

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 1, 2026

Stephen A. Dunbar
Modulus Architects
8220 San Pedro Dr. NE Ste. 520
Albuquerque, NM 87113

**Re: Peaches Fitness Club
4805 All Saints Rd. NW
Albuquerque, NM 87120
Traffic Circulation Layout
Architect's Stamp 02-10-26 (C13D016D)**

Dear Mr. Dunbar,

The TCL submittal received 03-31-2026 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification and the TCL to ABQ-Plan for log in and evaluation by Transportation.

Albuquerque

NM 87103

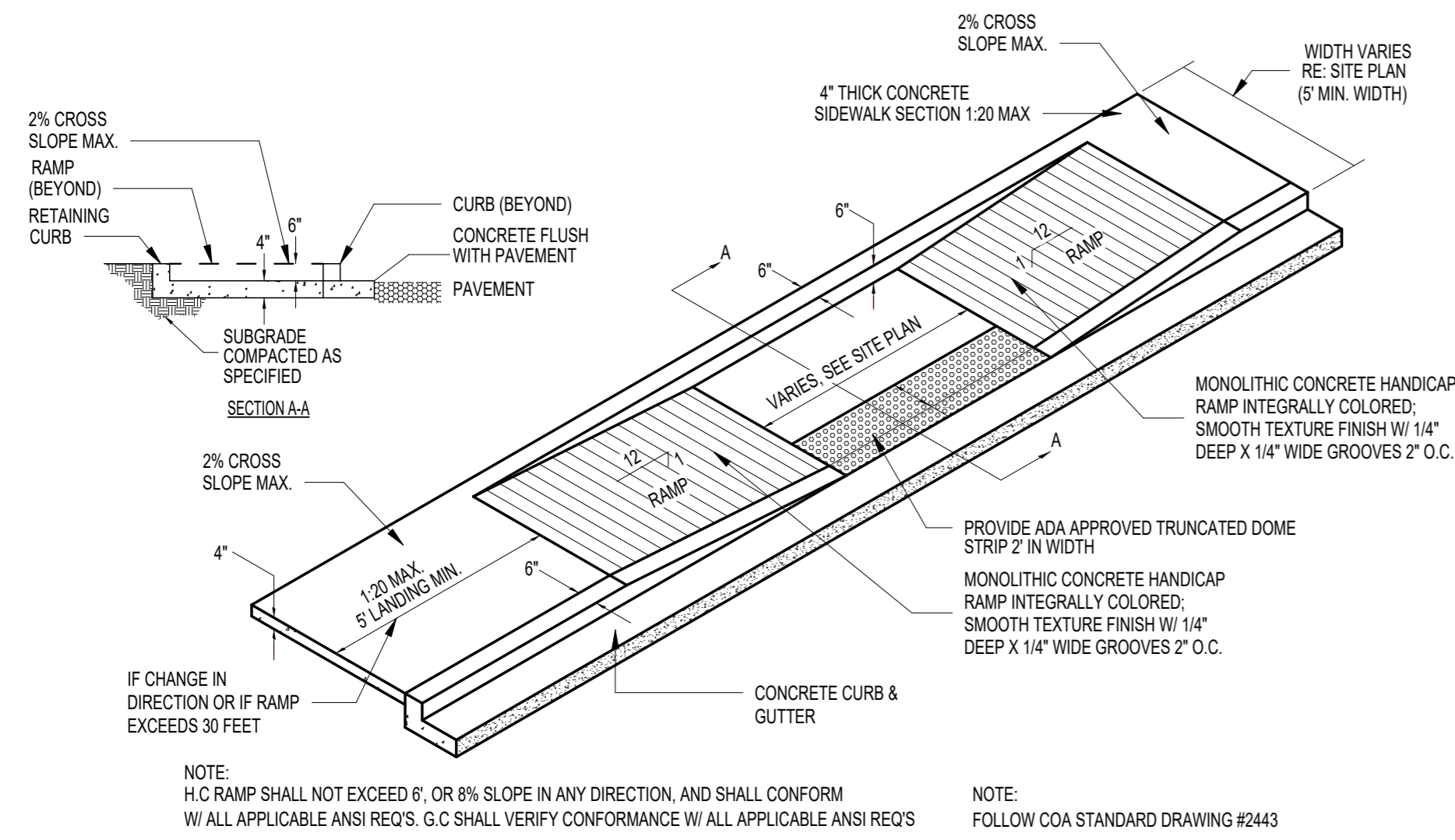
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

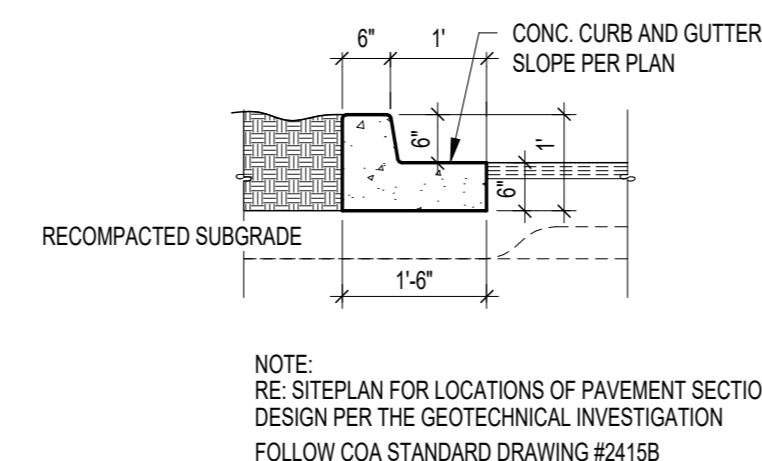
Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

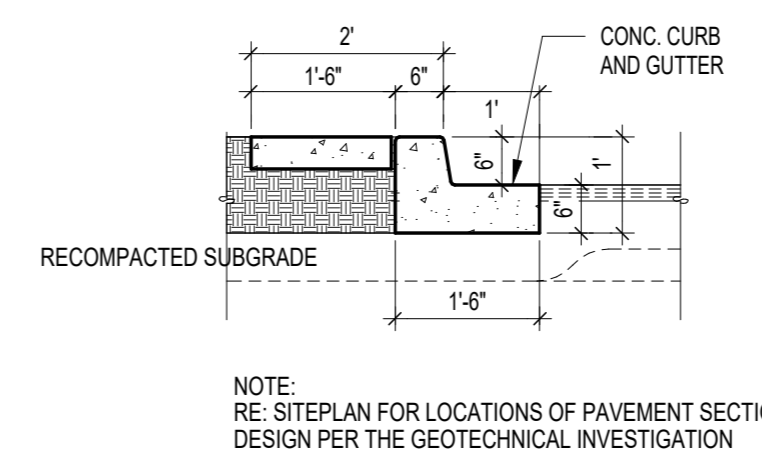
C: CO Clerk, File



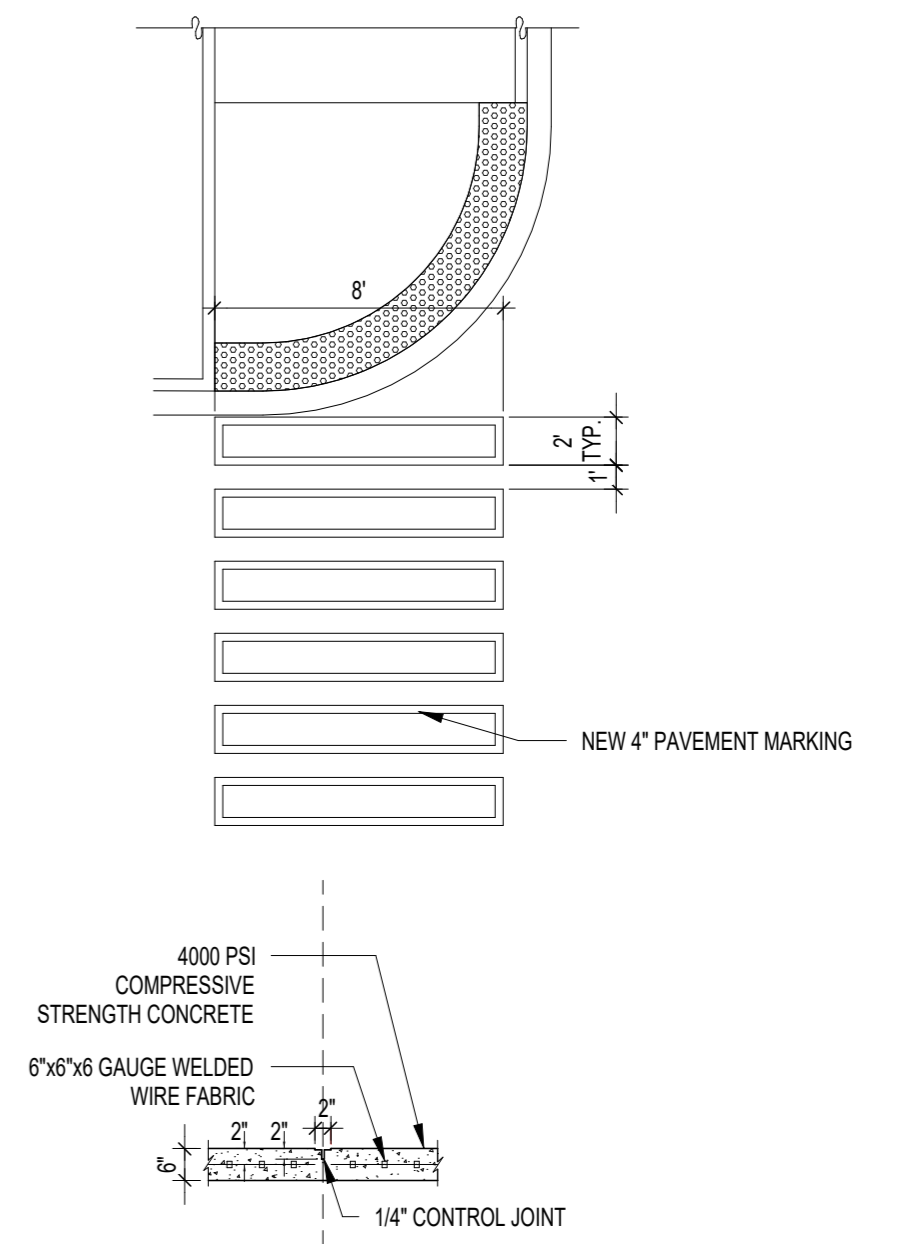
9 TAPERED RAMP DETAIL
SCALE: 1/8" = 1'-0"



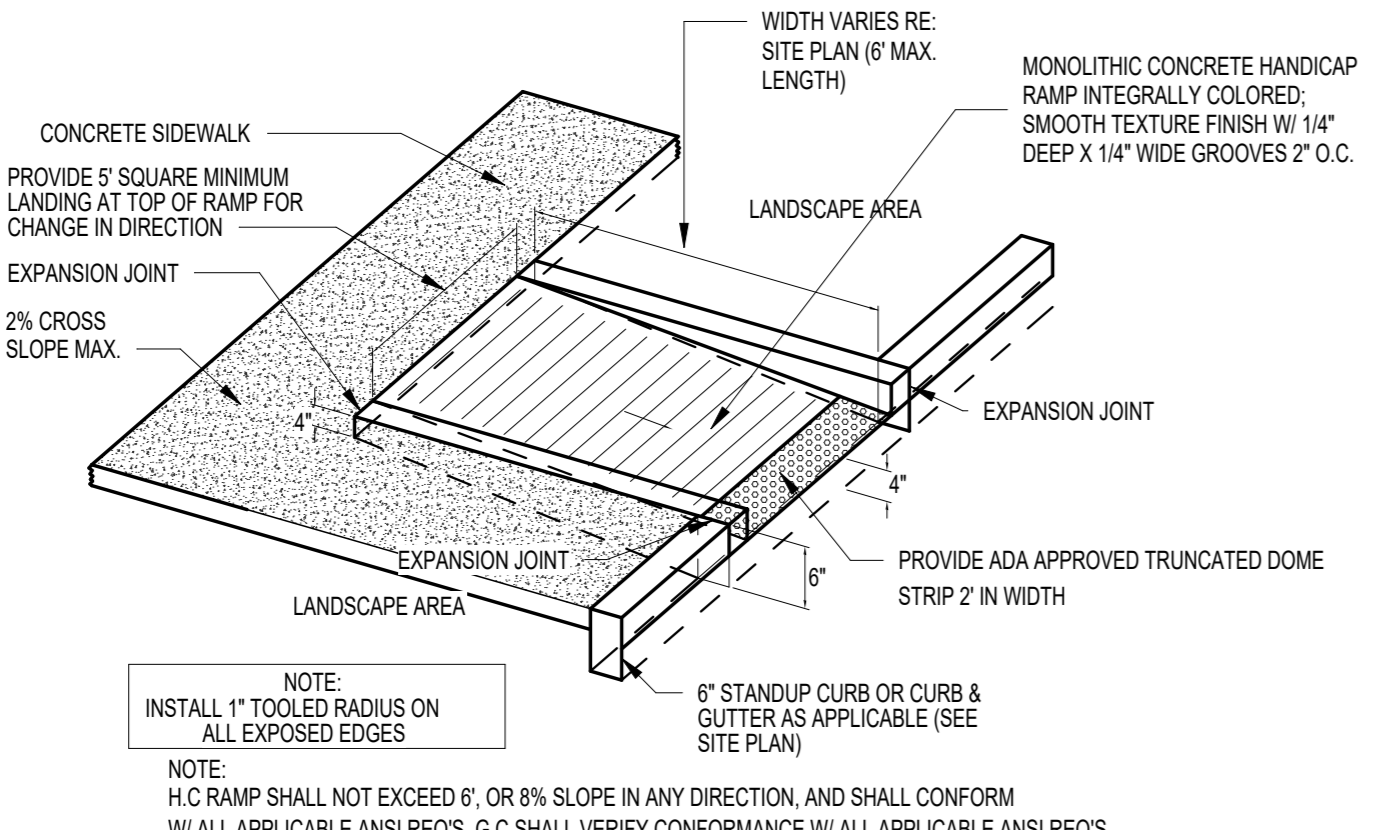
10 TYPICAL CURB DETAIL
SCALE: 1/8" = 1'-0"



