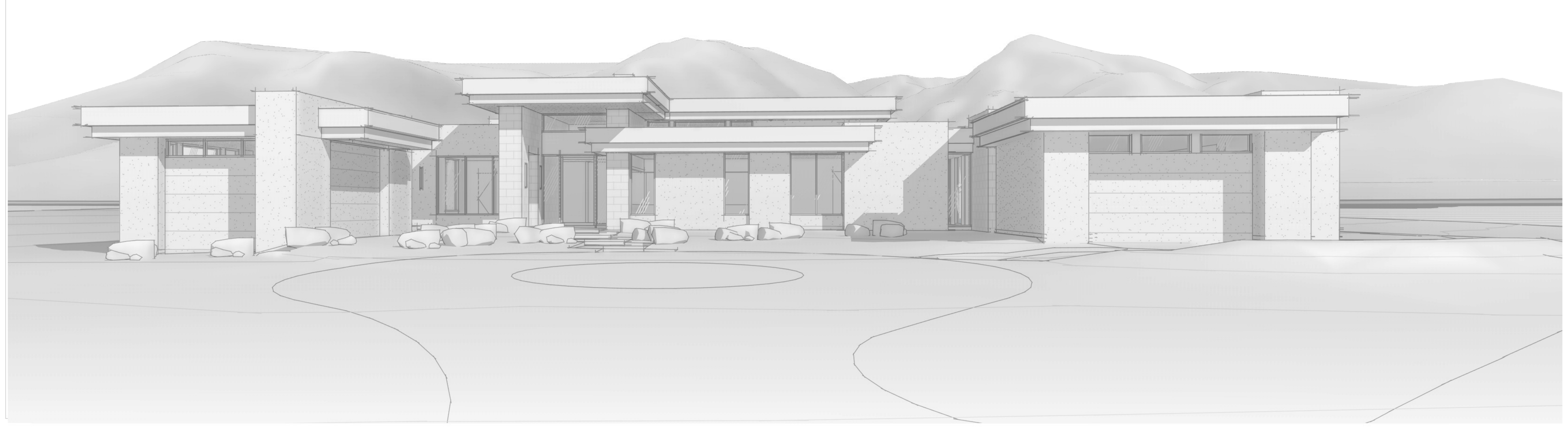
SMITH RESIDENCE - PARCEL: 105-21-001M, E. LOMA LN, COCHISE COUNTY, ARIZONA

GENERAL NOTES

1. INFORMATION WITHIN THIS SET OF PROJECT DOCUMENTS ARE REQUIRED TO HAVE A VALID PROFESSIONAL SEALS AND SIGNATURES OF THE ARCHITECT, ENGINEER, AND DESIGNERS INVOLVED. UNLESS NOTED OTHERWISE, DRAWINGS LACKING A PROFESSIONAL STAMP AND SIGNATURE SHALL BE CONSIDERED PRELIMINARY AND ARE NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL RESPONSIBLE FOR INFORMATION IN A DRAWING THAT IS IN AN PRELIMINARY STATE SHALL NOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS IN A BID OR COST ESTIMATE. IN ALL CASES WHERE CLARIFICATION OF PRELIMINARY INFORMATION IS REQUIRED, THE GENERAL CONTRACTOR [G.C.] SHALL CONTACT THE ARCHITECT FOR DIRECTION.
2. SAFETY IN ALL PHASES OF CONSTRUCTION SHALL BE GOVERNED BY PROVISIONS OF APPLICABLE LAWS AND REGULATIONS.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SELECTED SUBCONTRACTORS AND INDIVIDUALS UNDER THEIR EMPLOY ARE APPROPRIATELY LICENSED, INSURED, CERTIFIED, AND OTHERWISE INDIVIDUALLY LEGAL TO PERFORM ASSIGNED TASKS AS REQUIRED BY APPLICABLE STATE AND LOCAL LAWS.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SUBCONTRACTORS SELECTED ARE APPROVED APPLICATORS OF THE MANUFACTURER'S PRODUCTS AS REQUIRED.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION BETWEEN ALL SUBCONTRACTORS, TRADES, AND PERFORMANCE OF ALL WORKERS, INCLUDING THOSE HIRED BY THE OWNER.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND AUTHORIZED VISITORS PRESENT ON SITE.
7. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCES OF CONSTRUCTION IN ACCORDANCE WITH SPECIFICATIONS, INDUSTRY TRADE ASSOCIATION STANDARDS, OR MANUFACTURER'S INSTALLATION INSTRUCTIONS.
8. IN THE EVENT THAT CONDITIONS POSE UNEXPECTED SAFETY HAZARDS, [OR IF THE NATURE OF CONSTRUCTION/INSTALLATION ARE NOT IN COMPLIANCE WITH APPROPRIATE STANDARDS OF PRACTICE OR ARE IN CONFLICT WITH LOCAL CODES, LAWS, ORDINANCES, ETC.] THE GENERAL CONTRACTOR SHALL NOT PROCEED WITH THE ITEM IN QUESTION AND SHALL CONTACT THE ARCHITECT FOR DIRECTION.
9. ALL REFERENCE TO EXISTING CONDITIONS SHALL BE FIELD-VERIFIED PRIOR TO THE START OF CONSTRUCTION.
10. ALL INSTRUMENTS OF CONSTRUCTION, DRAWINGS, SPECIFICATIONS, AND COMPONENTS PROVIDED SHALL BE REVIEWED FOR CONSTRUCTABILITY PRIOR TO THE START OF CONSTRUCTION.
11. ONLY WRITTEN DIMENSIONS, AND NOTES SHALL BE USED. CONTACT ARCHITECT IN WRITING IF CLARIFICATION OR ADDITIONAL INFORMATION IS REQUIRED. **DO NOT SCALE FROM THE DRAWINGS.**
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL TRADES HAVE ALL INFORMATION REQUIRED TO PERFORM THEIR PORTION OF WORK AND COORDINATE WITH OTHER TRADES. RELEVANT INFORMATION FOR CONSTRUCTION AND/OR COORDINATION MAY APPEAR THROUGHOUT THE DOCUMENT SET. **SEPARATION OF DRAWINGS IS PROHIBITED.**
13. IN THE EVENT THAT DISCREPANCIES, CONFLICTS, OR OTHER ISSUES THAT COMPROMISE THE CORRECTNESS, INTENT, OR COST ARE FOUND WITHIN THE DRAWINGS, THE GENERAL CONTRACTOR SHALL NOT PROCEED WITH THE AFFECTED ITEM, AND SHALL CONTACT THE ARCHITECT FOR DIRECTION.
14. THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS AND SIMILAR RELEASES REQUIRED FOR CONSTRUCTION AND OCCUPANCY. G.C. SHALL FURNISH COPIES OF ALL SUCH ITEMS TO THE OWNER AND ARCHITECT UPON REQUEST. IF PERMITS ARE ISSUED WITH CERTAIN CONDITIONS REQUIRING REVISIONS TO THE WORK, OR IF PERMITS ARE DELAYED FOR ANY REASON, THE G.C. SHALL NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY PRIOR TO PROCEEDING.
15. THE GENERAL CONTRACTOR SHALL SUPPLY ALL REQUIRED CERTIFICATES AND/OR REPORTS INCLUDING BUT NOT LIMITED TO WASTE MANAGEMENT, RECYCLING, HAZARDOUS WASTE, DEBRIS DISPOSAL ROUTES/TIMES/DESTINATIONS, METHOD FOR DUST CONTROL, AND SIMILARLY APPLICABLE ENVIRONMENTAL AND JURISDICTIONAL REQUIREMENTS.
16. THE GENERAL CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL CONSTRUCTION DEBRIS, AND OBTAIN ALL REQUISITE HAUL/DISPOSAL PERMITS, ABATEMENTS, OR INSPECTIONS. G.C. SHALL OBTAIN APPROVAL OF OWNER FOR THE DETAILED PLAN FOR DEBRIS DISPOSAL.
17. THE GENERAL CONTRACTOR SHALL PROVIDE A CONTINUALLY ORDERLY, CLEAN, AND NEAT JOBSITE WITH CLEAR, UNOBSTRUCTED PATHS OF TRAVEL AND SHALL ENSURE COORDINATION OF STAGING AREAS FOR VARIOUS TRADES AND THEIR EQUIPMENT AS NEEDED.
18. IN THE EVENT OF SIGNIFICANT MATERIAL OVERAGES, EXTRAS, DAMAGED OR IRREGULAR ITEMS, OR CHANGED ITEMS, THE GENERAL CONTRACTOR SHALL RETAIN SAID ITEMS AND OBTAIN DIRECTION FROM THE OWNER REGARDING THEIR POSSIBLE REUSE ON-SITE OR ELSEWHERE, PRIOR TO DISPOSAL.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A DUST AND NOISE CONTROL PROGRAM IN ACCORDANCE WITH APPLICABLE ORDINANCES.
20. THE GENERAL CONTRACTOR SHALL ARRANGE FOR TEMPORARY PARKING AT THE SITE FOR CONSTRUCTION PERSONNEL IN ACCORDANCE WITH CITY, NEIGHBORHOOD, REQUIREMENTS.
21. ALL INSTALLED WORK SHALL BE PROTECTED AND KEPT FREE OF DAMAGE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE AT THEIR EXPENSE FOR ENSURING THAT ANY DAMAGES TO INSTALLED SYSTEMS AND/OR FINISHES, OR FURNISHINGS ARE CLEANED, REPAIRED, OR REPLACED AS NECESSARY TO THE LEVEL OF CRAFTSMANSHIP AND CLEANLINESS MEETING OR EXCEEDING THE ORIGINAL CONDITION.
22. INSTALLATION CONDITIONS:
    A. EACH INSTALLER SHALL EXAMINE THE SUBSTRATE CONDITION UPON WHICH THEIR WORK WILL BE INSTALLED.
    B. THE INSTALLER SHALL NOT PROCEED IF CONDITIONS ARE FOUND THAT WILL NEGATIVELY AFFECT THE QUALITY OR CRAFTSMANSHIP OF EACH ITEM/SYSTEM TO BE INSTALLED.
    C. IF ANY CONDITIONS ARE FOUND TO EXIST WHICH HAVE A DETRIMENTAL EFFECT ON THE ABILITY TO PROPERLY PERFORM THEIR INSTALLATION, THE INSTALLER SHALL NOT PROCEED AND SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR.
    D. INSTALLATION SHALL NOT PROCEED UNTIL THE UNSATISFACTORY CONDITION[S] ARE CORRECTED.
    E. INSTALLATION SHALL SIGNIFY ACCEPTANCE OF CONDITIONS BY BOTH SUBCONTRACTOR AND GENERAL CONTRACTOR.
    F. REMEDIATION OF AND POTENTIAL DAMAGES ASSOCIATED WITH IMPROPER INSTALLATION OVER SUB-STANDARD CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE INSTALLING SUBCONTRACTOR AND/OR GENERAL CONTRACTOR.
23. FOR PORTIONS OF WORK WHICH THE CONTRACT DOCUMENTS REQUIRE SUBMITTALS - SHOP DRAWINGS SHALL BE ASSEMBLED, COORDINATED, REVIEWED, & DIMENSIONS VERIFIED IN FIELD AS APPLICABLE BY G.C. IF FOUND TO BE PROPER, APPROVED BY G.C., THEN SUBMITTED TO THE ARCHITECT TO DEMONSTRATE THE WAY BY WHICH THE GENERAL CONTRACTOR PROPOSES TO CONFORM TO THE INFORMATION GIVEN, AND DESIGN CONCEPT EXPRESSED.
24. THE ARCHITECT SHALL REVIEW & APPROVE, OR TAKE OTHER APPROPRIATE ACTION UPON, THE CONTRACTOR'S SUBMITTALS SUCH AS SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS.
25. THE ARCHITECT'S REVIEW OF SUBMITTALS IS NOT CONDUCTED FOR THE PURPOSE OF DETERMINING ACCURACY OR COMPLETENESS OF OTHER DETAILS SUCH AS DIMENSION OR QUANTITY, OR SUBSTANTIATING INSTRUCTIONS FOR INSTALLATION OR PERFORMANCE OF EQUIPMENT OR SYSTEMS. NOR SHALL IT CONSTITUTE APPROVAL OF SAFETY PRECAUTIONS, OR ANY CONSTRUCTION MEANS & METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES.
26. THE ARCHITECT'S APPROVAL OF A SPECIFIC ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.
27. UNLESS OTHERWISE NOTED, BUILDING DIMENSIONS ARE TO FACE OF STEM, FACE OF STUD, FACE OF MASONRY STRUCTURAL CORE, ROUGH STRUCTURE, EDGE OF SLAB.
28. DOOR AND WINDOW DIMENSIONS GIVEN ON PLANS, SCHEDULES, AND DETAILS ARE TO INTERIOR FINISH JAMB. ROUGH OPENING TO BE COORDINATED WITH FRAMER, INSTALLER VIA GENERAL CONTRACTOR.
29. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED GLASS, INCLUDING: WINDOWS LOCATED WITHIN 24" FROM EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION, AND WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE FLOOR LEVEL. WINDOWS LESS THAN 18" ABOVE FLOOR LEVEL AND MORE THAN 9 SQ. FT. IN AREA PER GLAZED PANEL. SEE ALSO DOOR/WINDOW NOTES ON SHEET SCHEDULE FOR MORE INFORMATION.
30. FIRE BLOCKING AND DRAFT STOPS SHALL BE INSTALLED PER ALL APPLICABLE CODES AND REGULATIONS. FIRE RESISTIVE CONSTRUCTION SHALL COMPLY WITH THE IBC REQUIREMENTS AND APPLICABLE UL, GA, FH, OR OTHER TESTING OR REGULATORY AGENCIES.
31. THE OWNER SHALL PROVIDE A CERTIFIED LAND SURVEY & GEO-TECHNICAL REPORT BY LICENSED ENGINEER FOR SOILS TESTING IN AREAS WHERE NEW CONSTRUCTION IS TO OCCUR.



ABBREVIATIONS

A.B.C.	AGGREGATE BASE COURSE	F.O.W.	FACE OF WALL	T.O.B.	TOP OF BEAM
A/C	AIR CONDITIONING	GA	GAGE	T.O.D.	TOP OF DECK
A.F.F.	ABOVE FINISHED FLOOR	GALV.	GALVANIZED	T.O.F.	TOP OF FASCIA
ALT.	ALTERNATE	G.S.N.	GENERAL STRUCT. NOTES	T.O.F.	TOP OF FOOTING
A.B.	ANCHOR BOLT	GLB(GLULAM)	GLUED-LAMINATED BEAM	T.O.L.	TOP OF LEDGER
ARCH'L	ARCHITECTURAL	I.F.W.	INSIDE FACE OF WALL	T.O.P.	TOP OF PARAPET
@	AT (MEASUREMENT)	HORIZ.	HORIZONTAL	T.O.S.	TOP OF STEEL
BM.	BEAM	LBS (#)	POUNDS	T.O.W.	TOP OF WALL
B.O.B.	BOTTOM OF BEAM	LLV.	LONG LEG VERTICAL	TS	TUBE STEEL
B.O.D.	BOTTOM OF DECK	M.B.	MACHINE BOLT	TTS	TIGHT TO STRUCTURE
BRG.	BEARING	MFR('S)	MANUFACTURER('S)	TYP.	TYPICAL
CANT.	CANTILEVER	MAS C.J.	MASONRY CONTROL JOINT	U.N.O.	UNLESS NOTED OTHERWISE
C.I.P.	CAST IN PLACE	MAX.	MAXIMUM	VERT	VERTICAL
C.L.	CENTERLINE	MECH'L	MECHANICAL	V.I.F.	VERIFIY IN FIELD
C.L.B.	CENTERLINE OF BEAM	MIN.	MINIMUM	W.P.	WORK POINT
C.L.C.	CENTERLINE OF COLUMN	N/A	NOT APPLICABLE	W.W.F.	WELDED WIRE FABRIC
C.L.P.	CENTERLINE OF PANEL JOINT	N.T.S.	NOT TO SCALE	W/	WITH
C.L.W.	CENTERLINE OF WALL	NO. (#)	NUMBER		
CLR.	CLEAR	O.C.	ON CENTER		
CONC.	CONCRETE	O.F.W.	OUTSIDE FACE OF WALL		
C.J.	CONCRETE CONTROL JOINT	OPP.	OPPOSITE		
S.J.	CONCRETE SAWCUT JOINT	P.C.	PRECAST CONCRETE		
C.M.U.	CONCRETE MASONRY UNIT	PLF.	POUNDS LINEAR FOOT		
CONN	CONNECTION	PREFAB	PREFABRICATED		
CONT	CONTINUOUS	PSF.	POUNDS SQUARE FOOT		
C.V	CENTRAL VACUUM	PSI.	POUNDS SQUARE INCH		
DIA	DIAMETER	REINF.	REINFORCING		
DN	DOWN	S & P	SHELF AND POLE		
DWG(S)	DRAWINGS	SLV.	SHORT LEG VERTICAL		
EQ	EQUAL	SIM.	SIMILAR		
EQUIP.	EQUIPMENT	SQ.	SQUARE		
ETC	ETCETERA	STD.	STANDARD		
EXP JT.(E.J.)	EXPANSION JOINT	STRUCT('L)	STRUCTURAL		
F.D.	FINISHED DIMENSION	T.	TEMPERED GLASS		
F.F.	FINISHED FLOOR	T & G	TONGUE AND GROOVE		
F.O.S.	FACE OF STEEL	T.O.B.	TOP OF BEAM		

SYMBOLS LEGEND

- 5/8" TYPE - 'X' GYP. BRD. PROTECTION AS REQUIRED FOR GARAGE-DWELLING SEPARATION
- GRID BUBBLE
- WINDOW TAG
- WALL TAG
- DOOR TAG
- SECTION HEAD
- CEILING TAG
- SPOT ELEVATION DATUM
- CALL-OUT HEAD
- ELEVATION MARKER HEAD
- ELEVATION DATUM
- ROOM NAME 101 — ROOM NAME & NUMBER

PROJECT TEAM

CLIENT
NEIL & MELYNDA SMITH
6709 MILLORY SPRINGS LANE
CARY, NORTH CAROLINA 27519

ARCHITECT
MIKE WETZEL, PROJECT ARCHITECT
KIT GALLUP, PROJECT MANAGER
SWABACK ARCHITECTS + PLANNERS
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SCOTTSDALE, ARIZONA 85250
480-367-2100

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LEWIS & SMITH ENGINEERING, LLC
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520-437-9228

STRUCTURAL ENGINEERING
JASON SCHWYN
BINGHAM ENGINEERING CONSULTANTS
13416 N. 32nd STEET, SUITE 100
PHOENIX, ARIZONA 85032
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MECHANICAL / PLUMBING / ELECTRICAL
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PETERSON ASSOCIATES
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PHOENIX, ARIZONA 85020
602-943-4116

INTERIOR DESIGN
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LUCIA FLORES
STUDIO V | INTERIOR ARCHITECTURE & DESIGN
7550 E MCDONALD DR.
SCOTTSDALE, AZ 85250
480-922-3200

GEOTECHNICAL
JUSTIN M. HEINECKE, P.E., RG..
WESTERN TECHNOLOGIES
3480 SOUTH DODGE BOULEVARD
TUSCON, ARIZONA 85713
520-740-2262

SHEET INDEX

PROJECT INFORMATION
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A0.3 PERSPECTIVE VIEWS
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A0.6 PERSPECTIVE VIEWS
A0.7 PERSPECTIVE VIEWS
A0.8 OUTLINE SPECIFICATIONS
A0.9 OUTLINE SPECIFICATIONS

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A2.1 SLAB PLAN - OVERALL
A3.1 NOTATION PLAN
A3.2A ENLARGED DIMENSION PLAN - A
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A6.1 REFLECTED CEILING PLAN
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A7.2 BUILDING SECTIONS
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A10.1 WALL, ROOF & FLOOR TYPES
A10.2 WINDOW SCHEDULE
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D2 ARCHITECTURAL WALL & FLOOR DETAILS
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D4 ROOF PENETRATION & FLASHING DETAILS

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SD0 STRUCTURAL DETAILS
SD0.1 STRUCTURAL DETAILS
SD1 STRUCTURAL DETAILS
SD2 STRUCTURAL DETAILS
SD3 STRUCTURAL DETAILS

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MECH DRAWINGS *NOT* UPDATED FOR OWNER V.E. CHANGES TO ELIMINATE R/V & BOAT GARAGE, ETC. PER G.C. REQUEST

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IA9.1 APPLIANCE SCHEDULE
IA9.4 APPLIANCE SCHEDULE
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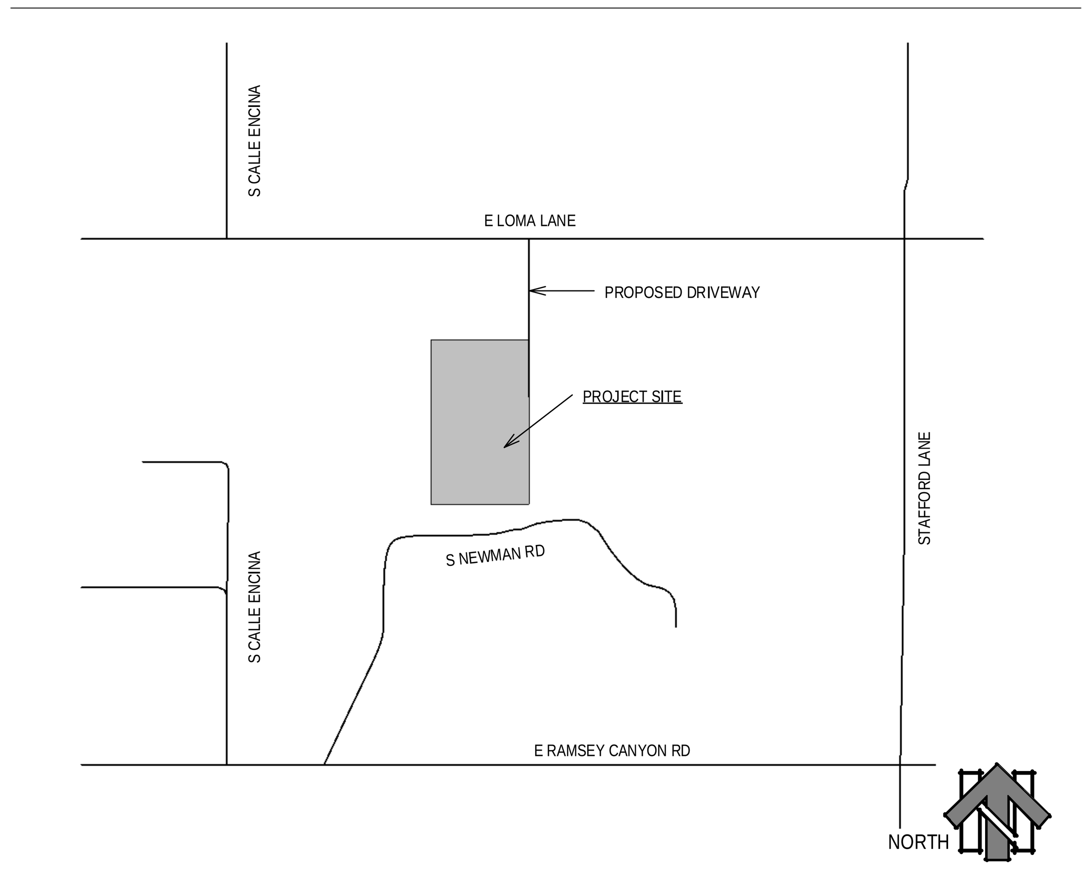
IA9.10 FINISH SCHEDULE
IA9.11 FINISH SCHEDULE
IA9.12 FINISH SCHEDULE
IA9.13 HARDWARE SCHEDULE
IA9.14 HARDWARE SCHEDULE
IA9.15 HARDWARE SCHEDULE
IA9.16 HARDWARE SCHEDULE
IA9.17 HARDWARE SCHEDULE
IA9.18 HARDWARE SCHEDULE
IA9.19 HARDWARE SCHEDULE
IA9.20 LIGHTING SCHEDULE
IA9.21 LIGHTING SCHEDULE
IA9.22 LIGHTING SCHEDULE
IA9.23 LIGHTING SCHEDULE
IA9.24 LIGHTING SCHEDULE
IA9.25 LIGHTING SCHEDULE
IA9.26 PLUMBING FIXTURE SCHEDULE
IA9.27 PLUMBING FIXTURE SCHEDULE
IA9.28 PLUMBING FIXTURE SCHEDULE
IA9.29 PLUMBING FIXTURE SCHEDULE
IA9.30 PLUMBING FIXTURE SCHEDULE

I.D. DRAWINGS *EXCLUDED* FROM PERMIT SET; INCLUDED IN PRICING SET

VICINITY MAP



PROJECT DATA

PARCEL NUMBER:	105-21-001M
OWNER:	SMITH NEIL V & MELYNDA W
JURISDICTION:	COCHISE COUNTY, ARIZONA
ZONING CLASSIFICATION:	R-36
PARCEL SIZE:	8.18 ACRES
CLIMATE ZONE:	ZONE 8

DEFERRED SUBMITTALS

THE FOLLOWING ITEMS SHALL BE SUBMITTED SEPARATELY AS DEFERRED SUBMITTALS. THESE SUBMITTALS SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION.

DEFERRED SUBMITTAL :
- FIRE SUPPRESSION & SPRINKLER SYSTEM
- POOL AND POOL EQUIPMENT
- PER STRUCTURAL ENGINEER: PREFABRICATED WOOD TRUSSES

SPECIAL INSPECTIONS

SPECIAL INSPECTION :
- GEOTECH / GRADING & DRAINAGE
- STRUCTURAL: MASONRY,CONCRETE RETAINING WALLS, WELDING, EPOXY, MECHANICAL ANCHORS/EXPANSION BOLTS, WOOD SHEAR WALLS

APPLICABLE CODES

ALL CONSTRUCTION SHALL COMPLY WITH GOVERNING BUILDING CODES IN USE WITH LOCAL AMENDMENTS PER THE CITY OF SCOTTSDALE BUILDING DIVISION, THE LATEST EDITIONS OF THE FOLLOWING CODES, AS WELL AS THE APPLICABLE ICC AND LOCAL AMENDMENTS PER THEIR ADOPTING ORDINANCES ARE :

- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL EXISTING BUILDING CODE
- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL PLUMBING CODE
- 2014 NATIONAL ELECTRIC CODE
- 2015 INTERNATIONAL FUEL GAS CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- SOUND ATTENUATION ORDINANCE (AS MANDATED BY ARS 28-8481 AND 8482

I.C.C./N.E.R. REPORTS

ALL PRODUCTS LISTED BY 2015 I.C.C./N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT & MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE I.C.C. APPROVED EVALUATION REPORTS OR BE LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

SPRAY APPLIED POLYURETHANE INSULATION [BAYSEAL]	ICC-ESR 2072
MOISTURE RESISTANT GYPSUM BOARD	ICC-ESR 3234
STEEL DECKING	ICC-ESR 1169
WATER RESISTIVE BARRIER COATING [PERM-A-BARRIER]	ICC-ESR-3271
WATERPROOF ROOF UNDERLAYMENT [GRACE ICE & WATER SHIELD ULTRA]	ICC-ESR-1677
MANUFACTURED FIREPLACES	ICC-ESR-2316
EXTERIOR INSULATION FINISH SYSTEM [EIFS]	ICC-ESR-1547
HARDIE BACKER	ICC ESR-2280
THERMAX INSULATION BOARDS	ICC ESR-1659

AREA SUMMARY

LIVABLE

MAIN HOUSE:	5,055 SF
GARDEN HOUSE:	460 SF
LIV. TOTAL:	5,515 SF

NON-LIVABLE

3-CAR GARAGE:	1,020 SF
~~BOAT/RV:~~	~~[illegible]~~
MECH. RM. 1	45 SF
MECH. RM. 2	90 SF
MECH. RM. 3	45 SF
MECH. RM. 4	20 SF
TOTAL NON-LIV:	1,220 SF

TOTAL ENCLOSED

LIV. TOTAL:	5,515 SF
NON-LIV. TOTAL:	1,220 SF
TOTAL:	6,735 SF

BUILDING APPROVAL

APPROVED
REVIEWED FOR CODE COMPLIANCE
COCHISE COUNTY
TH 6/23/25

SWABACK pllc
Architects + Planners
7550 E McDonald Drive
Scottsdale, Arizona 85250
480.367.2100 | www.swaback.com

REGISTERED ARCHITECT
CERTIFICATE NO. 38480
MICHAEL D. WETZEL
Date Signed June 18, 2025
ARIZONA, U.S.A.
Expires 12/31/2026

PROJECT PHASE

○	CONSTRUCTION DOCUMENTS
●	JURISDICTION REVIEW BUILDING PERMIT - 06.18.2025
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
B	V.E. / OWNER CHANGES	04.18.25

SMITH RESIDENCE
PARCEL: 105-21-001M, E LOMA LN.
SIERRA VISTA (COCHISE COUNTY), AZ 85650
COVER SHEET

DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	12" = 1'-0"
JOB NO.	2137
SHEET	A0.0

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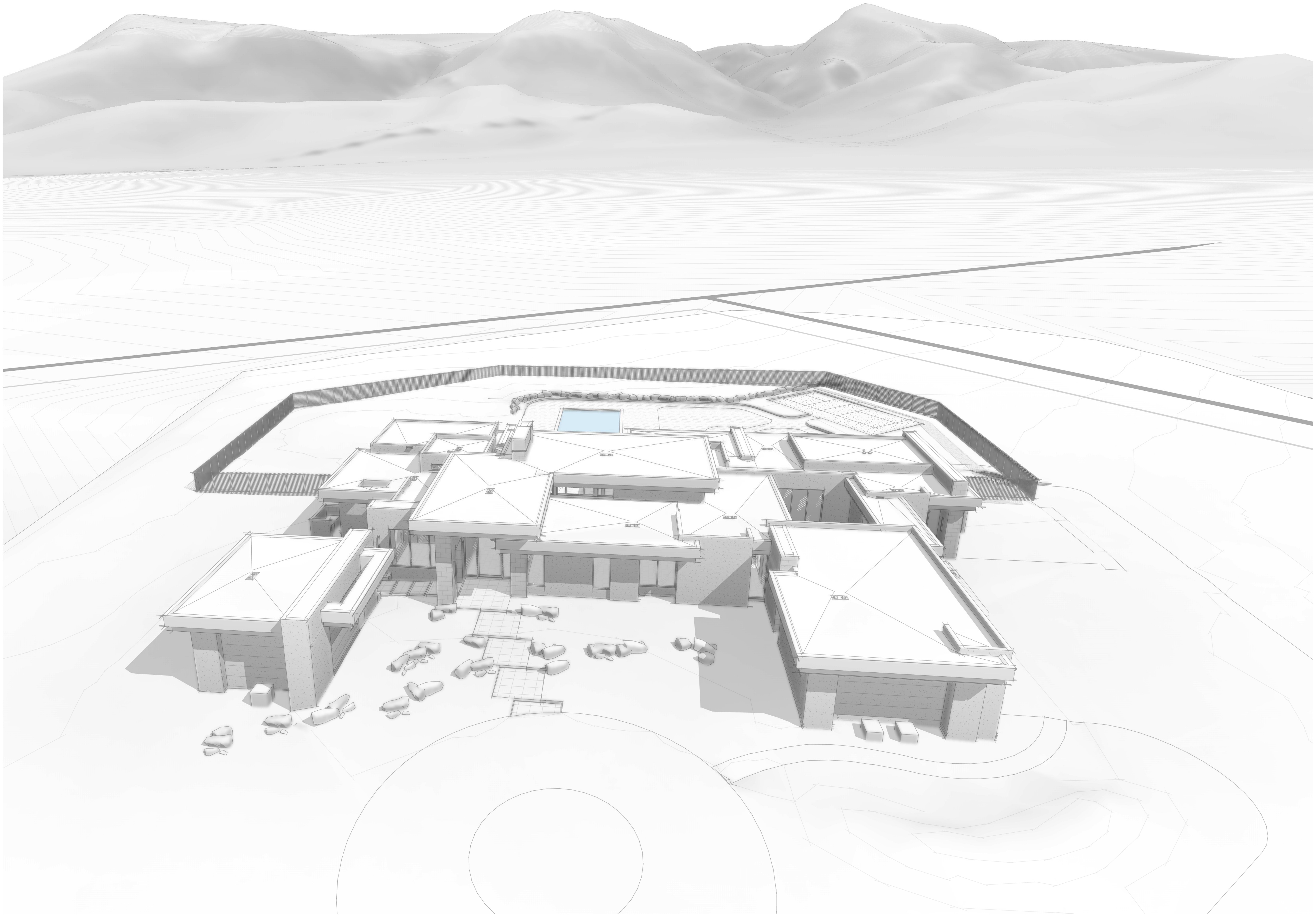

FRONT AERIAL

Perspectives are for massing and illustrative purposes only. See construction documents contained herein for materials and finishes to be used.

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7550 E McDonald Drive
Scottsdale, Arizona 85250
480.367.2100 | www.swaback.com

REGISTERED ARCHITECT
CERTIFICATE NO.
38480
MICHAEL D.
WETZEL
Date Signed May 23, 2024
ARIZONA U.S.A.
Expires 12/31/2026

PROJECT PHASE	
●	CONSTRUCTION DOCUMENTS
○	JURISDICTION REVIEW
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

SMITH RESIDENCE

PARCEL: 105-21-001M, E LOMA LN.
SIERRA VISTA (COCHISE COUNTY), AZ 85650

PERSPECTIVE VIEW - BIRDSEYE

DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	12" = 1'-0"
JOB NO.	2137
SHEET	A0.1

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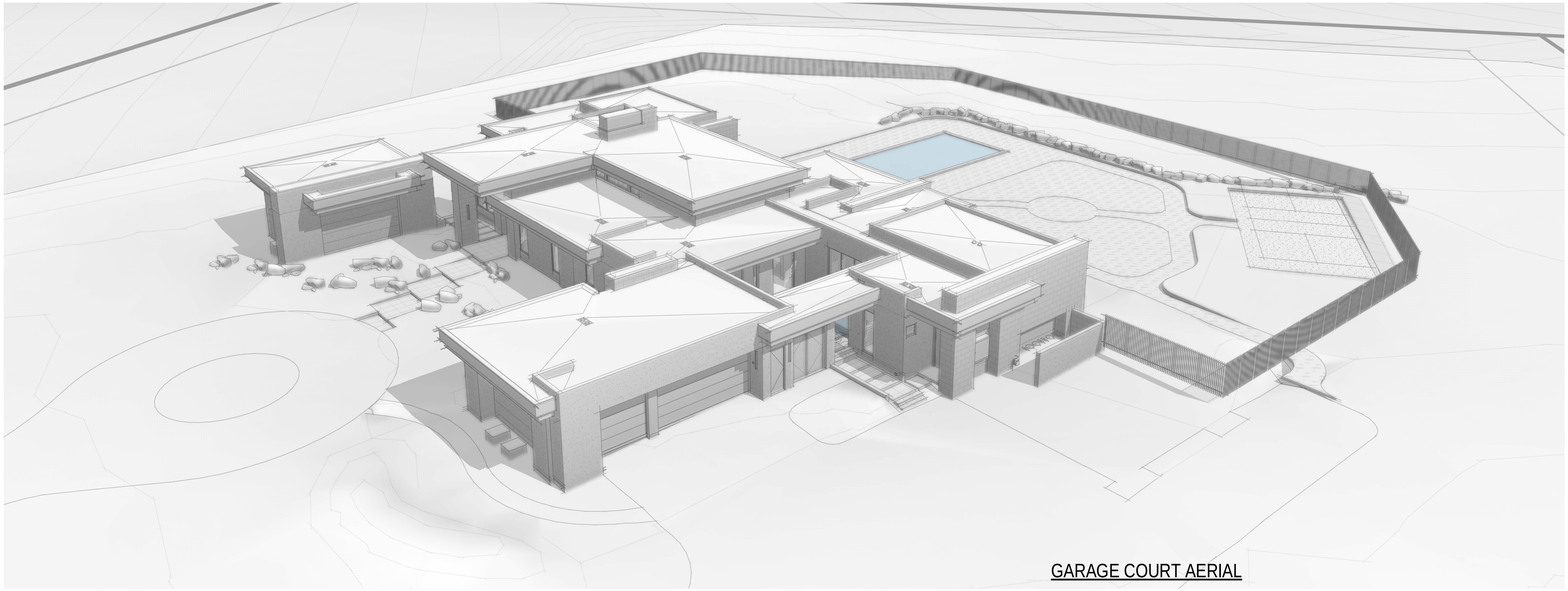

GARAGE COURT AERIAL

GARDEN HOUSE AERIAL

Perspectives are for massing and illustrative purposes only. See construction documents contained herein for materials and finishes to be used.

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Architects + Planners
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Scottsdale, Arizona 85250
480.367.2100 | www.swaback.com

REGISTERED ARCHITECT
CERTIFICATE NO.
38480
MICHAEL D. WETZEL
Date Signed May 23, 2024
ARIZONA U.S.A.
Expires 12/31/2026

PROJECT PHASE	
●	CONSTRUCTION DOCUMENTS
○	JURISDICTION REVIEW
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

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PERSPECTIVE VIEWS - BIRDSEYE

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CHECKED	KG
DATE	06.18.25
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JOB NO.	2137
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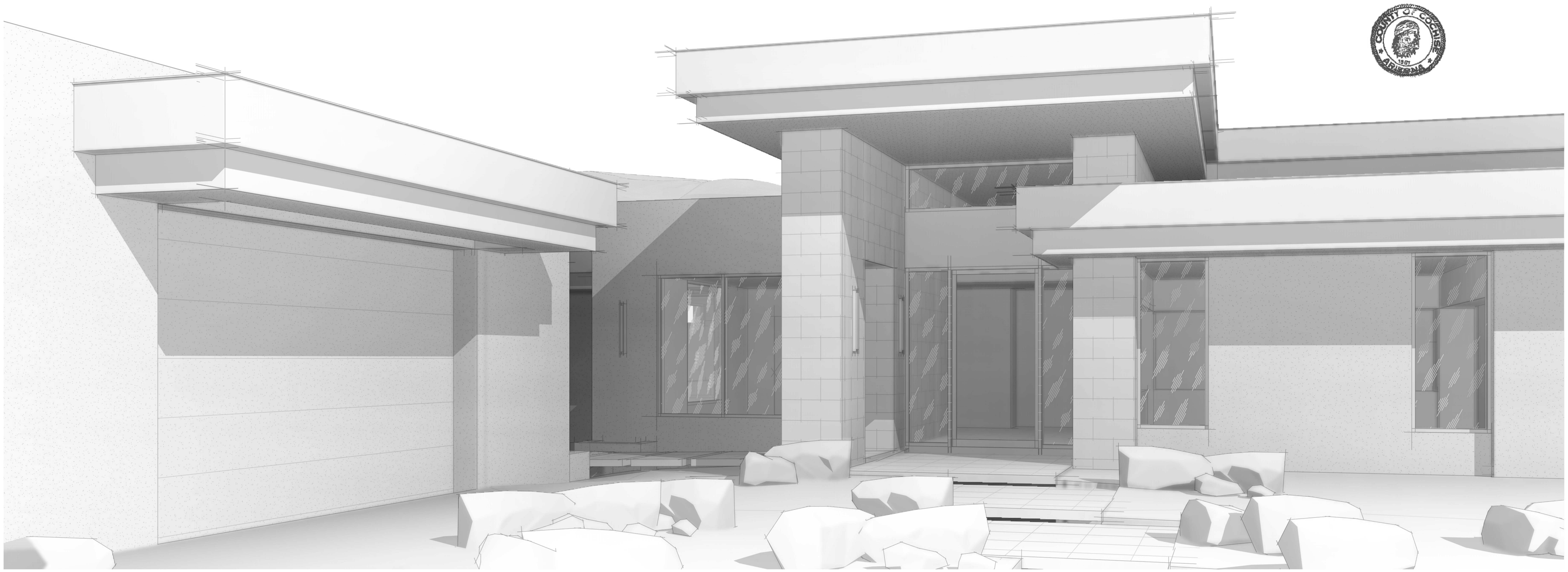
PERSPECTIVE VIEW OF FRONT



PERSPECTIVE VIEW AT ENTRY

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PERSPECTIVE VIEWS

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DATE	06.18.25
SCALE	12" = 1'-0"
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OWNERS GARAGE COURT

RV/BOAT GARAGE NORTHWEST

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PERSPECTIVE VIEWS

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DATE	06.18.25
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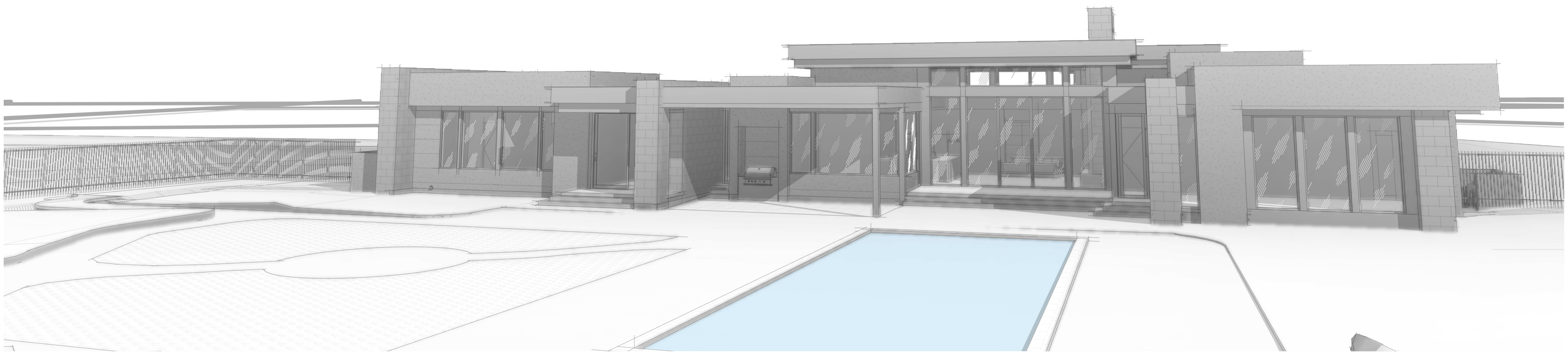
PRIVATE YARD SOUTHWEST



VIEW OF PRIVATE YARD SIDE

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PERSPECTIVE VIEWS

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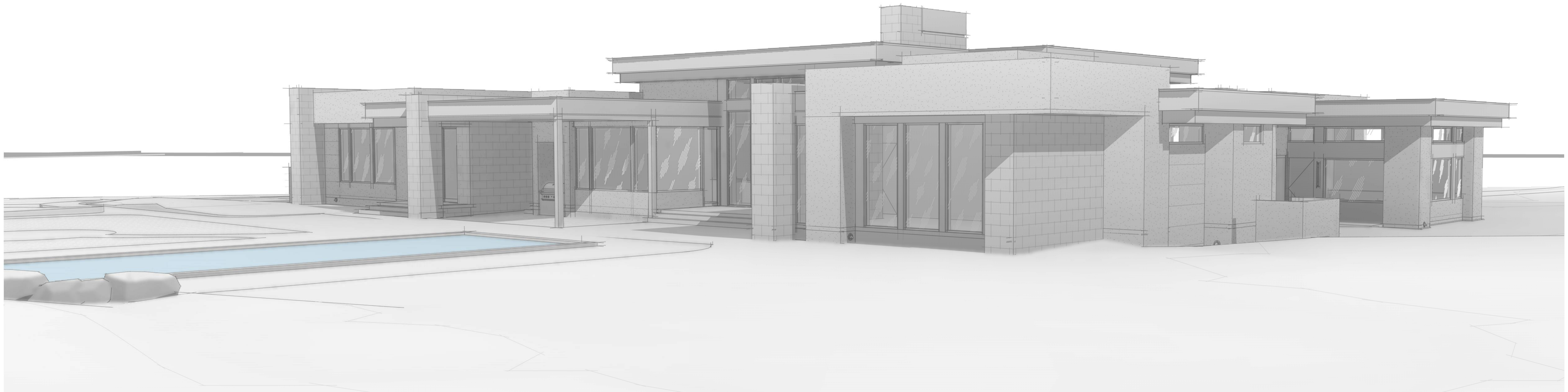
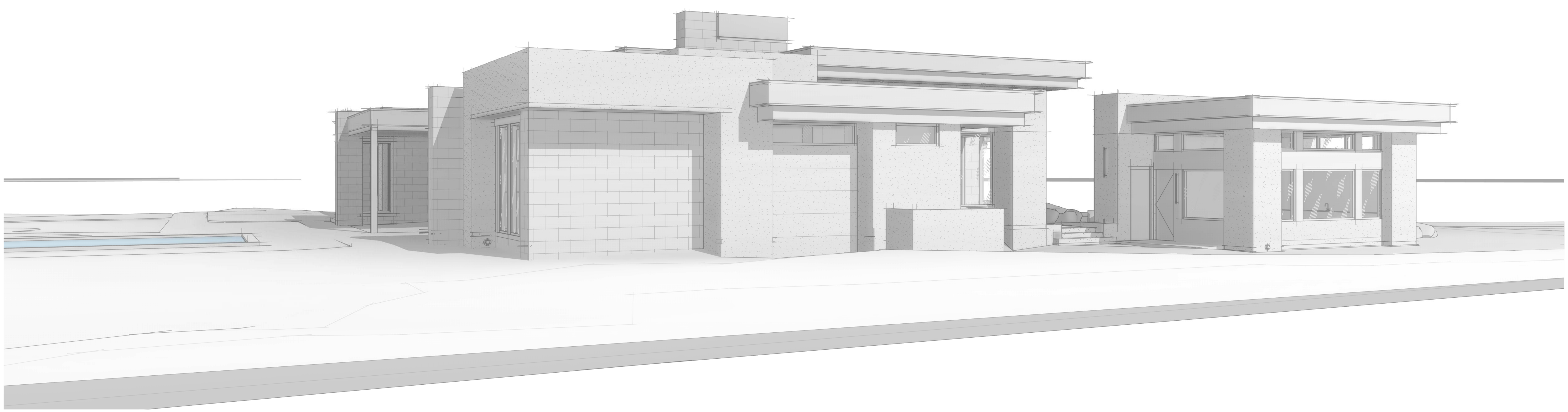


MASTER SOUTHEAST VIEW



MASTER & GARDEN HOUSE

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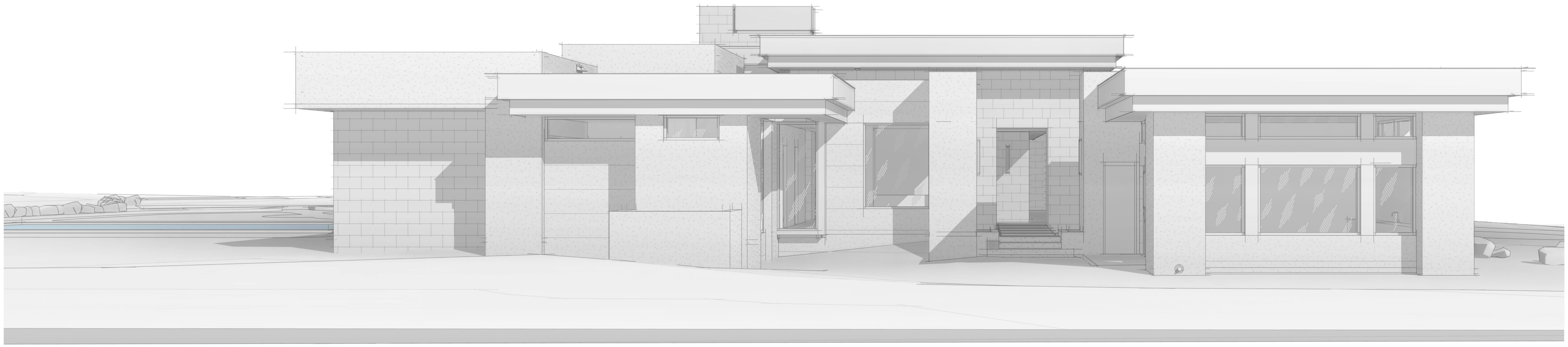

GARDEN HOUSE SOUTHEAST

MASTER & GARDEN HOUSE

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SMITH RESIDENCE

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PERSPECTIVE VIEWS

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COUNTY OF COCHISE ARIZONA

SWABACK pllc
Architects + Planners

Smith Residence

Parcel: 105-21-001M
Cochise County, Arizona

Outline Specifications

June 2025
VE updates

The intent of this information is to provide a sense of the architectural finishes that provide the desired design character for the architecture. Actual manufacturer and materials selection will be based on maintaining the target budget for comprehensive construction. Any items not listed within this outline specification or on the drawings and the General Contractor (GC) deems necessary to include shall be represented in their construction budget. Note that general interior finish notations in the Architectural drawings refer to Interior Design for the interior material selections, and review of those materials in conjunction with this outline specification is required. Any allowances shall be validated with back up information allowing the Owner to make an educated selection.

