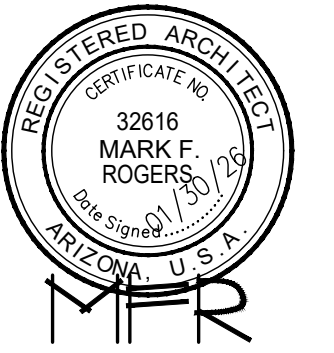


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COVER SHEET
PHASE TWO - 2 BDRM / 2 BATH - RIGHT PARKING

YAVAPAI COUNTY, ARIZONA

1015 FAIR STREET
PRESCOTT, ARIZONA

SHEET NO:

CS

BOARD OF SUPERVISORS

MARY MALLORY, CHAIRMAN - DISTRICT 5
BROOKS COMPTON, VICE CHAIRMAN - DISTRICT 1
DEE JENKINS, MEMBER - DISTRICT 2
NIKKI CHECK, MEMBER - DISTRICT 3
CHRIS KUKNYO, MEMBER - DISTRICT 4



DEVELOPMENT SERVICES
JEREMY DYE, DIRECTOR
MARK LUSSON, ASSISTANT DIRECTOR
WARREN COLVIN, CHIEF BUILDING OFFICIAL

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.

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

for

YAVAPAI COUNTY 1015 Fair Street Prescott, Arizona

INDEX TO DRAWINGS

CS	COVER SHEET W/ PROJECT INFORMATION
A-1.0	FLOOR PLANS / OPENING SCHEDULES
A-2.0	FOUNDATION PLANS
A-3.0	ROOF FRAMING PLANS
A-4.0	BRACE WALL PLANS
A-5.0	EXTERIOR ELEVATIONS
A-6.0	BUILDING SECTIONS
A-7.0	DETAILS
M-1.0	MECHANICAL
E-1.0	ELECTRICAL

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: 1,080 SQ. FT.
CARPORT/ALT. GARAGE: 517 SQ. FT.
COVERED ENTRY: 144 SQ. FT.
TOTAL UNDER ROOF: 1,741 SQ. FT.

OPTION WITHOUT GARAGE, OR CARPORT:
LIVABLE: 1,080 SQ. FT.
COVERED ENTRY: 144 SQ. FT.
TOTAL UNDER ROOF: 1,224 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.

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.

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).

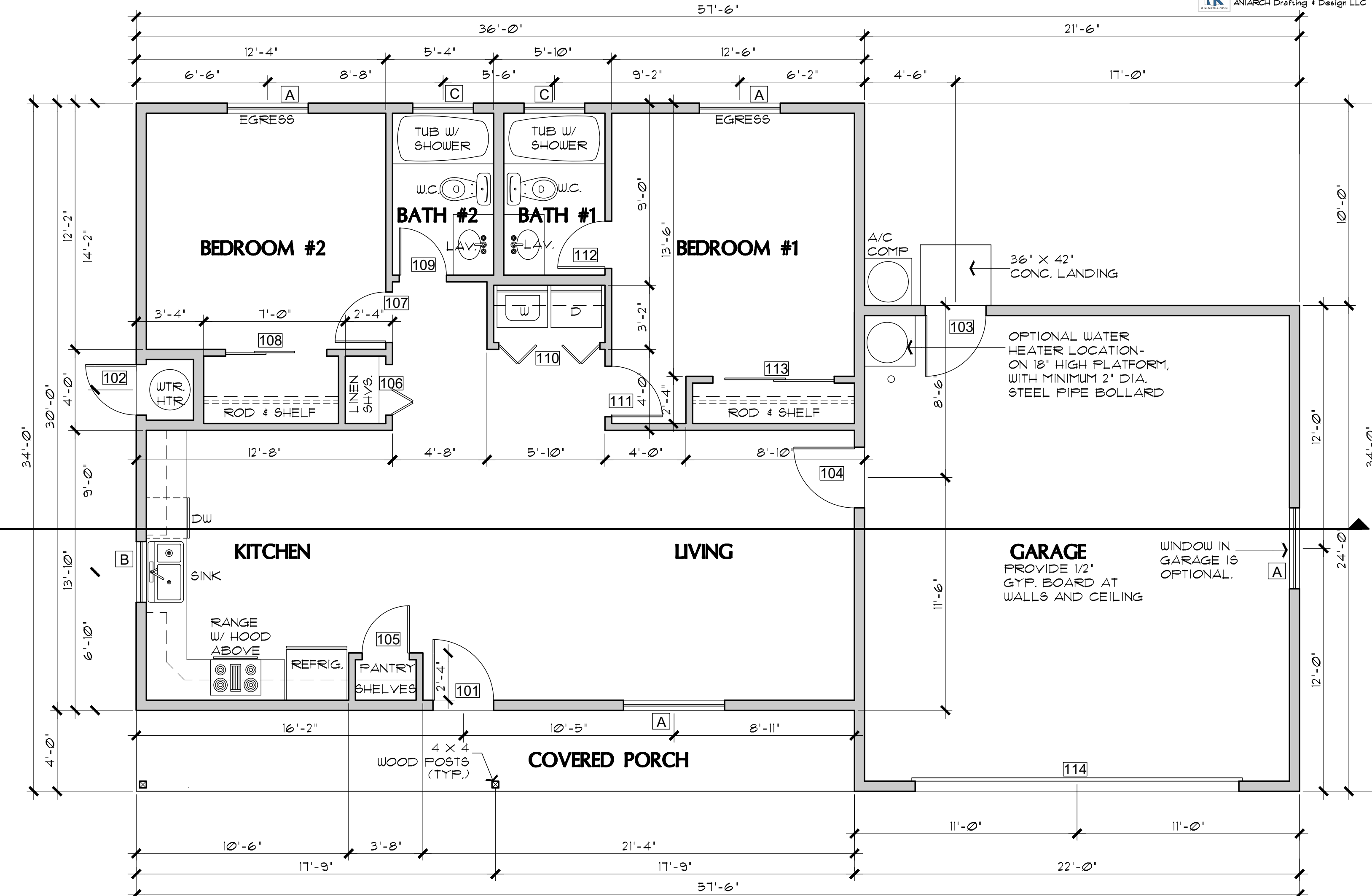
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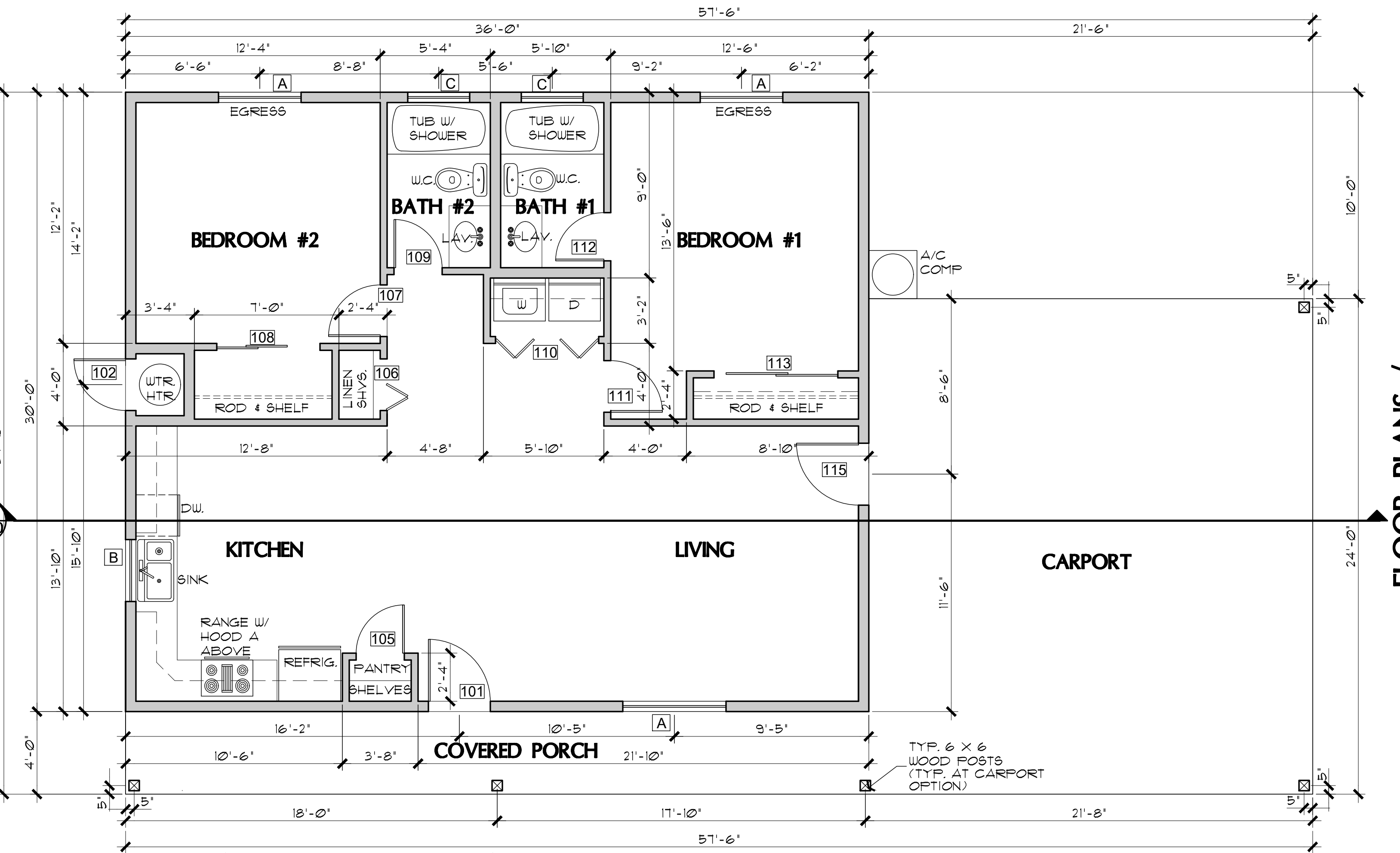


DOOR SCHEDULE

DR. #	SIZE	DOOR TYPE			REMARKS
	W.	H.	T.		
101	3'-0"	6'-8"	1-3/4"	SOLID-CORE WOOD	
102	2'-6"	6'-8"	1-3/4"	SOLID-CORE FLUSH WOOD	IF USING GAS WATER HEATER, PROVIDE 12" X 12" VENTS, ONE AT THE TOP, AND BOTTOM OF DOOR
103	3'-0"	6'-8"	1-3/4"	SOLID-CORE FLUSH WOOD	
104	3'-0"	6'-8"	1-3/8"	SOLID-CORE FLUSH WOOD	SELF-CLOSING & SELF-LATCHING
105	2'-4"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
106	2'-6"	6'-8"	1-1/8"	BI-FOLD	
107	2'-6"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
108	5'-0"	6'-8"	1-1/8"	SLIDING BI-PASS	
109	2'-4"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
110	5'-0"	6'-8"	1-1/8"	BI-FOLD	
111	2'-6"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
112	2'-4"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
113	5'-0"	6'-8"	1-3/8"	SLIDING BI-PASS	
114	16'-0"	7'-0"	-	OVERHEAD GARAGE DOOR	
115	3'-0"	6'-8"	1-3/4"	SOLID-CORE WOOD	



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



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

WINDOW SCHEDULE (8' plate height - 6'-8" HDR)

WIN.	SIZE	TYPE	REMARKS
A	4040	XO	EGRESS AT BEDROOM
B	3030	XO	
C	3010	XO	
D	3040	XO	

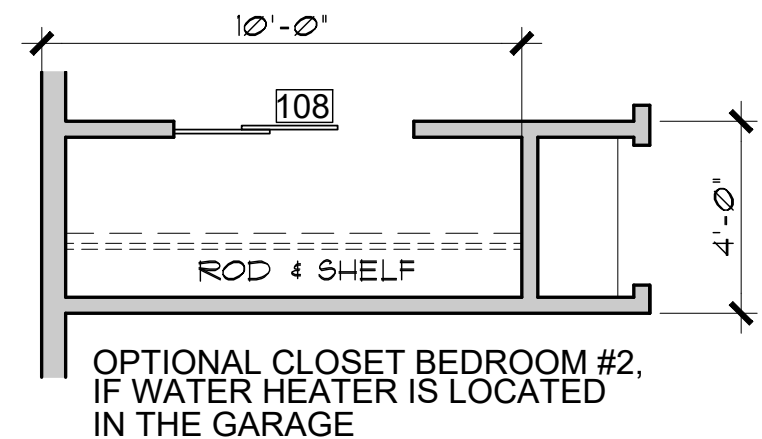
WINDOW SCHEDULE (9' plate height - 8'-0" HDR)

WIN.	SIZE	TYPE	REMARKS
A	4050	XO	EGRESS AT BEDROOM MUST HAVE MAX. 44" SILL HEIGHT ABOVE FLOOR
B	3030	XO	
C	3010	XO	
D	3040	XO	

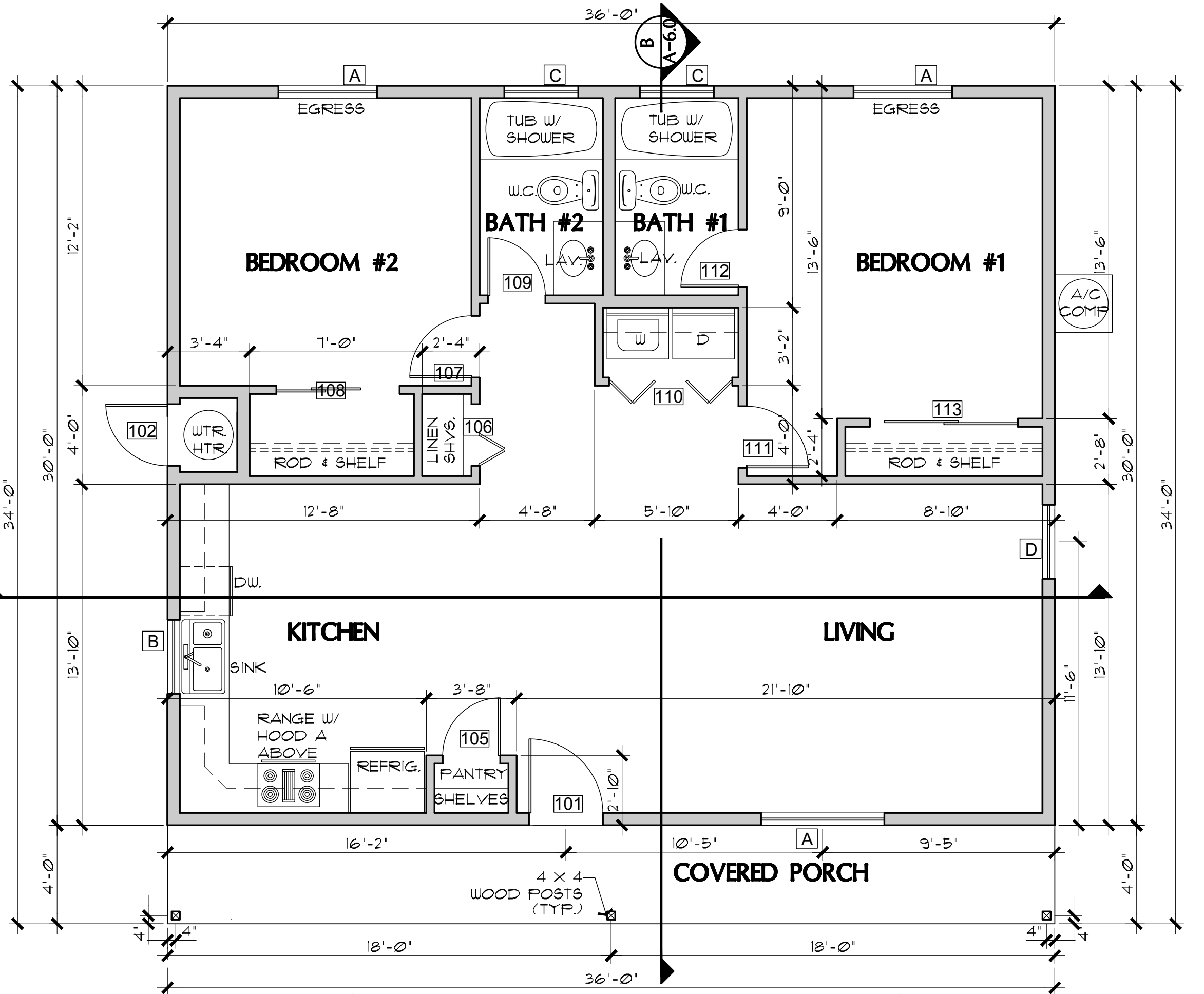
NOTE: FENESTRATION IN ZONE 2 (ELEVATIONS BELOW 3500 FT.) SHALL HAVE A MAXIMUM U-FACTOR OF 0.40, AND A MAXIMUM FENESTRATION SHGC FACTOR OF 0.25. FENESTRATION IN ZONE 4 (ELEVATIONS 3500 FT. AND ABOVE) SHALL HAVE A MAXIMUM U-FACTOR OF 0.35, AND A MAXIMUM FENESTRATION SHGC FACTOR OF 0.40.

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.



