



SHORELINE AND WATERWAY MANAGEMENT SECTION Coastal Construction Application

Public Notice No. WSS20250090 Date: 03/09/2025

Application Submitted: **03/03/2025**

To construct a single family dwelling with a 12.5' cantilevered deck/porch
on Lot(s) 10, Town of South Bethany, in Sussex County, Delaware

Tax Map # **134-20.08-254.00**

Applicant Information

Name: Jeff Staniszewski

Property Type: Residential: Single Family

Activities:

- Accessory structures
 - Cantilevered decks : Seaward
- New construction
 - New dwellings : Seaward

Site Work:

Will there be any lot clearing or excavation at the site?

Yes

Will any sand be removed from the site?

No

Will sand or fill be added to the site?

No

What will be the reason for placement of sand or fill?

How much sand will be added?

What will be the source of the sand/fill?

What method will be used to deposit the sand/fill?

Do you know who will be conducting the work?

Contractor Name

Contractor Phone number

Landscaping:

Will there be any landscaping?

Yes

Will you bring in topsoil or mulch?

No

Are there any structures including irrigation systems proposed in your landscape design?

Yes

What type of structures being proposed?

Irrigation systems

Other structure description:

Flood Zone Information:

In which NFIP Flood Zone(s) is the property located?

VE - Area of 100 -year flooding where wave action could reach above 3 feet

In which NFIP Flood Zone(s) is the proposed construction taking place?

VE - Area of 100 -year flooding where wave action could reach above 3 feet

What is the Base Flood Elevation (NAVD88)?

12

What is the effective/revised date of the FIRM panel used for flood zone determination?

03/16/2015

Will any enclosures, such as entrances, storage areas, elevators, showers, skirting, utilities etc., be constructed below the first living floor?

Yes

Will any concrete, brick or asphalt be used? This could be for flooring, driveways, sidewalks, patios etc.

No

Where will the concrete, brick or asphalt be used?

Dune Preservation Information:

What mitigating measures will be taken to prevent disturbance and damage to the dune during construction?

Sand/silt Fence marking the location of the Building Line, Planting bare or disturbed areas with native dune vegetation, Keeping all equipment personnel and supplies off the dune

Other measure(s) description:

Wetlands:

Will any work be occurring on regulated wetlands located on this lot?

No

Septic:

Is there a septic system on the lot?

No

What is the Septic Permit # of the system (optional)?

Dune Encroachment Information:

Can the proposed structure be located completely landward of the DNREC Building Line by placing the exterior wall of the structure on the setback line established for the landward property boundary?

No

By occupying all of the area available between the side yard setbacks, can the proposed structure be located entirely landward of the DNREC Building Line?

No

The square footage of the footprint of the proposed structure must be no greater than the average square footage (living space only) of the adjacent structures within the smallest subset of lots. Does this step eliminate construction over the DNREC Building Line? Please show square footages of adjacent structures below.

No

Penetration over the DNREC Building Line may not exceed the average encroachment (ft.) of the adjacent structures (living space only) within the smallest subset of lots (above). Please show encroachment distances of adjacent structures below.

Tax parcel id	Lot number	Block	Living Footprint (sq ft)	Encroachment (Feet)
134-20.08-235.00	6		1243	81.42
134-20.08-244.00	7		1389	68.23
134-20.08-245.00	8		1009	75.40

134-20.12-45.01	11		1679	80.04
134-20.12-45.00	12		1564	79.77
134-20.12-437.00	13		979	70.59

Cantilevered Deck Information:

Complete the chart to determine the average distance over the Building Line

Tax parcel id	Lot number	Block	Distance over Building Line (Feet)
134-20.08-235.00	6		81.35
134-20.08-244.00	7		83.16
134-20.08-245.00	8		87.42
134-20.12-45.01	11		94.87
134-20.12-45.00	12		93.86
134-20.12-47.00	13		84.94

Topographic survey and design document

NOTES:

OWNER: DOLPHIN WATCH LLC,
1400 BROOKSIDE COMMON
ANNAPOLIS, DE 21401

THIS DRAWING DOES NOT VERIFY THE LOCATION, EXISTENCE, AND/OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS CROSSING THE SUBJECT PROPERTY.

THIS DRAWING DOES NOT VERIFY THE EXISTENCE AND/OR NON-EXISTENCE OF WETLANDS OR PLANT SPECIES.

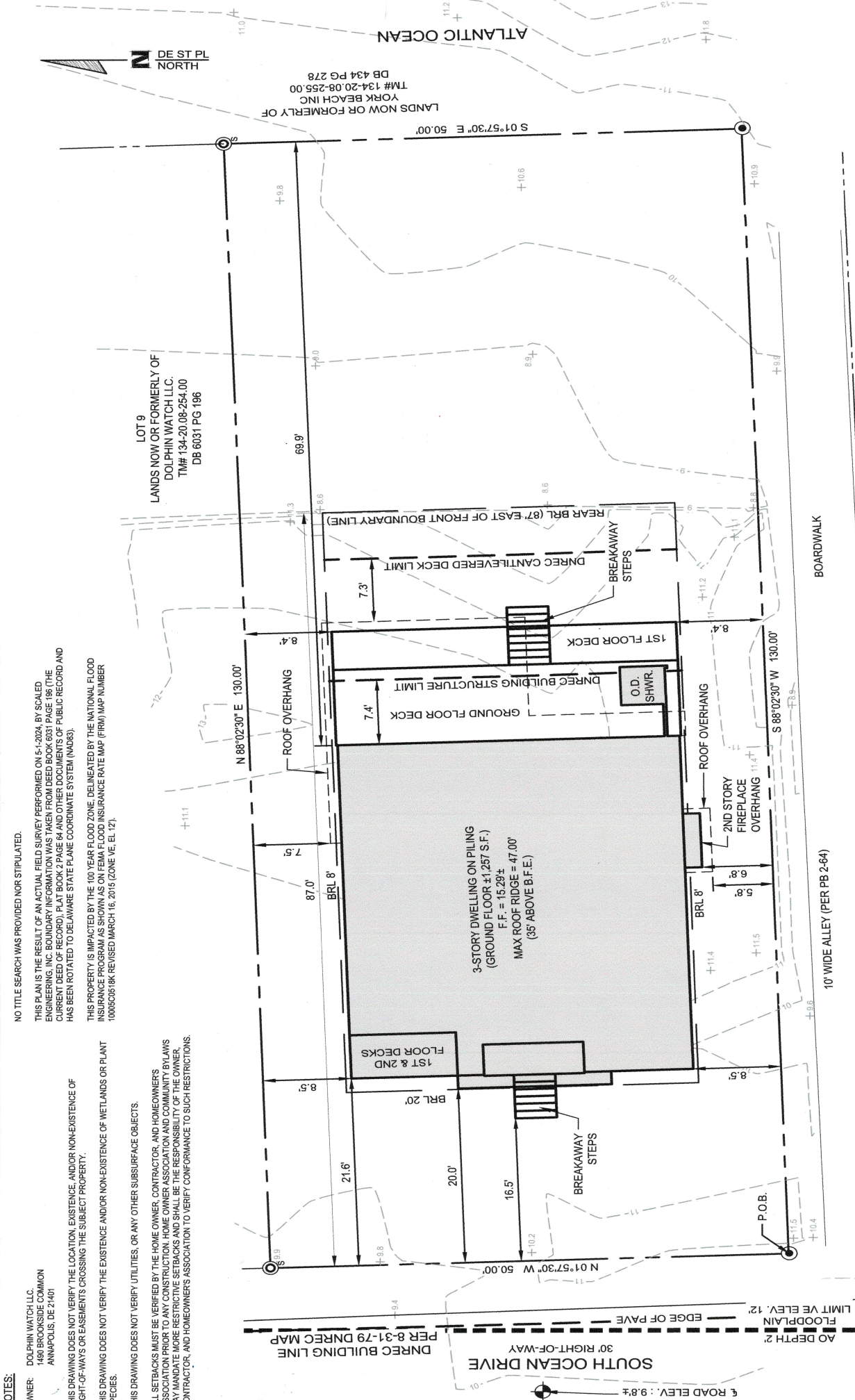
THIS DRAWING DOES NOT VERIFY UTILITIES, OR ANY OTHER SUBSURFACE OBJECTS.

ALL SETBACKS MUST BE VERIFIED BY THE HOME OWNER, CONTRACTOR, AND HOMEOWNER'S ASSOCIATION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND COMPLY WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLYING WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND CODES. THE CONTRACTOR, AND HOMEOWNER'S ASSOCIATION TO VERIFY CONFORMANCE TO SUCH RESTRICTIONS.

NO TITLE SEARCH WAS PROVIDED NOR STIPULATED.

THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED ON 5-1-2024, BY SCALED ENGINEERING, INC. BOUNDARY INFORMATION WAS TAKEN FROM DEED BOOK 6031 PAGE 198 (THE CURRENT DEED OF RECORD), PLAT BOOK 2 PAGE 64 AND OTHER DOCUMENTS OF PUBLIC RECORD AND HAS BEEN ROTATED TO DELAWARE STATE PLANE COORDINATE SYSTEM (NAD83).

THIS PROPERTY IS IMPACTED BY THE 100 YEAR FLOOD ZONE, DELINEATED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS SHOWN AS ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 100503619K REVISED MARCH 16, 2015 (ZONE VE EL 12).



PROPOSED CONDITIONS SITE PLAN

PREPARED FOR:

MARNIE CUSTOM HOMES
FOR PROPERTY KNOWN AS:
LOT 10 - YORK BEACH INC.

FORMERLY P.O. # 134-20-08-254.00

BALTIMORE HUNDRED | SUSSEX COUNTY | DELAWARE

DATE: MARCH 3, 2025

CLASS: SUBURBAN

PROJECT: MACH028

LOT AREA: 6,500 SQ. FT.

LOT 11

LANDS NOW OR FORMERLY OF

WILLIAM M. HUGEL &

ANNA HUGEL

TM# 134-20-12-45.01

DB 4629 PG 304

LEGEND:

- CAPPED IRON REBAR FOUND
- CAPPED IRON PIPE TO BE SET
- SUBJECT BOUNDARY LINE
- ADJONER BOUNDARY LINE
- BUILDING RESTRICTION LINE
- P.O.B. POINT OF BEGINNING
- EXISTING SPOT
- EXISTING CONTOUR
- PROPOSED BUILDING

Scaled Engineering, Inc.
20246 Coastal Highway
Rehoboth Beach, DE 19871
Phone: (302) 227-7808

SCALED.
ENGINEERING

SURVEYOR CERTIFICATION:

I, RYAN M. PHIFER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

RYAN M. PHIFER, P.L.S. OF No. 829
3/3/2025
DATE

Adjacent property owners document

PARID: 134-20.08-235.00
ACHUFF STEPHEN C TTEE

1006 OCEAN DR S

Property Information

Property Location:	1006 S OCEAN DR
Unit:	
City:	BETHANY BEACH
State:	DE
Zip:	19930
Class:	R-Residential
Use Code (LUC):	101-Single Family Dwelling
Town	SB-South Bethany
Tax District:	134 – BALTIMORE
School District:	1 - INDIAN RIVER
Fire District:	70-Bethany Beach
Deeded Acres:	.1492
Frontage:	50
Depth:	130.000
Irr Lot:	
Plot Book Page:	/PB
100% Land Value:	\$2,255,800
100% Improvement Value	\$444,400
100% Total Value	\$2,700,200

Legal

Legal Description	YORK BEACH LOT 6
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Owners

Owner	Co-owner	Address	City	State	Zip
ACHUFF STEPHEN C TTEE	CARY L ACHUFF TTEE JOINT REV TR	1006 S OCEAN DR	BETHANY BEACH	DE	19930

PARID: 134-20.08-244.00
YALAMANCHILI KENNEDY

1100 OCEAN DR S

Property Information

Property Location:	1100 S OCEAN DR
Unit:	
City:	BETHANY BEACH
State:	DE
Zip:	19930
Class:	R-Residential
Use Code (LUC):	101-Single Family Dwelling
Town	SB-South Bethany
Tax District:	134 – BALTIMORE
School District:	1 - INDIAN RIVER
Fire District:	70-Bethany Beach
Deeded Acres:	.1492
Frontage:	50
Depth:	130.000
Irr Lot:	
Plot Book Page:	/PB
100% Land Value:	\$2,255,800
100% Improvement Value	\$1,356,200
100% Total Value	\$3,612,000

Legal

Legal Description	YORK BEACH LOT 7
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Owners

Owner	Co-owner	Address	City	State	Zip
YALAMANCHILI KENNEDY	SHANNA YALAMANCHILI	312 PENTLAND DR	WILMINGTON	DE	19807

PARID: 134-20.08-245.00
MILLER MARSHALL LEE

1102 OCEAN DR S

Property Information

Property Location:	1102 S OCEAN DR
Unit:	
City:	BETHANY BEACH
State:	DE
Zip:	19930
Class:	R-Residential
Use Code (LUC):	101-Single Family Dwelling
Town	SB-South Bethany
Tax District:	134 – BALTIMORE
School District:	1 - INDIAN RIVER
Fire District:	70-Bethany Beach
Deeded Acres:	.1492
Frontage:	50
Depth:	130.000
Irr Lot:	
Plot Book Page:	/PB
100% Land Value:	\$2,255,800
100% Improvement Value	\$307,400
100% Total Value	\$2,563,200

Legal

Legal Description	YORK BEACH LOT 8
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Owners

Owner	Co-owner	Address	City	State	Zip
MILLER MARSHALL LEE		1109 VILLAMAY BLVD	ALEXANDRIA	VA	22307

PARID: 134-20.12-45.01
HUGEL WILLIAM M

1200 OCEAN DR S

Property Information

Property Location:	1200 S OCEAN DR
Unit:	
City:	BETHANY BEACH
State:	DE
Zip:	19930
Class:	R-Residential
Use Code (LUC):	101-Single Family Dwelling
Town	SB-South Bethany
Tax District:	134 – BALTIMORE
School District:	1 - INDIAN RIVER
Fire District:	70-Bethany Beach
Deeded Acres:	.1492
Frontage:	50
Depth:	130.000
Irr Lot:	
Plot Book Page:	/PB
100% Land Value:	\$2,255,800
100% Improvement Value	\$1,102,500
100% Total Value	\$3,358,300

Legal

Legal Description	SOUTH BETHANY LOT 11 YORK BEACH
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Owners

Owner	Co-owner	Address	City	State	Zip
HUGEL WILLIAM M	ANNA HUGEL	4130 CHATHAM RD	ELLCOTT CITY	MD	21042

