



## 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 73082

MAP DATE: August 24, 2016

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### THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

#### FINAL MAP CONDITIONS OF APPROVAL

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 copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The driveway required for fire apparatus access shall be labeled as "Private Driveway and Fire lane" on the Final Map with the widths clearly depicted. Indicate compliance prior to Final Map clearance.
4. A reciprocal access agreement is required for the on-site private driveway since multiple units will be sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
5. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

#### PROJECT CONDITIONS OF APPROVAL

1. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

Reviewed by: Juan Padilla

Date: September 26, 2016



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2. The proposed building shall be placed such that a minimum unobstructed 5 feet approved firefighter access walkway is provided to within 150 feet of all exterior walls of the first story from an approved Fire Department access road. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. The required on-site fire lane shall provide a minimum paved unobstructed width of 28 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance or prior to occupancy.
4. The proposed high density residential buildings shall provide a setback between 15 feet and 30 feet from the edge of the fire lane to the building wall due to the building height exceeding 30 feet from an approved fire apparatus access road. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. The divided portion of the fire lane shall provide a minimum paved unobstructed width of 20 feet on each side of the raised median, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
6. The proposed courtyard is required to accommodate an approved unobstructed Fire Department turnaround. Such turnaround shall be designed to the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.
7. The gradient of the fire lane shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
8. All proposed pedestrian gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.



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9. The proposed decorative surface within the required fire lane shall provide a minimum width of 28 feet, clear to the sky, and be capable to support a live load of 75,000 pounds. Provide construction detail on the load capacity of the permeable pavement product to be used and a note on the architectural plans so the Fire Department can verification for compliance prior to building permit issuance.
10. The proposed Rooftop Gardens/Landscaped Roof shall comply with Section 317 and Section 905.3.8 of the County of Los Angeles Fire Code. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
11. Install 1 public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
12. The required fire flow from the public fire hydrant for this development can be up to 2875 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. The required fire flow may be reduced by the Fire Department during the architectural plan review process prior to building permit issuance.
13. Install 1 private fire hydrant as noted on the Tentative Map. The required fire flow from the private fire hydrant is to 1250 gallons per minute at 20 psi for a duration of 2 hours. The location and fire flow for the private fire hydrant shall be clearly identified on the architectural plan for review by the Fire Department prior to building permit issuance.
14. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
15. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
16. 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.



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17. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans and underground piping plans, including for the required private fire hydrant, to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
18. All proposed pedestrian gates shall comply with the Fire Department's Regulation 5. Verification for compliance will be performed during final inspection of the gate prior to occupancy.
19. 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.
20. All future 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.

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