



DEVELOPMENT APPLICATION

PROJECT INFORMATION

Title: Los Alamos County WAC Building

Project Address: 1725 17th Street

Description:  
Proposal for the renovation of an existing two-story building to serve as institutional/Civic building(Visitor Center), museum, and caretakers unit.

Check all application types, if applicable:

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

\* Application reviews require a pre-application meeting.

**PROPERTY & OWNER INFORMATION**

Property Address:	<u>1725 17th Street</u> <small>Address</small>	<u>Los Alamos</u> <small>City</small>	<u>NM</u> <small>State</small>	<u>87544</u> <small>ZIP</small>
Zoning District:	INS	Lot Size - Acres / Sq. Ft.: 44,134		
Existing Structure(s) Sq. Ft.:	5,373	Lot Coverage: 15		
Property Owner(s) Name: Los Alamos County				
Owner(s) Email:				
Owner(s) Phone(s)#: 505-662-5363				
<input type="checkbox"/> Owner's Address same as Property Address				
Owner(s) Address:	<u>1000 Central Avenue</u> <small>Address</small>	<u>Los Alamos</u> <small>City</small>	<u>NM</u> <small>State</small>	<u>87544</u> <small>ZIP</small>

**APPLICANT / OWNER'S AGENT INFORMATION**

<input checked="" type="checkbox"/> Applicant is same as Owner				
Applicant Name:				
Applicant Address:	_____	_____	_____	_____
	<small>Address</small>	<small>City</small>	<small>State</small>	<small>ZIP</small>
Applicant Email:				
Applicant Phone(s)#:				

**ASSOCIATED APPLICATIONS**

Application Type:	
Case Number:	
<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: <i>Anne Laurent</i>	Date: 2/24/25

**STAFF USE ONLY**

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

**SUBMITTALS**

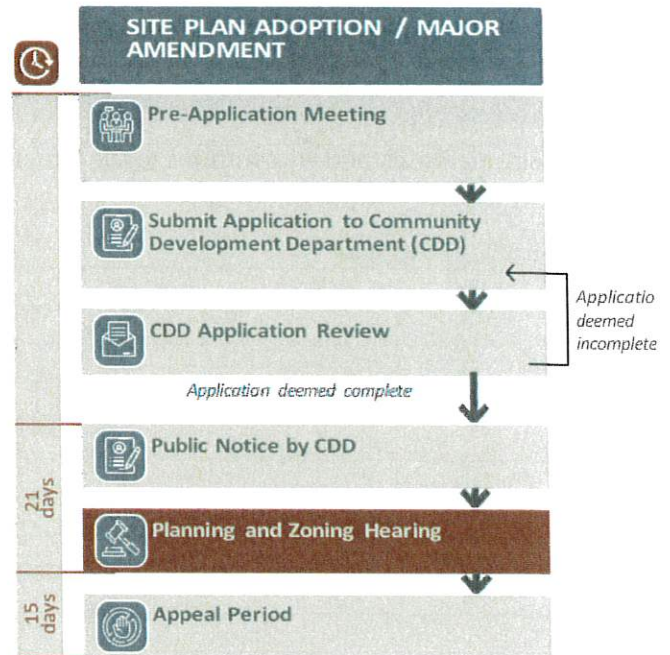
<input type="checkbox"/> Proof of Ownership or Letter of Authorization from Owner	<input type="checkbox"/> Complete Application - Date: _____
<input type="checkbox"/> Items from associated Application Checklist	<input type="checkbox"/> Payment - Accepted upon verification of a complete application -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



## SITE PLAN ADOPTION/ MAJOR AMENDMENT

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](mailto:planning@lacnm.us).

PRE-APPLICATION MEETING	
Date Held:	
APPLICATION TYPE	
<input checked="" type="checkbox"/> Site Plan Adoption	
<input type="checkbox"/> Major Amendment to an approved Site Plan	
PLANS	
Scaled plans at a minimum of 1" = 100' that illustrates the following:	
<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Graphic Scale and North Arrow <input checked="" type="checkbox"/> Property Lines according to recorded survey <input checked="" type="checkbox"/> Existing and proposed structures <input checked="" type="checkbox"/> Existing and proposed easements <input checked="" type="checkbox"/> Existing and proposed setbacks <input checked="" type="checkbox"/> Existing and proposed utility lines <input checked="" type="checkbox"/> Existing and proposed fencing <input checked="" type="checkbox"/> Existing and proposed signage
<input checked="" type="checkbox"/> Parking Plan	<input checked="" type="checkbox"/> Access and parking related to site <input checked="" type="checkbox"/> Parking analysis based on proposed use <input checked="" type="checkbox"/> Width of aisle(s) <input checked="" type="checkbox"/> Parking stall dimensions
<input checked="" type="checkbox"/> Lighting Plan	<input checked="" type="checkbox"/> Proposed lighting that notes the Correlated Color Temperature, Color Rendering Index, Lumens and all other attributes related to lighting to show compliance with Ch. 16, Division 6: Outdoor Lighting.
<input checked="" type="checkbox"/> Landscaping Plan	<input checked="" type="checkbox"/> Existing plant material, amount and species & size <input checked="" type="checkbox"/> Proposed plant material, amount and species & size
ELEVATIONS	
Elevations drawing(s) at a minimum scale of 1/8" = 1' that indicate:	
<input checked="" type="checkbox"/> Height (above existing grade) of all four sides	
<input checked="" type="checkbox"/> Materials and colors	



See Reverse.

**LOT COVERAGE**

Existing (%): 40

Proposed (%): 50

**IMPACT REPORTS 16-72 (e)**

May be required per Table 50 of Development Code:

- Grading and Erosion Control Plans
- Stormwater Drainage Report
- Traffic Generation Report
- Utility Capacity Analysis Report
- Soils Report

**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.

**DECISION CRITERIA 16-74-(i)(4)**

a. The Site Plan substantially conforms to the intent and policies of the Comprehensive Plan and other adopted County policies and plans. Explain.

PLEASE SEE ATTACHED

-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----

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

b. If the subject property is within an approved Master Plan, the Site Plan is in conformance with any relevant standards in the Master Plan. Explain.

PLEASE SEE ATTACHED

-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----  
-----

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

c. If the subject property is within an approved PD zone district, the Site Plan is consistent with any applicable terms and conditions in any previously approved PD zoning covering the subject property and any related development agreements and/or regulations. Explain.

PLEASE SEE ATTACHED

---

---

---

---

---

---

---

---

---

---

Staff finds that this criterion has been met

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

d. The Site Plan is in conformance with all applicable provisions of this Code and other adopted County regulations. Explain.

PLEASE SEE ATTACHED

---

---

---

---

---

---

---

---

---

---

Staff finds that this criterion has been met

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

e. The County's existing public infrastructure and services, including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, trail and sidewalks have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated in compliance with the County's construction standards to the maximum extent practicable. Explain.

PLEASE SEE ATTACHED

---

---

---

---

---

---

---

---

---

---

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-(i)(4)**

f. The Site Plan mitigates any significant adverse impacts to properties within the vicinity to the maximum extent practicable. Explain.

PLEASE SEE ATTACHED

---

---

---

---

---

---

---

---

---

---

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

g. Provisions shall be made to serve the development with tot lots and/or neighborhood parks in accordance with the Comprehensive Plan. A fee may be paid as approved by County Council to accomplish the purpose of the Comprehensive Plan in lieu of the development of tot lots or neighborhood parks. Explain.

PLEASE SEE ATTACHED

---

---

---

---

---

---

---

---

---

---

- 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.**

# **DEVELOPMENT APPLICATION: SITE PLAN APPLICATION DECISION CRITERIA RESPONSE**

## **BACKGROUND**

Los Alamos County purchased the Former Christian Science Church which was originally constructed as a Woman's Dormitory during the Manhattan Project era. The current property is zoned SFR-4 (Single Family Residence-4) according to the current Los Alamos County Official Zoning Map. Los Alamos County purchased the property and has hosted several public meetings in 2022 to discuss the proposed uses for the site. In keeping with other County owned properties within the corporate limits, a zoning amendment request is being proposed as a separate application along with this application for "Site Plan Approval".

## **SUMMARY**

This project is being proposed for the renovation of an existing two-story building to serve as a Institutional/Civic Building (Visitor Center), Museum, and caretaker Unit visitor center with historical and educational exhibits and related office space. A new open-air pavilion with a 560 sq. ft. exterior restroom structure will be constructed to accommodate current plumbing code fixture requirements. This building will be compliant with, and not hinder the pursuit of NHL (National Historic Landmark) designation.

The renovation will include site alterations to meet Americans with Disability Act (ADA) accessibility requirements and demands of new life including sidewalks, ramps, transitions, curbs, gutters, drives, parking lot, and landscaping and irrigation; new water, sewer, and fire suppression lines; new roof, electrical, mechanical, and plumbing; and rehabilitation work including siding and windows.

The project team is working with an architect historian to pursue a National Historic Landmark (NHL) designation. The exterior of the building will be preserved and rehabilitated, while the interior will undergo renovation and meet current building and energy codes.

## **SITE PLAN ADOPTION DECISION CRITERIA**

Section 16-74(i) of the Los Alamos County Development Code states that a site plan shall be approved if it meets all the following criteria:

- a. The site plan substantially conforms to the intent and policies of the Comprehensive Plan and other adopted County policies and plans.

RESPONSE: The proposed site plan substantially conforms to the Comprehensive Plan by:

- 1) Supporting the efforts to market and brand Los Alamos as a scenic destination featuring recreation, science, and history, attract new tourism-related business, and revitalize areas of Los Alamos and White Rock to maximize the use of County-owned land. Potential strategy mentioned in the Comprehensive Plan “Partner with the National Park Service and others to promote Los Alamos County as an outdoor recreation destination”.
  - 2) The Comprehensive Plan describes the Purpose of the Future Land Use Map and states that the Comprehensive Plan intends that rezoning applications for uses that conform to the Future Land Use Map would follow an expedited and less onerous application and review process than those proposals for use that do not conform to uses shown on the Future Land Use Map.
  - 3) The Comprehensive Plan goes on to explain how changes to zoning should conform to the Future Land Use Map as is the request in this application.
  - 4) Growth:
    - a. Maximize our opportunity with respect to the development of the Manhattan Project National Historical Park.
    - b. Capitalize on Los Alamos County’s role as a gateway to three national parks.
    - c. Enhance community pride.
  - 5) Redevelopment:
    - a. Often involves updating or replacing old, substandard structures with new, healthier living environments that meet current building codes.
    - b. The Manhattan Project National Historical Park has outgrown its current location in Los Alamos County to the point that staff and exhibits are divided into two separate locations. This project will allow the Manhattan Project National Historical Park to expand their efforts and combine into one central location as a redevelopment project.
    - c. Upgrading the traffic circulation patterns and parking will improve safety for pedestrians, cyclists, drivers and the public alike.
    - d. Through code compliance efforts, the project will ensure that the new development meets current safety codes and regulations.
- b. If the subject property is within an approved Master Plan, the Site Plan is in conformance with any relevant standards in the Master Plan.

RESPONSE: The property is not located within an approved master plan. Not applicable.



- c. If the subject property is within an approved PD zone district the Site Plan is consistent with any applicable terms and conditions in any previously approved PD zoning covering the subject property and any related development agreements and/or regulations.

RESPONSE: Not applicable.

- d. The Site Plan is in conformance with all applicable provisions of this Code and other adopted County regulations.

RESPONSE: The proposed site plan follows Chapter 16 of the Los Alamos Development Code for the INS (Institutional) zoning designation. The existing structure properly sets back at the ground level providing for proper sidewalk dimensions and landscaped areas per the development code.

