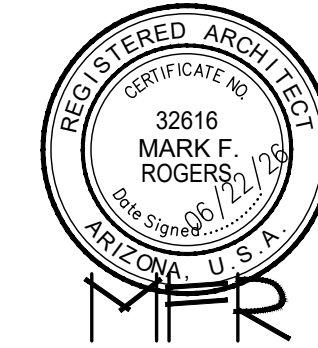


2BDRM / 2BATH
 Job no. : LEFT PARKING
 Date : 06/22/2026
 Drawn by : MFR
 Chk'd by : MFR
 Scale : AS NOTED
 Revisions:

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COVER SHEET
 2 BEDROOM / 2 BATH - LEFT PARKING
 SNOWFLAKE, ARIZONA

81 WEST 1ST STREET SOUTH
 SNOWFLAKE, AZ 85937

SHEET NO:

CS

TOWN COUNCIL
 BYRON LEWIS, MAYOR
 MARK SHEEN, VICE MAYOR
 REID STINNETT, COUNCIL MEMBER
 TRAVIS KAY, COUNCIL MEMBER
 CORY JOHNSON, COUNCIL MEMBER
 JOSEPH BJORNIN, COUNCIL MEMBER
 GREG BRIMHALL, COUNCIL MEMBER



BUILDING DEPARTMENT
 BRIAN RICHARDS, TOWN MANAGER/FINANCE DIRECTOR
 BRUCE MEYER, COMMUNITY DEV./PLANNING & ZONING

HOME SWEET HOME

Phase One

Single-Family Housing

TWO BEDROOM / TWO BATH - LEFT PARKING

for

Snowflake, Arizona

81 WEST 1ST STREET SOUTH

SNOWFLAKE, AZ 85937

INDEX TO DRAWINGS	
CS	COVER SHEET W/ PROJECT INFORMATION
A-1.0	FLOOR PLAN / SCHEDULES
A-1.1	ALTERNATE GARAGE PLAN
A-2.0	FOUNDATION PLAN / ROOF FRAMING PLAN / DETAILS
A-2.1	BRACED WALL PLAN
A-3.0	EXTERIOR ELEVATIONS / BLDG. SECTION
ME-1	HVAC / ELECTRICAL PLANS

PROJECT INFORMATION	
ALL WORK SHALL CONFORM TO ALL TOWN OF SNOWFLAKE 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)	
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 45 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 TOWN OF SNOWFLAKE PERSONNEL.
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 TOWN OF SNOWFLAKE OF ANY DISCREPANCIES. THE TOWN OF SNOWFLAKE, 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 TOWN OF SNOWFLAKE 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.
12. ENERGY COMPLIANCE IN THE TOWN OF SNOWFLAKE IS OPTIONAL. R-VALUES SHOWN ARE RECOMMENDED MINIMUMS BASED ON LOCAL CONDITIONS.

BE ADVISED: TRUSS CALCULATIONS ARE TO BE PROVIDED AT FRAMING INSPECTION. TRUSSES MUST ACCURATELY REFLECT THE CONDITIONS OF THE DESIGN. FAILURE TO PROVIDE SITE ACCURATE TRUSS CALCULATIONS WILL RESULT IN DELAYS AND MAY REQUIRE THE PROJECT TO STOP AND BE PROCESSED AS A NEW CUSTOM HOME.

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).

2BDRM / 2BATH
 Job no. : LEFT PARKING
 Date : 06/22/2026
 Drawn by : MFR
 Chk'd by : MFR
 Scale : AS NOTED
 Revisions:

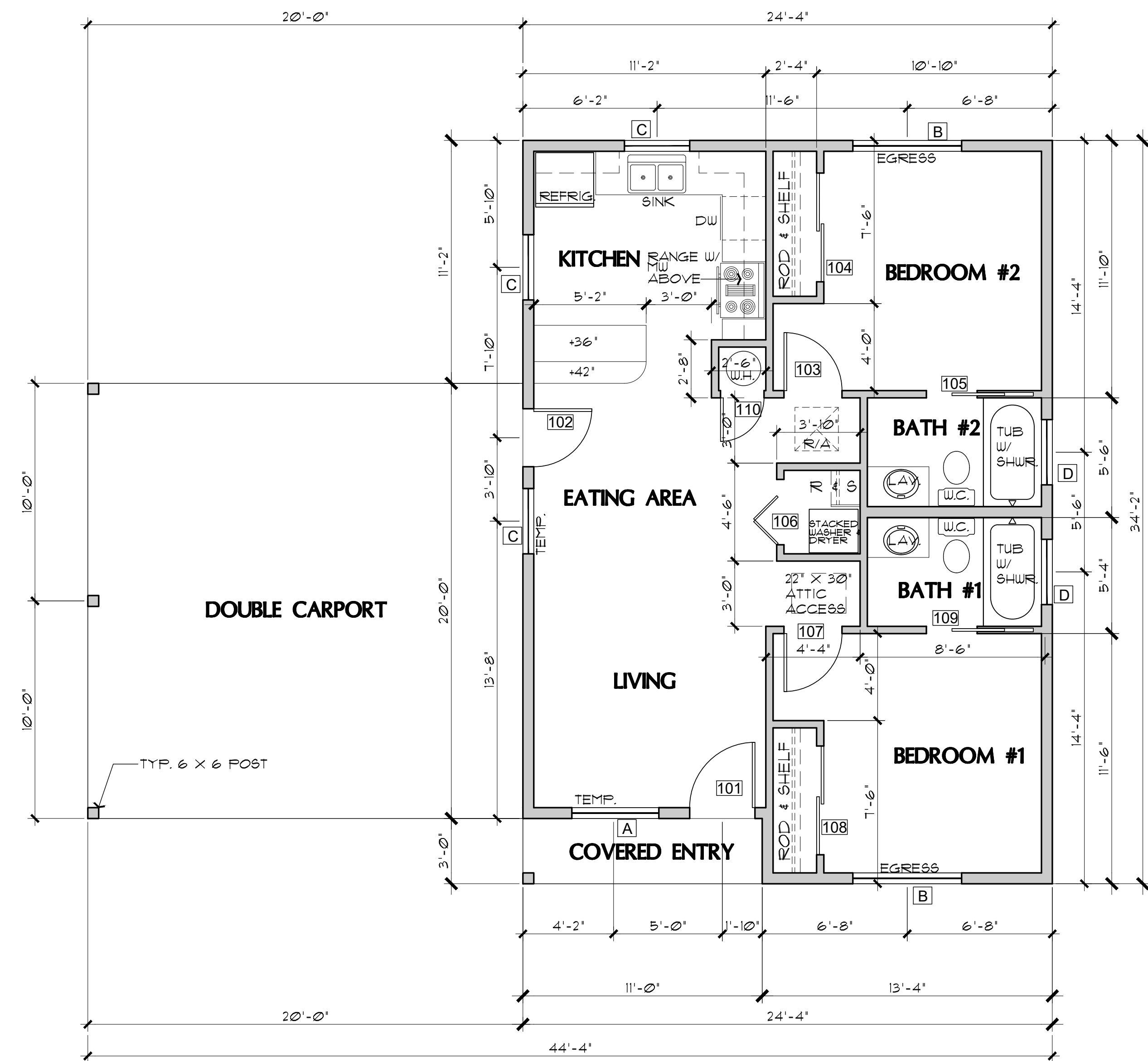
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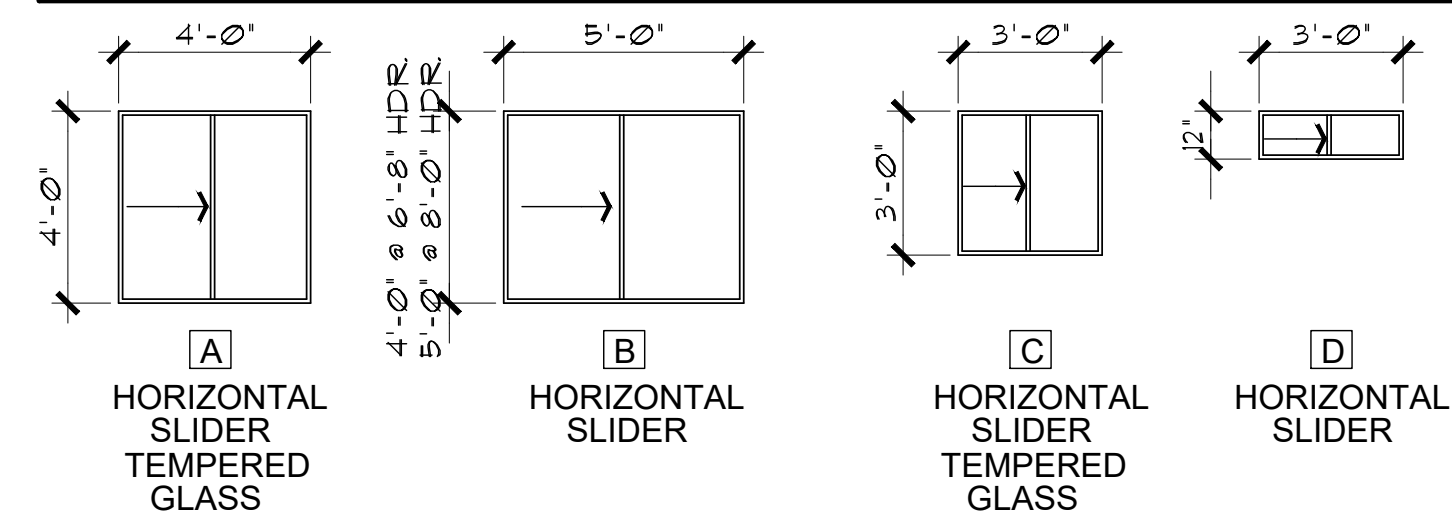


FLOOR PLAN

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

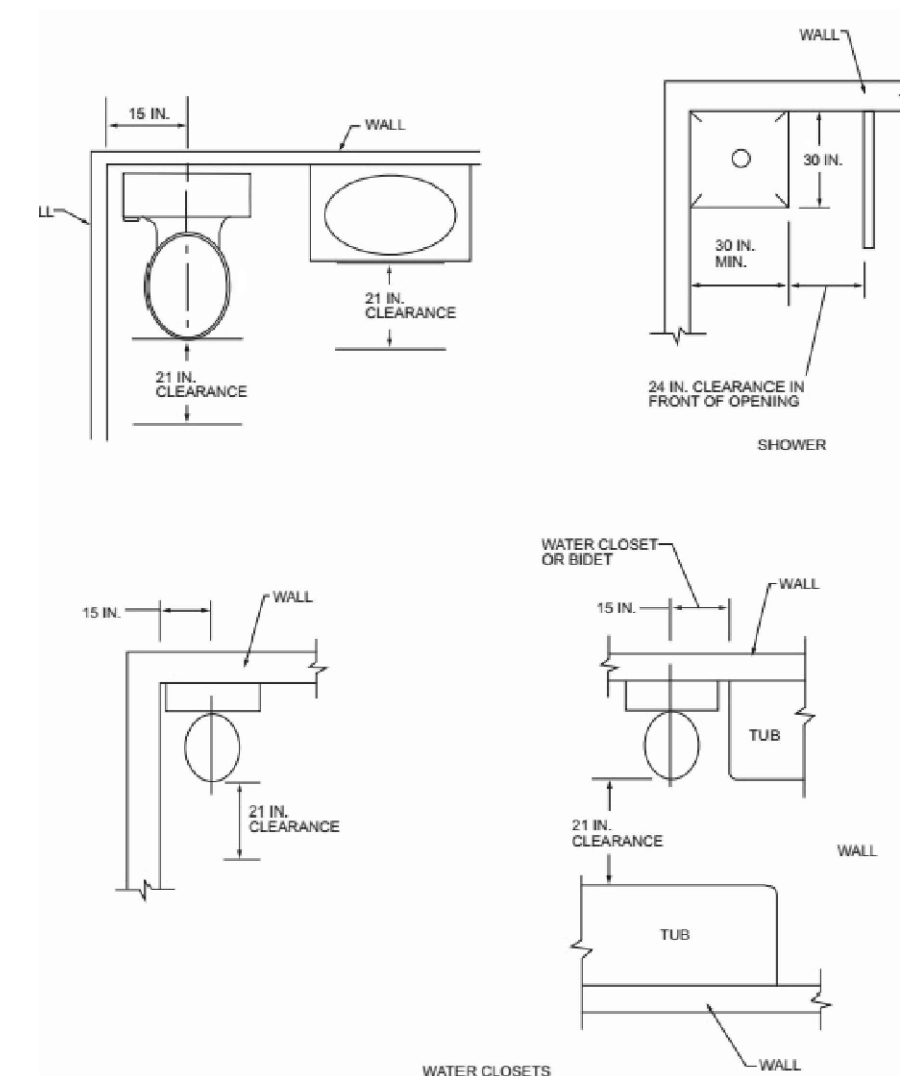
DOOR SCHEDULE

DR. #	SIZE		DOOR TYPE	REMARKS
	W.	H.		
101	3'-0"	6'-8"	EXTERIOR 6-PANEL SOLID-CORE WOOD	
102	2'-8"	6'-8"	2-PANEL SOLID-CORE WOOD W/ TEMPERED GLASS VISION PANEL	SELF-CLOSING & SELF-LATCHING PROVIDE THRESHOLD AND WEATHERSTRIPPING
103	2'-8"	6'-8"	INTERIOR 4-PANEL HOLLOW CORE	
104	5'-0"	6'-8"	INTERIOR 4-PANEL SLIDING BI-PASS	
105	2'-4"	6'-8"	INTERIOR 4-PANEL SLIDING POCKET DOOR	
106	3'-0"	6'-8"	INTERIOR 4-PANEL BI-FOLD	
107	2'-8"	6'-8"	INTERIOR 4-PANEL HOLLOW CORE	
108	5'-0"	6'-8"	INTERIOR 4-PANEL SLIDING BI-PASS	
109	2'-4"	6'-8"	INTERIOR 4-PANEL SLIDING POCKET DOOR	
110	2'-0"	6'-8"	INTERIOR 4-PANEL SOLID CORE	FULL LOUVERED DOOR IS USING A GAS WATER HEATER
111	2'-8"	6'-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)



PLUMBING FIXTURE CLEARANCES

NO SCALE PER IRC FIGURE R327.1

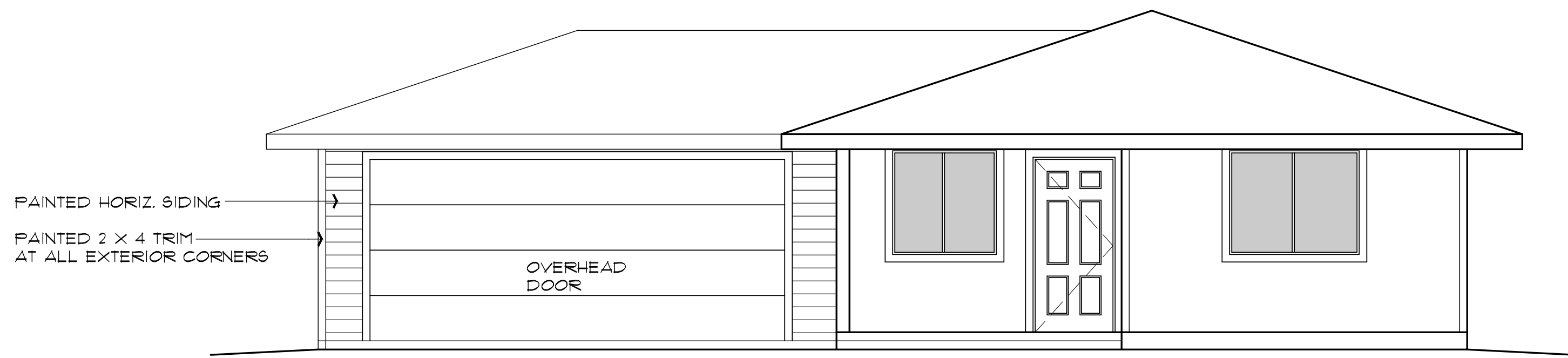
FLOOR PLAN /
 OPENING SCHEDULES
 2 BEDROOM / 2 BATH - LEFT PARKING

SNOWFLAKE, ARIZONA

81 WEST 1ST STREET SOUTH
 SNOWFLAKE, AZ 85937

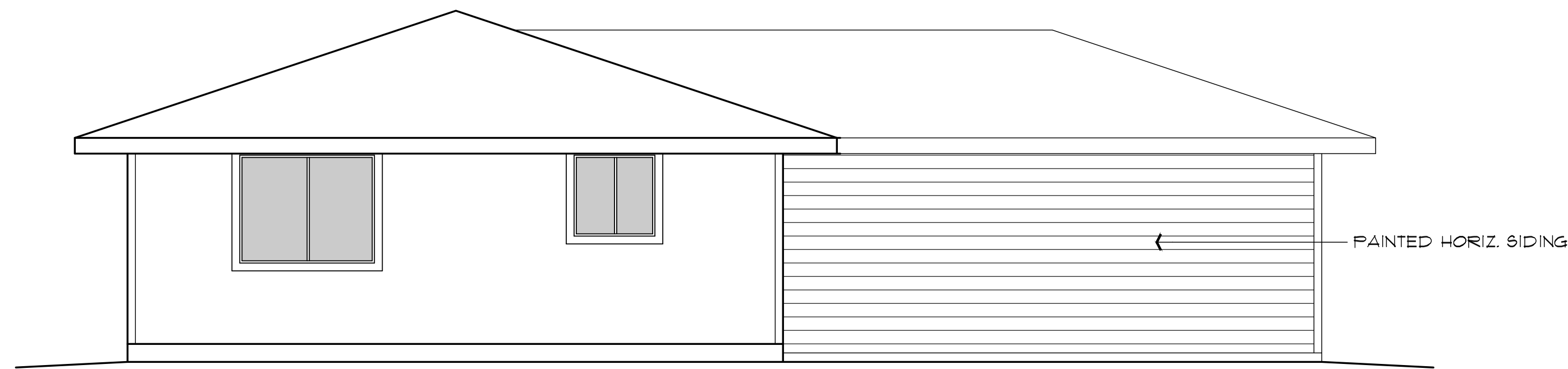
SHEET NO:

A-10



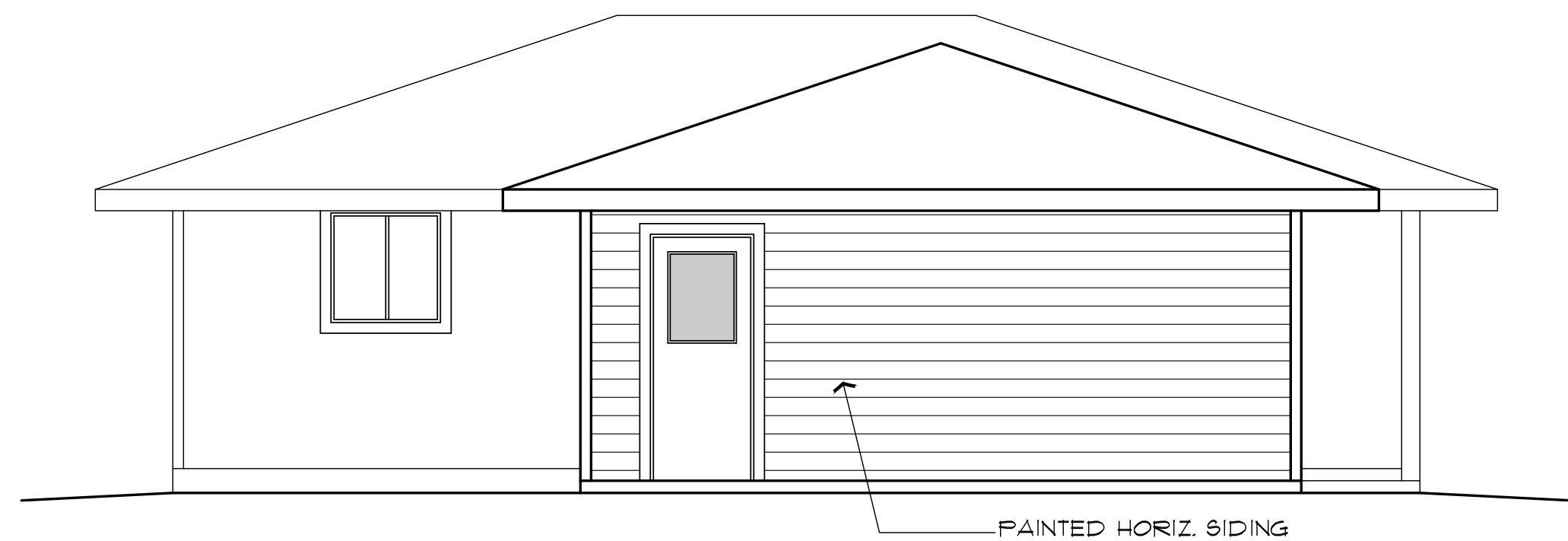
ALTERNATE GARAGE - FRONT ELEVATION

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



ALTERNATE GARAGE - REAR ELEVATION

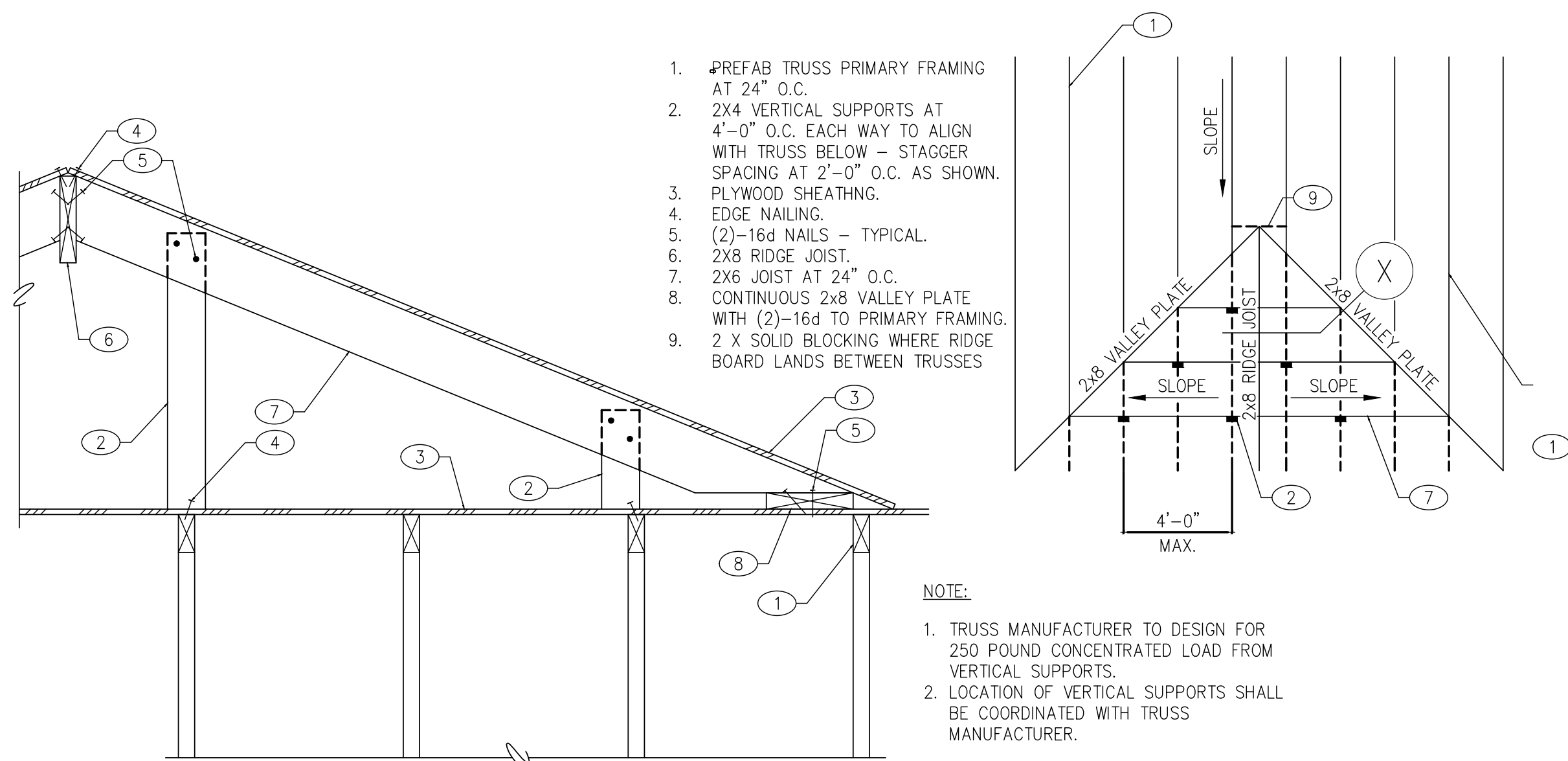
SCALE: 1/4" = 1'-0"



ALTERNATE GARAGE - LEFT SIDE ELEVATION

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

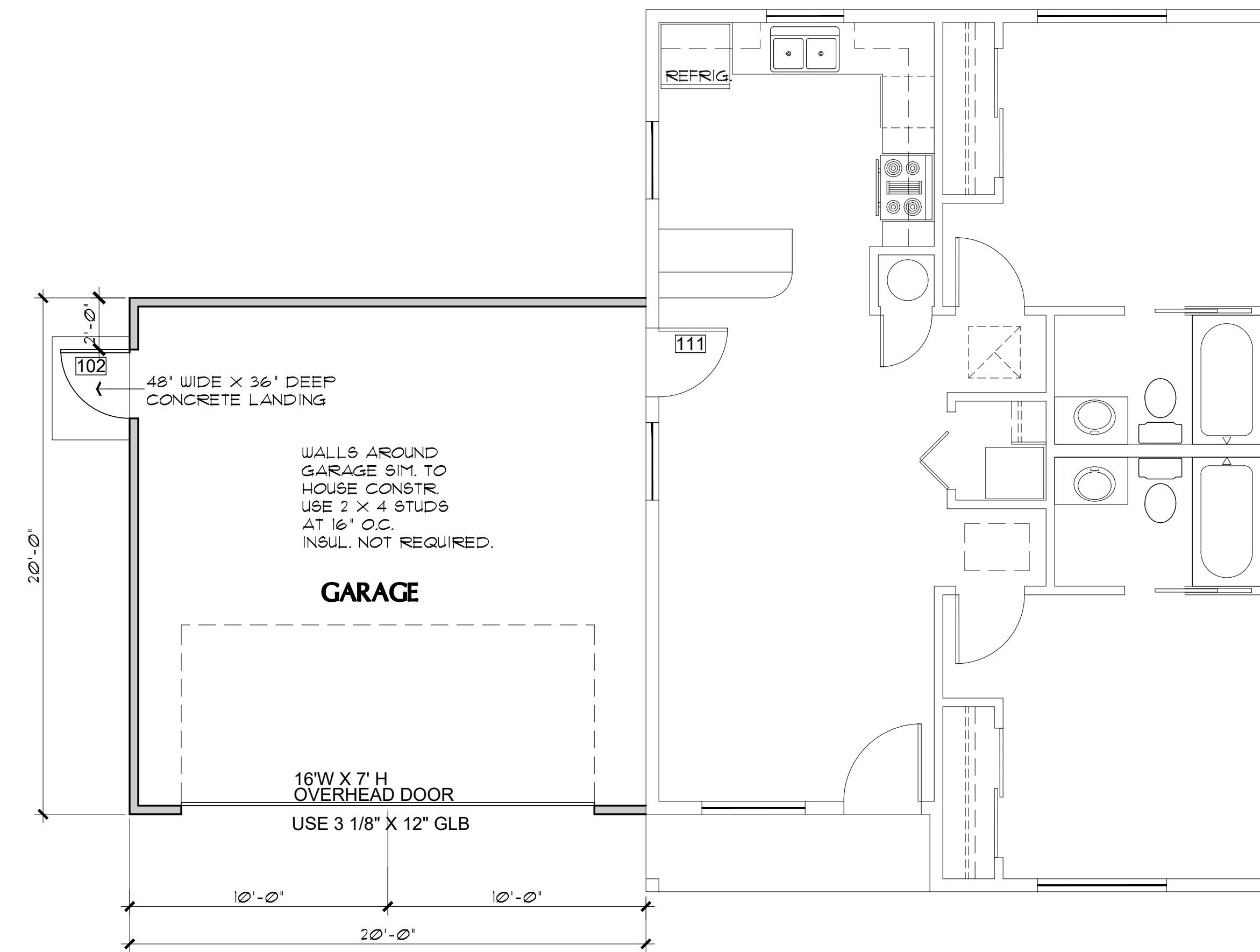
NOTE: STUCCO MAY BE USED IN LIEU OF THE HORIZ. SIDING. PROVIDE A WEEP SCREED AT THE BASE OF THE STUCCO AT THE EXTERIOR.



