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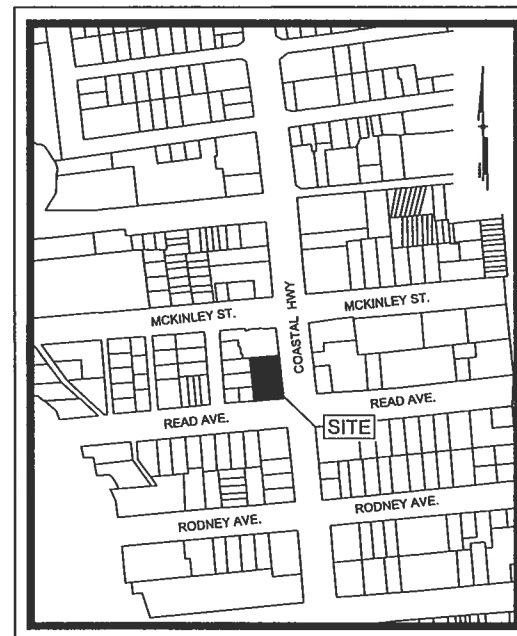
1. TAX MAP NUMBER:	334-20-18-75.00 DB: 3259 PG: 274
2. OWNER/DEVELOPER: OWNER/DEVELOPER ADDRESS:	GROTTO PIZZA DEWEY, LLC 20376 COASTAL HWY REHOBOTH BEACH, DE 19971
3. ADDRESS LOCATION:	1603 COASTAL HWY DEWEY BEACH, DE 19971 LEWES AND REHOBOTH SUSSEX
4. CURRENT ZONING:	RB2 (RESORT BUSINESS)
5. PRESENT USE:	RESTAURANT
6. PROPOSED USE:	RETAIL APARTMENTS (4 UNITS)
7. REQUIRED SETBACKS (B.U.L.): FRONT: SIDE: REAR:	(PER 185 ATTACHMENT 1.2) 6' WHEN ABUTTING A STREET (8' WHEN ABUTTING A S.R.) 0' (8' WHEN ABUTTING A STREET) (8' WHEN ABUTTING A S.R.) 10' (WHEN ADJACENT TO A RESIDENTIAL ZONING DISTRICT)
8. BUILDING HEIGHT:	(PER 185 ATTACHMENT 1.1) 35' MAX ALLOWED (3 STORIES)
9. REQUIRED LOT SIZE (MIN.): DEPTH: WIDTH: AREA:	5,000 SF (PER 185 ATTACHMENT 1) 100 FT (PER 115-82 A) 75 FT 10,000 FT (PER 115-82 A)
10. DWELLING UNIT CALCULATION: GROSS AREA - RB2 ZONED AREA: PERMITTED DENSITY: PERMITTED UNITS: PROPOSED UNITS: PROPOSED DENSITY:	0.34 AC. RB2 ZONING MINIMUM DENSITY: 3,000 SF RB2 ZONING MAXIMUM DENSITY: 1 UNITS / 3600 S.F. 4.11 UNITS 4 UNITS 11.7 UNITS/ACRES PROVIDED
11. RESIDENTIAL TO COMMERCIAL USE RATIO:	RESIDENTIAL USE SQUARE FOOTAGE MAY NOT EXCEED 2 TIMES THE COMMERCIAL USE SQUARE FOOTAGE RESIDENTIAL: 11,583 SF COMMERCIAL: 5,788 SF (GROUND FLOOR ONLY) 11,583 SF / 5,788 SF = 1.998
PROPOSED RATIO:	(PER 185 ATTACHMENT 1.2)
12. PARKING <u>REQUIRED PARKING:</u> RESIDENTIAL:	(2 OFF-STREET SPACES FOR FIRST 4 BEDROOM IN A DWELLING UNIT PLUS ONE ADDITIONAL SPACE FOR EACH ADDITIONAL BEDROOM IN THE SAME DWELLING UNIT.) 1 UNITS OF 4 BEDROOM = 3 SPACES 4 UNITS (4 BEDROOMS) X 3 = 12 SPACES 12 SPACES RETAIL: (1 SPACE FOR EACH 400 SF OF PATRON AREA FOR OTHER COMMERCIAL ESTABLISHMENT WITH LESS THAN 5,000 SQUARE FEET BUT MORE THAN 2,000 SQUARE FEET OR PATRON AREA) 0 SPACES TOTAL REQUIRED SPACES: 12 SPACES PROVIDED SPACES: 12 SPACES
13. SITE CALCULATIONS BUILDING AREA OPEN SPACE (GRASS AREA) PAVEMENT/STONE AREA TOTAL PERCENTAGE EX. IMPERVIOUS COVER. PERCENTAGE PROP. IMPERVIOUS COVER. EXISTING FORESTED ACRES:	EX = 0.23 AC. (57.8%) PR = 0.18 AC. (47.1%) EX = 0.02 AC. (26.2%) PR = 0.02 AC. (8.89%) EX = 0.09 AC. (5.50%) PR = 0.18 AC. (47.1%) TOTAL EX = 0.34 AC. PR = 0.34 AC. 0.32 AC. (94.10%) 0.32 AC. (94.10%) 0.00 AC. (0.00%)
14. NET DEVELOPMENT: UTILITY SERVICES: SANITARY SEWER SUPPLIER: WATER SUPPLIER:	0.34 AC. PUBLIC - SUSSEX COUNTY TIER 1 - UNIFIED SANITARY SEWER DISTRICT PUBLIC - SUSSEX COUNTY
18. SECTION 89 - SOURCE WATER PROTECTION:	A. SUBJECT PROPERTY IS WITHIN AN AREA OF "GOOD" AND PITIFUL GROUNDWATER RECHARGE. B. SUBJECT PROPERTY IS NOT LOCATED IN WELLHEAD PROTECTION AREA.
17. STATE INVESTMENT AREA:	LEVEL 2/3
18. FIRE DISTRICT:	REHOBOTH BEACH FIRE CO. (STATION 06)
19. LONGITUDE AND LATITUDE: STATE PLANE COORDINATES:	SITE BENCHMARK #1: SOUTH WEST PROPERTY CORNER NEAR READ AVENUE LONGITUDE: W 75° 04' 30.85" LATITUDE: N 38° 41' 30.85"
20. NON-TIDAL FEDERALLY REGULATED WETLAND AREA:	0.00 ACRES
21. TIDAL STATE REGULATED WETLAND AREA:	0.00 ACRES
22. PROPOSED DISCHARGE LOCATION:	DELDOT ROADWAY DRAINAGE SYSTEM
23. FLOOD ZONE:	FIRM NUMBER 10005C0354K, DATED MARCH 18, 2015 REFER TO GENERAL NOTES (NOTE 12, SHEET RP1001)
24. TRANSPORTATION IMPROVEMENT DISTRICT (TID):	NOT INCLUDED
25. DATUM:	HORIZONTAL = NAD83 VERTICAL = NAVD83
26. WATERSHED:	REHOBOTH CANAL - REHOBOTH BAY
27. LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL:	TOWN OF DEWEY BEACH

DEWEY TOWNHOMES CONSTRUCTION SET PLAN

TAX MAP: 334-20.18-75.00
TOWN OF DEWEY BEACH
LEWES AND REHOBOTH HUNDRED - SUSSEX COUNTY

PREPARED FOR:
OWNER/DEVELOPER
GROTTO PIZZA DEWEY, LLC

20376 COASTAL HIGHWAY
REHOBOTH BEACH, DELAWARE 19971



LOCATION MAP
SCALE: 1"=300'

PREPARED BY:
PENNONI ASSOCIATES INC.



18072 Davidson Drive
Milton, DE 19968
T 302.684.8030
F 302.684.8054

CALL BEFORE YOU DIG
Call Miss Utility of Delmarva
800-282-8555
Ticket Number(s):

OWNER - PARCELS 38.02 & 39.08 & 38.00 GROTTO PIZZA DEWEY, LLC 20376 COASTAL HIGHWAY REHOBOTH BEACH, DELAWARE 19971 (302) 227-3587
ENGINEER/SITE DESIGNER PENNONI ASSOCIATES INC. 18072 DAVIDSON DRIVE MILTON, DE 19968 (302) 684-8030
SURVEYOR PENNONI ASSOCIATES INC. 18072 DAVIDSON DRIVE MILTON, DE 19968 (302) 684-8030
SCHOOL DISTRICT CAPE HENLOPEN
FIRE DISTRICT REHOBOTH BEACH FIRE CO.
WATER UTILITY PUBLIC - SUSSEX COUNTY
SEWER UTILITY PUBLIC - SUSSEX COUNTY
ELECTRIC DELMARVA POWER
TELECOMMUNICATION VERIZON
CATV COMCAST
POSTAL DISTRICT REHOBOTH BEACH

EXISTING	PROPOSED	DESCRIPTION
		BUILDING
		FULL DEPTH PAVEMENT
		BUILDING RESTRICTION LINE
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		UTILITY EASEMENT
		PERMANENT EASEMENT
		FENCE
		POWER UTILITY POLE
		PROPERTY LINE
		LEGAL RIGHT-OF-WAY
		PROPERTY CORNER FOUND
		PROPERTY ADJOINING LINED
		SITE, MAIL BOX
		SITE, TRAFFIC SIGN
		SPOT ELEVATION
		STORMPIPE, INLET, MANHOLE & FLARED END
		MINOR CONTOUR
		MAJOR CONTOUR
		MARKING, HANDICAP PARKING
		DETECTABLE WARNING STRIP
		CONCRETE

Sheet #	Sheet Description	Sheet Title
1	CS0001	COVER SHEET
2	CS0201	EXISTING CONDITION
3	CS0501	DEMOLITION PLAN
4	CS1501	GRADING PLAN
5	CS1701	UTILITY PLAN
6	CS0201	LANDSCAPE PLAN, NOTES & DETAILS
7	CS6001	SITE DETAILS
8	CS6002	UTILITY DETAILS

Sheet #	Drawing #	Sheet Title
1	CS8000	SEDIMENT AND STORMWATER STANDARD PLAN COVER SHEET
2	CS8001	CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN
3	CS8501	CONSTRUCTION SITE SEDIMENT AND EROSION

Sheet #	Drawing #	Sheet Title
1	RP1001	RECORD PLAN

TYPE	DESCRIPTION	HYDROLOGIC SOIL
AaB	ACQUANGU-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	B
BuA	BROCKATON/ORTON-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES	A

LIMIT OF DISTURBANCE: 0.34 ± ACRES

Pennoni
PENNONI ASSOCIATES INC.
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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

DELAWARE PROFESSIONAL ENGINEER
No. 17771
Alan M. Decker
11/17/2021

DEWEY TOWNHOMES
TAX MAP: 334-20.18-75.00
1603 COASTAL HIGHWAY
DEWEY BEACH, DELAWARE 19971
COVER SHEET

GROTTO PIZZA DEWEY, LLC
20376 COASTAL HIGHWAY
REHOBOTH BEACH, DELAWARE 19971

TOWN MAYOR APPROVAL	
MAYOR	DATE
TOWN PLANNING DEPARTMENT APPROVAL	
PLANS HAVE BEEN REVIEWED AND ARE FOUND TO BE IN GENERAL CONFORMANCE WITH THE MOST RECENTLY ADOPTED AND/OR CERTIFIED VERSIONS OF THE TOWN OF DEWEY BEACH'S CODE OF ORDINANCES AND COMPREHENSIVE LAND USE PLAN. THE OWNER AND THEIR ENGINEER AND/OR SURVEYOR ASSUME ALL RESPONSIBILITY FOR THE DESIGN AS CONTEMPLATED HEREIN AND ACCURACY OF ALL INFORMATION SHOWN HEREON.	
TOWN ENGINEER CERTIFICATION	
I, _____, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN REVIEWED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS CONFORMANCE TO THE APPLICABLE TOWN STANDARDS.	
SIGNATURE	DATE

OWNER CERTIFICATION:
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AS SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE: GROTTO PIZZA DEWEY, LLC
C/O JEFFREY GOSNEAR
1603 COASTAL HIGHWAY
DEWEY BEACH, DELAWARE 19971
JGOSNEAR@GROTTOPIZZA.COM
(302) 227-3587

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE COMPLES WITH APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. THE DESIGN REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE: ALAN DECKTOR, PE (DE PE#17771)
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
ADECKTOR@PENNONI.COM
(302) 684-8030 F. 302.684.8054

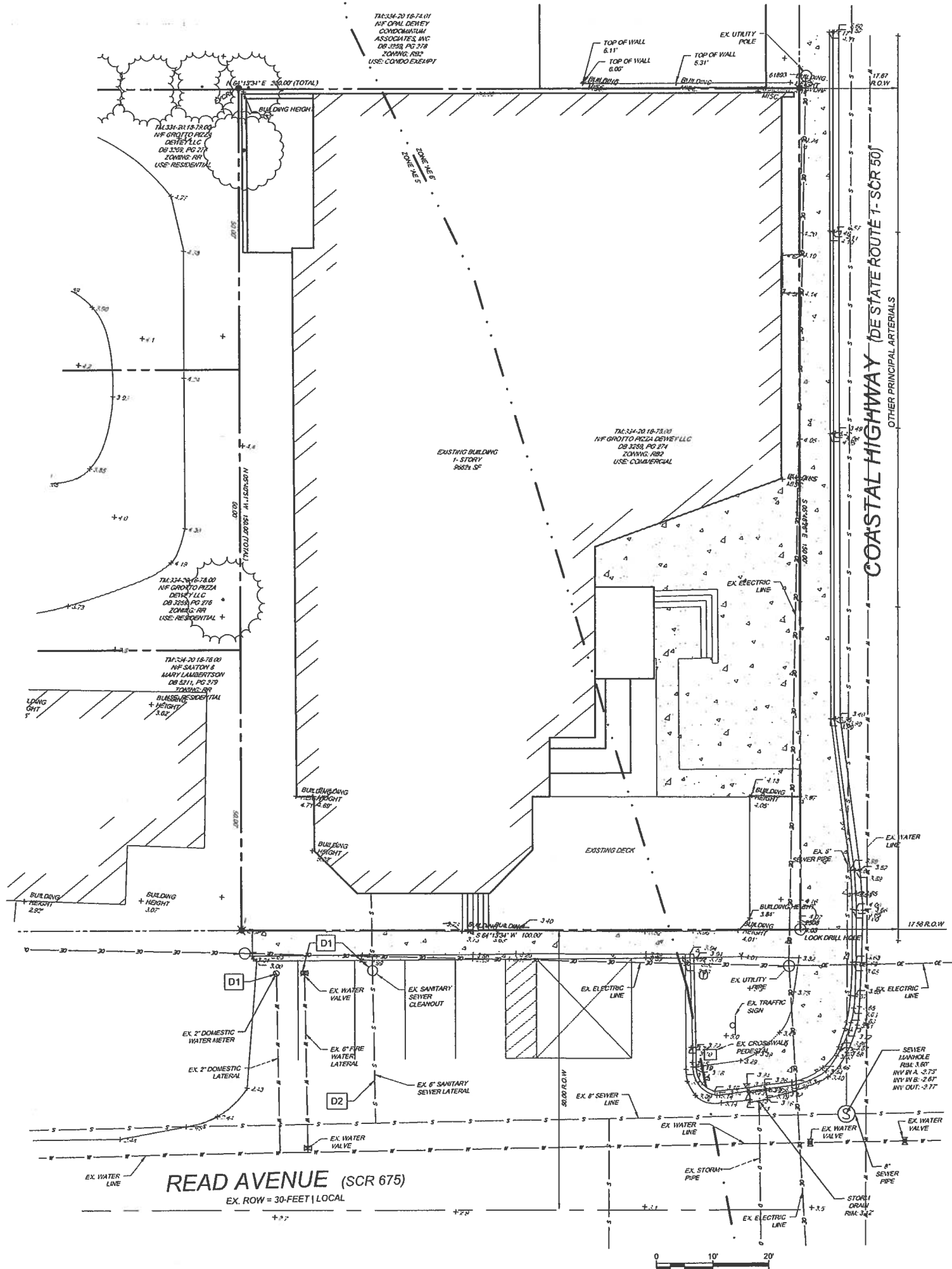
PROJECT	FISHR22002
DATE	2022-07-24
DRAWING SCALE	AS SHOWN
DRAWN BY	EOC
APPROVED BY	AMD
CS0001	
SHEET	1 OF 8

EXISTING CONDITION NOTES:

- ELEVATIONS ARE BASED ON NAVD 88, AND DE STATE PLANE COORDINATE SYSTEM AND 83 HORIZONTAL DATUM.
- DEED REFERENCE: DEED BOOK 325, PG. 274.
- UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
- RIGHTS OR INTEREST OF THE UNITED STATES OF AMERICA OR STATE OF DELAWARE OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY.
- BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
- ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
- UTILITY NOTES:
 - THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE. LOCATIONS OF UTILITIES AS SHOWN AND MAY OR MAY NOT BE COMPLETE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.
 - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
 - MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
 - THE CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK. IF CONFLICTS ARE FOUND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
 - THIS SITE IS ZONED R82 (RESORT BUSINESS - TOWN OF DEWEY).
 - NO WETLANDS ARE FOUND ON-SITE PER THE DNREC NAVMAP ONLINE MAPPING SYSTEM.
 - EXISTING STORMWATER RUNOFF IS CONVEYED THROUGH THE SITE VIA OVERLAND FLOW TO THE SOUTH.
- REFERENCE:
 - TOPOGRAPHICAL SURVEY PERFORMED BY PENNONI ASSOCIATES INC. JUNE, 2022.
- FLOOD ZONE INFORMATION:
 - BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 100050233K, EFFECTIVE DATE MARCH 19, 2015, THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS FLOOD ZONE "AE" (EL 5 AND EL 6), WHICH IS AN AREA THAT HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

KEYED NOTES

- D1** SEWERWATER LATERAL DISCONNECT REQUIRED PRIOR TO DEMOLITION
- D2** ABANDONED EXISTING 6" SEWER LATERAL AT MAIN PER SUSSEX COUNTY DETAIL S-2.10 (REFER TO DETAIL 13' SHEET CS6002)



SITE INFORMATION:

SITE ADDRESS:
 TAX MAP: 334-20-18-75.00
 1803 COASTAL HWY
 LEWES AND REHOBOTH HUNDRED - SUSSEX COUNTY
 REHOBOTH BEACH, DE 19971

OWNER/DEVELOPER:
 GROTTOS PIZZA DEWEY, LLC
 20376 COASTAL HWY
 REHOBOTH BEACH, DE 19971

ENGINEER:
 PENNONI ASSOCIATES, INC.
 18072 DAVIDSON DRIVE
 MILTON, DE 19968

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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

ALPHA M. DECKTOR
 LICENSED PROFESSIONAL ENGINEER
 NO. 1771
 DE 19968

DEWEY TOWNHOMES
 TAX MAP: 334-20-18-75.00
 1803 COASTAL HIGHWAY
 DEWEY BEACH, DELAWARE 19971

EXISTING CONDITION
 GROTTO PIZZA DEWEY, LLC
 20376 COASTAL HIGHWAY
 REHOBOTH BEACH, DELAWARE 19971

NO.	DATE	REVISIONS	BY
1	2022-10-04	REVISED PER BIDD COMMENTS	EOC

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PROJECT: FISHR22002
DATE: 2022-07-24
DRAWING SCALE: 1"=10'
DRAWN BY: EOC
APPROVED BY: AMD

CS0201
 SHEET 2 OF 8

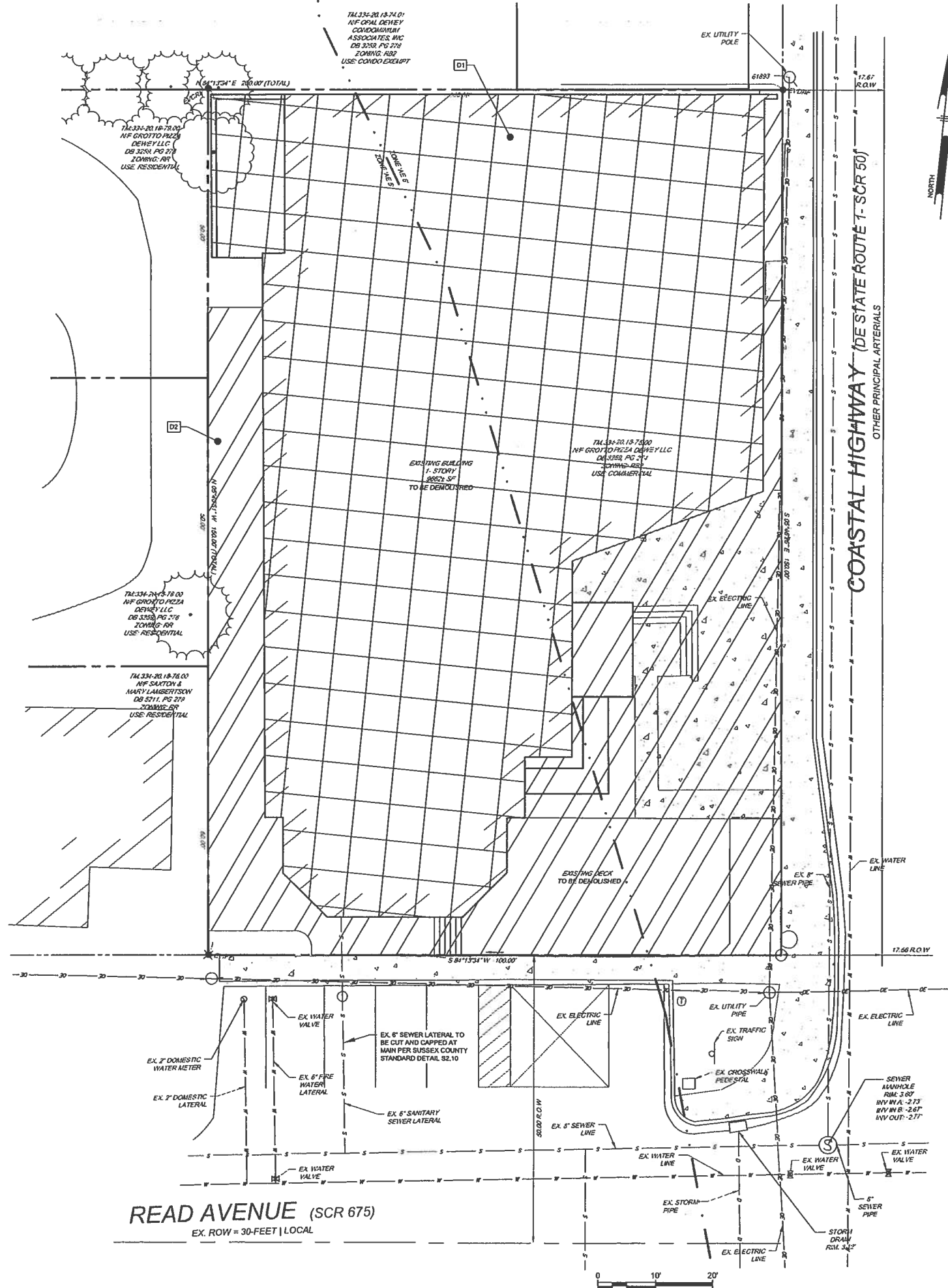
DEMOLITION NOTES:

- UNLESS OTHERWISE INDICATED, DEMOLITION WASTE BECOMES PROPERTY OF CONTRACTOR.
- ON-SITE STORAGE OF REMOVED ITEMS OR MATERIALS IS NOT PERMITTED.
- REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION. REMOVAL INCLUDES DIGGING OUT STUMPS AND ROOTS.
- SITE CLEARING INCLUDES, BUT IS NOT LIMITED TO:
 - PROTECT EXISTING TREES TO REMAIN.
 - CLEAR AND GRUB ALL TREES AND VEGETATION WHERE CONSTRUCTION ACTIVITIES OF THE PROJECT WILL BE CONDUCTED.
 - TOPSOIL STRIPPING AND STOCKPILING ON SITE.
 - DISPOSE OF VEGETATION AND OTHER DEBRIS RESULTING FROM CLEARING OPERATIONS.
 - REMOVE EXISTING PAVEMENTS AND BASES AS SHOWN ON THE DRAWINGS.
 - DISPOSE OF ALL TREE STUMPS RESULTING FROM THE CLEARING OPERATIONS.
 - REMOVE EXISTING OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION.
- PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE. AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING AND BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
- PROTECT BENCH MARKS AND EXISTING STRUCTURES, ROADS, SIDEWALKS, PAVING AND CURBS AGAINST DAMAGE FROM VEHICULAR OR FOOT TRAFFIC.
- MAINTAIN DESIGNATED TEMPORARY ROADWAYS, WALKWAYS AND DETOURS, FOR VEHICULAR AND PEDESTRIAN TRAFFIC.
- ALL STUMPS, BRUSH, PAVEMENT AND WASTE MATERIAL GENERATED BY CLEARING OPERATIONS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE SITE FOR SAFE, LEGAL, OFF-SITE DISPOSAL.
- MAINTAIN UTILITY, ELECTRICAL AND MECHANICAL SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE.
- LOCATE, IDENTIFY, DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED.
- SEWER SERVICE LATERAL & CLEAN-OUT LOCATIONS ARE SHOWN ON THE PLANS. CONTRACTOR SHALL TEST PIT AND LOCATE PRIOR TO CONSTRUCTION.
- WATER SERVICE LATERAL LOCATIONS ARE UNKNOWN. CONTRACTOR SHALL TEST PIT AND LOCATE PRIOR TO CONSTRUCTION.

KEYED NOTES

- D1** EXISTING BUILDING TO BE DEMOLISHED FOR NEW PAVEMENT AND PROPOSED BUILDING INSTALLATION.
- D2** EXISTING CONCRETE SIDEWALK AND GRASS TO BE REMOVED FOR PROPOSED PAVEMENT, BUILDING AND GRASS INSTALLATION.

LEGEND



SITE INFORMATION:

SITE ADDRESS:
 TAX MAP: 334-20-18-75.00
 1603 COASTAL HWY
 LEWES AND REHOBOTH HUNDRED - SUSSEX COUNTY
 REHOBOTH BEACH, DE 19971

OWNER/DEVELOPER:
 GROTTOS PIZZA DEWEY, LLC
 20376 COASTAL HWY
 REHOBOTH BEACH, DE 19971

ENGINEER:
 PENNONI ASSOCIATES, INC.
 18072 DAVIDSON DRIVE
 MILTON, DE 19968

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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
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DEWEY TOWNHOMES
 TAX MAP: 334-20-18-75.00
 1603 COASTAL HIGHWAY
 DEWEY BEACH, DELAWARE 19871

DEMOLITION PLAN
 GROTTO PIZZA DEWEY, LLC
 20376 COASTAL HIGHWAY
 REHOBOTH BEACH, DELAWARE 19871

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OTHER OR OTHERS ON THE EXTENSION OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OTHER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT: FISHR22002
DATE: 2022-07-24
DRAWING SCALE: 1"=10'
DRAWN BY: EOC
APPROVED BY: AMD

CS0501
 SHEET 3 OF 8

PLOTTED: 11/16/2022 1:12 PM, P:\Projects\2022\FISHR22002\FISHR22002.dwg
 PROJECT: FISHR22002
 PLOTTER: HP DesignJet 2400

UTILITY NOTES:

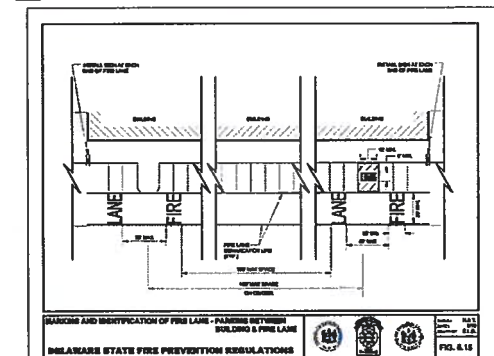
- ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
- THIS PROJECT IS SUBJECT TO INSPECTION AND APPROVAL BY REPRESENTATIVES OF THE SUSSEX COUNTY CONSERVATION DISTRICT AND SUSSEX COUNTY ENGINEERING DEPARTMENT.
- UTILITIES ENTER THE PREMISES FROM PUBLIC STREETS OR RIGHTS OF WAY.
- PROPOSED UTILITY SERVICE AND CONNECTIONS (SANITARY SEWERS) SUBJECT TO FINAL DESIGN AND APPROVAL.
- THE ROOF DRAINS FOR THE PROPOSED FACILITY WILL BE INSTALLED AND WILL DISCHARGE VIA SURFACE FLOW. ALL ROOF RUNOFF MUST BE DIRECTED INTO SWALES AND PIPE SYSTEM, ULTIMATELY TO THE EXISTING STORM POND.
- ALL SEWER SERVICE CONNECTIONS SHALL BE 8" UNLESS OTHERWISE NOTED.
- ALL WATER SERVICE CONNECTIONS TO BE INSTALLED AS NOTED.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN THE WATER AND SEWER MAINS.
- CONTRACTOR SHALL MAINTAIN A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE WATER AND SEWER MAINS.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- LOCK BOX REQUIRED, CONTACT LOCAL FIRE CHIEF FOR ORDERING INFORMATION AND LOCATION OF BOX ON THE BUILDING.
- THE PROPOSED RETAIL AND APARTMENT WILL BE PROTECTED WITH AUTOMATIC SPRINKLERS IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS AND NFPA 13.
- NO OBJECTS, STANDS, DISPLAYS OR OTHER IMPEDIMENTS (PARKING) SHALL BE LOCATED WITHIN THE DEMARCATION AREA.
- FIRE LANE NOTATION
 - 15.1 THE FIRST WORD "FIRE" SHALL BE CLOSEST TO A DRIVER APPROACHING SUCH MARKINGS.
 - 15.2 EACH WORD SHALL BE AT LEAST TEN FEET (10') IN HEIGHT AND 20 FEET IN WIDTH.
 - 15.3 THE DISTANCE BETWEEN THE WORD "FIRE" AND THE WORD "LANE" SHALL BE NO GREATER THAN 30 FEET.
 - 15.4 THE DISTANCE FROM THE WORD "LANE" TO THE BEGINNING OF THE SECOND SET OF ROADWAY MARKINGS WHERE THE WORD "FIRE" BEGINS SHALL BE NO GREATER THAN 100 FEET.
- SUSSEX COUNTY'S RESPONSIBILITY WILL END AT THE EX. FIRE SERVICE SHUTOFF VALVE. SUSSEX COUNTY'S RESPONSIBILITY WILL END AT THE EX. METER PIT.
- PROPOSED ELECTRIC AND TELECOMMUNICATION BUILDING CONNECTIONS TO BE DECIDED.
- PROVIDE A FLOW TEST ON NEW HYDRANT TO FIRE MARSHAL ONCE IT HAS BEEN INSTALLED AND PRIOR TO OPERATIONS.
- THE DISTANCE BETWEEN THE FIRE HYDRANT AND THE FIRE LANE SHALL NOT BE GREATER THAN SEVEN FEET.
- 19.1 THE STEAMER CONNECTION OF ALL FIRE HYDRANTS SHALL BE SO POSITIONED SO AS TO BE FACING THE STREET OR FIRE LANE.
- 19.2 THE CENTER OF ALL HOSE OUTLETS ON FIRE HYDRANTS SHALL NOT BE LESS THAN 18" ABOVE FINAL GRADE.
- 19.3 FIRE HYDRANTS SHALL BE COLOR CODED IN ACCORDANCE WITH THE OSFPL.
- PROPOSED WATER LATERAL CONNECTION TO BE MADE ON THE BACK SIDE OF EXISTING WATER VALVE AND METER.

KEYED NOTES

- U1 4" SOLID YELLOW DEMARCATION LINE (TYP.), PAINT CURB WHERE APPLICABLE
- U2 15' CLEARANCE PERIMETER ACCESS
- W1 CONNECT TO EX. 2" DOMESTIC WATER LATERAL
- W2 CONNECT TO EX. 8" FIRE WATER LATERAL
- W3 PROPOSED 2" DOMESTIC SERVICE LATERAL WATERLINE EXTENSION, C909 CLASS 235 PVC AND 2" METER INSIDE BUILDING
- W4 PROPOSED 8" FIRE SERVICE LINE EXTENSION, C909 CLASS 235 PVC
- W5 FIRE DEPARTMENT CONNECTION
- W6 FIRE ROOM, SPRINKLER EQUIPMENT, FIRE SERVICE IS REQUIRED TO HAVE A BACKFLOW PREVENTER IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE
- W7 EXISTING WATER LINE TO BE CAPPED FOR EXISTING BUILDING DEMOLITION AND TO BE USED FOR THE CONNECTION OF PROPOSED BUILDING
- S1 8" SANITARY SEWER LATERAL SDR-35 PVC PER SUSSEX COUNTY STANDARDS AND SPECIFICATIONS, TYP.
- S2 CONNECTION TO EXISTING 8" SANITARY SEWER
- S3 PROPOSED 8" BUILDING DRAIN CLEANOUT
- F1 FIRE LANE WITHIN 40' OF BUILDING
- F2 START OF FIRE LANE
- F3 END OF FIRE LANE

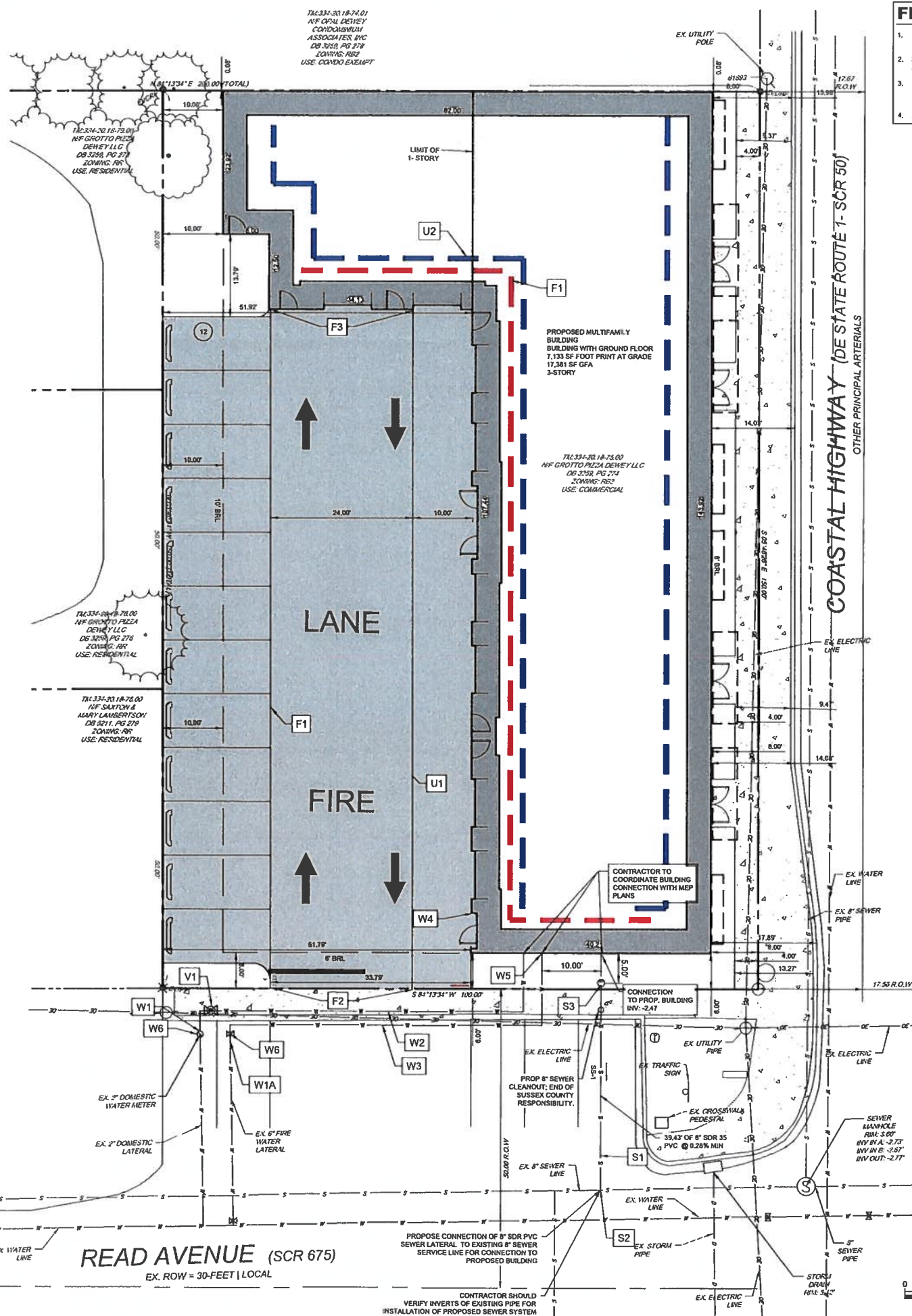
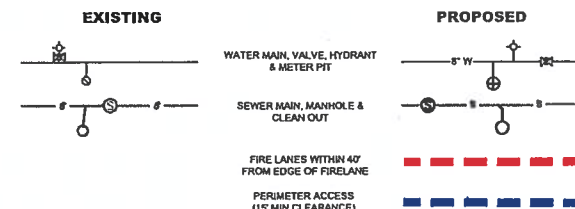
REHOBOTH BEACH CALL OUTS

