

# FIRE DEPARTMENT NOTES

**FIRE DEPARTMENT NOTES**

SUBJECT: APN: 023-031; PERMIT # 05CUP-00040/05LUP-00820  
 SITE: ORANGE GROVE AVENUE, SANTA BARBARA  
 1451 ORANGE GROVE (AKA LOT 3)

THE ABOVE PROJECT IS LOCATED WITHIN THE JURISDICTION OF THE SANTA BARBARA COUNTY FIRE DEPARTMENT. TO COMPLY WITH THE ESTABLISHED STANDARDS, WE SUBMIT THE FOLLOWING WITH THE UNDERSTANDING THAT THE FIRE PROTECTION CERTIFICATE APPLICATION MAY INVOLVE MODIFICATIONS, WHICH MAY DETERMINE ADDITIONAL CONDITIONS.

**PRIOR TO BEGINNING ANY WORK, THE FOLLOWING CONDITIONS MUST BE MET:**

- OPERATIONS INVOLVING REMOVAL OF ASBESTOS OR ASBESTOS CONTAINING MATERIAL (ACM) SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE, SECTION 8707. OBTAIN A PERMIT FROM THE FIRE DEPARTMENT TO CONDUCT ASBESTOS OR ACM REMOVAL OPERATIONS. CONTACT THE INSPECTION SERVICES UNIT AT (805) 686-8181 FOR ADDITIONAL INFORMATION.

**PRIOR TO ERECTION OF COMBUSTIBLE BUILDING MATERIALS, THE FOLLOWING CONDITIONS MUST BE MET:**

- ALL ACCESS WAYS (PUBLIC OR PRIVATE) SHALL BE INSTALLED AND MADE SERVICEABLE. ROADWAY PLANS, ACCEPTABLE TO THE FIRE DEPARTMENT, SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ANY WORK BEING UNDERTAKEN.

THE WIDTH OF THE DRIVEWAY SERVING ALL 3 RESIDENCES SHALL BE A MINIMUM OF 20 FEET AND THE DRIVEWAY SHALL BE PAVED. AT NO TIME SHALL THE DRIVEWAY GRADE EXCEED 12 PERCENT. FIRE DEPARTMENT TURNAROUND DIMENSIONS SHALL BE DESIGNED INTO THE DRIVEWAY ENTRANCES OFF OF ORANGE GROVE AVENUE.

ORANGE GROVE AVENUE SHALL BE WIDENED TO A MINIMUM WIDTH OF 24 FEET FROM TUNNEL ROAD TO THE SOUTHERN PROPERTY BOUNDARY OF PARCEL 023-031-013 AND IMPROVED WITH CONCRETE CURB AND GUTTER ON BOTH SIDES.

ORANGE GROVE AVENUE SHALL BE PAVED WITH ASPHALT AND NO PARKING WILL BE ALLOWED IN THE DESIGNATED ROADWAY. CURBS SHALL BE PAINTED RED AND "NO PARKING ANY TIME" SIGNS SHALL BE INSTALLED EVERY 150 FEET ON BOTH SIDES OF THE ROADWAY.  
 A NEW ROAD SIGN SHALL BE INSTALLED AT THE INTERSECTION OF TUNNEL ROAD AND ORANGE GROVE AVENUE, PER COUNTY ROAD DEPARTMENT STANDARDS.

- SANTA BARBARA COUNTY FIRE DEPARTMENT HIGH FIRE HAZARD AREA REQUIREMENTS MUST BE MET.