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

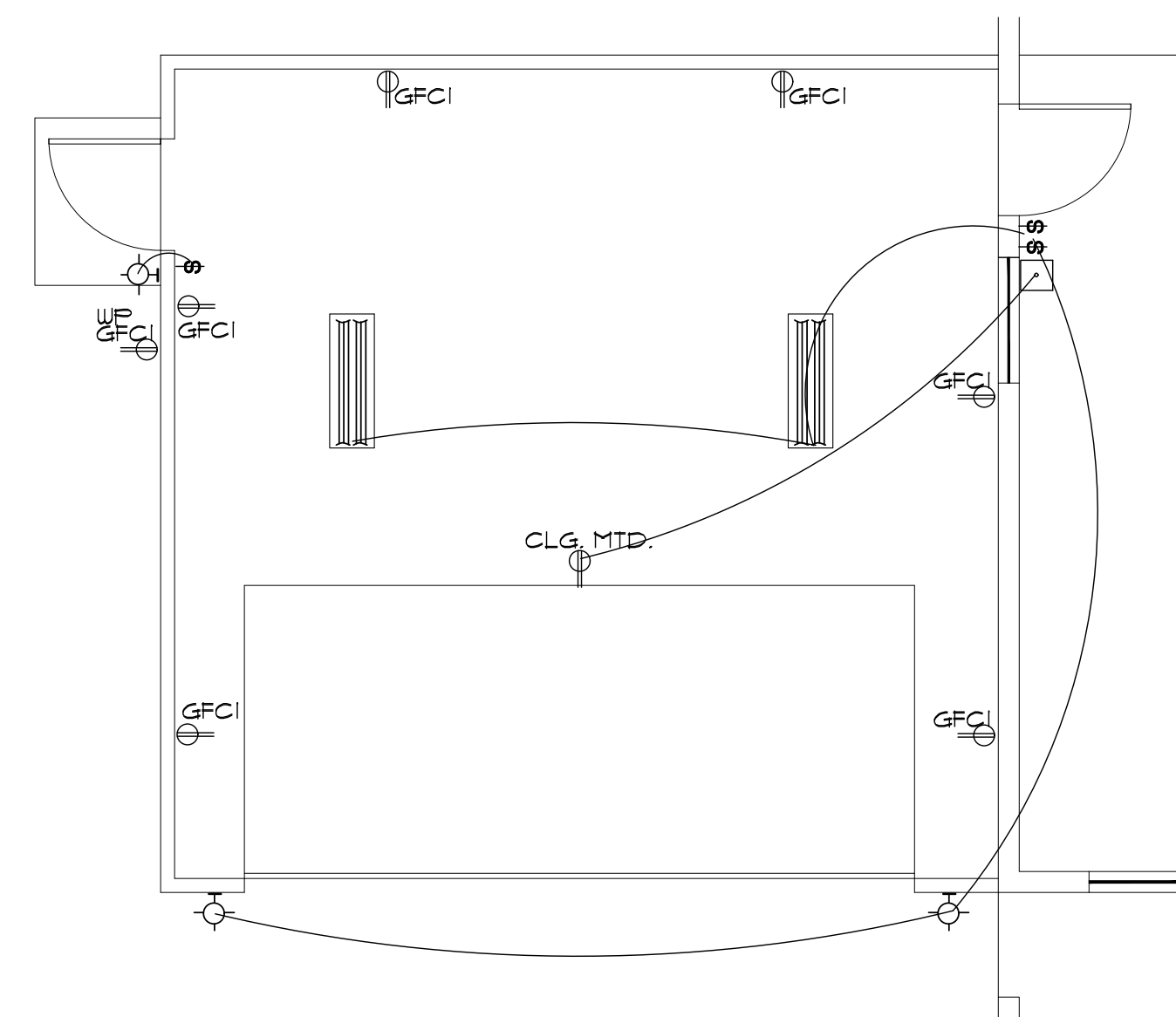
TYPICAL VALLEY TRUSS OVERFRAME DETAIL

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



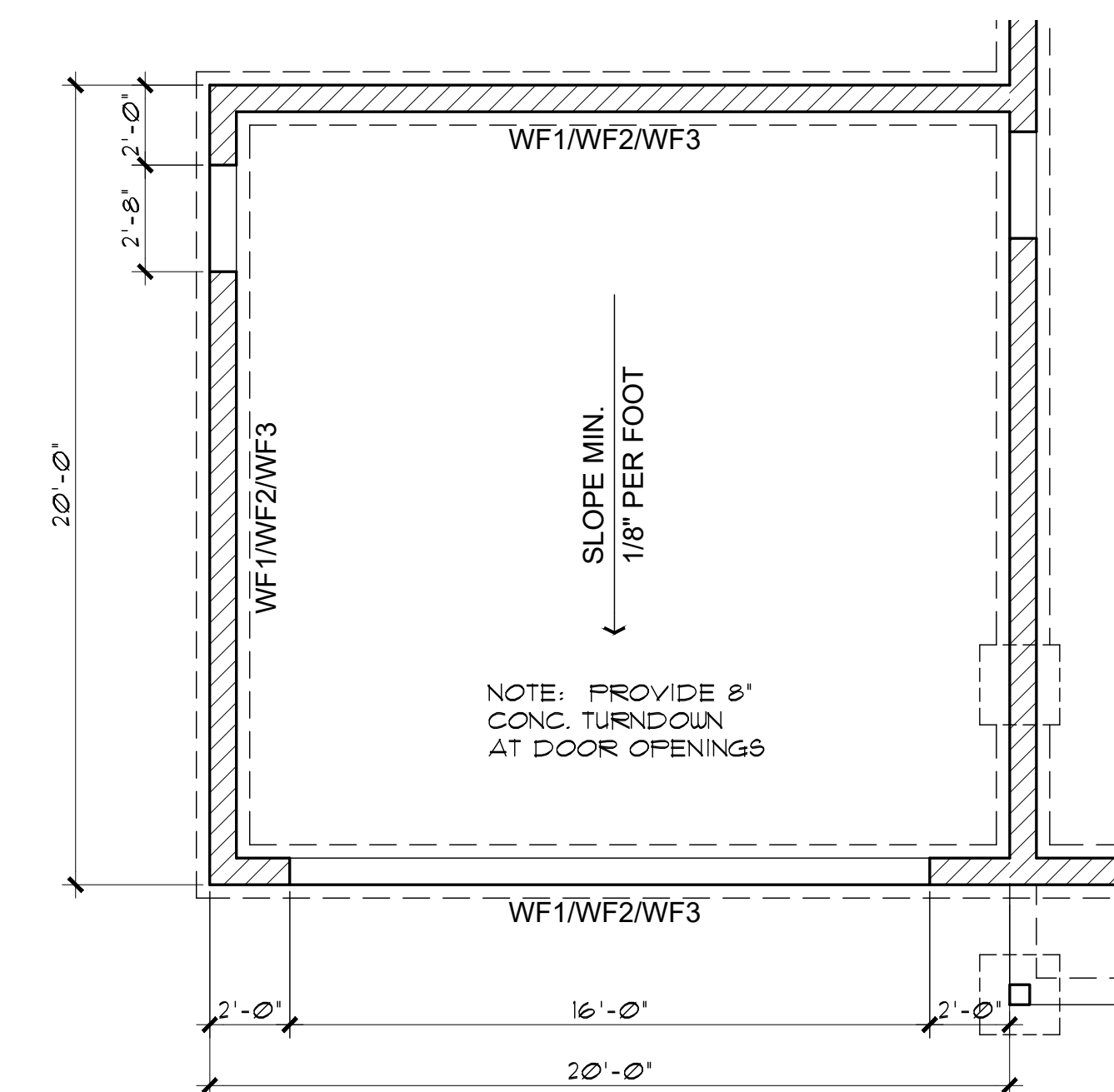
ALTERNATE GARAGE FLOOR PLAN

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



ALTERNATE GARAGE ELECTRICAL PLAN

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



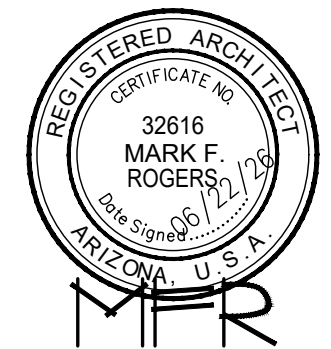
ALTERNATE GARAGE FOUNDATION PLAN

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

2BDRM / 2BATH
Job no. : LEFT PARKING
Date : 06/22/2026
Drawn by: MFR
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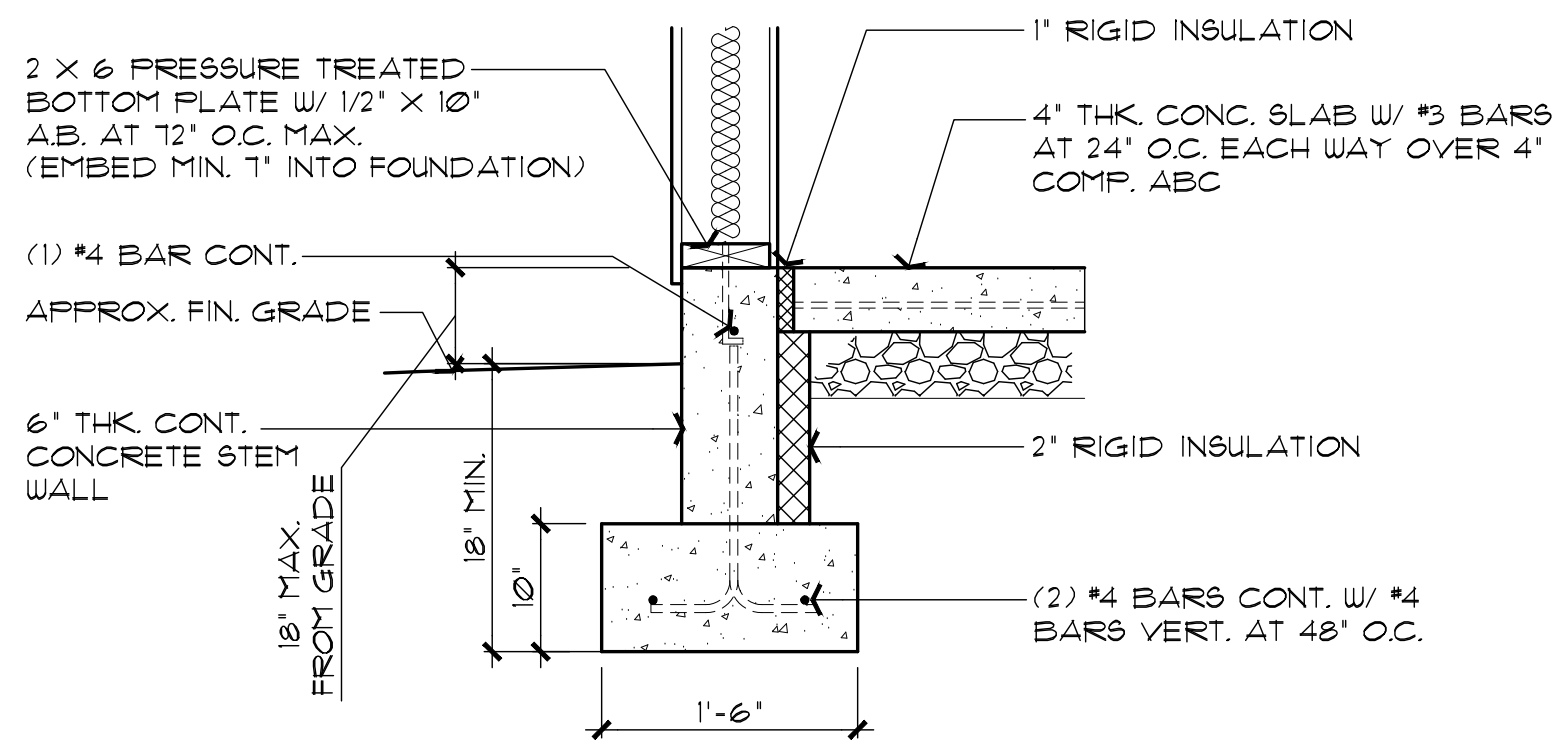
761 Highland Circle
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architect914@cableone.net

**2 BEDROOM / 2 BATH - LEFT PARKING
SNOWFLAKE, ARIZONA**

81 WEST 1ST STREET SOUTH
SNOWFLAKE, AZ 85937

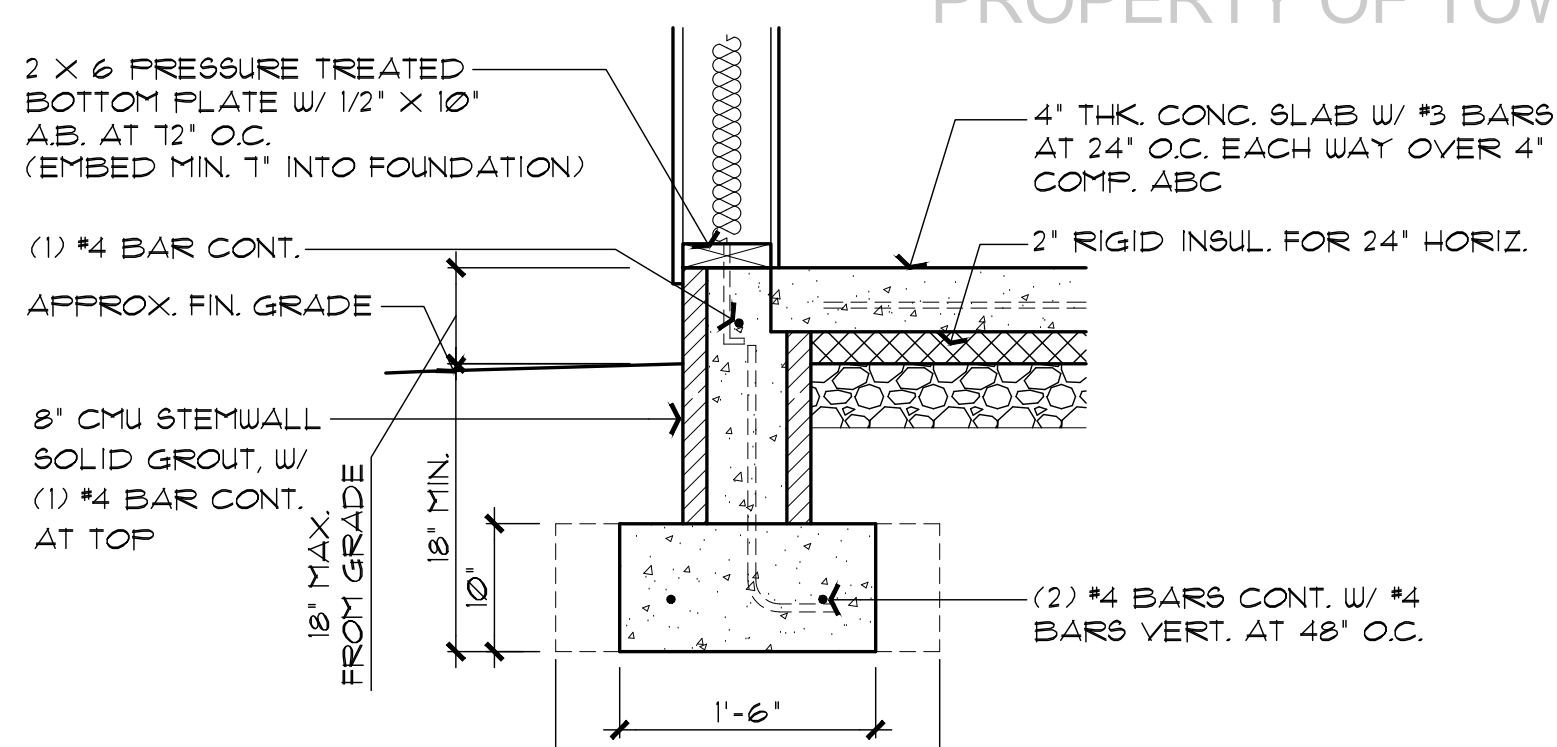
SHEET NO:

A-1.1



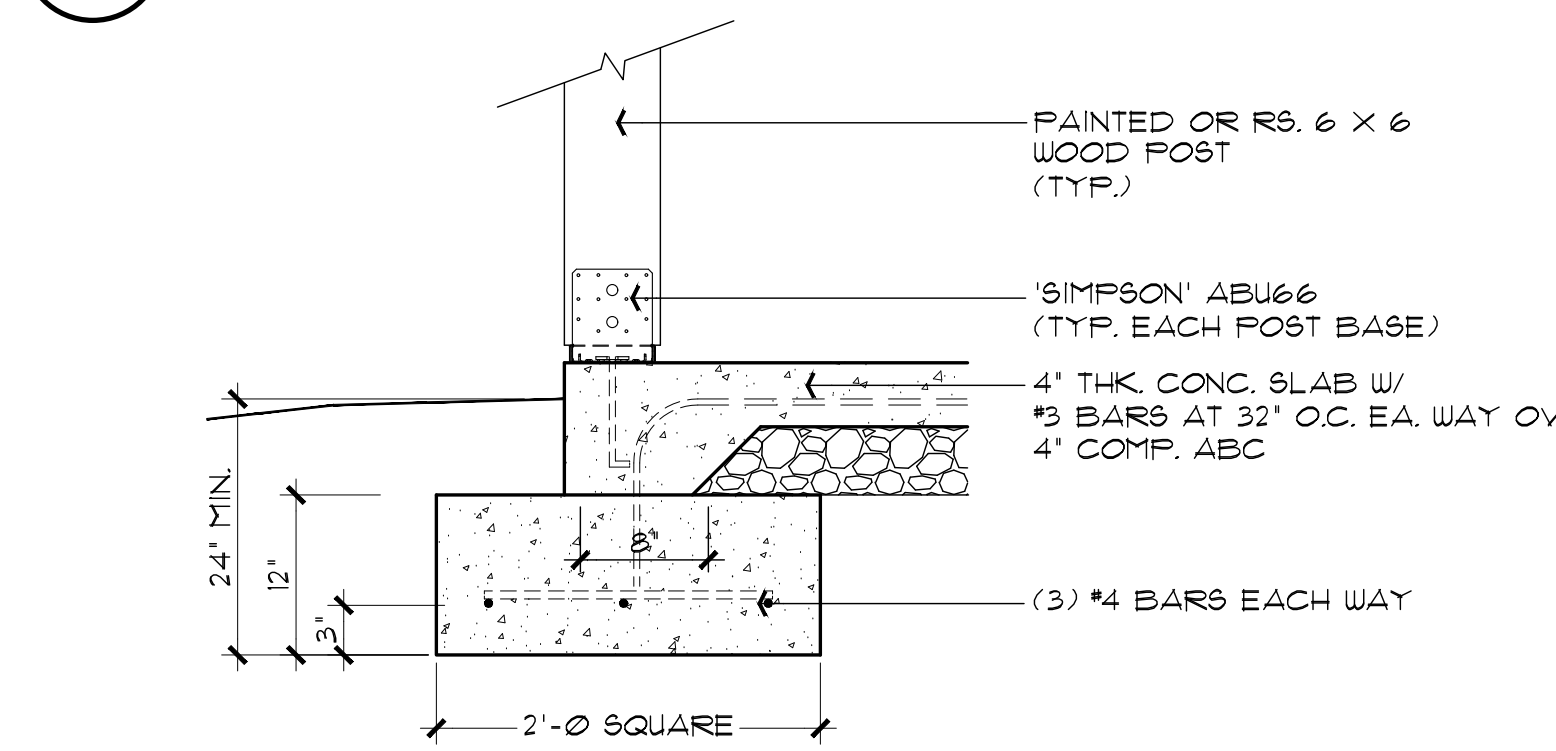
WF1 CONCRETE STEM WALL OPTION

SCALE: 1" = 1'-0"



