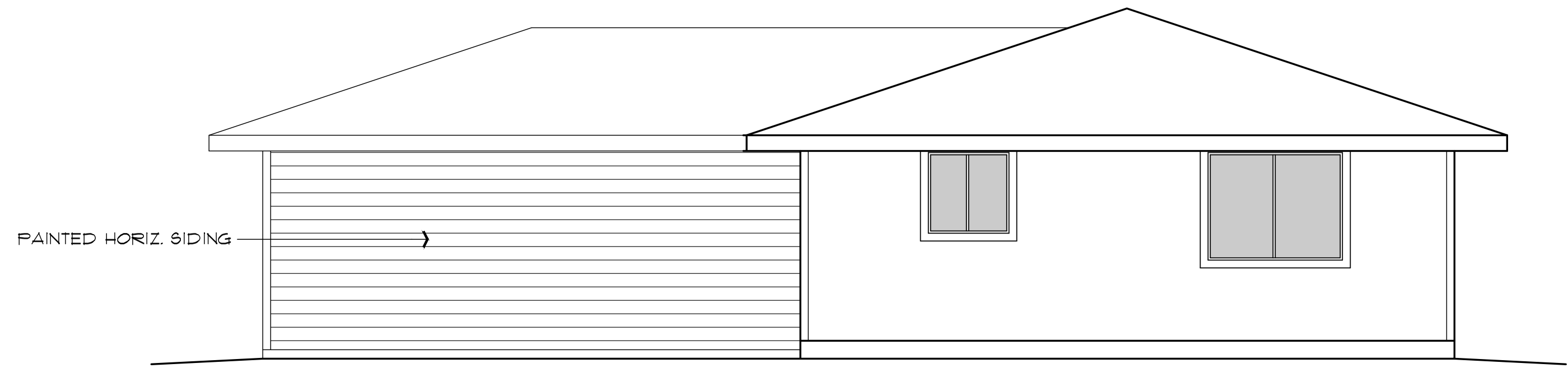


ALTERNATE GARAGE - FRONT ELEVATION

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

PAINTED HORIZ. SIDING
 PAINTED 2 X 4 TRIM AT ALL EXTERIOR CORNERS

OVERHEAD DOOR



ALTERNATE GARAGE - REAR ELEVATION

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

PAINTED HORIZ. SIDING

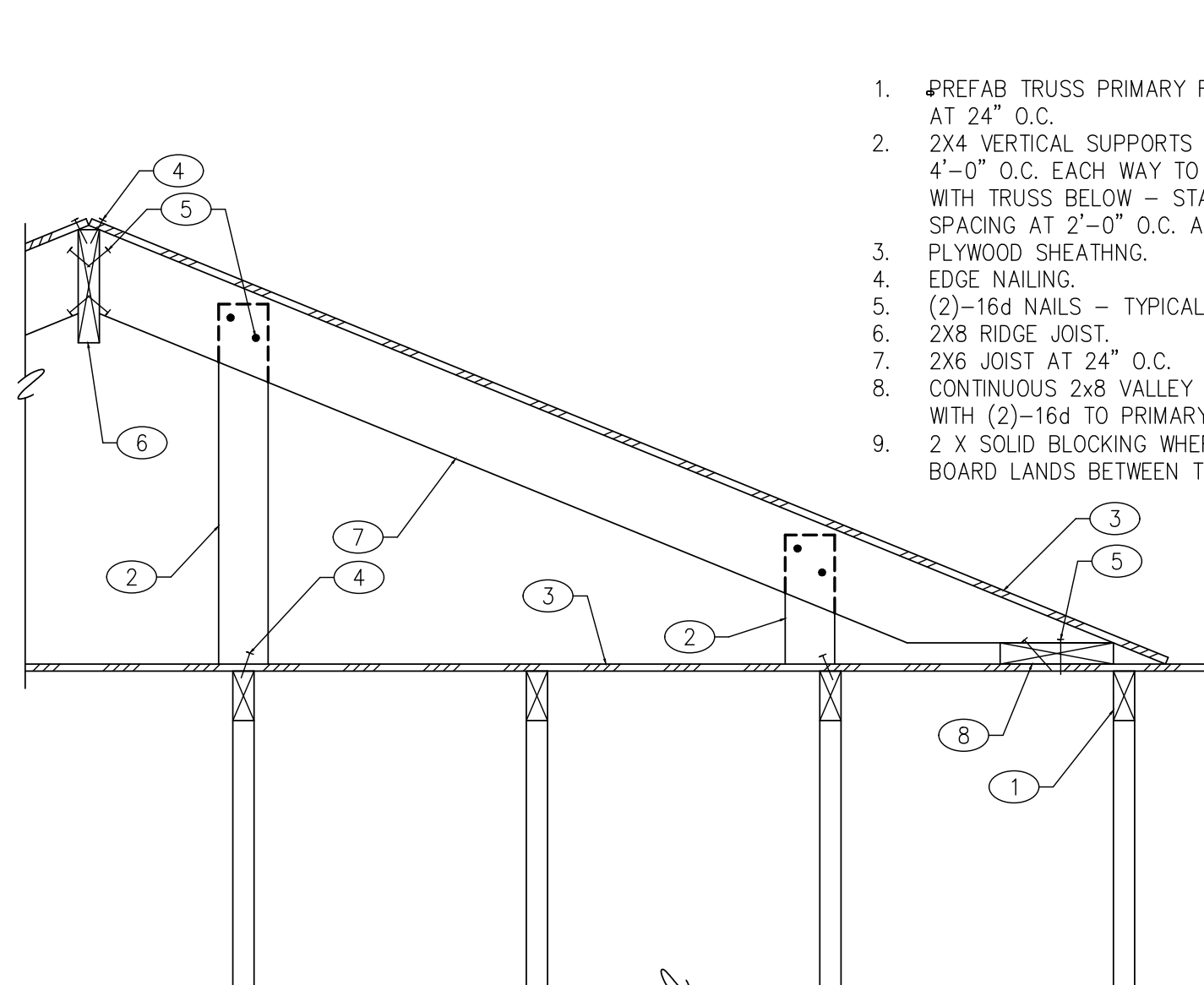


ALTERNATE GARAGE - RIGHT SIDE ELEVATION

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

PAINTED HORIZ. SIDING

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



1. PREFAB TRUSS PRIMARY FRAMING AT 24" O.C.
2. 2X4 VERTICAL SUPPORTS AT 4'-0" O.C. EACH WAY TO ALIGN WITH TRUSS BELOW - STAGGER SPACING AT 2'-0" O.C. AS SHOWN.
3. PLYWOOD SHEATHING.
4. EDGE NAILING.
5. (2)-16d NAILS - TYPICAL.
6. 2X8 RIDGE JOIST.
7. 2X6 JOIST AT 24" O.C.
8. CONTINUOUS 2x8 VALLEY PLATE WITH (2)-16d TO PRIMARY FRAMING.
9. 2 X SOLID BLOCKING WHERE RIDGE BOARD LANDS BETWEEN TRUSSES

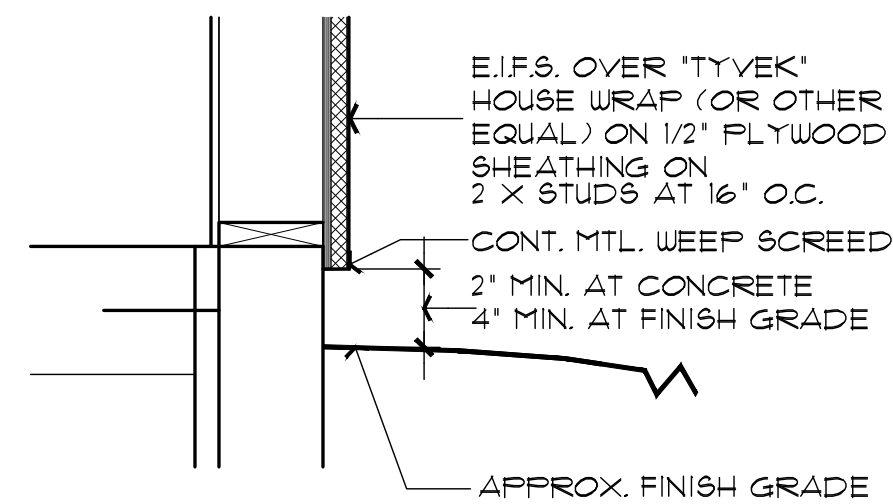
NOTE:

1. TRUSS MANUFACTURER TO DESIGN FOR 250 POUND CONCENTRATED LOAD FROM VERTICAL SUPPORTS.
2. LOCATION OF VERTICAL SUPPORTS SHALL BE COORDINATED WITH TRUSS MANUFACTURER.

NOTE: SEE SHEET A-2.0 FOR LOCATION OF VALLEY TRUSSES ON ROOF FRAMING PLAN.

