APPENDIX CONTENTS

APPENDIX A - ZONING MAP

- A1.0 Zoning Map

APPENDIX B - SITE STUDIES

- B1.0 Overall Aerial of District
- B1.0a Overall District Existing Conditions Town Plan Diagram
- B1.1 series Block by Block Aerial Image & Existing Conditions Site Diagrams
- B1.1a series Encouraged Development Block Plan Studies
- B2.0 Coastal Hwy. Site Plan Diagram - Zoning Requirements
- B2.0a series Typical Encouraged Site Plan Studies
- B2.1 Coastal Hwy. Site Section Diagrams - Zoning Requirements
- B2.1a series Typical Encouraged Site Section Studies

The Design Group
Architecture Planning & Interior Design

Architect
Jeff Schoellkopf, AIA
PO Box 237
Warren VT 05674
tel 802-496-2166
fax 802-329-2311
www.tdgvt.com

Fenwick Island Planning Studies

Fenwick Island, Delaware 19944

Appendix

DATE : 01.15.20

Cover

S:\Projects\jsd\FIPS\FIPS Drawings\CAD Files\FIPS Site Study.dwg, 1/15/2020 4:38:36 PM, DWG To PDF.pc3

The Design Group
Architecture Planning & Interior Design

Architect
Jeff Schoellkopf, AIA
PO Box 237
Warren VT 05674
tel 802-496-2166
fax 802-329-2311
www.tdgvt.com

Fenwick Island Planning Studies

Fenwick Island, Delaware 19944

Zoning Map

Scale: 1" = 500'-0"

Project N

DATE : 01.15.20

A1.0

S:\Projects\jsd\FIPS\FIPS Drawings\CAD Files\FIPS Site Study.dwg, 1/15/2020 4:38:36 PM, DWG To PDF.pc3

Project N

The Design Group
Architecture Planning & Interior Design

Architect
Jeff Schoellkopf, AIA
PO Box 237
Warren VT 05674
tel 802-496-2166
fax 802-329-2311
www.tdgvt.com

Fenwick Island Planning Studies

Fenwick Island, Delaware 19944

Overall Aerial of District

Scale: 1" = 500'-0"

DATE : 01.15.20

B1.0

S:\Projects\jsd\FIPS\FIPS Drawings\CAD Files\FIPS Site Study.dwg, 1/15/2020 4:38:37 PM, DWG To PDF.pc3

Project N

B1.0a

DATE: 01.15.20

Overall District
Existing Conditions
Town Plan Diagram

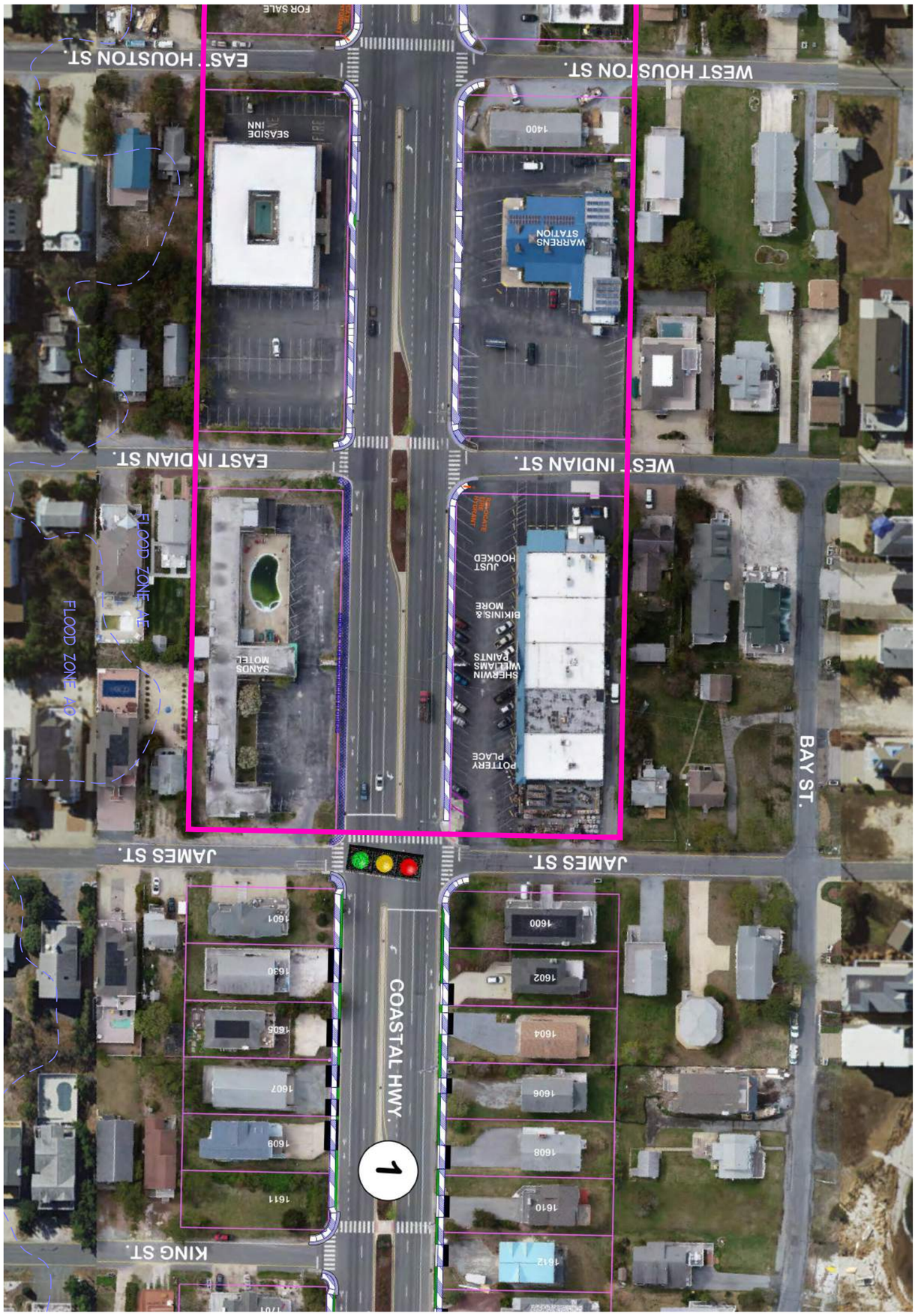
Scale: 1" = 500'-0"

Fenwick Island Planning Studies

Fenwick Island, Delaware 19944

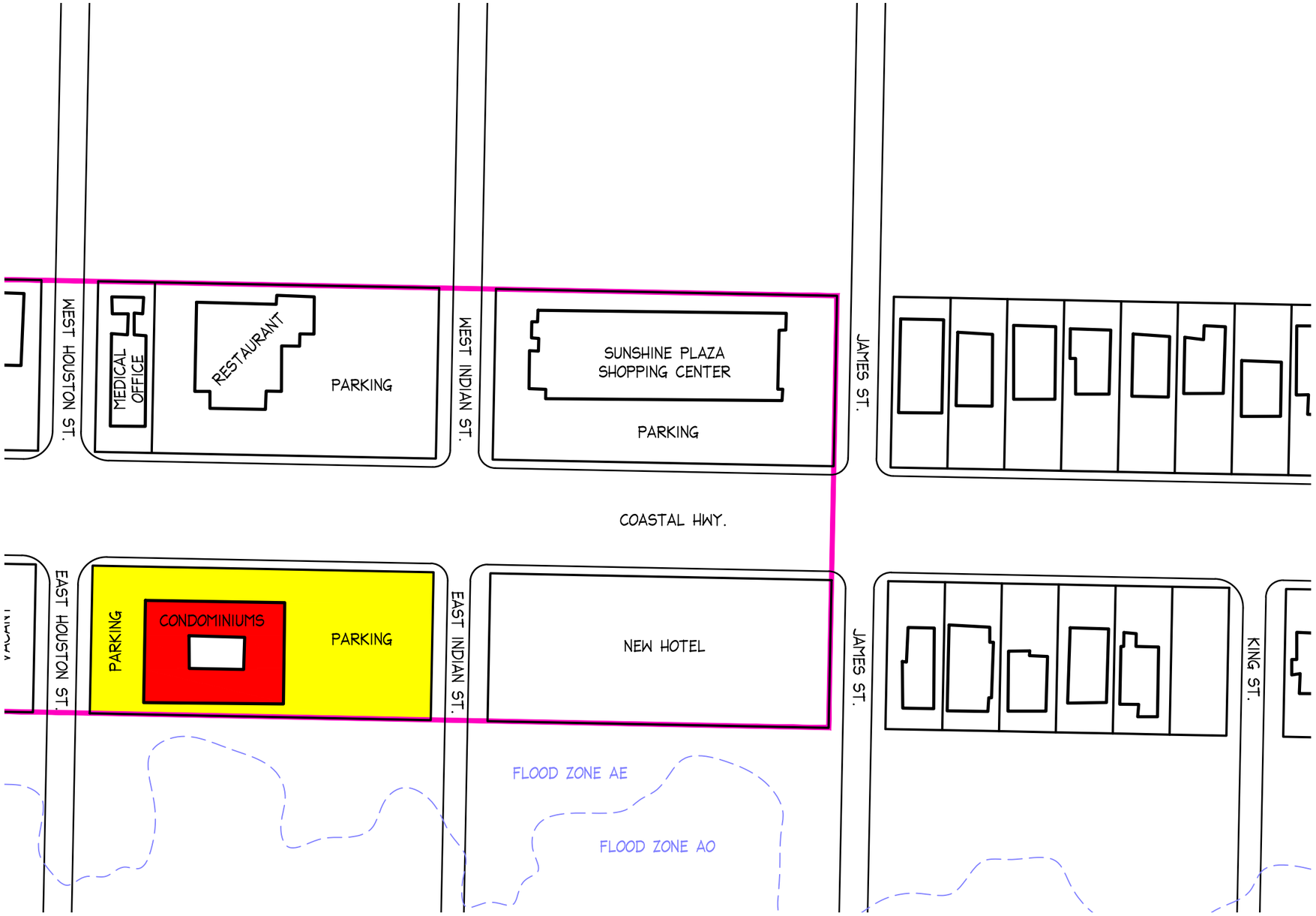
Architect
Jeff Schoellkopf, AIA
PO Box 237
Warren VT 05674
tel 802-496-2166
fax 802-329-2311
www.tdgvt.com

