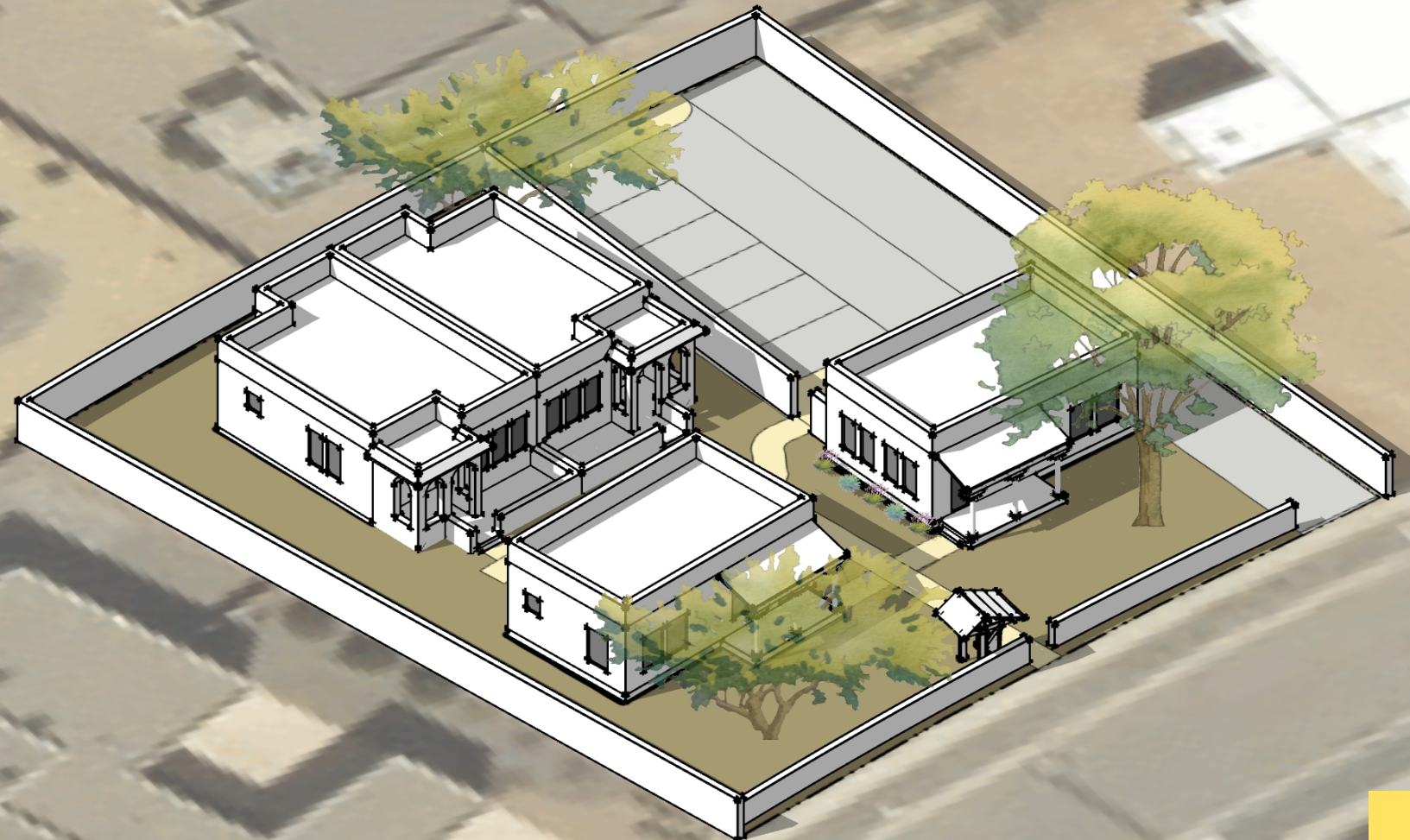




Cottage Code Test Fits



City of Albuquerque Planning Department

