County of Los Alamos

1000 Central Avenue Los Alamos, NM 87544



Agenda Planning and Zoning Commission

Rachel Adler; Chair, Neal Martin, Vice-Chair; Benjamin Hill; Stephanie Nakhleh; and Rodney Roberson, Commissioners

Wednesday, September 28, 2022

5:30 PM

Council Chambers 1000 Central Avenue

Members of the public can, also, join this meeting session to make public comment via Zoom by pasting into their browser the following:

https://us06web.zoom.us/j/88267238887?pwd=Z0QwOWZ2YnQxR1hMMHlreXVISHVZZz09

Or, by telephone:

US: +1 669 900 6833 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799

Passcode: 092822

- 1. CALL TO ORDER/ROLL CALL
- 2. PUBLIC COMMENT
- 3. APPROVAL OF AGENDA
- 4. PLANNING AND ZONING COMMISSION BUSINESS
- A. 16438-22 Planning and Zoning Commission Meeting Minutes August 10, 2022

Attachments: PZ Minutes 20220810-draft

- 5. PUBLIC HEARING(S)
- A. 16439-22 CASE NO. SUP-2022-0025. Greg Gonzales, dba Columbus Capital, is requesting Special Use Permit approval for a Self-Service Storage Facility utilizing 58,000 Sq. Ft. space within an existing building located at 535 Central Avenue, Los Alamos, NM. The property, MMV 001, is within the Downtown-Neighborhood Center Overlay District (DT-NCO).

Attachments: A - Staff Report

County of Los Alamos Printed on 9/23/2022

В. 16425-22 CASE NO. SIT-2022-0060 . Paul Lewis, on behalf of Pajarito Lodge 66, is requesting Site Plan approval for a 2,090 sq.ft. addition to the existing Masonic Lodge located at 1400 N Sage Street. The property, EA3 T, is located within the Eastern Area 3 subdivision and is within the Single-Family Residential (R-1-8) zoning district.

A - Staff Report Attachments:

6. COMMISSION/DIRECTOR COMMUNICATIONS

- Department Report A.
- Chair's Report B.
- C. Council Liaison's Report
- D. **Board of Adjustment Report**
- E. Commissioners' Comments
- 7. **PUBLIC COMMENT**

8. ADJOURNMENT

PLEASE NOTE: Any action by the Planning and Zoning Commission in granting approval, conditional approval or disapproval of an application may be appealed by the applicant or by persons who have a personal or pecuniary interest adversely affected by the decision as defined by Section 16-454 of the County Code. Such appeals must be filed with the Community Development Department within 15 days of the action in accordance with Section 16-492.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the County Human Resources Division at 505-662-8040 at least one week prior to the meeting or as soon as possible.

Public documents, including the agenda and minutes can be provided in various accessible formats. Please contact the personnel in the Community Development Department Office at 505-662-8006 if a summary or other type of accessible format is needed.

County of Los Alamos Printed on 9/23/2022



County of Los Alamos Staff Report

Los Alamos, NM 87544 www.losalamosnm.us

September 28, 2022

Agenda No.:	A.
Index (Council Goals):	
Presenters:	
Legislative File:	16438-22

Planning and Zoning Commission Meeting Minutes - August 10, 2022

MINUTES

Planning and Zoning Commission



August 10, 2022 - 5:30 P.M.

This meeting was made available via Zoom. The proceeding can, also, be viewed at: http://losalamos.legistar.com/Calendar.aspx

1. CALL TO ORDER / ROLL CALL

Chair Adler called the meeting to order at 5:34 PM. Roll Call was administered – a quorum was present.

Members Present:

Rachel Adler, Chair Neal D. Martin, Vice Chair Stephanie Nakhleh, Commissioner Benjamin Hill, Commissioner Rodney Roberson, Commissioner

Members Absent:

Beverly Neal-Clinton, Commissioner

2. PUBLIC COMMENT

No comment.

3. APPROVAL OF AGENDA

Chair Adler requested the Agenda be amended to hear Item 6. PRESENTATION(S) before Item 5. PUBLIC HEARING(S).

Commissioner Roberson moved to approve the agenda as amended. Chair Adler seconded. Motion carried unanimously.

4. PLANNING AND ZONING COMMISSION BUSINESS

A. Planning and Zoning Commission Meeting Minutes – June 22, 2022.

Commissioner Roberson moved to approve the Minutes as written. Commissioner Nakhleh seconded. Motion carried unanimously.

5. PRESENTATION(S)

A. Los Alamos County Development Code Update Module 3: Administrative & Enforcement

Jessica Lawlis and Will Gleason, Dekker/Perich/Sabatini, presented the Module 3 update for Chapter 16, Development Code which outlines administrative and enforcement procedures.

--- Meeting recessed at 6:40 PM and reconvened at 6:45 PM. ---

6. PUBLIC HEARING(S)

A. CASE NO. SUP-2022-0023. Barbara Christensen, DBA Immaculate Auto Total Care, is seeking a Special Use Permit approval for mechanical repair, auto detailing, window tinting, and auto dealership at the site addressed as 99 and 101 DP Road. The proposed use is only for the buildings addressed as 99 DP Road and 101 DP Road within Tract WC in Eastern Area 2 Subdivision and zoned as Heavy Commercial District (C-3).

Barbara Christensen introduced herself and clarified that the application request is only for 99 DP Road and excludes an auto dealership. The unit, 101 DP Road, will submit their own Special Use Permit later for an Auto Dealership.

Eric Christensen, Immaculate Auto Total Care, described their business and its diversity; the property and uses within, as well as outlined how their request meets criterion 1. He stated that they would not significantly increase activity in the area, nor create noise. They would like to add and retain revenue in the county. Mr. Christensen communicated that the parking requirements for their size and operation is nine (9) spaces. They are accommodating more than that, as well as 2-ADA spaces in the front – satisfying criterion 2.

Kylee Stewart, Immaculate Auto Total Care, explained that although the request is only for 99 DP Road, the parking is comprehensive, and parking is met.

Mr. Christensen addressed criterion 3 by affirming that ingress/egress is adequate and will not change. He added that DP Road has been improved, which has reduced the traffic flow. He continued to state that the single-story building has existed for more than 30 years, and no additions are being proposed. Surrounding properties include other commercial and industrial uses and meets criterion 4. He communicated that existing fencing has been removed for better access; landscaping is natural growth or gravel – there is ease for access and parking for their business and the existing salon. Criterion 5 concerning landscaping is met. Mr. Christensen concluded that the use is not new but is a continuation of the business purpose that has been on the property since 1995; no conditions have changed, and there is no expansion.

Vice Chair Martin requested clarification on the relationship between mechanical repair and detailing. Mr. Christensen explained that detailing addresses the aesthetics of the existing body work, but mechanical repair would be corrective work, or physical repair.

Commissioner Roberson questioned if their business was detailing and mechanical only; and inquired their access. Mr. Christensen reported that the primary entrance is on DP Road. He stated Barbara is detailing with deep cleaning and aesthetic restoration, while he - an AEC Master Technician - focuses on the mechanical repairs. He emphasized that they do not do body work.

Commissioner Hill questioned the staff report and notation of a car dealership at 101 DP Road. Mr. Christensen explained that they also require a Special Use Permit but will submit their own to cover the dealership aspect.

Anita Barela, Associate Planner, stated that the request excludes 101 DP Road. She presented the applicant's request and provided an overview of a Special Use Permit. Ms. Barela provided the history of the site and communicated the comments made by the Interdepartmental Review Committee. She presented the Special Use Permit review criteria and staff's analysis to the Commission.

Vice Chair Martin asked if the Special Use Permit lapsed or if it did not transfer with ownership. Ms. Barela explained that it was necessary because of new ownership, and new Tax ID and business license. There was no lapse, but it is considered a new business.

Commissioner Hill voiced that there is a conflict between the nonconformity created by the curb cut and statement that it is in conformance with county standards. Ms. Barela stated that circulation has not changed since 1974. The parking lot backs directly into DP Road, which new standards would not allow. Commissioner Hill communicated that it is acceptable as existing, but it does not conform with current engineering criteria.

Commissioner Hill discussed landscaping, stating that there is a difference between natural landscaping, weeds, and invasive plants. Sobia Sayeda, Interim Planning Manager, informed that weeds are addressed within Chapter 18 and enforced through Code Enforcement. This is an existing site, with no construction. If changed, landscaping regulations would be applied. Commissioner Hill stated that the lot had provided changes with gravel, but other areas should be cleaned up. Ms. Sayeda clarified that the property itself entails the entire triangular area. It is one property with one ownership, but multiple buildings and uses. Commissioner Hill affirmed that any approval for 97 and 99 DP Road is not an acceptance of the conditions of 101 and 103 – it is not indicative to what is being considered. Chair Adler questioned who the responsible party would be for a single owned lot with multiple leases. Ms. Barela replied that it would depend on the lease. Chair Adler asked if the Special Use Permit would strictly apply to the business and not the property; Ms. Barela confirmed.

-- Without public comment, Chair Adler opened and closed the public hearing at 7:31 PM.--

The Commission discussed the criteria. Chair Adler stated that Criterion 1 satisfies the Comprehensive Plan. Vice Chair Martin added that it is a continuing and existing use, that generally supports and advances the welfare of the community because of the services it offers. Chair Adler stated that Criterion 2 was adequately presented. Commissioner Hill communicated that regarding Criterion 3, the situation is non-conforming. It is accepted as an existing condition, and the use has not changed, but it does not meet current design standards. Chair Adler acknowledged, but recommended approval as it is legal non-conforming. Vice Chair Martin questioned how to evaluate criterion 4. Ms. Sayeda explained that all conditions are existing and do not require alterations to the existing, but if modified – a site plan would have been evaluated.

Vice Chair Martin motioned to approve Case No. SUP-2022-0023 that will allow Immaculate Automotive and Detailing to do mechanical repair, auto detailing and window tinting at the site addressed as 99 DP Road, within Tract WC in Eastern Area 2 Subdivision. He further moved to authorize the Chair to sign the Final Order and to be subsequently prepared by county staff.

Commissioner Nakhleh seconded the motion.

-- Roll Call Vote --

For the Motion:
Neal Martin
Benjamin Hill
Stephanie Nakhleh
Rachel Adler
Rodney Roberson

Motion carried 5-0 vote.

- 7. COMMISSION/DIRECTOR COMMUNICATIONS
- A. Department Report
- B. Chair's Report
- C. Board of Adjustment Report
- D. Council Liaison Report
- E. Commissioners' Comments

8. ADJOURNMENT 8:00 PM
Rachel Adler, Chair



County of Los Alamos Staff Report

Los Alamos, NM 87544 www.losalamosnm.us

September 28, 2022

Agenda No.: A.

Index (Council Goals):

Presenters: Sobia Sayeda
Legislative File: 16439-22

Title

CASE NO. SUP-2022-0025. Greg Gonzales, dba Columbus Capital, is requesting Special Use Permit approval for a Self-Service Storage Facility utilizing 58,000 Sq. Ft. space within an existing building located at 535 Central Avenue, Los Alamos, NM. The property, MMV 001, is within the Downtown-Neighborhood Center Overlay District (DT-NCO).

Recommended Action

<u>Motion Option 1</u>: I move to approve Case No. SUP-2022-0025 a request for a Special Use Permit approval for a Self-Service Storage Facility utilizing 58,000 Sq. Ft. space within an existing building located at 535 Central Avenue, Los Alamos, NM. The property, MMV 001, is within the Downtown-Neighborhood Center Overlay District (DT-NCO) with the conditions as stated in the staff report. 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 §16-153 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.

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

<u>Motion Option 2:</u> I move to deny Case No. SUP-2022-0025 a request for a Special Use Permit approval for a Self-Service Storage Facility utilizing 58,000 Sq. Ft. space within an existing building located at 535 Central Avenue, Los Alamos, NM. The property, MMV 001, is within the Downtown-Neighborhood Center Overlay District (DT-NCO) as the application does not conform to the review criteria contained in §16-156 of the Los Alamos County Development Code.

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.

1. ...

Attachments

A - Staff Report

County of Los Alamos Printed on 9/23/2022



Los Alamos County

Community Development Department

PLANNING & ZONING COMMISSION STAFF REPORT

Public Hearing Date: September 28, 2022

Subject: Case No. SUP-2022-0025

Owners/Applicants: Greg Gonzales, dba Columbus Capital

Case Manager: Sobia Sayeda, Planning Manager

<u>CASE NO. SUP-2022-0025</u> Greg Gonzales, dba Columbus Capital, is requesting Special Use Permit approval for a Self-Service Storage Facility utilizing 58,000 Sq. Ft. space within an existing building located at 535 Central Avenue, Los Alamos, NM. The property, MMV 001, is within the Downtown-Neighborhood Center Overlay District (DT-NCO). The Special Use Permit is requested for a period not to exceed five years from approval date of this application. Location and vicinity maps are attached below in **Exhibit A** and **B** respectively.



LOCATION MAP - EXHIBIT A



VICINITY MAP - EXHIBIT B

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BACKGROUND: The lot, located within Los Alamos, contains 288,237 ft² (6.6 acres) and currently consists of 98,263 ft² existing structures within Downtown-Neighborhood Center Overlay District (DT-NCO). The property is surrounded by some office use and several retail businesses and is adjacent to multifamily apartment structures on the North of Central Avenue. The subject building has been vacant for several years and currently has several other vacant retail spaces within the property.

SPECIAL USE PERMIT DESCRIPTION:

The applicant requests review and approval of a Special Use Permit for a Self-Service Storage Facility utilizing 58,000 Sq. Ft. space within an existing building on the property located at 535 Central Avenue. The request is consistent with existing zoning which allows a Self-Service Storage Facility with a Special Use Permit approved by the Planning & Zoning Commission as described within the Development Code, Sec. 16-289 – Use Index Table and Sec. 16-9 – Definitions and Rules, as:

"Self-service storage facility means any real property designed and used for the purpose of renting or leasing individual storage spaces to tenants who are to have access to such spaces for the purpose of storing and removing personal property".

The application indicates that if granted the subject Special Use Permit would be allowed for a period not to exceed five years from approval date of this application. Per Chapter 12 – Businesses, a business license is required to operate a Self-Service Storage facility withing Los Alamos County. Business licenses are issued by Community Development Department and Planning Division conducts a review of these applications; all licenses are renewed annually thereafter. If this application is approved and a Special Use Permit is granted to operate a Self-Service Storage Facility at 535 Central Avenue, the applicant would have to submit a new application for a Special Use Permit prior to the expiration of this five-year permit period. If the applicant does not receive a new Special Use Permit by the expiration date of this Special Use Permit, then the applicant cannot legally maintain a Self-Service Storage Facility use and such use must cease.

Existing street view of subject site is presented in **Exhibit C & D** below.

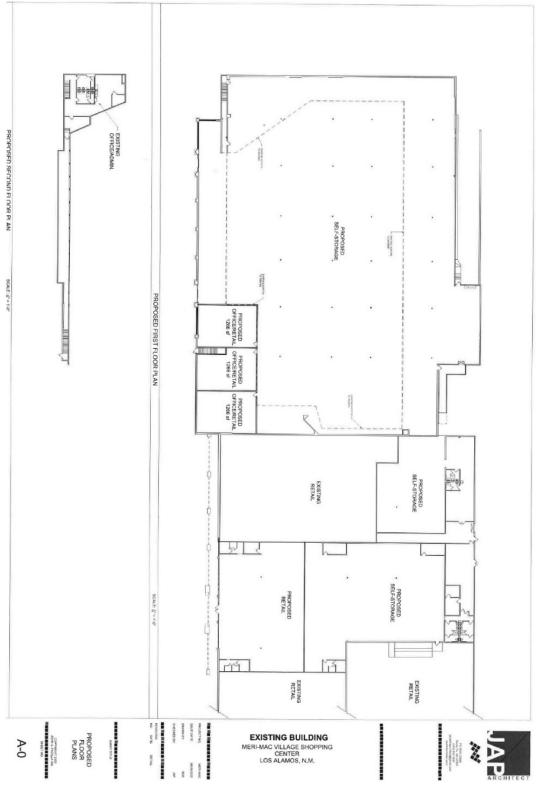


PROPERTY VIEW LOOKING SOUTH FROM CENTRAL AVE – EXHIBIT C



PROPERTY VIEW LOOKING SOUTH FROM CENTRAL AVE - EXHIBIT D

No new construction is proposed at this time and the proposed use is to be contained within the existing structure on the subject property. The proposed floor plan, a site plan indicating future Proposed Phase 0, AND existing site conditions are presented in **Exhibit E, F & G** respectively. The future phase is submitted for informational purposes at this point.



PROPOSED FLOOR PLAN - EXHIBIT E



AERIAL MASSING DIAGRAM

FUTURE DEVELOPMENT

PHASE 01

rdc. | LOS ALAMOS MASTER PLANNING DIAGRAM 08.05.2022

PHASE: CONCEPT PACKAGE

FUTURE PROPOSED PHASE 01 - EXHIBIT F



EXISTING PARKING AND LANDSCAPING - EXHIBIT G

IDRC REVIEW: The Interdepartmental Review Committee (IDRC) independently reviewed the subject application for compliance with Special Use Permit Review Criteria 1 – 5 per Sec. 16-156 on September 1, 2022. Public Works Department and Department of Public Utilities noted no concerns upon review of proposed plans. The Fire Marshall's office and Chief Building Officer noted that all Fire Code requirements shall be met prior to issuance of a building permit and business license for this facility. It was noted by the IDRC board that appropriate language regarding five-year term limit shall be included as a condition of approval of this SUP.

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 <u>Los Alamos Daily</u> Post on September 8, 2022, the County's official newspaper of record.
- 2. U.S. mail sent on September 8, 2022, 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.
- 3. Notice of the request and meeting information posted at the Los Alamos County Municipal Building.
- 4. Notice of the request was posted on site at 535 Central Ave. fifteen days before the meeting.

As of September 22, 2022, staff has received and responded to one inquiry from an adjacent property owner within 100 yards.



Public Notification Map, EXHIBIT E

SECTION 16-156 - SPECIAL USE PERMIT REVIEW CRITERIA:

(1) The request substantially conforms to the comprehensive plan, and the establishment, maintenance or operation of the use applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort or general welfare of persons residing or working in the vicinity of such proposed use, or be detrimental or injurious to property or to the value of property in the vicinity, or to the general welfare of the county.

Applicant Response:

The proposed Special Use Permit (SUP) is to provide large-unit self-storage in the existing vacant building of 58,000 square feet for a period of five (5) years. The Code allows "self-storage" in this district under SUP. The SUP will allow for the adaptive re-use of the long-vacant grocery store and the long vacant department store building now creating a blight on the downtown area, as part a complete revitalization of the this and the immediately adjoining properties into badly needed housing, retail businesses, and service businesses. There is currently a need in Los Alamos for existing businesses and the Los Alamos National Laboratory (the "Lab") for large-unit self-storage. The elf-storage allows for the adaptive re-use of the building while the first phase of the redevelopment of this and he adjoining properties is undertaken.

The Proposed Special use permit will also include the addition of approximately 3,798 square feet of commercial space in the front of the self- storage units which will meet a current need in the community and upgrade the appearance of the front facade of the building.

The proposal conforms to the comprehensive plan:

The comprehensive plan provides that, "ECONOMIC VITALITY AND FINANCIAL SUSTAINABILITY ARE STRATEGIC

FOCUS AREAS IDENTIFIED BY THE COUNTY COUNCIL TO BE OF PARAMOUNT IMPORTANCE IN DETERMINING THE NATURE AND QUALITY OF THE FUTURE OF LOS ALAMOS." (See Comp. Plan Section 2.5). The comprehensive plan more specifically states: "The Council has established the following goals to promote financial sustainability:

Revitalize and eliminate blight in the downtown areas of Los Alamos and White Rock." (See Comp. Plan, p. 34) Further, the plan acknowledges that, despite the efforts at economic development and revitalization, "few investors and developers have completed a purchase or investment in Los Alamos." (See Comp. Plan, p. 36). The proposed temporary self-storage, as part of the overall redevelopment of the properties, conforms to these aspirations of the comprehensive plan.

The provision of the self-storage will assist the National Lab, as well as other businesses in Los Alamos, in meeting he need to temporarily store personal property while their work is undertaken.

The comprehensive plan expressly supports the importance of the Lab to Los Alamos and its long-term success

- a. The Plan observes first and foremost that Los Alamos is known for its world-changing science and technology.
- b. The Plan "recognizes and celebrates the role that history has played in the establishment of the community's strength in science, technology and intellectual capital". (See Comprehensive Plan, Executive Summary, p. vii).

- c. One of the "core themes" of the Comprehensive Plan is the redevelopment of the downtown through "redeveloping vacant and blighted areas".
- d. The Plan's Vision Statement expressly provides that the Plan "[t]he community will eliminate blight"
- e. One of the key goals of the Plan is to provide for economic development The Council has established as one of its primary goals to promote economic vitality by "[collaborating] with Los Alamos National Laboratory as the area's #1 employer".

As described below, the Special Use Permit (the "SUP") proposed is in keeping and aligns completely with these aspects of the Comprehensive Plan

- 1. The SUP will directly support the Lab to help accomplish its need to renovate, upgrade and remodel its current facilities by allowing it to temporarily store furniture and equipment (on a revolving basis) as it the renovations, upgrades and remodeling occurs. The facility will also be available for storage use by any other party. The SUP aligns and supports Los Alamos' core purpose to continue to be recognized for its "world-changing science and technology" and at the same time provides for large-unit self storage that cannot currently be found in Los Alamos.
- 2. The SUP will allow for the temporary repurposing of the Kroger building in the core downtown in accordance with one of the Plan's central themes the redevelopment of the downtown through "redeveloping vacant and blighted areas". The SUP will result in the temporary occupancy of a vacant building and the improvement of its exterior appearance, while the surrounding area of the block is replanned and redeveloped. The SUP is specifically conditioned upon the Lab being the tenant/user of the building for a very limited period of five years. If the Lab determines not to use the facility, the facility will be available to support the needs of other businesses in the community in need of large unit self-storage. The SUP will ultimately allow for the Kroger block to be redeveloped and eliminate the growing blight that is now occurring.
- 3. The SUP will provide the County the perfect opportunity achieves one of its key goals: Economic development by collaborating with the Laboratory "as the area's #1 employer" and providing a facility to other businesses in the community this not currently available.

General Health and Welfare. The SUP "will not, under the circumstances of the particular case, be detrimental to he health, safety, peace, comfort or general welfare of persons residing or working in the vicinity of such proposed use or be detrimental or injurious to the property or to the value of property in the vicinity, or to the general welfare of the county". By allowing for the occupancy and improvement in the appearance of the currently vacant building, the SUP will improve the general welfare of the community by halting and eliminating a blighted pot in the downtown and promoting and supporting the Laboratory as the main employer in Los Alamos. The occupancy and improvement of the building, and its eventual redevelopment, will have a positive effect on property values generally in the downtown area.

Staff Response:

Staff agrees with this response because economic vitality through the promotion of a diverse economic base and encouragement of providing a variety of commercial business options is a strategic focus identified within the Comprehensive Plan. The proposed use of a Self-Service Storage Facility would be occupying an existing vacant building that has not been in use for several years at this point and would not be detrimental or injurious to property or to the value of property in the vicinity.

(2) There are sufficient parking facilities that are adequately designed, shielded, landscaped and lighted to serve the use applied for based on the requirements of this chapter as found in article IX of this chapter.

Applicant Response:

The proposed use under the SUP will require minimal parking. Access will be on the east side of the existing building and will be screened from Central Avenue. The new Commercial suites will use existing parking on site has landscaping along Central Avenue will be upgraded to enhance the existing bus stop. 64 spaces within the existing parking lot will be reserved for the use under the special use permit plus the existing businesses currently located within the center.

Staff Response:

Staff agrees with this response because the applicant is proposing to occupy an existing building and will be utilizing existing adequately designed surface parking within the property. The applicant is proposing to work with Public Works Department to improve the existing bus shelter and associated landscaping area located along Central Ave. Proposed use of existing parking spaces within the existing development is in conformance with Los Alamos County Development Code.

(3) The provisions for on-site and off-site ingress/egress and traffic circulation are in conformance with the county's construction standards, that the public streets serving the use applied for are adequate to meet the traffic needs of the proposed use and that the proposed use will not adversely affect neighboring properties by virtue of the type of traffic generated by the use.

Applicant Response:

The proposed use under the SUP will make use of existing Ingress / Egress access on the northeast side of the building to Central Avenue. New Commercial Suites will be accessed from existing access points located on Central and the stop lights located on Trinity.

Staff Response:

Staff agrees with this response because existing ingress and egress for the property provides adequate vehicular and pedestrian access from Central Avenue and Trinity Drive. The County Engineer and Fire Marshal reviewed this request during IDRC meeting and had no comments or concerns regarding proposed use and existing conditions. Ample ingress/egress including traffic circulation is provided and conforms to all safety provisions for motorists, bicyclists, and pedestrians. Existing parking layout was designed for a commercial development and is in conformance with Los Alamos County Development Code.

(4) The setbacks of buildings and parking facilities from the property lines, right-of-way, and adjacent land uses are in conformance with this chapter and provide protection to and a transition from residential development, existing and contemplated in the vicinity; and that the height and bulk of the proposed buildings and structures are compatible with the general character of development in the vicinity of the use applied for.

Applicant Response:

The existing building for the consideration of the SUP currently conforms with setbacks, allowed withing the DTNCO zoning district. The heights and bulk of the existing building is compatible with the current zoning.

Staff Response:

Staff agrees with this response because the request for this Special Use Permit is to utilize existing building and it does not have an impact on existing conditions. Existing property layout was designed for a commercial development and is in conformance with Los Alamos County Development Code.

(5) The site plan including, but not limited to, landscaping, screen planting, and fencing of the proposed development demonstrates that the site development will be compatible with adjoining areas and will conform to the site development standards of the district regulations.

Applicant Response:

The Existing building that will contain the proposed use borders Central Avenue on the north and the landscaping will be upgraded to be compatible with adjoining area.

The existing building that will contain the proposed use is bordered on the east by an existing building that is currently in blighted condition. Appropriate fencing will be installed to ensure safety and security.

The existing building that will contain the proposed use is bordered on the west with an existing parking lot.

Existing parking lot that wilt serve this use will be repaired and restriped to meet ADA compliance

The existing building that will contain the proposed use does not contain an exterior southern border as it is in line with another existing building

Staff Response:

Staff agrees with this response because proposed use would not have any impact on existing site development. Upgrades to landscaping are proposed along the existing bus stop along Central Avenue. Existing and proposed conditions are in conformance with Los Alamos County Development Code.

CONDITIONS OF APPROVAL

- 1. The Special Use Permit is granted for a period not to exceed five years from the date of approval of this application.
- 2. Applicant shall obtain a business license prior to operating business at the subject address.

- 3. The applicant shall submit a new application for a Special Use Permit prior to renewal of their business license at the completion of five-year term of this approval.
- Applicant acknowledges and agrees that the special use runs with the land, is limited to a term of five years, and cannot be maintained beyond this five-year term without a new special use permit.
- Applicant acknowledges and agrees that Applicant does not rely on the Planning and Zoning Commission or County to approve future special use permits for Self-Service Storage Facilities that would allow Applicant to continue such use beyond the terms of this Special Use Permit.
- 6. Applicant agrees to sign the Planning and Zoning Commission's Order approving the Special Use Permit application.

DRAFT FINDINGS OF FACT

- 1. The application #SUP-2022-0025 is for a Special Use Permit for a Self-Service Storage Facility utilizing 58,000 Sq. Ft. space within an existing building located at 535 Central Avenue, Los Alamos, NM. The property, MMV 001, is within the Downtown-Neighborhood Center Overlay District (DT-NCO).
- 2. The Special Use Permit is requested for a period not to exceed five years from approval date of this application.
- 3. The proposed use to operate a Self-Service Storage Facility is in conformance with the Use Index table provided within §16-289.
- 4. The request to operate a Self-Service Storage Facility at 535 Central Avenue substantially conforms to the Comprehensive Plan through the promotion of a diverse economic base and encouragement of variety of business options. The proposed use is in conformance with Los Alamos County Development Code.
- 5. The proposed use within the existing building adheres to the requirements of the Department of Public Utilities since there is no new construction proposed and existing site development is in conformance with Los Alamos County Development Code.
- 6. The proposed use of existing parking spaces within the existing development is in conformance with Los Alamos County Development Code.
- 7. Existing site development provides adequate vehicular and pedestrian access from Central Avenue and Trinity Drive. Ample ingress/egress including traffic circulation is provided and conforms to all safety provisions for motorists, bicyclists, and pedestrians and is in conformance with Los Alamos County Development Code.
- 8. Proposed upgrades to landscaping along the existing bus stop along Central Avenue and existing site development conditions are in conformance with Los Alamos County Development Code.

- 9. 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, notice of meeting was posted on the subject lot, 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.
- 10. The public hearing was held in-person on September 28, 2022, with an option to join virtually due to concerns regarding the COVID-19 pandemic.
- 11. The proposed application, SUP-2022-0025, including attachments, were presented to the Planning & Zoning Commission for review and approval or denial on September 28, 2022.

DRAFT CONCLUSIONS OF LAW

After full hearing and consideration, the Planning and Zoning Commission finds that the application has met each applicable Subdivision review criteria contained in §16-153 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.

DRAFT MOTIONS:

Draft Motion Option 1:

I move to **approve** Case No. SUP-2022-0025 a request for a Special Use Permit approval for a Self-Service Storage Facility utilizing 58,000 Sq. Ft. space within an existing building located at 535 Central Avenue, Los Alamos, NM. The property, MMV 001, is within the Downtown-Neighborhood Center Overlay District (DT-NCO) with the conditions as stated in the staff report. 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 §16-153 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.

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

Draft Motion Option 2:

I move to **deny** Case No. SUP-2022-0025 a request for a Special Use Permit approval for a Self-Service Storage Facility utilizing 58,000 Sq. Ft. space within an existing building located at 535 Central Avenue, Los Alamos, NM. The property, MMV 001, is within the Downtown-Neighborhood Center Overlay District (DT-NCO) as the application does not conform to the review criteria contained in §16-156 of the Los Alamos County Development Code.

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
ATTACHMENT 2: Permit Plans
ATTACHMENT 3: Legal Notices

PZC: Case No. SUP-2022-0025

22



SPECIAL USE PERMIT APPLICATION

Los Alamos County Community Development Department

1000 Central Ave, Suite 150, Los Alamos NM 87544 (505) 662-8120

Special Use (describe):	
Proposed use of 58,000 sf existing building for self-storage, in part lational Laboratory and other commercial businesses in Los Alamos f f 3,798 SF new commercial / Office construction to be located at the	or a period not to exceed five years. Also includes the addition
Address to which this application applies: 535 Central Avenue (Former Smiths Grocer) 610 Trinity Drive (former Bealls)	
Zoning District: DT-NCO	
Related Applications (if any):	
APPLICANT (Unless otherwise specified, all communication	regarding this application shall be to Applicant):
Name: Greg Gonzales DBA Columbus Capital Phone: Please Print	Cell #: 505-670-2812
Address: P.O Box 2328 Santa Fe Nm 87504	Email: g.gonzales@columbuscapitalsw.com_
SIGNATURE	DATE
PROPERTY OWNER (If different from Applicant)	Check here if same as above
Name: Seth Brennock Phone: 51:	3 562 5271 Cell #:
Address: c / o of the Kroger Co 1014 Vine St Cinc OHIO 452	02_ Email: seth.brennoch@Kroger.com
My signature below indicates that I authorize the Applicant	to make this application on my behalf.
See attached affidavit	
SIGNATURE	DATE
DIGNATURE	UAIE

SPECIAL USE PERMIT CRITERIA:

The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-156 establishes five (5) criteria for the Planning and Zoning Commission to use when reviewing an application for Special Use Permit approval. Please review each of the criteria listed and provide brief responses as to how your application meets the criteria. Use the space provided or attach separate sheets if needed. You will also be asked to discuss the criteria at your public hearing.

(1) The request substantially conforms to the comprehensive plan, and the establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort or general welfare of persons residing or working in the vicinity of such proposed use or be detrimental or injurious to property or to the value of property in the vicinity, or to the general welfare of the county.

The proposed Special Use Permit (SUP) is to provide large-unit self-storage in the existing vacant building of 58,000 square feet for a period of five (5) years. The Code allows "self-storage" in this district under SUP. The SUP will allow for the adaptive re-use of the long-vacant grocery store and the long vacant department store building now creating a blight on the downtown area, as part a complete revitalization of the this and the immediately adjoining properties into badly needed housing, retail businesses, and service businesses. There is currently a need in Los Alamos for existing businesses and the Los Alamos National Laboratory (the "Lab") for large-unit self-storage. The self-storage allows for the adaptive re-use of the building while the first phase of the redevelopment of this and the adjoining properties is undertaken.

The Proposed Special use permit will also include the addition of approximately 3,798 square feet of commercial space in the front of the self- storage units which will meet a current need in the community and upgrade the appearance of the front façade of the building.

The proposal conforms to the comprehensive plan:

The comprehensive plan provides that, "ECONOMIC VITALITY AND FINANCIAL SUSTAINABILITY ARE STRATEGIC FOCUS AREAS IDENTIFIED BY THE COUNTY COUNCIL TO BE OF PARAMOUNT IMPORTANCE IN DETERMINING THE NATURE AND QUALITY OF THE FUTURE OF LOS ALAMOS." (See Comp. Plan Section 2.5). The comprehensive plan more specifically states: "The Council has established the following goals to promote financial sustainability: **Revitalize and eliminate blight in the downtown areas of Los Alamos and White Rock.**" (See Comp. Plan, p. 34). Further, the plan acknowledges that, despite the efforts at economic development and revitalization, "few investors and developers have completed a purchase or investment in Los Alamos." (See Comp. Plan, p. 36). The proposed temporary self-storage, as part of the overall redevelopment of the properties, conforms to these aspirations of the comprehensive plan.

The provision of the self-storage will assist the National Lab, as well as other businesses in Los Alamos, in meeting the need to temporarily store personal property while their work is undertaken.

The comprehensive plan expressly supports the importance of the Lab to Los Alamos and its long-term success

- a. The Plan observes first and foremost that Los Alamos is known for its world-changing science and technology.
- b. The Plan "recognizes and celebrates . . . the role that history has played in the establishment of the community's strength in science, technology and intellectual capital". (See Comprehensive Plan, Executive Summary, p. vii).
- c. One of the "core themes" of the Comprehensive Plan is the redevelopment of the downtown through "redeveloping vacant and blighted areas".
- d. The Plan's Vision Statement expressly provides that the Plan "[t]he community will eliminate blight".

e. One of the key goals of the Plan is to provide for economic development The Council has established as one of its primary goals to promote economic vitality by "[collaborating] with Los Alamos National Laboratory as the area's #1 employer".

As described below, the Special Use Permit (the "SUP") proposed is in keeping and aligns completely with these aspects of the Comprehensive Plan.

- 1. The SUP will directly support the Lab to help accomplish its need to renovate, upgrade and remodel its current facilities by allowing it to temporarily store furniture and equipment (on a revolving basis) as it the renovations, upgrades and remodeling occurs. The facility will also be available for storage use by any other party. The SUP aligns and supports Los Alamos' core purpose to continue to be recognized for its "world-changing science and technology" and at the same time provides for large-unit self-storage that cannot currently be found in Los Alamos.
- 2. The SUP will allow for the temporary repurposing of the Kroger building in the core downtown in accordance with one of the Plan's central themes -- the redevelopment of the downtown through "redeveloping vacant and blighted areas". The SUP will result in the temporary occupancy of a vacant building and the improvement of its exterior appearance, while the surrounding area of the block is replanned and redeveloped. The SUP is specifically conditioned upon the Lab being the tenant/user of the building for a very limited period of five years. If the Lab determines not to use the facility, the facility will be available to support the needs of other businesses in the community in need of large-unit self-storage. The SUP will ultimately allow for the Kroger block to be redeveloped and eliminate the growing blight that is now occurring.
- 3. The SUP will provide the County the perfect opportunity achieves one of its key goals: Economic development by collaborating with the Laboratory "as the area's #1 employer" and providing a facility to other businesses in the community this not currently available.

General Health and Welfare. The SUP "will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort or general welfare of persons residing or working in the vicinity of such proposed use or be detrimental or injurious to the property or to the value of property in the vicinity, or to the general welfare of the county". By allowing for the occupancy and improvement in the appearance of the currently vacant building, the SUP will improve the general welfare of the community by halting and eliminating a blighted spot in the downtown and promoting and supporting the Laboratory as the main employer in Los Alamos. The occupancy and improvement of the building, and its eventual redevelopment, will have a positive effect on property values generally in the downtown area.

(2) There are sufficient parking facilities that are adequately designed, shielded, landscaped and lighted to serve the use applied for based on the requirements of this chapter as found in article IX of this chapter.

The proposed use under the SUP will require minimal parking. Access will be on the east side of the existing building and will be screened from Central Avenue. The new Commercial suites will use existing parking on site The landscaping along Central Avenue will be upgraded to enhance the existing bus stop. 64 spaces within the existing parking lot will be reserved for the use under the special use permit plus the existing businesses currently located within the center.

uilding to Central Avenue. New Commercial Suites will be accessed from existing access points located on Centra			
The proposed use under the SUP will make use of existing Ingress / Egress access on the northeast side of the building to Central Avenue. New Commercial Suites will be accessed from existing access points located on Central and the stop lights located on Trinity.	the county's construction standards, that the public streets serving the use applied for are adequate to meet the traffic needs of the proposed use and that the proposed use will not adversely affect		
	building to Central Avenue. New Commercial Suites will be accessed from existing		

(4) The setbacks of buildings and parking facilities from the property lines, right-of-way, and adjacent land uses are in conformance with this chapter and provide protection to and a transition from residential development, existing and contemplated in the vicinity; and that the height and bulk of the proposed buildings and structures are compatible with the general character of development in the vicinity of the use applied for.

The existing building for the consideration of the SUP currently conforms with setbacks, allowed withing the DT-NCO zoning district. The heights and bulk of the existing building is compatible with the current zoning.

(5) The site plan including, but not limited to, landscaping, screen planting, and fencing of the proposed development demonstrates that the site development will be compatible with adjoining areas and will conform to the site development standards of the district regulations.

The Existing building that will contain the proposed use borders Central Avenue on the north and the landscaping will be upgraded to be compatible with adjoining area.

The existing building that will contain the proposed use is bordered on the east by an existing building that is currently in blighted condition. Appropriate fencing will be installed to ensure safety and security.

The existing building that will contain the proposed use is bordered on the west with an existing parking lot. Existing parking lot that will serve this use will be repaired and restriped to meet ADA compliance

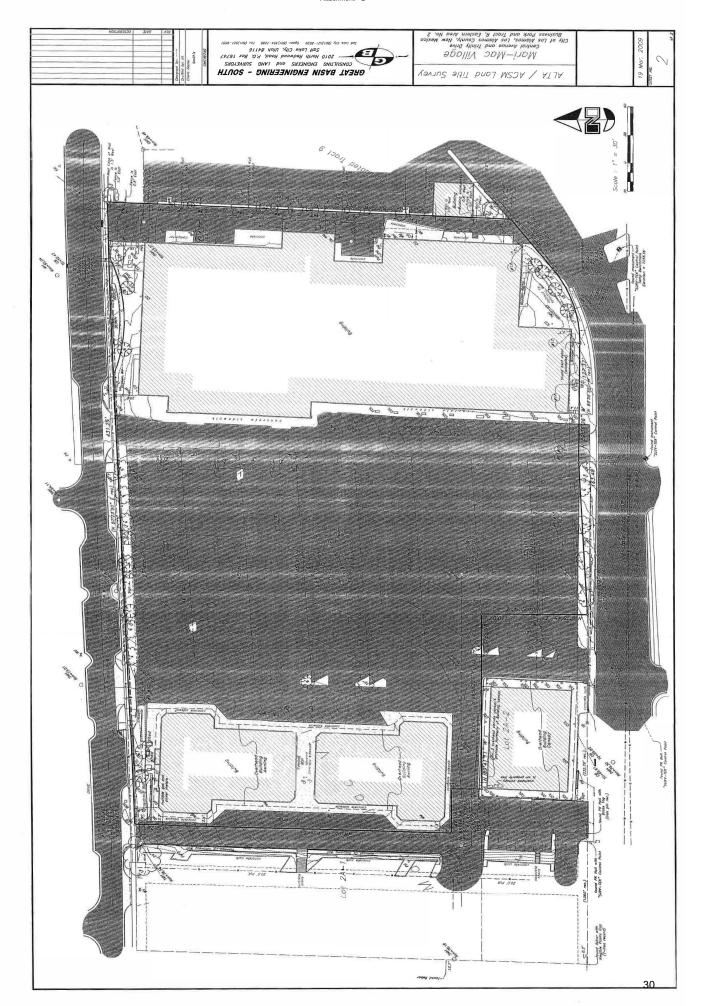
The existing building that will contain the proposed use does not contain an exterior southern border as it is in line with another existing building

THIS SECTION TO BE COMPLETED BY THE	COMMUNITY DEVELOPMENT DEPARTMENT
For County Use:	
Date of Submittal:	Staff Initial:
CDD Application Number:	Fees Paid:
	27



OWNER'S AFFIDAVIT

STATE OF OHIO	
)ss.	
COUNTY OF HAMILTON , the Vic	Resident of Smith's Feed & Drug 5, Inc., an Ohio corporation,
the owner(s) of property located at 535 Central Avenue described as Lot 1 Meri-Mac Village subdivision, for very Plan approval (special use permit, site plan, variance, zetemporary use) through the County of Los Alamos, New appoint Jeffrey Branch and Greg Gonzales of Columbus behalf on all matters pertaining to this application.	which (I am) (we are) requesting a Master one change, subdivision, summary plat, w Mexico. Furthermore, (I) (we) hereby
Sig	gned:X
Ad	dress: 40 The knogn Co. 1014 Vine Steet
	Cincinnati, Ohio 45202
Ph	one: seth.brennochekroger.com
Subscribed and sworn to before me this/S day	of August, 2022
Notary Public: Dlock move	
My Commission Expires: 4/24/24	Deborah Moore Notary Public, State of Ohio My Commission Expires: April 24, 2024



MERI-MAC VILLAGE SHOPPING CENTER LOS ALAMOS, N.M.

