

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY J. WINGATE



Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, MRTPI, AICP
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: May 27th, 2021

Application: CU 2280 Covered Bridge Inn, LLC (Hopkins Henlopen Homestead, LLC)

Applicant/Owner: Covered Bridge Inn, LLC (c/o Ingrid Hopkins)
30249 Fisher Road
Lewes, DE 19958

Site Location: On the south side of Fisher Rd. (S.C.R. 262) approximately 0.93 miles east of Cool Spring Rd. (S.C.R. 290)

Current Zoning: AR-1 (Agricultural Residential District)

Proposed Use: Events Venue

Comprehensive Land Use Plan Reference: Low Density

Councilmatic District: Mr. Schaeffer

School District: Cape Henlopen School District

Fire District: Lewes Fire Department

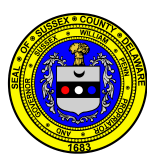
Sewer: Private Septic

Water: Private Well

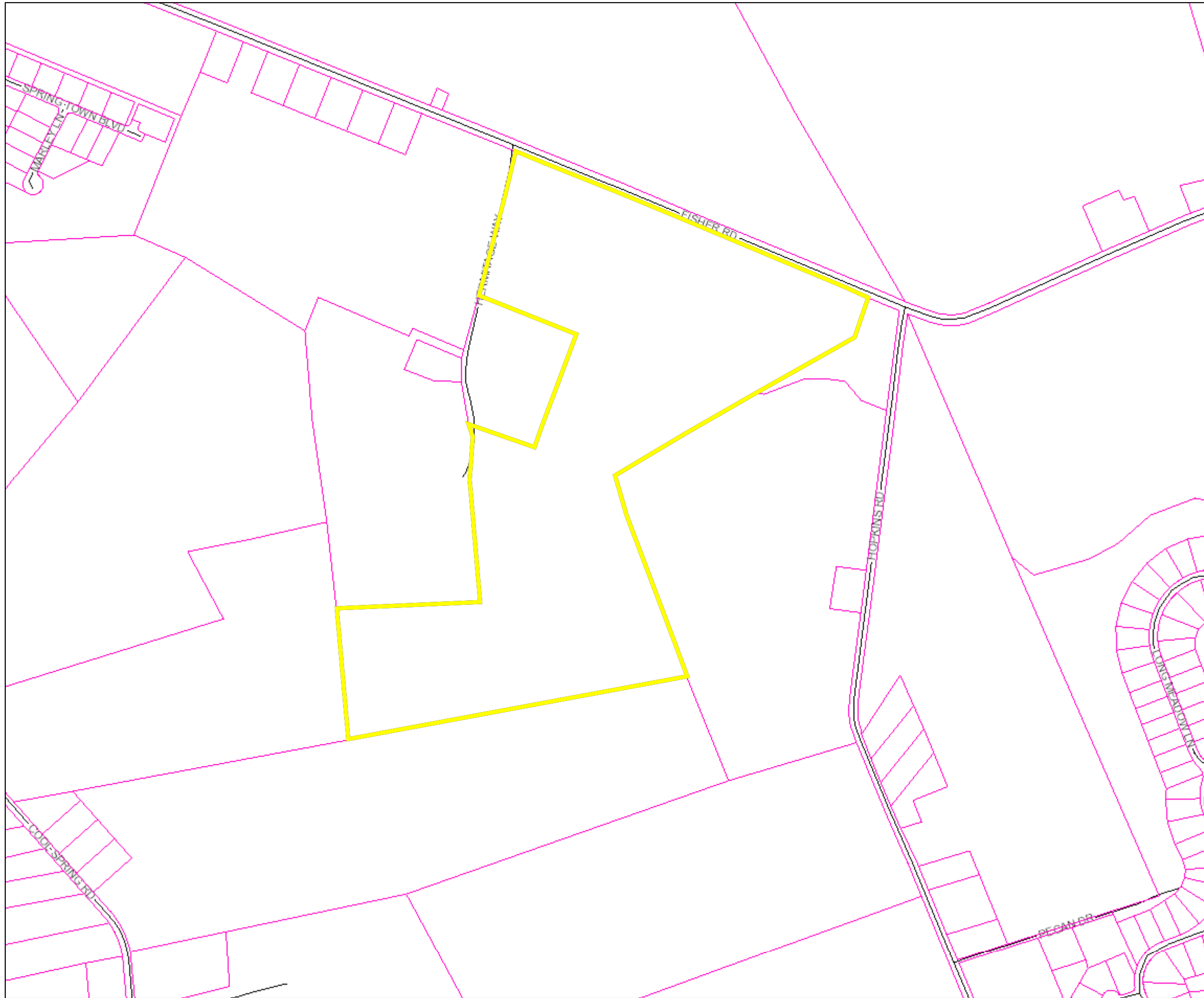
Site Area: 98.60 Acres +/-

Tax Map ID.: 334-10.00-69.01





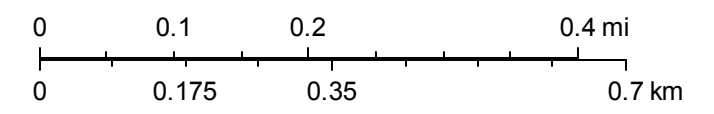
Sussex County



PIN:	334-10.00-69.01
Owner Name	HOPKINS HENLOPEN HOMESTEAD LLC
Book	4229
Mailing Address	18186 DAIRY FARM ROAD
City	LEWES
State	DE
Description	S/RT 262
Description 2	136' W/RT 286
Description 3	FP
Land Code	

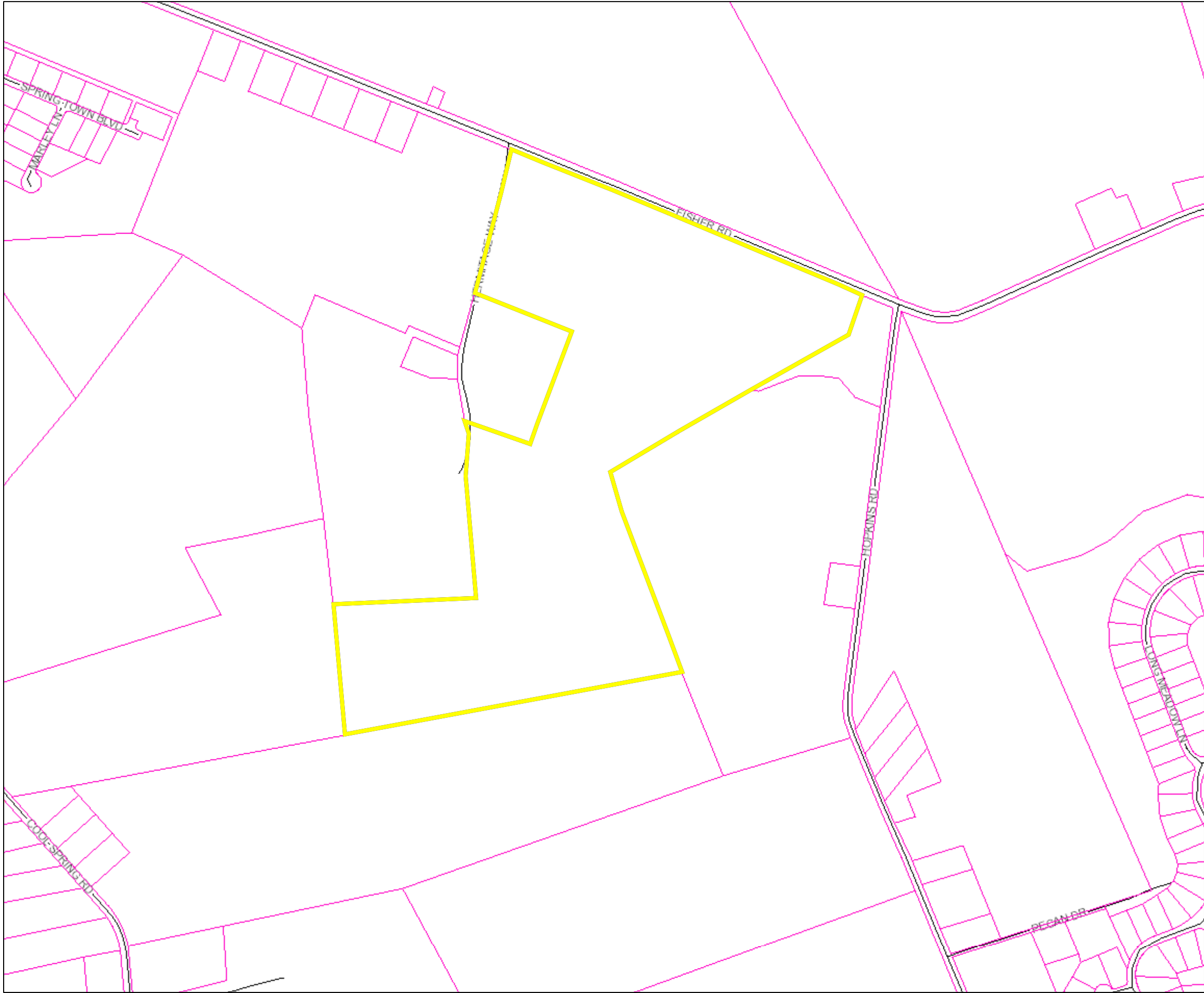
- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- Streets
- County Boundaries
- Tax Ditch Segments**
- Tax Ditch Channel
- Pond Feature
- Special Access ROW
- Extent of Right-of-Way
- Municipal Boundaries

