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COVER SHEET  
PHASE TWO - 3 BDRM / 2 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 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 Two Single-Family Housing THREE BEDROOM / TWO BATH - RIGHT PARKING

for

## Snowflake, Arizona 81 WEST 1ST STREET SOUTH SNOWFLAKE, AZ 85937

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### 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:	1,613 SQ. FT.
CARPORT/ALT. GARAGE:	483 SQ. FT.
COVERED ENTRY:	164 SQ. FT.
COVERED PATIO:	113 SQ. FT.
TOTAL UNDER ROOF:	2,373 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 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: 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).

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PROPERTY OF TOWN OF SNOWFLAKE, AZ

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"	1-3/4"	SOLID-CORE 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 WOOD	
104	2'-8"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
105	2'-4"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
106	2'-4"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
107	2'-4"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
108	6'-0"	6'-8"	-	SLIDING GLASS PATIO DOOR	
109	2'-6"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
110	2'-6"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
111	2'-4"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
112	2'-4"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
113	2'-6"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
114	2'-4"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
115	2'-4"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
116	2'-0"	7'-0"	-	OVERHEAD GARAGE DOOR	
118	3'-0"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	

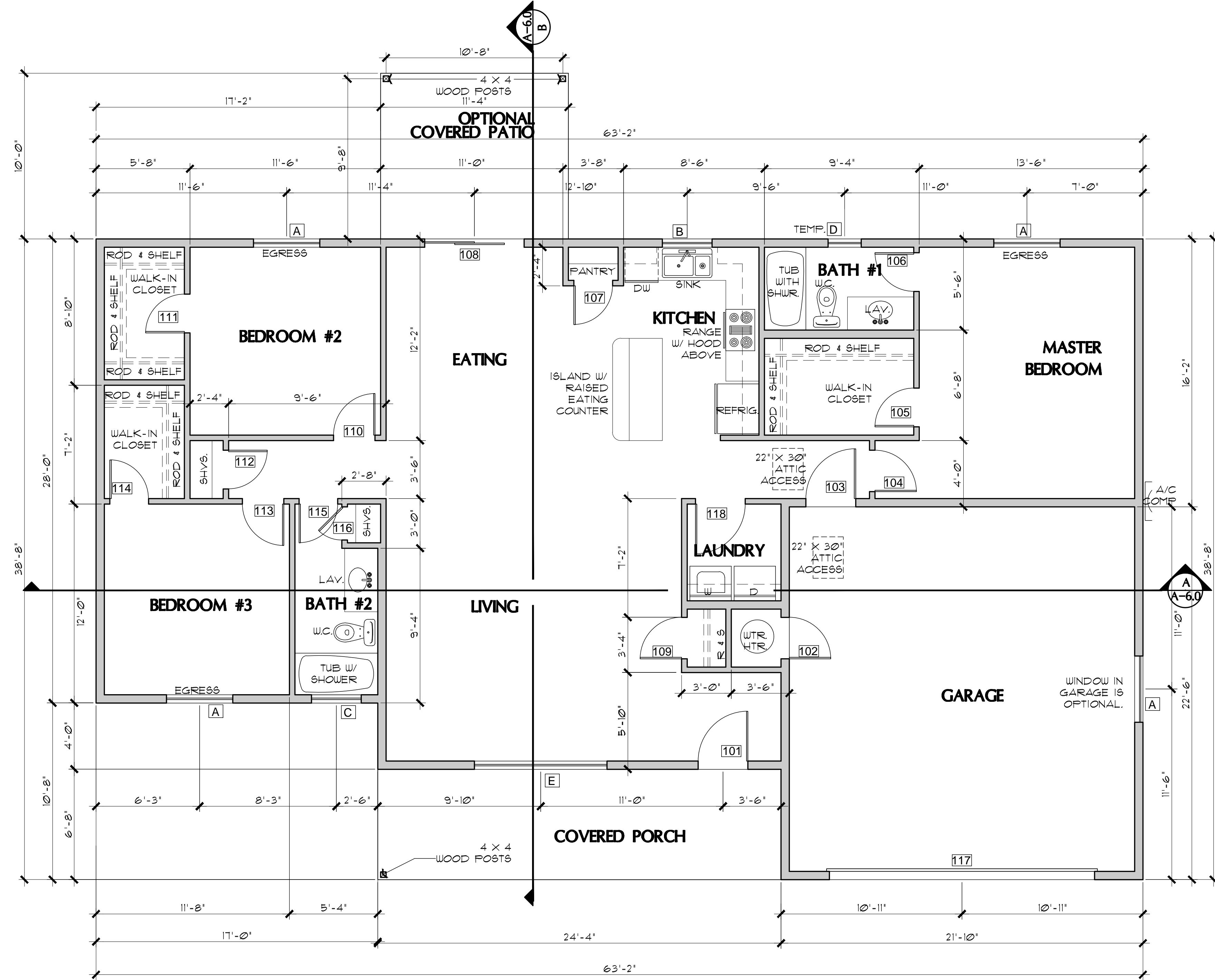
NOTE: WHEN USING DOOR #2 WITH THE ALTERNATE CARPORT, SELF-CLOSING & SELF-LATCHING ARE NOT REQUIRED.

**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	2030	SINGLE-HUNG	TEMPERED GLAZING
E	8040	XOX	

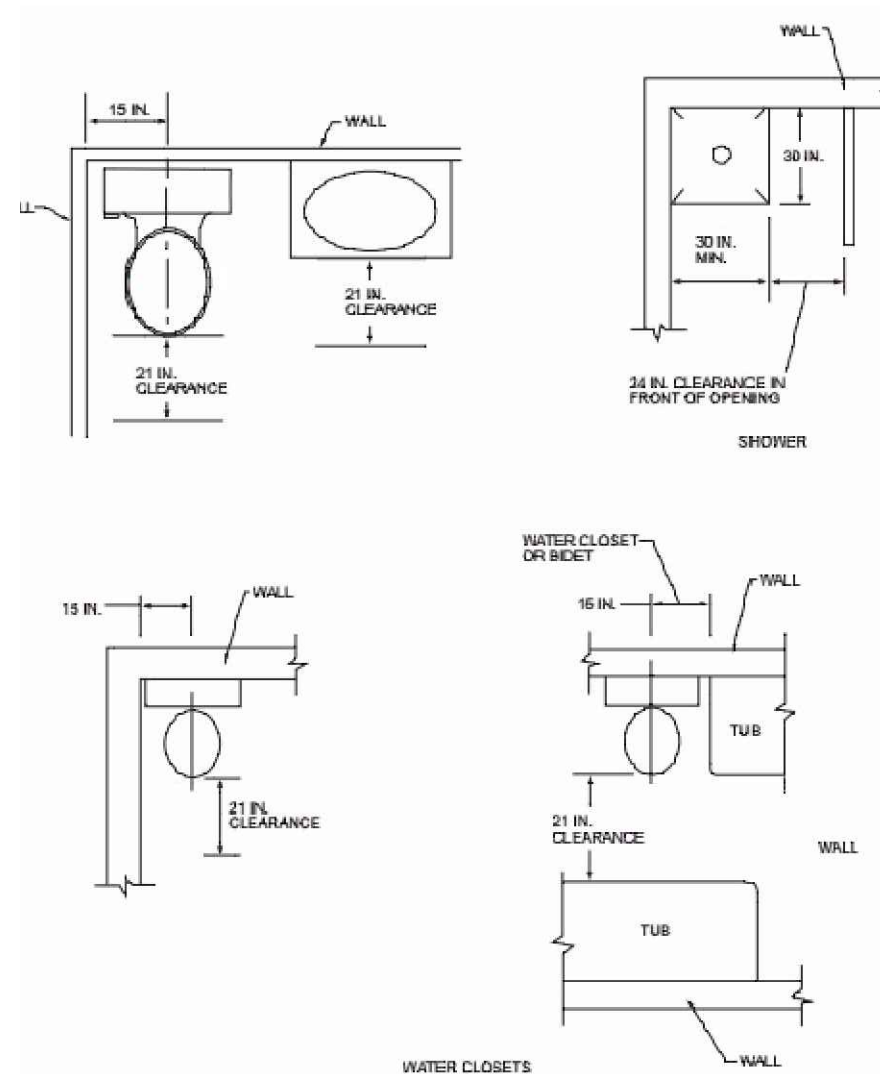
**WINDOW SCHEDULE (9' plate height - 8'-0" HDR)**

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	2030	SINGLE-HUNG	TEMPERED GLAZING
E	8050	XOX	



**FLOOR PLAN (with Garage option)**

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



**PLUMBING FIXTURE CLEARANCES**

NO SCALE PER IRC FIGURE R327.1

**FLOOR PLAN (Garage option)  
 OPENING SCHEDULES  
 PHASE TWO - 3 BDRM / 2 BATH - RIGHT PARKING**

**SNOWFLAKE, ARIZONA**

81 WEST 1ST STREET SOUTH  
 SNOWFLAKE, AZ 85937

SHEET NO:

**A-1.0**

PROPERTY OF TOWN OF SNOWFLAKE, AZ

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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 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 WOOD	SELF-CLOSING HINGES AND SELF-LATCHING HARDWARE
104	2'-8"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
105	2'-4"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
106	2'-4"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
107	2'-4"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
108	6'-0"	6'-8"	-	SLIDING GLASS PATIO DOOR	
109	2'-6"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
110	2'-6"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
111	2'-4"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
112	2'-4"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
113	2'-6"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
114	2'-4"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
115	2'-4"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
116	2'-0"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	
117	3'-0"	6'-8"	1-3/8"	INTERIOR HOLLOW CORE	

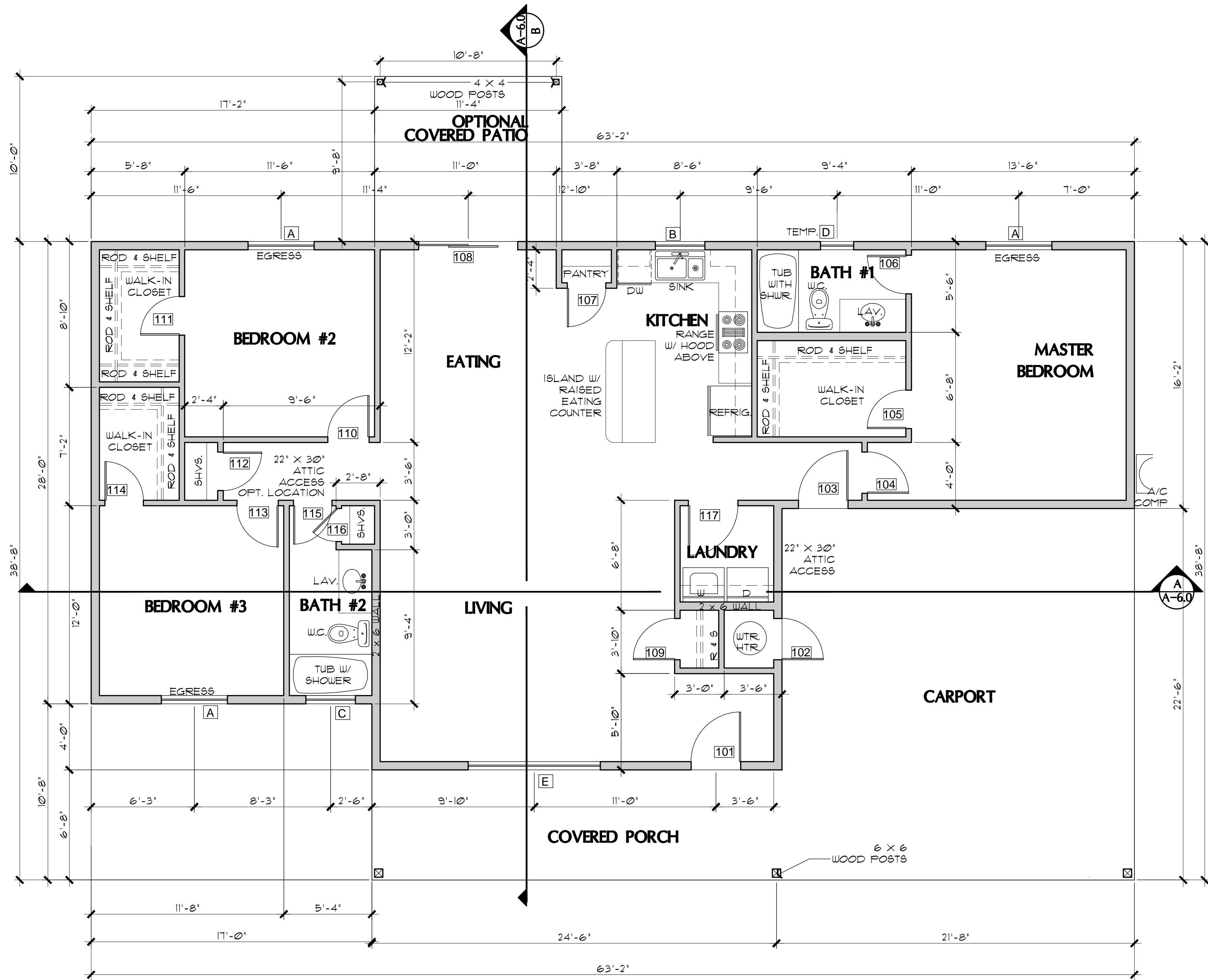
NOTE: WHEN USING DOOR #2 WITH THE ALTERNATE CARPORT, SELF-CLOSING & SELF-LATCHING ARE NOT REQUIRED.

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	2030	SINGLE-HUNG	TEMPERED GLAZING
E	8040	XOX	

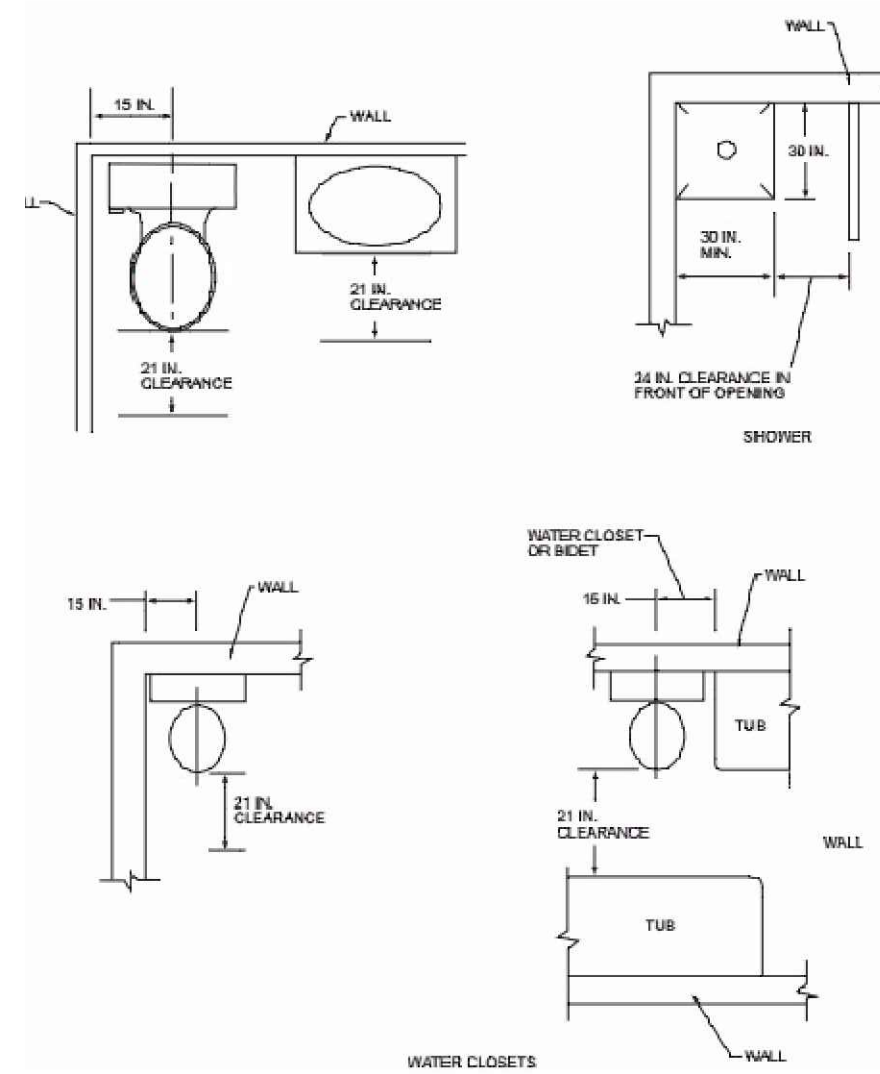
WINDOW SCHEDULE (9' plate height - 8'-0" HDR)

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	2030	SINGLE-HUNG	TEMPERED GLAZING
E	8050	XOX	



FLOOR PLAN (with Carport option)

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



PLUMBING FIXTURE CLEARANCES

NO SCALE PER IRC FIGURE R321.1

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FLOOR PLAN (Carport option)  
 OPENING SCHEDULES  
 PHASE TWO - 3 BDRM / 2 BATH - RIGHT PARKING

SNOWFLAKE, ARIZONA

81 WEST 1ST STREET SOUTH  
 SNOWFLAKE, AZ 85937

SHEET NO:

A-1.1

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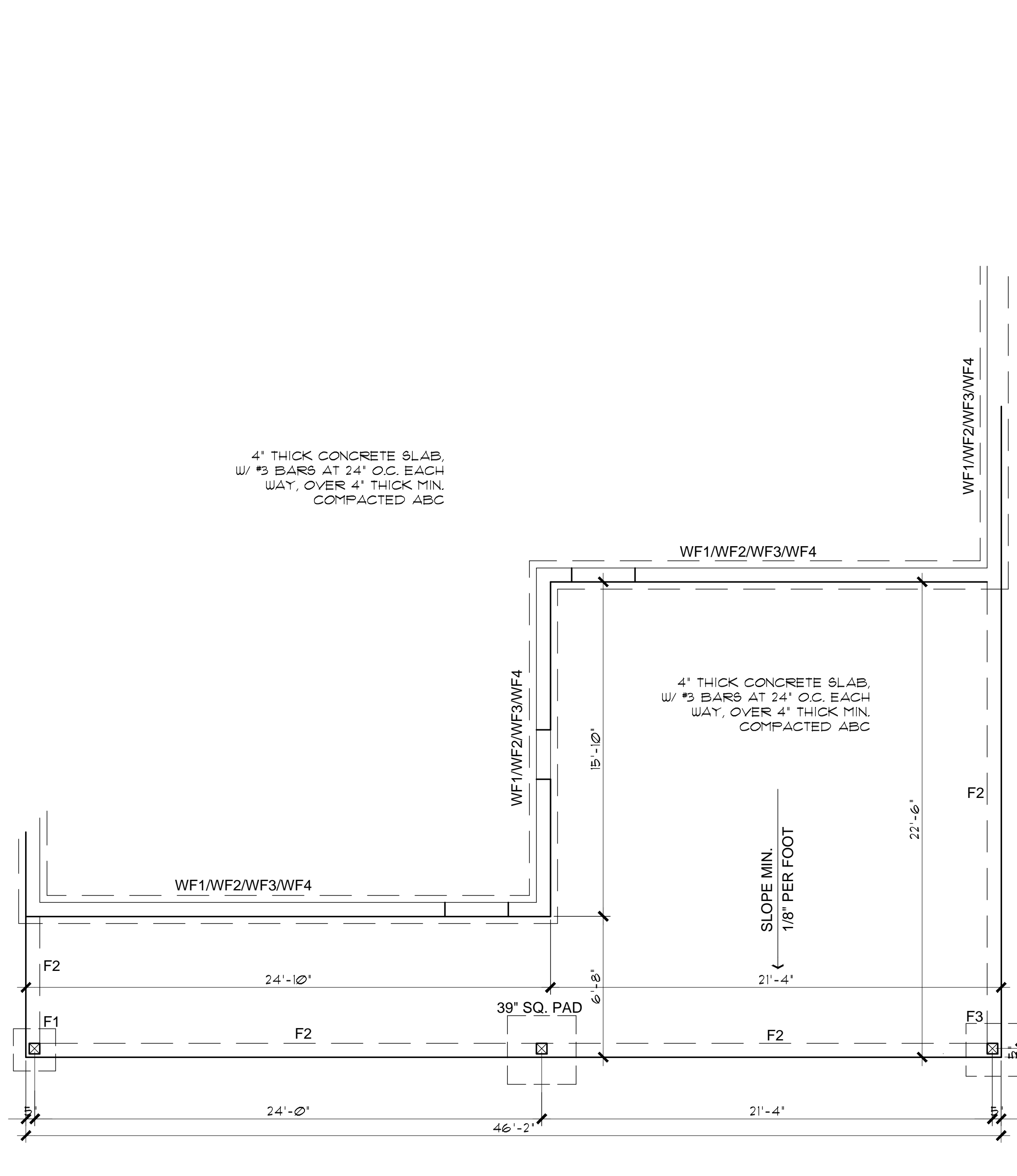
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FOUNDATION PLANS  
 PHASE TWO - 3 BDRM / 2 BATH - RIGHT PARKING

