

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

December 20, 2007

Bldg 1, 2, 3,
6

Christopher Gunning, Registered Architect
7601 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
Albuquerque Studio's Bldg 1, 2, 3 & 6, [R-16 / DA3002]
5650 University Blvd SE
Architect's Stamp Dated 12/18/07

Dear Mr. Gunning:

The TCL / Letter of Certification submitted on December 19, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

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

Trans

DRAINAGE.) TRANSPORTATION INFORMATION. JET
(Rev. 12/05)

R-16/DA3002

PROJECT TITLE: ALBUQUERQUE STUDIOS BUILDING 3 ZONE MAP/DRG. FILE # Q-16-Q-17
DRB#: 061223-00799 EPC#: 06EPL-00466 WORK ORDER#:

LEGAL DESCRIPTION: PLEASE SEE ATTACHED SITE PLAN FOR FULL LEGAL DESCRIPTION
CITY ADDRESS: 5640 UNIVERSITY BLVD. SE ALBUQUERQUE, NM 87106

ENGINEERING FIRM: BOWMAN HUSTON CONTACT: JEFF WALBERY
ADDRESS: 7500 JOHNSON NE PHONE: 873-1000
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

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 / PERKINS / SEBASTIANI CONTACT: KARIN KOREAN
ADDRESS: 7601 JOHNSON NE SUITE 100 PHONE: 761-9705
CITY, STATE: ALBUQUERQUE, NM 8 ZIP CODE: 87105

SURVEYOR: — SMC AS ENGINEER — CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

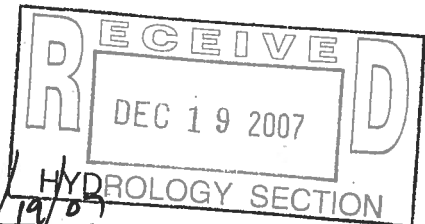
CONTRACTOR: JANUS CORPORATION CONTACT: GORDON BERCH
ADDRESS: 2106 BENDWAY NE PHONE: 345-8591
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87125

TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

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

SUBMITTED BY: KEVIN KOREAN DATE: 12/19/07



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:

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

December 18, 2007

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

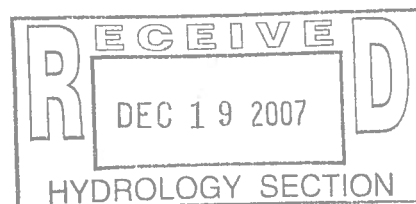
**Re: Final C.O. Albuquerque Studios
Building 1
5650 University Blvd. SE Albuquerque, NM 87106**

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 17, 2007 Administrative Amendment, with the exception of the items listed below that shall be constructed at a later time. This request encompasses Building 1 only. Dekker/Perich/Sabatini visited the project site on December 6, 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. Building 5 and Mixed Use Buildings 'A' and 'B' have not been constructed. Due to lack of construction funds these 3 buildings shall not be built at this present time. Because of this fact, the parking area which lines the Mixed Used Buildings on the studios side and several rows of parking to the west of building 5 have not been striped to support these buildings. When these buildings are finally constructed, the parking spaces used to support these buildings shall be striped.
2. Connector Road 'A' south of the Studios site is presently under construction. The refuse enclosure is located along this road so that Solid Waste can access the enclosure without entering the site. Due to the lengthy construction of the Connector Road, Solid Waste has granted a temporary C.O. for open face bins located to the north of building 2. Because of the construction of Connector Road 'A'; we are currently pursuing a final C.O. for the temporary refuse pick-up area in lieu of the enclosure area shown on the attached plan.
3. Some rows of parking spaces located to the north and east of Building 2 have not been striped due to storage containers being located in these areas. Once these containers are moved, the striping will be completed per the attached plan.

This certification is submitted in support of a request for Final 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 Building 1. 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.

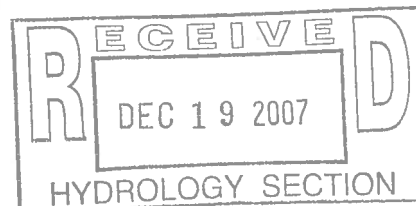
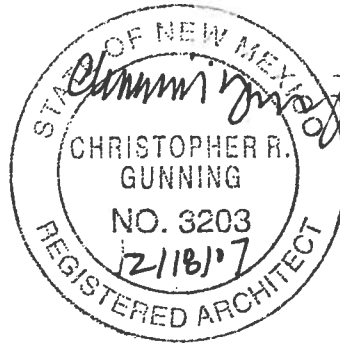
Very truly yours,

Dekker/Perich/Sabatini Ltd.