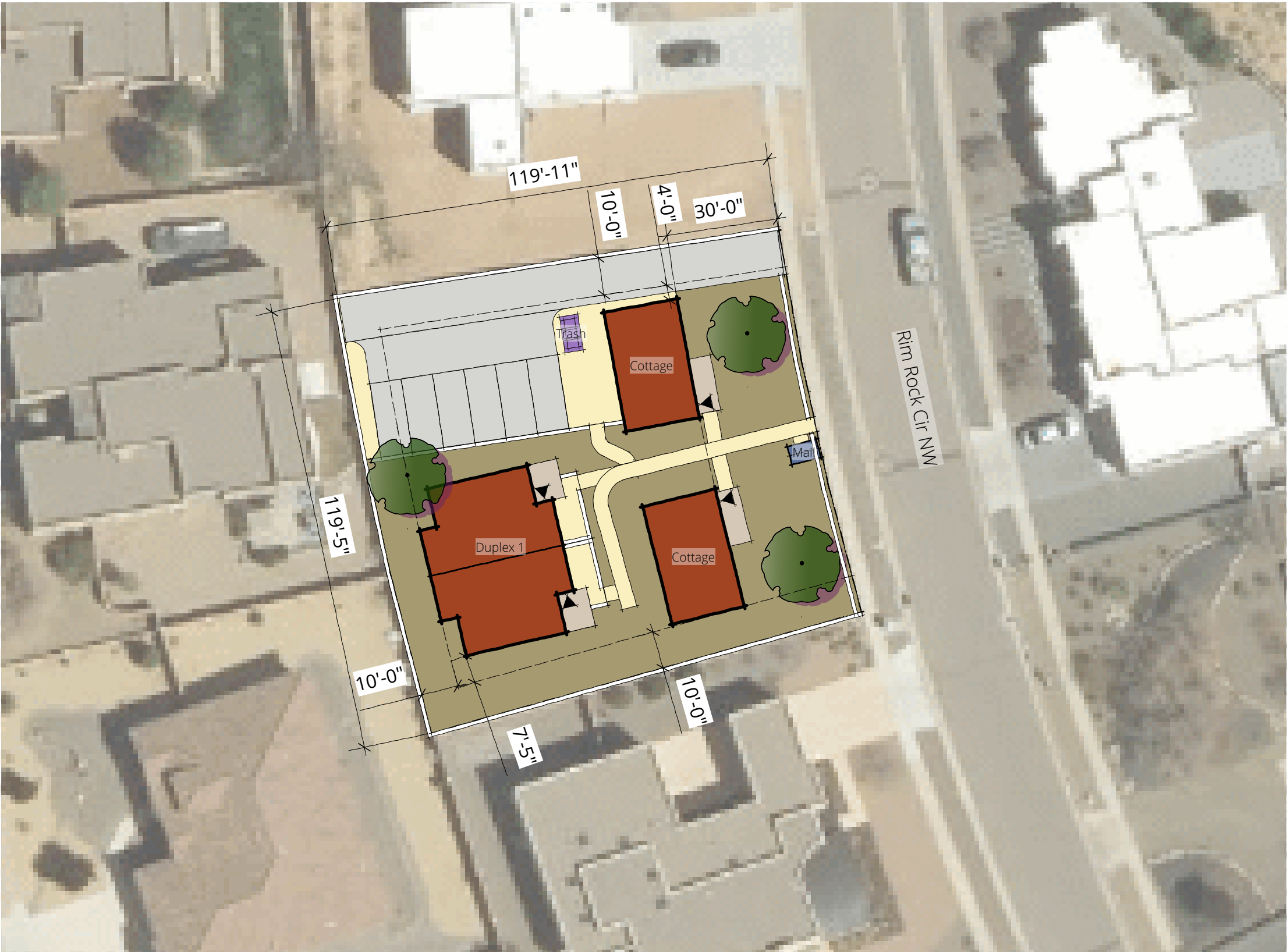
Prepared for AARP Livable Communities
Technical Assistance Program (LC TAP)

