

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

September 9, 2008

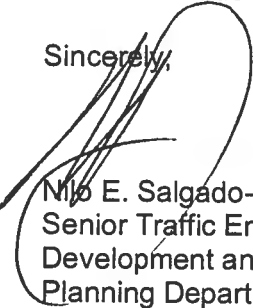
Christopher R. Gunning, Registered Architect
7601 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
Albuquerque Studios Bldg 5, [R-16 / DA3002]
5650 University Blvd SE
Architect's Stamp Dated 09/08/08

Dear Mr. Gunning:

The TCL / Letter of Certification submitted on September 8, 2008 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,


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

c: Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

R-16/DA3002

PROJECT TITLE: ALBUQUERQUE STUDIOS / BUILDING 5 ZONE MAP/DRG. FILE # 216-217
 DRB#: 06DRB-00799 EPC#: 06EPC-00416 WORK ORDER#: _____

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

ENGINEERING FIRM: BOTHAM & HUSTON
 ADDRESS: 7800 JEFFERSON NE
 CITY, STATE: ALBU NM

CONTACT: JEFF MULDER
 PHONE: 823-1000
 ZIP CODE: 87109

OWNER: PACIFICA MESA STUDIOS LLC
 ADDRESS: 9336 W WASHINGTON BLVD.
 CITY, STATE: CULVER CITY, CA

CONTACT: JASON HARTON
 PHONE: 227-2006
 ZIP CODE: 90232

ARCHITECT: DEKKER PERKH SABATINI
 ADDRESS: 7601 JEFFERSON NE SUITE 100
 CITY, STATE: ALBU NM

CONTACT: KEVIN KRECHUR
 PHONE: 761-9700
 ZIP CODE: 87109

SURVEYOR: - SAME AS ENGINEER -
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: /
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: JAMES CORP.
 ADDRESS: 2906 BROADWAY NE
 CITY, STATE: ALBU NM

CONTACT: GORDON BIRCH
 PHONE: 345-8591
 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) _____

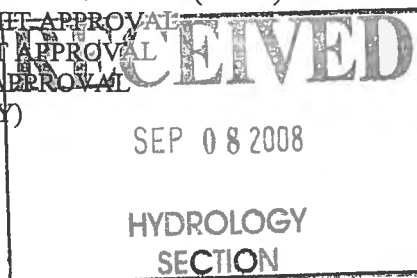
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: KEVIN KRECHUR DATE: 9/8/08

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.



September 8, 2008

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 5
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 January 30, 2008 Administrative Amendment, with the exception of the items listed below that shall be constructed and completed in a later phase. As requested a copy of the approved DRB site plan (final sign off dated August 16, 2006) has been included. Since the location of Building 5 had changed in a previous AA submittal, the area that shall be certified has been marked on the latest January 2008 AA. This request encompasses Building 5 only. Dekker/Perich/Sabatini visited the project site on July 30, 2008 in order to verify what has been constructed in accordance with the attached site plan. The following item is not complete:

1. Mixed Use Buildings 'A' and 'B' have not been constructed. Due to lack of construction funds these 2 buildings shall not be built at this present time. It is unknown when this phase of the project shall be constructed; this will not effect traffic circulation throughout the site or available parking to meet the demand of the current use.

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 5. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

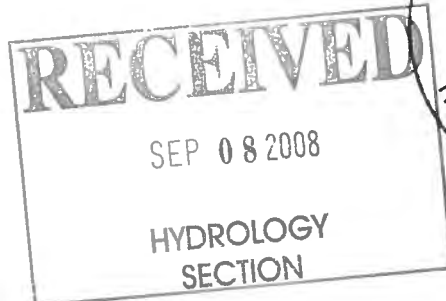
If you have any questions, please feel free to contact Kevin Kofchur or me at 761-9700, thank you.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Christopher R. Gunning AIA
Principal

Cc: File



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

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 CLOTHES 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 WHEN TOWER ROAD IS CONSTRUCTED.
20. TYPICAL LIGHT POLE; RE: 2/SHEET 02.
21. COVERED PEDESTRIAN ARCADE.
22. LANDSCAPE AREA.
23. 8" CONCRETE CURB TYPICAL.
24. SECURED PEDESTRIAN ACCESS POINT.
25. SECURITY WALL @ GATE.
26. HATCHED AREA INDICATES RAMPED PARKING FOR FLEX BUILDING WITH CONCRETE WHEEL STOPS TYP.
27. MOTORCYCLE PARKING SPACE. EACH SPACE SHALL BE DESIGNATED WITH ITS OWN POSTED UPRIGHT FREESTANDING OR WALL MOUNTED SIGN.
28. PEDESTRIAN CROSSWALK; SHALL DIFFERENTIATE FROM ROADWAY PAVING BY PATTERN AND COLOR.
29. ASPHALT PAVING.
30. WATER STORAGE TANKS FOR FIRE SUPPRESSION SYSTEM. TANKS ARE SURROUNDED BY FENCE AND STEEL BOLLARDS.