PARID: 134-20.12-45.00

MOSKOWITZ SAUL L KIMBERLY K

1202 OCEAN DR S

Property Information

Property Location:	1202 S OCEAN DR
Unit:	
City:	BETHANY BEACH
State:	DE
Zip:	19930
Class:	R-Residential
Use Code (LUC):	101-Single Family Dwelling
Town	SB-South Bethany
Tax District:	134 – BALTIMORE
School District:	1 - INDIAN RIVER
Fire District:	70-Bethany Beach
Deeded Acres:	.1492
Frontage:	50
Depth:	130.000
Irr Lot:	
Plot Book Page:	/PB
100% Land Value:	\$2,255,800
100% Improvement Value	\$1,114,800
100% Total Value	\$3,370,600

Legal

Legal Description	SOUTH BETHANY LOT 12 YORK BEACH
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Owners

Owner	Co-owner	Address	City	State	Zip
MOSKOWITZ SAUL L KIMBERLY K		301 GREENHILL WAY	SILVER SPRING	MD	20904

PARID: 134-20.12-47.00
GASSINGER AUGUST L

1204 OCEAN DR S

Property Information

Property Location:	1204 S OCEAN DR
Unit:	
City:	BETHANY BEACH
State:	DE
Zip:	19930
Class:	R-Residential
Use Code (LUC):	101-Single Family Dwelling
Town	SB-South Bethany
Tax District:	134 – BALTIMORE
School District:	1 - INDIAN RIVER
Fire District:	70-Bethany Beach
Deeded Acres:	.1492
Frontage:	50
Depth:	130.000
Irr Lot:	
Plot Book Page:	/PB
100% Land Value:	\$2,255,800
100% Improvement Value	\$345,100
100% Total Value	\$2,600,900

Legal

Legal Description	SOUTH BETHANY LOT 13 YORK BEACH
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Owners

Owner	Co-owner	Address	City	State	Zip
GASSINGER AUGUST L		PO BOX 17	BETHANY BEACH	DE	19930

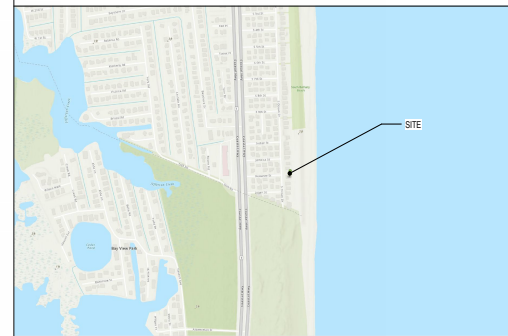
Foundation Pile/Layout Plan

STOLARSKI LOT 10

1106 S. OCEAN DRIVE
SOUTH BETHANY, DE 19930



VICINITY MAP



SHEET INDEX

CS	COVER SHEET	S-101	PILE PLAN
A-101	FOUNDATION & GROUND FLOOR PLANS	S-102	GROUND FLOOR & FIRST FLOOR FRAMING PLAN
A-102	FIRST FLOOR, SECOND FLOOR, & ROOF PLANS	S-103	SECOND FLOOR & ROOF FRAMING PLAN
A-201	ELEVATIONS	S-501	TYPICAL DETAILS & SECTIONS
A-202	ELEVATIONS	S-502	SECTIONS
A-301	SECTION	S-503	SCHEDULES & GENERAL NOTES
A-302	SECTION		

SQUARE FOOTAGES

GROUND:
LAR = 1104 SQFT
FAR = 1610 SQFT

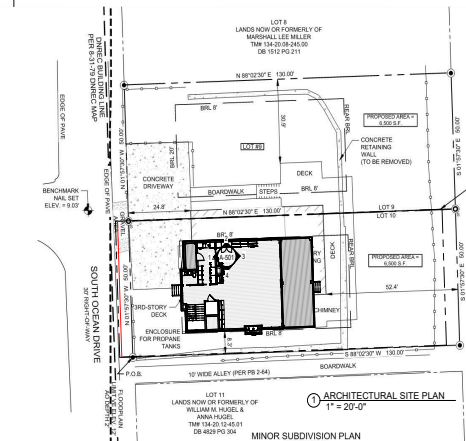
1ST FLOOR:
LAR = 1323 SQFT
FAR = 1690 SQFT

2ND FLOOR:
LAR = 1189 SQFT
FAR = 1305 SQFT

TLAR = 3526 SQFT
TFAR = 4605 SQFT

APPLICABLE CODES:

- VE-12' ± 24" FREEBOARD = 14'
 - LOT AREA = 6,500 SQFT
 - 12' (DNREC LINE)
 - GROUND FLOOR - 15' 6.75'
 - FIRST FLOOR - SECOND FLOOR -
 - HEIGHT -
 - 1. 4' OF STREET (9.03') ± 35' ± 44' (freeboard is BFE + 2')
 - 2. VE ZONE = BFE + 35 ± 47' (freeboard/struct is BFE + 2')
- MINIMAL GRADING ALLOWED
- FAR = 4,615 SQFT ; LAR = 3,900 SQFT
 - LIVABLE FOOTPRINT = 1,300 SQFT
 - 41% MIN ROOF PITCH
 - COVERAGE BELOW 12" DOES NOT COUNT
 - SET BACKS
 - A. 5' SIDE SETBACKS
 - B. 20' FRONT
 - C. 74.84' REAR BUILDING, DNREC ENCROACHMENT
 - D. 88.85' REAR CANTILEVERED DECK, DNREC ENCROACHMENT



SURVEYOR CERTIFICATION:

I, RYAN W. PRINER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS MAP HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE REQUIRED BY THE STATE OF DELAWARE. BOARD OF PROFESSIONAL LAND SURVEYORS, APPROVED TO THE PROPERTY CONDITIONS. IMPROVEMENTS VOLUNTARILY REPORTED TO THE STATE IN ACCORDANCE WITH DELAWARE REGULATION 1301.02. I HAVE REVIEWED THE INFORMATION AND CERTIFY THAT IT IS TRUE AND CORRECT.

RYAN W. PRINER, P.L.S., DE NO. 820
RMP
2024 JUN 4

SCALED ENGINEERING
2024 Coastal Highway
Baltimore, MD 21201
Phone: (302) 272-7608

BROADWATER DESIGNS
ARCHITECTS
1015 LINDALE DR. UNIT G
ANNAPOLIS, MD 21403
anna@broadwaterdesigns.com
410-291-8525

GENERAL CONTRACTOR
MARINE CUSTOM HOMES
33289 COASTAL HWY #3
BETHANY BEACH, DE 19930
PHONE: 302-446-2664
www.marinecustomhomes.com

STRUCTURAL ENGINEER
PILOT TOWN ENGINEERING
17185 Nassau Commons Blvd.
Unit 3, Levitt, DE 19958
PHONE: 302-793-4770
www.pilottownengineering.com

CIVIL ENGINEER
SCALE ENGINEERING
20246 Coastal Highway
Rehoboth Beach, DE 19971
PHONE: 302-272-7608
www.scaleengineering.com

DOUGLASS S. KUCIURA
NO. 05-001818
STATE OF DELAWARE
REGISTERED ARCHITECT
Douglas S. Kuciura

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STOLARSKI LOT 10
1106 S. OCEAN DRIVE
SOUTH BETHANY, DE 19930

DRAWING DATE

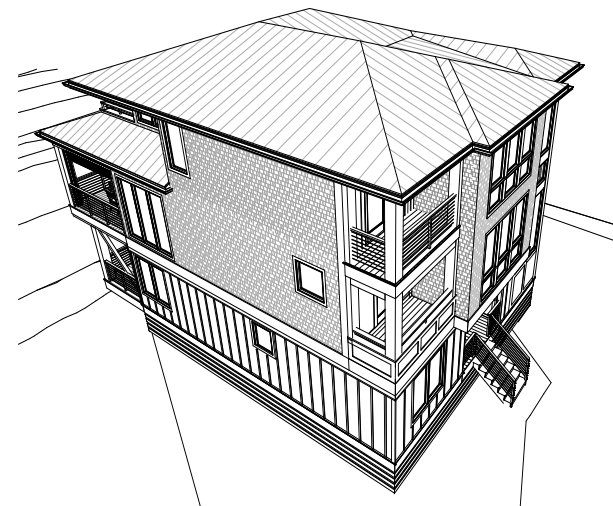
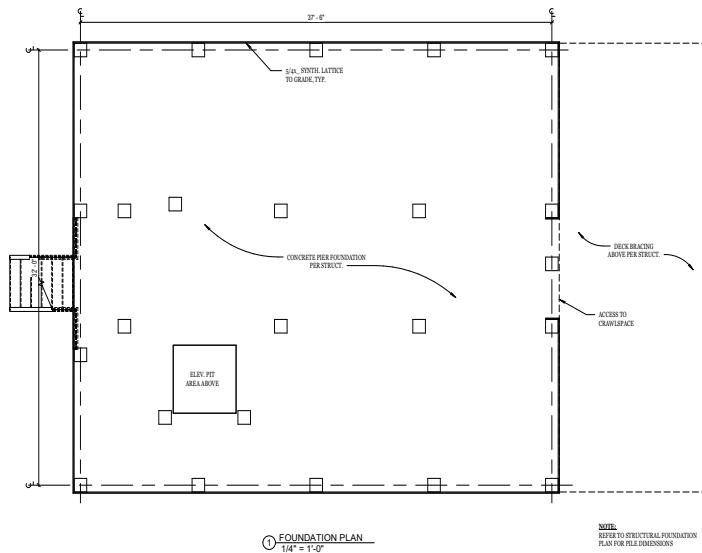
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REVISIONS

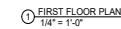
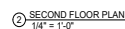
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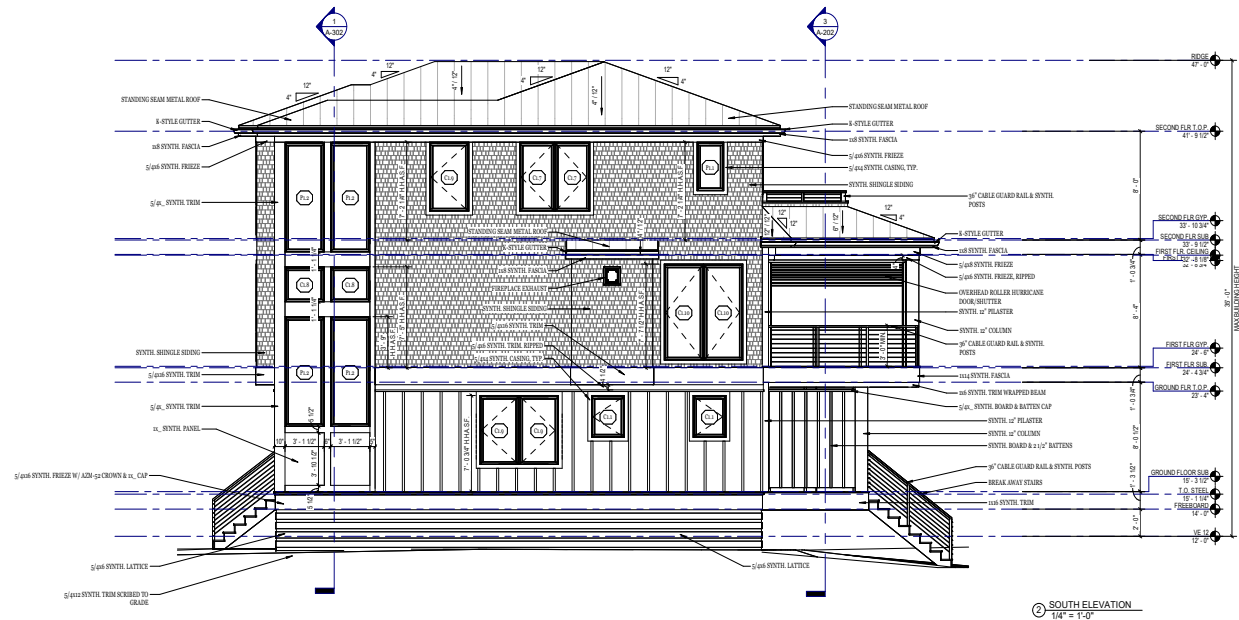
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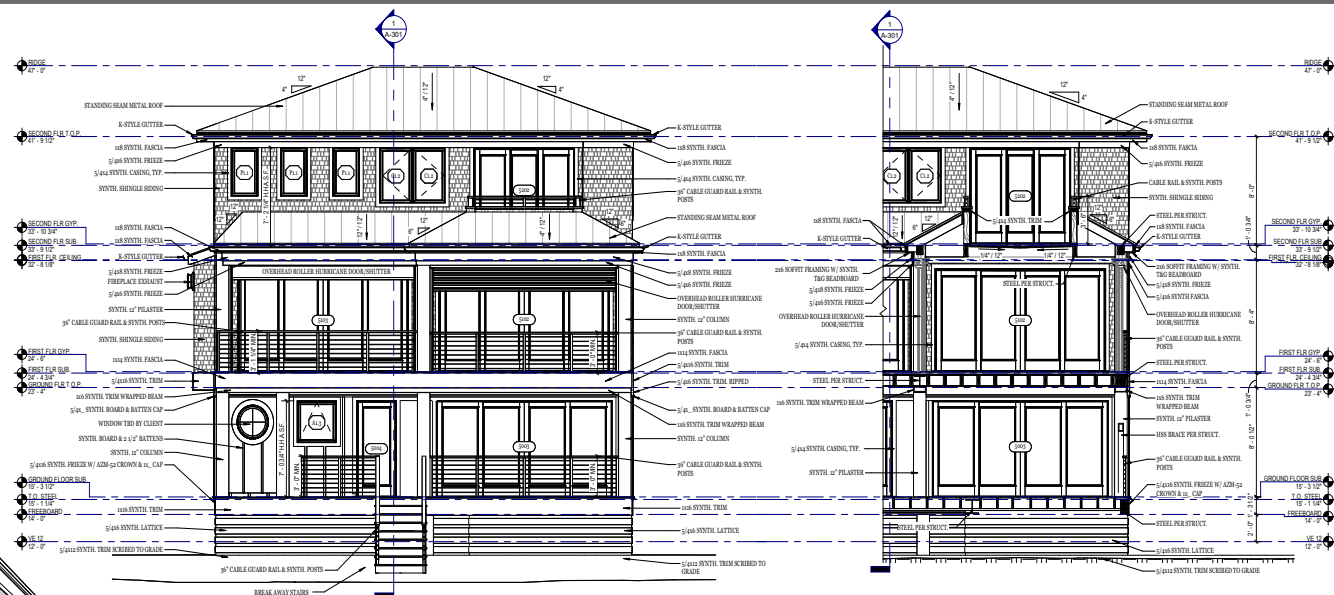
EXTERIOR DOOR SCHEDULE					
DOOR #	OPERATION	FRAME SIZE		PANEL DEPTH	COMMENTS
		WIDTH	HIGHT		
SECOND FLOOR SUB					
3001		5'-2"	7'-2"	1 3/4"	
3002	SWING	5'-0"	7'-2"	1 3/4"	10' W x 6' H SIDE LITES
3003	SLIDING - L	14'-0"	7'-2"	1 3/4"	
3004	SWING	5'-2"	7'-2"	1 3/4"	
3005	SWING LOCKERED	2'-4"	6'-8"	1 3/4"	



