



March 4, 2021

City of Albuquerque
Building Safety Project Comments
600 Second NW
Albuquerque, NM 87102

Re: Playhouse Learning Center
809 Old Coors Dr. SW
Architect Stamp Date: 2/3/2021 (L11D069)

Dear Matt Grush, P.E.

1. Include the Zone Atlas Map of the area. **Please see revised Site plan**
2. Add a note stating that all work within the public right-of-way requires DRC approved plans. **Please see key note 28 on revised site plan.**
3. Provide a Traffic Scoping Form or approved Traffic Impact Study for the development. **Please see attached, not required**
4. Provide a 5 feet wide key way (4'-4 3/8" on the plans) for the last parking space to the west. It is next to a fence. **Please see revised site plan**
5. Provide details for drive pad. Show the drive pad width and lanes. **Drive pad is existing, No Work**
6. Show all easements. If none state so. **Please see revised site plan. No easements.**
7. Include one-way and do not enter signs for one-way traffic. Minimum width for two-way traffic is 22 feet. **Please see key note 35 on revised site plan**
8. Fire and emergency access: Provision for access by fire and emergency vehicles needs to be in accordance with the Albuquerque Fire Plan Checking Division. Provide approval from the Fire Marshall. **Please see attached approved Fire 1.0 plan**
9. Include motorcycle parking sign detail and location. **Please see revised site plan**
10. Driveway sight distance problem; tree south of the driveway should be pruned so that the lowest branches are 8 feet or greater above sidewalk elevation. **Please see key note 40 on revised site plan.**
11. Hatching question; are these ADA warning surfaces? They are not being used correctly and the size is not correct, see attached drawing. **Fixed, Please see revised site plan.**

Sincerely,
David McEachern