

This design is the sole property of Mark Rogers, Architect, PLLC. Use of this design has been granted to Town of Snowflake Government with the drawings provided. These drawings are not to be reproduced, or copied in whole or in part, for use by any entity other than Town of Snowflake Government. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

Mark Rogers, Architect, PLLC 2026©



Mark Rogers, Architect, PLLC

761 Highland Circle
 Chino Valley, Arizona 86323
 Phone: (928) 848-3516
 markrogers914@gmail.com

COVER SHEET
 PHASE TWO - 1 BDRM / 1 BATH - RIGHT 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 BJORN, COUNCIL MEMBER
 GREG BRIMHALL, COUNCIL MEMBER



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

HOME SWEET HOME
Phase Two
Single-Family Housing
ONE BEDROOM / ONE BATH - RIGHT PARKING
 for
Snowflake, Arizona
81 WEST 1ST STREET SOUTH
SNOWFLAKE, AZ 85937

PROPERTY OF TOWN OF SNOWFLAKE, AZ

PROPERTY OF TOWN OF SNOWFLAKE, AZ

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	MECHANICAL
E-1	ELECTRICAL

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:	576 SQ. FT.
CARPORT/ALT. GARAGE:	257 SQ. FT.
COVERED ENTRY:	96 SQ. FT.
TOTAL UNDER ROOF:	929 SQ. FT.
OPTION WITHOUT GARAGE, OR CARPORT:	
LIVABLE:	576 SQ. FT.
COVERED ENTRY:	96 SQ. FT.
TOTAL UNDER ROOF:	672 SQ. FT.

OCCUPANCY: R-3 (Single-Family Residential)
 CONSTRUCTION TYPE: V-B

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 TAPED, 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.

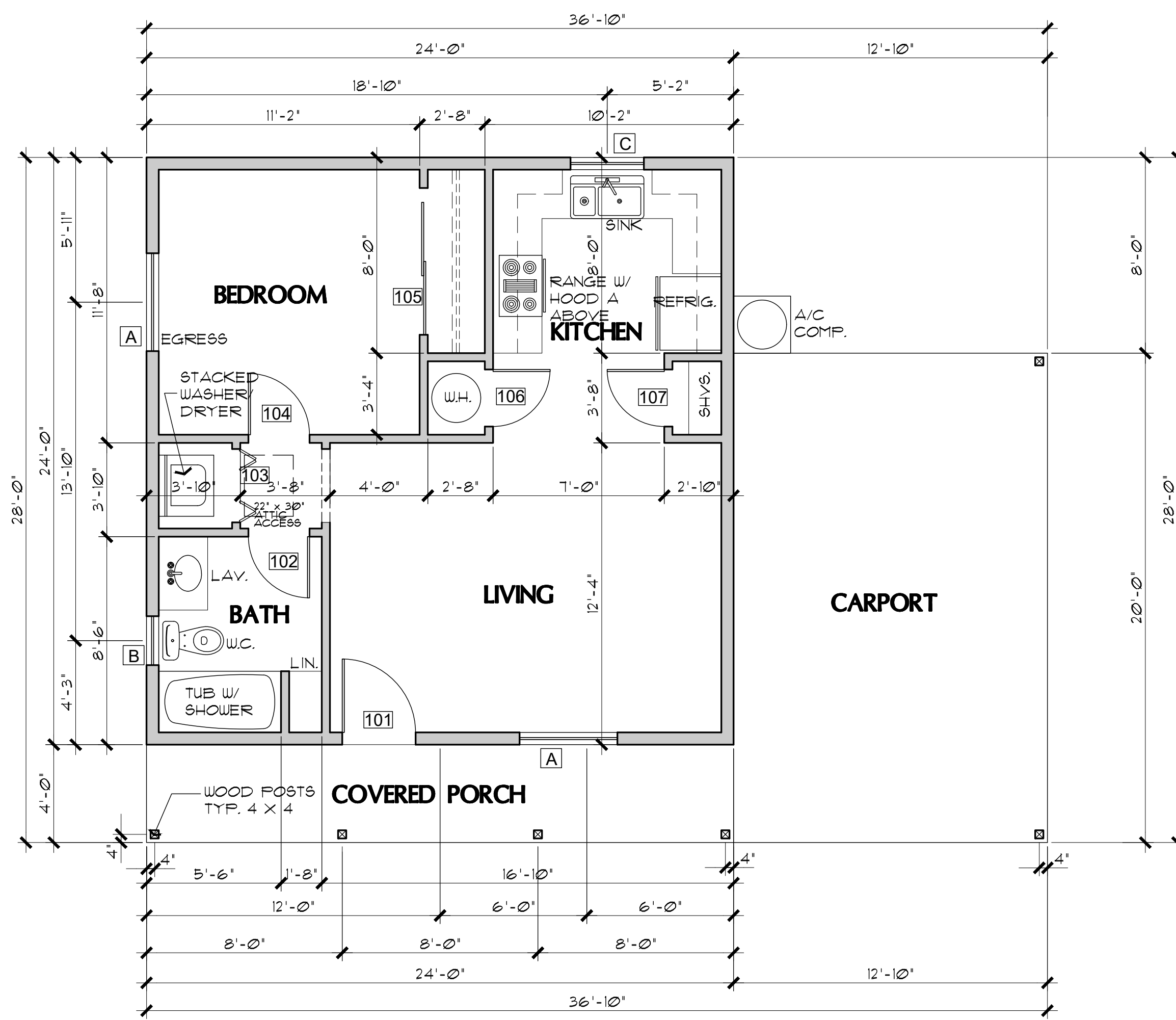
BE ADVISED: ALTERATIONS OR MODIFICATIONS TO PLANS WILL NOT BE ACCEPTED (BEFORE OR DURING CONSTRUCTION) - NO EXCEPTIONS. IF CHANGES ARE MADE, THE ORIGINAL PERMIT WILL BE VOIDED AND A NEW CUSTOM HOME PERMIT WITH NEW PLANS ARE REQUIRED. THE NEW PERMIT WILL BE PROCESSED AS A CUSTOM HOME AND IS SUBJECT TO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

THESE HOMES WERE DESIGNED FOR A MAXIMUM 45 PSF SNOW LOAD. THEY WERE NOT DESIGNED FOR A TILE ROOF.

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.

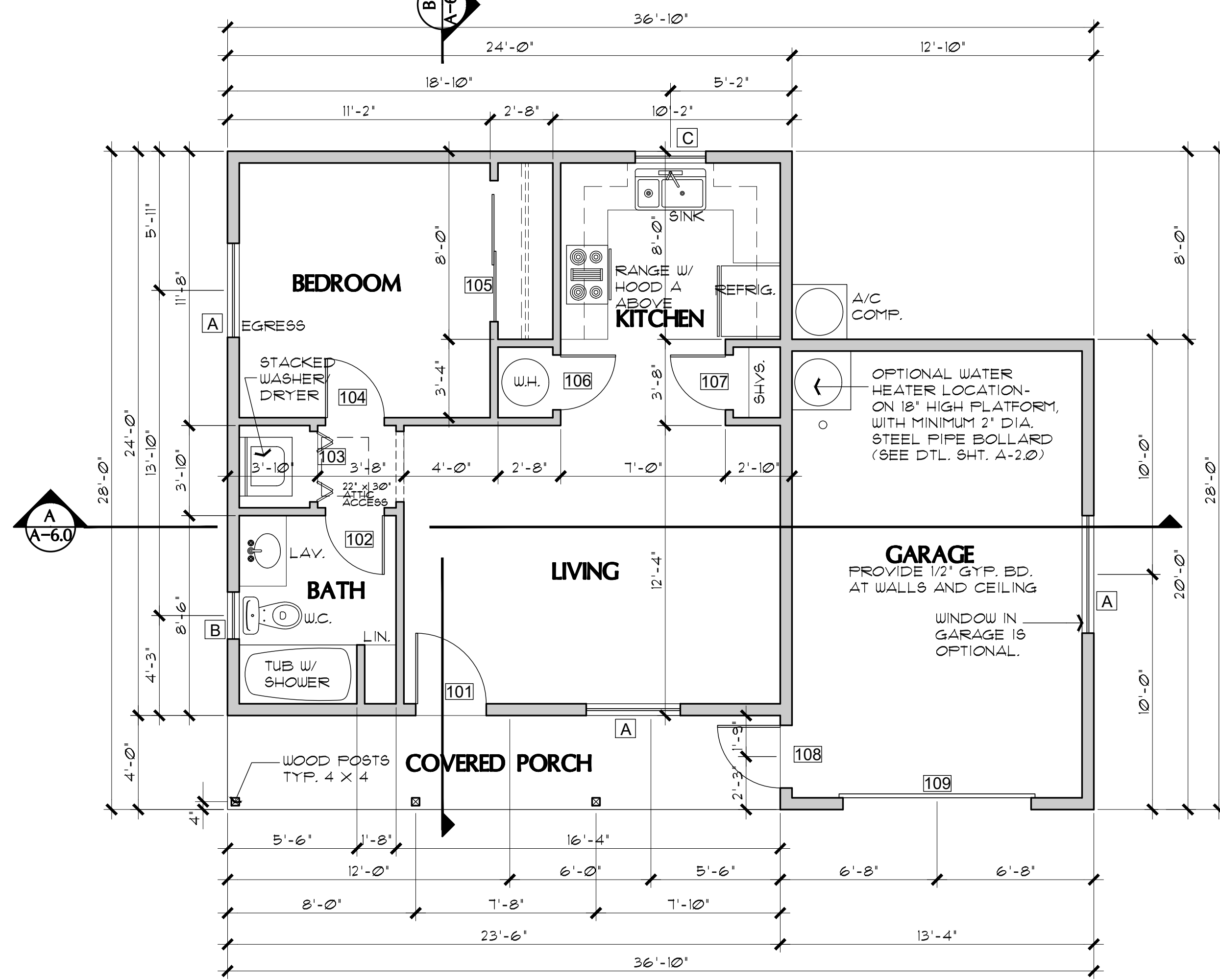
This design is the sole property of Mark Rogers, Architect, PLLC. Use of this design has been granted to Town of Snowflake Government with the drawings provided. These drawings are not to be reproduced, or copied in whole or in part, for use by any entity other than Town of Snowflake Government. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

Mark Rogers, Architect, PLLC 2026©



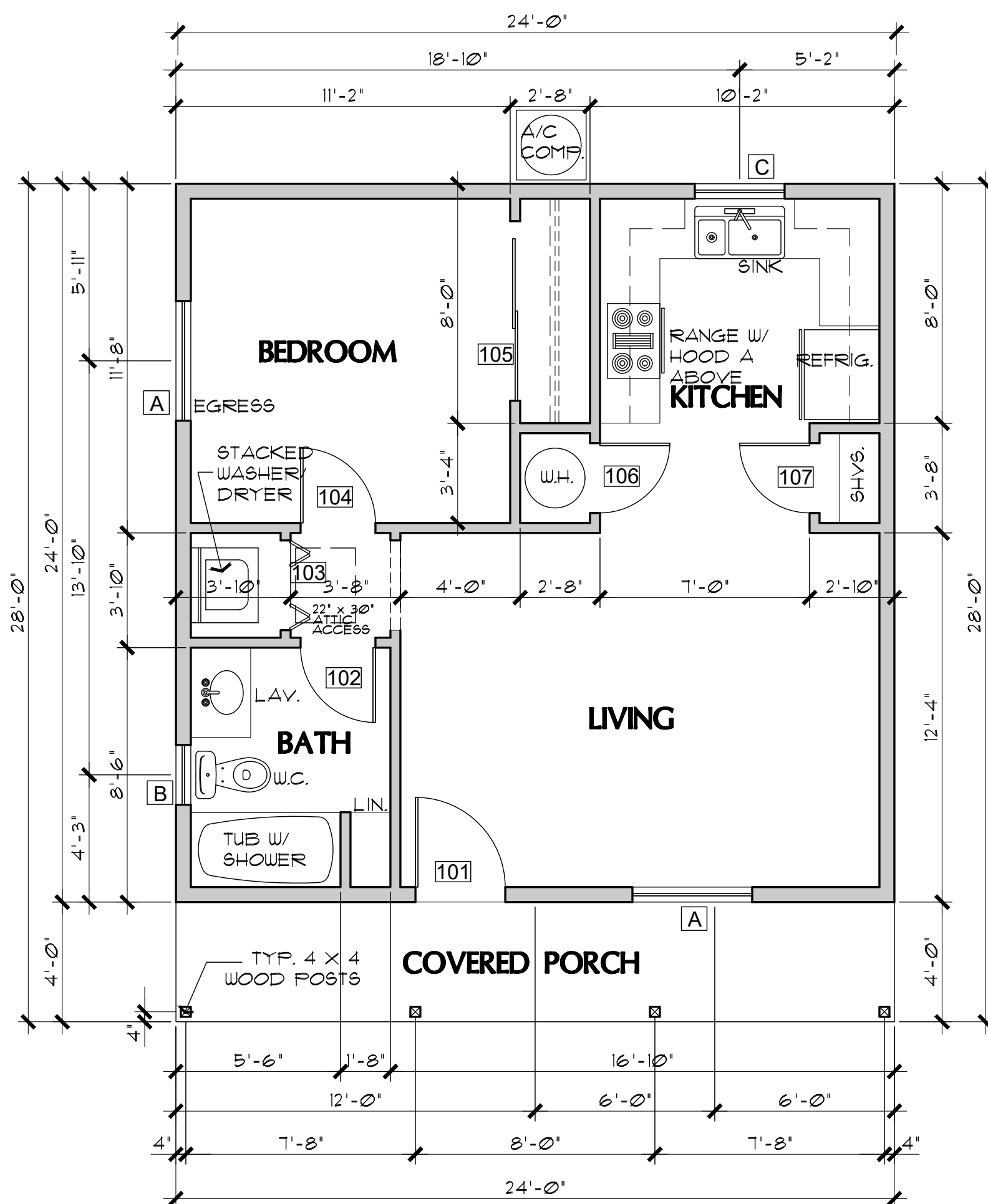
FLOOR PLAN (with Carport option)

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



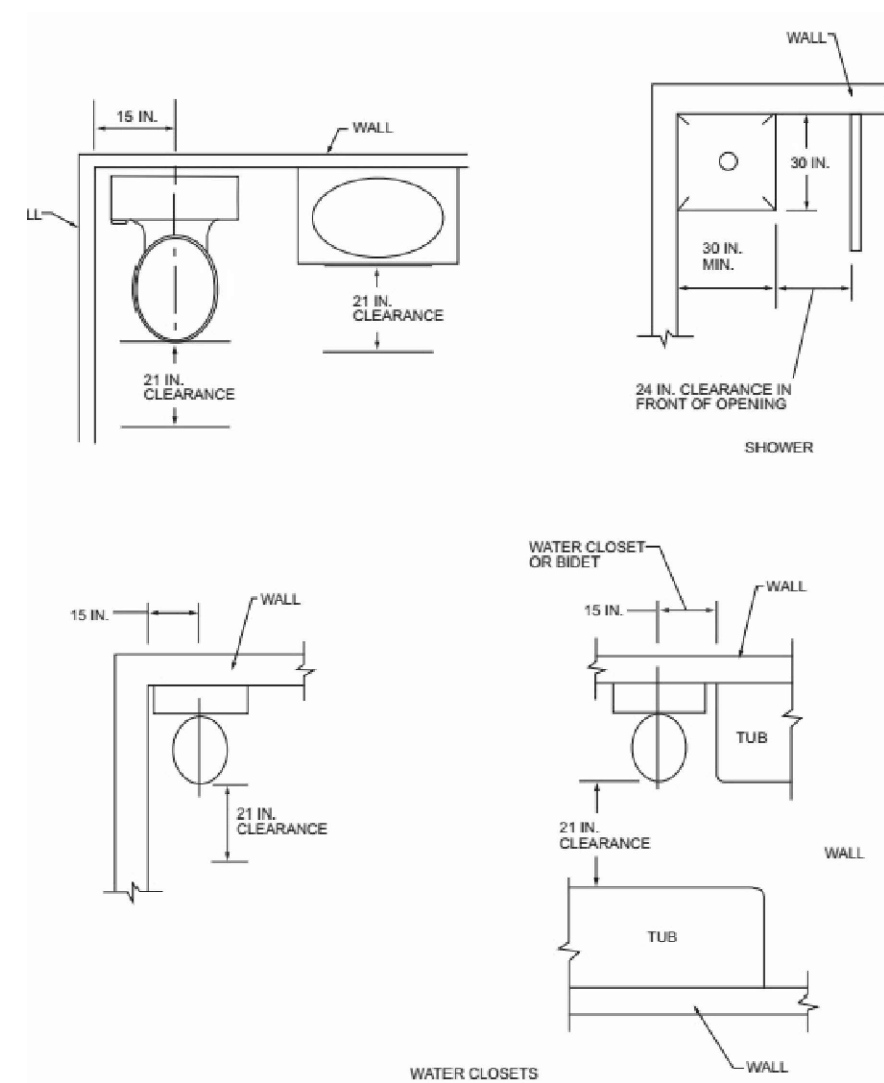
FLOOR PLAN (with Garage option)

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



FLOOR PLAN (without Garage or Carport)

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



PLUMBING FIXTURE CLEARANCES

NO SCALE PER IRC FIGURE R321.1

DOOR SCHEDULE

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

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

WIN.	SIZE	TYPE	REMARKS
A	4040	XO	EGRESS AT BEDROOM
B	2030	SINGLE HUNG TEMPERED	
C	3030	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	2030	SINGLE HUNG TEMPERED	
C	3030	XO	

