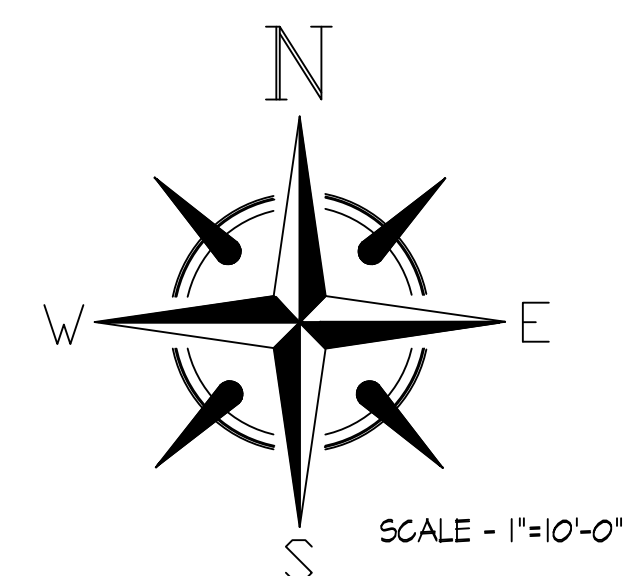


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LOT #63 - TRACT H-2  
SUBDIVISION OF TRACT H (PHASE 6)  
NATURE POINTE COMMUNITY  
THUNDER HAWK RIDGE & FALCON RIDGE RD  
BERNALILLO COUNTY, NEW MEXICO

Designer Studios  
OCTOBER 2019

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SHT  
1  
OF: 6

Designer Studios  
L. MARTINEZ  
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designerstudios015@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.

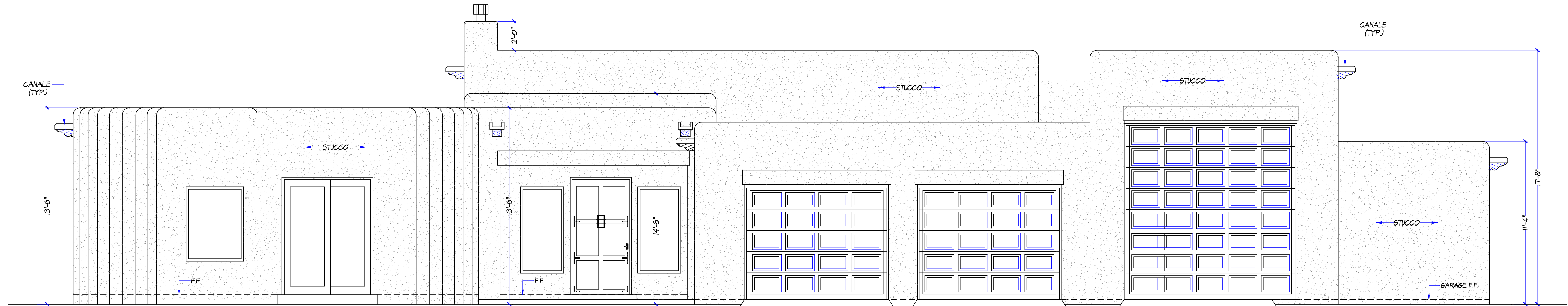
CUSTOM HOME DESIGNED FOR:  
BELLA VISTA  
POINTE

START DATE:  
FLOOR PLAN ENDORSEMENT:  
COMPLETION DATE:

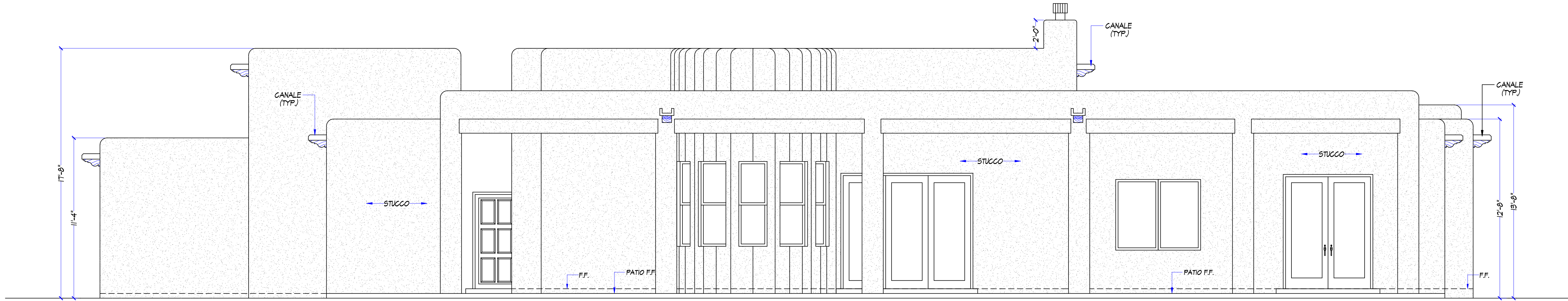
PROFESSIONAL STAMPS:



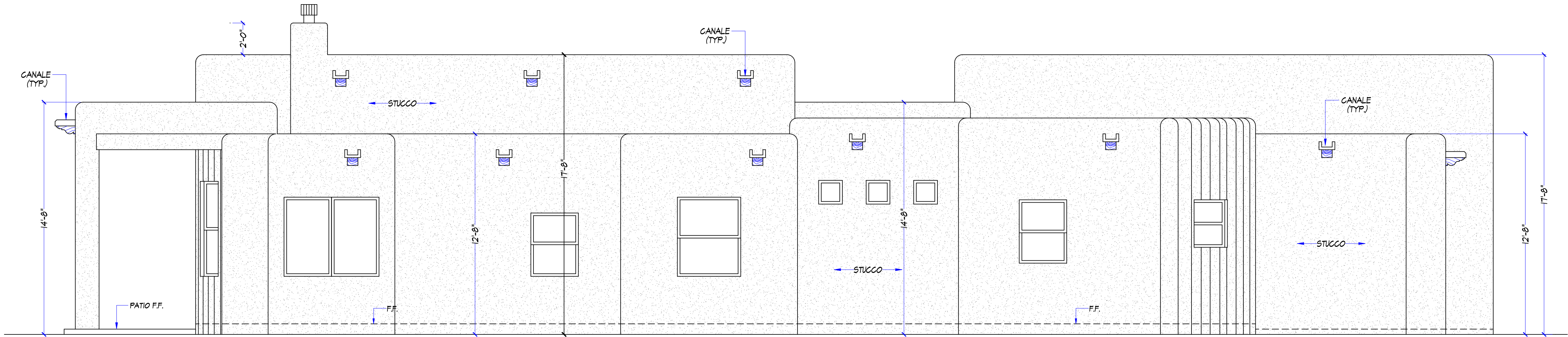
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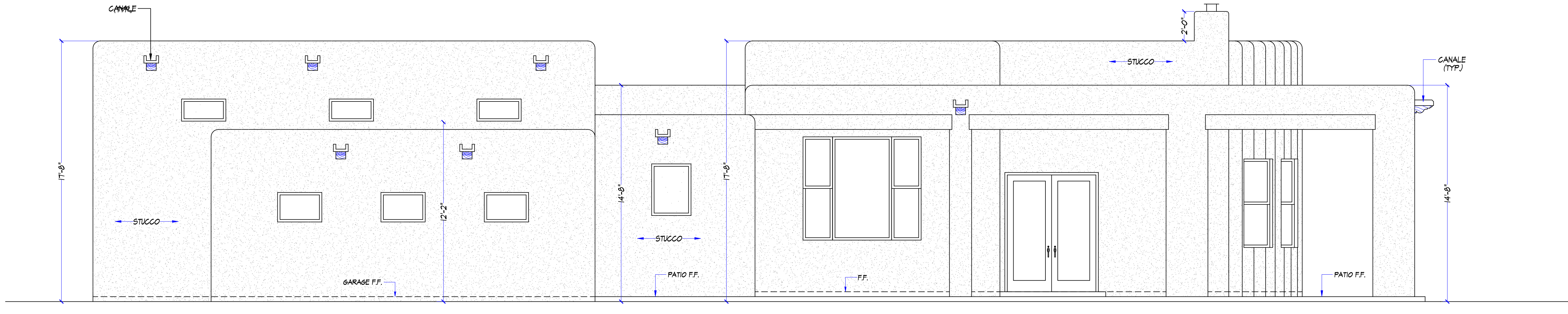
FRONT ELEVATION



