



**Planning Department
Transportation Development Services**

November 24, 2015

David Aube
Hartman + Majewski Design Group
120 Vassar Dr., SE
Albuquerque, NM 87106

**Re: GAHP Casa Feliz, Buildings A-L
441 Espanola SE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 10-16-15 (L19-D073A-I)**

Dear Mr. Aube,

Based upon the information provided in your submittal received 11-23-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

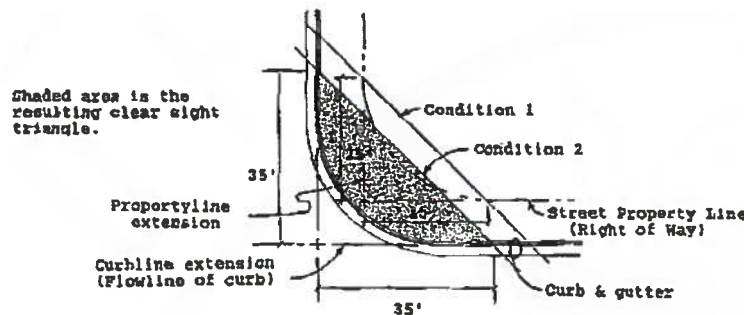
www.cabq.gov

1. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
2. In review of the resubmittal the following issues were found for each building:
 - Bldg. A: The drive pad entrance off of Trumbell Ave. must be a min. of 24 ft. in width for two way access.
 - Bldg. H: The drive pad entrance off of Espanola St. must be a min. of 24 ft. in width for two way access.
 - Bldg. I: The drive pad entrance off of Bell St. must be a min. of 24 ft. in width for two way access.
 - Bldg. J: The drive pad entrance off of Bell St. must be a min. of 24 ft. in width for two way access.
 - Bldg. K: The drive pad entrance off of Espanola St. must be a min. of 24 ft. in width for two way access.
 - Bldg. L: The drive pad entrance off of Trumbell Ave. must be a min. of 24 ft. in width for two way access.
3. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway from all ADA parking spaces to building entrances with appropriate striping.

CITY OF ALBUQUERQUE



4. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please label barrier curb.
5. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
6. One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress. Please show the sign detail for each one-way entrance.
7. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
8. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please clearly show this detail for all entrances/exits.



9. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
10. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact Gary Sandoval (505) 924-3675 or me at 924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: GAHP Casa Feliz

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: L-19-2

WORK ORDER#: _____

D073 A-I

LEGAL DESCRIPTION: Lot 13-18, 18-20 Block 4, Lots 4-8, 17-18 Block 5, etc. Emil Mann Addition

CITY ADDRESS: 441 Espanola Street, SE

ENGINEERING FIRM: Hartman + Majewski Design Group

ADDRESS: 120 Vassar Dr SE, Suite 100

CITY, STATE: Albuquerque, NM 87106

CONTACT: David Aube

PHONE: 505-998-6430

ZIP CODE: 87106

OWNER: Greater Albuquerque Housing Partnership

ADDRESS: 320 Gold SW, Suite 918

CITY, STATE: Albuquerque, NM

CONTACT: Felipe Rael

PHONE: 505-244-1614

ZIP CODE: 87102

ARCHITECT: Hartman + Majewski Design Group

ADDRESS: 120 Vassar Dr SE, Suite 100

CITY, STATE: Albuquerque, NM

CONTACT: Mark Wade

PHONE: 505-998-6442

ZIP CODE: 87106

SURVEYOR: SurvTek

ADDRESS: _____

CITY, STATE: Albuquerque, NM

CONTACT: Russ Hugg

PHONE: 505-897-3366

ZIP CODE: _____

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

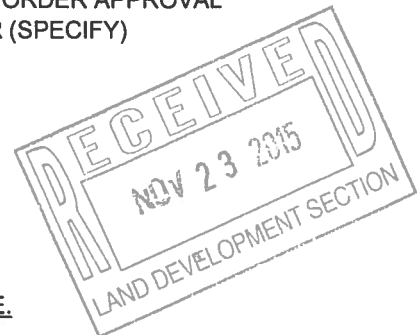
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

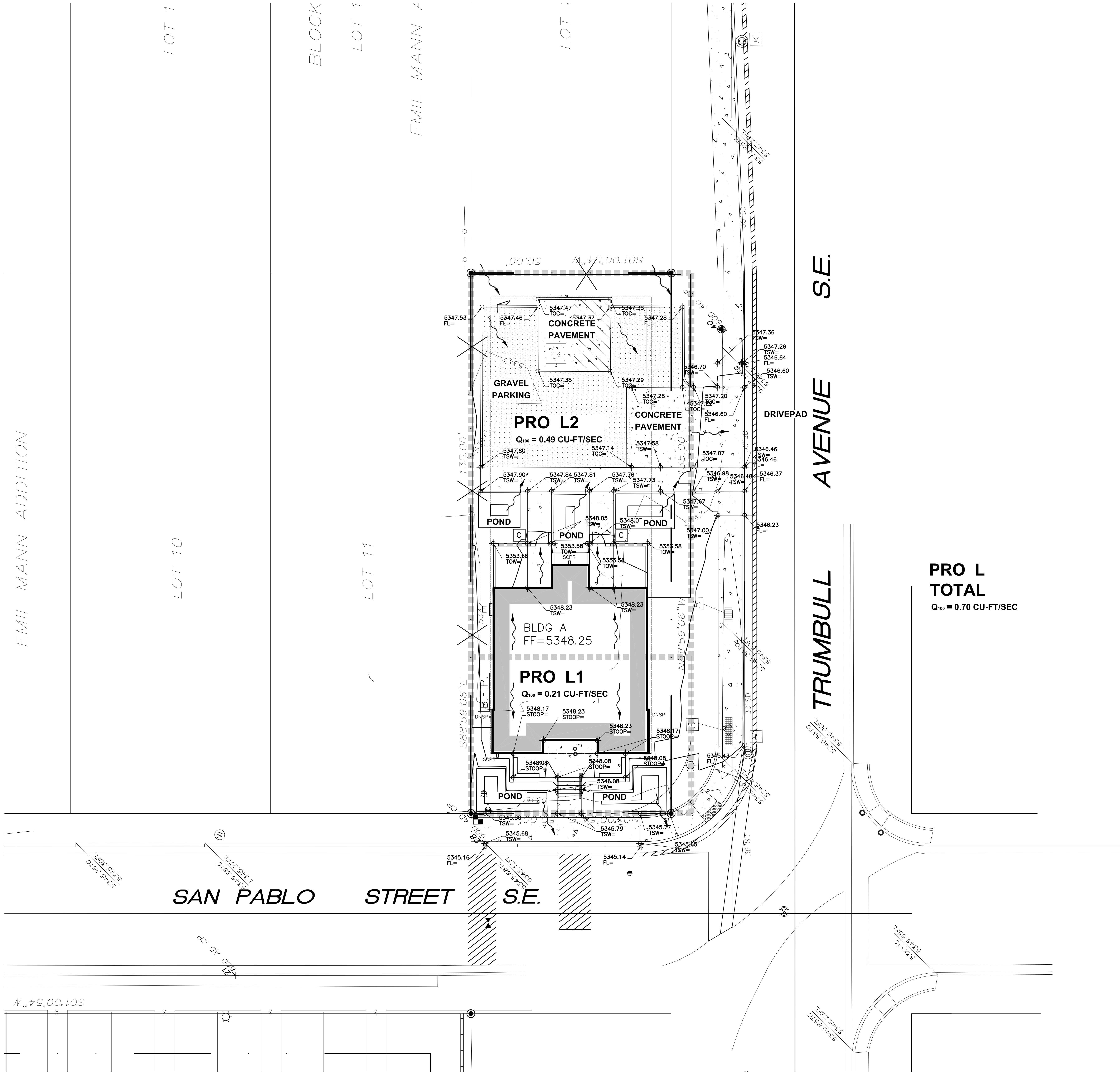
DATE SUBMITTED: 23 November 2015

BY: David Aube P.E.



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

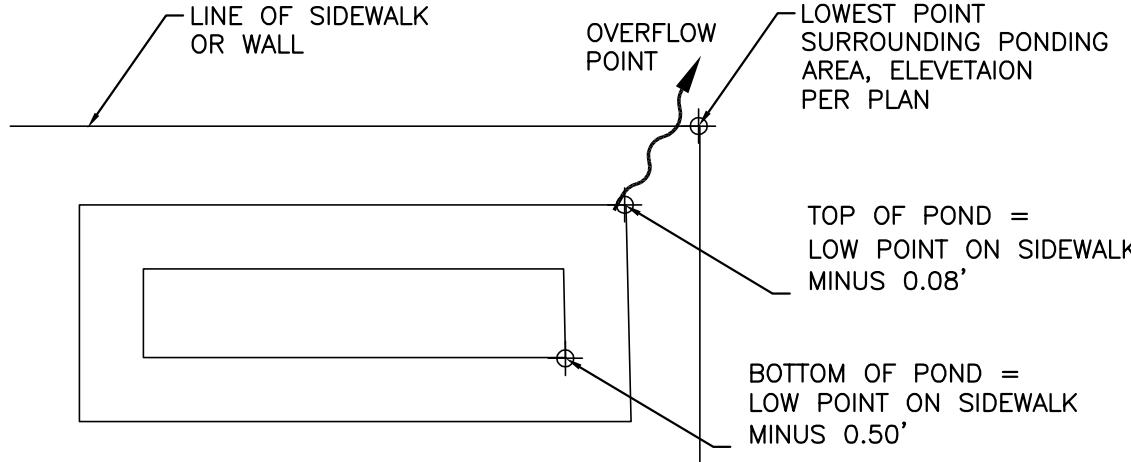
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



A1 ENLARGED SITE DRAINAGE PLAN - BUILDING A
1" = 10'-0"

DRAINAGE PLAN GENERAL NOTES

1. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.

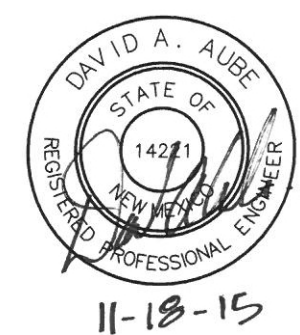


TYPICAL POND DETAIL

NOT TO SCALE

dg
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STAMP



100% CONSTRUCTION DOCUMENTS

PROJECT NAME
CASA FELIZ

441 ESPANOLA STREET SE,
ALBUQUERQUE, NEW MEXICO 87108

GREATER ALBUQUERQUE
HOUSING PATRTNERSHIP

REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group

Drawn by: DAA
Checked by: DAA
Date: OCTOBER 19, 2015
Project number: 2491

SHEET TITLE

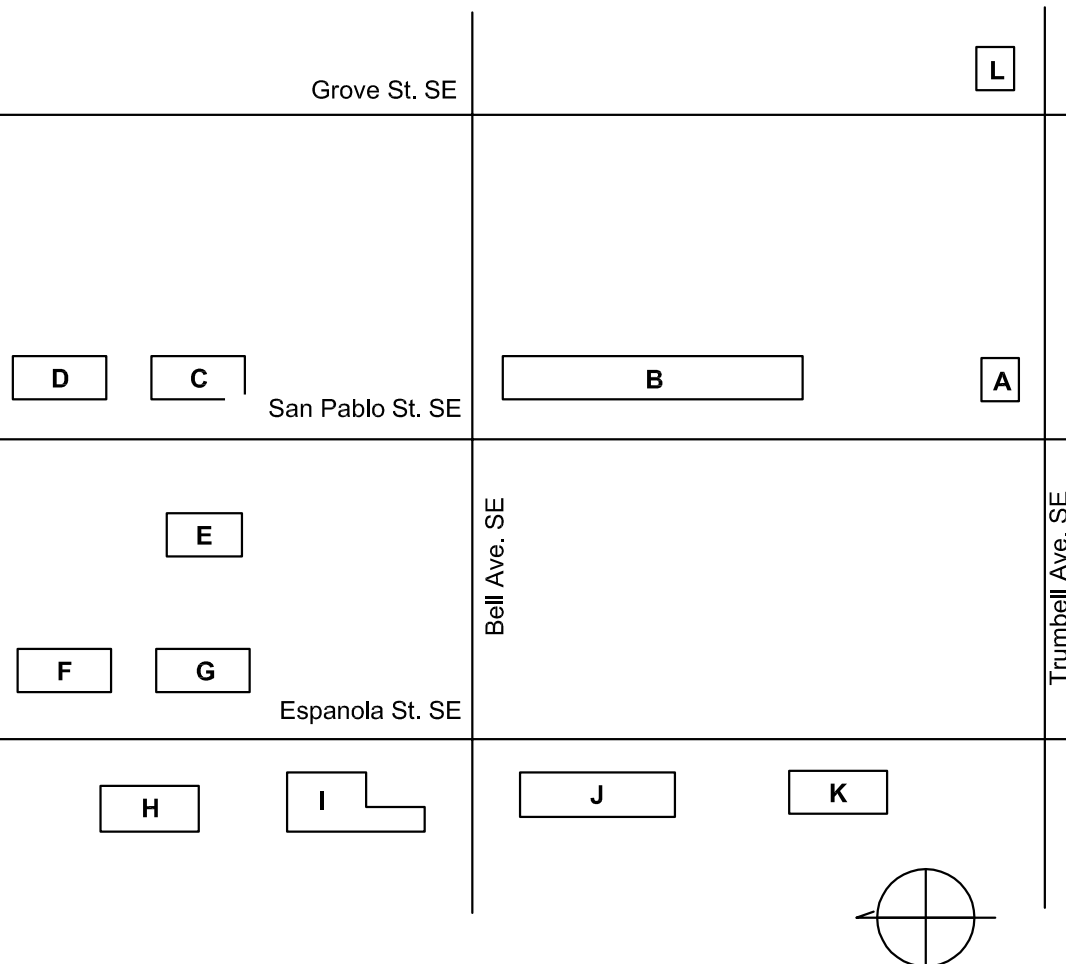
**ENLARGED
SITE DRAINAGE PLAN**

BUILDING A

SHEET NUMBER

C-202

KEY PLAN





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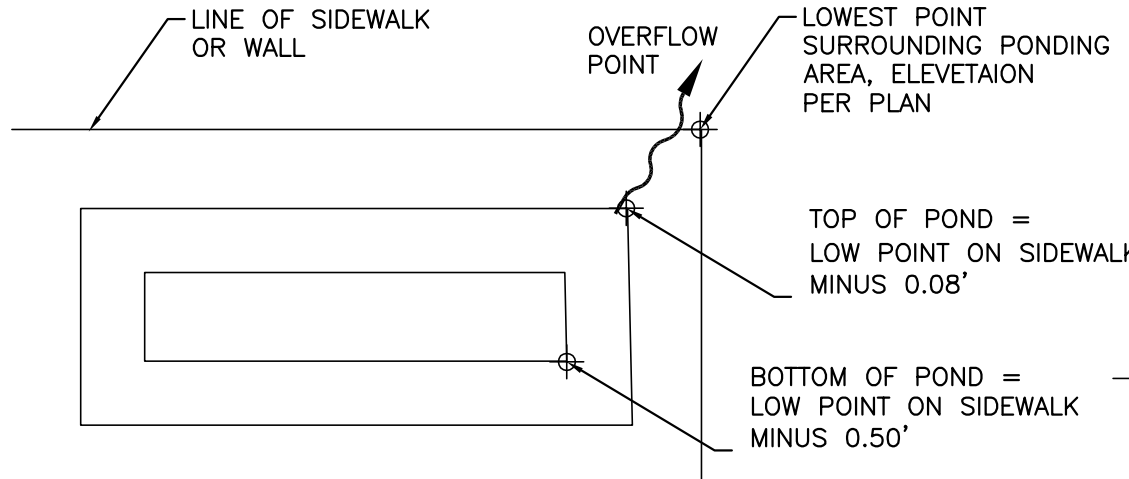
PROJECT NAME
CASA FELIZ