Mark Rogers, Architect, PLLC

761 Highland Circle
 Chino Valley, Arizona 86323
 Phone: (928) 848-3516
 markrogers914@gmail.com

FLOOR PLANS /
 OPENING SCHEDULES
 PHASE TWO - 1 BDRM / 1 BATH - RIGHT PARKING

SNOWFLAKE, ARIZONA

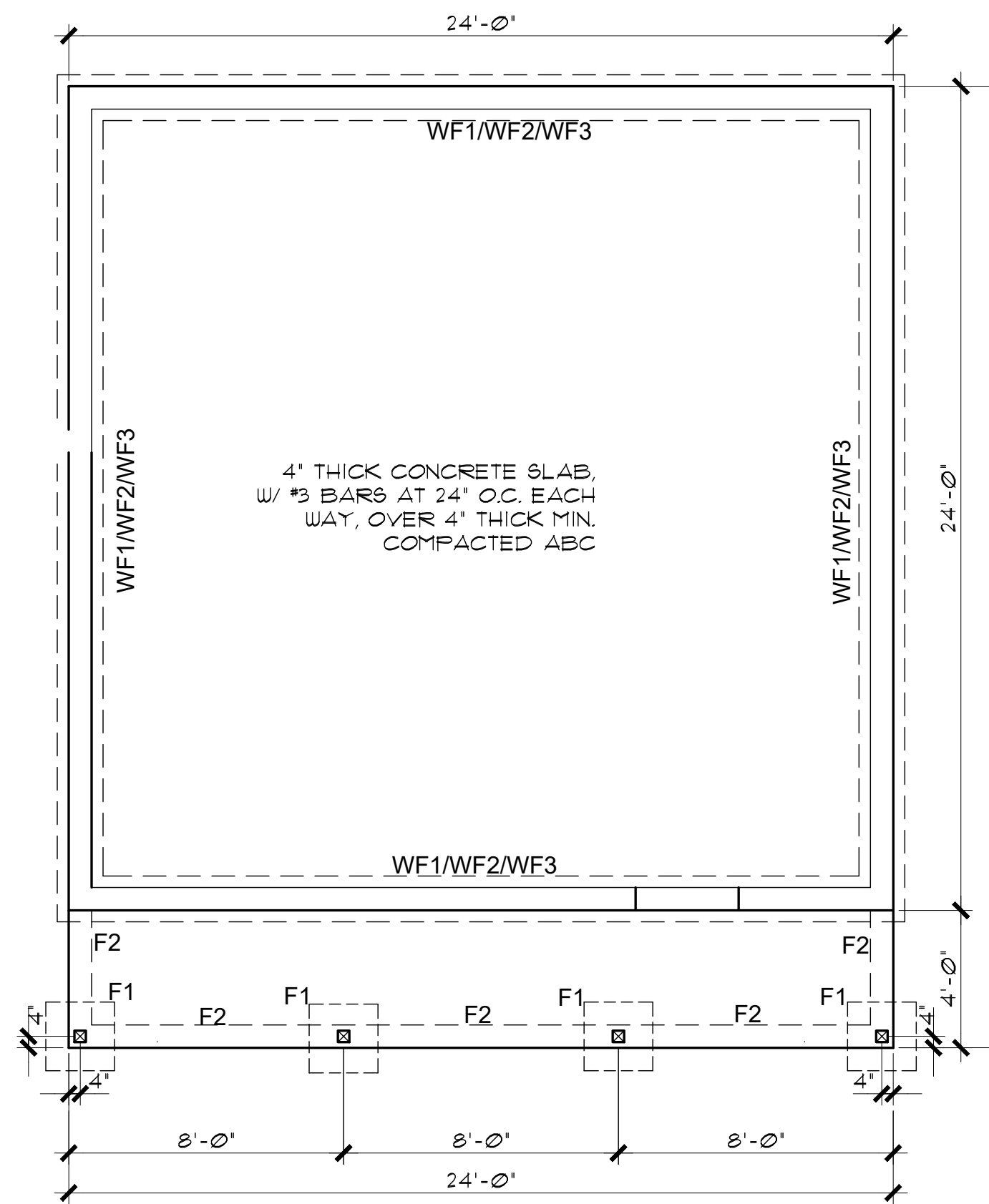
81 WEST 1ST STREET SOUTH
 SNOWFLAKE, AZ 85937

SHEET NO:

A-10

This design is the sole property of Mark Rogers, Architect, PLLC. Use of this design has been granted to Town of Snowflake Government with the drawings provided. These drawings are not to be reproduced, or copied in whole or in part, for use by any entity other than Town of Snowflake Government. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

Mark Rogers, Architect, PLLC 2026©



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.

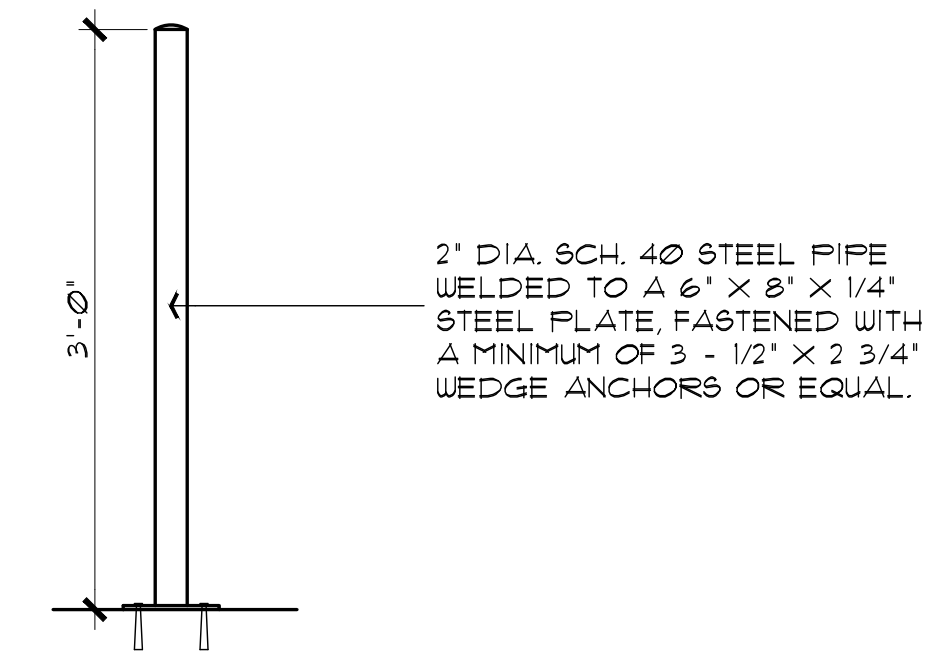
SEE FOUNDATION DETAILS SHEET A7.0

FOUNDATION NOTES

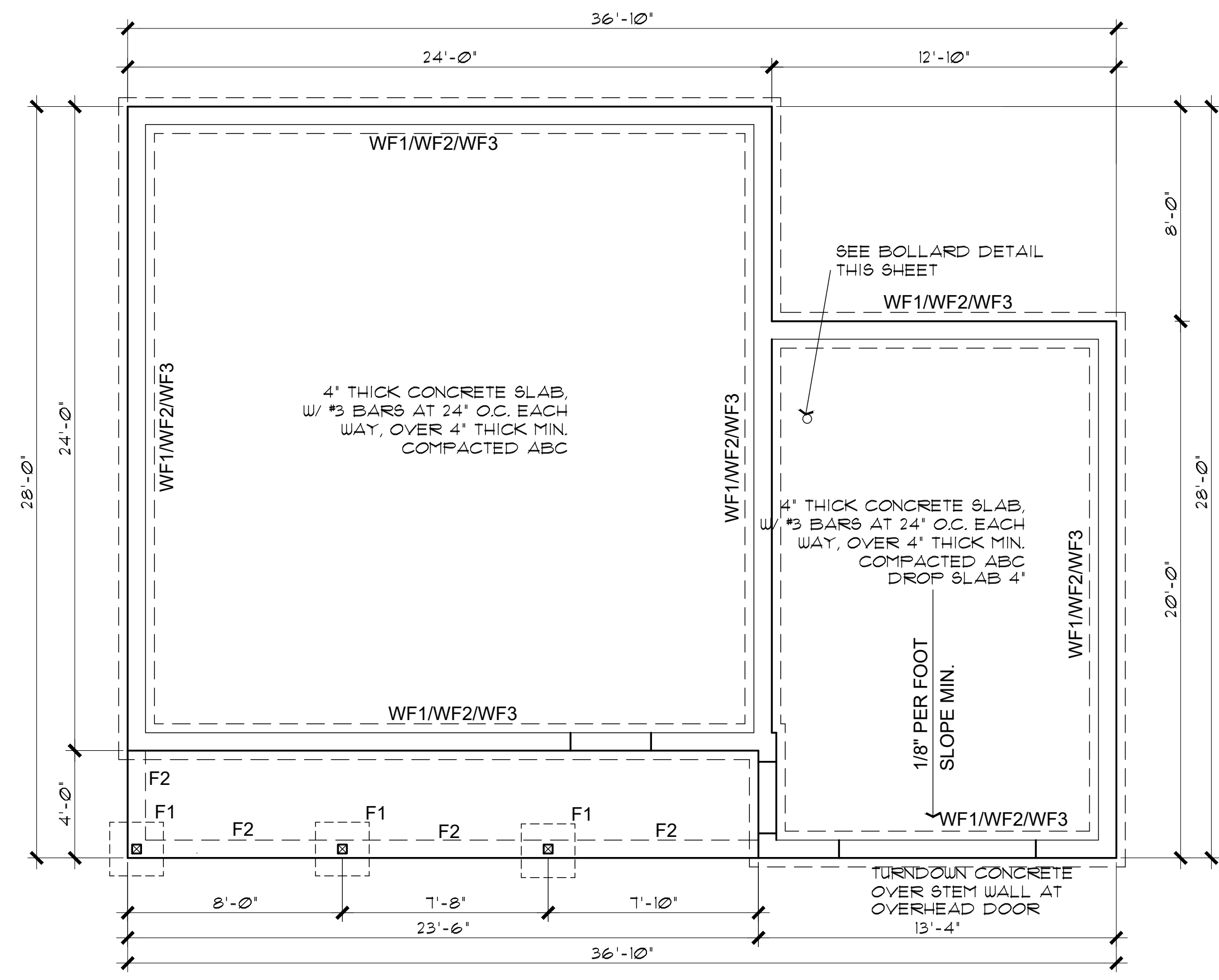
1. FOOTINGS TO BE A MIN. OF 10" THICK IN 18" MIN. UNDISTURBED SOIL U.N.O.
2. FOOTINGS AND INTERIOR FLATWORK TO BE MIN. 2500 P.S.I. MIN COMPRESSIVE STRENGTH AT 28 DAYS.
3. FOUNDATION SUPPORTED WOOD TO EXTEND MIN. 6" ABOVE FINISH GRADE
4. FOUNDATION PLATES AND SILLS SHALL BE BOLTED TO FOUNDATION WITH MIN. 1/2" BOLTS 6'-0" O.C., 12" FROM CORNERS AND EMBEDDED 7" INTO FOUNDATION WALL
5. EXTERIOR FLATWORK SLOPE TO BE 1/4" PER FOOT.
6. CONTRACTOR TO EMBED 20' OF #4 G.A. COPPER WIRE IN FOOTING FOR ELECTRICAL SERVICE GROUND.
7. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
8. ALL EXTERIOR PLATES, LOAD BEARING AND NON LOAD BEARING SHALL BE PRESSURE TREATED, LESS THAN 8" ABOVE GRADE.
9. FILL BEING PLACED THAT EXCEEDS 2' WILL REQUIRE A CERTIFIED COMPACTION TEST AND REPORT.
10. VAPOR BARRIER SHALL BE INSTALLED BELOW SLAB AS PER THE GEOTECHNICAL REPORT WHEN PROVIDED.
11. ASSUMED SOIL BEARING PRESSURE 1500 PSF UNLESS SPECIFIED OTHERWISE IN A GEOTECHNICAL REPORT

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

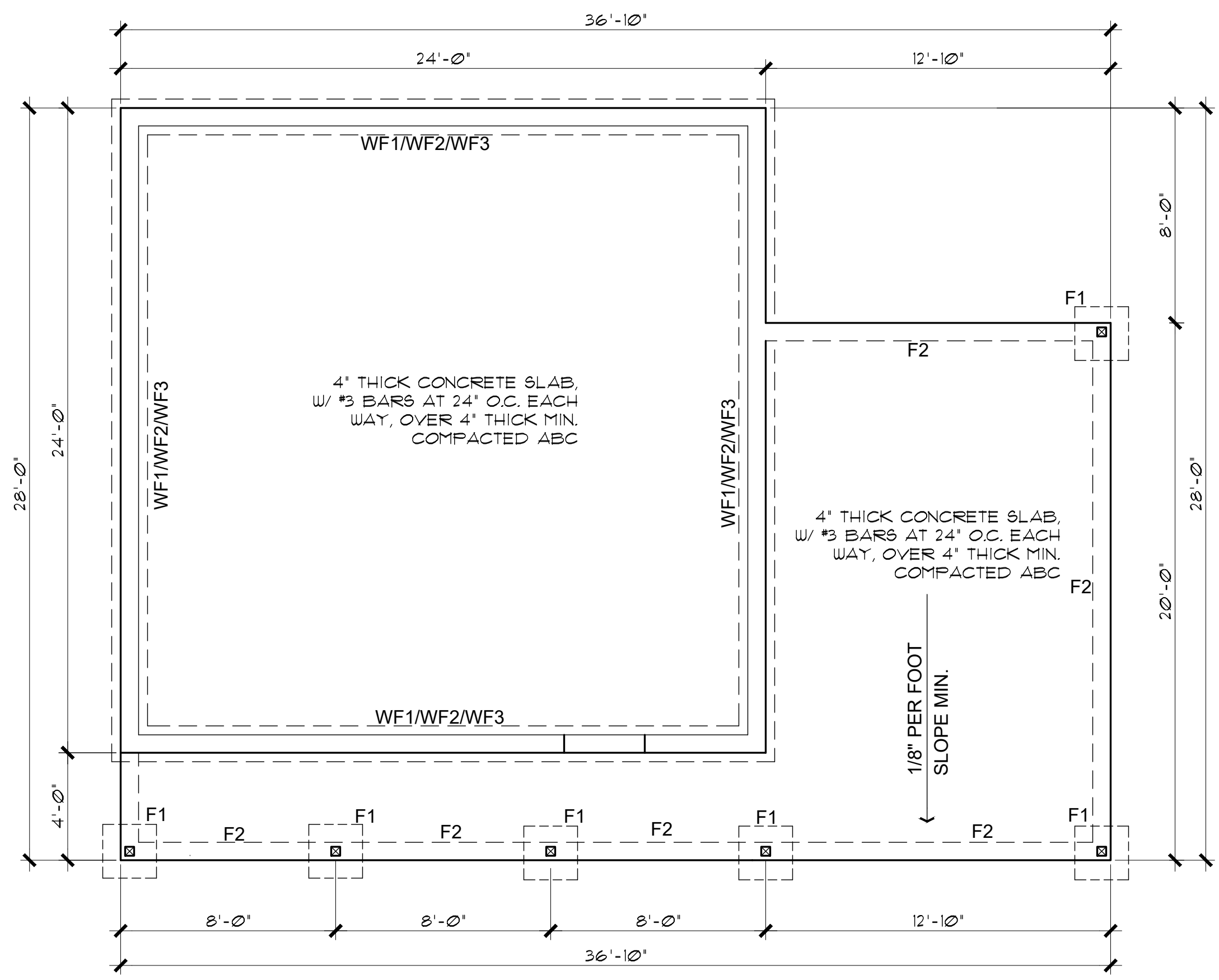
FOUNDATION PLAN
 SCALE: 1/4" = 1'-0" (without Garage or Carport option)



BOLLARD DETAIL
 SCALE: 1" = 1'-0"
 THIS DETAIL APPLIES ONLY IF LOCATING THE WATER HEATER IN THE GARAGE.



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



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

Mark Rogers, Architect, PLLC

761 Highland Circle
 Chino Valley, Arizona 86323
 Phone: (928) 848-3516
 markrogers914@gmail.com

FOUNDATION PLANS / NOTES
 PHASE TWO - 1 BDRM / 1 BATH - RIGHT PARKING

SNOWFLAKE, ARIZONA

81 WEST 1ST STREET SOUTH
 SNOWFLAKE, AZ 85937

This design is the sole property of Mark Rogers, Architect, PLLC. Use of this design has been granted to Town of Snowflake Government with the drawings provided. These drawings are not to be reproduced, or copied in whole or in part, for use by any entity other than Town of Snowflake Government. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

Mark Rogers, Architect, PLLC 2026



Mark Rogers, Architect, PLLC

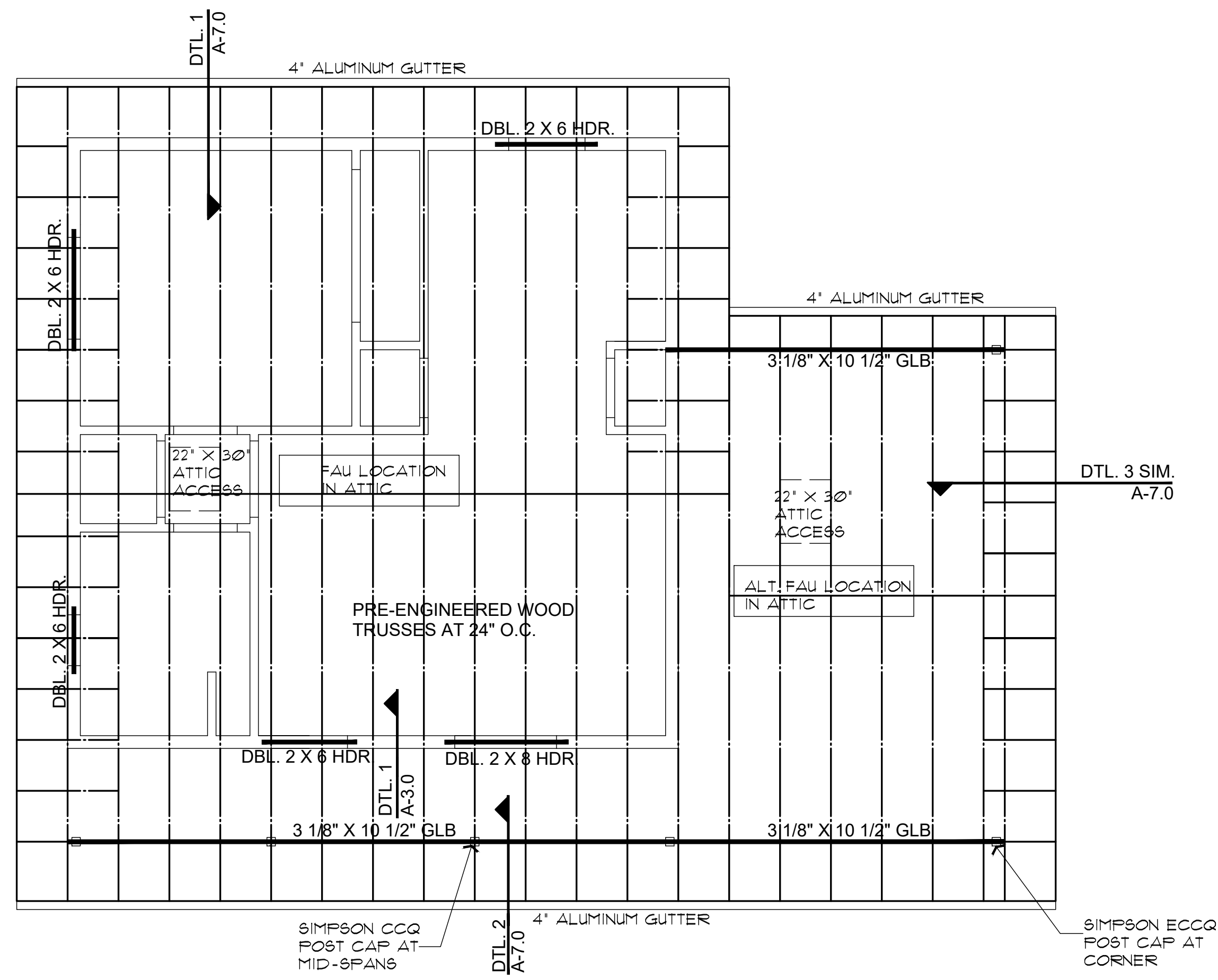
761 Highland Circle
 Chino Valley, Arizona 86323
 Phone: (928) 848-3516
 markrogers914@gmail.com