- 1) Zoning: the zoning for the property is currently SFR-4 indicating a residential zone however previously operated as a church. Changed conditions warrant a zoning amendment to INS as the property has been purchased by Los Alamos County.
- 2) Site design: The setbacks within the INS zone are -0-, the maximum lot coverage is 70%, the maximum building height is 50' and the parking is called out in the site plan. This application fully complies with all site design criteria for the zone district.
- 3) Landscape: the existing site contains many mature trees and established landscape. Efforts will be made to preserve these established areas to the greatest extent possible. Improvements will be made to enhance existing mature landscaped areas and create new areas in accordance with the requirements set forth in the code near and around the perimeter of both the existing structure and proposed pavilion and restroom facility. The requirements set forth in the code require a minimum of 10% net site area. This application fully complies with the landscape criteria for the district.
- 4) Lighting: Outdoor lighting will be designed in compliance with the Dark Skies and Los Alamos County outdoor nighttime lighting standards. Outdoor lighting on the site is limited to that which is useful, targeted, and not brighter than necessary. Parking lot lighting shall be equipped with motion sensors that dim the entire luminaire after a 15-minute period when no motion is detected. The proposed correlated color temperature shall not exceed 2700 K. The proposed fixtures will be fully fielded and possess a U) rating.
- 5) Parking: the required parking for the site is provided with on-site surface parking. Standard and accessible parking stalls are sized per the development code.

- 6) Signage: The monument sign is depicted on the site plan as a location on the SE portion of the site plan. The actual sign has not yet been designed however, will comply fully with the parameters set forth in the code.
- e. The County's existing public infrastructure and services, including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, trails and sidewalks have adequate capacity to serve the proposed development, and any burdens on those systems will be mitigated to comply with the County's construction standards to the maximum extent practicable.

RESPONSE: Public services and facilities required to serve the proposed development have adequate capacity and would conform with the requirements of the County's construction standards. A Pre-application meeting with relevant County departments occurred on April 4, 2024. Utilities are both available and existing, and currently on-site, and have adequate capacity to serve the project. Improvements will be made to improve the existing sidewalk system which may involve the construction of new sidewalks and improvement of the existing sidewalks. All improvements will be made in accordance with Americans with Disability Act (ADA) standards.

- f. The Site Plan mitigates any significant adverse impacts to properties within the vicinity to the maximum extent practicable.

RESPONSE: Several public meetings were held in 2022 with an additional neighborhood meeting as part of the "Zoning Amendment" application process was held on May 2, 2024. The renovations to the property will be typical of a construction site. Staff have assured neighbors that the code will be followed to enforce the hours of construction operation activity and noise levels.

The site plan mitigates any significant adverse impacts on adjacent properties through a combination of screening and shielding of light fixtures, mechanical equipment, and parking. Due to the building seeking NHL status, the development criteria specific to the building will be stringent in how the refurbishment is conducted and the process and materials used. The added pavilion and restroom facility will be constructed in a manner that will be in keeping with the existing architectural style of the existing structure. The parking lot will be designed to meet the landscape and buffering requirements in the Development Code as well as the required amount of parking for the proposed use.

Outdoor mechanical equipment and service areas such as the dumpster will be screened from view using landscape plantings and a refuse enclosure. All light fixtures will be appropriately shielded to prevent light trespassing to adjacent properties to the maximum extent feasible.

- g. Provisions shall be made to serve the development with tot lots and/or neighborhood parks in accordance with the Comprehensive Plan. A Fee may be paid as approved by County Council to accomplish the purpose of the Comprehensive Plan in lieu of the development of tot lots or neighborhood parks.

Not Applicable.

TG, LLC # LA19-0437

LA Clerk SEP 12 19 PM 2:29

### WARRANTY DEED

Christian Science Society, Los Alamos, New Mexico, a New Mexico corporation, for consideration paid, grants to the Incorporated County of Los Alamos, an Incorporated County of the State of New Mexico, whose address is 1000 Central Ave., Los Alamos, New Mexico 87544, the following described real estate in Los Alamos County, New Mexico with warranty covenants:

**Tract U, Eastern Area No. 3**, as shown on the subdivision plat thereof filed for record on February 21, 1966, in Plat Book 1, Page 74, records of Los Alamos County, New Mexico.

SUBJECT TO: Restrictions, reservations and easements of record.

ALSO SUBJECT TO: Ad valorem property taxes for the year 2019 and subsequent years, if not exempt.

WITNESS my hand and seal this 9th day of September, 2019.

Christian Science Society, Los Alamos, New Mexico, a New Mexico corporation

By: *Pamela L Bradford*  
Pamela L. Bradford, President

### ACKNOWLEDGMENT

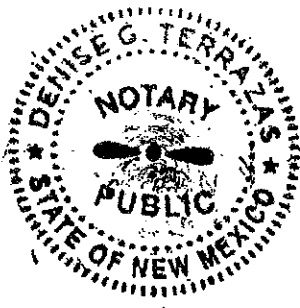
STATE OF NEW MEXICO  
COUNTY OF LOS ALAMOS

This instrument was acknowledged before me on September 9, 2019 by Pamela L. Bradford, President of Christian Science Society, Los Alamos, New Mexico, a New Mexico corporation, on behalf of the corporation.

*[Handwritten Signature]*

Notary Public

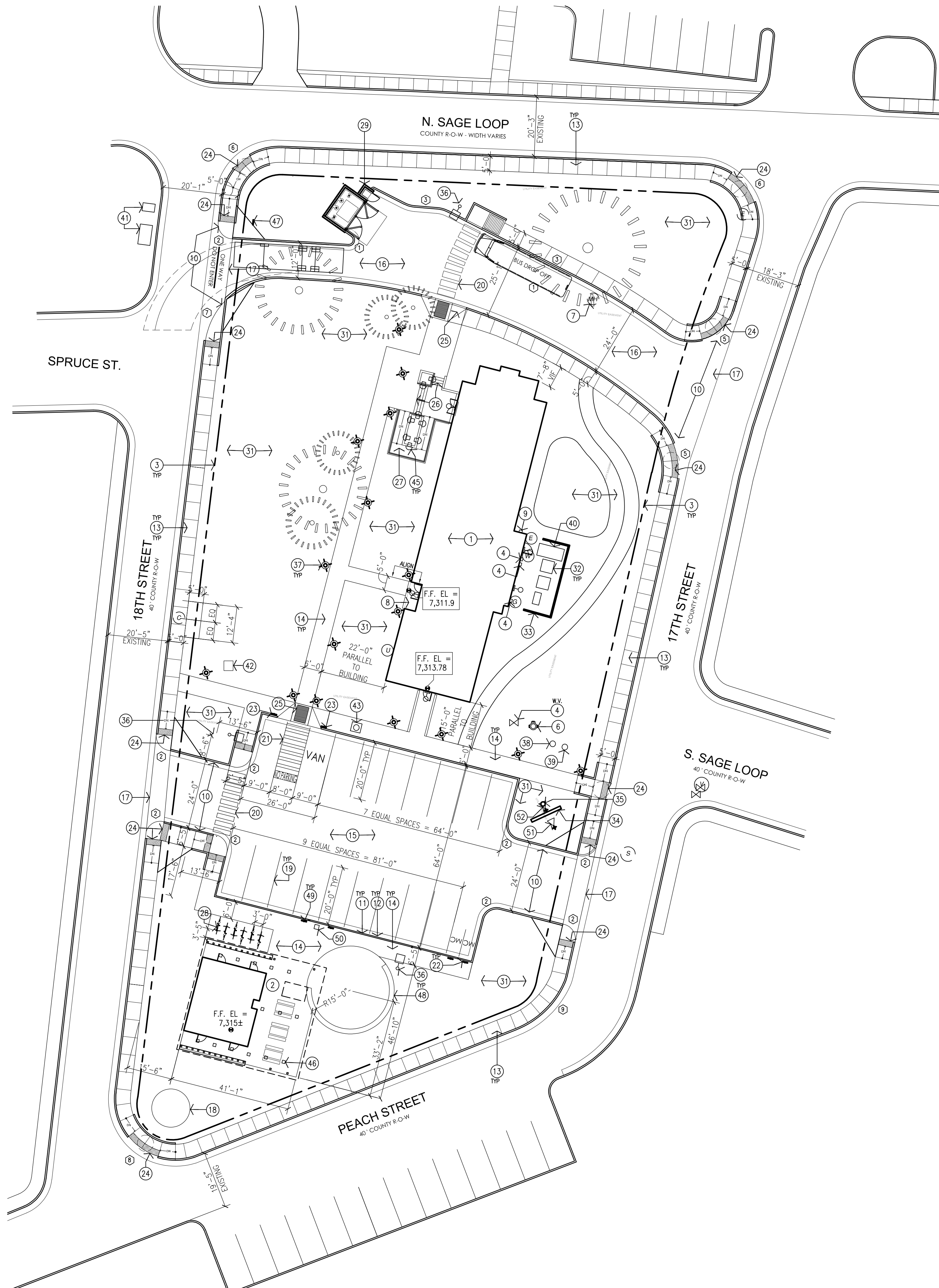
My Commission Expires: 6/23/22



240488      09/12/2019      03:40 PM  
Book: 186 Page: 373      Naomi D Maestas - County Clerk  
Los Alamos County, NM      Anna Sanchez - Deputy  
DEED      Page(s): 1





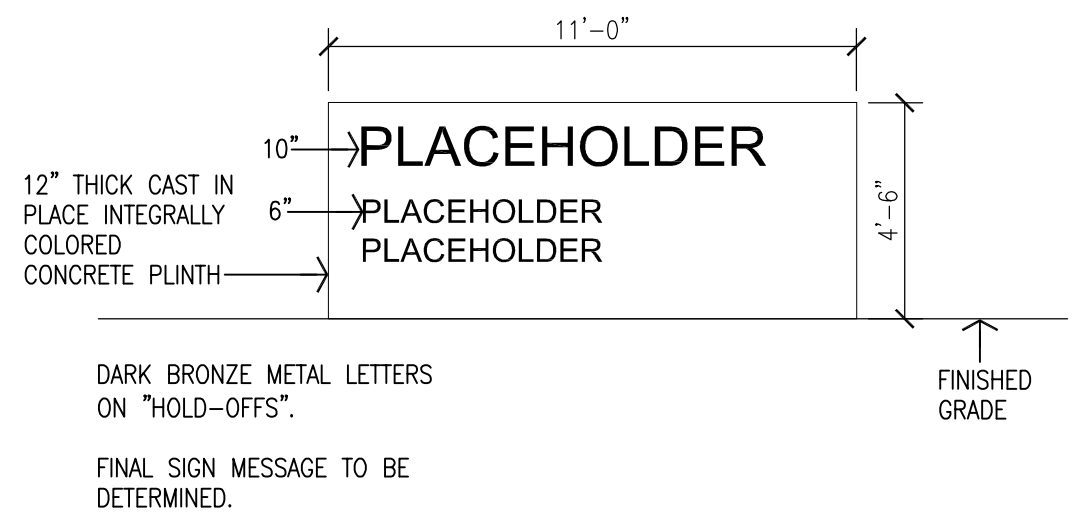


PER LAC NM CODE OF ORDINANCES ARTICLE 1V, DIVISION 3, TABLE 27. SEE G001 FOR AREAS.	REQUIRED	PROVIDED
ON SITE PARKING DWELLING, LIVE/WORK: 1 SPACE/UNIT INSTITUTIONAL/CIVIC: 4/1,000 SF MUSEUM/EXHIBIT: 2/1,000 SF	= 1 SPACES = 12 SPACES = 4 SPACES	16 SPACES 2 HANDICAP 18 TOTAL SPACES
TOTAL	= 17 1 HANDICAP 1 MOTORCYCLE 6 BICYCLE	2 MOTORCYCLE 6 BICYCLE

