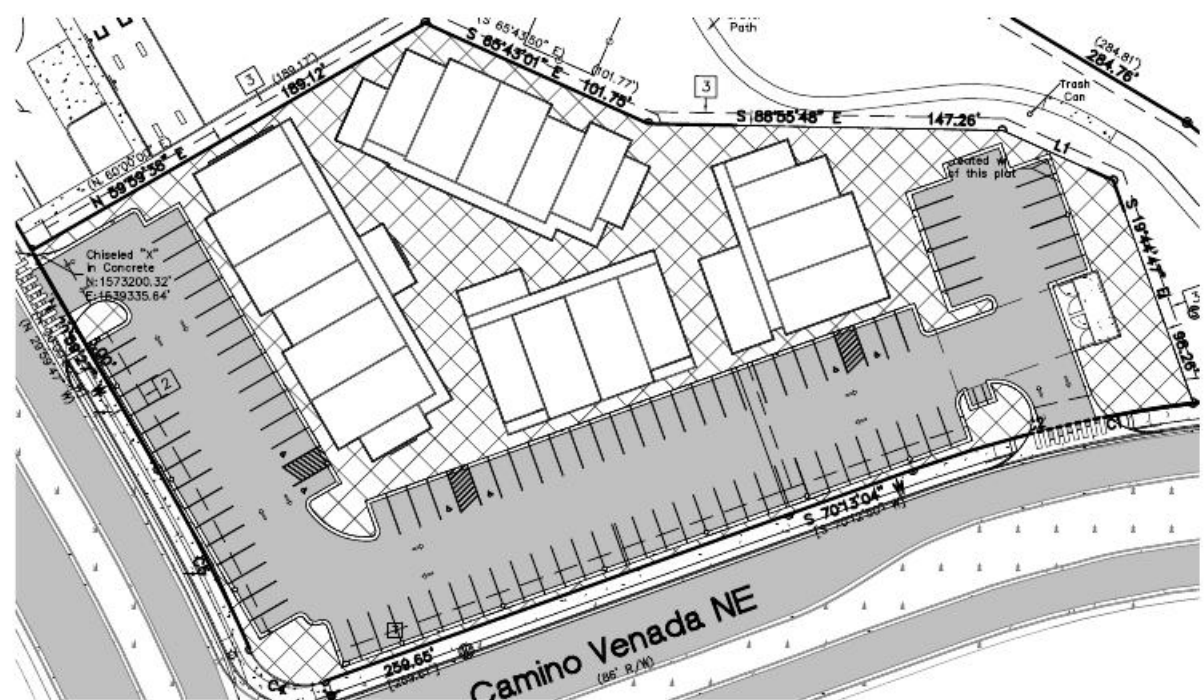




1 ARCHITECTURAL SITE
SCALE: 1" = 20'-0"

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, CLUBHOUSE 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	721 SF	17	12,257 SF
	721 SF	9	6,489 SF
2 BEDROOM MULTIFAMILY	1042 SF	17	17,714 SF
	1042 SF	12	12,504 SF
RETAIL/COMMERCIAL	1042 SF	1	1042 SF
	809 SF	1	809 SF

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
- MOTORCYCLE PARKING SPACE WITH "MC" PAVEMENT MARKING AND SIGN, REF 10/AS-502
- ACCESSIBLE CURB RAMP, REF 19/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 (DSXO LED P2 3K 30CRI 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

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 = 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

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 = 97
TOTAL OVERALL SPACES PROVIDED = 98

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

8220 SAN PEDRO DR NE SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499 FAX (505) 338-1498



[illegible]

MODULUS ARCHITECTS
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ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499 · FAX (505) 338-1498

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

DATE Issue Date	SHEET AS-102
SCALE:	