The Design Group
Architecture Planning & Interior Design



Project N

B1.1	DATE: 01.15.20	Aerial Image & Existing Conditions Site Diagrams Scale: 1" = 100'-0"	Fenwick Island Planning Studies Fenwick Island, Delaware 19944	Architect Jeff Schoellkopf, AIA PO Box 237 Warren VT 05674 tel 802.496.2166 fax 802.329.2311 www.tdgvt.com	The Design Group Architecture, Planning & Interior Design



The Design Group
Architecture Planning & Interior Design

Architect
Jeff Schoellkopf, AIA
PO Box 237
Warren VT 05674
tel 802-496-2166
fax 802-329-2311
www.tdgvt.com

Fenwick Island Planning Studies

Fenwick Island, Delaware 19944

Encouraged Development Block Plan Studies

Scale: 1" = 100'-0"

DATE : 01.15.20

B1.1a

S:\Projects\jsd\FIPS\FIPS Drawings\CAD Files\FIPS Site Study.dwg, 1/15/2020 4:39:21 PM, DWG To PDF.pc3

Project N

The Design Group
Architecture Planning & Interior Design

Architect
Jeff Schoellkopf, AIA
PO Box 237
Warren VT 05674
tel 802-496-2166
fax 802-329-2311
www.tdgvt.com

Fenwick Island Planning Studies

Fenwick Island, Delaware 19944

Aerial Image & Existing Conditions Site Diagrams

Scale: 1" = 100'-0"

DATE : 01.15.20

B1.2

S:\Projects\jsd\FIPS\FIPS Drawings\CAD Files\FIPS Site Study.dwg, 1/15/2020 4:39:23 PM, DWG To PDF.pc3

The Design Group
Architecture Planning & Interior Design

Architect
Jeff Schoellkopf, AIA
PO Box 237
Warren VT 05674
tel 802-496-2166
fax 802-329-2311
www.tdgvt.com

Fenwick Island Planning Studies

Fenwick Island, Delaware 19944

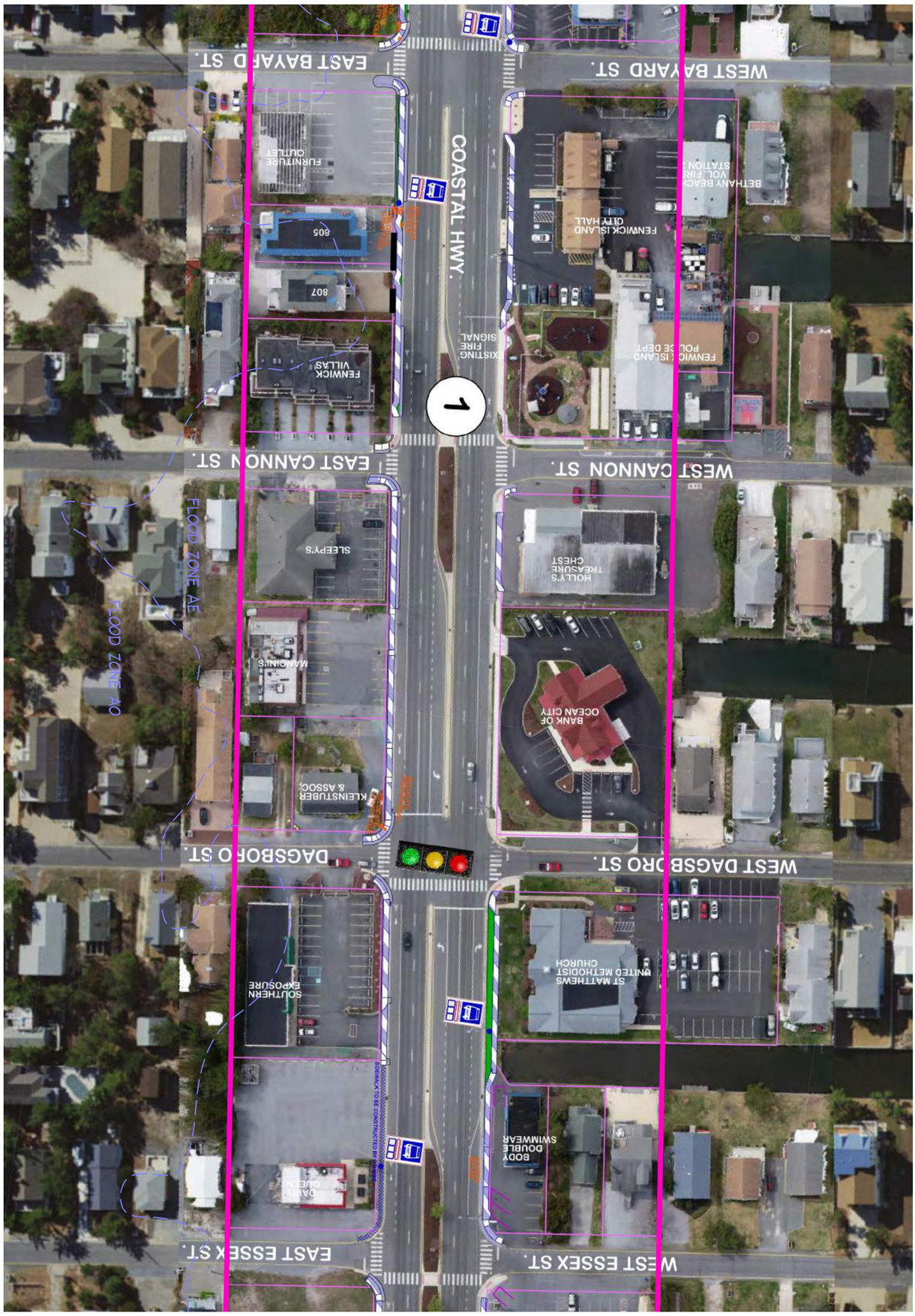
Encouraged Development Block Plan Studies

Scale: 1" = 100'-0"

DATE : 01.15.20

B1.2a

S:\Projects\jsd\FIPS\FIPS Drawings\CAD Files\FIPS Site Study.dwg, 1/15/2020 4:39:28 PM, DWG To PDF.pc3



B1.3	DATE: 01.15.20	Aerial Image & Existing Conditions Site Diagrams Scale: 1" = 100'-0"	Fenwick Island Planning Studies Fenwick Island, Delaware 19944

Architect
Jeff Schoellkopf, AIA
PO Box 237
Warren VT 05674
tel 802.496.2166
fax 802.329.2311
www.tdgvt.com

The Design Group
Architecture Planning & Interior Design

The Design Group
Architecture Planning & Interior Design

Architect
Jeff Schoellkopf, AIA
PO Box 237
Warren VT 05674
tel 802-496-2166
fax 802-329-2311
www.tdgvt.com

Fenwick Island Planning Studies

Fenwick Island, Delaware 19944

Encouraged Development Block Plan Studies

Scale: 1" = 100'-0"