August, 2026



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

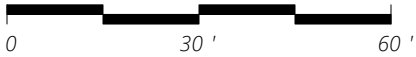




Site Plan



Scale: 1"=30'



Program Summary

Site Area			
Zone	R-1D		
Site Area	13,453 sq ft	0.39 ac	
Setbacks (Contextual Residential)		Proposed	Min. Req.
Front	¹	30'0"	10'0"
Side/Landscape Buffer		10'0"	10'0"
Rear/Landscape Buffer		10'0"	10'0"
Program Totals			
Unit Count		4	du
Building Count		3	
Cottage		2	67%
Duplex		1	33%
Density		12.95	du/ac
Unit Mix		Proposed	Unit Count
1 BD		50%	2
2 BD		50%	2
Parking		Proposed	Min. Req.
Off-street		6	6
¹	Based on existing setbacks		





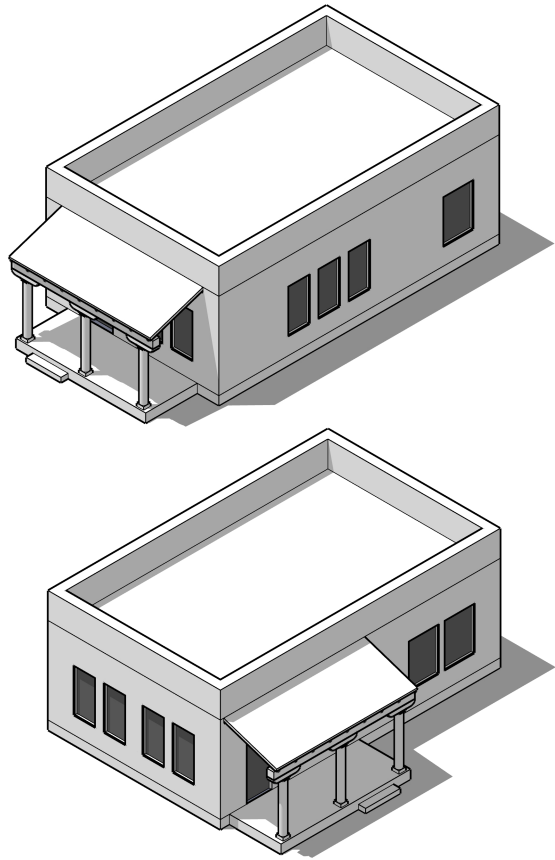
Aerial from the street



Eye-level from street

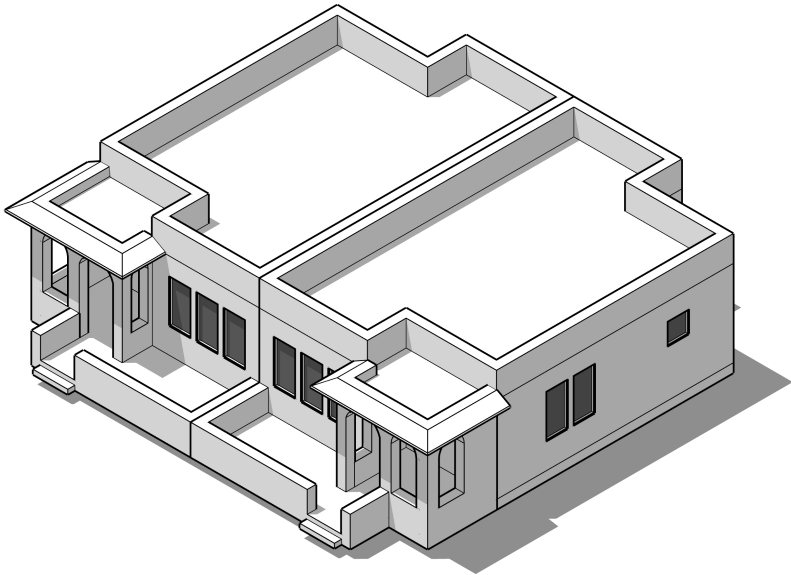


Eye-level from sidewalk



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

