



SHORELINE AND WATERWAY MANAGEMENT SECTION Coastal Construction Application

Public Notice No. WSS20250315 Date: 08/31/2025

Application Submitted: **08/19/2025**

To construct a 3rd story addition within the footprint of the existing dwellings **on Lot(s) 1&2, Block(s) 49, Rehoboth By the Sea, Dewey Beach in Sussex County, Delaware**

Tax Map # **334-20.10-61.00 & 334-20.10-60.00**

Applicant Information

Name: Nathan Graulich

Property Type: Residential: Multiple-Family

Activities:

- New construction
 - Additions within existing footprint : Both

Flood Zone Information:

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

X - Area of 500-year flooding

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

X - Area of 500-year flooding

What is the Base Flood Elevation (NAVD88)?

0

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

03/15/2015

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

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?

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?

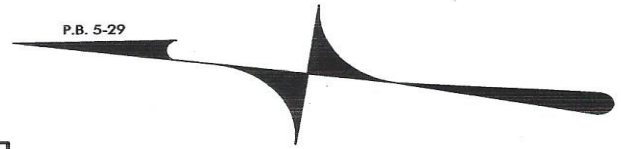
No

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

Structural survey plan document

ATLANTIC OCEAN

P.B. 5-29



PROPOSED CONDITIONS SITE PLAN FOR KERRY MULDOON & TERRI RYAN

REFERENCE: PLAT BOOK 5 PAGE 29
TOTAL AREA: 3,230 SQ. FT., 0.0742 ACRES
1 CHESAPEAKE STREET

SEA-STRAND UNIT #1, BUILDING "A"
PART OF BLOCK #49 OF "REHOBOTH BY THE SEA" SUBDIVISION
TOWN OF DEWEY BEACH
LEWES & REHOBOTH HUNDRED SUSSEX COUNTY
STATE OF DELAWARE

DECEMBER 23, 2024* SCALE: 1" = 20'

NOTES:

*DRAWING REVISED 8/6/2025 TO SHOW
PROPOSED CONDITIONS.

ALL SETBACKS MUST BE VERIFIED BY THE OWNER,
GENERAL CONTRACTOR AND/OR THE DESIGNER.
PLEASE CONTACT THE TOWN OF DEWEY BEACH.

VERTICAL DATUM: NAVD (1988)

THIS PARCEL IS IN FLOOD ZONES:
VE (ELEV. 12') & X (NO B.F.E.)
F.I.R.M. 10005C0354K JUNE 20, 2018

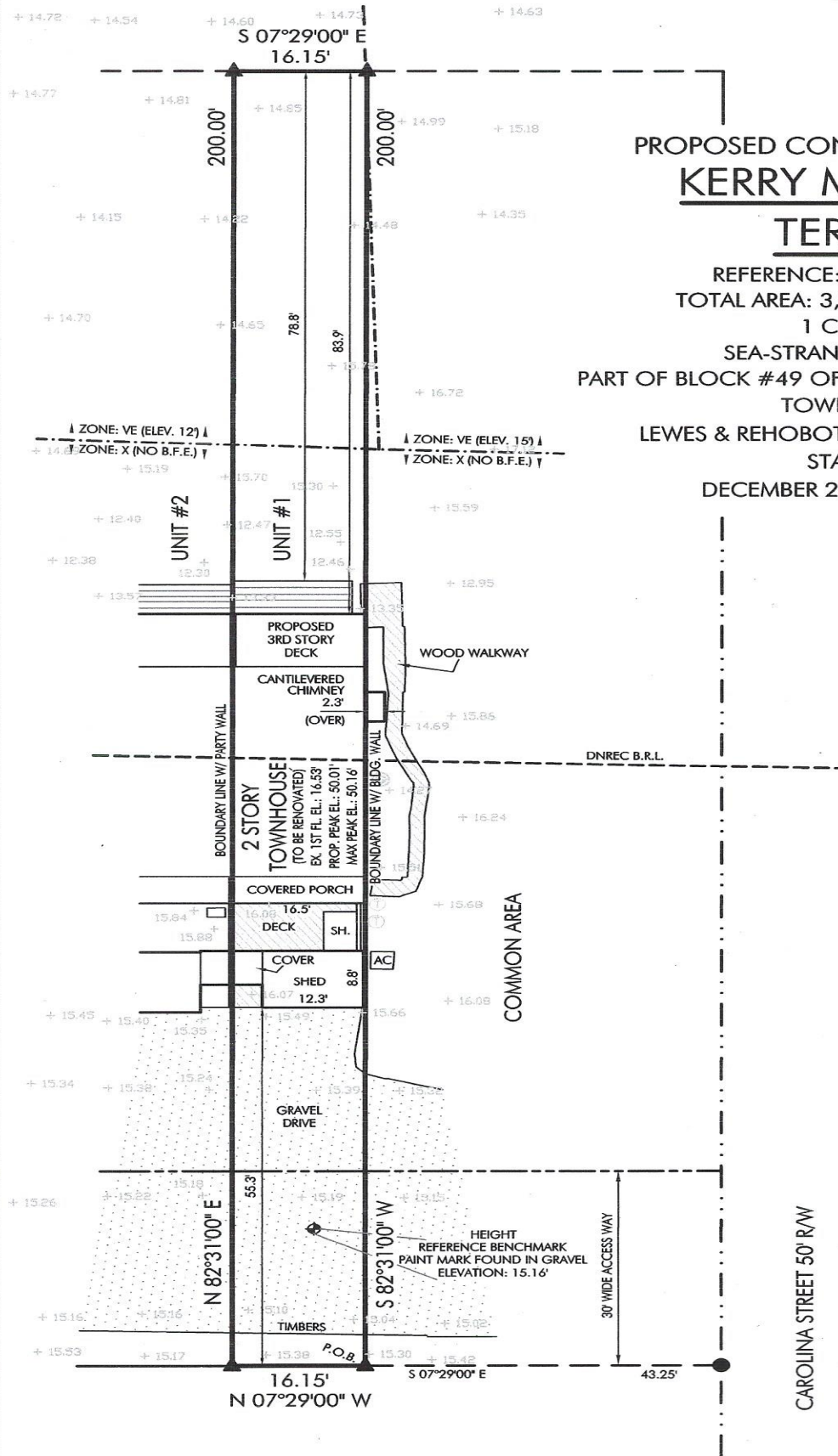
THIS DRAWING DOES NOT VERIFY THE EXISTENCE
OR NON-EXISTENCE OF WETLANDS, UTILITIES,
RIGHT-OF-WAYS OR EASEMENTS IN REFERENCE TO
OR LOCATED ON THIS PROPERTY.

NO TITLE SEARCH PROVIDED OR STIPULATED.

SURVEY CLASS: SUBURBAN

LEGEND:

- ▲ IRON ROD (SET)
- IRON PIPE (FOUND)
- + 0.00 ELEVATION SPOT SHOT (NAVD 88)



LOT #7

Prepared by:

FORESIGHT Services

Surveying & Precision Measurement

302 226 2229 phone

302 226 2239 fax

2103A Coastal Highway

Dewey Beach, DE 19971

Deed/Lease/Sales contract

Tax Map: 3-34 20.10 61.00-1
Prepared By & Return To:
Tunnell & Raysor, P.A.
323 Rehoboth Avenue, Suite E
Rehoboth Beach, DE 19971
File No: AS10024MLG

ASSIGNMENT OF LEASE

THIS IS AN ASSIGNMENT OF LEASE entered into this 3 day of March, 2017, by and between:

Mary Carpenter, of 5310 27th Street, NW, Washington, DC 20015, hereinafter referred to as the Assigner; and

Terri Ryan and Kerry A. Muldoon, her spouse, of 2301 Champlain Street, NW #408, Washington, DC 20009, hereinafter referred to as the Assignees.