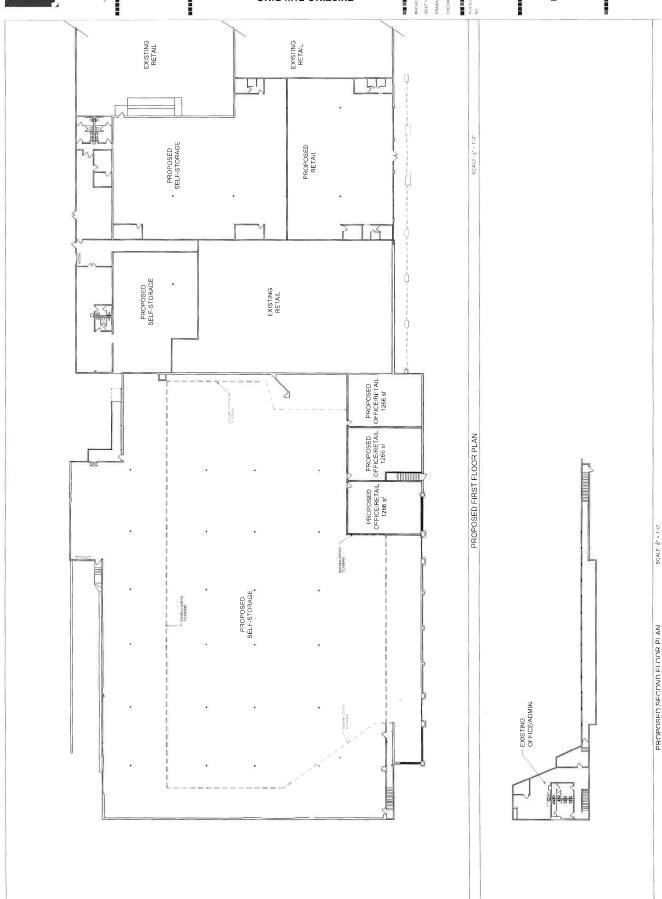
ЕХІЗДІИС ВПІГВІИС





PROPOSED FLOOR PLANS

A-0



VACANT

AUTOZONE

PHASE 1 SURFACE PARKING

LOBBY

PARKING RAMP

VACANT

PAJARITO

EXISTING OFFICE

EXISTING OFFICE

COMMERCIAL GATEWAY

SERVICE ACCESS

LOBBY

NEIGHBORHOOD MAIN ST.

GROUND LEVEL TOWNHOUSES

LOBBY

S. Many

PROPOSED SELF-STORAGE

GREEN

PASEO

PARKING

BLOCK 1

SPACE

EXISTING RETAIL BUILDING

BLOCK 2

GROUND LEVEL RETAIL TYP.

PHASE 01

RESIDENTIAL
EXISTING COMMERCIAL
NEW RETAIL
EXISTING OFFICE
PARKING

RESIDENTIAL
EXISTING COMMERCIAL
NEW RETAIL
EXISTING OFFICE
COMMON AREA
PARRING - CITY / RETAIL
PARRING - RESIDENTIAL
TOWNHOUSES

PHASE, CONCEPT PACKAGE

Attachment - B

BLOCK 2

Notes and Assumptions:

Librack 1. Steeped of palking with 5 floors of residential

Librack 1. Jibrack of palking with 5 floors of residential

Librack 2. Hoods with level with 5 floors of residential

Librack 2. Hoods with 5 floors of residential

Librack 3. Steeped of the place of the place and Main Street

Librack 3. Steeped of the place of the place

Municipal Code: 2/1000 sf for Assume 2/1000 sf for retail

GIResidential Parking

Municoal Code o 1 space per unit
Assumed Saksumed Saksumed Saksumed Saksumen Saksumen
7. Street parting, 170 spaces on main street
8. City Parting, 170 spaces on Level 1
9. Recidential Count based on an Average of 850 37 / unit
10, Assumed 85% spatialm 34 (Fleerory

Recommended Parking Ratios

BLOCK 1



rde. | LOS ALAMOS MASTER PLANNING DIAGRAM 08 05.2022

Owner Nan C/O Name	Mailing Ad Mailing Address 2	Mailing Address City Mailing Addre
LUMINOSA LLC	PO BOX 2328	SANTA FE, NM, 87504
MARI-MAC PARTNERS III LIMITED PARTNE	R 4688 LAS PLAZUELAS	SANTA FE, NM, 87507
ZIA CREDIT UNION	PO BOX 490	LOS ALAMOS, NM, 87544
DEL NORTE CREDIT UNION	PO BOX 1180	LOS ALAMOS, NM, 87544
KSZE LLC	175 EL GANCHO	LOS ALAMOS, NM, 87544
CENTRAL PARK CONDOMINIUM	802 9TH ST	LOS ALAMOS, NM, 87544
ZRG INVESTMENTS LLC	PO BOX 509	LOS ALAMOS, NM, 87544
ZRG INVESTMENTS LLC	PO BOX 509	LOS ALAMOS, NM, 87544
ZRG INVESTMENTS LLC	PO BOX 509	LOS ALAMOS, NM, 87544
ZRG INVESTMENTS LLC	PO BOX 509	LOS ALAMOS, NM, 87544
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ZRG INVESTMENTS LLC	PO BOX 509	LOS ALAMOS, NM, 87544
ZRG INVESTMENTS LLC	PO BOX 509	LOS ALAMOS, NM, 87544
ZRG INVESTMENTS LLC	PO BOX 509	LOS ALAMOS, NM, 87544
ZRG INVESTMENTS LLC	PO BOX 509	LOS ALAMOS, NM, 87544
ZRG INVESTMENTS LLC	PO BOX 509	LOS ALAMOS, NM, 87544
ZRG INVESTMENTS LLC	PO BOX 50! STE 220	LOS ALAMOS, NM, 87544
ZRG INVESTMENTS LLC	PO BOX 509	LOS ALAMOS, NM, 87544
ZRG INVESTMENTS LLC	PO BOX 509	LOS ALAMOS, NM, 87544
ZRG INVESTMENTS LLC	PO BOX 509	LOS ALAMOS, NM, 87544
ZRG INVESTMENTS LLC	PO BOX 509	LOS ALAMOS, NM, 87544
ZRG INVESTMENTS LLC	PO BOX 509	LOS ALAMOS, NM, 87544
ZRG INVESTMENTS LLC	PO BOX 509	LOS ALAMOS, NM, 87544
ZRG INVESTMENTS LLC	PO BOX 509	LOS ALAMOS, NM, 87544
ZRG INVESTMENTS LLC	PO BOX 509	LOS ALAMOS, NM, 87544
ZRG INVESTMENTS LLC	PO BOX 509	LOS ALAMOS, NM, 87544
ZRG INVESTMENTS LLC	PO BOX 50 STE 220	LOS ALAMOS, NM, 87544
ZRG INVESTMENTS LLC	PO BOX 509	LOS ALAMOS, NM, 87544
ZRG INVESTMENTS LLC	PO BOX 50: STE 220	LOS ALAMOS, NM, 87544
ZRG INVESTMENTS LLC	PO BOX 509	LOS ALAMOS, NM, 87544
		, ,
SENA DAN & MARGIE (BASKIN ROB	800 TRINITY DR STE A	LOS ALAMOS, NM, 87544
LISA SHIN LLC	637 47TH ST	LOS ALAMOS, NM, 87544
MARI-MAC PARTNERS III LIMITED PARTNE	R 4688 LAS PLAZUELAS	SANTA FE, NM, 87507
NGUYEN TUAN & PHAM NGA T	520 CAMINO ENCANTADO	LOS ALAMOS, NM, 87544
MARI-MAC PARTNERS III LIMITED PARTNE	R 4688 LAS PLAZUELAS	SANTA FE, NM, 87507
MARI-MAC PARTNERS III LIMITED PARTNE	R 4688 LA PLAZUELAS	SANTA FE, NM, 87507
CHRISTIAN SCIENCE SOCIETY	PO BOX 1501	LOS ALAMOS, NM, 87544
MARI-MAC PARTNERS III LIMITED PARTNE	R 4688 LAS PLAZUELAS	SANTA FE, NM, 87507
MARI-MAC PARTNERS III LIMITED PARTNE	R 4688 LAS PLAZUELAS	SANTA FE, NM, 87507
MARI-MAC PARTNERS III LIMITED PARTNE	R 4688 LAS PLAZUELAS	SANTA FE, NM, 87507
RBJ HOLDINGS LLC	10400 ACADEMY ROAD NE SUI	· · ·
MARI-MAC PARTNERS III LIMITED PARTNE		SANTA FE, NM, 87507
LOS ALAMOS HILL INVESTORS LLC	865 LOS PUEBLOS	LOS ALAMOS, NM, 875442651
IRIS INVESTMENTS LLC	3000 TRINITY DR #62	LOS ALAMOS, NM, 87544
LOS ALAMOS HILL INVESTORS LLC	865 LOS PUEBLOS	LOS ALAMOS, NM, 875442651
		•

Attachment - C

SMITHS FOOD & DRUG CENTERS INC	1014 VINE ST	CINCINNATI, OH, 45202
LOS ALAMOS SCHOOL BOARD	2075 TRINITY DR	LOS ALAMOS, NM, 87544
TOPVALCO, INC.	1014 VINE PROPERTY TAX 7TH	• •
TRES CASITAS LLC	PO BOX 1372	LOS ALAMOS, NM, 87544
KIVA STREET APARTMENTS LLC	123 EAST MARCY ST SUITE 200	
TRES CASITAS LLC	PO BOX 1372	LOS ALAMOS, NM, 87544
KIVA STREET APARTMENTS LLC	123 EAST MARCY ST SUITE 200	, ,
MABRY MIKE & EILEEN LLC	875 PASEO DEL SUR	, ,
		SANTA FE, NM, 87501
TAYLOR PROPERTIES LLC	689 QUARTZ ST	LOS ALAMOS , NM, 87544
KIVA STREET APARTMENTS LLC	123 EAST MARCY ST SUITE 200	· · ·
KIVA STREET APARTMENTS LLC	123 EAST MARCY ST SUITE 200	, ,
510 CENTRAL AVENUE CONDOMINIUM	510 CENTRAL AVE	LOS ALAMOS, NM, 87544
BERGAUER SIMON & DEVON	PO BOX 1089	LOS ALAMOS, NM, 87544
BERGAUER SIMON & DEVON	PO BOX 1089	LOS ALAMOS, NM, 87544
BERGAUER SIMON & DEVON	1049 CEDRO CT.	LOS ALAMOS, NM, 87544
KRAEMER RICHARD W & MARY PAT REVOC	2909 ALOYSIA LANE NW	ALBUQUERQUE, NM, 871041767
KRAEMER RICHARD W & MARY PAT REVOC	2909 ALOYSIA LANE NW	ALBUQUERQUE, NM, 871041767
KRAEMER RICHARD W & MARY PAT REVOC	2909 ALOYSIA LANE NW	ALBUQUERQUE, NM, 871041767
KRAEMER RICHARD W & MARY PAT REVOC	2909 ALOYSIA LANE NW	ALBUQUERQUE, NM, 871041767
KRAEMER RICHARD W & MARY PAT REVOC	2909 ALOYSIA LANE NW	ALBUQUERQUE, NM, 871041767
NEW MEXICO INNOVATION TRIANGLE LLC	4001 INDIAN SCOOL RD NE	ALBUQUERQUE, NM, 87110
SCHNEDLER DAVE A & MARY ANN REVOCT	1340 LA MIRADA CIR	LOS ALAMOS, NM, 87544
TERRAZAS MIGUEL A & ALONDRA REVOC T	4 CHOLLA CIRCLE	SANTA FE, NM, 87506
COLUMBIAN CLUB	PO BOX 605	LOS ALAMOS, NM, 87544
H & M PROPERTIES LLC	214 THREE OAKS CT	SWANSBORO, NC, 28584
COLUMBIAN CLUB	PO BOX 605	LOS ALAMOS, NM, 87544

LEGAL NOTICE

Community Development Department

Notice is hereby given that the Planning and Zoning Commission of the Incorporated County of Los Alamos, State of New Mexico, has directed publication of their scheduled meeting to be held on Wednesday, September 28, 2022, beginning at 5:30 PM, within the Council Chambers located at 1000 Central Ave, Los Alamos, NM 87544. Members of the public may, also, join to make public comment by pasting into their browser the following URL:

https://us06web.zoom.us/j/88267238887?pwd=Z0QwOWZ2YnQxR1hMMHlreXVISHVZZz09

Or by phone:

US: +1 669 900 6833 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799

Passcode: 092822

A copy of the complete Agenda is available at least 72-hours prior for public inspection during regular business hours of 8 am-5 pm, within the Community Development Department at 1000 Central Ave, Suite 150, or online at https://losalamos.legistar.com/Calendar.aspx.

1. CASE NO. SIT-2022-0060. Paul Lewis, on behalf of Pajarito Lodge 66, is requesting Site Plan approval for a 2,090 Sq. Ft. addition to the existing Masonic Lodge located at 1400 N Sage Street, Los Alamos, NM. The property, EA3 T, is located within the Eastern Area 3 subdivision and is within the Single-Family Residential (R-1-8) zoning district.

Owner/Applicant: Paul Lewis, on behalf of Pajarito Lodge 66

Case Manager: Desirae Lujan, Associate Planner

2. CASE NO. SUP-2022-0025. Greg Gonzales, dba Columbus Capital, is requesting Special Use Permit approval for a Self-Service Storage Facility utilizing 58,000 Sq. Ft. space within an existing building located at 535 Central Avenue, Los Alamos, NM. The property, MMV 001, is within the Downtown-Neighborhood Center Overlay District (DT-NCO).

Owner/Applicant: Greg Gonzales, dba Columbus Capital

Case Manager: Sobia Sayeda, Planning Manager

/S/ Paul Andrus
Community Development Director

"If you are an individual with a disability who needs a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Human Resources Department at (505)662-8040 at least one-week prior to the meeting, or as soon as possible. Public documents, including the Agenda and Minutes, can be provided in various accessible formats. Please contact the personnel in the County Administrator's Office at (505) 662-8080 if a summary or other type of accessible format is needed."

PUBLISHED IN THE LA DAILY POST ON: Thursday, September 8, 2022.

LEGAL NOTICE

Community Development Department

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https://us06web.zoom.us/j/88267238887?pwd=Z0QwOWZ2YnQxR1hMMHlreXVISHVZZz09

Or by phone:

US: +1 669 900 6833 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799

Passcode: 092822

A copy of the complete Agenda is available at least 72-hours prior for public inspection during regular business hours of 8 am-5 pm, within the Community Development Department at 1000 Central Ave, Suite 150, or online at https://losalamos.legistar.com/Calendar.aspx.

 CASE NO. SIT-2022-0060. Paul Lewis, on behalf of Pajarito Lodge 66, is requesting Site Plan approval for a 2,090 Sq. Ft. addition to the existing Masonic Lodge located at 1400 N Sage Street, Los Alamos, NM. The property, EA3 T, is located within the Eastern Area 3 subdivision and is within the Single-Family Residential (R-1-8) zoning district.

Owner/Applicant: Paul Lewis, on behalf of Pajarito Lodge 66

Case Manager: Desirae Lujan, Associate Planner

2. CASE NO. SUP-2022-0025. Greg Gonzales, dba Columbus Capital, is requesting Special Use Permit approval for a Self-Service Storage Facility utilizing 58,000 Sq. Ft. space within an existing building located at 535 Central Avenue, Los Alamos, NM. The property, MMV 001, is within the Downtown-Neighborhood Center Overlay District (DT-NCO).

Owner/Applicant: Greg Gonzales, dba Columbus Capital

Case Manager: Sobia Sayeda, Planning Manager

/S/ Paul Andrus Community Development Director

"If you are an individual with a disability who needs a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Human Resources Department at (505)662-8040 at least one-week prior to the meeting, or as soon as possible. Public documents, including the Agenda and Minutes, can be provided in various accessible formats. Please contact the personnel in the County Administrator's Office at (505) 662-8080 if a summary or other type of accessible format is needed."

POSTED ON MUNICIPAL BUILDING: Friday, September 2, 2022.



County of Los Alamos Staff Report

Los Alamos, NM 87544 www.losalamosnm.us

September 28, 2022

Agenda No.: B.

Index (Council Goals):

Presenters: Desirae Lujan
Legislative File: 16425-22

Title

CASE NO. SIT-2022-0060: Paul Lewis, on behalf of Pajarito Lodge 66, is requesting Site Plan approval for a 2,090 ft2. addition to the existing Masonic Lodge located at 1400 N Sage Street. The property, EA3 T, is located within the Eastern Area 3 subdivision and is within the Single-Family Residential (R-1-8) zoning district.

Recommended Action

Motion Option 1:

I move to **approve Case No. SIT-2022-0060**, a site plan for the existing Masonic Lodge located at 1400 N Sage Street, to construct a 2,090 ft2 addition. The property, EA3 T, is located within the Eastern Area 3 subdivision and is within the Single-Family Residential (R-1-8) zoning district. Approval is based on the reasons stated within the staff report and per testimony entered at the public hearing.

I further move to authorize the Chair to sign the Findings of Fact for this case and, based on this decision, be prepared by County Staff.

Motion Option 2:

I move to **deny Case No. SIT-2022-0060**, a request for site plan approval to construct a 2,090 ft2 addition to the existing Masonic Lodge located at 1400 N Sage Street. The property, EA3 T, is located within the Eastern Area 3 subdivision and is within the Single-Family Residential (R-1-8) zoning district. Denial is based on failure to meet the Los Alamos County Code of Ordinances, Chapter 16, Development Code, Section 16-152A, Site Plan Review Criteria for the following reasons:

1. ...

Attachments

A - Staff Report

County of Los Alamos Printed on 9/23/2022

LOS ALAMOS

Los Alamos County

Community Development Department

PLANNING & ZONING COMMISSION STAFF REPORT

Public Hearing Date: September 28, 2022 **Subject:** Case No. SIT-2022-0060

Owners/Applicants: Paul Lewis, on behalf of Pajarito Lodge 66

Case Manager: Desirae J. Lujan, Associate Planner

CASE NO. SIT-2022-0060: Paul Lewis, on behalf of Pajarito Lodge 66, is requesting Site Plan approval for a 2,090 ft² addition to the existing Masonic Lodge located at 1400 N Sage Street, Los Alamos, NM. The property, EA3 T, is located within the Eastern Area 3 subdivision and is within the Single-Family Residential (R-1-8) zoning district.

See Attachment 1: Application and Submittals

SUMMARY

The Masonic Lodge ("The Lodge"), a fraternal organization, is located on a 1.01-acre lot within the Los Alamos Townsite; accessed from N Sage Street, at the corner of 15th Street and Canyon Road. The site is mostly surrounded by residential homes on the south and east and intuitional uses on the west; also, to its north is Canyon Road. The Lodge is proposing a 2,090 ft² addition to the east, which includes a garage and storage area (1,458 ft² total) and a business area (632 ft²) containing an ADA restroom. Location and vicinity maps are attached below in **Exhibit A** and **B** respectively.



PZC Case No. SIT-2022-0060 40



SITE PLAN REQUIRED

The County of Los Alamos Development Code ("Code") was first adopted in 1965. The Lodge is seen below in Exhibit C as being established as early as 1962, prior to the Code and the county's incorporation; so it was never required to, nor received, site plan approval. However, the Code, Sec. 152, outlines that an approved or conditionally approved site plan shall be required for all development(s) of property or alteration or addition to existing structures. Code Sec. 16-122 also states that a Site Plan shall be required for the expansion of existing commercial structures. Therefore, although legal non-conforming, the structure's expansion triggers the need for a site plan review.



Exhibit C: 1962 Vicinity Aerial Map

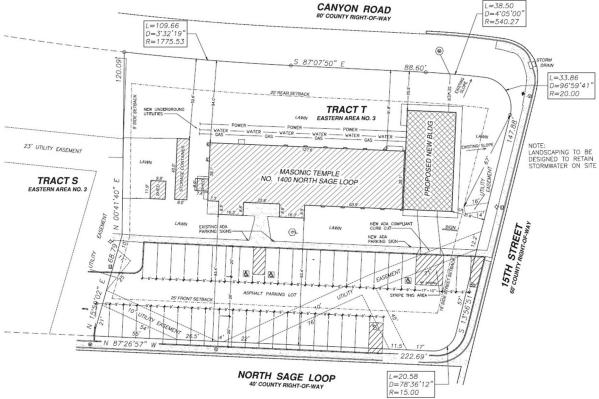
¹ Section 15-152, Site Plan Required, excludes residential structures, changes to the interior of existing structures, façade changes, and construction of an open sunscreen. Reference Code section for details to exceptions.

The building and site have not seen much change. The footprint remains the same, and the site now includes a few accessory structures on the west side of the building and a defined parking lot. The site plan submitted illustrates a 32' X 65.33' addition to be constructed on the east side of the existing 5,120 ft² building. It will extend north to be situated approximately 25.5' from the north property line and 21.9' from the east property line, parallel with 15th Street; height is proposed at 16'-8".





Exhibit E: Site Plan



The site plan complies with the Site Development requirements for the R-1-8 district as outlined within Table 1. It also adheres to the minimum 15' side setback, minimum, imposed on corner lots to facilitate a clear sight triangle.

SETBACKS										
	Front	Rear	Side (E)	Side (W)	HEIGHT, max	LOT COVERAGE, max				
R-1-8	25'	20'	10'**	5'	35'	40%				
EXISTING	83.4'	51.66'	53.9'	56'	19'	12%				
PROPOSED	N/C	25.5'	21.9'	N/C	16'-8"	17%				

Table 1

INTERDEPARTMENTAL REVIEW COMMITTEE (IDRC)

The IDRC met and reviewed this request on Thursday, August 18, 2022, for a September 14 hearing date. The review revealed the need for clarification on the use and parking calculations, correction on applicable Fire Code, and necessary dimensions to evaluate design standards, and a Grading and Drainage Plan. As a result, they voted to postpone the application until the information was received. On September 1, 2022, the applicant submitted the requested information and the County Engineer determined that the site plan's notation to retain all stormwater produced from the building addition on-site was satisfactory. The IDRC did not recommend conditions for this request and the application was ready to move forward with a public hearing for September 28, 2022.

^{**&}lt;u>Development Code, Sec. 16-272 (a)(2), Yards:</u> "The elected or designated front yard shall conform to the site development requirements for the district. The other yard abutting a street is a side yard and shall have a minimum setback of 15 feet or the setback required by section 16-271, whichever is larger."

PUBLIC NOTICE

The public hearing was noticed to be located at 1000 Central Ave, Los Alamos, NM, with an option to join virtually via Zoom. The Public Notice was completed in accordance with the Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-192(b), which includes:

- 1) A notice setting forth the nature of the request, the specific parcel of property affected, and the date, time and place of the public hearing, shall be published in a newspaper of general circulation in the county, at least one time, at least 10 days prior to the public hearing. Notice was published within the Los Alamos Daily Post, the county's official newspaper of record, on September 8, 2022.
- 2) Notice given by U.S. mail to the owners of real property within 100 yards of the exterior lot lines of the property or properties affected at least ten days prior to the public hearing. Notices were mailed from the Los Alamos USPS Office on September 7, 2022.



Exhibit F: 100 YD Map

3) Notice shall be posted in a conspicuous place at the county municipal building and the community development office at least ten days prior to the public hearing. **Notice was posted within the Boards & Commissions Board, at the Municipal Building, on September 2, 2022.**

Additionally, notice of this request was posted at the project site, 1400 N Sage Street, on the afternoon of September 13, 2022. As of the drafting of this report, staff has not received any comments/protests from the public.

See Attachment 2: Public Notification

SITE PLAN REVIEW CRITERIA

Sec. 16-152A of the Los Alamos County Development Code states that the Planning and Zoning Commission shall utilize the following criteria in making its determination of approval, conditional approval or denial:

(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.

<u>Applicant Response:</u> The proposed site plan shall substantially conform to the Comprehensive Plan.

Staff Response: Staff agrees that the request substantially conforms to the Comprehensive Plan ("Plan") because the Plan, Sec. 3.2: *Development, Redevelopment & Downtown*, states: "...there is also a widespread agreement that vacant and blighted properties, both commercial and residential, need rehabilitation ..." The same section provides potential strategies, such as collaborating with service clubs to facilitate appropriate relocation and/or building rehabilitation. The Lodge is not proposing relocation, but their site plan includes improving the site with added landscaping and the removal of their storage container and one accessory structure; and the applicant has shared future plans to re-stucco the entire building after construction. So, although the building is not vacant nor blight, the community, particularly the neighborhood, could aesthetically benefit from its rehabilitation with an improved site and updated exteriors. Additionally, the request is not materially detrimental to the health, safety and general welfare of the county because the proposed expansion is proposed to be constructed within the site development requirements for the R-1-8 zoning district.

(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: Refer to drawing A-1.

Staff Response:

Safe traffic circulation and parking has been met because the site plan is in conformance with the design requirements outlined within the Code, Section 16-367, and provides adequate ingress to and egress from parking spaces with a proposed 26' aisle, where 24' is minimum. Turning and maneuvering spaces can likewise be achieved entirely on the lot.

Parking requirements are also met in accordance with Sec. 16-370, Off-Street Parking Requirements with the provision of 41 spaces, of which three (3) will be provided as handicapped spaces.

	Auditoriums, Clubs, Lodges and Theaters 1 space per 4 seats maximum seating capacity	Masonic Lodge 150 seating capacity, maximum
Required	37.5	
Proposed		41

Table 2

Furthermore, parking stall dimensions for 90-degree spaces are shown as 9' X 20'; Sec. 16-367 requires minimum standards as 9' X 18'.

(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: Refer to drawing A-1.

<u>Staff Response</u>: This criterion has been met because the County Engineer has reviewed the plans and communicated that the site plan's note to retain all stormwater produced from the building addition on-site was satisfactory.

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

Applicant Response: Refer to drawing A-1.

<u>Staff Response:</u> This criterion has been met because existing easements meet on-site, and off-site utilities as confirmed by the Department of Public Utilities. No new easement, nor terminations are being proposed with this application.

(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: See Attached Landscaping Plan.

<u>Staff Response</u>: The criterion has been met because a conceptual landscape plan has been submitted. It illustrates existing landscaping and a proposed increase which will enhance the site and immediate vicinity. (See Attachment 1: Landscaping Plan)

(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.

<u>Applicant Response</u>: Refer to drawing E-5 concerning outdoor lighting. Transportainer [sic] and shed adjacent to existing structure will be removed upon completion of new building. One other existing shed will remain.

Staff Response: The criterion is met because the parking lot is existing and meets design and parking requirements as mentioned. Currently the site contains three (3) accessory structures: one storage container, and two sheds. Upon approval of this expansion the Applicant plans to eliminate the storage container and one shed. Sheet E-5, Electrical Lighting Layout, illustrates that the addition will include six (6) Halo WP1850LPC, 4330 Lumen LED (38W) exterior lights on the surface wall: two (2) on the south, two (2) on the east, one at the north and west. The layout identifies the proposed exterior lighting as Dark Sky Compliant.

(g) 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.

<u>Applicant Response</u>: All aspects of the development shall meet all applicable design standards or guidelines.

<u>Staff Response:</u> This criterion has been met because construction of the addition and site grading, if any, will be evaluated and approved during the permitting process by the Building Division and Public Works to ensure that design standards and guidelines are obeyed. The site does not have any natural amenities, nor outstanding topographical features; however, the existing slope on the north is not proposed to change.

(h) 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.

<u>Applicant Response</u>: The required utilities will conform to the county's construction standards.

<u>Staff Response:</u> The criterion has been met because the capacity for public services and facilities to service the Lodge exist and are sufficient. Furthermore, the Department of Public Utilities has reviewed the application and did not voice concerns with the proposal as submitted.

(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.

Applicant Response: This provision is not applicable to this construction project.

Staff Response: This criterion is not applicable to this request.

DRAFT MOTIONS²

<u>Motion Option 1:</u> I move to approve Case No. SIT-2022-0060, a site plan for the existing Masonic Lodge located at 1400 N Sage Street, to construct a 2,090 ft² addition. The property, EA3 T, is located within the Eastern Area 3 subdivision and is within the Single-Family Residential (R-1-8) zoning district. Approval is based on the reasons stated within the staff report and per testimony entered at the public hearing.

I further move to authorize the Chair to sign the Findings of Fact for this case and, based on this decision, be prepared by County Staff.

Motion Option 2: I move to deny Case No. SIT-2022-0060, a request for site plan approval to construct a 2,090 ft² addition to the existing Masonic Lodge located at 1400 N Sage Street. The property, EA3 T, is located within the Eastern Area 3 subdivision and is within the Single-Family Residential (R-1-8) zoning district. Denial is based on failure to meet the Los Alamos County Code of Ordinances, Chapter 16, Development Code, Section 16-152A, Site Plan Review Criteria for the following reasons:

1. ...

DRAFT FINDINGS OF FACT³

- 1. On August 12, 2022, Paul Lewis, on behalf of the Masonic Lodge ("Applicant"), submitted a Site Plan Application. The application requests for site plan approval for a 2,090 ft² addition to the existing Masonic Lodge addressed as 1400 N Sage Street ("Property") in the County of Los Alamos, New Mexico.
- 2. The Pajarito Lodge #66 of Los Alamos is the legal owner of the subject property commonly referred to as 1400 N Sage Street.
- 3. The Property is Tract T within the Eastern Area 3 Subdivision and within the Single-Family Residential zoning district (R-1-8).
- 4. As provided by CDD Staff Report and testimony of CDD Staff Lujan, the Application was presented to the County's Interdepartmental Review Committee ("IDRC") on August 18, 2022. CDD Staff Lujan testified that IDRC requested further information of the Applicant to proceed. The information was provided accordingly and IDRC did not recommend any conditions for approval.
- 5. As provided by the CDD Staff Report and testimony of CDD Staff Lujan, notice of the public hearing was published in accordance with Section 16-192(b) of the County Code.
- 6. The Commission having received testimony at the September 28th public hearing, concluded that Applicant has met the burden to demonstrate that the Application meets

² The Board may recommend conditional approval as determined during the hearing.

³ The Findings and Conclusion of Law provided are draft and may be amended after public hearing to represent the facts presented, the Commission's decision, and the basis for their action.

the review criteria in Section 16-152A of the County Code. The Commission is in support of this finding, as follows:

- a. Per the testimony provided, the request substantially conforms to the Comprehensive Plan ("Plan") because the Plan, Sec. 3.2: Development, Redevelopment & Downtown identifies potential strategies, such as collaborating with service clubs to facilitate appropriate relocation and/or building rehabilitation. The Lodge is not proposing relocation, but their site plan includes improving the site with added landscaping and the removal of their storage container and one accessory structure; and the applicant has shared future plans to re-stucco the entire building after construction.
- b. Per testimony and evidence received, ingress, egress, traffic circulation and parking on the site conform with the design requirements outlined within the Code, Section 16-367, and provides adequate ingress to and egress from parking spaces. Parking requirements are also met in accordance with Sec. 16-370, Off-Street Parking Requirements with the provision of 41 spaces.
- c. The site plan will retain all stormwater produced from the building addition on-site.
- d. Existing easements meet on-site, and off-site utilities as confirmed by the Department of Public Utilities. No new easement, nor terminations are being proposed with this application.
- e. A conceptual landscaping plan was submitted with a proposal for increased landscaping that will enhance the site and immediate vicinity.
- f. The parking lot is existing and meets design and parking requirements, and the lighting layout identifies the proposed exterior lighting as Dark Sky Compliant.
- g. Construction of the addition and site grading will be evaluated and approved during the permitting process by the Building Division and Public Works to ensure that design standards and guidelines are obeyed.
- h. The capacity for public services and facilities to service the Lodge exist and are sufficient.

CONCLUSIONS OF LAW

After full hearing and consideration, the Los Alamos County 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) of the Development Code.

ATTACHMENTS

- Application and Submittals
 Public Notification

LOS ALAMOS

Community Development

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:	
1400 N Sage Lp, Los Alamos, NM 8	7544
Current Use:	property
Zoning District: R-1-8 Acreage: Lot Coverage:	Related Applications (if any):
APPLICANT (Unless otherwise specified, all communication regarding	this application shall be to Applicant):
Name: Lewis, Paul D Phone: 505-664	-0574Cell#: 505-228-0349
Company Name:	
Address: OSO Forest Rd 132 Jemez Springs NM Email: 87025	antler 1532 @icloud.com
87025	1.1
SIGNATURE Scal =	DATE 8/11/22
PROPERTY OWNER	Check here if same as above
Name: Pajarito Lodge 66 AF-AM Phone:	Cell #:
Address: 1400 N. Sage Lp, Los Alamos, NM Email: Owner's Address 87544	anter@lanl-gov
My signature below indicates that I authorize the Applicant to make t	his Amendment application on my behalf.
doneld Carlson Est	8/12/2022 DATE
SIGNATURE	
Pre-Application Meeting Date(s):	IDRC Date:
THIS SECTION TO BE COMPLETED BY THE COMMUNITY	DEVELOPMENT DEPARTMENT
Date of Submittal: 8/15/22	Staff Initial:
CDD Application Number: 5/7 2022 - 0000	Fees Paid: \$500

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.

The proposed site plan shall substantially conform to the comprehensive plan.

(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.

Refer to drawing A-1

(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.

Refer to drawing A-1

(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.

Refer to drawing A-1

(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.

See attached Landscaping Plan

(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.

Refer to chrawing E-5 concerning outdoor lighting.
Transportainer and shed adjacent to existing structure will be removed upon completion of new building. One other existing shed will remain.

(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.

The required utilities will conform to the country'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.

All aspects of the development shall meet all applicable design standards or guidelines.

(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 provision is not applieable to this construction project.	
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: 	
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.	
	•



NOTE: NEW BUILDING IS ACCESSORY STRUCTURE TO EXISTING LODGE (GAPAGE FOR PARKING PARADE VEHICLES). CREATES NO ADDITIONAL PARKING REQUIREMENTS.

			A-8 ELEVATIONS	A-7 BUILDING SECTION, WALL SECTION	A-6 BUILDING SECTION, INT. ELEVATIONS	A-5 STRUCTURAL NOTES	A-4 FRAMING, ROOF PLAN	A-3 FOUNDATION PLAN, DETAILS	A-2 FLOOR PLAN, REFLECTED CEILING PLAN	A-1 SITE PLAN, BUILDING DATA	ARCHITECTURAL	DRAWING INDEX	
		E-5 LIGHTING PLAN	E-4 POWER PLAN, ONE LINE	E-3 SPECIFICATIONS	E-2 SPECIFICATIONS	E-1 GENERAL NOTES	ELECTRICAL		M-2 MECHANICAL/PLUMBING PLANS	M-1 LEGEND, NOTES, & ABBREV.	MECHANICAL/PLUMBING		

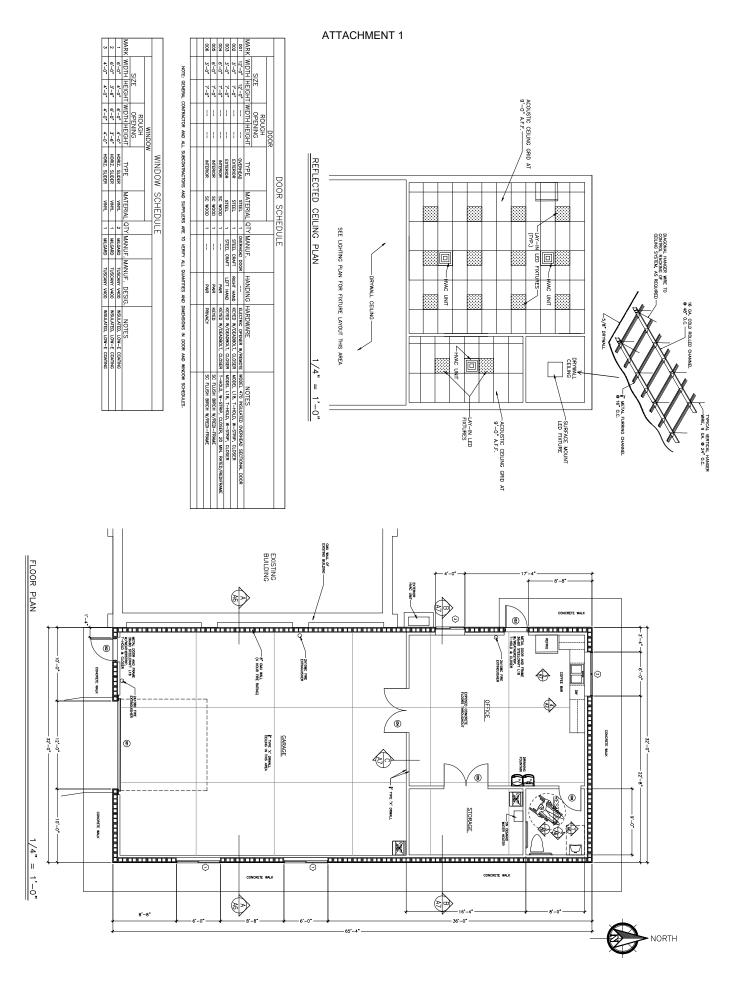
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	OCCUPANT LOAD:
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V-8	CONSTRUCTION TYPE:
16'-8"	BUILDING HEIGHT:
2090 S.F.	TOTAL BUILDING AREA
9000 SF	ALLOWABLE AREA:
GARAGE AND OFFICE	BUILDING USE:
S-2 & B	OCCUPANCY GROUP:
R-1-8	ZONING CLASSIFICATION:
DATA	BUILDING

LOS ALAMOS COUNTY AND THE STATE	 ALL APPLICABLE CODES AND REGULATI 	• 2021 IFC	• 2017 NEC	● 2015 UMC	• 2015 UPC	• 2018 IECC	 2015 INTERNATIONAL BUILDING CODE 	ACCORDANCE WITH THE FOLLOWING:	THE BUILDING SHALL BE CONSTRUCTED II	CODES & RESTRICTI	

CODES & RESTRICTIONS THE BUILDING SHALL BE CONSTRUCTED IN STRICT ACCHIANCE WITH THE TRUIDWING. 2015 MICROWING BUILDING CODE 2015 BCC 2015 UPC 2017 NEC 2017	A D D R E S S 1400 NORTH SAGE LOOP LOS ALAMOS, NEW MEXICO 87544	PIN 1034113104023 LOT AREA = 1.03 ACRES	TRACT T, EASTERN AREA #3, LOS ALAMOS, LOS ALAMOS COUNTY, NEW MEXICO
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WORTH #0'coo	TRACT S EASTERN AREA NO 3 N 1556 02" E 2000 110 200	L=109.66
NORTH SAGE LOOP 40 COUNTY RIGHT-OF-WAY R-	S 870750" E TRACT LAIM EASTERNA AREA NO. 3 FORES VALUE FORES V	CANYON ROAD 80' COUNTY RIGHT-OF-WAY
L=20.58 D=78'36'12" R=15.00 1" = 20'-0"	BEST OF STREET STORMANTER ON SITE STORMANTER	L=38.50 D=4'05'00" R=540.27



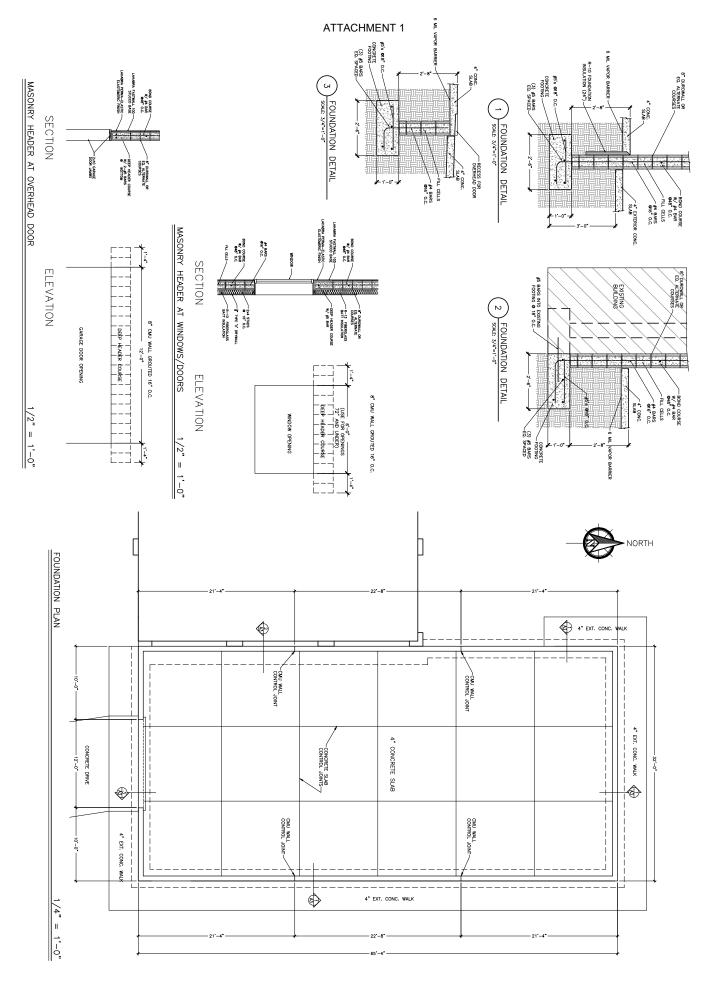










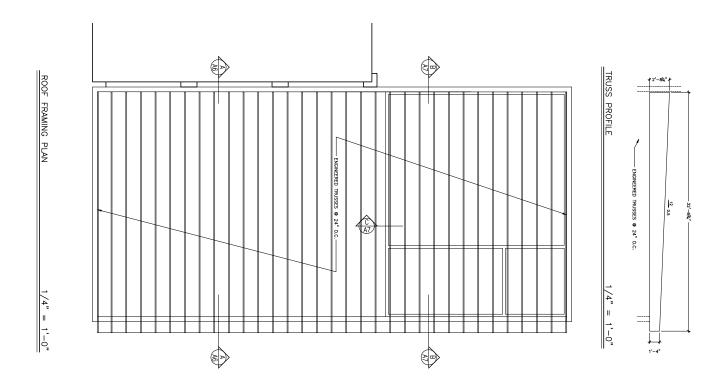




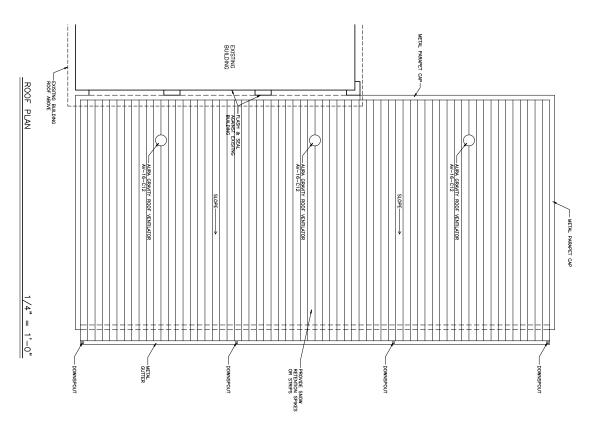




















GENERAL CRITERIA

A. SNOW LOAD DESIGN DATA	DESIGN LOADS SHALL BE CONFIGURED L EDITION, AND ASCE 7-10 MINIMUM DESIG
	DESIGN LOADS SHALL BE CONFIGURED USING INTERNATIONAL BUILDING CODE (IBC) 2019 EDITION, AND ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURE

C. EARTHQUAKE DESIGN DATA RISK CATEGORY SEISMIC DESIGN CATEGORY	WIND EXPOSURE	Vasd	BASIC WIND SPEED, Vult	B. WIND LOAD DATA	GROUND SNOW LOAD
0=	000	90 MPH	115 MPH 3sec-gust		30 psf

AST-IN-PLACE CONCRETE:

A. Fig = 4000psi @ 28 DAYS (AIR ENTRAINED) - ALL EXTERIOR BUILDING
B. Fig = 3000psi @ 28 DAYS (NONE AIR ENTRAINED) - ALL BUILDING

- REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 OR A706, GRADE 60.
- UNLESS NOTED OTHERWISE, CONCRETE COVER OVER STEEL REINFORCEMENT SHALL CONFORM TO THE MINIMUMS REQUIRED BY CURRENT ADDITION OF ACI 318. UNLESS NOTED OTHERWISE, LAP SPLICED OR EMBEDMENT LENGTHS SHALL CONFORM TO TABLE A, CLASS B SPLICE. SEE THIS SHEET, TABLE A.
- COVER: UNLESS OTHERWISE NOTED OR DETAILED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT

REINFORCEMENT DETAILING AND PLACEMENT SHALL CONFORM TO ACI 318 AND ACI 315, EXCEPT WHERE OTHERWISE INDICATED.

