

DRB-97-410

PROJECT INFORMATION

PROJECT: REMODEL & ADDITION TO YESTERDAVE'S RESTAURANT
LOCATION: 10631 MONTGOMERY BLVD., N.E. ALBUQUERQUE, N.M.
OWNER: JUNCTION PLAZA
ARCHITECT: CLAUDIO VIGIL ARCHITECTS
LEGAL DESCRIPTION: A PORTION OF LOTS 18-A, 20-A, 22-A & 23-A MONTGOMERY BUSINESS PARK AND A PORTION OF N1/2, N1/4, S81/4 & S1/4 OF SECT. 33 TOWNSHIP 11 NORTH RANGE 4 EAST N.M.P.M.

ZONING ATLAS MAP: P-21-Z
CURRENT ZONING CLASSIFICATION: SU-1 (FOR RESTAURANT)

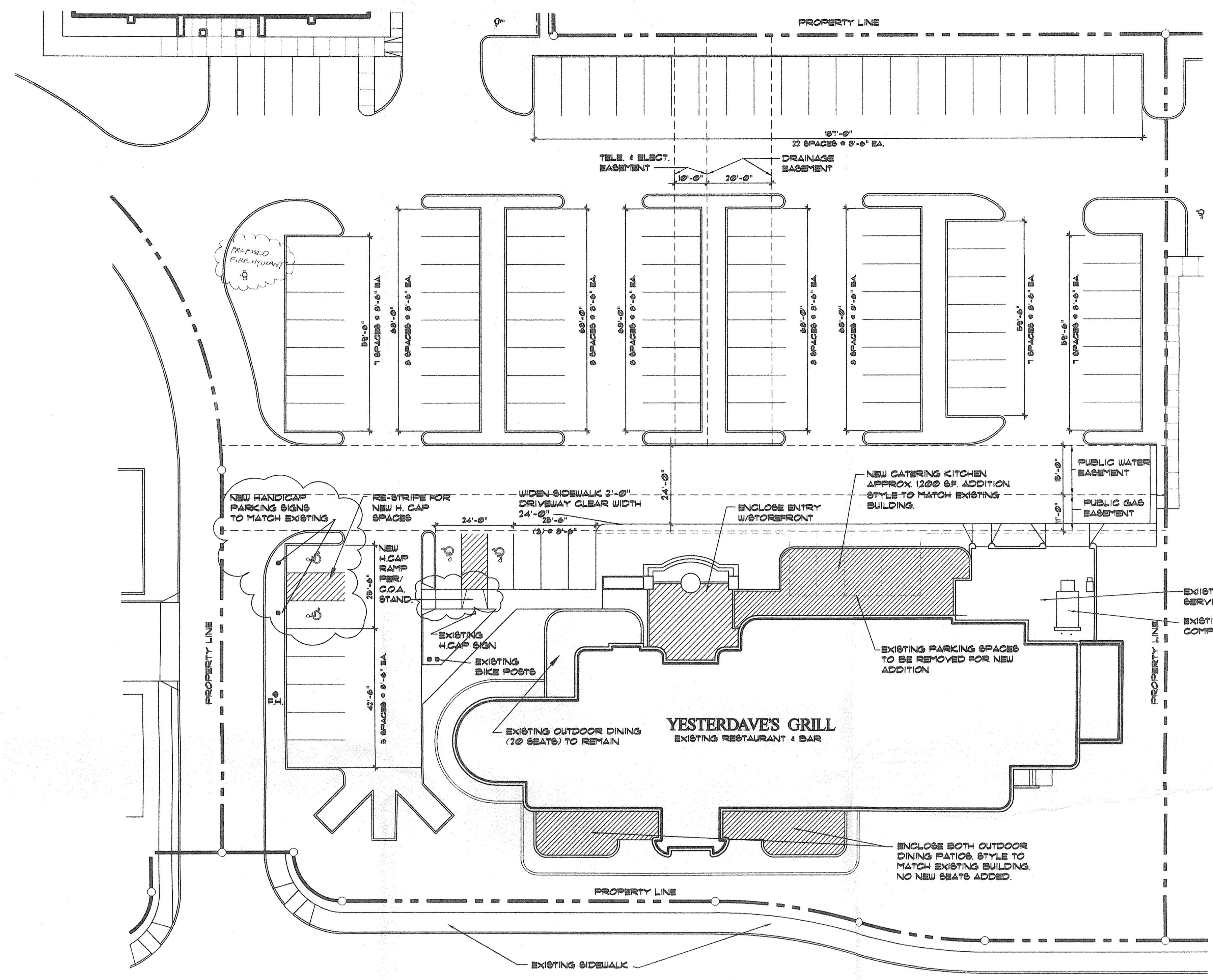
PROPOSED ZONING CLASSIFICATION: NO CHANGE
BUILDING FUNCTION: FULL SERVICE RESTAURANT & BAR
TOTAL BUILDING AREA: EXISTING RESTAURANT- 8,543 SF.
 NEW CATERING KITCHEN- 1,426 SF.
 COVERED EXISTING OUT DOOR DINING AREA- 894 SF.
 ENCLOSE ENTRY- 638 SF.
 NEW TOTAL AREA- 12,998 SF.