SCOPE

Division 1- General Requirements

A. Allowances and alternatives:

- Where necessary due to limited information contained in the drawings, provide allowances, including back up information or descriptions necessary to qualify the level / quality of the allowance item, consistent with the stated budget.
- Contractor will coordinate with the Owner to suggest elements/features that are appropriate to achieve potential quality for the cost value associated with the overall construction budget. Refer to the Interior Design documents for Interior finishes. The Owner shall provide selection of any interior finishes, to include plumbing fixtures, appliances, wall finishes, and/or specialty features not specifically identified by the Interior designer. Material selections will impact framing locations due to various

material thickness and installation requirements and notify the architect of record before proceeding with work in question.

- Referenced Elevation: All elevations referred in the Architectural documents is based relative to Main level finish floor equals zero (0) feet.

Division 2 - Site Construction

Contractor is responsible for reviewing the soil report provided as part of the Construction Document package.

A. Flatwork to include:

- Driveway Pavers: Provided by Landscape contractor and approved by the Owner. To establish a reasonable allowance, GC will price Belgard or approved similar paver (vehicular rated), Cambridge Cobble, Rio color, piece modular, sand set, random pattern, set at 90-degree angle from house front door centerline. Perimeter pavers to be set in concrete or utilize a concealed edge restraint system. Drive-side stepping pad pavers to match. Refer to Landscape for limited paver extents and transition to driveway surface treatment.
- Pool Terrace, Master Terrace, Evening Terrace, and outdoor stepping pads to be slip-resistant hard-surface selected to match and/or compliment the typical indoor solid-surface flooring - size and pattern TBD by Landscape designer in consultation with the Architect & Interior designer.
- Pool coping paver selection to compliment terrace and interior floor finishes; TBD & coordinated by Interior designer & Landscape designer.
- Concrete pads, trowel finish, tooled-edge, under exterior mechanical / pool equipment as required, and shall not be set adjacent to or in contact with house slab.

B. Grading

- Maintain positive site drainage and grades away from residence per geotechnical report and Civil Engineering plans.
- General Contractor shall provide mass & finish grading and contouring for overall site/parcel.

- Fill expected to significantly exceed cut for this project. Note that home design places main floor FFE on a raised plinth relative to natural grade at pad location. See Civil for details. GC to coordinate with Civil & Owner to determine source for fill that exceeds cut, whether sourced from on site or imported.
- Refer to Geotechnical & Structural for any compaction and/or soil treatment requirements.
- General Contractor to coordinate for spoil removal or import, if required.
- Final finish grades to support positive drainage.
- General Contractor to contact geotechnical engineer if any unexpected conditions are encountered as a result of foundation/footing/pool excavations.
- General Contractor to refer to landscape plans for scope of work related to landscaping. Final finish grades are subject to change based on the final landscape plan and owner directives.

C. Drainage

- Zurn or similar metal grate cover(s), trench drains and catch basins unless noted otherwise on plans. Coordinate with Landscape subcontractor for additional requirements and specifications. Maintain a positive slope away from structure, tie into existing adjacent piping or drainage routes, as necessary.
- Provide all pipes, sleeves, and fittings necessary for routing of utilities and landscape. Add additional as needed to accommodate future work.
- Provide planter weep holes, sleeves, drains, fittings, and routing in planter's route to daylight.
- Foundation drains shall route to daylight with protective screens.

D. Clear and Grub (if necessary and appropriate)

- Clear and grub as needed for pad and new construction. Coordinate with Landscape subcontractor for any onsite stockpile for finish contouring.

Division 3 – Concrete

- Concrete slabs at mechanical areas, over ABC, on grade/ compact fill. Separate concrete slabs, over ABC, for mechanical equipment pads, not to be tied into adjacent slabs.
- Floor slab at house on compacted sub grade per soils report. Provide all components for complete system, including but not limited to step at weep conditions. Slabs, footings, and stem walls shall be consistent with geotechnical report and structural engineering documents.
- Concrete perimeter turn downs at openings.
- See Structural sheets for additional concrete information.

Division 4 - Masonry

- Site, enclosure, feature and retaining walls / stems per Structural plans.
- See Structural plans for any additional wall locations.
- Contractor to coordinate stem to accommodate flush finish at weep to stem.

Division 5 - Metals

- Structural steel shapes and material shall comply with the requirements of IBC/IRC and ASTM standards.
- Formed metal fabrications shall include non-corrosive flashing material necessary to execute the design intent of material transitions. No exposed fasteners shall occur.
- Metal fascia to be 26-gauge prefinished metal by Old County Millwork (O.C.M.) in "Iron Ore" matt finish.
- Metal chimney caps & select column wraps as indicated on drawings to be Kynar finish, 26-gauge. No oil canning shall be acceptable. Color to match fascia metal specified. Contractor to provide preferred manufacturer color chart for selection of sample colors to the Architect/Owner for approval.
- Roof flashing to match color of fascia, 26-gauge. 60-inch lengths (or longer), no oil canning shall be acceptable. Metal fabricator/installer to confirm 60-inch (or longer) length, and 26 gauge, is acceptable for no oil canning. Corners shall be bent; no seam shall occur at corners. **No rivets or exposed fasteners**.

- All non-visible flashing shall be galvanized.
- Roof to parapet transitions shall be one-piece flashing.
- Structural hold-down and straps per structural plans.
- Pool fence and gates, to be 5 feet tall and as described/detailed by Landscape.

Division 6 – Wood, Plastics and Composites

- Exterior soffit sheathing to be 5/8" GP Dens glass (Sto quick soffit) ceiling with finish coat or similar stucco lid treatment approved by the owner.
- Roof, wall, floor, and soffit sheathing per structural plans.
- Interior woodwork, veneers, millwork, shelving, specialty features, wood trim species, interior doors, and trim to be mid to high grade flush panel contemporary design. Final design, and selection of materials per Interior Designer and approved by the Owner based on construction budget.
- All wood panels, shadow boxes and baseboards per Interior Design drawings.

Division 7 - Thermal and Moisture Protection

- Flat Roof: Torch applied Modified Bitumen Roofing system or similar approved equal. Provide flashings, fasteners, adhesives and sealants per manufacturer specifications. Final color to be Tan– GC to provide sample for approval.
- Insulation: Roof: Icynene or Demilec open cell spray foam insulation*, thickness (including spray foam roof) to achieve an R-38.

  *At GC's discretion, blown fiberglass may be used in lieu of spray foam if;
  - R-values are maintained
  - No increase in roof or wall assembly
  - No impact on ceiling plenum clearances for light fixtures, duct sizing, etc.
- Insulation: Exterior Walls: Blown cellulose insulation Minimum R-19 batt insulation at exterior walls with 1" rigid foam continuous at exterior surface perimeter for unbroken thermal barrier, regardless of wall finish cladding type (stone, stucco, etc.). See note below on foam board.

- Sound insulation: Interior walls at Bedrooms, bathrooms and Office - R-11 batt as a minimum.
- Waterproofing at all stone walls and/or stone columns at building, up over wall down adjacent side, Custom Building Products, RedGard liquid applied waterproofing membrane or Laticrete Hydro Ban. Top of parapet to have Bituthene membrane at stone walls, wrap side-over top-down side with no fastener penetrations at top of wall, only side. See details.
- 1" EPS insulation board over 2 layers grade D building paper over sheathing at stucco walls, stone-clad exterior walls, and small sections of metal-clad wall (such as above and/or below windows per drawings), unless noted otherwise. See elevations, wall assembly types, keynotes.

Division 8 - Openings

- Interior Wood Doors: 8 feet tall solid, stained, multi-panel wood doors by Doorworks. Wood species, hardware, handles, and locksets per Interiors. See Interior Designer plans/schedules for additional information.
- Exterior Windows and Doors: Western Window and Door "Classic Line" or owner approved equal. Hinged Doors: 900 series Aluminum, anodized bronze. Fixed Windows: 600 series. IGU to be 1" with solarban 70xl performance (used in Res Check). Any proposed alternates must meet the energy code criteria allowing a "pass" in the Res Check energy model.
- Hollow metal doors in unconditioned/garage locations, Curries or approved equal. Primed and painted frames and 8' doors. Hardware: Lever style
- Motorized solar shades/privacy screens: Lutron or approved equal. Concealed box in ceiling. Black out shades and/or Privacy shades in select locations specified by Interiors. GC to wire to ceiling pockets for power.
- Overhead doors, Clopay Modern Steel Collection Flush Panel Sectional or approved equal. Solid panel sections to be insulated steel, flush & smooth with NO rib, stucco, or wood grain texture. Finish: prefinished with powder coat in color TBD.
- Specialty glass at shower surrounds as specified per Interior Design drawings.

Division 9 – Finishes

- Exterior Stucco System: CRS system with STO to full synthetic-Standard Tyvek Stucco Wrap, over 1-inch rigid foam insulation. Note the Elevations call for (2) stucco colors, a primary and accent color. Note the accent color has regular horizontal score joints. See elevations for score joint extents and occurrence.
- Interior gypsum board, 5/8" type "x", Finish level to be consistent with paint finishes in specific areas (coordinate with Interiors), typical with level 3 in garage and non-living spaces.
- Cabinets to be flush contemporary design. Color, species finish and hardware selection per Interior Design drawings.
- Hard surface flooring throughout with carpet in select guest bedrooms and media room as indicated and specified in Interior Design drawings.
- Feature Stone walls and columns, natural stone veneer "Jerusalem Gray Gold Ashlar" by Solstice Stone, including 90-degree end pieces at corners. Stone cladding at exterior walls to terminate below grade in all locations.
- Any specialty features walls not shown on the plans (finishes could include granite slabs, wood panels…) must be Owner approved. See Interior Design drawings.
- Paint to be Sherwin Williams, Benjamin Moore or approved equal. Colors to be selected by Owner/Interiors/Architect. See Interior Design drawings for additional information.
- Epoxy floor, solid color at Mechanical Rooms and Garages. Color to match primary solid-surface interior floor finish – GC to provide color samples for review and approval by Architect/Owner.
- All showers and tub areas to be large format tile per Interiors. See Interior Design drawings for additional information.
- Countertops, back splashes, and islands to be quartz or quartite with mitered 1/8" eased edge – selection per Interiors. All selections to be approved by Owner, within construction budget allowance. See Interior Design drawings for additional information.

Division 10 - Specialties

- Great Room Fireplace: Custom open flame gas appliance by Infiniti Fire, per Interiors, or approved equal.
- Outdoor high output radiant heaters recessed in covered terrace lid at Outdoor Living Terrace. GC to provide all power and gas connections per Electrical & Plumbing plans.
- Motorized retractable patio screens enclose Outdoor Living Terrace. Patio insect screens by Phantom, vertical lift to housing at lids per RCP. Owner to select screen fabric weave. GC to wire for power.
- See Interior Drawings for all Specialty "Z" fixtures shown on lighting plans, sconces, pendants and chandeliers. Owner/Interior Designer/Architect to make final selections. In the event of conflict between Interiors and Lighting, Interiors to supersede.
- All lighting specifications per Lighting Plans (Except "Z" fixtures).

Division 11 – Equipment

- Appliances as specified per Interior Design drawings.
- Provide wire for A/V and security systems within construction budget allowance. Owner to make final selection of devices and locations.

Division 13 - Special Construction

- All interior specialty hardware products, including but not limited to robe hooks, TP holders, ironing boards as specified per Interior Design drawings.
- Pool to have automatic cover – refer to Landscape plans. GC to run power to pool.

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REVISIONS

NO.	DESCRIPTION	DATE
B	V.E. / OWNER CHANGES	04.18.25

SMITH RESIDENCE
PARCEL: 105-21-001M, E LOMA LN,
SIERRA VISTA (COCHISE COUNTY), AZ 85650
OUTLINE SPECIFICATIONS

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Division 21 – Fire Suppression

- Fire suppression as required by code for residential application, flush heads at ceiling, color to match.

Division 22 – Plumbing

- All roof drains shall be TPO clad bottom outlet drain with separate overflow drain. Route all primary drains out to daylight away from any terrace locations. Route all overflow drains to inconspicuous location.
- Hot/Cold water piping to be PVC and PEX tubing as specified by Plumbing and approved by Owner.
- Plumbing fixtures as specified per Interior Design drawings.
- All roof drain leaders in walls to be PVC pipes without insulation wrap.
- Provide hose bibs per Plumbing plans.
- Main house water heaters to be tankless as specified per Plumbing plans. Garden House WH per plumbing.
- Studor vent locations & spec per Plumbing plans.
- See Plumbing plans for additional information and notes.
- All gas components, meter, pipes and fittings shall be as specified per Plumbing plans. In the event of a conflict between multiple drawings, contractor shall notify Architect for clarification/resolution before proceeding with work in question.
- Contractor to provide and install a whole house water filtration system.

Division 23 - Mechanical

- Mechanical equipment per Mechanical plans.
- All ducting per Mechanical plans.
- Exhaust fans per Mechanical plans.

- See Mechanical Plans for additional information and notes. In the event of a conflict between multiple drawings, contractor shall notify Architect for clarification/resolution before proceeding with work in question.

Division 26 - Electrical

- Include security system, phones, data/TV, computer, and A/V wiring.
- Contractor to install Cat 8 cable throughout home.
- Landscape lighting, including photocells and timers to be part of Landscape contractors design build package.
- See Lighting Plan for fixture locations. Light fixtures shown on plans are to illustrate locations and fixture type only. Switching is shown for reference only. Actual switch type and location to be reviewed and approved by Owner and Interiors based on construction budget and any allowance for control system.
- Future Generator: Set up service for future generator installation near gas meter – see Electrical drawings.
- See Electrical plans for additional information, specifications, meter, panels, wiring fittings and the like. In the event of a conflict between multiple drawings, contractor shall notify Architect for clarification/resolution prior to proceeding with work in question.

Division 31 - Earthwork

- Termite treatment application per manufacturer's instructions prior to installation of new concrete.
- Extent and/or occurrence of sub-grade boulders is an unknown.
- All site surfaces shall be coordinated with finish materials and design layout as specified on Landscape Design drawings.
- Finish Floor height is based on Civil plans and topographic information provided during the initial stages of the project. In the event of height conflict,

or discrepancies, or if site conditions conflict with documents. General contractor to notify Civil Engineer and Architect before proceeding with work in question.

Division 32 – Exterior Improvements

- Refer to geotechnical report for site specific borings and information.
- All landscaping, planting, and irrigation to be part of Landscape design.
- All irrigation layout, routing, sleeving and fittings to be part of Landscape design.
- All existing drainage routes exiting site shall be maintained.
- Any boulder work shown on plans shall be selected and placed based on construction budget.

Division 33 - Utilities

- General Contractor to coordinate routing of all utility lines and to coordinate work between trades and utility companies to point of connections shown on the documents.

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COUNTY OF COCHISE ARIZONA

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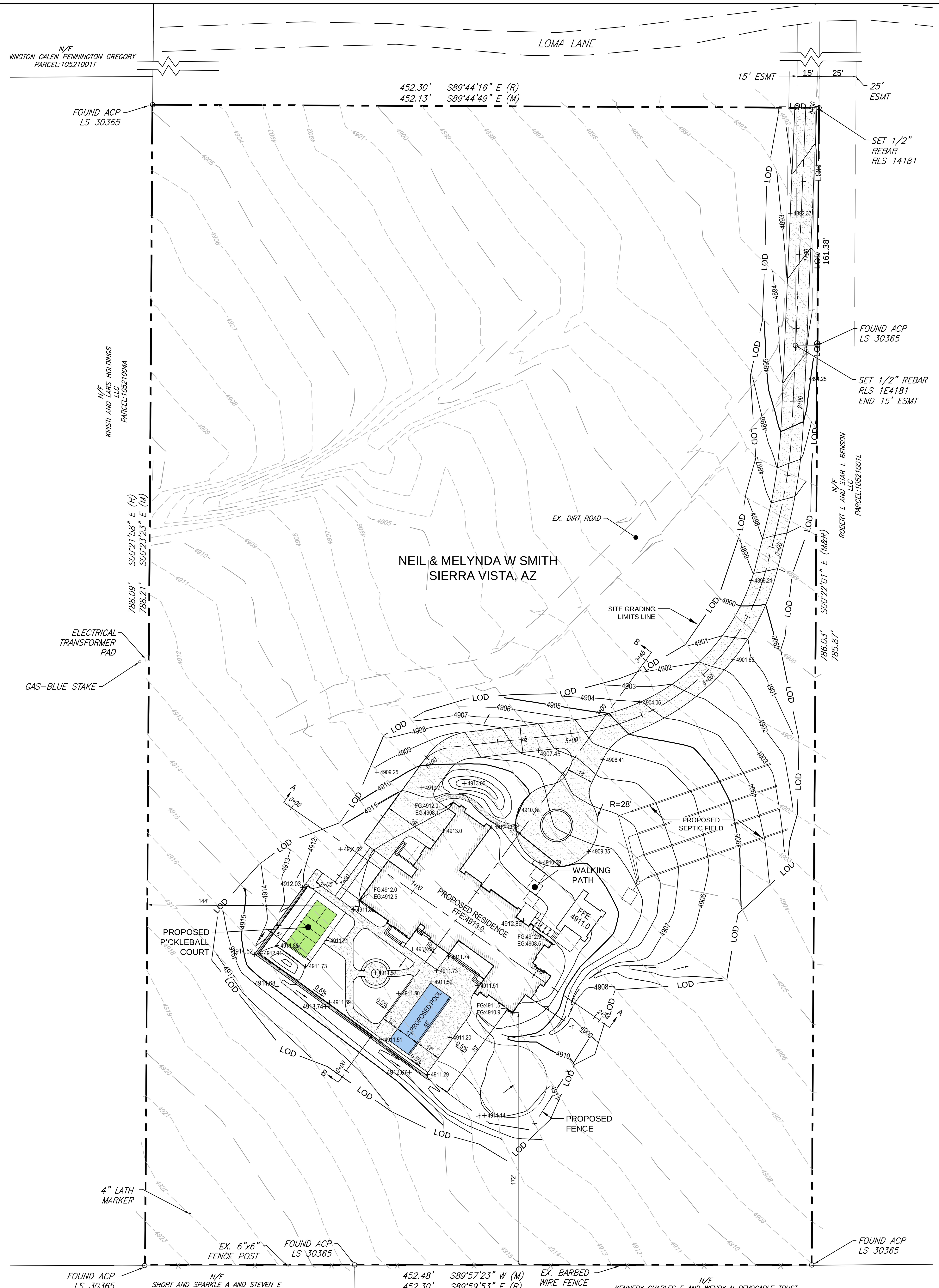


GRAPHIC SCALE

0 20 40 80 160

DRAWING SCALE: 1" = 40'

THE BOUNDARY UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. A LICENSED SURVEYOR SHOULD BE HIRED TO CLEARLY MARK THE BOUNDARY PRIOR TO ANY PROPOSED CONSTRUCTION WITHIN CLOSE PROXIMITY OF THE `PROPERTY BOUNDARY. LEWIS AND SMITH ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION OR CONSTRUCTION ON PROPERTY BOUNDARY. ALL UTILITIES TO BE UNDERGROUND FROM STUB-INS TO RESIDENCE.

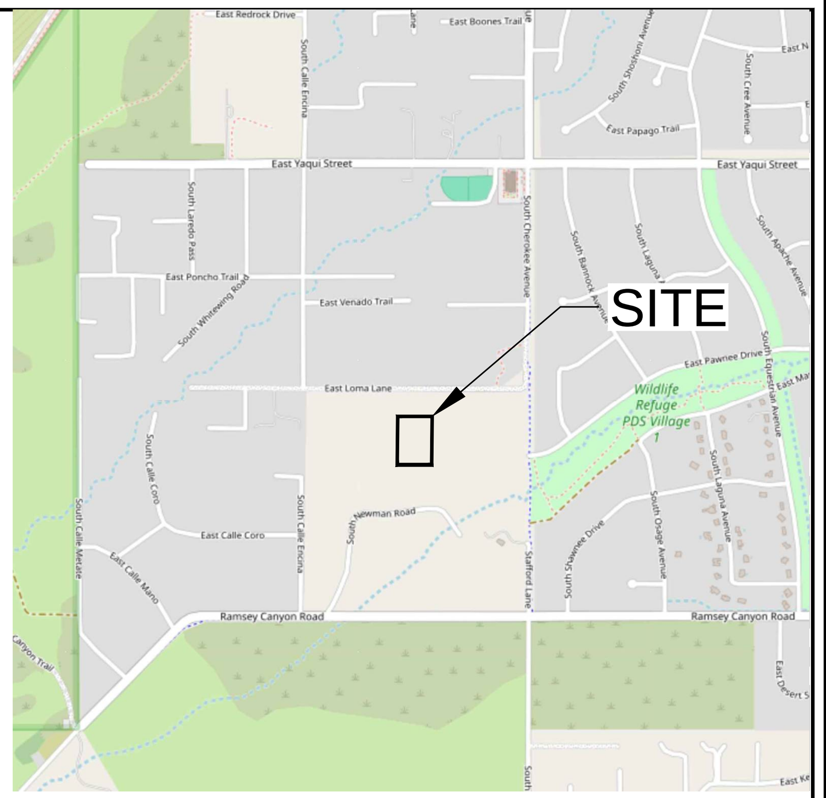
Ref.	Desc.	Date	Rev.	Desc.	Date
25-001 SMITH.dwg	TOPOGRAPHIC & SURVEY, GTS	01/2025			

GRADING NOTES:

1. Contractors shall verify locations and elevations of all existing utilities prior to construction. Call Blue Stake (1-800-782-5348) two full days prior to excavation.
2. The Contractor shall preserve all stakes set for the lines, levels, or measurements of the work in their proper places until authorized to remove them by the engineers. Any expenses incurred in replacing any stake shall be charged to the Contractor.
3. All organic material shall be removed within the clearing limits for necessary grading to a depth of six (6) inches and hauled from the site prior to grading.
4. Building sites shall be constructed to within 0.10 ft of finished building pad elevations as stated by the engineer. streets and parking areas shall be constructed to within 0.10 ft of finished subgrade as staked by the engineer.
5. A report of soils investigation including recommendations for grading procedures shall be prepared. Earthwork activities shall conform to the recommendations within the soil report.

LEGEND

- 1FT CONTOUR
- 5FT CONTOUR
- PROPERTY BOUNDARY
- BUILDING FOOTPRINT
- DRIVEWAY
- EXISTING ROAD
- EASEMENT
- SETBACK
- LOD — GRADING LIMIT
- E — ELECTRIC UTILITY
- W — WATER UTILITY
- SAN — SEWER UTILITY



VICINITY MAP

SCALE: 3"=1 MILE

E. LOMA LANE, SIERRA VISTA SOUTHEAST
A PORTION OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 20 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 79710
TRAVIS B. LEWIS
05/06/2025
ARIZONA, U.S.A.

Client:

COUNTY OF COCHISE ARIZONA

Provided:

LEWIS & SMITH ENGINEERING, LLC
15270 N. ORACLE ROAD, SUITE 124,
TUSCON, AZ 85739

L&SE

FINAL DESIGN

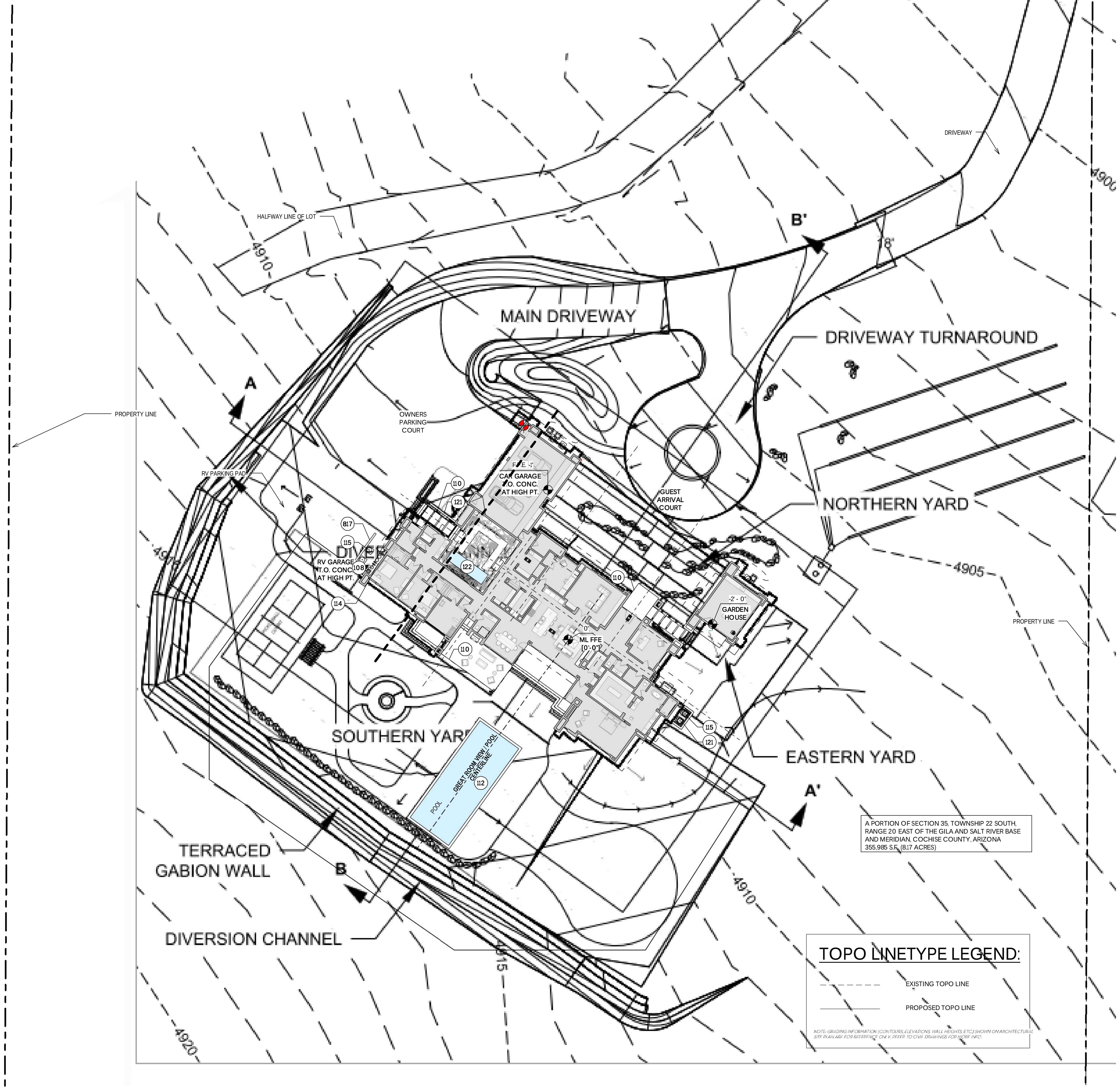
Project:
SMITH RESIDENCE

Location:
A: E. LOMA LN. AC: 8.18
APN: 105-21-001M T22S, R20E, S35

Drwn:	Date: 05/01/25	Project No. -	Rev. A
Dsgn:	Date: 05/01/25	Scale 1" = 40'	
Rvw: -	Date: -	Permit No. -	
Appr: -	Date: -	Sheet 1 of 2	

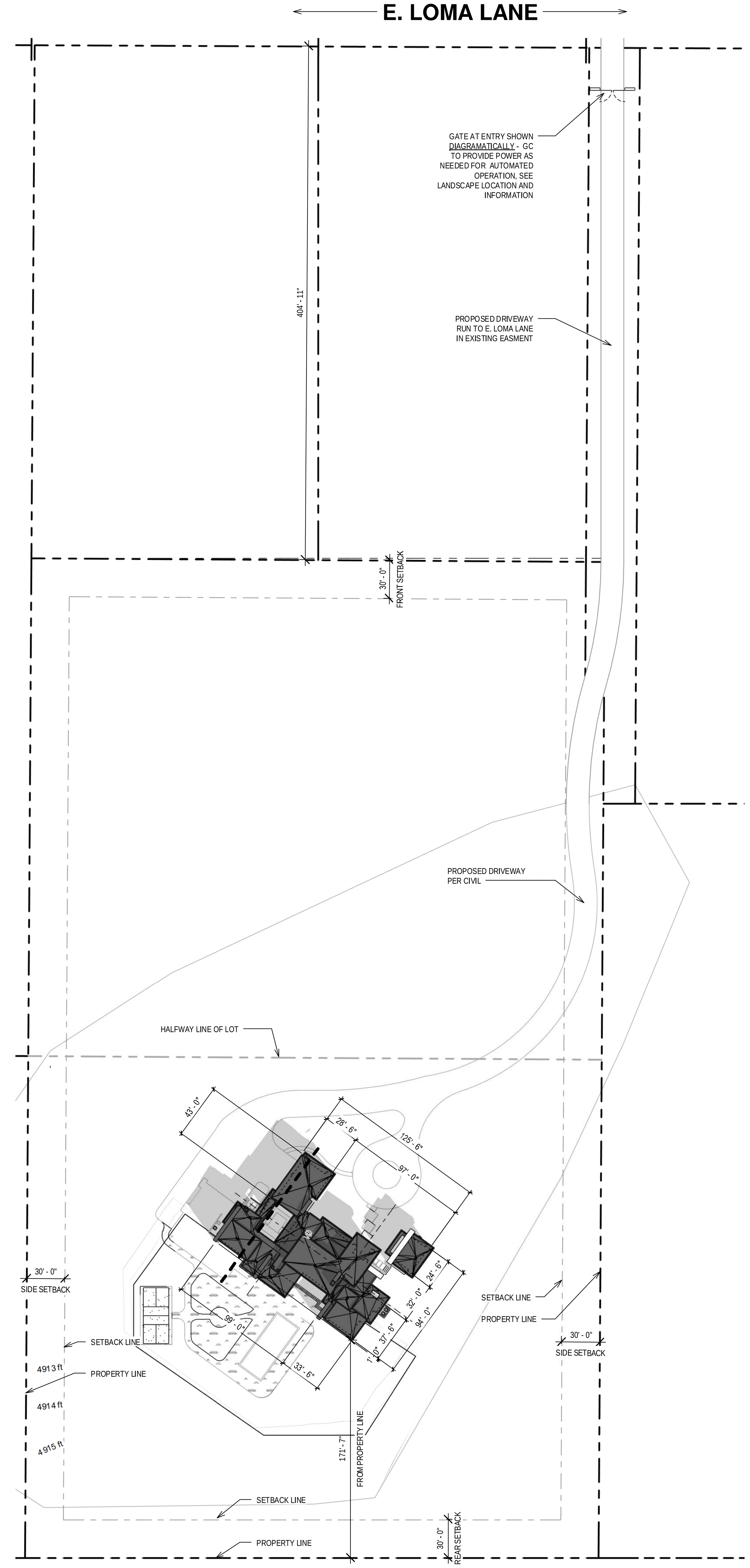
KEYNOTES

108 GAS METER LOCATION.
110 HARDSCAPE EDGE LINE. EDGE COURSE SET IN CONCRETE BASE TO STABILIZE PERIMETER. - PAVER SPEC. PER INTERIOR DESIGNER
112 POOL UNDER SEPARATE PERMIT. EQUIPMENT BY OTHERS. POOL TO INCLUDE AUTOMOMATED POOL COVER, GC TO PROVIDE POWER.
114 POOL EQUIPMENT LOCATION. EQUIPMENT SHOWN FOR REFERENCE. SEE POOL DESIGNER FOR POOL EQUIPMENT SPEC.
115 HVAC CONDENSER UNITS AT GRADE LEVEL PAD. CONCRETE PAD TO BE SEPARATED FROM MAIN BUILDING PAD. SEE MECHANICAL PLANS FOR ADDITIONAL INFO & SPECS.
121 STUCCO SITE WALL. CMU W/ VENEER PER WALL TYPES.
122 WATER FEATURE SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE AND WATER FEATURE DESIGNER PLANS FOR EXACT LOCATION, SIZE, HEIGHT AND FINISH. PROVIDE POWER FOR WATER FEATURE LIGHTING. WATER FEATURE UNDER SEPARATE PERMIT. EQUIPMENT BY OTHERS [BELOW CANTILEVER TERRACE] - UNDER SEPARATE PERMIT.
817 MECHANICAL EQUIPMENT SCREEN WALL, STUCCO.



2 SITE PLAN - SOUTH HALF OF LOT
SCALE: 1" = 20'-0"

NORTH



1 SITE PLAN - OVERALL
SCALE: 1" = 50'-0"

NORTH

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REGISTERED ARCHITECT
CERTIFICATE NO. 38480
MICHAEL D. WETZEL
Date Signed June 18, 2025
ARIZONA U.S.A.
Expires 12/31/2026

PROJECT PHASE	
○	CONSTRUCTION DOCUMENTS
●	JURISDICTION REVIEW BUILDING PERMIT - 06.18.2025
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
B	V.E. / OWNER CHANGES	04.18.25

SMITH RESIDENCE

PARCEL: 105-21-001M, E LOMA LN,
SIERRA VISTA (COCHISE COUNTY), AZ 85650
SITE PLAN

DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	As indicated
JOB NO.	2137
SHEET	A1.1

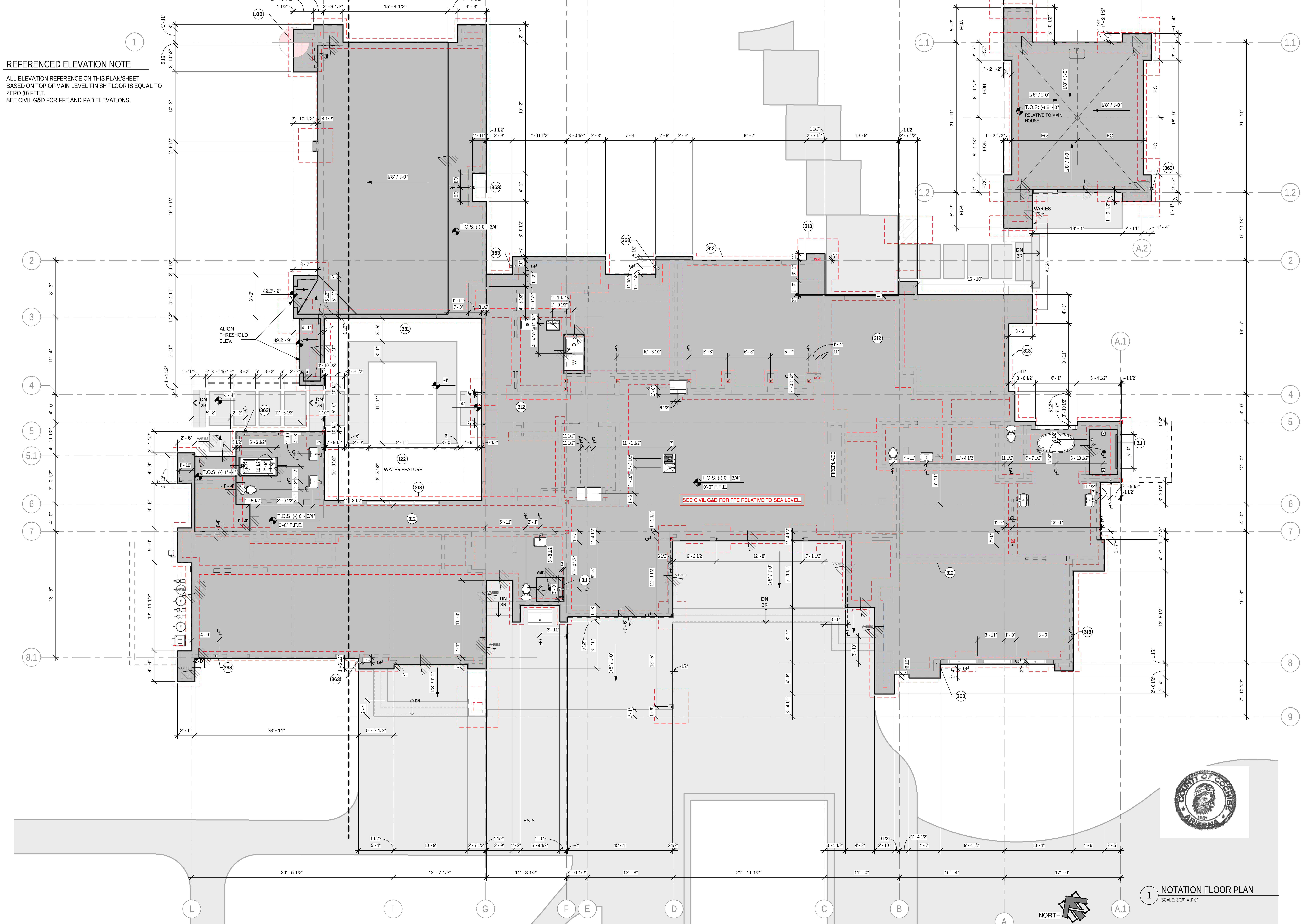
6/18/2025 3:55:13 PM

KEYNOTES

103	DATUM FOR BUILDING LOCATION. POINT REPRESENTS OUTSIDE CORNER OF FOUNDATION WALL AT GRID POINT K-1. FIELD LOCATE BY SURVEYOR & VERIFY LOCATION WITH ARCHITECT.
122	WATER FEATURE SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE AND WATER FEATURE DESIGNER PLANS FOR EXACT LOCATION, SIZE, HEIGHT AND FINISH. PROVIDE POWER FOR WATER FEATURE LIGHTING. WATER FEATURE UNDER SEPARATE PERMIT. EQUIPMENT BY OTHERS [BELOW CANTILEVER TERRACE] - UNDER SEPARATE PERMIT.
311	LINEAR FLOOR DRAIN FIXTURE. FLUSH WITH FINISH FLOOR. SEE SLAB PLANS & INTERIORS FOR MORE INFO.
312	LINE INDICATES LOCATION OF SHEAR WALL. SEE STRUCT. FOR MORE INFORMATION.
313	DASHED LINE INDICATED FOOTING BELOW. SEE STRUCTURAL FOR MORE DETAIL.
331	PLANTER, COORDINATE REQUIRED DRAIN SIZE W/ PLUMBER & INSTALL PER LANDSCAPE DETAIL, ROUTE & DAYLIGHT
363	DOWNSPOUT FOR OVERFLOW ROOF DRAIN. PIPING EMBEDDED WITHIN CAVITY WALL. SEE ROOF PLANS & PLUMBING PLANS FOR MORE INFO.

REFERENCED ELEVATION NOTE

ALL ELEVATION REFERENCE ON THIS PLAN/SHEET BASED ON TOP OF MAIN LEVEL FINISH FLOOR IS EQUAL TO ZERO (0) FEET.
SEE CIVIL G&D FOR FFE AND PAD ELEVATIONS.



1 NOTATION FLOOR PLAN
SCALE: 3/16" = 1'-0"

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SMITH RESIDENCE

PARCEL: 105-21-001M, E LOMA LN.
SIERRA VISTA (COCHISE COUNTY), AZ 85650

SLAB PLAN - OVERALL

DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	As indicated
JOB NO.	2137
SHEET	A2.1

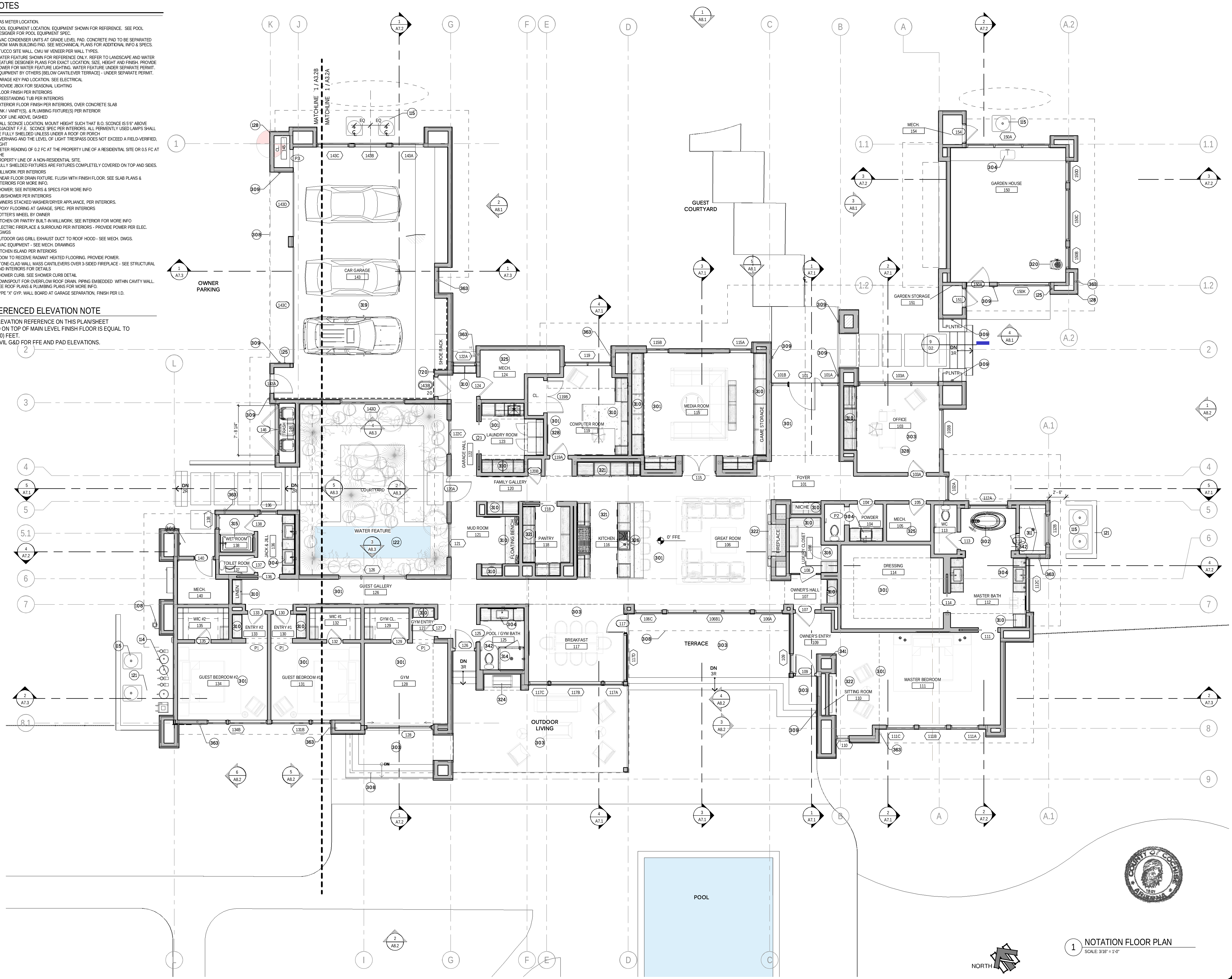
6/18/2025 3:57:14 PM

KEYNOTES

- 108 GAS METER LOCATION.
- 114 POOL EQUIPMENT LOCATION. EQUIPMENT SHOWN FOR REFERENCE. SEE POOL DESIGNER FOR POOL EQUIPMENT SPEC.
- 115 HVAC CONDENSER UNITS AT GRADE LEVEL PAD. CONCRETE PAD TO BE SEPARATED FROM MAIN BUILDING PAD. SEE MECHANICAL PLANS FOR ADDITIONAL INFO & SPECS.
- 121 STUCCO SITE WALL. CMU W/ VENEER PER WALL TYPES.
- 122 WATER FEATURE SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE AND WATER FEATURE DESIGNER PLANS FOR EXACT LOCATION, SIZE, HEIGHT AND FINISH. PROVIDE POWER FOR WATER FEATURE LIGHTING. WATER FEATURE UNDER SEPARATE PERMIT. EQUIPMENT BY OTHERS [BELOW CANTILEVER TERRACE] - UNDER SEPARATE PERMIT.
- 125 GARAGE KEY PAD LOCATION. SEE ELECTRICAL
- 128 PROVIDE JBOX FOR SEASONAL LIGHTING
- 301 FLOOR FINISH PER INTERIORS
- 302 FREESTANDING TUB PER INTERIORS
- 303 EXTERIOR FLOOR FINISH PER INTERIORS, OVER CONCRETE SLAB
- 304 SINK / VANITY(S), & PLUMBING FIXTURE(S) PER INTERIOR
- 308 ROOF LINE ABOVE, DASHED
- 309 WALL SCONCE LOCATION. MOUNT HEIGHT SUCH THAT B.O. SCONCE IS 5'6" ABOVE ADJACENT F.F.E. SCONCE SPEC PER INTERIORS. ALL PERMENTLY USED LAMPS SHALL BE FULLY SHIELDED UNLESS UNDER A ROOF OR PORCH
  OVERHANG AND THE LEVEL OF LIGHT TRESPASS DOES NOT EXCEED A FIELD-VERIFIED, LIGHT
  METER READING OF 0.2 FC AT THE PROPERTY LINE OF A RESIDENTIAL SITE OR 0.5 FC AT THE
  PROPERTY LINE OF A NON-RESIDENTIAL SITE.
  FULLY SHIELDED FIXTURES ARE FIXTURES COMPLETELY COVERED ON TOP AND SIDES.
- 310 MILLWORK PER INTERIORS
- 311 LINEAR FLOOR DRAIN FIXTURE. FLUSH WITH FINISH FLOOR. SEE SLAB PLANS & INTERIORS FOR MORE INFO.
- 314 SHOWER; SEE INTERIORS & SPECS FOR MORE INFO
- 315 TUB/SHOWER PER INTERIORS
- 316 OWNERS STACKED WASHER/DRYER APPLIANCE, PER INTERIORS.
- 319 EPOXY FLOORING AT GARAGE, SPEC. PER INTERIORS
- 320 POTTER'S WHEEL BY OWNER
- 321 KITCHEN OR PANTRY BUILT-IN MILLWORK; SEE INTERIOR FOR MORE INFO
- 322 ELECTRIC FIREPLACE & SURROUND PER INTERIORS - PROVIDE POWER PER ELEC. DGWGS
- 324 OUTDOOR GAS GRILL EXHAUST DUCT TO ROOF HOOD - SEE MECH. DWGS.
- 325 HVAC EQUIPMENT - SEE MECH. DRAWINGS
- 326 KITCHEN ISLAND PER INTERIORS
- 328 ROOM TO RECEIVE RADIANT HEATED FLOORING. PROVIDE POWER.
- 341 STONE-CLAD WALL MASS CANTILEVERS OVER 3-SIDED FIREPLACE - SEE STRUCTURAL AND INTERIORS FOR DETAILS
- 342 SHOWER CURB. SEE SHOWER CURB DETAIL
- 363 DOWNSPOUT FOR OVERFLOW ROOF DRAIN. PIPING EMBEDDED WITHIN CAVITY WALL. SEE ROOF PLANS & PLUMBING PLANS FOR MORE INFO.
- 720 TYPE "X" GYP. WALL BOARD AT GARAGE SEPARATION, FINISH PER I.D.

