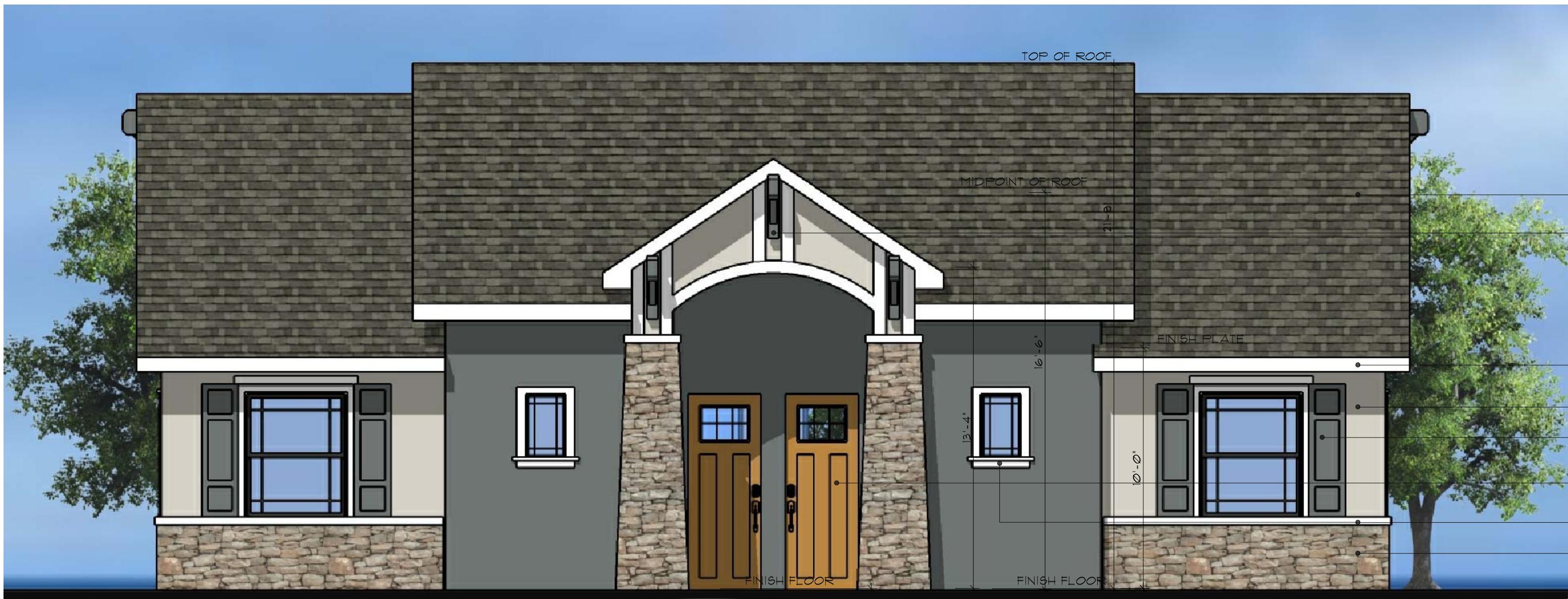


CHALET COLOR SCHEME #1

UNIT 1



revisions

1
2
3

MATRIX

**INNOVATION
VILLAS AT
WEST
MARICOPA
VILLAGE
MARICOPA COUNTY**



LEFT

SEE FRONT ELEVATION FOR ALL MATERIAL
DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS



COLOR SCHEMES



RIGHT

SEE FRONT ELEVATION FOR ALL MATERIAL
DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS



REAR

SEE FRONT ELEVATION FOR ALL MATERIAL
DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS

UNIT 1

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REGISTERED ARCHITECT
CERTIFICATE NO.
21892
STEVEN W.
BARDUSON
Barduson, 118-200
ARIZONA, U.S.A.
Expires 3-31-2023

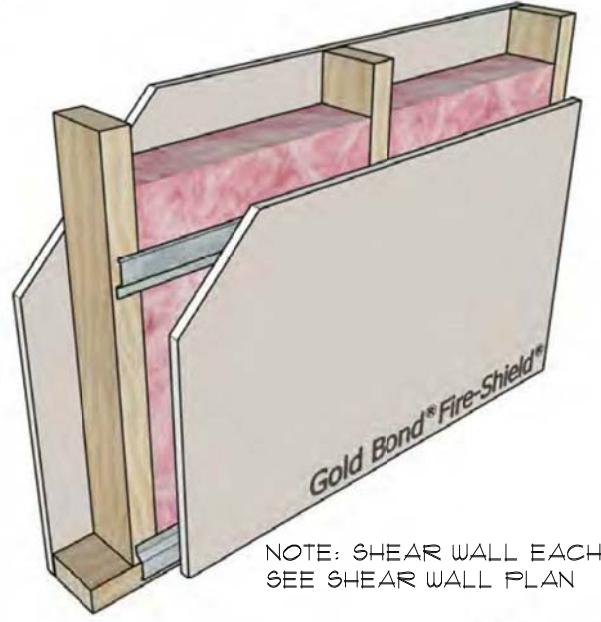
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date: 12/18/2020
project no:

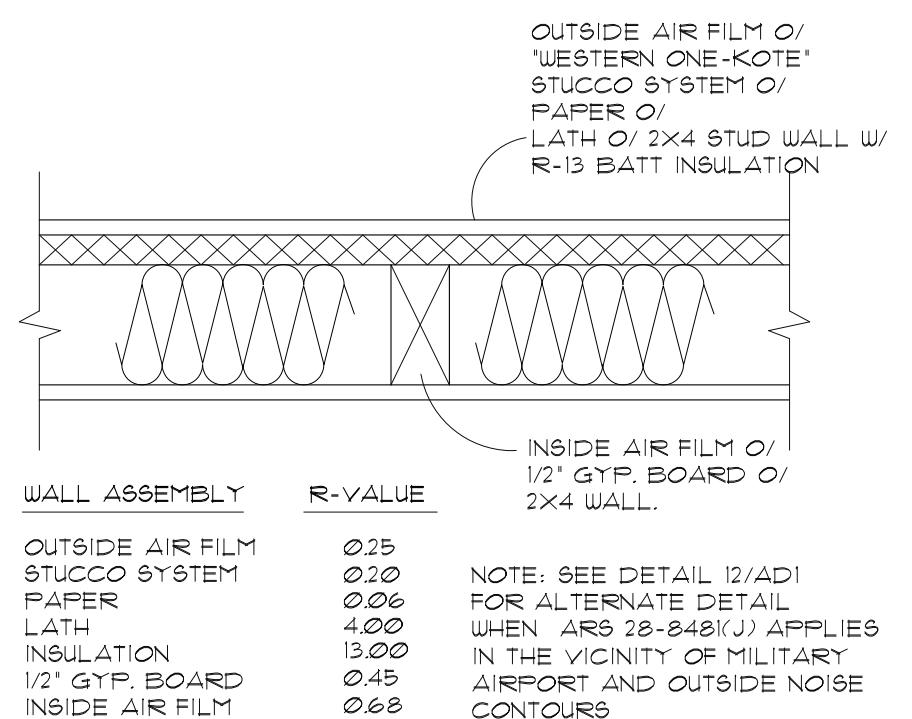
DR2

UNIT 1 ALL SIDES - CHALET



STC-51 NGC 2011071

Framing: 2x4 wood studs, 16" o.c.
Insulation: 3-1/2" glass fiber
Side 1: 5/8" Fire-Shield Gypsum Board
Side 2: 5/8" Fire-Shield Gypsum Board on RC-1
UL Design: U305 - 1 hour



2 SEPARATION WALL ASSEMBLY (1/2 HR. RATING REQD.)

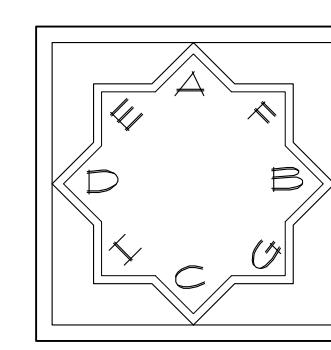
NOTE: THERE ARE TO BE NO ELECTRICAL BOXES WITHIN THE SAME 24" OF THE BOXES ON THE OPPOSITE SIDE OF THE WALL. (R302.4)
NOTE: USE 1/2" RC-2 CHANNELS WITH 180 PADDING TAPE IN LO OF 1/2" RC-1 CHANNELS SHOWN IN DETAIL.

ASSEMBLY SHALL COMPLY WITH R302.3 WALL FOUNDATION TO UNDERSIDE ROOF SHEATHING

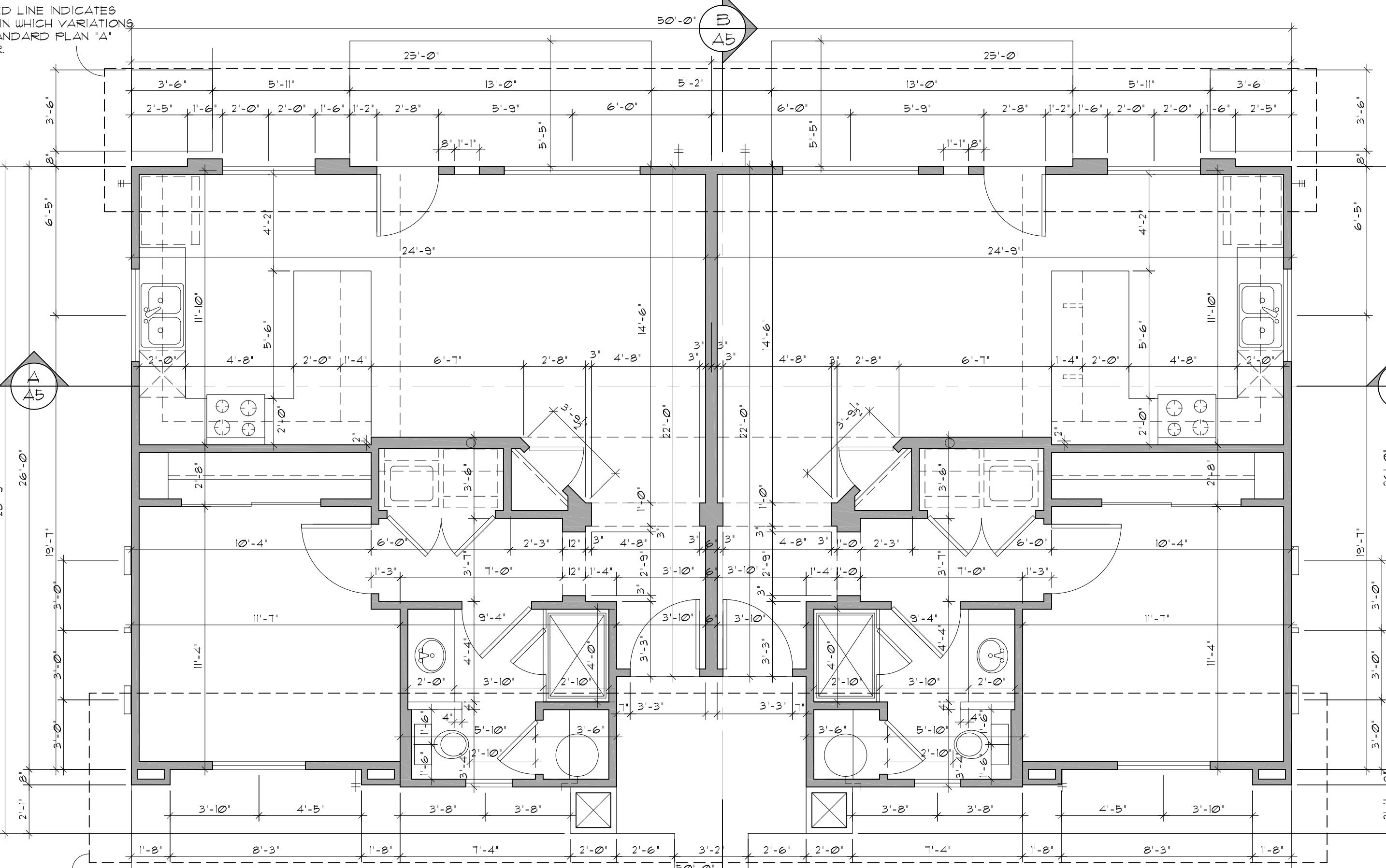
R302.3 Two-Family Dwellings
Dwelling units in two-family dwellings shall be separated from each other by a fire-rated wall assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor, ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

1. Fire-resistance rating of 1/2 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Wall assemblies need not extend through attic spaces when the ceiling is protected by not less than 5/8-inch (15.9 mm) Type X gypsum board and an attic draft stop constructed as specified. Section 300.2.10.1 is required above the ceiling along the wall assembly separating the dwelling units in a two-family dwelling. Framing supporting the ceiling shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

NOTE: See detail 1/ABa for alternate separation wall detail.

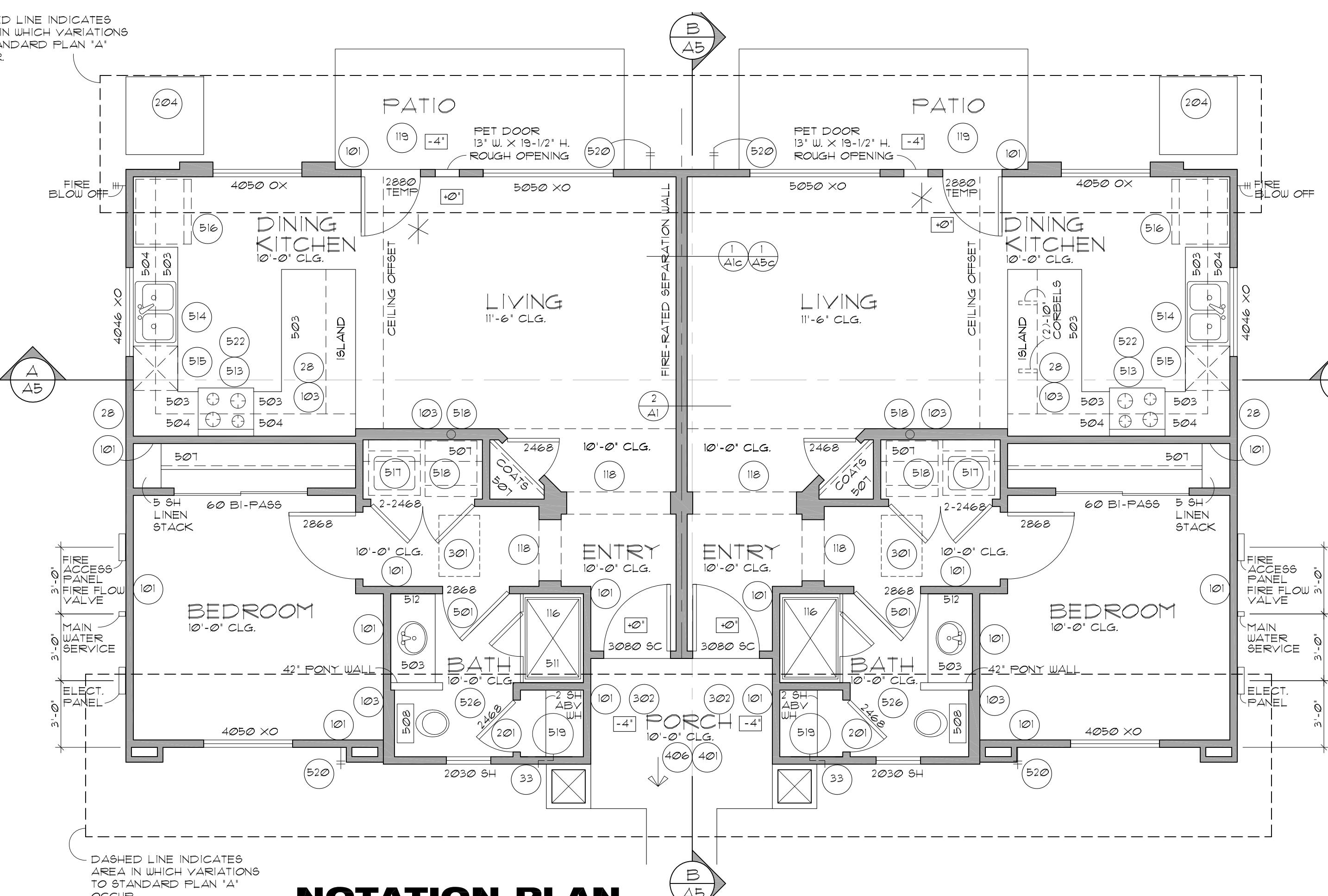


ROOM DESIGNATION KEY



DIMENSION PLAN UNIT 1 - FLOOR PLAN "C"

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

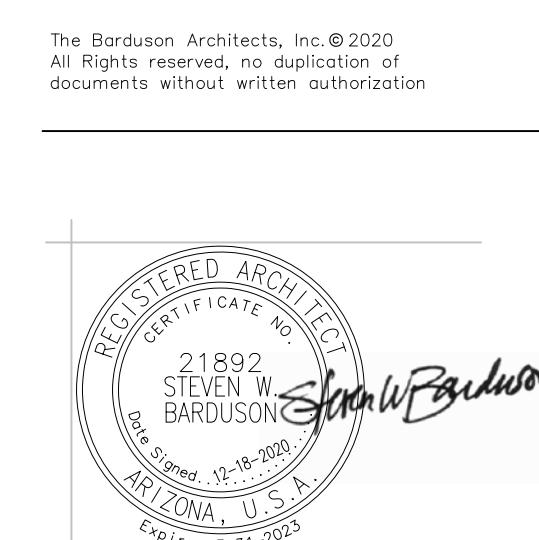


NOTATION PLAN UNIT 1 - FLOOR PLAN "C"

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

ARTISAN STYLE

MASTER KEYNOTES	
1	2x4 STUD WALL, STUD WALL
2	6" PLUMBWALL
3	INTERIOR BEARING WALL - SEE FRAMING PLANS
4	MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD, W/ GASKETS AND SWEEP OR 20 MIN. FIRE-RATED DOORS
5	PRESSURE TREATED BOTTOM PLATE
6	DOUBLE TOP PLATE
7	TOP PLATE TIED TO CM, 3/4" BELOW FIN. FLOOR & H/ADJ. PAINT COAT, STEM BELOW TO MATCH BLDG.
8	R-13 + R-21 BATT INSUL. AT 2X4 WALL, R-19 AT 2X6 WALL
9	2X FIRE BLOCKING
10	1/2" GYPSUM BOARD, SAG RESISTANT ON CEILINGS
11	SLOPE TOP 1/4" PLF
12	STUCCO - OMEGA ESR 1194
13	WALL BETWEEN LIVING AREA AND GARAGE PUD. BE 1/4" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BEHIND HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 1/2" TYPE X GYPSUM BOARD OR EQUVALENT. THE EXTERIOR ELEVATION FOR THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUVALENT.
14	Critical finished dimension (see dimension note under 'General Floor Plan Notes' on this sheet.)
15	NICHE - SEE INTERIOR ELEVATIONS
16	COLUMN - SEE FRP FOR WOOD, PRE-CAST, OR STEEL
17	CRIPPLE WALL
18	HARDIPLANK / HARDIPLATE ICC-ESR-2730
19	WATER HEATER PLATFORM 18"
20	FLOOR MATERIAL CHANGE
21	FLOOR TRIM
22	ROOF TRIM - SEE MECHANICAL PLANS
23	30x24 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION
24	PROVIDE 5/8" TYPE X GYPSUM BD. @ GARAGE SIDE
25	EXTERIOR GYPSUM BOARD, ICC - ESR-1328 OR EQUAL
26	GYPSUM FABRIC WITH IX TRIM
27	ROOF SLOPE - SEE EXT. ELEVATIONS
28	2X RAFTERS - SEE FRAMING
29	1/2" OSB SHEATHING
30	END RAFTERS - SEE ROOF SHEATHING
31	FURRED CEILING
32	BEAM - SEE FRAMING PLAN
33	2X4 LOOKOUTS AT 48" O.C.
34	R-38 BATT INSULATION
35	BORAL CONC. TILE ROOF ER-0412 OR APPROVED EQUAL TO BE USED OVER THE 30 UNDERLAYMENT
36	CONCRETE END TRUSSES
37	STRUCTURAL GABLE END TRUSSES
38	WOOD CORBELS W/PAINT PER BLDG. SPEC. SEE 3/AD1
39	STOOP
40	CONC. SLAB OVER 4' OF ABC OR TERMITE TREATED SOIL TYPICAL-SEE STRUCT. FOR THICKNESS
41	KEY STEM
42	40x24 ATTIC SCUTTLE
43	SLOPE 1/8" PLF.
44	2" TURNDOWN
45	EXPANSION JOINT
46	PAVERS OR STONE PER BLDG. SPEC.
47	JOINT - SEE ROOF JOINT AT 200 SQ. FT. MAX. PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.
48	MIRRORS & MEDICINE CABINETS PER BLDG. SPEC.
49	BATH CABINET - SEE INTERIOR ELEVATIONS
50	UPPER CABINET - SEE INTERIOR ELEVATIONS
51	STONE VENEER-ESR-2598 OR EQUAL
52	STONE VENEER-FAB. SPEC.
53	SHELVES & RODS PER BLDG. SPEC.
54	WATER CLOSET
55	TUB & SHOWER WITH ROD
56	GARDEN TUB PER SPEC
57	SHOWER - SEE FLR. PLAN FOR SIZE
58	TOILET - SEE FLR. PLAN FOR BLDG. SPEC.
59	RANGE/VENT
60	DOUBLE SINK DISPOSAL
61	DISHWASHER
62	REFRIGERATOR WITH ICE MAKER
63	WASHING MACHINE
64	DRYER WITH DRYER VENT-SEE GENERAL NOTES
65	WATER HEATER
66	HOSE BIBB
67	HOSE BIBB W/60V
68	MICROWAVE
69	5 SHELVES
70	SEPARATE SINK (OPTIONAL)
71	COOKTOP
72	TOEEL BARS, RINGS, 4 T.P. HOLDERS PER OWNER
73	REFER TO SHEET CI FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S SEE EXTERIOR ELEVATIONS FOR ALL POPOUTS AND VENEERS.
74	SEE SITE PLAN FOR CON OF WALKS & DRIVES
75	SEE MECHANICAL FOR A/C OR FAU UNITS
76	SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
77	SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
78	SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS AND CALLOUTS.
79	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
80	INSULATION - UNO
81	R-38 ROCK
82	R-13 + R-21 BATT & EXT. 2X4 WALLS
83	R-13 + R-21 BATT & EXT. 2X6 WALLS
84	ALL EXTERIOR WINDOWS SHALL MEET CURRENT CODE REQUIREMENTS
85	MAX SILL HGT. 44"
86	5.1 SOFT OPENABLE TO OUTSIDE IN ALL SLEEPING AREAS
87	SHOWER HEADS TO BE 28" ABOVE FINISH FLOOR
88	ALL UPLIGHTING FIXTURES TO COMPLY WITH STATE AND LOCAL REQUIREMENTS
89	SEE SHEET C-1 FOR GYPSUM BOARD INSTALLATION
90	A/C UNIT TO BE INSTALLED ON A CONCRETE SLAB WHICH COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED AT LEAST 3' ABOVE ADJOINING GROUND LEVEL. MANUFACTURER'S INSTALLATION INSTRUCTIONS
91	MANUFACTURER'S APPROVED ICE MAKER
92	REPORT WILL BE MADE AVAILABLE TO INSPECTOR ON CLEARANCE FOR FIREPLACE INSTALLATION DRYER VENT - CONFORM TO IMC DRYER VENT LIMITATIONS SEE SHEET C-1
93	ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS IN BATHS OR SHOWER AREAS SAFETY GLASS
94	SHOWER ENCLOSURES SHALL BE EITHER A SINGLE SHOWER ROD WITH CURTAIN, TEMPERED GLASS PANEL OR APPROVED EQUAL
95	INTERIOR LAUNDRY ROOMS AND BATHROOMS REQUIRE MECHANICAL VENTILATION OF FIVE AIR CHANGES/HOUR. VENTILATION SYSTEMS ARE TO BE APPROVED BY THE LOCAL INSPECTOR
96	NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL. NO SUPPLY AIR OR OTHER DUCT OPENINGS IN GARAGE WITHOUT FIRE DAMPERS, INCLUDING DUCT VIBRATION ISOLATORS.
97	TAP RELIEF VALVE TO BE FULL SIZE STEEL PIPE OR HARD PLASTIC PIPING, SWINGING TOWARD THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNWARD POSITION NOT MORE THAN SIX INCHES ABOVE GRADE. THE TAP RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS, PATIOS, CARPORTS OR OTHER SIMILAR AREAS.
98	ALL FLOOR MATERIALS PER OWNER SPEC.
99	DIMENSION NOTES ARE GENERAL. DIMENSIONS SHALL BE NOMINAL (NOT ACTUAL). BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING & TO PROVIDE FOR CRITICAL FINISHED DIMENSIONS WHERE APPPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSION STRINGS WITH OVERALL DIMENSION STRINGS.