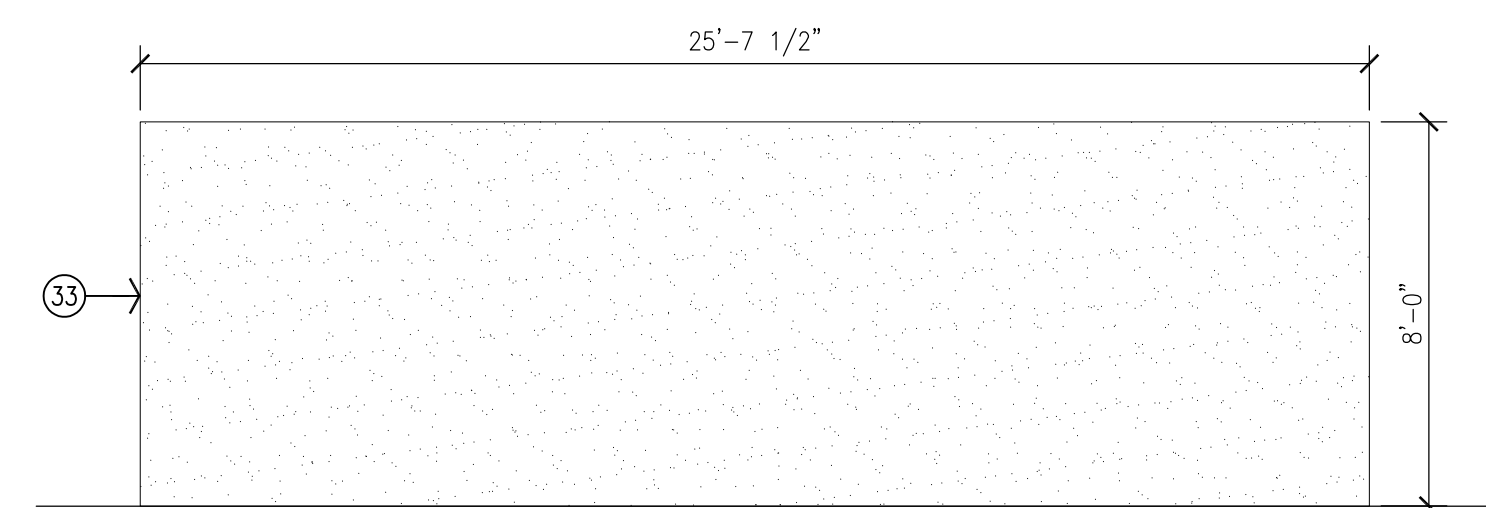
**RADIUS INFORMATION:**

- ① = 2'-6"
- ② = 5'-0"
- ③ = 6'-0"
- ④ = 8'-0"
- ⑤ = 10'-6"
- ⑥ = 20'-0"
- ⑦ = 26'-0"
- ⑧ = 30'-0"
- ⑨ = 30'-6"

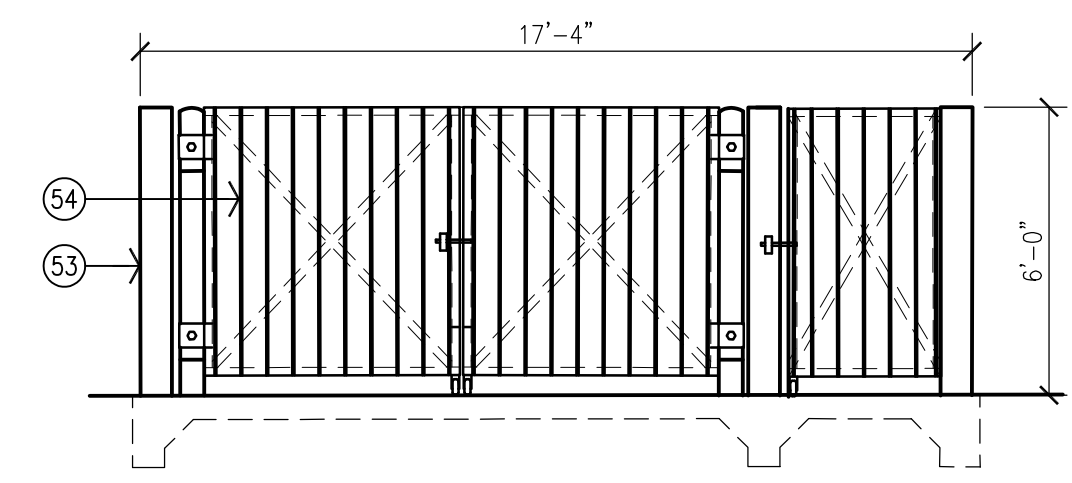
**CLEAR SIGHT TRIANGLE:**  
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE WITHIN THE CLEAR SIGHT TRIANGLE.



**2 Monument Sign Elevation**  
Scale: 1/4"=1'-0"



**3 Mechanical Equipment Screen South Elevation**  
Scale: 1/4"=1'-0"



**4 REFUSE ENCLOSURE GATE ELEVATION**  
Scale: 1/4"=1'-0"

**PROPERTY LEGAL DESCRIPTION**  
TRACT U, EASTERN AREA NO. 3, AS SHOWN ON THE SUBDIVISION PLAT THEREOF FILED FOR RECORD ON FEBRUARY 21, 1966, IN PLAT BOOK 1, PAGE 74, RECORDS OF LOS ALAMOS COUNTY, NEW MEXICO.

**GENERAL NOTES**

- [A] ALL EXISTING CURBS, GUTTERS, AND SIDEWALKS WITHIN THE PROPERTY ARE TO BE REMOVED AND REPLACED.
- [B] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- [C] EXISTING PINE TREES SHOWN ON THIS PLAN SHALL BE PROTECTED DURING CONSTRUCTION. REFER TO LANDSCAPE PLAN FOR ALL OTHER LANDSCAPING.
- [D] LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- [E] ALL CURBS SURROUNDING LANDSCAPING SHALL PROVIDE WATER RUNOFF OPENINGS TO ALLOW SURFACE DRAINAGE INTO THE LANDSCAPED AREAS (WATER HARVESTING).
- [F] REFER TO SHEET E001 FOR NEW LIGHTING PLAN.
- [G] THE INSTITUTIONAL (INS) ZONE CATEGORY DOES NOT INCLUDE A BUILDING SET BACK REQUIREMENT.

**KEYED NOTES**

- [1] EXISTING BUILDING FOOTPRINT.
- [2] NEW RESTROOM PAVILION FOOTPRINT.
- [3] EXISTING PROPERTY LINE.
- [4] EXISTING UTILITY.
- [5] EXISTING POWER POLE TO REMAIN.
- [6] EXISTING FIRE HYDRANT TO REMAIN.
- [7] NEW SANITARY SEWER MANHOLE. REFER TO CIVIL.
- [8] EXISTING BRICK LANDING TO REMAIN.
- [9] NEW FIRE DEPARTMENT CONNECTION. REFER TO PLUMBING.
- [10] NEW CURB CUT.
- [11] NEW CONCRETE CURB, SEE DETAILS. MATCH EXISTING EXTENT UNLESS NOTED OTHERWISE.
- [12] NEW CONCRETE GUTTER.
- [13] NEW CONCRETE 5'-0" WIDE SIDEWALK UNLESS NOTED OTHERWISE.
- [14] NEW 6'-0" PAVER SIDEWALK WITH STEEL EDGING.
- [15] NEW ASPHALT PAVING.
- [16] NEW ASPHALT DRIVE.
- [17] NEW VALLEY GUTTER AT NEW DRIVE ENTRANCE.
- [18] POTENTIAL LOCATION FOR NEW SCULPTURE/ART WORK.
- [19] NEW STRIPING.
- [20] NEW CROSSWALK STRIPING.
- [21] NEW STRIPED HANDICAP PARKING AND AISLE.
- [22] NEW MOTORCYCLE PARKING SPACE WITH SIGN.
- [23] NEW HANDICAP PARKING SIGN.
- [24] NEW ADA COMPLIANT RAMP.
- [25] NEW ADA RAMP.
- [26] NEW CONCRETE STAIR WITH RAILING.
- [27] NEW CONCRETE RAMP WITH RAILING.
- [28] NEW BIKE RACK.
- [29] NEW REFUSE ENCLOSURE FOR TRASH AND RECYCLING. ENCLOSURE TO MEET PUBLIC WORKS DESIGN STANDARDS.
- [30] NEW TREE. REFER TO LANDSCAPE.
- [31] NEW LANDSCAPE AREA. REFER TO LANDSCAPE.
- [32] NEW EQUIPMENT. REFER TO MECHANICAL AND ELECTRICAL.
- [33] NEW 8'-0" H STUCCO FENCE TO SCREEN MECHANICAL. COLOR: BEIGE.
- [34] NEW MONUMENT SIGN.
- [35] NEW FLAG POLE WITH LIGHT. REFER TO ELECTRICAL.
- [36] NEW LIGHT POLE. REFER TO ELECTRICAL.
- [37] NEW LIGHT BOLLARD. REFER TO ELECTRICAL.
- [38] NEW FIRE DEPARTMENT CONNECTION. REFER TO CIVIL.
- [39] NEW POST INDICATOR VALVE. REFER TO CIVIL.
- [40] NEW BACK FLOW PREVENTION BOX HOT BOX.
- [41] EXISTING ELECTRICAL TRANSFORMER J1414B.
- [42] NEW TRANSFORMER AND CONCRETE PAD WITHIN ELECTRICAL EASEMENT.
- [43] NEW WATER METER. REFER TO CIVIL.
- [44] REBUILD EXISTING MANHOLE FOR NEW SANITARY SEWER LINE. REFE TO CIVIL.
- [45] NEW STEP LIGHTS. REFER TO ELECTRICAL.
- [46] LIGHT IN BUILDING SOFFIT. REFER TO ELECTRICAL.
- [47] NEW "DO NOT ENTER" TRAFFIC SIGN.
- [48] 18" X 18" CAST IN PLACE COLORED CONCRETE BENCH.
- [49] NEW ELECTRIC VEHICLE PARKING SIGN.
- [50] FUTURE ELECTRIC VEHICLE CHARGING STATION.
- [51] NEW GROUND MOUNTED SPOTLIGHT TO ILLUMINATE SIGN.
- [52] NEW GROUND MOUNTED SPOTLIGHT TO ILLUMINATE FLAG.
- [53] NEW LIGHT BEIGE STUCCO OVER NEW CONCRETE MASONRY WALLS.
- [54] LOW LIGHT REFLECTANCE, NEUTRAL COLOR METAL GATE.

**1 Architectural Site Plan**  
Scale: 1"=20'-0"

DESCRIPTION

BY

DATE

REV

mullen heller architecture

PRELIMINARY NOT FOR CONSTRUCTION

MULLEN HELLER ARCHITECTURE  
1718 CENTRAL AVE SW | STE. D  
ALBUQUERQUE, NM | 87109  
P | 505.268.4144  
F | 505.268.4244  
www.mullenheller.com

JOB NUMBER 21-21

DRAWN BY MAL

PROJECT MGR MMM

DATE 03/04/25

PHASE

PROJECT LACo Women's Army Corp. Dormitory Renovation  
1725 17TH STREET  
LOS ALAMOS, NM 87544

