

PROPOSED SCOPE OF WORK
 THIS MASTER FIRE PROTECTION PLAN ADDRESSES THE FIRE PROTECTION REQUIREMENTS FOR THE SANDPIPER GOLF CLUB PROJECT:

PROJECT: SANDPIPER GOLF CLUB
 7925 HOLLISTER AVENUE
 GOLETA, CA 93117

OCCUPANCIES: A-3

CONSTRUCTION TYPE: V-8

CLUB HOUSE SQUARE FOOTAGE: 37,160 SQ. FT.

COMFORT STATION SQUARE FOOTAGE: 329 SQ. FT.

BARNSDALL SQUARE FOOTAGE: 1,044 SQ. FT.

MAINTENANCE YARD SQUARE FOOTAGE: 7,476 SQ. FT.

TOTAL BUILDING SQUARE FOOTAGE: 46,009 SQ. FT.

STORES: 1 1/2 STORIES FOR CLUB HOUSE

DEFERRED SUBMITTAL & FIELD NOTES:

- PROPOSED FIRE SPRINKLER SYSTEM INSTALLATION DETAILS, UNDERGROUND FIRE SERVICE PIPING INSTALLATION DETAILS, HYDRANT INSTALLATION DETAILS, THRUST BLOCK DETAILS, AND GENERAL INSTALLATION DETAILS ARE TO BE SUBMITTED WITH SHOP DRAWINGS FOR APPROVAL AND PERMIT BY INSTALLING CONTRACTOR(S).
- CONTRACTOR(S) TO PERFORM A SITE SURVEY AND FIELD WALK PRIOR TO SUBMITTING BID PROPOSAL FOR THE PROPOSED WORK, TO CONFIRM SITE CONDITIONS WITH RESPECT TO THE INSTALLATION OF THE SITE FIRE PROTECTION SYSTEMS. CONTRACTOR(S) WILL BE RESPONSIBLE FOR COORDINATION OF ALL PIPING INSTALLATION BASED UPON THE FIELD WALK AND THESE PLANS, REGARDLESS OF REQUIRED CHANGES IN PIPE ROUTING, WITHOUT ADDITIONAL COST TO OWNER.

THE FOLLOWING CONDITIONS MUST BE MET PRIOR TO BUILDING CONSTRUCTION:

- CREATE A DEFENSIBLE SPACE OF 100 FEET MINIMUM AROUND ALL BUILDINGS OR STRUCTURES FOR THE LIFE SAFETY OF THE PROPERTY PER SANTA BARBARA COUNTY FIRE DEPARTMENT DEVELOPMENT STANDARD #6 "DEFENSIBLE SPACE STANDARD". FOR THE PURPOSES OF THIS STANDARD, A DEFENSIBLE SPACE CONSISTS OF TWO ZONES (0-30 FEET AND AN ADDITIONAL 70 FEET TOTALING 100 FEET MINIMUM) FROM ALL BUILDINGS OR STRUCTURES. A GREATER DISTANCE MAY BE REQUIRED ON A CASE-BY-CASE EVALUATION.

- APPLICABLE CODES:**
- CALIFORNIA FIRE CODE, 2022 EDITION
 - NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2022 EDITION
 - NFPA 24 STANDARD FOR THE INSTALLATION OF PRIVATE SERVICE MAINS AND THEIR APPURTENANCES, 2018 EDITION
 - NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE, 2022 EDITION
 - SANTA BARBARA COUNTY FIRE DEPARTMENT DEVELOPMENT STANDARDS

- SHEET INDEX**
- MFPP-1 MASTER FIRE PROTECTION PLAN - OVERALL SITE PLAN
 - MFPP-2 MASTER FIRE PROTECTION PLAN - ENLARGED SITE PLAN CLUB HOUSE
 - MFPP-3 MASTER FIRE PROTECTION PLAN - ENLARGED SITE PLAN COMFORT STATION
 - MFPP-4 MASTER FIRE PROTECTION PLAN - ENLARGED SITE PLAN BARNSDALL/MAINTENANCE YARD