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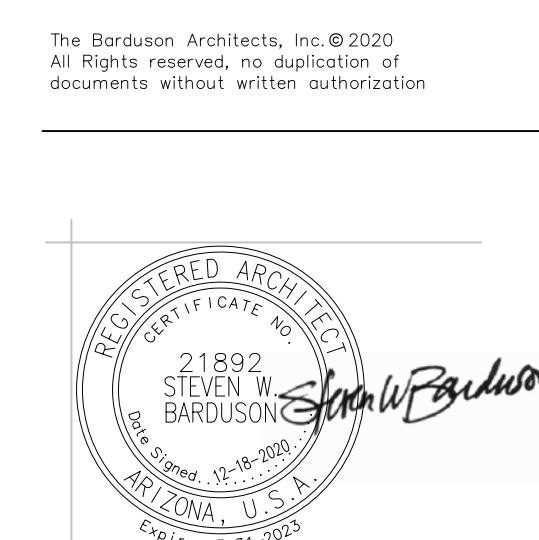
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date: 12/18/2020

project no:

DR3



revisions

1
2
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MATRIX
INNOVATION
VILLAS AT
WEST
MARICOPA
VILLAGE
MARICOPA COUNTY

ARTISAN COLOR SCHEME #5

UNIT 1

revisions



MATRIX

INNOVATION
VILLAS AT
WEST
MARICOPA
VILLAGE
MARICOPA COUNTY

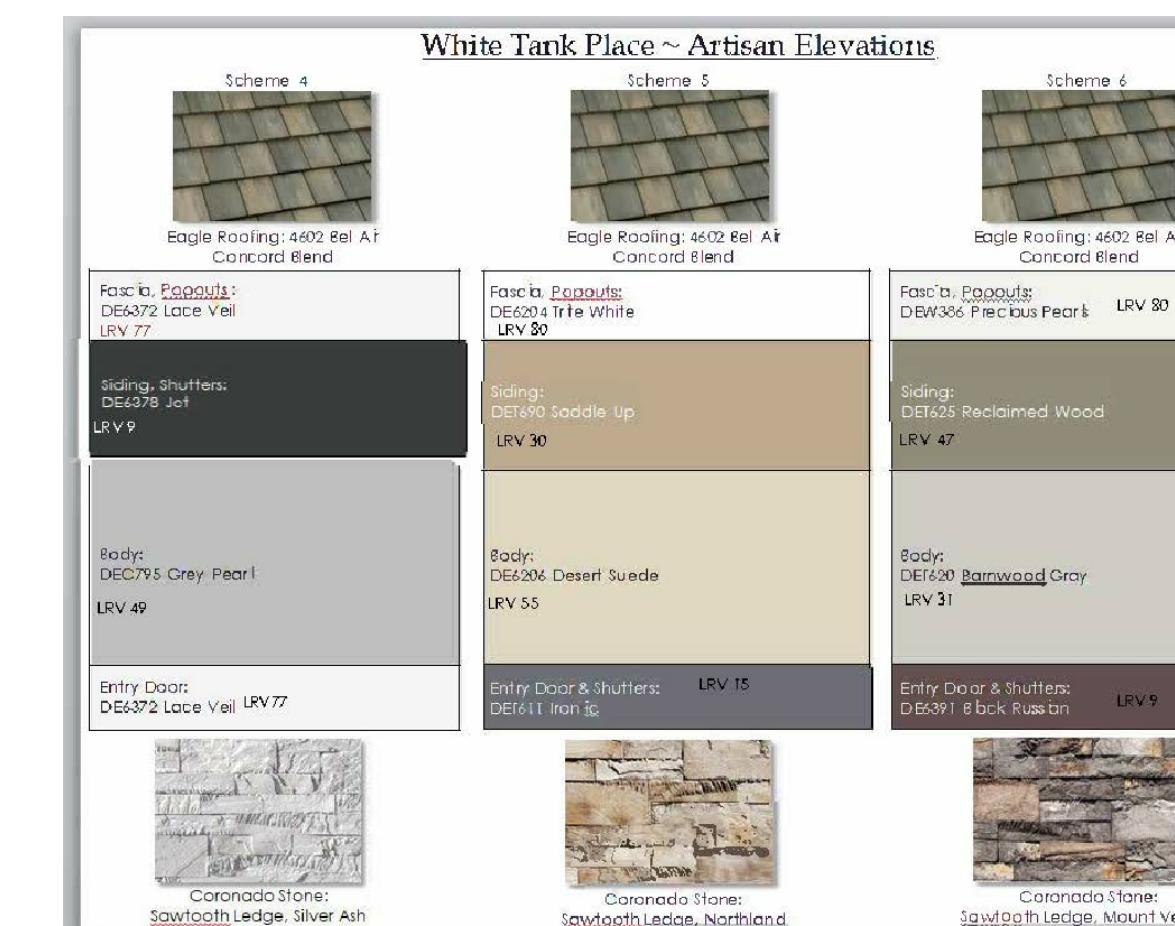


FRONT



LEFT

SEE FRONT ELEVATION FOR ALL MATERIAL
DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS



COLOR SCHEMES



RIGHT

SEE FRONT ELEVATION FOR ALL MATERIAL
DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS



REAR

SEE FRONT ELEVATION FOR ALL MATERIAL
DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS

UNIT 1

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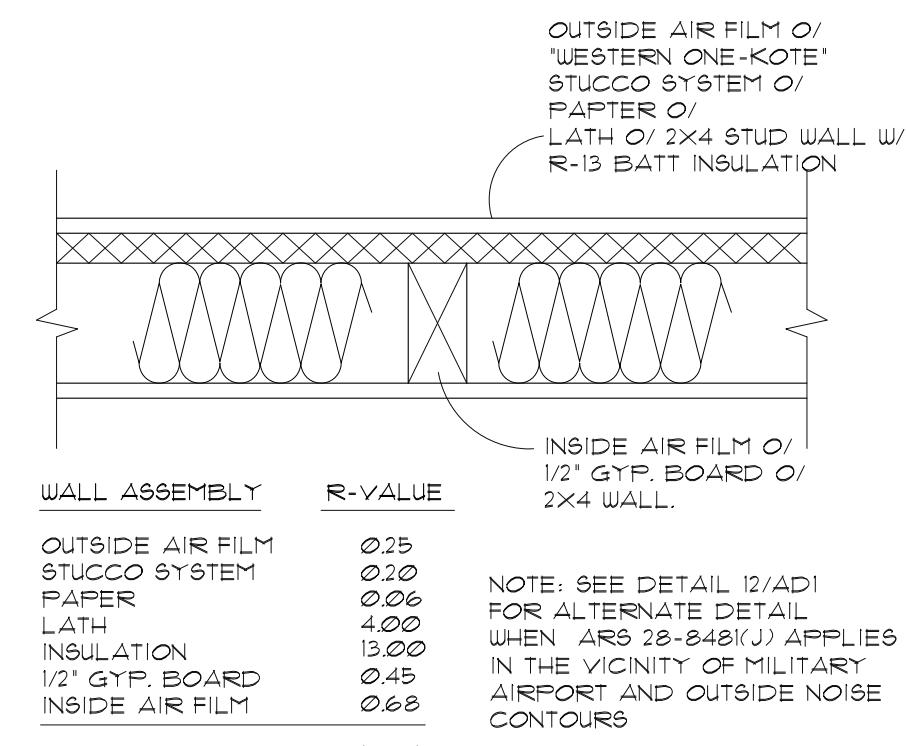
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date: 12/18/2020
project no:

DR4

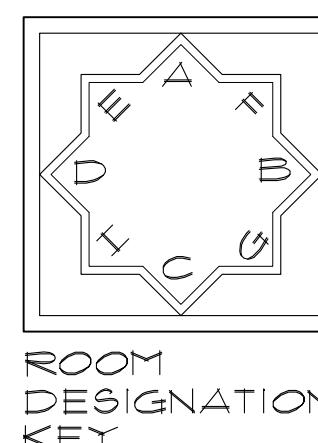
UNIT 1 ALL SIDES - ARTISAN



1 EXT. WALL ASSEMBLY

GLAZING NOTE:
GLAZING SHALL COMPLY WITH CURRENT CODES.
GLAZING IN DOORS.
GLAZING ADJACENT DOORS.
GLAZING IN WINDOWS.

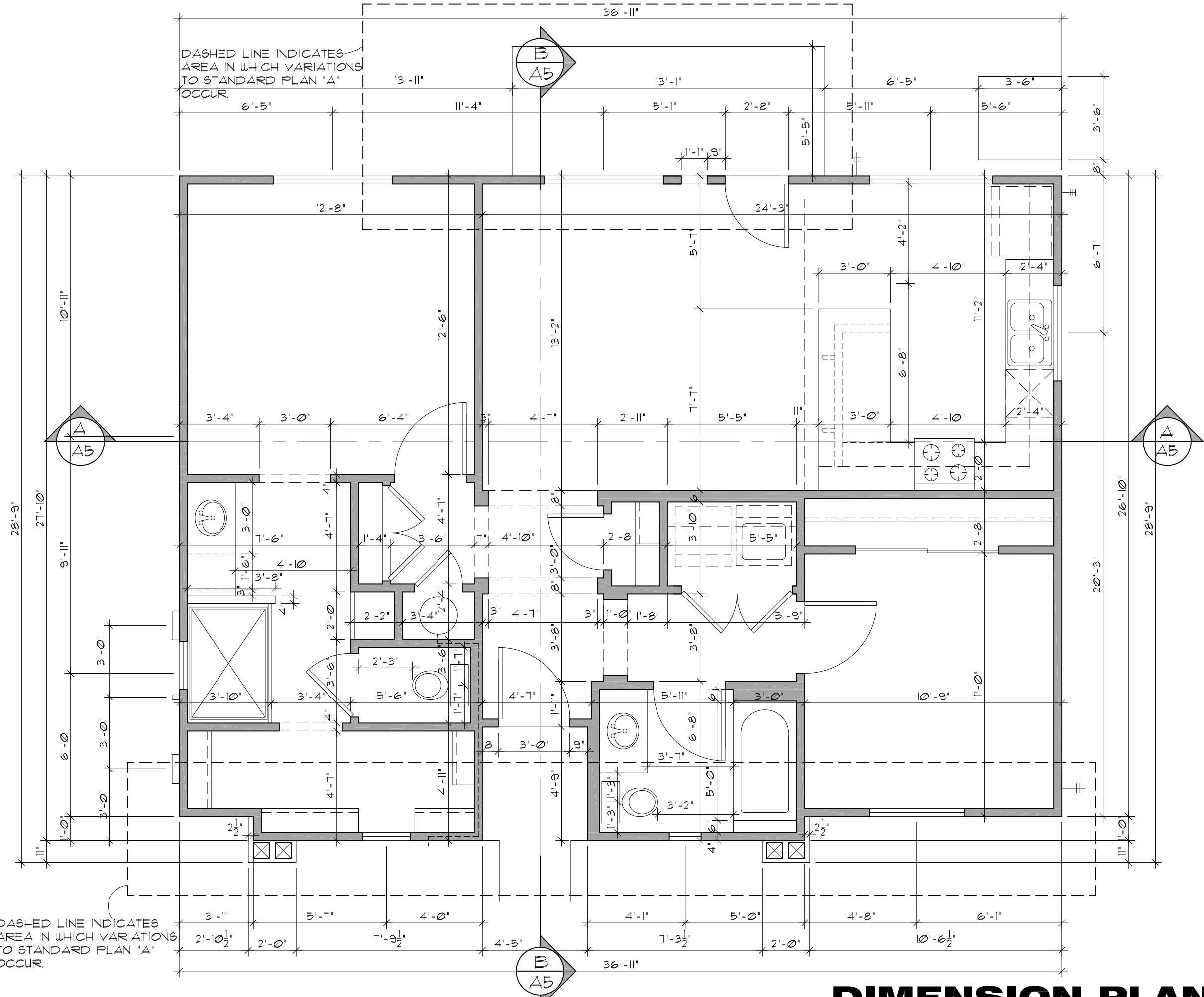
SQUARE FOOTAGE LEGEND
995 SQ. FT. TOTAL HABITABLE SPACE
21 SQ. FT. FRONT PORCH
1016 SQ. FT. TOTAL UNDER ROOF



SHOWER NOTE
Shower compartments require a non-absorbent finish to 6' A.F.F. If another nonabsorbent finish is used than ceramic tile, the water-resistant gypsum backing shall be in compliance with ASTM C1396, C1178, or C1278 with edges sealed per manufacturer.

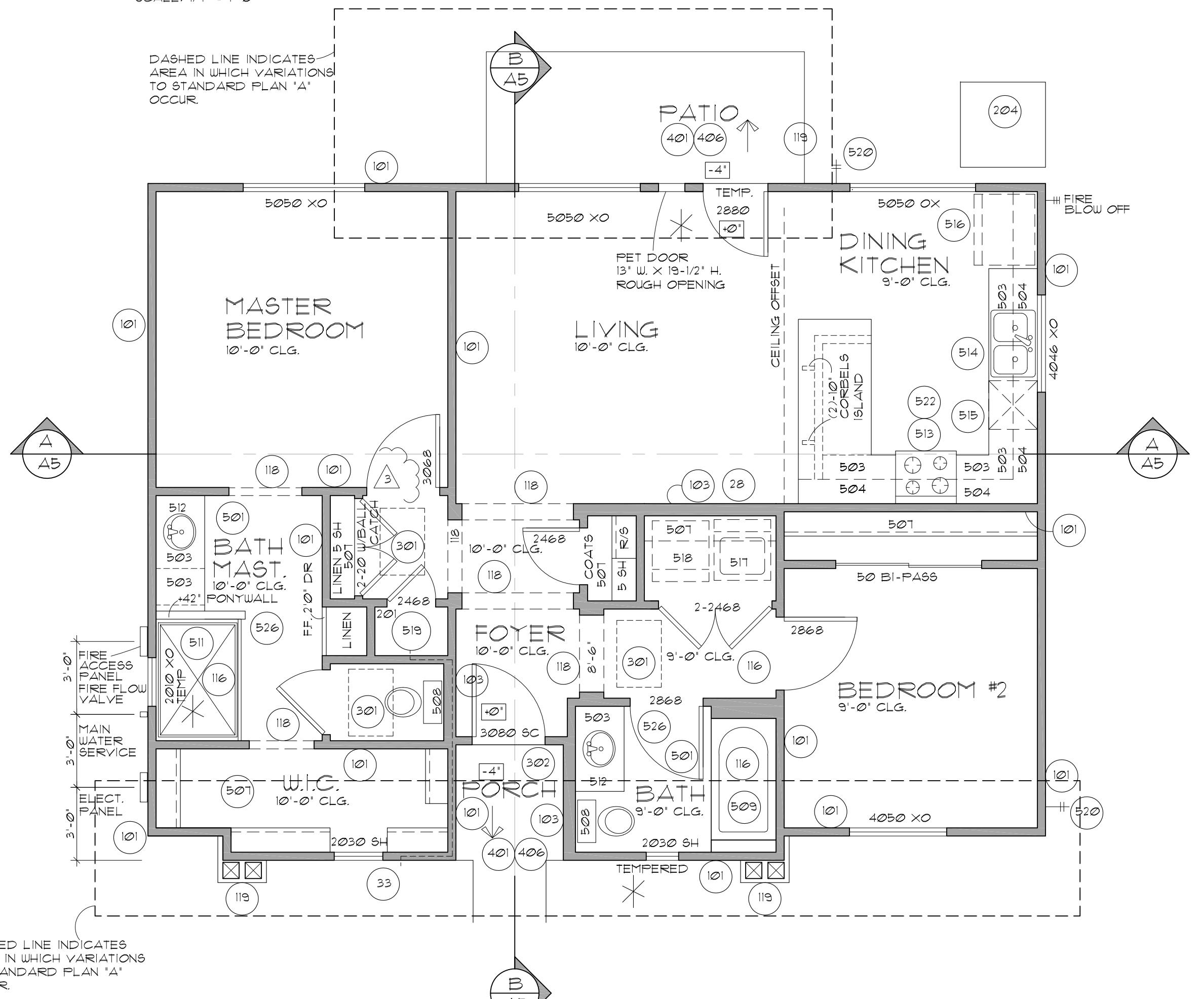
Shower compartments require a non-absorbent finish to 6' A.F.F. When ceramic tile is used at the shower compartment or tub, the backing shall be cement, fiber-cement or glass mat gypsum in compliance with ASTM C1288, C1325, C1178, or C1278 with edges sealed per manufacturer.

Fixture Note:
Fixture clearances - 15" on water closet, 21" in front of water closet and sinks. 24" clearance in front of shower opening.
R307.1 figure P2705



DIMENSION PLAN UNIT 2 - FLOOR PLAN "B"

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



NOTATION PLAN UNIT 2 - FLOOR PLAN "B" CHALET STYLE

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

MASTER KEYNOTES	
1	2x4 STUD WALL
2	2x6 STUD WALL
3	6" FLUMBIWALL
4	INTERIOR BEARING WALL - SEE FRAMING PLANS
5	MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SWEEP OR 20 MIN. FIRE-RATED PLATE
6	PRESSURE TREATED BOTTOM PLATE
7	DOUBLE TOP PLATE
8	TOP PLATE TIED TO 2X 3/4" BELOW FIN. FLOOR-6 1/2" ADJ. PAINT COVERAGE STEM BELOW TO MATCH BLDG.
9	R-13 + R-2.5 ci BATT INSUL. AT 2X4 WALL, R-19 AT 2X6 WALL
10	2X FIRE BLOCKING
11	1/2" GYPSUM BOARD, SAG RESISTANT ON CEILINGS
12	STUCCO - OMEGA ESR 1984
13	SOFIT
14	WALLS BETWEEN LIVING AREA AND GARAGE MUST BE IN TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BEHIND HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 1/2" TYPE X GYPSUM BOARD OR EQUAL. THE EXTERIOR WALLS ON THE GARAGE SIDE OF THE ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD, SOFT close to the exterior wall.
15	Critical finished dimension (see dimension note under 'General Floor Plan Notes' on this sheet.)
16	NICHE - SEE INTERIOR ELEVATIONS
17	ROOF TRusses - SEE ROOF ELEVATIONS
18	COLUMN - (SEE FPMG FOR WOOD, PRE-CAST, OR STEEL) CRIPPLE WALL
19	HARDIPLANK + HARDIPLATE ICC-ESR-2730
20	WATER HEATER PLATFORM 18"
21	FLOOR MATERIAL CHANGE
22	FLOOR TRusses
23	ROOF TRusses
24	ROOF TRusses - SEE MECHANICAL PLANS
25	30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION
26	PROVIDE 5/8" TYPE X GYPSUM BD. + GARAGE SIDE
27	EXTERIOR GYPSUM BOARD, ICC - ESR-1328 OR EQUAL
28	2X FASCIA WITH 1X TRIM
29	ROOF SLOPE - SEE EXT. ELEVATIONS
30	PREFAIR TRusses 24" O.C. UNO (SEE ROOF FRAMING PLAN)
31	GARDEN TRusses - SEE ROOF FRAMING
32	2X RAFTERS - SEE FRAMING
33	1/2" OSB SHEATHING
34	BUCKING SYSTEM FOR SHEET C-1 ON 1/2" PLYWOOD ROOF SHEATHING
35	FURRED CEILING
36	BEAM - SEE FRAMING PLAN
37	2X4 LOOKOUTS AT 48" O.C.
38	R-38 BATT INSULATION
39	BORAL CONC. TILE ROOF ER-0412 OR APPROVED EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
40	CONCRETE END TRUSS
41	STRUCTURAL GABLE END TRUSS
42	WOOD CORBELS W/PAINT PER BLDG. SPEC. SEE 3/ADI
43	STOOP
44	CONC. SLAB OVER 4' OF ABC OR TERMITE TREATED SOIL TYPICAL-SEE STRUCT. FOR THICKNESS
45	KEY STEM
46	DOOR STEM
47	SLOPE 1/8" PLF.
48	2" TURNDOWN
49	EXPANSION JOINT
50	PAVERS OR STONE PER BLDG. SPEC.
51	DOOR JOINT AT 200 SQ. FT. MAX.
52	PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.
53	STOOL
54	CONC. SLAB OVER 4' OF ABC OR TERMITE TREATED SOIL TYPICAL-SEE STRUCT. FOR THICKNESS
55	KEY STEM
56	DOOR STEM
57	SLOPE 1/8" PLF.
58	2" TURNDOWN
59	EXPANSION JOINT
60	PAVERS OR STONE PER BLDG. SPEC.
61	DOOR JOINT AT 200 SQ. FT. MAX.
62	PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.
63	MIRRORS & MEDICINE CABINETS PER BLDG. SPEC.
64	CITY / COUNTY APPROVED FIREPLACE
65	BASE CABINET - SEE INTERIOR ELEVATIONS
66	UPPER CABINET - SEE INTERIOR ELEVATIONS
67	STONE VENEER-ESR-2988 OR EQUAL
68	DOOR & DOOR STOPS
69	SHELVES & RODS PER BLDG. SPEC.
70	WATER CLOSET
71	TUB & SHOWER WITH ROD
72	GARDEN TUB PER SPEC
73	SHOWER - SEE FLR. PLAN FOR SIZE
74	DOOR PER BLDG. SPEC.
75	RANGE/VENT
76	DOUBLE SINK DISPOSAL
77	DISHWASHER
78	REFRIGERATOR WITH ICE MAKER
79	WASHING MACHINE
80	DRYER WITH DRYER VENT-SEE GENERAL NOTES
81	WATER HEATER
82	HOSE BIBB
83	HOSE BIBB W/60V
84	MICROWAVE
85	5 SHELVES
86	SEPARATE SINK (OPTIONAL)
87	COOKTOP
88	TOEEL BARS, RINGS, 4 T.P. HOLDERS PER OWNER
89	REFER TO SHEET C-1 FOR STRUCTURAL AND ARCHITECTURAL NOTES / MATERIAL Specs SEE EXTERIOR ELEVATIONS FOR ALL
90	POPOUTS AND VENEERS
91	SEE SITE PLAN FOR CON OF WALKS & DRIVES
92	SEE MECHANICAL FOR A/C OR FAU UNITS
93	SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
94	SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
95	SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS AND CALLOUTS.
96	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
97	INSULATION - UNO
98	R-38 ROCK
99	R-13 + R-2.5 ci EXT. 2X4 WALLS
100	R-13 + R-2.5 ci EXT. 2X6 WALLS
101	ALL EXPOSED WOOD SHALL MEET CURRENT CODE REQUIREMENTS
102	MAX. SILL HGT. 44"
103	MIN. 5.1 SOFT OPENABLE TO OUTSIDE IN ALL SLEEPING AREAS
104	SHOWER HEADS TO BE 28" ABOVE FINISH FLOOR
105	ALL UGLY LUMINA FIXTURES TO COMPLY WITH STATE AND LOCAL REQUIREMENTS
106	SEE SHEET C-1 FOR GYPSUM BOARD INSTALLATION
107	A/C UNIT TO BE INSTALLED ON A CONCRETE SLAB WHICH COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED AT LEAST 3' ABOVE ADJOINING GROUND LEVEL.
108	MANUFACTURERS INSTALLATION INSTRUCTIONS
109	ALL EXPOSED WOOD SHALL MEET CURRENT CODE REQUIREMENTS
110	REPORT WILL BE MADE AVAILABLE TO INSPECTOR ON C-1 CLEARANCE FOR FIREPLACE INSTALLATION
111	DRYER VENT - CONFORM TO IMC DRYER VENT LIMITATIONS SEE SHEET C-1
112	ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS IN BATHS OR SHOWER AREAS MUST BE SAFETY GLASS
113	SHOWER ENCLOSURES SHALL BE EITHER A SINGLE SHOWER ROD WITH CURTAIN, TEMPERED GLASS PANEL OR APPROVED EQUAL
114	INTERIOR LAUNDRY ROOMS AND BATHROOMS REQUIRE MECHANICAL VENTILATION OF FIVE AIR CHANGES/HOUR
115	ALL EXPOSED WOOD SHALL MEET CURRENT CODE REQUIREMENTS
116	NO PLASTIC PIPE OR REFRIGERANT LINE INSTALLATION TO PENETRATE FIREWALL. NO SUPPLY AIR OR OTHER DUCT OPENINGS IN GARAGE WITHOUT FIRE DAMPERS, INCLUDING DUCT VIBRATION ISOLATORS.
117	TAP RELIEF VALVE TO BE FULL SIZE STEEL PIPE OR HARDWARE, OPENING FACING TOWARD THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNWARD POSITION NOT MORE THAN SIX INCHES ABOVE GRADE.
118	THE TAP RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS, PATIOS, CARPORTS OR OTHER SIMILAR AREAS.
119	ALL FLOOR MATERIALS PER OWNER SPEC.
120	DIMENSION NOTES ARE GENERAL. DIMENSIONS SHALL BE NOMINAL (NOT ACTUAL). BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING AS TO PROVIDE FOR CRITICAL FINISHED DIMENSIONS WHERE APPPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSION STRINGS WITH OVERALL DIMENSION STRINGS.

WALL SYSTEM	
1	WALLS BETWEEN LIVING AREA AND GARAGE MUST BE IN TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BEHIND HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 1/2" TYPE X GYPSUM BOARD OR EQUAL. THE EXTERIOR WALLS ON THE GARAGE SIDE OF THE ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD, SOFT close to the exterior wall.
2	WALLS BETWEEN LIVING AREA AND GARAGE MUST BE IN TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BEHIND HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 1/2" TYPE X GYPSUM BOARD OR EQUAL. THE EXTERIOR WALLS ON THE GARAGE SIDE OF THE ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD, SOFT close to the exterior wall.
3	WALLS BETWEEN LIVING AREA AND GARAGE MUST BE IN TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BEHIND HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 1/2" TYPE X GYPSUM BOARD OR EQUAL. THE EXTERIOR WALLS ON THE GARAGE SIDE OF THE ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD, SOFT close to the exterior wall.
4	WALLS BETWEEN LIVING AREA AND GARAGE MUST BE IN TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BEHIND HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 1/2" TYPE X GYPSUM BOARD OR EQUAL. THE EXTERIOR WALLS ON THE GARAGE SIDE OF THE ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD, SOFT close to the exterior wall.