TYPICAL VALLEY TRUSS OVERFRAME DETAIL

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

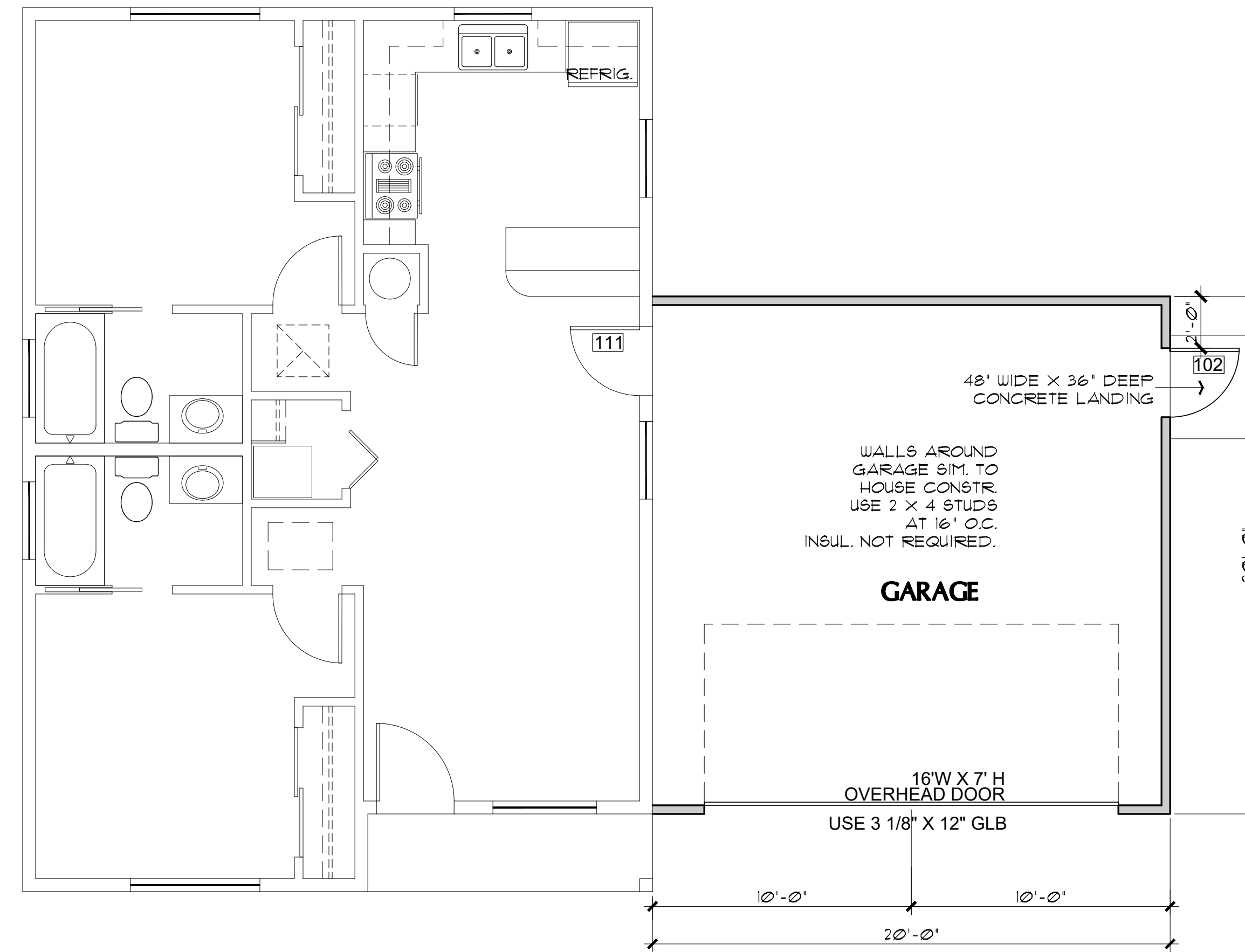


1 STUCCO BASE DETAIL

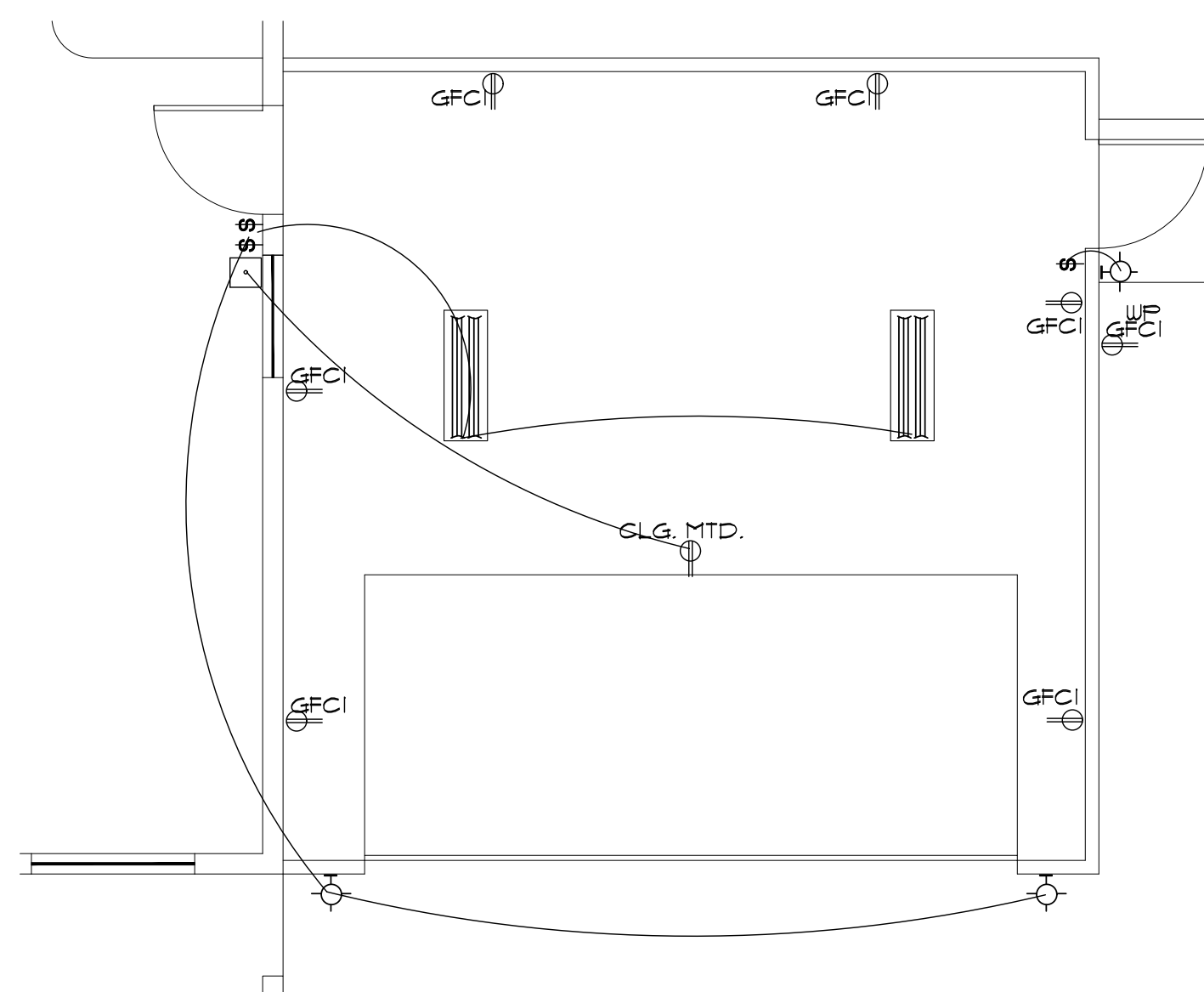
NO SCALE

ALTERNATE GARAGE FLOOR PLAN

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

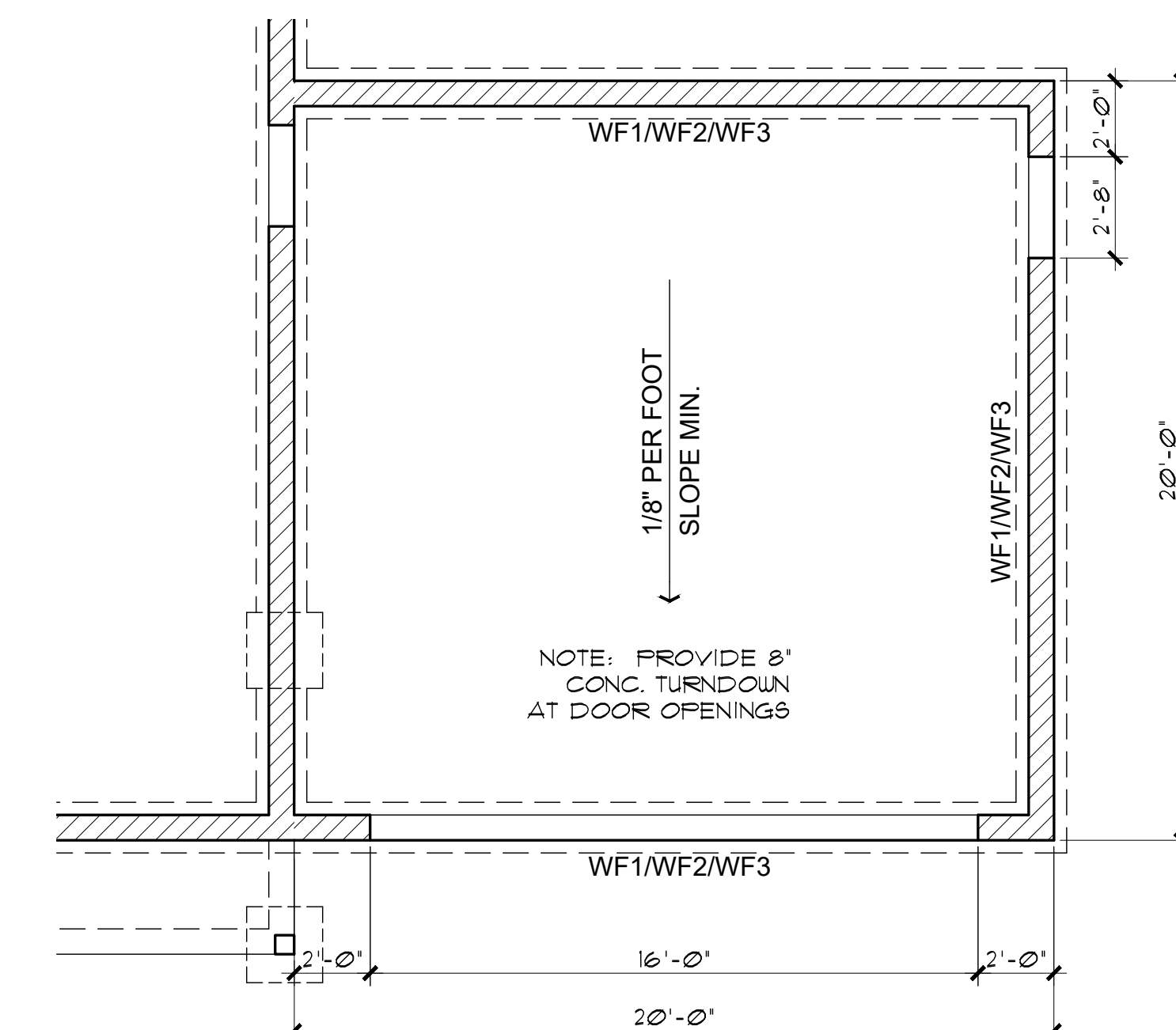


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ALTERNATE GARAGE ELECTRICAL PLAN

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

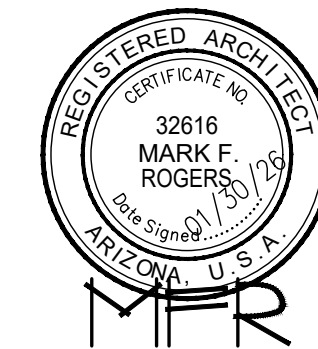


ALTERNATE GARAGE FOUNDATION PLAN

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

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 Phone: (928) 848-3516
 architect914@cableone.net

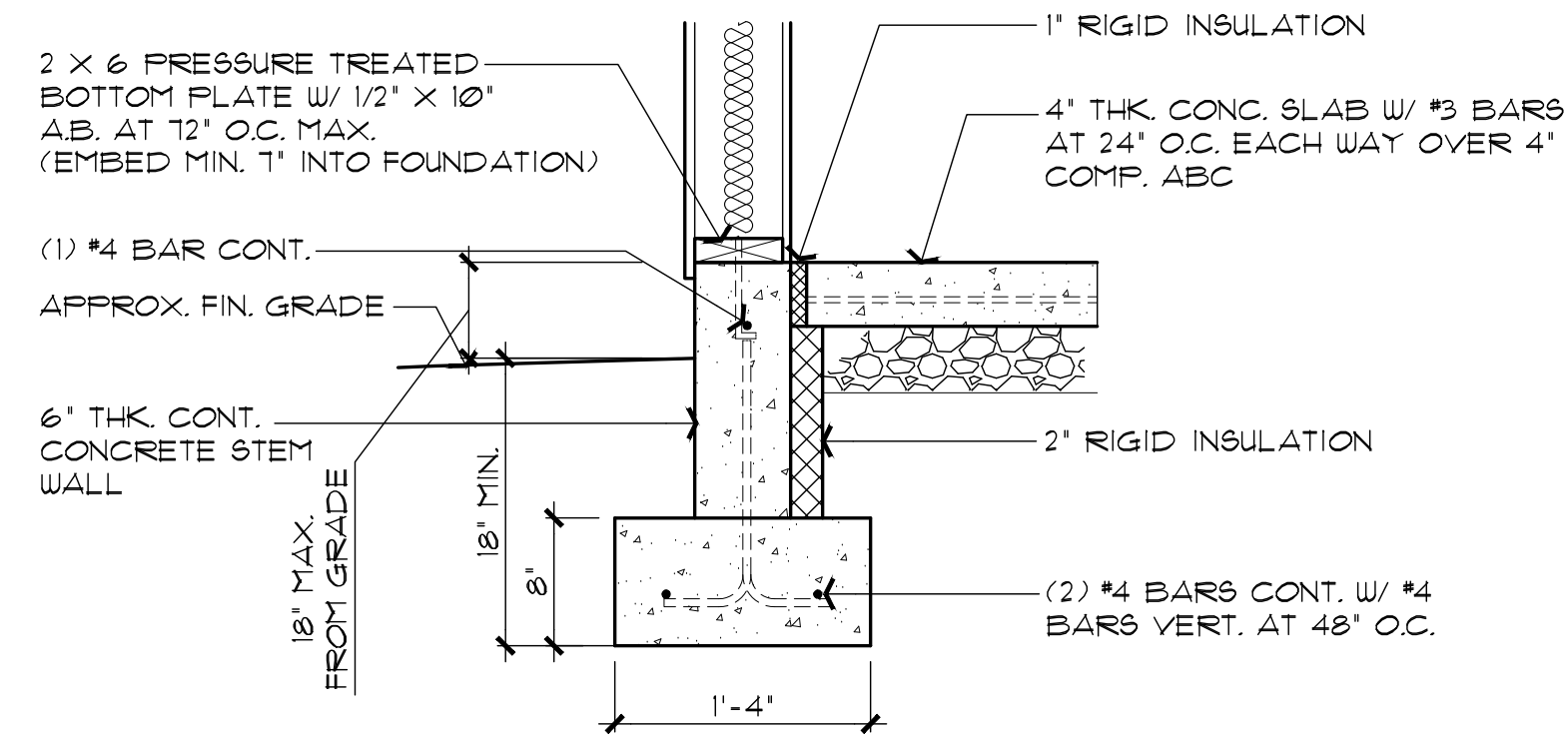
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FOUNDATION PLAN / ROOF FRAMING PLAN / DETAILS
 2 BEDROOM / 2 BATH - RIGHT PARKING