**PRIOR TO OCCUPANCY CLEARANCE THE FOLLOWING CONDITIONS MUST BE MET:**

- THE FIRE DEPARTMENT SHALL DETERMINE AND ASSIGN ALL ADDRESS NUMBERS AND SHALL ISSUE SUCH NUMBERS TO PROPERTY OWNERS AND OCCUPANTS.
- BUILDING ADDRESS NUMBERS SHALL BE POSTED IN CONFORMANCE WITH FIRE DEPARTMENT STANDARDS.
- STOP WORK IMMEDIATELY AND CONTACT THE COUNTY FIRE DEPARTMENT, HAZARDOUS MATERIALS UNIT (HMU) AT 686-8170 IF VISUAL CONTAMINATION OR CHEMICAL ODORS ARE DETECTED WHILE IMPLEMENTING THE APPROVED WORK AT THIS SITE. RESUMPTION OF WORK REQUIRES APPROVAL OF THE HMU.
- WHEN ACCESS WAYS ARE GATED, A FIRE DEPARTMENT APPROVED LOCKING SYSTEM SHALL BE INSTALLED.
- PAYMENT OF DEVELOPMENT IMPACT FEES IS REQUIRED. THE FEES SHALL BE COMPUTED ON EACH NEW BUILDING, INCLUDING NON-HABITABLE SPACES.  
 FEES WILL BE CALCULATED AS FOLLOWS:  
 MITIGATION FEE AT \$20 PER SQUARE FOOT

PLANS SUBMITTED FOR A FIRE PROTECTION CERTIFICATE MUST INDICATE THE FOLLOWING:

- HYDRANT LOCATION MUST BE SHOWN ON THE SITE MAP.
- ROAD EASEMENT LINES AND LOCATION OF PROPOSED ROAD IMPROVEMENTS MUST BE SHOWN ON THE SITE MAP.
- HAMMERHEAD TURNAROUND DIMENSIONS MUST BE INDICATED ON SITE MAP.
- PERCENT OF SLOPE, DRIVEWAY LENGTH AND WIDTH MUST BE INDICATED ON SITE MAP.
- ROAD SIGN PLACEMENT MUST BE SHOWN ON SITE MAP.
- SHOW THAT STRUCTURES WILL BE BUILT TO HIGH FIRE HAZARD BUILDING DEPARTMENT STANDARDS.

THESE CONDITIONS APPLY TO THE PROJECT AS CURRENTLY DESCRIBED. FUTURE CHANGES, INCLUDING BUT NOT LIMITED TO FURTHER DIVISION, CHANGE OF OCCUPANCY, INTENSIFICATION OF USE, OR INCREASE IN HAZARD CLASSIFICATION, MAY REQUIRE ADDITIONAL MITIGATION TO COMPLY WITH APPLICABLE DEVELOPMENT STANDARDS IN EFFECT AT THE TIME OF CHANGE.

AS ALWAYS, IF YOU HAVE ANY QUESTIONS OR REQUIRE FURTHER INFORMATION PLEASE CALL 681-5500.