MINIMUM COVER (IN.)

EXPOSURE A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH. B. CONCRETE EXPOSED TO EARTH OR WEATHER: 2 1 1/2

45 - MIO SMALLER
C. CONCRETE NOT EXPOSED TO WEATHER
OR NOT IN CONTACT WITH GROUND.
SLABS VIMILES LOWETS.
#11 AND SMALLER
BEAMS COLUMNS.
TIES, STIRRUPS, PRIMARY REINFORGEMENT 1 1/2 3/4

FOUNDATION NOTES - GEO-TECHNICAL REPORT GOVERNS ALL REQUIREMENTS FOR GEO-TECHNICAL.

DESIGN FOUNDATION BEARING PRESSURE (NET) 2500 PSF DEAD + LIVE LOAD. DESIGN PRESSURE MAY BE INCREASED BY 1/3 FOR COMBINED VERTICAL AND WIND/SEISMIC LOADS.

FOR COMPACTED FILL AND EXCAVATION REQUIREMENTS SEE GEO-TECHNICAL REPORT #1-2009 PREPARED BY GEO-TEST, INC. DATED JULY 22, 2022 AND ALSO SEE 2015 IBC. CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE GEO-TECHNICAL REPORT AND FOLLOW THE RECOMMENDATIONS SPECIFIED THEREIN.

3. REINFORCEMENT SHALL BE PLACED MID-DEPTH OF SLAB, U.N.O.

- SUB-GRADE PREPARATIONS.

 A EMSTING FOUNDATIONS AND UTILITIES AT ANY POINT BENEATH OR WITHIN 3/0" OF THE NEW TRUDING TO THE NEW TRUDING THE PROPERTY OF THE NEW TRUDING TO THE PROPERTY OF THE NEW TRUDING TO THE PROPERTY OF THE STATE OF THE S
- 4. FILL:
 A ALL FILL PLACED UNDER BUILDING SLABS SHALL BE NON-EXPANSIVE AND SHALL BE
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 SEE GEO-TECHNICAL REPORT FOR COMPLETE INFORMATION

STRUCTURAL STEEL

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69	56	4	35	29	25	21	17	13	S≥3d	11)	OTHER BARS	36	0 = 3	8	끸	
g	å	37	33	29	25	21	17	13	S≥5D	12	Ā.	6	fc = 3000 psi	Ê	희	
162	132	104	82	63	46	35	28	21	2d <s<< td=""><td>3d</td><td>정</td><td></td><td>psi</td><td>NG.</td><td>200</td><td></td></s<<>	3d	정		psi	NG.	200	
116	94	74	59	49	42	35	28	21	S≥3d	11	TOP BAR	6		딩	Ž	
93	76	ස	56	49	42	35	28	21	S≥5D	12	⊜	CLASS B LAP (IN)		<u> </u>	PS	
125	102	80	63	48	35	27	22	16	2d <s<< td=""><td>3d</td><td>OT</td><td>ΘĘ</td><td>0</td><td>U</td><td>1</td><td></td></s<<>	3d	OT	ΘĘ	0	U	1	
89	73	57	45	38	32	27	22	16	S≥3d	11	OTHER BARS	3	0			
7	58	48	43	38	32	27	22	16	S <u>≥</u> 5D	12	ŔS					
3	28	25	22	20	17	14	11	9	Н9	OK (I	N)	0				

1 0 0 0 7 0 0 4 W BAR SIZE (d)

O NOTES FOR TABLE A

7

- LENGTHS SHOWN COMPORM WITH NON SEISMIC PROVISIONS OF ACI 318 FOR UNCOATED BARS NOT ENCLOSED BY CLOSELY SPACED SPIRALS OR TIES, DEVELOPMENT OF REINFORCEMENT NOT COVERED BY THE TABLE SHALL CONFORM WITH ACI 318.
- MULTIPLY LENGTHS SHOWN BY 0.87 FOR 4000 PSI, CONCRETE, BUT LENGTH OF LAP SHALL NOT BE LESS THAN 12 INCH.
- MULTIPLY LENGTHS SHOWN BY 1.3 FOR LIGHTWEIGHT AGGREGATE CONCRETE.
- BAR CLEAR SPACING IS THE CENTER TO CENTER BAR SPACING MINUS TWO BAR
 TAMETERS WHEN ALL BARS ARE LAPED AT THE SAME LOCATION, WHEN BAR
 APPS ARE STAGGERED, AND LAP HALE THE BARS ARE LAPED AT THE SAME
 LOCATION, HE BARD CLEAR SPACING TWICE THE CENTER TO CENTER BAR
 SPACING MINUS TWO BAR CLEAR SPACING STAGES THE CENTER TO CENTER BAR
 SPACING MINUS TWO BAR CLEAR SPACING IS THE CENTER TO CENTER BAR
 SPACING MINUS TWO BAR CLEAR SPACING IS THE CENTER TO CENTER BAR
 SPACING MINUS TWO BAR CLEAR SPACING IS THE CENTER TO CENTER BAR
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 SPACING MINUS TWO BAR CLEAR SPACING IS THE CENTER TO CENTER BAR
 SPACING MINUS TWO BAR CLEAR SPACING BAR CLEAR SPACING MINUS OF M
- CLASS A LAP LENGTHS APPLY ONLY WHERE NOTED ON THE DRAWINGS.
- LAP AND EMBEDMENT LENGTHS SHOWN APPLY WHEN IMMINUM CONCRETE COVER OVER BARS CONDRING MITH VALUES ORDEN IN THE TABLE FOR "CONCRETE COVER". THESE COVER VALUES CONFRM WITH ACI 318.
- CLASS A LAP AND EMBEDMENT LENGTH HAVE SAME VALUE.
- 8. CLASS B LAP LENGTHS APPLY FOR ALL SPLICES UNLESS NOTED OTHERWISE.
- HOOK LENGTH QIPEN IS THE STRAIGHT LINE DISTANCE FROM THE LOCATION OF MAXIMUM STRESS IN THE BAY TO THE OUTSIDE END OF THE HOOK, MULTIPLY LENGTHS GIVEN BY OUTFOR HOOKS WITH SIDE COVER NORMAL TO THE HOOK NOT LESS THAN 2-12 (INCH AND DOOR BY DEGREE HOOKS COVER ON BAR EXTENSION BEYOND HOOK NOT LESS THAN 2-18 (INCH AND DOOR BY DEGREE HOOKS COVER ON BAR EXTENSION BEYOND HOOK NOT LESS THAN 2 NOR!)

9

TOP BARS ARE HORIZONTAL REINFORCEMENT PLACED SO THAT MORE THAN 12 INCHES OF CONCRETE IS CAST BELOW THE REINFORCEMENT.

<u>,</u>

- MULTIPLY LAP AND EMBEDMENT LENGTHS GIVEN BY 2.0 FOR BARS WITH CLEAR SPACING OF TWO BAR DIAMETERS OR LESS OR CONCRETE COVER OF ONE BAR DIAMETER OR LESS.
- MINIMUM CONCRETE COVER FROM FACE OF MEMBER TO EDGE BAR SHALL NOT BE LESS THAN TWO AND ONE HALF BAR DIAMETERS.

12.

CONCRETE MASONRY

- 2. MORTAR SHALL CONFORM TO ASTM C-270 TYPE S. CONCRETE MASONRY UNITS SHALL BE LOAD BEARING TYPE CONFORMING TO ASTM C-80 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI (NET AREA)
- FILL CELLS AS NOTED WITH 3000 PSI GROUT, OR GROUT CON ASTM-476, SPECIFICALLY DESIGNED FOR FILLING OF CELLS. CONFORMING TO
- PROVIDE HOT DIP GALVANCED WINE TYPE HORIZONTAL JOHN REINFORCING (HJR) AT 16" O.C. PROVIDE TWO LAYERS OF HJR AT 8" O.C. ABOYE AND BELOW ALL LINTELS AND SILLS WHICH SPANI MORE THAM 12". EXTEND ADDED HJR 24" BEYOND THE OPENING JAMBS EXCEPT AT WC.I.
- 5. WILL CONTROL JONTS (WCJ. SHALL BE PROVIDED IN ALL CIMU CONSTRUCTION AS MIDCRATED ON DRAWNINGS BUT UNLESS MODIATED ON HERWISE AT A SPACING NOT GREATER THAN 22 O.C. HORZONTA, JOHN TERFORDING SHALL BE INTERRUPTED EACH SIDE OF WCJ. WCJ. SHALL HOT BE FLACED OVER OPENINGS OR WITHIN ALVO PENING JAME WOTH, PLACE VERTICAL REINFORMOR AND GROOT CELLED SON BETHER SIDE OF WCJ.
- BLOCK LINTELS SHALL BE SPECIFICALLY FORMED USHAPED LINTEL OR LOW WEB LITEL UNITS WITH REMORCHING BARS, OR PRECAST UNITS DESIGNED FOR THE WEIGHT OF THE MASONRY ABOVE AND OTHER APPLIED LOADS.
- TYPICAL SCHEDULED VERTICAL WALL REINFORCING SIZE AND SPACING SHALL BE CONTINUED ABOVE AND BELOW ALL OPENINGS.

17

BUILT UP CORNER STUDS

16d @ 24" O.C.

				LOCATION	28-DAY COMPRESSIVE STRENGTH
			CONCRETE	EXTERIOR CONCRETE (EXPOSED TO FREEZING AND/OR DE-ICERS)	4,000 P.S.I. MIX TYPE D
				EXTERIOR CONCRETE (NOT EXPOSED TO FREEZING)	3,000 P.S.I. MIX TYPE A
Ŭ	_			FOOTINGS	3,000 P.S.I. MIX TYPE A
	L	_		FOUNDATION WALLS	3,000 P.S.I. MIX TYPE D
RBARS		N)		INTERIOR SLABS ON GRADE	3,000 P.S.I. MIX TYPE E
12)	_	n (I		NOTE: CONCRETE STRENGTH USED IN DESIGN IS 3,000 P.S.I.	S.I.
	1 9 C	190	CONCRETE	APPLICATION	MATERIAL
S≥3	S≥5		UNITS	EXTERIOR WALLS	ASTM C90
16	16 9				
22 :	22 1	=			
27 :	27 14	4	 REINFORCING		21 07 150
32	32 1	17	 STEEL	BARG SHOWN ON DRAWING TO BE FIELD BENT	ALL CITER BARO
8	38 20	18		DE 60 (SEE LAP SPLICE	ASTM A615, GRADE 60 (SEE LAP SPLICE
45	43 22	12		SCHEDULE FOR LAP LENGTHS	SCHEDULE FOR LAP LENGTHS)
57	48	25			
73	58 28	188	Type A - Water re	Type A - Water reducing admixture. This is used to reduce the quantity of mixing water at a given workability or increase	vater at a given workability or increase
89	71 31	2	Type B - Retardin	Type B - Retarding admixture used for increasing setting time of concrete.	
		_	Type C Accelera Type D Water re	Type C - Accelerating admixture used for decreasing setting time and to develop early strength gain. Type D - Water reducing and retarding admixture has the effects of both A and B.	early strength gain.
FOR			Type E - Water re	Type E – Water reducing and accelerating admixtures has the effects of both A and C. Type E – Water reducing, high range admixture used to reduce the quantity of mixing. Water required to produce concrets of a nine consistency by 13% or more and seen has used to produce the high effect of a vision concrete.	xing water required to produce o
⊢ 9			Type G - Water n	Type G - Water reducing, high range, and retarding admixtures are used to reduce the quantity of mixing water required to produce concrete of river consistency by 13% or more and retard selfing times of concrete	e the quantity of mixing water require
H	STH OF LAP	·	Type S - Specific performs other specific requirement	Type S - Specific performance admixtures used for shrinkage reduction, ASR mitigation, viscosity modification or any other specific requirement.	mitigation, viscosity modification or an

WOOD

- UNLESS NOTED OTHERWISE ON DRAWINGS, LUMBER MAY BE NO 2 SPRICE FINE FIR (SPF) MITH BASIC FIBER BENDING STRESS OF 865 PSI AND ELASTIC MODULES OF 1,200,000 PSI.
- IF DOUGLAS FIR IS USED, IT SHALL BE NUMBER 2 WITH BASIC FIBER BENDING STRESS OF 1425 PSI AND ELASTIC MODULES OF 1,200,000 PSI.
- MICROLLAM LUMBER SHALL SATISFY THE FOLLOWING DESIGN VALUES

MODULES OF ELASTICITY (E): HORIZONTAL SHEAR (Fv): BENDING (Fb): 285 PS 2,000,000 PS 2800 OR 3100 PSI

DRILLING OR NOTCHING OF MICROLLAM LUMBER MUST MEET ALL MANUFACTURES REQUIREMENTS

COMPRESSION PERPENDICULAR TO GRAIN: COMPRESSION PARALLEL GRAIN (Fc):

750 PSI 3000 PSI

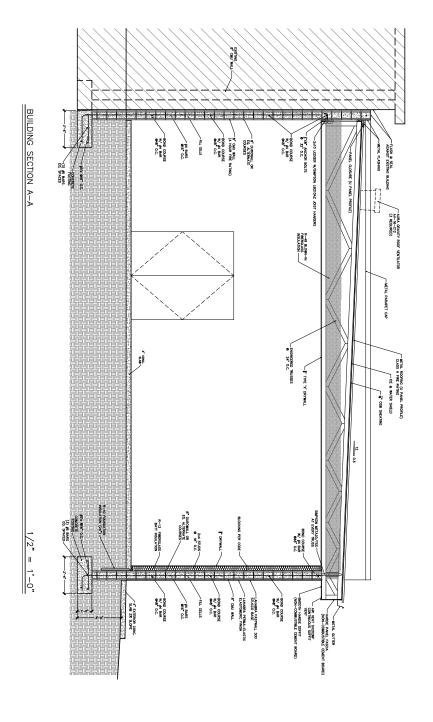
																	4 _
16	15	14	13	12	Ħ	10	9	ω	7	σ	Ŋ	4	ω	N	-	TEM	l€
RAFTER TO PLATE, TOE NAIL	BUILT UP GIRDER AND BEAM	BUILT UP CORNER STUDS	1x BRACE TO EACH STUD AND PLATE, FACE NAIL	RAFTER TO PLATE, TOE NAIL	CEILING JOISTS, TO PARALLEL RAFTERS, FACE NAIL	CONTINUOUS HEADER TO STUD, FACE NAIL (12" MIN)	CEILING JOIST TO PLACE, TOE NAIL.	CONTINUOUS HEADER, TWO PIECES.	TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL. LAP IS 48" MINIMUM.	DOUBLE STUDS, FACE NAIL	STUD TO SOLE PLATE -	TOP PLATE TO STUD @ END	SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	BRIDGING TO JOIST, TOENAIL AT EACH END	JOIST TO SILL OR GIRDER, TOENAIL	COMMENT	FLOOR STRUCTURAL SHEATHING SHALL BE STRUCTURAL GRADE I, (OSB, PLYWOOD) NAIL SCHEDULE
—— 20d @ 32" O.C. @ TOP END BOTTOM, STAGGERED 3~20d @ EACH END	— 16d @ 24" O.C.	— 2~8d		— 3~16d	— 3~16d	3-84	-3-8d	— 16d @ 16" O.C. ALONG	6~16d MIN	—16d @ 12" O.C.		— 2~16d	— 16d @ 16" O.C.	— 2~8d		NAILING	3, PLYWOOD)

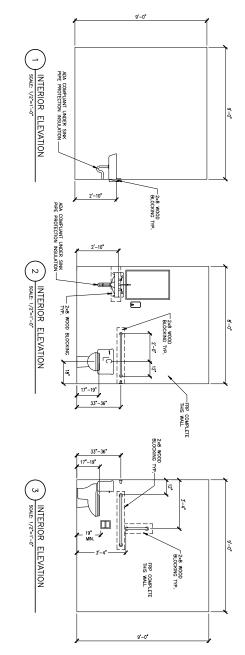






SCHEDULE OF CONSTRUCTION MATERIALS







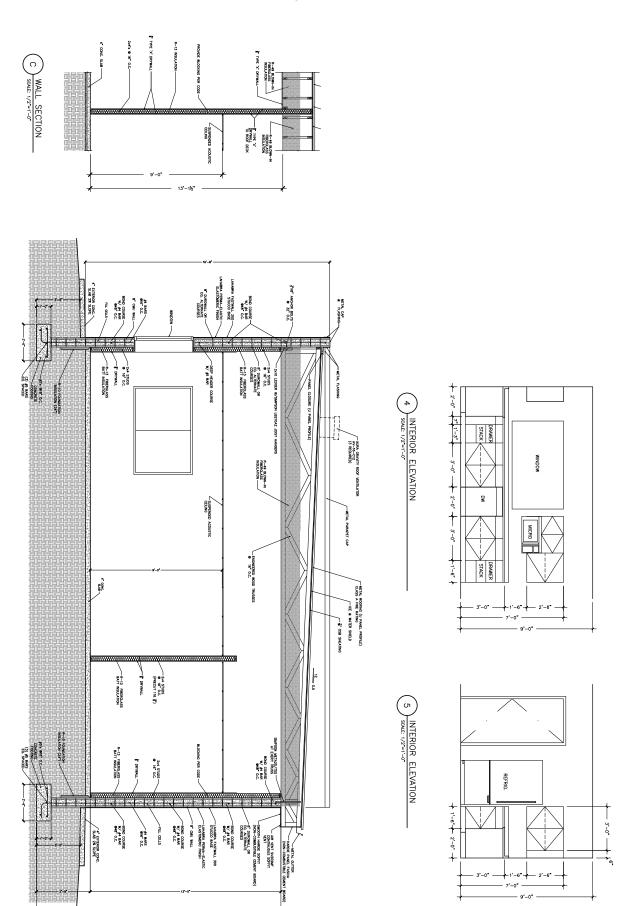
LOS ALAMOS SHRINERS ACCESSORY BUILDING

BUILDING SECTIONS AND INTERIOR ELEVATIONS









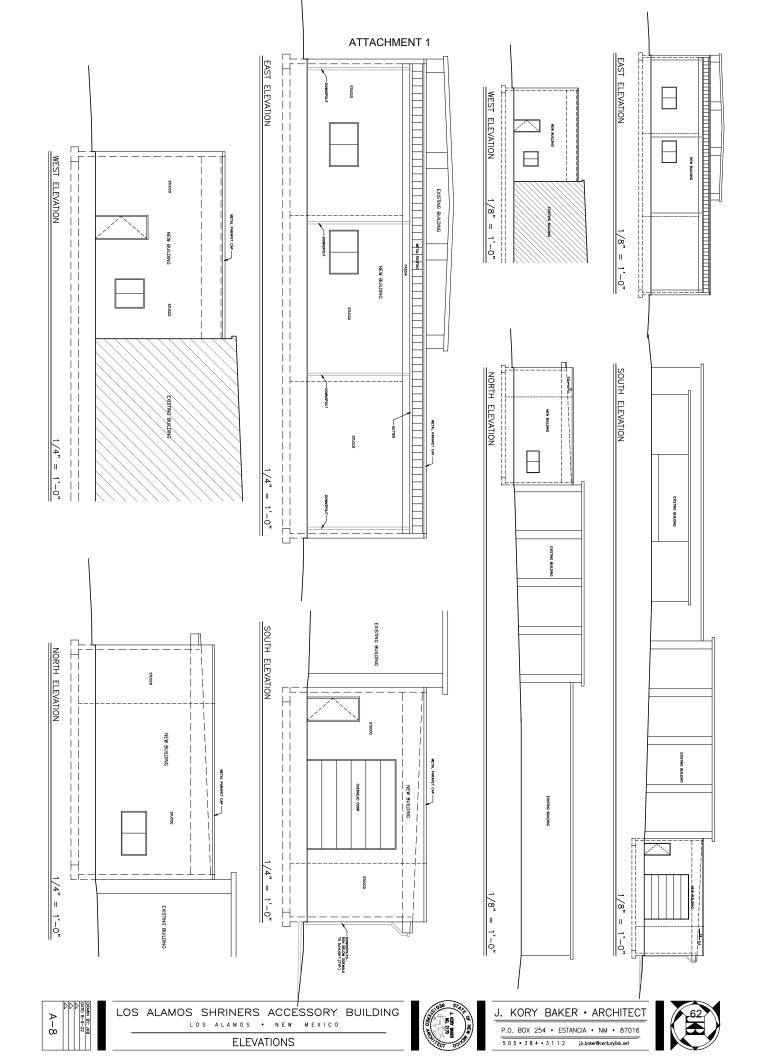
1/2" = 1'-0"

BUILDING SECTION B-B









											CFM CUULING/HEALING AIRFLUW	D-X DIFFUSER SYMBOL	→ → → ALVE IN RISE OR DROP	-+O+- DROP IN PIPING	-O- RISE IN PIPING	BALANCING DR PLUG COCK	_			BETHING GDTI	SUPPLY DIFFUSER		EXHAUST FAN		KEYED NOTE DESIGNATION	TEMPERATURE SENSOR		TITOLOGICA COLOR		DDD DUCT SMOKE DETECTOR		SANITARY PIPE	SANITARY VENT PIPE		DOMESTIC HOT WATER RETURN PIPE	DOMESTIC HOT WATER PIPE	DOMESTIC COLD WATER PIPE	SYMBOL DESCRIPTION	
•	<u></u>	•	=		л	=	×	(∇	' «	4 ₹	1	8	۲	- ⊘	E		Z	-000	• •	ı -t		∑ •	<u>×</u>	X +	X	*	Z	≱	· •	> \(\frac{1}{2} \)	• []	Ż		\$	¥	*	¢	SYMBOL	MECHANICAL/F
NEW TO EXISTING CONNECTION	TEE CONNECTION	FLOW ARROW	UNION	EXPANSION JOINT	PIPE EXPANSION LOOP	PIPE GUIDE	PIPE ANCHOR	PIPING REDUCER		MALE HOSE CONNECTOR	STRAINER	FLEXIBLE CONNECTOR	SENSOR WELL	PRESSURE GAUGE	DIFFERENTIAL PRESSURE SENSOR	DIFFERENTIAL PRESSURE FLOW SWITCH	PADDLE TYPE FLOW SWITCH	THERMOMETER W/WELL	PETERS PLOG	700000000000000000000000000000000000000	RELIEF VALVE	GAS SOLENDID VALVE W/HI-LD FIRE	GAS PRESSURE REGULATOR	GAS COCK	BALANCING VALVE	GAUGE COCK	CHECK VALVE	TRIPLE DUTY VALVE	PNEUMATIC BYPASS VALVE	TWO-WAY CONTROL VALVE	GRISWOLD FLOW CONTROL VALVE	MANUAL AIR VENT.	DRAIN VALVE	GATE VALVE	GLOBE VALVE	BUTTERFLY VALVE	BALL VALVE	DESCRIPTION	MECHANICAL/PLUMBING SYMBOL LEGEND
		Ĭ	√ C	VC□	∨TR	UR	UND	도	TYP	굣	R	PSI :	DSA .	5	ĭ	Ħ	GPM	F_1	FHB	FPH	FS	ED G	FCD FALSE	EXT FYIST	Z E	D-1	DF	DCD	C¥	0116	3 5	BFP	BD	A.F.F.	AC	ABBF		SYMBOL	D
		WATER HEATER	WATER CLOSET	WALL CLEANDUT	VENT THRU ROOF	URINAL	UNLESS NOTED OTHERWISE	UNIT HEATER	TYPICAL	ROOM	RETURN GRIII	POUNDS PER SQ IN	DUTSIDE AIR	NI MEND	HOT WATER	HDSE BIBB	GALLONS PER MIN	FURNACE TYPE	FREEZE PROOF HOSE BIBB	FREEZE PROOF HYDRANT	FLOOR SINK	FLOOR DRAIN		EXTOTING CALLE	EXHALIC PRESS	DIFFUSER TYPE	DRINKING FOUNTAIN	DOUBLE CLEANOUT	COLD WATER	CLEANDUT TO GRADE	CUBIC FEET PER MIN	BACK FLOW PREVENTER		ABOVE FINISHED FLOOR	AIR CONDITIONER	ABBREVIATIONS		DESCRIPTION	

Project General Notes

- ALL WORK SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE 2015 UPC, 2015 UMC, 2018 IECC, NFPA AND ALL LOCAL CODES AND ORDINANCES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPRETE LAY OUT AND NSTALLATION OF THE PLUMBING SYSTEMS INCLUDING ALL COORDINATION MITH NEW MAID EXISTING SERVICES INCLEMINGLE QUIPMENT. DUCTWORK AND ELECTRICAL EQUIPMENT.

- WASTE PIPING SHALL BE PVC OR CAST IRON, VENT PIPING MAY BE PVC PIPE OR CAST IRON ABOVE AND BELOW FLOOR, PER UPC LIMITATIONS. AND LOCAL
- ALL WATER PIPING SHALL BE TYPE M COPPER ABOVE FLOOR AND TYPE L SOFT COPPER BELOW FLOOR OR CROSS LINKED POLYTETH/LEINEL (ACUMPELS) TUBING MEETING ASTM F87-89A ABOVE AND BELOW FLOOR.
- NATURAL GAS PIPING SHALL BE SCHEDULE 40 BLACK STELL ABOVE GRADE AND SHALL BE EITHER PROTECTED SCH 40 BLACK STEEL WRAPPED OR SDR-11 POLYETHENE BELOW GRADE.
- SEE EQUIPMENT SCHEDULE FOR EQUIPMENT TYPES AND SIZES, MINIMUM BURY DEPTH FOR WATER IS 4" AND 2" FOR GAS.
- ROUTE PIPING AS NEARLY AS POSSIBLE TO ROUTES INDICATED ON PLANS, CONTRACTOR IS FREE TO MAKE MINOR CHANGES IN ROUTING TO ACCOMMODATE CONDITIONS.
- CONTRACTOR RESPONSIBLE FOR ALL REQUIRED TRANSITIONS, OFFSETS MINOR RELOCATIONS, AND ALL ASSOCIATED FITTINGS
- CONTRACTOR SHALL NISTALL A COMPLETE OPERATING SYSTEM, INCLUDING REFRIGERANT PIPING, EQUIPMENT, CONTROLS, AND CONDENSATE DRAIN TO APPROVED INCIRECT WASTE.
- ANY LINES ENCOUNTERED WHICH MAY INTERFERE WITH NEW CONSTRUCTION SHALL BE RELOCATED IF ACTIVE AND REMOVED IF INACTIVE.
- ALL HW/CW, P-TRAPS AT HANDICAPPED LAVATORIES SHALL BE INSULATED. ALL WATER PIPING LOCATED IN EXTERIOR WALLS OF THE BUILDING SHALL BE INSULATED WITH 112" INSULATION AND BE LOCATED ON BUILDING INTERIOR SIDE OF INSULATION.
- CONTRACTOR SHALL PROVIDE 12" RISERS, CAPPED AT EACH FIXTURE FOR SHOCK ABSORPTION OR A SHOCK ABSORBER UNIT FOR THE SYSTEM.
- PROVIDE ESCUTCHEONS AT ALL PIPE PENETRATIONS OF WALLS AND FLOORS. PROVIDE WALL CLEAN OUTS AND SHUT OFF VALVES AT ALL SINKS AND WALL MOUNTED URINALS.

٥

PROVIDE SHUT-OFF VALVES AT PLUMBING RISES.

- CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL COORDINATION OF OUTAGES WITH BOTH THE OWNER AND UTILITY COMPANIES, FOR UTILITY CONNECTIONS.
- CONTRACTOR SHALL VERIFY INVERTS BEFORE ROUTING ANY PIPING.

DUCTWORK SHALL BE FABRICATED AND INSTALLED PER SMACNA STANDARDS. AND UMC STANDARDS. SANITARY VENT TERMINATIONS SHALL BE A MINIMUM DISTANCE OF 10' HORIZONTALLY OR 3' ABOVE ANY BUILDING OPENING OR AIR INTAKE. MECHANICAL AND PLUMBING EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS PROVIDE GAS COCKS AND FLEXIBLE CONNECTIONS AT EACH GAS OUTLET OR APPLIANCE.

- INSULATE SUPPLY DUCTWORK PER TABLE THIS SHEET. WITH FOIL FACED EXTERNAL DUCT WRAP. PROVIDE ALLMINUM ROLL JACKETING MEETING ASTIM B 208, H14 TEMPER, 016" THICKNESS FOR EXTERNAL DUCT. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL AND ARCH TECTURAL TO DETERMINE FINAL DIFFUSERS LOCATIONS.
- DUCT DIMENSIONS ARE CLEAR INSIDE.
- AA. ALL REGISTERS AND DIFFUSERS SHALL HAVE DAMPERS OR EXTRACTORS FOR AIR BALANCING. INSTALL TURNING VANES IN RECTANGULAR ELBOWS.
- BB. INSTALL SPLITTERS AT BRANCH CONNECTIONS.
- COUNTACTOR SHALL HAVE INDEPENDENT TEST AND BALANCE CONTRACTOR BALANCE ART FLOWS PER BRANNES AND ADJUST ALL TEMPERATURE AND CONTRACTOR SHALL TEMPERATURE SHALL STEEL THAN SYSTEMS OF A PERPOD OF SHARS, VERFEED BY GENERAL CONTRACTOR, BEFORE GMING NOTICE OF COMPLETION OF WORK.
- DD, CONTRACTOR SHALL INSTALL FREISMOKE DAMPERS
 AT TENETERATIONS OF PATTED WALLSCELLINGS, VERTEY
 LOCATION OF RATED WALLSCELLINGS ON
 ARCHTCHURAL OFFAMINGS, FROUDE ACCESS PANELS
 FOR ALL FIRE DAMPERS.
- EE. CONTRACTOR SHALL INSTALL A PRESSURE REGULATOR AT THE INCOMING WATER SERVICE IF SITE WATER PRESSURE EXCEEDS 80 P.S.I. REGULATOR SHALL MATCH LINE SIZE.
- GG, CONTRACTOR SHALL NOT MODIFY ANY STRUCTURAL MEMBERS SUCH AS BEAMS, COLUMNS, TRUSSES, ETC. CONTRACTOR SHALL PROVIDE ACCESS PANELS OF APPROPRIATE SIZE FOR ALL INACCESSIBLE REMOTE EQUIPMENT.

HH. ALL FIPING AND DUCTWORK THAT PENETRATES A FIRE RATED WALL SHALL BE SEALED WITH APPROVED FIRE STOPPING TO RESTORE THE FIRE RATING AND MAKE WEATHER TIGHT AS REQUIRED.

PLAN VIEWS. NOT ALL NOTES WILL BE USED SPECIFIC ITEMS WHICH ARE SHOWN IN AND REFERENCE. NOTES ONLY APPLY TO NOTES ARE FOR GENERAL INFORMATION

Chilled water, brine, or Refrigerant	Hot Water	Steam	FLUID		BASED ON: INTERNATIONAL E		FOR AUTOMATIC CIRCULATING HOT WATE CONDUCTIVITY NOT EXCEEDING 0,27 BTU BY EQUIPMENT WITHOUT INTEGRAL HEAT EXCEEDING 0,27 BTU PER INCHHXFT2X*F.	BASED ON: INTERNATIONAL E	
1.0	1,0	1.5	≤1.5"	NOMINAL PIPE DIAMETER	BASED ON: INTERNATIONAL ENERGY CONSERVATION CODE 2018	MINIMUM PIPE INSULATION ^a	FOR AUTOMATIC-CIRCULATING HOT WATER SYSTEMS, PIPMO SHALL BE INSULATED MITH 1" OF INSULATION HANNIG A COMDICTION TO EXCEEDING 0,27 BTU PER INCHMENTATE, THE FIRST 5 OF PIPMOS IN MONCHACHOLIATING SYSTEMS SERVED BY EQUIPMENT MITHOUT INTEGRAL HEAT TRAPS SHALL BE INSULATED WITH 0,5" OF MATERIAL HANNIG A CONDUCTIMITY NOT EXCEEDING 0,27 BTU PER INCHHAFTZA"F.	BASED ON: INTERNATIONAL ENERGY CONSERVATION CODE 2018	MINIMUM PIPE INSULATION
1.5	2,0	3.0		TER		2 9	TED WITH 1" OF INSULATION HAVING A PIPING IN NONCIRCULATING SYSTEMS SERVED OF MATERIAL HAVING A CONDUCTIVITY NOT		z
WHEN THE HOT WATER SYSTEM IS NOT IN OPERATION.	AUTOMATIC - DIROULATING HOT WATER SYSTEM PUMPS OR HEAT TRACE SHALL BE ARRAINGED TO BE CONVENIENTLY TURNED OFF AUTOMATICALLY OR MANUALLY	ALLOW A SET POINT OF 110" F FOR EQUIPMENT SERVING DWELLING UNITS AND 90" F FOR EQUIPMENT SERVING OTHER OCCUPANCIES. THE OUTLET TEMPERATURE OF LAVATORIES IN BIRLI OF EACH ITTY PEST BOOMS SHALL RETURED TO 110"	SERVICE WATER-HEATING EQUIPMENT SHALL BE PROVIDED WITH CONTROLS TO	BASED ON: IECC 2018 CODE	TEMPERATURE AND HOT WATER SYSTEM CONTROLS	CONTROLS WITH THE STRAPPING.	IN SESMIC DESIGN CATECORIES O.D.E. AND F. WATER HEATTER SYALL BE ANCHORED OR STRAPED TO RESIST HORIZONTA, DISPLACEMENT DUE TO EARTHOUNKE MOTHON, STRAPHOK SHALL BE AT FORMTS WITHIN THE UPPER ONE-THEO AND LOWER ONE-THEO DOF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A DISPLACE, DOF FOT ILESS THAN 4 SHALL BE MANTIANED ADOVE THE	BASED ON: UNIFORM MECHANICAL CODE	SEISMIC RESTRAINT FOR WATER HEATERS

DRAWN BY: JKB DATE: 8-9-22

DUCT AND PERVIM MISULATION AND SEALING.
ALL SUPPLY AND RETURN DUCTS AND DE ENUMS. SHALL BE INSULATED WITH A MINIMUN OF RAS INSULATION
WHEN LOCATED IN UNCONDITIONED SPACES AND A MINIMUM OF RAS INSULATION WHEN LOCATED OUTSIDE THE
BULDING. WHEN LOCATED WITHIN A BULDING REVIACOPE ASSEMBLY. THE DUCT OR PLENUM SHALL BE
SEPARATED FROM THE BULDING RETURNED ROW UNCONDITIONED OR RELEMPI SPACES BY A MINIMUM OF RASEPARATED FROM THE BULDING RETURNED ROW UNCONDITIONED OR RELEMPI SPACES BY A MINIMUM OF RA-

WHEN LOCATED WITHIN EQUIPMENT.
WHEN THE DESIGN TEMPERATURE DIFFERENCE BETWEEN THE INTERIOR AND EXTERIOR OF THE DUCT
OR PLENUM DOES NOT EXCEED 15°F (8°C).

Based on insulation having a conductivity (k) not exceeding 0.27 Btu per inch/hr ft2 °F

Chilled wate Refrigerant

BASED ON: INTERNATIONAL ENERGY CONSERVATION CODE 2018

MINIMUM DUCT INSULATION

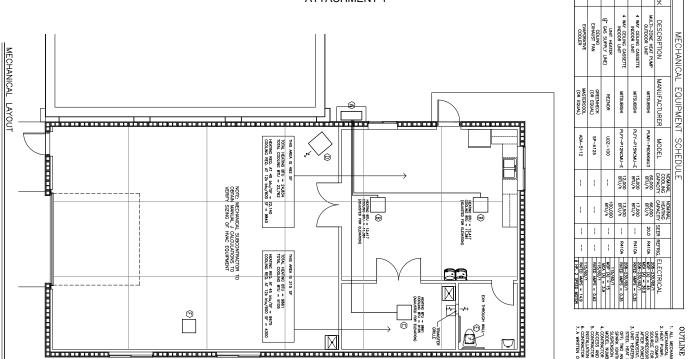
ALAMOS SHRINERS ACCESSORY BUILDING LOS LOS ALAMOS • NEW $M \; E \; X \; I \; C \; O$ MECHANICAL/PLUMBING GENERAL **NOTES**







ATTACHMENT 1



NOT TO SCALE

6

PROMDE WATER SUPP TO REFRIGERATOR

§ N

OUTLINE MECHANICAL SPECIFICATIONS

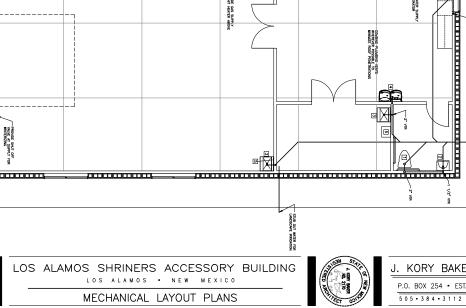
- LECTAMENT, CORE SHALL REPROJECT MOI INSTALLED IN COMPENSANCE WITH THE 2015 UNETDIN

 LECTAMENT CORE AND THE 2018 EEE, AND THE 2018 EEE, AND THE 2018 CHECK OF CORE

 CHECK THE AUTITORIE WORTER RAPICLY SHALL SHALL
 - MATE ALOSSIBLE, MATERIAN STANJAO "CHOET," WADE 270MAD WITCHS (SHIM, MAN THE FILLE), AND HOME TANK, 16-1/2" HOH ELONALID SHHON HET FILLEN ACTION BOWL, 16 OFF, FILLY OLZED TRAHWA, MO J' FILLEN MALVE WITH CHEMOL. RESISTANT FLAPER, SUPPLIED WITH CHEM 38558 WHITE CHEMOL. RESISTANT FLAPER, SUPPLIED WITH CHEM 38558 WHITE MARES. MICHAEL HOS STOP, AND SUPPLIE, THAN THE STANDARD OF MAN SUPPLIE.

