

Case Manager: Sobia Sayeda, Senior Planner

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VICINITY MAP - EXHIBIT B

BACKGROUND: Currently, the property consists of a vacant building and an associated parking lot. Additional structures on the property include a dumpster enclosure and a retaining wall along the eastern property line.

The subject property has been vacant for a few years. In May 2019, the Planning & Zoning Commission approved a Site Plan request for a drive-through restaurant at the subject property.

The applicant of this previous request did not commence the use as approved within 18 months after the filing of the certificate of approval and therefore the approval became void per § 16-455b of the Los Alamos County Development Code.

SITE PLAN DESCRIPTION: The applicant requests review and approval of a Site Plan for a new commercial building with a drive-through, associated parking and landscaping, and other traffic circulation elements at 1247 Trinity Drive on a property within the Downtown-Neighborhood Center Overlay (DT-NCO). The existing building and dumpster enclosure will be demolished to construct the new building.

The applicant plans on operating a commercial facility with a drive-up service. The request is consistent with the definition of a **commercial use** as described within the Development Code, Article VII. - Use Regulations §16-287. - Use Index Table.

The subject property consists of approximately 44,383 Sq. Ft. of land area (1.02 ± acres). The subject property is zoned DT-NCO (Downtown District, Neighborhood Center Overlay), as described in §16-533 and §16-582 of the Los Alamos County Development Code.

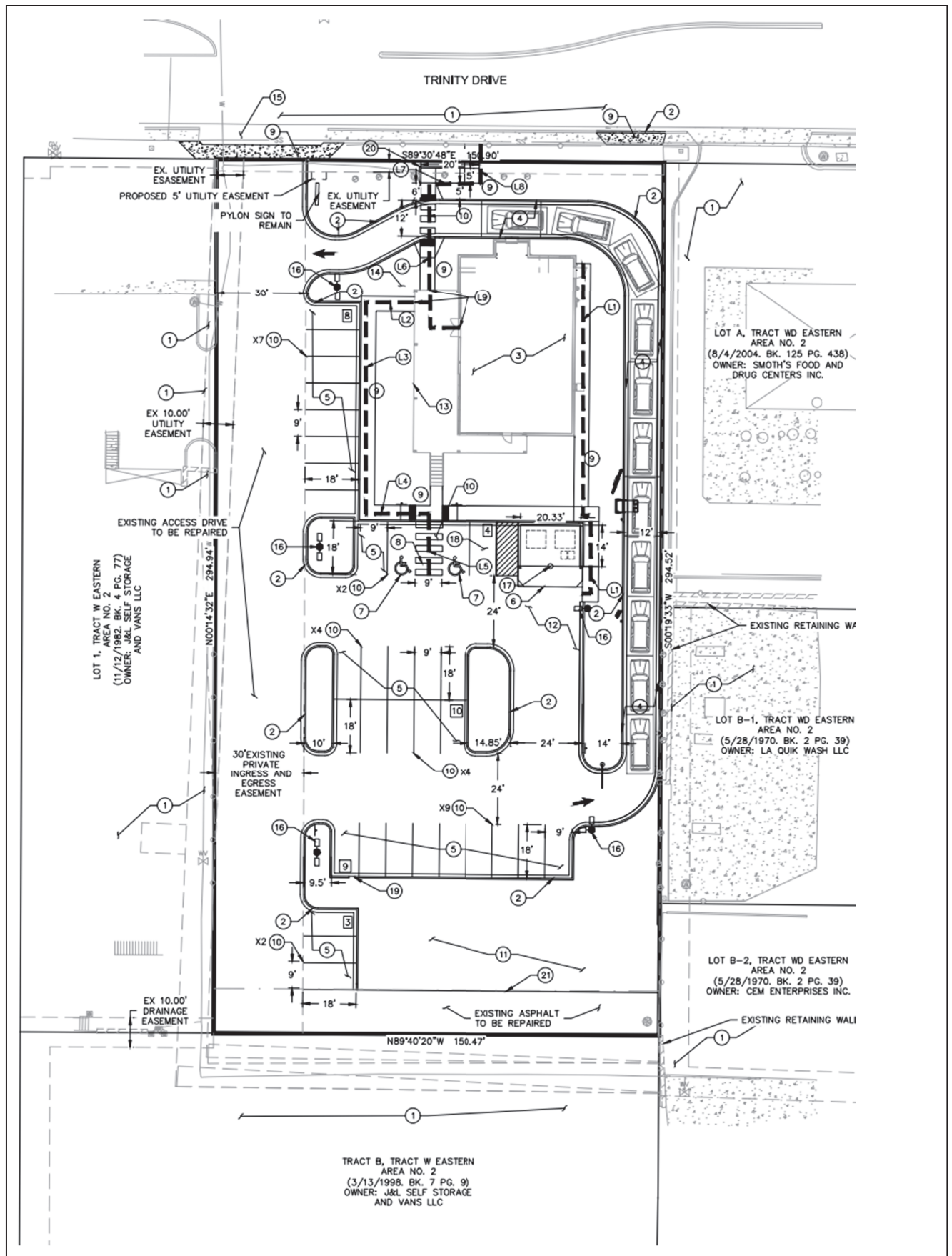
Proposed design meets design standards as described in § 16-578. – Downtown and Mixed-Use District Development Standards and parking requirements as described in § 16-579-t1.

Proposed street view elevation, site plan, and grading plan are provided in Exhibit C, D and E receptively.

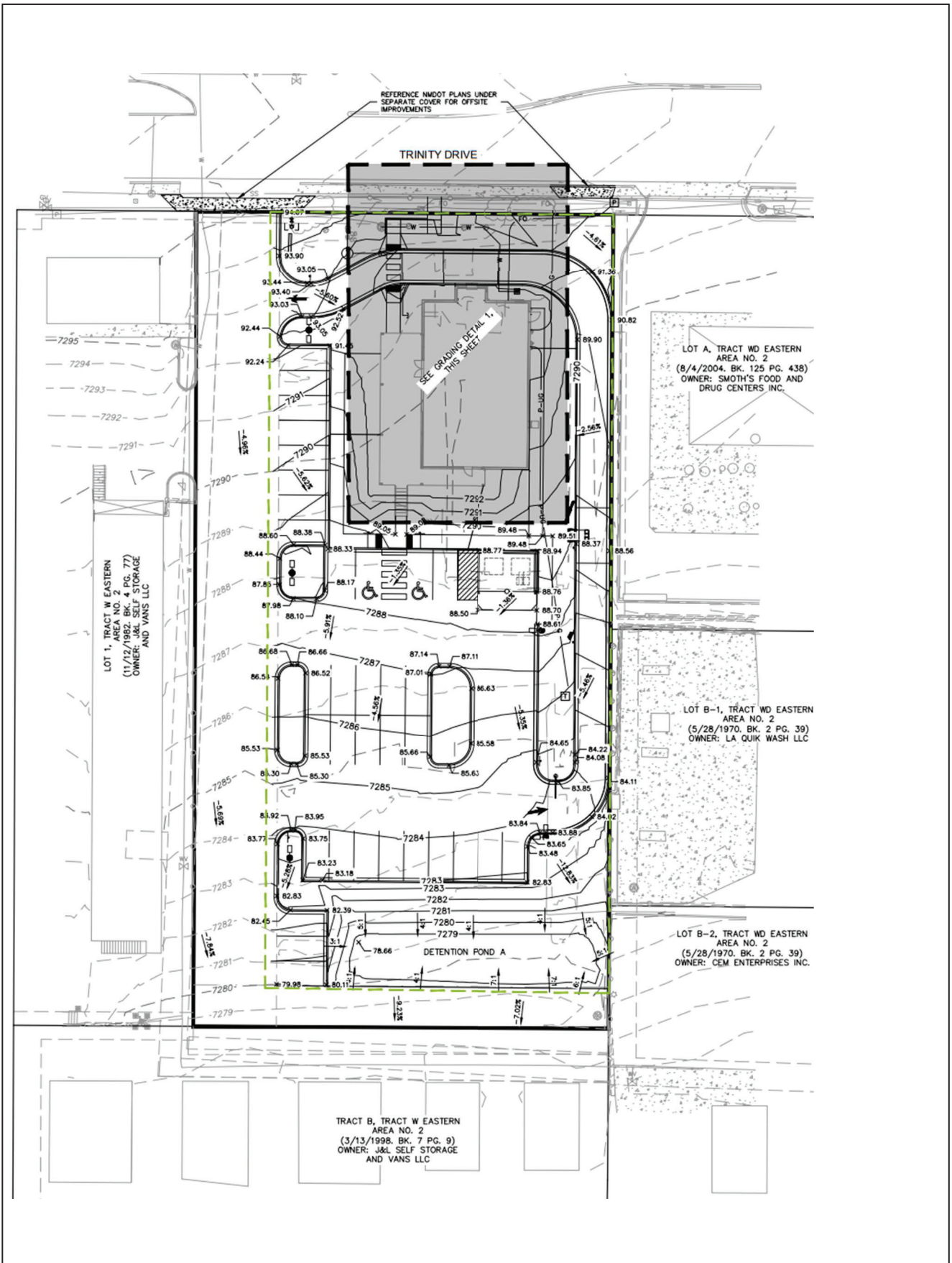


A3 NORTH ELEVATION
3/16" = 1'-0"

STREET VIEW ELEVATION – EXHIBIT C



SITE PLAN - EXHIBIT D



GRADING PLAN - EXHIBIT E

IDRC REVIEW: The Interdepartmental Review Committee (IDRC) independently reviewed the requests on May 13, 2021. Below are the responses received:

MEMBER RESPONSES:

Wendy Servey, Fire Chief, LAC Fire Department reviewed the application and has the following comments/conditions:

- 1) Identify means to address exit discharge egress emergency illumination for the (main) exit doorway onto the exterior landing under the porch covering.
- 2) Identify proposed location of hydrant on plan (hydrant moved from Trinity) - new location not indicated or clear on plan as drawn.

David Martinez, Senior Building Inspector, Code Enforcement, reported that a demo permit will be required prior to submitting a building permit.

Eric Ulibarri, County Engineer, Public Works, did not require a traffic study and requested to review site threshold report and submitted following comments:

- 1) Sheet C4.0: The drainage analysis indicates analysis on Basis 1 and Basis 2, but the grading and drainage plans only shows Basin 1 delineated. Please provide additional details and delineation for Basis 2 on the plans when submitting your application for permit.
- 2) Please submit the Site Threshold Assessment (STH) along with NMDOT approvals for County review as soon as possible. The Site Plan Application indicates that the STH was submitted, but it was not found in the documents.

Angelica Gurule, Environmental Services Manager, Public Works, reviewed proposed refuse and recycling service, and has no conditions.

Bryce Ternet, Planning Manager, Community Development Department, IDRC Chair, made a motion to move forward with the Site Plan application for a commercial building with drive-through to be heard on June 9, 2021.

Motion passed unanimously.

PUBLIC NOTICE: Notice of this virtual public hearing has been given per the requirements of the Los Alamos County Code of Ordinances, Chapter 16, Development Code, §16-192 (a), which includes:

1. Notice of the request and meeting information published within the Los Alamos Daily Post on May 17, 2021, the County's official newspaper of record.
2. U.S. mail sent on May 21, 2021, to owners of real property within 100 yards (300') of the subject property, with Live Stream access and contact information to obtain a participation link. This format complies with the New Mexico Department of Health's public emergency order governing mass gathering due to the COVID-19 pandemic; and
3. Notice of the request and meeting information posted at the Los Alamos County Municipal Building.

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SITE PLAN APPLICATION CRITERIA:

(a) The site plan shall substantially conform to the comprehensive plan and shall not be materially detrimental to the health, safety and general welfare of the county.

Applicant Response:

Utmost care has been taken to substantially conform to the comprehensive plan. We understand the focus of the comprehensive plan include the goals and associated policies that relate to the growth, appearance and land uses within Los Alamos County. The most recent iteration of the Los Alamos County Comprehensive Plan (LACCP) was introduced in 2016, a year consequential to our proposed project, because it is the same year the previous site tenant was closing operations and moving to a new location; leaving a shell from a bygone era. These are the areas in which our proposed project conforms with the 2016 LACCP (italicized text are direct statements within the 2016 LACCP): Economic Vitality: Promote a strong and diverse economic base by encouraging new business growth. [pg 34] Financial Sustainability: Encourage the retention of existing businesses and assist in their opportunities for growth. [pg 34] This project exemplifies the growth of an existing business. Financial Sustainability: Significantly improve the quantity and quality of retail business. [pg 34] Our project revitalizes an otherwise blighted site. Financial Sustainability: Revitalize and eliminate blight in the downtown areas of Los Alamos... [pg 34]. Our project is a direct response to this goal of the 2016 LACCP. Our aim to deliver an attractive project that replaces an otherwise unattractive property in downtown Los Alamos. Core Themes: Development, Potential Strategies: Improve the appearance of the commercial areas. [pg 76] As stated above, this project directly answers the call for improved appearance. Core Themes: Redevelopment, Exhibit 35 – Downtown Los Alamos Redevelopment Opportunities. [pg 78] Per the referenced exhibit, our site has been explicitly delineated as an “Aged Storefront.” The 2009 Downtown Plan identified Redevelopment of Trinity Dr. as an area for “work to be done,” and the 2016 LACCP further identifies our site as an area “still in need of... reconstruction.”

A quote from the 2016 LACCP [pg. 89]: “Going forward, another focus of redevelopment will be the elimination of blighted and vacant properties, both commercial and residential. The County is investigating various strategies to address both the issues of blight and vacancy, which are neither mutually exclusive nor entirely coincident. These strategies could include incentives for development and redevelopment, as well as possible disincentives for continued blight. There continues to be general agreement on where further improvement is needed: more and better local shopping opportunities; Trinity Drive...” Core Themes: Mobility, Pedestrians: The Comprehensive Plan anticipates improved walkability ... supporting improved pedestrian and bicycling facilities on new and redeveloped streets. [pg. 106] Although it is vastly beyond the scope of our project to meet the macro needs of arterial street improvements, we’ve designed our project to enhance the pedestrian experience along Trinity Dr. with landscaping and ADA compliant access, the removal of a driveway curb cut, as well as creating a desirable “Third Place” with a patio that has visibility to the sidewalk and road; an asset of a Complete Street. As evidenced by excerpts and statements above, we understand the goals outlined in the 2016 LACCP and have endeavored to be a touchstone in its implementation. In no way is our project expected to be detrimental to the health, safety, and general welfare of the county. We believe our impact will have a positive effect.

Staff Response:

Staff supports this position since adjacent land use on Trinity Drive in Downtown- Neighborhood Center Overlay (DT-NCO) is consistent with proposed development of the subject property and

conforms to the comprehensive plan. The proposed design including architectural, parking, and landscaping elements will be in conformance with Los Alamos County Development Code.

(b) Ingress, egress, traffic circulation and parking on the site shall be accomplished with safety for motorists, bicyclists and pedestrians. Provisions shall be made for the safe ingress, egress and circulation of vehicles, bicyclists and pedestrians.

Applicant Response:

As an extension of criteria “a,” the site has been designed to be safe for motorists, bicyclists and pedestrians. We have designed the site to provide motorists and pedestrians separate, dedicated entry points onto the site. Further, per ADA requirements, accessible routes are extended from the proposed building to the public sidewalk and from on-site parking into the building. Adequate vehicle queueing is provided in order to additionally separate drive-through activity from other site activities, providing an additional layer of safety; containing the queue on site and reducing the potential for customers to filter through queueing vehicles after parking for café use.

Staff Response:

Staff supports this position since ingress/egress and traffic circulation will conform to all safety provisions for motorists, bicyclists, and pedestrians.

c) The necessary provisions shall be made for controlling stormwater drainage on-site and off-site as required by the county engineer in accordance with the county's storm drainage construction standards or such other ordinances or storm water management plans as may exist

Applicant Response:

Hydrologic analysis was performed for the site in accordance with the County of Los Alamos Public Works Design and Construction Standards, revised September 2008, Chapter 4 - Hydrology and Storm Water Management. Design utilized AHYMO-S4 (April 2018) to develop peak flow rates for the 100-year 24-hour design storm in accordance with sections 4.6.2 and 4.7 of the design standards.

Staff Response:

Staff supports this position since grading and drainage plan indicates storm water management plan is conforming to the Los Alamos County Development standards.

(d) The necessary easements shall be provided for both existing and proposed utilities, on-site and off-site. No existing easement shall be terminated without provision of alternate service, and all new services shall be provided.

Applicant Response:

Necessary easements are maintained for existing utilities. A new easement may be required due to fire hydrant relocation.

Staff Response:

Staff supports this position since the site plan indicates protecting and maintaining existing easements per existing subdivision plat. Ingress and egress to Lot-1-Tract W on the West of subject property is maintained.

(e) The site plan shall include a conceptual landscape plan that will enhance the site and immediate vicinity and provide adequate screening and buffering, if appropriate, between

properties. The final landscape plan shall conform to the requirements set forth in sections 16-574 and 16-575.

Applicant Response:

The landscape plan adheres to the Los Alamos County design standards and enhances the site and immediate vicinity. No screening or buffering, other than at frontage, has been identified.

Staff Response:

Staff supports this position since proposed landscape plan enhances the site and improves the current relationship to adjacent properties.

(f) Parking lots, outside storage areas, outside mechanical equipment and outdoor lighting shall be designed to serve the intended use of the development while minimizing adverse impacts on adjacent properties or public rights-of-way.

Applicant Response:

Site has been designed to minimize adverse impacts on adjacent properties and public right-of-way by parking lots, mechanical equipment and site lighting. We've adhered to the design standards by providing mechanical equipment screening for roof-top mounted equipment. In an effort to meet desired Complete Street design efforts as outlined in the Los Alamos County Comprehensive Plan, we've attempted to move the majority of parking to the rear of the site; providing a more pedestrian friendly street frontage.

Staff Response:

Staff supports this position since all parking lot elements are conforming to the Los Alamos Development Code and minimize adverse impacts on adjacent properties and public rights-of-way.

(g) The capacity of those public services and facilities required to serve the proposed development (including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, etc.) shall conform with, or if improvements are required, shall be made to conform with the requirements of the county's construction standards

Applicant Response:

Utility capacity is adequate and connection improvements will conform with the requirements of the county's construction standards.

Staff Response:

Staff supports this position since all utilities existing and proposed improvements to utilities are conforming to the Los Alamos Development Code requirements.

(h) Structures, site grading, and all other aspects of the development shall meet all applicable design standards or guidelines, as may be adopted and made a part of this code, and shall preserve, to the extent practical, outstanding topographical features and natural amenities on the site.

Applicant Response:

To the best of our knowledge, structures, site grading, and all other aspects of the development meet all applicable design standards and guidelines available for incorporation. No outstanding topographical features or natural amenities were identified for preservation on the site.

Staff Response:

Staff supports this position since all proposed structures, grading and drainage, and other site design elements are conforming to the Los Alamos Development Code requirements.

FINDINGS OF FACT

- The Site Plan application #2021-0054 is for a Site Plan for a new commercial building with a drive through, associated parking and landscaping, and other traffic circulation elements at 1247 Trinity Drive on a property within the Downtown-Neighborhood Center Overlay (DT-NCO).
- The Site Plan Review Criteria, Section 16-156, has been applied. See criteria and responses listed below:

(a) The site plan shall substantially conform to the comprehensive plan and shall not be materially detrimental to the health, safety and general welfare of the county.

Applicant Response:

Utmost care has been taken to substantially conform to the comprehensive plan. We understand the focus of the comprehensive plan include the goals and associated policies that relate to the growth, appearance and land uses within Los Alamos County. The Comprehensive Plan anticipates improved walkability ... supporting improved pedestrian and bicycling facilities on new and redeveloped streets. [pg.106] Although it is vastly beyond the scope of our project to meet the macro needs of arterial street improvements, we've designed our project to enhance the pedestrian experience along Trinity Dr. with landscaping and ADA compliant access, the removal of a driveway curb cut, as well as creating a desirable "Third Place" with a patio that has visibility to the sidewalk and road; an asset of a Complete Street. As evidenced by excerpts and statements above, we understand the goals outlined in the 2016 LACCP and have endeavored to be a touchstone in its implementation. In no way is our project expected to be detrimental to the health, safety, and general welfare of the county. We believe our impact will have a positive effect.

Staff Response:

Staff supports this position since adjacent land use on Trinity Drive in Downtown- Neighborhood Center Overlay (DT-NCO) is consistent with proposed development of the subject property and conforms to the comprehensive plan. The proposed design including architectural, parking, and landscaping elements will be in conformance with Los Alamos County Development Code.

(b) Ingress, egress, traffic circulation and parking on the site shall be accomplished with safety for motorists, bicyclists and pedestrians. Provisions shall be made for the safe ingress, egress and circulation of vehicles, bicyclists and pedestrians.

Applicant Response:

As an extension of criteria "a," the site has been designed to provide motorists and pedestrians separate, dedicated entry points onto the site. Further, per ADA requirements, accessible routes are extended from the proposed building to the public sidewalk and from on-site parking into the

building. Adequate vehicle queueing is provided in order to additionally separate drive-through activity from other site activities, providing an additional layer of safety; containing the queue on site and reducing the potential for customers to filter through queueing vehicles after parking for café use.

Staff Response:

Staff supports this position since ingress/egress and traffic circulation will conform to all safety provisions for motorists, bicyclists, and pedestrians.

c) The necessary provisions shall be made for controlling stormwater drainage on-site and off-site as required by the county engineer in accordance with the county's storm drainage construction standards or such other ordinances or storm water management plans as may exist

Applicant Response:

Hydrologic analysis was performed for the site in accordance with the County of Los Alamos Public Works Design and Construction Standards, revised September 2008, Chapter 4 - Hydrology and Storm Water Management. Design utilized AHYMO-S4 (April 2018) to develop peak flow rates for the 100-year 24-hour design storm in accordance with sections 4.6.2 and 4.7 of the design standards.

Staff Response:

Staff supports this position since grading and drainage plan indicates storm water management plan is conforming to the Los Alamos County Development standards.

(d) The necessary easements shall be provided for both existing and proposed utilities, on-site and off-site. No existing easement shall be terminated without provision of alternate service, and all new services shall be provided.

Applicant Response:

Necessary easements are maintained for existing utilities. A new easement may be required due to fire hydrant relocation.

Staff Response:

Staff supports this position since the site plan indicates protecting and maintaining existing easements per existing subdivision plat. Ingress and egress to Lot-1-Tract W on the West of subject property is maintained.

(e) The site plan shall include a conceptual landscape plan that will enhance the site and immediate vicinity and provide adequate screening and buffering, if appropriate, between properties. The final landscape plan shall conform to the requirements set forth in sections 16-574 and 16-575.

Applicant Response:

The landscape plan adheres to the Los Alamos County design standards and enhances the site and immediate vicinity. No screening or buffering, other than at frontage, has been identified.

Staff Response:

Staff supports this position since proposed landscape plan enhances the site and improves the current relationship to adjacent properties.

(f) Parking lots, outside storage areas, outside mechanical equipment and outdoor lighting shall be designed to serve the intended use of the development while minimizing adverse impacts on adjacent properties or public rights-of-way.

Applicant Response:

Site has been designed to minimize adverse impacts on adjacent properties and public right-of-way by parking lots, mechanical equipment and site lighting. We've adhered to the design standards by providing mechanical equipment screening for roof-top mounted equipment. In an effort to meet desired Complete Street design efforts as outlined in the Los Alamos County Comprehensive Plan, we've attempted to move the majority of parking to the rear of the site; providing a more pedestrian friendly street frontage.

Staff Response:

Staff supports this position since all parking lot elements are conforming to the Los Alamos Development Code and minimize adverse impacts on adjacent properties and public rights-of-way.

(g) The capacity of those public services and facilities required to serve the proposed development (including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, etc.) shall conform with, or if improvements are required, shall be made to conform with the requirements of the county's construction standards

Applicant Response:

Utility capacity is adequate and connection improvements will conform with the requirements of the county's construction standards.

Staff Response:

Staff supports this position since all utilities existing and proposed improvements to utilities are conforming to the Los Alamos Development Code requirements.

(h) Structures, site grading, and all other aspects of the development shall meet all applicable design standards or guidelines, as may be adopted and made a part of this code, and shall preserve, to the extent practical, outstanding topographical features and natural amenities on the site.

Applicant Response:

To the best of our knowledge, structures, site grading, and all other aspects of the development meet all applicable design standards and guidelines available for incorporation. No outstanding topographical features or natural amenities were identified for preservation on the site.

Staff Response:

Staff supports this position since all proposed structures, grading and drainage, and other site design elements are conforming to the Los Alamos Development Code requirements.

- Commercial use, listed within Section 16-287, Use Index, is allowed in Downtown-Neighborhood Center Overlay (DT-NCO).
- The public hearing was held in a virtual format to comply with the New Mexico Department of Health's public emergency order governing mass gatherings because of the COVID-19 pandemic.
- Notice of this public hearing, setting forth the nature of the request, the specific parcel of property affected, and the date, time and place of the public hearing, was announced and published in The Los Alamos Daily Post, the official newspaper of record; and property owners of real property located within 100 yards of the subject property were notified of this public hearing by U.S. mail, all in accordance with the requirements of §16-192 of the Los Alamos County Development Code and as the format complies with the New Mexico Department of Health's public emergency order governing mass gathering due to the COVID-19 pandemic.

CONCLUSIONS OF LAW

After full hearing and consideration, the Planning and Zoning Commission finds that the application has met each applicable Site Plan review criteria contained in §16-152A of the Los Alamos County Development Code and is acting under the authority granted it by §16-452(c)(1)(a) of the Development Code.

MOTION:

Motion Option 1:

I move to recommend approval of Case No. SIT-2021-0054 a request for a Site Plan approval for a new commercial building with a drive through at 1247 Trinity Drive on a property within the Downtown-Neighborhood Center Overlay (DT-NCO) as presented in the application. Recommendation is based on the Findings of Fact established at the hearing and conclusion that the Applicant has met each applicable review criteria contained in § 16-152A of the Los Alamos County Development Code and that the Commission is acting under the authority granted by §16-452(b)(1)(a) of the Development Code.

Approval is based on analysis within the staff report and per additional testimony entered at the public hearing.

Motion Option 2:

I move to recommend denial of Case No. SIT-2021-0054 a request for a Site Plan approval for a new commercial building with a drive through at 1247 Trinity Drive on a property within the Downtown-Neighborhood Center Overlay (DT-NCO) as presented in the application.

Denial is based on per additional testimony entered at the public hearing.

I further move to authorize the Chair to sign a Final Order approving the application and Findings of Fact and Conclusion of Law for this case, based on this decision and to be subsequently prepared by County staff.

ATTACHMENTS

ATTACHMENT 1: Permit Application and Criteria Responses
ATTACHMENT 2: Ownership Affidavit
ATTACHMENT 3: Site Plan Package
ATTACHMENT 4: Site Threshold Assessment
ATTACHMENT 5: Subdivision Plat

SITE PLAN APPLICATION

Los Alamos County Community Development Department

1000 Central Ave, Suite 150, Los Alamos NM 87544

(505) 662-8120

Address and Use of Property to which the application applies:

1247 Trinity Drive, Los Alamos, NM 87544

Current Use: ☒ Vacant Other: Quick-Serve Restaurant (McDonald's no longer in operation)

Zoning District: DT-NCO Acreage: 1.0196 Lot Coverage: Related Applications (if any):

APPLICANT (Unless otherwise specified, all communication regarding this application shall be to Applicant):

Name: Steve Maestas Phone: 505.338.9885 Cell #: 505.850.5309

Please Print

Company Name: Maestas Development Group

Address: 7620 Jefferson St NE, Albuquerque, NM 87109 Email: ryan@mdgrealestate.com

SIGNATURE

DATE

PROPERTY OWNER

☐ Check here if same as above

Name: Thomas Reinhard Phone: 719.573.8557 Cell #:

Please Print

Address: 1515 North Academy Boulevard, Colorado Springs, CO 80909 t.reinhard@wendyscos.com

Owner's Address

My signature below indicates that I authorize the Applicant to make this Amendment application on my behalf.

Thomas Reinhard

4/23/2021

SIGNATURE

DATE

Pre-Application Meeting Date(s):

IDRC Date:

9.24.20 & 1.5.21

4.29.21

THIS SECTION TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

Date of Submittal:

Staff Initial:

CDD Application Number:

Fees Paid:



SITE PLAN REVIEW CRITERIA

The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-152A establishes the following criteria for recommendation by IDRC, or for determination by the CDD Director or P&Z, of approval, conditional approval or denial of the application. Please review each of the criteria listed and provide short comments on how your application meets the criteria in the space provided. (Attach additional sheets if needed.)

- (a) *The site plan shall substantially conform to the comprehensive plan and shall not be materially detrimental to the health, safety and general welfare of the county.*

See attached Appendix A.

- (b) *Ingress, egress, traffic circulation and parking on the site shall be accomplished with safety for motorists, bicyclists and pedestrians. Provisions shall be made for the safe ingress, egress and circulation of vehicles, bicyclists and pedestrians.*

See attached Appendix A.

- (c) *The necessary provisions shall be made for controlling stormwater drainage on-site and off-site as required by the county engineer in accordance with the county's storm drainage construction standards or such other ordinances or storm water management plans as may exist.*

Hydrologic analysis was performed for the site in accordance with the County of Los Alamos Public Works Design and Construction Standards, revised September 2008, Chapter 4 - Hydrology and Storm Water Management. Design utilized AHYMO-S4 (April 2018) to develop peak flow rates for the 100-year 24-hour design storm in accordance with sections 4.6.2 and 4.7 of the design standards.

- (d) *The necessary easements shall be provided for both existing and proposed utilities, on-site and off-site. No existing easement shall be terminated without provision of alternate service, and all new services shall be provided.*

Necessary easements are maintained for existing utilities. A new easement may be required due to fire hydrant relocation.

- (e) *The site plan shall include a conceptual landscape plan that will enhance the site and immediate vicinity and provide adequate screening and buffering, if appropriate, between properties. The final landscape plan shall conform to the requirements set forth in sections [16-574](#) and [16-575](#).*

The landscape plan adheres to the Los Alamos County design standards and enhances the site and immediate vicinity. No screening or buffering, other than at frontage, has been identified.

- (f) *Parking lots, outside storage areas, outside mechanical equipment and outdoor lighting shall be designed to serve the intended use of the development while minimizing adverse impacts on adjacent properties or public rights-of-way.*

Site has been designed to minimize adverse impacts on adjacent properties and public right-of-ways by parking lots, mechanical equipment and site lighting. We've adhered to the design standards by providing mechanical equipment screening for roof-top mounted equipment. In an effort to meet desired Complete Street design efforts as outlined in the Los Alamos County Comprehensive Plan, we've attempted to move the majority of parking to the rear of the site; providing a more pedestrian friendly street frontage.

- (g) *The capacity of those public services and facilities required to serve the proposed development (including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, etc.) shall conform with, or if improvements are required, shall be made to conform with the requirements of the county's construction standards.*

Utility capacity is adequate and connection improvements will conform with the requirements of the county's construction standards.

- (h) *Structures, site grading, and all other aspects of the development shall meet all applicable design standards or guidelines, as may be adopted and made a part of this code, and shall preserve, to the extent practical, outstanding topographical features and natural amenities on the site.*

To the best of our knowledge, structures, site grading, and all other aspects of the development meet all applicable design standards and guidelines available for incorporation. No outstanding topographical features or natural amenities were identified for preservation on the site.

- (i) *Provisions shall be made to serve the development with tot lots and/or neighborhood parks in accordance with the adopted comprehensive plan. A fee may be paid as approved by county council to accomplish the purpose of a comprehensive plan in lieu of the development of tot lots or neighborhood parks.*

This requirement is not applicable to this specific commercial development.

SUBMITTALS:

Provide all information necessary for a complete review of the Site Plan request. Check each of the boxes to indicate which information you have provided. Provide two hard copies of all plans and also provide one complete copy of all materials on disk:

- ☒ Agent Authorization, if applicable.
- ☒ Proof of property ownership (Warranty deed, recorded Plat, etc.).
- ☒ Scaleable copies of Site Plan drawings including:
 - ☒ Footprint and square footage of all buildings and structures on the site.
 - ☒ Building/structure elevations.
 - ☒ Existing and proposed lot coverage.
 - ☒ All existing and proposed easements.
 - ☒ All existing and proposed setbacks.
 - ☒ Existing and proposed trails.
- ☒ Preliminary Landscape Plan.
- ☒ Preliminary Grading and Drainage Plan.
- ☒ Preliminary Utilities Plan.

Note: Final construction plan set will be required at Building Permit.

Additionally, per Sec. 16-571, at or before the first IDRC meeting, the County Engineer may require the following Impact Studies:

- ☐ Traffic impact analysis (TIA).
- ☒ Stormwater drainage report.
- ☐ Utility capacity analysis.
- ☒ Soils report.
- ☒ Other. Describe: Site Threshold Assessment (STH)

You are advised to meet with the County Engineer early in the planning process to determine which studies will be required.

Please provide any other information that you believe is relevant to or supports this application.

Per discussion with Los Alamos Public Works, we have provided all stormwater drainage information on the Grading and Drainage sheet in lieu of a separate document.

MAESTAS DEVELOPMENT GROUP
7620 JEFFERSON NE . ALBUQUERQUE, NEW MEXICO 87109

April 30, 2021

Ms. Sobia Sayeda
Senior Planner
Los Alamos County, Community Development Department
1000 Central Avenue, Suite 150
Los Alamos, New Mexico 87544

Re: Site Plan Application Appendix A

Dear Ms. Sayeda:

Please accept this Appendix A in addition to our amended Site Plan Application. I was unable to fit our responses on the Site Plan Application Review Criteria pages; below are answers to each respective criteria:

(a) The site plan shall substantially conform to the comprehensive plan and shall not be materially detrimental to the health, safety and general welfare of the county.

Utmost care has been taken to substantially conform to the comprehensive plan. We understand the focus of the comprehensive plan include the goals and associated policies that relate to the growth, appearance and land uses within Los Alamos County. The most recent iteration of the Los Alamos County Comprehensive Plan (LACCP) was introduced in 2016, a year consequential to our proposed project, because it is the same year the previous site tenant was closing operations and moving to a new location; leaving a shell from a bygone era. These are the areas in which our proposed project conforms with the 2016 LACCP (*italicized text are direct statements within the 2016 LACCP*):

Economic Vitality: Promote a strong and diverse economic base by encouraging new business growth. [pg 34]

Financial Sustainability: Encourage the retention of existing businesses and assist in their opportunities for growth. [pg 34] This project exemplifies the growth of an existing business.

Financial Sustainability: Significantly improve the quantity and quality of retail business. [pg 34] Our project revitalizes an otherwise blighted site.

Financial Sustainability: Revitalize and eliminate blight in the downtown areas of Los Alamos... [pg 34]. Our project is a direct response to this goal of the 2016 LACCP. Our aim to deliver an attractive project that replaces an otherwise unattractive property in downtown Los Alamos.

Core Themes: Development, Potential Strategies: Improve the appearance of the commercial areas. [pg 76] As stated above, this project directly answers the call for improved appearance.

Core Themes: Redevelopment, Exhibit 35 – Downtown Los Alamos Redevelopment Opportunities. [pg 78] Per the referenced exhibit, our site has been explicitly delineated as an “Aged Storefront.” The 2009 Downtown Plan identified Redevelopment of Trinity Dr. as an area for “work to be done,” and the 2016 LACCP further identifies our site as an area “still in need of... reconstruction.”

MAESTAS DEVELOPMENT GROUP
7620 JEFFERSON NE . ALBUQUERQUE, NEW MEXICO 87109

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Core Themes: Mobility, Pedestrians: The Comprehensive Plan anticipates improved walkability ... supporting improved pedestrian and bicycling facilities on new and redeveloped streets. [pg.106] Although it is vastly beyond the scope of our project to meet the macro needs of arterial street improvements, we’ve designed our project to enhance the pedestrian experience along Trinity Dr. with landscaping and ADA compliant access, the removal of a driveway curb cut, as well as creating a desirable “Third Place” with a patio that has visibility to the sidewalk and road; an asset of a Complete Street.

As evidenced by excerpts and statements above, we understand the goals outlined in the 2016 LACCP and have endeavored to be a touchstone in its implementation. In no way is our project expected to be detrimental to the health, safety, and general welfare of the county. We believe our impact will have a positive effect.

(b) Ingress, egress, traffic circulation and parking on the site shall be accomplished with safety for motorists, bicyclists and pedestrians. Provisions shall be made for the safe ingress, egress and circulation of vehicles, bicyclists and pedestrians.

As an extension of criteria “a,” the site has been designed to be safe for motorists, bicyclists and pedestrians. We have designed the site to provide motorists and pedestrians separate, dedicated entry points onto the site. Further, per ADA requirements, accessible routes are extended from the proposed building to the public sidewalk and from on-site parking into the building. Adequate vehicle queueing is provided in order to additionally separate drive-through activity from other site activities, providing an additional layer of safety; containing the queue on site and reducing the potential for customers to filter through queueing vehicles after parking for café use.

Sincerely,



Ryan A. Hébert
Project Manager
Maestas Development Group

OWNER'S AFFIDAVIT

STATE OF NEW MEXICO)
)
COUNTY OF LOS ALAMOS) SS.

We/I WEN New Mexico, LLC / Thomas J. Reinhard, Manager
(Please print Name/Names in Full)

being duly sworn, depose and say that (I am) (we are) the owner (s) of the property located at

1247 Trinity Dr, Los Alamos, NM 87544

(Address)

County of Los Alamos, for which (I am) (we are) submitting for Site Plan review through the County of Los Alamos. Furthermore, (I) (we) hereby appoint Maestas Development Group to act as our authorized agent on our behalf on all matters pertaining to the processing and obtaining of said permit with the exception of legal documents for recording purposes.

Signed: Thomas J. Reinhard, Manager

Address: 1515 N. Academy Blvd #400

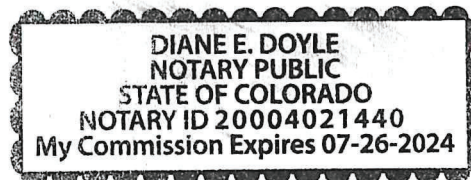
Colorado Springs, CO 80909

Phone: 719-513-8557

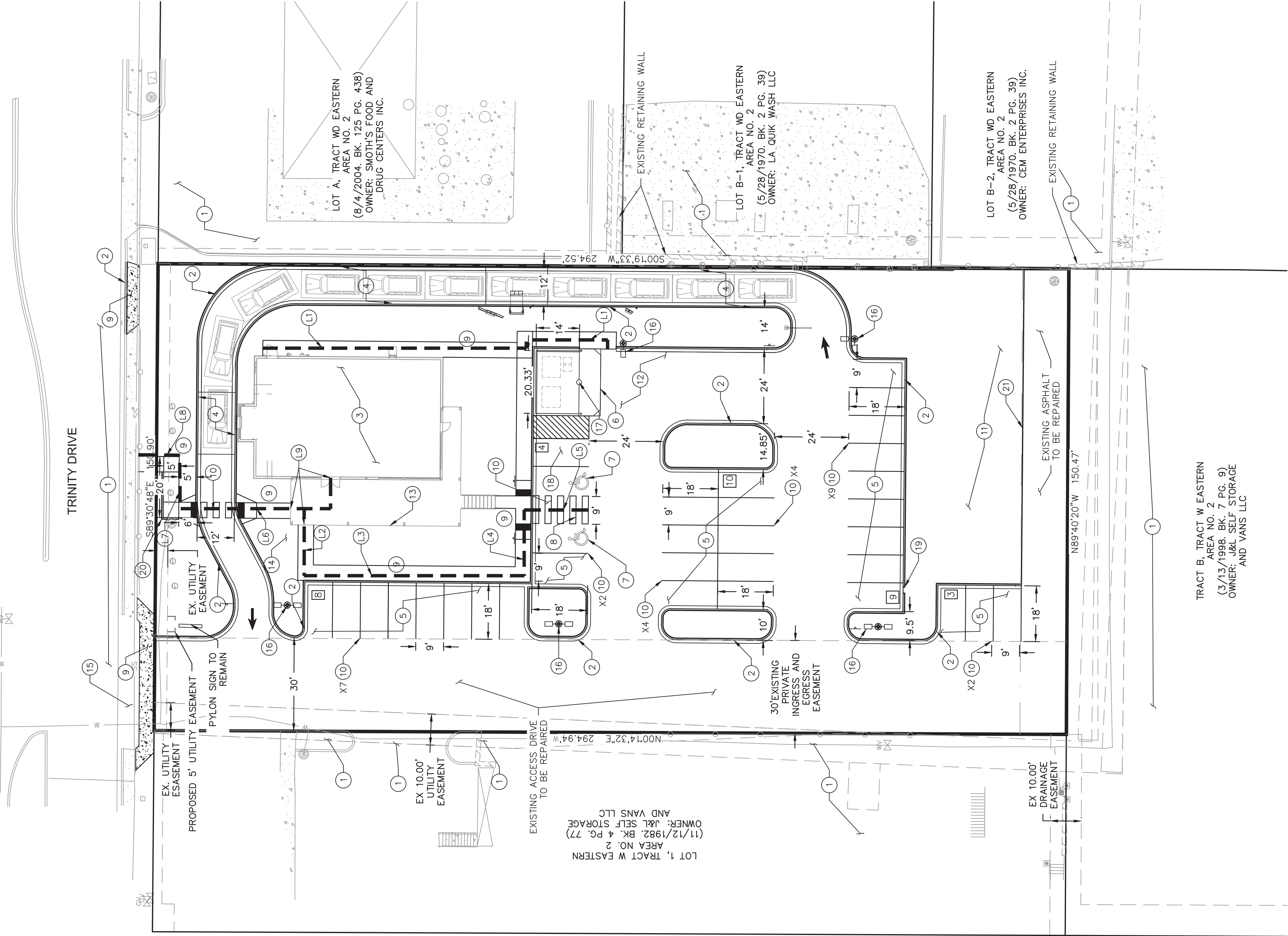
Subscribed and sworn to before me this

21st day of April, 2021.

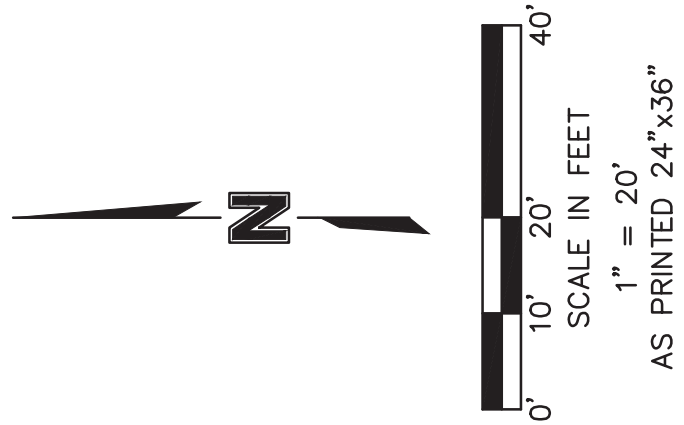
Diane E Doyle
Notary Public



My Commission Expires: 07-26-2024



BENCHMARK-NAVD 88:
LACS MONUMENT "LACS-10" HAVING AN ELEVATION
OF 7327.67'



SITE DATA TABLE	
ZONING	DOWNTOWN DISTRICT
TOTAL SITE ACREAGE	44,412 SQ. FT 1.0196 AC
BUILDING AREA (SQ. FT)	2,320
PARKING (LOS ALAMOS MUNICIPAL CODE SEC. 16-579-T1)	1 STALL PER 625SF OF USABLE FLOOR AREA: REQUIRED: 2,320SF/625SF = 4 STALLS PROVIDED: 9'X18' STALLS: 32 STALLS HANDICAP: 2 STALLS TOTAL: 34 STALLS
SETBACKS	FRONT: 0' SIDE: 0' REAR: 0'

LEGEND:

- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- EXISTING EASEMENTS
- EXISTING ROW
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED ADA ACCESSIBLE AISLE
- PROPOSED ADA ACCESSIBLE ROUTE

NOTES:

- PROTECT EXISTING IN PLACE.
- PROPOSED CURB AND GUTTER PER COUNTY STANDARDS.
- PROPOSED BUILDING
- PROPOSED DRIVE THRU AISLE
- PROPOSED PARKING SPACES PER COUNTY STANDARDS.
- PROPOSED TRASH ENCLOSURE WITH CONCRETE APRON
- PROPOSED HANDICAP PARKING STALLS
- PROPOSED HANDICAP ACCESSIBLE AISLE.
- PROPOSED ADA ACCESSIBLE SIDEWALK PER COUNTY AND ADA STANDARDS.
- PROPOSED PAVEMENT STRIPING.
- PROPOSED WATER QUALITY POND.
- PROPOSED CONCRETE APRON.
- PROPOSED PATIO AREA WITH CONCRETE.
- PROPOSED BIKE PARKING AREA.
- PROPOSED DRIVEWAY REALIGNMENT PER NMDOT DETAIL 608-001-9 TYPE 2C.
- PROPOSED LIGHTS. REFER TO ARCHITECTURAL SHEETS FOR DETAILS.
- PROPOSED REFUSE ENCLOSURE GATE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED DELIVERY VEHICLE AREA.
- PROPOSED CURB CUT, REFER TO GRADING PLAN FOR DETAILS.
- PROPOSED WALL, REFER TO GRADING PLAN FOR DETAILS.
- PROPOSED POND OUTLET.

SITE COVERAGE TABLE	
BUILDING ROOF AREA	2,491 SQ. FT
PATIO ROOF AREA	957 SQ. FT
TOTAL ROOF AREA	3,448 SQ. FT
TOTAL SITE IMPERVIOUS AREA	40,098 SQ. FT
TOTAL SITE PERVIOUS AREA	12,175 SQ. FT

ACCESSIBLE ROUTE:

2% MAX CROSS SLOPE, 5% MAX LONGITUDINAL SLOPE, 2% COMPOSITE SLOPE AT LANDINGS AND ADA PARKING AREA. SPECIFIC LENGTH AND LONGITUDINAL SLOPE NOTED BELOW.

- LENGTH: 117'
SLOPE: VARIES WITH RAMP, REFER TO GRADING PLAN FOR DETAILS.
- LENGTH: 16'
SLOPE: 3.1%
- LENGTH: 71'
SLOPE: 4.8%
- LENGTH: 24'
SLOPE: VARIES WITH RAMP, REFER TO GRADING PLAN FOR DETAILS.
- LENGTH: 21'
SLOPE: 1.4%
- LENGTH: 36'
SLOPE: VARIES WITH RAMPS, REFER TO GRADING PLAN FOR DETAILS.
- LENGTH: 17'
SLOPE: 4.2%
- LENGTH: 13'
SLOPE: 4.3%
- LENGTH: 10'
SLOPE: VARIES , REFER TO GRADING PLAN FOR DETAILS.

LOS ALAMOS STARBUCKS
CONSTRUCTION DOCUMENTS

2021

SITE PLAN

LOS ALAMOS, NEW MEXICO

2021

drawn by: SA

checked by: MW

approved by: MW

QA/QC by: MW

project no.: 21-02791

drawing no.: 04-30-21

SHEET

C3.0

NOTE

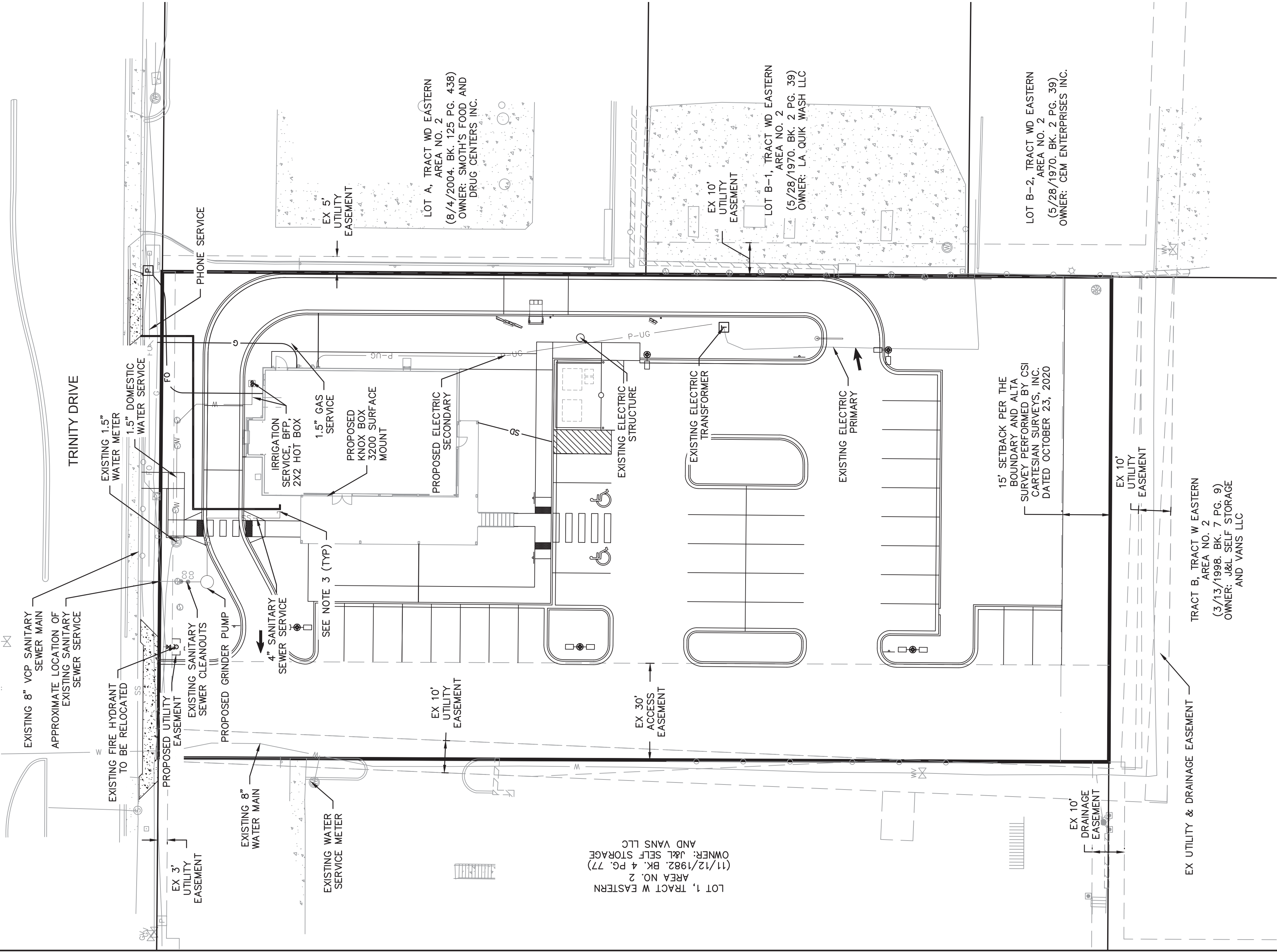
THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED FOR ASSOCIATES ONLY FOR REVIEW BY REGULATORY AGENCIES AND OTHER AGENCIES. ANY CHANGES TO THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.

OLSSON ASSURES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL), THE EXISTING OR VERTICAL, THE EXISTING DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER INFORMATION. IT IS HOWEVER CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

811

Know what's below.
Call before you dig.
CALL 811 BEFORE ANY EXCAVATING OR GRADING OR PRIOR TO THE MARKING OF UNDEGROUND UTILITIES.

1880 Fall River Drive,
Suite 200
Loveland, CO 80538
TEL 970.461.7733
www.olsson.com



LOS ALAMOS, NEW MEXICO

CONSTRUCTION DOCUMENTS

2021

UTILITY PLAN

REV. NO.

DATE

REVISIONS DESCRIPTION

drawn by: SA

checked by: MW

approved by: MW

QA/QC by: MW

project no.: 21-02791

drawing no.: 04-30-21

SHEET

C5.0

NOTE

THIS DOCUMENT HAS BEEN PREPARED BY THE ENGINEER ASSOCIATES ONLY FOR REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONAL ENGINEERS. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.

OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL), THE EXISTING UTILITY DEPT. RECORDS, OR DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

811

Know what's below. Call before you dig.

CALL 811 SAFETY. MARKING PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND UTILITIES.

LEGEND:

PROPOSED WATER SERVICE

EXISTING WATER MAIN

PROPOSED SANITARY SEWER

EXISTING SANITARY SEWER

PROPOSED FIRE SERVICE

PROPOSED FIRE DEPT. CONN.

EXISTING FIRE HYDRANT

PROPOSED ELECTRIC

EXISTING ELECTRIC

PROPOSED GAS

EXISTING GAS

PROPOSED FIBER OPTIC

EXISTING FIBER OPTIC

EXISTING LOTLINE EASEMENT LINE

EXISTING LIGHT POLE

EXISTING ELECTRIC METER

EXISTING WATER METER

EXISTING GAS METER

EXISTING TELEPHONE PEDESTAL

W

SS

SS

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P-UG

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UTILITY DETAIL 1

SCALE 1"=10' AS PRINTED

24"X36"

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.

2. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.

3. UTILITY SERVICES ARE SHOWN IN A SCHEMATIC FASHION ONLY. EXACT LOCATIONS SHALL BE COORDINATED WITH PLUMBING PLANS.

4. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY, SEWER MAINS, WATER MAINS & SERVICES.

5. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.

6. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER THE COUNTY OF LOS ALAMOS PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS LATEST EDITION.

7. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.

EXISTING WATER SYSTEM PRESSURE: 80 PSI

SOURCE: WATER MAIN WITHIN TRINITY DRIVE

1880 Fall River Drive,

Suite 200

LoveLand, CO 80538

TEL 970.461.7733

WWW.OLSSON.COM

0'

10'

20'

40'

SCALE IN FEET

1" = 20'

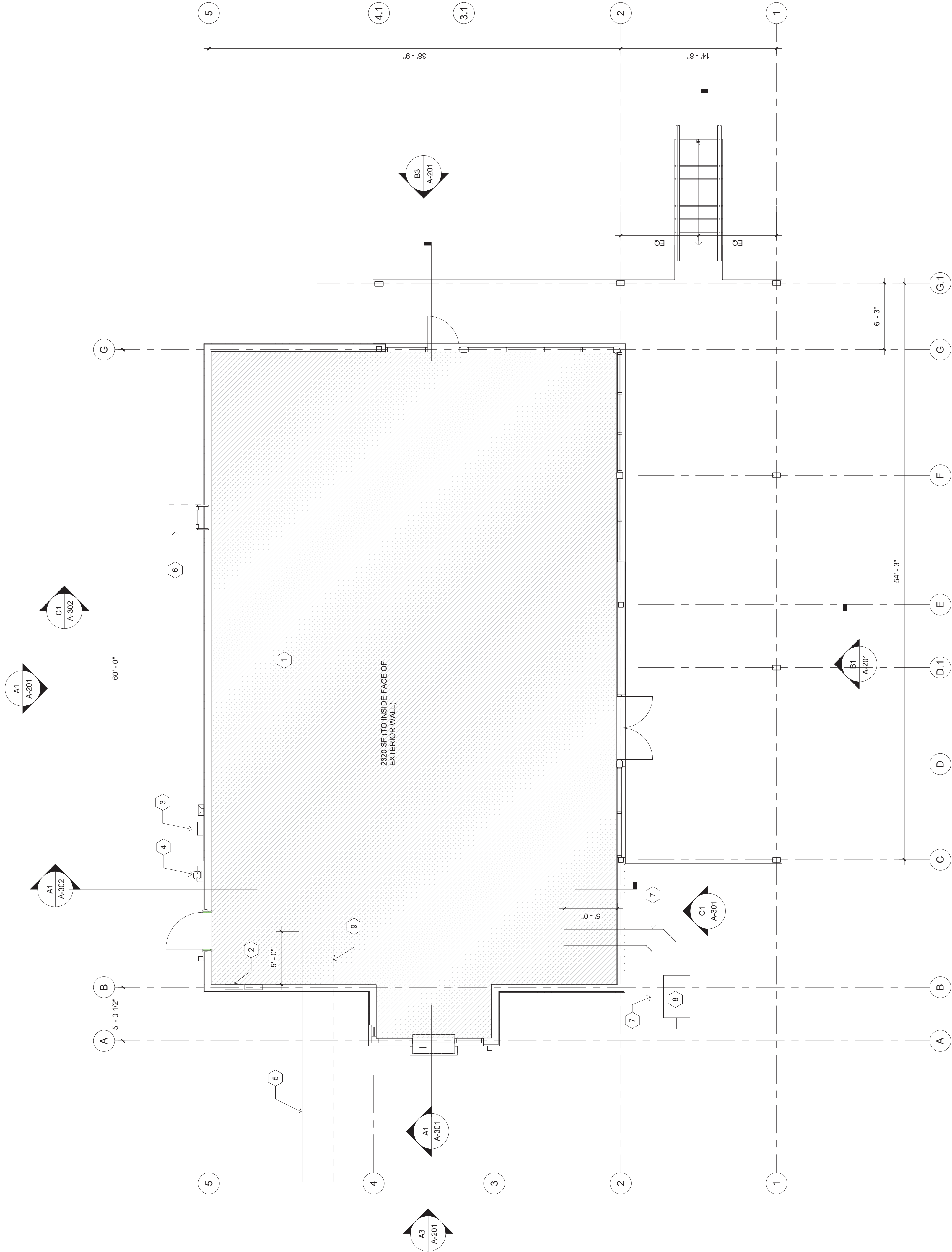
AS PRINTED 24"x36"

GENERAL NOTES

- A. FIELD VERIFY ALL DIMENSIONS.
B. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.

KEYED NOTES

1. PROVIDE BACKFLOW PREVENTER AT APPROXIMATE LOCATION OF FUTURE WATER FILTRATION SYSTEM.
2. ELECTRICAL PANELS.
3. ELECTRICAL METER AND CT CABINET LOCATION.
4. GAS METER.
5. 1/2" DUCTILE CAST IRON WATER SUPPLY.
6. 1/2" DUCTILE CAST IRON SEWER.
7. ROOF LADDER ACCESS, 30" X 36" CLEAR.
8. 4 INCH SANITARY SEWER LINE.
9. GREASE INTERCEPTOR IN LANDSCAPING.
2" CONDUIT FOR DATA.



GENERAL NOTES

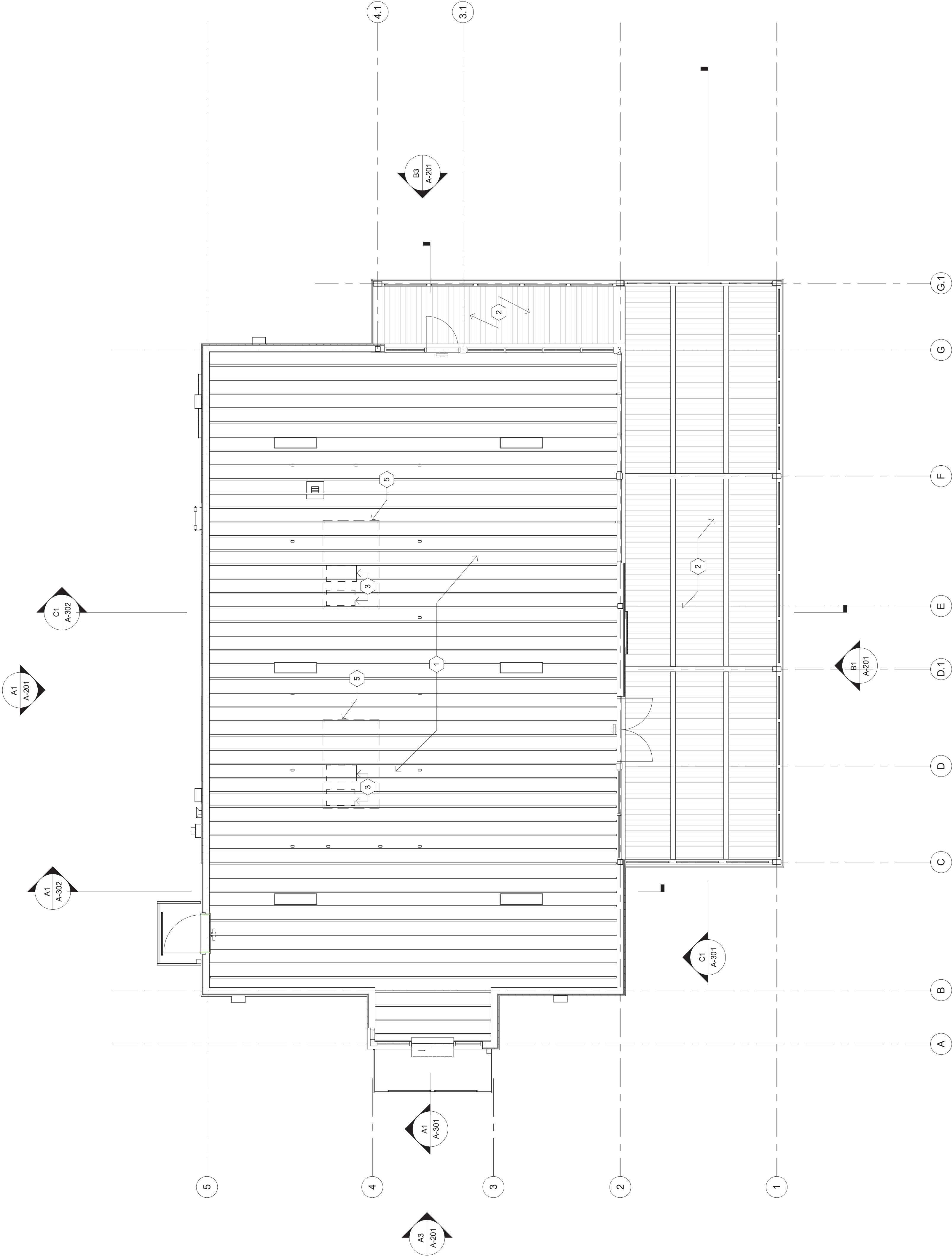
- A. ALL DIMENSIONS ARE FACE OF STUD UNLESS OTHERWISE NOTED.
B. FIELD VERIFY ALL DIMENSIONS.
C. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.

KEYED NOTES

1. OPEN TO STRUCTURE.
2. EXPOSED PAINTED METAL DECK.
3. MECHANICAL COORDINATE WITH STRUCTURAL.
4. MECHANICAL UNIT ABOVE.

LEGEND

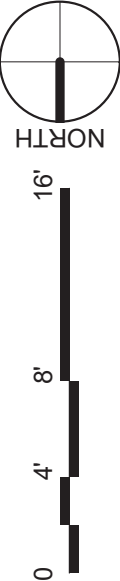
- LINEAR EXTERIOR DOWNLIGHT
EXIT LIGHT
1 X 4 LIGHT FIXTURE
WALL PACK



REVISION	DATE
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DATE	04.20.21
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ROOF PLAN

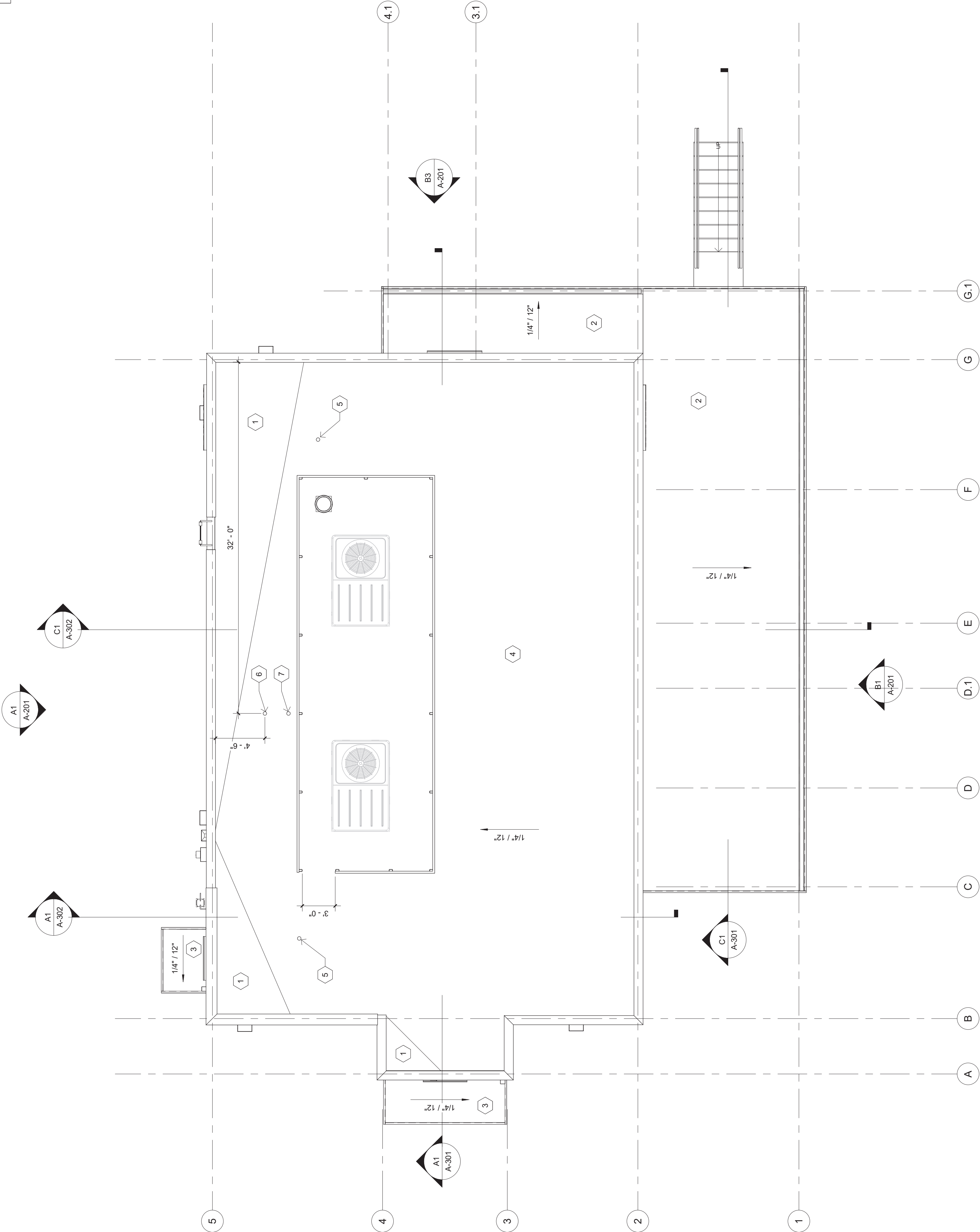


GENERAL NOTES

- A. ALL DIMENSIONS ARE TO FACE, OF STUD UNLESS OTHERWISE NOTED.
- B. CONTRACTOR SHALL PROVIDE AND INSTALL ALL APPURTENANT FLASHING, TRIM, SEALANTS, MATERIALS, ETC REQUIRED TO PROVIDE A COMPLETE WATERPROOF AND WARRANTED ROOF SYSTEM.
- C. FLASHING SHALL BE 18" MIN WIDE, 18" MIN HIGH, AND 18" MIN OVERLAP.
- D. MAINTAIN 18" (MIN) BETWEEN ALL FLASHED ITEMS.
- E. POSITIVE DRAINAGE REQUIRED AT ALL LOCATIONS ON THE ROOF.
- F. PROVIDE R-38 INSULATION AT ROOF.

KEYED NOTES

- 1. ROOF CRICKET.
- 2. TPO ROOF: 60 MIL. FULLY ADHERED TO 1/2" COVER BOARD ADHERED TO 1 1/2" MIN. THICK INSULATION. UNDERLAYER PAINTED OVER INSULATION.
- 3. GALVANIZED METAL DECK CANOPY COVER. UNDERSIDE PAINTED TO MATCH STRUCTURE.
- 4. TPO ROOF: 60 MIL. OVER 1/2" COVER BOARD OVER R-20 RIGID INSULATION OVER 1/2" ROOF SHEATHING.
- 5. FLASHING SHALL BE 18" MIN WIDE, 18" MIN HIGH, AND 18" MIN OVERLAP. IMPROVEMENT DRAWINGS.
- 6. PENETRATION FOR ICE MACHINE CONDENSER LINE SET. EXACT LOCATION TO BE CONFIRMED WITH TENANT IMPROVEMENT DRAWINGS.
- 7. FLUE FOR WATER HEATER. EXACT LOCATION TO BE COORDINATED WITH TENANT IMPROVEMENT DRAWINGS.



GENERAL SHEET NOTES

- A. ALL STUCCO SYSTEMS TO BE LIGHT SAND FINISH. ARCHITECT TO APPROVE COLORS.
B. ALL FINISHES TO FACE OF STUD, UNLESS OTHERWISE NOTED.
C. REFER TO ELECTRICAL FOR LIGHT FIXTURES - LOCATE PER ELEVATIONS

KEYED NOTES

1. KNOX BOX.

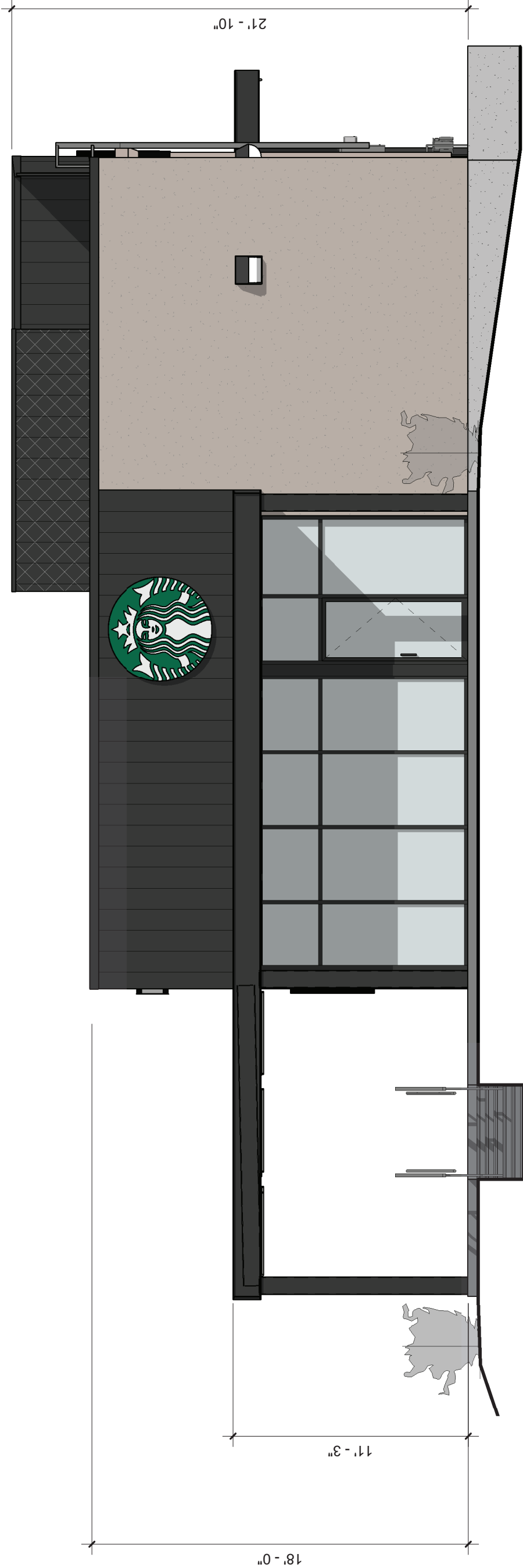
MATERIAL CALCULATION

PREDOMINANT EXTERIOR BUILDING MATERIALS - STUCCO AND WOOD 64.5%
NON PREDOMINANT EXTERIOR BUILDING MATERIALS - METAL PANEL
PREDOMINANT EXTERIOR BUILDING WALL COLORS: METAL PANEL AND STUCCO
ACCENT COLOR: WOOD

LEGEND

- STUCCO CEMENT PLASTER FINISH, COLOR TO BE SELECTED BY ARCHITECT
- METAL PANEL, BASIS OF DESIGN MBCE FW-120-0 12" NO BEADS, SMOOTH FINISH.
- METAL PANEL, BASIS OF DESIGN MBCE FW-120-0 12" NO BEADS, SMOOTH FINISH, PERFORATED AS REQUIRED FOR MECHANICAL EQUIPMENT VENTILATION
- VERTICAL WOOD PANELING, CEDAR, NEAR CLEAR, PRE-STAINED, SMOOTH FINISH, 1 X 8 NICKEL GAP WITH SHADOW LINE

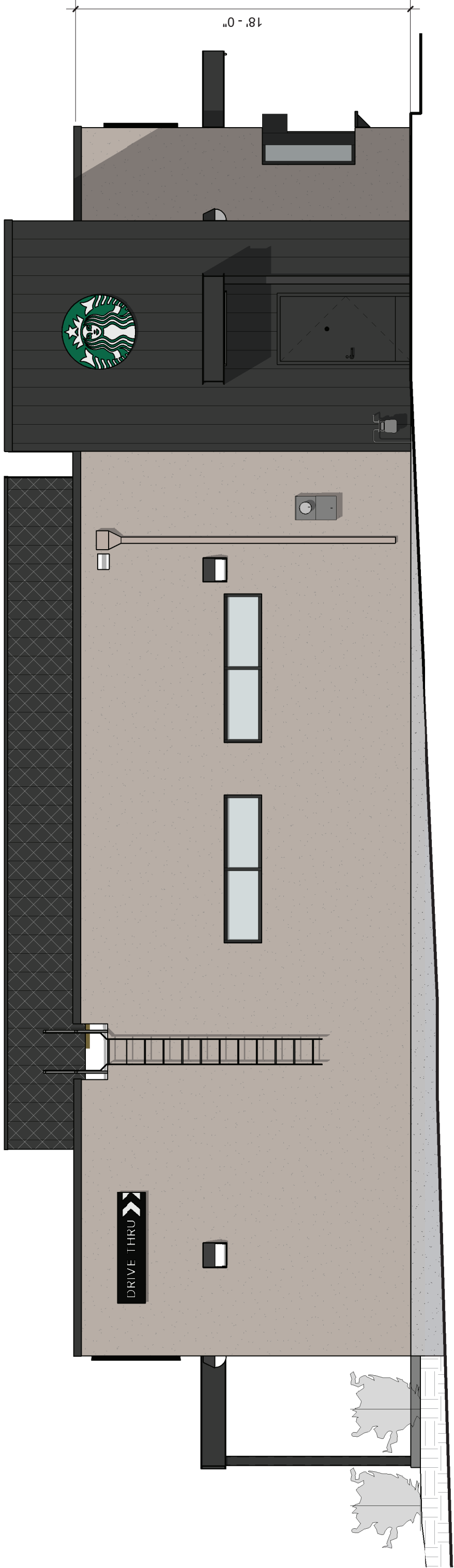
STARBUCKS SHELL
1247 TRINITY DRIVE
LOS ALAMOS, NM 87544



B3 SOUTH ELEVATION



B1 WEST ELEVATION



A1 EAST ELEVATION



A3 NORTH ELEVATION

REVISION

DATE

DATE

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2017

EXTERIOR
ELEVATIONS

SHEET NO.

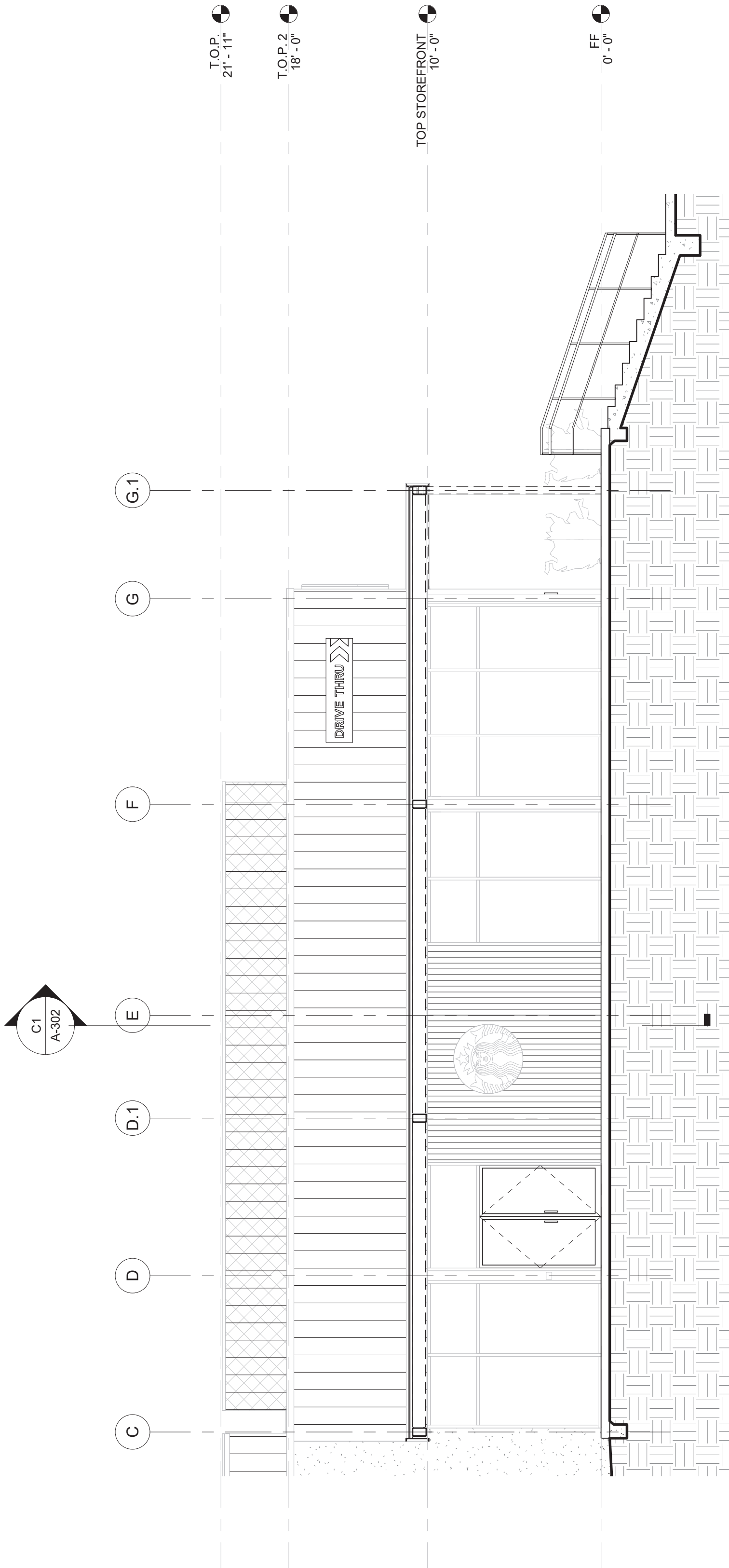
A-201

GENERAL SHEET NOTES

- A. ALL STUCCO SYSTEMS TO BE LIGHT SAND FINISH. ARCHITECT TO APPROVE COLORS.
- B. ALL STUCCO SYSTEMS TO BE 1/2" THICK. UNLESS OTHERWISE NOTED, EXTEND TO ROOFING MEMBRANE UP 8" MINIMUM.
- C. MAINTAIN 3/4" MIN BETWEEN TOP OF ADJACENT PAVING TO BOTTOM OF STUCCO OR AS OTHERWISE INDICATED IN THE DRAWINGS.
- E. EXPOSED STEM WALLS AND FINISH TO BE COORDINATED WITH ARCHITECT.

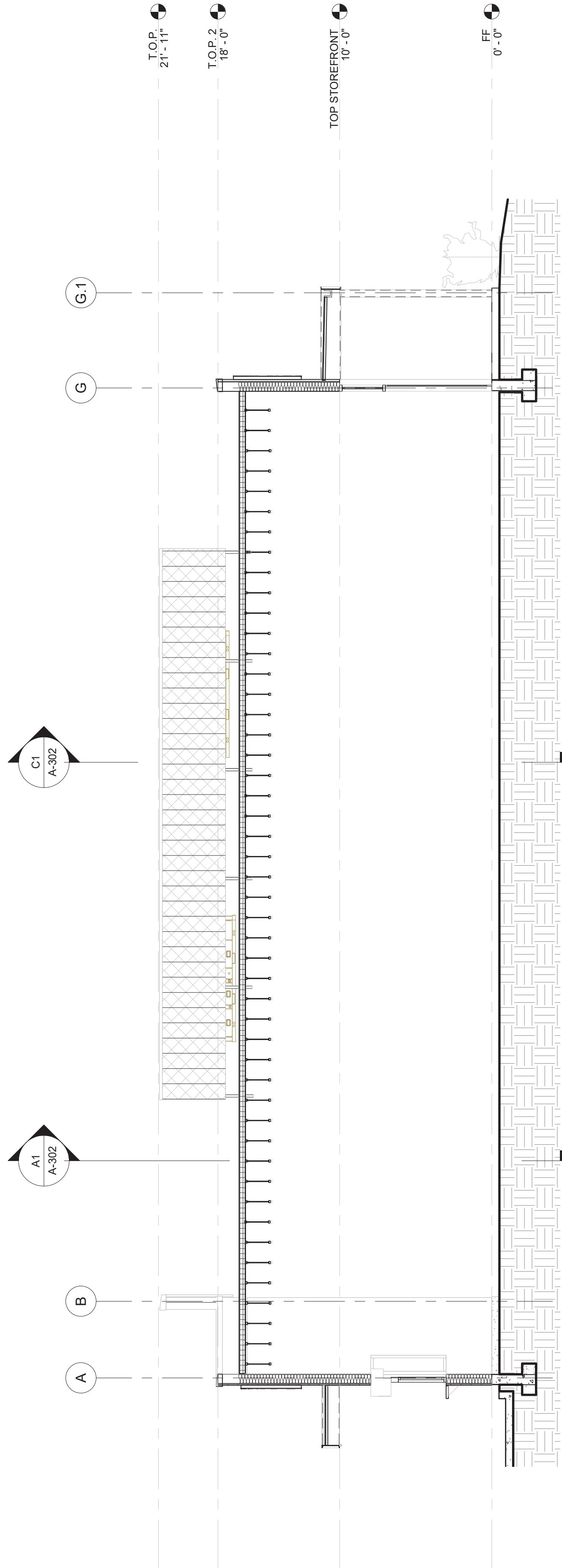
KEYNOTES

1. XXX



C1 NORTH SOUTH PATIO SECTION

3/16" = 1'-0"



A1 NORTH SOUTH BUILDING SECTION

3/16" = 1'-0"

REVISION	DATE
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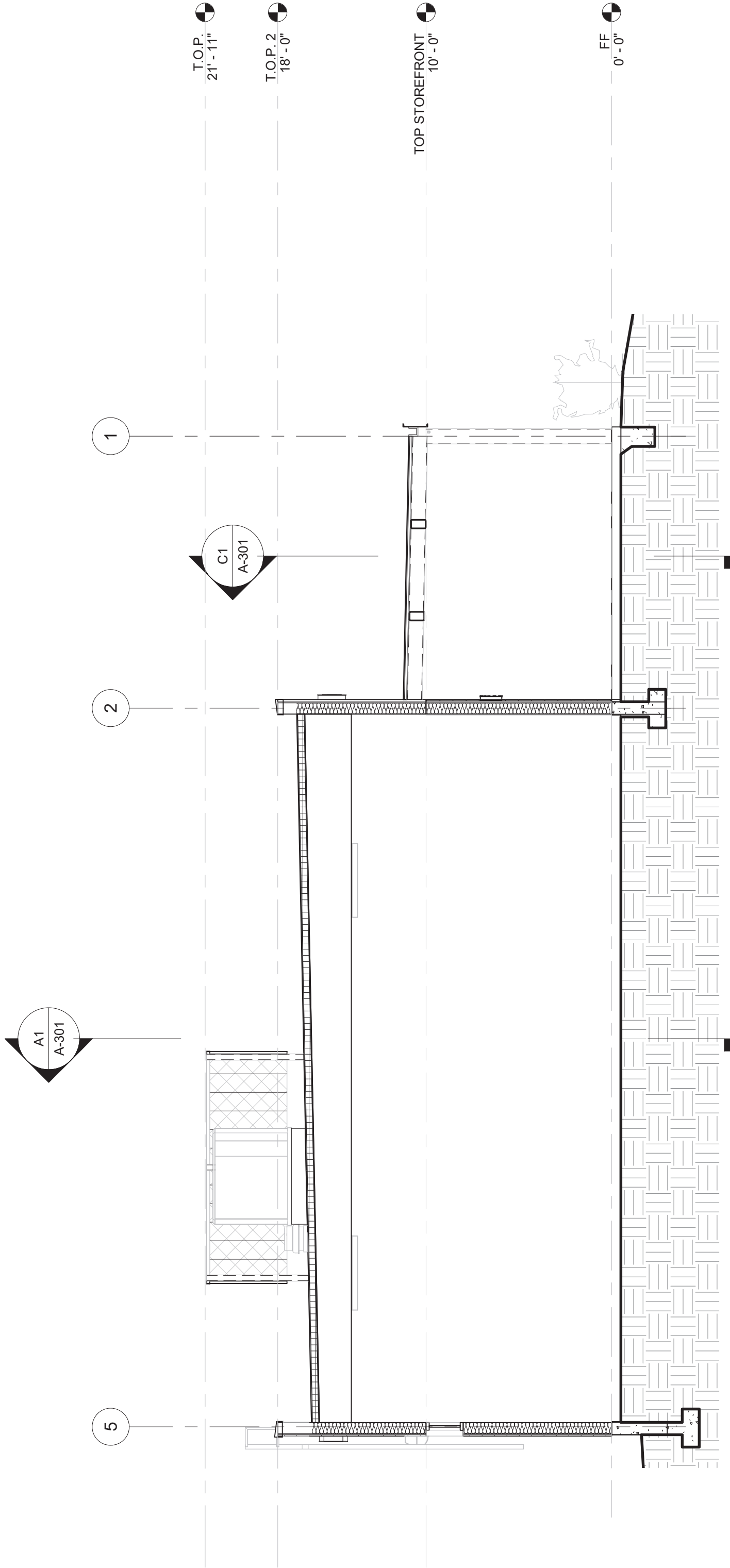
BUILDING SECTIONS

GENERAL SHEET NOTES

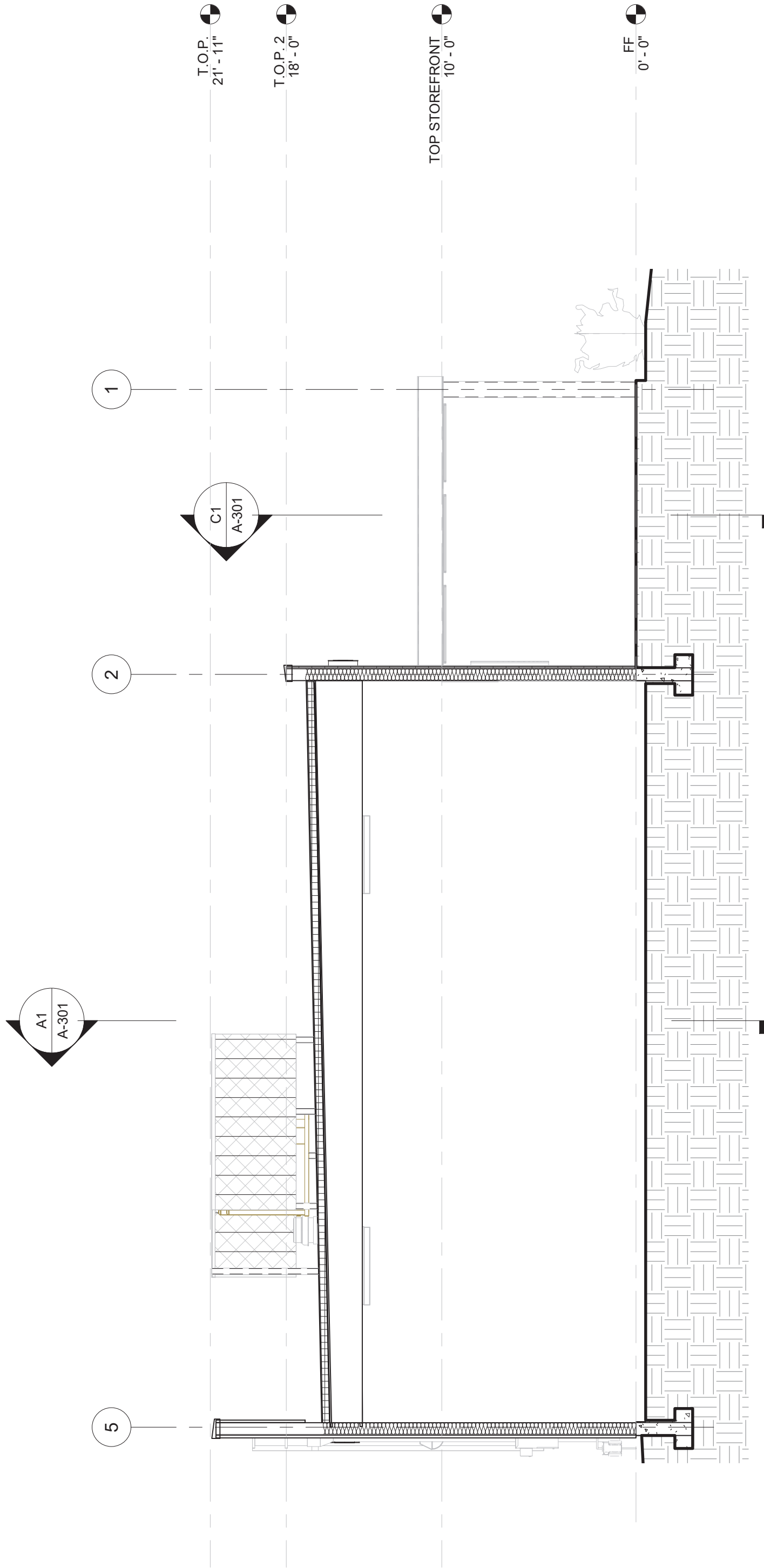
- A. ALL STUCCO SYSTEMS TO BE LIGHT SAND FINISH. ARCHITECT TO APPROVE COLORS.
- B. EXPOSED STUCCO FACE OF STUD. UNLESS OTHERWISE NOTED, EXPOSED STUCCO SHALL BE 1/2" MINIMUM.
- C. EXTEND TPO ROOFING MEMBRANE UP 8" MINIMUM.
- D. MAINTAIN 3/4" MIN BETWEEN TOP OF ADJACENT PAVING TO BOTTOM OF STUCCO OR AS OTHERWISE INDICATED IN THE DRAWINGS.
- E. EXPOSED STEM WALLS AND FINISH TO BE COORDINATED WITH ARCHITECT.

KEYNOTES

- 1. XXX



C1 BUILDING AND PATIO SECTION
3/16" = 1'-0"



A1 BUILDING SECTION
3/16" = 1'-0"

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BUILDING
SECTIONS