SNOWFLAKE, ARIZONA

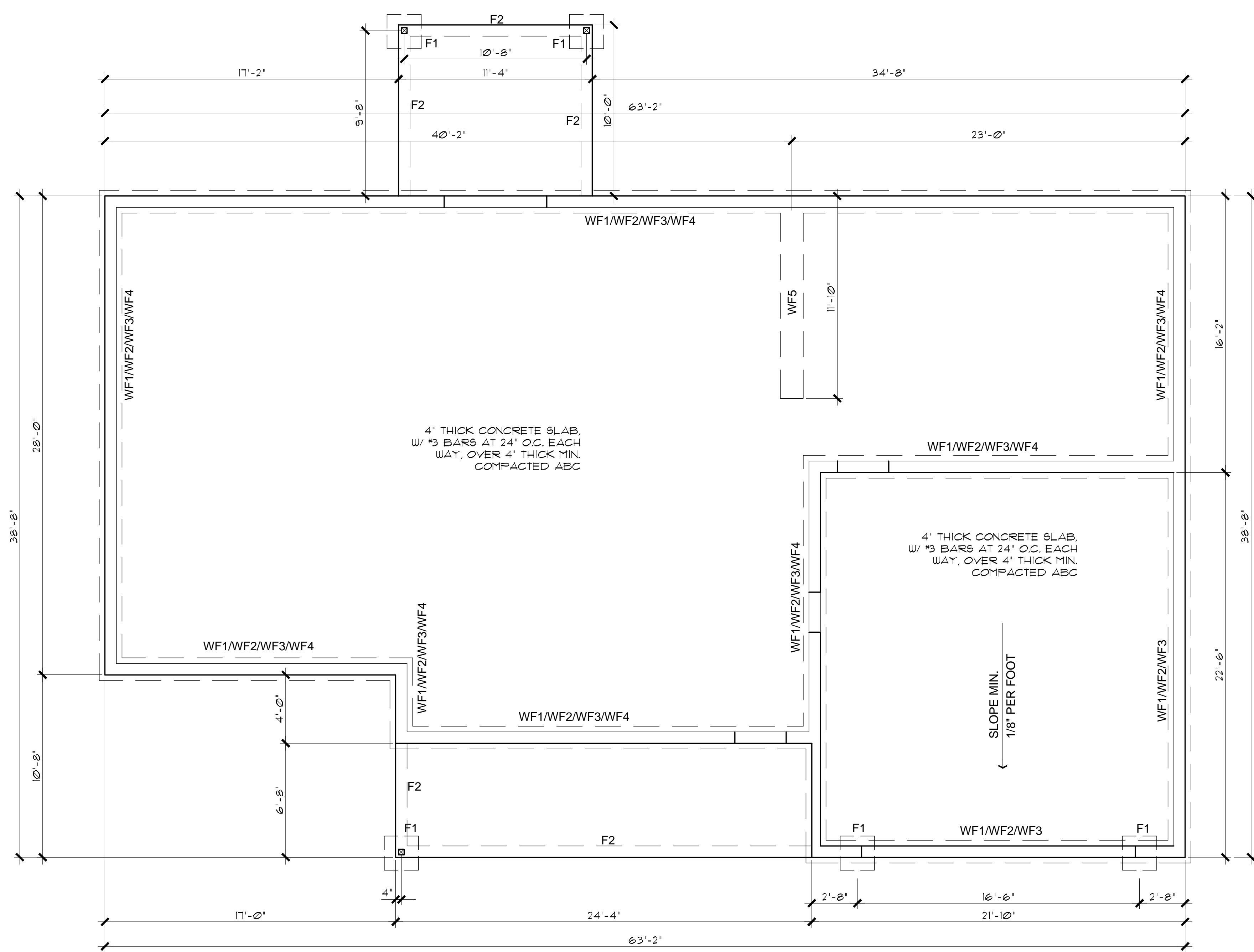
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 SNOWFLAKE, AZ 85937

SHEET NO:  
**A-2.0**



**FOUNDATION PLAN (with Carport option)**

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



**FOUNDATION PLAN (with Garage option)**

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

**FOUNDATION NOTES**

1. FOOTINGS TO BE A MIN. OF 10" THICK IN 18" MIN. UNDISTURBED SOIL UNO.
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 1" 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.

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 SHEET A-7.0 FOR FOUNDATION DETAILS

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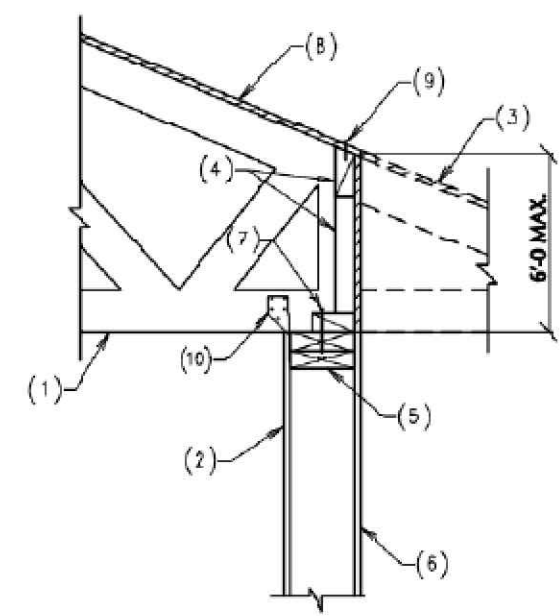


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NOTES:

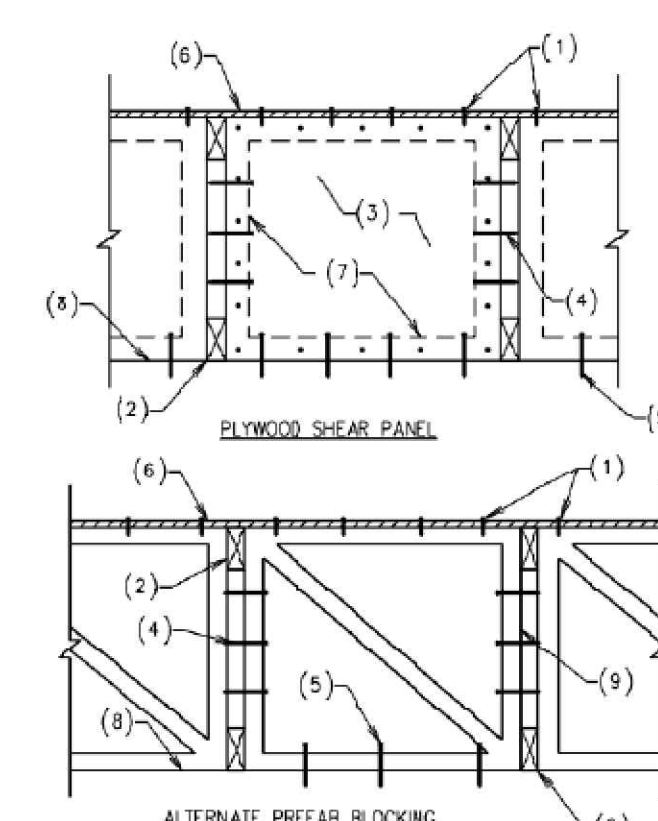
1. PREFAB WOOD TRUSS
2. WOOD STUD WALL
3. TRUSS EXTENSION AS OCCURS - SEE ARCHITECTURAL
4. PLYWOOD BLOCKING BETWEEN TRUSSES PER DETAIL 208. APPLY FULL WALL LENGTH.
5. DOUBLE TOP PLATE
6. WALL SHEATHING AS OCCURS
7. 3-1/2" SHEAR PANEL TO TOP OF WALL
8. PLYWOOD SHEATHING
9. EDGE NAILING
10. SIMPSON H2.5A TYPE CONNECTOR AT EACH TRUSS



1. PREFAB WOOD TRUSS AT WOOD STUD WALL  
 NO SCALE

NOTES:

1. EDGE NAILING
2. PREFABRICATED WOOD TRUSS. NOTE: TRUSS MANUFACTURER SHALL PROVIDE VERTICAL WEB TO MATCH LOCATION OF SHEAR PANEL
3. 3/8" PLYWOOD SHEAR PANEL WITH 8d AT 9" O.C. AT PANEL EDGES AND 8d AT 12" O.C. AT INTERMEDIATE SUPPORTS
4. 16d AT 9" O.C. TO TRUSS VERTICAL WEB
5. 16d TO MATCH "EDGE NAILING" SPACING
6. PLYWOOD SHEATHING
7. 2x4 AT FOUR SIDES
8. TOP OF WOOD PLATE OR BEAM AS OCCURS
9. PREFAB BLOCKING PER TRUSS MANUFACTURER. IN-PLANE SHEAR CAPACITY TO BE 200 LBS.



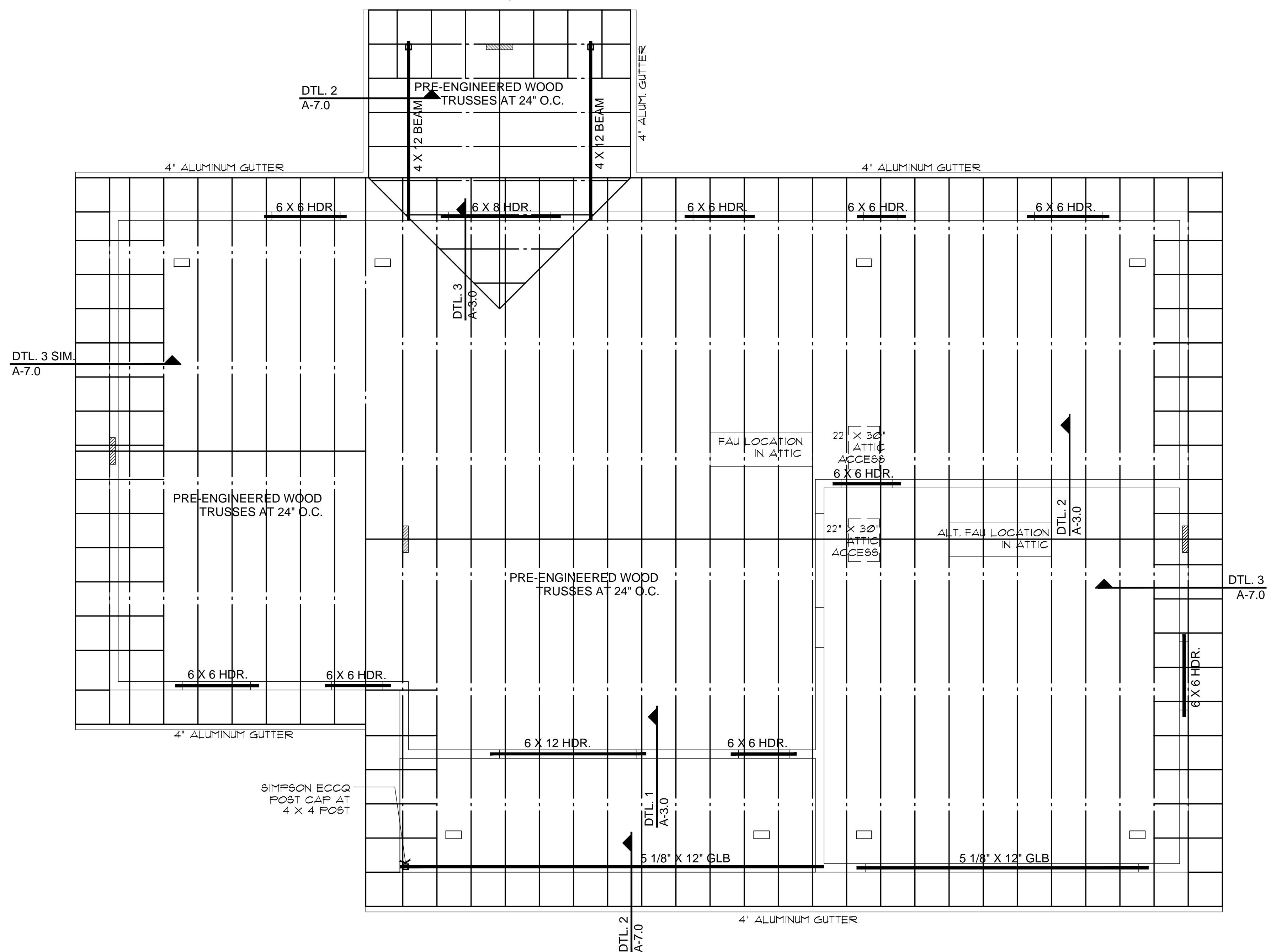
2. ELEVATION - TYPICAL PLYWOOD SHEAR PANEL BLOCKING  
 NO SCALE

2. PANEL BLOCKING DETAIL

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

NOTE:

BLOCKING IS CONTINUOUS FULL WALL WIDTH.



ROOF FRAMING PLAN (with optional Garage)

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

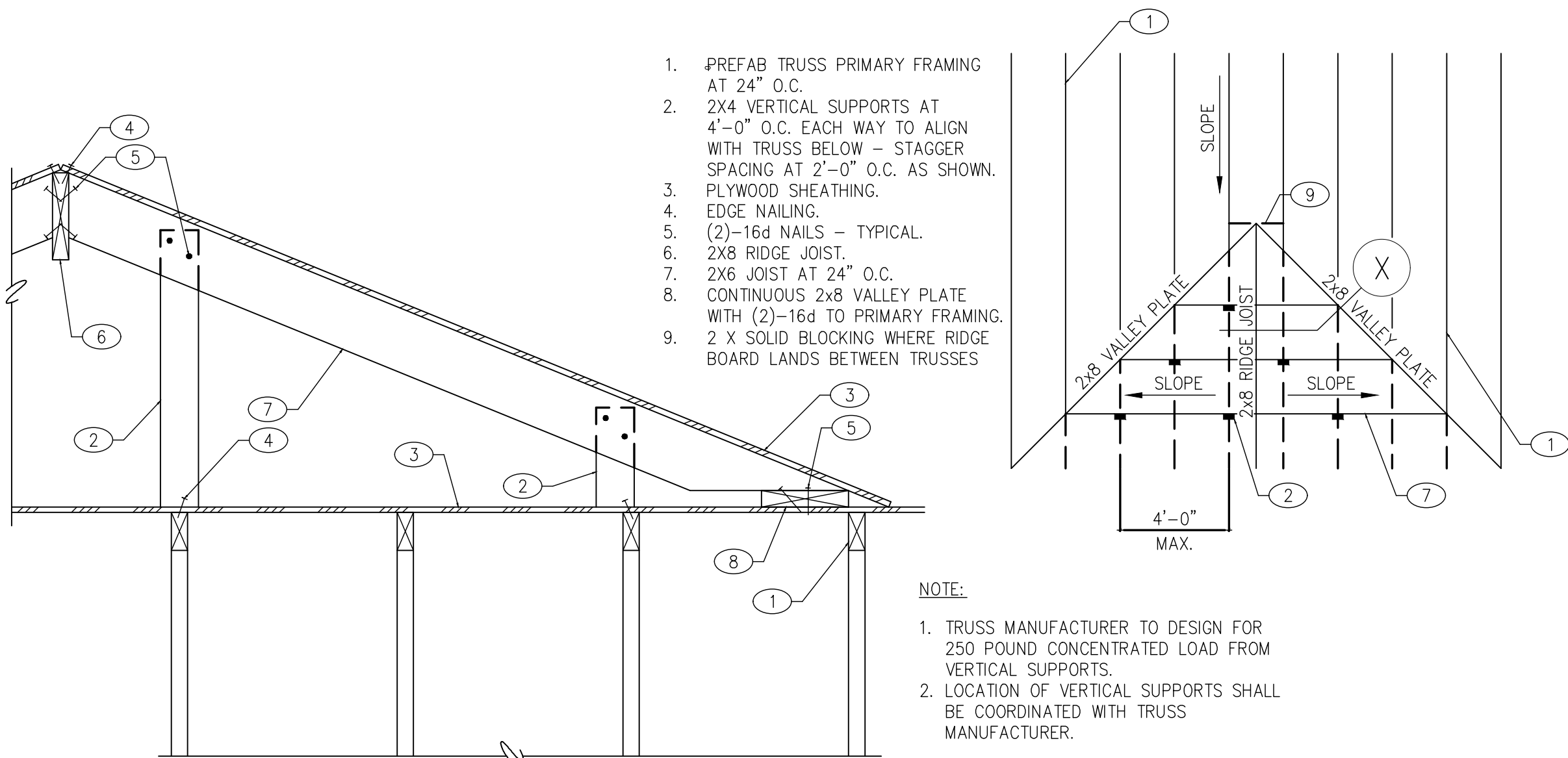
ROOF NOTES

1. REFER TO TRUSS CALCULATIONS FOR FINAL ROOF FRAMING DESIGN.
2. SIMPSON H2.5A HANGERS TO BE APPLIED @ ALL TRUSS ENDS
3. TRUSS MANUFACTURER TO PROVIDE VERTICAL WEB TO MATCH LOCATION OF SHEAR PANEL
4. ROOF SHEATHING TO BE 5/8" 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 #1 (SIZE PER PLAN) ALL STUDS SHALL BE PLYM FIR #2 (SIZE PER PLAN)
10. DOWNSPOUT/ROOF DRAIN DISCHARGE SHALL TERMINATE AS RECOMMENDED BY THE GEOTECHNICAL REPORT

SEE ROOF FRAMING DETAILS SHEET A7.0

ROOF VENTILATION  
 REQUIRED 2373 SQ. FT. / 300" = 8 SQ. FT. (1152 SQ. IN.)  
 USE 4 GABLE-END VENTS AT 144 SQ. IN. MINIMUM EACH VENT  
 576 SQ. IN. AT GABLE ENDS  
 8 O'HAGIN OR OTHER EQUAL LOW VENTS AT 72 SQ. IN. EACH  
 576 SQ. IN. LOW VENTS  
 BIRDBLOCKS TO HAVE 3 HOLES, 2" DIA. EACH BOARD  
 \*WHERE SPFRAY FOAM IS USED ATTIC VENTILATION IS NOT REQUIRED

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



1. PREFAB TRUSS PRIMARY FRAMING AT 24" O.C.
2. 2x4 VERTICAL SUPPORTS AT 4'-0" O.C. EACH WAY TO ALIGN WITH TRUSS BELOW - STAGGER SPACING AT 2'-0" O.C. AS SHOWN.
3. PLYWOOD SHEATHING
4. EDGE NAILING
5. (2)-16d NAILS - TYPICAL
6. 2x8 RIDGE JOIST
7. 2x6 JOIST AT 24" O.C.
8. CONTINUOUS 2x8 VALLEY PLATE WITH (2)-16d TO PRIMARY FRAMING
9. 2 X SOLID BLOCKING WHERE RIDGE BOARD LANDS BETWEEN TRUSSES

