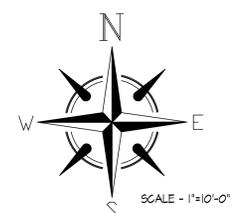


FRONT ELEVATION

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LOT #63 - TRACT H-2
 SUBDIVISION OF TRACT H (PHASE 6)
 NATURE POINTE COMMUNITY
 THUNDER HAWK RIDGE & FALCON RIDGE RD
 BERNALILLO COUNTY, NEW MEXICO

Designer Studios
 OCTOBER 2019

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 OF: 6

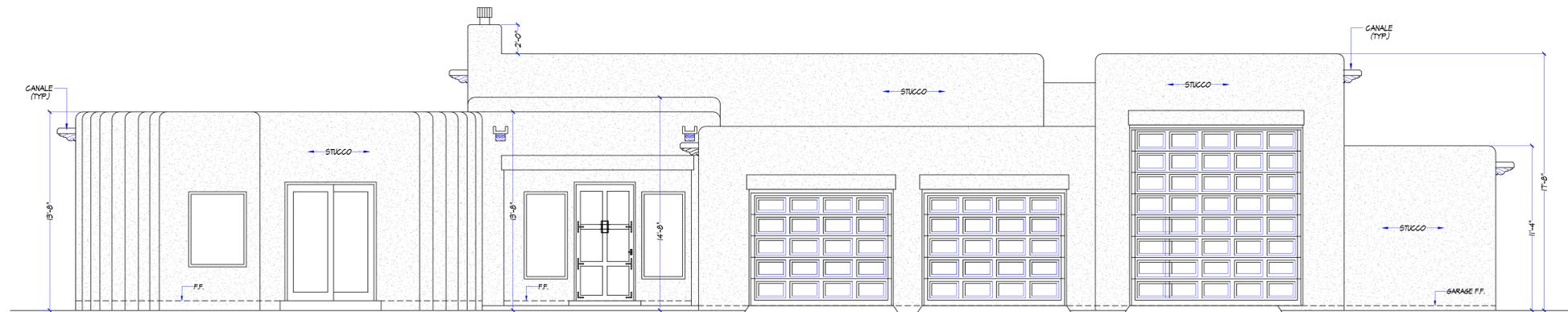
Designer Studios
 L. MARTINEZ
 606334-8720
 designerstudios19@gmail.com

SITE PLAN
 SCALE NOTED

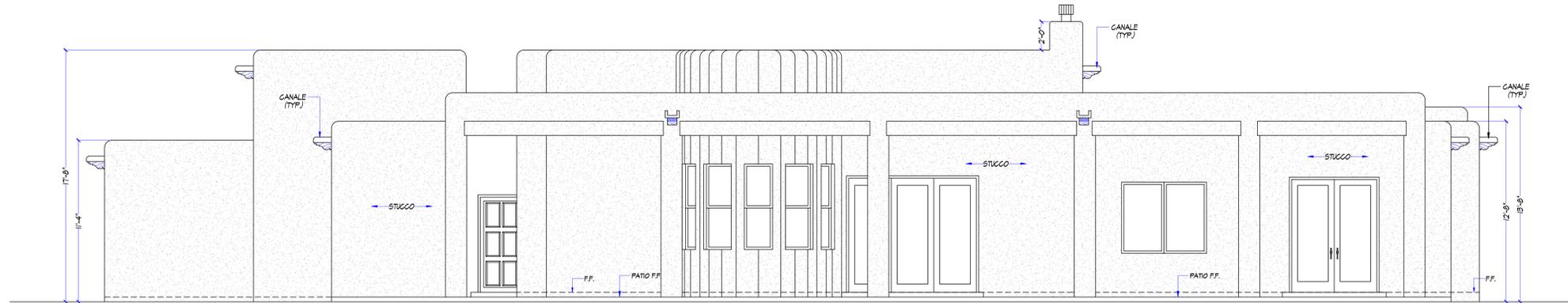
HEATED = 3216 SQ. FT.
 GARAGE = 1546 SQ. FT.
 PORTICO = 160 sq. ft.
 OUTDOOR KITCHEN = 180 SQ. FT.
 COVERED/ OPEN PATIOS = 1520 SQ. FT.

