

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

Bldg 2

January 24, 2007

Christopher R. Gunning, Registered Architect,
Dekker/Perich/Sabatini
7601 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Albuquerque Studios Bldg 2 (only), [R-16 / D2]
5650 University SE
Architect's Stamp Dated 01/23/07

Dear Mr. Gunning:

Based on the information provided on your submittal dated January 23, 2007, the above referenced project is approved for a 90-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding infrastructure construction and striping issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an **exact** copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: ALBUQUERQUE STUDIOS ZONE MAP/DRG. FILE # R16/D002
DRB#: 06DRB-00799 EPC#: 06EPC-00416 WORK ORDER#: 0-76-Q-T

LEGAL DESCRIPTION: PLEASE SEE ATTACHED SITE PLAN FOR FULL LEGAL DESCRIPTION
CITY ADDRESS: 5650 UNIVERSITY BLVD. SE ALBUQUERQUE, NM 87106

ENGINEERING FIRM: BONANJANA HUSTON CONTACT: JEFF WILBERY
ADDRESS: 7500 JEFFERSON NE PHONE: 873-1000
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87105

OWNER: PACIFIC MESA STUDIOS LLC CONTACT: JEREMY HARRINGTON
ADDRESS: 9336 W. WASHINGTON BLVD. PHONE: (310) 702-3306
CITY, STATE: CULVER CITY, CA. ZIP CODE: 90232

ARCHITECT: DAKOTA / PERLA / SEBASTIANI CONTACT: KEVIN KOPPEL
ADDRESS: 7100 JEFFERSON NE SUITE 100 PHONE: 761-9708
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87105

SURVEYOR: SAME AS ENGINEER CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZI _____

CONTRACTOR: JAYNES CORPORATION CONTACT: _____
ADDRESS: 2906 BEDFORD NE PHONE: _____
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: _____

<u>TYPE OF SUBMITTAL:</u>	<u>CHECK TYPE OF:</u>
<input type="checkbox"/> DRAINAGE REPORT	<input type="checkbox"/> SIA/FINA
<input type="checkbox"/> DRAINAGE PLAN 1 ST SUBMITTAL	<input type="checkbox"/> PRELIMI
<input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/> S. DEV. P.
<input type="checkbox"/> CONCEPTUAL G & D PLAN	<input type="checkbox"/> S. DEV. F.
<input type="checkbox"/> GRADING PLAN	<input type="checkbox"/> SECTOR I
<input type="checkbox"/> EROSION CONTROL PLAN	<input type="checkbox"/> FINAL PL
<input type="checkbox"/> ENGINEER'S CERT (HYDROLOGY)	<input type="checkbox"/> FOUNDA'
<input type="checkbox"/> CLOMR/LOMR	<input type="checkbox"/> BUILDING
<input checked="" type="checkbox"/> TRAFFIC CIRCULATION LAYOUT	<input type="checkbox"/> CERTIFIC
<input type="checkbox"/> ENGINEER/ARCHITECT CERT (TCL)	<input checked="" type="checkbox"/> CERTIFIC
<input type="checkbox"/> ENGINEER/ARCHITECT CERT (DRB S.P.)	<input type="checkbox"/> GRADING
<input type="checkbox"/> ENGINEER/ARCHITECT CERT (AA)	<input type="checkbox"/> PAVING I
<input type="checkbox"/> OTHER (SPECIFY)	<input type="checkbox"/> WORK ORDER APPROVAL
	<input type="checkbox"/> OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: KEVIN KOPPEL DATE: 1-23-07

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

1-23-07
1110,
I was out there last
week. Still HUGE
Construction site.
Hydrology gave 90 day
temp on Bldgs 2 and
3 only.
Cuth

RECEIVED
JAN 23 2007
HYDROLOGY SECTION

January 23, 2007

Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
600 2nd Street NW
Albuquerque, New Mexico 87102

**Re: Temporary C.O. Albuquerque Studios
Building 2 and Building 3 (stage area only)
5650 University Blvd. SE Albuquerque, NM 87106**

To Whom It May Concern:

I, Christopher R. Gunning, NMRA no.3203 of the firm Dekker/Perich/Sabatini, hereby certify that the referenced portion of this project is in substantial compliance with and in accordance with the design intent of the approved July 21, 2006 Administrative Amendment, with the exception of the items listed below. This request encompasses Building 2 and part of Building 3 (the stage portion of the building). The remaining buildings are under construction and scheduled for completion over the next several months. TCL approval letters will be issued for each building as it is completed. Dekker/Perich/Sabatini visited the project site on January 18, 2007 in order to verify what has been constructed in accordance with the attached site plan. The following is a list of items that are not complete:

1. The 2-story office portion of Building 3 is still under construction and shall not be finished for another week.
2. Buildings 1 and 6 are still under construction at different levels of completion.
3. Building 5 and both mixed use buildings are not being built at the present time and shall be constructed at a latter phase.
4. Parking lot striping has just begun on the northeast side of Building 2 and shall continue for possibly several weeks.
5. The entire area around Building 1 is not paved and shall not be until the building is at a further level of completion.
6. The curb work at both the northwest and southeast sides of the Building 2 was not constructed and was paved right up to the face of the building. All utility equipment located in these areas is currently having steel bollards installed.
7. The sidewalk in front of Building 3 was redesigned because the pavement was installed 2 inches too high for a portion of the walkway at the main entry. To accommodate the change, the sidewalk ramps down at the accessible parking area extends past the entrance island, and then ramps up again about 13 ft. past the entrance. Pre-cast parking bumpers will be provided as wheel stops at the parking spaces that are flush with the sidewalk.
8. Parking end caps along the front and side of Building 3 are currently being formed.
9. The concrete sidewalk and curb was extended too far on the southeast side of Building 3 and shall be corrected to show the proper parking layout shown in the attached AA.
10. The parking lot and refuse enclosure along Connector Road 'A' has not been constructed. This area will be built when Connector Road 'A' is built.
11. The entry to the Studios along University Blvd. has not been built. The extension of University Blvd. is currently underway and the entry shall be constructed when the extension is at a further level of completion.
12. A temporary 6" asphalt curb runs along the parking area at the northeast side of the site adjacent to Building 2.

■■■
7601 Jefferson NE
Suite 100
Albuquerque NM
87109
505.761.9700
fax 761.4222
www.dpsdesign.org

13. Temporary access to the site is at the northwest side entrance. A temporary guardhouse is located there with chain link gates. A 2-way gravel road leads up to this entrance that originates at the north side of the current Advent building.
14. The site is totally enclosed within a temporary 6'-0" high chain link security fence along the perimeter. The portions of the site associated with Buildings 2 and 3 are separated from the remainder of the site with a temporary 6' chain link fence.
15. A portion of the site on the northeast side of Building 6 is not paved at this time, but shall be as that building is completed.

This certification is submitted in support of a request for Temporary Certificate of Occupancy.

The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to Buildings 2 and a portion of Building 3. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact Kevin Kofchur or me at 761-9700, thank you.

Very truly yours,

Dekker/Perich/Sabatini Ltd.