INTERIOR DOOR SCHEDULE						
DOOR #	OPERATION	HALL SIDE		FLOOR	COMMENTS	
		WIDTH	HEIGHT			
FIRST FLOOR						
101	INTING	7'-0"	7'-0"	13'-0"		
102	INTING	7'-0"	7'-0"	13'-0"		
103	POCKET	7'-0"	7'-0"	13'-0"		
104	POCKET	7'-0"	7'-0"	13'-0"		
105	POCKET	7'-0"	7'-0"	13'-0"		
SECOND FLOOR						
201	INTING	6'-0"	7'-0"	13'-0"		
202A	INTING	2'-0"	7'-0"	13'-0"		
202B	SLIDING - 2	2'-0"	7'-0"	13'-0"		
203	POCKET	2'-0"	7'-0"	13'-0"		
204	POCKET	2'-0"	7'-0"	13'-0"		
205	CASING/INTING	2'-0"	7'-0"	13'-0"		
206	POCKET	2'-0"	7'-0"	13'-0"		
207	INTING	2'-0"	7'-0"	13'-0"		
208A	INTING	2'-0"	7'-0"	13'-0"		
208B	INTING	2'-0"	7'-0"	13'-0"		
208C	INTING	2'-0"	7'-0"	13'-0"		
209A	INTING	1'-0"	7'-0"	13'-0"		
209B	INTING	1'-0"	7'-0"	13'-0"		
210	POCKET	1'-0"	7'-0"	13'-0"		

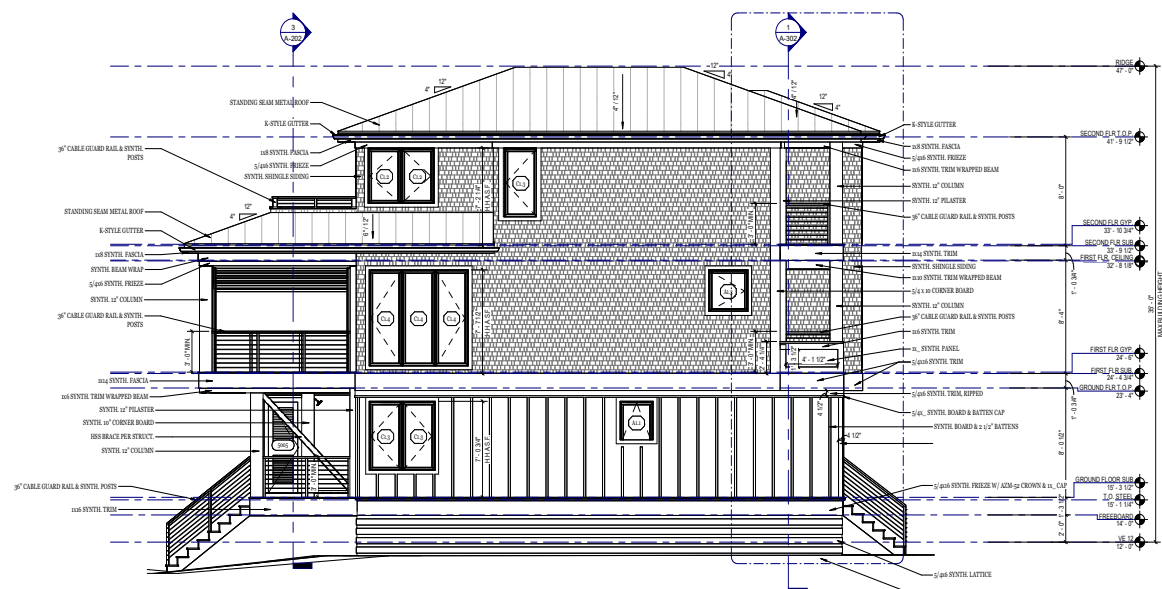
A detailed black and white line drawing of a two-story house. The house features a gabled roof with a smaller gabled section over the front porch. The front porch is covered by a pergola structure with a slatted roof. The deck is furnished with several chairs and a table. The house has multiple windows, some with shutters, and a small entrance on the side. The drawing is done in a perspective view, showing the front and side of the house.





② EAST ELEVATION
1/4" = 1'-0"

③ HIDDEN E. ELEVATION
1/4" = 1'-0"



① NORTH ELEVATION
1/4" = 1'-0"



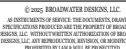
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STOLARSKI LOT 10
1106 S. OCEAN DRIVE
SOUTH BETHANY, DE 19930

DRAWING	DATE
PERMIT SET	02/27/2025

REVISIONS		
NO.	DATE	DESCRIPTION

ELEVATIONS

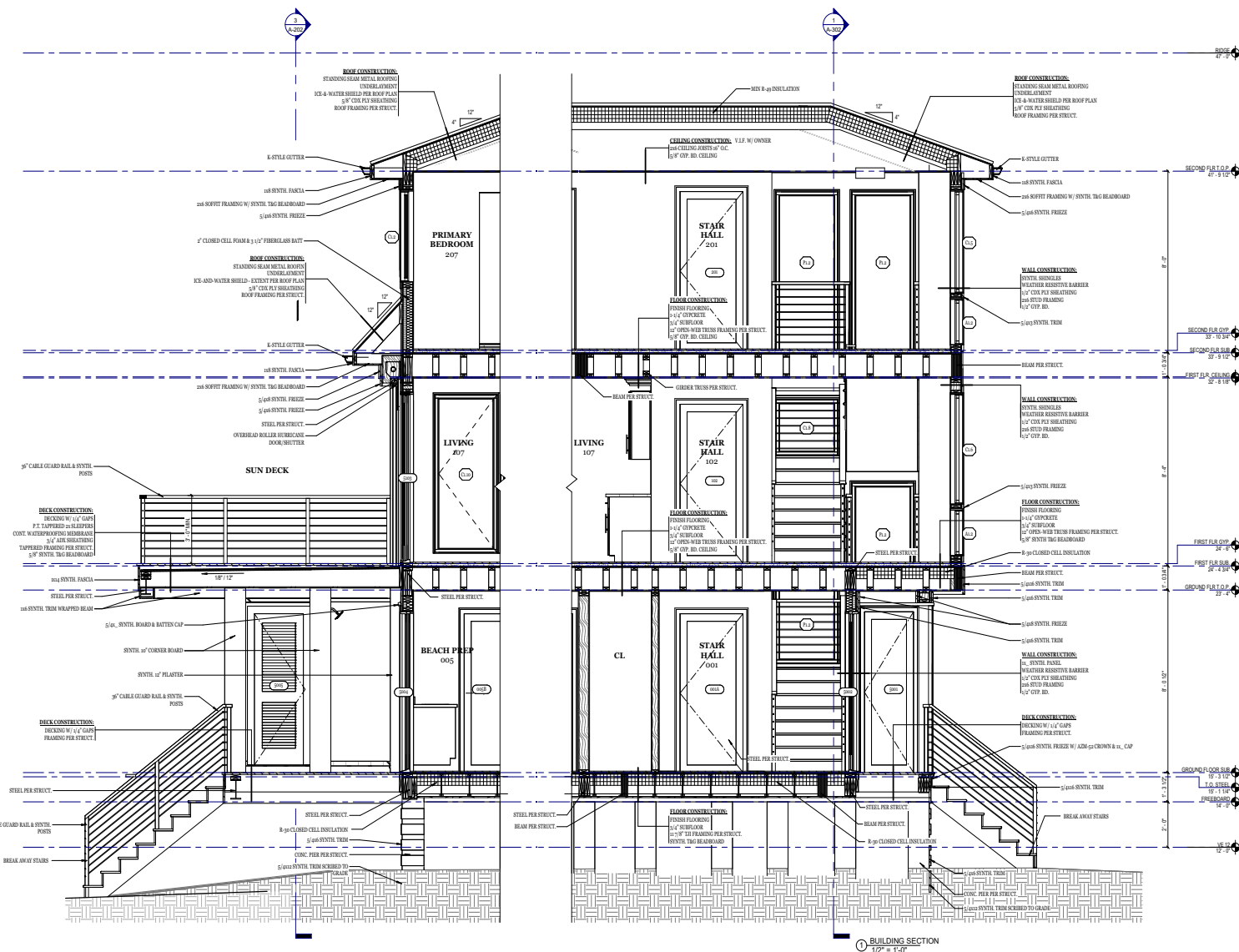


STOLARSKI LOT :
1106 S. OCEAN DRIVE
SOUTH BETHANY, DE 19887

[illegible]

SECTION

A-301



GENERAL CONTRACTOR

MARKIE CUSTOMER HOMES
33508 COASTAL HWY #3
BETHUNY BEACH, DE 20600
PHONE: 302-446-2664
www.markiehomes.com

STRUCTURAL ENGINEER

PILOT TOWN ENGINEERING
1720 NASSAU COMMONS BLVD.
UNIT 1, LEXINGTON, MD 20648
PHONE: 302-793-1770
www.pilottownengineering.com
JOB # 105.031
CONTACT NAME: M. NAUBMAN



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STOLARSKI LOT 10
6065 OCEAN DRIVE
SOUTH BETHUNY, DE 20686

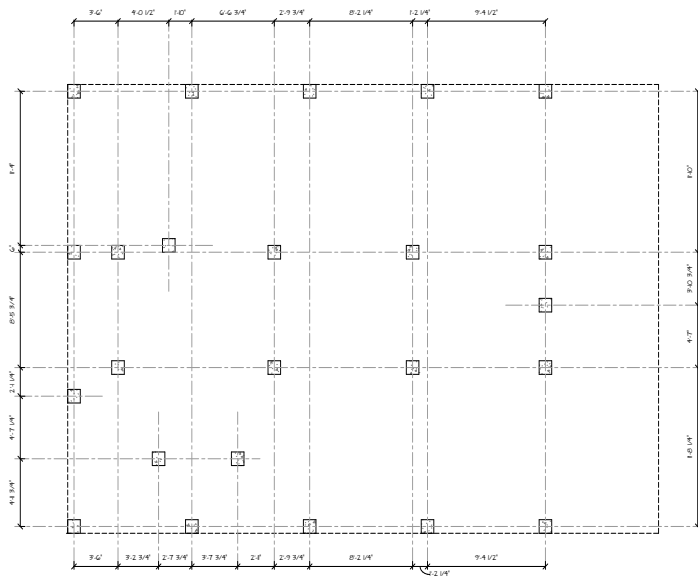
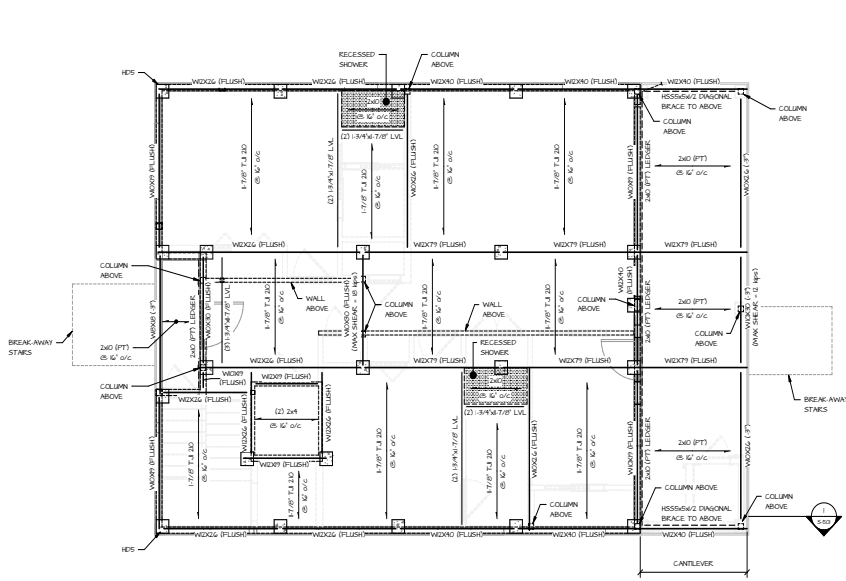
DRAWING	DATE
PERMIT SET	2025.01.28

NO.	DATE	DESCRIPTION
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JOB NO: 105.031
DRAWN BY: ZWB

PILE PLAN & GROUND FLOOR
FRAMING PLAN

S-101



GENERAL CONTRACTOR

MARINE CUSTOMER HOMES
33508 COASTAL HWY #3
BETHANY BEACH, DE 20600
PHONE: 302-446-2664
www.marinehomes.com

STRUCTURAL ENGINEER

PILOT TOWN ENGINEERING
1750 N. NASSAU COMMONS BLVD.
UNIT 1, LEXINGTON, MD 21839
PHONE: 304-793-1770
www.pilottownengineering.com
JOB # 105.031
CONTACT NAME: M. NAUBMAN