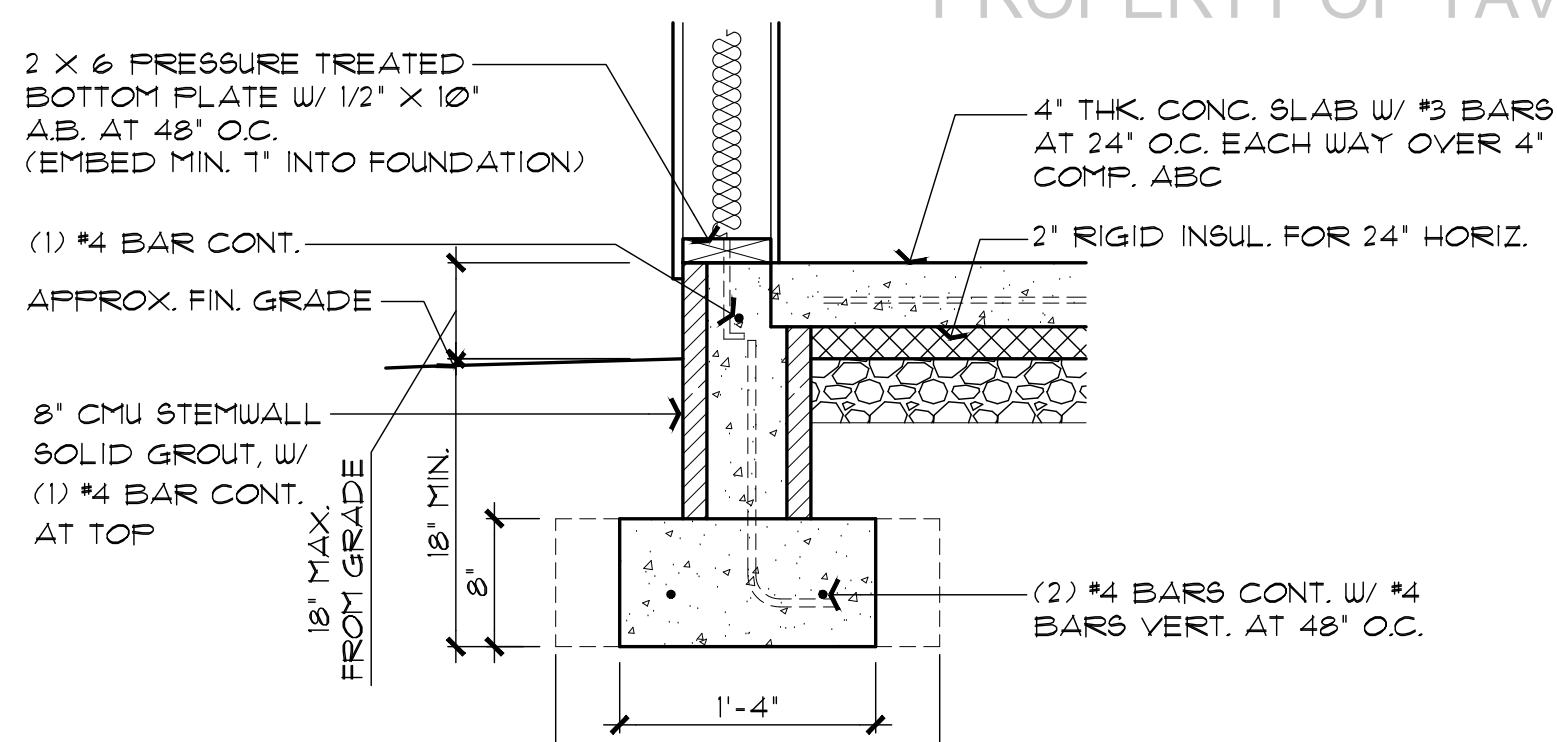
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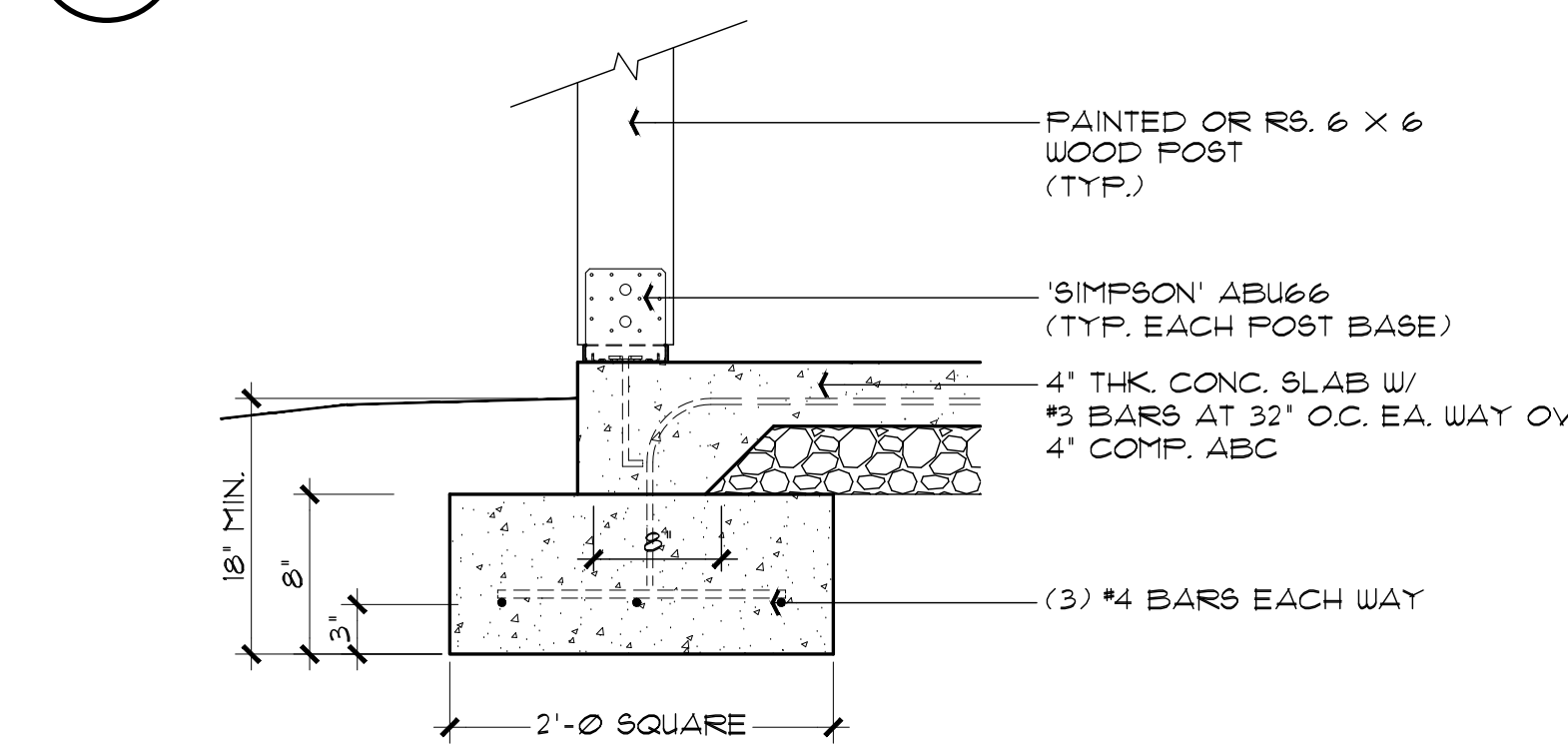
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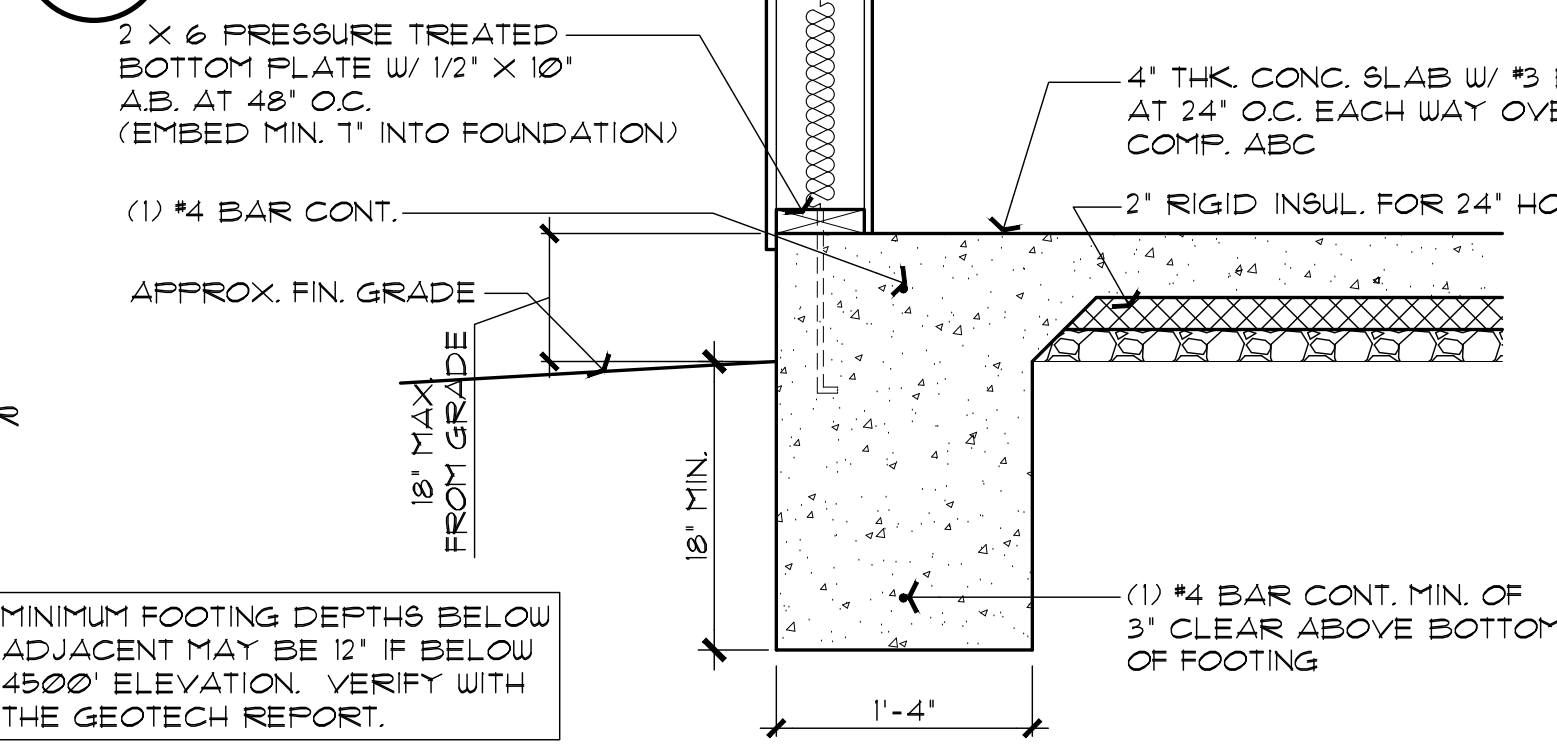
WF1 CONCRETE STEM WALL OPTION
 SCALE: 1" = 1'-0"