- H# HYDRANT NUMBER
- V# VALVE NUMBER
- X# WATER CROSSING NUMBER



DETAIL - FINE LANE DETAILS
NOT TO SCALE

LEGEND



FLOW TEST:

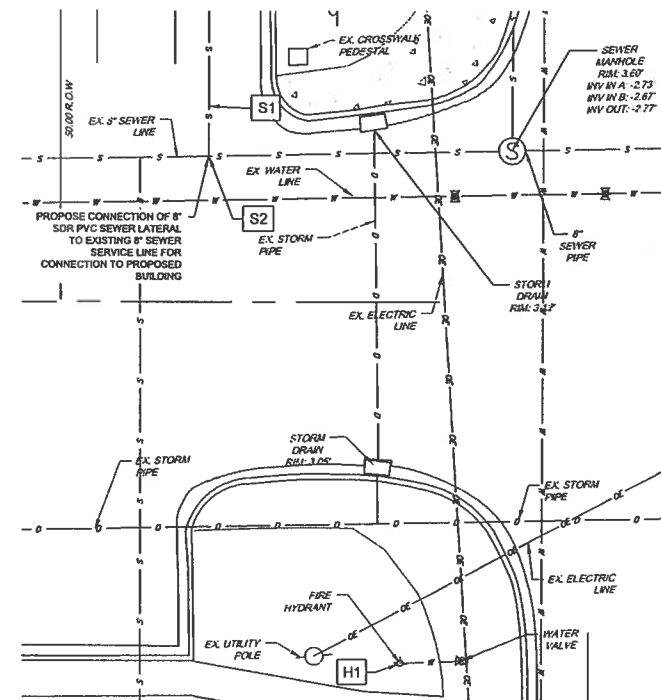
- TEST TIME: 7/14/2022 PERFORMED BY SUSSEX COUNTY
- HYDRANT FLOWED - TO THE CORNER OF READ AVE. AND ROUTE 1
- STATIC PSI - 48 RESIDUAL PSI - 45 GPM FLOW - 1061
- AVAILABLE FLOW AT 20 PSI - 3,545 GPM

FIRE MARSHAL NOTES:

- TAX MAP NUMBER: 334-20-18-75.00 DEED BOOK: 3259, PG 274
- GROSS ACREAGE AREA: 0.34 ± AC.
- OWNER/DEVELOPER NAME: GROTTO PIZZA DEWEY, LLC C/O JEFFREY GOSNAR 20378 COASTAL HWY REHOBOTH BEACH, DE 19971
- OWNER/DEVELOPER ADDRESS: 1603 COASTAL HIGHWAY DEWEY BEACH, DE 19971 LEWES AND REHOBOTH HUNDRED SUSSEX COUNTY
- INTENDED USE: RETAIL AND APARTMENTS
- WATER SUPPLIER: SUSSEX COUNTY
- MAXIMUM BUILDING HEIGHT: 35' ALLOWED (PER 185 ATTACHMENT 1:1)
- BUILDING CONSTRUCTION: CONSTRUCTION TYPE V (000)
- AUTOMATIC SPRINKLERS: RETAIL: YES, APARTMENTS: YES
- BUILDING PERIMETER (BLUE): PERIMETER ACCESS REQUIRED PERIMETER ACCESS PROPOSED 75% OF BUILDING PERIMETER (466 LF) = 350 LF 355 LF
- FIRE LANE (RED): FIRE LANE REQUIRED FIRE LANE PROVIDED 35% OF BUILDING PERIMETER (466 LF) = 164 LF 185 LF

NOTES:

- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.



DETAIL - UTILITY BLOWUP
1" = 10"

SITE INFORMATION:

SITE ADDRESS: TAX MAP: 334-20-18-75.00 1603 COASTAL HWY LEWES AND REHOBOTH HUNDRED - SUSSEX COUNTY REHOBOTH BEACH, DE 19971

OWNER/DEVELOPER: GROTTOS PIZZA DEWEY, LLC 20378 COASTAL HWY REHOBOTH BEACH, DE 19971

ENGINEER: PENNONI ASSOCIATES, INC. 18072 DAVIDSON DRIVE MILTON, DE 19968

DEWEY TOWNHOMES

TAX MAP: 334-20-18-75.00
1603 COASTAL HIGHWAY
DEWEY BEACH, DELAWARE 19871

UTILITY PLAN

GROTTO PIZZA DEWEY, LLC
20378 COASTAL HIGHWAY
REHOBOTH BEACH, DELAWARE 19871

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK



Pennonni

PENNONI ASSOCIATES, INC.
18072 Davidson Drive
Milton, DE 19968
T 302.664.8030 F 302.664.8054

NO.	DATE	REVISIONS	BY
1	2022-10-04	REVISED PER SDCD COMMENTS	EOC

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PROJECT: FISHR22002

DATE: 2022-07-24

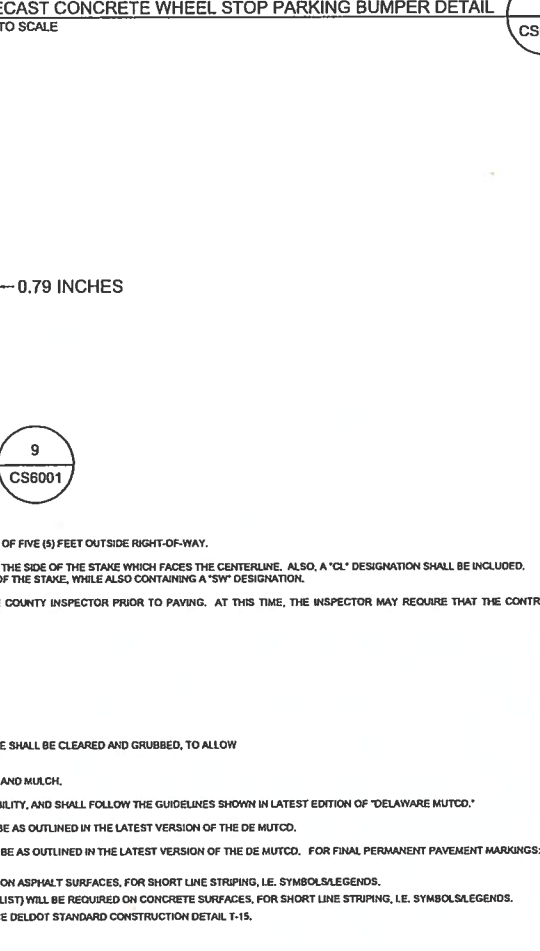
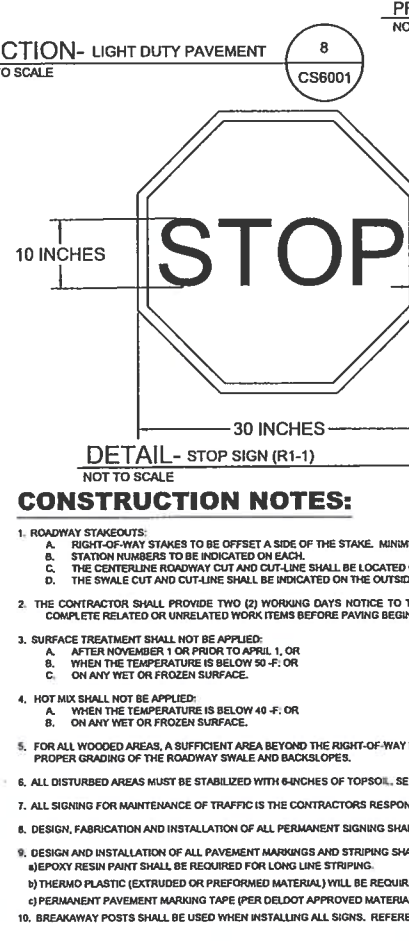
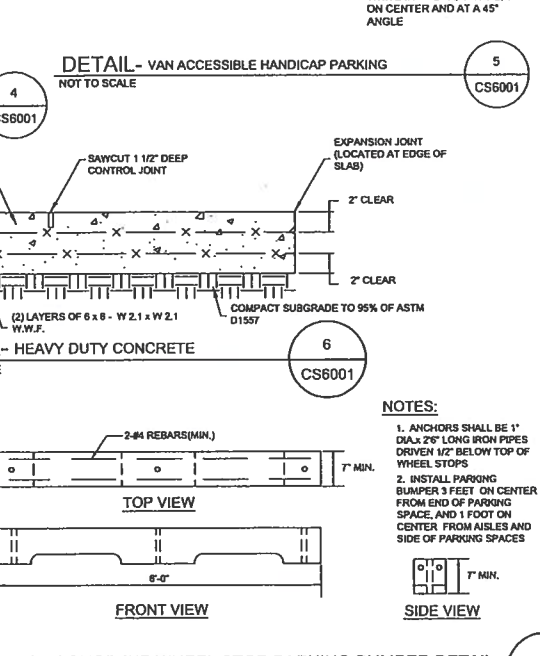
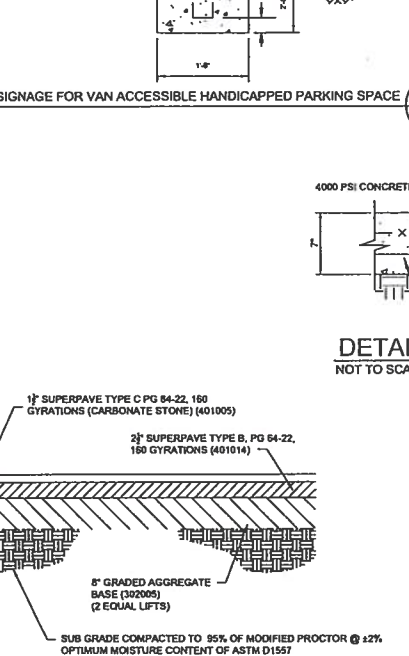
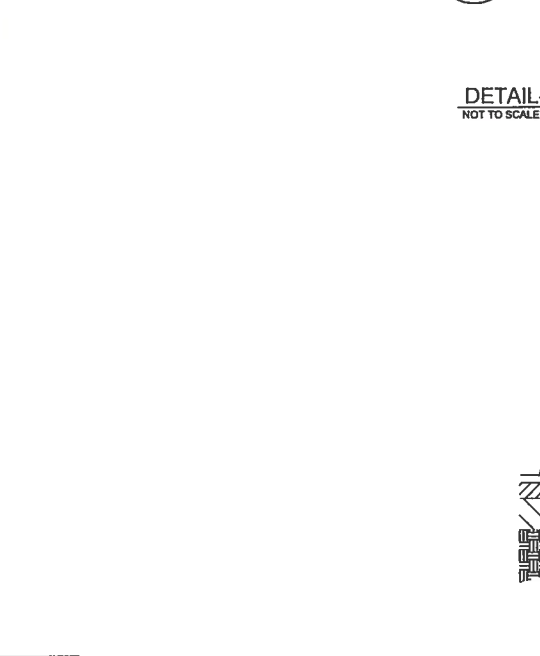
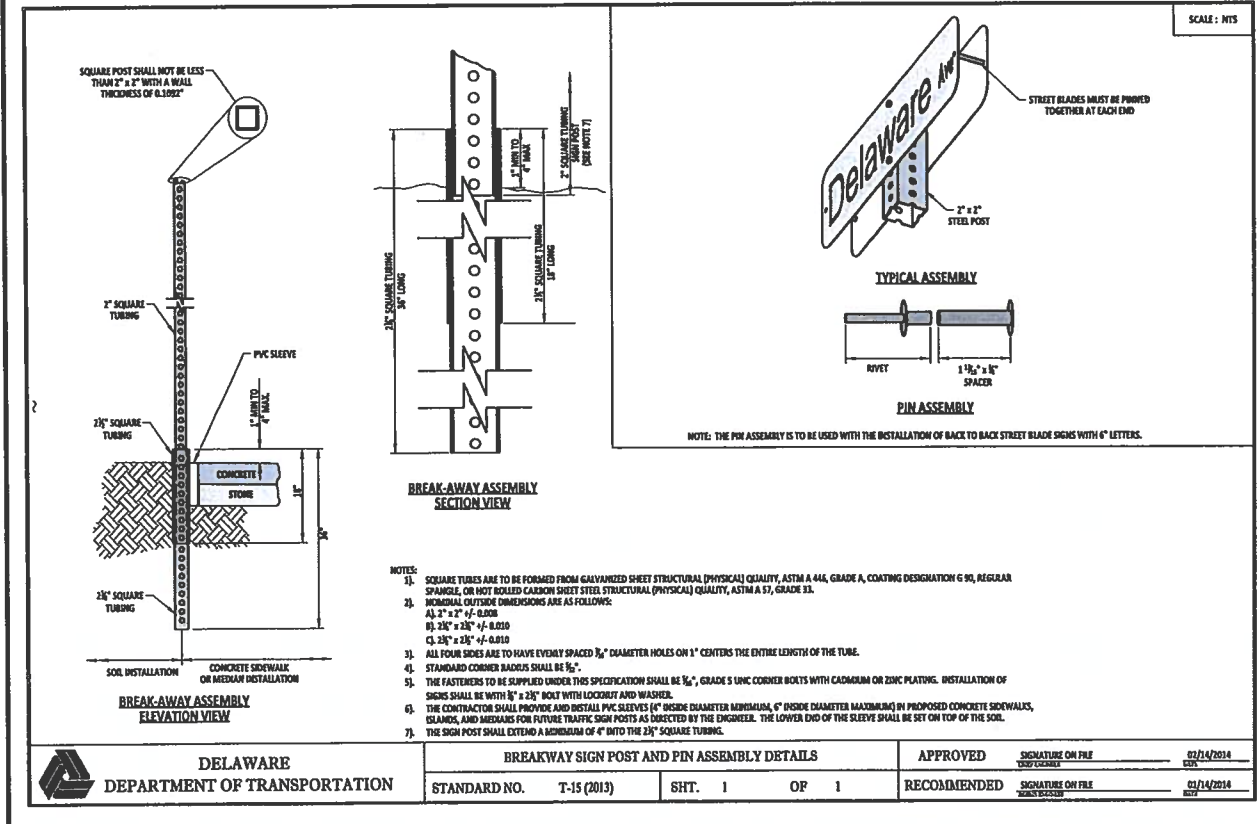
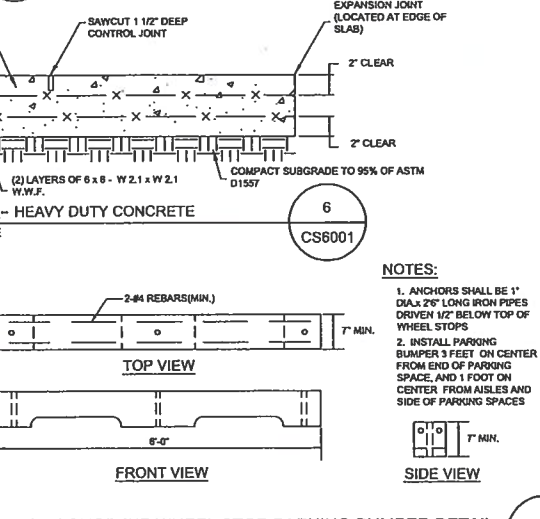
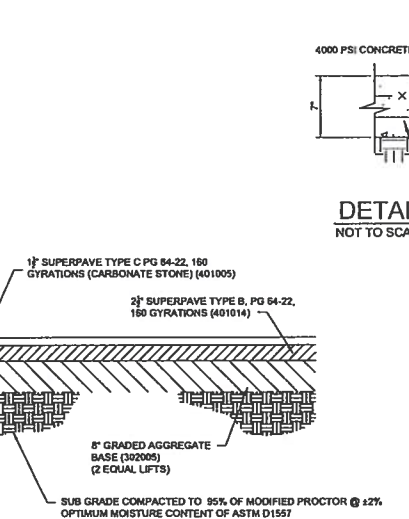
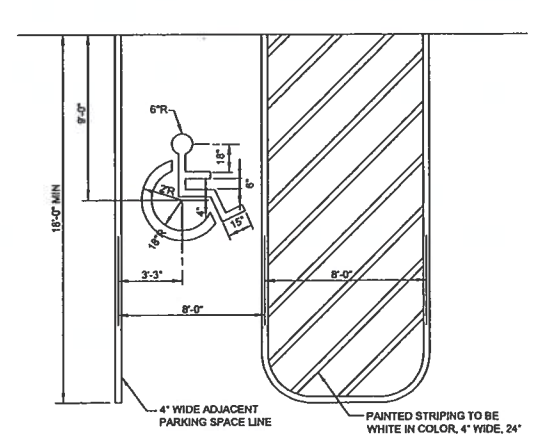
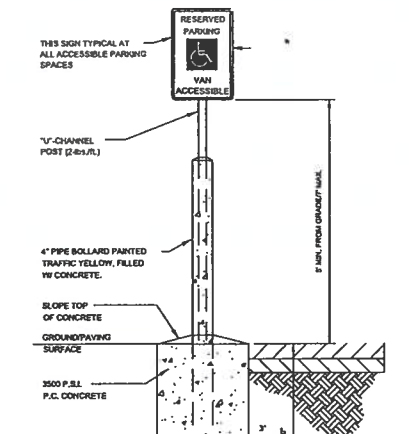
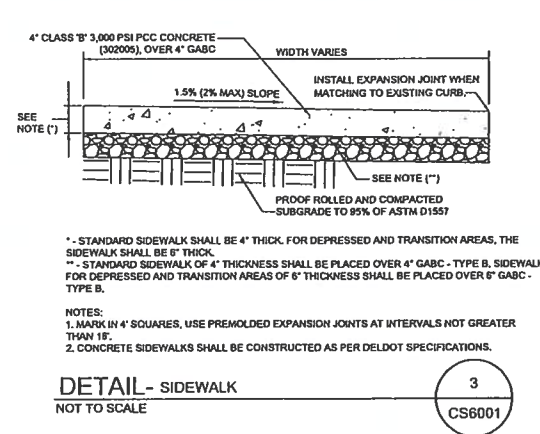
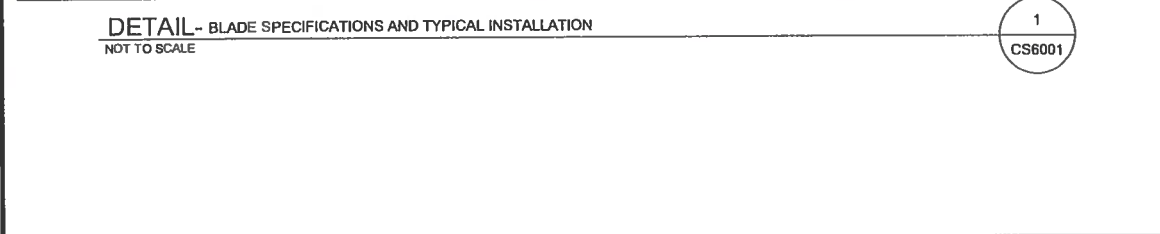
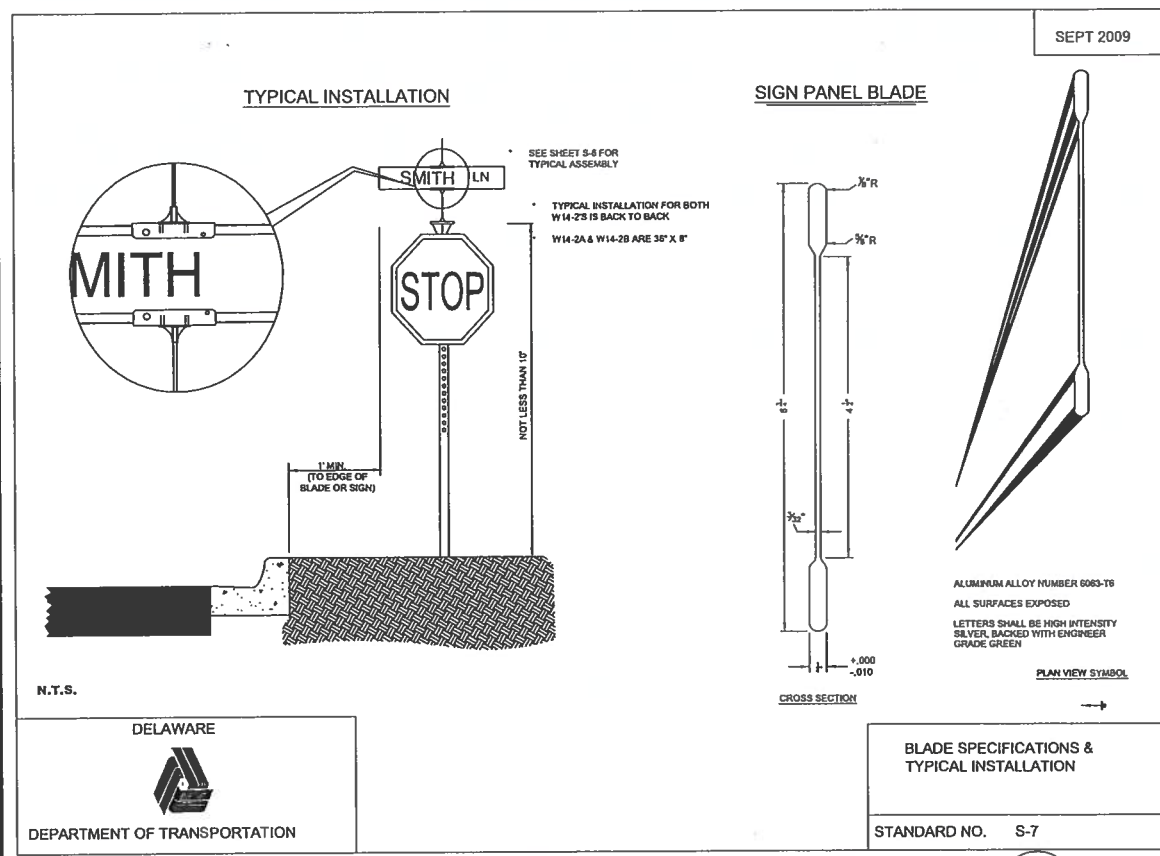
DRAWING SCALE: 1" = 10'