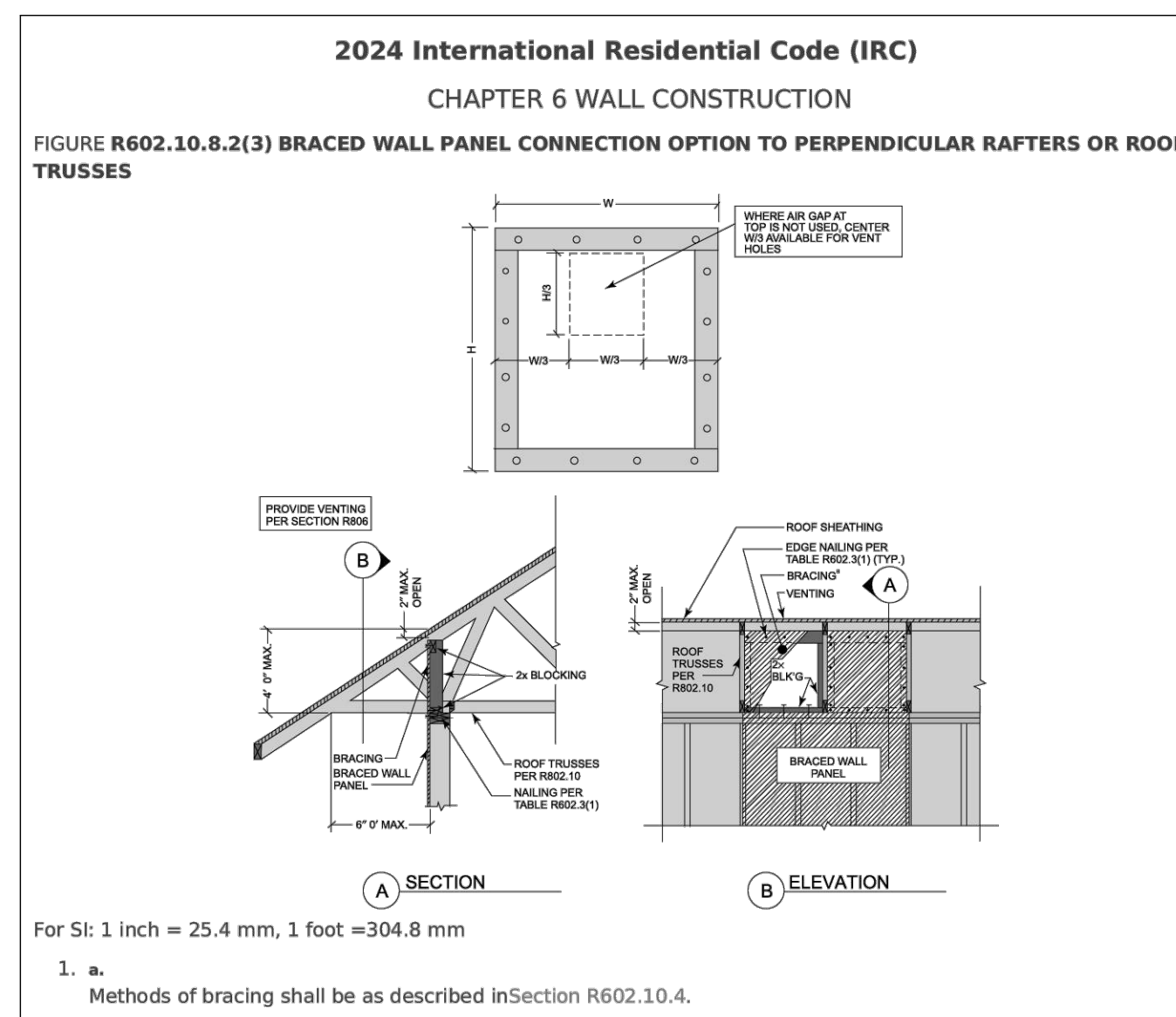
NOTE:

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

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

3. TYPICAL VALLEY TRUSS OVERFRAME DETAIL

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



1. BRACED WALL PANEL CONNECTION OPTION AT PERPENDICULAR ROOF TRUSSES

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

2024 IRC FIGURE R602.10.8.2(3)

ROOF FRAMING PLAN (Garage option)  
 PHASE TWO - 3 BDRM / 2 BATH - RIGHT PARKING

SNOWFLAKE, ARIZONA

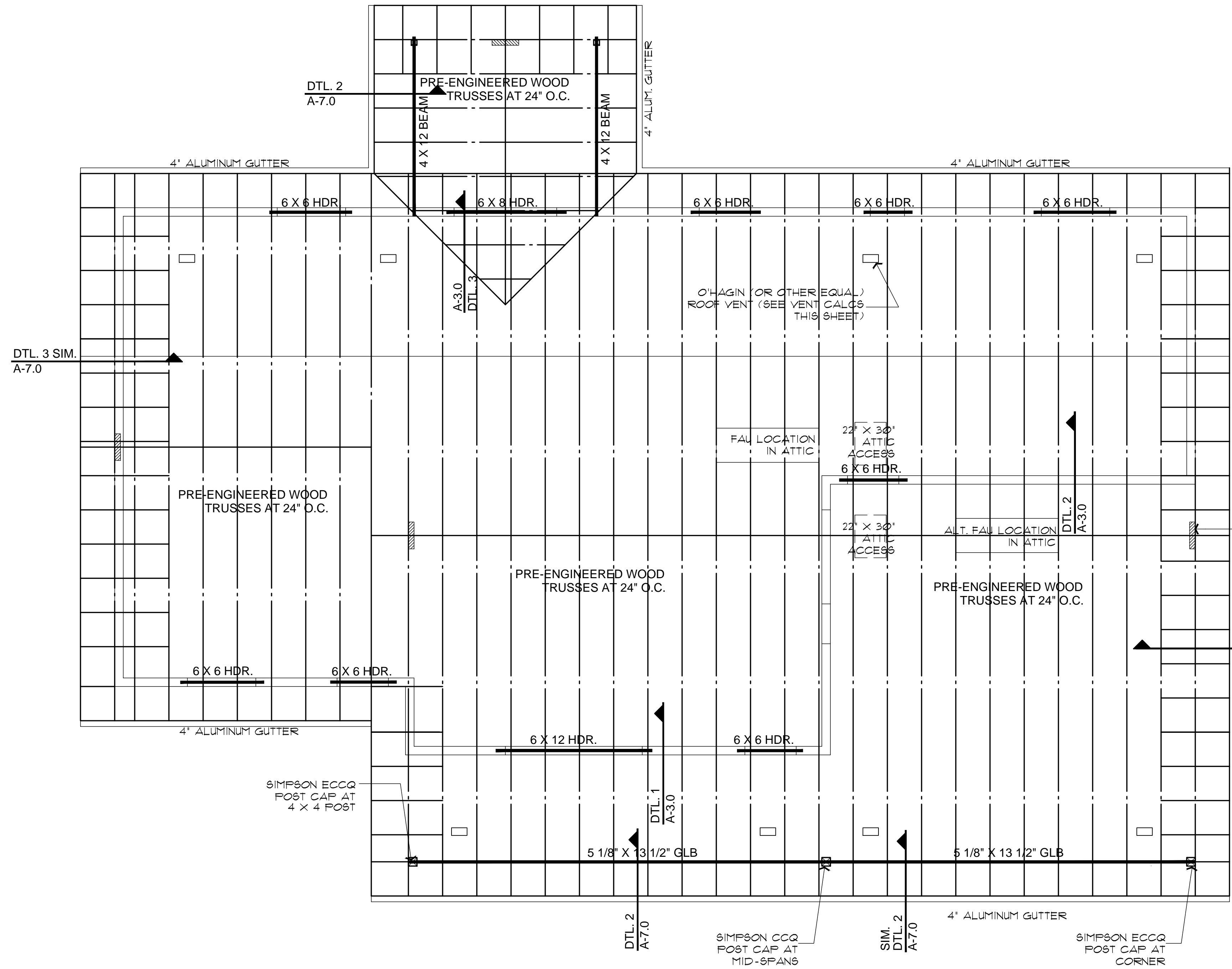
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 SNOWFLAKE, AZ 85937

SHEET NO:

A-3.0

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**ROOF FRAMING PLAN (with optional Carport)**

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

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

ROOF VENTILATION REQUIRED 2373 SQ. FT. / 300 = 8 SQ. FT. (1152 SQ. IN.)  
 USE 4 GABLE-END VENTS AT 144 SQ. IN. MINIMUM EACH VENT 516 SQ. IN. AT GABLE ENDS  
 8 O'HAGIN OR OTHER EQUAL LOW VENTS AT 12 SQ. IN. EACH 516 SQ. IN. LOW VENTS  
 BIRDBLOCKS TO HAVE 3 HOLES, 2" DIA. EACH BOARD  
 \*WHERE SPRAY FOAM IS USED ATTIC VENTILATION IS NOT REQUIRED

**ROOF NOTES**

- REFER TO TRUSS CALCULATIONS FOR FINAL 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

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ROOF FRAMING PLAN (Carport option)  
 PHASE TWO - 3 BDRM / 2 BATH - RIGHT PARKING

SNOWFLAKE, ARIZONA

81 WEST 1ST STREET SOUTH  
 SNOWFLAKE, AZ 85937

SHEET NO:

A-3.1

3BD/2BA  
 Job no. : RIGHT PARKING  
 Date : 06/22/2026  
 Drawn by : MFR  
 Chk'd by : MFR  
 Scale : AS NOTED  
 Revisions:

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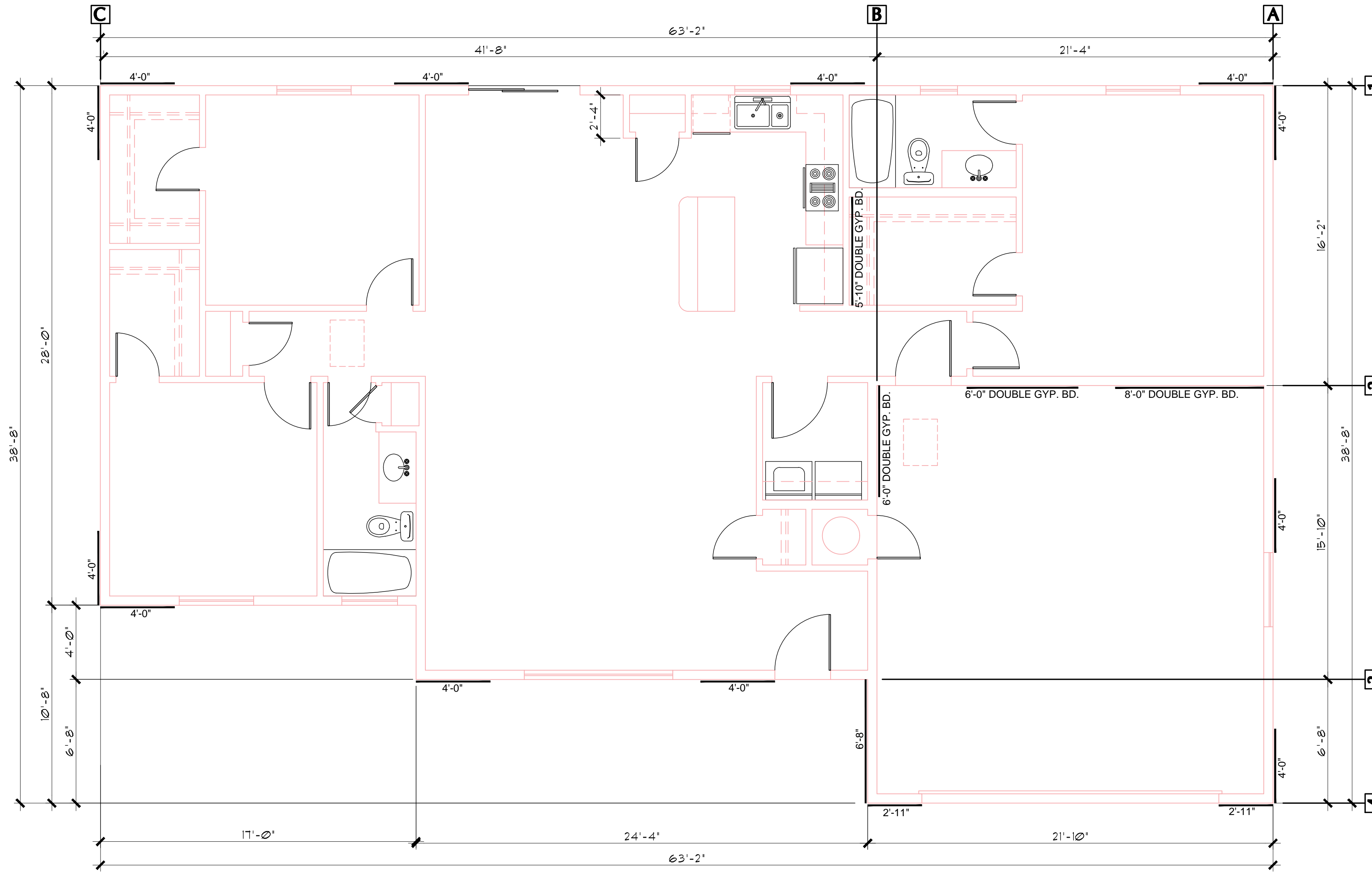
**BRACE WALL PLAN - GARAGE OPTION  
 CALCULATIONS  
 PHASE TWO - 3 BDRM / 2 BATH - RIGHT PARKING**

**SNOWFLAKE, ARIZONA**

81 WEST 1ST STREET SOUTH  
 SNOWFLAKE, AZ 85937

SHEET NO:

**A-4.0**



**BRACE WALL PLAN (with Garage 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)

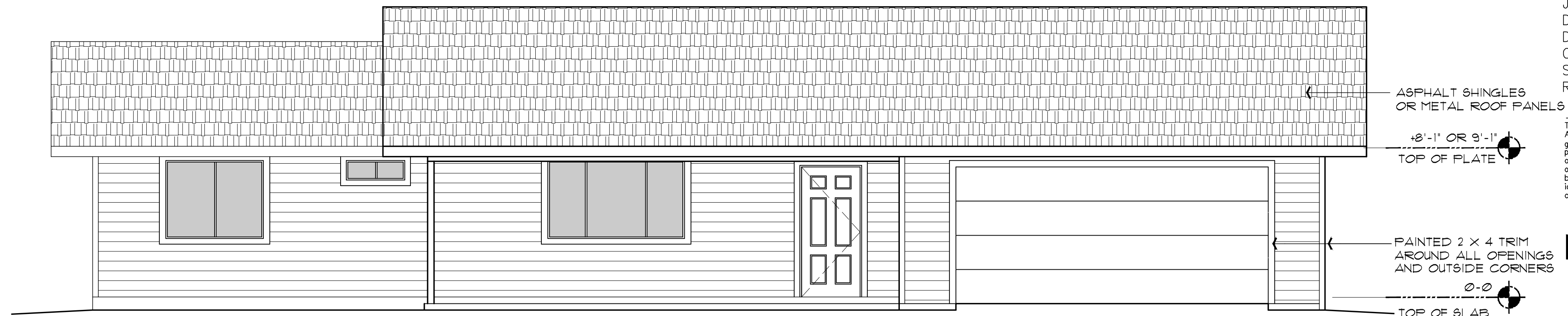
WIND SPEED (MPH)		115		115		115		115		115		
BRACED WALL LINE		A		B		C						
STORY												
BRACED WALL PANEL METHOD		CS-WSP CS-PF CS-G		GB		CS-WSP CS-PF CS-G						
AVG BWL SPACING (ft)		21.33		41.66		41.66						
TABULAR REQUIRED (ft)		3.63		12.91		6.25						
ADJUSTMENT	EXPOSURE	C	1.20	C	1.20	C	1.20	C		C		
	EAVE-RIDGE HT (ft)	7.00	0.82	7.00	0.82	7.00	0.82	7.00	0.82			
	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)		4.41		15.69		7.59						
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	DS - GB	5.53	CS-WSP	4.00				
		2	CS-WSP	4.00	DS - GB	6.00	CS-WSP	4.00				
		3	CS-WSP	4.00	CS-WSP	6.66						
		4										
		5										
		6										
ACTUAL BWP LENGTH (ft)		12.00		18.49		8.00						
ACTUAL > REQUIRED		YES		YES		YES						
SPACE	BWPs < 20' APART	YES		YES		YES						
	Length of BWL (ft)	38.67		38.67		28						
# of BWPs	BWP 1 ≤ 16', 2 > 16'	YES		YES		YES						
	BWP WITHIN 10' OF END	YES	YES	YES	YES	YES	YES					
CONTINUOUS END CONDITION		3	3	3	3	4	3					
BWL COMPLIANCE PASS-FAIL		PASS		PASS		PASS						

WIND SPEED (MPH)		115		115		115		115		115		
BRACED WALL LINE		1		2		3		4				
STORY												
BRACED WALL PANEL METHOD		CS-WSP CS-PF CS-G		GB		CS-WSP CS-PF CS-G		CS-WSP CS-PF CS-G				
AVG BWL SPACING (ft)		16.16		16.16		32		6.67				
TABULAR REQUIRED (ft)		2.92		5.35		4.80		1.33				
ADJUSTMENT	EXPOSURE	C	1.20	C	1.20	C	1.20	C		C		
	EAVE-RIDGE HT (ft)	7.00	0.82	7.00	0.82	7.00	0.82	7.00	0.82			
	STORY HEIGHT (ft)	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95			
	# BWLs	4.00	1.45	4.00	1.45	4.00	1.45	4.00	1.45			
	ADD PAIR 800# HOLD DOWNS	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			
	METHOD GB FASTEN @ 4" o.c.	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				
REQUIRED BWP LENGTH (ft)		3.96		7.25		6.51		1.81				
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	DS - GB	8.00	CS-WSP	4.00	CS-WSP	2.92		
		2	CS-WSP	4.00	DS - GB	6.00	CS-WSP	4.00	CS-WSP	2.92		
		3	CS-WSP	4.00			CS-WSP	4.00				
		4	CS-WSP	4.00								
		5										
		6										
ACTUAL BWP LENGTH (ft)		16.00		14.00		12.00		5.84				
ACTUAL > REQUIRED		YES		YES		YES		YES				
SPACE	BWPs < 20' APART	YES		YES		YES		YES				
	Length of BWL (ft)	63.16		21.33		41.67		21.83				
# of BWPs	BWP 1 ≤ 16', 2 > 16'	YES		YES		YES		YES				
	BWP WITHIN 10' OF END	YES	YES	YES	YES	YES	YES	YES	YES			
CONTINUOUS END CONDITION		3	3			4	3	1	1			
BWL COMPLIANCE PASS-FAIL		PASS		PASS		PASS		PASS				