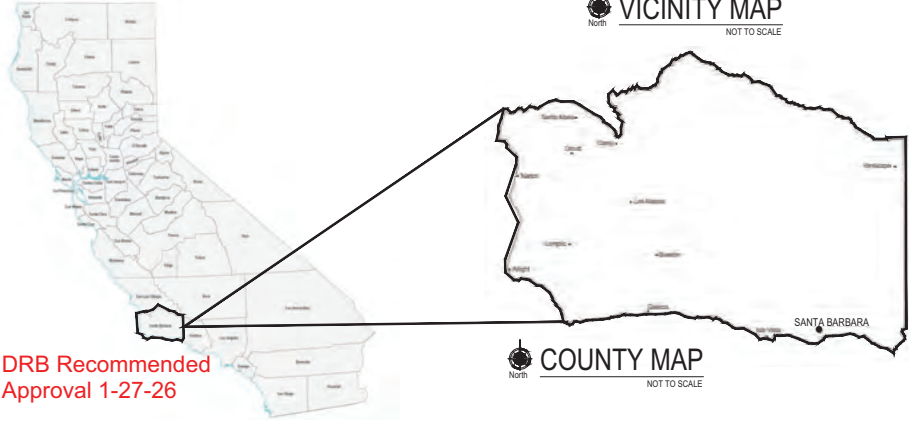
MASTER FIRE PROTECTION PLAN SCOPE OF WORK
 THIS MASTER FIRE PROTECTION PLAN INCLUDES THE INSTALLATION OF THE FOLLOWING FIRE PROTECTION SYSTEMS IN SUPPORT OF PROPOSED SANDPIPER GOLF CLUB PROJECT LOCATED AT 7925 HOLLISTER AVENUE IN GOLETA:

- FIRE DEPARTMENT APPARATUS ACCESS ROAD DESIGN AND CONSTRUCTION TO COMPLY WITH THE PROVISIONS OF SANTA BARBARA COUNTY FIRE DEPARTMENT STANDARD #1 "FIRE APPARATUS ACCESS". ALL ROADS SHALL BE CONSTRUCTED TO PROVIDE A MINIMUM OF TWO (2) TEN FOOT (10') TRAFFIC LANES, NOT INCLUDING THE 2' SHOULDERS, STRIPING, OR PARKING. ROADS TO BE CAPABLE OF SUPPORTING 75,000 LB. EMERGENCY VEHICLE.
- ONE-WAY ACCESS ROADS TO COMPLY WITH THE PROVISIONS OF SANTA BARBARA COUNTY FIRE DEPARTMENT STANDARD #1 "FIRE APPARATUS ACCESS" CHAPTER 7. ROADS SHALL BE CONSTRUCTED TO PROVIDE A MINIMUM, NOT INCLUDING SHOULDERS, OF ONE TWELVE-FOOT (12') TRAFFIC LANE. ALL ONE-WAY ROADS SHALL CONNECT AT BOTH ENDS TO A ROAD WITH TWO LANES PROVIDING FORTH TRAVEL IN EACH DIRECTION. ONE-WAY ROADS SHALL NOT EXCEED TWO THOUSAND SIX HUNDRED FORTY FEET (2,640') IN LENGTH. A TURNOUT SHALL BE PLACED AND CONSTRUCTED AT APPROXIMATELY THE MIDPOINT OF EACH ONE-WAY ROAD.
- DEAD-END ROADS: THE MAXIMUM LENGTH OF A DEAD-END ROAD, INCLUDING ALL DEAD-END ROADS ACCESSED FROM THE DEAD-END ROAD, SHALL NOT EXCEED THE FOLLOWING CUMULATIVE LENGTHS, REGARDLESS OF THE NUMBERS OF PARCELS SERVED:
 - PARCELS ZONED FOR LESS THAN ONE ACRE - 800 FEET
 - PARCELS ZONED FOR 1 ACRE TO 4.99 ACRES - 1,320 FEET
 - PARCELS ZONED FOR 5 ACRE TO 19.99 ACRES - 2,840 FEET
 - PARCELS ZONED FOR 20 ACRES OR LARGER - 5,280 FEET
 EACH DEAD-END ROAD SHALL HAVE A BULB TURNAROUND CONSTRUCTED AT ITS TERMINUS.
- NEW 4" UNDERGROUND FIRE SERVICE LINES TO SUPPLY THE SUBJECT BUILDING FIRE SPRINKLER SYSTEM. FIRE SERVICE TO BE INSTALLED AND INSPECTED PER NFPA 24 REQUIREMENTS.
- UNDERGROUND FIRE SERVICE PIPING TO HAVE THRUST BLOCKS, VALVES, AND ALL APPURTENANCES TO BE INSTALLED PER THE REQUIREMENTS OF NFPA 24.
- INSTALL NEW AUTOMATIC WET FIRE SPRINKLER SYSTEM IN THE SUBJECT BUILDING. THE SYSTEM IS TO BE DESIGNED AND INSTALLED IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE 2022 EDITION OF NFPA 13, THE SANTA BARBARA COUNTY FIRE DEPARTMENT, AND IN ACCORDANCE WITH THE FOLLOWING DESIGN REQUIREMENTS:
- INSTALL FIRE SPRINKLER FIRE ALARM MONITORING SYSTEM IN THE SUBJECT BUILDINGS. SYSTEM TO BE CONTINUOUSLY MONITORED BY A UL LISTED CENTRAL STATION, WITH AUTOMATIC FIRE DEPARTMENT NOTIFICATION UPON SYSTEM ACTIVATION.
- INSTALL FIRE EXTINGUISHERS THROUGHOUT THE BUILDINGS IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE, AND SBCFD REQUIREMENTS.

