

# CITY OF ALBUQUERQUE



June 29, 2017

Kevin Gaskey, RA  
Kimley-Horn & Associates, Inc.  
12750 Merit Dr, Suite 100  
Dallas, TX 75251

**Re: GGP Sertiage JV Redevelopment**  
**600 Menaul Bld NE, Suite 5000 BP#201691798**  
**60-Day Temporary Certificate of Occupancy- Transportation Development**  
Architect's Stamp dated 07-25-16 (H18D005F)  
Certification dated 06-15-17

Dear Mr. Gaskey,

Based upon the information provided in your submittal received 06-27-17, Transportation Development has no objection to the issuance of a 60-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 60-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

1. "NO PARKING" along the fire lane East of the building and South of the dumpster needs to be painted.
2. Paint parking spaces missing striping in parking lot see the attached photo.
3. The wheelchair ramp located in front of the building must not protrude into the ADA access aisle. See the attached exhibit for requirements of ADA ramps.
4. A convex mirror must be added at the location shown on the exhibit attached to the email.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to submittal. If you have any questions, please contact me at (505) 924-3981.

Sincerely,

  
Monica Ortiz  
Plan Checker, Transportation & Hydrology  
Development Review Services

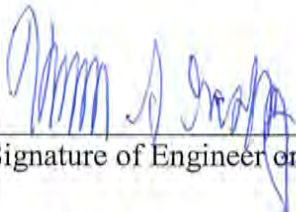
C: CO Clerk, File



## TRAFFIC CERTIFICATION

I, KEVIN GASKEY NMPE 17107 OF THE FIRM KIMLEY-HORN AND ASSOCIATES, INC. HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 01-16-2017. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHRISTOPHER MEDINA OF THE FIRM TERRA LAND SURVEYS. I FURTHER CERTIFY A REPRESENTATIVE OF KIMLEY-HORN AND ASSOCIATES, INC. HAS VISITED THE PROJECT SITE ON 05-03-2017 AND HAS DETERMINED BY VISUAL INSPECTION THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

  
\_\_\_\_\_  
Signature of Engineer or Architect

6-15-17  
Date

ENGINEER'S OR ARCHITECT'S STAMP





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION

**TYPE OF SUBMITTAL:**

☐ ENGINEER/ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

☐ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ OTHER (SPECIFY) \_\_\_\_\_

☐ PRE-DESIGN MEETING?

**TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

☐ BUILDING PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY

☐ PRELIMINARY PLAT APPROVAL

☐ SITE PLAN FOR SUB'D APPROVAL

☐ SITE PLAN FOR BLDG. PERMIT APPROVAL

☐ FINAL PLAT APPROVAL

☐ SIA/ RELEASE OF FINANCIAL GUARANTEE

☐ FOUNDATION PERMIT APPROVAL

☐ GRADING PERMIT APPROVAL

☐ SO-19 APPROVAL

☐ PAVING PERMIT APPROVAL

☐ GRADING/ PAD CERTIFICATION

☐ WORK ORDER APPROVAL

☐ CLOMR/LOMR

☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

**GGP SERITAGE JV REDEVELOPMENT**  
**EXTERIOR AND INTERIOR ALTERATIONS - PHASE 2**  
**CORONADO CENTER**  
 6600 MENAUL BOULEVARD NE - ALBUQUERQUE, NEW MEXICO

6600 MENAUL BOULEVARD NE - ALBUQUERQUE, NEW MEXICO

3 11-15-2016: Modifications to landscaping for Pad 1, Modifications to Building Pad 2, Removal of Building Pad 3, and Associated Adjustments to Parking Lot

2 8-2-2016: Building Pad 2, Landscape and Building Elevations

ADMINISTRATIVE AMENDMENT  
FILE # 10058 PARCEL # 100063  
APPROVAL OF SITEWORK (PARKING, WALKWAYS, LANDSCAPE)  
FOR BUILDINGS 1 & 2, BUILDING ELEVATIONS  
FOR BUILDING 1 ONLY. RESTRICTION OF PARKING  
IN 2 OTHER AREAS  
DATE 7.26.2016  
APPROVED BY [Signature]  
BUILDINGS 2 + 3 + SITEWORK  
FOR 3 MUST BE PROCESSED  
AS A SEPARATE AA THAN  
AAA  
NWS ARCHITECTS, INC.  
architecture + interiors + design