TOTAL LOT AREA: 1.8239 ACRES
TYPE CONSTRUCTION: TYPE Vn WITH 100% AUTOMATED SPRINKLER SYSTEM.

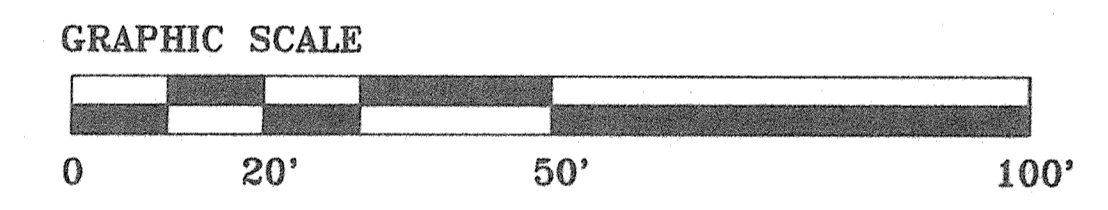
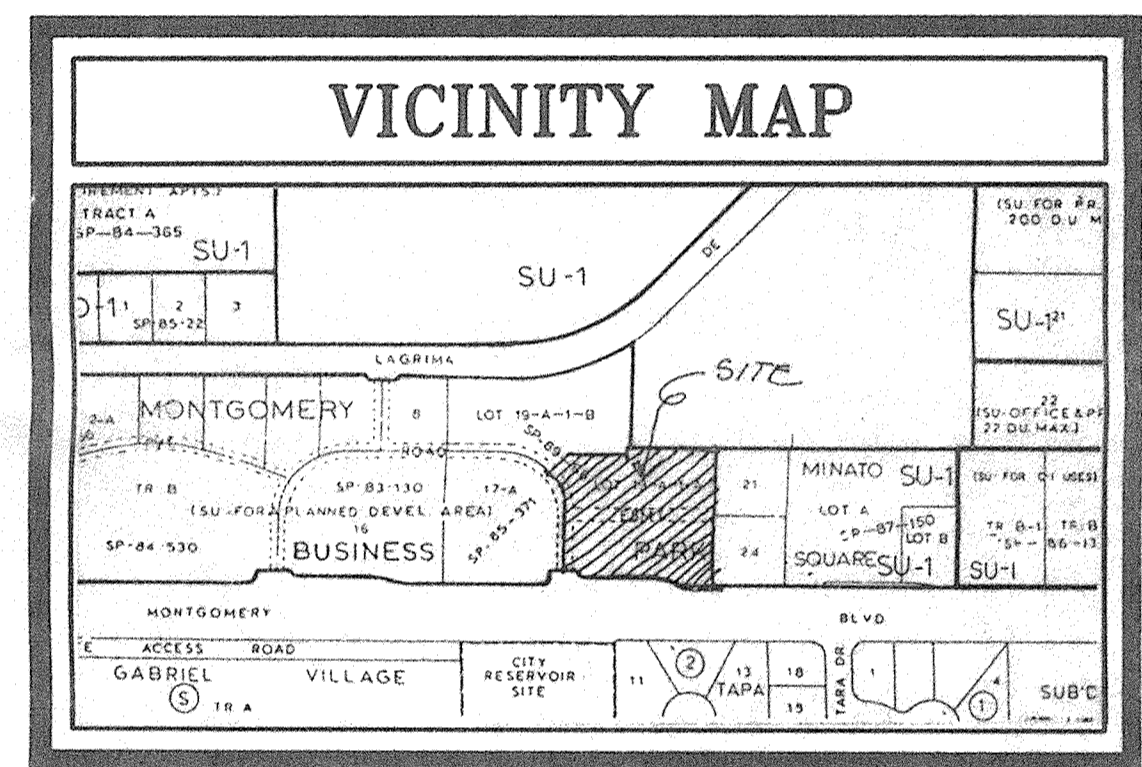
PARKING ANALYSIS: 306 SEATS INSIDE / 4 = 16.5
 20 SEATS OUTSIDE / 4 = 5
 - 10% FOR BUS ROUTE 815-8 = 13.5
 SPACES REQUIRED = 14
 SPACES PROVIDED = 35 SPACES INCLUDING 4 FOR HCAPP