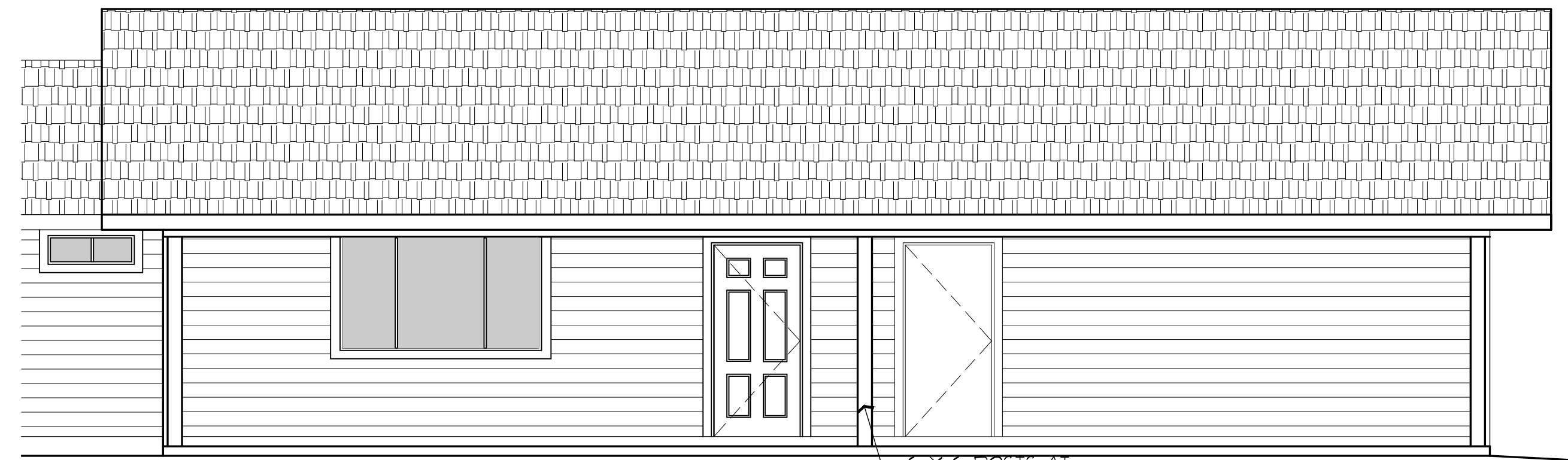
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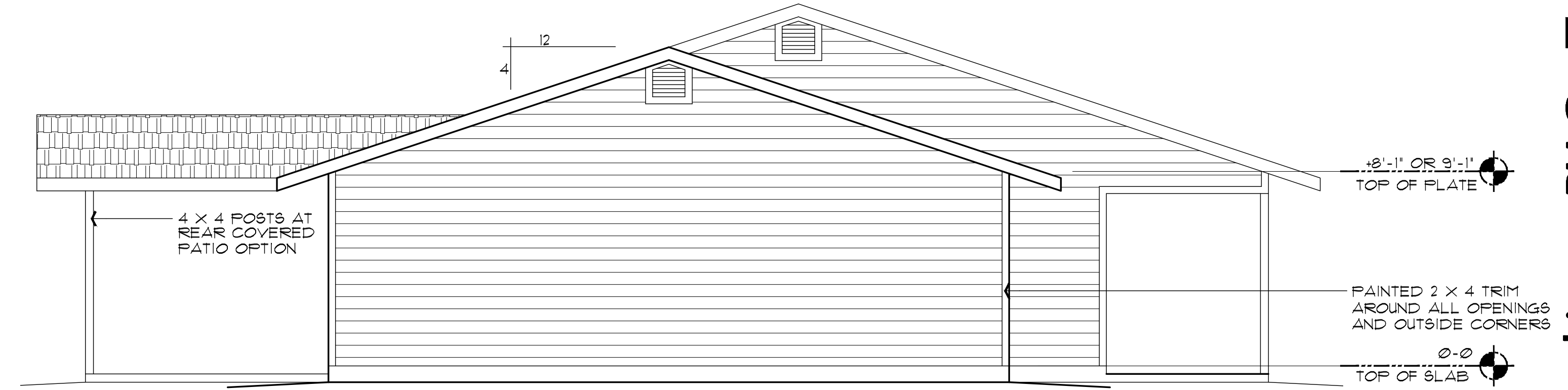
**FRONT ELEVATION (with optional Garage)**

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



**PARTIAL FRONT ELEVATION (with optional Carport)**

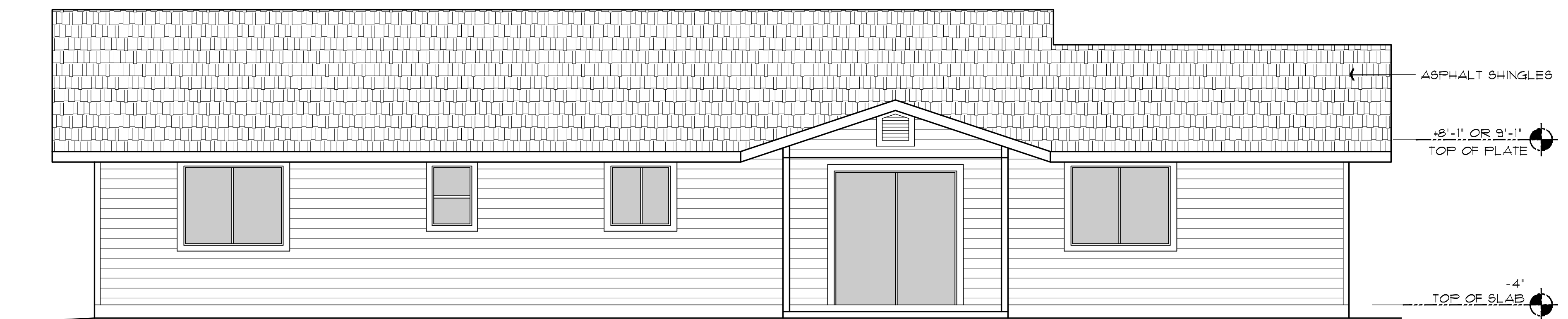
SCALE: 1/4" = 1'-0"



**LEFT SIDE ELEVATION (same with both options)**

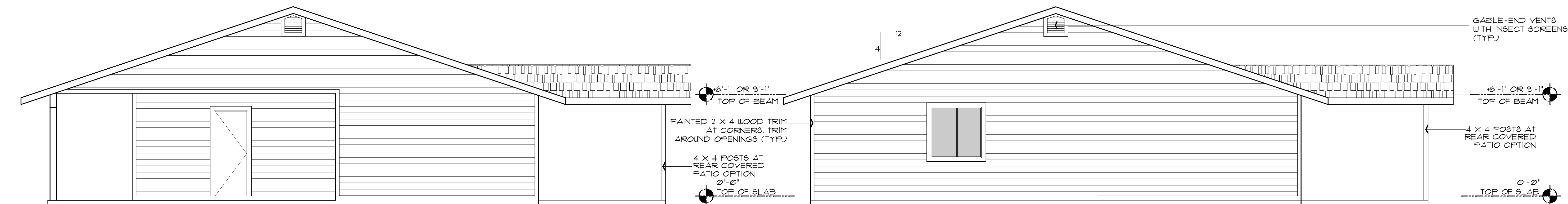
SCALE: 1/4" = 1'-0"

SEE SHEET A-6.0 FOR SIDING OPTIONS



**REAR ELEVATION (with optional Garage)**

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



**RIGHT SIDE ELEVATION (with optional Carport)**

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

**RIGHT SIDE ELEVATION (with Garage option)**

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

Mark Rogers, Architect, PLLC

EXTERIOR ELEVATIONS  
PHASE TWO - 3 BDRM / 2 BATH - RIGHT PARKING

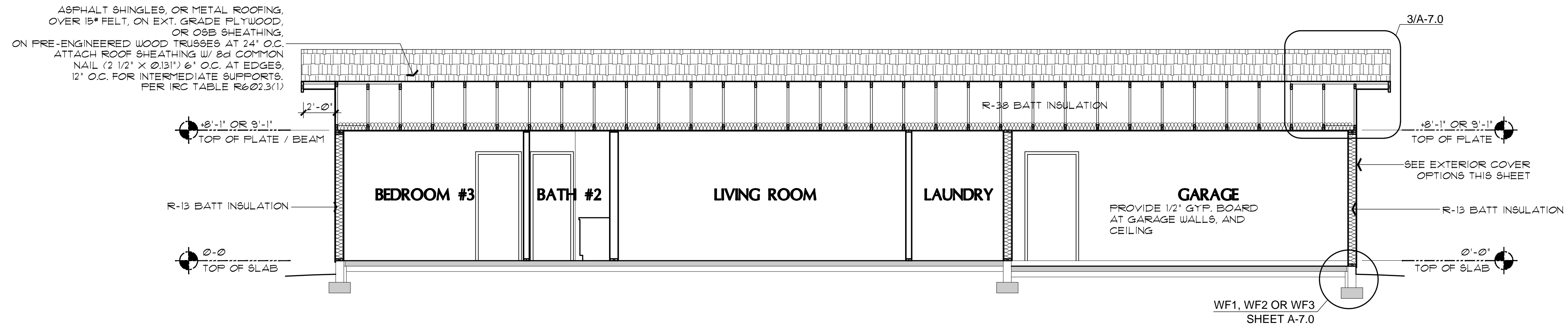
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SNOWFLAKE, AZ 85937

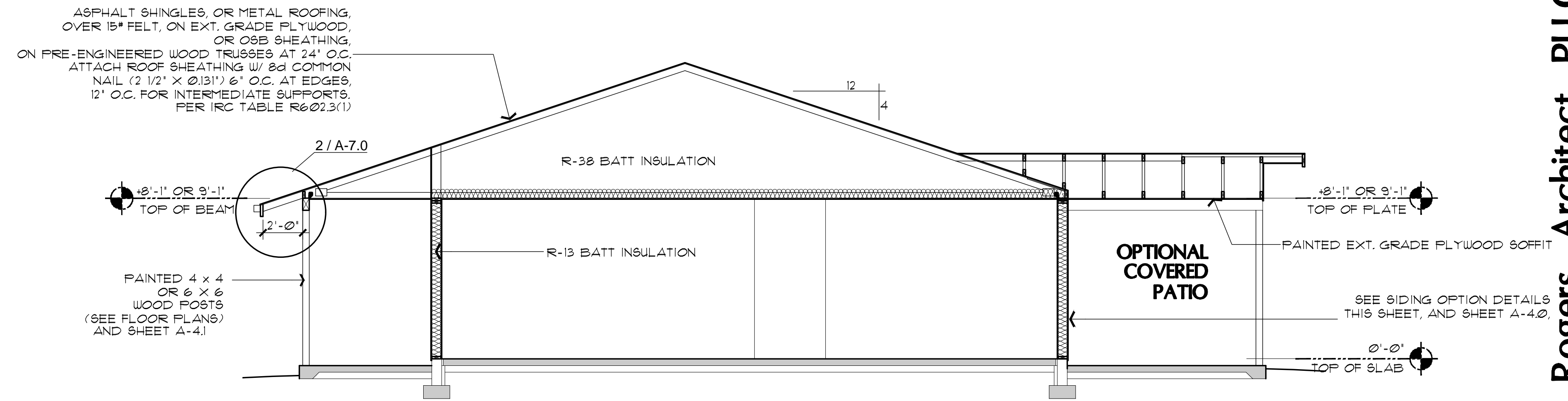
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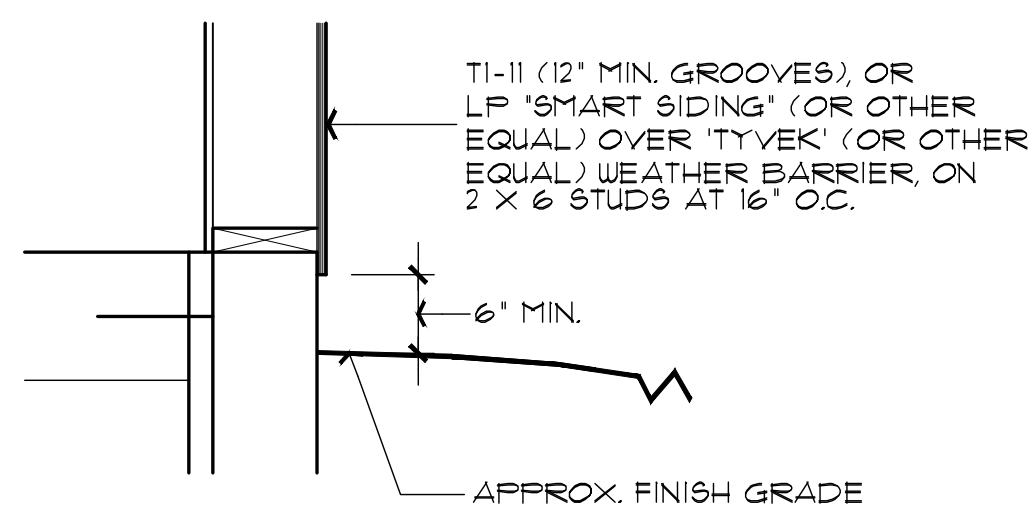
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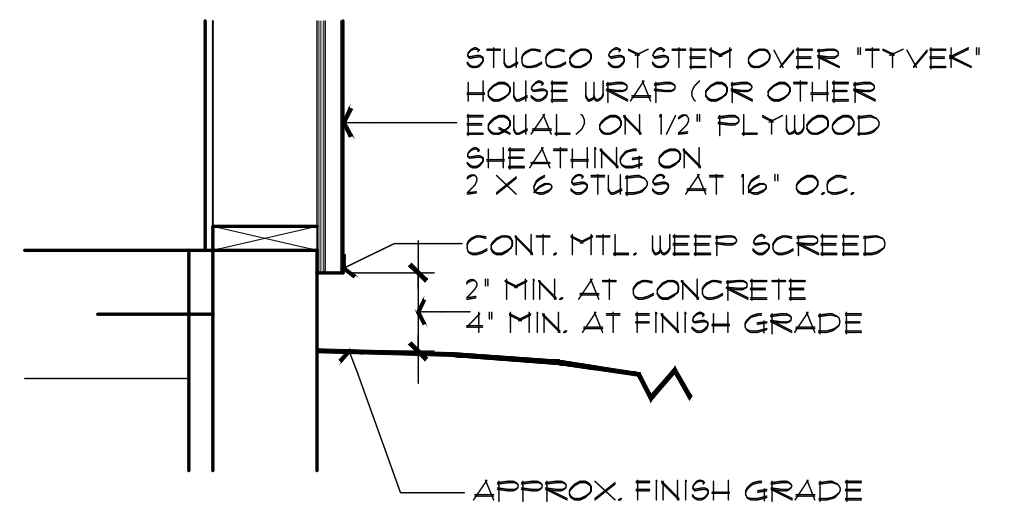
**A BUILDING CROSS SECTION**  
 SCALE: 1/4" = 1'-0"



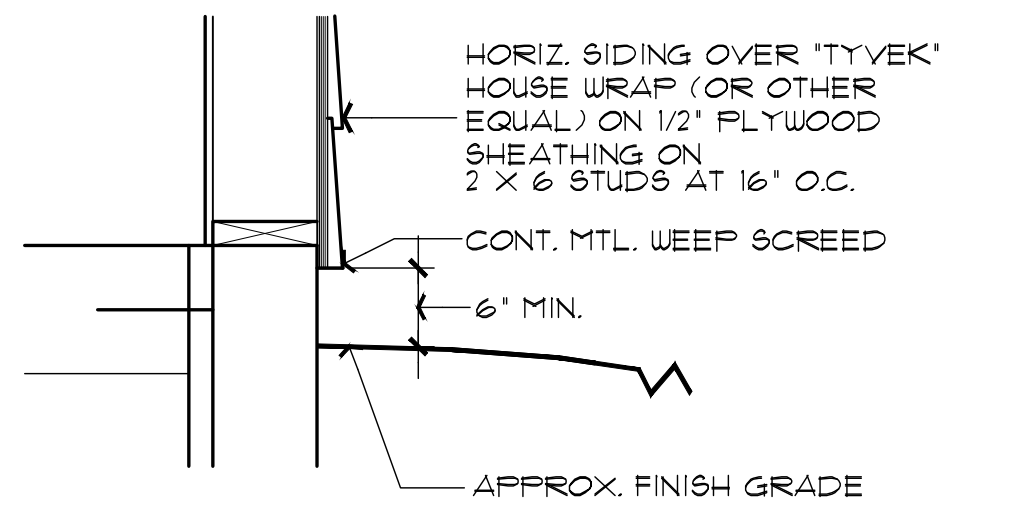
**B BUILDING CROSS SECTION**  
 SCALE: 1/4" = 1'-0"



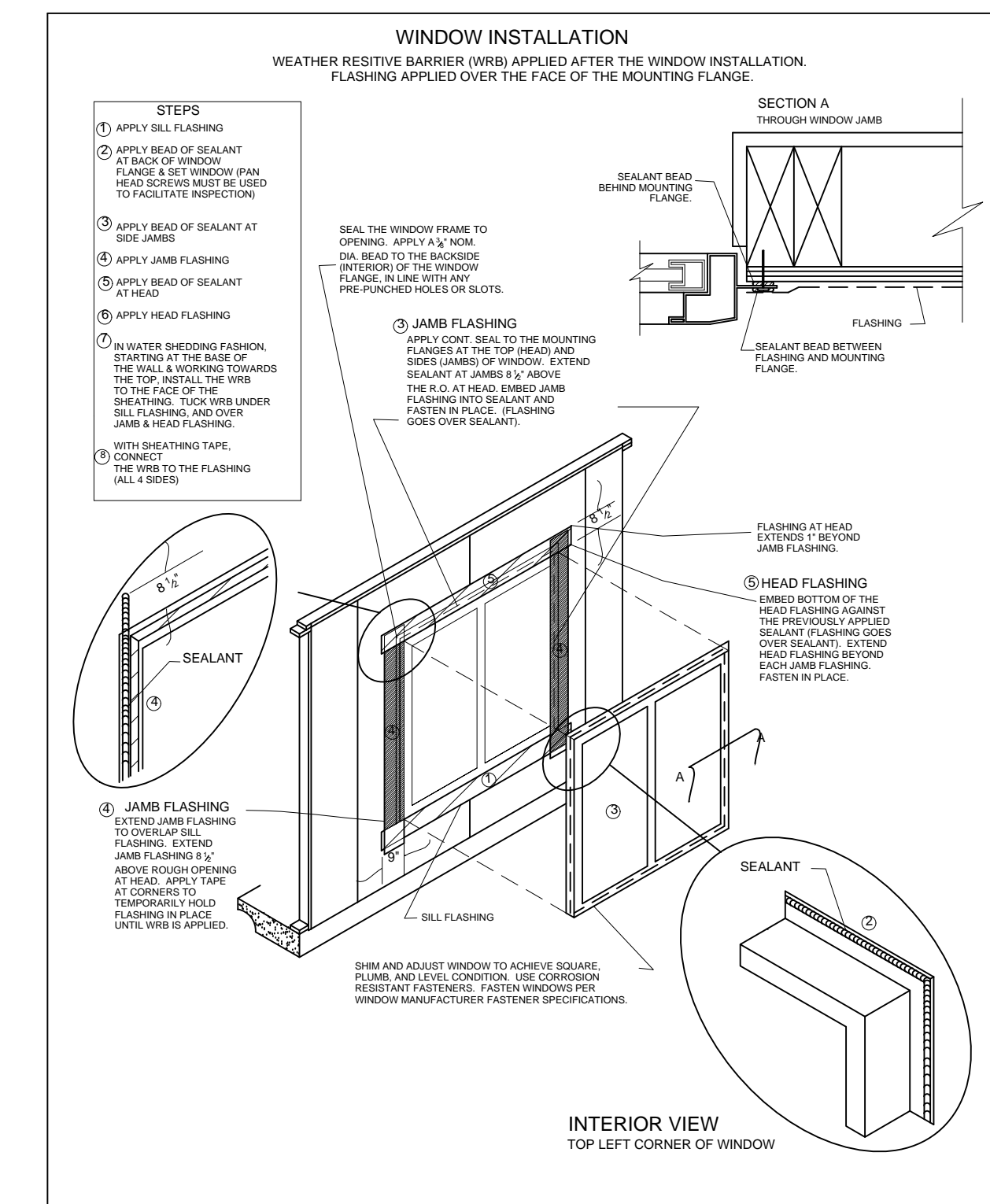
**1 T1-11, OR "SMART SIDING" OPTIONS DETAIL**  
 NO SCALE