**NWS ARCHITECTS, INC.**  
architecture + interiors + design

**NWS**

200 WEST MONROE STREET SUITE 2070 CHICAGO ILLINOIS 60606  
T 312 332 2982 | [www.nwarchitects.com](http://www.nwarchitects.com) | F 312 332 5984

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**CONSULTANTS**  
LANDSCAPE ARCHITECT  
**CONSENSUS PLANNING, INC.**  
302 EIGHTH STREET NW  
ALBUQUERQUE, NEW MEXICO 87102  
TELEPHONE: (505) 794-8001

**GGP**  
General Growth Properties, Inc.  
110 N. Wacker Drive  
Chicago, IL 60606

ADMINISTRATIVE  
AMENDMENT  
SUBMITTAL

OUTLOT  
BUILDING #1

**CORONADO CENTER**  
6600 MENAUL BOULEVARD NE  
ALBUQUERQUE, NEW MEXICO

ADMINISTRATIVE AMENDMENT  
FILE # 10076 PROJECT # 100063  
PAD SITE # 2 INCLUDES  
BUILDING ELEVATIONS +  
LANDSCAPING  
[Signature] 8.18.2016  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER**  
GS PORTFOLIO HOLDINGS LLC  
110 NORTH WACKER DRIVE  
CHICAGO, ILLINOIS 60606  
(312) 950-5000

**CONTACT**  
ENRIQUE ABANID  
DESIGN MANAGER  
ENRIQUE.ABANID@GENERALGRO  
(312) 960-5051

**CORONADO CENTER**  
GENERAL GROWTH PROPERTIES  
5500 MENAUL BOULEVARD  
ALBUQUERQUE, NEW MEXICO 87110  
(505) 960-5000

**CONTACT**

RICHARD HARDING  
SENIOR OPERATIONS MANAGER  
RICHARD.HARDING@GENERALGROWTH.CO  
(505) 855-7783

**OWNER'S CIVIL ENGINEER**  
KIMLEY-HORN ASSOCIATES, INC.  
12750 MERIT DRIVE, SUITE 1000  
DALLAS, TEXAS 75251  
(972) 770-1300

**CONTACT**  
KEVIN GASKEY  
KEVIN.GASKEY@KIMLEY-HORN.COM  
(972) 770-3008

LANDSCAPE ARCHITECT  
CONSENSUS PLANNING, INCORPORATE  
302 EIGHTH STREET NW  
ALBUQUERQUE, NEW MEXICO 87102  
(505) 764-9801

CONTACT

JIM STROZIER

CP@CONSENSUSPLANNING.COM  
(505) 764-9801

**ARCHITECT**  
NWS ARCHITECTS, INCORPORATED  
200 WEST MONROE STREET  
SUITE 2070  
CHICAGO, ILLINOIS 60606  
(312) 332-2052