CUSTOM HOME DESIGNED FOR:
**BELLA VISTA
 POINTE**

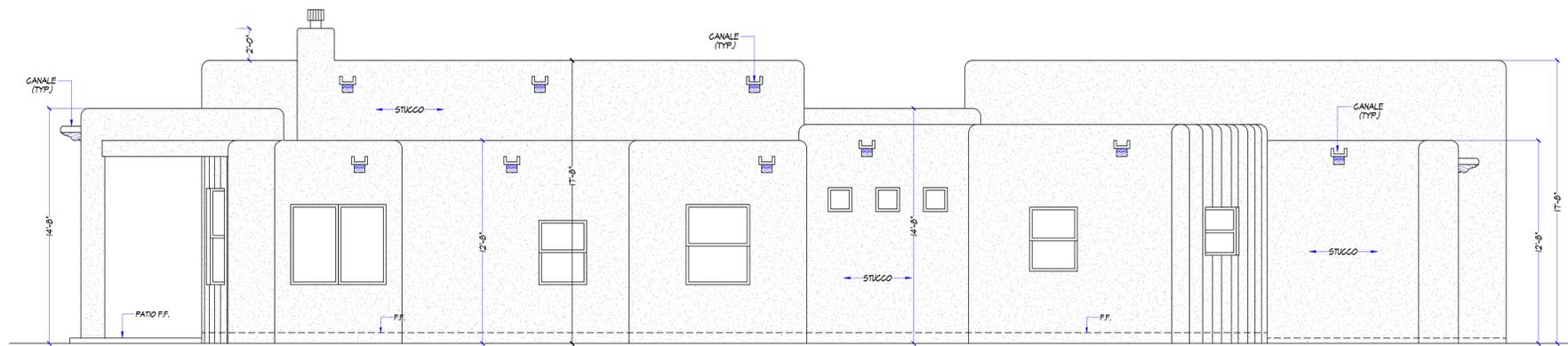
PROFESSIONAL STAMPS:		
START DATE:	FLOOR PLAN ENDORSEMENT:	COMPLETION DATE:



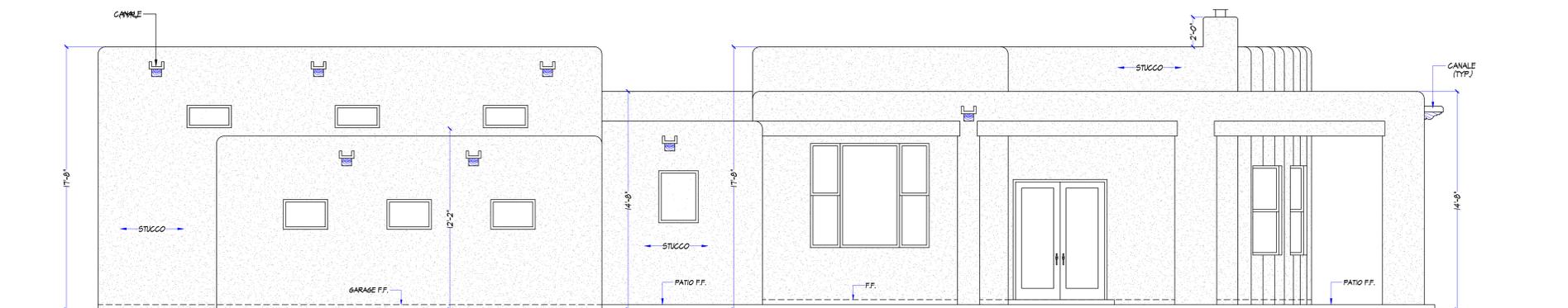
FRONT ELEVATION



BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

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OF: 3

Designer Studios
 L. MARTINEZ
 ARCHITECT

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

HEATED = 3216 SQ. FT.
 GARAGE = 1596 SQ. FT.
 PORTICO = 160 sq. ft.
 OUTDOOR KITCHEN = 180 SQ. FT.
 COVERED/ OPEN PATIOS = 1520 SQ. FT.

