

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 21, 2025

Ryan Holland
Sargenti Architects
234 E. Colorado Suite 850
Pasadena, CA 91101

sargentiarchitects_possecabq@permitflowteam.com

Re: Chuze Fitness
800 JUAN TABO NE, SUITE A
Traffic Circulation Layout
Engineer's/Architect's Stamp 2-14-25 (K22D035C)

Dear Holand,

The TCL submittal received 2-21-2025 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.

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 evaluation by Transportation.

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.

Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

[illegible]

GENERAL	LANDRO	FIRE DEPARTMENT
CHUIZE FITNESS 1011 CAMINO DEL RIO SOUTH, SUITE 350 SAN DIEGO, CA 92108 ATTN: SUSAN THOMAS TEL: (619) 708-2506 EMAIL: SUSAN.THOMAS@CHUIZEFITNESS.COM	11500 SUNSET GARDENS ROAD SOUTHWEST ALBUQUERQUE, NM 87121 TEL: (505) 524-3611 EMAIL: CCC@CABO.GOV	
ARCHITECT	PUBLIC WORKS	WASTE/RECYCLE
SARGENT ARCHITECTS 241 E. COLORADO BLVD SUITE 850 PASADENA, CA 91101 ATTN: DANIEL SALAZAR TEL: (915) 219-0282 EMAIL: DSALAZAR@SARGARCH.COM	600 2ND NW ALBUQUERQUE, NM 87102 TEL: (505) 768-3650	CODE & ORDINANCE ENFORCEMENT 4600 EARTH NE ALBUQUERQUE, NM 87107 ATTN: HERMAN CALLEGOS TEL: (505) 761-8100 EMAIL: H.CALLEGOS@CABO.GOV
ELECTRICAL	PLANNING DEPARTMENT	CABLE/TELEPHONE
CASE ENGINEERING 796 MERUS COURT ST LOUIS, MO 63026 ATTN: MCASE TEL: (573) 201-1441 EMAIL: MCASE@CASEENGINEERINGINC.COM	600 2ND NW ALBUQUERQUE, NM 87102 ATTN: TIM WALSH TEL: (505) 924-9337 EMAIL: T.WALSH@CABO.GOV	QWEST TEL: (505) 246-6800
STRUCTURAL	BUILDING DEPARTMENT	WATER
CASE ENGINEERING 796 MERUS COURT ST LOUIS, MO 63026 ATTN: STEPHEN J. SACCO, P.E TEL: (314) 265-2529 EMAIL: JSACCO@CASEENGINEERINGINC.COM	ALBUQUERQUE BUILDING & SAFETY 600 2ND ST NW STE 190 ALBUQUERQUE, NM 87102 ATTN: JAMES PEREZ TEL: (505) 924-3313 EMAIL: JAMES.PEREZ@CABO.GOV	CITY OF ALBUQUERQUE TEL: (505) 768-2800
INTERIOR DESIGN	HEALTH DEPARTMENT	SEWER
IDM STUDIO ATTN: HEATHER MOORE TEL: (404) 307-4611 EMAIL: HEATHER@IDMSTUDIO.COM	11500 SUNSET GARDENS ROAD SOUTHWEST ALBUQUERQUE, NM 87121 TEL: (505) 636-4681 EMAIL: FCSINFO@CABO.GOV	1441 MISSION AVE NE, ALBUQUERQUE, NM 87107 TEL: (505) 842-8287
	UTILITY CONTACTS: GAS	ELECTRIC
	NEW MEXICO GAS COMPANY TEL: (505) 697-3335	PNM - PUBLIC SERVICE COMPANY OF NEW MEXICO TEL: (505) 241-7200

PROJECT ADDRESS:

800 JUAN TABO BLVD NE, SUITE A, ALBUQUERQUE, NM 87123

APPLICABLE CODES:

(2021) (NEW MEXICO) COMMERCIAL BUILDING CODE
(2021) (NEW MEXICO) FIRE CODE
(2021) (NEW MEXICO) EXISTING BUILDING CODE
(2021) (NEW MEXICO) MECHANICAL CODE
(2021) (NEW MEXICO) PLUMBING CODE
(2020) (NEW MEXICO) ELECTRICAL CODE
(2018) (NEW MEXICO) COMMERCIAL ENERGY CONSERVATION CODE
(2024) UNIFORM ADMINISTRATIVE CODE ORDINANCE O-23 ENACTED.