PLUMBING FIXTURE SCHEDULE

- UILITY SUNK (1) NOHN BOOS MODE, 198204-1D18 SINGLE BOWL COMPARTILLATI SIK WITH BIGHT HAND DRAW BOARD, 14" DEED BOWN, 16 CA. STIANLESS STEEL, (2) TAS MODEL 8-0231 FAUCET, TRAP 2" VENT 2" ON 1/2" HW 1/2"
- EECTRIC MATER COOLER (ACCESSIBLE): ELMAY EZSTLBLIC WALL HUNC WATER COOLER, 8 GPH 50 DEGREE DRINKING WATER AT 90 DEGREE AMBIENT. 120V.-1PH 370 WATES, 5.0 FLA
 TRAP 1-1/2" VENT 1-1/2" CW 1/2"
- DOUBLE BASIN SINE KOHLER SELF RIMINING STANLESS DOUBLE BOWN SINK MODEL K-K-5267-3 WITH ELKAY LK 1000CR FAUCET. PROVIDE WITH P-TRAP, PAGEE WALL SUPPLIES AND TALPIECE. TRAP 2" VENT 2" CW 1/2" HW 1/2" WATER HEATER: RHEEM MODEL ECOH180DVRHUN TANKLESS, BUILT IN RECIRCULATION PUMP. * WATER CONNECTION. * GAS CONNECTION, 120V POWER SUPPLY REQUIRED, 20A BREAKER.



PROVIDE GAS SUPPLY TO UNIT HEATER ABOVE

/4" = 1'-0"

PLUMBING LAYOUT

1'-0"

DRAWN BY: JKB DATE: 8-9-22



KORY BAKER · ARCHITECT P.O. BOX 254 • ESTANCIA • NM • 87016



GENERAL NOTES

- THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL ELECTRICAL SYSTEMS IN ACCORDANCE WITH THE PLANS AND ASSOCIATED NOTES, IN ACCORDANCE WITH THE LATEST BEDITION OF THE MATIONAL ELECTRICAL CODE (N.E.C.), STATE AND LOCAL CODES, LOCAL UTILITY AUTHORITY STANDARDS, AND AUTHORITY HAVING JURISDICTION (A.H.J.).
- THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN HIS BID THE COSTS OF ALL PERMITS, TESTS AND INSPECTIONS, AND VISIT THE SITE OF WORK PRIOR TO SUBMITTING BID.
- C. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORN WITH THE OTHER TRADES AND REFER TO MECHANICAL AND STRUCTURAL PLANS TO DETERMINE THE EXACT LOCATION OF EQUIPMENT.
- A SET OF MARKED UP PRINTS SHALL BE PREPARED SHOWING ALL CHANGES MADE DURING CONSTRUCTION AND TURNED OVER TO THE RIGNINEER AT THE END OF THE JOB, ALL CHANGES MUST HAVE THE ENGINEER'S APPROVAL.
- ANY DISCREPANCY BETWEEN MATERIAL DESCRIPTION AND CATALOG NUMBER SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.
- THE CONTRACTOR SHALL OBTAIN APPROVAL FROM ENGINEER FOR ALL SUBSTITUTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSTITUTIONS.
- ALL CONDUCTORS SHALL BE NO. 12 SOLID COPPER, TYPE THIN
 / THHWO RE CULWALENT UNLESS OTHERWISE NOTED, 120
 BRANCH CARCUIT RUINS WHICH EXCEED 100 FT IN LENGTH SHALL
 BE NO. 10 THHN I THHWO RE CULWALENT. ALUMINUM BRANCH
 CONDUCTOR IS NOT ACCEPTABLE.
- THE SAME COLOR CODING SHALL BE MAINTAINED THROUGHOUT ALL CIRCUITS.
- ALL REQUIRED CONDUITS SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER, CONDUITS SHALL BE RUN PARALLEL AND PERPENDICULAR TO BUILDING LINES.
- ALL PULL BOXES, SPLICE BOXES AND JUNCTION BOXES SHALL BE CODE GAUGE AND MEET THE MINIMUM SIZE AS RECOMMENDED BY THE N.E.C.
- RECEPTACLES AND SWITCHES SERVING MECHANICAL EQUIPMENT/MOTOR LOADS SHALL BE HORSEPOWER RATED.
- THE ELECTRICAL CONTRACTOR SHALL PROPERLY SEAL ALL PENETRATIONS THROUGH WALLS, CELLINGS, ECOMES AND FOR MACCORPANCE WITH THE LOCAL CODE A.H.J. AND OWNER REQUIREMENTS, REPESTOR ALL RATED PENETRATIONS AND MAKE WATERTIGHT AS REQUIRED.
- CONTRACTOR SHALL INCLUDE IN HIS PRICE ALL COSTS ASSOCIATED WITH GETTING TELEPHONE SERVICE TO THE SITE ALL CONDUIT SHALL BE CONCEALED IN WALLS, CEILING OR FLOOR UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE WITH OWNER,
 TELECOMMUNICATIONS COMPANY AND MATU / CATV SERVICE
 PROVIDER FOR INSTALLATION OF LINES DURING
- VERIFY EXACT LOCATION OF ALL ELECTRIC EQUIPMENT AND FIXTURES WITH MECHANICAL DRAWINGS.
- R NO HORIZONTAL CONDUIT RUNS ON ROOF FIELD LOCATE ALL EXISTING UNDERGROUND UTILITY LINES PRIOR TO DIGGING \prime TRENCHING.
- THE INTENT OF THE DRAWINGS IS TO INDICATE THE GENERAL EXTENT OF WORK REQUIRED FOR THE IN PROJECT, THE BRAWINGS FOR ELECTRICAL WORK ARE DIAGRAMMATIC. SHOWING THE LOCATION, TYPE, DEVICES AND EQUIPMENT REQUIRED, PROVIDE ALL FRYURES, DEVICES, ACCESSORES, OFFISETS, AND INTERPLAIS INCESSARY TO FACILITY THE SYSTEMS FINGTIONING AS INDICATED BY THE DESIGN AND THE COUPMENT TUNNED AS INDICATED BY THE DESIGN AND THE CONDUCTORS IN UNDERGROUND CONDUITS MUST BE THW OR THWN (CONSIDERED WET LOCATION BY N.E.C.).

- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE BUILDING ELECTRICAL SYSTEM.
- VERIFY ALL DIMENSIONS FROM DRAWINGS AND FROM ACTUAL MEASUREMENTS AT THE JOB SITE. COORDINATE EXACT LOCATIONS FOR ALL WALL AND CELLING OUTLETS AND DEVICES WITH ARCHITECT PRIOR TO ROUGH-IN.
- INSTALL CONDUITS IN SUCH A MANNER AS TO MAINTAIN A MINIMUM CLEARANCE BELOW CONDUIT SUPPORTS TO BOTTOM SIDE OF CEILING CONSTRUCTION OF AT LEAST 8 INCHES.
- COORDINATE MOUNTING HEGHTS OF ALL SMITCHES AND RECEIPACLES WITH ARCHITECT, UNLESS OTHERWARE DIRECTED OR MOTED, ALL USHT SWITCHES, THERMOSTATS, ETC. SMALL BE MOUNTED AT 45T OF DOF DOF DOT, UNLESS OTHERWASE DIRECTED OR NOTED ALL POWER, DATA, PHONE, TV RECEIFACLES SMALL BE MOUNTED AT 45T OS BOTTOM OF BOX, COORDINATE MOUNTING HEISHT FOR ALL DEVICES DOX, COORDINATE MOUNTING HEISHT FOR ALL DEVICES ON THE DATA ON THE
- AA. VERIFY ALL LIGHTING FIXTURE MOUNTINGS WITH CEILING TYPES INDICATED ON DRAWINGS.

AY, MAKE ALL REQUIRED CONNECTIONS TO EQUIPMENT SUPPLIED BY OTHERS INCLUDING POWER, CONTROLS A THERMOSTATS FOR A COMPIECTE WORKING SYSTEM, SEE MECHANICAL AND PLUMBING PLANS.

AX. PROVIDE (2)~#10, (1)~#10 G. IN 1/2"C. FOR RECEPTACLE CIRCUITS OVER 75.

AV. PROVIDE ONE NEUTRAL CONDUCTOR FOR EACH PHASE CONDUCTOR ON 120V CIRCUITS.

AW. DO NOT SHARE NEUTRALS ON 120V CIRCUITS.

AZ. CONNECT EMERGENCY LIGHTS AND EXIT SIGNS TO UN-SWITCHED LEG OF NEAREST LIGHTING CIRCUIT.

- AC. EMT CONDUIT BENDS SHALL BE MADE IN ACCORDANCE WITH THE N.E.C. NO RIGHT ANGLE DEVICES ARE PERMITTED OTHER THAN STANDARD CONDUIT ELBOWS WITH 72 MINIMUM INSIDE SWEEPS FOR ALL CONDUITS 2" TRADE SIZE OR LARGER.

- INFORMATION (R.F.I.)

- AK. ALL ELECTRICAL DEVICES AND INSTALLATION OF DEVICES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (A.D.A.) AS ADOPTED BY THE STATE OF NEW MEXICO.

LY THE CONTRACTOR SHALL FAMIL FARE MASKET WITH THE RESTRING CONDITIONS REPORT TO BE TO ALLOW HAIT OF SIBMIT A COMPLETE BUT WITH THE SCOPE OF THE PLANS AND SPECIFICATIONS AND VIOLETS THAN A PROBLET FOR MATCHING THE SID THE CONTRACTORS SHUNCTIONS. SCOPE OF WORK OF ANY OTHER ISSUE FELLATED TO THE NUMBER OF THE PLANS AND PERFORM THE SERVEN WITH THE CONTRACT SHALL BE BROUGHT JUD DIRNOT THE BID PERFORMITH THE FOR SHALLOW AND VIOLETS THE CONTRACT HAS BEEN AWARDED. ALLOWANCES SHALL BE RICCUMED FOR UNFORESEET LESTING CONTRACTS THE CONTRACTORS SCORE OF WORK, MINOR DEVIATIONS REQUIRED FOR ACCOMPLISHING THE INTERIOR DEVIATIONS REQUIRED FOR SCORE OF WORK, MINOR DEVIATIONS ARE TO BE INCLUDED IN THIS ALLOWANCE.

- AB. PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR ADDITIONAL AS REQUIRED BY N.E.C.

BB. COORDINATE ROOFTOP EQUIPMENT LOCATIONS WITH ARCHITECTURAL ROOF PLAN. BA. COORDINATE TELEPHONE AND CABLE TELEVISION (CATV)
SERVICES WITH LOCAL TELEPHONE AND CABLE PROVIDERS

- AE, ALL WIRES SHALL BE TAGGED AT ALL PULL BOXES, LBOXES, EQUIPMENT BOXES AND CABINETS WITH APPROVED PLASTIC TAGS; ACTION CRAFT, BRADY, OR APPROVED EQUAL.
- AG, ALL CONDUITS SHALL BE CONCEALED IN WALLS AND CEILINGS. EXPOSED CONDUIT WILL NOT BE ACCEPTED EXCEPT IN AREAS FORMALLY APPROVED BY MANNER OF REQUEST FOR
- INSTALL AN EQUIPMENT GROUNDING CONDUCTOR (E.G.C.) IN ALL CONDUITS SEED BER NEC. THABLE 250°22. THE E.G.C. SHALL BE BONDED AT ALL JUNCTION BOXES, PULL BOXES, DECOMINECT SMITCHES, STAFTERS, AND MECHANICAL COURMENT CARRETS.
- ALL DISCONNECT SWITCHES, STARTERS AND OTHER CONTROLLING DEVICES SHALL BE PROVIDED WITH BUGBAVED AMICODI NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CRCUIT NUMBER, AND SOUNCE PANEL LOCATION (NO EXCEPTIONS).
- ALL SWITCHES, RECEPTACLES AND COVER PLATES SHALL BE WHITE, AND MATCH THROUGHOUT ENTIRE TENANT SPACE.

- COORDINATE THE INSTALLATION OF ALL CONDUIT, OUTLETS DEVICES, EQUIPMENT, ETC. WITH WORK OF OTHER TRADES.

- AD. EACH CONDUIT TERMINATION SHALL BE PROVIDED WITH A PLASTIC INSULATED THROAT BUSHING NO EXCEPTIONS.
- AF. ALL NEW MATERIALS SHALL BEAR THE U.L. LABEL.

- AH. ALL DEVICE BOXES SHALL BE MOUNTED FLUSH IN WALLS AND CEILINGS, UNLESS NOTED OTHERWISE.

PLAN VIEWS. NOT ALL NOTES WILL BE USED SPECIFIC ITEMS WHICH ARE SHOWN IN AND REFERENCE. NOTES ONLY APPLY TO NOTES ARE FOR GENERAL INFORMATION

AN. ALL CIRCUITS IDENTIFIED AS "DEDICATED" SHALL REMAIN THAT WAY AND NOT SHARE ANY GROUNDING CONDUCTORS OR NEUTRAL CONDUCTORS WITH ANY OTHER CIRCUITS. AO, APPROVAL SHALL BE OBTAINED FROM THE STRUCTURAL ENGINEER PRIOR TO CUTTING OR DRILLING ANY STRUCTURAL SUPPORT MEMBER. AM. FLEXIBLE CONDUIT SHALL NOT BE PERMITTED.

AP. ALL FINAL TELEPHONE / DATA AND ELECTRICAL OUTLET LOCATIONS SHALL BE VERIFIED BY ARCHITECT OR OWNER'S REPRESENTATIVE.

AQ. LETTERS SUCH AS "MP" AND "GFI" ADJACENT TO ANY SYMBOL INDICATE SPECIAL CONSTRUCTION IS REQUIRED. SEE ABBREVIATIONS FOR DEFINITIONS.

AR. ELEVATIONS FOR ELECTRICAL EQUIPMENT ARE SHOWN TO CENTER OF DEVICE OR ENCLOSURE UNLESS NOTED OTHERWISE.

AS. ALL SERVICE ENTRANCE CONDUCTORS SHALL BE ALUMINUM.

AT. CONDUITS ARE 1/2" UNLESS NOTED OTHERWISE.

AU. CONDUCTORS ARE #12 UNLESS NOTED OTHERWISE

J. KORY BAKER · ARCHITECT

<u>E-1</u>

ELECTRICAL SPECIFICATIONS

26 05 00 - COMMON WORK RESULTS

- FURNISH ALL LABOR, MATERIALS, SERVICE, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE INSTALLATION OF THE COMPLETE ELECTRICAL SYSTEM IN ACCORDANCE WITH THE COMPLETE ELECTRICAL SYSTEM IN ACCORDATHE SPECIFICATIONS AND CONTRACT DRAWINGS.
- B. REGULATORY AGENCIES: INSTALLATION, MATERIALS
 ECUIPMENT AND WORKMANSHIP SHALL CONFORM TO THE
 APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICA CODE
 (N.E. C.), LATEST THE MERATO STATE ELECTRICA CODE EDITION,
 THE METHON HE ELECTRICAL SHAPE THE CODE (MESC.), AND THE
 THE METHON HE ELECTRICAL SHAPE HE CODE (MESC.), AND THE
 THE METHON HE ELECTRICAL SHAPE HE CODE (MESC.), AND CODE TO THE CODE SHAPE
 LAMPIL MIRRIEST COM, HALL BE REJUIRED BY THESE CODES,
 RULES, REQUILATIONS AND AUTHORITIES SHALL BE MODE BY
 THE CONTRACTOR WITHOUT ADDITIONAL CHARGE TO THE
 OWNERS.
- UNDERWRITER'S LABORATORIES INC. (U.L.): ALL MATERIALS, APPLIANCES, EQUIPMENT OR DEVICES SHALL CONFORM TO THE APPLICABLE STANDARDS OF U.L. THE LABEL OF, OR LISTING BY, U.L. IS REQUIRED.
- ALL SIMILAR MATERIALS AND EQUIPMENT SHALL BE THE PRODUCT OF THE SAME MANUFACTURER, WHERE NO SPECHO MATERIAL APPRACTUS OR APPLANCE IS MENTIONED, ANY PRISTCALASS PRODUCT MADGE BY AREPUTABLE THE CONFIGNAT FROUNTER MAY BE USED, PROVIDING IT CONFIGNAS TO THE CONFIGNAT REQUIREMENTS AND MEETS THE APPROVAL OF THE OWNER.
- MATERIAL AND EQUIPMENT SHALL BE THE STANDARD PRODUCTS OF MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTIONS OF SUCH MATERIAL AND SHALL BE THE MANUFACTURER'S CURRENT AND STANDARD DESIGN.
- FABRICATION, ERECTION AND INSTALLATION OF THE COMPLETE ELECTRICAL SYSTEM SHALL BE DONE IN A FREST CLASS WORKMANILE RIMBER BY OUALIFIED PERSONNEL EXPERIENCED IN SUCH WORK AND SHALL PROCEED IN AN ENGLISH OF AN AMOUNT OF HOUSE OF THE PROJECT. THOROUGHLY TEST ALL FRYURES, SERVICES AND ALL CRICUITS
 FOR PROPER OPERATING CONJUTION AND FREEDOM FROM
 GROUNDS AND SHORT CIRCUITS SECTORE ACCEPTANCE IS
 REQUESTED, ALL EQUIPMENT, APPLIANCES, AND DEVICES
 SHALL BE OPERATED UNDER LOAD CONJUTIONS.
- DURNING PROGRESS OF THE WORK, MANTAIN AN ACCURANTE RECORD OF THE INSTALLATION, OF THE SYSTEM, LOCATING EACH CRECUIT PRECISELY BY DIMENSION, UPON COMPLETION OF THE INSTALLATION, TRANSFER ALL RECORD DATA TO RED LINE PRINTS OF THE ORIGINAL DRAWMYMS.
- END OF SECTION 26 05 00 COMMON WORK RESULTS
- NEUTRAL BARS: PROVIDE AN INSULATED NEUTRAL BAR. SEPARATE FROM THE UN-INSULATED ECUIPMENT GROUND BAR IN ALL PANEL BOARDS. DISCONNECT SWITCHES, CABINETS, ETC., WHICH HAVE NEUTRAL CONNECTIONS.
- EQUIPMENT GEOLUNDING SYSTEM. PROVIDE A COINE FFE WHITE STATES AND THE SYSTEM AND
- CONDUTES WHERE METALLE CONDUTES TERMINATE WITHOUT MECHANICAL COUNTECTION TO A METALLE HOUSING OF LECTREAL EQUIPMENT BY MEANS OF LOCK WUT AND BUSHINGS, PROVIDE GROUND BUSHING, CONNECTED WITH A BASE COPPER CONDUCTOR TO THE GROUND BAR IN THE LECTREAL COUNTED.

SZE: #14 MMMUM FOR CONTROLS AND #2 MMMUM FOR LIGHTING AND CONVENIENCE CULTETS, ETC, UNLESS OTHERWISES SPECIFIED ON NOTED ON THE DRAWNINGS. NOT LESS THAN ILEC, A REQUIREMENTS FOR THE SYSTEM TO BE MSTALLED. IF THE EQUIPMENT TO BE MSTALLED REQUIRE MSTALLED. IF THE EQUIPMENT TO BE MSTALLED REQUIRE SEARCH CONDUCTOR AND CONDUCT SEZES THAN UNDCAFEE OON WITHOUT AND DISTANCE AND CONDUCT PROVIDED AND CONDUCT OF THE MADE OF THE MORE SHALL BE MADE WITHOUT ADDITIONAL CHARGES TO THE CONNERS.

INSULATION: TYPE THHIN INSULATION, 75° C, FOR ALL CONDUCTORS SPECIFIED OR THE DON THE DAYMNOS. 80° C. MINIMUM. INSULATION WITHIN FATURE WREVAYS OF FLUORESCENT FATURES, ALL CONDUCTORS SHALL BE THHN STRANDED OR MTW, #12 MINIMUM.

ALL SERVICE ENTRANCE CONDUCTORS MAY BE ALUMINUM OR COPPER. ALUMINUM CONDUCTORS SHALL NOT BE PERMITTED

COLOR CODING. PHASE, INCITRAL, AND GROUND CONDUCTORS COLOR-COORDIN CACORDANCE WITH NLS. C. CONNUCTORS OF THE SAME COLOR TO THE SAME PHASE CONDUCTORS OF THE SAME COLOR TO THE SAME PHASE CONDUCTOR, COLOR CODING SHALL BE ALEXCE, RFED. CALLE, NAMHTE. FOR 720 / 269 V. AND A-BROWN, E-PRANGE. CAPILLOW, NOTE WHITE FOR 277 ABO V. MITH GREETE FOR ALL GROUND CONDUCTORS. 972 AND 913 SHALL BE SOLD COLOR COMPOUNDED FOR BETTIRE LENGTH.

- CONNECTORS & LUGS: FOR COPPER CONDUCTORS #A AND SMALLER: MY SCOTCHLACK OR 18 & STALAGN COMPRESSION OR NUCENT TYPE CONNECTORS WITH MITEGRAL OR SEPARATE INSULATING CAPS, POR COPPER CONDUCTORS MAGRET THAN #8. SOLDERLESS, INDENT HEY SCREW OR BOLT TYPE MESSURE CONDUCTORS, PROPERTY TAPED OR HISULATED.
- PLASTIC TAPE: 8.5 MILS MINMUM THOKNESS, 1,000,000
 MEGOHMS MINMUM NSULATION RESISTANCE, O'L RESISTANT
 VINYL BACKING, O'L RESISTANT ACRYL CADHESIVE, INACAPABLE
 OF SUPPORTING COMBUSTION PER ASTM D-668 TEST METHOD.
- SPLICES (480 VOLTS AND UNDER): CONDUCTOR LENGTHS SHALL BE CONTINUOUS FROM TERMINATION TO TERMINATION WITHOUT SPLICES UNLESS APPROVED BY THE OWNER.
- BUNDLING: CONDUCTORS #10 AND SMALLER SHALL BE NEATLY AND SECURELY BUNDLED AND CONDUCTORS LARGER THAN #10 SHALL BE NEATLY AND SECURELY BUNDLED IN INDIVIDUAL DELICATION OF NEATLY DELICATION OF NEATLY DIVIDUAL THROUGH OR NEATLY DELICATION OF NEATLY DIVIDUAL THROUGH OF NEATLY DELICATION OF NEATLY DIVIDUAL THROUGH OF NEATLY DIVIDUAL THROUGH OF NEATLY DELICATION OF NEAT
- CONDUCTOR PULL: CONDUCTORS SHALL NOT BE PULLED NITO CONDUITS UNTIL AFTER ALL PLASTERING OR CONCRETE WORK IS COMPLETED AND ALL CONDUITS IN WHICH MOISTURE HAS COLLECTED HAVE BEEN SWABBED OUT.

END OF SECTION 26 05 19 - CONDUCTORS

SECTION 26 05 26 - GROUNDING SYSTEMS: MATERIALS, EQUIPMENT AND DEVICES RELATED TO THE GROUNDING SYSTEM ARE SPECIFIED UNDER OTHER SECTIONS OF THESE SPECIFICATIONS.

- INSTALL TWO SEPARATE GROUNDING SYSTEMS. A SERVICE GROUNDING SYSTEM AND AN ECUIPMENT GROUNDING SYSTEM THE SERVICE ECUIPMENT, CONDUCT SYSTEMS, SUPPORTS, CARMETTS, ECUIPMENT, AND NEUTRAL CONDUCTOR SHALL BE GROUNDED IN ACCORDANCE WITH THE MINIMUM CODE REQUIREMENTS AND AS PRITHER INDICATED ON THOM OPPORTANCE ONLY OF THE AND SERVICE ECUIPMENT.
- GENERAL: THE SERVICE GROUNDING SYSTEM IS PROVIDED FOR THE ACC, SERVICE BUTTAL GROUND, CURRENT RETURN CONDUCTORS, SUCH AS NEUTRALS OF THE SERVICE ENTRANCE, FEEDER CRICCUTS, AND BRANCH CREDUTS, SHALL MOT BE USED FOR EQUIPMENT GROUNDING, CASE MUST BE EXERCISED TO AN EXCEL THAT NEUTRAL BARS ARE AND FROM DED OTHE ENCLOSURES OF PANEL BOARDS, ETC., WHICH ARE NOT PART OF THE MAIN SERVICE EXCUMPENT.
- COMMON EROUND POINT: ESTABLISH ONE COMMON REQUIND POINT IN THE MANUS REPUGE FOUR MENT OF WITEFOONICETING OF THE INSULVATION BUSING BARD, THE UMANISH ATED ECUIPMENT GROUND GUIS (OR BAR), AND SERVICE GROUNDING ELECTRODE CONDUCTOR.

SECTION 26 05 19 - CONDUCTORS

TYPE: CONFORM TO THE APPLICABLE U.L. AND INSULATED CABLE EVIDENCES ASSOCIATION (I.C.E.A.) STANDARDS FOR THE USE INTENDED, COPPER CONJUCTORS WITH 400 VINSULATION UNLESS OTHERWISE SPECIFIED OR NOTED ON THE DRAWNGS. STRANDED CONDUCTORS FOR 400 LAGGER WHEERE SPECIFIED OR NOTED ON THE DRAWNGS.

NEUTRAL (DECONNECTING MEANS, INSTALL A RETTRAL DECONNECTING MEANS, IN THE MAY REPORT ECONNECTING AND THE ARE THE AREA TO BE CONNECTING AND DECANTING THE NEUTRAL BUS BROWN THE COMMON GROUND. THE DESCONNECTING MEANS MAY BE DECONNECTING LINKS IN THE INTERCONNECTION BETWEEN THE INSTALLATED FAUNTED.

SECTION 26 05 33 - RACEWAYS, BOXES AND FITTINGS

- ELECTRICA, MET'ALLO TURNIG (EMT). MILD STEEL ZING.
 COATED WITH AN APPROVED CORROSION RESISTANT COATING
 ON THE MISDE, MAXMUM SEZ Z TELECTRICAL TRADE SEZ.
 MILESS NOTED ON THE DRAWNOS OR SPECIFICALLY
 APPROVED.
- FLEXIBLE CONDUIT: COMMERCIAL GREENHELD, GALVANIZED STEEL, WITH A SEPARATE GROUNDING BOND WIRE INSTALLED IN THE CONDUIT IN ADDITION TO OTHER WIRES.
- LOUID TIGHT FLEXIBLE CONDUIT: FLEXIBLE CALVANIZED STEEL
 TUBING WITH EXTRUDED LOUID TIGHT PAC OUTER JACKET AND
 A CONTINUOUS COPPER BOXIDING CONDUCTOR WOUND
 SPRALLY BETWEEN THE CONVOLUTIONS, WHERE A SEPAATE
 GROUNDING CONDUCTOR IS IN STALLED IN THE CONDUIT,
 BOXIDING CONDUCTOR IN THE CONVOLUTIONS MAY BE
 OMITHED.

- L GROUNDING CONDUCTORS. THE GROUNDING CONDUCTORS FOR BOTH SERVICE GROUND ELECTRODES SHALL BE CONTROLLED WITH MACCORPANCE WITH MAC. 250 MICLUROR THE CONDUCTOR FOR THE MODE REFERENCE. THE CONDUCTORS SHALL BE CONTROLLED M CONDUCTOR FOR THE MODE WITHOUT JOHN OR SHIZE, AND SHALL BE MOSTALED M CONDUCTOR TO PERMY THE CONDUCTOR TO PERMY THE SHORTEST AND MOST DIRECT PATH AND TEMMANTE MY THE SHORTEST AND MOST DIRECT PATH AND TEMMANTE MY THE SHORTEST AND MOST DIRECT PATH AND TEMMANTE MY THE SHORTEST AND MOST DIRECT PATH AND TEMMANTE MY THE SHORTEST AND MOST DIRECT PATH AND TEMMANTE MY THE SHORTEST PATH AND TEMMANTE MY THE SHORTEST AND MOST DIRECT PATH AND TEMMANTE MY THE SHORTEST PATH AND TEMMANTE MY THE SHORTEST SHORTEST AND THE SOUNDED TO THE COMMONTE OF THE MEN AT THE SHORTEST SHALL THE COMPANTE GROUNDED CONDUCTOR OR STRAPS SHALL BE EXED IN ACCORDANCE WITH LEC., WHERE OME FERSELL SHE BEAD THE SHALL BOTH CONDUCTOR SHALL BE CONTINUOUS WITHOUT SHALES, GROUNDEN SHALL BE CONTINUOUS WITHOUT SHALES, GROUNDEN SHALL BE CONTINUOUS WITHOUT SHALL SHOW THE MACHINE HE MOST. ALL COMMETTIONS SHALL BE CONTINUOUS WITHOUT SHALL SHOW THE MACHINE MY THE MY THE SHALL SHOW THE MY THE
- RADUNDING CONNECTIONS, CLEAN SUFFACES THOROUGHLY BEFORE APPLYING GOOWID LUGS OR CLAMPS, IF SUFFACE IS COATIED, HE COATING HAS BEEN REMOVED DOWN TO THE BARE METAL, AFTER THE COATING HAS BEEN REMOVED, APPLY A SURFACE AND HOT SUFFACE AND HOT
- TESTS: THE COMPLETED GROUNDING SYSTEM WITH A MEGGAR ATTHE SERVICE GROUND BAR AND SUBMIT A WRITTEN REPORT TO THE ARCHITECT FOR APPROVAL. THE SERVICE HALL NOT BE EMERGZED IF THE TEST SHOWS MORE THAN 15 CHAIS, UNLESS APPROVED BY THE ENGINEER.

END OF SECTION 26 05 26 - GROUNDING

- RECERES AND BRANCH CRECUTS: PROVIDE A SEPARATTE GREEN
 INSULATED EQUIPMENT GROUNING CONDUCTOR FOR EACH
 SINGLE OF THREE-PHASE FEEDER AND EACH BRANCH CROUT
 MITH A THREE-PHASE FEEDER FOR THE DECENTE DECENTE LOVER INSTALL THE
 REQUIRED GROUNING CONDUCTOR IN THE COMMON CONDUIT
 OR RACEINAY MITH THE RELITED FHASE AND COR NEUTRAL
 CONDUCTORS AND CONNECT TO THE BOX OR CABINET
- SHALL BE UTLEDOE: THE SERVICE GROUND ELECTRODES SHALL BE UTLED, ONE SHALL BE IT THE MAN COLD WATER METALLE WATER PHONG 9YSTEM AND THE OTHER SHALL BE A MADE ELECTRODE CONSISTING OF NOT LESS THAT TWENTY FET OF BARE COPPER CONDUCTOR ENCASED ALONG THE BOTTON OF A CONCERTE FOUNDATION FOOTING WHICH BY IN DIRECT CONTACT WITH THE EARTH, PER N.E.C., 220, MAKET THE CONNECTIONS OT THE COLD WATER PER N.E.D., 220, MAKET THE CONNECTIONS OF THE COLD WATER SHALL BE APPROVED FOR THE SHAPPLOY LICENSES SHALL BE APPROVED FOR THIS APPLICATION. FROM 15 THE GROUND WATER THE SHAPPLOY THE SH

- DENJOES: NISTALI, A MIMMIM #12 GREEN NISILIATED
 EQUIPMENT FONNIG CONDUCTOR FROM A GEOUNDING
 TERMINAL IN THE RESECTIVE OUTLET OR JUNCTION BOX TO
 THE GREEN GROUND TERMINAL OF ALL RECEPTACLES AND
 THROUGH FLEXBLE CONDUIT TO ALL LISHT FIXTURE HOUSINGS
- Ģ
- H. LOUID-TIGHT ELEMBLE CONDUIT FITNISS. MITH THEFADED BECUINDING COME. A STEEL, WICKOO RE COULD HASTIC COMMERSIAND RING, AND A GLAND FOR TIGHTENING, EITHER STEEL OR MULLEABLE BROY OUT, WITH INSTITUTED THROATS AND MALE THEFAD. AND LOCKIUT OR MALE BUSHNO WITH OR MATERIAN AND THAT THEFAD. AND LOCKIUT OR MALE BUSHNO WITH OR MATERIAN AND THAT COMMERCING AND THAT THE FALL OWNERS TRANCE REQUIND COMMERCING NETWEEN THE FLAURIE CONTINUE THAT THE TOTAL THE TOTAL CONTINUE TO THE FALL STATES.
- LONDUIT SYSTEMS INSTALLATION, ENT. OR RIGID NON-METALLE CONDUIT INLESS MOTELL USE FLEXIBLE NON-METALLE CONDUIT INLESS MOTELL USE FLEXIBLE NON-METALLE CONDUIT INLESS MOTELL USE FLEXIBLE OF THE PROPERTY OF BEHAVIOR OF THE PROPERTY OF THE PR
- SUPPORTS: PROMIE SUPPORTS FOR HORIZONTAL CONDUITS
 AND EMT NOT MOSE THAN IS APART WITH NOT LESS THAN TWO
 SUPPORTS FOR EACH 10 STRAIGHT LENGTH AND ONE SUPPORT
 NEAR EACH HEADWOR BEND INCLUMING RUNS ABOUR
 SUSPENDED CELLINGS AND WITHN 3 OF ALL JUNCTION BOXES,
 WITHOUSE, FITTINGS LETC.
- HANGER RODS: INSTALL 1/4" DAMETER OR LARGER GALVANKED STEEL RODS FOR TRAPEZES, SPRING STEEL FASTENERS: CUIES OR CLAMPS, WIRE OR BERFORATED STRAPPING SHALL NOT BE USED FOR THE SUPPORT OF ANY CONDUIT OR EMT.

END OF SECTION 26 05 33 - RACEWAYS, BOXES AND FITTINGS

METALCIJA OCABLE. MAY BEI USED WHERE ALLOWED BY N.E.G. AND WHERE APPROVED BY THE A.H. MIC CABLE SHALL BE TWO, THREE, OR FOUR COPPER CONDUCTORS WITH ALE INSULATION (EWAS) AND BARE COPPER GROUND WIRE. WRAPPED AND COVERED WITH BARE INTERLOCKED ALUMINUM ARRAPED, AND COVERED WITH BARE INTERLOCKED ALUMINUM ARRAPE.

- COMDUT SEE. MINMUM CONDUT SEE IC! EXCEPT WHERE SPECIFICALLY APPROVED FOR EQUIPMENT CONNECTIONS. SIZES NOT NOTED ON DRAWINGS SHALL BE AS REQUIPED BY THE N.E.C., ALL HOME RUNS TO PANEL SHALL BE SYMMIMMM. CONDUTTS FOR HIZ THAN WIRE SHALL BE SYMMIMMM. FOR HIZ TWWHER.
- CONNECTORS AND COUPLINGS. EMT COUPLINGS AND CONNECTORS ETHER STEEL OR MALEBALE FRON ONLY. CONCRETE THE GHAIT OR TRAIN THEMT AND ETHER THE GLANDA AND RING COMPRESSION TYPE OF THE STANLESS STEEL MULTIPLE POMITICONNET TYPE. CONNECTORS TO HAVE INSULATED THROW, EAST EMIT PITTINGS USING SET SERENS OF MODERNATIONS AS A MEANS OF ATTACHMENT ARE NOT ERMITTED.
- BUSHINGS: INSULATED TYPE, DESIGNED TO PREVENT ABRASION OF MARES WITHOUT MAPARING THE CONTINUITY OF THE CONJUNIT GROUNDING SYSTEM, FOR RIGH STEEL CONDUIT, INC AND RIGHD ALUMINUM CONDUIT LARGER THAN 1/2" SIZE AND CONNECTORS FOR EMT.
- FLEXIBLE CONDUIT FITTINGS (COMMERCIAL GREENFIELD): EITHER STEEL OR MALLEABLE IRON ONLY, WITH INSULATED THROATS.

- STRAMS: INSTALL ONE HOLE PIPE STRAMS ON CONDIUTS 112" OR SMALLER, INSTALL INDIVIDUAL PIPE HANGERS FOR CONDUTE LARGER THAN 112"; SPRING STEEL FASTENERS WITH HANGER RODS MAY BE USED IN DRY LOCATIONS IN LIEU OF PIPE STRAMS.
- TRAPEZES INSTALL MILLIPLE (TRAPEZE) PIPE HANGERS WHERE TWO OR MORE HORZONTAL CONDUITS OR EMT THIN PARALLEL AND AT THE SAME ELEVATION. SECURE EACH CONDUIT OR EMT TO THE HORZONTAL HANGER MEMBER BY A LAPOLT, ONE HOLE STRAP OR OTHER SPECIALLY DESIGNED AND APPROVED FASTERIES.
- PVC RACEWAY: MAY BE USED WHERE ALLOWED BY N.E.C. AND WHERE APPROVED BY THE A.H.J. PVC SCHEDULE 40 AND SCHEDULE 80.

DRAWN BY: JKB DATE: 8-9-22

SPECIFICATIONS ARE FOR GENERAL INFORMATION AND REFERENCE. SPECIFICATIONS ONLY APPLY

VIEWS. NOT ALL SPECIFICATIONS WILL BE USED TO SPECIFIC ITEMS WHICH ARE SHOWN IN PLAN

> LOS ALAMOS SHRINERS ACCESSORY BUILDING LOS ALAMOS • NEW MEXICO **ELECTRICAL SPECIFICATIONS**







ELECTRICAL SPECIFICATIONS

SECTION 26 05 43 - UNDERGROUND DUCTS AND ENCLOSURES

- DUCTS; RIGID NONMETALLIC CONDUIT: NEMA TC 2, TYPE EPC-40-PVC, UL 651, WITH MATCHING FITTINGS BY THE SAME MANUFACTURER AS THE CONDUIT, COMPLYING WITH NEMA TC 3
- USE MANUFACTURED ELBOWS FOR STUB-UPS AT EQUIPMENT AND AT BUILDING ENTRANCES. USE MANUFACTURED LONG SWEEP BENDS WITH A MINIMUM RADIUS OF 25', BOTH HORIZONTALLY AND VERTICALLY, AT OTHER LOCATIONS.

9 HANDHOLES:

- LENCOSUIES, DOXES, AND COMERS, ARE PROJUEST TO MONORMY TO ALL TEST PROVIDED OF THE MOST CURRENT ANSWERT THE STEPPING PAY TO THE MOST COMERN THE POSSESSING THE HIGHEST THE RATHO, ALL COVERS ON THE POSSESSING THE HIGHEST THE RATHO, ALL COVERS ON THE SURFACE, IN NO. ASSEMBLY CAN THE COVER DESIGN LOAD DECREED THE DESIGN LOAD OF THE BOX. ALL COMPONENTS IN AN ASSEMBLY (BOX & COVER), ARE MANUFACTURED USING MAY ASSEMBLY OF THE MOST COMERN DEFINED THE DESIGN LOAD OF THE MOST AND COMERN DATE TO VIGINITATION OF TEST REPORTS STAMPED BY A RECAST REDUCTION OF THE MOST COMERN DATE OF THE MOST COMER
- COVER LEGEND: "ELECTRIC FOR POWER, LIGHTING, OR OTHER SYSTEMS OPERATING AT 129 V OR GREATER, COMMUNICATIONS FOR PHONE, DAY, COMMONICATIONS FOR PHONE, DAY, COMMON TO HER SIGNALING SYSTEMS OPERATING BELOW 120 V TO GROUND. HBERGLASS HANDHOLES: MOLDED HBERGLASS, WITH 6"
 GOUARE CABLE ENTRANCE AT EACH SIDE AND WEATHERPROOF
 COVER WITH NONSKID FINISH ANDLEGEND, UNIT, WHEN
 BURED, SHALL BE DESIGNED TO SUPPORT AASHTO H10
- D. IDENTIFY PATHS OF LINDERGROUND ELECTREAL LINES.

 D. DIRING TREAD, PABOYELLING, FOR EVTERER UNDERGROUND DOWER CONTROL, SIGNAL, AND COMMUNICATION LINES.

 NOTALL CONTINUOUS INDERGROUND PASTELL LINE MARKER.

 LOATED DRECTLY ABOVE POWER AND COMMUNICATION.

 LINES, LOATE IT FOR THE LOW FINISHED COMMUNICATION.

 MULTIPLE LINES INSTALLED IN A COMMON TREADE. WHERE CONNOCIES ENVILLORED DO NOT EXCEED AN OVERALL WIDTH OF TO. USE A SINGLE LINE MARKER. P.