FLOOR SYSTEM	
1	WATER HEATER PLATFORM 18"
2	FLOOR MATERIAL CHANGE
3	FLOOR TRusses
4	ROOF TRusses
5	30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION
6	PROVIDE 5/8" TYPE X GYPSUM BD. + GARAGE SIDE
7	EXTERIOR GYPSUM BOARD, ICC - ESR-1328 OR EQUAL
8	2X FASCIA WITH 1X TRIM
9	ROOF SLOPE - SEE EXT. ELEVATIONS
10	PREFAIR TRusses 24" O.C. UNO (SEE ROOF FRAMING PLAN)
11	GARDEN TRusses - SEE ROOF FRAMING
12	2X RAFTERS - SEE FRAMING
13	1/2" OSB SHEATHING
14	BUCKING SYSTEM FOR SHEET C-1 ON 1/2" PLYWOOD ROOF SHEATHING
15	FURRED CEILING
16	BEAM - SEE FRAMING PLAN
17	2X4 LOOKOUTS AT 48" O.C.
18	R-38 BATT INSULATION
19	BORAL CONC. TILE ROOF ER-0412 OR APPROVED EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
20	DOOR JOINT AT 200 SQ. FT. MAX.
21	PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.

ROOF SYSTEM	
1	STOOP
2	CONC. SLAB OVER 4' OF ABC OR TERMITE TREATED SOIL TYPICAL-SEE STRUCT. FOR THICKNESS
3	KEY STEM
4	DOOR STEM
5	SLOPE 1/8" PLF.
6	2" TURNDOWN
7	EXPANSION JOINT
8	PAVERS OR STONE PER BLDG. SPEC.
9	DOOR JOINT AT 200 SQ. FT. MAX.
10	PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.

FOUNDATION SYSTEM	
1	STOOP
2	CONC. SLAB OVER 4' OF ABC OR TERMITE TREATED SOIL TYPICAL-SEE STRUCT. FOR THICKNESS
3	KEY STEM
4	DOOR STEM
5	SLOPE 1/8" PLF.
6	2" TURNDOWN
7	EXPANSION JOINT
8	PAVERS OR STONE PER BLDG. SPEC.
9	DOOR JOINT AT

CHALET COLOR SCHEME #2

UNIT 2

revisions

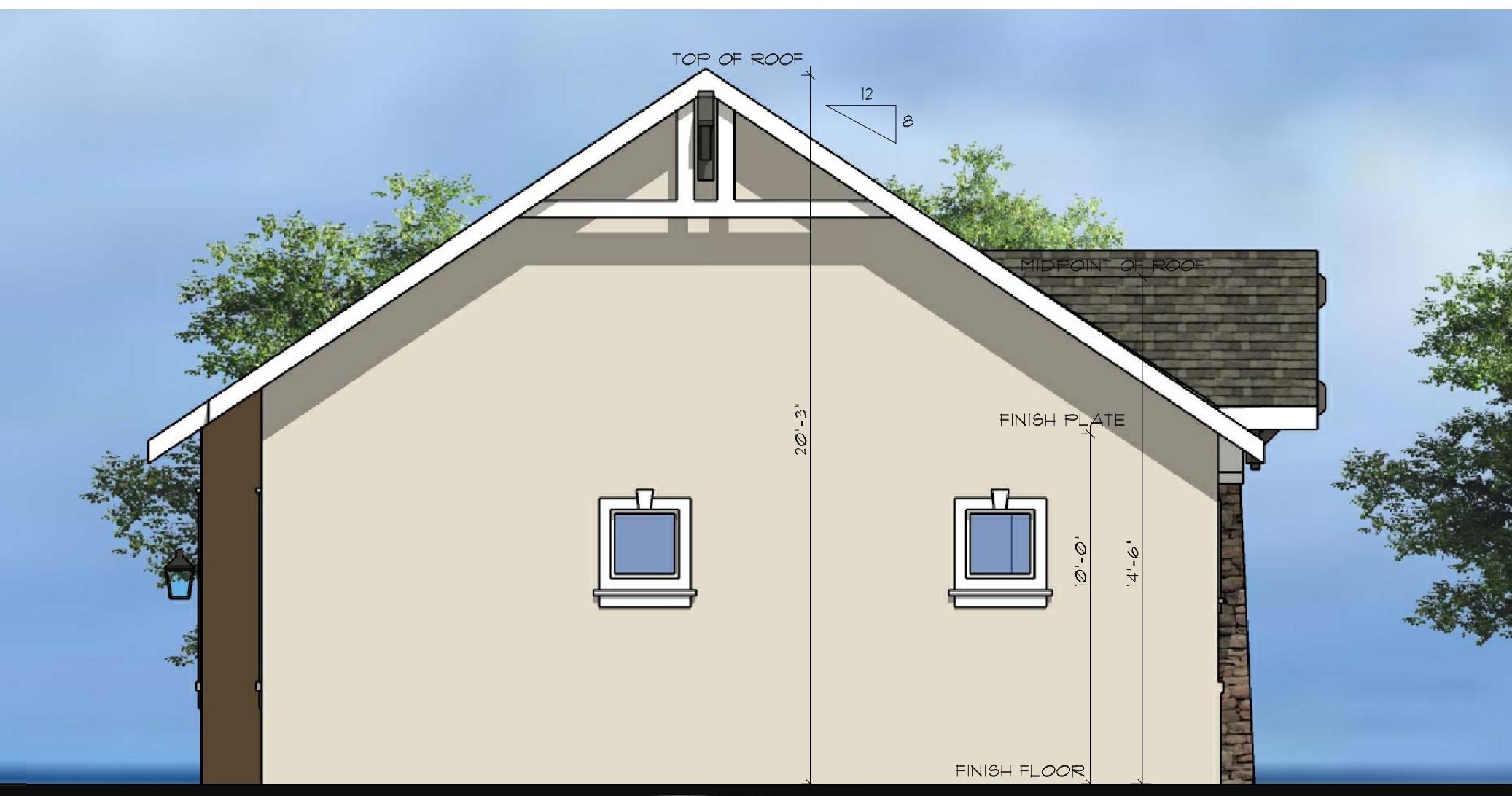
- 1
- 2
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MATRIX

INNOVATION
VILLAS AT
WEST
MARICOPA
VILLAGE
MARICOPA COUNTY

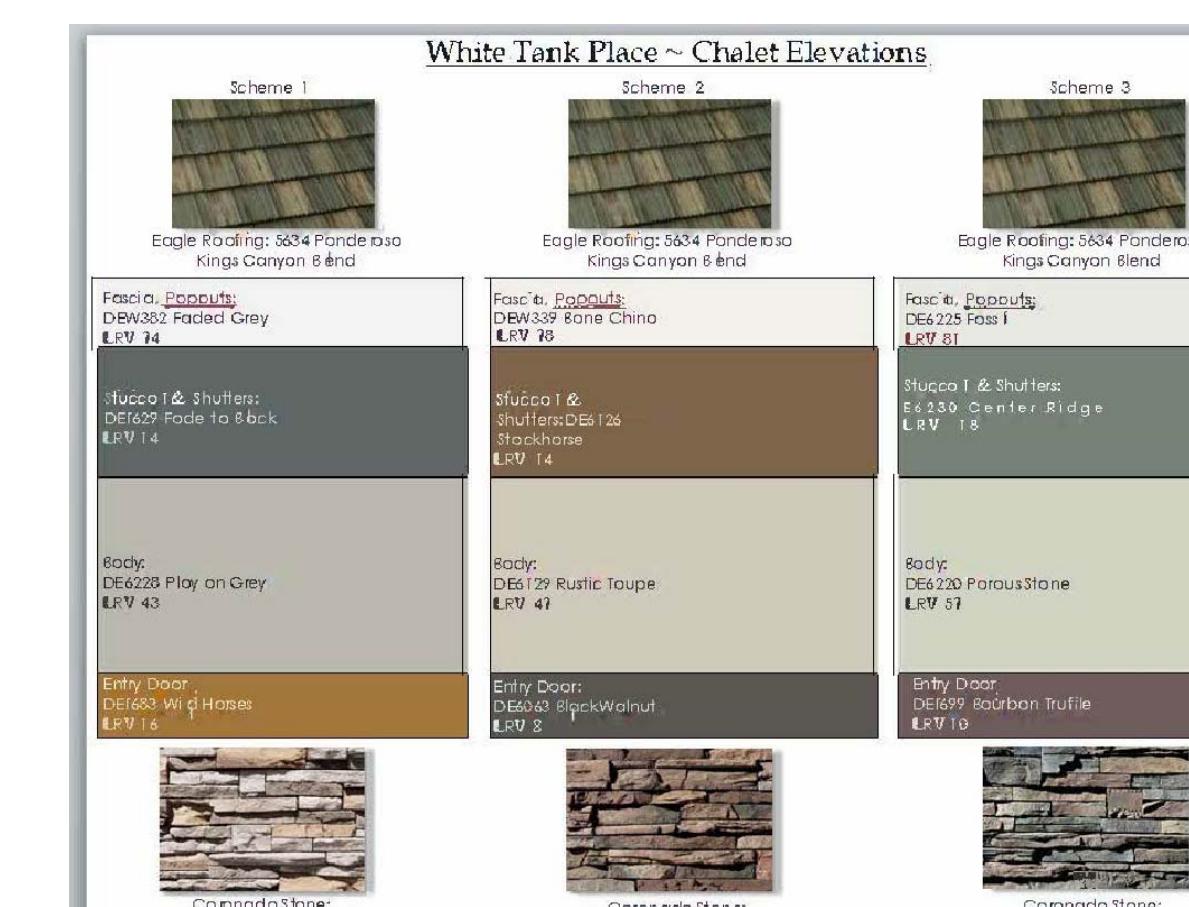


FRONT

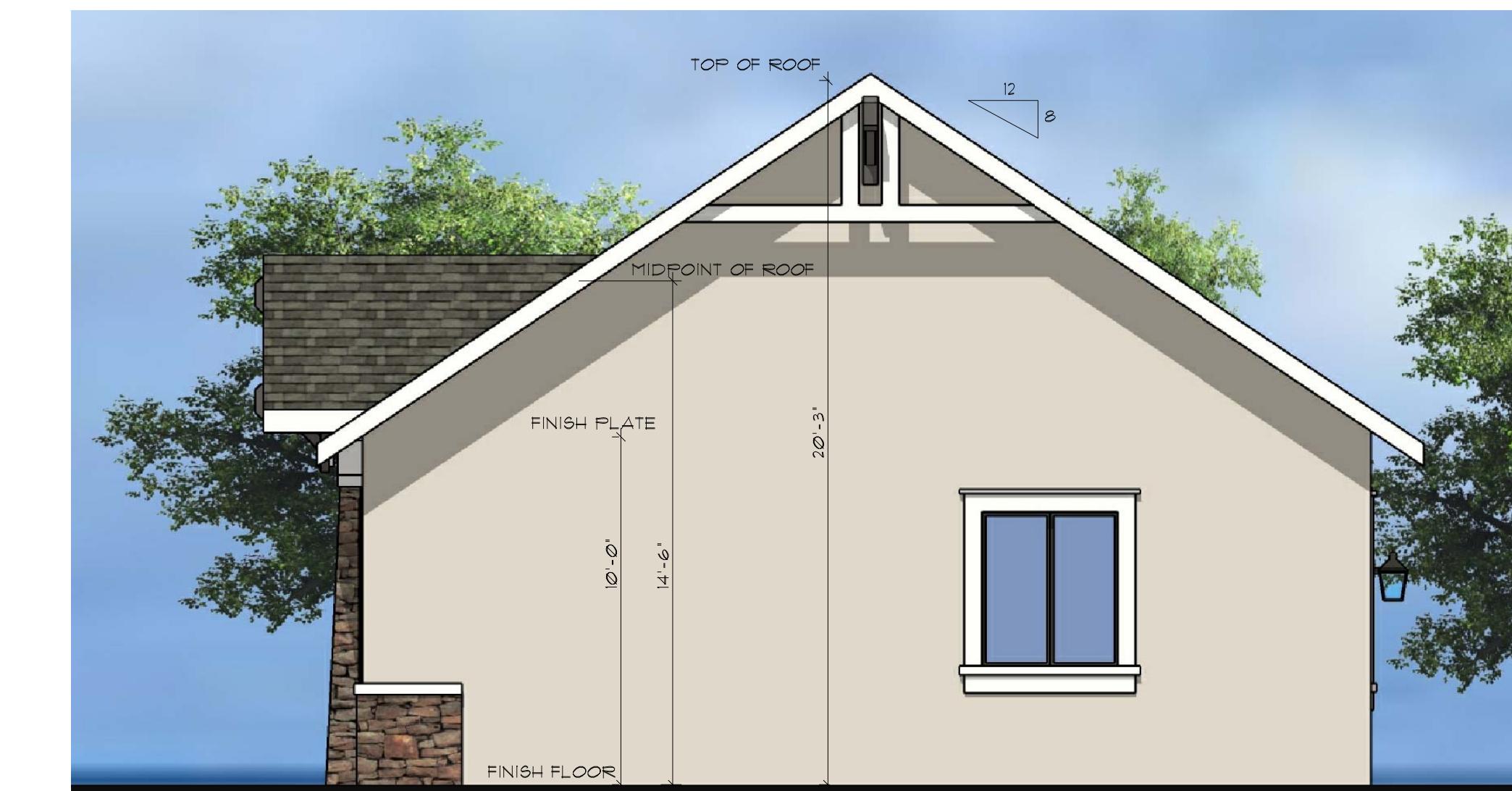


LEFT

SEE FRONT ELEVATION FOR ALL MATERIAL
DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS



COLOR SCHEMES



RIGHT

SEE FRONT ELEVATION FOR ALL MATERIAL
DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS



REAR

SEE FRONT ELEVATION FOR ALL MATERIAL
DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS

UNIT 2

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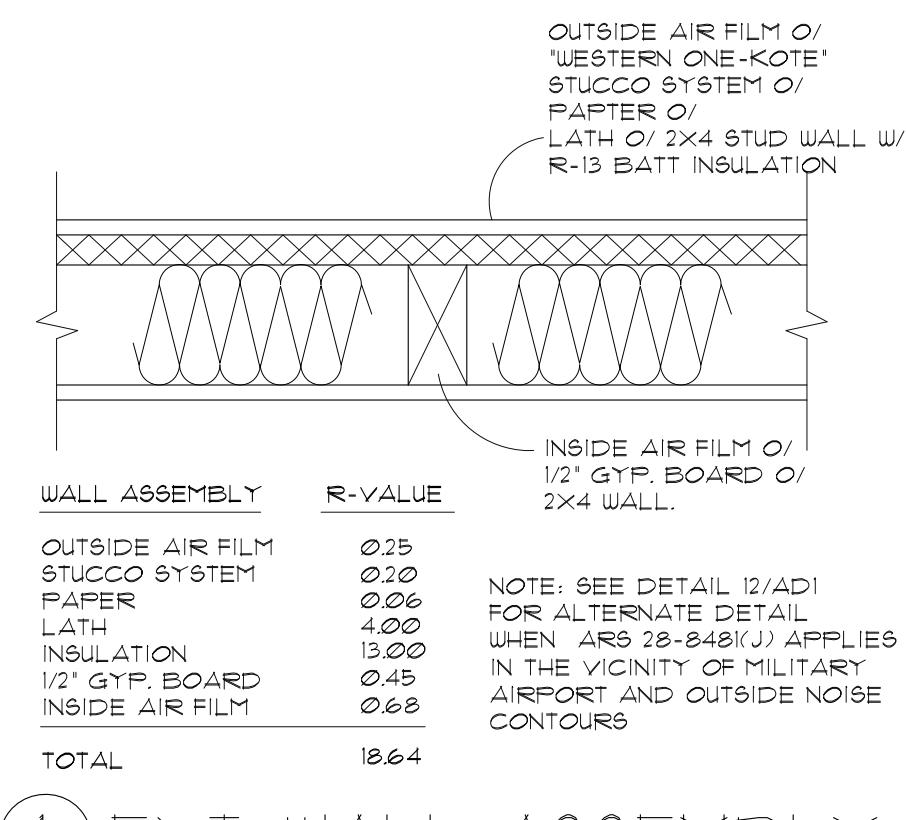
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UNIT 2 ALL SIDES - CHALET



1 EXT. WALL ASSEMBLY

GLAZING NOTE:
GLAZING SHALL COMPLY WITH CURRENT CODES
GLAZING IN DOORS.
GLAZING ADJACENT DOORS.
GLAZING IN HALLS AND STAIRS.

SQUARE FOOTAGE LEGEND

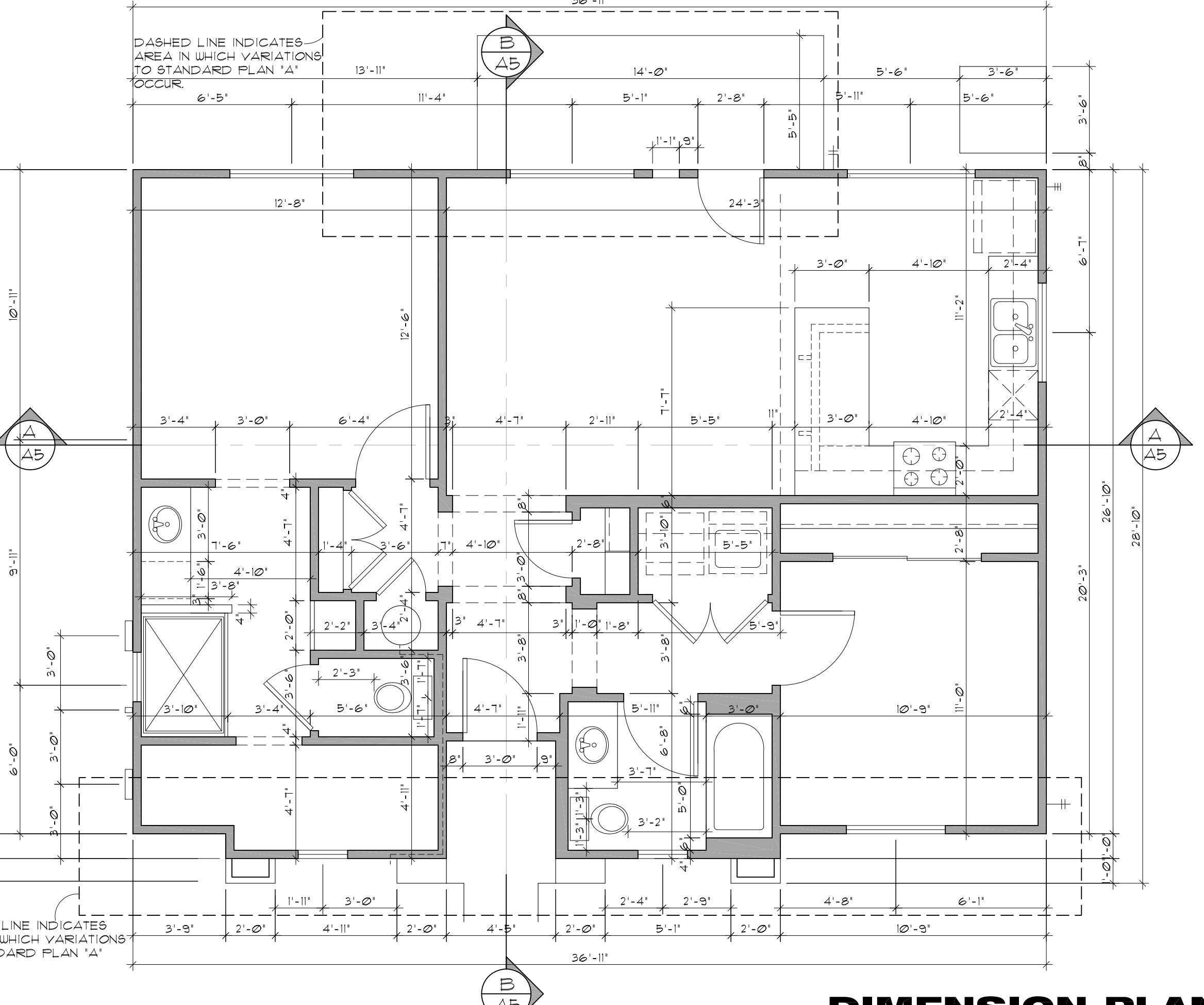
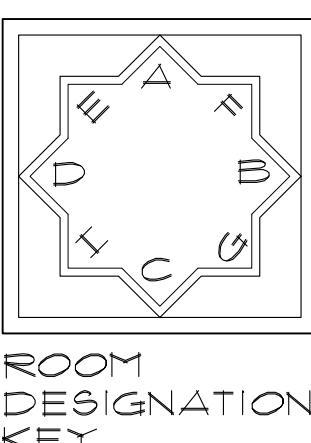
SHOWER NOTE

SHOWER NOTE
Shower compartments require a non-absorbent finish to 6' A.F.F. If another nonabsorbent finish is used than ceramic tile, the water-resistant gypsum backing shall be in compliance with ASTM C1396, C1178, or C1278 with edges sealed per manufacturer.

Shower compartments require a non-absorbent finish to 6' A.F.F. When ceramic tile is used at the shower compartment or tub, the backing shall be cement, fiber-cement or glass mat gypsum in compliance with ASTM C1288, C1325, C1178, or C1278 with edges sealed per manufacturer.

FIXTURE NOTE:

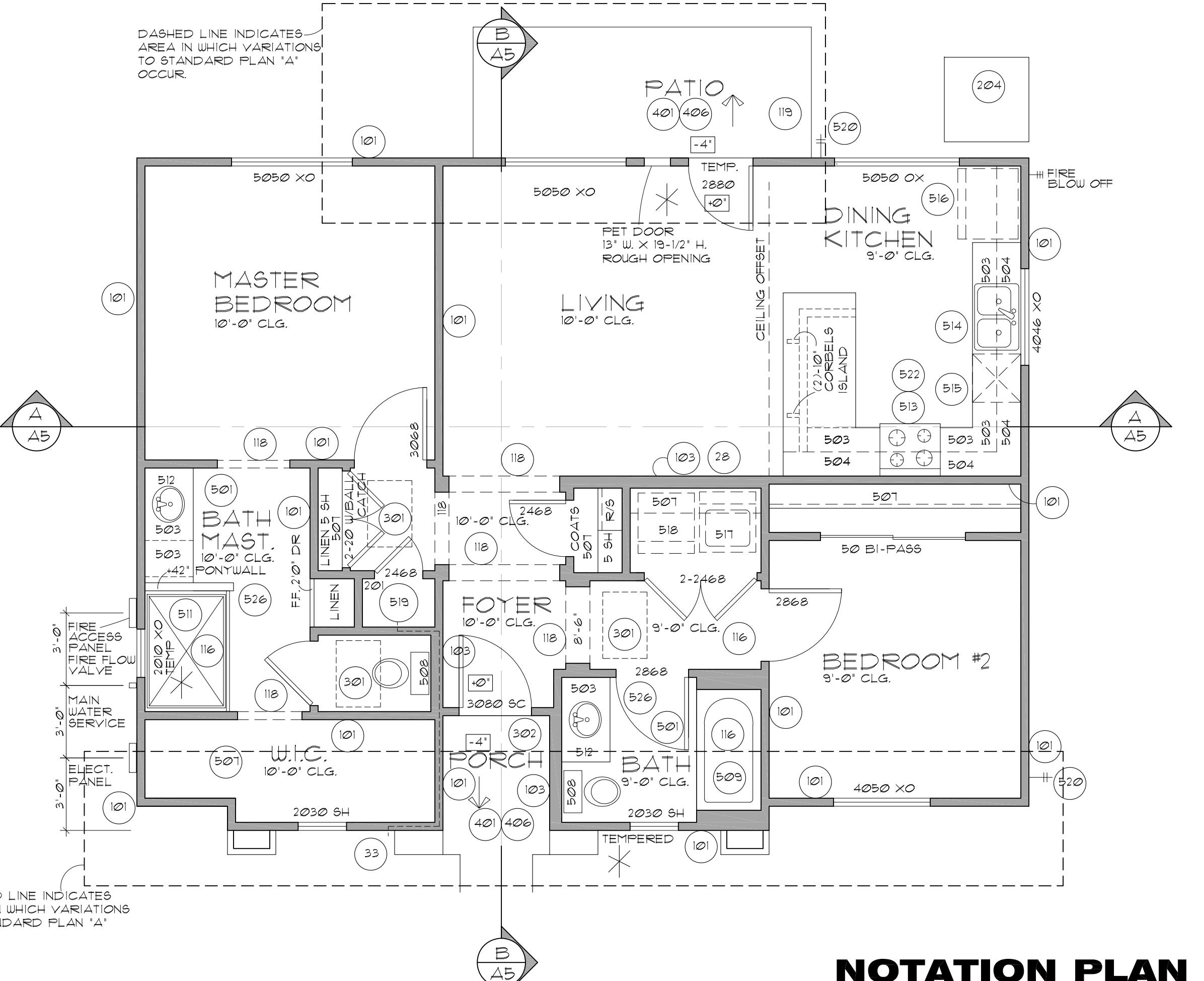
Fixture Note:
Fixture clearances - 15" on water closet, 21" in front of water closet and sinks. 24" clearance in front of shower opening.
P307.1 figure P2705