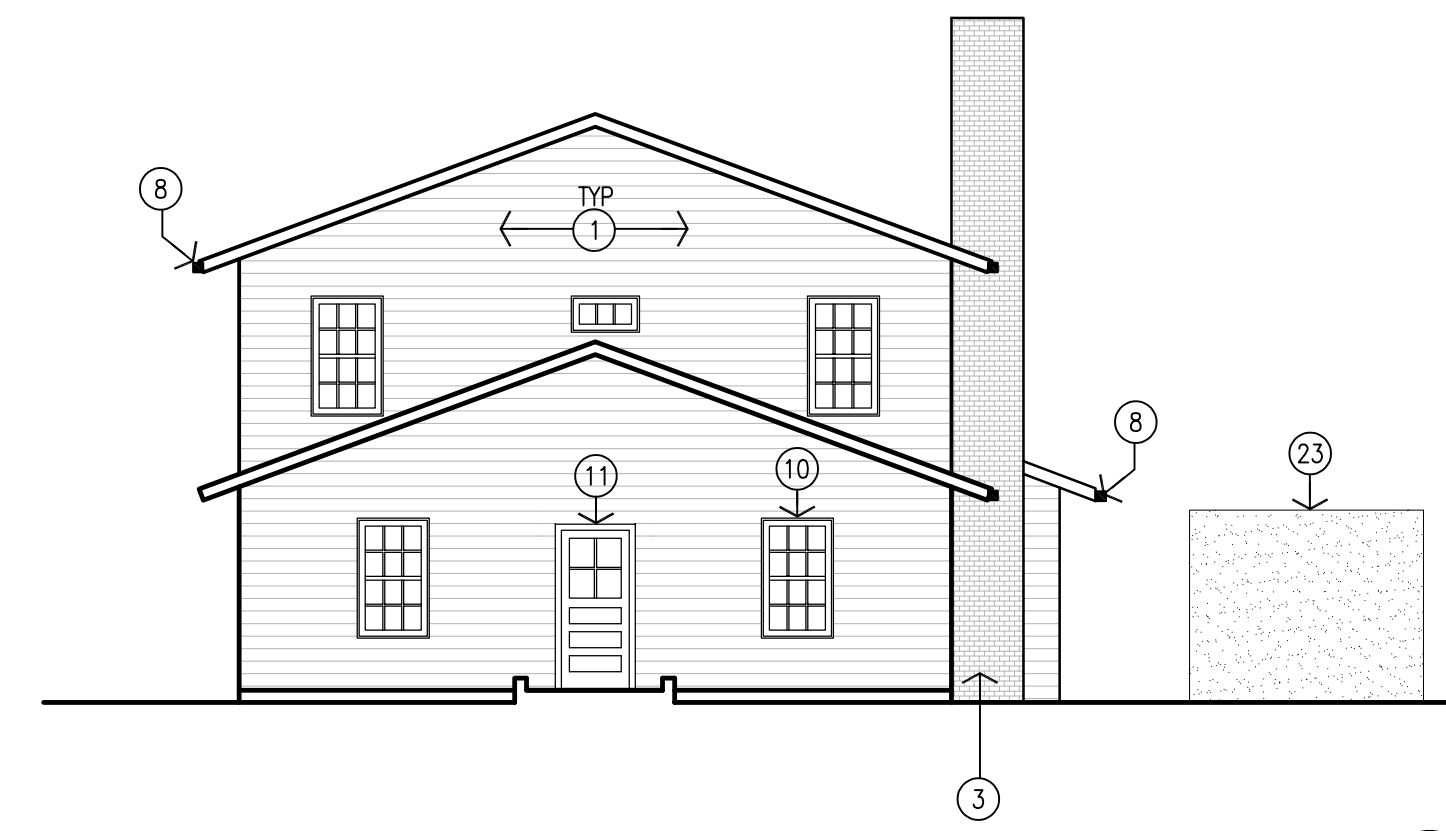
TITLE Architectural Site Plan

SHEET A001

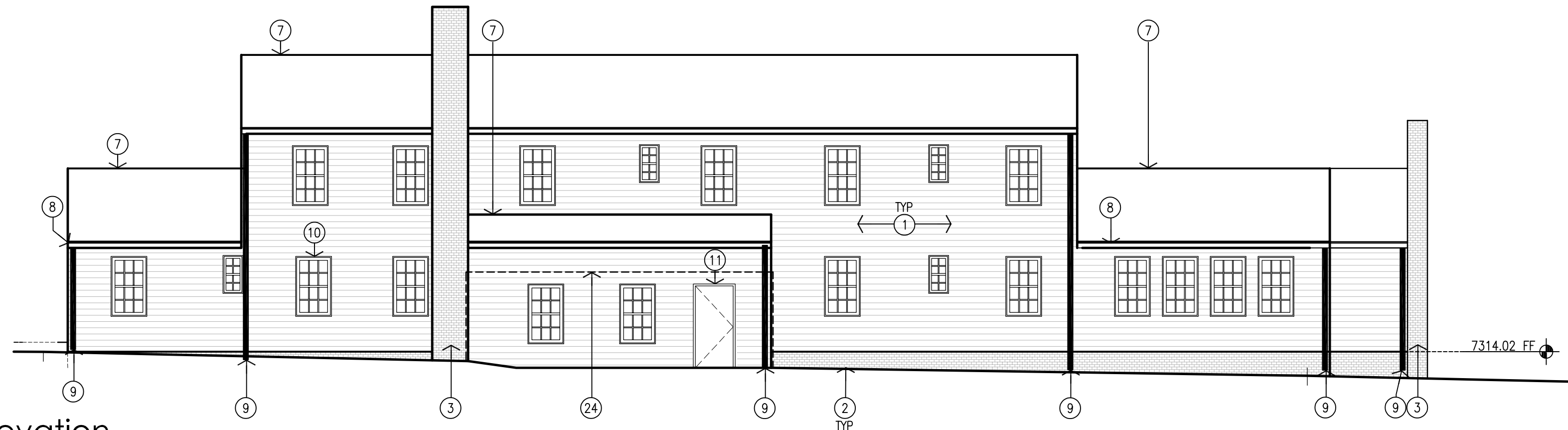
- GENERAL REPAIR AND RESTORATION NOTES
- A. ALL EXISTING EXTERIOR SIDING TO BE REPAIRED AS NEEDED, SANDED, AND REPAINTED TO MATCH HISTORICAL PHOTOGRAPHS.
  - B. EXISTING BRICK CHIMNEYS (RED IN COLOR) TO BE TUCK-POINTED AND CLEANED.
  - C. THE EXISTING (NOT ORIGINAL) ASPHALT SHINGLE ROOF WILL BE REPLACED WITH NEW SYNTHETIC COMPOSITE SHAKE ROOFING. THE AESTHETIC WILL MATCH HISTORICAL PHOTOGRAPHS AS CLOSELY AS POSSIBLE.
  - D. ALL WOOD WINDOWS AND DOORS, AND ASSOCIATED FRAMES AND TRIM, ARE TO REMAIN UNLESS NOTED OTHERWISE. ALL WOOD WINDOWS AND DOORS ARE TO BE REPAIRED AS NEEDED AND CLEANED.
  - E. ALL EXISTING SHUTTERS (RED IN COLOR) FOUNDATION SKIRT TO BE TUCK-POINTED AND CLEANED.

- KEYED NOTES
- [1] EXISTING WOOD SIDING, PAINTED WHITE.
  - [2] EXISTING BRICK SKIRT, NATURAL RED.
  - [3] EXISTING BRICK CHIMNEY, NATURAL RED.
  - [4] NEW PAINTED METAL HANDRAIL, BROWN.
  - [5] NEW CAST IN PLACE CONCRETE RAMP.
  - [6] NEW CAST IN PLACE CONCRETE STAIR.
  - [7] NEW BROWN ROOF SHINGLES.
  - [8] NEW METAL GUTTER, WHITE.
  - [9] NEW METAL DOWNSPOUT, WHITE.
  - [10] EXISTING WINDOW TRIM, PAINTED WHITE.
  - [11] EXISTING DOOR, PAINTED WHITE.
  - [12] NEW LIGHT BEIGE STUCCO OVER NEW CONCRETE MASONRY WALLS.

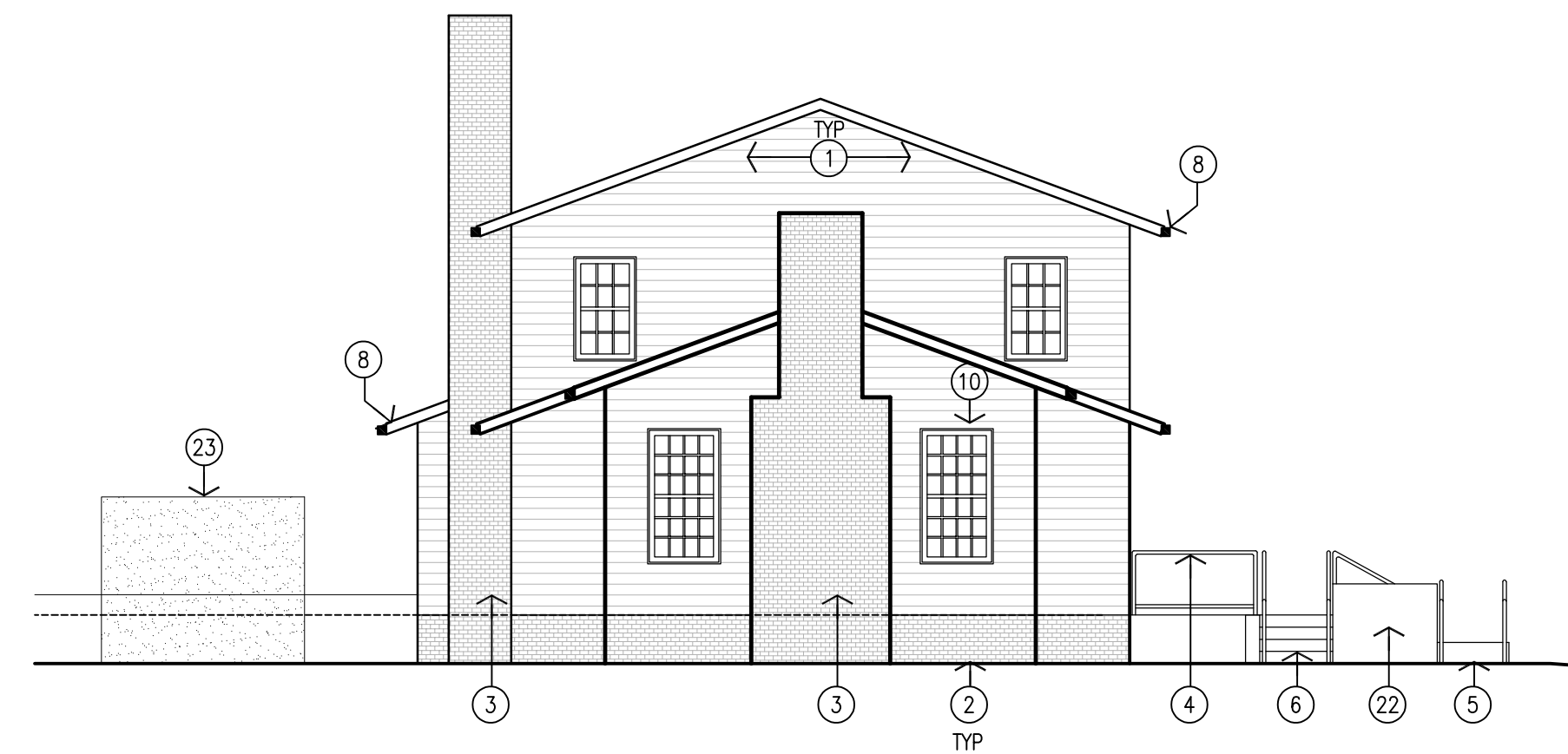
- [13] NEW CONCRETE BASE.
- [14] NEW WOOD COLUMN.
- [15] NEW WOOD BEAM.
- [16] LOW LIGHT REFLECTANCE, NEUTRAL COLOR STANDING SEAM METAL ROOF.
- [17] NEW GUTTER AND DOWNSPOUTS TO MATCH ROOF.
- [18] NEW EXTERIOR-GRADE DRINKING FOUNTAIN AND BOTTLE FILLER.
- [19] OPENING IN ROOF CANOPY.
- [20] NEW HOLLOW METAL DOOR AND FRAME, PAINTED BROWN.
- [21] NEW ALUMINUM STOREFRONT WINDOW, BROWN, WITH TRANSLUCENT GLAZING.
- [22] NEW CAST IN PLACE INTEGRALLY COLORED CONCRETE PLANTER WALL.
- [23] NEW 8'-0" H STUCCO FENCE TO SCREEN MECHANICAL. COLOR: BEIGE.
- [24] NEW 8'-0" H STUCCO FENCE TO SCREEN MECHANICAL. COLOR: BEIGE. SHOWN DASHED.



