

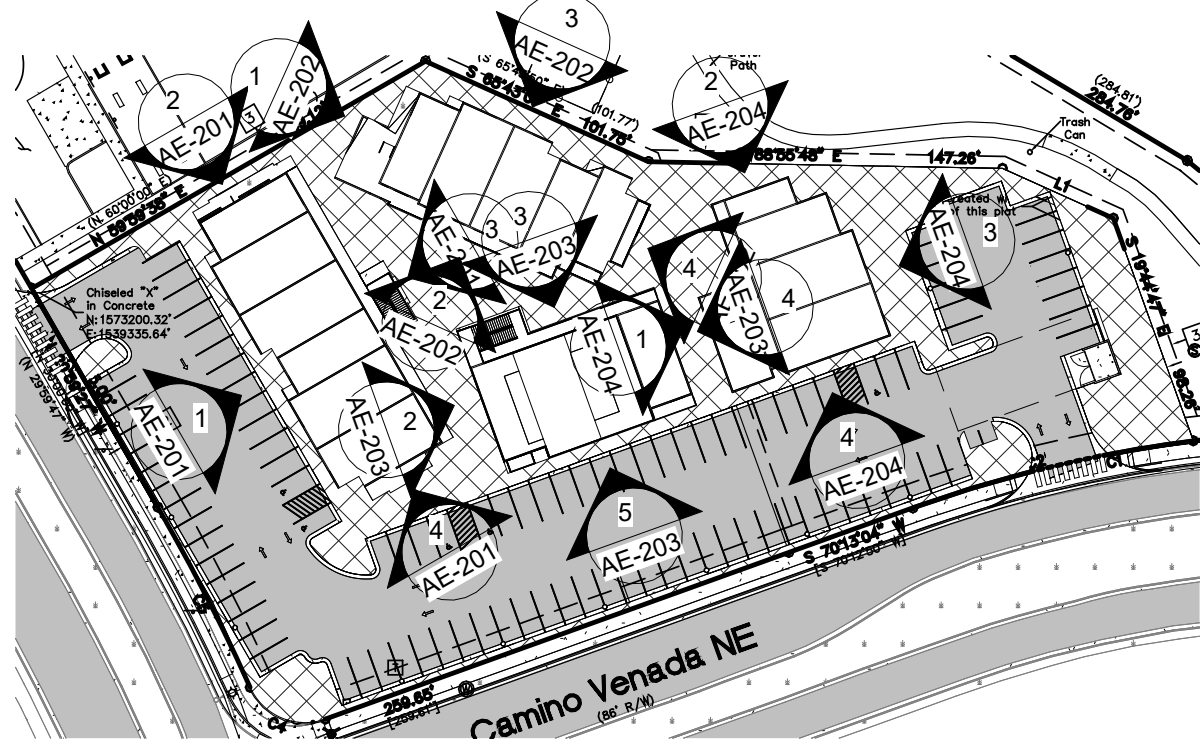
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H:\DWG_ACTIVE\MELVIN_LOMAS ENCANTADAS\DWG\Site Plan.dwg
LUXE MULTIFAMILY
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1 ARCHITECTURAL SITE

SCALE: 1" = 20'-0"

OPEN SPACE AREA



USABLE RECREATION SPACE

USABLE RECREATION SPACE:
AN AREA ON THE SAME LOT AS THE MULTIFAMILY RESIDENTIAL DEVELOPMENT THAT SERVES TO PERMANENTLY PROVIDE INDOOR OR OUTDOOR OPEN SPACE AND/OR RECREATIONAL USES. USABLE RECREATION SPACE MAY INCLUDE, BUT IS NOT LIMITED TO: LAWNS, DECORATIVE PLANTING AREAS, AND NATIVE PLANTS, OPEN BALCONIES AND COVERED PATIOS THAT ARE OPEN ON TWO OR MORE SIDES, WALKWAYS, ACTIVE AND PASSIVE RECREATIONAL AREAS, FOUNTAINS, SWIMMING POOLS, WATER FEATURES, AND PONDS, CLUB-HOUSE AREAS FOR VIDEO/TECHNOLOGY ROOMS, EXERCISE OR FITNESS ACTIVITIES, OR MEETING ROOMS, OR PLAY-GROUNDS. USABLE RECREATION SPACE DOES NOT INCLUDE PUBLIC RIGHT-OF-WAY, PARKING LOTS, DRIVEWAYS, OR BUILDINGS, GARAGES, CARPORT OR EQUIPMENT AREAS THAT ARE NOT DESIGNED FOR COMMON USE

USABLE OPEN SPACE (MULTIFAMILY)
1BR: 50 SF PER UNIT
27 UNITS * 50 SF = 1350 SF
2BR: 100 SF PER UNIT
30 UNITS * 100 SF = 3000 SF