DRAWN BY: EOC

APPROVED BY: AMD

CS1701

SHEET 5 OF 8



Pennoni

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T. 302.684.8030 F. 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR DISCREPANCIES BEFORE PROCEEDING WITH WORK

DEWEY TOWNHOMES
TAX MAP: 39-4-20-18-75.00
1803 COASTAL HIGHWAY
DEWEY BEACH, DELAWARE 19871

GROTTO PIZZA DEWEY, LLC
20376 COASTAL HIGHWAY
REHOBOTH BEACH, DELAWARE 19871

CS6001

SHFFT 7 OF 8

SEQUENCE OF CONSTRUCTION:

1. NOTIFY THE SUSSEX CONSERVATION DISTRICT IN WRITING AT LEAST FIVE (5) DAYS PRIOR TO START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
2. PRIOR TO ANY CLEARING, INSTALLATION OF SEDIMENT CONTROL MEASURES OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED AND CONDUCTED WITH THE AGENCY CONSTRUCTION SITE REVIEWER, THE LANDOWNER/DEVELOPER, CONTRACTOR, AND CERTIFIED CONSTRUCTION REVIEWER AS REQUIRED TO BE IN ATTENDANCE AT THE PRE-CONSTRUCTION MEETING; THE DESIGNER IS RECOMMENDED TO ATTEND.
3. BEGIN CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS.
4. ESTABLISH PERIMETER CONTROLS INCLUDING, BUT NOT LIMITED TO, COMPOST FILTER LOG, AND INLET PROTECTION IN PREPARATION OF AGENCY CONSTRUCTION SITE REVIEWER REVIEW/APPROVAL.
5. ALL PERIMETER CONTROLS ARE TO BE REVIEWED BY THE AGENCY CONSTRUCTION SITE REVIEWER AND APPROVED PRIOR TO PROCEEDING WITH FURTHER SITE DISTURBANCE OR CONSTRUCTION.
6. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF, OR WIND, FROM LEAVING THE SITE. PERIMETER CONTROLS SHOULD BE CHECKED DAILY AND ADJUSTED AND/OR REPLACED TO FULLY CONTAIN AND CONTROL SEDIMENTATION ON THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR REPAIR MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
7. MINIMIZE CLEARING AND GRADING OPERATIONS TO AREAS NECESSARY FOR IMMEDIATE CONSTRUCTION ACTIVITY.
8. RESTORE ALL DISTURBED AREAS NOT COVERED BY GRAVEL OR IMPERVIOUS SURFACES TO PERMANENT STABILIZATION IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.
9. EROSION AND SEDIMENT CONTROL DEVICES SHOULD BE REMOVED ONLY AFTER WORK IN AN AREA HAS BEEN COMPLETED AND STABILIZED, WITH WRITTEN APPROVAL FROM THE AGENCY CONSTRUCTION SITE REVIEWER.
10. UPON COMPLETION OF THE PROJECT, AND APPROVAL FROM AGENCIES, REMOVE ANY REMAINING EROSION CONTROL MEASURES INCLUDING SILT FENCE AND SENSITIVE AREA PROTECTION.

EROSION & SEDIMENT CONTROL NOTES:

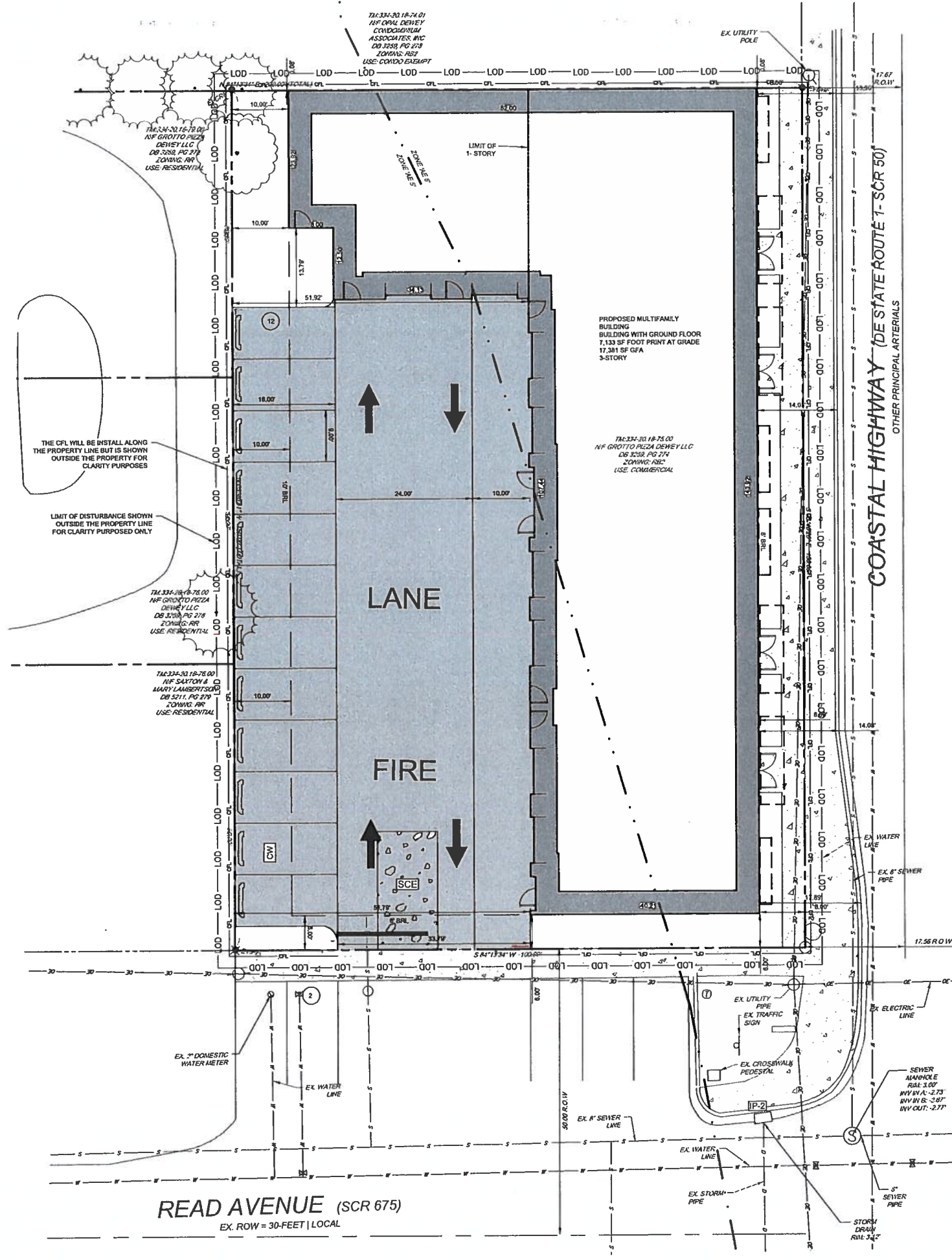
1. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO PROVIDE LONG TERM MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES UNTIL THAT RESPONSIBILITY IS ASSUMED BY A MAINTENANCE CORPORATION.
2. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO MAINTAIN AND REPAIR ALL EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT PRACTICES DURING CONSTRUCTION AND UTILITY INSTALLATION.
3. APPROVED PLANS REMAIN VALID FOR FIVE (5) YEARS FROM THE APPROVAL DATE.
4. THE SEQUENCE OF CONSTRUCTION ON THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN MUST BE STRICTLY ADHERED. ANY DEVIANCE FROM THE APPROVED CONSTRUCTION SEQUENCE REQUIRES A WRITTEN REQUEST TO MODIFY AND THE WRITTEN APPROVAL OF THE SUSSEX CONSERVATION DISTRICT.
5. A COPY OF THE APPROVED SEDIMENT & STORMWATER MANAGEMENT PLAN MUST BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
6. ALL SITE DEWATERING SHALL BE DONE THROUGH AN APPROVED FILTRATION DEVICE. THE SEDIMENT FILTER MUST BE PLACED SO AS NOT TO CAUSE EROSION OF THE DOWNSTREAM AREA. SUSSEX CONSERVATION DISTRICT INSPECTOR MUST APPROVE DEWATERING FILTER PLACEMENT AND USE PRIOR TO COMMENCEMENT OF DEWATERING ACTIVITIES.
7. ANY DUST CONTROL PROBLEMS ON SITE WILL BE ADDRESS BY USING THE SPRINKLING METHOD BY SPRINKLING WATER ON SITE UNTIL SURFACE IS MOIST. SEE SHEET CS8801 DETAIL "DE-ESC-3.4.8"

EXISTING CONDITION NOTES:

1. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
 - 1.1. RIGHTS OR INTEREST OF THE UNITED STATES OF AMERICA OR STATE OF DELAWARE OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY.
 - 1.2. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
 - 1.3. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL, OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
2. UTILITY NOTES:
 - 2.1. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE. LOCATIONS OF UTILITIES AS SHOWN AND MAY OR MAY NOT BE COMPLETE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.
 - 2.2. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
 - 2.3. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
 - 2.4. THE CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK. IF CONFLICTS ARE FOUND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.

LEGEND

- LIMIT OF DISTURBANCE — LOD — LOD —
- COMPOSITE FILTER LOG (12" HIGH) — CL — CL —
- STABILIZED CONSTRUCTION ENTRANCE (REFER TO DE-ESC-3.4.7) [SCE]
- CONCRETE WASHOUT STATION [CW]
- INLET PROTECTION TYPE 2 [IP-2]



SITE INFORMATION:

SITE ADDRESS:
TAX MAP: 334-20-18-75-00
1803 COASTAL HWY
LEWES AND REHOBOTH HUNDRED - SUSSEX COUNTY
REHOBOTH BEACH, DE 19871

OWNER/DEVELOPER:
GROTTO'S PIZZA DEWEY, LLC
20276 COASTAL HWY
REHOBOTH BEACH, DE 19871

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968

SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
AuB	ACQUANGO-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	B
BuA	BROCKTON-NORTON-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES	A

LIMIT OF DISTURBANCE: 0.34 ± ACRES

Pennonni

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER PRIOR TO PROCEEDING WITH WORK. DISCREPANCIES BEFORE PROCEEDING WITH WORK.

APPROVED FOR CONSTRUCTION

NO. 11777

DELAWARE

PROFESSIONAL ENGINEER

18072 DAVIDSON DRIVE
MILTON, DE 19968
T 302.684.8030 F 302.684.8054

DEWEY TOWNHOMES
TAX MAP: 334-20-18-75-00
1803 COASTAL HIGHWAY
DEWEY BEACH, DELAWARE 19871

CONSTRUCTION SITE STORMWATER
MANAGEMENT PLAN

GROTTO PIZZA DEWEY, LLC
20276 COASTAL HIGHWAY
REHOBOTH BEACH, DELAWARE 19871

NO.	DATE	REVISIONS	BY

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PROJECT: FISHR22002

DATE: 2022-08-08

DRAWING SCALE: AS SHOWN

DRAWN BY: EOC

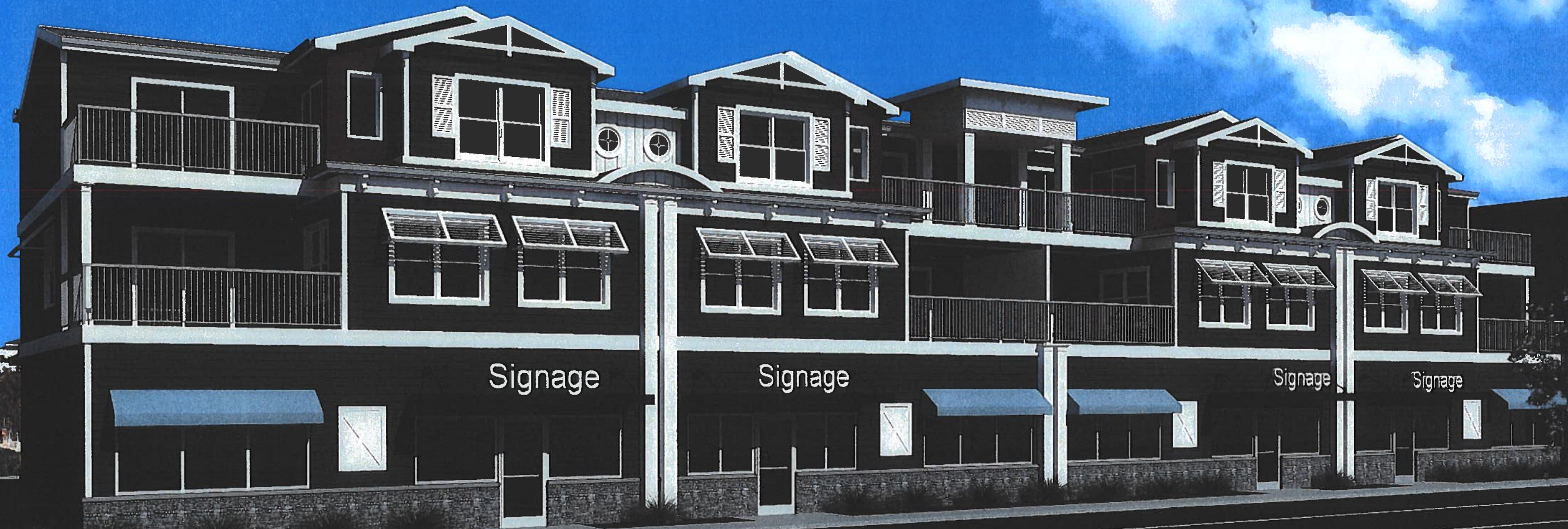
APPROVED BY: AMD

CS08001

SHEET 2 OF 1



FISHER
ARCHITECTURE



Signage

Signage

Signage

Signage

ROOM NAME	ROOM NAME ROOM NUMBER	SECTION
101	150 SF	
(101)	DOOR NUMBER OF TYPE	DETAIL
△	REVISION	F.E. FIRE EXTINGUISHER SEE IBC 306 FOR PLACEMENT REQUIREMENTS
XX	WINDOW TYPE	EXIT SIGNAGE
⊕ ⊙	WALL TYPE	EMERGENCY LIGHTING
X XXXX X	BUILDING ELEVATION	INTERIOR ELEVATION

