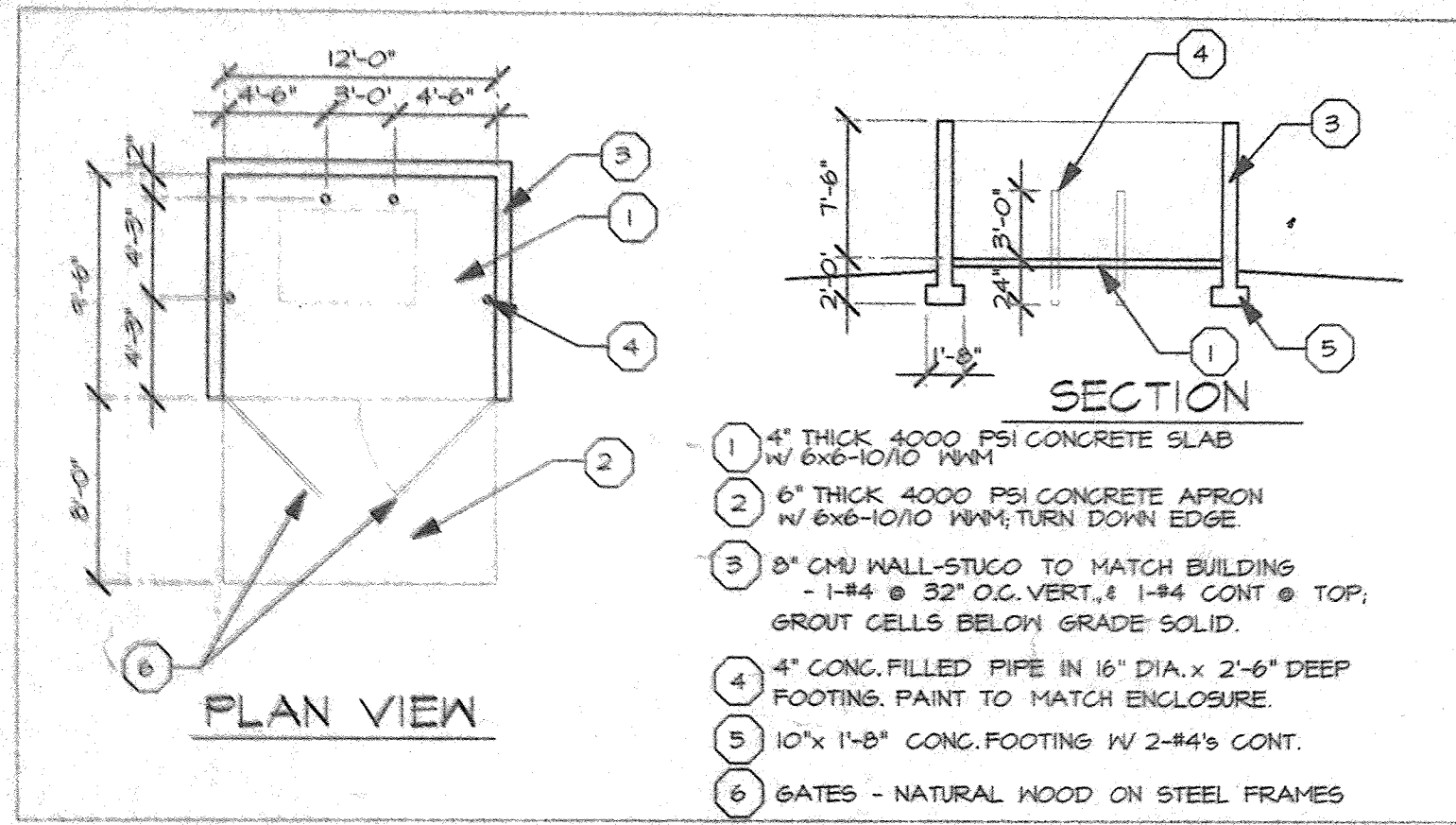
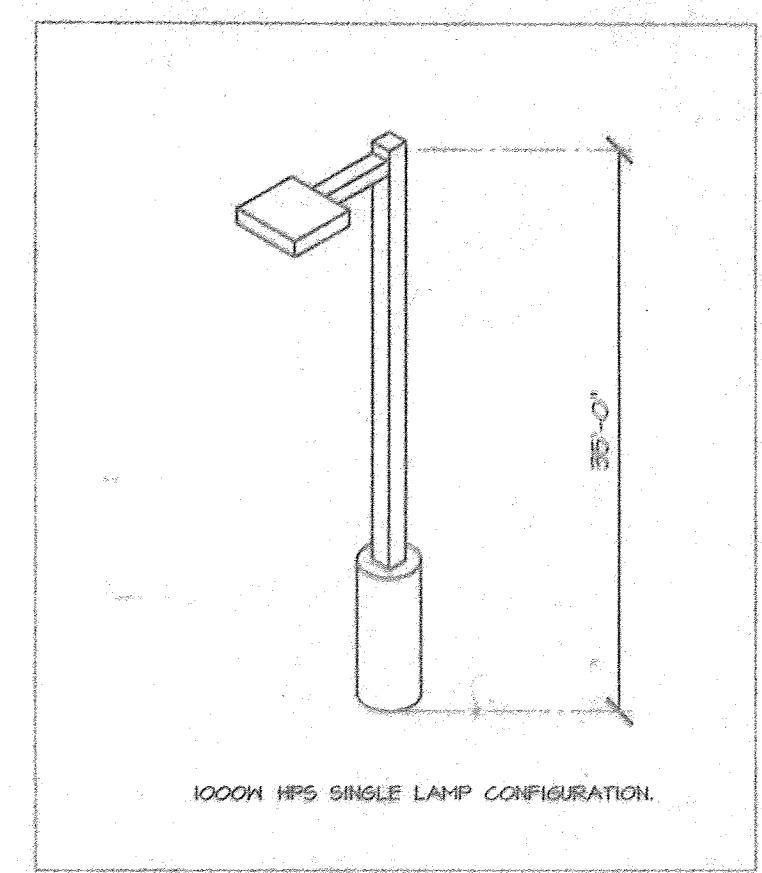