OPTIONAL CLOSET BEDROOM #2, IF WATER HEATER IS LOCATED IN THE GARAGE



FLOOR PLAN (without Garage or Carport option)
 SCALE: 1/4" = 1'-0"

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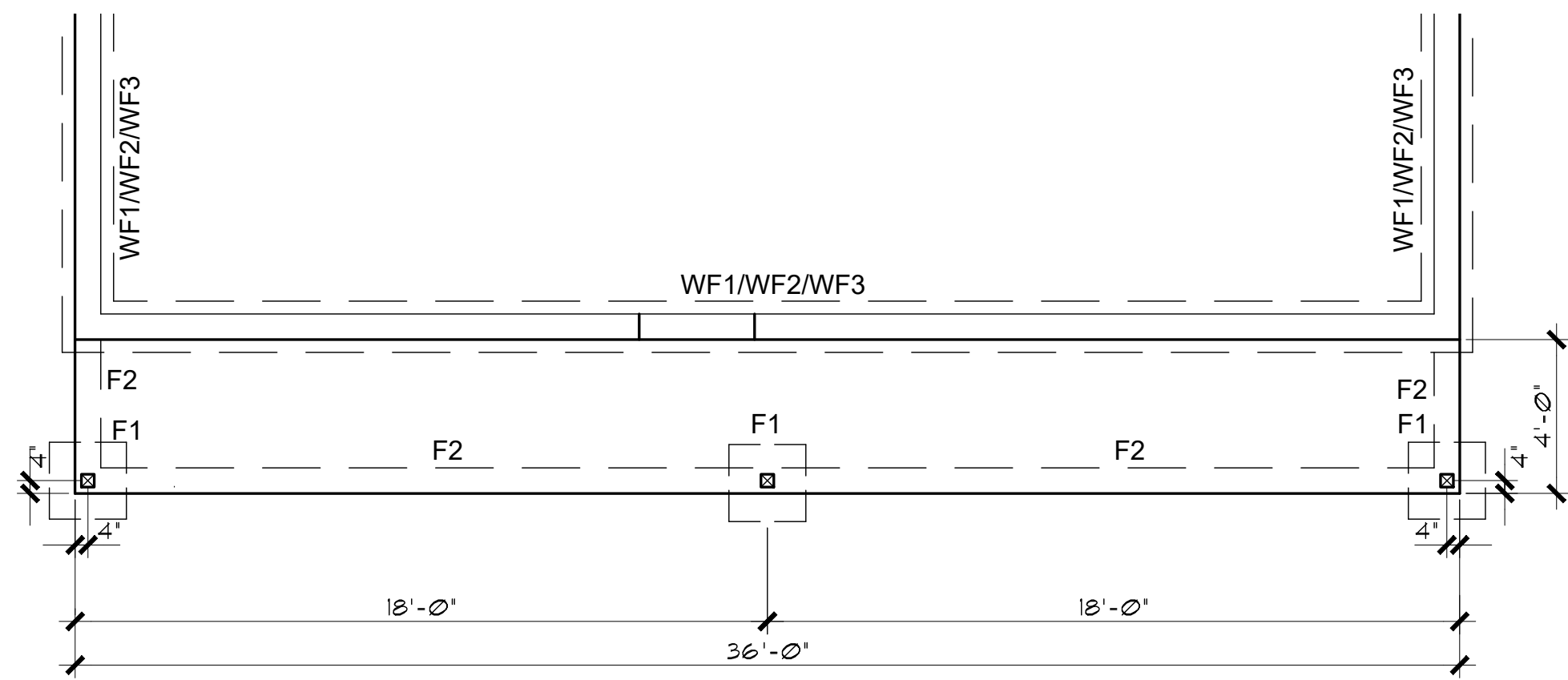
FLOOR PLANS / OPENING SCHEDULES / 2 BDRM / 2 BATH - RIGHT PARKING

YAVAPAI COUNTY, ARIZONA

1015 FAIR STREET
 PRESCOTT, ARIZONA

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FOUNDATION PLAN (without Garage or Carport option)

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

FOUNDATION NOTES

- FOOTINGS TO BE A MIN. OF 8" THICK IN 18" MIN. UNDISTURBED 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

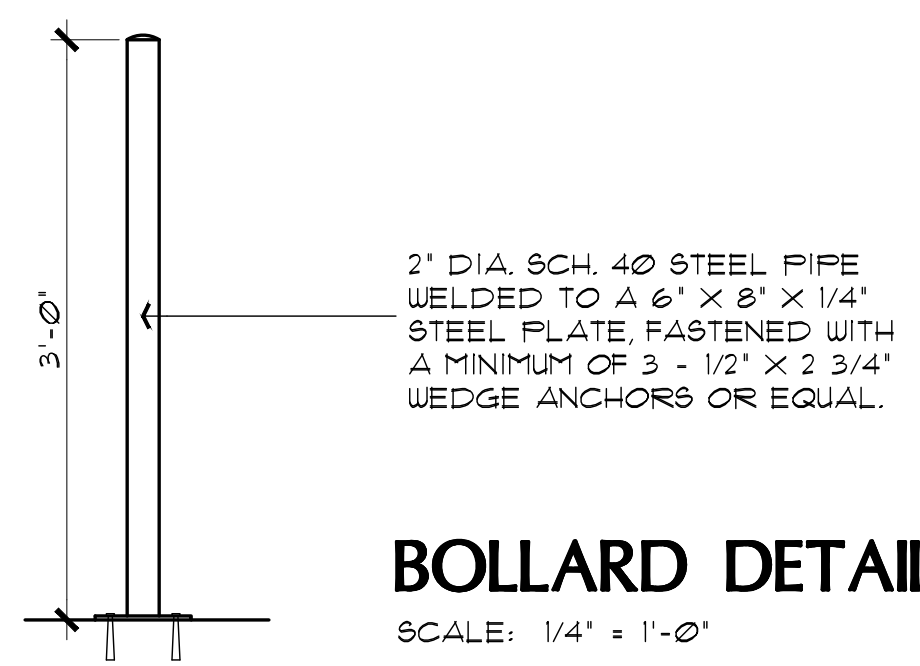
ENERGY NOTES:

- 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) 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 CAULKED, 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.

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.

THIS PLAN IS ONLY APPLICABLE ON FLAT LOTS WITH A CROSS SLOPE NO GREATER THAN 1% ACROSS THE BUILDING PAD.

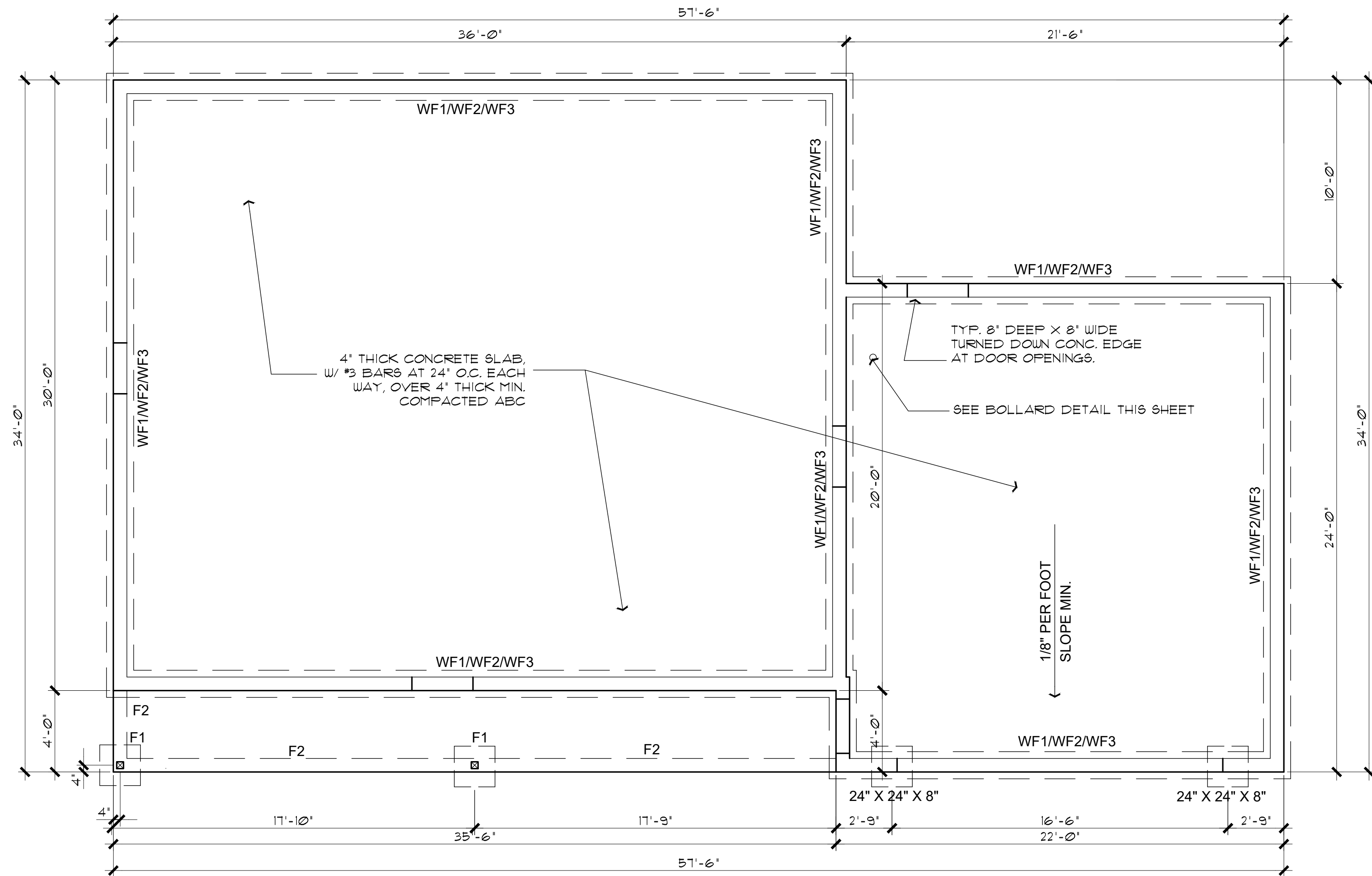
SEE SHEET A-7.0 FOR FOOTING DETAILS



BOLLARD DETAIL

SCALE: 1/4" = 1'-0"
THIS DETAIL APPLIES ONLY IF THE WATER HEATER IS LOCATED IN THE GARAGE.

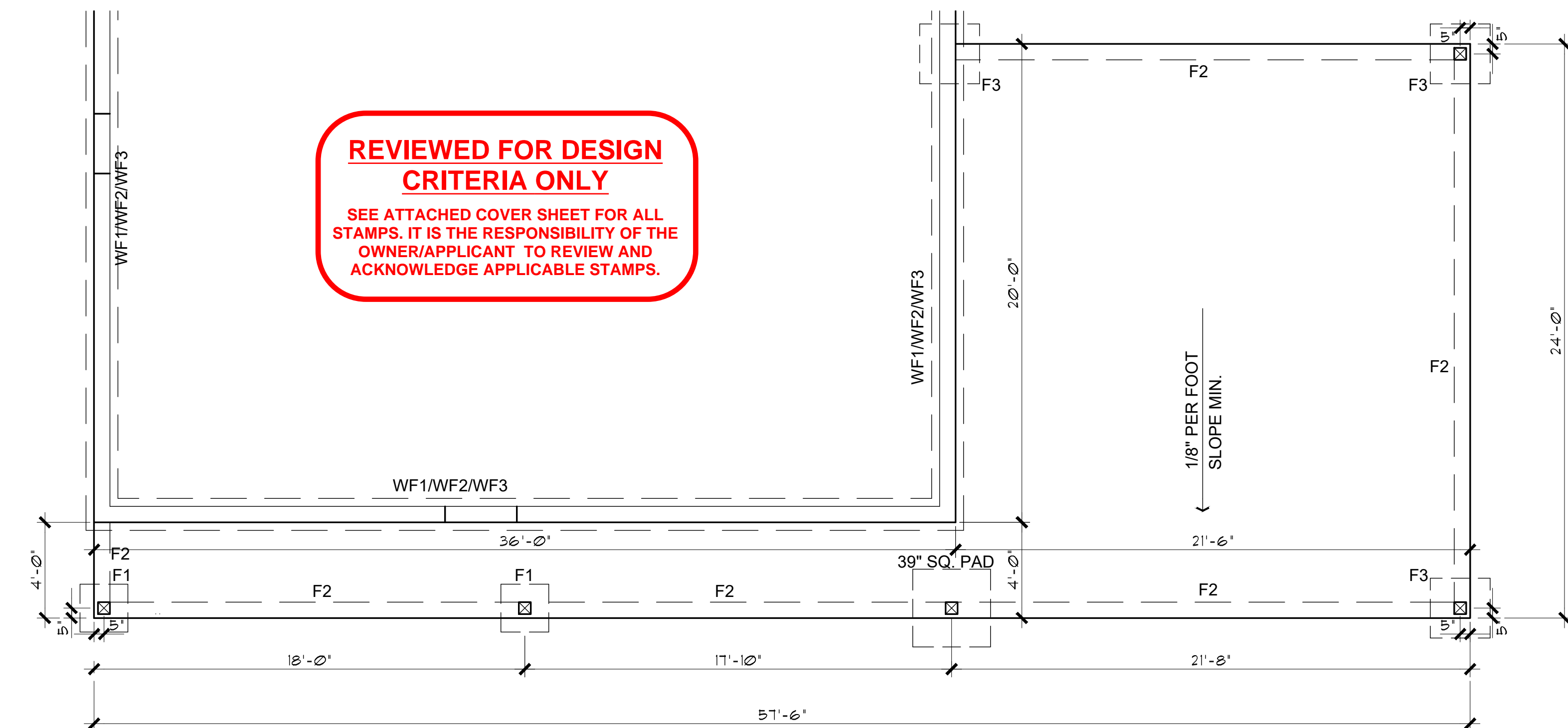
- RECESSED LIGHTING
 - RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES BY BEING:
 - IC RATED AND LABELED WITH ENCLOSURES THAT ARE SEALED OR GASKETED TO PREVENT AIR LEAKAGE TO CEILING CAVITY OR UNCONDITIONED SPACE+ OR
 - IC RATED AND LABELED AS MEETING ASTM E 283+ OR
 - LOCATED INSIDE AIRTIGHT SEALED BOX WITH CLEARANCES OF AT LEAST 0.5 INCH FROM COMBUSTIBLE MATERIAL AND 3 INCHES FROM INSULATION.
- 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. CHUS 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 M14013 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



FOUNDATION PLAN (with Garage option)

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

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FOUNDATION PLAN (with Carport option)

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

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**FOUNDATION PLANS
PHASE TWO - 2 BDRM / 2 BATH - RIGHT PARKING**

YAVAPAI COUNTY, ARIZONA

1015 FAIR STREET
PRESCOTT, ARIZONA

SHEET NO:

A-2.0

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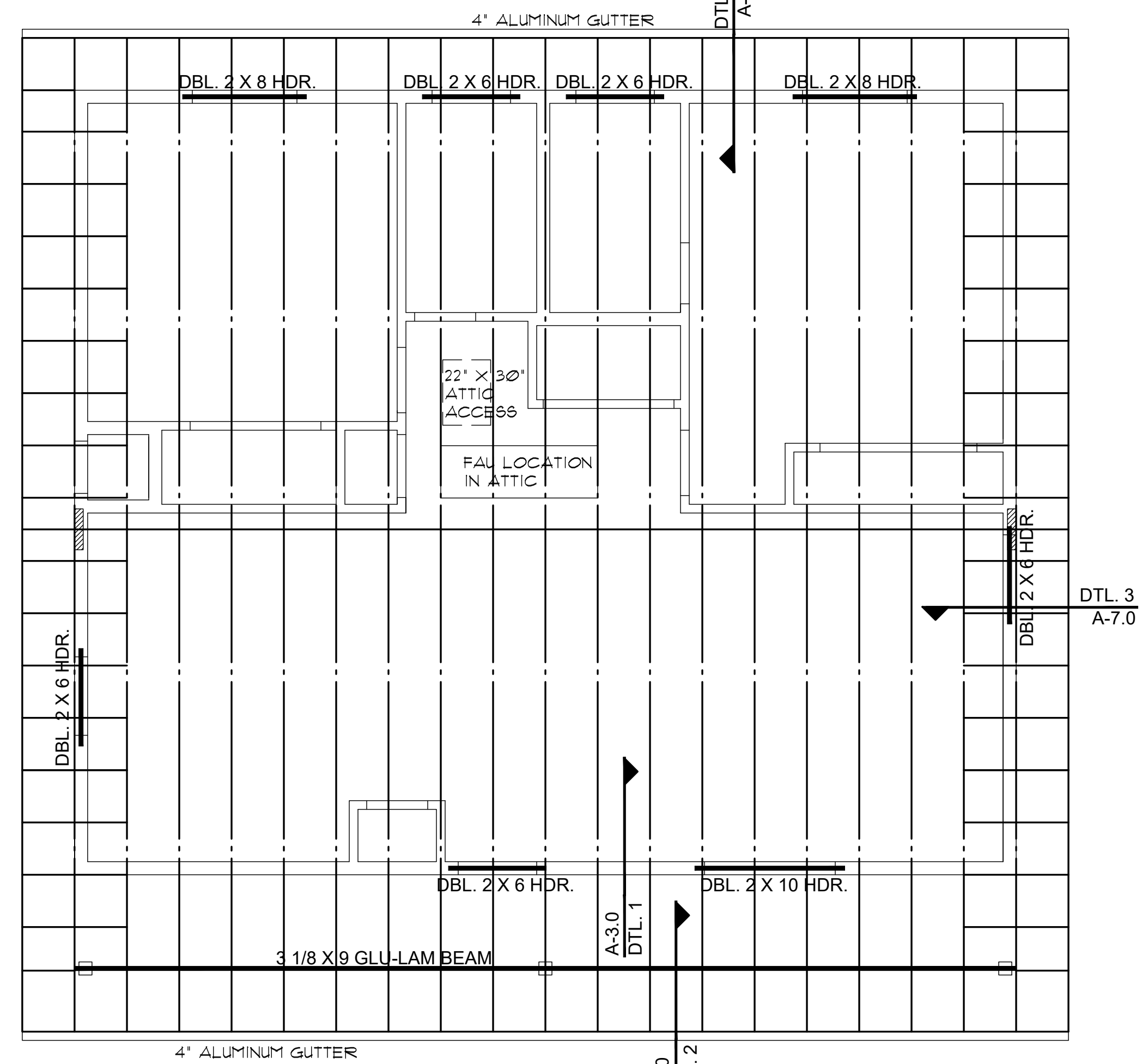
ROOF FRAMING PLANS
PHASE TWO - 2 BDRM / 2 BATH - RIGHT PARKING

YAVAPAI COUNTY, ARIZONA

1015 FAIR STREET
PRESCOTT, ARIZONA

SHEET NO:

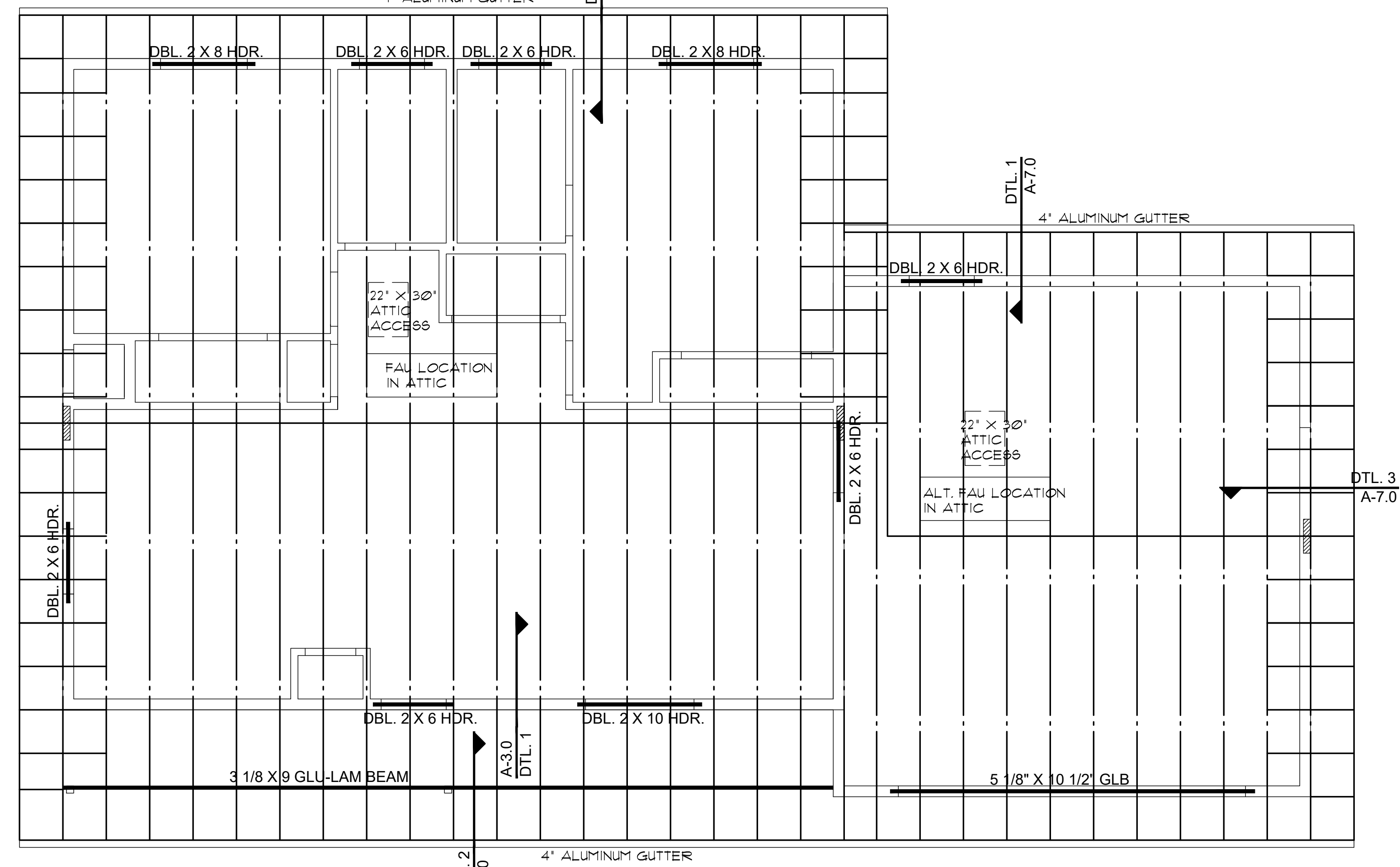
A-3.0



ROOF FRAMING PLAN (without optional Garage, or Carport)