441 ESPANOLA STREET SE,
ALBUQUERQUE, NEW MEXICO 87108

GREATER ALBUQUERQUE
HOUSING PARTNERSHIP

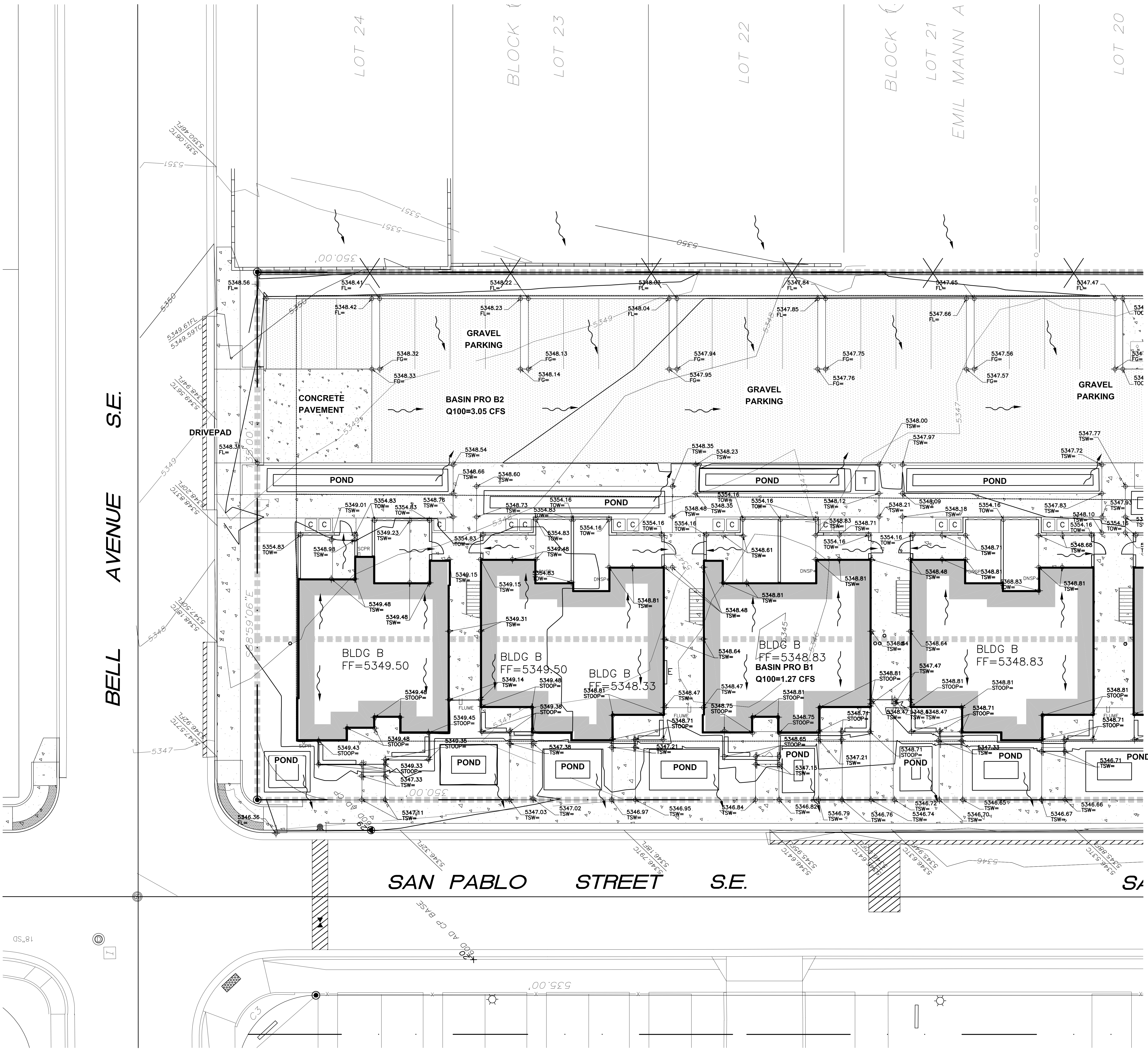
DRAINAGE PLAN GENERAL NOTES

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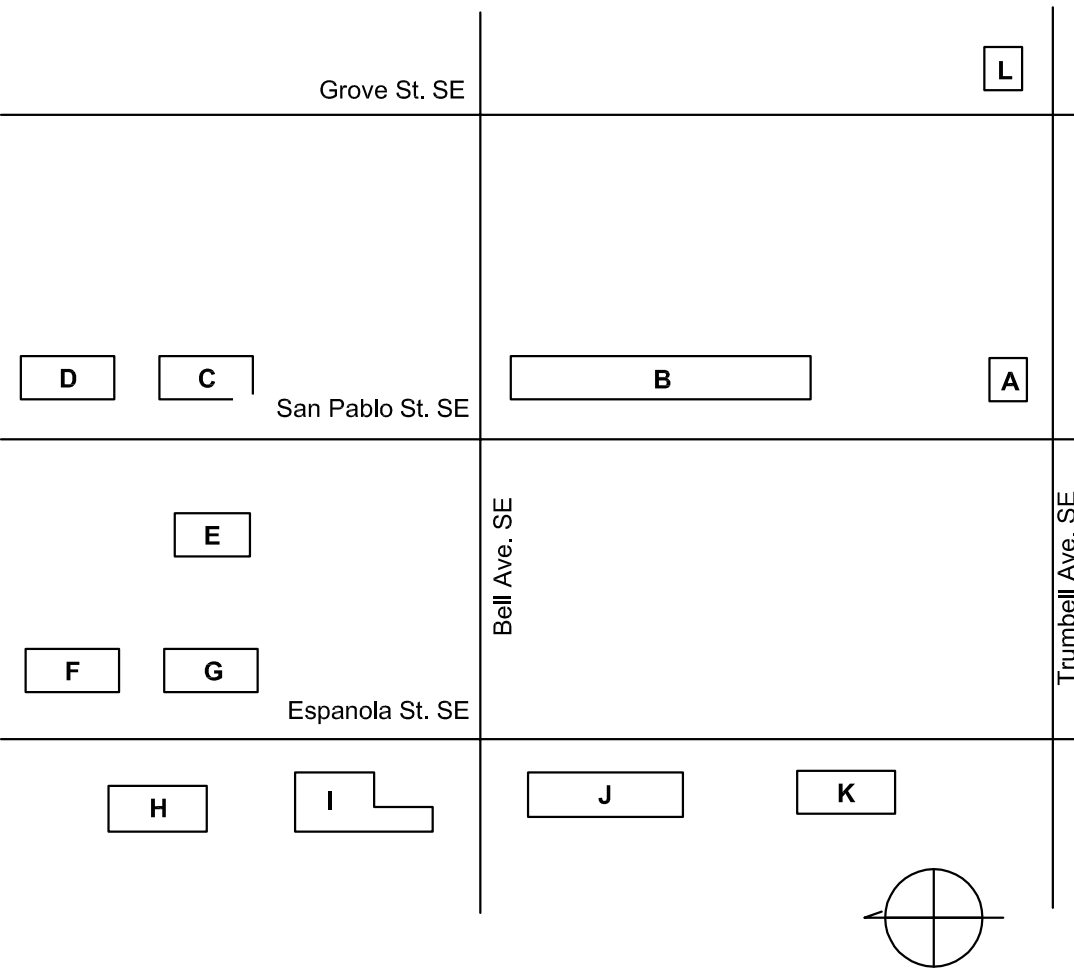


TYPICAL POND DETAIL

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KEY PLAN



REVISIONS

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Project number: 2491

SHEET TITLE

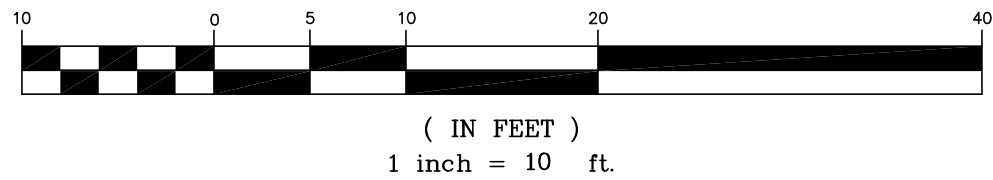
ENLARGED
SITE DRAINAGE PLAN
NORTHERN PART OF
BUILDING B

SHEET NUMBER

C-203

A1 ENLARGED SITE DRAINAGE PLAN - BUILDING B

1" = 10'-0"





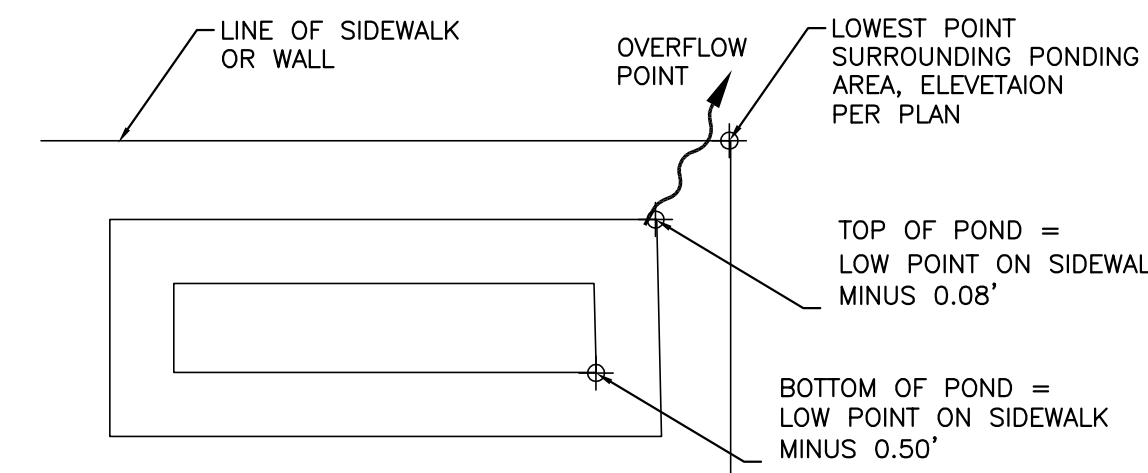
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DRAINAGE PLAN GENERAL NOTES

I. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.



TYPICAL POND DETAIL

NOT TO SCALE

STAMP

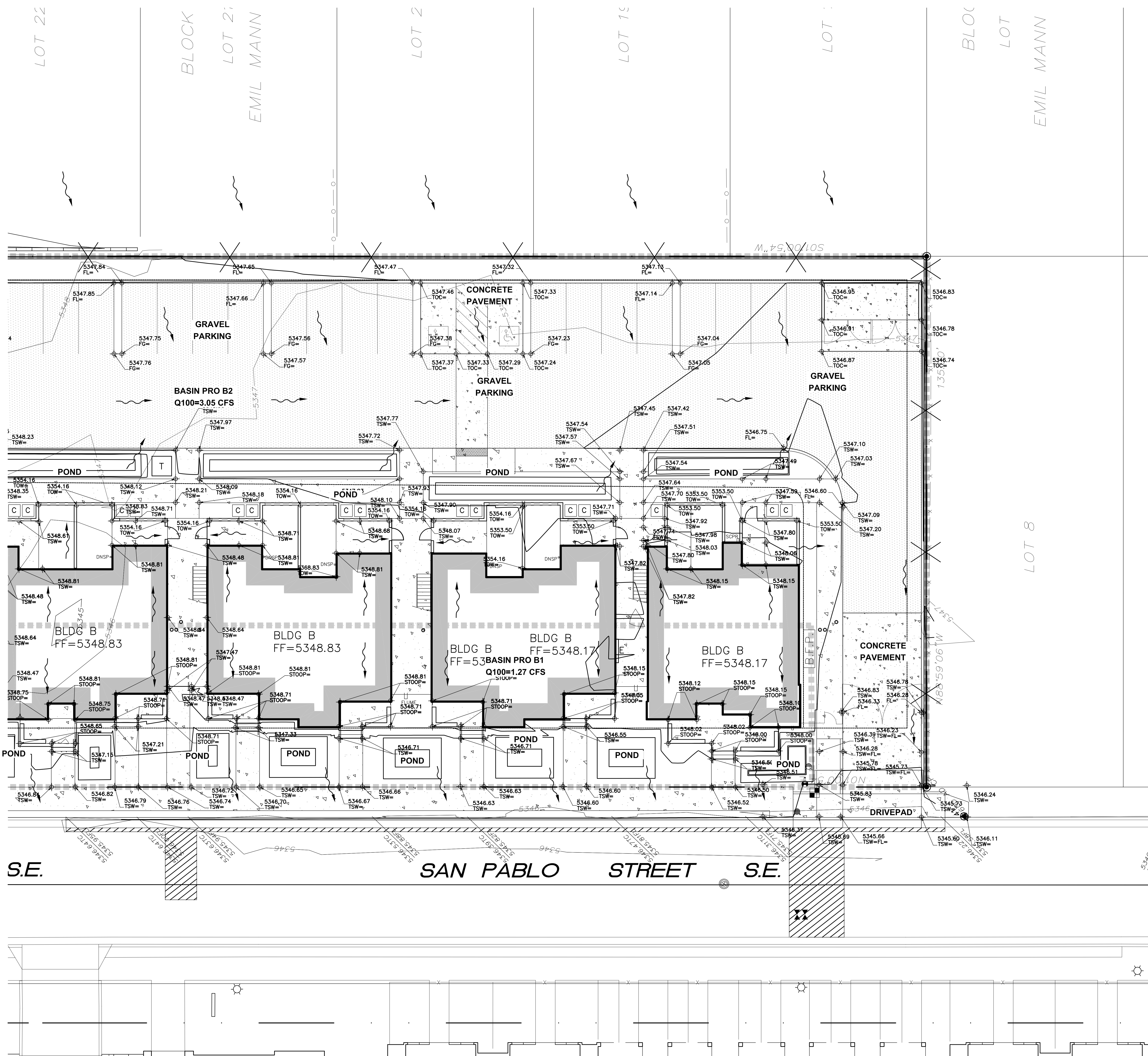


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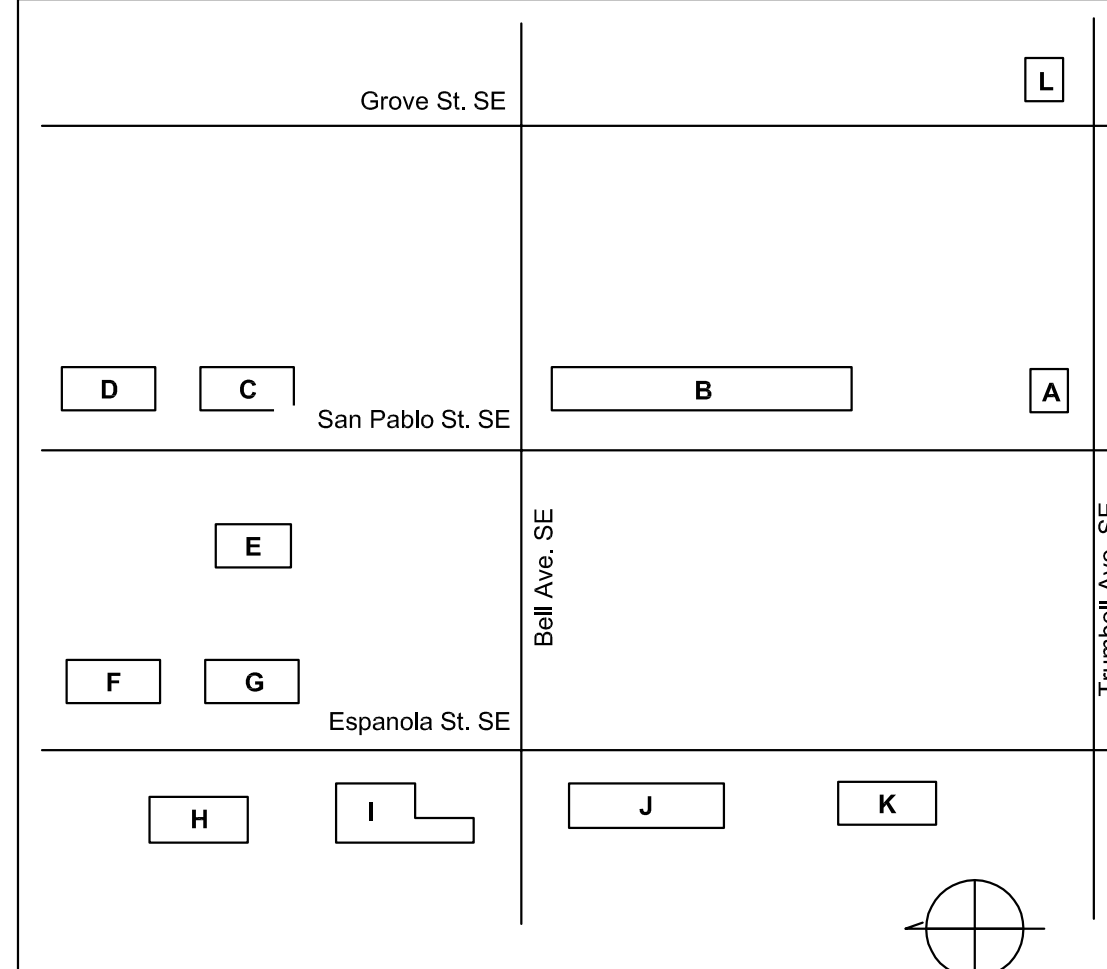
PROJECT NAME
CASA FELIZ