ROOF FRAMING PLANS
 PHASE TWO - 1 BDRM / 1 BATH - RIGHT PARKING

SNOWFLAKE, ARIZONA

81 WEST 1ST STREET SOUTH
 SNOWFLAKE, AZ 85937

SHEET NO:
A-3.0

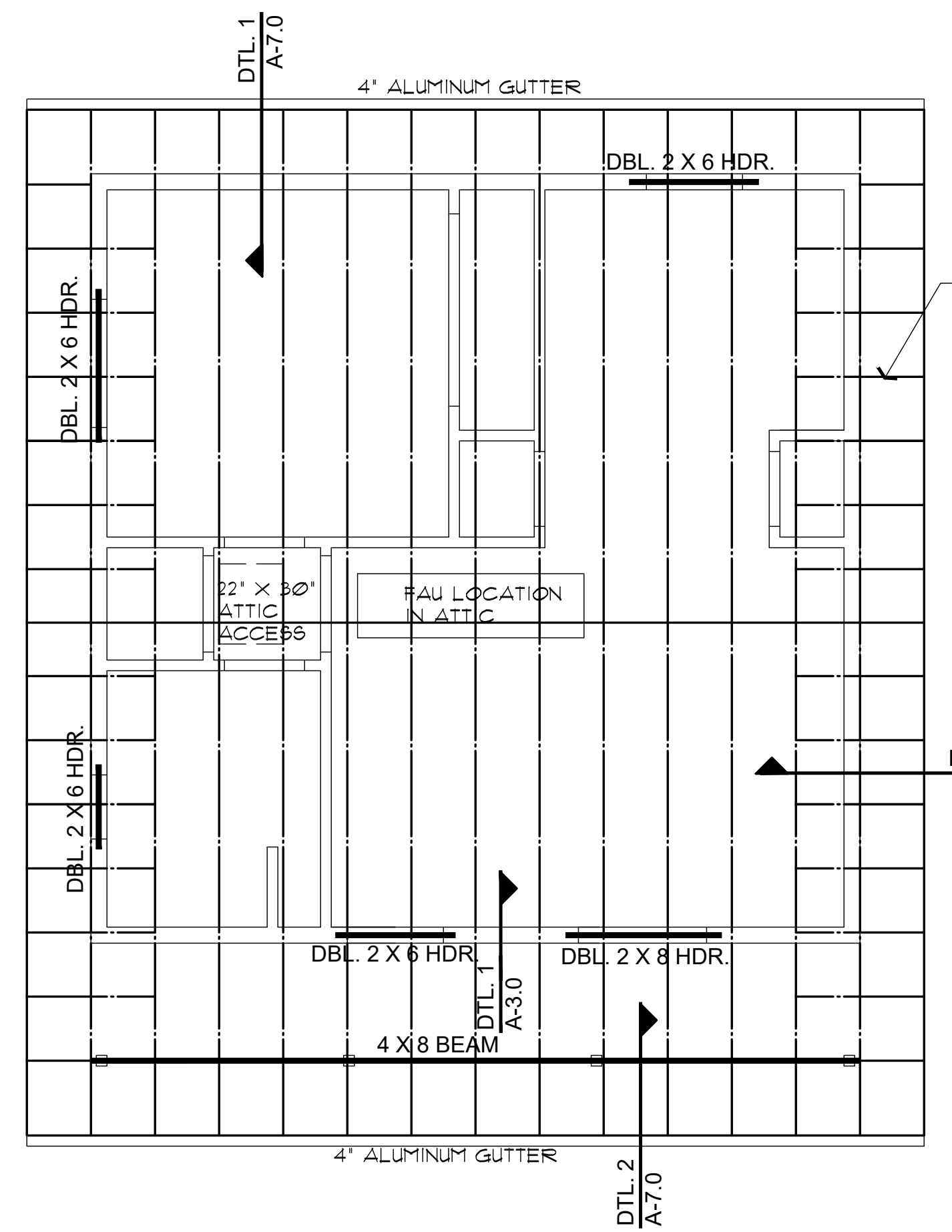


ROOF FRAMING PLAN (with Carport option)

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

ROOF VENTILATION REQUIRED 929 SQ. FT. / 300 = 3 SQ. FT. (432 SQ. IN.)
 USE 2 GABLE-END VENTS AT 144 SQ. IN. MINIMUM EACH VENT
 288 SQ. IN. AT GABLE ENDS
 REMAINING LOW VENTING IN BIRDBLOCKS, 3-HOLE, 2" DIA. EACH BLOCK
 *WHERE SPRAY FOAM IS USED ATTIC VENTILATION IS NOT REQUIRED

VERIFY ATTIC ACCESS LOCATION ABOVE GARAGE, AND CARPORT, IS IN A LOCATION WHERE THE UNIT CAN BE SERVICED BY A LADDER.
 RE: IRC M1305.1.1, EXCEPTION #1.



ROOF FRAMING PLAN (no Garage or Carport)

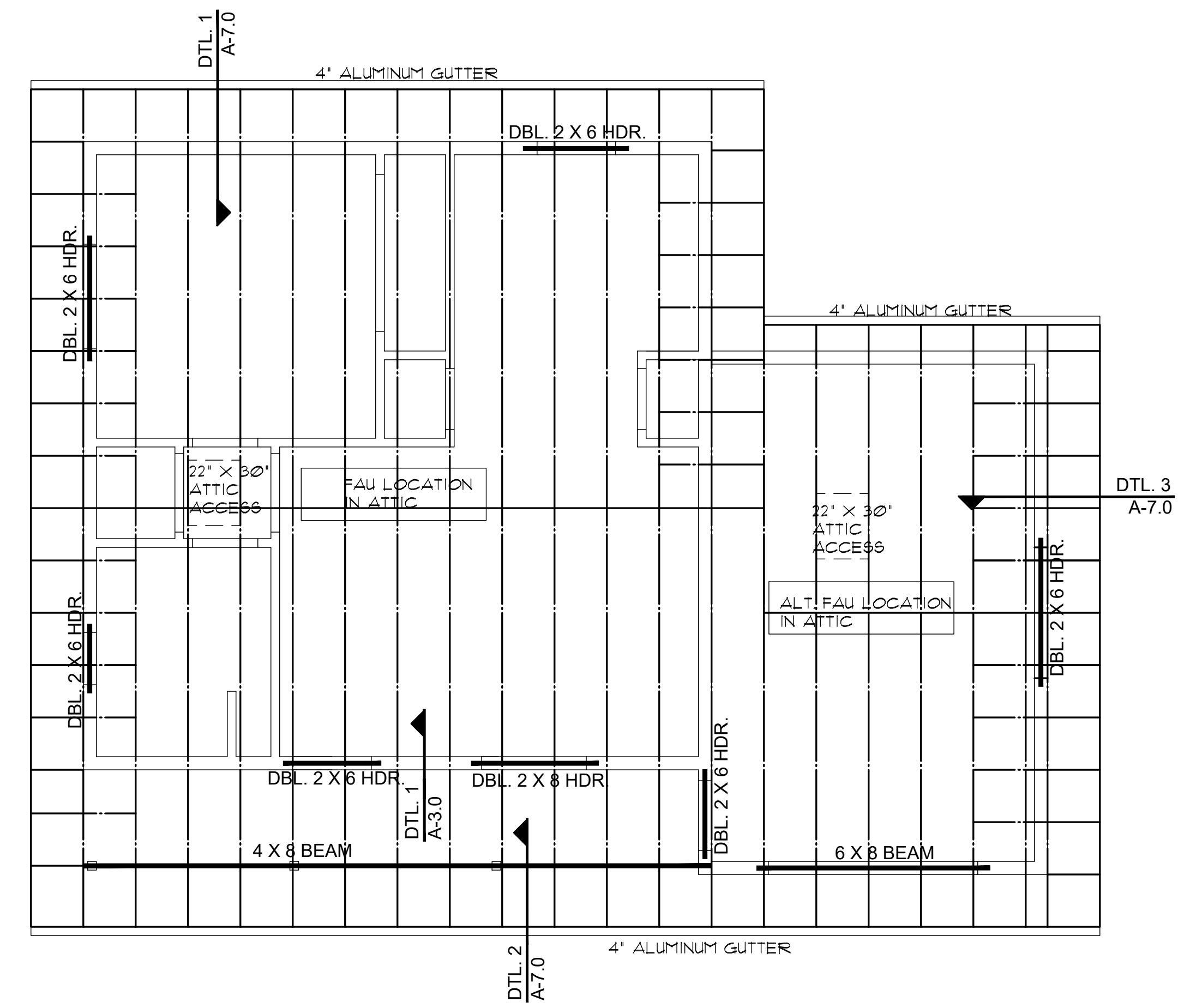
SCALE: 1/4" = 1'-0"

ROOF VENTILATION REQUIRED 672 SQ. FT. / 300 = 2.24 (USE 3 SQ. FT.) (432 SQ. IN.)
 USE 2 GABLE-END VENTS AT 144 SQ. IN. MINIMUM EACH VENT
 288 SQ. IN. AT GABLE ENDS
 REMAINING LOW VENTING IN BIRDBLOCKS, 3-HOLE, 2" DIA. EACH BLOCK
 *WHERE SPRAY FOAM IS USED ATTIC VENTILATION IS NOT REQUIRED

ROOF NOTES

- REFER TO TRUSS CALCULATIONS FOR FINAL ROOF FRAMING DESIGN.
- SIMPSON H2.5A HANGERS TO BE APPLIED @ ALL TRUSS ENDS
- ROOF SHEATHING TO BE 5/8" CDX PLYWOOD, OR OSB.
- 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.
- 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 RAFTERS SHALL BE DOUGLAS FIR #2 (SIZE PER PLAN) ALL STUDS SHALL BE HEM FIR #2 (SIZE PER PLAN)
- DOWNSPOUT/ROOF DRAIN DISCHARGE SHALL TERMINATE AS RECOMMENDED BY THE GEOTECHNICAL REPORT

SEE ROOF FRAMING DETAILS SHEET A7.0

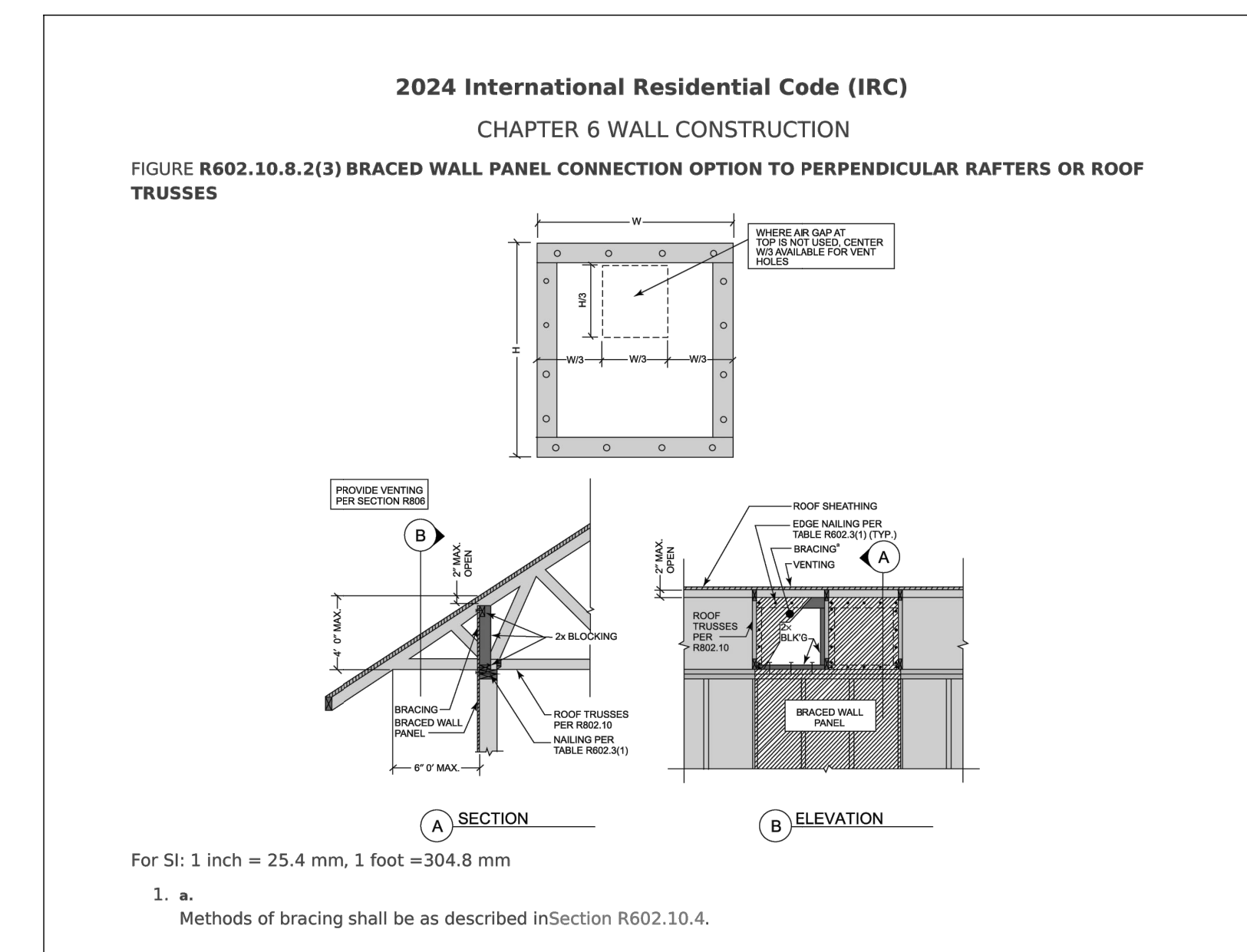


ROOF FRAMING PLAN (with Garage option)

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

ROOF VENTILATION REQUIRED 929 SQ. FT. / 300 = 3 SQ. FT. (432 SQ. IN.)
 USE 2 GABLE-END VENTS AT 144 SQ. IN. MINIMUM EACH VENT
 288 SQ. IN. AT GABLE ENDS
 REMAINING LOW VENTING IN BIRDBLOCKS, 3-HOLE, 2" DIA. EACH BLOCK
 *WHERE SPRAY FOAM IS USED ATTIC VENTILATION IS NOT REQUIRED

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



BRACED WALL PANEL CONNECTION OPTION AT PERPENDICULAR ROOF TRUSSES

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

2024 IRC FIGURE R602.10.8.2(3)

This design is the sole property of Mark Rogers, Architect, PLLC. Use of this design has been granted to Town of Snowflake Government with the drawings provided. These drawings are not to be reproduced, or copied in whole or in part, for use by any entity other than Town of Snowflake Government. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