UNIT 2 - FLOOR PLAN "C"

DIMENSION PLAN

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





NOTATION PLAN

UNIT 2 - FLOOR PLAN "C"

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

ARTISAN STYLE

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

MASTER KEYNOTES

		MASTER KEYNOTES
WALL SYSTEM	101	2x4 STUD WALL
	102	2x6 STUD WALL
	103	6" PLUMBWALL
	104	INTERIOR BEARING WALL - SEE FRAMING PLANS
	105	MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SWEEP OR 20 MIN. FIRE-RATED DOORS
	106	PRESSURE TREATED BOTTOM PLATE
	107	DOUBLE TOP PLATE
	108	WEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6 1/1/ADI
		PAINT CONCRETE STEM BELOW TO MATCH BLDG.
	109	R-13 + R3.8 ci BATT INSUL. AT 2x4 WALL, R-19 AT 2x6 WALL
	110	2X FIRE BLOCKING
	111	1/2" GYPSUM BOARD, SAG RESISTANT ON CEILINGS
	112	SLOPE TOP 1/4" PLF
	113	STUCCO - OMEGA ESR 1194
	114	SOFFIT
	115	WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BEHIND HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV.
	116	CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER 'GENERAL FLOOR PLAN NOTES' ON THIS SHEET.)
	117	NICHE - SEE INTERIOR ELEVATIONS
	118	OPENING - SEE INTERIOR ELEVATIONS
	119	COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
	120	CRIPPLE WALL
	121	HARDIEPLANK & HARDIEPANEL ICC-ESR-2290
FLOOR SYSTEM	201	WATER HEATER PLATFORM +18"
	202	FLOOR MATERIAL CHANGE
	203	FLOOR DRAIN
	204	A/C PAD - SEE MECHANICAL PLANS
ROOF SYSTEM	301	30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION PROVIDE 5/8" TYPE 'X' GYP. BD. @ GARAGE SIDE
	302	EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL
	303	2X FASCIA WITH IX TRIM
	304	ROOF SLOPE - SEE EXT. ELEVATIONS
	305	PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
	306	GIRDER TRUSS - SEE ROOF FRAMING
	307	2X RAFTERS - SEE FRAMING
	308	1/2" O.S.B. SHEATHING
	309	BUILT UP ROOF SYSTEM PER SHEET C-1 ON 1/2" PLYWOOD ROOF SHEATHING
	310	FURRED CEILING
	311	BEAM - SEE FRAMING PLAN
	312	2X4 LOOKOUTS AT 48" O.C.
	313	R-38 BATT INSULATION
	314	BORAL CONC. TILE ROOF ER-0412 OR APPROVED EQUAL TO BE USED OVER TYPE 30 UNDERLayment
	315	2X CONVENTIONAL OVERFRAMING
	316	STRUCTURAL GABLE END TRUSS
	317	WOOD CORBELS W/PAINT PER BLDR SPEC.-SEE 3/ADI
FOUNDATION SYSTEM	401	STOOP
	403	CONC. SLAB OVER 4" OF ABC O/TERMITE TREATED SOIL TYPICAL-SEE STRUCT. FOR THICKNESS
	404	KEYED STEM
	405	6" DEPRESS
	406	SLOPE 1/8" PLF.
	407	8" TURNDOWN
	408	EXPANSION JOINT
	409	PAVERS OR STONE PER BUILDER
	410	PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
	411	PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.
CABINETS/FIXTURES/APPLIANCES	501	MIRRORS & MEDICINE CABINETS PER BUILDER SPEC.
	502	CITY / COUNTY APPROVED FIREPLACE
	503	BASE CABINET - SEE INTERIOR ELEVATIONS
	504	UPPER CABINET - SEE INTERIOR ELEVATIONS
	505	STONE VENEER-ESR-2598 OR EQUAL
	506	PRE-FAB SHUTTERS
	507	SHELVES & RODS PER BUILDER SPEC.
	508	WATER CLOSET
	509	TUB & SHOWER WITH ROD
	510	GARDEN TUB PER SPEC
	511	SHOWER - SEE FLR. PLAN FOR SIZE
	512	LAVATORYS PER BUILDER SPEC.
	513	RANGE/oven
	514	DOUBLE SINK W/DISPOSAL
	515	DISHWASHER
	516	REFRIGERATOR WITH ICE MAKER
	517	WASHER
	518	DRYER WITH DRYER VENT-SEE GENERAL NOTES
	519	WATER HEATER
	520	HOSE BIBB
	521	HOSE BIBB W/SOV
	522	MICROWAVE
	523	5 SHELVES
	524	SERVICE SINK (OPTIONAL)
	525	COOKTOP
	526	TOWEL BARS, RINGS, & T.P. HOLDERS PER OWNER
CROSS REFERENCE NOTES	1	REFER TO SHEET C-1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
	2	SEE EXTERIOR ELEVATIONS FOR ALL POPOUTS AND VENEERS
	3	SEE SITE PLAN FOR CONT. OF WALKS & DRIVES
	4	SEE MECHANICAL FOR A/C OR FAU UNITS
	5	SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
	6	SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
	7	SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
	8	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
GENERAL FLOOR PLANNING	20	INSULATION: - U.N.O. R-38 ROOF R-13 BATTs @ EXT. 2X4 WALLS R-19 BATTs @ EXT. 2X6 WALLS
	21	ALL EGRESS WINDOWS SHALL MEET CURRENT CODE REQUIREMENTS
	22	MAX. SILL. HGT. +44" MIN. 5.7 SQ.FT. OPENABLE TO OUTSIDE IN ALL SLEEPING AREAS
	23	SHOWER HEADS TO BE 80" ABOVE FINISH FLOOR
	24	ALL PLUMBING FIXTURES TO COMPLY WITH STATE LOW FLOW REQUIREMENTS
	25	SEE SHEET C-1 FOR GYP. BOARD INSTALLATION.
	26	A/C UNIT TO BE INSTALLED ON A CONCRETE SLAB WHICH COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED AT LEAST 3" ABOVE ADJOINING GROUND LEVEL.
	27	MANUFACTURERS INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE ICBO RESEARCH REPORT WILL BE MADE AVAILABLE TO INSPECTOR ON 0" CLEARANCE FIREPLACE INSTALLATION
	28	DRYER VENT - CONFORM TO IMC DRYER VENT LIMITATIONS. SEE SHEET C-1.
	29	ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 24" OF DOORS SHALL BE SAFETY GLASS
	30	SHOWER ENCLOSURES SHALL BE EITHER A SINGLE SHOWER ROD WITH CURTAIN, TEMPERED GLASS PANEL OR APPROVED EQUAL
	31	INTERIOR LAUNDRY ROOMS AND BATHROOMS REQUIRE MECHANICAL VENTILATION OF FIVE AIR CHANGES/HOUR
	32	NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL OR REFRIGERANT LINE OR FURNACE OPENINGS IN GARAGE WITHOUT FIRE DAMPERS, INCLUDING DUCT VIBRATION ISOLATORS.
	33	T&P RELIEF VALVE: TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNGRADE POSITION NOT MORE THAN SIX INCHES ABOVE GRADE. THE T&P RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS, PATIOS, CARPORTS OR OTHER SIMILAR AREAS.
	34	ALL FLOOR MATERIALS PER OWNER SPEC.
	35	DIMENSION NOTE: IN GENERAL, DIMENSIONS SHALL BE CONSIDERED ROUGH (NOT FINISHED) AND NOMINAL (NOT ACTUAL). BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING SO AS TO PROVIDE FOR CRITICAL FINISHED DIMENSIONS WHERE APPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSION STRINGS WITH OVERALL DIMENSION STRINGS.

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ARTISAN COLOR SCHEME #4

UNIT 2

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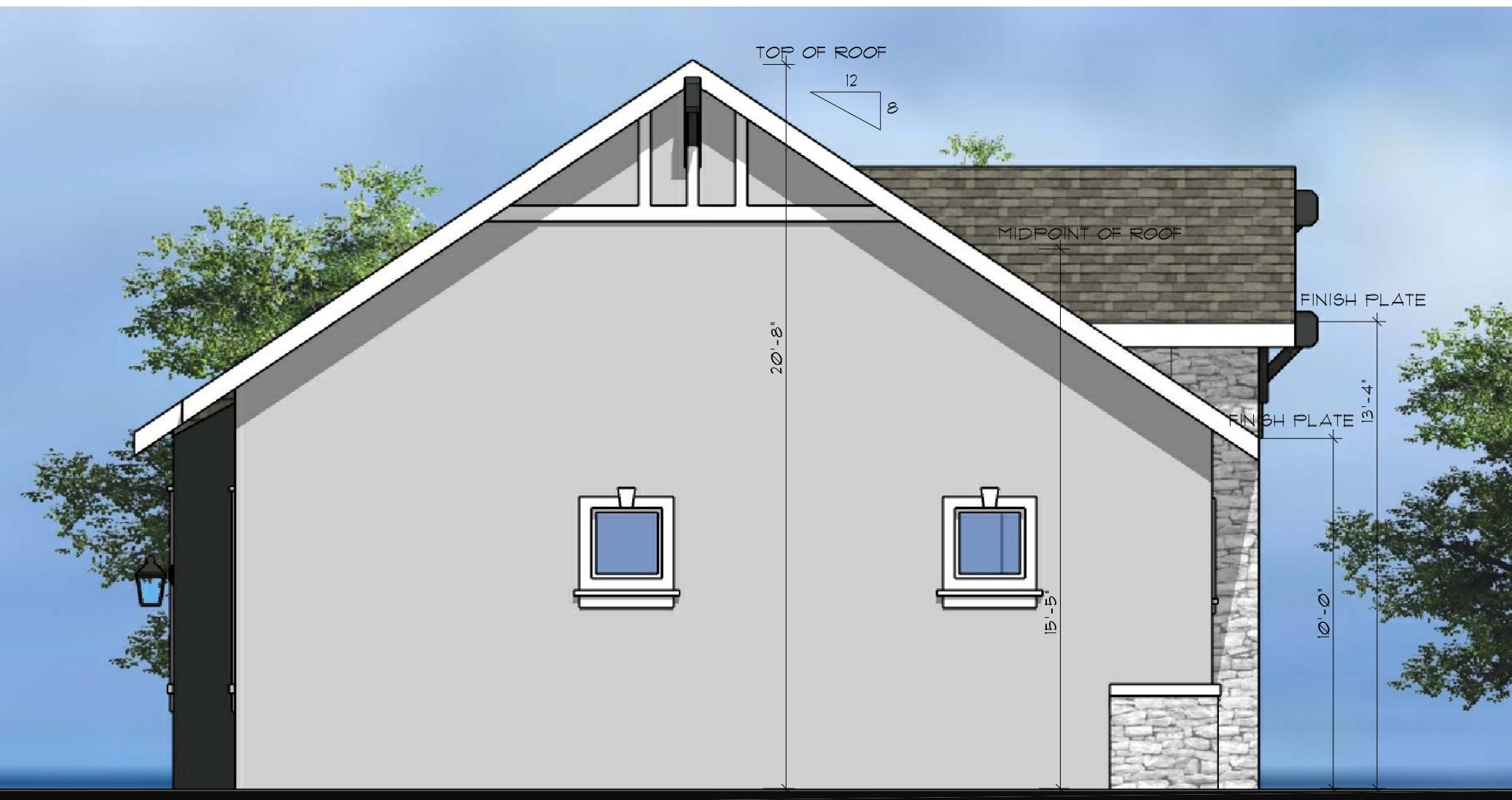
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MATRIX

INNOVATION
VILLAS AT
WEST
MARICOPA
VILLAGE
MARICOPA COUNTY

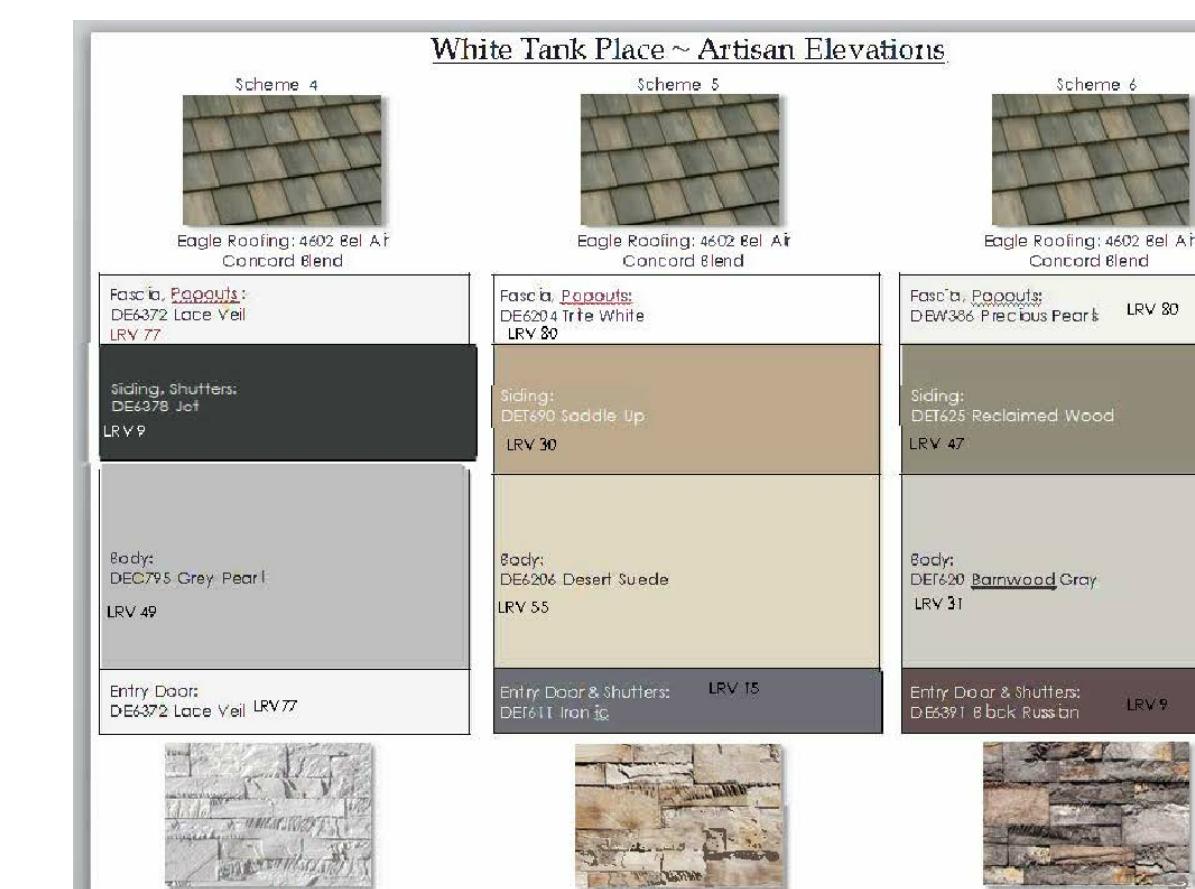


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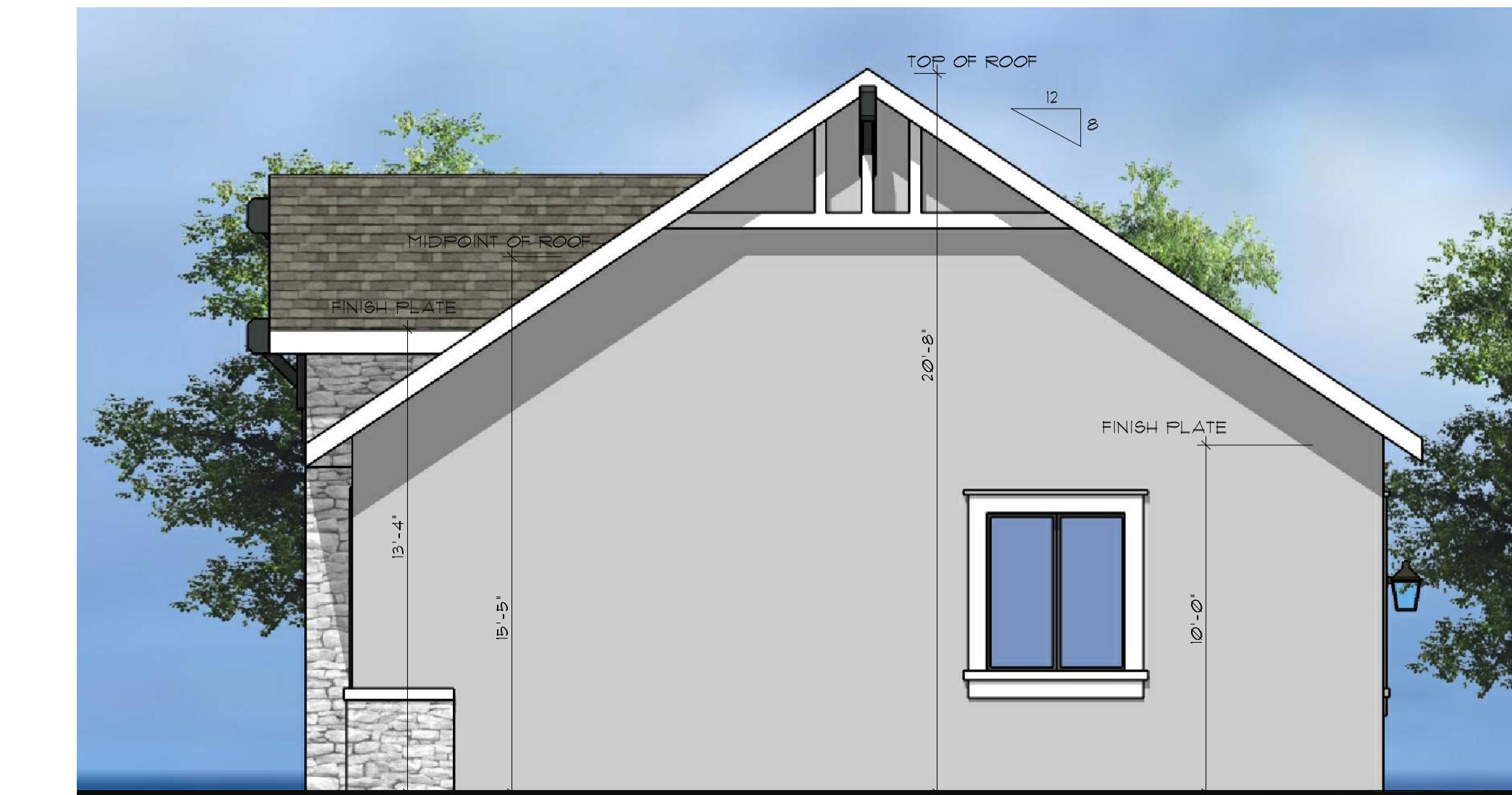


LEFT

SEE FRONT ELEVATION FOR ALL MATERIAL DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS



COLOR SCHEMES



RIGHT

SEE FRONT ELEVATION FOR ALL MATERIAL DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS



REAR

SEE FRONT ELEVATION FOR ALL MATERIAL DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS

UNIT 2

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CHALET COLOR SCHEME #6

GARAGE

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- 2
- 3

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INNOVATION
VILLAS AT
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MARICOPA
VILLAGE
MARICOPA COUNTY

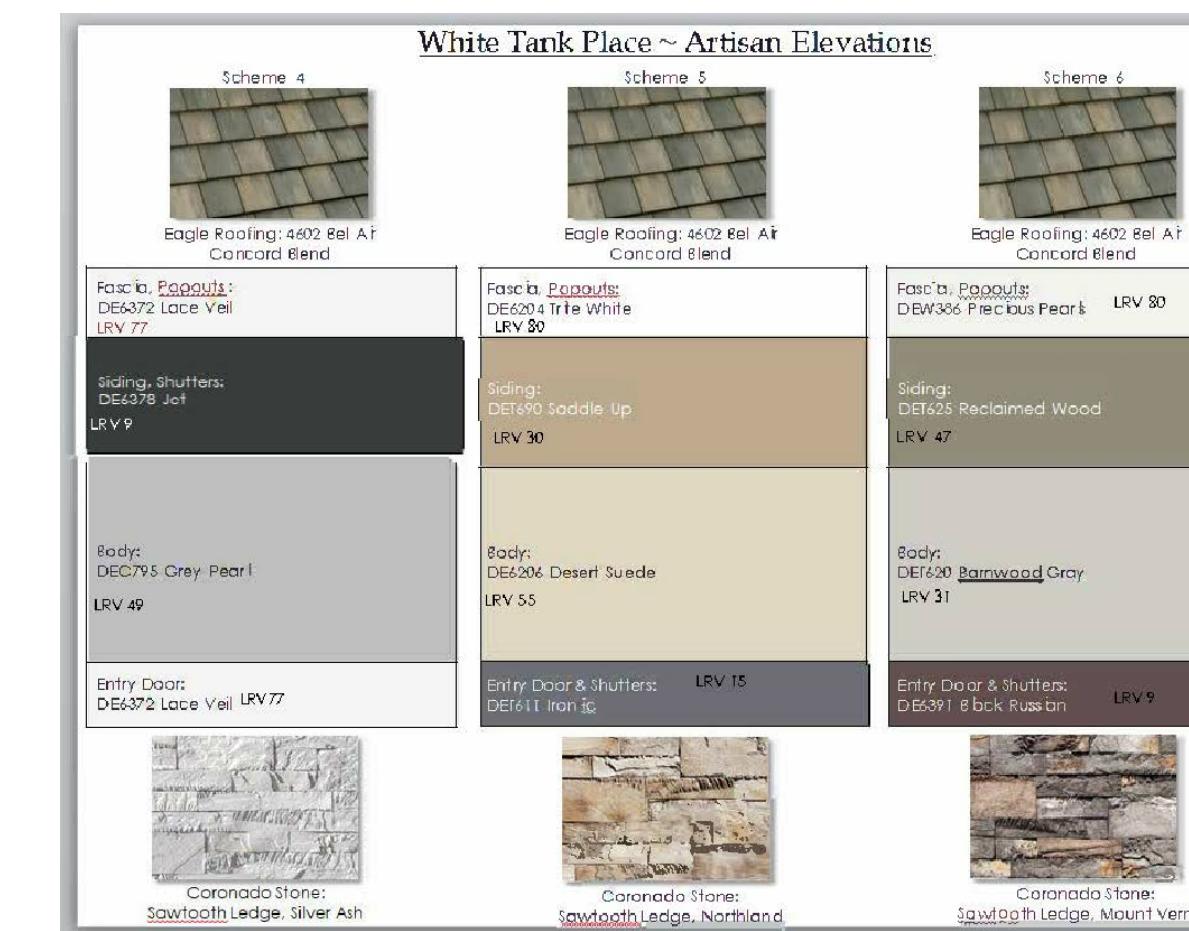


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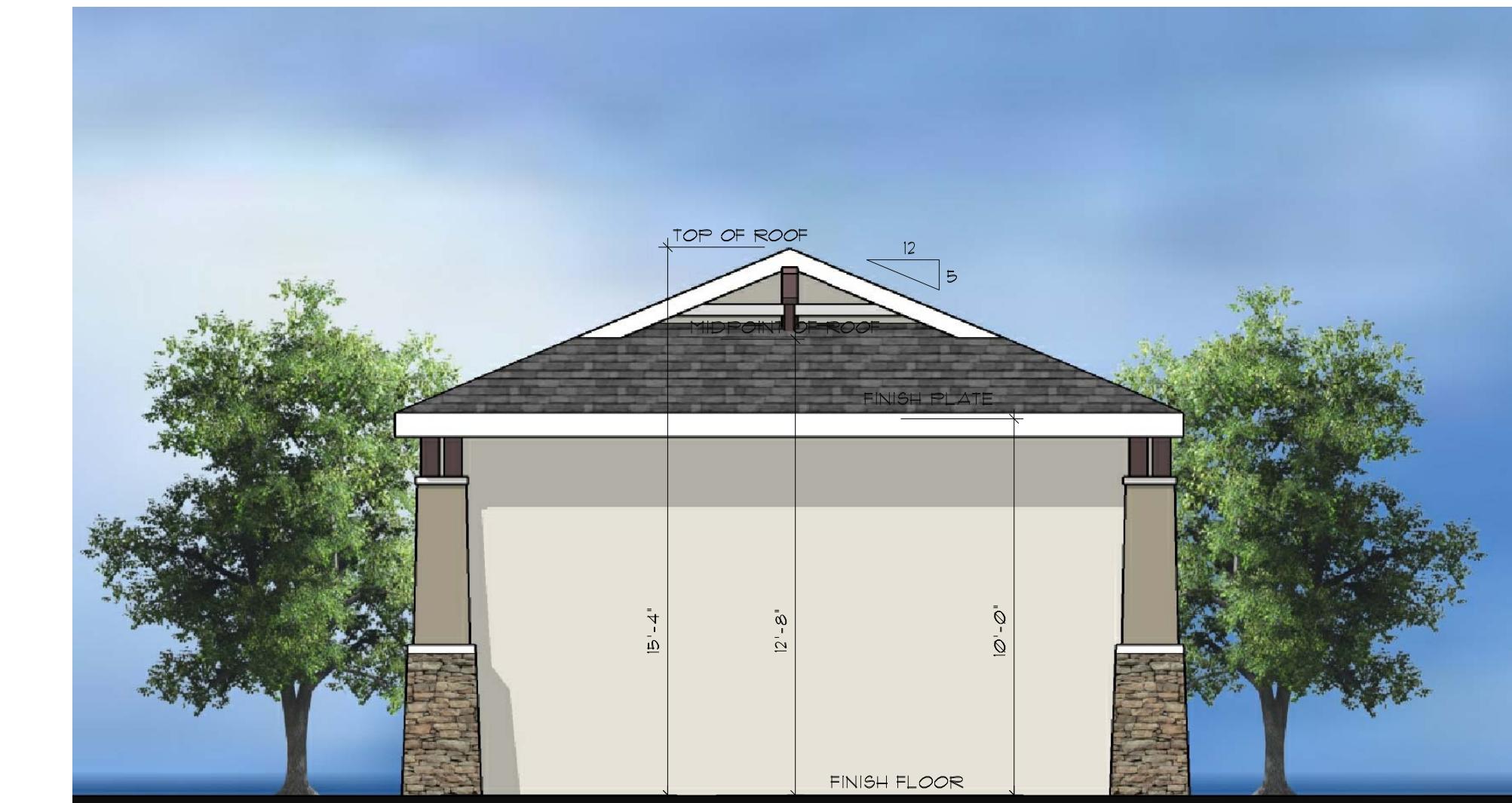