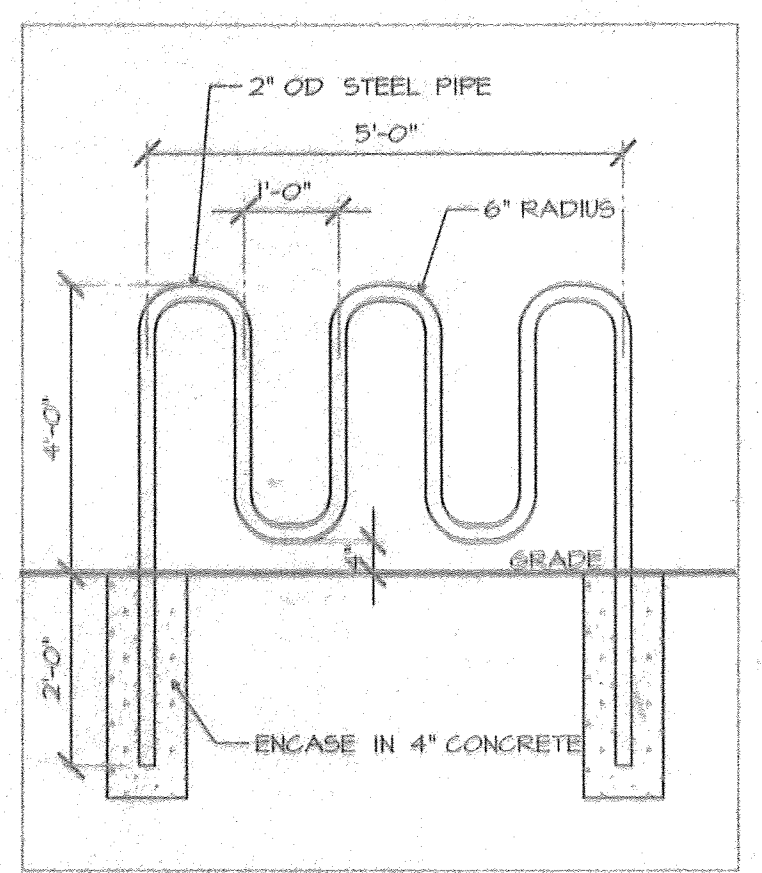
DRB. 96-353



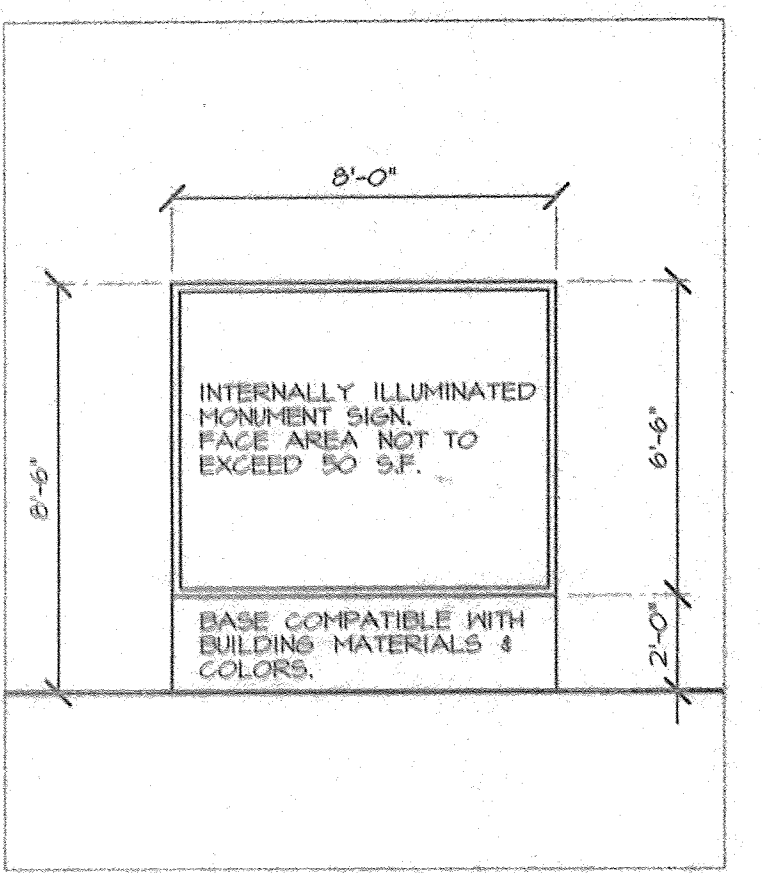
A DUMPSTER ENCLOSURE (8 YARD UNIT)



