

Henry P. Roybal  
Commissioner, District 1

Anna Hansen  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Anna T. Hamilton  
Commissioner, District 4

Ed Moreno  
Commissioner, District 5

Katherine Miller  
County Manager

**DATE:** September 28, 2017

**TO:** Santa Fe County Hearing Officer

**FROM:** Miguel "Mike" Romero, Development Review Specialist Sr. MR

**VIA:** Penny Ellis-Green, Growth Management Director PEG  
Vicki Lucero, Building and Development Services Manager VL

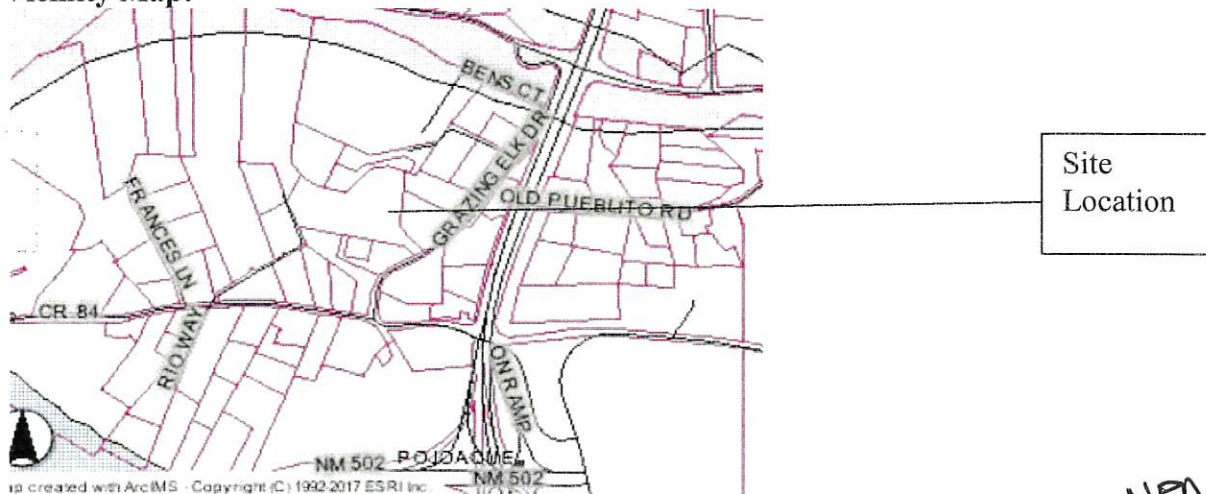
**FILE REF.:** CASE # V17-5150 Archdiocese of Santa Fe Variance

**ISSUE:**

Nuestra Senora de Guadalupe del Valle de Pojoaque, Catholic Parish of the Archdiocese of Santa Fe (Applicant), Jake Rodriguez, Agent, requests a Variance of Table 9-13-2: Dimensional Standards: PVCD TC (Traditional Community) of Ordinance 2016-9, the Sustainable Land Development Code to allow an (8) ft. cross with base on top of the roof of an existing church bringing the height of the church from 41 ft. 2 in to 49 ft. 2 in.

The property is located at 9 Grazing Elk Drive within the Pojoaque Valley Community District Overlay (PVCD), within Section 7, Township 19 North, Range 9 East, (Commission District 1).

**Vicinity Map:**



## SUMMARY:

The Applicant is the owner of the property at 9 Grazing Elk Dr. as indicated by the warranty deed recorded in the records of the Santa Fe County Clerk on May 8, 1969. The Applicant is requesting a variance of Chapter 7, Table 9-13-2: Dimensional Standards to allow an eight (8) ft. cross with base to exceed the 24 ft. height limitation. Chapter 7, Table 9-13-2: Dimensional Standards; PVCD TC illustrates that the maximum height within the PVCD TC is 24 feet.

