

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 24, 2026

Ronald R. Bohannon, PE
Tierra West, LLC
5571 Midway Park PL NE
Albuquerque, NM 87109

**Re: NOBIS Rehab Hospital
1100 Woodward PL NE
Albuquerque, NM 87012
Traffic Circulation Layout
Engineer's Stamp 01-29-26 (J15D053)**

Dear Mr. Bohannon,

The TCL submittal received 02-20-2026 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. **SHARED ACCESS EASEMENT AND/OR APPROVED PLAT ARE CONDITIONS FOR RELEASING THE FINAL CO.**

Albuquerque

NM 87103

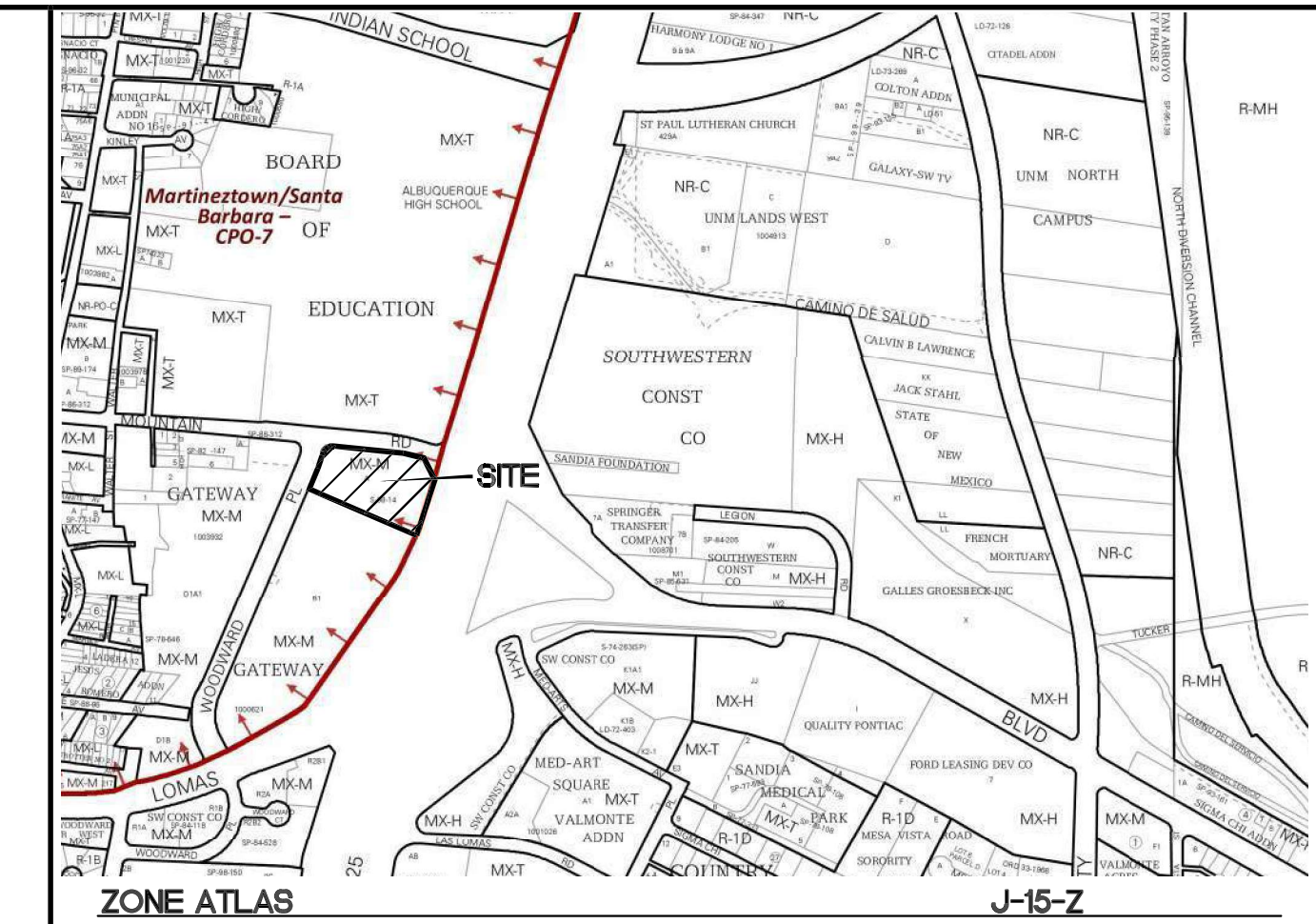
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

Sincerely,

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

C: CO Clerk, File



LEGAL DESCRIPTION:
TRACT LETTERED "A" OF THE PLAT OF GATEWAY SUBDIVISION

SITE DATA

PROPOSED USAGE	HOSPITAL
LOT AREA	119591 SF (2.7454 ACRES)
ZONING	MX-H
BUILDING AREA	55098 SF
BUILDING FOOTPRINT	16068 SF
BUILDING COVERAGE	13%
BUILDING SETBACK	
FRONT	5' MINIMUM
REAR	15' MINIMUM
SIDE	0' MINIMUM SOUTH SIDE, 5' MINIMUM NORTH SIDE
GFA 55098 SF/4 SPACE PER 1,000 = 220 SPACES	
5-5(C)(5)(A) PARKING REDUCTION = 20%	
5-5(C)(5)(C) PARKING REDUCTION = 10%	
REDUCED PARKING REQUIRED = 154 SPACES	
PARKING PROVIDED 146 SPACES	
ACCESSIBLE PARKING REQUIRED 14 SPACES	
ACCESSIBLE SPACES PROVIDED 14 SPACES (3 VAN ACCESSIBLE)	
TOTAL 160 SPACES	
BICYCLE SPACES REQUIRED 15	
BICYCLE SPACES PROVIDED 15	
MOTORCYCLE SPACES REQUIRED 5 SPACES	
MOTORCYCLE SPACES PROVIDED 5 SPACES	
LANDSCAPE REQUIRED 15536 SF	
LANDSCAPE PROVIDED 34433 SF	

