

# CITY OF ALBUQUERQUE



March 15, 2018

Mark D. McCluggage, R.A.  
Mark D. McCluggage, AIA, CCS  
1525 E Douglas  
Wichita, KS 67211

**Re: Seasons 52, 6600 Menaul Blvd. NE**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's 848-17 (H18D005F1)  
Certification dated 3-13-18

Dear Mr. McCluggage,

Based upon the information provided in your submittal received 3-13-18, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3991.

Sincerely,

Racquel M. Michel, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

MA/RM            via: email  
C:            CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **City Drainage #:** \_\_\_\_\_

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

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

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

**Engineering Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

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

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

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

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

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

**Architect:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

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

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

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

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

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

Check all that Apply:

**DEPARTMENT:**

- ☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

**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)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**CHECK 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
- ☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

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

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



Mark D. McCluggage, AIA, CCS

## TRAFFIC CERTIFICATION

I, MARK D. McCLUGGAGE, NMRA, OF THE FIRM MARK D. McCLUGGAGE, AIA, CCS, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED JUNE 21, 2017. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY PATRICK BENNETT OF THE FIRM CORE STATES GROUP. I FURTHER CERTIFY THAT MY REPRESENTATIVE HAS PERSONALLY VISITED THE PROJECT SITE ON DECEMBER 20, 2017 AND FEBRUARY 13, 2018 AND HAVE DETERMINED BY VISUAL INSPECTION THAT 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 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 Architect

March 9, 2018  
\_\_\_\_\_  
Date





ADMINISTRATIVE AMENDMENT	DATE
FILE # 1006231	PROJECT # 10006231
CHANGES TO P&P #2 FOR - STUDIES FOR INCLUDING SIDE EVENTS/ISSUES FOOTPRINT, LANDSCAPING + OTHER MINOR CHANGES	
APPROVED BY	DATE
<i>[Signature]</i>	6.28.17

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

[illegible]

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



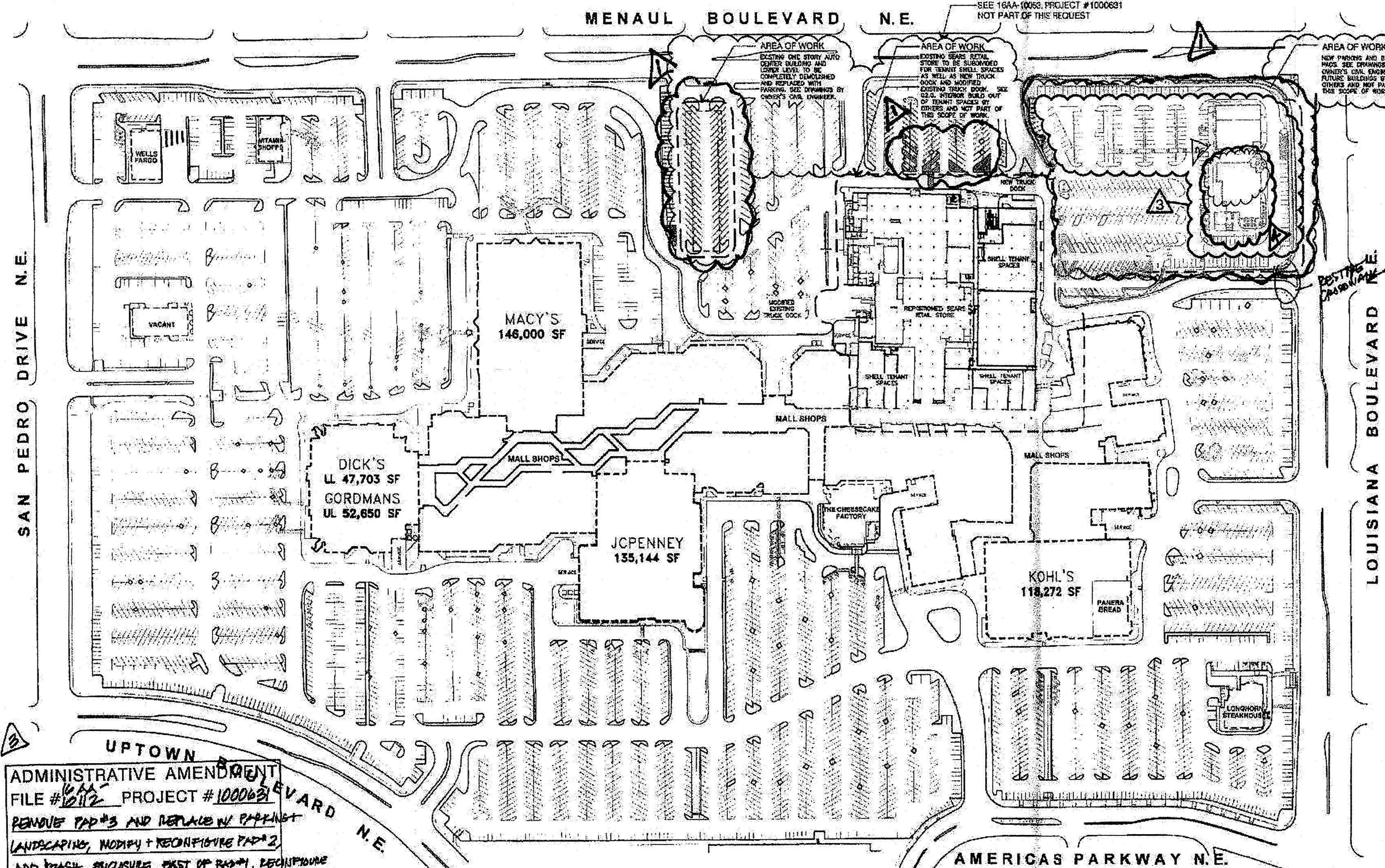
233 WEST MONROE STREET SUITE 2020 CHICAGO ILLINOIS 60666  
733.332.2492 | [www.mvaarchitects.com](http://www.mvaarchitects.com) | F312-537-5984