Christopher R. Gunning AIA
Principal

Cc: File



December 18, 2007

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

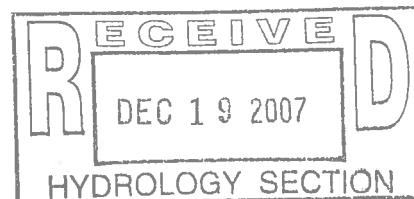
**Re: Final C.O. Albuquerque Studios
Building 2
5650 University Blvd. SE Albuquerque, NM 87106**

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 17, 2007 Administrative Amendment, with the exception of the items listed below that shall be constructed at a later time. This request encompasses Building 2 only. Dekker/Perich/Sabatini visited the project site on December 6, 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. Building 5 and Mixed Use Buildings 'A' and 'B' have not been constructed. Due to lack of construction funds these 3 buildings shall not be built at this present time. Because of this fact, the parking area which lines the Mixed Used Buildings on the studios side and several rows of parking to the west of building 5 have not been striped to support these buildings. When these buildings are finally constructed, the parking spaces used to support these buildings shall be striped.
2. Connector Road 'A' south of the Studios site is presently under construction. The refuse enclosure is located along this road so that Solid Waste can access the enclosure without entering the site. Due to the lengthy construction of the Connector Road, Solid Waste has granted a temporary C.O. for open face bins located to the north of building 2. Because of the construction of Connector Road 'A'; we are currently pursuing a final C.O. for the temporary refuse pick-up area in lieu of the enclosure area shown on the attached plan.
3. Some rows of parking spaces located to the north and east of Building 2 have not been striped due to storage containers being located in these areas. Once these containers are moved, the striping will be completed per the attached plan.

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



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

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 Building 2. 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



December 18, 2007

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

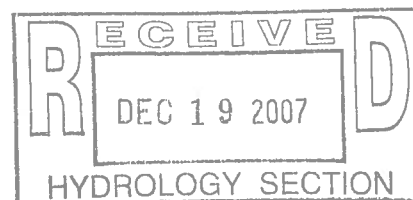
**Re: Final C.O. Albuquerque Studios
Building 3
5650 University Blvd. SE Albuquerque, NM 87106**

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 17, 2007 Administrative Amendment, with the exception of the items listed below that shall be constructed at a later time. This request encompasses Building 3 only. Dekker/Perich/Sabatini visited the project site on December 6, 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. Building 5 and Mixed Use Buildings 'A' and 'B' have not been constructed. Due to lack of construction funds these 3 buildings shall not be built at this present time. Because of this fact, the parking area which lines the Mixed Used Buildings on the studios side and several rows of parking to the west of building 5 have not been striped to support these buildings. When these buildings are finally constructed, the parking spaces used to support these buildings shall be striped.
2. Connector Road 'A' south of the Studios site is presently under construction. The refuse enclosure is located along this road so that Solid Waste can access the enclosure without entering the site. Due to the lengthy construction of the Connector Road, Solid Waste has granted a temporary C.O. for open face bins located to the north of building 2. Because of the construction of Connector Road 'A'; we are currently pursuing a final C.O. for the temporary refuse pick-up area in lieu of the enclosure area shown on the attached plan.
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This certification is submitted in support of a request for Final Certificate of Occupancy.

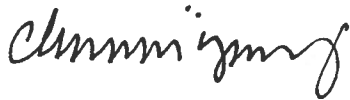


The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to Building 3. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other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



December 18, 2007

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

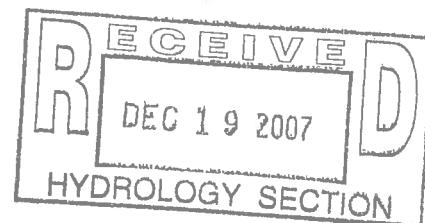
**Re: Final C.O. Albuquerque Studios
Building 6
5650 University Blvd. SE Albuquerque, NM 87106**

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 17, 2007 Administrative Amendment, with the exception of the items listed below that shall be constructed at a later time. This request encompasses Building 6 only. Dekker/Perich/Sabatini visited the project site on December 6, 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. Building 5 and Mixed Use Buildings 'A' and 'B' have not been constructed. Due to lack of construction funds these 3 buildings shall not be built at this present time. Because of this fact, the parking area which lines the Mixed Used Buildings on the studios side and several rows of parking to the west of building 5 have not been striped to support these buildings. When these buildings are finally constructed, the parking spaces used to support these buildings shall be striped.
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This certification is submitted in support of a request for Final Certificate of Occupancy.