PROJECT NUMBER: PR-2024-009765
APPLICATION NUMBER: SI-2024-00468

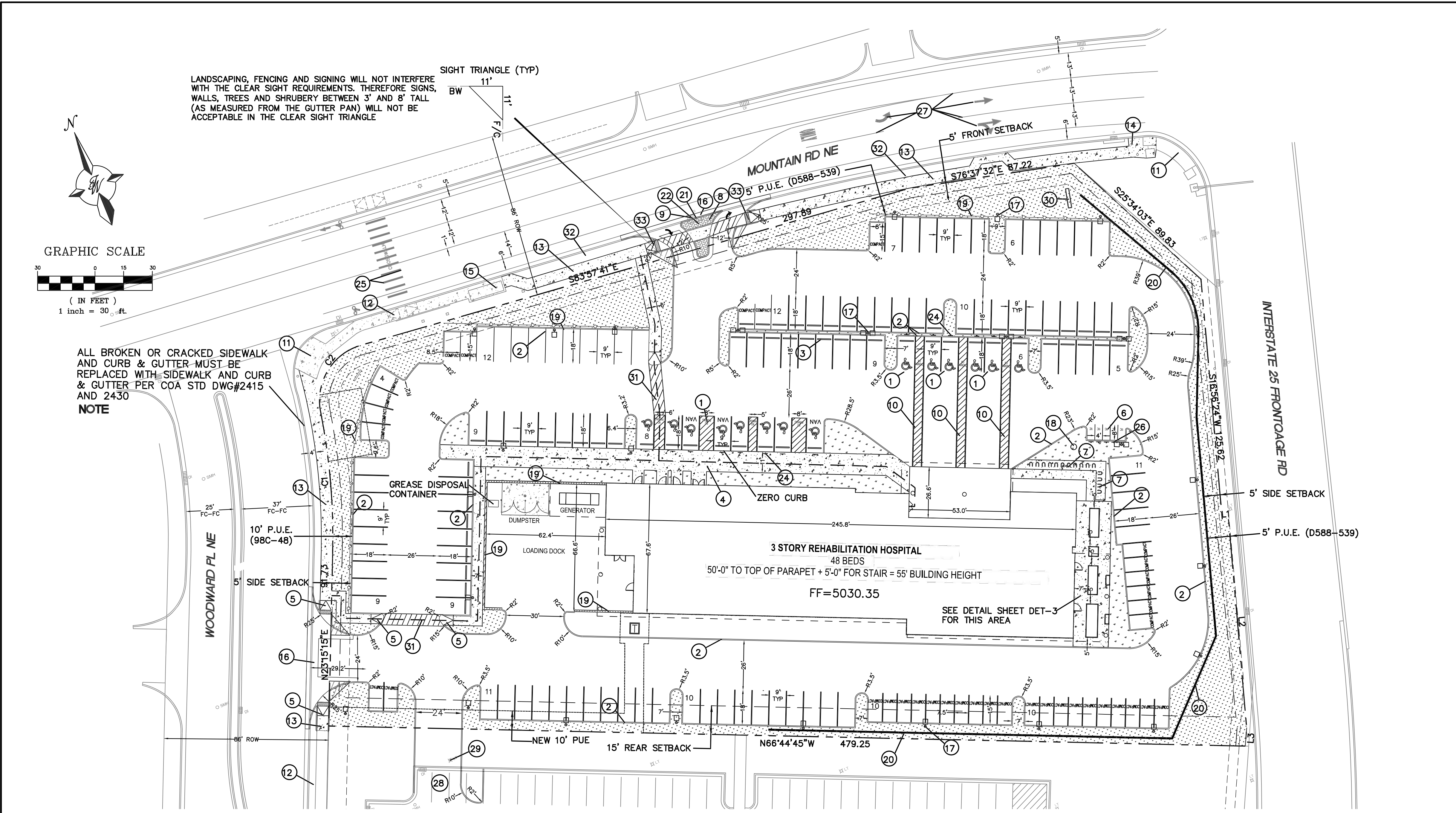
Is an Infrastructure List required? (X) Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

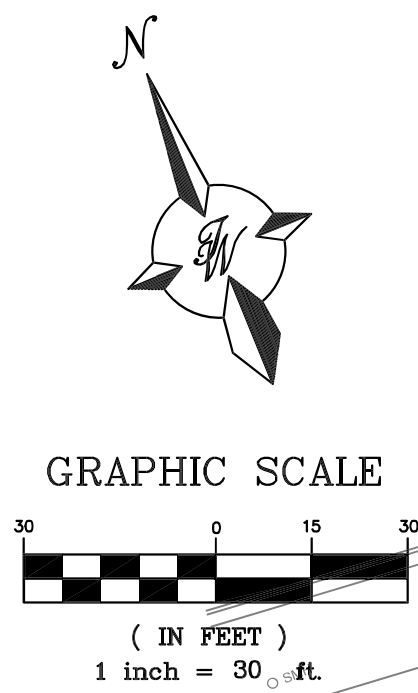
Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

* Environmental Health, if necessary

	NOBIS REHAB HOSPITAL 1100 WOODWARD PL.	DRAWN BY pjm
	TRAFFIC CIRCULATION PLAN	DATE 1-29-26
1-29-26 RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # SP-1
		JOB # 2023123



LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE



ALL BROKEN OR CRACKED SIDEWALK AND CURB & GUTTER MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STD DWG#2415 AND 2430

NOTE

LINE TABLE

NO.	BEARING & DISTANCE
L1	S 73°02'15" E, 3.27'
L2	S 17°01'04" W, 109.94'
L3	S 26°24'22" W, 9.58'

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA
C1	335.00'	73.03'	12°29'23"
C2	30.00'	44.66'	85°17'07"

MAJOR AMENDMENT - SITE PLAN EPC PR - 2024 - 009765, SI - 2024 - 00468

- MAJOR AMENDMENT FOR AREA 3 OF THE CONTROLLING SITE PLAN FOR "TRACT A" ONLY.
- THIS AMENDMENT WOULD CHANGE THE ALLOWABLE USE ON AREA 3 "TRACT A" TO INCLUDE HOSPITAL.
- BUILDING AREA AND HEIGHT MAXIMUMS AS DESCRIBED IN CONTROLLING SITE PLAN, REMAIN APPLICABLE TO AREA 3 "TRACT A".
- SETBACKS FOR AREA 3 TO BE CONTROLLED BY IDO.
- PER IDO SECTION 1-10(A)(2) : ANY USE STANDARDS OR DEVELOPMENT STANDARDS ASSOCIATED WITH ANY PRE-IDO APPROVAL OR ZONING DESIGNATION ESTABLISH RIGHTS AND LIMITATIONS AND ARE EXCLUSIVE OF AND PREVAIL OVER ANY OTHER PROVISION OF THIS IDO. WHERE THOSE APPROVALS ARE SILENT, PROVISIONS IN THE IDO SHALL APPLY.

KEYED NOTES

- ACCESSIBLE SPACE PER ADA REQUIREMENTS WITH SIGN (3 VAN ACCESSIBLE, 5 AUTO)
- 6" CURB AND GUTTER (TYP) PER COA STD DWG 2415A
- WHEEL STOP SEE DETAIL SHEET DET-1
- 11' CONCRETE SIDEWALK PER COA STD DWG 2430
- UNIDIRECTIONAL ACCESSIBLE RAMP SEE DETAIL SHEET DET-1
- MOTORCYCLE SPACES (5, 8'x4') W/SIGN
- BICYCLE RACK SEE DETAIL SHEET DET-1
- LIGHT POLE TO REMAIN
- CURB INLET TO REMAIN
- 5' PEDESTRIAN CROSSWALK, SEE DETAIL SHEET DET-1
- EXISTING ACCESSIBLE RAMP, REBUILD PER CURRENT ADA STANDARDS SEE DETAIL SHEET DET-4
- EXISTING CONCRETE SIDEWALK
- NEW 6' CONCRETE SIDEWALK PER COA STD DWG 2430
- EXISTING LIGHT POLE TO BE RELOCATED BEHIND WALK
- EXISTING BUS STOP
- 6' VALLEY GUTTER PER COA STD DWG 2420
- SITE LIGHTING (TYP)
- FLAG POLE SEE ARCHITECT'S PLAN FOR DETAIL
- 3'-4' TALL WOOD/VINYL FENCE OR EQUIV. MUST BE OPAQUE TO BLOCK VEHICLES.
- SMOOTH FACED CMU BLOCK RETAINING WALL. COLOR TO MATCH BUILDING
- MOUNTABLE MEDIAN CURB PER COA DWG 2415A
- COLOR STAMPED CONCRETE
- NOT USED
- ADA PARKING SIGN (TYP)
- EXISTING PEDESTRIAN CROSSWALK TO REMAIN PLACE PEDESTRIAN BEACONS ON EITHER SIDE
- MOTORCYCLE PARKING SIGN (TYP)
- EXISTING STRIPING TO REMAIN
- REMOVE EXISTING PARKING SPACES AND CURB
- RELOCATE LIGHT POLE TO BEHIND THE CURB
- MONUMENT SIGN
- 6' PEDESTRIAN ACCESS
- 4' LANDSCAPE BUFFER
- UNIDIRECTIONAL ACCESSIBLE RAMP WITH TRUNCATED DOMES WITHIN ROW SEE DETAIL SHEET DET-1

SHARED ACCESS EASEMENT AND/OR APPROVED PLAT ARE CONDITIONS FOR RELEASING THE FINAL CO.

TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Drummer 2/24/2026
Signed Date

NOTES

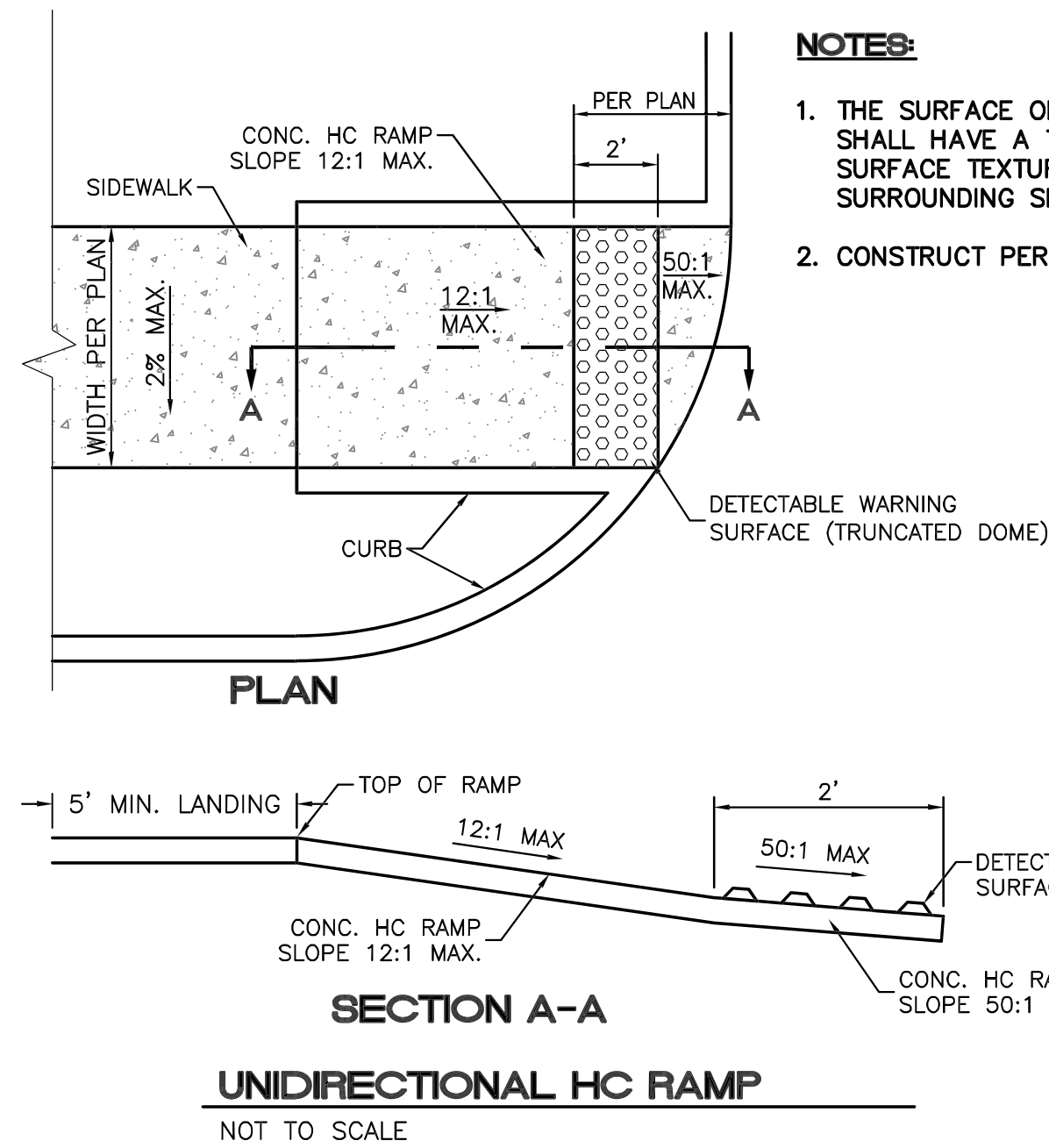
- REPLACE ALL BROKEN OR CRACKED SIDEWALKS
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN THE WORK ORDER

THIS SITE PLAN AMENDMENT ONLY APPLIES TO AREA 3 OF THE GATEWAY CENTER SITE PLAN FOR SUBDIVISION

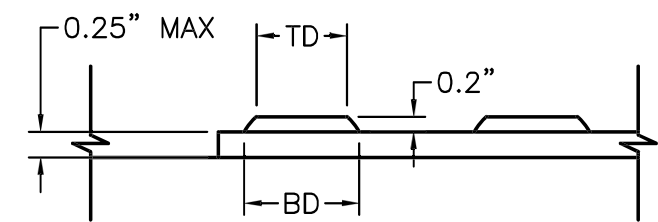
LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	LANDSCAPING
	RETAINING WALL
	SETBACK LINE
	SCREEN WALL
	ADA ACCESS

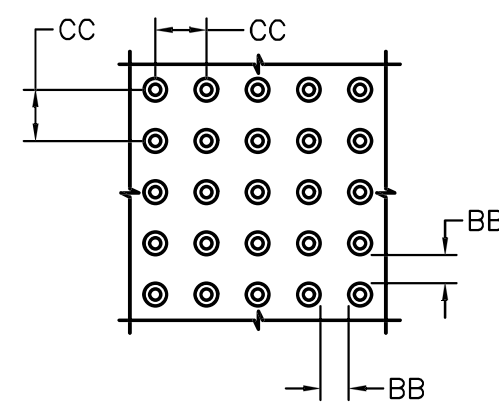
NO.	DATE	REVISIONS	REMARKS	BY
5	12-22-25	ADENDUM 5		XXX