Mark Rogers, Architect, PLLC 2026



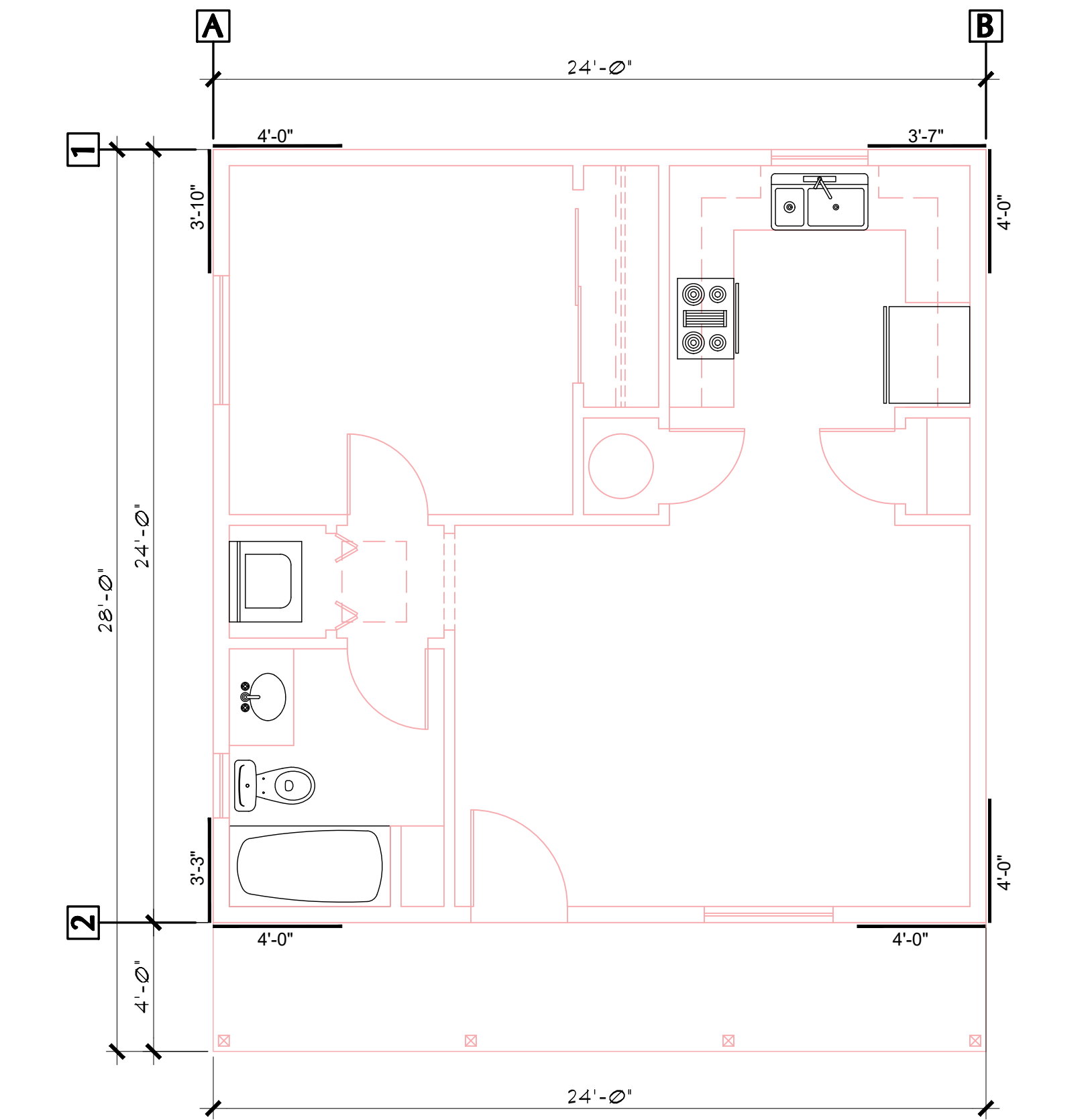
Mark Rogers, Architect, PLLC

761 Highland Circle
 Chino Valley, Arizona 86323
 Phone: (928) 848-3516
 markrogers914@gmail.com

BRACE WALL PLANS / CALCULATIONS
 PHASE TWO - 1 BDRM / 1 BATH - RIGHT PARKING

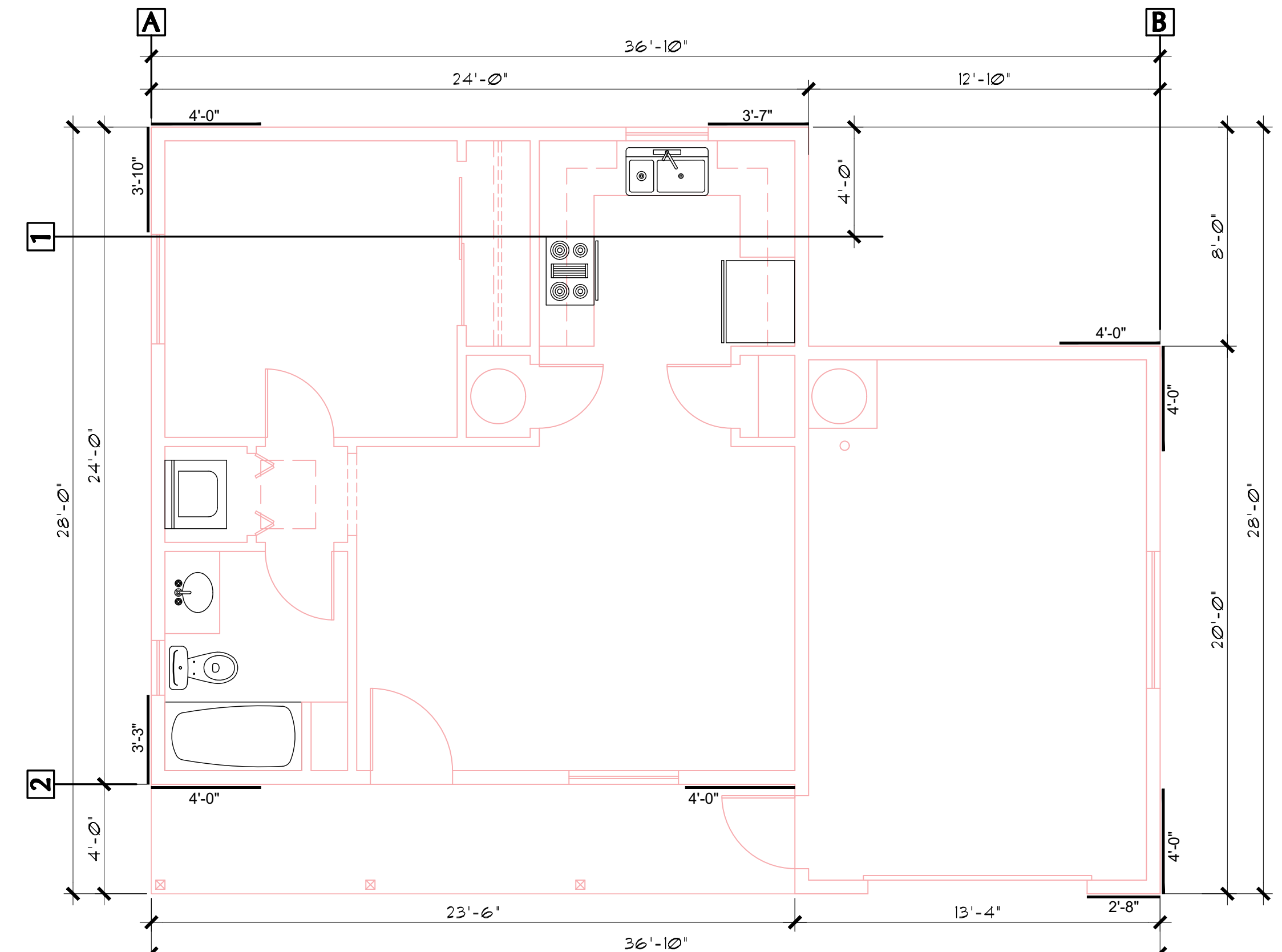
SNOWFLAKE, ARIZONA

81 WEST 1ST STREET SOUTH
 SNOWFLAKE, AZ 85937



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)



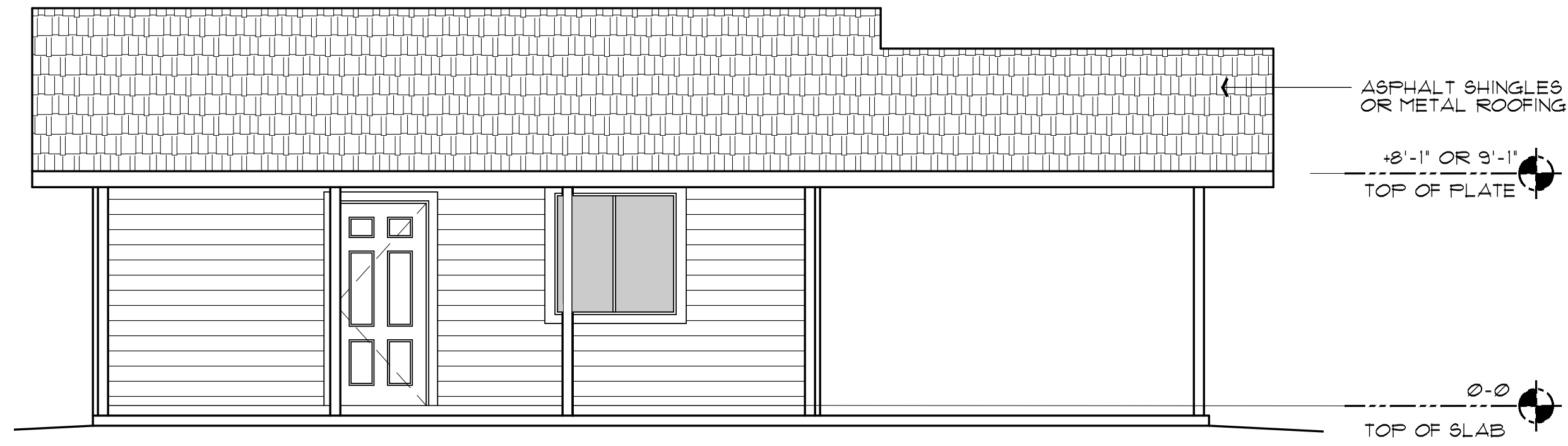
FLOOR PLAN (with Garage option)
 SCALE: 1/4" = 1'-0"

BRACE WALL CALCS W/O GARAGE

WIND SPEED (MPH)		115		115		115		115		115	
BRACED WALL LINE		1		2		A		B		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		24		24		24		24	
TABULAR REQUIRED (ft)		3.90		3.90		3.90		3.90		3.90	
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)		0.70		0.70		0.70		0.70		0.70	
# BWLs		9.00		0.95		9.00		0.95		9.00	
ADD PAIR 80W HOLD DOWNS		NO		1.00		NO		1.00		NO	
OMIT INTERIOR GB		NO		1.00		NO		1.00		NO	
METHOD GB FASTEN @ 4" o.c.		NO		1.00		NO		1.00		NO	
HORIZONTAL BLOCKING OMITTED		NO		1.00		NO		1.00		NO	
REQUIRED BWP LENGTH (ft)		3.11		3.11		3.11		3.11		3.11	
ACTUAL BWP CONTRIBUTING LENGTH		7.58		8.00		8.00		8.00		8.00	
ACTUAL > REQUIRED		YES		YES		YES		YES		YES	
SPACE		BWP 1 < 2' APART		YES		YES		YES		YES	
# of BWLs		Length of BWL (ft)		24		24		24		24	
BWP 1 < 16', 2 < 16'		YES		YES		YES		YES		YES	
ENDS		BWP WITHIN 10' OF END		YES		YES		YES		YES	
CONTINUOUS END CONDITION		3		1		3		3		1	
BWL COMPLIANCE PASS-FAIL		PASS		PASS		PASS		PASS		PASS	

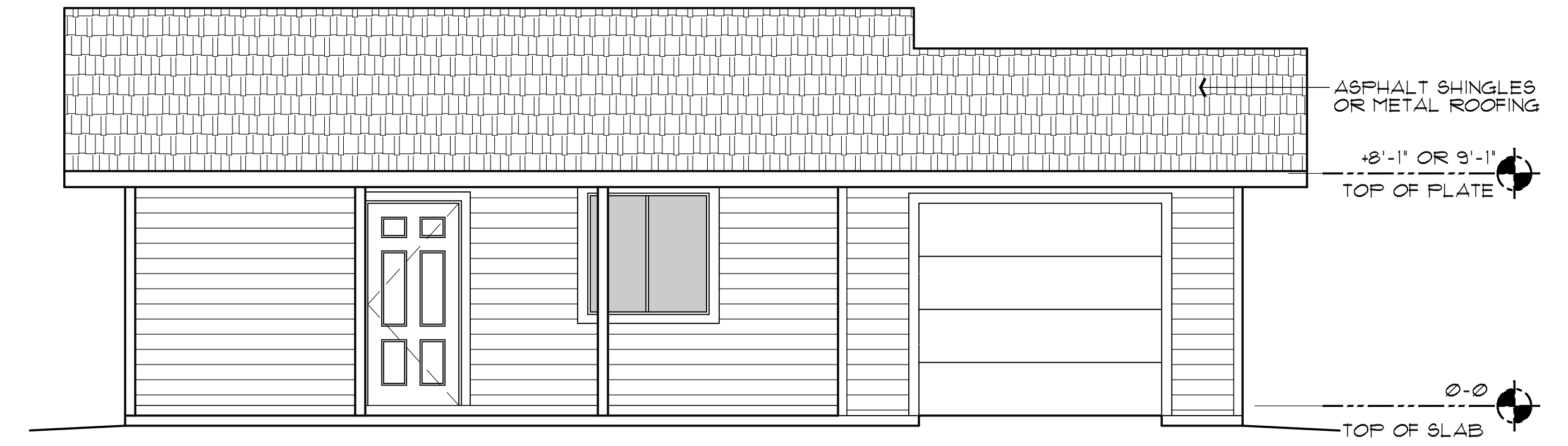
BRACE WALL CALCS WITH GARAGE

WIND SPEED (MPH)		115		115		115		115		115	
BRACED WALL LINE		1		2		A		B		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		24		36.83		36.83		36.83	
TABULAR REQUIRED (ft)		3.90		3.90		5.52		5.52		5.52	
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)		0.70		0.70		0.70		0.70		0.70	
# BWLs		9.00		0.95		9.00		0.95		9.00	
ADD PAIR 80W HOLD DOWNS		NO		1.00		NO		1.00		NO	
OMIT INTERIOR GB		NO		1.00		NO		1.00		NO	
METHOD GB FASTEN @ 4" o.c.		NO		1.00		NO		1.00		NO	
HORIZONTAL BLOCKING OMITTED		NO		1.00		NO		1.00		NO	
REQUIRED BWP LENGTH (ft)		3.11		3.11		4.41		4.41		4.41	
ACTUAL BWP CONTRIBUTING LENGTH		11.58		10.67		7.08		8.00		8.00	
ACTUAL > REQUIRED		YES		YES		YES		YES		YES	
SPACE		BWP 1 < 2' APART		YES		YES		YES		YES	
# of BWLs		Length of BWL (ft)		36.83		36.83		24		24	
BWP 1 < 16', 2 < 16'		YES		YES		YES		YES		YES	
ENDS		BWP WITHIN 10' OF END		YES		YES		YES		YES	
CONTINUOUS END CONDITION		3		3		1		1		3	
BWL COMPLIANCE PASS-FAIL		PASS		PASS		PASS		PASS		PASS	



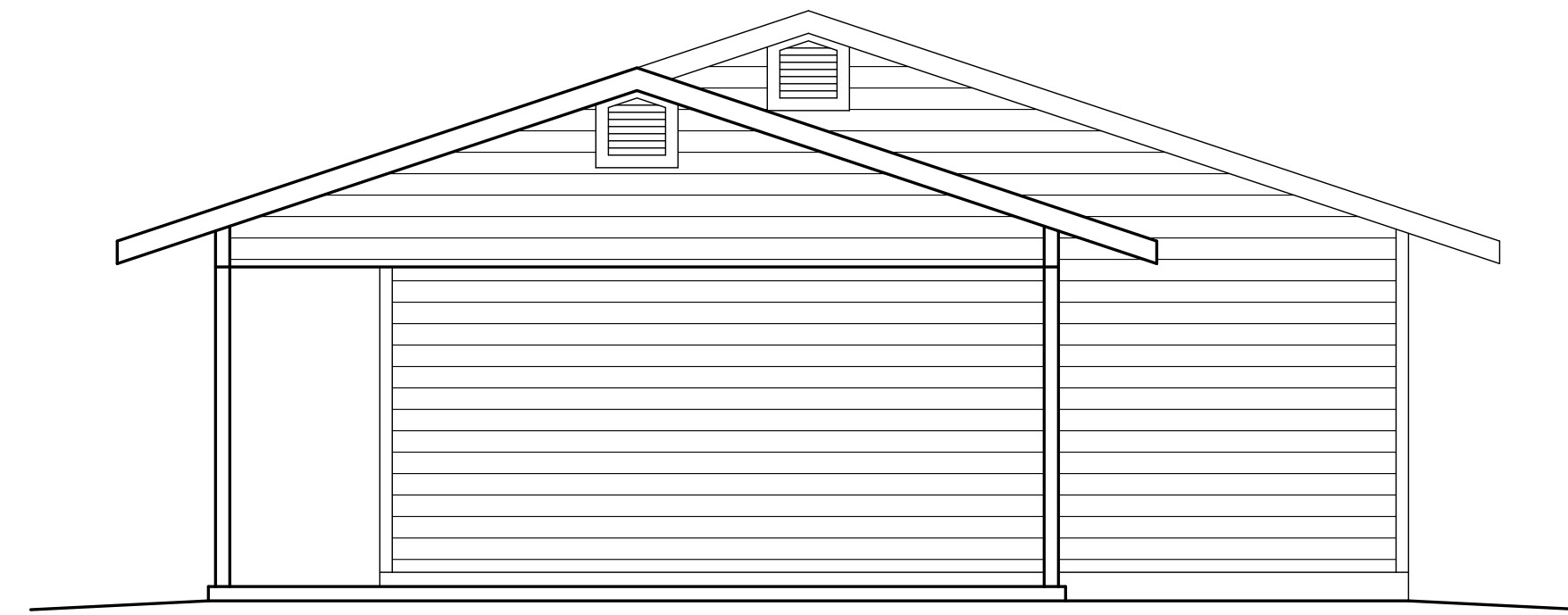
FRONT ELEVATION (with optional Carport)

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



FRONT ELEVATION (with optional Garage)

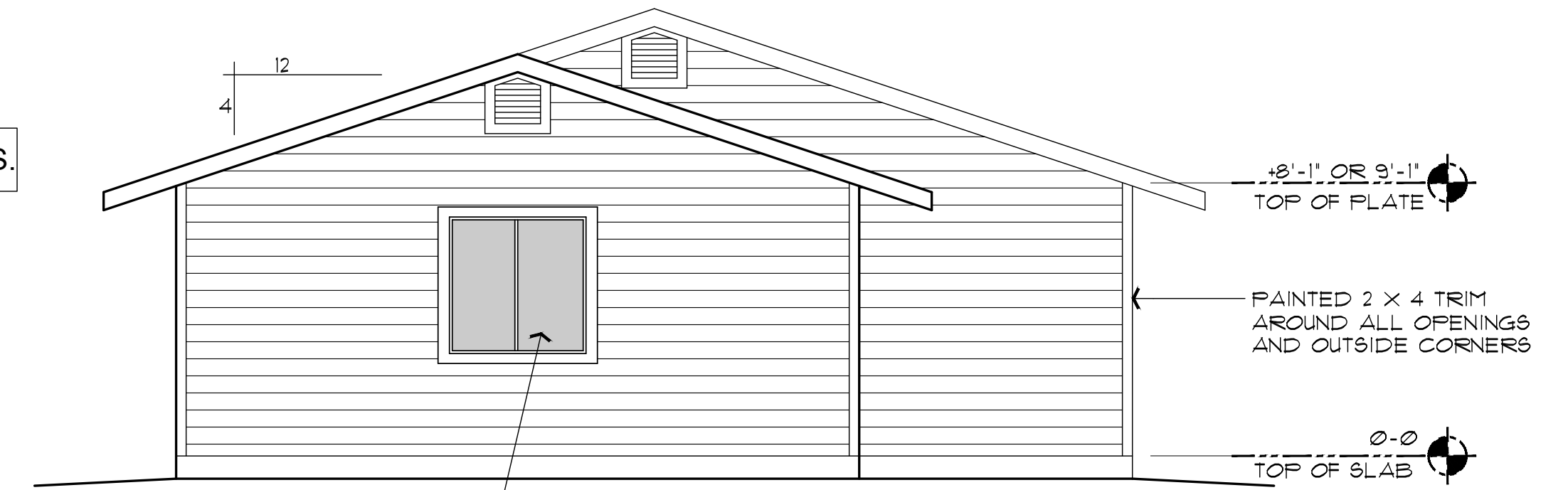
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION (with optional Carport)

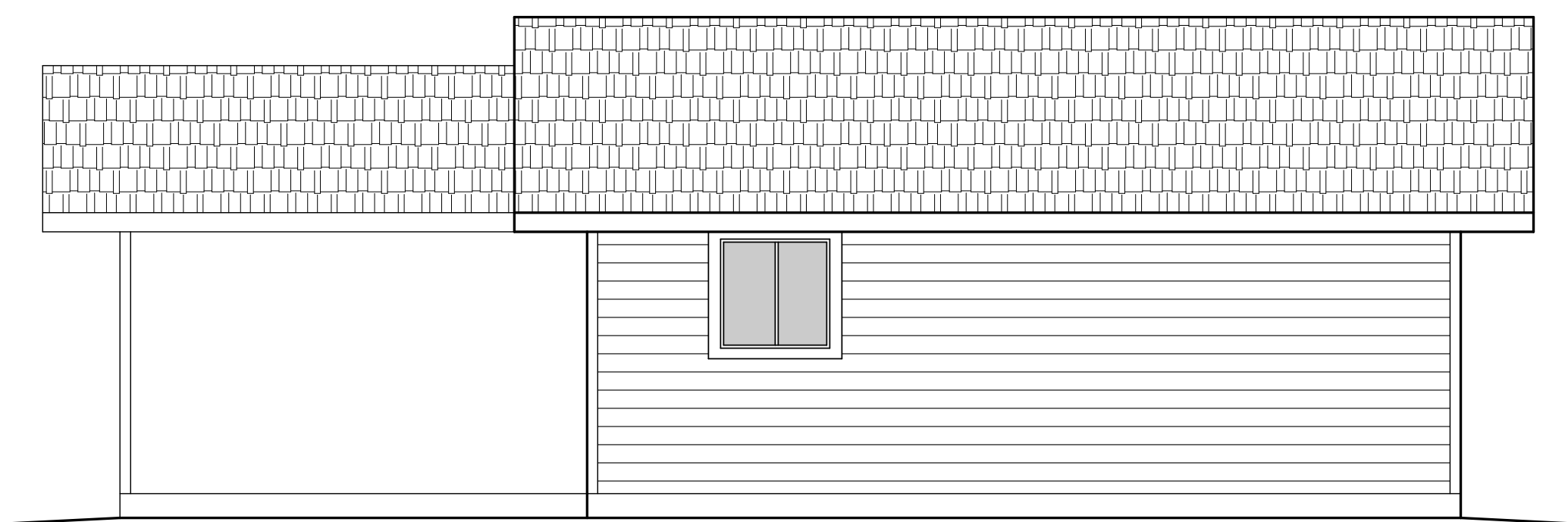
SCALE: 1/4" = 1'-0"

NOTE: SEE SHEET A-6.0 FOR EXTERIOR WALL FINISH OPTIONS.