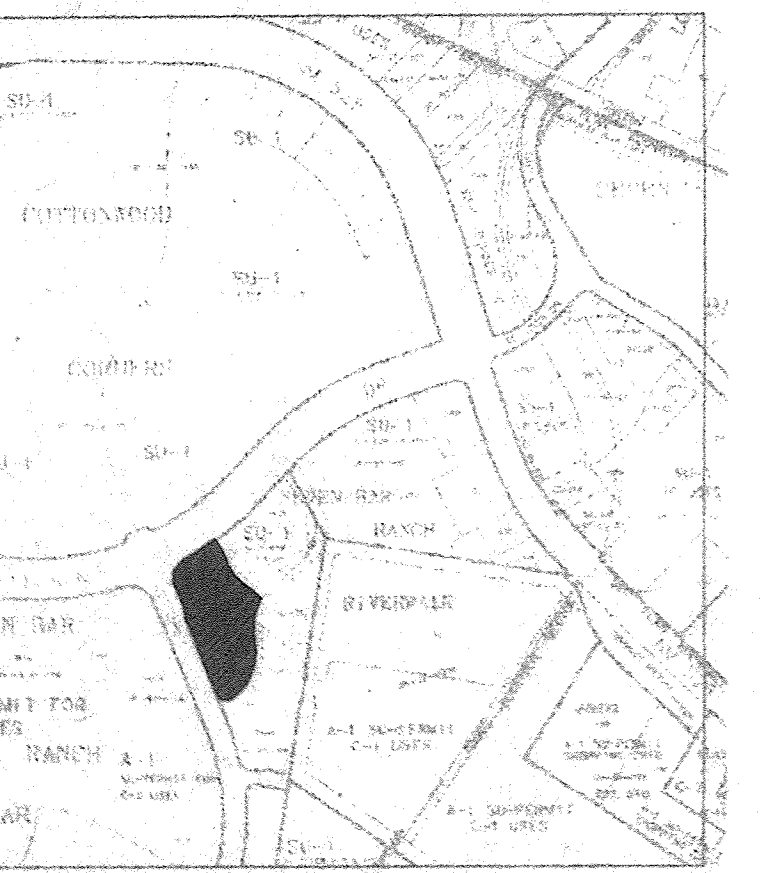
C SITE LIGHTING NTS



D BIKE RACK 1/2" = 1'-0"



E SIGNAGE 1/4" = 1'-0"



F MAP A-14-Z

ZONING - SU1 FOR C-2 USES
OCCUPANCY GROUP - B-2
CONSTRUCTION TYPE - VN SPRINKLED (LA-Z-BOY) VN (COMMERCIAL BLDG)

PROPOSED USE FURNITURE STORE & RETAIL/COMMERCIAL LEASE SPACE
ADDRESS SW CORNER OF COTTONWOOD & ELLISON
LEGAL DESCRIPTION - LOTS G-1A-2A1 & G-1A-2B1 SEVEN BAR RANCH SUBDIVISION
ZONE ATLAS PAGE A-14-Z

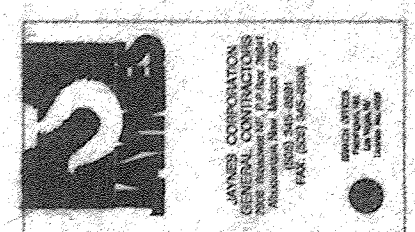
LA-Z-BOY SITE AREAS - (LOT G-1A-2A1)
GROSS LOT AREA - 17542 AC. (76,119 S.F.)
BUILDING AREA - 19,862 S.F.
COVERED AREA - 1109 S.F.
WALKS - 4906 S.F.
NET LOT AREA - 50,537 S.F.
LANDSCAPING REQUIRED (15% NET) - 7581 S.F.
LANDSCAPING PROVIDED (23.7% NET) - 11,913 S.F.
LA-Z-BOY REQUIRED PARKING - 87 (INCL. 4 HC)
LESS 10% BUS DISCOUNT LEAVES - 79 TOTAL
LA-Z-BOY PROVIDED PARKING - 79 (INCL. 4 HC)

COMMERCIAL BLDG. SITE AREAS - (LOT G-1A-2B1)
GROSS LOT AREA - 1,0015 AC. (43,625 S.F.)
BUILDING AREA - 10,942 S.F.
COVERED AREA - 0 S.F.
WALKS - 5115 S.F.
NET LOT AREA - 23,420 S.F.
LANDSCAPING REQUIRED (15% NET) - 4263 S.F.
LANDSCAPING PROVIDED (20.5% NET) - 5745 S.F.
COMMERCIAL/OFFICE REQUIRED PARKING - 46 (INCLUDING 4 HC)
LESS 10% BUS DISCOUNT LEAVES - 40 TOTAL
COMMERCIAL/OFFICE PROVIDED PARKING - 41 (INCLUDING 4 HC)

PARKING SPACE DIMENSIONS -
HC PARKING SPACE - 8'X20' (INCL. 2' OVERHANG)
HC VAN ACCESS AISLE - 8'X20'
STANDARD PARKING SPACE - 9'X20' TYPICAL (8'-6" X 20' MIN.)

NOTE:
A GROSS-LOT PARKING ACCESS AGREEMENT WILL BE A PART OF THIS DEVELOPMENT.