**CONTACT**  
SANJIV CHACHA  
SCHADHA@NWSARCHITECTS.COM  
(312) 332-2052, EXT. 211

**STRUCTURAL ENGINEERS**  
WALLACE ENGINEERING  
200 EAST MATTHEW BRADY ST  
TULSA, OKLAHOMA 74103  
(918) 584-5858

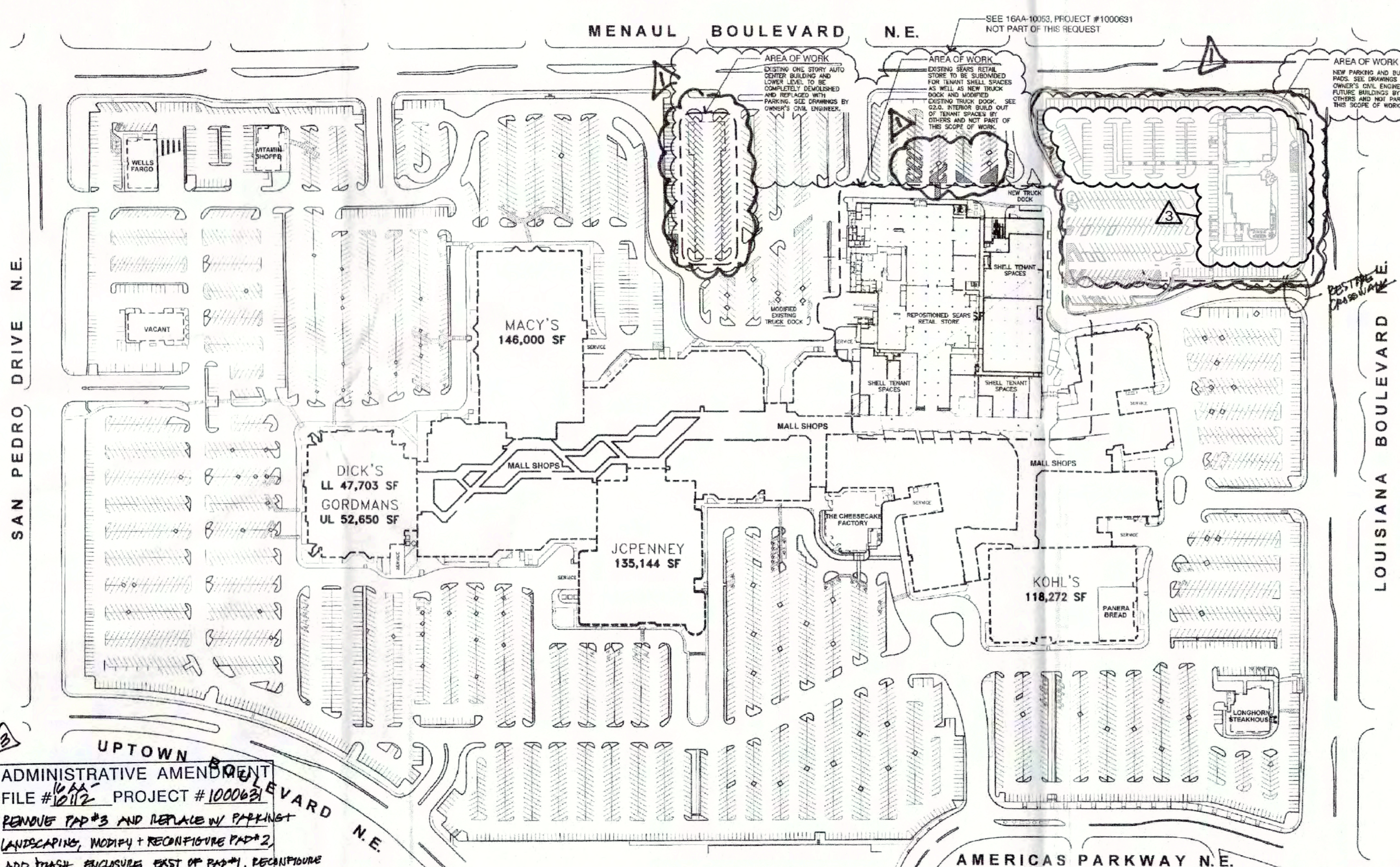
**CONTACT**  
MATT GEBHARDT  
MGEGBARDT@WALLACESC.COM  
(918) 808-7408

MPE ENGINEERS  
BRIAN TIMMONS, P.E.  
14817 WEST 95TH STREET  
LENEXA, KANSAS 66215  
(913) 332-5150

CONTACT  
RANDY NELSON  
RANDYNELSON@ACERTUSGROUP.COM

## PROJECT DIRECTORY

## SITE REFERENCE PLAN



## PROJECT DATA

**APPLICABLE CODES:**

2009 NEW MEXICO COMMERCIAL BUILDING CODE (2009 NBC WITH LOCAL AMENDMENTS)  
2009 NEW MEXICO PLUMBING AND MECHANICAL CODE (2009 INTERNATIONAL, EXISTING BUILDING)  
2012 NEW MEXICO MECHANICAL CODE (2012 IMC WITH LOCAL AMENDMENTS)  
2012 NEW MEXICO PLUMBING AND MECHANICAL CODE (2012 UPC WITH LOCAL AMENDMENTS)  
2014 NEW MEXICO ELECTRIC CODE (2014 NEC WITH LOCAL AMENDMENTS)  
2009 NEW MEXICO MECHANICAL INSULATION CONSTRUCTION CODE (2009 IMCC WITH LOCAL AMENDMENTS)

**PROJECT ADDRESS:** 8600 MENAVAL BOULEVARD NE, STE 5000  
ALBUQUERQUE, NEW MEXICO 87110

**SITE TOWN:** DOWNTOWN  
EXISTING - NO CHANGES  
OPTIONAL DEVELOPMENT PLAN

**LOCATION:** 1,422 OCCUPANCY PROPOSED - SEE Q2.0 FOR OCCUPANCY  
BROWNSVILLE