BUILDING ANALYSIS

BUILDING HEIGHT:

35'-2" (TOP OF PARAPET) - EXISTING TO REMAIN 1

BUILDING STORIES:

A-3, B, & S-2

PROPOSED BUILDING OCCUPANCIES:

NOT REQUIRED PER 508.3

OCCUPANCY SEPARATION REQUIRED PER IBC 508.4:

GROSS SQUARE FOOTAGE PER OCCUPANCY: (NMBIC 2021-TABLE 1004.5)

SPACE	SQUARE FOOTAGE	LOAD FACTOR	OCC. LOAD
NOT PART OF SCOPE			
ASSEMBLY (INTERIOR)	19992 ft ²	50 GROSS	400
BUSINESS	1118 ft ²	150 GROSS	8
STORAGE	428 ft ²	300 GROSS	2
ELECTRICAL AREA (NON-OCCUPIED ACCESSORY SUPPORT SPACE)	463 ft ²	N/A	N/A
RESTROOMS (NON-OCCUPIED ACCESSORY SUPPORT SPACE)	1287 ft ²	N/A	N/A
INTERIOR TOTAL:	23280 ft²	-	410
NEW SCOPE OF WORK			
ASSEMBLY (NEW EXTERIOR) OUTDOOR TURF ONLY	2234 ft ²	50 GROSS	45
HALLWAY + EXTERIOR BIN	243 ft ²	-	N/A
EXTERIOR TOTAL:	2457 ft²	-	45
EXTERIOR + INTERIOR TOTAL:	25737 ft²	-	455

CONSTRUCTION TYPE:

VB, WITH AUTOMATIC FIRE SPRINKLER

SPRINKLED IN ACCORDANCE WITH IBC 903.2:

YES

EXIT WIDTH FACTOR:

0.15' PER 1 - NMBIC 1005.3.2 EXCEPTION 1

NOTE: AN EXIT WIDTH FACTOR OF .15 IS APPLIED PER SECTIONS 903.3.1.1 OR 903.3.1.2 OF THE NMBIC. FIRE ALARM AND FIRE SPRINKLER SYSTEMS TO BE INSTALLED PER SECTION 907 OF THE NMBIC.

OCCUPANCY/EXIT CALCULATIONS

NUMBER OF REQUIRED EXIT PER NMBIC 2021 TABLE 1006.332:

1.500 OCC PER STORY 2 EXITS

View Name

SCALE: 1/8" = 1'-0"

	VIEW TITLE		NORTH ARROW
	BUILDING SECTION		EXTERIOR BUILDING ELEVATION
	WALL SECTION		INTERIOR ELEVATION
	GRID BUBBLE		PARTITION TYPE
	DETAIL CALLOUT		ROOM DESIGNATION
	MATCHLINE		DOOR MARK TAG
	KEY NOTE		WINDOW MARK TAG
	REVISION TAG		TACTILE EXIT SIGN - MOUNTED
	ELEVATION		EQUIPMENT TAG

THE SCOPE OF WORK REPRESENTED BY THESE DOCUMENTS ARE FOR REFERENCE ONLY. THESE DRAWINGS REPRESENT THE TENANT IMPROVEMENT FOR NEW EXTERIOR TURF AREA (BPC-2025-00008) FOR OUTDOOR FITNESS. THESE PLANS ARE STRICTLY FOR THE TRANSPORTATION DEPARTMENT TO REVIEW AND COMPLY WITH THE REQUIRED TRAFFIC CIRCULATION LAYOUT CHECKLIST ONLY.