REFERENCED ELEVATION NOTE

ALL ELEVATION REFERENCE ON THIS PLAN/SHEET BASED ON TOP OF MAIN LEVEL FINISH FLOOR IS EQUAL TO ZERO (0) FEET.
SEE CIVIL G&D FOR FFE AND PAD ELEVATIONS.



1 NOTATION FLOOR PLAN
SCALE: 3/16" = 1'-0"

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REGISTERED ARCHITECT
CERTIFICATE NO. 38480
MICHAEL D. WETZEL
Date Signed June 18, 2025
ARIZONA U.S.A.
Expires 12/31/2026

PROJECT PHASE	
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●	JURISDICTION REVIEW BUILDING PERMIT - 06.18.2025
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
A	OWNER CHANGES	07.17.24
B	V.E. / OWNER CHANGES	04.18.25

SMITH RESIDENCE

PARCEL: 105-21-001M, E LOMA LN,
SIERRA VISTA (COCHISE COUNTY), AZ 85650
NOTATION PLAN

DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	As indicated
JOB NO.	2137
SHEET	A3.1

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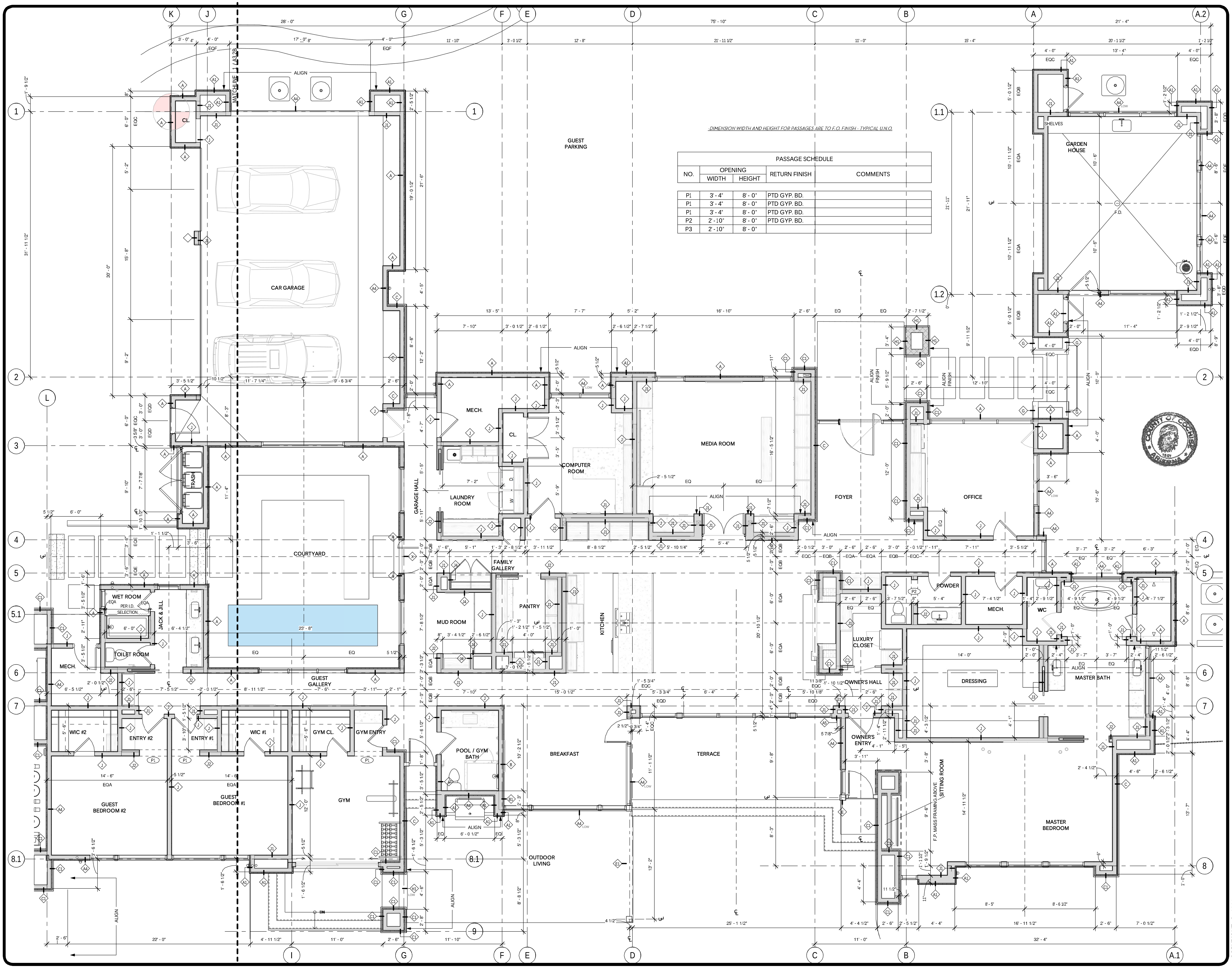

-DIMENSION WIDTH AND HEIGHT FOR PASSAGES ARE TO F.O. FINISH - TYPICAL U.N.O.

PASSAGE SCHEDULE				
NO.	OPENING		RETURN FINISH	COMMENTS
	WIDTH	HEIGHT		
P1	3' - 4"	8' - 0"	PTD GYP. BD.	
P1	3' - 4"	8' - 0"	PTD GYP. BD.	
P1	3' - 4"	8' - 0"	PTD GYP. BD.	
P2	2' - 10"	8' - 0"	PTD GYP. BD.	
P3	2' - 10"	8' - 0"		

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B	V.E. / OWNER CHANGES	04.18.25

SMITH RESIDENCE

PARCEL: 105-21-001M, E LOMA LN, SIERRA VISTA (COCHISE COUNTY), AZ 85650

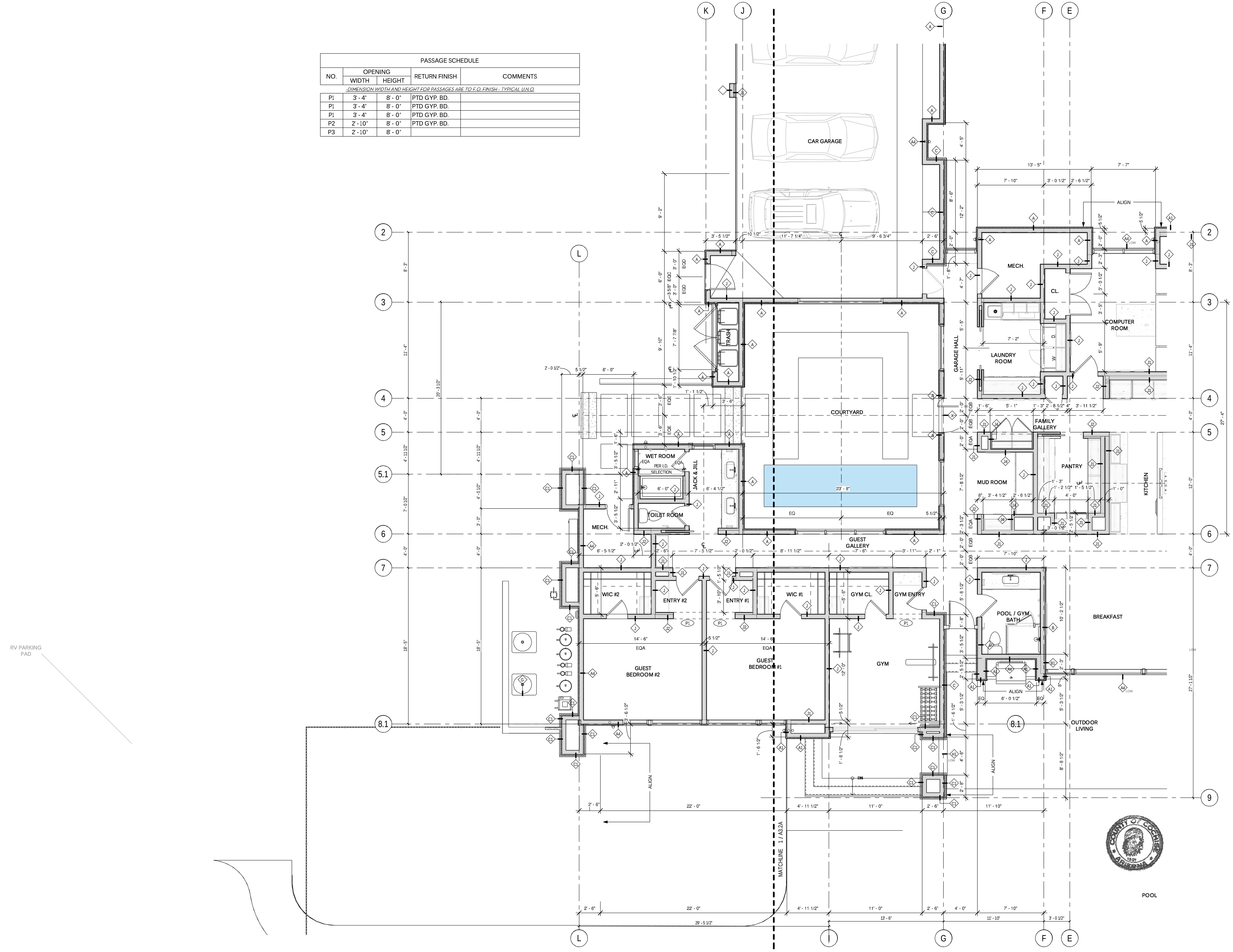
ENLARGED DIMENSION PLAN - A

DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	1/4" = 1'-0"
JOB NO.	2137
SHEET	A3.2A

6/18/2025 4:10:00 PM

PASSAGE SCHEDULE				
NO.	OPENING		RETURN FINISH	COMMENTS
	WIDTH	HEIGHT		
P1	3' - 4"	8' - 0"	PTD GYP. BD.	
P1	3' - 4"	8' - 0"	PTD GYP. BD.	
P1	3' - 4"	8' - 0"	PTD GYP. BD.	
P2	2' - 10"	8' - 0"	PTD GYP. BD.	
P3	2' - 10"	8' - 0"		

-DIMENSION WIDTH AND HEIGHT FOR PASSAGES ARE TO F.O. FINISH - TYPICAL U.N.O.



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NO.	DESCRIPTION	DATE
B	V.E. / OWNER CHANGES	04.18.25

SMITH RESIDENCE

PARCEL: 105-21-001M, E LOMA LN.
SIERRA VISTA (COCHISE COUNTY), AZ 85650

ENLARGED DIMENSION PLAN - B

DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	1/4" = 1'-0"
JOB NO.	2137
SHEET	A3.2B

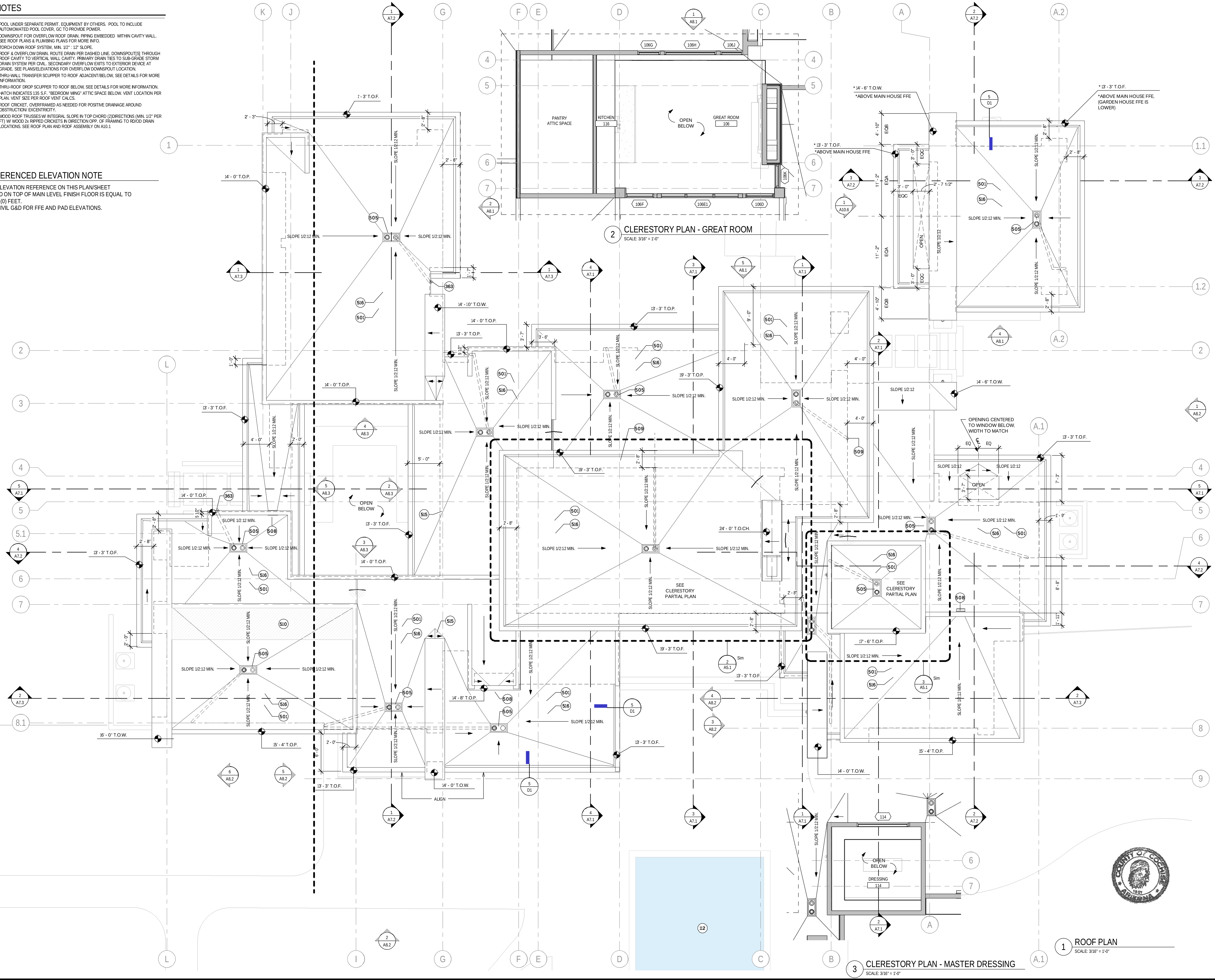
6/18/2025 4:13:05 PM

KEYNOTES

112 POOL UNDER SEPARATE PERMIT. EQUIPMENT BY OTHERS. POOL TO INCLUDE AUTOMOMATED POOL COVER, GC TO PROVIDE POWER.
363 DOWNSPOUT FOR OVERFLOW ROOF DRAIN. PIPING EMBEDDED WITHIN CAVITY WALL. SEE ROOF PLANS & PLUMBING PLANS FOR MORE INFO.
501 TORCH DOWN ROOF SYSTEM, MIN. 1/2" : 12" SLOPE.
505 ROOF & OVERFLOW DRAIN. ROUTE DRAIN PER DASHED LINE. DOWNSPOUT[S] THROUGH ROOF CAVITY TO VERTICAL WALL CAVITY. PRIMARY DRAIN TIES TO SUB-GRADE STORM DRAIN SYSTEM PER CIVIL. SECONDARY OVERFLOW EXITS TO EXTERIOR DEVICE AT GRADE. SEE PLANS/ELEVATIONS FOR OVERFLOW DOWNSPOUT LOCATION.
508 THRU-WALL TRANSFER SCUPPER TO ROOF ADJACENT/BELOW, SEE DETAILS FOR MORE INFORMATION.
509 THRU-ROOF DROP SCUPPER TO ROOF BELOW, SEE DETAILS FOR MORE INFORMATION.
510 HATCH INDICATES 135 S.F. "BEDROOM WING" ATTIC SPACE BELOW. VENT LOCATION PER PLAN. VENT SIZE PER ROOF VENT CALCS.
515 ROOF CRICKET, OVERFRAMED AS NEEDED FOR POSITIVE DRAINAGE AROUND OBSTRUCTION/ EXCENTRICITY.
516 WOOD ROOF TRUSSES W/ INTEGRAL SLOPE IN TOP CHORD (2)DIRECTIONS (MIN. 1/2" PER FT) W/ WOOD 2x RIPPED CRICKETS IN DIRECTION OPP. OF FRAMING TO RD/OD DRAIN LOCATIONS. SEE ROOF PLAN AND ROOF ASSEMBLY ON A10.1

REFERENCED ELEVATION NOTE

ALL ELEVATION REFERENCE ON THIS PLAN/SHEET BASED ON TOP OF MAIN LEVEL FINISH FLOOR IS EQUAL TO ZERO (0) FEET.
SEE CIVIL G&D FOR FFE AND PAD ELEVATIONS.



2 CLERESTORY PLAN - GREAT ROOM
SCALE: 3/16" = 1'-0"

3 CLERESTORY PLAN - MASTER DRESSING
SCALE: 3/16" = 1'-0"

1 ROOF PLAN
SCALE: 3/16" = 1'-0"

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REGISTERED ARCHITECT CERTIFICATE NO. 38480 MICHAEL D. WETZEL Date Signed June 18, 2025 ARIZONA, U.S.A.

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SMITH RESIDENCE

PARCEL: 105-21-001M, E LOMA LN.
SIERRA VISTA (COCHISE COUNTY), AZ 85650

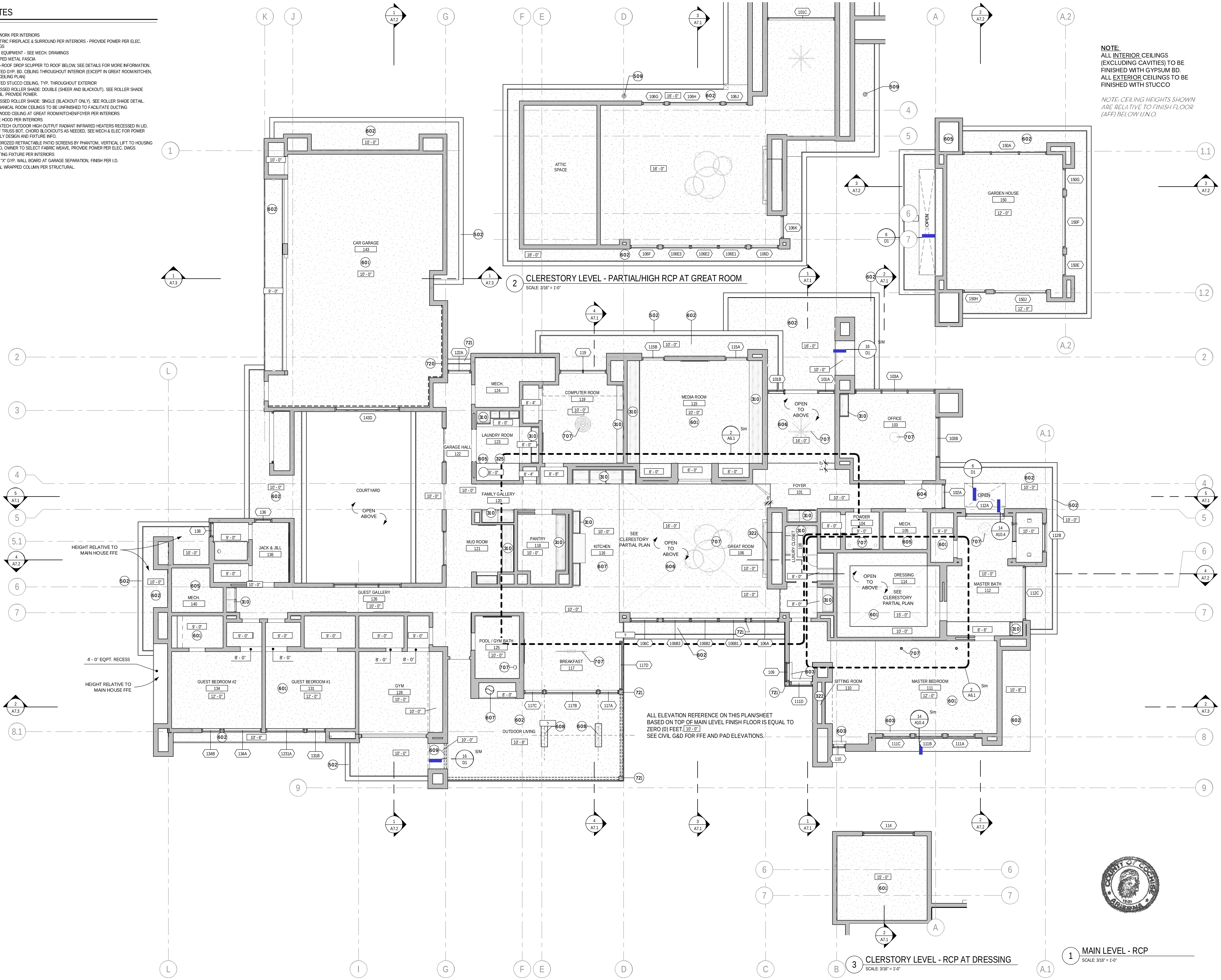
ROOF PLAN

DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	As indicated
JOB NO.	2137
SHEET	A5.1

6/18/2025 4:15:37 PM

KEYNOTES

310 MILLWORK PER INTERIORS
322 ELECTRIC FIREPLACE & SURROUND PER INTERIORS - PROVIDE POWER PER ELEC. DGWGS
325 HVAC EQUIPMENT - SEE MECH. DRAWINGS
502 STEPPED METAL FASCIA
509 THRU-ROOF DROP SCUPPER TO ROOF BELOW, SEE DETAILS FOR MORE INFORMATION.
601 PAINTED GYP. BD. CEILING THROUGHOUT INTERIOR (EXCEPT IN GREAT ROOM/KITCHEN, SEE CEILING PLAN)
602 PAINTED STUCCO CEILING, TYP. THROUGHOUT EXTERIOR
603 RECESSED ROLLER SHADE: DOUBLE (SHEER AND BLACKOUT). SEE ROLLER SHADE DETAIL. PROVIDE POWER.
604 RECESSED ROLLER SHADE: SINGLE (BLACKOUT ONLY). SEE ROLLER SHADE DETAIL.
605 MECHANICAL ROOM CEILINGS TO BE UNFINISHED TO FACILITATE DUCTING
606 T&G WOOD CEILING AT GREAT ROOM/KITCHEN/FOYER PER INTERIORS
607 FUME HOOD PER INTERIORS
608 INFRATECH OUTDOOR HIGH OUTPUT RADIANT INFRARED HEATERS RECESSED IN LID, ROOF TRUSS BOT. CHORD BLOCKOUTS AS NEEDED, SEE MECH & ELEC FOR POWER SUPPLY DESIGN AND FIXTURE INFO.
609 MOTOROZED RETRACTABLE PATIO SCREENS BY PHANTOM, VERTICAL LIFT TO HOUSING AT LID, OWNER TO SELECT FABRIC WEAVE, PROVIDE POWER PER ELEC. DWGS
707 LIGHTING FIXTURE PER INTERIORS
720 TYPE "X" GYP. WALL BOARD AT GARAGE SEPARATION, FINISH PER I.D.
721 METAL WRAPPED COLUMN PER STRUCTURAL.



2 CLERESTORY LEVEL - PARTIAL/HIGH RCP AT GREAT ROOM
SCALE: 3/16" = 1'-0"

3 CLERSTORY LEVEL - RCP AT DRESSING
SCALE: 3/16" = 1'-0"

1 MAIN LEVEL - RCP
SCALE: 3/16" = 1'-0"

NOTE:
ALL INTERIOR CEILINGS (EXCLUDING CAVITIES) TO BE FINISHED WITH GYPSUM BD.
ALL EXTERIOR CEILINGS TO BE FINISHED WITH STUCCO

NOTE: CEILING HEIGHTS SHOWN ARE RELATIVE TO FINISH FLOOR (AFF) BELOW U.N.O.

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38480
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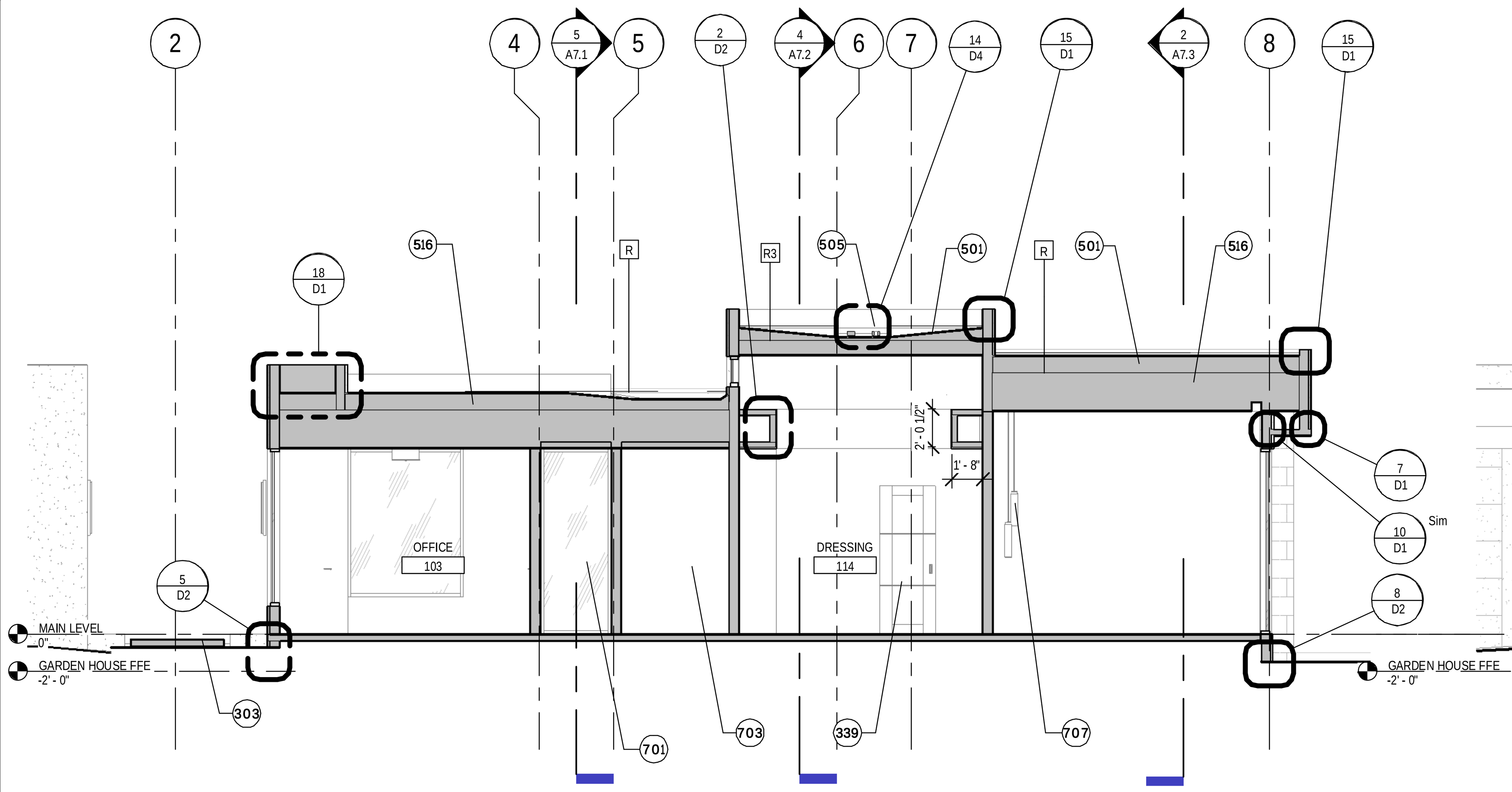
SMITH RESIDENCE

PARCEL: 105-21-001M, E LOMA LN, SIERRA VISTA (COCHISE COUNTY), AZ 85650

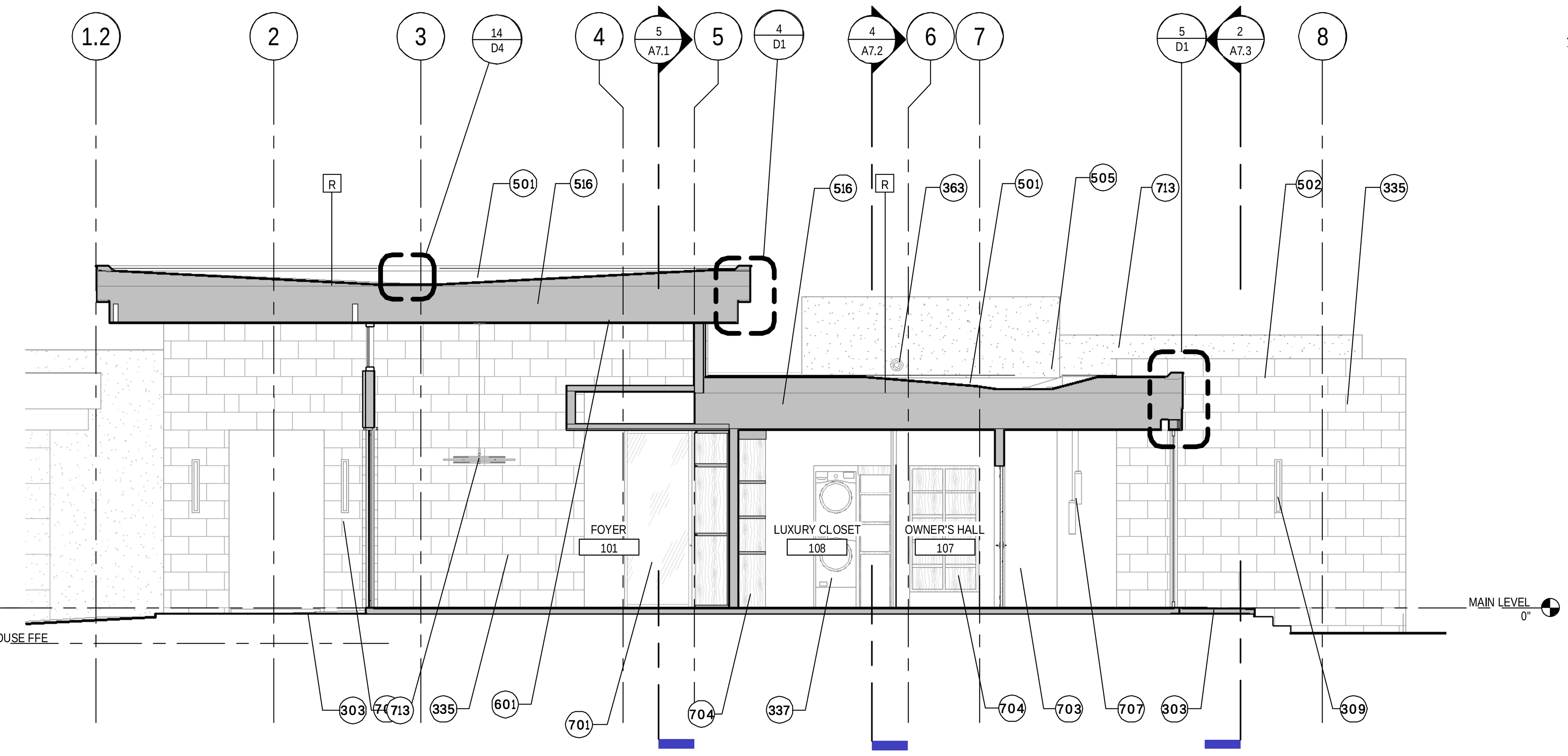
REFLECTED CEILING PLAN

DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	As indicated
JOB NO.	2137
SHEET	A6.1

6/18/2025 4:15:54 PM



2 BUILDING SECTION THRU DRESSING
SCALE: 3/16" = 1'-0"



1 BUILDING SECTION THRU ENTRY
SCALE: 3/16" = 1'-0"

KEYNOTES

115	HVAC CONDENSER UNITS AT GRADE LEVEL PAD. CONCRETE PAD TO BE SEPARATED FROM MAIN BUILDING PAD. SEE MECHANICAL PLANS FOR ADDITIONAL INFO & SPECS.
303	EXTERIOR FLOOR FINISH PER INTERIORS, OVER CONCRETE SLAB
309	WALL SCONCE LOCATION. MOUNT HEIGHT SUCH THAT B.O. SCONCE IS 5'6" ABOVE ADJACENT F.F.E. SCONCE SPEC PER INTERIORS. ALL PERMENTLY USED LAMPS SHALL BE FULLY SHIELDED UNLESS UNDER A ROOF OR PORCH OVERHANG AND THE LEVEL OF LIGHT TRESPASS DOES NOT EXCEED A FIELD-VERIFIED, LIGHT METER READING OF 0.2 FC AT THE PROPERTY LINE OF A RESIDENTIAL SITE OR 0.5 FC AT THE PROPERTY LINE OF A NON-RESIDENTIAL SITE. FULLY SHIELDED FIXTURES ARE FIXTURES COMPLETELY COVERED ON TOP AND SIDES.
335	STONE CLAD WALL, CORE STRUCT. PER WALL TYPES
337	APPLIANCE(S) AND FIXTURE(S) SELECTION & LAYOUT PER INTERIORS, CONTRACTOR TO COORDINATE ALL REQUIRED UTILITY LOCATIONS & CLEARANCES
339	DOOR PER SCHEDULE
363	DOWNSPOUT FOR OVERFLOW ROOF DRAIN. PIPING EMBEDDED WITHIN CAVITY WALL. SEE ROOF PLANS & PLUMBING PLANS FOR MORE INFO.
501	TORCH DOWN ROOF SYSTEM, MIN. 1/2" : 12" SLOPE.
502	STEPPED METAL FASCIA
505	ROOF & OVERFLOW DRAIN. ROUTE DRAIN PER DASHED LINE. DOWNSPOUT[S] THROUGH ROOF CAVITY TO VERTICAL WALL CAVITY. PRIMARY DRAIN TIES TO SUB-GRADE STORM DRAIN SYSTEM PER CIVIL. SECONDARY OVERFLOW EXITS TO EXTERIOR DEVICE AT GRADE. SEE PLANS/ELEVATIONS FOR OVERFLOW DOWNSPOUT LOCATION.
508	THRU-WALL TRANSFER SCUPPER TO ROOF ADJACENT/BELOW, SEE DETAILS FOR MORE INFORMATION.
509	THRU-ROOF DROP SCUPPER TO ROOF BELOW, SEE DETAILS FOR MORE INFORMATION.
516	WOOD ROOF TRUSSES W/ INTEGRAL SLOPE IN TOP CHORD (2)DIRECTIONS (MIN. 1/2" PER FT) W/ WOOD 2x RIPPED CRICKETS IN DIRECTION OPP. OF FRAMING TO RD/OD DRAIN LOCATIONS. SEE ROOF PLAN AND ROOF ASSEMBLY ON A10.1
601	PAINTED GYP. BD. CEILING THROUGHOUT INTERIOR (EXCEPT IN GREAT ROOM/KITCHEN, SEE CEILING PLAN)
701	GLAZING. SEE ELEVATIONS AND WINDOW SCHEDULE
703	GYP. BD. INTERIOR WALL FINISH, PAINTED PER INTERIORS.
704	CASEWORK PER INTERIORS
706	CAVITY INSULATION (R-38) AT ROOFS AND CEILINGS, (R-13) AT WALLS & FLOORS PER ENERGY REPORT & SPEC. SPRAY FOAM POLY-ISO TO HAVE SEPARATION FROM BUILDING INTERIOR BY MIN. 1/2" GYP. WALL BD. OR APPROVED EQUIVALENT 15-MIN. THERMAL BARRIER AS APPLICABLE, OR INSTALLATION PER APPROVED EXCEPTION.
707	LIGHTING FIXTURE PER INTERIORS
710	METAL CHIMNEY CAP TO MATCH METAL FASCIA
713	WESTERN 1-COAT STUCCO WALL PER SCHED'L.
714	FIREPLACE, HEARTH AND MANTLE FINISHES PER INTERIORS
810	BEAM PER STRUCTURAL
822	STUCCO FINISH WALL WITH HORIZONTAL REVEALS EVERY 2'-0" O.C.. WHERE OCCURS BELOW WINDOW SILLS, THE HIGHEST HORIZONTAL REVEAL TO BE 2'-0" WINDOW SILL, AS SHOWN ON ELEVATIONS.

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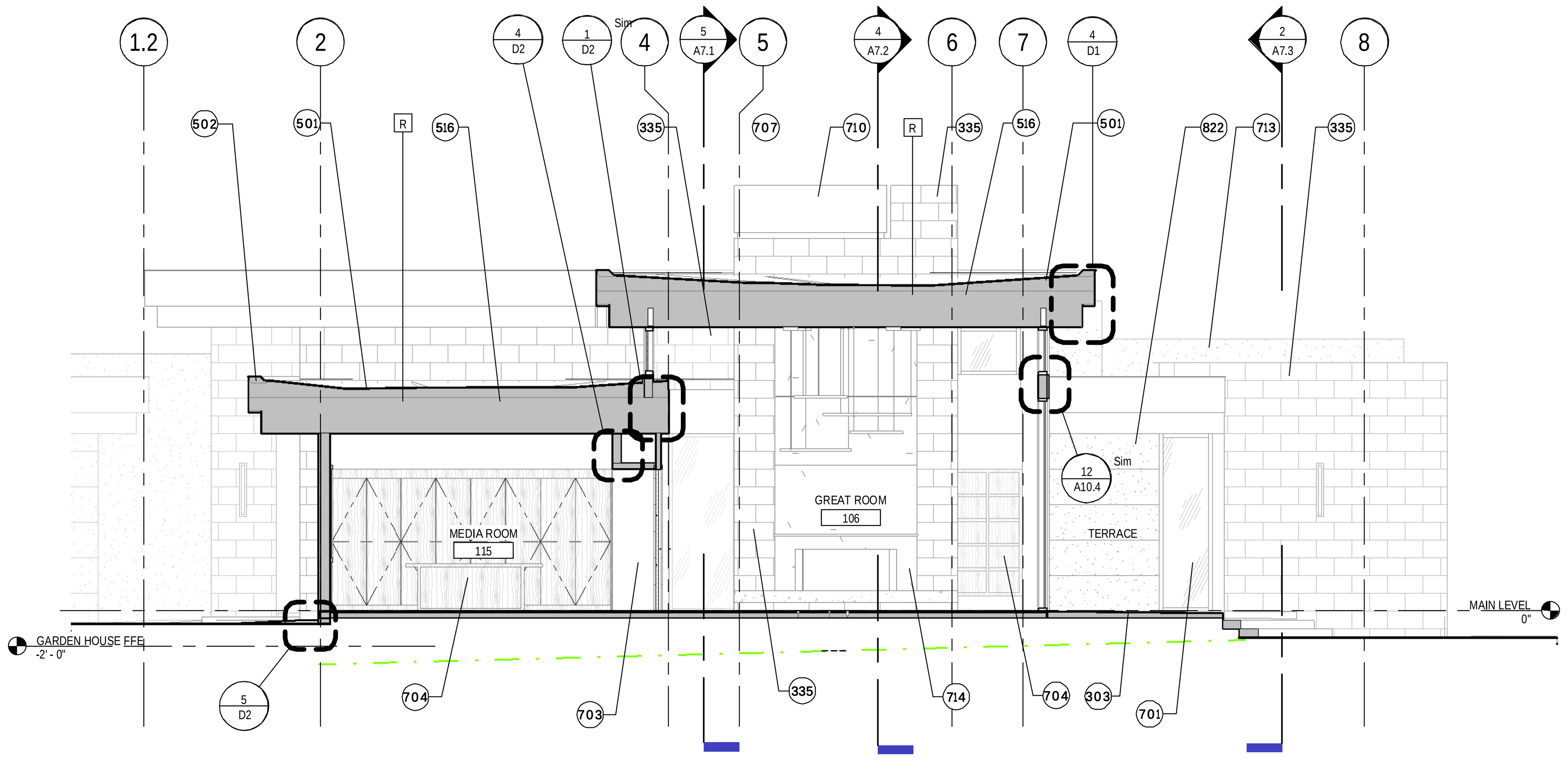
REGISTERED ARCHITECT
CERTIFICATE NO.
38480
MICHAEL D.
WETZEL
Date Signed June 18, 2025
ARIZONA U.S.A.
Expires 12/31/2026

PROJECT PHASE

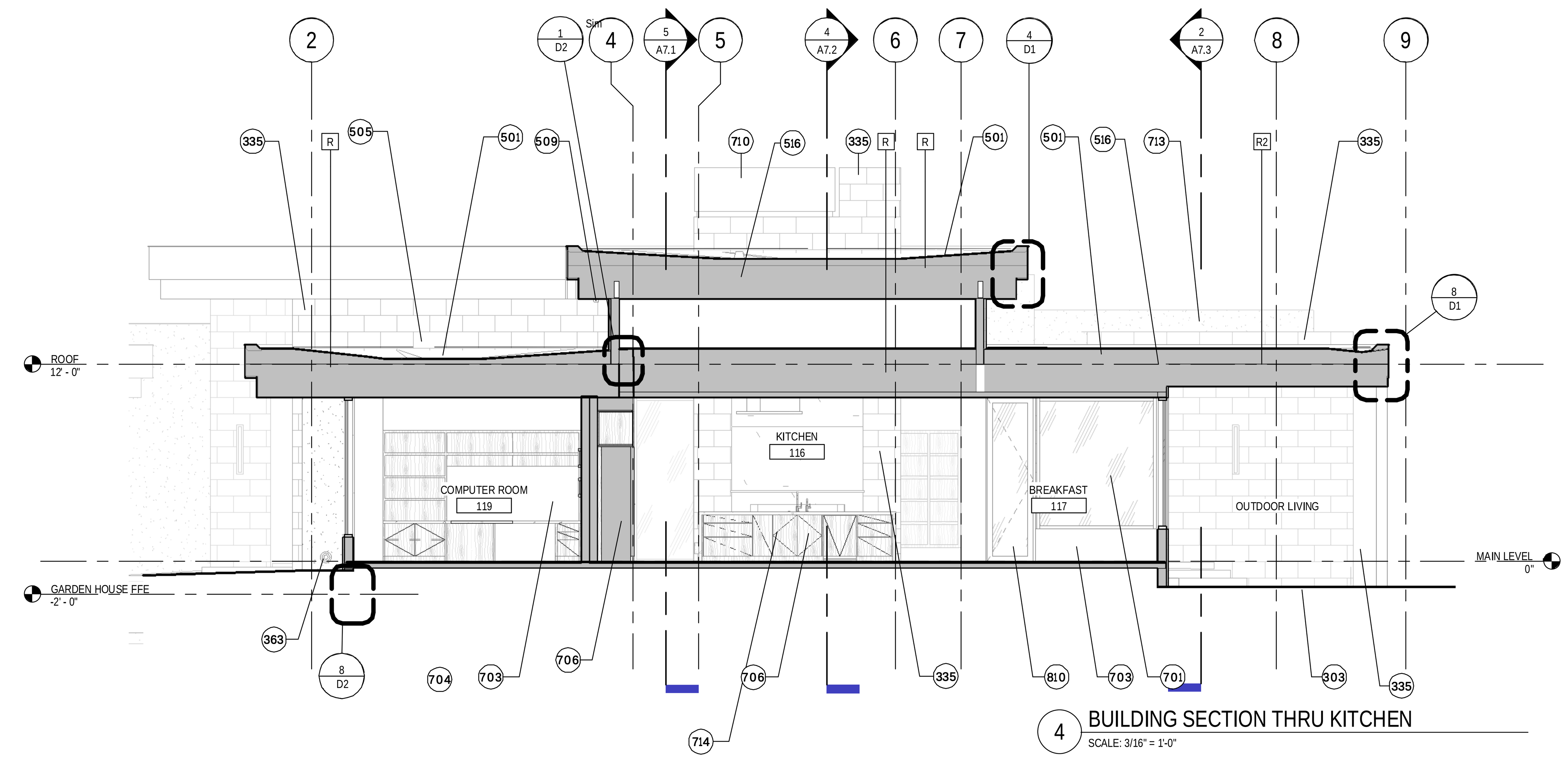
○	CONSTRUCTION DOCUMENTS
●	JURISDICTION REVIEW BUILDING PERMIT - 06.18.2025
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

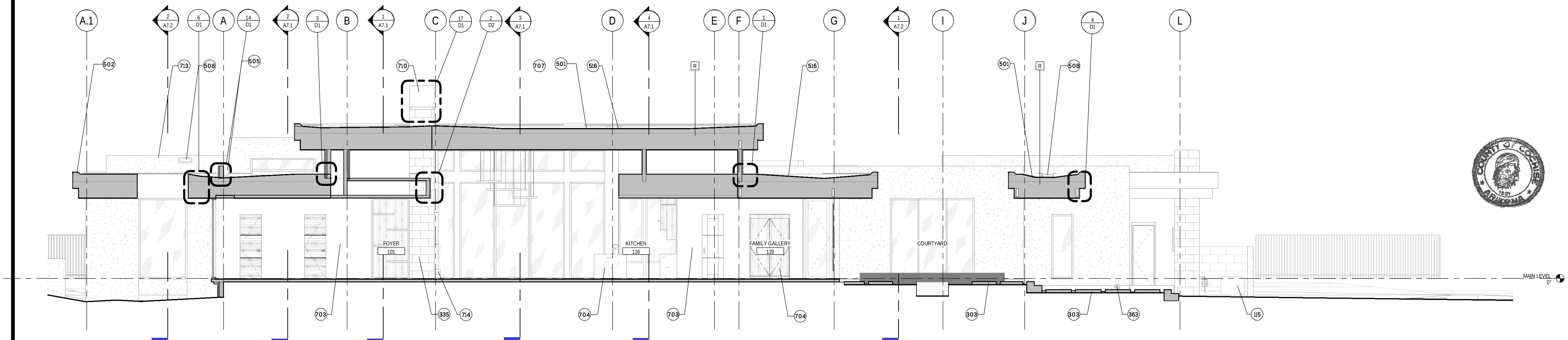
NO.	DESCRIPTION	DATE
A	OWNER CHANGES	07.17.24