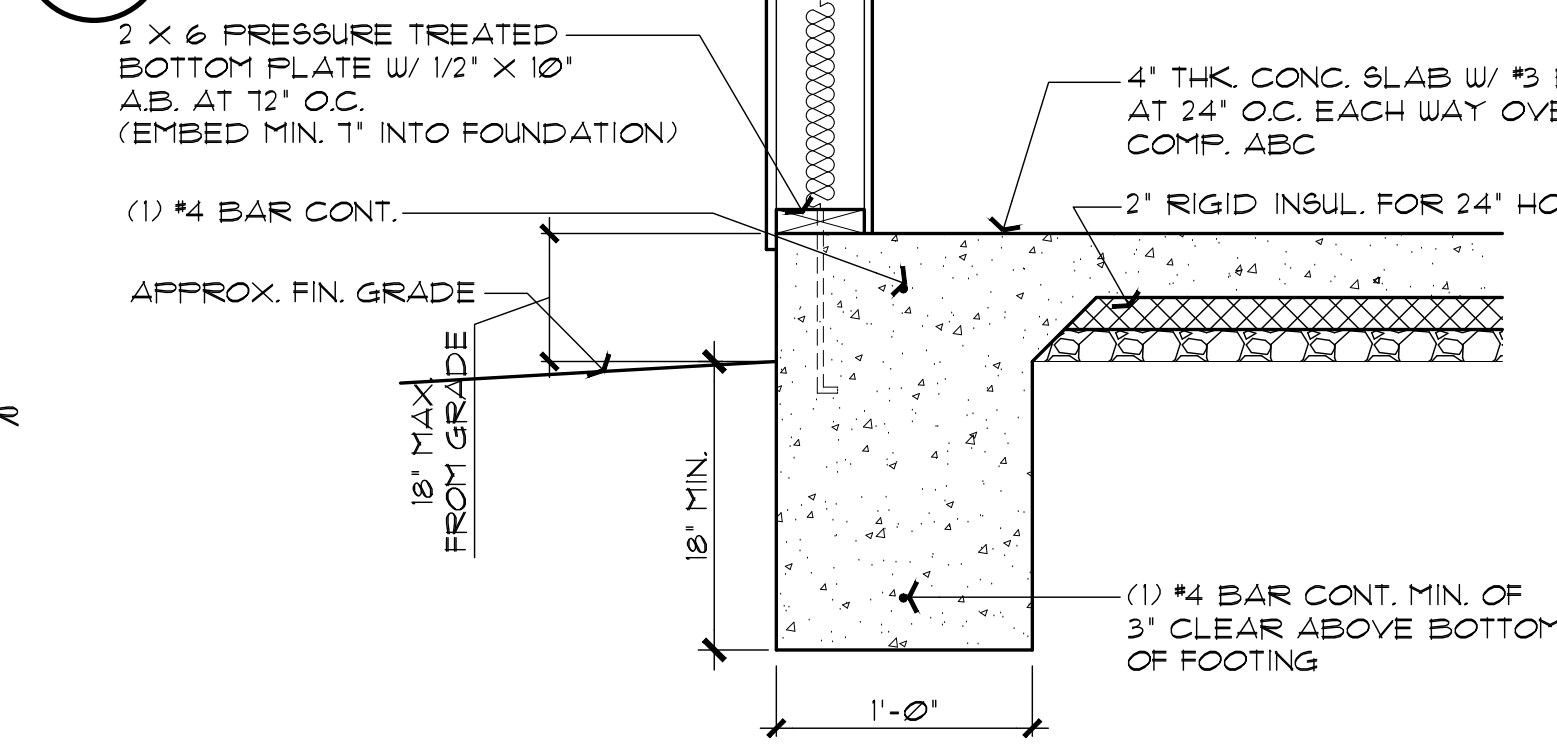
WF2 CMU STEM WALL OPTION

SCALE: 1" = 1'-0"



F1 POST BASE FOOTING

SCALE: 1" = 1'-0"



WF3 MONOLITHIC FOOTING OPTION

SCALE: 1" = 1'-0"

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

FOUNDATION NOTES

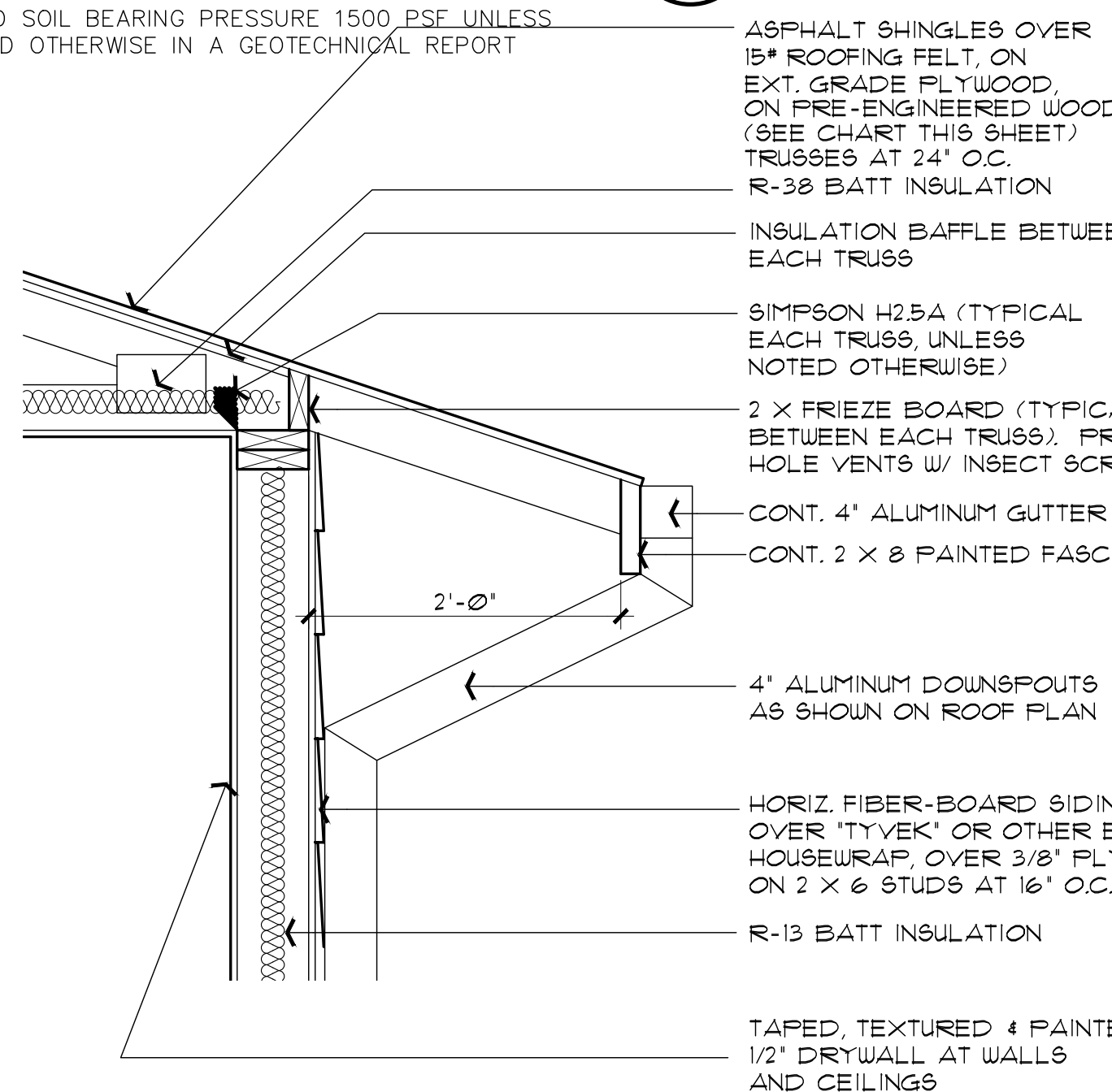
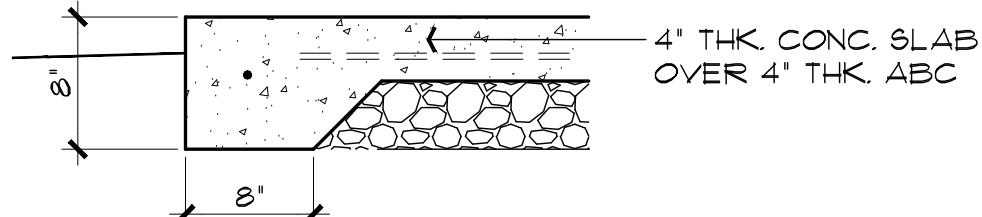
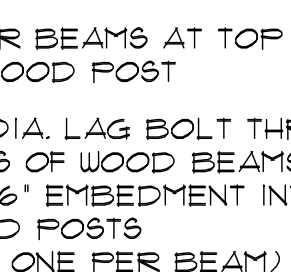
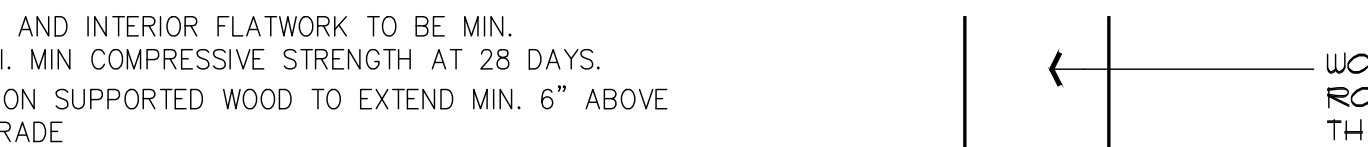
- FOOTINGS TO BE A MIN. OF 10" THICK IN 18" MIN. UNDISTURBED SOIL U.N.O. & EXTEND THRU ANY CLAY OR EXPANSIVE SOIL
- FOOTINGS AND INTERIOR FLATWORK TO BE MIN. 2500 P.S.I. MIN COMPRESSIVE STRENGTH AT 28 DAYS.
- FOUNDATION SUPPORTED WOOD TO EXTEND MIN. 6" ABOVE FINISH GRADE
- FOUNDATION PLATES AND SILLS 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 WHEN PROVIDED.
- ASSUMED SOIL BEARING PRESSURE 1500 PSF UNLESS SPECIFIED OTHERWISE IN A GEOTECHNICAL REPORT

3 PLAN VIEW - MITERED BEAM AT CORNER POSTS CONNECTION

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

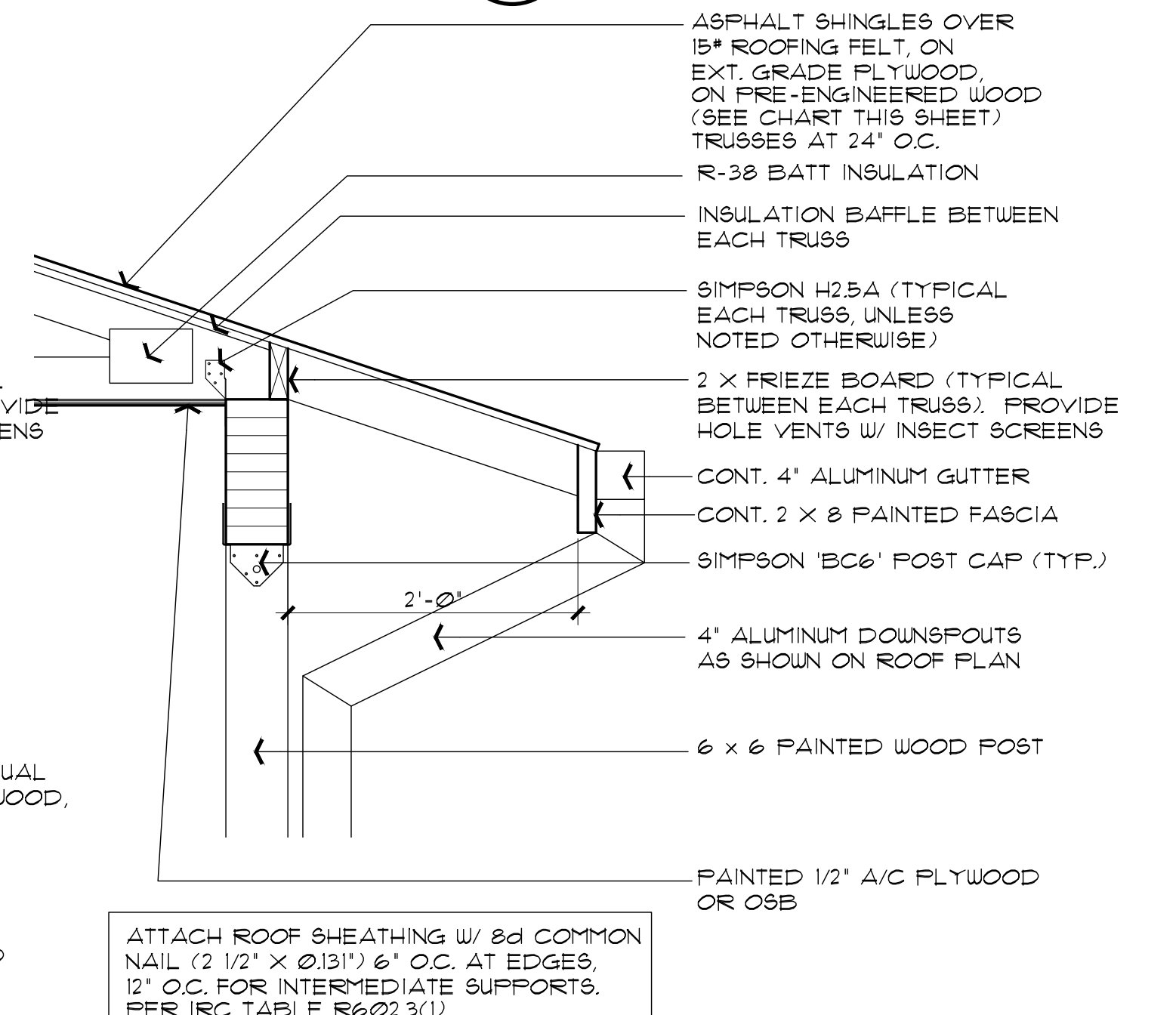
F2 TYPICAL TURN-DOWN FOOTING

SCALE: 1" = 1'-0"



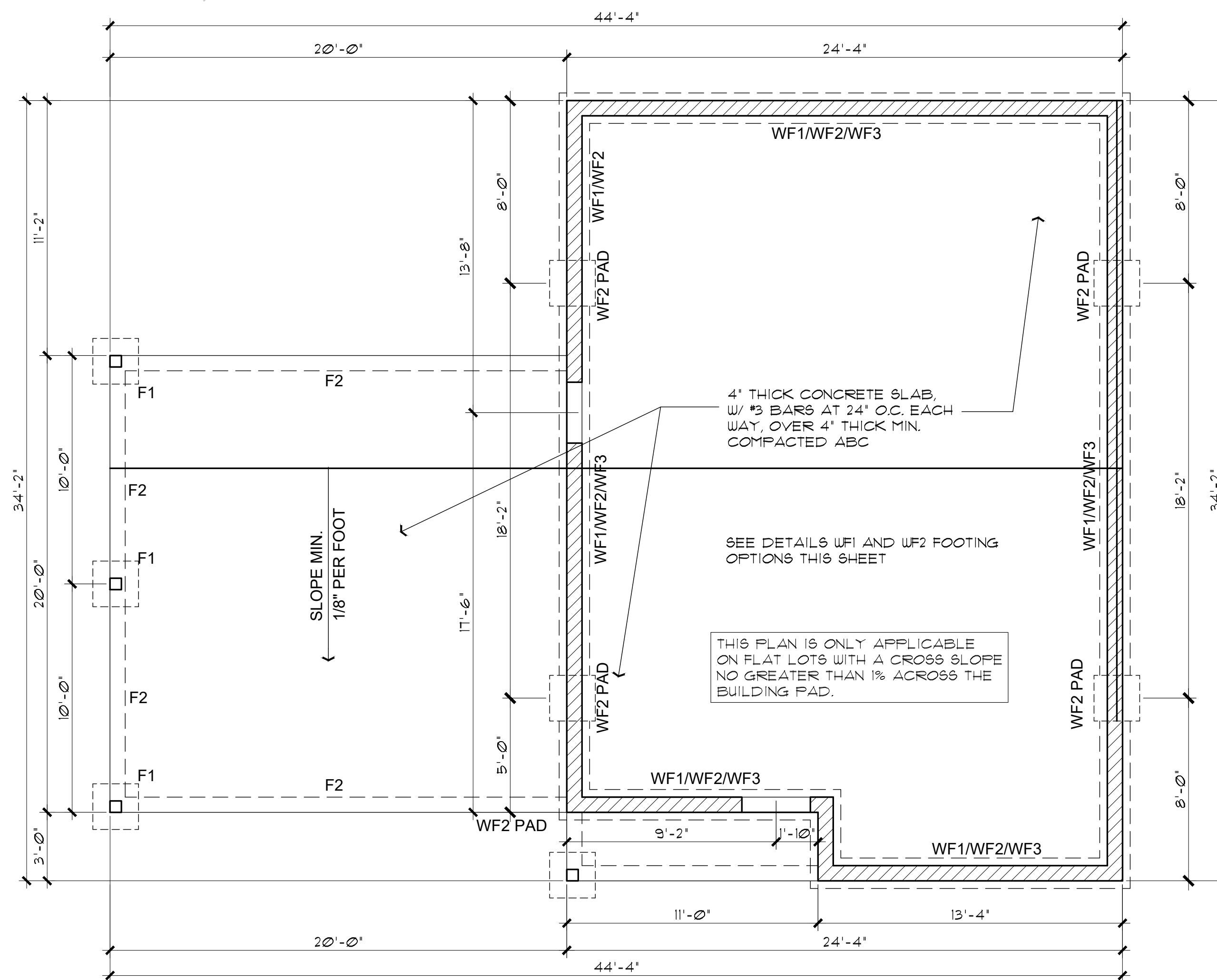
1 ROOF OVERHANG DETAIL

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"