BICYCLE SPACES: 4
CITY REFERENCE NUMBERS: Z-78-69-13, DRB 97-122

(NOTE: ALL SITE CONDITIONS ARE EXISTING UNLESS CALLED OUT AS 'NEW')



MONTGOMERY BOULEVARD N.E.



SITE PLAN

MARCH 3, 1998 1/20"=1'-0"

SIGNATURE BLOCK

SITE PLAN AMENDMENT

E.P.C. CASE NO. Z-78-69-13

~~THIS SITE IS ZONED~~ AND THIS PLAN IS CONSISTENT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON

John L. Toni 3/20/98
 PLANNING DIRECTOR DATE

APPROVED AS TO THE REQUIREMENTS:

Rickard D. Smith 3-03-98
 TRANSPORTATION-DEVELOPMENT DATE

Frank J. Lopez 3-3-98
 CITY ENGINEER DATE

Edward A. Hays 3/3/98
 DESIGN & DEV., CIP DATE

Ronald Dean 3/3/98
 UTILITY DEVELOPMENT DATE

SOLID WASTE DATE

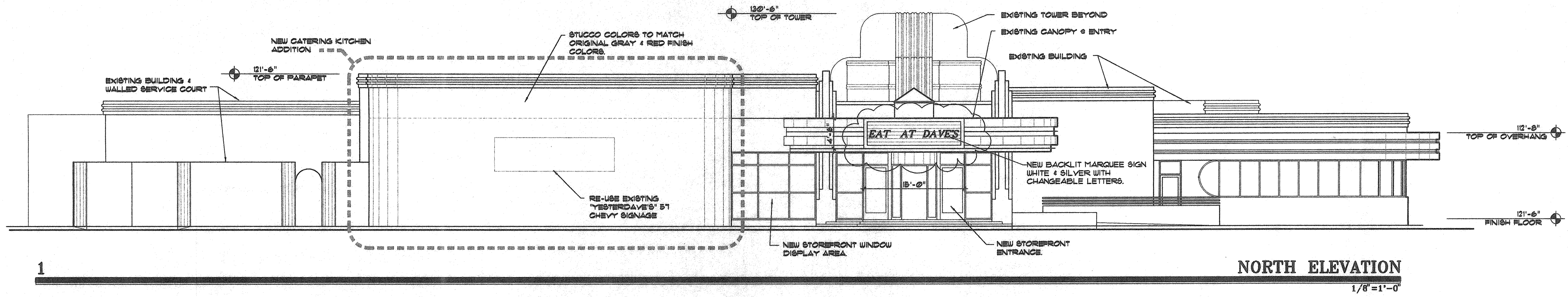
CLAUDIO VIGIL ARCHITECTS

REMODEL/ADDITION
 YESTERDAVE'S GRILL
 10633 MONTGOMERY BLVD., S.E.
 ALBUQUERQUE, NEW MEXICO

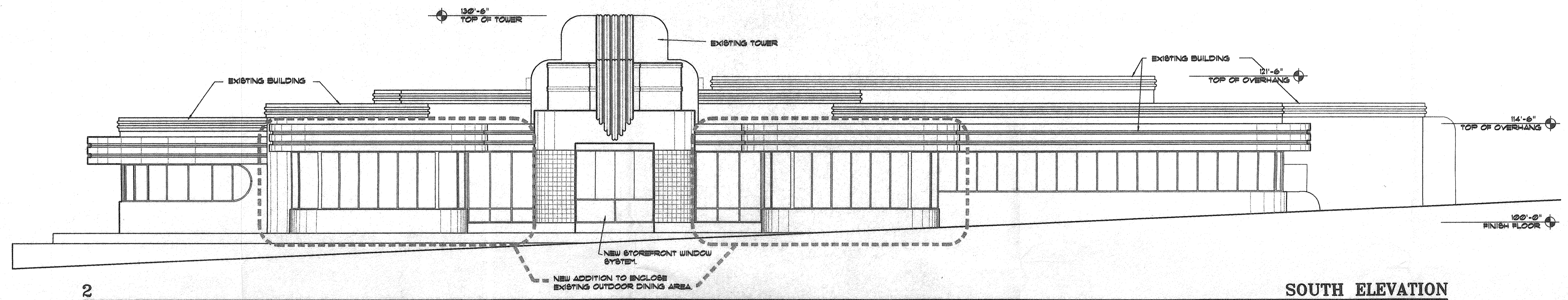
SHEET
10F2

1305 Tijeras NW Albuquerque, NM 87102-2882
 Phone: 505/842-1113 Fax: 505/842-1330

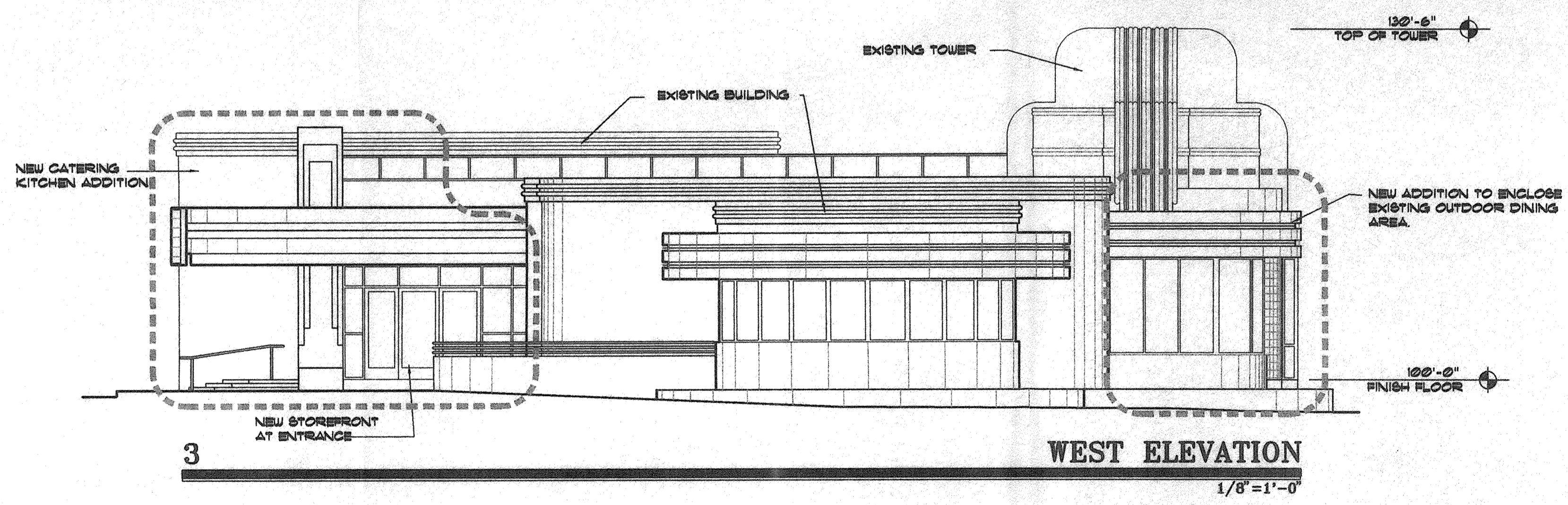
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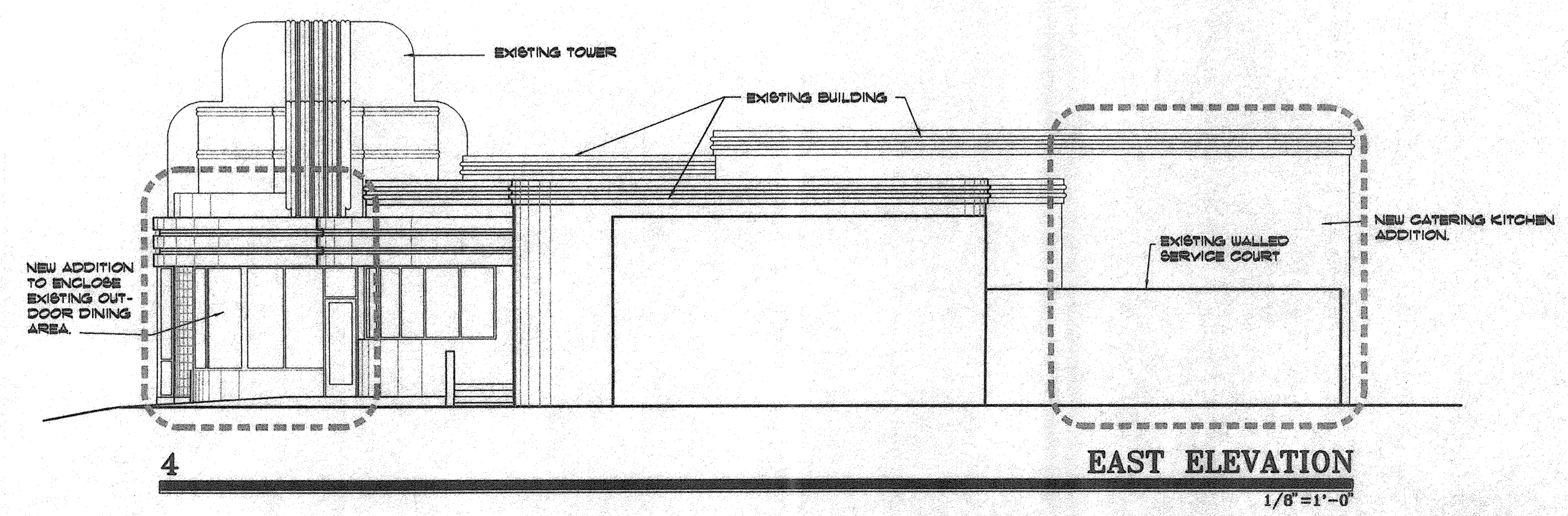
NORTH ELEVATION
1/8"=1'-0"