DATE : 01.15.20

B1.3a

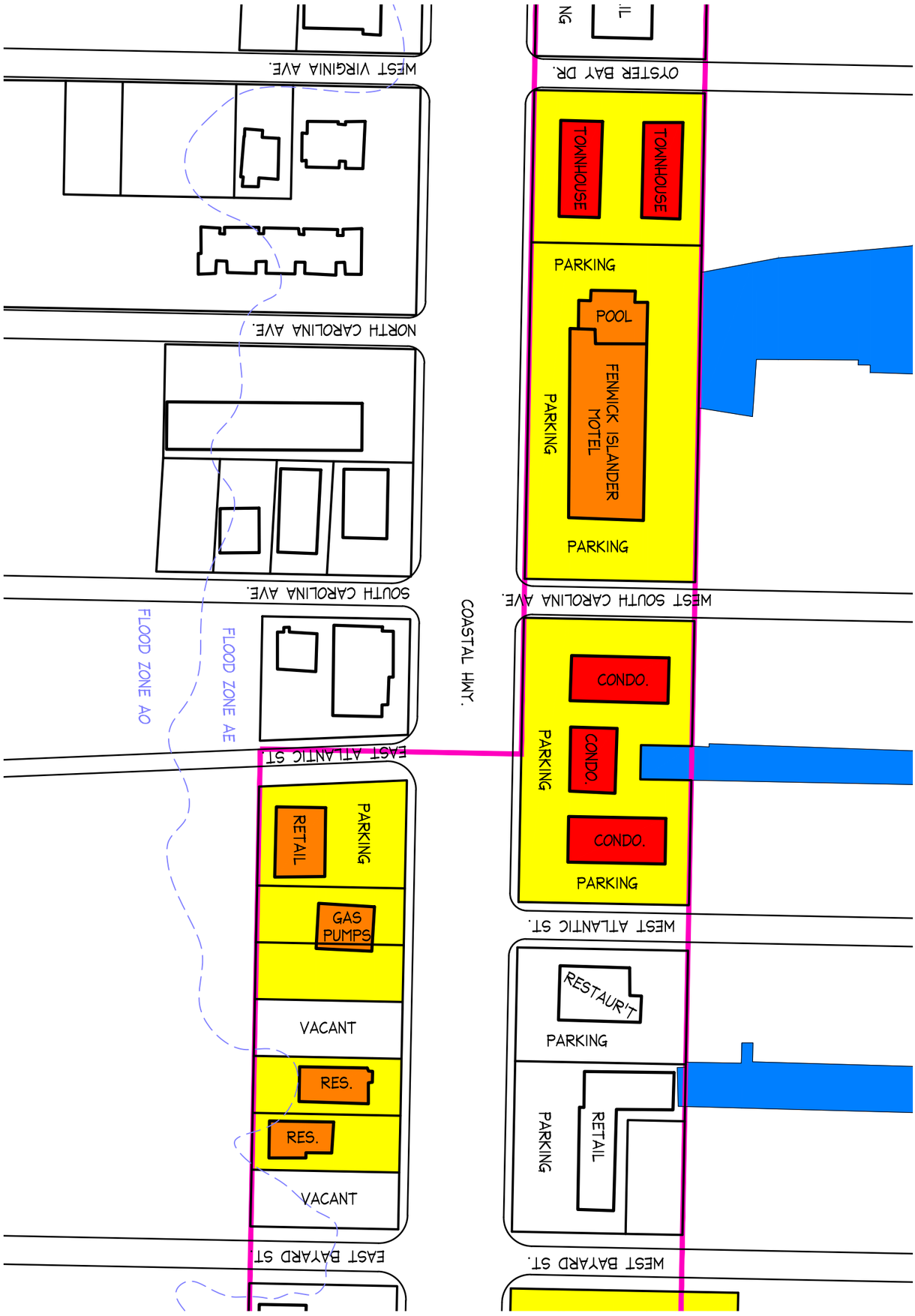
S:\Projects\jsd\FIPS\FIPS Drawings\CAD Files\FIPS Site Study.dwg, 1/15/2020 4:39:33 PM, DWG To PDF.pc3

Project N

B1.4	DATE: 01.15.20	Aerial Image & Existing Conditions Site Diagrams Scale: 1" = 100'-0"	Fenwick Island Planning Studies Fenwick Island, Delaware 19944

Architect
Jeff Schoellkopf, AIA
PO Box 237
Warren VT 05674
tel 802.496.2166
fax 802.329.2311
www.tdgvt.com

The Design Group
Architecture Planning & Interior Design



Project N

Encouraged Development Block Plan Studies

Scale: 1" = 100'-0"

DATE: 01.15.20

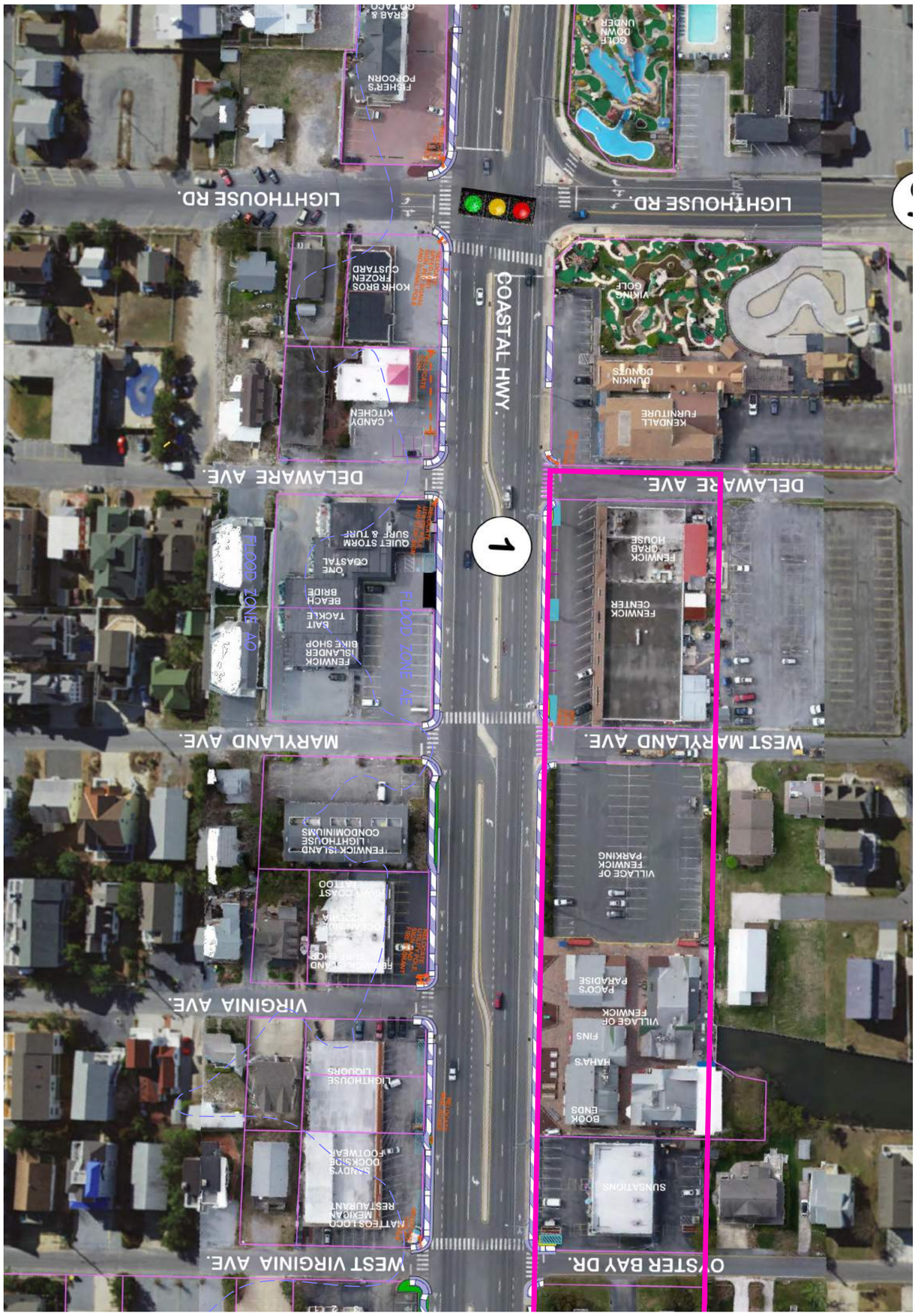
B1.4a

Fenwick Island Planning Studies

Fenwick Island, Delaware 19944

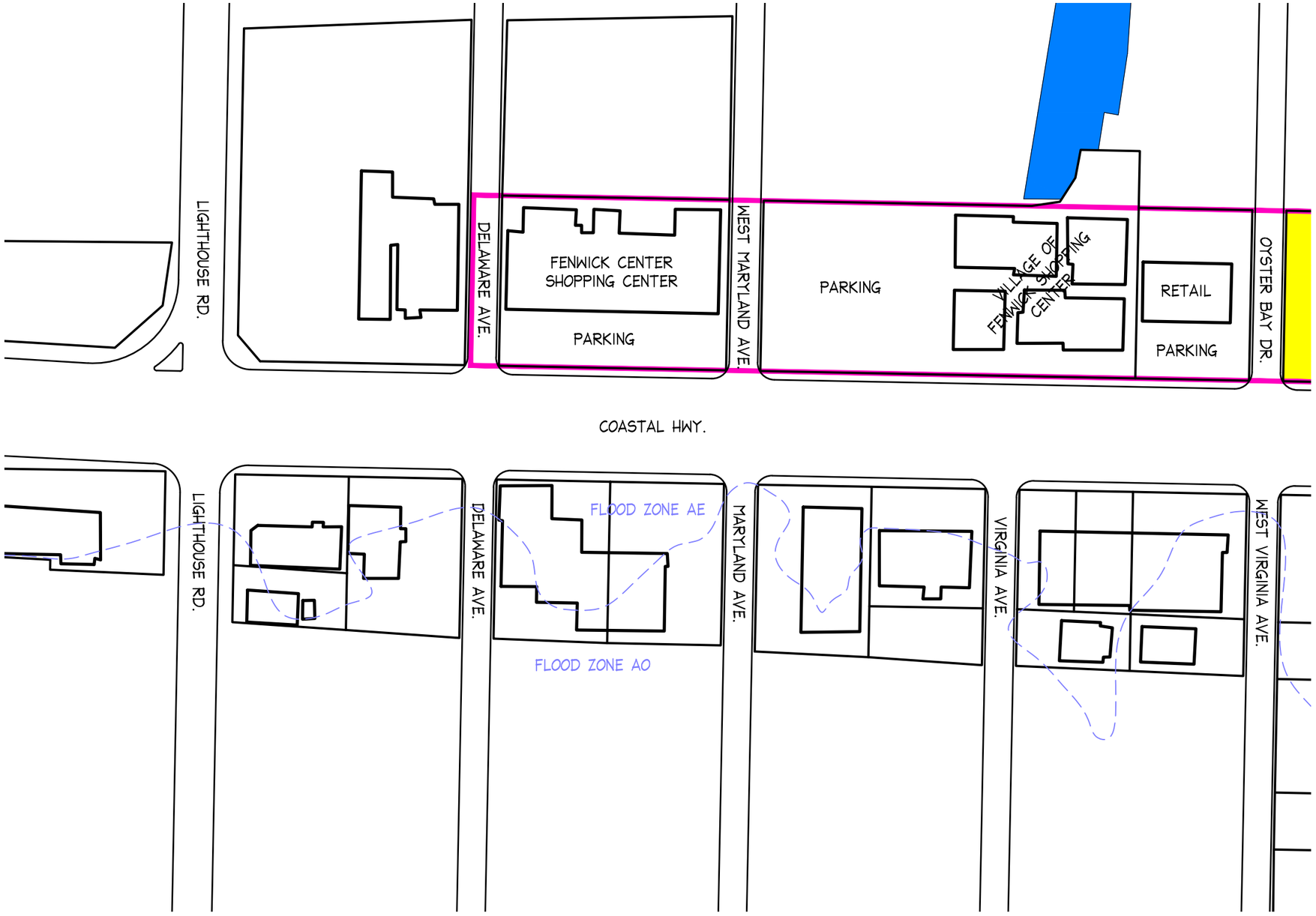
The Design Group
Architecture Planning & Interior Design

