

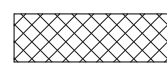
COPYRIGHT 2021 MODULUS ARCHITECTS
H:\DWG_ACTIVE\MELVIN_LOMAS ENCANTADAS\DWG\Site\Lux LUXE MULTIFAMILY.dwg
10/7/2026 3:26:27 PM
LUXE MULTIFAMILY



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
2B: 100 SF PER UNIT
2B: 100 SF PER UNIT
2B: 100 SF PER UNIT

TOTAL OPEN SPACE REQUIRED = 4,200 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 RIO RANCHO STANDARDS.
- ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF RIO RANCHO OUTDOOR LIGHTING REGULATIONS (RIO RANCHO MUNICIPAL CODE CH. 159)
- 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' OF 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 ACCESSIBILITY SIGNAGE AND STRIPING, REF 3/4/11 AS-502
- ACCESSIBLE CURB RAMP, REF 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 18' 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
- 10' PAPER EASEMENT
- SIDEWALK RAMP W/ DETECTABLE WARNING STRIP, REF: 2/AS-501
- ADA PARKING SIGNAGE, REF 11/AS-502
- EMERGENCY ACCESS ONLY - SECURITY GATE AND EMERGENCY KEY BOX TO BE PROVIDED

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:
PAGE 133

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

BUILDING HEIGHTS:
MAXIMUM ALLOWED: 50' - 0"
THREE STORY MULTIFAMILY: 38' - 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 = 28 * 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 + 6 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 = 103
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

SHEET

SCALE:

AS-101

MODULUS ARCHITECTS

AND LAND USE PLANNING

8220 SAN PEDRO DR NE SUITE 520

ALBUQUERQUE, NEW MEXICO 87113

PHONE (505) 338-1499 FAX (505) 338-1498

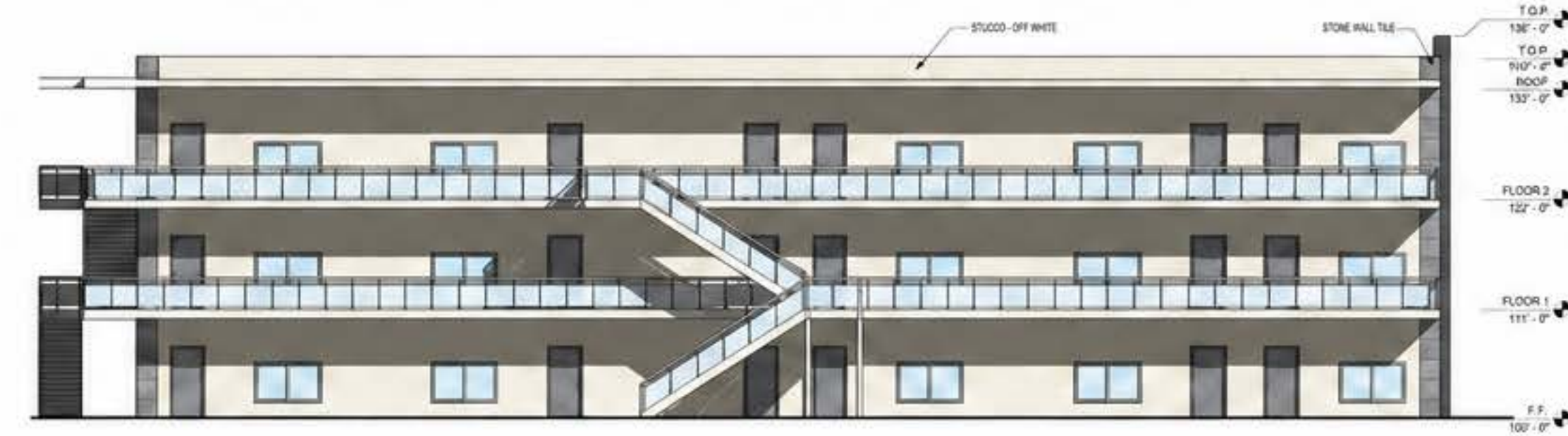




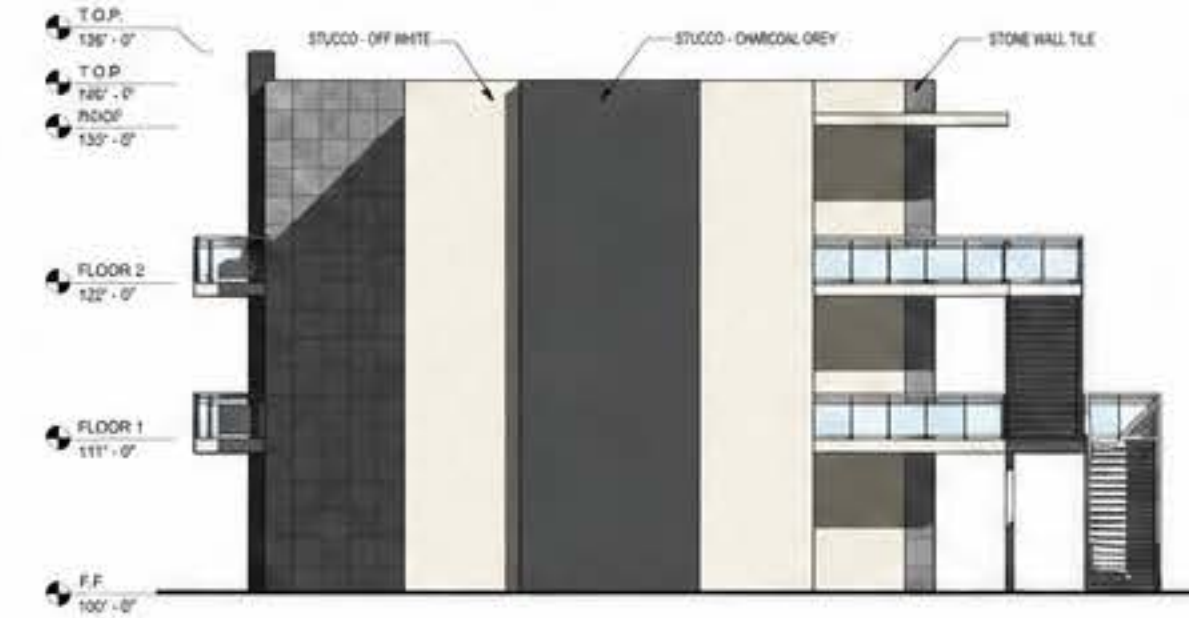
1 BLDG 1 - WEST
 SCALE: 1/8" = 1'-0"



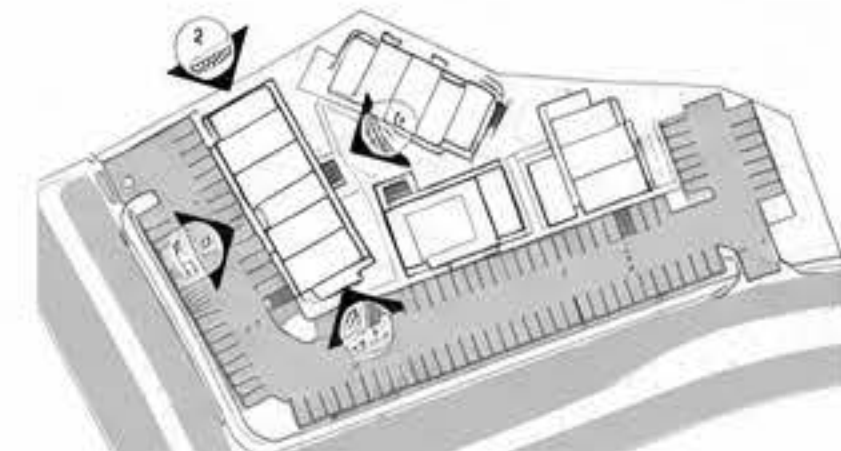
2 BLDG 1 - NORTH
 SCALE: 1/8" = 1'-0"



3 BLDG 1 - EAST
 SCALE: 1/8" = 1'-0"



4 BLDG 1 - SOUTH
 SCALE: 1/8" = 1'-0"



REV	DATE	BY	REVISION

MODULUS ARCHITECTS
 AND LAND USE PLANNING
 8221 SAN PEBRO BOULEVARD SUITE 100
 ANTELOPE, NEVADA 89719
 PHONE (505) 539-1488 FAX (505) 539-1498



PROPOSED: LUXE MULTIFAMILY
 PROJECT: LUXE MULTIFAMILY
 DATE: 8/24/2023
 SHEET: AE-201

BUILDING ELEVATIONS - BLDG 1



DATE Issue Date	SHEET AE-201
SCHE.	