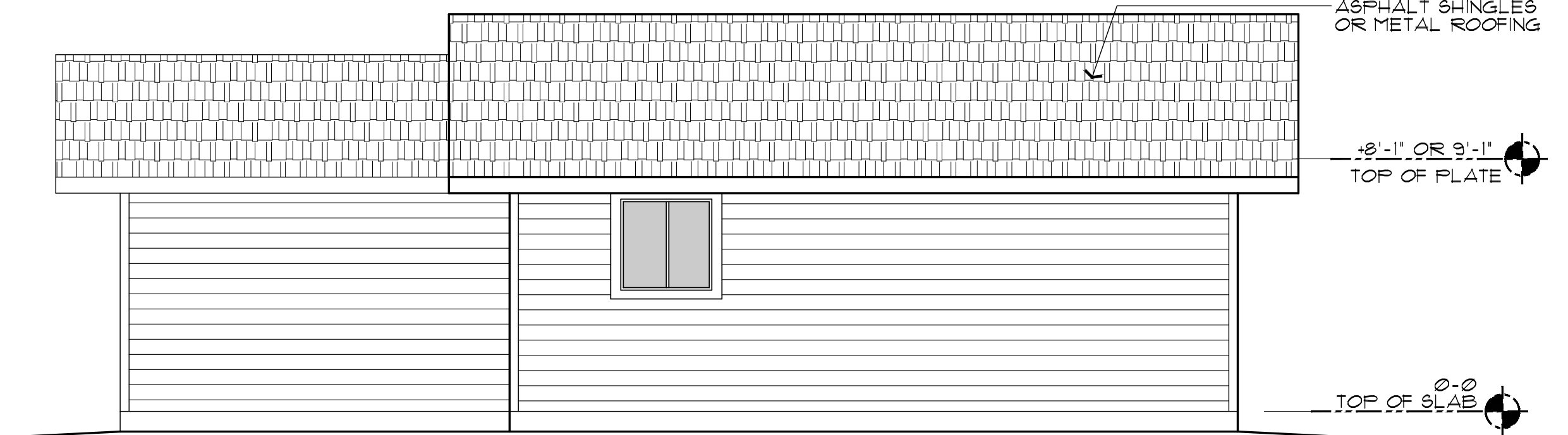
RIGHT SIDE ELEVATION (with optional Garage)

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



REAR ELEVATION (with optional Carport)

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



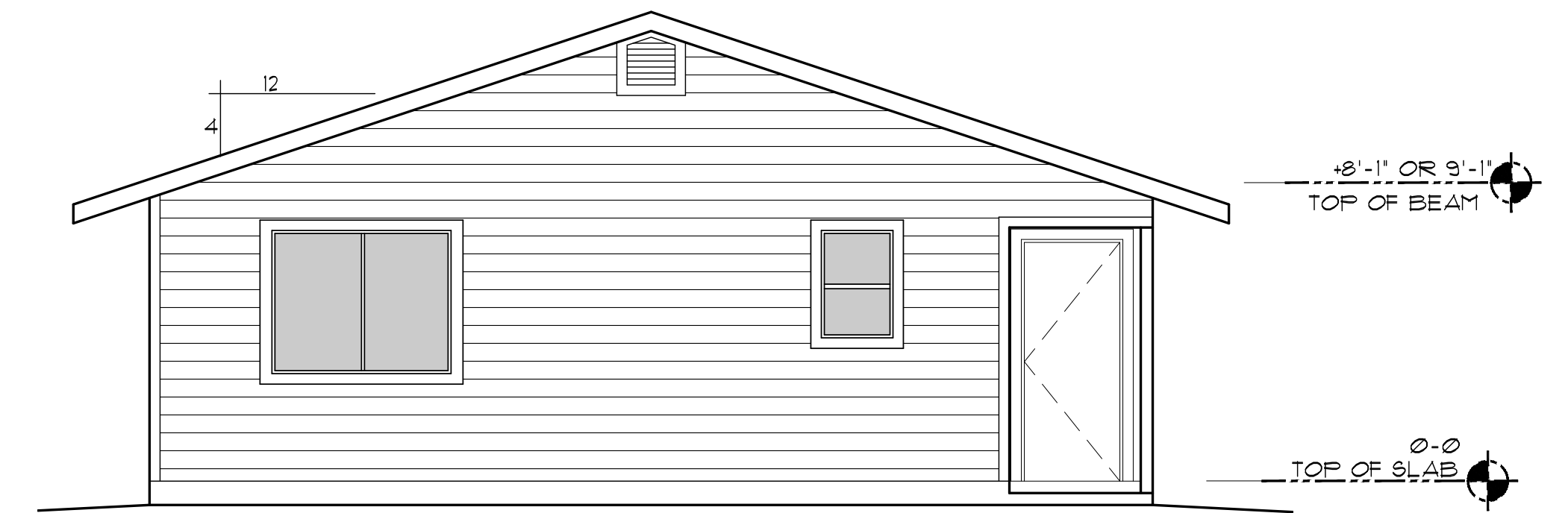
REAR ELEVATION (with optional Garage)

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



FRONT ELEVATION (without Garage, or Carport option)

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



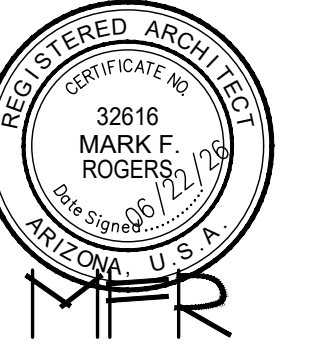
LEFT SIDE ELEVATION (similar for all options)

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

1BM/1BA
Job no. : RIGHT PARKING
Date : JUNE 22, 2026
Drawn by : MFR
Chk'd by : MFR
Scale : AS NOTED
Revisions:

This design is the sole property of Mark Rogers, Architect, PLLC. Use of this design has been granted to Town of Snowflake Government with the drawings provided. These drawings are not to be reproduced, or copied in whole or in part, for use by any entity other than Town of Snowflake Government. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

Mark Rogers, Architect, PLLC 2026©



Mark Rogers, Architect, PLLC

Chino Valley, Arizona 86323
Phone: (928) 848-3516
markrogers914@gmail.com

**EXTERIOR ELEVATIONS
PHASE TWO - 1 BDRM / 1 BATH - RIGHT PARKING**

SNOWFLAKE, ARIZONA

81 WEST 1ST STREET SOUTH
SNOWFLAKE, AZ 85937

SHEET NO:

A-5.0

This design is the sole property of Mark Rogers, Architect, PLLC. Use of this design has been granted to Town of Snowflake Government with the drawings provided. These drawings are not to be reproduced, or copied in whole or in part, for use by any entity other than Town of Snowflake Government. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

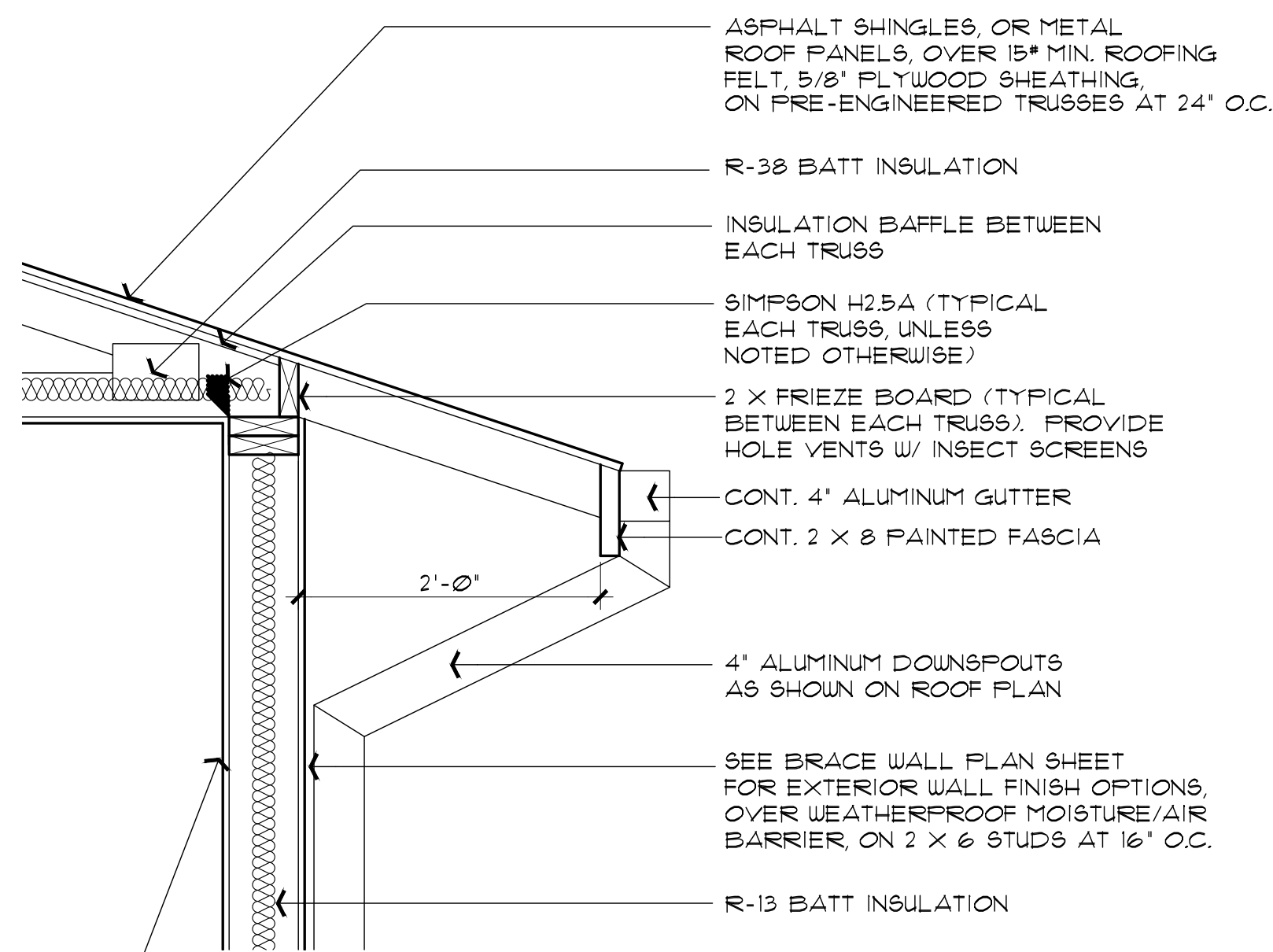
Mark Rogers, Architect, PLLC 2026©



Mark Rogers, Architect, PLLC

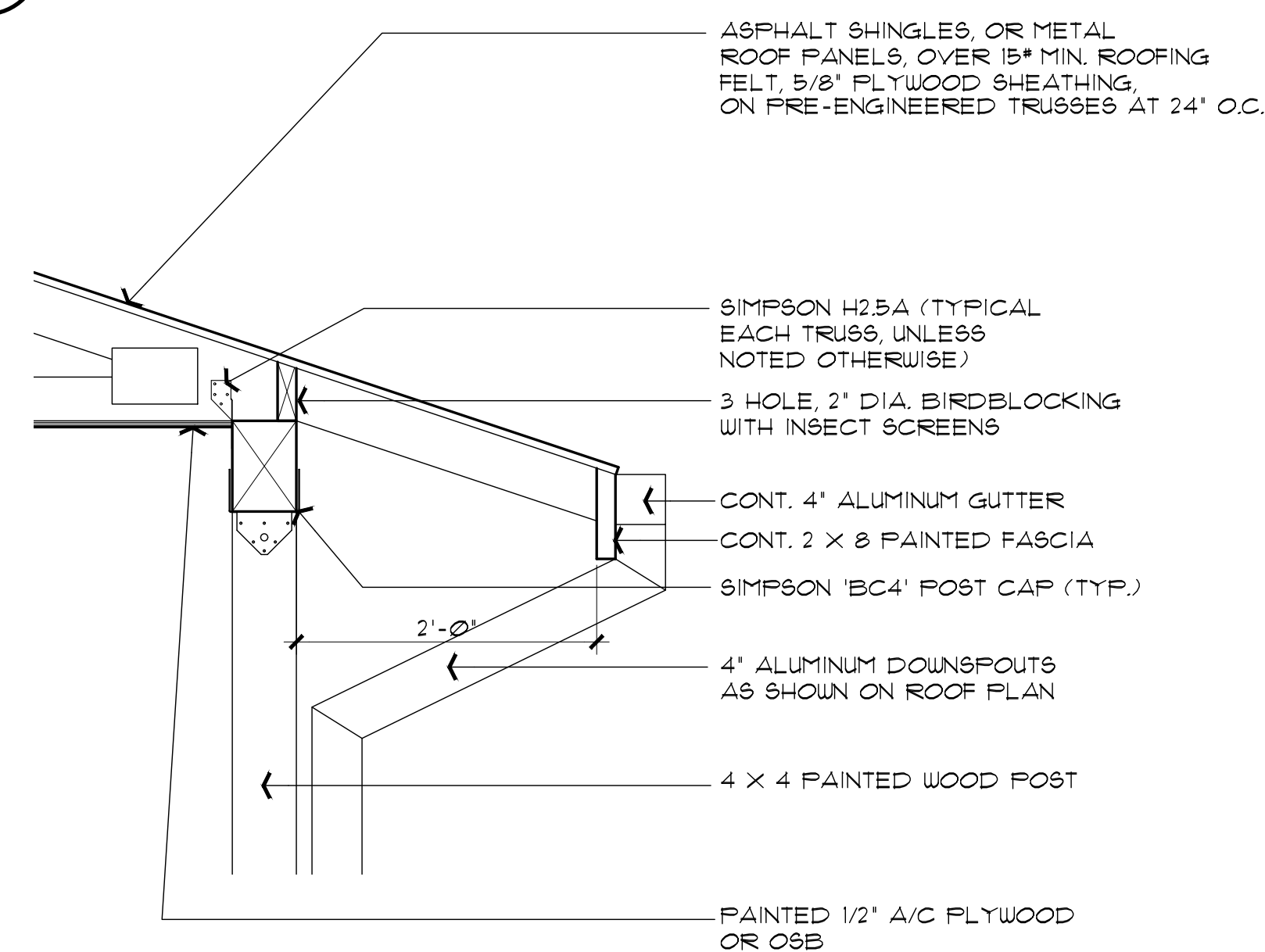
761 Highland Circle
 Chino Valley, Arizona 86323
 Phone: (928) 848-3516
 markrogers914@gmail.com