441 ESPANOLA STREET SE,
ALBUQUERQUE, NEW MEXICO 87108

GREATER ALBUQUERQUE
HOUSING PARTNERSHIP



KEY PLAN



REVISIONS

NO.	DATE	DESCRIPTION

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Checked by: DAA
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Project number: 2491

SHEET TITLE

ENLARGED
SITE DRAINAGE PLAN
SOUTHERN PART OF
BUILDING B

SHEET NUMBER

C-204



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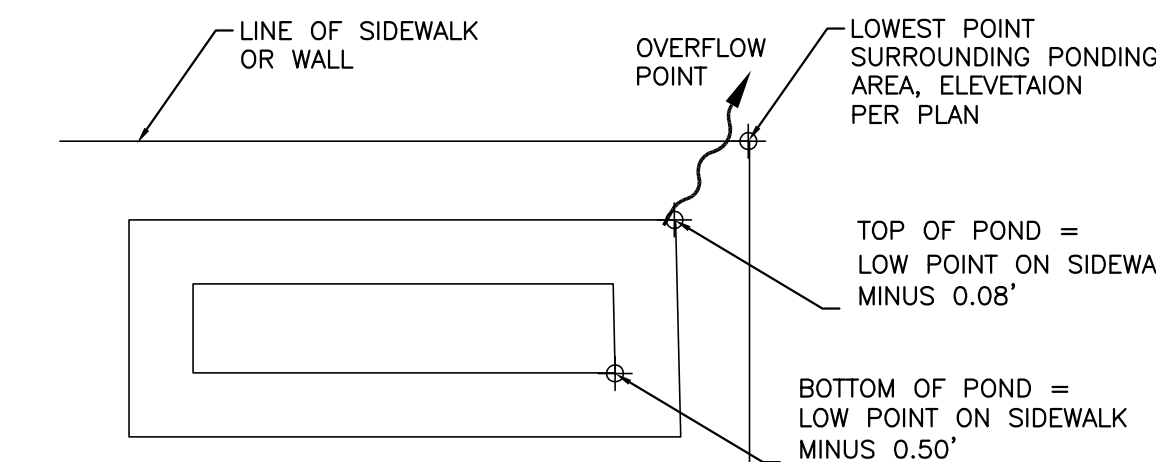
PROJECT NAME
CASA FELIZ

441 ESPANOLA STREET SE,
ALBUQUERQUE, NEW MEXICO 87108

GREATER ALBUQUERQUE
HOUSING PARTNERSHIP

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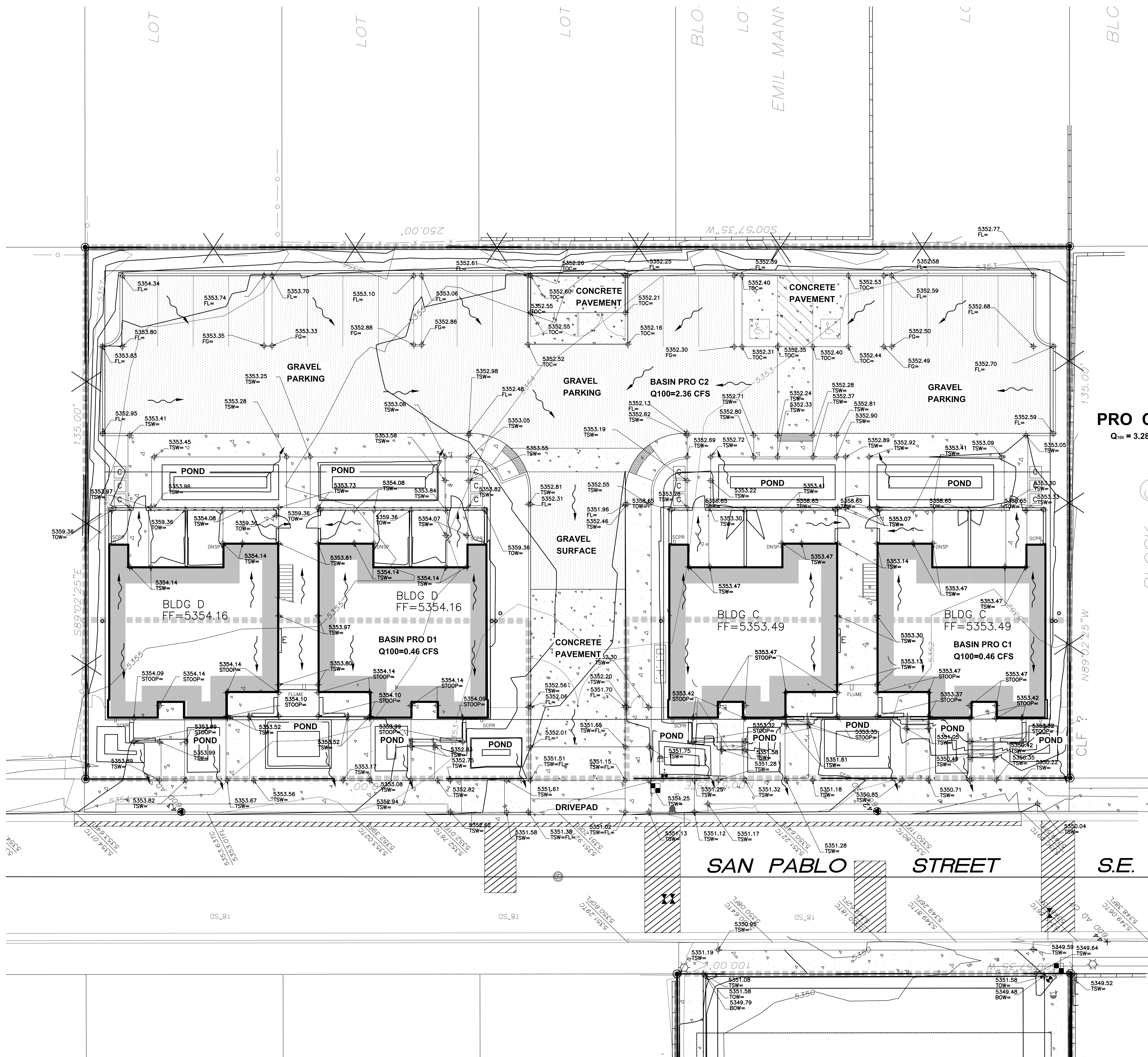


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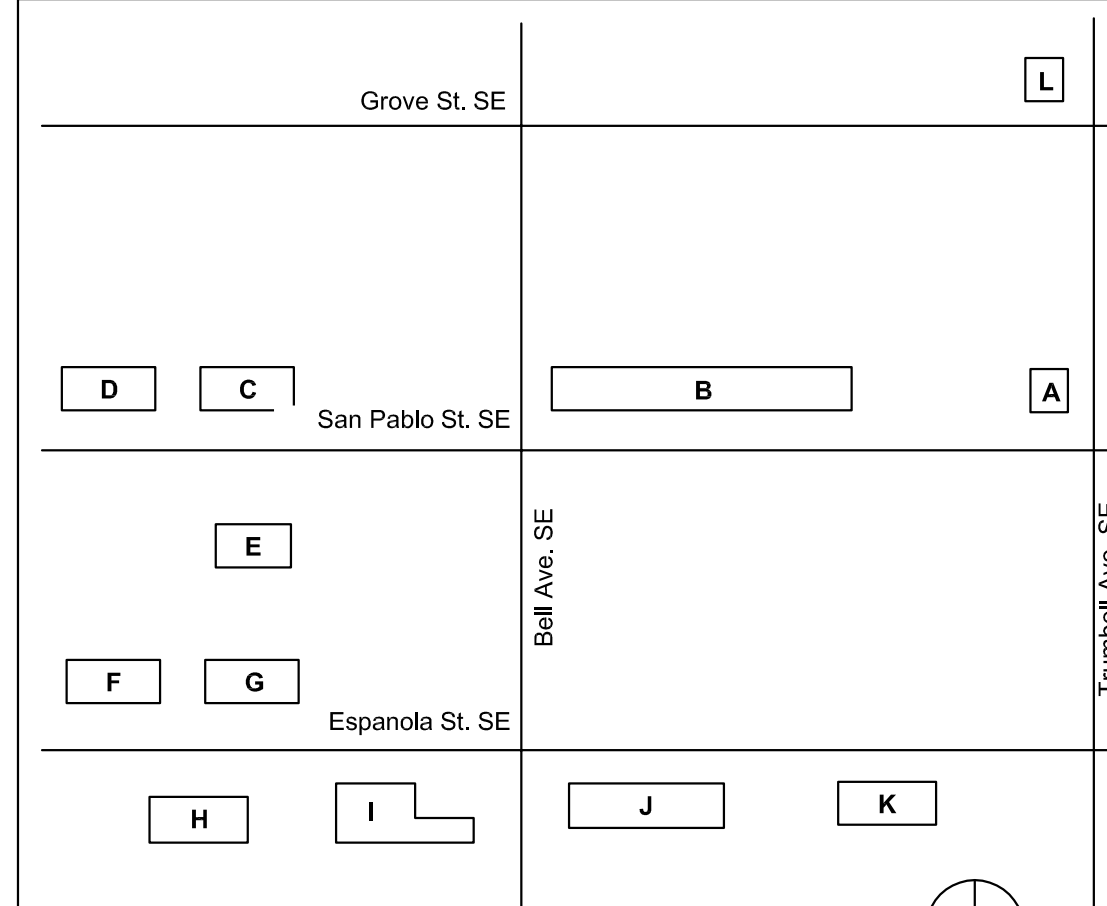
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PRO C & D

Q₁₀₀ = 3.28 CU-FT/SEC



KEY PLAN



REVISIONS

NO.	DATE	DESCRIPTION

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Date: OCTOBER 19, 2015
Project number: 2491

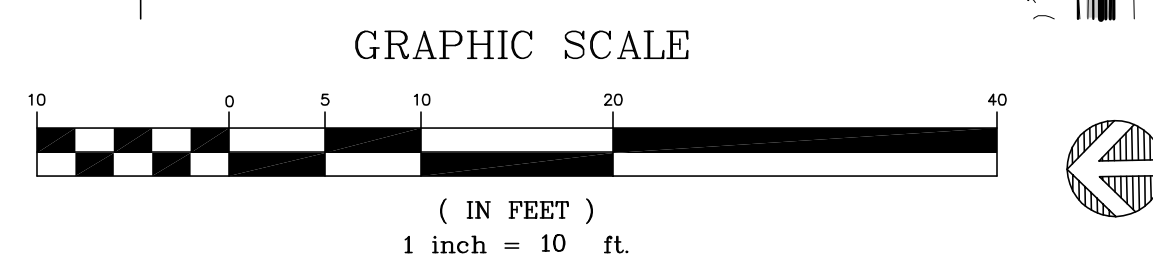
SHEET TITLE
ENLARGED
SITE DRAINAGE PLAN

BUILDINGS C AND D

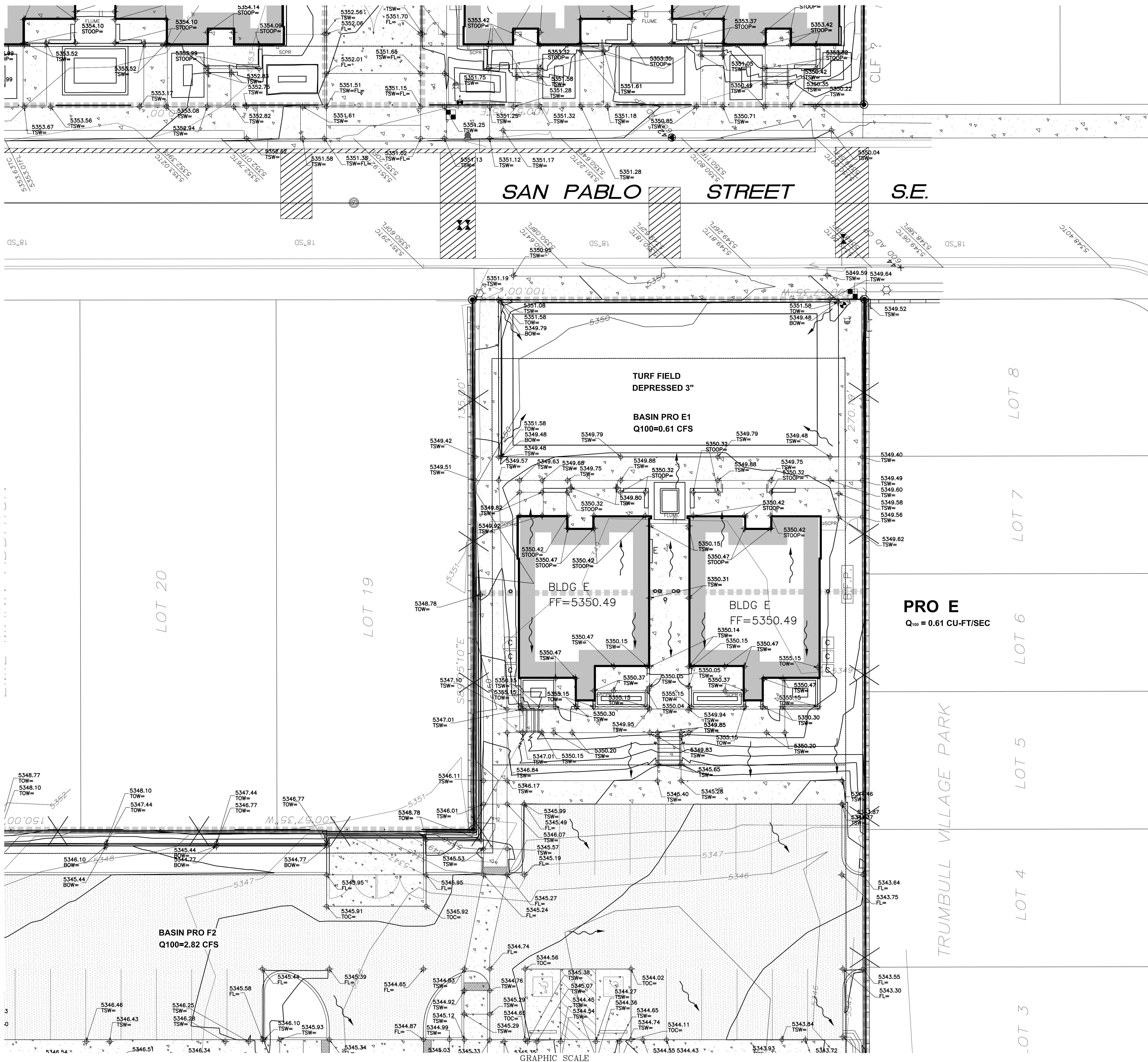
SHEET NUMBER

C-205

A1 ENLARGED SITE DRAINAGE PLAN - BUILDINGS C AND D
1" = 10'-0"

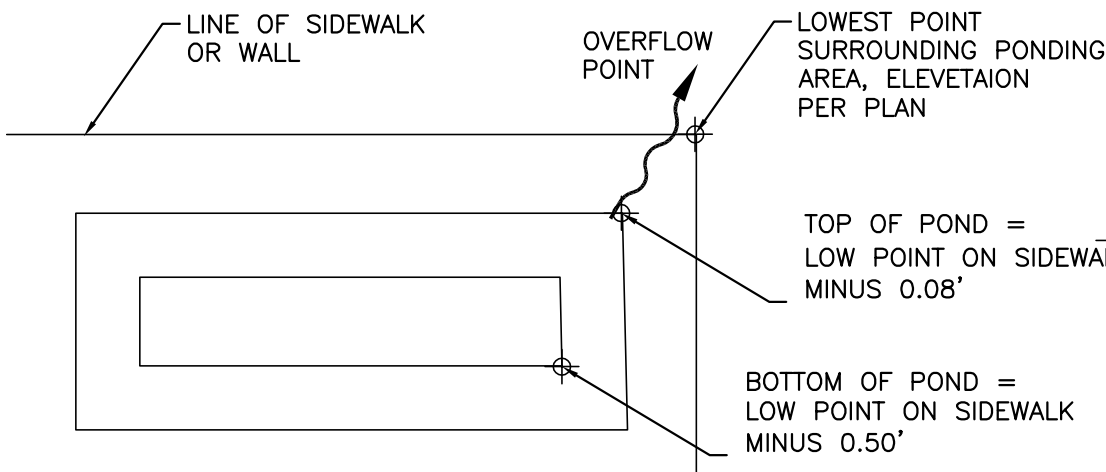


P:\2491_Zasa Feliz\A0_Drawings\Civil\201.dwg 8/14/2015 6:13:40 AM



DRAINAGE PLAN GENERAL NOTES

I. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.

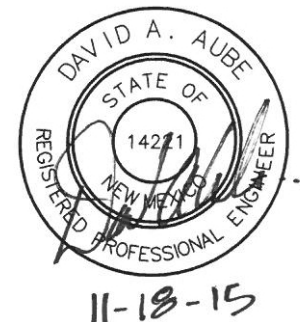


TYPICAL POND DETAIL

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PROJECT NAME
CASA FELIZ

441 ESPANOLA STREET SE,
ALBUQUERQUE, NEW MEXICO 87108

GREATER ALBUQUERQUE
HOUSING PATRNTNERSHIP

REVISIONS

NO.	DATE	DESCRIPTION

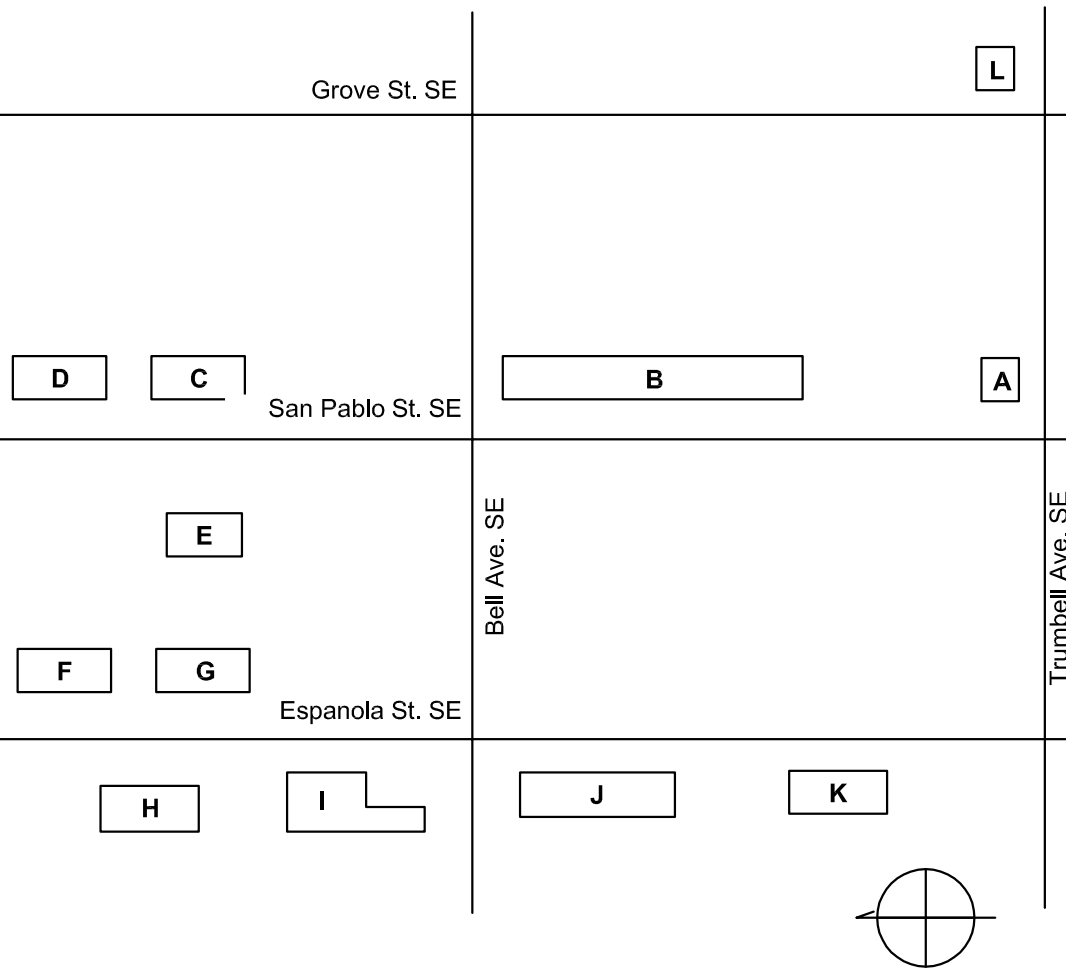
Copyright: Design Group

Drawn by: DAA
Checked by: DAA
Date: OCTOBER 19, 2015
Project number: 2491

SHEET TITLE
ENLARGED
SITE DRAINAGE PLAN
BUILDING E
SHEET NUMBER

C-206

KEY PLAN



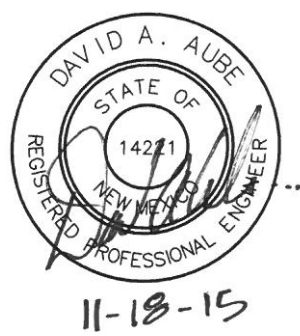


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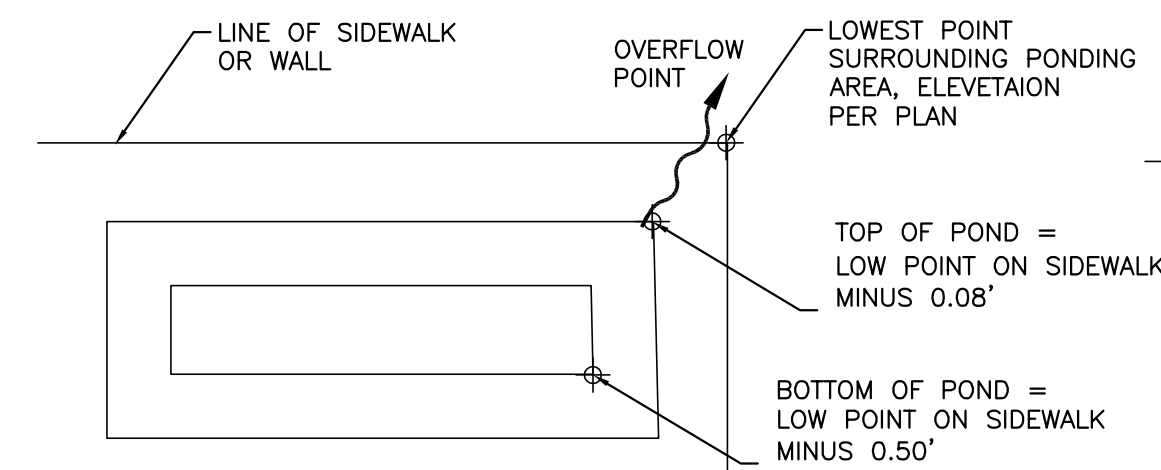
PROJECT NAME
CASA FELIZ

441 ESPANOLA STREET SE,
ALBUQUERQUE, NEW MEXICO 87108

GREATER ALBUQUERQUE
HOUSING PARTNERSHIP

DRAINAGE PLAN GENERAL NOTES

1. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND
SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.

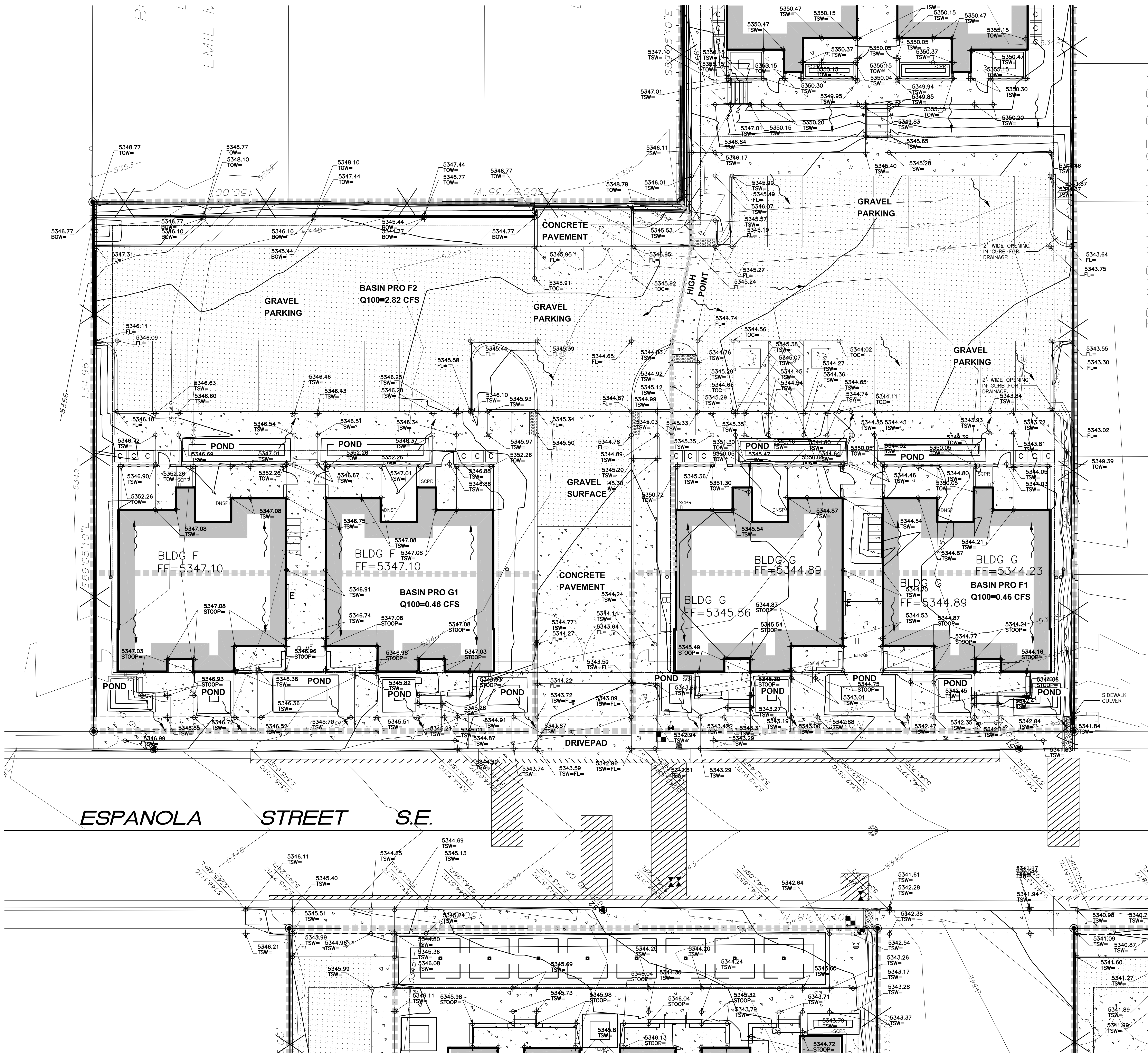


TYPICAL POND DETAIL

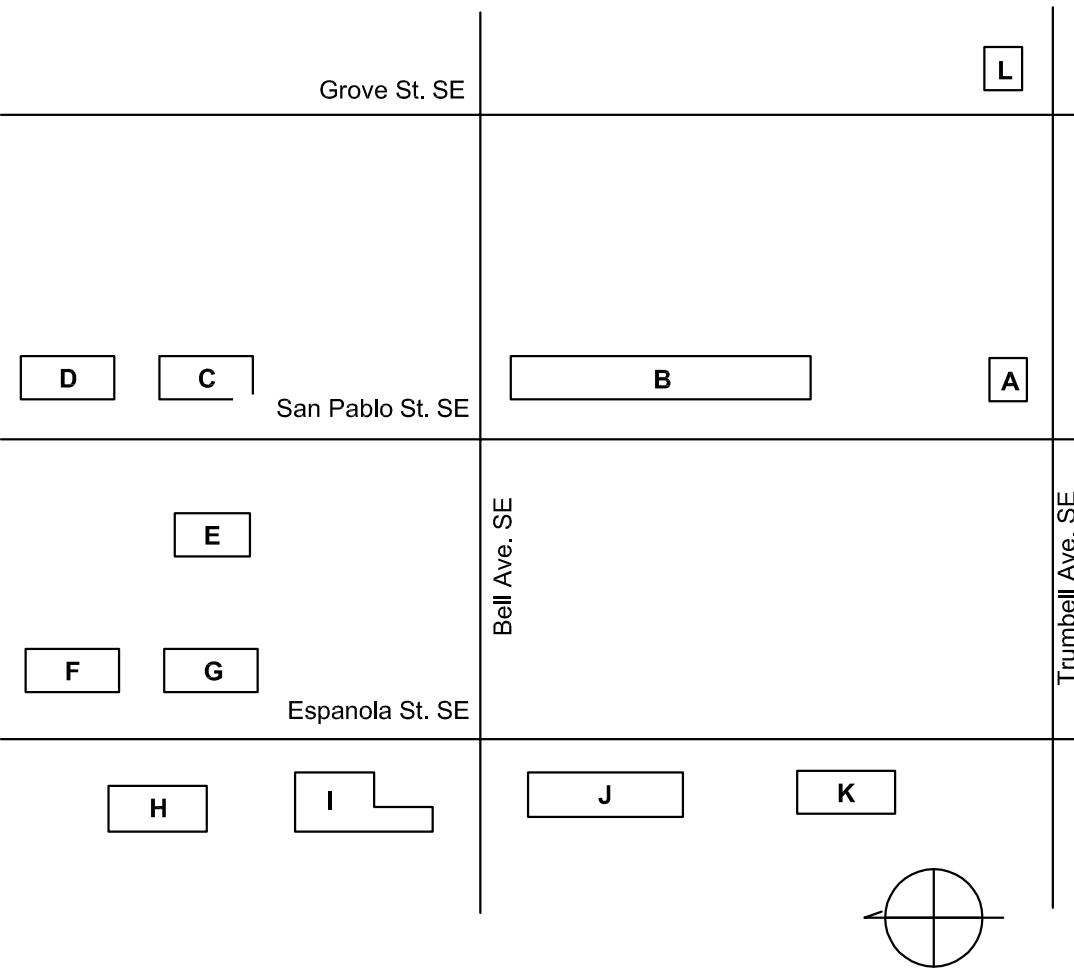
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PRO F & G

Q₁₀₀ = 3.74 CU-FT/SEC



KEY PLAN



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Checked by: DAA
Date: OCTOBER 19, 2015
Project number: 2491

SHEET TITLE
**ENLARGED
SITE DRAINAGE PLAN**
BUILDINGS F AND G

SHEET NUMBER

C-207

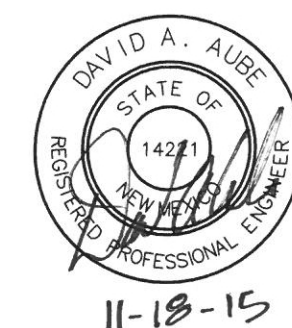


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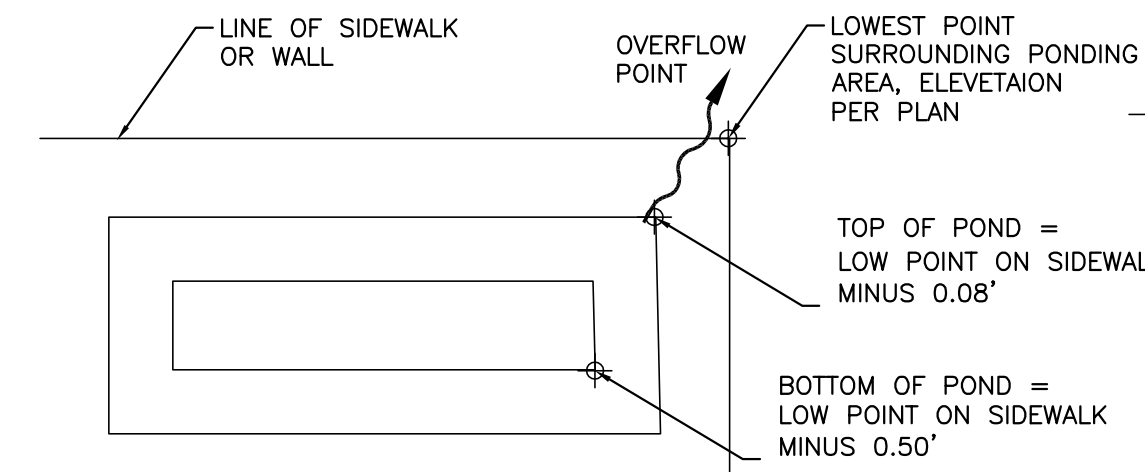
PROJECT NAME
CASA FELIZ

441 ESPANOLA STREET SE,
ALBUQUERQUE, NEW MEXICO 87108

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HOUSING PARTNERSHIP

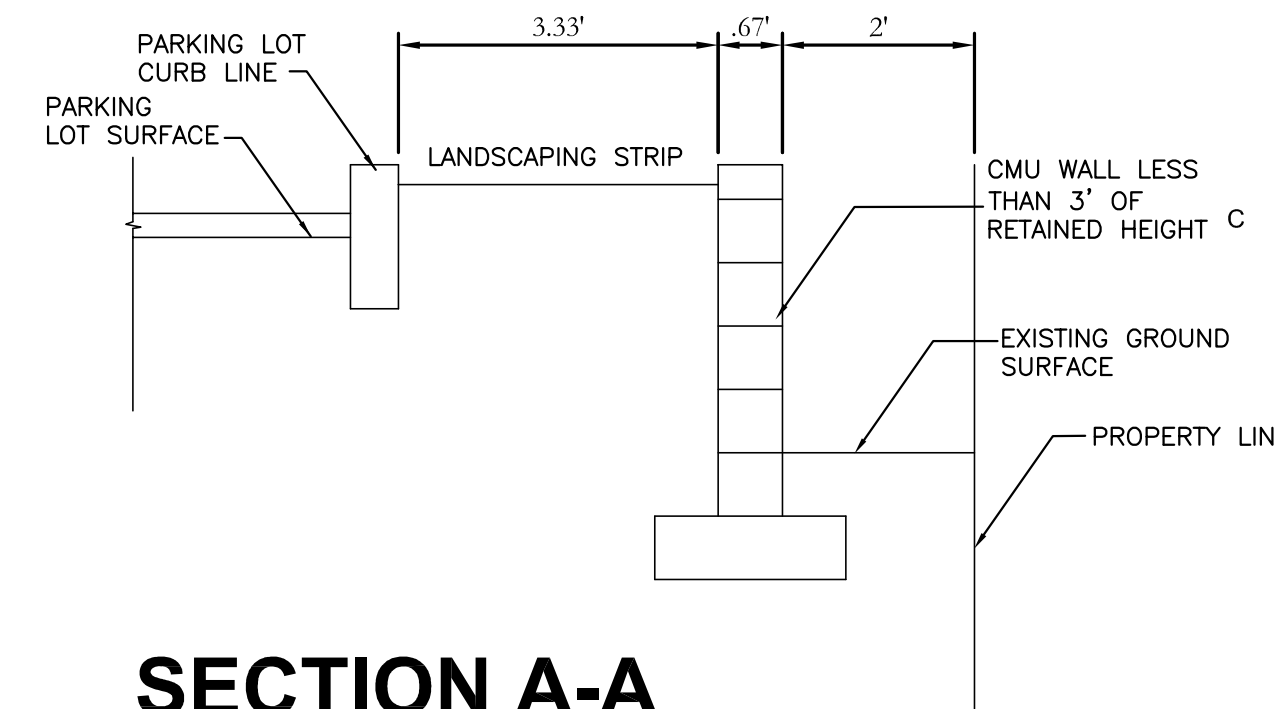
DRAINAGE PLAN GENERAL NOTES

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TYPICAL POND DETAIL

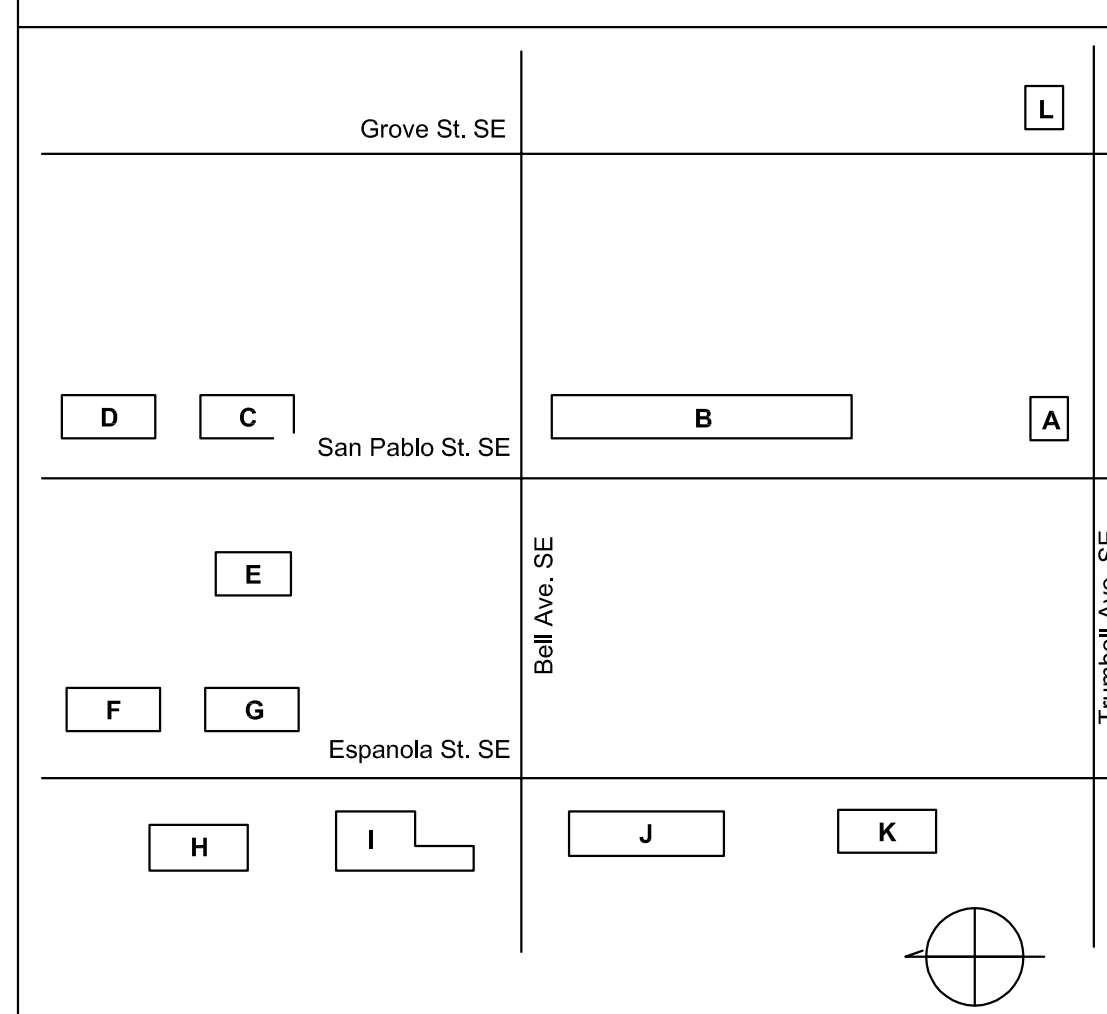
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SECTION A-A

NOT TO SCALE

KEY PLAN



REVISIONS

NO.	DATE	DESCRIPTION

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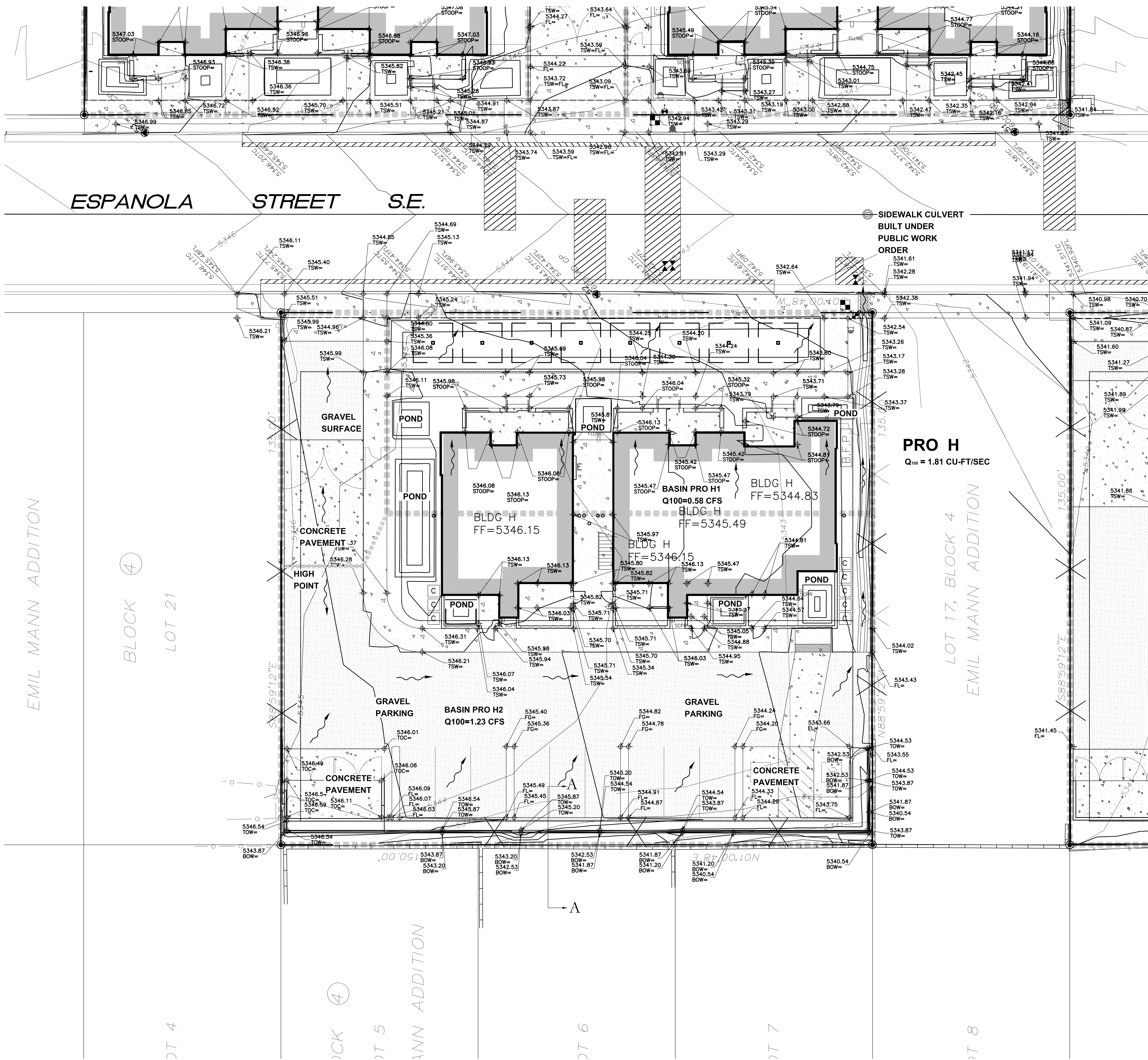
Drawn by: DAA
Checked by: DAA
Date: OCTOBER 19, 2015
Project number: 2491

SHEET TITLE
**ENLARGED
SITE DRAINAGE PLAN**

BUILDING H

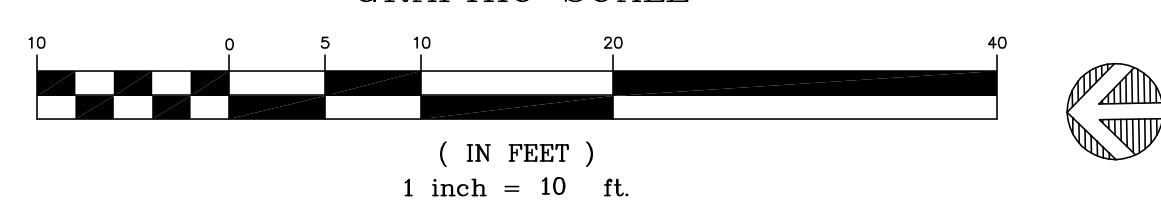
SHEET NUMBER

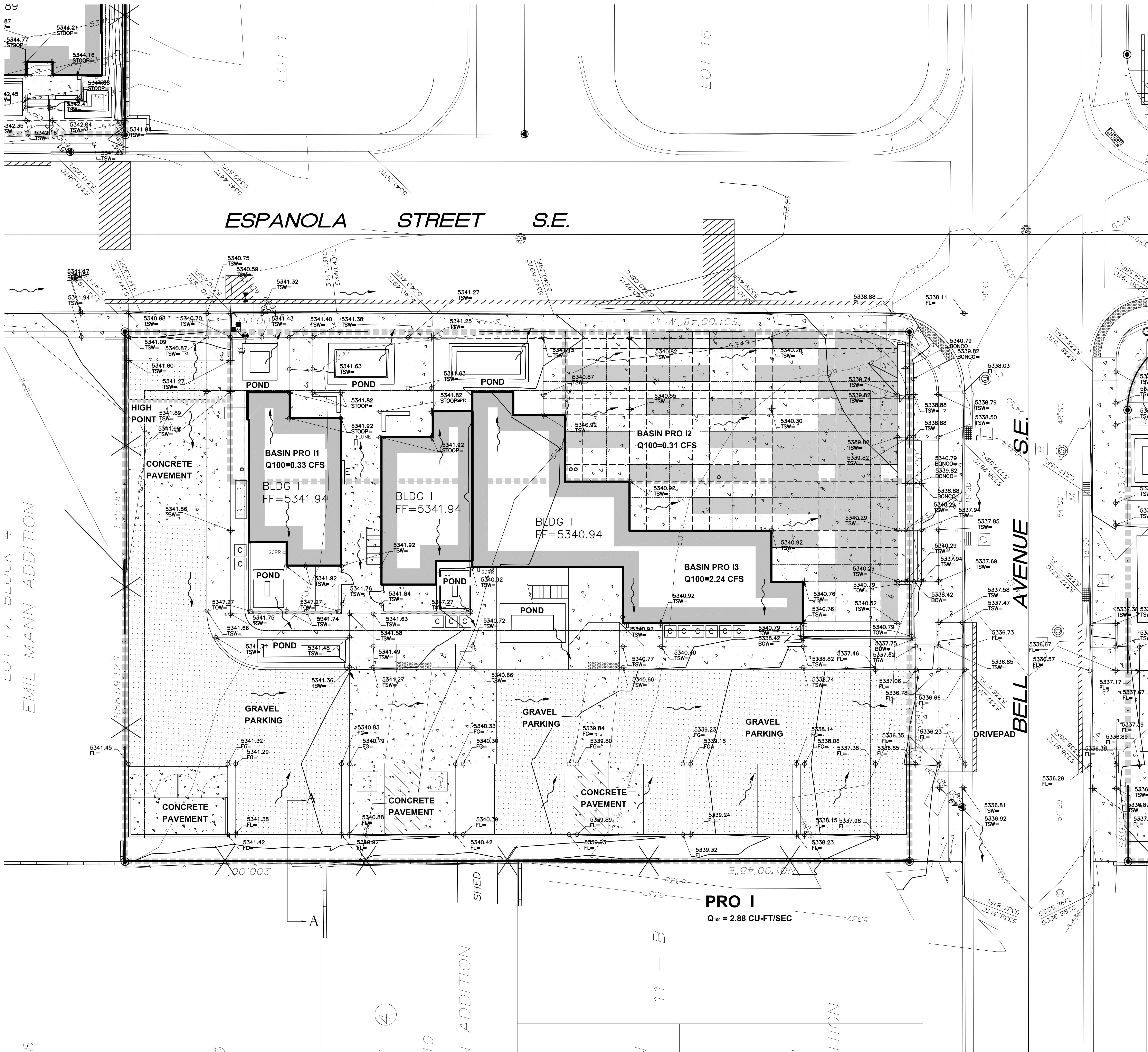
C-208



A1 ENLARGED SITE DRAINAGE PLAN - BUILDING H

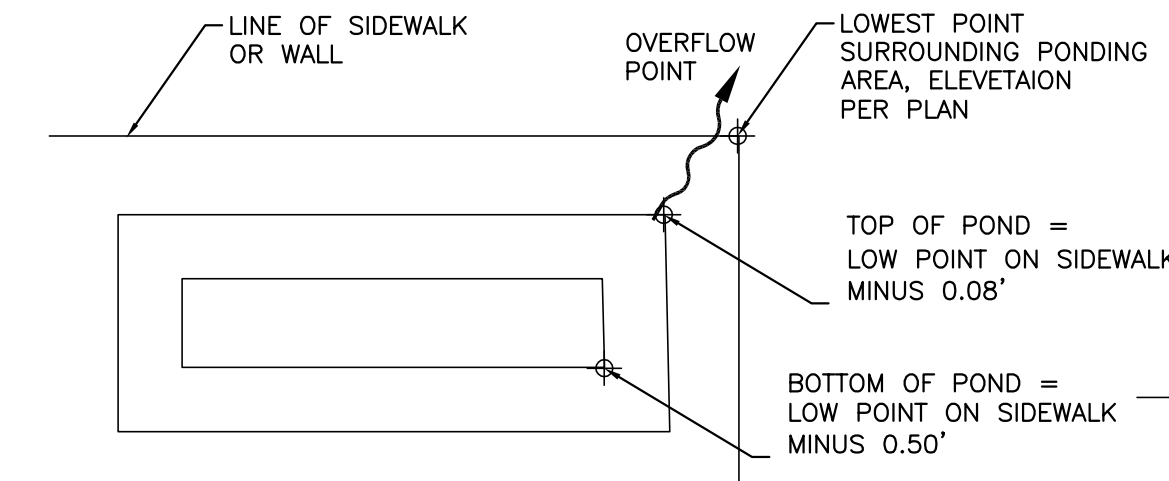
1" = 10'-0"





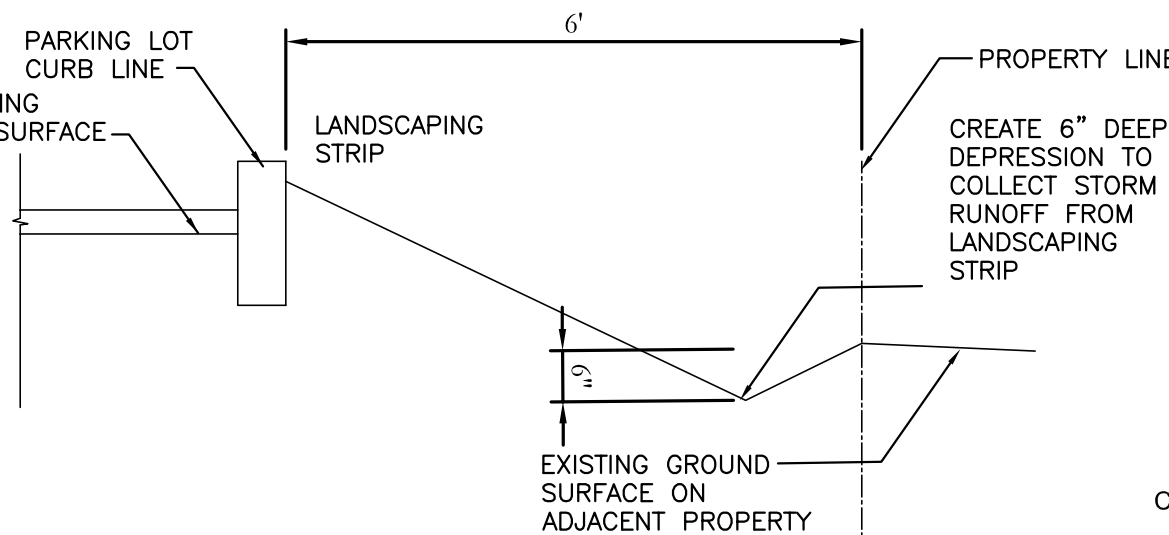
DRAINAGE PLAN GENERAL NOTES

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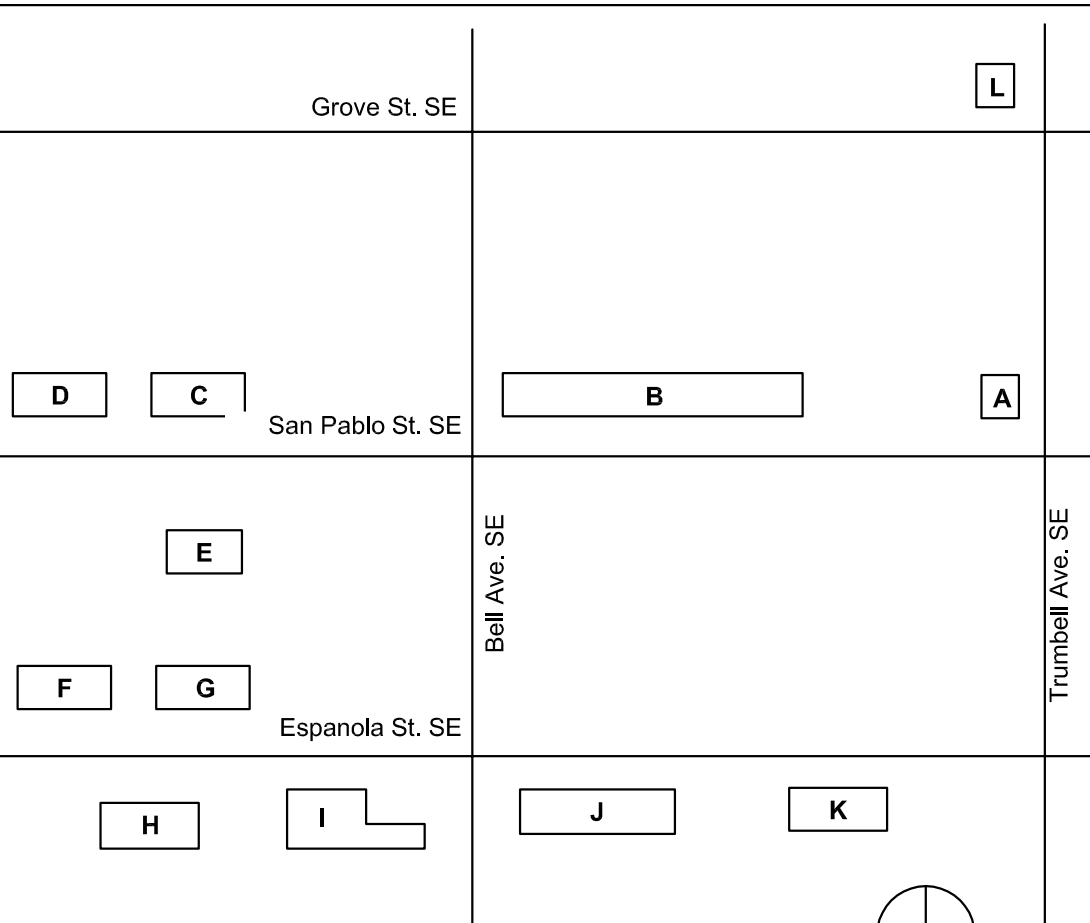
NOT TO SCALE



SECTION A-A

NOT TO SCALE

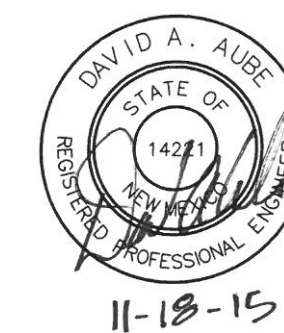
KEY PLAN



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CONSULTANT

STAMP



100% CONSTRUCTION DOCUMENTS

PROJECT NAME
CASA FELIZ

441 ESPANOLA STREET SE,
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GREATER ALBUQUERQUE
HOUSING PARTNERSHIP

REVISIONS

NO.	DATE	DESCRIPTION

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Drawn by: DAA
Checked by: DAA
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Project number: 2491

SHEET TITLE
**ENLARGED
SITE DRAINAGE PLAN**

BUILDING I

SHEET NUMBER

C-209

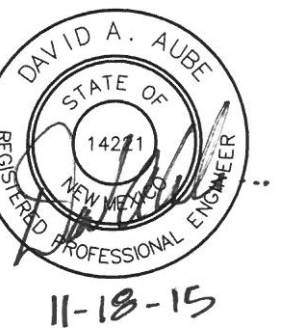


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STAMP



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DOCUMENTS

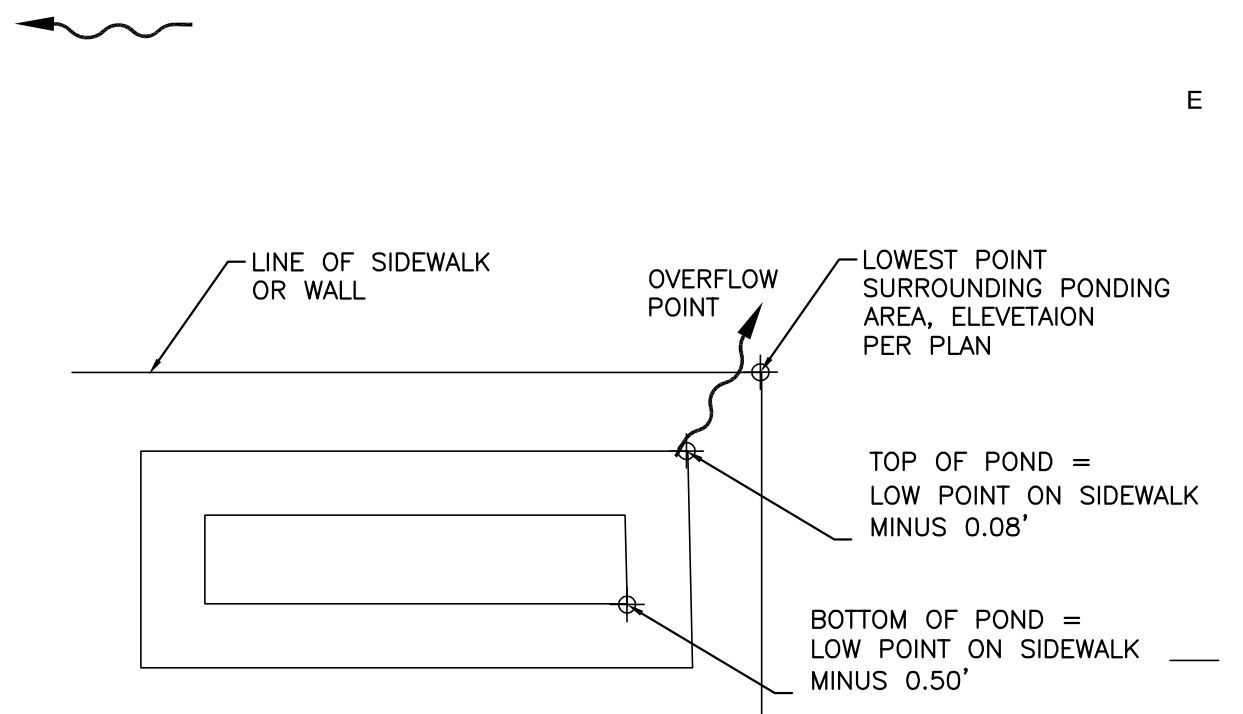
PROJECT NAME
CASA FELIZ

441 ESPANOLA STREET SE,
ALBUQUERQUE, NEW MEXICO 87108

GREATER ALBUQUERQUE
HOUSING PATRTPNERSHIP

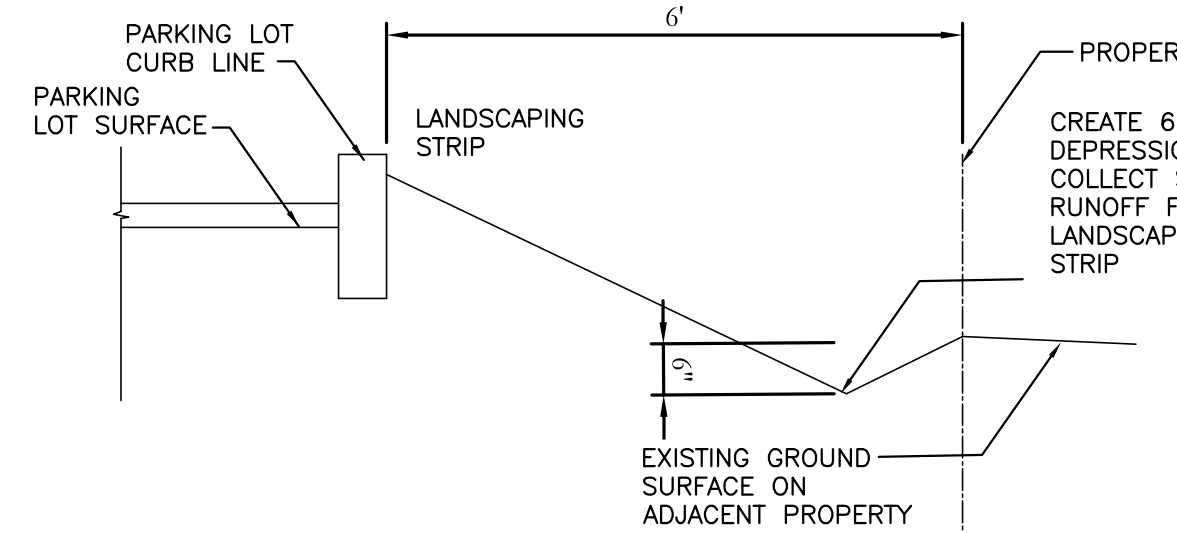
DRAINAGE PLAN GENERAL NOTES

1. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND
SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.



