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 61105 MAP DATE: June 3, 2014 - Amended Ex Map

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.

AMENDED EXHIBIT MAP - HOLDS

1. Clarify the darken line over the Private Driveway and Fire Lane within Lot 511 or Area F4. Fire Department vehicular access shall be clear to sky. Indicate compliance on the Exhibit Map.

2. Provide a minimum unobstructed driveway width of 20 feet for ingress and egress on each side of the raised median within Lot 528 or Area F21. Indicate compliance on the Exhibit Map.

AMENDED EXHIBIT MAP
CONDITIONS OF APPROVAL – ACCESS

1. Exhibit "A" - All proposed buildings shall be places such that a fire lane is provided to 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.

2. Exhibit ñAòï Private driveways where parking is proposed shall maintain a minimum unobstructed fire lane width of 20 feet, 26 feet fire lane width is required for commercial and high density residential buildings. Clearly depict the parking stalls and required fire lanes on the final design plans.

3. Exhibit "A" ï Commercial and high density residential buildings being served by a 26 feet wide fire lane will have a height restriction not to exceed 35 feet. Any building with a height of 35 feet or greater shall provide a minimum paved fire lane width of 28 feet for fire apparatus access. Such fire lane shall be parallel to the longest side of the building between 15 feet and 30 feet from the edge of the fire lane to the building wall.

Reviewed by: Juan Padilla Date: July 2, 2014

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4. Exhibit "A" ï Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.

5. Exhibit "A" ï All proposed roundabout proposed roundabout shall provide an minimum unobstructed width of 20 feet between all raised medians/obstacles in order to provide adequate fire apparatus access. Additional access width may be required if the roundabout is within for a commercial and high density residential planning area.

6. Exhibit "A" - The proposed School and Park sites shall provide a minimum paved fire lane width of 26 feet for circulation purposes. Final design shall be further reviewed for access compliance when plans are submitted to the Fire Department for review as architectural drawings or revised Exhibit A as the CUP process.

7. Exhibit "A" ï The vehicular access, fire lanes, roundabouts and gates as shown within the Exhibit Maps will be reviewed for compliance when the final design plans are submitted to the Fire Department for review as architectural drawings or revised Exhibit A as the CUP process.

8. Exhibit "A" ï The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.

9. Exhibit "A" ï All proposed driveways within the Exhibit Maps 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.

10. The previously approved Fire Department conditions and requirements, including any new one added per these map changes, are still applicable to this project.

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CONDITIONS OF APPROVAL – ACCESS

11. Fire hydrant locations and other water system requirements for proposed development within the Exhibit Maps will be determined when final design plans are submitted to the Fire Department for review as architectural drawings or revised Exhibit A as the CUP process.

12. The required fire flow for the public fire hydrants adjacent to residential development, single family dwellings and detached condominiums less than 3,600 total square feet, at this location is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.

13. All other fire hydrants are required to 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.

14. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.

15. The previously approved Fire Department conditions and requirements, including any new one added per these map changes, are still applicable to this project.

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

Reviewed by: Juan Padilla Date: July 2, 2014