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- UNDERGROUND LINE WARNING TAPE: PERMANENT, BRIGHT-COLORED, CONTINUOUS-PRINTED, VINYL TAPE WITH THE FOLLOWING FEATURES:
- COMPOUNDED FOR PERMANENT DIRECT-BURIAL SERVICE. SIZE: NOT LESS THAN FOUR (4) MILS THICK BY 6" WIDE.

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- EMBEDDED CONTINUOUS METALLIC STRIP OR CORE.
- PRINTED LEGEND: INDICATES TYPE OF UNDERGROUND LINE

END OF SECTION 26 05 43 - UNDERGROUND DUCTS AND ENCLOSURES

SECTION 26 24 16 - PANELBOARDS

- DOOR-IN-COOR BOTH SURFACE AND FLUISH PANELS SHALL BE DOOR IN-CORT HE WREIGHT OF THE FAMEL SHALLONG THE DOOR OVER THE INTEGROOP OF THE FAMEL SHALL BE PROVIDED WITH HINGES AND COMBINED LOCK AND LATCH, THE DUTIES DOOR OVER THE PANEL SHOTENS SHALL HAVE A HINGE ON ONE SIDE AND IN-CORNE SCIENCE NTO THE DUTIES OF SHALL THE PANEL SHARP ON THE DOOR OVER THE PANEL SHALLONG SHALL BE KEYED ALIKE.

- BREAKERS MOLDED CASE AS SCHEDULED OR REQUIRED,
 PROVIDE CULDICAMAKE AND QUECKBREAK TOOGLE MECHANISM,
 INVERSE TIME TRIP CHARACTERISTICS AND TRIP FREE
 OPERATION ON OVERLOAD OR SHORT CRECUT, AUTOMATIC
 TRIPPING SHALL BE INDCATED BY A HANOLE POSITION
 BETWEEN THE MANUAL OFF AND ON POSITION, PROVUDE TRIP
 PRITMOS AS INDCATED IN THE PARIEDONED SCHEDULES.
 ADJUSTACE AN AMOUNT OF TRIP PROVIDES SHALL BE SET ANT THE
 BUSTACH AND SHAPPING THE COMMING ON THE CHARLES
 BUSICAS OR COLURED FOR THE COMMING ON THE COMMING ON THE SIZES AS REQUIRED FOR THE CONTINUOUS RATIN INTERRUPTING CAPACITY, WHICHEVER IS LARGER
- BOLTED TYPE CIRCUIT BREAKER: CURRENT CARRYING
 CONNECTIONS TO THE BUS SHALL BE OF THE BOLTED TYPE.
 FACTORY ASSEMBLED, STABN TYPE NOT PERMITTED. PROVIDE
 BUS BARS FOR THREE PHASE PANELBOARDS OF THE THREE PHASE, 4 WI ON THE DRAWINGS. SED TYPE CONNECTION AND ARRANGED FOR WIRE MAINS, UNLESS OTHERWISE INDICATED GS
- D. SPACE ONLY, WHERE SPACE ONLY ON SPACET'S NOTED ON THE DRAWINGS PROVIDE NO STATE OF THE DRAWINGS PROVIDE NO SESSARY COMMETTIONS.

 MOUNTING SPACKET'S, ETC., FOR THE BUTURE INSECTION OF AN OPERCURBENT DEVICE, SPACES SPALL BE SEED FOR 100 AND STRAKES IMMILIAN, THE WOOD SPACET'S INTERIORD TO MEAN A SPACE FOR A FUTURE BRANCH GROUTH BREAKER, AND WILL MANUAL POLITIONE STRAKE PARTED AT 100 AMPERES.

 MINIMUM, HOLDING SPACETS, AND AN IDENTIFYER.

 NUMBERNO LIMIT, SO THAT ALL THAT IS NECESSARY TO CHEST IT TO AN ACTIVE OR CURT IS INSTALLATION OF THE CIRCUIT BREAKER.
- DIRECTORIES: PROVIDE TYPEWRITTEN CIRCUIT DESCRIPTIONS REFERENCING PERMANENT ROOM NUMBERING ASSIGNED IN LIEU OF THE ROOM NUMBERING SHOWN ON THE DRAWINGS.

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- LABELS: LABELS FOR IDENTIFYING THE BREAKER SHALL BE ENGRAVED LAMINATED PLASTIC STRIPS ATTACHED BY SCREWS OR PHENOLIC BUTTONS OR SMALL WINDOW FRAME TYPE.
- SKIRTS: WHERE NOTED ON THE DRAWINGS, PANELBOARDS SHALL BE SKIRTED WITH COMPLETE METAL ENCLOSURES AND BARRIERS SEPARATING THE PANEL INTERIOR.

END OF SECTION 26 24 16 - PANELBOARDS

AND REFERENCE. SPECIFICATIONS ONLY APPLY SPECIFICATIONS ARE FOR GENERAL INFORMATION TO SPECIFIC ITEMS WHICH ARE SHOWN IN PLAN VIEWS, NOT ALL SPECIFICATIONS WILL BE USED

DRAWN BY: JKB DATE: 8-9-22

- DBAD FROM! SAFETY TPE MITH VOLTAGE RATINGS AS SCHEDULED, PANIEDARDS SHALL BE OF THE TYPE REQUIRED FOR THE SHORT CIRCUIT AND DUTY PATINOS INDICATED ON THE DRAWINGS OR SPECIFIED, ALL PANIEDARDS SHALL HAVE A NIELTRAL BUS AND A GROUND BUS, PANIEDARDS SHALL BE CROUT BEACKER AS SCHEDULED UNLESS OTHERWASE NOTED.
- EACH PANELBOARD SHALL BE ENCLOSED IN A SINGLE SHEET METAL CABINET WITH FRONT DOORS, CATCHES, LOCKS, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION.

BRANCH CIRCUIT PANELS

- ALL BRANCH CRECUIT PANIES FOR LIGHTING AND SINGLE PHASE LOADS SHALL BE YOURGHAFO TROUT BERKHERS WITH A MEMINIMI, MITERRUPTING O-PACITY, MANI LUGS OR MAIN BREAKER AS INCLAFED ON THE DRAWNINGS, "TOOR-IN-COOR COVER, CIRCUIT BREAKERS PROVIDING MOTOR SHORT CIRCUIT PROTECTION SHALL HAVE THE PELIBERTYS SIZED TO MEET MALC. REQUIREMENTS OF EQUIPMENT MANUFACTURER'S RECOMMENDATIONS WHICH PROTECTION SHALL WE THEN THE MANUFACTURER'S RECOMMENDATION WHICH PROTECTION SHALL WE THEN THE MANUFACTURER'S RECOMMENDATION WHICH PROTECTION SHALL WE SHOULD SHALL SHA
- H. CODE AND PLUC STES. MATCH VOLTAGE AND CURRENT OF TANNES AND NUMBER OF COMPUTATIONS TO REQUIREMENTS OF TANNES AND NUMBER OF CONDUCTORS OF THE COMPUTATION OF THE STANKED COPTER CONDUCTORS. MITH THE STOWN, AND CORT. BROWNING CONDUCTORS STEEN INCLUDING MATCH THE STANKED AND THE CONDUCTORS AND THE STANKED AND AND CORT. AND THE CONDUCTOR OF THE METALOR FOR CONNECTION.
- WEATHERPROOF RECEPTACLES. DUPLEX RECEPTACLES, COMPLY WITH REQUIREMENTS ABOVE. CAST METAL BOX, COVER PLATE, AND COVER TO PROVIDE WEATHERPROOF CAPABILITY WITH PLUGS AND CORDS INSTALLED.
- SMAP SMITCHES: QUETTYPE AC SMITCHES IN.R.T.L. USTED AND LABELED AS COMPLYING WITH U.L. STANDARD 20 "GENERAL USE SMAP SWITCHES," AND WITH FEDERAL SPECIFICATION WAS-888. SPECIFICATION GRADE 20A, 120-277V.
- SNAP SYMTCHES IN HAZARDOUS (CLASSIFIED) LOCATIONS: COMPLY WITH UL STANDARD 894, "SYMTCHES FOR USE IN HAZARDOUS (CLASSIFIED) LOCATIONS."
- LED DIMMER SMITCHES. ROCK SMITCH MITH SLIDE DIMMER COMPARIBLE MITH LED INPUT TRAING, 45WM LED SINGLE POLL AND THREE-MAY, OPTIONAL LOCATOR LETH. DOU, DRIVER AND COMPARIBLE, MINESPROCESSEND CONTROL. BLUTT LAN BAND TO REMAINED HAVE BUTTEN BOOK TO SEE ANTINO TEMPERATURE 0"-95". TO SEE ANTINO TEMPERATURE 0"-95". THE LATTER HUNDITY JON'TO SEN JOHN-CONTESTING, LIMITED 5 "FLAW WARRANTY, COLOR WHITE, LEVITON DECORA STILE OR FOLKER WARRANTY, COLOR WARRANTY, COLOR WHITE, LEVITON DECORA STILE OR FOLKER WARRANTY, COLOR WARRANTY, COLOR
- OCCUPANOY SENSOR, WALL MOUNT TECHNOLOGY PASSINE INFRAEEDULT RASONE, BUILTAN OFFERERE FINITION TO OFFERATE VACANOY FINITION (FELLO OF VIEW 187" OVERAGAE 590 SG 17 TIME ADJUSTIFETT (30%-30M), LOAD RATING SEQUED, 120%-0, NEUTRAL WREE CONNECTION ROUTED, COLOR. WHITE CONNECTION REQUIRED, COLOR.

- COMPLY WITH NEMA STANDARD WD 1, WIRING DEVICES."
- COLOR: WHITE EXCEPT AS OTHERWISE INDICATED OR REQUIRED BY CODE. RED FOR DEVICES CONNECTED TO EMERGENCY POWER SYSTEM.
- RECEPTACIES STRAIGHT-BLAIE AND LOCKING TYPE. EXCEPT AS CHERNMER INDICATED COMPLY WITH FEDERAL LINES AND THE COMPLY WITH FEDERAL LINES AND THE COMPLY AND THE COMPLET AND THE COMPLY AND THE COMPLET AND THE COMPLY AND T
- GROUND-MAILT GROUTE MTERRUPTER (G.F.C.), RECEPTACLES.
 UL STANDARO 943, "GROUND FAULT CROCUTI MTERRUPTERS,"
 REED-THROUGH TYPE, MTH INTEGRAL MEMA 5-20R DUPLEX.
 RECEPTACLE ARRANGED TO PROTECT CONNECTED.
 OOWNSTREAM RECEPTACLES ON THE SAME CIRCUIT. DESIGN
 UNITS FOR INSTALLATIONIN A 234" DEPO O'LLET BOX.
- ISOLATED ARQUIND RECEPTACLES: EQUIPMENT GROUNDING CONTACTS ARE COMMECTED ONLY TO THE GREEN GROUNDING SCREW TERMINAL OF THE BEYING AND INAVE INHERENT ELECTRICAL BLOAD FROM THE WOUNTING STRAP, DEVICES. USTED AND LABELED AS SOLATED GROUND RECEPTACLES. SOLATION METHOD IN TEGRAL TO THE RECEPTACLES. SOLATION METHOD INTEGRAL TO THE RECEPTACLES. RECEPTACLES AND TO EDEPENDENT ON REMOVABLE PARTS. RECEPTACLES SHALL BE REDICATIONAL FOR EMBOYABLE PARTS.
- REMANT CORD, CONNECTOR DENEES, MATCHING LOCKING TYPE, EULG AND EULG RECEPTACE BODY CONNECTOR, REMA LESOPA NO LS-COR, HEAV-OUTY CRADE, BODES. INFON WHIT SCREWOPEN CASE CAPERHOL JANK AND PROVISION FOR ATTACHING EYERMAL CABLE GREWOLD WHERE MEST PATTACHING EYERMAL CABLE GREWOLD WHERE MEST PATTACHING EYERMAL CABLE GREWOLD WHERE MEST PATTACHING THE OTO CABLE DAMPETER AND WITH ATTACHING THE OTO CABLE DAMPETER AND WITH ATTACHING THE OTO CORD.

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- THE CORRESPONDING CONNECTOR
 - - o CLEANUP. AT FINAL NISPECTION ALL FIXTURES AND LIGHTING EQUIPMENT SHALL BE IN PREFI CLASS OPERATING ORDER IN PREFECT CONDITION AS TO PRISH A NID FREE FROM DEFECTS. OWN PETELY LY AMERIC CLEAN, AND FREE FROM DUST, PLASTER OR PAINT SPOT'S AND COMPLETE WITH THE RECOURSED OLASSWARE, REFLECTORS SIDE PANELS, LOVERS OR OTHER COMPORENTS NECESSARY TO COMPLETE THE PRIVATES.

SECTION 26 27 26 - WIRING DEVICES

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WALL PLATES: SINGLE AND COMBINATION TYPES THAT MATE AND MATCH WITH CORRESPONDING WIRING DEVICES, FEATURES INCLUDE THE FOLLOWING:

- ENCLOSURES: NEMA 1 EQUIVALENT, EXCEPT AS OTHERWISE INDICATED.

- - END OF SECTION 26 51 13 LIGHTING EQUIPMENT

- , "GENERAL PURPOSE
- PLATE SECURING SCREWS: METAL WITH HEADS COLORED TO MATCH PLATE FINISH. COLOR: MATCHES WIRING DEVICE EXCEPT AS OTHERWISE INDICATED.
- MATERIAL FOR FINISHED SPACES: HEAVY DUTY NYLON.
- MATERIAL FOR UNFINISHED SPACES: GALVANIZED STEEL
- ALL WIRING DEVICES SHALL BE LEVITON DECORA TYPE OR EQUAL.

END OF SECTION 26 27 26 - WIRING DEVICES

SECTION 26 51 13 - LIGHTING EQUIPMENT

FUNNSH ALL LIGHTING FIXTURES THROUGHOUT THE TYPE NUDCATED ON THE DRAWNICS, COMPLETE WITH LAMPS, SOCKETS, WRING, FITTERS, HANGERS, PLASTER RINGS, CANOPIES, ETC., AS REQUIRED.

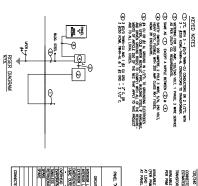
ALL FIXTURES SHALL BE QUIET IN OPERATION. LOUVERS, SHIELDS, REFLECTORS AND ALL SECTIONS OF THE CHANNEL STRUCTURE SHALL BE SECURELY HELD IN POSITION.

- SUPPORTS: SUPPORT CELLING HXTURES TO METAL SUPPORTS PROVIDED FOR THAT PURPOSE OF SUTFABLE STRENGTH AND STABLITY, ADEQUATELY ATTACHED TO AND SUPPORTED BY JOISTS, TRUSSES, OR OTHER STRUCTURAL MEMBERS.



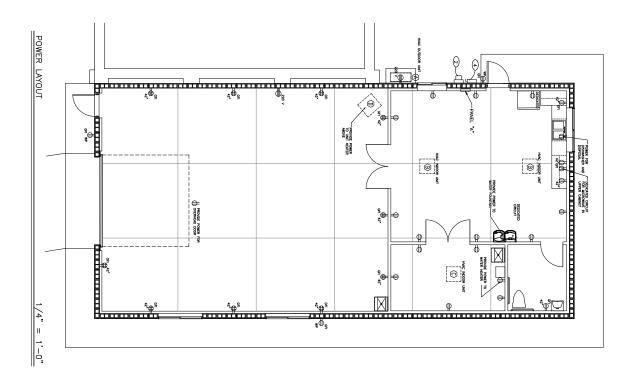


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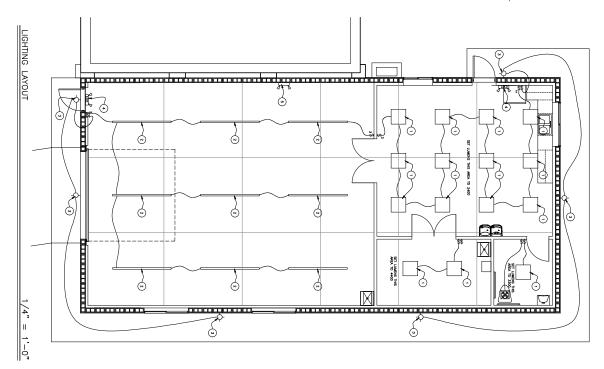






LIG	LIGHTING FIXTURE SCHEDULE				
34VL	DESCRIPTION	MILIMAND	LAMPS	MOUNTING	REMARKS
Θ	LITHOMA CPANL 202 24/33/44	15	2400/3300/4400LM-22/31/41W LAY IN	LAY IN	CCT = 3500/4000/5000K (ADJUSTABLE)
0	HIN ISOOB NOF ING LIDAM 967 SGD WINCHLIT	w	8937 LUNEN LED - 77W	CEIUNG - SURFACE MOUNT	XXXX = 100
Θ	DATOSBLAN OTH	6	4330 LUMEN LED - 38W	SURFACE-WALL	PHOTOCELL, DARK SKY COMPLIANT
•	SURE-LITES APC7RSQ	3	FURNISHED W/ FIXTURE	SURFACE-WALL 7'-6" AFF	W/ BATTERY PACK
<u>©</u>	SURE-LITES SEL25	1	FURNISHED W/ FIXTURE	SURFACE-WALL 7'-6' AFF	EMERGENCY LIGHT UNIT W/ BATTERY PACK

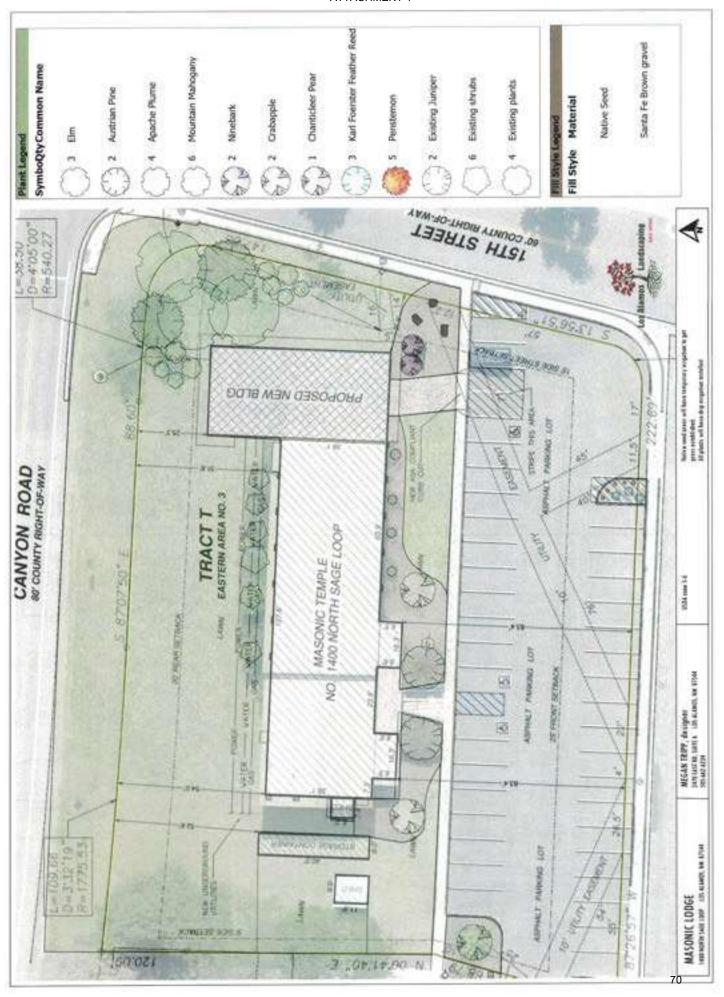












by one or more fire walls complying with Section 706 shall be considered to be a separate building.

- The provisions for governing the height and area of buildings on the basis of occupancy classification and type of construction are established in this section. This section sends the user to Sections 504 and 506 to establish allowable heights, in feet and in stories, and allowable building area, based upon the type of construction. All buildings are subject to these limitations unless more specific code requirements for a building type provide for different height or area limitations. For instance:
 - Section 507 allows certain buildings to be unlimited in area due to lack of exposure, low hazard level, construction type, the presence of fire safety systems such as a sprinkler system, or a combination of these characteristics.
 - Section 510 allows certain buildings with additional safeguards to adjust the heights and areas allowed by Sections 504 and 506. These are the only provisions that allow a mixture of construction types. In many cases, these provisions involve a distinct portion of the structure being used for parking.
 - Where more than one occupancy is present within one building, the provisions of Section 508 must be used in conjunction with Sections 504 and 506 to determine the appropriate construction type for the occupancies involved.

Table 601 is used in conjunction with this chapter to determine acceptable risk and fire safety levels for a building. Classification by occupancy, in accordance with the descriptions in Chapter 3, can be considered as establishing the level of "risk" associated with the use of a building. The various construction types, described in Chapter 6 and Table 601, can be thought of as various levels of safety in regard to fire resistance. Tables 504.3, 504.4 and 506.2 become a set of risk/safety matrices that sets a minimum level of safety (construction type) in accordance with the risk (the occupancy classification).

Fire walls are useful when a single building exceeds the allowable area limitation of Tables 504.3, 504.4 and 506.2. When fire walls (see Section 706) are used in a structure, multiple buildings are created. Each building created by the fire walls would be permitted to have its own occupancy classification and type of construction. Since multiple buildings would be created, each building would be evaluated separately in accordance with the height and area limitations of this Chapter (see commentary, Section 706 and the definition for "Area, building").

503.1.1 Special industrial occupancies. Buildings and structures designed to house special industrial processes that require large areas and unusual huilding heights to accommodate craneways or special machinery and equipment, including, among others, rolling mills; structural metal fabrication

shops and foundries; or the production and distribution of electric, gas or steam power, shall be exempt from the building height, number of stories and building area limitations specified in Sections 504 and 506.

This section provides an exemption from the limits of Sections 504 and 506. The occupancies that may use this exemption are quite limited. The exemption is only applicable when large areas or unusual heights beyond that permitted by Tables 504.3, 504.4 and 506.2 are necessary to accommodate the specific low-hazard or moderate-hazard manufacturing process.

It is the responsibility of the building official to determine when the application of this section is appropriate. The mere cost impact of the application of Tables 504.3, 504.4 and 506.2 does not dictate an exemption. The building official, in assessing the proposed construction, may wish to compare what protection features are being proposed to those features of facilities similar to those described in this section.

503,1.2 Buildings on same lot. Two or more buildings on the same lot shall be regulated as separate buildings or shall be considered as portions of one building where the building height, number of stories of each building and the aggregate building area of the buildings are within the limitations specified in Sections 504 and 506. The provisions of this code applicable to the aggregate building shall be applicable to each building.

 Ordinarily, two buildings on the same lot are considered independently for compliance with the requirements of the code. Section 705.3 requires that when two buildings are on the same lot, an "imaginary" line is assumed between the buildings. This is used to determine the appropriate exterior wall fire-resistance ratings in Table 602, exterior wall requirements of Section 705, projection requirements of Section 705.2 and opening protective ratings and requirements set forth in Table 705.8 and Section 716 (also see the commentary for the definition of "Fire separation distance"). The primary purpose of Section 503.1.2 is to eliminate the application of the provisions of Section 705.3 when two separate buildings can be regulated as one larger building on the lot. In other words, if the two buildings under consideration were actually connected (making one building) and could meet the area and height limitations for one building based on construction type, the connecting interior wall would not be required to have been rated. Therefore, it is inconsistent to require the protection of the facing exterior walls simply because there is not a physical connection between two portions of the same building.

For example, in Commentary Figure 503.1.2(1), Buildings A and B are being constructed on the same lot at the same time. If they are considered to be separate buildings, then the code requirements for extenor wall and opening protection, as well as projections and roof coverings, would apply to each building on the basis of the placement of an imaginary lot line between the two buildings.

Under this section, however, if they are considered to be one building (for minimum type of construction purposes), then there is no need for protection of the facing exterior walls and the code requirements for exterior wall and openings do not apply to the walls between the two buildings. These walls would have to meet exterior wall requirements for the type of construction specified in Table 601 for exterior bearing walls only. If they were nonbearing walls, then the required fire-resistance rating would be zero.

Although facing exterior walls between two buildings on the same lot are not subject to fire-resistance
rating and opening size limitations by using this provision (except as previously indicated for bearing
walls), the remainder of the exterior walls in both
buildings must comply with any applicable exterior
wall and opening provisions, including Tables 601,
602, 705.8, 716.5 and 716.6. Three of the walls in
Building A and three of the walls in Building B, therefore, would still be required to meet the applicable
requirements, and the exemption would only apply to
the two walls (one from each building) that face each
other.

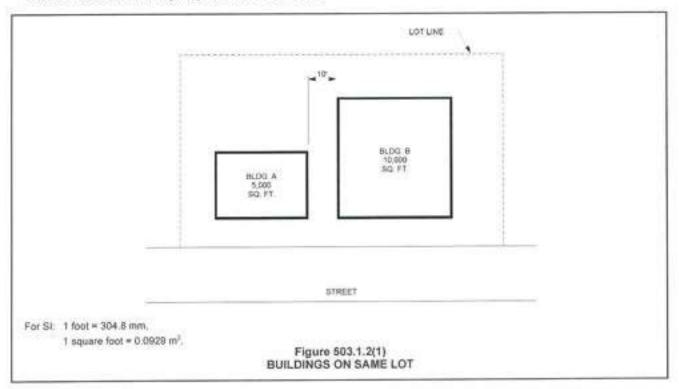
A special circumstance occurs when a large structure is divided by fire walls into two or more buildings. In such a case, the exception provided by Section 503.1.2 would not be applicable because it is likely that a fire wall has been established because the overall structure exceeds the allowable area for a single building. If the configuration of the buildings results in a court, an imaginary line should be established between the two buildings in order to determine exterior wall and opening protection requirements [see Commentary Figure 503:1:2(2)].

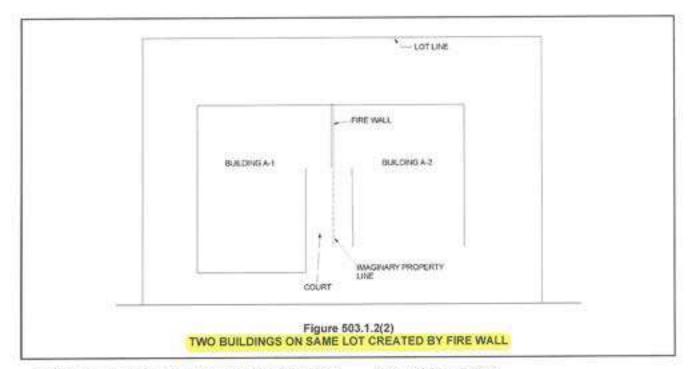
503.1.3 Type I construction. Buildings of Type I construction permitted to be of unlimited tabular building heights and areas are not subject to the special requirements that allow unlimited area buildings in Section 507 or unlimited building height in Sections 503.1.1 and 504.3 or increased building heights and areas for other types of construction.

Buildings of Type I construction permitted by Sections 504 and 506 to be of unlimited height and area do not need to comply with the provisions of Section 503.1.1 or the exception in Section 504.3, which allow height and area increases. While most buildings of Type I construction are permitted to be unlimited in area (see Section 506.2), they are not required to comply with any of the provisions in Section 507 for unlimited area buildings. The requirements in Section 507 address special circumstances that permit a building to be unlimited in area that would not otherwise be allowed to be unlimited in area. As there are no limitations to the size of these structures, the application of these sections would be superfluous. These buildings may be of unlimited size based on their type of construction alone.

Conversely, high-rise buildings are required to be protected by an automatic sprinkler system in accordance with Section 403.3, and this section should not be construed to be a release from that requirement if a building fits the definition of "High-rise building."

Also note that a special industrial occupancy building, in accordance with Section 503.1.1, is permitted to be unlimited in height. However, this does not





require the type of construction for the building to be Type I. Any type of construction is permitted for special industrial occupancy buildings. Similarly, noncombustible roof structures are permitted to be unlimited in height on all buildings, including those of Type I construction. See also Sections 504.1.1 and 506.1.1 for additional options for unlimited area buildings.

SECTION 504 BUILDING HEIGHT AND NUMBER OF STORIES

504.1 General. The height, in feet, and the number of stories of a building shall be determined based on the type of construction, occupancy classification and whether there is an automatic sprinkler system installed throughout the building.

Exception: The building height of one-story aircraft hangars, aircraft paint hangars and buildings used for the manufacturing of aircraft shall not be limited where the building is provided with an automatic sprinkler system or automatic fire-extinguishing system in accordance with Chapter 9 and is entirely surrounded by public ways or yards not less in width than one and one-half times the building height.

This section is a fairly straightforward statement regarding those attributes of a building that impact the allowable height of a building. These attributes are: the type of construction, as described in Chapter 6; the occupancy classification of the building, as described in Chapter 3; and the presence, or lack thereof, of an automatic sprinkler system for the entire building. This section is simply a charging statement for what is to come. The actual limitations on numbers of stories and feet come later, in Sections 504.3 and 504.4.

The exception permits fully suppressed aircraft hangars to exceed the height limits of Table 503 as long as they have the specified open area surrounding the building. The exception is necessary to accommodate the size of large aircraft within the building, and the hazard is mitigated by the requirement for suppression and the very large open space provided by the yards and public ways. While the code refers to fire-extinguishing requirements in Chapter 9, the detailed suppression requirements for aircraft hangars are specified in Section 412.4.6. Aircraft paint hangars that are Group H-2 may be unlimited in area as well, under certain conditions (see commentary, Section 507.10).

504.1.1 Unlimited area buildings. The height of unlimited area buildings shall be designed in accordance with Section 507.

Section 507 allows certain buildings to be unlimited in area due to lack of exposure, low hazard level, construction type, the presence of fire safety systems or a combination of these characteristics. This section is a pointer to Section 507 for determination of the allowable height of buildings when the building is being built, using the specific provisions of the unlimited area buildings option. See also Sections 503.1.3 and 506.1.1 for additional options for unlimited area buildings.

504.1.2 Special provisions. The special provisions of Section 510 permit the use of special conditions that are exempt from, or modify, the specific requirements of this chapter regarding the allowable heights of buildings based on the occupancy classification and type of construction, provided the special protection for Type VB construction in Group R-3 and Group U occupancies with an FSD equal or greater than 5 feet (1524 mm).

705.3 Buildings on the same lot. For the purposes of determining the required wall and opening protection, projections and roof-covering requirements, buildings on the same lot shall be assumed to have an imaginary line between them.

Where a new building is to be erected on the same lot as an existing building, the location of the assumed imaginary line with relation to the existing building shall be such that the exterior wall and opening protection of the existing building meet the criteria as set forth in Sections 705.5 and 705.8.

Exceptions:

- Two or more buildings on the same lot shall be either regulated as separate buildings or shall be considered as portions of one building if the aggregate area of such buildings is within the limits specified in Chapter 5 for a single building. Where the buildings contain different occupancy groups or are of different types of construction, the area shall be that allowed for the most restrictive occupancy or construction.
- 2. Where an S-2 parking garage of Construction Type I or IIA is erected on the same lot as a Group R-2 building, and there is no fire separation distance between these buildings, then the adjoining exterior walls between the buildings are permitted to have occupant use openings in accordance with Section 706.8. However, opening protectives in such openings shall only be required in the exterior wall of the S-2 parking garage, not in the exterior wall openings in the R-2 building, and these opening protectives in the exterior wall of the S-2 parking garage shall be not less than 1½-hour fire protection rating.
- This section addresses buildings on the same lot and requires that an imaginary lot line be established between buildings in order to determine exterior wall fire ratings and opening protectives (see the definition of "Fire separation distance"). This section takes the approach of limiting the conflagration hazard between buildings on the same property.

Exception #1 permits two buildings on the same lot to be exempt from Sections 705.5 and 705.8 when considered as one building in accordance with Section 503.1.2. The provisions of Section 705.8.5 would still apply, since a need exists to restrict fire spread between stories within a building. Although not specifically identified in the exception, Section 705.11 would not apply, since it is dependent on the exterior wall being required to have a fire-resistance rating in accordance with Section 705.5, which relates to measurement of FSD. The last sentence of the exception reminds the user that normal code requirements would still be applicable once the two buildings are considered as one. Therefore, if two types of construction are involved, then the lowest type of construction would be assumed for the entire building

because there is no fire wall between them. In applying this last sentence it is probably easiest to determine what the requirement is if the user imagines what the code requirement would be if the buildings were pushed together. In such a case, it would be easier to see that a fire wall would be needed between portions of a building that are of two different construction types or the entire building would have to be viewed as the lowest possible type of construction. Regarding occupancies and associated allowable areas, they would be separated per Section 508.4 or considered as nonseparated occupancies per Section 508.3 and, therefore, use the most restrictive allowable area.

In order to help make sense of the last sentence of the exception, the idea of imagining the two buildings being pushed together, as mentioned above, is helpful. Then realize that simply pulling the building apart should not increase or lessen the code requirements for that "single" building.

Exception #2 takes into account a practical design

The great majority of multifamily projects are being built with parking garages beside apartment buildings. Access from the parking garage into the apartment unit's floor is provided at each garage floor onto the apartment's floor for convenience as well as for safety for the apartment dwellers. Many designs have one or more of the exterior walls of the parking garage and the apartment building at a 0-foot fire separation distance. The requirements within Table 705.8 would prohibit any openings in these exterior walls between the parking garage and the apartment building. Based on the protection afforded by the sprinkler system in the R-2 use and the inherent fire safety of the parking garage, this exception would allow these openings. See Commentary Figure 705.3 for an illustration of this condition.

- 705.4 Materials. Exterior walls shall be of materials permitted by the building type of construction.
- The material (combustible or noncombustible) requirements for exterior walls are found in Sections 602.1 through 602.5. Only Type V construction allows exterior walls to be combustible construction. Other types of construction require exterior walls, or at least the framing members, to be noncombustible. Type I and II construction allows limited use of fire-retardant wood for exterior nonload-bearing walls. All types of construction allow insulation, exterior wall coverings and interior finish to be combustible within limits. See Sections 603, 720 and 1405.5 for materials allowed within and on framed exterior walls.
- 705.5 Fire-resistance ratings. Exterior walls shall be fireresistance rated in accordance with Tables 601 and 602 and this section. The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet (3048 mm) shall be rated for exposure to fire from the inside. The required fire-resistance rating of exterior walls with a

CSI MASTERFORMAT COMMERCIAL SPECIFICATION

For the Project:

Los Alamos Shriners Accessory Building 1400 North Sage Loop Los Alamos, New Mexico 87544

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DIVISION 00 00 00. PROCUREMENT AND CONTRACTING REQUIREMENTS

00 26 00 - Procurement Substitution Procedures

Contractor to investigate proposed products and determine that they are equal or superior in all respects to products specified. Coordinate installation of accepted substitutions into the Work, making such changes as may be required for the Work to be complete in all respects. All substitutions must be approved in writing by the owner and the architect.

DIVISION 01 00 00. GENERAL REQUIREMENTS

01 50 00 - Temporary Facilities and Controls

This work shall consist of the application of temporary measures throughout the life of the project.

01 51 00 - Temporary Utilities

All connections and extensions required to provide temporary utilities shall be made by the Contractor at the Contractor's expense.

01 51 13 - Temporary Electricity

Contractor to provide and install temporary power for construction site. Connect to existing power service without disrupting local service requirements. Power feeder service characteristics shall be compatible with the service from which it is taken. Size, type and loading shall be per requirements as established by the National Electric Code (NEC). The contractor shall provide main service disconnect and over-current protection at a convenient location in accordance with the NEC. The Contractor shall provide power outlets for construction operations, with branch wiring and distribution boxes located as necessary and shall provide flexible power cords as required. Provide and install distribution equipment, wiring and outlets to provide single phase branch circuits for power and lighting.

01 51 36 - Temporary Water

Contractor to provide and install temporary water for construction site. Connect to an existing water source for construction operations.

01 52 00 - Construction Facilities

If required, field offices and sheds shall be portable or mobile buildings, or buildings constructed with floors raised above the ground, securely fixed to foundations, with steps and landings at entrance doors. Structurally sound, secure, weather tight enclosures for office and storage spaces shall be maintained during progress of work and removed at completion of work. Size of field offices and sheds shall depend on contractor's needs. Install appropriate fire extinguisher. HVAC shall be adequate to maintain comfortable conditions. At completion of work, all temporary facilities shall be removed, and area restored to new condition.

01 52 19 - Sanitary Facilities

Existing facilities shall not be used. Contractor shall provide and maintain in a neat and sanitary condition such accommodations for the use of his employees as will comply with laws and regulations. Temporary toilet facilities may consist of portable toilets. Toilet facilities shall be kept supplied and clean and in sanitary condition until the completion of

the work and then shall be removed from the site. Upon removal the site shall be properly cleaned and graded.

01 53 00 - Temporary Construction

The contractor shall provide and maintain for duration of work all required temporary stairs, ladders, ramps, runways and hoists for use of all trades.

01 54 00 - Construction Aides

The contractor to provide all construction aids needed during construction which shall include but not limited to; elevators, hoists, cranes, etc.

01 54 23 - Temporary Scaffolding and Platforms

The contractor shall provide and maintain for duration of work all required temporary standing scaffolding

01 56 00 - Temporary Barriers and Enclosures

The contractor shall provide barriers to prevent unauthorized entry into construction areas and to protect existing facilities and adjacent properties from damage from construction operations and demolition. Install barricades and covered walkways required by governing authorities for public right of ways. When necessary, install chain link fence around job site.

01 57 00 - Temporary Controls

This work shall consist of the application of temporary measures throughout the life of the project to control erosion and siltation. Such measures shall include, but are not limited to, the use of berms, dikes, dams, sediment basins, fiber mats, silt fences, straw bales, washed gravel or crushed stone, mulch, grasses, slope drains, temporary seeding and other methods. Temporary erosion and siltation control measures as described herein, shall be applied to erodible material exposed by any activity associated with the construction and consistent with state and local control standard.

01 58 00 - Project Identification

At the commencement of work, provide one project identification sign. Maintain sign throughout the life of the project. On the sign, list two points of contact by name and telephone number.

01 60 00 - Product Requirements (Scope of Work)

All materials shall be installed in strict accordance with the manufacturer's written specifications or Material's Institute Standards. Where the manufacturer's recommended details are used, the manufacturer shall be responsible for the performance of their product. All Items not specifically mentioned that are required to make the work complete and operational shall be included.

Installation and Storage - All materials, supplies and equipment shall be installed per manufacturer's recommendations and per applicable codes and requirements. Material stored on site shall be protected from damage by moisture, wind, sun, abuse, or any other harmful effects.

01 64 00 - Owner-Furnished Products

Contractor is not responsible for products furnished by the owner that are damaged prior to opening or receiving. Additional work required to install owner furnished products will be charged to the owner and due upon installation.

01 70 00 - Execution and Closeout Requirements

The execution of all work shall be in strict accordance with these specifications and manufacturer's written specifications or Material's Institute Standards. Where the manufacturer's recommended details are used, the manufacturer shall be responsible for the performance of their product. All work not specifically mentioned that is required to make the work complete and operational shall be included.

Codes - Construction shall comply with all applicable national, state, and local building codes. It is the responsibility of the Contractor to ensure compliance with said codes and modify the specifications as needed to comply with such codes.

Measurements - The Contractor shall check and verify all dimensions and conditions before proceeding with construction. Do not scale drawings. Noted dimensions take precedence.

Workmanship - Workmanship shall conform to the best and highest standards of quality in each trade and shall include all items of fabrication, construction, and installation. All work shall be completed by skilled tradesmen and mechanics. Installation of all equipment and materials shall be in strict accordance with manufacturers recommendations.

Insurance - Builders Risk Insurance shall be maintained by the contractor during the course of construction until final acceptance by the owner. All bonding and insurance requirements shall be coordinated with the Owner prior to beginning construction. All contractors shall provide and be solely responsible for necessary barricades and safety precautions, and strictly adhere to all governing codes on safety, including the OSHA Act.

01 74 00 - Cleaning and Waste Management

Construction site to be in a clean and orderly condition throughout the construction process. Clean interior spaces prior to the start of finish painting and the application of other finishes. At the conclusion of construction, the project shall be properly cleaned. This should include but not be limited to; cleaning the interior and exterior glass, surfaces exposed to view, remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surface areas, sweep and mop all tiled surfaces, etc. Replace filters of operating equipment. Clean equipment and fixtures to a sanitary condition. Clean exterior such as debris from roof, gutters, landscape areas, driveways, and walks, etc. Remove all waste and surplus materials.

01 76 00 - Protecting Installed Construction

Contractor to protect all installed construction. If products or materials come with a protective coating, contractor shall maintain protective coating until construction is complete. Contractor shall replace any items that become defective or damaged.

DIVISION 02 00 00. EXISTING CONDITIONS

02 00 00 - Existing Conditions

Contractor shall review construction documents and provide necessary site work, excavation and grading as required to construct said project.

02 41 00 - Demolition

Provide all labor, materials, and equipment to perform the required demolition of existing pavement no longer needed for access or parking, abandoned utilities and structures which interfere with the proposed construction. When required install chain link fencing around the area of demolition work. Protect all adjacent areas not to be demolished. Remove all debris from job site before construction begins.

02 80 00 - Facility Remediation

Contractor to abate any hazardous material or substance before beginning construction. Contactor shall contract with a properly licensed and qualified hazardous material contractor.

