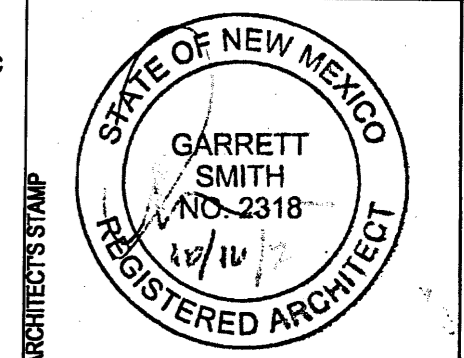


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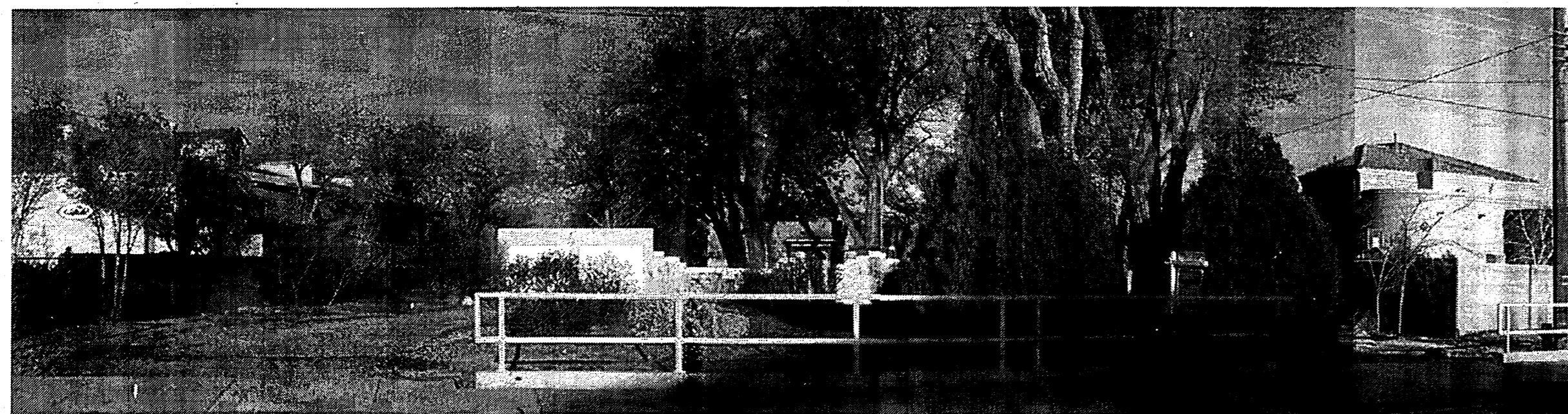


SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
RIO GRANDE HOUSING
2334 RIO GRANDE BLVD

MARK	DATE	DESCRIPTION

ISSUE:
PROJECT NUMBER:
FILE:
DRWN. BY: DM
CHKD BY: GS
DATE: 10/16/2012

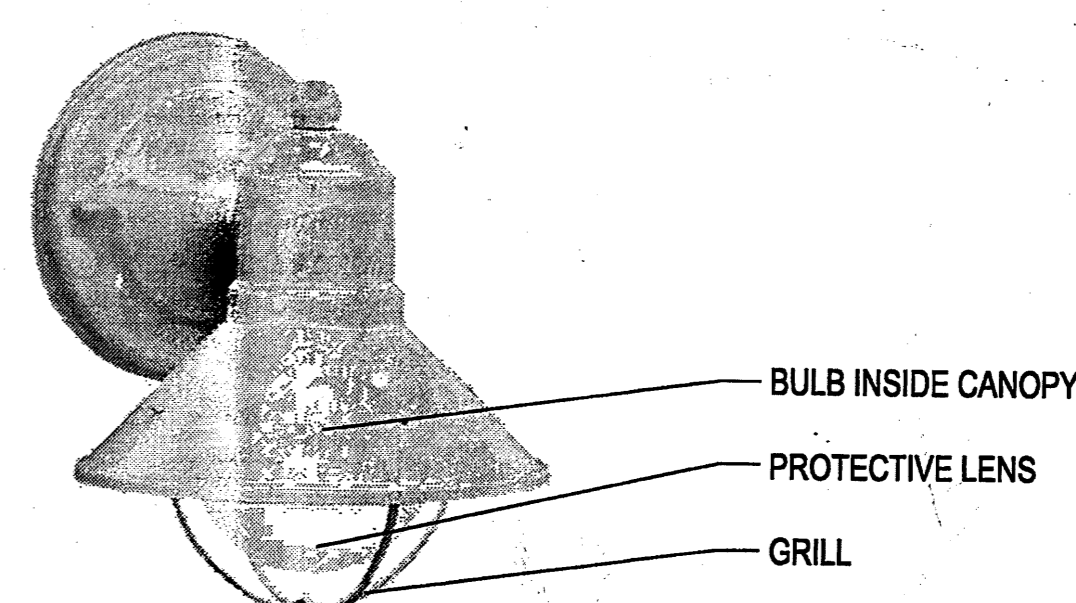
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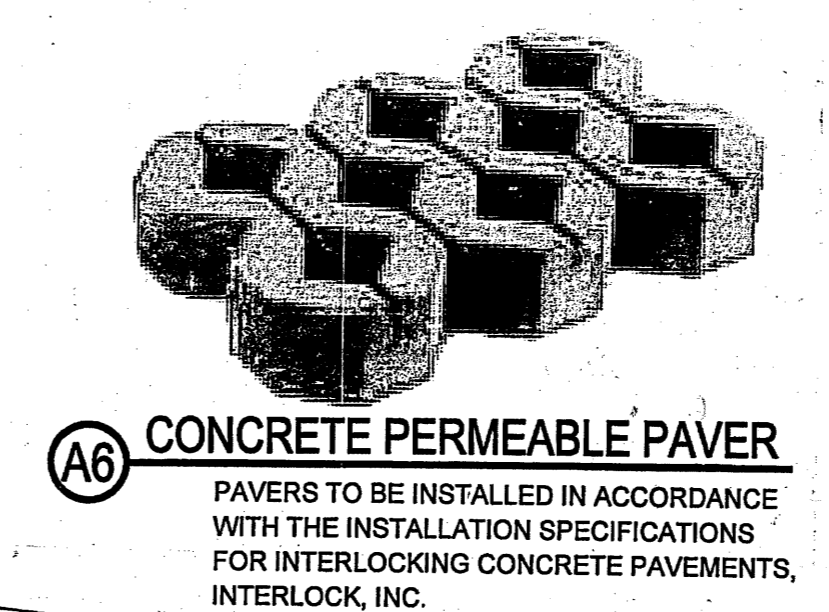
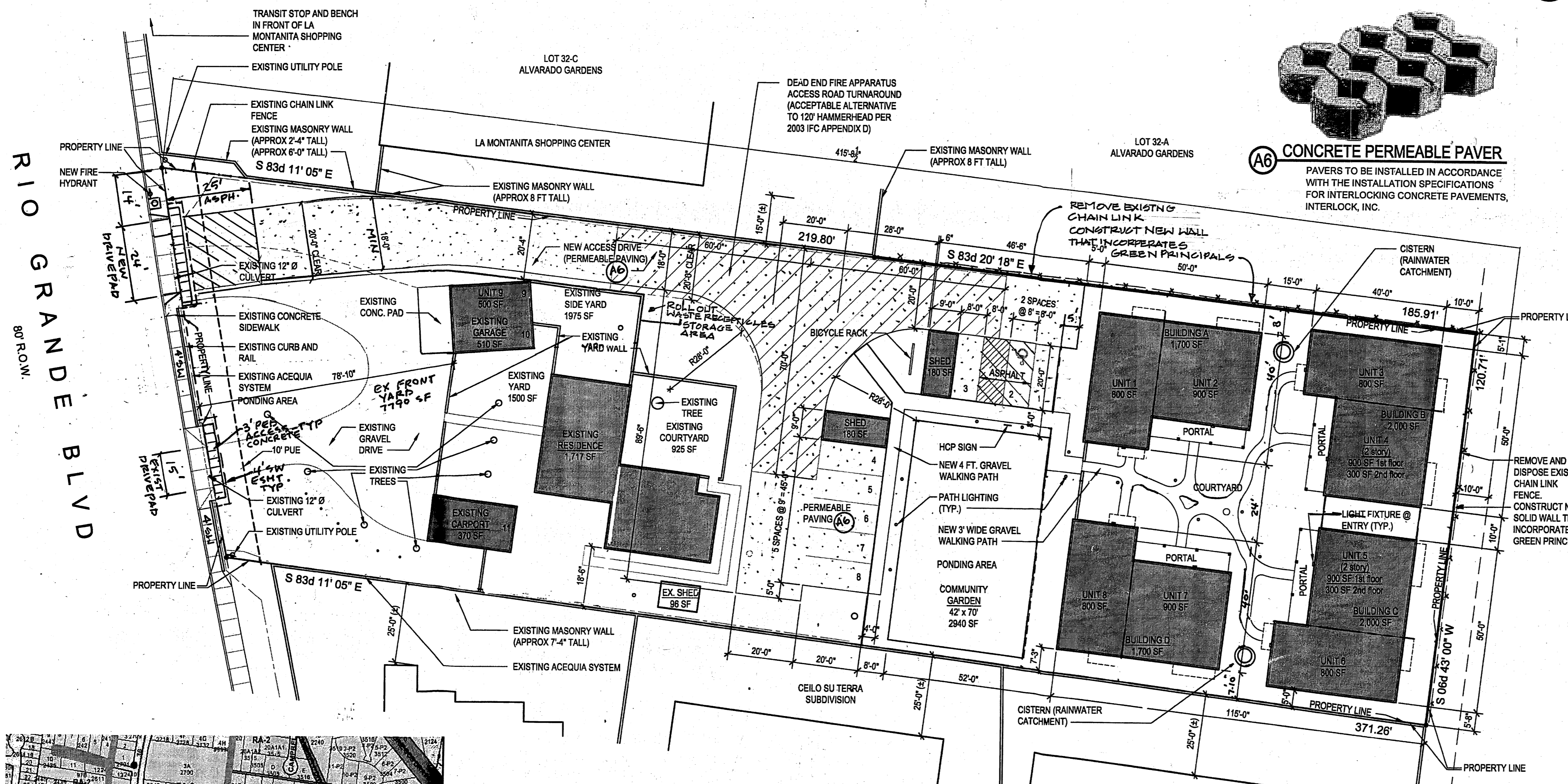
A3 PHOTO DOCUMENTATION - VIEW FROM RIO GRANDE



A4 PATH LIGHTING



A5 BUILDING LIGHTING



A6 CONCRETE PERMEABLE PAVER
PAVERS TO BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION SPECIFICATIONS FOR INTERLOCKING CONCRETE PAVEMENTS, INTERLOCK, INC.