SANDPIPER GOLF CLUB
 7925 HOLLISTER AVENUE



VICINITY MAP
 NOT TO SCALE



COUNTY MAP
 NOT TO SCALE

DRB Recommended
 Approval 1-27-26

MASTER FIRE PROTECTION PLAN - OVERALL SITE PLAN
 NOT TO SCALE

IT IS THE CLIENT'S RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ENGINEER IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR, THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ENGINEER PRIOR TO THE CLIENT OR CLIENT'S SUBCONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

REVISION	DESCRIPTION	DATE	BY
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FIRE PROTECTION ENGINEERING
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PROJECT:	SANDPIPER GOLF CLUB 7925 HOLLISTER AVENUE GOLETA, CA 93117	DRAWN:	BF
CHECKED:		SCALE:	AS SHOWN
DATE:	06/19/23	SHEET:	MFPP-1
SHEET TITLE:	MASTER FIRE PROTECTION PLAN (MFPP) OVERALL SITE PLAN		



- KEY NOTES:**
- FIRE DEPARTMENT ACCESS ROAD:**
24'-0" MINIMUM WIDTH
13'-6" MINIMUM CLEAR HEIGHT
ALL WEATHER SURFACE
75,000 LB. VEHICLE ROAD CAPACITY / 40'-0" TURN RADIUS
ROADS TO COMPLY WITH SANTA BARBARA COUNTY FIRE STANDARD 1 "FIRE APPARATUS ACCESS".
 - ONE-WAY ACCESS ROADS:**
12'-0" MINIMUM WIDTH
13'-6" MINIMUM CLEAR HEIGHT
TURNOUT SHALL BE PLACED AT APPROXIMATELY THE MIDPOINT OF EACH ONE-WAY ROAD
SHALL NOT EXCEED 2,640' IN LENGTH
ONE-WAY ACCESS ROADS TO COMPLY WITH SANTA BARBARA COUNTY FIRE DEPARTMENT STANDARD 1 "FIRE APPARATUS ACCESS".
 - DEAD-END ROADS:**
THE MAXIMUM LENGTH OF A DEAD-END ROAD, INCLUDING ALL DEAD-END ROADS ACCESSED FROM THE DEAD-END ROAD, SHALL NOT EXCEED THE FOLLOWING CUMULATIVE LENGTHS, REGARDLESS OF THE NUMBERS OF PARCELS SERVED:
PARCELS ZONED FOR LESS THAN ONE ACRE - 800 FEET
PARCELS ZONED FOR 1 ACRE TO 4.99 ACRES - 1,320 FEET
PARCELS ZONED FOR 5 ACRES TO 19.99 ACRES - 2,640 FEET
PARCELS ZONED FOR 20 ACRES OR LARGER - 5,280 FEET
EACH DEAD-END ROAD SHALL HAVE A BULB TURNAROUND CONSTRUCTED AT ITS TERMINUS. DEAD-END ROADS TO COMPLY WITH SANTA BARBARA COUNTY FIRE DEPARTMENT STANDARD 1 "FIRE APPARATUS ACCESS".
 - PROPOSED 4" UNDERGROUND FIRE SERVICE LINE TO THE NEW CLUB HOUSE FIRE SPRINKLER SYSTEM PER CIVIL PLANS.**
 - PROPOSED BACKFLOW PREVENTER ASSEMBLY AND FIRE DEPARTMENT CONNECTION IN ACCORDANCE WITH GOLETA WATER DISTRICT STANDARDS & SPECIFICATIONS. LOCATION PER CIVIL PLANS**
 - PROPOSED AUTOMATIC FIRE SPRINKLER SYSTEM RISER LOCATED IN BASEMENT LOADING DOCK.**
 - PROVIDE A FIRE DEPARTMENT "KNOX SYSTEM" TO ENABLE EMERGENCY RESPONDERS TO ACCESS LOCKED GATES DURING EMERGENCIES. A FIRE DEPARTMENT "KNOX SYSTEM" IS REQUIRED ON ALL GATES WHETHER PUBLIC OR PRIVATE. ALL ORDERS FOR KNOX SYSTEM KEY SWITCHES, LOCKS, AND BOXES MUST BE ON A CURRENT OFFICIAL "KNOX COMPANY" APPLICATION ORDER FORM SIGNED BY THE FIRE DISTRICT. A FIRE DEPARTMENT "KNOX SYSTEM" TO COMPLY WITH SANTA BARBARA COUNTY FIRE DEPARTMENT STANDARD 7 "ACCESS GATES".**