M.J.REB

C. BURKE ADVISORS, INC., 4141 STATE ST., SUITE C4, SANTA BARBARA, CA 93110 APN/ CHRON

# GENERAL NOTES

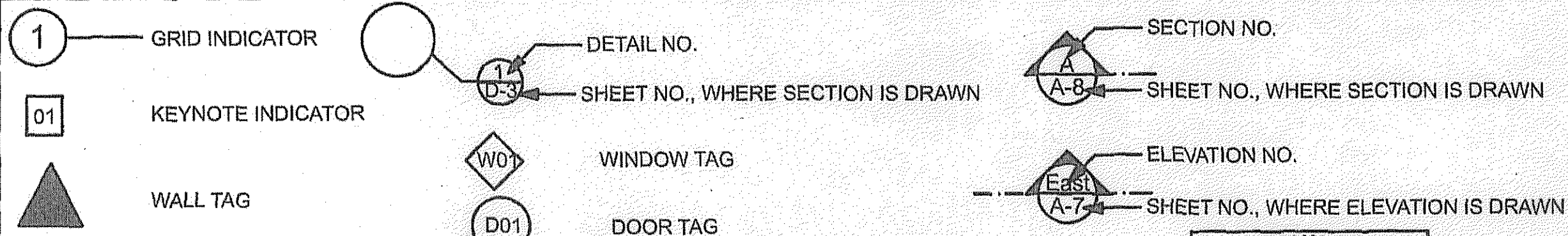
- ALL MATERIALS AND METHODS EMPLOYED TO CONSTRUCT THIS PROJECT SHALL CONFORM TO ALL LOCAL AND REGIONAL BUILDING CODES IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" AIA DOCUMENT A201, LATEST VERSION, SHALL BE PART OF THESE PLANS AND SPECIFICATIONS AS THOUGH SPECIFICALLY INCLUDED HEREIN.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT ALL SAFETY LAWS ARE STRICTLY ENFORCED TO MAINTAIN A SAFE CONSTRUCTION PROJECT. GENERAL CONTRACTOR SHALL MAKE SURE THAT ALL SHORING AND BRACING IS INSTALLED AS NECESSARY TO PROTECT WORKERS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SUBTRADES AND COORDINATING ALL UNDERGROUND UTILITIES.
- GENERAL NOTES AND TYPICAL DETAILS SHALL APPLY TO ALL PARTS OF THE JOB EXCEPT WHERE THEY MAY CONFLICT WITH SPECIFIC NOTES AND DETAILS. WHERE CONDITIONS ARE NOT AS SHOWN ON THE PLANS CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT
- NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- ALL CARPENTRY WORK SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF THE CALIFORNIA BUILDING CODE AND/OR UNIFORM BUILDING CODE
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED ACCESS PANELS REQUIRED BY CODE FOR THE VARIOUS UTILITIES AND TRADES.
- THE CALIFORNIA ENERGY CONSERVATION STANDARDS FOR RESIDENTIAL CONSTRUCTION, CONTAINED IN TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS, HAVE BEEN REVIEWED AND THE BUILDINGS DESCRIBED HEREIN ARE IN SUBSTANTIAL CONFORMANCE WITH THOSE STANDARDS WHICH APPLY TO NEW CONSTRUCTION.
- A CERTIFICATE OF CONSTRUCTION COMPLIANCE, BASED ON OBSERVATION OF CONSTRUCTION, SHALL BE SIGNED AND TRANSMITTED TO THE INSPECTING BUILDING OFFICIAL BY THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS FOR DIMENSIONS, GRADE, CONFIGURATION, AND OTHER ASPECTS OF COMPATIBILITY WITH THE WORK DESCRIBED IN THESE CONSTRUCTION DOCUMENTS. ANY CONDITIONS WHICH INTERFERE WITH THE WORK SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE WORK SHALL NOT PROCEED IN THE AREAS OF CONFLICT UNTIL SUCH CONFLICTS HAVE BEEN RESOLVED.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION.
- PRIOR TO COMMENCEMENT OF ANY WORK IN THE PUBLIC RIGHT-OF-WAY AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE LOCAL AGENCY.
- PRIOR TO COMMENCEMENT OF ANY CLEARING OR GRADING OPERATIONS, A GRADING PERMIT SHALL BE OBTAINED FROM THE LOCAL AGENCY.
- ALL-WEATHER SURFACE ACCESS ROADS SHALL BE INSTALLED PRIOR TO THE START OF FRAMING. ACCESS ROADS SHALL HAVE A MINIMUM WIDTH OF 20 FEET, BE MADE OF 4" CLASS II ROAD BASE COMPACTED TO 95%, ALLOW FIRE DEPARTMENT ACCESS TO WITHIN 150 FEET OF ANY PORTION OF ANY BUILDING, AND MAINTAIN 13-1/2 FEET OF OVERHEAD CLEARANCE.

# CODES

THIS PROJECT IS SUBJECT TO THE FOLLOWING BUILDING CODES AND REGULATION

- CALIFORNIA BUILDING CODE, 2001 EDITION
- CALIFORNIA PLUMBING CODE, 2001 EDITION
- CALIFORNIA MECHANICAL CODE, 2001 EDITION
- NATIONAL ELECTRICAL CODE, LATEST EDITION, 2007 EDITION
- CALIFORNIA CODE OF REGULATIONS TITLE 24
- AMERICANS WITH DISABILITIES ACT
- ALL ACCUMULATIVE SUPPLEMENTS TO THE ABOVE CODES
- ALL APPLICABLE STANDARD ORDINANCES AND REGULATIONS OF THE AGENCIES WITH JURISDICTION OVER THE WORK

# SYMBOLS



# SPECIAL INSTRUCTIONS

SPECIAL INSPECTIONS WILL BE REQUIRED FOR THE FOLLOWING WORK:

- REFER TO THE SOILS REPORT BY PACIFIC MATERIALS LABORATORY FOR INSPECTIONS REQUIRED FOR ROUGH GRADING, COMPACTION TESTING, FOOTING AND REBAR PLACEMENT INSPECTION AND CONCRETE TESTING AND INSPECTIONS.
- REFER TO CALIFORNIA BUILDING CODE (C.B.C.) 2001 EDITION, SECTION 108.1 AND SECTION 1701 SPECIAL INSPECTIONS. SPECIAL INSPECTION INCLUDE, BUT ARE NOT LIMITED:
- POURED IN PLACE CONCRETE WITH COMPRESSIVE STRENGTH GREATER THAN 2,500 PSI.
- ALL CONCRETE OR GROUT SAMPLES SHALL BE TAKEN BY A SPECIAL INSPECTOR.
- DRILLED-IN EXPANSION ANCHORS OR EPOXY SET ANCHOR BOLTS.
- FIELD STRUCTURAL WELDING
- STRUCTURAL MASONRY, REBAR PLACEMENT AND GROUT PLACEMENT
- OTHER SPECIAL INSPECTIONS LISTED ELSEWHERE IN THESE PLANS.

# DESIGN PROFESSIONAL

- ARCHITECT** **BURKE ADVISORS, INC.**  
 4141 STATE STREET, SUITE C.4.1  
 SANTA BARBARA CA 93110  
 PH: (805) 964-8800  
 FX: 805-293-8538
- TITLE 24 ENGINEER** **MECHANICAL ENGINEERING CONSULTANTS, INC.**  
 621 W. MICHELTORENA ST., SUITE A  
 SANTA BARBARA CA 93101  
 PH: (805) 957-4632
- MECHANICAL ENGINEER** **MECHANICAL ENGINEERING CONSULTANTS, INC.**  
 621 W. MICHELTORENA ST., SUITE A  
 SANTA BARBARA CA 93101  
 PH: (805) 957-4632
- SOILS ENGINEER:** **PACIFIC MATERIALS LABORATORY OF SANTA BARBARA, INC.**  
 SANTA BARBARA, LNC.  
 35-A SOUTH LA PATERA LANE  
 P.O. BOX 96  
 GOLETA CA 93116  
 PH: 805-964-6901.FX: 805-964-623
- ELECTRICAL ENGINEER:** **JMPE ELECTRICAL**  
 156 W. ALAMAR, SUITE B  
 SANTA BARBAR, CA 93105  
 PH: (805) 569-9216
- STRUCTURAL ENGINEER:** **TAYLOR AND SYFAN ENGINEERING, INC.**  
 2231 BAYVIEW HEIGHTS DR.  
 LOS OSOS, CA 93402  
 PH: (805) 528-2015
- SURVEYOR** **L.P. COOK & COMPANY, INC.**  
 1029 STATE STREET  
 SANTA BARBAR, CA 93101  
 PH: (805) 966-5105
- CIVIL ENGINEER:** **MAC DESIGN ASSOCIATES**  
 1933 CLIFF DRIVE, SUITE 6  
 SANTA BARBARA CA 93109  
 PH: (805) 957-4748

**PREVIOUS APPROVALS**

05LUP-00000-00822 LAND USE PERMIT

05CUP-00000-00041 SPEC PROB/SEPTIC

05BAR-00000-00190 BAR APPROVAL

07GRD-00000-00077 GRADING PERMIT

08BAR-00000-00067 } THIS APPLICATION

08LUP-00000-00133 }

# PROJECT STATISTICS

LAND USE ZONE RQMTS 1-E-1  
 20' FRONT YARD SETBACK  
 10' SIDE YARD SETBACK  
 25' REAR YARD SETBACK  
 35' HEIGHT LIMIT  
 (NO ROOM) FLOOR AREA RATIO  
 16% AVERAGE SLOPE

HIGH FIRE HAZARD ZONE YES  
 FLOOR ZONE NO  
 REQUIRED PARKING 0 COVERED SPACES  
 2 UNCOVERED SPACES  
 0 HANDICAP SPACES  
 0 LOADING SPACES  
 0 COMPACT PARKING SPACES

BLDG TYPE (BLDG CODE) TYPE 6 - NON-RATED PER C.B.C.  
 OCCUPANCY TYPE GROUP R, DIV 3 PER C.B.C.