Christopher R. Gunning AIA
Principal

Cc: File



KEYED NOTES

1. VEHICLE INGRESS INTO STUDIO PROPERTY.
2. VEHICLE EGRESS OUT OF STUDIO PROPERTY.
3. CONCRETE SIDEWALK 6' WIDE UNLESS OTHERWISE NOTED.
4. PEDESTRIAN WALKWAY TO LINK WITH CONCRETE SIDEWALKS TYP. WALKWAYS SHALL BE DISTINGUISHABLE FROM DRIVEWAY PAVING BY PATTERN OR COLOR.
5. TEMPORARY 14'-0" HIGH CHAIN-LINK SECURITY FENCE WITH CLOTH FABRIC SCREENING MATERIAL. FENCE SHALL REMAIN IN PLACE FOR A MAXIMUM OF 3 YEARS.
6. SECURITY WALL.
7. TYPICAL PARKING SPACE.
8. TYPICAL CONCRETE SIDEWALK ACCESSIBILITY RAMP.
9. FIRE HYDRANT LOCATION.
10. DECORATIVE FEATURE WALL.
11. REFUSE AREA TO CONTAIN TRASH COMPACTOR AND RECYCLE CONTAINERS. ALL REFUSE SHALL BE MOVED TO THIS LOCATION BY INTERNALLY STUDIO STAFF FOR WASTE MANAGEMENT PICK-UP. REFUSE AREA SHALL BE DESIGNED TO ACCOMMODATE A SECOND TRASH COMPACTOR IF NEEDED IN A FUTURE PHASE.
12. BIKE RACK; RE: SITE DATA FOR QUANTITY.
13. PARALLEL PARKING ALONG STREET.
14. FUTURE PARKING AREA TO SUPPORT GROUND LEVEL RETAIL IN FUTURE MIXED USE BUILDINGS A & B; SHALL BE CONSTRUCTED WHEN MIXED USE BUILDINGS A & B ARE.
15. GUARD HOUSE AT GATED STUDIO ENTRANCE.
16. FLEX-USE AREA FOR STUDIO TO BE USED FOR OVERFLOW PARKING WHEN NEEDED OR FOR STUDIO OPERATION PURPOSES.
17. FUTURE BUILDING TO BE DEVELOPED IN A LATTER PHASE; BUILDING SHALL FOLLOW SAME DESIGN PRESIDENT BASED ON THIS SUBMITTAL.
18. CONCRETE ACCESSIBILITY RAMP LOCATED ALONG PEDESTRIAN PATH.
19. FUTURE ENTRANCE GATE ONTO STUDIO PROPERTY TO BE BUILT.
20. WHEN TOWER ROAD IS CONSTRUCTED.
21. TYPICAL LIGHT POLE; RE: 2/SHEET 02.
22. COVERED PEDESTRIAN ARCADE.
23. LANDSCAPE AREA.
24. 6" CONCRETE CURB TYPICAL.
25. SECURED PEDESTRIAN ACCESS POINT.
26. SECURITY WALL @ GATE.
27. HATCHED AREA INDICATES RAMPED PARKING FOR FLEX BUILDING WITH CONCRETE WHEEL STOPS TYP.
28. MOTORCYCLE PARKING SPACE. EACH SPACE SHALL BE DESIGNATED WITH ITS OWN POSTED UPRIGHT FREESTANDING OR WALL MOUNTED SIGN.
29. PEDESTRIAN CROSSWALK; SHALL DIFFERENTIATE FROM ROADWAY PAVING BY PATTERN AND COLOR.
30. ASPHALT PAVING.
31. WATER STORAGE TANKS FOR FIRE SUPPRESSION SYSTEM. TANKS ARE SURROUNDED BY FENCE AND STEEL BOLLARDS.