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Sussex County



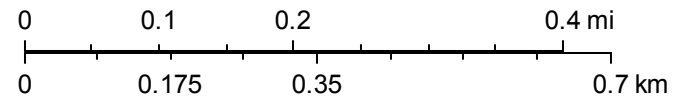
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 - Override 1
- polygonLayer**

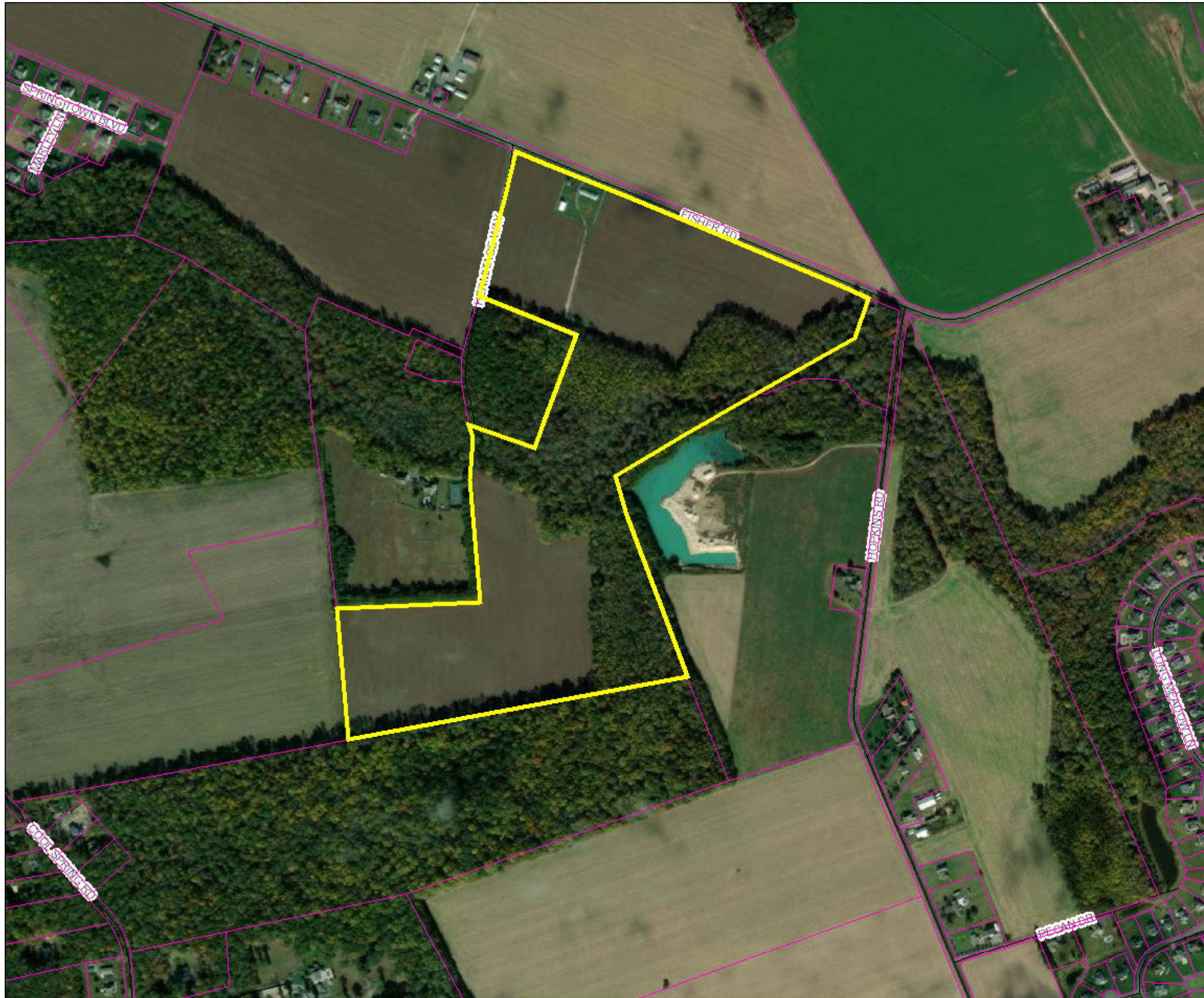
 - Override 1
- Tax Parcels
- Streets

1:9,028





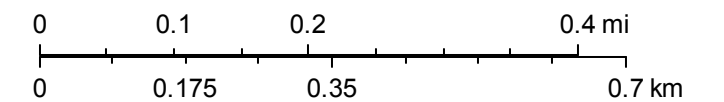
Sussex County



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Override 1
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Override 1
- Tax Parcels
- Streets
- County Boundaries
- Tax Ditch Segments**
- Tax Ditch Channel
- Pond Feature
- Special Access ROW
- Extent of Right-of-Way
- Municipal Boundaries

1:9,028



JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov



Sussex County

DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Christin Scott, Planner I
CC: Vince Robertson, Assistant County Attorney and applicant
Date: May 28, 2021
RE: Revised Staff Analysis for CU 2280 Covered Bridge Inn, LLC (Hopkins Henlopen Homestead, LLC)

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2280 Covered Bridge Inn, LLC (Hopkins Henlopen Homestead, LLC) to be reviewed during the May 27, 2021 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for parcel 334-10.00-69.01 to allow for an events venue. The size of the property is 98.60 acres +/- . The property is zoned AR-1 (Agricultural Residential Zoning District) and located at on the south side of Fisher Rd. (S.C.R. 262) approximately 0.93 miles east of Cool Spring Rd. (S.C.R. 290).

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework for how land is to be developed. As part of the Comprehensive Plan a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the property has the land use designation of Low-Density Area.

The surrounding parcels to the north, east, west, and south are all designated on the Future Land Use Map as "Low Density Area". The uses that the Low-Density Area land use designation recognizes are primarily agricultural activities and homes. Business development should be largely confined to businesses addressing the needs of these two uses. Industrial and agribusiness uses that support or depend on agriculture should be permitted. The focus of retail and office uses in Low Density should be for providing convenience goods and services to nearby residents. Commercial uses in these residential areas should be limited in their location, size and hours of operation. More intense commercial uses should generally be avoided in these areas.

The property is zoned AR-1 (Agricultural Residential Zoning District). The adjoining and surrounding properties to the north, south, east and west are all also zoned AR-1.

Since 2011, there has been one (1) Conditional Use approval within a 1-mile radius of the application site. Conditional Use No. 2177 was approved for the use of an events venue by Sussex County Council on July 30, 2019 through Ordinance No. 2670.



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE

Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use for the abovementioned use, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

Planning & Zoning Commission Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)

Conditional Use

Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

30066 Fisher Rd, Milton, DE 19968

Type of Conditional Use Requested: Ag. Preservation land, existing barn to be used as a second event space for the existing venue

The Covered Bridge Inn, LLC.

Tax Map #: 334-10.00-69.01

Size of Parcel(s): 98 acres.

Current Zoning: AR-1

Proposed Zoning: ARI-cond

Size of Building: 2100 sq'

Land Use Classification: Agricultural Preservation district

Water Provider: well onsite

Sewer Provider: septic onsite

Applicant Information

Applicant Name: Ingrid Hopkins, Owner, Covered Bridge Inn, LLC.

Applicant Address: 30249 Fisher Rd.

City: Lewes

State: DE

Zip Code: 19958

Phone #: 302-542-9605

E-mail: innkeeper@thecoveredbridgeinn.com

Owner Information

Owner Name: Hopkins Kentopen Homestead, c/o Amy Hopkins

Owner Address: 18186 Dairy Farm Rd.

City: Lewes

State: DE

Zip Code: 19958

Phone #: 302-695-9302

E-mail: amyhpkins@gmail.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: _____

Agent/Attorney/Engineer Address: _____

City: _____

State: _____

Zip Code: _____

Phone #: _____

E-mail: _____



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

Completed Application

Provide eight (8) copies of the Site Plan or Survey of the property

- Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- Provide a PDF of Plans (may be e-mailed to a staff member)
- Deed or Legal description

Provide Fee \$500.00

Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.