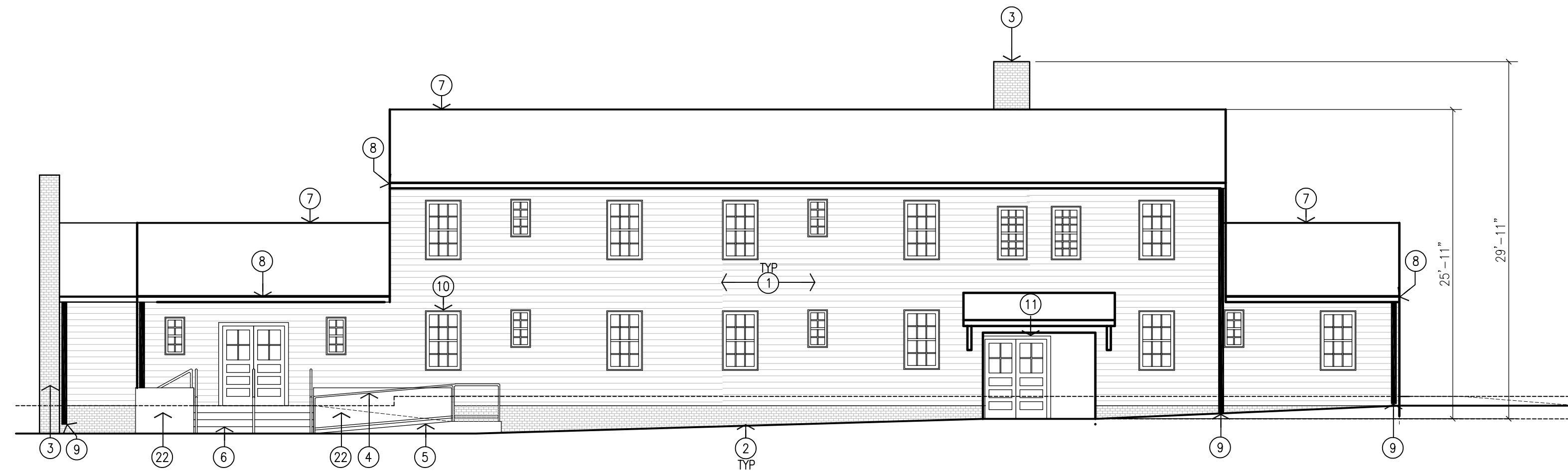
1 South Elevation  
Scale: 1/8" = 1'-0"



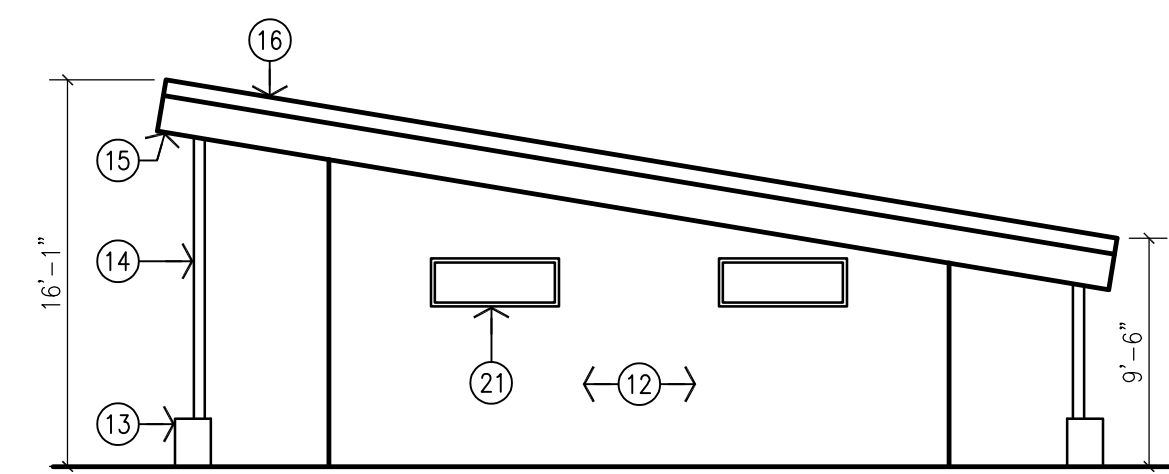
1 East Elevation  
Scale: 1/8" = 1'-0"



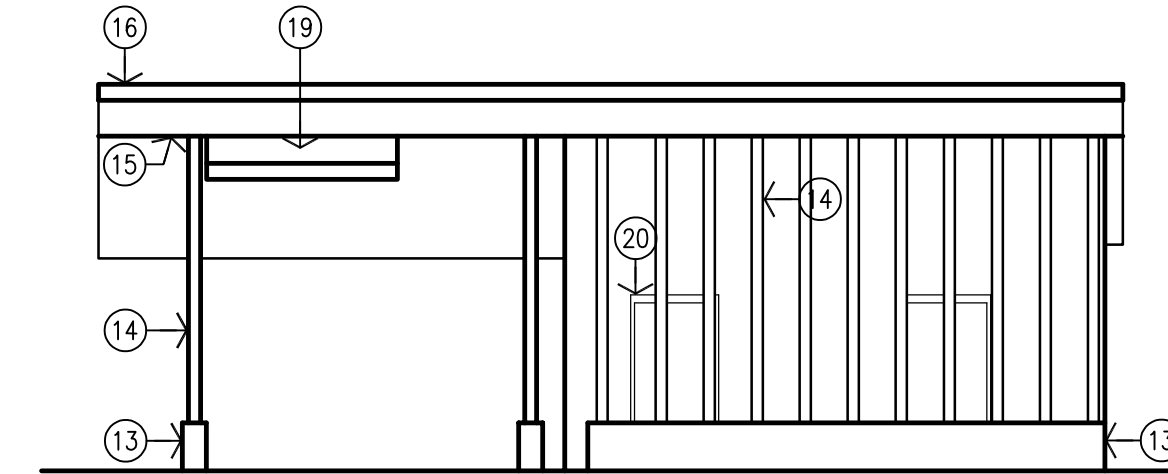
3 North Elevation  
Scale: 1/8" = 1'-0"



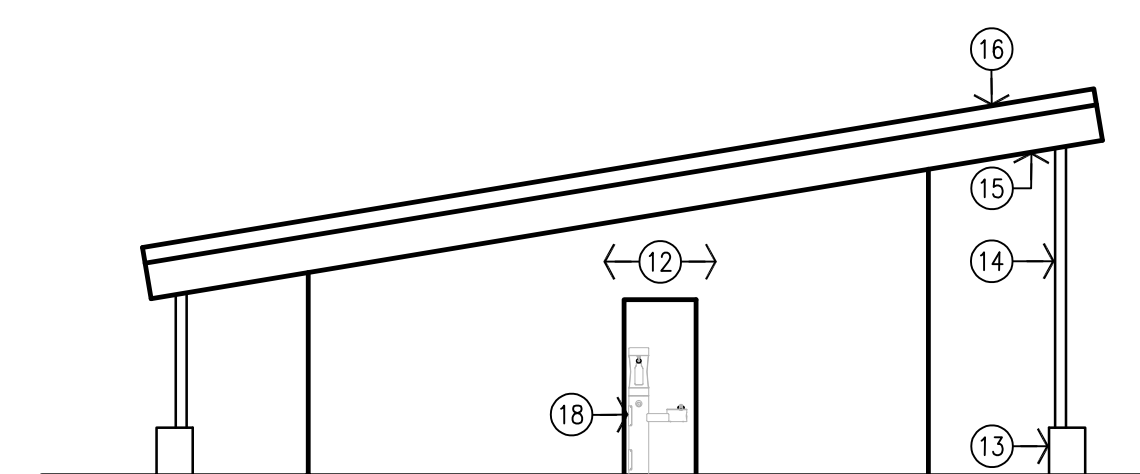
4 West Elevation  
Scale: 1/8" = 1'-0"



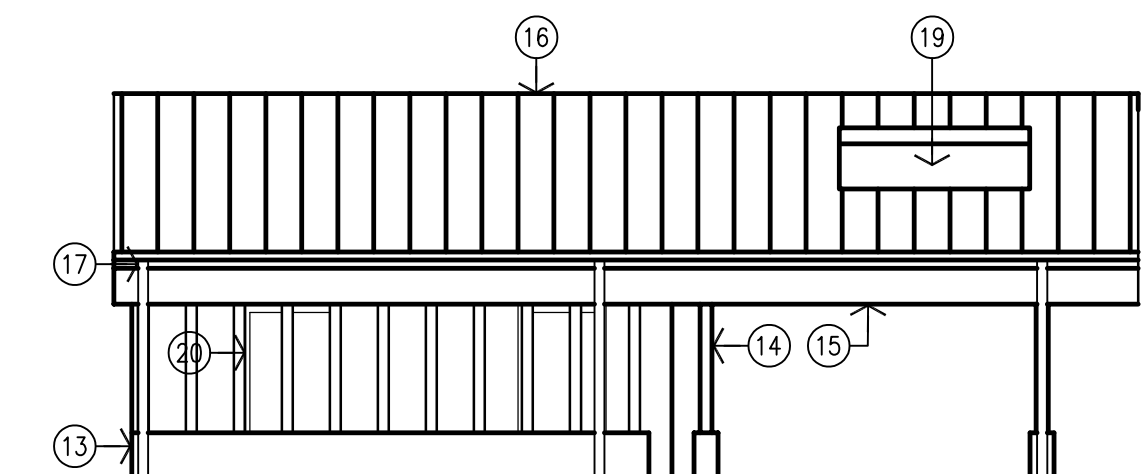
1 West Elevation  
Scale: 1/8" = 1'-0"



1 North Elevation  
Scale: 1/8" = 1'-0"

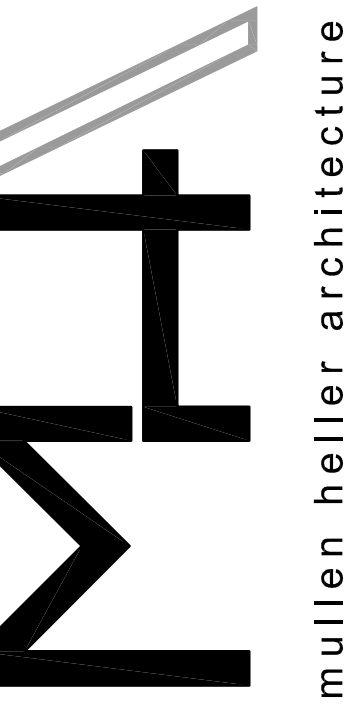


1 East Elevation  
Scale: 1/8" = 1'-0"



1 South Elevation  
Scale: 1/8" = 1'-0"

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		



PRELIMINARY  
NOT FOR  
CONSTRUCTION

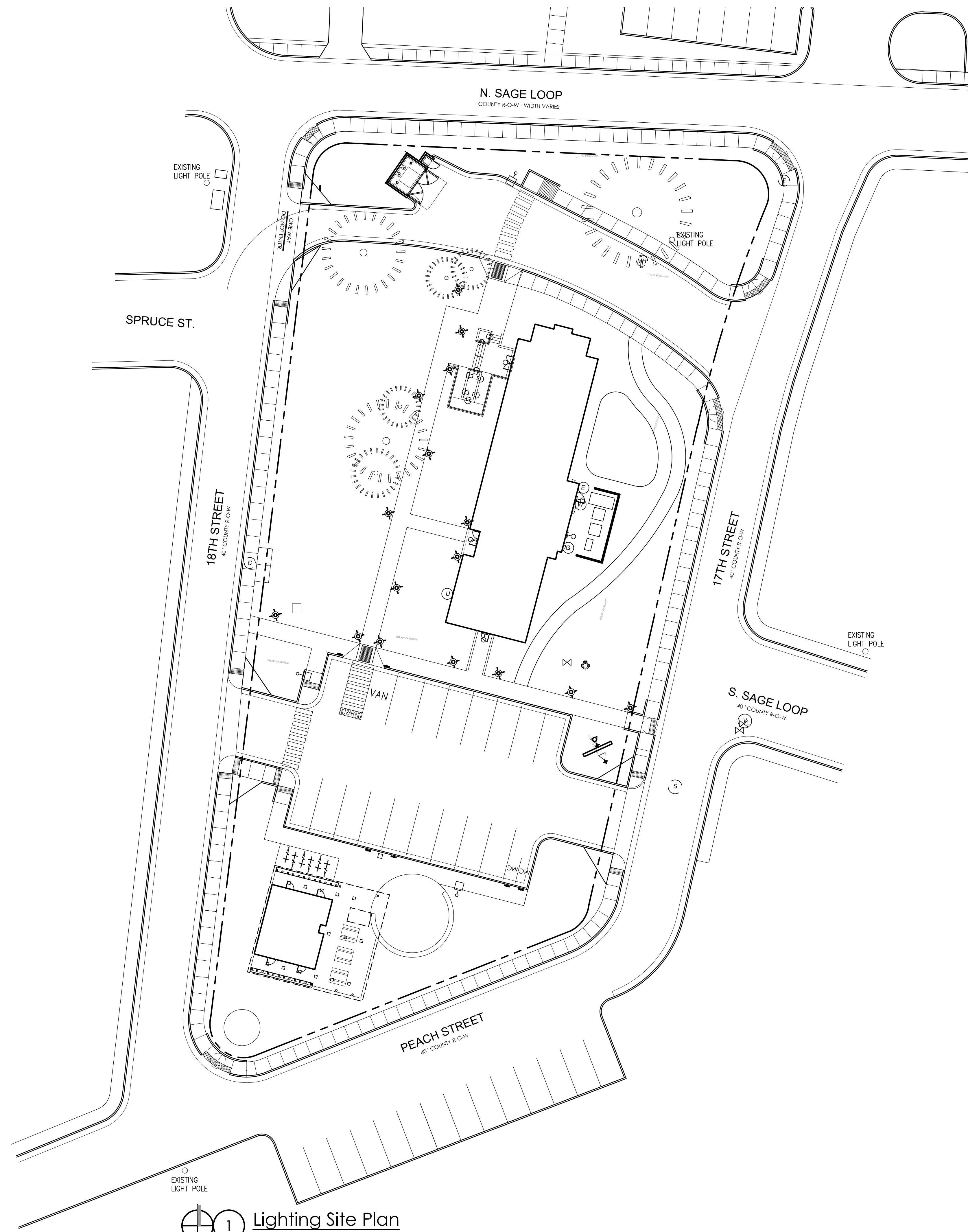
MULLEN HELLER ARCHITECTURE  
1718 CENTRAL AVE SW | STE. D  
ALBUQUERQUE, NM | 87109  
P | 505.268.4144  
F | 505.268.4244  
www.mullenheller.com