PROPERTY OF TOWN OF SNOWFLAKE, AZ



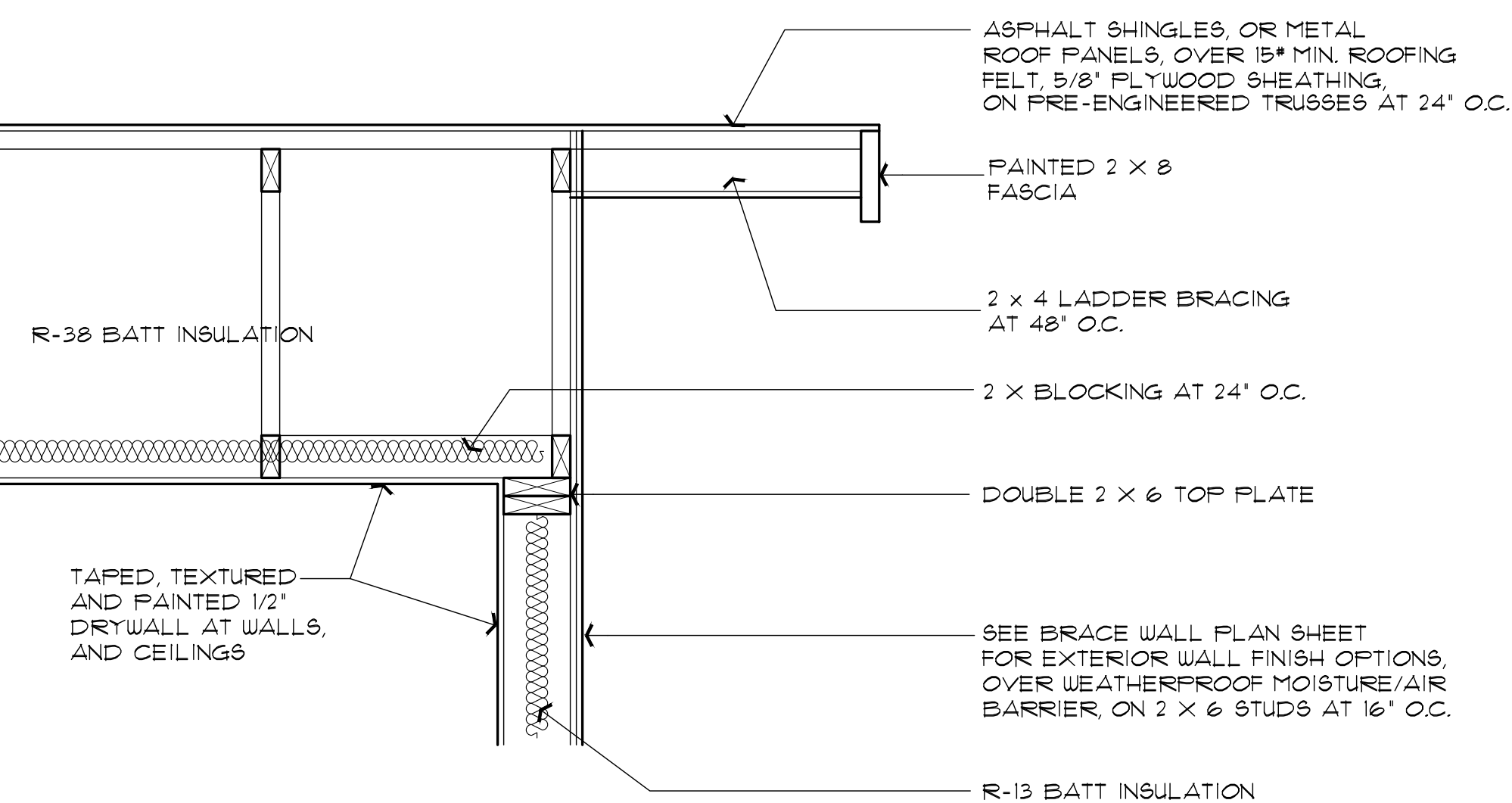
1 ROOF OVERHANG DETAIL

SCALE: 1" = 1'-0"



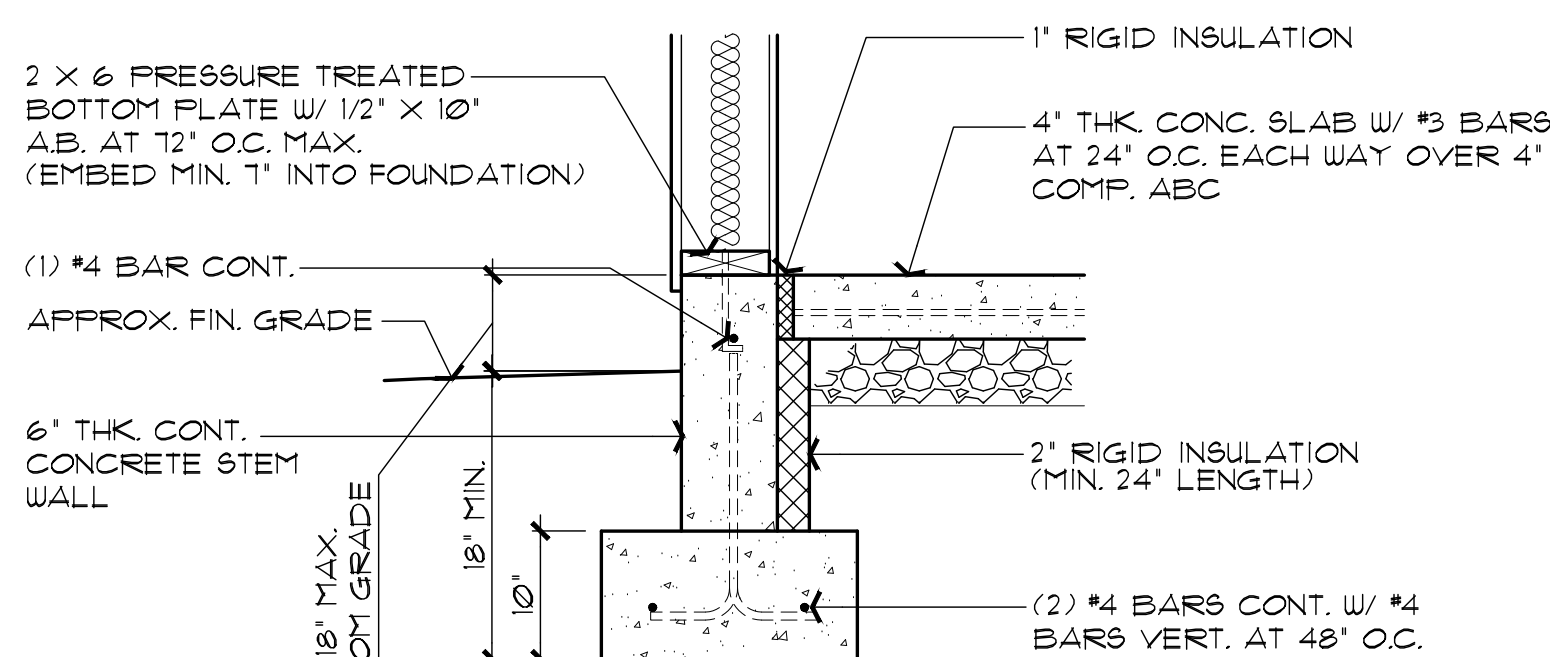
2 ROOF OVERHANG AT BEAM DETAIL

SCALE: 1" = 1'-0"



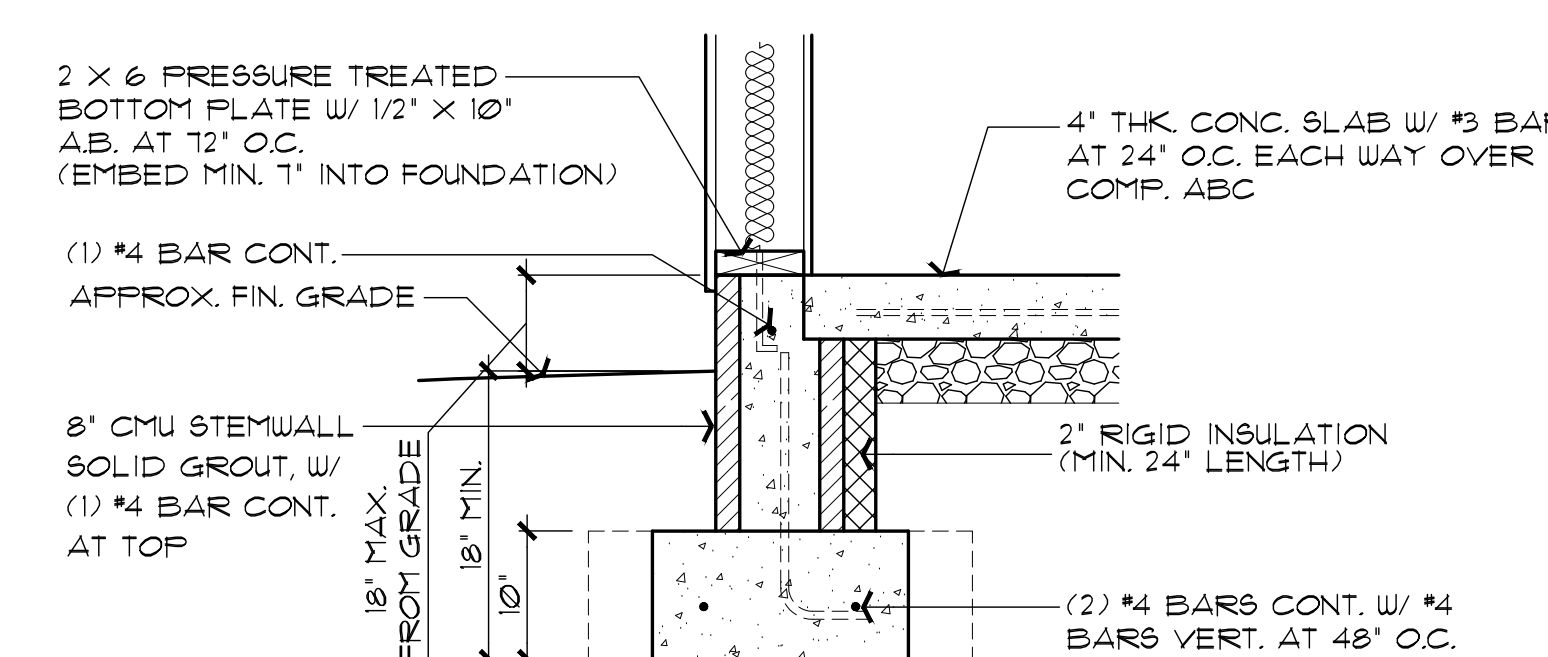
3 GABLE END-WALL DETAIL

SCALE: 1" = 1'-0"



WF1 CONCRETE STEM WALL OPTION

SCALE: 1" = 1'-0"

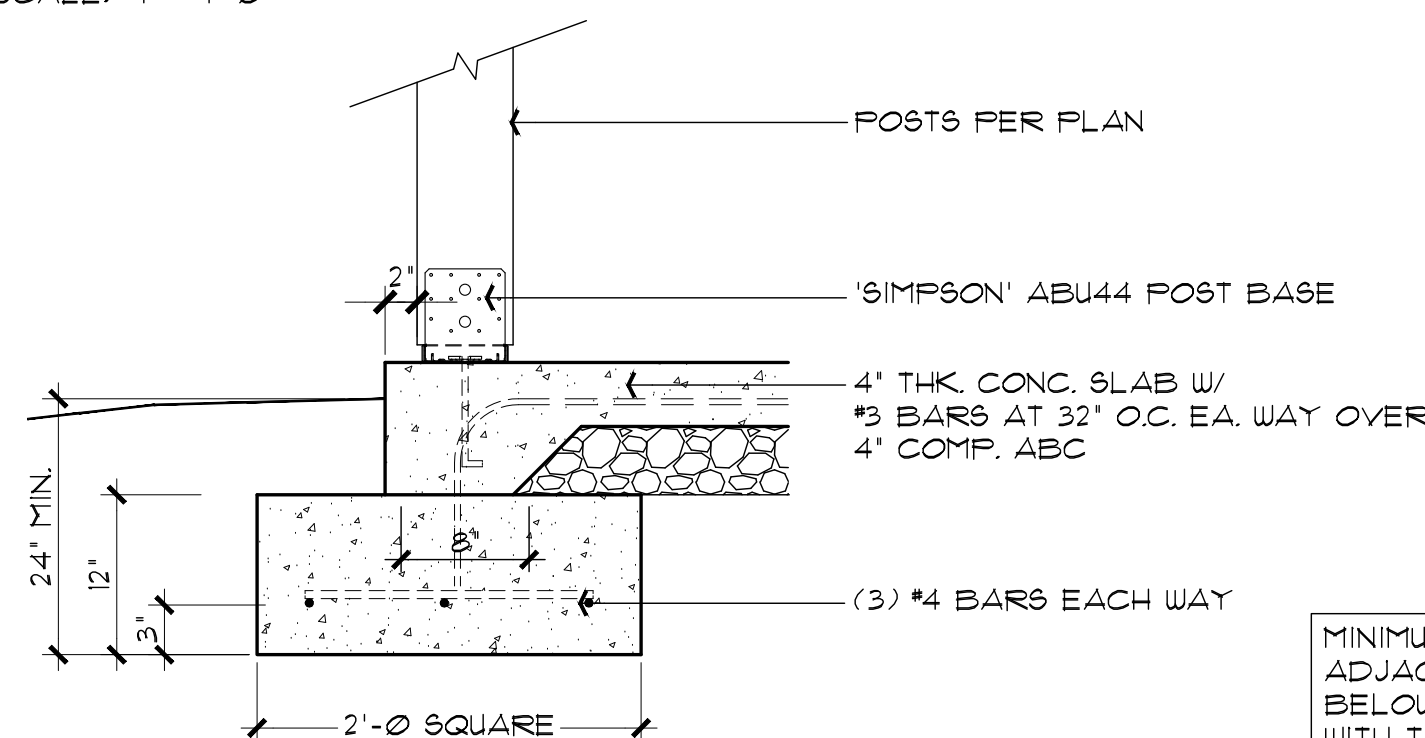


WF2 CMU STEM WALL OPTION

SCALE: 1" = 1'-0"

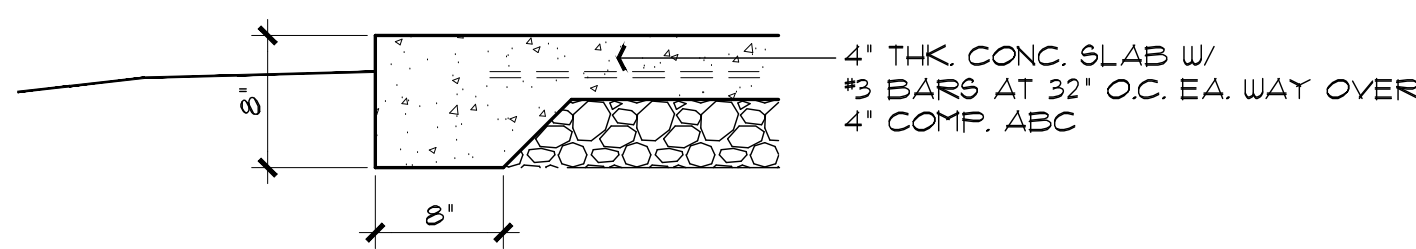
WF1 / WF2: MINIMUM 24" VERTICAL, AND/OR HORIZONTAL 2" RIGID INSULATION

NOTE: SEE DTL. F1 FOR PAD DETAIL



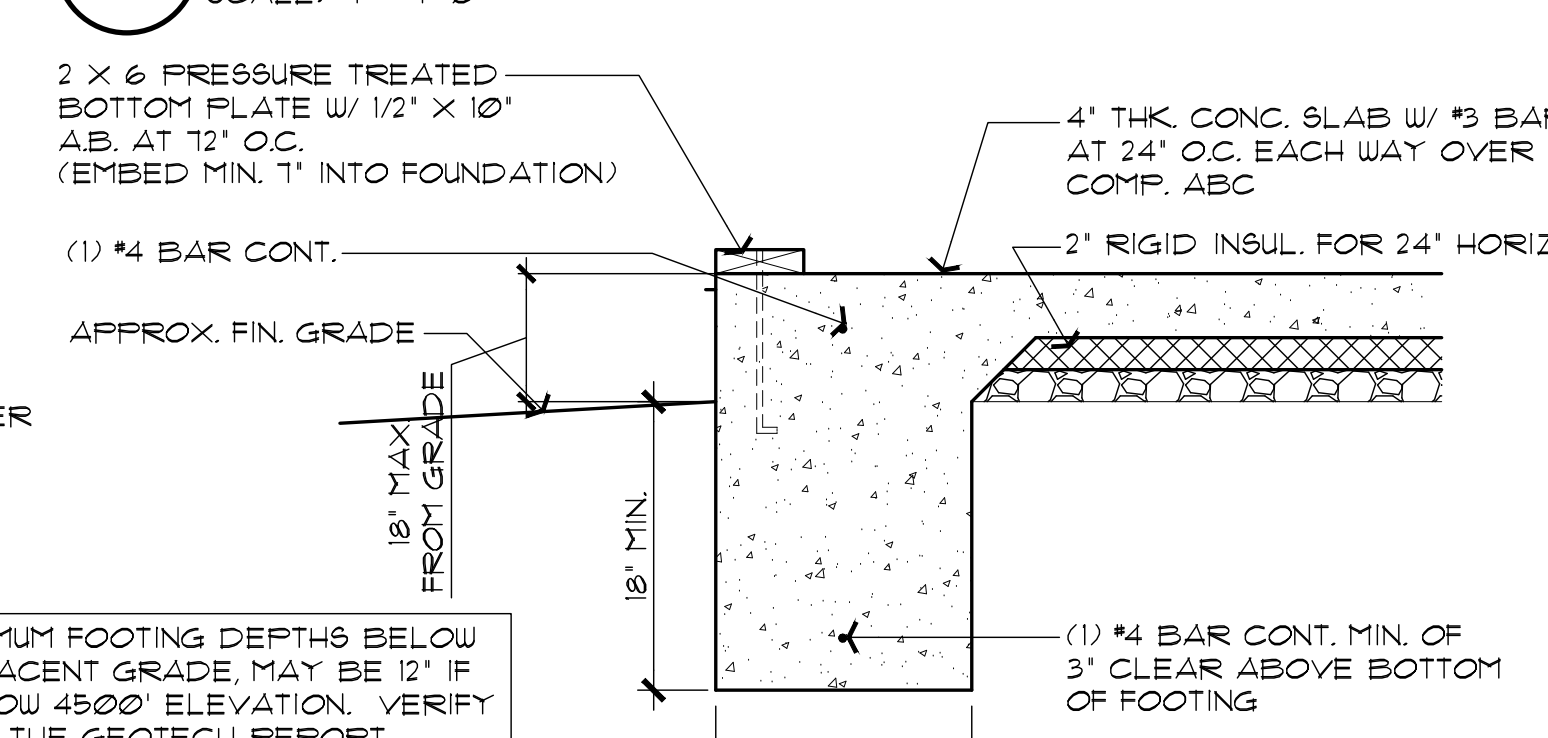
F1 POST BASE FOOTING

SCALE: 1" = 1'-0"



