



DEVELOPMENT APPLICATION

PROJECT INFORMATION

Title:

Project Address:

Description:

Check all application types, if applicable:

- | | |
|--|--|
| <input type="checkbox"/> Administrative Deviation ... \$25 | <input type="checkbox"/> Site Plan* ... \$500 plus
\$75 per/Million \$ estimated construction cost |
| <input type="checkbox"/> Administrative Wireless Telecom ... \$250 | Estimated Construction Cost: _____ |
| <input type="checkbox"/> Encroachment Permit ... \$25 | <input type="checkbox"/> Major Site Plan Amendment* ... \$500 |
| <input type="checkbox"/> Temporary Use Permit ... \$25 | <input type="checkbox"/> Minor Site Plan Amendment ... \$250 |
| <input type="checkbox"/> Comprehensive Plan Adoption &
Amendment*... \$250 | <input type="checkbox"/> Major Zone Map Amendment* ... \$150
<i>No fee if initiated by County Council
or County Manager</i> |
| <input type="checkbox"/> Conditional Use Permit* ... \$300 | <input type="checkbox"/> Minor Zone Map Amendment* ... \$150
<i>No fee if initiated by County Council
or County Manager</i> |
| <input type="checkbox"/> County Landmark or Historic District
Adoption/Amendment* ... \$250 | <input type="checkbox"/> Master Plans* (Major, Minor) ...\$250 |
| <input type="checkbox"/> Development Plan* ... \$500 | <input type="checkbox"/> Text Amendment* ... \$150
<i>No fee if initiated by County Council
or County Manager</i> |
| <input type="checkbox"/> Major Development Plan Amendment* ... \$500 | <input type="checkbox"/> Variance ... \$250
<i>No fee if application is a part of a Site Plan review</i> |
| <input type="checkbox"/> Minor Development Plan Amendment ... \$250 | <input type="checkbox"/> Administrative Wireless Telecommunication
Facility ... \$250 |
| <input type="checkbox"/> Summary Plat... \$100 plus \$25 lot; \$10 / acre for
non-residential | <input type="checkbox"/> Discretionary Wireless Telecommunication
Facility* ... \$500 |
| <input type="checkbox"/> Sketch Plat, Subdivision*... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) | <input type="checkbox"/> Small Wireless Facility ...\$250 |
| <input type="checkbox"/> Preliminary Plat, Subdivision* ... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) | <input type="checkbox"/> Major Historic Demolition* ... \$250 |
| <input type="checkbox"/> Final Plat, Subdivision* ... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) | <input type="checkbox"/> Major Historic Property Alteration
Certification* ... \$250 |
| <input type="checkbox"/> Landscaping Plan ...\$500 | <input type="checkbox"/> Minor Historic Property Alteration Certificate ... \$250 |
| <input type="checkbox"/> Lighting Plan ...\$500 | |

*** Application reviews require a pre-application meeting.**

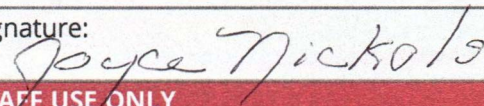
PROPERTY & OWNER INFORMATION

Property Address:	1738 N Sage <small>Address</small>	Los Alamos <small>City</small>	NM <small>State</small>	87544 <small>ZIP</small>
Zoning District:	SFR-4	Lot Size - Acres / Sq. Ft.: 52,637.00		
Existing Structure(s) Sq. Ft.:	12,314.00	Lot Coverage:		
Property Owner(s) Name: Unitarian Church of Los Alamos				
Owner(s) Email: office@uulosalamos.org				
Owner(s) Phone(s)#: 505-662-2346				
<input checked="" type="checkbox"/> Owner's Address same as Property Address				
Owner(s) Address:	<small>Address</small>	<small>City</small>	<small>State</small>	<small>ZIP</small>

APPLICANT / OWNER'S AGENT INFORMATION

<input type="checkbox"/> Applicant is same as Owner				
Applicant Name: Joyce Nickols (member representative)				
Applicant Address:	1001 Oppenheimer Dr <small>Address</small>	Los Alamos <small>City</small>	NM <small>State</small>	87544 <small>ZIP</small>
Applicant Email: jwnickols@gmail.com				
Applicant Phone(s)#: 505-690-2777				

ASSOCIATED APPLICATIONS

Application Type: Accessory Structure Permit	
Case Number: BLDR-2024-01077	
<i>I hereby certify and affirm, under penalty of perjury, that the information I have provide in this application is true and accurate to the best of my knowledge, information, and belief. [NMSA 1978, §30-25-1]</i>	
Signature: 	Date: 03/31/25

STAFF USE ONLY

Date Received:	Staff:
Case No.#:	Meeting Date:

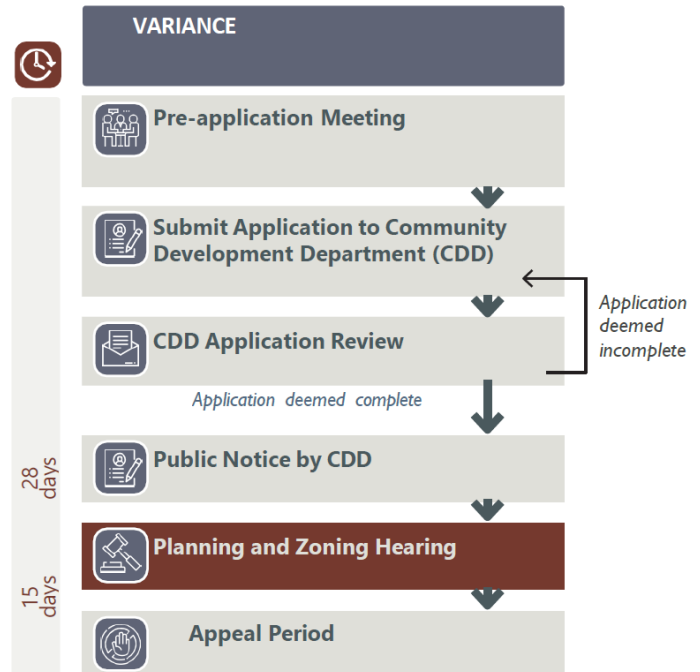
SUBMITTALS

- | | |
|---|---|
| <input type="checkbox"/> Proof of Ownership or Letter of Authorization from Owner | <input type="checkbox"/> Complete Application - Date: _____ |
| <input type="checkbox"/> Items from associated Application Checklist | <input type="checkbox"/> Payment - Accepted upon verification of a complete application - Date: _____ |

VARIANCE CHECKLIST

Applicants for all development application reviews must complete this checklist and submit it with the Development Application. Refer to the referenced code sections for additional information. Contact the Planning Division with questions regarding these requirements: planning@lacnm.us.

PRE-APPLICATION MEETING
Date Held:
SITE PLAN
Scaled site plan at a minimum of 1" = 100' that illustrates the following:
<input type="checkbox"/> Graphic Scale and North Arrow
<input type="checkbox"/> Property Lines according to recorded survey
<input type="checkbox"/> Existing and proposed structures
<input type="checkbox"/> Existing and proposed easements
<input type="checkbox"/> Existing and proposed setbacks
<input type="checkbox"/> Existing and proposed utility lines
ELEVATIONS
Elevation drawing(s) at a minimum scale of 1/8" = 1' that indicates:
<input type="checkbox"/> Height (above existing grade) of all four sides
LOT COVERAGE
Existing (%):
Proposed (%):
ADDITIONAL SUBMITTALS
Based on staff's review and Interdepartmental Review Committee's recommendation – additional submittals may be required and will be communicated to the applicant by the assigned Case Manager.



See Reverse.

DECISION CRITERIA 16-74-(g)(3)

a. The variance will not be contrary to the public safety, health, or welfare. Explain.

☐ *Staff finds that this criterion has been met*

☐ *Staff finds that this criterion has not been met – more information is needed*

b. The variance request will not undermine the intent of the Development Code, the applicable zone district, other County adopted policies or plans, or violate the Building Code. Explain.

☐ *Staff finds that this criterion has been met*

☐ *Staff finds that this criterion has not been met – more information is needed*

c. Granting of the variance will not cause an intrusion into any utility or other easements unless approved by the owner of the easement. Explain.

☐ *Staff finds that this criterion has been met*

☐ *Staff finds that this criterion has not been met – more information is needed*

DECISION CRITERIA 16-74-(g)(3)

- d. The variance request is caused by an unusual physical characteristic or hardship inherent in the lot or lot improvements and that the peculiarity or hardship is not self-imposed. Explain.

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

- e. The variance will not create any significant adverse impacts on properties within the vicinity. Explain.

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

- f. Granting of the approved variance is the minimum necessary easing of the Code requirements making possible the reasonable use of the land, structure, or building. Explain.

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

Attach additional sheets, if needed.

- [Account Search](#)
- [Help?](#)
- [Los Alamos County webpage](#)
- [Tax Payments - Customer Care Center](#)
- [Parcel Map](#)
- [Logout Public](#)

Account: R006952

Location	Owner Information	Assessment History			
Situs Address 1738 NORTH SAGE	Owner Name UNITARIAN CHURCH OF	Actual Value (2024)	\$1,909,530		
Tax Area 1N - 1N	LOS ALAMOS	Primary Taxable	\$636,510		
Parcel Number 1-034-113-079-023	Owner Address 1738 N SAGE	Exempt	(\$636,510)		
Legal Summary Subd: EASTERN AREA 3	LOS ALAMOS, NM 87544	Adjusted Taxable Total	\$0		
Block: S S: 10 T: 19N R: 6E		Tax Area: 1N	Mill Levy: 28.714000		
Appraisal District EA3 S		Type	Actual	Assessed	Acres SQFT
Account Type EXEMPT CHURCH		Improvement	\$1,363,690	\$454,560	12314.000
		Land	\$545,840	\$181,950	1.208 52637.000

Tax History			Images
Tax Year	Taxes		<ul style="list-style-type: none">• Photo• Sketch• GIS
	*2025	\$0.00	
	2024	\$0.00	

* Estimated



OWNER'S AFFIDAVIT

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

We/I Jennifer Young, President of the Board of Trustees
(Please print Name/Names in Full) of the Unitarian Church

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

1738 N Sage Loop, Los Alamos, NM 87544
(Address)

County of Los Alamos, for which (I am) (we are) requesting a Building Permit
through the County of Los Alamos. Furthermore, (I) (we) hereby appoint
Los Alamos Landscaping & More 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: Jennifer Young

Address: 1805 Sereno, Los Alamos, NM 87544

Phone: 505-699-2072

Subscribed and sworn to before me this

22 day of November 20 24

Megan Tripp
Notary Public

My Commission Expires: 8/11/25



Case No. _____

OWNER AFFIDAVIT*(Authorizing an agent to act on behalf of a property owner when making a land development application.)***STATE OF NEW MEXICO**

)

) ss.