WHEREAS, by Indenture of Lease Rehoboth By The Sea Realty Company, a corporation of the State of Delaware, hereinafter known as the Lessor, conveyed Mary Carpenter, the original Lessee, a Leasehold Interest in Unit 1 Building A Block 49 Sea Strand, said Lease being dated November 30, 2016 and filed for record in the Office of the Recorder of Deeds in and for Sussex County in Deed Book 4644, Page 175;

WHEREAS, the said Mary Carpenter desires to assign the said Lease together with all its privileged, duties and liabilities to the Assignees, Terri Ryan and Kerry A. Muldoon;

NOW THEREFORE, in consideration of Three Hundred and Seventy Three Thousand Five Hundred Dollars (\$373,500.00) this day paid by the Assignees to the Assignor, the parties agree to the following:

The Assignor hereby assigns, transfers, and sets over unto the Assignees all his right, title and interest, of, in and to the Lease identified in the preamble hereof from the Lessor named above for:

ALL that certain lot, piece or parcel of land situate in Lewes & Rehoboth Hundred, Sussex County, State of Delaware, more particularly described as follows, to wit:

BEGINNING at a point that is North 07 degrees 29 minutes West 43.25 feet from Caroline Street, thence North 07 degrees 29 minutes West 16.15 feet to a corner for Unit No. 2; thence by and with the line of Unit No. 2, passing through the center of a party wall separating Unit Nos. 1 and 2, South 82 degrees 31 minutes West 200.00 feet; thence South 07 degrees 29 minutes East 16.15 feet to a "Common Area;" thence turning and running by and with the "Common Area" North 82 degrees 31 minutes East 200.00 feet to the point and place of beginning, be the contents what they may, being known and designated as Unit No. 1, Building A, as shown on a plot of Sea Strand, together with the right in common to the "Common Area" as shown on said plot, and subject to the access agreement shown thereon, all of Lots Nos. 1, 2, 3, 4, 5, 6, 23 and 24, Block 49, Rehoboth By The Sea in Lewes & Rehoboth Hundred, Sussex County, Delaware, as surveyed and plotted by Wingate & Eschenbach, registered surveyors, on July 16, 1964, and filed for record in the Office of the Recorder Deeds, at Georgetown, Delaware in Plot Book 5, Page 29 (the "Premises").

The Assignees hereby accept all of the obligations of the Assignors under the original Lease between Rehoboth By The Sea, the original Lessor and D.F.D., Inc. the original Lessee covenant and agree that they will assume all of the obligations of the Assignors under the said Lease.

The Assignees hereby certify that they have been provided with a copy of the original Lease above mentioned and agree that they are bound under the terms of the original Lease.

The Assignees hereby excuse and release the Assignors from any further liabilities under the original Lease.

[INTENTIONALLY LEFT BLANK—SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the party hereto has set her Hand and Seal the day and year first above written.

Signed, sealed, and Delivered
In the presence of:

ASSIGNOR

Harold E. Dukes, Jr.

Mary W. Carpenter (SEAL)
Mary Carpenter

STATE OF Delaware :
COUNTY OF SUBSEX :

BE IT REMEMBERED, that on this 3rd day of January, 2017,
personally came before me, the Subscriber, a Notary Public in and for the State and
County aforesaid, Mary Carpenter, party to this Indenture, personally known to me and
she acknowledged this Indenture to be her act and deed.

Given under my Official Hand and Seal the day and year Aforesaid.

Harold E. Dukes, Jr.
Notary Public/Attorney at Law

HAROLD E. DUKES, JR.
ATTORNEY AT LAW WITH
POWER TO ACT AS NOTARY PUBLIC
PER 29 DEL. C SEC 4323 (A) 3

IN WITNESS WHEREOF, the parties hereto have set their Hands and Seals the day and year first above written.

Signed, sealed, and Delivered
In the presence of:

Harold E. Dukes, Jr.
Harold E. Dukes, Jr.

ASSIGNEE

Terri Ryan (SEAL)

Kerry A. Muldoon (SEAL)

STATE OF Delaware :
COUNTY OF Sussex :

BE IT REMEMBERED, that on this 3rd day of March, 2017,
personally came before me, the Subscriber, a Notary Public in and for the State and
County aforesaid, Terri Ryan and Kerry A. Muldoon, parties to this Indenture, personally
known to me and they acknowledged this Indenture to be their act and deed.

Given under my Official Hand and Seal the day and year Aforesaid.

HAROLD E. DUKES, JR.
ATTORNEY AT LAW WITH
POWER TO ACT AS NOTARY PUBLIC
PER 29 DEL. C SEC 4323 (A) 3

Harold E. Dukes, Jr.
Notary Public/Attorney at Law

Tax Map: 3-34 20.10 61.00-1
Prepared By & Return To:
Tunnell & Raysor, P.A.
323 Rehoboth Avenue, Suite E
Rehoboth Beach, DE 19971
File No: AS10024MLG

CONSENT

KNOW ALL MEN BY THESE PRESENTS, that REHOBOTH BY THE SEA REALTY COMPANY, a Delaware Corporation, does hereby approve and consent to the Assignment of Lease of the unexpired Leasehold interest for Building A Unit 1 Sea Strand Chesapeake Street from: **Mary Carpenter**, of 5310 27th Street, NW, Washington, DC 20015, to **Terri Ryan** and **Kerry A. Muldoon**, of 2310 Champlain Street, NW #408, Washington, DC 20009, Mary Carpenter is hereby excused from any further liability or obligation arising out of her execution of the assignment of lease dated November 30th, 2016, and filed for record on December 29th, 2016, in Deed Book 4644, Page 175.

IN WITNESS WHEREOF, the party of the first part, has caused this Instrument to be properly executed, this 28 day of February, 2017.

Signed, sealed, and Delivered
In the presence of:

Rehoboth-By-The-Sea Realty Company

Sharon L. Johnson

By:

Stephen Judge
President, Stephen Judge

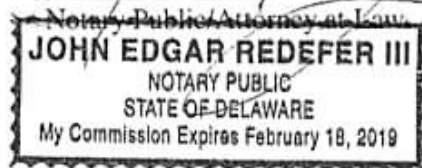
Attest:

Elizabeth Canuso
Elizabeth Canuso, Treasurer

STATE OF Delaware :
COUNTY OF Sussex :

BE IT REMEMBERED, that on this 28 day of February, 2017,
personally came before me, the Subscriber, a Notary Public in and for the State and
County aforesaid, J. Stephen Judge, President of Rehoboth-By-The-Sea Realty
Company, a Corporation existing under the laws of the State of Delaware, party to this
Indenture, known to me personally to be such, and acknowledged this Indenture to be his
act and deed and the act and deed of said corporation, that the signature of the President
thereto is in his own proper handwriting and the seal affixed is the common and corporate
seal of said corporation, and that his act of sealing, executing, acknowledging and
delivering said Indenture was duly authorized by a resolution of the Board of Directors of
said Corporation.

Given under my Official Hand and Seal the day and year Aforesaid.



Structure profile view document

1. THE GENERAL SCOPE OF THE PROJECT INCLUDES THE ADDITION OF A THIRD FLOOR HALF STORY.
2. THE MECHANICAL SYSTEMS WILL BE DESIGN-BUILD.
3. INSPECT AND UPGRADE EXISTING ELECTRICAL SERVICE AS REQUIRED.

1. ITEMS NOT NOTED AS EXISTING ARE NEW. DOORS AND WINDOWS NOT NUMBERED ON THE FLOOR PLANS OR ELEVATIONS ARE EXISTING TO REMAIN, UNLESS NOTED OTHERWISE.
2. SEE FLOOR PLANS FOR DOOR NUMBERS AND SWINGS.
3. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES AND SWINGS.
4. ALL DIMENSIONS TO EXISTING SURFACES ARE TO FINISH, AND ALL DIMENSIONS TO NEW CONSTRUCTION ARE TO OUTSIDE OF ROUGH FRAMING, UNLESS NOTED OTHERWISE.
5. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
6. MECHANICAL, ELECTRICAL, & PLUMBING SYSTEMS ARE INDICATED ON ARCHITECTURAL DRAWINGS FOR COORDINATION OF TYPES AND SIZES. INSTALLATION AND PERFORMANCE ARE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUBCONTRACTORS.