- DEFERRED SUBMITTAL & FIELD NOTES:**
- PROPOSED FIRE SPRINKLER SYSTEM INSTALLATION DETAILS, UNDERGROUND FIRE SERVICE PIPING INSTALLATION DETAILS, HYDRANT INSTALLATION DETAILS, THRUST BLOCK DETAILS, AND GENERAL INSTALLATION DETAILS ARE TO BE SUBMITTED WITH SHOP DRAWINGS FOR APPROVAL AND PERMIT BY INSTALLING CONTRACTOR(S).
 - CONTRACTOR(S) TO PERFORM A SITE SURVEY AND FIELD WALK PRIOR TO SUBMITTING BID PROPOSAL FOR THE PROPOSED WORK, TO CONFIRM SITE CONDITIONS WITH RESPECT TO THE INSTALLATION OF THE SITE FIRE PROTECTION SYSTEMS. CONTRACTOR(S) WILL BE RESPONSIBLE FOR COORDINATION OF ALL PIPING INSTALLATION BASED UPON THE FIELD WALK AND THESE PLANS, REGARDLESS OF REQUIRED CHANGES IN PIPE ROUTING, WITHOUT ADDITIONAL COST TO OWNER.
- THE FOLLOWING CONDITIONS MUST BE MET PRIOR TO BUILDING CONSTRUCTION:**
- CREATE A DEFENSIBLE SPACE OF 100 FEET MINIMUM AROUND ALL BUILDINGS OR STRUCTURES FOR THE LIFE SAFETY OF THE PROPERTY PER SANTA BARBARA COUNTY FIRE DEPARTMENT DEVELOPMENT STANDARD #6 "DEFENSIBLE SPACE STANDARD". FOR THE PURPOSES OF THIS STANDARD, A DEFENSIBLE SPACE CONSISTS OF TWO ZONES (0-30 FEET AND AN ADDITIONAL 70 FEET TOTALING 100 FEET MINIMUM) FROM ALL BUILDINGS OR STRUCTURES. A GREATER DISTANCE MAY BE REQUIRED ON A CASE-BY-CASE EVALUATION.

LEGEND	
	FIRE SPRINKLER RISER
	FIRE HYDRANTS PER CIVIL PLANS
	BACKFLOW PREVENTER WITH FIRE DEPARTMENT CONNECTION
	FIRE DEPARTMENT ACCESS DOORS
LEGEND SYMBOLS ARE NOT TO SCALE. SHOWN FOR REFERENCE ONLY.	