GROSS SITE AREA 17,721 SQ FT (TO CTR LINE OF STREET)  
 NET SITE AREA 15,598 SQ FT  
 SITE COVERAGE  
 BUILDING(S) FOOTPRINT 2876 SF = 16.7% GROSS] OR [18.9% NET]

GRADING  
 CUT  
 FILL

EXISTING - VACANT LOT  
 PROPOSED NEW CONSTRUCTION  
 MAIN BUILDING(S) ATT. OR DET. STRUCTURE TYPE TYPE II NR

NEW STRUCT DETACHED SINGLE-FAMILY 3 + BEDRM. 2,636 SQ. FT.  
 TOTAL MAIN BUILDING AREA: 2,636 SQ. FT.

GRAGE/CARPORT  
 NEW STRUCTURE ATTACHED GARAGE + HOBY 814 SQ. FT.  
 NEW STRUCTURE ATTACHED BASEMENT + ENTRY 435 SQ. FT.

RESIDENTIAL TOTAL FLOOR AREA = (114 + 814 + 435) = 1363 SQ. FT.

# PROJECT DESCRIPTION

**FLOOR PLAN:**  
 All of the following changes have been made within the envelope of the originally approved building.

- The kitchen and study locations have been switched.
- The fireplace in the study has been moved to the living area
- A new fireplace has been added at the study.
- The windows at the kitchen are shorter and slightly moved
- The elevator door has changed location.
- There is a door at the study where a window had been.
- The Master Bedroom, bathroom & closet floor plan has changed.
- One window was added at the west wall of the master bedroom.
- The pair of French doors at the north side has changed location.
- The window at the bathroom is smaller and changed location.
- A Powder Room and Computer Server room has been added.

**East Elevation Changes**

- The middle window at the foyer has been omitted.
- The chimney at the original study has been omitted.
- Two new chimneys are shown.
- The original window over the right side garage door has been changed to a pair of French doors.

**South Elevation Changes**

- A new 3050 window has been added at bedroom #1
- The chimney at the original study has been omitted.
- The window at the kitchen sink has changed size to a pair of 2646 windows from a 6080 window
- The window at the living room has changed to a pair of 2660 windows from a 6080 window.
- Two new chimneys have been added at the roof line
- The middle window at the foyer has been omitted.

**West Elevation Changes**

- A new 3050 window has been added at the master bedroom.
- The existing 3020 that was in the toilet room has been enlarged to a 3050 window.
- The top of the chimney of the new study fireplace is just visible over the ridge
- The fireplace and chimney have been omitted at the original study location

