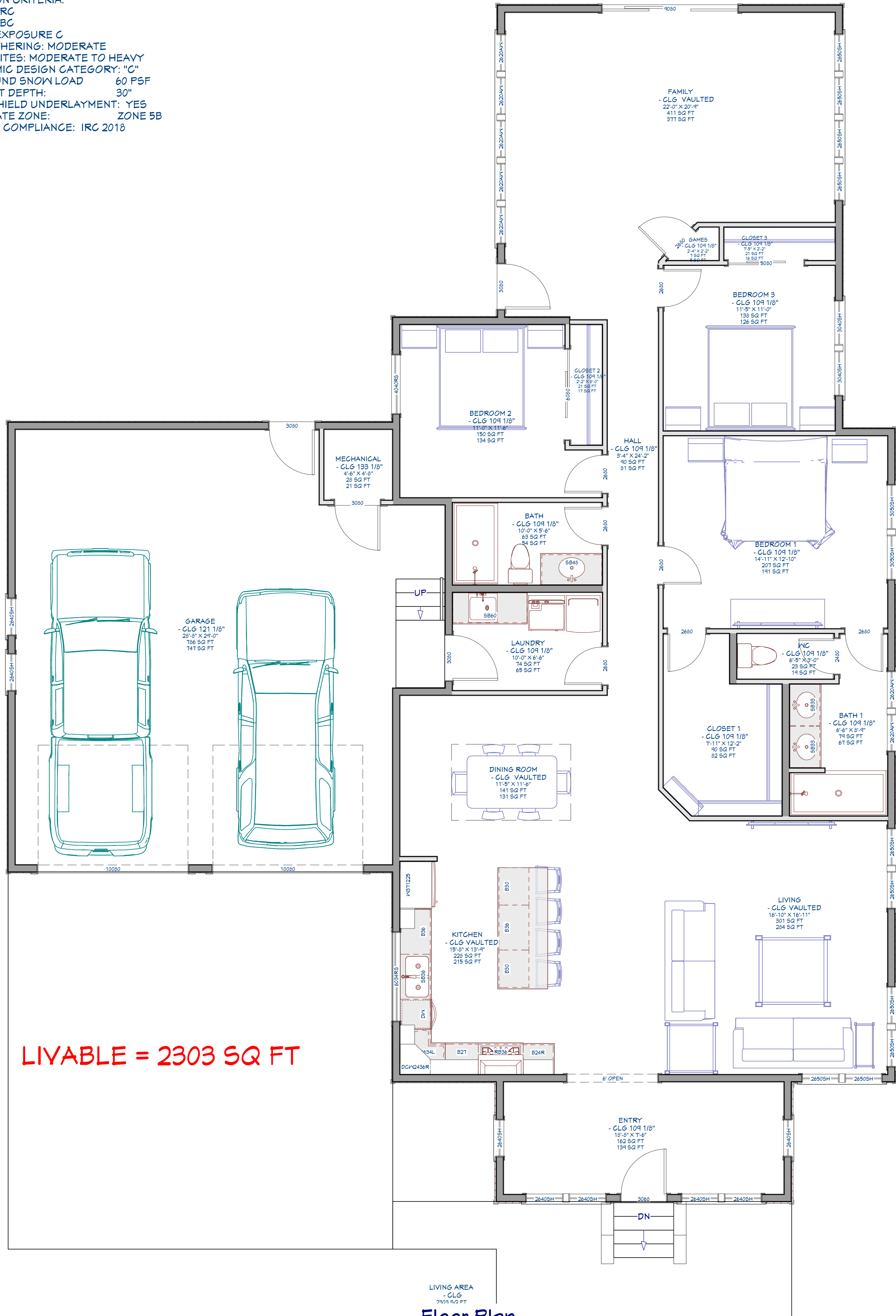