BACK ELEVATION



LEFT ELEVATION



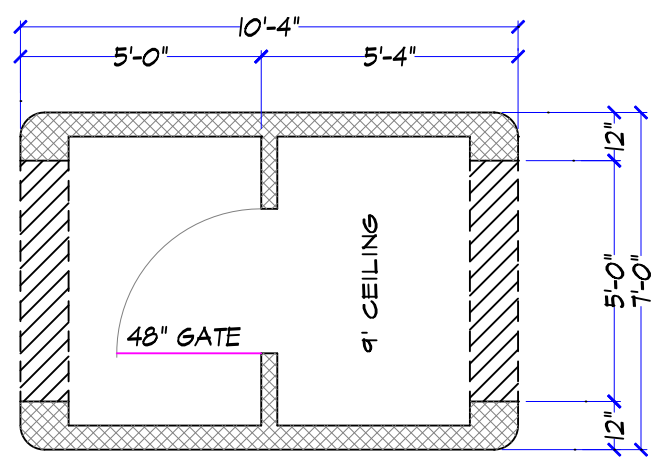
RIGHT ELEVATION

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FLOOR PLAN GENERAL NOTES:

- EXTERIOR WALLS: 2X6 #2 SPF OR BETTER @ 24" O.C. WHERE ALIGNED W/ TRUSSES  
UNLESS OTHERWISE NOTED FOR 10'-0" WALLS: 16" O.C. @ 12'-0" WALLS  
ALL WALLS OVER 11'-0" TO BE ENGINEERED STUDS, TIMBERSTRAND OR EQUAL OR GREATER  
DEPTH STUDS AS REQ'D BY ENGINEER
- GARAGE TO HOUSE: 2X6 #2 SPF @ 16" O.C. (5/8" TYPE 'X' DRYWALL REQUIRED - 16" O.C. NAILING
- INTERIOR WALLS: 2X6 #2 SPF @ 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-GLAD  
WOOD FRAMS - MIN. 1" VALUE TO BE 3.5 (NOTE: FOUR SHOWER AWNING 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.
- PROVIDE SAFETY GLAZING WHERE REQUIRED
- FINAL WINDOW & DOOR ROUGH OPENINGS SIZED TO BE PROVIDED BY SUPPLIER
- VERIFY ALL FURRODOWNS, 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 -  
RIDGE EXTERIOR FOAM R-5 OVER OSB - NET WALL "R" VALUE R-24  
ALL THICKEND WALLS TO BE FULL CAVITY FILLED  
GARAGE:  
R21 BLOWN FIBERGLASS WALLS, R36 CEILING  
FOUNDATION:  
RIGID 2" FOAM VERTICAL 24" & HORIZONTAL 48" MASTER BATH FLOOR: RIO 2" THROUGHOUT  
\* FULL AIR SEAL FOAM PACKAGE ALL PENETRATIONS  
12. UNVENTED ATTIC SHALL COMPLY W/ IRC SECTIONS R316.5 & R206.4
- 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 TERMINTES NOT MORE THAN 12 HRS. PRIOR TO SLAB POUR  
& 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
- GUTTER AND DOWNSPOUTS WHERE INDICATED ON SITE / FRAMING / ELEVATION PLANS
- ⬮ DENOTES GAS STUB LOCATIONS
- SEE LANDSCAPE PLAN FOR FINAL PATIO & MATERIAL LAYOUT