**2 STUCCO OPTION DETAIL**  
 NO SCALE



**3 HORIZ. SIDING OPTION DETAIL**  
 NO SCALE



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BUILDING SECTIONS  
 PHASE TWO - 3 BDRM / 2 BATH - RIGHT PARKING

SNOWFLAKE, ARIZONA

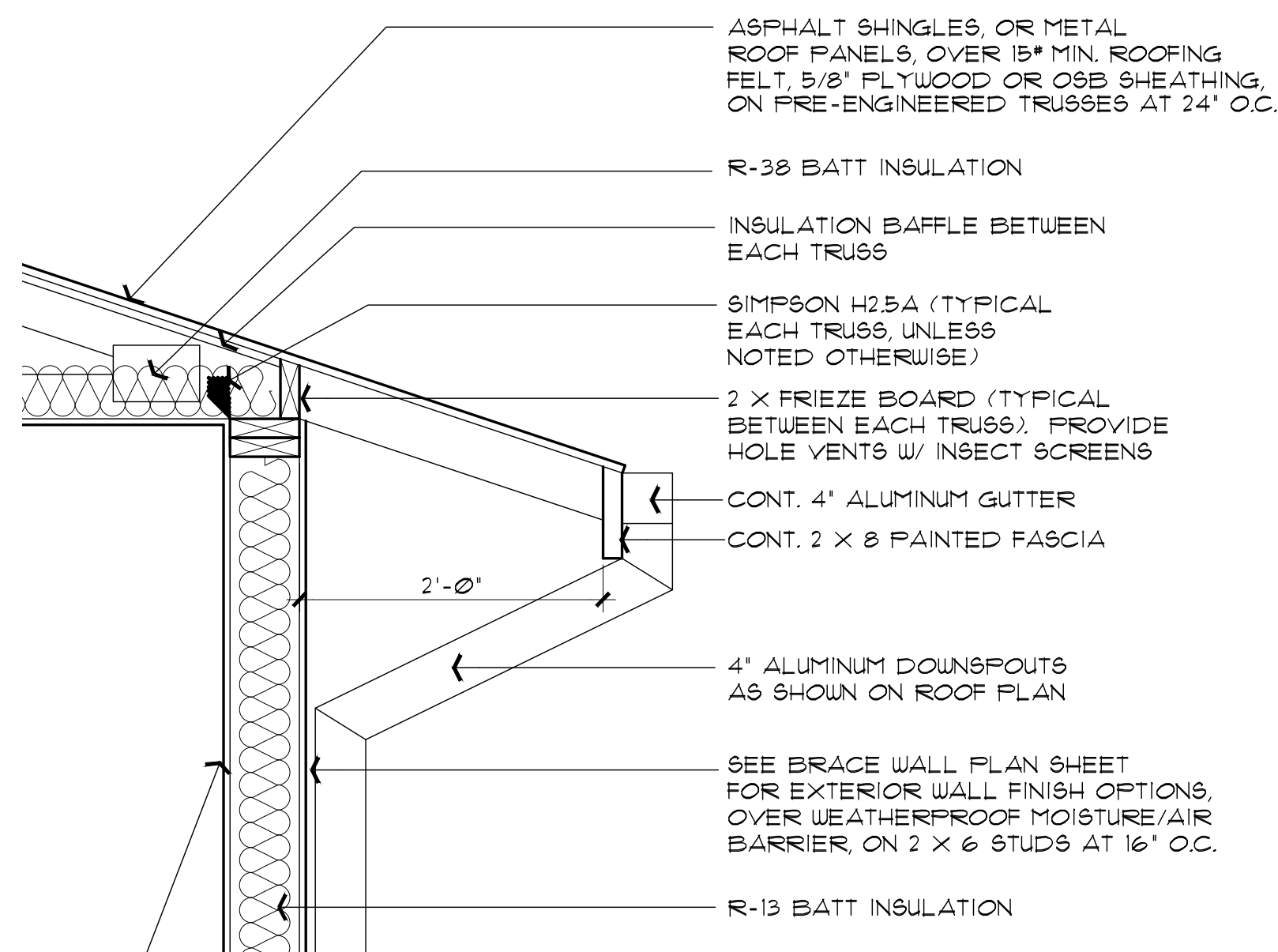
81 WEST 1ST STREET SOUTH  
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SHEET NO:

**A-6.0**

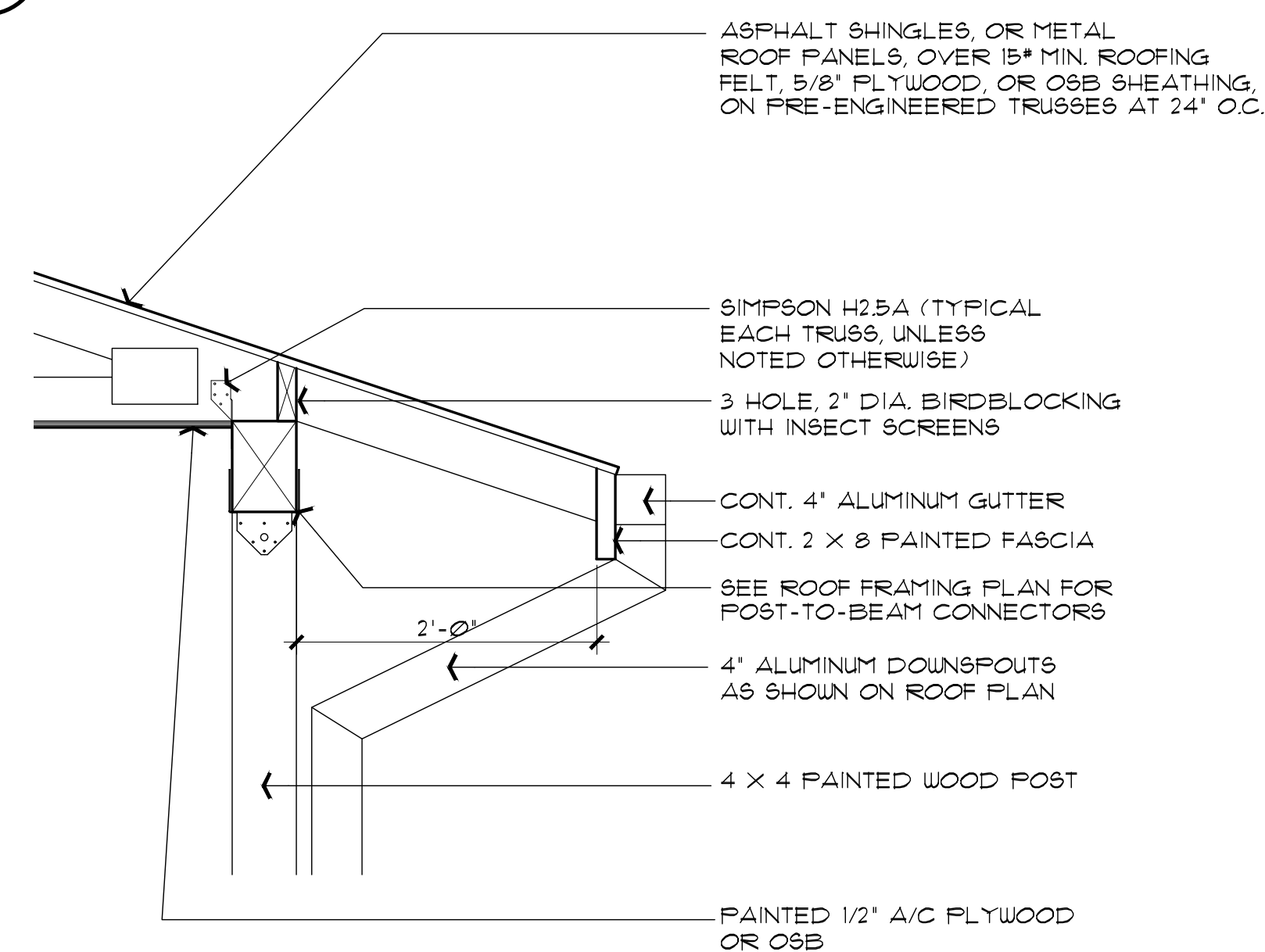
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**1 ROOF OVERHANG DETAIL**

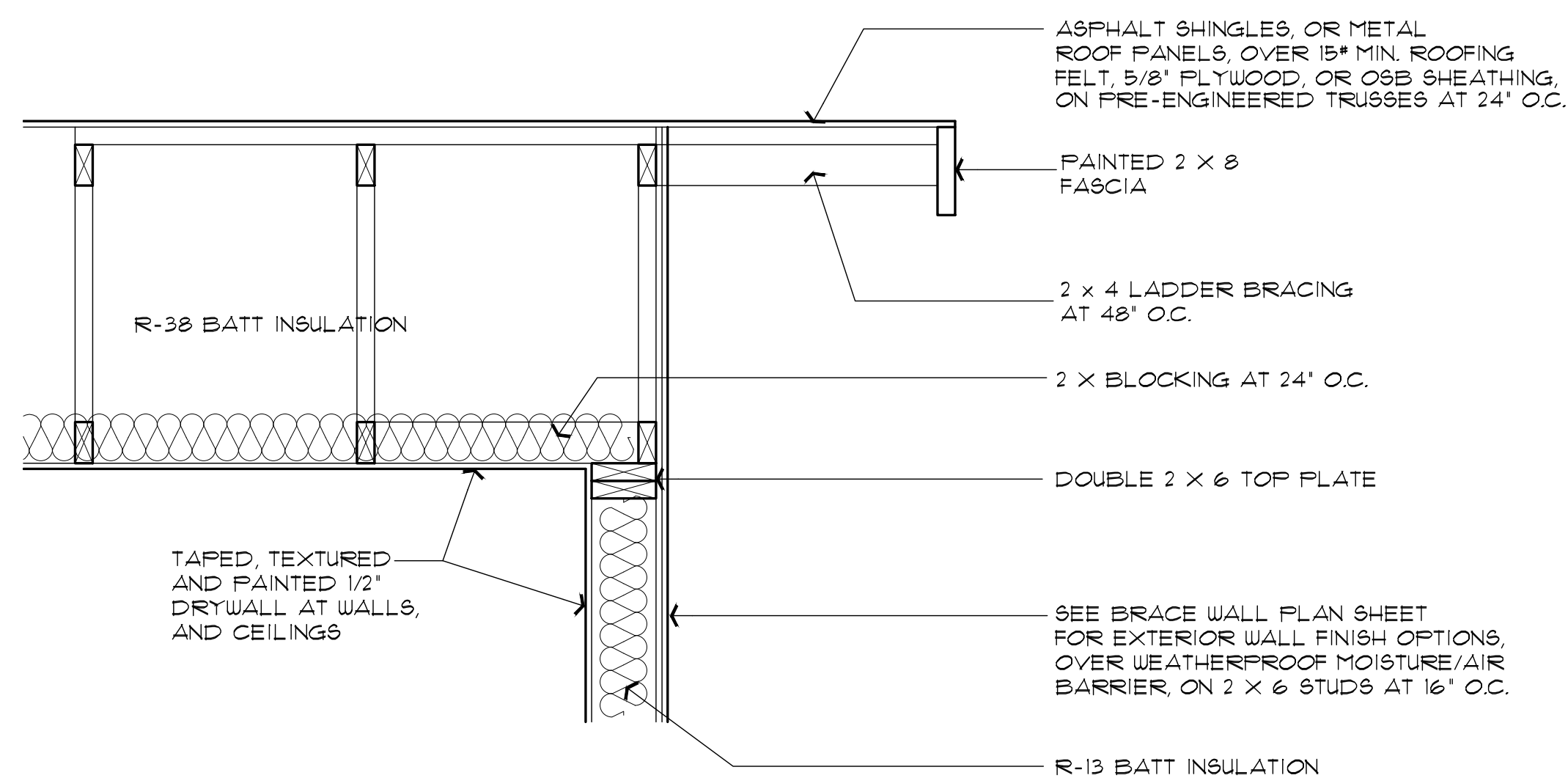
SCALE: 1" = 1'-0"



**2 ROOF OVERHANG AT BEAM DETAIL**

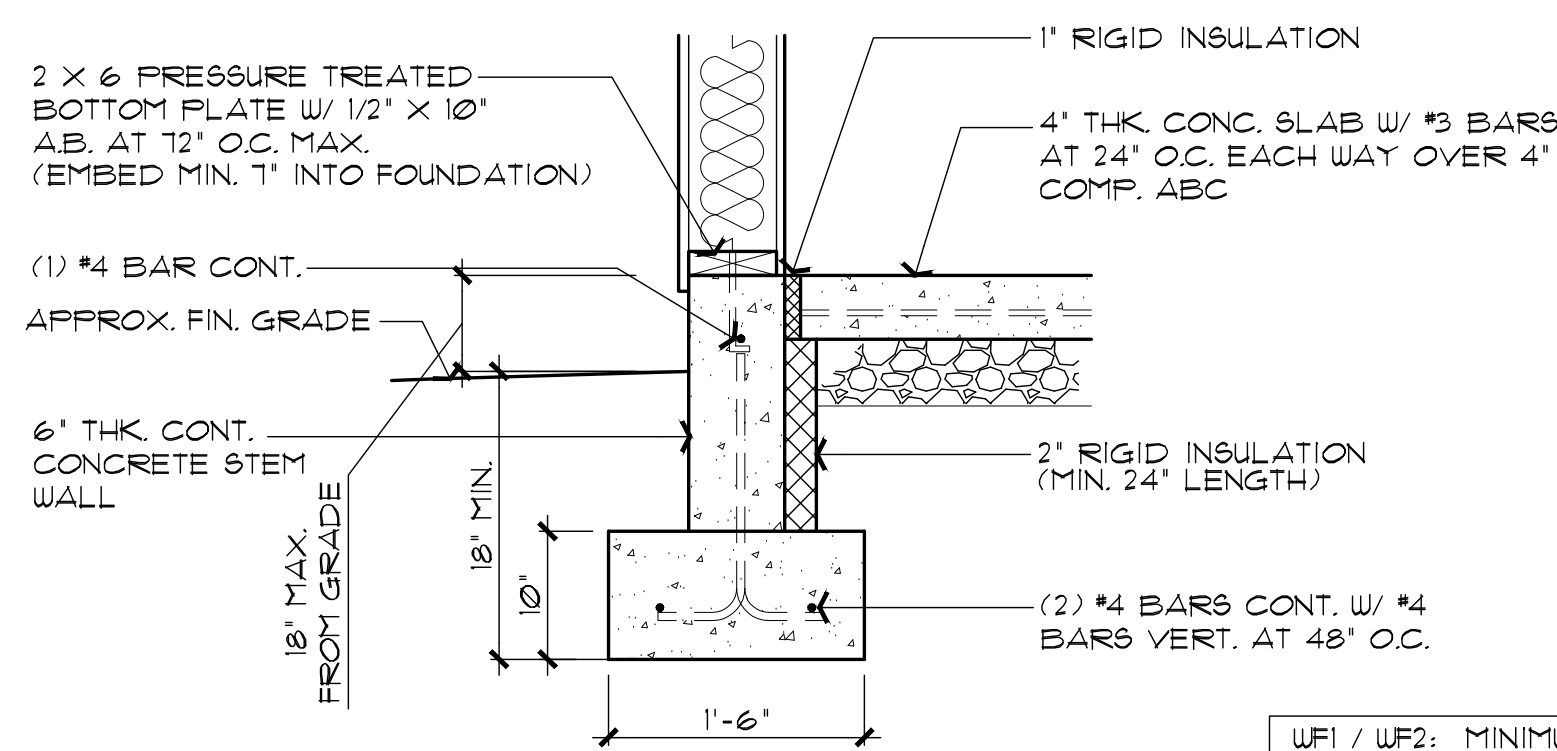
SCALE: 1" = 1'-0"

ATTACH ROOF SHEATHING W/ 8d COMMON NAIL (2 1/2" X 0.131") @ 6" O.C. AT EDGES, 12" O.C. FOR INTERMEDIATE SUPPORTS. PER IRC TABLE R602.3(1)



**3 GABLE END-WALL DETAIL**

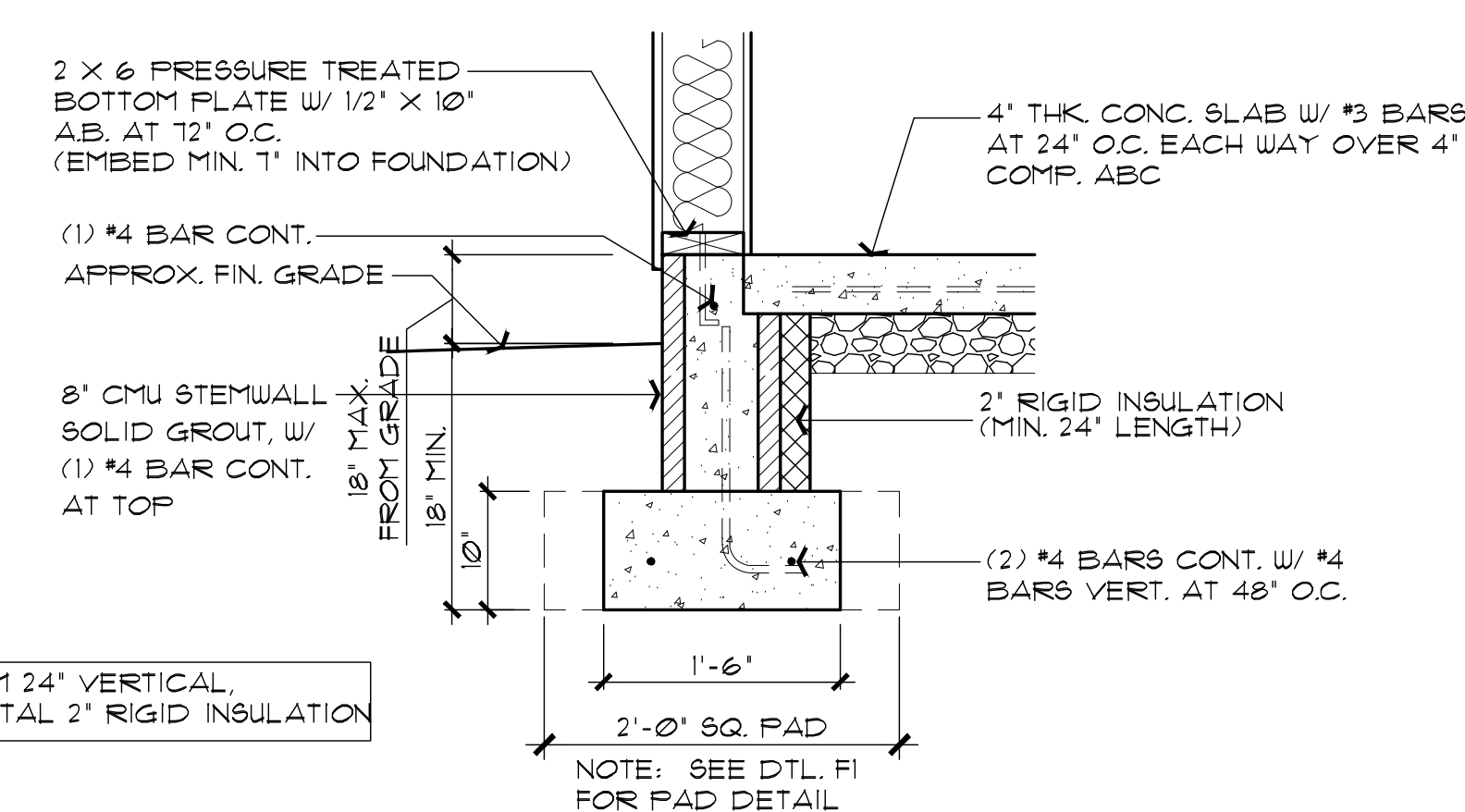
SCALE: 1" = 1'-0"



**WF1 CONCRETE STEM WALL OPTION**

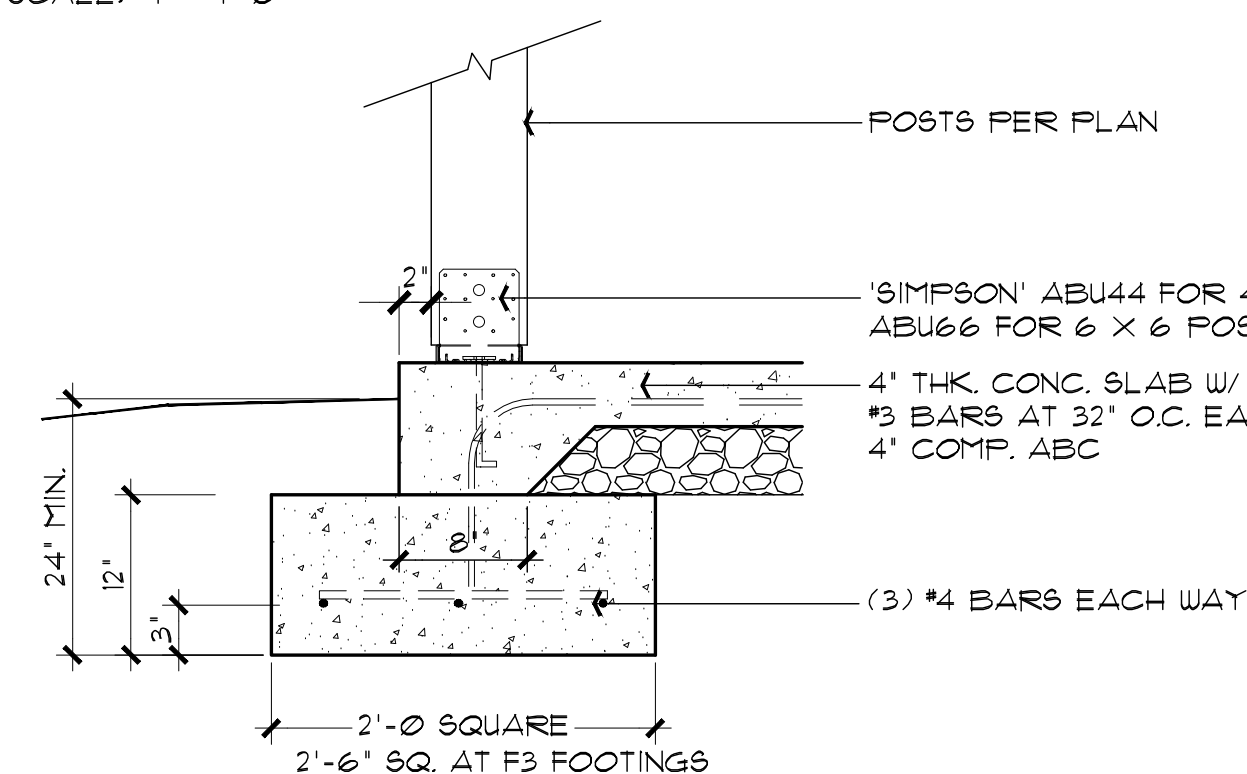
SCALE: 1" = 1'-0"

