

CITY OF ALBUQUERQUE



June 13, 2008

Christopher Gunning, R.A.
Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109

Re: Albuquerque Studio's Bldg 5, 5650 University Blvd SE,
Temporary Certificate of Occupancy (R16-DA3002)
Certification dated 6-12-08

Dear Mr. Gunning,

Based upon the information provided in your submittal received 6-12-08, the above referenced certification is approved for release of 30-day temporary Certificate of Occupancy by Transportation Development.

P.O. Box 1293

If you have any questions, you can contact me at 924-3991.

Albuquerque

New Mexico 87103

www.cabq.gov

C: CO Clerk
File

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

DRAINAGE) TRANSPORTATION INFORMATION SET

(Rev. 12/05)

R-16/DA3002

PROJECT TITLE: ALBUQUERQUE STUDIOS BLDG. 5. ZONE MAP/DRG. FILE # G-16-017
 DRB#: 061723-00799 EPC#: 06EPL-00466 WORK ORDER#: _____

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

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

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

ARCHITECT: DAVID / PRAHA / SEBASTIANI CONTACT: KEVIN KREMER
 ADDRESS: 7600 JEFFERSON NE SUITE 100 PHONE: 761-9708
 CITY, STATE: ALBUQUERQUE, NM 8 ZIP CODE: 87105

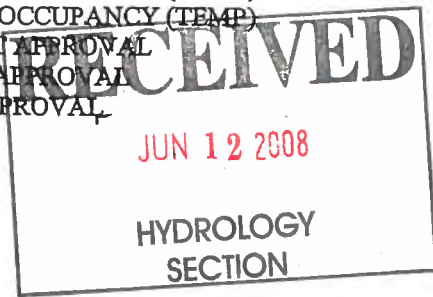
PLEASE CALL, IF APPROVED / aues 1025

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

CONTRACTOR: JAMES 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 KREMER DATE: JUNE 12, 2008

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.

June 11, 2008

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 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. This request encompasses Building 5 only. Dekker/Perich/Sabatini visited the project site on June 11, 2008 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:

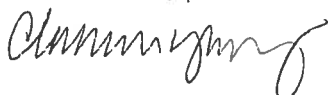
1. Mixed Use Buildings 'A' and 'B' have not been constructed. Due to lack of construction funds these 3 buildings shall not be built at this present time. Because of this fact, the parking area which lines the Mixed Used Buildings on the studios side and several rows of parking to the west of building 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. Paving along the south side of Building 5 has not been installed due to the construction of the 'Flex' Building located to the south. Paving through this area shall be installed and completed during the construction of the Flex Building. The temporary dirt along the south elevation does not impede the function of Building 5 in anyway; access to all doors is allowable on all sides.

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 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 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

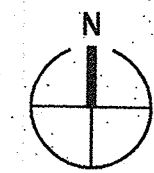
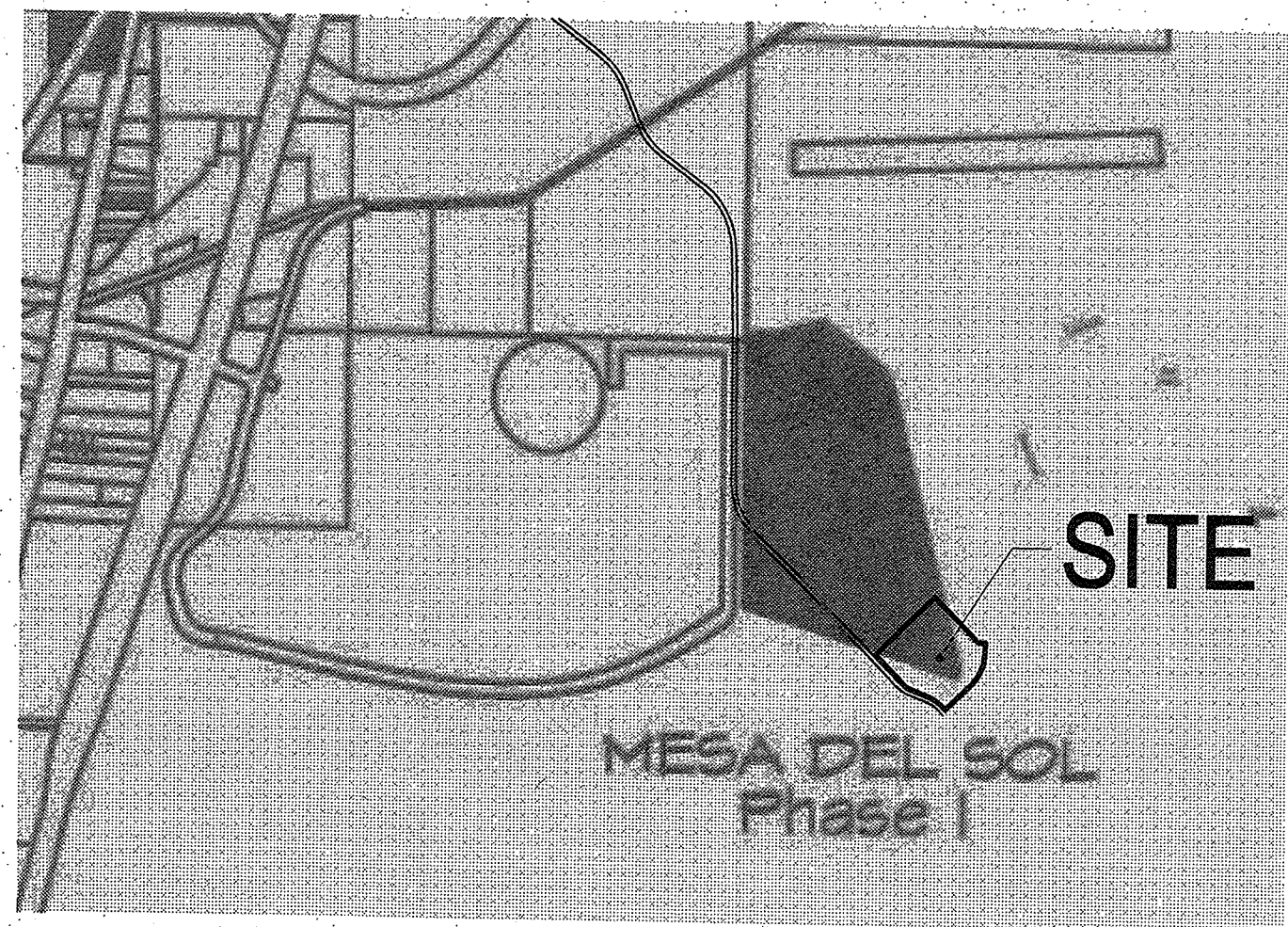
- A. PLEASE REFER TO SHEET 02 FOR ENLARGED PLANS OF TYPICAL AREAS OF THE SITE.
- B. WATER HARVESTING METHODS OR OTHER SUSTAINABLE METHODS THAT UTILIZE STORM WATER RUNOFF SHALL BE INCORPORATED INTO THE SITE PLAN.
- C. SOLAR PANELS FOR PURPOSING OF WATER HEATING OR COOLING, SPACE HEATING OR COOLING, OR 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, S03°17'02"W a distance of 273.44 feet to the most easterly corner of the tract herein described; thence, S08°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, 406.39 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

1" = 200'-0"

BUILDING AREA SUMMARY AND PARKING CALCULATIONS

USE	FLOOR AREA	CoA PARKING RATIO	PARKING REQUIRED
BUILDING COMPLEX 1			
STAGE 1	18000	1/2000 SF	9
STAGE 2	18000	1/2000 SF	9
GROUND FLOOR OFFICE	11983	1/2000 SF	60
SECOND FLOOR OFFICE	11983	1/2000 SF	40
STAGE TOILET FACILITIES	548	NONE	
TOTAL	52514		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	1098	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 4	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	75564		139
MIXED USE A			
4 MIXED USE B			
GROUND FLOOR RETAIL	3,570	1/2000 SF	18
GROUND FLOOR OFFICE	8,800	1/2000 SF	44
GROUND FLOOR THEATER	3,304	1/4 SEATS (200 TOTAL)	50
GROUND FLOOR MACHINE ROOM	14,850	NONE	0
SECOND FLOOR OFFICE	29,858	1/2000 SF	100
THIRD FLOOR OFFICE	29,445	1/2000 SF	99
FOURTH FLOOR OFFICE	4,330	1/2000 SF	15
UTILITY BUILDING	7,165	NONE	0
TOTAL	101,822		326
MIXED USE B			
5 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: 1074-18-1056-1056-25-264)
50% REDUCTION FOR RETAIL FOR ON-SITE DEMAND (1800-5-9)
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)

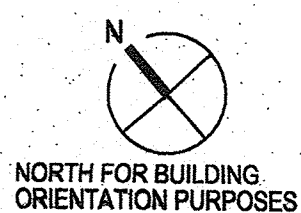
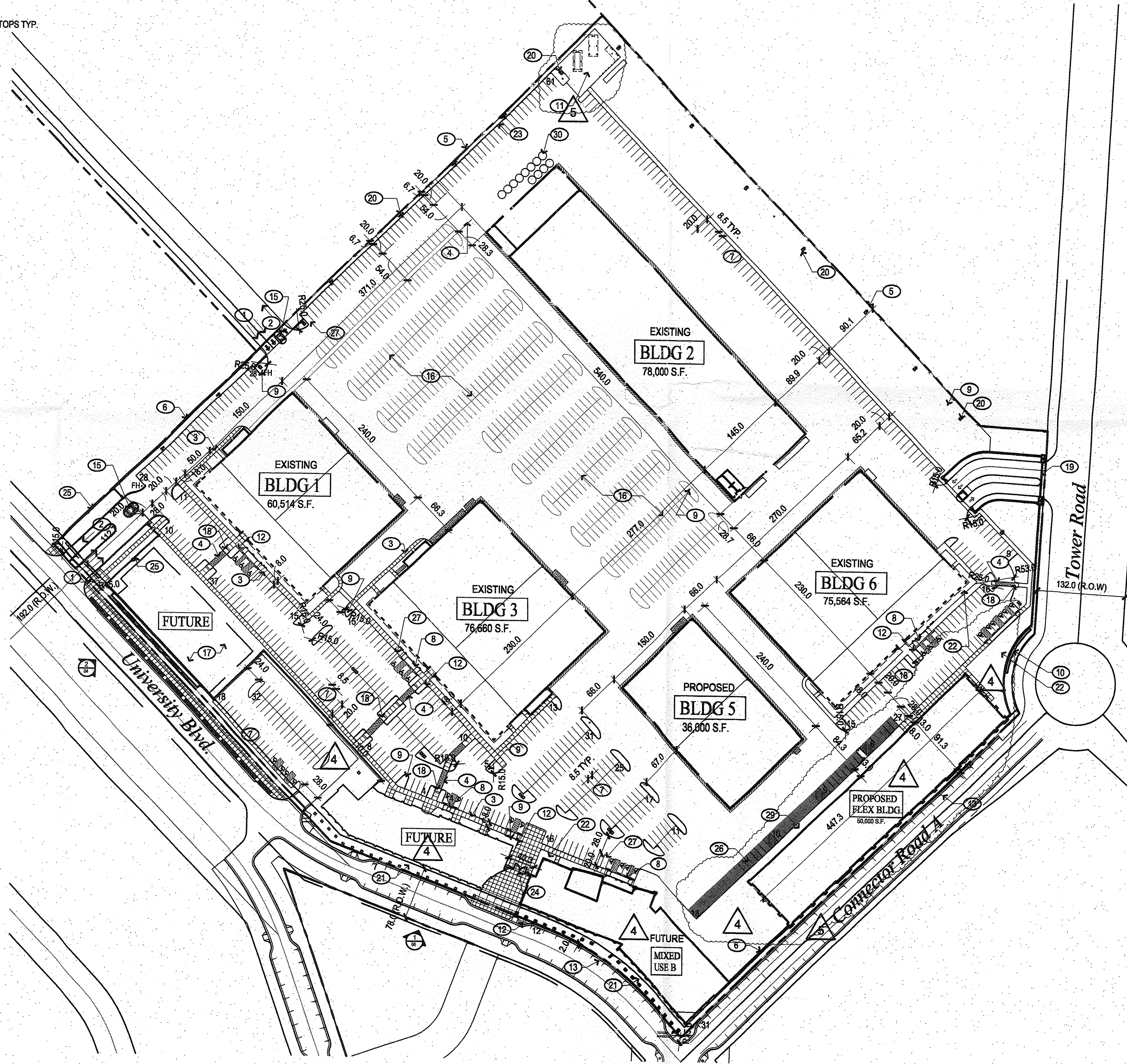
PREVIOUS FILE NO: **06EPC-00466**
06DRB-00799

PROJECT NUMBER: **1004818**

SITE DATA

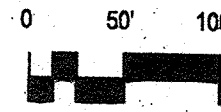
ZONE ATLAS MAP NUMBER: Q-16 & Q-17
PRESENT ZONING: PLANNED COMMUNITY

ADMINISTRATIVE AMENDMENT	
File # 06A-1017 Project # 1004818	
New FLEX bldg; perimeter	
bldg. phasing; altered Bldg. 5.	
APPROVED BY	DATE
<i>David L. B...</i>	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

1	06/06/06	EPC Conditions
2	07/18/06	Administrative Amendment
3	08/15/06	Metal Building Facade Rev.
4	08/05/07	AA-Linear Buildings Rev.
5	12/27/07	AA-Flex Building Building 5

DRAWN BY

REVIEWED BY

DATE

PROJECT NO.

DRAWING NAME

SITE DEVELOPMENT
PLAN

RECEIVED

JUN 12 2008

HYDROLOGY

SHEET NO.