IN CASE OF CONFLICT BETWEEN DETAILS, DRAWINGS, AND THE MOST STRINGENT REQUIREMENTS GOVERN.

2. THE CONTRACTOR SHALL PERFORM ALL WORK INCLUDING CONSTRUCTION PRACTICES, USE AND DISPOSAL OF MATERIALS, AND QUALITIES OF WORKMANSHIP, IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING FEDERAL, STATE, AND NATIONAL CODES AND SPECIFICATIONS FOR THIS CONTRACT. SEE ATTACHED.

3. QUALITY OF MATERIALS AND CONSTRUCTION PROVIDED BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH THE BEST STANDARDS AND PRACTICES OF THE TRADES INVOLVED.

4. A COMPLETE SET OF PROJECT DOCUMENTS INCLUDING AN ORIGINAL, STAMPED SET OF DRAWINGS AND ALL SUBSEQUENT CHANGES AND CLARIFICATIONS SHALL BE KEPT ON SITE AT ALL TIMES. ALL PROPOSED CHANGES TO ORIGINAL PROJECT DRAWING OR SET ARE TO BE SUBMITTED BY CONTRACTOR IN THE FORM OF CHANGE ORDERS FOR APPROVAL BY OWNER AND ARCHITECT.

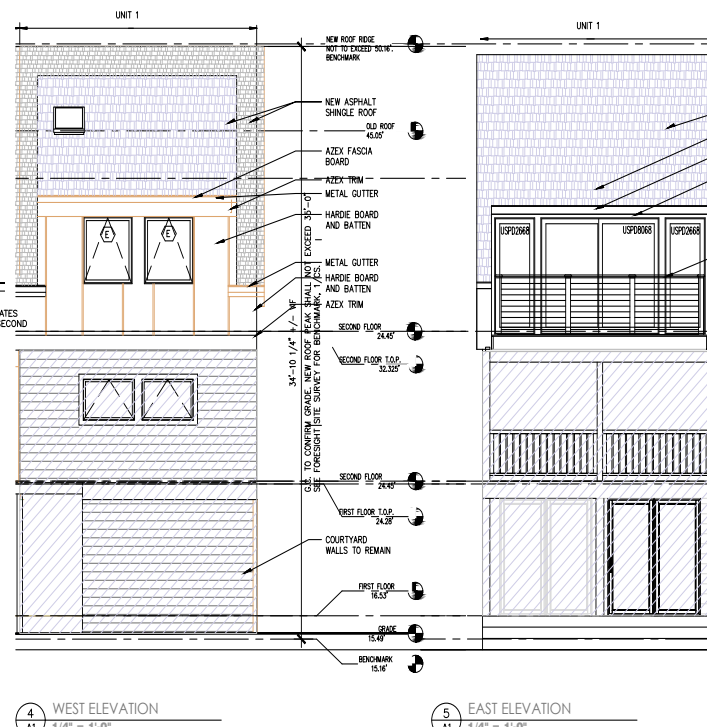
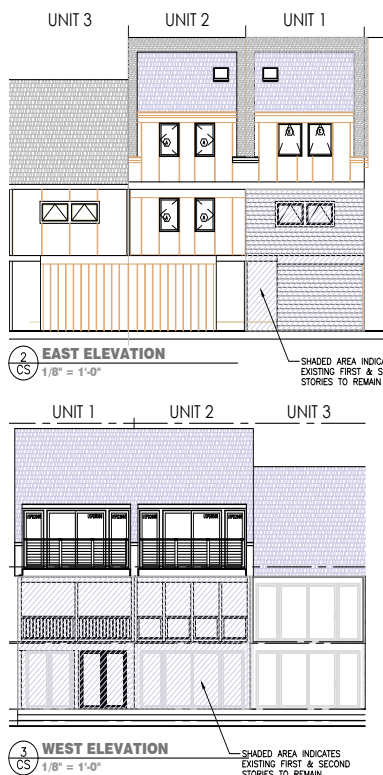
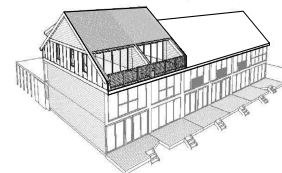
5. SECTIONS AND DETAILS SHOW, WHILE DRAWING FOR SPECIFIC LOCATIONS, ARE INTENDED TO EXPLAIN THE GENERAL TYPES OF DETAILS TO BE USED THROUGHOUT. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY LIKELY TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE REPEATED. MINOR DETAILS NOT LOGICALLY SPECIFIED, BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE PLACED AS IF THEY WERE INDICATED IN THE DRAWINGS.

6. CONTRACTOR TO VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE TIME OF AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES AND/OR DEVIATIONS FROM DRAWINGS. PROVIDED HEREIN, IF REQUIRING ADDITIONAL WORK, ARE TO BE SUBMITTED FOR APPROVAL IN THE FORM OF WRITTEN CHANGE ORDERS TO THE OWNER IN THE TERMS OF THE CONTRACT BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK.

7. ARCHITECT/ENGINEER IS NOT RESPONSIBLE FOR WORK THAT THE ARCHITECT/ENGINEER DOES NOT REVIEW AND/OR WORK NOT COMPLETED IN ACCORDANCE WITH ARCHITECT/ENGINEER'S PLANS AND/OR INSTRUCTIONS. NO DEVIATION FROM DESIGN DRAWINGS IS PERMITTED WITHOUT WRITTEN APPROVAL.

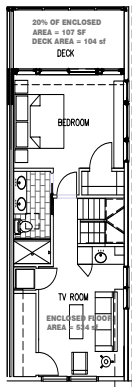
8. THE CONTRACTOR SHALL PROVIDE DAILY CLEAN-UP OF AREAS ADJACENT TO CONSTRUCTION AS WELL AS PERIODIC CLEAN UP OF CONSTRUCTION AREAS.

9. AT JOB COMPLETION, THE CONTRACTOR SHALL PROVIDE FINAL GENERAL CLEANING, REMOVE ALL STAINS AND SPILL FROM ALL NEW GLASS, TILE, AND OTHER FINISHES AND WASH AND POLISH STONE. CONTRACTOR SHALL PROVIDE MARKED UP SET OF AS-BUILT DRAWING.

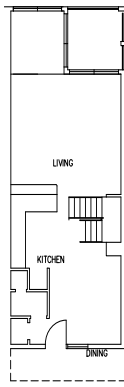


BUILDING HEIGHT	SEA STRAND BUILDING D DEWEY BEACH, DE 19971 TAX PARCEL #TAX PARCEL #3-34-20-1-0-61-00		
CODE OFFICIAL CONTACTS:	TOWN OF DEWEY BEACH & SUSSEX COUNTY, DE		
APPLICABLE CODES:	IRC 2021 // ICC 2018		
CONSTRUCTION TYPE:	V-B (SINGLE FAMILY HOME)		
ZONING:	NR- NEIGHBORHOOD RESIDENTIAL		
LOT SIZE:	UNIT 31 = 3495 SQ. FT. UNIT 50 = 3472 SQ. FT. UNIT 33-35 = 3440 SQ. FT.		
BUILDING HEIGHT	MAX ALLOWABLE: 35'-0" TAKEN AT THE CENTER PO OF THE CROWN OF THE ROADWAY PROPOSED CONSTRUCTION: NEW ROOF PEAK SHALL NOT EXCEED 35'-0" TAKEN AT THE CENTER PO OF THE CROWN OF THE ROADWAY		
FLOOR AREAS:	SEE AREAS ON PLANS A1		
BUILDING SETBACKS:	REQUIRED: FRONT 10'	REAR 12'	SIDE 5' MIN 1/6 AGGREGATE
	PROPOSED: EXISTING TO REMAIN		

