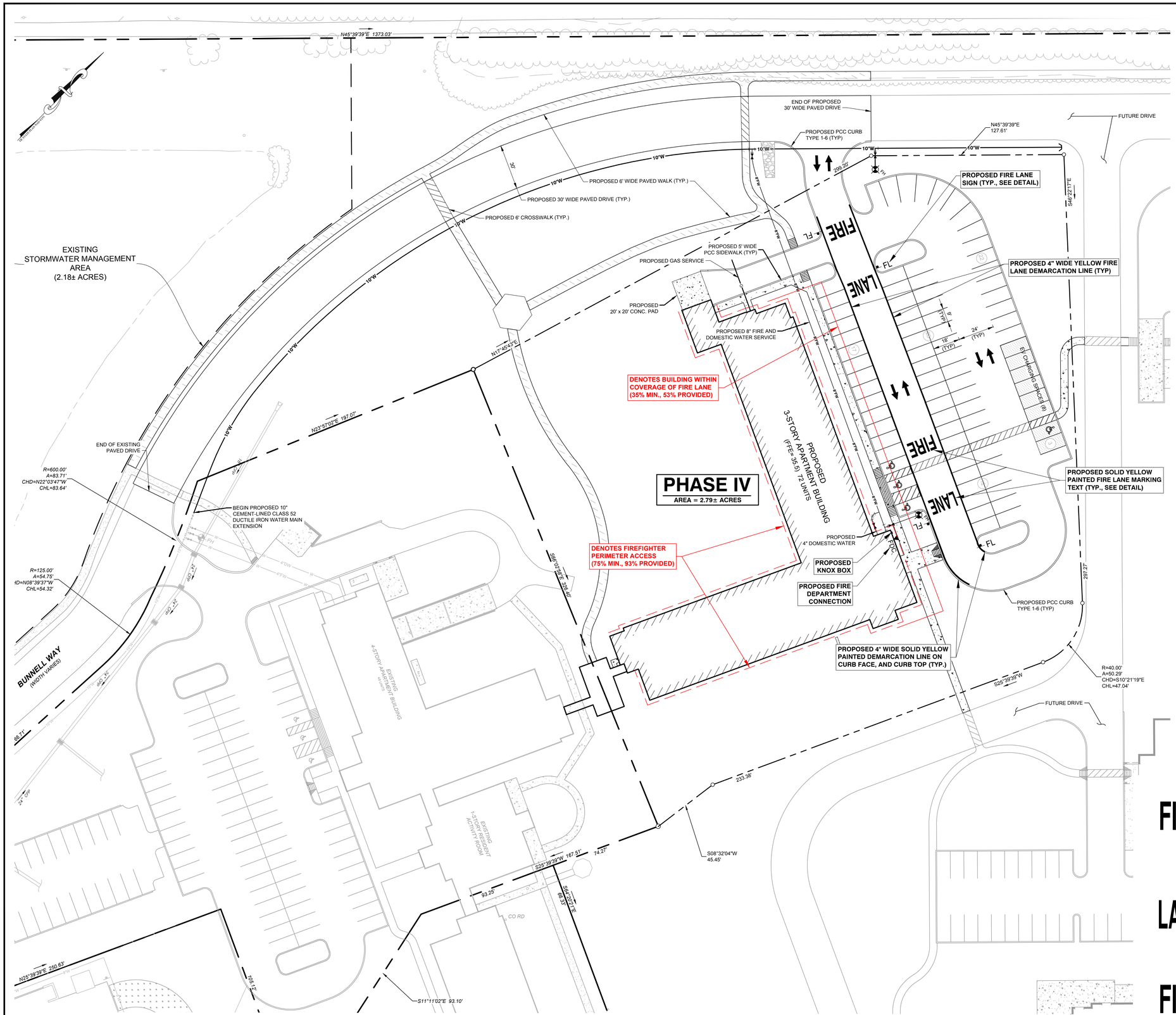
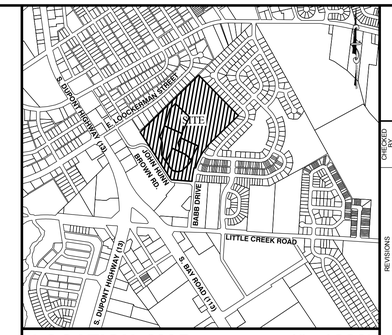


PLAN VIEW
SCALE 1" = 30'



LOCATION MAP 1"=1200'

GENERAL DATA:

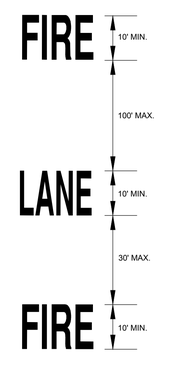
1. TAX PARCEL NUMBERS: 05-77.06-02-90.00, 05-77.06-02-90.01, 05-77.06-02-90.02
2. POSTAL ADDRESS: 400 BABB DRIVE
3. GROSS AREA: 33.63± ACRES
   LUTHER VILLAGE IV OF DOVER, INC. PARCEL: 02.79± ACRES
4. BUILDING USE: SENIOR CITIZEN APARTMENTS
5. WATER SUPPLY: CITY OF DOVER
6. PROP. BLDG. HEIGHT / HEIGHT OF HIGHEST FLOOR: 42'-9"± / 21'-4"±
7. BUILDING CONSTRUCTION TYPE: 2B
8. BUILDING AREA TOTAL: 58,185± SF
   FIRST FLOOR: 20,205± SF
   SECOND FLOOR: 18,990± SF
   THIRD FLOOR: 18,990± SF
9. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS AND PER THE APPROVED FIRE MARSHAL RECORD TYPE PLAN.
10. PROPOSED BUILDING WILL HAVE AN AUTOMATED SPRINKLER SYSTEM.
11. A LOCK BOX CONTAINING KEYS FOR FIRE DEPARTMENT ACCESS TO AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED. CONTACT LOCAL FIRE CHIEF FOR ORDERING INFORMATION AND SEE PLAN FOR LOCATIONS OF BOX ON THE BUILDING OR PLACE AS DIRECTED BY FIRE CHIEF.
12. ALL STANDPIPE AND SPRINKLER CONNECTIONS SHALL BE MARKED AND IDENTIFIED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS PART V, SECTION 5-11.
13. FIRE HYDRANTS SHALL BE COLOR-CODED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS, PART III, SECTION 3-4.
14. ALL PROPOSED FIRE HYDRANTS AND WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE DELAWARE STATE FIRE PREVENTION REGULATIONS (DSFPR REGULATION 702, CHAPTERS 6 & 7).
15. ALL REQUIRED MEANS OF EGRESS SHALL HAVE AN EXIT DISCHARGE CONSISTING OF NON-SLIP SURFACE, AND LEADING TO AND TERMINATING AT A PUBLIC WAY.

LEGEND

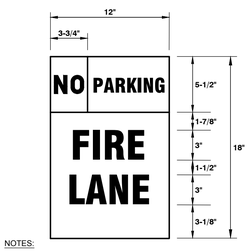
- PROPOSED PCC CURB TYPE 1-6
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED FIRE LANE COVERAGE (50% MIN.)

OWNER/DEVELOPER:
MARTIN LUTHER FOUNDATION OF DOVER, INC.
430 KINGS HIGHWAY
DOVER, DE 19901
(302) 674-1408

APPLICANT:
LANDMARK SCIENCE & ENGINEERING
200 CONTINENTAL DRIVE, NEWARK, DE 19713



FIRE LANE MARKING DETAIL
(N.T.S.)



NOTES:

1. THE SIGN SHALL HAVE A WHITE SCOTCHLITE BACKGROUND WITH RED SCOTCHLINE LETTERS, EXCEPT FOR THE WORD "NO" WHICH SHALL HAVE THE COLOR SCHEME REVERSED.
2. ALL LETTERING SHALL BE 3 INCHES IN HEIGHT, EXCEPT FOR THE WORD "PARKING" WHICH SHALL BE 2 INCHES IN HEIGHT.
3. THE SIGNS SHALL BE LOCATED AT EACH END AND 150' ON CENTER ALONG FIRE LANES.
4. THE SIGNS SHALL BE LOCATED NO LESS THAN 6' BUT NO HIGHER THAN 8' ABOVE THE PAVEMENT.

TYPICAL FIRE LANE SIGN
(N.T.S.)

DRAWN BY: RWS
DESIGN BY: CMLIRVIS
CHECK BY: CML
SCALE: 1"= 30'
DATE: 08/XX/2024
SHEET: CF-01 OF 01
0 15 30 60
GRAPHIC SCALE

CF-01

COMMISSION: C1243-7

FILE NAME: Fire & Water.dwg

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH OSHA STANDARDS FOR CONSTRUCTION SAFETY AND HEALTH ACT OF 1970 AND THE ENTIRE RESPONSIBILITY ALL RISKS THERETO APPURTENANT

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P:\C1243 LUTHER VILLAGE\C1243-7 RECORD AND CONSTRUCTION PLANS\PLANS\CNST\FIRE\FIRE & WATER.DWG

DRAWN BY
DESIGNED BY
REVISIONS

FIRE MARSHAL RECORD TYPE PLAN
FOR
LUTHER VILLAGE IV
CITY OF DOVER - EAST DOVER HUNDRED - KENT COUNTY, DELAWARE

OWNER/DEVELOPER
MARTIN LUTHER FOUNDATION OF DOVER, INC.
430 KINGS HIGHWAY
DOVER, DE 19901
(302) 674-1408

200 CONTINENTAL DRIVE
SUITE 400
NEWARK, DE 19713
PHONE (302) 323-9377
FAX (302) 323-9461
WWW.LANDMARK-SE.COM
INFO @ LANDMARK-SE.COM

P.O. BOX 299
PERRYVILLE, MD 21903
PHONE (410) 642-6244
FAX (302) 323-9461
INFO@ LANDMARK-SE.COM

Landmark
Science & Engineering