MATERIAL SYMBOLS	
	EARTH
	GRAVEL
	CONCRETE
	CONCRETE MASONRY UNIT
	BRICK
	CAST STONE
	STEEL - LARGE SCALE
	ALL METALS - SMALL SCALE
	SHINGLES
	WOOD - FINISH
	WOOD BLOCKING
	PLYWOOD
	STUD PARTITION
	GLASS - SMALL SCALE
	BATT INSULATION
	RIGID INSULATION
	CERAMIC TILE
	PLASTER OR STUCCO
	PARTICLE BOARD

ABBREVIATIONS	
AB	ANCHOR BOLT
ADA	AMERICAN W/ DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ASF	ABOVE SUBFLOOR
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLW	BELOW
BOT	BOTTOM
BP	BEARING POINT
CAB	CABINET
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CR	CIRCLE
CJ	CONTROL JOINT
CL	CLOSET
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRUGATED
CTR	CENTER
CT	CUBIC YARD
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DM	DIMENSION
DL	DEAD LOAD
DO	DITTO
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
DWGS	DRAWINGS
E	EAST
EA	EACH
EFS	EXT. INSUL. & FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
ENCL	ENCLOSURE
EFS	EXPANDED POLYSTYRENE
EQ	EQUAL
EXH	EXHAUST
EXST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FBD	FIBERBOARD
FBO	FURNISHED BY OTHERS
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FF	FINISHED FLOOR
FG	FIBERGLASS
FLR	FLOOR
FND	FOUNDATION
FOC	FACE OF CONCRETE
FOF	FACE OF FRAMING
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FT	FEET/FOOT
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GLB	GLUE LAMINATED BEAM
GPM	GALLONS PER MINUTE
GRD	GRADE
GYP BD	GYPSPUM
HC	HOLLOW CORE
HCP	HANDICAPPED
HDW	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HR	HOUR
HVAC	HEATING/VENTILATION & AIR CONDITIONING
HWH	HOT WATER HEATER
ID	INSIDE DIAMETER
IN	INCH/INCHES
INSUL	INSULATION
INT	INTERIOR
JSTS	JOIST
JT	JOINT
LH	LEFT HAND
LL	LIVE LOAD
LAM	LAMINATED
LAV	LAVATORY
LBS	POUNDS
LN	LINE
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LTL	UNTEL
LVL	LAMINATED VENEER LUMBER
LW	LIGHTWIGHT
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MSC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
N	NORTH
NC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NR	NOT REQUIRED
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
OZ	OUNCE
P.L.	PROPERTY LINE
PAR	PARALLEL
PBD	PARTICLE BOARD
PCF	POUNDS PER CUBIC FOOT
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
FR	PAIR
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PBL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
FW	PLYWOOD
R	RADIUS/RISER
RA	RETURN AIR
RAD	RADIUS
RB	RESILIENT BASE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
RECPT	RECEPTACLE
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
RENF	REINFORCED REINFORCING
RENF	REINFORCED
REL	RELOCATE
REM	REMOVABLE
RECOM	RECOMMENDED
REQ	REQUIRE/REQUIRED
REQD	REQUIRED
RESL	RESILIENT
REV	REVISION/REVISED
RF	ROUGH
RO	ROUGH OPENING
RTD	RATED
RTG	RATING
RUL	RAIN WATER LEADER
S	SOUTH
SC	SOLID CORE
SD	STORM DRAIN
SEC	SECTION
SF	SQUARE FEET/FOOT
SHT	SHEET
SHT	SHEET
SH	SHIFLAR
SPEC	SPECIFICATION
SS	STAINLESS STEEL
STAT	THERMOSTAT
STD	STANDARD
STR	STORAGE
STRUCT	STRUCTURAL
SUP	SUPPLY
SUS	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.B.	TOP OF BEAM
T.D.B.	TOE OF BAR
T.M.E.	TO MATCH EXISTING
T.O.	TOP OF
T.O.C	TOP OF CURB
T.O.L	TOP OF UNTEL
T.O.SL	TOP OF SLAB
T.O.STL	TOP OF STEEL
T.O.W.	TOP OF WALL
TEL	TELEPHONE
THK	THICKNESS
THRU	THROUGH
TV	TELEVISION
TYP	TYPICAL
U.C.	UNDERCUT DOOR 1" U.N.O.
U.N.O.	UNLESS NOTED OTHERWISE
V.P.S.	VENEER PLASTER SYSTEM
V.T.	VINYL TILE
V.W.C.	VINYL WALL COVERING
V.W.M.	VERIFY WITH MANUFACTURER
VAR	VARIABLE
VCT	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
VIN	VINYL
VOL	VOLUME
W	WEST
W.B.	WOOD BASE
W.C.	WATER CLOSET
WH	WATER HEATER
WI	WROUGHT IRON
W.L.C.	WALK IN CLOSET
WU	WITH
WO	WITHOUT
WD	WOOD
WJM	WELDED WIRE MESH
X.P.S.	EXTRUDED POLYSTYRENE

GROTTO MULTIFAMILY

1603 COASTAL HWY.
DEWEY BEACH, DE 19511

DRAWINGS ISSUED FOR
PERMIT SUBMISSION: 10.14.2022

VICINITY MAP

PROJECT TEAM

OWNER:
GROTTO PIZZA
20316 COASTAL HWY
REHOBETH BEACH, DE 19511
P: 302.271.3567

ARCHITECT:
FISHER ARCHITECTURE, LLC
542 RIVERSIDE DRIVE
SALISBURY, MD 21801
P: 410.742.0238
CONTACT: JEFF GOSNEAR

CONTRACTOR:
NAME: _____
ADDRESS: _____
CITY, STATE, ZIP: _____
P: _____
CONTACT: _____

CIVIL ENGINEER:
FENNON
18072 DAVIDSON DRIVE
MILTON, DE 19365
P: 302.684.8030
CONTACT: ALAN DECKTOR

MEP ENGINEERS:
RHF ENGINEERING
100 EAST MAIN STREET, SUITE 301
SALISBURY, MD 21801
P: 443.136.1640
CONTACT: CHRIS UBEL

STRUCTURAL ENGINEER:
PLOTTOUN ENGINEERING
1985 NASSAU COMMONS BLVD, UNIT 3
LEWES, DE 19358
P: 302.103.1110
CONTACT: JIM BAKER

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SQUARE FOOTAGE OF SITE = 15,000 SF	
FAR	ALLOWABLE 1.2 - 10,000 SF
	PROVIDED 17,381 SF
	COMMERCIAL TO RESIDENTIAL RATIO 5,750 SF COMMERCIAL
	11,583 SF RES / 2 = 5,791.5 SF
COMMERCIAL SQUARE FOOTAGE	5,750 SF
RESIDENTIAL SQUARE FOOTAGE	11,583 SF
FIRST LEVEL	1,335 SF OF BUILDING (334 +/- SF PER UNIT)
SECOND LEVEL	5,004 SF OF BUILDING (1,251 +/- SF PER UNIT) + 431 SF OF COVERED PORCH
THIRD LEVEL	4,801 SF (1,202 +/- SF PER UNIT)
PARKING REQUIRED	(4) 4 BED UNITS (4) X 2 PARKING SPACES = 8 + (4 X 1) ADDITIONAL BEDS X 1 PARKING SPACE = 4) 12 PARKING SPACES REQUIRED FOR RESIDENTIAL

BUILDING CODE SUMMARY

- JURISDICTION: DEWEY BEACH, SUSSEX COUNTY, DE
- APPLICABLE CODES:
 - 2012 INTERNATIONAL BUILDING CODE
 - 2015 INTERNATIONAL MECHANICAL CODE
 - 2015 INTERNATIONAL PLUMBING CODE
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2014 NFPA 70 NATIONAL ELECTRIC CODE (NEC)
 - 2021 NFPA 101: LIFE SAFETY CODE
 - 2021 DELAWARE STATE FIRE PREVENTION REGULATIONS
 - ZONING CODE OF TOWN OF DEWEY BEACH, DE
- BUILDING USE AND OCCUPANCY (IBC 308):
 - USE GROUP: M (MERCANTILE) AND R-2 (RESIDENTIAL)
- TYPE OF CONSTRUCTION (IBC 601):
 - TYPE V-B
- BUILDING HEIGHT & AREA (IBC TABLE 504.3, 504.4 & 506.2)

	PER IBC	PER ZONING	PROVIDED
BUILDING HEIGHT, STORES	1 STORY (M) & 3 STORES (R-2)		1 STORY (M) & 2 STORES (R-2)
BUILDING HEIGHT, FEET	40 FEET (M & R-2)	32 FEET	32 FEET
BUILDING AREA	9,000 S.F. (M) & 1,000 S.F. (R-2)	10,000 S.F.	7,134 S.F. (FIRST FLOOR) 5,441 S.F. (SECOND FLOOR) 4,801 S.F. (THIRD FLOOR)
- FIRE PROTECTION SYSTEM:
 - AN AUTOMATIC FIRE PROTECTION SYSTEM IS REQUIRED AND WILL BE PROVIDED.
- OCCUPANT LOAD (IBC 1004.1.2)

FLOOR	USE	IBC	NFPA (TABLE 1.3.1.2)	PROVIDED
FIRST FLOOR	STORAGE	221 S.F. / 300 GROSS X 3 + 530 S.F. / 300 GROSS	221 S.F. / 300 GROSS X 3 + 530 S.F. / 300 GROSS	5 PEOPLE
	RESIDENTIAL	205 S.F. / 200 GROSS X 4	205 S.F. / 200 GROSS X 4	4 PEOPLE
SECOND FLOOR	COMMERCIAL	4362 S.F. / 30 GROSS X 1	4362 S.F. / 30 GROSS X 1	145 PEOPLE
	RESIDENTIAL	1221 S.F. / 200 GROSS X 4	1221 S.F. / 200 GROSS X 4	7 PEOPLE PER UNIT
THIRD FLOOR	RESIDENTIAL	1151 S.F. / 200 GROSS X 4	1151 S.F. / 200 GROSS X 4	6 PEOPLE PER UNIT
TOTAL OCCUPANCY LOAD				206 PEOPLE
- LENGTH OF ACCESS TRAVEL:
 - GROUP M WITH A SPRINKLER SYSTEM MAXIMUM TRAVEL DISTANCE = 75'-0"
 - ACTUAL MAXIMUM LENGTH OF TRAVEL = 55'-0"
 - LENGTH OF ACCESS TRAVEL:
 - GROUP R-2 WITH A SPRINKLER SYSTEM MAXIMUM TRAVEL DISTANCE = 25'-0"
 - ACTUAL MAXIMUM LENGTH OF TRAVEL = 17'-0"
- MINIMUM EGRESS WIDTH PER OCCUPANT:

FLOOR	USE	OCCUPANTS	REQUIRED	PROVIDED
FIRST FLOOR	STORAGE	AT DOORS 2 PEOPLE	32"	36"
	AT CORRIDORS	2 PEOPLE	44"	N/A
COMMERCIAL SPACE "A" w/ STORAGE	AT DOORS	54 PEOPLE	32"	(2) 36"
	AT CORRIDORS	54 PEOPLE	44"	N/A
COMMERCIAL SPACE "B" w/ STORAGE	AT DOORS	30 PEOPLE	32"	(2) 36"
	AT CORRIDORS	30 PEOPLE	44"	58.5"
COMMERCIAL SPACE "C" w/ STORAGE	AT DOORS	30 PEOPLE	32"	(2) 36"
	AT CORRIDORS	30 PEOPLE	44"	58.5"
RESIDENTIAL (TYPICAL UNIT)	AT DOORS	2 PEOPLE PER UNIT	32"	36"
	AT CORRIDORS	2 PEOPLE PER UNIT	36"	44"
SECOND FLOOR	RESIDENTIAL (TYPICAL UNIT)	AT DOORS	1 PEOPLE PER UNIT	32"
	AT STAIRWELLS	1 PEOPLE PER UNIT	36"	44"
THIRD FLOOR	RESIDENTIAL (TYPICAL UNIT)	AT DOORS	6 PEOPLE PER UNIT	32"
	AT STAIRWELLS	6 PEOPLE PER UNIT	36"	44"
- ALL BUILDING MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH IBC AND APPLICABLE OSHA REQUIREMENTS.
- PROVIDE FIRE EXTINGUISHERS PER LOCATION(S) ON PLAN AND PER LOCAL CODES. AT MINIMUM (1) FIRE EXTINGUISHER TO BE PROVIDED FOR EVERY 3,000 SF. AND NOT MORE THAN 15 FEET FROM THE FURTHEST OCCUPANT. PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA 10. STANDARDS FOR PORTABLE FIRE EXTINGUISHERS. GENERAL CONTRACTOR TO VERIFY WITH LOCAL FIRE MARSHAL THE NUMBER AND LOCATIONS OF PROPOSED FIRE EXTINGUISHERS ARE COMPLIANT FIRE MARSHAL TO HAVE FINAL APPROVAL AND AUTHORITY.



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF DELAWARE.
LICENSE NO.: 0000010
EXPIRATION DATE: 01.31.2022

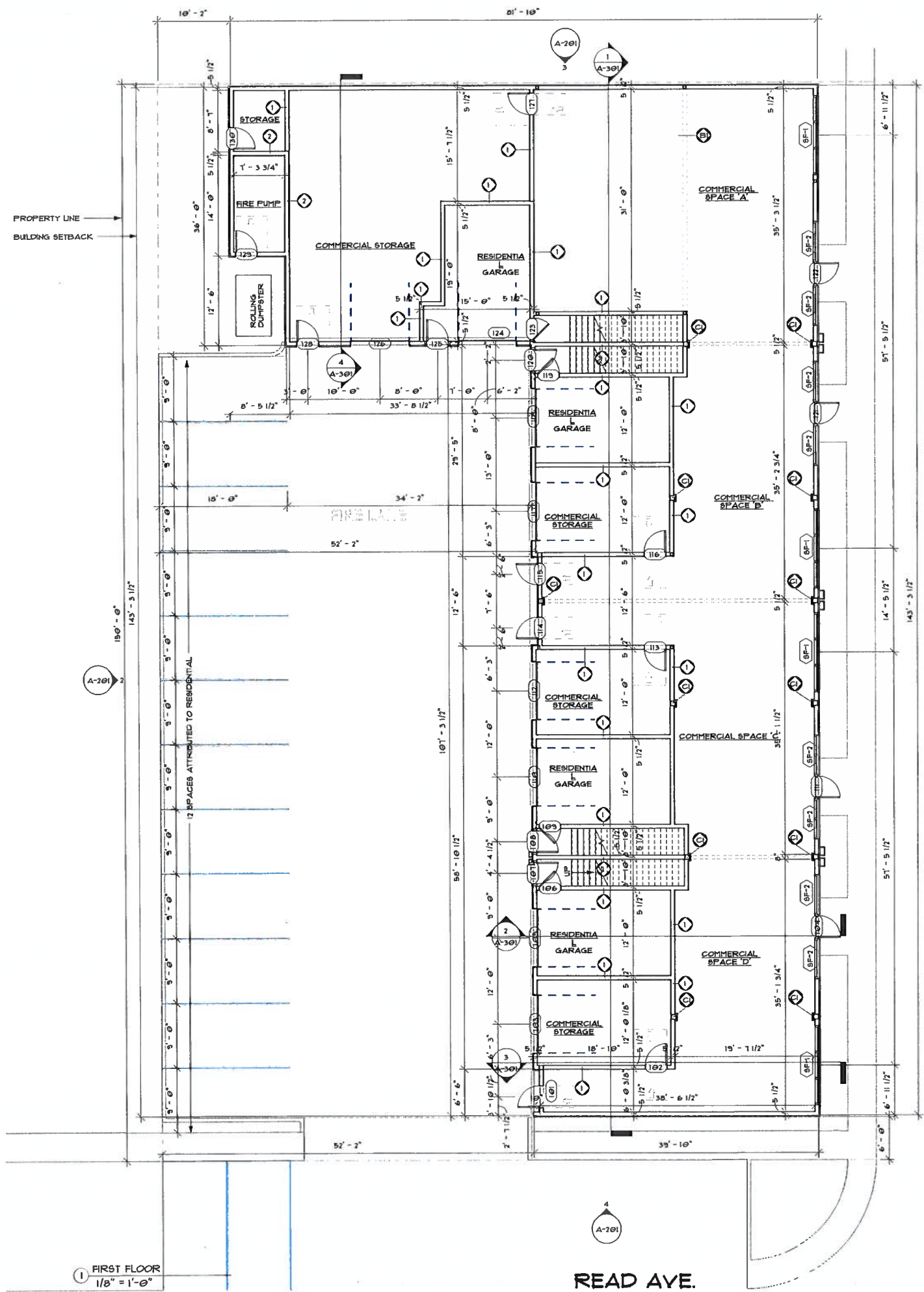
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GROTTO MULTIFAMILY
1603 COASTAL HWY.
DEWEY BEACH, DE 19511

SHEET INFO:

COVER SHEET

DATE: 10/28/22
PROJECT NO: 2022041
SCALE: As Indicated
DESIGNER: [Name]
DRAWN BY: [Name]
SHEET NUMBER: GS-01



- GENERAL NOTES**
1. ALL TENANT SEPARATION WALLS SHALL BE 1 HOUR RATED. WALLS SHALL BE CONSTRUCTED AS WALL TYPE 1.
 2. ALL CORRIDOR WALLS SHALL BE 1 HOUR RATED.
 3. REFER TO ENLARGED UNIT PLANS (A-400'S) FOR DIMENSIONS, DETAILS AND WALL TYPES.
 4. ALL BALCONIES TO HAVE 1/8" SLOPE AWAY FROM BUILDING. INSTALL 1/2" MIN LIP 'N' CONCRETE AT WALL & DOOR SLAB INTERSECTION.
 5. EXIT LIGHTS & EXIT/EMERGENCY COMBO UNITS SHALL BE EQUAL TO PHILIPS/CHLORIDE SERIES LED, 120 PRIMARY CIRCUIT, 300-TIN BATTERY ILLUMINATION. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR LOCATIONS & SPECIFICATIONS.
 6. PROVIDE EXTERIOR REMOTE LAMP HEADS AT ALL LOCATIONS OF EXIT. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
- DRAWINGS TO REFERENCE**
1. REFER TO CIVIL ENGINEERING PLANS FOR FURTHER DIMENSIONS AND BUILDING LOCATIONS.
 2. REFER TO STRUCTURAL DWGS. FOR GROUND FLOOR COLUMN & BEAM LOCATIONS.
- NFPA NOTES**
1. PLEASE REFER TO SHEET A501 FOR CLARIFICATION ON ALL WALL TYPE CONSTRUCTION.
 1. COORDINATE SIZE AND OTHER SPRINKLER ROOM REQUIREMENTS WITH FIRE SUPPRESSION CONTRACTOR.