3 BUILDING SECTION THRU GREAT ROOM
SCALE: 3/16" = 1'-0"



4 BUILDING SECTION THRU KITCHEN
SCALE: 3/16" = 1'-0"



5 LONGITUDINAL SECTION THRU GREAT ROOM & COURTYARD
SCALE: 3/16" = 1'-0"

SMITH RESIDENCE
PARCEL: 105-21-001M, E LOMA LN.
SIERRA VISTA (COCHISE COUNTY), AZ 85650
BUILDING SECTIONS

DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	3/16" = 1'-0"
JOB NO.	2137
SHEET	A7.1

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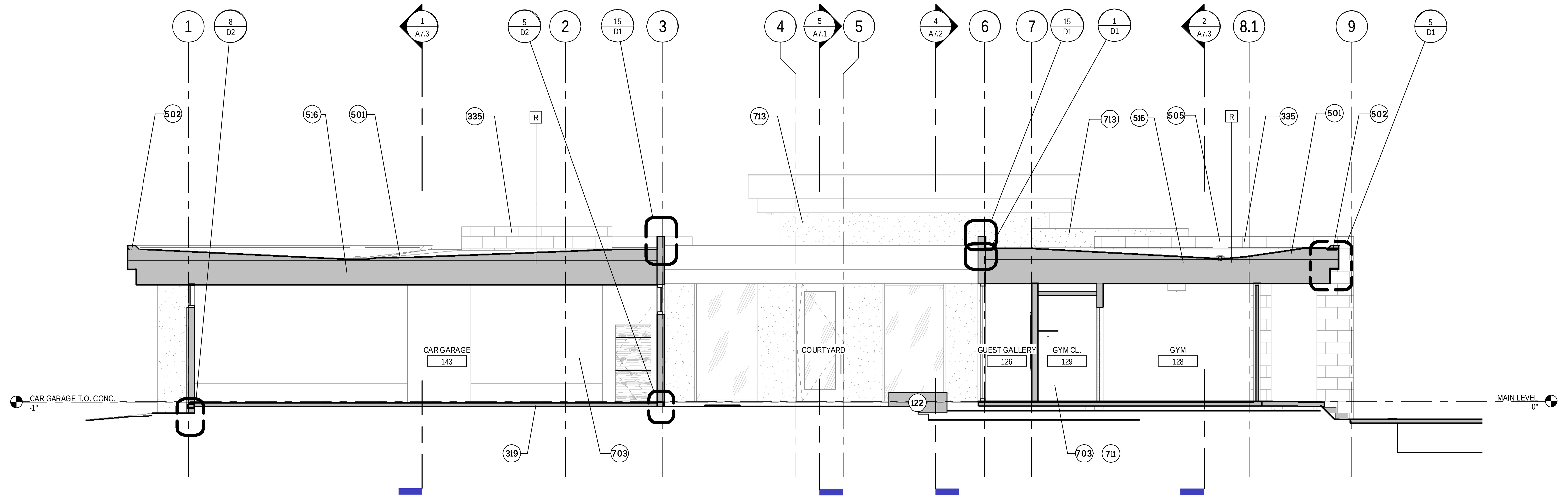
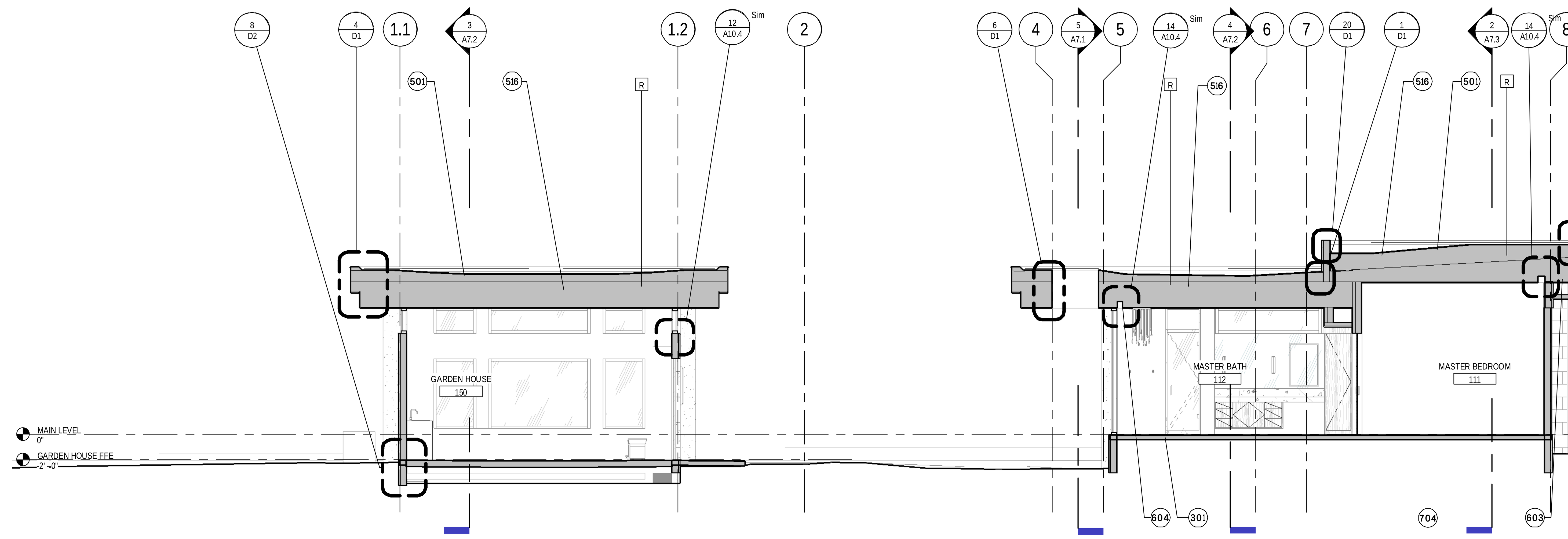
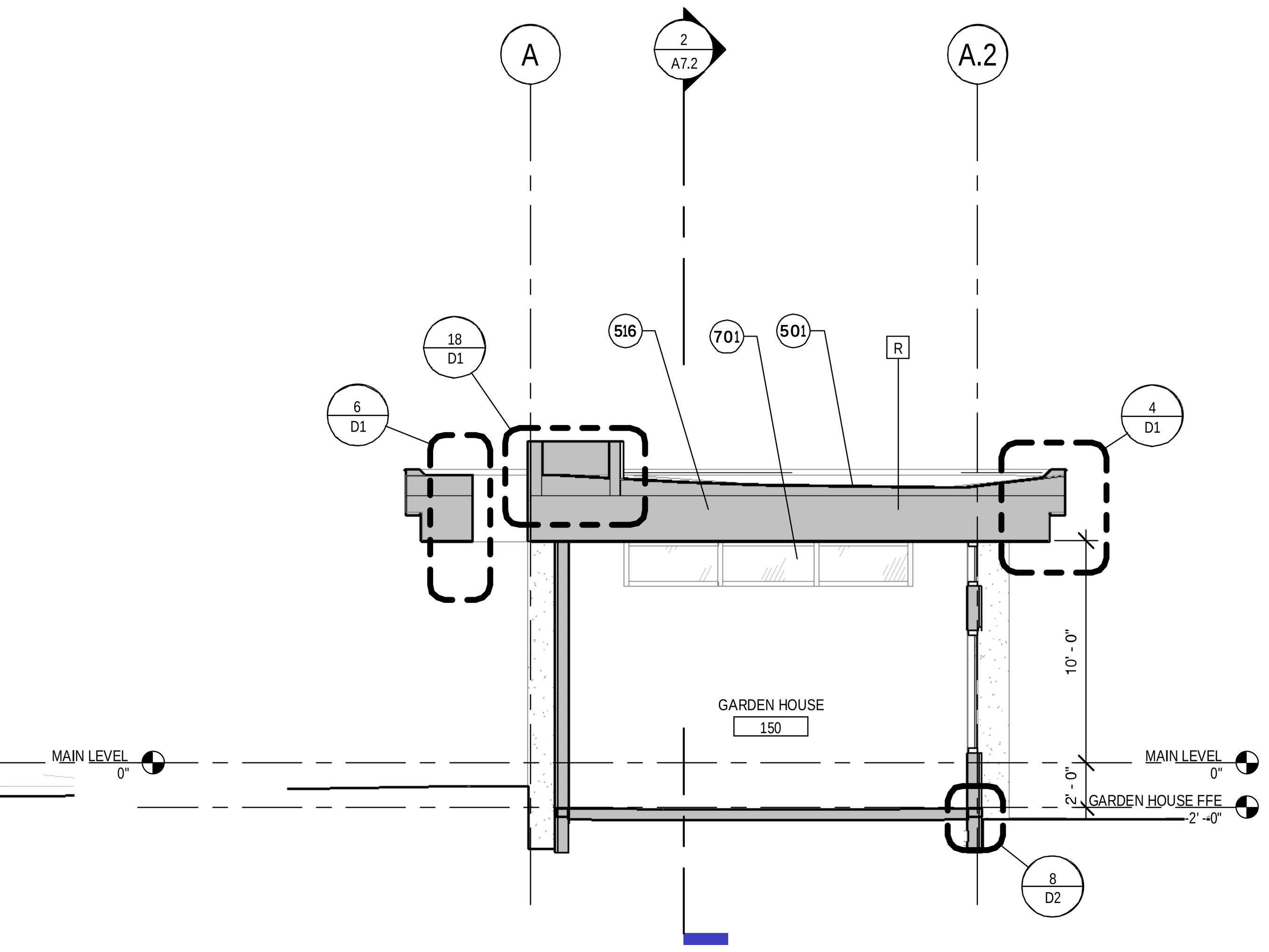


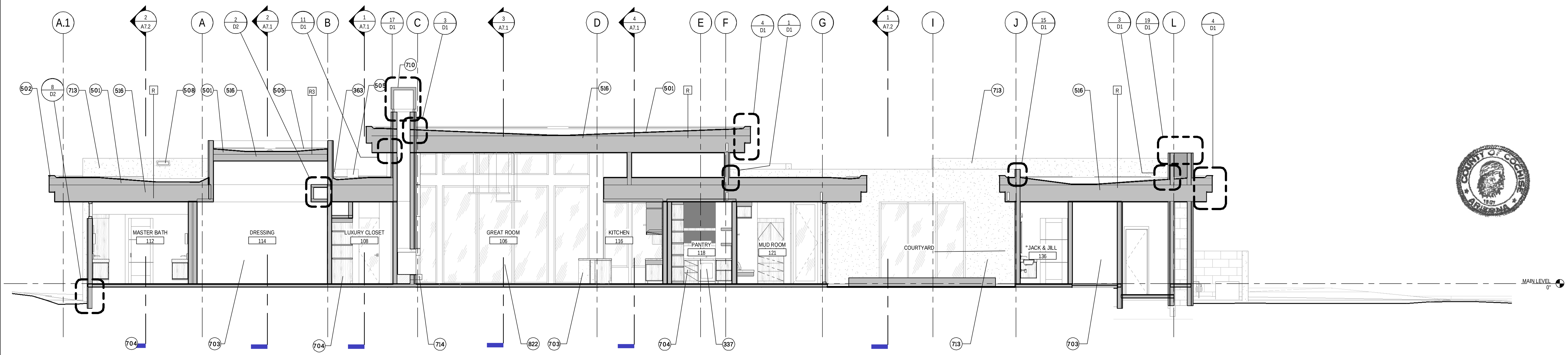
1 SECTION THRU CAR GARAGE & COURTYARD
SCALE: 3/16" = 1'-0"



2 SECTION THRU MASTER BATH & GARDEN HOUSE
SCALE: 3/16" = 1'-0"



3 SECTION THRU GARDEN HOUSE ENTRY
SCALE: 3/16" = 1'-0"



4 LONGITUDINAL SECTION THRU GREAT ROOM & BOAT/RV GARAGE
SCALE: 3/16" = 1'-0"

KEYNOTES

122 WATER FEATURE SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE AND WATER FEATURE DESIGNER PLANS FOR EXACT LOCATION, SIZE, HEIGHT AND FINISH. PROVIDE POWER FOR WATER FEATURE LIGHTING. WATER FEATURE UNDER SEPARATE PERMIT. EQUIPMENT BY OTHERS [BELOW CANTILEVER TERRACE] - UNDER SEPARATE PERMIT.
301 FLOOR FINISH PER INTERIORS
319 EPOXY FLOORING AT GARAGE, SPEC. PER INTERIORS
335 STONE CLAD WALL, CORE STRUCT. PER WALL TYPES
337 APPLIANCE(S) AND FIXTURE(S) SELECTION & LAYOUT PER INTERIORS, CONTRACTOR TO COORDINATE ALL REQUIRED UTILITY LOCATIONS & CLEARANCES
363 DOWNSPOUT FOR OVERFLOW ROOF DRAIN. PIPING EMBEDDED WITHIN CAVITY WALL. SEE ROOF PLANS & PLUMBING PLANS FOR MORE INFO.
501 TORCH DOWN ROOF SYSTEM, MIN. 1/2" : 12" SLOPE.
502 STEPPED METAL FASCIA
505 ROOF & OVERFLOW DRAIN. ROUTE DRAIN PER DASHED LINE. DOWNSPOUT[S] THROUGH ROOF CAVITY TO VERTICAL WALL CAVITY. PRIMARY DRAIN TIES TO SUB-GRADE STORM DRAIN SYSTEM PER CIVIL. SECONDARY OVERFLOW EXITS TO EXTERIOR DEVICE AT GRADE. SEE PLANS/ELEVATIONS FOR OVERFLOW DOWNSPOUT LOCATION.
508 THRU-WALL TRANSFER SCUPPER TO ROOF ADJACENT/BELOW, SEE DETAILS FOR MORE INFORMATION.
516 WOOD ROOF TRUSSES W/ INTEGRAL SLOPE IN TOP CHORD (2)DIRECTIONS (MIN. 1/2" PER FT) W/ WOOD 2x RIPPED CRICKETS IN DIRECTION OPP. OF FRAMING TO RD/OD DRAIN LOCATIONS. SEE ROOF PLAN AND ROOF ASSEMBLY ON A10.1
603 RECESSED ROLLER SHADE: DOUBLE (SHEER AND BLACKOUT). SEE ROLLER SHADE DETAIL. PROVIDE POWER.
604 RECESSED ROLLER SHADE: SINGLE (BLACKOUT ONLY). SEE ROLLER SHADE DETAIL.
701 GLAZING. SEE ELEVATIONS AND WINDOW SCHEDULE
703 GYP. BD. INTERIOR WALL FINISH, PAINTED PER INTERIORS.
704 CASEWORK PER INTERIORS
710 METAL CHIMNEY CAP TO MATCH METAL FASCIA
711 MIRROR IN FITNESS/GYM PER INTERIORS
713 WESTERN 1-COAT STUCCO WALL PER SCHED'L.
714 FIREPLACE, HEARTH AND MANTLE FINISHES PER INTERIORS
822 STUCCO FINISH WALL WITH HORIZONTAL REVEALS EVERY 2'-0" O.C.. WHERE OCCURS BELOW WINDOW SILLS, THE HIGHEST HORIZONTAL REVEAL TO BE 2'-0" WINDOW SILL, AS SHOWN ON ELEVATIONS.

NOTE: CEILING AND DROP SOFFIT HEIGHTS ARE SHOWN ON CEILING PLAN

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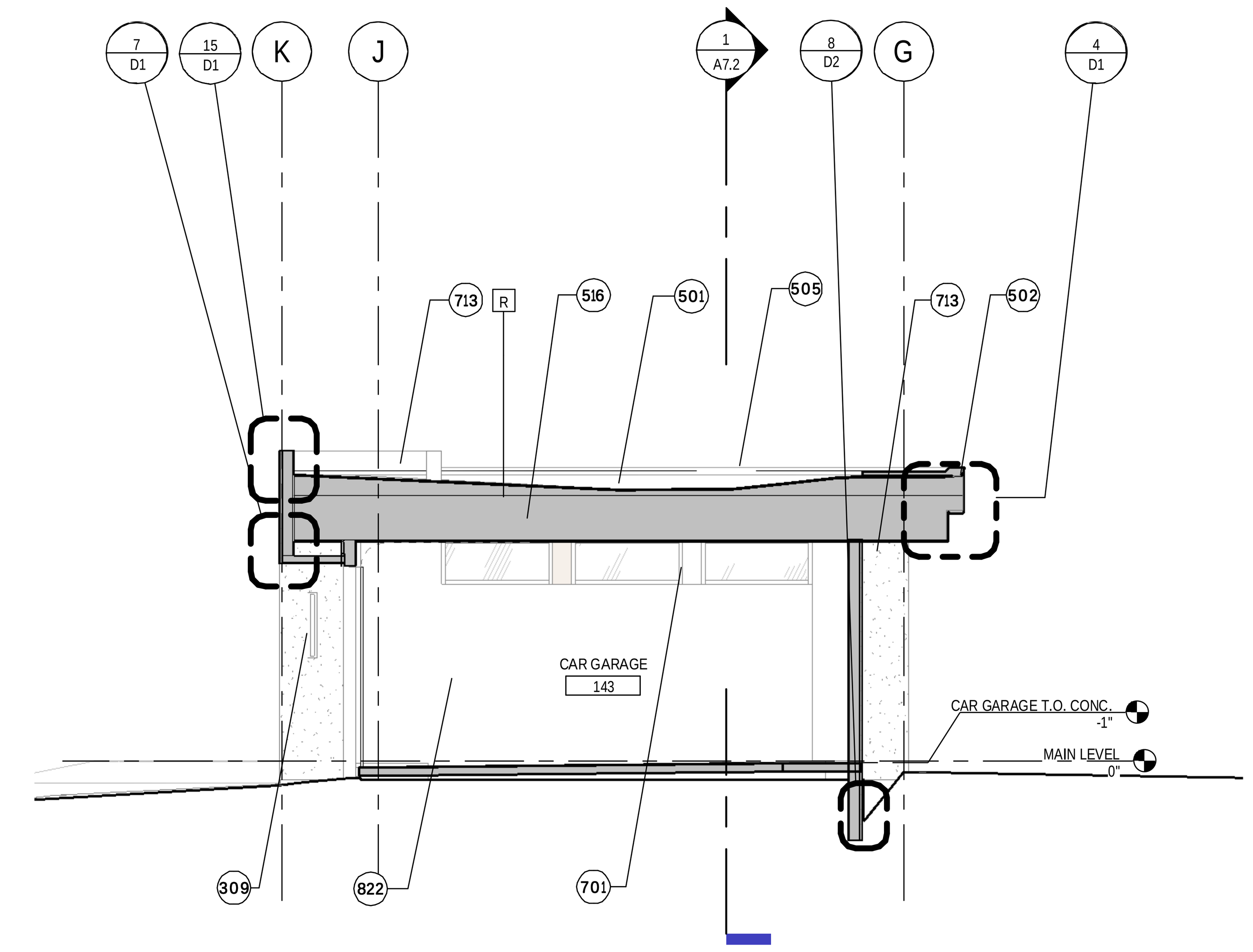
REVISIONS

NO.	DESCRIPTION	DATE
B	V.E. / OWNER CHANGES	04.18.25

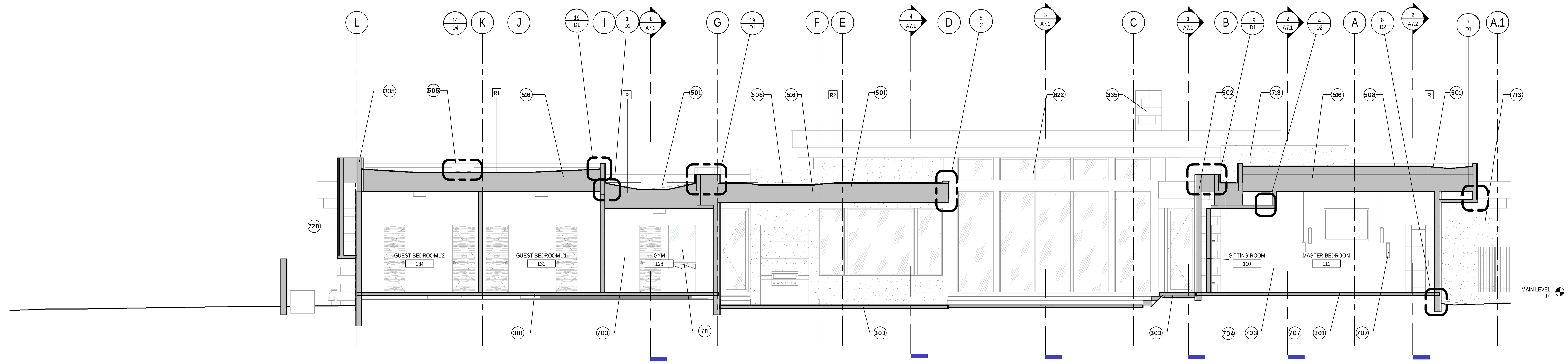
SMITH RESIDENCE
PARCEL: 105-21-001M, E LOMA LN.
SIERRA VISTA (COCHISE COUNTY), AZ 85650
BUILDING SECTIONS

DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	3/16" = 1'-0"
JOB NO.	2137
SHEET	A7.2

6/18/2025 4:21:02 PM



1 BUILDING SECTION THRU CAR GARAGE
SCALE: 3/16" = 1'-0"



2 LONGITUDINAL SECTION THRU GUEST BEDROOMS & MASTER BEDROOM
SCALE: 3/16" = 1'-0"

KEYNOTES

301	FLOOR FINISH PER INTERIORS
303	EXTERIOR FLOOR FINISH PER INTERIORS, OVER CONCRETE SLAB
309	WALL SCONCE LOCATION. MOUNT HEIGHT SUCH THAT B.O. SCONCE IS 5'6" ABOVE ADJACENT F.F.E. SCONCE SPEC PER INTERIORS. ALL PERMENTLY USED LAMPS SHALL BE FULLY SHIELDED UNLESS UNDER A ROOF OR PORCH OVERHANG AND THE LEVEL OF LIGHT TRESPASS DOES NOT EXCEED A FIELD-VERIFIED, LIGHT METER READING OF 0.2 FC AT THE PROPERTY LINE OF A RESIDENTIAL SITE OR 0.5 FC AT THE PROPERTY LINE OF A NON-RESIDENTIAL SITE. FULLY SHIELDED FIXTURES ARE FIXTURES COMPLETELY COVERED ON TOP AND SIDES.
335	STONE CLAD WALL, CORE STRUCT. PER WALL TYPES
501	TORCH DOWN ROOF SYSTEM, MIN. 1/2" : 12" SLOPE.
502	STEPPED METAL FASCIA
505	ROOF & OVERFLOW DRAIN. ROUTE DRAIN PER DASHED LINE. DOWNSPOUT[S] THROUGH ROOF CAVITY TO VERTICAL WALL CAVITY. PRIMARY DRAIN TIES TO SUB-GRADE STORM DRAIN SYSTEM PER CIVIL. SECONDARY OVERFLOW EXITS TO EXTERIOR DEVICE AT GRADE. SEE PLANS/ELEVATIONS FOR OVERFLOW DOWNSPOUT LOCATION.
508	THRU-WALL TRANSFER SCUPPER TO ROOF ADJACENT/BELOW, SEE DETAILS FOR MORE INFORMATION.
516	WOOD ROOF TRUSSES W/ INTEGRAL SLOPE IN TOP CHORD (2)DIRECTIONS (MIN. 1/2" PER FT) W/ WOOD 2x RIPPED CRICKETS IN DIRECTION OPP. OF FRAMING TO RD/OD DRAIN LOCATIONS. SEE ROOF PLAN AND ROOF ASSEMBLY ON A10.1
701	GLAZING. SEE ELEVATIONS AND WINDOW SCHEDULE
703	GYP. BD. INTERIOR WALL FINISH, PAINTED PER INTERIORS.
704	CASEWORK PER INTERIORS
707	LIGHTING FIXTURE PER INTERIORS
711	MIRROR IN FITNESS/GYM PER INTERIORS
713	WESTERN 1-COAT STUCCO WALL PER SCHED'L.
720	TYPE "X" GYP. WALL BOARD AT GARAGE SEPARATION, FINISH PER I.D.
822	STUCCO FINISH WALL WITH HORIZONTAL REVEALS EVERY 2'-0" O.C.. WHERE OCCURS BELOW WINDOW SILLS, THE HIGHEST HORIZONTAL REVEAL TO BE 2'-0" WINDOW SILL, AS SHOWN ON ELEVATIONS.

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REGISTERED ARCHITECT
CERTIFICATE NO. 38480
MICHAEL D. WETZEL
Date Signed June 18, 2025
ARIZONA, U.S.A.

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REVISIONS

NO.	DESCRIPTION	DATE
B	V.E. / OWNER CHANGES	04.18.25

SMITH RESIDENCE
PARCEL: 105-21-001M, E LOMA LN, SIERRA VISTA (COCHISE COUNTY), AZ 85650
BUILDING SECTIONS

DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	3/16" = 1'-0"
JOB NO.	2137
SHEET	A7.3

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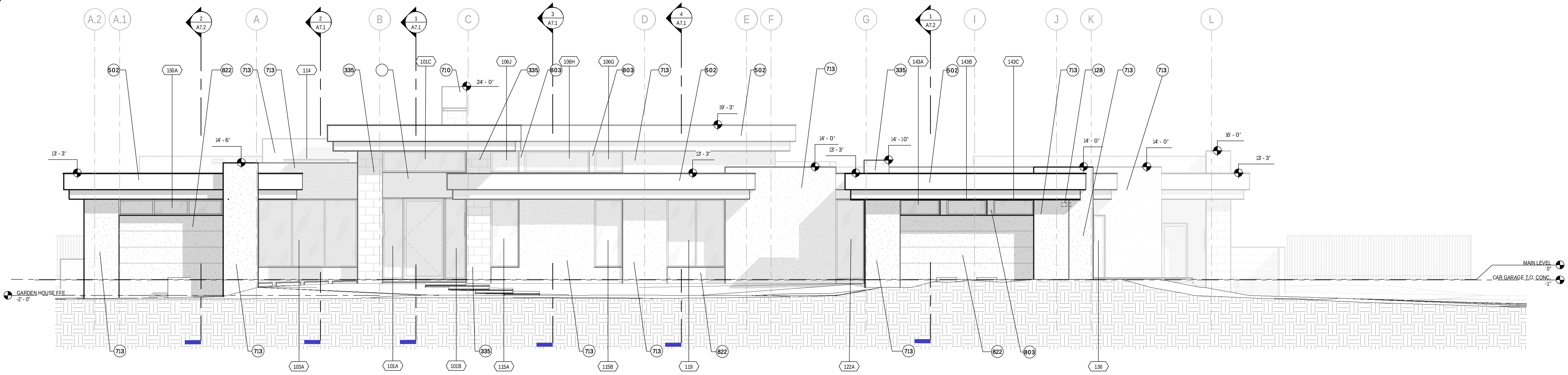
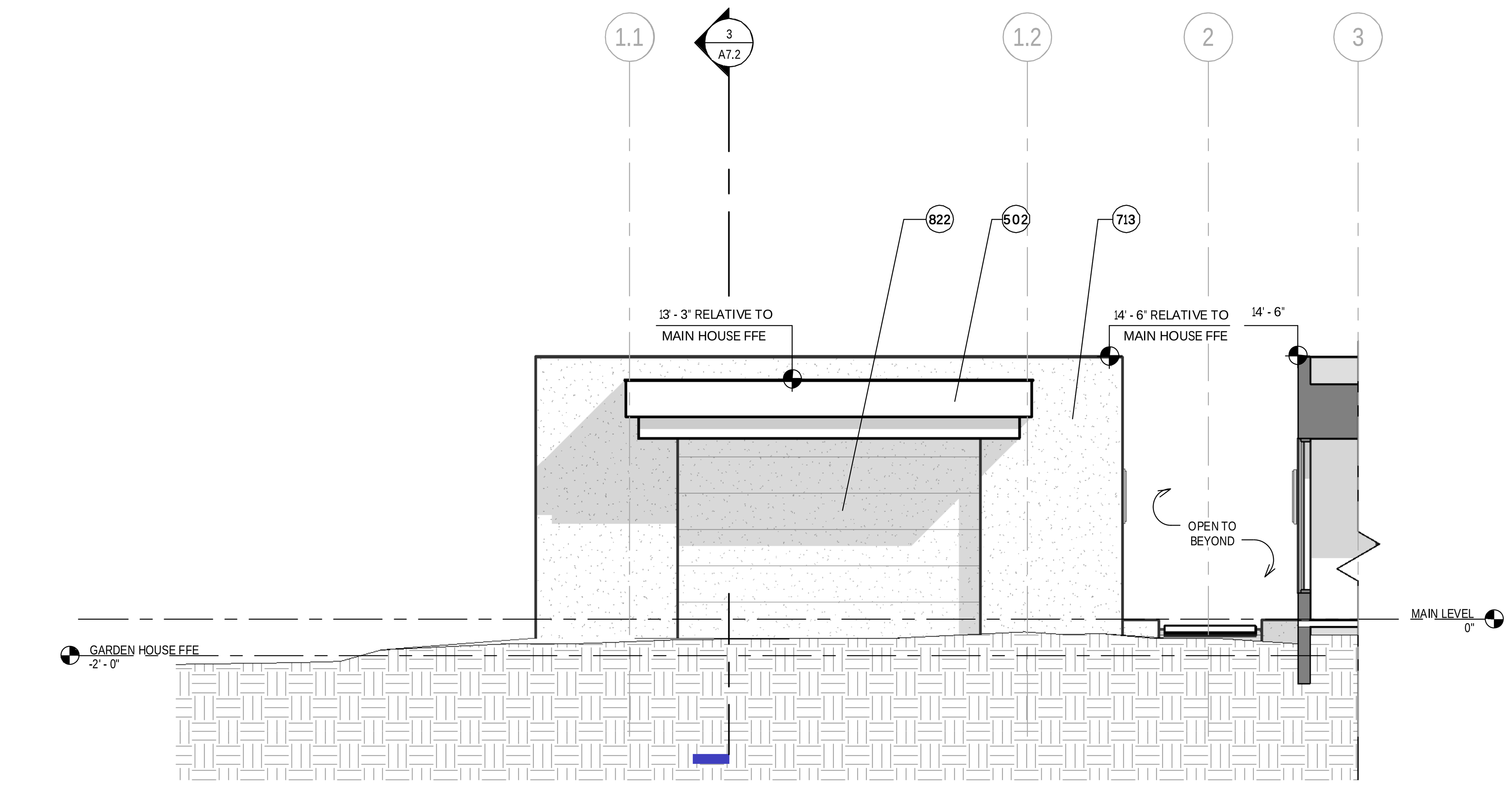
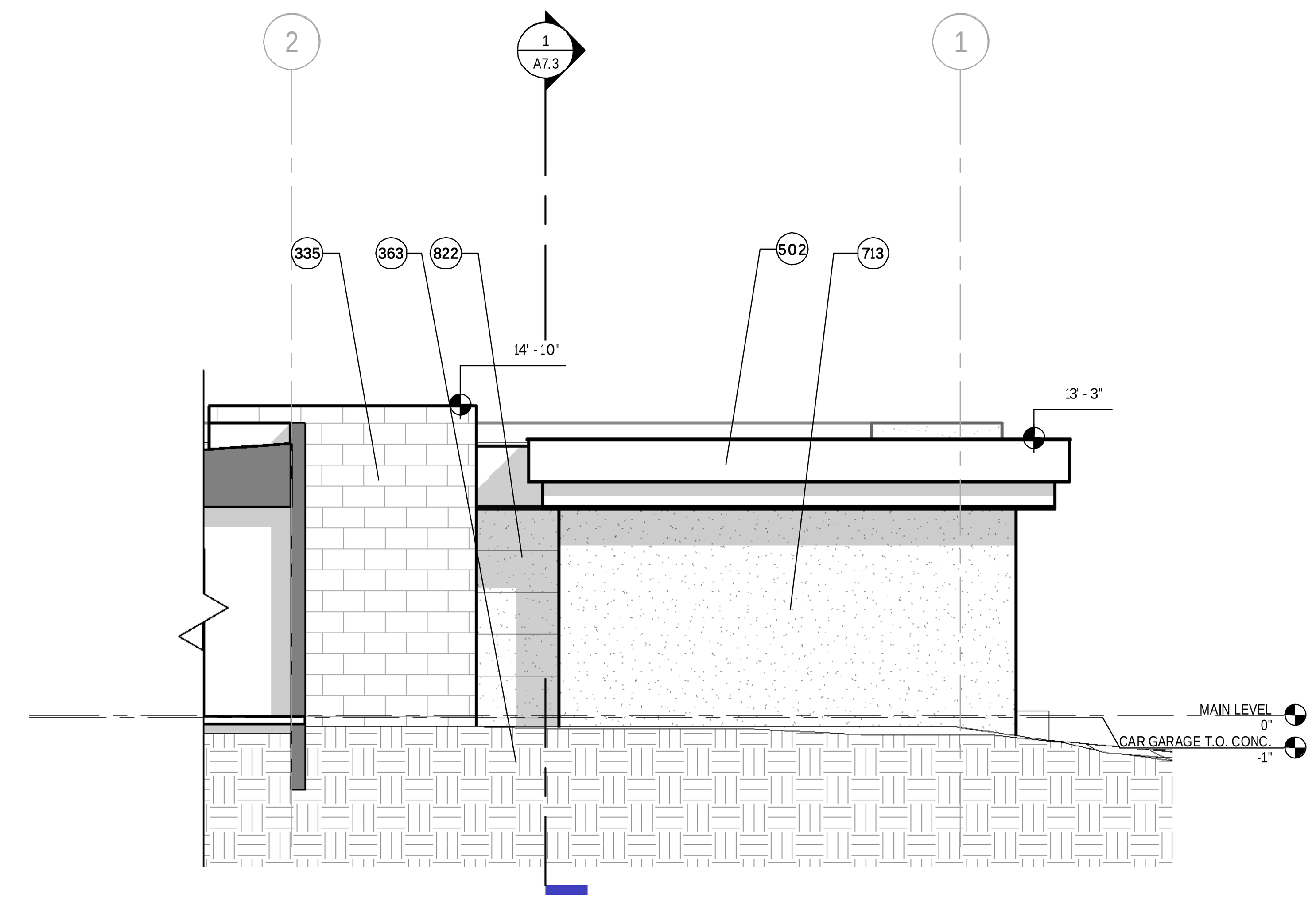


1 NORTH ELEVATION - OVERALL
SCALE: 3/16" = 1'-0"



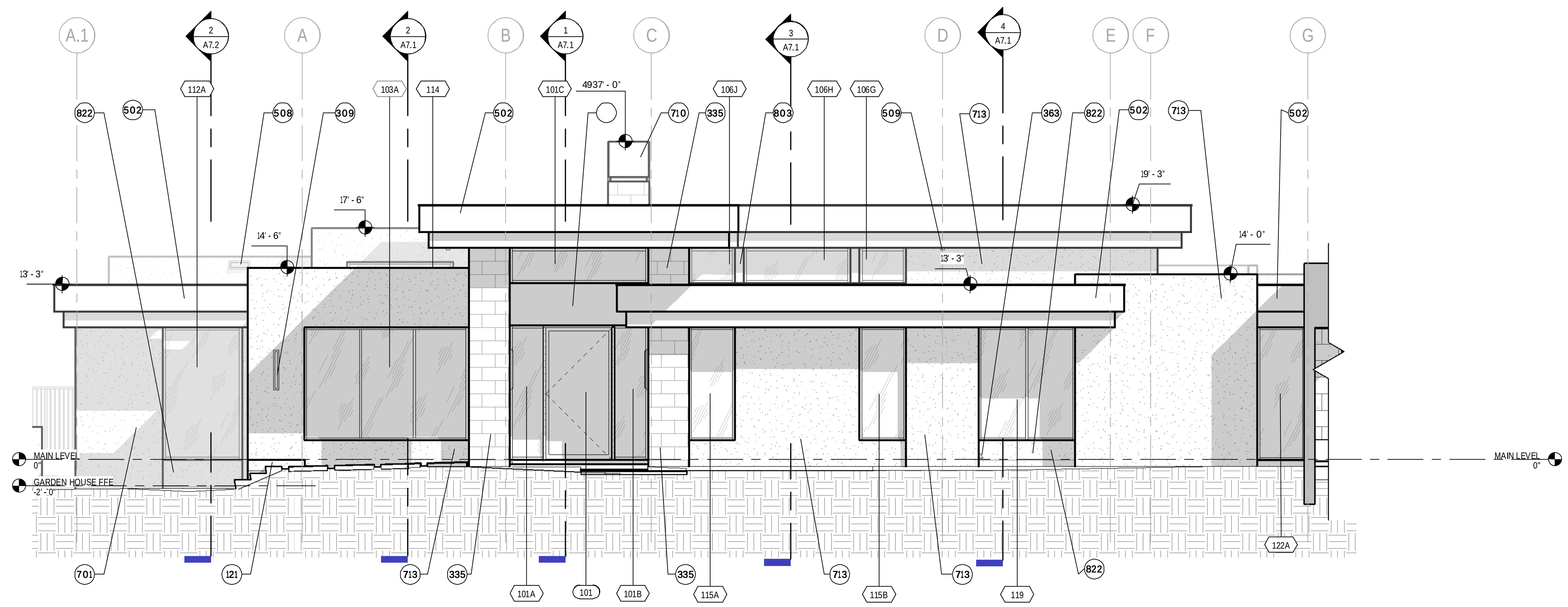
3 GARDEN HOUSE WEST ELEVATION
SCALE: 3/16" = 1'-0"



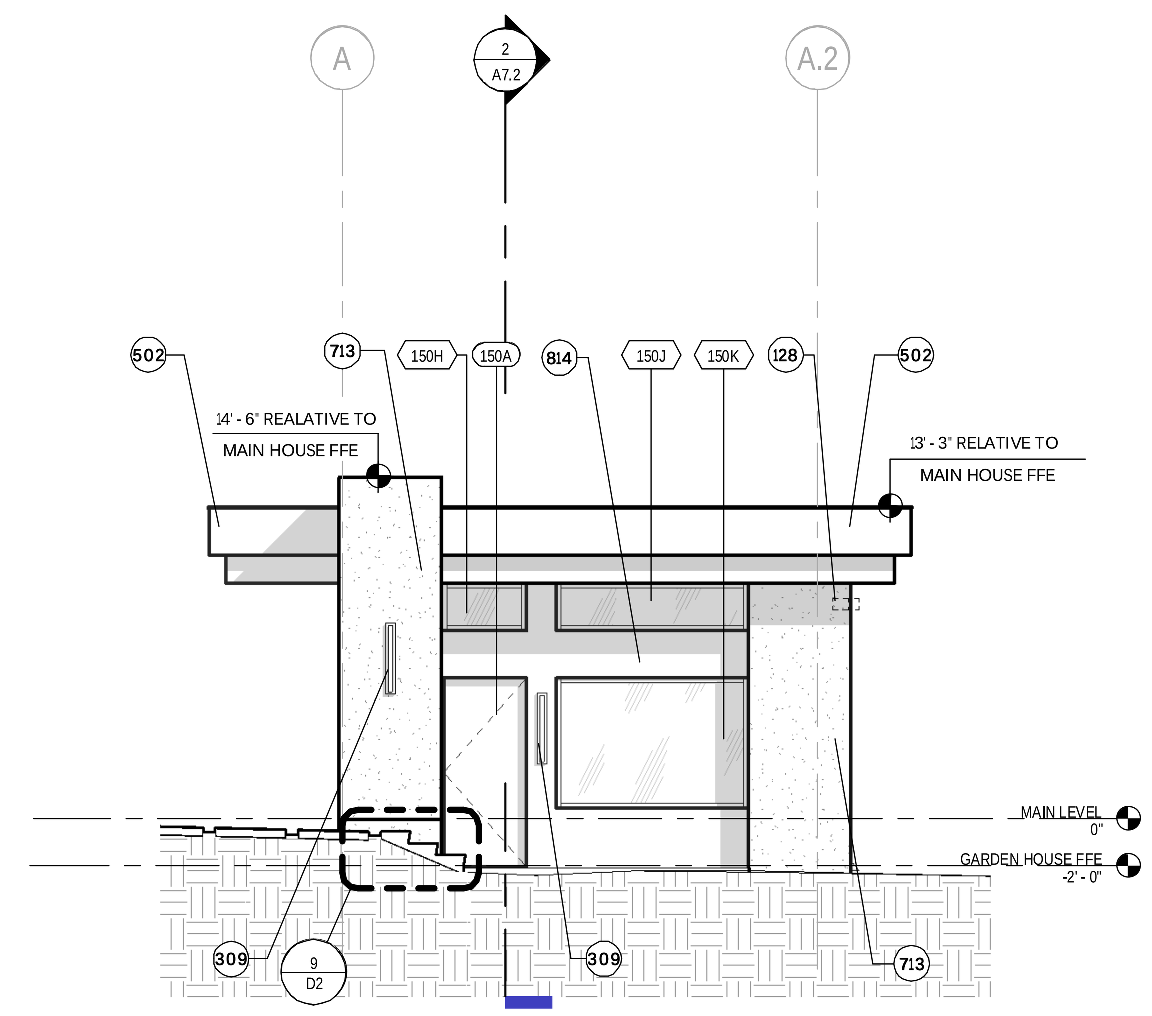
2 CAR GARAGE EAST ELEVATION
SCALE: 3/16" = 1'-0"

KEYNOTES

121 STUCCO SITE WALL. CMU W/ VENEER PER WALL TYPES.
128 PROVIDE JBOX FOR SEASONAL LIGHTING
309 WALL SCONCE LOCATION. MOUNT HEIGHT SUCH THAT B.O. SCONCE IS 5'6" ABOVE ADJACENT F.F.E. SCONCE SPEC PER INTERIORS. ALL PERMENTLY USED LAMPS SHALL BE FULLY SHIELDED UNLESS UNDER A ROOF OR PORCH
OVERHANG AND THE LEVEL OF LIGHT TRESPASS DOES NOT EXCEED A FIELD-VERIFIED, LIGHT
METER READING OF 0.2 FC AT THE PROPERTY LINE OF A RESIDENTIAL SITE OR 0.5 FC AT THE
PROPERTY LINE OF A NON-RESIDENTIAL SITE.
FULLY SHIELDED FIXTURES ARE FIXTURES COMPLETELY COVERED ON TOP AND SIDES.
335 STONE CLAD WALL, CORE STRUCT. PER WALL TYPES
363 DOWNSPOUT FOR OVERFLOW ROOF DRAIN. PIPING EMBEDDED WITHIN CAVITY WALL. SEE ROOF PLANS & PLUMBING PLANS FOR MORE INFO.
502 STEPPED METAL FASCIA
508 THRU-WALL TRANSFER SCUPPER TO ROOF ADJACENT/BELOW, SEE DETAILS FOR MORE INFORMATION.
509 THRU-ROOF DROP SCUPPER TO ROOF BELOW, SEE DETAILS FOR MORE INFORMATION.
701 GLAZING. SEE ELEVATIONS AND WINDOW SCHEDULE
710 METAL CHIMNEY CAP TO MATCH METAL FASCIA
713 WESTERN 1-COAT STUCCO WALL PER SCHED'L.
803 BREAK METAL CLAD LINTELS AND POSTS. METAL TO MATCH METAL FASCIA
814 EXTRA-SMOOTH FINISH STUCCO COLOR-MATCHED TO DARK METAL WINDOW FRAME COLOR, IN LIEU OF BREAK METAL OR FIBERCEMENT BOARD (V.E.REVISION)
822 STUCCO FINISH WALL WITH HORIZONTAL REVEALS EVERY 2'-0" O.C.. WHERE OCCURS BELOW WINDOW SILLS, THE HIGHEST HORIZONTAL REVEAL TO BE 2'-0" WINDOW SILL, AS SHOWN ON ELEVATIONS.