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

ROOF VENTILATION
REQUIRED 1224 SQ. FT. / 300 = 4 SQ. FT. (864 SQ. IN.)
USE 2 GABLE-END VENTS AT 144 SQ. IN. MINIMUM EACH VENT
288 SQ. IN. AT GABLE ENDS
288 SQ. IN. MIN. BIRDBLOCKS TO PROVIDE FOR LOW VENTILATION

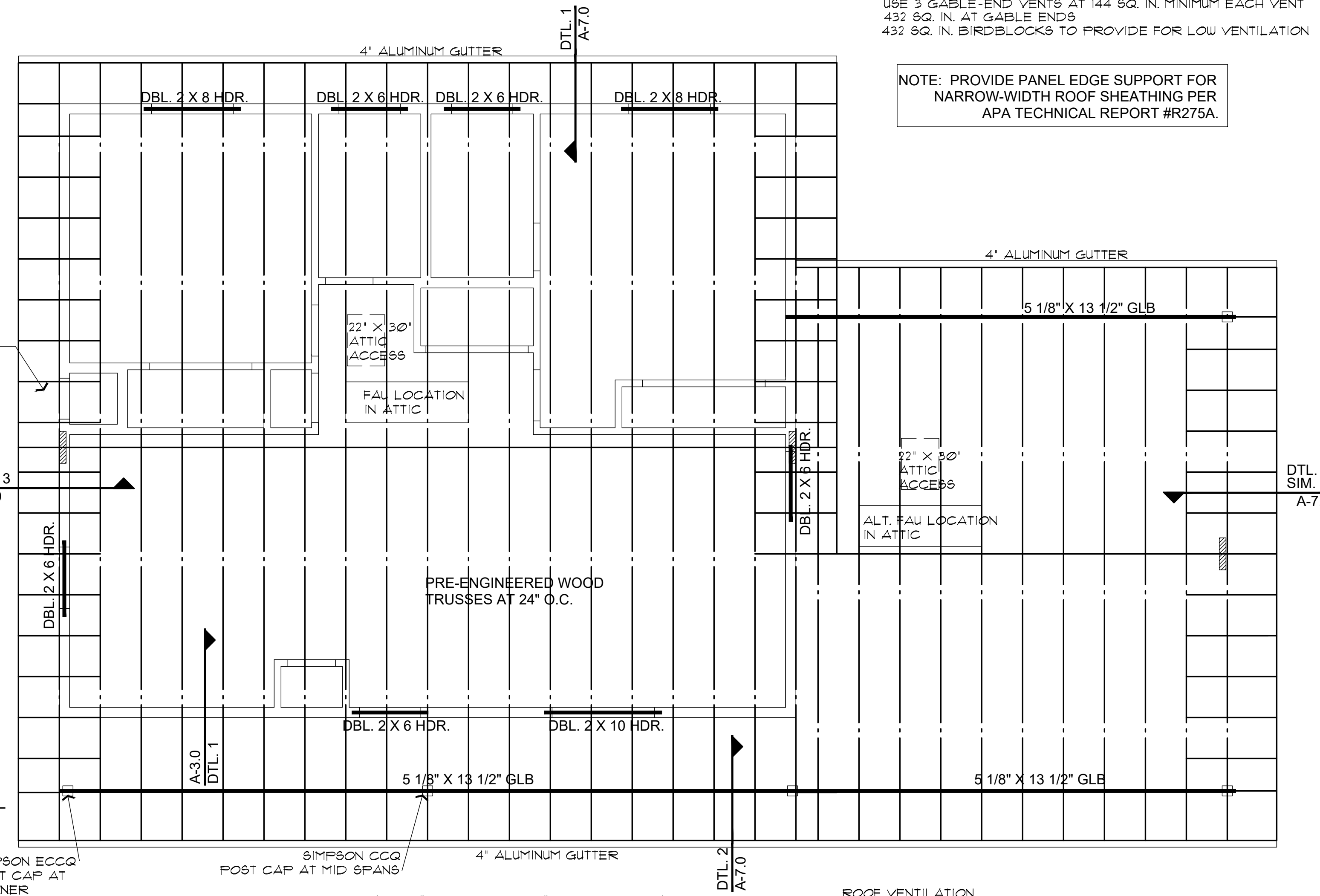


ROOF FRAMING PLAN (with optional Garage)

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

ROOF VENTILATION
REQUIRED 1741 SQ. FT. / 300 = 6 SQ. FT. (864 SQ. IN.)
USE 3 GABLE-END VENTS AT 144 SQ. IN. MINIMUM EACH VENT
432 SQ. IN. AT GABLE ENDS
432 SQ. IN. BIRDBLOCKS TO PROVIDE FOR LOW VENTILATION

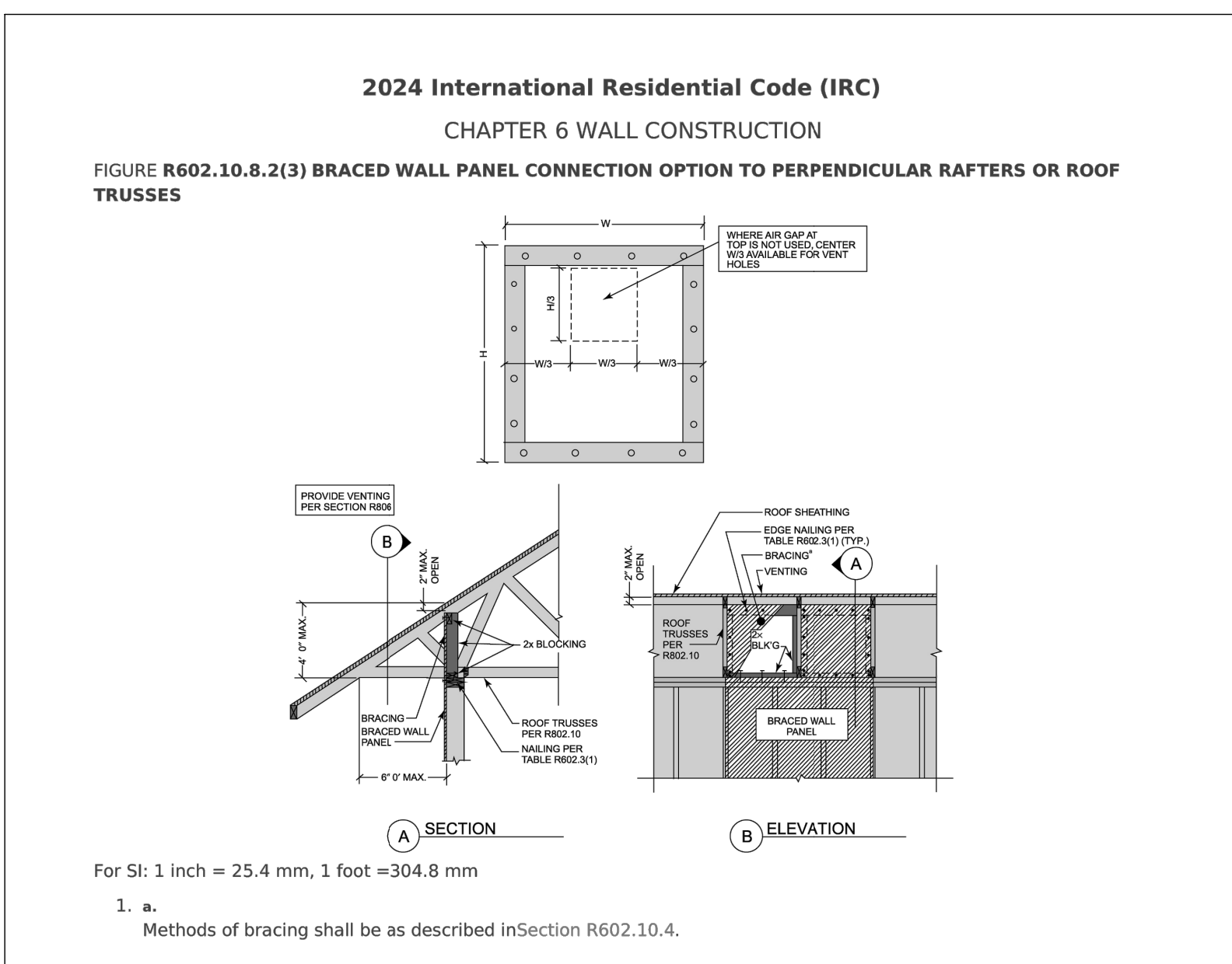
NOTE: PROVIDE PANEL EDGE SUPPORT FOR NARROW-WIDTH ROOF SHEATHING PER APA TECHNICAL REPORT #R275A.



ROOF FRAMING PLAN (with optional Carport)

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

ROOF VENTILATION
REQUIRED 1741 SQ. FT. / 300 = 6 SQ. FT. (864 SQ. IN.)
USE 3 GABLE-END VENTS AT 144 SQ. IN. MINIMUM EACH VENT
432 SQ. IN. AT GABLE ENDS
8 0'HAGIN OR OTHER EQUAL LOW VENTS AT 72 SQ. IN. EACH
432 SQ. IN. BIRDBLOCKS TO PROVIDE FOR LOW VENTILATION



BRACED WALL PANEL CONNECTION OPTION AT PERPENDICULAR ROOF TRUSSES

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

2024 IRC FIGURE R602.10.8.2(3)

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ROOF NOTES

- 1. REFER TO TRUSS CALCULATIONS FOR FINAL ROOF FRAMING DESIGN.
- 2. SIMPSON H2.5A HANGERS TO BE APPLIED @ ALL TRUSS ENDS
- 3. SIMPSON ECCQ POST CAP AT CORNER
- 4. ROOF SHEATHING TO BE 1/2" CDX PLYWOOD OR OSB.
- 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 RAFTERS SHALL BE DOUGLAS FIR #2 (SIZE PER PLAN) ALL STUDS SHALL BE HEM FIR #2 (SIZE PER PLAN)
- 10. DOWNSPOUT/ROOF DRAIN DISCHARGE SHALL TERMINATE AS RECOMMENDED BY THE GEOTECHNICAL REPORT

TYP. 2 X 4 OUTLOOKERS FLAT AT GABLE ENDS 24" O.C.

PRE-ENGINEERED WOOD TRUSSES AT 24" O.C.

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BRACE WALL PLANS / CALCULATIONS
PHASE TWO - 2 BDRM / 2 BATH - RIGHT PARKING

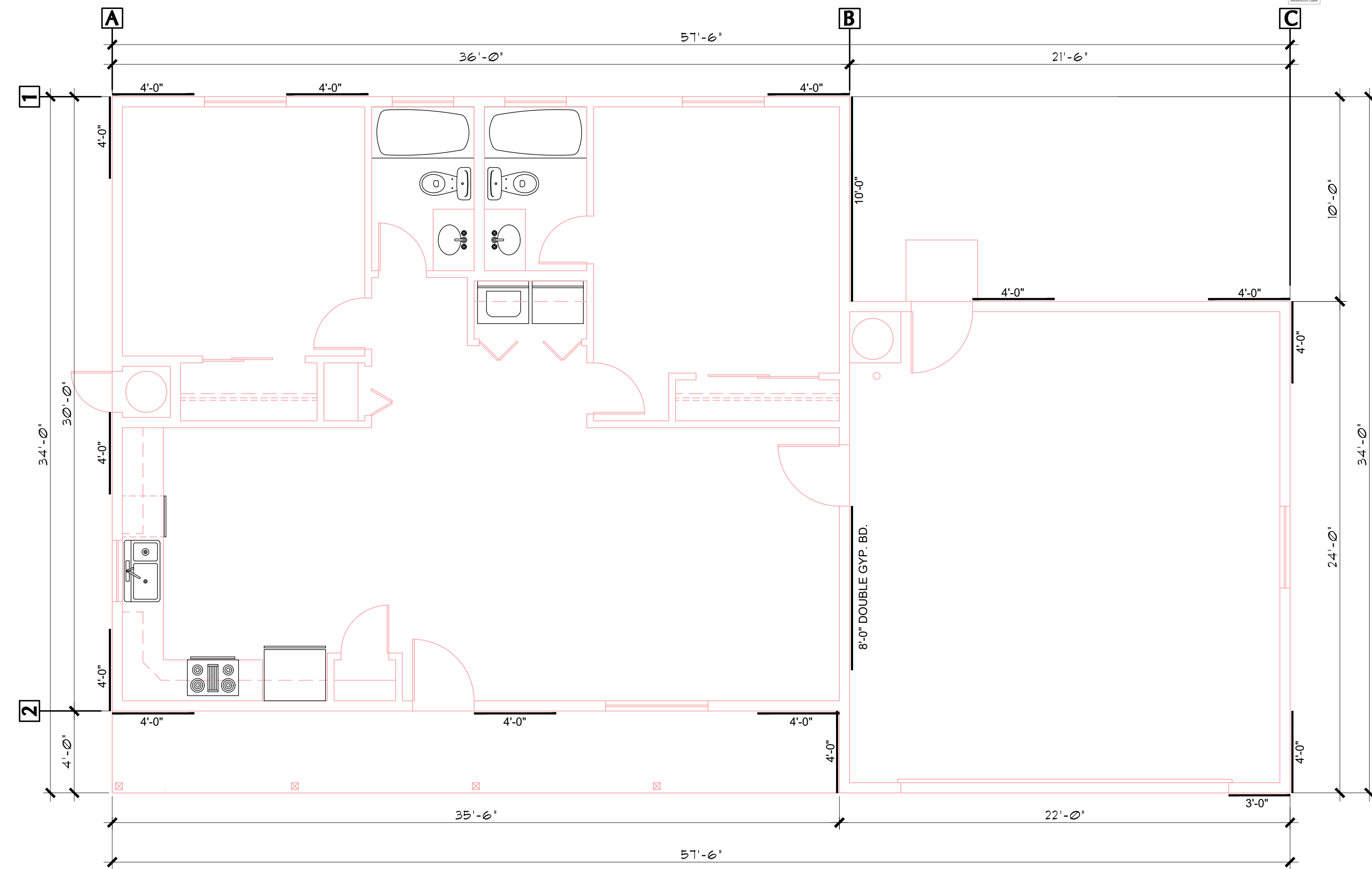
YAVAPAI COUNTY, ARIZONA

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SHEET NO:

A-4.0

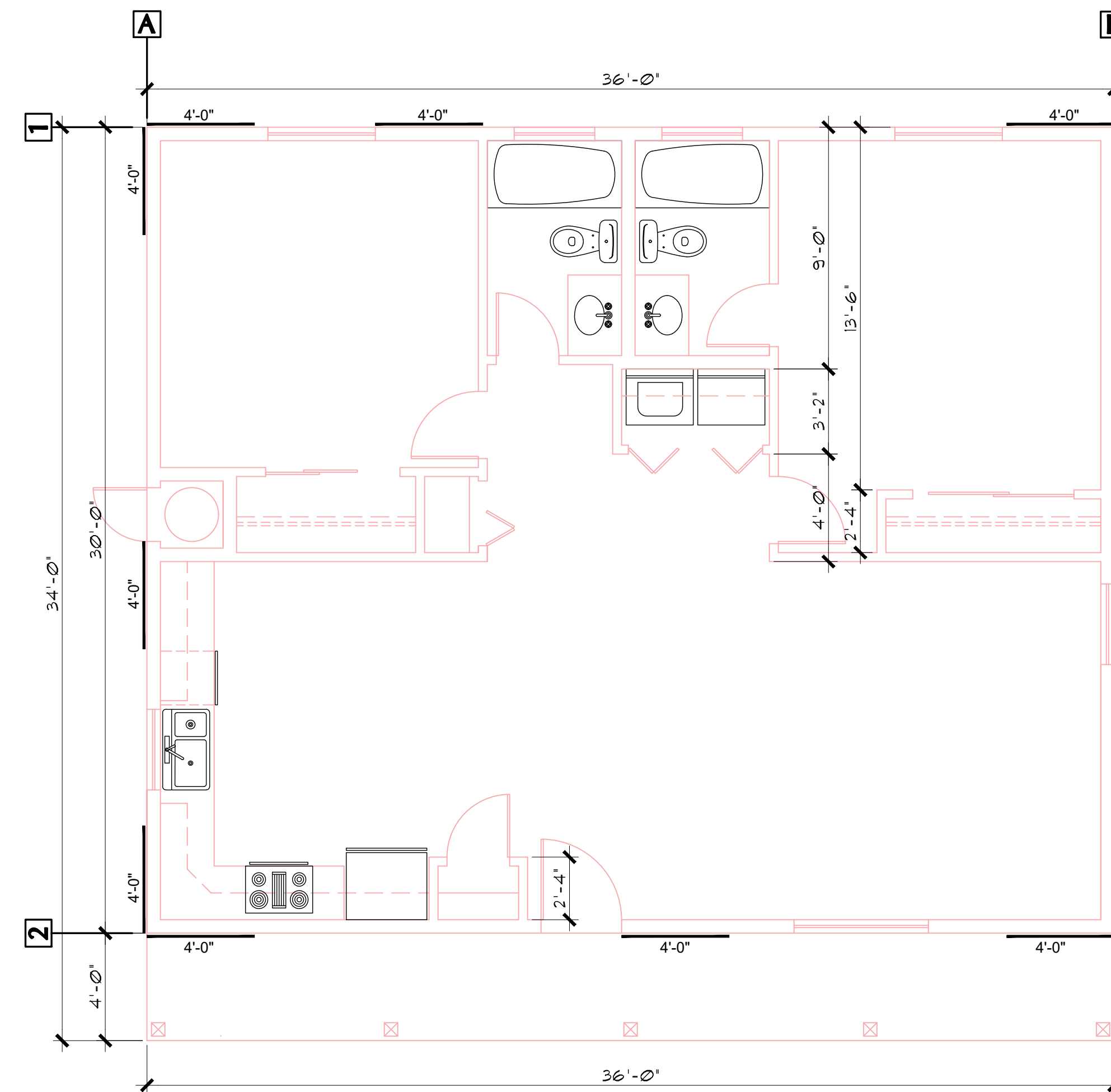
WIND SPEED (MPH)	110		110		110		110		110		
BRACED WALL LINE	A		B		C						
STORY											
BRACED WALL PANEL METHOD	CS-WSP CS-PF CS-G		GB		CS-WSP CS-PF CS-G						
AVG BWL SPACING (ft)	36		36		21.5						
TABULAR REQUIRED (ft)	5.10		10.30		3.22						
ADJUSTMENT	C		C		C		C		C		
EXPOSURE	120		120		120						
EAVE-RIDGE HT (ft)	6.00	0.76	6.00	0.76	6.00	0.76					
STORY HEIGHT (ft)	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					
ADD PAIR 800# HOLD DOWNS	NO	1.00	NO	1.00	NO	1.00					
OMIT INTERIOR GB	NO	1.00	NO	1.00	NO	1.00					
METHOD GB FASTEN @ 4" o.c.	NO	1.00	NO	1.00	NO	1.00					
HORIZONTAL BLOCKING OMITTED	NO	1.00	NO	1.00	NO	1.00					
REQUIRED BWP LENGTH (ft)	5.74		11.60		3.63						
ACTUAL BWP											
CONTRIBUTING LENGTH	BWP	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)
	1	CS-WSP	4.00	CS-WSP	10.00	CS-WSP	4.00				
	2	CS-WSP	4.00	DS-GB	8.00	CS-WSP	4.00				
	3	CS-WSP	4.00	CS-WSP	4.00						
	4										
	5										
	6										
	7										
ACTUAL BWP LENGTH (ft)	12.00		22.00		8.00						
ACTUAL ≥ REQUIRED	YES		YES		YES						
SPACE	BWP ≤ 20' APART		YES		YES						
# of BWPs	Length of BWL (ft)		30		34						
	BWP 1 ≤ 16'; 2 > 16'		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						