The Applicant proposes to install an eight (8) ft. cross with base on top of an existing church. The Applicant states the church was built in 1965 and is approximately 41 ft. 2 in. in height. The height of the proposed cross with base is (8) ft., bringing the total height of the church to 49 ft. 2 in. The Applicant states the church was built in the early 1960's and was designed in what was then a contemporary style that is not typical of a New Mexico church building. The Applicant further states that the building was not designed or built to include a cross on the roof. The Applicant states that the cross, which is the universal symbol of Jesus Christ in the catholic faith and its placement on a church is typical of most catholic churches worldwide. Most catholic churches in New Mexico are marked with a cross on top of the building.

## Staff Response:

Prior to 1981, the County did not have any height restrictions and the Applicant would have been able to place an 8 ft. cross on top of the church. The County Land Development Code was adopted in 1981 and identified this area as a Traditional Community which had a height limit of (24) ft. The property is currently zoned Traditional Community and is within the Pojoaque Community District Overlay in accordance with the Santa Fe County Sustainable Land Development Code Zoning Map adopted by Ordinance No. 2015-12. The Pojoaque Community Planning Committee reviewed the standards for the Pojoaque Community District in accordance with the SLDC in 2015 and no changes were made to the maximum height permitted within the Traditional Community. SLDC Table 9-13-2: Dimensional Standards: PVCD TC (Traditional Community) illustrates that a maximum height within the PVCD TC is (24) ft.

The applicable requirements under the Santa Fe County Sustainable Land Development Code, Ordinance No. 2016-9 (SLDC), which governs this Application are the following:

Table 9-13-2: Dimensional Standards : PVCD TC (Traditional Community).

Zoning District	PVCD TC
Density (# of acres per dwelling unit)	.75
Frontage (minimum, feet)	50
Lot width (minimum, feet)	50
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24
Height (maximum, feet), hay or animal barn, silo	36
Maximum building size (commercial)	2,500 sq. ft.
Lot coverage residential and non-residential (maximum, percent)	40

Chapter 4, Section 4.9.7.1, Variances, Purpose, states:

The purpose of this Section is to provide a mechanism in the form of a variance that grants a landowner relief from certain standards in this code where, due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner. The granting of an area variance shall allow a deviation from the dimensional requirements and standards of the Code, but in no way shall it authorize a use of land that is otherwise prohibited in the relevant zoning district.

Chapter 4, Section 4.9.7.4, Variance Review criteria states:

A variance may be granted by only a majority of all the members of the Planning Commission (or the Board, on appeal from the Planning Commission) based upon the following criteria:

1. where the request is not contrary to public interest;
2. where due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner; and
3. so that the spirit of the SLDC is observed and substantial justice is done.

Chapter 4, Section 4.9.7.5 Conditions of approval.

1. The Planning Commission may impose conditions on a variance request necessary to accomplish the purposes and intent of the SLDC and the SGMP and to prevent or minimize adverse impacts on the general health, safety and welfare of property owners and area residents.
2. All approved variances run with the land, unless conditions of approval imposed by the Planning Commission specify otherwise.
3. All approved variances automatically expire within one year of the date of approval, unless the applicant files a plat implementing the variance or substantial construction of the building or structure authorized by the variance occurs within that time.

The Applicant has addressed the variance criteria as follows:

1. Where the request is not contrary to the public interest;

**Applicants Statement:** The church building is already constructed, and is a parish home for the catholic community in the Valley, and the surrounding communities of San Ildefonso and Nambe.

**Staff Response:** It was determined that Nuestra Senora de Guadalupe del Valle de Pojoaque, Catholic Parish of the Archdiocese of Santa Fe was constructed between 1964 and 1965. At that time Santa Fe County did not have land development regulations. Therefore the church is legal non-conforming. Prior to 1981, Santa Fe County did not regulate height restrictions on buildings. The SLDC now regulates height.

2. Where due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties and undue hardship to the owner;

**Applicants Statement:** The church was built at a time when zoning (if it was adopted) allowed the 41 foot height that exists now. The current parish community members are aware of the significance of the Cross to their faith, and wish to mark the parish home with the Cross. At this time, they are able to install a Cross and not allowing its installation will be an exceptional hardship to the parish community.