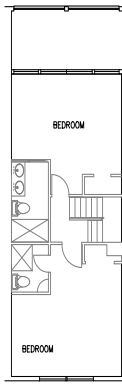
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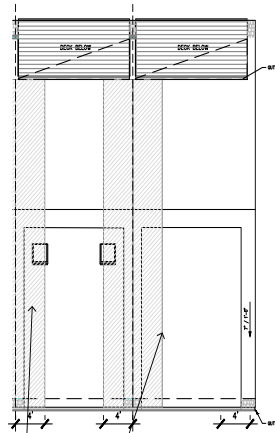
1 PROPOSED HALF STORY PLAN
A1 1/8" = 1'-0"



2 EX'G 1ST FLR, TYP, NO WORK
A1 1/8" = 1'-0"

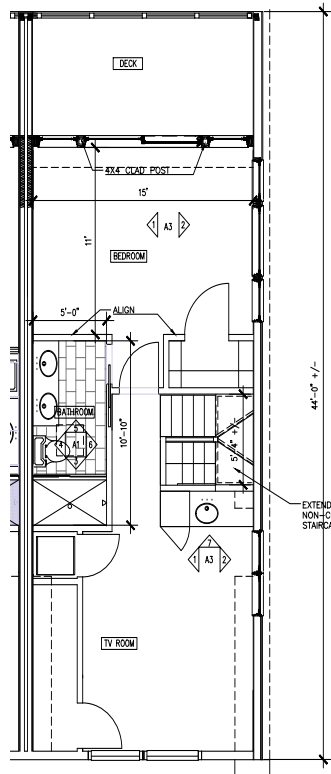


3 EX'G 2ND FLR, TYP, NO WORK
A1 1/8" = 1'-0"



4 ROOF PLAN
A1 1/8" = 1'-0"

WINDOW/ DOOR SCHEDULE



5 PROPOSED HALF STORY ADDITION, UNIT 1
A1 1/4" = 1'-0"

SPECIFICATIONS

UNIT 1
Mark Use: ELCA
Product Line: Elevate
Unit Description: Casement
Rough Opening: 15'-0" x 6'-0"
Frame Size: 14'-0" x 5'-0"
Exterior Finish: Stone White
Interior Finish: Stone White
Sill: None
Unit Type: Casement, Left Hand
Call Number: CH355
Glass Information: IG, Low E2 w/Argon, Black
Divider Type: None
Hardware Type: Folding Handle, Sash Linder: None
Screen Type: Aluminum Screen
Hardware Color: White
Screen Material: Color White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 4-1/2"
Exterior Coating: Coating Type: None
Subalt: None

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

NOTES ON WINDOW/ DOOR SCHEDULE

1. SEE ARCHITECTURAL FLOOR PLANS FOR WINDOW & DOOR OPERATION.
2. PROVIDE TEMPERED GLASS UNITS @ ALL DOORS, Sidelites, TRANSOMS, WINDOWS AS REQUIRED.
3. FINISH COLOR AS SELECTED BY ARCHT.
4. CONTRACTOR TO USE SPECIFIED DOORS/ WINDOWS OR EQUIVALENT PRODUCT.

SPECIFICATIONS

UNIT 1
Mark Use: USPD CH368 X3
Product Line: Ultimate
Unit Description: Sliding Patio Door
Rough Opening: 15'-0" x 6'-0"
Frame Size: 14'-0" x 5'-0"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Sliding Patio Door, X3
Call Number: CH368
Glass Information: Tempered Low E2 w/Argon, Black
Divider Type: None
Hardware Type: 2-Point Multi-Point Lock, Coastal
Screen Type: Ultimate Sliding Screen (2)
Hardware Color: White
Screen Material: Color Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 4-1/2"
Exterior Coating: Coating Type: None
Subalt: None

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

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Screen Material: Color Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 4-1/2"
Exterior Coating: Coating Type: None
Subalt: None

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

WINDOW SCHEDULE

Masonry Opening	2-4 1/2	2-0 1/2
Rough Opening	2-5	2-1
Frame Size	2-4	2-0
Glass Size	23 13/16"	19 13/16"

3-11 3/8
3-11 5/8
4-11 1/8
4-11 1/8
4-11 1/8
4-11 1/8



ELCA2047

4-11 3/8
4-11 5/8
4-11 1/8
4-11 1/8
4-11 1/8
4-11 1/8



ELCA2059

Masonry Opening	3-4 1/2	4-0 1/2	4-0
Rough Opening	3-5	4-1	4-0
Frame Size	3-4	4-0	3-11 1/2
Glass Size	35 13/16"	43 13/16"	21 7/16"

3-11 3/8
3-11 5/8
3-11 1/8
3-11 1/8
3-11 1/8
3-11 1/8



ELAWN147

3-11 3/8
3-11 5/8
3-11 1/8
3-11 1/8
3-11 1/8
3-11 1/8

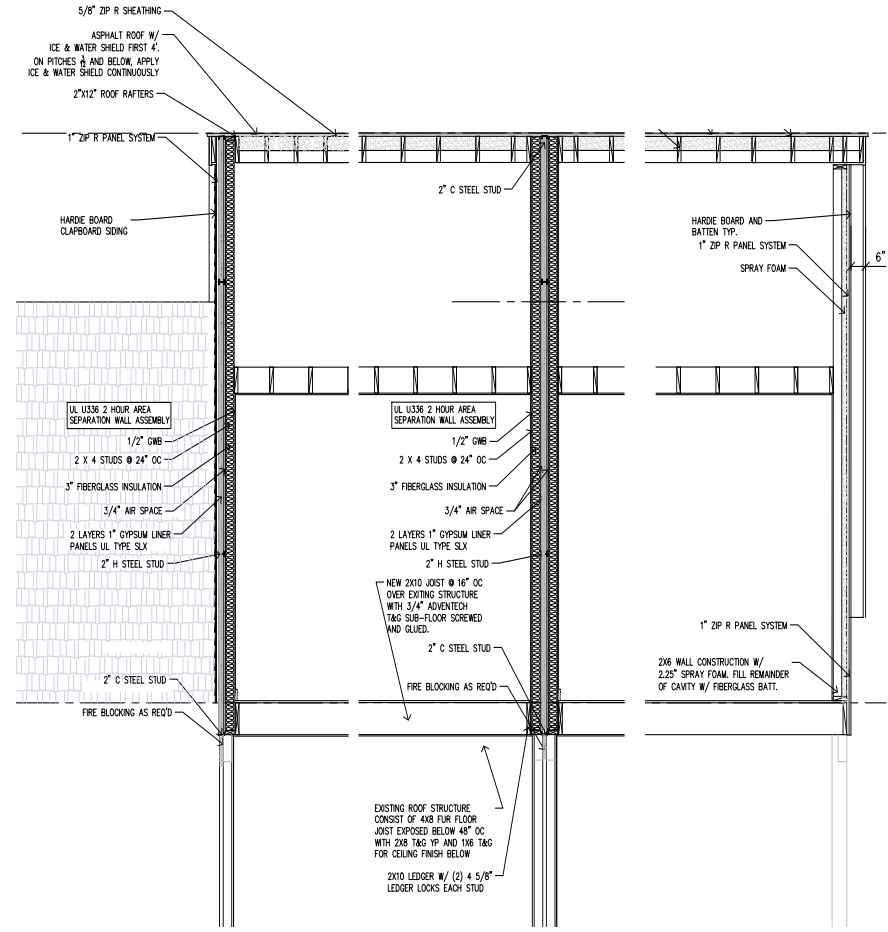


ELAWN497

3-11 3/4
4-0
3-11 1/2
4-0
4-0
4-0



EBSL4040



6 BUILDING SECTION BETWEEN UNITS 2 & 3
A1 1/2" = 1'-0"

7 BUILDING SECTION BETWEEN UNITS 1 & 2
A1 1/2" = 1'-0"

8 PROPOSED HALF STORY ADDITION, UNIT 1
A1 1/2" = 1'-0"

REVISIONS:
10.15.23

Drawing Status
ISSUED FOR PERMIT

CuetokEARNEDesign
ARCHITECTS
539 Westminster Ave
Swarthmore, PA 19081
t:610 506-5158