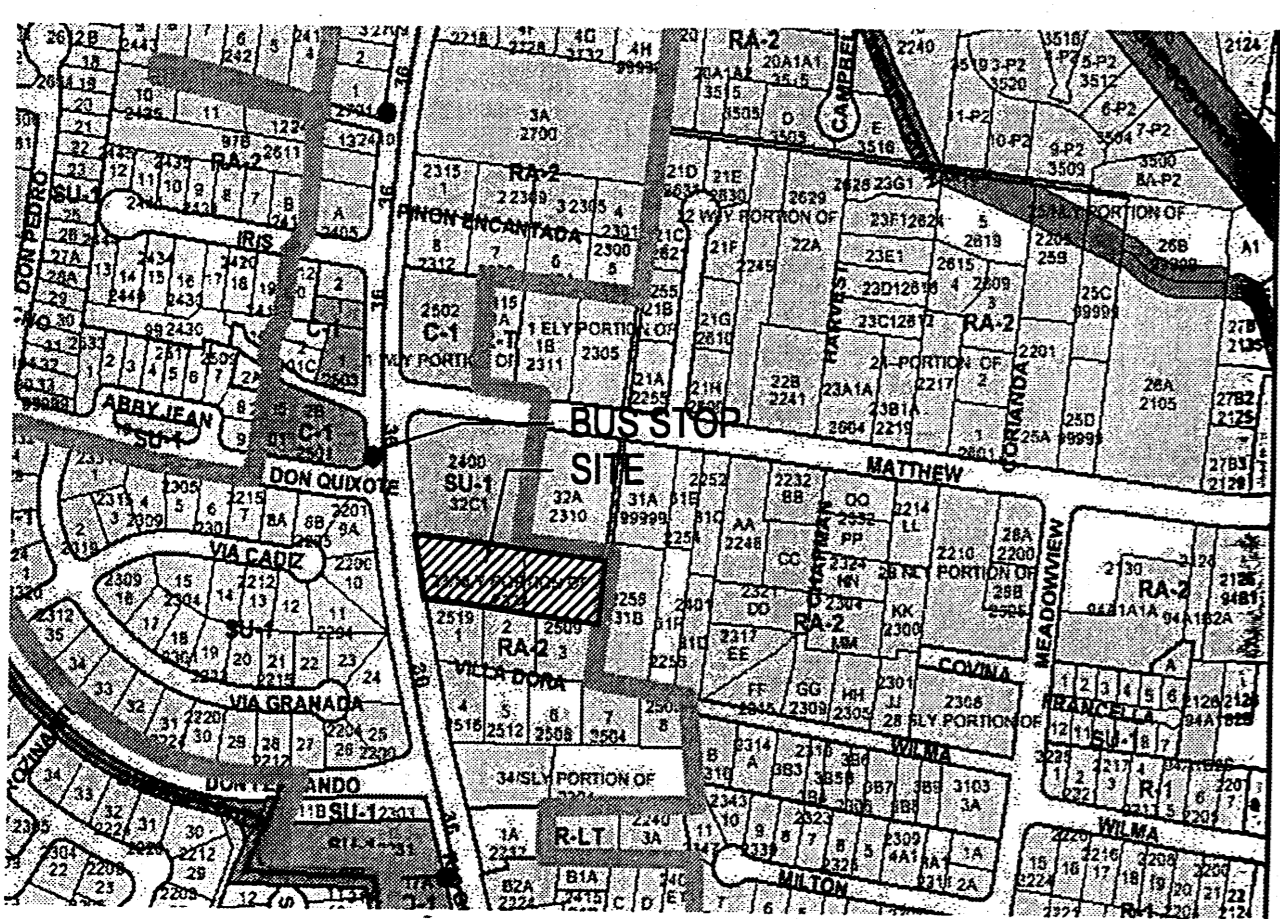
PROJECT NUMBER:
Application Number: **12-DRB-70336** **210#1009204**
This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i>	11-14-12
Traffic Engineering/Transportation Division	Date
ABCWUA	Date
<i>[Signature]</i>	11/14/12
Parks and Recreation Department	Date
<i>[Signature]</i>	1-11-13
City Engineer	Date
Environmental Health Department (conditional)	Date
<i>[Signature]</i>	10-19-12
Solid Waste Management	Date
<i>[Signature]</i>	1-11-13
DRB Chairperson, Planning Department	Date

Umarone 12/18/12

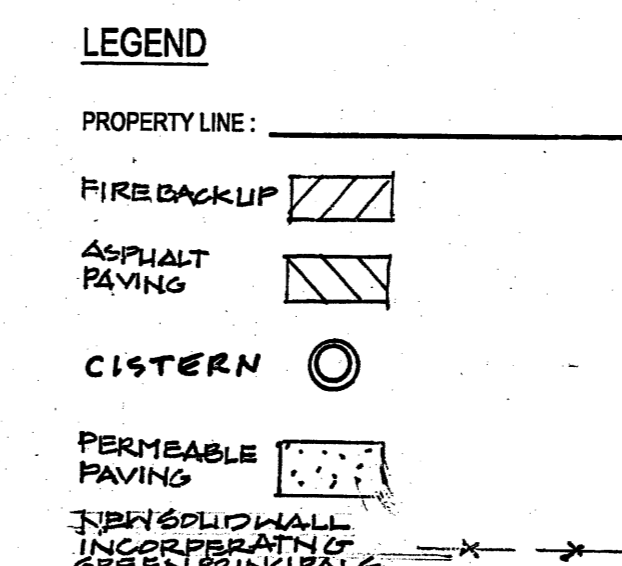


A2 VICINITY MAP
1" = 600'

A1 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SCALE: 1" = 20'

BUILDING	SQ FT	BUILDING	SQ FT	PARKING	No.	PROPERTY DESCRIPTION
EXISTING RESIDENCE	1,717 SF	BUILDING C (RESIDENTIAL)	1200 SF	REQUIRED	2	LEGAL: THE NORTHERN ONE-HALF OF LOT NUMBERED 33 OF ALVARADO GARDENS UNIT No. 1
BUILDING A (RESIDENTIAL)	800 SF	UNIT FIVE (2 story)	800 SF	EXISTING RESIDENCE	1	
UNIT ONE	800 SF	UNIT SIX	800 SF	NEW UNITS (1 BATH EA)	8	
UNIT TWO	900 SF	BUILDING D (RESIDENTIAL)	900 SF	10% TRANSIT REDUCTION	-1	
BUILDING B (RESIDENTIAL)	800 SF	UNIT SEVEN	900 SF	TOTAL	9	
UNIT THREE	800 SF	UNIT EIGHT	800 SF	PROVIDED	0	
UNIT FOUR (2 story)	1200 SF	TOTAL	9,117 SF	EXISTING RESIDENCE	3	
				NEW UNITS (1 BATH EA)	8	
				TOTAL	11	

ONE HANDICAP SPACE PROVIDED



DRAWING INDEX

1. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
2. CONCEPTUAL LANDSCAPE PLAN
3. CONCEPTUAL GRADING AND DRAINAGE PLAN
4. CONCEPTUAL UTILITY PLAN
5. BUILDING ELEVATIONS