TYPICAL POND DETAIL

NOT TO SCALE



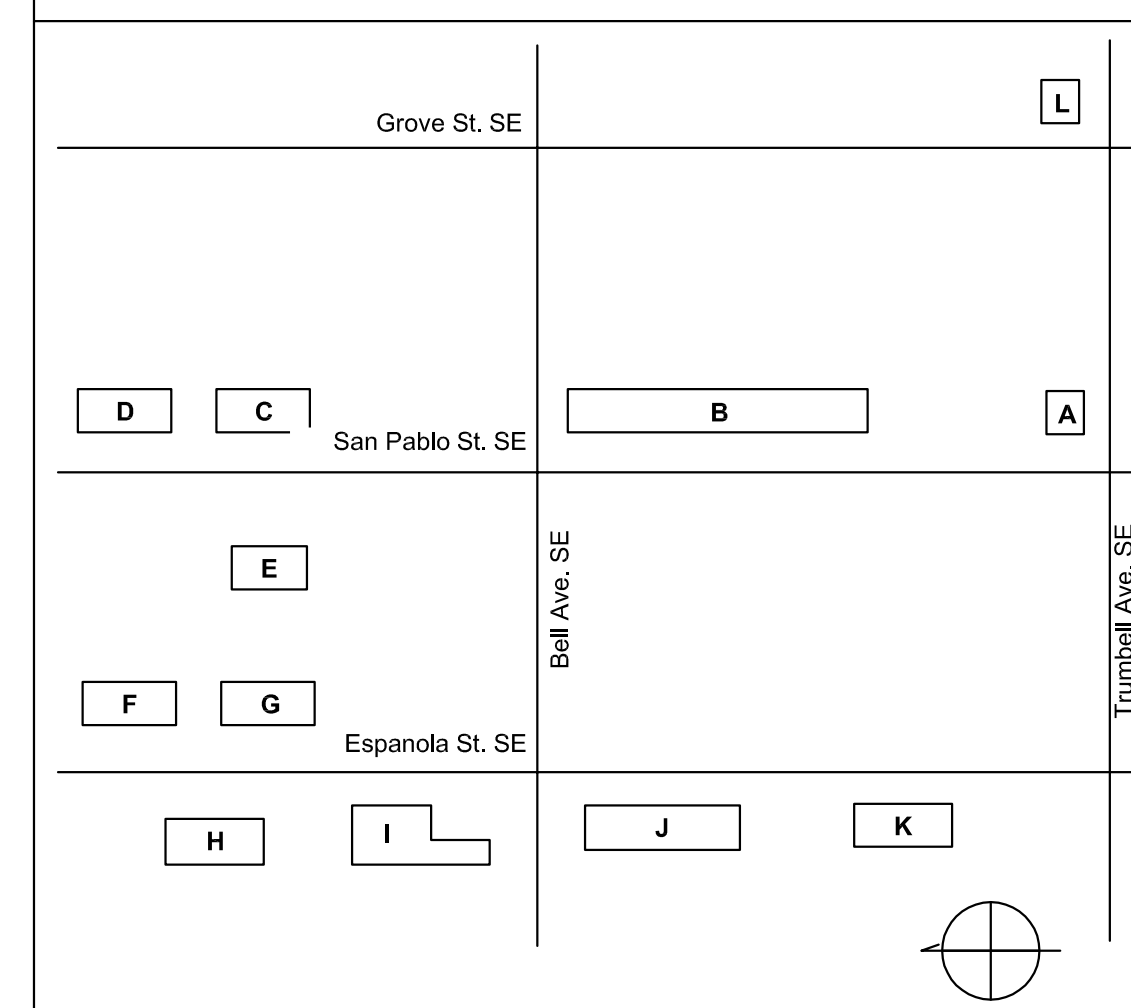
SECTION A-A

NOT TO SCALE

PRO J

$Q_{100} = 2.43 \text{ CU-FT/SEC}$

KEY PLAN



REVISIONS

NO.	DATE	DESCRIPTION

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Checked by: DAA
Date: OCTOBER 19, 2015
Project number: 2491

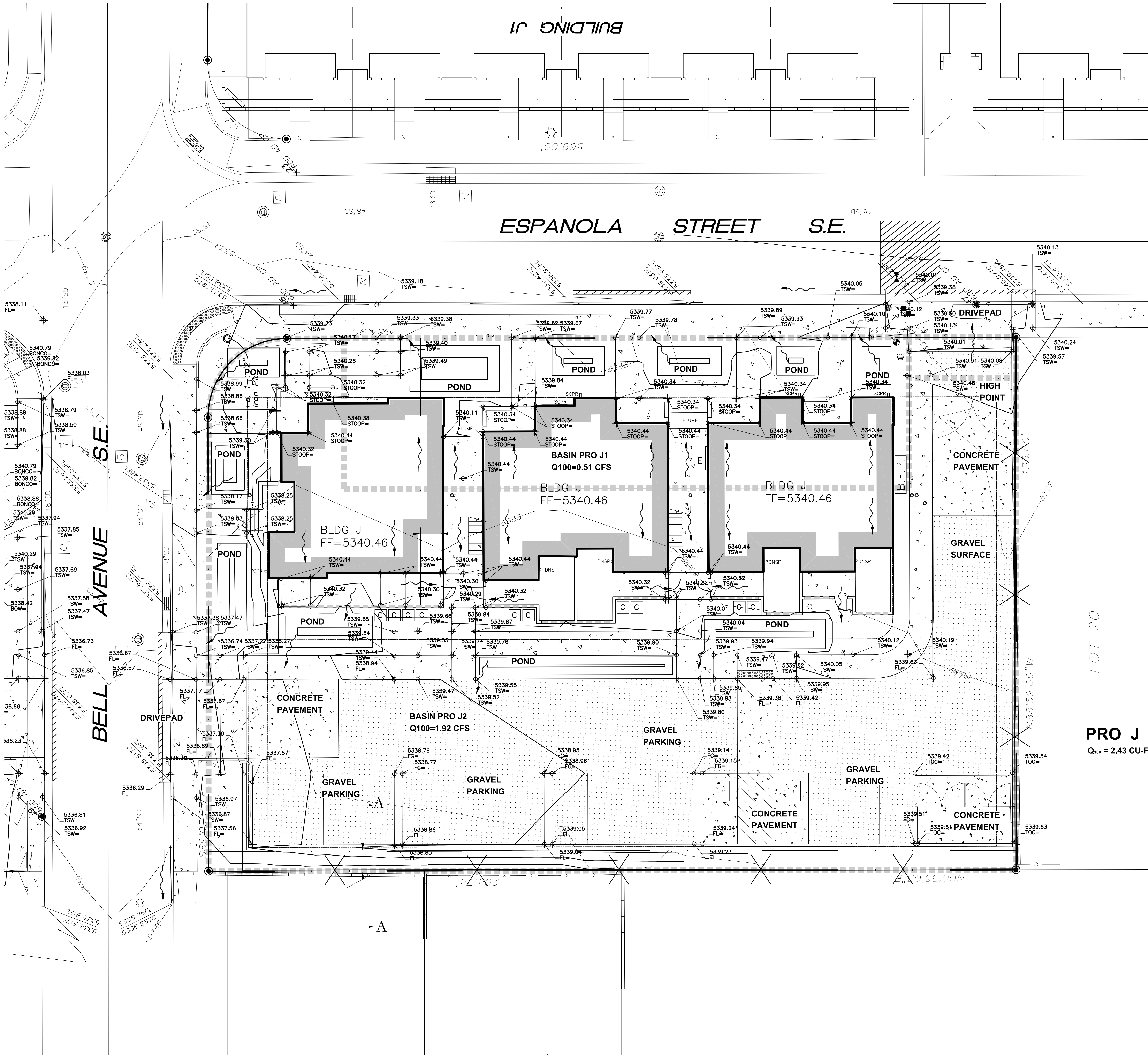
SHEET TITLE

ENLARGED
SITE DRAINAGE PLAN

BUILDING J

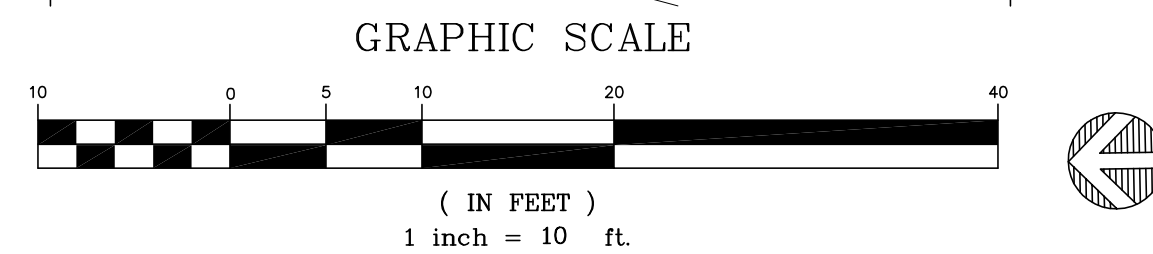
SHEET NUMBER

C-210



A1 ENLARGED SITE DRAINAGE PLAN - BUILDING J

1" = 10'-0"





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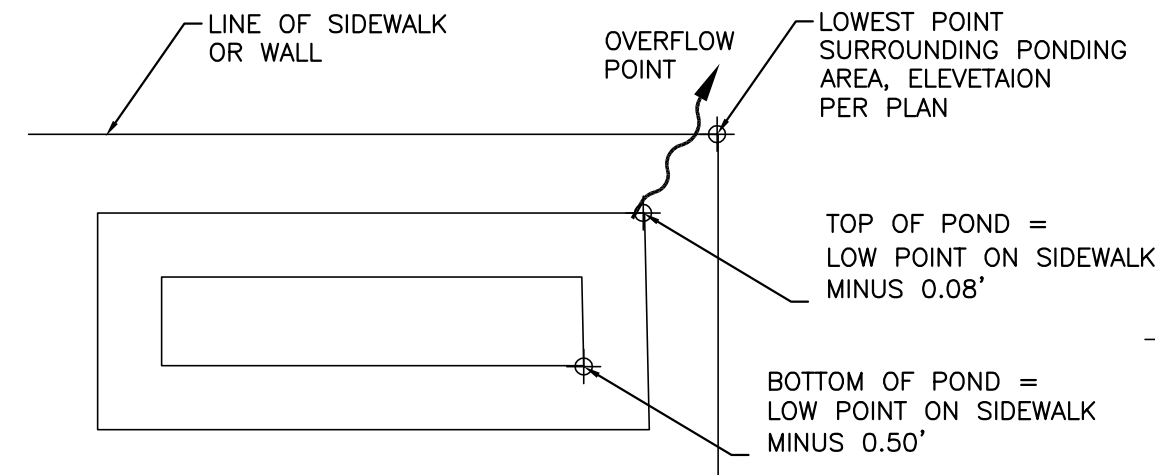
PROJECT NAME
CASA FELIZ

441 ESPANOLA STREET SE,
ALBUQUERQUE, NEW MEXICO 87108

GREATER ALBUQUERQUE
HOUSING PARTNERSHIP

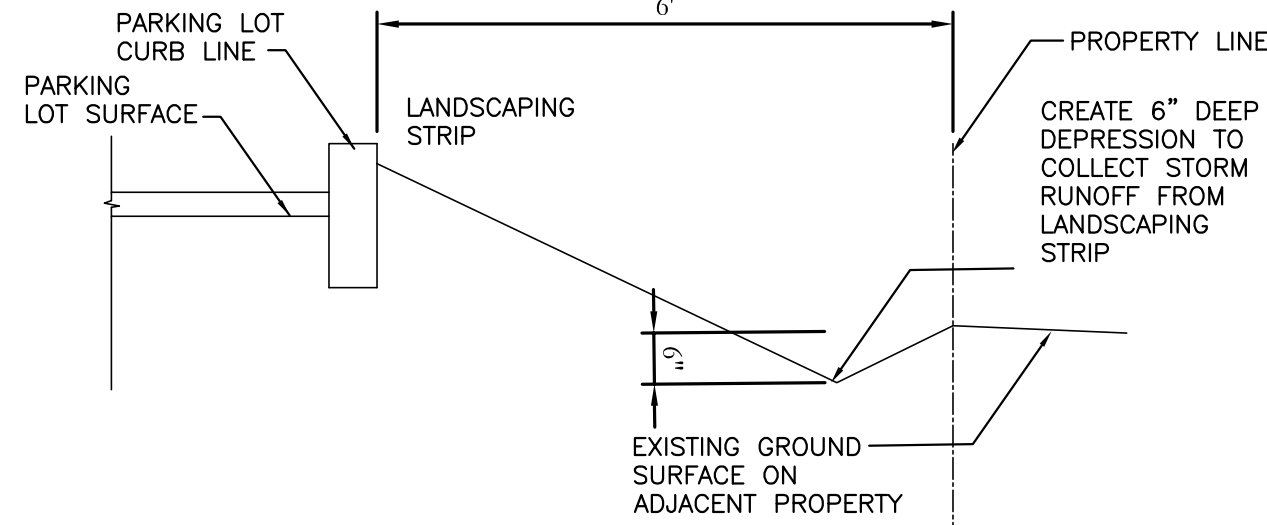
DRAINAGE PLAN GENERAL NOTES

I. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND
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TYPICAL POND DETAIL