LEFT

SEE FRONT ELEVATION FOR ALL MATERIAL DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS



COLOR SCHEMES



RIGHT

SEE FRONT ELEVATION FOR ALL MATERIAL DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS



REAR

SEE FRONT ELEVATION FOR ALL MATERIAL DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS

GARAGE

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GARAGE ALL SIDES - CHALET

CHALET STYLE

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INNOVATION
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PORTICO

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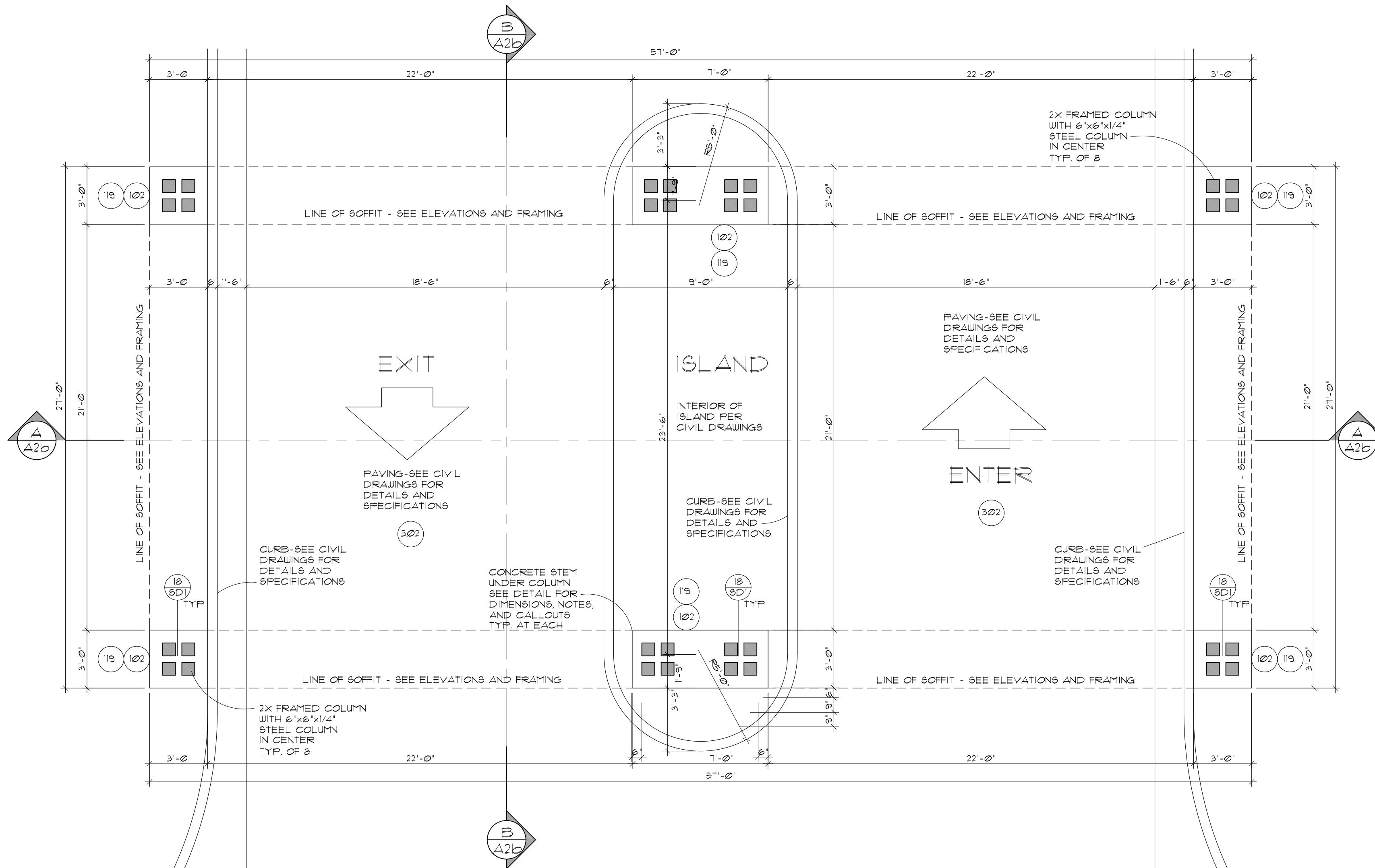
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MASTER KEYNOTES	
102	2x6 STUD WALL
101	DOUBLE TOP PLATE
119	STEEL COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
302	EXTERIOR GYR BOARD (CC - ESR-1338 OR EQUAL)
303	2X FASCIA WITH IX TRIM
304	ROOF SLOPE - SEE EXT. ELEVATIONS
305	PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
306	GIRDERS TRUSS - SEE ROOF FRAMING
308	1/2" OSB, SHEATHING
310	STRUCTURAL GABLE END TRUSS
505	STONE VENEER-ESR-2598 OR EQUAL

FLOOR PLAN NOTES	
CROSS REFERENCE NOTES	1 REFER TO SHEET CI FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S 2 SEE EXTERIOR ELEVATIONS FOR ALL POPOUTS AND VENEERS 3 SEE SITE PLAN FOR CONT. OF WALKS & DRIVES 4 SEE MECHANICAL FOR A/C OR FAU UNITS 5 SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS 6 SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS 7 SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS. 8 SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
1	REFER TO SHEET CI FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S 2 SEE EXTERIOR ELEVATIONS FOR ALL POPOUTS AND VENEERS 3 SEE SITE PLAN FOR CONT. OF WALKS & DRIVES 4 SEE MECHANICAL FOR A/C OR FAU UNITS 5 SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS 6 SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS 7 SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS. 8 SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
2	SEE EXTERIOR ELEVATIONS FOR ALL POPOUTS AND VENEERS
3	SEE SITE PLAN FOR CONT. OF WALKS & DRIVES
4	SEE MECHANICAL FOR A/C OR FAU UNITS
5	SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
6	SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
7	SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
8	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.

SPECIALS INSPECTIONS REQUIRED

1. CONCRETE FOOTINGS
2. DRAG TRUSSES
3. WELDING FOR STEEL



FLOOR PLAN "B"

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

CHALET COLOR SCHEME #6

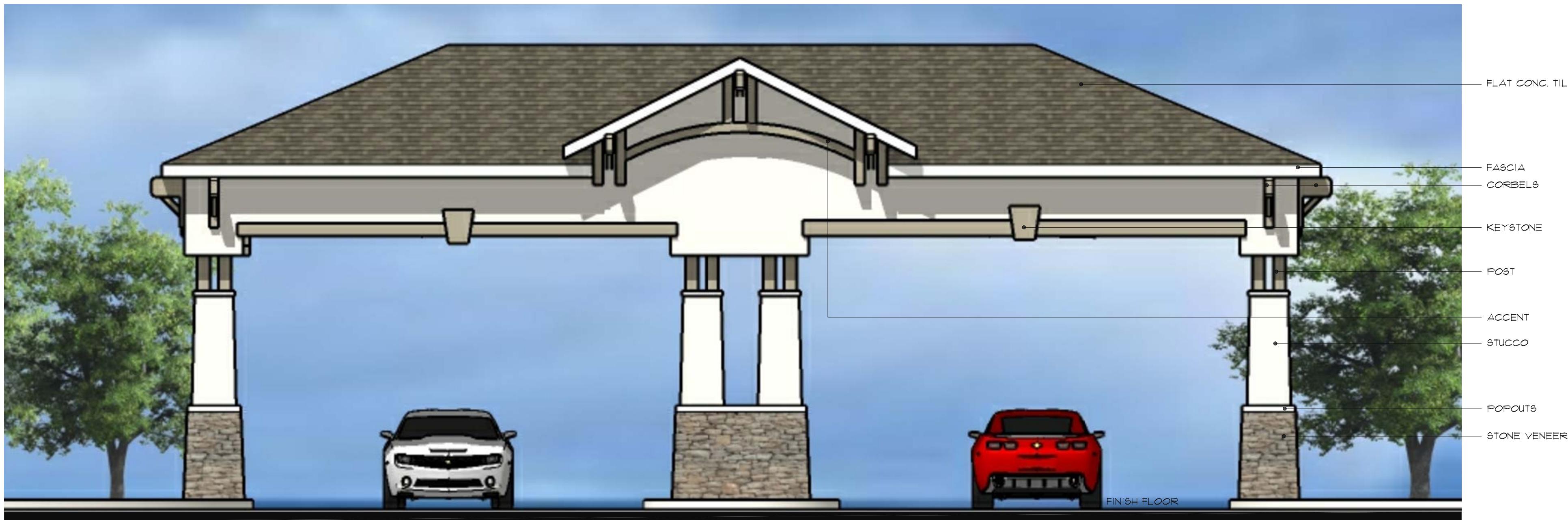
PORTICO

revisions

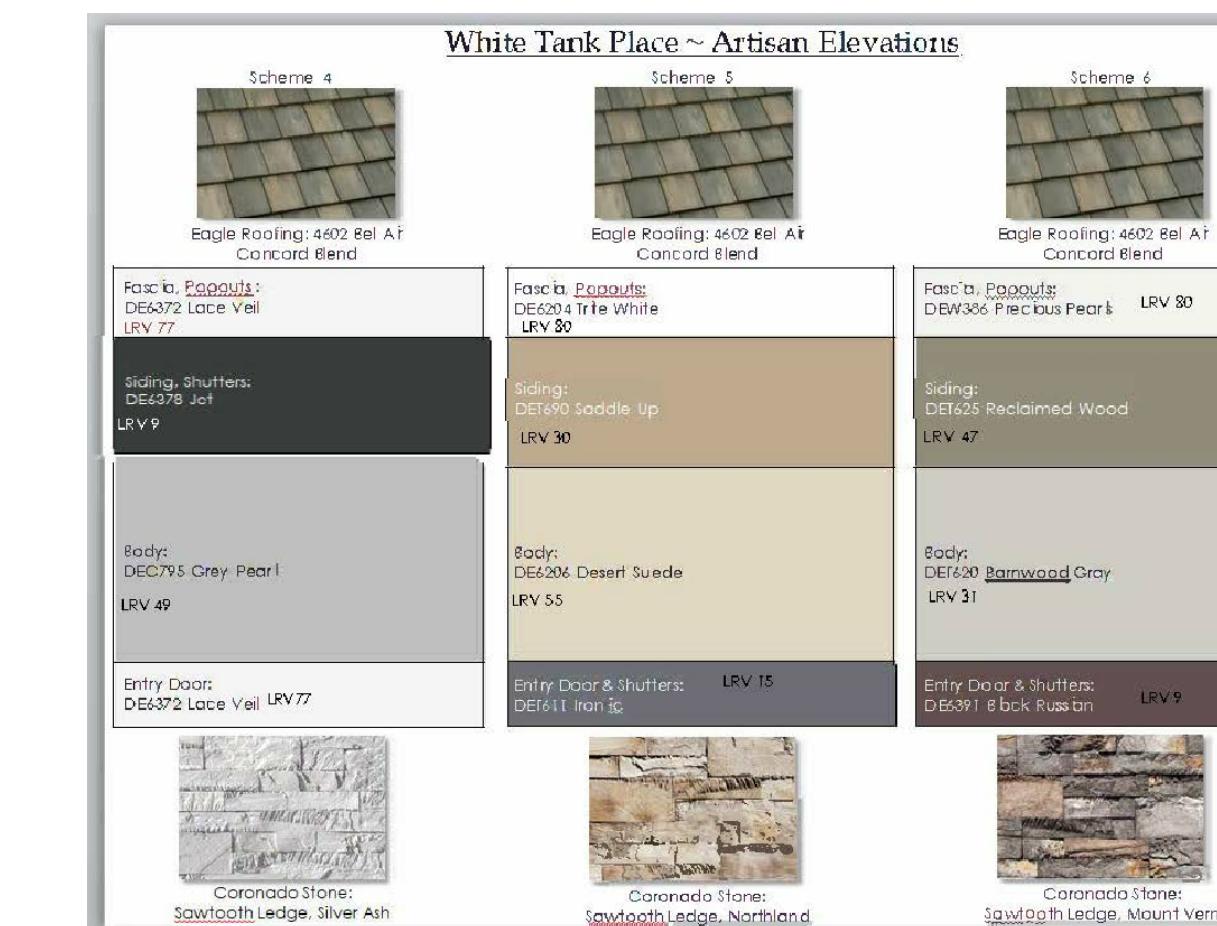


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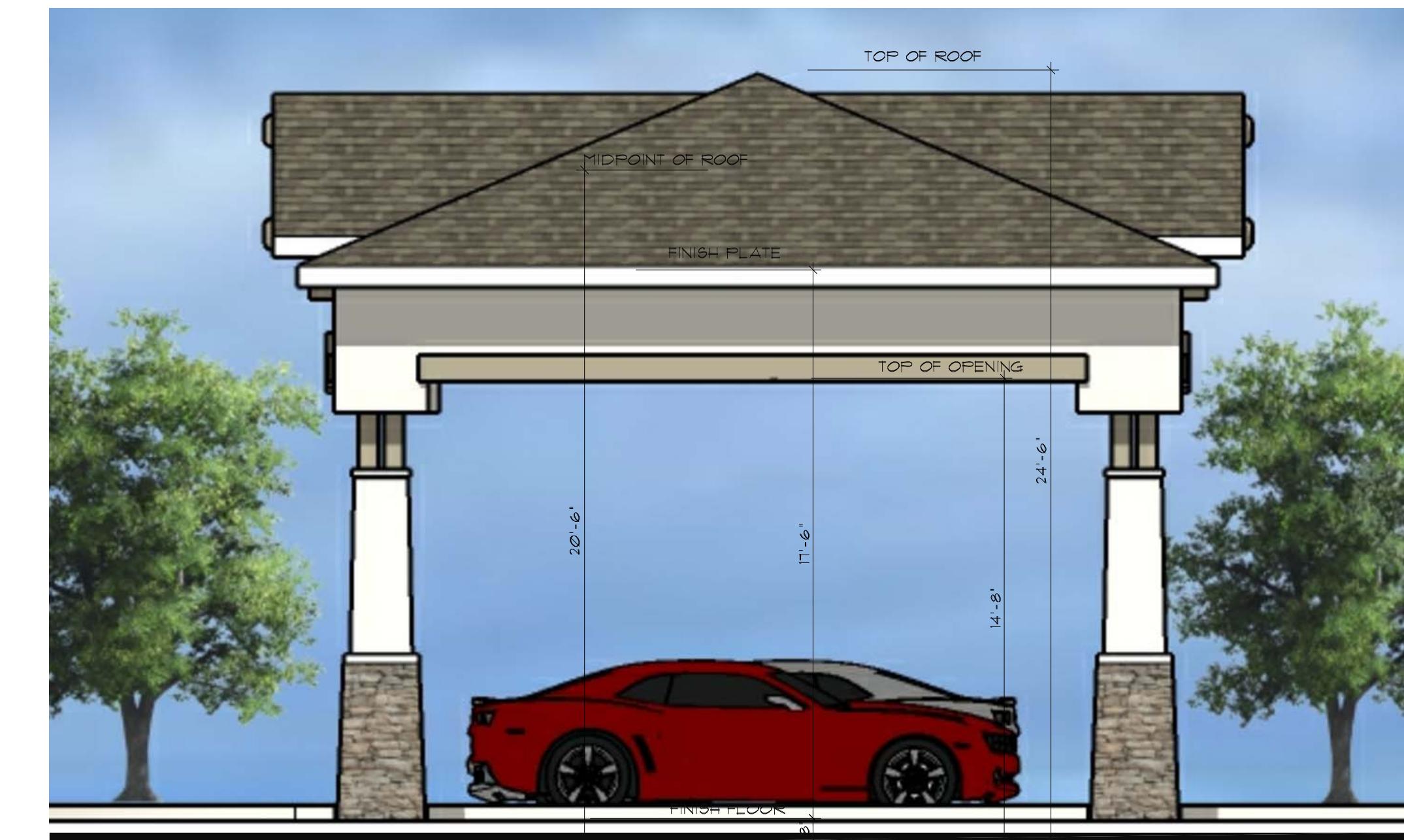
INNOVATION
VILLAS AT
WEST
MARICOPA
VILLAGE
MARICOPA COUNTY



FRONT



COLOR SCHEMES



LEFT

SEE FRONT ELEVATION FOR ALL MATERIAL DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS



REAR

SEE FRONT ELEVATION FOR ALL MATERIAL DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS

RIGHT

SEE FRONT ELEVATION FOR ALL MATERIAL DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS



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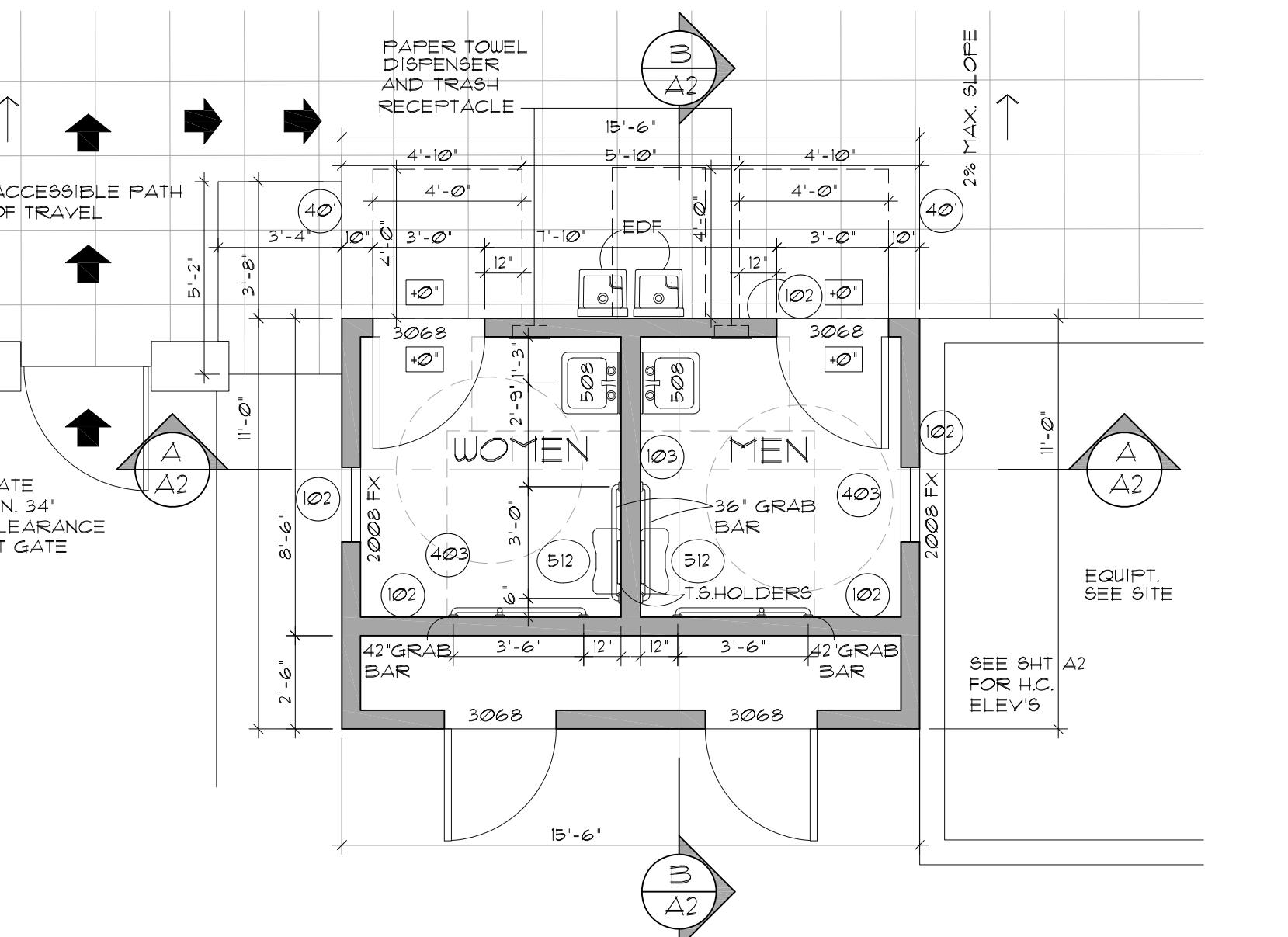
PORTICO ALL SIDES - CHALET

FLOOR PLAN

1/4" = 1'-0"

CHALET STYLE

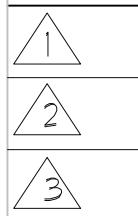
∴ 1/4" = 1" - Ø"



MASTER KEYNOTES

01 2x4 STUD WALL
02 2x6 STUD WALL
03 6" PLUMBWALL
04 INTERIOR BEARING WALL - SEE FRAMING PLANS
05 MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD
W/ GASKETS AND SWEEP OR 20 MIN. FIRE-RATED DOORS
06 PRESSURE TREATED BOTTOM PLATE
07 DOUBLE TOP PLATE
08 WEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6 \$11/ADI
PAINT CONCRETE STEM BELOW TO MATCH BLDG.
09 R-13 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
0 2X FIRE BLOCKING
1 1/2" GYPSUM BOARD, SAG RESISTANT ON CEILINGS
2 SLOPE TOP 1/4" PLF
3 STUCCO
4 SOFFIT
5 WALLS BETWEEN LIVING AREA AND GARAGE MUST BE $\frac{5}{8}$ " TYPE X
GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES
BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT
LESS THAN TWO LAYERS OF $\frac{5}{8}$ " TYPE X GYPSUM BOARD OR
EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING
ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION
SHALL ALSO BE PROTECTED BY NOT LESS THAN $\frac{1}{2}$ " GYPSUM
BOARD OR EQUIV.
6 CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE
UNDER "GENERAL FLOOR PLAN NOTES" ON THIS SHEET.)
7 NICHE - SEE INTERIOR ELEVATIONS
8 OPENING - SEE INTERIOR ELEVATIONS
9 COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
0 CRIPPLE WALL
1 HARDIEPLANK & HARDIEPANEL ICC-ESR-2290