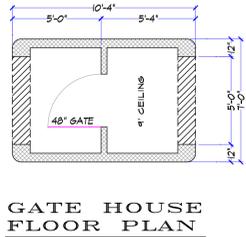
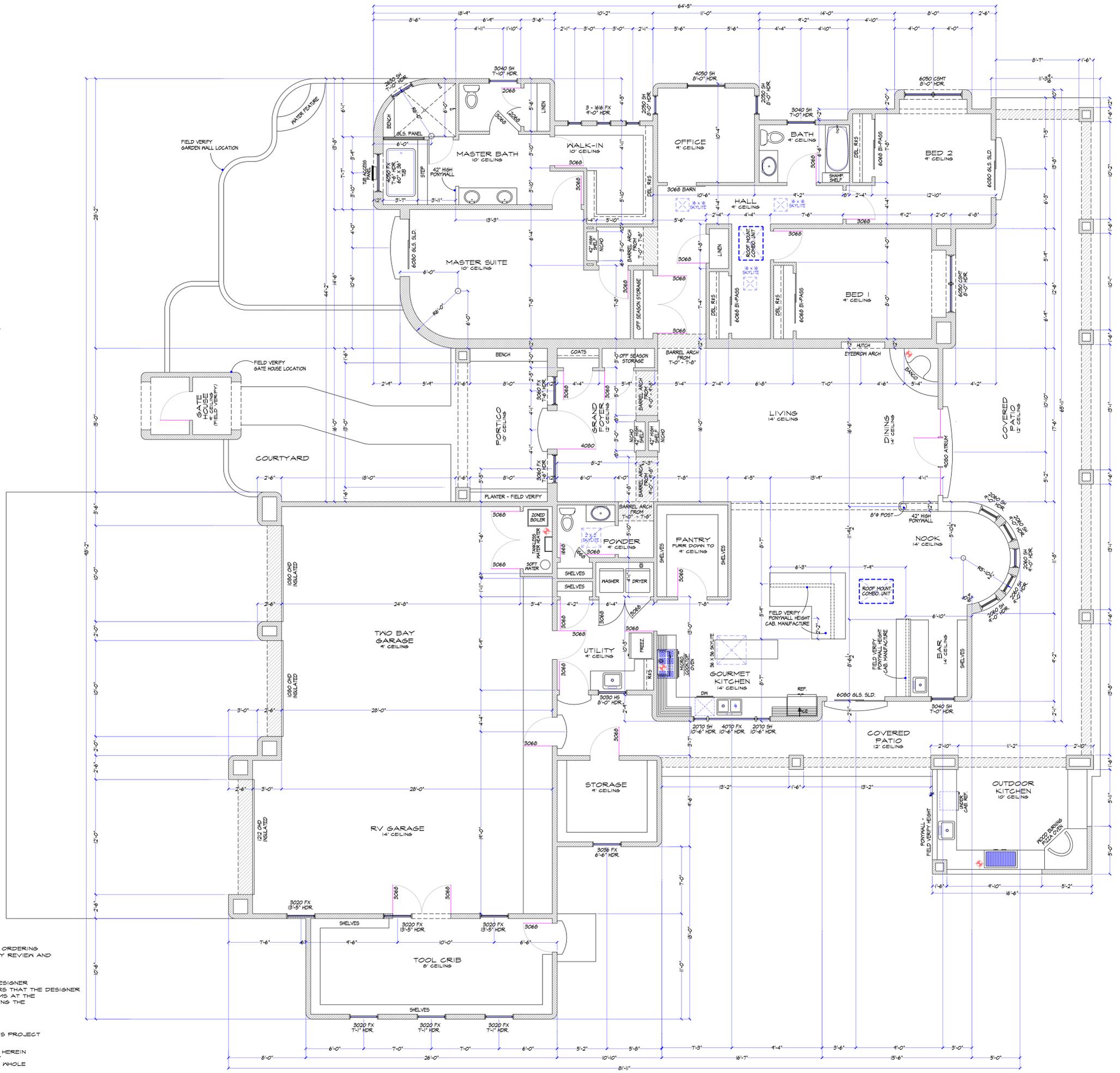
CUSTOM HOME DESIGNED FOR:
BELLA VISTA
POINTE

PROFESSIONAL STAMPS
 START DATE:
 FLOOR PLAN ENDORSEMENT:
 COMPLETION DATE:

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FLOOR PLAN GENERAL NOTES:

- EXTERIOR WALLS, 2X6 #2 SFF OR BETTER @ 24" O.C. WHERE ALIGNED W/ TRUSSES UNLESS OTHERWISE NOTED FOR 10'-0" WALLS; 16" O.C. @ 12'-0" WALLS
- GARAGE TO HOUSE, 2X6 #2 SFF @ 16" O.C. (5/8" TYPE 'X' DRYWALL REQUIRED - 16" O.C. NAILING
- INTERIOR WALLS, 2X6 #2 SFF @ 16" O.C. UNLESS OTHERWISE NOTED
- FIREBLOCK WALLS @ 10'-0" OR GREATER
- PROVIDE WALL BACKING @ ALL WALL HANGING LOCATIONS (CONTRACTOR SHALL VERIFY W/ OWNER) PAPER HOLDER LOCATIONS, CABINET UPPER & SHELVING LOCATIONS & AND FUTURE GRAB BAR LOCATIONS @ ALL BATHS
- ALL WINDOWS & GLASS DOORS TO BE LOW-E, INSULATED GLASS IN ALUMINUM-CLAD WOOD FRAMES - MIN. 1" VALUE TO BE 3.5 (NOTE: FOUR SHOWER ANNING WINDOWS TO BE VINYL)
- EXRESS WINDOWS @ ALL SLEEPING ROOMS; NOT LESS THAN 5.7 SQ.FT. NET OPERABLE AREA MIN. 20" WIDE, 24" HIGH, 44" MAX. A.F.F.
- CEILING SAFETY GLAZING WHERE REQUIRED
- FINAL WINDOW & DOOR ROUGH OPENINGS SIZED TO BE PROVIDED BY SUPPLIER
- VERIFY ALL FURRDOWNS, SOFFITS & SPECIAL CEILING SURFACE TREATMENTS W/ DESIGNER & OWNER @ PRE-FINAL FRAMING INSPECTION ONCE ALL BRACING IS REMOVED & ROOF IS DECKED
- INSULATION VALUES:
CEILING - UNVENTED ATTIC (R-50), W/ 5 1/2" LOW DENSITY ICYNENE (R-20) + R-30 FIBERGLASS UNFACED BATT (WIRED IN PLACE) & IN CONTACT W/ ICYNENE = R-50 WALLS:
5 1/2" BLOWN-IN R-24 "PRO-PINK L-77" BY OWENS CORNING FIBERGLASS - RIDIGE EXTERIOR FOAM R-5 OVER OSB - NET WALL "R" VALUE R-24 ALL THICK WALLS TO BE FULL CAVITY FILLED
- GARAGE:
R21 BLOWN FIBERGLASS WALLS, R30 CEILING
FOUNDATION:
RIGID 2" FOAM VERTICAL 24" & HORIZONTAL 48" MASTER BATH FLOOR; RIO 2" THROUGHOUT * FULL AIR SEAL FOAM PACKAGE ALL PENETRATIONS
- UNVENTED ATTIC SHALL COMPLY W/ IRC SECTIONS R316.5 & R306.4
- SILL SEALER SHALL BE USED AT ALL SILL PLATES
- DURABLE CAULK SHALL BE APPLIED @ ALL EXTERIOR SILLS & TOP PLATES
- ALL FIREPLACES & MAST. TUB WALLS TO BE SEALED AND INSULATED PRIOR TO INSTALLATION DRAFTSTOP F.P. CAVITIES @ 8'-0"
- ALL FRAMING SHALL BE BORATE TREATED NOT MORE THAN 24 HRS. PRIOR TO INSULATING TO 48" ABOVE F.F. PRE-TREAT SOIL FOR TERMITES NOT MORE THAN 12 HRS. PRIOR TO SLAB POUR
- ALL ROOF TRUSSES TO ALIGN W/ STUDS @ SINGLE LEVEL, 10'-0" WALLS - VERIFY ALL LENGTHS PRIOR TO ORDERING TRUSSES
- AIR SEAL BUILDING PER 2004 IECC TABLE 402.4.2
- PROVIDE BLOWER DOOR TEST AS SPECIFIED BY "HERS" RATER
- ALL DUCTWORK TO BE SEALED W/ WATER BASED MASTIC AS REQUIRED BY IECC 403.2 AND & PROVIDE "DUCT BLASTER" TESTINGS
- ALL BELOW GRADE WATER LINES TO BE CROSS-LINKED POLYETHYLENE (PEX) PIPE (NO COPPER BELOW GRADE)
- ALL UTILITY TRENCHES SHALL BE COMPACTED & TESTED TO 95% PRIOR TO SLAB PLACEMENT
- PROVIDE COLLECTORS AND DOWNSPOUTS WHERE SHOWN
- STAIR AND DOWNSPOUTS WHERE INDICATED ON SITE / FRAMING / ELEVATION PLANS
- + DENOTES GAS STUB LOCATIONS
- SEE LANDSCAPE PLAN FOR FINAL PATIO & MATERIAL LAYOUT



GENERAL NOTES:

WORKING DRAWINGS SHALL NOT BE SCALED. BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIAL, THE GENERAL CONTRACTOR, AND/OR SUB-CONTRACTORS SHALL THOROUGHLY REVIEW AND VERIFY ALL NOTES AND MEASUREMENTS. ANY DISCREPANCIES IN, OR OMISSIONS FROM THE WORKING DRAWINGS SHALL BE REPORTED TO THE DESIGNER.