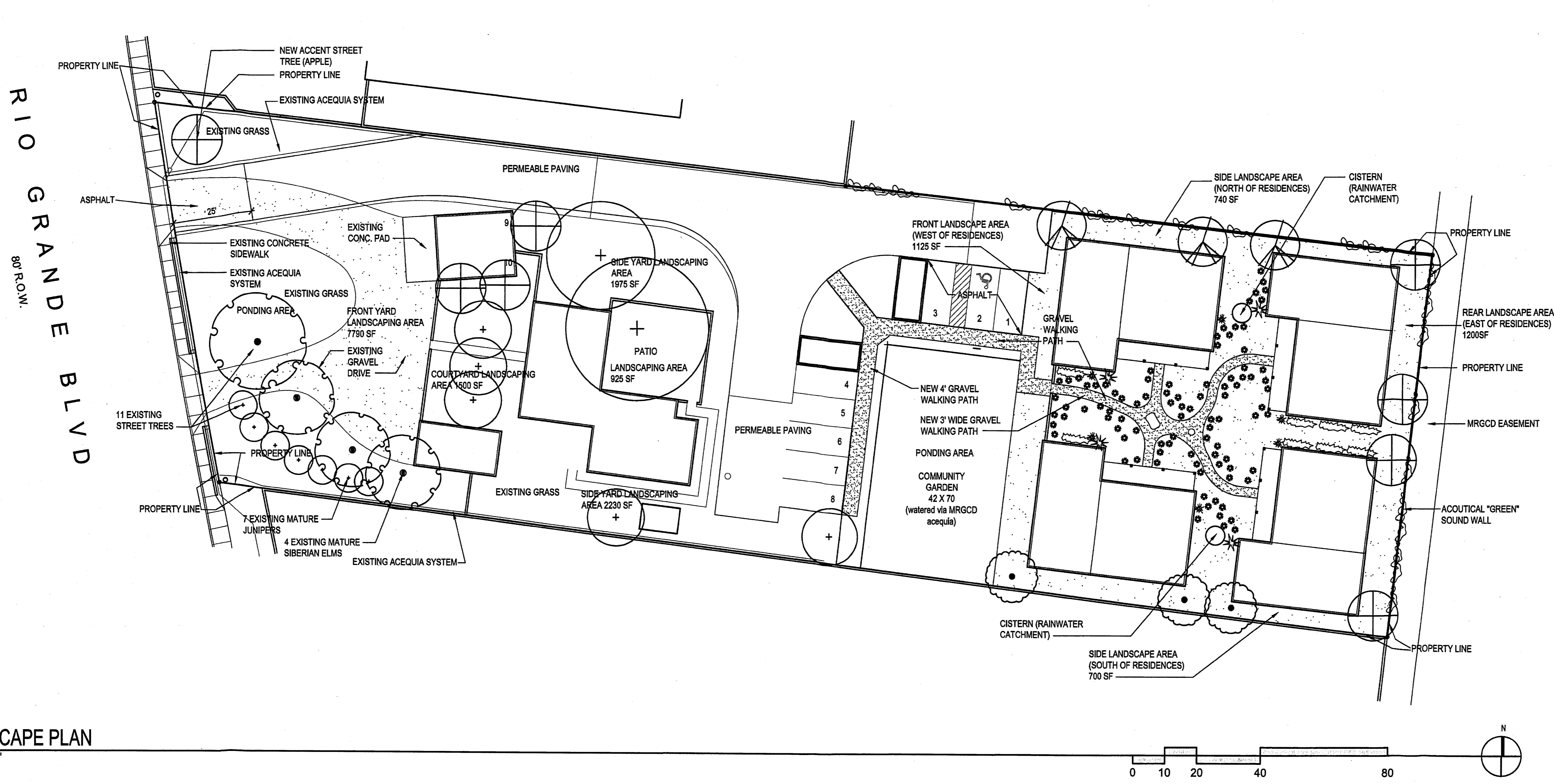
DATE PLOTTED: 10/18/2012 8:47 AM

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LANDSCAPE PLAN
RIO GRANDE HOUSING
2334 RIO GRANDE BLVD



B1 LANDSCAPE PLAN
SCALE: 1" = 20'

CONCEPTUAL PLANT PALETTE & GENERAL NOTES

TREES	ORNAMENTAL GRASSES	GENERAL NOTES
<ul style="list-style-type: none"> 20' high Existing Juniperus (Juniper) To be preserved Quantity: 7 Water usage: Moderate 40' high Existing Ulmus (Elm) To be preserved Quantity: 4 Water usage: Moderate until established, then low. Proposed Malus Domestica (Apple) General landscaping Install size: 10' minimum Quantity: 5 Water usage: Moderate Proposed Pyrus Communis (Pear) General landscaping Install size: 10' minimum Quantity: 3 Water usage: Moderate Proposed Prunus Avium (Wild Cherry) General landscaping Install size: 10' minimum Quantity: 3 Water usage: Moderate 	<ul style="list-style-type: none"> Bouteloua Dactyloides (Buffalo Grass) native grass at residences Forsythia Intermedia (Forsythia) Install size: 1 gallon minimum Quantity: 8 Water use: Moderate Campsis Radicans (Trumpet Vine) on chain link at 10' spacing Water use: Moderate Rosemary Officinalis (Rosemary) Install size: 1 gallon minimum Quantity: 4 Water use: Moderate Spirea Prunifolia (Spirea) Install size: 1 gallon minimum Quantity: 6 Water use: Moderate 	<ol style="list-style-type: none"> Prior to beginning work on the project, the Landscape Contractor shall review the project in the field with the Owner's Representative. If discrepancies occur between the drawings and the site, the Landscape Contractor shall notify the Owner's Representative for clarification prior to proceeding on that portion of work. All installed plants to be minimum 1 gallon for plants, 10' for trees. All plants to be low to medium water use. All planting areas are to have weeds and competitive vegetation removed prior to preparation for planting. All existing plant materials shall be protected during construction. Damaged materials shall be replaced in kind at the Contractor's expense. The Owner's Representative shall provide for Contractor's convenience only, plans shall take precedence. The Owner's Representative shall approve all plant material prior to planting. In addition, the Owner's Representative reserves the right to refuse any plant material deemed unacceptable. The Owner's Representative is to approve any and all substitutions. It is the Landscape Contractor's responsibility to locate all underground utilities prior to commencement of planting operations.

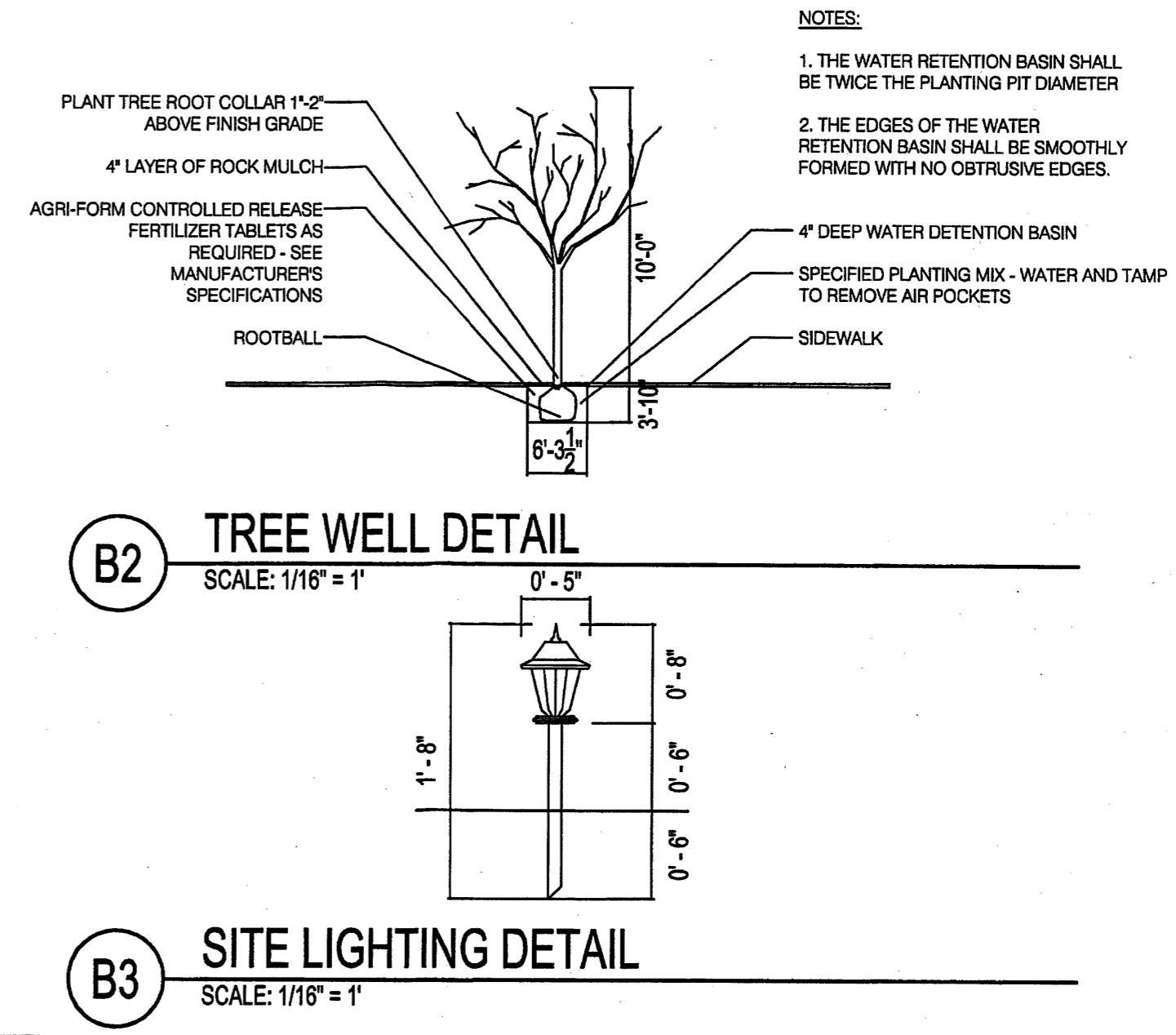
BUILDING	SQ FT	SITE	SQ FT
BUILDING A (RESIDENTIAL) UNIT ONE UNIT TWO	800 SF 900 SF	TOTAL SITE AREA	46,000 SF
BUILDING B (RESIDENTIAL) UNIT THREE UNIT FOUR (2 story)	800 SF 1200 SF	TOTAL RESIDENCE AREA	9,117 SF
BUILDING C (RESIDENTIAL) UNIT FIVE (2 story) UNIT SIX	1200 SF 800 SF	TOTAL SHED AREA	360 SF
BUILDING D (RESIDENTIAL) UNIT SEVEN UNIT EIGHT	900 SF 800 SF	TOTAL GARAGE AREA	870 SF
EXISTING RESIDENCE	1,717 SF	TOTAL PARKING / ROAD AREA	9,450 SF
TOTAL	9,117 SF	TOTAL LANDSCAPE AREA	28,800 SF
		TOTAL BUILDING AREA (at ground plane)	9,747 SF

LANDSCAPE SQ FT
LANDSCAPE AREA REQUIRED 12,420 SF 27%
LANDSCAPE AREA PROVIDED 28,800 SF 58%

STREET TREE ORDINANCE
11 EXISTING STREET TREES
1 NEW ACCENT STREET TREE (APPLE) REQUIRED

IRRIGATION NOTES
For high efficiency irrigation system (WE 2.1), irrigation system must meet at least three of the following requirements:
1. Irrigation system with head-to-head coverage
2. Install central shut-off valve
3. Install submeter for the irrigation system
4. Use drip irrigation for minimum 50% of planting beds
5. Create separate zones for each type of bedding
6. Install timer or controller for each watering zone
7. Install pressure-regulating device

For third party inspection (WE 2.2), a third-party inspection of the irrigation system in operation, including observation of the following:
1. All spray heads are operating and delivering water only to intended zones
2. Any emitters or shut-off valves are working properly
3. Any timers or controller are set properly
4. Any irrigation systems are located at least 2 feet from the home
5. Irrigation spray does not hit the home
For reduce overall irrigation demand by at least 45% (WE 2.3), the design of the landscape and irrigation system to reduce the overall irrigation water demand budget
6. For Rainwater Harvesting see Specification Section 0730



B2 TREE WELL DETAIL
SCALE: 1/16" = 1'

B3 SITE LIGHTING DETAIL
SCALE: 1/16" = 1'

NOTES:
1. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER
2. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.