**Staff Response:** Prior to 1981, Santa Fe County did not regulate height of buildings and therefore Applicant was able to build a church exceeding the current (24) ft. height restriction. The church was not constructed with a cross at that time and now needs to meet height requirements. The church does however have the option to place the cross in the front of the building or on the façade of the building not to exceed height requirements.

3. So that the spirit of the SLDC is observed and substantial justice is done.

**Applicants Statement:** The parish is aware of the value of the SLDC to their community. The Cross is planned and designed to be a simple addition to the building with minimal visual impact to the surrounding properties and the community.

**Staff Response:** Staff believes that by installing an (8) foot cross to the existing 41 ft. 2 in. roof would change the height significantly. However, the church could place the cross on the front of the building or on the façade of the building and accomplish the objective of having a cross on the building without increasing the height of the building.

As required by the SLDC, the Applicant presented the Application to the Technical Advisory Committee (TAC) on May 18, 2017, at the regularly scheduled monthly meeting, which satisfied the requirements set forth in Chapter 4, Section 4.4.4.3, Pre-application TAC Meeting.

Notice requirements were met as per Chapter 4, Section 4.6.3., General Notice of Application Requiring a Public Hearing, of the SLDC. In advance of a hearing on the Application, the Applicants provided an affidavit of posting of notice of the hearing, confirming that public notice posting regarding the Application was made for fifteen days on the property, beginning on September 13, 2017. Additionally, notice of hearing was published in the legal notice section of the

Santa Fe New Mexican on September 13, 2017, as evidenced by a copy of that legal notice contained in the record. Notice of the hearing was sent to owners of land within 500' of the subject property and a list of persons sent a mailing is contained in the record.

This Application was submitted on May 26, 2017.

**RECOMMENDATION:**

Staff recommends denial of a variance of Table 9-13-2: Dimensional Standards: PVCD TC (Traditional Community) of Ordinance 2016-9, the Sustainable Land Development Code to allow a (8) ft. cross with base on top of the roof of an existing church bringing the height of the church to 49 ft. 2 in. However, the church does have the option to place the cross in front of the building or on the façade of the building so it does not increase the height.

Staff requests the Hearing Officer memorialize findings of fact and conclusion of law in a written order. The Santa Fe County Planning Commission will be holding a public hearing on this matter on November 16, 2017.

**EXHIBITS:**

1. Applicant's Request
2. Pre-Code Warranty Deed
3. Aerial of Site and Surrounding Area
4. Table 9-13-2: Dimensional Standards: PVCD TC (Traditional Community)
5. Noticing
6. Elevation of church

J A K E   R O D R I G U E Z

A R C H I T E C T

May 11, 2017

Santa Fe County  
Land Use Dept.  
102 Grant Ave.  
Santa Fe NM 87501-2061

Variance Request for:

Nuestra Senora de Guadalupe del Valle de Pojoaque,  
Catholic Parish of the Archdiocese of Santa Fe  
9 Grazing Elk Drive  
Santa Fe, NM 87506

Variance Committee Chair and Members,

I am submitting this variance request on behalf of Monsignor Jerome Martinez y Alire, Pastor, and the members of this Catholic community in Pojoaque. The request is to allow that a cross be installed on the top of the church roof.

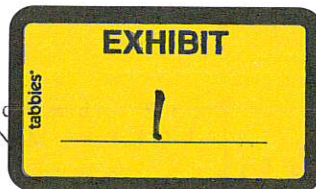
The church was built in the early 1960's and was designed in what was then a contemporary style that is not typical of a New Mexico church building. It is a roof-dominated "A" frame building. The building was not designed or built to include a cross on the roof. The Cross-, which is the universal symbol of Jesus Christ, the catholic faith and typical of most catholic churches worldwide. Most catholic churches in New Mexico are marked with a Cross on top of the building.

The parish is currently beginning a construction project to replace the original roofing with new metal roofing. It is an opportune time to install the Cross on top of the church, which has led to this request.

The parish request meets the review criteria noted in 4.9.7.4 in the SLDC.

1. Where the request is not contrary to the public interest;

The Church building is already constructed, and is a parish home for the catholic community in the Valley, and the surrounding communities of San Idelfonso and Nambe.