**CONSULTANTS**  
**LANDSCAPE ARCHITECT**  
**CONSENSUS PLANNING, INC.**  
302 EIGHTH STREET NW  
ALBUQUERQUE, NEW MEXICO 87102  
TELEPHONE: (505) 704-8001

## PROJECT DIRECTORY

<b>OWNER</b> DE PORTFOLIO HOLDINGS LLC 110 NORTH WALKER DRIVE CHICAGO, ILLINOIS 60606 (312) 810-5000	<b>CONTRACT CENTER</b> GENERAL GROWTH PROPERTIES 8600 MENARD DRIVE, SUITE 100 ALEXANDRIA, NEW MEXICO 87110 (505) 880-5000	<b>OWNER'S CIVIL ENGINEER</b> HUNLEY+HORN ASSOCIATES, INC. 12750 MERT DRIVE, SUITE 1000 DALLAS, TEXAS 75221 (972) 770-1300	<b>LANDSCAPE ARCHITECT</b> CONSENSUS PLANNING, INCORPORATED 500 WEST MONROE STREET ALBUQUERQUE, NEW MEXICO 87102 (505) 764-8601	<b>ARCHITECT</b> AHS ARCHITECTS, INCORPORATED 501 EAST WATSON BRADY STREET SUITE 2070 CHICAGO, ILLINOIS 60606 (312) 332-2082	<b>STRUCTURAL ENGINEERS</b> WALLACE ENGINEERING 14811 WEST 10TH STREET LENEXA, KANSAS 66115 (913) 391-5858	<b>MEEUF ENGINEERS</b> FROM TINKERS, P.C. 14811 WEST 10TH STREET LENEXA, KANSAS 66115 (913) 332-5150
<b>CONTACT</b> ENRIQUE ABAND DESIGN MANAGER ENRIQUE.ABAND@GENERALGROWTH.COM (312) 960-5551	<b>CONTACT</b> RICHARD HARRIS SENIOR OPERATIONS MANAGER RICHARD.HARRIS@GENERALGROWTH.COM (505) 885-1765	<b>CONTACT</b> KEVIN GASKEY KEVIN.GASKEY@HUNLEY+HORN.COM (972) 770-2088	<b>CONTACT</b> CHUCK CONSEN CHUCK@CONSENSUSPLANNING.COM (505) 764-8601	<b>CONTACT</b> SARAH CHVOJA SARAH@AHSARCHITECTS.COM (312) 332-2082, EXT. 211	<b>CONTACT</b> MATT NELSON MNE@WALLACEENGINEERING.COM (913) 606-7435	<b>CONTACT</b> RANNEY NELSON RANNEY@MEEUFENGINEERS.COM (913) 332-5150, EXT. 101