DETAILS AND DRAWINGS ARE "BUILDINGS TYPE" CONSTRUCTION DOCUMENTS AND THE DESIGNER OF THESE DOCUMENTS HEREBY NOTIFIES GENERAL CONTRACTOR AND SUB-CONTRACTORS THAT THE DESIGNER ASSUMES NO LIABILITIES AS MAY BE RELATED TO ERRORS OR OMISSIONS, OR PROBLEMS AT THE SITE WITH THE REFERENCE TO THESE DRAWINGS. DESIGNER MAKES NO CLAIMS REGARDING THE STRUCTURAL INTEGRITY IDENTIFIED IN THESE DRAWINGS OR THE ACTUAL CONSTRUCTION. PERMITTEE, GENERAL CONTRACTOR AND/OR OWNER SHALL VERIFY THE STRUCTURAL COMPONENTS SHOWN HEREIN WITH A LICENSED STRUCTURAL ENGINEER AS REQUIRED.

IT IS THE RESPONSIBILITY OF THE PERMITTEE/GENERAL CONTRACTOR TO CONSTRUCT THIS PROJECT IN COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.

ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS, AND DETAILED PLANS CONTAINED HEREIN REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF DESIGNER STUDIOS, WHICH EXPRESSLY RESERVES AND RETAINS ALL RIGHTS TO DUPLICATE CONSTRUCTION OF THESE PLANS IN WHOLE OR IN PART AT ITS SOLE DISCRETION.

DESIGNER STUDIOS
L. MANNING
L. MANNING
L. MANNING

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

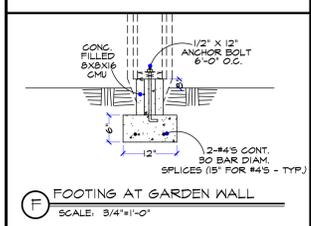
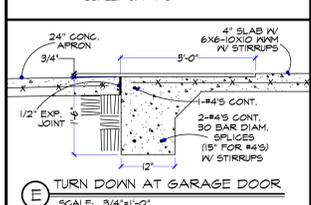
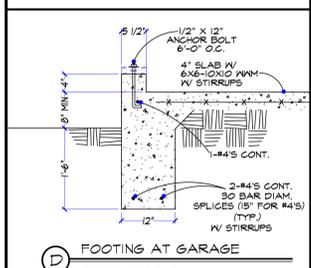
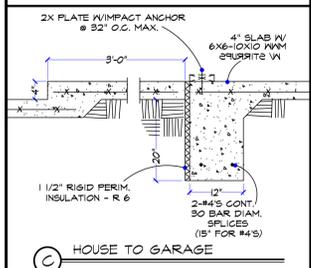
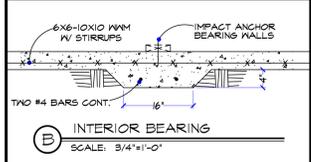
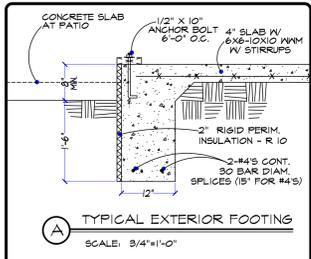
HEATED = 3216 SQ. FT.
GARAGE = 1596 SQ. FT.
PORTICO = 160 SQ. FT.

OUTDOOR KITCHEN = 180 SQ. FT.
COVERED/ OPEN PATIOS = 1320 SQ. FT.

CUSTOM HOME DESIGNED FOR:
**BELLA VISTA
POINTE**

PROFESSIONAL STAMPS:
START DATE:
FLOOR PLAN ENDORSEMENT:
COMPLETION DATE:

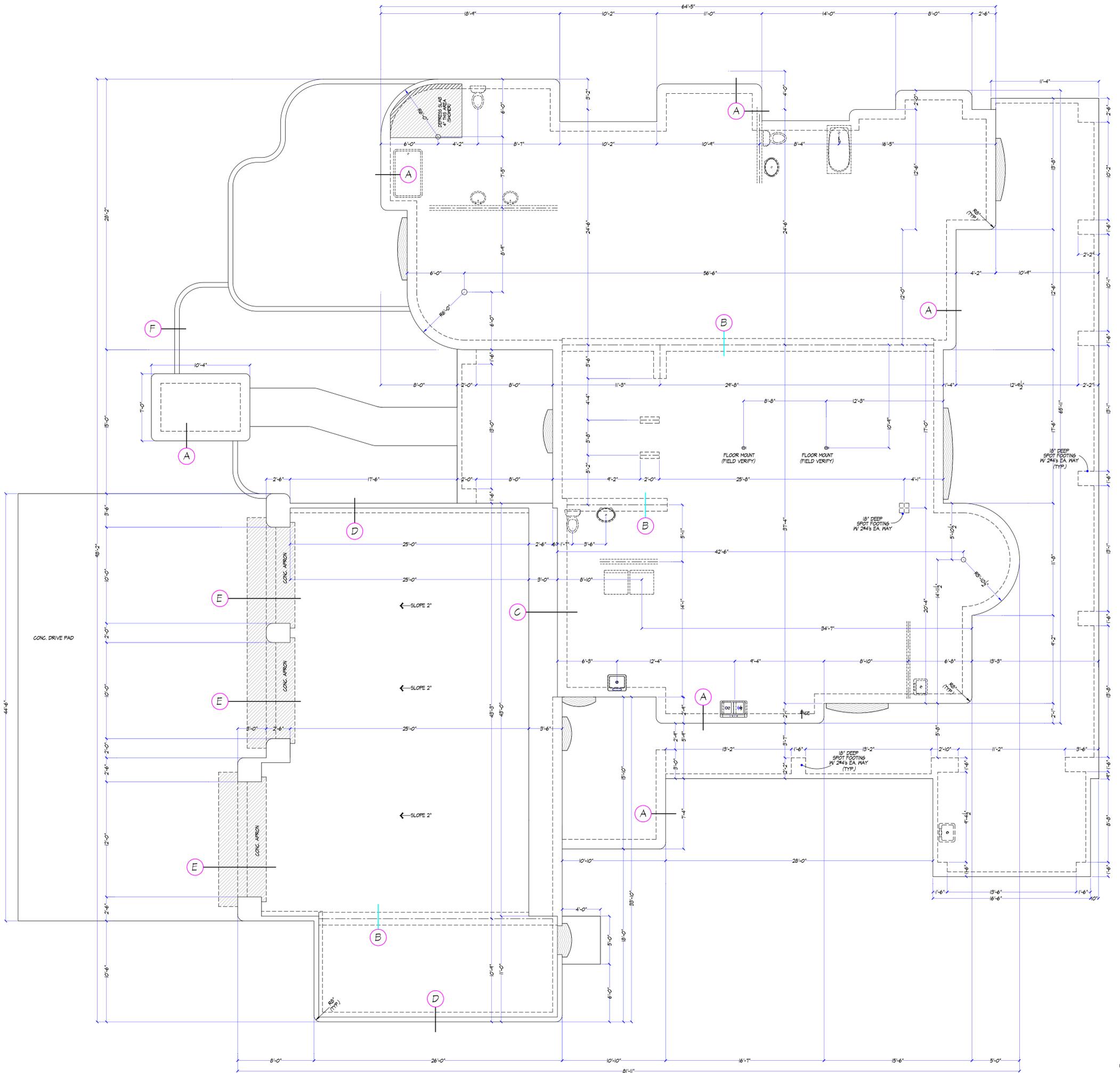
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OF 6



FOUNDATION NOTES

1. ALL FOOTINGS AND STEM WALLS TO BE 3000 PSI CONC. SLABS AND FLATWORK TO BE 3000 PSI CONC. (AT 28 DAYS)
2. ALL FOOTINGS, STEM WALLS, AND SLAB SHALL MEET OR EXCEED U.B.C. MIN. STANDARDS, & IN ALL CASES SHALL COMPLY W/ RECOMMENDATIONS OF SOILS ENGINEERS AND SOILS REPORT AS REQUIRED
3. SUB-CONTRACTORS SHALL VERIFY ALL PLUMBING & HEATING & COOLING ROUGH-IN LOCATIONS PRIOR TO POURING SLAB.
4. [Symbol] INDICATES RECESS AT GARAGE DOORS AND RECESS @ TUB & SHOWER
5. [Symbol] INDICATES DOOR STOOP LOCATIONS

HEATED = 2997 SQ. FT.
 GARAGE = 1582 SQ. FT.
 PORTICO = 160 sq. ft.
 OUTDOOR KITCHEN = 180 SQ. FT.
 COVERED/ OPEN PATIOS = 1896 SQ. FT.
 CONCRETE SLAB AREA - 6815 SQ. FT.