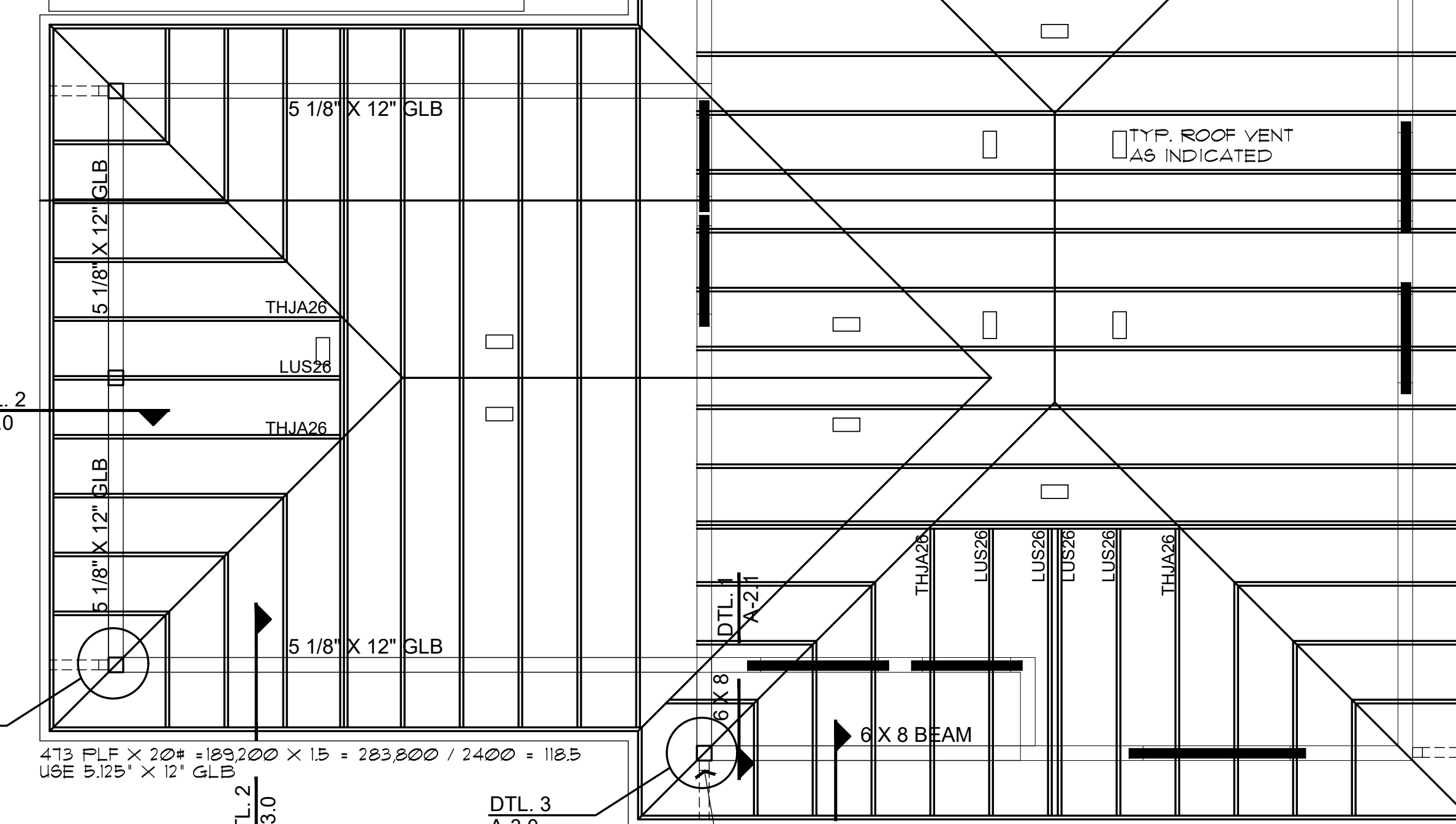
WHERE SPRAY FOAM IS USED ATTIC VENTILATION IS NOT REQUIRED

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

NOTE: PROVIDE DOUBLE STUDS UNDER TWO-PLY GIRDER TRUSSES

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



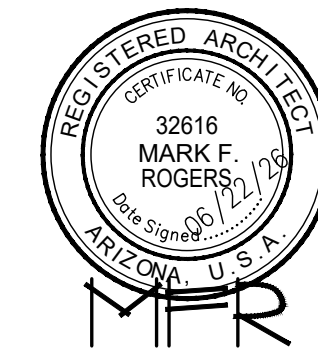
ROOF FRAMING PLAN

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

2BDRM / 2 BATH
Job no. : LEFT PARKING
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Drawn by : MFR
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FOUNDATION PLAN / ROOF FRAMING

PLAN / DETAILS

2 BEDROOM / 2 BATH - LEFT PARKING

SNOWFLAKE, ARIZONA

81 WEST 1ST STREET SOUTH
SNOWFLAKE, AZ 85937

SHEET NO:

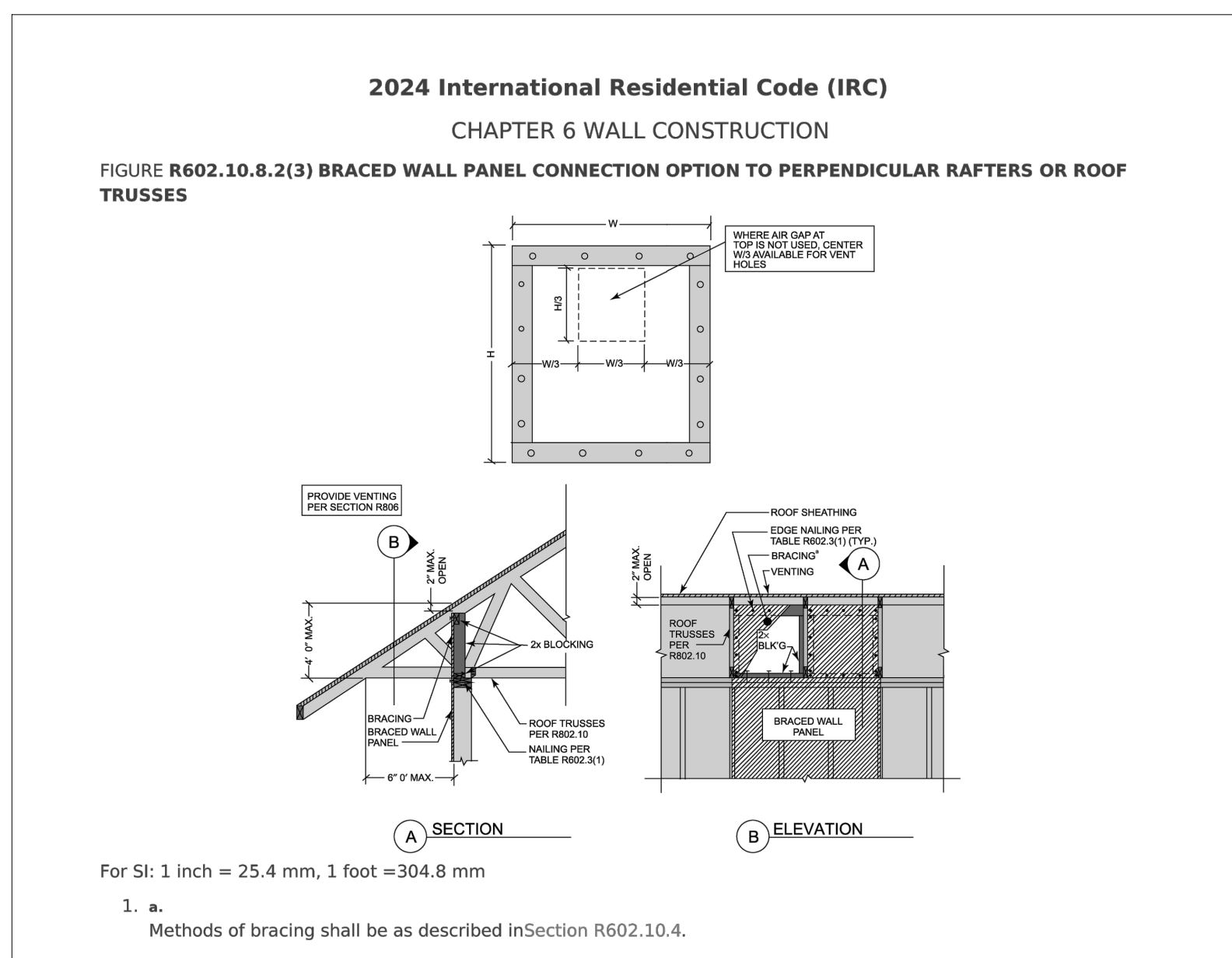
A-2.0

CARPOR OPTION CALCULATIONS

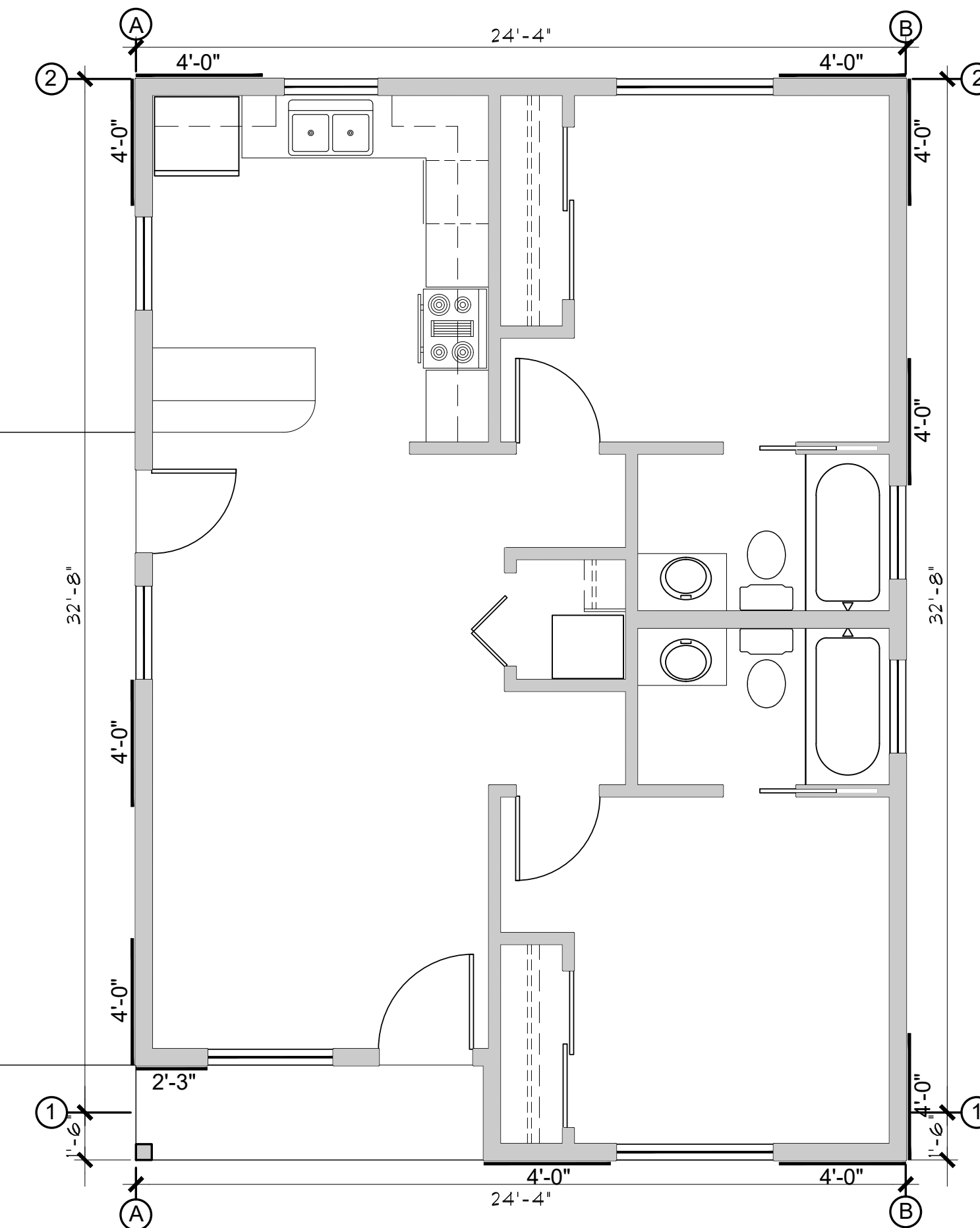
WIND SPEED (MPH)	115		115		115		115		115	
BRACED WALL LINE	A		B		1		2		115	
STORY										
BRACED WALL PANEL METHOD	CS-WSP CS-PF CS-G		CS-WSP CS-PF CS-G		CS-WSP CS-PF CS-G		CS-WSP CS-PF CS-G		CS-WSP CS-PF CS-G	
AVG BWL SPACING (ft)	24.33		24.33		32.66		32.66		32.66	
TABULAR REQUIRED (ft)	3.93		3.93		4.90		4.90		4.90	
ADJUSTMENT	C		C		C		C		C	
EXPOSURE	1.20		1.20		1.20		1.20		1.20	
EAVE RIDGE HT (ft)	5.00		5.00		5.00		5.00		5.00	
STORY HEIGHT (ft)	9.00		9.00		9.00		9.00		9.00	
# BWLS	2.00		2.00		2.00		2.00		2.00	
ADD PAIR ROOF HOLD DOWNS	NO		NO		NO		NO		NO	
OMIT INTERIOR GB	NO		NO		NO		NO		NO	
METHOD GB FASTEN @ 4" o.c.	NO		NO		NO		NO		NO	
HORIZONTAL BLOCKING OMITTED	NO		NO		NO		NO		NO	
REQUIRED BWP LENGTH (ft)	3.14		3.14		3.91		3.91		3.91	
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		1		1		1		1	
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 BWPs	Length of BWL (ft)		32.66		24.33		24.33		24.33	
ENDS	BWP 1 ≤ 16', 2 > 16'		YES		YES		YES		YES	
BWL COMPLIANCE PASS-FAIL	PASS		PASS		PASS		PASS		PASS	