### SITE REFERENCE PLAN



### PROJECT DATA

2008 NEW MEDCO COMMERCIAL BUILDING CODE 2008 (SEE WITH LOCAL AMENDMENTS)  
2008 NEW LOCAL EXISTING MEDICAL CODE (2008 INTERNATIONAL EXISTING BUILDING CODE WITH LOCAL AMENDMENTS)  
2014 NEW MEDCO MEDICAL CODE (2014 IBC WITH LOCAL AMENDMENTS)  
2014 NEW MEDCO PLUMBING CODE (2014 UPC WITH LOCAL AMENDMENTS)  
2014 NEW MEDCO ELECTRIC CODE (2014 NEC WITH LOCAL AMENDMENTS)  
2008 CODE OF NEW MEDCO FIRE ALARMS CODE (2008 IFC WITH LOCAL AMENDMENTS)

PROJECT ADDRESS: 8500 METCAL ROAD, STE. 200  
ALBUQUERQUE, NM 87119

SITE ZONING: EXISTING - NO CHANGE  
S-2 SPECIAL SERVICE ZONE  
OPTIONAL SECTOR DEVELOPMENT PLAN

COMPLIANCE: 2008 MEDICAL PROPOSED - SEE C-2.0 FOR OCCUPANCY  
REQUIREMENTS

SQUARE FEET: MEDICAL OFFICE GROUP A (2001) 25,500 SQ. FT.  
LABORATORY GROUP B (2001) 1,000 SQ. FT.  
STORAGE GROUP S-3 (S11.2) 22,000 SQ. FT.  
OTHER 11,000 SQ. FT.

TOTAL 60,000 SQ. FT.

OCCUPANCY: 2123 OCCUPANCY FOR STAFFS PROJECT BY OTHERS - 10  
S-2 FOR OCCUPANCY BRANDMANS

CONSTRUCTION TYPE: 10" 60,000 SQ. FT.

DIVISIONS - NO CHANGE  
TYPE III

EXIST. STORY: ONE STORY  
EXIST. MEDICAL OFFICE

SPRINKLER SYSTEM: BUILDING 2 EQUIPPED THROUGHOUT WITH AN AUTOMATIC  
WATER SUPPLY SYSTEM

SCOPE OF WORK: (PHASE 1)  
SELECTIVE INTERIOR AND EXTERIOR DEMOLITION AS WELL AS SELECTIVE INTERIOR AND  
EXTERIOR CONSTRUCTION OF PORTIONS OF AN EXISTING COMMERCIAL BUILDING.  
PHASE 1: INTERIOR AND EXTERIOR DEMOLITION AND EXTERIOR CONSTRUCTION

SCOPE OF WORK: (PHASE 2)  
SELECTIVE INTERIOR AND EXTERIOR DEMOLITION AS WELL AS SELECTIVE INTERIOR AND  
EXTERIOR CONSTRUCTION OF PORTIONS OF AN EXISTING COMMERCIAL BUILDING.  
PHASE 2: INTERIOR AND EXTERIOR DEMOLITION AND EXTERIOR CONSTRUCTION

SCOPE OF WORK: (PHASE 3)  
SELECTIVE INTERIOR AND EXTERIOR DEMOLITION AS WELL AS SELECTIVE INTERIOR AND  
EXTERIOR CONSTRUCTION OF PORTIONS OF AN EXISTING COMMERCIAL BUILDING.  
PHASE 3: INTERIOR AND EXTERIOR DEMOLITION AND EXTERIOR CONSTRUCTION