02 81 00 - Transportation and Disposal of Hazardous Materials

Remove and dispose of any hazardous material before beginning construction. Contactor shall contract with a properly licensed and qualified hazardous material contractor.

DIVISION 03 00 00. CONCRETE

03 00 00 - Concrete

Contractor shall review construction documents and provide labor and materials pertaining to concrete and foundations as required in said documents and as specified herein, while complying with all applicable building codes.

03 05 00 - Common Work Results for Concrete

All concrete work shall be designed on the basis of "Strength Design" in accordance with ACI 318 "Building Code Requirements for reinforced Concrete." Concrete work shall be proportioned in accordance with ACI 301 "Specifications for Structural Concrete" and ACI 211.1 "Recommended Practice for Selecting Proportions for Normal Weight Concrete". Concrete slabs, patios, driveways, walls and foundations shall be constructed of a minimum 3000 to 4000 psi concrete, 28 day test, with a 4" minimum to 6" maximum slump maximum, air-entrained to 5 - 8%. No additional water shall be added to concrete after slump test is recorded. Concrete should be a mix of high-grade Portland cement, clean sand or granular fill and washed gravel or crushed stone as coarse aggregate per ACI 530. Maximum aggregate size shall be 3/4". All aggregates shall conform to ASTM C33. Gravel should be well graded and not exceed 1 1/2" in size. Water shall not exceed 5 1/2 gallons for each bag unless sand is very dry. Concrete shall be mixed using an approved batch machine or mobile mixer until uniform in color and providing a 4" minimum to 6" maximum slump. See Sheet A-5 of the drawings for additional information.

03 10 00 - Concrete Forming and Accessories

Provide all labor, materials, and equipment necessary for the completion of the plain and reinforced concrete called for on the plans. Concrete when deposited shall have a

temperature ranging between a minimum of 50 degrees Fahrenheit and a maximum of 90 degrees Fahrenheit.

Construction of Forms - Construct wood forms of sound material, and of the correct shape and dimensions, constructed tightly and of sufficient strength. Brace and tie the forms together. Make joints and seams mortar tight. Install leakage control materials in accordance with manufacturer's installation instructions.

03 15 13 - Concrete Accessories

Provide 1/2" thick by 4" wide bituminous expansion joint material at all surfaces where slabs adjoin raised slab, crawlspace or basement stem-wall CMU or poured foundations.

03 21 00 - Reinforcing Steel

Reinforcing steel (rebar) shall be minimum ASTM A615, grade 40. All reinforcement splices shall be as follows: See lap splice schedule on Sheet A-5 of the drawings. All rebar (reinforcing steel) shall be located 3" clear from bottom and side of footing and 2" clear from top. Locate vertical rebar (reinforcing steel) 16" on center (OC). All reinforcement splices shall be in accordance with ACI 318 for "Strength Design." All reinforcement steel shall be accurately placed, rigidly supported, and firmly tied in place with bar supports and spacers in accordance with ACI 301 and ACI 318.

03 22 00 - Welded Wire Fabric Reinforcing

Welded wire fabric shall conform to ASTM A105 and be located in the center of the depth. Install at slab on grade conditions.

03 22 00 - Synthetic Fiber Reinforcing (Alternate)

Concrete shall be batched at plant with Fibermesh Synthetic Fiber Reinforcement: Fibermesh 300.

- 1. Material: 100 percent virgin homopolymer polypropylene fibrillated fibers, containing no reprocessed olefin materials.
- 2. Conformance: ASTM C 1116, Type III.

03 30 00 - Footings

Center all footings on walls, piers, or columns above unless otherwise noted. All footings shall rest on soil prepared in accordance with the geotechnical report. Footings at building perimeter shall be a minimum of 36" below frost line and 30" wide, constructed of 3000 psi concrete. See Sheet A-3 of the drawings for reinforcing details. Footers shall be kept free from ground water. Underneath load-bearing walls and interior or exterior column footings, thicken slabs within a 1' radius to 12" thick.

03 30 01 - Slab Foundations

Concrete floor slabs shall be constructed of 3000 psi concrete, 4" thick reinforced with 10 gauge 6" x 6" welded-wire mesh continuous and rebar (reinforcing steel) as per plans (Fibermesh alternate). Place slabs over well-compacted granular fill compacted in 12-inch lifts to 95 percent density per AASHTO T-180 Proctor (per Geotechnical Report), and a 6 mil vapor barrier. Construction or control joints shall be provided in slabs per the drawings. Provide smooth steel trowel finish for all interior slab areas and garage surfaces. Provide broom finish texture for all exterior slabs. Slope exterior patio or porch slabs away from building at 2%.

03 35 00 - Concrete Finishing

Repair of surface defects shall begin immediately after removal of form or pouring of slab foundation. Provide smooth steel trowel finish for all interior slab areas and garage surfaces. Provide broom finish texture for all exterior slabs. Slope exterior patio or porch slabs away from building at 2%.

DIVISION 04 00 00. MASONRY

04 00 00 - Masonry

Contractor shall review construction documents and provide labor and materials pertaining to masonry work as required in said documents and as specified herein, while complying with all applicable building codes.

04 01 20.52 - Unit Masonry Cleaning

Dry brush masonry surface at the end of each day's work and after final pointing using wire brushes to remove mortar but exercise care not to scratch or damage work.

04 05 13 - Masonry Mortaring

Mortar shall be Type "M" or "S" in accordance with ASTM C270, 2500 psi. Grout shall be in accordance with ASTM C270, Type M, 2500 psi concrete using pea gravel for coarse aggregate with a maximum aggregate size of 3/8" and an 8" minimum to 11" maximum slump. Mortar joints shall be 3/8" thick, finished to produce a concave, form. Mortar or grout not used within 2 1/2 hours after mixing shall not be used in masonry work. In hot weather add water as needed to supplement evaporation losses. In cold weather, when air temperatures range between 32 degrees and 40 degrees Fahrenheit, heat mixing water or aggregate to between 70 degrees and 160 degrees Fahrenheit maximum. When air temperature is below 32 degrees Fahrenheit heat both the missing water and aggregate to between 70 degrees and 160 degrees Fahrenheit maximum.

04 05 23 - Masonry Accessories

Flashing - Flashing materials may be bituminous membranes, plastics, sheet metals or a combination of these. Continuous flashing shall be installed at the bottom of the air space. Flashing mush be at or above grade. Flashing should be installed at the heads and sills of all openings and wherever the air space is interrupted. Flashing should extend through the face of the brick veneer to form a drip edge. Where the flashing is not continuous, such as at heads and sills, the ends should be turned up approximately 1 inch.

04 22 00 - Concrete Unit Masonry

Shall be in accordance with ASTM C90 or C145, 1500 psi compressive strength, grade N, Type 1, hollow core load bearing CMU and shall have a minimum net compression strength of 1900 psi. Use Grade N, type 1, specialty shapes load bearing concrete masonry units as specified. Standard width of mortar joints for both horizontal and vertical joints shall be 3/8 inch. Joints shall have a full mortar coverage. Lay CMU plumb with all courses level using appropriate corner blocks at corners, window and door jambs. Reinforcing mesh shall be installed in the three courses above all openings and shall extend 3 feet 9 inches beyond each side of opening. Mesh shall be installed in every second course of all masonry unit walls. Cut block with a carborundum saw. Use solid load-bearing block when required for structural purpose.

DIVISION 05 00 00. METALS

05 00 00 - Metals

Contractor shall review construction documents and provide labor and materials pertaining to metal work as required in said documents and as specified herein, while complying with all applicable building codes.

DIVISION 06 00 00. WOOD, PLASTICS, AND COMPOSITES

06 00 00 - Wood, Plastics, and Composites

Contractor shall review construction documents and provide labor and materials pertaining to carpentry work as required in said documents and as specified herein, while complying with all applicable building codes.

06 10 00 - Rough Carpentry

Lumber shall be of live, sound stock and properly dried. Pressure treated lumber shall be used where any lumber shall come into contract with concrete, masonry block or soil and when using as support members for decks, porches, or balconies. Lumber for use at exterior shall have a maximum 12 percent moisture content, for dry climates 9 percent is recommended. Provide adequate bracing and shoring during the construction process. Studs and joists cut to install plumbing and/or wiring shall be reinforced by adding metal or wood structural reinforcing to strengthen member back to original capacity and maintain structural integrity. Holes bored shall not be larger than 1/3 the depth and not closer than 2" to the top or bottom of the joist.

06 11 00 - Wood Framing

Interior Walls

All interior walls shall be wood studs, with single bottom plates and double top plates throughout. Provide solid blocking at mid-height of all walls which exceed 9'-0" in height.

2"x 4" studs placed 16" on center (OC) - typical

Roof Framing: Provide engineered wood trusses as specified in drawings. Install in accordance with manufacturer's instructions.

Roof Decking - Provide and install exterior sheathing of APA rated and code certified CDX plywood panels or OSB. Sheathing shall be installed with the face grain running across the rafters, vertical joints staggered. Nails shall be 8d common smooth, ringshank nails spaced 6" apart on the ends and 12" apart inside. Install with plywood "H" clips between each piece of decking, every 48". Install one layer of high temperature rated ice and water shield with overlap per manufacturer's specifications.

06 20 00 - Finish Carpentry

All architectural trim and woodwork shall be No. 1 grade material suitable for appropriate finishes. Wood that will be stained shall be clear of knots with concealed joints.

06 41 00 - Architectural Wood Casework

Schematic cabinet layout is shown on the drawings. Cabinet and countertop selection to be provided by owner.

DIVISION 07 00 00. THERMAL AND MOISTURE PROTECTION

07 00 00 - Thermal and Moisture Protection

Contractor shall review construction documents and provide labor and materials pertaining to thermal and moisture protection work as required in said documents and as specified herein, while complying with all applicable building codes.

07 10 00 - Dampproofing and Waterproofing

All joints and penetrations in walls, floors, and roofs shall be made watertight using approved methods and materials. Waterproofing and dampproofing recommendations contained herein are minimum, check with local code officials for additional requirements.

Slab Foundations - Install a minimum 6 mil polyethylene vapor barrier in all slabs, directly underneath concrete. Lap joints not less than 12 inches and tape and seal in accordance with manufacturers guidelines.

07 13 13 - Underlayment

On all roof surfaces install:

Grace Ice & Water Shield® HT

Grace Ice & Water Shield® HT designed for use in demanding high temperature (HT) applications where temperature resistance up to 260F is required. Excludes applications in high altitudes where copper, zinc or Cor-Ten roof coverings will be used.

PART 1 — GENERAL

1.1 SUMMARY

- A. This Section specifies a self-adhering sheet membrane used as underlayment for sloped roofs.
 - 1. High temperature application, 260F resistance, Grace Ice & Water Shield® HT.
- B. Related Sections: Refer to the following specification sections for coordination:
 Section 076100 Sheet Metal Roofing.
- C. Referenced Standards: Comply with the requirements of the following standards published by ASTM International to the extent referenced in this section.
 - ASTM D412 Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers - Tension.
 - 2. ASTM D461 Standard Test Methods for Felt.
 - 3. ASTM D 903 Standard Test Method for Peel or Stripping Strength of Adhesive Bonds.
 - 4. ASTM D1970 Standard Specification for Self-Adhering Polymer Modified Bituminous Sheet Materials Used as Steep Roofing Underlayment for Ice Dam Protection.
 - 5. ASTM D3767 Standard Practice for Rubber—Measurement of Dimensions.
 - 8. ASTM E96 Standard Test Methods for Water Vapor Transmission of Materials.
 - ASTM G90 EMMAqua test.

1.3 QUALITY ASSURANCE

- A. Regulatory Requirements: Comply with requirements of authorities having jurisdiction and applicable codes at the
 - location of the project.
- B. Manufacturer: Minimum 10 years experience producing roofing underlayment.
- C. Installer: Minimum 2 years experience with installation of similar underlayment.

1,4 DELIVERY, STORAGE AND HANDLING

- A. Deliver materials and products in unopened factory labeled packages. Protect from damage.
- B. Cover materials and store in dry condition between temperatures of 40 and 90 degrees F (5 and 32 degrees C). Use within one year of date of manufacture. Do not store at elevated temperatures as that will reduce the shelf life of the product.

PART 2 — PRODUCTS

2.1 MANUFACTURER

A. Manufacturer: GCP Applied Technologies, Inc., 62 Whittemore Avenue, Cambridge, MA 02140, Toli Free 866-333-3726, www.gcpat.com.

2.2 MATERIALS

- A. Self-Adhering Sheet Membrane Roof Underlayment: Provide Grace Ice and Water Shield HT by GCP Applied Technologies, Inc with the following characteristics:
 - Material: Cold applied, self adhering membrane composed of an innovative and proprietary rubberized asphalt adhesive and interwound with a disposable release sheet. An embossed, slip resistant surface is provided on the high performance film with UV barrier properties.
 - 2. Membrane Thickness: 40 mils (1.02 mm) per ASTM D3767 Method A.
 - 3. Membrane Tensile Strength: MD 33 lbf/in, CD 31 lbf/inch per ASTM D412 Die C Modified.
 - 4. Membrane Elongation: 250% per ASTM D412 Die C Modified.
 - Low Temperature Flexibility: Unaffected at -20 degrees F (-29 degrees C) per ASTM D1970.
 - 6. Adhesion to Plywood: 5.0 lb/in. width (876 N/m) per ASTM D903.
 - 7. Maximum Permeance: 0.05 perms (2.9 ng/sgms Pa) per ASTM E96.
 - Maximum Material Weight Installed: 0.22 pounds/sqft (1.1 kg/sqm) per ASTM D461.
 - 9. Service Temperature: 260 degrees F (115.6 degrees C) per ASTM D1204
 - Compatibility: Suitable for use under all types of sloped roofing with the exception high altitude climates where zinc, copper or Cor-Ten roof coverings are used.
 - Adhesive: Rubberized asphalt adhesive containing post-consumer recycled content, contains no calcium carbonate, sand or fly ash.
 - 12. Exposure: Can be left exposed for a maximum of 120 days from date of installation per ASTM G90 EMMAgua test.
 - 13. Primer: Water-based Perm-A-Barrier WB Primer by GCP Applied Technologies, Inc.
 - 14. Code and Standards Compliance: Grace Ice and Water Shield HT meets the following requirements:
 - a. ASTM D1970.
 - ICC-ES ESR-3121, per AC 48 Acceptance Criteria for Roof Underlayments used in Severe Climate Areas.
 - c. Underwriters Laboratories Inc. R13399 Class A fire classification under fiber-glass shingles and Class C under organic felt shingles (per ASTM E108/UL 790).
 - d. Underwriters Laboratories Inc. Classified Sheathing Material Fire Resistance Classification with Roof Designs: P225, P227, P230, P237, P259, P508, P510, P512, P514, P701, P711, P717, P722, P723, P732, P734, P736, P742, P803, P814, P818, P824
 - e. Miami-Dade County Code Report NOA #15-0728.11
 - f. Florida State Approval Report No. FL289-R3
 - g. CCMC Approval No. 13671-L

PART 3 - EXECUTION

3.1 EXAMINATION

A. Prior to start of installation, inspect existing conditions to ensure surfaces are suitable for installation of roofing underlayment. Verify flashing has been installed. Starting work indicates installers acceptance of existing conditions.

3.2 INSTALLATION

- A. Installation: Install roofing underlayment on sloped surfaces at locations indicated on the Drawings, but not less than at hips, ridges, eaves, valleys, sidewalls and chimneys, and surfaces over interior space within 36 inches (914 mm) from the inside face of the exterior wall. Strictly comply with manufacturer's installation instructions including but not limited to the following:
 - Schedule installation such that underlayment is covered by roofing within the published exposure limit of the underlayment.
 - 2. Do not install underlayment on wet or frozen substrates.
 - Install when surface temperature of substrate is a minimum of 40 degrees F (5 degrees C) and rising.
 - 4. Remove dust, dirt. loose materials and protrusions from deck surface.

- 5. Install membrane on clean, dry, continuous structural deck. Fill voids and damaged or unsupported areas prior to installation.
- Prime concrete and masonry surfaces using specified primer at a rate of 500-600 square feet per gallon (12-15 sqm/L). Priming is not required for other suitable clean and dry surfaces.
- 7. Install membrane such that all laps shed water. Work from the low point to the high point of the roof at all times. Apply the membrane in valleys before the membrane is applied to the eaves. Following placement along the eaves, continue application of the membrane up the roof. Membrane may be installed either vertically or horizontally after the first horizontal course.
- 8. Side laps minimum 3-1/2 inches (89 mm) and end laps minimum 6 inches (152 mm) following lap lines marked on underlayment.
- 9. Patch penetrations and damage using manufacturer's recommended methods.

3.3 CLEANING AND PROTECTION

- A. Protection: Protect from damage during construction operations and installation of roofing materials. Promptly repair any damaged or deteriorated surfaces.
- B. Repair minor damage to eliminate all evidence of repair. Remove and replace work which cannot be satisfactorily repaired in the opinion of the Architect.
- C. Provide temporary protection to ensure work being without damage or deterioration at time of final acceptance. Remove protective film and reclean as necessary immediately before final acceptance.

07 20 00 - Thermal Protection

Effective R values shall be in accordance with local and state energy codes. All plumbing chases in interior and exterior walls shall be insulated with batt insulation for sound attenuation.

Exterior Walls - Wall insulation shall be 3 1/2" batt with an R value of 13 within 2x4 interior furr-out.

Interior Walls - Install 3 1/2", R-11 batt insulation at all interior walls for sound attenuation.

Ceilings - Attic insulation shall be loose fill blown fiberglass insulation 17" thick with an R value of 49.

Foundation Insulation - Provide 2" thick x 24" high R-10 rigid foam perimeter insulation at interior of masonry wall per drawings.

07 40 00 - Roofing Panels

Install 30 year warranty raised rib metal roof system with exposed fasteners. Install a layer of ice and water shield per Section 07 13 13. Pitch is a 0.5:12 slope. Support roof system with pre-engineered truss system to meet dead and live load requirements as specified by manufacturer.

Metal roof material: Coated steel

Metal roof: MBCI, PBU panels, Signature 200 coating, color to be selected by owner.

Roofing Materials

All necessary roofing materials for a given project shall be provided by a single manufacturer. All accessory materials shall be approved by that manufacturer as necessary to obtain the manufacturer's full warranty.

07 60 00 - Flashing and Sheet Metal

Install appropriate flashing at all joints of chimneys, dormers, walls, vent pipes and other connection points to prevent the infiltration of water. Flashing shall be assembled of 26 gauge minimum galvanized, corrosion resistant sheet metal (or coated steel to match roofing). Valleys shall be wrapped with 20" wide galvanized flashing and extend 10" in each direction from centerline of valley. Use 6" wide x 6" high x 10' long galvanized flashing between wall siding and roof surfaces and step flashing between masonry and roof surfaces. Keep flashing concealed except where exposed on vertical surfaces or counter flashing.

07 71 23 - Manufactured Gutters and Downspouts

Install 5" wide metal gutters and 4" downspouts. Attach every 2'-6" on center (OC) with straps and/or fasteners. Color to match roofing.

07 72 00 - Roof Accessories

Venting

Roof Vents: Aura Gravity Roof Ventilator – Model AV-16-C12 Provide 3 at locations indicated on Roof Plan.

Soffit Vents - Install Air Vent Model SV202MF continuous.

07 92 00 - Joint Sealants

Use a 50 year warranty silicon based caulk at high expansion/compression areas, such as around chimneys, tile, ceramic, and around enamel and pre-fabricated tubs and showers. For exterior windows, door frames, interior trim, woodwork and other paintable surfaces use a Latex based caulk. Color shall match wood stain or paint.

DIVISION 08 00 00. OPENINGS

08 00 00 - Openings

Contractor shall review construction documents and provide labor and materials pertaining to the doors and windows as required in said documents and as specified herein, while complying with all applicable building codes.

08 11 00 - Steel Doors and Frames

Provide Steelcraft L18 Insulated Hollow Metal Door (U value = 0.36)

Part 1: General

1.01 Section includes

A. Steel doors

B. Steel frames

1.02 Related sections

A. Section 08710: Door Hardware

1.04 Requirements of regulatory agencies

A. Doors and frames to conform to applicable codes for fire ratings. It is the intent of this specification that all hardware and its application comply or exceed the standards for labeled openings. In case of conflict between types required for fire protection, furnish type required by NFPA and UL. Interior vertical stairwell doors will carry a minimum 250°F (121°C) temperature rise rating in addition to the required fire rating.

1.06 Quality assurance

A. Select a qualified hollow metal distributor, who is a direct account of the manufacturer of the products furnished. In addition, that distributor must have in their regular employment an Architectural Hardware Consultant (AHC), a Certified Door Consultant (CDC) or an Architectural Openings Consultant (AOC), who will be available to consult with the Architect and Contractor regarding any matters affecting the door and frame opening.

- B. Furnish materials and work performed in conformity with the contract documents.
- C. Conform to requirements of the above reference standards. Submit test reports upon request by the Owner or Architect.
- D. Underwriters' Laboratories and Warnock Hersey, labeled fire doors and frames: Label fire doors and frames listed in accordance with Underwriters Laboratories standard UL10C, Positive Pressure Fire Tests of Door Assemblies and Uniform Building Code Standard 7-2, Fire Tests of Door Assemblies.
- E. Manufacturer Qualifications: Member of the Steel Door Institute.
- F. Installer: Minimum five years documented experience installing products specified in this section.

1.07 Delivery, storage, and handling

A. **Storage of Doors** Store doors vertically in a dry area, under proper cover. Place the units on at least 4" high wood sills on floors in a manner that will prevent rust and damage. Avoid use of non-vented plastic or canvas shelters, which create a humidity chamber and promote rusting. If the door becomes wet, or moisture appears, remove any protective wrapping immediately. Provide a 4" space between the doors to permit air circulation. Proper storage is required to meet the requirements of ANSI/SDI A250.10 and HMMA 840.

B. Storage of Frames Store frames in an upright position with heads uppermost under cover on 4" wood sills on floors in a manner that will prevent rust and damage. Do not use nonvented plastic or canvas shelters, which create a humidity chamber and promote rusting. Store assembled frames in a vertical position, five units maximum in a stack. Provide a 2" space between frames to permit air circulation.

Provide proper storage for doors and frames, to maintain the quality and integrity of the factory applied paint, and maintain the requirements of ANSI/SDI A250.10 and HMMA 840. Sand, touch up and clean prime painted surfaces prior to finish painting in accordance with the manufacturer's instructions.

1.08 Coordination

Coordinate Work with other directly affected sections involving manufacture or fabrication of internal cutouts and reinforcement for door hardware, electric devices and recessed items.

Coordinate work with frame opening construction, door and hardware installation.

Sequence installation to accommodate required door hardware.

Verify field dimensions for factory assembled frames prior to fabrication.

Part 2: Products

2.01 Doors

A. Construct exterior/interior doors to the designs and gauges as specified:

- 1. Exterior Doors: Hot-dip galvannealed steel, ASTM A 653, Class A60, 18 gauge [0.042" (1 mm)] dipped galvannealed steel, with closed tops. a. Include galvannealed components and internal reinforcements with galvannealed doors.
- 2. b. Close tops of exterior swing-out doors to eliminate moisture penetration. Galvannealed steel top caps are permitted.
 - B. Full Flush Type Doors Construction Doors construction conforming to ANSI-A250.4 criteria and tested to 5,000,000 operating cycles.

Approved door core constructions:

Polystyrene: Reinforced, stiffened, sound deadened and insulated with a rigid polystyrene core bonded to the inside faces of both panels with contact adhesive. All Polystyrene doors are full width and height polystyrene core filled.

1. **Vertical edge seams:** Provide doors with continuous vertical mechanical inter-locking joints at lock and hinge edges with visible edge seams, or a one piece full height 14 gauge channel. Apply a continuous bead of structural epoxy in the internal vertical connection.

2.02 Door frames

- A. Construct exterior and metal door frames to the profiles, designs and gauges as specified.
- 1. Exterior Frames: Hot-dip galvannealed steel, ASTM A 653, Class A60, 16 gauge [0.053" (1.3 mm) hot dipped galvannealed steel. a. Include galvannealed components and internal reinforcements with galvannealed frames.

2.04 Fabrication

A. Face Welded Frames: Continuous face weld the joint between the head and jamb faces along their length either internally or externally. Grind, prime paint, and finish smooth face joints with no visible face seams.

Externally weld, grind, prime paint, and finish smooth face joints at meeting mullions or between mullions and other frame members as per ANSI/SDI A250.8 – 2003.

Provide two temporary steel spreaders (welded to the jambs at each rabbet of door openings) on welded frames during shipment. Remove temporary steel spreaders prior to installation of the frame.

2.05 Finish

A. Doors, frames and frame components are required to be cleaned, phosphatized, and finished with one coat of baked-on rust inhibiting prime paint in accordance with the ANSI/SDI A250.10 "Test Procedures and Acceptance Criteria for Prime Painted Steel Surfaces for Steel Doors and Frames."

Part 3: Execution

3.1 Examination

3.01 Installation

- A. Install doors and frames in accordance with Steel Door Institute's recommended erection instructions for steel frames ANSI A250.11.
- B. Install label doors and frames in accordance with NFPA-80.
- C. Remove temporary steel spreaders prior to installation of frames.
- D. Set frames accurately in position; plumb, align and brace until permanent anchors are set. After wall construction is complete, remove temporary wood spreaders. Field splice only at approved locations indicated on the shop drawings. Weld, grind, and finish as required to conceal evidence of splicing on exposed faces.
- E. Provide full height 3/8" to 1 1/2" strip of polystyrene insulation at frames requiring grouting where continuous hinges are specified. Apply the strip to the back of the frame, where the hinge is to be installed, to allow for field drilling or tapping.
- F. Where grouting is required in masonry, provide and install temporary bottom and intermediate wood spreaders to maintain proper width and avoid bowing or deforming of frame members. Refer to ANSI A250.11-2012, Standard. Hollow Metal Frames to receive grouting comply with ANSI/SDI Standard A250.8.2003, 4.2.2, whereby grout will be mixed to provide a 4" maximum slump consistency and hand troweled into place. Do not use grout mixed to a thinner, pumpable consistency is not recommended and not be used. Refer to HMMA 820 TN01-03 Grouting Hollow Metal Frames
- G. Provide a vertical wood brace during grouting of frame at openings over 4'0" wider, to prevent sagging of frame header.
- H. Apply hardware in accordance with hardware manufacturers' instructions and Section 08710 FINISH HARDWARE of these Specifications. Install all hardware with only factory provided fasteners. Adjust door installation to provide uniform clearance at head and jambs, to achieve maximum operational effectiveness and appearance.

3.02 Adjusting

- A. Final Adjustments: Adjust operating doors and hardware items just prior to final inspection and acceptance by the Owner and Architect. Leave work in complete and proper operating condition. Remove and replace defective work, including doors or frames that are damaged, bowed or otherwise unacceptable.
- B. **Prime Coat Touch-Up:** Immediately after erection, sand smooth any rusted or damaged areas of prime coat and apply touch-up of compatible air-drying primer.

3.03 Protection

A. Provide protective measures required throughout the construction period to ensure that door and frame units will be without damage or deterioration, other than normal weathering, at time of acceptance.

08 14 00 - Interior Doors

Interior doors shall be solid core 1-3/4" flush birch with factory applied clear finish. Doors between office area and warehouse area shall have 20-Minute Fire-rating with WHI / ITS metal label applied. Manufacturer: Trudoor or equal.

Interior Door Frames - Install Rediframe 16 ga interior door frames.

08 36 00 - Overhead Doors

Install Overhead 12'-0" wide x 12'-0" high insulated steel garage/overhead door with electric opener and dual remote control units. Install weather-stripping around each door opening.

Garage/Overhead doors:

OVERHEAD DOOR COMPANY SECTIONAL OVERHEAD DOORS 470 SERIES INSULATED STEEL DOORS

PART 1 GENERAL

- 1.1 SECTION INCLUDES
 - A. Insulated Sectional Overhead Doors.
- 1.2 REFERENCES
 - A. ANSI/DASMA 102 American National Standard Specifications for Sectional Overhead Type Doors.
- 1.3 DESIGN / PERFORMANCE REQUIREMENTS
 - A. Wiring Connections: Requirements for electrical characteristics.
 - 1. 115 volts, single phase, 60 Hz.
 - B. Single-Source Responsibility: Provide doors, tracks, motors, and accessories from one manufacturer for each type of door. Provide secondary components from source acceptable to manufacturer of primary components.
- 1.4 QUALITY ASSURANCE
 - A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with minimum five years documented experience.

- B. Installer Qualifications: Authorized representative of the manufacturer with minimum five years documented experience.
- C. Products Requiring Electrical Connection: Listed and classified by Underwriters Laboratories, Inc. acceptable to authority having jurisdiction as suitable for purpose specified.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened labeled packaging until ready for installation.
- B. Protect materials from exposure to moisture until ready for installation.
- C. Store materials in a dry, ventilated weathertight location.

1.6 WARRANTY

A. Warranty: Manufacturer's limited door and operators System warranty for 10 years against delamination of polystyrene foam from steel face and all other components for 1 year and covered under General Conditions of Contract.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Overhead Door Corporation, 2501 S. State Hwy. 121, Suite 200, Lewisville, TX 75067. ASD. Tel. Toll Free: (800) 275-3290. Phone: (469) 549-7100. Fax: (972) 906-1499. Web Site: www.overheaddoor.com. E-mail: arcat@overheaddoor.com.
- B. Substitutions: Upon approval of owner and architect.

2.2 INSULATED SECTIONAL OVERHEAD DOORS

- A. Insulated Steel Sectional Overhead Doors: 470 Series Insulated Steel Doors by Overhead Door Corporation. Units shall have the following characteristics:
 - Door Assembly: Rigid steel construction; fully insulated on the inside face with continuous steel backing on the inside face. Fabricated with steel end stiles and tongue and groove sections.
 - a. Panel Thickness: 2 inches (51 mm).
 - b. Exterior Surface: Ribbed.
 - c. Exterior Steel: 26 gauge, hot-dipped galvanized with an embossed simulated wood grain texture.
 - d. Interior Steel: 29 gauge, hot-dipped galvanized

- e. Springs:
 - 1) 10,000 cycles.
- f. Insulation: Polystyrene.
- g. Thermal Values:
 - 1) Polystyrene R-value of 9.83; U-value of 0.102.
- 2. Finish and Color: Two coat baked-on polyester. Color as follows:

To be selected by owner

- a. White
- b. Almond
- c. Brown
- d. Sandstone
- e. Desert Tan
- 3. Windload Design: Provide to meet the Design/Performance requirements specified.
- 4. Hardware: Galvanized steel hinges and fixtures. Ball bearing rollers with hardened steel races.
- 5. Lock:
 - a. Interior mounted slide lock.
- 6. Weatherstripping:
 - a. Flexible bulb-type strip at bottom section.
 - b. Flexible Jamb seals.
 - c. Flexible Header seal.
- 7. Track: Provide track as recommended by manufacturer to suit loading required and clearances available.
- 8. Manual Operation: Pull rope.
- Electric Motor Operation: Provide UL listed electric operator, size and type as recommended by manufacturer to move door in either direction at not less than 2/3 foot nor more than 1 foot per second. Operator shall meet UL325/2010 requirements for continuous monitoring of safety devices.
 - a. Entrapment Protection: Required for momentary contact, includes radio control operation.
 - 1) Photoelectric sensors monitored to meet UL 325/2010.
 - b. Operator Controls:
 - 1) Push-button operated control station.
 - 2) Surface mounting.
 - 3) Interior location.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until openings have been properly prepared.
- B. Verify wall openings are ready to receive work and opening dimensions and tolerances are within specified limits.
- C. Verify electric power is available and of correct characteristics.

3.2 PREPARATION

- A. Clean adjacent surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.3 INSTALLATION

- A. Install overhead doors and track in accordance with the manufacturer's printed instructions.
- B. Coordinate installation with adjacent work to ensure proper clearances and allow for maintenance.
- C. Anchor assembly to wall construction and building framing without distortion or stress.
- D. Securely brace door tracks suspended from structure. Secure tracks to structural members only.
- E. Fit and align door assembly including hardware.
- F. Coordinate installation of electrical service. Complete power and control wiring from disconnect to unit components.

3.4 CLEANING AND ADJUSTING

- A. Adjust door assembly to smooth operation and in full contact with weatherstripping.
- B. Clean doors according to manufacturer's instructions.
- C. Remove temporary labels and visible markings.

3.5 PROTECTION

- A. Do not permit construction traffic through overhead door openings after adjustment and cleaning.
- B. Protect installed products until completion of project.
- C. Touch-up, damaged coatings and finishes and repair minor damage before Substantial Completion.

Automatic Garage Door Opener: Overhead Door Company, Destiny 1500, Screw Drive

08 50 00 - Windows

Confirm that openings are compliant with all applicable building codes concerning egress, lighting and ventilation requirements. Temper all glass located within 2'-0" from exterior doors, all glass in doors and above tub enclosures. Provide and install necessary windows and appropriate hardware to operate and lock windows. Consult window schedule on Sheet A-2 of the drawings.

VINYL WINDOWS

PART 1 - GENERAL

- A. Section Includes:
 - 1. Horizontal Sliding windows

1.1 QUALITY ASSURANCE

- A. Overall Standards: Comply with ANSI/AAMA/101/I.S.2, except where noted herein.
- B. Manufacturer Qualifications:
 - 1. Minimum 10 years experience in producing vinyl windows.
 - 2. Member AAMA & NFRC.
- C. Certifications for Insulated Glass Units:
 - 1. Insulated glass units are certified to ASTM E2188/E2190 per the Associated Laboratories Incorporated (ALI) guidelines.
- D. AAMA: Windows shall be Gold Label certified with label attached to frame per AAMA requirements.
- E. NFRC: Windows shall be NFRC certified with temporary U-factor label applied to glass and an NFRC tab added to permanent AAMA frame label.

1.2 DELIVERY, STORAGE and HANDLING

- A. General: Reference Section 01 66 00 Product Storage and Handling Requirements.
- B. Comply with Manufacturer's/Dealer's ordering instructions and lead time requirements to avoid construction delays.

- C. Delivery: Deliver materials in Manufacturer's standard packaging for protection of product.
- D. Storage & Protection: Store products away from exposure to environmental conditions that may be harmful to materials.
- E. Store materials off ground in an upright position. Provide cover from weather and construction activity.
- F. Follow Manufacturer's instructions on label applied to units.

1.3 WARRANTY

- A. Commercial Warranty:
 - 1. 10 Year Warranty.
 - 2. Guarantee windows against defects in materials and workmanship including costs for replacement parts and labor.

Part 2 - PRODUCTS

2.1 MANUFACTURER

A. Products supplied by the following manufacturer:

Milgard Manufacturing, Inc.

1010 54th Avenue East

Tacoma, WA 98424

(800)-Milgard (645-4273) milgard.com

- B. Window Series: Milgard Tuscany® Series
- C. Substitutions: Reference Section 01 25 13 Product Substitution Procedures

2.2 MANUFACTURED UNITS

- A. Proprietary Products: Tubular Extruded Poly Vinyl Chloride (PVC) Windows
 - 1. Tuscany® Series Windows
 - 2. Glazing
 - 3. Accessories

B. Substitutions: Upon approval of owner and architect.

2.3 MATERIALS

- A. Integral color PVC compound containing impact-resistant solid plasticizer, titanium dioxide UV inhibitor, and surface and color stabilizers.
- B. Weatherstripping:
 - 1. Vinyl compression bulb seal

2.4 SYSTEM DESCRIPTION

- A. General Performance Requirements: Products and systems provided must be manufactured, fabricated, and installed to the following performance criteria:
 - 1. Comply with ANSI/AAMA/NWWDA 101/I.S.2, except as noted herein
 - 2. U-Factor (NFRC 100): 0.28
 - 3. SHGC Solar Heat Gain Coefficient (NFRC 200): 0.28

2.5 WINDOW TYPES

- A. Horizontal Slider 8120T Series, block frame
 - 1. Frame: 3-1/4" minimum depth. Multi-chambered vinyl profile.
 - 2. Sash: 1-1/4" minimum depth. Multi-chambered vinyl profile, includes vent stops located in fixed sash.
 - 3. Sightlines: Equal for operating and fixed sash.
 - 4. Structural Class:

a. 72" x 60":

LC40

b. 71 ½" x 71 ½":

LC25

- 5. Hardware:
 - a. SmartTouch® direct action locking mechanism.
 - Unlocking: Lock shall function such that the unlocking and movement of the sash are performaced with the same continuous motion.
 - Locking: Lock shall function such that the locking mechanism shall be actuated automatically upon closing of the sash.
 - b. Nylon rollers with stainless steel axles, extruded vinyl snap-on monorail roller track.
 - c. Dual pull rails.
- 6. Weatherstripping: Fin seal polypropylene pile.

2.6 GLAZING

- A. Insulated Glass Units: ASTM E 774, Class A
 - 1. Glazing Type: Dual Glaze
 - a. SunCoat® Low-E/Clear/ SunCoat® Low-E
 - 2. Overall IG Unit Thickness:
 - a. 7/8", except Double Slider and Double Hung which are 3/4" overall.
 - 3. Spacer Type:
 - a. Foam spacer
 - 4. Gas Filled:
 - a. None
 - 5. Glass Thickness:
 - a. Per Manufacturer's Specifications

2.7 INSECT SCREENS: Provide tight fitting screen (with hardware) for operating windows

- A. Screen Frame:
 - 1. Rolled Formed Aluminum Frame Standard
- B. Screen Mesh:
 - 1. PureView® High Visibility Fiberglass Mesh Standard.

2.8 FABRICATION

- A. Fabricate frames and sash with mitered and fusion welded corners and joints.
- B. Trim and finish corners and welds to match adjacent surfaces.
- C. Provide concealed metal reinforcements in sash frame for attachment of lock mechanism.
- D. Factory interior glaze (except Double Hung and Double Slider) with snap-on mitered PVC glazing stops matching bevels on the sash and frame. Insulated glass units shall be reglazable without dismantling sash framing.
 - 1. Note: Field glazing is required for large window units (over 40 sq. ft).

2.9 FINISH

- A. Frame and Sash Color:
 - 1. Exterior: To be selected by owner [White] [Adobe] [Tan] [Tweed] [Silver] [Classic Brown] [Espresso] [Bronze].
 - 2. Interior matched to exterior on White, Adobe and Tan only. All other exterior finish colors have white interior.
- B. Hardware: [Painted or Metal finishes as supplied by Milgard]
 - 1. [White] [Adobe] [Tan] (matched to interior frame finish)
- C. Screen Frame Color:
 - 1. Matched to exterior frame color

2.10 SOURCE QUALITY CONTROL:

A. Inspect windows in accordance with Manufacturer's Quality Control Program as required by AAMA Gold Label Certification.

PART 3- EXECUTION

3.1 EXAMINATION

- A. Examine openings in which windows will be installed.
 - 1. Verify that framing complies with AAMA 2400 (Mounting Flange Installation) & AAMA 2410 (Flush Fin Installation).
 - 2. Verify that fasteners in framed walls are fully driven and will not interfere with window installation.
- B. Coordinate with responsible entity to correct unsatisfactory conditions.

C. Commencement of work by installer is acceptance of substrate conditions.

3.2 INSTALLATION

- A. Install windows in framed walls in accordance with AAMA 2400 ("Mounting Flange Installation") and/or AAMA 2410 ("Flush Fin Installation").
- B. Do not remove temporary labels.
- C. Install insect screens on operable windows.
 - 1. Hold Screens: [Please coordinate with local supplier.]

3.3 CLEANING AND FINISHING

- A. Reference Section 01 74 00 Cleaning and Waste Management.
- B. Remove temporary labels and retain for Closeout Submittals.
- C. Clean soiled painted surfaces and glass using a mild detergent and warm water solution with soft, clean cloths.

08 71 00 - Door Hardware

Finish hardware shall include keyed lever and deadbolt locksets at all exterior doors. Interior doors shall be a combination of privacy and passage locks (coordinate with owner). All locksets shall be keyed the same.

08 71 01 - Door Hardware - Thresholds

Provide and install brushed aluminum thresholds and appropriate door sweeps at exterior doors.

08 83 00 - Mirrors

Install mirrors as noted in construction documents. Install with silicon sealant and spacer strips per manufacturers recommendations.

DIVISION 09 00 00. FINISHES

09 00 00 - Finishes

Contractor shall review construction documents and provide labor and materials pertaining to the finishes as required in said documents and as specified herein, while complying with all applicable building codes.