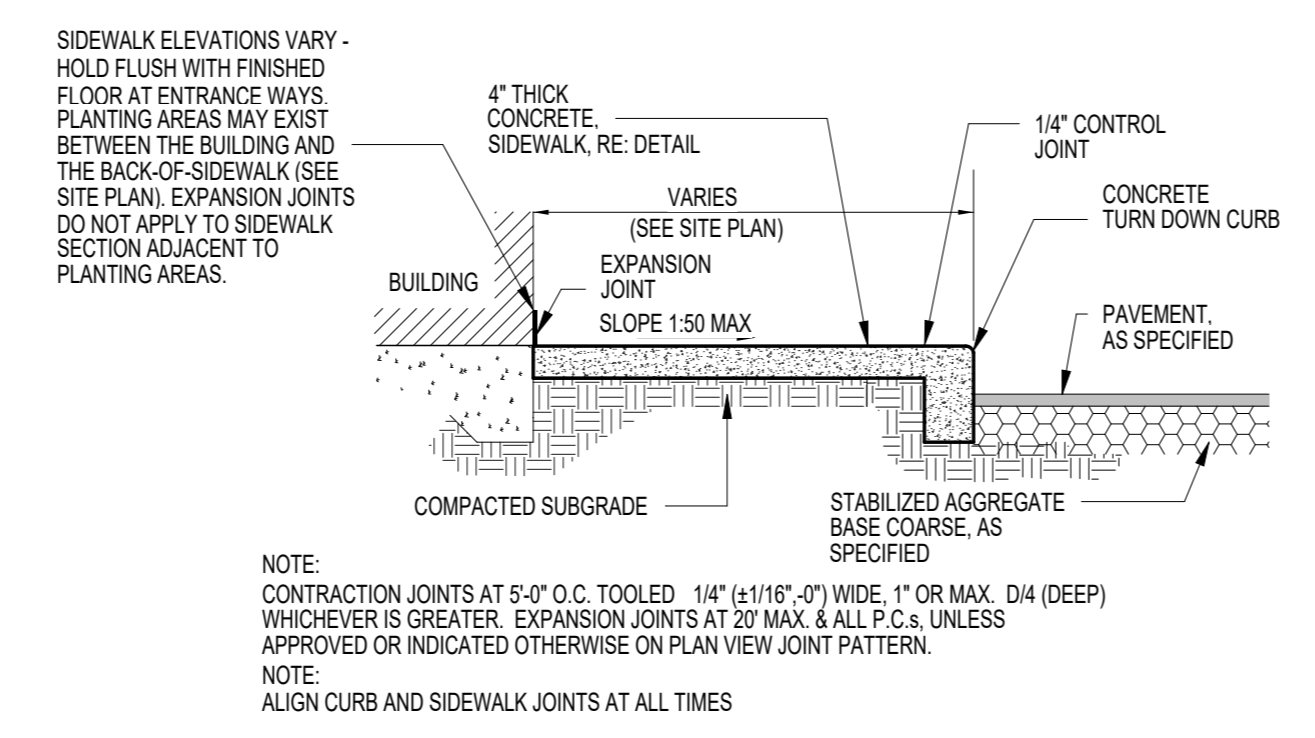
11 ISLAND CURB DETAIL
SCALE: 1/8" = 1'-0"



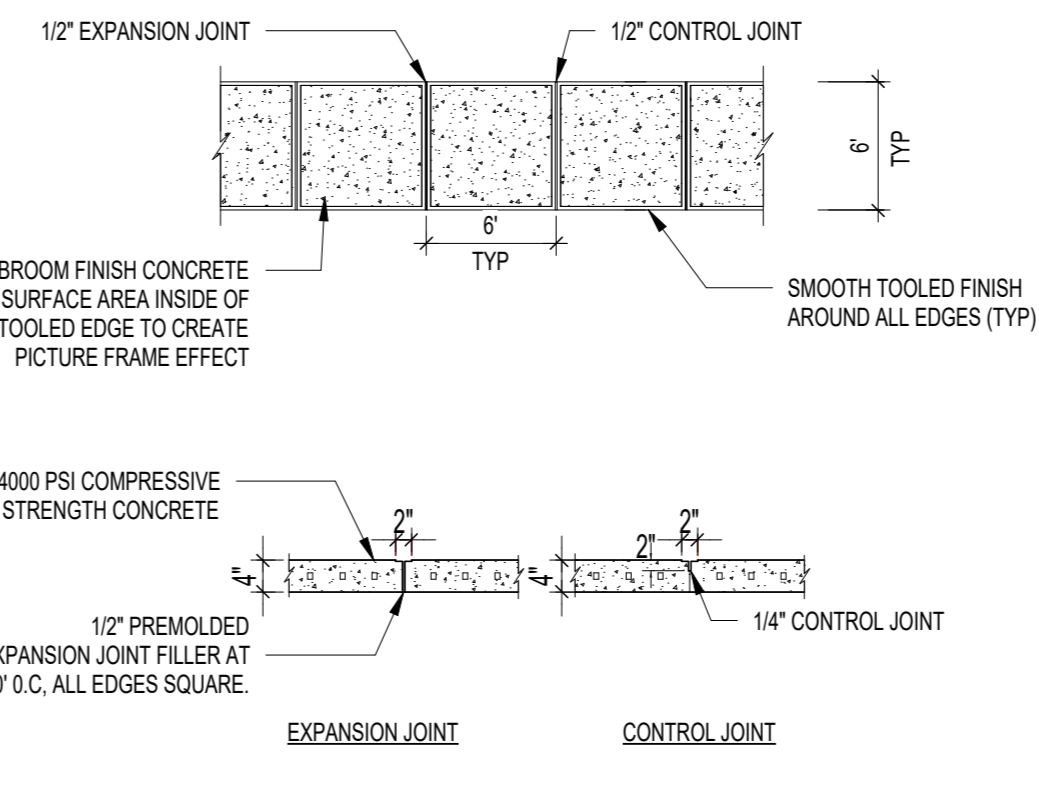
12 TYPICAL CONC. CROSSWALK
SCALE: 1/8" = 1'-0"



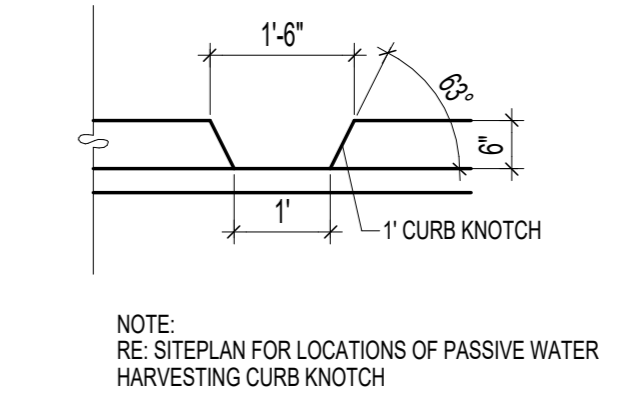
5 CURBED RAMP DETAIL
SCALE: 1/8" = 1'-0"



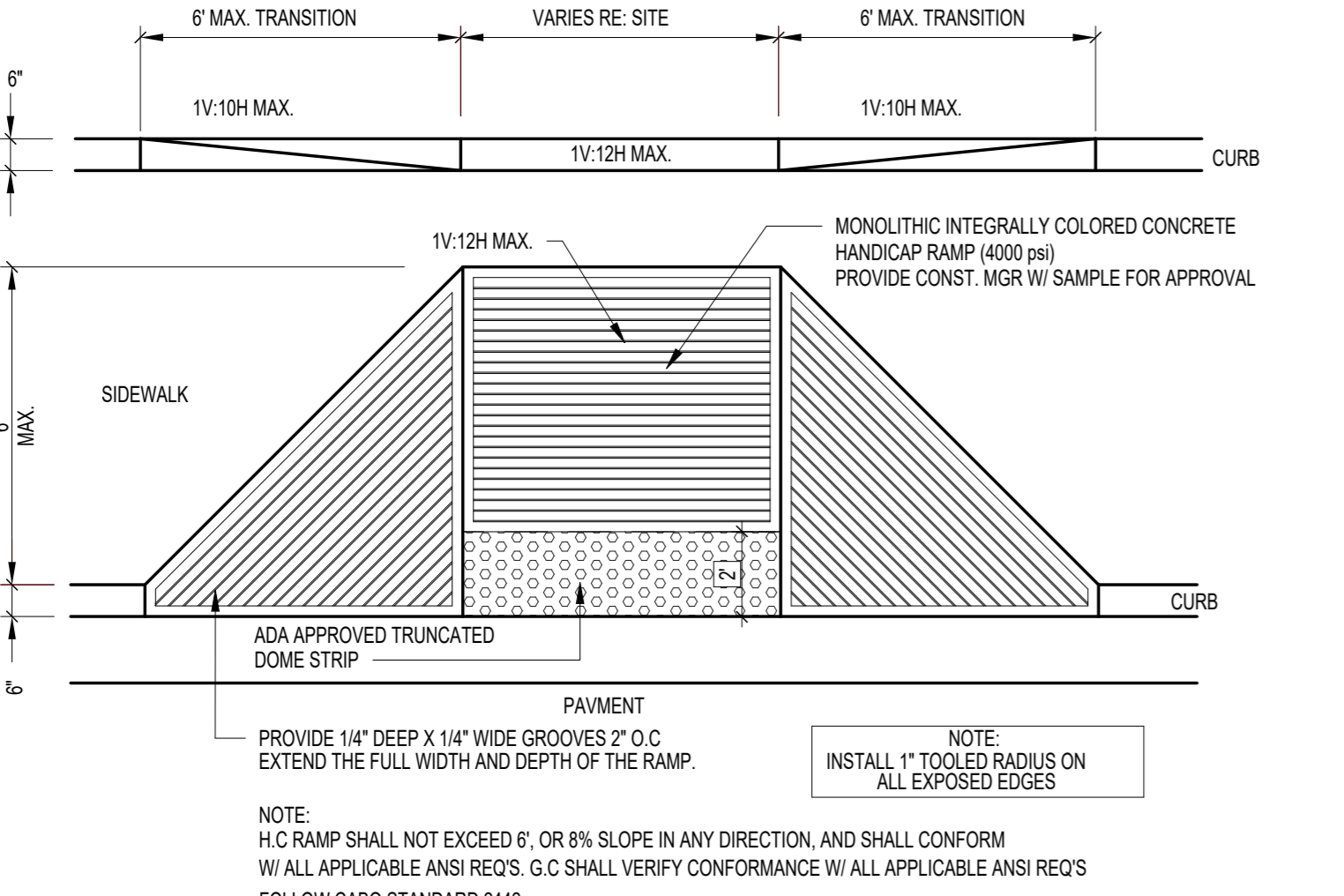
6 SIDEWALK W/TURNDOWN CURB SECT.
SCALE: 1/8" = 1'-0"