**SOANIC FEET:** BROWNSVILLE GROUP H (330.1) 253.50 SQ. FT.  
ALBUQUERQUE GROUP H (330.1) 253.50 SQ. FT.  
STORAGE GROUP S-1 (311.2) 17.00 SQ. FT.  
TOTAL 504.00 SQ. FT.

**SQUARE FEET:** 2,123 OCCUPANCY FOR SEARS PROJECT BY OTHERS - SEE Q3.0 FOR OCCUPANCY BROWNSVILLE  
TOTAL 89,343.50 SQ. FT.

**CONSTRUCTION TYPE:** EXISTING - NO CHANGES  
TYPE III

**SPRINKLER SYSTEM:** DOWNTOWN STORY WITH STORY ROOF MECHANICAL  
BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

**SCOPE OF WORK: (PHASE 1)**  
SELECTIVE INTERIOR AND EXTERIOR DISMANTLING AS WELL AS SELECTIVE INTERIOR AND EXTERIOR CONSTRUCTION OF FORMWORK FOR CONCRETE AND REINFORCED CONCRETE CHANGES TO EXISTING AND CONSTRUCTION OF NEW G.L.S. 32.0, 33.0, AND 34.0.

**SCOPE OF WORK: (PHASE 2)**  
SELECTIVE INTERIOR AND EXTERIOR DISMANTLING AS WELL AS SELECTIVE INTERIOR AND EXTERIOR CONSTRUCTION OF FORMWORK FOR CONCRETE AND REINFORCED CONCRETE CHANGES TO EXISTING AND CONSTRUCTION OF NEW G.L.S. 32.0, 33.0, AND 34.0.

**SCOPE OF WORK: (PHASE 3)**  
WORK BY TENANTS BY OTHERS (PHASE 3)

**WORK BY TENANTS BY OTHERS:** EXISTING SEPARATE DISMANTLING OF PERMIT EXISTING AS WELL AS INTERIOR BUILD-OUT (INCLUDING WASHROOMS) OF MERCHANTILE AND RESIDENTIAL SPACES