1424 Sec  
Santa Fe, N

) 505.660-3327  
jrodriguez@me.com

NBA-6

- 2 Where due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner;

The church was built at a time when zoning (if it was adopted) allowed to the 41-foot height that exists now. The current parish community members are aware of the significance of the Cross to their faith, and wish to mark the parish home with the Cross. At this time, they are able to install a Cross, and not allowing its installation will be an exceptional hardship to the parish community.

3. So, that the spirit of the SLDC is observed and substantial justice is done.

The parish is aware of the value of the SLDC to their community. The Cross is planned and designed to be a simple addition to the building, with minimal visual impact to the surrounding properties and the community

The parish looks forward to present this variance request to the Board. Attached are copies of the Deed, Plat, Site Plan and Building Elevations

On behalf Msgr. Jerome, and members of the Parish, we thank you for your consideration of this request.

Sincerely



Jake Rodriguez, Architect

Enclosures: as noted.

CC: Msgr. Jerome Martinez y Alire, Pastor

NBA-7



WARRANTY DEED

PABLO SENA and JOSEFA G. SENA, his wife, for consideration paid grant to THE ROMAN CATHOLIC CHURCH OF THE ARCHDIOCESE OF SANTA FE, a corporation sole, Edwin V. Byrne, Archbishop, the following described real estate in Santa Fe County, New Mexico:

A portion of Exception 140, P.C. 188, Pojoaque Pueblo Grant, within Section 7, T. 19 N., R. 9 E., N.M.P.M. more fully described as follows: Beginning at Angle Point No. 9 of said P.C. 188 a point on the most Northerly side of a public road and the most Southerly point of the Ruben and Blanche Quintana property. Thence S. 64 degrees 57' W. 59.56 feet; thence N. 32 degrees 36' W. 62.75 feet; thence N. 78 degrees 22' W., 617.10 feet; thence N. 21 degrees 37' W. 195.60 feet; thence N. 23 degrees 45' E. 157.6 feet; thence S. 41 degrees 20' E. 59.9 feet to Angle Point No. 17 of said P.C. 188; thence S. 57 degrees 59' E. 77.88 feet to A. P. No. 16; thence S. 75 degrees 08' E. 165.99 feet to A. P. No. 15; thence N. 45 degrees 10' E. 205.92 feet to A. P. No. 14; thence N. 79 degrees 47' E. 100.32 feet to A. P. No. 13; thence S. 69 degrees 29' E. 76.80 feet; thence S. 03 degrees 09' W. 362.00 feet; thence S. 45 degrees 12' E. 188.75 feet to the point and place of beginning. All as shown on plat of survey by William E. Fields for Sacred Heart Parish, and recorded in the Santa Fe County Clerk's office under Reception No. 264,176.

with warranty covenants.

WITNESS our hands and seals this 18<sup>th</sup> day of July, 1963.

Pablo Sena

Josefa G. Sena

STATE OF NEW MEXICO }  
COUNTY OF SANTA FE } ss

18<sup>th</sup> The foregoing instrument was acknowledged before me this day of July, 1963 by Pablo Sena and Josefa G. Sena, his wife.