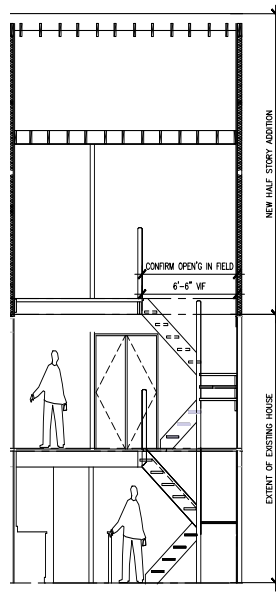
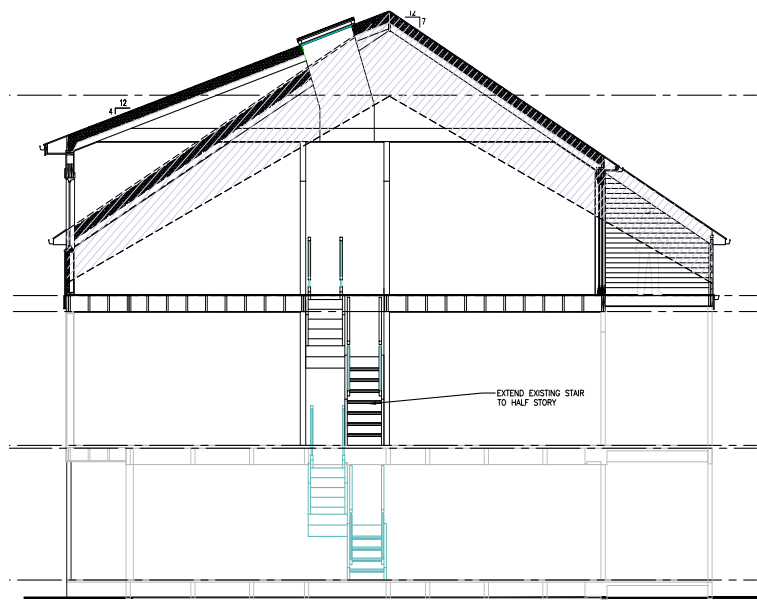
RENOVATIONS & ADDITIONS
MULDOON RYAN
2 CHESAPEAKE STREET, UNIT 1
DEWEY BEACH, DE

Drawing
PLANS
AND
EXTERIOR
ELEVATIONS

Scale
as noted
Date:
06.10.2025

Drawing No.

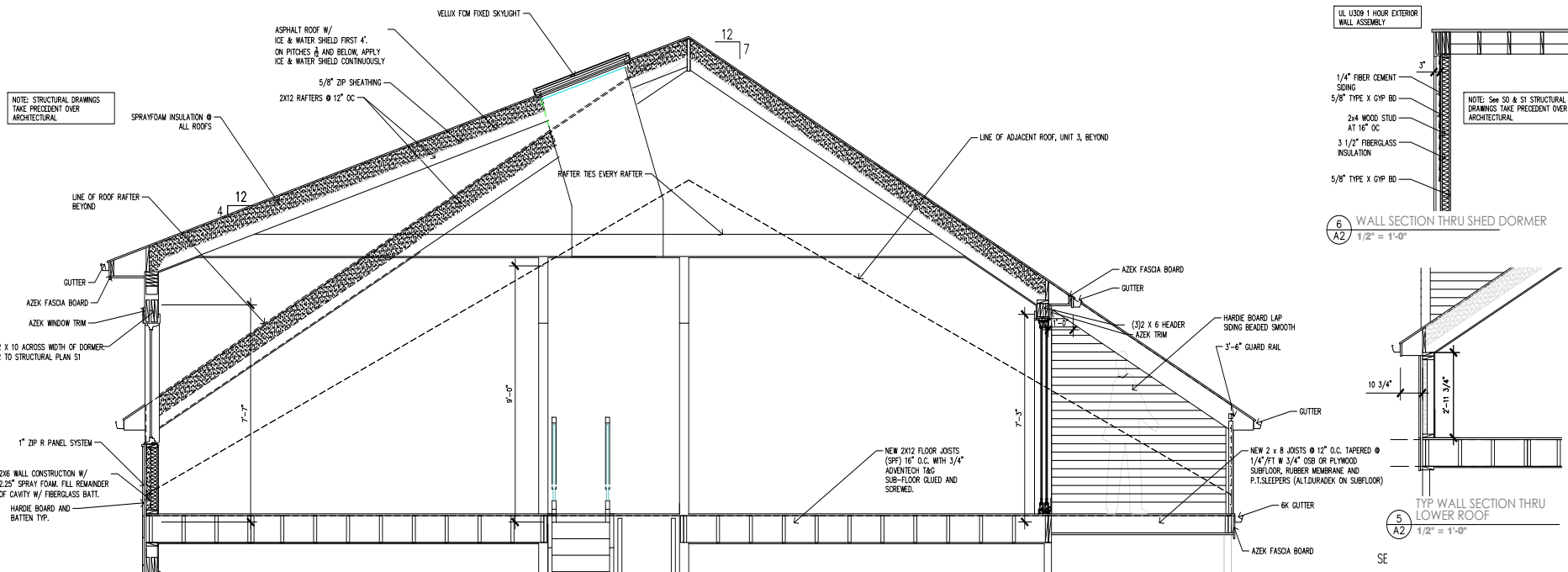
A1
© cuetokEARNEDesign, Inc.



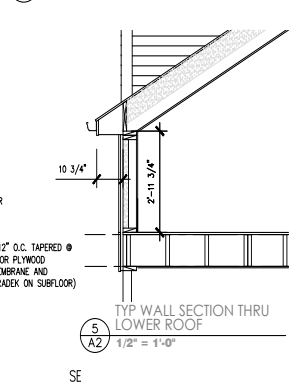
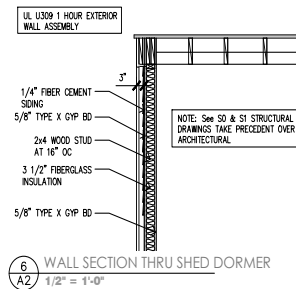
1 BUILDING SECTION
1/4" = 1'-0"

2 BUILDING SECTION @ STAIR
1/4" = 1'-0"

3 BUILDING SOUTH ELEVATION
1/4" = 1'-0"



4 SECTION DETAIL AT NEW CONSTRUCTION
1/2" = 1'-0"



REVISIONS:
10.15.23

Drawing Status
ISSUED FOR PERMIT

CuettoKEARNEYdesign
ARCHITECTS
539 Westminister Ave
Swarthmore, PA 19081
t:610 506-5158

RENOVATIONS & ADDITIONS
MULDOON RYAN
2 CHESAPEAKE STREET UNIT 1
DEWEY BEACH, DE

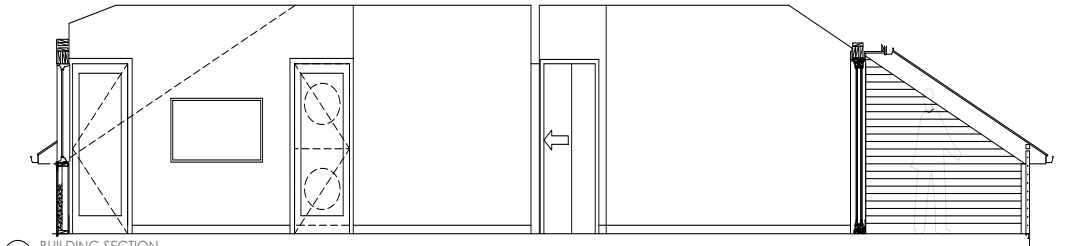
SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE:
as noted