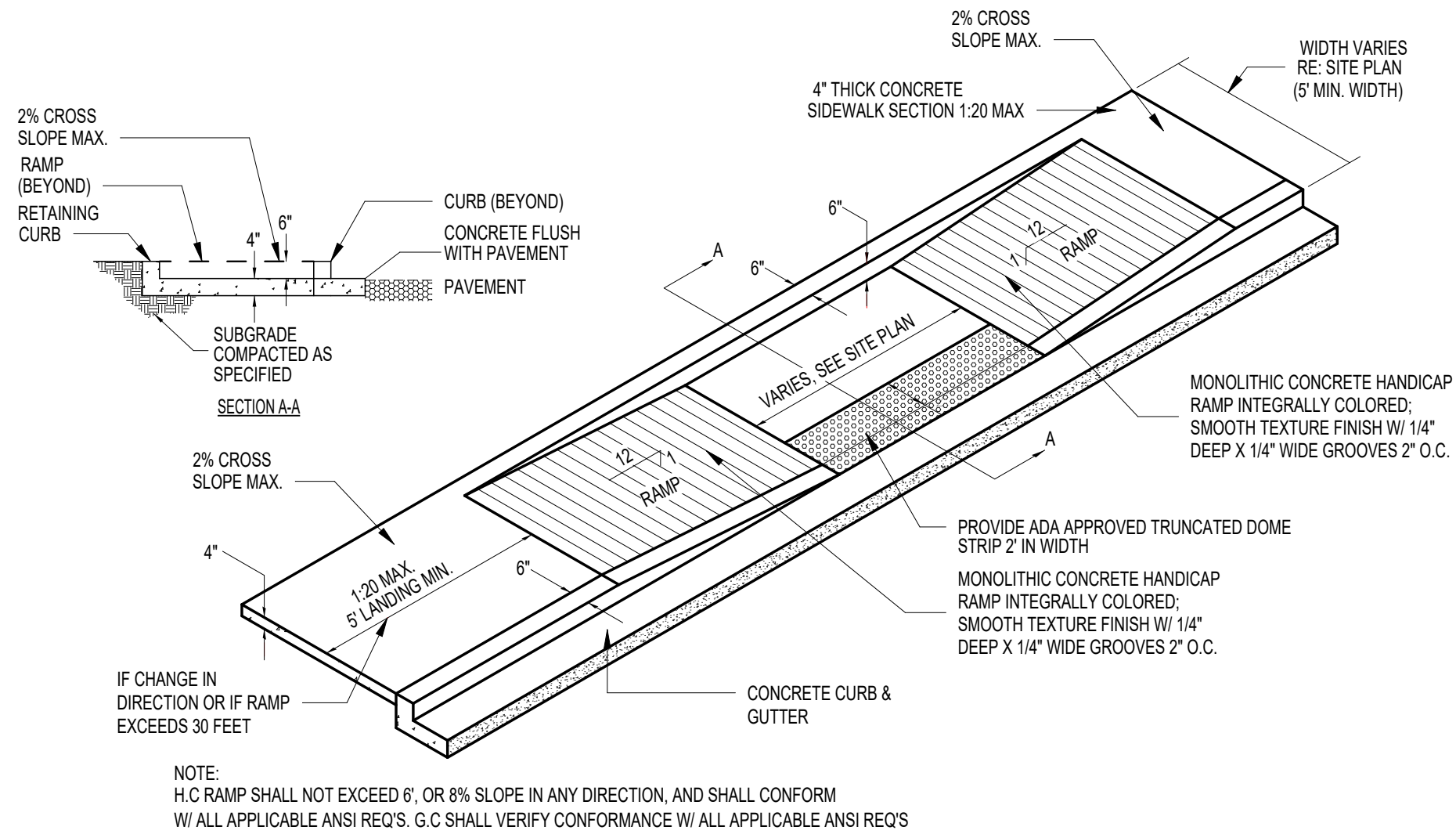
LUXE MULTIFAMILY
BUILDING ELEVATIONS - BLDG 1



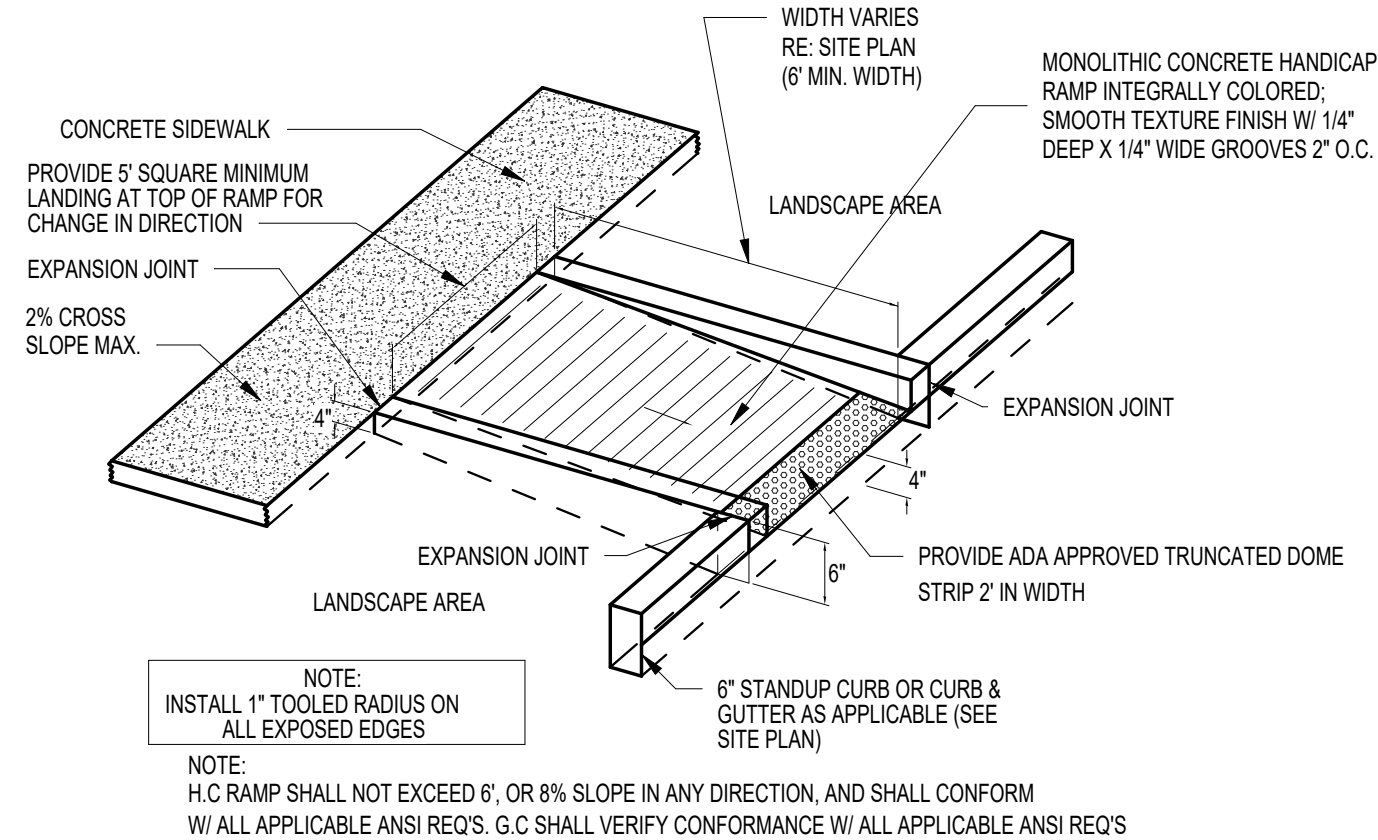
MODULUS ARCHITECTS
AND LAND USE PLANNING

828 84ARE2BIC ERYMEENPE3D
ACTE OUEPOWE. NEIWE S3Q8 6TT19
PHONE (539) 539-4-188 FAX (508) 534-1699

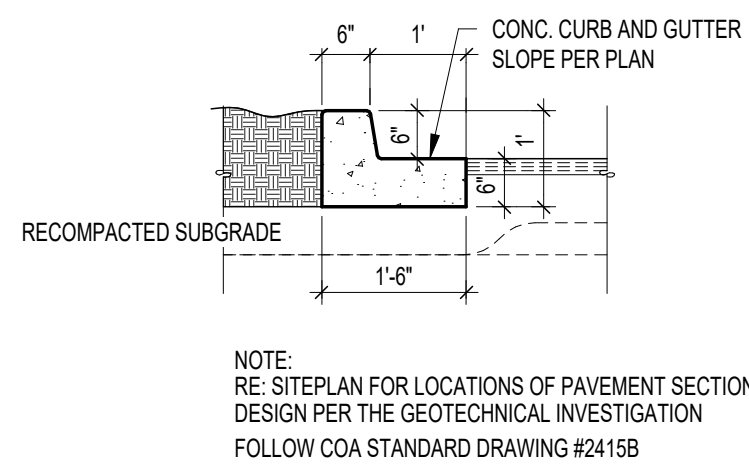
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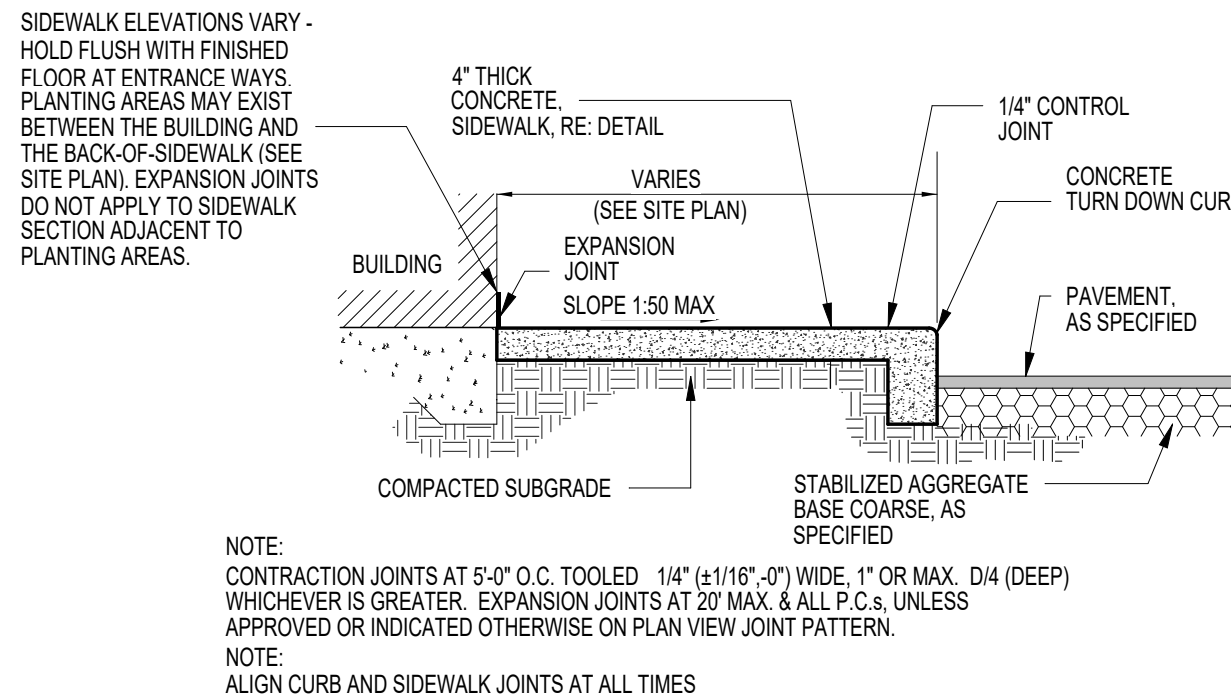
9 TAPERED RAMP DETAIL
SCALE: 1/8" = 1'-0"



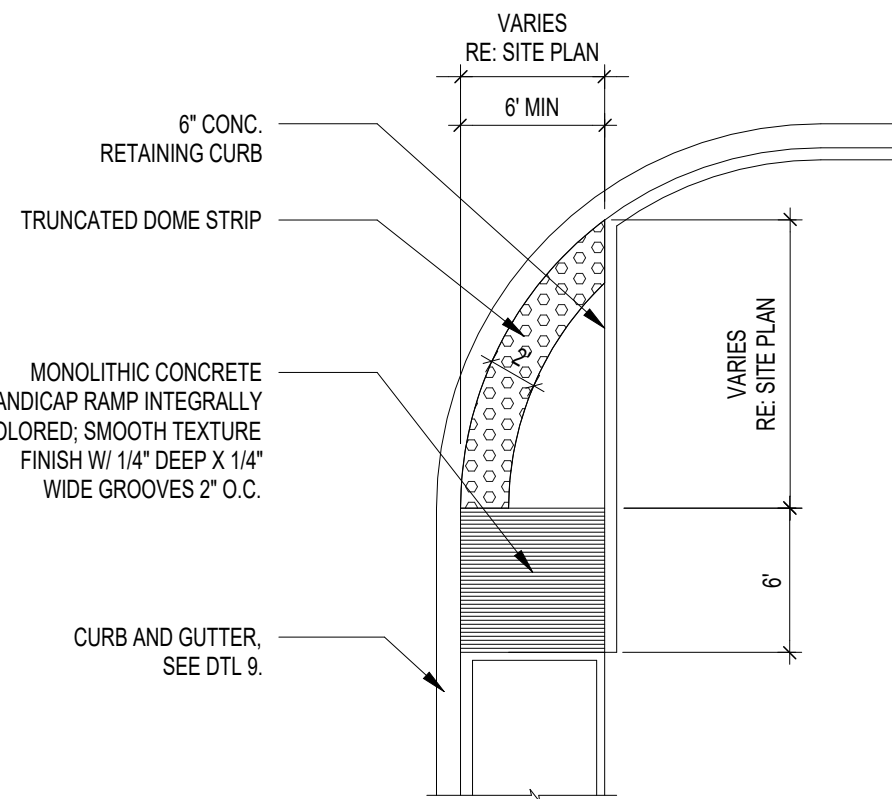
5 CURBED RAMP DETAIL
SCALE: 1/8" = 1'-0"



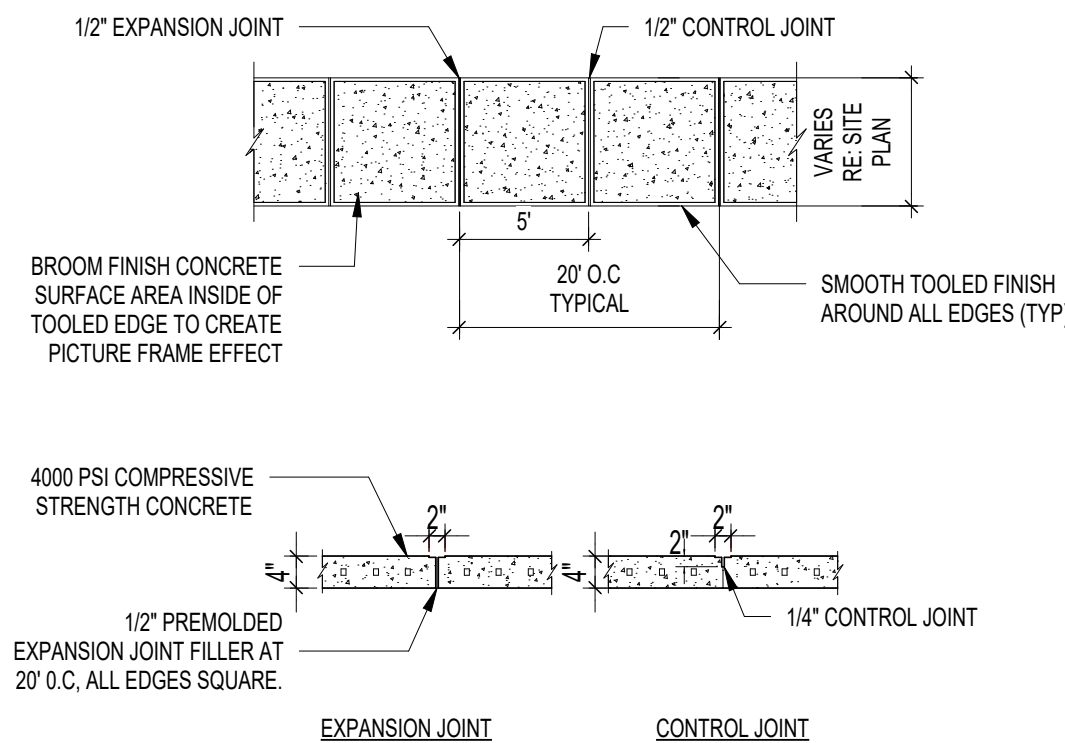
10 TYPICAL CURB DETAIL
SCALE: 1/8" = 1'-0"



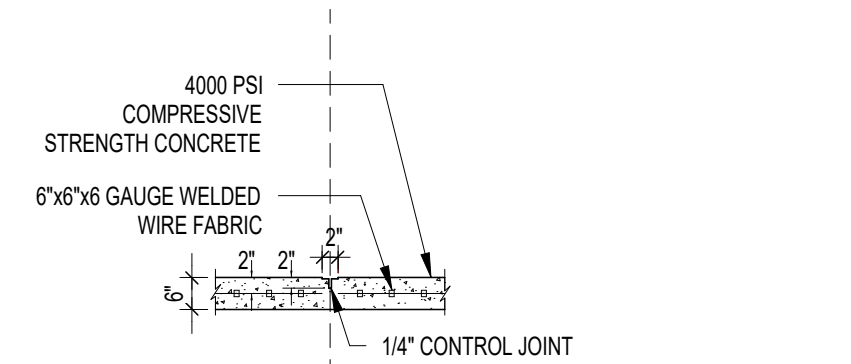
6 SIDEWALK W/TURNDOWN CURB SECT.
SCALE: 1/8" = 1'-0"



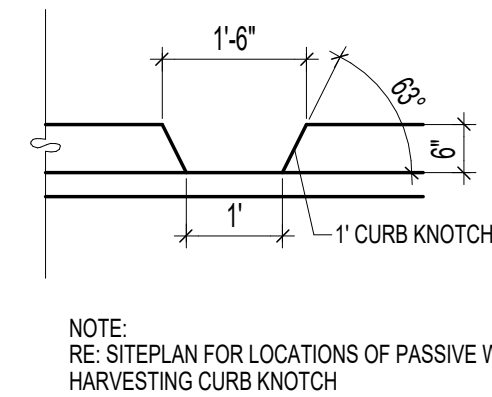
2 END ISLAND WITH WALK RAMP
SCALE: 1/8" = 1'-0"



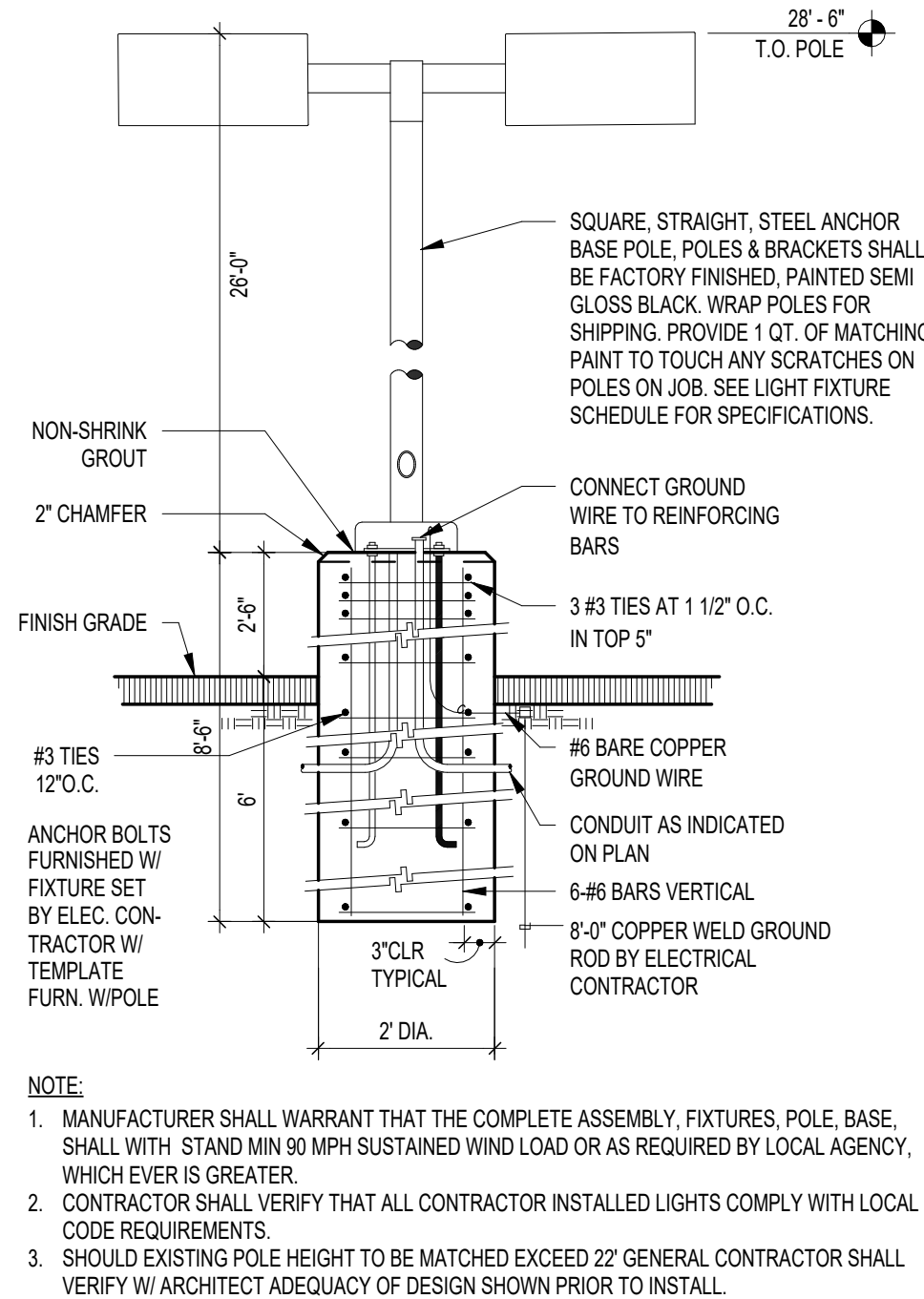
7 TYPICAL SIDEWALK
SCALE: 1/8" = 1'-0"



4 LIGHT POLE DETAIL
SCALE: 1/8" = 1'-0"



8 CURB NOTCH
SCALE: 1/8" = 1'-0"



12 TYPICAL CONC. CROSSWALK
SCALE: 1/8" = 1'-0"

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MODULUS ARCHITECTS

AND LAND USE PLANNING

8220 SAN PEDRO DR NE SUITE 520

ALBUQUERQUE, NEW MEXICO 87113

PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO

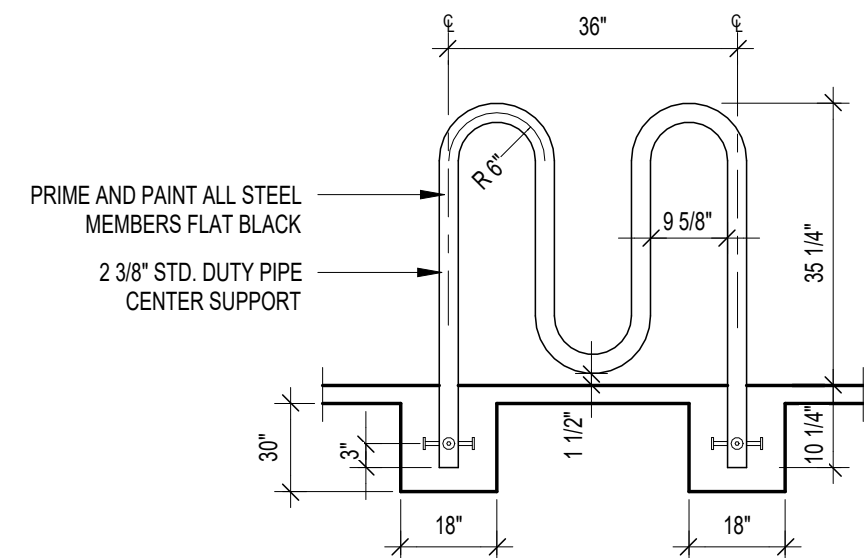
REGISTERED ARCHITECT

STEPHEN A. DUNBAR

No. 4218

PROJECT TITLE	LUXE MULTIFAMILY	DRAWN BY:	
Enter address here		JOB NO.	
PROJECT MANAGER		Project Number	
SHEET TITLE	SITE DETAILS		

DATE	SHEET
Issue Date	
SCALE:	AS-501

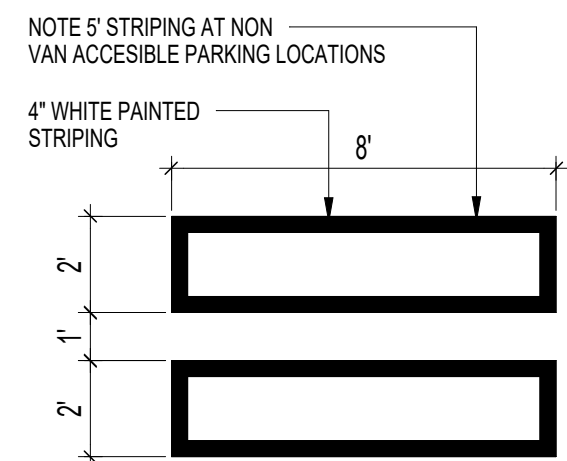


NOTE:
BICYCLE RACK SHALL BE DESIGN ACCORDING TO THE FOLLOWING GUIDELINES:

- A. THE RACK SHALL BE MINIMUM 30" TALL AND 18" WIDE
- B. THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE PLACES.
- C. COMBATOASTER RACKS ARE NOT ALLOWED.
- D. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION.
- E. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
- F. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
- G. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.

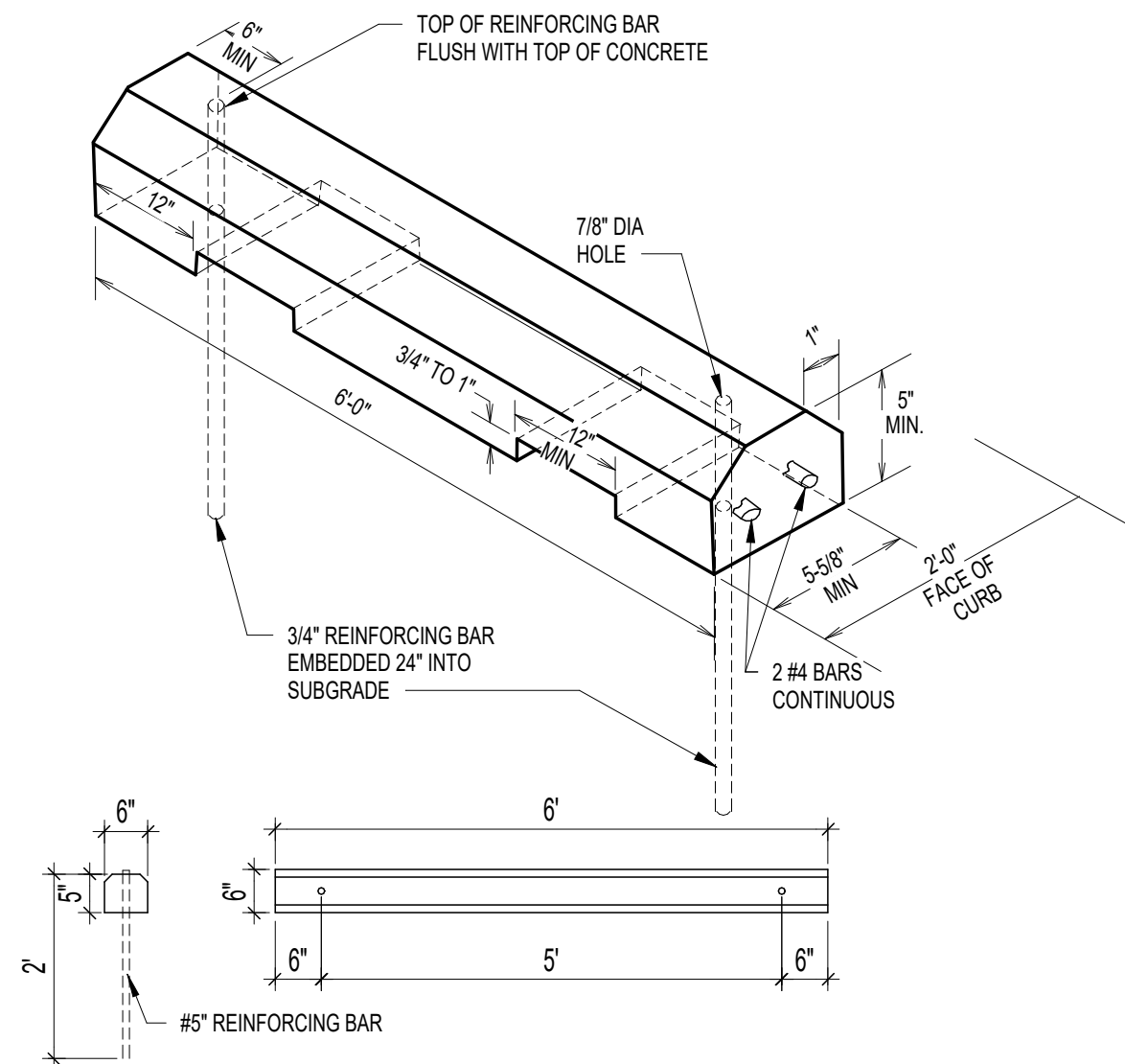
9 BIKE RACK

SCALE: 1/8" = 1'-0"



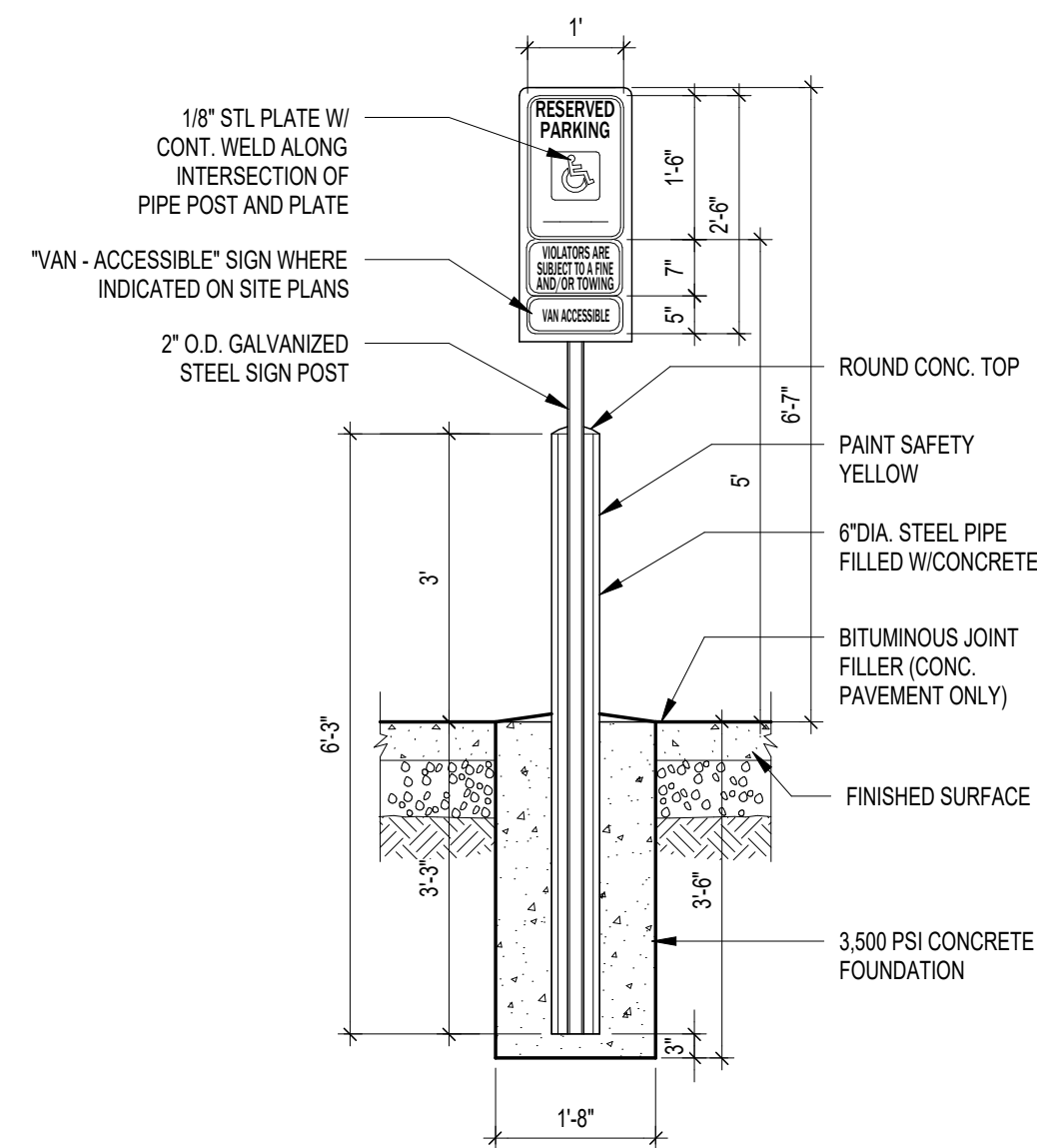
5 H.C. PARKING-WALK PAINT DETAIL

SCALE: 1/8" = 1'-0"



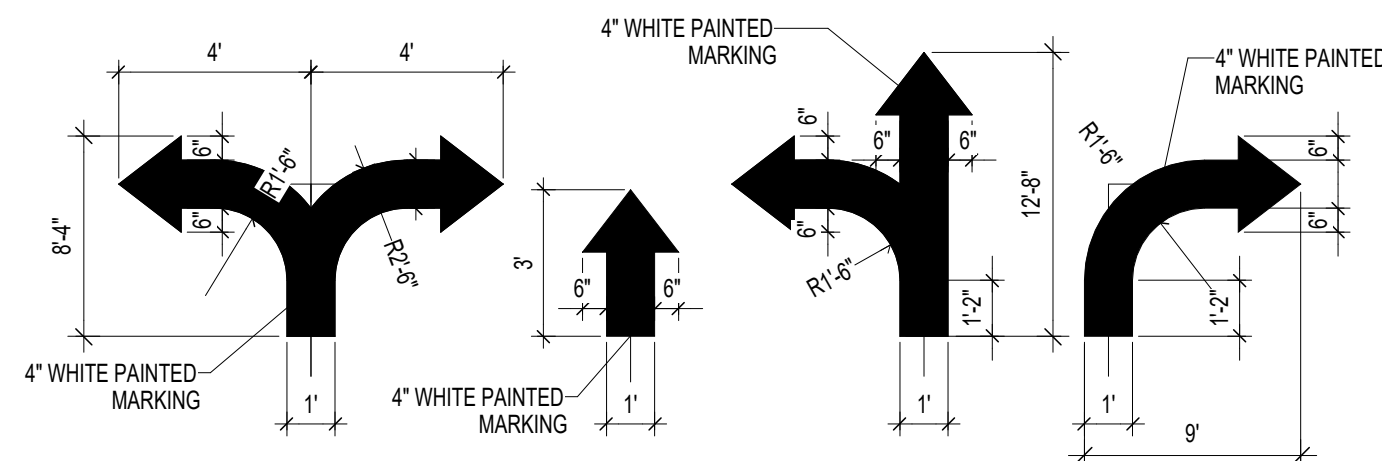
1 WHEEL STOP

SCALE: 1/8" = 1'-0"



11 H.C. SIGNAGE

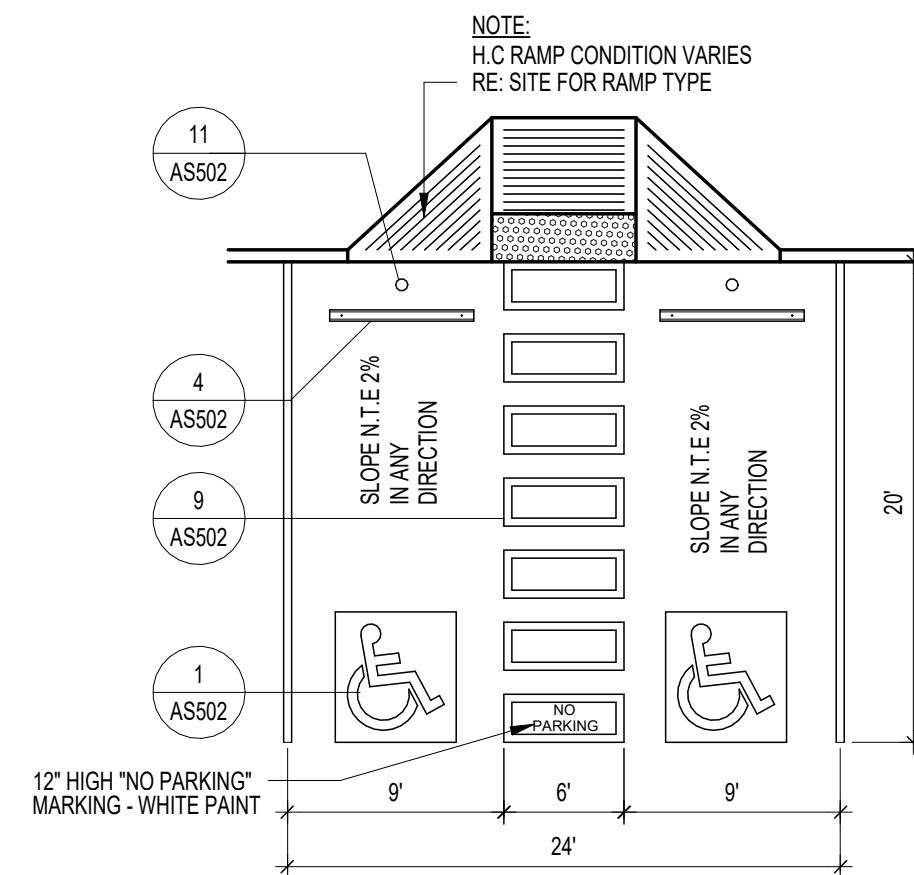
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NOTE:
FOLLOW COA STANDARD PAVEMENT MARKING DRAWING #2600-105

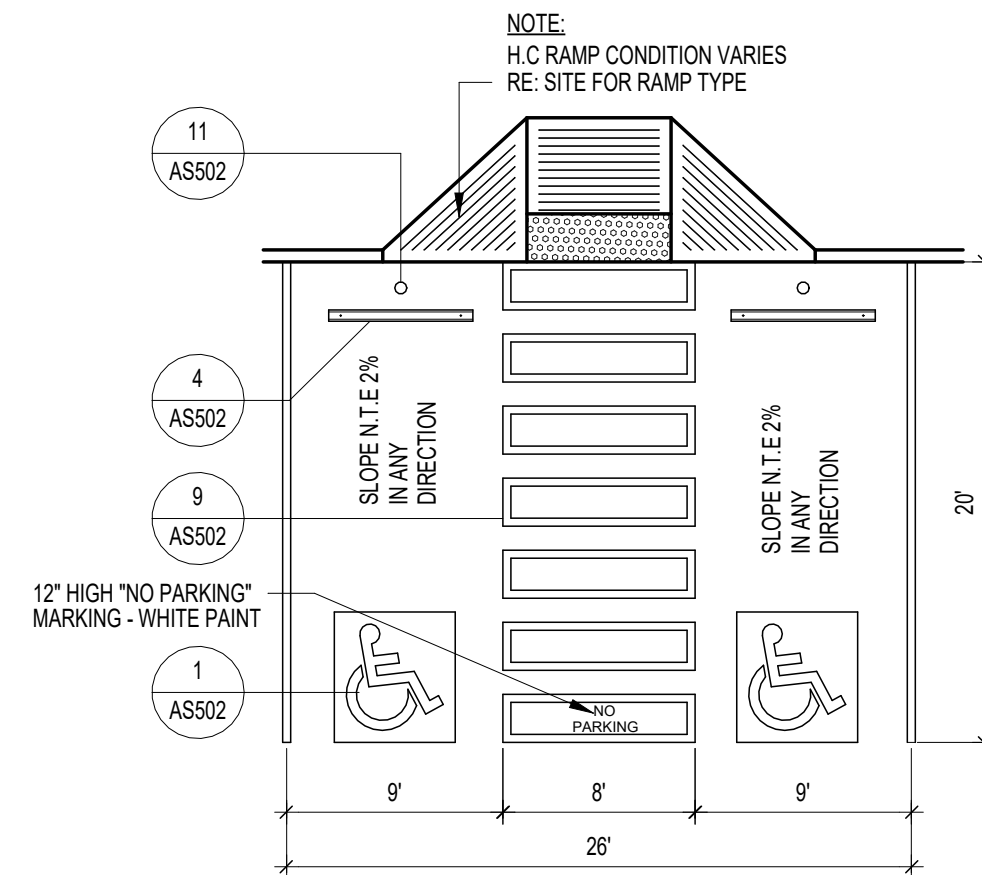
6 SITE DIRECTIONAL PAINT DETAIL

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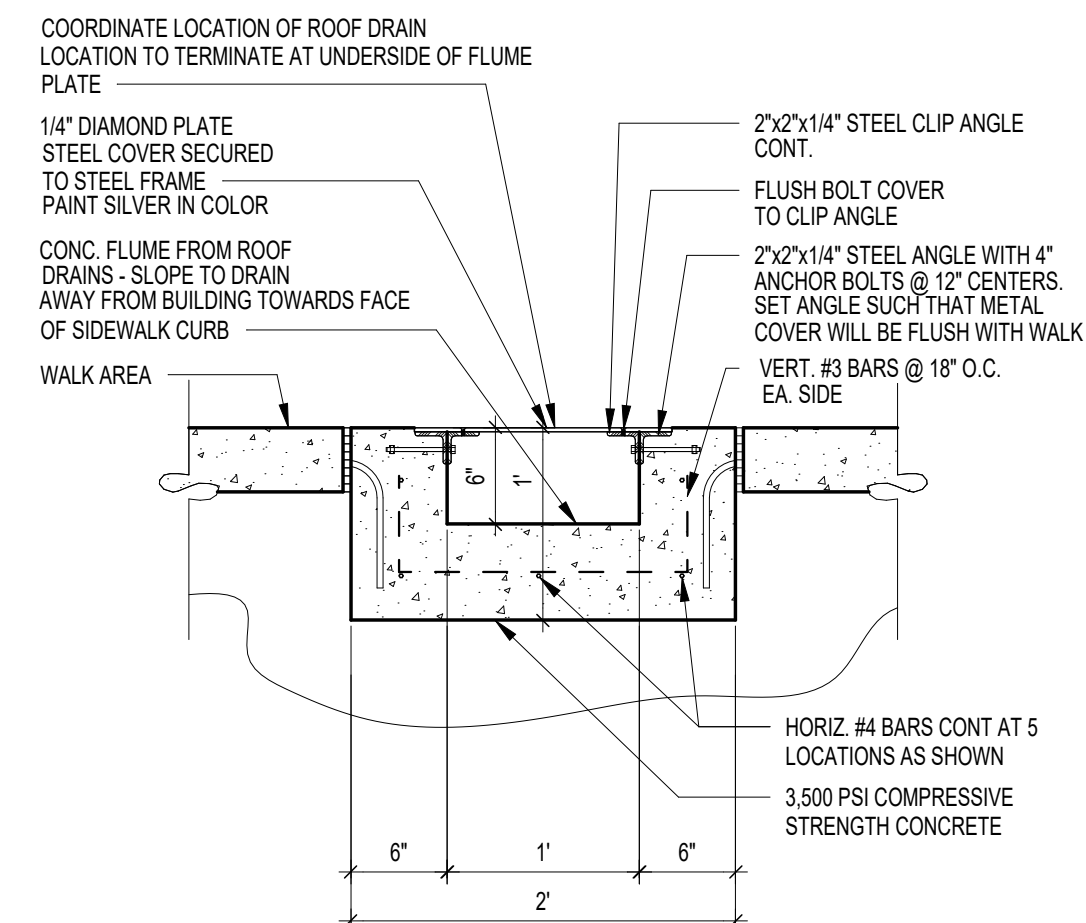
2 H.C. PARKING DETAIL

SCALE: 1/8" = 1'-0"



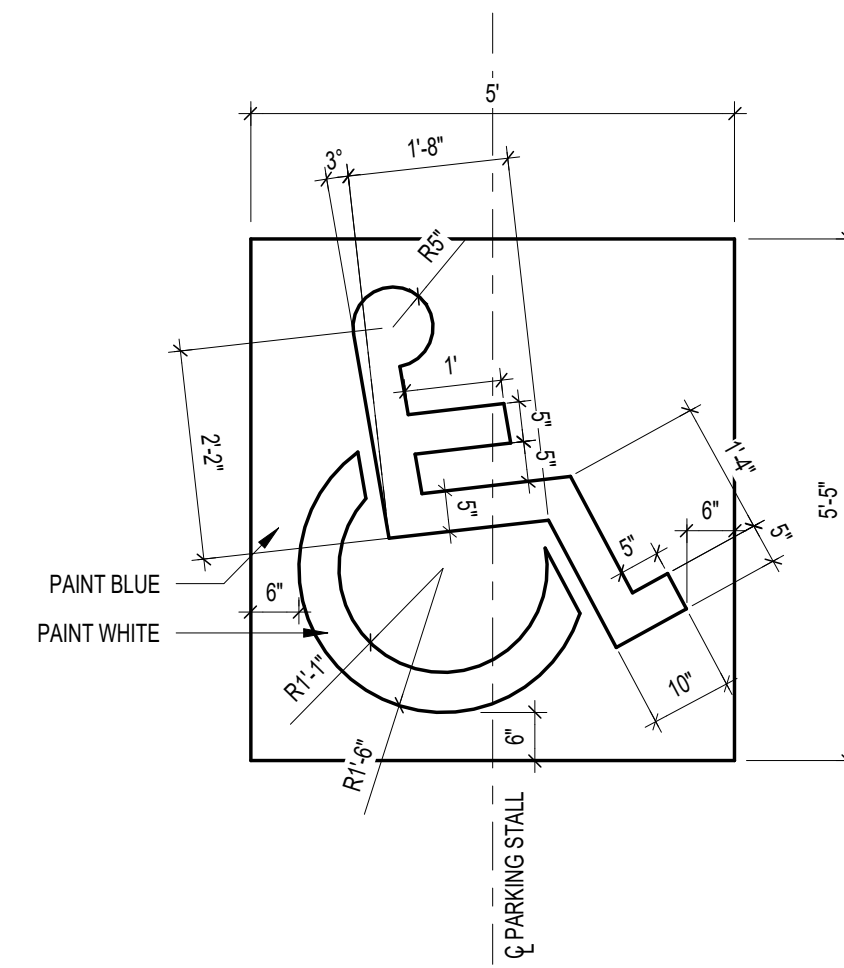
3 H.C. PARKING (VAN ACCESSIBLE)

SCALE: 1/8" = 1'-0"



8 CONCRETE FLUME DETAIL

SCALE: 1/8" = 1'-0"

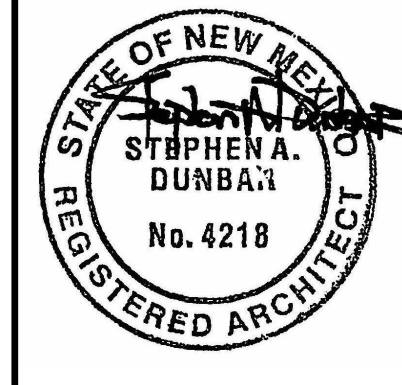
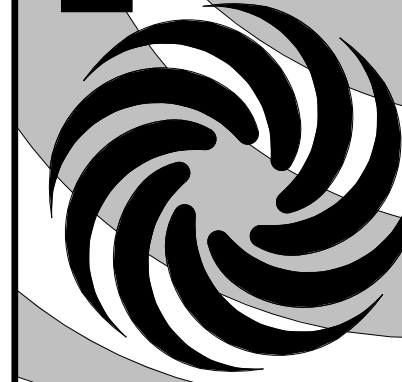


4 H.C. SIGNAGE 2

SCALE: 1/8" = 1'-0"

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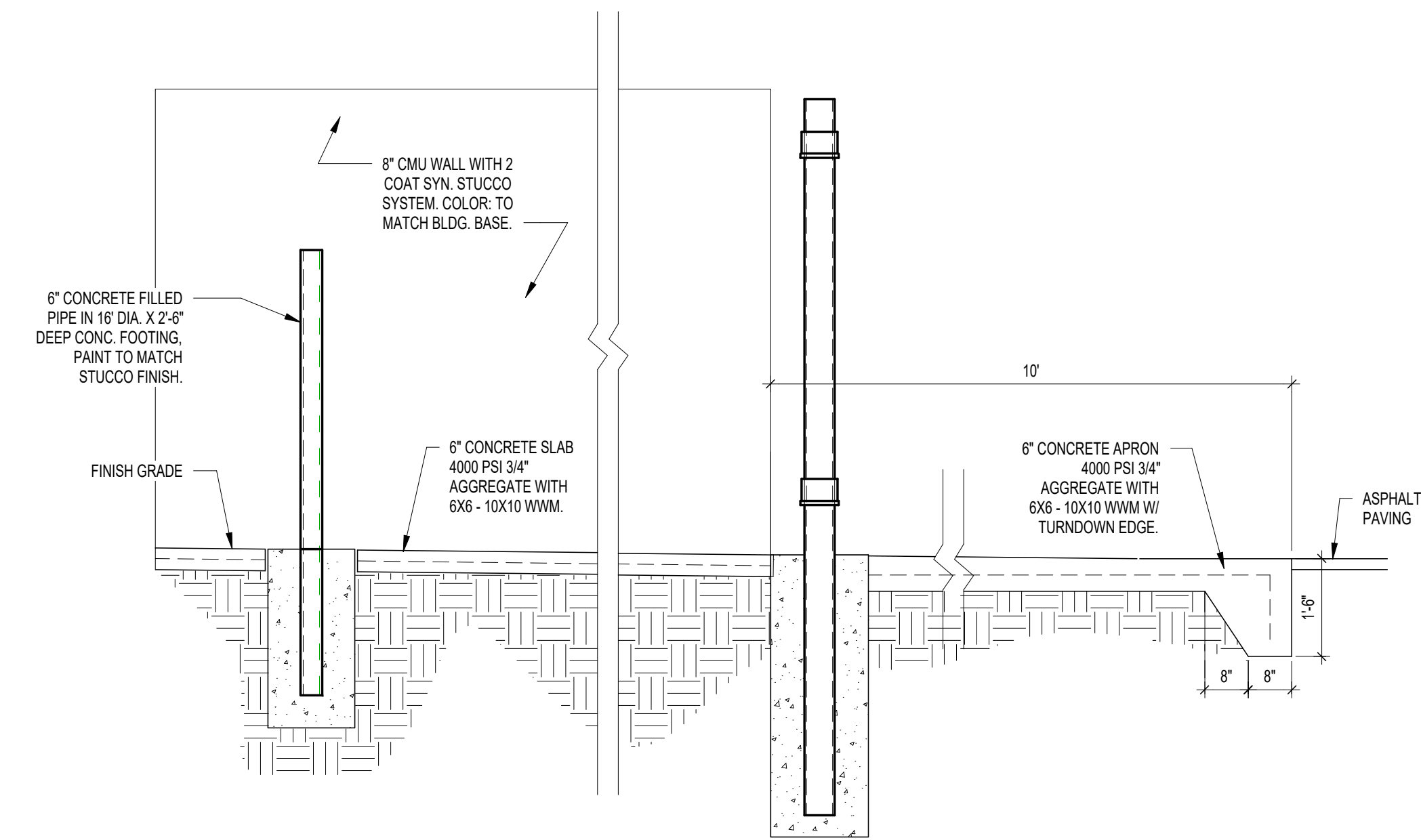
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ALBUQUERQUE, NEW MEXICO 87113
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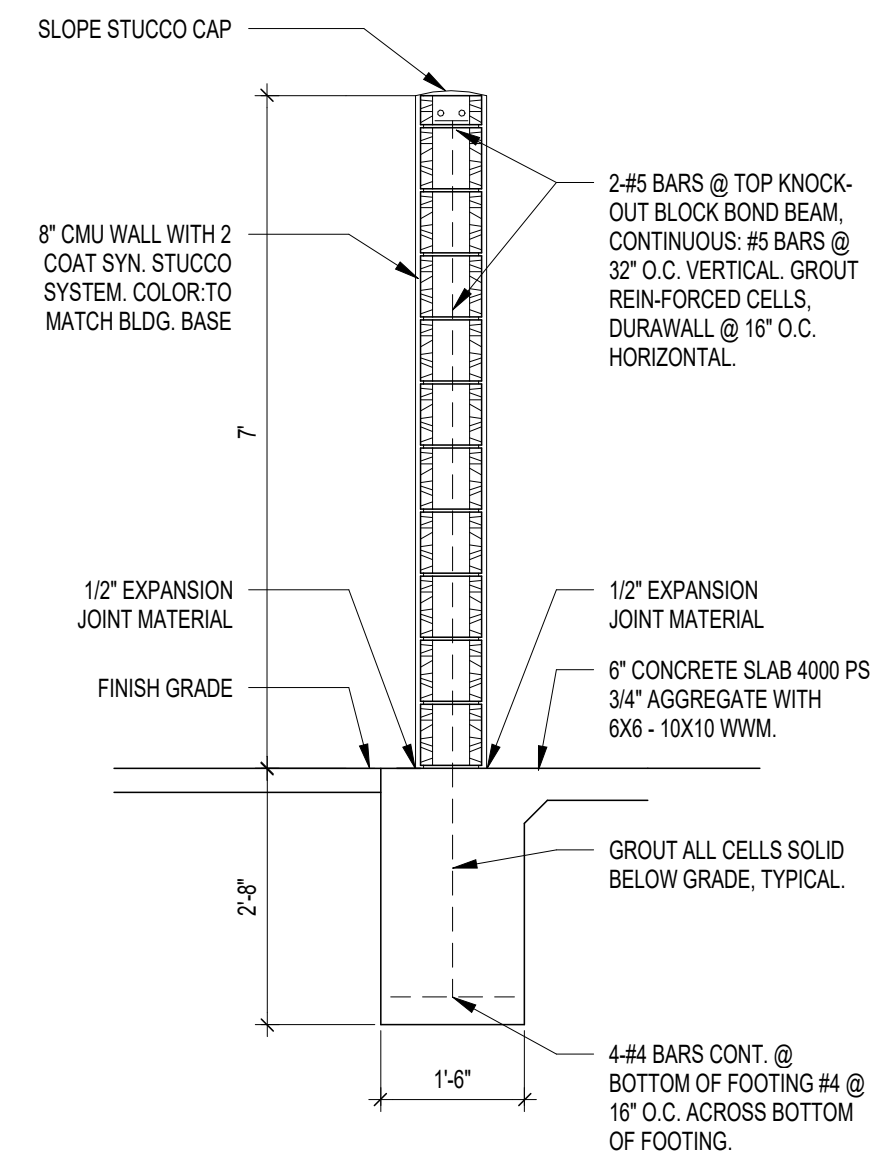
Project Status

PROJECT TITLE		LUXE MULTIFAMILY	
Enter address here			
PROJECT MANAGER	JOB NO. Project Number	DRAWN BY:	
SHEET TITLE		SITE DETAILS	

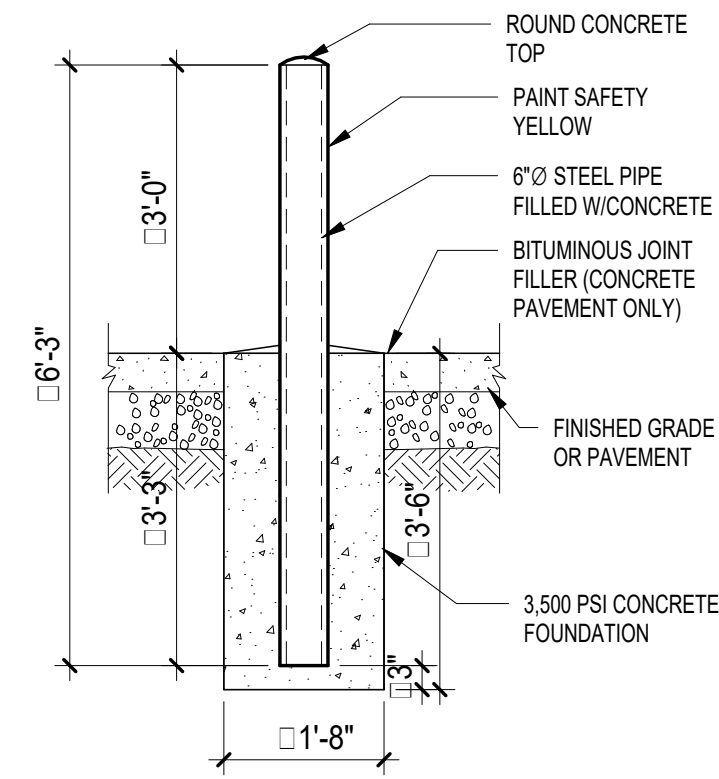
DATE Issue Date	SHEET
SCALE:	AS-502



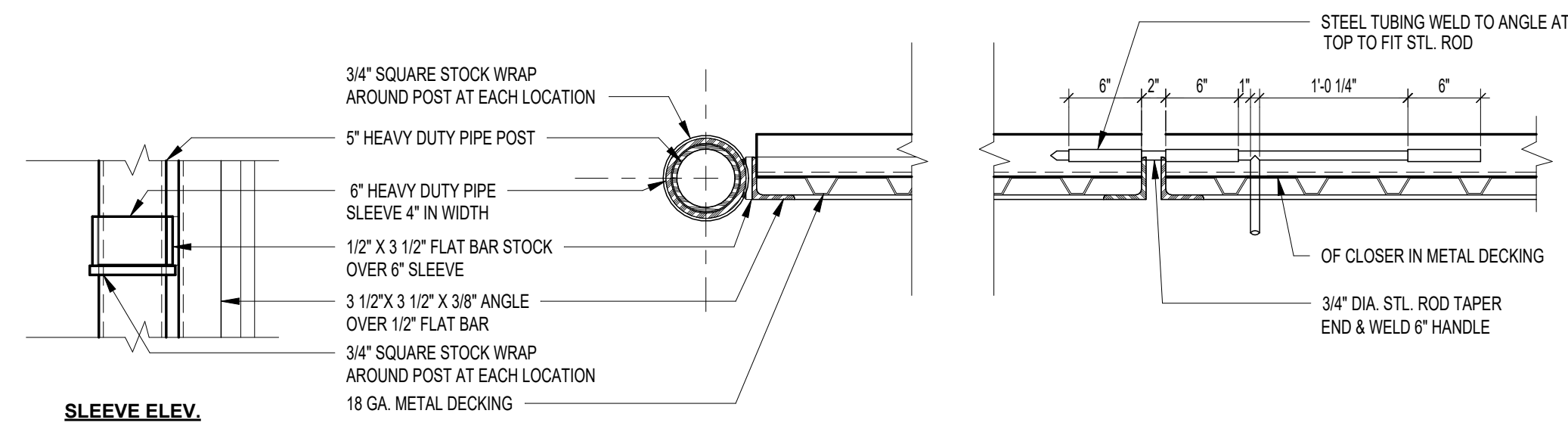
5 DUMPSTER SECTION
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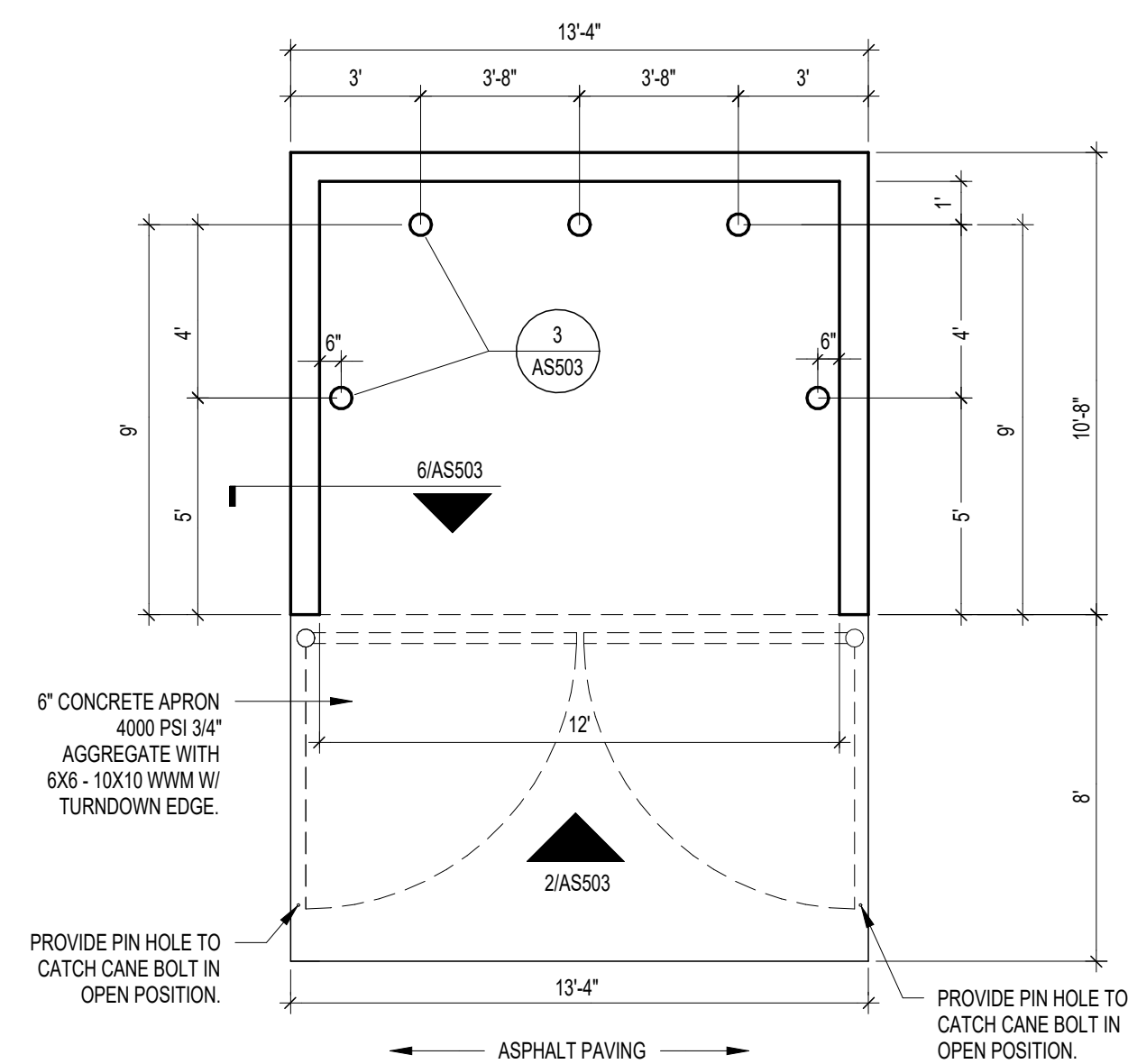
6 DUMPSTER SECT.
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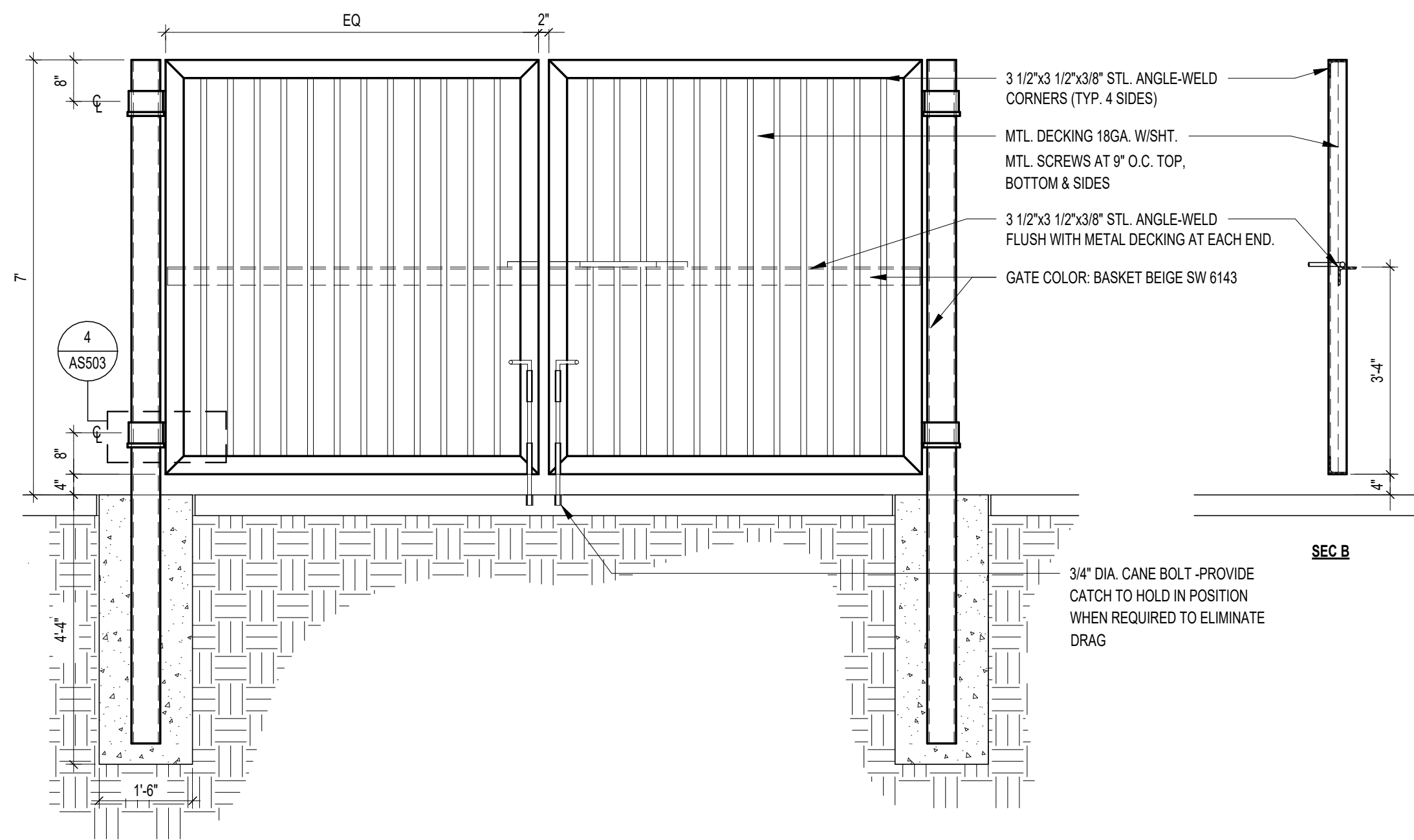
3 BOLLARD DETAIL
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4 GATE POST/SLIDE BOLT DETAIL
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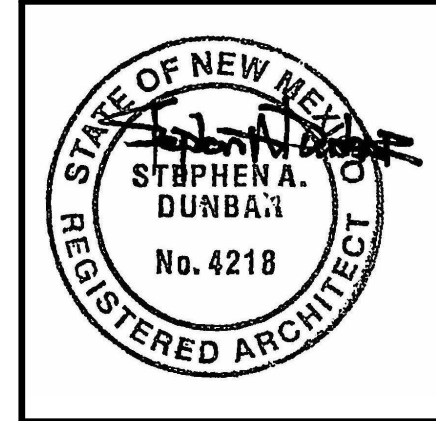
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2 GATE ELEVATION
SCALE: 1/8" = 1'-0"

REV	DATE	BY	REVISION

MODULUS ARCHITECTS
AND LAND USE PLANNING
8220 SAN PEDRO DR NE SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
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Project Status

PROJECT TITLE LUXE MULTIFAMILY	JOB NO. Project Number	DRAWN BY:
Enter address here	PROJECT MANAGER	
SHEET TITLE SITE DETAILS		

DATE Issue Date	SHEET
SCALE:	AS-503