JOB NUMBER 21-21  
DRAWN BY MAL  
PROJECT MGR MMM  
DATE 03/04/25  
PHASE

PROJECT  
LACo Women's Army Corp. Dormitory Renovation  
1725 17TH STREET  
LOS ALAMOS, NM 87544  
TITLE  
Exterior Elevations

SHEET  
A401





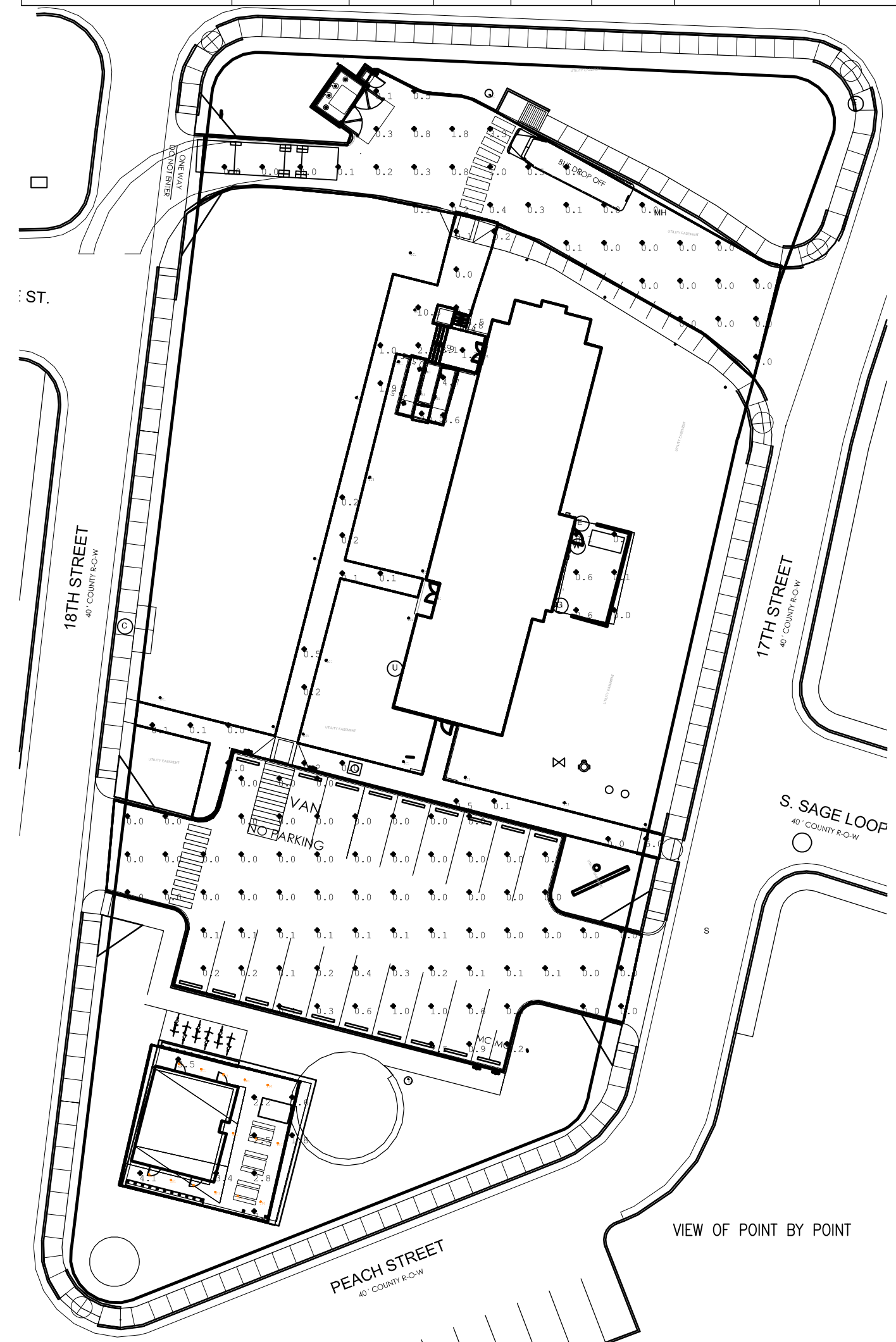
1 Lighting Site Plan  
Scale: 1"=20'-0"

LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	LABEL	DESCRIPTION	MODEL NUMBER	ARRANGEMENT	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	8	ZE1	STEP LIGHT	PIL#N1-7-XX-27K-UNV-NA-TP	SINGLE	0.900	275	7
	14	ZD1	RECESSED SOFFIT	GC#MFR4 9CCT55 DUALDIM EXT	SINGLE	0.900	634	7.74
	16	ZC1	25" BOLLARD	PIL#M10BOL60010WT227KXXUNVXXOCC	SINGLE	0.900	633	10
	5	ZB1	WALL PAK	LIGMAN#AUG-30001-9WLED-W27-XX-120/277	SINGLE	0.900	185	5.1
	3	ZA1	12' LIGHT POLE	LIGMAN#UTA-20731-37WLED-T4-W27-XX-120/277	SINGLE	0.900	2,491	37.8
	2		GROUND MOUNTED SPOTLIGHT					

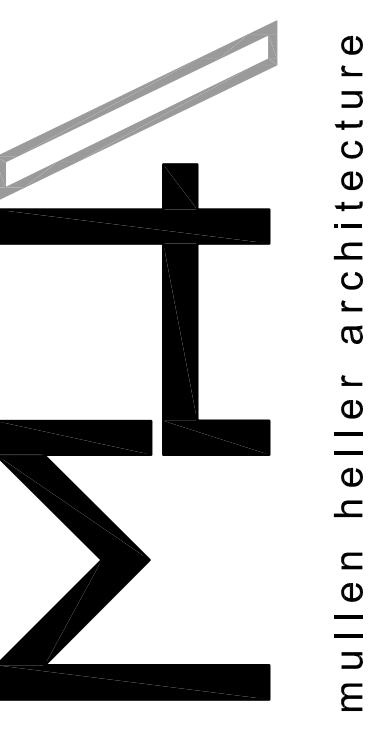
CALCULATION SUMMARY

LABEL	CALCTYPE	UNITS	AVERAGE	MAX	MIN	AVERAGE/MIN	MAX/MIN
DROP OFF_ZONE_TOP	ILLUMINANCE	Fc	0.31	3.3	0.0	NA	NA
ELECTRICAL_AREA_TOP_1	ILLUMINANCE	Fc	0.27	0.6	0.0	NA	NA
LANDING_TOP_1	ILLUMINANCE	Fc	1.10	1.1	1.1	1.00	1.00
PARKING_LOT_TOP	ILLUMINANCE	Fc	0.14	2.5	0.0	NA	NA
PICNIC_AREA_TOP	ILLUMINANCE	Fc	2.70	4.1	1.6	1.69	2.56
RAMP_1_BOTTOM	ILLUMINANCE	Fc	8.55	15.6	1.5	5.70	10.40
RAMP_2_TOP_1	ILLUMINANCE	Fc	10.50	10.5	10.5	1.00	1.00
RAMP_TOP	ILLUMINANCE	Fc	2.65	4.7	0.6	4.42	7.83
SIDEWALK_TOP	ILLUMINANCE	Fc	0.99	10.6	0.0	NA	NA
STEP_1_1_1_TOP_1	ILLUMINANCE	Fc	9.40	9.4	9.4	1.00	1.00
STEP_1_1_1_TOP_1	ILLUMINANCE	Fc	17.80	17.8	17.8	1.00	1.00
STEP_1_TOP_1	ILLUMINANCE	Fc	14.50	14.5	14.5	1.00	1.00
STEP_1_1_1_TOP_1	ILLUMINANCE	Fc	0.90	0.9	0.9	1.00	1.00
STEP_1_1_TOP_1	ILLUMINANCE	Fc	1.90	1.9	1.9	1.00	1.00
STEP_TOP_1	ILLUMINANCE	Fc	3.10	3.1	3.1	1.00	1.00



VIEW OF POINT BY POINT

REV	DATE	DESCRIPTION
A		
B		
C		
D		



PRELIMINARY  
NOT FOR  
CONSTRUCTION

MULLEN HELLER ARCHITECTURE  
1718 CENTRAL AVE SW | STE. D  
ALBUQUERQUE, NM | 87109  
P | 505.268.4144  
F | 505.268.4244  
www.mullenheller.com

JOB NUMBER	21-21
DRAWN BY	MAL
PROJECT MGR	MMM
DATE	06/20/24
PHASE	

PROJECT  
**LACo Women's Army Corp. Dormitory Renovation**  
1725 17TH STREET  
LOS ALAMOS, NM 87544