MARK	DATE	DESCRIPTION

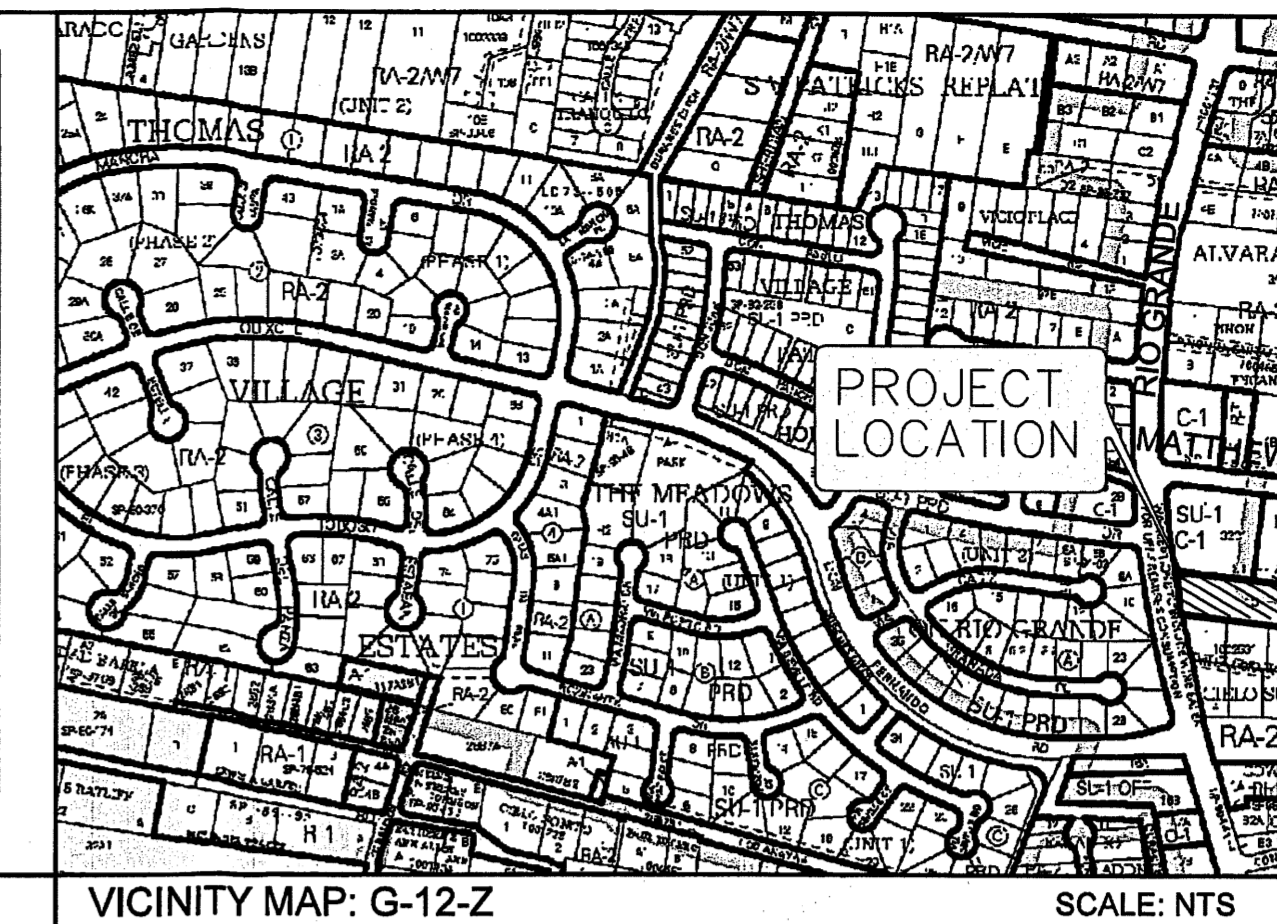
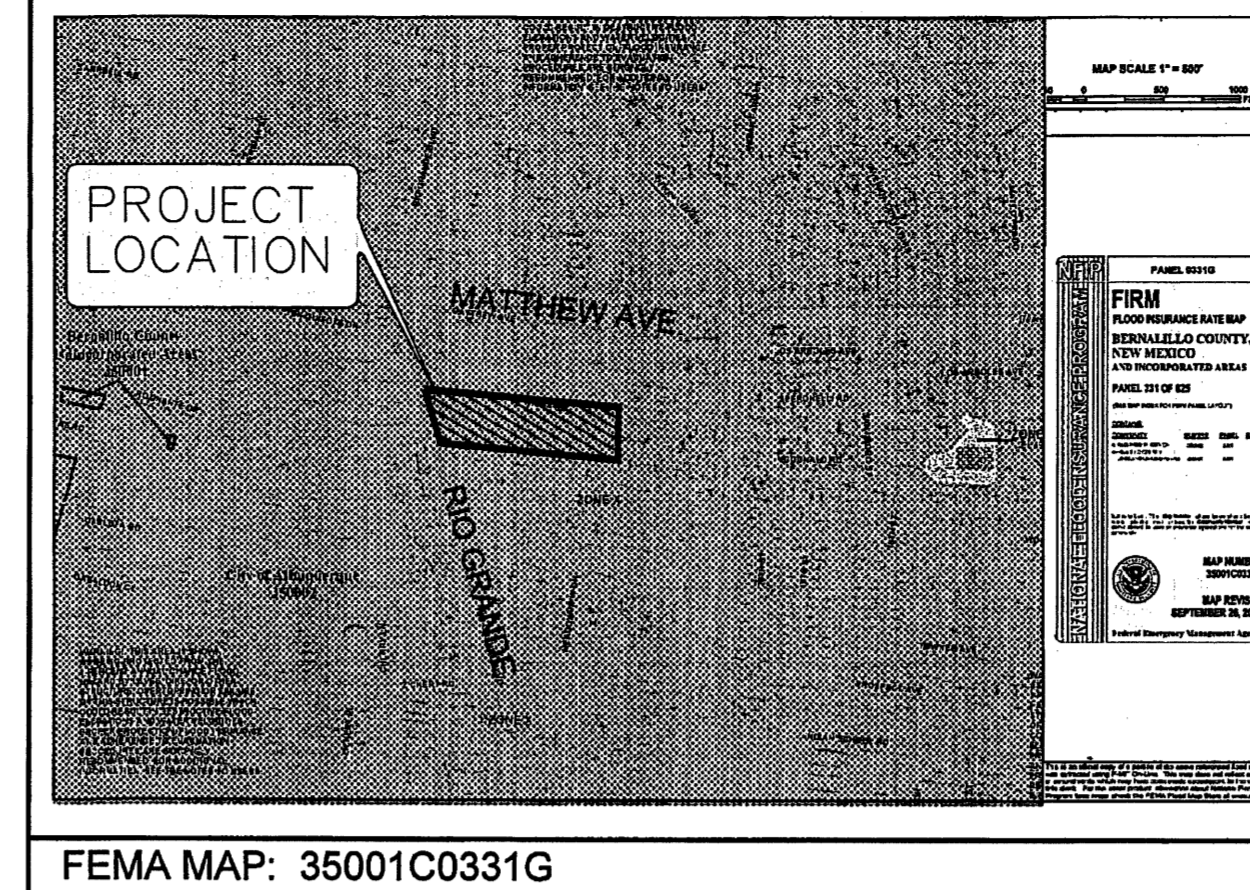
ISSUE: CD
PROJECT NUMBER:
FILE:
DRWN. BY: CW / EM
CHKD BY: GS
DATE: 03/29/2012

DRAINAGE PLAN NOTES

1. BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
3. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
4. This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
6. BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
7. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.
8. All spot elevations are finished grade or top of pavement, unless noted otherwise.
9. The City of Albuquerque has received its EPA MS4 Permit for stormwater quality with an effective date of March 1, 2012.