PROJECT 9823



SLNB ARCHITECTS
 1820 Central Avenue Southeast
 Albuquerque, NM 87106
 (505) 247-1529

M NOTES

- A SITE PLAN
- B LANDSCAPE PLAN
- C LA-Z-BOY ELEVATIONS
- D OFFICE ELEVATIONS
- E GRADING & DRAINAGE

Z SHEET INDEX

CASE NUMBER: DRB-96-353
 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR TRACTS G-1A-2A1 & G-1A-2B1 SEVEN BAR RANCH

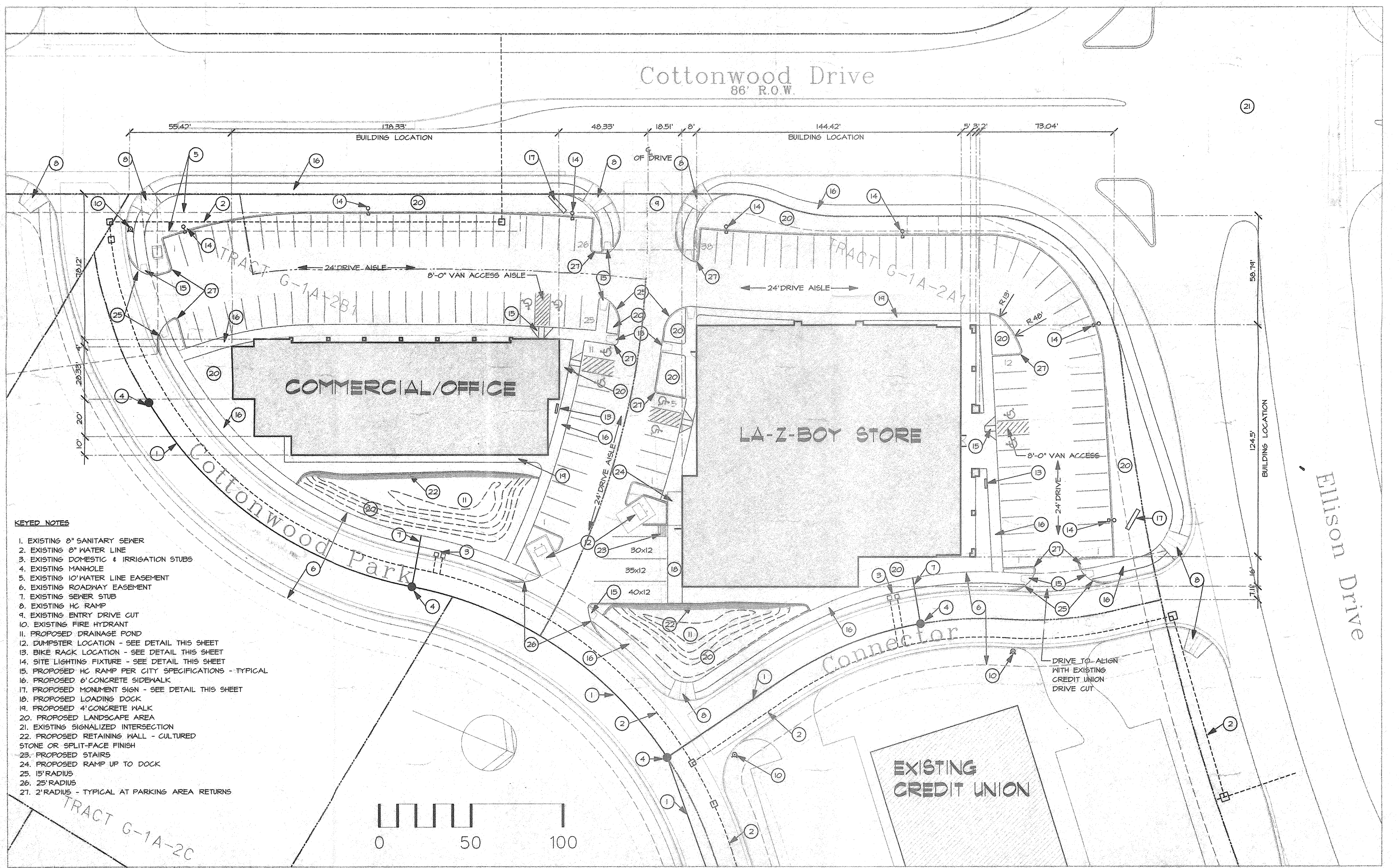
Mark D. ... 10-19-98
 Traffic Engineer, TRANSPORTATION DEPT
Kevin J. ... 15 SEP 98
 Parks & General Services DEPT
Raymond ... 9-15-98
 UTILITY DEVELOPMENT DEPT
... 9-15-98
 City Engineer, ENGINEERING DIV/AMAFCA

APPROVAL AND CONDITIONAL ACCEPTANCE: As specified by the Development Process Manual.
... 9-18-98
 City Planner
 ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION

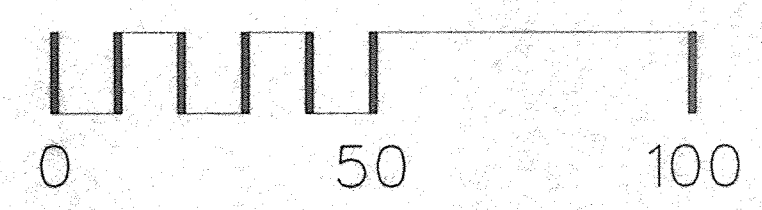
REVISIONS
 14 SEP 98
 01 OCT 98

04 AUG 98

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A
 OF 04



- KEYED NOTES**
1. EXISTING 8" SANITARY SEWER
 2. EXISTING 8" WATER LINE
 3. EXISTING DOMESTIC & IRRIGATION STUBS
 4. EXISTING MANHOLE
 5. EXISTING 10" WATER LINE EASEMENT
 6. EXISTING ROADWAY EASEMENT
 7. EXISTING SEWER STUB
 8. EXISTING HC RAMP
 9. EXISTING ENTRY DRIVE CUT
 10. EXISTING FIRE HYDRANT
 11. PROPOSED DRAINAGE POND
 12. DUMPSTER LOCATION - SEE DETAIL THIS SHEET
 13. BIKE RACK LOCATION - SEE DETAIL THIS SHEET
 14. SITE LIGHTING FIXTURE - SEE DETAIL THIS SHEET
 15. PROPOSED HC RAMP PER CITY SPECIFICATIONS - TYPICAL
 16. PROPOSED 6" CONCRETE SIDEWALK
 17. PROPOSED MONUMENT SIGN - SEE DETAIL THIS SHEET
 18. PROPOSED LOADING DOCK
 19. PROPOSED 4" CONCRETE WALK
 20. PROPOSED LANDSCAPE AREA
 21. EXISTING SIGNALIZED INTERSECTION
 22. PROPOSED RETAINING WALL - CULTURED STONE OR SPLIT-FACE FINISH
 23. PROPOSED STAIRS
 24. PROPOSED RAMP UP TO DOCK
 25. 15' RADIUS
 26. 25' RADIUS
 27. 2' RADIUS - TYPICAL AT PARKING AREA RETURNS