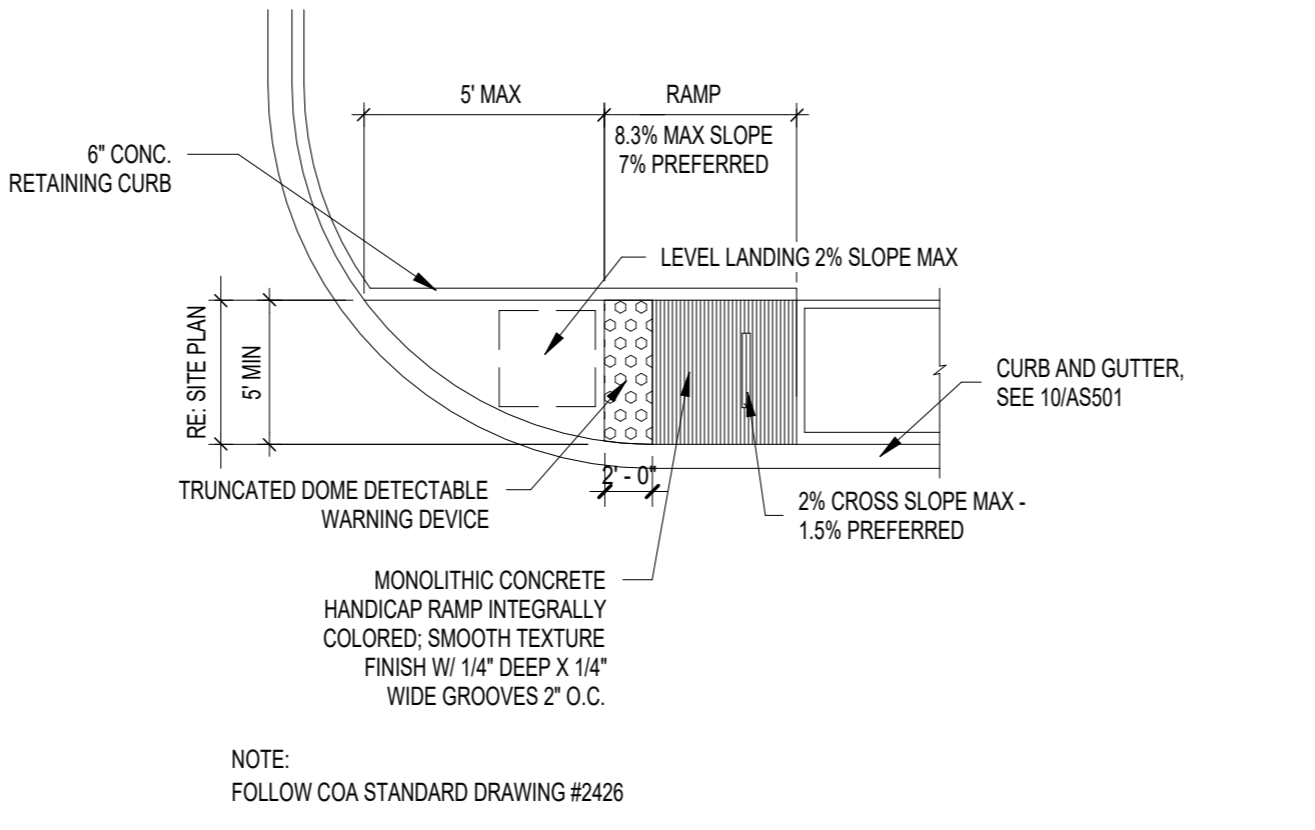
7 TYPICAL SIDEWALK
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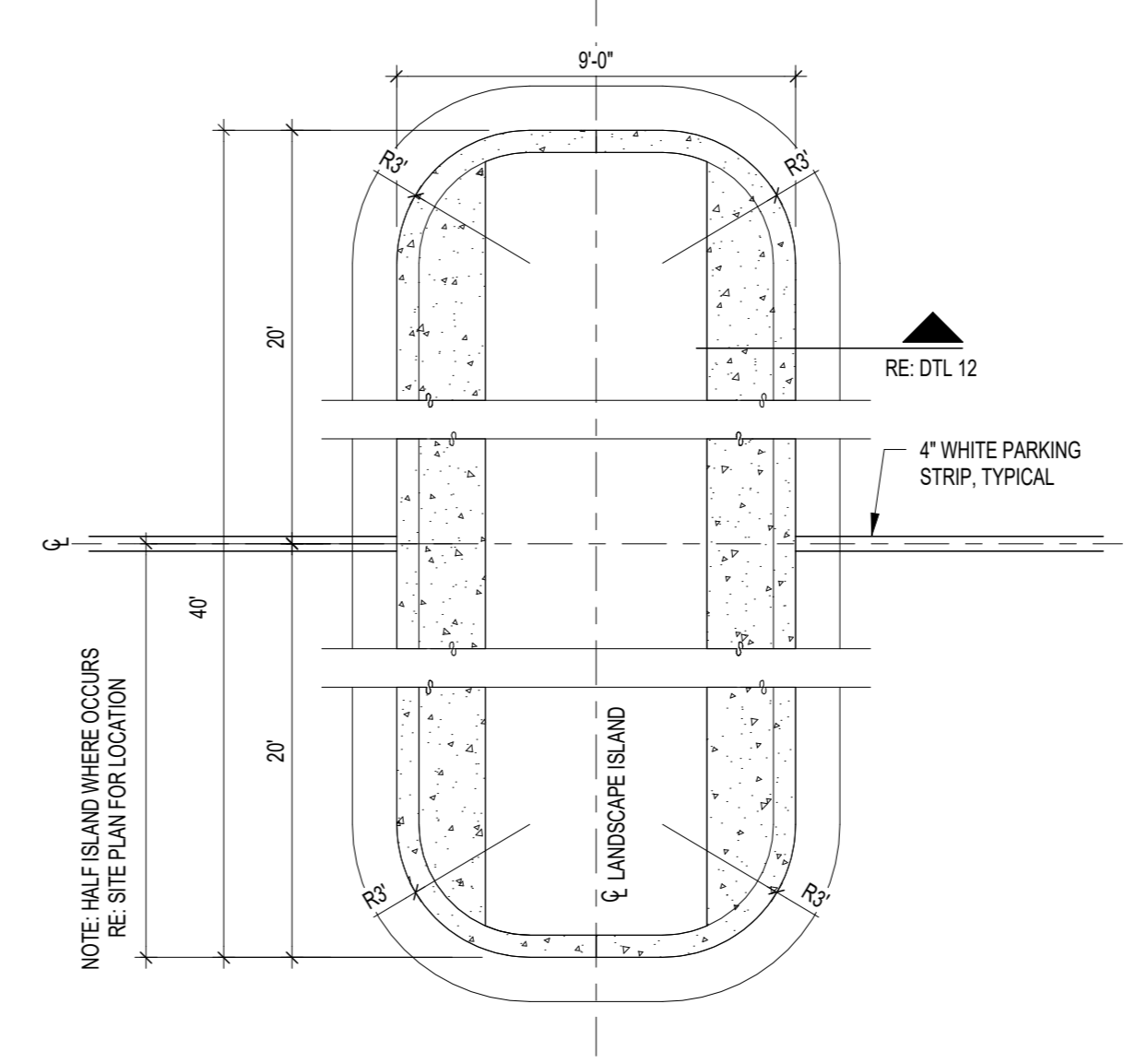
8 CURB NOTCH
SCALE: 1/8" = 1'-0"



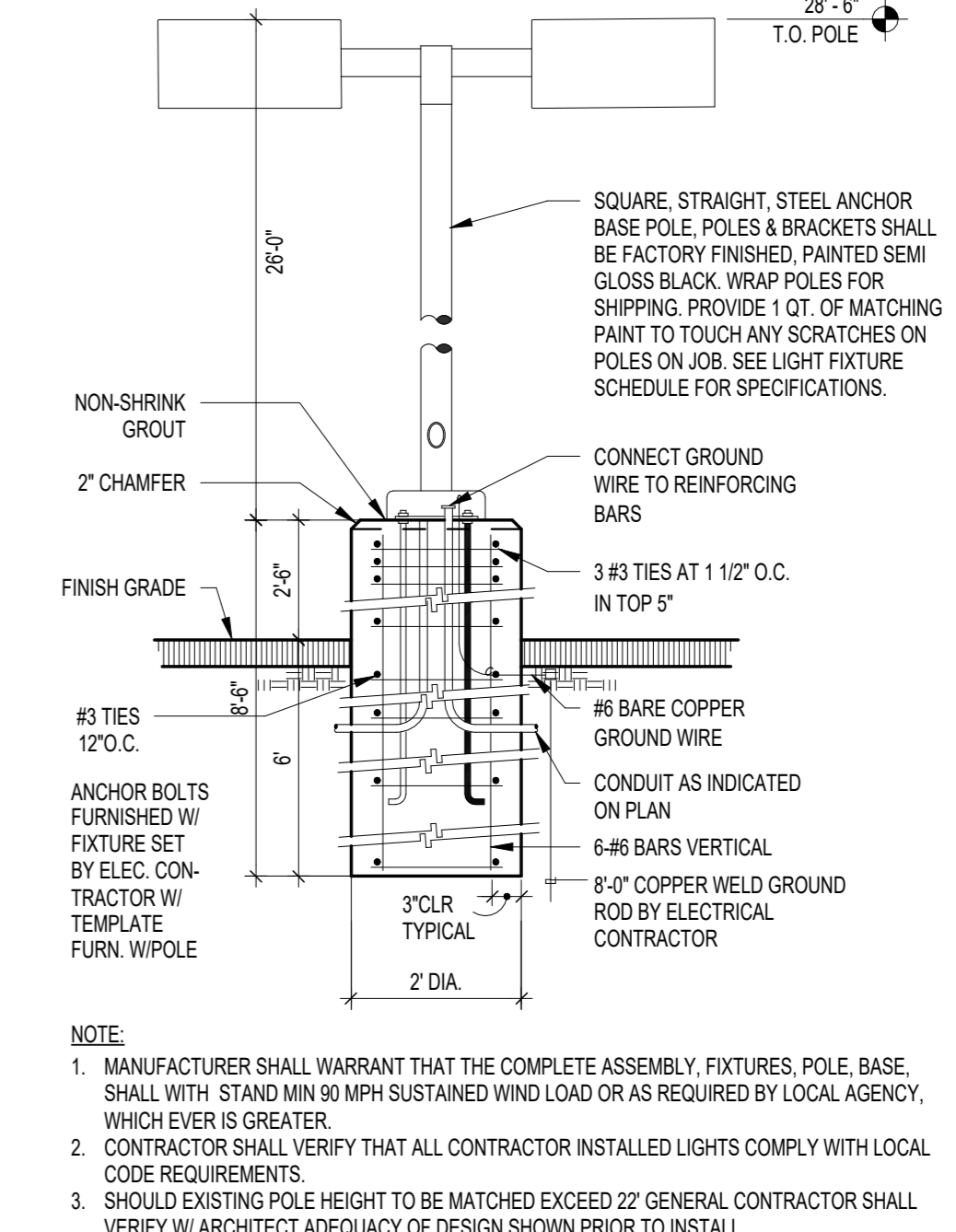
1 FLARED H.C. RAMP
SCALE: 1/8" = 1'-0"



2 END ISLAND WITH WALK RAMP
SCALE: 1/8" = 1'-0"



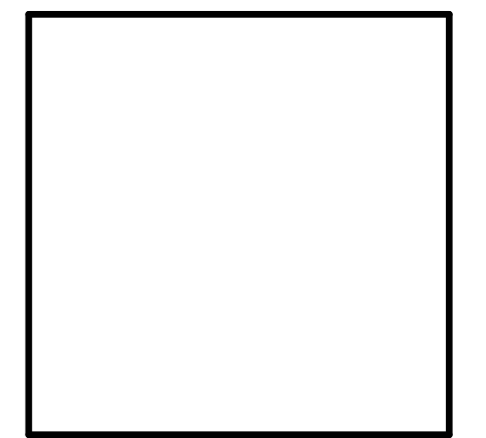
3 ISLAND DETAIL
SCALE: 1/8" = 1'-0"