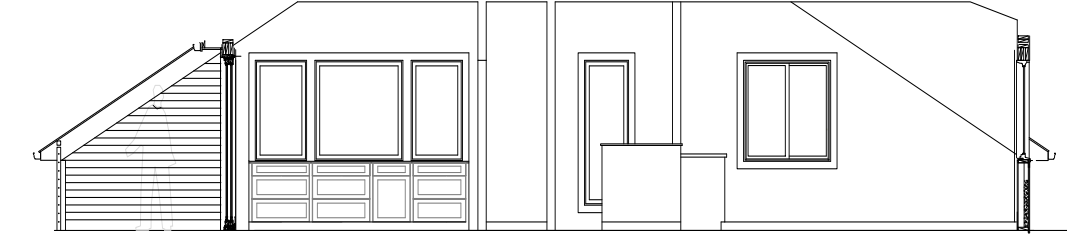
DATE:
06.10.2025

FILE:

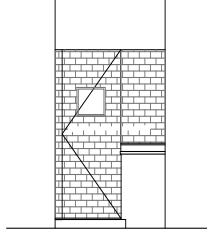
SHEET NUMBER:
A2



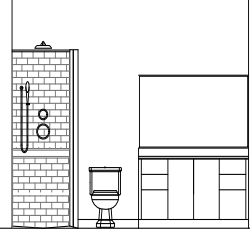
1 BUILDING SECTION
3/8" = 1'-0"



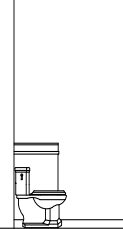
2 BUILDING SECTION
3/8" = 1'-0"



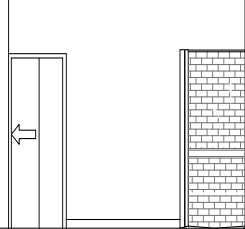
3 BATHROOM INT ELEV
3/8" = 1'-0"



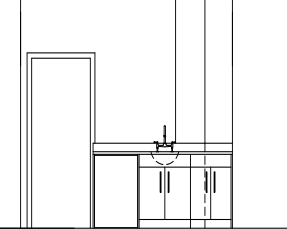
4 BATHROOM INT ELEV
3/8" = 1'-0"



5 BATHROOM INT ELEV
3/8" = 1'-0"



6 BATHROOM INT ELEV
3/8" = 1'-0"



7 TV ROOM INT ELEV
3/8" = 1'-0"

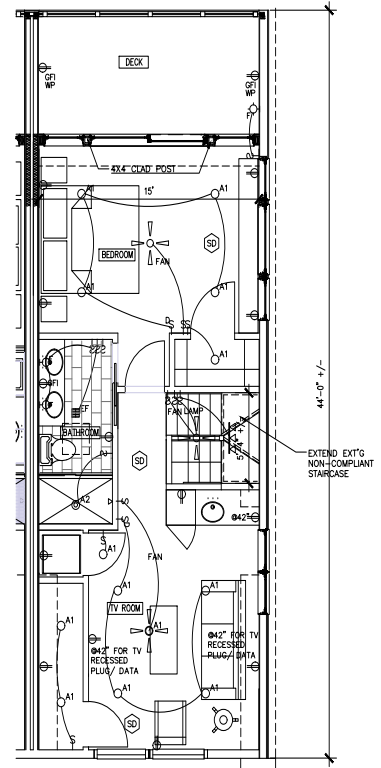
8 HALF STORY ADDITION, ELECTRICAL PLAN
1/4" = 1'-0"

GENERAL ELEC. NOTES ELECTRICAL SYMBOLS

- ALL WORK TO CONFORM W/ ALL APPLICABLE ELECTRICAL AND BUILDING CODES.
 - SMOKE DETECTOR TO BE INSTALLED IN THE BASEMENT & BOTTOM OF STAIRS, IN EACH BEDROOM AND ONE PER FLOOR, UNO. ALL SMOKE DETECTORS TO BE HARDWIRED & INTERCONNECTED W/ BATTERY BACKUP.
 - PROVIDE A MINIMUM OF ONE CO HARDWIRED DETECTOR IF NON EXISTS.
 - USE INSULATED RECESSED FIXTURES IN LOCATIONS WHERE REQUIRED.
 - MOUNTING HEIGHTS ARE TO CENTER OF BOUL.
 - MOUNT RECEPTACLES @ 18" AFF. UNO.
 - MOUNT WALL SWITCHES @ 48" AFF. UNO.
 - MOUNT OUTLETS ABOVE COUNTERTOPS @ 44" AFF. UNO.
 - MOUNT WALL MOUNTED LIGHT FIXTURES @ 4'-0" AFF. UNO.
 - RECEPTACLES UNDER WINDOWS TO BE CENTERED ON WINDOW UNO.
 - CENTER RECESSED LIGHT FIXTURE AND CEILING FANS IN ROOM OR MOUTH OF HALLWAY, UNO.
 - COORDINATE ELEC. WORK WITH PLUMBING AND HVAC SUBCONTRACTORS.
 - COORDINATE LIGHTING AND ELECTRICAL W/ UNLINED PLANS AND INTERIOR ELEVATIONS.
- SMOKE DETECTOR
Direct wire 120V fire alarm system w/ residence smoke button complete w/ base, head and base, buzzer, stand-by battery and battery power supply
- DUPLEX RECEPTACLE
20A, 120V, w-ground complete w/ box & plate
- DOUBLE DUPLEX RECEPTACLE
- GROUND FAULT INDICATOR
- GROUND FAULT INDICATOR
Wired for GFI
- SPLIT-WIRE DUPLEX RECEPTACLE
Top Receptacle wired to Wall Switch
- FLUSH-MOUNTED JUNCTION BOX
- SINGLE POLE WALL SWITCH
20A, 120V, complete w/ switch & box plate
- THREE-WAY WALL SWITCH
20A, 120V, complete w/ switch box & plate
- WALL BOX DIMMER
120V, complete w/ switch box & plate
- THREE-WAY DM WALL SWITCH
20A, 120V, complete w/ switch box & plate
- DOOR CONTACT SWITCH

LIGHT FIXTURE SCHEDULE

MARK	TYPE	MANUFACT.	PRODUCT NUMBER NO.	REMARKS
A1	4" RECESSED LED DOWNLIGHT	RAB	WRL4R99A120WS	
A2	4" RECESSED LED DOWNLIGHT	RAB	WRL4R99A120WS	
F	WALL MOUNTED VANITY LIGHT FIXTURE			by owner
E	CEILING MOUNTED FIXTURE			by owner
K	UNDER COUNTER CABINET LIGHT FIXTURE			
TV	TRACK LIGHTING, SEE SPEC			



REVISIONS:
XX.XX.XX

Drawing Status
ISSUED FOR PERMIT

CuetoKEARNEYdesign
ARCHITECTS
539 Westminster Ave
Swarthmore, PA 19081
t:610 506-5158

RENOVATIONS & ADDITIONS
MULDOON RYAN
2 CHESAPEAKE STREET UNIT 1
DEWEY BEACH, DE

SHEET TITLE:
INTERIOR ELEVATIONS

SCALE:
as noted

DATE:
06.10.2025

FILE:

SHEET NUMBER:
A3

MULDOON RYAN RESIDENCE

UNIT 1, SEASTRAND CT.
DEWEY BEACH, DE 19971

STRUCTURAL DESIGN CRITERIA

1. DESIGN LOADS ARE IN ACCORDANCE WITH IRC 2021, ASCE 1-16, AND THE APPLICABLE LOCAL CODES OR AS NOTED BELOW:

DEAD LOAD	
ROOF FLOOR	20 PSF
LIVE LOAD	
FLOOR	SEE CHART
2. BUILDING OCCUPANCY CATEGORY	I
3. SNOW LOADS:	
GROUND SNOW LOAD	20 PSF
FLAT-ROOF SNOW LOAD	20 PSF
4. WIND LOADS:	
BASIC WIND SPEED (3 SEC 60/ST)	122 MPH
EXPOSURE CATEGORY	C