COUNTY OF LOS ALAMOS

)

I, (We) Jennifer Young being duly sworn, depose and say that (I am) (we are) the owner(s) of property located at 1738 N Sage Loop St, Los Alamos, NM, legally described as The Unitarian Church of Los Alamos, for which (I am) (we are) requesting a Variance for a garden feature (conditional use permits; sketch, preliminary and final plats; site plan; variance; zone change; subdivision; summary plat; temporary use permit; telecommunication facility; historic property; or development plans) through the County of Los Alamos, New Mexico. Furthermore, (I) (we) hereby appoint Joyce Nickols of 1001 Oppenheimer Pl #118 as our agent to act on our behalf in all matters pertaining to this application. Los Alamos, NM

Signed: Jenifer S Young

Signed: _____

Address: 1805 Sereno

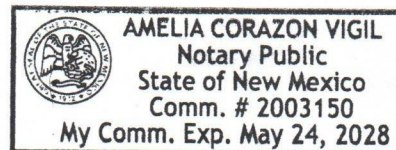
Address: _____

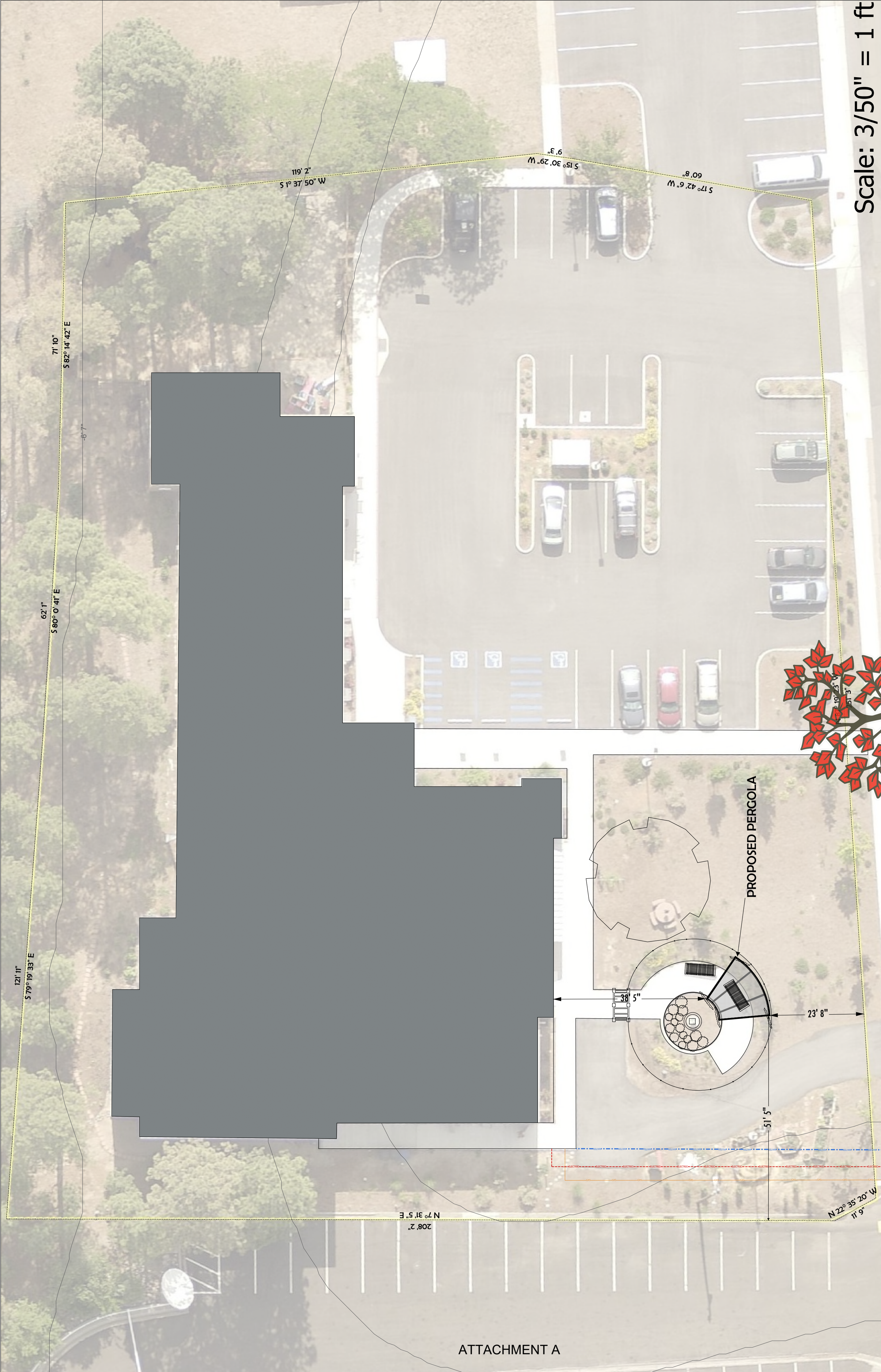
Los Alamos, NM 87544Telephone: 505-699-2072

Telephone: _____

Subscribed and sworn to before me this1 day of April, 2025.