Architect
Jeff Schoellkopf, AIA
PO Box 237
Warren VT 05674
tel 802.496.2166
fax 802.329.2311
www.tdgvt.com



Project N

B1.5	DATE: 01.15.20	Aerial Image & Existing Conditions Site Diagrams Scale: 1" = 100'-0"	Fenwick Island Planning Studies Fenwick Island, Delaware 19944	Architect Jeff Schoellkopf, AIA PO Box 237 Warren VT 05674 tel 802.496.2166 fax 802.329.2311 www.tdgvt.com	The Design Group Architecture Planning & Interior Design



The Design Group
Architecture Planning & Interior Design

Architect
Jeff Schoellkopf, AIA
PO Box 237
Warren VT 05674
tel 802-496-2166
fax 802-329-2311
www.tdgvt.com

Fenwick Island Planning Studies

Fenwick Island, Delaware 19944

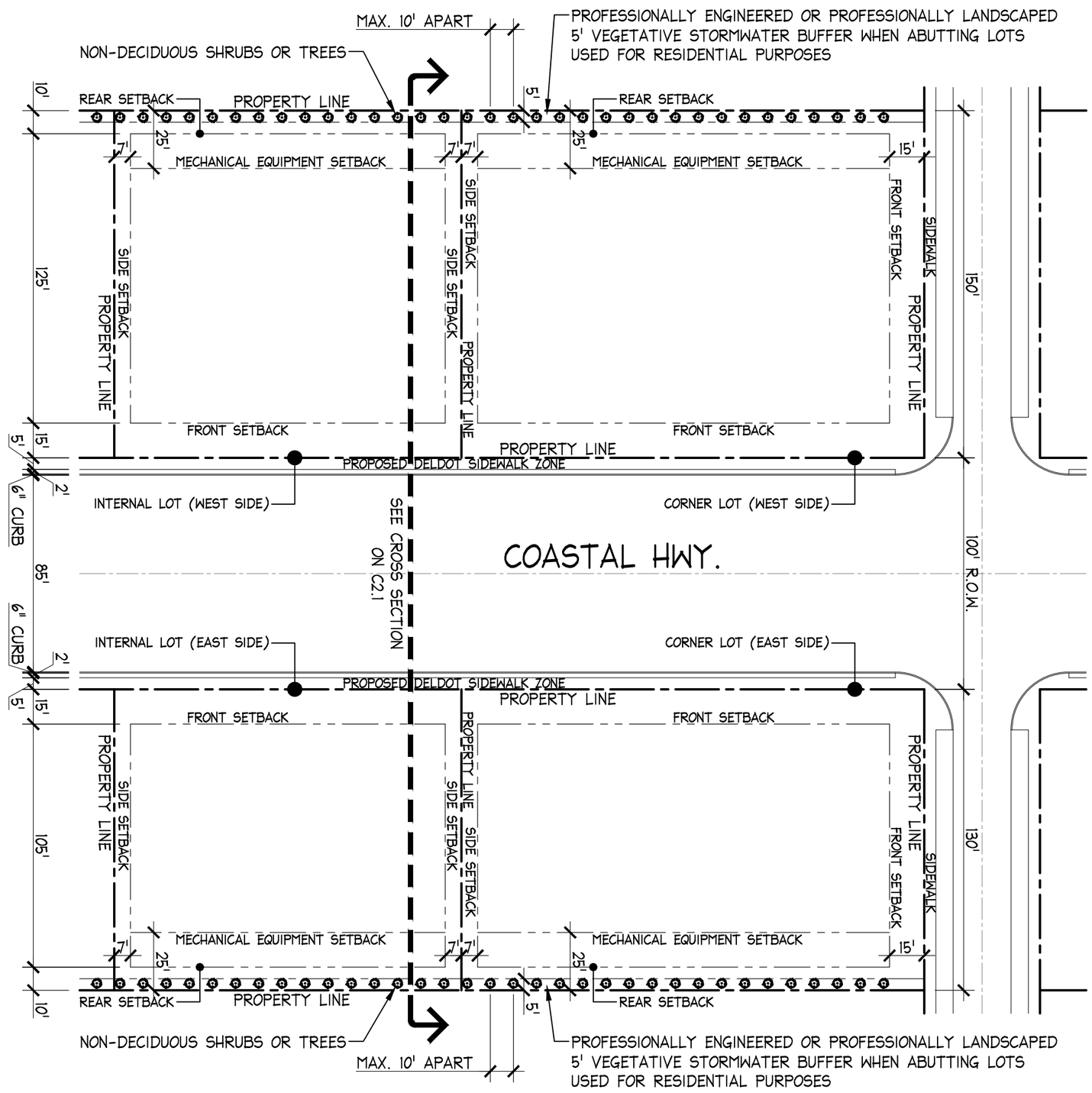
Encouraged Development Block Plan Studies

Scale: 1" = 100'-0"

DATE : 01.15.20

B1.5a

S:\Projects\jsd\FIPS\FIPS Drawings\CAD Files\FIPS Site Study.dwg, 1/15/2020 4:39:44 PM, DWG To PDF.pc3



The Design Group
Architecture Planning & Interior Design

Architect
Jeff Schoellkopf, AIA
PO Box 237
Warren VT 05674
tel 802-496-2166
fax 802-329-2311
www.tdgvt.com

Fenwick Island Planning Studies

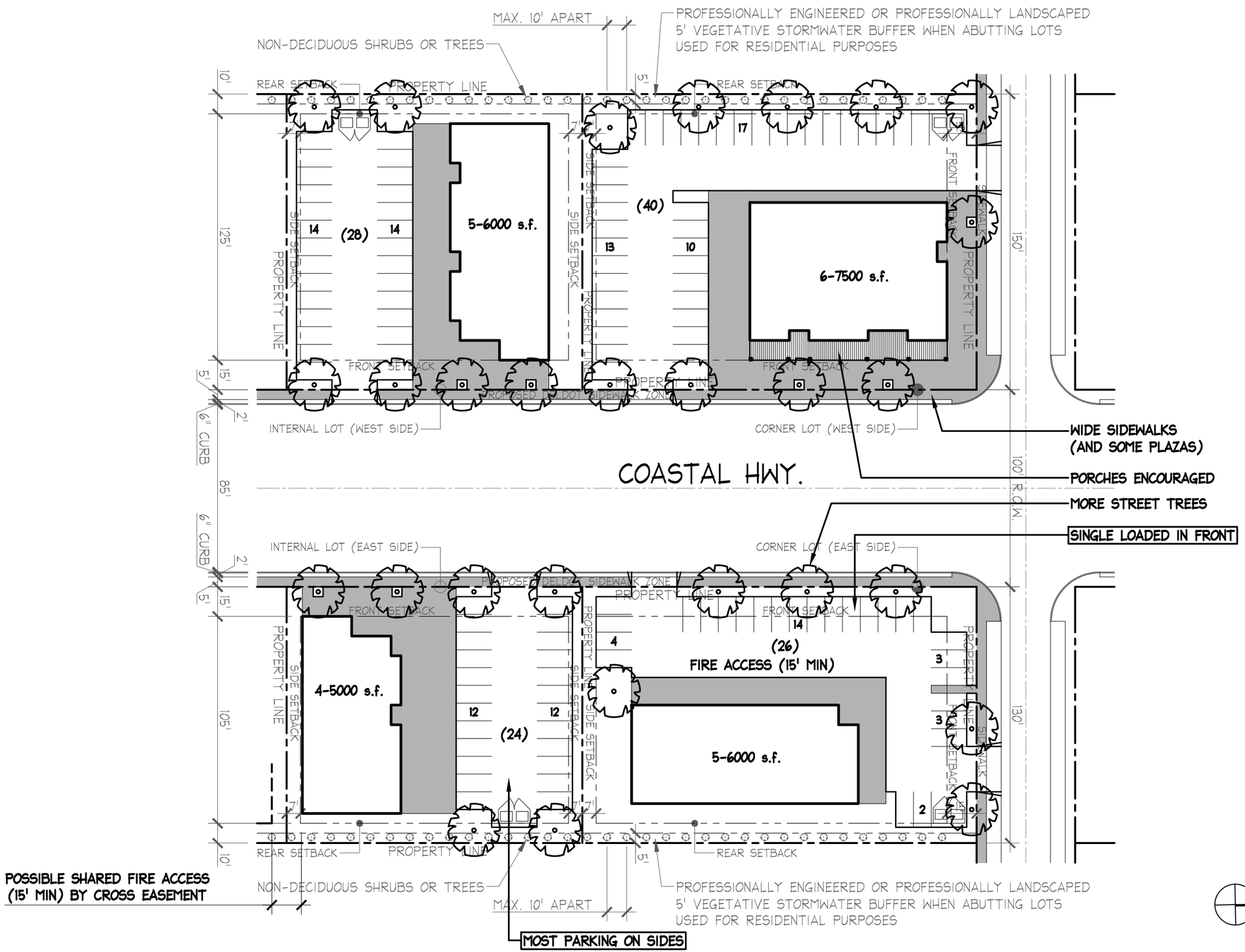
Fenwick Island, Delaware 19944

Coastal Hwy. Site Plan Diagram
Zoning Requirements
Scale: 1" = 50'-0"