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MATRIX

INNOVATION VILLAS AT WEST MARICOPA VILLAGE MARICOPA COUNTY

RESTROOM

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PR13

GENERAL FLOOR PLAN NOTES

MASTER KEYNOTES

WALL SYSTEM	101	2x4 STUD WALL
	102	2x6 STUD WALL
	103	6" PLUMBWALL
	104	INTERIOR BEARING WALL - SEE FRAMING PLANS
	105	MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SWEEP OR 20 MIN. FIRE-RATED DOORS
	106	PRESSURE TREATED BOTTOM PLATE
	107	DOUBLE TOP PLATE
	108	WEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6 1/1/ADI PAINT CONCRETE STEM BELOW TO MATCH BLDG.
	109	R-13 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
	110	2X FIRE BLOCKING
	111	1/2" GYPSUM BOARD, SAG RESISTANT ON CEILINGS
	112	SLOPE TOP 1/4" PLF
	113	STUCCO
	114	SOFFIT
	115	WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV.
	116	CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER 'GENERAL FLOOR PLAN NOTES' ON THIS SHEET.)
FLOOR SYSTEM	117	NICHE - SEE INTERIOR ELEVATIONS
	118	OPENING - SEE INTERIOR ELEVATIONS
	119	COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
	120	CRIPPLE WALL
	121	HARDIEPLANK & HARDIEPANEL ICC-ESR-2290
ROOF SYSTEM	201	WATER HEATER PLATFORM +18"
	202	FLOOR MATERIAL CHANGE
	203	FLOOR DRAIN
	204	A/C PAD - SEE MECHANICAL PLANS
	301	30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION PROVIDE 5/8" TYPE 'X' GYP. BD. @ GARAGE SIDE
	302	EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL
	303	2X FASCIA WITH IX TRIM
	304	ROOF SLOPE - SEE EXT. ELEVATIONS
	305	PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
	306	GIRDER TRUSS - SEE ROOF FRAMING
	307	2X RAFTERS - SEE FRAMING
	308	1/2" O.S.B. SHEATHING
	309	BUILT UP ROOF SYSTEM PER SHEET C-1 ON 1/2" PLYWOOD ROOF SHEATHING
	310	FURRED CEILING
	311	BEAM - SEE FRAMING PLAN
	312	2X4 LOOKOUTS AT 48" O.C.
FOUNDATION SYSTEM	313	R-38 BATT INSULATION
	314	MONIER CONC. TILE ROOF ESR-1641 OR APPROVED EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
	315	2X CONVENTIONAL OVERFRAMING
	316	STRUCTURAL GABLE END TRUSS
	317	WOOD CORBELS W/PAINT PER BLDR SPEC.-SEE 3/ADI
	401	STOOP
	403	4" CONC. SLAB OVER 4" OF ABC O/TERMITE TREATED SOIL WITH COOL DECK ON TOP TYP.
	404	KEYED STEM
	405	6" DEPRESS
	406	SLOPE 1/8" PLF.
CABINETS/FIXTURES/APPLIANCES	407	8" TURNDOWN
	408	EXPANSION JOINT
	409	PAVERS OR STONE PER BUILDER
	410	PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
	411	PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.
	501	MIRRORS & MEDICINE CABINETS PER BUILDER SPEC.
	502	CITY APPROVED FIREPLACE
	503	BASE CABINET - SEE INTERIOR ELEVATIONS
	504	UPPER CABINET - SEE INTERIOR ELEVATIONS
	505	STONE VENEER-ESR-1593 OR EQUAL
	506	PRE-FAB SHUTTERS
	507	SHELVES & RODS PER BUILDER SPEC.
	508	WATER CLOSET
	509	TUB & SHOWER WITH ROD
	510	GARDEN TUB PER SPEC
	511	SHOWER - SEE FLR. PLAN FOR SIZE
	512	LAVATORYS PER BUILDER SPEC.
	513	RANGE/oven
	514	DOUBLE SINK W/DISPOSAL
CROSS REFERENCE NOTES	515	DISHWASHER
	516	REFRIGERATOR WITH ICE MAKER
	517	WASHER
	518	DRYER WITH DRYER VENT-SEE GENERAL NOTES
	519	WATER HEATER
	520	HOSE BIBB
	521	HOSE BIBB W/SOV
	522	MICROWAVE
	523	5 SHELVES
	524	SERVICE SINK (OPTIONAL)
GENERAL FLOOR PLAN NOTES	525	COOKTOP
	526	TOWEL BARS, RINGS, & T.P. HOLDERS PER OWNER
	1	REFER TO SHEET CI FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
	2	SEE EXTERIOR ELEVATIONS FOR ALL POPOUTS AND VENEERS
	3	SEE SITE PLAN FOR CONT. OF WALKS & DRIVES
	4	SEE MECHANICAL FOR A/C OR FAU UNITS
	5	SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
	6	SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
	7	SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
	8	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
WALL, FLOOR, PLANT NOTES	20	INSULATION: - U.N.O. R-38 ROOF R-13 BATTs @ EXT. 2X4 WALLS R-19 BATTs @ EXT. 2X6 WALLS
	21	ALL EGRESS WINDOWS SHALL MEET CURRENT CODE REQUIREMENTS
	22	MAX. SILL. HGT. +44"
	23	MIN. 5.7 SQFT. OPENABLE TO OUTSIDE IN ALL SLEEPING AREAS
	24	SHOWER HEADS TO BE 80" ABOVE FINISH FLOOR
	25	ALL PLUMBING FIXTURES TO COMPLY WITH STATE LOW FLOW REQUIREMENTS
	26	SEE SHEET C-1 FOR GYP. BOARD INSTALLATION.
	27	A/C UNIT TO BE INSTALLED ON A CONCRETE SLAB WHICH COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED AT LEAST 3" ABOVE ADJOINING GROUND LEVEL.
	28	MANUFACTURERS INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE ICBO RESEARCH REPORT WILL BE MADE AVAILABLE TO INSPECTOR ON 0' CLEARANCE FIREPLACE INSTALLATION
	29	DRYER VENT - CONFORM TO IMC DRYER VENT LIMITATIONS. SEE SHEET C-1.
	30	ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 24" OF DOORS SHALL BE SAFETY GLASS
	31	SHOWER ENCLOSURES SHALL BE EITHER A SINGLE SHOWER ROD WITH CURTAIN, TEMPERED GLASS PANEL, OR APPROVED EQUAL
	32	INTERIOR LAUNDRY ROOMS AND BATHROOMS REQUIRE MECHANICAL VENTILATION OF FIVE AIR CHANGES/HOUR
	33	NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL. NO SUPPLY AIR OR OTHER DUCT OPENINGS IN GARAGE WITHOUT FIRE DAMPERS, INCLUDING DUCT VIBRATION ISOLATORS.
	34	T&P RELIEF VALVE TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNWARD POSITION NOT MORE THAN SIX INCHES ABOVE GRADE.
	35	THE T&P RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS, PATIOS, CARPORTS OR OTHER SIMILAR AREAS.
	36	ALL FLOOR MATERIALS PER OWNER SPEC.
	37	DIMENSION NOTE: IN GENERAL, DIMENSIONS SHALL BE CONSIDERED ROUGH (NOT FINISHED) AND NOMINAL (NOT ACTUAL). BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONINGS SO AS TO PROVIDE FOR CRITICAL FINISHED DIMENSIONS WHERE APPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSION STRINGS WITH OVERALL DIMENSION STRINGS.

WALL SYSTEM	
FLOOR SYSTEM	WALL SYSTEM
2	2
2	2
2	2
3	3
3	3

ROOF SYSTEM

- 303 2X FASCIA WITH IX TRIM
- 304 ROOF SLOPE - SEE EXT. ELEVATIONS
- 305 PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
- 306 GIRDER TRUSS - SEE ROOF FRAMING
- 307 2X RAFTERS - SEE FRAMING
- 308 1/2" O.S.B. SHEATHING
- 309 BUILT UP ROOF SYSTEM PER SHEET C-1
ON 1/2" PLYWOOD ROOF SHEATHING
- 310 FURRED CEILING
- 311 BEAM - SEE FRAMING PLAN
- 312 2X4 LOOKOUTS AT 48" O.C.
- 313 R-38 BATT INSULATION
- 314 MONIER CONC. TILE ROOF ESR-1647 OR APPROVED
EQUAL TO BE USED OVER TYPE 30 UNDERLayment
- 315 2X CONVENTIONAL OVERFRAMING
- 316 STRUCTURAL GABLE END TRUSS
- 317 WOOD CORBELS W/PAINT PER BLDR SPEC.-SEE 3/ADI

ATION SYSTEM

FOUND	408 EXPANSION JOINT 409 PAVERS OR STONE PER BUILDER 410 PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX. 411 PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.
STRUCTURES/APPLIANCES	501 MIRRORS & MEDICINE CABINETS PER BUILDER SPEC. 502 CITY APPROVED FIREPLACE 503 BASE CABINET - SEE INTERIOR ELEVATIONS 504 UPPER CABINET - SEE INTERIOR ELEVATIONS 505 STONE VENEER-ESR-1593 OR EQUAL 506 PRE-FAB SHUTTERS 507 SHELVES & RODS PER BUILDER SPEC. 508 WATER CLOSET 509 TUB & SHOWER WITH ROD 510 GARDEN TUB PER SPEC 511 SHOWER - SEE FLR. PLAN FOR SIZE 512 LAVATORYS PER BUILDER SPEC. 513 RANGE/OVEN 514 DOUBLE SINK W/DISPOSAL

CABINETS/FIXTURES

522	MICROWAVE
523	5 SHELVES
524	SERVICE SINK (OPTIONAL)
525	COOKTOP
526	TOWEL BARS, RINGS, & T.P. HOLDERS PER OWNER
1	REFER TO SHEET CI FOR STRUCTURAL AND
2	ARCHITECTURAL NOTES & MATERIAL SPEC'S
3	SEE EXTERIOR ELEVATIONS FOR ALL
4	POPOUTS AND VENEERS
5	SEE SITE PLAN FOR CONT. OF WALKS & DRIVES
6	SEE MECHANICAL FOR A/C OR FAU UNITS
7	SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
8	SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
9	SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS,
10	NOTATIONS, DIMENSIONS, AND CALLOUTS.
11	SEE GUEAR WALL PLAN FOR GUEAR REQUIREMENTS

2

REQUIREMENTS

22 MAX. SILL. HGT. +44"

23 MIN. 5.7 SQFT. OPENABLE TO OUTSIDE IN ALL SLEEPING AREAS

24 SHOWER HEADS TO BE 80" ABOVE FINISH FLOOR

25 ALL PLUMBING FIXTURES TO COMPLY WITH STATE LOW FLOW REQUIREMENTS

26 SEE SHEET C-1 FOR GYP. BOARD INSTALLATION.

27 A/C UNIT TO BE INSTALLED ON A CONCRETE SLAB WHICH COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED AT LEAST 3" ABOVE ADJOINING GROUND LEVEL.

28 MANUFACTURERS INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE ICBO RESEARCH REPORT WILL BE MADE AVAILABLE TO INSPECTOR ON 0" CLEARANCE FIREPLACE INSTALLATION

29 DRYER VENT - CONFORM TO IMC DRYER VENT LIMITATIONS. SEE SHEET C-1.

GENERAL FLOOR PLAN NOTES

34 AREAS.

35 ALL FLOOR MATERIALS PER OWNER SPEC.

35 DIMENSION NOTE: IN GENERAL, DIMENSIONS SHALL BE CONSIDERED ROUGH (NOT FINISHED) AND NOMINAL (NOT ACTUAL). BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING SO AS TO PROVIDE FOR CRITICAL FINISHED DIMENSIONS WHERE APPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSION STRINGS WITH OVERALL DIMENSION STRINGS.

CHALET COLOR SCHEME #6

RESTROOM

revisions

- 1
- 2
- 3

MATRIX

**INNOVATION
VILLAS AT
WEST
MARICOPA
VILLAGE
MARICOPA COUNTY**

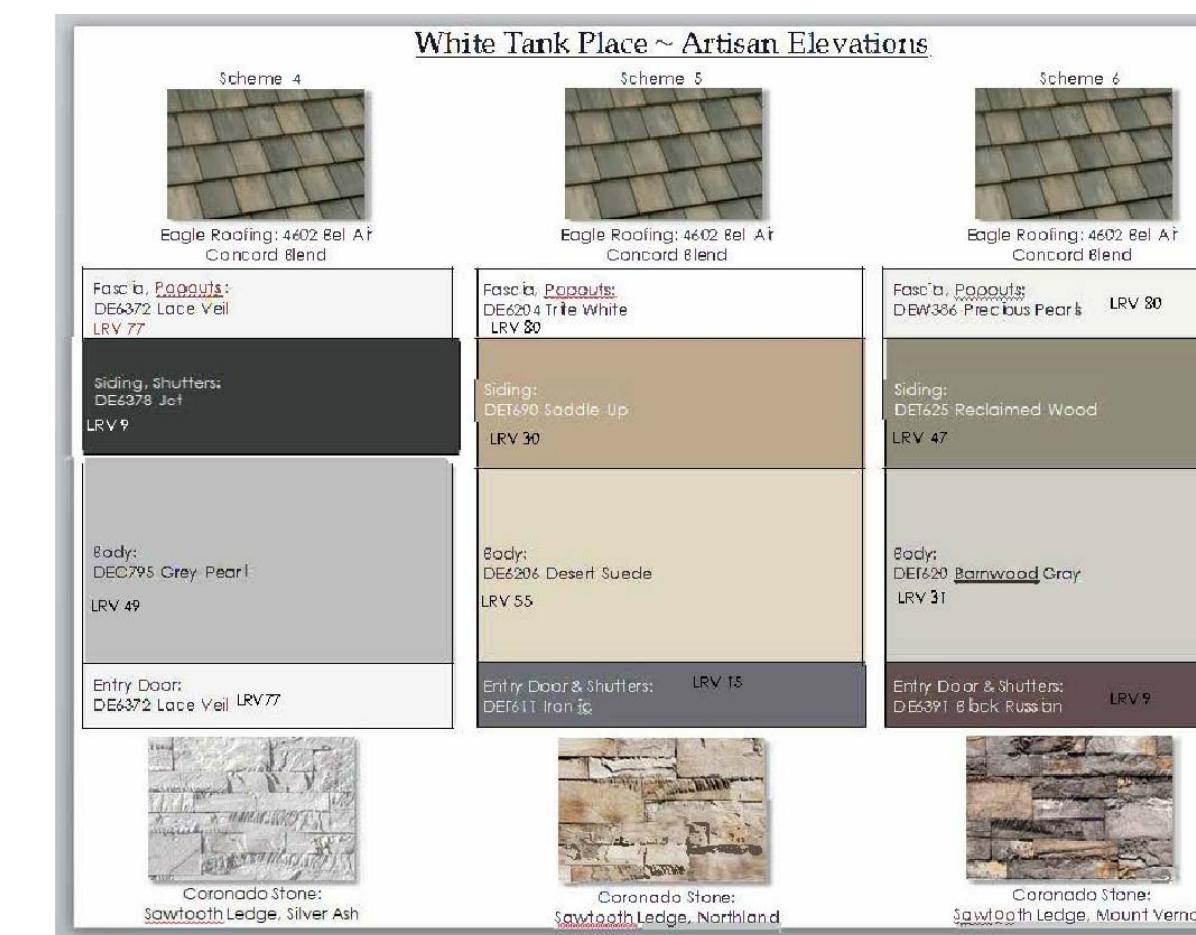


FRONT

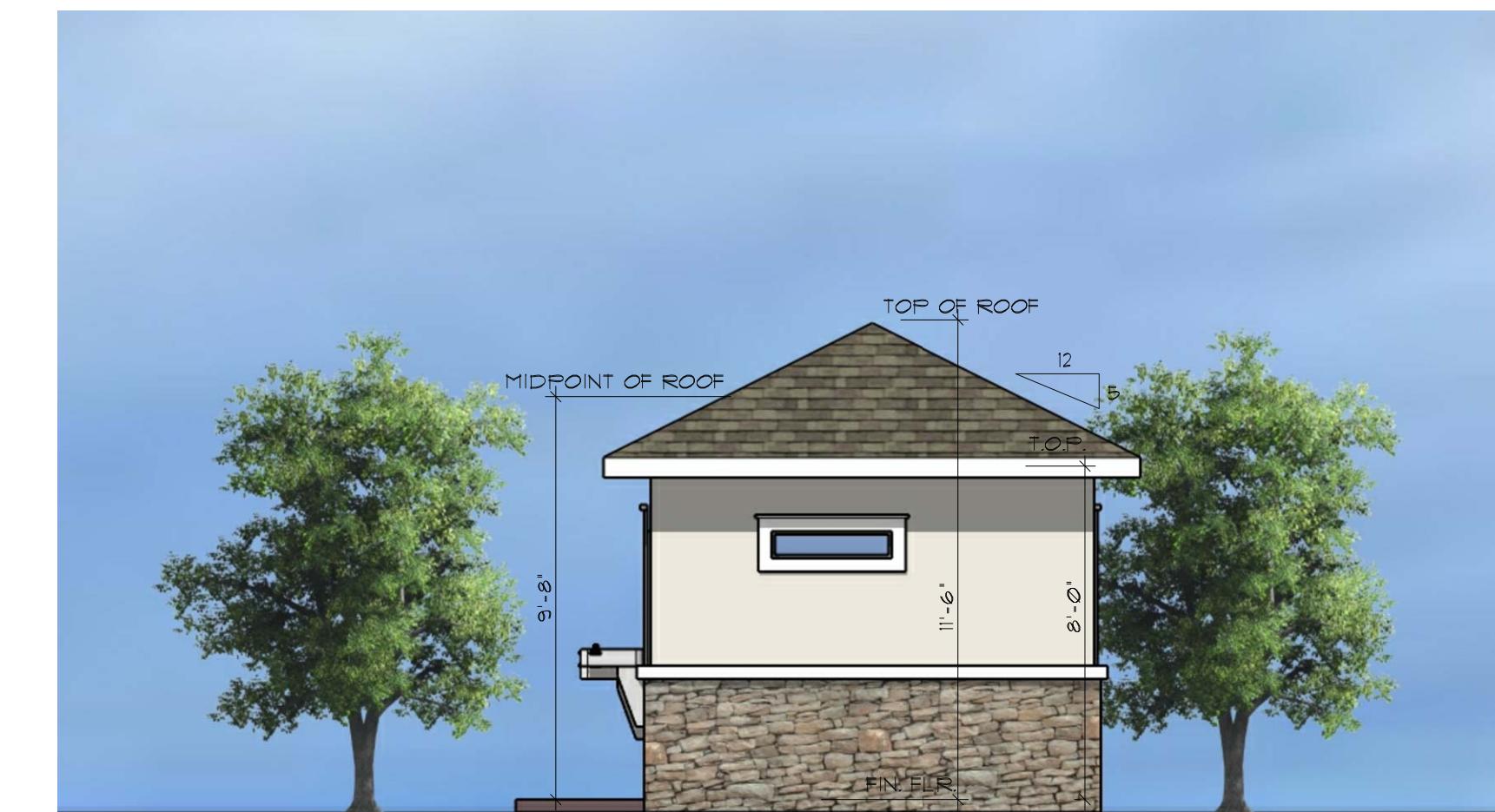


LEFT

SEE FRONT ELEVATION FOR ALL MATERIAL DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS



COLOR SCHEMES



RIGHT

SEE FRONT ELEVATION FOR ALL MATERIAL DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS

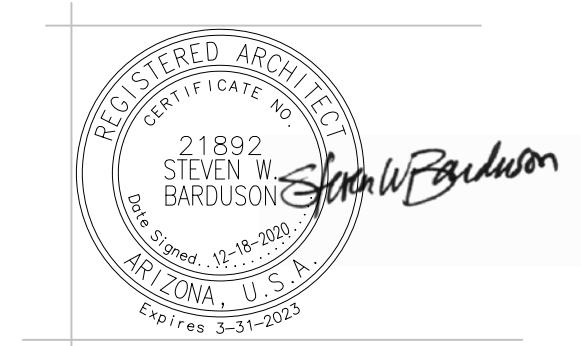


REAR

SEE FRONT ELEVATION FOR ALL MATERIAL DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS

RESTROOM

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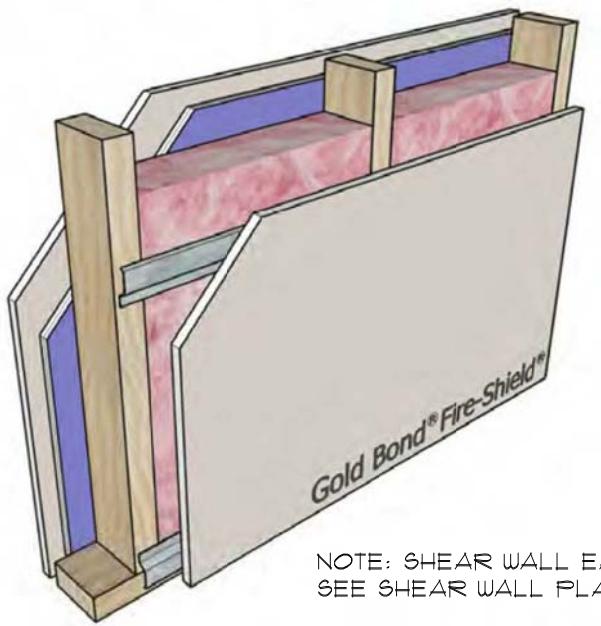
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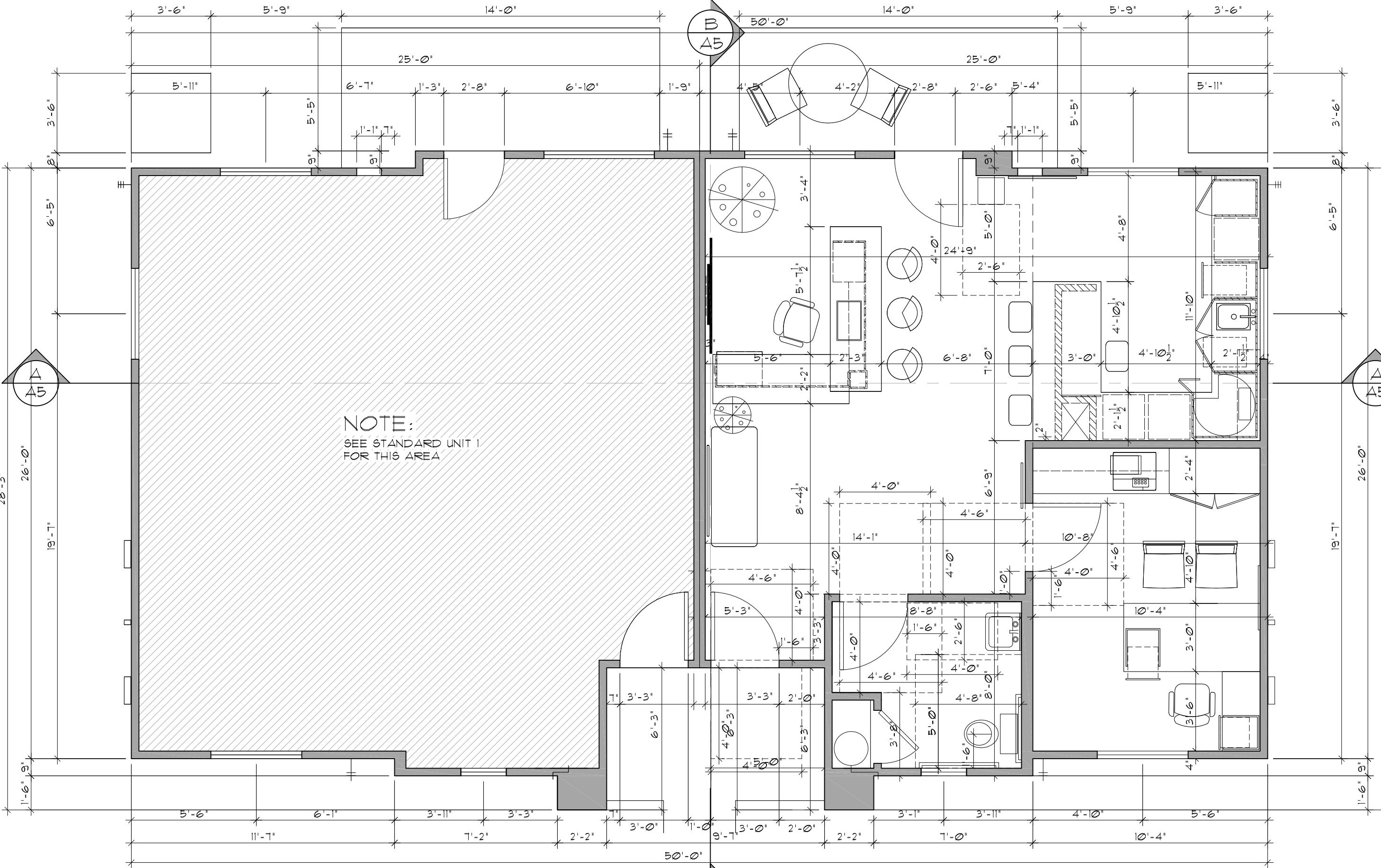
DR 14

RESTROOM ALL SIDES - CHALET



STC-58 NGC 2011067
 Framing: 2x4 wood studs, 16" o.c.
 Insulation: 3-1/2" glass fiber
 Side 1: 5/8" Fire-Shield Gypsum Board on 5/8" SoundBreak XP Gypsum Board
 Side 2: 5/8" Fire-Shield Gypsum Board on RC-1 UL Design: U305 - 1 hour

NOTE: SHEAR WALL EACH SIDE SEE SHEAR WALL PLAN
WALL ASSEMBLY R-VALUE
 OUTSIDE AIR FILM 0.15
 STUCCO SYSTEM 0.20
 PAPER 0.06
 LATH 0.09
 INSULATION 0.45
 1/2" GYP BOARD 0.02
 INSIDE AIR FILM 0.15
 TOTAL 18.64
 NOTE: SEE DETAIL 12/AD1 FOR ALTERNATE DETAIL WHEN ARS 28-848(j) APPLIES IN THE VICINITY OF MILITARY AIRPORT AND OUTSIDE NOISE CONTOURS



1 EXT. WALL ASSEMBLY

GLAZING NOTE:
 PROVIDE SAFETY GLAZING (BC 2406). GLAZING SHALL COMPLY WITH CURRENT CODES. GLAZING IN DOORS. GLAZING ADJACENT DOORS. GLAZING IN WINDOWS.

DOOR HARDWARE NOTE:
 PROVIDE DOOR HARDWARE HARDWARE TO MATCH HOUSE LEVER TYPE ADA ACCESSIBLE (BC 101.19).

NOTE: THERE ARE TO BE NO ELECTRICAL BOXES WITHIN THE SAME 24" OF THE BOXES ON THE OPPOSITE SIDE OF THE WALL (R302.4).
 NOTE: USE 1/2" RC-2 CHANNELS WITH 180° PADDING TAPE (LO) OF 1/2" RC-1 CHANNELS SHOWN IN DETAIL.

ASSEMBLY SHALL COMPLY WITH R302.3 WALL FOUNDATION TO UNDERSIDE ROOF SHEATHING
R302.3 Two-Family Dwellings
 Dwelling units in two-family dwellings shall be separated from each other by exterior and/or interior wall assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

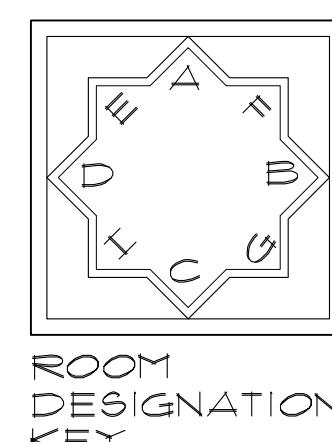
1. Fire-resistance rating of 1/2 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.