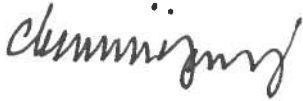


The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to Building 6. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

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

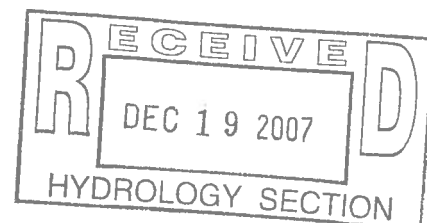
Very truly yours,

Dekker/Perich/Sabatini Ltd.



Christopher R. Gunning AIA
Principal

Cc: File



KEYED NOTES

- VEHICLE EGRESS INTO STUDIO PROPERTY.
- VEHICLE EGRESS OUT OF STUDIO PROPERTY.
- CONCRETE SIDEWALK 6' WIDE UNLESS OTHERWISE NOTED.
- PEDESTRIAN WALKWAY TO LINK WITH CONCRETE SIDEWALKS TYP. WALKWAYS SHALL BE DISTINGUISHABLE FROM DRIVEWAY PAVING BY PATTERN OR COLOR.
- TEMPORARY 14'-0" HIGH CHAIN-LINK SECURITY FENCE WITH CLOTH FABRIC SCREENING MATERIAL. FENCE SHALL REMAIN IN PLACE FOR A MAXIMUM OF 3 YEARS.
- SECURITY WALL.
- TYPICAL PARKING SPACE.
- TYPICAL CONCRETE SIDEWALK ACCESSIBILITY RAMP.
- FIRE HYDRANT LOCATION.
- DECORATIVE FEATURE WALL.
- 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.
- BIKE RACK; RE: SITE DATA FOR QUANTITY.
- PARALLEL PARKING ALONG STREET.
- REFUSE AREA FOR MIXED-USE BUILDING TRASH PICK-UP BY WASTE MANAGEMENT.
- GUARD HOUSE AT GATED STUDIO ENTRANCE.
- FLEX-USE AREA FOR STUDIO TO BE USED FOR OVERFLOW PARKING WHEN NEEDED OR FOR STUDIO OPERATION PURPOSES.
- FUTURE BUILDING TO BE DEVELOPED IN A LATTER PHASE, BUILDING SHALL FOLLOW SAME DESIGN PRESIDENT BASED ON THIS SUBMITTAL.
- CONCRETE ACCESSIBILITY RAMP LOCATED ALONG PEDESTRIAN PATH.
- FUTURE ENTRANCE GATE ONTO STUDIO PROPERTY TO BE BUILT.
- WHEN TOWER ROAD IS CONSTRUCTED.
- TYPICAL LIGHT POLE; RE: 2/SHEET 02.
- COVERED PEDESTRIAN ARCADE.
- LANDSCAPE AREA.
- 6' CONCRETE CURB TYPICAL.
- SECURED PEDESTRIAN ACCESS POINT.
- SECURITY WALL @ GATE.
- UTILITY YARD TO SUPPORT MIXED USE BUILDING B.
- MOTORCYCLE PARKING SPACE. EACH SPACE SHALL BE DESIGNATED WITH ITS OWN POSTED UPRIGHT FREESTANDING OR WALL MOUNTED SIGN.
- PEDESTRIAN CROSSWALK; SHALL DIFFERENTIATE FROM ROADWAY PAVING BY PATTERN AND COLOR.
- UTILITY BUILDING TO SUPPORT MIXED USE BUILDING B.
- MATER STORAGE TANKS FOR FIRE SUPPRESSION SYSTEM. TANKS ARE SURROUNDED BY FENCE AND STEEL BOLLARDS.