Chambers S. Sena  
NOTARY PUBLIC

316,797

My Commission Expires:  
3/30/66

EXHIBIT

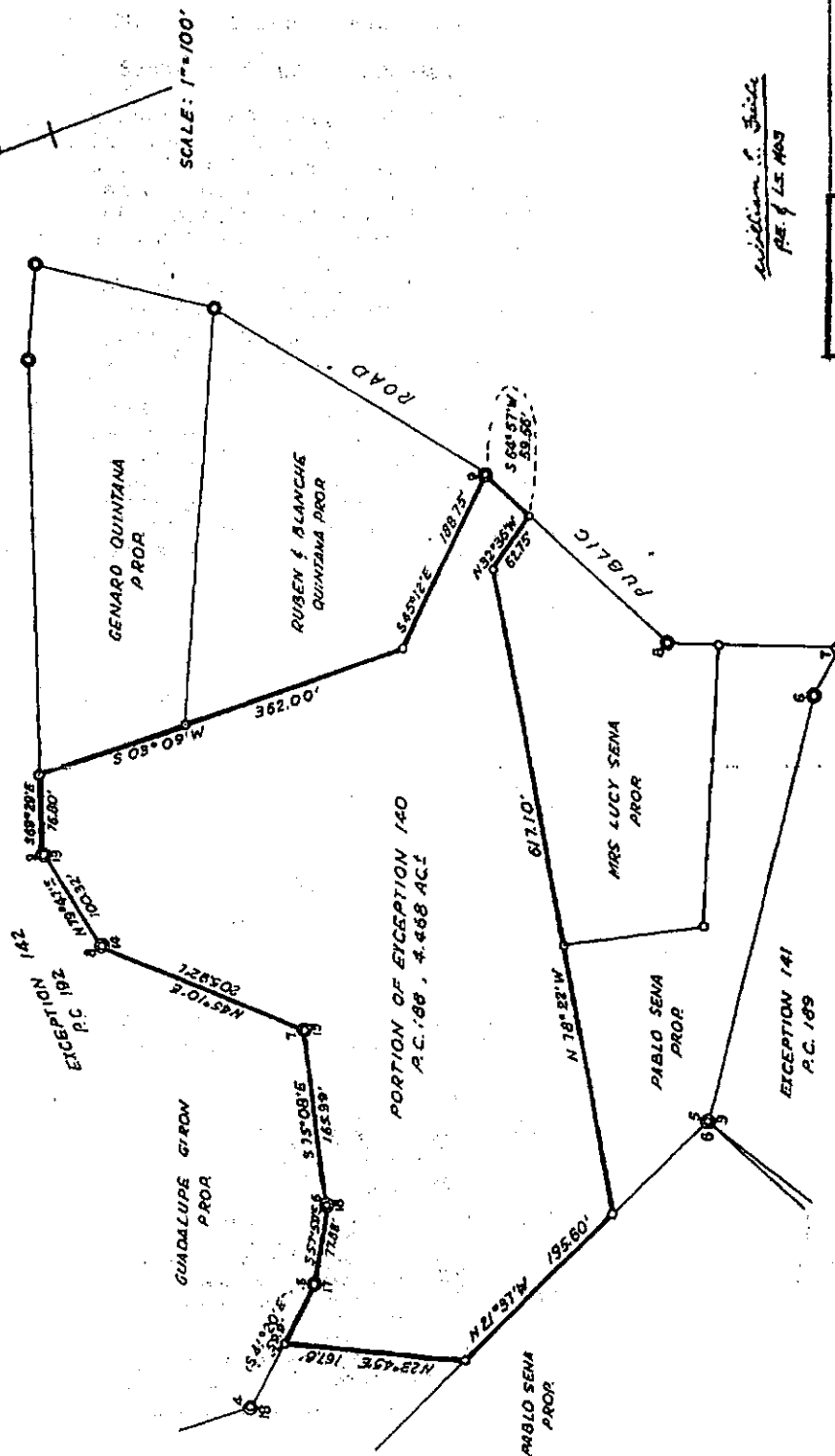
2



NBA-8



PLAT OF LAND AS SURVEYED  
FOR  
SACRED HEART PARISH  
WITHIN THE POQUAQUE PUEBLO  
GRANT, S. 7, T. 19 N., R. 9 E., N.M.P.M.



GOVERNMENT BRASS CAP  
I.P. OR HUB W/TACK

A. P. UNDEKOR JR.  
5-11-69  
From Santa Fe Abstract  
A Title Company Abstract  
No. 5772  
This plat recorded in Santa Fe County Clerk's  
Office April 5, 1963 Reception No.  
254,176

William L. Smith  
P.E. of N.M.