F2 TYPICAL TURN-DOWN FOOTING

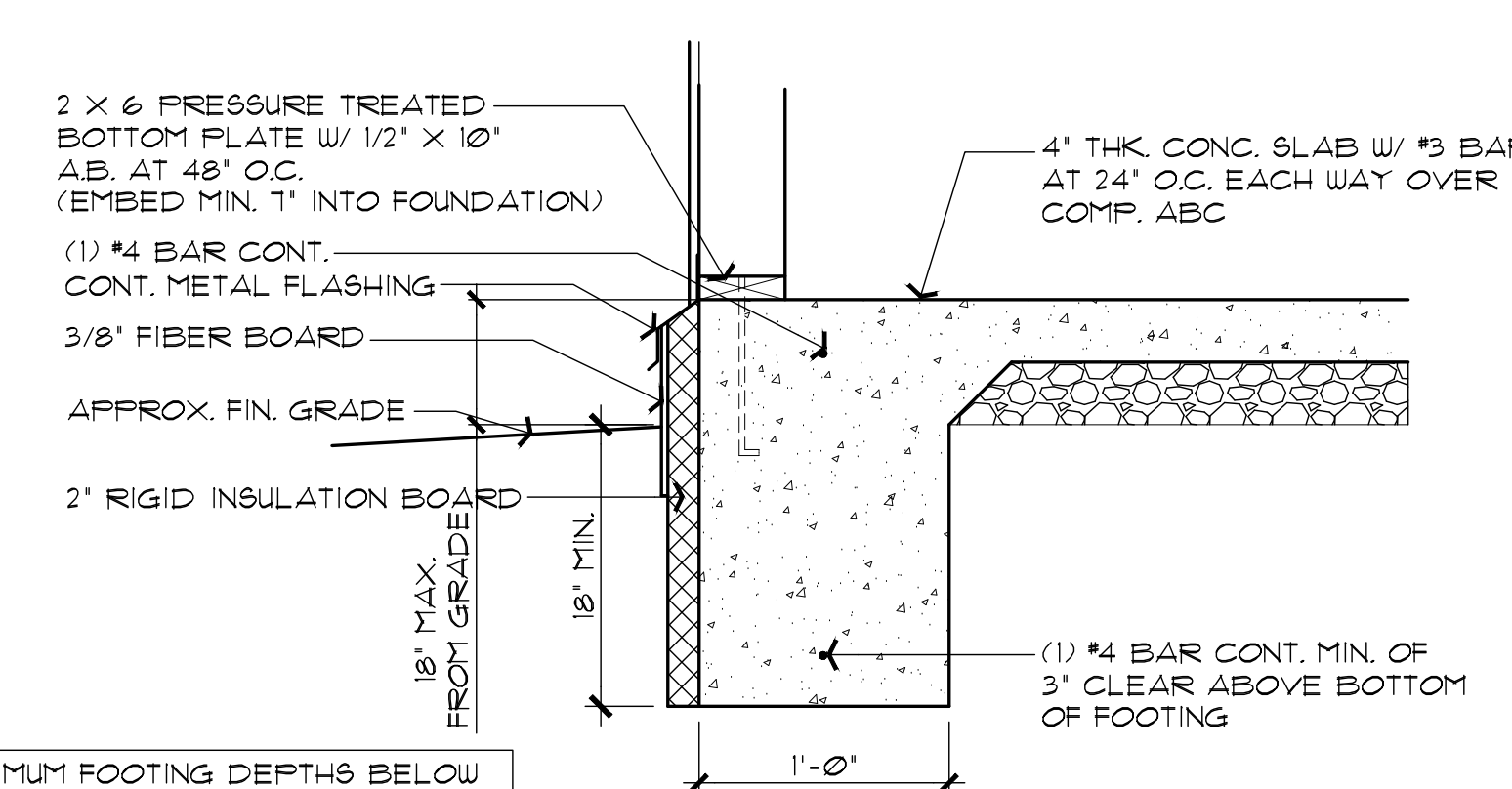
SCALE: 1" = 1'-0"



WF3 MONOLITHIC FOOTING OPTION

SCALE: 1" = 1'-0"

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



WF4 MONOLITHIC FOOTING OPTION WITH EXTERIOR SLAB INSULATION

SCALE: 1" = 1'-0"

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

FOUNDATION / ROOF DETAILS
 PHASE TWO - 1 BDRM / 1 BATH - RIGHT PARKING

SNOWFLAKE, ARIZONA

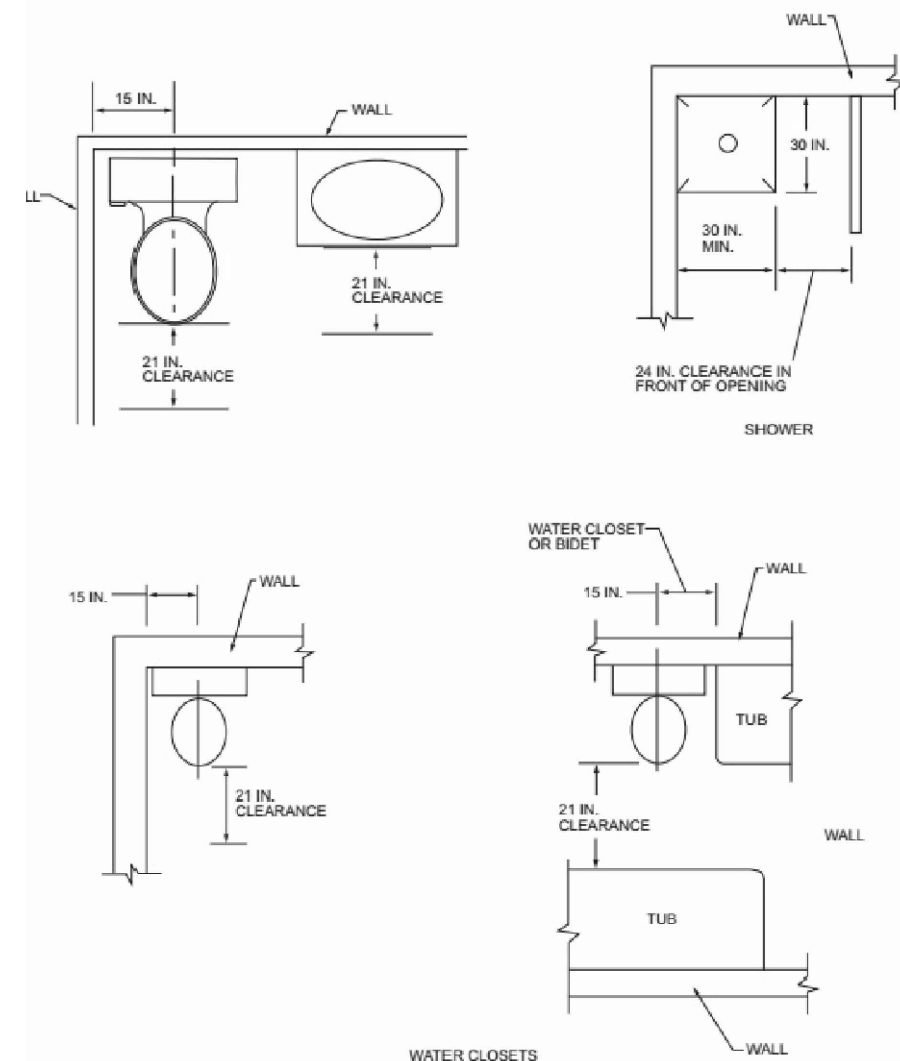
81 WEST 1ST STREET SOUTH
 SNOWFLAKE, AZ 85937

SHEET NO:

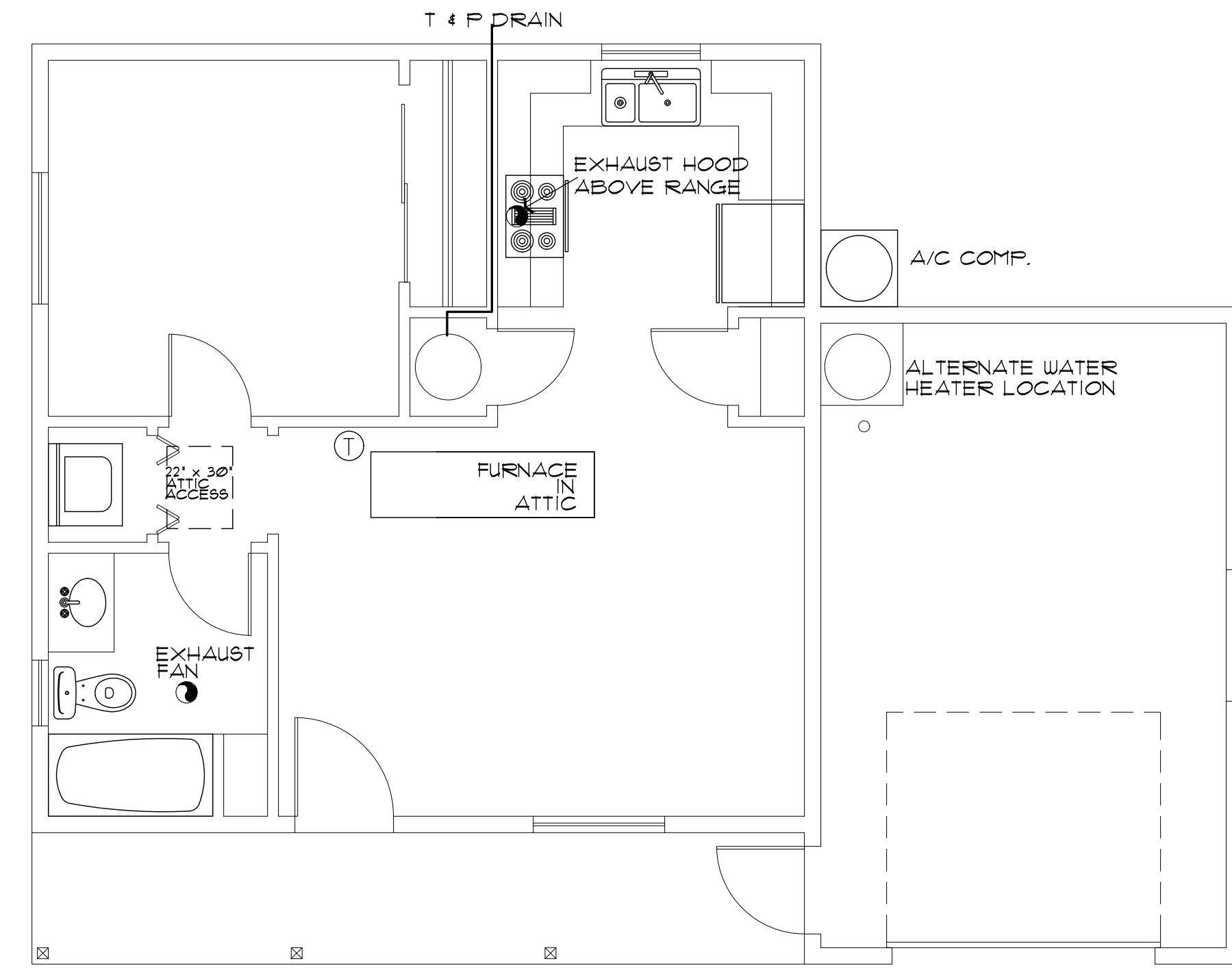
A-7.0

This design is the sole property of Mark Rogers, Architect, PLLC. Use of this design has been granted to Town of Snowflake Government with the drawings provided. These drawings are not to be reproduced, or copied in whole or in part, for use by any entity other than Town of Snowflake Government. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

Mark Rogers, Architect, PLLC © 2026

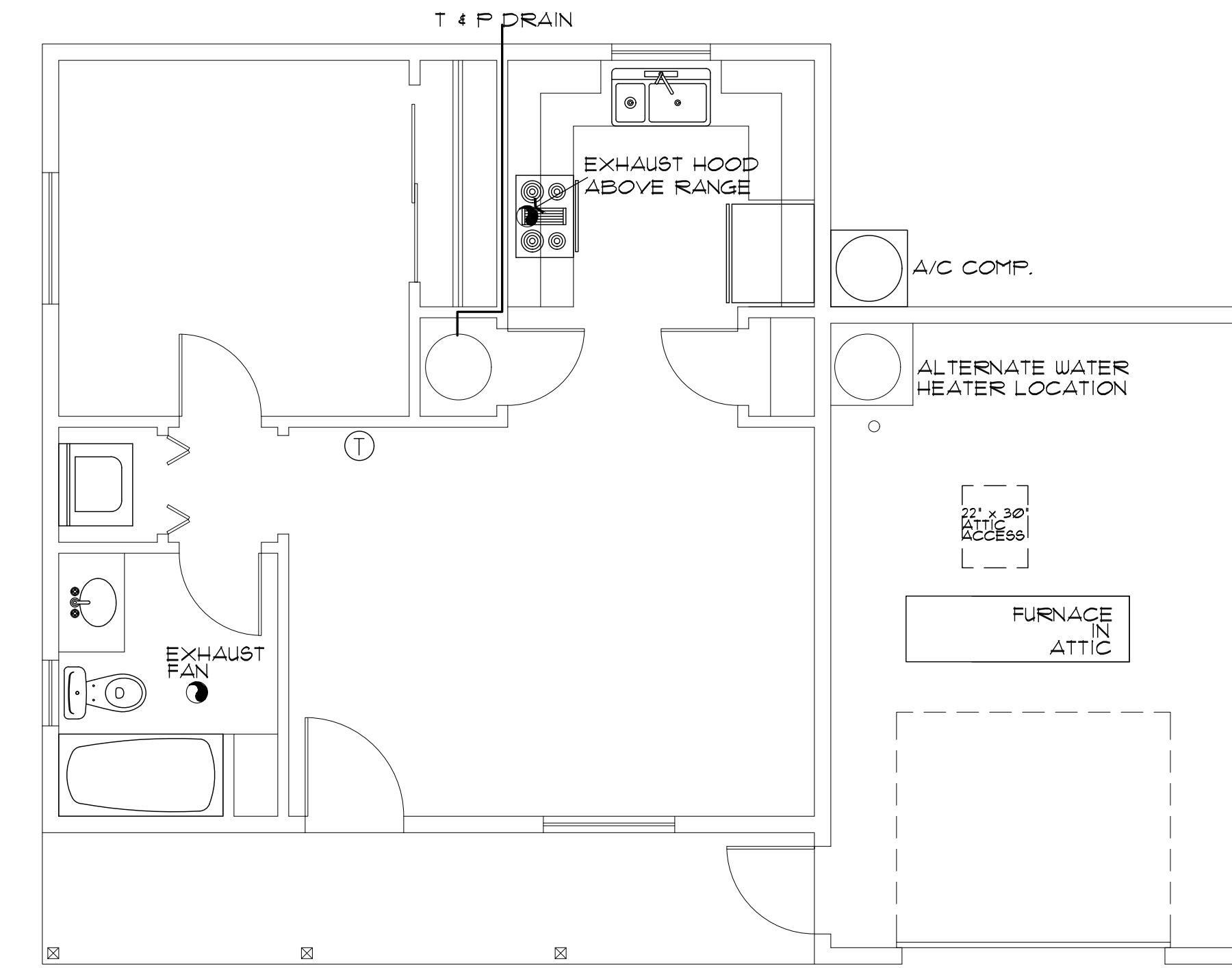


PLUMBING FIXTURE CLEARANCES
 NO SCALE PER IRC FIGURE R321.1



HVAC PLAN (with furnace above habitable area)

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



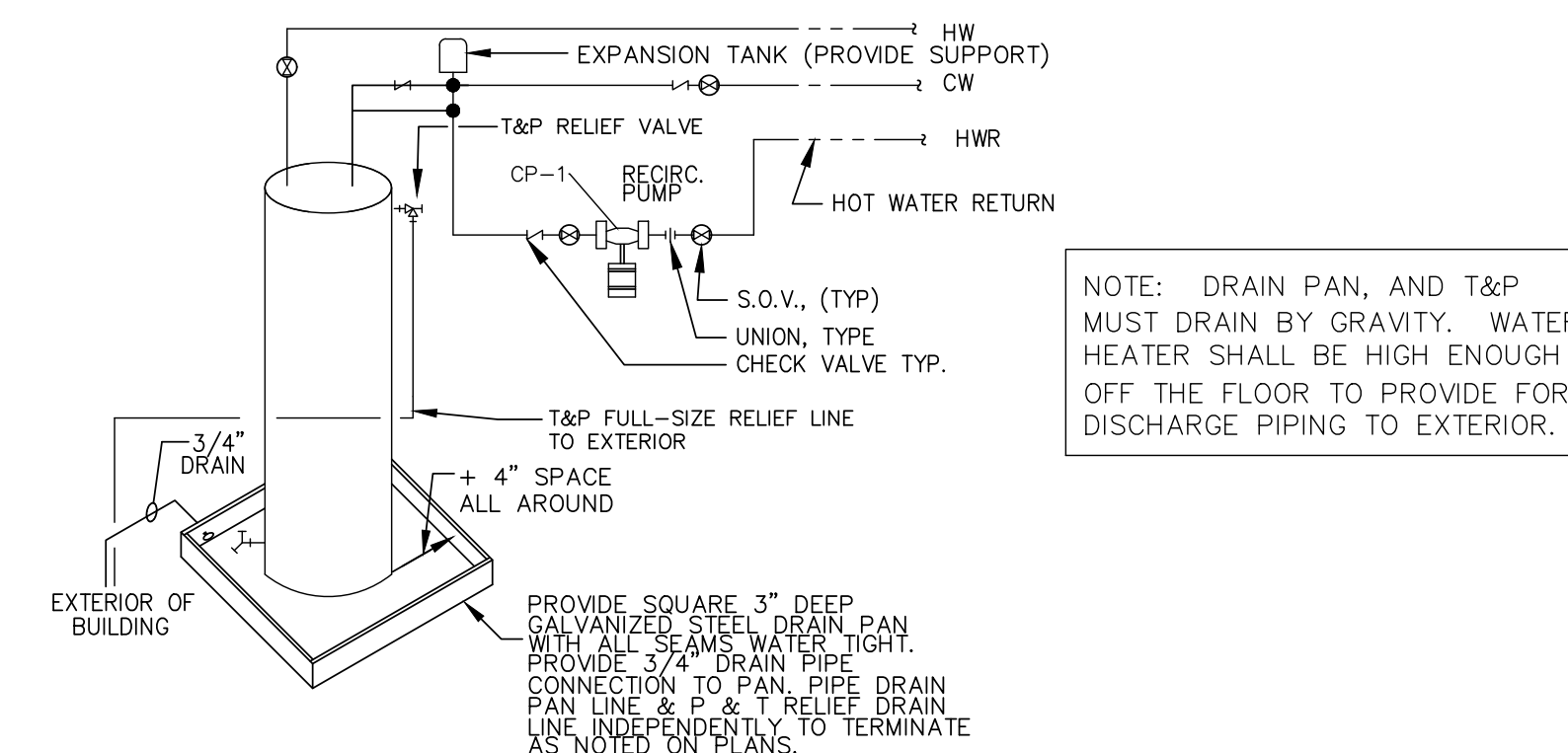
HVAC PLAN (with furnace above Garage / Carport)

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).