PROFESSIONAL CERTIFICATION
 I, PAUL FISHER, ARCHITECT, LICENSE NO. Sg-0007610, EXPIRES 01.31.2022.
 THESE DOCUMENTS PREPARED BY FISHER ARCHITECTURE, LLC ARE SOLELY FOR THE PURPOSES OF THE SPECIFIED PROJECT. THESE ARE NOT TO BE USED OR AUTHORIZED FOR USE ON ANY OTHER PROJECT. FISHER ARCHITECTURE, LLC MAKES NO REPRESENTATION AS TO THE RELIABILITY FOR ANY OTHER USE. ALL DOCUMENTS PREPARED BY FISHER ARCHITECTURE, LLC ARE THE PROPERTY OF FISHER ARCHITECTURE, LLC AND SHALL REMAIN THE PROPERTY OF FISHER ARCHITECTURE, LLC.

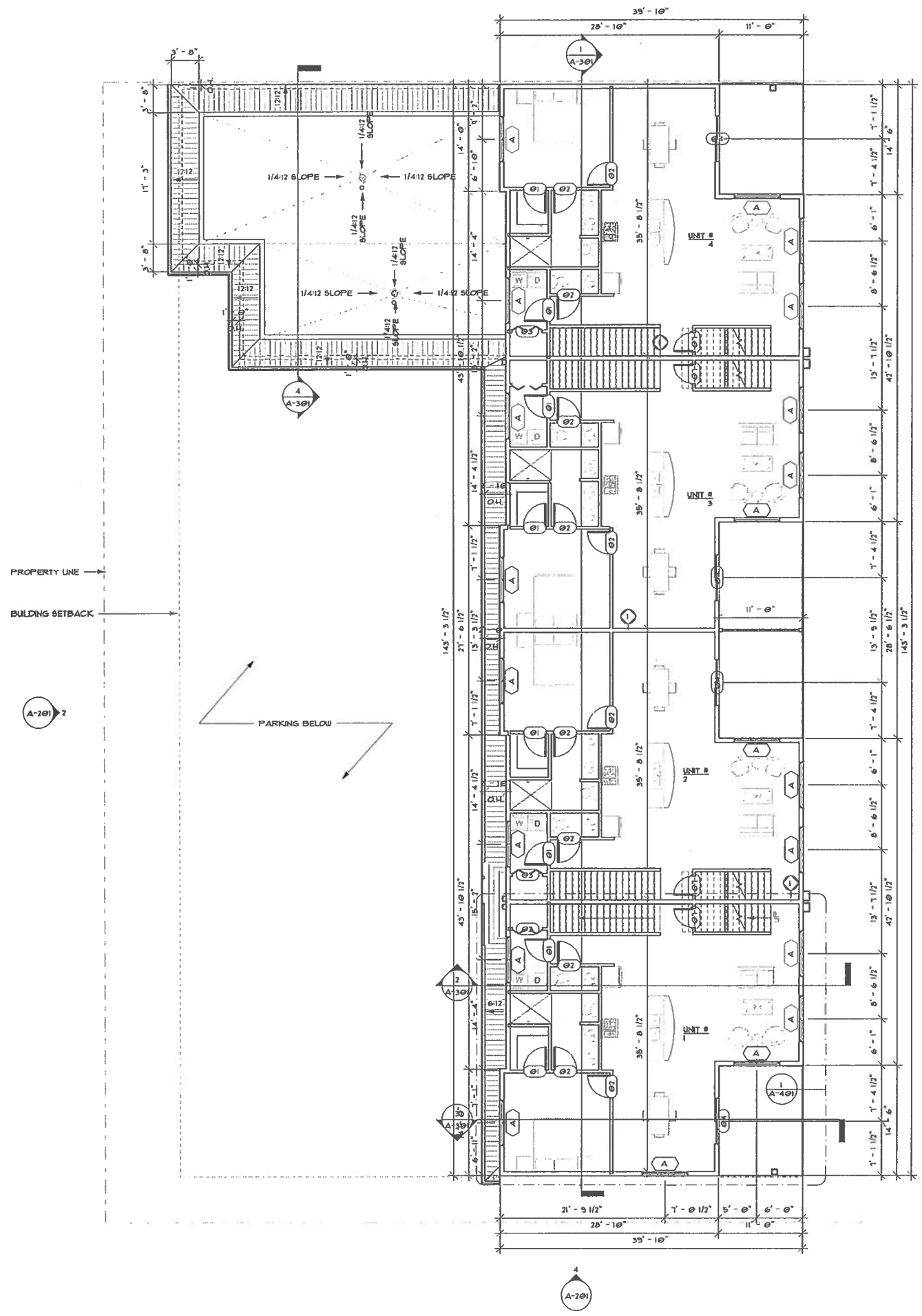
CONSULTANTS:

GROTTO MULTIFAMILY
 1603 COASTAL HWY.
 DEUET BEACH, DE 19811

SHEET INFO:
 FIRST FLOOR PLAN

SQUARE FOOTAGE OF SITE = 15,000 SF		
FAR	ALLOWABLE	1.2 - 18,000 SF
	PROVIDED	11,381 SF
	COMMERCIAL TO RESIDENTIAL RATIO	5,798 SF COMMERCIAL
		11,583 SF RES / 2 = 5,791.5 SF
COMMERCIAL SQUARE FOOTAGE		5,798 SF
RESIDENTIAL SQUARE FOOTAGE		11,583 SF
	FIRST LEVEL	1,335 SF OF BUILDING (334 +/- SF PER UNIT)
	SECOND LEVEL	5,004 SF OF BUILDING (1,251 +/- SF PER UNIT) + 431 SF OF COVERED PORCH
	THIRD LEVEL	4,801 SF (2,002 +/- SF PER UNIT)
PARKING REQUIRED 1 PER 3 BED RESIDENTIAL PLUS ONE ADDITIONAL SPACE PER ADDITIONAL BEDROOM		(4) 4 BED UNITS (4) X 2 PARKING SPACES = 8 + (4 X 1 ADDITIONAL BEDS X 1 PARKING SPACE = 4) 12 PARKING SPACES REQUIRED FOR RESIDENTIAL

A-101



1 SECOND FLOOR
1/8" = 1'-0"

READ AVE.

COASTAL HIGHWAY

GENERAL NOTES

1. ALL TENANT SEPARATION WALLS SHALL BE 1 HOUR RATED. WALLS SHALL BE CONSTRUCTED AS WALL TYPE 1.
2. ALL CORRIDOR WALLS SHALL BE 1 HOUR RATED.
3. REFER TO ENLARGED UNIT PLANS (A-400'S) FOR DIMENSIONS, DETAILS AND WALL TYPES.
4. ALL BALCONIES TO HAVE 1/8" SLOPE AWAY FROM BUILDING. INSTALL 1/2" FIN UP IN CONCRETE AT WALL & DOOR SLAB INTERSECTION.
5. EXIT LIGHTS & EMERGENCY COMBO UNITS SHALL BE EQUAL TO PHILIPSLORICE SERIES LED, 120 PRIMARY CIRCUIT, 30-15W BATTERY (ILLUMINATION); REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR LOCATIONS & SPECIFICATIONS.
6. PROVIDE EXTERIOR REMOTE LAMP HEADS AT ALL LOCATIONS OF EXIT; REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.

DRAWINGS TO REFERENCE

1. REFER TO CIVIL ENGINEERING PLANS FOR FURTHER DIMENSIONS AND BUILDING LOCATIONS.
2. REFER TO STRUCTURAL DWGS. FOR GROUND FLOOR COLUMN & BEAM LOCATIONS.

NFPA NOTES

PLEASE REFER TO SHEET A501 FOR CLARIFICATION ON ALL WALL TYPE CONSTRUCTION.

1. COORDINATE SIZE AND OTHER SPRINKLER ROOM REQUIREMENTS WITH FIRE SUPPRESSION CONTRACTOR.



PROFESSIONAL CERTIFICATION
I, the undersigned, being a duly licensed and registered Professional Engineer in the State of Maryland, do hereby certify that I am a duly licensed and registered Professional Engineer in the State of Maryland, and that I am the author of the design and drawings herein, and that I am a duly licensed and registered Professional Engineer in the State of Maryland, and that I am the author of the design and drawings herein, and that I am a duly licensed and registered Professional Engineer in the State of Maryland, and that I am the author of the design and drawings herein.

LICENSE NO.: 01-31-2022
EXPIRES: 01-31-2022

CONSULTANTS:

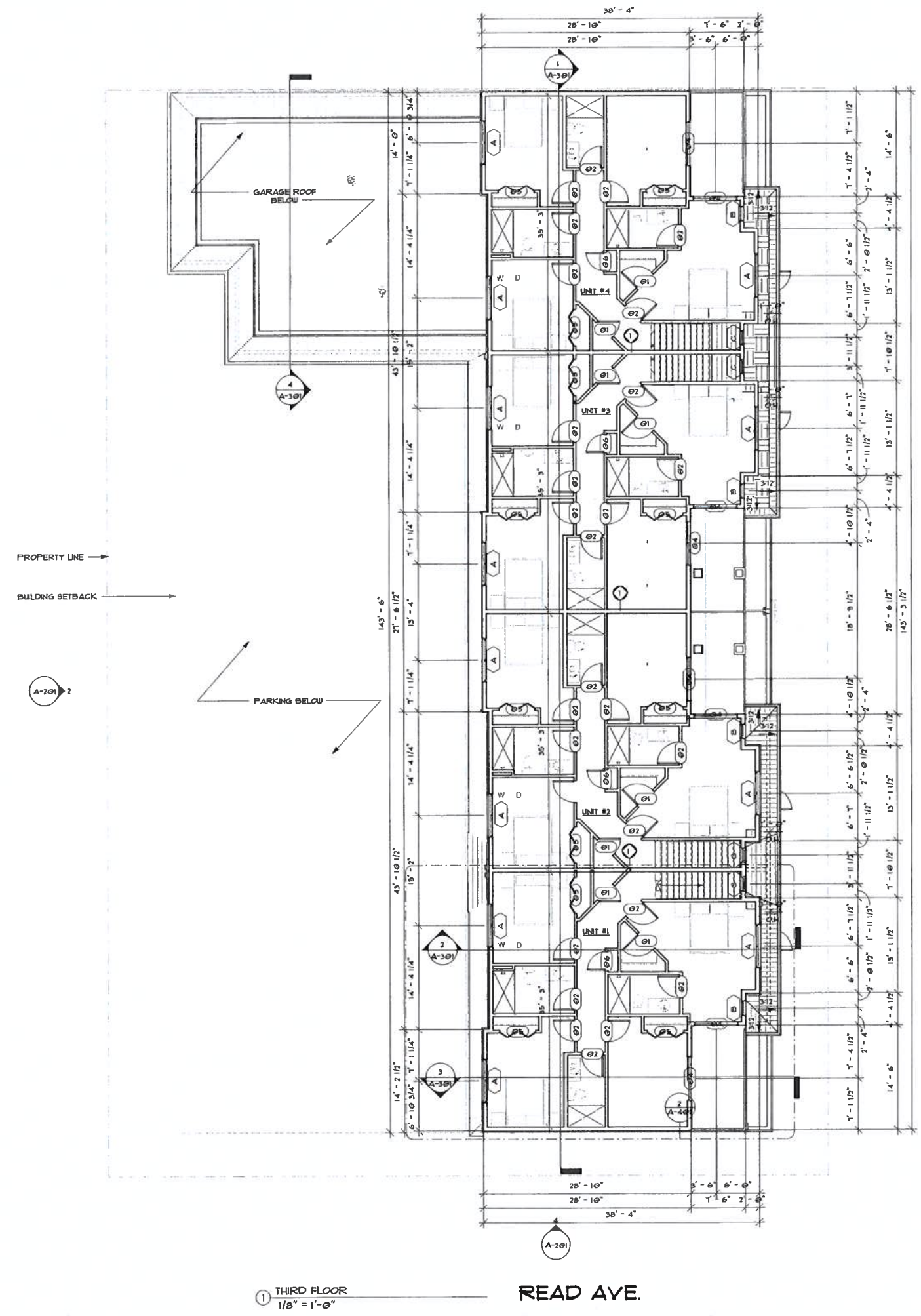
GROTTO MULTIFAMILY
1603 COASTAL HWY.
DEWEY BEACH, DE 19311

SHEET INFO:
SECOND FLOOR PLAN

SQUARE FOOTAGE OF SITE = 15,000 SF	
FAR	ALLOWABLE 1.2 - 10,000 SF
	PROVIDED 17,381 SF
COMMERCIAL TO RESIDENTIAL RATIO	5,788 SF COMMERCIAL
	11,593 SF RES / 2 = 5,796.5 SF
COMMERCIAL SQUARE FOOTAGE	5,788 SF
RESIDENTIAL SQUARE FOOTAGE	11,593 SF
FIRST LEVEL	1,335 SF OF BUILDING (334 +/- SF PER UNIT)
SECOND LEVEL	5,004 SF OF BUILDING (1,251 +/- SF PER UNIT) + 431 SF OF COVERED PORCH
THIRD LEVEL	4,801 SF (1,200 +/- SF PER UNIT)
PARKING REQUIRED 2 PER 3 BED RESIDENTIAL PLUS ONE ADDITIONAL SPACE PER ADDITIONAL BEDROOM	(4) 4 BED UNITS (4) X 2 PARKING SPACES = 8) + (4 X 1 ADDITIONAL BEDS X 1 PARKING SPACE = 4) 12 PARKING SPACES REQUIRED FOR RESIDENTIAL

DATE: 2/22/24
PROJECT NO.: 2023041
SCALE: 1/8" = 1'-0"
DESIGNER: [Signature]
DRAWN BY: [Signature]

SHEET NUMBER:
A-102



1 THIRD FLOOR
1/8" = 1'-0"

READ AVE.

COASTAL HIGHWAY

- GENERAL NOTES**
1. ALL TENANT SEPARATION WALLS SHALL BE 1 HOUR RATED. WALLS SHALL BE CONSTRUCTED AS WALL TYPE 1.
 2. ALL CORRIDOR WALLS SHALL BE 1 HOUR RATED.
 3. REFER TO ENLARGED UNIT PLANS (A-400'S) FOR DIMENSIONS, DETAILS AND WALL TYPES.
 4. ALL BALCONIES TO HAVE 1/8" SLOPE AWAY FROM BUILDING. INSTALL 1/2" MIN. LIP IN CONCRETE AT WALL & DOOR SLAB INTERSECTION.
 5. EXIT LIGHTS & EXIT/EMERGENCY COMBO UNITS SHALL BE EQUAL TO PHILIPS/CHLORIDE SERIES LED, 120 PRIMARY CIRCUIT, 90-TMH BATTERY ILLUMINATION. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR LOCATIONS & SPECIFICATIONS.
 6. PROVIDE EXTERIOR REMOTE LAMP HEADS AT ALL LOCATIONS OF EXIT. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
- DRAWINGS TO REFERENCE**
1. REFER TO CIVIL ENGINEERING PLANS FOR FURTHER DIMENSIONS AND BUILDING LOCATIONS.
 2. REFER TO STRUCTURAL DWGS. FOR GROUND FLOOR COLUMN & BEAM LOCATIONS.
- NEPA NOTES**
- PLEASE REFER TO SHEET A501 FOR CLARIFICATION ON ALL WALL TYPE CONSTRUCTION.
1. COORDINATE SIZE AND OTHER SPRINKLER ROOM REQUIREMENTS WITH FIRE SUPPRESSION CONTRACTOR.



PROFESSIONAL CERTIFICATION
 PROFESSIONAL ARCHITECTURE BY THE STATE OF MARYLAND
 ARCHITECTURE LICENSE NO. 15-0007610
 EXPIRATION NO. 01-31-2022

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CONSULTANTS:

GROTTO MULTIFAMILY
 1603 COASTAL HWY.
 DEWEY BEACH, DE 19971

SHEET INFO:
 THIRD FLOOR PLAN

SQUARE FOOTAGE OF SITE = 19,000 SF		
FAR	ALLOWABLE	1.2 - 10,000 SF
	PROVIDED	17,301 SF
COMMERCIAL TO RESIDENTIAL RATIO		5,750 SF COMMERCIAL
		11,503 SF RES / 2 = 5,751.5 SF
COMMERCIAL SQUARE FOOTAGE		5,750 SF
RESIDENTIAL SQUARE FOOTAGE		11,503 SF
FIRST LEVEL		1,335 SF OF BUILDING (334 +/- SF PER UNIT)
SECOND LEVEL		5,004 SF OF BUILDING (1,251 +/- SF PER UNIT) + 431 SF OF COVERED PORCH
THIRD LEVEL		4,001 SF (1,002 +/- SF PER UNIT)
PARKING REQUIRED 2 PER 3 BED RESIDENTIAL PLUS ONE ADDITIONAL SPACE PER ADDITIONAL BEDROOM		(4) 4 BED UNITS [(4) x 2 PARKING SPACES + 8] + [4 x 1 ADDITIONAL BEDS x 1 PARKING SPACE = 4] 12 PARKING SPACES REQUIRED FOR RESIDENTIAL

DATE: 2022-07-28
 PROJECT NO: 202204
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [Name]
 SHEET NUMBER:

A-103



PROFESSIONAL CERTIFICATION
I hereby certify that I am a duly licensed Professional Engineer in the State of Maryland, License No. S5-0007610, and that I am the author of the design and calculations shown on this drawing. I am not providing any services in violation of the provisions of the Professional Engineers and Architects Act of 1966, as amended, or any other laws or regulations of the State of Maryland. I am not providing any services in violation of the provisions of the Professional Engineers and Architects Act of 1966, as amended, or any other laws or regulations of the State of Maryland. I am not providing any services in violation of the provisions of the Professional Engineers and Architects Act of 1966, as amended, or any other laws or regulations of the State of Maryland.