4 LIGHT POLE DETAIL
SCALE: 1/8" = 1'-0"

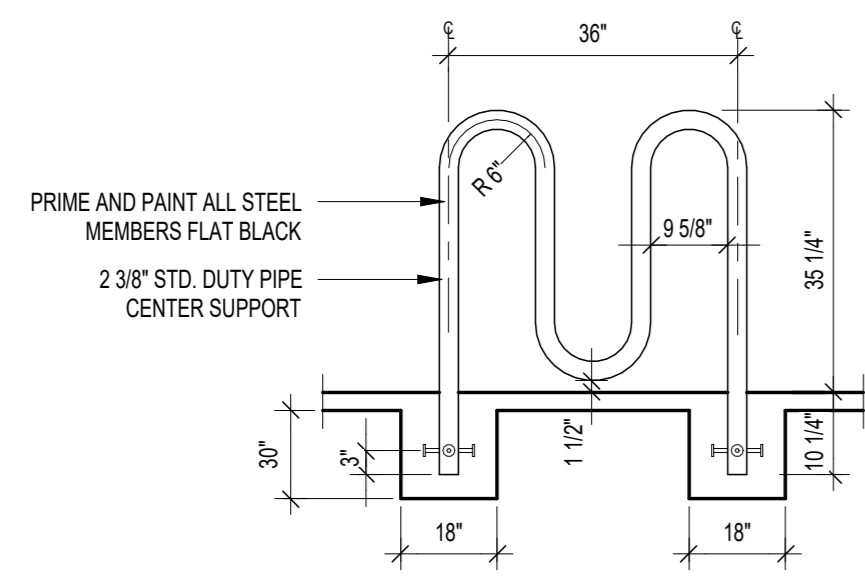
REV	DATE	BY	REVISION

MODULUS ARCHITECTS
AND LAND USE PLANNING
8220 SAN PEDRO DR NE SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499 FAX (505) 338-1498



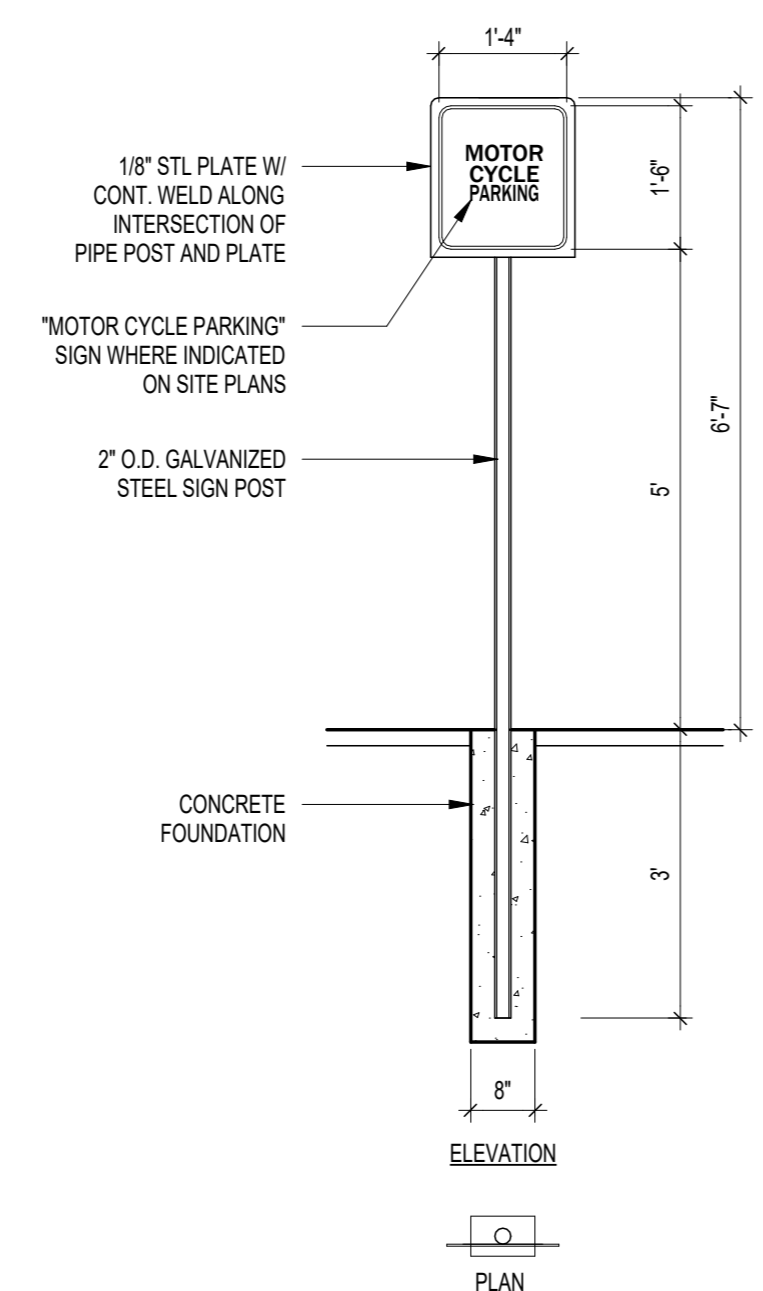
PROJECT TITLE: **PEACHES**
4805 ALL SAINTS RD NW ALBUQUERQUE, NM, 87120
PROJECT MANAGER: [Blank] DRAWN BY: [Blank]
JOB NO.: [Blank] Project Number: [Blank]
SHEET TITLE: **SITE DETAILS**

DATE: 2/10/2026	SHEET: AS501
SCALE:	

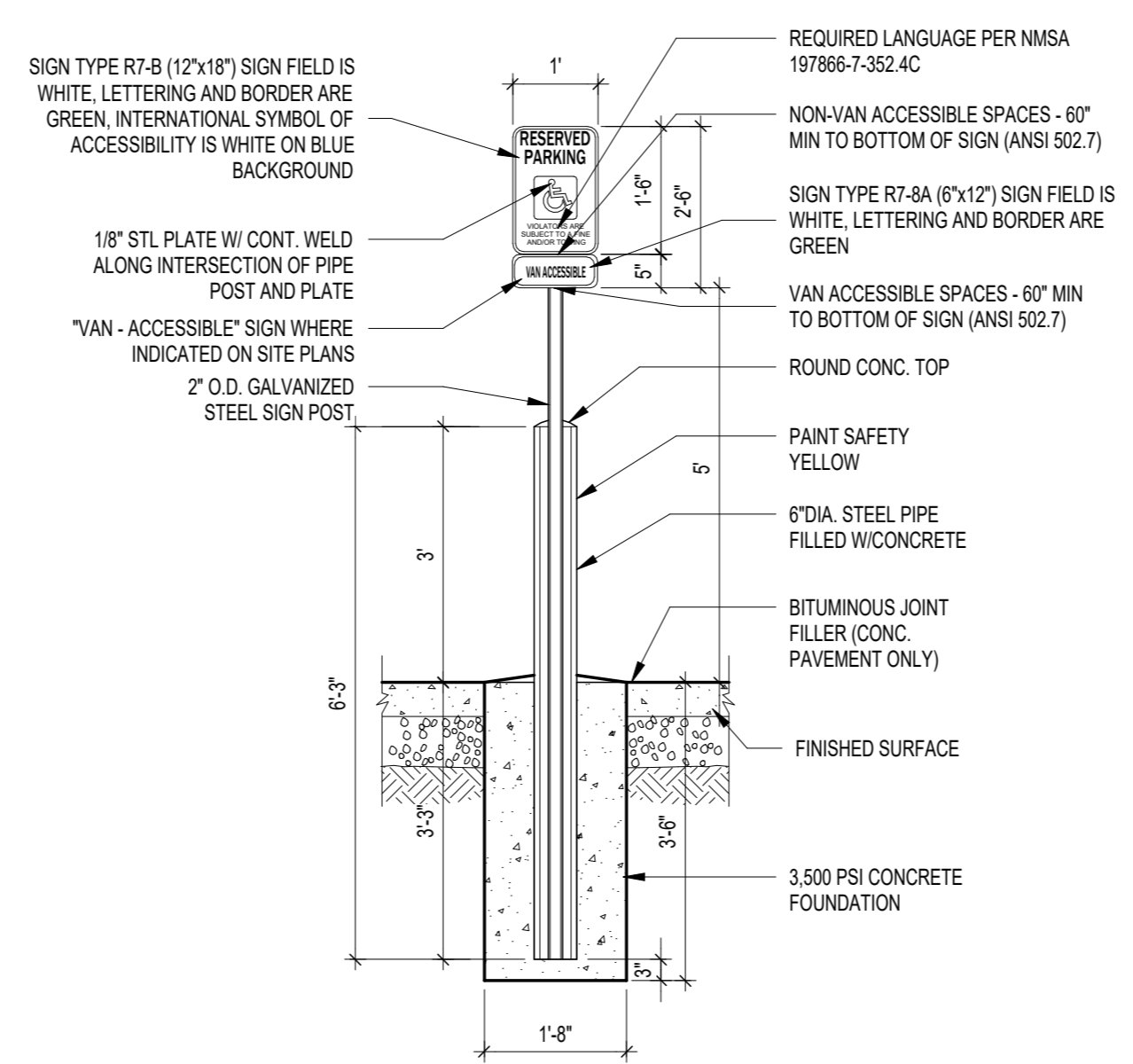


NOTE:
BICYCLE RACK SHALL BE DESIGNED ACCORDING TO THE FOLLOWING GUIDELINES:
A. THE RACK SHALL BE MINIMUM 30" TALL AND 18" WIDE.
B. THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE PLACES.
C. COMBTOASTER RACKS ARE NOT ALLOWED.
D. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION.
E. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
F. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
G. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.

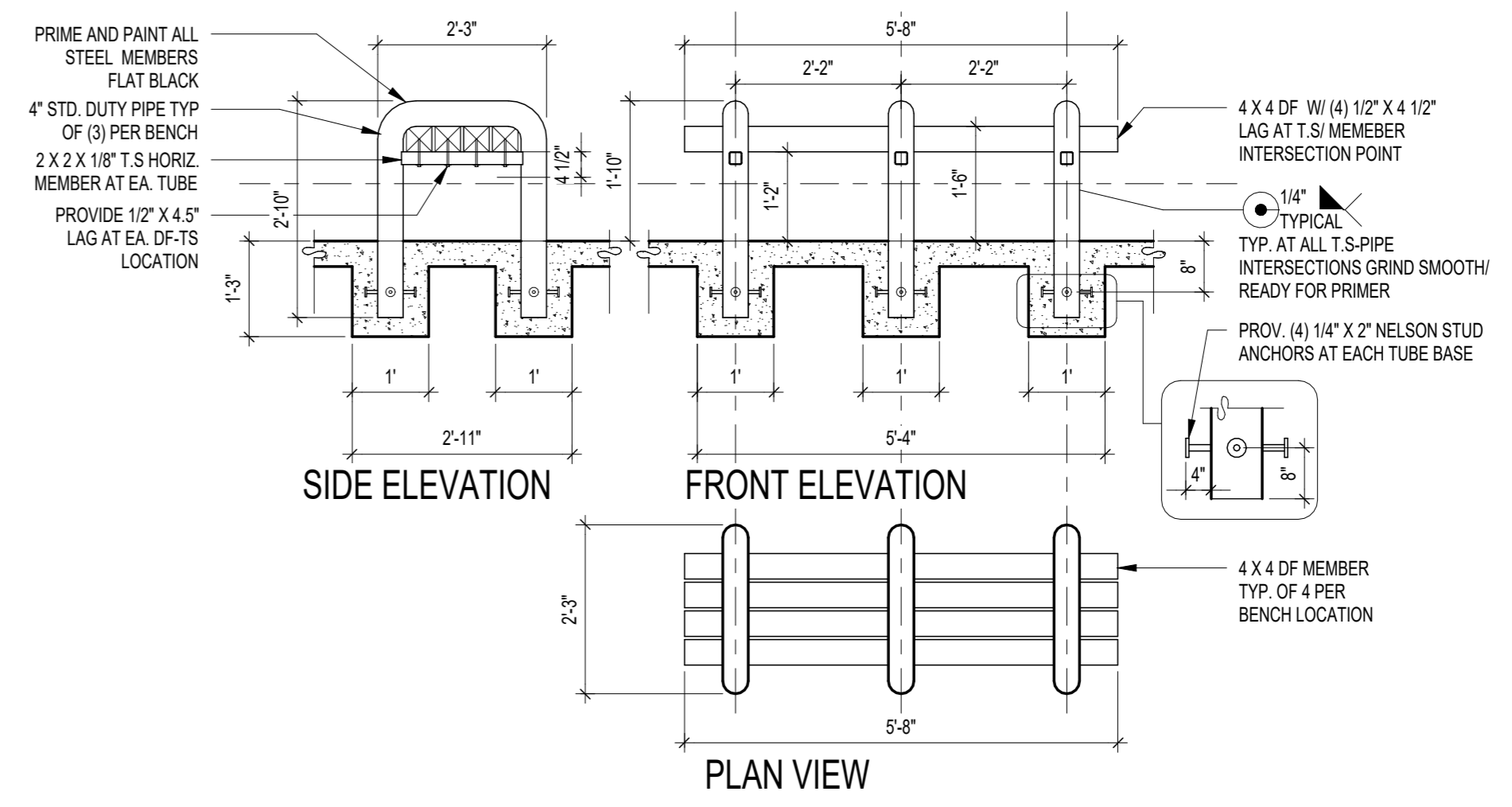
9 BIKE RACK
SCALE: 1/8" = 1'-0"



