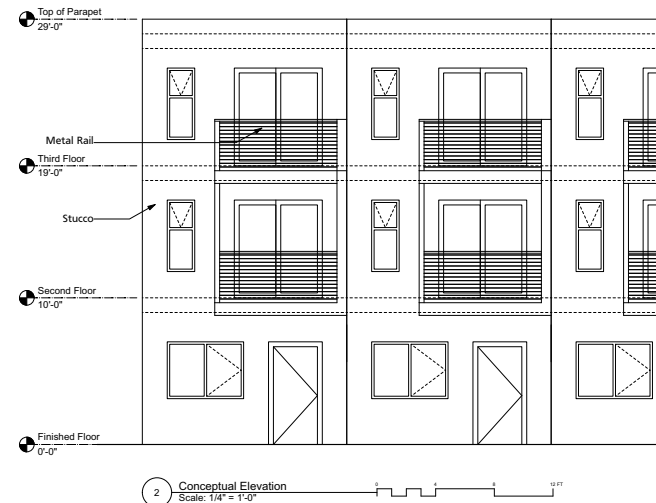




Graceland Dr.



BUILDINGS

EXISTING GYM (No change) 3,786 sq. ft.
PROPOSED 24 RESIDENTIAL UNITS
Units 1-24 1,260 sq. ft. 3 Story

PARKING

GYM - 2.5 / 1,000 gsf = 3,786 sq. ft. / 1,000 = 3.78 * 2.5 = 9.4
RESIDENTIAL - 1 / DU 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

4-3(B)(5)(a)
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.

TREVESTON ELLIOTT
ARCHITECT
811, 12TH ST. NW
ALBUQUERQUE, NEW MEXICO 87102
505.243.4444
treveston@trevestonarchitect.com
www.trevestonarchitect.com

Lead / Coal Townhouse
ALBUQUERQUE, NEW MEXICO 87108

Schematic Design

Date: February 7, 2023

Sheet: Site Plan

A-081