GENERAL NOTES

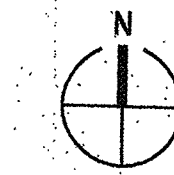
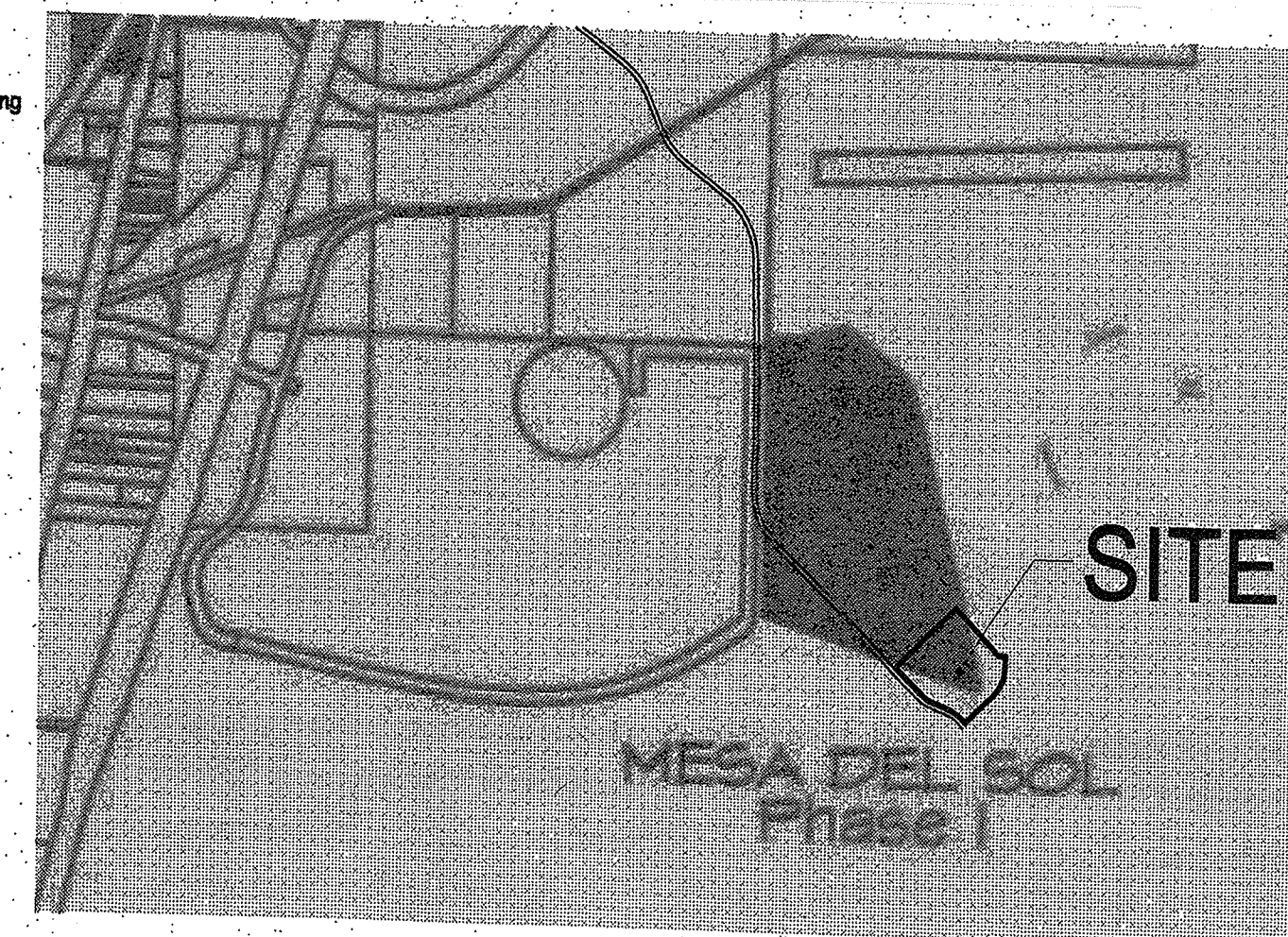
- A. PLEASE REFER TO SHEET 02 FOR ENLARGED PLANS OF TYPICAL AREAS OF THE SITE.
- B. WATER HARVESTING METHODS OR OTHER SUSTAINABLE METHODS THAT UTILIZE STORM WATER RUNOFF SHALL BE INCORPORATED INTO THE SITE PLAN.
- C. SOLAR PANELS FOR PURPOSING OF WATER HEATING OR COOLING, SPACE HEATING OR COOLING, OR 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°57'36"E a distance of 682.79 feet; thence, S68°42'08"E a distance of 273.44 feet to a point of curvature; thence, S03°17'02"W a distance of 273.44 feet to the most easterly corner of the tract herein described; thence, 406.39 feet along the arc of a curve to the right, having a radius of 544.59 feet and a chord bearing S24°38'43"W a distance of 397.03 feet to a point of tangency; thence, S48°02'24"W a distance of 488.29 feet to the most southerly corner of the tract herein described; thence, N43°57'36"W a distance of 67.00 feet to a point of curvature; thence, N48°09'00"E a distance of 330.00 feet and a chord bearing N56°27'36"W a distance of 198.53 feet to a point of tangency; thence, N43°57'36"W a distance of 602.05 feet to the most westerly corner of the tract herein described; thence, N48°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