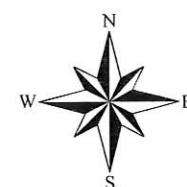
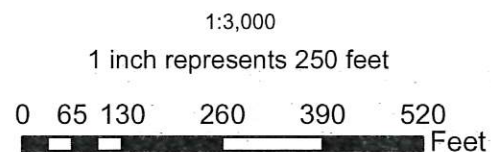
NBA-9



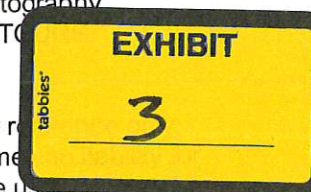


## Legend

- ROADS
- DRIVEWAYS
- Parcels



2015 Orthophotography  
2 FOOT CONT



This information is for reference only.  
Santa Fe County assumes no liability for  
errors associated with the use of this information.  
Users are solely responsible for confirming data accuracy.



September 19, 2017



**c. Density Bonus.** Density may only be increased to one dwelling unit per .33 acre with community or public water and public, not private, wastewater and if the development is clustered in accordance with the standards of this Code.

**d. Setbacks.** A minimum of 10 feet is required between neighboring dwelling units. Where zero lot lines exist, new development on neighboring lots requires a 10 foot minimum setback between property line and structure.

**Table 9-13-2: Dimensional Standards: PVCD TC (Traditional Community).**

Zoning District	PVCD TC
Density (# of acres per dwelling unit)	.75
Frontage (minimum, feet)	50
Lot width (minimum, feet)	50
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24
Height (maximum, feet), hay or animal barn, silo	36
Maximum building size (commercial)	2,500 sq. ft.
Lot coverage residential and non-residential (maximum, percent)	40

**2. PVCD Public/Institutional (PVCD PI); Purpose.** This district accommodates governmental, educational, and non-profit or institutional uses, including public or community parks and recreation facilities, and public, non-profit, and institutional residential uses, but excluding any such uses of an extensive heavy industrial character.

**a. Use Regulations.** Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on PVCD Use Table.

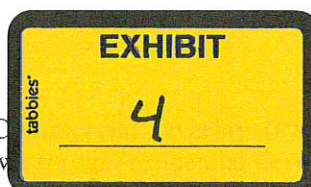
**b. Dimensional standards.** As identified in Chapter 8 of this Code, Traditional Community, except as prescribed in PVCD Table 9-13-3.

**Table 9-13-3: Dimensional Standards PVCD PI (Public/Institutional).**

Zoning District	PVCD PI
Density (# of acres per dwelling unit)	.75
Frontage (minimum, feet)	40
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	48
Lot coverage residential and non-residential (maximum, percent)	40

#### 9.13.4. PVCD Overlay Zones.

**9.13.4.1. PVCD Rural Commercial Overlay (PVCD O-RC); Purpose.** The Rural Commercial Overlay allows for development in the O-RC which shall be compatible with existing land use patterns, existing residential areas, land ownership



The newspapers of **New Mexico** make public notices from their printed pages available electronically in a single database for the benefit of the public. This enhances the legislative intent of public notice - keeping a free and independent public informed about activities of their government and business activities that may affect them. Importantly, Public Notices now are in one place on the web ([www.PublicNoticeAds.com](http://www.PublicNoticeAds.com)), not scattered among thousands of government web pages.

**County:** Santa Fe

**Printed In:** Santa Fe New Mexican

**Printed On:** 2017/09/13

LEGAL #83182

CASE #V 17-5150 Archdiocese of  
Santa Fe Variance

#### NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held to consider a request by Nuestra Senora de Guadalupe del Valle de Pojoaque, Catholic Parish of the Archdiocese of Santa Fe, Applicant, Jake Rodriguez Architect, (Jake Rodriguez) Agent, request a variance of Table 9-13-2: Dimensional Standards: PVCD TC (Traditional Community) of Ordinance 2016-9, the Sustainable Land Development Code to allow a (8) ft. cross with base on top of the roof of an existing church bringing the height of the church to 49 ft. 2 in. The property is located at 9 Grazing Elk Drive within the Pojoaque Valley Community District Overlay (PVCD), within Section 7, Township 19 North, Range 9 East, (Commission District 1).