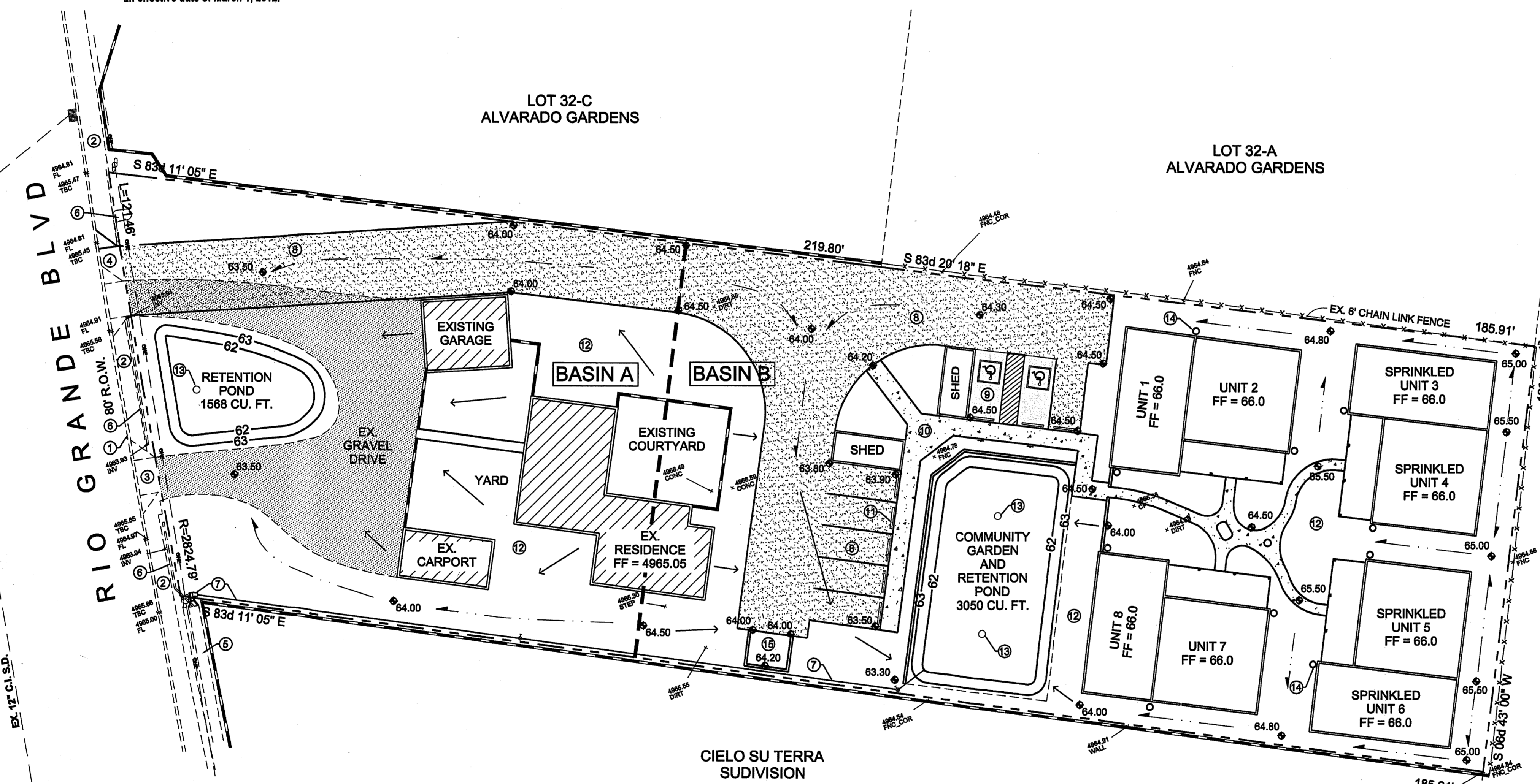
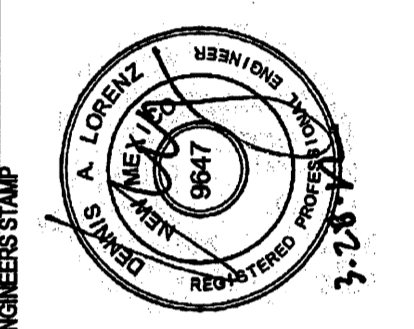
KEYED NOTES

1. EXISTING STANDARD CURB AND GUTTER.
2. EXISTING CONCRETE SIDEWALK.
3. EXISTING DRIVEPAD.
4. EXISTING DRIVEPAD TO BE MODIFIED TO PROVIDE 20' WIDTH.
5. EXISTING IRRIGATION DITCH.
6. EXISTING IRRIGATION DITCH.
7. NEW IRRIGATION DITCH AND PIPING PER MRGCD STANDARDS.
8. NEW AGGREGATE BASE COURSE DRIVE.
9. NEW ASPHALT PAVEMENT AT ACCESSIBLE PARKING AREA.
10. NEW CONCRETE SIDEWALK.
11. NEW CONCRETE TIRE STOP.
12. LANDSCAPING.
13. INSTALL FRENCH DRAIN AT BOTTOM OF RETENTION POND.
14. PROVIDE 100 GALLON CISTERN (TYP).
15. REFUSE ENCLOSURE.



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LEGEND

ITEM	EXISTING	PROPOSED
PROPOSED SPOT ELEVATION	× 75.5	◊ 61.5
POWER POLE (GUYED)	PP	PP
CONTOUR W/ ELEVATION	---4992---	---92---
DIRECTION OF FLOW	←	←
DRAINAGE SWALE	---	---
OVERHEAD ELEC	---OHE---	---
UNDERGROUND ELEC, GAS, TEL, TV, FO	---UGT---	---
RIGHT OF WAY	---	---
EASEMENT LINE	---	---
PROPERTY LINE	---	---
CENTERLINE	---	---
CHAIN LINK FENCE	---	---
ASPHALT	[Pattern]	[Pattern]
GRAVEL DRIVE	[Pattern]	[Pattern]
BLOCK WALL	---	---

CONCEPTUAL GRADING AND DRAINAGE PLAN

SCOPE

Pursuant to the City of Albuquerque Drainage Ordinance and the Development Process Manual, Volume 2, Section 22.2, the Conceptual Grading and Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff from the project site. The project consists of the construction of an 8 unit residential development, located at 2334 Rio Grande Boulevard NW, Albuquerque, New Mexico.

This conceptual plan is presented in support of a Zone Change and Site Development Plan request to be heard by the Environmental Planning Commission.

EXISTING CONDITIONS

The project is presently fully developed. Existing site improvements consist of an existing residence, garage, carport, landscaping and associated site improvements. The site is bounded on the west by Rio Grande Blvd NW, and on the north, south and east by developed residential properties. Site topography is extremely flat, with the site situated approximately 1-foot below Rio Grande Blvd. All excess site runoff remains on-site, ponding in very shallow depressions. No off-site drainage impacts the site. An existing 12 storm drain is located in Rio Grande Blvd, constructed mainly to drain nuisance flows from the right of way.

As shown by the attached FIRM Panel, the site lies within the 500-year Zone "X" Flood Zone.

PROPOSED IMPROVEMENTS

As shown by the Plan, the project consists of the construction of an 8 unit residential development. The existing residence and site improvements will remain as shown. The new development will be constructed on the eastern portion of the property. Grading, drainage, utility and landscaping improvements will be provided to support the development. Since the site is situated lower than Rio Grande Blvd, and given the existing 12-inch public storm drain is shallow and has limited capacity, the site will implement a "flat lands drainage concept". All stormwater runoff will be ponded on-site within 2 shallow retention ponds equipped with French drains. The ponds are sized to retain the 100 year, 10 day volume. All buildings will be positioned to provide adequate freeboard above the water surface of each pond.

Since construction will disturb an area of less than 1.0 acres, and not runoff is proposed to exit the property, a Storm Water Pollution Prevention Plan should not be required.

CALCULATIONS

The calculations shown hereon define the 100-year/6 hour design storm falling within the project area under existing and proposed conditions. The hydrology is per "Section 22.2, Part A, Development Process Manual, Vol 2", dated June 1997.

PROJECT HYDROLOGY

AHYMO

Rio Grande Housing

ZONE:	2
P ₁ HOUR:	2.35
P ₁₀ DAY:	3.95

EXISTING CONDITION									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)	VOL 10day (ac ft)
SITE	1.06	0.00	0.93	0.08	0.05	0.87	2.81	0.077	0.083

PROPOSED CONDITION									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)	VOL 10day (ac ft)
SITE	1.06	0.00	0.51	0.28	0.27	1.21	3.31	0.107	0.143
A	0.41	0.00	0.22	0.14	0.05	1.08	1.18	0.036	0.043
B	0.65	0.00	0.30	0.14	0.21	1.29	2.11	0.070	0.098

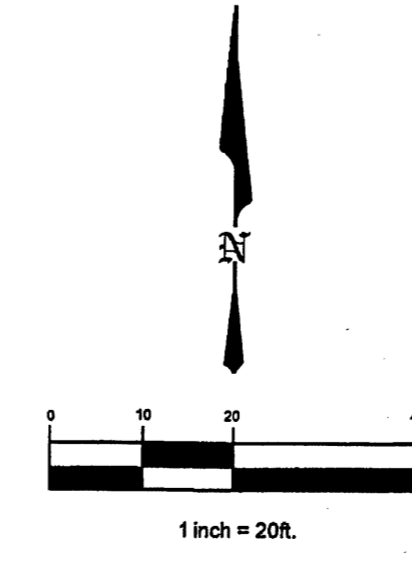
PROJECT DATA

SITE MAPPING:
TOPOGRAPHIC AND IMPROVEMENT MAPPING
BY BRASHER & LORENZ, INC. MARCH 2012

PROPERTY ADDRESS:
2334 RIO GRANDE ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION:
NORTH HALF OF LOT 33, ALVARADO GARDENS ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 15, 1932, IN VOL. C-2, FOLIO 10.

PROJECT BENCHMARK:
ACS MONUMENT "S-G12"
ELEVATION 4685.946 FEET 1988 NAVD
THE MONUMENT IS LOCATED 0.9 MILES NORTH OF THE INTERSECTION OF RIO GRANDE BLVD. AND INTERSTATE 40.