BRACE WALL PLAN (with Garage option)

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

WIND SPEED (MPH)	110		110		110		110		110		
BRACED WALL LINE	1		2		A		B				
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				
AVG BWL SPACING (ft)	34		34		36		36				
TABULAR REQUIRED (ft)	4.90		4.90		5.10		5.10				
ADJUSTMENT	C		C		C		C		C		
EXPOSURE	120		120		120		120		120		
EAVE-RIDGE HT (ft)	6.00	0.76	6.00	0.76	6.00	0.76	6.00	0.76	6.00	0.76	
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 800# 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)	4.25		4.25		4.42		4.42				
ACTUAL BWP											
CONTRIBUTING LENGTH	BWP	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)
	1	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	4.00	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		12.00		12.00				
ACTUAL ≥ REQUIRED	YES		YES		YES		YES				
SPACE	BWP ≤ 20' APART		YES		YES		YES		YES		
# of BWPs	Length of BWL (ft)		36		36		30		30		
	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		



BRACE WALL PLAN (same as with Carport option)

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

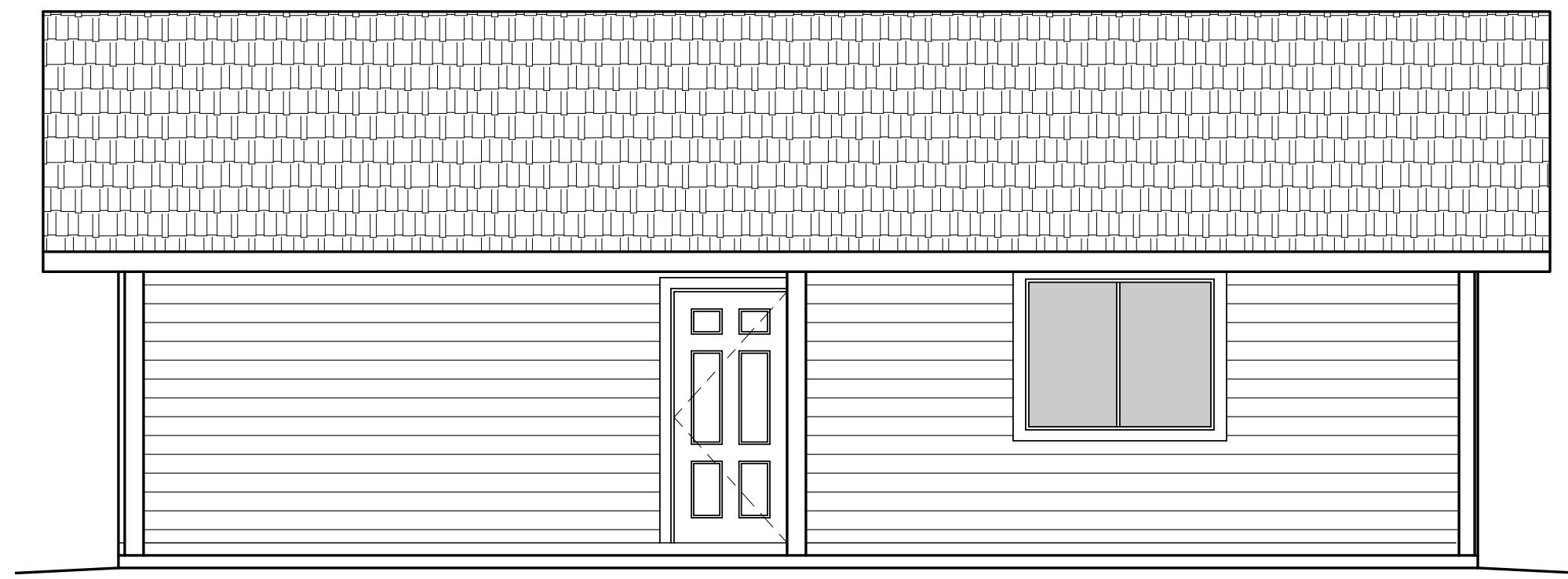
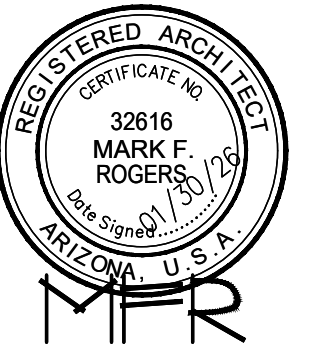
- OPTIONS FOR EXTERIOR SIDING-
- OPTION #1:
5/8" THICK T1-11. SIDING, 12" MINIMUM GROOVE SPACING. THE T1-11 MAY SERVE AS THE BRACE WALL PANELS, PROVIDED THE CODE REQUIRED NAILING PATTERN IS APPLIED. SEE DETAIL #1, A-6.0
 - OPTION #2:
MINIMUM 3/8" THICK "LP SMART SIDING". (SEE DTL. #1, A-6.0)
 - OPTION #3:
STUCCO OVER WEATHER BARRIER, OVER 1/2" PLYWOOD SEE DETAIL #2, A-6.0)
 - OPTION #4:
HORIZ. SIDING OVER WEATHER BARRIER, OVER 1/2" PLYWOOD SEE DETAIL #3, A-6.0)

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.

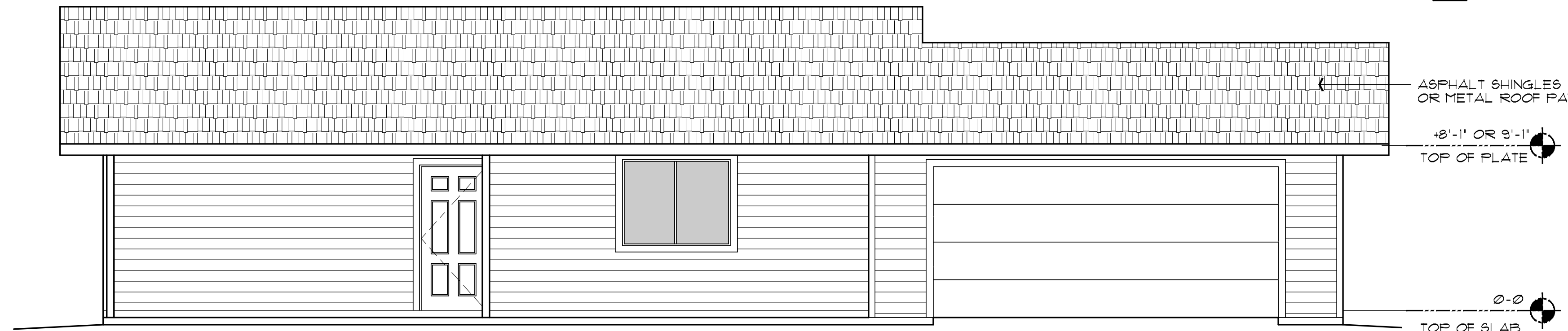
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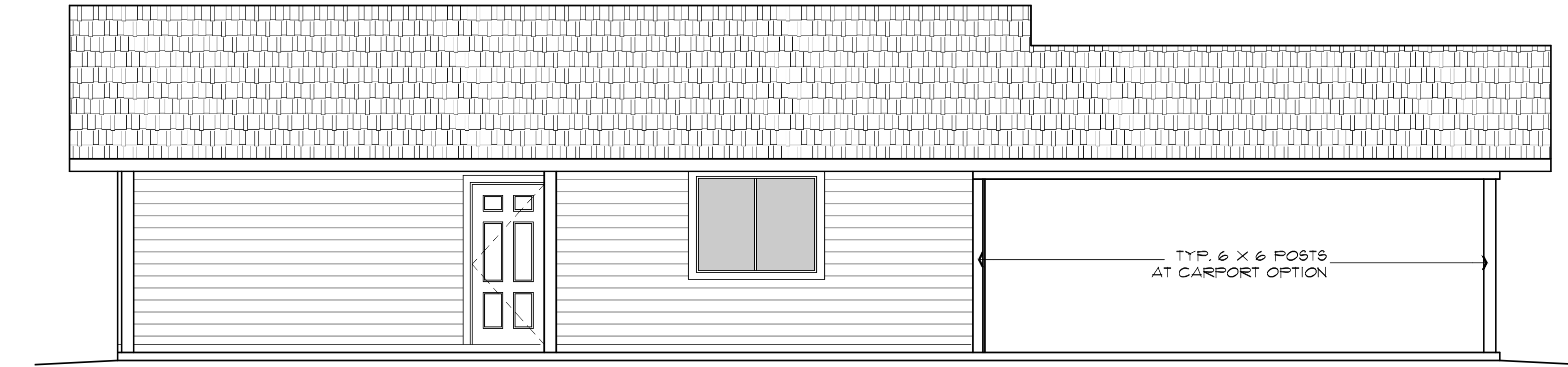
FRONT ELEVATION (without optional Garage or Carport)

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



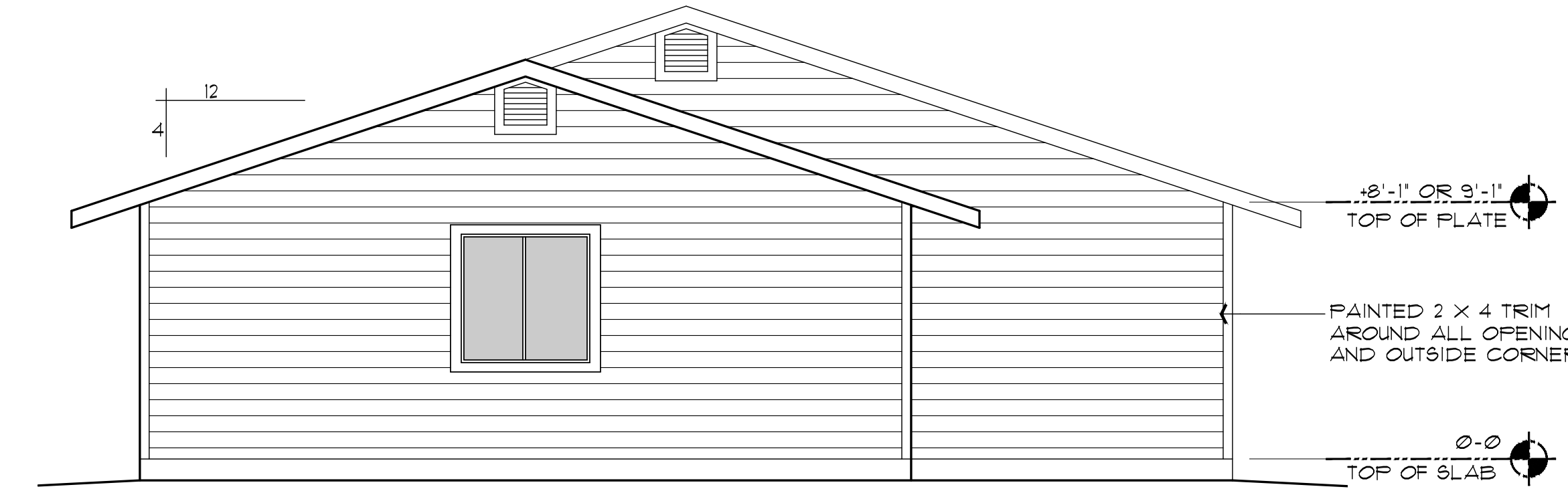
FRONT ELEVATION (with optional Garage)

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



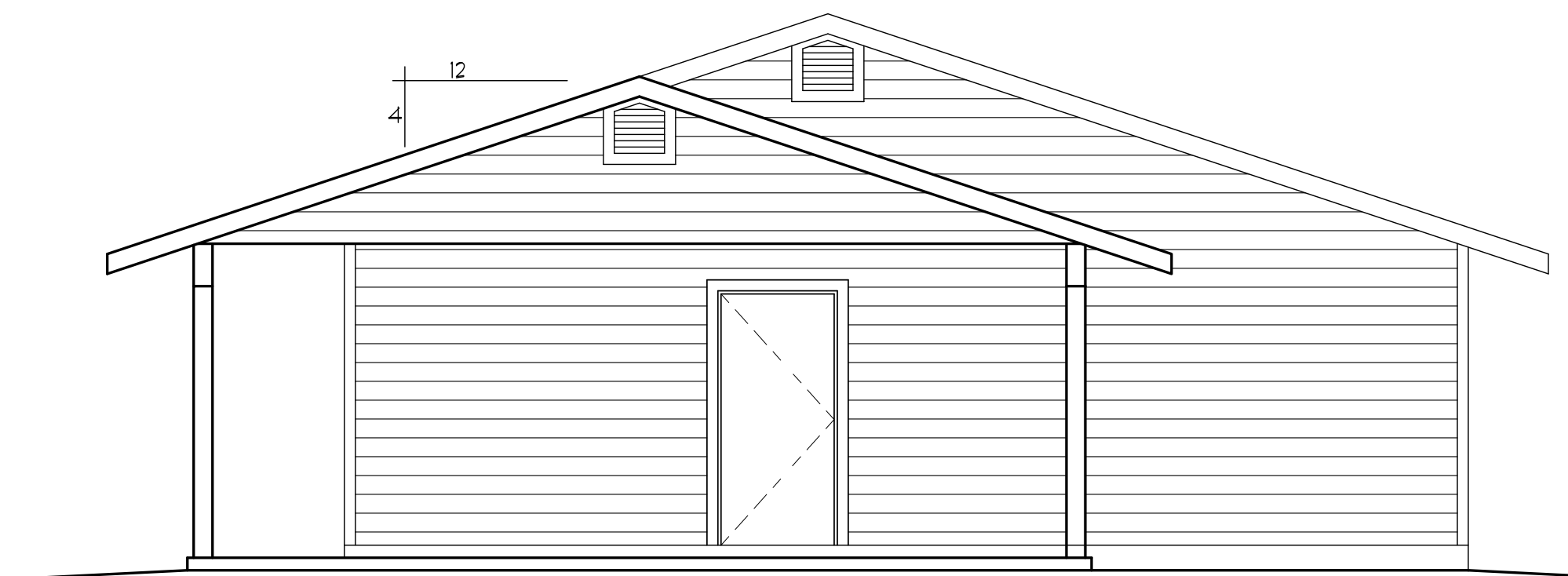
FRONT ELEVATION (with optional Carport)

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



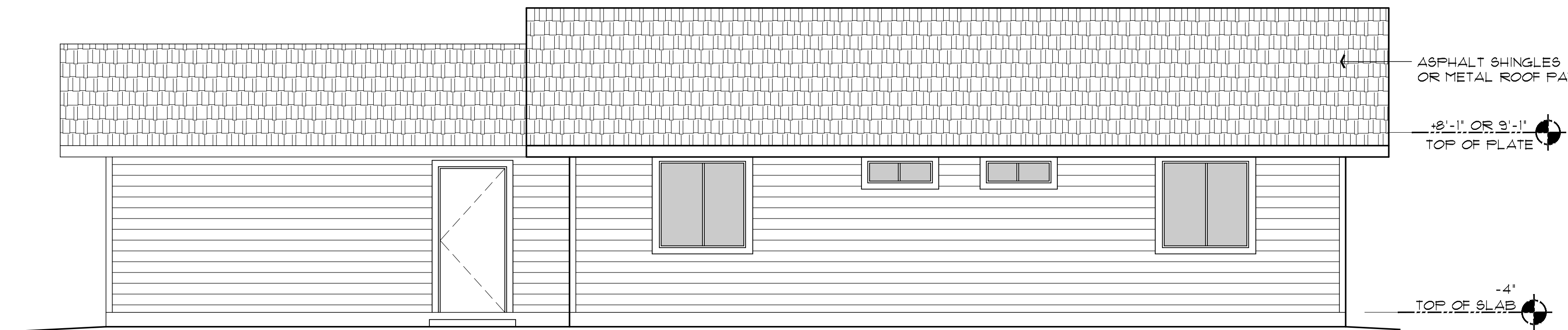
RIGHT SIDE ELEVATION (with optional Garage)

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



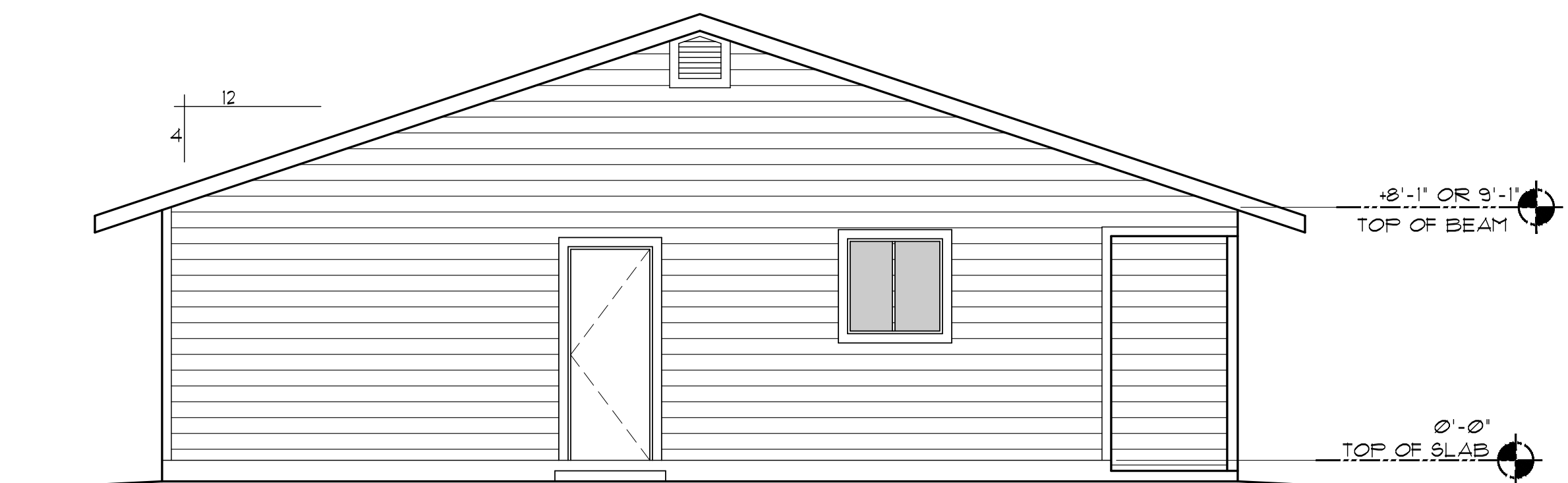
RIGHT SIDE ELEVATION (with optional Carport)