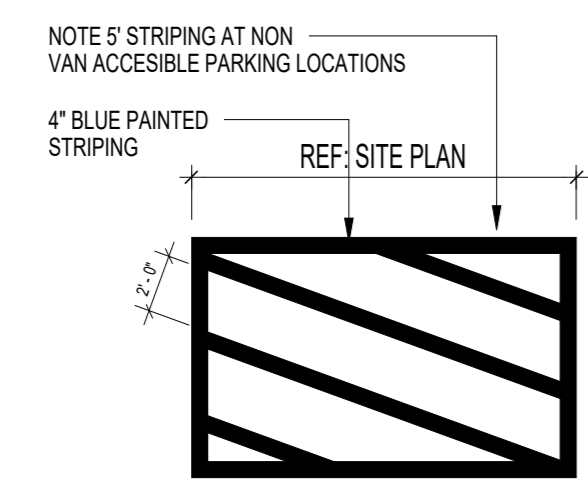
10 MISC SIGNAGE
SCALE: 1/8" = 1'-0"



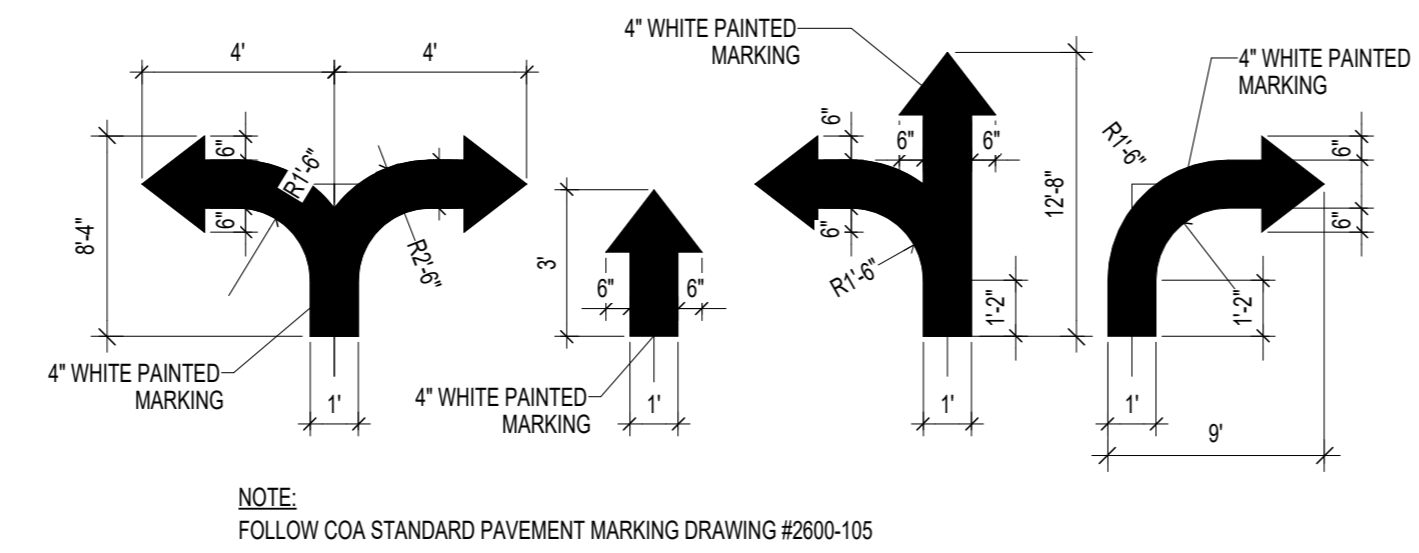
11 H.C. SIGNAGE
SCALE: 1/8" = 1'-0"



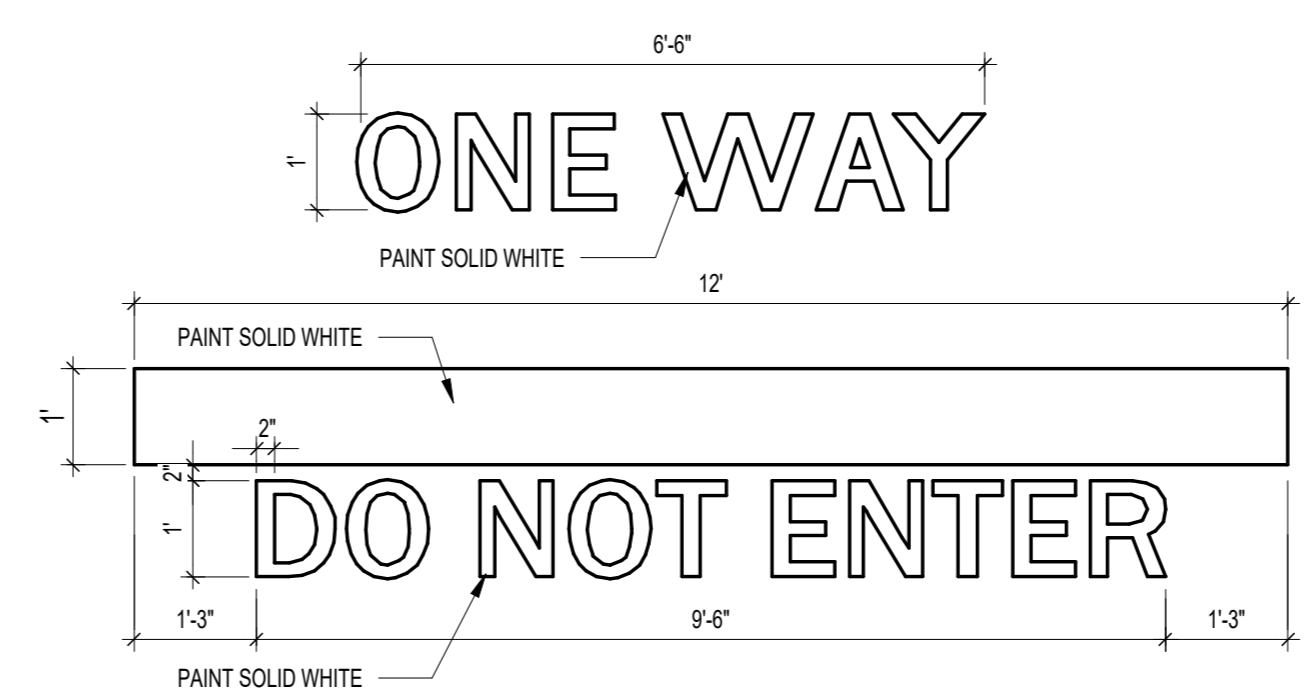
12 BENCH DETAIL
SCALE: 1/8" = 1'-0"



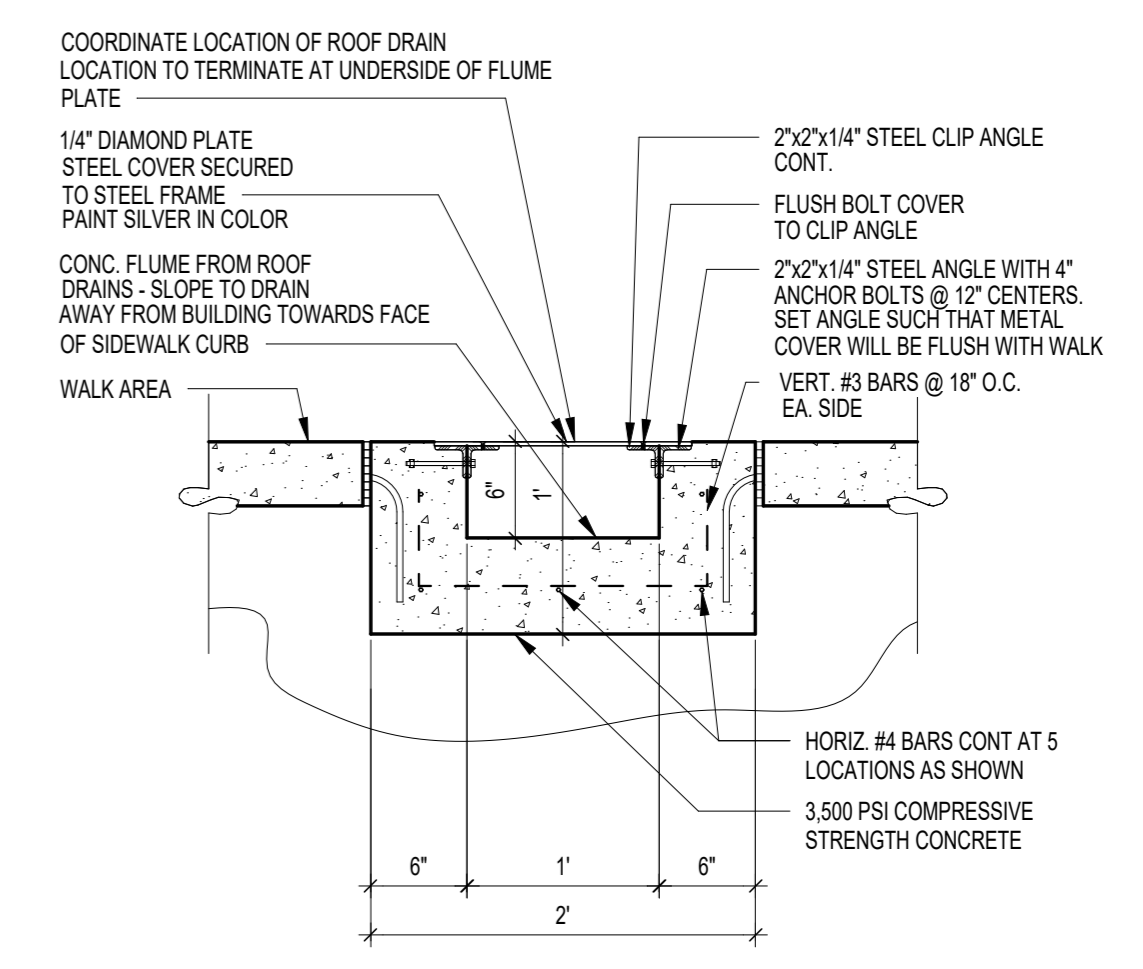
5 H.C. PARKING-WALK PAINT DETAIL
SCALE: 1/8" = 1'-0"