Amelia Corazon Vigil
Notary Public

My Commission Expires: May 24, 2028



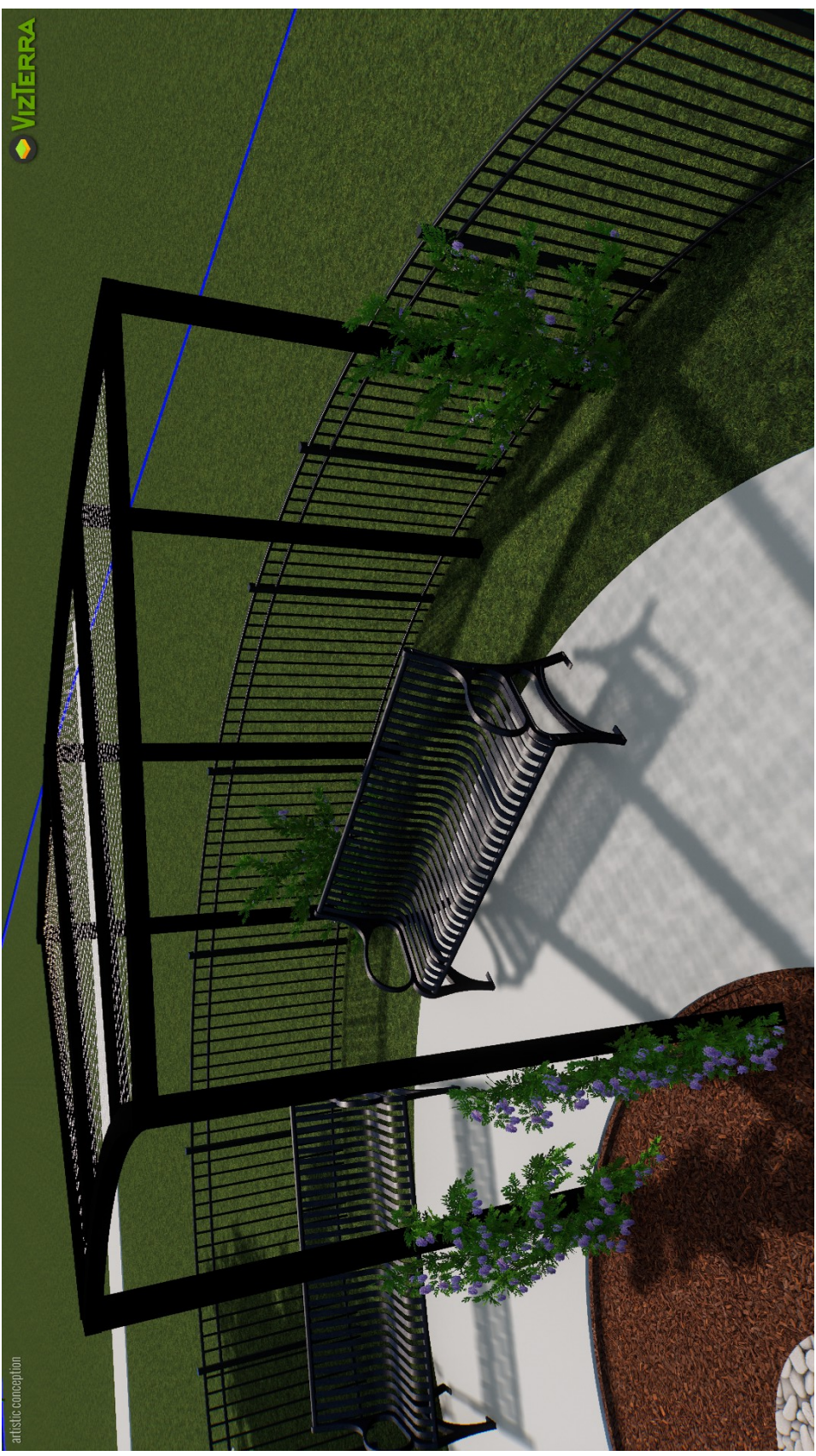
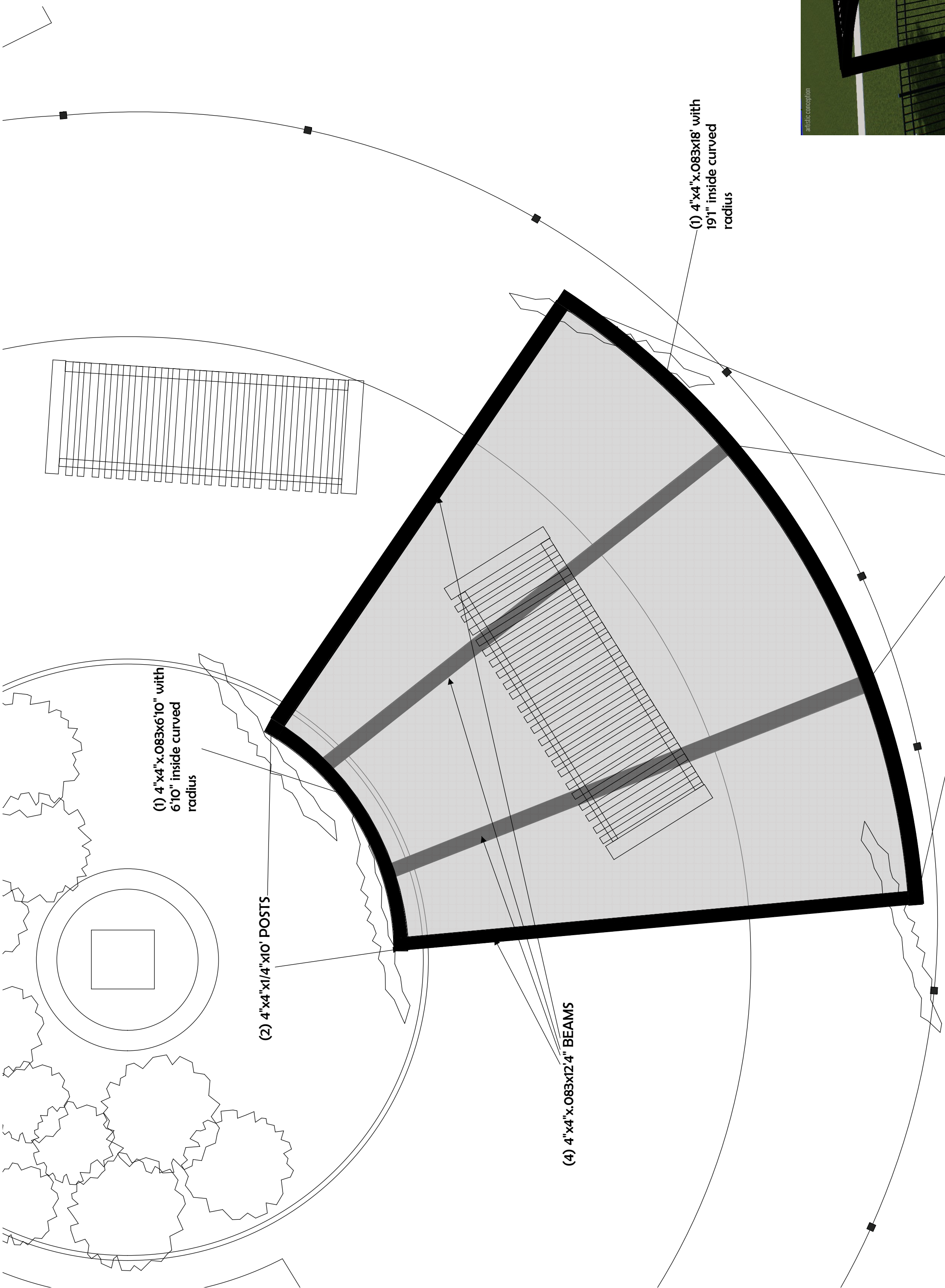
ATTACHMENT A