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STOLARSKI LOT 10
3005 S. OCEAN DRIVE
SOUTH BETHANY, DE 20686

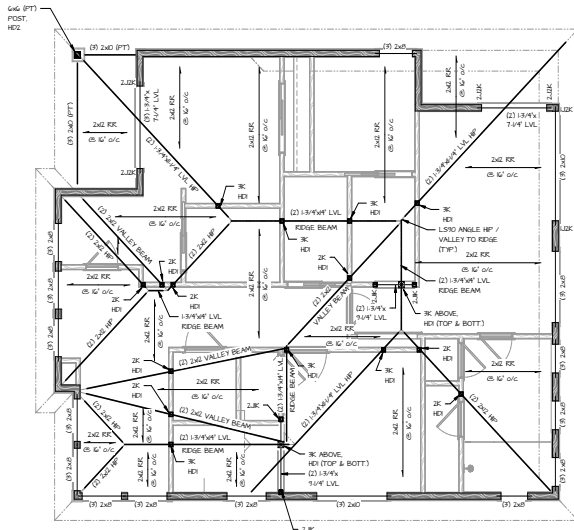
DRAWING DATE
PROJECT SET 2/25/25

REVISIONS
NO. DATE DESCRIPTION

JOB NO. 104-04
DRAWN BY: 2/25

FIRST FLOOR, SECOND FLOOR, & ROOF FRAMING PLANS

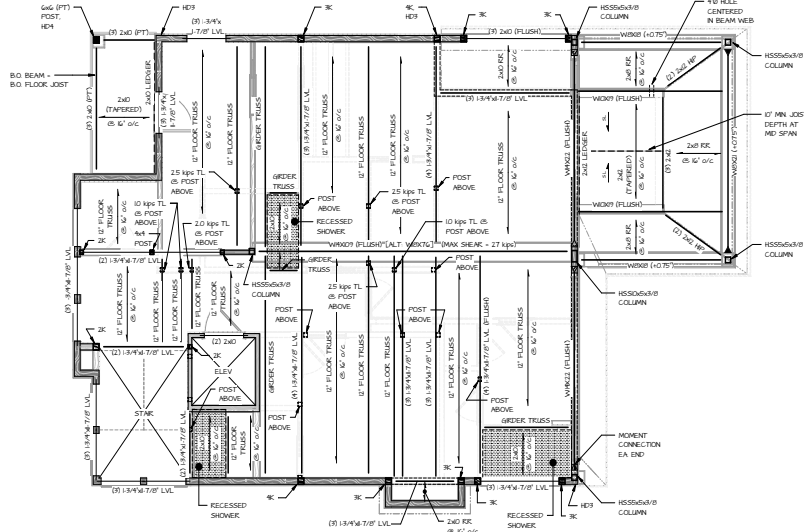
S-102



3 ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

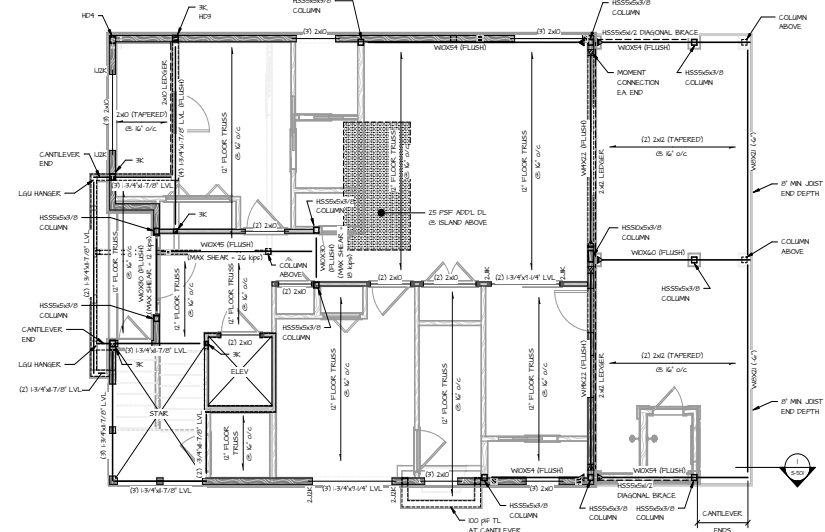
- NOTES:
1. J.L.C. INDICATES NUMBER OF JACK & KING STUDS.
2. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE SW UNLESS NOTED OTHERWISE.
3. RC INDICATES ROOF RASTER.
4. C.J. INDICATES CEILING JOIST.



2 SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

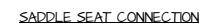
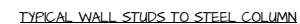
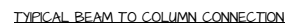
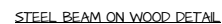
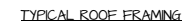
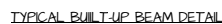
- NOTES:
1. J.L.C. INDICATES NUMBER OF JACK & KING STUDS.
2. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE SW UNLESS NOTED OTHERWISE.
3. TOP OF FLUSH STEEL BEAMS TO BE 1/2" BELOW TOP OF FLOOR TRUSSES UNLESS NOTED OTHERWISE.
4. REARERS AT THIS LEVEL TO BE FLUSH WITH FLOOR FRAMING UNO.



1 FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

- NOTES:
1. J.L.C. INDICATES NUMBER OF JACK & KING STUDS.
2. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE SW UNLESS NOTED OTHERWISE.
3. TOP OF FLUSH STEEL BEAMS TO BE 1/2" BELOW TOP OF FLOOR TRUSSES UNLESS NOTED OTHERWISE.



GENERAL NOTES

STRUCTURAL NOTES

1. PLOTTOWN ENGINEERING HAS DESIGNED ONLY THE STRUCTURAL ELEMENTS REPRESENTED ON THESE DRAWINGS. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL DRAWINGS AND SPECIFICATIONS CONTAINED HEREIN. PLOTTOWN ENGINEERING ASSUMES NO RESPONSIBILITY FOR ANY UNAUTHORIZED CHANGES TO THESE DRAWINGS.
2. ALL STRUCTURAL INFORMATION HAS BEEN PREPARED IN ACCORDANCE WITH THE 2020 INTERNATIONAL BUILDING CODE AS WELL AS ALL REFERENCED STANDARDS CONTAINED THEREIN.
3. DESIGN LOADS FOR THE PROJECT ARE LISTED AS FOLLOWS:
a. FLOOR LIVE LOAD: 40 psf
b. FLOOR DEAD LOAD w/ CONCRETE: 20 psf
c. DECK LIVE LOAD: 60 psf
d. DECK DEAD LOAD: 10 psf
e. ROOF LIVE LOAD: 30 psf
f. ROOF DEAD LOAD: 20 psf
4. SNOW LOAD DATA FOR THE PROJECT IS LISTED AS FOLLOWS:
a. $P_g = 50$ psf
b. $I = 1.0$
c. $C_e = 1$
d. $C_d = 1.0$
e. $P_E = 20$ psf
5. LATERAL WIND LOAD DATA FOR THE PROJECT IS LISTED AS FOLLOWS:
a. $V_w = 100$ mph
b. $V_{base} = 80$ mph
c. Risk Category = I
d. Exposure Category = D
e. Internal Pressure Coefficient = $+/- 0.0$
6. SEISMIC DESIGN CATEGORY = B
7. IN ACCORDANCE WITH FEMA REQUIREMENTS:
a. THE BOTTOM OF THE LOWEST HORIZONTAL MEMBER OF THE FIRST FLOOR FRAMING LEVEL IS ELEVATED ABOVE THE BASE FLOOD ELEVATION.
b. THE FLEES AND STRUCTURE ATTACHED THERETO IS ANCHORED TO RESIST FLOTATION, COLLAPSE AND LATERAL MOVEMENT DUE TO THE EFFECTS OF WIND AND WATER LOADS ACTING SIMULTANEOUSLY ON ALL BUILDING COMPONENTS.

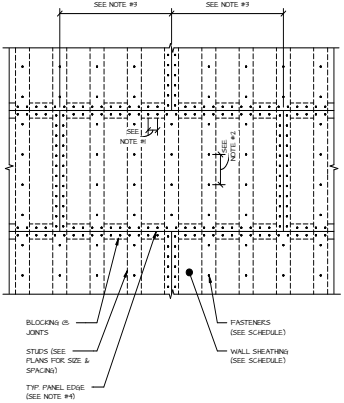
FOUNDATIONS

1. ALL CONCRETE PILES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI WITH REINFORCING FOR THE FULL LENGTH OF THE PILE. PILES TO BE DRIVEN TO A MINIMUM CAPACITY OF 20 TONS.

STEEL

1. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE. ALL STRUCTURAL STEEL WIDE FLANGE (W) SHAPES SHALL BE ASTM A992 GRADE 50 (50S). ALL STRUCTURAL STEEL S, M, AND HP SHAPES SHALL BE ASTM A572 GRADE 50 (50S). ALL OTHER STRUCTURAL STEEL SHALL BE ASTM A572 UNLESS OTHERWISE NOTED.
2. ALL STEEL RECTANGULAR/SQUARE HOLLOW STRUCTURAL SECTIONS SHALL BE ASTM A500 GRADE B, F_y=46 KSI.
3. ALL STEEL SHALL BE THOROUGHLY CLEANED IN ACCORDANCE WITH SSPC-SP9 AND HAVE A SHOP COAT OF RUST INHIBITIVE PAINT.
4. ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED AS DESCRIBED IN LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE; AWS D1.1 TO PERFORM THE TYPE OF WORK REQUIRED.
5. ALL BOLTS USED FOR THE ANCHORAGE TO CONCRETE AS SPECIFIED ON THE DRAWINGS SHALL CONFORM TO ASTM F1554.
6. ALL STEEL WELDING RODS SHALL BE AS FOLLOWS:
A. E70XX FOR STEEL CONNECTIONS
7. STEEL FABRICATOR IS SOLELY RESPONSIBLE FOR COORDINATING WITH THE GENERAL CONTRACTOR FOR THE PURPOSE OF SURVEYING AND VERIFICATION OF EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO THE LOCATION, ELEVATION, AND DIMENSIONS OF WALLS AND FRAMING THAT EXIST AT THE TIME OF THE STEEL ERECTION.
8. ALL EXPOSED STEEL SHALL BE HOT DIP GALVANIZED. ANY POINTS OF WELDING SHALL BE TOUCHED UP IN THE FIELD WITH A ZINC-RICH PAINT BY THE STEEL ERECTOR.
9. ALL STRUCTURAL TIMBER FRAMING, WALLS, BLOCKING, ETC. SHALL BE HEIM PR #2 MINIMUM STRESS GRADE LUMBER OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS:
F_b = 850 PSI F_v = 80 PSI E = 1,800,000 PSI
10. ALL EXTERIOR TIMBER FRAMING MEMBERS SHALL BE SOUTHERN YELLOW PINE (SPY) #1 MINIMUM STRESS GRADE LUMBER. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS:
F_b = 1,000 PSI F_v = 175 PSI E = 1,600,000 PSI
11. ALL STRUCTURAL TIMBER FOR WOOD TRUSSES FRAMING SHALL BE SOUTHERN YELLOW PINE (SPY) #1 MINIMUM STRESS GRADE LUMBER OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS:
F_b = 900 PSI F_v = 175 PSI E = 1,800,000 PSI
12. ALL STRUCTURAL TIMBER MUST BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTORS' CONSTRUCTION MANUAL.
13. ALL GLUE-LAMINATED BEAMS SHALL BE CONSTRUCTED OF SOUTHERN YELLOW PINE DOUGLASS FIR OR APPROVED EQUAL, CONFORMING TO AITC #14 STANDARD SPECIFICATION FOR STRUCTURAL GLUE-LAMINATED TIMBER OF "SOFTWOOD SPECIES". THE MINIMUM ALLOWABLE PROPERTIES FOR GLUE-LAMINATED BEAMS ARE AS FOLLOWS:
F_b = 2400 PSI F_v = 265 PSI E = 1,800,000 PSI
14. ALL MICRO-LAM BEAMS (MLB) SHALL BE AS ENGINEERED AND MANUFACTURED BY WEINERBERGER OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES FOR MICRO-LAM BEAMS ARE AS FOLLOWS:
F_b = 2600 PSI F_v = 285 PSI E = 1,800,000 PSI
15. MAXIMUM DEFLECTION CRITERIA:
A. FLOOR FRAMING = $L/160$, TL/240
B. ROOF FRAMING = $L/160$, TL/240
16. ALL TIMBER AND TIMBER CONSTRUCTION SHALL COMPLY WITH LATEST EDITIONS OF THE FOLLOWING STANDARDS:
A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION: TIMBER CONSTRUCTION MANUAL
B. AMERICAN WOOD COUNCIL: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)
C. AMERICAN PLYWOOD ASSOCIATION: PLYWOOD DESIGN SPECIFICATION
D. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS
17. DESIGN, FABRICATE AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE FOLLOWING TRUSS PLATE INSTITUTE (TPI) STANDARDS:
A. THE NATIONAL DESIGN SPECIFICATION FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION (TPI)
B. RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (TPI-87)
C. GUIDE TO GOOD PRACTICE FOR INSTALLING, RESTRAINING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (BCS)
18. ALL TIMBER CONNECTIONS SHALL BE MADE USING PREFABRICATED CONNECTORS. TOE-NAILING IS NOT PERMITTED. SUBMIT MANUFACTURERS DATA FOR REVIEW. FASTENERS SHALL BE AS MANUFACTURED BY SIMPSON STRONGTIE OR APPROVED EQUAL.
19. PROVIDE POST CAPS AND BASES AT ALL WOOD POSTS BY SIMPSON STRONGTIE OR APPROVED EQUAL.
20. PROVIDE A MINIMUM OF (2) STUDS FOR ALL HEADERS AND BEAMS UNLESS NOTED OTHERWISE.
21. ALL EXPOSED FASTENERS AND CONNECTIONS TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
22. WOOD FLOOR TRUSSES ARE TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER FOR THE WOOD TRUSS OR JOIST FABRICATOR. SHOWN AND SEALED CALCULATIONS ARE TO BE SUBMITTED FOR REVIEW AND APPROVAL. TRUSSES SHALL REFLECT THE LOADING SHOWN IN THE STRUCTURAL DOCUMENTS. TRUSS FABRICATOR SHALL PROVIDE PREFABRICATED HANGERS AND CONNECTORS AS REQUIRED.
23. PROVIDE MINIMUM CONTINUOUS SOLID BLOCKING OR CROSS-BRACING LINES AT 8'-0" O.C. MAX SPACING FOR ALL:
A. WOOD JOISTS
B. WOOD RAFTERS
C. FLOOR TRUSSES
D. PROVIDE ADDITIONAL X-BRACING AS REQUIRED BY FABRICATOR.
E. PROVIDE A MINIMUM OF ONE LINE OF BLOCKING OR CROSS-BRACING FOR ALL SPANS.
24. TREATED LUMBER SHALL BE PROVIDED AT ALL LOCATIONS WHERE LUMBER IS IN CONTACT WITH CONCRETE AND MASONRY FOUNDATION WALLS OR AT OUTSIDE OF BUILDING.
25. SHEATHING FOR WALLS SHALL BE 1/2" THICK 36" SPAN RATING APA WOOD SHEATHING, EXPOSURE 1. ALL SHEATHING SHALL BE PLACED HORIZONTALLY AND SECURED IN ACCORDANCE WITH THE SHEAR WALL SCHEDULE SHOWN ON THE STRUCTURAL DRAWINGS. ALL JOINTS IN SHEATHING SHALL BE STAGGERED.
26. SHEATHING FOR FLOORS SHALL BE 3/4" THICK 20' SPAN RATING APA FLOOR SHEATHING, EXPOSURE 1. ALL JOINTS IN SHEATHING SHALL BE STAGGERED. ALL EDGES IN FLOOR SHEATHING SHALL BE TONGUE & GROOVE. NAILING SHALL COMPLY WITH APA REQUIREMENTS FOR PLYWOOD FLOOR DIAPHRAGMS.
27. SHEATHING FOR ROOFS SHALL BE 1/2" THICK 36" SPAN RATING APA PLYWOOD SHEATHING, EXPOSURE 1. ALL JOINTS IN SHEATHING SHALL BE STAGGERED. FOR ROOF SHEATHING, USE PANEL CLIPS OR LUMBER BLOCKED EDGE SUPPORTS AS RECOMMENDED BY APA. NAILING SHALL COMPLY WITH APA REQUIREMENTS FOR PLYWOOD ROOF DIAPHRAGMS.
28. PROVIDE (2) SIMPSON SENAS SCREWS AT 12" O.C. OR EQUAL FOR DECK LEDGERS TO RIM BOARD UNLESS NOTED OTHERWISE.