GENERAL NOTES

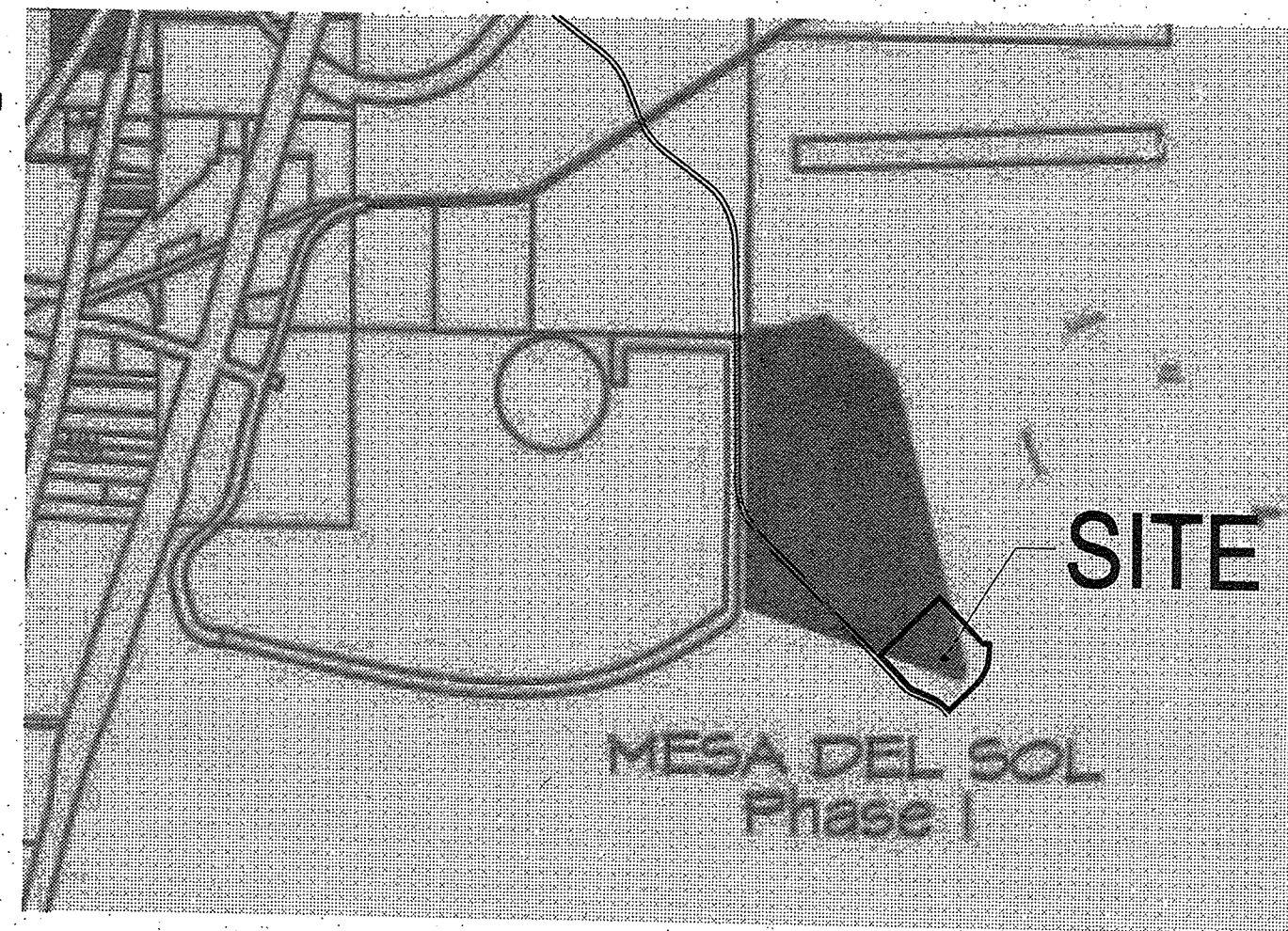
- A. PLEASE REFER TO SHEET 02 FOR ENLARGED PLANS OF TYPICAL AREAS OF THE SITE.
- B. WATER HARVESTING METHODS OR OTHER SUSTAINABLE METHODS THAT UTILIZE STORM WATER RUNOFF SHALL BE INCORPORATED INTO THE SITE PLAN.
- C. SOLAR PANELS FOR PURPOSING OF WATER HEATING OR COOLING, SPACE HEATING OR COOLING, OR POWER GENERATION ARE PERMITTED AND ENCOURAGED.
- D. SITE PLAN SHALL COMPLY WITH THE DESIGN STANDARDS CONTAINED IN THE MESA DEL SOL LEVEL A MASTER PLAN AND ITS TECHNICAL APPENDIX.
- E. CONNECTOR ROAD 'A' AND TOWER ROAD SHALL BE CONSTRUCTED IN A FUTURE PHASE. A PORTION OF CONNECTOR ROAD 'A' ADJACENT TO THE MIXED USE BUILDING 'B' AND THE PARKING BEHIND IT WILL BE THE ONLY PORTION OF THE ROAD TO BE CONSTRUCTED AT THIS TIME. PLEASE ALSO REFER TO KEYED NOTES #S 19 AND 30. ALSO PLEASE REFER TO CLOUDED AREA AT CONNECTOR ROAD 'A' AND TOWER ROAD.

LEGAL DESCRIPTION

A certain tract of land being a portion of the south one-half of Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at the most northerly corner of the tract herein described, whence the City of Albuquerque survey monument "1-R16", having New Mexico State Plane Grid Coordinates for the Central Zone: X=1,532,715.520, Y=1,453,439.511, bears N37°35'49"E a distance of 1538.77 feet; thence, S43°57'38"E a distance of 682.79 feet; thence, S88°42'58"E a distance of 200.00 feet to the most easterly corner of the tract herein described; thence, S03°17'02"W a distance of 273.44 feet to a point of curvature; thence, 408.39 feet along the arc of a curve to the right, having a radius of 544.59 feet and a chord bearing S24°39'43"W a distance of 397.03 feet to a point of tangency; thence, S46°02'24"W a distance of 498.29 feet to the most southerly corner of the tract herein described; thence, N43°57'38"W a distance of 67.00 feet to a point of curvature; thence, 198.09 feet along the arc of a curve to the left, having a radius of 454.00 feet and a chord bearing N56°27'36"W a distance of 196.53 feet to a point of tangency; thence, N68°57'38"W a distance of 330.00 feet; thence, N43°57'38"W a distance of 602.05 feet to the most westerly corner of the tract herein described; thence, N46°02'24"E a distance of 1115.00 feet to the point and place of beginning.

This tract contains 27.9721 acres, more or less.