GARAGE OPTION CALCULATIONS

WIND SPEED (MPH)	115		115		115		115		115		115		115		115	
BRACED WALL LINE	A		B		C		1		2		3		115		115	
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		CS-WSP CS-PF CS-G	
AVG BWL SPACING (ft)	20		24.33		24.33		21.5		21.5		32.66		32.66		32.66	
TABULAR REQUIRED (ft)	3.50		7.80		3.93		4.90		3.65		4.90		4.90		4.90	
ADJUSTMENT	C		C		C		C		C		C		C		C	
EXPOSURE	1.20		1.20		1.20		1.20		1.20		1.20		1.20		1.20	
EAVE RIDGE HT (ft)	5.00		5.00		5.00		5.00		5.00		5.00		5.00		5.00	
STORY HEIGHT (ft)	9.00		9.00		9.00		9.00		9.00		9.00		9.00		9.00	
# BWLS	3.00		3.00		3.00		3.00		3.00		3.00		3.00		3.00	
ADD PAIR ROOF HOLD DOWNS	NO		NO		NO		NO		NO		NO		NO		NO	
OMIT INTERIOR GB	NO		NO		NO		NO		NO		NO		NO		NO	
METHOD GB FASTEN @ 4" o.c.	NO		NO		NO		NO		NO		NO		NO		NO	
HORIZONTAL BLOCKING OMITTED	NO		NO		NO		NO		NO		NO		NO		NO	
REQUIRED BWP LENGTH (ft)	3.63		9.00		4.08		5.08		3.79		5.08		5.08		5.08	
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)		BWP METHOD LENGTH (ft)	
CONTRIBUTING LENGTH	1		1		1		1		1		1		1		1	
ACTUAL BWP LENGTH (ft)	8.00		10.00		12.00		14.25		8.00		8.00		8.00		8.00	
ACTUAL ≥ REQUIRED	YES		YES		YES		YES		YES		YES		YES		YES	
SPACE	BWP ≤ 20' APART		YES		YES		YES		YES		YES		YES		YES	
# of BWPs	Length of BWL (ft)		21.5		32.66		44.33		20		24.33		24.33		24.33	
ENDS	BWP 1 ≤ 16', 2 > 16'		YES		YES		YES		YES		YES		YES		YES	
BWL COMPLIANCE PASS-FAIL	PASS		PASS		PASS		PASS		PASS		PASS		PASS		PASS	



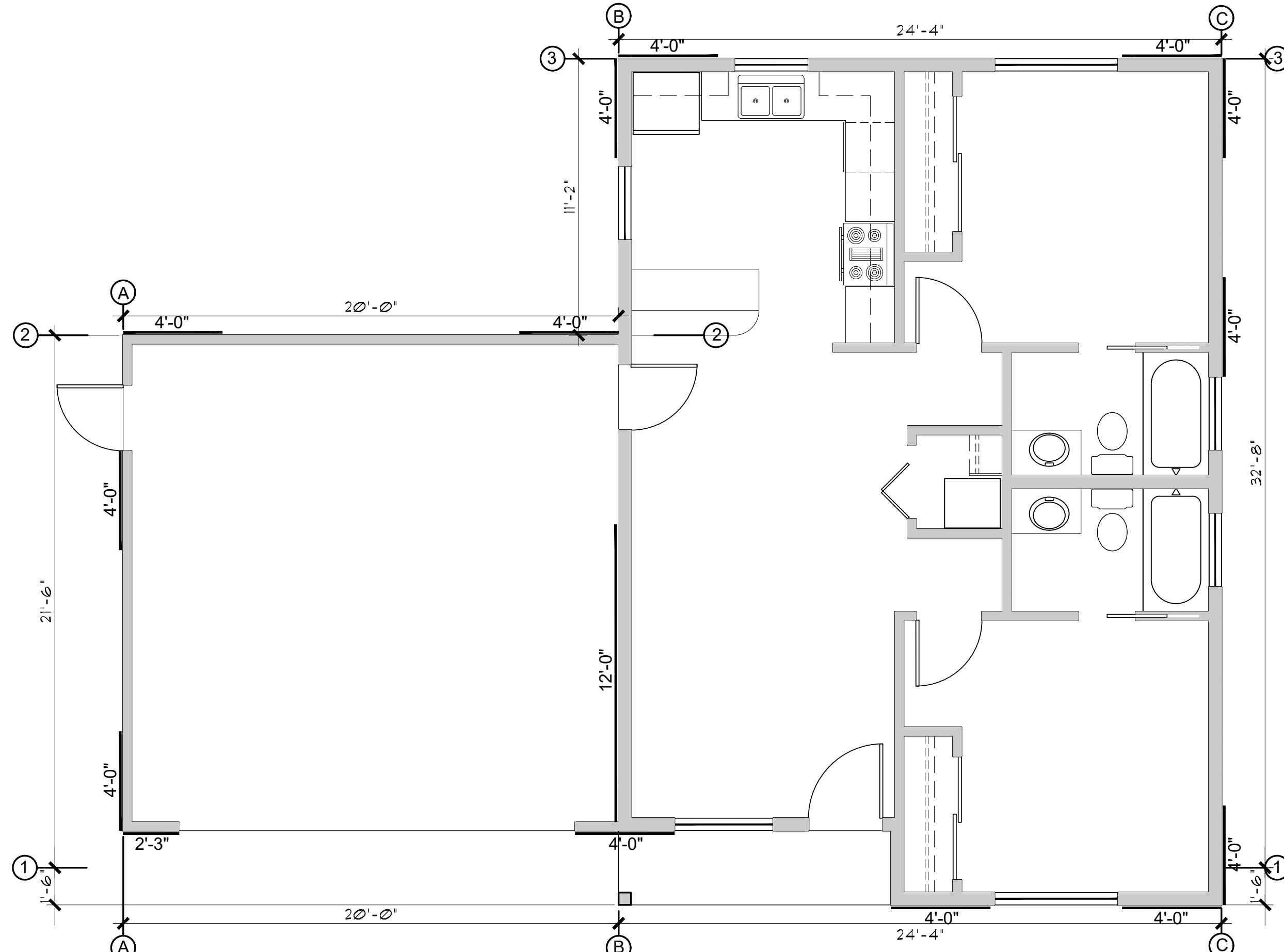
1 BRACED WALL PANEL CONNECTION OPTION AT PERPENDICULAR ROOF TRUSSES
SCALE: 1/2" = 1'-0" 2024 IRC FIGURE R602.10.8.2(3)



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"

2BDRM / 2BATH
Job no. : LEFT PARKING
Date : 06/22/2026
Drawn by : MFR
Chk'd by : MFR
Scale : AS NOTED
Revisions:

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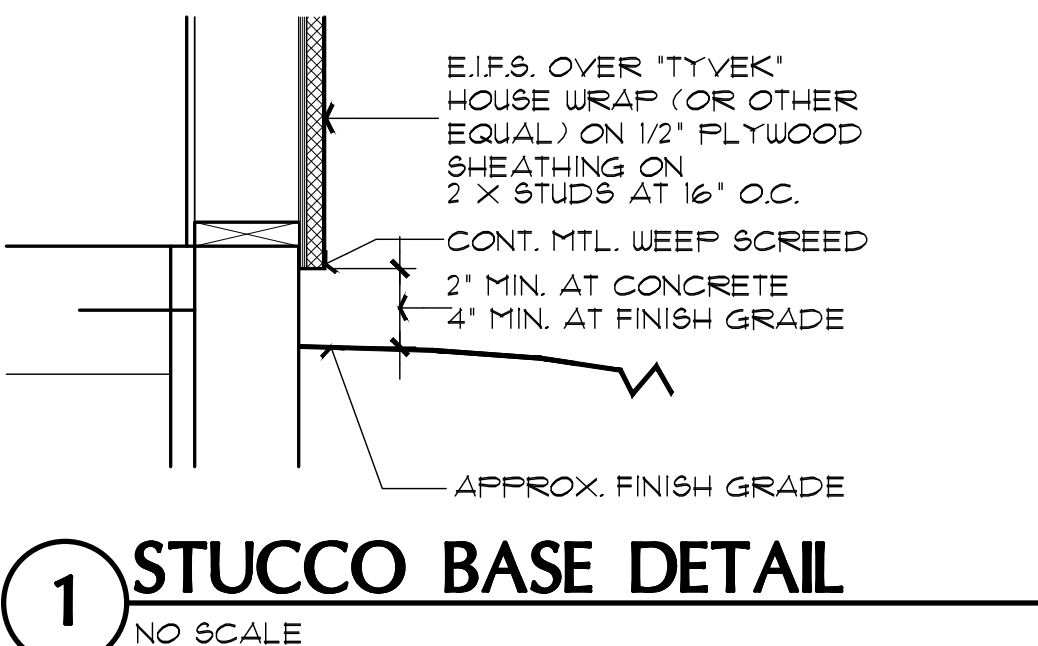
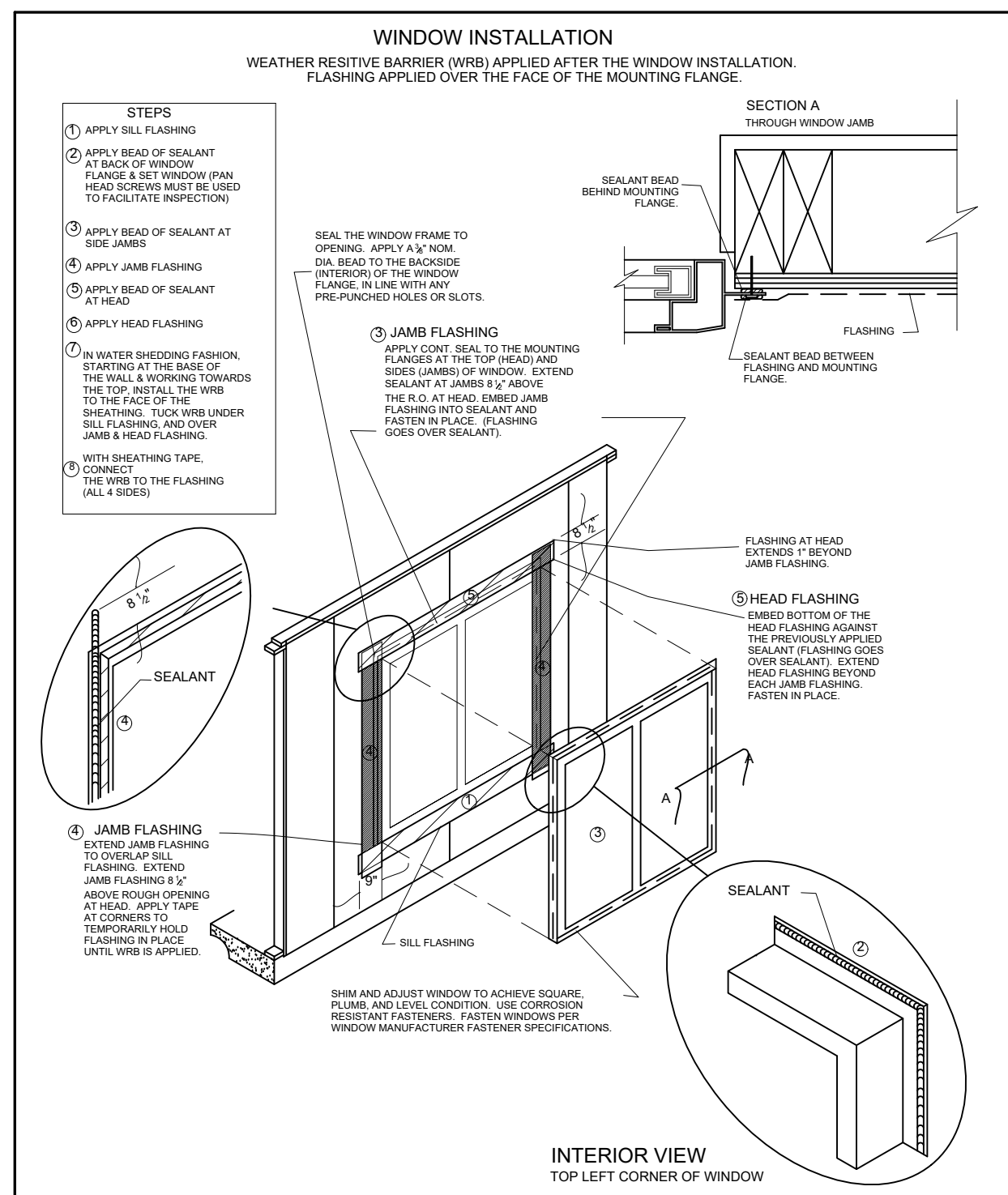
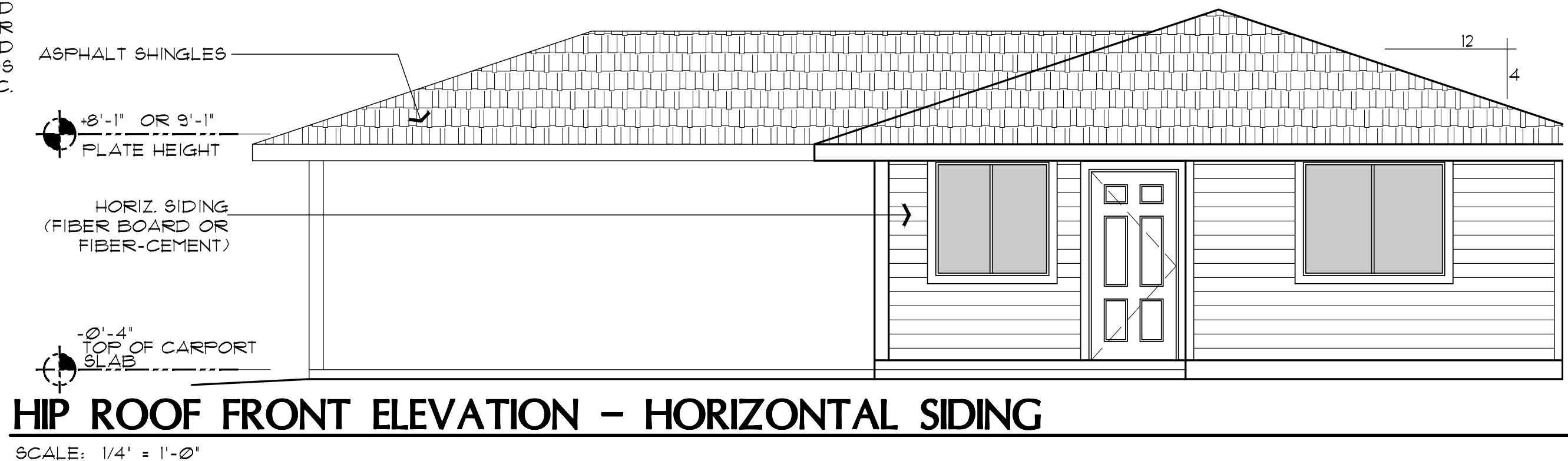
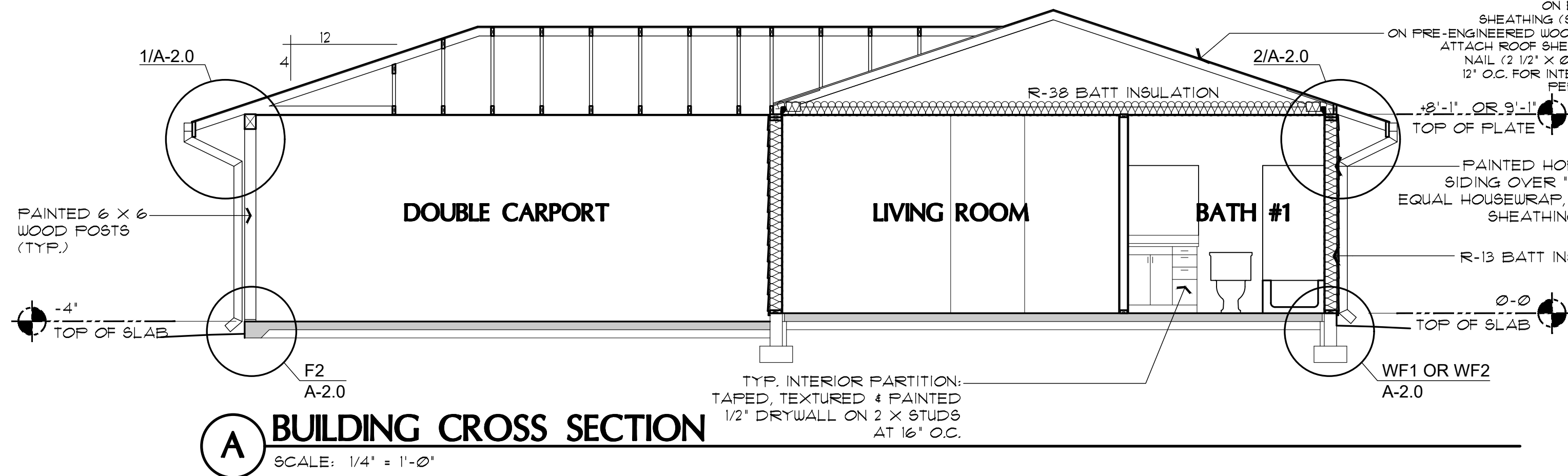
BRACED WALL PLAN / 2 BATH - LEFT PARKING