09 24 00 PORTLAND CEMENT PLASTER

LaHabra® Fastwall 100 Fiber Reinforced Stucco LaHabra Perma-Elastic Elastomeric Finish

1.1 SECTION INCLUDES

A. Installation of LaHabra Fastwall 300 Stucco Assemblies on CMU.

1.2 RELATED SECTIONS

- A. Section 03 30 00 Cast-in-Place Concrete
- B. Section 04 20 00 Unit Masonry
- C. Section 07 27 00 Air Barriers

- D. Section 07 62 00 Sheet Metal Flashing and Trim
- E. Section 07 90 00 Joint Protection
- F. Section 08 50 00 Windows

1.3 REFERENCES

- A. ASTM C897 Standard Specification for Aggregate for Job-Mixed Portland Cement-Based Plaster
- B. ASTM C926 Standard Specification for Application of Portland Cement-Based Plaster
- C. ASTM C1278 Specification for Fiber-Reinforced Gypsum Panel
- D. ASTM E84 Test Method for Surface Burning Characteristics of Building Materials
- E. ASTM E119 Method for Fire Tests of Building Construction and Materials
- F. ASTM E330 Test Method for Structural Performance of Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference
- G. ASTM G153 Standard Practice for Operating Enclosed Carbon Arc Light Apparatus for Exposure of Nonmetallic Materials

1.4 ASSEMBLY DESCRIPTION

A. LaHabra Fastwall 300 Stucco Assembly on CMU: Optional Bonding Agent, LaHabra Fiber-47 Fastwall Scratch & Brown (LaHabra Fiber-47 Fastwall Scratch & Brown Concentrate or LaHabra Fiber-47 Fastwall Scratch & Brown Sanded) and either an acrylic or elastomeric based finish coat.

1.5 SUBMITTALS

- A. General: Submit Samples, Certificates in accordance with Division 1 General Requirements Submittal Section.
- B. Samples: Submit samples for approval. Samples shall be of materials specified and of suitable size as required to accurately represent each color and texture used on project. Prepare each sample using same tools and techniques for actual project application. Maintain and make available, at job site, approved samples.
- C. Manufacturer's Warranty; Submit sample copies of Manufacturer's Warranty indicating Single Source Responsibility.

1.6 QUALITY ASSURANCE

A. Qualifications:

- A. Manufacturer: Shall have marketed stucco assemblies in United States for at least five years; At least 1,000 projects shall have been completed utilizing this type of stucco assembly; Shall have completed projects of same building size and type as this project.
- B. Applicator: Shall be experienced and competent in installation of stuccolike materials, and shall provide evidence of a minimum of 5 years experience in work similar to that required by this section.
- B. LaHabra Fastwall 300 Stucco Assembly Functional Criteria:
 - A. General: Stucco application shall be to vertical substrates or to substrates sloped for positive drainage. Substrates sloped for drainage shall have additional protection from weather exposure that might be harmful to coating performance.

C. Substrate Conditions:

A. Substrates shall be sound, dry and free of dust, dirt, laitance, efflorescence and other harmful contaminants.

- B. Substrate Dimensional Tolerances: Flat with 1/4 in (6.4 mm) within any 4 ft (1219 mm) radius.
- C. Maximum deflection of substrate system under positive or negative design loads shall not exceed L/360 of span.
- D. Expansion and Control Joints: Continuous expansion and control joints shall be installed at locations in accordance with ASTM C1063 and ASTM C926
 - A. Substrate movement, and expansion and contraction of LaHabra Fastwall 300 Stucco Assembly and adjacent materials shall be taken into account in design of expansion joints, with proper consideration given to sealant properties, installation conditions, temperature range, coefficients of expansion of materials, joint width to depth ratios, and other material factors. Minimum width of expansion joints shall be as specified by the designer or shown on the project drawings.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Delivery: Deliver LaHabra Fastwall 300 Stucco Assembly products in original packaging with manufacturer's identification.
- B. Storage: Store LaHabra Fastwall 300 Stucco Assembly products in dry location, off the ground, protected from moisture conditions harmful to product performance.

1.8 PROJECT / SITE CONDITIONS

- A. Substrate Temperature: Do not apply LaHabra Fastwall 300 Stucco Assembly products to substrates whose temperature are below 40°F (4°C) or contain frost or ice.
- B. Inclement Weather: Do not apply Fastwall Stucco Base during inclement weather, unless appropriate protection is employed.
- C. Sunlight Exposure: Avoid, when possible, installation of the Fastwall Stucco Base in direct sunlight. Application of Finishes in direct sunlight in hot weather may adversely affect aesthetics.
- D. LaHabra Fastwall 300 Stucco Assembly materials shall not be applied if ambient temperature exceeds 120°F (49°C) or falls below 40° F (4°C) within 24 hours of application. Protect stucco from uneven and excessive evaporation during hot, dry weather.
- E. Prior to installation, the wall shall be inspected for surface contamination, or other defects that may adversely affect the performance of the LaHabra Fastwall 300 Stucco Assembly, and shall be free of residual moisture.

1.9 COORDINATION AND SCHEDULING:

A. Coordination: Coordinate LaHabra Fastwall 300 Stucco Assembly installation with other construction operations.

1.10 WARRANTY

A. Warranty: Upon request, at completion of installation, provide LaHabra Standard Limited Stucco Warranty. See LaHabra's warranty schedule for available LaHabra Fastwall 300 Stucco Assembly Warranties.

PART 2 - PRODUCTS

2,1 MANUFACTURERS

- A. Manufacturer: Parex USA, Inc., 4125 E. LaPalma Ave., Suite 250, Anaheim, CA 92807
- B. Components: Obtain components of LaHabra Fastwall 300 Stucco Assembly from authorized distributors. No substitutions or additions of other materials are permitted without prior written permission from Parex USA for this project.

2.2 MATERIALS

A. Bonding Agent

 LaHabra Acryic Bonder & Admix: 100% acrylic emulsion additive for Portland cement based products, to enhance curing, adhesion, freezethaw resistance and workability and as an acrylic polymer bonding agent.

B. LaHabra Fiber-47 Fastwall Scratch & Brown

- A. LaHabra Fiber-47 Fastwall Scratch & Brown Concentrate: A factory blended portland cement, fibers, hydrated lime and proprietary ingredients, cement scratch and brown coat mixed in the field with sand, conforming to ASTM C926.
 - OR -
- B. .LaHabra Fiber-47 Fastwall Scratch & Brown Sanded: A factory blend of portland cement, lime, fibers, proprietary additives and sand, scratch and brown coat, mixed in the field with water, conforming to ASTM C926.

C. Primers (Optional):

1. LaHabra Perma-Primer: 100% acrylic based coating to prepare surfaces for LaHabra finishes.

D. LaHabra Finish:

- 1. Perma-Elastic Elastomeric Finish: Factory blended, 100% acrylic polymer based elastomeric textured finish, integrally colored.
 - a. Finish texture and color as selected by Project Designer

2.3 RELATED MATERIALS AND ACCESSORIES

- A. General: LaHabra Fastwall 300 Stucco Assembly and its related materials shall conform to ASTM C926, this specification and Product Data Sheets
- B. Lath and Accessories: Conform to ASTM C847, ASTM C933, ASTM C1032 and ASTM C1063 and Appendix
 - Accessories: Manufacturer's standard steel products with G60 galvanizing unless otherwise indicated as rigid polyvinyl chloride (pvc plastic) or zinc alloy
 - 2. Weep Screeds: Foundation weep screed with minimum 3½ inch vertical attachment flange.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify project site conditions under provisions of Section 01 00 00.
- B. Compliance: Comply with manufacturer's instructions for installation of LaHabra Fastwall 300 Stucco.

- C. Substrate Examination: Examine prior to LaHabra Fastwall 300 Stucco Base installation as follows:
 - Substrate shall be of a type approved by Parex USA.
 - 2. Concrete and Masonry must be cured a minimum of 28 days.
 - 3. Substrate shall be examined for soundness, and other harmful conditions.
 - 4. Substrate shall be free of dust, dirt, laitance, efflorescence, and other harmful contaminants.
 - 5. Substrate construction in accordance with substrate material manufacturer's specifications and
- D. Advise Contractor of discrepancies preventing installation of the LaHabra Fastwall 300 Stucco Assembly. Do not proceed with the LaHabra Fastwall 300 Stucco Assembly work until unsatisfactory conditions are corrected.

3.2 PREPARATION

- A. Concrete Masonry Units: Remove projecting joint mortar so it is even with the plane of the wall. Remove surface contaminants such as efflorescence, existing paint or any other bond inhibiting material by sandblasting, waterblasting, wire brushing, chipping or other appropriate means. Premoisten the surface with water just prior to placement of stucco, or apply one uniform coat of LaHabra Acryic Bonder & Admix according to application instructions.
- B. Ensure that metal flashing has been installed per Specification Section 07 60 00 Flashing and Sheet Metal.

3.3 MIXING

- A. Mix proprietary products in accordance with manufacturer's instructions, including the applicable LaHabra Fastwall 300 Stucco Assembly Product Data Sheets.
- B. Admix LaHabra Acrylic Bonder & Admix
 - Mix up to 1 gallon per 90 pound bag of LaHabra Fiber-47 Fastwall Scratch & Brown Concentrate and up to 1 quart per 80 pound bag of LaHabra Fiber-47 Fastwall Scratch & Brown Sanded. Add after dry components and the majority of the water has been mixed. Mix no longer than required to provide a uniform mixture. DO NOT OVER-MIX. Overmixing entrains excessive amounts of air which weaken the material. Do not retemper mixes over 20 minutes old.

3.4 APPLICATION

- A. General: LaHabra Fastwall 300 Stucco Assembly and its related materials shall conform to ASTM C926, this specification and Product Data Sheets.
- B. LaHabra Acryic Bonder & Admix for application of concrete masonry construction:
 - 1. Apply at the rate of 250 sq. ft. per gallon using a low-pressure sprayer, brush, or roller. (application in direct sunlight may cause the product to dry too quickly).
 - Stucco Base coat should be applied after LaHabra Acryic Bonder & Admix becomes tacky.

C. LaHabra Fastwall 300 Stucco Base:

1. Apply base coat to a minimum thickness of 3/8 in, using sufficient trowel pressure to key stucco into concrete masonry surface and to a uniform

- thickness. Refer to ASTM C926 for allowable thicknesses direct to concrete and masonry.
- 2. Rod surface to true plane.
- 3. Trowel to smooth and uniform surface to receive finish coat
- Moist cure stucco base with clean, cool, potable water for at least 48 hours and allow to dry for one day.

D. Primer and Finish:

- 1. After Moist curing, allow the LaHabra Fastwall 100 Stucco Base to air dry.
 - a. Minimum of 2 additional days if applying a Primer

-OR-

- b. Minimum of 5 additional days before application of a Acrylic or Elastomeric based Finish Coat
- 2. Remove surface contaminants such as dust or dirt without damaging the substrate.
- 3. Ambient and surface temperature must be 40°F (4°C) or higher during application and drying time. Supplemental heat and protection from precipitation must be provided as needed.
- Use only on surfaces that are sound, clean, dry, unpainted, and free from any residue that might affect the ability of the finish to bond to the surface.
- 5. Apply exterior wall finish in number of coats thickness recommended by manufacturer to achieve texture indicated, using sufficient trowel pressure or spray velocity to bond finish to base coat.
- 6. Protect Finish Coats from inclement weather until completely dry.

3.4 CLEAN-UP

A. Removal: Remove and legally dispose of LaHabra Fastwall 300 Stucco Assembly component debris material from job site.

3.5 PROTECTION

- A. Provide protection of installed materials from water infiltration into or behind them.
- B. Provide protection of installed stucco from dust, dirt, precipitation, and freezing during installation.
- C. Provide protection of installed finish from dust, dirt, precipitation, freezing and continuous high humidity until fully cured and dry.
- D. Clean exposed surfaces using materials and methods recommended by the manufacturer of the material or product being cleaned. Remove and replace work that cannot be cleaned to the satisfaction of the Project Designer/Owner.

09 29 00 - Gypsum Board

Gypsum board must be held firmly against the framing while fastening to avoid later movement of gypsum board on the shank of the nails or screws.

Nails or Screws: Nails and screws shall be a minimum 3/8" and a maximum of 1/2" from edges and ends of wallboard and the heads shall be seated slightly below the surface without breaking the paper. Nails shall be spaced not to exceed 7" on ceilings or 8" on sidewalls. Head diameter shall be a nominal 1/4"

with the length 1 1/2" to penetrate a minimum of 7/8" into nailing member. Nails shall meet the minimum requirements of ASTM C514 and may include coated, etched treated or annular ring shanks to improve withdrawal resistance. Drywall screws shall meet the minimum requirements of ASTM C1002. Bugle-shaped heads shall be 0.315" in nominal diameter and contain a No. 2 Phillips driving recess. Type "W" screws are designed for easier fastening in wood.

Joints: At gypsum wallboard joints install a 2" strong, cross threaded tape with a cross tensile strength of 45 lbs per lineal inch. Press a strong, good quality tape firmly onto sheathing joints and around openings, imbedded in joint cement. At corners and angles, install metal corner beads as specified by manufacturer. If corners are rounded, install corner reinforcement as required. Spread gypsum wallboard mud at all tape joints, corner beads, nails and screw penetrations and where a smooth surface is needed. Apply second coat of wallboard mud after a minimum 24 hours. After drying (minimum 48 hours), sand all joints and other areas to a smooth consistent surface.

Interior Walls: Sheath walls with 5/8" gypsum wallboard horizontally with long edges at right angles to framing members.

Ceilings: Apply a single layer of 5/8" Type 'X' gypsum wallboard across the supports and fasten with nails or screws. Offset joints between layers at least 10". Nails are spaced 6" on center (OC) with 1 1/4" heads. Screws are spaced 12" on center (OC). Ceiling finish shall be spray knockdown.

Fire-Rated Gypsum Wallboard: In garages, around gas water heaters and as required by applicable building codes, install 5/8" Type "X" fire-rated gypsum wallboard. Nails shall be 1 3/4" long, spaced a maximum of 4" on center (OC) around perimeter and 8" on center (OC) in the field of the board.

Water Resistant Gypsum Wallboard: On "wet" walls in restroom, behind plumbing fixtures, or as required by applicable building codes, install 5/8" water resistant drywall.

09 51 23 - Acoustical Tile Ceilings

Comply with the instructions and recommendations of the ceiling tile manufacturer. Install materials in accordance with governing regulations, fire resistance rating requirements and industry standards applicable to work. Ceiling areas shall be measured to establish layout of acoustical units to balance border widths at opposite edges of each ceiling. Avoid use of half width units at borders. Field cut acoustical panels as required, in accordance with manufacturers recommended procedures and equipment.

Grid layout shall be symmetrically laid out in each space. Coordinate work with other trades so that lighting fixtures, grills and other ceiling fixtures work with grid layout. Support for suspension system shall be from structure above, not from ductwork, metal deck, equipment, or piping. Hangers shall not be spread more than 6" from ends and not more than 4 feet on centers on runners. Wall moldings shall be installed at the perimeter of each acoustical ceiling area and at locations where edge or units would otherwise be exposed.

Secure moldings to supporting construction by fastening with screw anchors into the substrate through holes drilled in vertical leg. Space holes not more than 3" from each end and not more than 16" on center along each molding. Level moldings with ceiling suspension system, to level tolerance of 1/8". Miter corners of moldings accurately to provide hairline joints, securely connected to prevent dislocation. Cope exposed flanges of intersecting suspension system members, so that large faces will be flush.

Specify: Armstrong, Prelude 15/16" Exposed Tee System, White Armstrong Cortega ceiling tiles

09 60 00 - Flooring

Contractor shall protect concrete floors during construction to prepare for an exposed concrete finish.

Concrete Sealer

Increte - Clear Seal

DIRECTIONS FOR USE:

Surface Preparation

- 1. The concrete surface must be clean and free of puddled or standing water.
- 2. INCRETE CLEAR SEAL should not be applied over other curing compounds.
- 3. Preparation for existing concrete: Use INCRETE UNI-STRIPP to remove old coatings.
- 4. All old paint, oil, grease and water-based sealers must be removed. Best results are achieved when applied to bare concrete.

APPLICATION

INCRETE CLEAR SEAL requires no pre-blending and should be used directly from the container. Apply at a uniform coverage rate with an industrial, hand-held, pump-up or airless sprayer, or by roller. Plastic garden-type sprayers should not be used. If applying by roller, use a short, 3/8 in (9.5 mm) nap, solvent-resistant roller cover. Allow the first coat to dry tack-free before applying the second coat. Best performance and appearance is achieved with two coats, following the recommended coverage rates. For a slipresistant surface, add INCRETE SHUR GRIP to the final coat of sealer. If a low-gloss finish is desired, use INCRETE MATTE-ADD per directions. Thick applications of INCRETE CLEAR SEAL, too many successive coats, or multiple coats over time can cause bubbling, whitening, peeling, and ultimate failure of the product. To prevent over-application, it is good practice to measure the area to be sealed and the corresponding volume of product required based on the coverage rate. Also, applying INCRETE CLEAR SEAL in hot weather or onto a hot surface can cause bubbling. If INCRETE CLEAR SEAL is showing signs of over-application, scrub the surface with a solvent such as INCRETE SOLV-KLEEN or Xylene using a stiff, natural-bristle brush. Keep the surface wet with the solvent while scrubbing, adding more if necessary. The solvent will turn the sealer back into a liquid form, at which point excess material can be wiped off with a lint-free mop or towel. Do not apply additional sealer. After removing the excess INCRETE CLEAR SEAL, a roller can be used to redistribute the remaining product evenly across the surface, adding more solvent as necessary to keep the sealer wet.

MAINTENANCE

Clean, as needed, with mild soap/detergent and water. Rinse after cleaning. If the surface begins to dull due to extensive use (typically 3-4 years), an additional coat of INCRETE CLEAR SEAL will restore the original luster.

PRECAUTIONS/LIMITATIONS

- Use with adequate ventilation. Keep away from all sources of ignition. If solvent odor is objectionable, use a water-
- based, low-odor product.
- Material will not freeze in storage but should be allowed to rise to 50 °F (10 °C) or more before use.
- Do not apply when concrete surfaces or ambient temperatures are below 40 °F (4 °C), or if rain is expected within 12

hours after application. Application in hot, direct sunlight or when concrete or air temperatures are >95 °F (35 °C) can cause bubbling.

- Excessive build-up of INCRETE CLEAR SEAL or allowing product to puddle during application can lead to bubbling and discoloration.
- · Do not thin.

Drying time* at 73 °F (22.7 °C), 50% RH: <1 hour
Re-coat4 to 24 hours
Foot traffic 4 to 6 hours
Wheel traffic6 to 10 hours
VOC content 681 g/L
Adhesion to concrete excellent
*Low concrete or air temperature and/or high relative humidity will extend drying time.
Alkali resistance 48-hour exposure excellent
Solvent resistance minimal
Resistance to yellowing from UV exposure excellent
Solids content>25%
Moisture loss (ASTM C 156)< < 0.40 kg/m2
www.euclidchemical.com19215 Redwood Road • Cleveland, OH 44110 • 800-321-7628

09 69 00 - Vinyl Cove Base

Vinyl Cove Base shall be used throughout and shall be ROPPE VINYL WALL BASE, furnished by Roppe Corporation. It shall be constructed of first-quality materials and shall be smooth and free from any imperfections which detract from its appearance. The base shall conform fully to the requirements of the U.S. Federal Specification No. SS-W-40a, Type II, Vinyl Plastic, Class 1 (vinyl chloride), Style A (Straight) or Style B (Cove). All Cove Base shall be 4" (101.6mm) in height and in lengths of 48" (1.22m). The Cove Base shall be of the Cove type, .080" (2.03mm gauge), and in a color to be selected by the owner.

09 70 00 - Wall Finishes

Walls shall be clean and free of defects such as cracks or unfinished joints prior to installation of wall finishes. If mildew is evident, mildew must be removed and surface properly treated to inhibit further mildew growth.

09 91 13 - Exterior Painting

All nail heads shall be set below the surface and finished smooth. If mildew is evident, the mildew must be removed and surface treated to inhibit further mildew growth. Exterior trim shall receive a primer coat and two coats of flat or semi-gloss paint. Colors to be selected by owner.

09 91 23 - Interior Painting

All nail heads shall be set below the surface and finished smooth. Joints should be taped and covered with a suitable drywall joint compound. Sand the spackled nail heads and joint compound smooth and dust well before priming. Interior walls shall receive a primer coat and two coats of flat or semi-gloss paint. Surfaces shall be sanded before each finish layer is applied.

Colors and textures to be specified by owner.

09 93 00 - Interior Wood

Wood surfaces shall be sanded smooth before finish is applied. Putty areas with a wood based filler where nails or other defects appear in the surface.

Paint/Stain - Prime wood surfaces including faces, edges and ends before installation. After installation, apply at least one coat of wood primer and two coats of finish paint. Surfaces shall be sanded before each finish layer is applied.

09 97 13 - Galvanized Metal

Before applying a finish, remove dirt, oil, grease and other loose particles. Wash with solvent, if rusted, wire brush or sand clean.

09 97 14 - Steel and Iron

Remove all weld splatter. Grind all edges, projection, sharp corners and welds to a smooth, round contour. Abrasive/sand blast steel and iron surfaces. In areas where blasting is not feasible use power cleaning tool. Remove dust and sand from the surfaces after sand blasting by brushing and vacuum cleaning. Apply the prime coat as soon as possible after the preparation is complete and before the dew point is reached. All surfaces blasted and power-tooled in one day shall be coated on the same day.

09 97 23 - Concrete and Masonry Coatings

Allow masonry, concrete and stucco to age at least one month before cleaning or applying a finish. Remove dirt, grease, loose particles, etc. Where efflorescence has occurred, wash with a 10% muriatic solution, rinse thoroughly with clean water and allow to thoroughly dry at least one week before painting or sealing.

DIVISION 10 00 00. SPECIALITIES

10 00 00 - Specialties

Contractor shall review construction documents and provide labor and materials pertaining to the specialties as required in said documents and as specified herein, while complying with all applicable building codes.

10 28 13 - Toilet Accessories

Restroom facilities must be designed for ease of maintenance.

Graffiti resistant finishes shall be specified where possible. Specify all stainless steel or chrome plated brass fittings for long lasting quality. Wet walls shall be covered with

FRP from floor to ceiling. The design drawings shall locate the equipment and identify any wall support requirements associated with installation.

See drawings for plumbing fixture schedule.

Tissue Roll Dispenser - A jumbo roll tissue dispenser shall be mounted a maximum of 36 inches from the rear wall to the center of the dispenser, 19 inches above the floor and a minimum of two (2) inches clear below the handrail in wheelchair stalls.

Paper Towel Dispenser shall be mounted such that the dispenser is accessible from a wheelchair and the lever should not exceed 48 inches from the floor.

Soap Dispensers to be mounted such that the top is 45" from the floor, accessible by wheelchair, and the level not to exceed 48".

Mirrors - Provide separate stainless steel framed mirrors at least 20" X 36" over each lavatory.

Grab bars - Provide ADA compliant grab bars at toilet area per drawings.

DIVISION 12 00 00. FURNISHINGS

12 30 00 - Casework

Install pre-fabricated cabinetry as specified in construction documents. Dimensions of base cabinets shall be: 24"deep x 36"high. Dimensions of overhead cabinets shall be: 12"deep x 42"high.

Pre-fabricated: Details to be specified by owner.

12 36 00 - Countertops

Plastic laminate counter tops shall be provided and installed per construction documents. Provide standard post-form laminate countertops with integral backsplash in standard color to be selected by owner.

DIVISION 15 00 00. MECHANICAL

15 00 00 - Mechanical

Contractor shall review construction documents and provide labor and materials pertaining to the mechanical systems as required in said documents and as specified herein, while complying with all applicable building codes.

See Mechanical Specifications in drawings.

DIVISION 22 00 00. PLUMBING

22 00 00 - Plumbing

Plumbing shall be a fully operational system of hot and cold water. Provide and install all piping, soil, vents, drains, sewage removal and water supply systems to connect with appropriate water and sewage systems. Provide and install appropriate insulation around piping. All permits and inspections are to be obtained by contractor as required by local building codes and the Uniform Plumbing Code.

See Mechanical Specifications in drawings.

DIVISION 23 00 00. HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

See Mechanical Specifications in drawings.

DIVISION 26 00 00. ELECTRICAL

26 00 00 - Electrical

Contractor shall review construction documents and provide labor and materials pertaining to the electrical system as required in construction documents and as specified herein, while complying with all applicable building codes, local utility requirements and building restrictions.

See Electrical Specifications in drawings.

DIVISION 31 00 00. EARTHWORK

31 10 00 - Site Clearing

The area of clearing shall be maintained within the limits shown on the appropriate site plans. Remove stumps and matted roots to a depth of 24 inches below existing ground surface. Dispose of trees and shrubs in accordance with applicable garbage, refuse or weeds ordinance.

Soil Bearing - Comply with all recommendations in the Geotechnical Investigation.

31 11 00 - Clearing and Grubbing

Clear and grub the construction site. Grade building site with appropriate soils.

31 20 00 - Earth Moving

Comply with all recommendations in the Geotechnical Investigation.

At slab foundations, compact sub-grade under slabs to a minimum 95% density. Compact backfill areas not under slabs or foundation to a minimum 90% ASTM D-689. Sub-base directly under concrete slabs on grade shall be a minimum of four inches of compacted granular fill.

31 22 00 - Grading

Carefully remove loam and topsoil to be incorporated in the finished work and store separate from the other excavated material. Failure to isolate loam and topsoil from the other excavations shall require that said soils not be used as topsoil.

31 22 19 - Finish Grading

Keep exterior finished grade a minimum of 6" below finished floor elevation by backfilling with appropriate soils. Provide swales with positive outfall and slope grade away from building to allow water to drain away from the building foundation. Do not backfill against foundation until project is completely framed and roof structure is in place. Comply with Grading and Drainage Plan.

31 23 00 - Excavation and Fill

Backfill material to be used from the excavations shall be of such nature that after it has been placed and properly compacted, it will make a dense, stable fill. It shall not contain vegetation, masses of roots, stones over 3" in diameter, or porous matter and shall not be saturated. Organic matter shall not exceed minor quantities and shall be well distributed. Comply with all recommendations in the Geotechnical Investigation.

31 23 16 - Excavation

Carry out the excavation, dewatering, sheeting and bracing in such manner as to eliminate any possibility of undermining or disturbing the foundations or any existing structure or any work previously completed.

31 23 23.13 - Backfill

Correct any part of the trench bottom excavated below the specified grade with approved materials and thoroughly compact.

Complete all backfilling to the dimensions and levels shown on the construction documents. Where excavated material or any portion thereof is deemed unsuitable for backfilling material, procure and place approved select borrow materials.

Backfill as promptly as is consistent with non-damage to the installed structures. Do not place frozen material in the backfill.

No material shall be placed or compacted when it is too wet or frozen or when the subgrade or previously placed material is too wet or frozen.

DIVISION 33 00 00. UTILITIES

33 00 00 - Utilities

Install necessary utility services, such as electricity, water, gas and oil, sanitary sewerage and support structures for power and communications. Coordinate requirements with local utility providers.



COMcheck Software Version 4.1.5.1

Envelope Compliance Certificate

Project Information

Energy Code:

2018 IECC

Project Title:

Los Alamos Shriners Accessory Building

Location:

White Rock (Los Alamos), New Mexico

Climate Zone:

5b

Project Type:

New Construction

Vertical Glazing / Wall Area:

3%

Construction Site:

1400 North Sage Loop Los Alamos, NM 87544 Owner/Agent:

Designer/Contractor:

Kory Baker

J. Kory Baker Architect

PO Box 254

Estancia, NM 87016

5053843112

j.k.baker@centurylink.net

Additional Efficiency Package(s)

Reduced interior lighting power. Requirements are implicitly enforced within interior lighting allowance calculations.

Building Area Floor Area 1-Office area (Office) : Nonresidential 632 2-Storage area (Warehouse) : Nonresidential 1458

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor(a)
Roof 1: Attic Roof with Wood Joists, [Bldg. Use 1 - Office area]	632	49.0	0.0	0.021	0.027
Roof 2: Attic Roof with Wood Joists, [Bldg. Use 2 - Storage area]	1458	49.0	0.0	0.021	0.027
Exterior Wall 1: Concrete Block:8", Partially Grouted, Cells Empty, Medium Density, Furring: Wood, [Bldg. Use 1 - Office area]	1066	13.0	0.0	0.072	0.090
Exterior Wall 2: Concrete Block:8", Partially Grouted, Cells Empty, Medium Density, Furring: None, [Bldg. Use 2 - Storage area]	1458		5.0	0.133	0.090
Window 1: Vinyl/Fiberglass Frame:Operable, Perf. Specs.: Product ID NA, SHGC 0.28, [Bldg. Use 2 - Storage area] (b)	85			0.280	0.450
Door 1: Insulated Metal, Swinging, [Bldg. Use 2 - Storage area]	42			0.360	0.370
Door 2: Insulated Metal, Garage door 14% glazing, [Bldg. Use 2 - Storage area]	144			0.102	0.310
Floor 1: Slab-On-Grade:Unheated, Vertical 2 ft., [Bldg. Use 2 - Storage area] (c)	156	atom	10.0	0.540	0.540

- (a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
- (b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
- (c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Project Title:

Los Alamos Shriners Accessory Building

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Envelope PASSES: Design 6% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

J. Kory Baker - Architect	J. fry to-	8-10-22
Name - Title	Signature	Date

Project Title: Los Alamos Shriners Accessory Building

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COMcheck Software Version 4.1.5.1

Interior Lighting Compliance Certificate

Project Information

Energy Code:

2018 IECC

Project Title:

Los Alamos Shriners Accessory Building

Project Type:

New Construction

Construction Site:

1400 North Sage Loop Los Alamos, NM 87544 Owner/Agent:

Designer/Contractor:

Kory Baker

J. Kory Baker Architect PO Box 254 Estancia, NM 87016

5053843112

j.k.baker@centurylink.net

Additional Efficiency Package(s)

Reduced interior lighting power. Requirements are implicitly enforced within interior lighting allowance calculations.

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Office area (Office)	632	0.71	449
2-Storage area (Warehouse)	1458	0.43	630
		Total Allowed Watts	= 1079

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	(C X D)
1-Office area (Office) LED 1: LED Panel 19W:	1	15	19	282
2-Storage area (Warehouse) LED 2: LED Linear 33W:	1	9	77	691
		Total Propos	sed Watts =	973

Interior Lighting PASSES: Design 10% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title	Signature	Date

Project Title:

Los Alamos Shriners Accessory Building

Data filename: C:\Users\jkbak\OneDrive\Documents\COMcheck\Los Alamos Shriners.cck

Report date: 08/10/22

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COMcheck Software Version 4.1.5.1

Exterior Lighting Compliance Certificate

Proj	iect	Info	rmation
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Energy Code:

2018 IECC

Project Title:

Los Alamos Shriners Accessory Building

Project Type:

New Construction

Exterior Lighting Zone

2 (Residential mixed use area)

Construction Site:

1400 North Sage Loop Los Alamos, NM 87544 Owner/Agent:

Designer/Contractor:

Kory Baker

J. Kory Baker Architect PO Box 254 Estancia, NM 87016 5053843112

j.k.baker@centurylink.net

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Exterior walls at walkway (Illuminated area of facade wall or surface)	1058 ft2	0.07	No	79
		Total Tradab	ole Watts (a) =	0
		Total All	owed Watts =	79
	Total All	owed Supplement	tal Watts (b) =	400

- (a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
- (b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	(C X D)
Exterior walls at walkway (Illuminated area of facade wall or surface 1058 ft2): Non-	radable Watt	age		
LED 1: Other:	1	6	38	228
	Total Tra	dable Propos	sed Watts =	0

Exterior Lighting PASSES: Design 0.0% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title	Signature	Date

Project Title:

Los Alamos Shriners Accessory Building

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COMcheck Software Version 4.1.5.1 Inspection Checklist

Energy Code: 2018 IECC

Requirements: 2.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are claimed.	□Complies □Does Not □Not Observable □Not Applicable	
C103.2 [PR4] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	□Complies □Does Not □Not Observable □Not Applicable	
	with which compliance can be determined for the exterior lighting	□Complies □Does Not □Not Observable □Not Applicable	
C402.4,1 [PR10] ¹	percent of the gross above-grade wall area.	□Complies □Does Not □Not Observable □Not Applicable	
C402.4.1 [PR11] ¹	gross roof area.	□Complies □Does Not □Not Observable □Not Applicable	

ſ	1 High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Project Title:

Los Alamos Shriners Accessory Building

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Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
[PR14] ¹	In enclosed spaces > 2,500 ft2 directly under a roof with ceiling heights >15 ft. and used as an office, lobby, atrium, concourse, corridor, storage, gymnasium/exercise center, convention center, automotive service, manufacturing, non-refrigerated warehouse, retail store, distribution/sorting area, transportation, or workshop, the following requirements apply: (a) the daylight zone under skylights is >= half the floor area; (b) the skylight area to daylight zone is >= 3 percent with a skylight VT >= 0.40; or a minimum skylight effective aperture >= 1 percent.	□Complies □Does Not □Not Observable □Not Applicable	
[PR9] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	□Complies □Does Not □Not Observable □Not Applicable	

Additional Comments/Assumptions:

	_			
1 High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Project Title: Los Alamos Shriners Accessory Building

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Section # & Req.ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions	
C303.2 [FO4] ²	Slab edge insulation installed per manufacturer's instructions.	□Complies □Does Not		
	1 	□Not Observable □Not Applicable		
C303.2.1 [FO6] ¹	[FO6] ¹ damage, sunlight, moisture, wind,			
	landscaping and equipment maintenance activities.	□Not Observable □Not Applicable		
C105 [FO3] ²	and R-value consistent with insulation	□Complies □Does Not	See the Envelope Assemblies table for values.	
	specifications reported in plans and COMcheck reports.	□Not Observable □Not Applicable	1 1 1 1 1 !	
	Slab edge insulation depth/length. Slab insulation extending away from	□Complies □Does Not	See the Envelope Assemblies table for values.	
building is covered by pavement >= 10 inches of soil.		□Not Observable □Not Applicable	1 1 1 1 1 1	
	Radiant heating systems panels insulated to >=R-3.5 on face opposite	□Complies □Does Not	Exception: Requirement does not apply.	
	space being heated,	□Not Observable □Not Applicable	See the Envelope Assemblies table for values.	

Additional Comments/Assumptions:

1 Hi	gh Impact (Tier 1)	2	Medium Impact (Tier 2)	3_	Low Impact (Tier 3)	

Project Title: Los Alamos Shriners Accessory Building

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Section # & Req.ID	Framing / Rough-In Inspection	Complies?	Comments/Assumptions
	Fenestration products rated in accordance with NFRC.	□Complies □Does Not	
		□Not Observable □Not Applicable	
C303.1.3 [FR13] ¹	to performance labels or certificates	□Complies □Does No t	
	provided.	□Not Observable □Not Applicable	
C402.4.3 [FR10] ¹	Vertical fenestration SHGC value.	□Complies □Does Not	See the Envelope Assemblies table for values.
	!	□Not Observable □Not Applicable	
C402.4.3, C402,4.3.	Vertical fenestration U-Factor.	□Complies □Does Not	See the Envelope Assemblies table for values.
4 [FR8] ¹		□Not Observable □Not Applicable	
C402.4.4 [FR14] ²	with the building thermal envelope	□Complies □Does Not	See the Envelope Assemblies table for values.
	!	□Not Observable □Not Applicable	
2.1	continuous air barrier that is sealed in	□Complies □Does Not	
[FR19] ¹	barrier penetrations are sealed in an approved manner.	□Not Observable □Not Applicable	·
C402.5.2, C402.5.4	are labeled as meeting air leakage	□Complies □Does Not	
[FR18] ³	<u>!</u>	□Not Observable □Not Applicable	
C402.5.7 [FR17] ³	entrances. Doors have self-closing	□Complies □Does Not	
		□Not Observable □Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2 Medium Impact (Tier 2)	3	Low Impact (Tier 3)
_				

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Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.2.4.	Stair and elevator shaft vents have motorized dampers that automatically close. Refernece section C403.7.7 for operational details.	□Complies □Does Not □Not Observable □Not Applicable	

Additional Comments/Assumptions:

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Section		C	
# & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
7	Spaces required to have light- reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern >= 50 percent.	□Complies □Does Not □Not Observable □Not Applicable	
C405,2,1. 1 [EL18] ¹	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounges/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, warehouse storage areas, and other spaces <= 300 sqft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	□Complies □Does Not □Not Observable □Not Applicable	
2 [EL19] ¹		□Complies □Does Not □Not Observable □Not Applicable	
3 [EL20] ¹	open plan office areas: Occupant sensor controls in open office spaces >= 300 sq.ft. have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas <= 600 sq.ft. within the space, 2) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 3) are configured so that general lighting power in each control zone is reduced by >= 80% of the full zone general lighting power within 20 minutes of all occupants leaving that control zone, and 4) are configured such that any daylight responsive control will activate space general lighting or control zone general lighting only when occupancy for the same area is detected.		
C405.2.2, C405.2.2. 1.	Each area not served by occupancy sensors (per C405.2.1) have time-	□Complies □Does Not □Not Observable □Not Applicable	

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)

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Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3, C405.2.3. 1, C405.2.3. 2 [EL23] ²	individual controls that control the lights independent of general area lighting. See code section C405.2.3 Daylight-responsive controls for applicable spaces, C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Sidelit zone.		
C405.2.4 [EL26] ¹	lighting plans.	□Complies □Does Not □Not Observable □Not Applicable	
C405.2.4 [EL27] ¹	allowed for special functions per the approved lighting plans and is automatically controlled and	□Complies □Does Not □Not Observable □Not Applicable	
C405.2.5 [EL28] ^{null}	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	□Complies □Does Not □Not Observable □Not Applicable	
C405.3 [EL6] ¹	face.	□Complies □Does Not □Not Observable □Not Applicable	
C405.6 [EL26] ²	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	□Complies □Does Not □Not Observable □Not Applicable	
C405.7 [EL27] ²		□Complies □Does Not □Not Observable □Not Applicable	
C405.8.2, C405.8.2. 1 [EL28] ²	with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	□Complies □Does Not □Not Observable □Not Applicable	·
C405.9 [EL29] ²	combination of feeders and branch circuits <= 5%.	□Complies □Does Not □Not Observable □Not Applicable	

Additional Comments/Assumptions:

1 It is the large of ATI and 13	1	Medium Impact (Tier 2)	2	Low Impact (Tier 3)
1 High Impact (Tier 1)		Medium impact (Hei 2)) 3	[LOW HUDGER (HEL 2)
			_	

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Section # & Req.ID	Insulation Inspection	Complies?	Comments/Assumptions
C303.1 [IN3] ¹	manufacturer's instructions. Blown or poured loose-fill insulation is installed only where the roof slope is <=3 in	□Complies □Does Not □Not Observable □Not Applicable	
C402.2.1 [IN20] ¹	ceiling having ceiling tiles is not being specified for roor/ceiling assemblies. Continuous insulation board installed in 2 or more layers with edge joints offset between layers.	□Complies □Does Not □Not Observable □Not Applicable	
C303.1 [IN10] ²	providing R-value and other relevant data.	□Does Not □Not Observable □Not Applicable	
C303,2 [IN7] ¹	per manufacturer's instructions.	□Complies □Does Not □Not Observable □Not Applicable	
C303.2.1 [iN14] ²	damage with a protective material. Verification for exposed foundation Insulation may need to occur during	□Complies □Does Not □Not Observable □Not Applicable	
C105 [IN6] ¹	type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	□Complies □Does Not □Not Observable □Not Applicable	See the Envelope Assemblies table for values.
C402.2.3 [IN8] ²	value consistent with insulation specifications reported in plans and COMcheck reports.	□Complies □Does Not □Not Observable □Not Applicable	See the Envelope Assemblies table for values.
C402.2.6 [IN18] ³	components, designed for heat transfer from the panel surfaces to the occupants or indoor space are	□Complies □Does Not □Not Observable □Not Applicable	
	value consistent with insulation specifications reported in plans and COMcheck reports. For some ceiling systems, verification may need to occur during Framing Inspection.	□Complies □Does Not □Not Observable □Not Applicable	See the Envelope Assemblies table for values.
1 [IN1] ¹	building thermal envelope are sealed, caulked, gasketed, weather stripped	□Complies □Does Not □Not Observable □Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)

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Section #	Final Inspection	Complies?	Comments/Assumptions
,	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	□Complies □Does Not □Not Observable □Not Applicable	
C402.5.6 [FI37] ¹		□Complies □Does Not □Not Observable □Not Applicable	
C402.5.6 [FI37] ¹	direct contact along the top and sides of vehicles parked in the doorway.	□Complies □Does Not □Not Observable □Not Applicable	
C402.5.6 [Fl37] ¹	dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	□Not Observable □Not Applicable	
C402.5.6 [FI37] ¹	dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	□Complies □Does Not □Not Observable □Not Applicable	
C402.5,8 [FI26] ³		□Complies □Does Not □Not Observable □Not Applicable	
C405.4.1 [FI18] ¹	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	□Complies □Does Not □Not Observable □Not Applicable	See the Interior Lighting fixture schedule for values.
C405.5.1 [FI19] ¹	lighting plans, demonstrating proposed watts are less than or equal	□Complies □Does Not □Not Observable □Not Applicable	See the Exterior Lighting fixture schedule for values.
[FI57] ¹	documents will be provided to the owner. Documents will cover	□Complies □Does Not □Not Observable □Not Applicable	
	of system acceptance.	□Complies □Does Not □Not Observable □Not Applicable	
[FI33] ¹	ensure proper calibration, adjustment, programming, and operation.	□Complies □Does Not □Not Observable □Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)

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1 High Impact (Tier 1) 2 Medlum Impact (Tier 2) 3 Low Impact (Tier 3)

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GEOTECHNICAL
ENGINEERING SERVICES
JOB NO. 1-20606
SHRINERS BUILDING ADDITION
1400 NORTH SAGE LOOP
LOS ALAMOS, NEW MEXICO

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LOS ALAMOS SHRINERS CLUB

July 22, 2022 Job No.1-20606

Los Alamos Shrine Club 1400 North Sage Loop Los Alamos, NM 87544

ATTN:

Paul (Moose) Lewis

RE:

Geotechnical Engineering Services Report

Shriners Building Addition 1400 North Sage Loop Los Alamos, New Mexico

Dear Mr. Lewis:

Submitted herein is the Geotechnical Engineering Services Report for the above referenced project. The report contains the results of our field investigation, laboratory testing, and recommended criteria for foundation design, slab support, as well as criteria for site grading.

