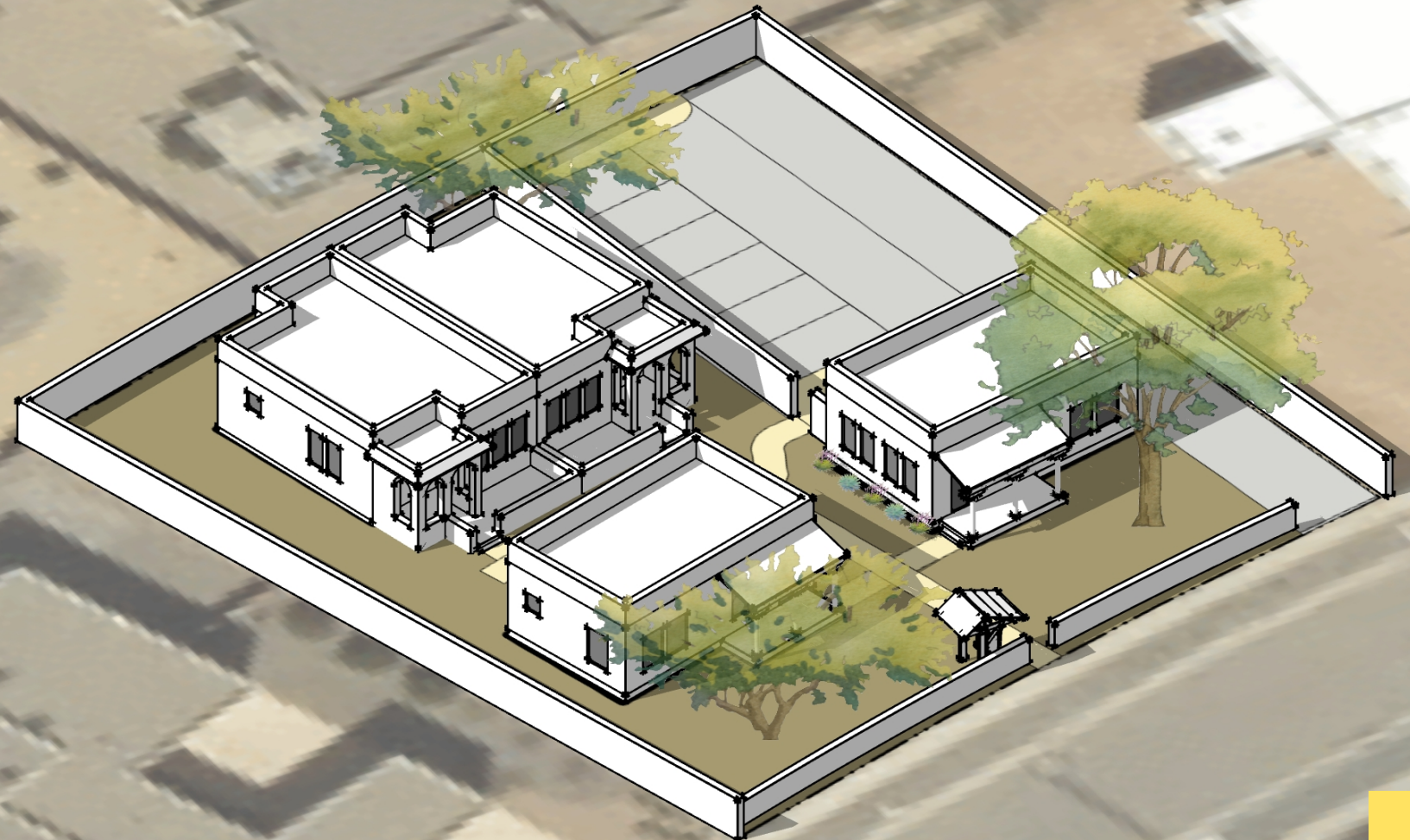




Cottage Code Test Fits



City of Albuquerque Planning Department

Prepared for AARP Livable Communities
Technical Assistance Program (LC TAP)