GATE HOUSE  
FLOOR PLAN

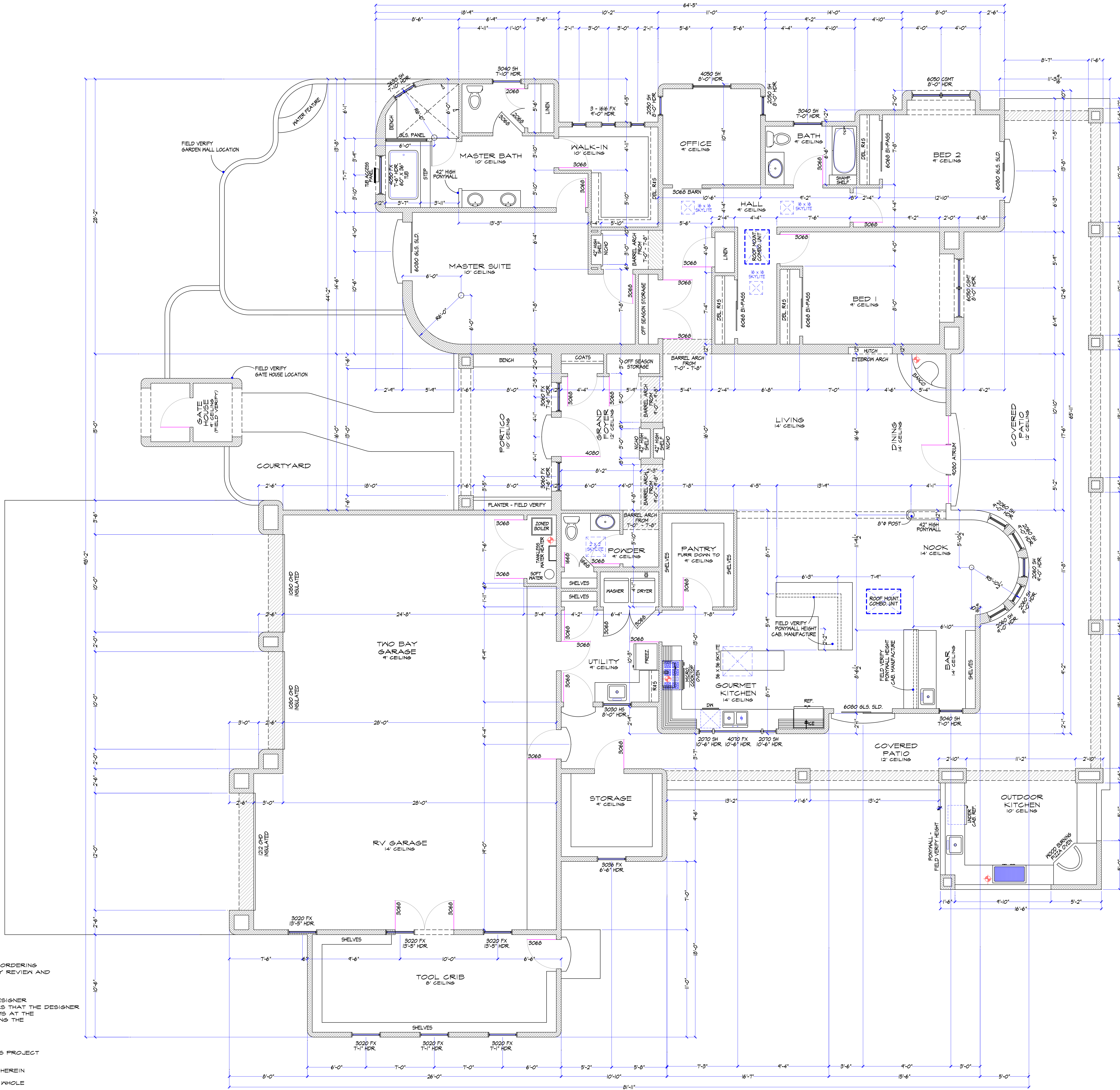
GENERAL NOTES:

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.