DRB Recommended Approval 1-27-26

MASTER FIRE PROTECTION PLAN - ENLARGED SITE PLAN CLUB HOUSE

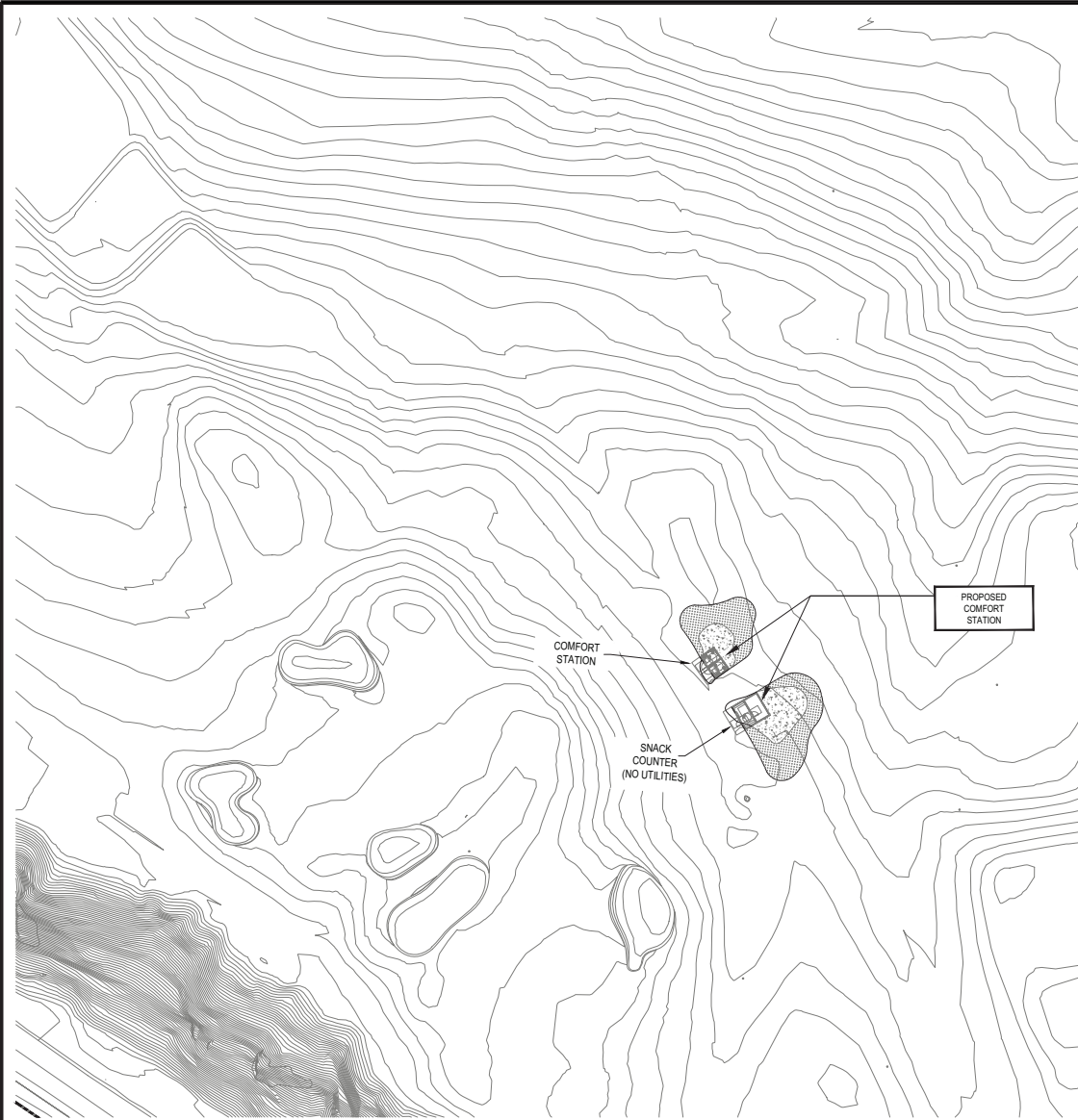
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PROJECT:	SANDPIPER GOLF CLUB 7925 HOLLISTER AVENUE GOLETA, CA 93117	DRAWN:	BF
CHECKED:		SCALE:	AS SHOWN
DATE:	06/19/23	SHEET:	MFP-2
SHEET TITLE:	MASTER FIRE PROTECTION PLAN (MFP) ENLARGED SITE PLAN CLUB HOUSE		