1. DOOR AT WATER HEATER CLOSET SHALL BE LOUVERED FOR COMBUSTION AIR (MIN. REQUIREMENTS OF 100 SQ. INCHES OF FREE AIR).

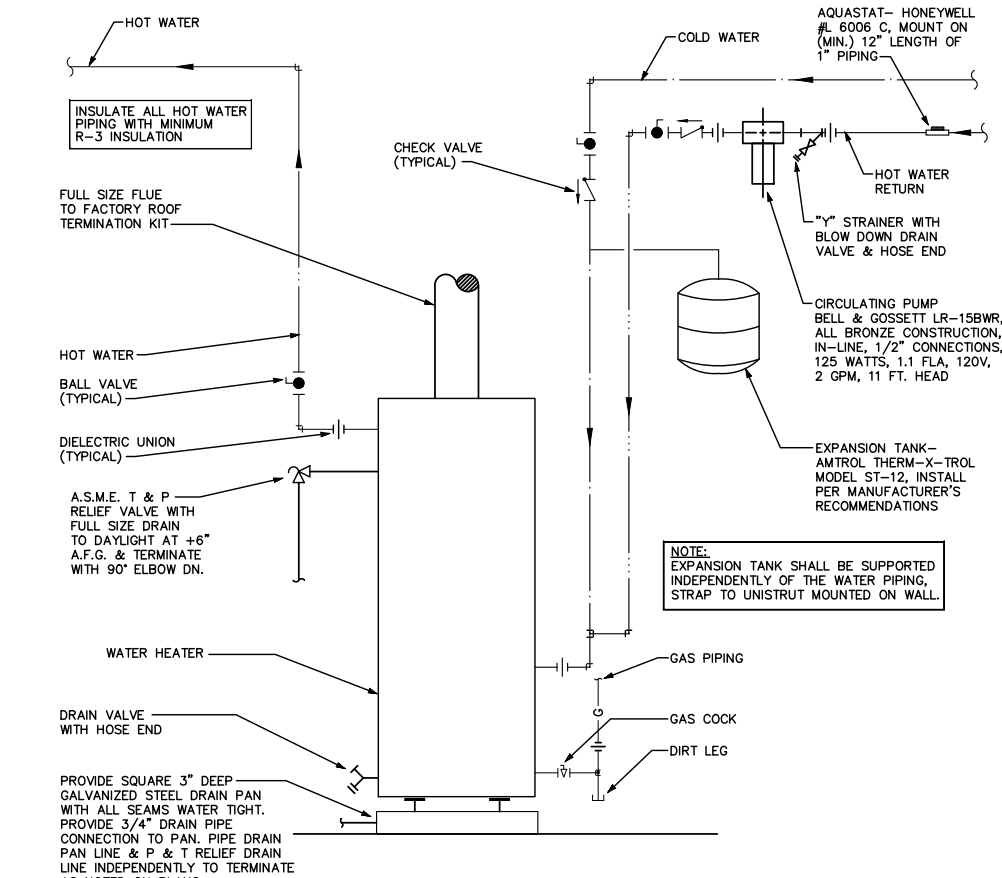


PROVIDE ACCESSIBLE ELECTRICAL DISCONNECT

ELECTRIC WATER HEATER

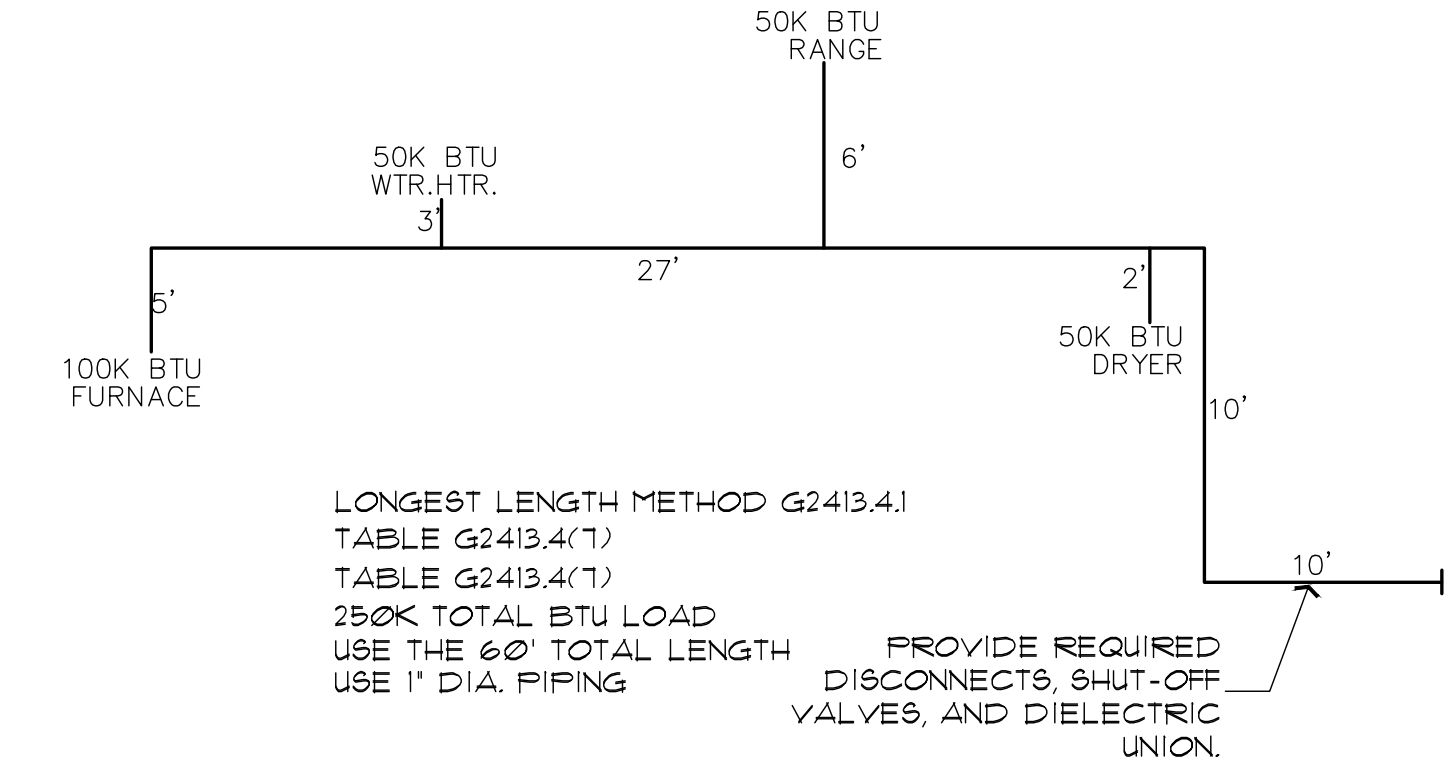
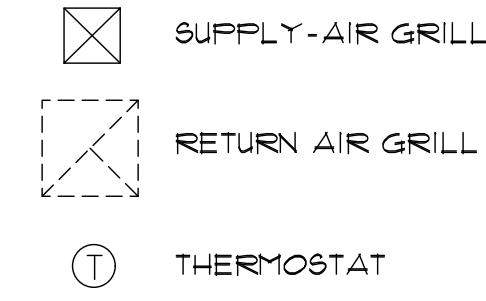
NO SCALE

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

Mark Rogers, Architect, PLLC

761 Highland Circle
 Chino Valley, Arizona 86323
 Phone: (928) 848-3516
 markrogers914@gmail.com

ELECTRICAL / HVAC PLANS
 SYMBOL SCHEDULE / NOTES
 PHASE TWO - 1 BDRM / 1 BATH - RIGHT PARKING

SNOWFLAKE, ARIZONA

81 WEST 1ST STREET SOUTH
 SNOWFLAKE, AZ 85937

SHEET NO:

M-1.0



Mark Rogers, Architect, PLLC

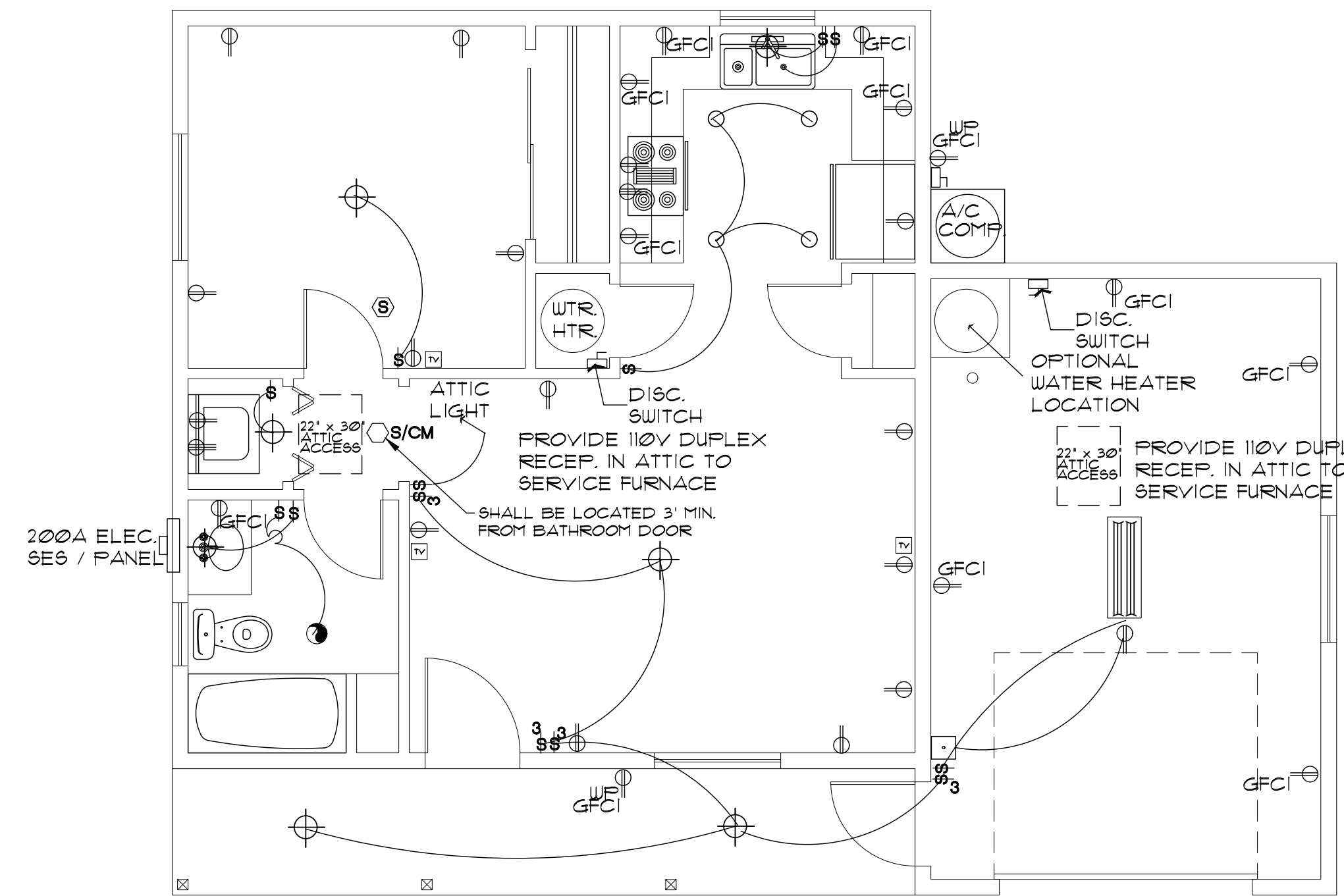
761 Highland Circle
 Chino Valley, Arizona 86323
 Phone: (928) 848-3516
 markrogers914@gmail.com

ELECTRICAL SYMBOLS

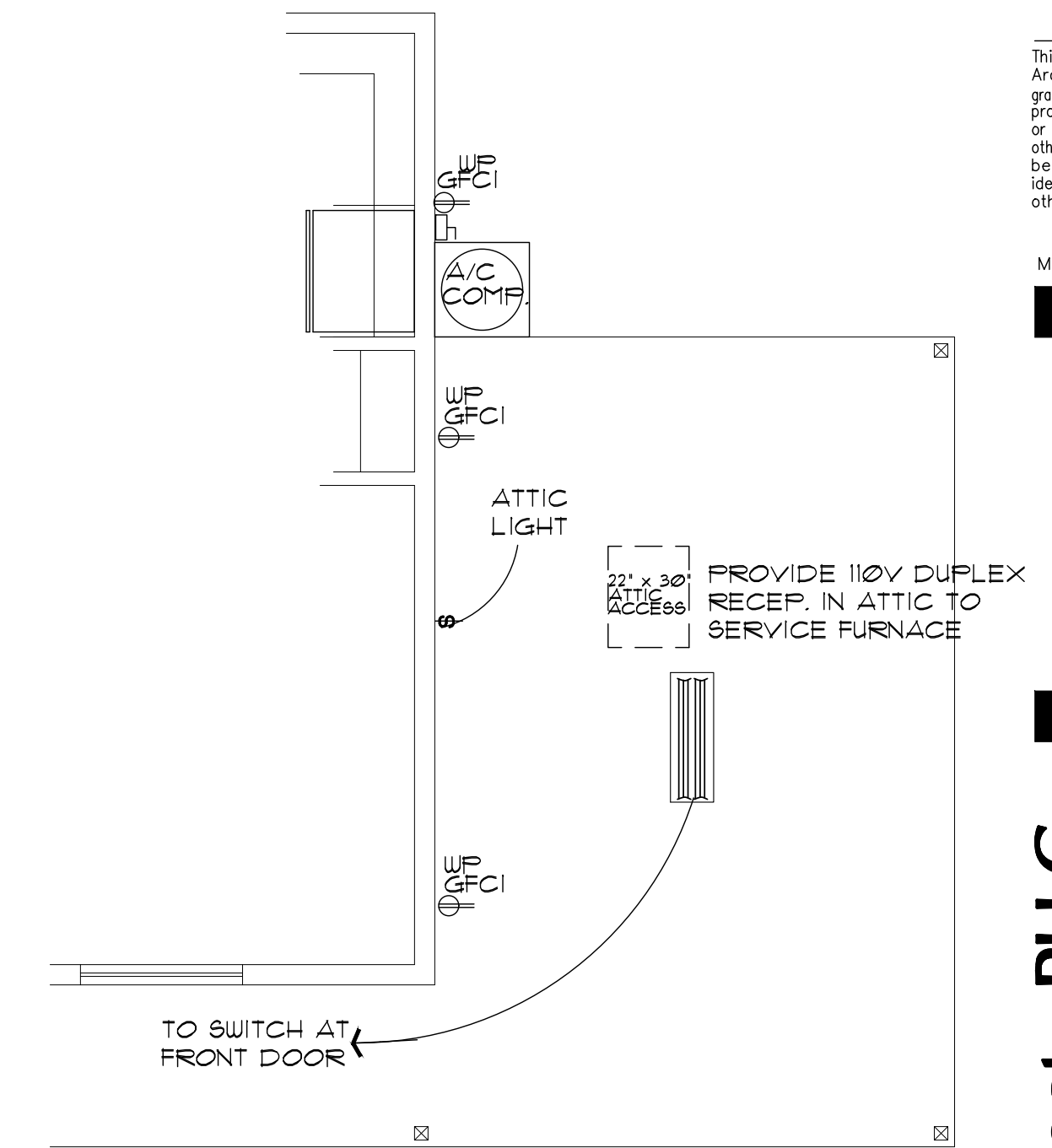
- ⊕ WALL MOUNTED LIGHT FIXTURE
- ⊕ CEILING MOUNTED LIGHT FIXTURE
- ⊕ DP DAMP-PROOF CEILING MOUNTED LIGHT FIXTURE
- ⊕ P PENDANT LIGHT FIXTURE
- RECESSED CAN FIXTURE
- ▬ 1' x 4' SURFACE MTD. FLUORESCENT FIXTURE
- ⊕ 110V. DUPLEX CONVENIENCE OUTLET MOUNTED 12" AFF. OR AS NOTED
- ⊕ 110V. 4-PLEX CONVENIENCE OUTLET MOUNTED 12" AFF. OR AS NOTED
- GFCI GROUND-FAULT INTERRUPT
- W/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 WORKMANSHIP, MATERIALS, AND METHODS SHALL CONFORM TO N.E.C. - 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 HORIZL. 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, 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 96" 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. 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
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
17. ALL WIRING TO BE 12 AWG MINIMUM FOR 20-AMP CIRCUITS 4 BREAKERS. SEPARATE LIGHTING MAY USE 14 AWG WITH 15-AMP BREAKERS.



GARAGE OPTION

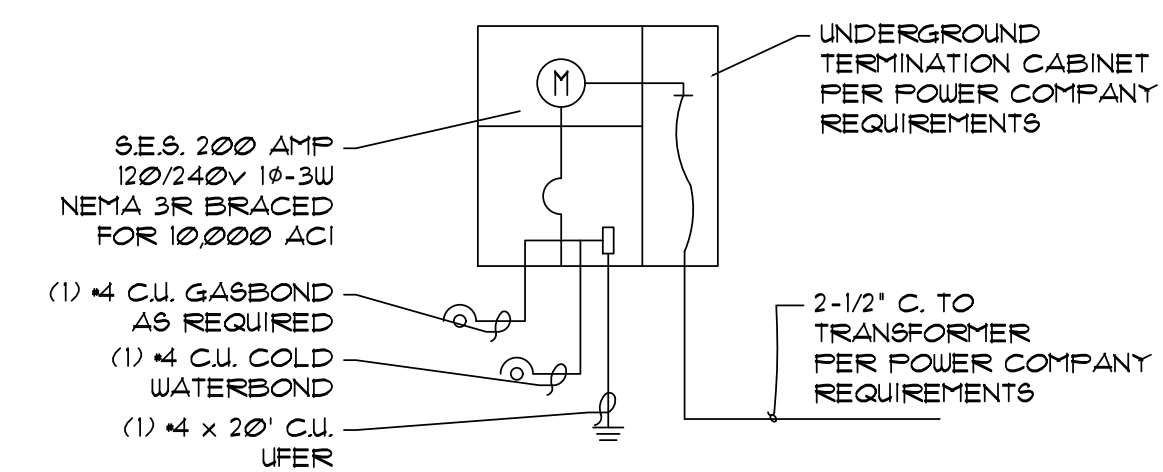


CARPORT OPTION

ELECTRICAL PLAN

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

MAIN HOUSE LOAD CALC'S	
RESIDENCE 576 SQ FT @ 3 WPST	1728 WATTS
ALTERNATE GARAGE/CARPORT 257 SQ. FT. @ 2 WPST	514 WATTS
TOTAL=	2242 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)=	4500
TOTAL GEN LOAD=	41742
1ST 10000 WATTS @ 100%=	10000 WATTS
REMAINING 31742 @ 40%=	12697
1ST C/U & A/H (3T OR 10KW HEAT STRIP)=	14000
TOTAL LOAD=	36697
32950/240VAC=	152.9 AMPS
200 AMP SERVICE ADEQUATE	



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

ELECTRICAL PLANS
SYMBOL SCHEDULE / NOTES
PHASE TWO - 1 BDRM / 1 BATH - RIGHT PARKING

SNOWFLAKE, ARIZONA

81 WEST 1ST STREET SOUTH
 SNOWFLAKE, AZ 85937