T SITE PLAN FOR BUILDING PERMIT FOR TRACTS G-1A-2A1 & G-1A-2B1

APR PLANS CHECKING OFFICE
 824-3811
 APPROVED/DISAPPROVED
 SIGNATURE & DATE
 For Hydrant location for sprinklered fire alarm

1" = 30'-0"

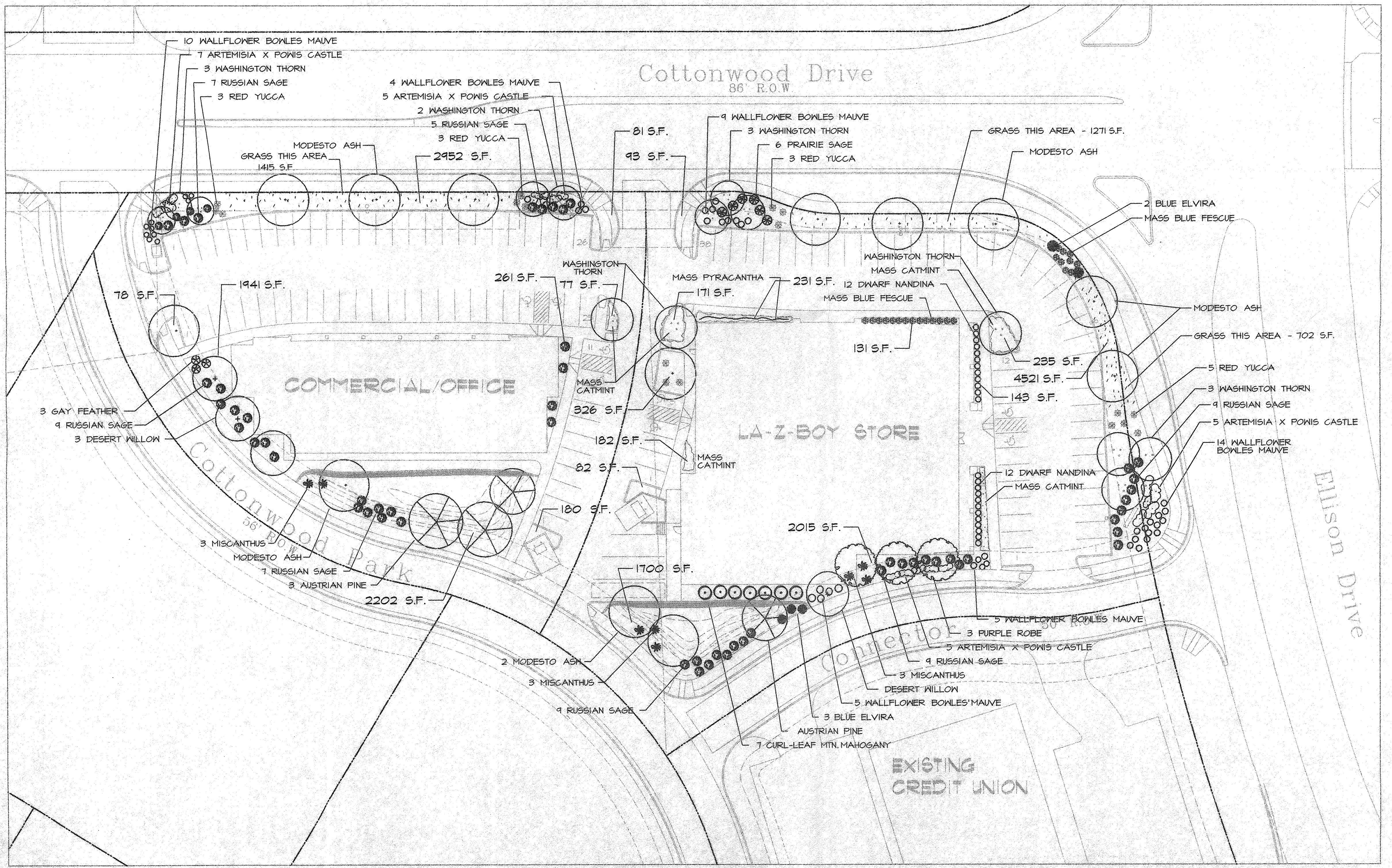
	MODESTO ASH - 13		PRAIRIE SAGE - 6
	WASHINGTON THORN - 14		WALLFLOWER BOWLES MAUVE - 47
	DESERT WILLOW - 4		ARTEMISIA X POWIS CASTLE - 23
	AUSTRIAN PINE - 4		RUSSIAN SAGE - 59
	PURPLE ROBE - 3		RED YUCCA - 17
			GAY FEATHER - 3
			MISCANTHUS - 4
			CURL-LEAF MTN. MAHOGANY - 7
			BLUE ELVIRA - 5
			DWARF NANDINA - 12
			BLUE FESCUE - 23
			MASS CATMINT - 4