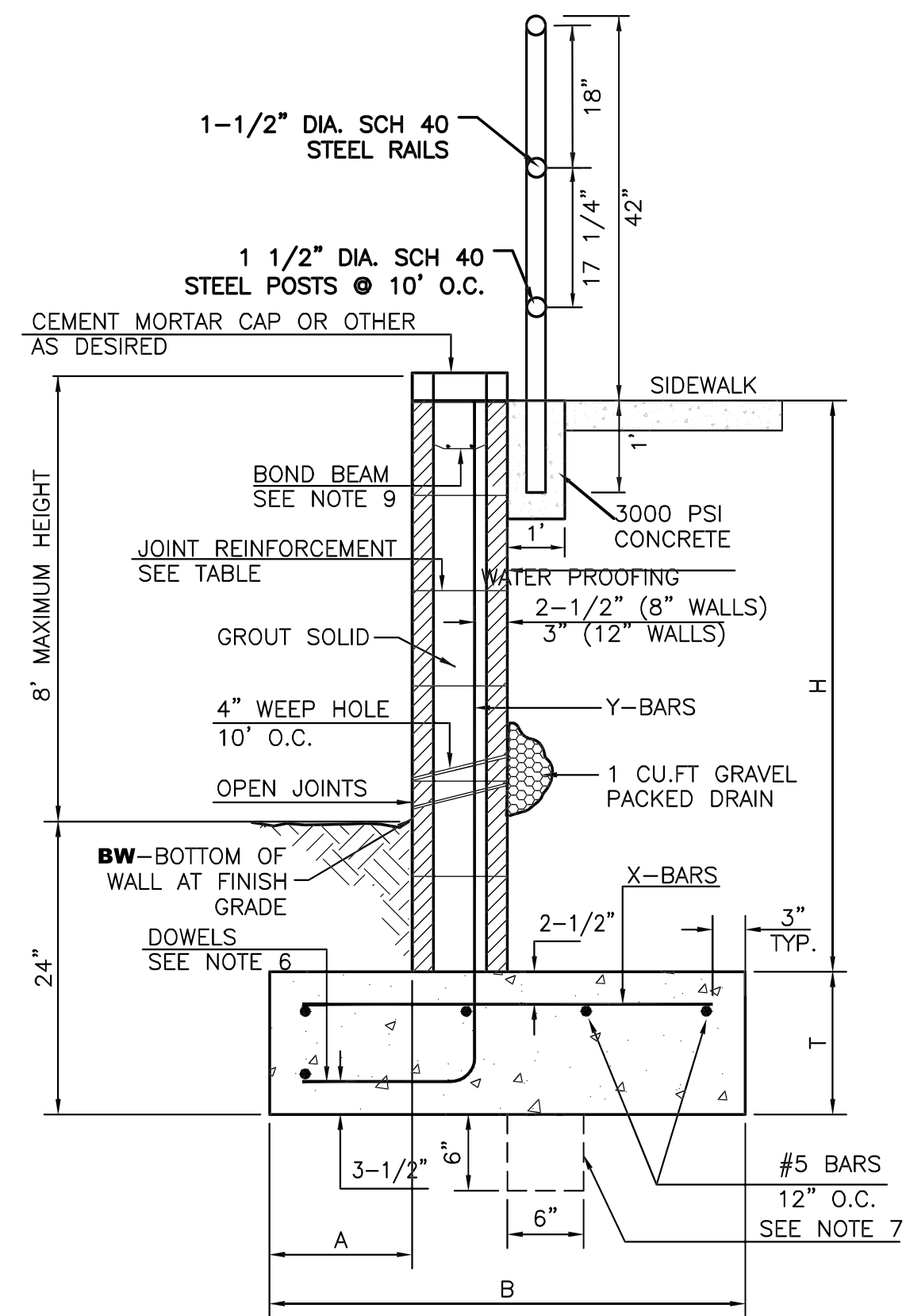
- NOTES:**
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
 2. CONSTRUCT PER A.D.A. STANDARDS.



DOME SECTION
 BD - BASE DIAMETER 0.9" MIN
 TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



DOME SPACING
 CC - CENTER TO CENTER SPACING 2.35"
 BB - BASE TO BASE SPACING 1.48" MIN



RETAINING WALL DETAIL
NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

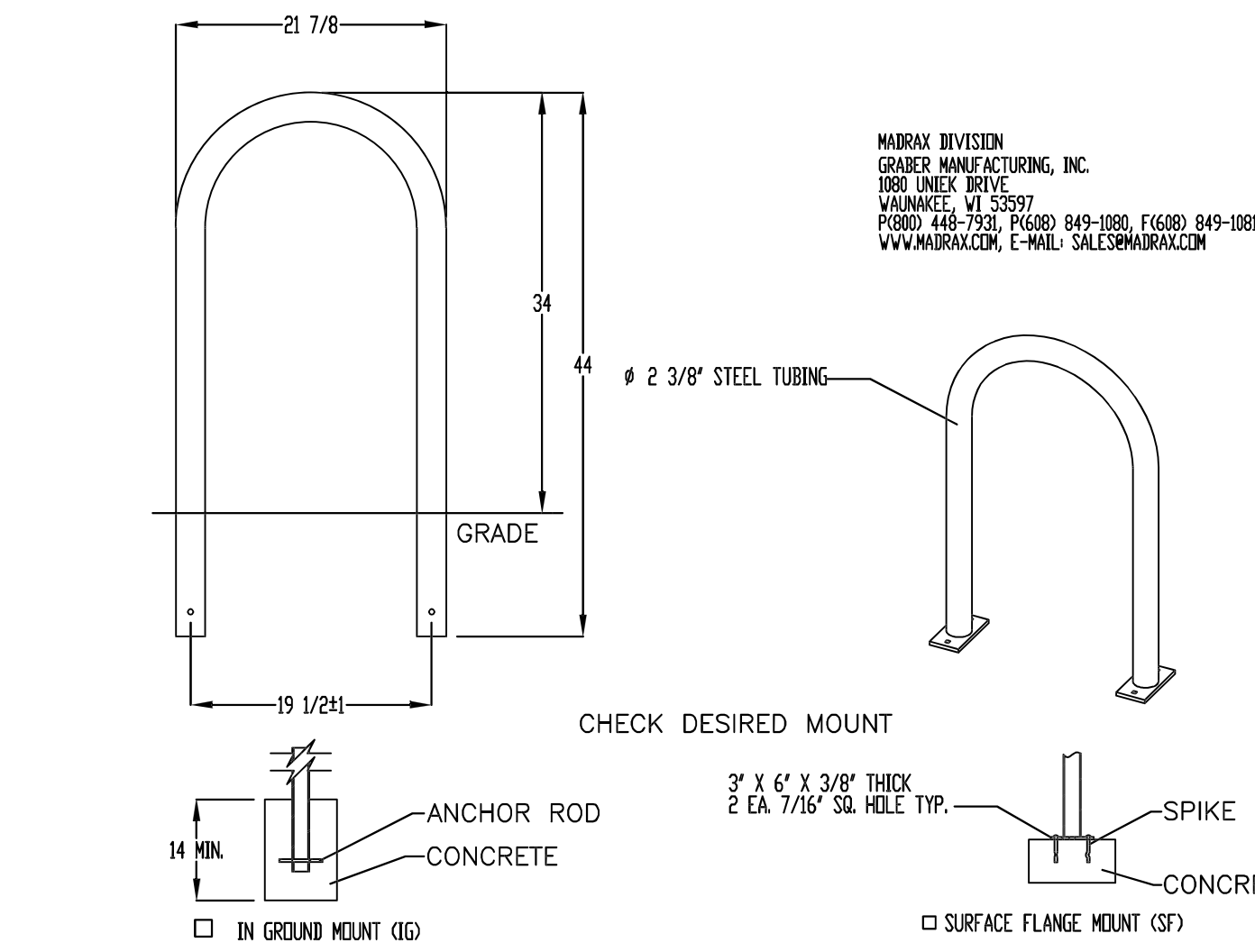
H	A	B	T	Y-BARS	X-BARS
2'-0"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
2'-8"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
3'-4"	8"	2'-4"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-0"	10"	2'-8"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-8"	12"	3'-4"	10"	#5 @32" O.C.	#4 @18" O.C.
5'-4"	14"	4'-0"	10"	#6 @16" O.C.	#4 @18" O.C.
6'-0"	16"	4'-8"	12"	#6 @8" O.C.	#4 @12" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y-BARS	X-BARS
5'-4"	14"	3'-8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @18" O.C.
6'-8"	16"	4'-6"	12"	#6 @24" O.C.	#5 @18" O.C.
7'-4"	18"	4'-10"	12"	#6 @16" O.C.	#5 @18" O.C.
8'-0"	20"	5'-4"	12"	#7 @18" O.C.	#6 @12" O.C.
8'-8"	20"	5'-8"	12"	#7 @16" O.C.	#6 @12" O.C.

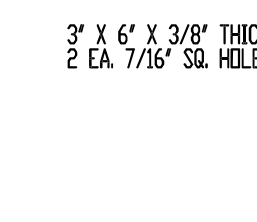
GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOP OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".