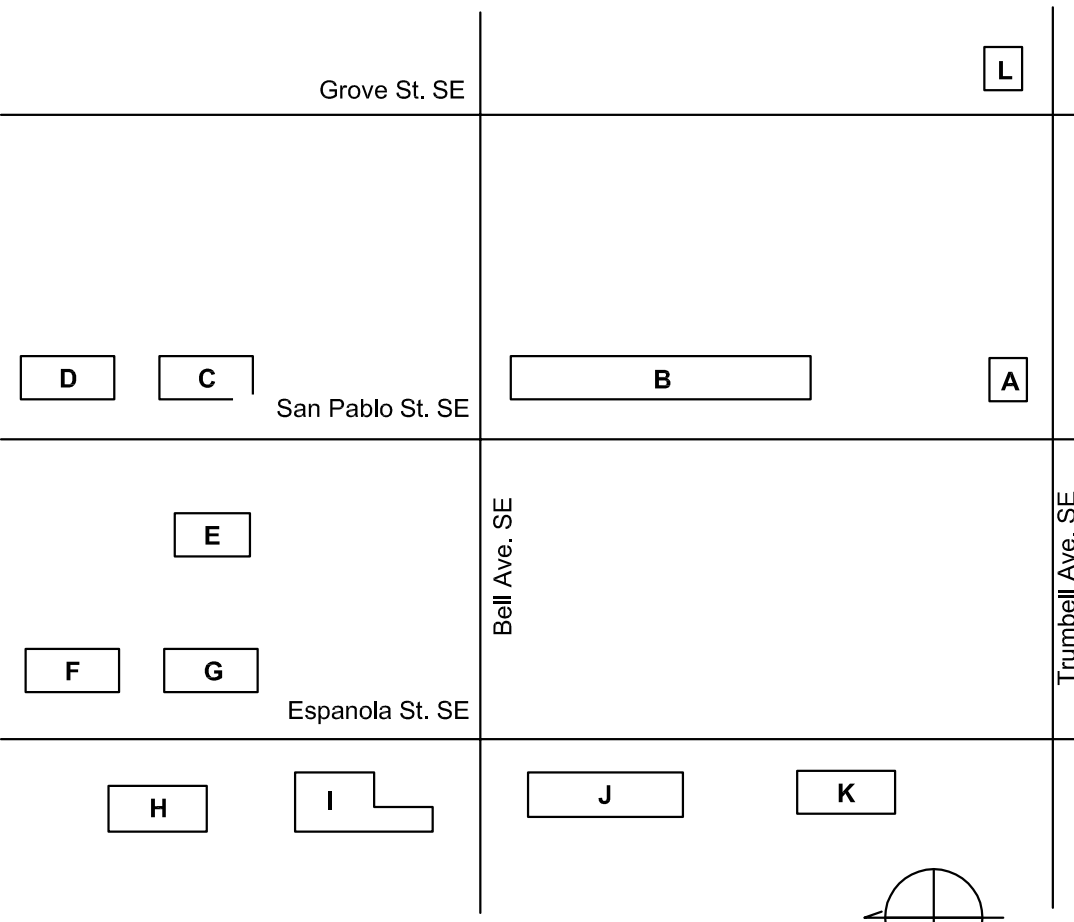
NOT TO SCALE



SECTION A-A

NOT TO SCALE

KEY PLAN



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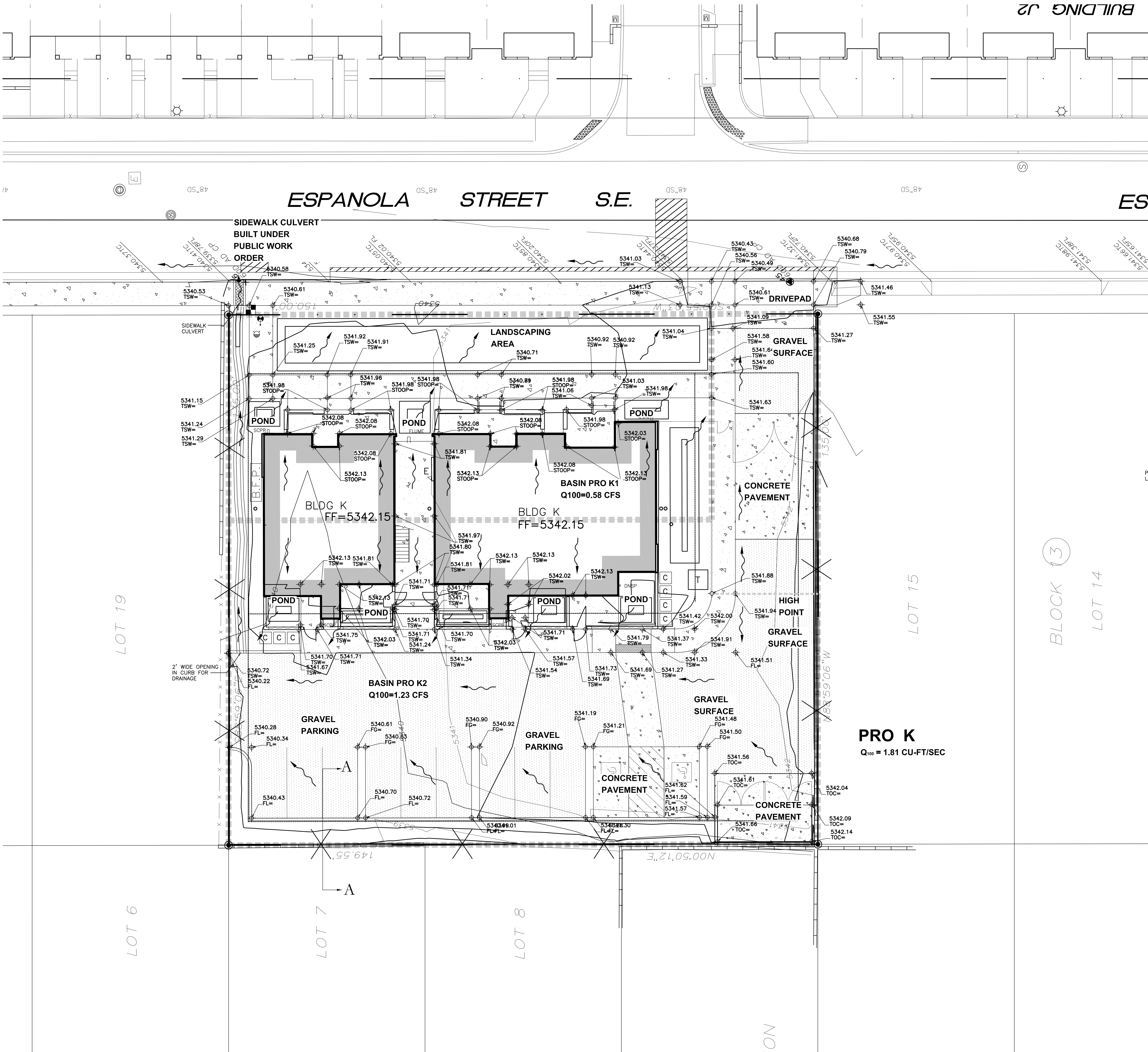
SHEET TITLE

ENLARGED
SITE DRAINAGE PLAN

BUILDING K

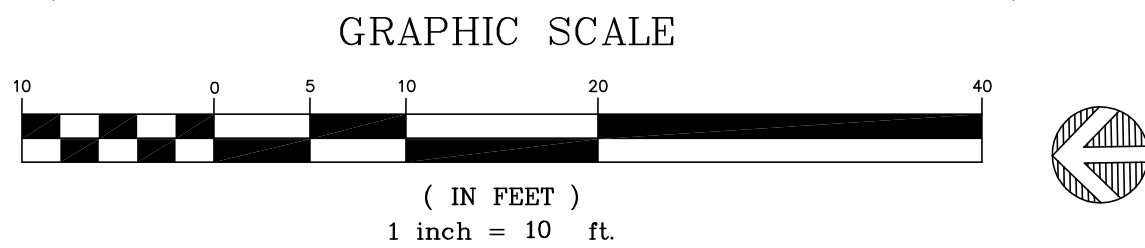
SHEET NUMBER

C-211

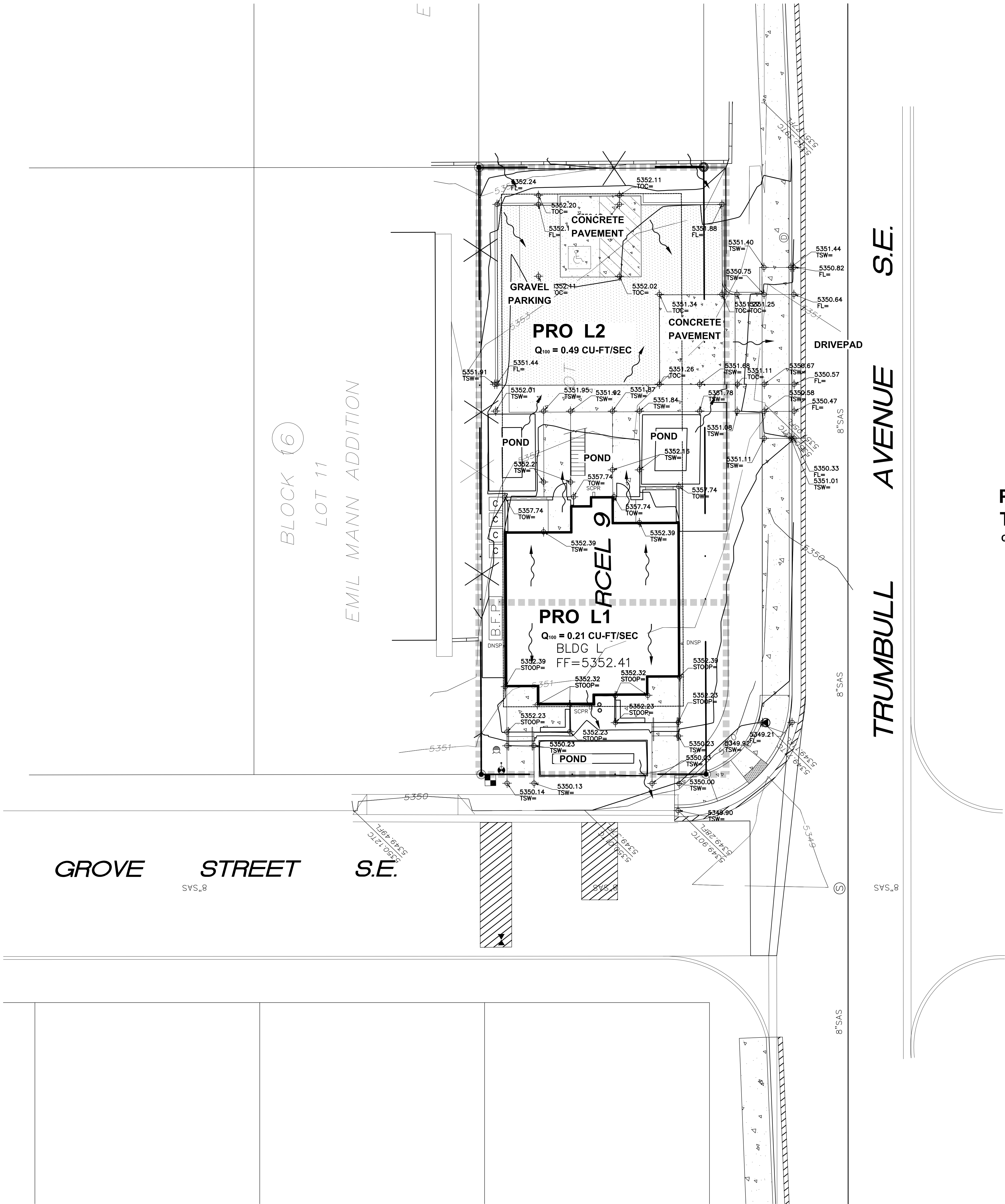


A1 ENLARGED SITE DRAINAGE PLAN - BUILDING K

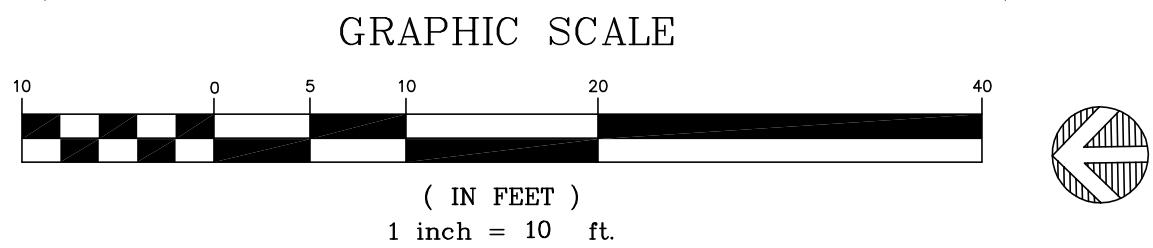
1" = 10'-0"



P:\2491_Zasa Feliz\A0_Drawings\Civil\C201.dwg 8/14/2015 6:13:40 AM



A1 ENLARGED SITE DRAINAGE PLAN - BUILDING L
1" = 10'-0"



DRAINAGE PLAN GENERAL NOTES

I. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.

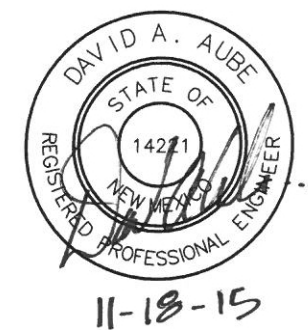


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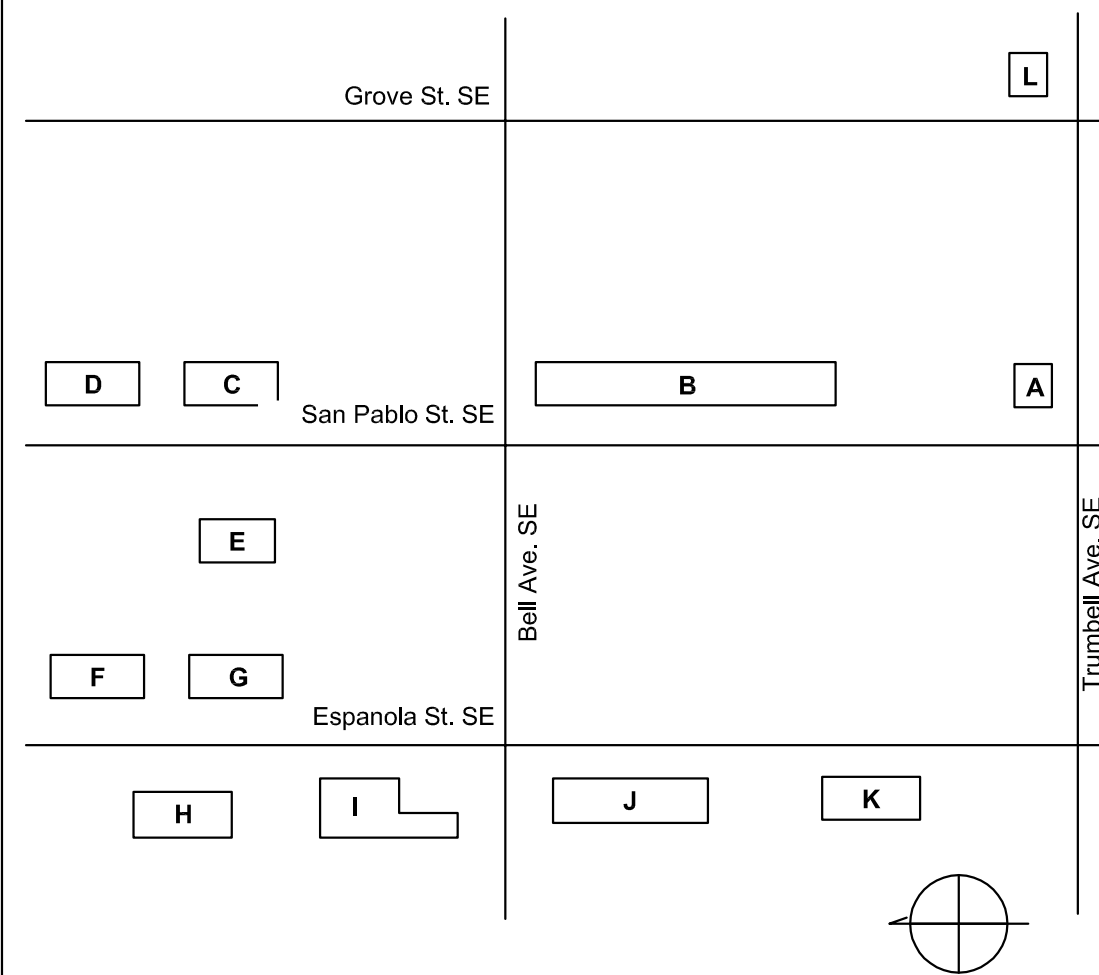
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KEY PLAN



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Project number: 2491

SHEET TITLE
ENLARGED
SITE DRAINAGE PLAN

BUILDING L

SHEET NUMBER

C-212