GENERAL NOTES

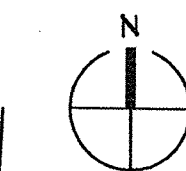
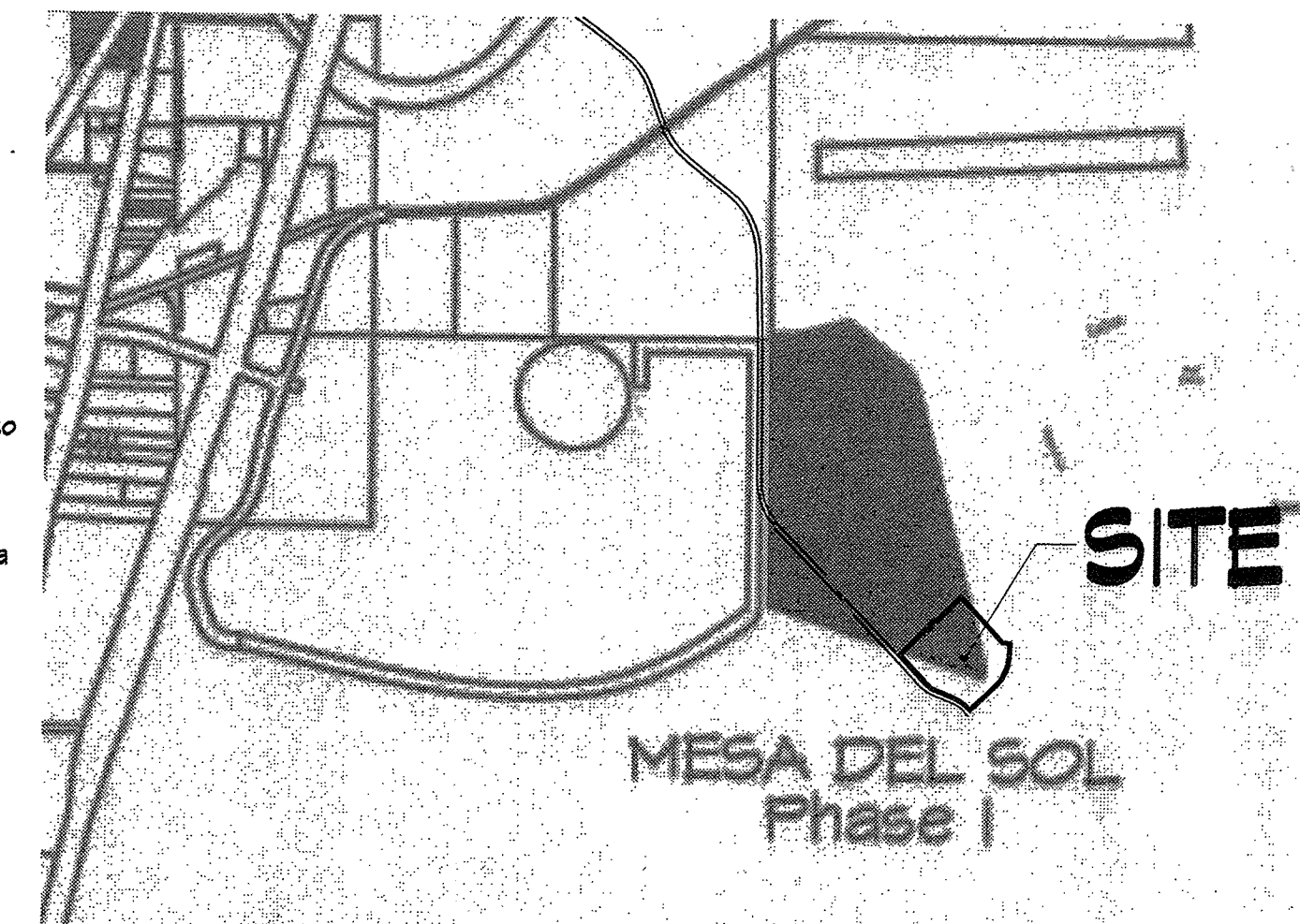
- PLEASE REFER TO SHEET 02 FOR ENLARGED PLANS OF TYPICAL AREAS OF THE SITE.
- WATER HARVESTING METHODS OR OTHER SUSTAINABLE METHODS THAT UTILIZE STORM WATER RUNOFF SHALL BE INCORPORATED INTO THE SITE PLAN.
- SOLAR PANELS FOR PURPOSING OF WATER HEATING OR COOLING, SPACE HEATING OR COOLING, OR POWER GENERATION ARE PERMITTED AND ENCOURAGED.
- SITE PLAN SHALL COMPLY WITH THE DESIGN STANDARDS CONTAINED IN THE MESA DEL SOL LEVEL A MASTER PLAN AND ITS TECHNICAL APPENDIX.
- 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 #5, 14 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=1,532,119.520, Y=1,455,484.511, bears N87°55'44"E a distance of 1550.71 feet; thence, S43°31'36"E a distance of 682.74 feet; thence, S56°42'55"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 275.44 feet to a point of curvature; thence, 406.34 feet along the arc of a curve to the right, having a radius of 544.54 feet and a chord bearing S24°39'43"W a distance of 347.03 feet to a point of tangency; thence, S46°02'24"W a distance of 448.24 feet to the most southerly corner of the tract herein described; thence, N43°31'36"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 27.9121 acres, more or less.