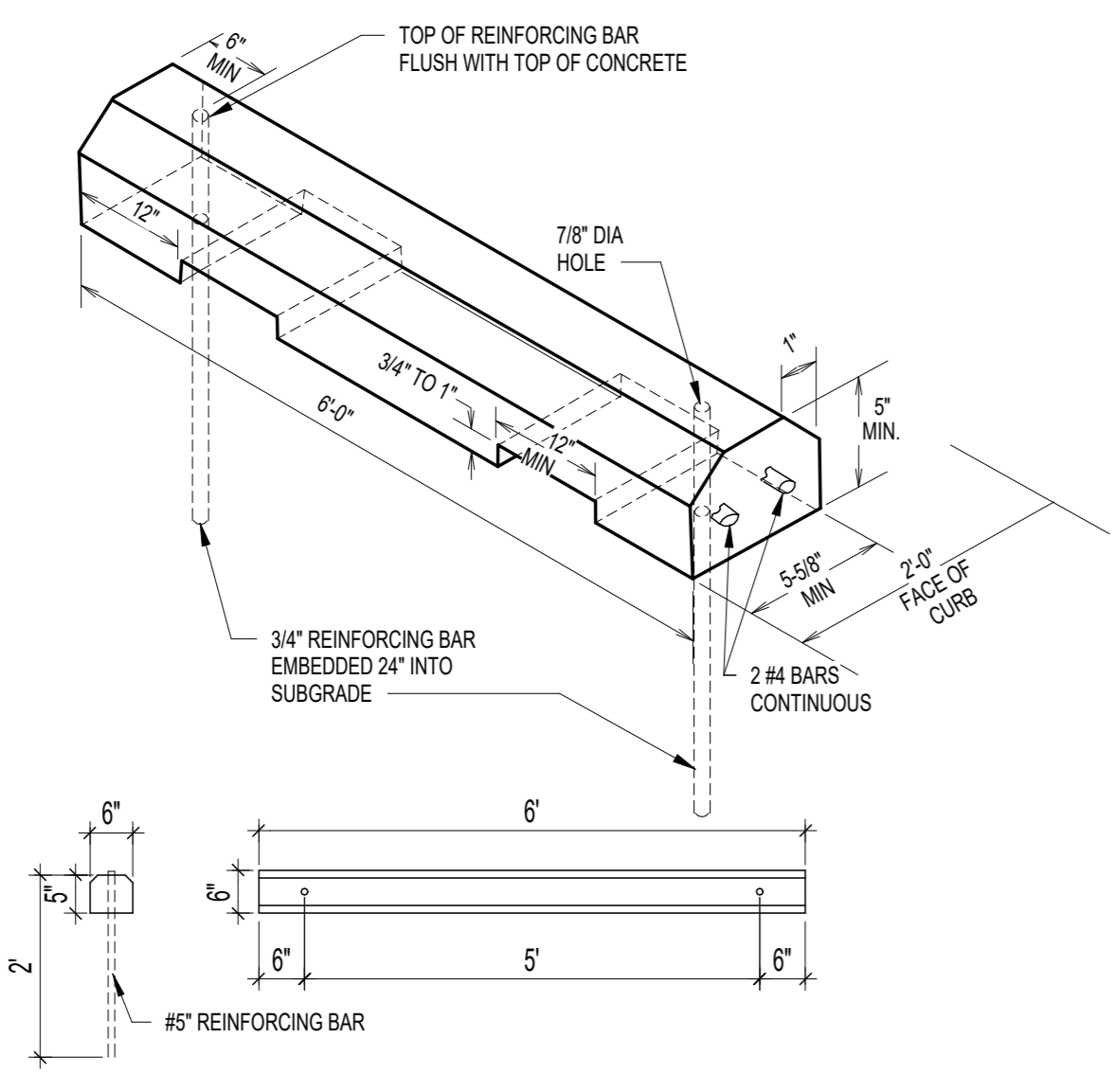
6 SITE DIRECTIONAL PAINT DETAIL
SCALE: 1/8" = 1'-0"



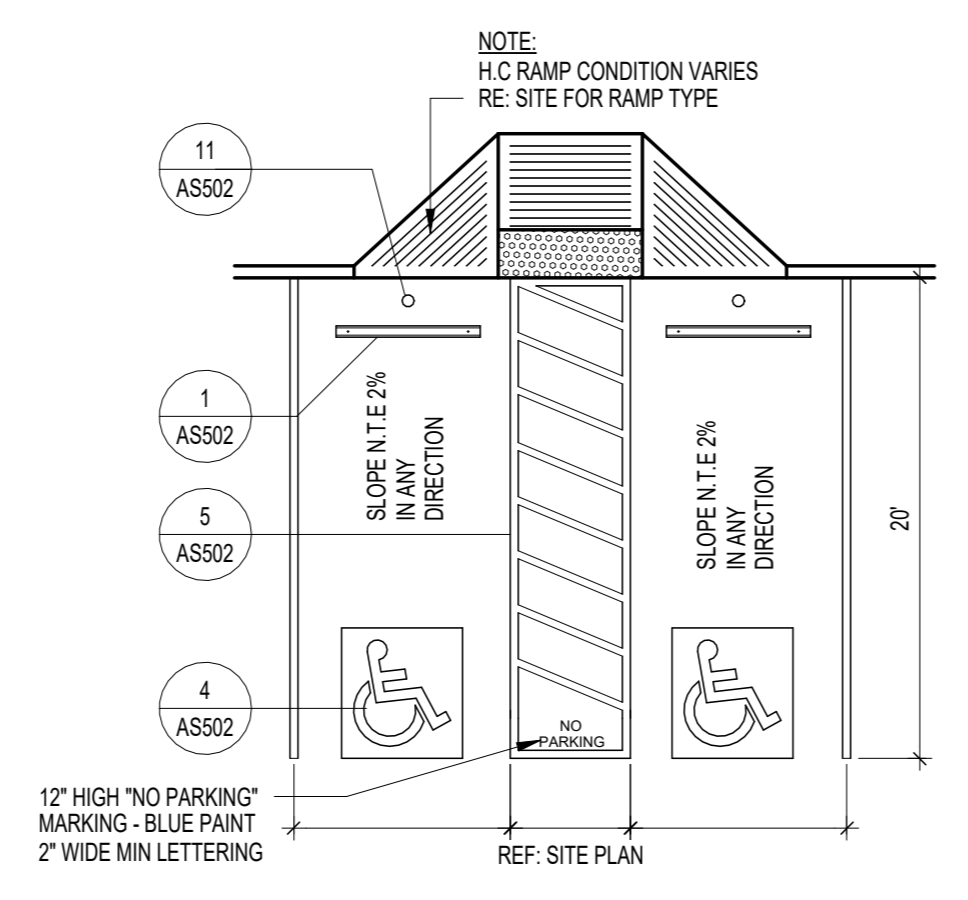
7 SITE DIRECTIONAL PAINT DETAIL 2
SCALE: 1/8" = 1'-0"



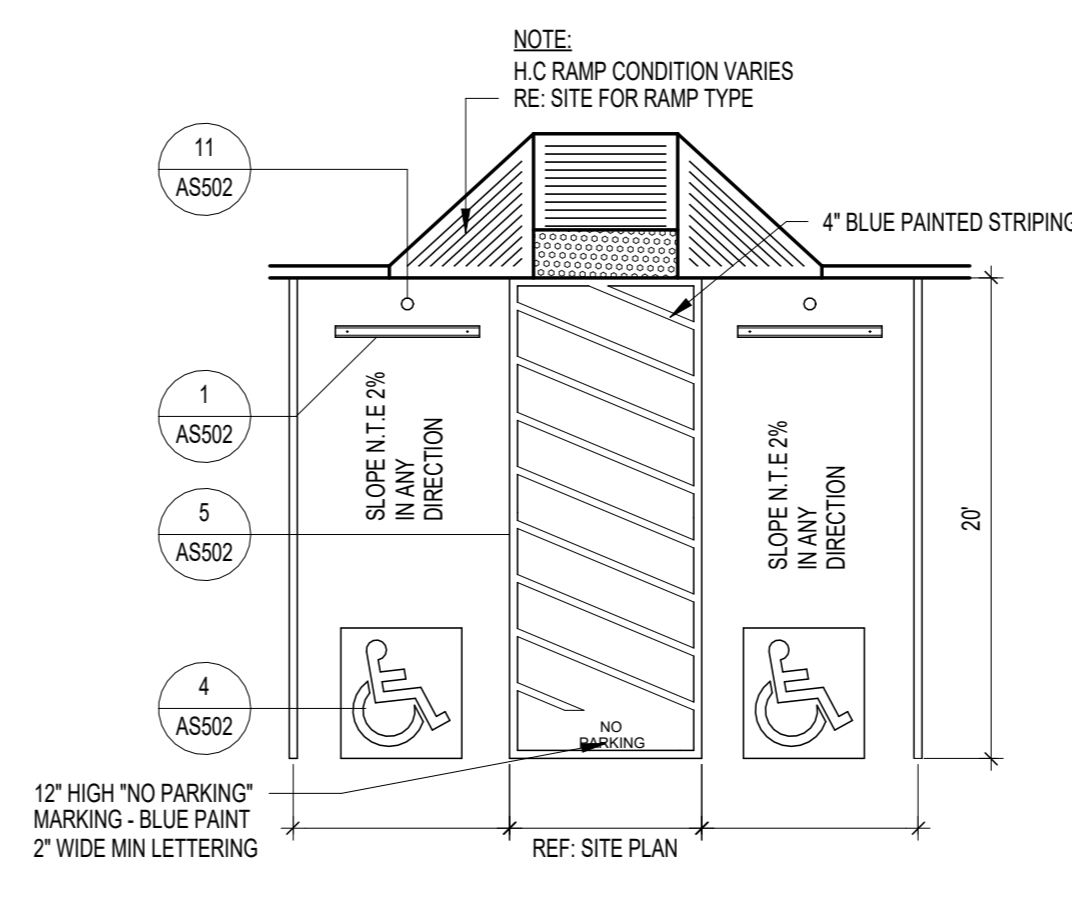
8 CONCRETE FLUME DETAIL
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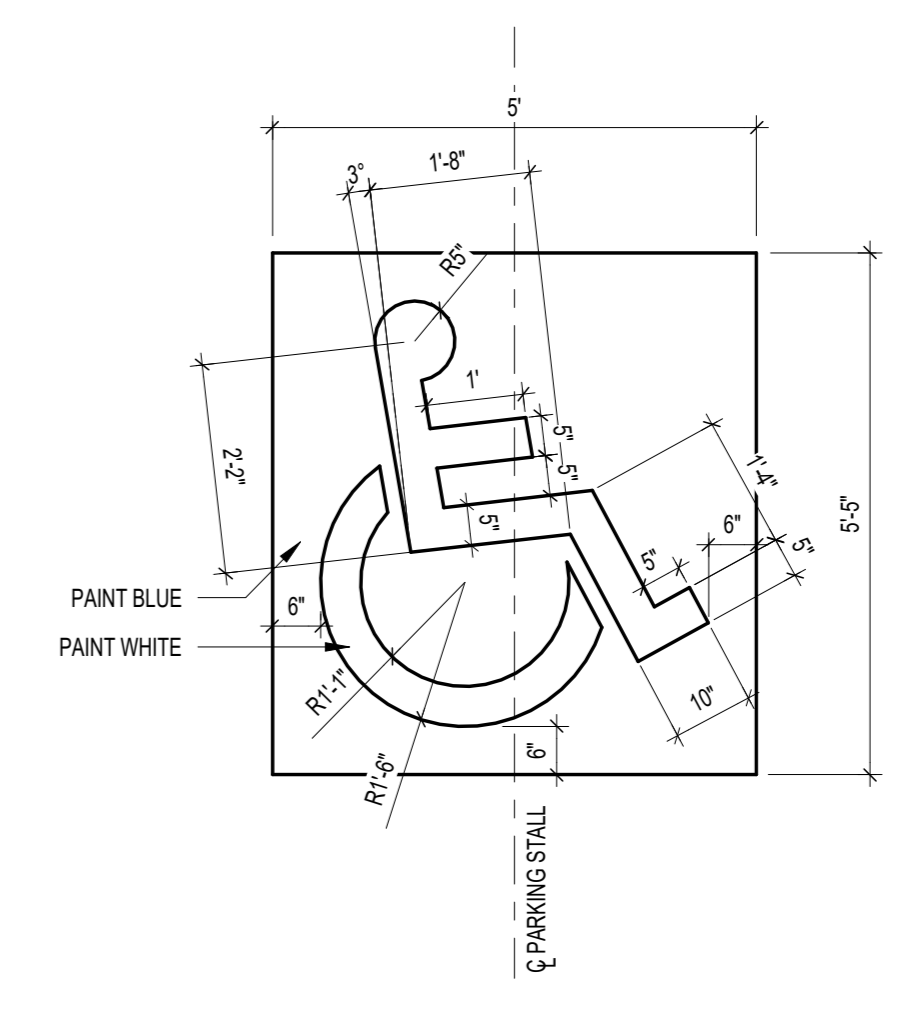
1 WHEEL STOP
SCALE: 1/8" = 1'-0"



2 H.C. PARKING DETAIL
SCALE: 1/8" = 1'-0"



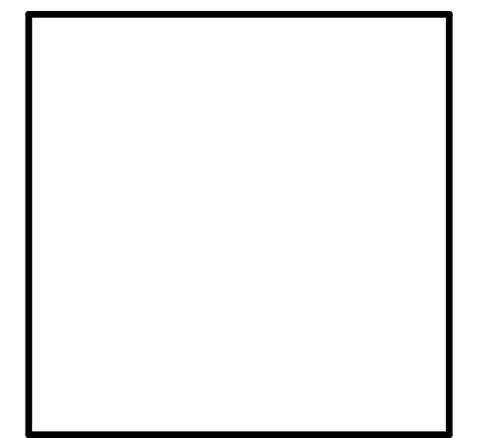
3 H.C. PARKING (VAN ACCESSIBLE)
SCALE: 1/8" = 1'-0"