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



REAR ELEVATION (with Garage option)

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



LEFT SIDE ELEVATION (same for all options)

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

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SEE SHEET A-6.0 FOR EXTERIOR WALL FINISH OPTIONS

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EXTERIOR ELEVATIONS
PHASE TWO - 2 BDRM / 2 BATH - RIGHT PARKING

YAVAPAI COUNTY, ARIZONA

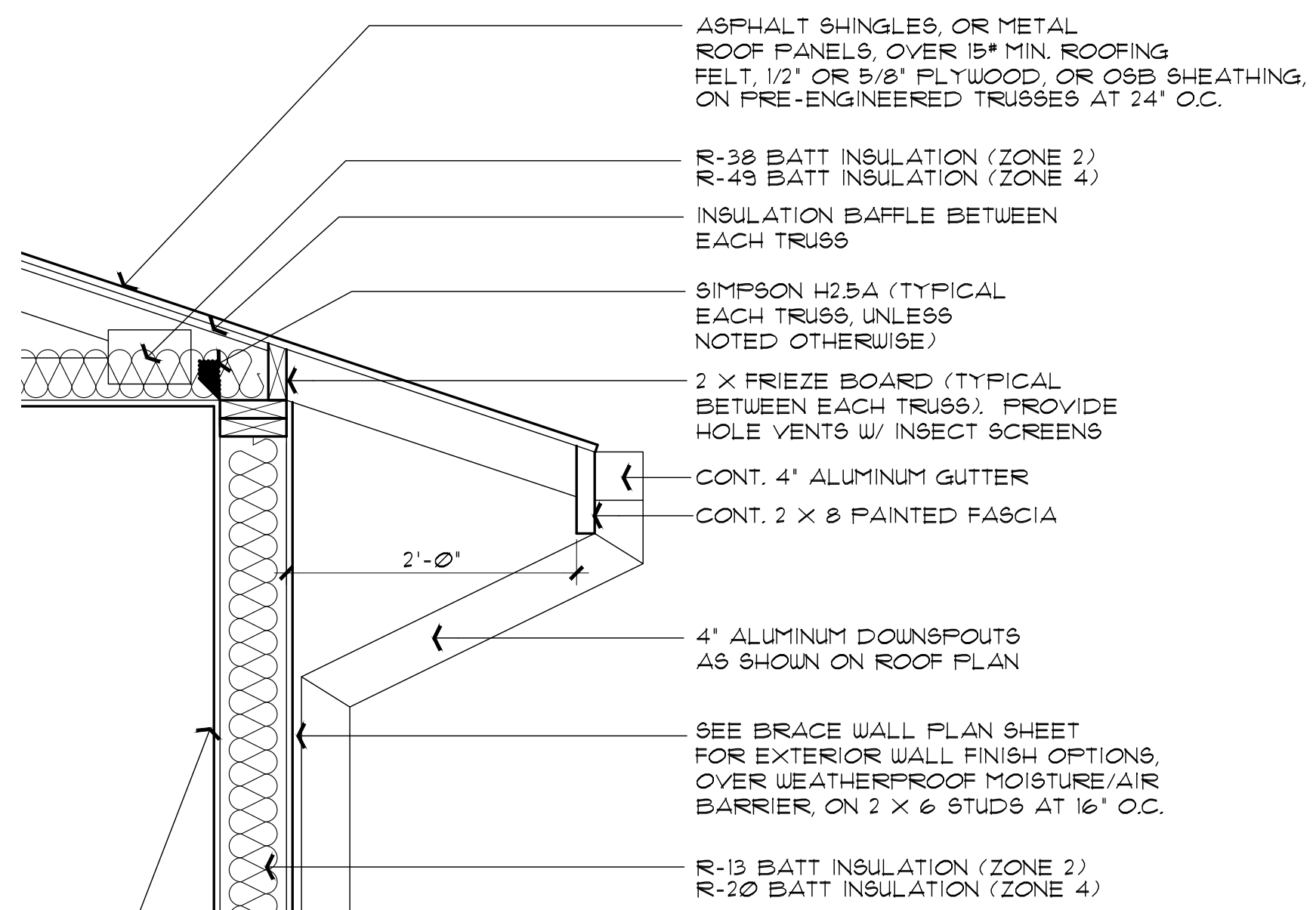
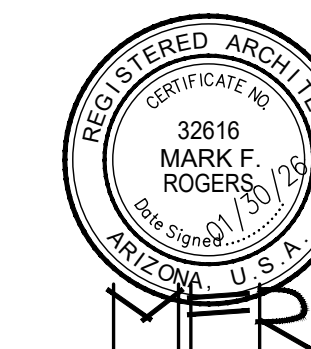
1015 FAIR STREET
PRESCOTT, ARIZONA

SHEET NO:

A-5.0

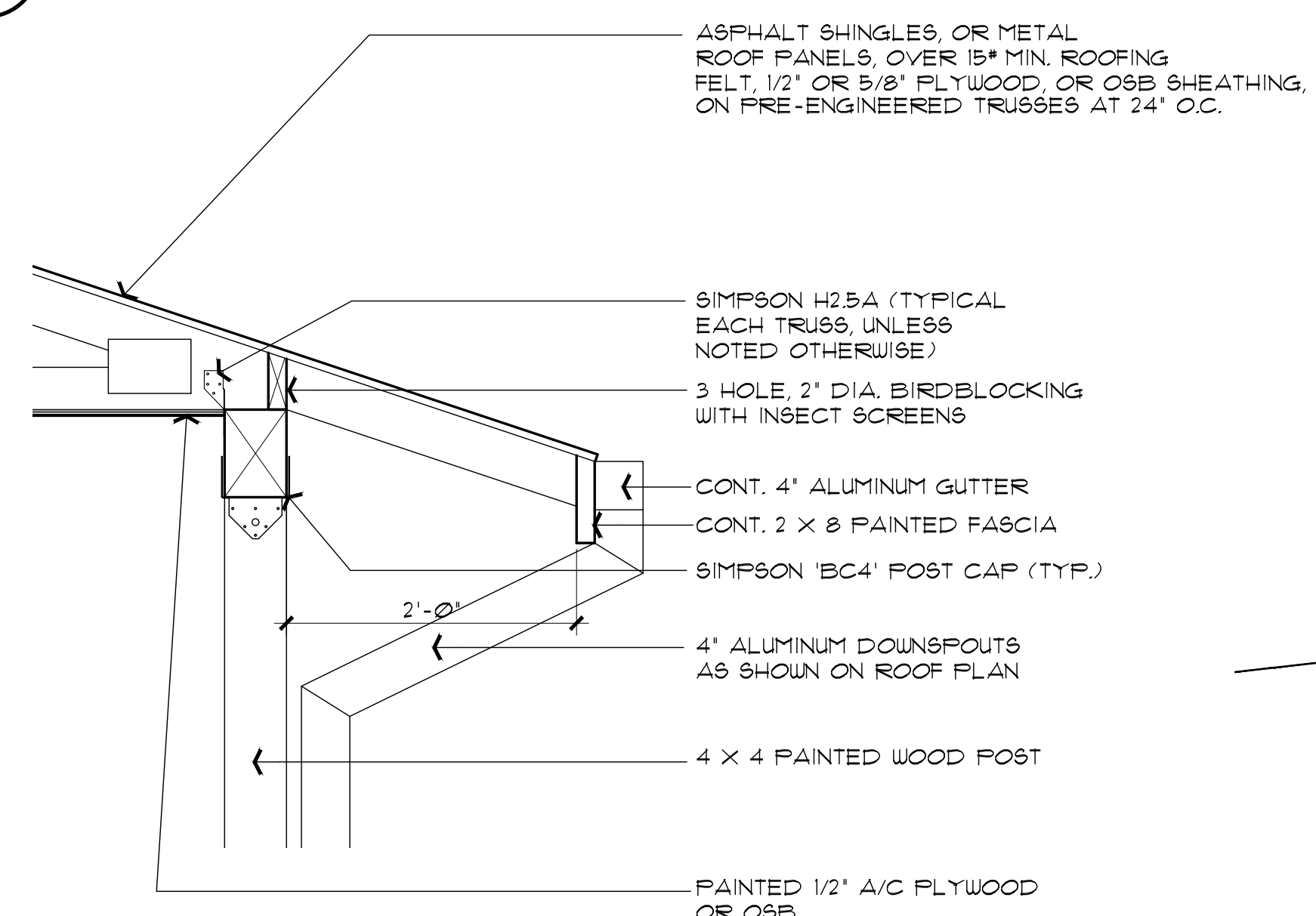
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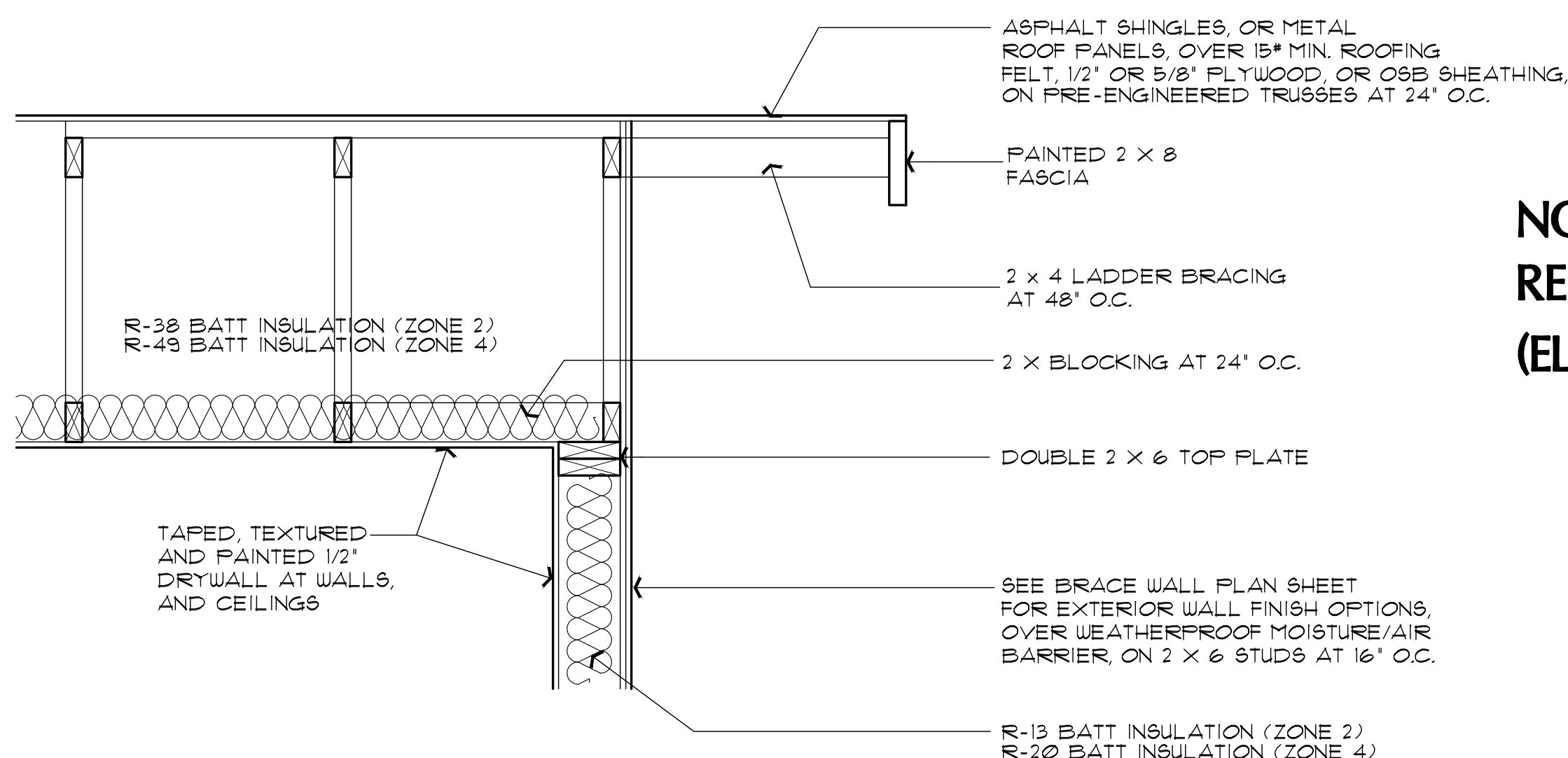
1 ROOF OVERHANG DETAIL

SCALE: 1" = 1'-0"



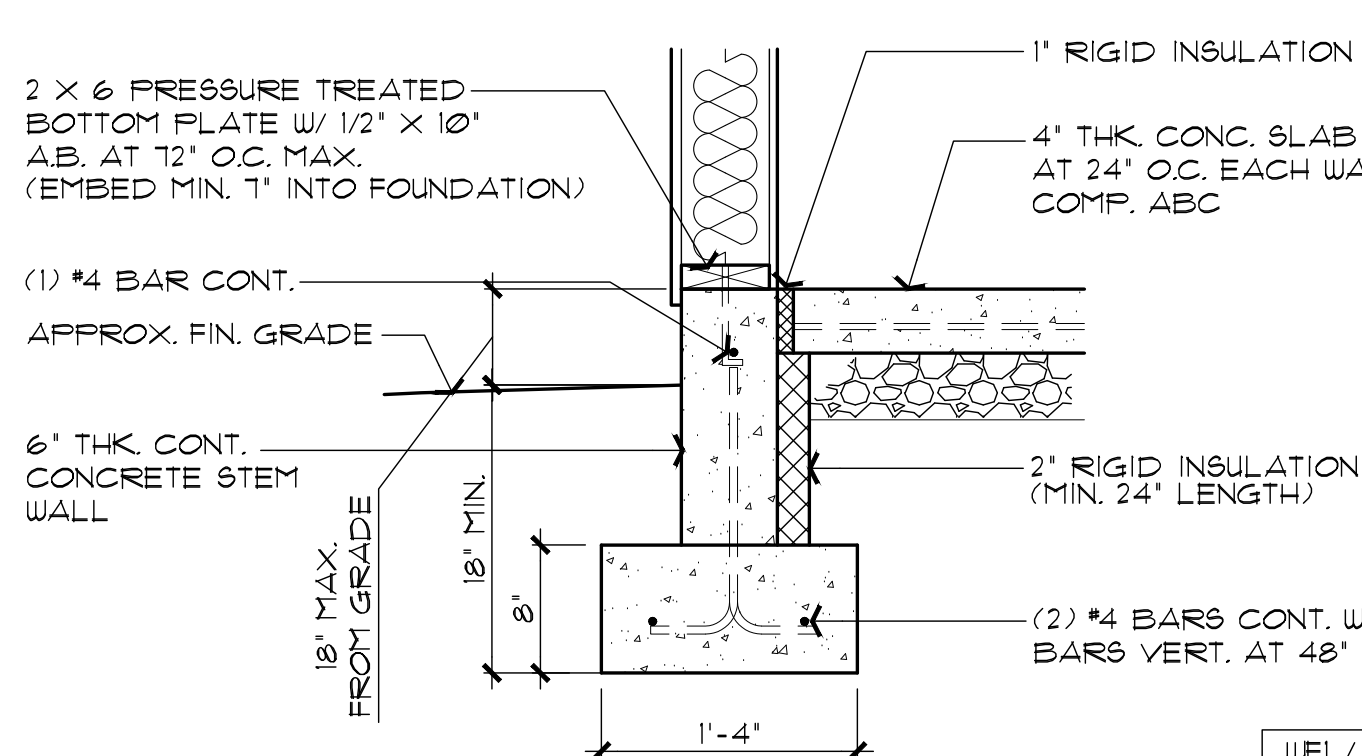
2 ROOF OVERHANG AT BEAM DETAIL

SCALE: 1" = 1'-0"



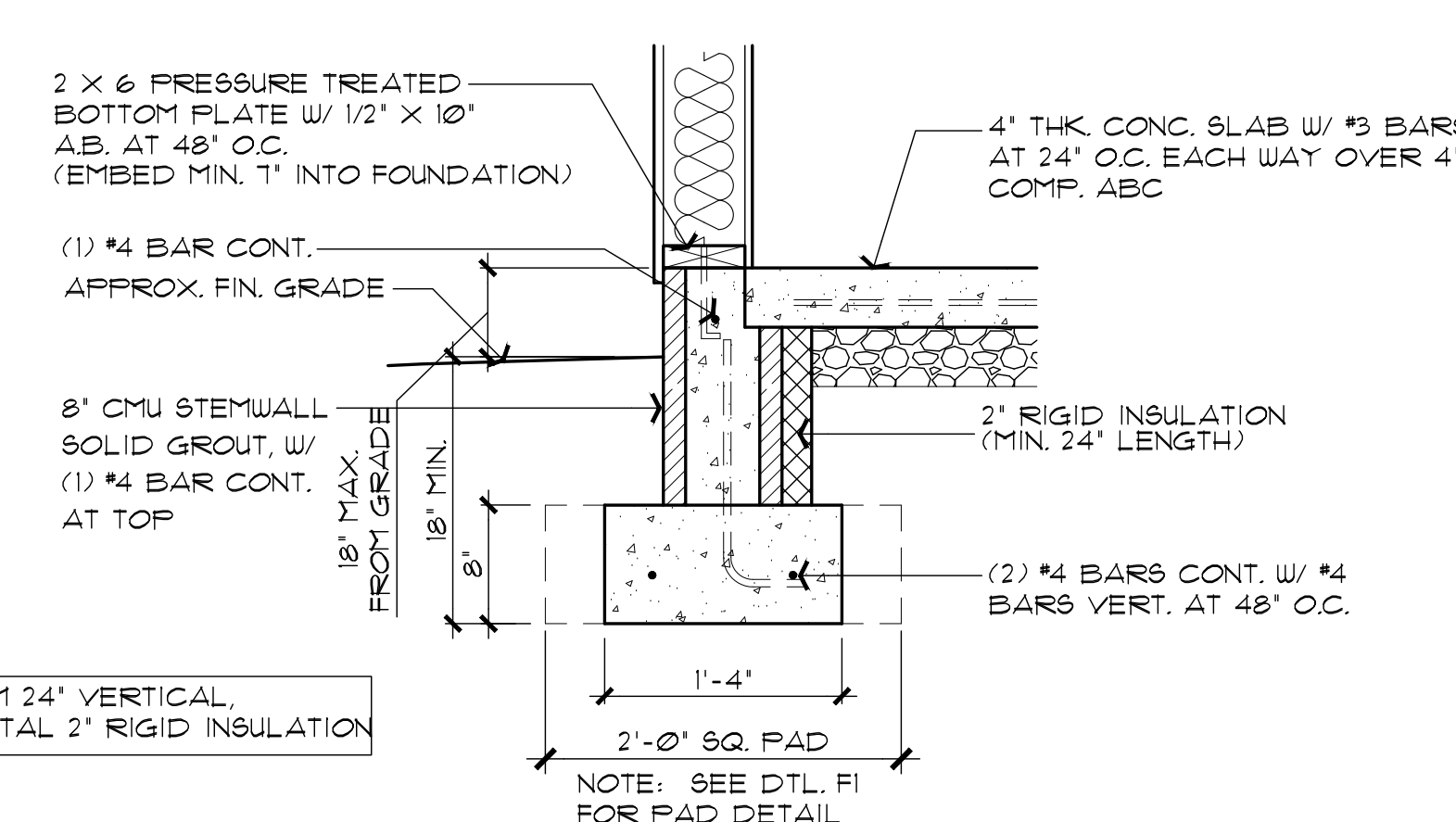
3 GABLE END-WALL DETAIL

SCALE: 1" = 1'-0"