DATE : 01.15.20

B2.0

S:\Projects\jsd\FIPS\FIPS Drawings\CAD Files\FIPS Site Study.dwg, 1/15/2020 4:39:45 PM, DWG To PDF.pc3



The Design Group
Architecture Planning & Interior Design

Architect
Jeff Schoellkopf, AIA
PO Box 237
Warren VT 05674
tel 802-496-2166
fax 802-329-2311
www.tdgvt.com

Fenwick Island Planning Studies

Fenwick Island, Delaware 19944

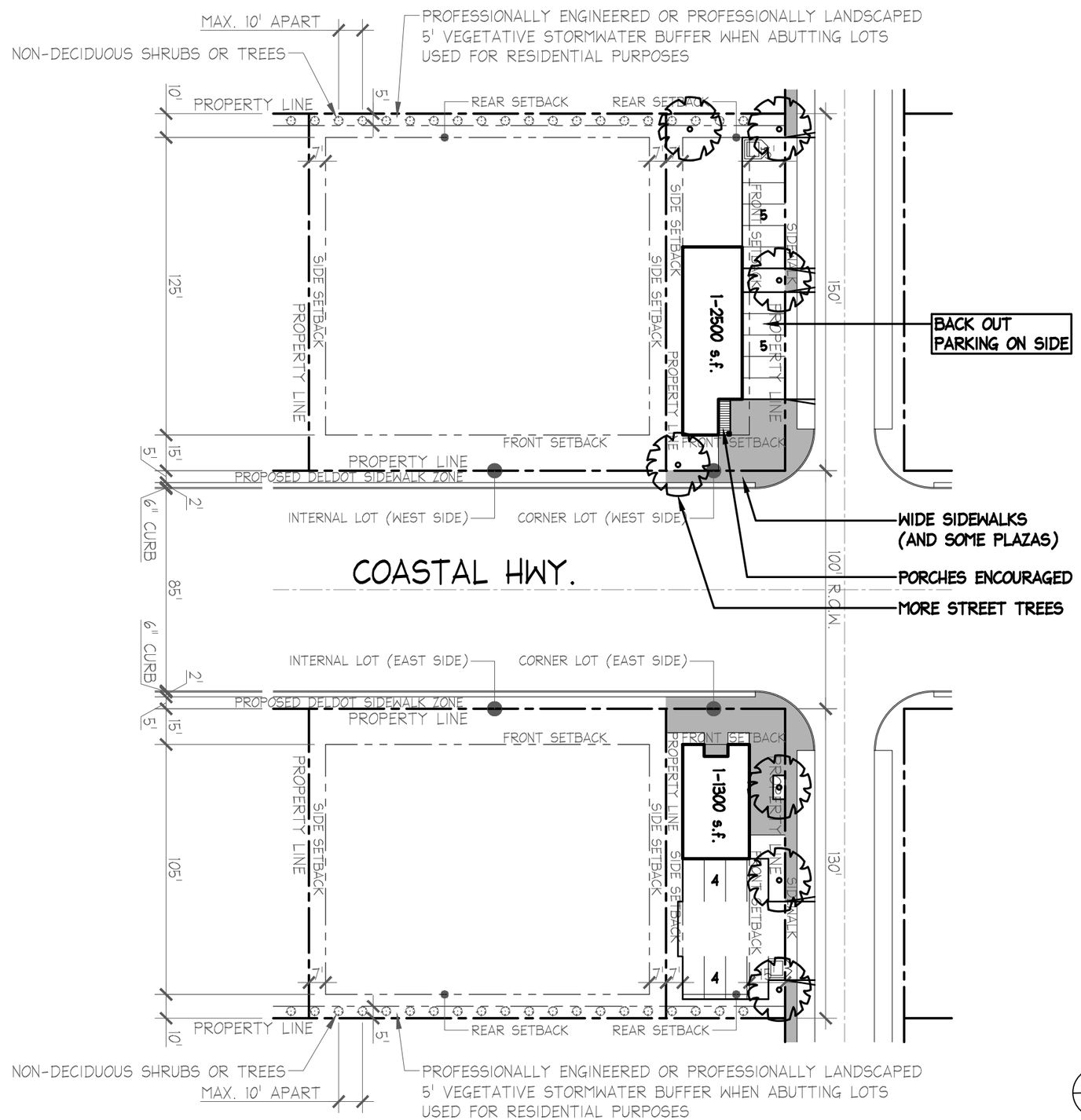
Typical Encouraged Site Plan Studies
Building and Parking

Scale: 1" = 50'-0"

DATE : 01.15.20

B2.0a

S:\Projects\jsd\FIPS\FIPS Drawings\CAD Files\FIPS Site Study.dwg, 1/15/2020 4:39:46 PM, DWG To PDF.pc3



The Design Group
Architecture Planning & Interior Design

Architect
Jeff Schoellkopf, AIA
PO Box 237
Warren VT 05674
tel 802-496-2166
fax 802-329-2311
www.tdgvt.com

Fenwick Island Planning Studies

Fenwick Island, Delaware 19944

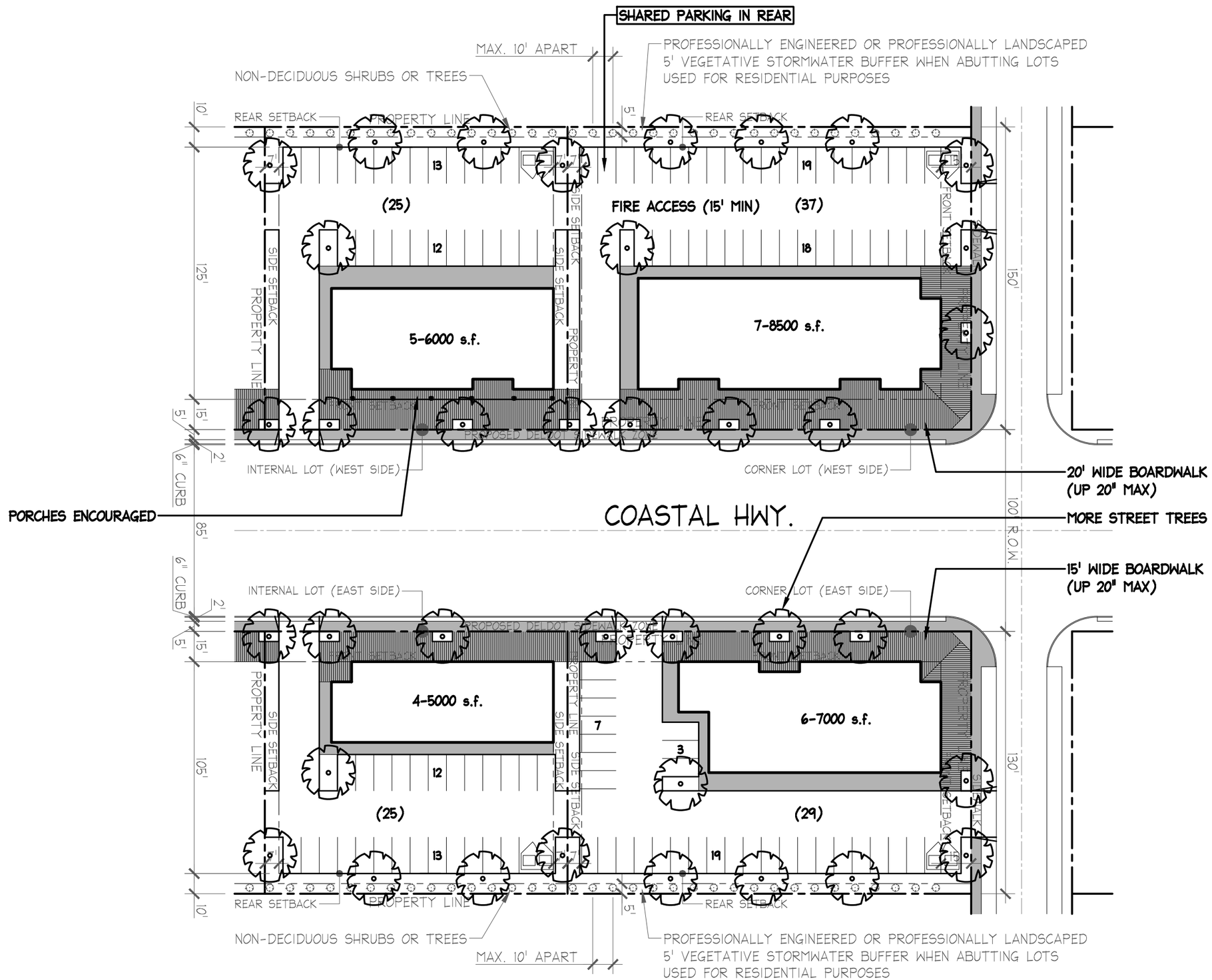
Typical Encouraged Site Plan Studies
Building and Parking