5 NORTH ELEVATION - GUEST COURTYARD
SCALE: 3/16" = 1'-0"



4 GARDEN HOUSE SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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NO.	DESCRIPTION	DATE
A	OWNER CHANGES	07.17.24
B	V.E. / OWNER CHANGES	04.18.25

SMITH RESIDENCE

PARCEL: 105-21-001M, E LOMA LN.
SIERRA VISTA (COCHISE COUNTY), AZ 85650

EXTERIOR ELEVATIONS

DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	3/16" = 1'-0"
JOB NO.	2137
SHEET	A8.1

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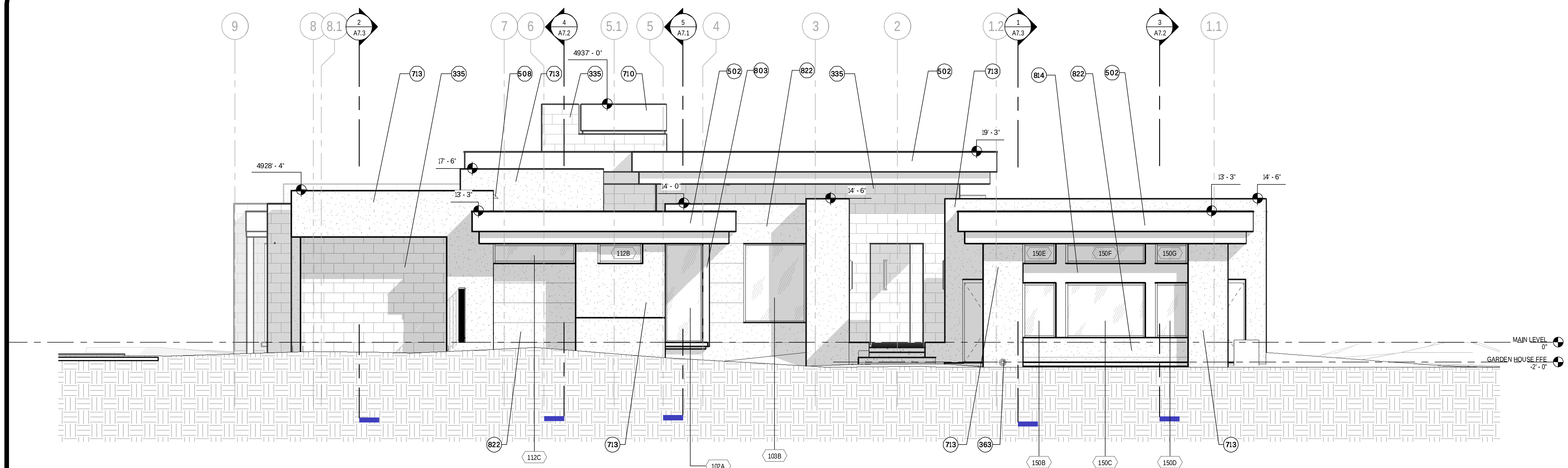
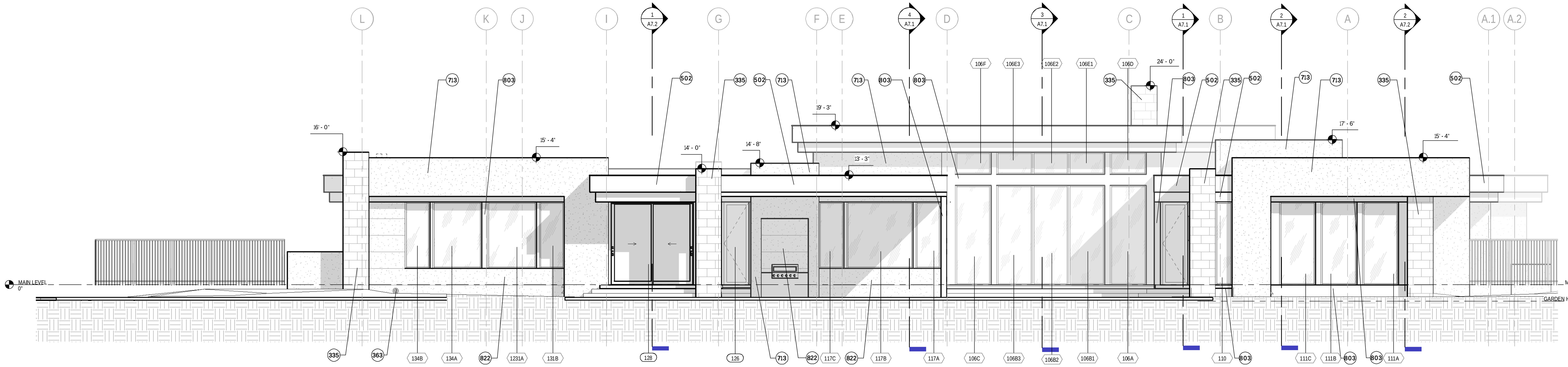


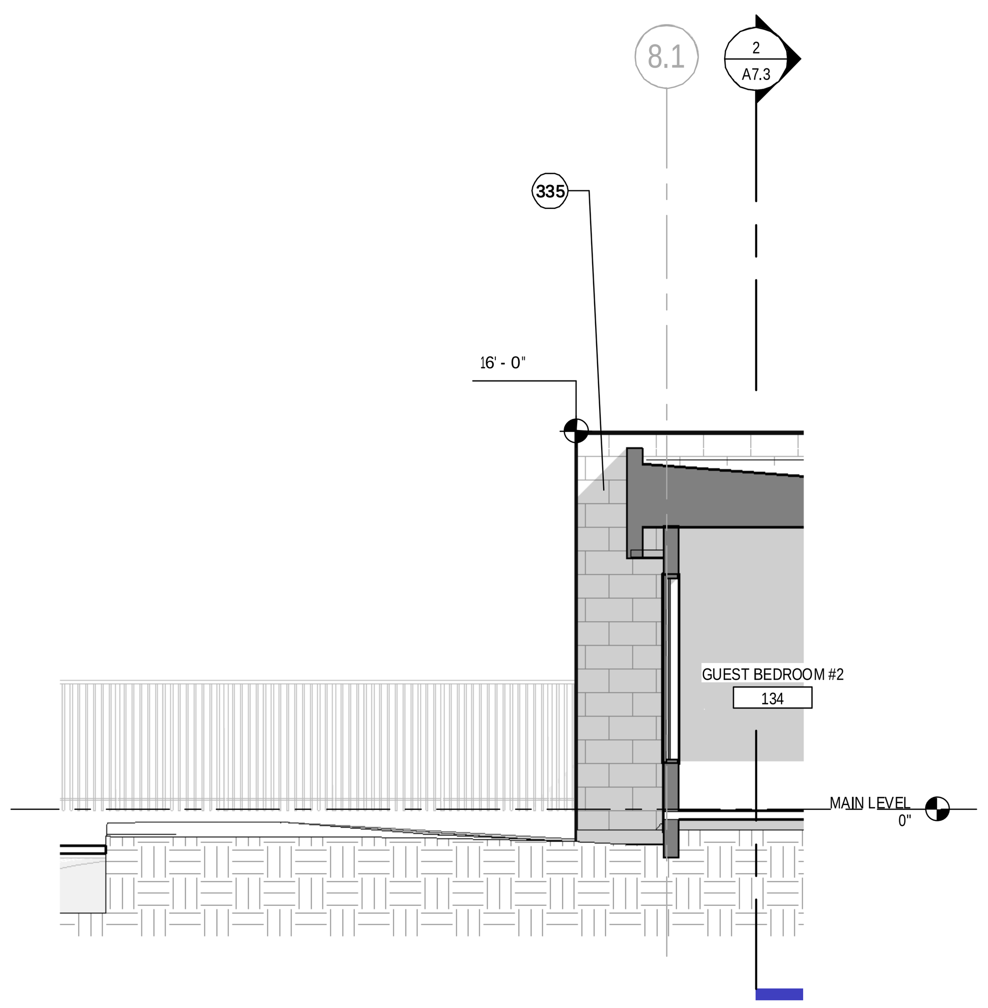
1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

KEYNOTES

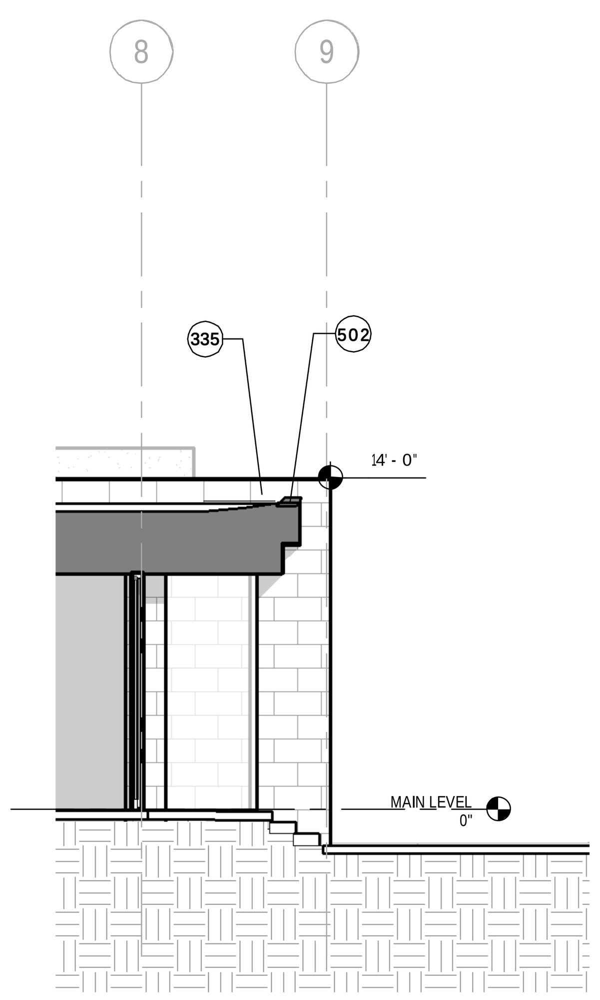
309	WALL SCONCE LOCATION. MOUNT HEIGHT SUCH THAT B.O. SCONCE IS 5'6" ABOVE ADJACENT F.F.E. SCONCE SPEC PER INTERIORS. ALL PERMENTLY USED LAMPS SHALL BE FULLY SHIELDED UNLESS UNDER A ROOF OR PORCH OVERHANG AND THE LEVEL OF LIGHT TRESPASS DOES NOT EXCEED A FIELD-VERIFIED, LIGHT METER READING OF 0.2 FC AT THE PROPERTY LINE OF A RESIDENTIAL SITE OR 0.5 FC AT THE PROPERTY LINE OF A NON-RESIDENTIAL SITE. FULLY SHIELDED FIXTURES ARE FIXTURES COMPLETELY COVERED ON TOP AND SIDES.
335	STONE CLAD WALL, CORE STRUCT. PER WALL TYPES
363	DOWNSPOUT FOR OVERFLOW ROOF DRAIN. PIPING EMBEDDED WITHIN CAVITY WALL. SEE ROOF PLANS & PLUMBING PLANS FOR MORE INFO.
501	TORCH DOWN ROOF SYSTEM, MIN. 1/2" : 12" SLOPE.
502	STEPPED METAL FASCIA
508	THRU-WALL TRANSFER SCUPPER TO ROOF ADJACENT/BELOW, SEE DETAILS FOR MORE INFORMATION.
710	METAL CHIMNEY CAP TO MATCH METAL FASCIA
713	WESTERN 1-COAT STUCCO WALL PER SCHED'L.
721	METAL WRAPPED COLUMN PER STRUCTURAL.
803	BREAK METAL CLAD LINTELS AND POSTS. METAL TO MATCH METAL FASCIA
814	EXTRA-SMOOTH FINISH STUCCO COLOR-MATCHED TO DARK METAL WINDOW FRAME COLOR, IN LIEU OF BREAK METAL OR FIBERCEMENT BOARD (V.E.REVISION)
822	STUCCO FINISH WALL WITH HORIZONTAL REVEALS EVERY 2'-0" O.C.. WHERE OCCURS BELOW WINDOW SILLS, THE HIGHEST HORIZONTAL REVEAL TO BE 2'-0" WINDOW SILL, AS SHOWN ON ELEVATIONS.



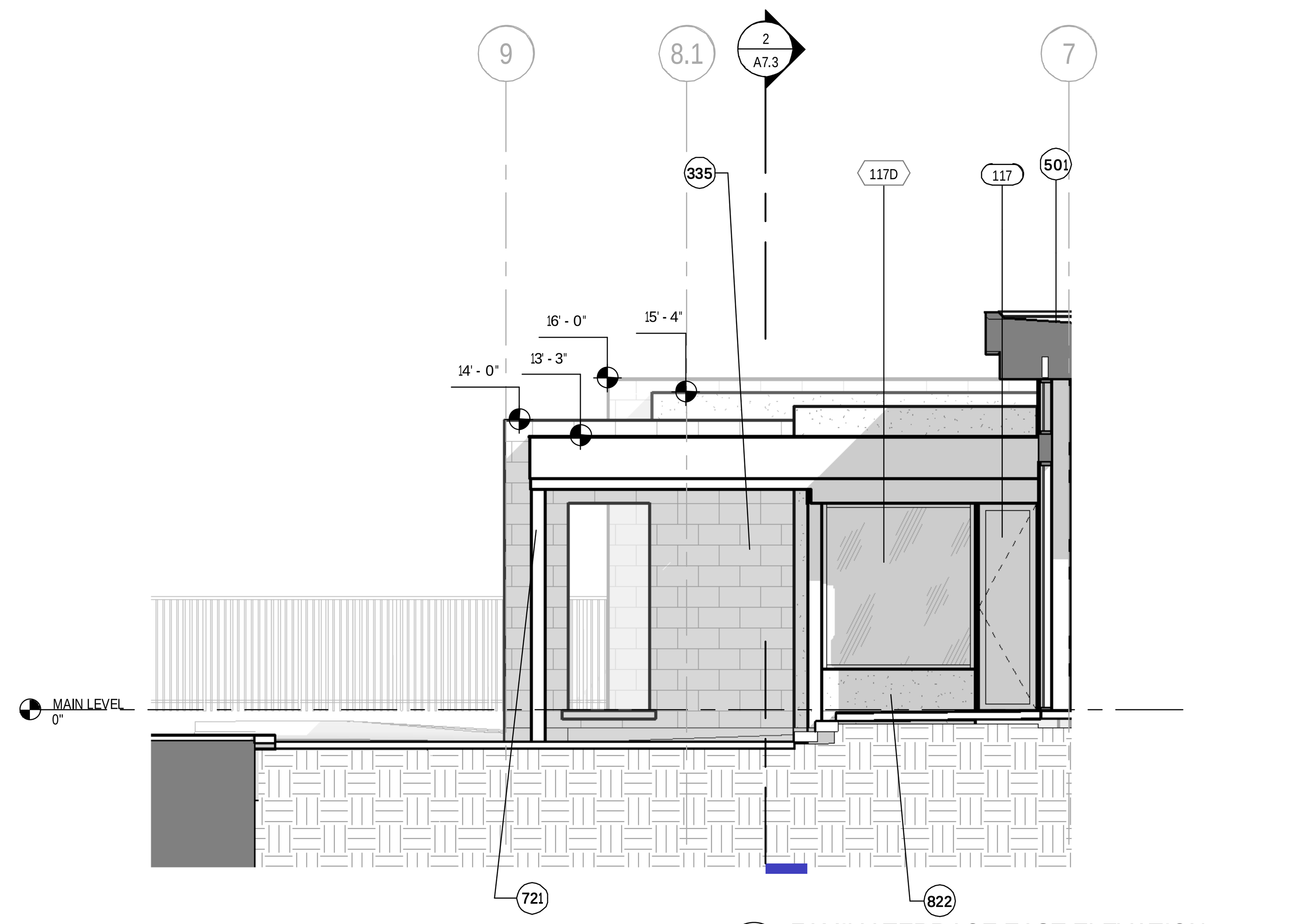
2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



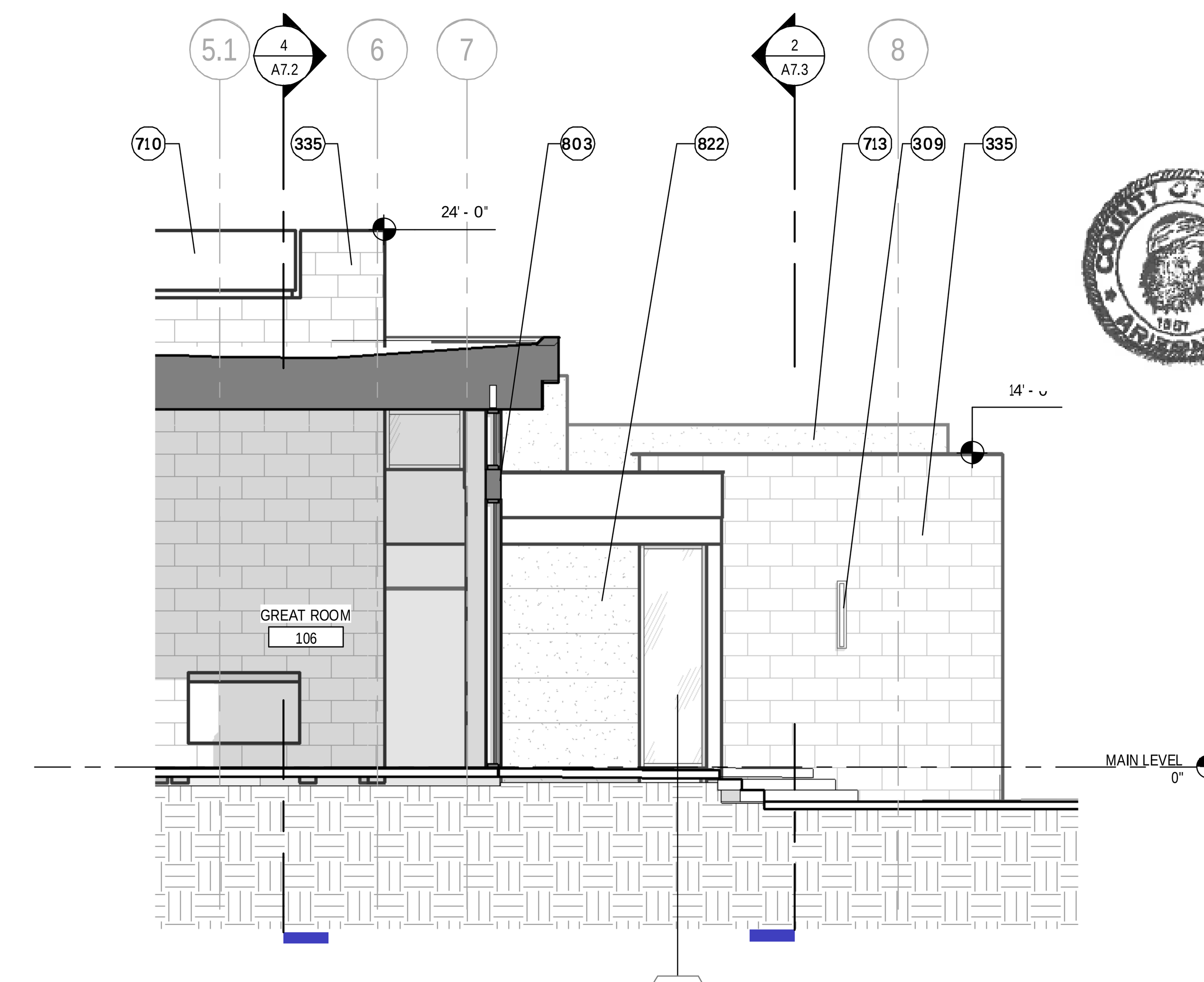
6 EAST ELEVATION OF WEST GUEST WING WALL
SCALE: 3/16" = 1'-0"



5 GYM TERRACE WEST ELEVATION
SCALE: 3/16" = 1'-0"



4 FAMILY TERRACE EAST ELEVATION
SCALE: 3/16" = 1'-0"



3 FAMILY TERRACE WEST ELEVATION
SCALE: 3/16" = 1'-0"

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B	V.E. / OWNER CHANGES	04.18.25

SMITH RESIDENCE

PARCEL: 105-21-001M, E LOMA LN, SIERRA VISTA (COCHISE COUNTY), AZ 85650

EXTERIOR ELEVATIONS

DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	3/16" = 1'-0"
JOB NO.	2137
SHEET	A8.2

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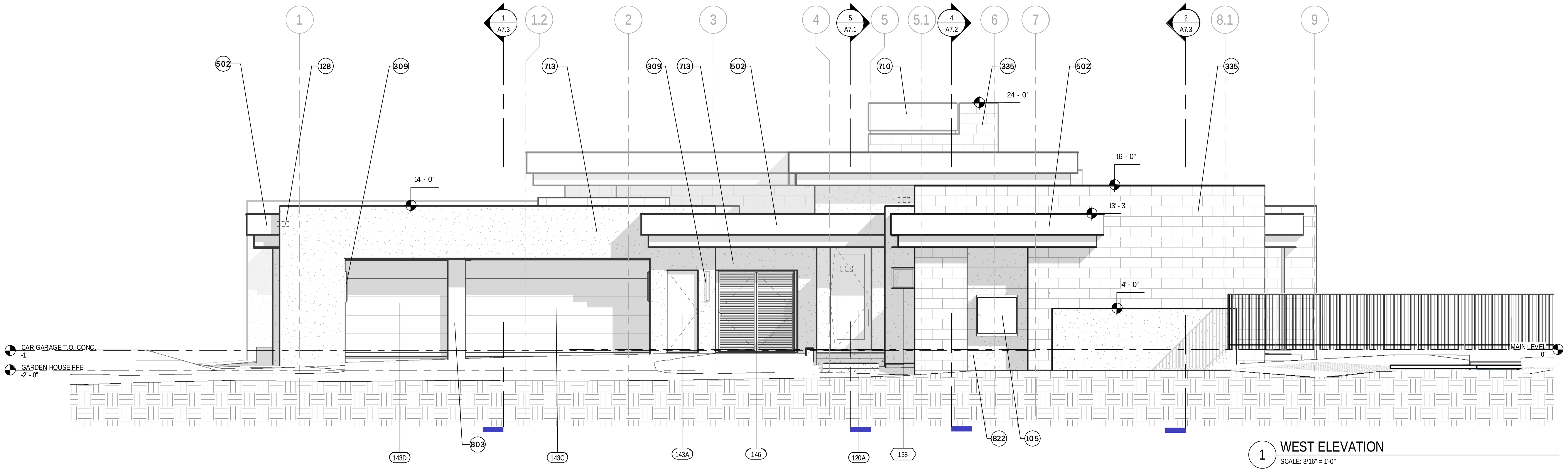
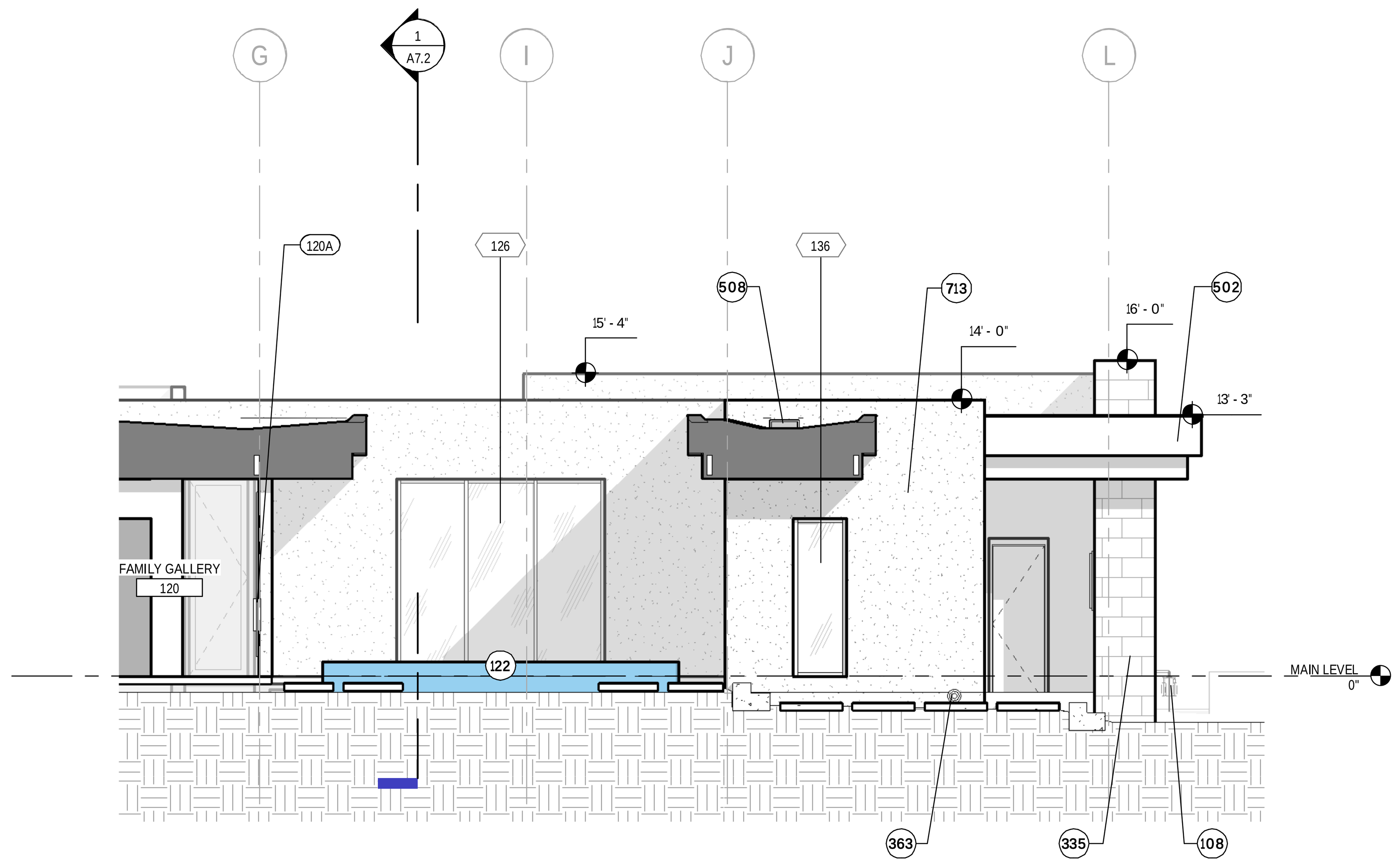


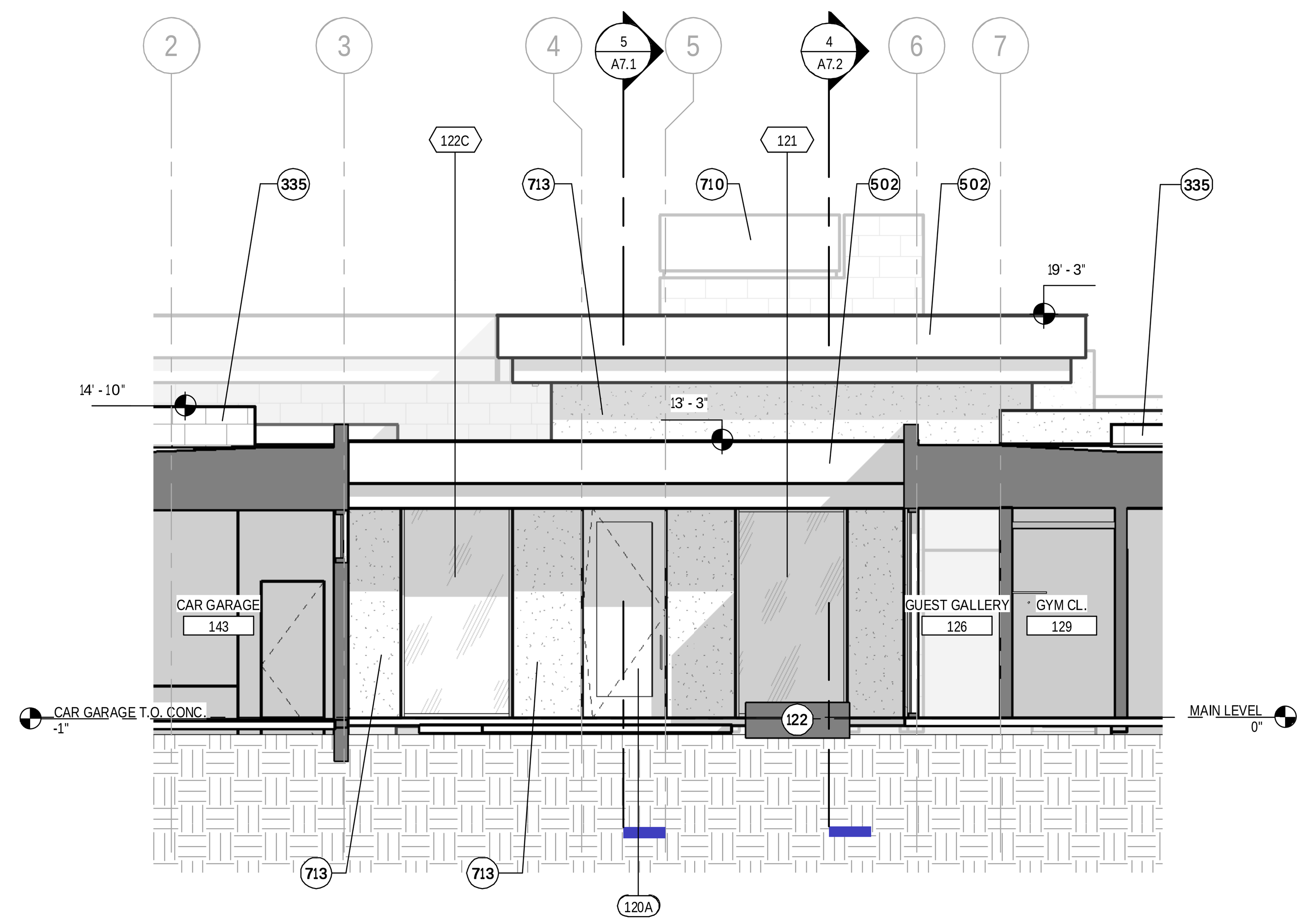
1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

KEYNOTES

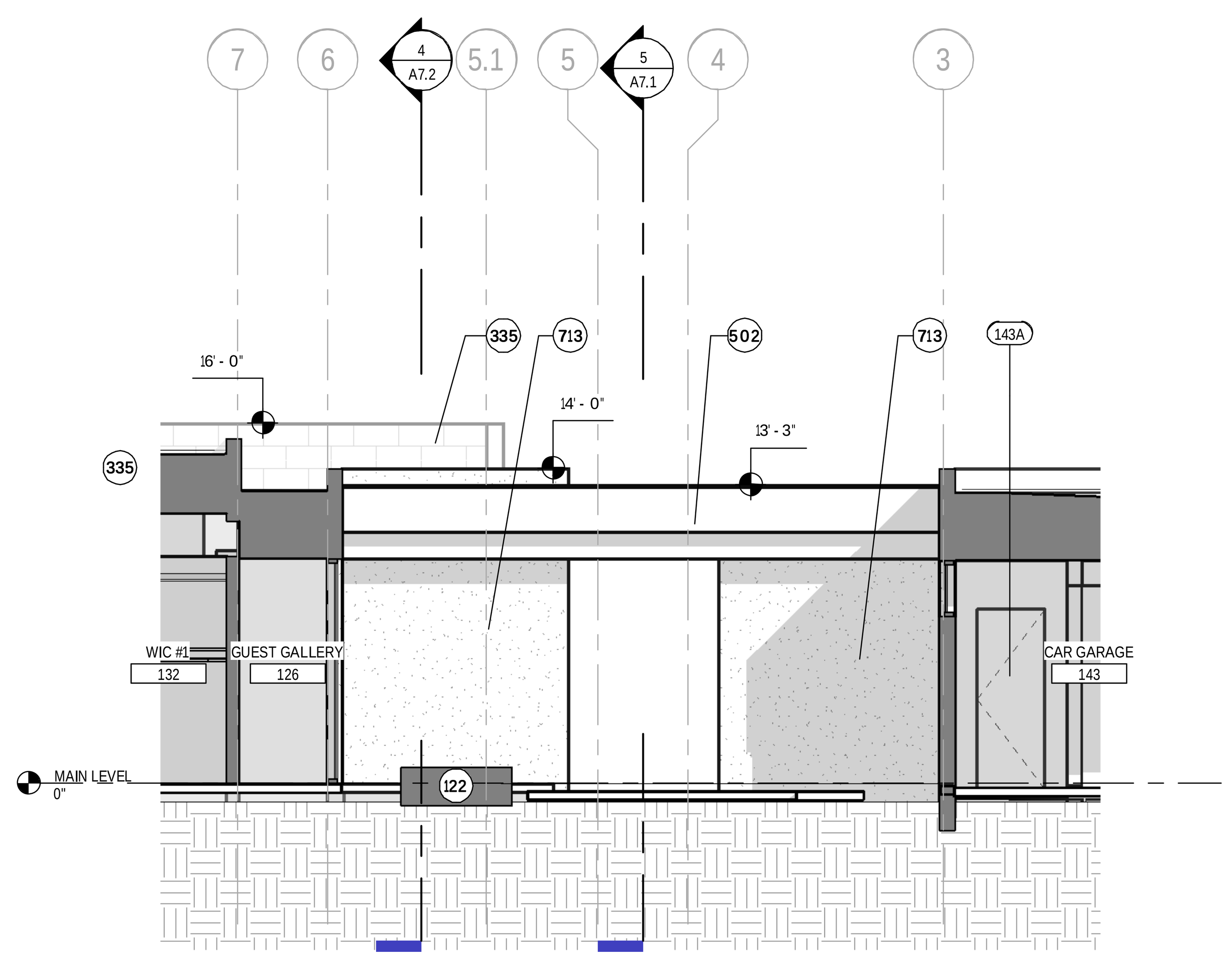
105	ELECTRICAL VAULT / APPLIANCE LOCATION - REFER TO CIVIL AND ELECTRICAL PLANS FOR MORE INFORMATION. PAINT TO MATCH FIBER CEMENT PANELS.
108	GAS METER LOCATION.
122	WATER FEATURE SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE AND WATER FEATURE DESIGNER PLANS FOR EXACT LOCATION, SIZE, HEIGHT AND FINISH. PROVIDE POWER FOR WATER FEATURE LIGHTING. WATER FEATURE UNDER SEPARATE PERMIT. EQUIPMENT BY OTHERS [BELOW CANTILEVER TERRACE] - UNDER SEPARATE PERMIT.
128	PROVIDE JBOX FOR SEASONAL LIGHTING
309	WALL SCONCE LOCATION. MOUNT HEIGHT SUCH THAT B.O. SCONCE IS 5'6" ABOVE ADJACENT F.F.E. SCONCE SPEC PER INTERIORS. ALL PERMENTLY USED LAMPS SHALL BE FULLY SHIELDED UNLESS UNDER A ROOF OR PORCH OVERHANG AND THE LEVEL OF LIGHT TRESPASS DOES NOT EXCEED A FIELD-VERIFIED, LIGHT METER READING OF 0.2 FC AT THE PROPERTY LINE OF A RESIDENTIAL SITE OR 0.5 FC AT THE PROPERTY LINE OF A NON-RESIDENTIAL SITE. FULLY SHIELDED FIXTURES ARE FIXTURES COMPLETELY COVERED ON TOP AND SIDES.
335	STONE CLAD WALL, CORE STRUCT. PER WALL TYPES
363	DOWNSPOUT FOR OVERFLOW ROOF DRAIN. PIPING EMBEDDED WITHIN CAVITY WALL. SEE ROOF PLANS & PLUMBING PLANS FOR MORE INFO.
502	STEPPED METAL FASCIA
508	THRU-WALL TRANSFER SCUPPER TO ROOF ADJACENT/BELOW, SEE DETAILS FOR MORE INFORMATION.
710	METAL CHIMNEY CAP TO MATCH METAL FASCIA
713	WESTERN 1-COAT STUCCO WALL PER SCHED'L.
803	BREAK METAL CLAD LINTELS AND POSTS. METAL TO MATCH METAL FASCIA
822	STUCCO FINISH WALL WITH HORIZONTAL REVEALS EVERY 2'-0" O.C.. WHERE OCCURS BELOW WINDOW SILLS, THE HIGHEST HORIZONTAL REVEAL TO BE 2'-0" WINDOW SILL, AS SHOWN ON ELEVATIONS.



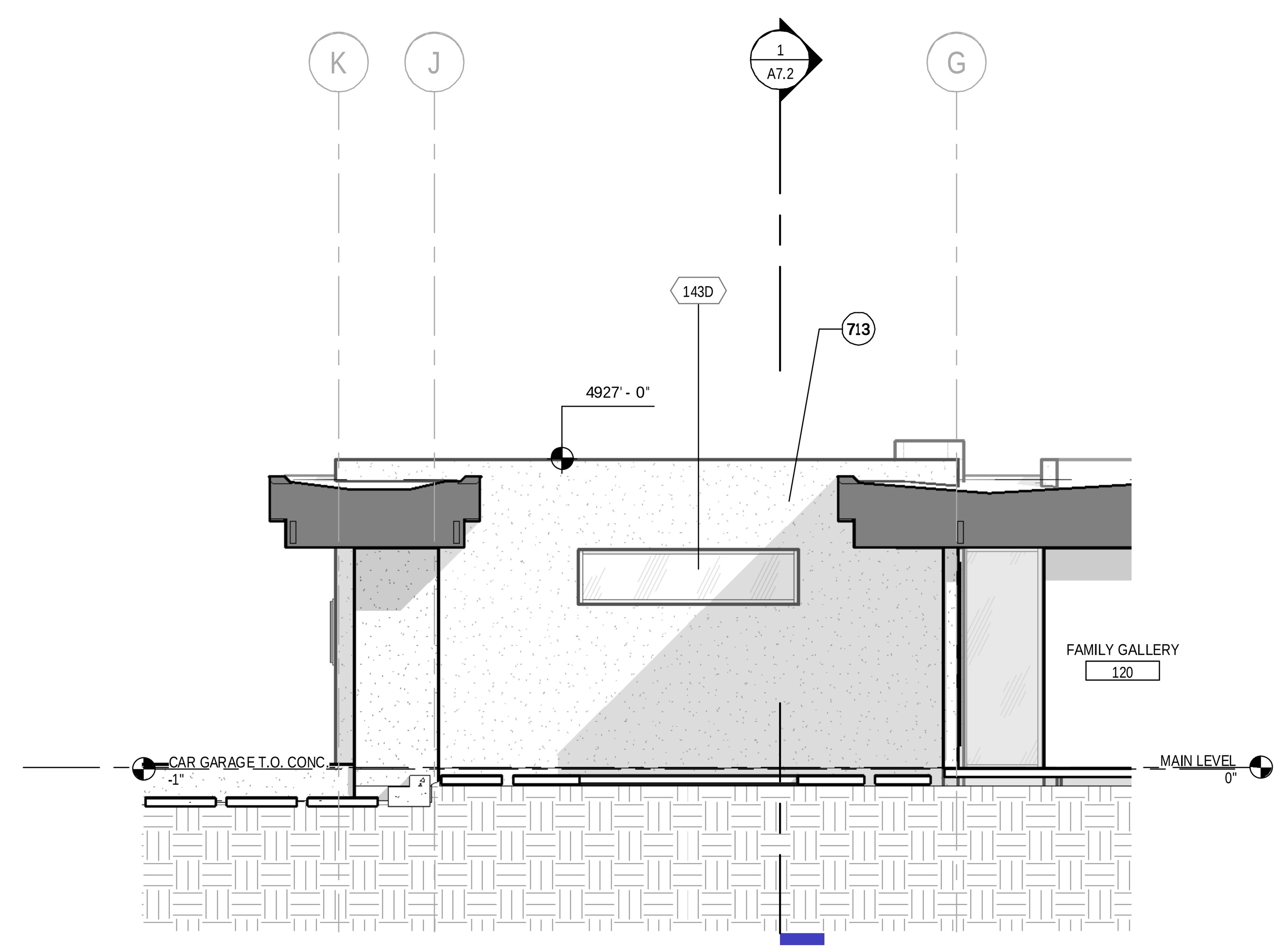
3 COURTYARD - NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 COURTYARD - WEST ELEVATION
SCALE: 3/16" = 1'-0"



5 COURTYARD - EAST ELEVATIONS
SCALE: 3/16" = 1'-0"



4 COURTYARD - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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REGISTERED ARCHITECT CERTIFICATE NO. 38480 MICHAEL D. WETZEL Date Signed June 18, 2025 ARIZONA U.S.A. Expires 12/31/2026

PROJECT PHASE

○	CONSTRUCTION DOCUMENTS
●	JURISDICTION REVIEW BUILDING PERMIT - 06.18.2025
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
A	OWNER CHANGES	07.17.24

SMITH RESIDENCE

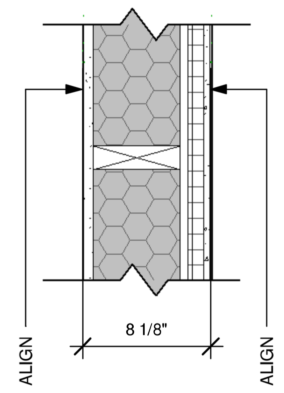
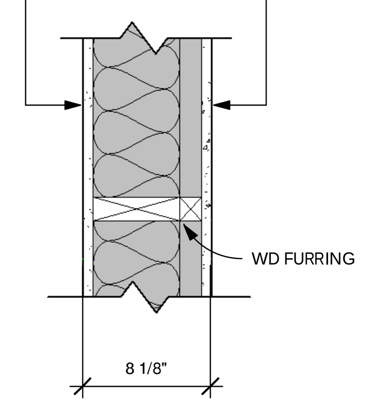
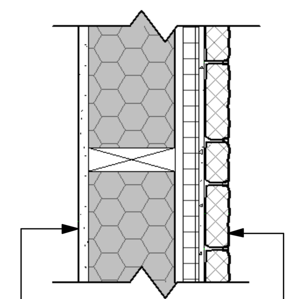
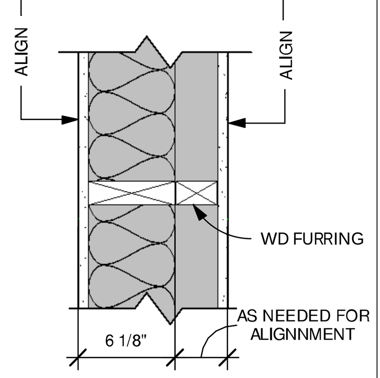
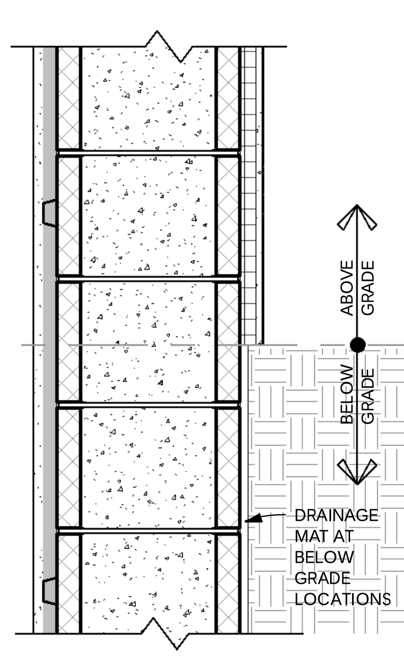
PARCEL: 105-21-001M, E LOMA LN, SIERRA VISTA (COCHISE COUNTY), AZ 85650

EXTERIOR ELEVATIONS

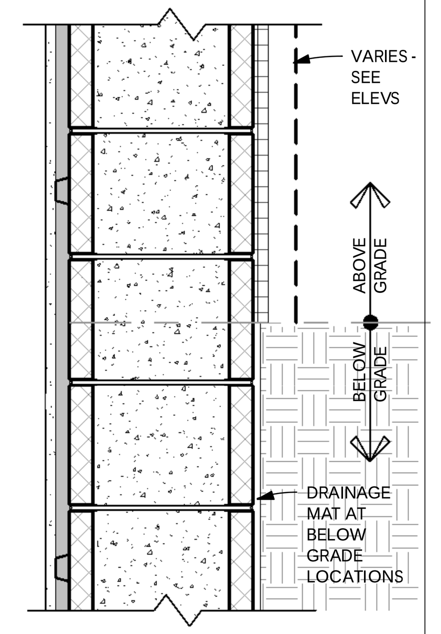
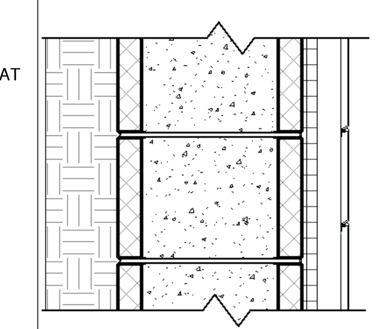
DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	3/16" = 1'-0"
JOB NO.	2137
SHEET	A8.3

6/18/2025 4:22:16 PM

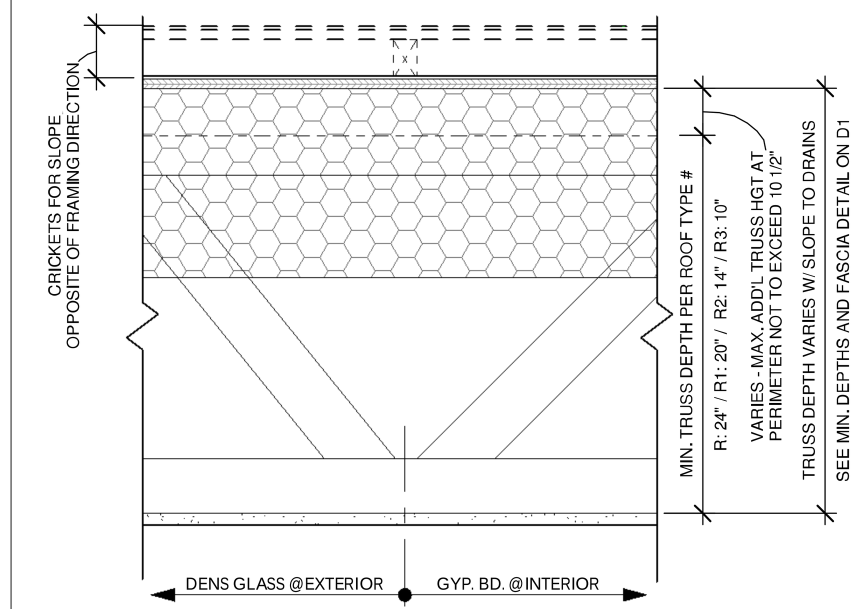
WALL TYPE SCHEDULE

TYPE	INT. FINISH DESCRIPTION	SECTION	EXT. FINISH DESCRIPTION
A A1 A2 A3 A4 A5	CONT. 5/8" GYP. BD. SHEATHING OVER 2X6 WOOD FRAMING W/ SPRAYCELL INSULATION; TYPE & DEPTH AS NECESSARY TO ACHIEVE R-VALUE PER 2015 IRC VALUES SPECIFIED IN ENERGY REPORT *NOTE: USE TILE-BACKER UNIT WHERE APPLICABLE ***NOTE:** **A1 - NO GWB NEEDED FOR CAVITY SPACE** ****NOTE:** **A2 - ADD. 2X3 WOOD FURRING ON INT. SIDE** *****NOTE:** **A3 (PARAPETS)-** 1/8" STUCCO FIN. O/ 3/8" SCRATCH COAT OVER CONT. WEATHER BARRIER OVER EXTERIOR SHEATHING PER STRUCT. OVER 2X6 WOOD FRAMING ******NOTE: CEMENT BOARD @ ALL WET AREAS - BATHROOM SIDE WHERE OCCURS**		1/8" STUCCO FIN. O/ 3/8" SCRATCH COAT OVER 1" RIGID FOAM PER MANUFACTURER OVER CONT. WEATHER BARRIER OVER EXTERIOR SHEATHING PER STRUCT. OVER 2X6 WOOD FRAMING ***NOTE:** **A4 & A5 - ADD REVEALS PER ELEVATIONS** * SEE STRUCTURAL FOR SHEAR LOCATIONS
B B1	CONT. 5/8" GYP. BD. SHEATHING OVER 2X6 WOOD FRAMING W/ SOUND ATTENUATION BATT INSULATION; AS SPECIFIED. ALIGN 2X6 FRAMING WITH ADJOINING EXTERIOR WALL FRAMING TYPE "A", "A1" - TYPICAL ***NOTE:** **B1 - NO GWB NEEDED FOR CAVITY SPACE** ****NOTE:** **CEMENT BOARD @ ALL WET AREAS - BATHROOM SIDE WHERE OCCURS**		CONT. 5/8" GYP. BD. SHEATHING OVER 2X WD FURRING - STRIP DEPTH AS REQ'D TO MATCH INTERIOR WALL FINISH WITH ADJOINING EXTERIOR STUCCO FINISH AT DOOR & WINDOWS JAMBS/HEADS/SILLS
C C1	CONT. 5/8" GYP. BD. SHEATHING OVER 2X6 WOOD FRAMING W/ SPRAYCELL INSULATION; TYPE & DEPTH AS NECESSARY TO ACHIEVE R-VALUE PER 2015 IRC VALUES SPECIFIED IN ENERGY REPORT *NOTE: USE TILE-BACKER UNIT WHERE APPLICABLE ***NOTE:** **C1 - NO GWB NEEDED FOR CAVITY SPACE** ****NOTE: CEMENT BOARD @ ALL WET AREAS - BATHROOM SIDE WHERE OCCURS**		NATURAL STONE VENEER OVER 3/8" CEMENTITIOUS BOND COAT O/1" RIGID FOAM PER MANUF. O/ CONT. WEATHER BARRIER OVER EXTERIOR SHEATHING PER STRUCT ***NOTE:** **STONE VENEER THICKNESS PER SUPPLIER; NOMINAL 2" SHOWN** ****NOTE:** **STONE ADHERENCE/ANCHORING PER SUPPLIER INSTALLATION REQUIREMENTS** *****NOTE: ALL STONE WALL TO BE CONT. RUN BELOW GRADE AT BOTTOM OF WALL U.N.O.** ******NOTE: WHERE STONE OCCURS AS INTERIOR FINISH, SUBSTITUTE WOOD FURRING FOR RIGID INSUL. TO MATCH EXTERIOR STONE WALL THICKNESS**
D D1	CONT. 5/8" GYP. BD. SHEATHING OVER 2X6 WOOD FRAMING W/ SOUND ATTENUATION BATT INSULATION; AS SPECIFIED. ALIGN 2X6 FRAMING WITH ADJOINING EXTERIOR WALL FRAMING TYPE "G", "G1" - TYPICAL ***NOTE:** **D1 - NO GWB NEEDED FOR CAVITY SPACE** ****NOTE:** **CEMENT BOARD @ ALL WET AREAS - BATHROOM SIDE WHERE OCCURS**		CONT. 5/8" GYP. BD. SHEATHING OVER 2X WD FURRING - STRIP DEPTH AS REQ'D TO MATCH INTERIOR WALL FINISH WITH ADJOINING EXTERIOR STONE-CLAD FINISH AT DOOR & WINDOWS JAMBS/HEADS/SILLS
E	NOT USED		
F	NOT USED		
G G1 G2	(1) LAYER OF 5/8" GYP. BD. SHEATHING O/ (1) LAYER OF 7/8" GALVANIZED STEEL HAT CHANNELS SPACED VERTICALLY @24" O.C. NOMINAL 12X8X16 CMU WALL, SOLID GROUT CORES; REINFORCE PER STRUCTURAL 1/8" STUCCO FIN. O/ 3/8" SCRATCH COAT CMU BLOCK REINFORCED PER STRUCTURAL. TAKE FINISH MIN. 8" BELOW GRADE (NO UNFINISHED/EXPOSED BLOCK OR MAT) ***NOTE:** **G1 - NO GWB OR FURRING** PRIME AND PAINT EXPOSED BLOCK FACES AT ALL BACK-OF-HOUSE LOCATIONS		1/8" STUCCO FIN. O/ 3/8" SCRATCH COAT OVER 1" RIGID FOAM PER MANUFACTURER OVER CONT. WEATHER BARRIER CMU BLOCK REINFORCED PER STRUCTURAL. TAKE FINISH MIN. 8" BELOW GRADE (NO UNFINISHED/EXPOSED BLOCK OR MAT) CMU BLOCK REINFORCED PER STRUCTURAL. DRAINAGE MAT OVER CONTINUOUS LIQUID-APPLIED W.P. MEMBRANE