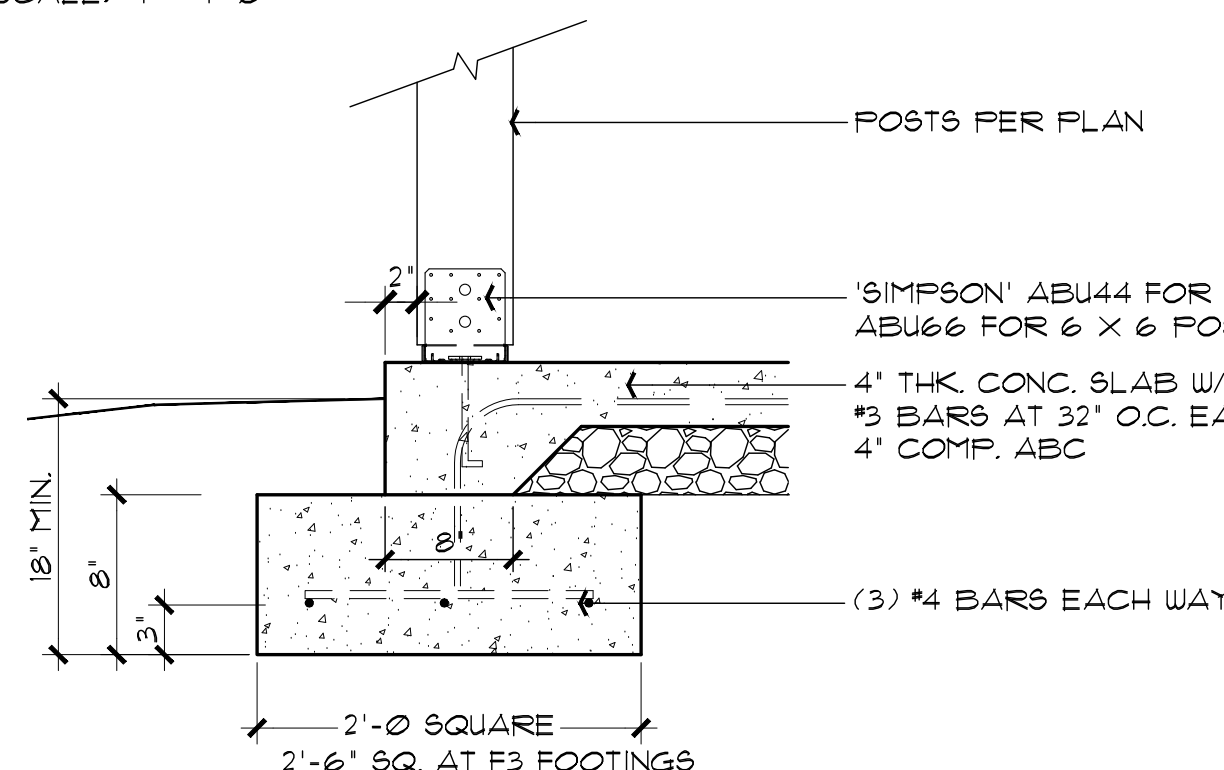
WF1 CONCRETE STEM WALL OPTION

SCALE: 1" = 1'-0"



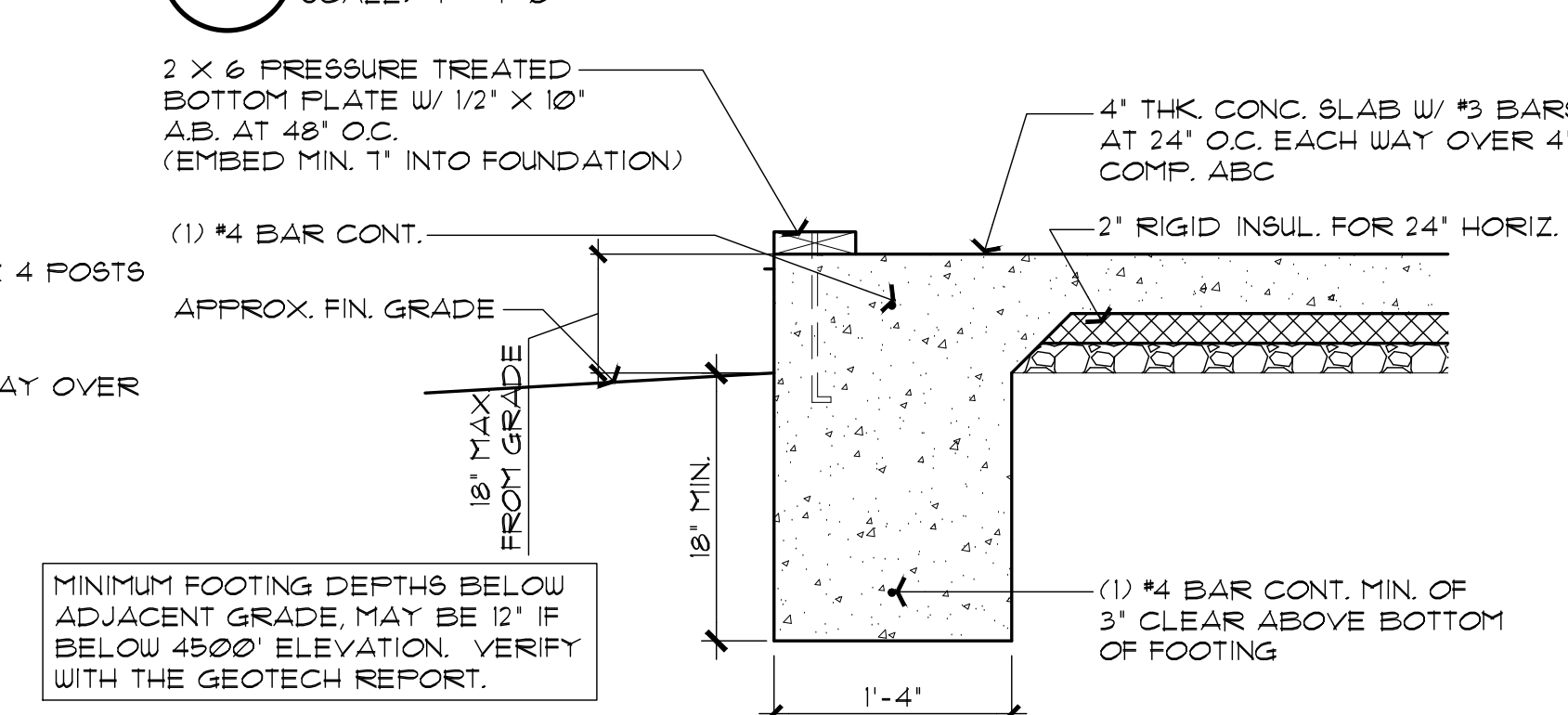
WF2 CMU STEM WALL OPTION

SCALE: 1" = 1'-0"



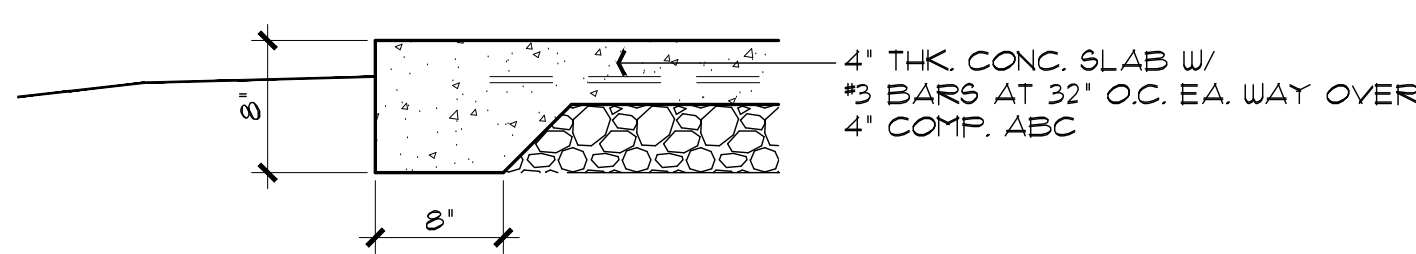
F1/F3 POST BASE FOOTING

SCALE: 1" = 1'-0"



WF3 MONOLITHIC FOOTING OPTION

SCALE: 1" = 1'-0"

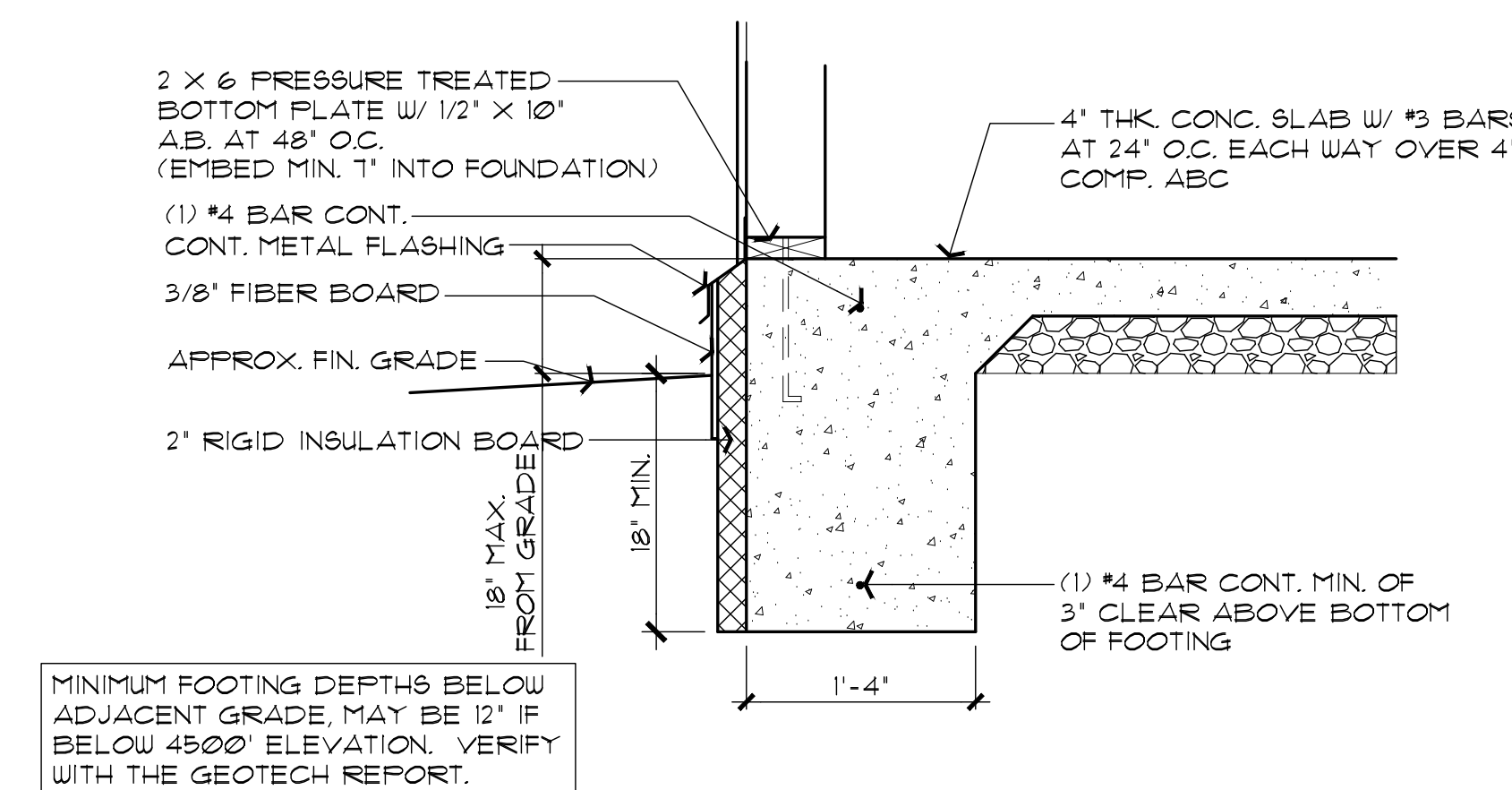


F2 TYPICAL TURN-DOWN FOOTING

SCALE: 1" = 1'-0"

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.

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

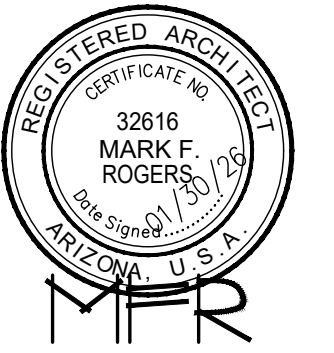


WF4 MONOLITHIC FOOTING OPTION WITH EXTERIOR SLAB INSULATION

SCALE: 1" = 1'-0"

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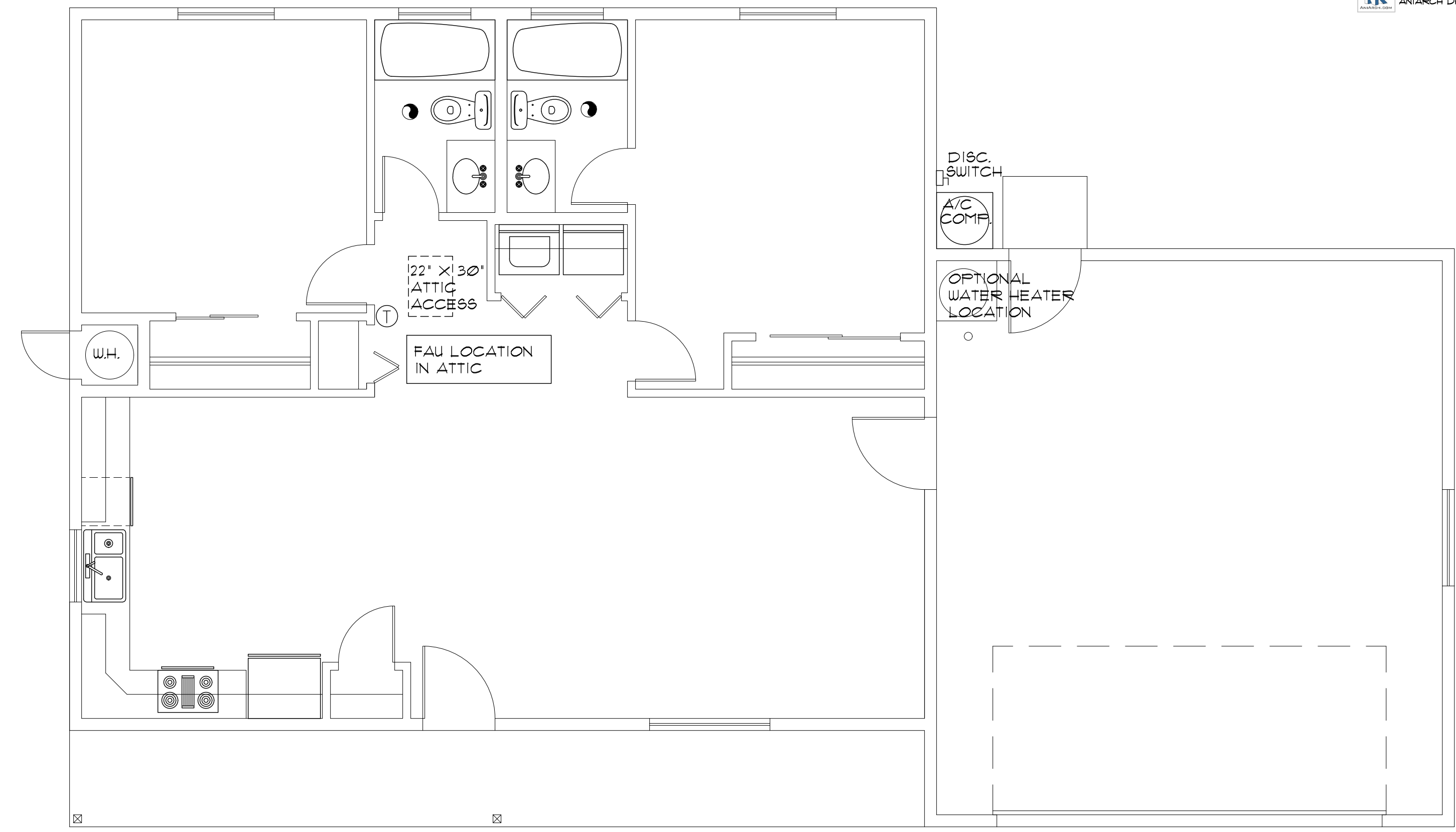
MECHANICAL PLANS
DETAILS / NOTES
PHASE TWO - 2 BDRM / 2 BATH - RIGHT PARKING

YAVAPAI COUNTY, ARIZONA

1015 FAIR STREET
PRESCOTT, ARIZONA

SHEET NO:

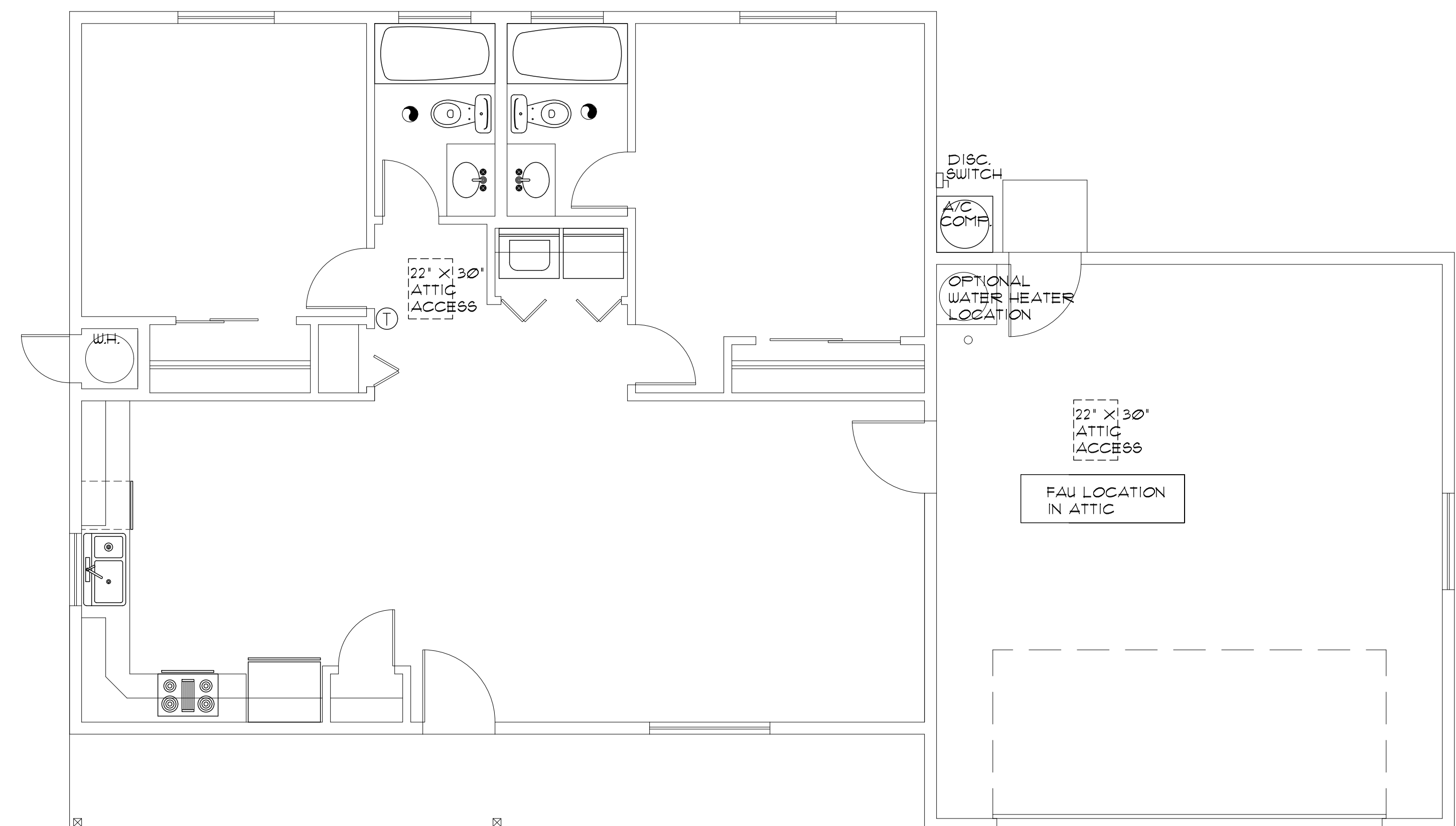
M-1.0



HVAC PLAN (furnace in attic above habitable area)

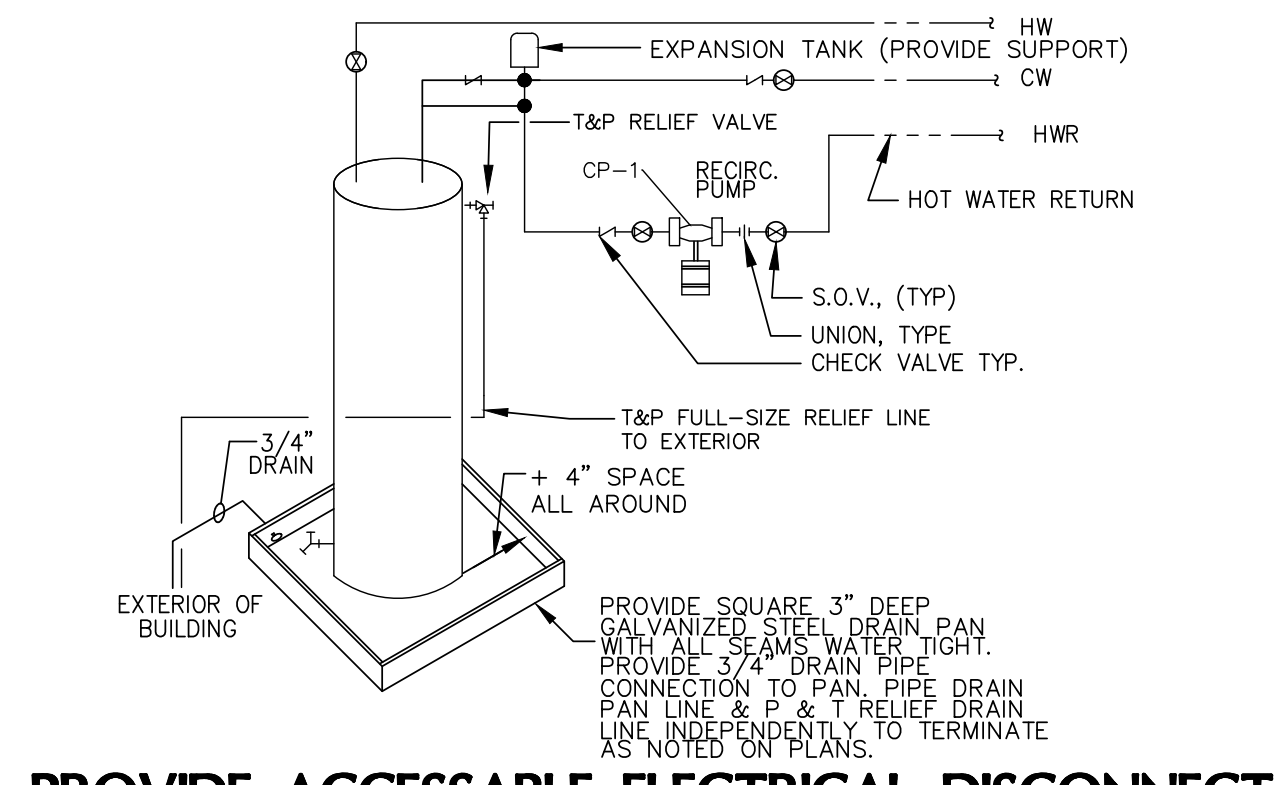
SCALE: 1/4" = 1'-0"

HVAC LAYOUT, INCLUDING MINI-SPLIT OPTION, AS PER THE PROVIDED MANUAL J, D AND S PROVIDED AT PERMIT SUBMITTAL



HVAC PLAN (furnace in attic above Garage, or Carport)

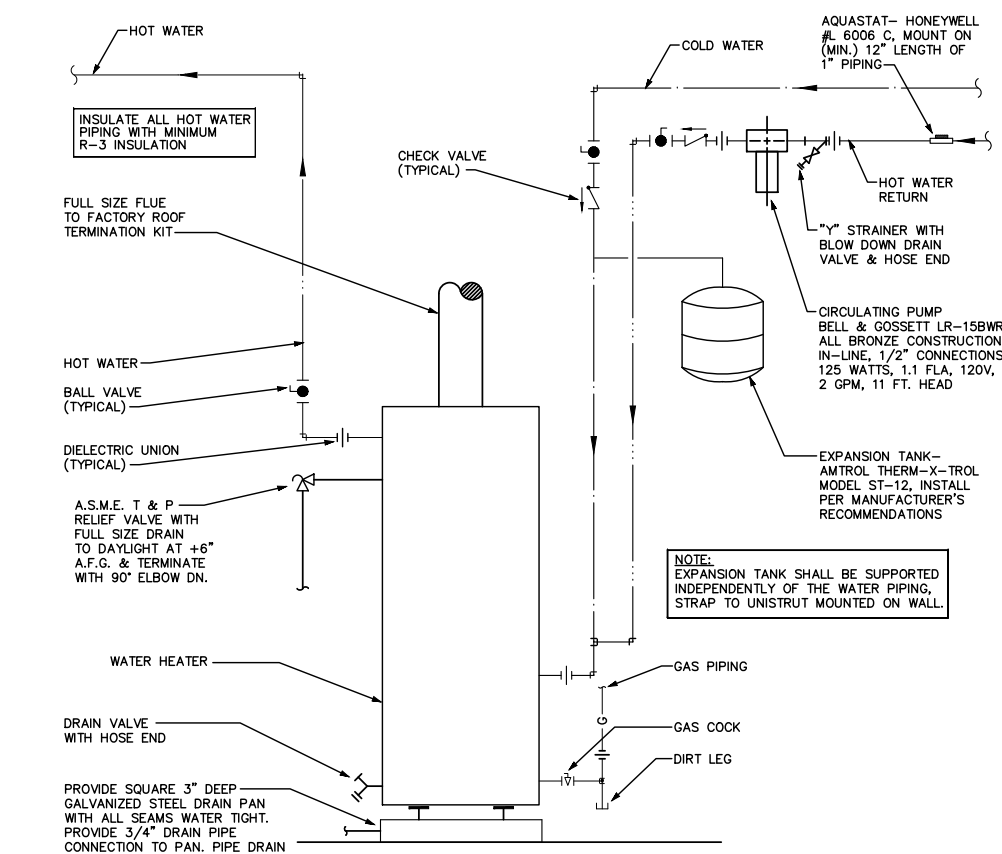
SCALE: 1/4" = 1'-0"



PROVIDE ACCESSIBLE ELECTRICAL DISCONNECT
ELECTRIC WATER HEATER

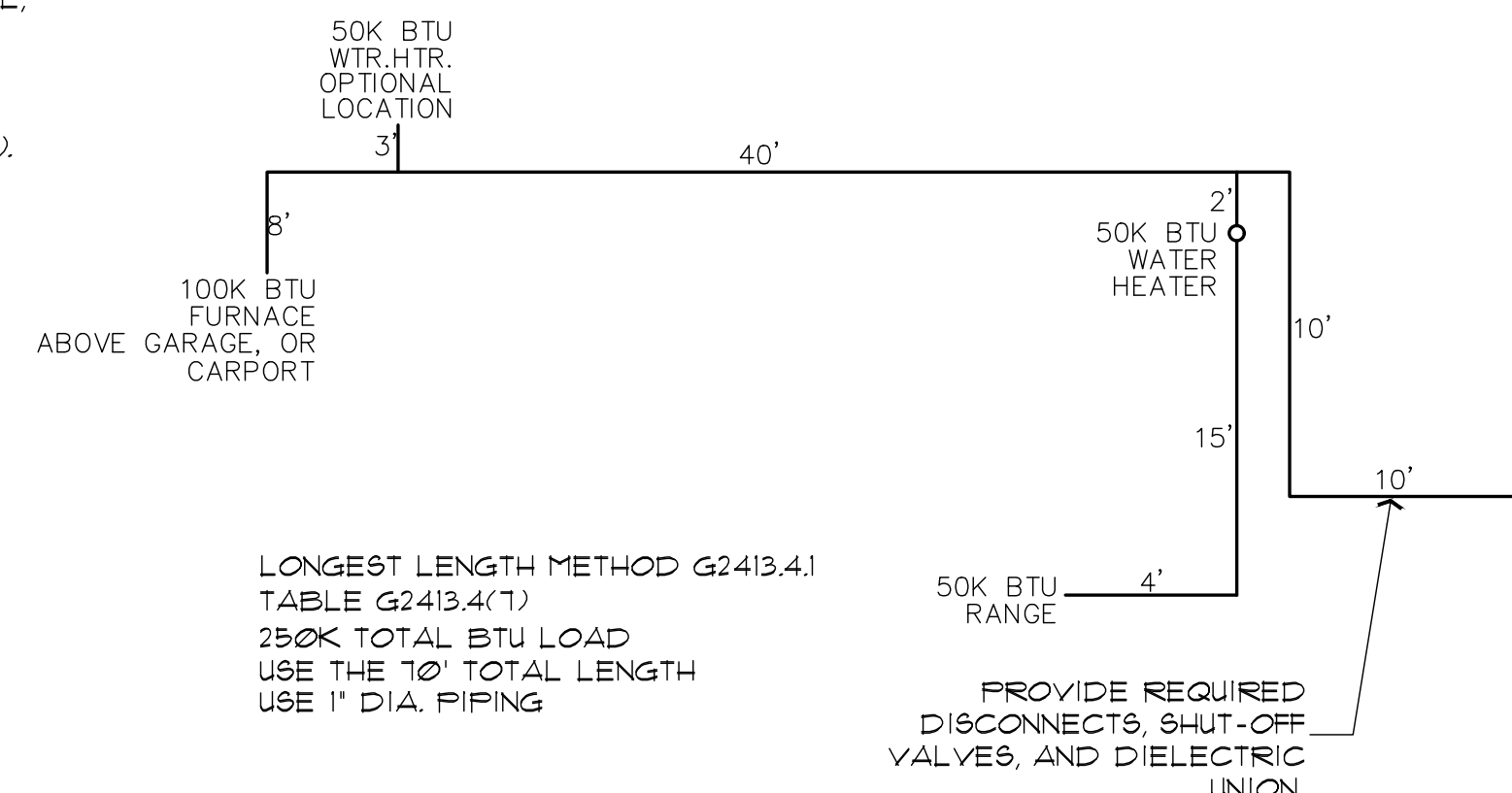
NO SCALE

NOTE: DRAIN PAN, AND T&P MUST DRAIN BY GRAVITY. WATER HEATER SHALL BE HIGH ENOUGH OFF THE FLOOR TO PROVIDE FOR DISCHARGE PIPING TO EXTERIOR.



GAS WATER HEATER OPTION

NO SCALE



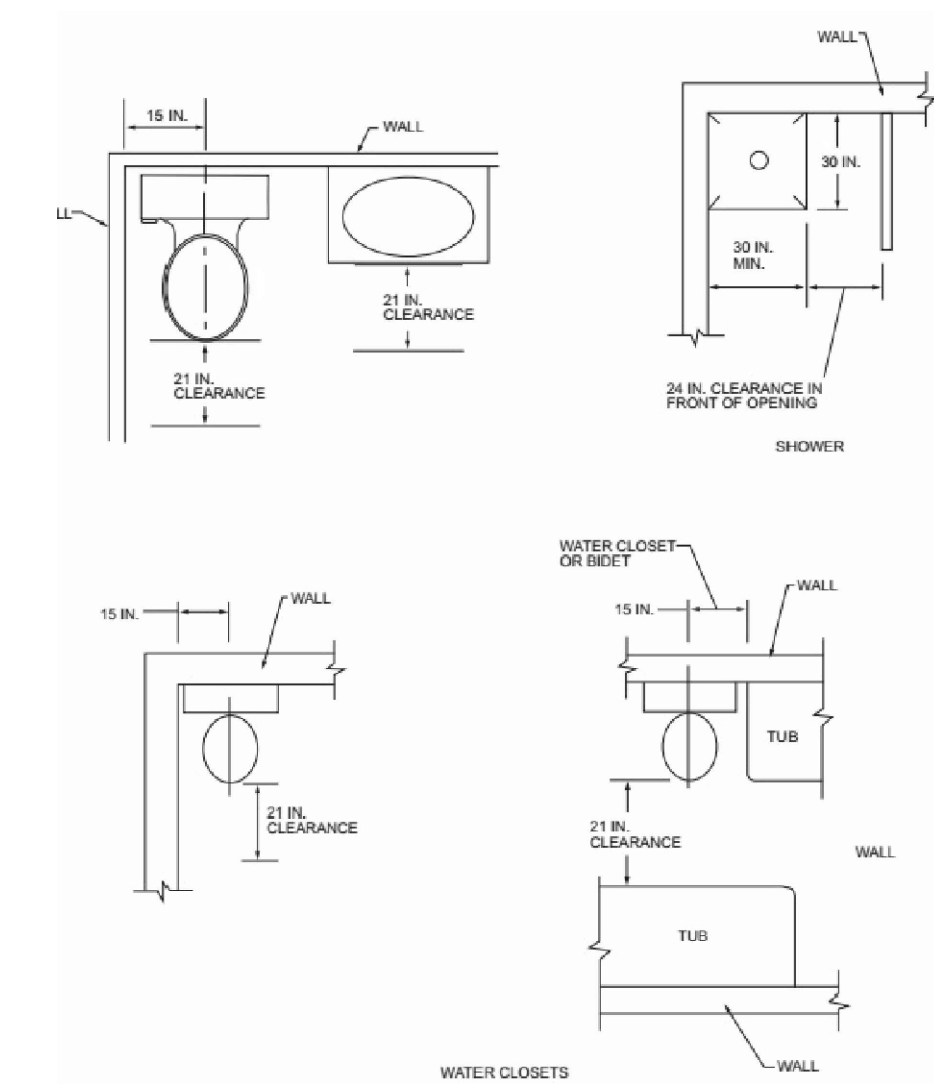
GAS PIPING ISOMETRIC

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



PLUMBING FIXTURE CLEARANCES

NO SCALE

PER IRC FIGURE R321.1

REVIEWED FOR DESIGN
CRITERIA ONLY

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HVAC/PLUMBING GENERAL NOTES:

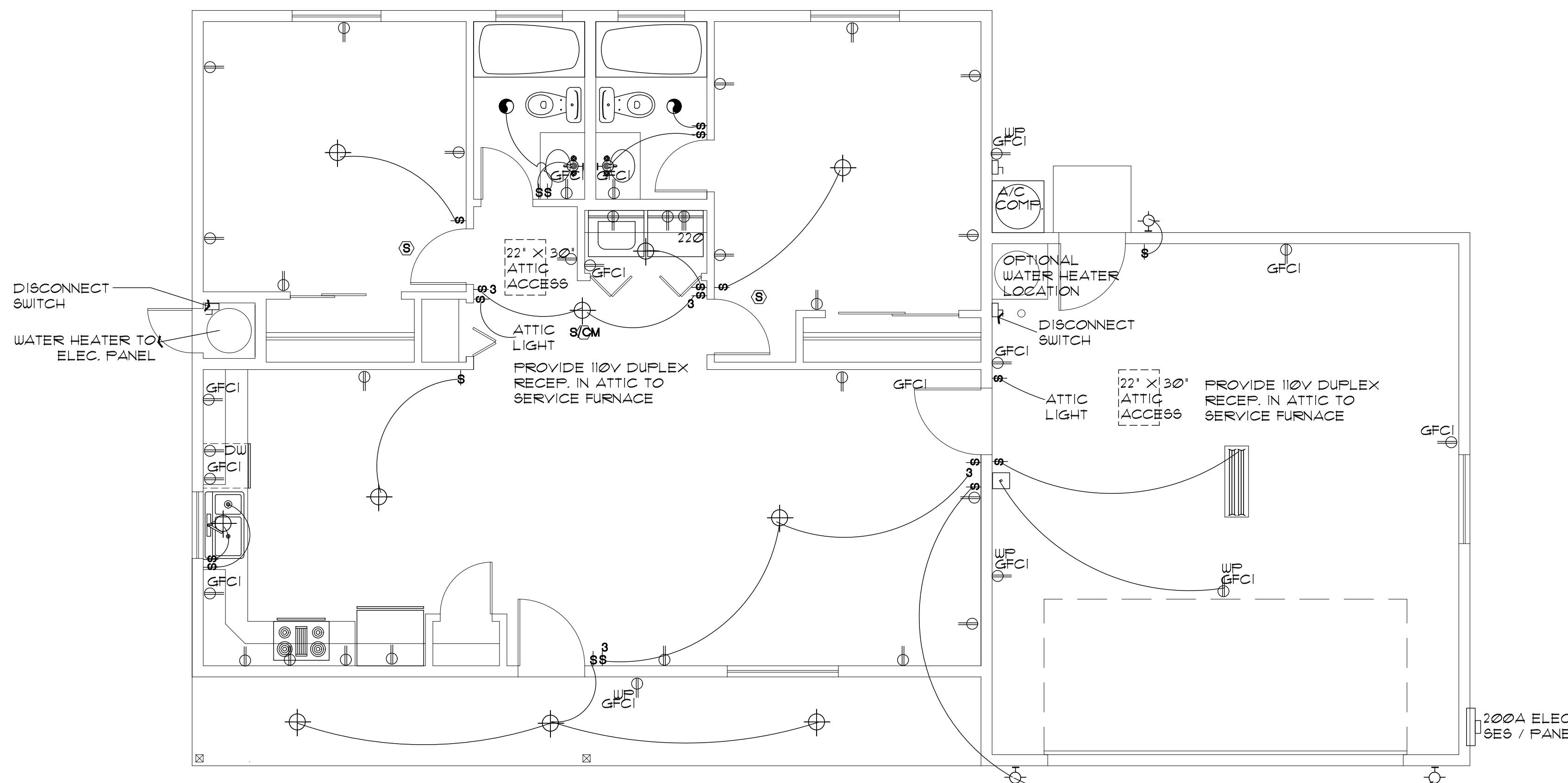
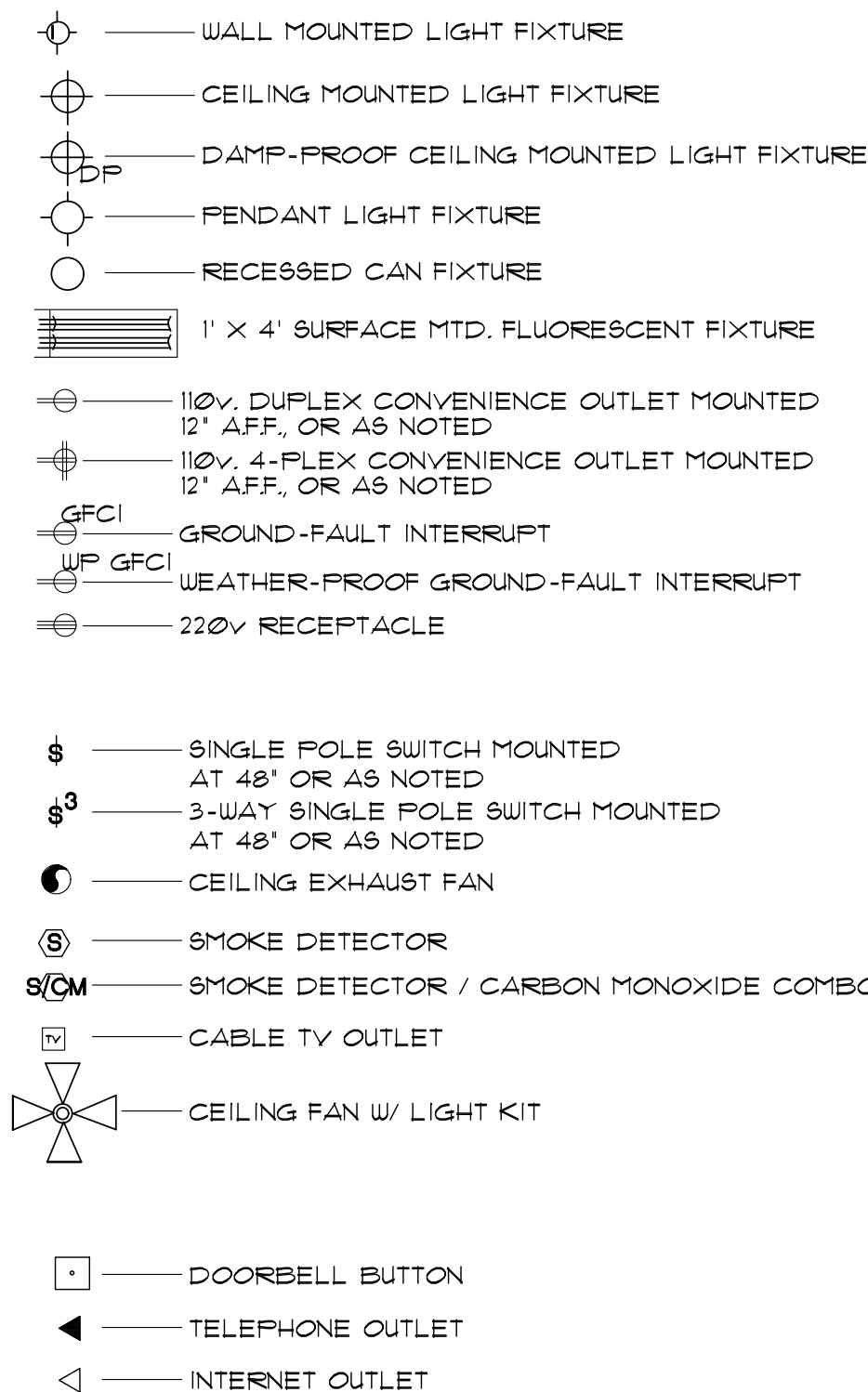
- 1. THE MECHANICAL CONTRACTOR SHALL DETERMINE THE FINAL EQUIPMENT SIZING, DUCT SIZING, AND DUCT LAYOUT PRIOR TO INSTALLATION.
- 2. DRAIN AND VENT SIZES TO BE DETERMINED BY PLUMBING CONTRACTOR
- 3. WATER HEATER RELIEF VALVE SHALL EXTEND OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' NOR LESS THAN 6' ABOVE THE GROUND AND POINTING DOWNWARD.
- 4. PROVIDE A FAN, AND DRAIN FOR THE WATER HEATER
- 5. 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.
- 6. 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).
- 7. DOOR AT WATER HEATER CLOSET SHALL BE LOUVERED FOR COMBUSTION AIR (MIN. REQUIREMENTS OF 100 SQ. INCHES OF FREE AIR).

- Supply-Air Grill
- Return Air Grill
- Thermostat

ELECTRICAL GENERAL NOTES

- 1. ALL WORKMANSHIP, MATERIALS, AND METHODS SHALL CONFORM TO NEC - 2023 EDITION.
2. ALL HABITABLE ROOMS SHALL BE PROVIDED W/ ELECTRICAL OUTLETS SO THAT NO PART OF THE WALL IS MORE THAN 6' FROM AN OUTLET.
3. ALL RECEPTACLES IN BATHROOMS, OUTSIDE 4' WITHIN 6' OF WATER SOURCE SHALL BE GFCI.
4. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED ON SEPARATE CIRCUIT & SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRING & SHALL HAVE BATTERY BACKUP.
5. LIGHTS IN CLOSETS SHALL BE 10' FROM SHELVING (MEASURED HORZTL. OR BE RECESSED.
6. 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.
7. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT SINGLE PHASE 15 & 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.
8. FIXTURES, FITTINGS, BOXES AND RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL BE LISTED TO BE SUITABLE FOR SUCH CONDITIONS.
9. 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.
10. 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.
11. 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.
12. ALL EXTERIOR LIGHTING SHALL CONFORM TO YAVAPAI COUNTY DARK SKY ORDINANCE.
13. 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)
14. 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 BOUL 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
15. 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
16. WHOLE HOUSE SURGE PROTECTION REQUIRED PER E3606.5

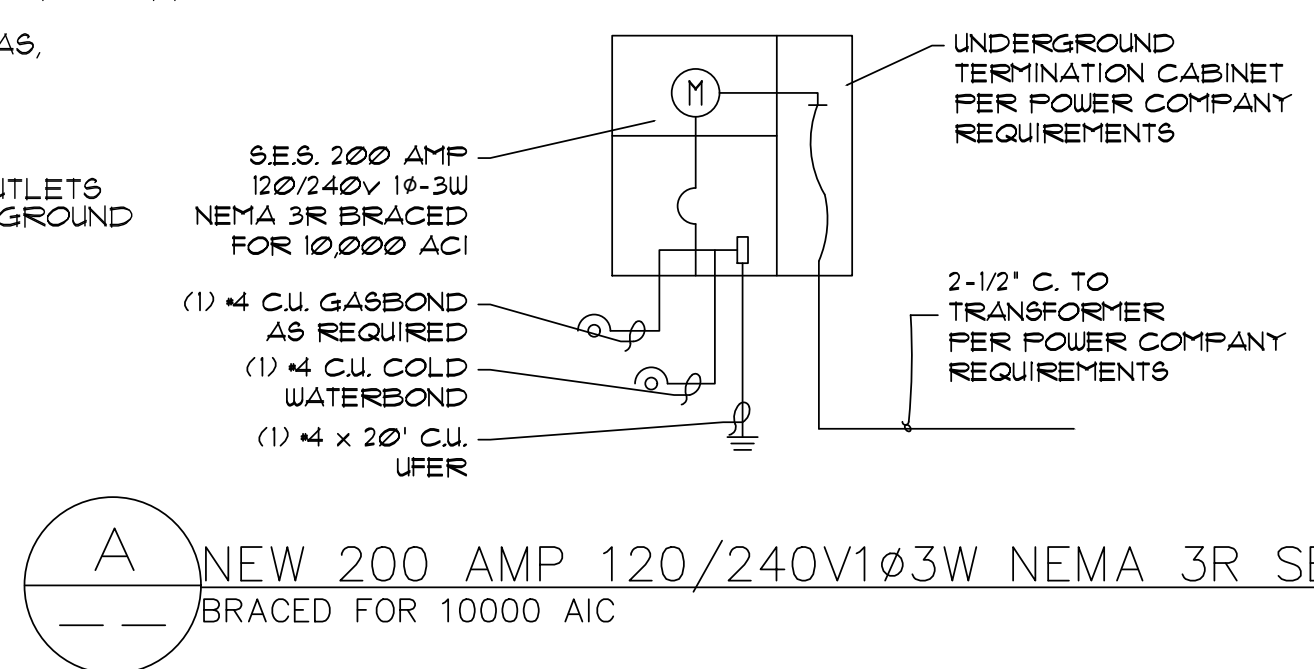
ELECTRICAL SYMBOLS



ELECTRICAL PLAN (with Garage option)

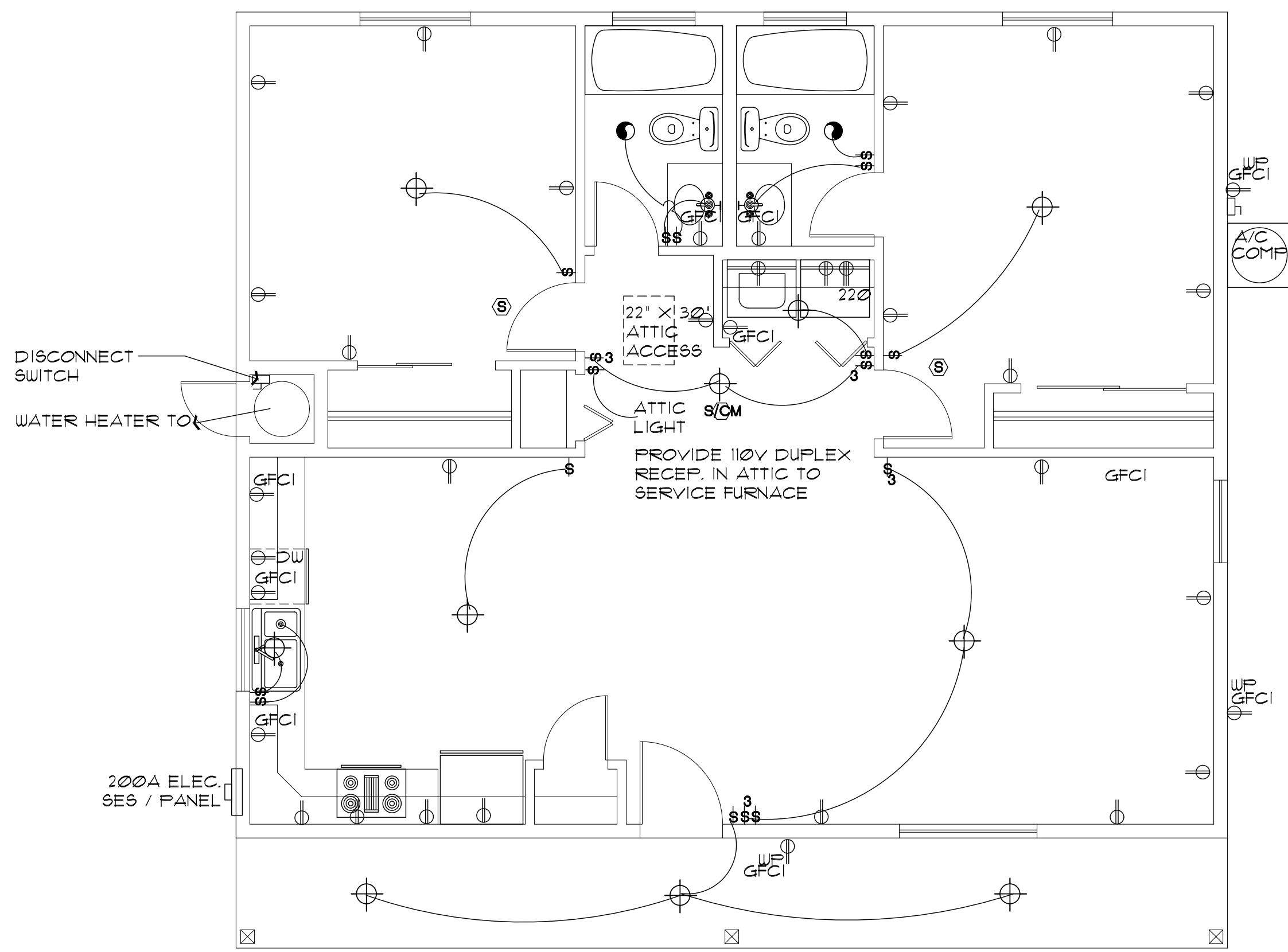
SCALE: 1/4" = 1'-0"

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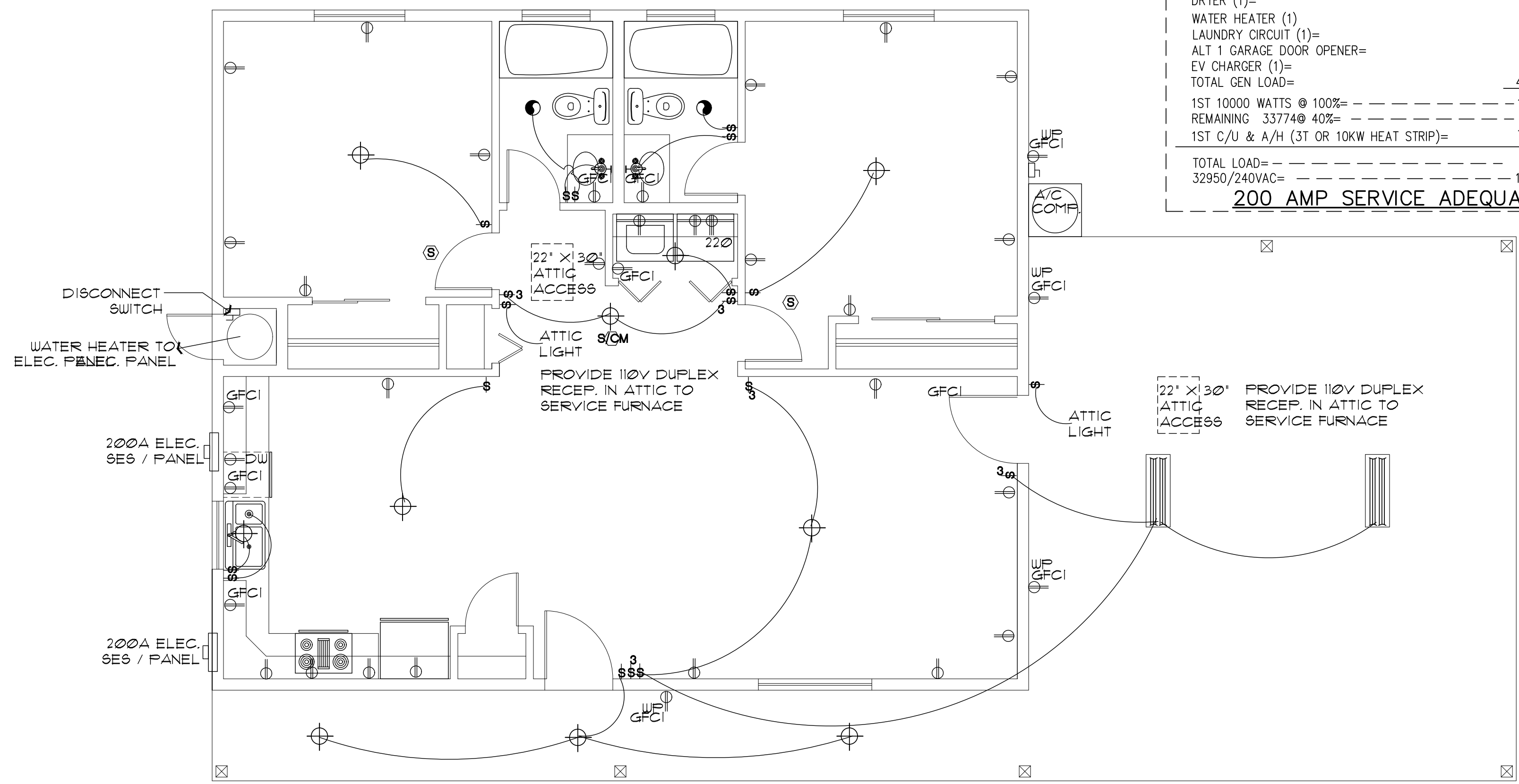
MAIN HOUSE LOAD CALC'S table showing wattage calculations for various appliances and a total load of 37510 WATTS (32950/240VAC = 156.29 AMPS).

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



ELECTRICAL PLAN (without Garage, or Carport option)

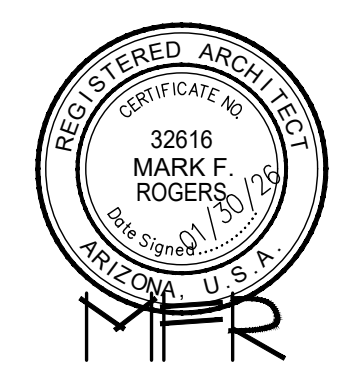
SCALE: 1/4" = 1'-0"



ELECTRICAL PLAN (with Carport option)

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

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ELECTRICAL PLAN SYMBOL SCHEDULE / NOTES
PHASE TWO - 2 BDRM / 2 BATH - RIGHT PARKING

YAVAPAI COUNTY, ARIZONA

1015 FAIR STREET PRESCOTT, ARIZONA

SHEET NO:

E-1.0