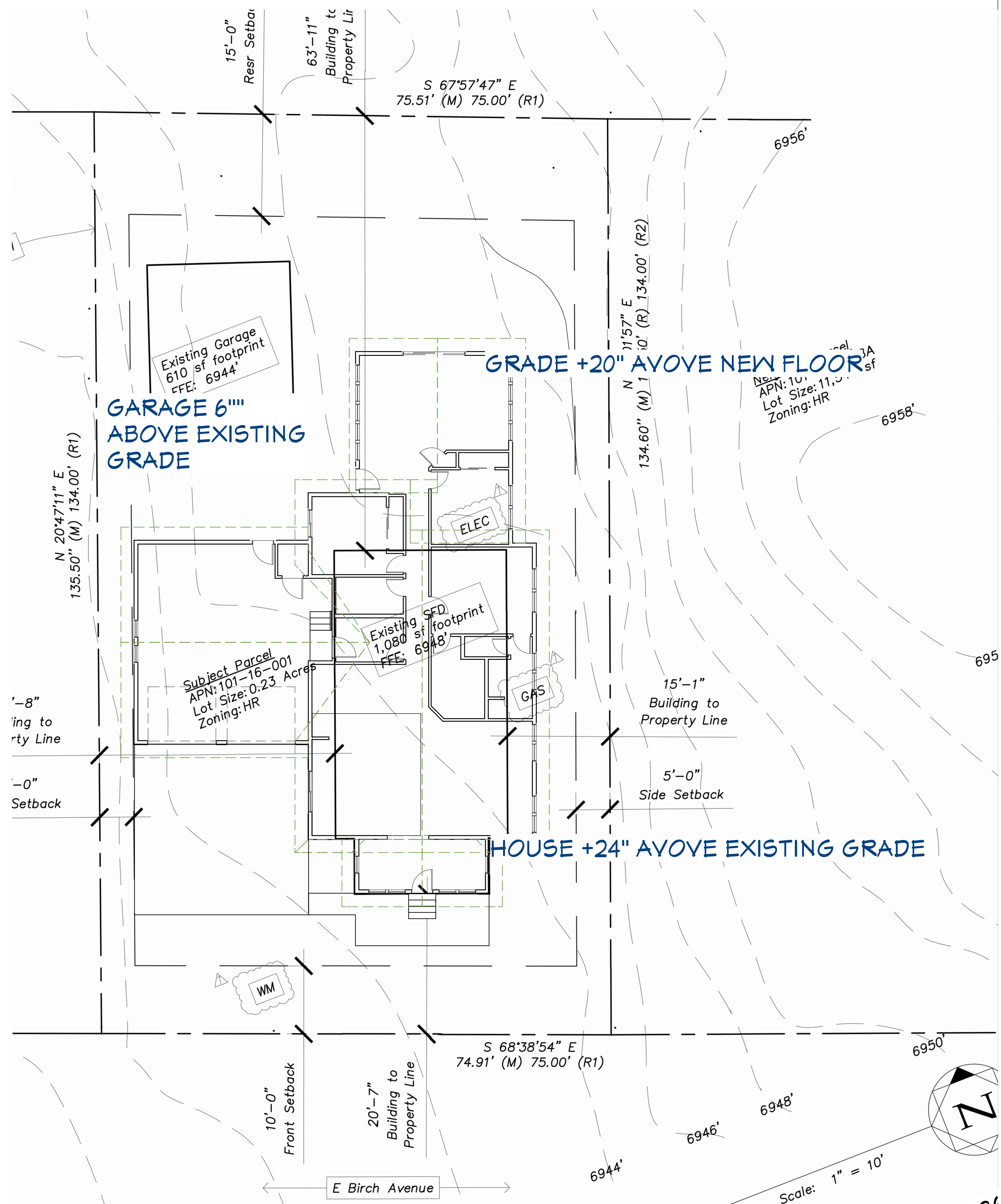