UNITARIAN CHURCH
1738 N SAGE
LOS ALAMOS, NM

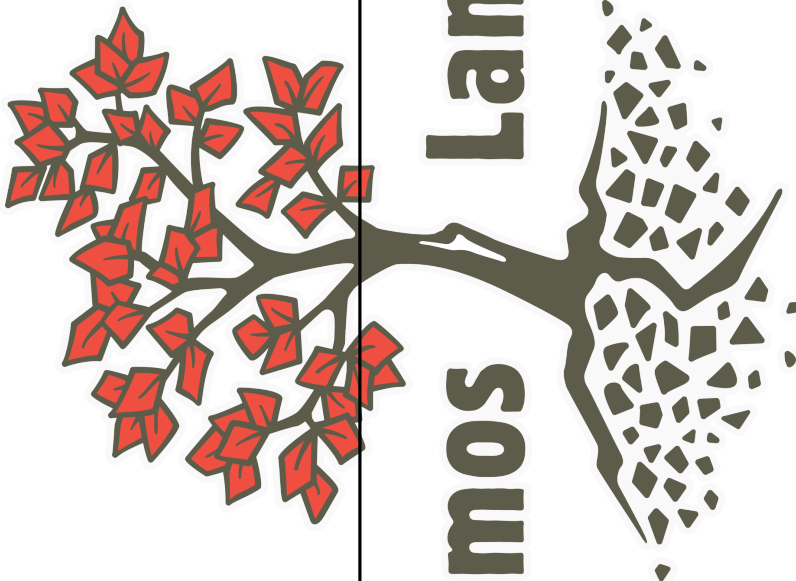
Los Alamos

Landscaping

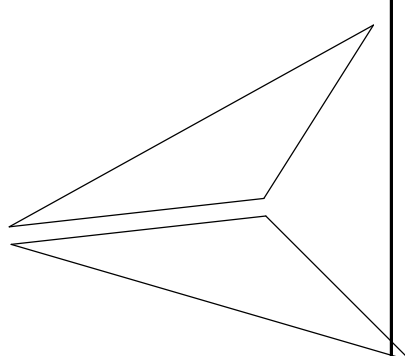
AND MORE



UNITARIAN CHURCH
1738 N SAGE
LOS ALAMOS, NM



Los Alamos Landscaping
AND MORE



GENERAL STRUCTURAL

1.

WHAT REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST AND/OR APPENDA.
2.

THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE DRAWINGS BEFORE BEGINNING ANY WORK. HE SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS HE MAY FIND BETWEEN THE VARIOUS ELEMENTS OF THE DRAWINGS BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
3.

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL SITE CONDITIONS, DIMENSIONS AND PERGOLA LOCATION AND ORIENTATION. HE SHALL NOTIFY THE ARCHITECT AND THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL INVESTIGATE THE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS TANKS, CESSPOOLS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
4.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE STRUCTURAL ENGINEER OF ANY CONDITION WHICH IN HIS OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS TO THE STRUCTURE.
5.

THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER WILL NOT INCLUDE INSPECTION OR APPROVAL OF THE ABOVE ITEMS.
6.

CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FLOORS OR ROOFS. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE THE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
7.