4 H.C. SIGNAGE 2
SCALE: 1/8" = 1'-0"

REV	DATE	BY	REVISION

MODULUS ARCHITECTS
AND LAND USE PLANNING
8220 SAN PEDRO DR NE SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE
PEACHES
4805 ALL SAINTS RD NW ALBUQUERQUE, NM, 87120
PROJECT MANAGER
JOB NO.
PROJECT NUMBER
DRAWN BY:
SHEET TITLE
SITE DETAILS

DATE 2/10/2026	SHEET AS502
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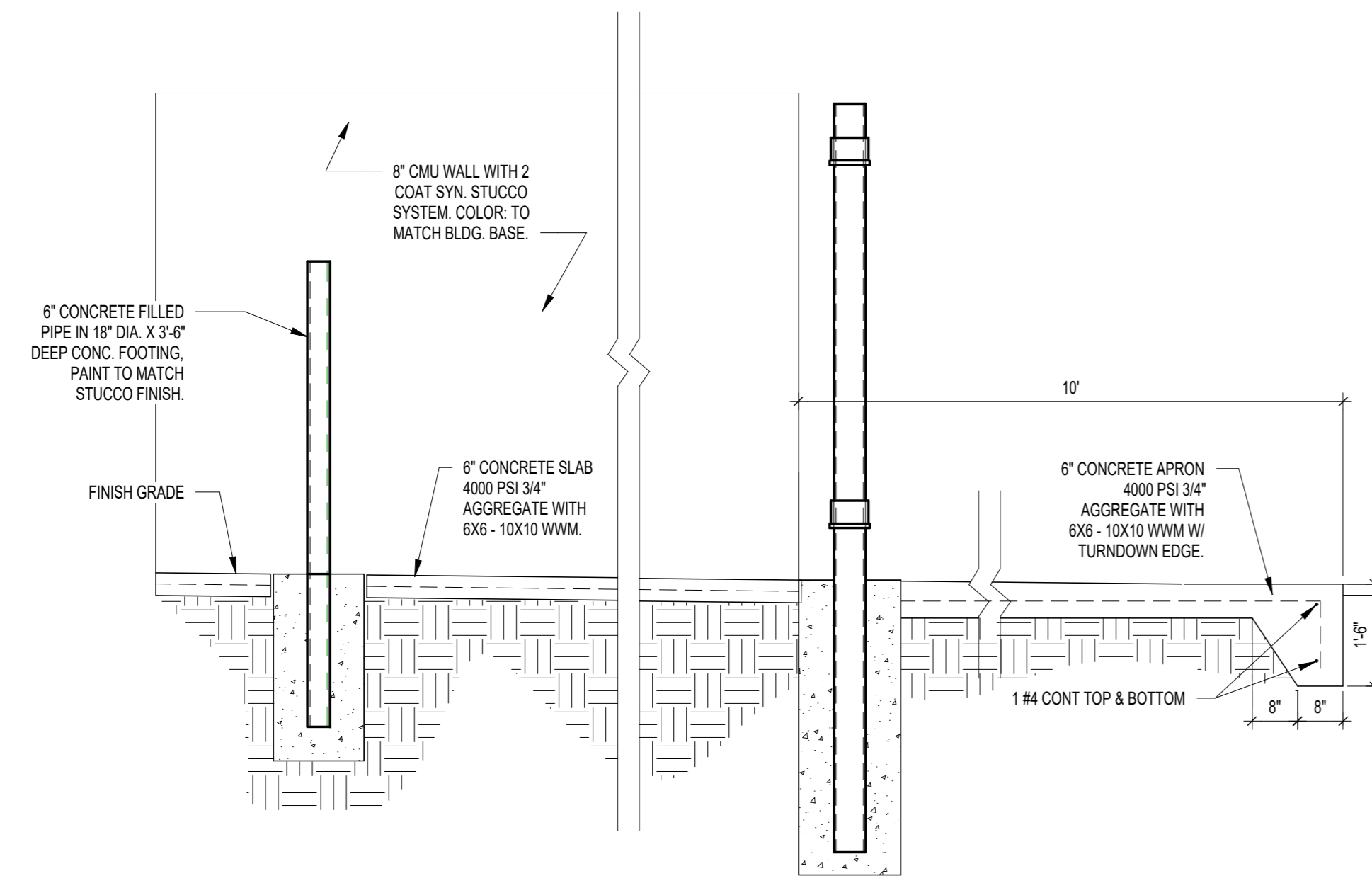
REV	DATE	BY	REVISION

MODULUS ARCHITECTS
AND LAND USE PLANNING
 8220 SAN PEDRO DR NE SUITE 520
 ALBUQUERQUE, NEW MEXICO 87113
 PHONE (505) 338-1499 FAX (505) 338-1498

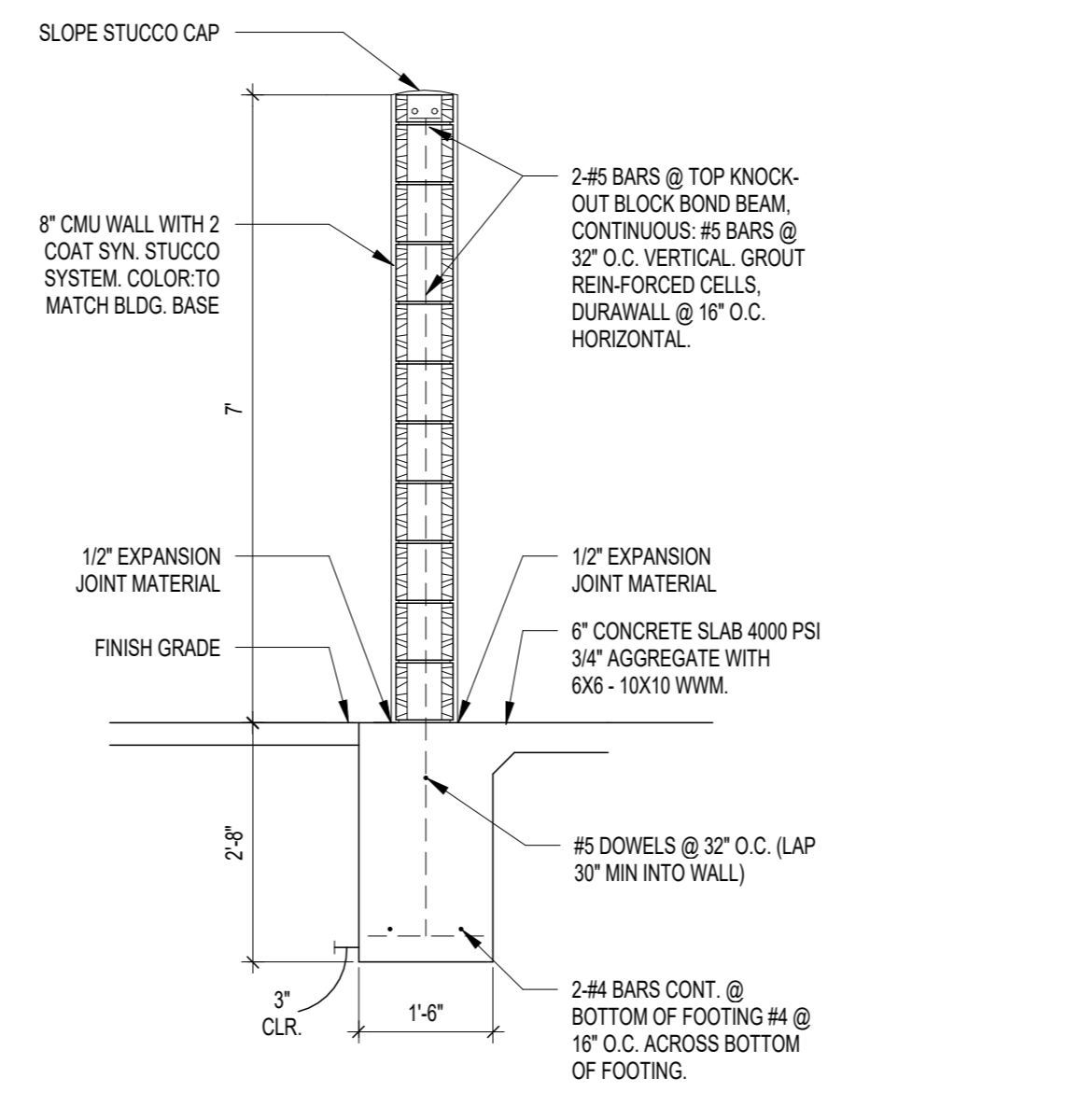



PROJECT TITLE
PEACHES
 4805 ALL SAINTS RD NW ALBUQUERQUE, NM, 87120
 PROJECT MANAGER
 JOB NO.
 PROJECT NUMBER
 DRAWN BY:
 SHEET TITLE
SITE DETAILS

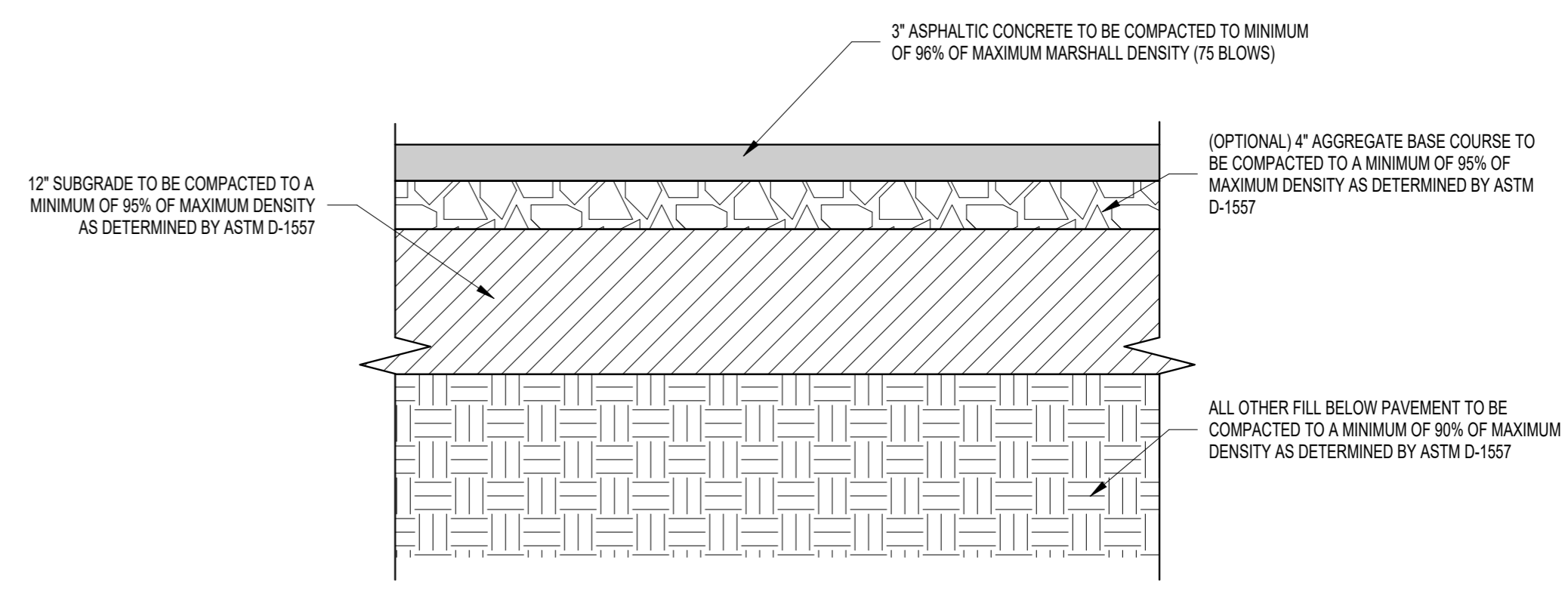
DATE	SHEET
2/10/2026	AS503
SCALE:	