SHEAR WALL FRAMING SCHEDULE			
MARK	SHEATHING	FASTENING	FLUE TO FLUE CONN.
SWA SHEARWALL	1/2" WOOD SHEATHING w/ BLOCKED JOINTS (ONE SIDE)	2x4 NAILS @ 4" O.C. SPACING @ PANEL EDGES, 12" O.C. IN FIELD	SHEATHING LAP/ NAILING PATTERN (SEE DETAIL)
			WALL TO BEAM CONN.
			1/4" x 6" SCS SCREW @ 24" O.C. MAX INTO BEAM OR BLOCKING



TYPICAL SHEAR WALL PANEL FASTENING PATTERN

- NOTES
- 1) SEE SHEAR WALL SCHEDULE FOR NAIL SPACING AT PANEL EDGES
- 2) SEE SHEAR WALL SCHEDULE FOR NAIL SPACING IN PANEL FIELD
- 3) STAGGER ALL JOINTS IN SHEATHING
- 4) SHEATHING SHALL BE NAILED DIRECTLY TO WALL STUDS AND BLOCKING. PANEL EDGES INCLUDE EDGES OF SHEATHING AROUND WINDOW AND DOOR OPENINGS
- 5) SEE PLANS AND DETAILS FOR STUD SIZE AND SPACING

HOLD-DOWN SCHEDULE

MARK	TYPE
H#1	SIMPSON H# STRAP BEAM TO POST
H#2	SIMPSON H# SERIES POST CAP
H#3	(2) SIMPSON HEAR SCIS'S HOLD-DOWN w/ 5/8" THREADED ROD THRU FLOOR
H#4	SIMPSON ANSTR. STRAP TO POST ABOVE
H#5	SIMPSON HEAR SCIS'S HOLD-DOWN w/ 5/8" THREADED ROD THRU BEAM TOP FLANGE

FASTENER SCHEDULE

TYPE	PROPERTIES
5d COOLER NAIL	0.091" D x 15-1/2" LONG
6d COOLER NAIL	0.092" D x 17-1/2" LONG
8d NAIL	0.080" D x 2 1/2" LONG
10d NAIL	0.080" D x 3" LONG
12d NAIL	0.062" D x 3 1/2" LONG
H# SCREW	0.080" D
H# SCREW	0.064" D
H# SCREW	0.080" D

GENERAL CONTRACTOR

STRUCTURAL ENGINEER



DRAWING	DATE
PERMIT SET	2025.01.28

REVISIONS		
NO.	DATE	DESCRIPTION

GENERAL CONTRACTOR

MARKIE CUSTOMER HOMES
33508 COASTAL HWY #3
BETHUNY BEACH, DE 20600
PHONE: 302-446-2664
www.markiehomes.com

STRUCTURAL ENGINEER

PILOT TOWN ENGINEERING
1720 NASSAU COMMONS BLVD.
UNIT 1, LEXINGTON, MD 20858
PHONE: 301-793-1770
www.pilottownengineering.com
JOB # 105.031
CONTACT NAME: M. NAUBMAN



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STOLARSKI LOT 10
606 S OCEAN DRIVE
SOUTH BETHUNY, DE 20686

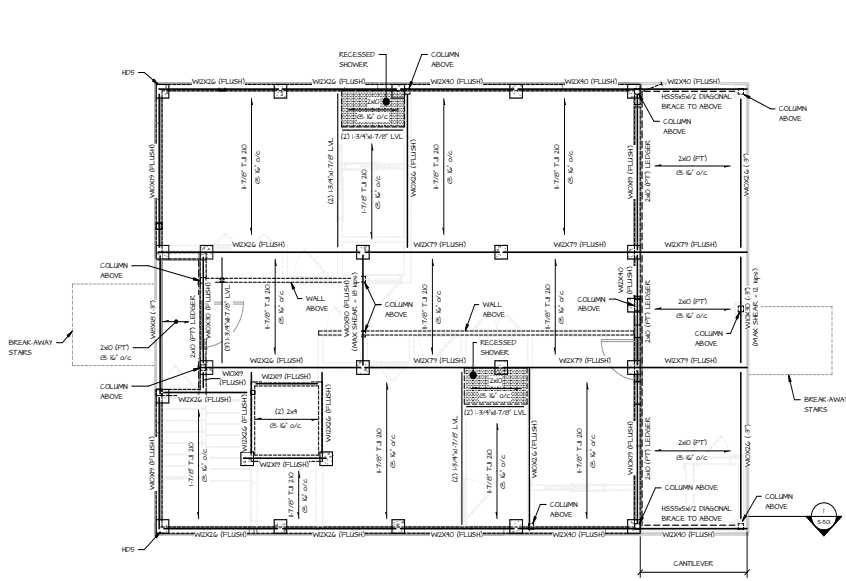
DRAWING	DATE
PERMIT SET	2025.01.08

NO.	DATE	DESCRIPTION
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JOB NO: 105.031
DRAWN BY: ZWB

PILE PLAN & GROUND FLOOR
FRAMING PLAN

S-101



GENERAL CONTRACTOR

MARINE CUSTOMER HOMES
33508 COASTAL HWY #3
BETHANY BEACH, DE 20600
PHONE: 302-446-2664
www.marinehomes.com

STRUCTURAL ENGINEER

PILOT TOWN ENGINEERING
1750 N. NASSAU COMMONS BLVD.
UNIT 1, LEXINGTON, MD 21839
PHONE: 304-793-1770
www.pilottownengineering.com
JOB # 105.031
CONTACT NAME: M. NAUMANN



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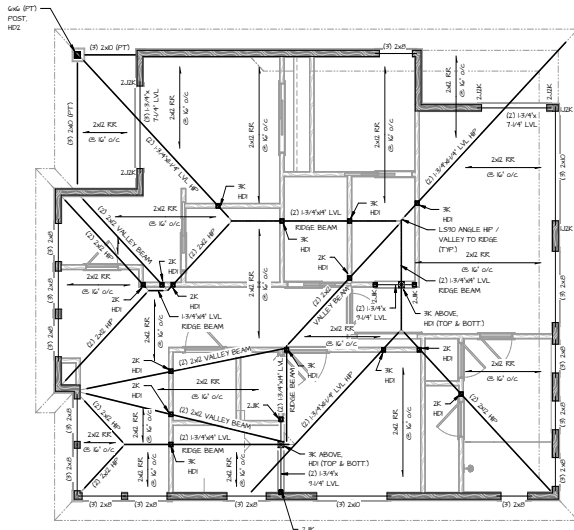
STOLARSKI LOT 10
3005 S. OCEAN DRIVE
SOUTH BETHANY, DE 20686

DRAWING DATE
PROJECT SET 2/25/25

REVISIONS
NO. DATE DESCRIPTION

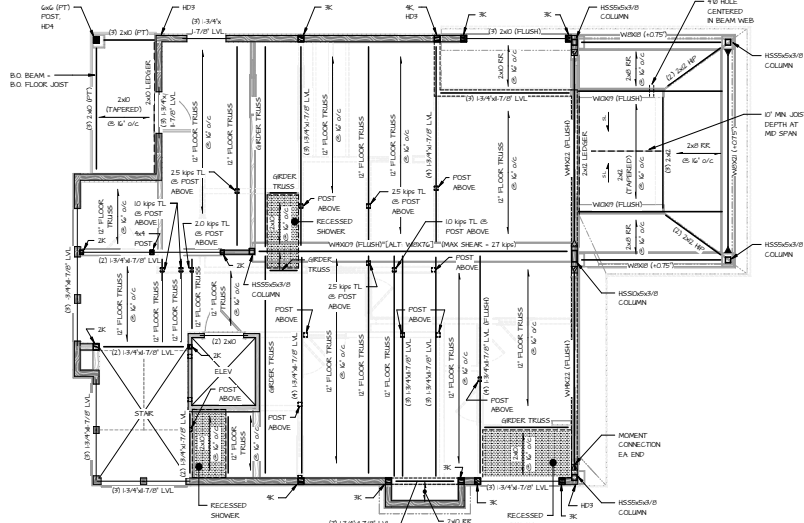
JOB NO. 10404
DRAWN BY: 208

FIRST FLOOR, SECOND FLOOR, & ROOF FRAMING PLANS



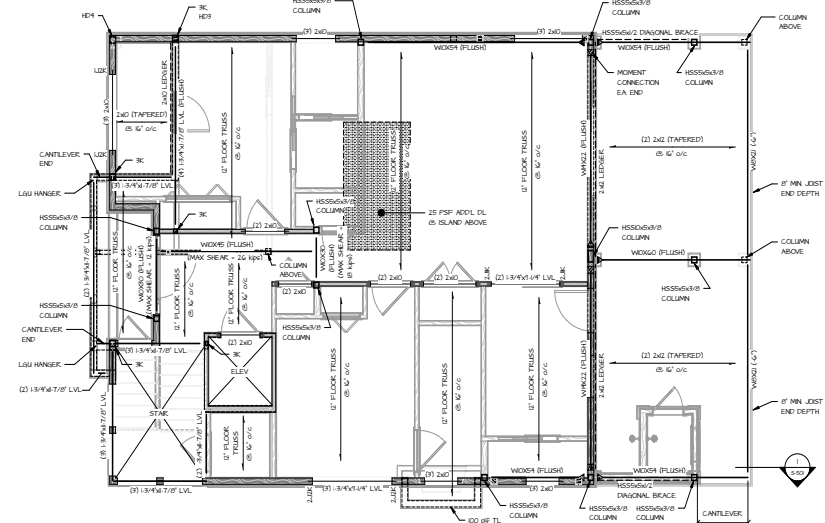
3 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

- NOTES:
1. ...C INDICATES NUMBER OF JACK & KING STUDS.
2. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE SW UNLESS NOTED OTHERWISE.
3. RC INDICATES ROOF Rafter.
4. ...J INDICATES CEILING JOIST.



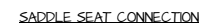
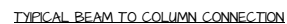
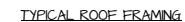
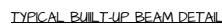
2 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

- NOTES:
1. ...C INDICATES NUMBER OF JACK & KING STUDS.
2. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE SW UNLESS NOTED OTHERWISE.
3. TOP OF FLUSH STEEL BEAMS TO BE 1/2" BELOW TOP OF FLOOR TRUSSES UNLESS NOTED OTHERWISE.
4. REARERS AT THIS LEVEL TO BE FLUSH WITH FLOOR FRAMING UNO.



1 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

- NOTES:
1. ...C INDICATES NUMBER OF JACK & KING STUDS.
2. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE SW UNLESS NOTED OTHERWISE.
3. TOP OF FLUSH STEEL BEAMS TO BE 1/2" BELOW TOP OF FLOOR TRUSSES UNLESS NOTED OTHERWISE.



GENERAL NOTES

STRUCTURAL NOTES

1. PLOTTOWN ENGINEERING HAS DESIGNED ONLY THE STRUCTURAL ELEMENTS REPRESENTED ON THESE DRAWINGS. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL DRAWINGS AND SPECIFICATIONS CONTAINED HEREIN. PLOTTOWN ENGINEERING ASSUMES NO RESPONSIBILITY FOR ANY UNAUTHORIZED CHANGES TO THESE DRAWINGS.
2. ALL STRUCTURAL INFORMATION HAS BEEN PREPARED IN ACCORDANCE WITH THE 2020 INTERNATIONAL BUILDING CODE AS WELL AS ALL REFERENCED STANDARDS CONTAINED THEREIN.
3. DESIGN LOADS FOR THE PROJECT ARE LISTED AS FOLLOWS:
a. FLOOR LIVE LOAD: 40 psf
b. FLOOR DEAD LOAD w/ CONCRETE: 20 psf
c. DECK LIVE LOAD: 60 psf
d. DECK DEAD LOAD: 10 psf
e. ROOF LIVE LOAD: 30 psf
f. ROOF DEAD LOAD: 20 psf
4. SNOW LOAD DATA FOR THE PROJECT IS LISTED AS FOLLOWS:
a. $P_g = 50$ psf
b. $I = 1.0$
c. $C_e = 1$
d. $C_d = 1.0$
e. $P_E = 20$ psf
5. LATERAL WIND LOAD DATA FOR THE PROJECT IS LISTED AS FOLLOWS:
a. $V_w = 100$ mph
b. $V_{base} = 80$ mph
c. Risk Category = I
d. Exposure Category = D
e. Internal Pressure Coefficient = $+/- 0.0$
6. SEISMIC DESIGN CATEGORY = B
7. IN ACCORDANCE WITH FEMA REQUIREMENTS:
a. THE BOTTOM OF THE LOWEST HORIZONTAL MEMBER OF THE FIRST FLOOR FRAMING LEVEL IS ELEVATED ABOVE THE BASE FLOOD ELEVATION.
b. THE FLEES AND STRUCTURE ATTACHED THERETO IS ANCHORED TO RESIST FLOTATION, COLLAPSE AND LATERAL MOVEMENT DUE TO THE EFFECTS OF WIND AND WATER LOADS ACTING SIMULTANEOUSLY ON ALL BUILDING COMPONENTS.

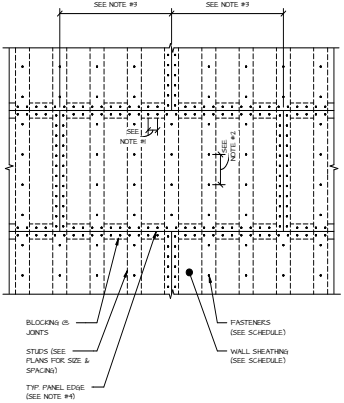
FOUNDATIONS

1. ALL CONCRETE PILES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI WITH REINFORCING FOR THE FULL LENGTH OF THE PILE. PILES TO BE DRIVEN TO A MINIMUM CAPACITY OF 20 TONS.