TOTAL OPEN SPACE REQUIRED = 4,350 SF
TOTAL OPEN SPACE PROVIDED = 22,273 SF

LEGEND

- ASPHALT PAVING
- LANDSCAPE AREA
- CONCRETE WALK
- PROPERTY LINE

UNIT DATA

UNIT TYPE	HEATED AREA	QUANTITY	TOTAL AREA
1 BEDROOM MULTIFAMILY	1A	721 SF	17
	1B	721 SF	9
2 BEDROOM MULTIFAMILY	2A	1042 SF	17
	2B	1042 SF	12
RETAIL/COMMERCIAL	SUITE 1	1042 SF	1
	SUITE 2	809 SF	1

VICINITY MAP



GENERAL NOTES

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS
- ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING
- THE SITE PLAN IS IN COMPLIANCE WITH 5-2(J) MPOS EDGES
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE
- AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH THE ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND ALL SITE AMENITIES AS REQUIRED
- ALL ROOFTOP MECHANICAL UNITS WILL BE LOCATED TOWARD THE MIDDLE OF THE ROOF AND SHIELDED BY PARAPETS
- LIGHT POLES FOR SITE LIGHTING WILL NOT EXCEED THE MAXIMUM HEIGHT ALLOWED OF 20' OR 16' IF LOCATED WITHIN 100' OR A RESIDENTIAL ZONE.
- ALL SITE LIGHTING MUST MEET CCT AND CRI SPECIFICATIONS

KEYED NOTES

- DUMPSTER ENCLOSURE REF. SHEET AS-503
- TYPICAL CURB AND GUTTER REFER 10/AS-501
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF 3/4/11 AS-502
- ACCESSIBLE CURB RAMP, REF 1/9 AS-501
- CONCRETE SIDEWALK, REF 6/AS-501
- BICYCLE RACKS, REF 9/AS-502
- DIRECTIONAL PAVEMENT MARKING, REF 6/AS-502
- ASPHALT PAVING
- SITE LIGHTING, MOUNTED 16' ABOVE FINISH GRADE W/ SHIELDING TO PREVENT LIGHT TRESPASS, REF 4/AS-501 (DSX) LED P2 30K 90CRI TSM)
- BUILDING MOUNTED WALLPACK LIGHTING MOUNTED 12' ABOVE FINISH GRADE
- EXISTING FIRE HYDRANT
- PAINTED CROSSWALK REF 12/AS-501
- WATER VALVE
- PROPERTY LINE
- SITE LIGHTING - BOLLARD LIGHT
- SETBACK LINE
- PAPER EASEMENT

PROJECT DATA

ZONING:
REQUESTED, SPECIAL USE FOR C-1/R-6 USES

LAND USE:
VACANT

LEGAL DESCRIPTION:
TRACTS 5-A AND 17-A-1, LOMAS ENCANTADAS BEING COMPRISED OF TRACTS 5 AND 17-A, LOMAS ENCANTADAS CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO AUGUST 2026

SITE AREA:
1.7895 ACRES

ZONE ATLAS:
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SETBACKS:
FRONT = 5' MIN, SIDE = 5' MIN, REAR = 5' MIN

BUILDING HEIGHTS:
MAXIMUM ALLOWED:
THREE STORY MULTIFAMILY: 36' - 0"

SPRINKLED:
YES, NFPA 13R

BUILDING OCCUPANCY:
R-2 + M (COMMERCIAL)

CONSTRUCTION TYPE:
TYPE V-A

PARKING CALCULATIONS:

MULTIFAMILY:
STUDIO/1 BR - 1.5 SPACES PER
2 BR - 1.75 SPACES PER
TOTAL 1 BEDROOM DUS = 26 * 1.5 (39 SPACES REQ'D)
TOTAL 2 BEDROOM DUS = 29 * 1.75 (50.75 SPACES REQ'D)
TOTAL MULTIFAMILY PARKING REQ'D = 89.75 (90) SPACES + 5 VISITOR SPACES

COMMERCIAL:
1 SPACE PER 300SF
1042 SF = 3.47 (4)
809 SF = 2.7 (3)

TOTAL COMMERCIAL PARKING REQ'D = 7

TOTAL OVERALL SPACES REQUIRED = 102
TOTAL OVERALL SPACES PROVIDED = 103

ADA:
PER ADAG 2010 ADA STANDARDS, 51-100 SPACES = 4 ACCESSIBLE REQUIRED
ACCESSIBLE SPACES PROVIDED = 6

MOTORCYCLES:
SPACES REQUIRED = 0
MOTORCYCLE SPACES PROVIDED = 3

BICYCLES: NO LESS THAN 2 SPACES AND UP TO 2% OF THE REQUIRED AUTOMOTIVE PARKING
BICYCLE PARKING SPACES PROVIDED = 10

PROJECT TITLE
LUXE MULTIFAMILY

Enter address here

PROJECT MANAGER
JOB NO.
Project Number

DRAWN BY:

SHEET TITLE
ARCHITECTURAL SITE PLAN

DATE
Issue Date
SCALE:

SHEET
AS-101

MODULUS ARCHITECTS

AND LAND USE PLANNING

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REV DATE BY REVISION