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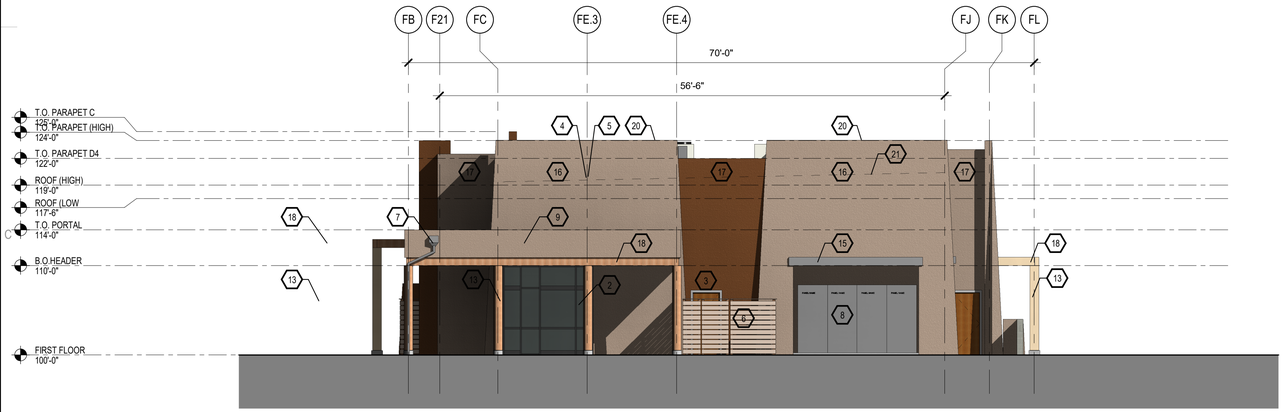
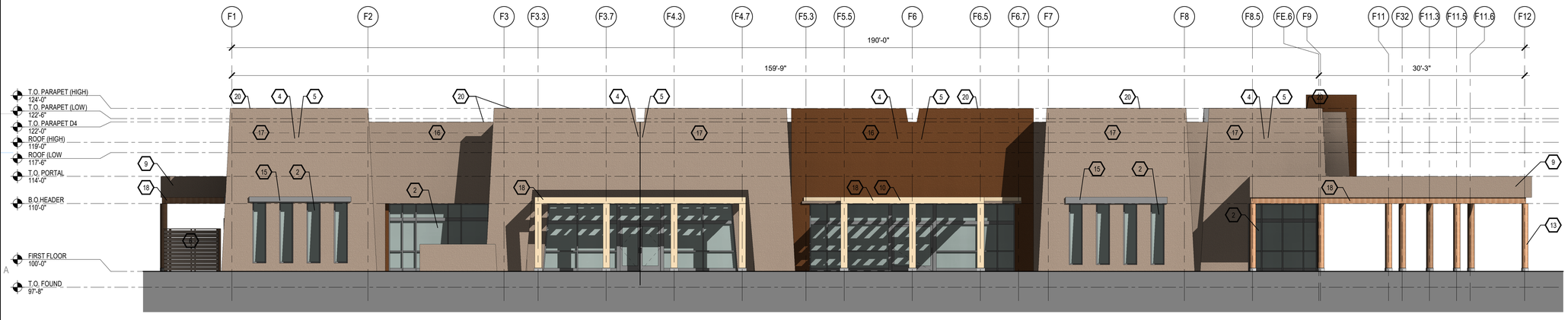


B1 NORTH ELEVATION
1/8" = 1'-0"



A1 WEST ELEVATION
1/8" = 1'-0"

GENERAL NOTES

A. COORDINATE WITH MECHANICAL, ELECTRICAL & PLUMBING
B. GRADE VARIES, REFER TO CIVIL FOR EXTERIOR FINISH GRADES
C. FINAL DOOR LOCATIONS T.B.D. COORDINATE WITH FUTURE TENANT.
D. BUILDING MOUNTED SIGNS SHALL NOT EXCEED AN AREA OF 6 PERCENT OF THE FACADE. LOGO SIZE SHALL NOT EXCEED 5'6" AND 2 FEET IN HEIGHT. 6 PERCENT OF THE AREA INCLUDES THE SIGNAGE AND THE LOGO. SIGNAGE IS NOT A PART OF THIS SUBMITTTAL.