Scale: 1" = 50'-0"

DATE : 01.15.20

B2.0b

S:\Projects\jsd\FIPS\FIPS Drawings\CAD Files\FIPS Site Study.dwg, 1/15/2020 4:39:47 PM, DWG To PDF.pc3



The Design Group
Architecture Planning & Interior Design

Architect
Jeff Schoellkopf, AIA
PO Box 237
Warren VT 05674
tel 802-496-2166
fax 802-329-2311
www.tdgvt.com

Fenwick Island Planning Studies

Fenwick Island, Delaware 19944

Typical Encouraged Site Plan Studies

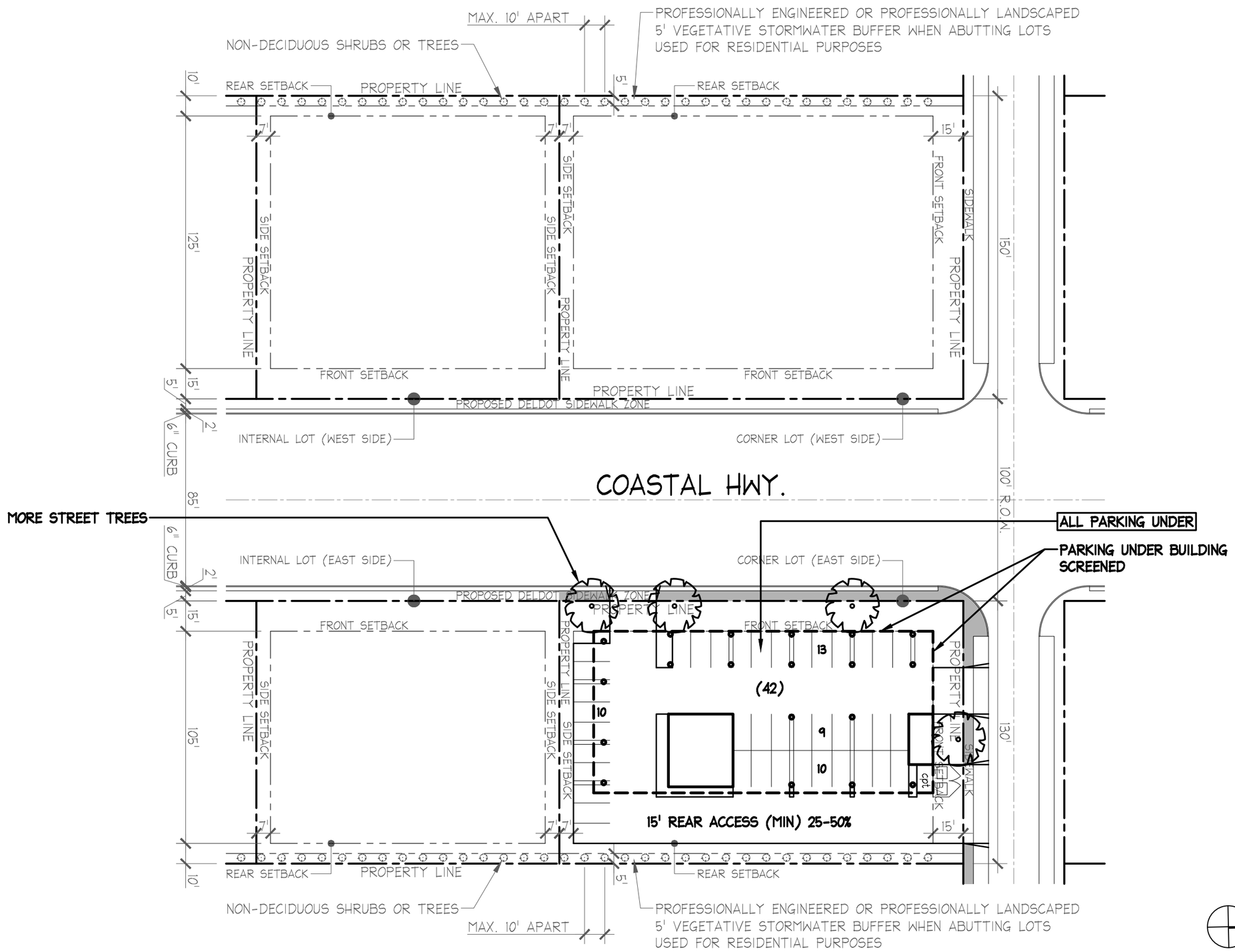
Building and Parking

Scale: 1" = 50'-0"

DATE : 01.15.20

B2.0c

S:\Projects\jsd\FIPS\FIPS Drawings\CAD Files\FIPS Site Study.dwg, 1/15/2020 4:39:48 PM, DWG To PDF.pc3



The Design Group
Architecture Planning & Interior Design

Architect
Jeff Schoellkopf, AIA
PO Box 237
Warren VT 05674
tel 802-496-2166
fax 802-329-2311
www.tdgvt.com

Fenwick Island Planning Studies

Fenwick Island, Delaware 19944

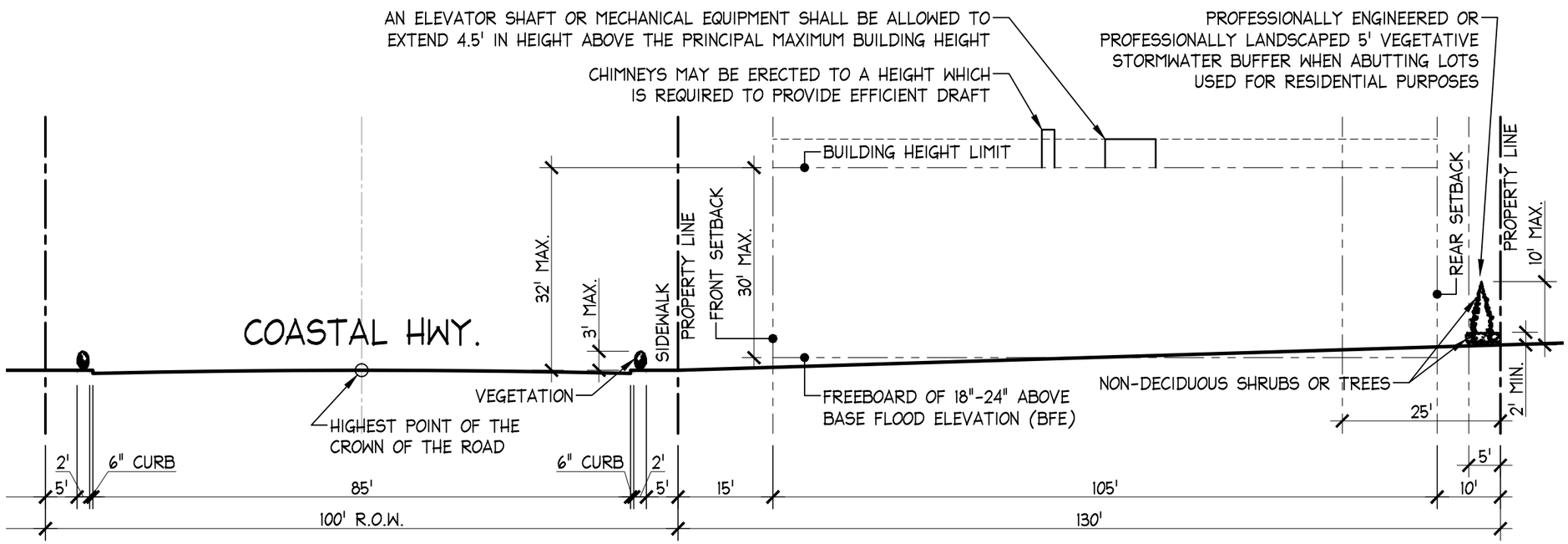
Typical Encouraged Site Plan Studies
Building and Parking

Scale: 1" = 50'-0"

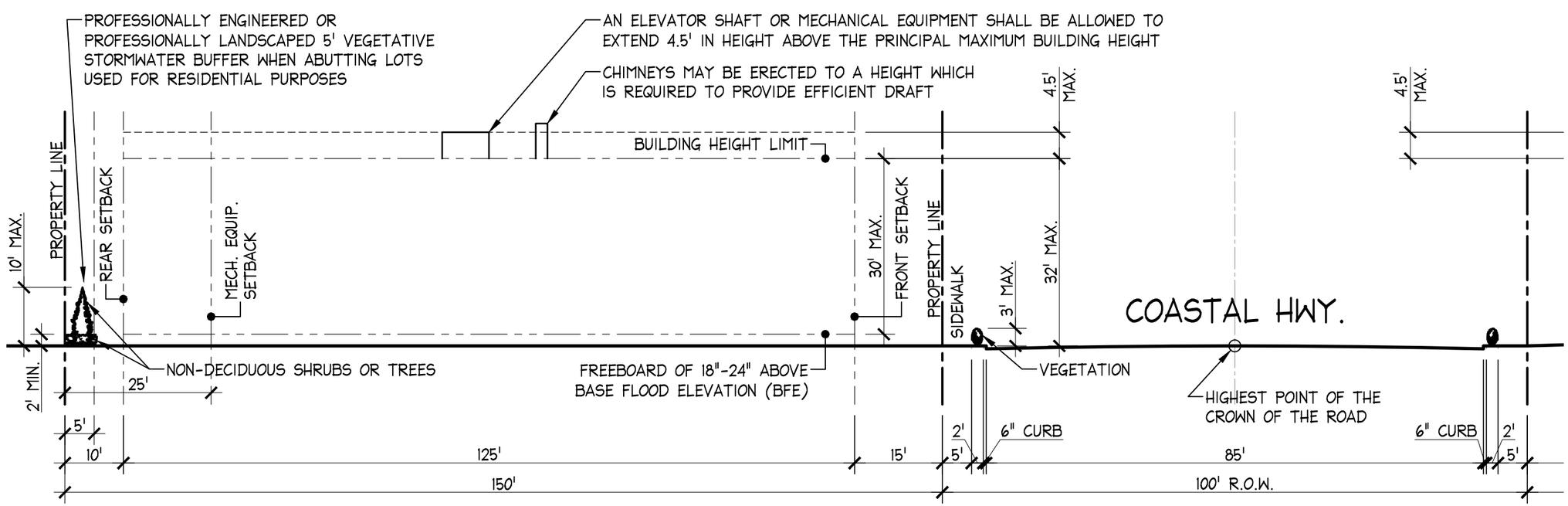
DATE : 01.15.20

B2.0d

S:\Projects\jsd\FIPS\FIPS Drawings\CAD Files\FIPS Site Study.dwg, 1/15/2020 4:39:48 PM, DWG To PDF.pc3



