

**BUILDING COMMITTEE MEETING
AUGUST 14, 2020**

PRESENTED TO BUILDING COMMITTEE:

Agenda – Building Committee Meeting – August 14, 2020
Building Committee Meeting Minutes – May 14, 2019
Construction Plans – Sheet CS001 – Cover Sheet
Sheet A-101 – Framing Plan (redacted - proprietary)
Sheet A-201 – Elevations
Sheet A-301 – Sections & Details (redacted - proprietary)
Sheet A-100 – Site Plan

**OUR HARVEST RESTAURANT
1106 COASTAL HIGHWAY
FENWICK ISLAND, DELAWARE**

The owner of Fenwick Square Shopping Center requested approval for an outside seating area to be located on the parking lot directly in front of the canal end. The area is not currently used for parking for the shopping center.

OUTSIDE SERVICE AREA (Fenwick Island Town Code Definition § 160-5A(9)(a))

A porch, patio, deck or area of land or buildings which is not enclosed on all sides with permanent structural walls and roofing and which has a floor level no higher than three feet above ground level, is not more than 700 square feet in area and which is used for seated dining only in conjunction with a restaurant or eatery. No part of any outside service area may be located in any setback area and may not eliminate parking spaces to achieve sufficient space for outside service area.

STRUCTURAL

The request is for a 540 square feet wooden ground level open deck with a pergola overhead. A 48' x 6' ADA compliant wooden walkway will be constructed along the front of the canal. High impact bollards will be secured into the existing parking lot in front of the deck. All construction is in compliance with International Building Code (2012 Edition), International Fire Prevention Code (NFPA 101 – 2015 Edition), Delaware Fire Regulations (2015 Edition) and Town of Fenwick Island code.

PARKING

Our Harvest Restaurant currently has 2,500 square feet of customer area. Town code requires one parking space per 100 square feet of total patron area. In addition to the 25 required parking spaces there are a total of 33 parking spaces dedicated to Our Harvest. No existing parking spaces will be utilized for the proposed outside seating area which is currently designated as no parking. Two ADA compliant handicap parking spaces will remain, however one will be re-located on the north side of the building.

SETBACKS

The setbacks from Coastal Highway for the proposed outside seating area are 45' from the front property line and 130' from each side property line.

(Attached: Sheets CS001, A201 and A100.)



The Town of Fenwick Island

800 Coastal Highway, Fenwick Island, DE 19944

302-539-3011 ~ 302-539-1305 fax

www.fenwickisland.delaware.gov

BUILDING COMMITTEE MEETING

FRIDAY AUGUST 14, 2020 AT 8:15 A.M.

Dial In: 301-715-8592

Meeting ID: 837 5691 5491

or

<https://us02web.zoom.us/j/83756915491>

1) Introduction

2) No Public Participation

3) Minutes –

Approve Minutes of the May 14, 2019 Building Committee meeting

4) Issues for Discussion and Possible Action

- a) Proposed construction of 540 s.f. outdoor seating area for Our Harvest Restaurant
1106 Coastal Highway

5) Possible items for discussion at next meeting

6) Next meeting – To Be Determined

7) Adjourn

Posted: August 7, 2020



The Town of Fenwick Island

800 Coastal Highway, Fenwick Island, DE 19944-4409

302-539-3011 ~ 302-539-1305 fax

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BUILDING COMMITTEE MAY 14, 2019 AT 8:15 AM

MINUTES

In Attendance

Bill Weistling, Reid Tingle

Absent

Jesse Sheppard

Staff in Attendance

Pat Schuchman

Introduction

Bill called the meeting to order at 8:15 AM.

Minutes

A MOTION was made by Reid, seconded by Bill, to accept the minutes from the March 26, 2019 meeting. The MOTION passed unanimously.

Issues for Discussion and Possible Action

Bill reported on the first reading of Chapter 61-1F (PODS and Dumpsters). The first reading was approved by the Town Council with a minor change, where they agreed to remove "if necessary" at the end of the line item #2.

A MOTION was made by Reid, seconded by Bill, to accept the changes to the first reading of Chapter 61-1F. The MOTION passed unanimously.

Next Meeting

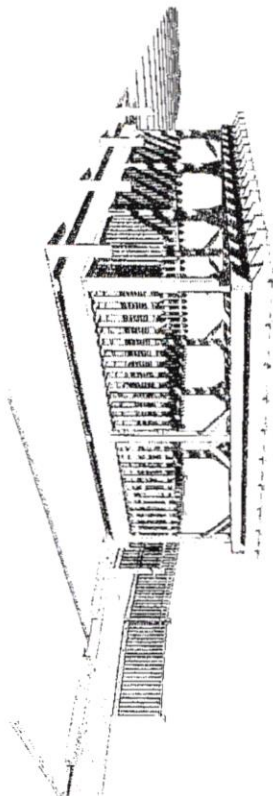
Since the Town Council approved the ordinances at their last meeting that residential projects no longer require the approval of the Building Committee, the next meeting will be held when a commercial permit application is received. The items for discussion on the agenda will be determined at that time.

Adjournment

A MOTION was made by Reid, seconded by Bill, to adjourn the meeting. The MOTION passed unanimously, and the meeting adjourned at 8:18 AM.

OUTDOOR SEATING AREA

1106 COASTAL HWY., NEWARK ISLAND, DE



WIND-VEL (CM/SEC) 10.00+PERMISSIBLE PER ASCE 7-02

DISCUSSION: The findings of this study suggest that the use of a structured interviewing and coding protocol may be an improvement over the use of unstructured interviews and coding. The use of a structured interviewing and coding protocol may be an improvement over the use of unstructured interviews and coding. The use of a structured interviewing and coding protocol may be an improvement over the use of unstructured interviews and coding.

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CS-001	COVER SHEET
ARCHITECTURAL	

A-100 SITE PLAN
A-101 PLANS
A-201 ELEVATIONS
A-301 SECTIONS & DETAILS

SERVICES ACHIEVING SCORES OF 90 OR HIGHER WERE RECOMMENDED FOR FURTHER SEARCHING AFTER FOR PUBLISHED BUILDING CONSTRUCTION IN 1997.

3. **ANALYZE AND REPORT.** After the data has been analyzed, the auditor must prepare a report of the results of the audit. The report should include the following information:
 - The name of the company being audited.
 - The name of the auditor or auditing firm.
 - The date of the audit.
 - The scope of the audit.
 - The results of the audit.
 - The auditor's opinion on the results of the audit.
4. **CONCLUDE AND FOLLOW UP.** The auditor must conclude the audit and follow up on any issues that were identified during the audit. This may involve contacting the company to discuss the results of the audit and to develop a plan to address any issues that were identified.
5. **REPORT TO THE BOARD OF DIRECTORS.** The auditor must report the results of the audit to the board of directors. This report should include the same information as the report prepared for the company.



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