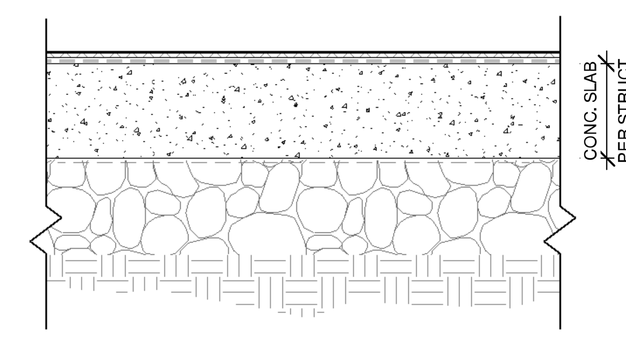
WALL TYPE SCHEDULE

TYPE	INT. FINISH DESCRIPTION	SECTION	EXT. FINISH DESCRIPTION
H H1	(1) LAYER OF 5/8" GYP. BD. SHEATHING O/ (1) LAYER OF 7/8" GALVANIZED STEEL HAT CHANNELS SPACED VERTICALLY @24" O.C. NOMINAL 12X8X16 CMU WALL, SOLID GROUT CORES; REINFORCE PER STRUCTURAL ***NOTE:** **G1 - NO GWB OR FURRING** PRIME AND PAINT EXPOSED BLOCK FACES AT ALL BACK-OF-HOUSE LOCATIONS		**FINISH VARIES - SEE ELEVATIONS** FINISH MATERIAL OVER 1" RIGID FOAM PER MANUFACTURER OVER CONT. WEATHER BARRIER CMU BLOCK REINFORCED PER STRUCTURAL. WHERE WALL FINISH IS STONE, TAKE STONE VENEER MIN. 8" BELOW GRADE (NO UNFINISHED/EXPOSED BLOCK OR MAT) CMU BLOCK REINFORCED PER STRUCTURAL. DRAINAGE MAT OVER CONTINUOUS LIQUID-APPLIED W.P. MEMBRANE
M	***NOTE:** **G1 - NO GWB OR FURRING** PRIME AND PAINT EXPOSED BLOCK FACES AT ALL BACK-OF-HOUSE LOCATIONS		FIBER CEMENT "FAUX METAL" PANELS OVER 2X3 FURRING STRIPS @16" O.C. OVER 1" RIGID FOAM PER MANUFACTURER OVER CONT. WEATHER BARRIER OVER EXTERIOR SHEATHING PER STRUCT. OVER 2X6 WOOD FRAMING CMU BLOCK REINFORCED PER STRUCTURAL. DRAINAGE MAT OVER CONTINUOUS LIQUID-APPLIED W.P. MEMBRANE

ROOF ASSEMBLY

R R1 R2 R3	TORCHED DOWN ROOF SYSTEM OVER DECKING PER STRUCTURAL. CONT. SPRAYCELL INSULATION; TYPE & DEPTH AS NECESSARY TO ACHIEVE R-40. CEILING FINISH IS 5/8" GYP. BD.** AT INTERIOR AND STUCCO O/ 5/8" DEN GLASS AT EXTERIOR LIDS 24" TRUSS FRAMING (MINIMUM*) 20" TRUSS FRAMING (MINIMUM*) 16" TRUSS FRAMING (MINIMUM*) 10" TRUSS FRAMING (MINIMUM*) **NOTE: *TRUSS FRAMING MIN. DEPTH W/ INTEGRAL SLOPE TO DRAINS AS PER ROOF PLANS: MIN. 1/2"/ FOOT. WOOD 2x RIPPED CRICKETS AS NECESSARY FOR MIN. 1/2" SLOPE IN DIRECTIONS OPPOSITE OF TRUSS FRAMING.** ****NO CEILING FINISH AT TRUSS BOTTOM OVER CAVITIES**	

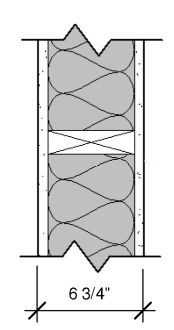
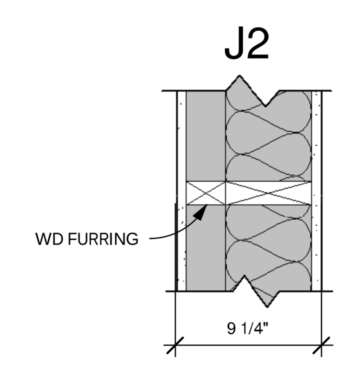
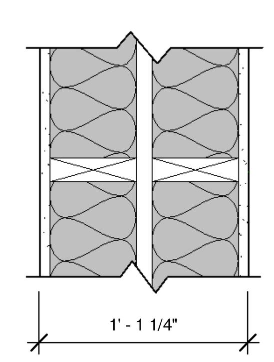
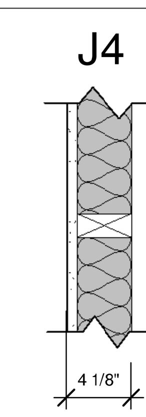
FLOOR ASSEMBLY

TYPE	DESCRIPTION	SECTION
W W1	SOLID SURFACE FLOOR FINISH AS SPEC'D (ENGINEERED WOOD FLOOR GLUE-DOWN OR TILE) SEE INTERIORS; OVER MOISTURE RETARDER / SEALANT; OVER P/T CONCRETE SLAB PER STRUCT; OVER VAPOR BARRIER ***NOTE:** **W1 - SUBSTITUTE TILE OVER THINSET SETTING BED; FLOOR FINISH AS SPEC'D PER INTERIORS**	

NOTE:
AT GC DISCRETION, BLOWN FIBERGLASS MAY BE USED IN LIEU OF SPRAY FOAM IF;

- R-VALUES ARE MAINTAINED
- NO INCREASE IN ROOF OR WALL ASSEMBLY
- NO IMPACT ON CEILING PLENUM CLEARANCES FOR LIGHT FIXTURES, DUCT SIZING, ETC.

WALL TYPE SCHEDULE - INTERIOR

TYPE	DESCRIPTION	SECTION
J J1 J2	***(CONT. 5/8" GYP. BD.) SHEATHING OVER 2X6 WOOD FRAMING W/ SOUND ATTENUATION BATT INSULATION; AS SPECIFIED **NOTE:** **J1 - NO GWB NEEDED FOR CAVITY SPACE** ****NOTE:** **J2 - ADD. 2X3 WOOD FURRING ON (1) SIDE** ****NOTE: CEMENT BOARD @ ALL WET AREAS - BATHROOM SIDE WHERE OCCURS** *****NOTE: SUBSTITUE CONT. 5/8" GYP. BD. WITH CONT. TYPE 'X' GYP. BD. (1-HOUR TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263 WITH EXPOSURE FROM BOTH SIDES)**	 J2 
J3 J4	***(CONT. 5/8" GYP. BD.) SHEATHING OVER 2 2X6 WOOD FRAMING W/ 1" AIR GAP AND SOUND ATTENUATION BATT INSULATION; AS SPECIFIED ***(CONT. 5/8" GYP. BD.) SHEATHING OVER 2X4 WOOD FRAMING W/ SOUND ATTENUATION BATT INSULATION; AS SPECIFIED **NOTE:** **J4 - NO GWB NEEDED FOR CAVITY SPACE** ****NOTE: CEMENT BOARD @ ALL WET AREAS - BATHROOM SIDE WHERE OCCURS**	 J4 

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Scottsdale, Arizona 85250
480.367.2100 \| www.swaback.com

REGISTERED ARCHITECT
CERTIFICATE NO.
38480
MICHAEL D. WETZEL
Date Signed June 18, 2025
ARIZONA U.S.A.
Expires 12/31/2026

PROJECT PHASE	
○	CONSTRUCTION DOCUMENTS
●	JURISDICTION REVIEW BUILDING PERMIT - 06.18.2025
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
A	OWNER CHANGES	07.17.24
B	V.E. / OWNER CHANGES	04.18.25

SMITH RESIDENCE

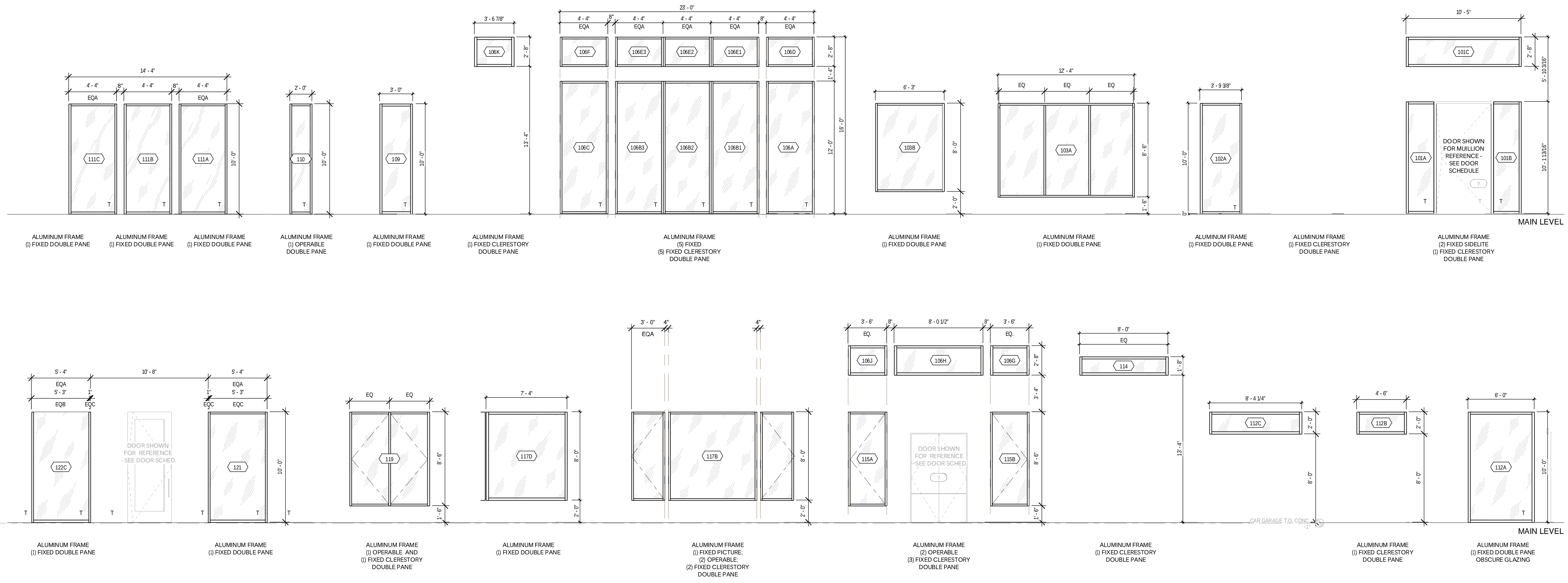
PARCEL: 105-21-001M, E LOMA LN.
SIERRA VISTA (COCHISE COUNTY), AZ 85650

WALL, ROOF & FLOOR TYPES

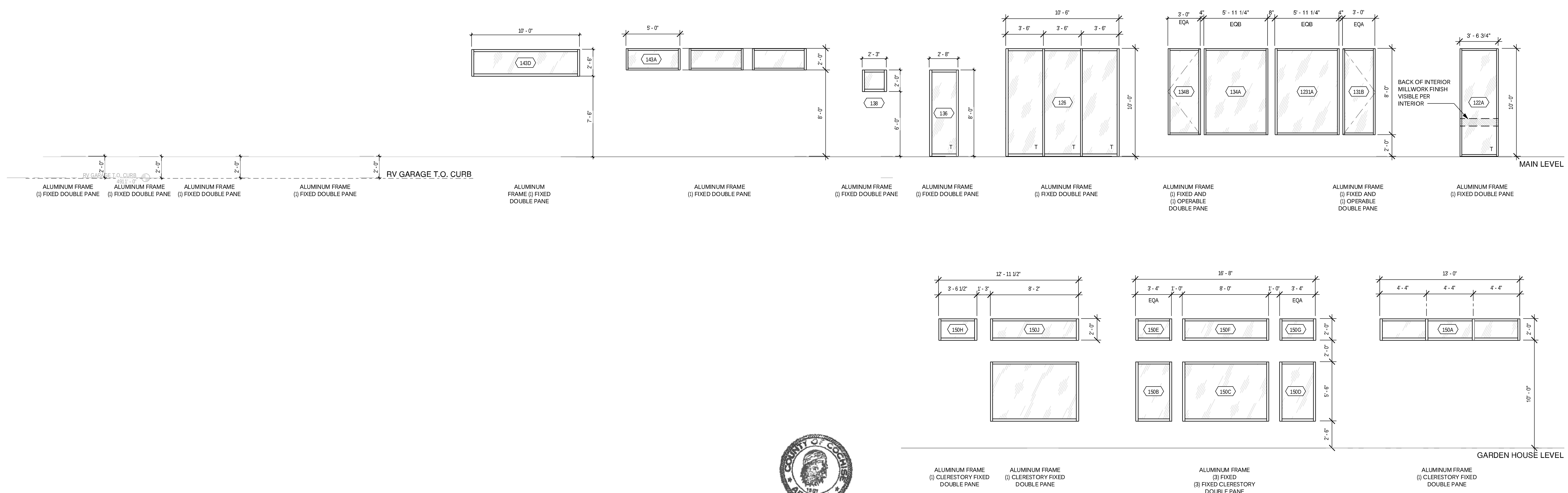
DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	1 1/2" = 1'-0"
JOB NO.	2137
SHEET	A10.1

6/18/2025 4:25:57 PM

T = TEMPERED



Provide tempered glazing in accordance with 308.4.



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38480 MICHAEL D. WETZEL

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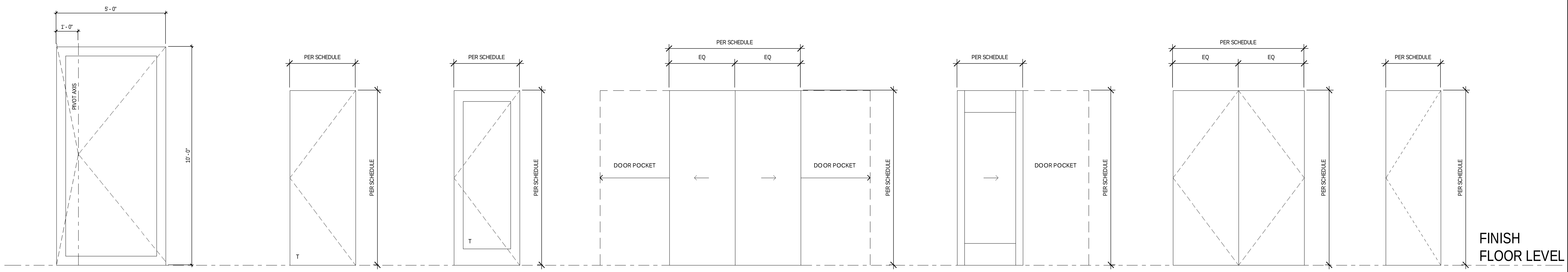
SMITH RESIDENCE
PARCEL: 105-21-001M, E LOMA LN, SIERRA VISTA (COCHISE COUNTY), AZ 85650

WINDOW SCHEDULE

DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	1/4" = 1'-0"
JOB NO.	2137
SHEET	A10.2

6/18/2025 4:26:05 PM

DOOR SCHEDULE								
DOOR NUMBER	TYPE	DOOR				FIRE RATING	FRAME MATERIAL	COMMENTS
		WIDTH	HEIGHT	THICKNESS	MATERIAL			
101	G	5' - 0"	10' - 0"	1 3/4"	GLASS		METAL	CUSTOM PIVOT DOOR, PER INTERIORS
103A	A	2' - 10"	8' - 0"	1 3/4"	WOOD		WOOD	
104	A	2' - 8"	8' - 0"	1 3/4"	WOOD		WOOD	
105	A	2' - 8"	8' - 0"	1 3/4"	WOOD		WOOD	
107	A	3' - 0"	8' - 0"	1 3/4"	WOOD		WOOD	
108	F	2' - 6"	8' - 0 5/8"	1/2"	WOOD		WOOD	CUSTOM DOOR TO MATCH CABINETRY
109	E	3' - 0"	10' - 0"	1 3/4"	MTL / GLASS		METAL	
111	C	3' - 0"	8' - 0"	1 3/4"	WOOD		WOOD	
112	F	2' - 7 53/128"	8' - 0"	1/2"	GLASS		GLASS	
113	A	2' - 8"	8' - 0"	1 3/4"	WOOD		WOOD	
114	C	3' - 0"	8' - 0"	1 3/4"	WOOD		WOOD	
115	B	5' - 0"	8' - 0"	1 3/4"	WOOD		WOOD	
117	E	2' - 10"	10' - 0"	1 3/4"	MTL / GLASS		METAL	
118	C	2' - 8"	8' - 0"	1 3/4"	WOOD		WOOD	POCKET DOOR
119A	A	2' - 10"	8' - 0"	1 3/4"	WOOD		WOOD	
119B	B	5' - 0"	8' - 0"	1 3/4"	METAL		WOOD	
120A	E	4' - 0"	10' - 0"	3"	MTL / GLASS		WOOD	METAL FRAME W/ GLASS PANEL PIVOT
120B	A	2' - 0"	8' - 0"	1 3/4"	WOOD		WOOD	
123	D	2' - 6"	8' - 0"	1 3/4"	WOOD		WOOD	POCKET DOOR
124	A	3' - 0"	8' - 0"	1 3/4"	WOOD		WOOD	
125	A	2' - 8"	8' - 0"	1 3/4"	WOOD		WOOD	
126	E	3' - 0"	10' - 0"	1 3/4"	MTL / GLASS		METAL	
127	A	2' - 8"	8' - 0"	1 3/4"	WOOD		WOOD	
128	V	10' - 0"	10' - 0"	3 13/16"	MTL / GLASS		MTL/GLASS	POCKETING SLIDER
129	A	2' - 6"	8' - 0"	1 3/4"	WOOD		WOOD	
130	A	2' - 8"	8' - 0"	1 3/4"	WOOD		WOOD	
132	A	2' - 6"	8' - 0"	1 3/4"	WOOD		WOOD	
133	A	2' - 8"	8' - 0"	1 3/4"	WOOD		WOOD	
135	A	2' - 6"	8' - 0"	1 3/4"	WOOD		WOOD	
136	C	3' - 4"	8' - 0"	1 3/4"	WOOD		WOOD	
137	A	2' - 4"	8' - 0"	1 3/4"	WOOD		WOOD	
138	A	2' - 4"	8' - 0"	1 3/4"	WOOD		WOOD	
140	H	2' - 8"	8' - 0"	1 3/4"	METAL		METAL	
143A	A	3' - 0"	8' - 0"	1 3/4"	WOOD		WOOD	
143B	A*	3' - 0"	8' - 0"	1 3/4"	WOOD	20	WOOD	20 MIN. FIRE RATED
143C	M	18' - 0"	9' - 0"	1 1/2"	METAL		METAL	CLOPAY MODERN STEEL FLUSH PANEL
143D	M	10' - 0"	9' - 0"	1 1/2"	METAL		METAL	CLOPAY MODERN STEEL FLUSH PANEL
146	L	7' - 5"	8' - 0"	1' - 0 3/4"	METAL		METAL	LOUVERED
150A	S	3' - 6"	8' - 0"	1 3/4"	MTL / GLASS		METAL	METAL FRAME W/ GLASS PANEL
151	H	2' - 8"	8' - 0"	1 3/4"	METAL		METAL	
154	H	2' - 8"	8' - 0"	1 3/4"	METAL		METAL	



G

CUSTOM ENTRY
SINGLE PIVOT DOOR
SEE INTERIORS FOR MORE
DESIGN DETAIL

F

SOLID GLASS
SINGLE SWING DOOR
OBSCURED GLASS

E

METAL & GLASS
SINGLE SWING DOOR
DOUBLE PANE GLASS

D

SOLID WOOD
DOUBLE POCKET SLIDER DOOR

C

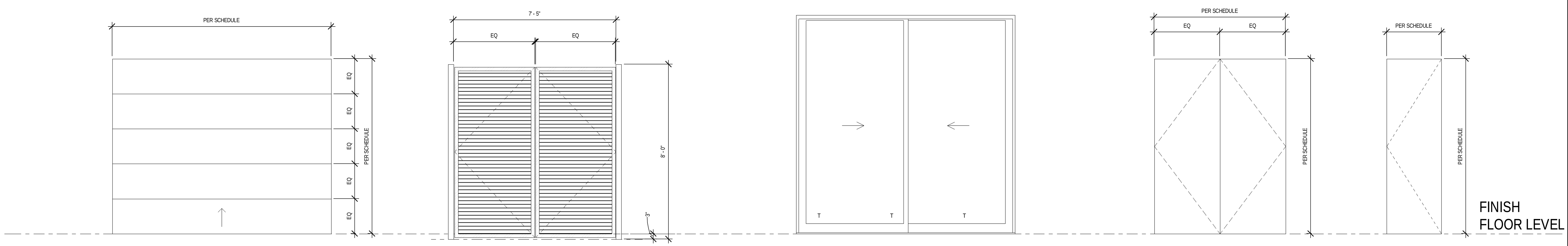
SOLID WOOD
POCKET SLIDING DOOR

B

SOLID WOOD
DOUBLE SWING DOOR

A

SOLID WOOD
SINGLE SWING DOOR



M

OVERHEAD/GARAGE
DOOR

L

METAL LOUVERED TRASH
ENCLOSURE GATE

K

METAL & GLASS
2-PANEL SLIDER

J

HOLLOW METAL
DOUBLE SWING DOOR

H

HOLLOW METAL
SINGLE SWING DOOR

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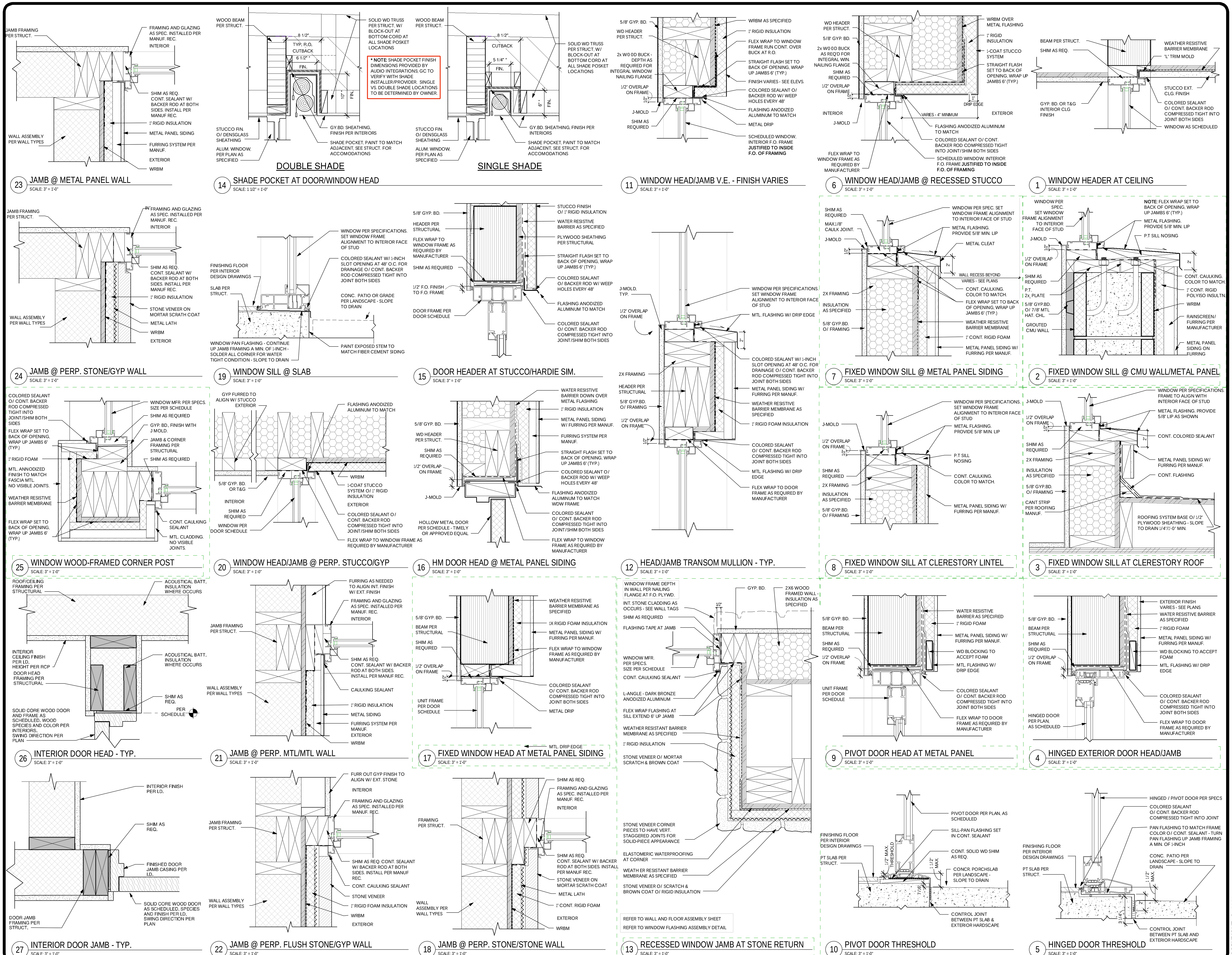
DOOR SCHEDULE

DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	1/2" = 1'-0"
JOB NO.	2137
SHEET	A10.3

6/18/2025 4:26:08 PM



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REGISTERED ARCHITECT
CERTIFICATE NO. 38480
MICHAEL D. WETZEL
Date Signed 06.18.25
ARIZONA U.S.A.

PROJECT PHASE

- ○ CONSTRUCTION DOCUMENTS
- ● JURISDICTION REVIEW
- ○ ISSUE FOR BID SET
- ○ ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
B	V.E. / OWNER CHANGES	04.18.25

SMITH RESIDENCE

PARCEL: 105-21-001M, E LOMA LN,
SIERRA VISTA (COCHISE COUNTY), AZ 85650

WINDOW & DOOR DETAILS

DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	As indicated
JOB NO.	2137
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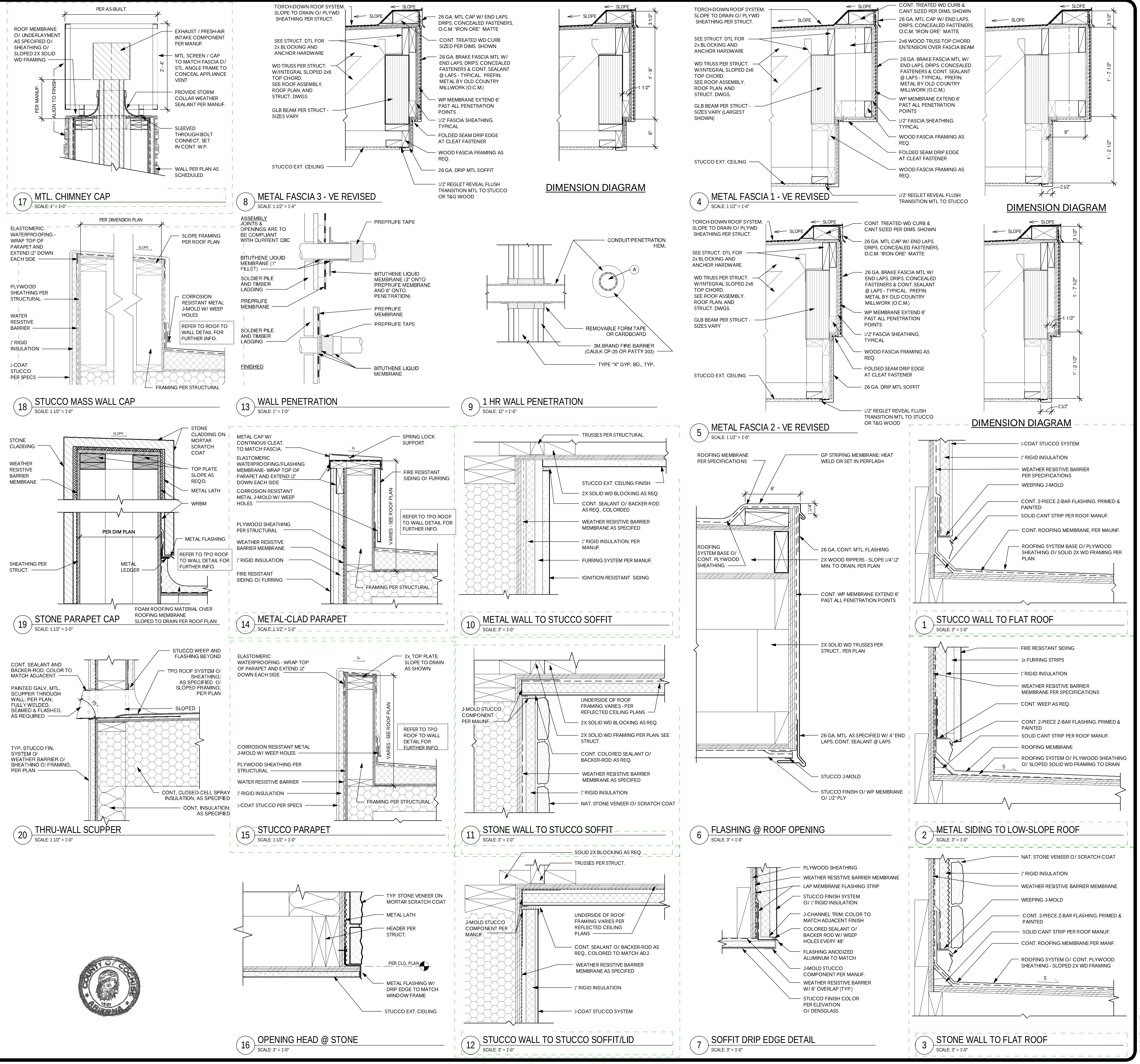

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REGISTERED ARCHITECT
CERTIFICATE NO. 38480
MICHAEL D. WETZEL
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REVISIONS

NO.	DESCRIPTION	DATE
B	V.E. / OWNER CHANGES	04.18.25

SMITH RESIDENCE
PARCEL: 105-21-001M, E LOMA LN, SIERRA VISTA (COCHISE COUNTY), AZ 85650
ARCHITECTURAL WALL & ROOF DETAILS

DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	As indicated
JOB NO.	2137
SHEET	D1

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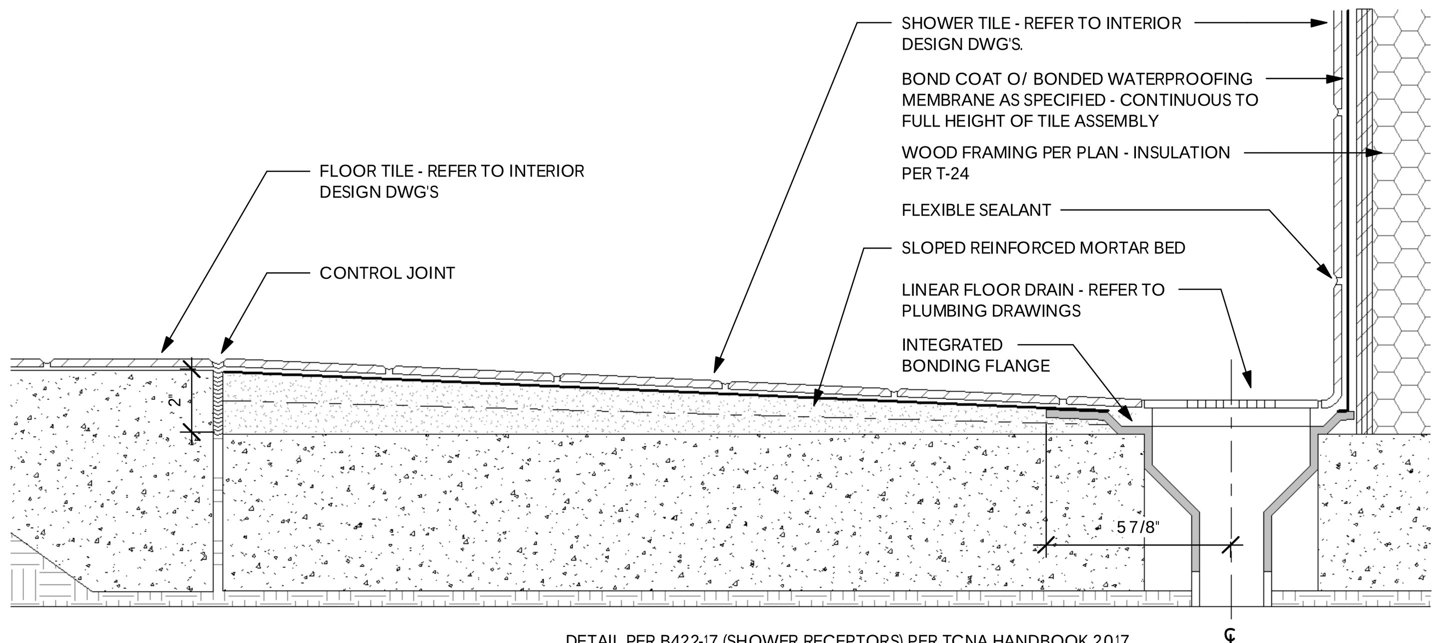

13 SHOWER TILE DETAIL
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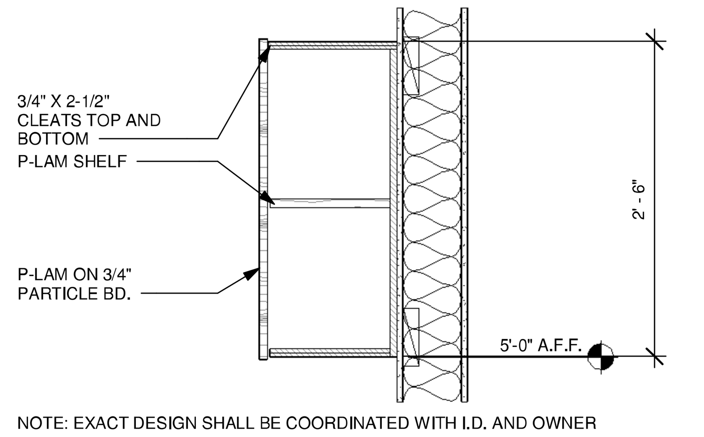

17 TYP. UPPER CABINET @ LAUNDRY
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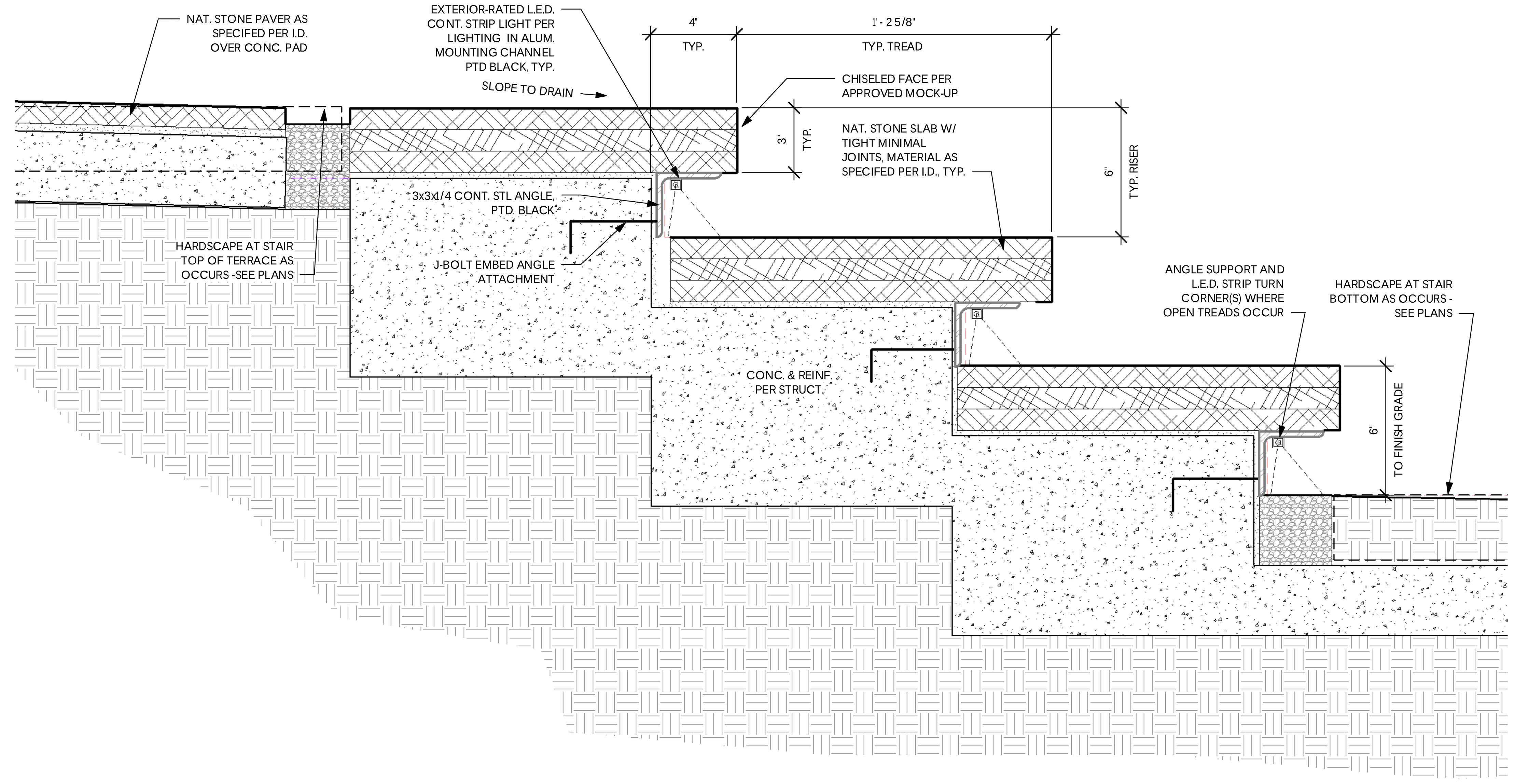

9 EXTERIOR TREADS WITH L.E.D. LIGHTING
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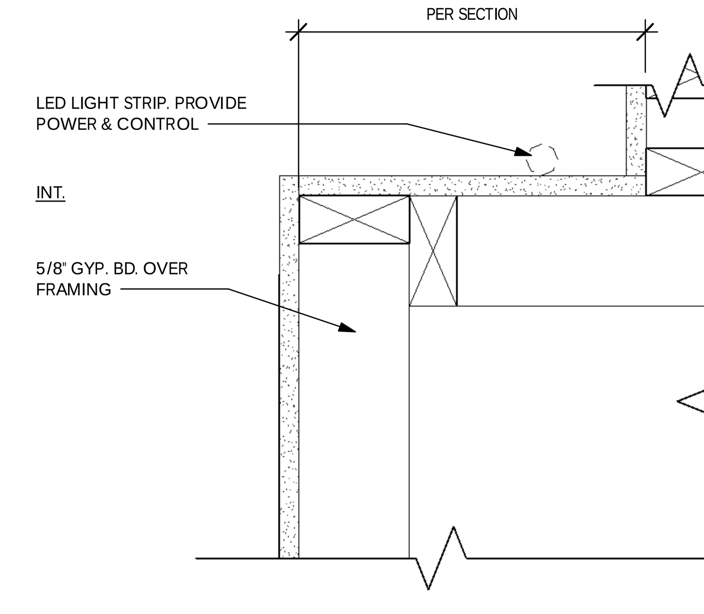