DESIGN CRITERIA:
2018 IRC
2018 IBC
FOR EXPOSURE C
WEATHERING: MODERATE
TERMITES: MODERATE TO HEAVY
SEISMIC DESIGN CATEGORY: "C"
GROUND SNOW LOAD 60 PSF
FROST DEPTH: 30"
ICE SHIELD UNDERLAYMENT: YES
CLIMATE ZONE: ZONE 5B
CODE COMPLIANCE: IRC 2018



Floor Plan
1/4" = 1'

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. JIM ROTTER DRAFTING & DESIGN is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



Site plan
1" = 10'

IRC 2018

MAIN FLOOR PLAN

PETERSON RESIDENCE
FLAGSTAFF, AZ

DRAWINGS PROVIDED BY:
JIM ROTTER DRAFTING & DESIGN
920-856-1693
10699 E. PRESCOTT DELLS RANCH
DENVER - HUMBOLDT, AZ
86327
jrotterdrafting@gmail.com

DATE:
3/30/2026

SCALE:
1/4" = 1'

SHEET:
A1.3



FRONT - LEFT
PERSPECTIVE VIEW



IRC 2018

PERSPECTIVE VIEWS

PETERSON RESIDENCE
FLAGSTAFF, AZ

DRAWINGS PROVIDED BY:
JIM ROTTOR DRAFTING & DESIGN
920-856-1683
10644 E. PRESCOTT DELLS RANCH
DENVER - HUMBOLDT, AZ
86327
jrotterdrafting@gmail.com

DATE:

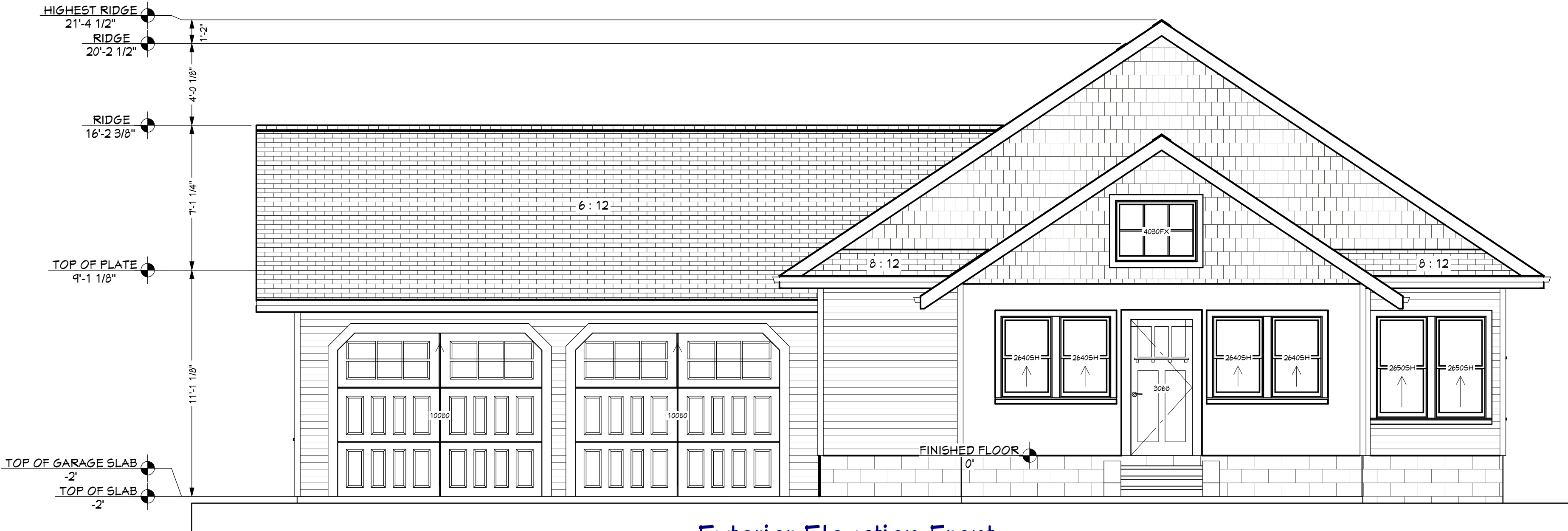
3/30/2026

SCALE:

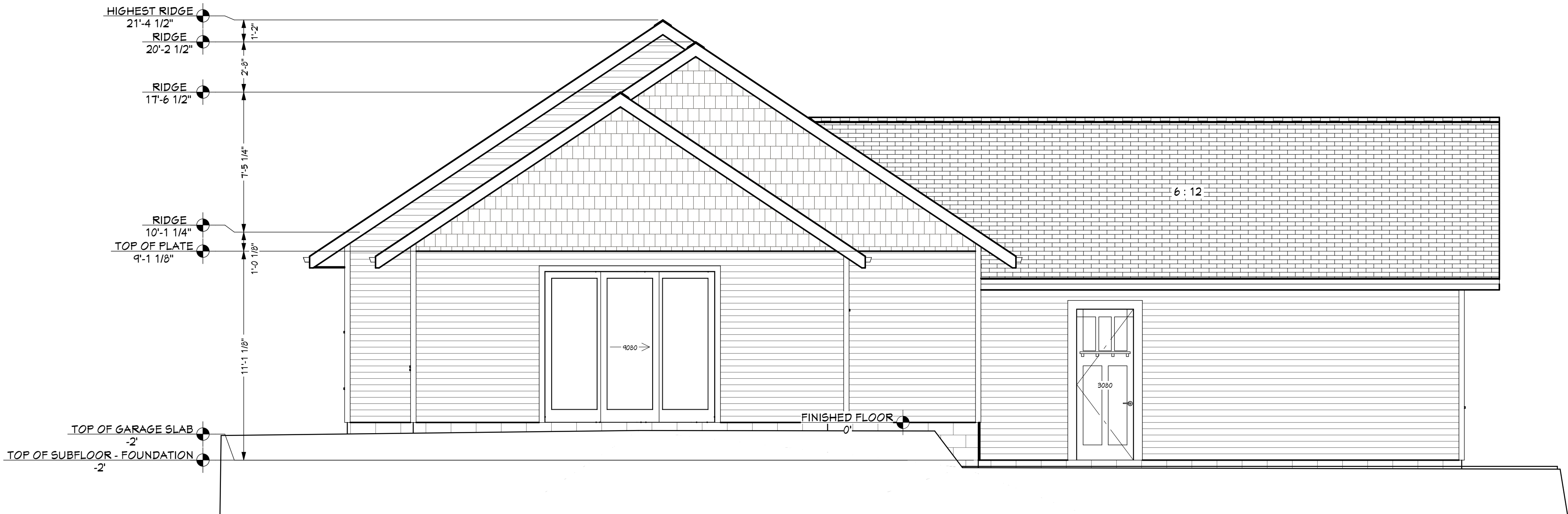
SHEET:

A1.5

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. JIM ROTTER DRAFTING & DESIGN is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



Exterior Elevation Front
1/4" = 1'



Exterior Elevation Back
1/4" = 1'

IRC 2018

FRONT - REAR
ELEVATION

PETERSON RESIDENCE
FLAGSTAFF, AZ

DRAWINGS PROVIDED BY:
JIM ROTTER DRAFTING & DESIGN
928-956-1683
10644 E. PRESCOTT DELLS RANCH
DENVER - HUMBOLDT, AZ
86321
jrotterdrafting@gmail.com

DATE:

3/30/2026

SCALE:

1/4" = 1'

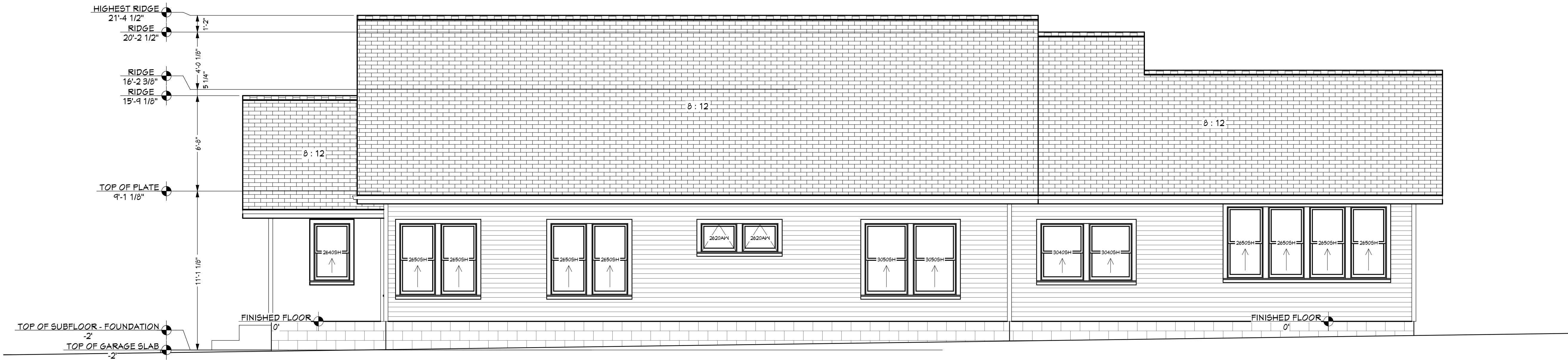
SHEET:

A1.6

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. JIM ROTTER DRAFTING & DESIGN is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



Exterior Elevation Left
1/4" = 1'



Exterior Elevation Right
1/4" = 1'