CONCEPTUAL GRADING AND DRAINAGE PLAN

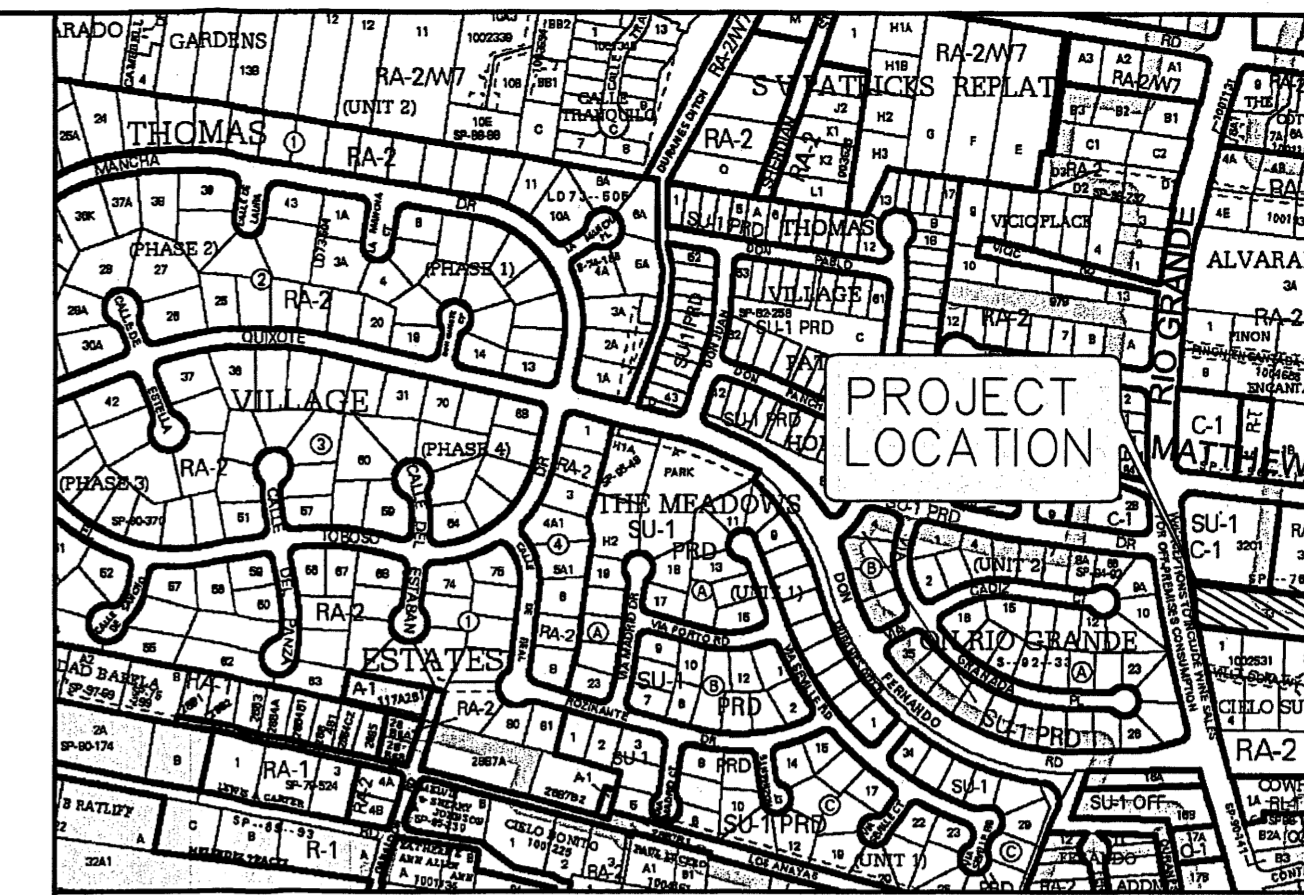
RIO GRANDE HOUSING

DESCRIPTION	DATE	MARK

ISSUE: CD
PROJECT NUMBER:
DRAWN BY: WJT
CHKD BY: CAL
DATE: 03/20/12

BRASHER & LORENZ CONSULTING ENGINEERS
2201 San Pedro NE Building 1 Suite 1200
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

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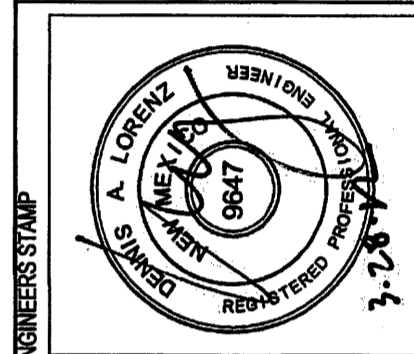


VICINITY MAP: G-12-Z

SCALE: NTS

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LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	--- 6" W ---	6" W
SANITARY SEWER	--- 8" SAS ---	8" SAS
STORM SEWER	--- 36" SD ---	24" SD
FIRE HYDRANT		
VALVE		
WATER SERVICE (SINGLE)		
WATER SERVICE (DOUBLE)		
MANHOLE		
SEWER SERVICE		
POWER POLE (GUYYED)	● PP	● PP
DROP INLET		
OVERHEAD ELEC	— OHE —	— OHE —
UNDERGROUND TEL CABLE	— TC —	— TC —
UNDERGROUND ELEC, GAS, TV	— UGE — — GAS — — TV —	— UGE — — GAS — — TV —
TEL. PEDESTAL	□ TEL	□ TEL
RIGHT OF WAY	— — — — —	— — — — —
EASEMENT LINE	— · — · —	— · — · —
PROPERTY LINE	— · — · —	— · — · —
CENTERLINE	— · — · —	— · — · —

GENERAL NOTES FOR UTILITIES

1. ALL PUBLIC WATER AND SANITARY SEWER SERVICE EXTENSIONS WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ABCWUA STANDARDS AND CRITERIA.
2. THE EXISTING RESIDENCE OBTAINS WATER AND SANITARY SEWER FROM EXISTING SERVICE CONNECTIONS AS SHOWN BY THE PLAN.
3. ALL PRIVATE WATER AND SANITARY SEWER DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, 2009 EDITION.
4. ALL DRY UTILITY SERVICE EXTENSIONS WILL BE DESIGNED AND CONSTRUCTED BY THE PROVIDERS.
5. DUE TO LIMITED FIRE ACCESS CONDITIONS, THE FIRE MARSHALL HAS DETERMINED THAT UNITS 3, 4, 5 AND 6 SHALL BE EQUIPPED WITH AN APPROVED RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM.
6. SCREENING SHOULD BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. PLEASE REFER TO THE PNM ELECTRIC SERVICE GUIDE FOR SPECIFICATIONS.

KEYED NOTES

1. 4-INCH SANITARY SEWER SERVICE TO EXISTING HOME.
2. METERED WATER SERVICE TO EXISTING HOME.
3. EXISTING UTILITY POLE WITH POLE MOUNTED TRANSFORMER.
4. EXISTING COMCAST SERVICE PEDESTAL.
5. NEW FIRE HYDRANT WITH 6-INCH LINE EXTENSION.
6. NEW 2-INCH METERED WATER SERVICE.
7. NEW PRIVATE 3-INCH WATER LINE TO SERVE NEW DEVELOPMENT.
8. NEW 6-INCH PRIVATE SANITARY SEWER TO SERVE NEW DEVELOPMENT.
9. DRY UTILITY SERVICE EXTENSIONS PER SERVICE PROVIDERS.
10. STUB WATER FOR FUTURE EXTENSION.

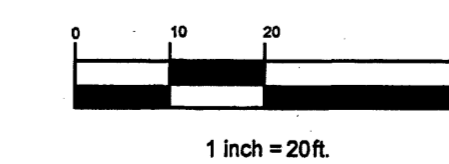
PROJECT DATA

SITE MAPPING:
TOPOGRAPHIC AND IMPROVEMENT MAPPING BY BRASHER & LORENZ, INC. MARCH 2012

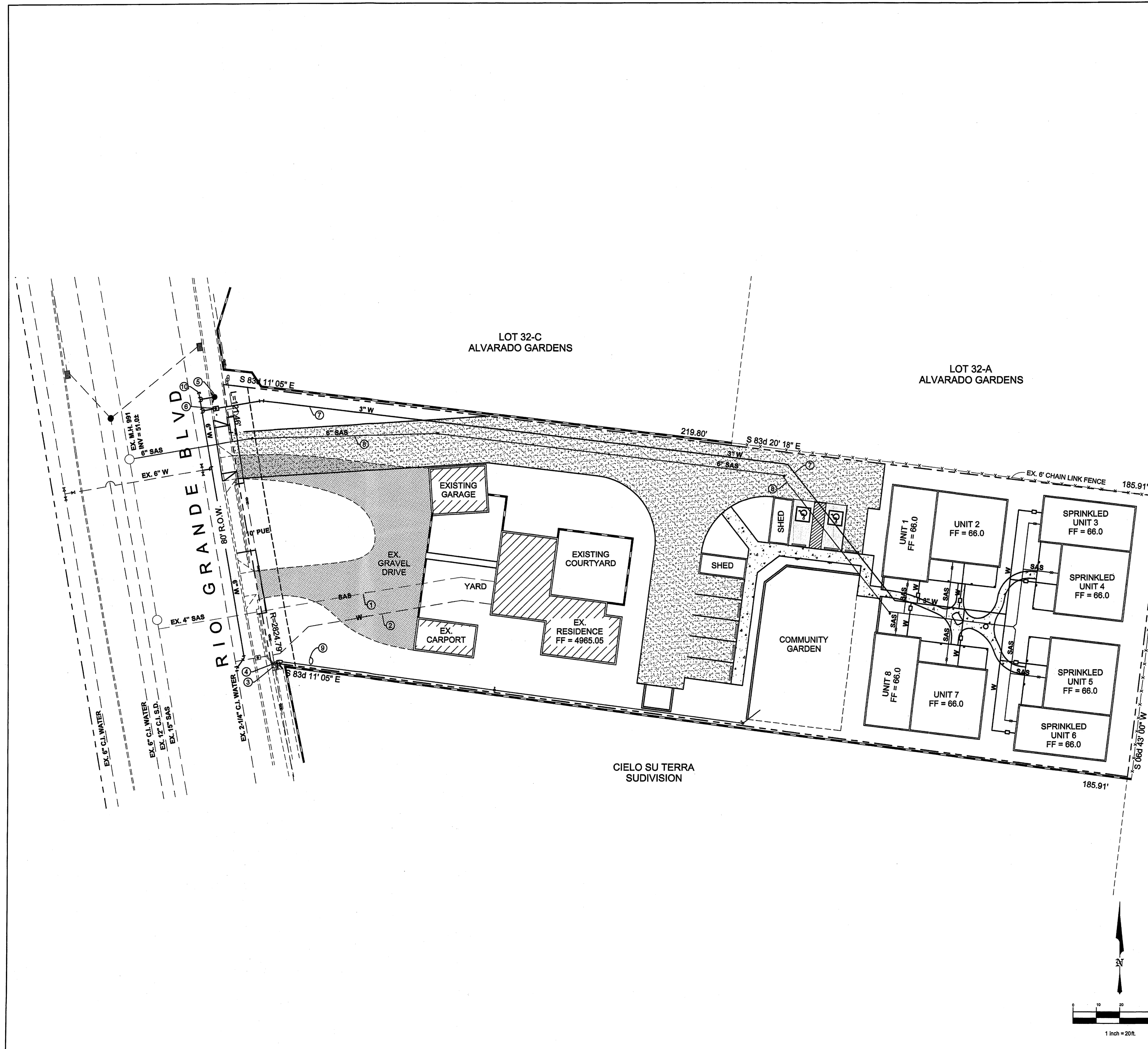
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PROJECT BENCHMARK:
ACS MONUMENT "3-G12"
ELEVATION 4985.948 FEET 1988 NAVD
THE MONUMENT IS LOCATED 0.9 MILES NORTH OF THE INTERSECTION OF RIO GRANDE BLVD. AND INTERSTATE 40.