East Side Looking North



West Side Looking North

The Design Group
Architecture Planning & Interior Design

Architect
Jeff Schoellkopf, AIA
PO Box 237
Warren VT 05674
tel 802-496-2166
fax 802-329-2311
www.tdgvt.com

Fenwick Island Planning Studies

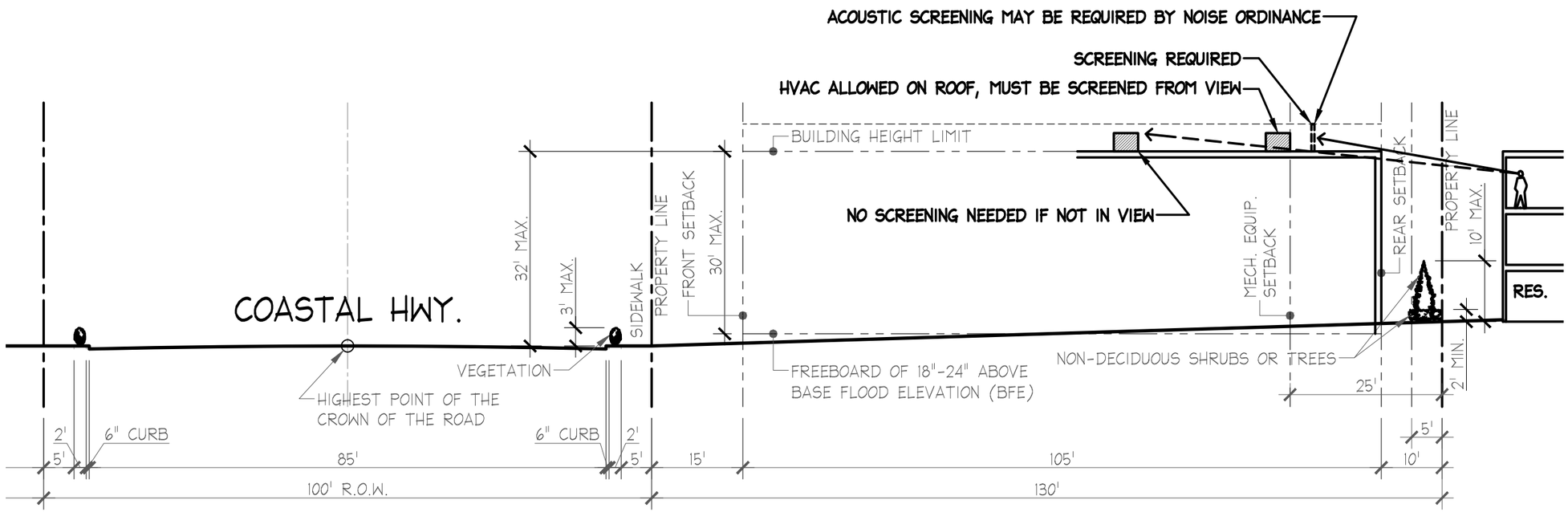
Fenwick Island, Delaware 19944

Coastal Hwy. Site Section Diagrams
Zoning Requirements
Scale: 1" = 20'-0"

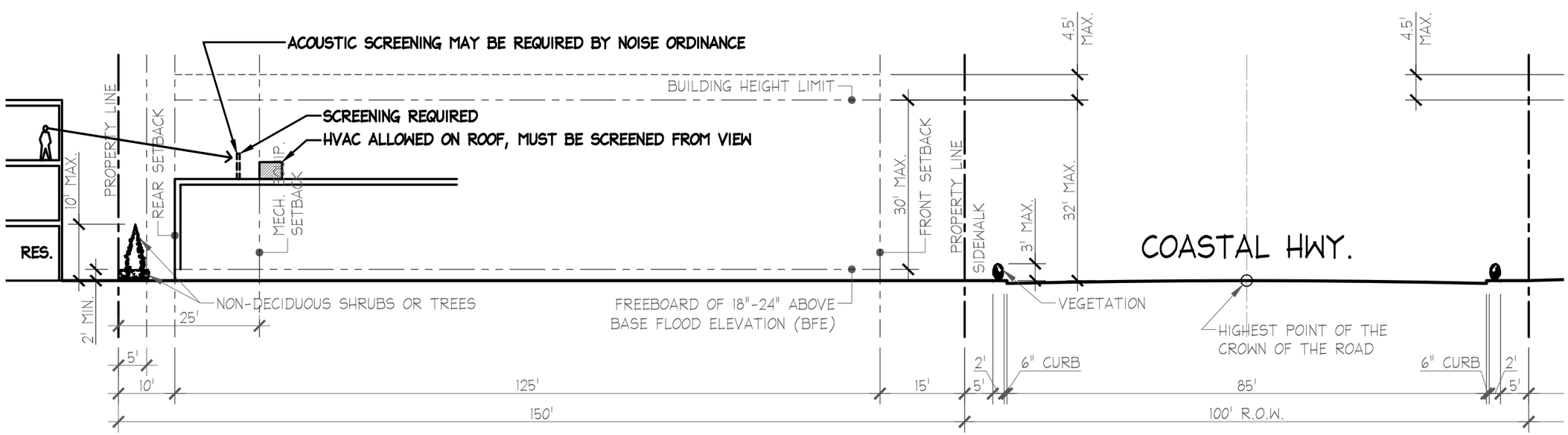
DATE : 01.15.20

B2.1

S:\Projects\jsd\FIPS\FIPS Drawings\CAD Files\FIPS Site Study.dwg, 1/15/2020 4:39:49 PM, DWG To PDF.pc3



East Side Looking North



West Side Looking North

The Design Group
Architecture Planning & Interior Design

Architect
Jeff Schoellkopf, AIA
PO Box 237
Warren VT 05674
tel 802-496-2166
fax 802-329-2311
www.tdgvt.com

Fenwick Island Planning Studies

Fenwick Island, Delaware 19944

Typical Encouraged Site Section Studies

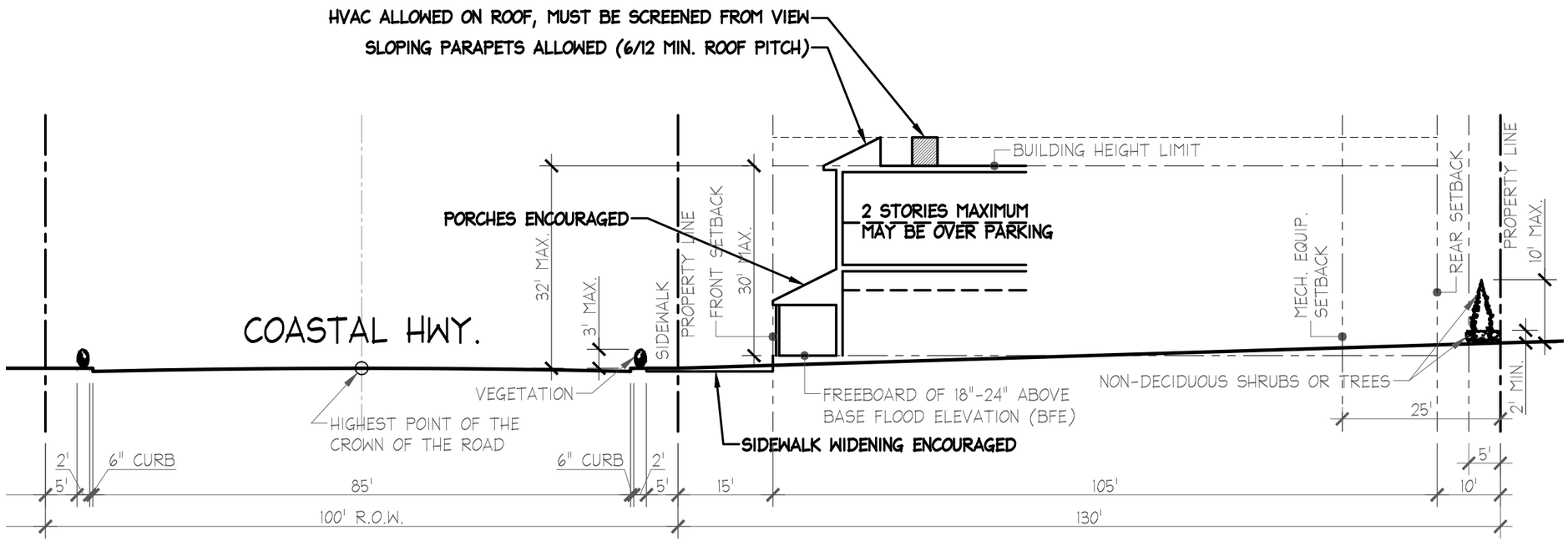
HVAC Screening

Scale: 1" = 20'-0"