A public hearing will be held in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and Palace Avenues, Santa Fe, New Mexico on the 28th day of September 2017, at 3:00 p.m. on a petition to the Santa Fe County Hearing Officer and on the 16th day of November 2017, at 4:00 p.m. on a petition to the Santa Fe County Planning Commission.

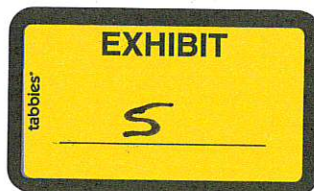
Please forward all comments and questions to the County Land Use Administration Office at 986-6225.

All interested parties will be heard at the Public Hearing prior to the Hearing Officer/Planning Commission taking action.

All comments, questions and objections to the proposal may be submitted to the County Land Use Administrator in writing to P.O. Box 276, Santa Fe, New Mexico 87504-0276; or presented in person at the hearing.

Published in the Santa Fe New Mexican on September 13, 2017.

Public Notice ID:



NBA-12

CERTIFICATION OF POSTING

I hereby certify that the public notice posting regarding a Site Development Plan

Case # V17-5150 was posted for 15 days on the property beginning the

13<sup>TH</sup> day of September 2017 \*\*

Jose Carlos Ortiz  
Signature

\*Photo of posting taken from a public road must be provided with affidavit.

**\*\*PLEASE NOTE:** Public notice is to be posted on the most visible part of the property. Improper legal notice will result in re-posting for an additional 15 days. It is the Applicant's responsibility to ensure that the notice is on the property for the full 15 days. Posted notice shall be removed no later than seven (7) days after a final decision has been made on the application.

STATE OF NEW MEXICO }  
COUNTY OF SANTA FE }

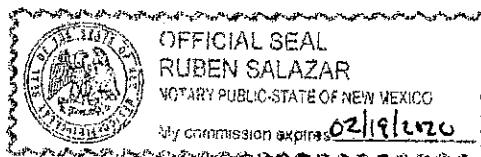
The foregoing instrument was acknowledged before me this 12 day of

September, 2017, By Jose Carlos Ortiz

Ruben Salazar  
Notary Public

My Commission Expires:

02/19/2020



NBA-13





**CHURCH PARKING  
ONLY**  
No Vehicles Allowed  
This Parking Area  
Violators Will Be Towed  
At Owner's Expense

**PUBLIC NOTICE**  
This area is reserved for the exclusive use of the church and its members. No other vehicles are allowed to park here. Violators will be towed at their own expense.