August, 2026

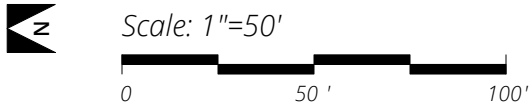


Opticos Design, Inc.
2100 Milvia St, Ste 125
Berkeley, CA 94704
opticosdesign.com





Site Plan



Site Area			
Zone	R-1D		
Site Area	56,700 sq ft 1.30 ac		
Setbacks (Contextual Residential)			
	Proposed		Min. Req.
¹ Front	¹	25'0"	10'0"
Side/Landscape Buffer		10'0"	10'0"
Rear/Landscape Buffer		10'0"	10'0"
Program Totals			
Unit Count		22	du
Building Count		12	
Cottage		2	17%
Duplex 2		5	41%
Duplex 3		3	25%
Carriage House		2	17%
Density		16.9	du/ac
Unit Mix			
	Proposed		Unit Count
1 BD		27%	6
2 BD		46%	10
3 BD		27%	6
Parking			
	Proposed		Min. Req.
Total Parking		20	20
Off-street		8	
Garage		12	
¹	Based on existing setbacks.		





Aerial from neighborhood



Perspective Views | East Site

City of Albuquerque Planning Department | 08.26.2026

Cottage Code Test Fits



Eye-level to main courtyard



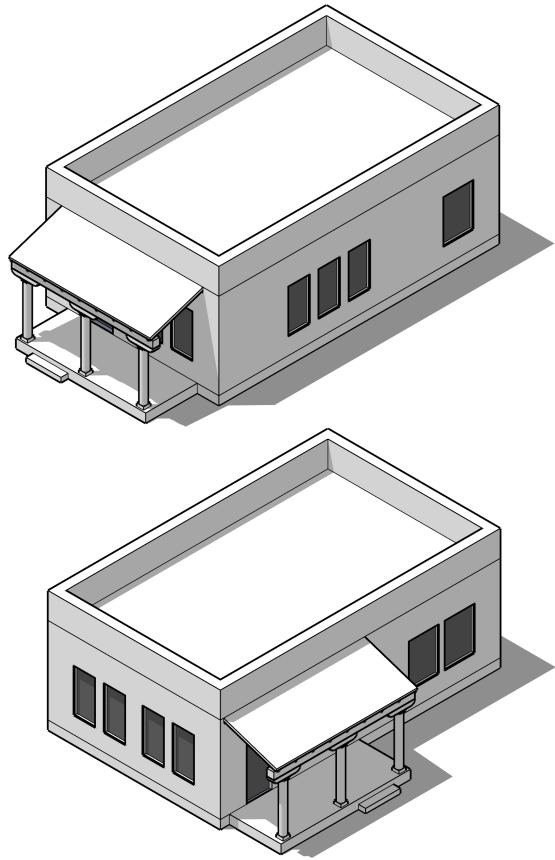
Eye-level to courtyard with duplex



Eye-level to small courtyard

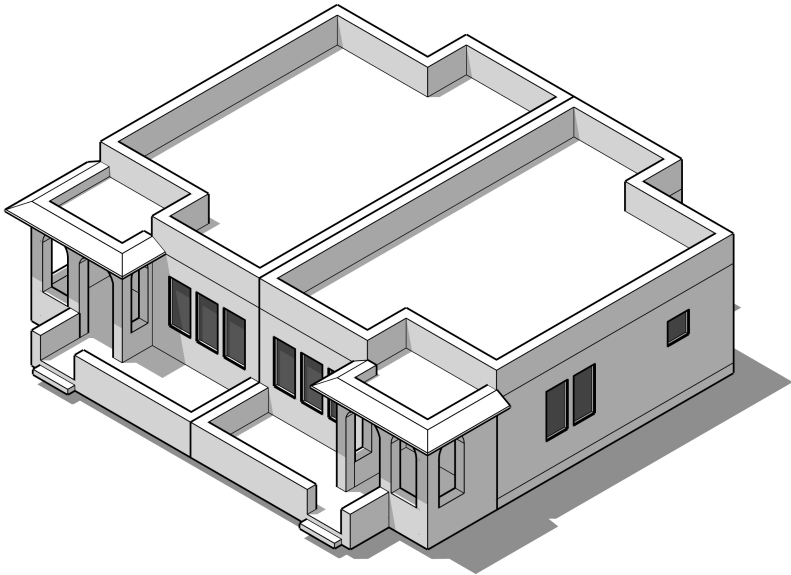


Eye-level to small courtyard



Cottage

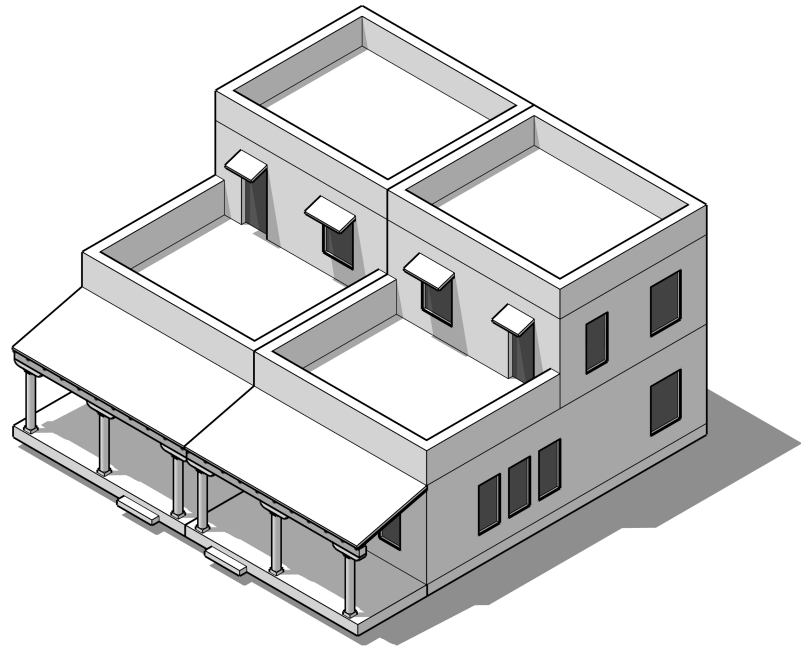
Building Information						
Total Units		1		du		
Total Area		650		gsf		
Residential Area		650		gsf		
Stories		1				
Unit Information		Bed	Bath	Stories	Count	Area
Unit 1		1	1	1	1	650 gsf



Duplex 1

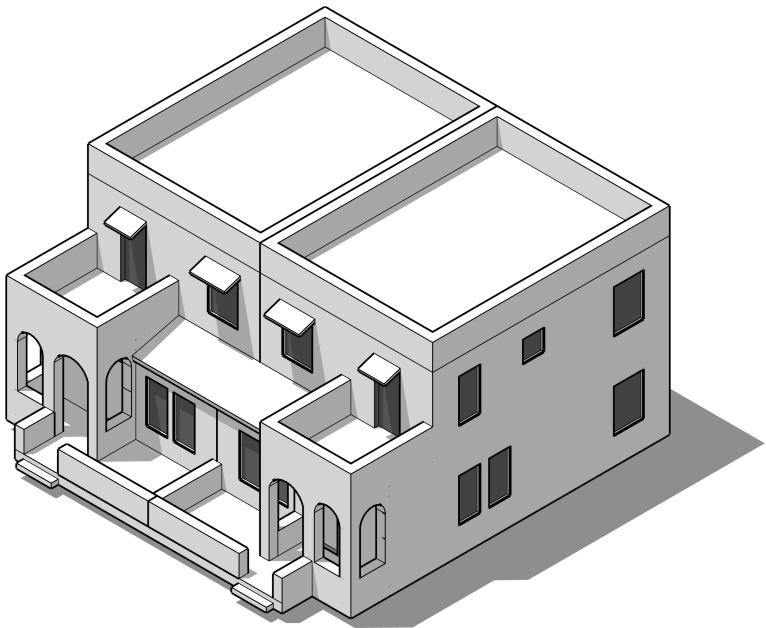
Building Information						
Total Units		2		du		
Total Area		1,490		gsf		
Residential Area		1,490		gsf		
Stories		1				
Unit Information	Bed	Bath	Stories	Count	Area	
Unit 1	2	1	1	1	745	gsf
Unit 2	2	1	1	1	745	gsf