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



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



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

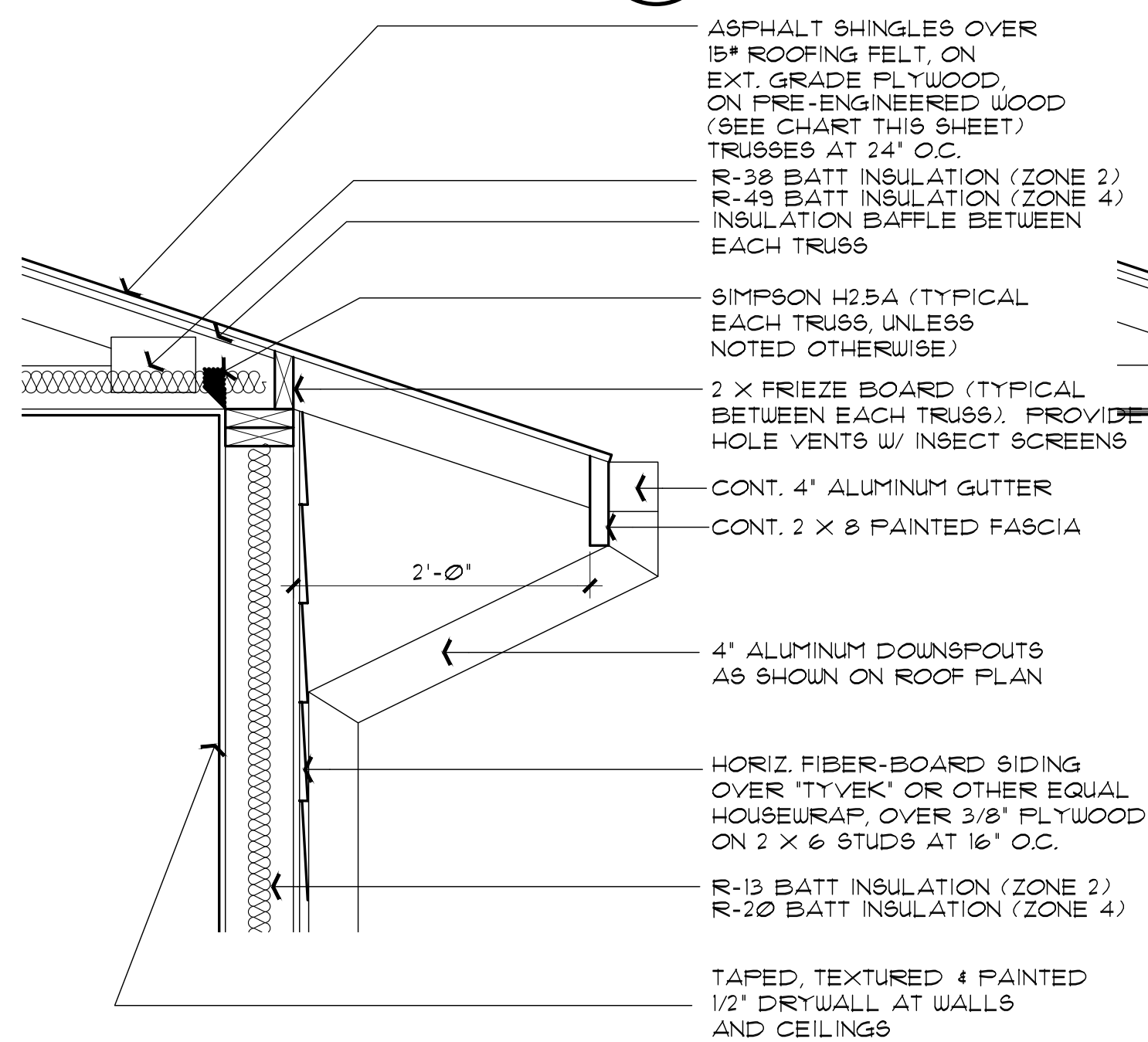
FOUNDATION NOTES

- FOOTINGS TO BE A MIN. OF 8" THICK IN 18" MIN. UNDISTURBED SOIL & EXTEND THRU ANY CLAY OR EXPANSIVE SOIL
- FOOTINGS AND INTERIOR FLATWORK TO BE MIN. 2500 P.S.I. MIN COMPRESSIVE STRENGTH AT 28 DAYS.
- FOUNDATION SUPPORTED WOOD TO EXTEND MIN. 6" ABOVE FINISH GRADE
- FOUNDATION PLATES AND SILLS SHALL BE BOLTED TO FOUNDATION WITH MIN. 1/2" BOLTS 6'-0" O.C., 12" FROM CORNERS AND EMBEDDED 7" INTO FOUNDATION WALL
- EXTERIOR FLATWORK SLOPE TO BE 1/4" PER FOOT.
- CONTRACTOR TO EMBED 20' OF #4 G.A. COPPER WIRE IN FOOTING FOR ELECTRICAL SERVICE GROUND.
- THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
- ALL EXTERIOR PLATES, LOAD BEARING AND NON LOAD BEARING SHALL BE PRESSURE TREATED, LESS THAN 8" ABOVE GRADE
- FILL BEING PLACED THAT EXCEEDS 2' WILL REQUIRE A CERTIFIED COMPACTION TEST AND REPORT.
- VAPOR BARRIER SHALL BE INSTALLED BELOW SLAB AS PER THE GEOTECHNICAL REPORT

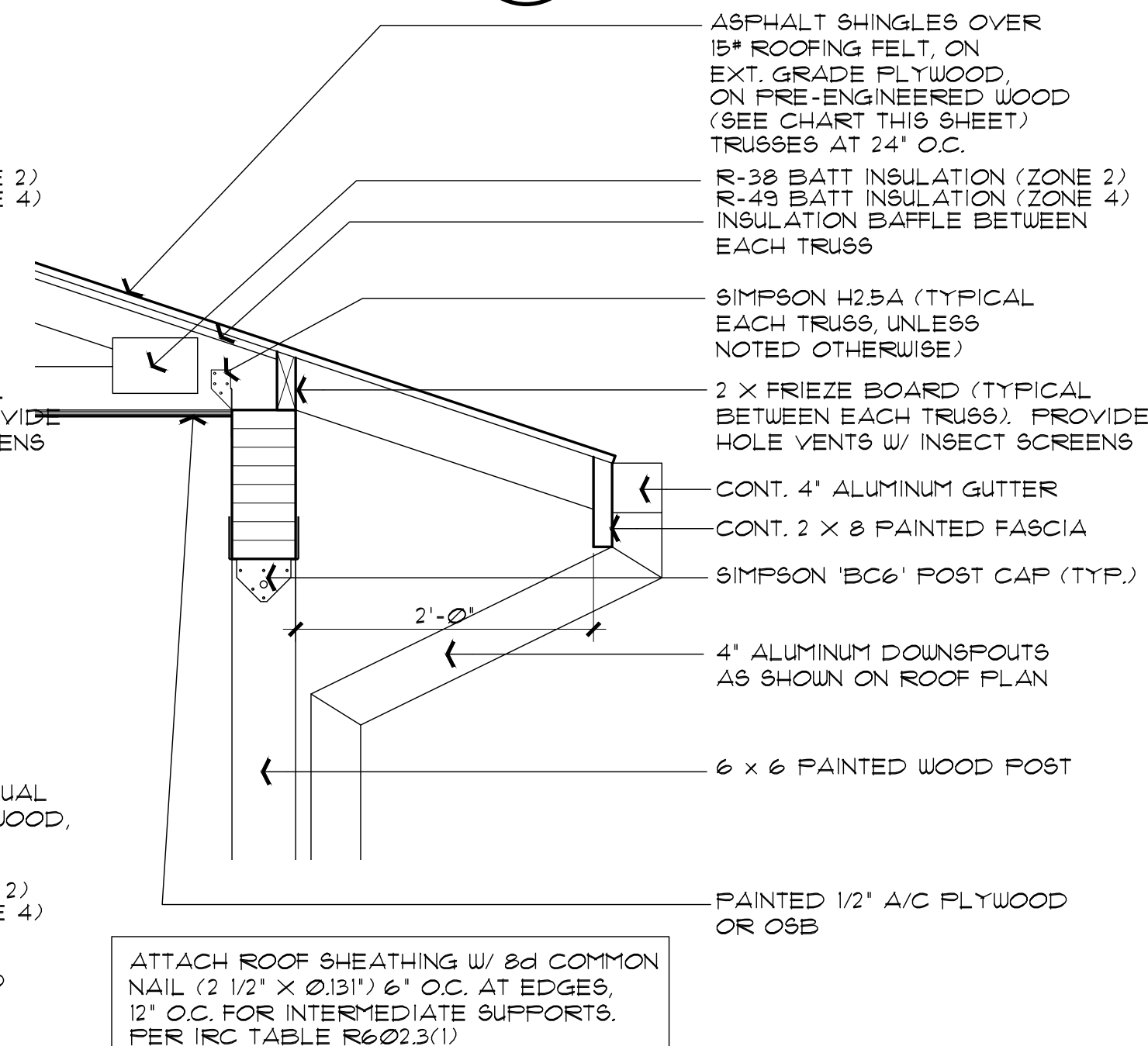
NOTE: SLAB INSULATION IS ONLY REQUIRED IN CLIMATE ZONE 4 (ELEVATION 3500' OR GREATER)

3 PLAN VIEW - MITERED BEAM AT CORNER POSTS CONNECTION
 SCALE: 1 1/2" = 1'-0"

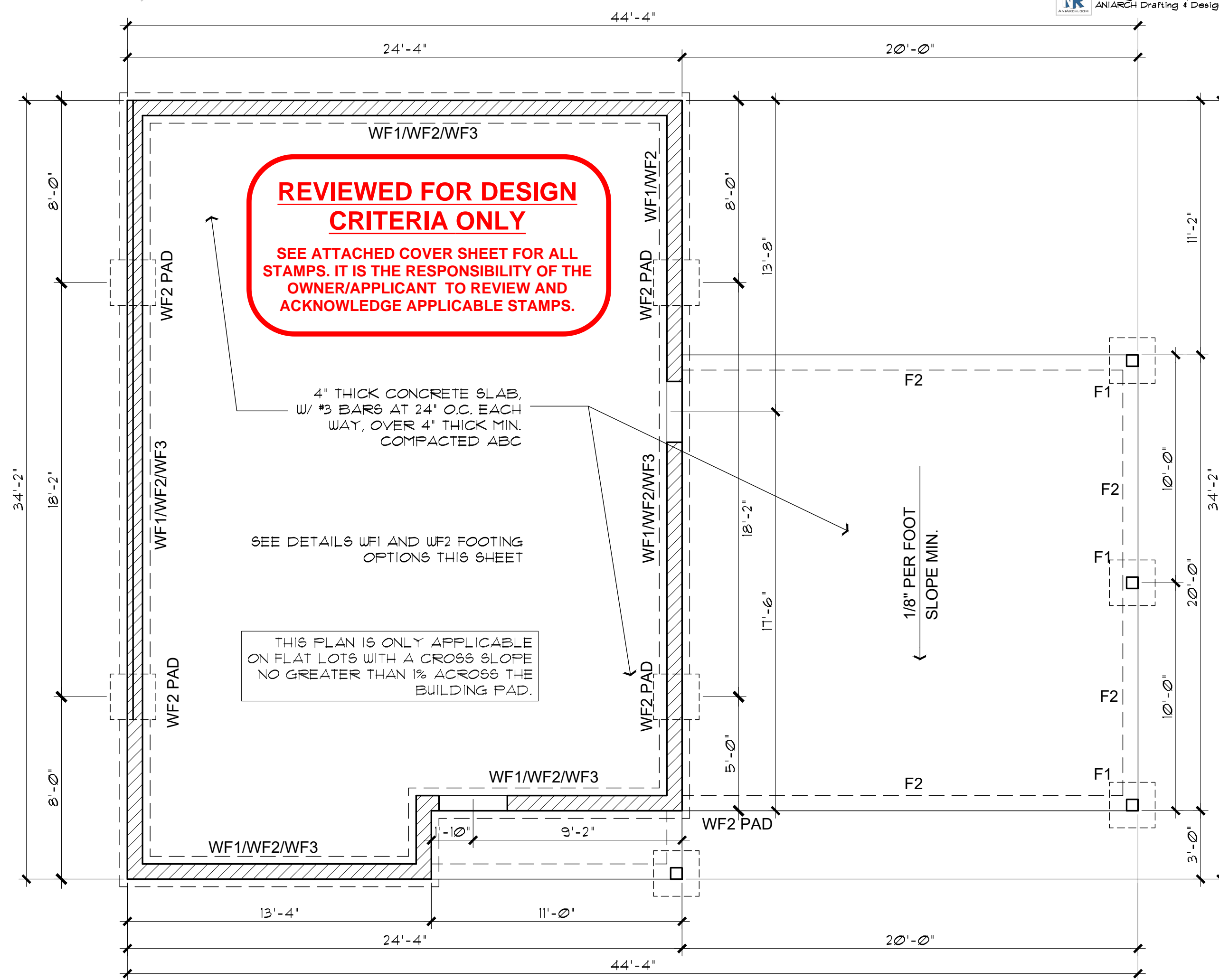
F2 TYPICAL TURN-DOWN FOOTING
 SCALE: 1" = 1'-0"