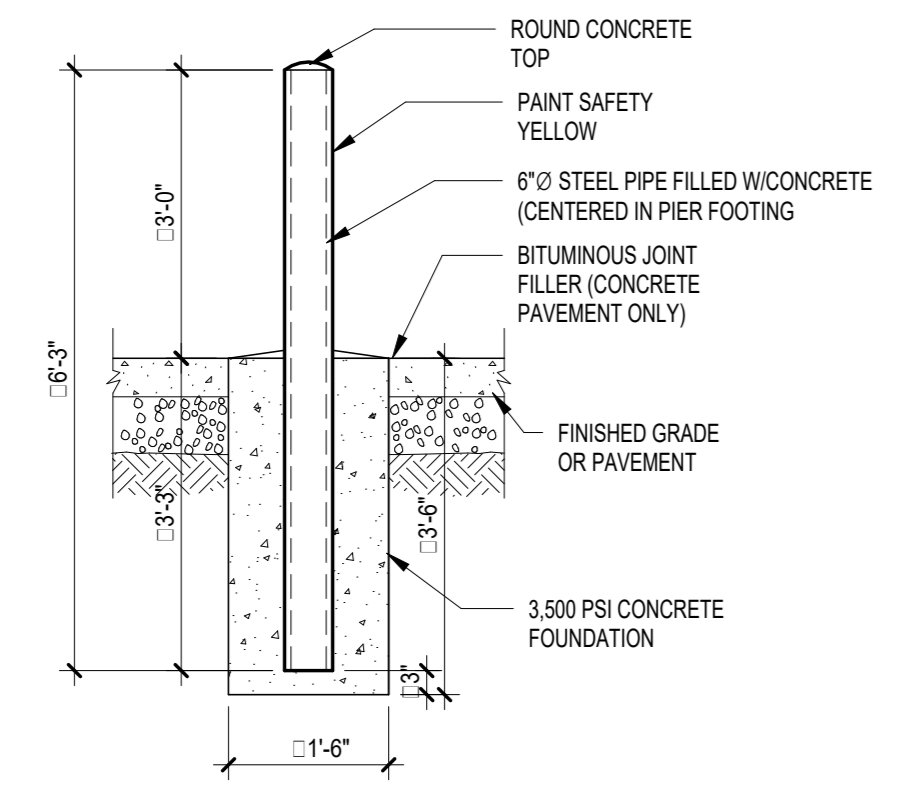
5 REFUSE/SOLID WASTE ENCLOSURE SECTION
 SCALE: 1/8" = 1'-0"



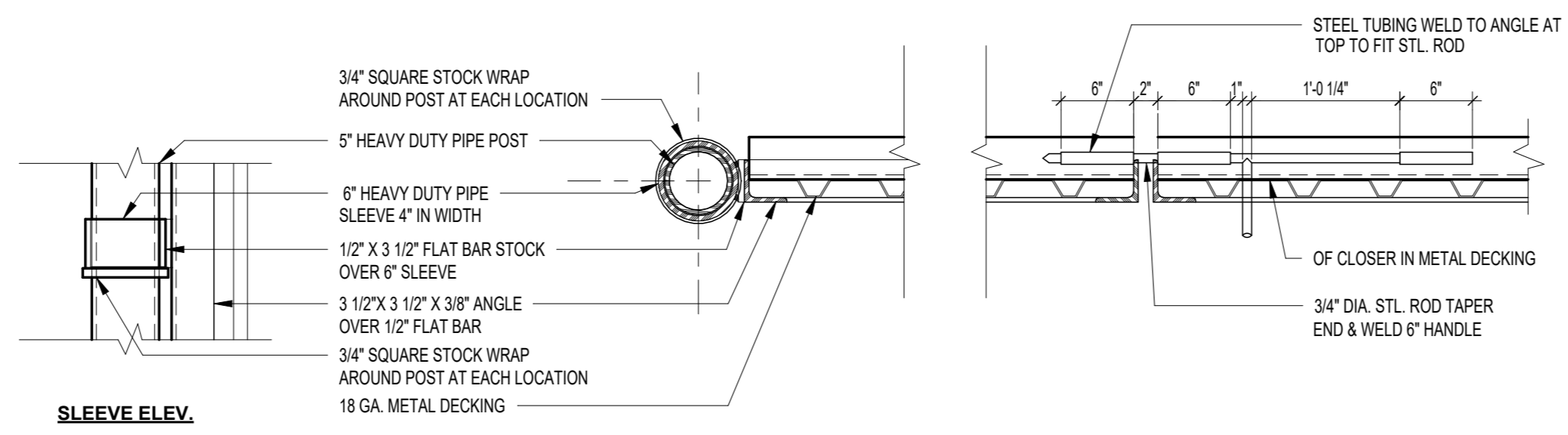
6 REFUSE/SOLID WASTE ENCLOSURE SECT.
 SCALE: 1/8" = 1'-0"



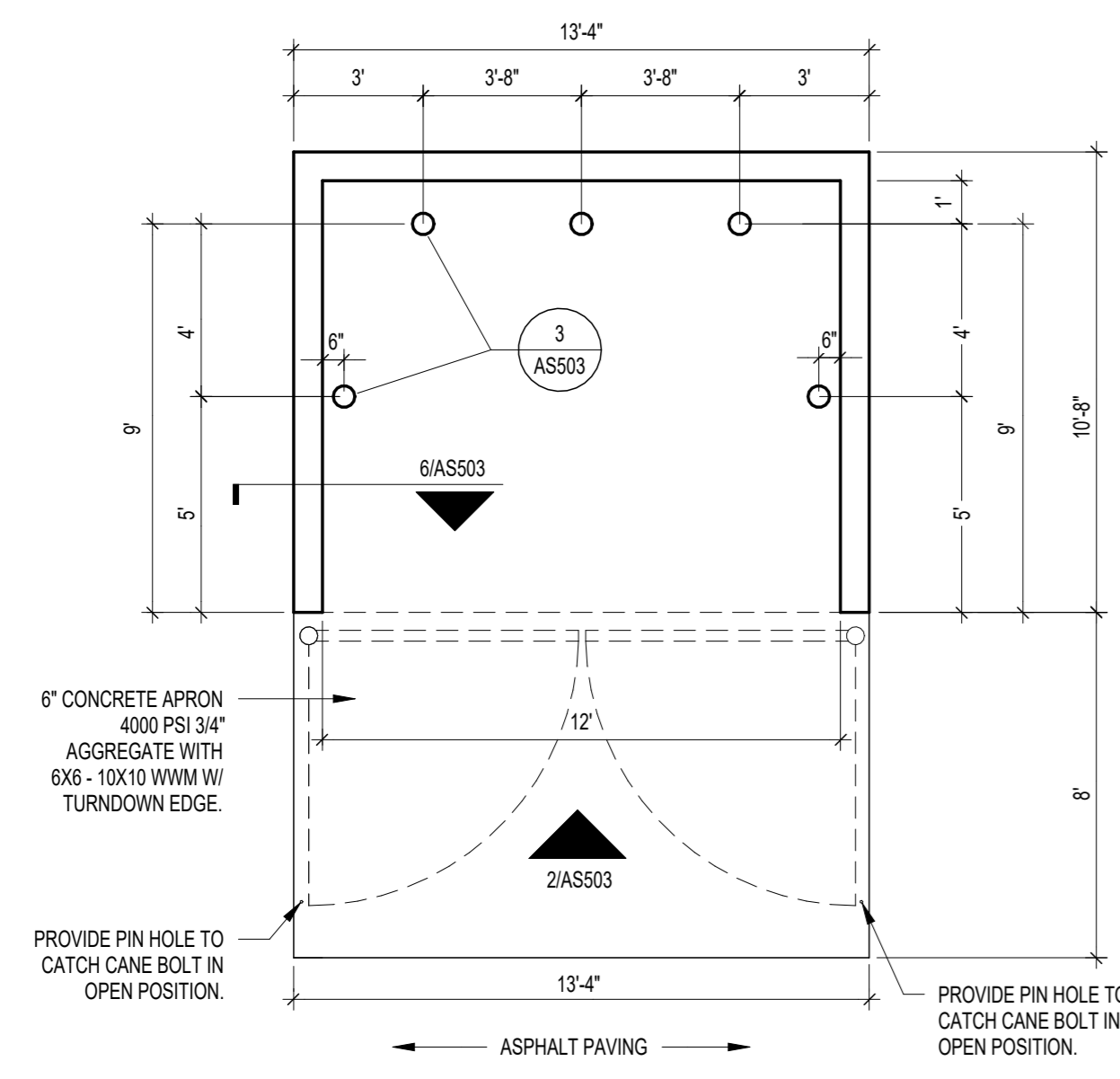
7 TYP PAVING SECTION
 SCALE: 1" = 1'-0"



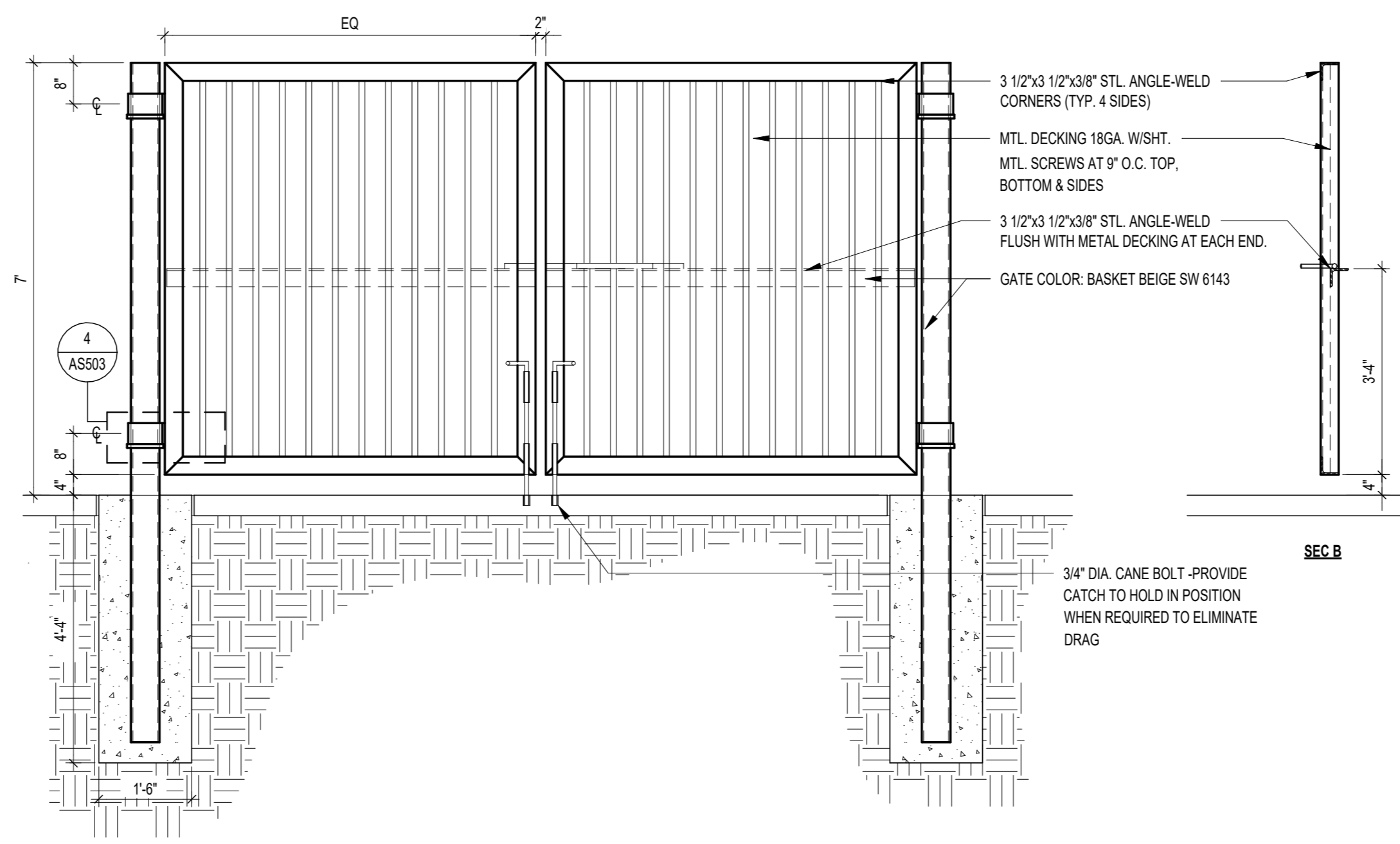
3 BOLLARD DETAIL
 SCALE: 1/8" = 1'-0"



4 GATE POST/SLIDE BOLT DETAIL
 SCALE: 1/8" = 1'-0"



1 REFUSE/SOLID WASTE ENCLOSURE PLAN
 SCALE: 1/8" = 1'-0"



2 GATE ELEVATION
 SCALE: 1/8" = 1'-0"