It has been a pleasure to serve you on this project. If you should have any questions, please contact this office.

Respectfully submitted:

Reviewed by:

GEO-TEST, INC.

Timothy Matson, Staff Engineer

Robert D Booth, F

cc: Addressee

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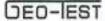
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Los Alamos Shriners Building Addition Job No. 1-20606

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INTRODUCTION

This report presents the results of the geotechnical engineering services investigation performed for the proposed addition to the east side of the existing building located at 1400 North Sage Loop in Los Alamos, New Mexico.

The objectives of this investigation were to:

- Evaluate the nature and engineering properties of the subsurface soils underlying the site.
- Provide recommendations for foundation design, slab support, as well as criteria for site grading.

The investigation includes subsurface exploration, selected soil sampling, laboratory testing of the samples, performing an engineering analysis and preparation of this report.

PROPOSED CONSTRUCTION

It is understood that the project will include the construction of an addition to the existing Masonic Temple building on the subject site. The addition will be located on the east side of the existing building and will be approximately 2,000 square feet in plan area, single story with CMU walls and no basement. Maximum wall loads are unknown at this time but are not expected to exceed 7.0 kips per lineal foot.

Should foundation loads or other project details vary significantly from those outlined above, this firm should be notified for review and possible revision of the recommendations contained herein.

FIELD EXPLORATION

Two exploratory borings were drilled at the site to depths of approximately 15 feet below existing site grades. The locations of the borings are shown on the attached Boring Location Map, Figure 1. During the test drilling, the soils encountered in the borings were continuously examined, visually classified and logged. The boring logs are presented in a following section of this report. Drilling was accomplished with a truck mounted drill rig using 2.25-inch inside diameter continuous flight hollow stem auger. Subsurface materials were sampled at five-foot intervals or less in the deeper borings utilizing an open tube split barrel sampler driven by a standard penetration test hammer. Auger cuttings were also collected from one of the borings.

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LABORATORY TESTING

Selected soil samples were tested in the laboratory to determine certain engineering properties of the soils. Moisture contents were determined to evaluate the various soil deposits with depth. The results of these tests are shown on the boring logs.

Sieve analysis and Atterberg limits tests were performed to aid in soil classification. Results of these tests are presented in the Summary of Laboratory Results and on the individual test reports presented in a following section of this report.

SITE CONDITIONS

A brief site reconnaissance was performed during our site exploration. The site is located on the east side of the existing structure. The site is relatively flat with the edges of the site sloping to the north and east. The site is covered with grass and a couple trees. The site is bordered by Canyon Road to the north, 15th Street to the east, the existing paved parking lot and North Sage Loop to the south, and the existing structure to the west.

SUBSURFACE SOIL CONDITIONS

As indicated by the exploratory borings, the soils encountered at the site consist of man-made fill soils and native soils. The man-made fill soils were isolated to boring no. 1 and extended to about 3 to 3½ feet below existing site grades. These soils ranged from low to medium in plasticity and ranged from soft to moderately firm. These soils appear to be from construction of the existing building. Native soils encountered consisted of silty sand or very weathered volcanic tuff. These soils were non-plastic, ranged from medium dense to dense and extended to depth ranging from about 4½ to 6 feet below existing site grade. Below the silty sand/very weathered tuff, volcanic tuff was encountered and extended to full depth explored. The volcanic tuff was firm to hard and non-plastic. The volcanic tuff, which is a general term for consolidated pyroclastic rock, is soft geologically but is hard from an engineering point of view and considered an excellent bearing stratum. Detailed lithological descriptions are presented on the attached boring logs.

No free groundwater was encountered in the borings and soil moisture contents were moderate to high in the man-made fill and surficial soils and low in the volcanic tuff bedrock.

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CONCLUSIONS AND RECOMMENDATIONS

The primary geotechnical concern with the project is the man-made fill soils encountered in boring no. 1. These soils are low in density in their present condition and have the potential to create excessive settlements of footings and floor slabs, particularly upon significant moisture increases. Accordingly, the existing, near surface man-made fill soils are not considered suitable in their present condition to provide reliable support of shallow footings and slabs on-grade.

However, with special site preparation, the proposed addition can be supported on shallow spread type footings bearing directly on densified native soils or on properly compacted, non-expansive structural fill. The special site preparation would involve overexcavation of the clayey manmade fill soils in their entirety down to the native soils/very weathered tuff. The exposed native soils at the base of the excavation should be densified prior to construction or placement of structural fill.

Detailed recommendations concerning the required site preparation and for foundation design are presented in the following sections of this report. Post-construction moisture increases in the supporting soils could cause some differential foundation movements. Therefore, moisture protection is considered an important design consideration and should be reflected in overall site grading and drainage details as recommended in the Moisture Protection section of this report.

FOUNDATIONS

Shallow spread-type footings bearing directly on densified native soils/very weathered tuff or on properly compacted structural fill are recommended for the support of the proposed addition. An allowable bearing pressure of 2,500 pounds per square foot is recommended for footing design. This bearing pressure applies to full dead load plus realistic live loads and can be safely increased by one-third for totals loads including wind and seismic forces. Exterior footings should be established a minimum of 3.0 feet below lowest adjacent finished grade, while interior footings should be at least 12 inches below finished floor grade. The minimum recommended width of square and continuous footings is 2.0 feet and 1.33 feet, respectively.

All bearing surfaces should be cleaned of all loose, disturbed materials prior to placement of structural fill or concrete. All foundation systems should be adequately reinforced to aid in redistributing loads and to minimize the effects of differential settlement.

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Maximum settlements of foundations designed and constructed as recommended herein are estimated not to exceed 3/4 inch for the soil moisture contents encountered during this investigation or moisture contents introduced during construction. Differential movements should be less than 75 percent of total movements. Significant moisture increases in the supporting soils after construction would cause additional movements and could cause excessive movements, at least in some areas of the site. Accordingly, the moisture protection procedures recommended in a following section of this report are considered critical for the satisfactory performance of the structure.

SLABS ON GRADE

Adequate support for lightly loaded slab-on-grade floors will be provided by the densified native soils or structural fill when placed and compacted as recommended in a following section of this report. Thus, the use of granular base for structural support of lightly loaded slabs is not considered necessary. However, should it be desired as a working surface, or to increase the modulus of subgrade reaction, a course of granular base can be placed beneath concrete floor slabs.

Heavily loaded floor slabs bearing directly on structural fill can be designed using a modulus of subgrade reaction (k) value of 200 pci. This value can be increased to 300 pci provided the slab bears on a 6-inch thickness of granular base placed and compacted beneath the slabs.

Where granular base is used beneath the slabs, it should have a plasticity index of no greater than 3 and meet the following grading requirements:

Sieve Size (Square Openings)	Percent Passing by Dry Weight
1 Inch	100
3/4 Inch	85-100
No. 4	45-95
No. 200	0-10

The granular base should be compacted to a minimum of 95 percent of maximum dry density as determined in accordance with ASTM D1557.

The granular base will act as a capillary barrier but will not totally eliminate the rise of moisture to the slabs. If floor coverings are proposed which are highly sensitive to moisture, it is recommended the slab be placed in accordance with the procedures recommended by the American Concrete Institute (ACI 302.1R-04).

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SITE GRADING

The following guidelines should be included in the project construction specifications to provide a basis for quality control during site grading. It is recommended that all structural fill and backfill be placed and compacted under engineering observation and in accordance with the following:

- After clearing and grubbing of the site, the existing site soils throughout the building area should be overexcavated to such an extent as to remove all existing man-made fill soils in their entirety. The exposed native soils or very weathered volcanic tuff exposed at the base of the overexcavation, and any other excavation should be densified prior to construction or placement of structural fill.
- 2) Densification of the exposed native soils/very weathered tuff should consist of scarifying, moisture conditioning to the optimum moisture content or above, and compacting the area to a minimum of 95 percent of maximum dry density as determined in accordance with ASTM D-1557. The moisture content of the native soils during compaction should be at or 2 percent above the optimum moisture content. If tuff bedrock is exposed and cannot be scarified, compaction of the exposed tuff bedrock will not be necessary provided the surface is cleaned of all loose, disturbed material prior to construction or placement of structural fill.
- 3) The results of this investigation indicate that most of the overexcavated man-made fill clay soils will not be suitable for use as structural fill and should be wasted or placed in non-structural areas of the site. The native silty sand and sandy silty clay soils will be suitable for use as structural fill; however, some blending may be required to meet the specifications below. If this cannot be achieved, they can be blended with a more granular imported material meet the specification for structural fill below. All structural fill or backfill material should be free of vegetation and debris and contain no rocks larger than 3 inches. Gradation of the structural fill or backfill material, as determined in accordance with ASTM D-422, should be as follows:

Size	Percent Passing
3-inch	100
No. 4	60 - 100
No. 200	20 - 60

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- The plasticity index should no greater than 15 when tested in accordance with ASTM D-4318.
- All exterior backfill around the perimeter of the structure should consist of the on-site clay soils except in areas where concrete slabs or paving immediately adjoin the structure.
- 6) Fill or backfill, shall be placed in 8-inch loose lifts and compacted with approved compaction equipment. Loose lifts should be reduced to 4 inches if hand-held compaction equipment is used. Each lift should be firm and non-yielding. All compaction of fill or backfill shall be accomplished to a minimum of 95 percent of the maximum dry density as determined in accordance with ASTM D-1557. The moisture content of the structural fill during compaction should be at or 2 percent above the optimum moisture content.
- 7) Tests for degree of compaction should be determined by the ASTM D-1556 method or ASTM D-6938. Observation and field tests should be carried on during fill and backfill placement by the geotechnical engineer to assist the contractor in obtaining the required degree of compaction. If less than 95 percent is indicated, additional compaction effort should be made with adjustment of the moisture content as necessary until 95 percent compaction is obtained.

CONSTRUCTION CONSIDERATIONS

Excavation of the surficial soils can be readily accomplished using normal earthmoving equipment while heavier equipment may be necessary for excavations into the tuff bedrock. It is anticipated that the tuff bedrock will breakdown sufficiently during excavation such that it can be used as structural fill.

Excavations immediately adjacent to the existing structure could result in undermining the existing footings. If this occurs, the existing building should be shored, and no loss of ground should be allowed. As an alternate to shoring, segmental excavation may be attempted. The procedure would be to excavate from the bottom of the existing footings to the bottom of the excavation at a 1.5 horizontal to 1 vertical slope. The excavation can then be completed to the existing footing in maximum 8-foot segments. Adjacent excavation should not be made until structural fill has been placed back up to the bottom of the existing footing.

Excavated slopes for foundation and utility construction should be designed and constructed in accordance with 29 CFR 1926, Subpart P, and any

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applicable state or local regulations. Excavated temporary slopes should not exceed 1½ to 1 (horizontal to vertical) in the surficial soils. Excavations into the tuff can be made vertically. The contractor should be responsible for all temporary slopes excavated for the project and design of any required temporary shoring, as applicable. Shoring, bracing, and benching should be performed by the contractor in accordance with applicable safety standards.

MOISTURE PROTECTION

Precautions should be taken during and after construction to minimize moisture increase of foundation soils. Positive drainage should be established away from the exterior walls of the addition and for a distance of at least 10 feet beyond its perimeter. A typical adequate slope is 6 inches in the first 5 feet with positive drainage being provided from those points to streets or natural water courses. Ideally, concrete sidewalks or paving should immediately adjoin the building around its entire perimeter. Where sidewalks or pavement do not adjoin the addition, the exterior backfill should consist of the overexcavated surficial soils as outlined in the Site Grading section of this report. If necessary, to provide positive drainage, the building area should be raised above adjacent grade with structural fill. Backfill should be well compacted and should meet the specifications outlined in the Site Grading section of this report.

Irrigation within 10 feet of foundations should either be avoided or carefully controlled. All utility trenches leading into the addition should be backfilled with compacted fill meeting the specifications for structural fill presented in the Site Grading section of this report. Special care should be taken during installation of the subfloor sewer and water lines to reduce the possibility of future subsurface saturation.

Proper landscaping and drainage maintenance is required to preclude accumulation of excessive moisture in the soils below the structure. Accumulations of excessive moisture could be harmful to some types of interior flooring, to HVAC ductwork beneath the slabs, and can weaken or cause other changes in the soils supporting the foundations. This can cause differential movement of the foundations and can result in cosmetic or structural damage to the structure.

If any water line leaks or if irrigation system leaks are detected, they should be promptly repaired. And, if any depressions develop from the settlement of soils in utility trenches or other areas, they should be backfilled to maintain the grade so that surface water drains rapidly away from the structure.

GEO-TEST, INC. 3204 RICHARDS LANE SANTA FE. NEW MEXICO 87507 (\$05) 471-1101 FAX (\$05) 471-2245

8528 CALLE ALAMEDA ALBUQUERQUE NEW MEXICO 87113 (505) 857-0933 FAX (505) 857-0803

2805-A LAS VEGAS CT LAS CRUCES, NEW MEXICO 86007 (575) 526-6260 FAX (575) 523-1660

DEO-IEST

Los Alamos Shriners Building Addition Job No. 1-20606 Page 8 July 22, 2022

The foregoing recommendations should only be considered minimum requirements for overall site development. It is recommended that a civil/drainage engineer be consulted for more detailed grading and drainage recommendations.

FOUNDATION REVIEW AND INSPECTION

This report has been prepared to aid in the evaluation of this site and to assist in the design of this project. It is recommended that the geotechnical engineer be provided the opportunity to review the final design drawings and specifications in order to determine whether the recommendations in this report are applicable to the final design. Review of the final design drawings and specifications should be noted in writing by the geotechnical engineer.

In order to permit correlation between the conditions encountered during construction and to confirm recommendations presented herein, it is recommended that the geotechnical engineer be retained to perform continuous observations and testing during the earthwork portion of this project. Observation and testing should be performed during construction to confirm that suitable fill soils are placed upon competent materials and properly compacted, and foundation elements penetrate the recommended soils.

CLOSURE

Our conclusions, recommendations and opinions presented herein are:

- Based upon our evaluation and interpretation of the findings of the field and laboratory program.
- Based upon an interpolation of soil conditions between and beyond the explorations.
- Subject to confirmation of the conditions encountered during construction.
- Based upon the assumption that sufficient observation will be provided during construction.
- Prepared in accordance with generally accepted professional geotechnical engineering principles and practice.

This report has been prepared for the sole use of Los Alamos Shrine Club,

GEO-TEST, INC. 3204 RICHARDS LANE SANTA FE, NEW MEXICO 87507 (505) 471-1101 PAX (505) 471-2245

8528 CALLE ALAMEDA ALBUQUERQUE NEW MEXICO 87113 (305) 857-0833 FAX (505) 857-0803

2805-A LAS VEGAS CT LAS CRUCES, NEW MEXICO 88007 (575) 526-6260 FAX (875) 523-1888

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Los Alamos Shriners Building Addition Job No. 1-20606 Page 9 July 22, 2022

specifically, to aid in the design of the proposed addition at 1400 North Sage Loop in Los Alamos, New Mexico, and not for use by any third parties.

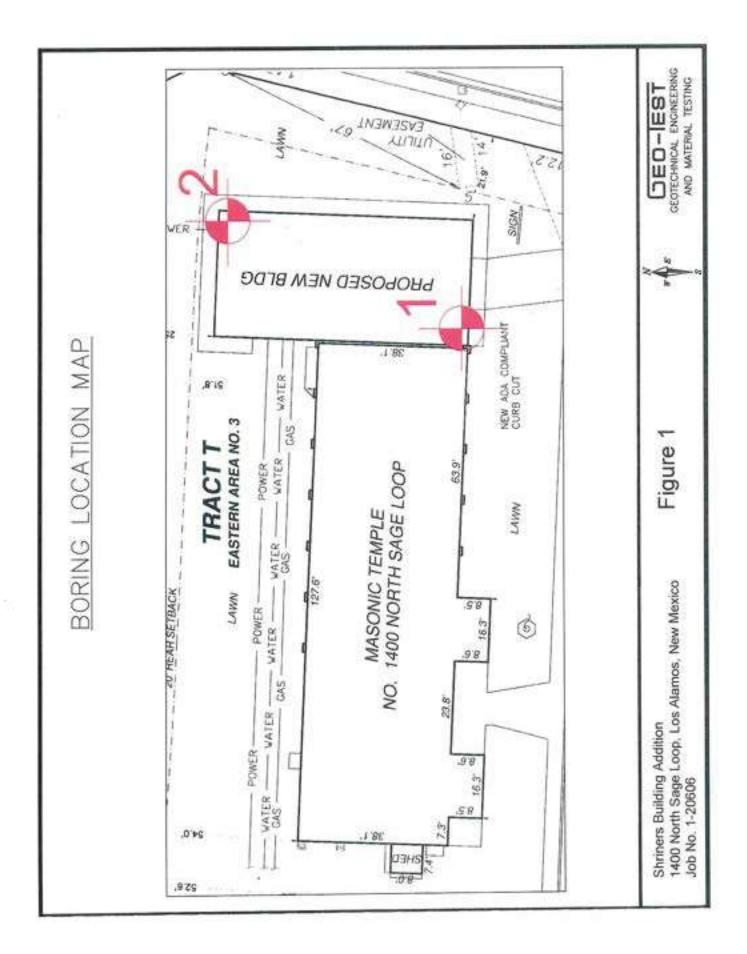
We make no other warranty, either express or implied. Any person using this report for bidding or construction purposes should perform such independent investigation as he deems necessary to satisfy himself as to the surface and subsurface conditions to be encountered and the procedures to be used in the performance of work on this project. If conditions encountered during construction appear to be different than indicated by this report, this office should be notified.

All soil samples will be discarded 60 days after the date of this report unless we receive a specific request to retain the samples for a longer period.

GEO-TEST, INC. 3264 RICHARDS LANE SANTA FE. NEW MEXICO 87:507 (505) 471-1101 FAX (505) 471-2245

8528 CALLE ALAMEDA ALBUQUERQUE, NEW MEXICO 87113 (505) 857-0933 FAX (505) 857-0803

2805-A LAS VEGAS CT LAS CRUCES. NEW MEXICO 88007 (575) 536-6260 FAX (575) 523-1600



OEO-IEST

Project:

Los Alamos Shriners Building Addition

Date:

07/14/2022

Project No: 1-20606

Elevation:

Type:

2.25" I.D. HSA

LOG OF TEST BORINGS

GROUNDWATER DEPTH

NO: 1

During Drilling: NONE

After 24 Hours:

				SA	MPLE			SUBSURFACE PROFILE				
рертн (Ft)	907	SAMPLE INTERVAL	TYPE	N. BLOWS/FT	MOISTURE %	DRY DENSITY (pcf)	nsc	. DESCRIPTION	20	N blow 40	/s/ft	80
-		1	AC		18		CL	CLAY, low to medium plasticity, soft to moderately firm, very moist to moist, dark brown/black				+
_			ss	2-4-11	10			*possible fill in upper 3'	15	- :] i		. <mark>-</mark> i
_		$\langle \rangle$		15 12-14-21			SM	SILTY SAND/VERY WEATHERED TUFF, fine grained, non-plastic, medium dense, moist, tan		- <u>i</u> -	. .	1
10 —				35 12-12-20 32 36-50/6"	5		TUFF	WEATHERED TUFF, fine to medium grained, non-plastic, very firm to hard, slightly moist, grayish/purple		32		
15				-				STOPPED AUGER AT 14' STOPPED SAMPLER AT 15'		-·+-	· · + -	
									<u> </u>	<u>- </u>	<u> </u>	<u>:</u>

LEGEND

SS - Split Spoon AC - Auger Cuttings UD/SL - Undisturbed Sleeve AMSL - Above Mean Sea Level CS - Continuous Sampler

UD/SL - Undisturbed Sleeve
UD - Undisturbed
ST - Shelby Tube
Stratification lines represent approximate boundaries between soil types. Transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to factors other than those present at the time measurments were made.

Project:

Los Alamos Shriners Building Addition

Date:

07/14/2022

Project No: 1-20606

Elevation:

Type:

2,25" I.D. HSA

LOG OF TEST BORINGS

GROUNDWATER DEPTH

NO: 2

During Drilling: NONE

After 24 Hours:

				SAM	MPLE	-		SUBSURFACE PROFILE	_		
DEPTH (Ft)	700	SAMPLE INTERVAL	TYPE	N. BLOWS/FT	MOISTURE %	DRY DENSITY (pcf)	usc	DESCRIPTION	20	N blows/ft 40 60	80
					17		CL	CLAY, low to medium plasticity, soft, very moist, dark brown/black		·	
		X	SS	4-4-5 9	- 17				9!	! ! 	-
					3		CL-ML	SANDY SILTY CLAY, fine grained, low plasticity, firm, dry, brown	\ <u> </u>		
			SS	4-5-14 19					119)	 -
5 —		\times	SS	12-21-25 46	7		SM	SILTY SAND/VERY WEATHERED TUFF, fine grained, non-plastic, dense, slightly moist, brown/tan		46	- + - - -
10 —			SS	18-23-26 49 33-50/ 4 " 50/4"	5		TUFF	WEATHERED TUFF, fine to medium grained, non-plastic, very firm to hard, slightly moist, grayish/purple		49.	
` -								STOPPED SAMPLER AT 14.8'		- · - · ·	-
-										 	- ∙ - •

LEGEND

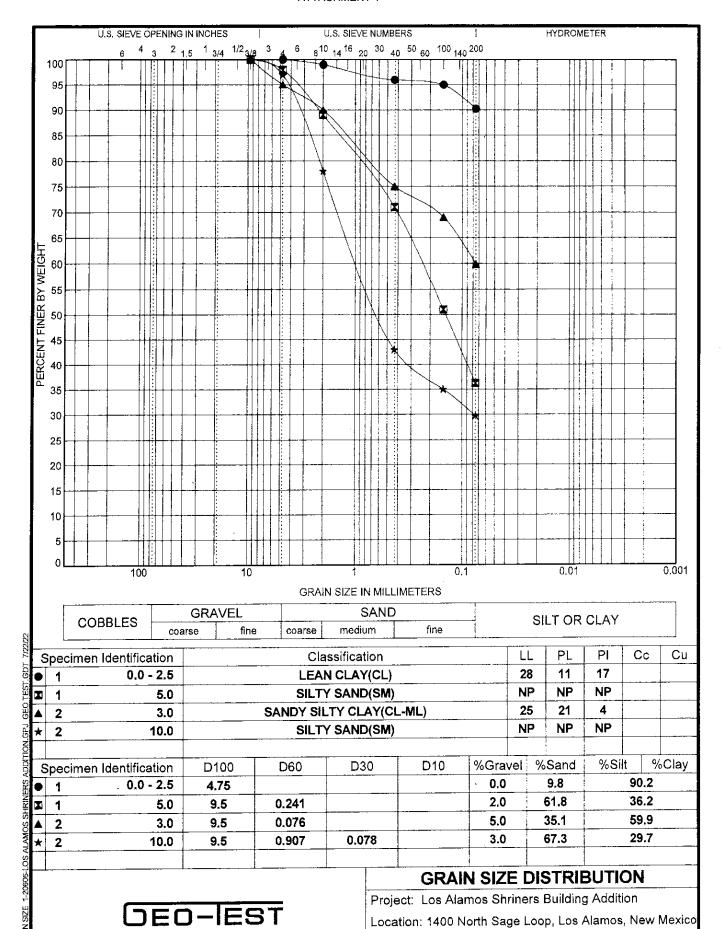
SS - Split Spoon AC - Auger Cuttings UD/SL - Undisturbed Sleeve AMSL - Above Mean Sea Level

CS - Continuous Sampler UD - Undisturbed

Stratification lines represent approximate boundaries between soil types. Transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to factors other than those present at the time measurments were made.

SUMMARY OF LABORATORY RESULTS

											SIE PER(SIEVE ANALYSIS PERCENT PASSING	YSIS			9	
TEST HOLE	DEPTH (FEET)	UNIFIED	(%) MOIST	Ⅎ	īd.	NO 200	NO 100	NO 40	N 19 19	N 4	3/8"	112"	3/4"	-	1 1/2"	2"	*4
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-	3.0		10.4														
1	5.0	SM	11.3	NP	Ŋ	36	51	7.1	88	86	100						
1	10.0		5.0														
1	14.0		5.2												!	1	
2	1.0		17.3														
2	3.0	CL-ML	2.7	25	4	09	69	75	06	95	100						
22/22/2	5.0		6.8												<u>.</u>		
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	14.0		3.8														
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Number: 1-20606

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Pajarito Lodge \$66 AF & AH
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Sypit
Send Tax Statement To

BUD-CDG-LA 26
Bon-profit and Church Properties - Under Lease
Sale to Lesses

SPECIAL WARRANTY DEED

On this th	m Oth day of Fahrmany 196 ; the UNITED STATES OF
AMERICA acting	e 9th day of February , 196 f , the UNITED STATES OF by and through the Secretary of Housing and Urban Development,
"Theretaerer ca	lied the "Government") for and in consideration of the sum of
Sec.	
A PROPERTY OF THE PARTY.	MED COM METERIA THE AND MO/100 DOUSARD (\$3,110,00)
cash to it in h	and peid, does hereby CRANT TO
and the second s	PAINING LODGE #66, AT & AN
激型 3.5.5 55	
· San Alexan	The Morine hereinafter called the "Grantee" or referred to the "him or his," whether the Grantee be a person, persons,
the first of the second	"he," "him," or "him," whether the Grantes be a person, persons,
A Place Name of the last	ne and regardless of gender), the following described real property
STANKED TO POS	County of Los Alamos, State of New Mexico, to-wit:
4. A.	
F F	TRACE T
	· · · · · · · · · · · · · · · · · · ·
16. 2. ± 1	MARKEN AKKA NO. 3
210p. 49.	shown by rmp. or plat thereof filed in the
Ĭ.	office of the Glerk of Los Alamos County,
. 1	•
	New Mexico, on the 21st day of
ė.	Tehruary , 1966 , and officially
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	of record in Book 1 at page
Vice Section	
j	article to the state of the country.

WILL SPECIAL WARRANTY COVERANTS.

THIS CONVEYANCE IS MADE SUBJECT 'TO THE FOLLOWING CONDITIONS:

- a. The Grantes, by the acceptance of this deed, and the Granter agree, and it is the intent and purpose of the parties hereto, that the leasehold estate which was created by virtue of that certain instrument designated Lease, dated the 11th day of October, 1950, as subsequently modified and amended by Supplemental Agreements executed by and existing between The United States Atomic Energy Commission acting for and on behalf of the United States of America, the Leaser, and the Grantee in this deed, the present lessee, shall be and the same is hereby MERGER with the estate herein conveyed and said lease EXTINGUISHED.
- b. It is understood and agreed that this conveyance is made and accepted, and said pressures are hereby granted, upon and subject to the following covenant which shall run with the land:

The Grantee covenants for itself, its heirs, executors, administrators, successors, and assigns and every successor in interest to the property hereby conveyed, or any part thereof, that the said Grantee and such heirs, executors, administrators, successors, and assigns shall not discriminate upon the basis of race, color, creed, or national origin in the sale, lease, or rental, or in the use or occupancy of the property or any improvements erected or to be erected thereon, or any part thereof. This covenant shall not apply, however, to the lasse or rental of a room or rooms within a femily dwelling unit; nor shall it imply with respect to creed to presises used primarily for religious purposes. The United States of America shall be deemed a beneficiary of this covenant without regard to whether it remains theowner of any land or interest therein in the locality of the property hereby conveyed.

- c. Expressly reserved unto the Government, its successors and assigns are all ensements and rights of use as set out in Sections 2, 3, 4 and 5 of "Part B. Rasements," of the aforesaid Flat, and, the conveyance of this property is expressly made subject to all other ensements and rights of use of record.
- d. ALSO, the easements hereby created, reserved, excepted and/or granted as follows:

THIS DEED OF CONVEYANCE is made and executed under and pursuant to the authority of the Atomic Energy Community Act of 1955 (Public Lew 221, 84th Congress), as amended; Executive Order 11105, dated April 18, 1963 (28 F. R. 3909-10, April 20, 1963); the Department of Rousing and Urban Development Act, P. 1. 89-174, 79 Stat. 567; and Title 24, Section 200.83a, Code of Federal Regulations.

IN WITHERS WHEREOF, the Government, acting by and through the Secretary of Housing and Urban Development, has caused this deed to be executed as of the day and year first above written, in the name of and on behalf of the UNITED STATES OF AMERICA, by its duly authorized representative.

UNITED STATES OF AMERICA, acting by and through the Secretary of Housing and Urban Development.

Field Director Committy Disconting

COLUMN WEST TO STEATS

COUNTY OF LOS ALAMOS

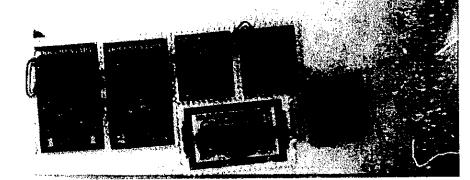
The foregoing instrument was acknowledged before we this 9th February 19 67, by E DARYL MASKE

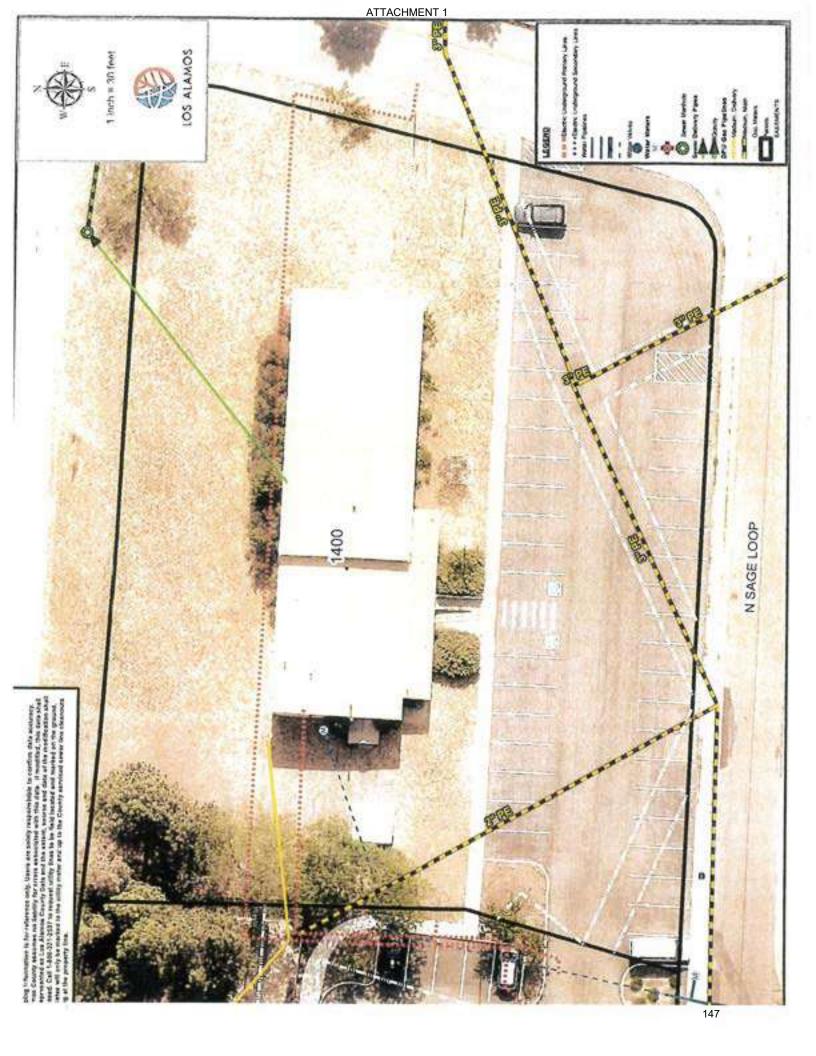
Field Director, Community Disposition Staff, Department of Housing and United Development, on behalf of the United States of America.

New Nextoo



My Commission Expires:







1400 N SAGE LOOP

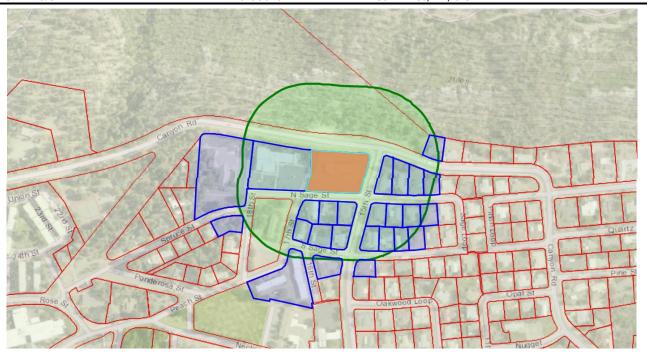
Mapping information is for reference only. Users are solely monopolitis to confirm data accuracy. Los Alamos County

25' Front R-1-8



100 YD. PUBLIC NOTICE LISTING

Owner Name	Mailing Address	City/State/ZIP	Comments
BAIARDO JOSEPH P & NANCY E	1680 N SAGE LOOP	LOS ALAMOS, NM, 87544	
BECKSTEAD ERIC M & SARAH R	1372 SAGE LOOP	LOS ALAMOS, NM, 87544	
BETTS STEPHEN E & REBECCA A	1371 SAGE LOOP	LOS ALAMOS, NM, 87544	
BOSSERT CAROLYN M	1306 SAGE LOOP	LOS ALAMOS, NM, 87544	
BROWN DAVID M JR	1382 SAGE LOOP	LOS ALAMOS, NM, 87544	
CABANILLAS CLAYTON & LISA	1351 SAGE LOOP	LOS ALAMOS, NM, 87544	RETURNED MAIL - MAILED 2ND TIME; RETURNED A 2ND TIME
CRANE KARLA E	1304 SAGE LOOP	LOS ALAMOS, NM, 87544	
DAVEY JOHN RAYMOND & LAURA ANN	1720 17TH ST	LOS ALAMOS, NM, 87544	
DUNN MARK E & CHIKAKO Y REVOC TR	1909 SPRUCE ST	LOS ALAMOS, NM, 87544	
FAUCETT JOHN A & VALERIE R	1362 SAGE LOOP	LOS ALAMOS, NM, 87544	
FUEHNE DAVID P & TRELLUE HOLLY R	1300 SAGE LOOP	LOS ALAMOS, NM, 87544	
GOODWIN DAVID L & DEBORAH D	1502 N SAGE LOOP	LOS ALAMOS, NM, 87544	
HASSMAN RJ & LOUISE TRUST	940 CANYON RD	LOS ALAMOS, NM, 87544	
HIGGINS CRAIGEN L & KATHERINE JW	1361 SAGE LOOP	LOS ALAMOS, NM, 87544	
JESUS CHRIST OF LATTER DAY S - TAX ADM DIV 503-8928	50 E NORTH TEMPLE RM 2225	SALT LAKE CITY, UT, 84150-0022	
KENDRICKS SAMUEL A & S SHAY D BURNS- REVOC TRUST	1350 CANYON RD	LOS ALAMOS, NM, 87544	
LUCEADAMS BRIANA M & MATTHEW J TRUST	1600 N SAGE LOOP	LOS ALAMOS, NM, 87544	
MOORE JUSTON S & ELISABETH A	1301 SAGE LOOP	LOS ALAMOS, NM, 87544	
OBREY STEPHEN	1352 SAGE LOOP	LOS ALAMOS, NM, 87544	
PAJARITO LODGE #66	1400 N SAGE LOOP	LOS ALAMOS, NM, 87544	
PYBURN WILLIAM THOMAS JR	1302 SAGE LOOP	LOS ALAMOS, NM, 87544	
REDONDO REBECCA	1504 S SAGE	LOS ALAMOS, NM, 87544	
REMDE STEVE & DEIDRA	1381 SAGE LOOP	LOS ALAMOS, NM, 87544-2935	
TERRAZAS MIGUEL A & ALONDRA REVOC TRUST	4 CHOLLA CIRCLE	SANTA FE, NM, 87506	
UNITARIAN CHURCH OF LOS ALAMOS	1738 N SAGE	LOS ALAMOS, NM, 87544	
YOUNG RYAN & CARLA	1610 S SAGE	LOS ALAMOS, NM, 87544	



Mailed September 7, 2022

LEGAL NOTICE

Community Development Department

Notice is hereby given that the Planning and Zoning Commission of the Incorporated County of Los Alamos, State of New Mexico, has directed publication of their scheduled meeting to be held on Wednesday, September 28, 2022, beginning at 5:30 PM, within the Council Chambers located at 1000 Central Ave, Los Alamos, NM 87544. Members of the public may, also, join to make public comment by pasting into their browser the following URL:

https://us06web.zoom.us/j/88267238887?pwd=Z0QwOWZ2YnQxR1hMMHlreXVISHVZZz09

Or by phone:

US: +1 669 900 6833 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799

Passcode: 092822

A copy of the complete Agenda is available at least 72-hours prior for public inspection during regular business hours of 8 am-5 pm, within the Community Development Department at 1000 Central Ave, Suite 150, or online at https://losalamos.legistar.com/Calendar.aspx.

 CASE NO. SIT-2022-0060. Paul Lewis, on behalf of Pajarito Lodge 66, is requesting Site Plan approval for a 2,090 Sq. Ft. addition to the existing Masonic Lodge located at 1400 N Sage Street, Los Alamos, NM. The property, EA3 T, is located within the Eastern Area 3 subdivision and is within the Single-Family Residential (R-1-8) zoning district.

Owner/Applicant: Paul Lewis, on behalf of Pajarito Lodge 66

Case Manager: Desirae Lujan, Associate Planner

2. CASE NO. SUP-2022-0025. Greg Gonzales, dba Columbus Capital, is requesting Special Use Permit approval for a Self-Service Storage Facility utilizing 58,000 Sq. Ft. space within an existing building located at 535 Central Avenue, Los Alamos, NM. The property, MMV 001, is within the Downtown-Neighborhood Center Overlay District (DT-NCO).

Owner/Applicant: Greg Gonzales, dba Columbus Capital

Case Manager: Sobia Sayeda, Planning Manager

/S/ Paul Andrus
Community Development Director

"If you are an individual with a disability who needs a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Human Resources Department at (505)662-8040 at least one-week prior to the meeting, or as soon as possible. Public documents, including the Agenda and Minutes, can be provided in various accessible formats. Please contact the personnel in the County Administrator's Office at (505) 662-8080 if a summary or other type of accessible format is needed."

POSTED ON MUNICIPAL BUILDING: Friday, September 2, 2022.

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US: +1 669 900 6833 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799

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Owner/Applicant: Greg Gonzales, dba Columbus Capital

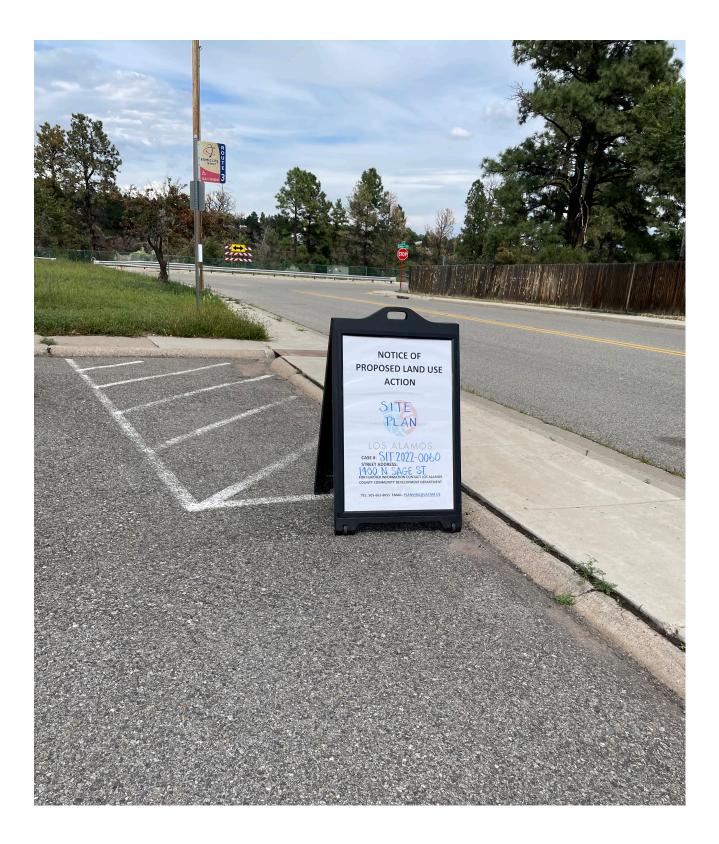
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/S/ Paul Andrus

Community Development Director

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PUBLISHED IN THE LA DAILY POST ON: Thursday, September 8, 2022.



Posted September 13, 2022