**B**



Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
MONTANO, ALEX E & ANTOINETTE	PO BOX 3814	SANTA FE	NM	87501
SENA, PABLO MRS	2 GRAZING ELK	SANTA FE	NM	87506
SENA, LUCY	02 GRAZING ELK DR	SANTA FE	NM	87506
MONTANO, FERNIE	04 CAMINO GIRON	SANTA FE	NM	87506-7129
GIRON, ORLANDO J & TRESBAN C	01 CAMINO GIRON	SANTA FE	NM	87501
SENA, LUCY	02 GRAZING ELK DR	SANTA FE	NM	87506
HUERTA, ANTONIO & ALL OTHERS	31 COUNTY RD 84	SANTA FE	NM	87506
ABRUMS, ALICIA A & RICO R VALDEZ	PO BOX 578	RANCHOS DE TAOS	NM	87557
ROMAN CATHOLIC CHURCH	4000 ST JOSEPH PLACE NW	ALBUQUERQUE	NM	87120
ORTIZ REVOCABLE TRUST JOSE F	7A CAMINITO SENA	SANTA FE	NM	87506
OUR LADY OF GUADALUPE CATHOLIC	CHURCH	SANTA FE	NM	87501
MARTINEZ, MARGIE A	PO BOX 408	RANCHOS DE TAOS	NM	87557-0408
SENA, JOSEPH DAVID ROBERT	3 GRAZING ELK DR	SANTA FE	NM	87506
PADILLA, PATRICK A & PAULA ANN	9 OLD PUEBLITO RD	SANTA FE	NM	87506
QUINTANA, MARY S	17 GRAZING ELK	SANTA FE	NM	87506
RIVERA, TONY A & SYLVIA C (CO-TRUSTEES)	7 PUEBLITO ROAD	SANTA FE	NM	87506
SEXTON, HAROLD & SYLVIA	6 FRANCES LN	SANTA FE	NM	87506
GARCIA, BARBARA	18057-B US 84-285	SANTA FE	NM	87506
GARCIA, BARBARA	18057-B US 84-285	SANTA FE	NM	87506
ORTIZ, JOVANNA Q	37 COUNTY RD 84	SANTA FE	NM	87506
ERVIN, RUSSELL R & ROSINA M	10 CAMINO GIRON	SANTA FE	NM	87506
GIRON, FERN	04 CAMINO GIRON	SANTA FE	NM	87506-7129
GIRON, FRANCES C	13 CAMINO GIRON	SANTA FE	NM	87506
HERRERA, PAUL V & LESLIE A	3 CAMINITO SENA	SANTA FE	NM	87506
GIRON, LEROY A	10 EL PUEBLITO	SANTA FE	NM	87506
QUINTANA, RICHARD & BERNADETTE	3508 QUESTA DR	LOS ALAMOS	NM	87544
VAUGHN, CARLOS & JENNIE	23 GRAZING ELK	SANTA FE	NM	87506
APODACA, ANTHONY A & PABLITA R	33 CR 84	SANTA FE	NM	87506
GARCIA, LEROY M & BARBARA	18057-B US 84-285	SANTA FE	NM	87506
BUSTOS, JOSE JR & LINDA BRITO	44 COUNTY RD 84	SANTA FE	NM	87506
VALDEZ, SUZANNA R & NIEVES A UHL	40 A CR 84	SANTA FE	NM	87506
TRUJILLO, MARGARITA B MRS	28 A GRAZING ELK DR	SANTA FE	NM	87506

87506

1'-5"

5'-0"

NEW METAL ROOFING SYSTEM

W/ LIGHT

NEW CROSS OF METAL FACED PERISTYLE

Architectural drawing of a roof section showing the removal of skylights and the installation of a new metal roofing system. The drawing includes dimensions, callouts for materials like "RES PAIN WOOD CEILING" and "ROOFING SYSTEM", and instructions like "REMOVE SKYLIGHT" and "45° CONT. TO VERIFY".

1. REBUILT BRICK-FAVORED INFILL WALL. SEE DETAIL.
2. INSTALL NEW INSULATED FIXED GLASS WINDOW UNITS, WITH  
EXISTING WINDOW FRAME AS SELECTED BY OWNER. SEE DETAIL.
3. INSTALL NEW GLAZING, 1 1/2" BEARING @ OLD STUD JOINT OVERSINKS,  
ALIGN 1/8" G TO MATCH ADJACENT WINDOW DECKING.  
RE-SEAL STAIN EXISTING GLASS BEARING AND BEAMS @ INTERIOR OF  
WALL, SCAFFOLDING, AND AIRMATH.
4. INSTALL EXISTING LANTERN ROSES AND CONDUIT FOR FUTURE  
LIGHT FIXTURES. REPAIR EXISTING LANTERN ROSES AND CONDUIT FOR  
OF SCAFFOLDING AND CAP FOR FUTURE USE. CENTER JALOY ABOVE THE PEGS  
IN THE BAR BETWEEN THE GLAZING GIRDERS.
5. INSTALL EXISTING LANTERN ROSES AND CONDUIT FOR EXTERIOR  
LIGHT FIXTURES TO ILLUMINATE NEW CROSS. RE-EXISTING  
SCAFFOLDING OR FOR CHANGING LANTERNS. SEE ENCL. ELEVATION.
6. INSTALL NEW METAL ROOF SYSTEMS & DECK INSULATION @ STEEP PITCH  
ROOF. SEE ROOF PLAN IN REVISIONS.
7. INSTALL NEW CROSS @ SOUTH END OF ROOF RIDGE. SEE ROOF PLAN,  
ELEVATIONS & DETAIL.

6

tabbies®

$$1/8^m = 1 \cdot 10^{-6}$$