DeIDOT Service Level Evaluation Request Response

PLUS Response Letter (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney



Date: 4/22/20

Signature of Owner



Date: 4/22/20

For office use only:

Date Submitted: _____

Fee: \$500.00 Check #: _____

Staff accepting application: _____

Application & Case #: _____

Location of property: _____

Subdivision: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

Date of CC Hearing: _____

Decision of CC: _____



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. Box 778
DOVER, DELAWARE 19903

JENNIFER COHAN
SECRETARY

May 20, 2020

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Ingrid Hopkins, The Covered Bridge Inn, LLC** conditional use application, which we received on April 23, 2020. This application is for an approximately 98.60-acre parcel (Tax Parcel: 334-10.00-69.01). The subject land is located on the southwest side of Fisher Road (Sussex Road 262), approximately 190 feet west of the intersection of Hopkins Road (Sussex Road 286) and Fisher Road, southeast of Milton. The subject land is currently zoned as AR-1 (Agricultural Residential) and the applicant is seeking a conditional use approval to utilize the facility for honey extraction and to operate a 2,100 square-foot small events venue.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Fisher Road where the subject land is located, which is from Beaver Dam Road (Sussex Road 285) to Cool Spring Road (Sussex Road 290), is 1,684 vehicles per day.

The traffic impact of event venues necessarily varies with the frequency and size of the events. Generally, DelDOT bases its decision to require a Traffic Impact Study (TIS) on traffic volumes that recur on a daily or weekly basis. Special events, if large enough, may require coordination with our Transportation Management Center but cannot be properly addressed by the TIS process.

Regarding DelDOT's warrants for requiring a TIS, special events that would generate more than 50 vehicle trips in any hour and more than 500 vehicle trips per day would meet these warrants. Special events generating more than 200 vehicle trips in any hour and / or more than 2,000 vehicle trips per day would be considered to have a Major impact to local area roadways. Because we expect the typical event to generate no more than 50 vehicle trips in any hour and no more than 500 vehicle trips per day, we recommend that this conditional use application be considered without a TIS.



Mr. Jamie Whitehouse

Page 2 of 2

May 20, 2020

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Ingrid Hopkins, The Covered Bridge Inn, LLC, Applicant
Todd Sammons, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance & Operations
Susanne K. Laws, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination

**SUSSEX COUNTY ENGINEERING DEPARTMENT
UTILITY PLANNING & DESIGN REVIEW DIVISION
C/U & C/Z COMMENTS**

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **5/10/2021**

APPLICATION: **CU 2280 Covered Bridge Inn, LLC**

APPLICANT: **Covered Bridge Inn, LLC (c/o Ingrid Hopkins)**

FILE NO: **NCPA-5.03**

TAX MAP &
PARCEL(S): **334-10.00-69.01**

LOCATION: **On the south side of Fisher Road (SCR 262) approximately
0.93 miles east of Cool Spring Road (SCR 290)**

NO. OF UNITS: **Event Venue**

GROSS
ACREAGE: **98.60 +/-**

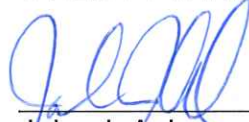
SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

SEWER:

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?
Yes No
- a. If yes, see question (2).
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 3**
- (3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **No** If yes, the current System Connection Charge Rate is **Unified \$6,360.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

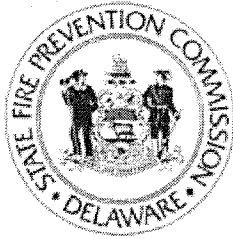
- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **No**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **No**
- (8). Comments: **The proposed CU is not in an area where the Sussex County Engineering Department has a schedule to provide sanitary sewer service.**
- (9). Is a Sewer System Concept Evaluation required? **No**
- (10). Is a Use of Existing Infrastructure Agreement Required? **No**

UTILITY PLANNING APPROVAL:



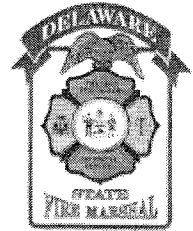
John J. Ashman
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.
Lisa Walls
No Permit Tech Assigned



**OFFICE OF THE STATE FIRE MARSHAL
Technical Services**

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT

Plan Review Number: 2020-04-203718-MJS-02

Tax Parcel Number: 334-10.00-69.01

Status: Approved as Submitted

Date: 05/21/2020

Project

Honey Bee Barn Addition
Hopkins Henlopen Homestead Property

30066 Fisher Road
Milton DE 19968

Scope of Project

Number of Stories:
Square Footage:
Construction Class:
Fire District: 82 - Lewes Fire Dept Inc

Occupant Load Inside: 167
Occupancy Code: 9622

Applicant

Amy Hopkins
18186 Dairy Farm Road
Lewes, DE 19958

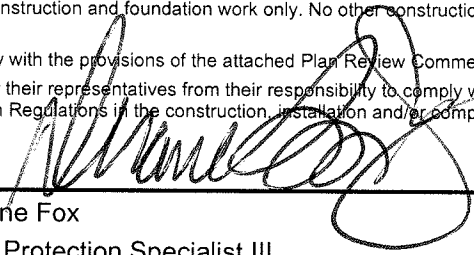
This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

The owner understands that this construction start approval is limited to preliminary site construction and foundation work only. No other construction of any kind shall be permitted until the required building plan review is completed.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

This Plan Review Project was prepared by:



Duane Fox
Fire Protection Specialist III

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2020-04-203718-MJS-02

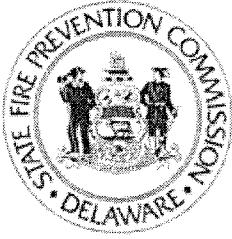
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Status: Approved as Submitted

Date: 05/21/2020

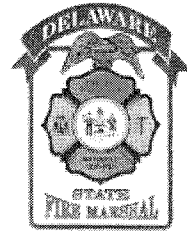
PROJECT COMMENTS

- 1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
- 1010 A** The following water for fire protection requirements apply: **NONE. On-Site Wells Proposed.** this site meets Water Flow Table 1. therefore the provisions of NFPA 1142 shall apply to this site (DSFPR Regulation 702, Chapter 6, Section 3). Since wells are proposed for this site, no additional requirements will be made by this Agency for water for fire protection.
- 1000** The site plans have been approved as submitted. The Office of DE State Fire Marshal has no objection to recordation.
- 1501 A** If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.



**OFFICE OF THE STATE FIRE MARSHAL
Technical Services**

22705 Park Avenue
Georgetown, DE 19947



FIRE PROTECTION PLAN REVIEW REPORT

Plan Review Number: 2020-04-203719-ADD-02

Tax Parcel Number: 334-10.00-69.01

Status: Not Approved as Submitted

Date: 05/21/2020

Project

Honey Bee Barn Addition
Honey Bee Barn
Hopkins Henlopen Homestead Property

30066 Fisher Road
Milton DE 19968

Scope of Project

Number of Stories: 1
Square Footage: 2189
Construction Class: V (000) Wood Frame
Fire District: 82 - Lewes Fire Dept Inc

Occupant Load Inside: 167
Occupancy Code: 9622

Applicant

Amy Hopkins
18186 Dairy Farm Road
Lewes, DE 19958

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

The owner understands that this construction start approval is limited to preliminary site construction and foundation work only. No other construction of any kind shall be permitted until the required building plan review is completed.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

This Plan Review Project was prepared by:



Duane Fox
Fire Protection Specialist III

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2020-04-203719-ADD-02

Tax Parcel Number: 334-10.00-69.01

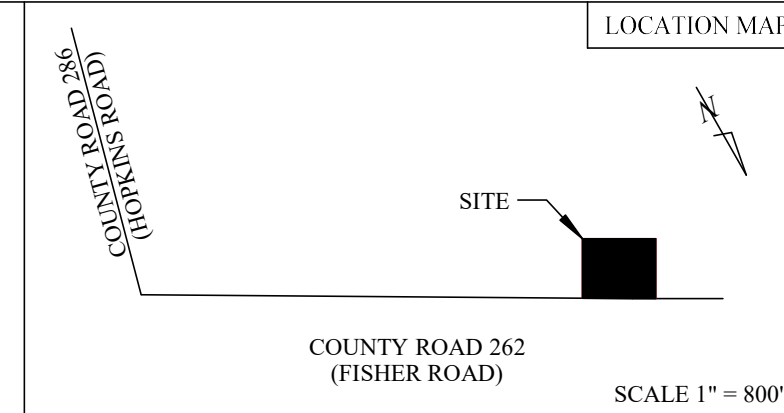
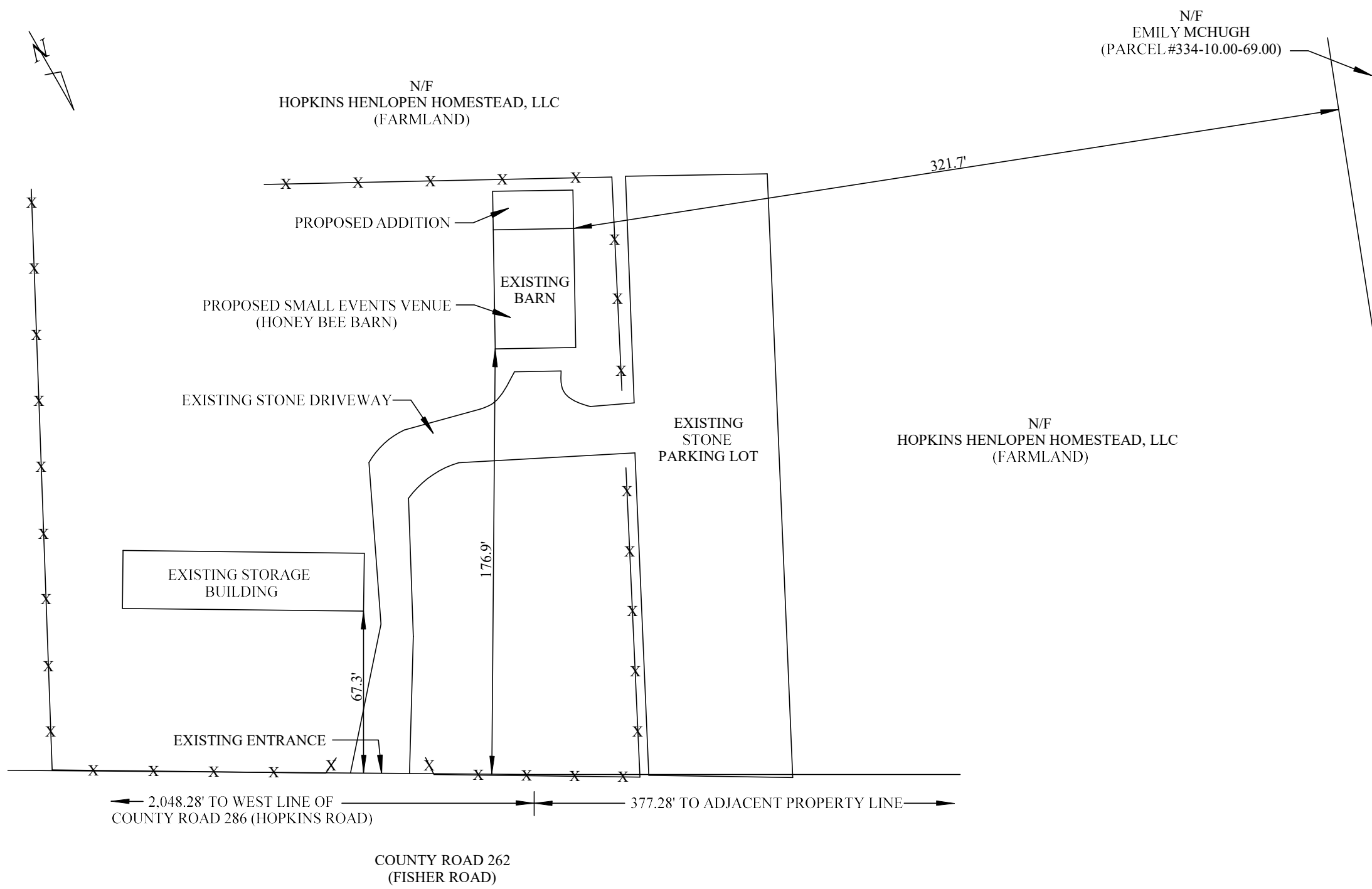
Status: Not Approved as Submitted

Date: 05/21/2020

PROJECT COMMENTS

- 2000 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) dated August 11, 2006. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov These plans were not reviewed for compliance with the Americans with Disabilities Act. These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes. Project work must be started within one year from the issuance of the permit, otherwise, the permit will be terminated.
- 2700 A** All plans must be reviewed and approved by this Agency prior to extending project past footers and foundation. Plan review status shall remain "NOT APPROVED AS SUBMITTED" until the following listed deficiencies have been addressed and approved by this Agency. Contact the reviewer of this project for clarification of listed deficiencies.
- 1510 A** The following items have been identified during the plan review as MAJOR DEFICIENCIES. Correct these items and resubmit the required plans, specifications, or documents that address these deficiencies. If there are any questions about these deficiencies please feel free to contact the Fire Protection Specialist who reviewed this project.
- 2050 A** Doors shall swing in the direction of exit travel (outward) where used in an exit enclosure. NFPA 101, Section 7.2.1.4.3 (2000 ed.).
- ** EXIT DOORS SHALL BE PIVOT TYPE IN ACCORDANCE WITH NFPA 101, SECTION 7.2.1.4.1. THE BARN SLIDING DOORS SHALL BE CHANGED TO PIVOT DOORS OR REMOVED. SINCE THEY ARE BOTH BEING USED AS EGRESS THE DOORS SHALL SWING TOWARD THE EXIT. IF A LATCH IS PROVIDED IT SHALL BE PANIC HARDWARE.
- 1501 A** If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.





DATA COLUMN

TAX PARCEL #: 334-10.00-69.01

ZONING: AR-1 (AGRICULTURAL PRESERVATION EASEMENT)

PROPERTY ADDRESS: 30066 FISHER ROAD
MILTON, DE 19968

OWNER: HOPKINS HENLOPEN HOMESTEAD, LLC
C/O AMY HOPKINS
18186 DAIRY FARM ROAD
LEWES, DE 19958

APPLICANT: COVERED BRIDGE INN, LLC
C/O INGRID HOPKINS
30249 FISHER ROAD
LEWES, DE 19958

EXISTING USE: NONE

PROPOSED USE: HONEY EXTRACTION AND
SMALL EVENTS VENUE

WATER PROVIDER: PRIVATE WELL ON SITE

SEWER PROVIDER: PRIVATE SEPTIC ON SITE

BUILDING SETBACKS: FRONT - 40'
SIDE - 15'
REAR - 20'

LEGEND

VINYL FENCE X

OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO THE LAW.

AMY HOPKINS DATE

ENGINEER'S CERTIFICATION:

I CERTIFY THAT I AM A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF DELAWARE AND THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

RICHARD K. VETTER, P.E. #10329 DATE

PLAN BASED ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD AND THE CALL OF DEED BOOK 4229, PAGE 244.

SITE PLAN - HONEY BEE BARN	
LANDS OF HOPKINS HENLOPEN HOMESTEAD, LLC	
LEWES AND REHOBOTH HUNDRED SUSSEX COUNTY, DELAWARE	
RICHARD K. VETTER, P.E. 125 APPLE BLOSSOM DRIVE CAMDEN, DE 19934	
SCALE: 1" = 50'	
PAGE 1 OF 2	MAY 21, 2020



N/F
ELSIE OTTO TRUSTEES
(PARCEL #234-5.00-37.00)

N/F
J.L. CARPENTER FAMILY, L.P.
(PARCEL #234-1.00-2.00)

AREA = 98.60 ACRES +/-

N/F
WALTER & STACY BECK
(PARCEL #334-10.00-69.05)

N/F
HOPKINS BROTHERS, INC.
(PARCEL #234-1.00-5.00)

N/F
TROY TRIMMER
(PARCEL #334-10.00-69.03)

N/F
EMILY MCHUGH
(PARCEL #334-10.00-69.00)

COUNTY ROAD 286
(HOPKINS ROAD)

N/F
JEFFREY & KYLIE PLUMMER
(PARCEL #334-10.00-70.00)

STONE PARKING LOT
BARN
STORAGE BUILDING

COUNTY ROAD 262
(FISHER ROAD)

EXISTING LAYOUT - HONEY BEE BARN

LANDS OF
HOPKINS HENLOPEN HOMESTEAD, LLC

LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

RICHARD K. VETTER, P.E.
125 APPLE BLOSSOM DRIVE
CAMDEN, DE 19934

SCALE: 1" = 400'

NOTES

- ALL OPENINGS PASSING THROUGH FIRE-RATED WALLS OR CEILINGS ARE TO BE FIRE & DRAFT STOPPED WITH 3M FIRE MOLDABLE PUTTY, 3M FIRE BARRIER CP 250B, CAULK, 3M INTERAM FIRE-DAM 150 CAULK OR EQUAL, TO MEET UL 149 DESIGN AND INSTALLATION. SELECT THE APPROPRIATE FIRE AND DRAFT STOPPING MATERIAL BASED ON THE TYPE OF MATERIAL PASSING THROUGH THE OPENING.
- ALL DUCTS PASSING THROUGH FIRE-RATED WALLS OR CEILINGS ARE TO BE FITTED WITH FIRE-RATED GREEN-CHECK AUTOMATIC DAMPERS OR EQUAL, TO MEET UL 555/555B DESIGN AND INSTALLATION.
- DRAFT STOP / FIRE BLOCKING SHALL BE UL-RATED, NON-COMBUSTIBLE MATERIAL, NO FOAM.