STEEL

1. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE. ALL STRUCTURAL STEEL WIDE FLANGE (W) SHAPES SHALL BE ASTM A992 GRADE 50 (50S). ALL STRUCTURAL STEEL S, M, AND HP SHAPES SHALL BE ASTM A572 GRADE 50 (50S). ALL OTHER STRUCTURAL STEEL SHALL BE ASTM A572 UNLESS OTHERWISE NOTED.
2. ALL STEEL RECTANGULAR/SQUARE HOLLOW STRUCTURAL SECTIONS SHALL BE ASTM A500 GRADE B, F_y=46 KSI.
3. ALL STEEL SHALL BE THOROUGHLY CLEANED IN ACCORDANCE WITH SSPC-SP9 AND HAVE A SHOP COAT OF RUST INHIBITIVE PAINT.
4. ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED AS DESCRIBED IN LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE; AWS D1.1 TO PERFORM THE TYPE OF WORK REQUIRED.
5. ALL BOLTS USED FOR THE ANCHORAGE TO CONCRETE AS SPECIFIED ON THE DRAWINGS SHALL CONFORM TO ASTM F1554.
6. ALL STEEL WELDING RODS SHALL BE AS FOLLOWS:
A. E70XX FOR STEEL CONNECTIONS
7. STEEL FABRICATOR IS SOLELY RESPONSIBLE FOR COORDINATING WITH THE GENERAL CONTRACTOR FOR THE PURPOSE OF SURVEYING AND VERIFICATION OF EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO THE LOCATION, ELEVATION, AND DIMENSIONS OF WALLS AND FRAMING THAT EXIST AT THE TIME OF THE STEEL ERECTION.
8. ALL EXPOSED STEEL SHALL BE HOT DIP GALVANIZED. ANY POINTS OF WELDING SHALL BE TOUCHED UP IN THE FIELD WITH A ZINC-RICH PAINT BY THE STEEL ERECTOR.
9. ALL STRUCTURAL TIMBER FRAMING, WALLS, BLOCKING, ETC. SHALL BE HEIM FR #2 MINIMUM STRESS GRADE LUMBER OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS:
F_b = 850 PSI F_v = 80 PSI E = 1,800,000 PSI
10. ALL EXTERIOR TIMBER FRAMING MEMBERS SHALL BE SOUTHERN YELLOW PINE (SPF) #1 MINIMUM STRESS GRADE LUMBER. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS:
F_b = 1,000 PSI F_v = 175 PSI E = 1,600,000 PSI
11. ALL STRUCTURAL TIMBER FOR WOOD TRUSSES FRAMING SHALL BE SOUTHERN YELLOW PINE (SPF) #1 MINIMUM STRESS GRADE LUMBER OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS:
F_b = 900 PSI F_v = 175 PSI E = 1,600,000 PSI
12. ALL STRUCTURAL TIMBER MUST BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTORS' CONSTRUCTION MANUAL.
13. ALL GLUE-LAMINATED BEAMS SHALL BE CONSTRUCTED OF SOUTHERN YELLOW PINE DOUGLASS FIR OR APPROVED EQUAL, CONFORMING TO AITC #14 STANDARD SPECIFICATION FOR STRUCTURAL GLUE-LAMINATED TIMBER OF "SOFTWOOD SPECIES". THE MINIMUM ALLOWABLE PROPERTIES FOR GLUE-LAMINATED BEAMS ARE AS FOLLOWS:
F_b = 2400 PSI F_v = 265 PSI E = 1,800,000 PSI
14. ALL MICRO-LAM BEAMS (MLB) SHALL BE AS ENGINEERED AND MANUFACTURED BY WEINERDUESSER OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES FOR MICRO-LAM BEAMS ARE AS FOLLOWS:
F_b = 2600 PSI F_v = 285 PSI E = 1,800,000 PSI
15. MAXIMUM DEFLECTION CRITERIA:
A. FLOOR FRAMING = $L/160$, TL/240
B. ROOF FRAMING = $L/160$, TL/240
16. ALL TIMBER AND TIMBER CONSTRUCTION SHALL COMPLY WITH LATEST EDITIONS OF THE FOLLOWING STANDARDS:
A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION: TIMBER CONSTRUCTION MANUAL
B. AMERICAN WOOD COUNCIL: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)
C. AMERICAN PLYWOOD ASSOCIATION: PLYWOOD DESIGN SPECIFICATION
D. AMERICAN WOOD PRESERVERS ASSOCIATION: STANDARDS
17. DESIGN, FABRICATE AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE FOLLOWING TRUSS PLATE INSTITUTE (TPI) STANDARDS:
A. THE NATIONAL DESIGN SPECIFICATION FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION (TPI)
B. RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (TPI-87)
C. GUIDE TO GOOD PRACTICE FOR INSTALLING, RESTRAINING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (BCS)
18. ALL TIMBER CONNECTIONS SHALL BE MADE USING PREFABRICATED CONNECTORS. TOE-NAILING IS NOT PERMITTED. SUBMIT MANUFACTURERS DATA FOR REVIEW. FASTENERS SHALL BE AS MANUFACTURED BY SIMPSON STRONGTIE OR APPROVED EQUAL.
19. PROVIDE POST CAPS AND BASES AT ALL WOOD POSTS BY SIMPSON STRONGTIE OR APPROVED EQUAL.
20. PROVIDE A MINIMUM OF (2) STUDS FOR ALL HEADERS AND BEAMS UNLESS NOTED OTHERWISE.
21. ALL EXPOSED FASTENERS AND CONNECTIONS TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
22. WOOD FLOOR TRUSSES ARE TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER FOR THE WOOD TRUSS OR JOIST FABRICATOR. SHOWN AND SEALED CALCULATIONS ARE TO BE SUBMITTED FOR REVIEW AND APPROVAL. TRUSSES SHALL REFLECT THE LOADING SHOWN IN THE STRUCTURAL DOCUMENTS. TRUSS FABRICATOR SHALL PROVIDE PREFABRICATED HANGERS AND CONNECTORS AS REQUIRED.
23. PROVIDE MINIMUM CONTINUOUS SOLID BLOCKING OR CROSS-BRACING LINES AT 8'-0" O.C. MAX SPACING FOR ALL:
A. WOOD JOISTS
B. WOOD RAFTERS
C. FLOOR TRUSSES
D. PROVIDE ADDITIONAL X BRACING AS REQUIRED BY FABRICATOR.
E. PROVIDE A MINIMUM OF ONE LINE OF BLOCKING OR CROSS BRACING FOR ALL SPANS.
24. TREATED LUMBER SHALL BE PROVIDED AT ALL LOCATIONS WHERE LUMBER IS IN CONTACT WITH CONCRETE AND MASONRY FOUNDATION WALLS OR AT OUTSIDE OF BUILDING.
25. SHEATHING FOR WALLS SHALL BE 1/2" THICK 36" SPAN RATING APA WOOD SHEATHING, EXPOSURE 1. ALL SHEATHING SHALL BE PLACED HORIZONTALLY AND SECURED IN ACCORDANCE WITH THE SHEAR WALL SCHEDULE SHOWN ON THE STRUCTURAL DRAWINGS. ALL JOINTS IN SHEATHING SHALL BE STAGGERED.
26. SHEATHING FOR FLOORS SHALL BE 3/4" THICK 20' SPAN RATING APA FLOOR SHEATHING, EXPOSURE 1. ALL JOINTS IN SHEATHING SHALL BE STAGGERED. ALL EDGES IN FLOOR SHEATHING SHALL BE TONGUE & GROOVE. NAILING SHALL COMPLY WITH APA REQUIREMENTS FOR PLYWOOD FLOOR DIAPHRAGMS.
27. SHEATHING FOR ROOFS SHALL BE 1/2" THICK 36" SPAN RATING APA PLYWOOD SHEATHING, EXPOSURE 1. ALL JOINTS IN SHEATHING SHALL BE STAGGERED. FOR ROOF SHEATHING, USE PANEL CLIPS OR LUMBER BLOCKED EDGE SUPPORTS AS RECOMMENDED BY APA. NAILING SHALL COMPLY WITH APA REQUIREMENTS FOR PLYWOOD ROOF DIAPHRAGMS.
28. PROVIDE (2) SIMPSON SENAS SCREWS AT 12" O.C. OR EQUAL FOR DECK LEDGERS TO RIM BOARD UNLESS NOTED OTHERWISE.

SHEAR WALL FRAMING SCHEDULE			
MARK	SHEATHING	FASTENING	FLUE TO FLUE CONN.
SWA SHEARWALL	1/2" WOOD SHEATHING w/ BLOCKED JOINTS (ONE SIDE)	2x4 NAILS @ 4" O.C. SPACING @ PANEL EDGES, 12" O.C. IN FIELD	SHEATHING LAP/ NAILING PATTERN (SEE DETAIL)
			WALL TO BEAM CONN.
			1/4" x 6" SCS SCREW @ 24" O.C. MAX INTO BEAM OR BLOCKING



TYPICAL SHEAR WALL PANEL FASTENING PATTERN

- NOTES
- 1) SEE SHEAR WALL SCHEDULE FOR NAIL SPACING AT PANEL EDGES
- 2) SEE SHEAR WALL SCHEDULE FOR NAIL SPACING IN PANEL FIELD
- 3) STAGGER ALL JOINTS IN SHEATHING
- 4) SHEATHING SHALL BE NAILED DIRECTLY TO WALL STUDS AND BLOCKING. PANEL EDGES INCLUDE EDGES OF SHEATHING AROUND WINDOW AND DOOR OPENINGS
- 5) SEE PLANS AND DETAILS FOR STUD SIZE AND SPACING

HOLD-DOWN SCHEDULE

MARK	TYPE
HE1	SIMPSON H6 STRAP BEAM TO POST
HE2	SIMPSON AC SERIES POST CAP
HE3	(2) SIMPSON HEUA SCS2'S HOLD-DOWN w/ 5/8" THREADED ROD THRU FLOOR
HE4	SIMPSON ANSTR STRAP TO POST ABOVE
HE5	SIMPSON HEUA SCS2'S HOLD-DOWN w/ 5/8" THREADED ROD THRU BEAM TOP FLANGE

FASTENER SCHEDULE

TYPE	PROPERTIES
5d COOLER NAIL	0.091" D x 15-1/2" LONG
6d COOLER NAIL	0.092" D x 17-1/2" LONG
8d NAIL	0.080" D x 2 1/2" LONG
10d NAIL	0.080" D x 3" LONG
12d NAIL	0.062" D x 3 1/2" LONG
16d SCREW	0.080" D
18d SCREW	0.064" D
20d SCREW	0.070" D

GENERAL CONTRACTOR

STRUCTURAL ENGINEER



DRAWING	DATE
PERMIT SET	2025.01.28

REVISIONS		
NO.	DATE	DESCRIPTION

Deed/Lease/Sales contract

CONTRACT FOR CONSTRUCTION

THIS AGREEMENT, is made this April 19, 2024 by and between MARNIE CUSTOM HOMES, LLC, a Delaware limited liability company (hereinafter, "Contractor"), and James R. Stolarski hereafter collectively referred to as "Owner"):

WHEREAS Contractor is authorized to construct homes in the State of Delaware and is fully and appropriately licensed and insured per industry standards, and

WHEREAS, Owner is the owner of real property known as **TAX MAP #134-20.08-254.00 being known as 1106 Ocean Drive South, South Bethany Beach, DE 19930** (the "Premises"), and desires to engage Contractor to design, build and construct a new home on the Premises,

NOW THEREFORE, the parties hereby undertake and agree as follows:

1. **CONSIDERATION:** In consideration of the full performance of the covenants, promises and performance provided for herein, Owner agrees to pay Contractor the **COST for the construction of a new home on the Premises PLUS A FEE OF 20%. THE COST SHALL INCLUDE ALL LABOR, MATERIAL, EQUIPMENT, SUBCONTRACTS, DEMOLITION and PERMIT FEES FOR CONSTRUCTION AS FURTHER DESCRIBED IN THE CONTRACT DOCUMENTS. Owner shall pay the entire cost of construction plus Contractor's Fee.** Contractor will not make adjustments to the Scope of Construction without notice to and the consent of Owner. Contractor shall prepare a Draw Schedule which shall detail the estimated costs and fees. Owner acknowledges that the Draw Schedule contains estimates regarding the percent complete and the scheduling of tasks. Owner is responsible for payment of all costs plus the Contractor's Fee.

Contractor shall notify Owner when draw payments are due under the Draw Schedule, and payment shall be made by Owner within five (5) days of such notice by Contractor.

This Agreement shall not be effective until Owner pays to Contractor a \$50,000.00 deposit, which shall be non-refundable. The deposit will be applied to the initial draw(s) payable by the Owner.

2. **COMPLETION OF HOME:** Contractor agrees to obtain a certificate of occupancy **within nine (9)-months from the completion of the foundation**, subject however, to any delays beyond the control of the Contractor which may include but are not limited to acts of God, weather, war, availability of materials, Owner caused delays, governmental requirements or regulations, issuance of building permits, compliance with building, zoning, and planning laws, ordinances, regulation or orders, and litigation or threatened litigation pertaining to any of the foregoing. The nine (9) month period shall be extended by the length of time of any community building moratorium or restriction.

3. **CONTRACT DOCUMENTS:** The following documents, all of which are incorporated by reference as if fully set forth herein, constitute the Contract Documents: (a) this Agreement, (b) the Building Permit, (c) the Draw Schedule, (d) the Plans and Specifications, (e) Owner's Selection Sheet, and (f) changes agreed to by Owner and Contractor.

4. **CONTRACTOR'S DUTIES:** The new home shall be constructed in accordance with the Contract Documents, and Contractor shall construct the new home and be responsible for completion of all construction up to and including the issuance of the Certificate of Occupancy.

5. **OWNERS' DUTIES:** Owner represents and warrants to Contractor as follows:

- (a) Owner has fee simple title to the Premises which is good and marketable and insurable by a reputable title insurance company, and that Owner is authorized to enter into this Agreement;
- (b) Adequate access to the Premises exists, such that Contractor can without hindrance perform its obligations under this Agreement;

- (c) The Premises is presently free and clear of any and all encumbrances, easements, liens and restrictions which may impair the Contractor's performance;
- (d) Owner will cooperate with Contractor and will not obstruct or hinder Contractor's work;
- (e) Owner will timely make all Owner required selections and timely provide Owner provided equipment;
- (f) Owner shall pay Contractor in accordance with the Draw Schedule and this Agreement.