2. Wall assemblies need not extend through attic spaces when the ceiling is protected by not less than 5/8-inch (15.9 mm) Type X gypsum board and an attic draft stop constructed as specified. Section 101.19 is required above the ceiling along the wall assembly separating the dwelling units. Structural framing supporting the ceiling shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

NOTE: See detail 1/ABa for alternate separation wall detail.

SQUARE FOOTAGE LEGEND
 648 SQ. FT. UNIT 1 RIGHT SIDE
 652 SQ. FT. UNIT 1 LEFT SIDE
 1300 SQ. FT. TOTAL HABITABLE SPACE UNIT 1
 59 SQ. FT. TOTAL FRONT PORCH
 1359 SQ. FT. TOTAL UNDER ROOF

NOTE: TOTAL FOOTPRINT WITH OVERHANGS = 1521 SF.



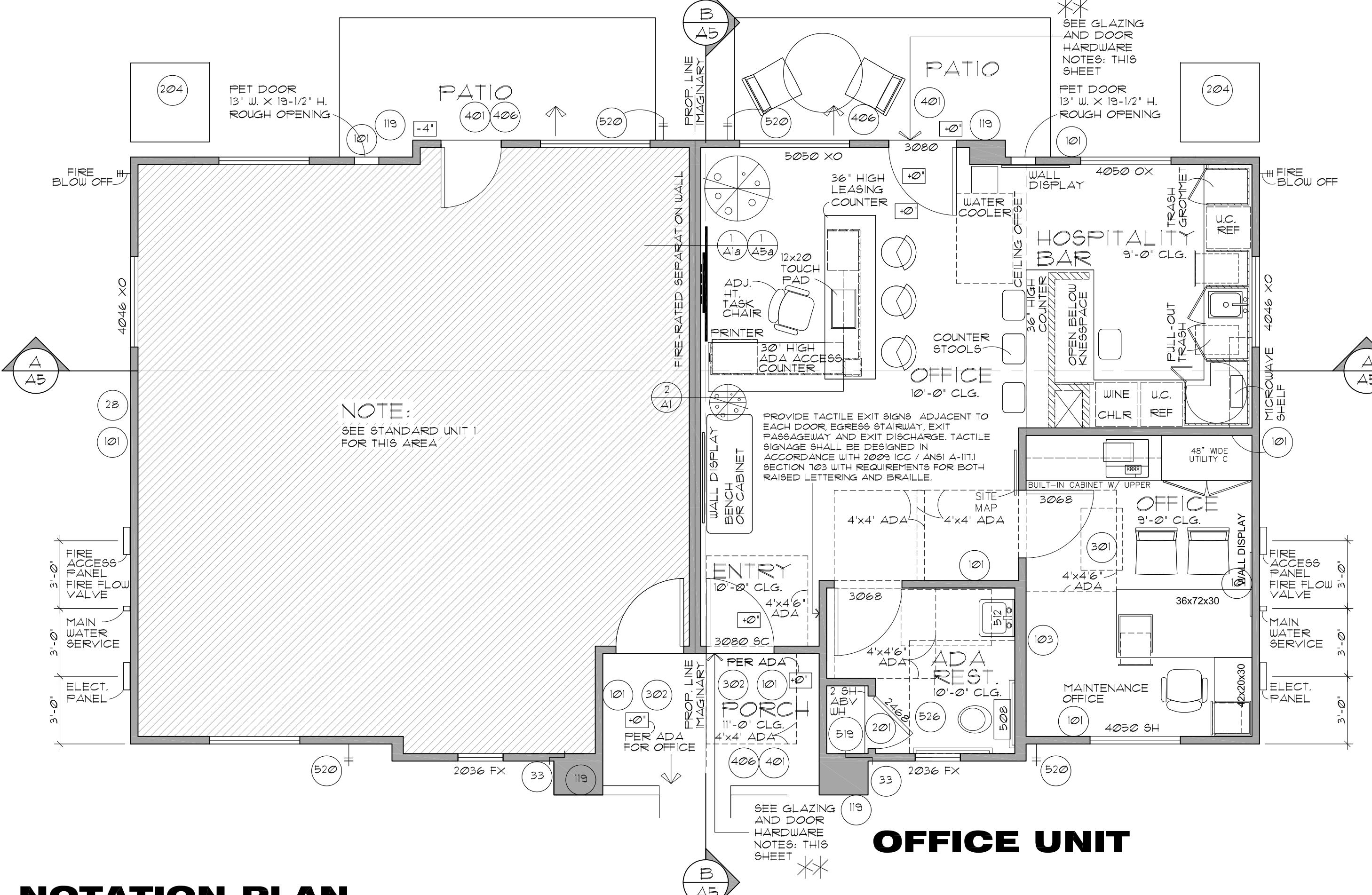
SHOWER NOTE
 Shower compartments require a non-absorbent finish to 6'. A.F.F. If another nonabsorbent finish is used than ceramic tile, the water-resistant gypsum backing shall be in compliance with ASTM C1396, C1178, or C1278 with edges sealed per manufacturer.

Shower compartments require a non-absorbent finish to 6'. A.F.F. When ceramic tile is used at the shower compartment or tub, the backing shall be cement, fiber-cement or glass mat gypsum in compliance with ASTM C1288, C1325, C1178, or C1278 with edges sealed per manufacturer.

Fixture Note:
 Fixture clearances - 15" on water closet, 21" in front of water closet and sinks, 24" clearance in front of shower opening. R307.1 figure P2705

DIMENSION PLAN UNIT 1 OFFICE - FLOOR PLAN "A"

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



NOTATION PLAN

UNIT 1 OFFICE - FLOOR PLAN "A"

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

CHALET STYLE

MASTER KEYNOTES	
1	2x4 STUD WALL STUD WALL
2	6" PLUMB WALL
3	INTERIOR BEARING WALL - SEE FRAMING PLANS
4	MIN. 1-3/8" SELF CLOSING SELF LATCHING SOLID WOOD W/ GASKETS AND SWEEP OR 20 MIN. FIRE-RATED DOORS PRESSURE TREATED BOTTOM PLATE
5	DOOR TRIM 3/4" X 3/4" BELOW FIN. FLOOR & 1/2" ADJ. PAINT COATED STEM BELOW TO MATCH BLDG.
6	R-13 + R-2.5 ci BATT INSUL. AT 2X4 WALL, R-19 AT 2X6 WALL
7	1/2" FIRE BLOCKING
8	1/2" GYPSUM BOARD, SAG RESISTANT ON CEILINGS SLOPE TOP 1/4" PLF
9	STUCCO - OMEGA ESR 1194
10	WALLS BETWEEN LIVING AREA AND GARAGE PUD BE 1/4" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BEHIND HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 1/2" TYPE X GYPSUM BOARD OR EQUVALENT. THE EXTERIOR WALLS OF THE GARAGE ARE ALSO PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD.
11	Critical finished dimension (see dimension note under 'GENERAL FLOOR PLAN NOTES' on this sheet.)
12	NOTE: SEE INTERIOR ELEVATIONS
13	COLONNA - SEE INTERIOR ELEVATIONS
14	CRIPPLE WALL - SEE INTERIOR ELEVATIONS
15	HARDIPLANK & HARDIPLATE ICC-ESR-2730
16	WATER HEATER PLATFORM 18"
17	FLOOR MATERIAL CHANGE
18	FLOOR TRIM
19	DOOR PAD - SEE MECHANICAL PLANS
20	30x24 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION PROVIDE 5/8" TYPE X GYPSUM BD. & GARAGE SIDE
21	EXTERIOR GYP. BOARD, ICC - ESR-1328 OR EQUAL
22	PRE-FAAC FASCIA WITH IX TRIM
23	ROOF SLOPE - SEE EXT. ELEVATIONS
24	PREFAAC TRUSS 24" O.C. UNO (SEE ROOF FRAMING PLAN)
25	GARDEN TRUSS - SEE ROOF FRAMING
26	1/2" R.O.B. SHEATHING
27	BUCKLE-UP ROOF SHEATHING
28	FURRED CEILING PLAN
29	BEAM - SEE FRAMING PLAN
30	2x4 LOOKOUTS AT 48" O.C.
31	R-38 BATT INSULATION
32	BORAL CONC. TILE ROOF ER-0412 OR APPROVED EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
33	STRUCTURAL GABLE END TRUSSES
34	WOOD CORBELS W/PAINT PER BLDG. SPEC. SEE 3/AD1
35	STOOP
36	CONC. SLAB OVER 4' OF ABC 0 TERMITE TREATED SOIL TYPICAL-SEE STRUCT. FOR THICKNESS
37	KEY STEM
38	DOOR STEM
39	SLOPE 1/8" PLF.
40	2" TURNDOWN
41	EXPANSION JOINT
42	PAVERS OR STONE PER BLDG. SPEC.
43	JOINT 1/2" FAB. JOINT AT 200 SQ. FT. MAX. PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.
44	MIRRORS & MEDICINE CABINETS PER BLDG. SPEC.
45	CITY / COUNTY APPROVED FIREPLACE
46	BASE CABINET - SEE INTERIOR ELEVATIONS
47	UPPER CABINET - SEE INTERIOR ELEVATIONS
48	STONE VENEER-ESR-2928 OR EQUAL
49	STON - FAB. PER BLDG. SPEC.
50	SHELVES & RODS PER BLDG. SPEC.
51	WATER CLOSET
52	TUB & SHOWER WITH ROD
53	GARDEN TUB PER SPEC
54	SHOWER - SEE FLR. PLAN FOR SIZE
55	TOILET - SEE FLR. PLAN FOR BLDG. SPEC.
56	RANGE VEN
57	DOUBLE SINK DISPOSAL
58	DISHWASHER
59	REFRIGERATOR WITH ICE MAKER
60	WASH. SINK
61	DRYER WITH DRYER VENT-SEE GENERAL NOTES
62	WATER HEATER
63	HOSE BIBB
64	HOSE BIBB W/60V
65	MICROWAVE
66	5' SHELVES
67	SEPARATE SINK (OPTIONAL)
68	COOKTOP
69	TOEEL BARS, RINGS, 4 TP. HOLDERS PER OWNER
70	REFER TO SHEET CI FOR STRUCTURAL AND ARCHITECTURAL NOTES / MATERIAL SPEC'S SEE EXTERIOR ELEVATIONS FOR ALL POPOUTS AND VENEERS.
71	SEE SITE PLAN FOR CON OF WALKS & DRIVES
72	SEE MECHANICAL FOR A/C & FAU UNITS
73	SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
74	SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
75	SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS DIMENSIONS AND CALLOUTS.
76	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
77	20 INSULATION - UNO.
78	R-38 ROCK
79	R-13 + R-2.5 ci EXT. 2X4 WALLS
80	R-13 + R-2.5 ci EXT. 2X6 WALLS
81	ALL EXGRESS WINDOWS SHALL MEET CURRENT CODE REQUIREMENTS
82	MAX SILL HGT. 44"
83	5.1 SOFT OPENABLE TO OUTSIDE IN ALL SLEEPING AREAS
84	SHOULD BE 10 TO 20" ABOVE FINISH FLOOR
85	ALUMINUM FIXTURES TO COMPLY WITH STATE FLOOR REQUIREMENTS
86	SEE SHEET C-1 FOR GYP. BOARD INSTALLATION.
87	A/C UNIT TO BE INSTALLED ON A CONCRETE SLAB WHICH COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED AT LEAST 3" ABOVE ADJOINING GROUND LEVEL.
88	MANUFACTURERS INSTALLATION INSTRUCTIONS
89	MANUFACTURERS APPROVED (C-1) REPORT WILL BE MADE AVAILABLE TO INSPECTOR ON CLEARANCE FIREPLACE INSTALLATION DRYER VENT - CONFORM TO IMC DRYER
90	ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS IN BATHS OR SHOWER AREAS MUST BE SAFETY GLASS
91	SHOWER ENCLOSURES SHALL BE EITHER A SINGLE SHOWER ROD WITH CURTAIN, TEMPERED GLASS PANEL OR APPROVED EQUAL
92	INTERIOR LAUNDRY ROOMS AND BATHROOMS REQUIRE MECHANICAL VENTILATION OF FIVE AIR CHANGES/HOUR
93	ALL PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL. NO SUPPLY AIR OR OTHER DUCT OPENINGS IN GARAGE WITHOUT FIRE DAMPERS, INCLUDING DUCT VIBRATION ISOLATORS.
94	TAP RELIEF VALVE TO BE FULL SIZE STEEL PIPE OR HARD PLASTIC PIPING TAPERING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNWARD POSITION NOT MORE THAN SIX INCHES ABOVE GRADE. THE TAP RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS, PATIOS, CARPORTS OR OTHER SIMILAR AREAS.
95	ALL FLOOR MATERIALS PER OWNER SPEC.
96	DIMENSION NOTES ARE GENERAL. DIMENSIONS SHALL BE NOMINAL AND NOT ACTUAL. BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING & TO PROVIDE FOR CRITICAL FINISHED DIMENSIONS WHERE APPPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSION STRINGS WITH OVERALL DIMENSION STRINGS.

GENERAL FLOOR PLAN NOTES	
1	SEE SITE PLAN FOR CON OF WALKS & DRIVES
2	SEE MECHANICAL FOR A/C & FAU UNITS
3	SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
4	SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
5	SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS DIMENSIONS AND CALLOUTS.
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7	20 INSULATION - UNO.
8	R-38 ROCK
9	R-13 + R-2.5 ci EXT. 2X4 WALLS
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21	SHOWER ENCLOSURES SHALL BE EITHER A SINGLE SHOWER ROD WITH CURTAIN, TEMPERED GLASS PANEL OR APPROVED EQUAL
22	INTERIOR LAUNDRY ROOMS AND BATHROOMS REQUIRE MECHANICAL VENTILATION OF FIVE AIR CHANGES/HOUR
23	ALL PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL. NO SUPPLY AIR OR OTHER DUCT OPENINGS IN GARAGE WITHOUT FIRE DAMPERS, INCLUDING DUCT VIBRATION ISOLATORS.
24	TAP RELIEF VALVE TO BE FULL SIZE STEEL PIPE OR HARD PLASTIC PIPING TAPERING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNWARD POSITION NOT MORE THAN SIX INCHES ABOVE GRADE. THE TAP RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS, PATIOS, CARPORTS OR OTHER SIMILAR AREAS.
25	ALL FLOOR MATERIALS PER OWNER SPEC.
26	DIMENSION NOTES ARE GENERAL. DIMENSIONS SHALL BE NOMINAL AND NOT ACTUAL. BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING & TO PROVIDE FOR CRITICAL FINISHED DIMENSIONS WHERE APPPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSION STRINGS WITH OVERALL DIMENSION STRINGS.

revisions
 10/12/2020
 1
 2
 3

MATRIX
 INNOVATION
 VILLAS AT
 WEST
 MARICOPA
 VILLAGE
 MARICOPA COUNTY

**UNIT 1
 OFFICE**

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REGISTERED ARCHITECT
 21892
 STEVEN W.
 BARDUSON
 Bldg. Signed 10-18-2020
 ARIZONA, U.S.A.
 Expires 3-31-2023

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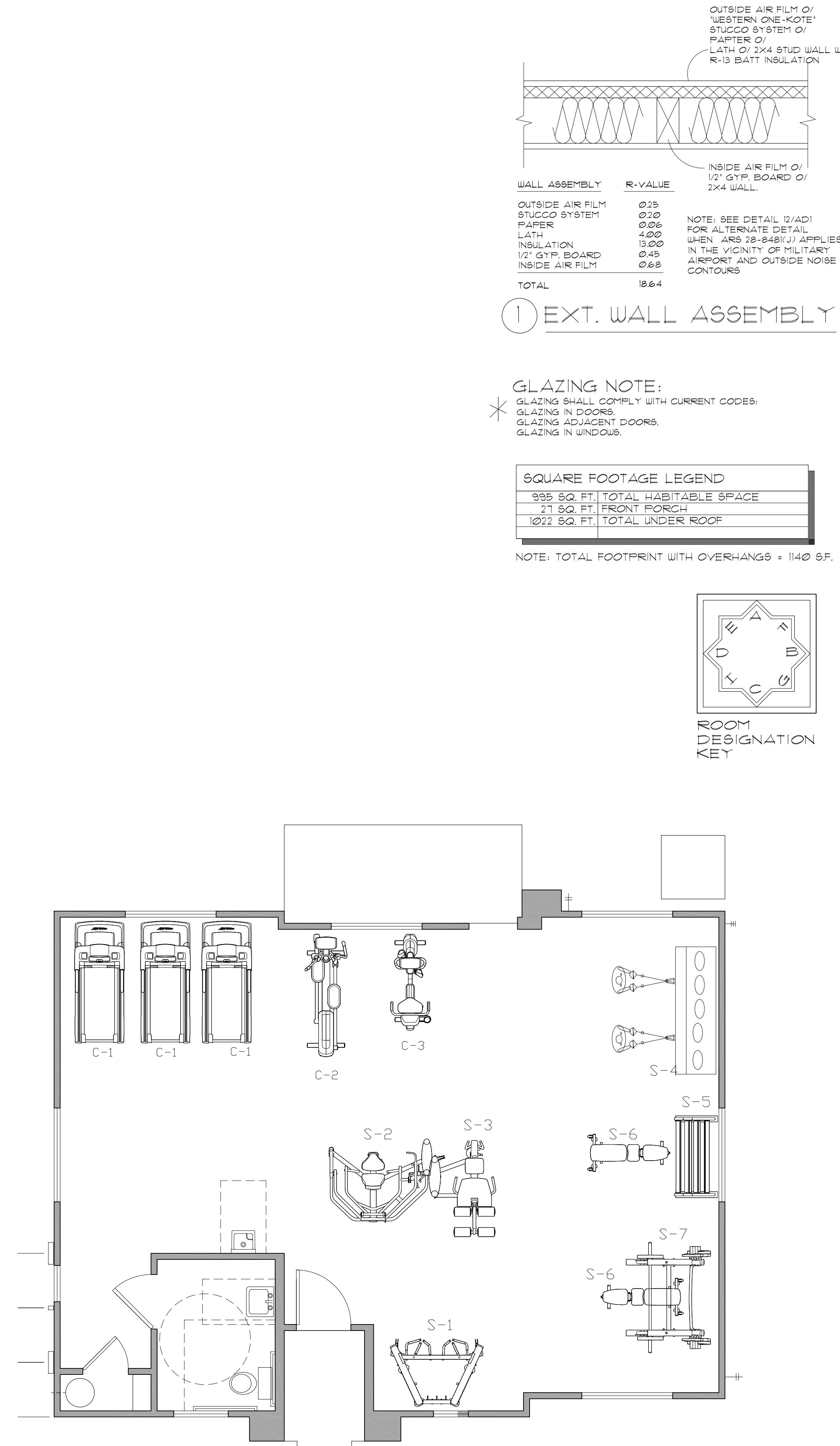
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 F 480 460 2263
 date: 12/18/2020
 project no:

DR15

CHALET STYLE

FITNESS STUDIO EQUIP.

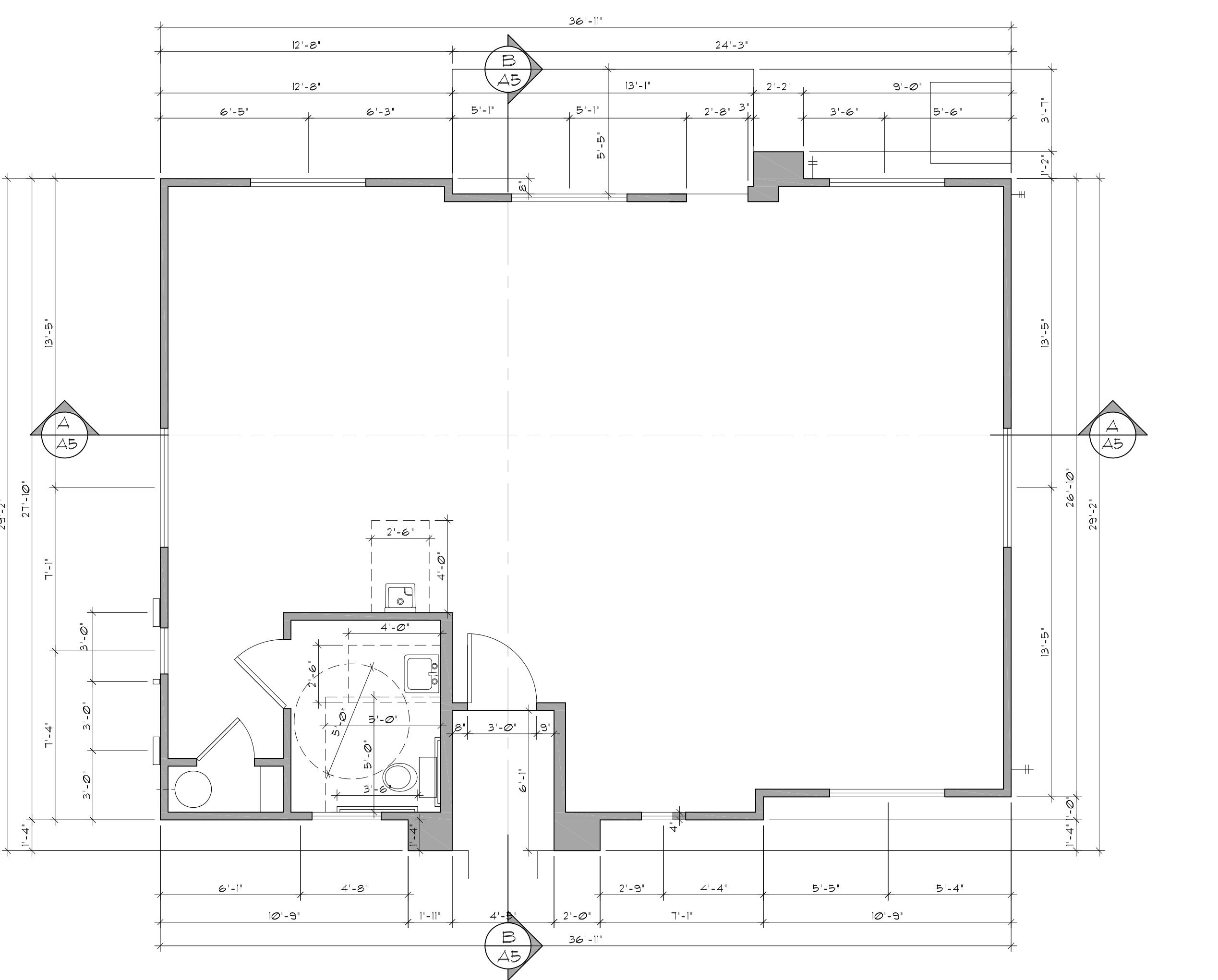
SCALE: 1/4" = 1'-0"