PROFESSIONAL STAMPS:

START DATE:

FLOOR PLAN ENDORSEMENT:

COMPLETION DATE:

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

HEATED = 3216 SQ. FT.  
GARAGE = 1546 SQ. FT.  
PORTICO = 160 sq. ft.

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

FLOOR  
PLAN

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CONCRETE SLAB AT PATIO

1/2" X 10" ANCHOR BOLT 6'-0" O.C.

4" SLAB W/ 6X6-10X10 W/M W/ STIRRUPS

2" RIGID PERIM. INSULATION - R 10

2-#4'S CONT. 30 BAR DIAM. SPLICES (15' FOR #4'S)

**A** TYPICAL EXTERIOR FOOTING

SCALE: 3/4"=1'-0"

6X6-10X10 W/M W/ STIRRUPS

IMPACT ANCHOR BEARING WALLS

2X #4 BARS CONT. 16"

**B** INTERIOR BEARING

SCALE: 3/4"=1'-0"

2X PLATE W/ IMPACT ANCHOR @ 32" O.C. MAX.

4" SLAB W/ 6X6-10X10 W/M W/ STIRRUPS

1 1/2" RIGID PERIM. INSULATION - R 6

2-#4'S CONT. 30 BAR DIAM. SPLICES (15' FOR #4'S)

**C** HOUSE TO GARAGE

5/8" ANCHOR BOLT 6'-0" O.C.

4" SLAB W/ 6X6-10X10 W/M W/ STIRRUPS

1-#4'S CONT.

2-#4'S CONT. 30 BAR DIAM. SPLICES (15' FOR #4'S) (TYP.)

W/ STIRRUPS

**D** FOOTING AT GARAGE

SCALE: 3/4"=1'-0"

24" CONC. APRON

6X6-10X10 W/M W/ STIRRUPS

1-#4'S CONT.

2-#4'S CONT. 30 BAR DIAM. SPLICES (15' FOR #4'S) W/ STIRRUPS

1/2" EXP. JOINT

**E** TURN DOWN AT GARAGE DOOR

SCALE: 3/4"=1'-0"

CONC. FILLED CHASE

1/2" X 12" ANCHOR BOLT 6'-0" O.C.

2-#4'S CONT. 30 BAR DIAM. SPLICES (15' FOR #4'S - TYP.)