If Owner is in breach of any of the foregoing representations and warranties, Contractor shall, at its option, with five (5) days' notice to cure, have the right to terminate this Agreement. In the event of termination, Contractor shall be entitled to retain all draw payments received and to recover from Owner all costs, fees, and Contractor's Fee for work performed to the date of termination, and any costs of termination or liability to third parties as a result of the termination.

6. **SELECTIONS:** Contractor will construct the new home from the Owner's Selection Sheet. The Selection Sheet shall be based on the Owner's selections in consultation with the Contractor. Owner shall make all selections within 60 days of the Construction Start Date. Should Owner fail to make selections as required, Contractor will make the selections which shall be binding on the Owner.

7. **PAYMENT:** After notice to Owner that the work required to obtain a draw is complete, the Owner shall pay Contractor within five (5) days from the date of notice by bank wire transfer or check. If payment is not made to Contractor within five (5) days of notice then Contractor may, at its option, stop work until payment of the draw is made. The contract time shall be extended. Any additional costs and expenses incurred due to an Owner's failure to pay shall be the responsibility of the Owner. Owner shall pay a late fee of 5% percent if any draw payment is more than ten (10) days late.

8. **CHANGES/OWNER SUPPLIED MATERIAL OR EQUIPMENT:**

- (a) Owner may make changes in the work with Contractor's consent. Owner agrees to pay 100% of the cost of any such change plus Contractor's Fee in the immediately following draw. Owner acknowledges that changes may impact the schedule and constitute an Owner caused delay.
- (b) Contractor has the absolute right to refuse to allow Owner to supply any of the material or equipment for the work. Any Owner supplied material or equipment must be included in the Contract Documents at the time this Contract is entered into, and the Owner must timely supply the purchase documents and installation information to the Contractor. If the Contract Documents permit Owner to supply any material or equipment, Contractor shall be entitled to Contractor's Fee on the cost of any such material or equipment. Any expenses incurred by Contractor due to the late delivery of any Owner supplied material or equipment shall be paid to Contractor by Owner, and the contract time shall be extended.
- (c) Storage of any Owner supplied material or equipment is the sole responsibility of the Owner and shall not interfere with the Contractor's work. The Owner may store supplied material or equipment at the construction site with the consent of the Contractor.
- (d) Any delays due to late delivery shall constitute an Owner caused delay.

9. **WARRANTIES:** Contractor shall provide Owner any Manufacturer's warranties and surveys upon receipt of the Final Draw payment. Contractor shall perform the work required by the Contract Documents in compliance with applicable homebuilding industry standards, and in accordance with local standards and practices then in effect. Contractor warrants that Contractor supplied materials incorporated into the new home shall be new and of good quality; and that Contractor's work shall be free from defects and/or deficiencies for a period of one year from the date of issuance of the certificate of occupancy. Owner shall notify Contractor of any warranty work in writing and Contractor shall promptly remedy any such defective or deficient work.

10. **INDEMNIFICATION:** To the fullest extent permitted by law, Contractor shall indemnify and hold harmless Owner from and against claims, damages, losses and expenses, arising out of or resulting from performance of Contractor's work under this Agreement, provided that any such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself), but only to the extent caused by the negligent acts or omissions of Contractor or anyone directly or indirectly employed by Contractor or anyone for whose acts Contractor may be liable.

11 ASSIGNMENT/SUBCONTRACTORS: This Agreement may not be assigned by either party. Owner acknowledges that Contractor contracts with various subcontractors to perform portions of the work on such terms and with such conditions as the Contractor reasonably believes to be consistent with industry pricing and standards. Contractor agrees to provide Owner with a list of its subcontractors upon the request of Owner.

12. RISK OF LOSS: The risk of loss shall be the responsibility of Owner at all times including during the construction of the new home. Contractor shall obtain "Builder's All Risk Extended Coverage" insurance which shall be part of the cost of construction paid for by Owner.

13. POSSESSION: Owner shall not take possession of the new home until the Final Draw has been paid to Contractor. Until payment of the Final Draw, Owner hereby gives Contractor full authority and permission to occupy and possess the Premises. This authority shall be deemed a license to occupy the Premises by Contractor as necessary to perform this Agreement. Prior to payment of the Final Draw, Contractor shall have the absolute right to allow others entry onto the Premises, including the right to exhibit the new home.

14. INSPECTION AND TURNOVER: Owner shall only be entitled to inspect the new home upon reasonable advance notice to Contractor. The Agreement shall be closed out as follows:

(a) Pre-Completion walk-through: Two weeks prior to the issuance of the Certificate of Occupancy, Owner and Contractor shall inspect the new home. The parties will identify those items remaining to be completed or corrected and include those items on a punch list. At that time, Contractor shall provide to the Owner the final Projected Cost of construction of the new home and the amount of the Final Draw.

(b) Settlement walk-through/Turnover: Upon issuance of the Certificate of Occupancy, Owner and Contractor shall inspect the new home. The parties will identify those punch list items remaining to be completed and create a final, agreed punch list. Owner shall pay the Final Draw less 3% of the Final Draw amount. Contractor shall provide to Owner all keys.

(c) 30-day walk-through: 30 days after Settlement, Owner and Contractor shall inspect the new home. The parties shall identify those items remaining to be performed from the punch list and identify any warranty items to be performed. Contractor shall correct these items as quickly as possible, and in no event later than ninety (90) days of the issuance of Certificate of Occupancy. The time shall be extended for delays beyond the control of the Contractor, including any community building moratorium or restriction.

(d) The 3% withheld from the Final Draw, along with any adjustments to the final Projected Cost of the work for actual costs incurred, shall be due when Contractor completes all punch list items. Upon receipt of this payment, Contractor will furnish releases of lien to Owner.

15. CERTIFICATE OF OCCUPANCY: Issuance of the Certificate of Occupancy and the taking of possession by Owner shall constitute conclusive evidence of final completion of all items of construction except for uncompleted punch list items, and shall constitute final acceptance of the work by Owner and acknowledgement by Owner that the new home has been constructed in accordance with the Contract Documents.

16. PAYMENT/DEFAULT: In the event that Owner fails to make any payment when due then Contractor shall, after written notice with three additional days to cure, be entitled to suspend any further performance until the payment is made. Interest at 2% per month shall accrue on any payment over 30 days late. Time is of the essence with regard to any Owner payment due to Contractor under this Agreement. Owner's deposit shall not be refunded for any reason. In the event of any breach by Owner of this Agreement, or any failure by Owner to make payment as required herein, Owner shall be responsible for any and all attorney's fees, expert witness fees, arbitration fees and court costs and any other costs and expenses incurred by Contractor to enforce this Agreement or to recover any payment due.

17. EXTENSION OF TIME: In the event completion is delayed due to acts of God, inclement weather, strikes, lockouts or other labor disputes, acts of war, emergency proclamation or government regulations affecting either Contractor or Contractor's suppliers of material or labor, Owner caused delays or for any other reason beyond Contractor's control, it is agreed that the delivery and completion date hereunder shall be extended for a period of time sufficient to enable Contractor to complete the work.

18. DISPUTE RESOLUTION/ CHOICE OF LAW: Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association under its Construction Industry Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. **OWNER AND CONTRACTOR HEREBY WAIVE ANY RIGHT TO TRIAL BY JURY OF ANY DISPUTE ARISING OUT OF OR RELATING TO THIS AGREEMENT.** This Agreement shall be construed and interpreted in accordance with the laws of the State of Delaware. Owner hereby waives and Contractor shall not be liable for, any consequential damages arising out of or relating to this Agreement including, but not limited to, lost rental income, loss of use, rental expenses, lost income or profit, or increased loan or financing costs.

19. SEVERABILITY: If any provision of this Agreement is held to be invalid or unenforceable in any jurisdiction, such invalidity or unenforceability shall not affect the validity or enforceability of any other provision.

20. ENTIRE AGREEMENT: This Agreement contains the entire agreement between the parties. No modification of this Agreement shall be binding unless such modification shall be in writing and signed by an authorized agent of the parties hereto. The sole individual who is authorized to sign any agreement on behalf of Marnie Custom Homes, LLC or consent to any change in this Agreement is Marnie Oursler, Managing Member.

MARNIE CUSTOM HOMES, LLC

Marnie Oursler
By Marnie Oursler (Apr 20, 2024 13:35 MDT)
MARNIE OURSLER, Managing Member

Owner:

James R. Stolarski
James R. Stolarski (Apr 19, 2024 10:53 EDT)

Rev. 2/21/2022










MCH Contract for Construction - Stolarski Residence 04.19.2024

Final Audit Report

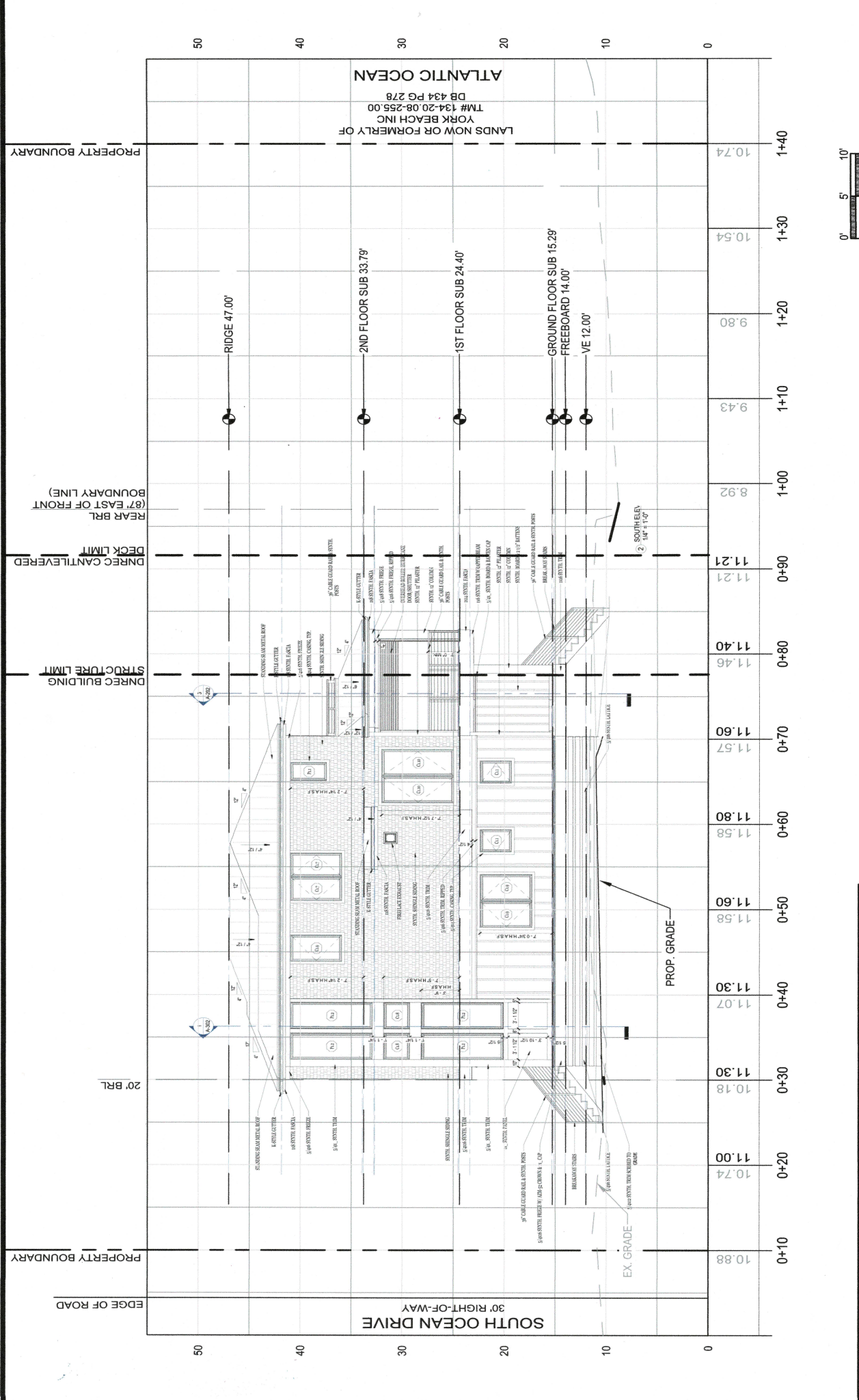
2024-04-20

Created:	2024-04-19
By:	Marnie Custom Homes (estimate@marniehomes.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUYLpd5fe-y_k0-higlVSHRRloPAFYHJF

"MCH Contract for Construction - Stolarski Residence 04.19.2024" History

-  Document created by Marnie Custom Homes (estimate@marniehomes.com)
2024-04-19 - 12:55:49 PM GMT- IP address: 12.153.217.126
-  Document emailed to jrstolarski@me.com for signature
2024-04-19 - 12:56:54 PM GMT
-  Email viewed by jrstolarski@me.com
2024-04-19 - 1:59:35 PM GMT- IP address: 104.28.76.96
-  Signer jrstolarski@me.com entered name at signing as James R. Stolarski
2024-04-19 - 2:53:14 PM GMT- IP address: 104.28.79.39
-  Document e-signed by James R. Stolarski (jrstolarski@me.com)
Signature Date: 2024-04-19 - 2:53:16 PM GMT - Time Source: server- IP address: 104.28.79.39
-  Document emailed to Marnie Oursler (marnie@marniehomes.com) for signature
2024-04-19 - 2:53:18 PM GMT
-  Email viewed by Marnie Oursler (marnie@marniehomes.com)
2024-04-20 - 7:34:34 PM GMT- IP address: 174.198.144.123
-  Document e-signed by Marnie Oursler (marnie@marniehomes.com)
Signature Date: 2024-04-20 - 7:35:02 PM GMT - Time Source: server- IP address: 174.198.144.123
-  Agreement completed.
2024-04-20 - 7:35:02 PM GMT

Structure profile view document



SURVEYOR CERTIFICATION:

RYAN M. PHIFER
REGISTERED
No. 829
PROFESSIONAL SURVEYOR

DATE 3/3/2025

DNREC PROFILE PLAN

PREPARED FOR:
MARNIE CUSTOM HOMES
FOR PROPERTY KNOWN AS:
LOT 10 - YORK BEACH INC.
FORMERLY P/O TM: # 134-20.08-254.00
BALTIMORE HUNDRED | SUSSEX COUNTY | DELAWARE
DATE: MARCH 3, 2025
SCALE: 1" = 10'
PROJECT: MACH028

SCALED.
ENGINEERING

Scaled Engineering, Inc.
20246 Coastal Highway
Rehoboth Beach, DE 19871
Phone: (302) 236-3600

NOTES:
BASE FLOOD ELEVATION MUST BE VERIFIED BY
THE HOME OWNER, CONTRACTOR, AND
HOMEOWNER'S ASSOCIATION PRIOR TO ANY
CONSTRUCTION.