C NOT USED

D NOT USED

E NOT USED

F NOT USED



T LANDSCAPE PLAN

1" = 30'-0"

M NOT USED

Z NOTES

MAINTENANCE OF LANDSCAPING AND IRRIGATION SYSTEM IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

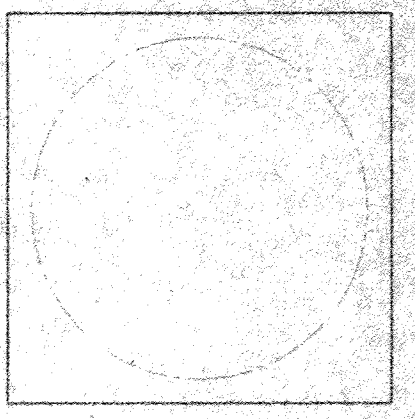
THIS PLAN WILL COMPLY WITH THE WASTE WATER AND LANDSCAPING ORDINANCE.

IT IS THE INTENT OF THIS PLAN THAT 75% OF THE LANDSCAPE AREA WILL BE LIVE COVERAGE AT MATURITY.

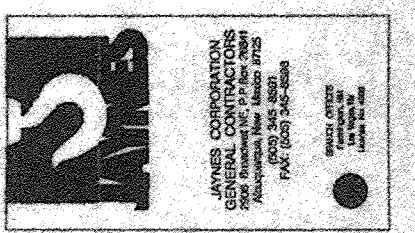
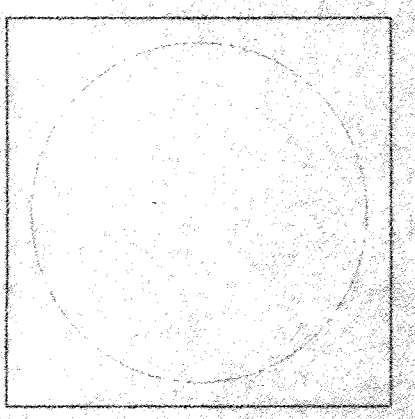
GROUND COVER IS SANTA FE BROWN GRAVEL EXCEPT WHERE SOD IS USED.

LA-Z-BOY
LANDSCAPE REQUIRED - 6246 S.F.
LANDSCAPE PROVIDED - 4867 S.F.
TURF ALLOWED - 1913 S.F.
TURF PROVIDED - 1913 S.F.

COMMERCIAL BLDG.
LANDSCAPE REQUIRED - 5597 S.F.
LANDSCAPE PROVIDED - 7171 S.F.
TURF ALLOWED - 1554 S.F.
TURF PROVIDED - 1415 S.F.



PROJECT 9823



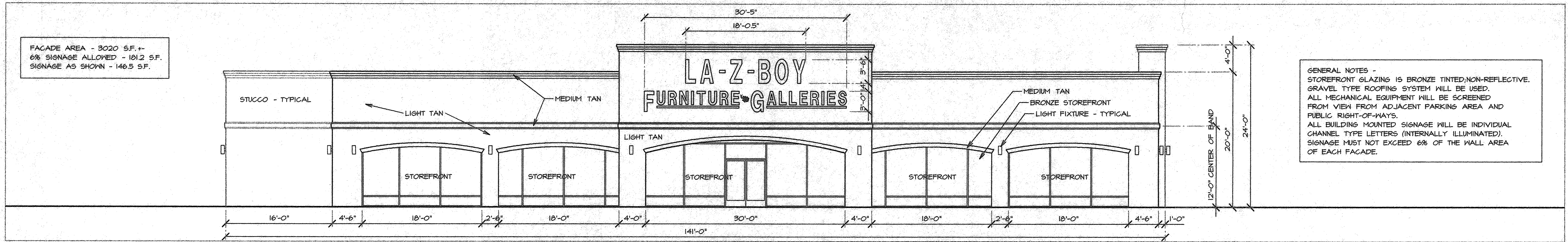
SLNB ARCHITECTS
1620 Central Avenue Southeast
Albuquerque, NM 87106
(505) 247-9529

SITE DEVELOPMENT PLAN
LA-Z-BOY Furniture Galleries
Cottonwood Drive & Ellison Drive NW
Albuquerque New Mexico 87114

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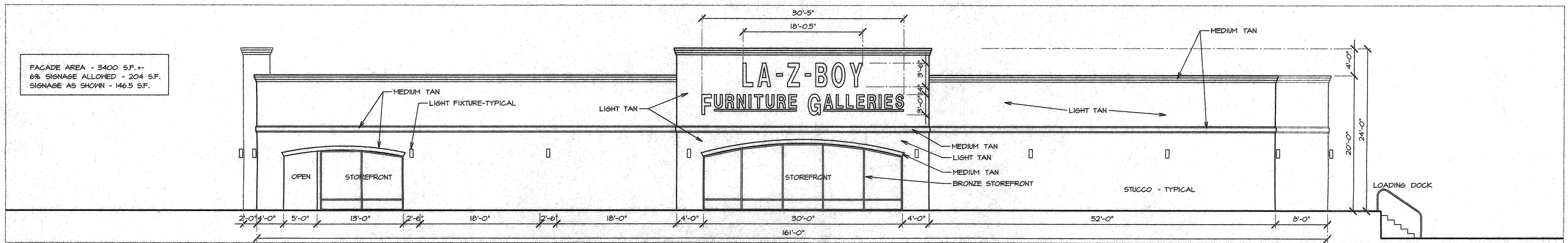
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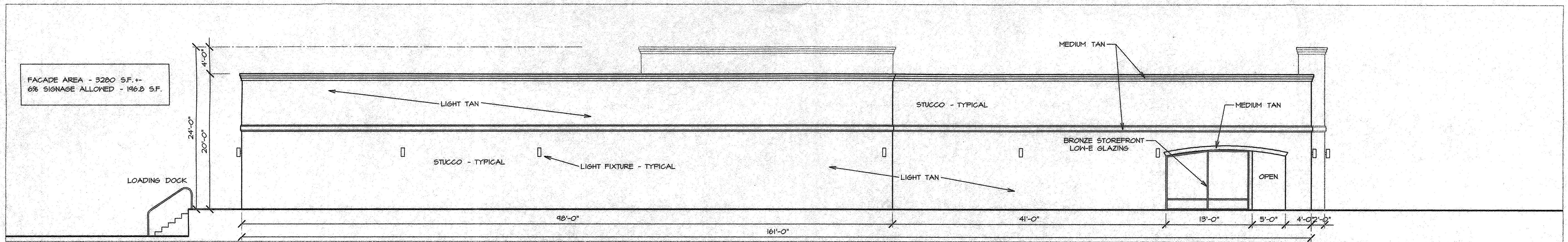
A NORTH ELEVATION