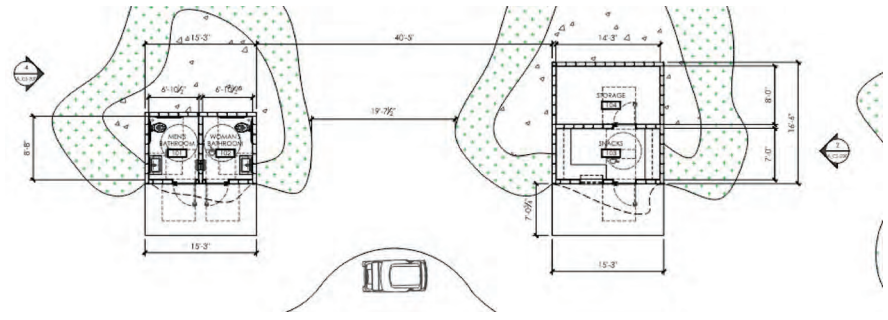


DEFERRED SUBMITTAL & FIELD NOTES:

1. PROPOSED FIRE SPRINKLER SYSTEM INSTALLATION DETAILS, UNDERGROUND FIRE SERVICE PIPING INSTALLATION DETAILS, HYDRANT INSTALLATION DETAILS, THRUST BLOCK DETAILS, AND GENERAL INSTALLATION DETAILS ARE TO BE SUBMITTED WITH SHOP DRAWINGS FOR APPROVAL AND PERMIT BY INSTALLING CONTRACTOR(S).
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PROPOSED COMFORT STATION FLOOR PLAN
NOT TO SCALE

MASTER FIRE PROTECTION PLAN - ENLARGED SITE PLAN COMFORT STATION
NOT TO SCALE

DRB Recommended Approval 1-27-26

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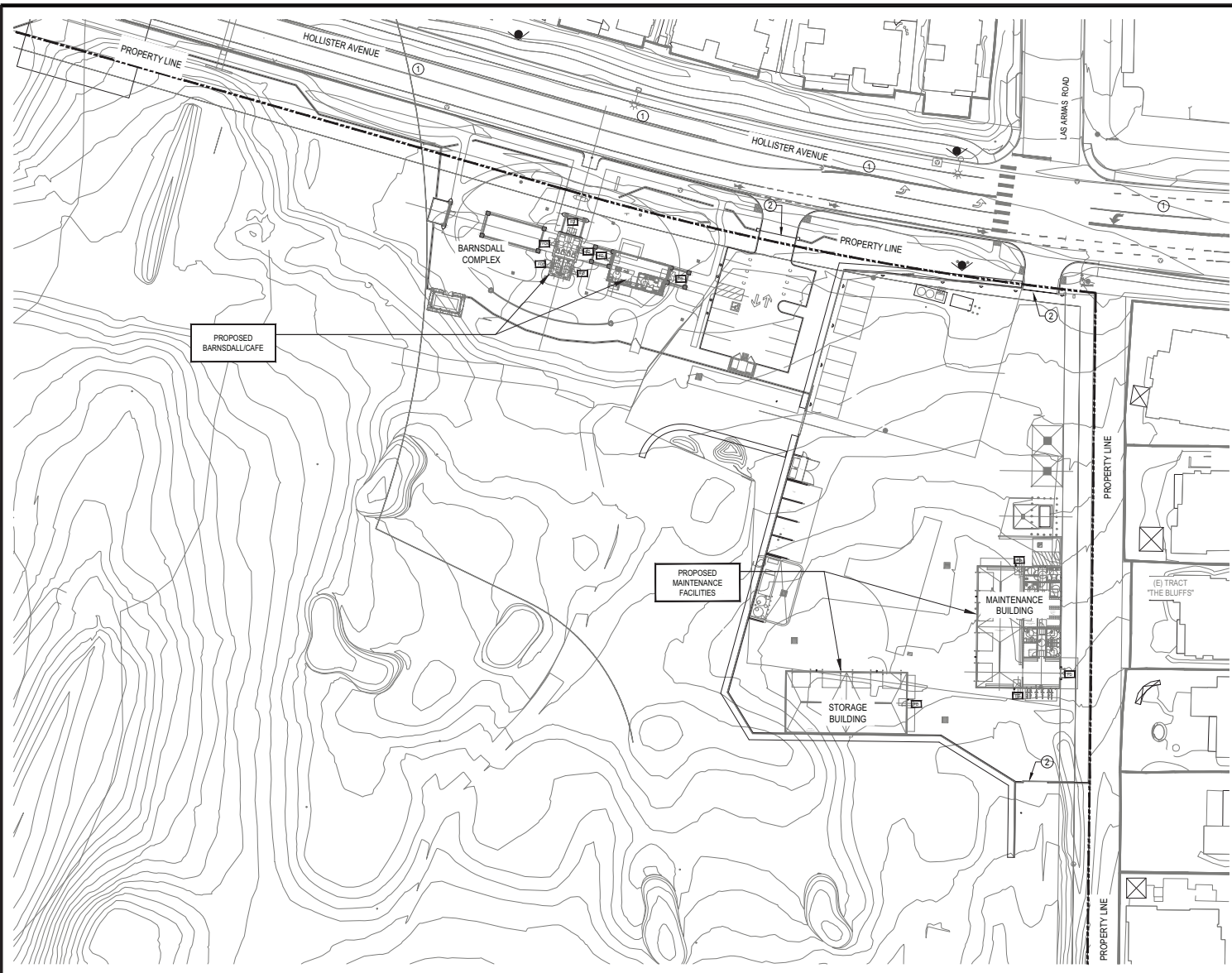
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EST. 2005