1 CLERESTORY SOFFIT
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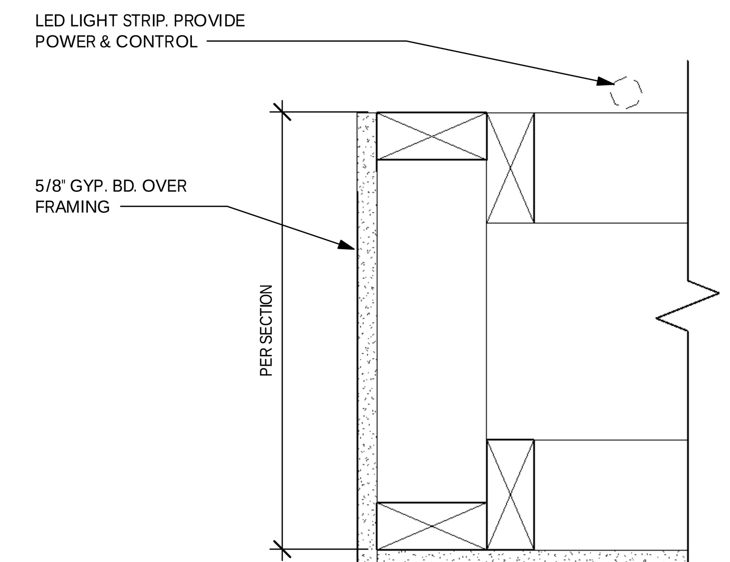

2 LIGHT DECK
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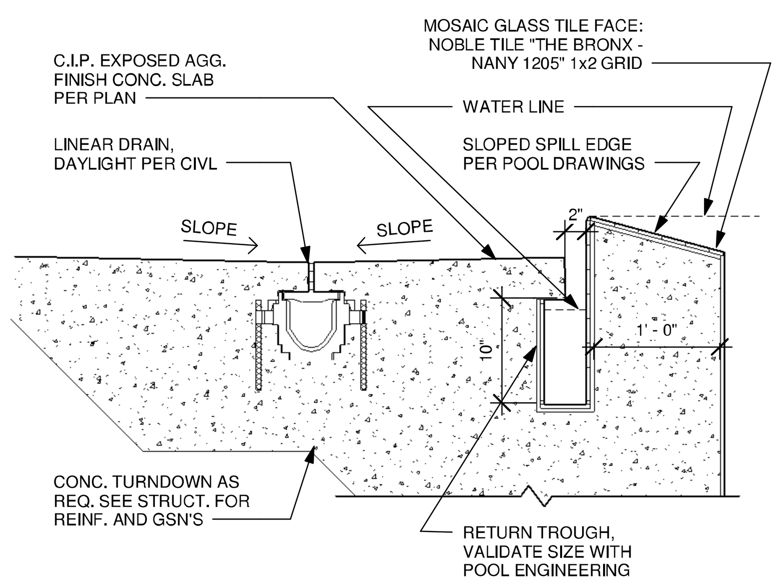

21 DRAIN AT SPA
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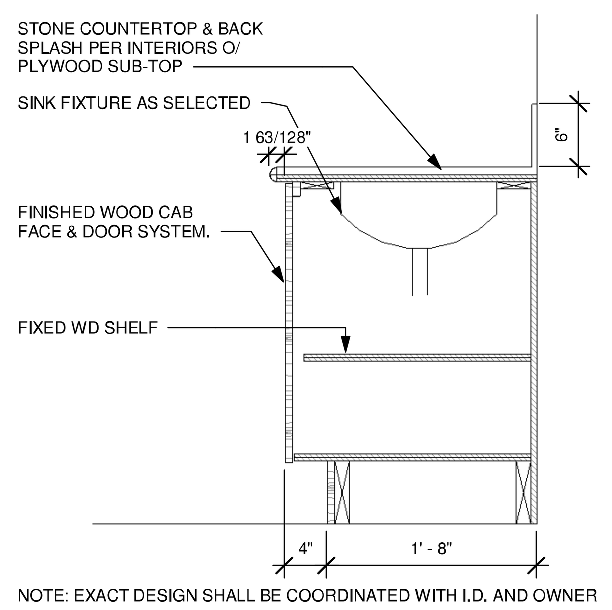

18 BASE CAB. W/ SINK
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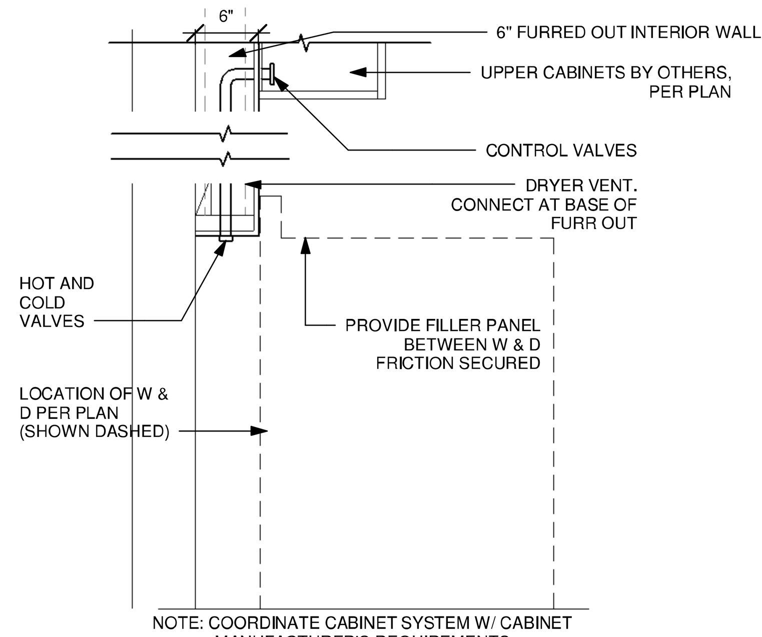

14 LAUNDRY WALL FURR-OUT
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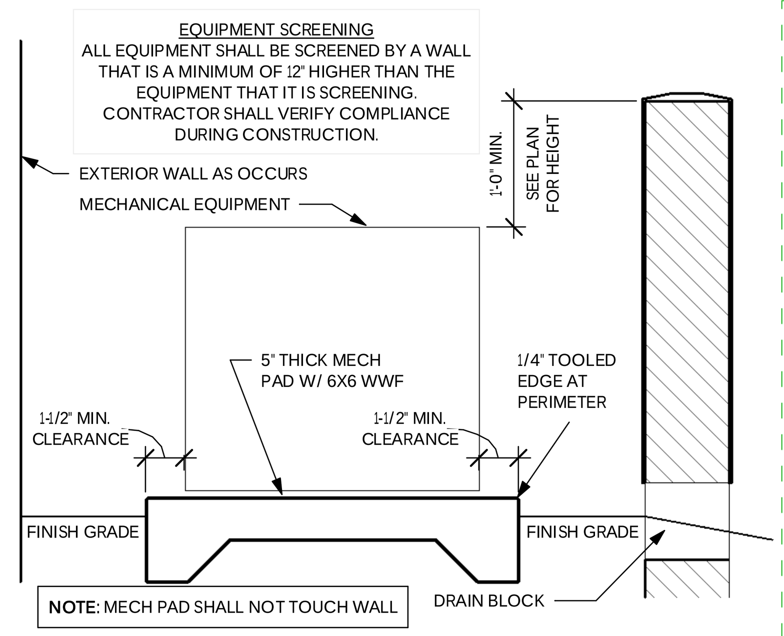

10 CONCRETE MECH. PAD
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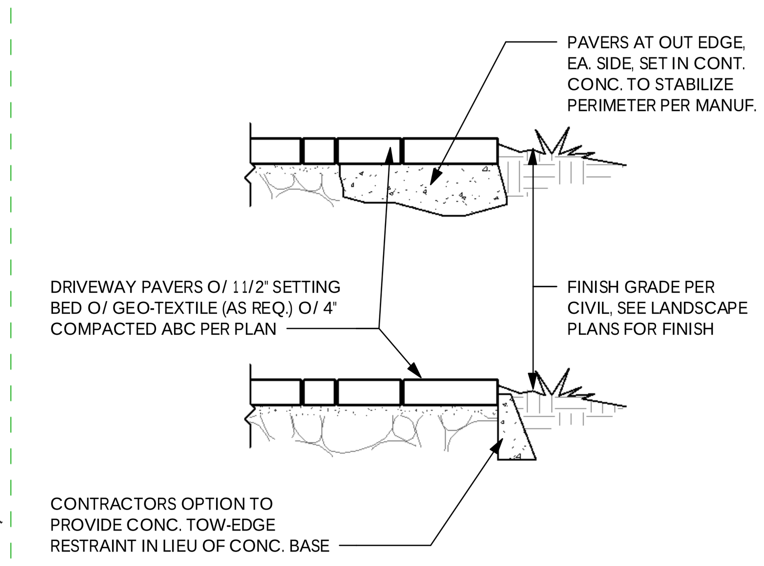

6 PAVING/DRIVE EDGE
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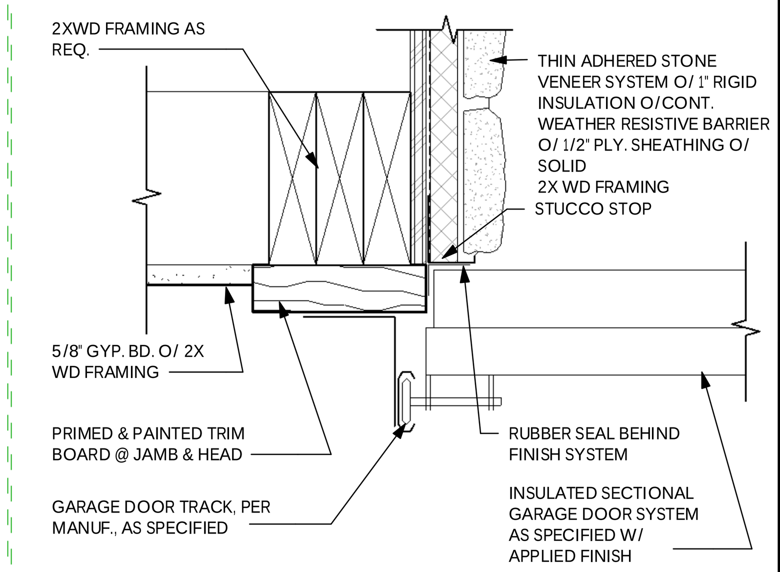

3 GARAGE DOOR JAMB @ STONE
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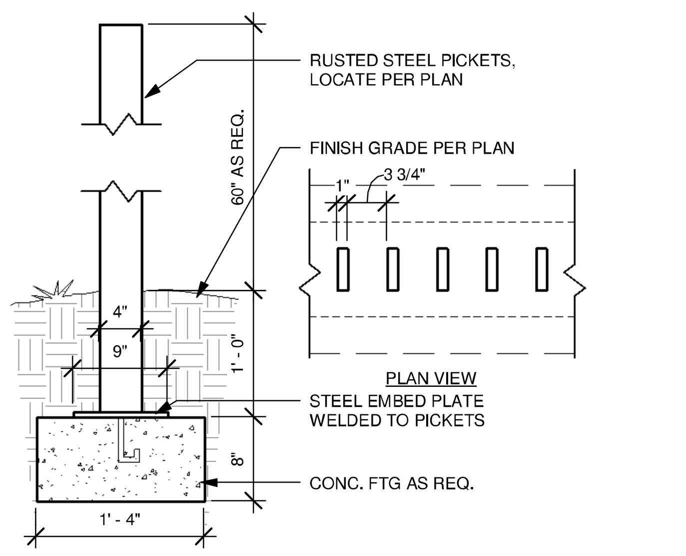

22 POOL FENCE
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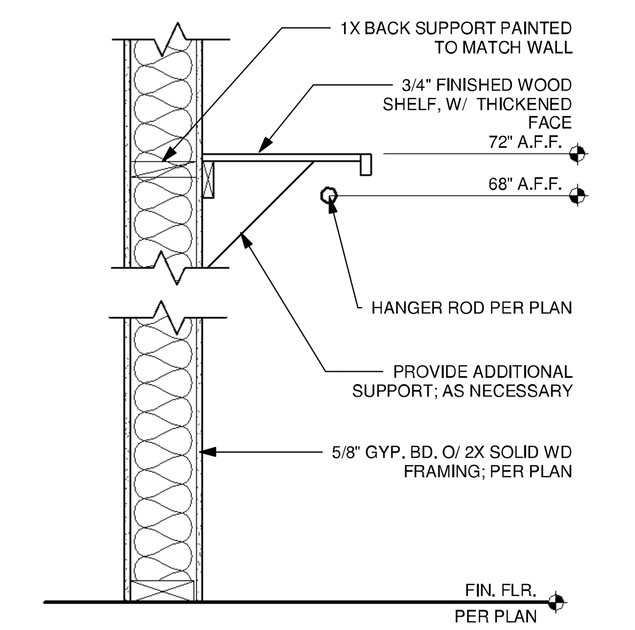

19 ROD AND SHELF @ BEDROOMS
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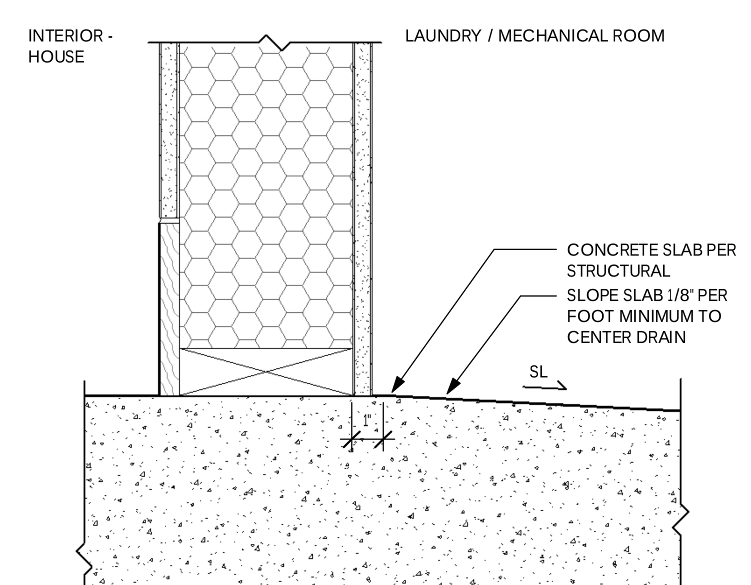

15 SLOPE IN LAUNDRY/MECHANICAL ROOM
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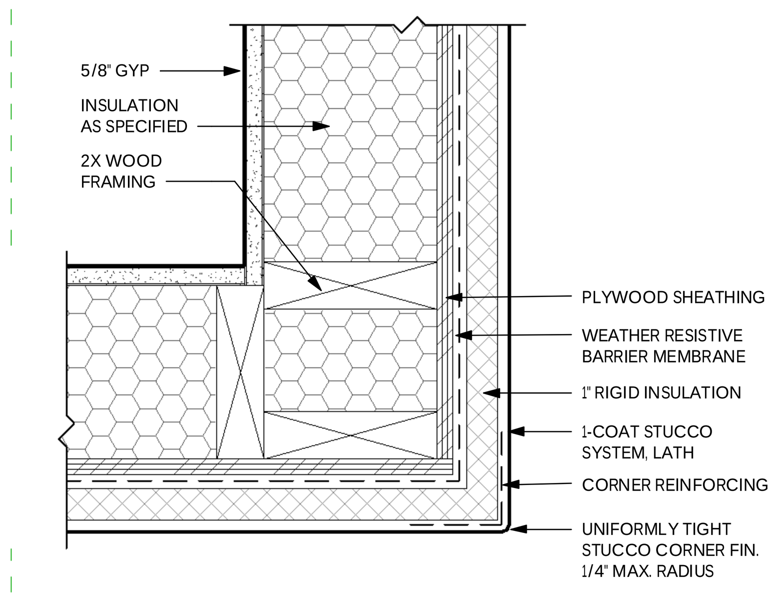

11 STUCCO CORNER DETAIL
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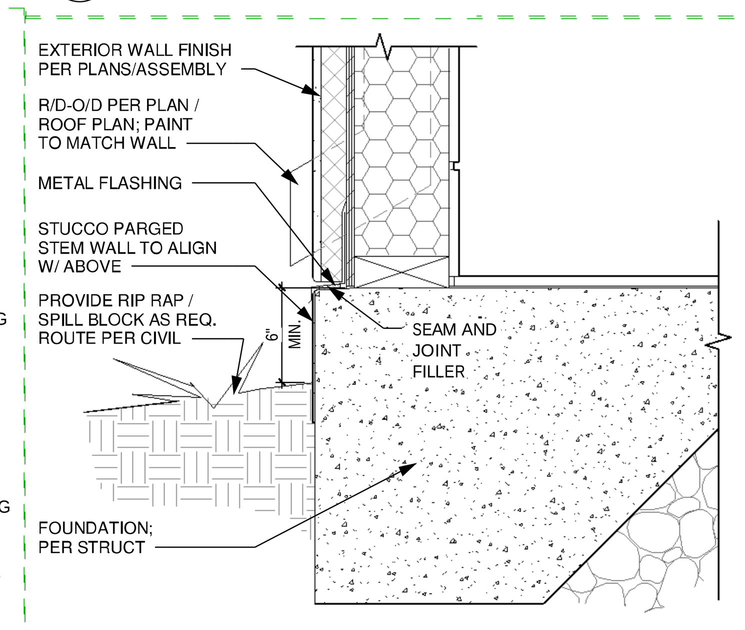

7 STEM @ OVERFLOW DRAIN
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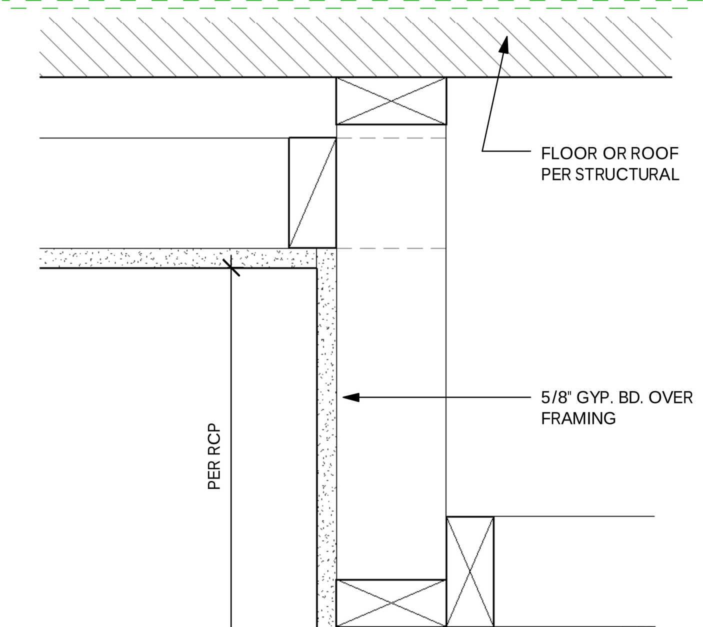

4 DROP SOFFIT
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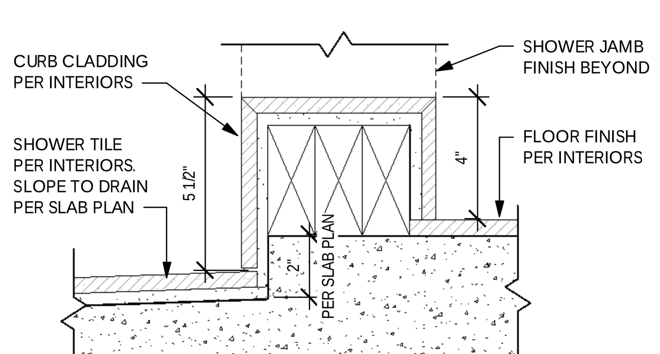

23 SHOWER CURB
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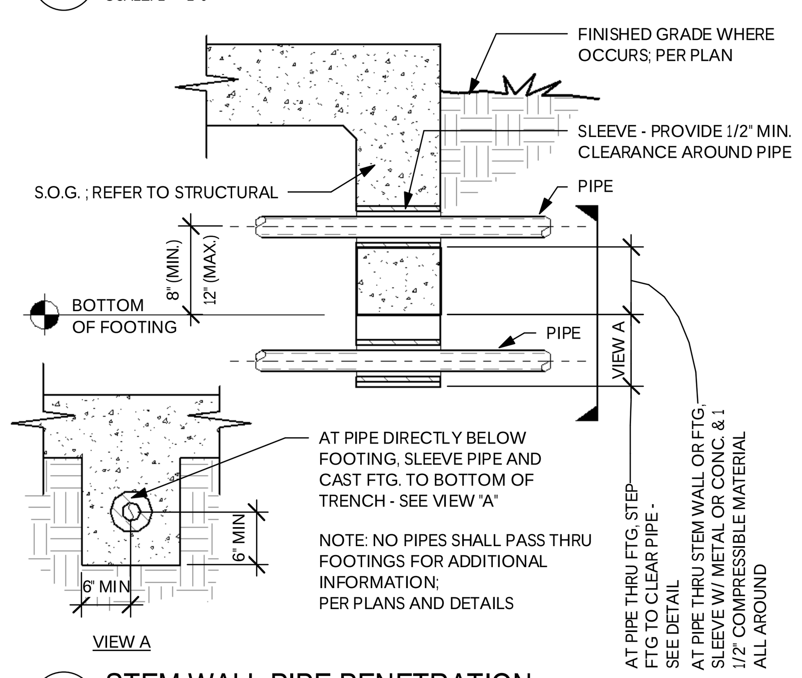

20 STEM WALL PIPE PENETRATION
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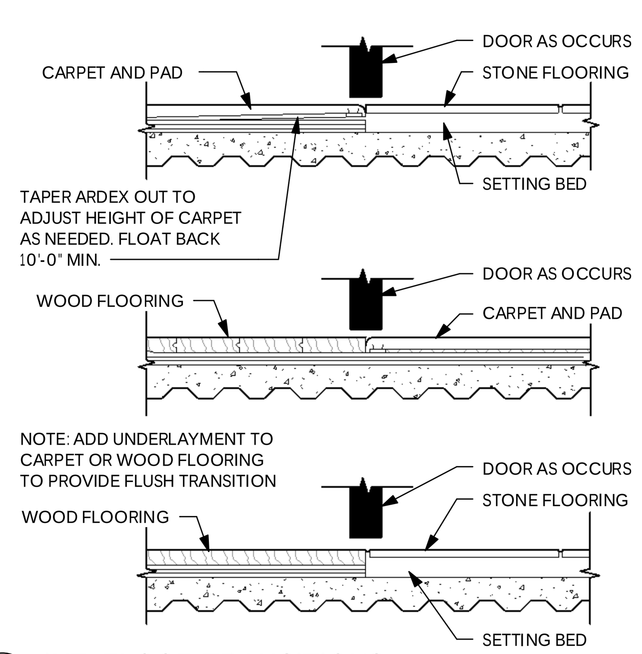

16 INT. FLOOR TRANSITIONS
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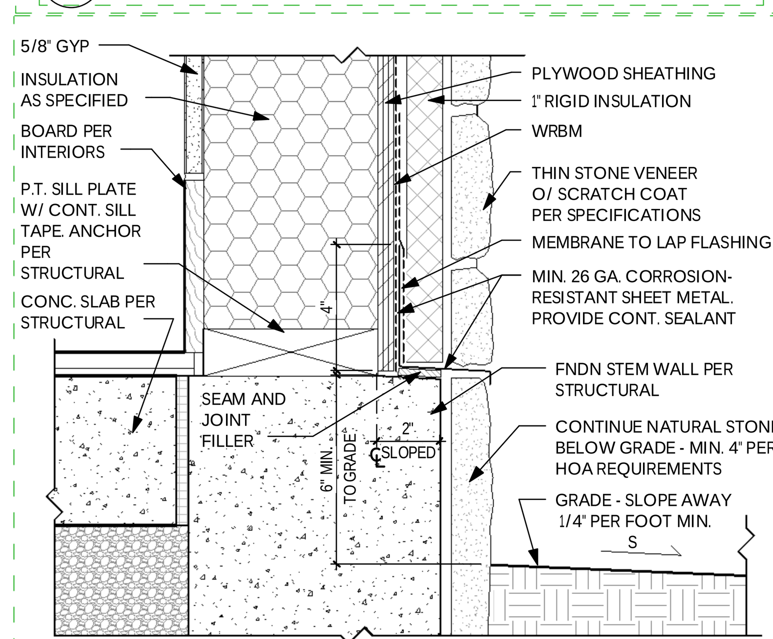

12 STONE VENEER AT GRADE
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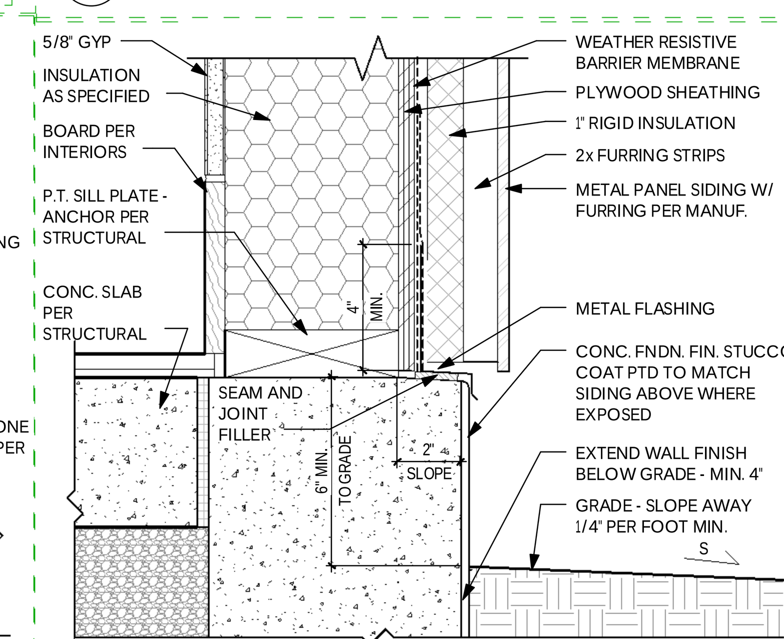

8 SIDING SCREED @ GRADE
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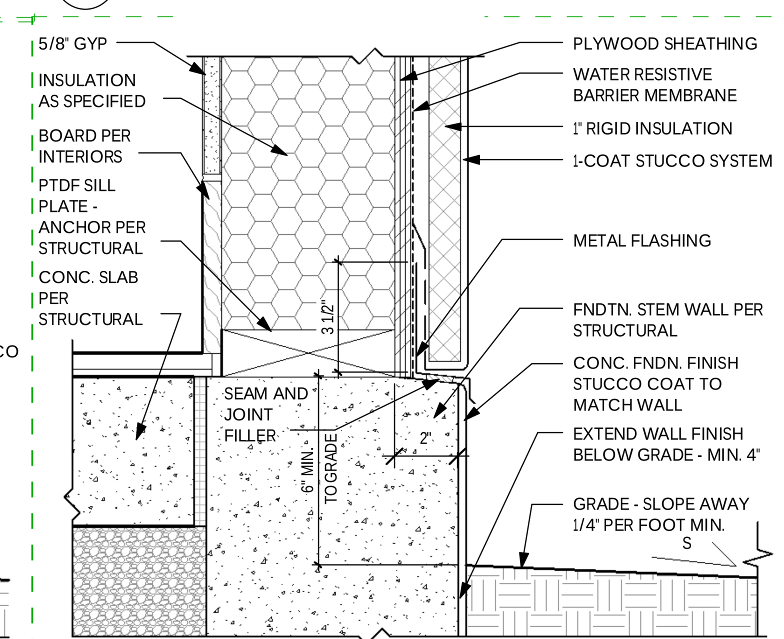

5 STUCCO SCREED @ GRADE
SCALE: 3" = 1'-0"

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REGISTERED ARCHITECT
CERTIFICATE NO. 38480
MICHAEL D. WETZEL
Date Signed 06.18.25
ARIZONA, U.S.A.

PROJECT PHASE

○	CONSTRUCTION DOCUMENTS
●	JURISDICTION REVIEW
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
B	V.E. / OWNER CHANGES	04.18.25

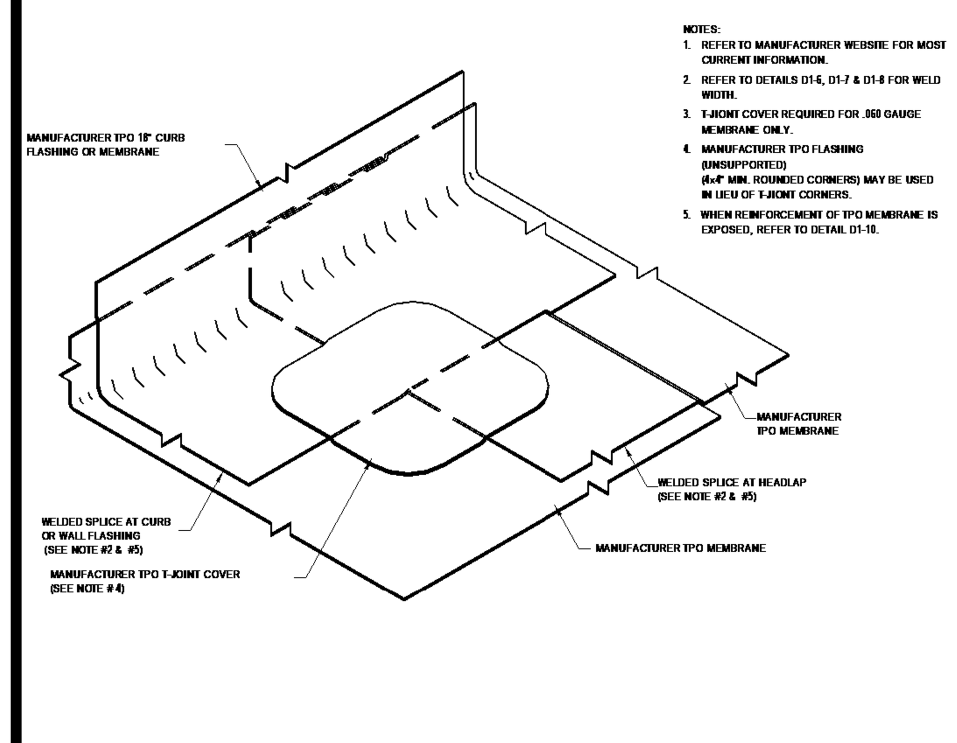
COUNTY OF COCHISE ARIZONA

SMITH RESIDENCE
PARCEL: 105-21-001M, E LOMA LN, SIERRA VISTA (COCHISE COUNTY), AZ 85650

ARCHITECTURAL WALL & FLOOR DETAILS

DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	As indicated
JOB NO.	2137
SHEET	D2

6/18/2025 4:26:22 PM



17 LAP SPLICE UNDER CURB/WALL USING T-JOINT
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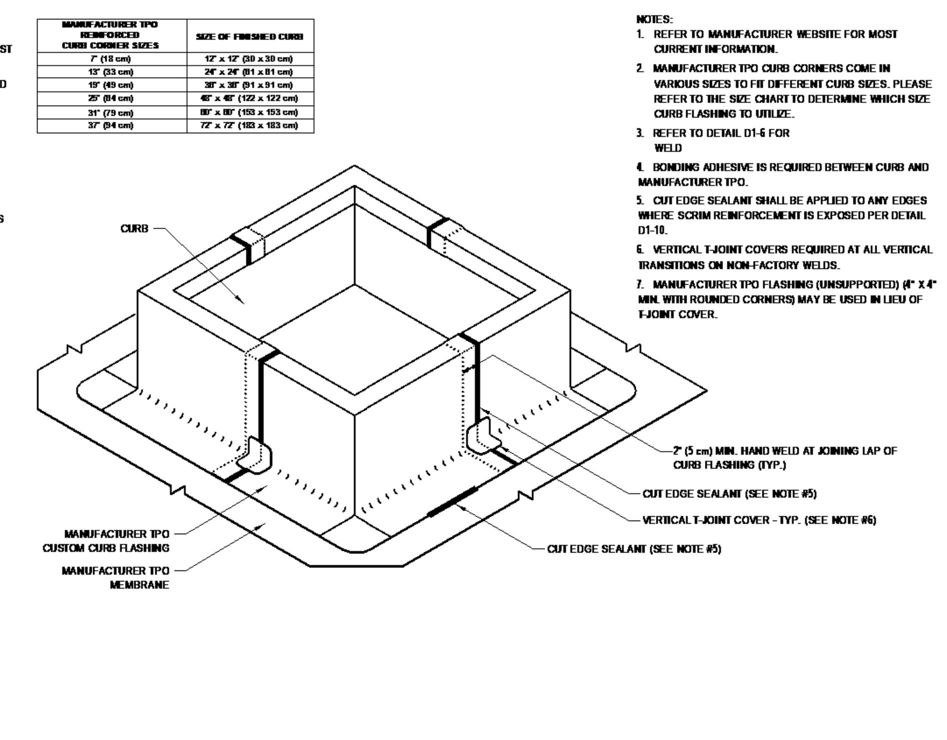
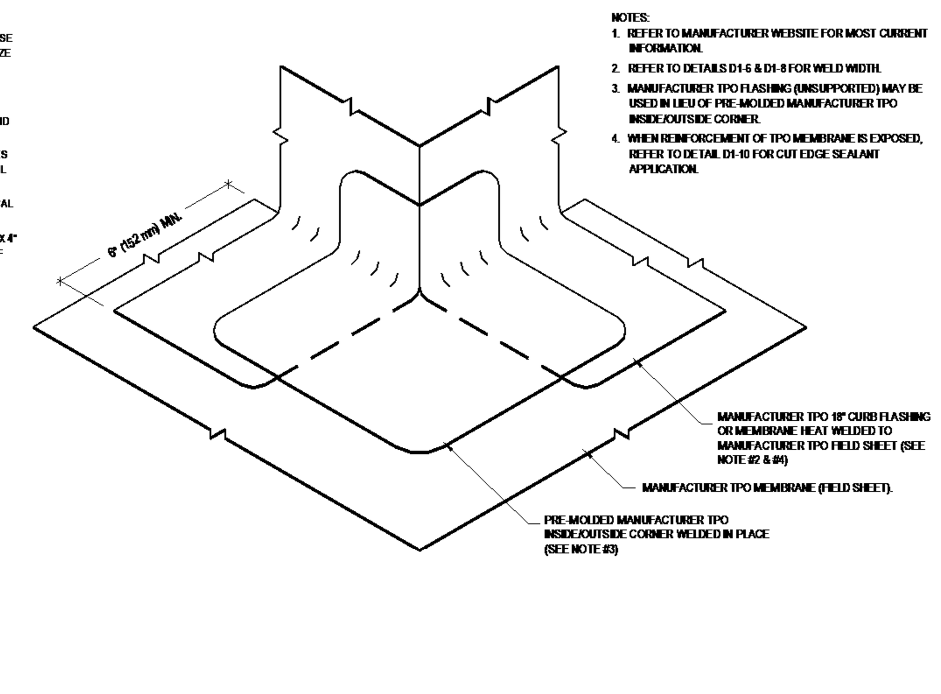


13 CURB FLASHING WITH PRE FAB CURB CORNER
SCALE: NTS



9 OUTSIDE CORNER1
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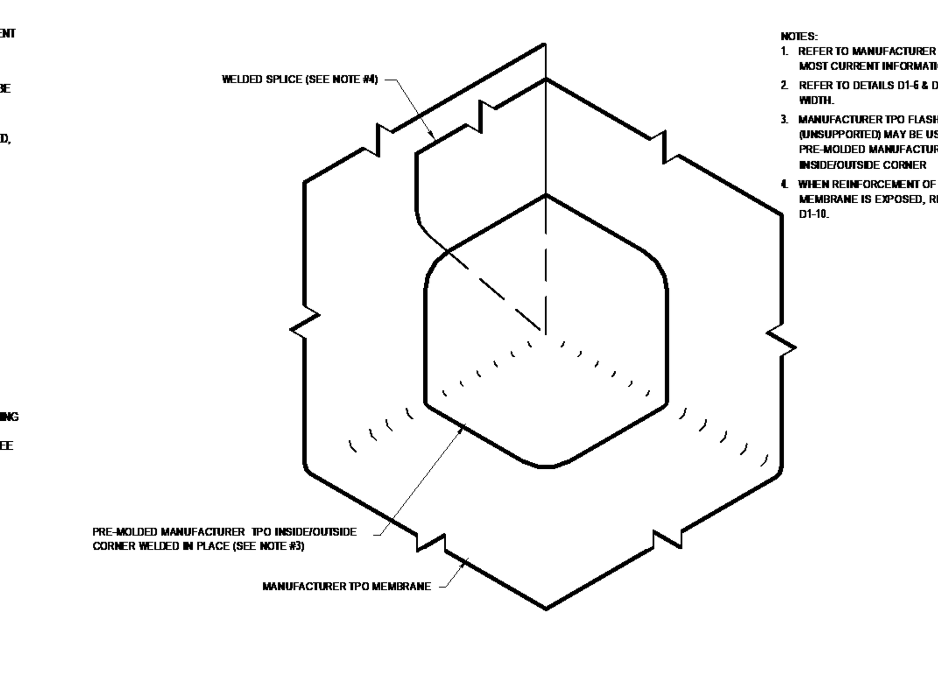

5 INSIDE CORNER1
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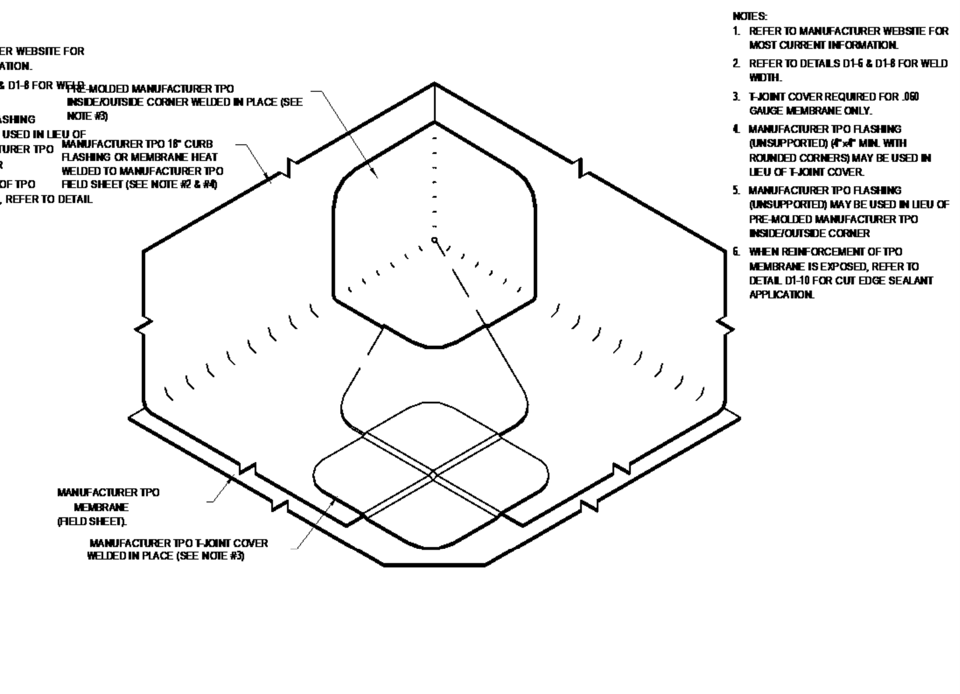

1 INSIDE CORNER WITH CONTINUOS WALL FLASHIING
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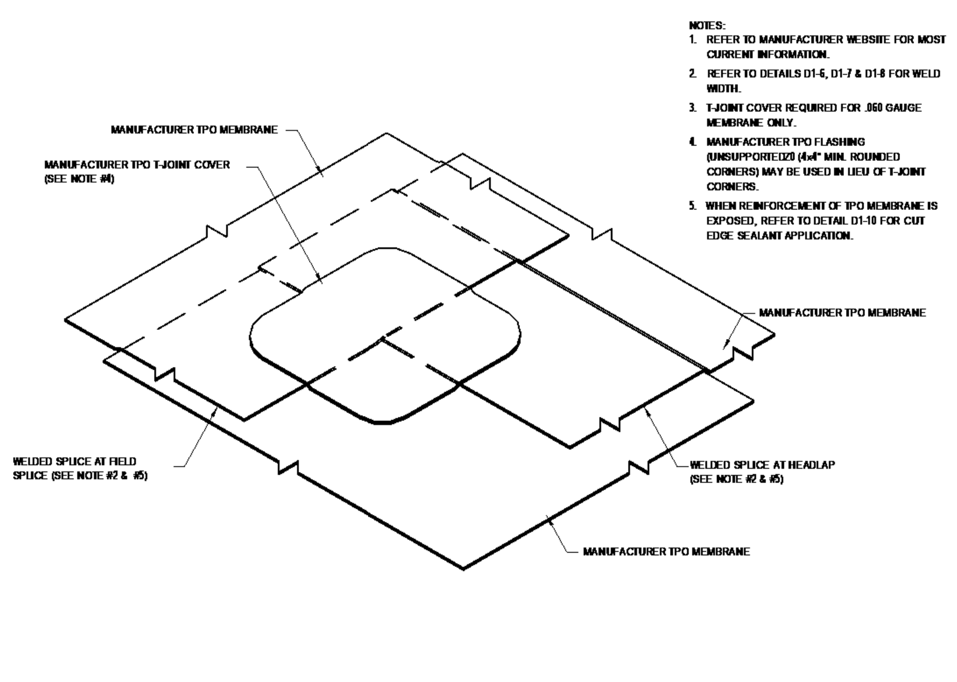

14 LAP SPLICE USING T-JOINT COVER
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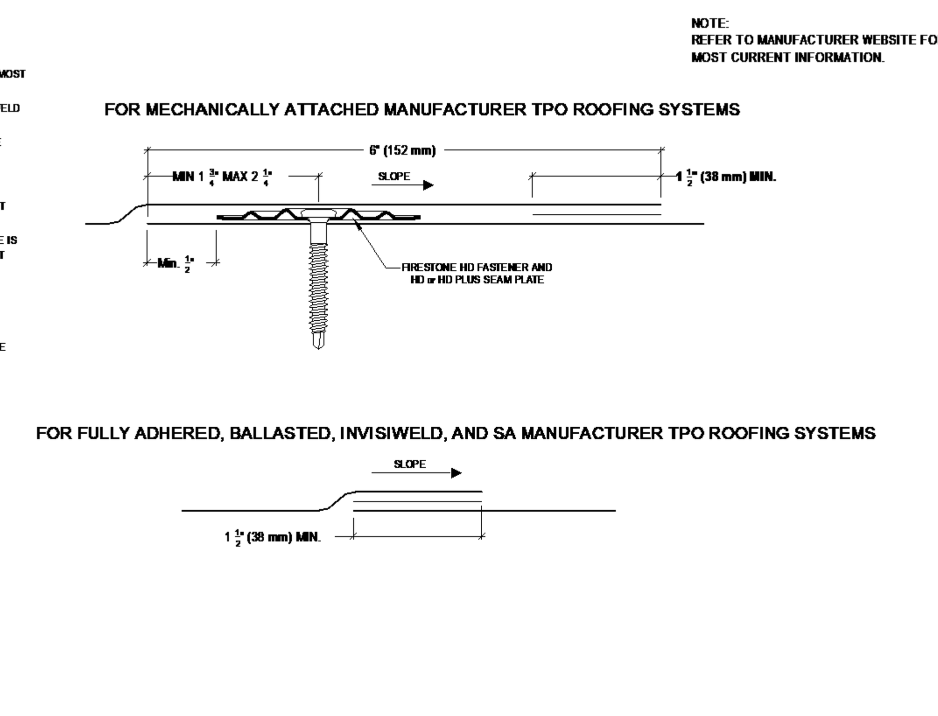

10 LAP SPLICE WITH AUTOMATIC WELDER
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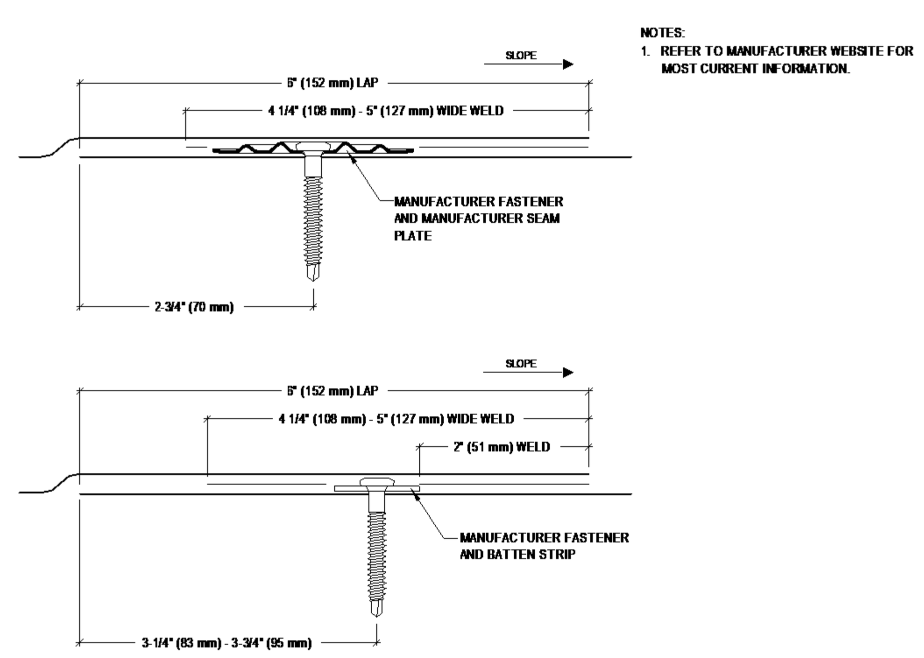

6 LAP SPLICE WITH CONTINUOUS WIDE WELD
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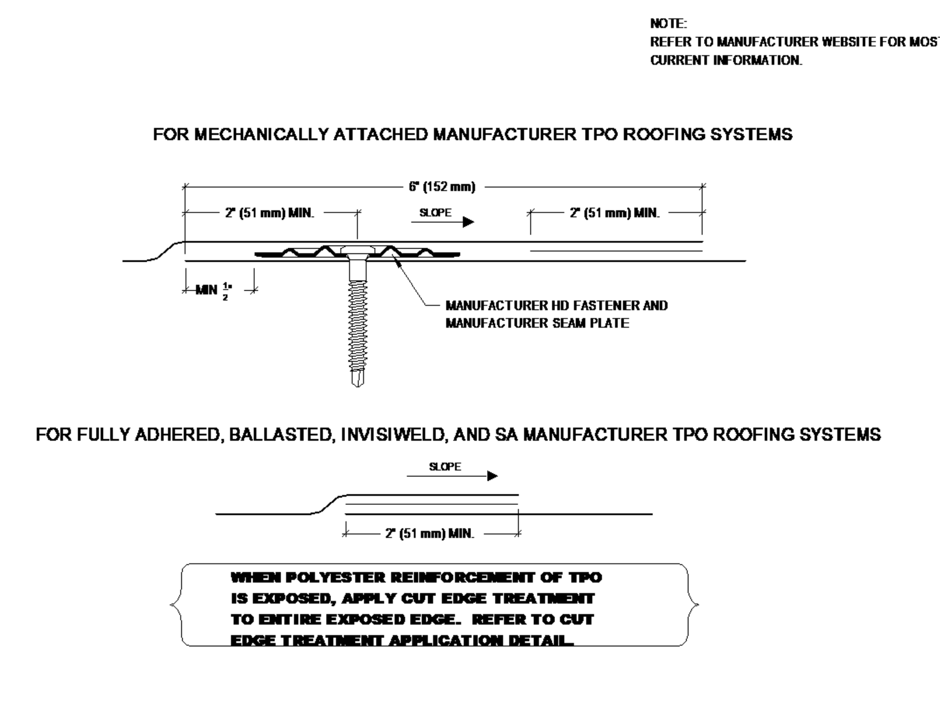

2 LAP SPLICE WITH HAND WELD
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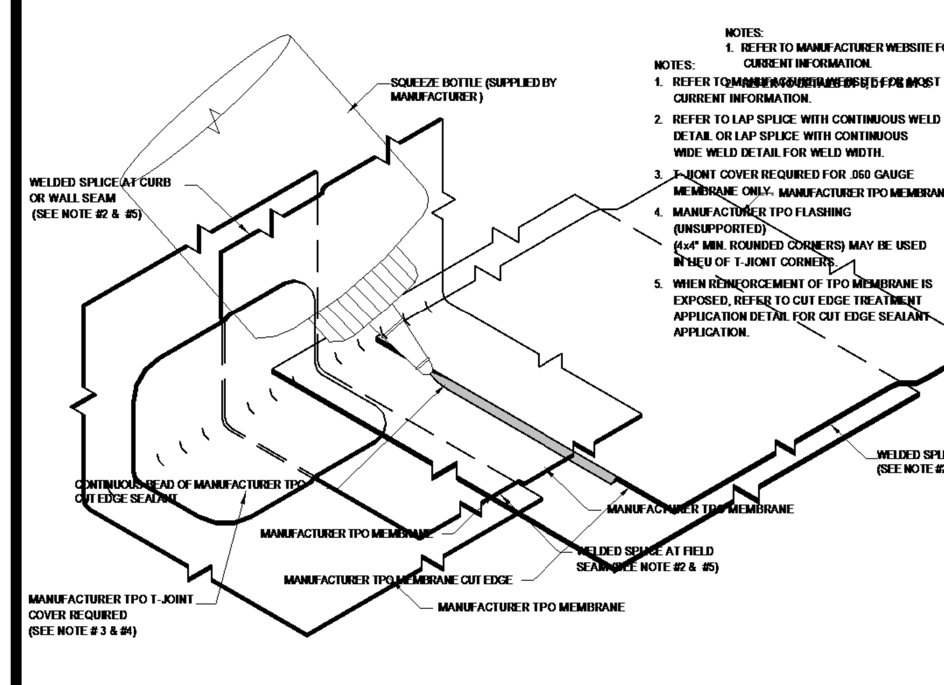