KEYED NOTES

1. ADDRESS IDENIFICATION CENTERED ABOVE DOORWAY. LETTERING SHALL BE MINIMUM OF 12 INCHES HIGH WITH A MINIMUM BRUCH STOKE WIDTH OF 2 INCHES.
2. STOREFRONT GLAZING SYSTEM.
3. BACK OF HOUSE EMPLOYEE ACESS.
4. FUTURE SIGNAGE LOCATION. SEPARATE PERMIT REQUIRED.
5. PROVIDE ELECTRICAL AT WALL.
6. YARD WALL.
7. PAINTED DOWNSPOUT AND LEADER HEAD WITH OVERFLOW.
8. METER LOCATION - EXPOSED LINES PAINTED TO MATCH EIFS COLOR CODE.
9. PORTAL
10. TRELLIS SHADE STRUCTURE.
11. STEEL FENCE AT PATIO YARD PAINTED BLACK 42" TALL.
12. EXIT ACCESS GATE ONLY WITH PANIC HARDWARE.
13. WOOD COLUMN.
14. BRASS COW TONGUE AT WALL. FOR OVERFLOW DRAIN.
15. ALUMINUM EYEBROW AT WINDOW
16. TWO COAT SYNTHETIC STUCCO W/CRACKMASTER OVER 1" RIGID INSULATION ADHERED TO 1/2" SHEATHING OVER 2X WOOD FURRING OVER WALL FRAMING (SEE WALL TYPES FOR ADDL. INFO.)
17. EXTERIOR WALL VARIES IN THICKNESS AND FORM REFER TO WALL SECTIONS FOR ADDL INFORMATION
18. WOOD BEAM
19. ROOF DRAIN AND OVERFLOW AT PORTAL - INSTALL SPLASH BLOCK BELOW.
20. PAINTED METAL COPING.
21. ROOF SLOPE

LEGEND

- EXTERIOR INSULATING AND FINISH SYSTEM — EL REY STUCCO COLOR - RAWHIDE T022L (34)
- STONE VENEER
- EXTERIOR INSULATING AND FINISH SYSTEM — EL REY STUCCO COLOR - BUCKSKIN T020L (45)
- METAL PANEL REFER TO ELEVATIONS FOR PANEL DIMENSIONS
- CONCRETE

MATERIALS AND COLORS

COLORS SHOWN ARE IPFDC AND SSWA APPROVED.
FINISHES AND COLORS ON ELEVATIONS ARE FOR REFERENCE ONLY.

REQUIRED GLAZING

TOTAL FACADE AREA FACING 12TH STREET: 2,528 SF
40% MIN. OF AREA REQUIRED TO BE GLAZED: 1011.2 SF
TOTAL PROPOSED AREA OF GLAZING
FACING 12TH STREET: 1090 SF (43%)

STUDIO SW ARCHITECTS
2101 Mountain Road NW Suite B | Albuquerque NM 87104
505-843-9639 | www.studioswarch.com

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CONSULTANTS

Architect Engineer

DRB SUBMITTAL

Avanyu North - Buildings F

AVANYU PLAZA
2500 12th Street
ALBUQUERQUE. NM

Key Plan
NTS

No	Date	Description
Revision Schedule		

ISSUE:	DESIGN DEVELOPMENT
PROJECT NUMBER:	1836
FILE:	1836 Avanyu Bldg F
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	10/08/19

SHEET TITLE
EXTERIOR BUILDING ELEVATIONS

A-202F