CONSULTANT:

GROTTO MULTIFAMILY
1693 COASTAL HWY.
DEWEY BEACH, DE 19971

SHEET INFO:
FIRST FLOOR EGRESS PLAN

DATE: 10/13/2023
PROJECT NO.: 2023041
SCALE: 1/8" = 1'-0"
DRAWN BY: [Name]
CHECKED BY: [Name]
SHEET NUMBER:
EG-101

EGRESS PLAN SYMBOLS LEGEND

	EXIT SIGN		TRAVEL DISTANCE
	EMERGENCY LIGHT		1-HOUR RATED WALL
	FIRE EXTINGUISHER	OPENING TAG	
	EMERGENCY LIGHT & EXIT SIGN	OPENING	
		REQUIRED	PROVIDED

EGRESS NOTES

- IT WILL BE THE TENANT'S RESPONSIBILITY TO ENSURE THAT THE EXIT PATH REMAINS CLEAR AT ALL TIMES WHILE THE BUILDING IS OCCUPIED.
- FIRE EXTINGUISHERS SHOWN ON THE PLANS PROVIDED SHALL BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA 10, STANDARDS FOR PORTABLE FIRE EXTINGUISHERS, 2015 EDITION.
- PROVIDE REMOTE HEADS PER PLANS, AND AS INSTRUCTED BY THE AUTHORITY HAVING JURISDICTION. EMERGENCY LIGHTING IS REQUIRED AT EXIT DISCHARGE LOCATIONS (DIRECTLY OUTSIDE OF ALL EXIT DOORS) THROUGHOUT THIS BUILDING.

TRAVEL DISTANCE
NFPA 101 2021, 30.2.6, 30.2.6.1, 30.2.6.2

NEW APARTMENT BUILDINGS:
30.2.6 TRAVEL DISTANCE TO EXITS. TRAVEL DISTANCE SHALL COMPLY WITH 30.2.6.1 THROUGH 30.2.6.3.

30.2.6.1 TRAVEL DISTANCE WITHIN A DWELLING UNIT TO A CORRIDOR DOOR SHALL NOT EXCEED 15 FT IN BUILDINGS NOT PROTECTED BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 30.3.5.

30.2.6.2 TRAVEL DISTANCE WITHIN A DWELLING UNIT TO A CORRIDOR DOOR SHALL NOT EXCEED 125 FT IN BUILDINGS PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 30.3.5.

NEW BUSINESS OCCUPANCIES:
30.2.6 TRAVEL DISTANCE TO EXITS. TRAVEL DISTANCE SHALL COMPLY WITH 30.2.6.1 THROUGH 30.2.6.3.

30.2.6.2 TRAVEL DISTANCE TO AN EXIT SHALL NOT EXCEED 200 FT FROM ANY POINT IN A BUILDING UNLESS OTHERWISE PERMITTED BY 30.2.6.3.

30.2.6.3 TRAVEL DISTANCE SHALL NOT EXCEED 300 FT IN BUSINESS OCCUPANCIES PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 9.1.

FIRE EXTINGUISHERS
1. MAXIMUM TRAVEL DISTANCE TO A FIRE EXTINGUISHER IS 15'.

IBC 2012, 1016.1, 1016.2

1016.1 - GENERAL
TRAVEL DISTANCE WITHIN THE EXIT ACCESS PORTION OF THE MEANS OF EGRESS SYSTEM SHALL BE IN ACCORDANCE WITH THIS SECTION.

1016.2 - LIMITATIONS
EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1016.2

TABLE 1016.2 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	W/O SPRINKLER SYSTEM (FEET)	W/ SPRINKLER SYSTEM (FEET)
R-2	200	250
S-1	200	250

CORRIDORS
NFPA 101 2021, 30.3.6, 30.3.6.1, 30.3.6.2

30.3.6 CORRIDORS

30.3.6.1 WHERE ACCESS TO EXITS IS PROVIDED BY CORRIDORS, SUCH CORRIDORS SHALL BE SEPARATED FROM USE AREAS BY FIRE BARRIERS IN ACCORDANCE WITH SECTION 8.3 HAVING A MINIMUM 1-HOUR FIRE RESISTANCE RATINGS, UNLESS ONE OF THE FOLLOWING CONDITIONS EXISTS:

- WHERE EXITS ARE AVAILABLE FROM AN OPEN FLOOR AREA
 - WITHIN A SPACE OCCUPIED BY A SINGLE TENANT
 - WITHIN BUILDINGS PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM.
- 30.3.6.2 OPENINGS IN CORRIDOR WALLS REQUIRED BY 30.3.6.1 TO HAVE A FIRE RESISTANCE RATING SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 8.3.

IBC 2012, 1010.1, 1010.4

1010.1 CONSTRUCTION
CORRIDORS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 1010.1. THE CORRIDOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL COMPLY WITH SECTION 1008 FOR FIRE PARTITIONS.

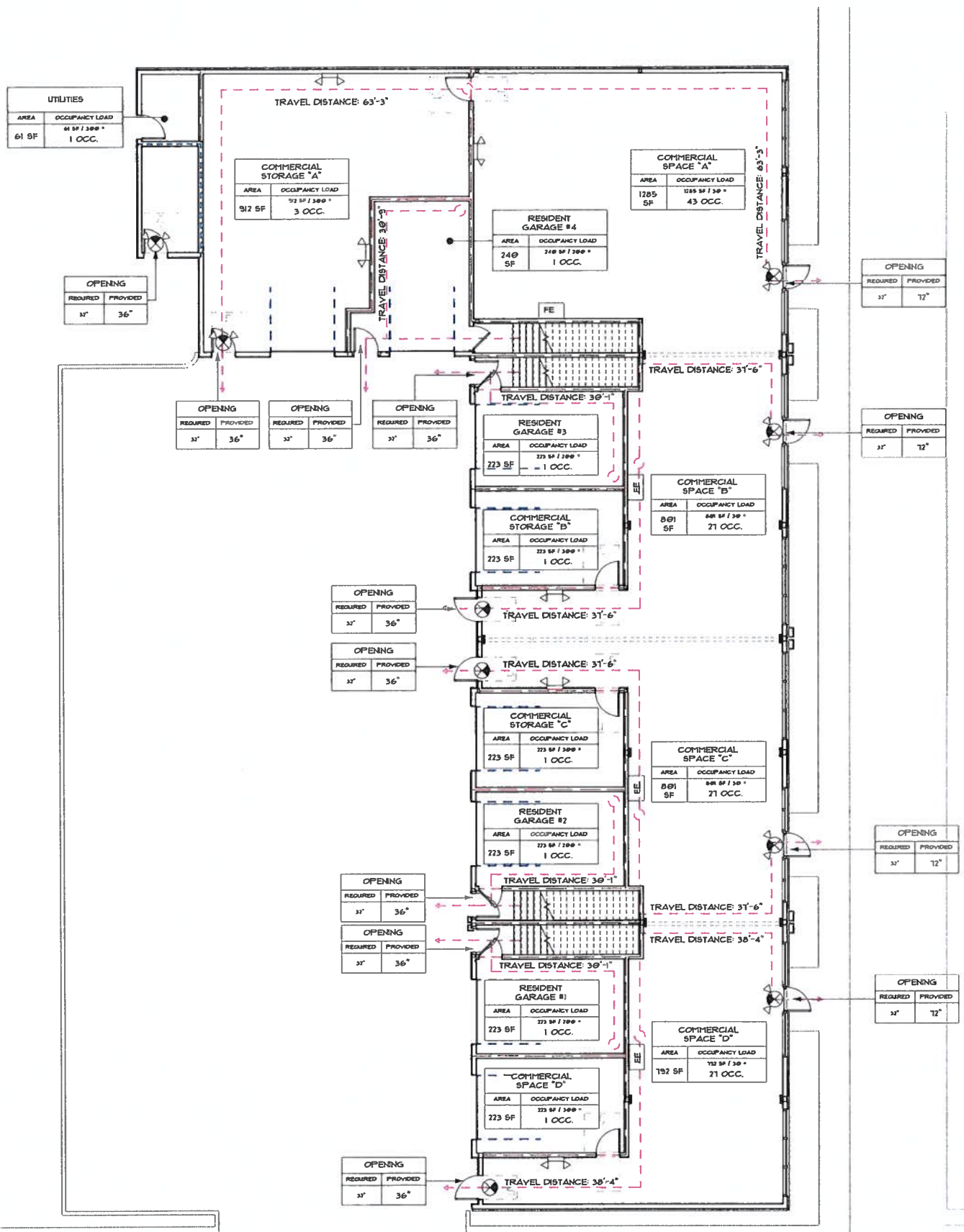
- EXCEPTIONS:**
- A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN AN OCCUPANCY IN GROUP E WHERE EACH ROOM THAT IS USED FOR INSTRUCTION HAS NOT LESS THAN ONE DOOR OPENING DIRECTLY TO THE EXTERIOR AND ROOMS FOR ASSEMBLY PURPOSES HAVE NOT LESS THAN ONE-HALF OF THE REQUIRED MEANS OF EGRESS DOORS SPECIFIED IN THIS EXCEPTION ARE REQUIRED TO BE AT GROUND LEVEL.
 - A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS CONTAINED WITHIN A DWELLING UNIT OR SLEEPING UNIT IN AN OCCUPANCY IN GROUP R.
 - A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN OPEN PARKING GARAGES.
 - A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN AN OCCUPANCY IN GROUP B THAT IS A SPACE REQUIRING ONLY A SINGLE MEANS OF EGRESS COMPLYING WITH SECTION 1010.1.
 - CORRIDORS ADJACENT TO THE EXTERIOR WALLS OF BUILDINGS SHALL BE PERMITTED TO HAVE UNPROTECTED OPENINGS ON UNRATED EXTERIOR WALLS WHERE UNRATED WALLS ARE PERMITTED BY TABLE 602 AND UNPROTECTED OPENINGS ARE PERMITTED BY TABLE 1008.8.

1010.4 DEAD ENDS
WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT THERE ARE NO DEAD ENDS IN CORRIDORS MORE THAN 20 FEET IN LENGTH.

- EXCEPTIONS:**
- IN OCCUPANCIES B, E, F, I, M, R-1, R-2, R-4, S, AND U, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET.
 - A DEAD END CORRIDOR SHALL NOT BE LIMITED IN LENGTH WHERE THE LENGTH OF THE DEAD END CORRIDOR IS LESS THAN 75 TIMES THE LEAST WIDTH OF THE DEAD END CORRIDOR.

BUILDING OCCUPANT USE CALCULATIONS

MERCANTILE USES	ROOM NAME	FUNCTION	CALCULATION	OCCUPANTS
COMMERCIAL SPACE	COMMERCIAL SPACE	COMMERCIAL SPACE	530 SF / 30'	174 PEOPLE
STORAGE USES	ROOM NAME	FUNCTION	CALCULATION	OCCUPANTS
COMMERCIAL STORAGE	COMMERCIAL STORAGE	COMMERCIAL STORAGE	775 SF / 300' X 3' + 911 SF / 300'	6 PEOPLE
UTILITIES	ACC. STOR.	ACC. STOR.	160 SF / 300'	1 PERSON
RESIDENTIAL USES	ROOM NAME	FUNCTION	CALCULATION	OCCUPANTS
RESIDENTIAL GARAGE	RESIDENTIAL GARAGE	RESIDENTIAL	775 SF / 200' X 3' + 240 SF / 200'	4 PEOPLE
				135 TOTAL OCC.



ARRANGEMENT OF MEANS OF EGRESS
NFPA 101 2021, 30.2.5, 30.2.5.1, 30.2.5.2, 30.2.5.3

30.2.5.1 MEANS OF EGRESS SHALL BE ARRANGED IN ACCORDANCE WITH SECTION 15

30.2.5.2 LIMITATIONS ON COMMON PATH OF TRAVEL SHALL BE IN ACCORDANCE WITH 30.2.5.2.1, 30.2.5.2.2, AND 30.2.5.2.3

30.2.5.2.3 IN BUILDINGS OTHER THAN THOSE COMPLYING WITH 30.2.5.3.1 OR 30.2.5.3.2, COMMON PATH OF TRAVEL SHALL NOT EXCEED 15 FT (3M)

IBC 2012, 1014.3

1014.3 COMMON PATH OF EGRESS TRAVEL
THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED THE COMMON PATH OF EGRESS TRAVEL DISTANCES IN TABLE 1014.3

TABLE 1014.3 COMMON PATH OF EGRESS TRAVEL

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (0L>30')	WITH SPRINKLER SYSTEM
M	15 FEET	15 FEET
R-2	15 FEET	175 FEET
S	15 FEET	100 FEET

1 FIRST FLOOR EGRESS PLAN
1/8" = 1'-0"



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT I AM A REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO.: S6-0007610
 EXPIRATION NO.: 01.31.2023

CONSULTANTS:

GROTTO MULTIFAMILY
 1603 COASTAL HWY.
 DEWEY BEACH, DE 19971

SHEET INFO:
 SECOND FLOOR
 EGRESS PLAN

EGRESS PLAN SYMBOLS LEGEND

	EXIT SIGN		TRAVEL DISTANCE
	EMERGENCY LIGHT		1-HOUR RATED WALL
	FIRE EXTINGUISHER	OPENING TAG	
	EMERGENCY LIGHT & EXIT SIGN	OPENING	
		REQUIRED	PROVIDED
		-	-

EGRESS NOTES

- IT WILL BE THE TENANT'S RESPONSIBILITY TO ENSURE THAT THE EXIT PATH REMAINS CLEAR AT ALL TIMES WHILE THE BUILDING IS OCCUPIED.
- FIRE EXTINGUISHERS SHOWN ON THE PLANS PROVIDED SHALL BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA 10, STANDARDS FOR PORTABLE FIRE EXTINGUISHERS, 2019 EDITION.
- PROVIDE REMOTE HEADS PER PLANS, AND AS INSTRUCTED BY THE AUTHORITY HAVING JURISDICTION. EMERGENCY LIGHTING IS REQUIRED AT EXIT DISCHARGE LOCATIONS (DIRECTLY OUTSIDE OF ALL EXIT DOORS) THROUGHOUT THIS BUILDING.

TRAVEL DISTANCE
 NFPA 101 2021, 33.2.6, 33.2.6.1, 33.2.6.2

EXISTING BUSINESS:
 33.2.6 TRAVEL DISTANCE TO EXITS. TRAVEL DISTANCE SHALL COMPLY WITH 33.2.6.1 THROUGH 33.2.6.3.

33.2.6.1 TRAVEL DISTANCE SHALL BE MEASURED IN ACCORDANCE WITH SECTION 1.6.

33.2.6.2 TRAVEL DISTANCE TO AN EXIT SHALL NOT EXCEED 200 FT (61M) FROM ANY POINT IN A BUILDING, UNLESS OTHERWISE PERMITTED BY 33.2.6.3.

FIRE EXTINGUISHERS
 1. MAXIMUM TRAVEL DISTANCE TO A FIRE EXTINGUISHER IS 15'.

IBC 2012, 1016.1, 1016.2

1016.1 - GENERAL
 TRAVEL DISTANCE WITHIN THE EXIT ACCESS PORTION OF THE MEANS OF EGRESS SYSTEM SHALL BE IN ACCORDANCE WITH THIS SECTION.

1016.2 - LIMITATIONS
 EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1016.2

TABLE 1016.2 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	W/O SPRINKLER SYSTEM (FEET)	W/ SPRINKLER SYSTEM (FEET)
R-2	200	250

CORRIDORS
 NFPA 101 2018, 33.3.6

33.3.6 CORRIDORS (NO REQUIREMENTS)

IBC 2012, 1010.1, 1010.4

1010.1 CONSTRUCTION
 CORRIDORS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 1010.1. THE CORRIDOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL COMPLY WITH SECTION 1009 FOR FIRE PARTITIONS.

EXCEPTIONS:

- A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN AN OCCUPANCY IN GROUP E WHERE EACH ROOM THAT IS USED FOR INSTRUCTION HAS NOT LESS THAN ONE DOOR OPENING DIRECTLY TO THE EXTERIOR AND ROOMS FOR ASSEMBLY PURPOSES HAVE NOT LESS THAN ONE-HALF OF THE REQUIRED MEANS OF EGRESS DOORS SPECIFIED IN THIS EXCEPTION ARE REQUIRED TO BE AT GROUND LEVEL.
- A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS CONTAINED WITHIN A DWELLING UNIT OR SLEEPING UNIT IN AN OCCUPANCY IN GROUP R.
- A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN OPEN PARKING GARAGES.
- A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN AN OCCUPANCY IN GROUP B THAT IS A SPACE REQUIRING ONLY A SINGLE MEANS OF EGRESS COMPLYING WITH SECTION 1015.1.
- CORRIDORS ADJACENT TO THE EXTERIOR WALLS OF BUILDINGS SHALL BE PERMITTED TO HAVE UNPROTECTED OPENINGS ON UNRATED EXTERIOR WALLS WHERE UNRATED WALLS ARE PERMITTED BY TABLE 602 AND UNPROTECTED OPENINGS ARE PERMITTED BY TABLE 1009.6.

1010.4 DEAD ENDS
 WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT THERE ARE NO DEAD ENDS IN CORRIDORS MORE THAN 70 FEET IN LENGTH.