MADRIX DIVISION
 GRABER MANUFACTURING, INC.
 1080 UNEX DRIVE
 VALMONT, VT 05597
 P800 448-7931 F800 849-1080 F800 849-1081
 WWW.MADRIX.COM, E-MAIL SALES@MADRIX.COM

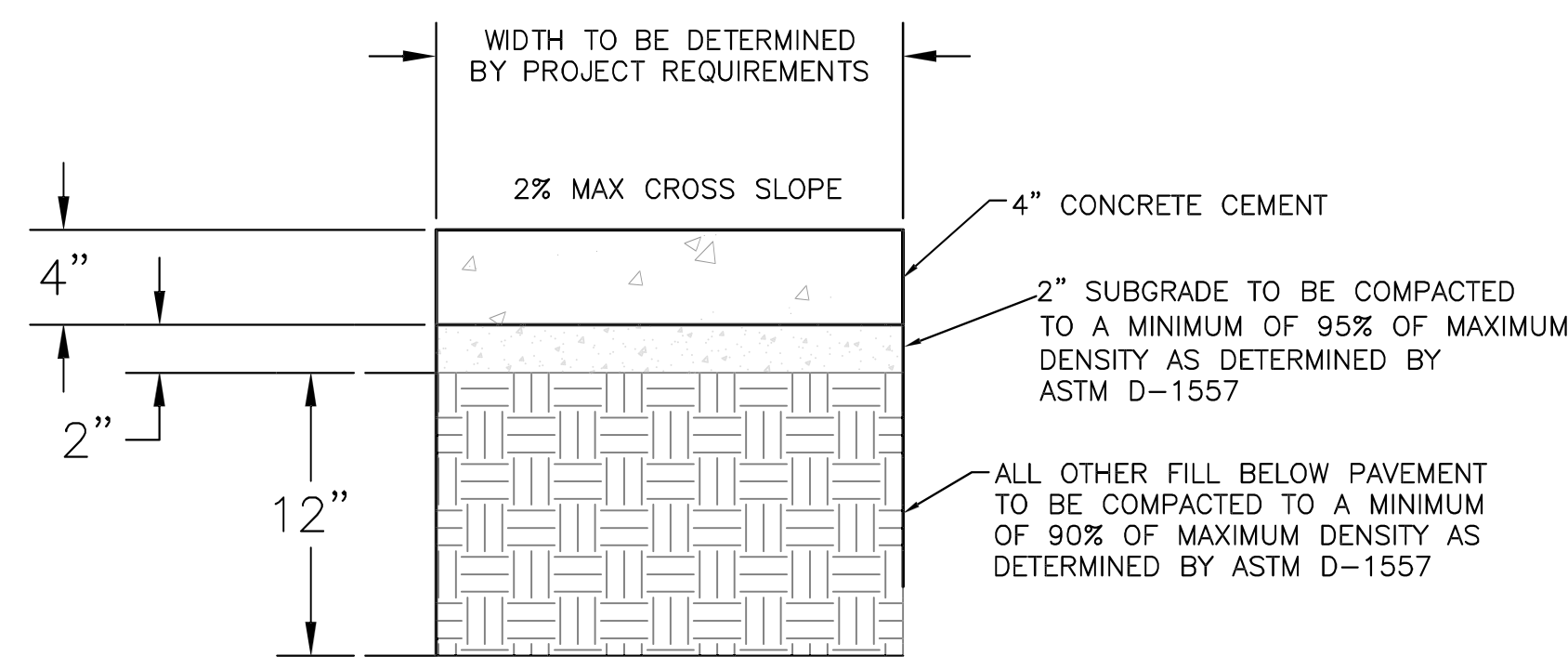
CHECK DESIRED MOUNT



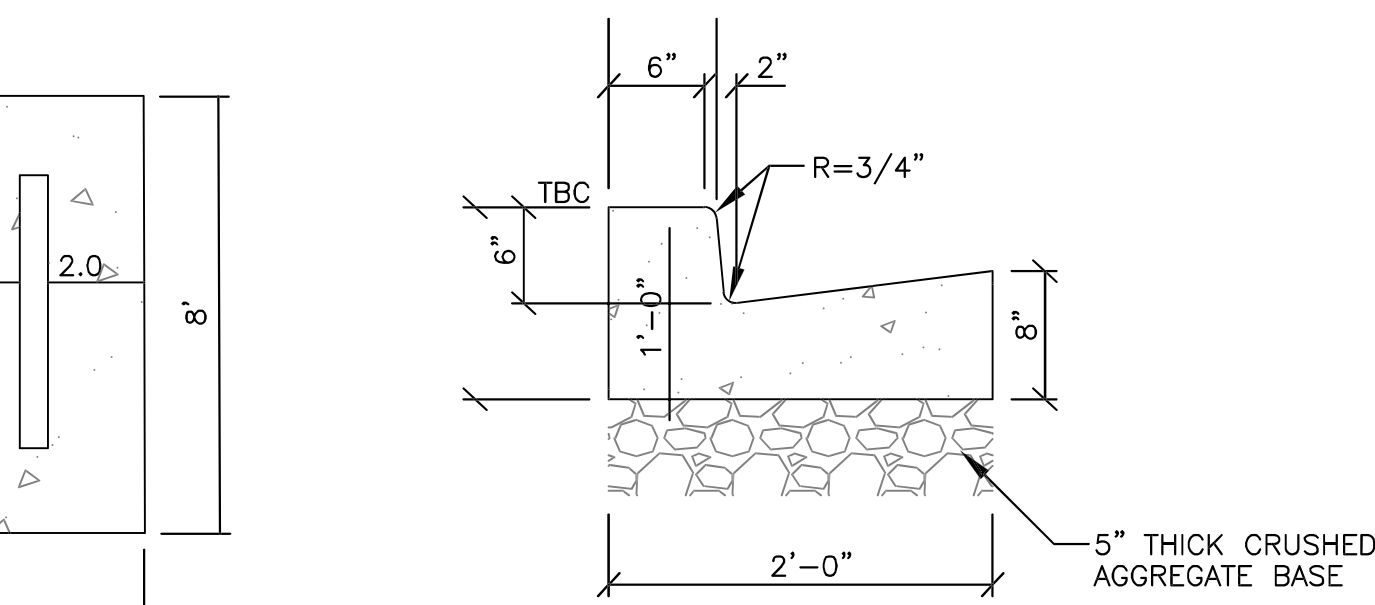
PRODUCT: 1238-1657
 DESCRIPTION: 1" BIKE RACK
 DATE: 10-4-18
 ENG: SMC
 CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
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- NOTES:**
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
 3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
 4. BIKE RACK SHALL HAVE A 1-FOOT CLEAR ZONE ALL AROUND.
 5. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.