CONTINUOUS INSPECTION BY QUALIFIED PERSONS APPROVED BY THE ARCHITECT AND LOCAL BUILDING DEPARTMENT SHALL BE REQUIRED FOR THE FOLLOWING TYPES OF WORK: A. ALL CONCRETE B. ALL FIELD WELDING (EXCEPT METAL STUDS, FURRING, ETC.) C. INSTALLATION OF HIGH STRENGTH BOLTS.
8.

SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE THE NOTES, DRAWINGS, AND/OR SPECIFICATIONS DIFFER, THE MORE STRINGENT REQUIREMENT SHALL APPLY. DO NOT SCALE DRAWINGS. REFER TO OTHER DRAWINGS (ARCHITECTURAL, CIVIL, MECHANICAL, ETC.) FOR INFORMATION NOT COVERED BY THE STRUCTURAL DRAWINGS OR THESE NOTES.
9.

IF CERTAIN FEATURES ARE NOT FULLY SHOWN OR CALLED FOR ON THE DRAWINGS OR SPECIFICATIONS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR. WHEN THE DRAWINGS CONFLICT ON ANY ITEM, THE MOST STRINGENT SHALL APPLY.

BUILDING CODES

1.

ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING:
A. THE LATEST ADOPTED EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NEW MEXICO BUILDING CODE.
B. ALL CODES AND STANDARDS LISTED ELSEWHERE IN THESE NOTES AND/OR SPECIFICATIONS (ASTM SPECIFICATIONS NOTED SHALL BE THE LATEST EDITION).
C. ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK.

DESIGN LOADS

ROOF SNOW LOAD - 30 PSF
ROOF LIVE - 20 PSF (w/o PARKING)
GROUND SNOW - 30 PSF
FLOOR LIVE - 100 PSF (EXITWAYS AND ASSEMBLY AREAS)
50 PSF (ELSEWHERE)
PARTITION LOAD 35 PSF (EXCEPT AT ROOF AND AT FLOORS W/ 100 PSF LIVELOAD
WIND - 120 MPH, EXPOSURE B, I=1.0

SEISMIC -

DESIGN CATEGORY: B
OCCUPANCY CATEGORY: R-2
SITE CLASS: D (STIFF SOILS)
IMPORTANCE FACTOR: 1
ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF

DEMOLITION

1.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
2.

DEMOLITION OF EXISTING STRUCTURES SHALL BE LIMITED TO THE STRUCTURES INDICATED ON THE PLANS.

SHOP DRAWINGS

1.

SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS WHERE REQUIRED BY THESE GENERAL NOTES OR BY THE SPECIFICATIONS AND SHALL BE APPROVED BY THE ENGINEER BEFORE FABRICATION IS STARTED. SUBMITTALS SHALL CONSIST OF ELECTRONIC PDF FILES FOR APPROVAL. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REQUIRE SUBMITTALS IN THIS FORM FROM HIS SUBCONTRACTORS AND SUPPLIERS. AFTER SUBMITTALS HAVE BEEN REVIEWED BY THE ENGINEER, THE ELECTRONIC FILES WILL BE APPROPRIATELY ANNOTATED AND RETURNED TO THE CONTRACTOR. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL OBTAIN FROM THE ELECTRONIC FILES THE NUMBER OF PRINTS NECESSARY TO SATISFY HIS OWN REQUIREMENTS AND THOSE OF ALL SUBCONTRACTORS INVOLVED.
2.

THE CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. ALL ITEMS NOT IN ACCORDANCE WITH CONTRACT DRAWINGS SHALL BE CLEARLY FLAGGED OR REVISED PRIOR TO SUBMITTAL TO THE ENGINEER.
3.

ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM ORIGINAL CONTRACT DRAWINGS, ONLY WHEN CLEARLY FLAGGED OR REQUESTED IN WRITING BY SUBSTITUTING PARTIES, SHALL BE CONSIDERED APPROVED AFTER ENGINEER'S REVIEW, UNLESS NOTIFIED OTHERWISE.
4.

THE SHOP DRAWINGS DO NOT REPLACE THE ORIGINAL CONTRACT DRAWINGS. ITEMS OMITTED OR SHOWN INCORRECTLY WHICH ARE NOT FLAGGED BY THE ENGINEER ARE NOT TO BE CONSIDERED CHANGES TO THE ORIGINAL CONTRACT DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE ITEMS ARE CONSTRUCTED TO ORIGINAL DRAWING.
5.

THE ENGINEER HAS THE RIGHT TO APPROVE OR DISAPPROVE ANY CHANGES TO THE ORIGINAL DRAWINGS AT ANYTIME BEFORE OR AFTER SHOP DRAWING REVIEW.
6.

DIMENSIONS INDICATED ON SHOP DRAWINGS ARE NOT REVIEWED UNLESS SPECIFICALLY NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS WITH THE ENGINEER AND WITH ACTUAL FIELD CONDITIONS.
7.

THE ADEQUACY OF ENGINEERING DESIGNS AND LAYOUTS PERFORMED BY OTHERS RESTS WITH THE DESIGNING OR SUBMITTING PERSON OR COMPANY.
8.

REVIEWING IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR.

CONCRETE

1.

ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318, LATEST EDITION) WITH MODIFICATIONS AS NOTED IN THE DRAWINGS OR SPECIFICATIONS.
2.

NON-PRESTRESSED CONCRETE USED IN THE WORK SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT AGE 28 DAYS OF 3000 P.S.I. PRESTRESSED CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT AGE 28 DAYS OF 4000 P.S.I. CONCRETE FOR PILES SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT AGE 28 DAYS OF 3000 P.S.I.
3.

ALL CONCRETE SHALL BE STONE CONCRETE UTILIZING AGGREGATE CONFORMING TO ASTM C33, UNLESS NOTED OTHERWISE. AGGREGATE SIZE SHALL BE WITHIN THE FOLLOWING LIMITS:
WALLS, COLUMNS & SLAB ON GRADE.....3/4" MAXIMUM AGGREGATE
FOUNDATIONS.....1 1/2" MAXIMUM AGGREGATE
CEMENT SHALL BE TYPE I-III CONFORMING TO ASTM C150. MIXING OPERATIONS, ETC. SHALL CONFORM TO ASTM C-94. PLACEMENT SHALL CONFORM TO ACI STANDARD 614 AND PROECT SPECIFICATIONS. ADMIXTURES, IF USED, SHALL CONFORM TO UBC STANDARD 26-9. CALCIUM CHLORIDE SHALL NOT BE USED.
5.

AIR ENTRAINMENT SHALL BE PRODUCED BY ADDING AN AIR-ENTRAINING AGENT AT THE MIXER. MEASUREMENT OF AIR CONTENT IN CONCRETE MIXTURES SHALL BE PERFORMED AT THE POINT OF DISCHARGE AT THE JOB SITE IN CONFORMANCE WITH ASTM C231. EXTERIOR CONCRETE AND CONCRETE IN UNHEATED SPACES SHALL HAVE 5% TO 7% AIR CONTENT BY VOLUME.
7.

THE CONTRACTOR SHALL PROVIDE CONCRETE MIX DESIGNS AND SAMPLING PER CHAPTER 26 OF THE UNIFORM BUILDING CODE, AND SHALL SUBMIT MIX DESIGNS, AND 7 AND 28 DAY CYLINDER TEST RESULTS TO THE STRUCTURAL ENGINEER. BEFORE CONCRETE IS PLACED THE CONTRACTOR SHALL COORDINATE AND CHECK WITH ALL TRADES TO ENSURE THE PROPER PLACEMENT OF ALL OPENINGS, CURBS, SLEEVES, INSERTS, DEPRESSIONS, ETC. RELATING TO THE WORK. CORING IN CONCRETE IS NOT PERMITTED EXCEPT AS SHOWN. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT WITH SLEEVES OR INSERTS. NOTIFY THE STRUCTURAL ENGINEER CONDITIONS NOT SHOWN ON THE DRAWINGS IN ADVANCE OF CONCRETE PLACEMENT.
9.

ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
10.

CONCRETE SHALL NOT BE FREELY DROPPED MORE THAN FOUR FEET. ALL CONCRETE SHALL BE PLACED WITH A SLUMP NOT TO EXCEED 4" IN ACCORDANCE WITH ASTM C143.
11.

WHERE PUMPING IS APPROVED, THE MAXIMUM SLUMP PRIOR TO ENTERING THE PUMP MAY BE INCREASED TO 5 INCHES. MINIMUM CONCRETE COVER FOR REINFORCEMENT OF CAST-IN-PLACE CONCRETE SHALL BE AS LISTED BELOW. WHERE REINFORCEMENT IS NOT SHOWN CENTERED (I.E. FACE, TOP, OR BOTTOM), THE REINFORCEMENT PROXIMITY (CLEARANCE) TO THE FINISHED FACE OF THE CONCRETE, WHERE NOT SHOWN ON THE DRAWINGS, SHALL NOT EXCEED THE MINIMUM CONCRETE COVER LISTED BELOW.
12.

- A.

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (UNFORMED)..... 3"
- B.

CONCRETE EXPOSED TO EARTH OR WEATHER:
NO. 5 BAR, W31 OR D31 WIRE, AND SMALLER 2"
NO. 6 THROUGH NO. 18 BAR 2"
- C.

CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
SLABS, WALLS, JOISTS:
NO. 14 AND NO. 18 BAR 1 1/2"
NO. 11 BAR AND SMALLER 3/4"
BEAMS, COLUMNS:
PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS 1 1/2"
SHELLS, FOLDED PLATE MEMBERS:
NO. 6 BAR AND LARGER 3/4"
NO. 5 BAR, W31 OR D31 WIRE, AND SMALLER 3/4"

13.

ALL EXPOSED CORNERS OF CONCRETE SHALL BE CHAMFERED 3/4" BY 45 DEGREES, UNLESS OTHERWISE 11. SHOWN ON THE DRAWINGS.
14.

CONDUIT OR PIPE SIZE (O.D.) IN CONCRETE SLABS SHALL NOT EXCEED 30 PERCENT OF SLAB THICKNESS AND SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCEMENT, UNLESS SPECIFICALLY SHOWN OTHERWISE. CONCENTRATIONS OF CONDUITS OR PIPES SHALL BE AVOIDED EXCEPT WHERE SPECIFIC DETAILS ARE SHOWN. AN INITIAL CURING OF CONCRETE SHALL IMMEDIATELY FOLLOW THE FINISHING OPERATION.
15.

THE CONCRETE SHALL BE KEPT CONTINUOUSLY MOIST OVERNIGHT BY USE OF ANY OF THE FOLLOWING :

- A.

PONDING OR CONTINUOUS SPRINKLING
- B.

ABSORPTIVE MAT OR FABRIC KEPT CONTINUOUSLY WET
- C.

CURING COMPOUNDS APPLIED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE CURING COMPOUND MANUFACTURER
- A.

IMMEDIATELY FOLLOWING THE INITIAL CURING AND BEFORE THE CONCRETE HAS DRIED, ADDITIONAL CURING SHALL BE ACCOMPLISHED FOR 7 CONSECUTIVE DAYS BY :
- A.

CONTINUING THE METHOD USED FOR THE INITIAL CURING
- B.

WATERPROOF PAPER
- C.

OTHER MOISTURE-RETAINING COVERINGS AS APPROVED
- F.

FOLLOW RECOMMENDATIONS BY ACI 306 FOR COLD WEATHER CONCRETING
- G.

SUBMIT CONCRETE DESIGN MIX AND SUPPORTING TEST DATA FOR REVIEW AS PER ACI 318

STRUCTURAL STEEL

1.

ALL PHASES OF WORK PERTAINING TO STRUCTURAL STEEL CONSTRUCTION SHALL CONFORM TO THE LOCAL BUILDING CODE REQUIREMENTS FOR STRUCTURAL STEEL, THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST MANUAL OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
2.

ALL STRUCTURAL STEEL WHICH WILL BE EXPOSED TO VIEW IN THE COMPLETED STRUCTURE, SHALL BE PRIMED AND FINISHED PER THE DIRECTION OF THE CONTRACTOR AND OWNER.
3.

BEARING SURFACES OF ALL COLUMNS SHALL BE MILLED OR SAW CUT TO A TRUE AND ACCURATE PLAN NORMAL TO THE AXIS OF THE COLUMN. ALL STRUCTURAL STEEL SHALL BE FABRICATED IN A SHOP THAT HAS BEEN CERTIFIED BY I.C.B.O., A.I.S.C., OR THE CONSTRUCTION INDUSTRIES DIVISION TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.
4.

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. ANY FABRICATION PERFORMED PRIOR TO RECEIPT OF REVIEWED SHOP DRAWINGS SHALL BE PERFORMED AT THE CONTRACTOR'S OWN RISK.
5.

FINAL DIMENSIONS USED FOR FABRICATION OF ALL STEEL SHALL BE THE TRUE FIELD DIMENSIONS. THE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING THESE DIMENSIONS TO THE STEEL FABRICATORS.
6.

ALL STRUCTURAL MEMBERS AND FASTENERS USED IN FABRICATION AND ERECTION SHALL BE ACCOMPANIED BY MILL TEST CERTIFICATES.
7.

STRUCTURAL STEEL ROLLED SECTIONS AND PLATE USED IN THE WORK SHALL CONFORM TO SQUARE STEEL TUBE ASTM-A-500 GRADE B
8.

PIPE SHALL BE WELDED OR SEAMLESS CONFORMING TO ASTM A53, GRADE "B" AND TUBE STEEL SHALL BE COLD FORMED CONFORMING TO ASTM A500, GRADE "C" OR AS SPECIFIED ON THE PLANS.
9.

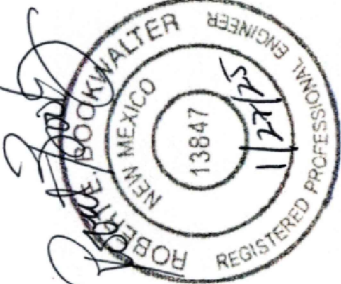
STRUCTURAL STEEL GRADES:
ALL WIDE FLANGE BEAMS & COLUMNS
TUBES & HSS
PIPE
PLATES, ANGLES, CHANNELS & TEES
MACHINE BOLTS
HIGH STRENGTH BOLTS
WELDED HEADER STUDS
ASTM A992, GRADE 50 (Fy = 50 KSI)
ASTM A500, GRADE B (Fy = 46 KSI)
ASTM A53 TYPE E OR S, GR B (Fy = 35 KSI)
ASTM A36 (Fy = 36 KSI)
ASTM A307
ASTM A325 TYPE N
ASTM A108

W • F Walker Engineering

Civil Engineering • Water Resources • Traffic Engineering

905 Camino Sierra Vista, • Santa Fe, NM 87505
505-820-7990
FAX 505-820-3539
E-MAIL: civil@walkerengineering.net

No.	REVISION	BY	APP.	DATE
PROJECT:	24-196	DESIGNED BY:	REB	IC
FILE:	24-196_PLAN	DRAWN BY:	REB	IC
DATE:	01-27-25	CHECKED BY:	REB	AS NOTED
SCALE:				



UNITARIAN CHURCH
PERGOLA PLAN
STRUCTURAL NOTES

PROJECT: SHEET TITLE: 24-196

DEPARTMENT	SIGN-OFF	DATE
WATER		
WASTEWATER		
TRAFFIC		
PW ENGINEERING		
FIRE DEPARTMENT		
SOLID WASTE		
LANDSCAPE		
TRAILS/OPEN SPACE		
SUBDIVISION REVIEW		

1

SHEET NO.

UNITARIAN CHURCH
ERGOLA PLAN
PLAN, ELEVATIONS
& DETAILS

W. E. Walker Engineering
 905 Camino Sierra Vista, • Santa Fe, NM 87505
 505-820-7990
 FAX 505-820-3539
 E-MAIL: civil@walkerengineering.net

1. CONFIRM ACTUAL ON-SITE LOCATION & ORIENTATION WITH OWNER.
2. CONFIRM ALL DIMENSIONS SHOWN ON THE PLANS WITH THE OWNER.
3. ALL CONNECTIONS SHALL BE MECHANICAL