FRAMING NOTES

- DESIGN LOADS: (LL) FLOOR LOAD = 40 PSF, STAIR = 40 PSF, ROOF = 20 PSF, DECK = 40 PSF.
- ALL SAWN LUMBER MEMBERS SHALL BE #2 SPF (Fb = 675 psi, Fv = 195 psi, AND E = 1400 ksi) OR BETTER.
- ALL LVL BEAMS OR HEADERS SHALL BE GRADE 2.0E MICROLAM LVL (Fb = 2600 psi, Fv = 265 psi, AND E = 2.0 x 10⁶ psi) OR BETTER.
- PSL COLUMNS SHALL BE GRADE 1.0E PARALLAM PSL (Fcomp = 545 psi, Fcomp(alt) = 2500 psi, Fv = 190, E = 1.8 x 10⁶ psi) OR BETTER.
- PSL BEAMS SHALL BE GRADE 2.0E PARALLAM PSL (Fb = 2400 psi, Fv = 240 psi, AND E = 2.0 x 10⁶ psi) OR BETTER.
- ALL PSL BEAMS & COLUMNS USED FOR EXTERIOR CONSTRUCTION AND EXPOSED TO THE ELEMENTS SHALL BE PARALLAM PLUS w/ SERVICE LEVEL 2 (POLYMERIZED PSL INDICATED ON PLANS AS (PI) OR APPROVED EQUAL. (COLUMNS: Fcomp = 150 psi, Fcomp(alt) = 1300 psi, Fv = 120 psi, AND E = 1.314 x 10⁶ psi; BEAMS: Fb = 1827 psi, Fv = 191 psi, E = 1.46 x 10⁶ psi)
- ALL EXTERIOR WALLS SHALL BE 2 x 6 STUD U.N.O. AND ALL INTERIOR WALLS SHALL BE 2 x 4 STUD U.N.O.
- ALL EXTERIOR HEADERS TO BE MIN. (3) 2 x 10 U.N.O. ALL INTERIOR HEADERS & LOAD BEARING WALLS TO BE MIN. (2) 2 x 8 U.N.O.
- ALL HEADERS AT NON-BEARING CONDITIONS SHALL BE AS FOLLOWS:

OPENING	HEADER
UP TO 4'-0"	(2) 2 x 8
4'-0" TO 8'-0"	(2) 2 x 8
8'-0" TO 9'-0"	(2) 2 x 10

- PROVIDE 2 x 4 FLAT BLOCKING BETWEEN JOISTS WHERE PARALLEL WALLS LIE BETWEEN.
- PROVIDE MIN. DOUBLE FLOOR JOISTS UNDER BEARING WALLS RUNNING PARALLEL TO JOIST SYSTEM.
- POST AND BLOCK SOLID BENEATH ALL POINT LOADS TO FOUNDATION OR SUPPORTING MEMBERS BELOW. (V MIN. (3)- 2x6 U.N.O. CROSS SECTION DIMENSIONS OF POST BELOW MUST BE EQUAL TO OR GREATER THAN POST ABOVE.
- ALL POINT LOADS FROM STEEL & LVL BEAMS INCLUDING RIDGE, HP & VALLEY BEAMS SHALL BE SUPPORTED BY MINIMUM (3) 2x6, (3) 2x4, OR SOLID COLUMNS AS SHOWN ON THE PLANS.
- BALLOON FRAME ALL TWO STORY WALLS WHERE LATERAL FRAMING DOES NOT PROVIDE MID-HEIGHT BRACINGS. SOLID HORIZONTAL BLOCKING IS REQUIRED BETWEEN STUDS AT MIDPOINT OR AT THIRD POINTS FOR STUDS OVER 18'-0".
- ALL ROOF FRAMING MATERIAL IN DIRECT CONTACT W/ MASONRY WALLS AND/OR CONCRETE FLOOR SLABS SHALL BE PRESSURE TREATED MATERIAL AND ALL FASTENERS USED SHALL BE COMPATIBLE WITH TREATMENT.
- ALL DIMENSIONS ARE FROM TO FACE OF FRAMING AND FOUNDATION WALLS, UNLESS NOTED OTHERWISE.
- INSTALL A CONTINUOUS ALUMINUM TERMITES SHIELD BETWEEN ANY ROOF AND CONCRETE SURFACES.
- ENGINEERED FLOOR JOISTS ARE TO BE DESIGNED AND DETAILED BY THE MANUFACTURER. INSTALLATION AND STIFFENING IS TO BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND WRITTEN INSTRUCTIONS.
- ALL CONSTRUCTION IN COASTAL FLOOD HAZARD ZONE AREAS TO MEET OR EXCEED THE REQUIREMENTS STATED IN FEMA TECHNICAL BULLETINS AND PER NFIP REGULATIONS.
- PROVIDE MECHANICAL CONNECTORS AT ALL LOCATIONS WHERE THE RAFTERS ARE HANGING FROM THE RIDGE BEAM. SIMPSON LRUZ L50/L55U HANGERS OR EQUAL INSTALLED PER MFR. SPECIFICATIONS AND FOR THE APPROPRIATE ALLOWABLE LOADS ARE ACCEPTABLE.

LIVE LOADS (MINIMUM UNIFORMLY DISTRIBUTED IN PSF)		
USE	LIVE LOAD	REF. (RC SECTION R301.3 OR IBC SECTION 1601) FOR ADDITIONAL NOTES & SPECIFICATIONS.
UNINHABITABLE ATTICS w/o STORAGE	10	
UNINHABITABLE ATTICS w/LIMITED STORAGE	20	
HABITABLE ATTICS & ATTICS SERVED BY/THRU STAIRS	30	A. INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 500-POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.
BALCONIES (EXT.) AND DECKS	40	
GUARDRAILS AND HANDRAILS*	200	
SLEEPING ROOMS	30	B. DESIGN LOAD: 200# AT ANY POINT IN ANY DIRECTION, UNIFORM LOAD OF 50 #/FOOT LATERALLY AT TOP OF RAIL, 100#/FOOT VERTICALLY AT TOP OF RAIL. UNIFORM LOAD IS APPLIED SIMULTANEOUSLY WITH UNIFORM LOAD.
ROOMS OTHER THAN SLEEPING ROOMS	40	
STAIRS*	40	

PROJECT CONTACTS

ARCHITECT / STRUCTURAL ENGINEER
COMPANY: ELEMENT DESIGN GROUP
CONTACT: JILL M. KULPINSKI
ADDRESS: 115 WEST MARKET STREET
SECOND FLOOR
LEWES DE, 19850
PH: (302) 848-0777
EMAIL: JILL@ELEMENTDS.COM

GENERAL CONTRACTOR

COMPANY: ---
CONTACT: ---
ADDRESS: ---
PH: ---
EMAIL: ---

PROJECT INFORMATION

SITE: UNIT 1, SEASTRAND CT.
DEWEY BEACH, DE 19971
TAX PARCEL: 334-20.10-61.00
JURISDICTION: TOWN OF DEWEY BEACH &
SUSSEX COUNTY

SHEET LIST

NO.	NAME
50	COVER SHEET & NOTES
51	FRAMING PLANS & DETAILS

SYMBOLS



SECTION CUT - INDICATES SECTION OR DETAIL NUMBER SHEET NUMBER



ELEVATION HEIGHT MARKER - INDICATES HEIGHT ABOVE FINISH FLOOR & OBJECT



DRAWING BREAK LINE



CENTERLINE

SCOPE OF WORK

- STRUCTURAL ANALYSIS AND DESIGN OF HALF STORY ON EXISTING TWO STORY TOWNHOUSE. FRAMING PLAN TO BE BASED ON ARCHITECTURAL DRAWINGS BY OTHERS.