SYMBOLS LEGEND

- FIRE EXTINGUISHER
- EMERGENCY EXIT SIGN AS PER LIFE SAFETY CODE 101 SECTION 5-7
- EMERGENCY LIGHTING AS PER LIFE SAFETY CODE 101 SECTION 5-9
- COMBINATION UNIT
- REMOTE HEAD (WIRED TO COMBINATION UNIT)

FIRE MARSHAL NOTES:

ALL EXIT DOORS SHALL BE NON-KEYED FROM THE INSIDE (NFPA 101 SECT. 7.2.1.5.2)
THIS CAN BE A LEVER, KNOB, THUMB LATCH OR PANIC BAR (NFPA 101 SECT. 7.2.1.5.4.)

PROVIDE EITHER EXTERNALLY OR INTERNALLY ILLUMINATED EXIT/DIRECTIONAL SIGNS TO MARK ALL EXITS & THE PATHS TO THE EXITS. SIGNS SHALL BE LEGIBLE. (NFPA 101, SECT. 7.10)

PROVIDE EMERGENCY LIGHTING DESIGNED TO LIGHT THE ACCESS PATHS, THE EXITS THEMSELVES & THE EXIT DISCHARGE TO THE PUBLIC WAY.

AI&LES LEADING TO EACH EXIT ARE REQUIRED TO BE MINIMUM CLEAR WIDTH OF 36 INCHES.

PROVIDE PORTABLE FIRE EXTINGUISHERS. A MINIMUM 10-LB. MULTIPURPOSE (A:B:C) W/AT LEAST A 2A-10BC RATING SHALL BE PROVIDED AND SHALL HAVE A DELAWARE INSPECTION TAG ATTACHED (NFPA 10). ALL PORTABLE FIRE EXTINGUISHERS SHALL BE SERVICED ON AN ANNUAL BASIS (EVERY 12 MONTHS) BY AN INDIVIDUAL LICENSED UNDER THE PROVISIONS OF THE D&FPR, PART III CHAPTER 2.

INTERIOR FINISH ON FLOORS, CORRIDORS AND EXITS SHALL BE CLASS I OR CLASS II FLAMESPREAD RATING. PROVIDE MANUFACTURER'S SPECS. (NFPA 101 SECT. 38.3.3.3)

INTERIOR FINISH ON WALLS AND CEILING IN EXITS AND CORRIDORS SHALL BE CLASS A OR B FLAMESPREAD RATING, AND IN OFFICE AREAS CLASS A, B OR C. IF FINISHES OTHER THAN DRYWALL AND PAINT ARE PROPOSED, PROVIDE MANUFACTURER'S SPECS. (NFPA 101, SECT. 38.3.3.2)

HEAT PUMP AND AC ARE ELECTRIC.

CONSTRUCTION TYPE- TYPE VB
OCCUPANCY CLASSIFICATION GROUP A2

THIS BUILDING WILL NOT BE SPRINKLERED.

GENERAL NOTES:

- DO NOT SCALE THESE DRAWINGS. (VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.)
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.
- THE 2012 INTERNATIONAL BUILDING CODE AS ADOPTED BY THE COUNTY OF SUSSEX DELAWARE SHALL GOVERN CONSTRUCTION OF THIS PROJECT.
- ALL DIMENSIONS ARE FROM FACE OF STUDS OR FACE OF MASONRY UNITS UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING OR DOUBLE FLOOR JOIST UNDER ALL WALLS PARALLEL TO JOISTS.
- PROVIDE SOLID BRIDGING AT MID-SPAN FOR JOISTS 10' OR GREATER IN LENGTH.
- PROVIDE DOUBLE JOISTS AROUND ALL FLOOR AND ROOF OPENINGS (UNLESS NOTED OTHERWISE).
- BOTTOM OF ALL FOOTINGS SHALL BE A MINIMUM OF 24" BELOW FINISH GRADE OR PER APPLICABLE BUILDING CODE FOR THIS PROJECT (USE GREATER OF THE TWO CONDITIONS).
- CONTRACTOR SHALL NOTIFY MISS UTILITY NOT LESS THAN 2 WORKING DAYS, BUT NOT MORE THAN 10 WORKING DAYS, PRIOR TO EXCAVATION OR DEMOLITION ON THIS PROJECT.
- ALL NEW MATERIALS SHALL BE FREE OF LEAD, ASBESTOS OR MERCURY.
- ALL ELECTRICAL WORK SHALL COMPLY WITH NFPA 70, NATIONAL FIRE CODES AND NATIONAL ELECTRIC CODE (N.E.C.).
- SHOULD ANY WORDS OR NUMBERS THAT ARE NECESSARY FOR A CLEAR UNDERSTANDING OF THE WORK BE ILLEGIBLE OR OMITTED, OR SHOULD AN ERROR OR DISCREPANCY OCCUR IN ANY OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL CLARIFICATION IS RECEIVED. IN THE EVENT THE CONTRACTOR PROCEEDS WITHOUT SO NOTIFYING THE ARCHITECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF CORRECTING SAME, INCLUDING ANY RESULTING DAMAGE.
- ALL DOOR HARDWARE TO BE ADA COMPATIBLE LEVER STYLE HARDWARE. ALL HARDWARE TO BE NON-KEYED FROM EGRESS SIDE.
- ALL FLOOR FINISHES TO BE CLASS 1 OR 2.
- ALL WALL/ CEILING FINISHES TO BE CLASS A,B, OR C.
- HEAT PUMP PROPOSED HVAC SYSTEM WITH DUCT SMOKE DETECTION FOR ALL UNITS WITH GREATER THAN 2000 CFM AS REQUIRED.
- GAS INFARED GAS UNIT FROM THE CEILING.

SCOPE OF WORK:
TENANT FIT-OUT USED FOR ASSEMBLY.

WIND SPEED RISK CATEGORY II- 121 MPH

USE & OCCUPANCY CLASS: (A2)

BUILDING CONSTRUCTION TYPE: VB

BUILDING DOES NOT HAVE SPRINKLER SYSTEM

MAXIMUM ALLOWABLE EXIT TRAVEL DISTANCE: 200'-0"
MAXIMUM PROPOSED EXIT TRAVEL DISTANCE: 50'-0"
MAXIMUM ALLOWABLE COMMON PATH OF TRAVEL: 75'-0"
MAXIMUM PROPOSED COMMON PATH OF TRAVEL: 50'-0"

SQUARE FOOTAGE- 2188.7 SQ FT

OCCUPANCY: ASSEMBLY GROUP (A-2)

RECEPTION AREA: 1632 SQFT. / 1 SQFT. PER OCCUPANT= 233 OCCUPANTS
REQUIRED EGRESS CAPACITY: 233 OCCUPANTS x .2" PER OCCUPANT= 46.6" (2 DOORS)
PROPOSED EGRESS CAPACITY: 180" (5 DOORS)

