



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 72916

MAP DATE: May 28, 2014

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.

TENTATIVE/EXHIBIT MAP - HOLDS

1. The driveways required for fire apparatus access shall provide a minimum paved width of 26 feet, clear to the sky. Indicate compliance on the Exhibit Map.
2. The driveways required for fire apparatus access where the height of the building above the lowest level of the Fire Department vehicular access is more than 30 feet high or the building is more than three stories shall provide a minimum paved width of 28 feet, clear to the sky. Such driveway shall be located a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. Indicate compliance on the Exhibit Map.
3. All proposed buildings shall be places such that the fire apparatus access is within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Indicate compliance on the Exhibit Map.
4. All driveways required for fire apparatus access shall be labeled as "Private Driveway and Fire Lane" on the Exhibit Map. Provide a cross section of all Private Driveway and Fire Lanes. Indicate compliance on the Exhibit Map.
5. All turns within the fire apparatus access shall provide a 32 feet centerline turning radius. Provide radius on each turn and not on general detail. Indicate compliance on the Exhibit Map.
6. Provide a minimum unobstructed width of 20 feet for ingress and egress on each side of the raised median for the center driveway access of Gale Avenue if intended for fire apparatus access. Indicate compliance on the Exhibit Maps.

Reviewed by: Juan Padilla

Date: June 25, 2014



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 72916

MAP DATE: May 28, 2014

-
7. The driveway required for fire apparatus access within this development shall not be located above any portion of the proposed subterranean parking. Provide the subterranean parking limits on the Exhibit Map to ensure compliance.
 8. Provide the grade of all the driveways within this development to ensure compliance with the Fire Department's requirements. Indicate compliance on the Exhibit Map.
 9. Submit a fire flow availability from, FORM 196, to our office for the existing public fire hydrant(s) located along the lot frontage on Gale Avenue. Compliance required prior to Tentative Map clearance for the Public Hearing.
 10. The required fire flow for this development at this time is **5000** gallons per minute at 20 psi for a duration of 5 hours. The required fire flow may be reduced when detail information on the construction type and total square footage of each building is provided.
 11. Submit a digital copy of the architectural plans for this development. The architectural plans will assist to calculate the required fire flow from all required fire hydrants, review the elevations to determine the required Fire Department access adjacent to proposed buildings, and address additional Fire Department concerns during the subdivision process.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 72916

MAP DATE: May 28, 2014

CONDITIONS OF APPROVAL – ACCESS

1. A reciprocal access agreement is required for all driveways being shared within this development. Submit documentation to the Fire Department for review prior to Final Map clearance.
2. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all weather access surface to be clear to sky.
3. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
4. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
5. All driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 72916

MAP DATE: May 28, 2014

CONDITIONS OF APPROVAL - WATER

6. Install **TBD** PUBLIC fire hydrant(s) as noted on the Exhibit Map.
Location: AS PER MAP FILED IN OUR OFFICE.
7. Install **TBD** PRIVATE fire hydrant(s) as noted on the Exhibit Map.
Location: AS PER MAP FILED IN OUR OFFICE.
8. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
9. All required fire hydrants shall provide a fire flow of **5000** gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 fire hydrants flowing simultaneously may be used to achieve the required fire flow. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.
10. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
11. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
12. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.