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DESIGNER STUDIOS
 L. MARTINEZ
 CONSULTANT

FOUND. PLAN
 SCALE: 1/4"=1'-0"

HEATED = 2997 SQ. FT.
 GARAGE = 1582 SQ. FT.
 PORTICO = 160 sq. ft.
 OUTDOOR KITCHEN = 180 SQ. FT.
 COVERED/ OPEN PATIOS = 1896 SQ. FT.

CUSTOM HOME DESIGNED FOR:
**BELLA VISTA
 POINTE**

START DATE: _____
 FLOOR PLAN ENDORSEMENT: _____
 COMPETITION DATE: _____

PROFESSIONAL STAMPS:

SHT
 OF: 6

ELECTRICAL NOTES:

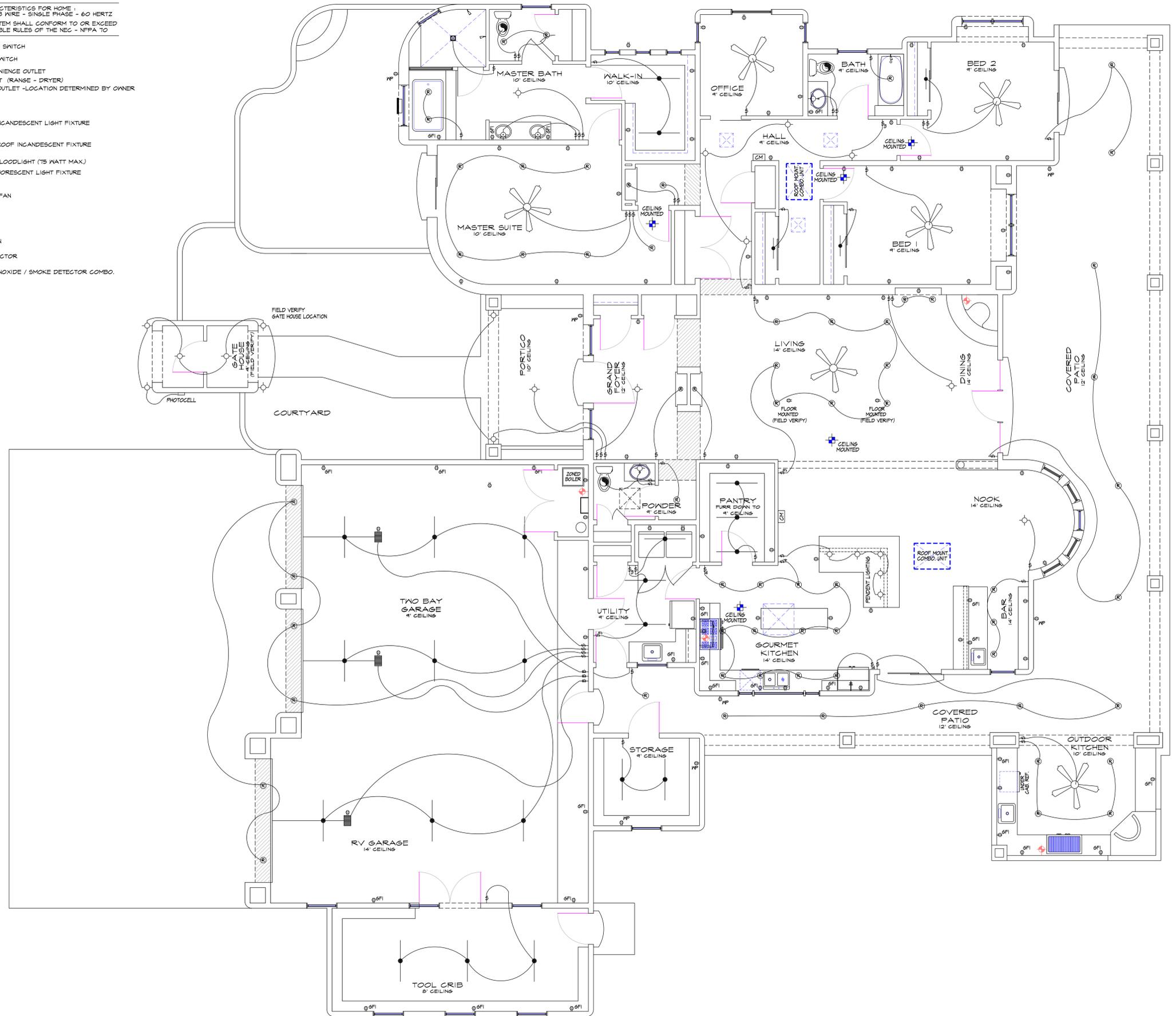
- ALL BRANCH CIRCUITS THAT SUPPLY 125V, SINGLE PHASE 15 & 20 AMP RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S) PER 19C 210-12(B)
- SMOKE DETECTORS SHALL MAKE A SOUND AUDIBLE IN EACH SLEEPING ROOM --- DETECTORS SHALL BE INSTALLED AT AREAS RESULTING IN A CHANGE OF CEILING HEIGHT OF MORE THAN 24" --- DETECTORS SHALL BE HARDWIRED IN SERIES AND HAVE BATTERY BACKUPS
- WEATHERPROOF & GARAGE OUTLETS SHALL BE G.F.I. INCLUDING ALL BATHROOM AND KITCHEN COUNTERTOP OUTLETS
- ALL CEILING FANS SHALL BE CONTROLLED WITH RHEOSTAT SWITCHES.
- ALL SWITCHES TO BE 4'-6" ABOVE FINISH FLOOR TO CENTER LINE OF SWITCH.
- ALL CONVENIENCE OUTLETS ARE TO BE 1'-0" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED.
- ALL INTERIOR WALL BRACKET FIXTURES TO BE 6'-6" ABOVE FINISH FLOOR TO CENTER LINE OF FIXTURE 6'-10" AT BATHROOM MIRRORS.
- ALL EXTERIOR WALL BRACKET FIXTURES TO BE 6'-6" ABOVE FINISH FLOOR TO CENTER LINE OF FIXTURE
- NO POINT ALONG FLOOR LINE MEASURED HORIZONTALLY SHALL BE MORE THAN 6'-0" FROM A RECEPTACLE OUTLET
- ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE. ALL MATERIAL AND EQUIPMENT SHALL BARE THE LABEL OR THE APPROVAL OF THE UNDERWRITERS LABORATORIES INC.
- ELECTRICAL CONTRACTOR SHALL BEFORE CONSTRUCTION VERIFY SPACE FOR METER INSTALLATION AND SHALL NOTIFY GENERAL CONTRACTOR OF ANY PROBLEMS.
- ELECTRICAL CONTRACTOR TO CONSULT OWNER REGARDING TYPES AND EXACT LOCATION OF LIGHT FIXTURE