ADA DETAILS

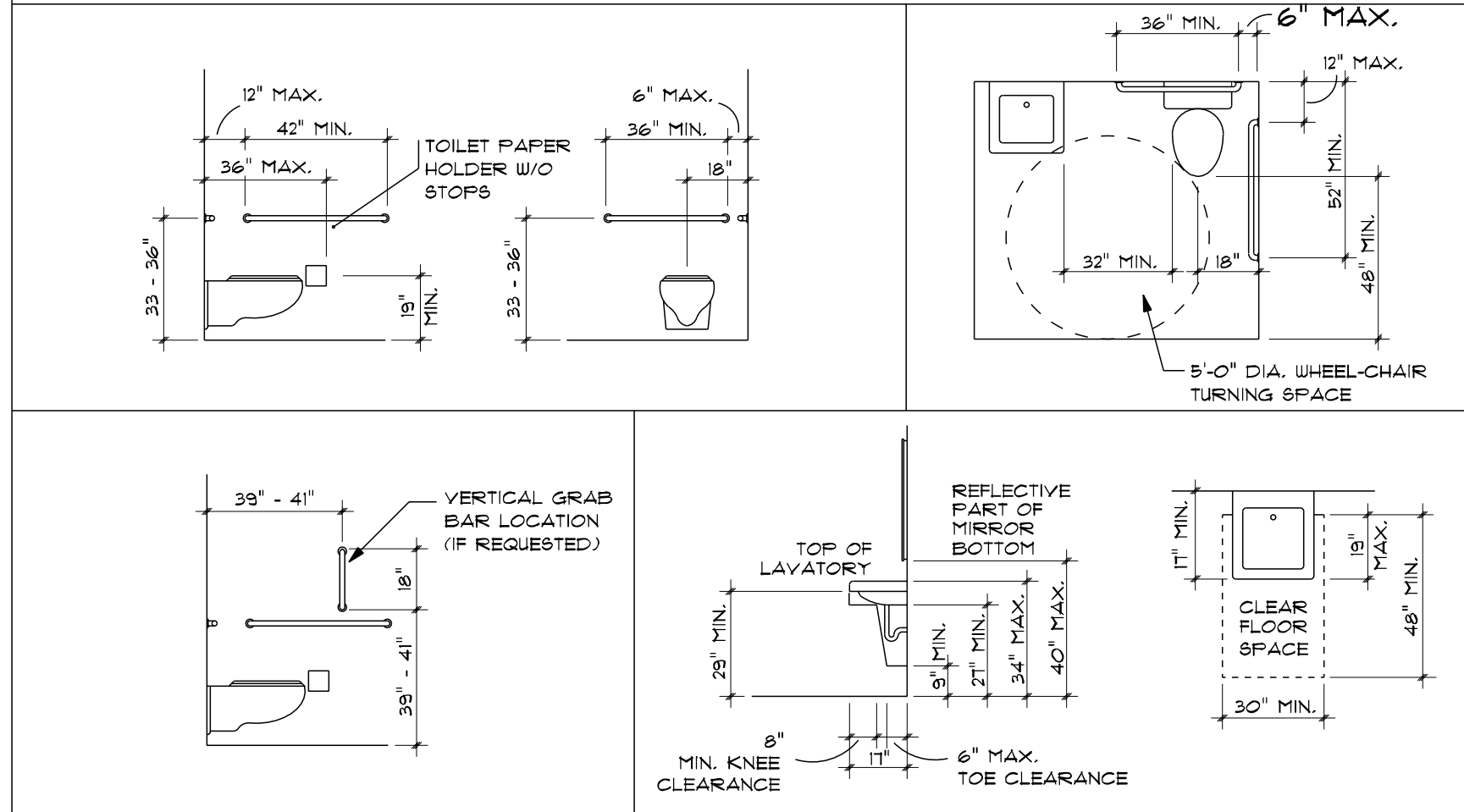
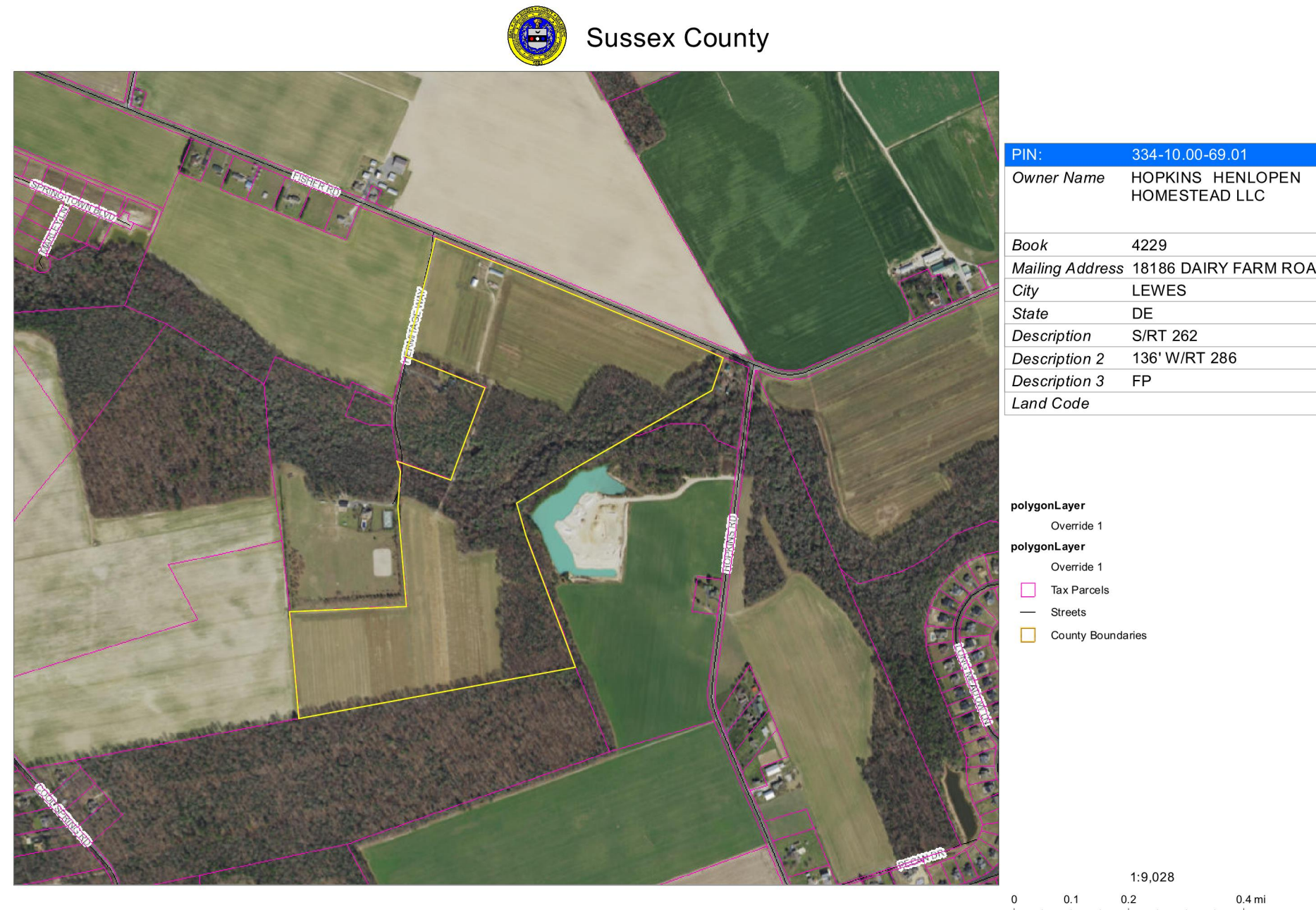


TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE*

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H ¹	OCCUPANCY GROUP F-1, M, S-1 ²	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2 ³ , U ³
X < 5 ^c	All	3	2	1
5 ≤ X < 10	IA	3	2	1
	Others	2	1	1
10 ≤ X < 30	IA, IB	2	1	1 ^d
	IIB, VB Others	1	0	0
X ≥ 30	All	0	1	0

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V	
	A	B	Ad	B	Ad	B	HT	Ad	B	
Primary structural frame (see Section 202)	3a	2a	1	0	1	0	HT	1	0	
Bearing walls										
Exterior, a	3	2	1	0	2	2	2	1	0	
Interior	3a	2a	1	0	1	0	1/HT	1	0	
Nonbearing walls and partitions										
Exterior	See Table 602									
Nonbearing walls and partitions										
Interior	0	0	0	0	0	0	See Section 602.4.6	0	0	
Floor construction and associated secondary members (see Section 202)	2	2	1	0	1	0	HT	1	0	
Roof construction and associated secondary members (see Section 202)	1/2b	1b.c	1b.c	0c	1b.c	0	HT	1b.c	0	



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CONSTRUCTION DRAWING FOR THE NEW: **HONEY BEE BARN**
FISHER ROAD
LEWES, DE 19956

