

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 17, 2023

Robert Rayner, RA
R2 Architectural Design & Consulting
12024 Paisano Ct. NE
Albuquerque, NM 87112

Re: Luna Leaf Grow Facility
2017 Ridgecrest Dr. SE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 05-16-22 (L17-D003)
Certification dated 03-29-23

Dear Mr. Rayner,

Based upon the information provided in your submittal received 04-04-23, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

1. Please provide ADA sign. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
- Parking lot striping should be done only in white.

Once these corrections are complete, email pictures to malnajira@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services
Ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

IS THIS A RESUBMITTAL?: ____ Yes ____ No

DEPARTMENT:

____ HYDROLOGY/ DRAINAGE
____ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR

____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)

____ OTHER (SPECIFY) _____
____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY

____ 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:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



**R² architectural
design & consulting**

12024 Paisano Ct. NE
Albuquerque, NM 87112

505-321-3932

R2architectural.com

March 29, 2023

Project: 2017 Ridgecrest Dr. SE

TRAFFIC CERTIFICATION

I, Robert Rayner, Architect, of the firm R² Architectural Design & Consulting, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated 7/5/22. I further certify that I have personally visited the project site on 3/29/23 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 belief. This certification is submitted in support of a request for a final certificate of occupancy.

Exceptions:

- BIKE RACK IS EXISTING AND LOCATED ON THE NORTH SIDE OF BUILDING AS SHOWN.
- FUTRUE 6' CHAINLINK FENCE HAS BEEN DELETED AND WILL NOT BE CONSTRUCTED.
- ADDITION OF A CITY REQUIRED LOCKABLE GATE AT THE TRASH ENCLOSURE.

Deficiencies:

- None

The record information presented hereon is not necessarily complete and intended only to verify 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.

A handwritten signature in black ink, appearing to read 'Robert C. Rayner', is written over a horizontal line.

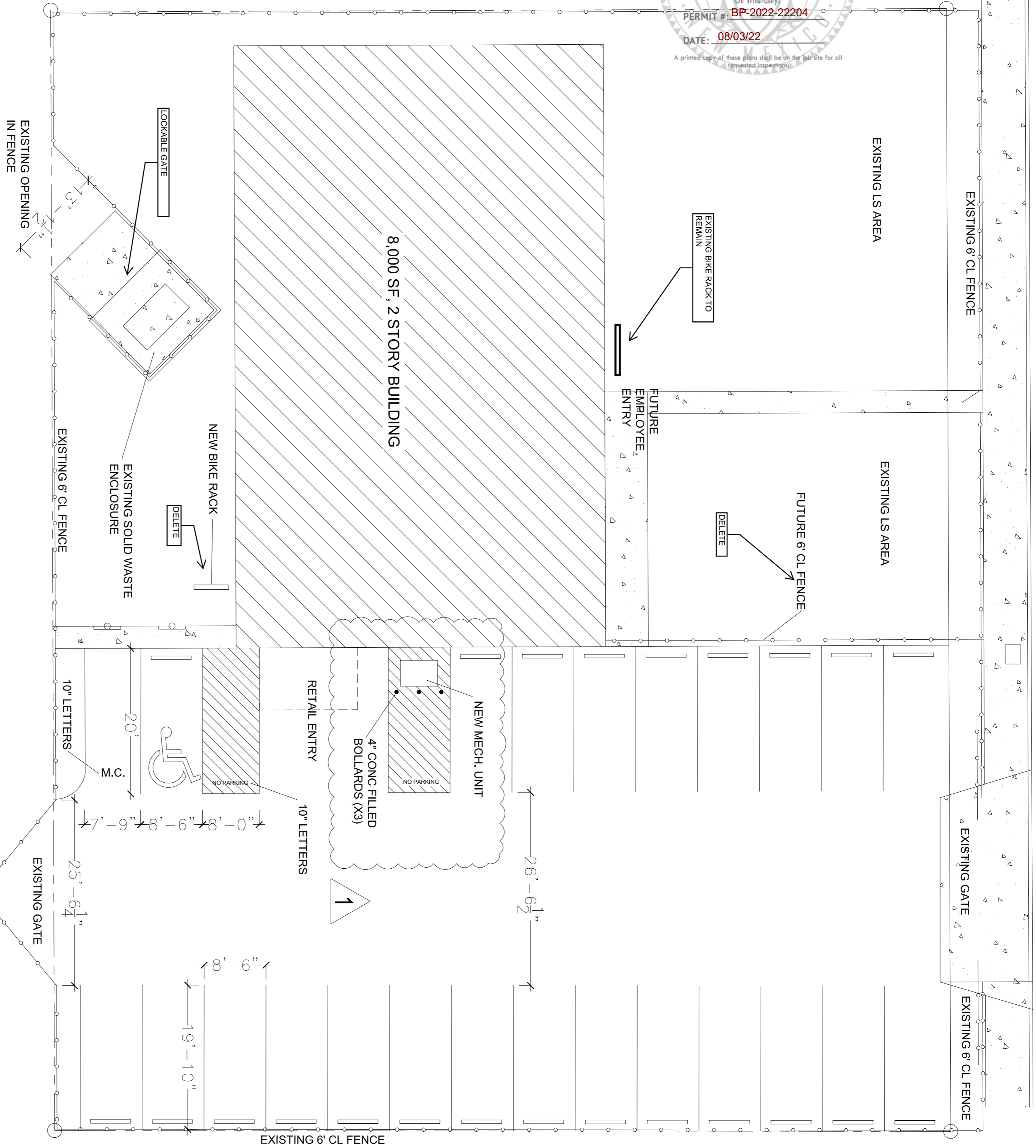
Robert Rayner, AIA, R2 Architectural Design & Consulting, LLC



FIRE HYDRANT 492
CORNER OF CRESTTRUMAN

RIDGECREST DRIVE SE

FIRE HYDRANT 127
EAST IN COURT.



SITE PLAN

1" = 10'-0"

ARCHITECTS & CONSULTANTS

ARCHITECT & INTERIORS

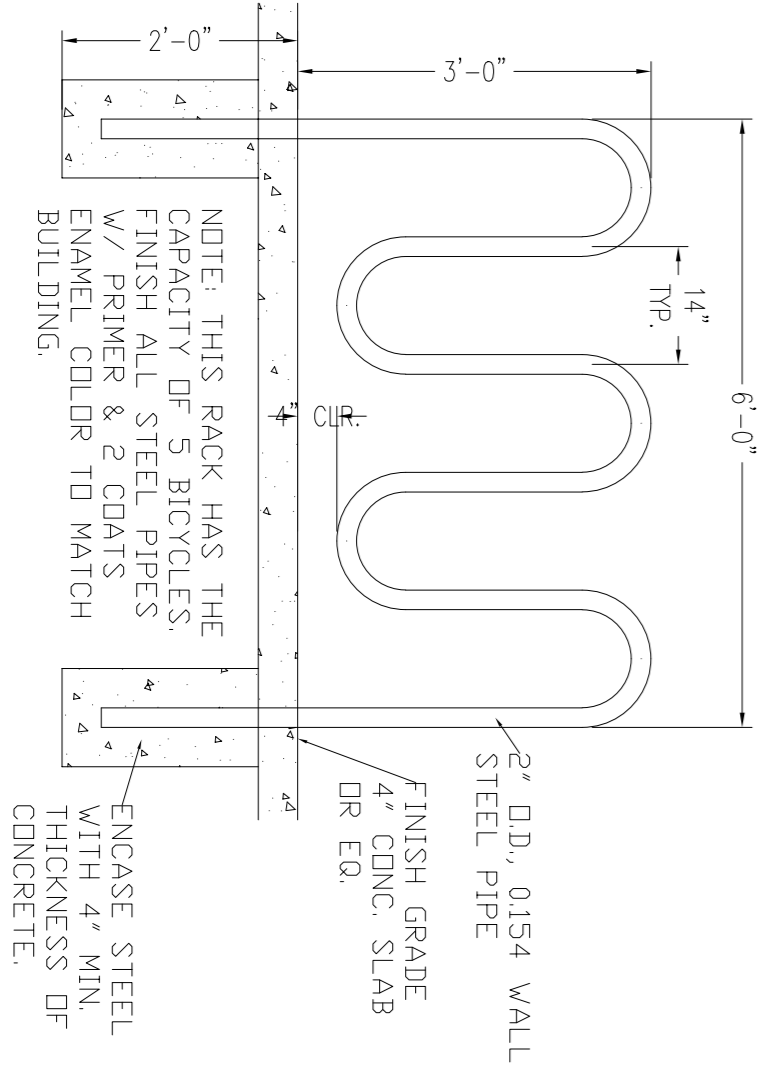
R² Architectural Design & Consulting
Robert Rayner, RA, NCARB
12024 Paisano Ct NE
Albuquerque, NM 87112
(505) 321-3932

MECHANICAL / ELECTRICAL

Allied Southwest, LLC.
P.O. Box 12344
Albuquerque, NM 87106
Telephone: (505) 750-1345

BICYCLE RACK DESIGN REQUIREMENTS:

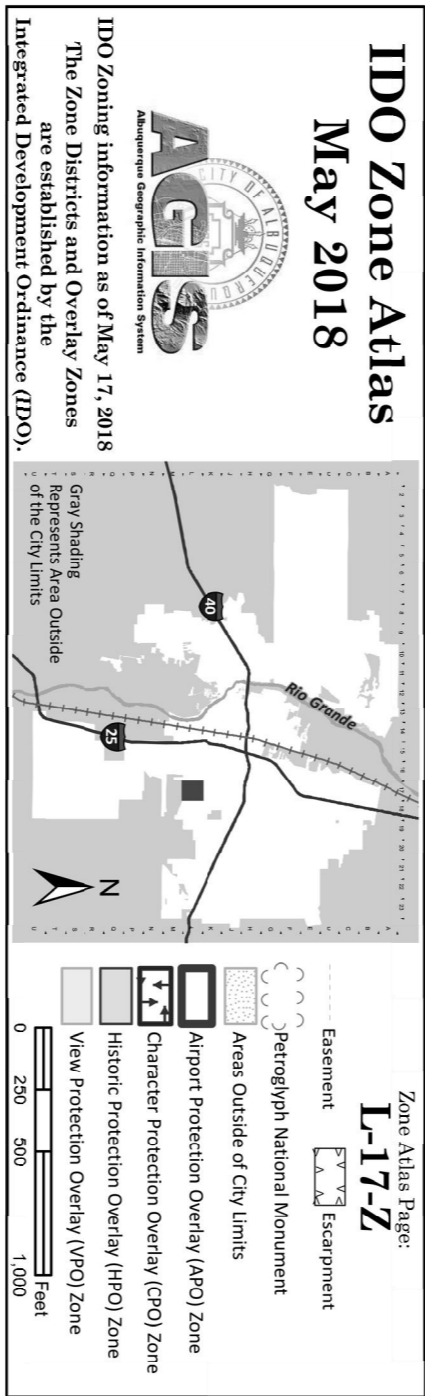
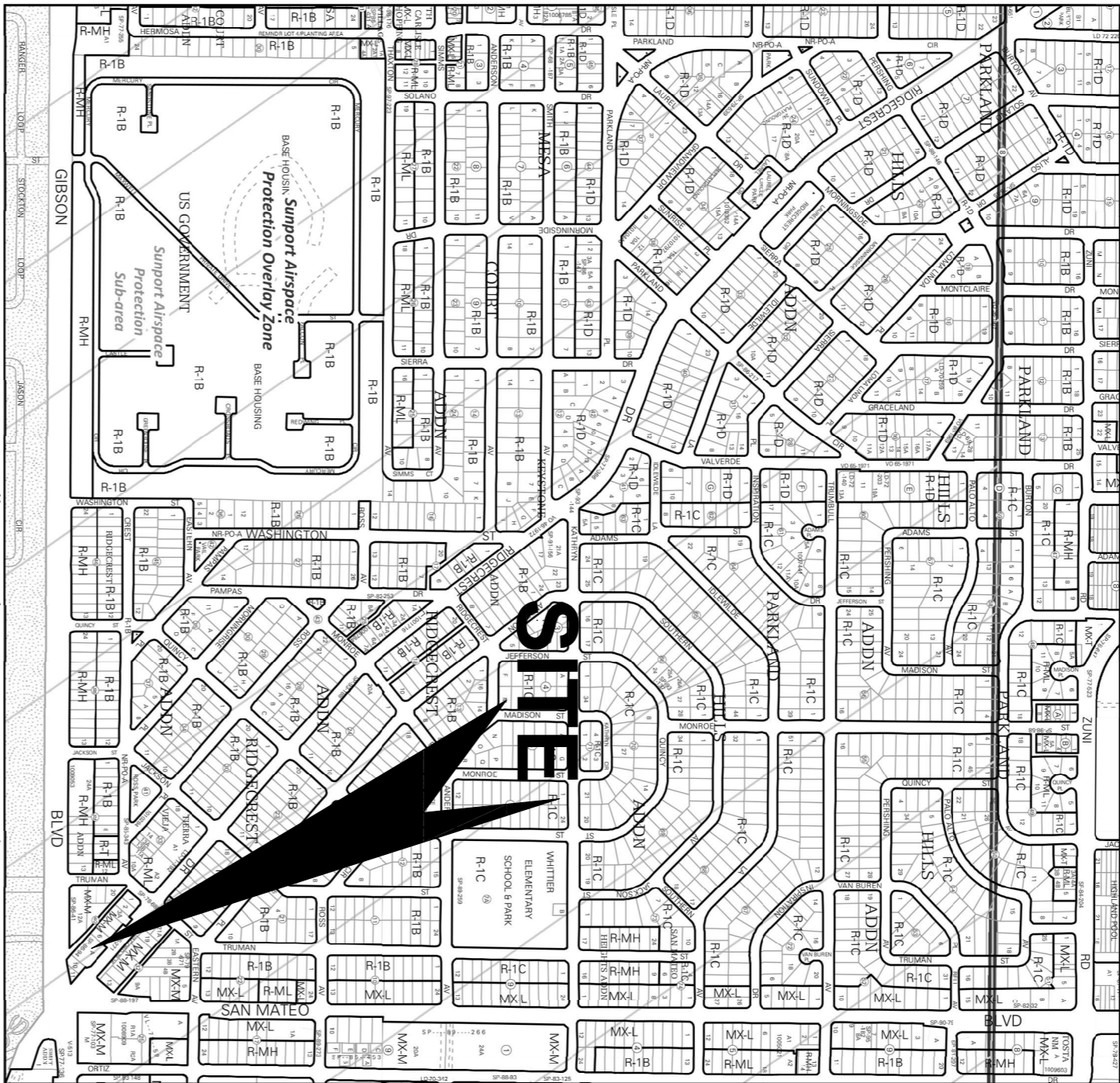
- ALL BICYCLE RACKS SHALL BE DESIGNED AND INSTALLED ACCORDING TO THE FOLLOWING CRITERIA:
 - THE RACK SHALL BE A MINIMUM OF 30" TALL AND 18" WIDE.
 - THE RACK FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. CABLE FASTENERS ARE NOT ALLOWED.
 - THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION.
 - THE RACK ALLOWS WARNING BICYCLE FRAME SIZES AND STUPE TO BE ATTACHED.
 - THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
 - BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
 - A 1 FOOT CLEAR ZONE AROUND THE BICYCLE PARKING STALL SHALL BE PROVIDED.
 - BICYCLE PARKING SPACES SHALL BE AT LEAST 8' LONG AND 2' WIDE.



BICYCLE RACK DETAIL

N.T.S.

INDEX OF DRAWINGS:	
C-100	SITE PLAN & PROJECT DATA
A-100	EXISTING DEMO FLOOR PLANS
A-101	PROPOSED FLOOR PLANS & SCHEDULES
A-200	DETAILS & WALL SECTIONS
FIRE-2	FIRE FLOOR PLAN
M001	HVAC NOTES
M002	HVAC PLAN
M003	ODOR CONTROL FLOOR PLAN
M601	HVAC SCHEMATIC
M701	HVAC SCHEDULES
E001	ELECTRICAL NOTES
E101	ELECTRICAL PLAN
E102	LIGHTING PLAN
E701	PANEL SCHEDULES
E702	PANEL SCHEDULES
E703	RISER DIAGRAM/FEEDER SCHEDULE

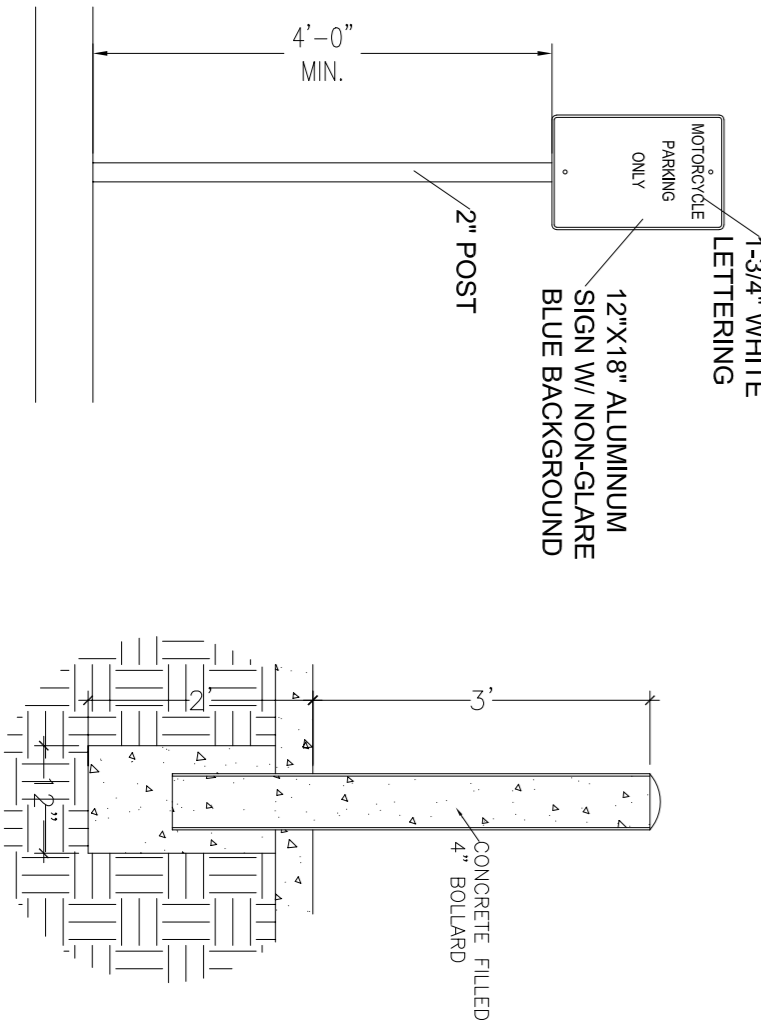


VICINITY MAP

N.T.S.

PARKING SIGNAGE REQUIREMENTS

N.T.S.



PROJECT DATA:

PROJECT: MARUANA GROW FACILITY-PHASE II

2017 RIDGECREST DR SE
ALBUQUERQUE, NM 87108

OWNER:

LUNA LEAF LLC
2017 RIDGECREST DR SE
ALBUQUERQUE, NM 87108
906-516-7602

ARCHITECT:

R² ARCHITECTURAL DESIGN & CONSULTING LLC
NM REG. #4049
12024 PAISANO CT NE
ALBUQUERQUE, NM 87112
(505) 321-3932

CONTRACTOR:

TO BE DETERMINED

IDO ZONE DIST.:

MAX-M

BUILDING CODE:

2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 UNIFORM MECHANICAL CODE
2015 UNIFORM PLUMBING CODE
2017 NATIONAL ELECTRIC CODE
2015 INTERNATIONAL FIRE CODE

ACCESSIBILITY CODE:

ICC/ANSI A 117.1-2015

SEISMIC DESIGN CATEGORY:

D

SEISMIC FACTOR:

CAT III, (IE) 1.25

BUILDING AREA:

8,000 SF, 2 STORY

CONST. TYPE:

III-B NON SPRINKLED

ALLOWABLE AREA:

12,000 SF

BUILDING HEIGHT:

23'-0\"/>

OCCUPANCY:

F1 - MARUANA GROW FACILITY

OCCUPANT LOAD:

MERCANTILE AREA: 1015 SF / 60 = 16.91
STORAGE/STOCK AREA: 922 SF / 200 = 3.07
BREAK ROOM: 215 SF / 15 = 14.3
FACTORY/GROW AREA: 6863 SF / 200 = 22.87
TOTAL OCCUPANT LOAD: 56 OCCUPANTS

REQUIRED FIGURE COUNT:

29 MALE OCC. / 29 FEMALE OCC.
WATER CLOSETS: MALE=1 FEMALE=1
LAVATORIES: 1 DRINKING FOUNTAIN
1 SERVICE SINK

PROVIDED FIGURE COUNT:

WATER CLOSETS: 1 UNISEX
1 UNISEX
1 SERVICE SINK
ONE PRIVATE TOILET ROOM PROVIDED UPSTAIRS FOR EMPLOYEES

PARKING REQ:

RETAIL: 4 SPACES / 1,000 SF = 4 SPACES
MANUFACTURING: 1 SPACE / 1,000 SF = 1 SPACE
TOTAL PARKING REQUIRED= 11 SPACES TO INCLUDE 1 HC ACCESSIBLE SPACE, ONE MOTORCYCLE SPACE AND A BICYCLE RACK

PARKING PROVIDED:

25 SPACES, ONE OF WHICH IS HC ACCESSIBLE, ONE MOTORCYCLE SPACE AND A BICYCLE RACK

PROJECT SUMMARY:

RENOVATION OF AN EXISTING 8000 SF, 2 STORY BUILDING FOR THE GROWING, PACKAGING AND RETAIL SALE OF RECREATIONAL MARIJUANA. TO INCLUDE THE RECONFIGURATION OF SPACES, NEW MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS AND FINISHES. EXISTING BUILDING IS A PRE-ENGINEERED METAL BUILDING WITH STEEL BAR JOISTS AND CONCRETE DECK ON THE 2ND FLOOR. IT MUST BE NOTED THAT DUE TO THE BUILDING PROXIMITY ON THE WEST PROPERTY LINE (6') A TWO HOUR FIRE RATED WALL WILL BE REQUIRED THE ENTIRE LENGTH OF THE WEST SIDE OF THE BUILDING. IAW TABLE 601.602 AND SECTION 705.5 OF THE IBC. PARKING IS EXISTING AND UNCHANGED AND COVERED UNDER PHASE I. THIS RENOVATION IS CLASSIFIED AS AN "ALTERATION-LEVEL 3" AND CHANGE OF OCCUPANCY IAW SECTION 506 & 506 OF THE INTERNATIONAL EXISTING BUILDING CODE. THIS IS PHASE II OF A TWO PHASE PROJECT. PHASE I WAS THE RETAIL ELEMENT ONLY.

LEGAL:

PARCEL A, BLOCK 40 (REPLAT OF LOTS 7 & 8 & 9 BLK 40)
RIDGECREST ADDITION & VACATED SLY 20 FT RIDGECREST DR SE, CONT 17,850 SF
UPC: 1017098001034407

NOTE:

- THE RETAIL ELEMENT (PHASE I) THIS PERMIT WILL NOT ENGAGE IN ANY ONSITE CANNABIS CONSUMPTION, SMOKING OR VAPORIZING.
- THERE WILL BE NO EXTRACTION OF PRODUCT IN EITHER PHASE OF THIS PROJECT.
- PARKING LOT SIGNAGE AND STRIPING WAS COVERED UNDER PHASE I OF THIS PROJECT

DRAWN BY: RR
CHECKED BY: RR
DATE: 6/23/2022
SCALE: AS SHOWN

NO. DATE
7/5/22
COMMENTS
ADDITION OF MECH UNIT NEXT TO BUILDING

R² ARCHITECTURAL DESIGN
12024 PAISANO CT NE
ALBUQUERQUE, NEW MEXICO 87112
TEL: 505.321.3932



LUNA LEAF BUILDING RENOVATION
2017 RIDGECREST DR SE
ALBUQUERQUE, NM
SITE PLAN & PROJECT DATA

-SHEET-
C100