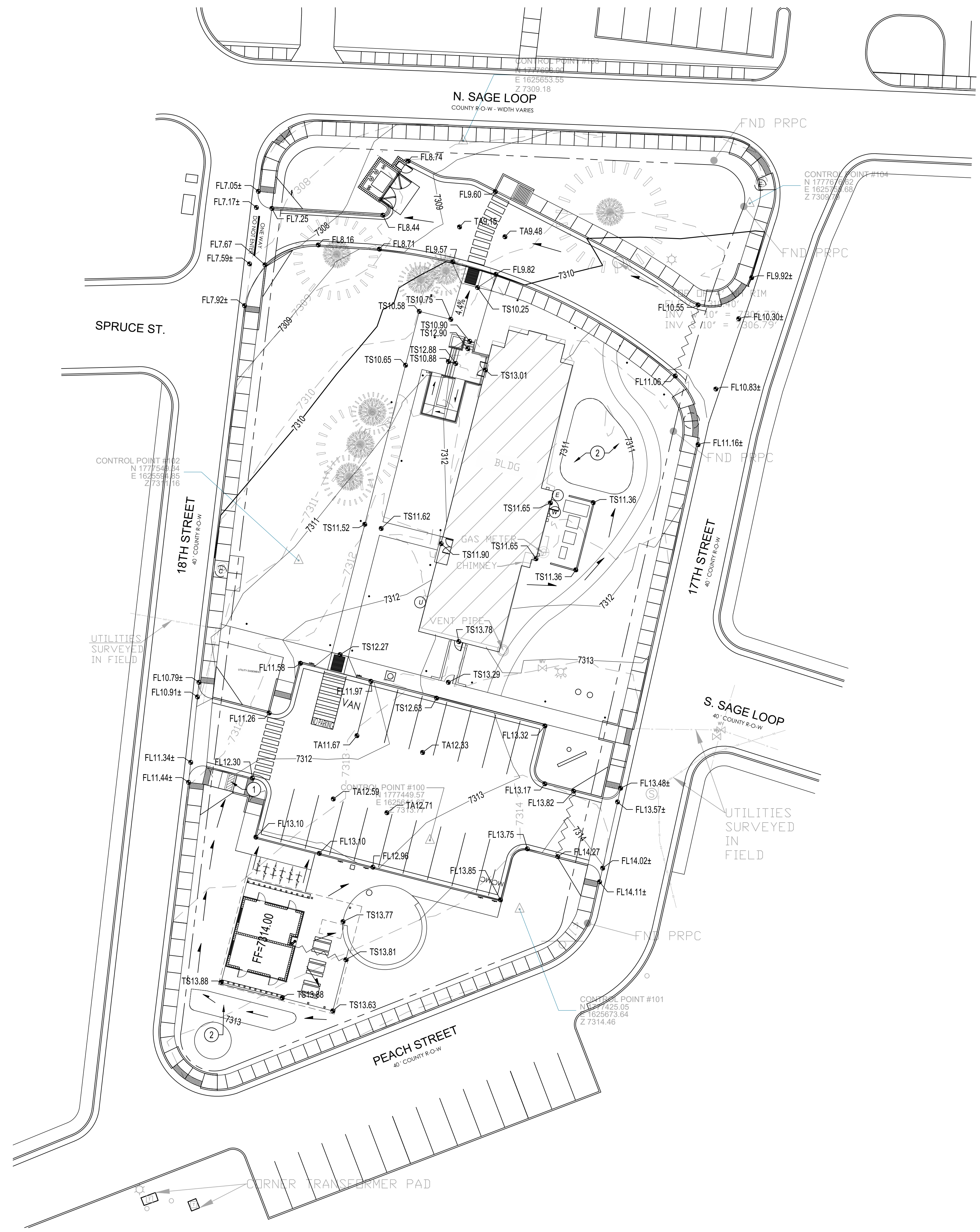
TITLE  
**Lighting Site Plan**

SHEET  
**E001**







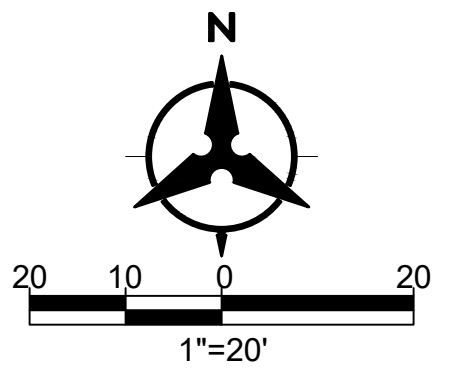


### ○ GRADING KEYED NOTES

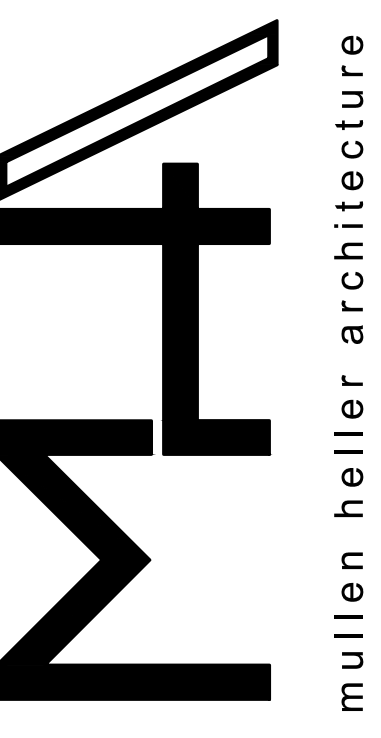
1. CONSTRUCT SIDEWALK CULVERT.
2. WATER HARVESTING AREA.

### LEGEND

- 30.15 PROPOSED SPOT ELEVATION
- TA=TOP OF ASPHALT
- TC=TOP OF CURB
- FL=FLOW LINE
- TC=TOP OF CONCRETE
- TS=TOP OF SIDEWALK
- TG=TOP OF GRATE
- FG=FINISHED GRADE
- 4960 --- EXISTING INDEX CONTOUR
- 4959 --- EXISTING INTERMEDIATE CONTOUR
- 4960 — PROPOSED INDEX CONTOUR
- 4959 — PROPOSED INTERMEDIATE CONTOUR
- DIRECTION OF FLOW
- ~ WATER BLOCK / GRADE BREAK



REV	DATE	DESCRIPTION
△		
△		
△		
△		



PRELIMINARY  
NOT FOR  
CONSTRUCTION

MULLEN HELLER ARCHITECTURE  
1718 CENTRAL AVE SW | STE. D  
ALBUQUERQUE, NM | 87109  
P | 505.268.4144  
F | 505.268.4244  
www.mullenheller.com

JOB NUMBER	21-21
DRAWN BY	BO
PROJECT MGR	GSB
DATE	06/20/2024
PHASE	90% DD

PROJECT  
**LACo Women's Army Corp. Dormitory Renovation**  
1725 17TH STREET  
LOS ALAMOS, NM 87544

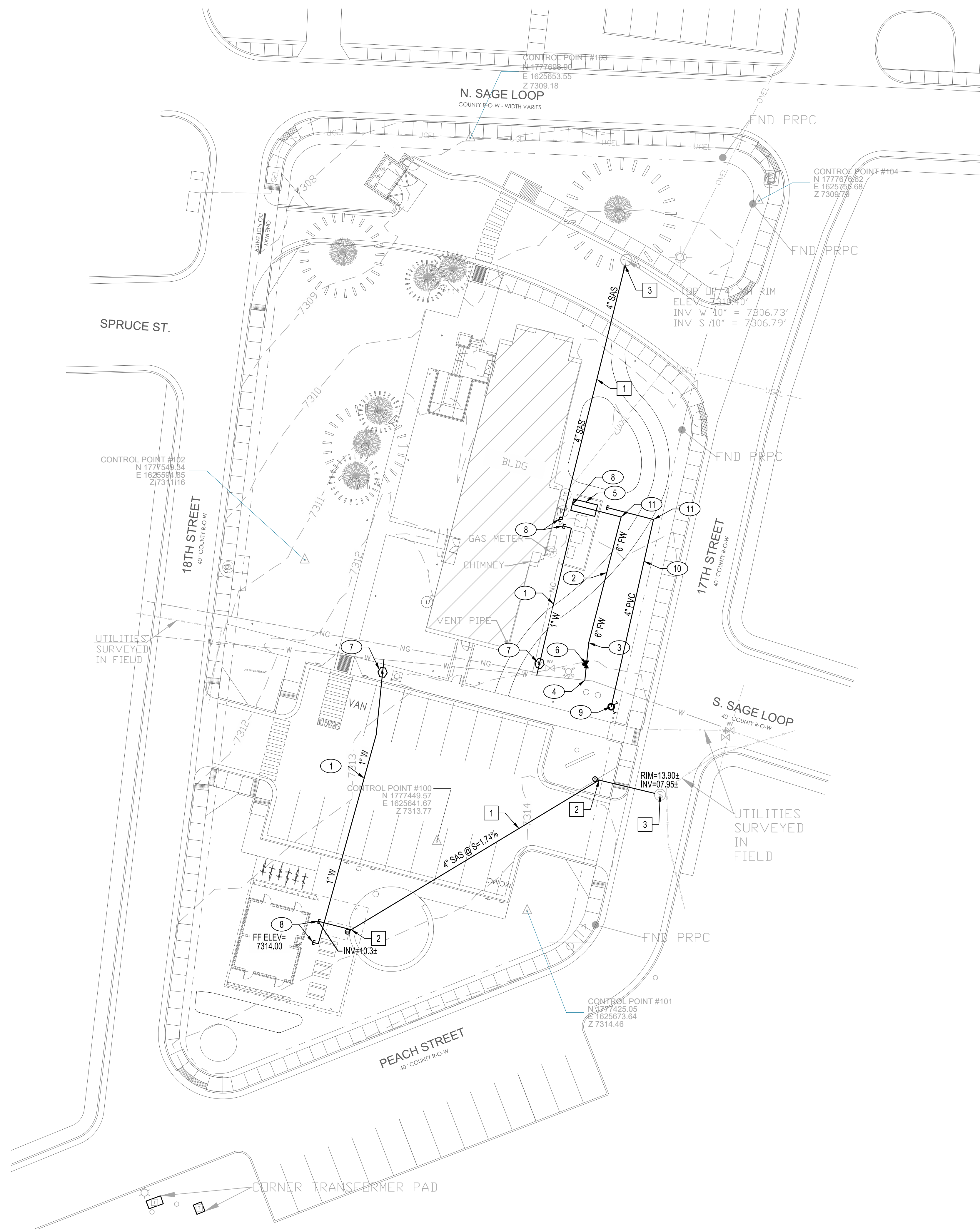
TITLE  
**GRADING PLAN**

**Bohannon & Huston**  
www.bhinc.com 800.877.5332

SHEET  
C100

PL 28 Jun 2024 1:50:39 PM, Plotted by: BORTUCA  
P:\2023\2024\2024\1725\1725\Grading\20240620\G100.dwg





**○ WATER KEYED NOTES**

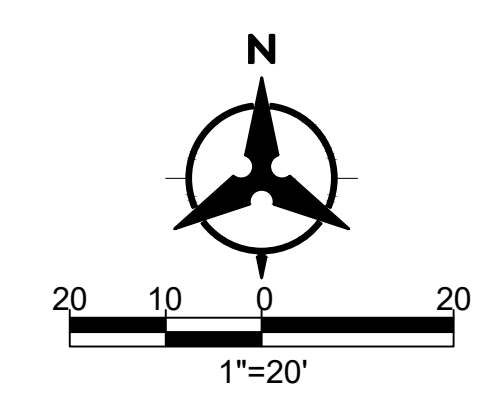
1. INSTALL 1" DOMESTIC WATER SERVICE LINE.
2. INSTALL 6" C900 DR18 PVC FIRE WATER SERVICE LINE.
3. INSTALL 11.25" BEND WITH RESTRAINED JOINTS.
4. INSTALL TEE WITH RESTRAINED JOINTS, SIZE PER PLAN.
5. INSTALL REDUCED PRESSURE BACKFLOW PREVENTER AND HEATED ENCLOSURE. SIZE PER PLAN. SEE ELECTRICAL PLANS FOR POWER.
6. INSTALL GATE VALVE WITH POST INDICATOR (PIV).
7. INSTALL 1" DOMESTIC WATER METER SERVICE CONNECTION.
8. INSTALL SERVICE LINE (SIZE PER PLANS) TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
9. INSTALL REMOTE FIRE DEPARTMENT CONNECTION (FDC).
10. INSTALL 4" PVC PIPE TO REMOTE FIRE DEPARTMENT CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION AT BUILDING.
11. INSTALL 90° BEND WITH RESTRAINED JOINTS.

**□ SAS KEYED NOTES**

1. INSTALL 4" SANITARY SEWER SERVICE LINE.
2. INSTALL 45° WYE AND SINGLE SANITARY SEWER CLEANOUT.
3. REMOVE AND DISPOSE OF EXISTING SANITARY SEWER MANHOLE. CONSTRUCT NEW 4' DIA FLAT TOP SANITARY SEWER MANHOLE PER LOS ALAMOS COUNTY STANDARD DETAIL 5006. CONNECT NEW SANITARY SEWER SERVICE LINE.