1 ROOF OVERHANG DETAIL
 SCALE: 1" = 1'-0"



2 ROOF OVERHANG AT BEAM DETAIL
 SCALE: 1" = 1'-0"

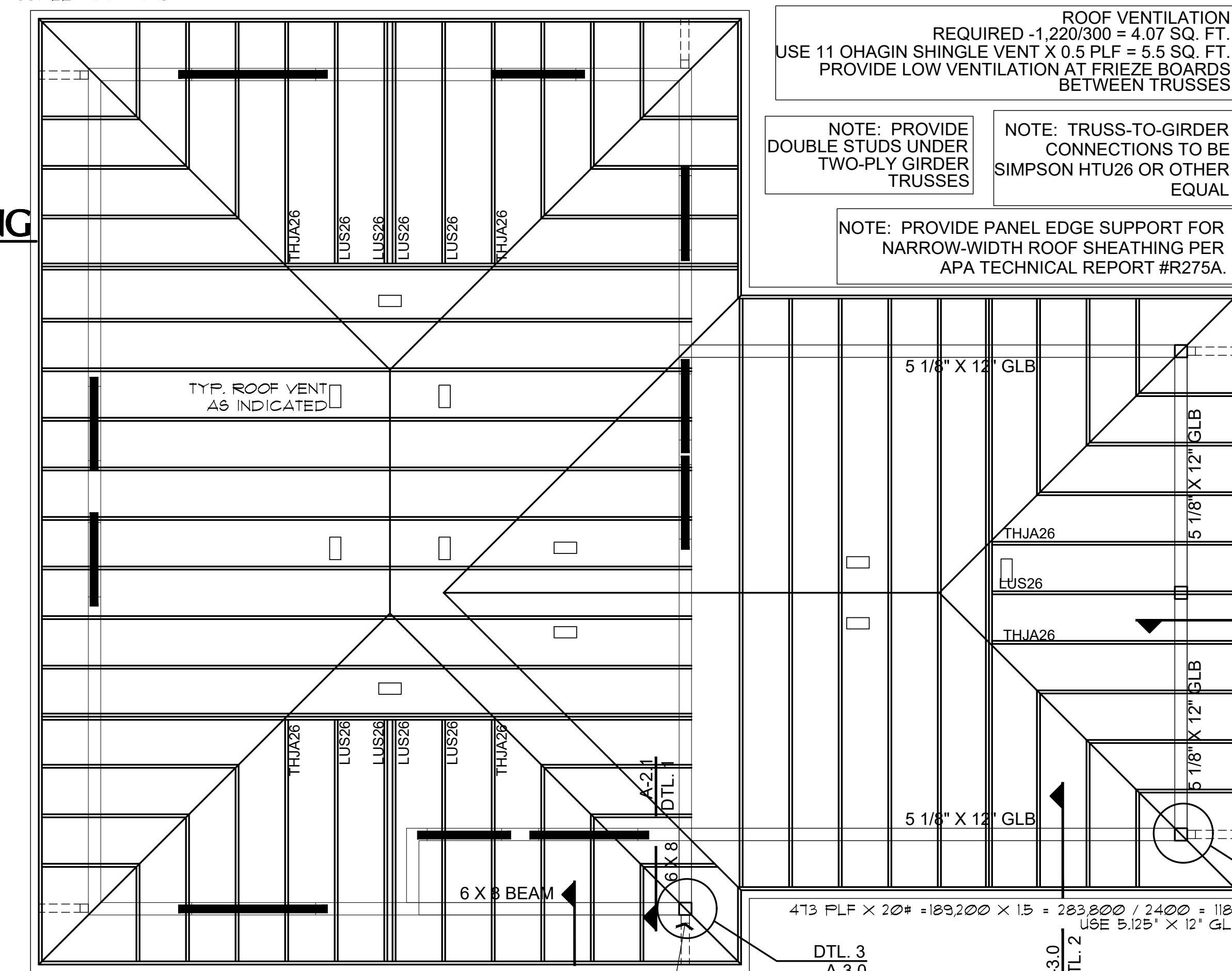


NOTE: HOLDDOWNS NOT REQUIRED

FOUNDATION PLAN

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

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.



ROOF FRAMING PLAN

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

ROOF VENTILATION REQUIRED - 1,220/300 = 4.07 SQ. FT. USE 11 OHAGIN SHINGLE VENT X 0.5 PLF = 5.5 SQ. FT. PROVIDE LOW VENTILATION AT FRIEZE BOARDS BETWEEN TRUSSES

NOTE: PROVIDE DOUBLE STUDS UNDER TWO-PLY GIRDER TRUSSES

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

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

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

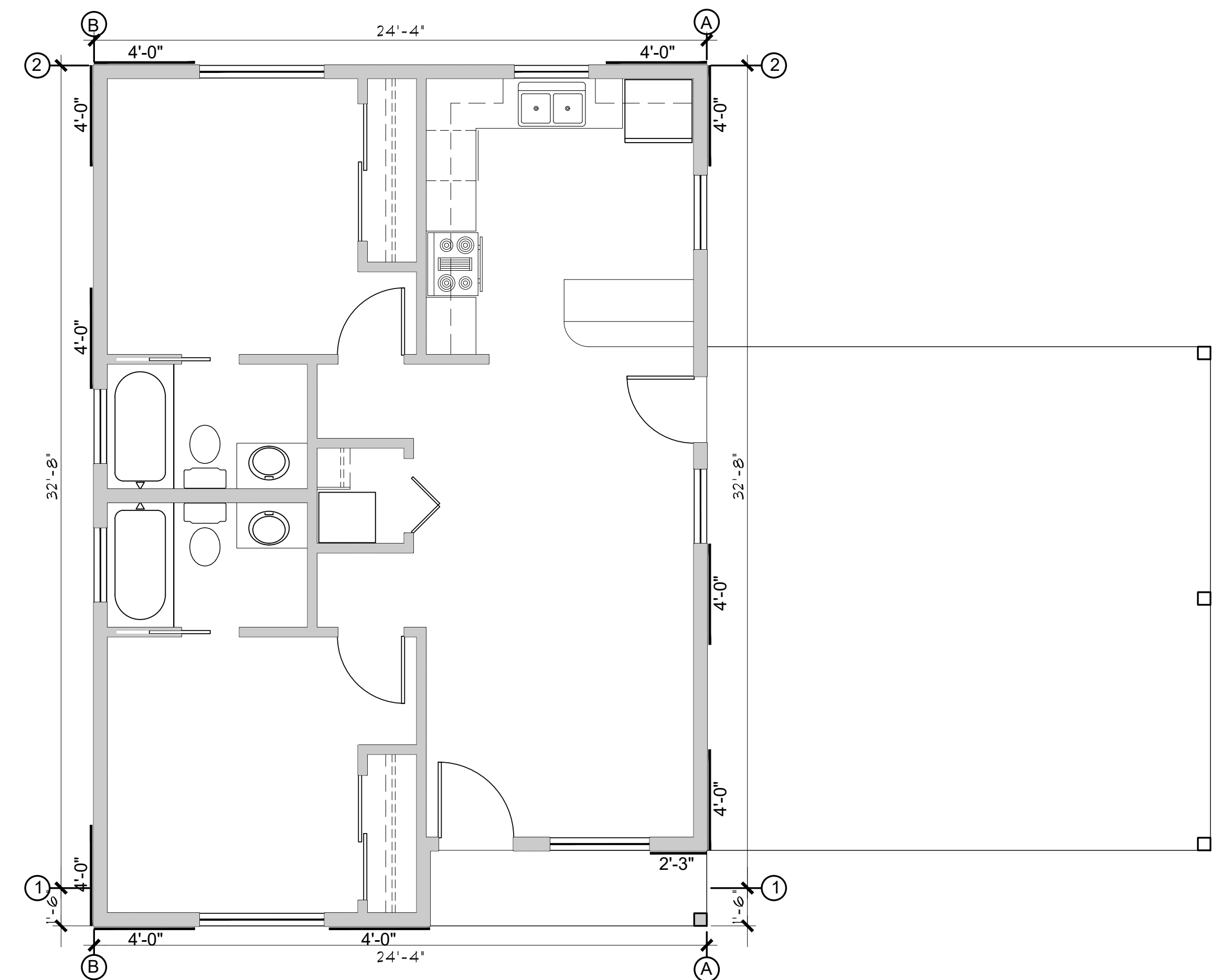
CARPORT OPTION CALCULATIONS

WIND SPEED (MPH)	110		110		110		110		110		
BRACED WALL LINE	A		B		1		2		110		
STORY											
BRACED WALL PANEL METHOD	CS-WSP CS-PF CS-G		CS-WSP CS-PF CS-G		CS-WSP CS-PF CS-G		CS-WSP CS-PF CS-G		CS-WSP CS-PF CS-G		
AVG BWL SPACING (ft)	24.33		24.33		32.66		32.66		32.66		
TABULAR REQUIRED (ft)	3.65		3.65		4.77		4.77		4.77		
ADJUSTMENT	C		C		C		C		C		
EXPOSURE	1.20		1.20		1.20		1.20		1.20		
EAVE-RIDGE HT (ft)	5.00	0.70	5.00	0.70	5.00	0.70	5.00	0.70	5.00	0.70	
STORY HEIGHT (ft)	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	
# BWLs	2.00	1.00	2.00	1.00	2.00	1.00	2.00	1.00	2.00	1.00	
ADD PAIR ROOF HOLD DOWNS	NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00	
OMIT INTERIOR GB	NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00	
METHOD GB FASTEN @ 4" o.c.	NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00	
HORIZONTAL BLOCKING OMITTED	NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00	
REQUIRED BWP LENGTH (ft)	2.91		2.91		3.80		3.80		3.80		
ACTUAL BWP	BWP METHOD LENGTH (ft)		BWP METHOD LENGTH (ft)		BWP METHOD LENGTH (ft)		BWP METHOD LENGTH (ft)		BWP METHOD LENGTH (ft)		
CONTRIBUTING LENGTH	1	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	2.25	CS-WSP	4.00	CS-WSP	4.00
	2	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	4.00
	3	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	4.00
	4										
	5										
	6										
	7										
ACTUAL BWP LENGTH (ft)	12.00		12.00		10.25		8.00		8.00		
ACTUAL ≥ REQUIRED	YES		YES		YES		YES		YES		
SPACE	BWP ≤ 20' APART		YES		YES		YES		YES		
# of BWLs	Length of BWL (ft)		32.66		24.33		24.33		24.33		
	BWP 1 ≤ 16', 2 > 16'		YES		YES		YES		YES		
ENDS	BWP WITHIN 10' OF END		YES		YES		YES		YES		
	CONTINUOUS END CONDITION		3		3		3		3		
BWL COMPLIANCE PASS-FAIL	PASS		PASS		PASS		PASS		PASS		

REVIEWED FOR DESIGN CRITERIA ONLY
 SEE ATTACHED COVER SHEET FOR ALL STAMPS. IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT TO REVIEW AND ACKNOWLEDGE APPLICABLE STAMPS.