⊕ INDICATES NATURAL OR PROPANE GAS LOCATION (SHOWN ON ELEC. PLAN FOR CLARIFICATION ONLY)

LEGEND:

- VOLTAGE CHARACTERISTICS FOR HOME : 120/240 VOLT - 3 WIRE - SINGLE PHASE - 60 HERTZ
ELECTRICAL SYSTEM SHALL CONFORM TO OR EXCEED LATEST APPLICABLE RULES OF THE NEC - NFPA TO
- ⊞ SINGLE POLE SWITCH
 - ⊞ THREEWAY SWITCH
 - ⊞ 120V CONVENIENCE OUTLET
 - ⊞ 240V OUTLET (RANGE - DRYER)
 - ⊞ TELEPHONE OUTLET -LOCATION DETERMINED BY OWNER

- ⊞ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊞ MOISTURE PROOF INCANDESCENT FIXTURE
- ⊞ MOTION FLOODLIGHT (75 WATT MAX.)
- ⊞ FLUORESCENT LIGHT FIXTURE
- ⊞ CEILING FAN
- ⊞ EXHAUST FAN
- ⊞ SMOKE DETECTOR
- ⊞ CARBON MONOXIDE / SMOKE DETECTOR COMBO.



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DESIGNER STUDIOS
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OWNER/CLIENT
L. MARTINEZ
OWNER/CLIENT
DESIGNER STUDIOS LLC
15800 W. WILLOW AVE.
DENVER, CO 80227
303.751.1111
www.designerstudiosllc.com

PROFESSIONAL STAMPS

START DATE: _____
FLOOR PLAN ENDORSEMENT: _____
COMPLETION DATE: _____

CUSTOM HOME DESIGNED FOR:
**BELLA VISTA
POINTE**

HEATED = 3216 SQ. FT. OUTDOOR KITCHEN = 180 SQ. FT.
GARAGE = 1596 SQ. FT. COVERED/ OPEN PATIOS = 1920 SQ. FT.
PORTICO = 160 SQ. FT.

ELEC.
PLAN
SCALE: 1/4" = 1'-0"

SHT
OF: 6