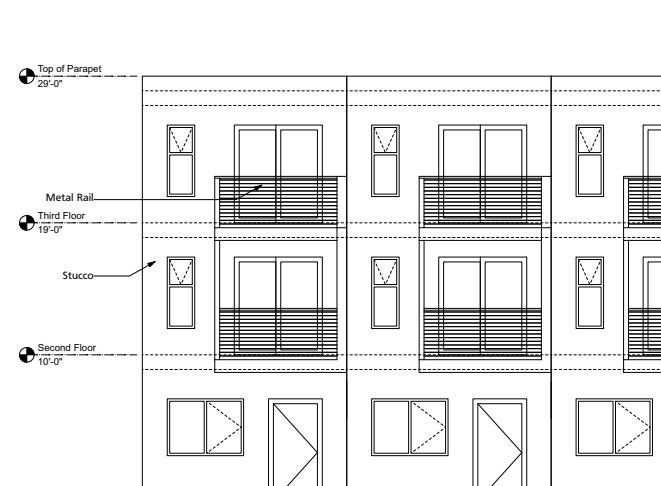
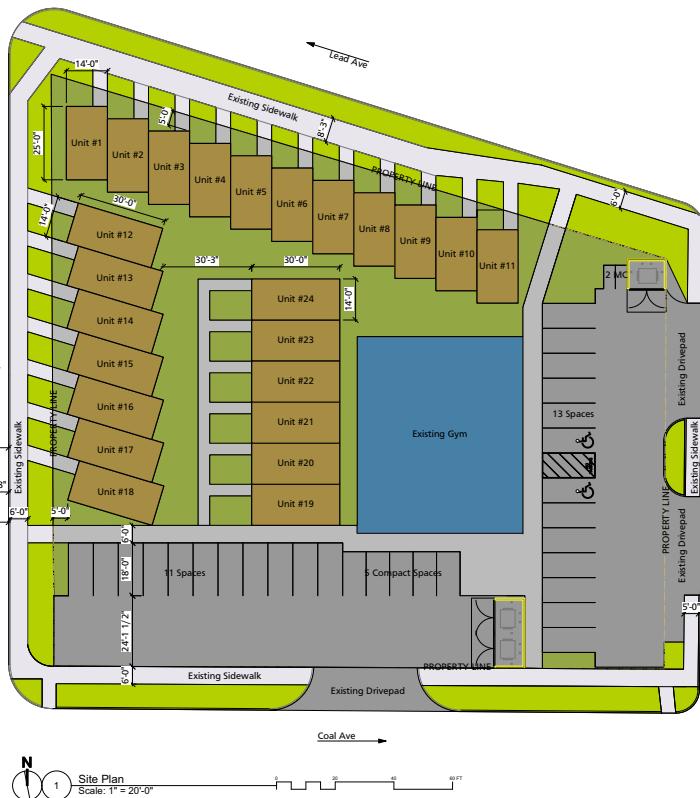


Lead / Coal Townhouse
ALBUQUERQUE, NEW MEXICO 87108

Schematic Design

Date: February 7, 2023
Sheet: Site Plan



BUILDINGS

EXISTING GYM (No change) 3,786 sq.ft.
RESIDENTIAL - 1/1 up to 2 BR - 24 * 1 = 24
PROPOSED 24 RESIDENTIAL UNITS
Units 1-24 1,260 sq. ft. 3 Story

PARKING

| | | |
|---|--|-------------|
| GYM | 2.5 / 1,000 sq.ft. = 3,786 sq.ft. / 1,000 = 3.78 * 2.5 | = 9.4 |
| RESIDENTIAL | - 1/1 up to 2 BR - 24 * 1 | = 24 |
| TOTAL | | = 33.4 |
| Shared parking reduction 24 + 9.4 / 1.3 | | = 26 |
| Total Provided | | = 29 |
| Plus 8 Street Parking spaces on Sierra | | = 37 |

USABLE OPEN SPACE

| | |
|---------------------------------|-----------------------|
| RESIDENTIAL - 285 sq.ft. / 2 BR | = 24 |
| TOTAL REQUIRED * 24 | = 6,840 sq.ft. |
| Total Provided | = 7,305 Sq.Ft. |

4-3(B)(5) Dwelling, Townhouse

For townhouse developments containing more than 6 dwelling units on a common lot, minimum usable open space shall be provided as follows:
1. Efficiency or 1 bedroom: 200 square feet per unit.
2. 2 bedrooms: 250 square feet per unit.

4-3(B)(5)(b)

The required side setbacks required by Part 14-16-5 (Development Standards) shall apply to the end units of each townhouse dwelling, and shall not apply to interior side lot lines where townhouse dwelling units share a common interior wall.