EXCEPTIONS:

- IN OCCUPANCIES B, E, F, H, M, R-1, R-2, R-4, S, AND U, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET.
- A DEAD END CORRIDOR SHALL NOT BE LIMITED IN LENGTH WHERE THE LENGTH OF THE DEAD END CORRIDOR IS LESS THAN 2.5 TIMES THE LEAST WIDTH OF THE DEAD END CORRIDOR.

BUILDING OCCUPANT USE CALCULATIONS

MERCANTILE USES	ROOM NAME	FUNCTION	CALCULATION	OCCUPANTS
5 BED TYP. 1	RESIDENTIAL	RESIDENTIAL	1153 SF / 200	6 PEOPLE
5 BED TYP. 2	RESIDENTIAL	RESIDENTIAL	1153 SF / 200	6 PEOPLE
5 BED TYP. 3	RESIDENTIAL	RESIDENTIAL	1153 SF / 200	6 PEOPLE
5 BED TYP. 4	RESIDENTIAL	RESIDENTIAL	1153 SF / 200	6 PEOPLE
				24 TOTAL OCC.

ARRANGEMENT OF MEANS OF EGRESS
 NFPA 101 2018, 33.2.5, 33.2.5.1, 33.2.5.2, 33.2.5.3, 33.2.5.3.3

33.2.5.1 MEANS OF EGRESS SHALL BE ARRANGED IN ACCORDANCE WITH SECTION 15

33.2.5.2 DEAD END CORRIDORS SHALL NOT EXCEED 50 FT (15M)

33.2.5.3 LIMITATIONS ON COMMON PATH OF TRAVEL SHALL BE IN ACCORDANCE WITH 33.2.5.3.1, 33.2.5.3.2, AND 33.2.5.3.3

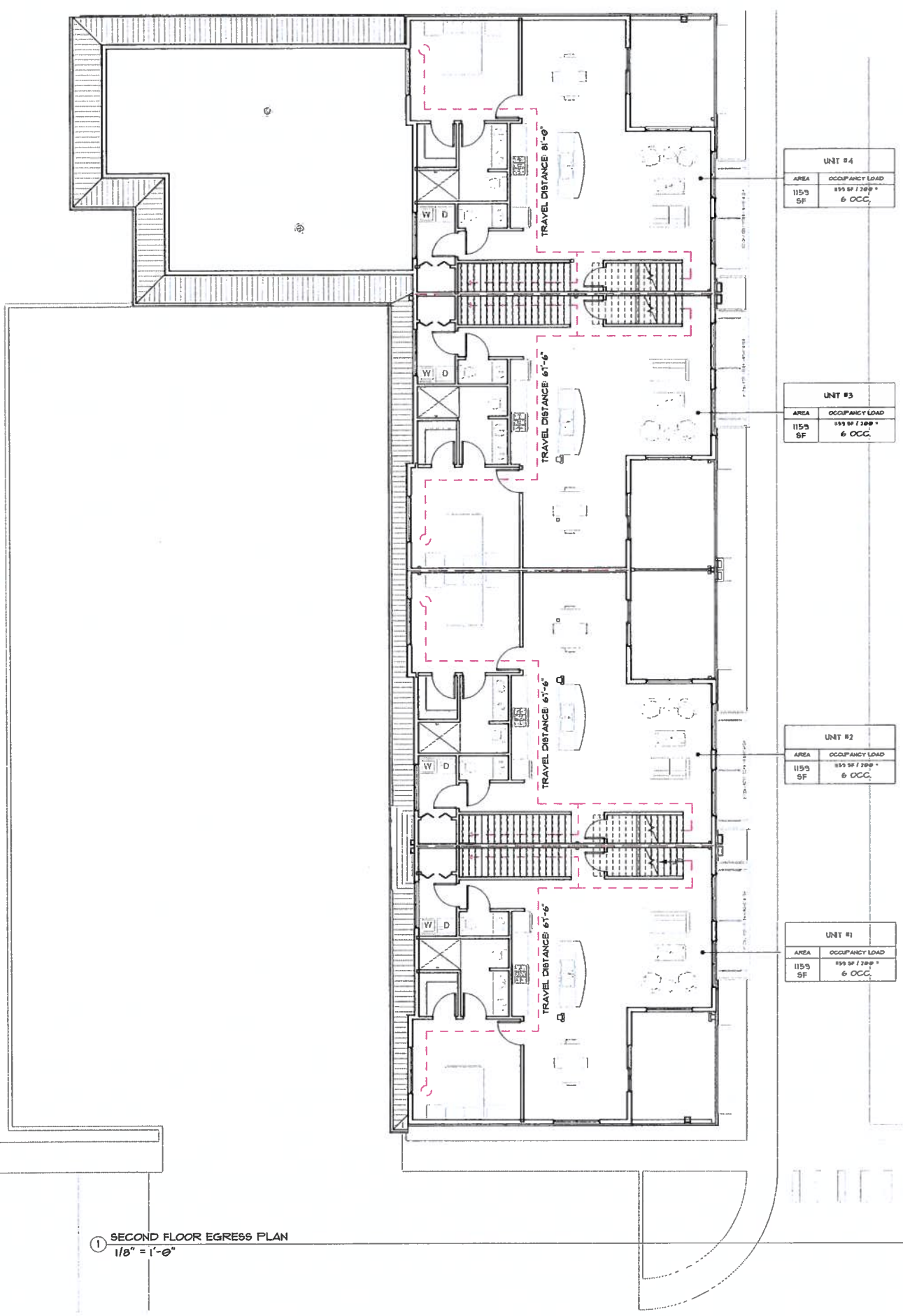
33.2.5.3.3 IN BUILDINGS OTHER THAN THOSE COMPLYING WITH 33.2.5.3.1 OR 33.2.5.3.2, COMMON PATH OF TRAVEL SHALL NOT EXCEED 15 FT (3M)

IBC 2012, 1014.3

1014.3 COMMON PATH OF EGRESS TRAVEL
 THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED THE COMMON PATH OF EGRESS TRAVEL DISTANCES IN TABLE 1014.3

TABLE 1014.3 COMMON PATH OF EGRESS TRAVEL

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (O.L. >30)	WITH SPRINKLER SYSTEM
R-2	15 FEET	125 FEET



UNIT #4

AREA	OCCUPANCY LOAD
1153 SF	153 SF / 200 * 6 OCC.

UNIT #3

AREA	OCCUPANCY LOAD
1153 SF	153 SF / 200 * 6 OCC.

UNIT #2

AREA	OCCUPANCY LOAD
1153 SF	153 SF / 200 * 6 OCC.

UNIT #1

AREA	OCCUPANCY LOAD
1153 SF	153 SF / 200 * 6 OCC.

1 SECOND FLOOR EGRESS PLAN
 1/8" = 1'-0"

DATE: 09/27/24
 PROJECT NO.: 2022041
 SCALE: 1/8" = 1'-0"
 PLOT SIZE: 11x17
 DRAWN BY: Author
 SHEET NUMBER:



PROFESSIONAL VALIDATION
 I HEREBY CERTIFY THAT THE ARCHITECTURE AND PLANS ARE A LEGAL AND CORRECT UNDER THE LAW OF THE STATE OF DELAWARE.
 LICENSE NO.: S5-0007610
 EXPIRATION NO.: 01.31.2022

CONSULTANT:

GROTTO MULTIFAMILY
 1603 COASTAL HWY.
 DEWEY BEACH, DE 19971

SHEET INFO:
 THIRD FLOOR
 EGRESS PLAN

EG-103

EGRESS PLAN SYMBOLS LEGEND

	EXIT SIGN		TRAVEL DISTANCE
	EMERGENCY LIGHT		1-HOUR RATED WALL
	FIRE EXTINGUISHER	OPENING TAG	
	EMERGENCY LIGHT & EXIT SIGN	OPENING	
		REQUIRED	PROVIDED
		-	-

EGRESS NOTES

- IT WILL BE THE TENANT'S RESPONSIBILITY TO ENSURE THAT THE EXIT PATH REMAINS CLEAR AT ALL TIMES WHILE THE BUILDING IS OCCUPIED.
- FIRE EXTINGUISHERS SHOWN ON THE PLANS PROVIDED SHALL BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA 10, STANDARDS FOR PORTABLE FIRE EXTINGUISHERS, 2015 EDITION.
- PROVIDE REMOTE HEADS PER PLANS, AND AS INSTRUCTED BY THE AUTHORITY HAVING JURISDICTION. EMERGENCY LIGHTING IS REQUIRED AT EXIT DISCHARGE LOCATIONS (DIRECTLY OUTSIDE OF ALL EXIT DOORS) THROUGHOUT THIS BUILDING.

TRAVEL DISTANCE
 NFPA 101 201, 39.2.6, 39.2.6.1, 39.2.6.2

EXISTING BUSINESS:
 39.2.6 TRAVEL DISTANCE TO EXITS. TRAVEL DISTANCE SHALL COMPLY WITH 39.2.6.1 THROUGH 39.2.6.3.

39.2.6.1 TRAVEL DISTANCE SHALL BE MEASURED IN ACCORDANCE WITH SECTION 1.6.

39.2.6.2 TRAVEL DISTANCE TO AN EXIT SHALL NOT EXCEED 200 FT (61M) FROM ANY POINT IN A BUILDING, UNLESS OTHERWISE PERMITTED BY 39.2.6.3.

FIRE EXTINGUISHERS
 1. MAXIMUM TRAVEL DISTANCE TO A FIRE EXTINGUISHER IS 15'.

IBC 2012, 1016.1, 1016.2

1016.1 - GENERAL
 TRAVEL DISTANCE WITHIN THE EXIT ACCESS PORTION OF THE MEANS OF EGRESS SYSTEM SHALL BE IN ACCORDANCE WITH THIS SECTION.

1016.2 - LIMITATIONS
 EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1016.2

TABLE 1016.2 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	W/O SPRINKLER SYSTEM (FEET)	W/ SPRINKLER SYSTEM (FEET)
R-2	200	250

CORRIDORS
 NFPA 101 201B, 39.3.6

39.3.6 CORRIDORS (NO REQUIREMENTS)

IBC 2012, 1018.1, 1018.4

1018.1 CONSTRUCTION
 CORRIDORS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 1018.1. THE CORRIDOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL COMPLY WITH SECTION 108 FOR FIRE PARTITIONS.

EXCEPTIONS:

- A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN AN OCCUPANCY IN GROUP E WHERE EACH ROOM THAT IS USED FOR INSTRUCTION HAS NOT LESS THAN ONE DOOR OPENING DIRECTLY TO THE EXTERIOR AND ROOMS FOR ASSEMBLY PURPOSES HAVE NOT LESS THAN ONE-HALF OF THE REQUIRED MEANS OF EGRESS DOORS SPECIFIED IN THIS EXCEPTION ARE REQUIRED TO BE AT GROUND LEVEL.
- A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS CONTAINED WITHIN A DWELLING UNIT OR SLEEPING UNIT IN AN OCCUPANCY IN GROUP R.
- A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN OPEN PARKING GARAGES.
- A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN AN OCCUPANCY IN GROUP B THAT IS A SPACE REQUIRING ONLY A SINGLE MEANS OF EGRESS COMPLYING WITH SECTION 1015.1.
- CORRIDORS ADJACENT TO THE EXTERIOR WALLS OF BUILDINGS SHALL BE PERMITTED TO HAVE UNPROTECTED OPENINGS ON UNRATED EXTERIOR WALLS WHERE UNRATED WALLS ARE PERMITTED BY TABLE 602 AND UNPROTECTED OPENINGS ARE PERMITTED BY TABLE 105.8.

1018.4 DEAD ENDS
 WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT THERE ARE NO DEAD ENDS IN CORRIDORS MORE THAN 20 FEET IN LENGTH.

EXCEPTIONS:

- IN OCCUPANCIES B, E, F, H, M, R-1, R-2, R-4, S, AND U, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET.
- A DEAD END CORRIDOR SHALL NOT BE LIMITED IN LENGTH WHERE THE LENGTH OF THE DEAD END CORRIDOR IS LESS THAN 2.5 TIMES THE LEAST WIDTH OF THE DEAD END CORRIDOR.

BUILDING OCCUPANT USE CALCULATIONS

MERCANTILE USES ROOM NAME	FUNCTION	CALCULATION	OCCUPANTS
5 BED TYP.	RESIDENTIAL	1131 SF / 200	6 PEOPLE
5 BED TYP. 2	RESIDENTIAL	1136 SF / 200	6 PEOPLE
5 BED TYP. 3	RESIDENTIAL	1136 SF / 200	6 PEOPLE
5 BED TYP. 4	RESIDENTIAL	1136 SF / 200	6 PEOPLE
			24 TOTAL OCC.

ARRANGEMENT OF MEANS OF EGRESS
 NFPA 101 201B, 39.2.5, 39.2.5.1, 39.2.5.2, 39.2.5.3, 39.2.5.3.3

39.2.5.1 MEANS OF EGRESS SHALL BE ARRANGED IN ACCORDANCE WITH SECTION 1.5

39.2.5.2 DEAD END CORRIDORS SHALL NOT EXCEED 50 FT (15M)

39.2.5.3 LIMITATIONS ON COMMON PATH OF TRAVEL SHALL BE IN ACCORDANCE WITH 39.2.5.3.1, 39.2.5.3.2, AND 39.2.5.3.3

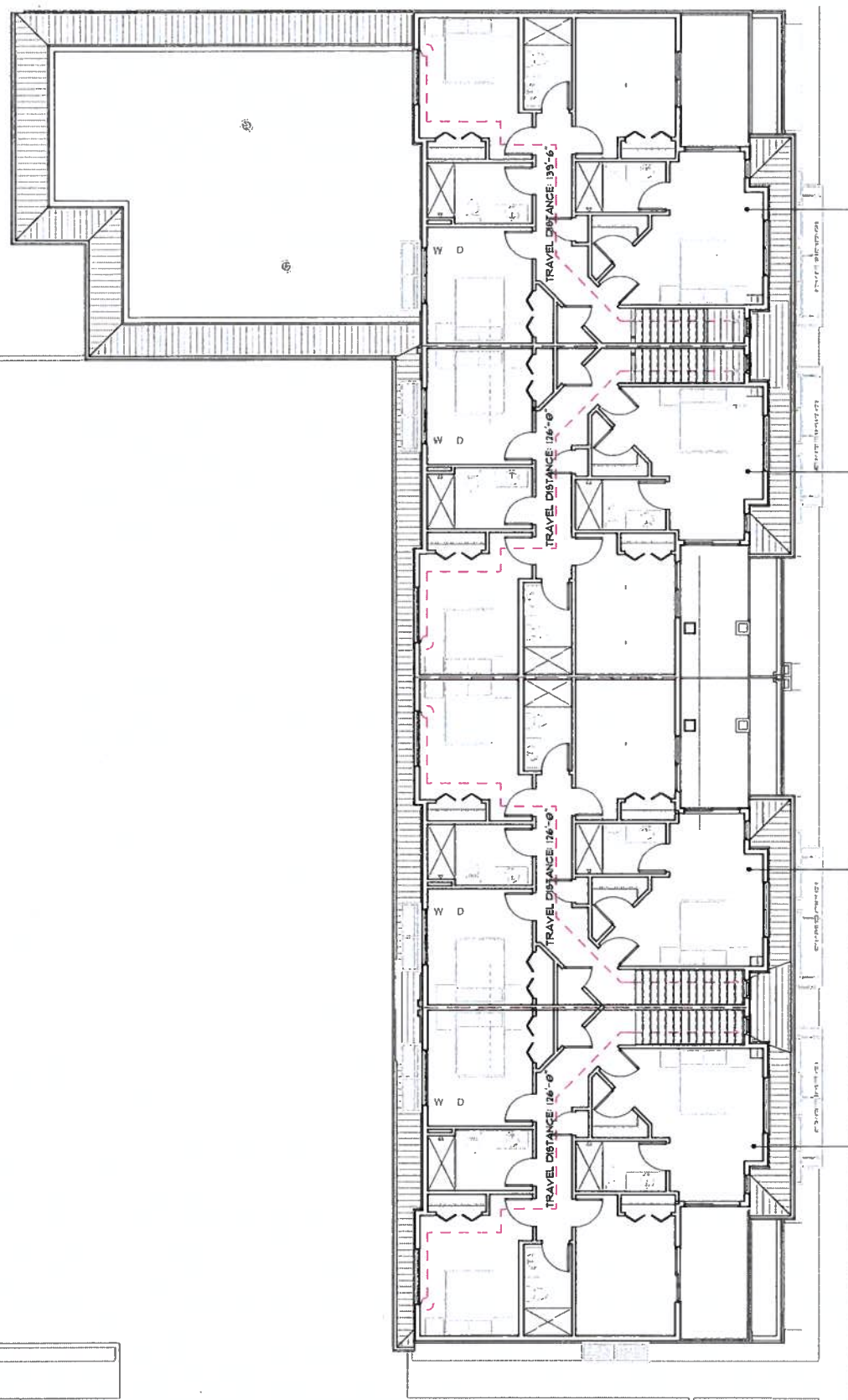
39.2.5.3.3 IN BUILDINGS OTHER THAN THOSE COMPLYING WITH 39.2.5.3.1 OR 39.2.5.3.2, COMMON PATH OF TRAVEL SHALL NOT EXCEED 15 FT (3M)

IBC 2012, 1014.3

1014.3 COMMON PATH OF EGRESS TRAVEL
 THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED THE COMMON PATH OF EGRESS TRAVEL DISTANCES IN TABLE 1014.3

TABLE 1014.3 COMMON PATH OF EGRESS TRAVEL

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (OL > 30)	WITH SPRINKLER SYSTEM
R-2	15 FEET	125 FEET



UNIT #4

AREA	OCCUPANCY LOAD
1134 SF	134 SF / 200 * 6 OCC.

UNIT #3

AREA	OCCUPANCY LOAD
1134 SF	134 SF / 200 * 6 OCC.

UNIT #2

AREA	OCCUPANCY LOAD
1134 SF	134 SF / 200 * 6 OCC.

UNIT #1

AREA	OCCUPANCY LOAD
1134 SF	134 SF / 200 * 6 OCC.

1 THIRD FLOOR EGRESS PLAN
 1/8" = 1'-0"