VICINITY MAP

1" = 200'-0"

BUILDING AREA SUMMARY AND PARKING CALCULATIONS

USE	FLOOR AREA	GOA PARKING RATIO	PARKING REQUIRED
BUILDING COMPLEX 1			
STAGE 1	18000	1/2000 SF	9
STAGE 2	15000	1/2000 SF	7
GROUND FLOOR OFFICE	11803	1/200 SF	60
SECOND FLOOR OFFICE	11803	1/300 SF	40
STAGE TOILET FACILITIES	540	NONE	
TOTAL	60514		116
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 1	24900	1/2000 SF	13
STAGE 2	24900	1/2000 SF	13
GROUND FLOOR OFFICE	13402	1/200 SF	66
SECOND FLOOR OFFICE	13402	1/300 SF	45
STAGE TOILET FACILITIES	1046	NONE	
TOTAL	76660		134
BUILDING COMPLEX 4 - NOT USED			
BUILDING COMPLEX 5			
STAGE 1	18000	1/2000 SF	9
STAGE 2	18000	1/2000 SF	9
TOTAL	36000		18
BUILDING COMPLEX 6			
STAGE 1	24900	1/2000 SF	13
STAGE 2	24900	1/2000 SF	13
GROUND FLOOR OFFICE	13402	1/200 SF	66
SECOND FLOOR OFFICE	13402	1/300 SF	45
TOTAL	76660		134
MIXED USE A			
GROUND FLOOR RETAIL & OFFICE	19,800	1/200 SF	49
SECOND FLOOR OFFICE	23,400	1/300 SF	80
THIRD FLOOR OFFICE	23,400	1/300 SF	77
FOURTH FLOOR BUNGALOWS	1,600	2/100 (TWO UNITS)	4
TOTAL	74,500		260
MIXED USE B			
GROUND FLOOR RETAIL	9,570	1/200 SF	19
GROUND FLOOR OFFICE	8,800	1/200 SF	44
GROUND FLOOR THEATER	9,504	1/4 SEATS (200 TOTAL)	0
GROUND FLOOR MACHINE ROOM	14,552	NONE	50
SECOND FLOOR OFFICE	21,656	1/300 SF	100
THIRD FLOOR OFFICE	21,648	1/300 SF	91
FOURTH FLOOR OFFICE	4,530	1/300 SF	15
UTILITY BUILDING	1,165	NONE	0
TOTAL	101,822		326
SITE TOTAL	503,060		1000

PARKING REDUCTIONS
25% FOR MIXED USE (EXCLUDING RETAIL: 1000-T1423 9230-25-231)
50% REDUCTION FOR RETAIL FOR ON-SITE DEMAND (T1423-5-34)