## INDEX OF DRAWINGS

ISSUE DATE:		PERM / BLD
SHT. DESCRIPTION		05/27/10
<b>TITLE</b>		
F1.0	TITLE SHEET AND INDEX OF DRAWINGS	●
<b>CML (OWNER'S CONSULTANT)</b>		
-000	COVER SHEET	●
-031	GENERAL NOTES	●
-062	DEMOLITION PLAN	●
-033	DIMENSION, CONTROL, AND PAYMENT PLAN	●
-034	GRADING PLAN	●
-039	GRADING PLAN	●
-036	UTILITY PLAN	●
-007	STATION PLAN	●
-008	EROSION CONTROL PLAN	●
-009	EROSION CONTROL DETAILS	●
-010	CONSTRUCTION DETAILS	●
-011	CONSTRUCTION DETAILS	●
-012	CONSTRUCTION DETAILS	●
<b>GENERAL</b>		
G2.0	COMPOSITE FLOOR PLAN	●
G3.0	SCHE. EXITING (FOR INFORMATION ONLY)	●
G4.0	MAIL DELIV. PASS (FOR INFORMATION ONLY)	●
G5.1	GEN. COND. AND ARCH. SCOP. SPECIFICATIONS	●
G5.2	ARCHITECTURAL SCOP. SPECIFICATIONS	●
<b>LANDSCAPE</b>		
L1.0	IRRIGATION PLAN (BLDG TO CURB LINE)	●
L2.0	LANDSCAPE PLAN (BLDG TO CURB LINE)	●

### BUILDING DATA

[illegible]

PLAN NORTHWEST QUADRANT      ●  
PLAN NORTHEAST QUADRANT      ●

D2.5	DEMOLITION PLAN SOUTHEAST QUADRANT
D2.6	DEMOLITION ROOF PLAN SOUTHEAST QUADRANT
D2.7	DEMOLITION ROOF PLAN NORTHWEST QUADRANT
D2.8	DEMOLITION ROOF PLAN SOUTHWEST QUADRANT
D6.1	FLOOR PLAN NORTHWEST QUADRANT
D6.2	FLOOR PLAN NORTH EAST QUADRANT
D6.3	FLOOR PLAN SOUTHWEST QUADRANT
D6.4	FLOOR PLAN SOUTHEAST QUADRANT
A2.1	FLOOR PLAN NORTHWEST QUADRANT
A2.2	FLOOR PLAN NORTH EAST QUADRANT
A2.3	FLOOR PLAN SOUTHWEST QUADRANT
A2.4	FLOOR PLAN SOUTHWEST QUADRANT
A2.5	ROOF PLAN NORTHWEST QUADRANT
A2.6	ROOF PLAN NORTH EAST QUADRANT
A2.7	ROOF PLAN SOUTHWEST QUADRANT
A2.8	ROOF PLAN SOUTHWEST QUADRANT
A3.1	FLOOR ELEVATIONS
A4.1	WALL SECTIONS AND DETAILS
A4.2	WALL SECTIONS AND DETAILS
A4.3	WALL SECTIONS AND DETAILS
A4.4	WALL SECTIONS AND DETAILS
A5.1	INTERIOR STAIRWELL WALL SECTIONS
A5.2	INTERIOR DOCK SECTIONS AND DETAILS
A5.3	PARTITION THROPS/DORS SCHEDULED PANELS
A6.1	REF CLG PLAN NORTHWEST QUAD
A6.2	REF CLG PLAN NORTHEAST QUAD
A6.3	REF CLG PLAN SOUTHWEST QUAD
A6.4	REF CLG PLAN SOUTHWEST QUAD
A7.1	INTERIOR WALL ELEVATIONS AND DETAILS
<b>STRUCTURAL</b>	
S0.0	GENERAL NOTES AND DESIGN LOADS
S1.0	FOUNDATION PLAN
S2.0	FOUR FOOT WALL SECTIONS
S3.1	WALL SECTIONS
S4.0	FOUR FOOT WALL DETAILS
S5.0	FRAMING DETAILS
<b>MECHANICAL</b>	
M1.1	MECHANICAL PLAN - NORTHWEST QUADRANT
M1.2	MECHANICAL PLAN - NORTHWEST QUADRANT
M1.3	MECHANICAL PLAN - SOUTHWEST QUADRANT
M1.4	MECHANICAL PLAN - SOUTHWEST QUADRANT
M2.1	MECHANICAL PLAN - NORTHWEST QUADRANT
M2.2	MECHANICAL PLAN - NORTHWEST QUADRANT
M2.3	MECHANICAL PLAN - SOUTHWEST QUADRANT
M2.4	MECHANICAL PLAN - SOUTHWEST QUADRANT
M2.5	MECHANICAL PLAN - PENTHOUSE