1/8" = 1'-0"



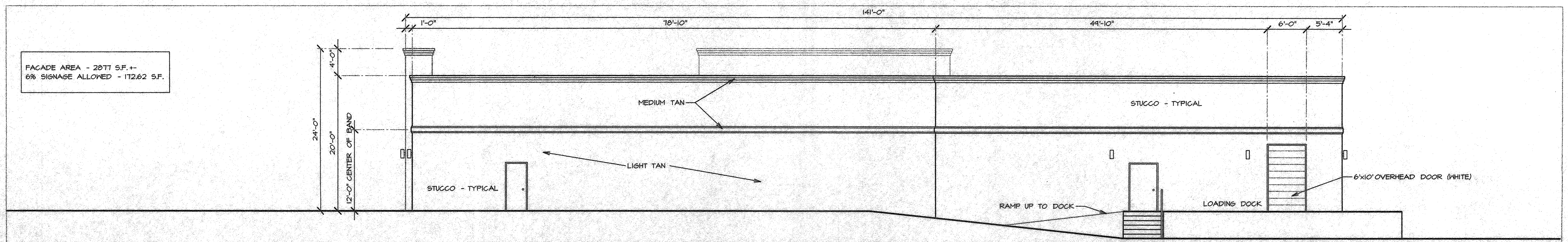
G WEST ELEVATION

1/8" = 1'-0"



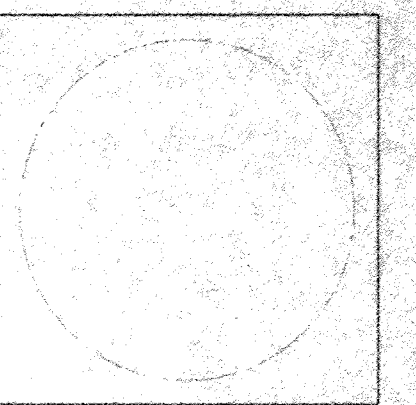
N EAST ELEVATION

1/8" = 1'-0"

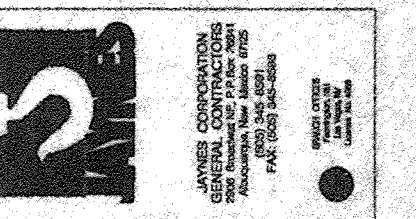
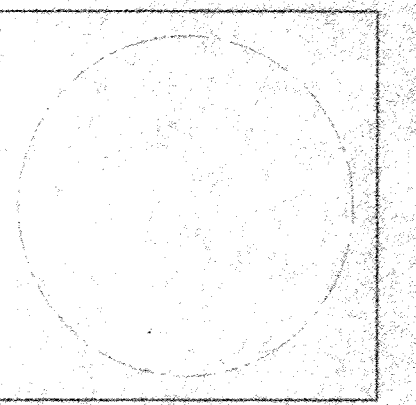


T SOUTH ELEVATION

1/8" = 1'-0"



PROJECT 9823



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 1620 Central Avenue Southeast
 Albuquerque, NM 87106
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SITE DEVELOPMENT PLAN

LA-Z-BOY Furniture Galleries
 Cottonwood Drive & Ellison Drive NW
 Albuquerque New Mexico 87114