BIKE RACK DETAIL
NTS

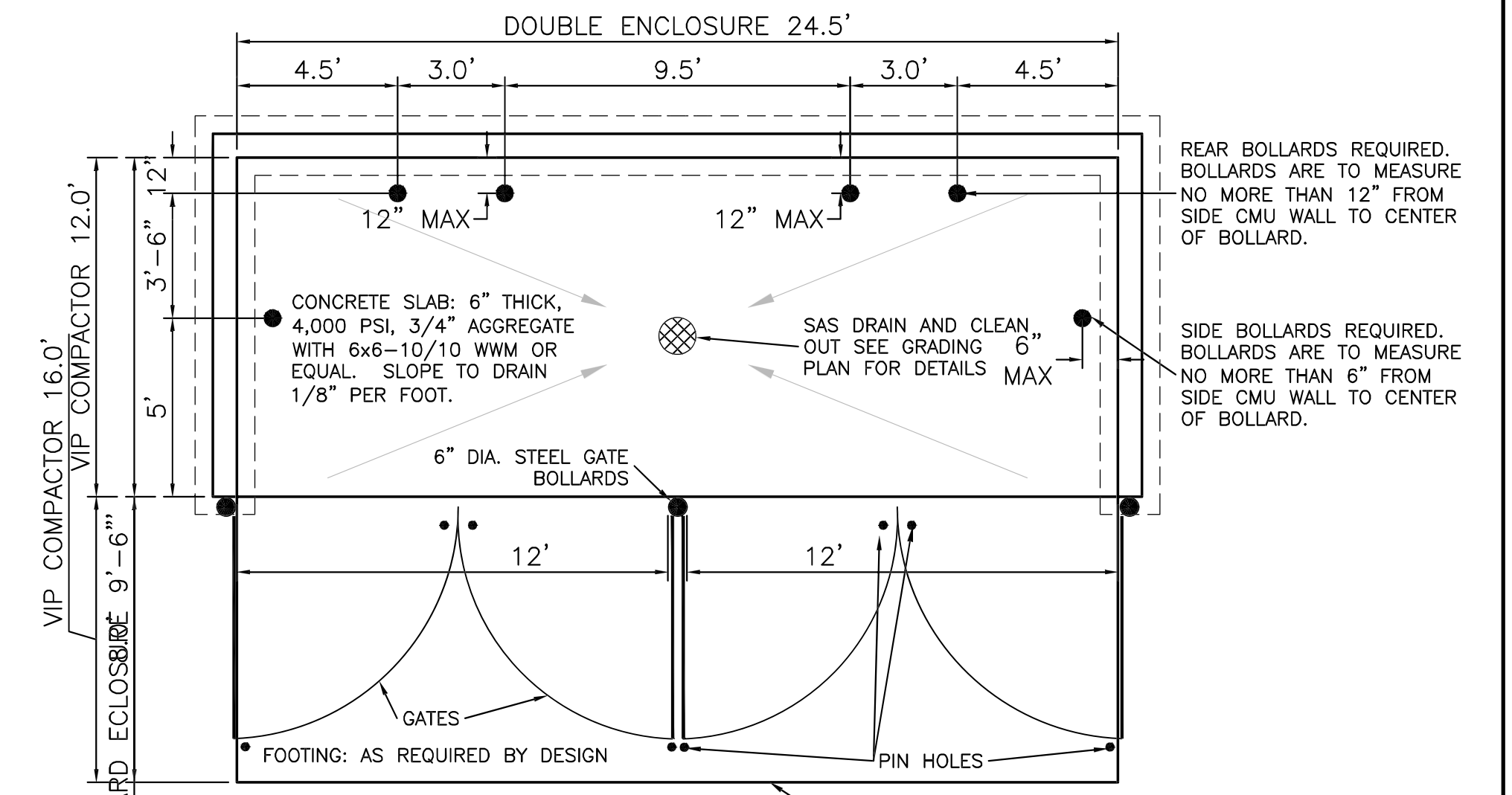


CONCRETE SIDEWALK SECTION

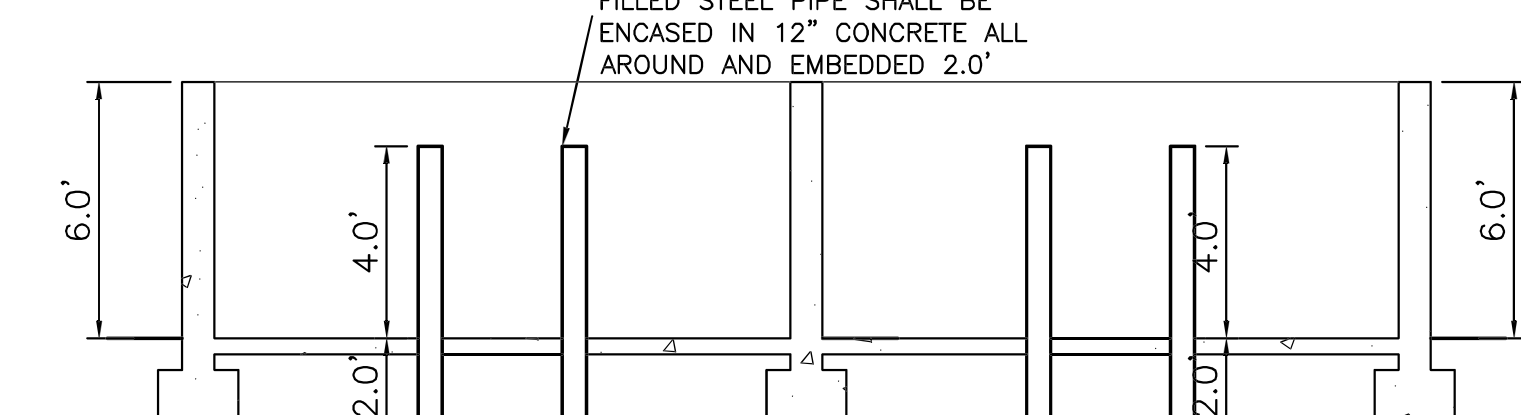


STANDARD CURB AND GUTTER
NTS

TRAFFIC CIRCULATION LAYOUT APPROVED
 Ernest Armijo 2/24/2026
 Signed Date

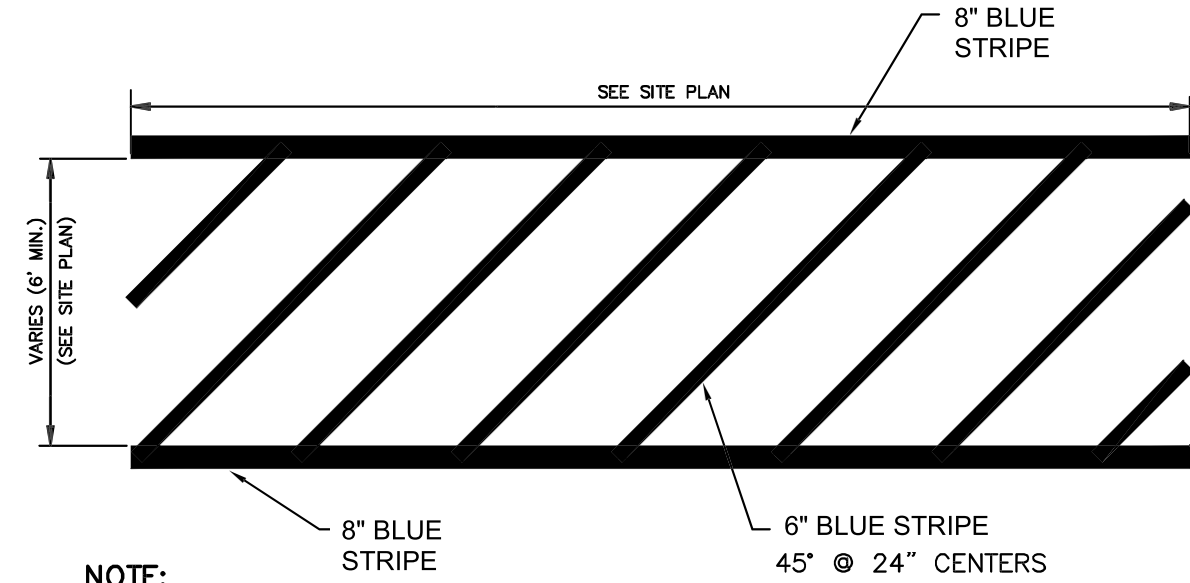


APRON REQUIRED IN FRONT OF EACH ENCLOSURE. (6" WITH REINFORCING TO WITHSTAND 57,000 LBS.)