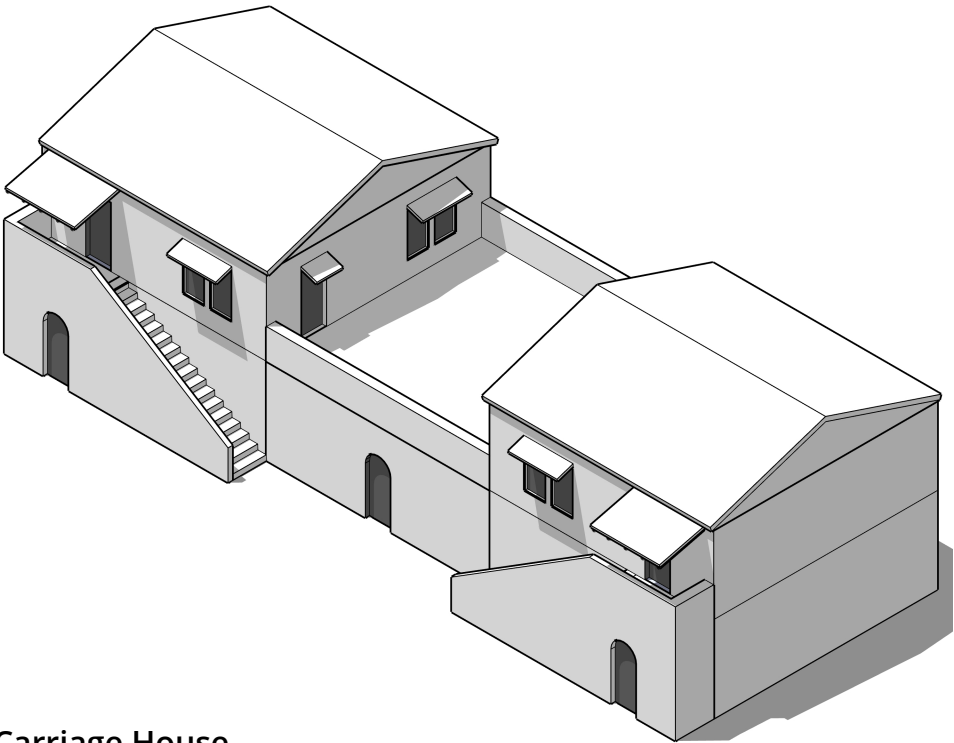
Duplex 2

Building Information						
Total Units		2		du		
Total Area		1,980		gsf		
Residential Area		1,980		gsf		
Stories		2				
Unit Information	Bed	Bath	Stories	Count	Area	
Unit 1	2	2	2	1	990	gsf
Unit 2	2	2	2	1	990	gsf



Duplex 3

Building Information						
Total Units		2		du		
Total Area		2,400		gsf		
Residential Area		2,400		gsf		
Stories		2				
Unit Information	Bed	Bath	Stories	Count	Area	
Unit 1	3	2	2	1	1,200	gsf
Unit 2	3	2	2	1	1,200	gsf



Carriage House

Building Information						
Total Units			2	du		
Total Area			3,338	gsf		
Residential Area			1,352	gsf		
Garage Area			1,986	gsf		
Stories			2			
Unit Information	Bed	Bath	Stories	Count	Area	
Unit 1	1	1	1	1	676	nsf
Unit 2	1	1	1	1	676	nsf
Parking						
Tuck-Under					6	sp