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Anders Millmann
Los Alamos County Community Development Department
Planning Division
1000 Central Avenue, Suite 150
Los Alamos, NM 87544

September 12, 2016

Dear Anders,

Mifsud Associates Architects, LLC, on behalf of their clients, **Vista Del Este Partnership**, is the Applicant for **The Lodge at Quemazon** located in the Quemazon Subdivision at **4725 Quemazon** in Los Alamos, New Mexico. This letter is to address the County's comments from the I.D.R.C. meeting held on September 2, 2016.

Fire Department Comments:

The interior roadway is not wide enough. The minimum road width for emergency access is 20 feet. This is achieved in the turn-in on the northeast corner (must be a fire lane as it only provides the minimum 20 feet) but not on the north/south road (only 16 feet). The plan will have to be amended to meet the access considerations.

The code section referenced for this requirement is Section 18.2 of the 2015 edition of NFPA 1. Section 18.2.3.2.1 states: "A fire department access road shall extend to within 50 ft. of at least one exterior door that can be opened from the outside and that provides access to the interior of the building." Each Townhome has an exterior door that is within 50 feet of a 20 foot wide access road. Unit #B3 is the farthest of any unit from a fire access road and the center of it's front door is 50 feet from the face of curb on Esperanza Street. We believe that the current site plan meets the requirements of this code section.

There is no hydrant that I can find on the plans. I have an idea of where I'd like to see one (there is an existing fire hydrant south of Esperanza Road).

There are actually two fire hydrants adjacent to this property. One is on the north side of Esperanza Street about 10 feet west of the southwest property corner. The other is directly across the street to the east, on the northeast corner of the intersection of Esperanza and Quemazon. We have added these to our Site Plan which we have attached to this message.

Minimum driveway width is controlled by Chapter 13 NFPA Section 1.18 and 18.2.3.4.11. In lieu of widening interior access road, either request a code-wide analysis to justify 16-foot driveway width, or sprinkler each building.

See the response to the first comment above. We believe that the current site plan meets the requirements of this code section. There are no plans to provide sprinkler systems in these homes.

Environmental Services:

Please contact Environmental Services when applicable to set up trash and recycle roll cart service. - Angelica Gurule

Yes, the department will be notified at the appropriate time.

PW/Engineering:

Install ADA ramps where driveway meets sidewalk. Interior draingage issues need to be addressed (an interior drainage easement width was reduced some time ago).

Yes, sidewalk ramps have been added to the site plan where the new interior road meets the existing sidewalks. Interior drainage is shown on the site plan at a level appropriate for this submittal. Engineering will be provided when the project advances to the design development and construction document stage. Yes, the drainage easement width was reduced with the approval of Los Alamos County and their Public Works Department.

PW/Traffic & Streets:

Make sure ample off-street parking is provided by developer and that proper sight distance is maintained at the private drive.

Off street parking provided meets the requirements of the County Development Code. When a detailed landscape plan is produced at a later date we will ensure that the proper sight distances are maintained.

Utilities Department:

Submit a more detailed Utilities Plan.

A more detailed Site Utilities Plan will be submitted as a part of the building permit submittal. We believe this Utilities Plan is more detailed than what is historically required for this level of submittal. Also, this Utilities Plan was produced with the direction of the Los Alamos County Utilities Department and was approved at the two previous I.D.R.C. meetings for this project.

Thank you for your consideration of our request and please let me know if there are additional requirements or information that is needed for this Site Plan approval. Thank you again for your assistance, and if you have any questions, please feel free to contact me.

Sincerely,



Paul Mifsud
Mifsud Associates Architects, LLC