## INDEX OF DRAWINGS

**ISSUE DATE:**

**S.N.T., DESCRIPTION**

**TITLE**

**F.I.O.** TITLE SHEET AND INDEX OF DRAWINGS

**C.M.A.** (OWNER'S CONSULTANT)

- 006 OWNER SHEET
- 010 GENERAL NOTES
- 003 DIMENSION PLAN
- 008 DIMENSION, CONTROL, AND PAVING PLAN
- 009 GRADING PLAN
- 006 UTILITY PLAN
- 007 STORM PLAN
- 008 EROSION CONTROL PLAN
- 009 EROSION CONTROL DETAILS
- 010 CONSTRUCTION DETAILS
- 011 CONSTRUCTION DETAILS
- 010 CONSTRUCTION DETAILS

**GENERAL**

- 020 COMPOSITE FLOOR PLAN
- 030 SEARS DOTTING (FOR INFORMATION ONLY)
- 040 MAIL STOPPING PAUSE 2 (FOR INFORMATION ONLY)
- 050 BOLL WORK AND ARCH SHOP SPECIFICATIONS
- 060 ARCHITECTURAL SCULPTURE SPECIFICATIONS

**LANDSCAPE**

- 1-0 IRRIGATION PLAN (BLDG TO CURB LINE)
- 1-0 LANDSCAPE PLAN (BLDG TO CURB LINE)