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

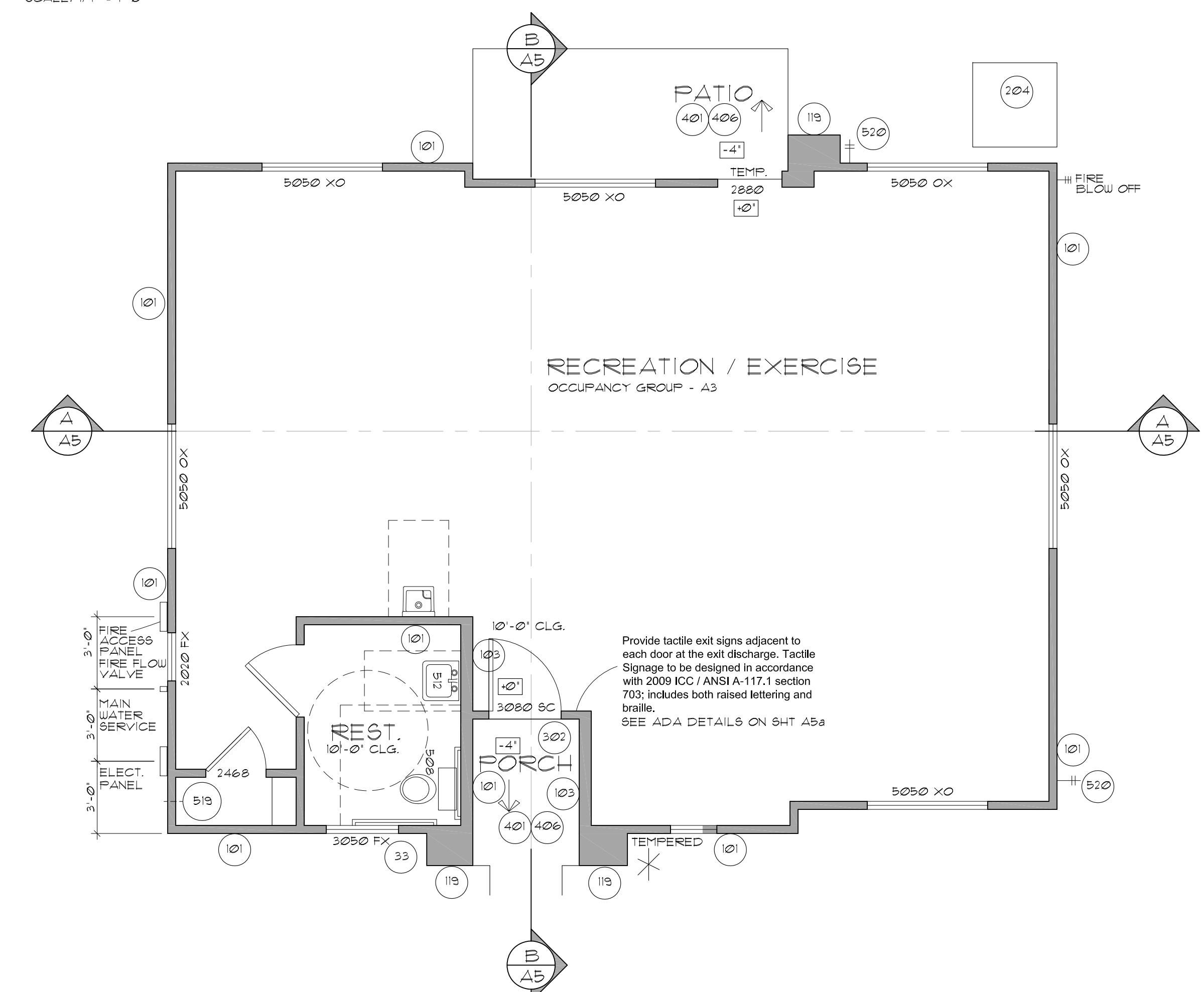
FITNESS STUDIO NOTATION

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



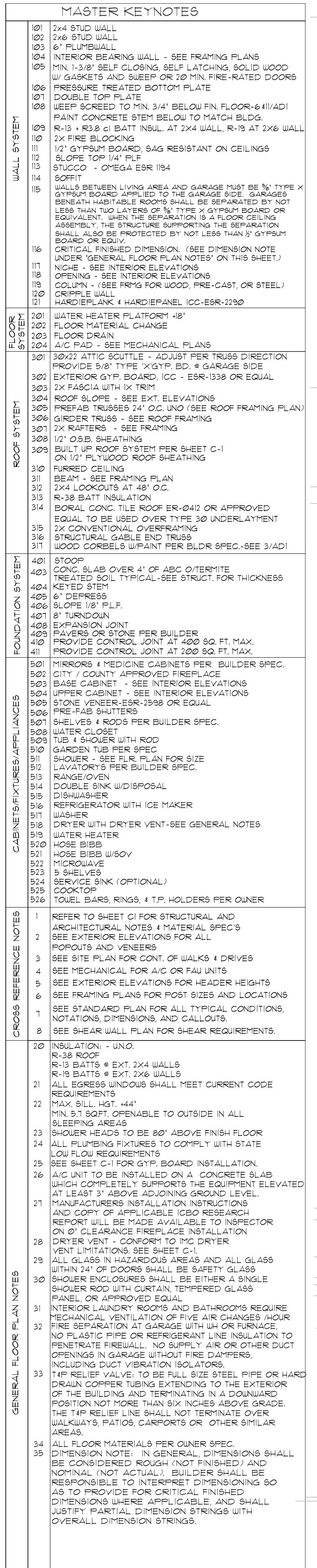
FITNESS STUDIO DIM. PLAN

SCALE: 1/4" = 1'



FITNESS STUDIO NOTATION

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



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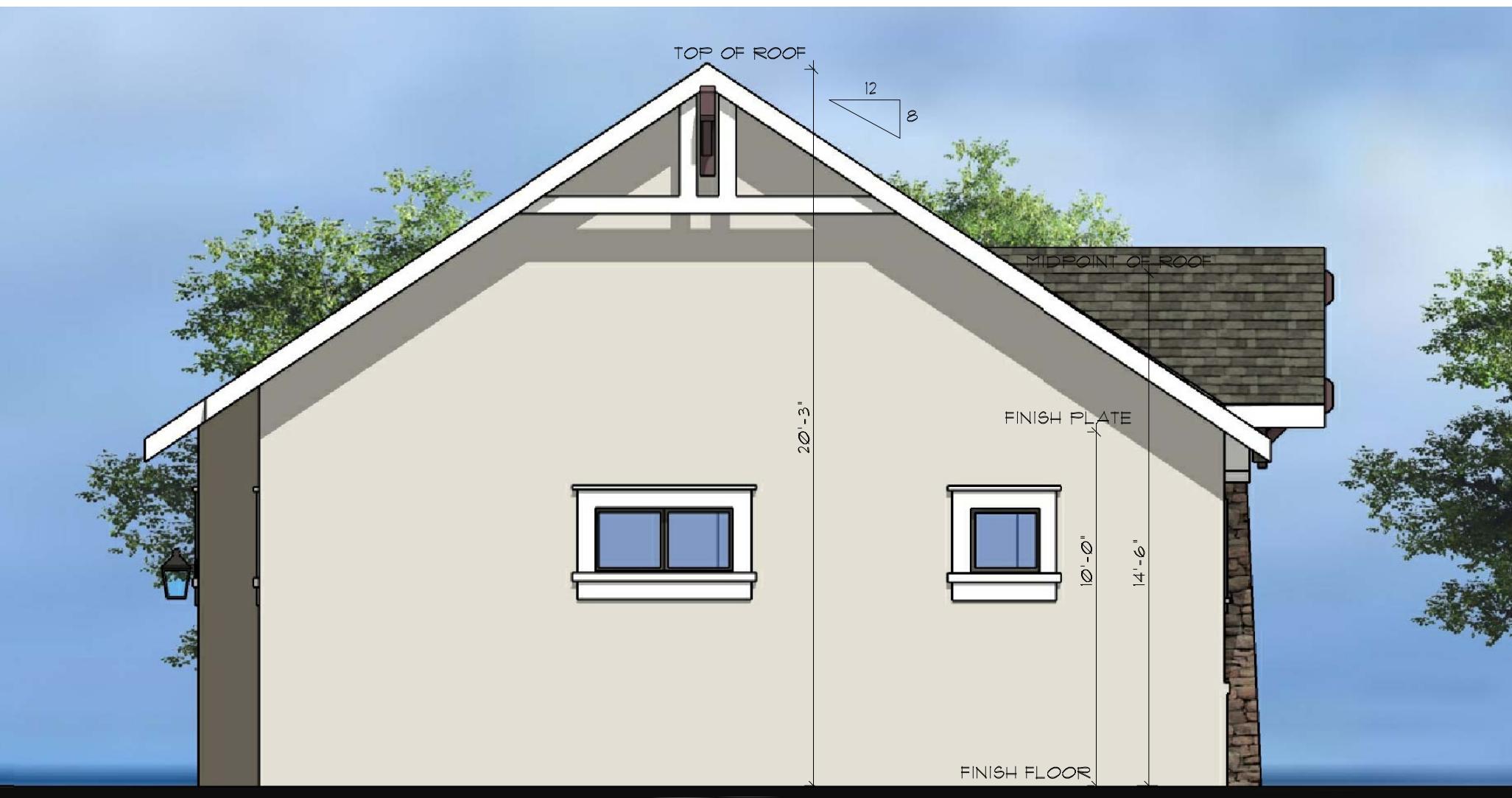
FLOOR PLANS-A

1

CHALET COLOR SCHEME #6



FRONT

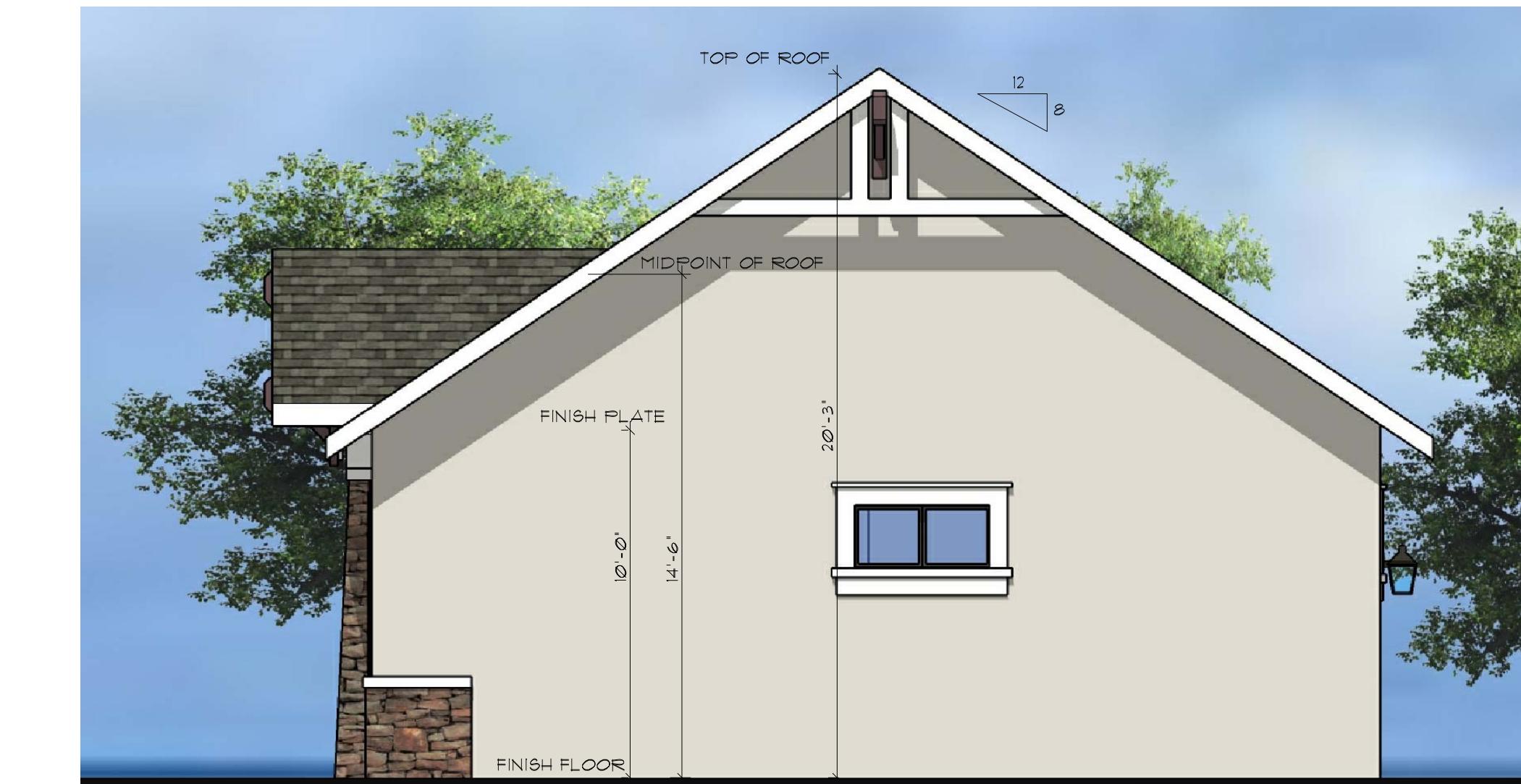


LEFT

SEE FRONT ELEVATION FOR ALL MATERIAL DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS



COLOR SCHEMES



RIGHT

SEE FRONT ELEVATION FOR ALL MATERIAL DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS



REAR

SEE FRONT ELEVATION FOR ALL MATERIAL DESIGNATIONS FOR COLOR SCHEME ASSIGNMENTS

FITNESS STUDIO

revisions

- 1
- 2
- 3

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FITNESS STUDIO

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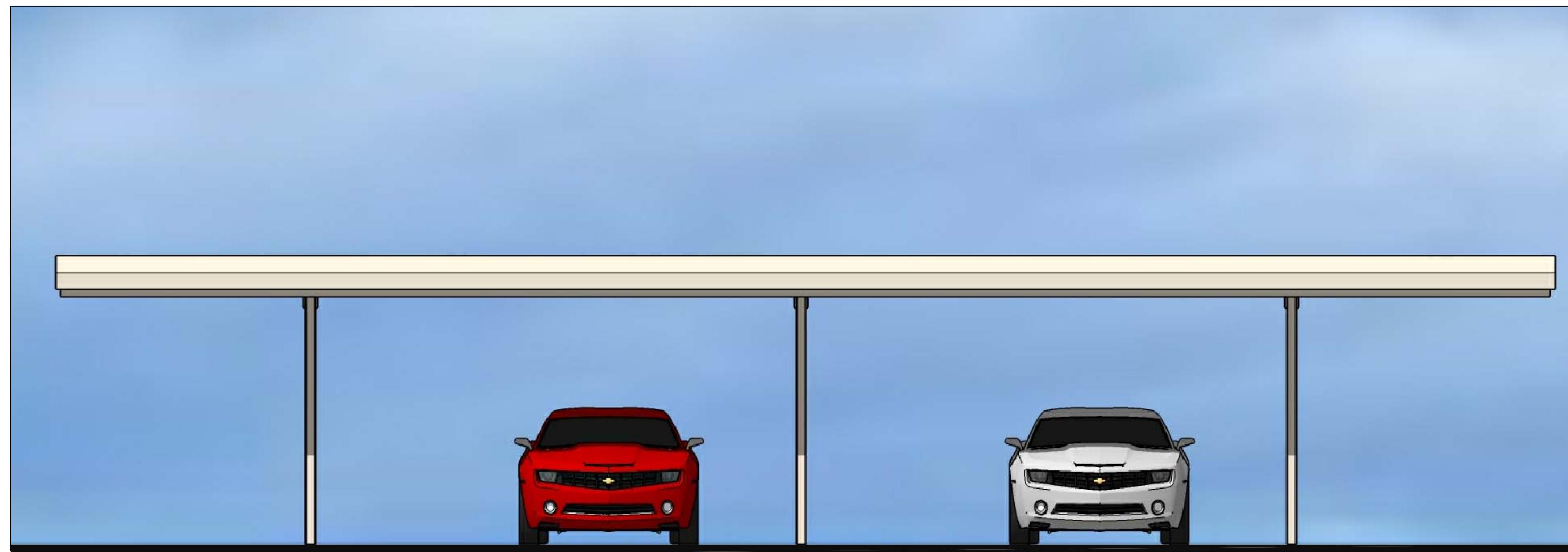
FITNESS ALL SIDES - CHALET

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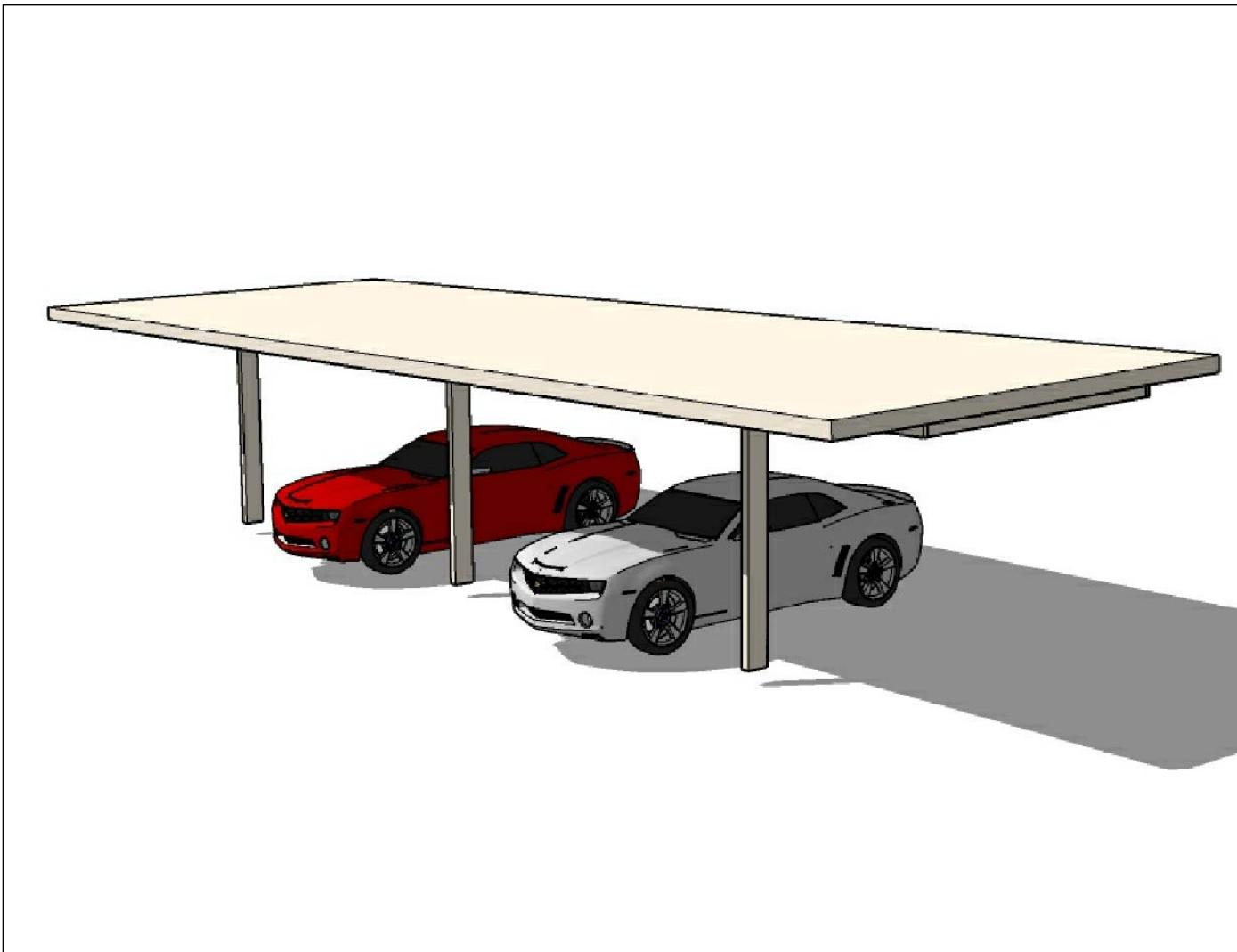
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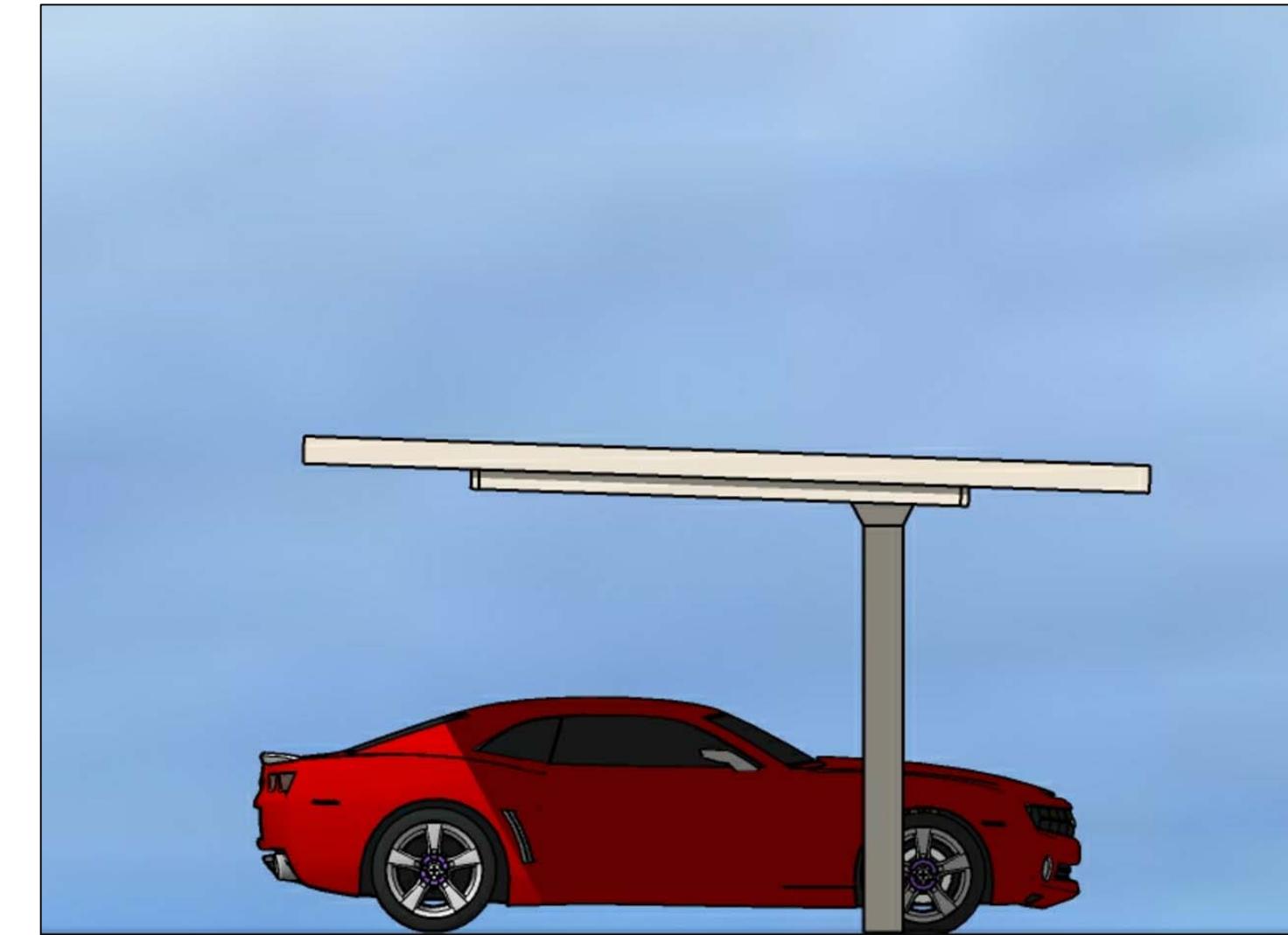
SHADED PARKING STRUCTURE



FRONT



LEFT



RIGHT



REAR

revisions

1
2
3

MATRIX

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**SHADED
PARKING**

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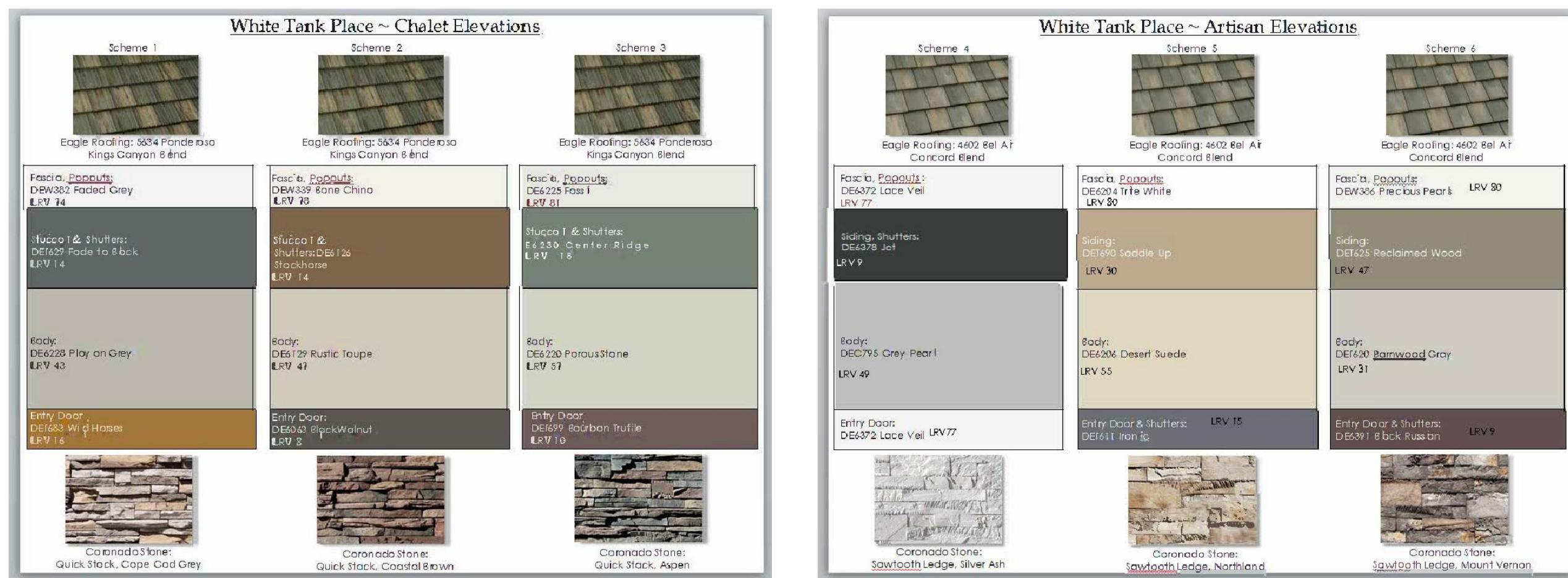
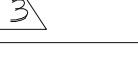
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SHADE PARKING STRUCTURE

STREETSCAPES

revisions



UNIT 1 CHALET
COLOR SCHEME #1

UNIT 2 ARTISAN
COLOR SCHEME #4

UNIT 1 ARTISAN
COLOR SCHEME #5

UNIT 2 CHALET
COLOR SCHEME #2

FRONT



UNIT 2 CHALET
COLOR SCHEME #2

UNIT 1 ARTISAN
COLOR SCHEME #5

UNIT 2 ARTISAN
COLOR SCHEME #4

UNIT 1 CHALET
COLOR SCHEME #1

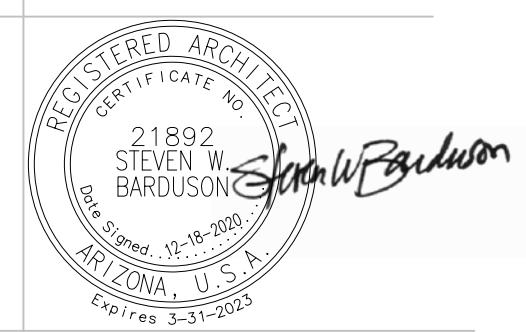
REAR

MATRIX

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STREET

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STREETSCAPES