SNOWFLAKE, ARIZONA

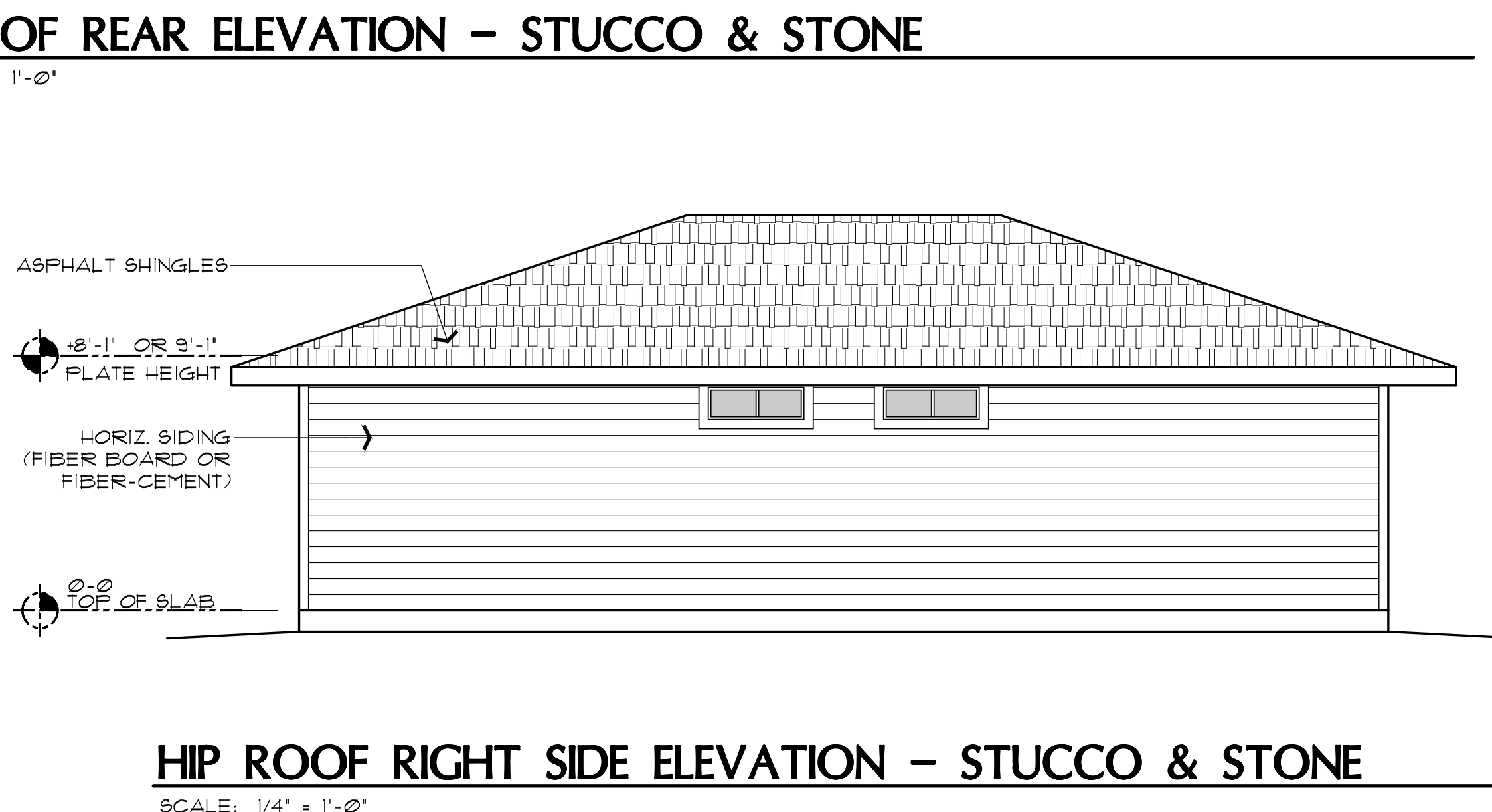
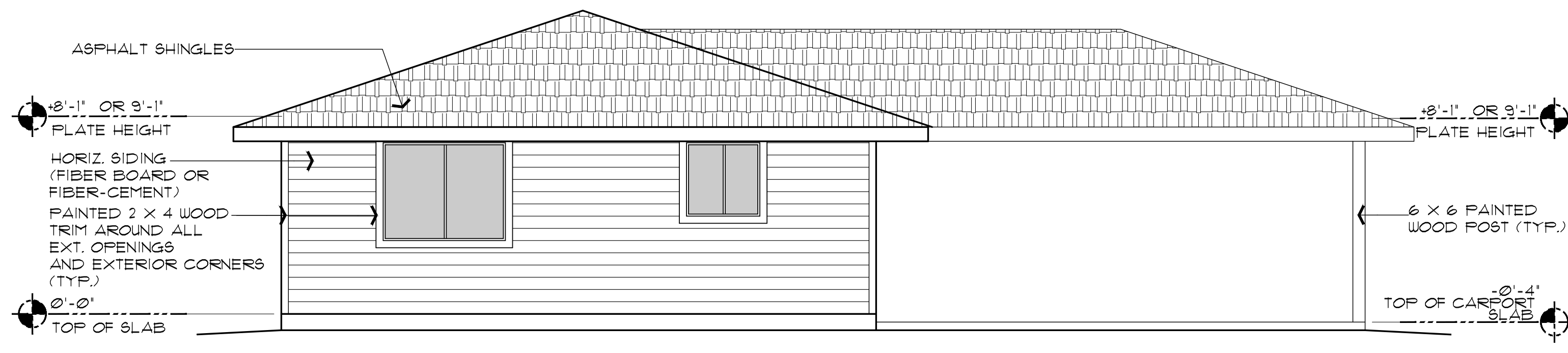
811 WEST 1ST STREET SOUTH
SNOWFLAKE, AZ 85937

SHEET NO:

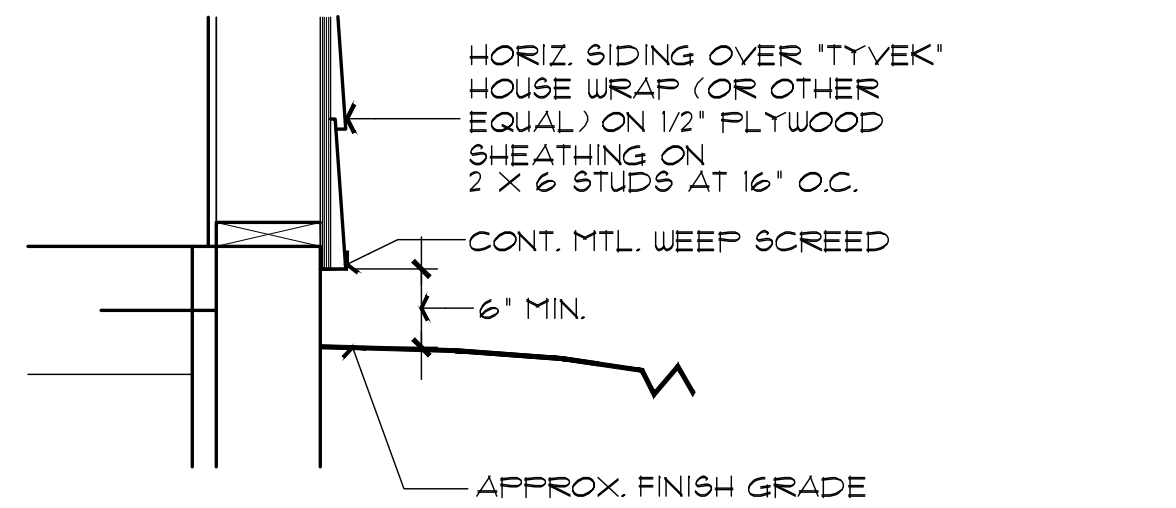
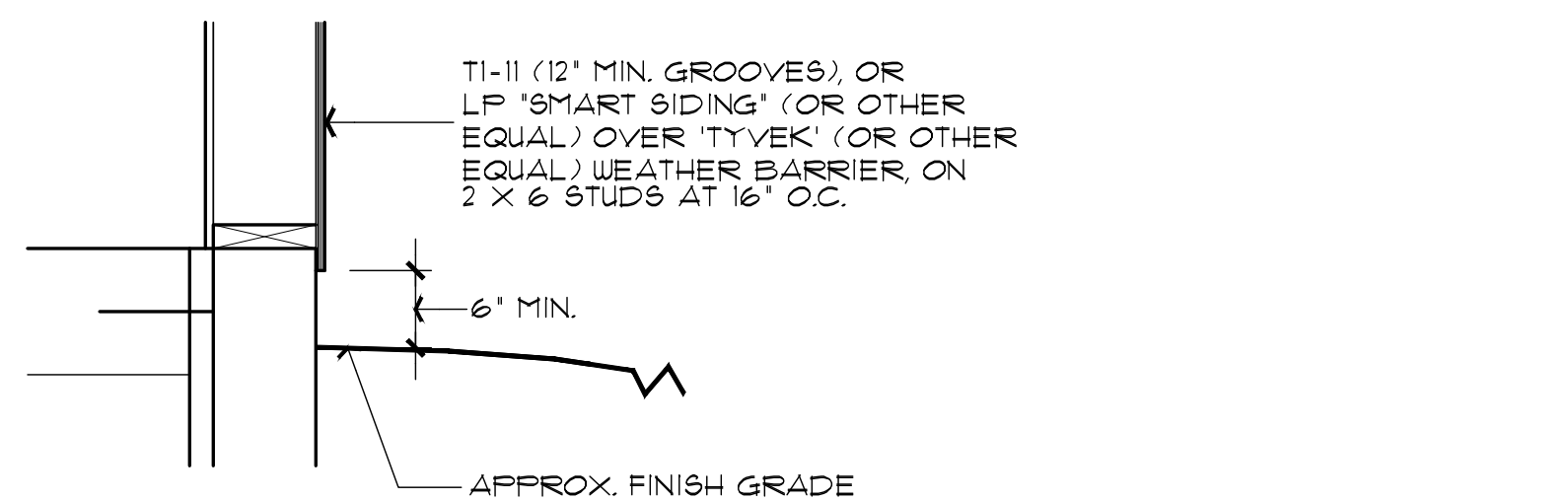
A-2.1



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



- ROOF NOTES**
- REFER TO TRUSS CALCULATIONS FOR FINAL ROOF FRAMING DESIGN.
 - SIMPSONS H2.5A HANGERS TO BE APPLIED @ ALL TRUSS ENDS
 - PROVIDE A MINIMUM OF 1 SQ. FT. OF ATTIC VENTILATION FOR EACH 150 SQ. FT. OF ATTIC SPACE.
 - ALL PLYWOOD SHEATHING - STD. GRADE 5/8" CDX NAIL 8d @ 6" EDGES - 12" FIELD STAGGER JOINTS.
 - SUPPORTED MEMBERS OF G.L.B. & GIRDERS OR OTHER CONCENTRATED LOADS SUPPORTED BY WALL OR PIER SHALL HAVE BEARING AT LEAST AS WIDE AS THE ROOF MEMBER.
 - ROOF PITCH 4:12 (TYP.).
 - OVERHANGS TO BE 24".
 - 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)
 - ALL OVER FRAMING REQUIRES SLEEPER OR BLOCKING AND COLLAR TIES
 - ALL RAFTERS SHALL BE DOUGLAS FIR #2 (SIZE PER PLAN) ALL STUDS SHALL BE HEM FIR #2 (SIZE PER PLAN)
 - PROVIDE TEMP. BRACING, SHORING AND GUTTING TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENT IN PLACE DURING ERECTION.
 - PROVIDE MFR'S. DRAWINGS AND ENGINEERING FOR ALL PRE-FAB TRUSSES
 - DOWNSPOUT/ROOF DRAIN DISCHARGE SHALL TERMINATE AS RECOMMENDED BY THE GEOTECHNICAL REPORT



2BDRM / 2BATH
LEFT PARKING
Date : 06/22/2026
Drawn by : MFR
Chk'd by : MFR
Scale : AS NOTED
Revisions:

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EXTERIOR ELEVATIONS
2 BEDROOM / 2 BATH - LEFT PARKING

SNOWFLAKE, ARIZONA

81 WEST 1ST STREET SOUTH
SNOWFLAKE, AZ 85937

SHEET NO:
A-3.0

ELECTRICAL SYMBOLS

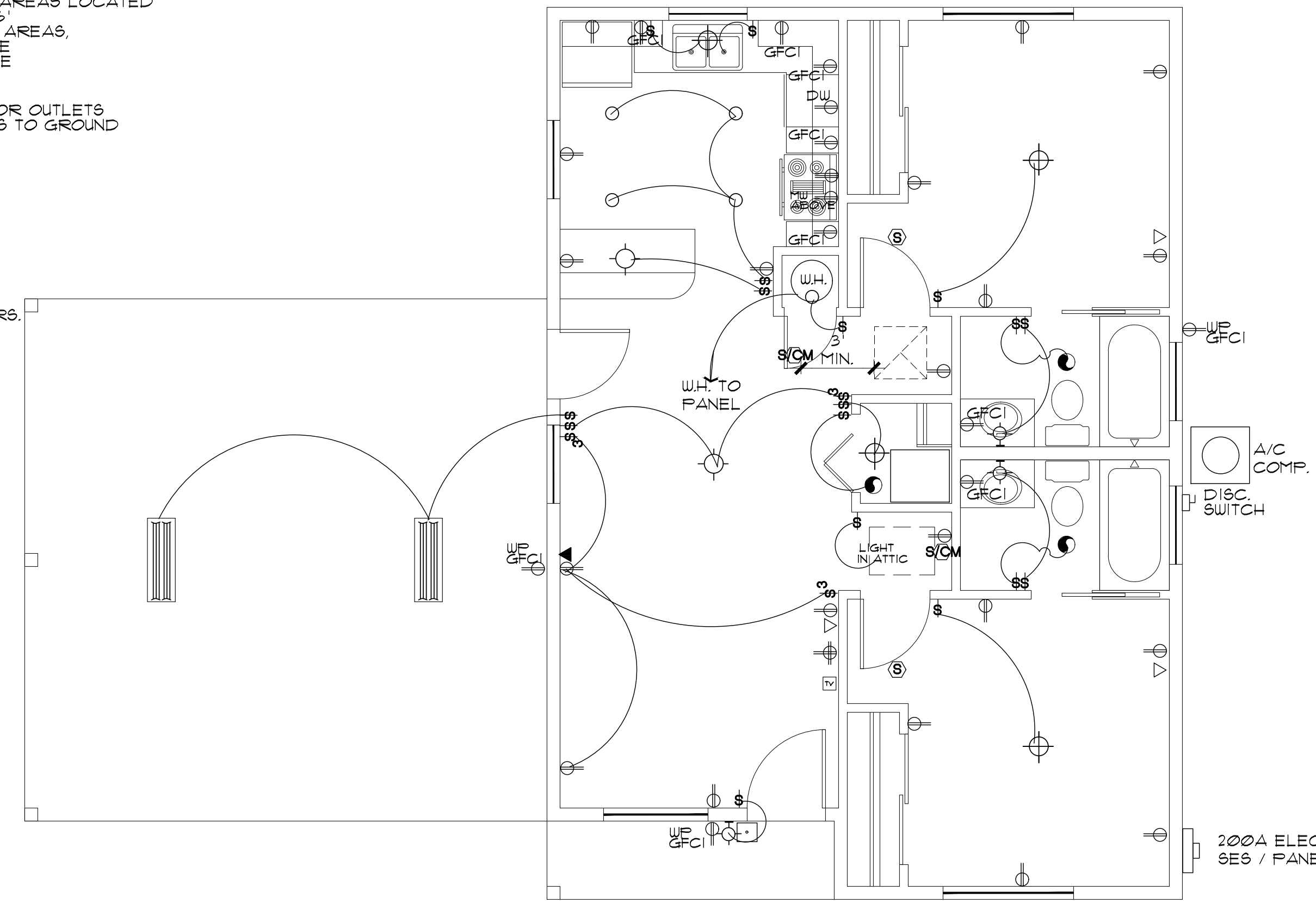
- WALL MOUNTED LIGHT FIXTURE
- ⊕ CEILING MOUNTED LIGHT FIXTURE
- ⊕ DP DAMP-PROOF CEILING MOUNTED LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED CAN FIXTURE
- 1' x 4' SURFACE MTD. FLUORESCENT FIXTURE
- 110V. DUPLEX CONVENIENCE OUTLET MOUNTED 12" AFF. OR AS NOTED
- 110V. 4-PLX. CONVENIENCE OUTLET MOUNTED 12" AFF. OR AS NOTED
- GFCI GROUND-FAULT INTERRUPT
- W/P GFCI WEATHER-PROOF GROUND-FAULT INTERRUPT
- 220V. RECEPTACLE
- § SINGLE POLE SWITCH MOUNTED AT 48" OR AS NOTED
- § 3-WAY SINGLE POLE SWITCH MOUNTED AT 48" OR AS NOTED
- ⊙ CEILING EXHAUST FAN
- ⊙ SMOKE DETECTOR
- S/CM SMOKE DETECTOR / CARBON MONOXIDE COMBO
- CABLE TV OUTLET
- ⊕ CEILING FAN W/ LIGHT KIT
- DOORBELL BUTTON
- ◀ TELEPHONE OUTLET
- ◀ INTERNET OUTLET

ELECTRICAL GENERAL NOTES

1. ALL WORKSMANSHIP, 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. WALL SECTIONS 2' OR LARGER 4 KITCHEN COUNTERS WIDER THAN 12" SHALL BE SERVICED BY A RECEPTACLE.
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 4 SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRING 4 SHALL HAVE BATTERY BACKUP. CONNECT NEW SMOKE DETECTORS TO NEW AUDIBLE SYSTEM INSIDE EXISTING RESIDENCE.
5. LIGHTS IN CLOSETS SHALL BE 18" FROM SHELVING (MEASURED HORIZT. 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 4 20 AMP OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, BENS, 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. NOT USED
13. 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)
14. ALL ELECTRICAL FIXTURES SHALL BE LISTED, AND LABELED ('UL' OR OTHER EQUAL TESTING).