1" = 200'-0"

BUILDING AREA SUMMARY AND PARKING CALCULATIONS

USE	FLOOR AREA	CoA PARKING RATIO	PARKING REQUIRED
BUILDING COMPLEX 1			
STAGE 1	18000		
STAGE 2	18000	1/2000 SF	9
GROUND FLOOR OFFICE	11983	1/2000 SF	9
SECOND FLOOR OFFICE	11983	1/2000 SF	60
STAGE TOILET FACILITIES	506	1/300 SF	40
TOTAL	69514	NONE	118
BUILDING COMPLEX 2			
SUPPORT SPACE A	35000	NONE	0
SUPPORT SPACE B	35000	NONE	0
CENTRAL PLANT	8000	NONE	0
TOTAL	78000	NONE	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	1058	1/300 SF	139
TOTAL	76660	NONE	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	1/2000 SF	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
STAGE TOILET FACILITIES	1058	1/300 SF	139
TOTAL	76660	NONE	139
MIXED USE A			
STAGE 4			
GROUND FLOOR RETAIL	3,570	1/2000 SF	18
GROUND FLOOR OFFICE	3,800	1/2000 SF	44
GROUND FLOOR THEATER	14,500	1/4 SEATS (200 TOTAL)	60
GROUND FLOOR MACHINE ROOM	29,856	NONE	0
SECOND FLOOR OFFICE	29,445	1/2000 SF	100
THIRD FLOOR OFFICE	1,165	1/2000 SF	59
FOURTH FLOOR OFFICE	1,165	1/2000 SF	15
UTILITY BUILDING	7,165	NONE	0
TOTAL	101,822	NONE	326
MIXED USE B			
STAGE 5			
FLEX BUILDING	40,000	1/2000 SF	200
GROUND FLOOR OFFICE	40,000	1/2000 SF	134
TOTAL	80,000	1/2000 SF	334
SITE TOTAL	508,560		1074

PARKING REDUCTIONS
 25% FOR MIXED USE (EXCLUDING RETAIL: 1074-18-1058 1058x0.25=264)
 50% REDUCTION FOR RETAIL FOR ON-SITE DEMAND (18x0.5=9)
TOTAL PARKING REQUIRED WITH REDUCTIONS 264
TOTAL PARKING PROVIDED ON-SITE 632
 + 112 ON-STREET PARKING ALONG UNIVERSITY BLVD. & CONNECTOR RD. A
TOTAL PARKING PROVIDED 744
TOTAL HANDICAP PARKING REQUIRED PER ZONE CODE 501-800 16
TOTAL HANDICAP PARKING PROVIDED 16
BICYCLE PARKING REQUIRED 1629 VEHICLE SPACES 33
BICYCLE PARKING PROVIDED 33
MOTORCYCLE PARKING REQUIRED 501-750 7
MOTORCYCLE PARKING PROVIDED 7
ADDITIONAL PARKING PROVIDED IN FLEX AREAS (KEYNOTE #16) 468

PREVIOUS FILE NO: **06EPC-00466**
06DRB-00799

PROJECT NUMBER: **1004818**

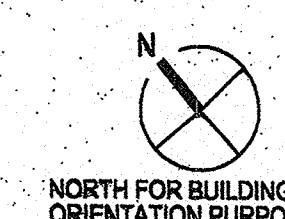
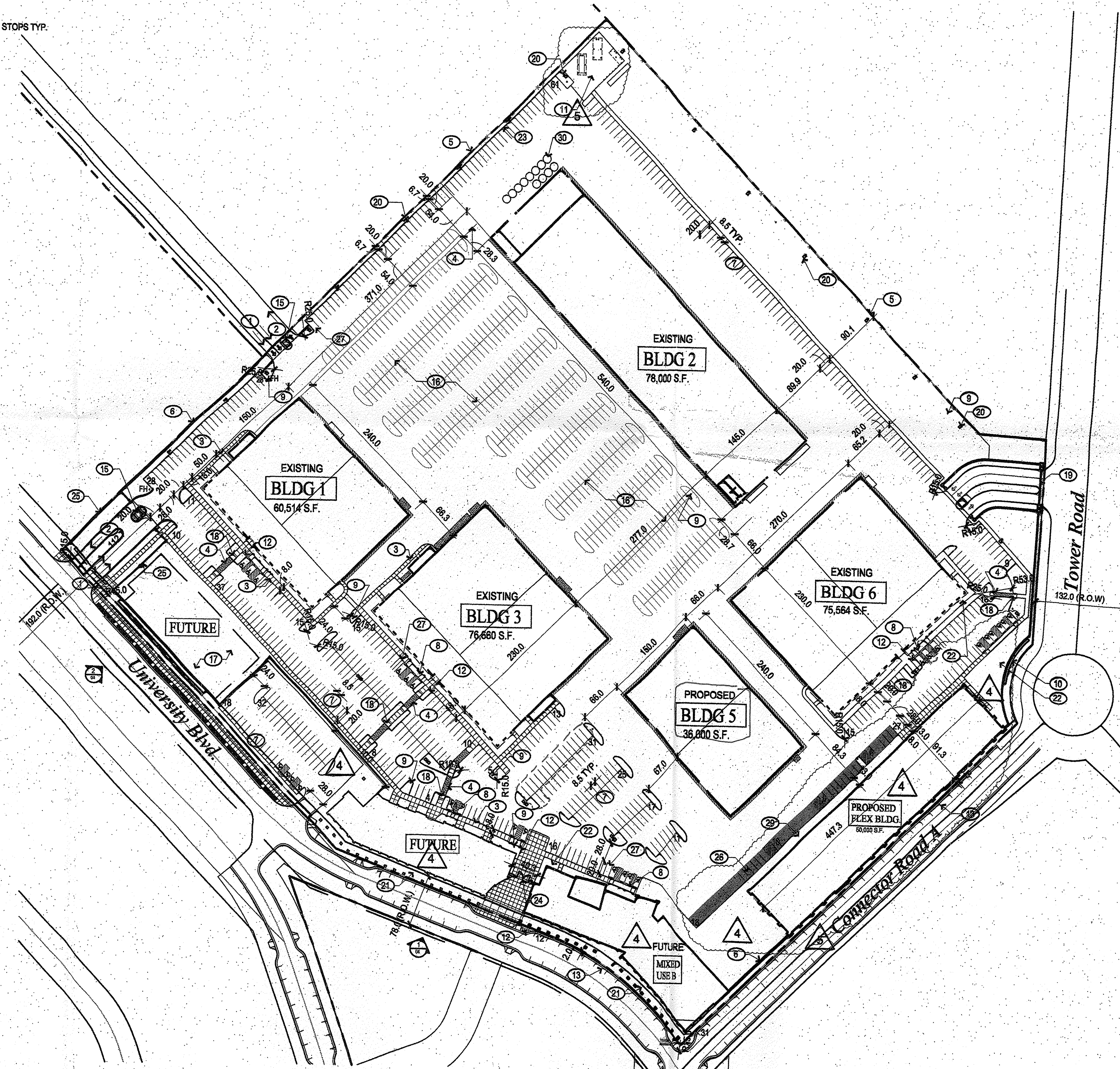
SITE DATA

ZONE ATLAS MAP NUMBER: Q-16 & Q-17

PRESENT ZONING: PLANNED COMMUNITY

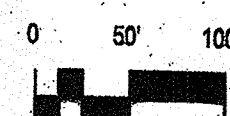
RECEIVED
 SEP 08 2008
 HYDROLOGY
 SECTION

ADMINISTRATIVE AMENDMENT
 File # **00AA 1004818** Project # **1004818**
 New FLEX bldg; perimeter
 bldg. phasing; altered Bldg. 5.
 APPROVED BY *[Signature]* DATE **30 Jan '08**



SITE DEVELOPMENT PLAN

1" = 100'-0"



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		
08/08/06	EPC Conditions	
07/18/06	Administrative Amendment	
09/16/06	Metal Building Facade Rev.	
08/06/07	AA-Linear Buildings Rev.	
12/27/07	AA-Flex Building Building 5	

DRAWN BY
 REVIEWED BY
 DATE **12/21/07**
 PROJECT NO.
 DRAWING NAME

SITE DEVELOPMENT
 PLAN

SHEET NO.

01
 OF