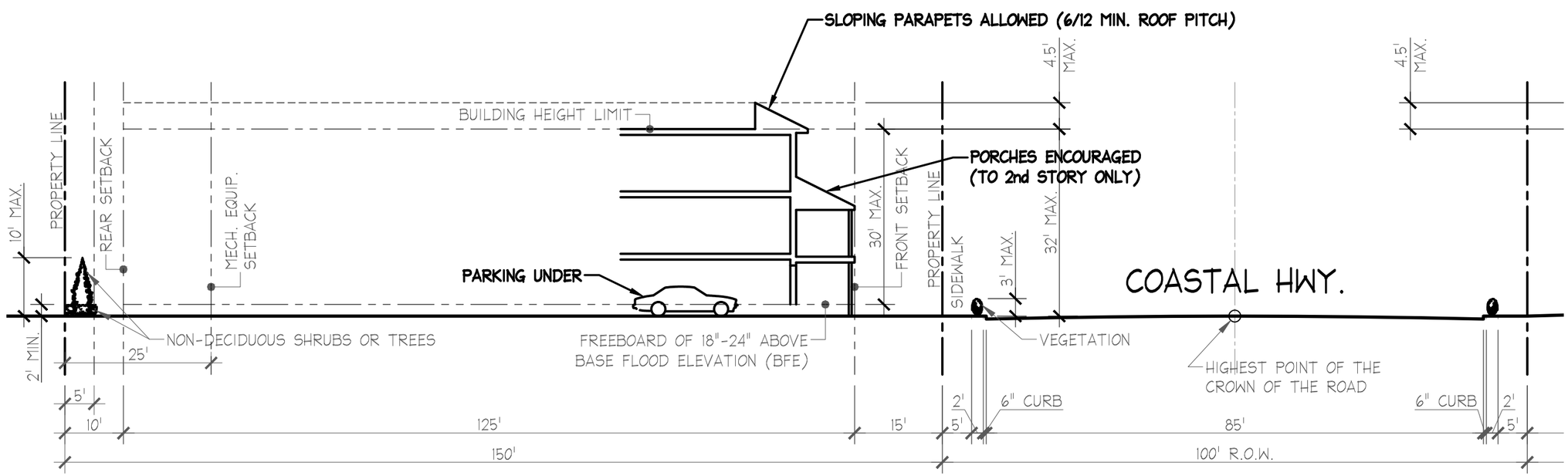
DATE : 01.15.20

B2.1a

S:\Projects\jsd\FIPS\FIPS Drawings\CAD Files\FIPS Site Study.dwg, 1/15/2020 4:39:50 PM, DWG To PDF.pc3



East Side Looking North



West Side Looking North

The Design Group
Architecture Planning & Interior Design

Architect
Jeff Schoellkopf, AIA
PO Box 237
Warren VT 05674
tel 802-496-2166
fax 802-329-2311
www.tdgvt.com

Fenwick Island Planning Studies

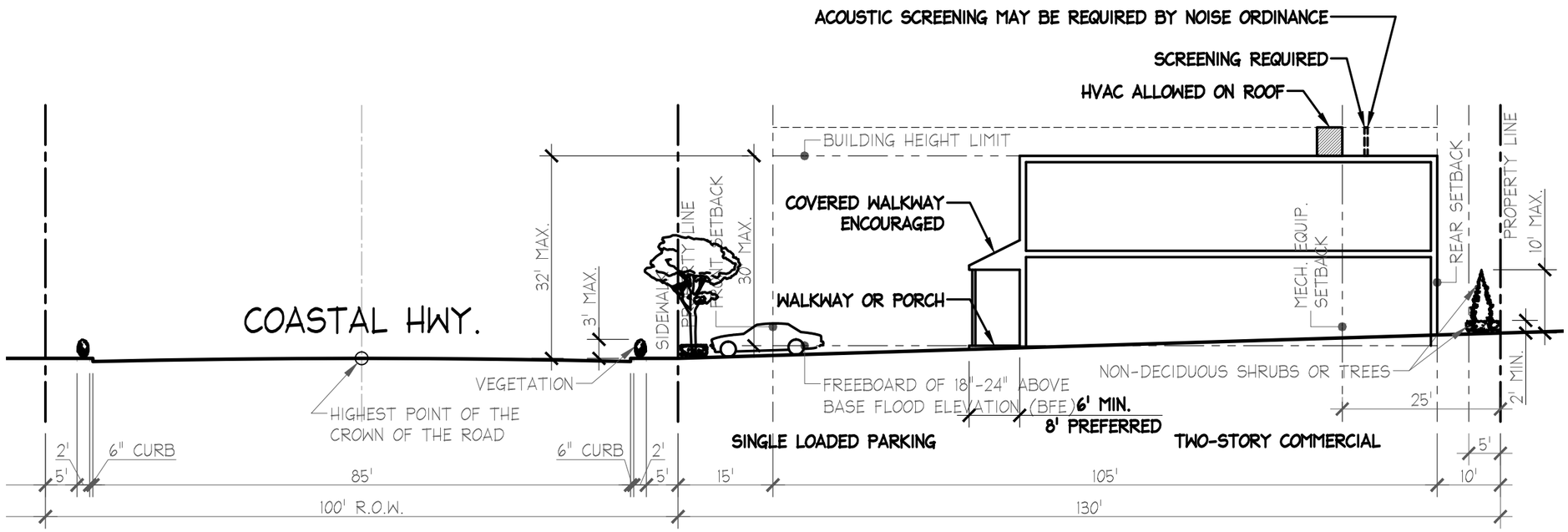
Fenwick Island, Delaware 19944

Typical Encouraged Site Section Studies
Building Allowances
Scale: 1" = 20'-0"

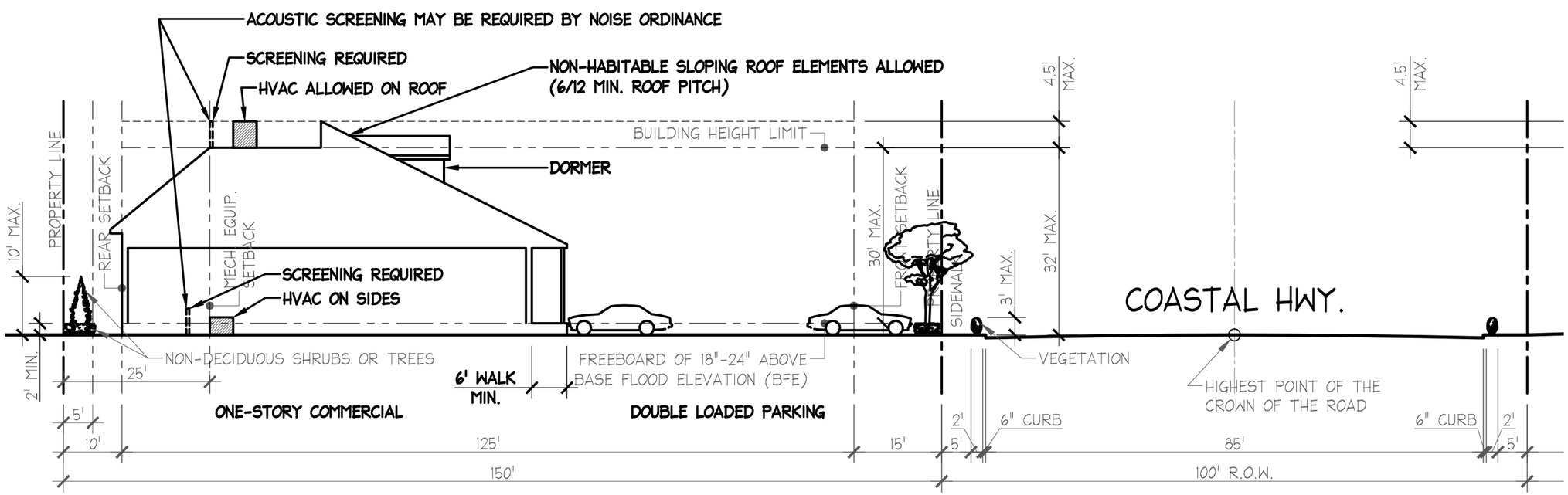
DATE : 01.15.20

B2.1b

S:\Projects\jsd\FIPS\FIPS Drawings\CAD Files\FIPS Site Study.dwg, 1/15/2020 4:39:51 PM, DWG To PDF.pc3



East Side Looking North



West Side Looking North

The Design Group
Architecture Planning & Interior Design

Architect
Jeff Schoellkopf, AIA
PO Box 237
Warren VT 05674
tel 802-496-2166
fax 802-329-2311
www.tdgvt.com

Fenwick Island Planning Studies

Fenwick Island, Delaware 19944

Typical Encouraged Site Section Studies

Building Examples

Scale: 1" = 20'-0"

DATE : 01.15.20

B2.1c

S:\Projects\jsd\FIPS\FIPS Drawings\CAD Files\FIPS Site Study.dwg, 1/15/2020 4:39:52 PM, DWG To PDF.pc3