- INTERIOR SCOPE OF WORK T.I. PERMIT (BP-2024-39322)
- EXTERIOR SCOPE OF WORK PERMIT (BPC-2025-00008)

Sertil A. Kanbar 2/21/2025

Signed Date

SHEET INDEX		
NUMBER	NAME	REVISION DATE
GENERAL		
G001	COVER SHEET	
ARCHITECTURE		
A001	SITE PLAN AND ROOF PLAN	
A002	SITE DETAILS	

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CHÜZE
FITNESS

CHUZE FITNESS

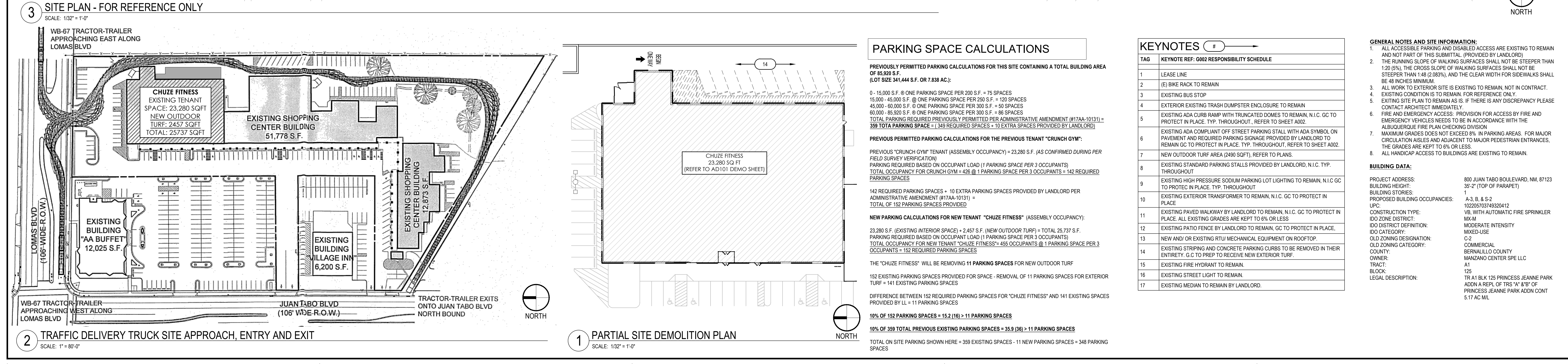
800 JUAN TABO BLVD NE, SUITE A
ALBUQUERQUE, NM 87123

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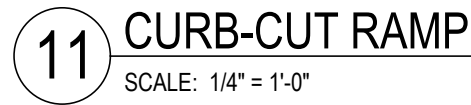
Project No:	11486-24
Drawn By:	CL
Checked By:	DS

COVER SHEET

G001



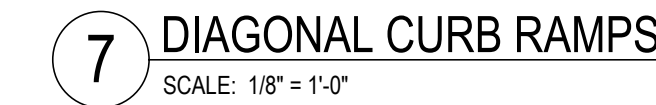
FOR REFERENCE
ONLY



**TRAFFIC CIRCULATION
LAYOUT APPROVED**

Sertil A. Kanbar 2/21/2025

Signed Date



1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE CORRECT INSTALLATION OF ALL ACCESSIBILITY FEATURES ON SHEETS C004-G005 & A002-A002.A, INCLUDING BUT NOT LIMITED TO THE ACCESSIBLE PARALLEL AND SLOPED, LONGITUDINAL SLOPES, SIGNAGE, STRIPING, MOUNTING HEIGHTS, AND ALL REQUIRED CLEARANCES

2. ALL OPERABLE PARTS REQUIRED TO BE ACCESSIBLE SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS (22.2N) MAXIMUM.

3. ALL WALL OR POST MOUNTED ITEMS IN CIRCULATION PATHS MUST BE LOCATED WITHIN PROTRUSION LIMITS. SEE DIAGRAM ON C004-G005.

4. DIMENSIONS THAT ARE NOT STATED AS "MAXIMUM" OR "MINIMUM" ARE ABSOLUTE. ALL DIMENSIONS ARE SUBJECT TO CONVENTIONAL TRADE PRACTICES AND TOLERANCES EXCEPT WHERE THE REQUIREMENT IS STATED AS A RANGE WITH SPECIFIC MINIMUM AND MAXIMUM END POINTS.

NOTE:
ALL PARKING AND SITE DETAILS ARE EXISTING TO REMAIN AND PROVIDED BY LANDLORD PER PREVIOUSLY
APPROVED BASE BUILDING PERMIT - SHOWN FOR REFERENCE ONLY.