**Cantilevered deck details plan
document**

GENERAL CONTRACTOR

MARINE CUSTOMER HOMES
33508 COASTAL HWY #3
BETHANY BEACH, DE 20600
PHONE: 302-446-2664
www.marinehomes.com

STRUCTURAL ENGINEER

PILOT TOWN ENGINEERING
1750 N. NASSAU COMMONS BLVD.
UNIT 1, LEXINGTON, MD 21839
PHONE: 304-793-1770
www.pilottownengineering.com
JOB # 105.031
CONTACT NAME: M. NAUMANN



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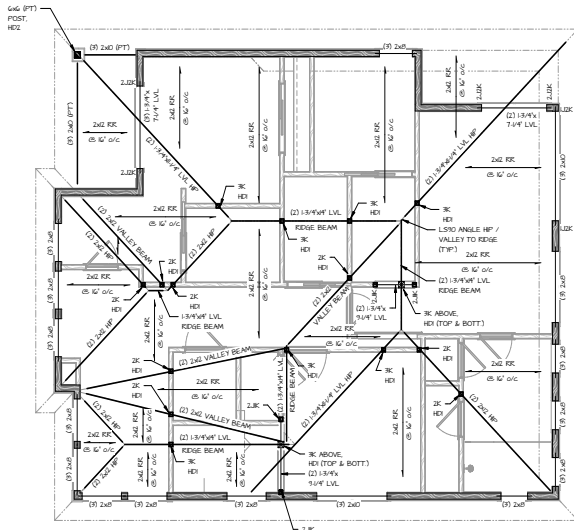
STOLARSKI LOT 10
3005 S. OCEAN DRIVE
SOUTH BETHANY, DE 20686

DRAWING DATE
PROJECT SET 2/25/25

REVISIONS
NO. DATE DESCRIPTION

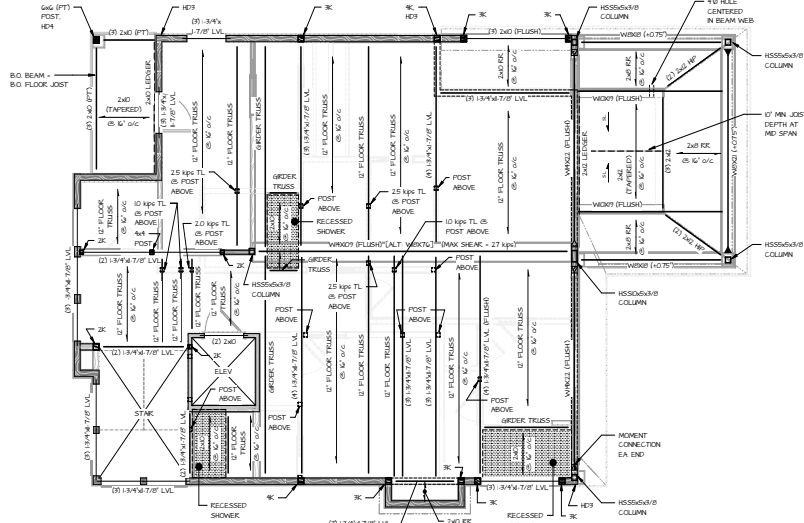
JOB NO. 10404
DRAWN BY: 208

FIRST FLOOR, SECOND FLOOR, & ROOF FRAMING PLANS



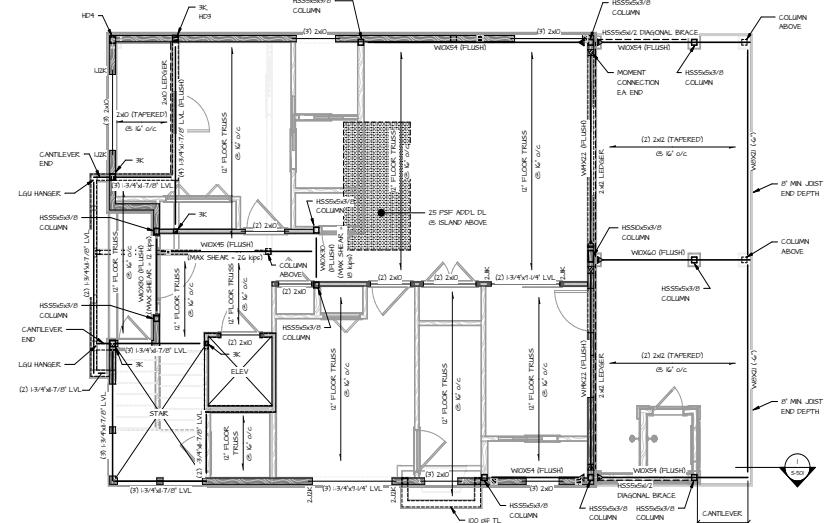
3 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

- NOTES:
1. ...C INDICATES NUMBER OF JACK & KING STUDS.
2. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE SW UNLESS NOTED OTHERWISE.
3. RC INDICATES ROOF Rafter.
4. ...J INDICATES CEILING JOIST.



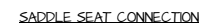
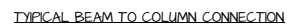
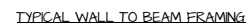
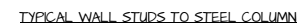
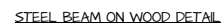
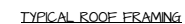
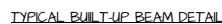
2 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

- NOTES:
1. ...C INDICATES NUMBER OF JACK & KING STUDS.
2. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE SW UNLESS NOTED OTHERWISE.
3. TOP OF FLUSH STEEL BEAMS TO BE 1/2" BELOW TOP OF FLOOR TRUSSES UNLESS NOTED OTHERWISE.
4. REARERS AT THIS LEVEL TO BE FLUSH WITH FLOOR FRAMING UNO.



1 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

- NOTES:
1. ...C INDICATES NUMBER OF JACK & KING STUDS.
2. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE SW UNLESS NOTED OTHERWISE.
3. TOP OF FLUSH STEEL BEAMS TO BE 1/2" BELOW TOP OF FLOOR TRUSSES UNLESS NOTED OTHERWISE.



STRUCTURAL NOTES

- ## FOUNDATIONS

- TIMBER**

- ALL STRUCTURAL TRUSS FRAMING WALLS BLOOMING CITY SHALL BE HEAR PER MINIMUM STRESS GRADE LAMBER OR APPROVED EQL. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS
- FW = 850 PSI FW = 650 PSI E = 1000000 PSI
- ALL STRUCTURAL TRUSS FRAMING SHALL BE STAYED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TRUSS CONSTRUCTIONS CONSTRUCTION MANUAL.
- ALL EXTERIOR TRUSS FRAMING MEMBERS SHALL BE SOUTHERN YELLOW PINE (SPY) IN MINIMUM STRESS GRADE LAMBER. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS
- FW = 1000 PSI FW = 775 PSI E = 1600000 PSI
- ALL STRUCTURAL TRUSS FOR WOOD TRUSSES FRAMING SHALL BE SOUTHERN YELLOW PINE (SPY) IN MINIMUM STRESS GRADE LAMBER, OF APPROVED EQL. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS
- FW = 800 PSI FW = 775 PSI E = 1000000 PSI
- ALL STRUCTURAL TRUSS FRAMING SHALL BE STAYED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TRUSS CONSTRUCTIONS CONSTRUCTION MANUAL.
- ALL GLUE LAMINATED BEAMS SHALL BE CONSTRUCTED OF SOUTHERN YELLOW PINE DOUGLAS FIR OR APPROVED EQL, CONFORMING TO AITC # 19 STANDED SPECIFICATION FOR STRUCTURAL GLUE LAMINATED TRUSS OF SOUTHWEST SPECIES. THE MINIMUM ALLOWABLE PROPERTIES FOR GLUE LAMINATED BEAMS ARE AS FOLLOWS
- FW = 2400 PSI FW = 225 PSI E = 1000000 PSI
- ALL MICRO LAM BEAMS (SL) SHALL BE BE ENGINEERED AND MANUFACTURED BY WERNERHOLZ OR APPROVED EQL. THE MINIMUM ALLOWABLE PROPERTIES FOR MICRO LAM BEAMS ARE AS FOLLOWS
- FW = 2600 PSI FW = 225 PSI E = 1000000 PSI
- MINIMUM DEFLECTION CRITERIA
- A. FLOOR FRAMING - L/160, L/240
- B. ROOF FRAMING - L/160, L/240
- ALL TRUSS AND TRUSS CONSTRUCTION SHALL COMPLY WITH LATEST EDITIONS OF THE FOLLOWING STANDARDS
- A. AMERICAN INSTITUTE OF TRUSS CONSTRUCTION TRUSS CONSTRUCTION MANUAL
- B. AMERICAN WOOD CONCRETE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)
- C. AMERICAN PLYWOOD ASSOCIATION PLYWOOD DESIGN SPECIFICATION
- D. AMERICAN WOOD PRESERVES ASSOCIATION STANDARDS
- DESIGN FABRICATION AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE FOLLOWING TRUSS TRUSSES (TR) STANDARDS
- A. THE NATIONAL DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION
- B. RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES
- C. GUIDE TO GOOD PRACTICE FOR INSTALLING, REPAIRING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES OR
- ALL TRUSS CONNECTIONS SHALL BE MADE USING PNEUMATICALLY CONNECTORS. TIGHTENING IS NOT PERMITTED. SUBMIT MANUFACTURER DATA SHEET FOR REVIEW FOR FASTENERS SHALL BE DISAPPROVED BY SPOON STEINER OR APPROVED EQL.
- PROVIDE POST CAPS AND STUDS AT ALL WOOD JOINTS BY SPOON STEINER OR APPROVED EQL.
- PROVIDE A MINIMUM OF (2) BRACES AT ALL HEADERS AND BEAMS UNLESS NOT OTHERWISE SPECIFIED.
- ALL EXPOSED FASTENERS AND CONNECTORS TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL
- WOOD FLOOR TRUSSES ARE TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER FOR THE WOOD TRUSSES OF JOIST FABRICATOR. SIGNED AND SEALED CALCULATIONS ARE TO BE SUBMITTED FOR REVIEW AND APPROVAL. DESIGNED SHALL REFLECT THE LOADING SHOWN IN THE STRUCTURAL DRAWINGS. TRUSS FABRICATOR SHALL PROVIDE REINFORCED BRACING UNLESS AND CONNECTORS AS REQUIRED
- PROVIDE MINIMUM CONTINUOUS SOLID BLOCKING OR CROSS BRACING LINES AT 8' 0" O.C MAX SPACING FOR ALL
- A. WOOD JOISTS
- B. WOOD RAFTERS
- C. FLOOR TRUSSES
- D. PROVIDE ADDITIONAL X BRACING AS REQUIRED BY FABRICATOR.
- E. PROVIDE A MINIMUM OF ONE LINE OF CROSS BRACING FOR ALL JOISTS
- TREATISE LAMBER SHALL BE PROVIDED AT ALL LOCATIONS WHERE LAMBER IS IN CONTACT WITH CONCRETE AND MASONRY FOUNDATION WALLS OR AT EXTERIOR OF BUILDING
- SEALING FOR WALLS SHALL BE 1/2" THICK TULIP SKIN EPN AT WOOD SEALING, EXPOSURE 1. ALL SEALING SHALL BE PLACED BENEATH AND SQUARED IN ACCORDANCE WITH THE SHEAR WALL DETAIL SHOWN ON THE STRUCTURAL DRAWINGS. ALL JOINTS IN SEALING SHALL BE STAGGERED
- SEALING FOR FLOORS SHALL BE 3/4" THICK 2" TULIP SKIN EPN AT WOOD SEALING, EXPOSURE 1. ALL JOINTS IN SEALING SHALL BE STAGGERED. ALL EDGES IN FLOOR SEALING SHALL BE TONGUE AND GROOVE. WALLS SHALL COMPLY WITH AIA REQUIREMENTS FOR FLOOR FLOOR DISAPPROVED
- SEALING FOR ROOFS SHALL BE 1/2" THICK TULIP SKIN EPN AT WOOD SEALING, EXPOSURE 1. ALL JOINTS IN SEALING SHALL BE STAGGERED. FOR ROOF SEALING USE PANEL JOINTS OR LAMBER BLOODED EDGE JOINTS AS RECOMMENDED BY AIA PANELS SHALL COMPLY WITH AIA REQUIREMENTS FOR PLYWOOD ROOF DRUMWAYS
- PROVIDE 10 SPOON STEINER SCREWS AT 6" O.C OR EQL. FOR EDGE LAGERS TO RIM BOARD UNLESS

MARK	SHEATHING	FASTENING	FUR TO FUR CONN.	WALL TO BEAM CONN.
SW SHEARWALL	1/2" WOOD SHEATHING w/ BLOCKED JOINTS (ONE SIDE)	8d NAILS @ 4' o/c SPACING @ PANEL EDGES, 12" o/c IN FIELD	SHEATHING LAP/ NAILING PATTERN (SEE DETAIL)	1/4"x5" SDS SCREW @ 24" o/c MAX INTO BEAM OR BLOCKING



NOTE:

- | MARK | TYPE |
|------|---|
| HD1 | SIMPSON H6 STRAP BEAM TO POST |
| HD2 | SIMPSON AC. SERIES POST CAP |
| HD3 | (2) SIMPSON HDU-SD25.5 HOLD-DOWN w/
5/8" Ø THREADED ROD THRU FLOOR |
| HD4 | SIMPSON MST6 STRAP TO POST ABOVE |
| HD5 | SIMPSON HDU-SD25.5 HOLD-DOWN w/
5/8" Ø THREADED ROD THRU BEAM TOP FLANGE |

TYPE	PROPERTIES
5d COOLER NAL	0.08"ID x 15/16" LONG
6d COOLER NAL	0.072"ID x 1-7/8" LONG
8d NAL	0.110"ID x 2 1/2" LONG
10d NAL	0.115"ID x 3" LONG
16d NAL	0.162"ID x 3 1/2" LONG
#6 SCREW	0.1875"
#8 SCREW	0.164"ID
#10 SCREW	0.170"ID



STOLARSKI LOT 10

1106 S. OCEAN DRIVE
SOUTH BETHANY, DE 19830

PERMIT SET	2025.01.26
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REVISIONS		
NO.	DATE	DESCRIPTION

JOB NO: 24-011
DRAWN BY: JWB

SCHEDULES & GENERAL
NOTES

S-502