GARAGE OPTION CALCULATIONS

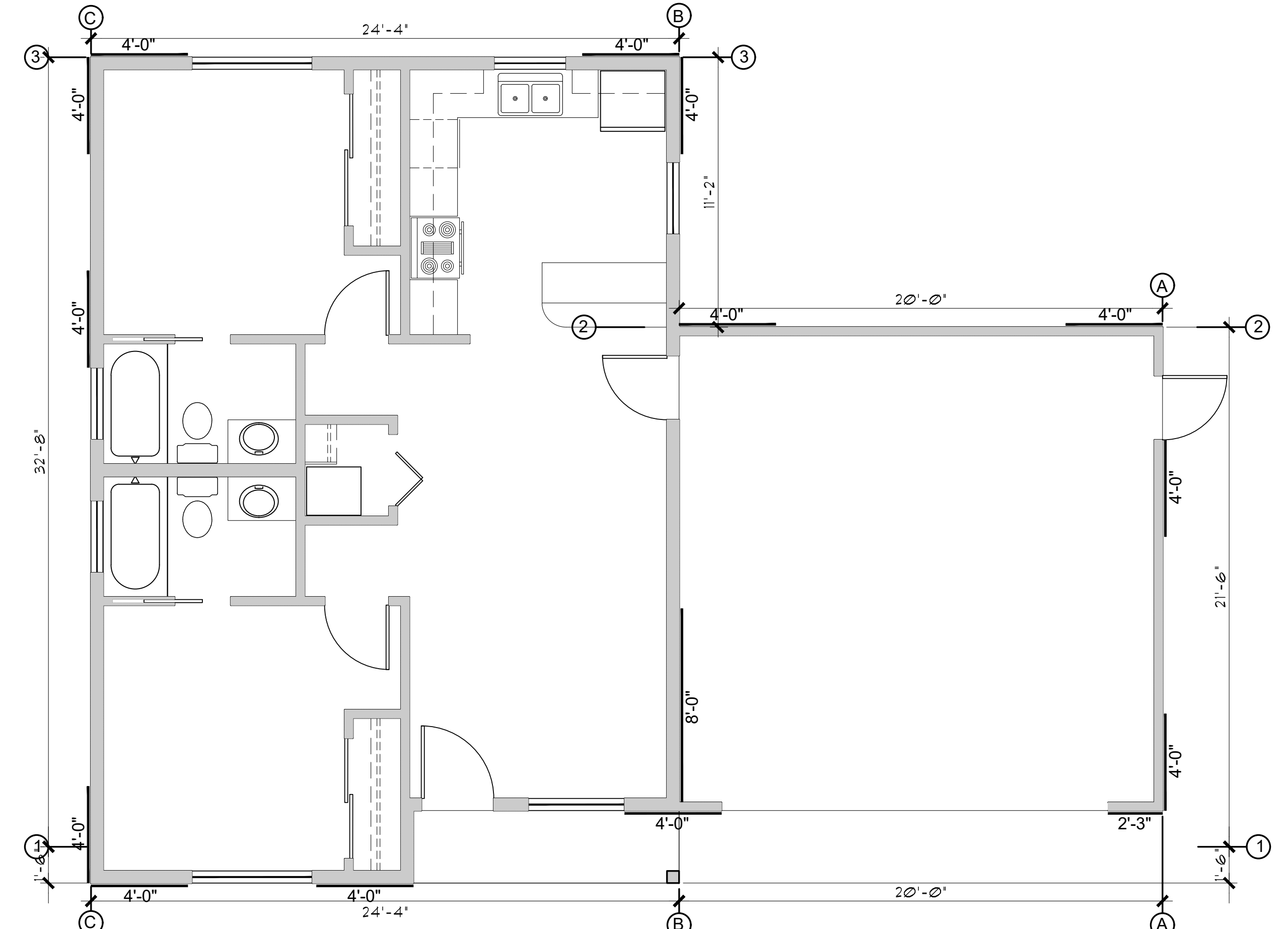
WIND SPEED (MPH)	110		110		110		110		110		110		110		
BRACED WALL LINE	A		B		C		1		2		3		110		
STORY															
BRACED WALL PANEL METHOD	CS-WSP CS-PF CS-G		GB		CS-WSP CS-PF CS-G		CS-WSP CS-PF CS-G		CS-WSP CS-PF CS-G		CS-WSP CS-PF CS-G		CS-WSP CS-PF CS-G		
AVG BWL SPACING (ft)	20		24.33		24.33		32.66		21.5		32.66		32.66		
TABULAR REQUIRED (ft)	3.00		7.08		3.65		4.77		3.22		4.77		4.77		
ADJUSTMENT	C		C		C		C		C		C		C		
EXPOSURE	1.20		1.20		1.20		1.20		1.20		1.20		1.20		
EAVE-RIDGE HT (ft)	5.00	0.70	5.00	0.70	5.00	0.70	5.00	0.70	5.00	0.70	5.00	0.70	5.00	0.70	
STORY HEIGHT (ft)	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	
# BWLs	3.00	1.30	3.00	1.30	3.00	1.30	3.00	1.30	3.00	1.30	3.00	1.30	3.00	1.30	
ADD PAIR ROOF HOLD DOWNS	NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00	
OMIT INTERIOR GB	NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00	
METHOD GB FASTEN @ 4" o.c.	NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00	
HORIZONTAL BLOCKING OMITTED	NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00	
REQUIRED BWP LENGTH (ft)	3.11		7.35		3.79		4.94		3.35		4.94		4.94		
ACTUAL BWP	BWP METHOD LENGTH (ft)		BWP METHOD LENGTH (ft)		BWP METHOD LENGTH (ft)		BWP METHOD LENGTH (ft)		BWP METHOD LENGTH (ft)		BWP METHOD LENGTH (ft)		BWP METHOD LENGTH (ft)		
CONTRIBUTING LENGTH	1	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	2.25	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	4.00
	2	CS-WSP	4.00	SS-GB	4.00	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	4.00
	3	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	4.00
	4														
	5														
	6														
	7														
ACTUAL BWP LENGTH (ft)	8.00		8.00		12.00		14.25		8.00		8.00		8.00		
ACTUAL ≥ REQUIRED	YES		YES		YES		YES		YES		YES		YES		
SPACE	BWP ≤ 20' APART		YES		YES		YES		YES		YES		YES		
# of BWLs	Length of BWL (ft)		21.5		32.66		44.33		20		24.33		24.33		
	BWP 1 ≤ 16', 2 > 16'		YES		YES		YES		YES		YES		YES		
ENDS	BWP WITHIN 10' OF END		YES		YES		YES		YES		YES		YES		
	CONTINUOUS END CONDITION		3		4		3		3		3		3		
BWL COMPLIANCE PASS-FAIL	PASS		PASS		PASS		PASS		PASS		PASS		PASS		



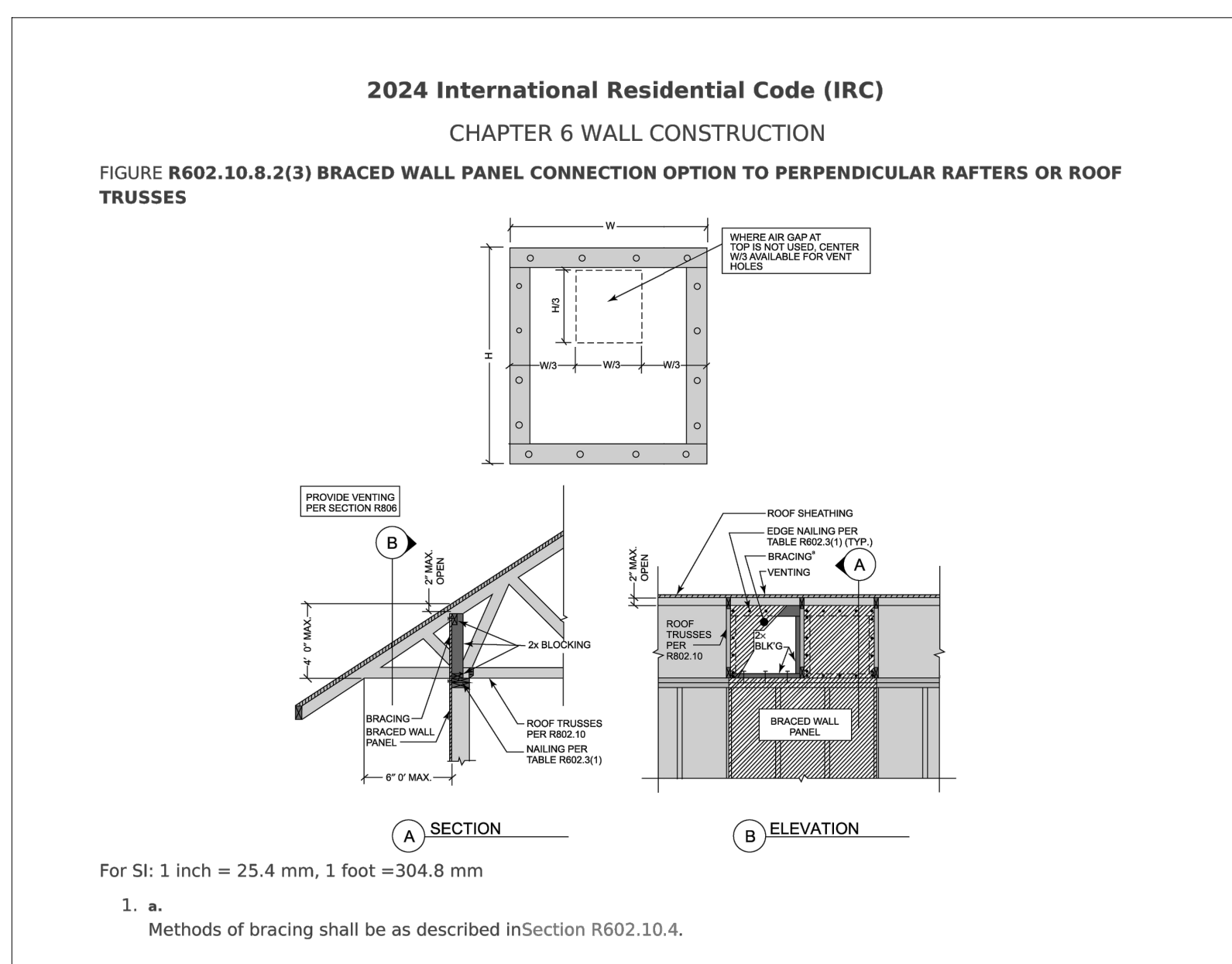
BRACE WALL PLAN (with Carport option)
 SCALE: 1/4" = 1'-0"

CS-WSP METHOD USED FOR A BRACED WALL LINES

BRACE WALL PANEL NAILING:
 USE 6d COMMON NAILS
 2" X 0.113", 1.5" PENETRATION
 6" AT EDGES, 12" FIELD



BRACE WALL PLAN (with Garage option)
 SCALE: 1/4" = 1'-0"



BRACED WALL PANEL CONNECTION OPTION AT PERPENDICULAR ROOF TRUSSES
 SCALE: 1/2" = 1'-0" 2024 IRC FIGURE R602.10.8.2(3)

Mark Rogers, Architect, PLLC



761 Highland Circle
 Chino Valley, Arizona 86323
 Phone: (928) 848-3516
 architect914@cablone.net

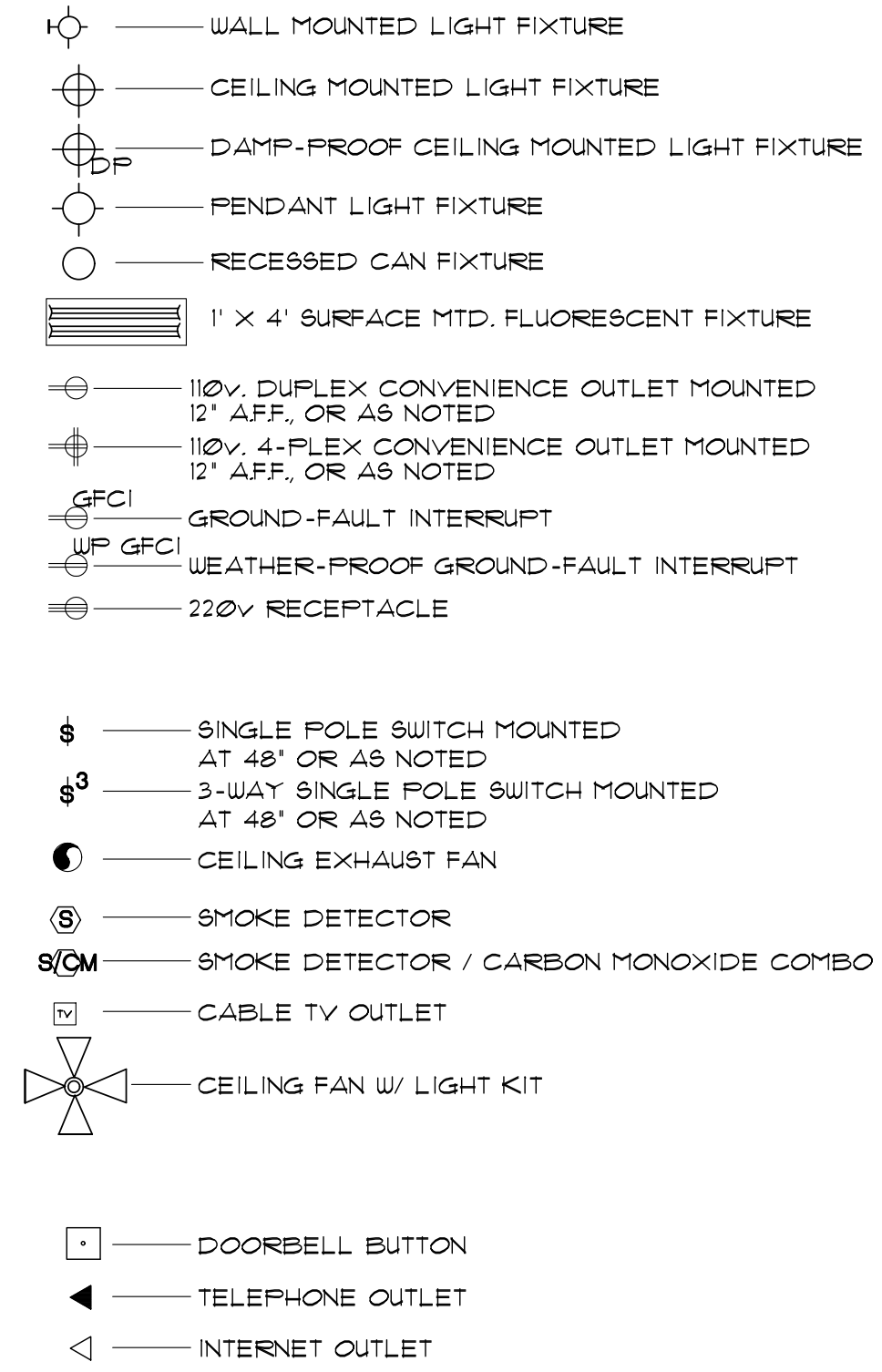
BRACED WALL PLAN
2 BEDROOM / 2 BATH - RIGHT PARKING
YAVAPAI COUNTY, ARIZONA

1015 FAIR STREET
 PRESCOTT, ARIZONA

SHEET NO:

A-21

ELECTRICAL SYMBOLS



ELECTRICAL GENERAL NOTES

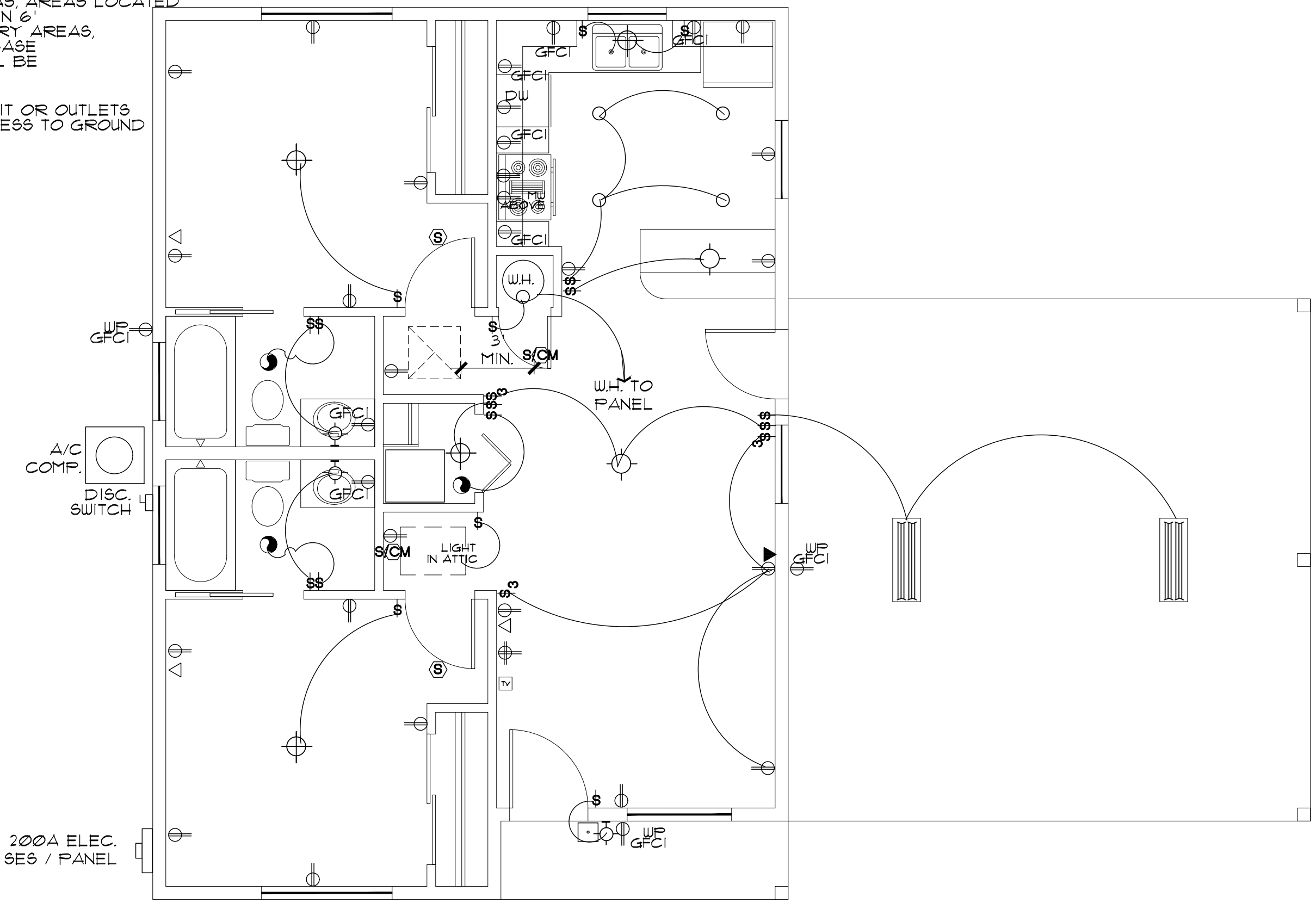
- ALL WORKMANSHIP, MATERIALS, AND METHODS SHALL CONFORM TO N.E.C. - 2023 EDITION.
- ALL HABITABLE ROOMS SHALL BE PROVIDED W/ ELECTRICAL OUTLETS SO THAT NO PART OF THE WALL IS MORE THAN 6' FROM AN OUTLET. WALL SECTIONS 2' OR LARGER 4 KITCHEN COUNTERS WIDER THAN 12' SHALL BE SERVICED BY A RECEPTACLE.
- ALL RECEPTACLES IN BATHROOMS, OUTSIDE 4 WITHIN 6' OF WATER SOURCE SHALL BE GFCI.
- ALL SMOKE DETECTORS SHALL BE INTERCONNECTED ON SEPARATE CIRCUIT 4 SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRING 4 SHALL HAVE BATTERY BACKUP. CONNECT NEW SMOKE DETECTORS TO NEW AUDIBLE SYSTEM INSIDE EXISTING RESIDENCE.
- LIGHTS IN CLOSETS SHALL BE 18" FROM SHELVING (MEASURED HORZTL. 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 4 20 AMP OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY COMBINATION TYPE ARC FAULT CIRCUIT INTERRUPTERS INSTALLED TO PROVIDE PROTECTION.
- 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 AWG 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 4 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).

REVIEWED FOR DESIGN CRITERIA ONLY

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PROPERTY OF YAVAPA COUNTY, AZ

- 125-VOLT THROUGH 250-VOLT RECEPTACLES THAT SERVE KITCHENS, FOOD AND/OR BEVERAGE PREPARATION AREAS, COOKING AREAS, AREAS LOCATED WITHIN 6' OF THE TOP INSIDE EDGE OF THE BOWL OF A SINK, WITHIN 6' OF THE OUTSIDE EDGE OF A SHOWER STALL OR BATHTUB, LAUNDRY AREAS, AND INDOOR DAMP AND WET LOCATIONS SERVED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND SHALL BE GFCI PROTECTED PER E3302.6-11
- GFCI PROTECTION SHALL BE PROVIDED FOR THE BRANCH CIRCUIT OR OUTLETS SUPPLYING THE FOLLOWING APPLIANCES RATED 150 VOLTS OR LESS TO GROUND AND 60 AMPERES OR LESS, SINGLE OR THREE-PHASE:
 - 15.1 DRINKING WATER COOLERS AND BOTTLE FILL STATIONS
 - 15.2 HIGH-PRESSURE SPRAY WASHING MACHINES
 - 15.3 SUMP PUMPS
 - 15.4 DISHWASHERS
 - 15.5 ELECTRIC RANGES
 - 15.6 WALL-MOUNTED OVENS
 - 15.7 COUNTER-MOUNTED COOKING UNITS
 - 15.8 CLOTHES DRYERS
 - 15.9 MICROWAVE OVENS
- WHOLE HOUSE SURGE PROTECTION REQUIRED PER E3606.5



ELECTRICAL PLAN

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

MAIN HOUSE LOAD CALC'S

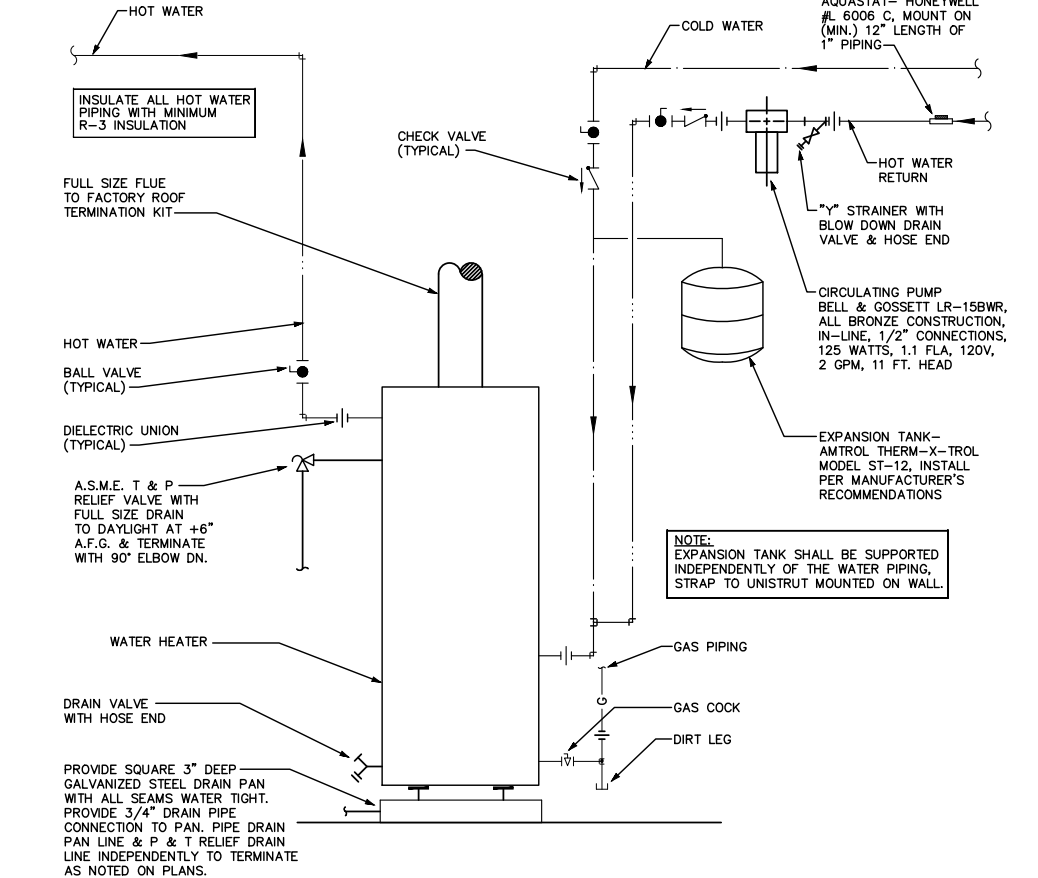
RESIDENCE 787 SQ FT @ 3 WPST	2361 WATTS
ALTERNATE GARAGE 400 SQ. FT. @ 2 WPSP	800 WATTS
TOTAL =	3161 WATTS

APPLIANCE CKT'S (2)=	3000
RANGE-OVEN (1)=	12000
REFRIGERATOR (1)=	1500
MICROWAVE (1)=	1500
DISHWASHER (1)=	1500
DISPOSALS (1)=	1500
WASHER (1)=	1500
DRYER (1)=	5000
WATER HEATER (1)=	4500
LAUNDRY CIRCUIT (1)=	1500
ALT 1 GARAGE DOOR OPENER=	1500
EV CHARGER (1)=	7200
TOTAL GEN LOAD=	45361

1ST 10000 WATTS @ 100%=	10000 WATTS
REMAINING 35361 @ 40%=	14144
1ST C/U & A/H (3T OR 10KW HEAT STRIP)=	14000

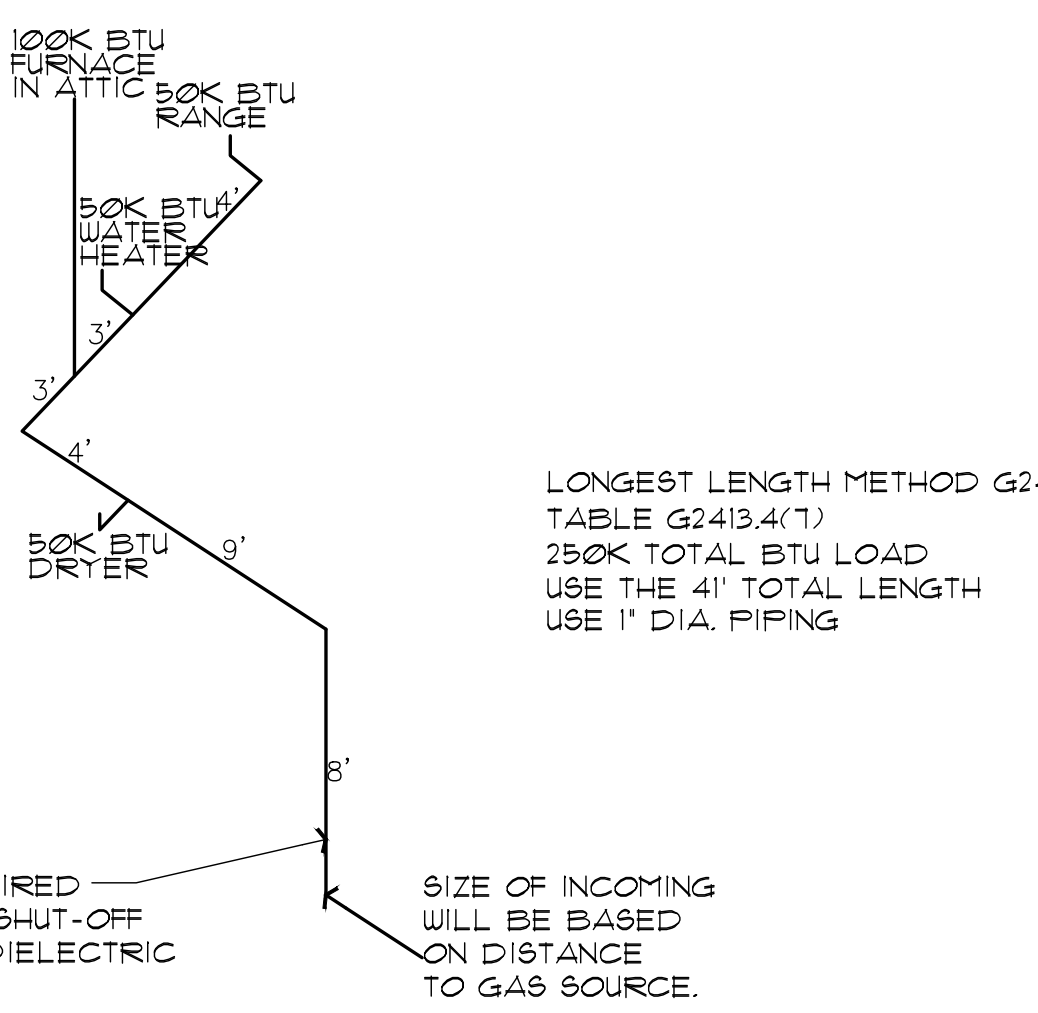
TOTAL LOAD=	38144
38144/240VAC=	158.93 AMPS