## BUILDING DATA

1. SCHEMATIC CLASSIFICATION AND SITE CHARTER A.  
DEVELOPMENT TYPE: RESIDENTIAL B. SECTION 702  
C. RECREATION D. COMMERCIAL E. INDUSTRIAL  
F. WATER G. WATER H. WATER I. WATER  
J. WATER K. WATER L. WATER M. WATER  
N. WATER O. WATER P. WATER Q. WATER R. WATER  
S. WATER T. WATER U. WATER V. WATER W. WATER  
X. WATER Y. WATER Z. WATER AA. WATER AB. WATER  
AC. WATER AD. WATER AE. WATER AF. WATER AG. WATER  
AH. WATER AI. WATER AJ. WATER AK. WATER AL. WATER  
AM. WATER AN. WATER AO. WATER AP. WATER AQ. WATER  
AR. WATER AS. WATER AT. WATER AU. WATER AV. WATER  
AW. WATER AX. WATER AY. WATER AZ. WATER BA. WATER  
BB. WATER BC. WATER BD. WATER BE. WATER BF. WATER  
BG. WATER BH. WATER BI. WATER BJ. WATER BK. WATER  
BL. WATER BM. WATER BN. WATER BO. WATER BP. WATER  
BQ. WATER BR. WATER BS. WATER BT. WATER BU. WATER  
BV. WATER BW. WATER BX. WATER BY. WATER BZ. WATER  
CA. WATER CB. WATER CC. WATER CD. WATER CE. WATER  
CF. WATER CG. WATER CH. WATER CI. WATER CJ. WATER  
CK. WATER CL. WATER CM. WATER CN. WATER CO. WATER  
CP. WATER CQ. WATER CR. WATER CS. WATER CT. WATER  
CU. WATER CV. WATER CW. WATER CX. WATER CY. WATER  
CZ. WATER DA. WATER DB. WATER DC. WATER DD. WATER  
DE. WATER DF. WATER DG. WATER DH. WATER DI. WATER  
DJ. WATER DK. WATER DL. WATER DM. WATER DN. WATER  
DO. WATER DP. WATER DQ. WATER DR. WATER DS. WATER  
DT. WATER DU. WATER DV. WATER DW. WATER DX. WATER  
DY. WATER DZ. WATER EA. WATER EB. WATER EC. WATER  
ED. WATER EE. WATER EF. WATER EG. WATER EH. WATER  
EI. WATER EJ. WATER EK. WATER EL. WATER EM. WATER  
EN. WATER EO. WATER EP. WATER EQ. WATER ER. WATER  
ES. WATER ET. WATER EU. WATER EV. WATER EW. WATER  
EX. WATER EY. WATER EZ. WATER FA. WATER FB. WATER  
FC. WATER FD. WATER FE. WATER FG. WATER FH. WATER  
FI. WATER FJ. WATER FK. WATER FL. WATER FM. WATER  
FN. WATER FO. WATER FP. WATER FQ. WATER FR. WATER  
FS. WATER FT. WATER FU. WATER FV. WATER FW. WATER  
FX. WATER FY. WATER FZ. WATER GA. WATER GB. WATER  
GC. WATER GD. WATER GE. WATER GF. WATER GH. WATER  
GI. WATER GJ. WATER GK. WATER GL. WATER GM. WATER  
GN. WATER GO. WATER GP. WATER GQ. WATER GR. WATER  
GS. WATER GT. WATER GU. WATER GV. WATER GW. WATER  
GX. WATER GY. WATER GZ. WATER HA. WATER HB. WATER  
HC. WATER HD. WATER HE. WATER HF. WATER HG. WATER  
HI. WATER HJ. WATER HK. WATER HL. WATER HM. WATER  
HN. WATER HO. WATER HP. WATER HQ. WATER HR. WATER  
HS. WATER HT. WATER HU. WATER HV. WATER HW. WATER  
HX. WATER HY. WATER HZ. WATER IA. WATER IB. WATER  
IC. WATER ID. WATER IE. WATER IF. WATER IG. WATER  
IH. WATER II. WATER IJ. WATER IK. WATER IL. WATER  
IM. WATER IN. WATER IO. WATER IP. WATER IQ. WATER  
IR. WATER IS. WATER IT. WATER IU. WATER IV. WATER  
IW. WATER IX. WATER IY. WATER IZ. WATER JA. WATER  
JB. WATER JC. WATER JD. WATER JE. WATER JF. WATER  
JG. WATER JH. WATER JI. WATER JJ. WATER JK. WATER  
JL. WATER JM. WATER JN. WATER JO. WATER JP. WATER  
JQ. WATER JR. WATER JS. WATER JT. WATER JU. WATER  
JV. WATER JW. WATER JX. WATER JY. WATER JZ. WATER  
KA. WATER KB. WATER KC. WATER KD. WATER KE. WATER  
KF. WATER KG. WATER KH. WATER KI. WATER KL. WATER  
KM. WATER KN. WATER KO. WATER KP. WATER KQ. WATER  
KR. WATER KS. WATER KT. WATER KU. WATER KV. WATER  
KW. WATER KX. WATER KY. WATER KZ. WATER LA. WATER  
LB. WATER LC. WATER LD. WATER LE. WATER LF. WATER  
LG. WATER LH. WATER LI. WATER LJ. WATER LK. WATER  
LL. WATER LM. WATER LN. WATER LO. WATER LP. WATER  
LQ. WATER LR. WATER LS. WATER LT. WATER LU. WATER  
LV. WATER LW. WATER LX. WATER LY. WATER LZ. WATER  
MA. WATER MB. WATER MC. WATER MD. WATER ME. WATER  
MF. WATER MG. WATER MH. WATER MI. WATER MJ. WATER  
MK. WATER ML. WATER MN. WATER MO. WATER MP. WATER  
MQ. WATER MR. WATER MS. WATER MT. WATER MU. WATER  
MV. WATER MW. WATER MX. WATER MY. WATER MZ. WATER  
NA. WATER NB. WATER NC. WATER ND. WATER NE. WATER  
NF. WATER NG. WATER NH. WATER NI. WATER NJ. WATER  
NK. WATER NL. WATER NN. WATER NO. WATER NP. WATER  
NQ. WATER NR. WATER NS. WATER NT. WATER NU. WATER  
NV. WATER NW. WATER NX. WATER NY. WATER NZ. WATER  
OA. WATER OB. WATER OC. WATER OD. WATER OE.