### ABBREVIATIONS

[illegible]

**SYMBOL LEGEND**

**DOOR NUMBER**

TOIC — DOOR LETTER

ROOM NUMBER

LEVEL NUMBER

**PLAN, BLOW-UP, TARGETS**

**DETAIL BLOW-UP TARGETS**

DETAIL DESIGNATION

SHEET NUMBER

**SECTION/ELEVATION TARGETS**

BLOW-UP TARGETS

BLOW-UP TARGETS

BLOW-UP TARGETS

SHEET NUMBER

WALL SECTION DESIGNATION

**SHEET NUMBER**

SHEET NUMBER

DISCIPLINE LETTER

**ROOM TITLES AND NUMBER**

ROOM NAME

ROOM NUMBER

LEVEL NUMBER

**PARTITION TYPE INDICATOR**

PARTITION TYPE

**Legend:**

- QUADRUPEX RECEPTACLE OUTLET
- DUPLEX RECEPTACLE OUTLET
- TELEPHONE OUTLET
- ELECTRICAL PANEL
- EXIT SIGN
- JUNCTION BOX
- 2x4 SUSPENDED CEILING GRID & TILE
- 2x4 FLUORESCENT LIGHT
- SUSPENDED FLUORESCENT LIGHT
- COMBINATION LIGHT & EXHAUST FAN

## VICINITY MAP

A map showing the project location. The map includes San Pedro Drive NE, Menaul Blvd NE, Louisiana Blvd NE, and Interstate 40. A shaded area indicates the project location, which is situated between San Pedro Drive NE and Louisiana Blvd NE, north of Interstate 40. An arrow points to the shaded area with the label "PROJECT LOCATION".

## BUILDING DATA CONTINUED

21. TWO EXIT OR EXIT ACCESS DOORWAYS AS PER CHAPTER 10, SECTION 1010.7.1.2 WHERE TWO EXIT OR EXIT ACCESS DOORWAYS ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO, BUT NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL CIRCUMFERENCE, DIMENSION OF THE BUILDING OR TO BE SPACED UNIFORMLY IN A STRAIGHT LINE BETWEEN EXIT DOORS OR EXIT ACCESS DOORWAYS WHEN THE BUILDING IS DIVIDED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OF THE IBC.

22. TWO OR MORE EXITS OR EXIT ACCESS DOORWAYS AS PER CHAPTER 10, SECTION 1010.7.1.2.3. IF TWO OR MORE EXITS OR MORE EXITS IS REQUIRED, AT LEAST TWO EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE ARRANGED IN ACCORDANCE WITH SECTION 1010.8.



PARKING TABLE	
STANDARD PARKING REQUIRED BUILDING 1 (7,752 SF)	16
STANDARD PARKING REQUIRED PAD 2 (8,237 SF)	17
STANDARD PARKING REQUIRED	33
STANDARD PARKING PROVIDED	33
*RATIO = 2 SPACES/1000 SF (PER USDP)	
HANDICAP REQUIRED	2
HANDICAP PROVIDED	6
*RATIO = 1 SPACE/25 STANDARD	
SHARED PROVIDED (TOTAL PROVIDED -TOTAL REQUIRED)	110
TOTAL PARKING PROVIDED WITHIN LIMITS OF DISTURBANCE	143
TOTAL MALL PARKING LOST WITHIN LIMITS OF DISTURBANCE	354
PARKING GAINED FROM AUTOCENTER DEMOLITION	87
OVERALL NET MALL PARKING	124
EXISTING MALL PARKING	5,433
MALL PARKING POST DEVELOPMENT	5,505
MOTORCYCLE REQUIRED	2
MOTORCYCLE PROVIDED	2
*RATIO = 1/25 STANDARD	
BICYCLE REQUIRED	4
BICYCLE PROVIDED	4
*RATIO = 1 SPACE/20 STANDARD (2 MIN PER PREMISE)	