**F** FOOTING AT GARDEN WALL

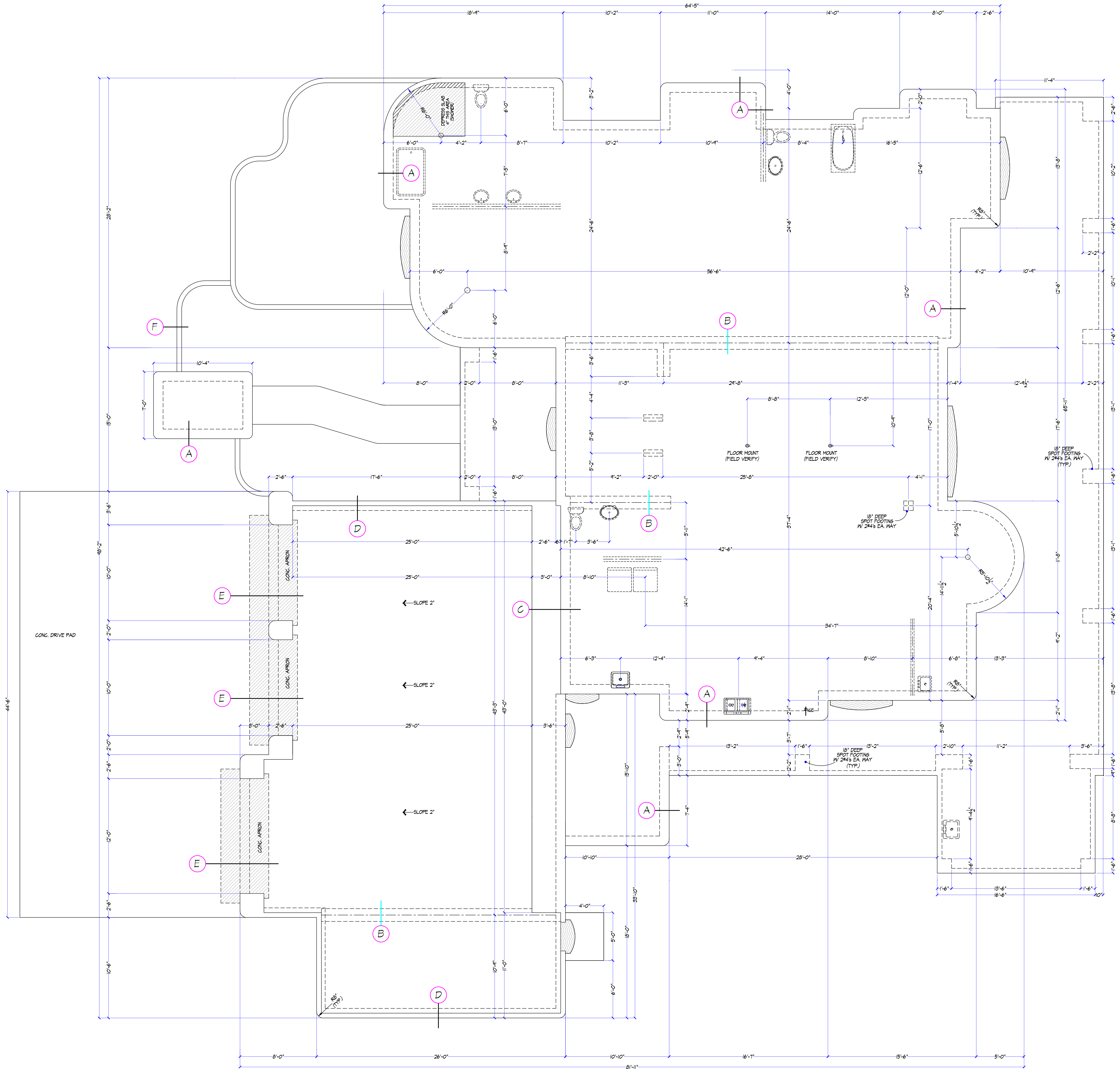
SCALE: 3/4"=1'-0"

**FOUNDATION NOTES**

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









ELECTRICAL NOTES:

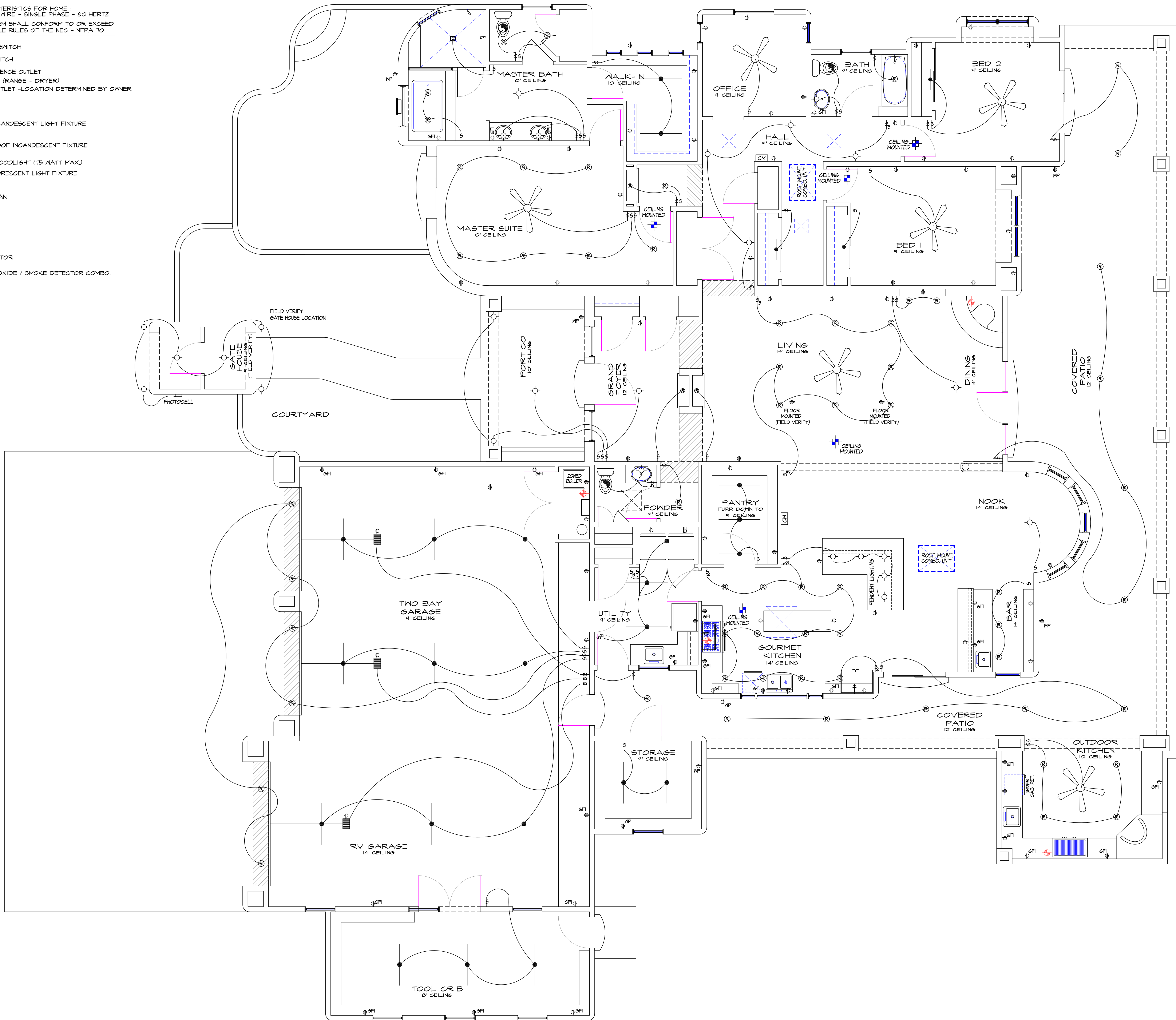
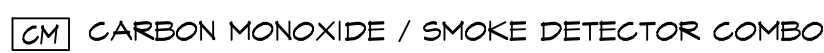
- ALL BRANCH CIRCUITS THAT SUPPLY 125V, SINGLE PHASE 15 & 20 AMP RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S) PER (NEC 210-12B).
- SMOKE DETECTORS SHALL MAKE A SOUND AUDIBLE IN EACH SLEEPING ROOM --- DETECTORS SHALL BE INSTALLED AT AREAS 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



DESIGNER'S MARK

OF: 6

SHT 6

Designer Studios

6009344 arzo

LUIS MARTINEZ

ONETHESEVEN

designerstudios0118@gmail.com

ELEC. PLAN

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

CUSTOM HOME DYNAMICS

ASSOCIATES

JESSIE CHRIST

START DATE:

FLOOR PLAN ENDORSEMENT:

COMPLETION DATE:

PROFESSIONAL STAMPS: