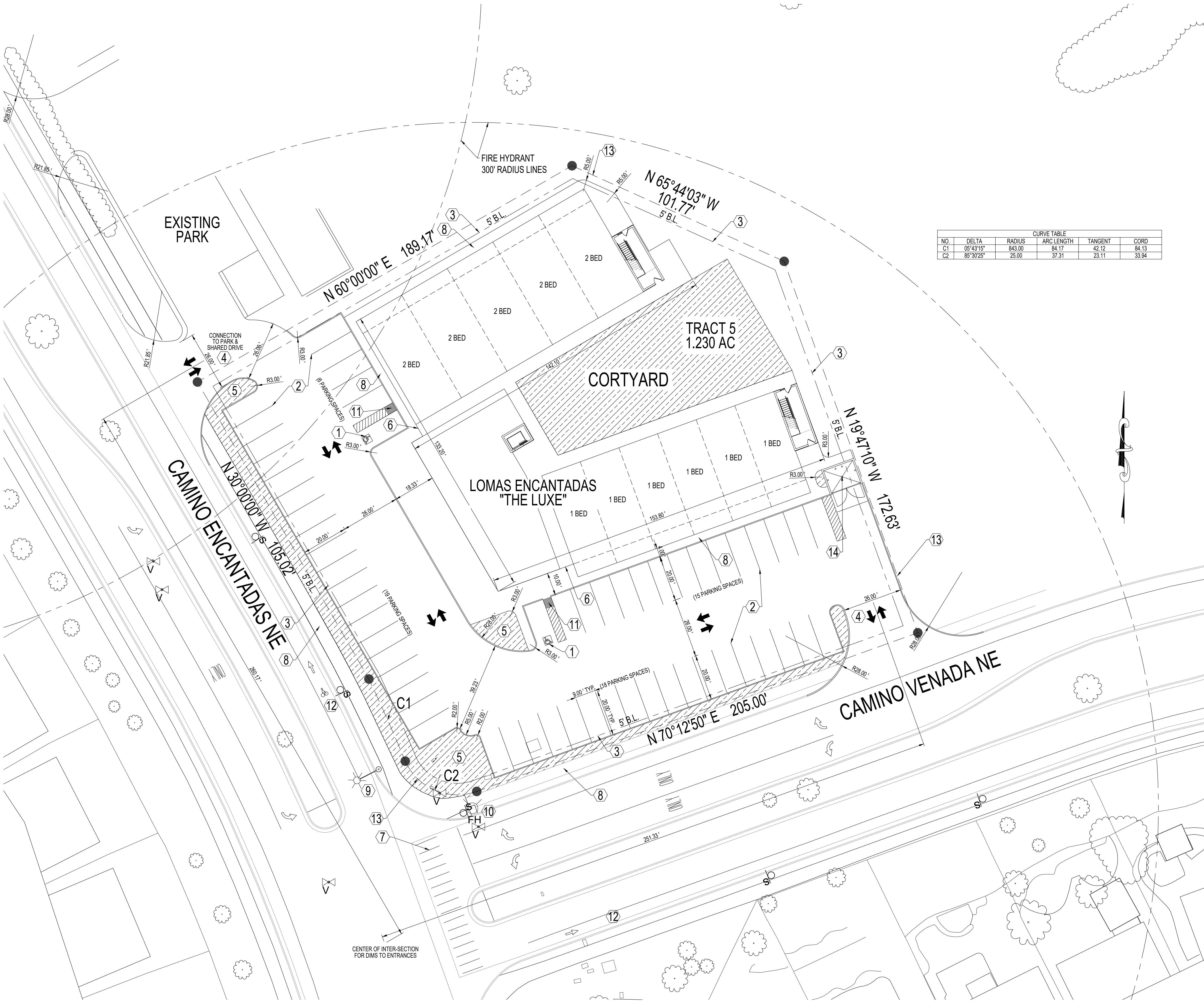




CURVE TABLE				
NO.	DELTA	RADIUS	ARC LENGTH	TANGENT
C1	05°43'15"	843.00	84.17	42.12
C2	88°30'25"	25.00	37.31	23.11

1

SITE PLAN

Scale: 1:20'

GENERAL NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL, AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
D. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
E. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.
F. ALL ROOFTOP MECHANICAL UNITS WILL BE LOCATED TOWARD THE MIDDLE OF THE ROOF AND SHIELDED BY PARAPETS.

LEGEND

SYMBOL	DESIGNATION NAME	SYMBOL	DESIGNATION NAME
	AERIAL PANELS		METER / UTILITY
	GRID TEXT		MANHOLE
	GRID TICK		VALVE
	SPOT ELEVATION		CATCH BASIN
	MINE		CONCRETE
	BIKE LANE		RAILROAD
	HANDICAP		FENCE
	TRAFFIC PAINT		RETAINING WALL
	TRAFFIC PAINT		GUARD RAIL
	CACTUS		CULVERT
	PALM TREE		UTILITY POLE
	SINGLE TREE		TRANSMISSION
	FLAG		TV DISH
	GATE		LIGHT POLE
	BUILDING		INDEX CONTOUR / TEXT
	SWIMMING POOL		INTER CONTOUR
	BRIDGE		INDEX DEPRESSION / TEXT
	CANOPY		INTER DEPRESSION
	ROCKS		WAS / WATER
	SIGNS		TRAFFIC SIGNAL
	BILLBOARD		PEDESTRIAN SIGNAL
	OVERHEAD SIGNS		STREET LIGHT
	STREET SIGN		STRAIGHT ARROWS
	POST / BOLLARD		DIRECTIONAL ARROWS
	TRAFFIC LANE PAINT		VEGETATION LINE
	PARKING STRIPES		GOLF FAIRWAY
	ROAD / PAVEMENT		GOLF GREEN / TEE
	DIRT ROAD / TRAIL		GOLF SANDTRAP
	CURB / GUTTER		FIELD GRASS
	FIRE HYDRANT		

SHEET KEYED NOTES

- ADA ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING.
- PARKING STRIPING 4" WIDE, COLOR WHITE.
- BUILDING SETBACK.
- FULL ACCESS DRIVEWAY.
- LANDSCAPING.
- BUILDING ENTRANCE.
- PEDESTRIAN CONNECTION.
- 4' SIDEWALK.
- STREET LIGHT.
- FIRE HYDRANT.
- RAMP.
- BICYCLE PATH.
- PROPERTY LINE.
- RUFUSE LOCATION.

PARKING TABLE

PROPOSED MULTI-FAMILY			
	BEDROOM COUNT	PARKING PER UNIT	PARKING REQUIRED
	20 (1) BEDROOM	1.5 PER UNIT	30
	15 (2) BEDROOM	1.75 PER UNIT	26

RETAIL / OFFICE

REQUIREMENT	PARKING REQUIRED
1 SPACE PER 300 SF OF GLA	13

TOTAL SPACES REQUIRED

OFF STREET PARKING / SHARED USES 40% REDUCTION	5
--	---

TOTAL SPACES REQUIRED AFTER 40% REDUCTION

TOTAL PARKING SPACES	58
----------------------	----

SETBACKS TO STRUCTURE

	MIN SETBACKS	MAX SETBACKS	PROVIDED SETBACK
FRONT	5'-0"	0'-0"	62'-0"
SIDE	5'-0"	0'-0" OR 15'-0" FOR STREET SIDE OF CORNER LOTS	71'-4"
REAR	5'-0"	5'-0"	6'-9" & 10'-3"

OPEN SPACE REQUIREMENTS / CALCULATIONS

UNIT TYPE	TOTAL UNITS	REQUIREMENT	TOTAL
ONE BEDROOM	20 UNITS	X	50 SF PER UNIT
TWO BEDROOM	15 UNITS	X	100 SF PER UNIT
TOTAL REQUIRED			2,500 SF

COMPLIANCE NUMBERS

	TYPE OF SPACE	PROVIDED OPEN SPACE
1ST FLOOR	BALCONIES + COURTYARD	6,307 SF
2ND FLOOR	BALCONIES	1,554 SF
3RD FLOOR	BALCONIES + ROOFTOP	4,422 SF
TOTAL PROVIDED		12,283 SF

LANDSCAPING

TOTAL LANDSCAPING FOOTAGE	10,525 SF
---------------------------	-----------

REVISION

BY

DATE

REV

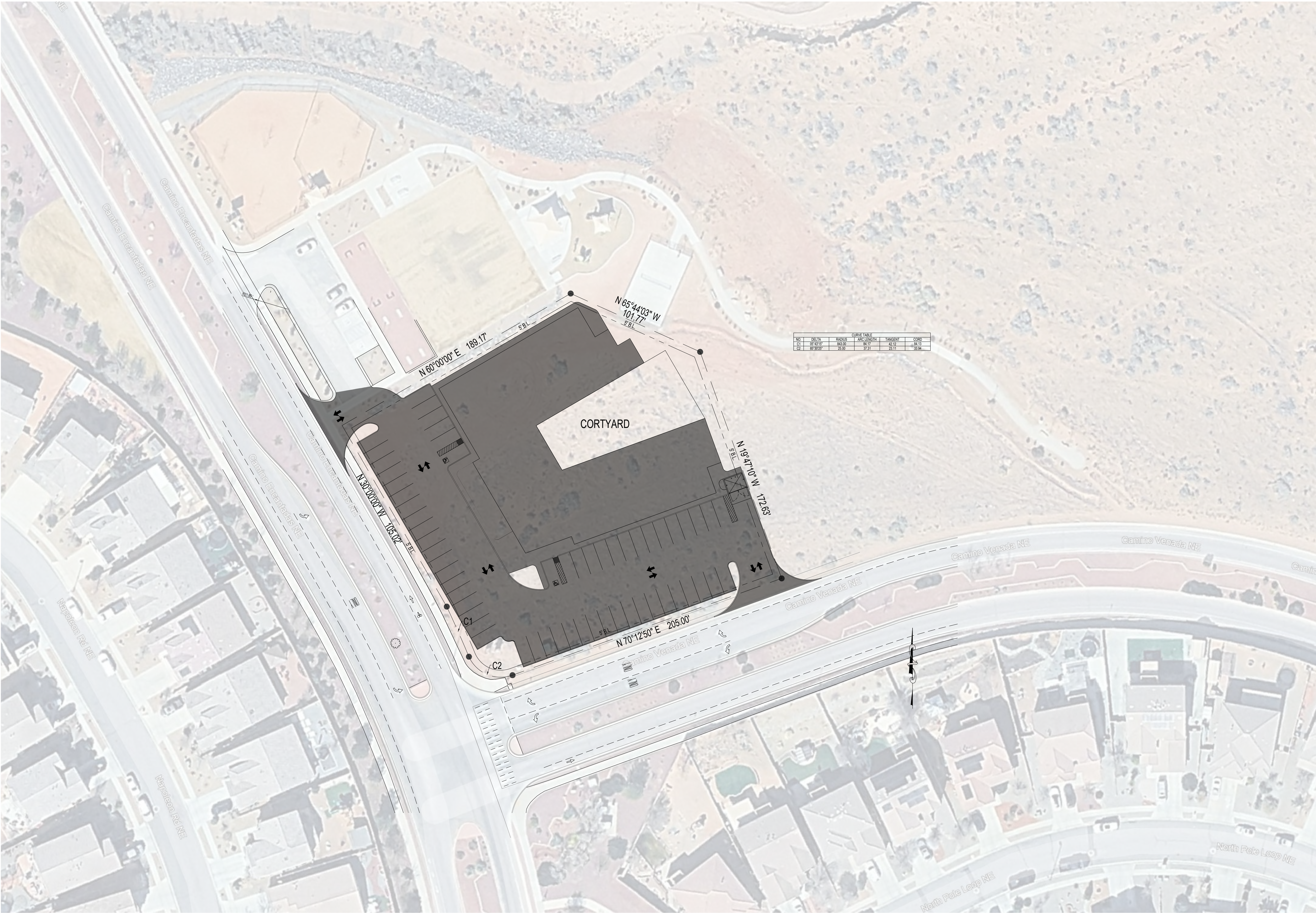
MODULUS ARCHITECTS
& LAND USE PLANNING
8220 SAN PEDRO DRIVE NE, SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499

PRELIMINARY
NOT FOR
CONSTRUCTION

3/2/2026

PROJECT TITLE
LOMAS ENCANTADAS "THE LUXE"
ADDRESS
CITY ST, ZIP
PROJECT MANAGER
STEPHEN DUNBAR, AIA
SHEET TITLE
SITE PLAN
DRAWN BY
CRZ
JOB NO.

DATE:
02/18/26
SCALE:
1:20'
SHEET- 1
SP.01
OF- 5



CURVE TABLE				
NO.	DELT	RADIUS	ARC LENGTH	CHORD
C1	0° 30' 15"	643.00	36.79	42.52
C2	89° 30' 25"	25.00	37.51	23.11

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS

& LAND USE PLANNING

8220 SAN PEDRO DRIVE NE, SUITE 520

ALBUQUERQUE, NEW MEXICO 87113

PHONE (505) 338-1499

PRELIMINARY
NOT FOR
CONSTRUCTION

3/2/2026

PROJECT TITLE LOMAS ENCANTADAS "THE LUXE"		DRAWN BY: CRZ	
ADDRESS CITY ST, ZIP		JOB NO.	SHEET TITLE EXISTING - SITE
PROJECT MANAGER STEPHEN DUNBAR, AIA			
DATE: 03/02/26	SHEET - 2		
SCALE: 1:30'	SP.02		
		OF- 5	



CURVE TABLE				
NO.	DELTA	RADIUS	ARC LENGTH	TANGENT
C1	67°43'15"	440.00	81.17	44.12
C2	88°30'29"	25.00	37.31	25.11



Scale: 1:30'



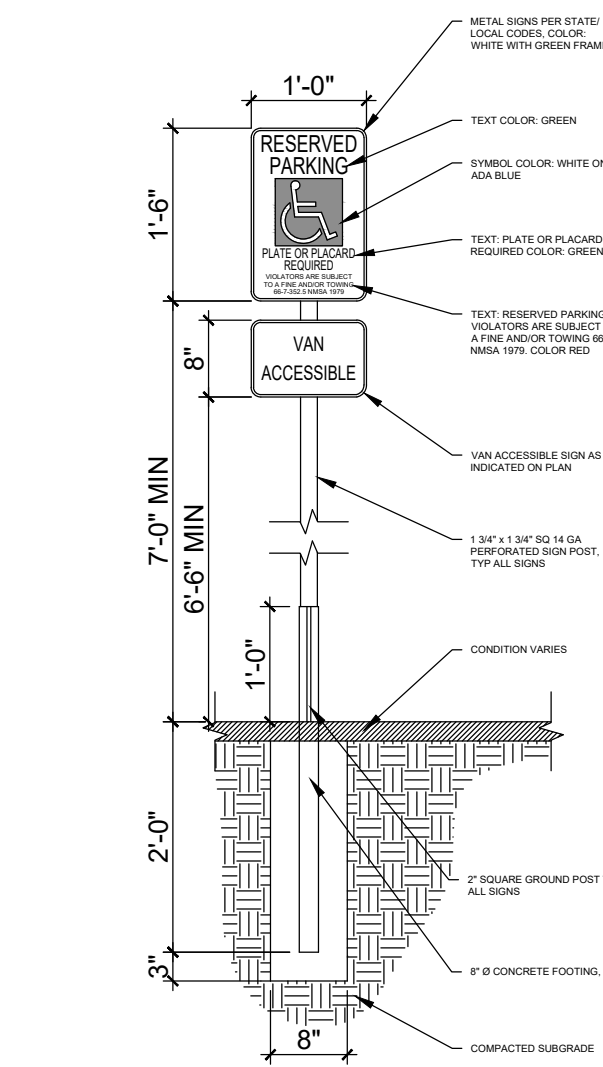
**MODULUS ARCHITECTS
& LAND USE PLANNING**
8220 SAN PEDRO DRIVE NE, SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499

PRELIMINARY
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CONSTRUCTION

PROJECT TITLE LOMAS ENCANTADAS "THE LUXE"		DRAWN BY: CRZ	
ADDRESS CITY ST, ZIP		JOB NO.	
PROJECT MANAGER STEPHEN DUNBAR, AIA		SHEET TITLE TOPOGRAPHY SITE	

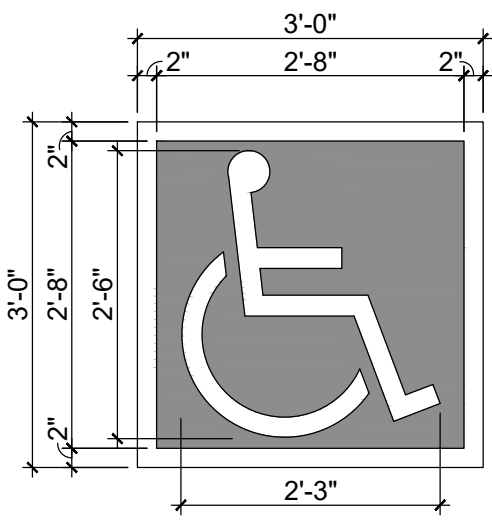
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SCALE: 1:30'	SP.03 OF- 5

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			



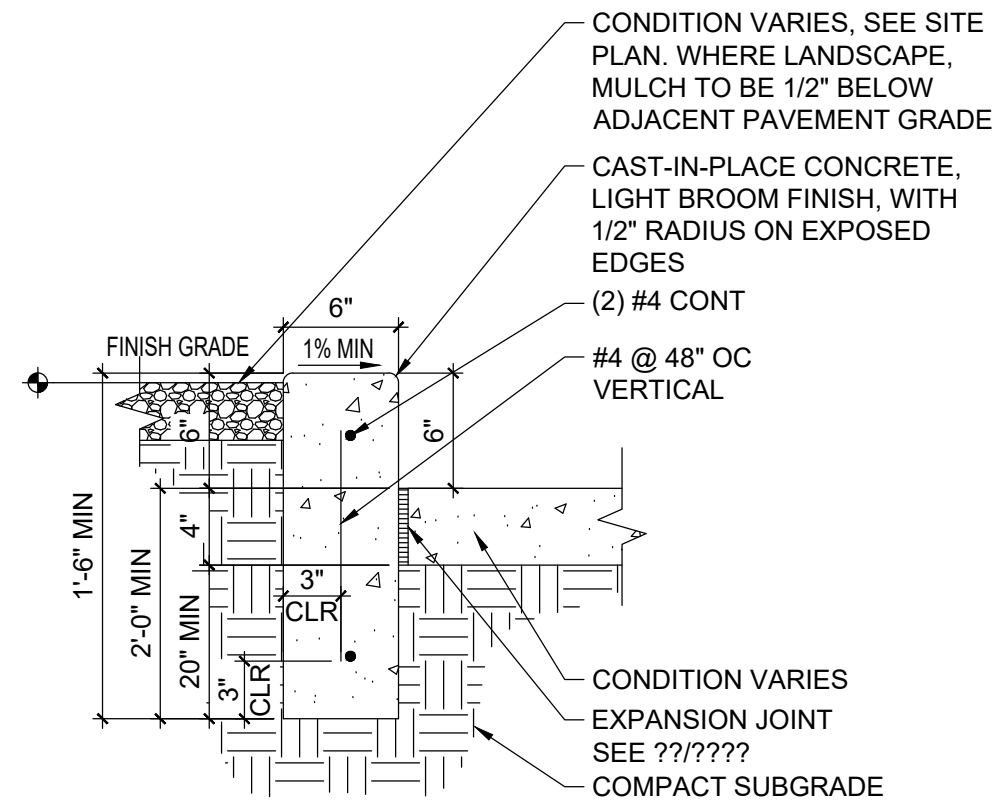
A1 HANDICAP SIGN W/POST

N.T.S.



A2 ACCESSIBLE PAVEMENT MARKING

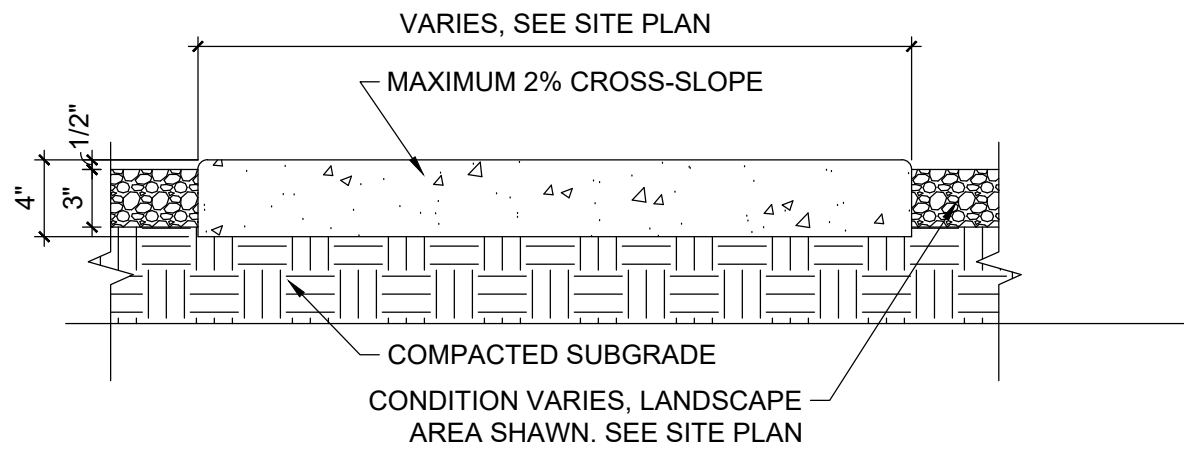
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A3 CONCRETE HEADER CURB

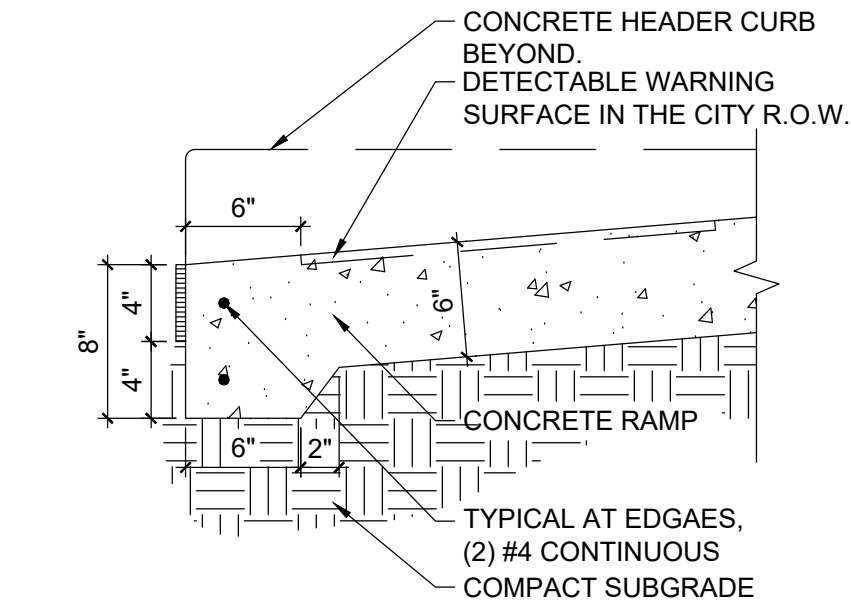
N.T.S.

- NOTES:
- SEE SITE PLAN AN ??? FOR JOINING
 - CAST-IN-PLACE CONCRETE PAVING, LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES.
 - INTEGRAL COLOR WHERE/IF NOTED ON PLANS.
 - FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.



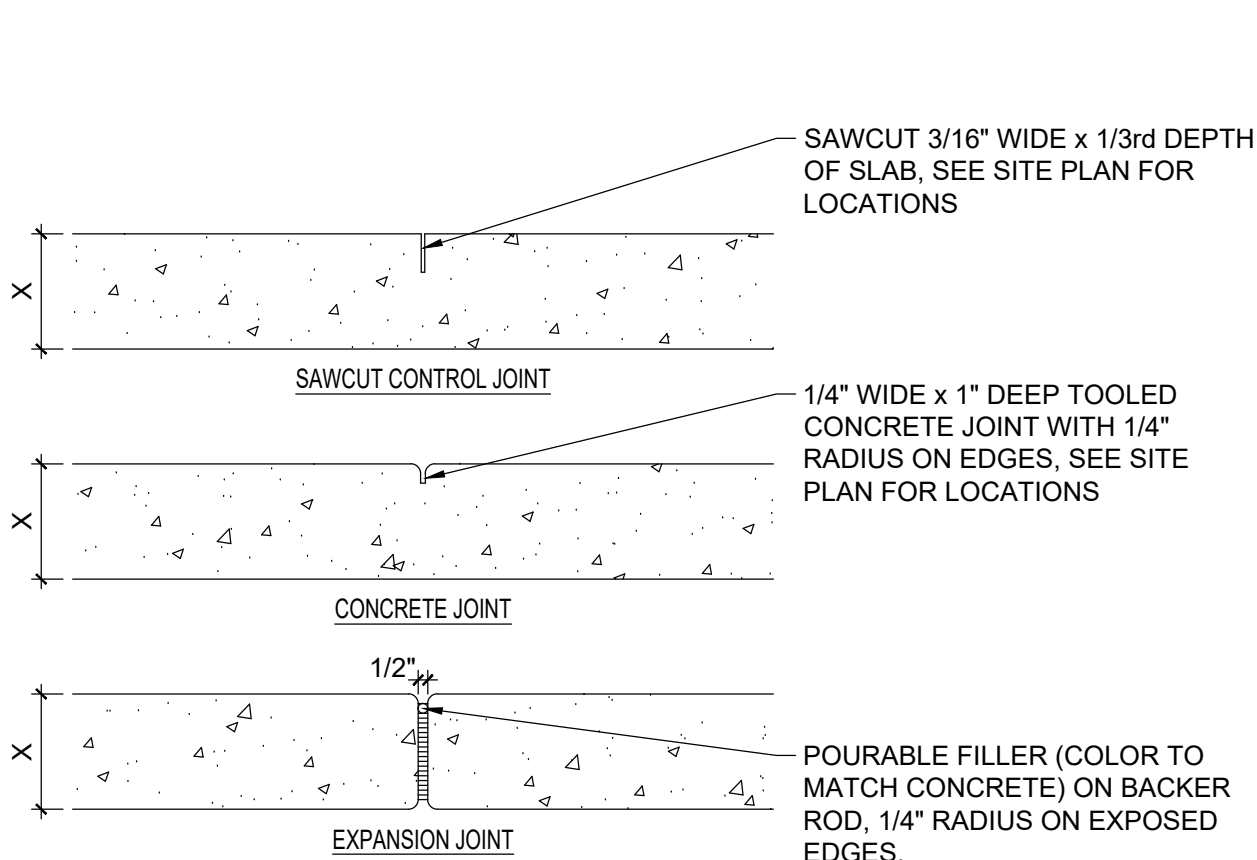
A4 CONCRETE SIDEWALK

N.T.S.



A5 RAMP TRANSITION

N.T.S.



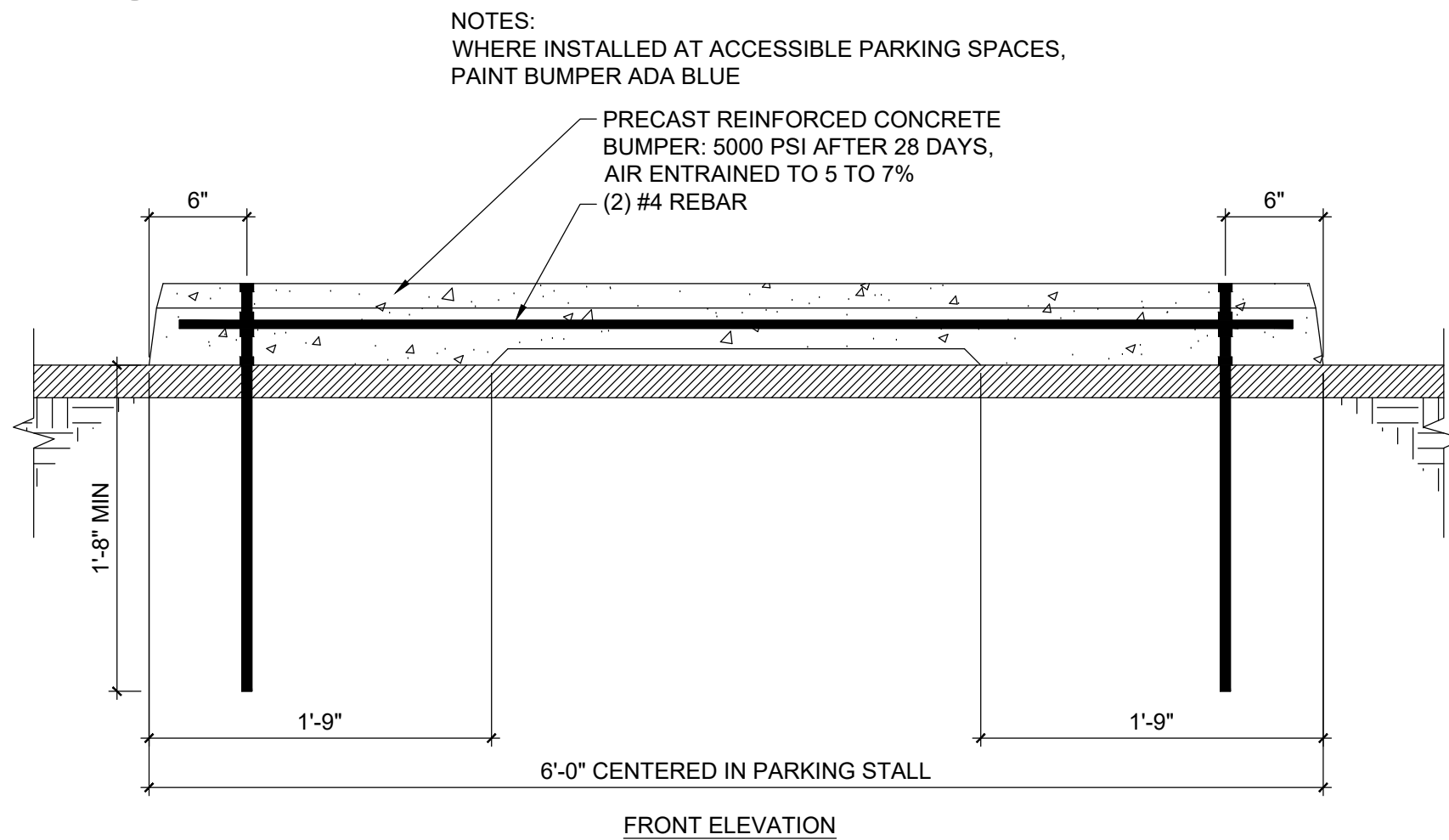
A7 CONCRETE JOINTS & JOINT SPACING

N.T.S.

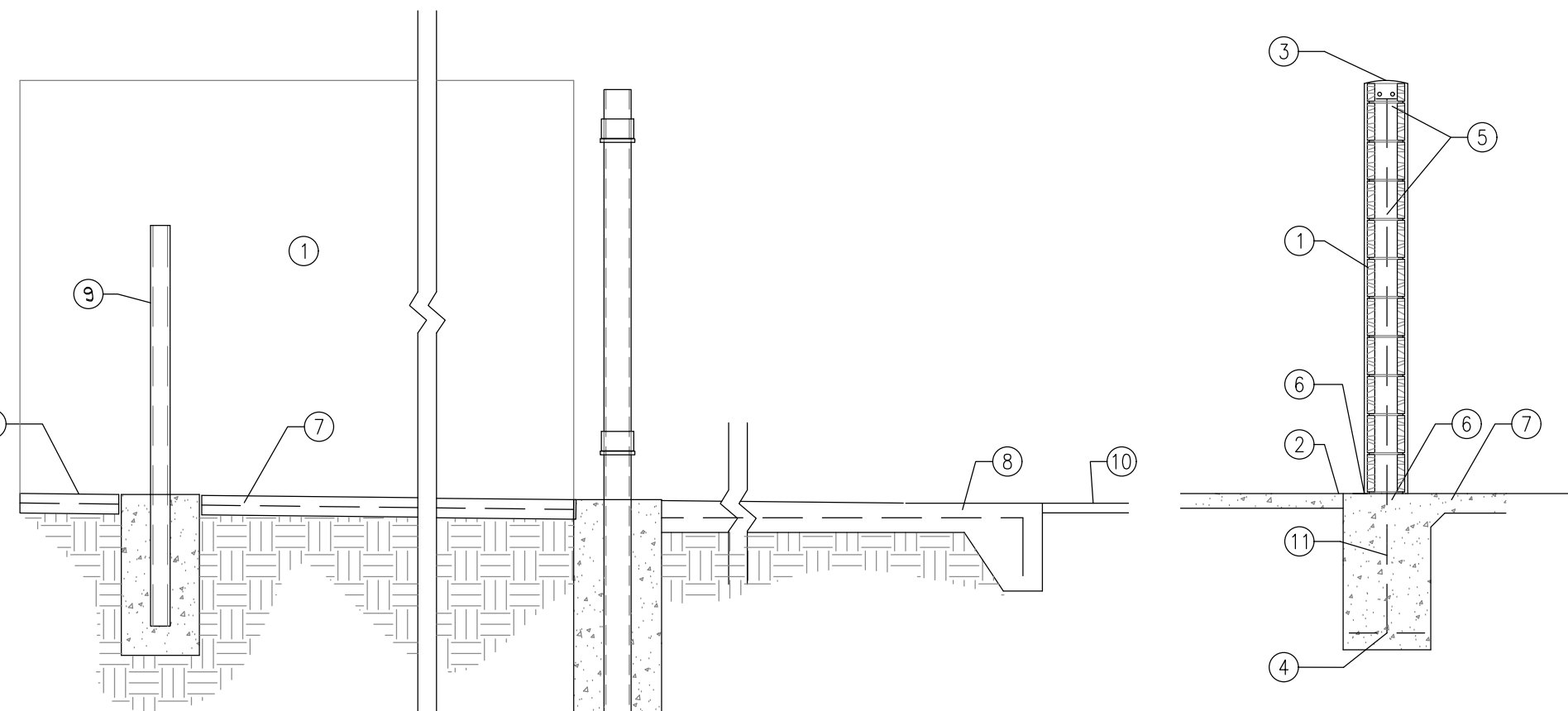
CONTROL AND EXPANSION JOINT SPACING-UNLESS OTHERWISE ON PLANS				
APPROX WIDTH OF CONCRETE	CURB & GUTTER, ROLL, HEADER, FLUSH CURBS	5' WALK	8' WALK & BLDG APRON	6'-12' WALK
CONTROL JOINTS	4' OC	5' OC	8' OC	6' OC
EXPANSION JOINTS	16' OC	15' OC	24' OC	18' OC

A6 CONCRETE CURB & GUTTER

N.T.S.

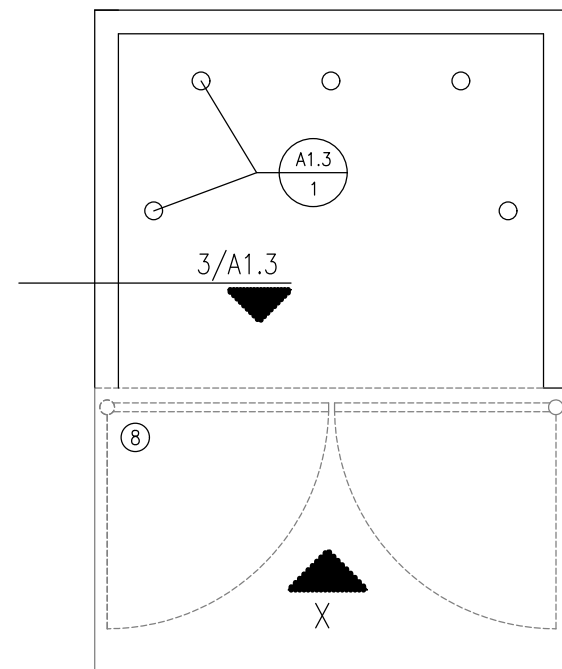


A8 PARKING BUMPER



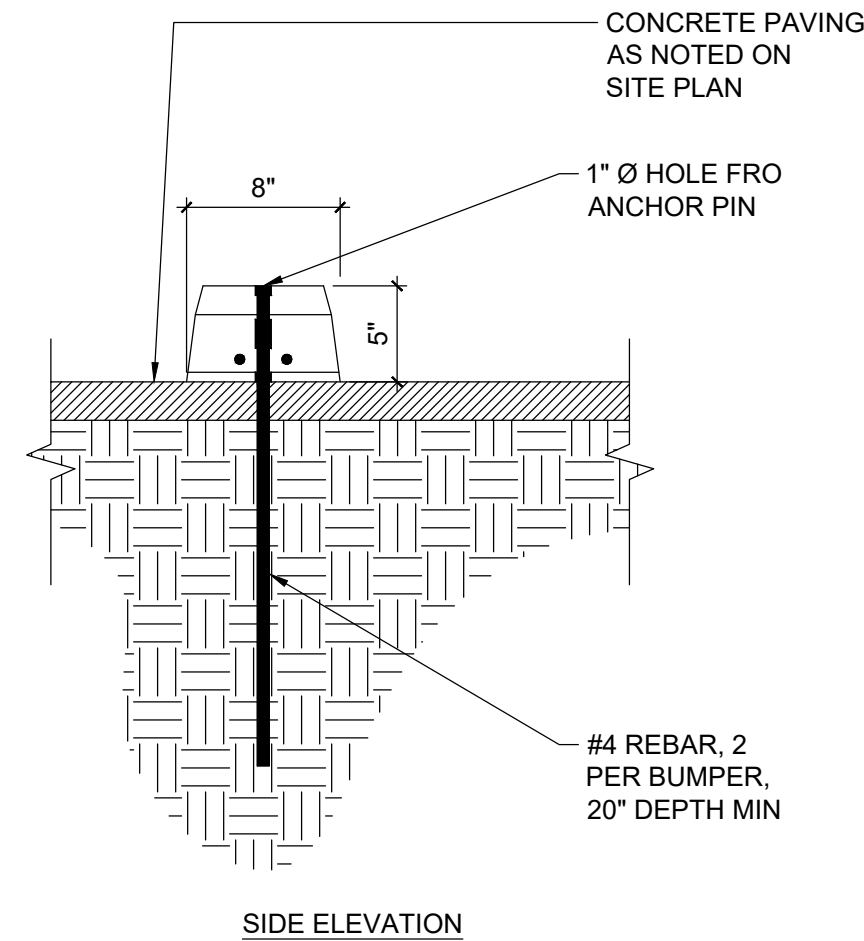
A9 BOLLARD DETAIL

N.T.S.

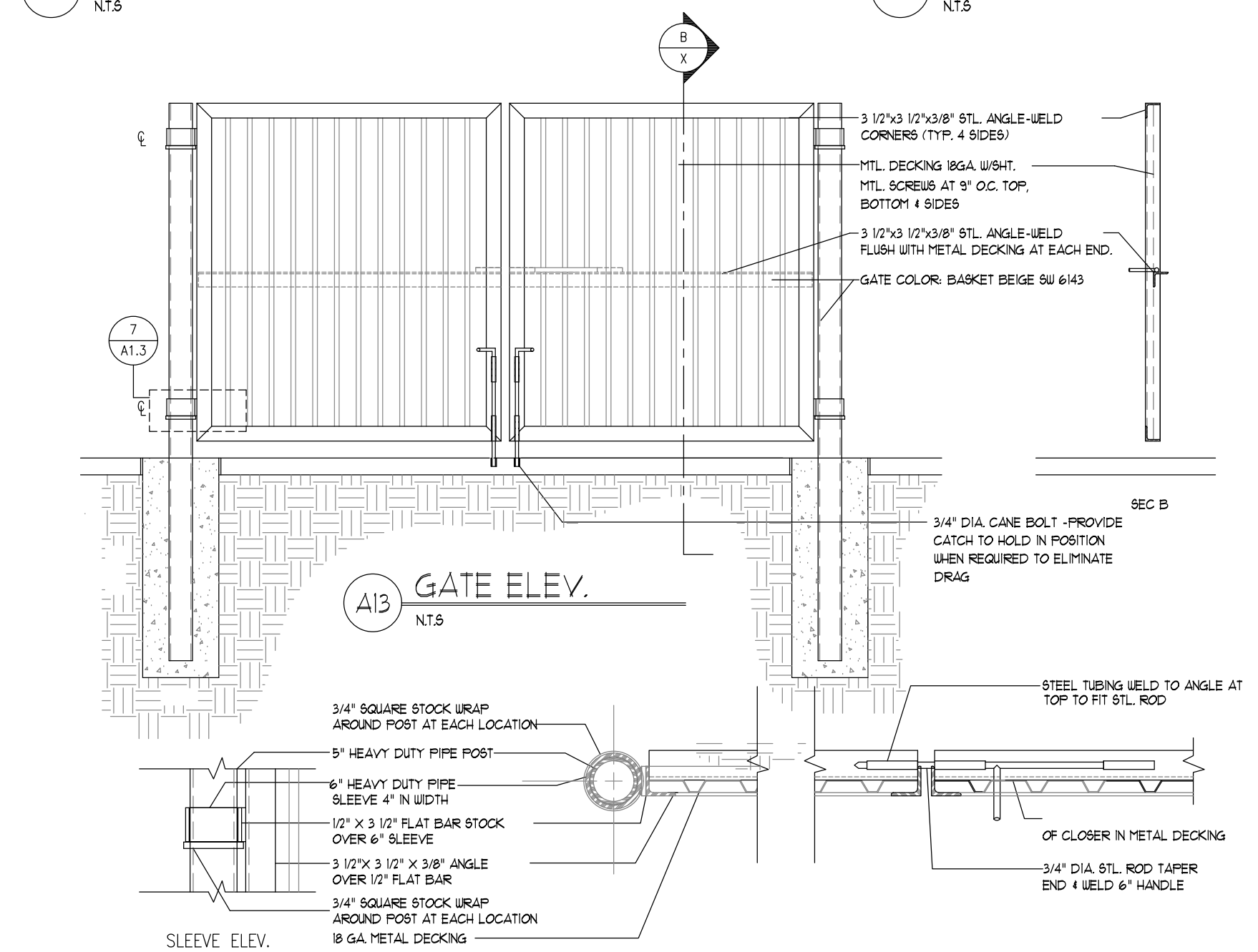


A12 DUMPSTER PLAN

N.T.S.



SIDE ELEVATION



A13 GATE ELEV.

N.T.S.

A14 GATE POST/SLIDE BOLT DETAIL

N.T.S.

- KEYED NOTES
- 8" CHU WALL WITH 2 COAT SYN. STUCCO SYSTEM COLOR TO MATCH BLDG. BASE
 - FINISH GRADE
 - SLOPE STUCCO CAP
 - 4" M BARS CONT. # BOTTOM OF FOOTING 4" x 8" OC. ACROSS BOTTOM OF FOOTING
 - 2" VENT TO 4" ABOVE TOP OF ENCLOSURE WALL PROVIDE BREATHABLE VENT CAP
 - CLEAN OUT RE: DET TIALS FOR INFO
 - CATCH BASIN ZURN Z-881 6" X 30" SAN-FLO CATCH BASIN FABRICATED 76 GAGE TYPE 304 STAINLESS STEEL BASIN WITH BOLTED FLANGED CONNECTION COMPLETE WITH FLANGE GASKET PROVIDE SPECIAL DUTY CLASS 90 Z-882 DGE DUCTILE IRON SLOTTED GRATE AND SEDIMENT BASKET
 - 6" CONCRETE FILLER PIPE IN 16" DIA. X 2'-4" DEEP CONC. FOOTING PAINT TO MATCH STUCCO FINISH
 - ASPHALT PAVING
 - GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL
 - 2" VENT TO 4" ABOVE TOP OF ENCLOSURE WALL PROVIDE BREATHABLE VENT CAP
 - CLEAN OUT RE: DET TIALS FOR INFO
 - CATCH BASIN ZURN Z-881 6" X 30" SAN-FLO CATCH BASIN FABRICATED 76 GAGE TYPE 304 STAINLESS STEEL BASIN WITH BOLTED FLANGED CONNECTION COMPLETE WITH FLANGE GASKET PROVIDE SPECIAL DUTY CLASS 90 Z-882 DGE DUCTILE IRON SLOTTED GRATE AND SEDIMENT BASKET

N ENCLOSURE NOTES

N.T.S.

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& LAND USE PLANNING
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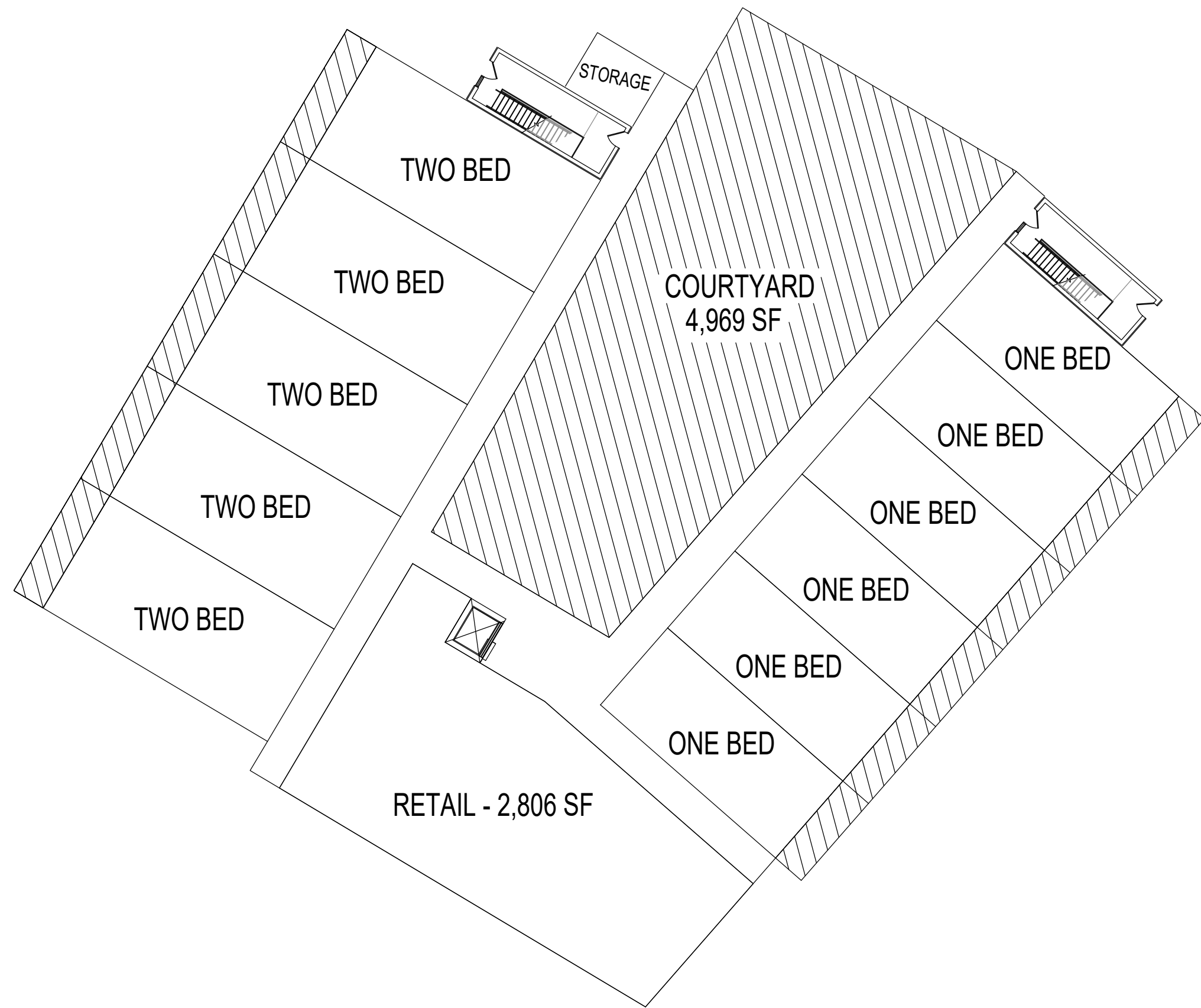


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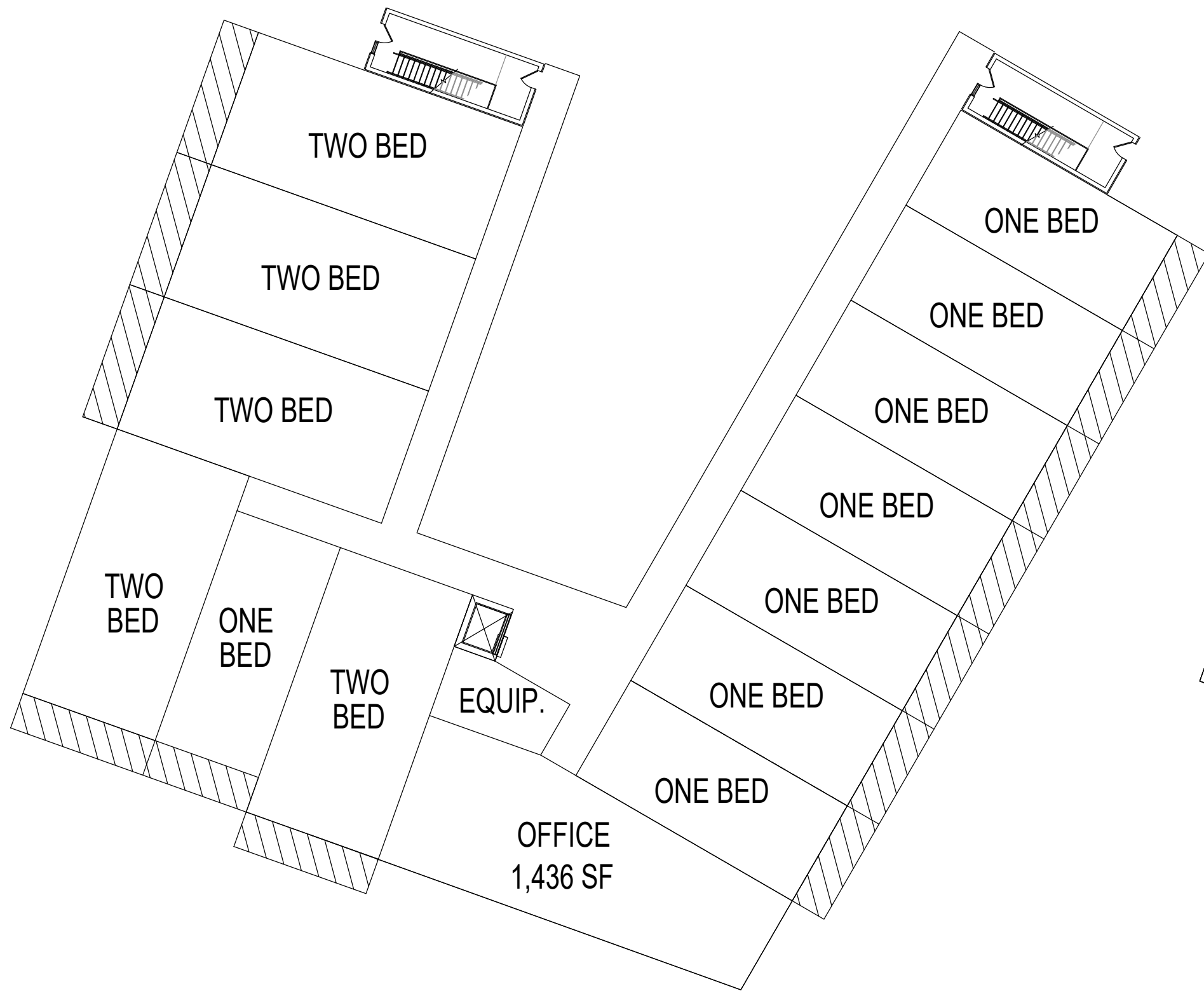
3/2/2026

PROJECT TITLE	LOMAS ENCANTADAS "THE LUXE"
ADDRESS	CITY ST ZIP
PROJECT MANAGER	STEPHEN DUNBAR, AIA
SHEET TITLE	SITE PLAN DETAILS
DRAWN BY:	CRZ
JOB NO.	

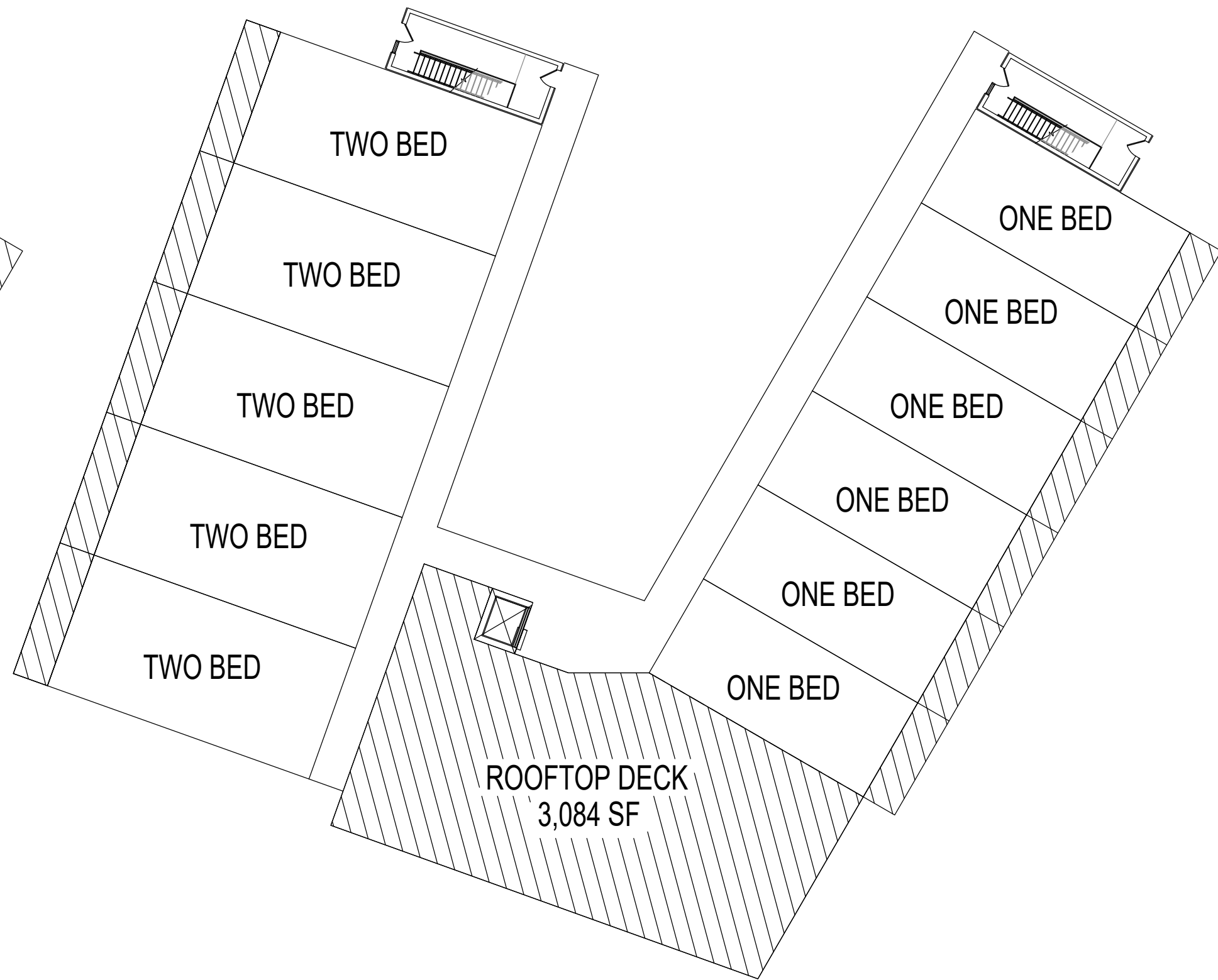
DATE:	03/02/26	SHEET- 4
SCALE:	NOT TO SCALE	SP.04
		OF- 5



LEVEL - 1
11 UNITS



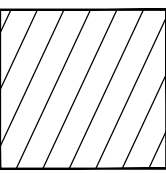
LEVEL - 2
13 UNITS



LEVEL - 3
11 UNITS

NOTE:
THIS "FLOOR PLAN LAYOUTS" PAGE IS TO PROVIDE A VISUAL REPRESENTATION OF ALL FLOOR LEVELS TO WHICH THEY ARE COMPRISED OF. THIS PAGE ALSO SHOWS THE COMPLIANCE TO OPEN SPACE REQUIREMENTS SET FORTH IN IDO PART 14-16-2: ZONE DISTRICTS TABLE 2-4-5: MX-M ZONING DISTRICT DIMENSIONAL STANDARDS SUMMARY LOCATED ON PAGE 29.

OPEN SPACE REQUIREMENTS / CALCULATIONS				
UNIT TYPE	TOTAL UNITS		REQUIREMENT	TOTAL
ONE BEDROOM	20 UNITS	X	50 SF PER UNIT	1,000 SF
TWO BEDROOM	15 UNITS	X	100 SF PER UNIT	1,500 SF
			TOTAL REQUIRED	2,500 SF
COMPLIANCE NUMBERS			TYPE OF SPACE	PROVIDED OPEN SPACE
			1ST FLOOR BALCONIES + COURTYARD	6,307 SF
			2ND FLOOR BALCONIES	1,554 SF
			3RD FLOOR BALCONIES + ROOFTOP	4,422 SF
			TOTAL PROVIDED	12,283 SF



THIS HATCH REPRESENTS THE OPEN SPACE IN SQUARE FOOT IN CORRELATION TO THE REST OF THE SQUARE FOOT FOR THE TOTAL STRUCTURE.



**MODULUS ARCHITECTS
& LAND USE PLANNING**
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3/2/2026

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ADDRESS
CITY ST, ZIP

PROJECT MANAGER
STEPHEN DUNBAR, AIA

JOB NO.

DRAWN BY:
CRZ

SHEET TITLE
FLOOR PLAN LAYOUTS

REV	DATE	BY	REVISION
A			
B			
C			
D			
E			
F			