200 AMP SERVICE ADEQUATE



GAS WATER HEATER OPTION

NO SCALE



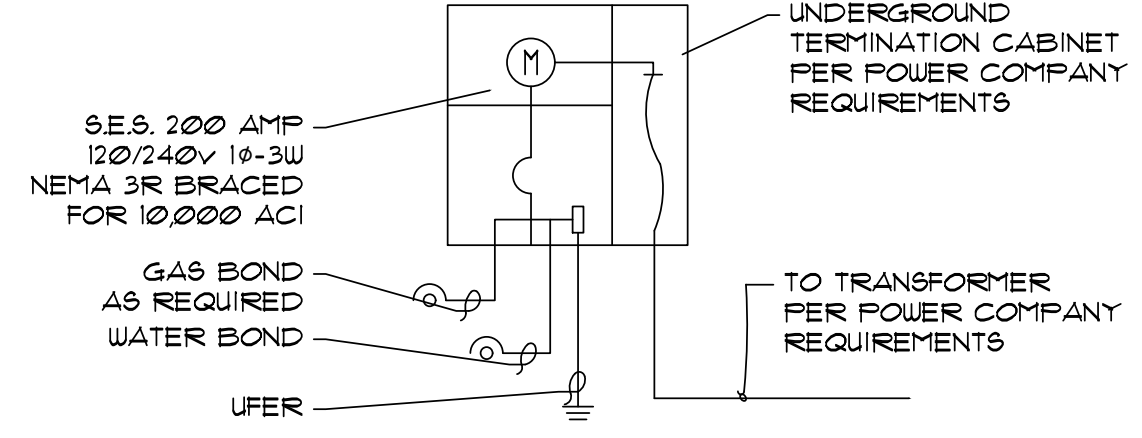
GAS PIPING ISOMETRIC

NO SCALE

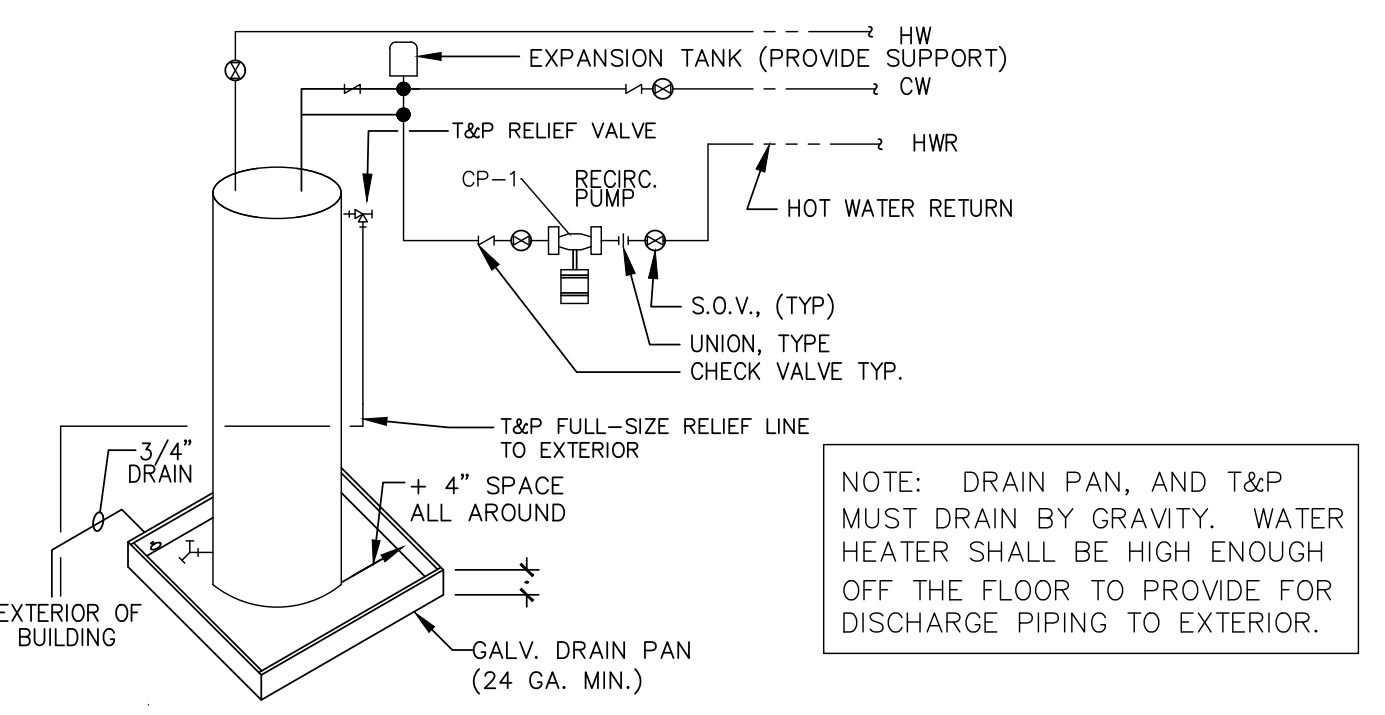
NOTE: USE 1" DIA. PIPING FOR ALL FLOOR PLAN LAYOUTS.

THE PLUMBING CONTRACTOR SHALL VERIFY ALL SIZING, AND FITTINGS, PRIOR TO INSTALLATION.

NOTE: EXACT LENGTH FROM EXTERIOR OF STRUCTURE, TO GAS SOURCE, WILL VARY FOR EACH PROJECT. A REVISED GAS ISOMETRIC WILL BE REQUIRED IF THE LOCATION OF THE LP/NG SOURCE EXCEEDS 10' FROM THE STRUCTURE

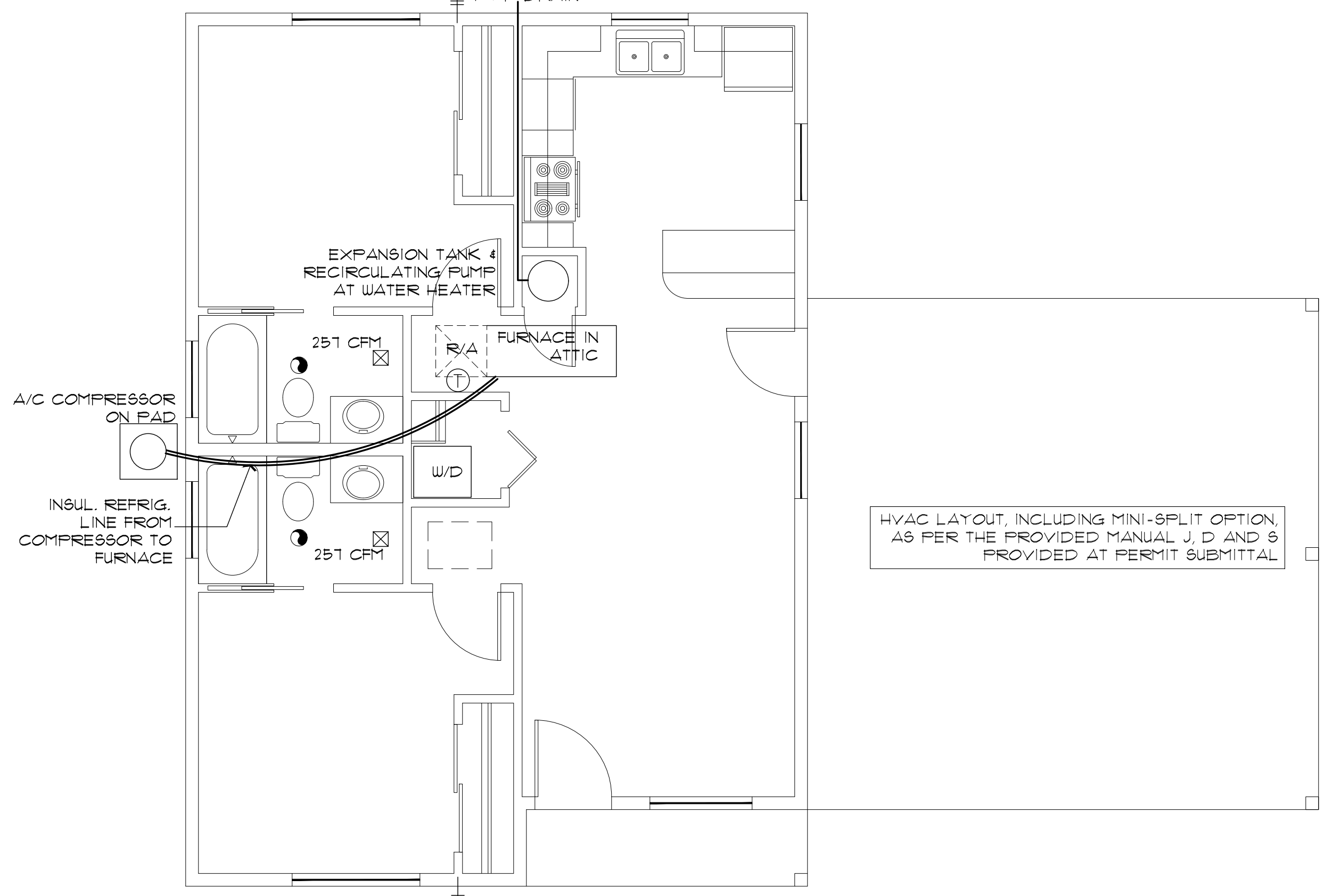


A NEW 200 AMP 120/240V1Ø3W NEMA 3R SES BRACED FOR 10000 AIC



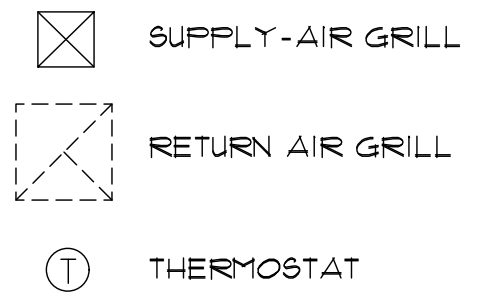
ELECTRIC WATER HEATER DETAIL

NO SCALE



HVAC PLAN

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



HVAC/PLUMBING 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.
- THE SITE PLAN SHALL INDICATE THE LOCATION OF THE GAS SOURCE, THE DISTANCE AND PIPE SIZE FROM THE SOURCE, TO THE RESIDENCE, AND THE TYPE OF FUEL (NATURAL GAS OR PROPANE).
- DOOR AT WATER HEATER CLOSET SHALL BE LOUVERED FOR COMBUSTION AIR (MIN. REQUIREMENTS OF 100 SQ. INCHES OF FREE AIR).

2BDRM / 2BA
Job no. : RIGHT PARKING
Date : 01/30/2026
Drawn by : MFR
Chk'd by : MFR
Scale : AS NOTED
Revisions:

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Mark Rogers, Architect, PLLC 2026©



Mark Rogers, Architect, PLLC

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

ELECTRICAL / HVAC PLANS
SYMBOL SCHEDULE / NOTES
2 BEDROOM / 2 BATH - RIGHT PARKING

YAVAPAI COUNTY, ARIZONA

SHEET NO:

ME-1

1015 FAIR STREET
PRESCOTT, ARIZONA