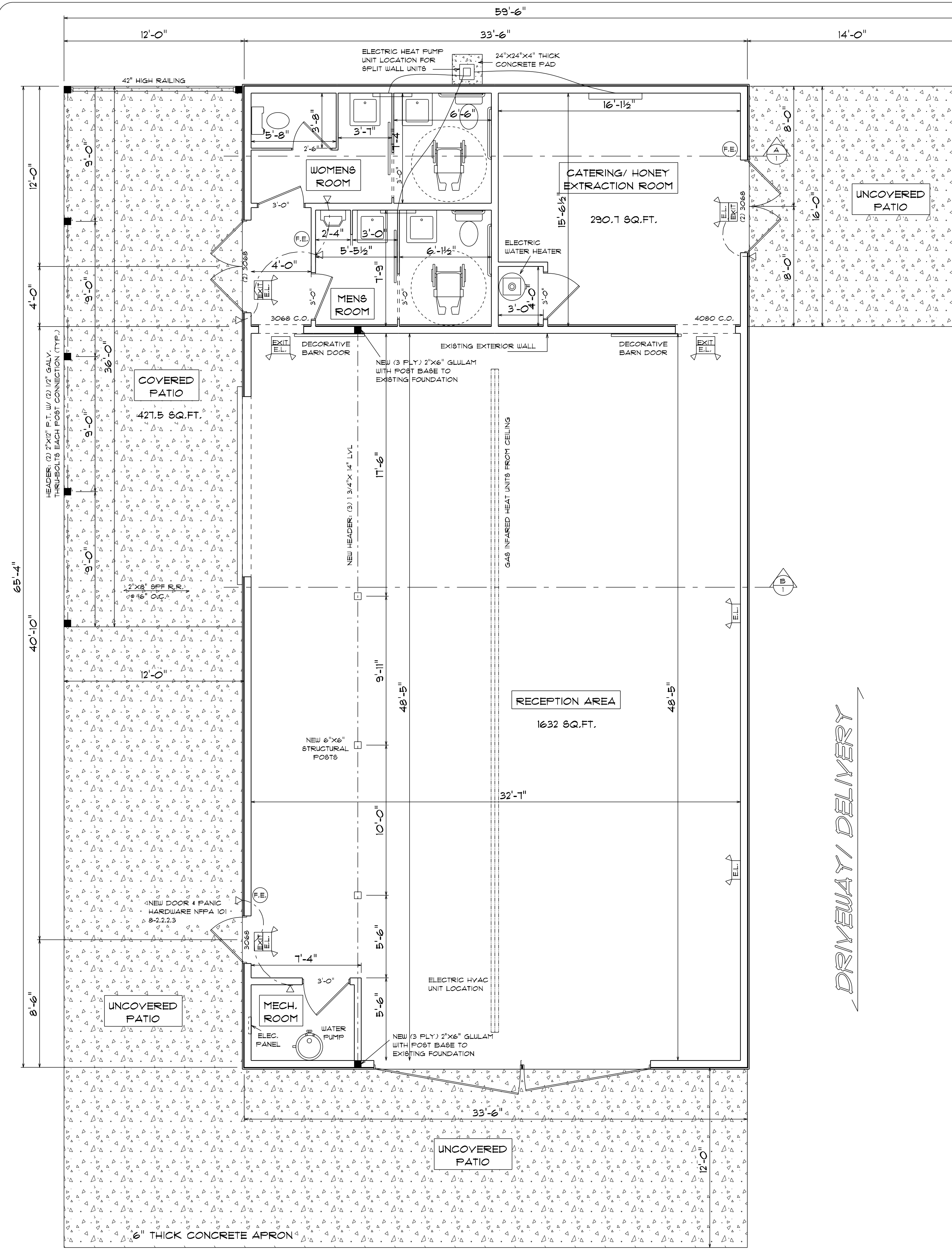
PROJECT # _____

SCALE 1/4" = 1'-0"

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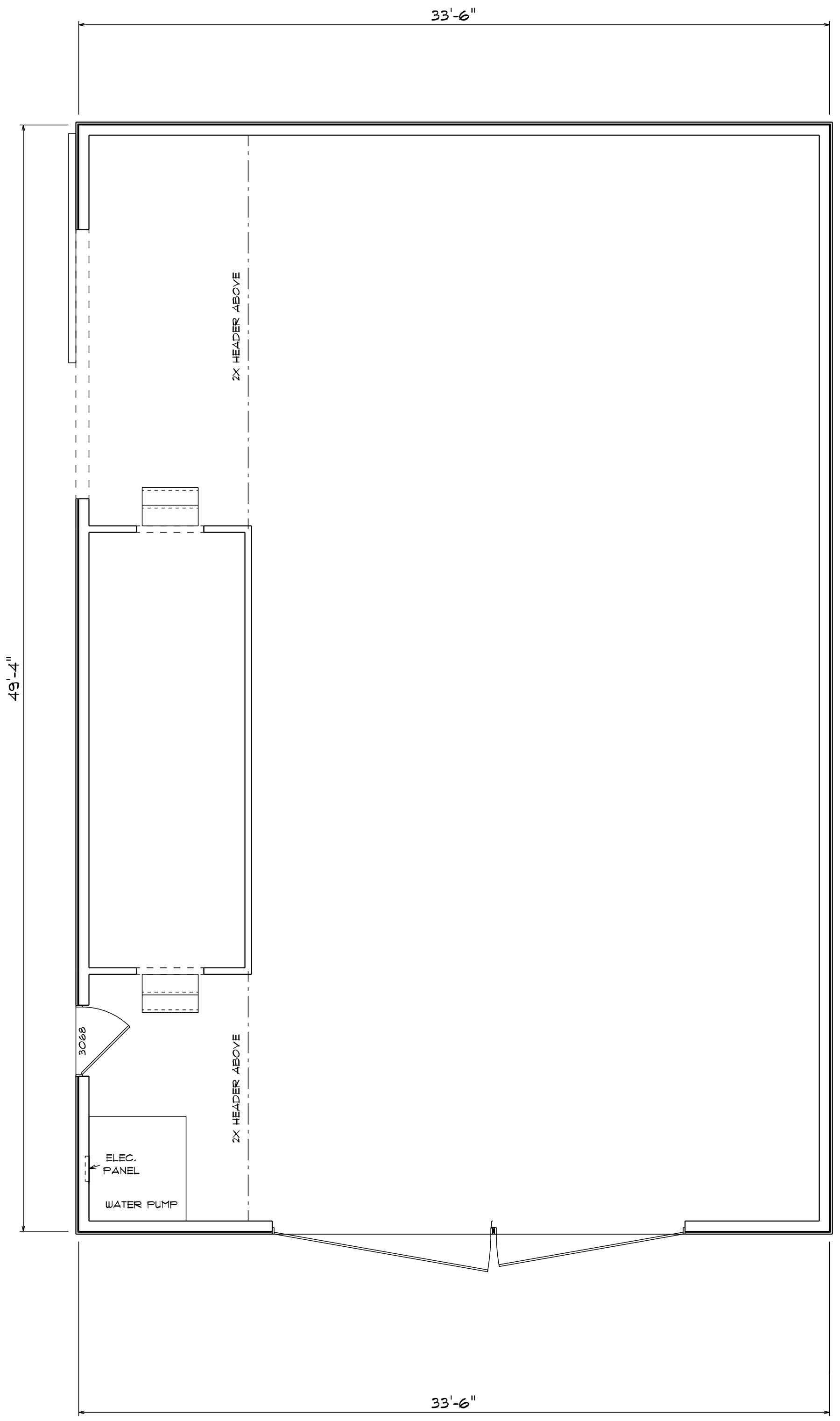
DATE:
Tuesday, April 26, 2020

SHEET #
1



PROPOSED FLOOR PLAN (OPTION #4)

AREA SCHEDULE	
NAME	AREA
RECEPTION AREA	1631.5 sq. ft.
CATERING ROOM	290.7 sq. ft.
BATHROOM AREA	249.3 sq. ft.
COVERED PATIO	427.5 sq. ft.