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PROJECT:	SANDPIPER GOLF CLUB 7925 HOLLISTER AVENUE GOLETA, CA 93117
SHEET TITLE:	MASTER FIRE PROTECTION PLAN (MFPP) ENLARGED SITE PLAN COMFORT STATION

DRAWN:	BF
CHECKED:	AY
SCALE:	AS SHOWN
DATE:	06/19/23
SHEET:	MFPP-3



- KEY NOTES:**
- 1 FIRE DEPARTMENT ACCESS ROAD:
24'-0" MINIMUM WIDTH
13'-6" MINIMUM CLEAR HEIGHT
ALL WEATHER SURFACE
75,000 LB. VEHICLE ROAD CAPACITY / 40'-0" TURN RADIUS
ROADS TO COMPLY WITH SANTA BARBARA COUNTY FIRE STANDARD 1 "FIRE APPARATUS ACCESS".
 - 2 PROVIDE A FIRE DEPARTMENT "KNOX SYSTEM" TO ENABLE EMERGENCY RESPONDERS TO ACCESS LOCKED GATES DURING EMERGENCIES. A FIRE DEPARTMENT "KNOX SYSTEM" IS REQUIRED ON ALL GATES, WHETHER PUBLIC OR PRIVATE. ALL ORDERS FOR KNOX SYSTEM KEY SWITCHES, LOCKS, AND BOXES MUST BE ON A CURRENT OFFICIAL KNOX COMPANY APPLICATION ORDER FORM SIGNED BY THE FIRE DISTRICT. A FIRE DEPARTMENT "KNOX SYSTEM" TO COMPLY WITH SANTA BARBARA COUNTY FIRE DEPARTMENT STANDARD 7 "ACCESS GATES".

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LEGEND

- FIRE HYDRANTS PER CIVIL PLANS
- FIRE DEPARTMENT ACCESS DOORS

LEGEND SYMBOLS ARE NOT TO SCALE.
SHOWN FOR REFERENCE ONLY

**DRB Recommended
Approval 1-27-26**

MASTER FIRE PROTECTION PLAN - ENLARGED SITE PLAN BARNSDALL / MAINTENANCE YARD

SCALE: 1/32" = 1'-0"

IT IS THE CLIENT'S RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ENGINEER IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ENGINEER PRIOR TO THE CLIENT OR CLIENT'S SUBCONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

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PROJECT:	SANDPIPER GOLF CLUB 7925 HOLLISTER AVENUE GOLETA, CA 93117	DRAWN:	BF
SHEET TITLE:	MASTER FIRE PROTECTION PLAN (MFPP) ENLARGED SITE PLAN BARNSDALL / MAINTENANCE YARD	CHECKED:	AY
		SCALE:	AS SHOWN
		DATE:	06/19/23
		SHEET	MFPP-4