



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 65296

MAP DATE: August 12, 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. Submit a fire flow availability from, FORM 195, to our office for the existing public fire hydrant located at the intersection of Denley Street and Kwis Avenue. Compliance required prior to Tentative Map clearance for the Public Hearing.
2. The required fire flow for this development at this time is **1250** gallons per minute at 20 psi for a duration of 2 hours.

CONDITIONS OF APPROVAL – ACCESS

1. 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.
2. A reciprocal access agreement is required for the portion of the driveway being shared by the 2 future lots. Submit documentation to the Fire Department for review prior to Final Map clearance.
3. The on-site private driveways shall provide a minimum paved unobstructed fire lane width of 20 feet, clear to the sky. The proposed parking within the private driveway shall be located outside the required 20 feet fire lane. Clearly depict the parking stalls and required fire lanes on the final design plans. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



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4. All proposed buildings shall be places such that a fire lane is provided to within 150ft of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 5. The gradient of the on-site private driveways shall comply with the Fire Department's requirements. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 6. The private driveway shall be indicated on the Final Map as "Private Driveway and Fire Lane". Clearly delineate the portion of the turnaround and any portion of the private driveway required for fire apparatus access as the fire lane. Any proposed parking area within the private driveway shall be outside the required fire lane.
 7. The private driveway 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.
 8. The proposed driveway 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.

CONDITIONS OF APPROVAL - WATER

1. At least 1 public fire hydrant will be required for this development based on the location of the closest fire hydrant as shown on the Tentative Map. Confirmation will the number of new fire hydrants required will be determined when the required fire flow test is submitted for review.



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2. All require fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
 3. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
 4. If the future single family dwellings are 3,601 total square feet or greater, the required fire flow from the public fire hydrant for this development can be up to **5000** gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.
 5. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
 6. 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.
 7. Parking shall be restricted 50 feet adjacent to any required public or private fire hydrant, 25 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
 8. 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.