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



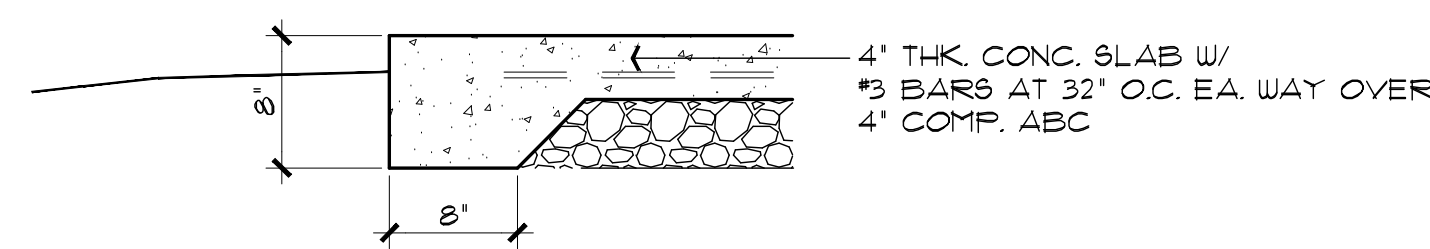
**WF2 CMU STEM WALL OPTION**

SCALE: 1" = 1'-0"



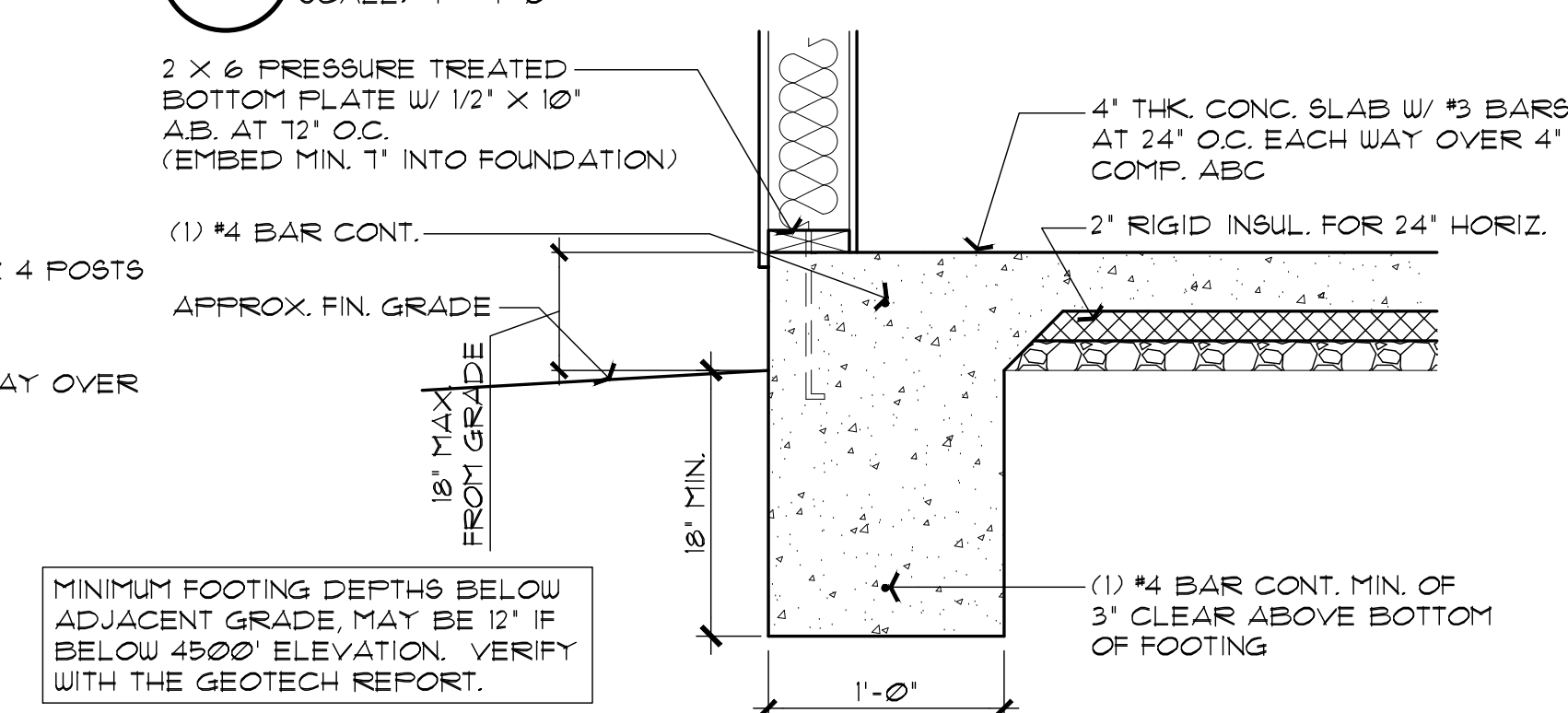
**F1/F3 POST BASE FOOTING**

SCALE: 1" = 1'-0"



**F2 TYPICAL TURN-DOWN FOOTING**

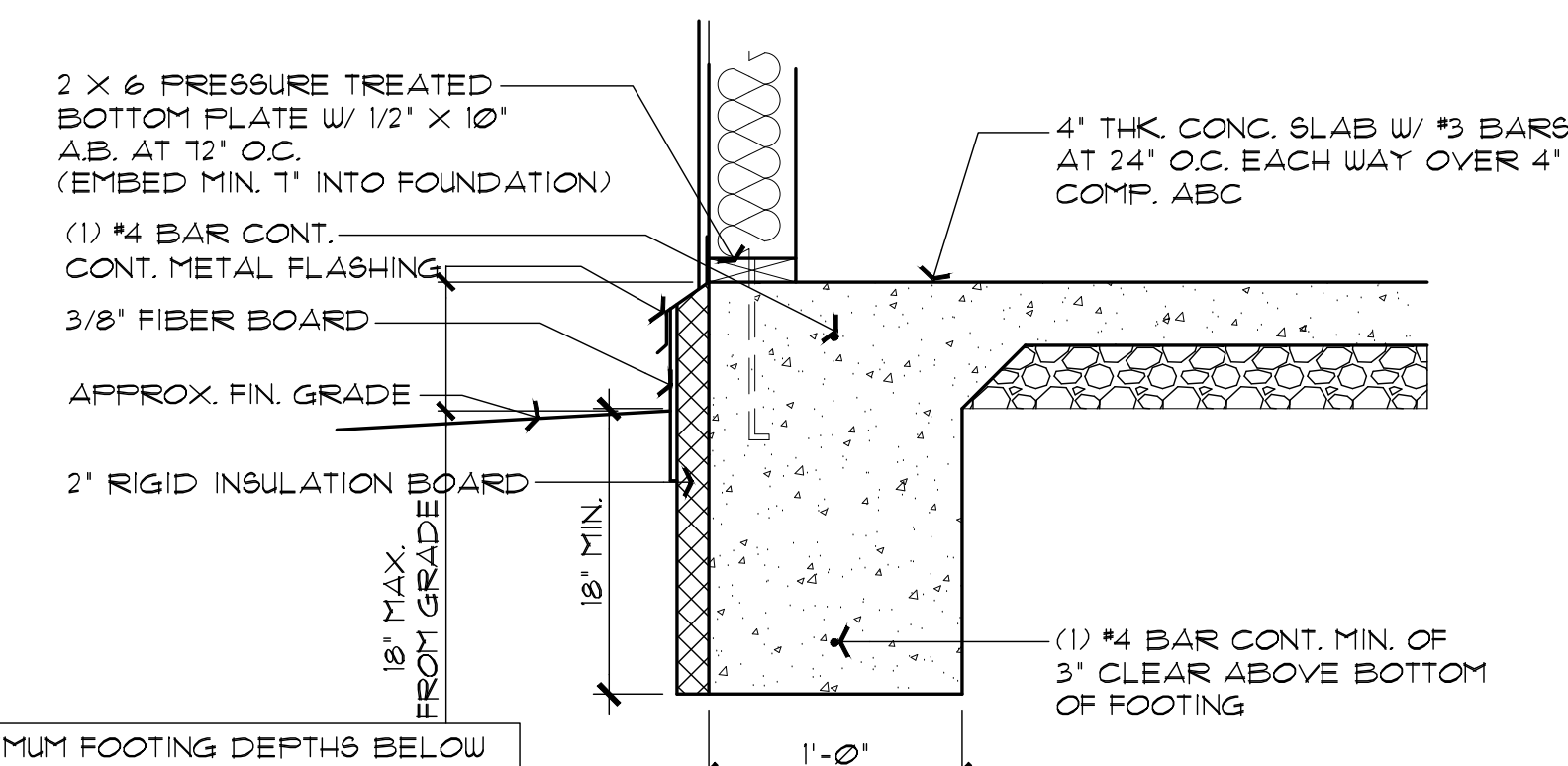
SCALE: 1" = 1'-0"



**WF3 MONOLITHIC FOOTING OPTION**

SCALE: 1" = 1'-0"

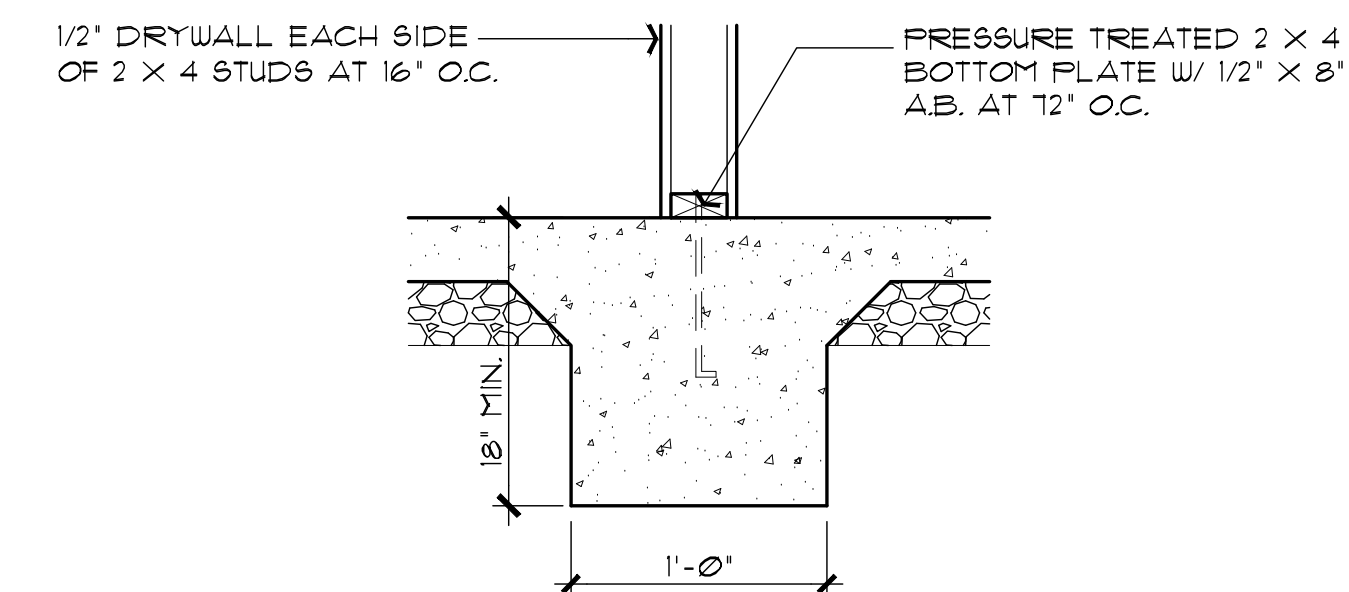
MINIMUM FOOTING DEPTHS BELOW ADJACENT GRADE, MAY BE 12" IF BELOW 4500' ELEVATION. VERIFY WITH THE GEOTECH REPORT.



**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.



**WF5 INTERIOR FOOTING AT BRACE WALL GB METHOD (IRC TABLE R602.10.4)**

SCALE: 1" = 1'-0"

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FOUNDATION / ROOF DETAILS  
 PHASE TWO - 3 BDRM / 2 BATH - RIGHT PARKING

SNOWFLAKE, ARIZONA

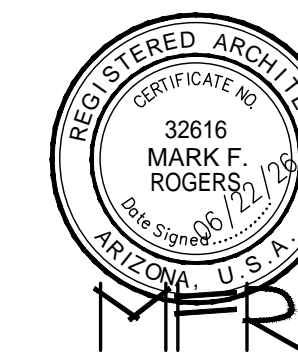
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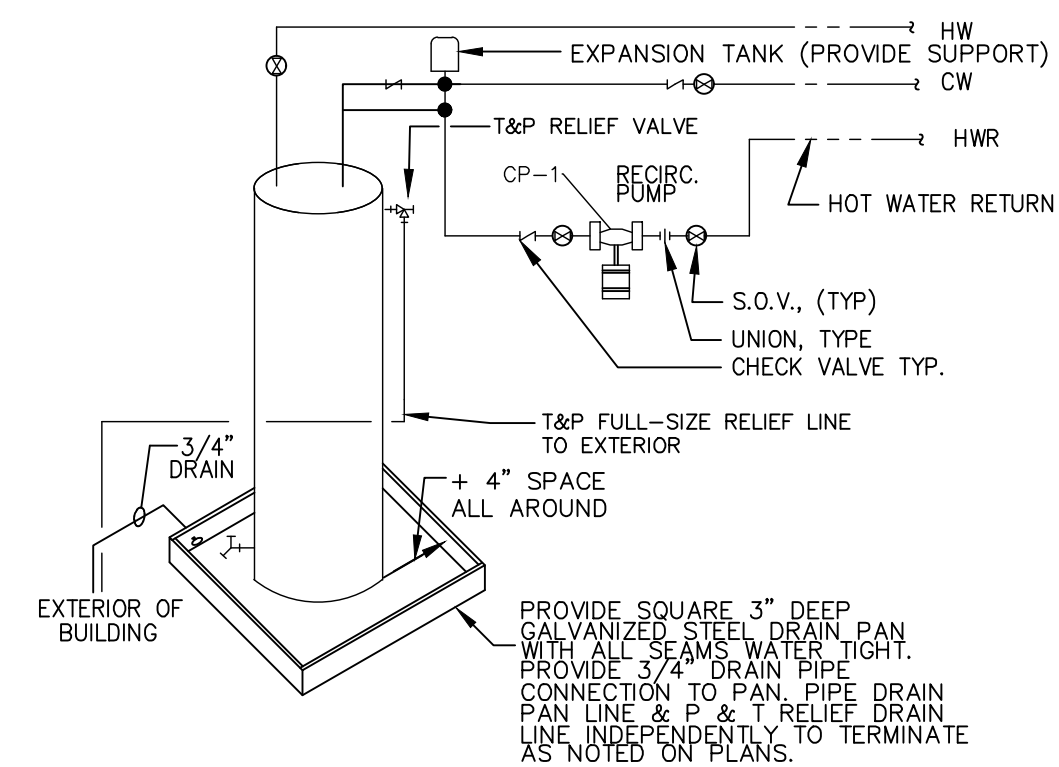
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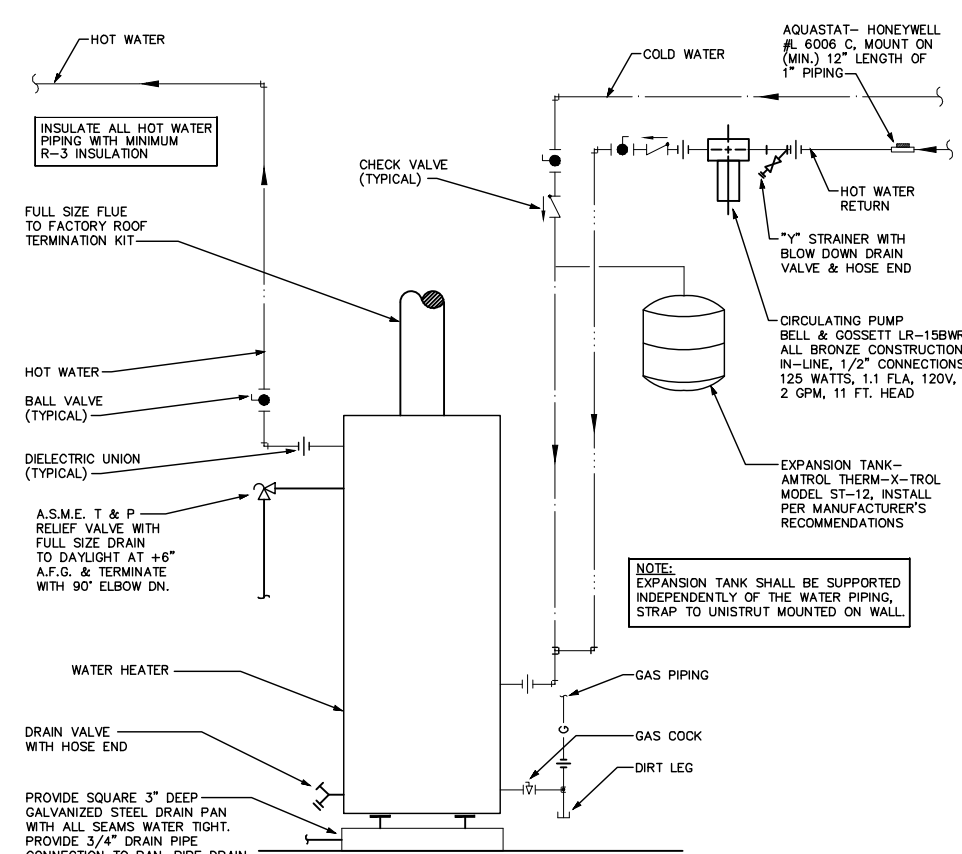
PROPERTY OF TOWN OF SNOWFLAKE, AZ