18 CUT EDGE TREATMENT APPLICATION
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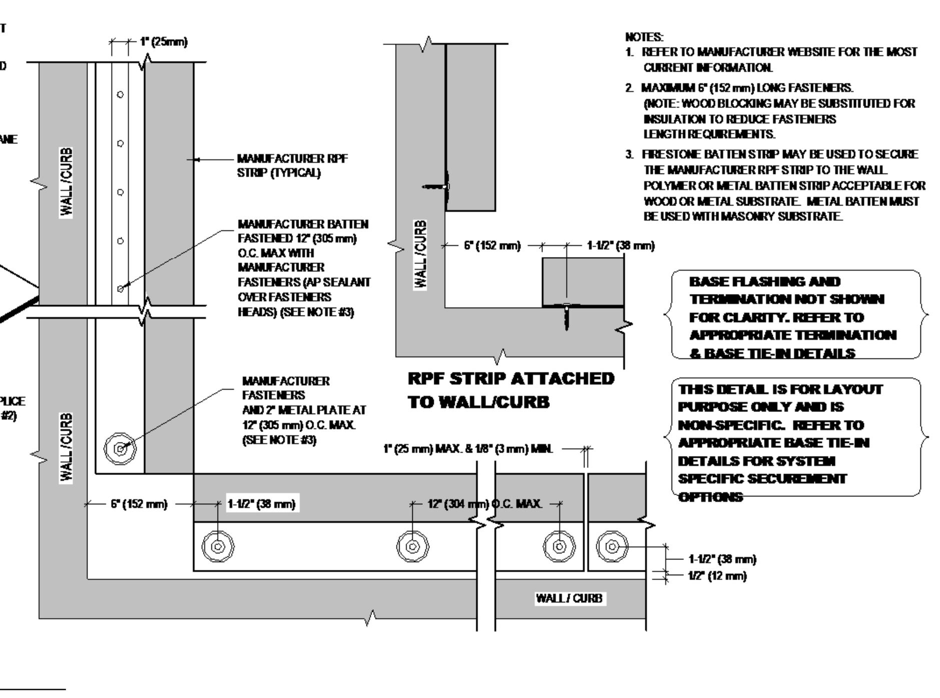
19 LAP SPLICE TO CURB-WALL FLASHING TRANSITION
SCALE: NTS



15 RPF LAYOUT AT INSIDE CORNER
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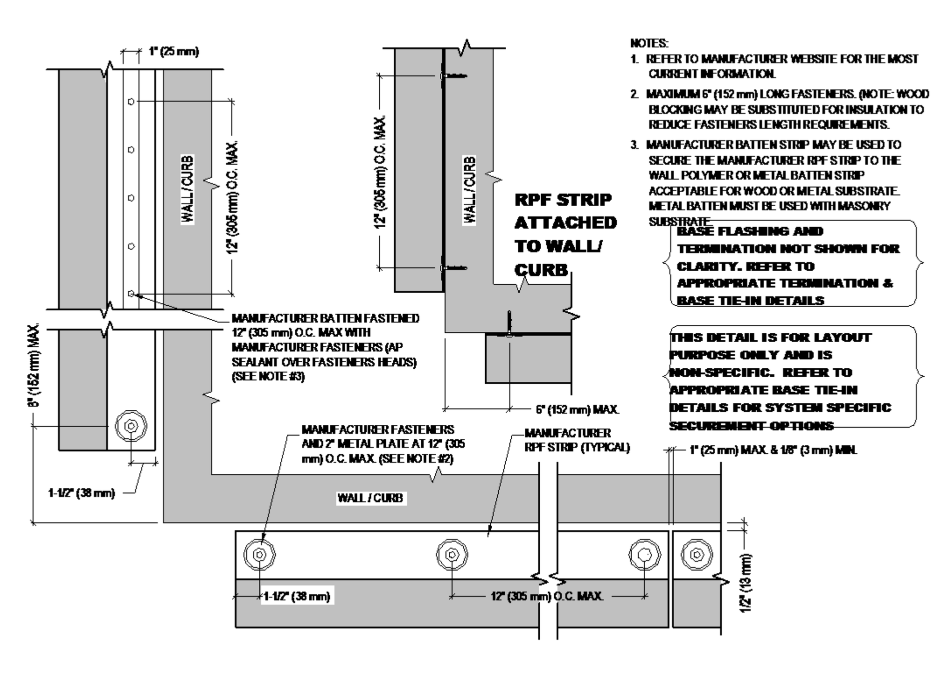

11 RPF LAYOUT AT OUTSIDE CORNER
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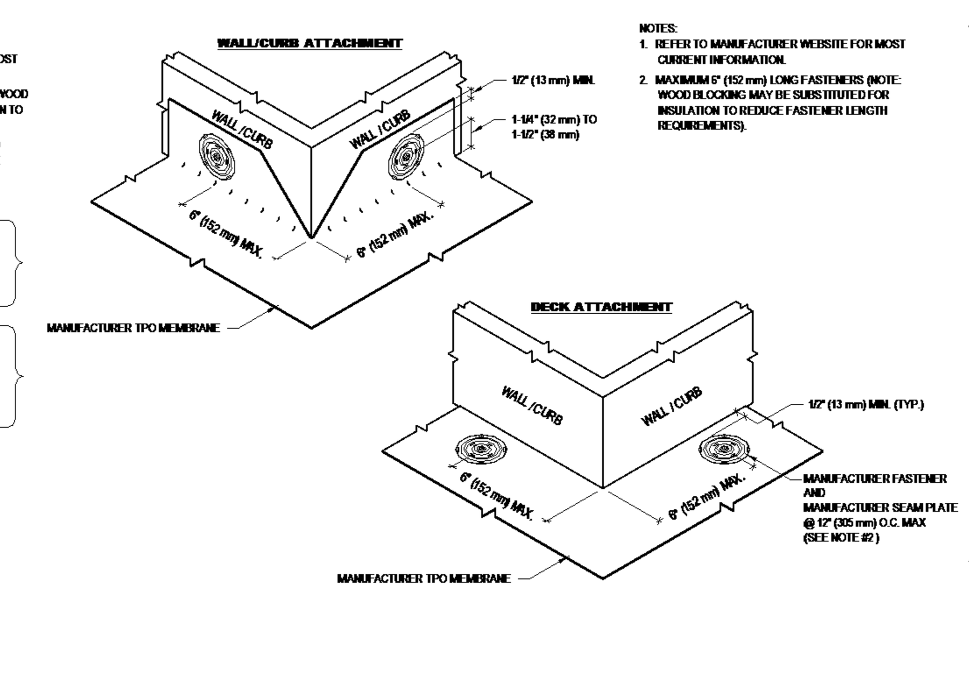
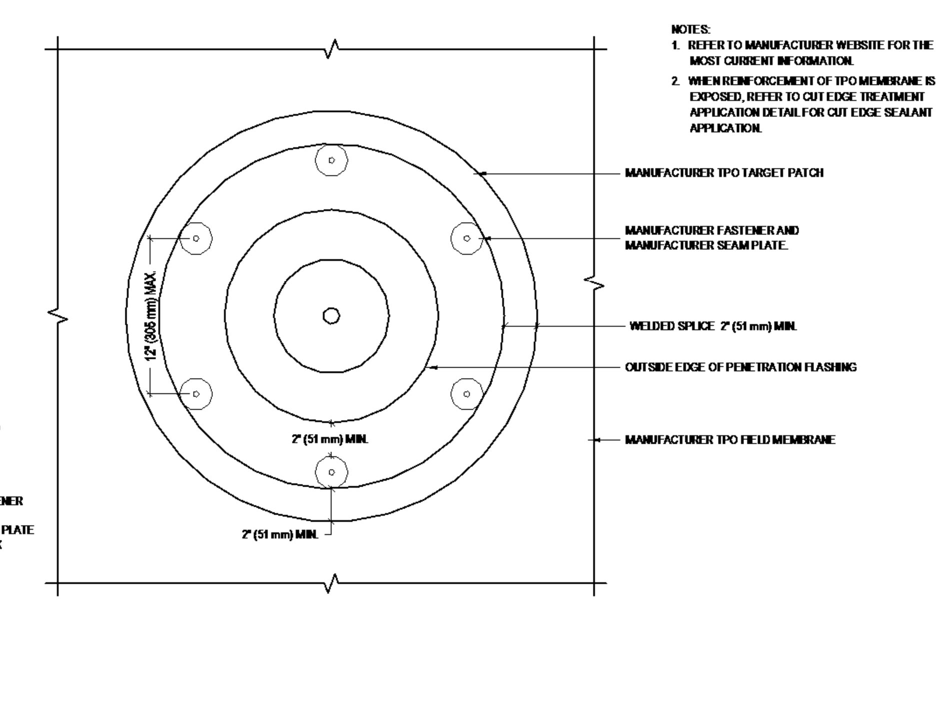


7 MEMBRANE SECUREMENT AT OUTSIDE CORNER
SCALE: NTS



3 MEMBRANE SECUREMENT WITH TARGET PATCH
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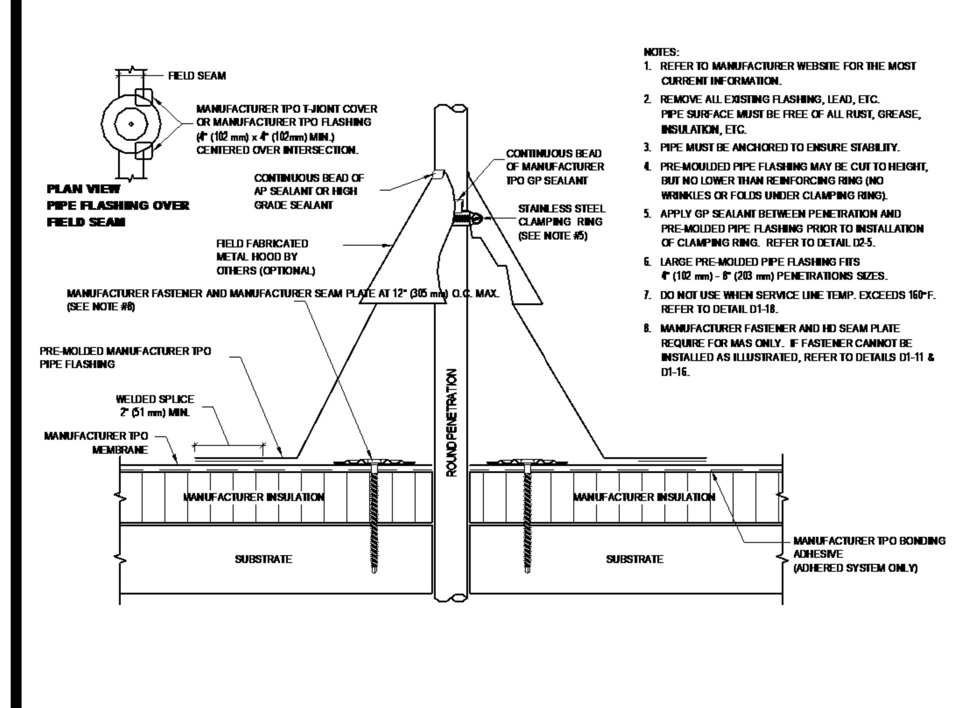

20 PENETRATION WITH TPO SMALL PIPE FLASHING
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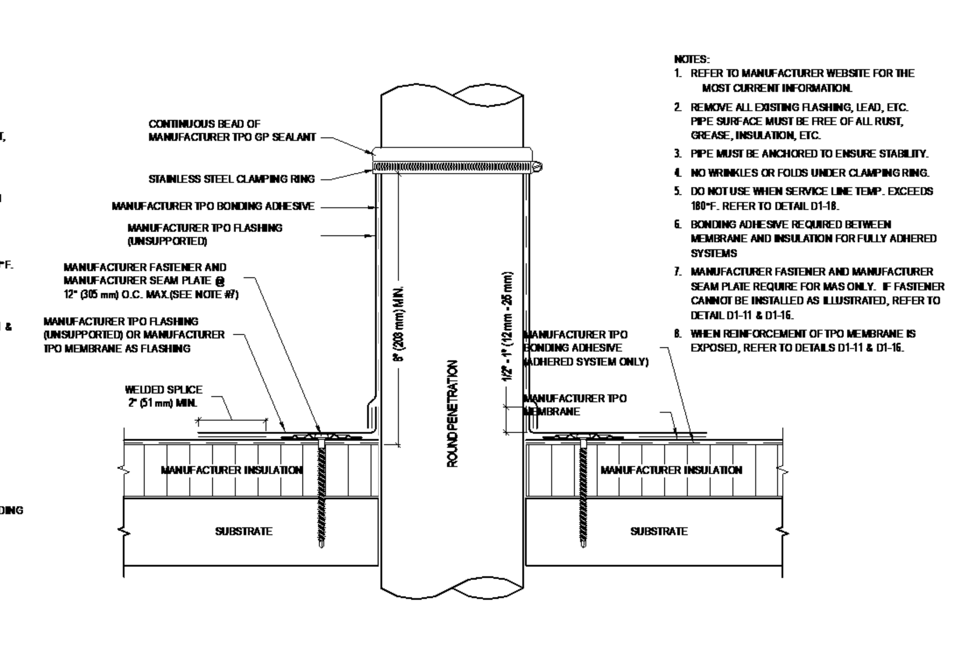

16 PENETRATION WITH TPO MEMBRANE
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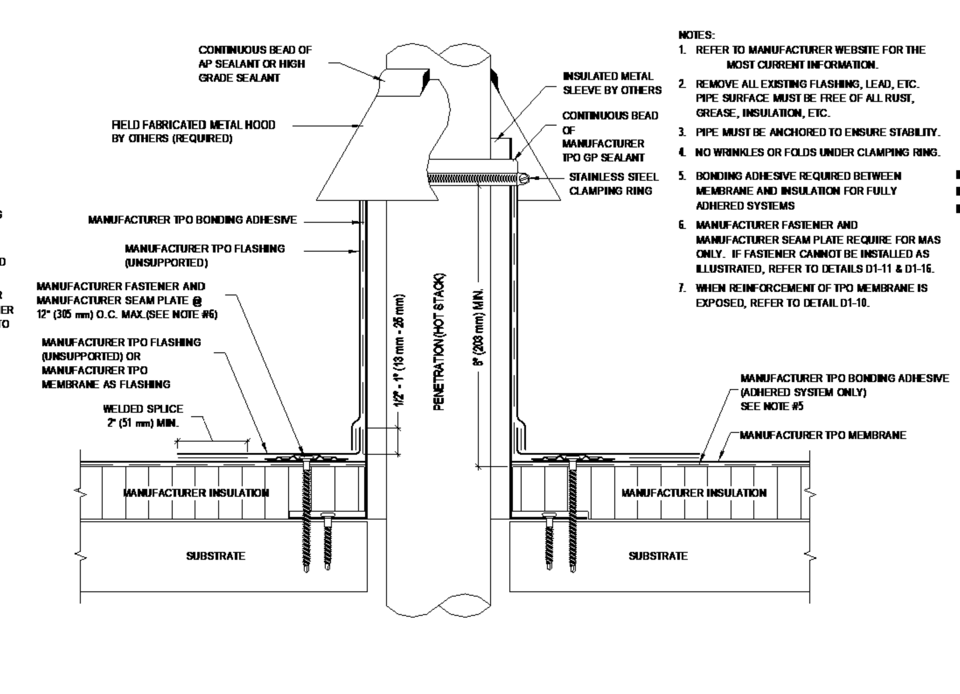
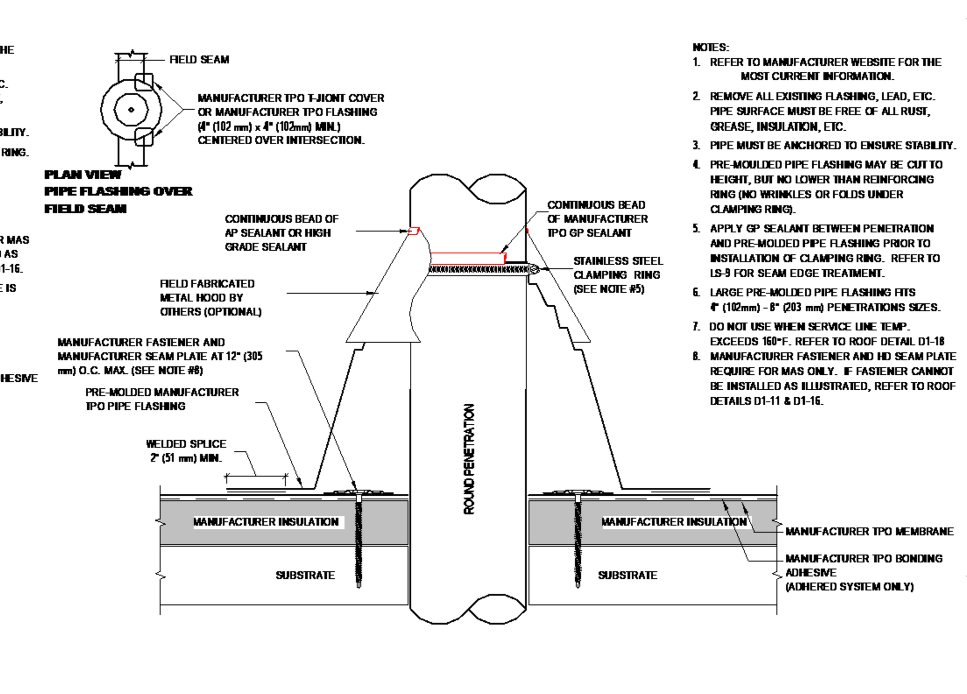


12 PENETRATION (HOT STACK) WITH TPO MEMBRANE
SCALE: NTS



8 PENETRATION WITH TPO LARGE PIPE FLASHING
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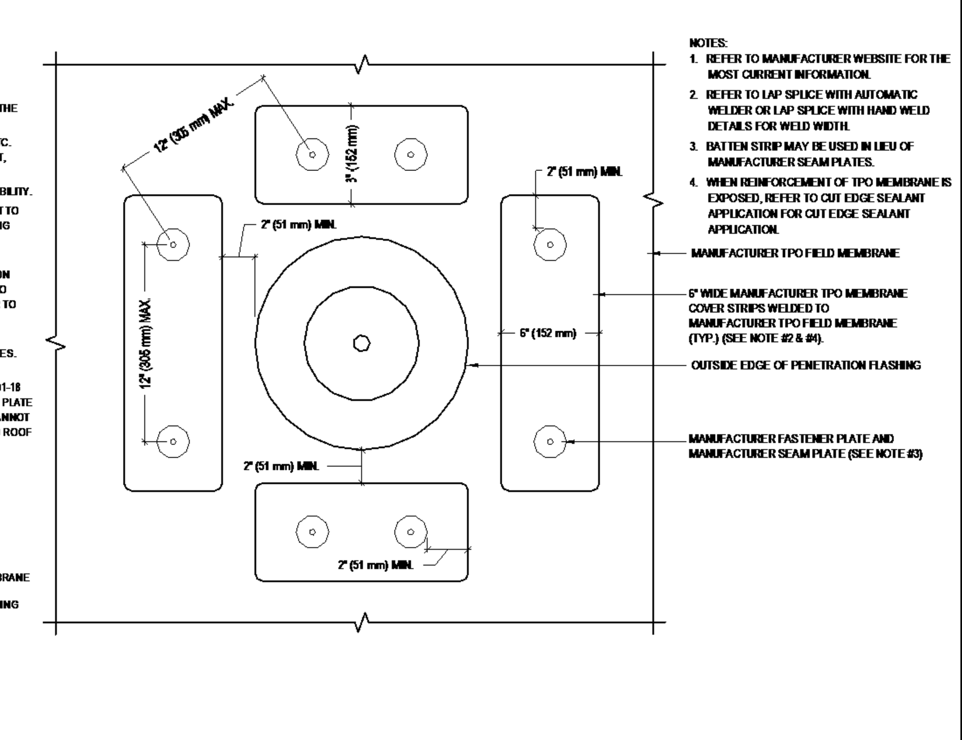

4 MEMBRANE SECUREMENT WITH COVERSTRIPS
SCALE: NTS

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MICHAEL D. WETZEL
REGISTERED ARCHITECT
No. 7657
06/30/21
STATE OF NEVADA
07.07.2021

PROJECT PHASE
- CONSTRUCTION DOCUMENTS CD PROGRESS SET 05/28/2021
- ● JURISDICTION REVIEW
- ISSUE FOR BID SET
- ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

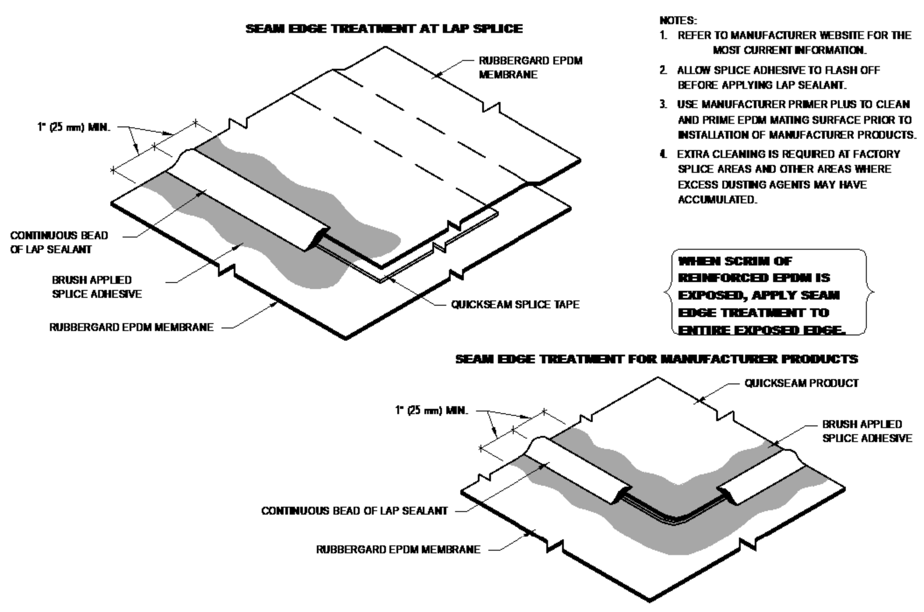
SMITH RESIDENCE

PARCEL: 105-21-001M, E LOMA LN.
SIERRA VISTA (COCHISE COUNTY), AZ 85650

ROOF PENETRATION & FLASHING DETAILS

DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	NTS
JOB NO.	2137
SHEET	D3

6/18/2025 4:26:26 PM



13 SEAM EDGE TREATMENT APPLICATION
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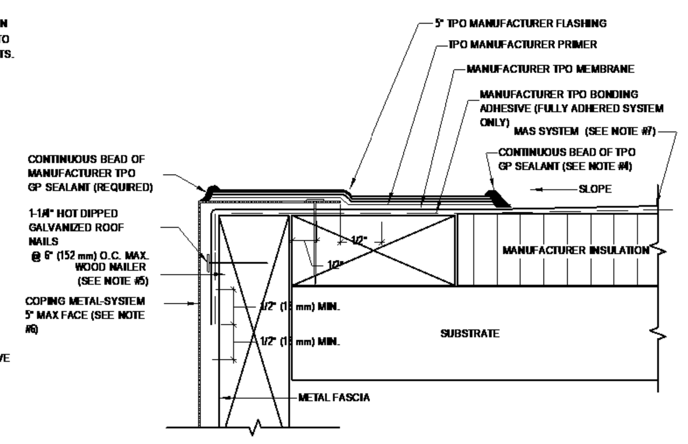
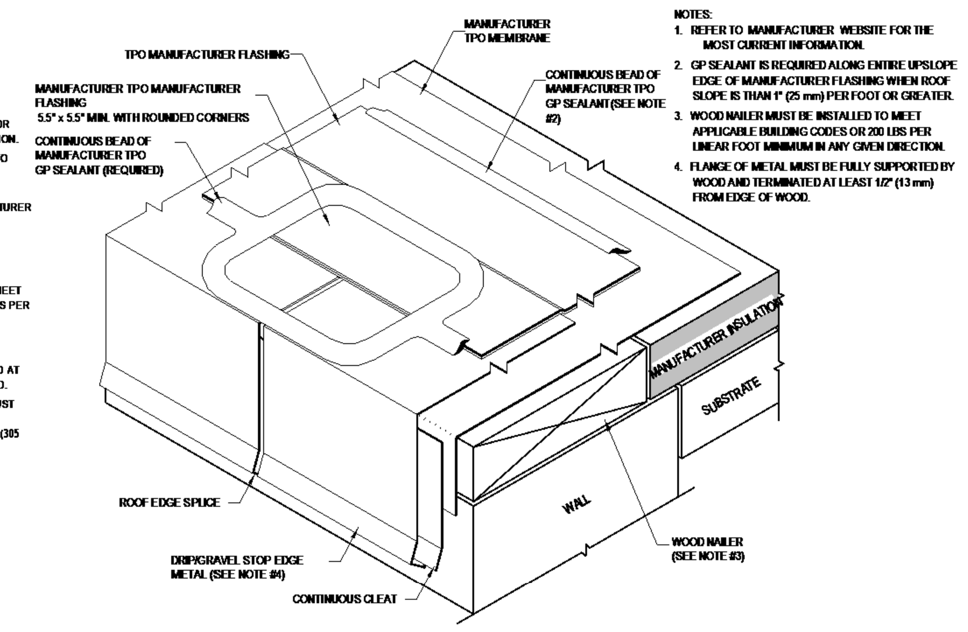
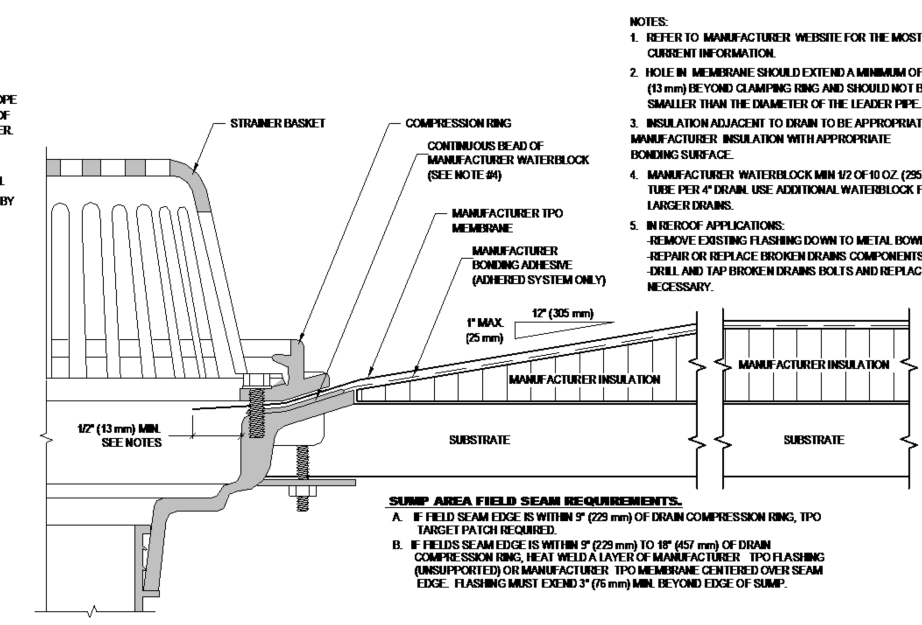


10 ROOF EDGE WITH DRIP EDGE
SCALE: NTS



7 ROOF EDGE SPLICE WITH TPO FLASHING
SCALE: NTS



4 ROOF DRAIN
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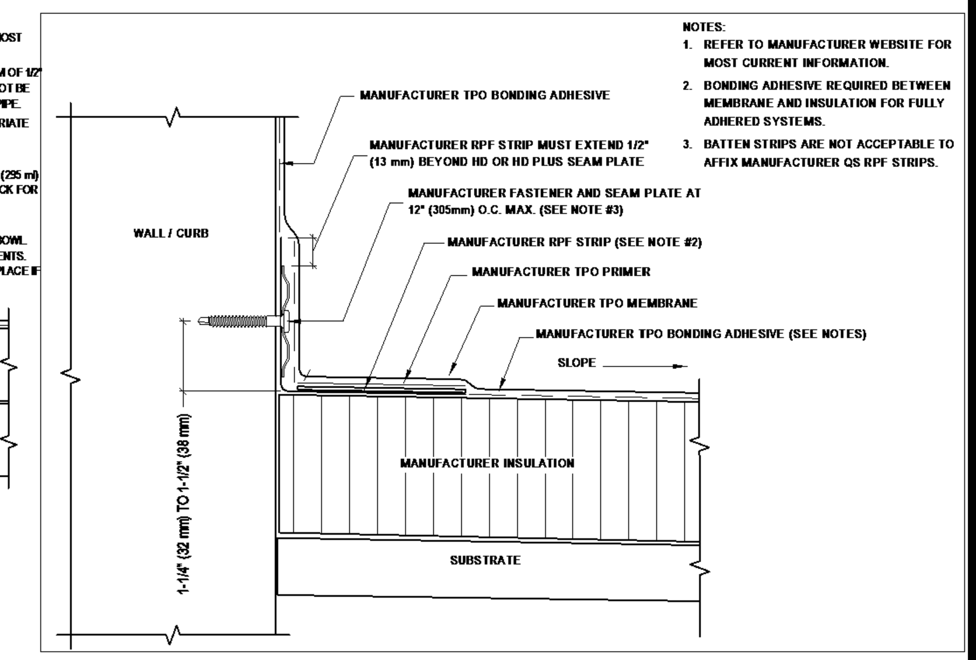
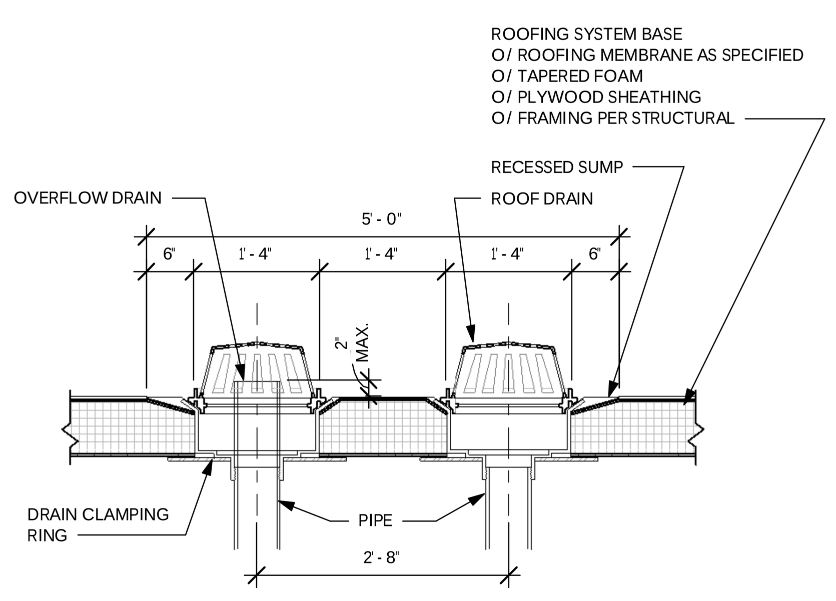
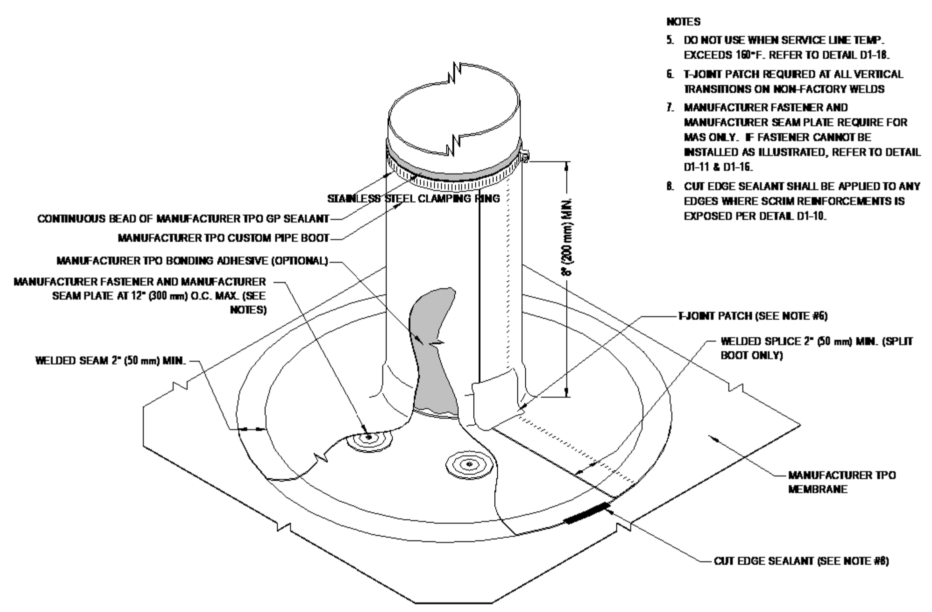


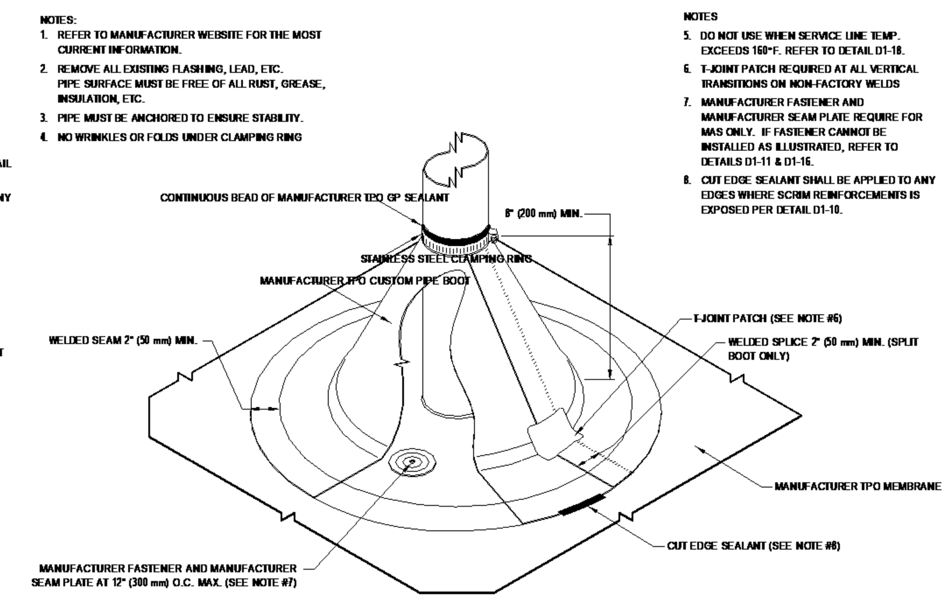
1 BASE TIE-IN FASTENED TO WALL/CURB
SCALE: NTS



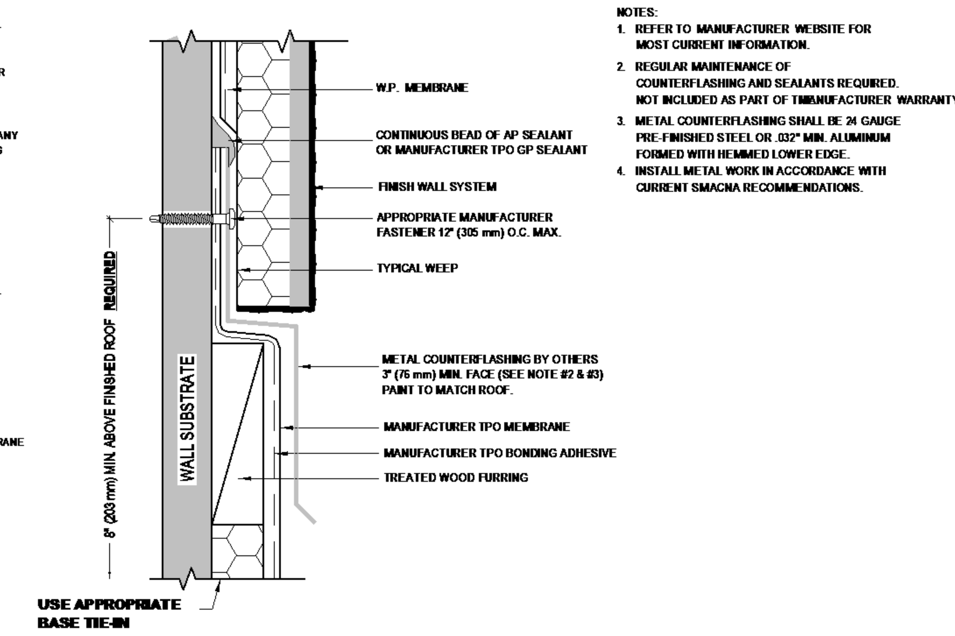
14 ROOF DRAIN AND OVERFLOW DRAIN
SCALE: 3/4" = 1'-0"



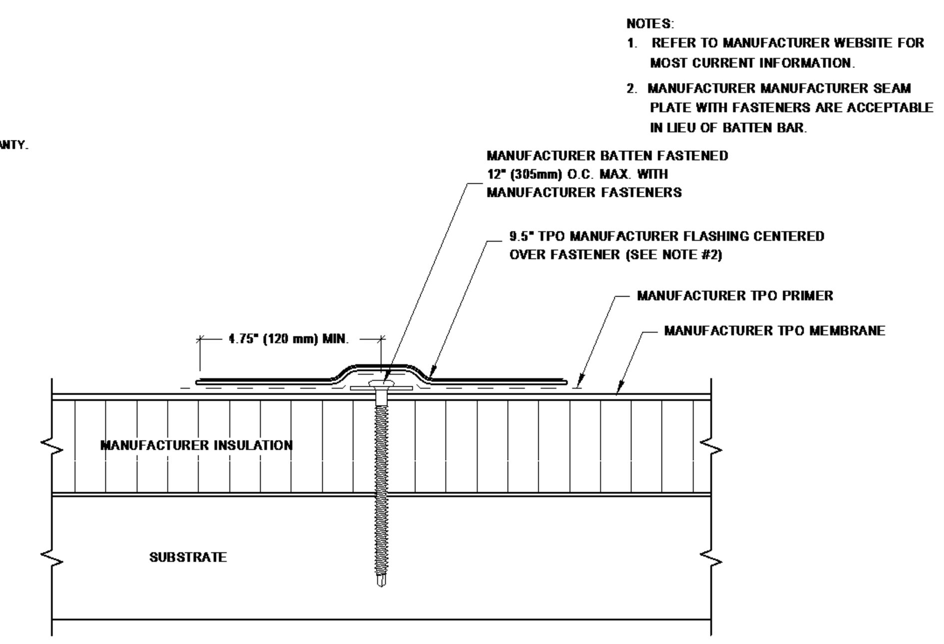
11 ROUND PENETRATION WITH ROUND TPO PIPE BOOT
SCALE: NTS



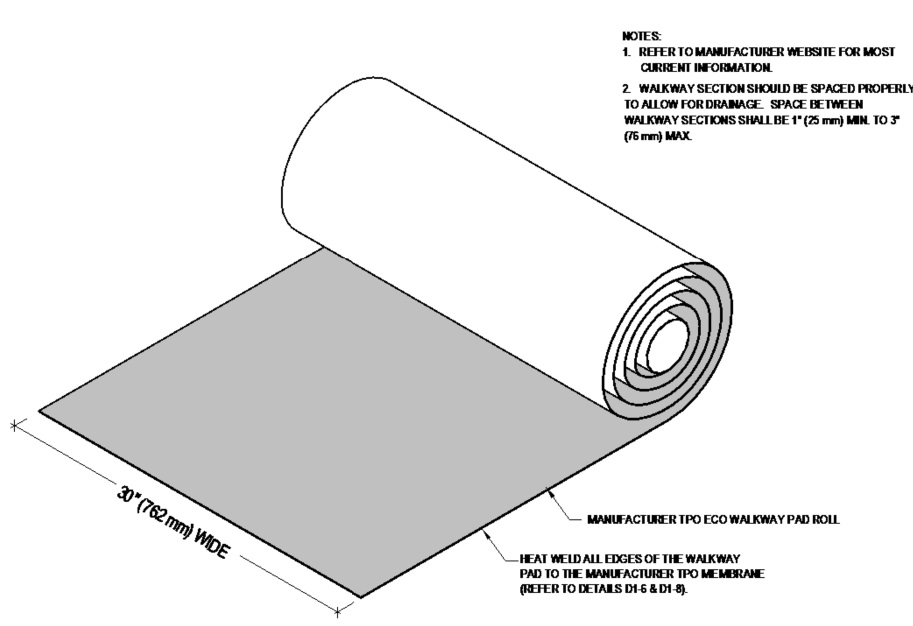
8 ROUND PENETRATION WITH CONICAL PIPE BOOT
SCALE: NTS



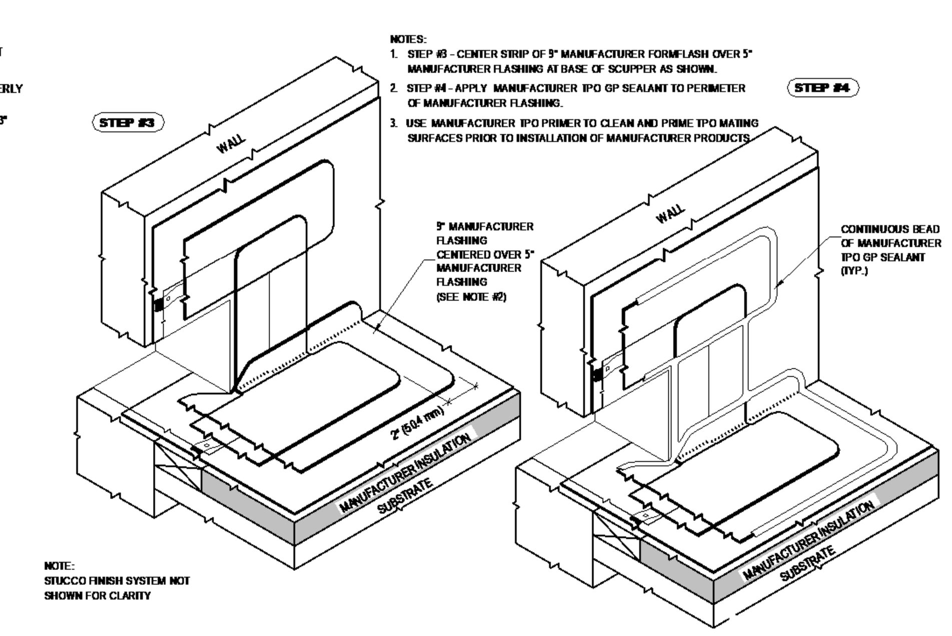
5 TERMINATION AT STUCCO
SCALE: NTS



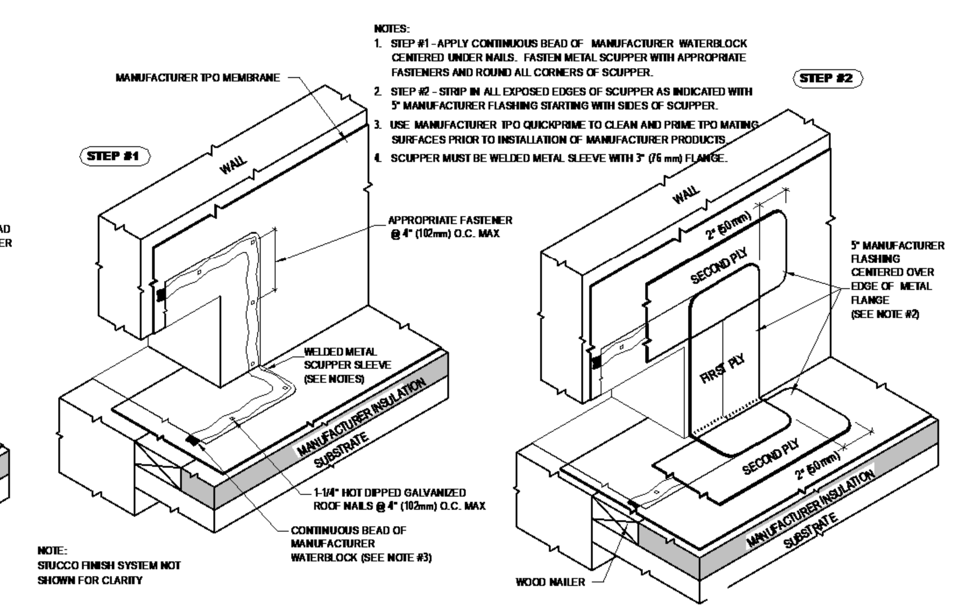
2 TPO FLASHING
SCALE: NTS



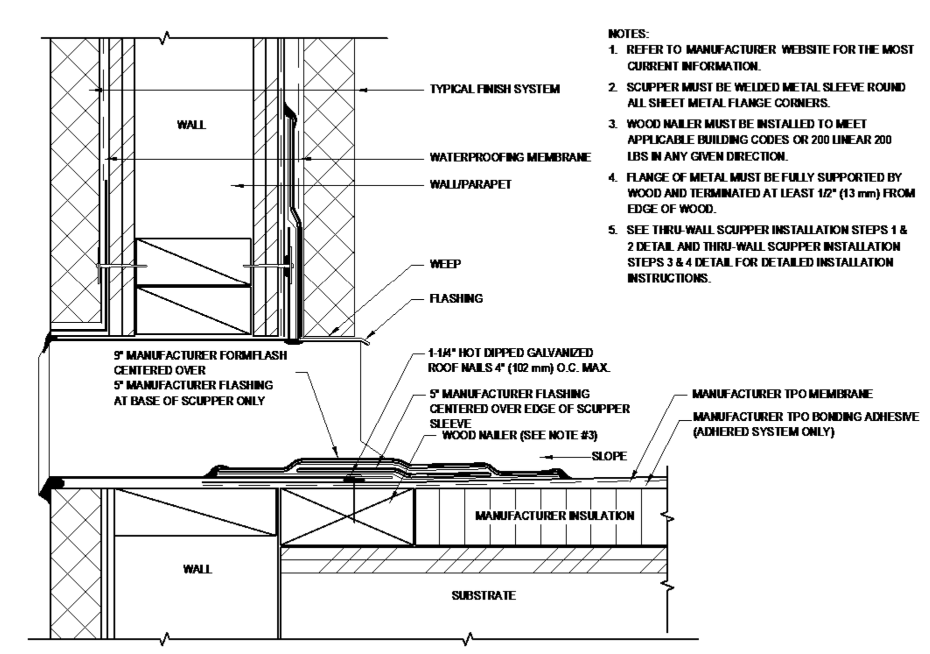
12 WALKWAY PAD
SCALE: NTS



9 THRU-WALL SCUPPER INSTALLATION STEPS 3 & 4
SCALE: NTS



6 THRU-WALL SCUPPER INSTALLATION STEPS 1 & 2
SCALE: NTS



3 THRU-WALL SCUPPER (WELDED SLEEVE)
SCALE: NTS

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MICHAEL D. WETZEL
REGISTERED
No. 7657
06/30/21
ARCHITECT
STATE OF NEVADA
07.07.2021

PROJECT PHASE
- CONSTRUCTION DOCUMENTS CD PROGRESS SET 05/28/2021
- ● JURISDICTION REVIEW
- ISSUE FOR BID SET
- ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

SMITH RESIDENCE
PARCEL: 105-21-001M, E LOMA LN.
SIERRA VISTA (COCHISE COUNTY), AZ 85650
ROOF PENETRATION & FLASHING DETAILS

DRAWN	KG/JA/DB
CHECKED	KG
DATE	06.18.25
SCALE	As indicated
JOB NO.	2137
SHEET	D4

6/18/2025 4:26:28 PM