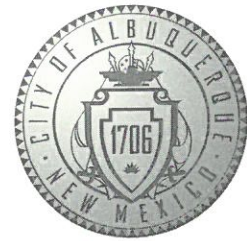


CITY OF ALBUQUERQUE



August 17, 2018

Kent Beierle, R.A.
EDI
142 Truman St. NE, Suite A1
Albuquerque, NM 87108

**Re: The Cage
4100 Central Ave SE
Request for Certificate of Occupancy
Transportation Development Final Inspection**
Engineer's/Architect's Stamp dated 4-24-17 (K17D114)
Certification dated 08-08-18

Dear Mr. Beierele

Based upon the information provided in your submittal received 8-17-18, 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.

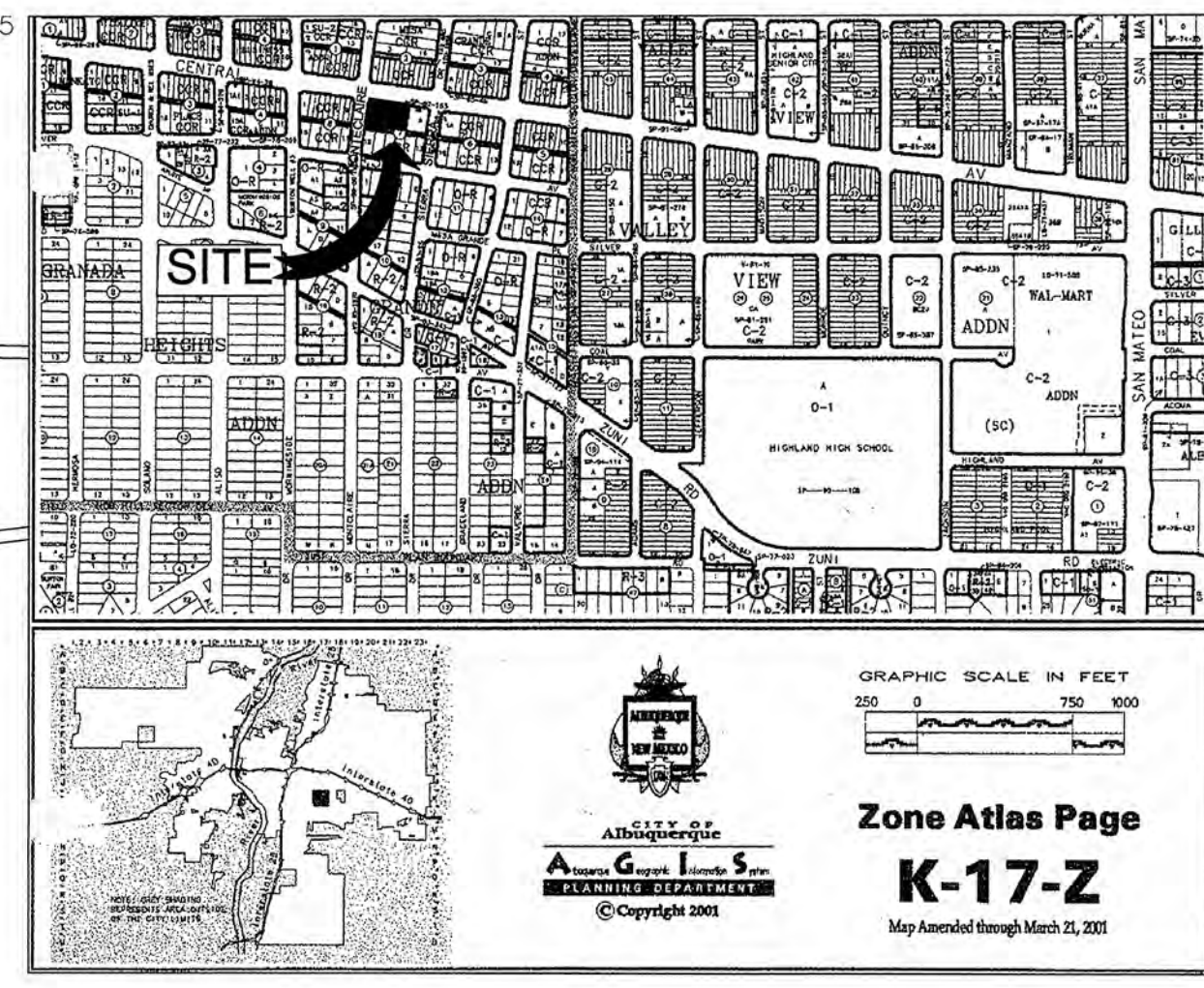
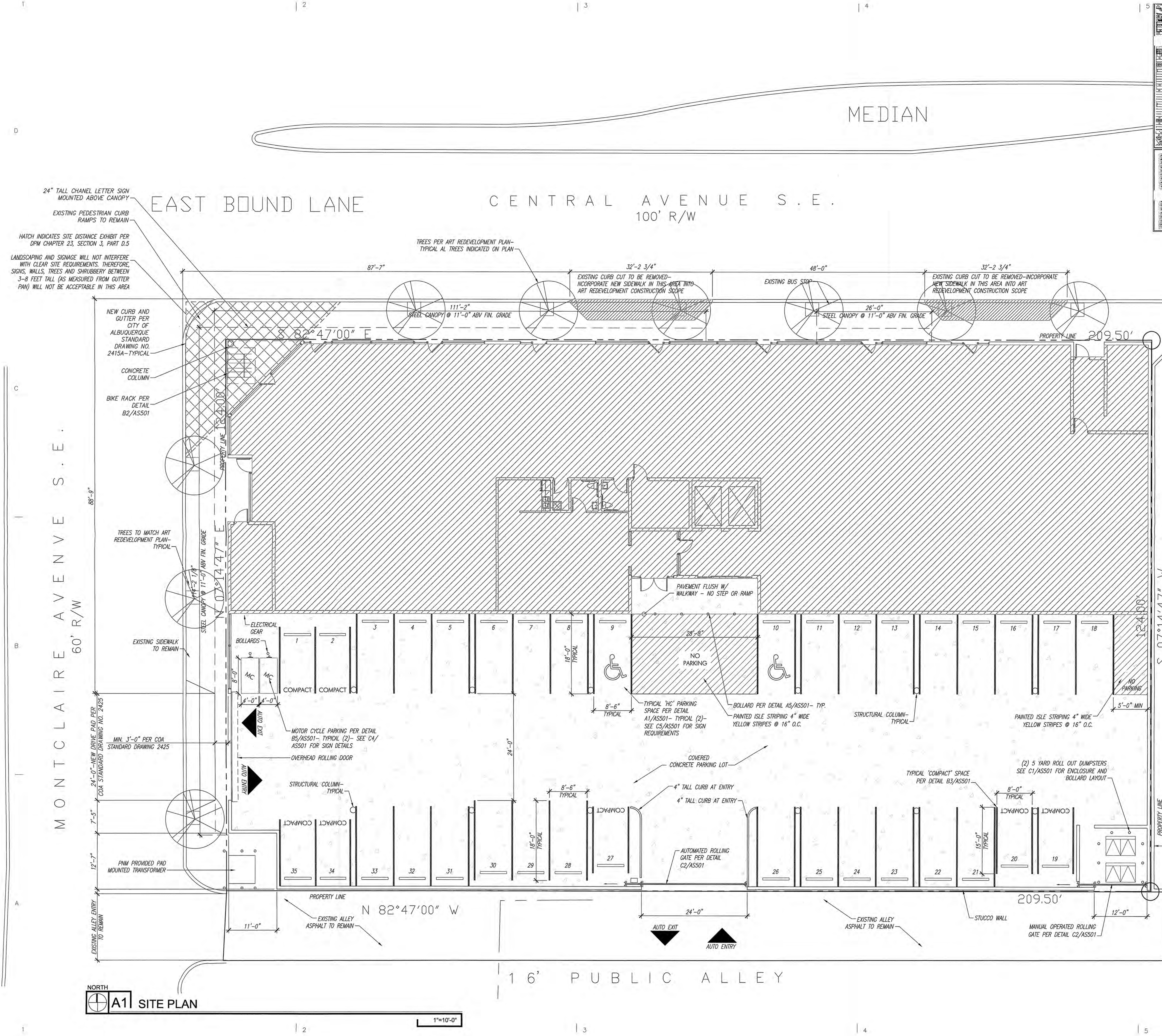
If you have any questions, please contact Ernie Gomez at (505) 924-3981 or me at (505)924-3991.

Sincerely,

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

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



PROPERTY INFORMATION

LEGAL DESCRIPTION: LOTS NUMBERED ONE (1) THROUGH EIGHT (8), INCLUSIVE, IN BLOCK NUMBERED SEVEN (7), OF MESA GRANDE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 18, 1931 IN PLAT BOOK C2, FOLIO 27.

ADDRESS: 4100 CENTRAL AVE. SE, ALBUQUERQUE, NM 87108

ZONING CLASSIFICATION: SU-2, WAREHOUSE, CR-1 PER SECTOR CODE*

PARKING CALCULATIONS

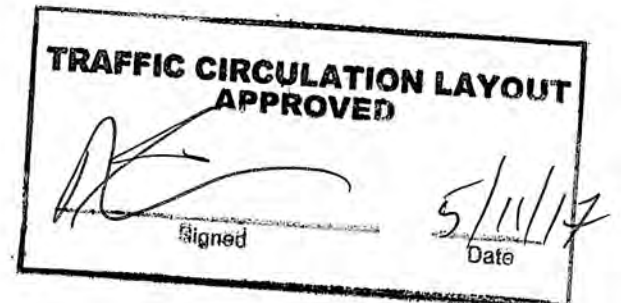
PARKING REQUIREMENTS	PARKING REQUIREMENTS
WAREHOUSE- 1 PER 2,000 SF./66,246	33 SPACES
OFFICE- 1 PER 200 SF./ 1121	6 SPACES
10% REDUCTION FOR PROXIMITY TO BUS STOP:	-4 SPACES
TOTAL OFF STREET PARKING SPACES (INCLUDES 10% PARKING):	35 REQUIRED, 35 PROVIDED
NUMBER OF COMPACT SPACES ALLOWED BY ZONING 33% OF TOTAL SPACES:	12 ALLOWED, 7 PROVIDED
TOTAL NUMBER OF HC PARKING SPACES (INCLUDING VAN SPACES):	2 REQUIRED, 2 PROVIDED
TOTAL NUMBER OF HC VAN SPACES (1 SPACE PER <101 SPACES):	1 REQUIRED, 1 PROVIDED
TOTAL NUMBER OF MOTORCYCLE SPACES:	2 REQUIRED, 2 PROVIDED
TOTAL NUMBER OF BIKE SPACES:	2 REQUIRED, 7 PROVIDED

GLAZING CALCULATIONS

PER NOB HILL SECTOR PLAN COR-2:	
A. NORTH FACADE:	
- FIRST FLOOR: 60% REQUIRED 1862SF.X60%=1117 SF.	PROVIDED: 1124 SF.
- 2ND-4TH FLOOR: 40% REQUIRED 1862SF.X40%=745 SF.	PROVIDED: 766 SF.
B. WESTERN FACADE:	
- FIRST FLOOR: 60% REQUIRED 1234SF.X60%=740 SF.	PROVIDED: 743 SF.
- 2ND-4TH FLOOR: 40% REQUIRED 1110SF.X40%=444 SF.	PROVIDED: 444 SF.

GENERAL NOTES

- ALL SIDE WALK REPLACEMENT AND REPAIR TO MEET COA STANDARD DRAWING 2430
- ALL CURB AND GUTTER NEW AND REPLACEMENT TO MEET COA STANDARD 2415A
- PARKING SPACES TO MEET DPM CHAPTER 23-FIG. 23.7.1 STANDARD - SEE DETAIL B3/ AS-501
- COMPACT PARKING SPACE TO MEET DPM CHAPTER 23-FIG. 23.7.1-SEE DETAIL B3/ AS-501
- PROVIDE MIN. 1% SLOPE IN ALL PARKING AREAS PER ALBUQUERQUE PDM
- COMPACT SPACES TO BE INDICATED PER DETAIL B3/AS501
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB AND GUTTER PER COA DETAILS LISTED ABOVE



ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

edi
regenerating architecture

142 truman st. ne
albuquerque, nm 87108
ph 505.242.2851
fx 505.242.2852
www.edi-arch.com

THE CAGE
4100 CENTRAL AVE SE
ALBUQUERQUE, NEW MEXICO 87108

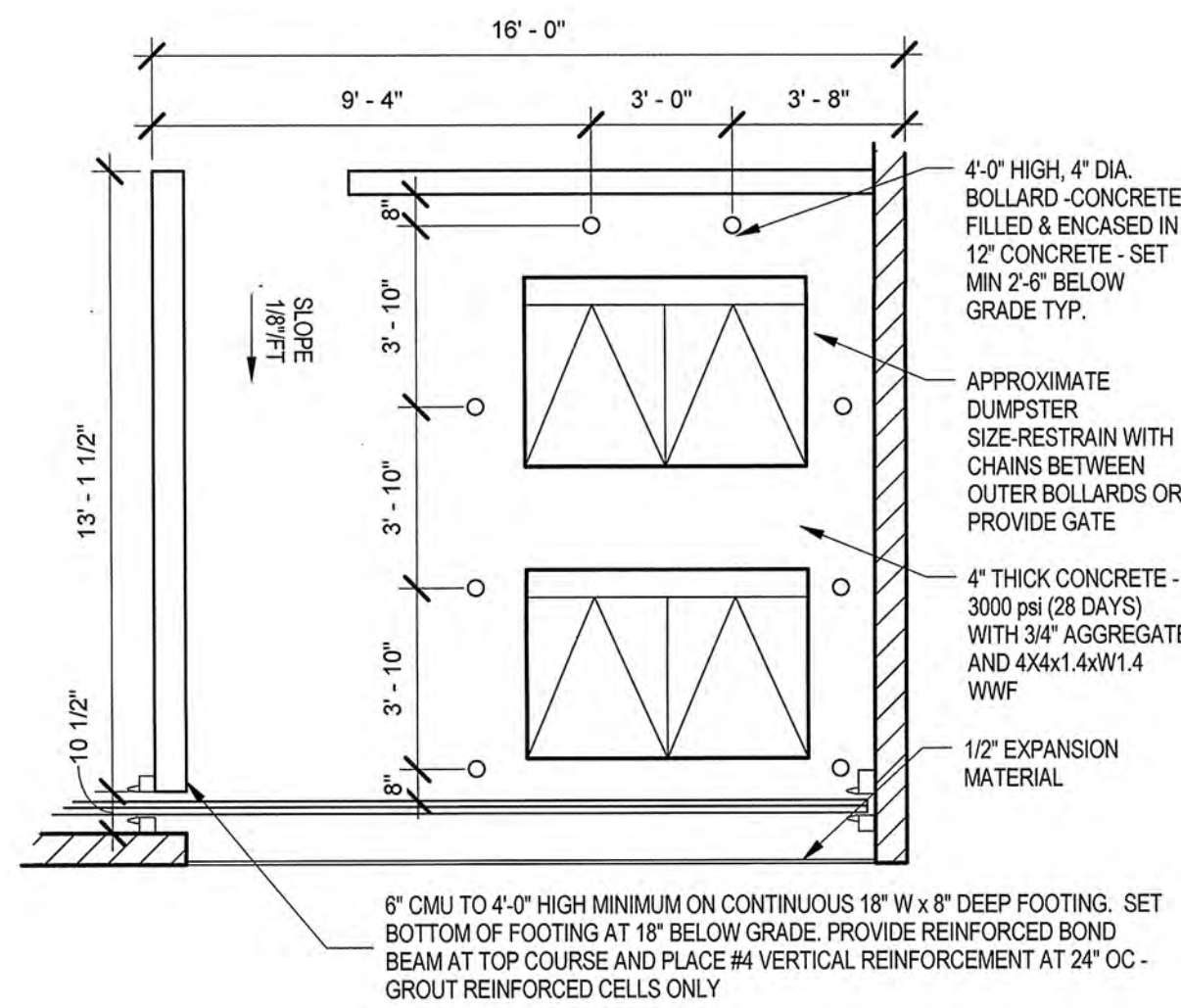
ISSUE:
TCL
DRAWINGS

DRAWN BY: EDI
CHECKED BY: EDI
DATE: 04/25/2017

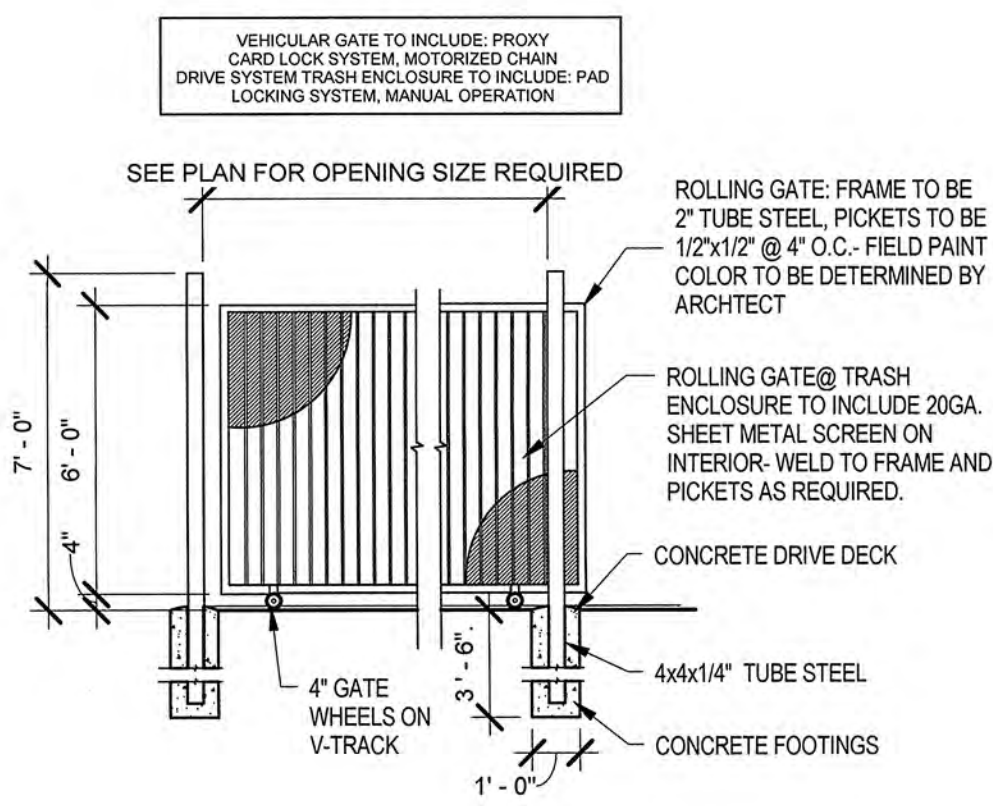
REVISIONS

TRAFFIC CONTROL LAYOUT

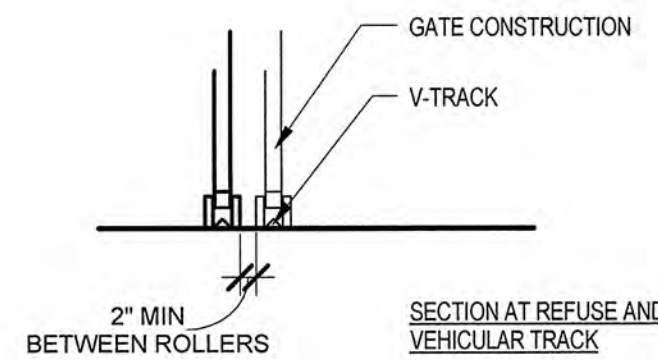
17005
AS001



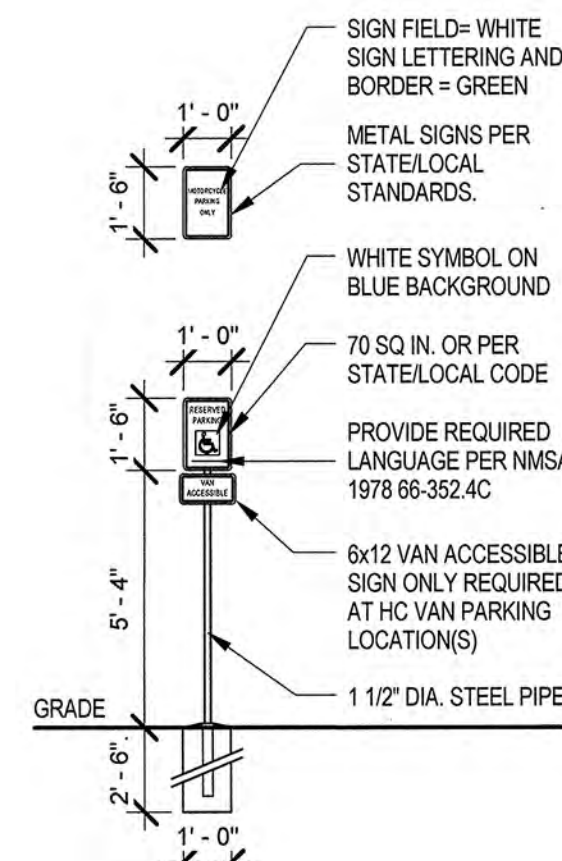
C1 TRASH ENCLOSURE DETAIL
1/4" = 1'-0"



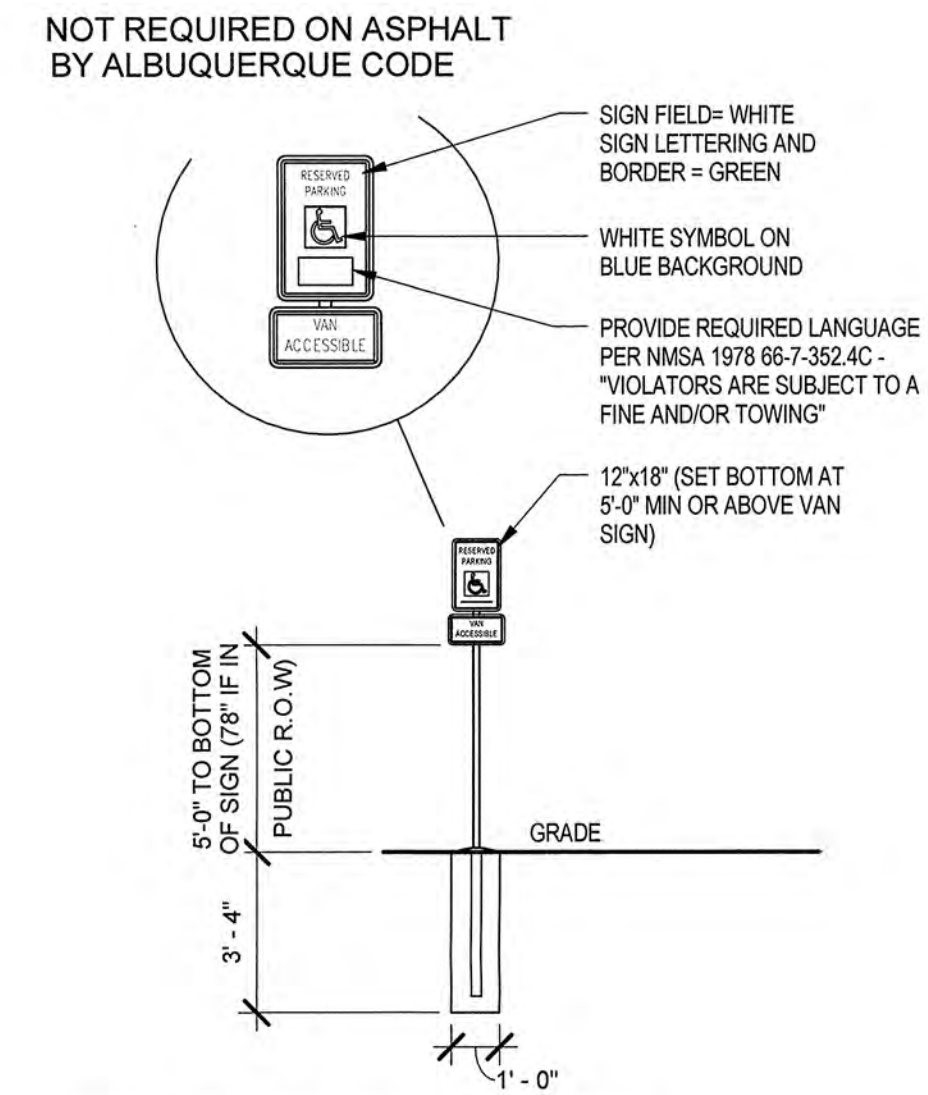
C2 ROLLING GATE DETAIL
1/4" = 1'-0"



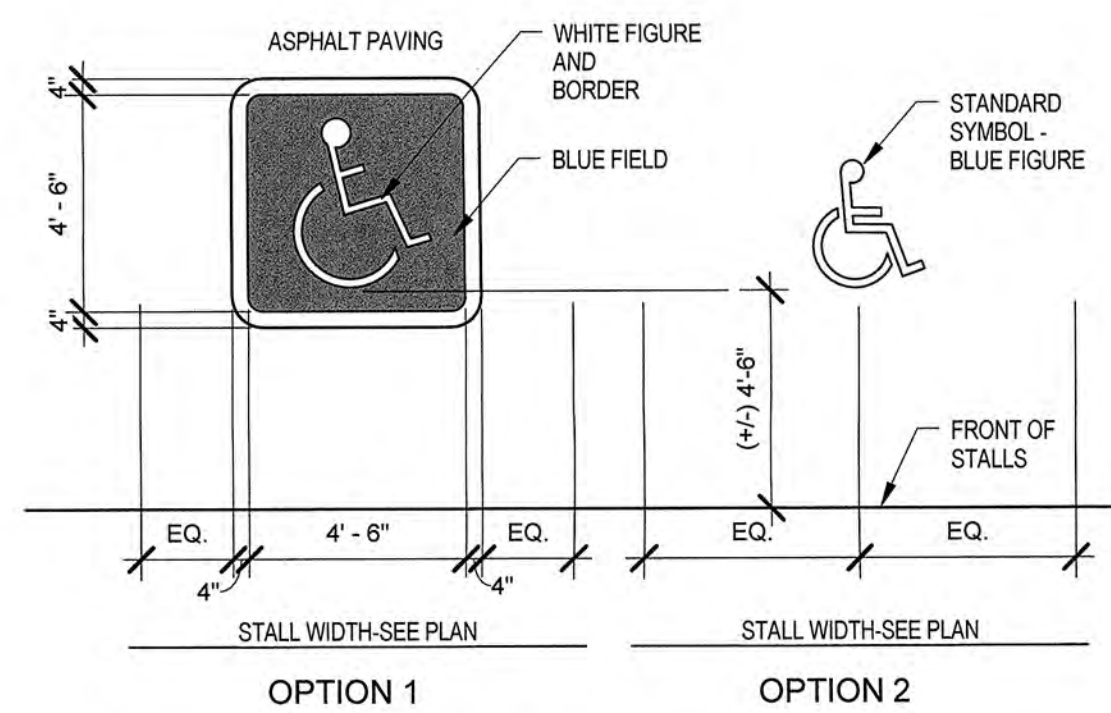
C3 GATE ROLLER DETAIL
1/2" = 1'-0"



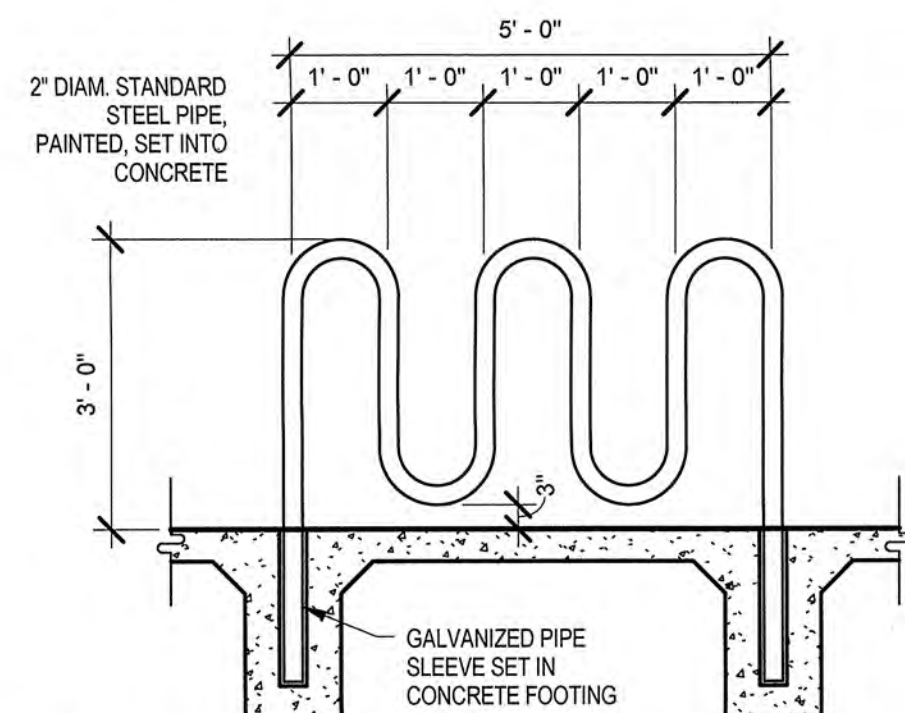
C4 MOTORCYCLE/ ADA SIGNAGE DETAIL
1/4" = 1'-0"



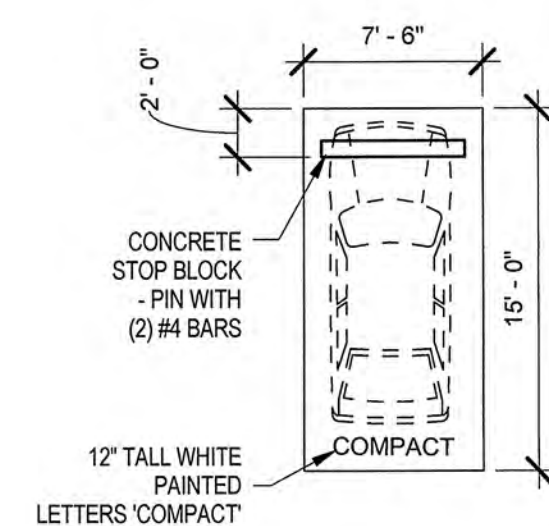
C5 VAN ACCESSIBLE SIGNAGE DETAIL
1/4" = 1'-0"



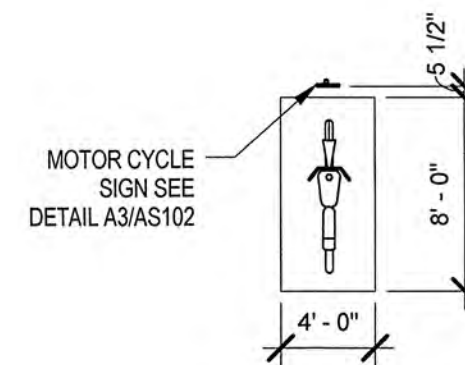
B1 ACCESSIBILITY SYMBOL DETAIL
1/4" = 1'-0"



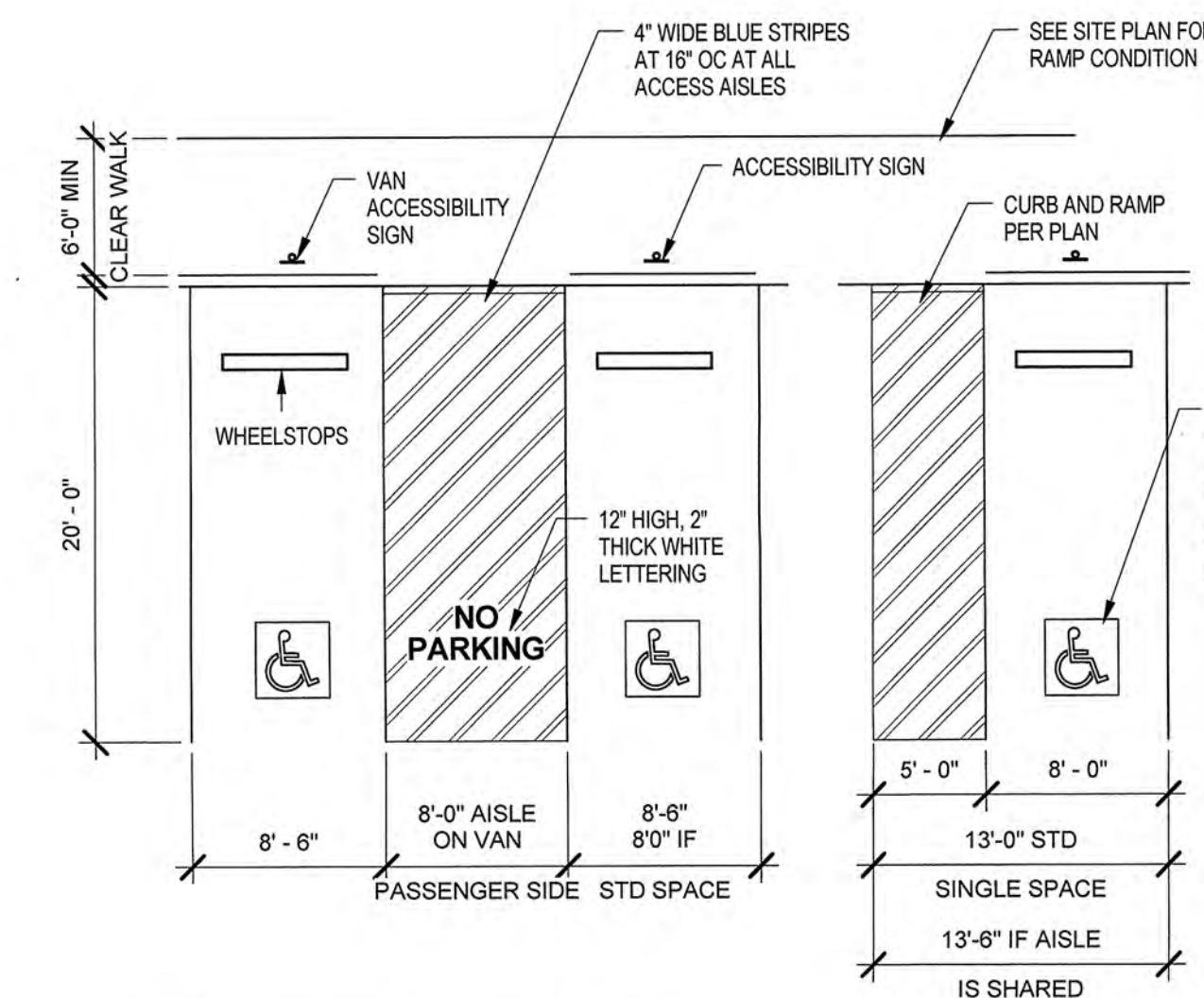
B2 BIKE RACK DETAIL
1/2" = 1'-0"



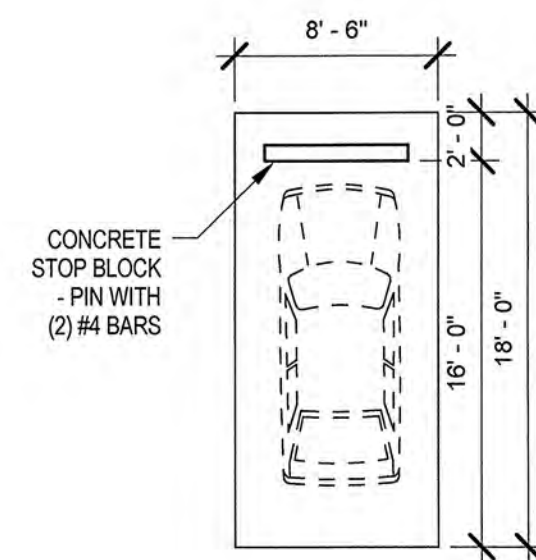
B3 TYPICAL COMPACT PARKING DETAIL
1/8" = 1'-0"



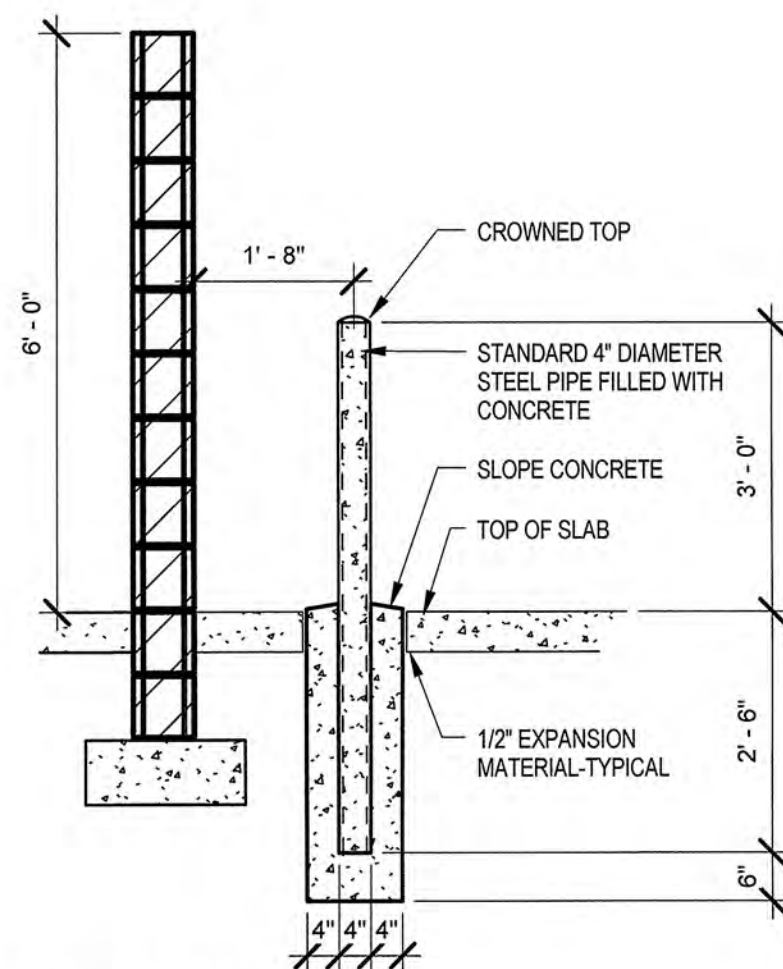
B5 TYPICAL MOTORCYCLE PARKING DETAIL
1/8" = 1'-0"



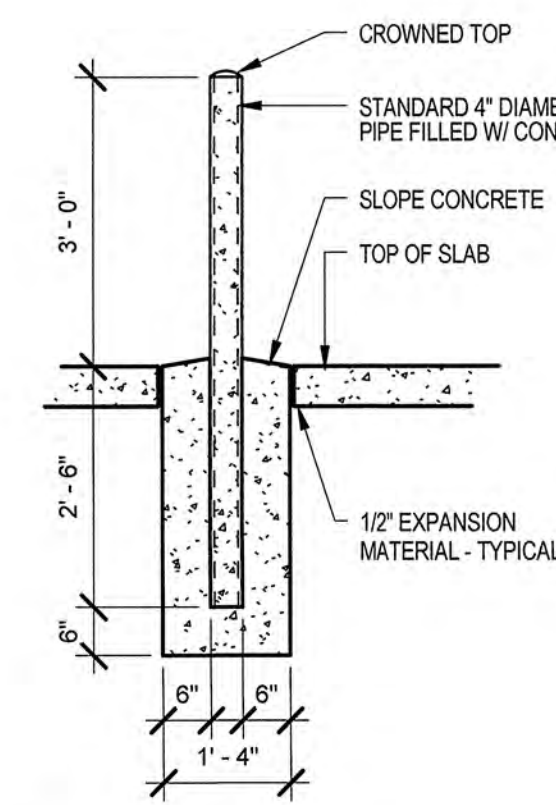
A1 TYPICAL ACCESSIBLE PARKING DETAIL
1/8" = 1'-0"



A3 TYPICAL PARKING DETAIL
1/8" = 1'-0"



A4 CMU TO BOLLARD DETAIL
1/2" = 1'-0"



A5 BOLLARD DETAIL
1/2" = 1'-0"



ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



TCL SUBMITTAL

DRAWN BY: EDI
CHECKED BY: EDI
DATE: 2017.04.25

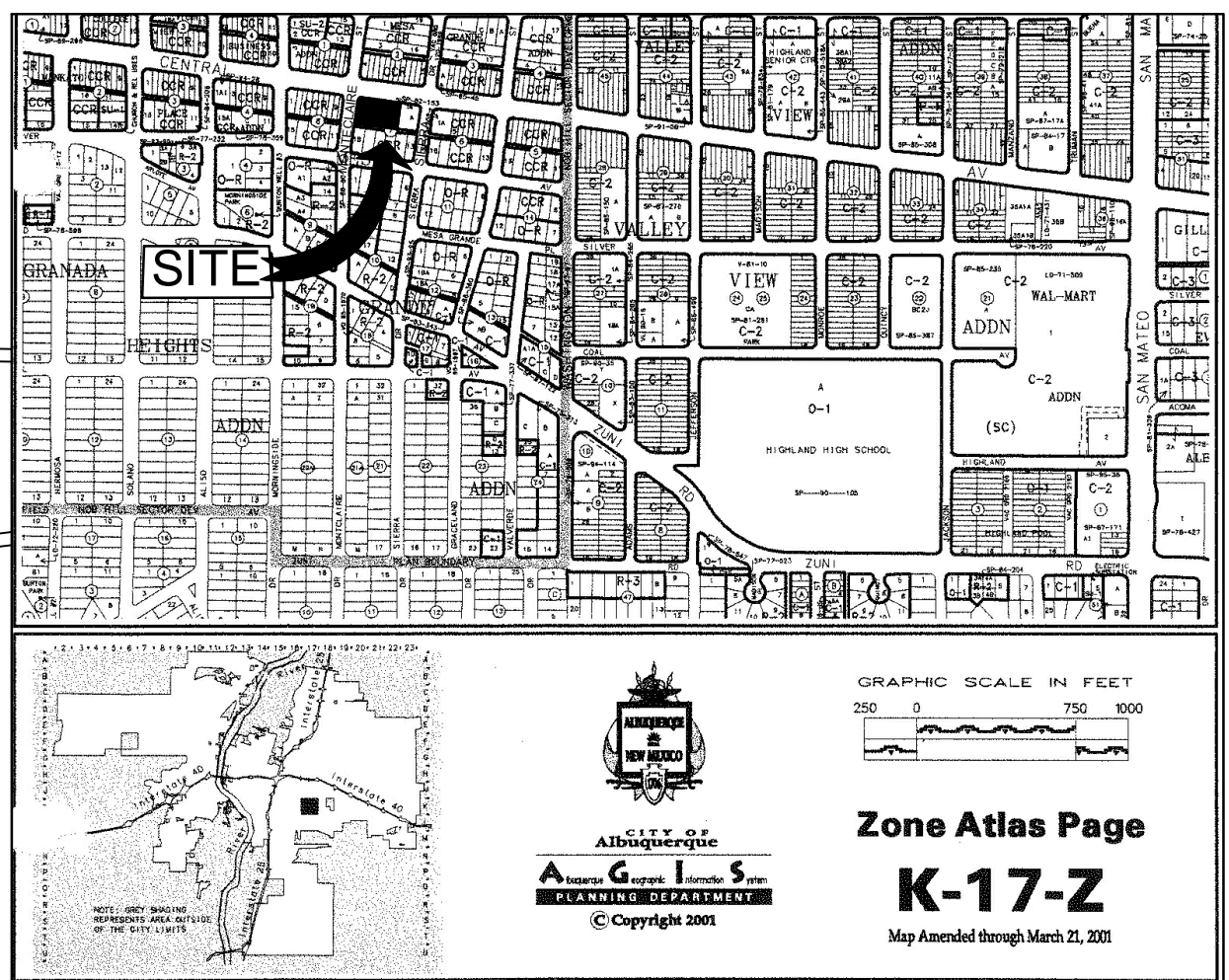
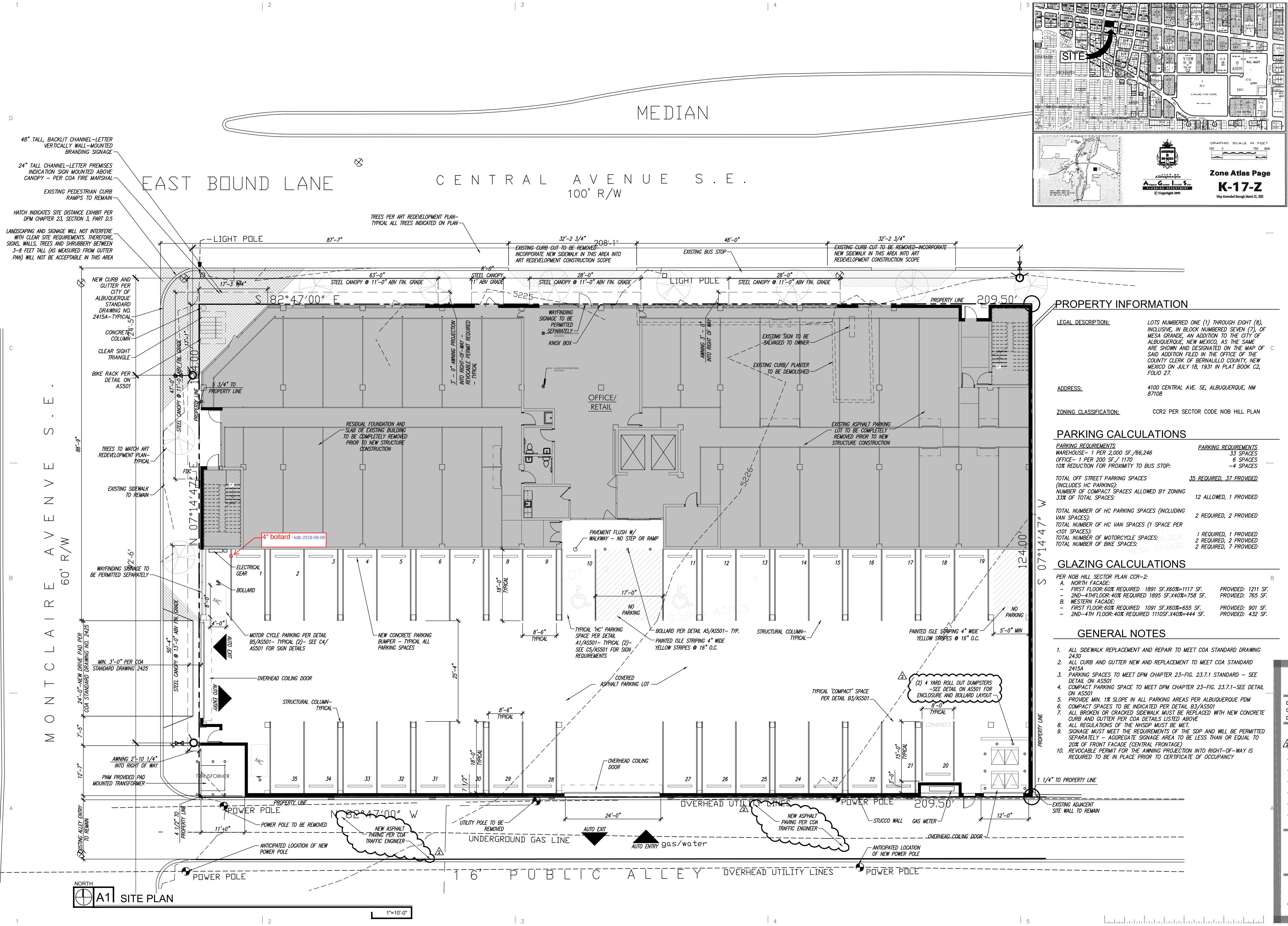
SITE DETAILS

17005
AS-501

142 Truman St. NE
Albuquerque, NM 87108
ph 505.242.2851
www.edi-arch.com

THE CAGE
PULSE VENTURES LLC
4100 CENTRAL AVE SE
ALBUQUERQUE, NM 87108

edi
albuquerque architecture
regenerating architecture



PROPERTY INFORMATION

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ADDRESS: 4100 CENTRAL AVE. SE, ALBUQUERQUE, NM 87108

ZONING CLASSIFICATION: CCR2 PER SECTOR CODE NOB HILL PLAN

PARKING CALCULATIONS

PARKING REQUIREMENTS	PARKING REQUIREMENTS
WAREHOUSE- 1 PER 2,000 SF./66,246	33 SPACES
OFFICE- 1 PER 200 SF./ 1170	6 SPACES
10% REDUCTION FOR PROXIMITY TO BUS STOP:	-4 SPACES
TOTAL OFF STREET PARKING SPACES (INCLUDES HC PARKING):	35 REQUIRED, 37 PROVIDED
NUMBER OF COMPACT SPACES ALLOWED BY ZONING 33% OF TOTAL SPACES:	12 ALLOWED, 1 PROVIDED
TOTAL NUMBER OF HC PARKING SPACES (INCLUDING VAN SPACES):	2 REQUIRED, 2 PROVIDED
TOTAL NUMBER OF HC VAN SPACES (1 SPACE PER <101 SPACES):	
TOTAL NUMBER OF MOTORCYCLE SPACES:	1 REQUIRED, 1 PROVIDED
TOTAL NUMBER OF BIKE SPACES:	2 REQUIRED, 2 PROVIDED

GLAZING CALCULATIONS

PER NOB HILL SECTOR PLAN CCR-2:		
A. NORTH FACADE:		
- FIRST FLOOR: 60% REQUIRED 1891 SF.X60%=1117 SF.	PROVIDED: 1211 SF.	
- 2ND-4TH FLOOR: 40% REQUIRED 1895 SF.X40%=758 SF.	PROVIDED: 765 SF.	
B. WESTERN FACADE:		
- FIRST FLOOR: 60% REQUIRED 1091 SF.X60%=655 SF.	PROVIDED: 901 SF.	
- 2ND-4TH FLOOR: 40% REQUIRED 1110SF.X40%=444 SF.	PROVIDED: 432 SF.	

GENERAL NOTES

- ALL SIDEWALK REPLACEMENT AND REPAIR TO MEET COA STANDARD DRAWING 2430
- ALL CURB AND GUTTER NEW AND REPLACEMENT TO MEET COA STANDARD 2415A
- PARKING SPACES TO MEET DPM CHAPTER 23-FIG. 23.7.1 STANDARD - SEE DETAIL ON ASS01
- COMPACT PARKING SPACE TO MEET DPM CHAPTER 23-FIG. 23.7.1-SEE DETAIL ON ASS01
- PROVIDE MIN. 1% SLOPE IN ALL PARKING AREAS PER ALBUQUERQUE PDM
- COMPACT SPACES TO BE INDICATED PER DETAIL B3/ASS01
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW CONCRETE CURB AND GUTTER PER COA DETAILS LISTED ABOVE
- ALL REGULATIONS OF THE NPSDP MUST BE MET.
- SIGNAGE MUST MEET THE REQUIREMENTS OF THE SDP AND WILL BE PERMITTED SEPARATELY - AGGREGATE SIGNAGE AREA TO BE LESS THAN OR EQUAL TO 20% OF FRONT FACADE (CENTRAL FRONTAGE)
- REVOCABLE PERMIT FOR THE AWNING PROJECTION INTO RIGHT-OF-WAY IS REQUIRED TO BE IN PLACE PRIOR TO CERTIFICATE OF OCCUPANCY

ISSUE:
SUPPLEMENTAL
INFORMATION

DRAWN BY: KMM
CHECKED BY: KDB
DATE: 2018.07.11

REVISIONS

REVISION #2 09/21/2017

TRAFFIC
CONTROL
LAYOUT

17005
AS001

August 8, 2018

Transportation Development
Planning Department
Development & Review Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102

RE: Traffic Certification for Certificate of Occupancy for The Cage BP-2017-26749

To whom it may concern,

I Kent Beierle, NMRA of the firm EDI, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 4.25.2017 (approved 5.11.2017, Revision 1: 7-14-2017, Revision 2: 9-21-2017). The Record Information edited onto the original design document has been obtained by Rob Ridenour of the firm Klinger Constructors, LLC. I further certify that I have personally visited the project site on August 7, 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 believe. This certification is submitted in support of a request for Certificate of Occupancy.

The Record Information present heron is not necessarily complete and intend only to very 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.

Certified by:

kent beierle ■

j. stace mcgee ■

delcie dobrovolny ■



2018.08.08

Date

■ 142 Truman St. NE
Albuquerque, NM 87108
Tel 505.242.2851

■ 917 E Prospect Rd, Unit B
Fort Collins, CO 80525
Tel 970.672.1155



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: THE CAGE Building Permit #: BP 2017-26749 Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOTS 1-8, BLOCK 7 MESA GRANDE ADDITION

City Address: 4100 CENTRAL AVE SE

Applicant: PULSE VENTURES LLC Contact: IKE HONG

Address: 5511 N. CUMBERLAND AVE ; CHICAGO, IL 60656

Phone#: 773.290.1570 Fax#: N/A E-mail: IKE@PVSCHICAGO.COM

Other Contact: EDI (ENVIRONMENTAL DYNAMICS, INC.) Contact: KENT BEIERLE

Address: 142 TRUMAN ST NE SUITE A1 ; ALBUQUERQUE, NM 87108

Phone#: 505.242.2851 Fax#: N/A E-mail: KENT@EDI-ARCH.COM

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
TEMPORARY (30 DAY)
- ☐ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ By: KENT BEIERLE, ARCHITECT

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____