EXISTING FLOOR PLAN

NOTE: THE FOLLOWING DESIGNS ARE BASED ON 2012 IBC

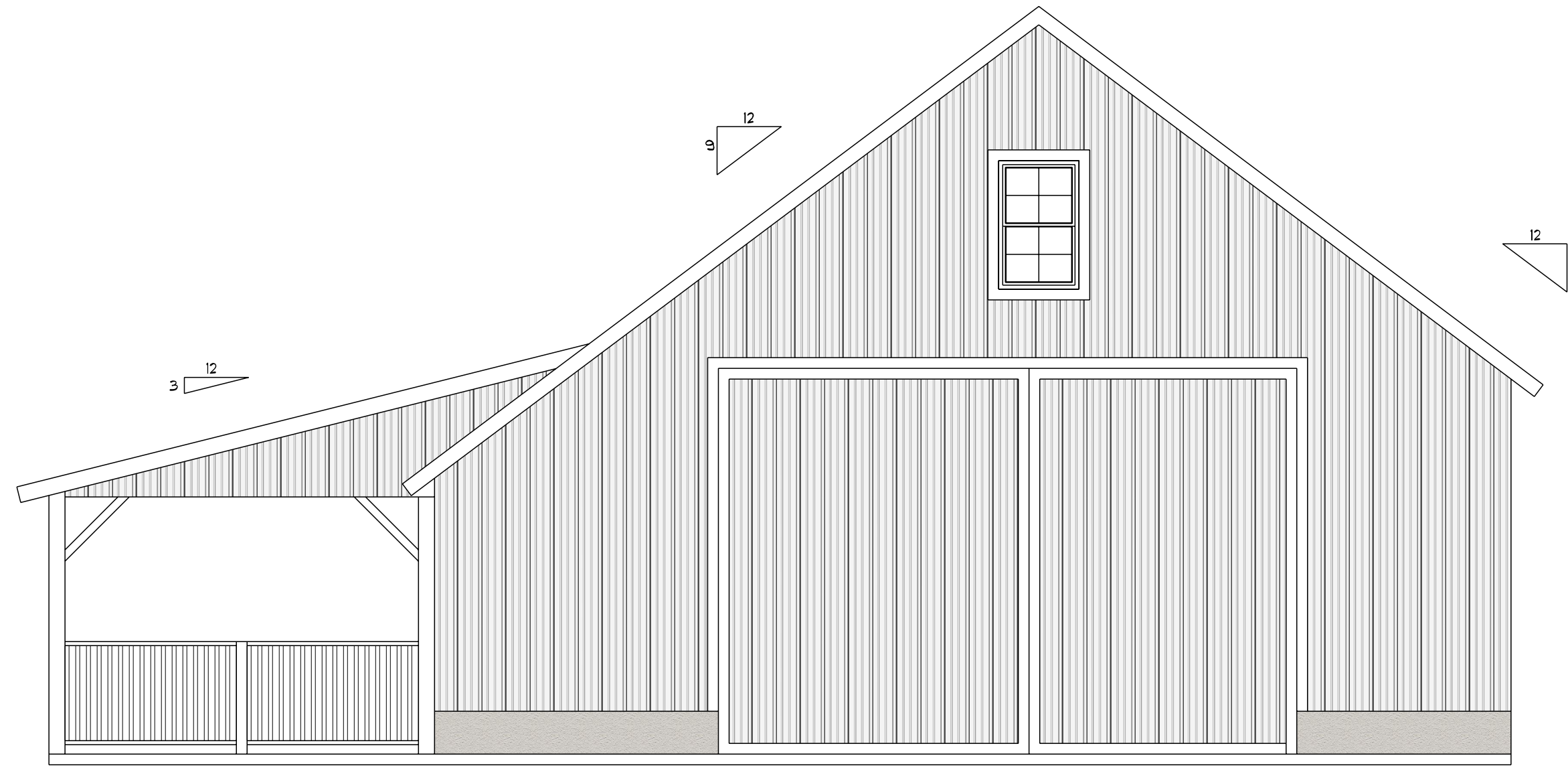
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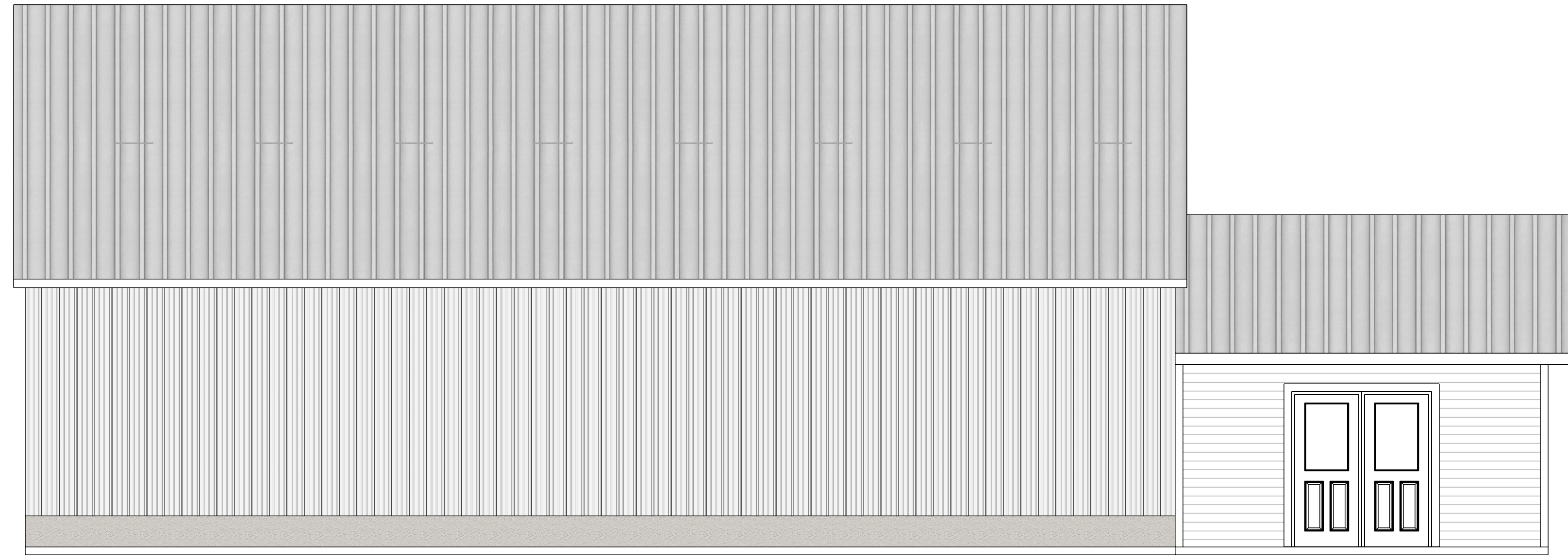
CONSTRUCTION DRAWING FOR THE NEW: HONEY BEE BARN FISHER ROAD LEWES DE FLOOR PLANS SCALE 1/4" = 1'-0"

DATE: Tuesday, April 28, 2020 SHEET # 3





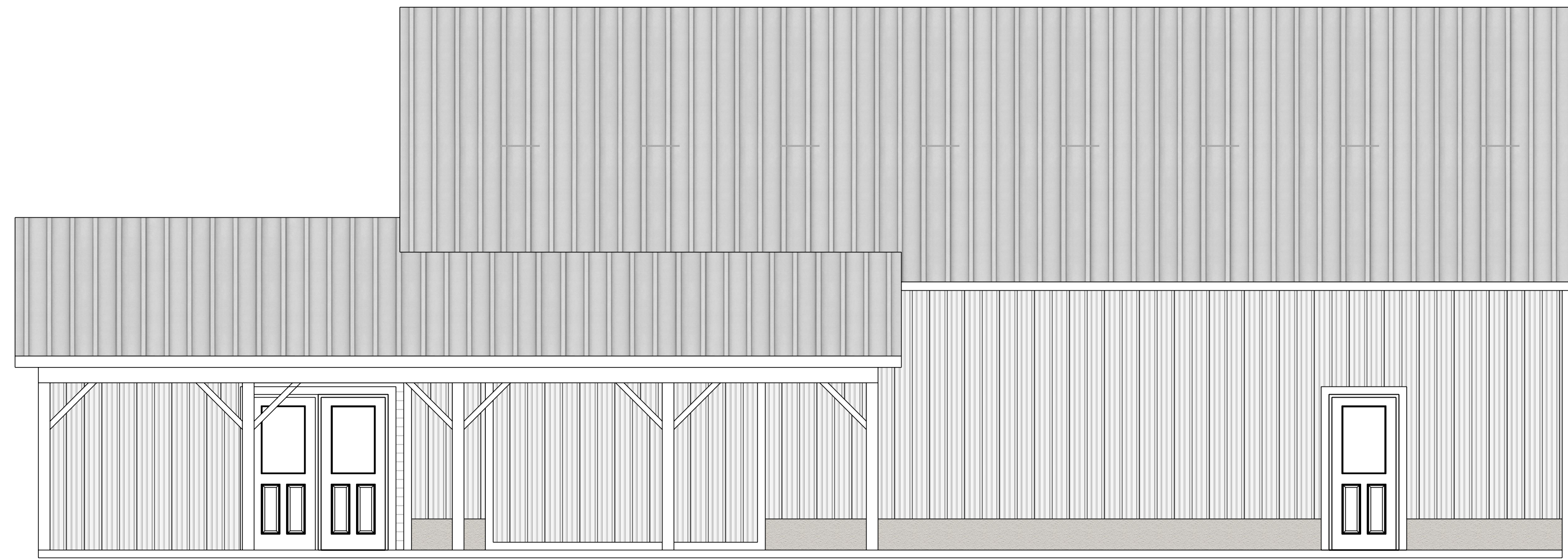
FRONT ELEVATION



RIGHT ELEVATION



BACK ELEVATION



LEFT ELEVATION

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REV. DATE:	
PROJECT #	19356
CONSTRUCTION DRAWING FOR THE NEW:	HONEY BEE BARN FISHER ROAD LEWES
DATE	DE
ELEVATIONS	
SCALE	1/4" = 1'-0"
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DATE:	Tuesday, April 28, 2020
SHEET #	2