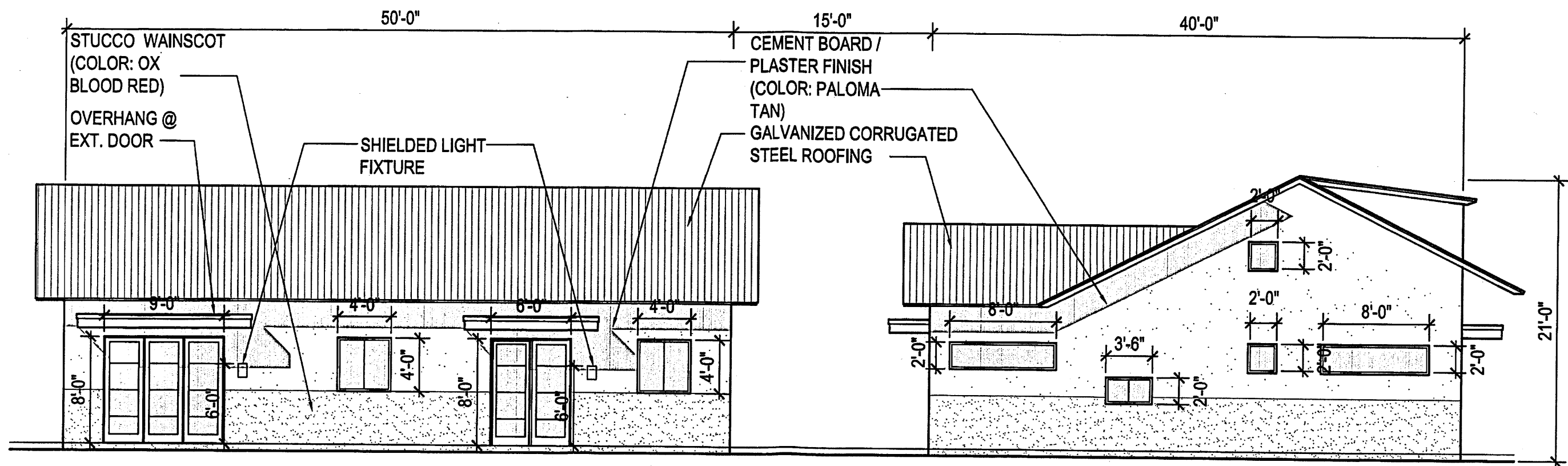
BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro NE Building 1 Suite 1200
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188



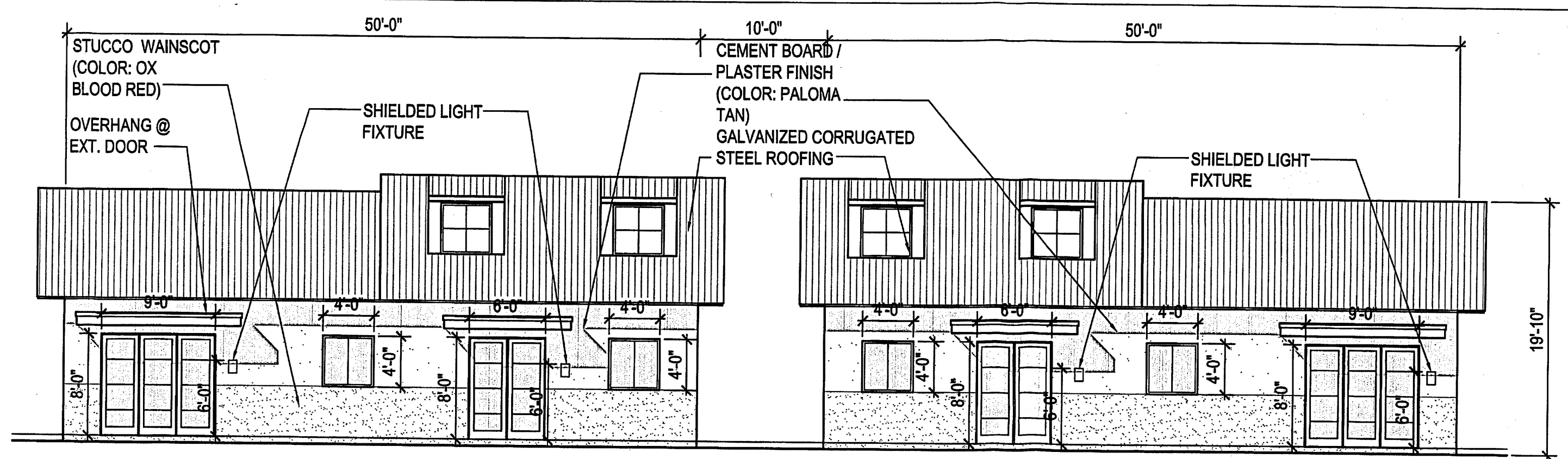
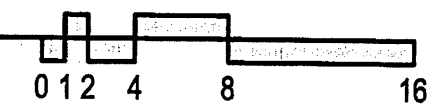
CONCEPTUAL UTILITY PLAN

RIO GRANDE HOUSING

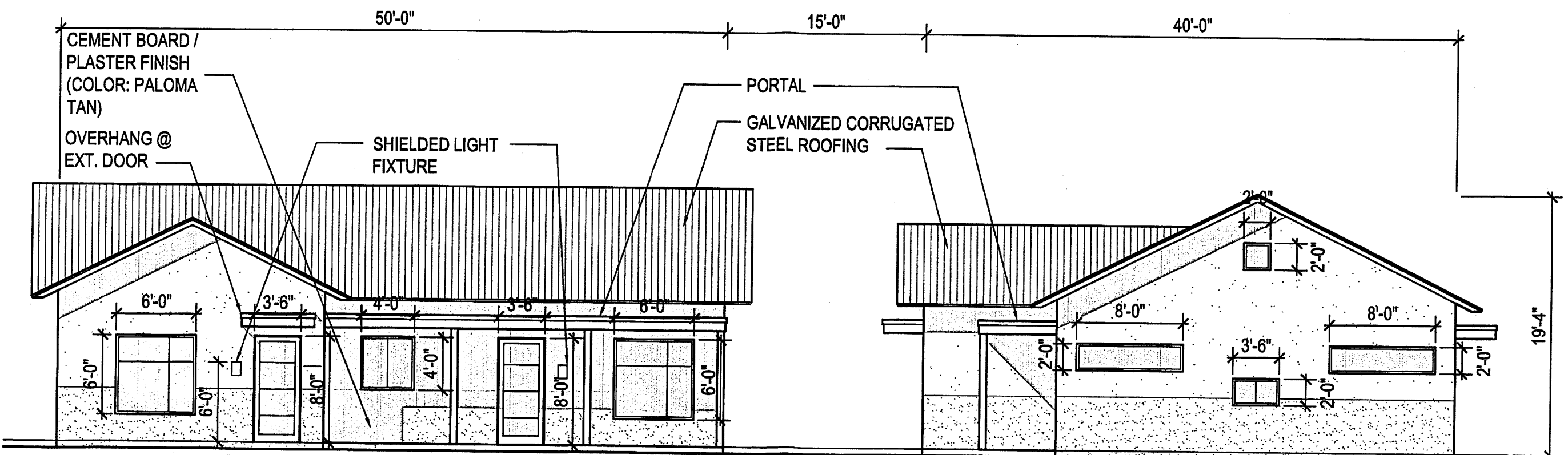
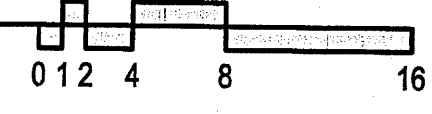
DESCRIPTION	DATE	MARK	ISSUE: CD
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			FILE:
			DRWN. BY: M.V.H.
			CHKD BY: D.A.L.
			DATE: 03/28/2012



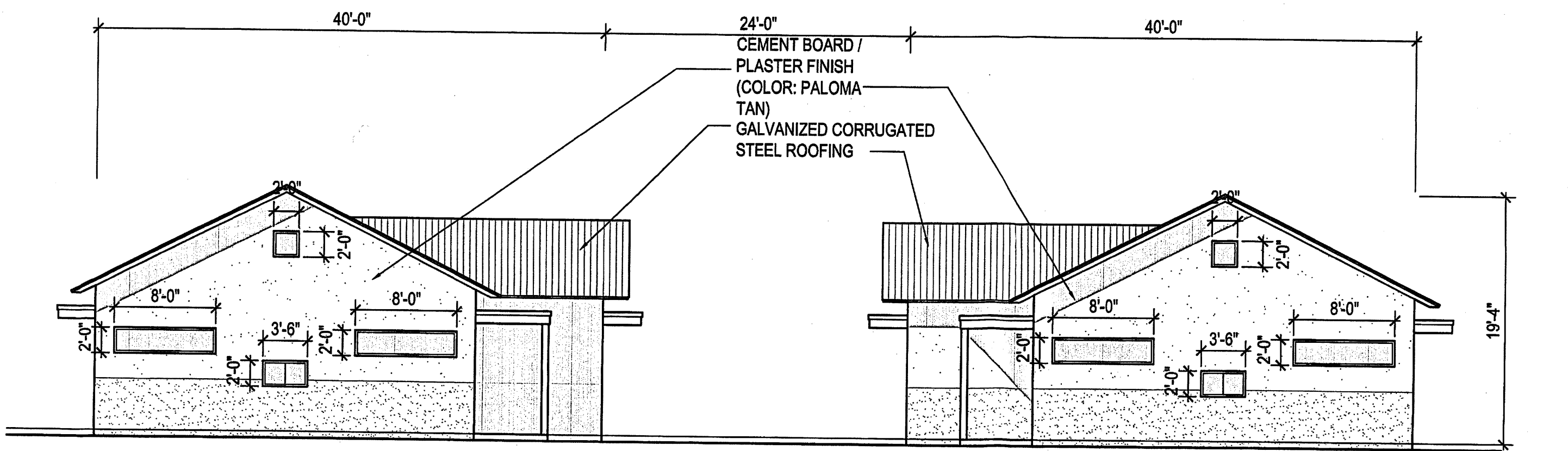
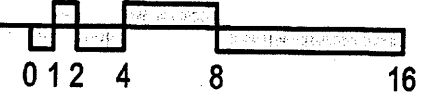
A1 SOUTH ELEVATION (VIEW FROM PROPERTY LINE)
1/8" = 1'-0"