**PROVIDE ACCESSIBLE ELECTRICAL DISCONNECT  
 ELECTRIC WATER HEATER**

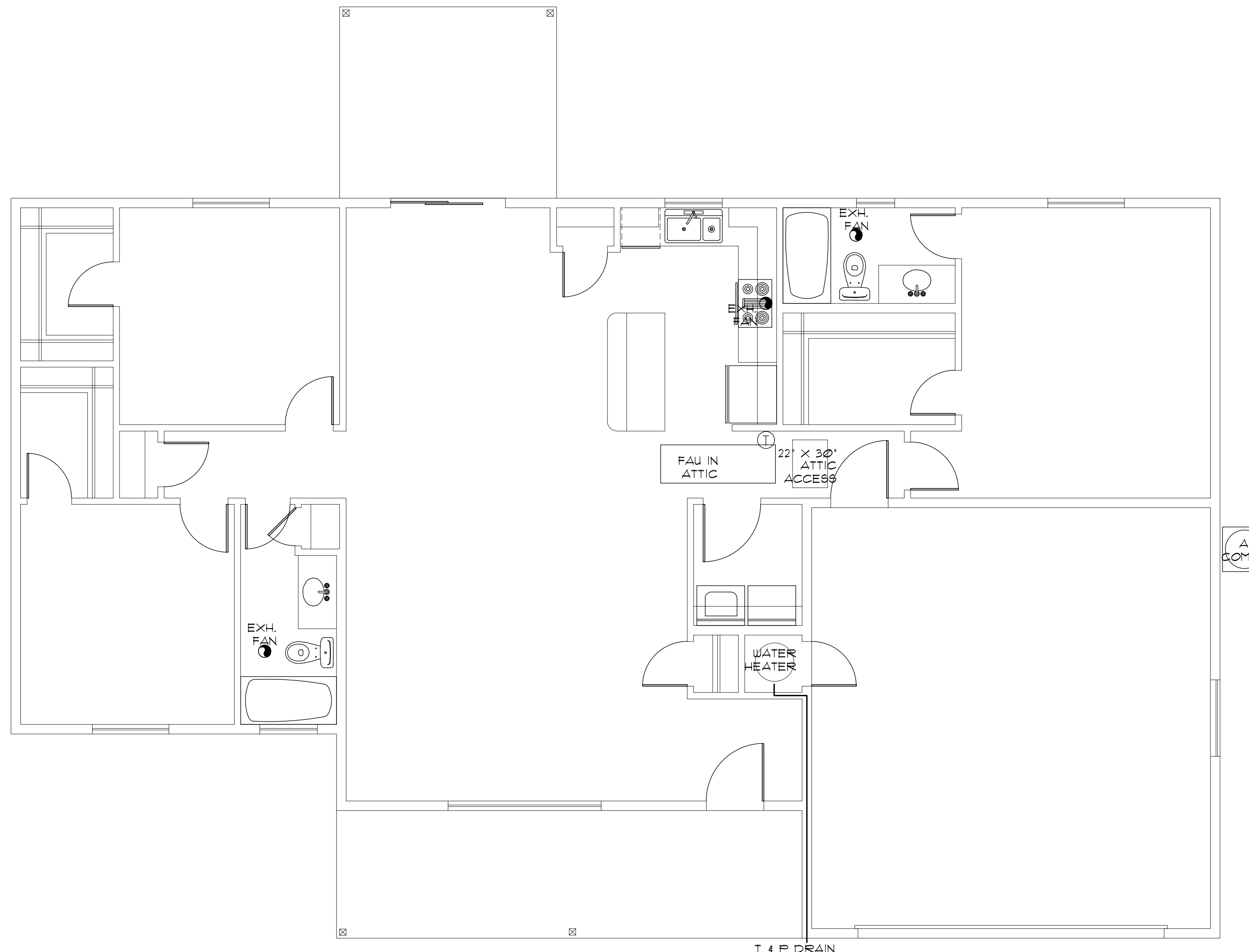
NO SCALE

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

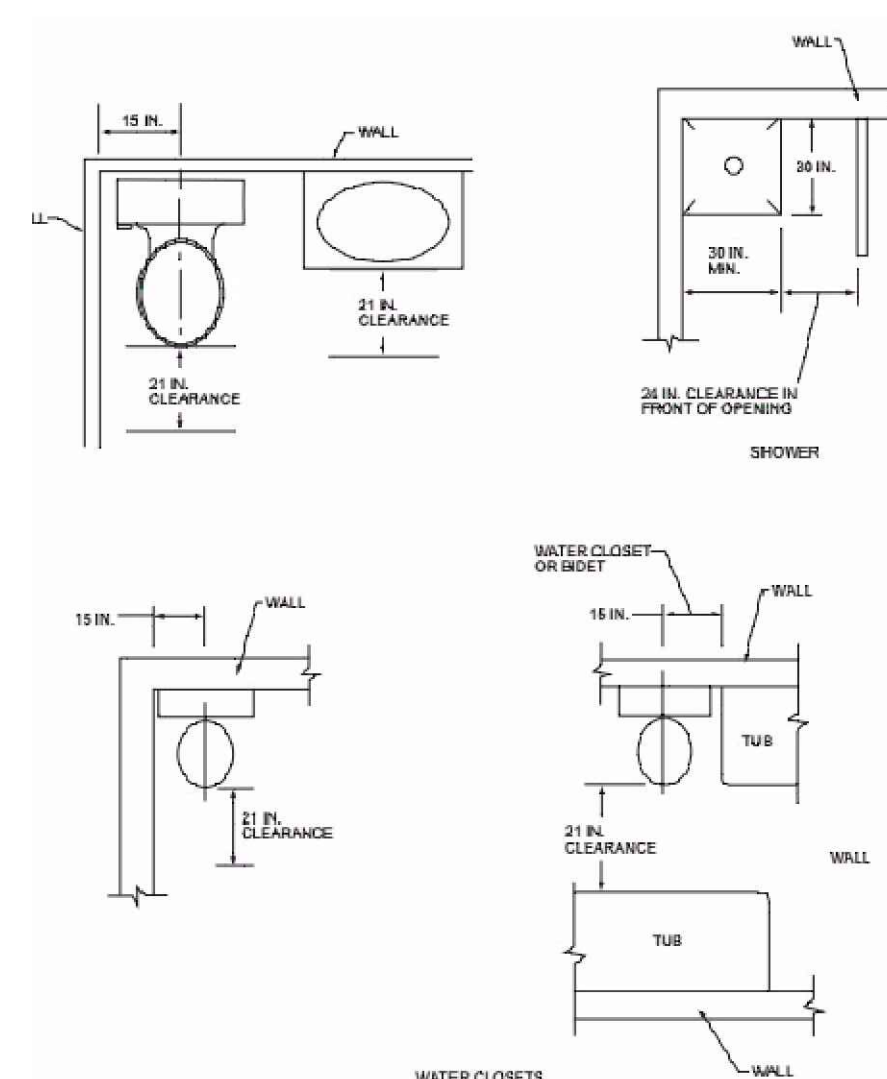


T 4 P DRAIN

**HVAC PLAN**

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

- ☒ SUPPLY-AIR GRILL
- ☒ RETURN AIR GRILL
- Ⓢ THERMOSTAT



**PLUMBING FIXTURE CLEARANCES**

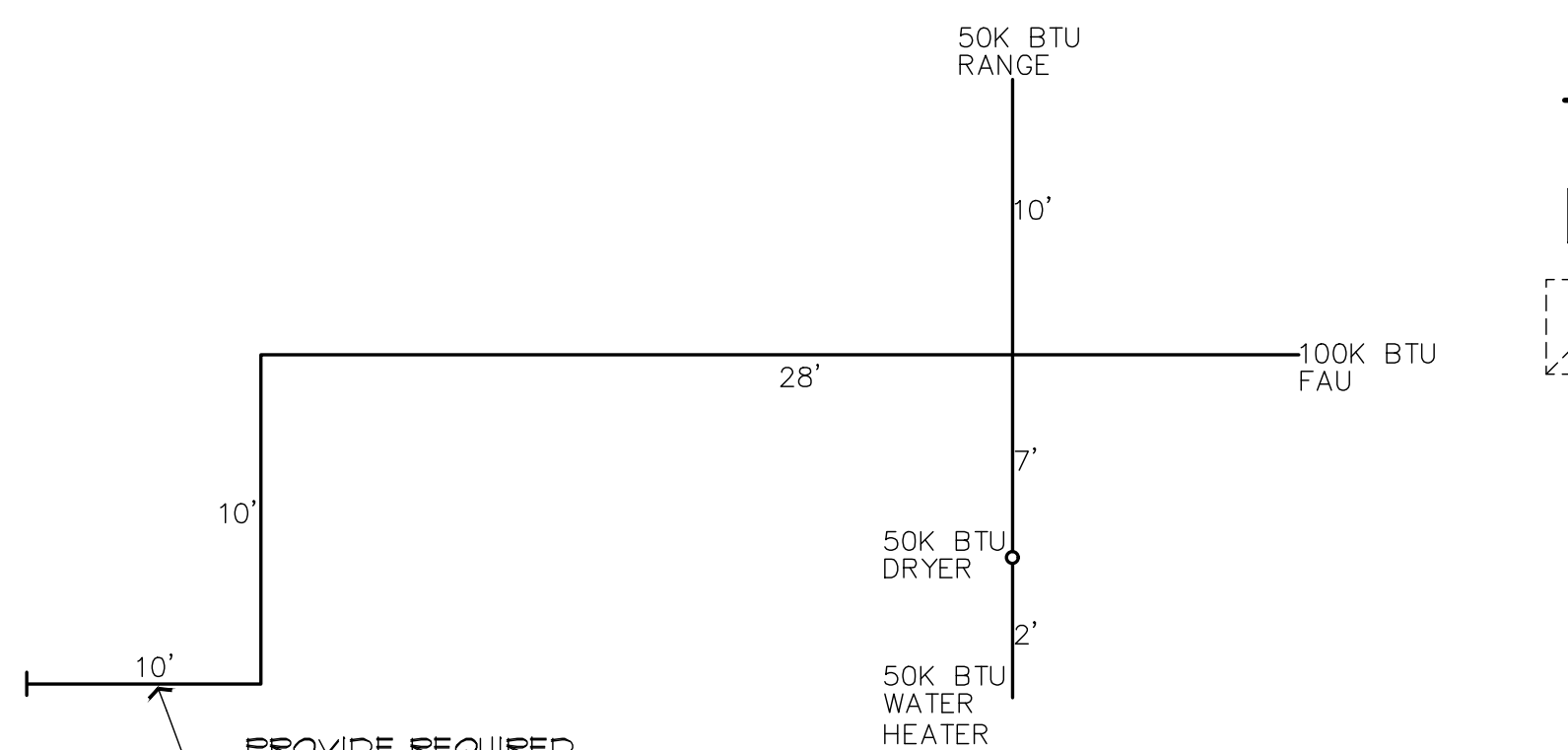
NO SCALE

PER IRC FIGURE R321.1

**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).



**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

LONGEST LENGTH METHOD G2413.4(1)  
 TABLE G2413.4(1)  
 250K TOTAL BTU LOAD  
 USE THE 10' TOTAL LENGTH  
 USE 1" DIA. PIPING

HVAC PLAN (FAU above habitable area)  
 ENERGY NOTES / DETAILS  
 PHASE TWO - 3 BDRM / 2 BATH - RIGHT PARKING

SNOWFLAKE, ARIZONA

81 WEST 1ST STREET SOUTH  
 SNOWFLAKE, AZ 85937

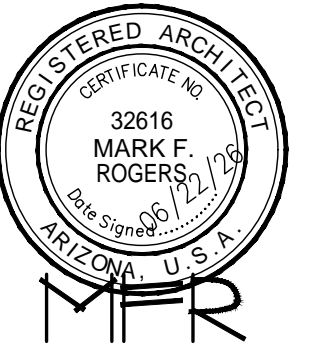
SHEET NO:

M-10

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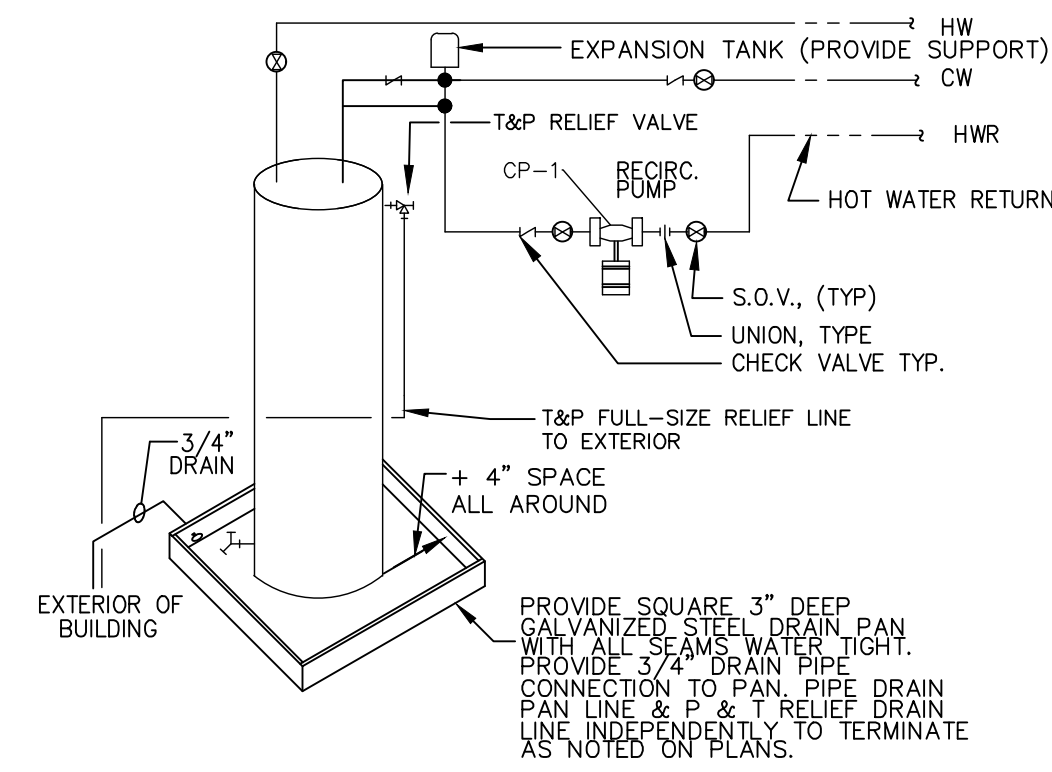
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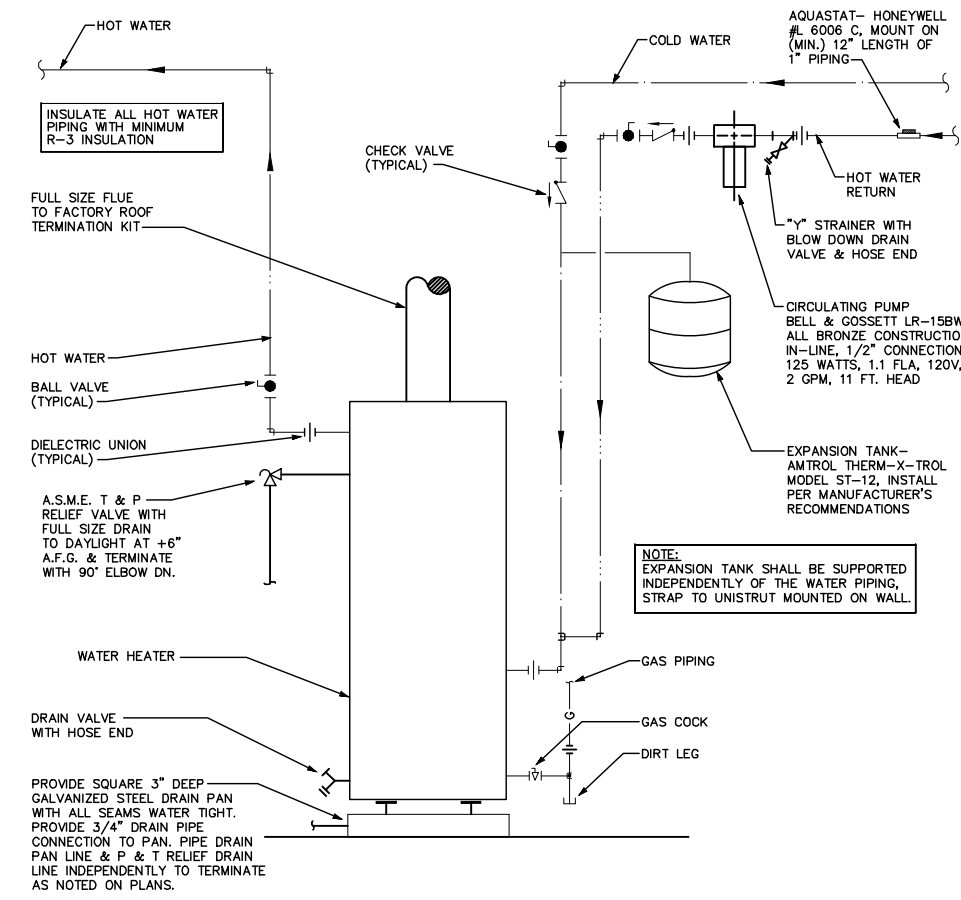