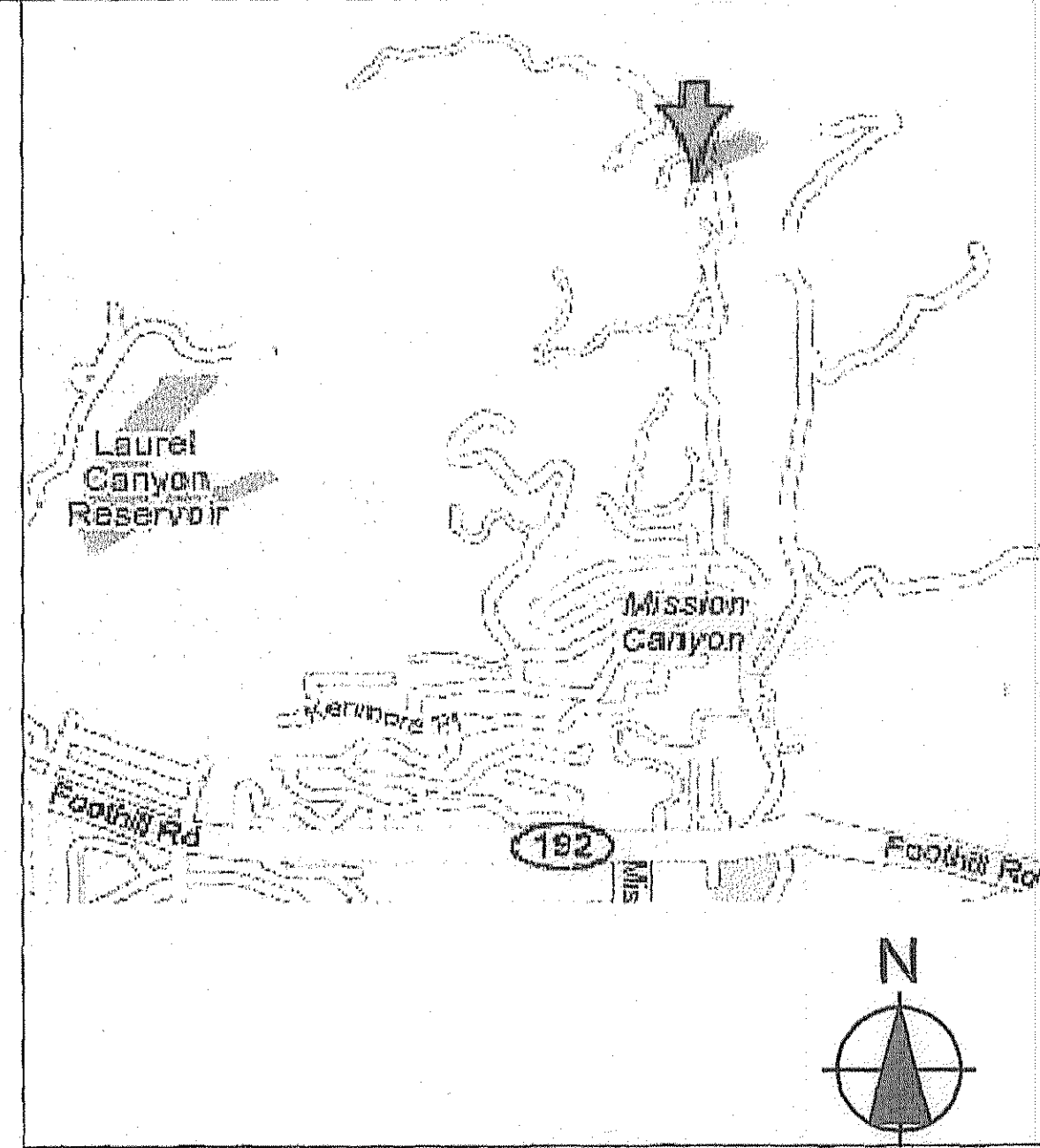
**North Elevation Changes**

- Since the bedroom and bathroom have switched sides the original pair of French doors at the bedroom are now a 3050 window at the bathroom.
- There is now a pair of 5080 French doors where the bathroom window used to be.

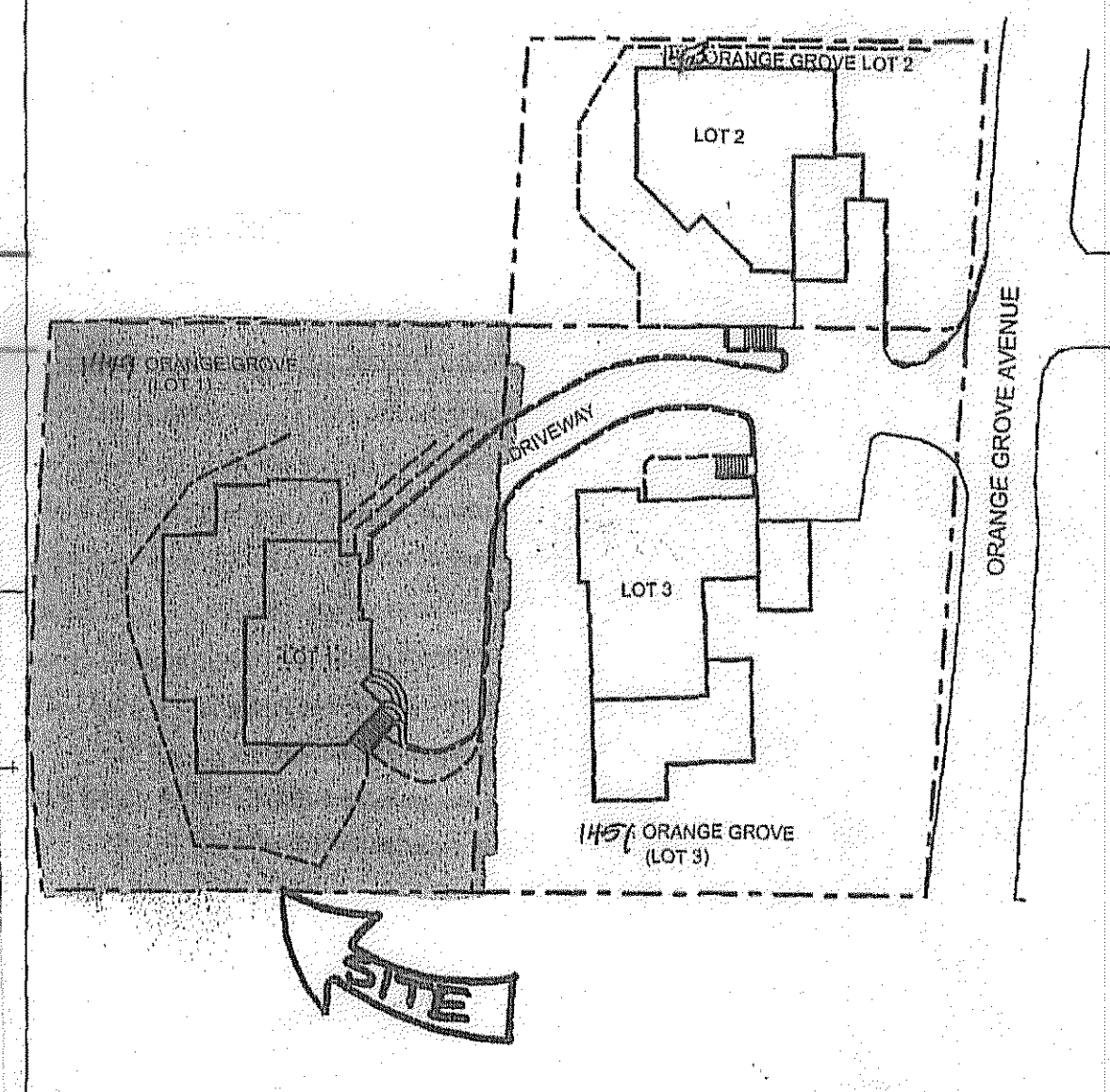
**Off Site Changes to Orange Grove Ave.**

