

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

June 29, 2022

Robert Rayner, RA  
R2 Architecture Design & Consulting LLC  
12024 Paisano Ct NE  
Albuquerque, NM 87112

**Re: Luna Leaf Grow Fac. Phase II**  
**2017 Ridgecrest Dr. SE**  
**Traffic Circulation Layout**  
Architect's Stamp 05-16-2022 (L17-D003)

Dear Mr. Raynor,

The TCL submittal received 06-23-2022 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

  
Nilo Salgado-Fernandez, P.E.  
Senior Traffic Engineer, Planning Dept.  
Development Review Services

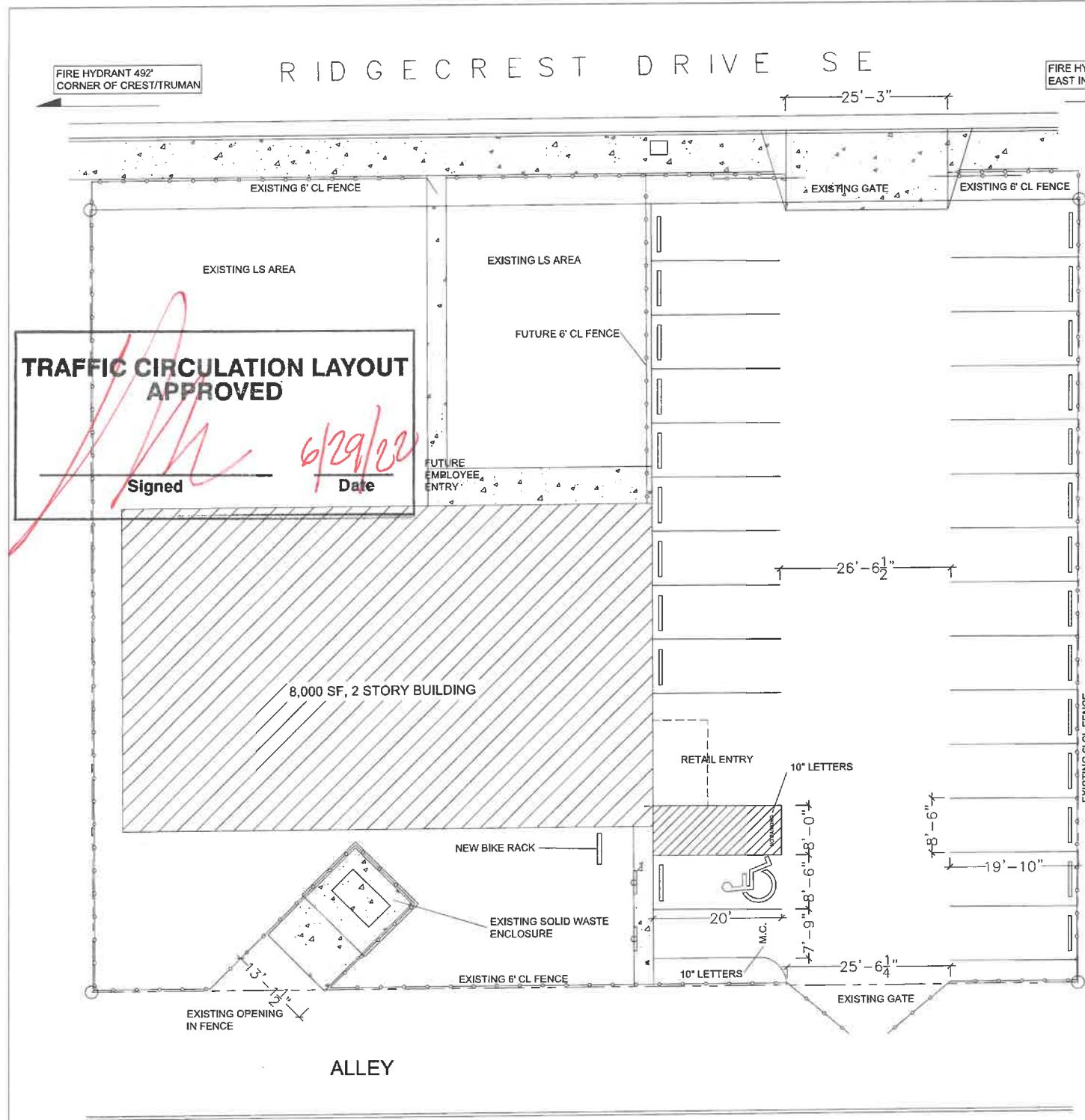
C: CO Clerk, File

PO Box 1293

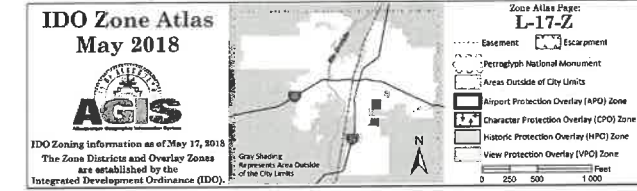
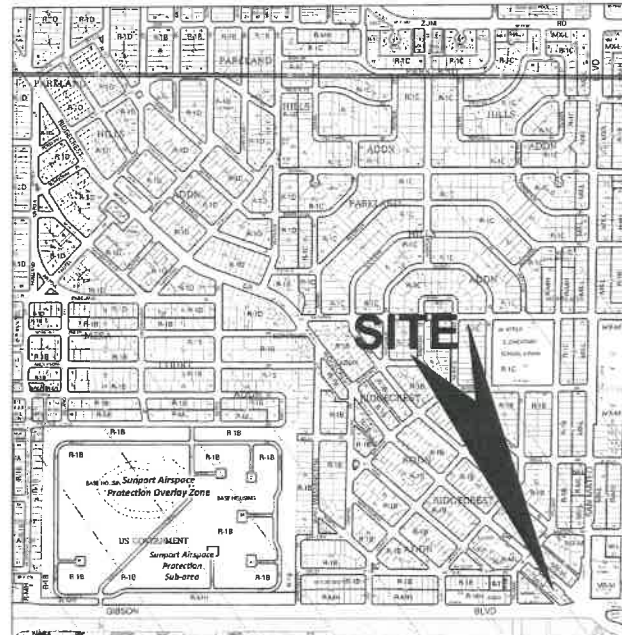
Albuquerque

NM 87103

www.cabq.gov



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VICINITY MAP  
N.T.S.

**PROJECT DATA:**

**PROJECT:** MARIJUANA GROW FACILITY-PHASE II  
2017 RIDGECREST DR SE  
ALBUQUERQUE, NM 87108

**OWNER:** LUNA LEAF LLC  
2017 RIDGECREST DR SE  
ALBUQUERQUE, NM 87108  
909-516-7602

**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.:** MX-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 COE

**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" - 2 STORY

**OCCUPANCY:** F1 - MARIJUANA GROW FACILITY

**OCCUPANT LOAD:** MERCANTILE AREA: 1015 SF / 60 = 16.91  
STORAGE/STOCK AREA: 922 SF / 300 = 3.07  
BREAK ROOM: 215 SF / 15 = 14.3  
FACTORY/GROW AREA: 6863 SF / 300 = 22.87  
TOTAL OCCUPANT LOAD: 58 OCCUPANTS

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

**PROVIDED FIXTURE COUNT:** WATER CLOSETS: 1 UNISEX  
LAVATORIES: 1 UNISEX  
1 DRINKING FOUNTAIN  
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 = 7 SPACES  
TOTAL PARKING REQUIRED= 11 SPACES TO INCLUDE 1 HC ACCESSIBLE SPACE, ONE MOTORCYCLE SPACE AND A BICYCLE RACK.

**PARKING PROVIDED:** 26 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 (5) A TWO HOUR FIRE RATED WALL WILL BE REQUIRED THE ENTIRE LENGTH OF THE WEST SIDE OF THE BUILDING. IAW TABLES 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 505 & 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: 10170565070154047

**NOTE:**

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

SITE PLAN  
1" = 10'-0"

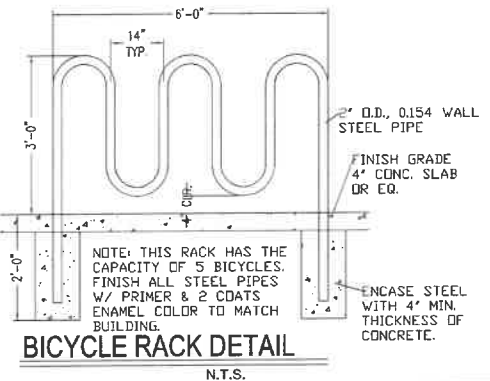
**ARCHITECTS & CONSULTANTS**

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

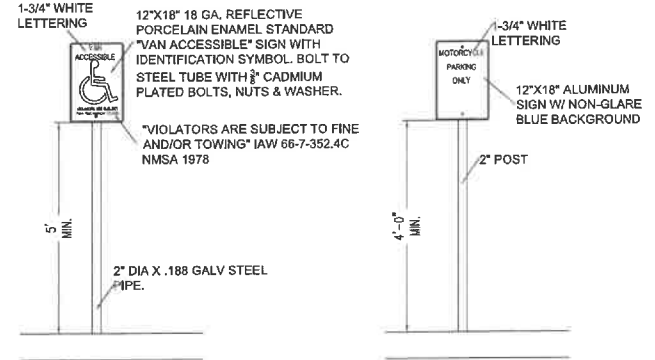
**MECHANICAL / ELECTRICAL**  
Allied Southwest, LLC.  
P.O. Box 12344  
Albuquerque, NM 87195  
Telephone: (505) 750-1345

**BICYCLE RACK DESIGN REQUIREMENTS:**

1. ALL BICYCLE RACKS SHALL BE DESIGNED AND INSTALLED ACCORDING TO THE FOLLOWING CRITERIA:
  - A. THE RACK SHALL BE A MINIMUM OF 30" TALL AND 18" WIDE.
  - B. THE RACK FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB. TOASTER RACKS ARE NOT ALLOWED.
  - C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION.
  - D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLE TO BE ATTACHED.
  - E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
  - F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
2. BICYCLE RACKS SHALL BE STURDY AND ANCHORED TO A CONCRETE PAD.
3. A 1 FOOT CLEAR ZONE AROUND THE BICYCLE PARKING STALL SHALL BE PROVIDED.
4. BICYCLE PARKING SPACES SHALL BE AT LEAST 6' LONG AND 2' WIDE.



BICYCLE RACK DETAIL  
N.T.S.



PARKING SIGNAGE REQUIREMENTS  
N.T.S.



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

NO.	DATE	COMMENTS
1	6/23/2022	AS SHOWN

LUNA LEAF BUILDING RENOVATION  
2017 RIDGECREST DR SE  
ALBUQUERQUE, NM

SITE PLAN & PROJECT DATA  
**C100**

L17-0003