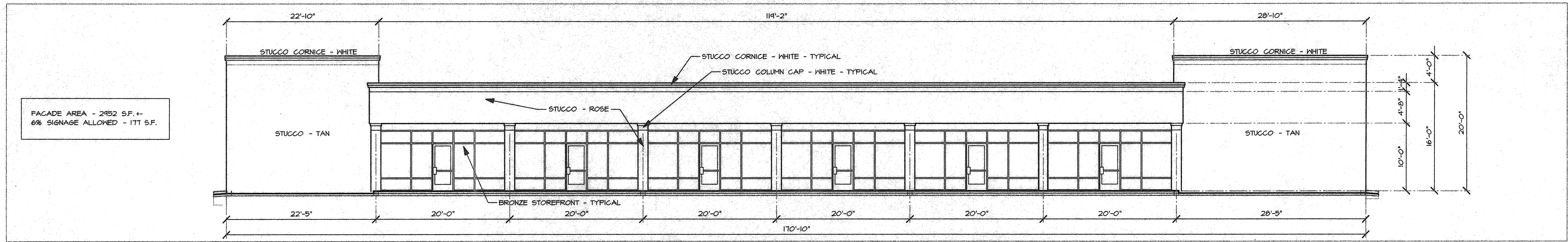
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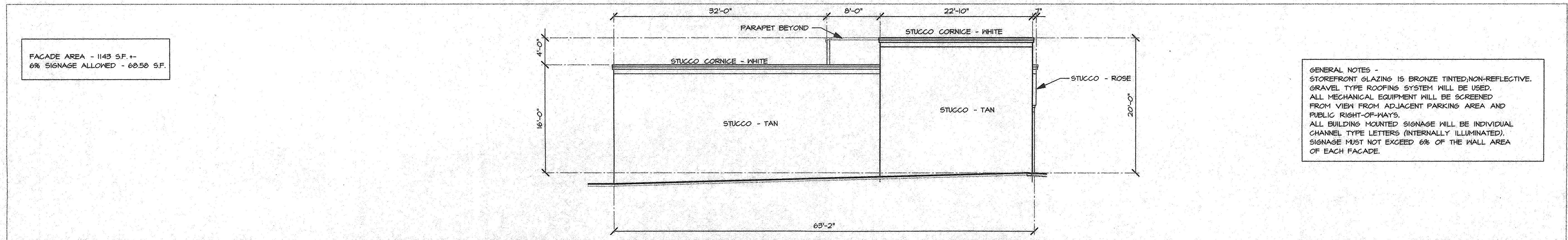
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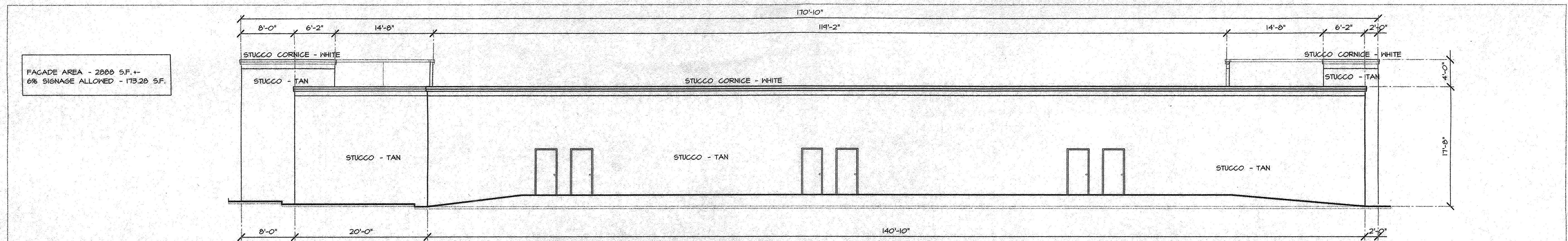
A WEST ELEVATION

1/8" = 1'-0"



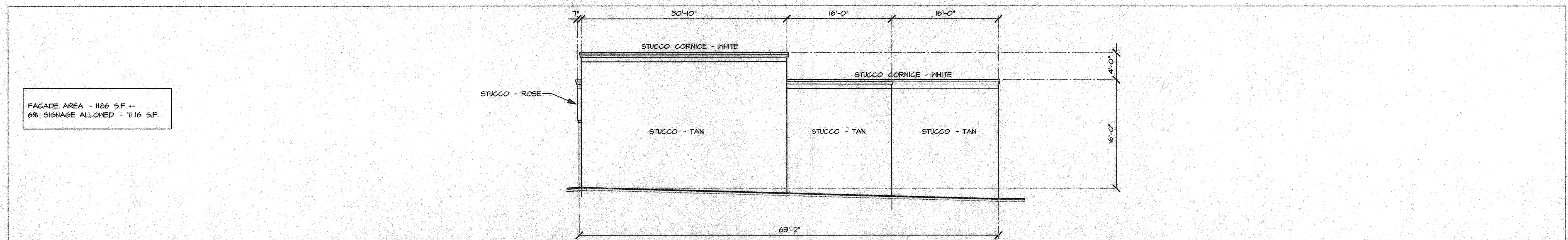
G NORTH ELEVATION

1/8" = 1'-0"



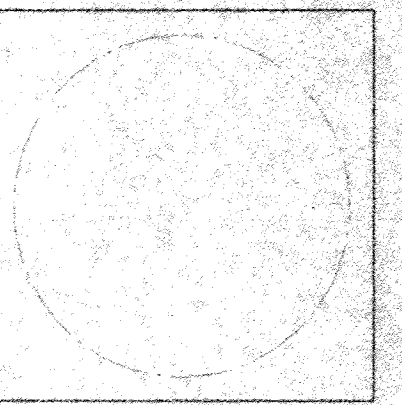
N EAST ELEVATION

1/8" = 1'-0"

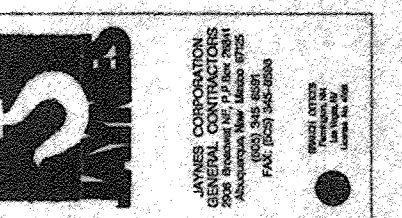
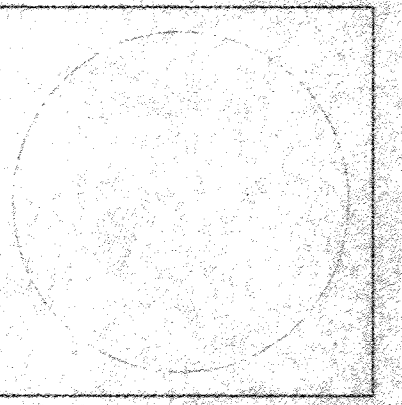


T SOUTH ELEVATION

1/8" = 1'-0"



PROJECT 9823



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(505) 247-1929

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