TOTAL PARKING REQUIRED WITH REDUCTIONS

TOTAL PARKING PROVIDED ON-SITE

+ 1/2 ON-STREET PARKING ALONG UNIVERSITY BLVD. & CONNECTOR RD. A

TOTAL PARKING PROVIDED

TOTAL HANDICAP PARKING REQUIRED PER ZONE CODE

TOTAL HANDICAP PARKING PROVIDED

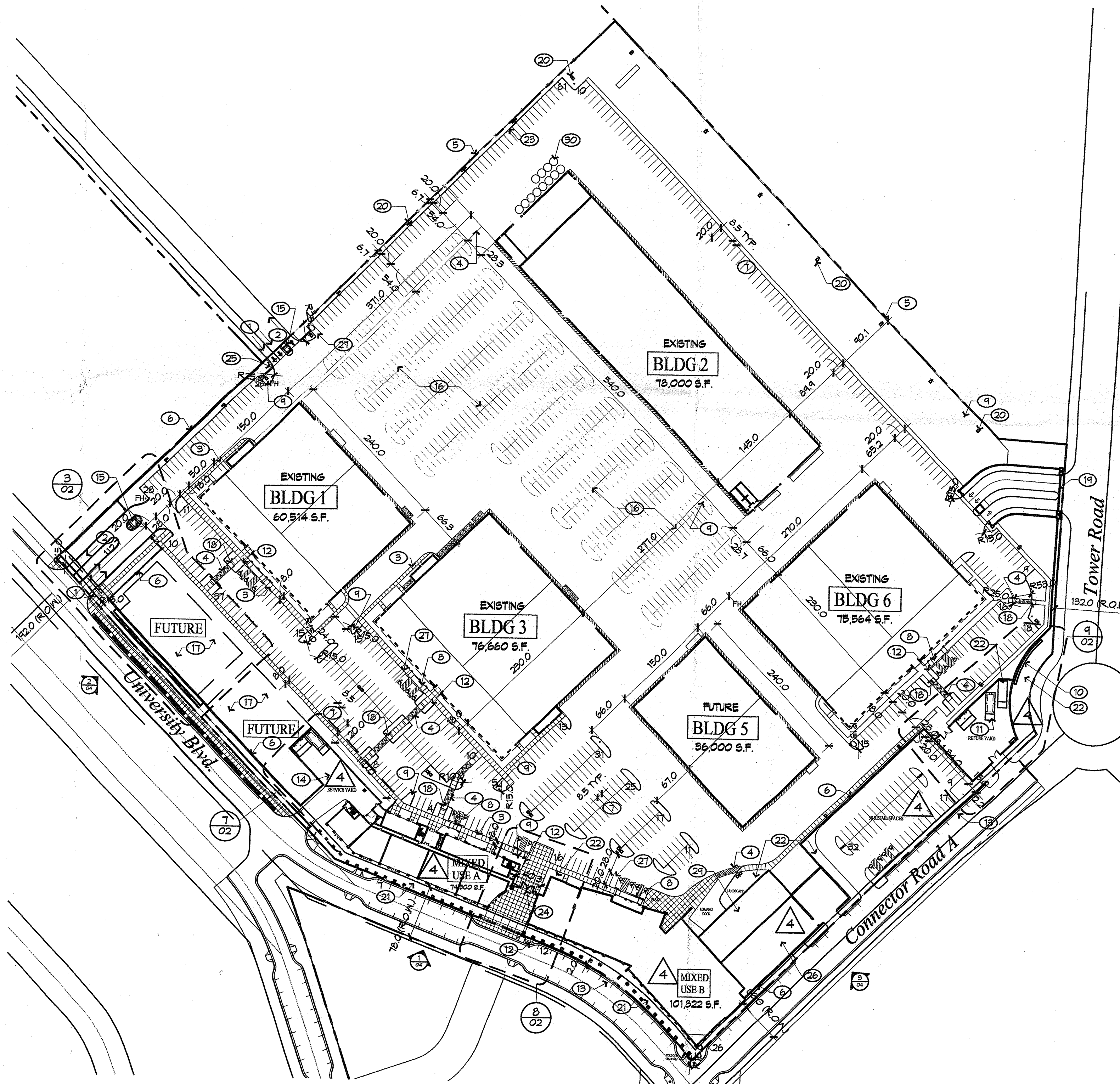
BICYCLE PARKING PROVIDED

BICYCLE PARKING PROVIDED

MOTORCYCLE PARKING PROVIDED

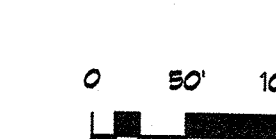
MOTORCYCLE PARKING PROVIDED

ADDITIONAL PARKING PROVIDED IN FLEX AREAS (KEYNOTE #16)



SITE DEVELOPMENT PLAN

1" = 100'-0"



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 # 07AA-10084 Project # 1009818

Revised linear building

elevations, Relocated parking

area along Connector Road A.

APPROVED BY: [Signature] DATE: 7/7/07

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	06/06/06	EPC Conditions
2	07/18/06	Administrative Amendment
3	04/15/06	Metal Building Facade Rev.
4	06/06/07	AA-Linear Buildings Rev.

DRAWN BY

REVIEWED BY

DATE 6/6/07

PROJECT NO.

DRAWING NAME

SITE DEVELOPMENT PLAN

SHEET NO.