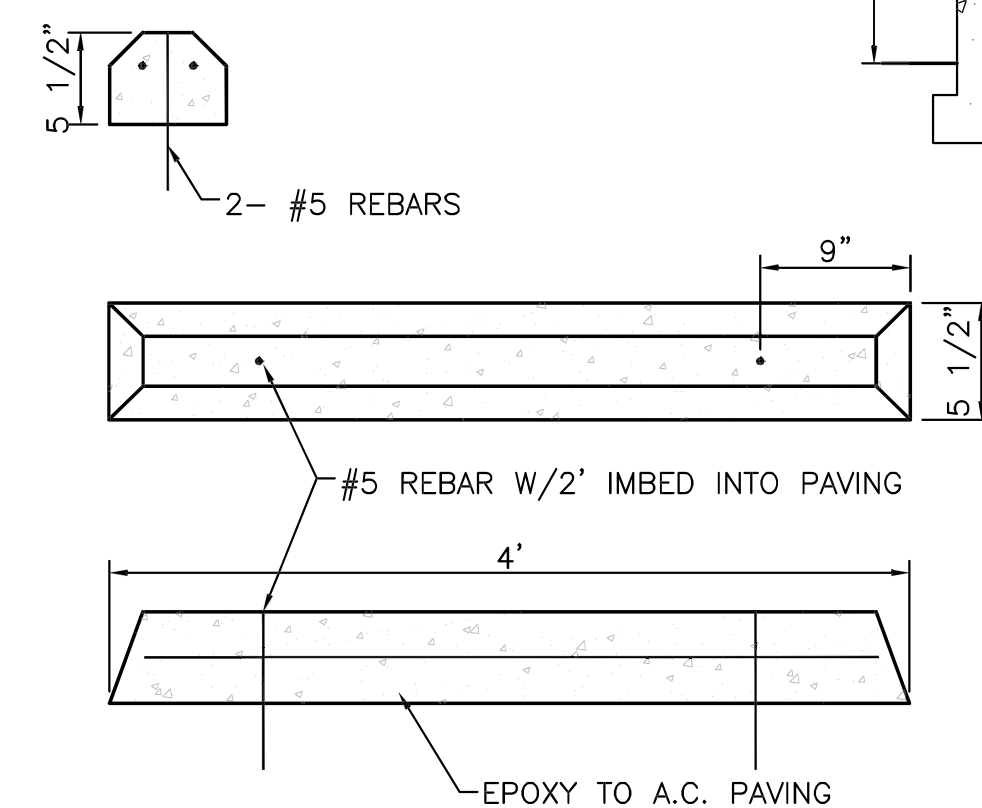
DUMPSTER w/SAS DRAIN - ENCLOSURE DETAIL

- NOTE:**
1. THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.
 2. SOLID WASTE IS TO PROVIDE ALL INSPECTIONS ON THE TRASH ENCLOSURE SUCH AS PRE-POUR FOR SLAB AND APRON, BOND BEAM, BOLLARD, AND FINAL INSPECTION WILL BE CONTINGENT FOR SOLID WASTE SIGN OFF FOR FINAL CO.



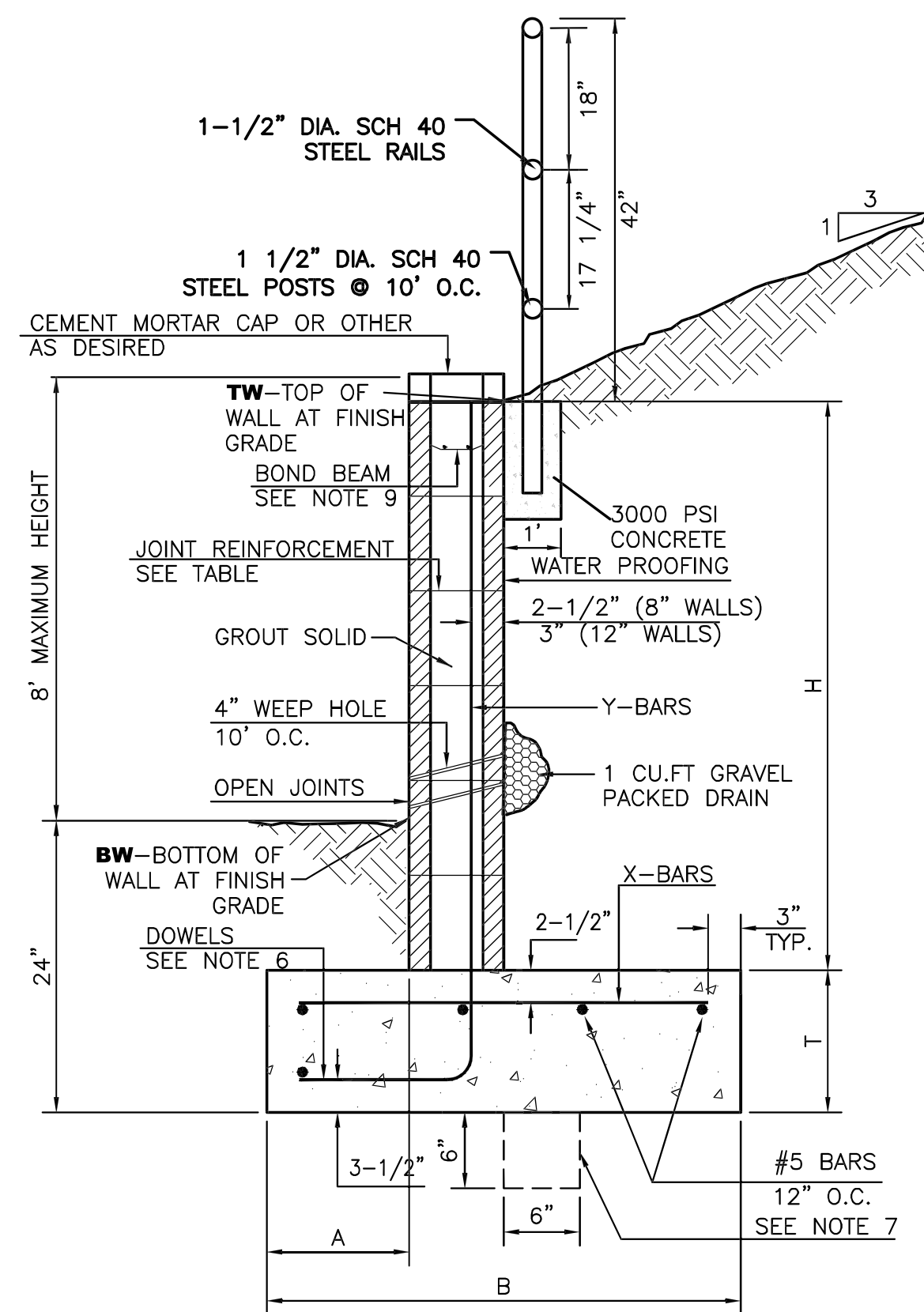
- NOTE:**
1. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
 2. THESE MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE.

CROSSWALK/PED. CROSSING
NTS



WHEEL BUMPER
NTS

	NOBIS REHAB HOSPITAL 1100 WOODWARD PL.	DRAWN BY pm
	CONSTRUCTION DETAILS	DATE 1-29-26
5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # DET-1	JOB # 2023123



RETAINING WALL DETAIL
NTS

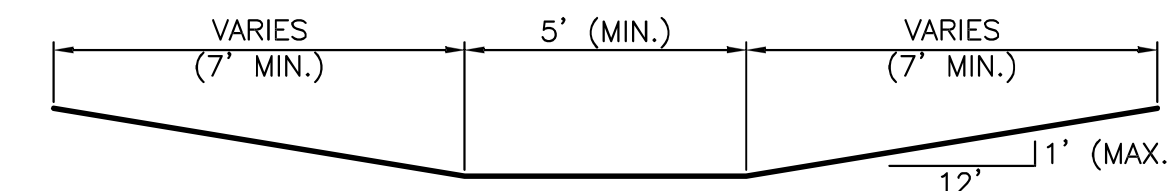
8 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
2'-0"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
2'-8"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
3'-4"	8"	2'-4"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-0"	10"	2'-8"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-8"	12"	3'-4"	10"	#5 @32" O.C.	#4 @18" O.C.
5'-4"	14"	3'-10"	10"	#6 @16" O.C.	#4 @18" O.C.
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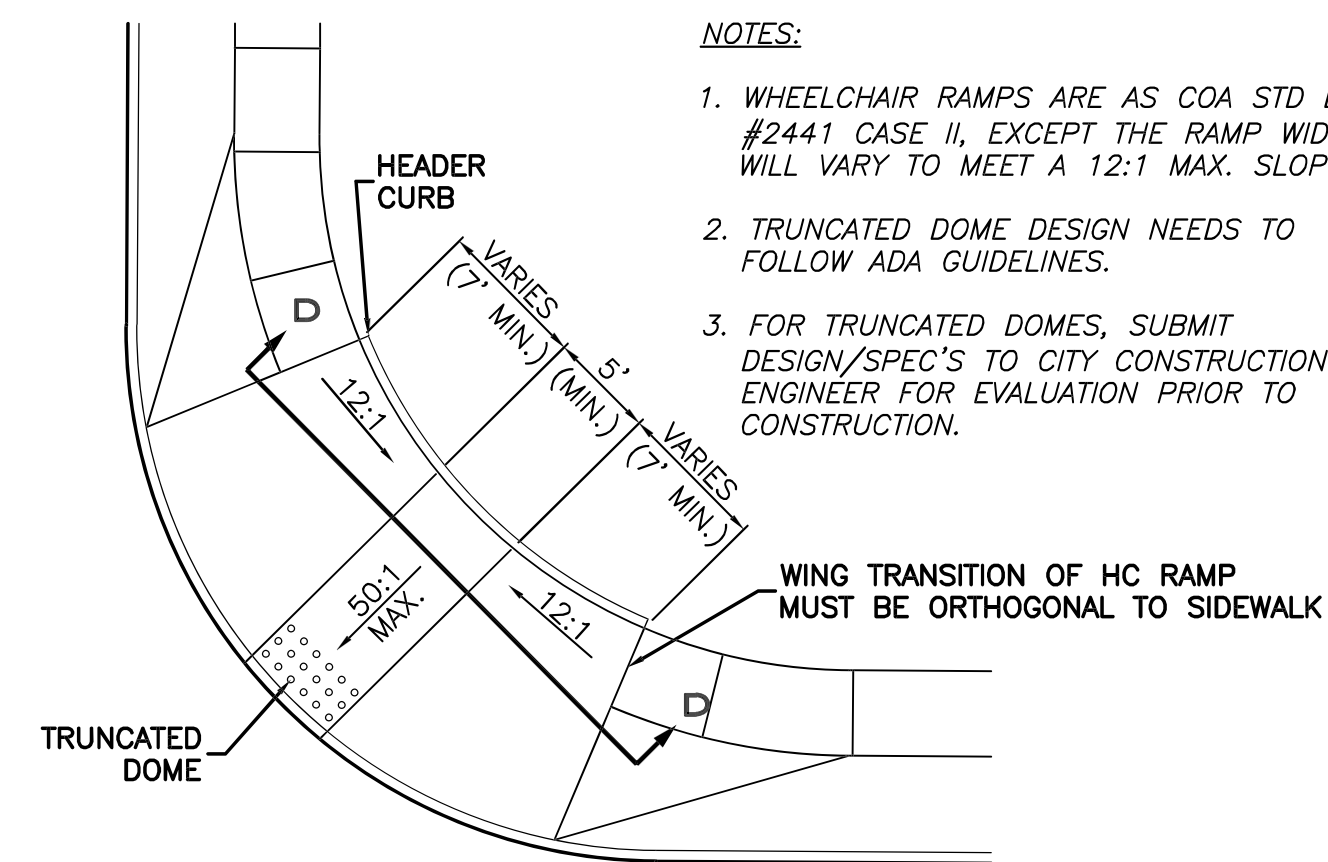
12 INCH REINFORCED CONCRETE MASONRY WALL

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6'-8"	16"	4'-6"	12"	#6 @24" O.C.	#5 @18" O.C.
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- GENERAL NOTES:**
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 - PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
 - USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
 - BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

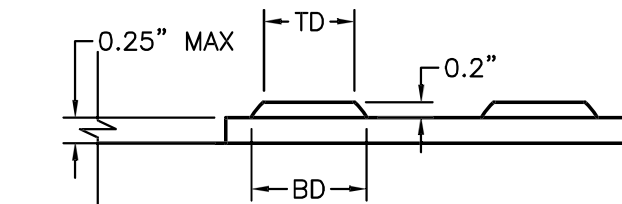


SECTION D-D
NTS



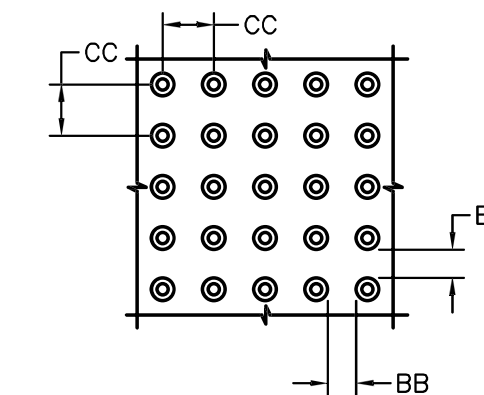
WHEELCHAIR RAMP DETAIL (TYP.)
NTS

- NOTES:**
- WHEELCHAIR RAMPS ARE AS COA STD DWG #2441 CASE II, EXCEPT THE RAMP WIDTH WILL VARY TO MEET A 12:1 MAX. SLOPE.
 - TRUNCATED DOME DESIGN NEEDS TO FOLLOW ADA GUIDELINES.
 - FOR TRUNCATED DOMES, SUBMIT DESIGN/SPEC'S TO CITY CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.



DOME SECTION

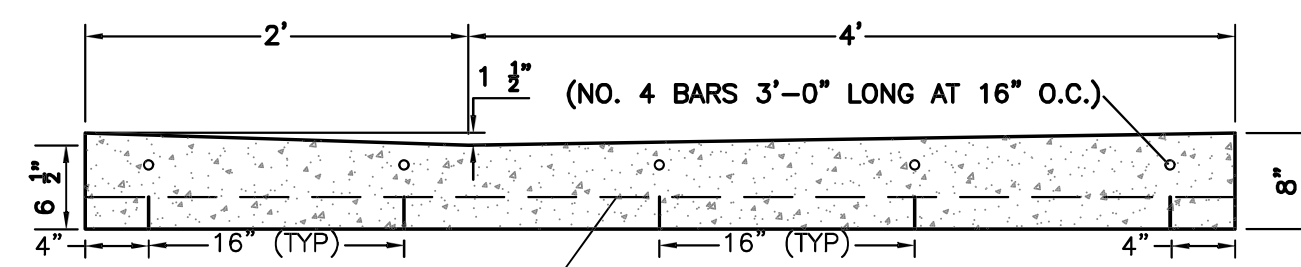
BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



DOME SPACING

CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN

TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Druryjo 2/24/2026
Signed Date



CONCRETE VALLEY GUTTER DETAIL
NTS

	NOBIS REHAB HOSPITAL 1100 WOODWARD PL.	DRAWN BY pm
	CONSTRUCTION DETAILS	DATE 1-29-26
1-29-26 RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING
		SHEET # DET-4
		JOB # 2023123