VICINITY MAP

BUILDING AREA SUMMARY AND PARKING CALCULATIONS			
USE	FLOOR AREA	C/A PARKING RATIO	PARKING REQUIRED
BUILDING COMPLEX 1			
STAGE 1	18000	1/2000 SF	9
STAGE 2	18000	1/2000 SF	9
GROUND FLOOR OFFICE	11985	1/2000 SF	60
SECOND FLOOR OFFICE	11985	1/2000 SF	40
STAGE TOILET FACILITIES	548	NONE	
TOTAL	60514		118
BUILDING COMPLEX 2			
SUPPORT SPACE A	35000	NONE	0
SUPPORT SPACE B	35000	NONE	0
CENTRAL PLANT	8000	NONE	0
TOTAL	78000		0
BUILDING COMPLEX 3			
STAGE 7	24300	1/2000 SF	13
STAGE 8	24300	1/2000 SF	13
GROUND FLOOR OFFICE	13482	1/2000 SF	68
SECOND FLOOR OFFICE	13482	1/2000 SF	45
STAGE TOILET FACILITIES	1086	NONE	
TOTAL	76660		139
BUILDING COMPLEX 4 - NOT USED			
BUILDING COMPLEX 5			
STAGE 5	18000	1/2000 SF	9
STAGE 6	18000	1/2000 SF	9
TOTAL	36000		18
BUILDING COMPLEX 6			
STAGE 3	24300	1/2000 SF	13
STAGE 4	24300	1/2000 SF	13
GROUND FLOOR OFFICE	13482	1/2000 SF	68
SECOND FLOOR OFFICE	13482	1/2000 SF	45
TOTAL	75584		139
MIXED USE A			
MIXED USE B			
GROUND FLOOR RETAIL	3,570	1/2000 SF	18
GROUND FLOOR OFFICE	8,800	1/2000 SF	44
GROUND FLOOR THEATER	3,904	1/4 SEATS (200 TOTAL)	50
GROUND FLOOR MACHINE ROOM	14,582	NONE	0
SECOND FLOOR OFFICE	29,856	1/2000 SF	100
THIRD FLOOR OFFICE	29,445	1/2000 SF	99
FOURTH FLOOR OFFICE	4,550	1/2000 SF	15
UTILITY BUILDING	7,186	NONE	0
TOTAL	101,822		326
FLEX BUILDING			
GROUND FLOOR OFFICE	40,000	1/2000 SF	200
SECOND FLOOR OFFICE	40,000	1/2000 SF	134
TOTAL	80,000		334
SITE TOTAL	508,560		1074