### SITE REFERENCE PLAN

SITE REFE

## ABBREVIATIONS

[illegible]

SYMBOL LEGEND

**DOOR NUMBER**

DOOR LETTER

ROOM NUMBER

LEVEL NUMBER

**SECTION/ELEVATION TARGET**

SECTION DESIGNATION

ELEVATION DESIGNATION

SHEET NUMBER

**BLANK ROOM-UP TARGETS**

ROOM UTIL AND NUMBER

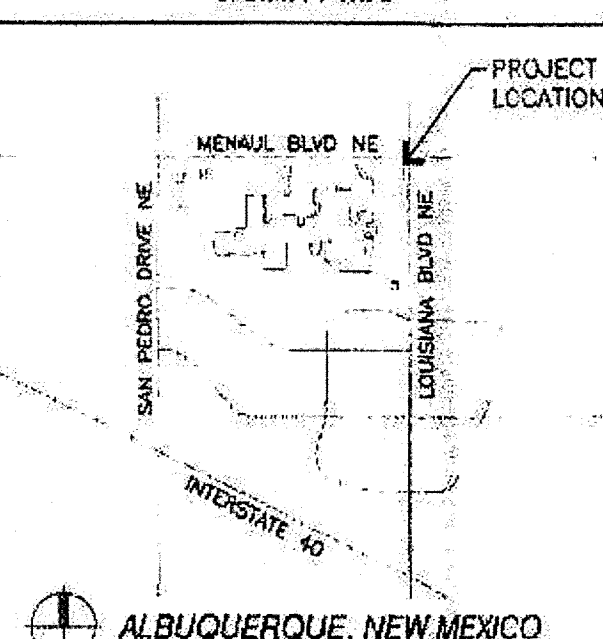
ROOM NAME

ROOM LEVEL NUMBER

**PARTITION TYPE INDICATOR**

PARTITION TYPE

## VICINITY MAP



## BUILDING DATA CONTINUED

31. TWO OR MORE EXITS OR EXIT ACCESS DOORWAYS ARE REQUIRED IN SECTION 1013.1 WHERE TWO EXITS OR EXIT ACCESS DOORWAYS ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS. TWO EXITS OR EXIT ACCESS DOORWAYS ARE PLACED ON OPPOSITE END OF EACH OF THE EXITS OR EXIT ACCESS. THE LENGTH OF THE EXITS AND/OR EXITS ACCESS DOORWAYS IS THE BUILDING OR PORTION OF THE BUILDING AND/OR EXITS ACCESS DOORWAYS. THE BUILDING OR PORTION OF THE BUILDING AND/OR EXITS ACCESS DOORWAYS WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 1003.1.1 (E) 1003.1.1.2.

32. TWO OR MORE EXITS OR EXIT ACCESS DOORWAYS ARE REQUIRED IN SECTION 1013.1 WHERE ACCESS TO THREE OR MORE EXITS IS REQUIRED. AT LEAST TWO EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE APPROVED IN ACCORDANCE WITH SECTION 1013.1.2.

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

ADMIN AMEND REV	07/18/2016
ADMIN AMEND REV	07/08/2016
ADMIN AMEND REV	06/24/2016
ADMIN AMEND	06/08/2016

RECEIVED  
MAR 13 2018  
LAND DEVELOPMENT SECTION

**TITLE SHEET &  
INDEX OF  
DRAWINGS**

T1.0

\_\_\_\_\_





**Mark D. McCluggage, AIA, CCS**

February 7, 2018

via delivery by Consolidated Development Services

City of Albuquerque  
1 Civic Plaza NW  
Albuquerque, NM 8712

Re: Seasons 52 Fresh Grill  
Coronado Center Mall  
6600 Menaul Boulevard NE  
Albuquerque, New Mexico  
BP-2017-21016

To Whom It May Concern:

The Seasons 52 Fresh Grill located at 6600 Menaul Boulevard NE in Albuquerque, New Mexico is constructed per the intent of the submitted Plans and Specifications and in compliance or accordance with the 2009 International Building Code with New Mexico Amendments, to the best of my knowledge as the Architect of Record.

Sincerely,

Mark D. McCluggage, AIA, CCS

Mark D. McCluggage, AIA, CCS

MDM/lp

c: Ms. Kourtnie Airheart, Consolidated Development Services, via e-mail  
17011.17001/4.8