**LEGEND**

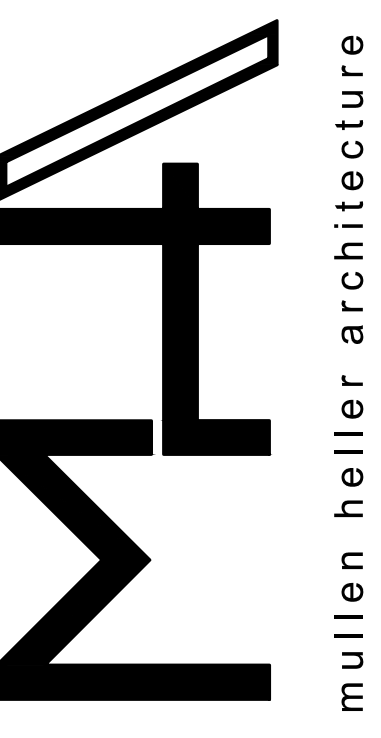
---	W	EXISTING WATER LINE
---	NG	EXISTING GAS LINE
---	SS	EXISTING SANITARY SEWER LINE
---		EXISTING POWER LINE
---	1" W	PROPOSED WATER LINE
---	6" FW	PROPOSED FIRE LINE
---	4" SAS	PROPOSED SANITARY SEWER LINE
⬤		PROPOSED POST INDICATOR VALVE
⊕		REMOTE FIRE DEPARTMENT CONNECTION
⊙		PROPOSED WATER METER
○		PROPOSED CLEAN OUT
⊔		PROPOSED CAP



**Bohannon & Huston**  
www.bhinc.com 800.877.5332

DESCRIPTION  
BY

DATE  
REV



PRELIMINARY  
NOT FOR  
CONSTRUCTION

MULLEN HELLER ARCHITECTURE  
1718 CENTRAL AVE SW | STE. D  
ALBUQUERQUE, NM | 87109  
P | 505.268.4144  
F | 505.268.4244  
www.mullenheller.com

JOB NUMBER 21-21  
DRAWN BY BO  
PROJECT MGR GSB  
DATE 06/20/2024  
PHASE 90% DD

PROJECT  
LACo Women's Army Corp. Dormitory Renovation  
1725 17TH STREET  
LOS ALAMOS, NM 87544  
TITLE  
UTILITY PLAN

SHEET  
C200

PL 28, JUN 2024 - 10:45 AM, PLOTTED BY: BORTRECA  
P:\2024\20240610\DWG\20240610.DWG





**CONSENSUS**  
 Planning / Landscape Architecture  
 302 Eighth Street NW  
 Albuquerque, NM 87102  
 (505) 764-9801 Fax 842-5495  
 e-mail: cp@consensusplanning.com

**CONSULTANTS**

LAC Women's Army Corp.  
 Dormitory Renovation  
 1725 17th St.  
 Los Alamos, NM 87544  
 June 20, 2024

SUBMITTAL: June 20, 2024

**REVISIONS**

NO.	DATE	DESCRIPTION

PROJECT NO: 1463-23

CAD DWG FILE:

DESIGNED BY: KR DATE: 06/20/2024

DRAWN BY: KR DATE: 06/20/2024

CHECKED BY: KR DATE: 06/20/2024

SHEET TITLE

**PLANTING PLAN**

DRAWING SHEET

LS101

**KEYED NOTES**

SYMBOL	DESCRIPTION
1	STABILIZED CRUSHER FINE PATH
2	TALKING CIRCLE WITH BANCO STYLE SEATING
3	WATER HARVESTING/STORMWATER DETENTION AREAS
4	POTENTIAL LOCATION FOR SCULPTURE/ARTWORK. TBD.

**PLANT SCHEDULE**

SYMBOL	QTY	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE SIZE	WATER USE
<b>TREES</b>					
	12	Acer tataricum ginnala 'Red Wing' / Red Wing Amur Maple	2.5' cal.	25' x 35'	MED
	4	Forestiera neomexicana / New Mexico Privet	24" Box	20' x 20'	MED
	6	Pinus ponderosa / Ponderosa Pine	6'-8" ht.	25' x 45'	MED
	13	Quercus gambelii / Gambel Oak	15 gal.	15' x 15'	LOW
<b>SHRUBS</b>					
	38	Amelanchier utahensis / Utah Serviceberry	5 gal.	6' ht. x 6' spd.	Medium
	70	Arctostaphylos x coloradensis 'Chieftain' / Chieftain Mock Bearberry Manzanita	15 gal.	3' ht. x 4' spd.	Low
	19	Cercocarpus intricatus / Littleleaf Mountain Mahogany	15 gal.	8' ht. X 6' spd.	RW
	95	Juniperus squamata 'Blue Star' / Blue Star Juniper	5 gal.	2' ht. x 3' spd.	Low
	22	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	15 gal.	3' ht. x 4' spd.	Medium
	14	Mahonia haematocarpa / Red Barberry	15 gal.	8' x 6'	RW
	115	Potentilla thurberi 'Monarch's Velvet' / Cinquefoil	5 gal.	2' ht. x 2' spd.	RW
	25	Rhus trilobata / Skunkbush Sumac	5 gal.	4' x 4'	Low
	33	Ribes aureum / Golden Currant	5 gal.	4' x 6'	Medium
<b>GRASSES</b>					
	107	Andropogon scoparius 'Standing Ovation' / Little Bluestem	1 gal.	1' x 18"	Low
	63	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal.	2' ht. x 3' spd.	RW
<b>PERENNIALS</b>					
	56	Eriogonum umbellatum polyanthum 'Shasta Sulfur' / Shasta Sulfurflower Buckwheat	1 gal.	1'x 6"	Low

EXISTING PONDEROSA PINES TO REMAIN. EXISTING TREES SHALL BE IRRIGATED WITH IN-LINE DRIP TUBING (EMITTERS 18" O.C.) PLACED IN CONCENTRIC CIRCLES 6' FROM THE TRUNK OF TREE TO THE TREE DRIPLINE.

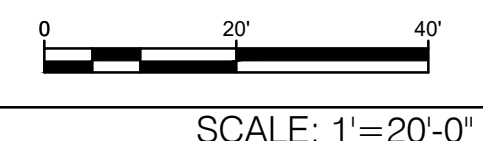
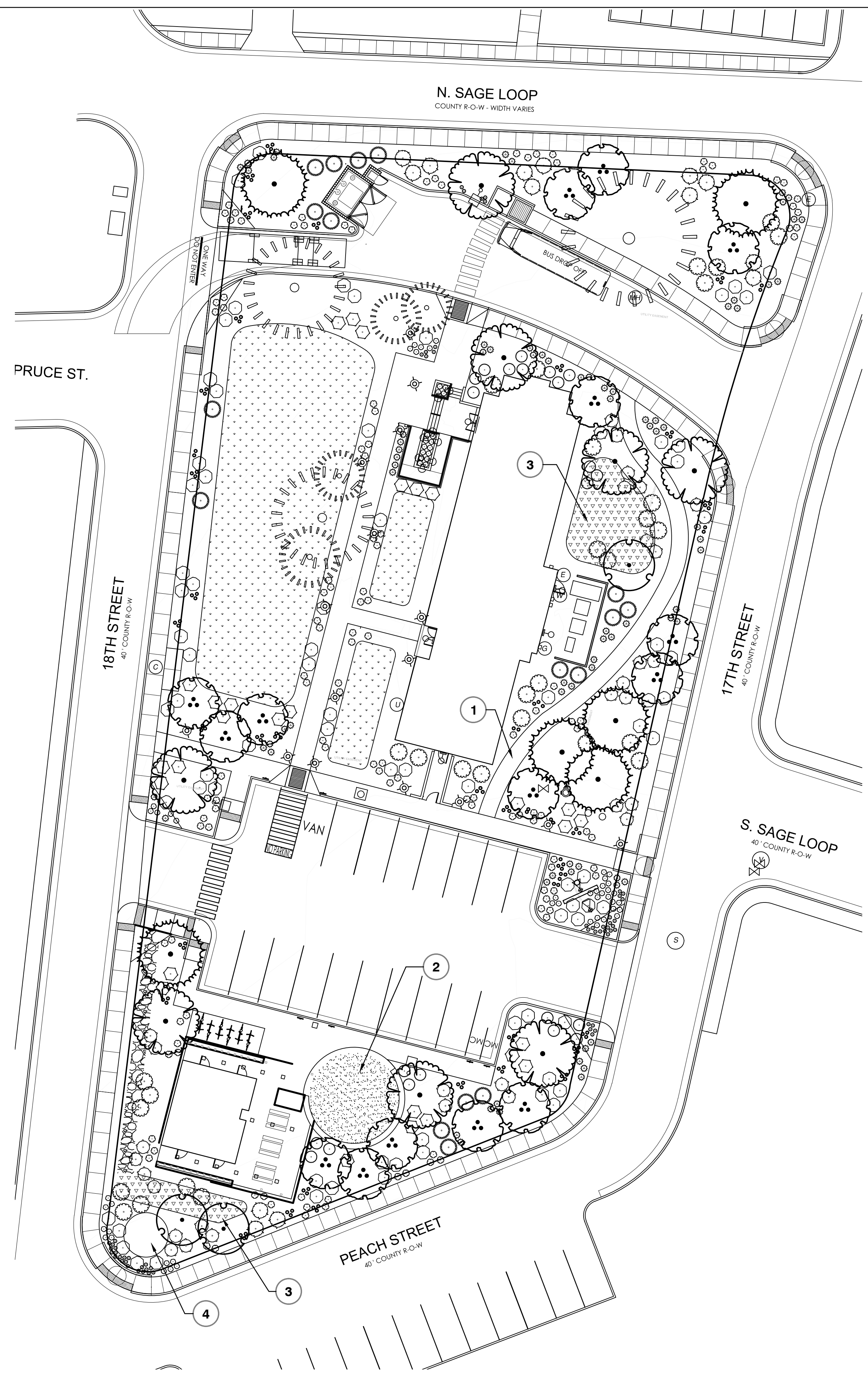
**SURFACE LEGEND**

XXXX SF		CRUSHER FINES (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
XXXX SF		COBBLE SWALE- (8" DEPTH -4-8" ANGULAR COBBLE OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
XXXX		1" GRAVEL MULCH OR CRUSHER FINES (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
XXXX SF		STORMWATER DETENTION/HARVESTING SPACES. PROTECT SLOPES WITH ANGULAR COBBLE. SEED BOTTOM OF STORMWATER DETENTION SPACES WITH NATIVE SEED

**NATIVE GRASS AND WILDFLOWER SEEDING**

AREAS SHALL BE SEED BY DRILL SEEDING AND HYDROMULCHED WITH ORGANIC TACKIFIER AND PAPER MULCH PRODUCTS.

NMDOT ZONE 2 SEED LIST: SOUTHERN ROCKY MOUNTAINS AND HIGH VALLEYS	SCIENTIFIC NAME - COMMON NAME	#PLS/AC
OATS- AVENA SATIVA		.50
STERILE TRITICALE- TRITICUM AESTIVUM		.50
ARIZONA FESCUE- FESTUCA ARIZONICA		.40
CALIFORNIA BROME- BROMUS CARINATUS		1.50
INDIAN RICEGRASS- ACHNATHERUM HYMNEOIDES VAR. 'PALOMA'		.50
WSESTERN WHEATGRASS AGROPYRON SMITHII		1.50
ALKALI SACATON- SPOBOBOLUS AIROIDES		.20
BLUE GRAMA- BOUTELOUS GRACILIS VAR. ALMA		.50
GALLETA- PLEURAPHIS JAMSEII VAR. VIVA		.50
LITTLE BLUESTEM- SCHIZACHYRIUM SCOPARIUM		.50
MOUNTAIN MILLY- MUHLBERGIA MONTANA		.20
SIDEOTS GRAMA- BOUTELOUSA CURTIPENDULA VAR. 'VAUGHN'		.50
ASPEN FLEABANE- ERIGERON SPECIOSOS		.05
BEARDLIP PENSTEMON- PENSTEMON BARBATUS		.20
BLUE BELLFLOWER- CAMPANULA ROTUNDIFOLIA		.10
COMMON YARROW- ACHILLEA MILLEFOLIUM		.05
NARROWLEAF PANTEBRUSH- CASTILLEJA LINARIFOLIA		.02
REDROOT BUCKWHEAT- ERIGONUM RACEMOSUM		.20
SCARLET GILLIA- IPMOOPSIS AGGREGATA		.20
SHOWY GOLDENEYE- HELIOMERIS MULTIFLORA		.07
WHITE PRAIRIE CLOVER- DALEA CANDIDA		.20
FOURWING SALTBRUSH- ARTIPELEX CANESCENS		.40
WAX CURRANT- RIBES CERULEUM		.05
WINTERFAT- KRASCHEINIKOVIA LANATA		.20
WOODS ROSE- ROSE WOODSII		.30



**1 PLANTING PLAN**

NORTH