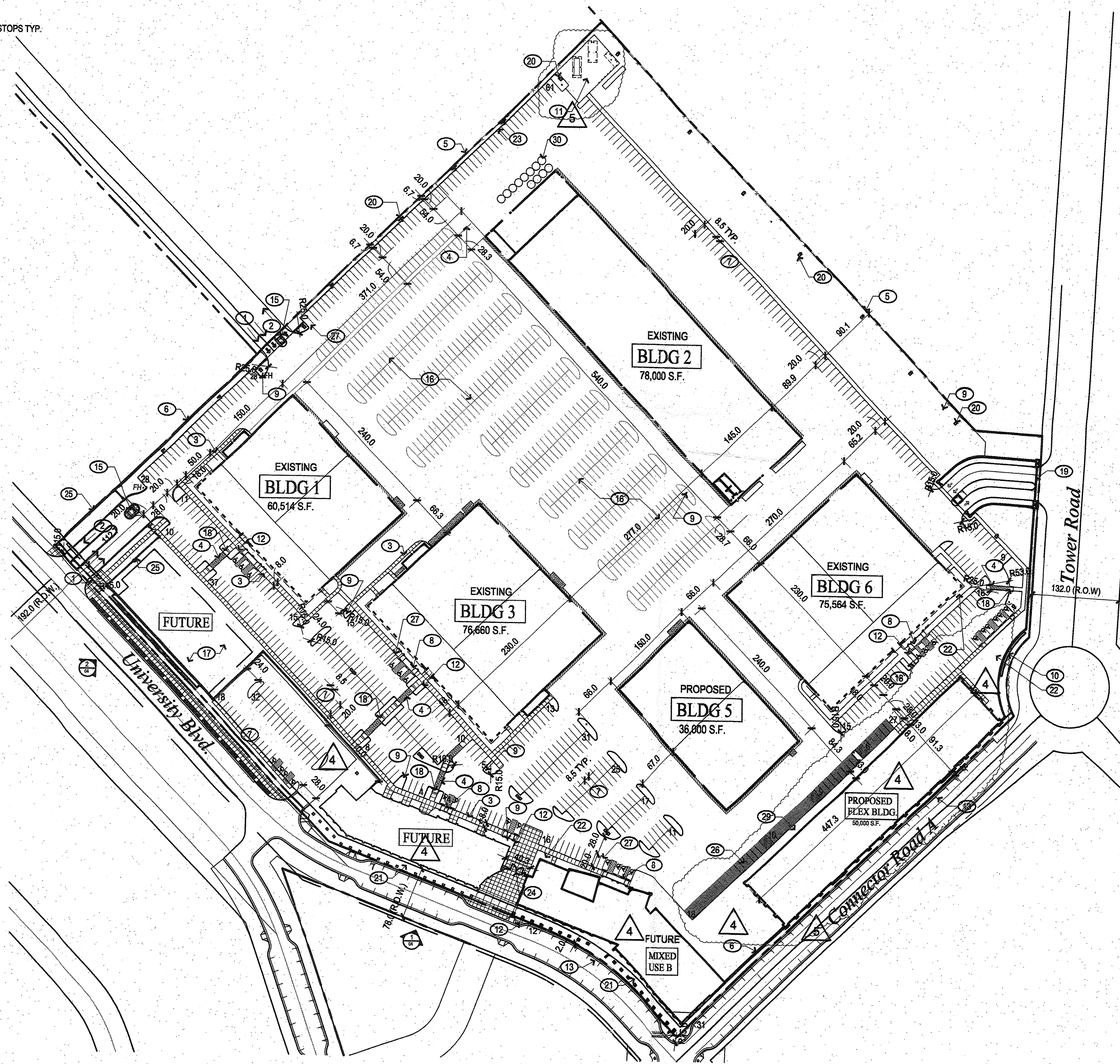
PARKING REDUCTIONS		
25% FOR MIXED USE (EXCLUDING RETAIL; 1074-18-1058 1058x0.25=264)		-264
50% REDUCTION FOR RETAIL FOR ON-SITE DEMAND (18x0.5=9)		-9
TOTAL PARKING REQUIRED WITH REDUCTIONS		813
TOTAL PARKING PROVIDED ON-SITE		632
+ 12 ON-STREET PARKING ALONG UNIVERSITY BLVD. & CONNECTOR RD. A		25
TOTAL PARKING PROVIDED		657
TOTAL HANDICAP PARKING REQUIRED PER ZONE CODE		501-800
TOTAL HANDICAP PARKING PROVIDED		16
BICYCLE PARKING REQUIRED		1/20 VEHICLE SPACES
BICYCLE PARKING PROVIDED		33
MOTORCYCLE PARKING REQUIRED		501-750
MOTORCYCLE PARKING PROVIDED		7
ADDITIONAL PARKING PROVIDED IN FLEX AREAS (KEYNOTE #16)		468

PREVIOUS FILE NO: **06EPC-00466**
06DRB-00799
PROJECT NUMBER: **1004818**

SITE DATA

ZONE ATLAS MAP NUMBER: Q-16 & Q-17
PRESENT ZONING: PLANNED COMMUNITY

ADMINISTRATIVE AMENDMENT	
File # 06A-11117 Project # 1004818	
New FLEX bldg; perimeter	
Bldg. phasing; altered Bldg. 5.	
APPROVED BY	DATE
<i>Russell B. A.</i>	30 Jan '08



SITE DEVELOPMENT PLAN



architecture
interiors
landscape
planning
engineering

**Dekker
Perich
Sabatini**

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

AA
SUBMITTAL

ENGINEER

PROJECT

ALBUQUERQUE STUDIOS

University Blvd. NE
Albuquerque, New Mexico

REVISIONS

1	06/08/06	EPC Conditions
2	07/18/06	Administrative Amendment
3	09/15/06	Metal Building Facade Rev.
4	09/09/07	AA-Linear Buildings Rev.
5	12/27/07	AA-Flex Building/Building 5

DRAWN BY

REVIEWED BY

DATE 12/27/07

PROJECT NO.

DRAWING NAME

SITE DEVELOPMENT
PLAN

RECEIVED

AUG 01 2008

HYDROLOGY

SHEET NO. SECTION

01
OF