SOUTH ELEVATION
1/8"=1'-0"

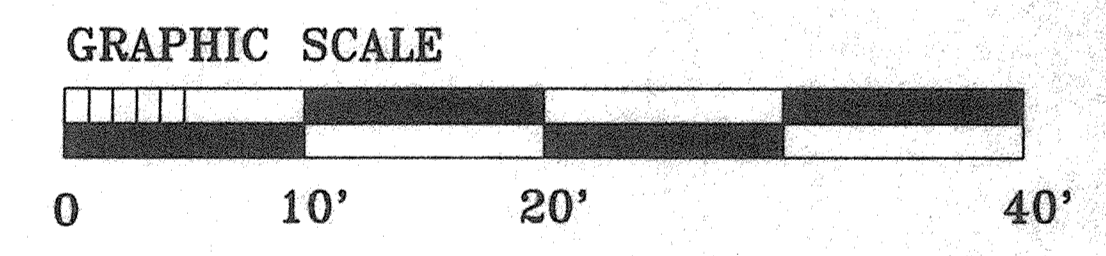


WEST ELEVATION
1/8"=1'-0"




EAST ELEVATION
1/8"=1'-0"

- ELEVATION NOTES:**
1. ENTIRE EXISTING EXTERIOR TO BE RE-FINISHED WITH SYNTHETIC STUCCO FINISH COLOR TO MATCH THE ORIGINAL BUILDING COLORS OF GRAY AND RED.
 2. ALL NEW STOREFRONT WINDOW SYSTEMS TO MATCH THE ORIGINAL BUILDINGS STOREFRONT OF CLEAR ANODIZED ALUMINUM AND 1" INSULATED CLEAR GLAZING.



ELEVATIONS

MARCH 3, 1998 1/8"=1'-0"



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