PROPERTY OF TOWN OF SNOWFLAKE, AZ

15. 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
16. 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
17. WHOLE HOUSE SURGE PROTECTION REQUIRED PER E3606.5
18. ALL WIRING TO BE 12 AWG MINIMUM FOR 20-AMP CIRCUITS 4 BREAKERS. SEPARATE LIGHTING MAY USE 14 AWG WITH 15-AMP BREAKERS.



ELECTRICAL PLAN

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

MAIN HOUSE LOAD CALC'S

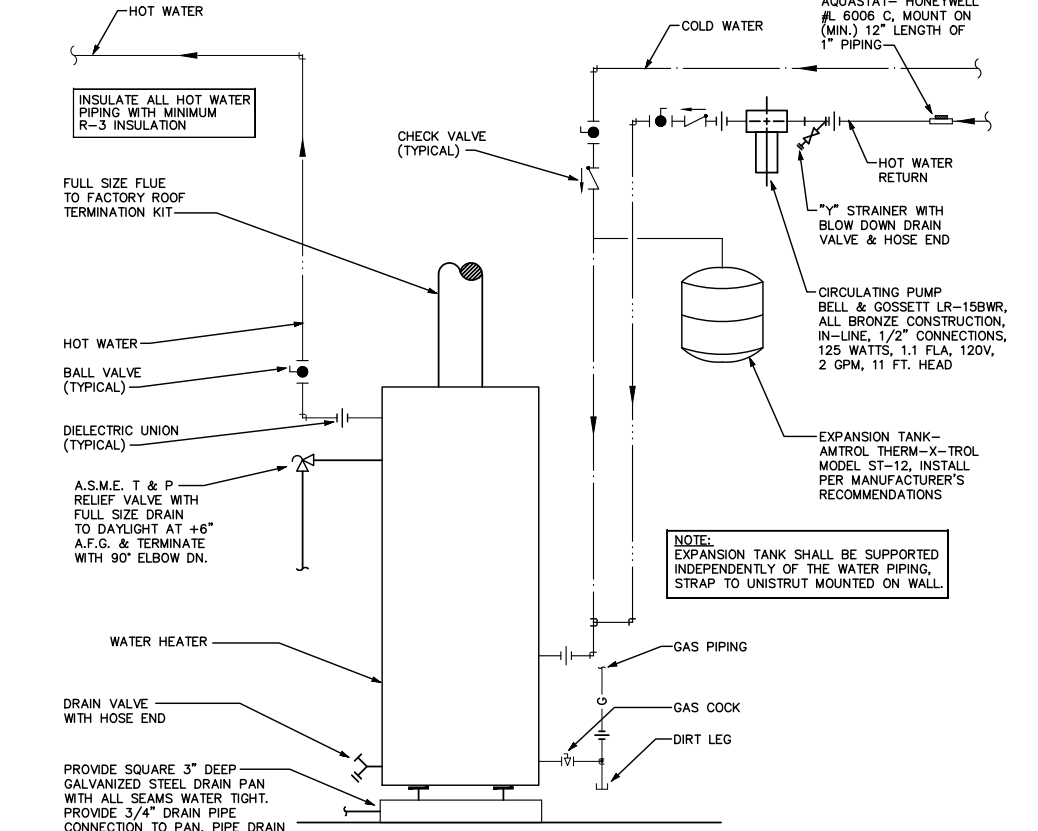
RESIDENCE 787 SQ FT @ 3 WPST	2361 WATTS
ALTERNATE GARAGE 400 SQ. FT. @ 2 WPST	800 WATTS
TOTAL =	3161 WATTS

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

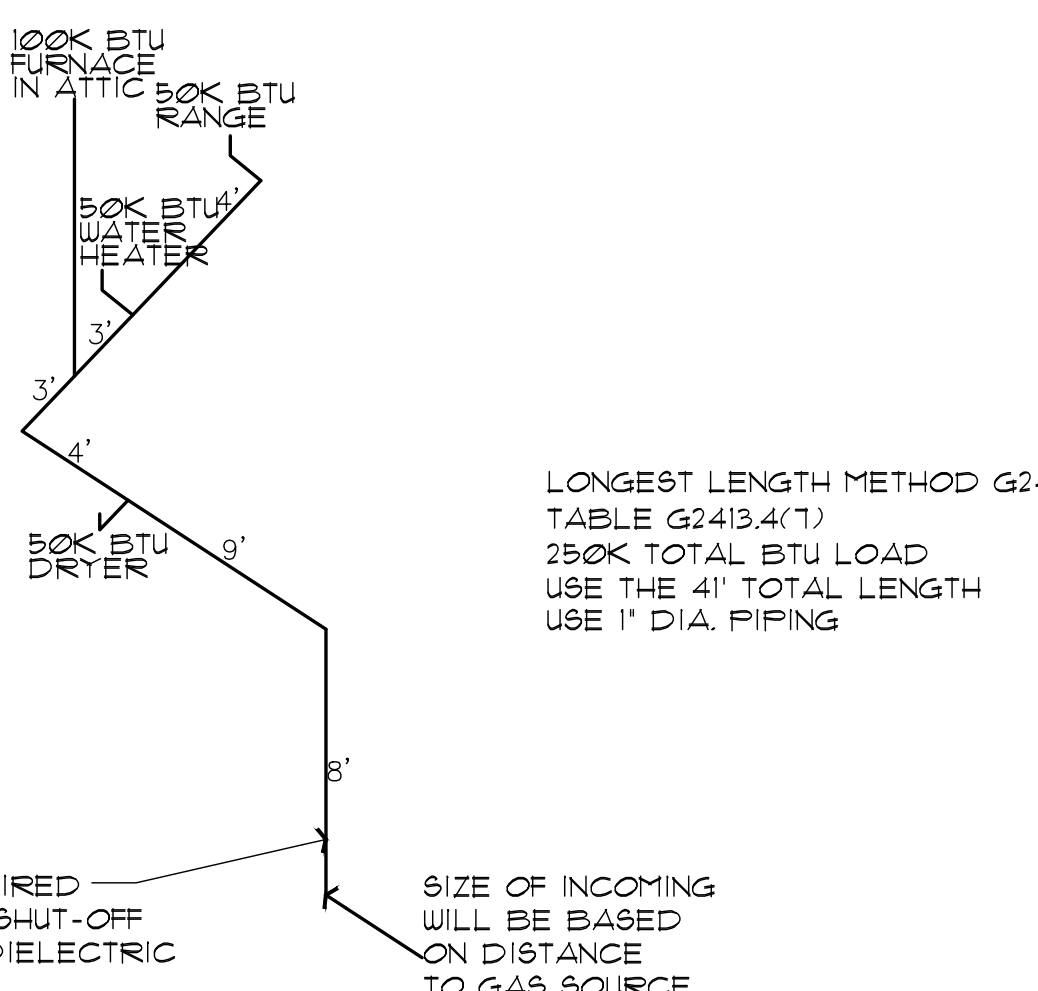
TOTAL LOAD=	38144
38144/240VAC=	158.93 AMPS

200 AMP SERVICE ADEQUATE



GAS WATER HEATER OPTION

NO SCALE



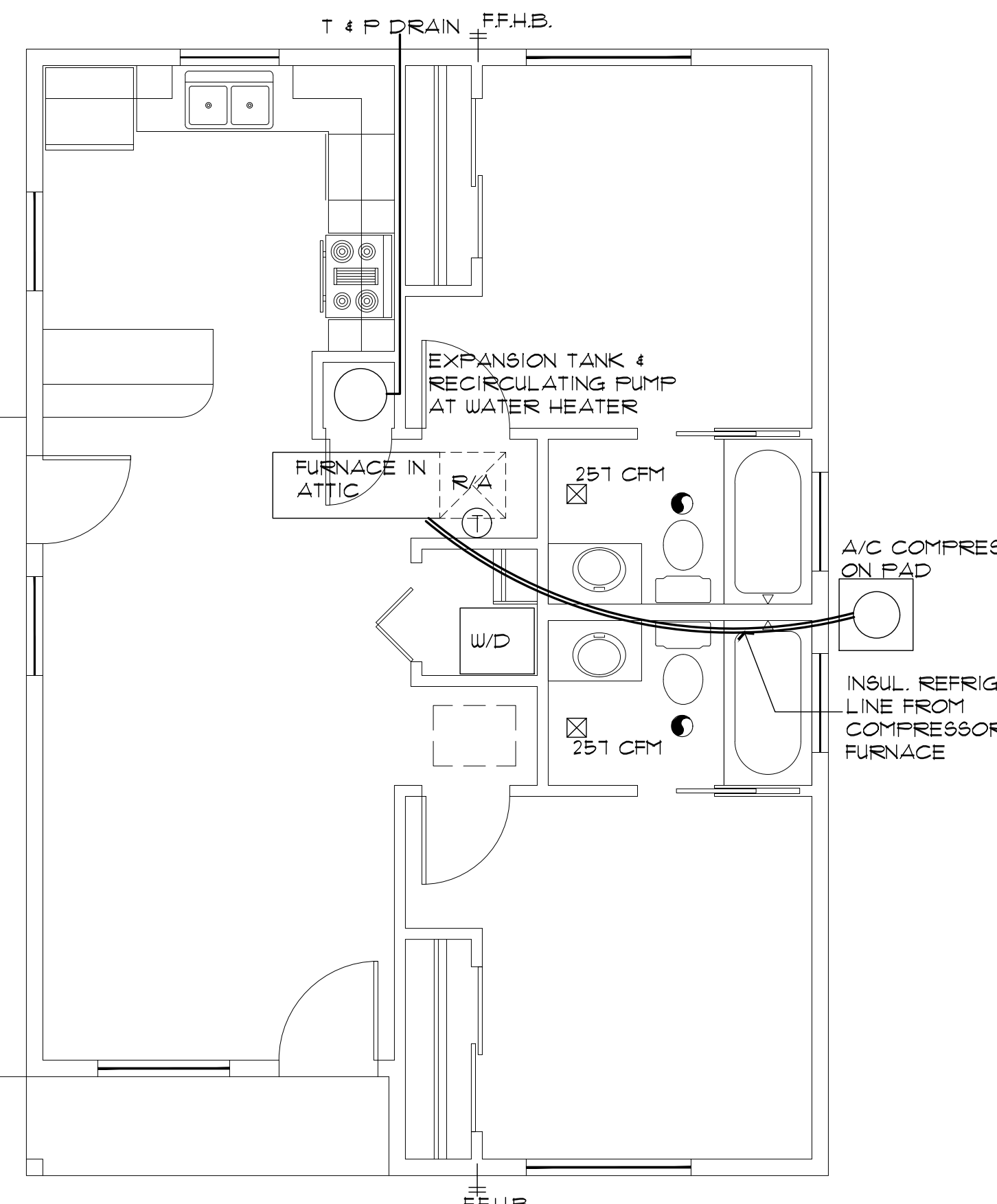
GAS PIPING ISOMETRIC

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

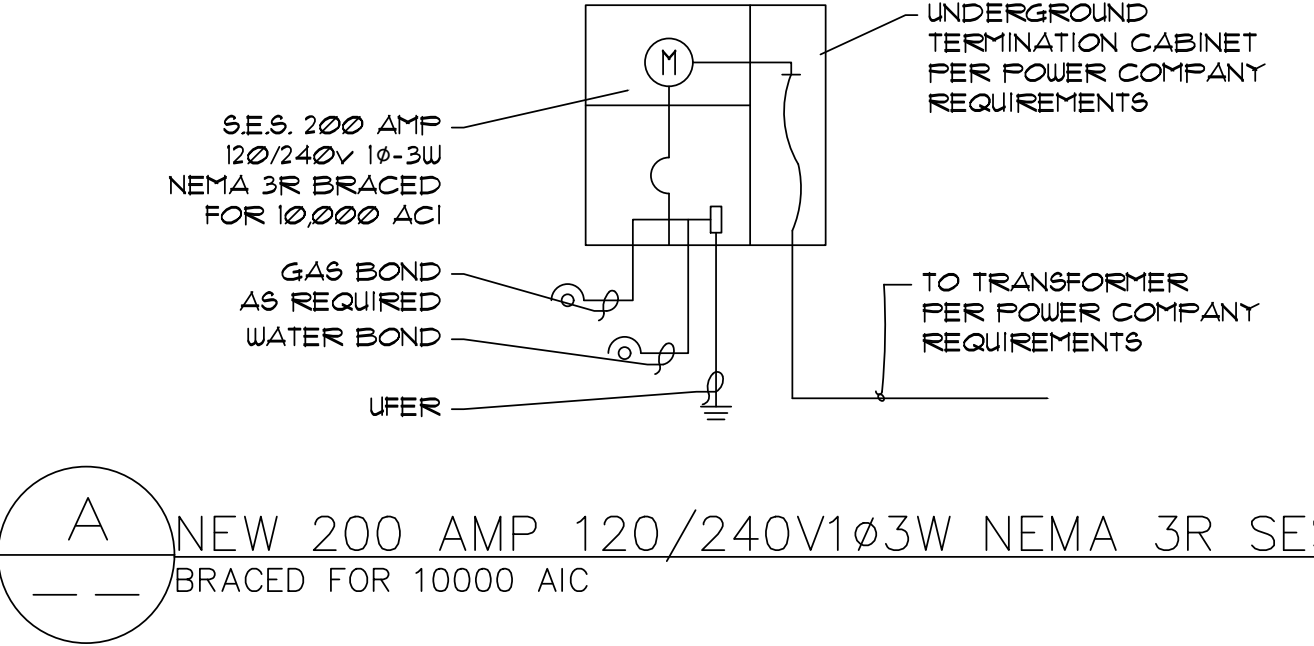


HVAC PLAN

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

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 PAN, 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).



ELECTRIC WATER HEATER DETAIL

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.

2BDRM / 2BATH
 Job no. : LEFT PARKING
 Date : 06/22/2026
 Drawn by: MFR
 Chk'd by: MFR
 Scale : AS NOTED
 Revisions:

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**ELECTRICAL / HVAC PLANS
 SYMBOL SCHEDULE / NOTES
 2 BEDROOM / 2 BATH - LEFT PARKING
 SNOWFLAKE, ARIZONA**

SHEET NO:
ME-1