PROVIDE ACCESSIBLE ELECTRICAL DISCONNECT

ELECTRIC WATER HEATER

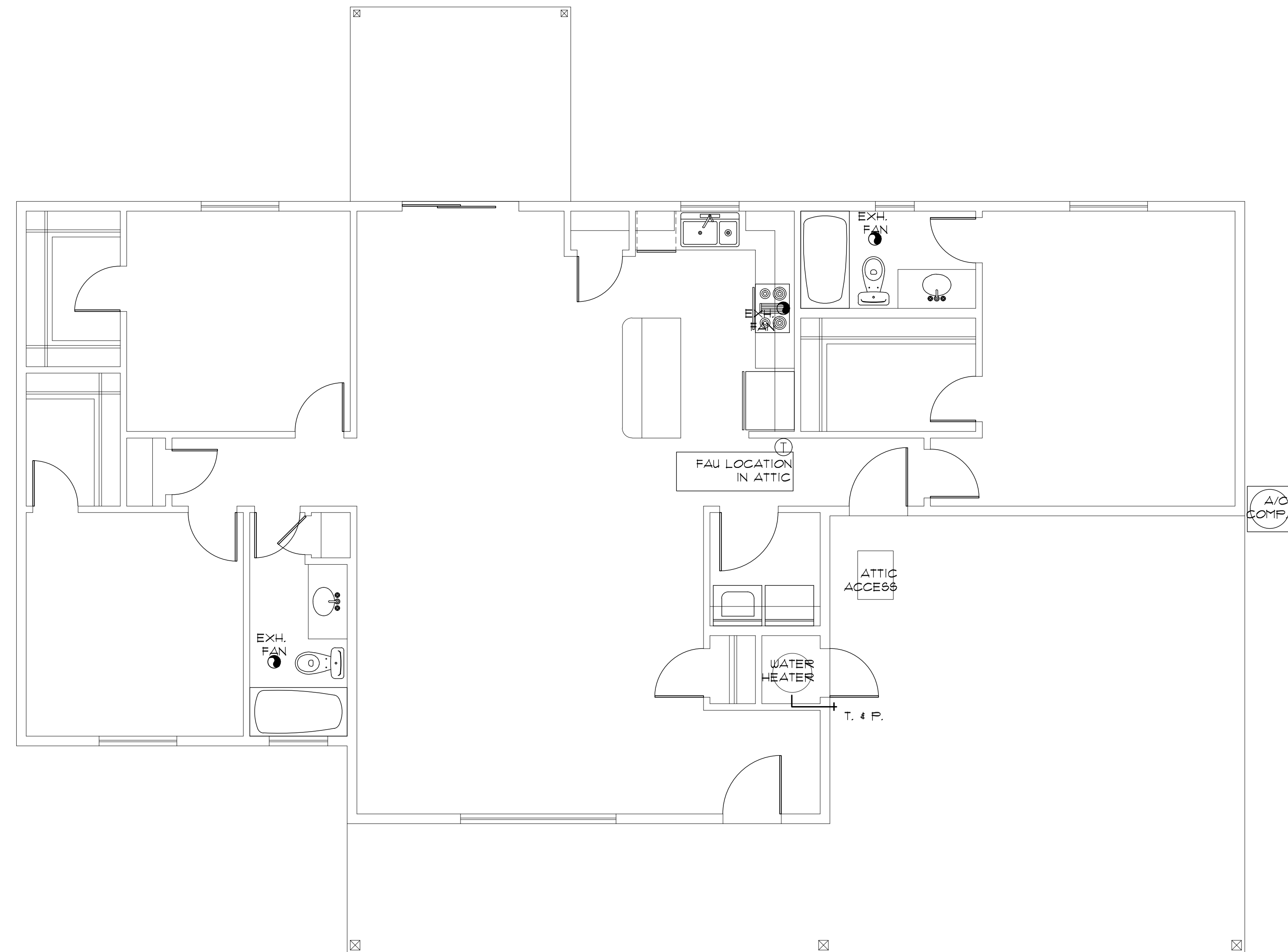
NO SCALE

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

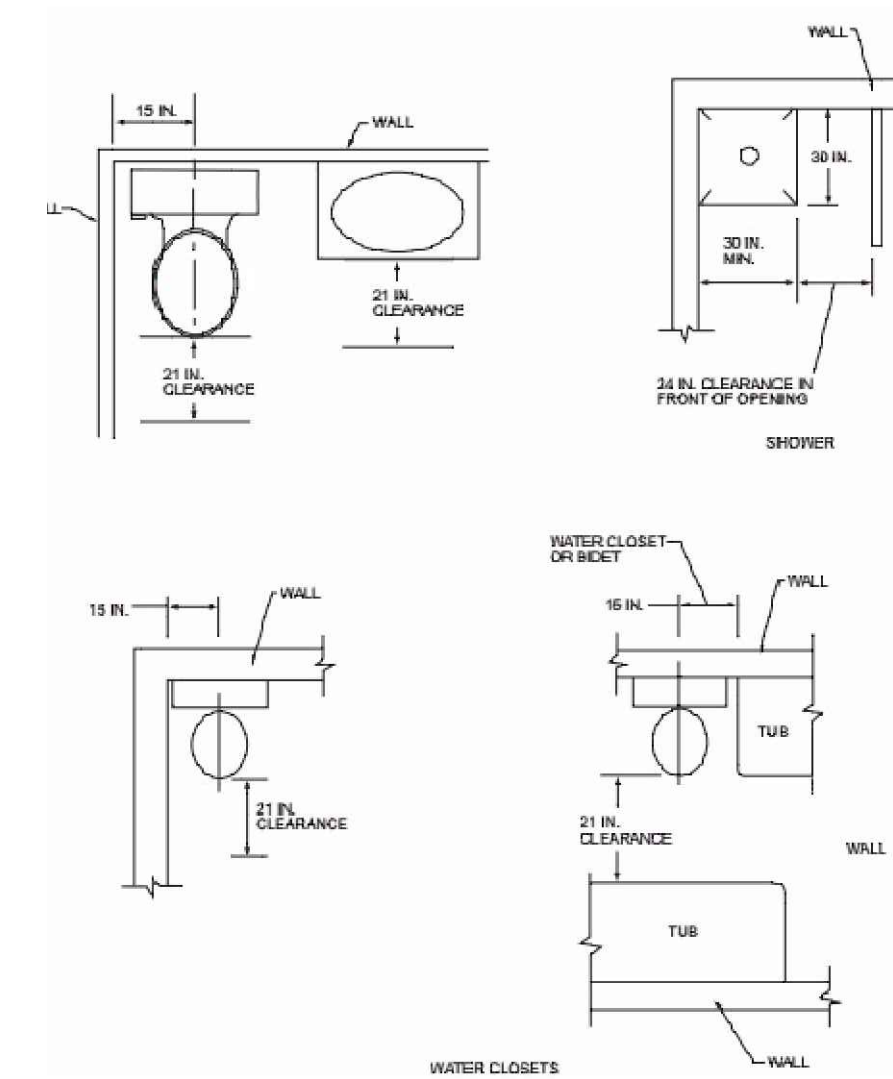
NO SCALE



HVAC PLAN (with Carport option)

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

- ☒ SUPPLY-AIR GRILL
- ☒ RETURN AIR GRILL
- Ⓜ THERMOSTAT



PLUMBING FIXTURE CLEARANCES

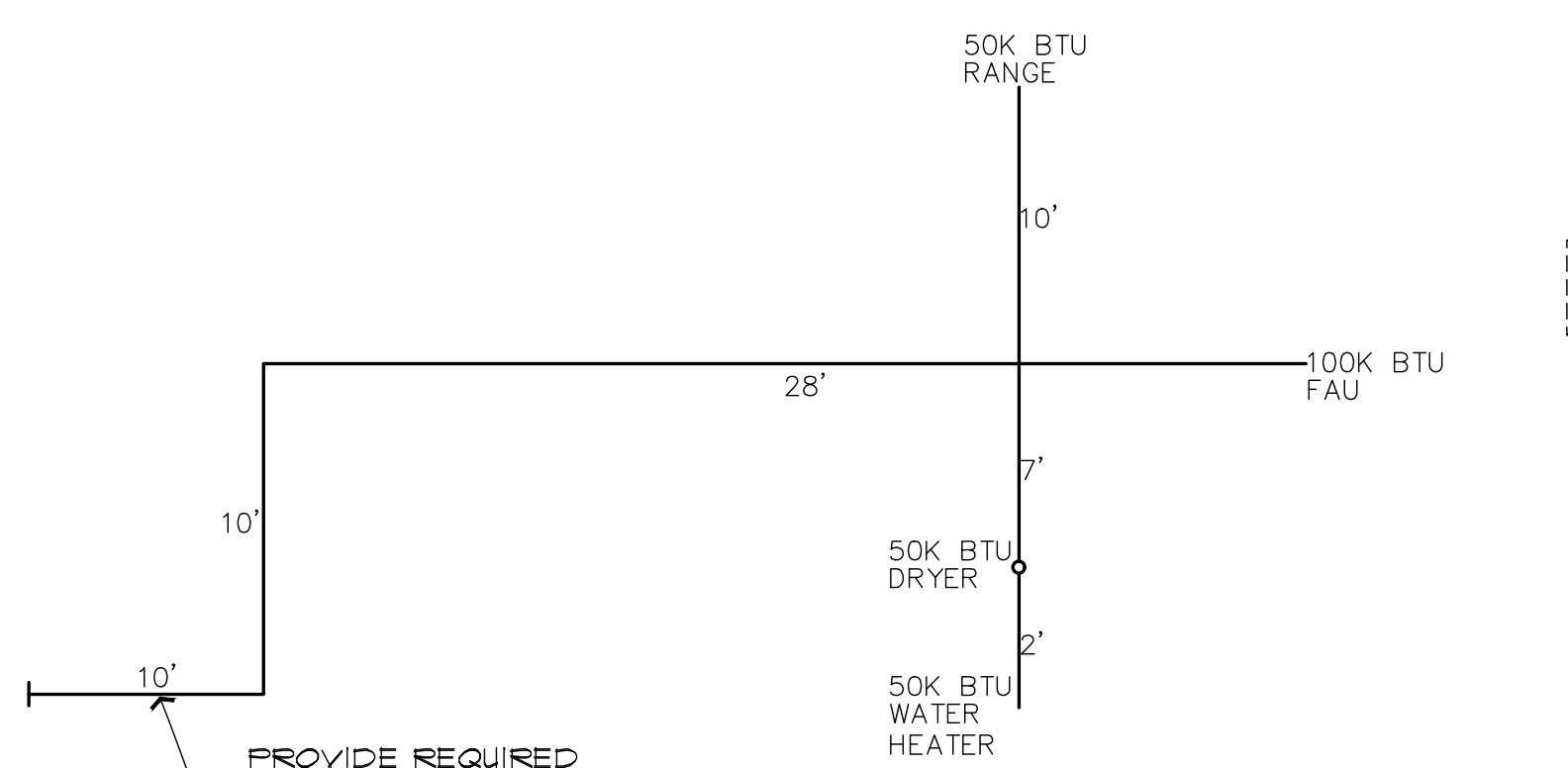
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PER IRC FIGURE R321.1

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).

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



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

LONGEST LENGTH METHOD G2413.4.1  
 TABLE G2413.4(1)  
 250K TOTAL BTU LOAD  
 USE THE 10' TOTAL LENGTH  
 USE 1" DIA. PIPING

HVAC PLAN (FAU above Garage/Carport)  
 ENERGY NOTES / DETAILS  
 PHASE TWO - 3 BDRM / 2 BATH - RIGHT PARKING

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SHEET NO:

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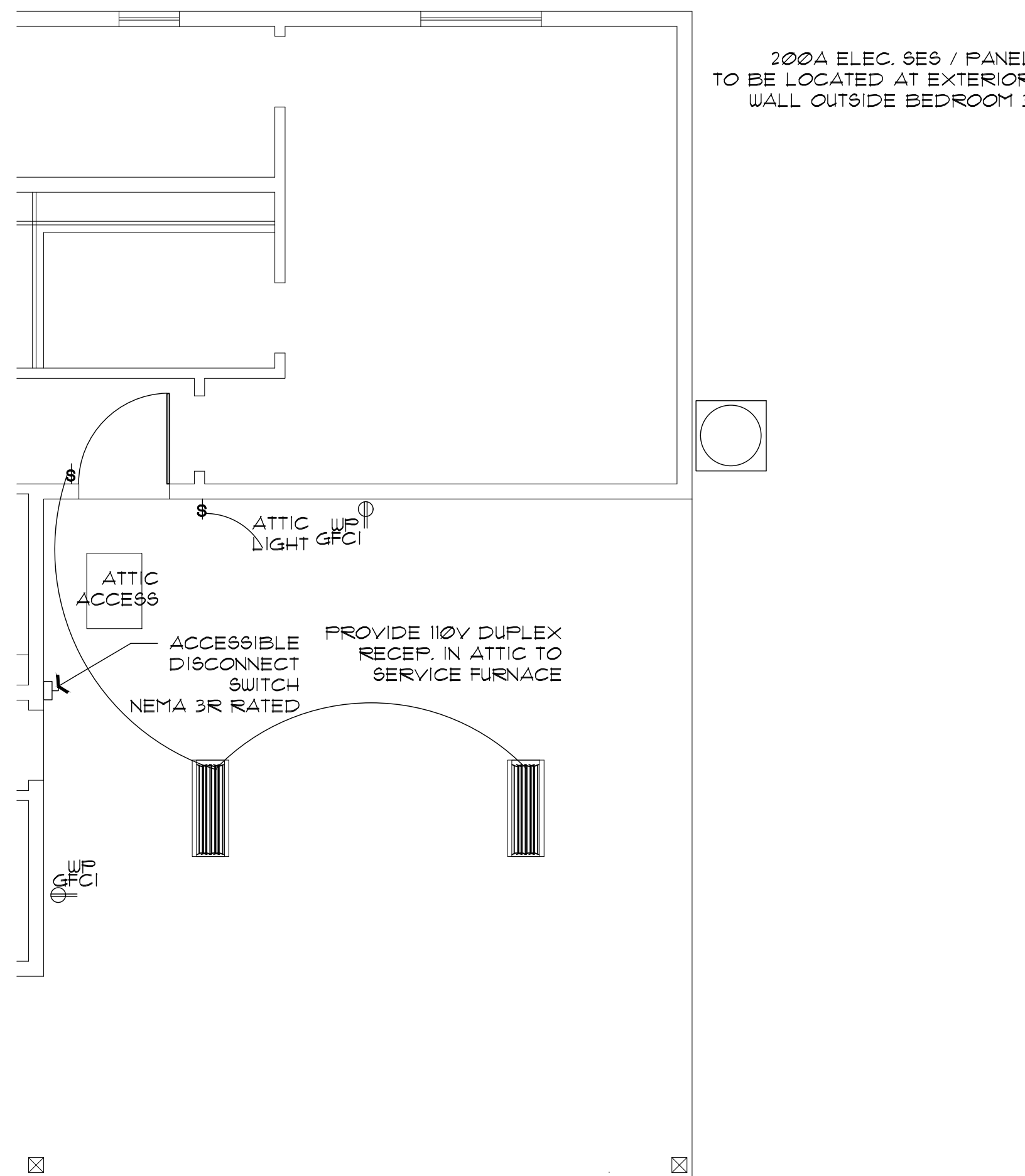
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Mark Rogers, Architect, PLLC 2026©



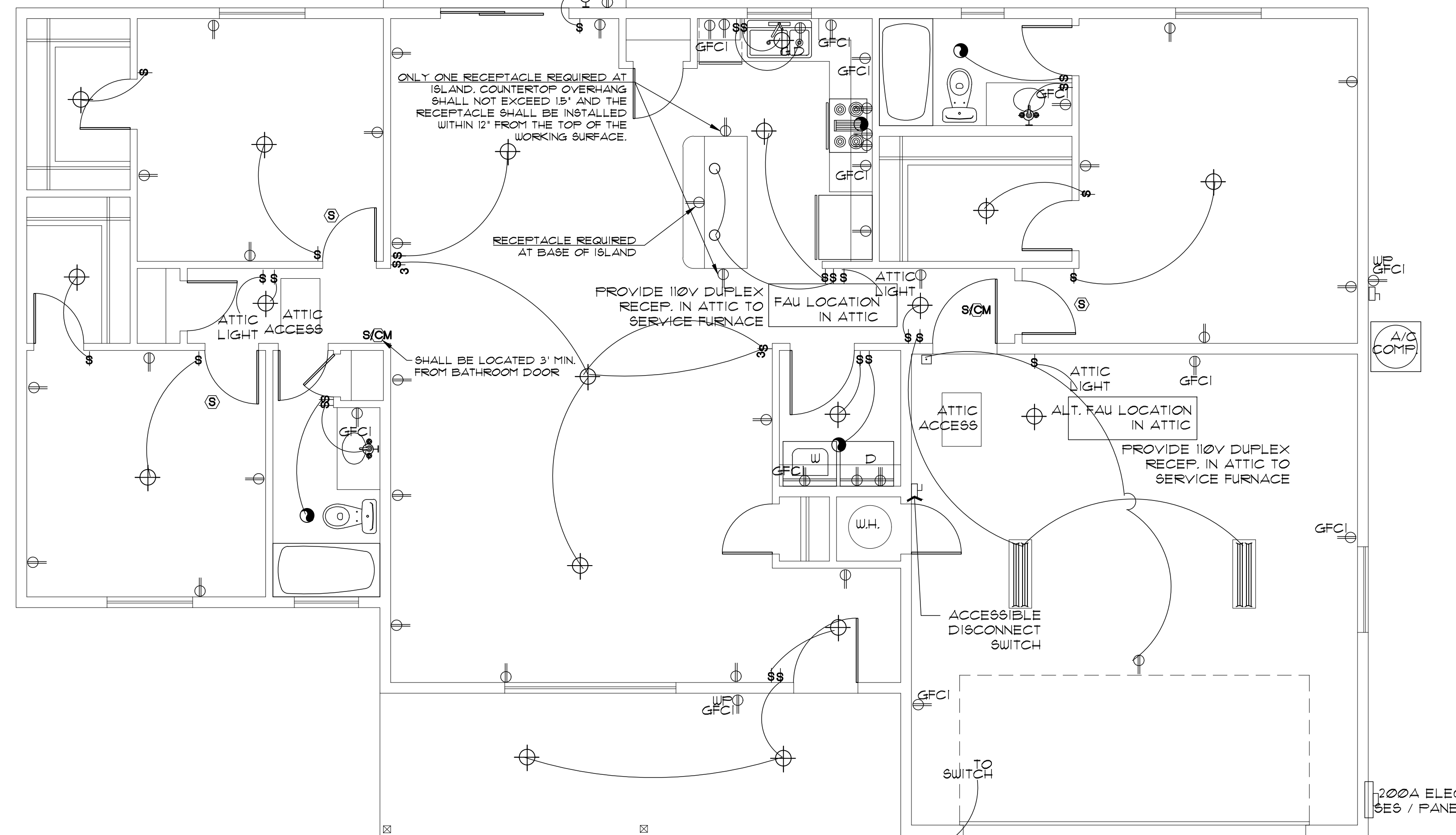
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**PARTIAL ELECTRICAL PLAN (with Carport option)**

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



**ELECTRICAL PLAN (with Garage option)**

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

**ELECTRICAL SYMBOLS**

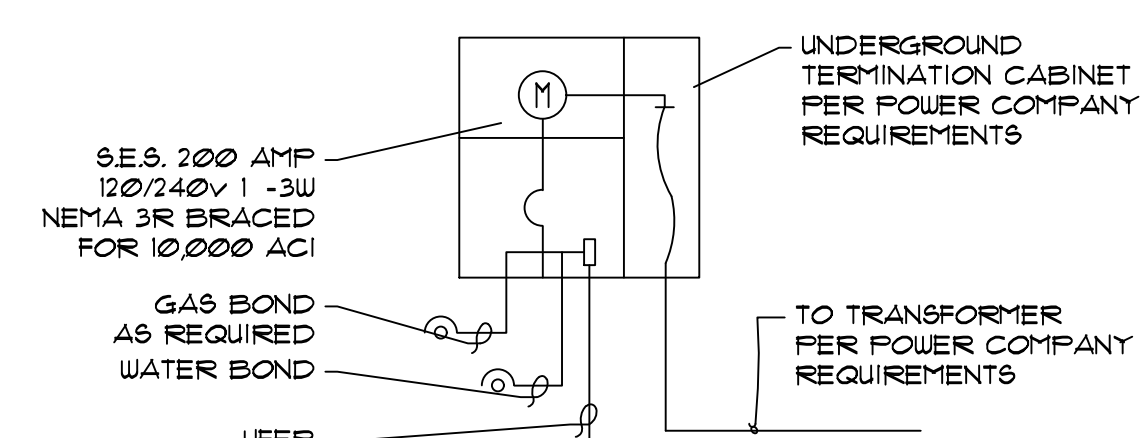
- ⊕ — WALL MOUNTED LIGHT FIXTURE
- ⊕ — CEILING MOUNTED LIGHT FIXTURE
- ⊕P — DAMP-PROOF CEILING MOUNTED LIGHT FIXTURE
- — PENDANT LIGHT FIXTURE
- — RECESSED CAN FIXTURE
- ▭ — 1' x 4' SURFACE MTD. FLUORESCENT FIXTURE
- ⊕ — 110V, DUPLEX CONVENIENCE OUTLET MOUNTED 12" AFF. OR AS NOTED
- ⊕ — 110V, 4-FLX CONVENIENCE OUTLET MOUNTED 12" AFF. OR AS NOTED
- GFCI — GROUND-FAULT INTERRUPT
- WP GFCI — WEATHER-PROOF GROUND-FAULT INTERRUPT
- ⊕ — 220V RECEPTACLE
- § — SINGLE POLE SWITCH MOUNTED AT 48" OR AS NOTED
- §³ — 3-WAY SINGLE POLE SWITCH MOUNTED AT 48" OR AS NOTED
- ⊙ — CEILING EXHAUST FAN
- ⊙ — SMOKE DETECTOR
- ⊙ — 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 4 RECEPTACLE.
3. ALL RECEPTABLES IN BATHROOMS, OUTSIDE 4 WITHIN 6' OF WATER SOURCE SHALL BE G.F.C.I.
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 HORZTL. OR BE RECESSED).
6. PROVIDE MINIMUM TWO 20A BRANCH CIRCUITS FOR RECEPTABLES LOCATED IN THE KITCHEN, PANTRY, EATING AREA, A SEPARATE 20A BRANCH CIRCUIT TO THE LAUNDRY EQUIP., AND A SEPARATE 20A BRANCH CIRCUIT FOR BATHROOM RECEPTABLES.
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'S, 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 RECEPTABLES 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 RECEPTABLES 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 SERVICE FURNACES)
14. 125-VOLT THROUGH 250-VOLT RECEPTABLES 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 20 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 E3306.5
17. ALL WIRING TO BE 12 AWG MINIMUM FOR 20-AMP CIRCUITS 4 BREAKERS. SEPARATE LIGHTING MAY USE 14 AWG WITH 15-AMP BREAKERS.

MAIN HOUSE LOAD CALC'S	
RESIDENCE 1613 SQ FT @ 3 WPST	4839 WATTS
ALTERNATE GARAGE 483 SQ. FT. @ 2 WPSF	966 WATTS
TOTAL=	5805 WATTS
APPLIANCE CKTS (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=	48005
1ST 10000 WATTS @ 100%=	10000 WATTS
REMAINING 38005 @ 40%=	15202
1ST C/U & A/H (3T OR 10KW HEAT STRIP)=	14000
TOTAL LOAD=	39202
39202/240VAC=	163.34 AMPS

200 AMP SERVICE ADEQUATE



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

ELECTRICAL PLANS  
 SYMBOL SCHEDULE / NOTES  
 PHASE TWO - 3 BDRM / 2 BATH - RIGHT PARKING

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