- Modify the grading plan along the Orange Grove Frontage to show that the original embankment is to be maintained and that the stacked boulder wall at the project entrance is increased to approximately 48" high and that three existing acacia trees are to be saved.
- Re-align the site storm drain line at the east patio off the kitchen from the north side of the lot over to the south side of the kitchen patio.
- Re-align the storm drain in Orange Grove Ave.
- Re-align the road improvements in Orange Grove Ave.
- Install a fire hydrant backflow valve on the east side of Orange Grove Ave directly across from the re-located fire hydrant.
- Landscape planting has been modified to accommodate the saved trees and re-use of many of the original salvaged Agave Plants.

# VICINITY MAP



# KEY PLAN

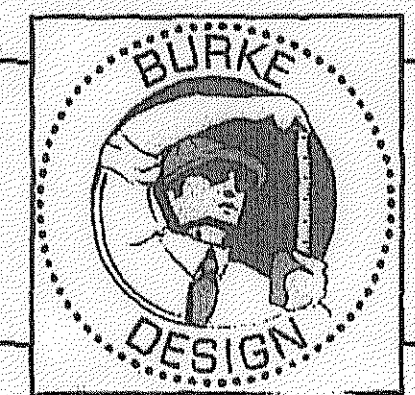


# DRAWING INDEX

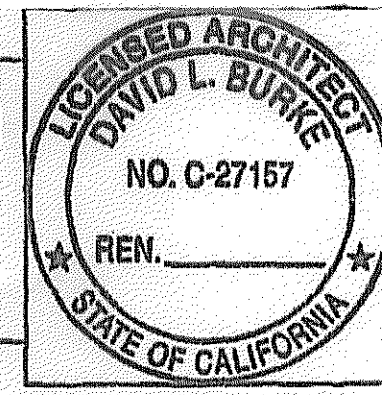
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A-2.2	BASEMENT PLAN	<input checked="" type="checkbox"/>	
A-3	ELEVATIONS	<input checked="" type="checkbox"/>	
A-4	ELEVATIONS	<input checked="" type="checkbox"/>	
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Revisions	Sheet Info
6-20-08 BAR REV	Job No
0-2-06 BAR	Issue Date
0-2-06 BAR	Drawn By
0-2-06 BAR	Drawing File Ref

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Sheet No: **Cover Sheet**  
**Cover**

3-24-08  
 REV - 6-20-08 BAR  
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