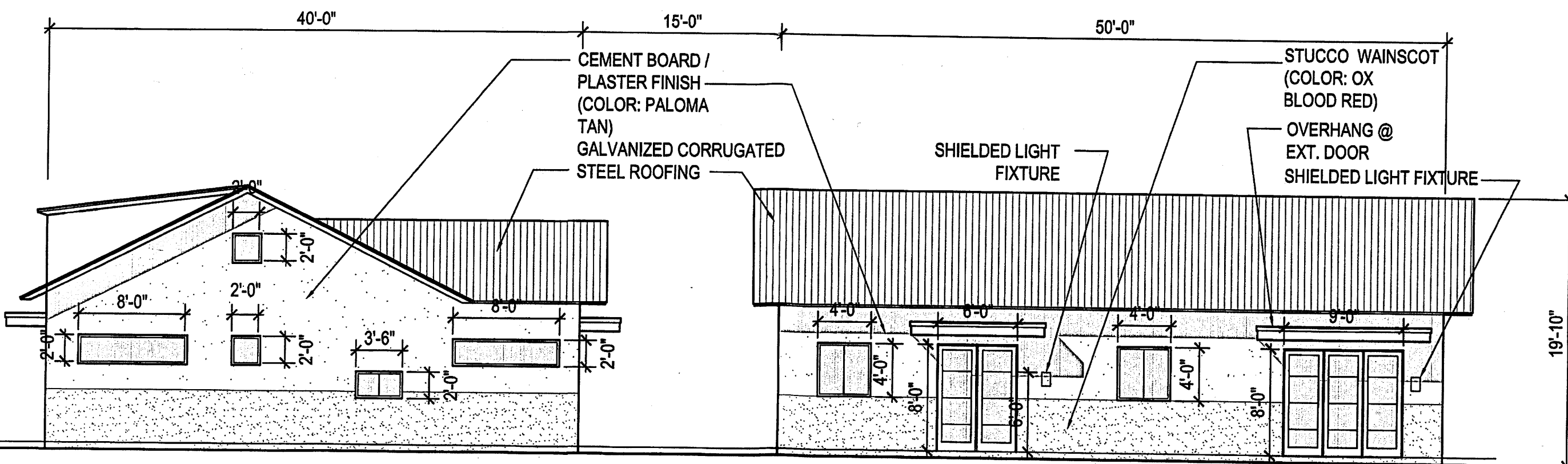
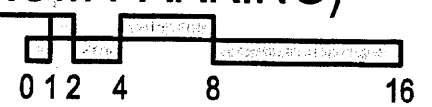
A5 EAST ELEVATION (VIEW FROM PROPERTY LINE)
1/8" = 1'-0"



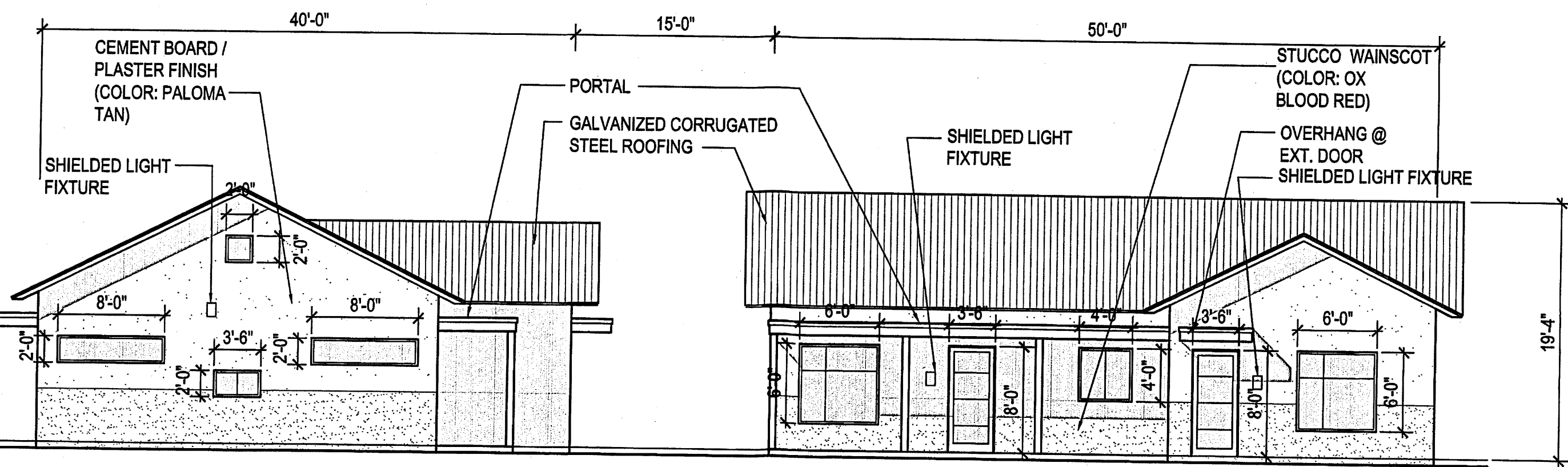
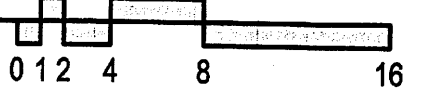
A2 SOUTH ELEVATION (VIEW FROM COURTYARD)
1/8" = 1'-0"



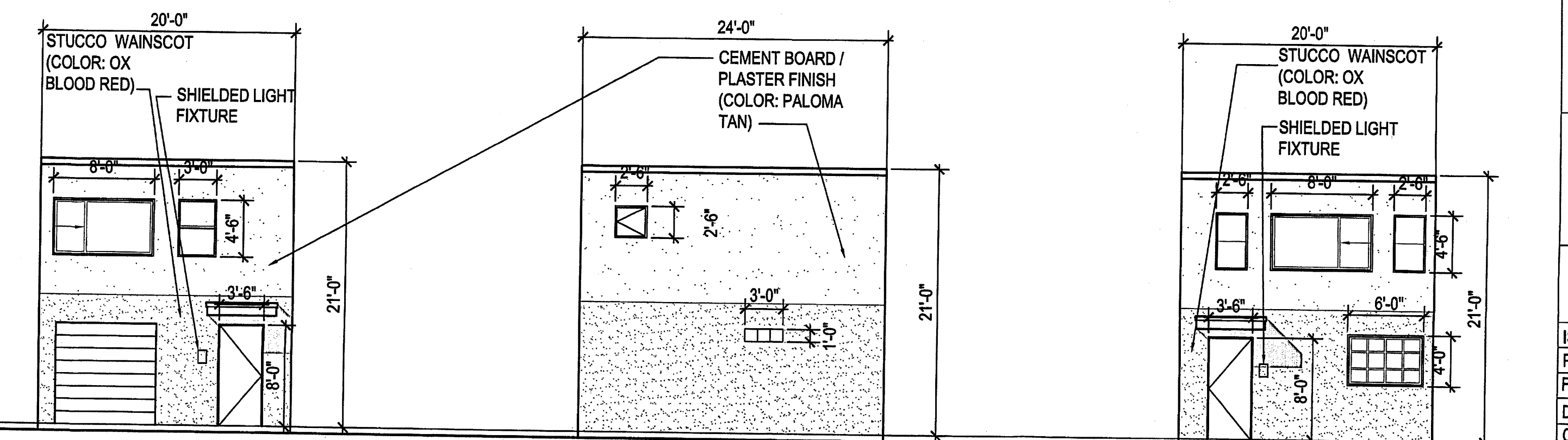
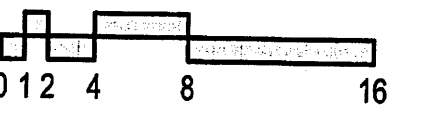
A6 EAST ELEVATION (VIEW FROM COURTYARD) WEST ELEVATION (VIEW FROM PARKING)
1/8" = 1'-0"



A3 NORTH ELEVATION (VIEW FROM PROPERTY LINE)
1/8" = 1'-0"



A4 NORTH ELEVATION (VIEW FROM COURTYARD)
1/8" = 1'-0"



A8 UNIT 9 - WEST, SOUTH, AND EAST ELEVATIONS
1/8" = 1'-0"

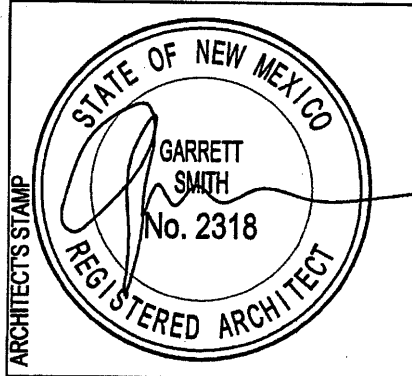


NOTES

- Modified New Mexican Style
- Stucco: Ox Blood Red
- Cement Board with Plaster finish: Paloma Tan
- Roof is Galvanized Corrugated Steel or Standing Seam Steel
- Heating: Radiant Heating and Cooling - ground mounted heat exchanger
- Height of the buildings at the top of the pitch shall be a maximum of 24 feet.

514 CENTRAL SW
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GARRETT SMITH LTD
DESIGN, ARCHITECTURE & DEVELOPMENT



BUILDING ELEVATIONS
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
RIO GRANDE HOUSING
2334 RIO GRANDE BLVD

MARK	DATE	DESCRIPTION

ISSUE:
PROJECT NUMBER:
FILE:
DRWN. BY: DM
CHKD BY: GS
DATE: 03/29/2012