REV. NO.		DATE	DESCRIPTION	BY

MULDOON RYAN RESIDENCE

UNIT 1, SEASTRAND CT.
DEWEY BEACH, DE 19971

TAX PARCEL #334-20.10-61.00



ELEMENT
115 W. MARKET STREET, 2nd floor
LEWES, DE 19850
302.848.0777
www.elementds.com

DWN	DRN	CHKD
-	JK	JK
SCALE: As indicated		
JOB No.		e24213
ISSUE DATE:		02.26.25
50		

COVER SHEET & NOTES

Adjacent property owners document

Sea Strand Owners – June 2025

A1 A2	Kerry Muldoon and Terri Ryan 2 Chesapeake Street Unit 1 Rehoboth Beach, DE 19971	muldoondc@gmail.com terriryans5@gmail.com	202-436-1268
A3	Peter and Suzanne MacNab 39470 Jefferson Bridge Road Bethany Beach, DE 19930	smacbeach@msn.com	302-541-5000 Suzanne Work 302-228-1251 Suzanne Cell
A4	Mrs. LaVonne Boyer 6251 Old Dominion Drive #310 McLean, Virginia 22101	LaVonne Llboyer01@gmail.com Paul Pwboyer91@yahoo.com Philip surferway@shaw.ca Richard rboyer@modernthink.com	302-227-7880 Sea Strand 703-981-3460 LaVonne Cell 202-468-4549 Richard
A5	Lorena Chambers Lou deBaca PO Box 362 Shepherdstown, WV 25443	Lorena.chambers@gmail.com Lou.debaka@gmail.com	703-622-7292 Lorena 703-470-1171 Lou
A6	Hilary Giffin 15613 Jones La Gaithersburg, MD 20878 Cassie Taggart 15118 Prudence Rd. Lewes DE 19958	Hilary Giffin Dhl.Giffin@verizon.net Cassie Taggart cassieart@gmail.com Richard richarderice@gmail.com	301-787-6895 Hilary 301 760-6257 Cassie
A7	Greg and Diane Turk 141 Indian Lane Media PA 19063	GTurk1@verizon.net	610-348-6165 Greg 610 529-8905 Di
A8	Bob and Ann Belmonte 1702 N. Park Dr., Apt. 72 Wilmington, DE 19806	Ann aabelmonte@aol.com Bob rbelmonte@aol.com	302-429-0104 Home 302-212-2180 Sea Strand 302-540-4112 Ann 302-354-2737 Bob

Tax Map #3-34 20.10 60.00 Unit 2
Prepared by:
Tunnell & Raysor, PA
323E Rehoboth Avenue
Rehoboth Beach, DE 19971
File No. AS8350/mlg

THIS IS AN ASSIGNMENT OF LEASE, dated this 30 day of January, 2013 given by and between JOANNE WEBBER AND PEGGY BLAIR of 725 21st Street, Hermosa Beach, CA 90254, hereinafter referred to as the "Assignors",

TO

TERRI RYAN AND KERRY MULDOON, as joint tenants with right of survivorship, of 2301 Champlain Street, NW #408, Washington, DC 20009, hereinafter referred to as the "Assignees".

WHEREAS, by Indenture of a 60 year Lease, Rehoboth By The Sea Realty Company, a corporation of the State of Delaware, hereinafter known as the Lessor, conveyed to Horatio W. Turner, III and Mary Helen Turner, the original Lessees, the below-described premises, said Lease being dated July 18, 1964 and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, Georgetown, Delaware in Deed Book 579, page 266; and

WHEREAS, Horatio W. Turner, III and Mary Helen Turner, his wife, assigned the said Lease to Margaret Lee Dunton and Nancy Lee Baumstark, by Assignment of Lease dated April 30, 1965 and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 586, Page 134; and

WHEREAS, Margaret Lee Dunton and Nancy Lee Baumstark to Charles W. Mertz and Pamela A. Mertz, by Assignment of Lease Dated June 12, 1995 and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, In Deed Book 2056, Page 032; and

WHEREAS, Charles W. Mertz and Pamela A. Mertz to Pamela A. Mertz, by Assignment of Lease dated February 11, 2000 and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 2461, Page 186; and

WHEREAS, Pamela A. Mertz to Joyce M. Quinlan and Pierce A. Quinlan, by Assignment of Lease dated January 10, 2003 and filed for record in the office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 2793, Page 152; and

WHEREAS, by Assignment of Lease, Joyce M. Quinlan and Pierce A. Quinlan, her husband conveyed their leasehold interest unto JP Quinlan Properties, LLC. Said Assignment of Lease being dated November 20, 2003 and filed for record in the Office of the Recorder of Deeds, aforesaid, in Deed Book 2914, page 314; and

WHEREAS, by Assignment of Lease, JP Quinlan Properties, LLC conveyed its leasehold interest unto Joanne Webber and Peggy Blair. Said Assignment of Lease being dated February 25, 2005 and filed for record in the Office of the Recorder of Deeds, aforesaid, in Deed Book 3105, page 294; and

WHEREAS, the said Joanne Webber and Peggy Blair, do desire to assign all of their right, title and interest in and to said Lease, together with all its privileges, duties and liabilities to the Assignees;

NOW THEREFORE, in consideration of the sum of TWO HUNDRED EIGHTY-FIVE THOUSAND DOLLARS (\$285,000.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, this day paid by the Assignees to the Assignors, the parties hereto agree as follows:

The Assignors hereby assign, transfer and set over unto the Assignees all their right, title and interest, of, in and to the Lease and Extension of Lease identified in the Preamble hereof from the Lessor named for:

ALL OF THE REMAINING LEASEHOLD, RIGHT, TITLE AND INTEREST, in Unit 2, Building A, Sea Strand, Block 50, Rehoboth By The Sea, Dewey Beach, Sussex County, Delaware being more particularly described as follows, to wit:

BEGINNING at a point that is North 07 degrees 29 minutes West, 58.00 feet North of an iron pipe found on the North right of way line of Carolina Street, said point at a corner for this Lot and for the common area, then running with the line of Lot 7, North 07 degrees 29 minutes West, 16.30 feet to a point; thence, turning and running with the line of Unit 3, passing through the center of a party wall separating this unit and Unit 3, North 82 degrees 31 minutes East, 200.00 feet to an iron point on the beach of the Atlantic Ocean; thence turning and running with the beach, South 07 degrees 20 minutes East 16.30 feet to a point in line of the common area; then turning and running with the common area; thence, turning and running with the common arc, South 82 degrees 31 minutes West 200.00 feet to the point and place of beginning, be the contents thereof what they may, being, known and designated as Unit No. 2, Building A, as shown on said plot of Sea Strand in Block No. 50, together with a right in common the Common Areas, as shown on a plot, and subject to the access agreement shown thereon, as surveyed and plotted by Wingate & Eschenbach, Registered Surveyors, on September 1, 1964, and filed for record in the Office of the Recorder of Deeds, Georgetown, Delaware, in Plot Book 5, Page 29.

The Assignees hereby accept all of the obligations of the Assignors under the original Lease between Rehoboth By The Sea, a Delaware Corporation, the original Lessor and Horatio W. Turner, III and Mary Helen Turner, the original Lessee and covenants and agrees that they will assume all of the obligations of the Assignors under the said Lease, as amended and extended.

The Assignees hereby excuse and release the Assignors from any further liabilities under the original Lease as amended. The Assignees hereby certify that they have been provided with a copy of the original Lease above-mentioned and agree that they are bound under the terms of the original Lease and Extension of Lease Agreement.

IN WITNESS WHEREOF, the party have hereunto set her Hand and Seal, the day and year first above written.

Rebecca E. Howell
Witness

ASSIGNOR:

Joanne Webber (SEAL)

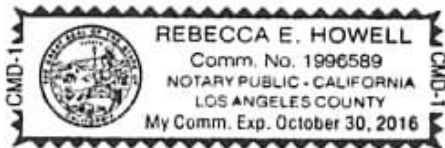
STATE OF California :
:ss.
COUNTY OF Los Angeles :

BE IT REMEMBERED, that on this 30 day of January in the year of our Lord, two thousand thirteen (2013) personally came before me, The Subscriber, a Notary Public for the State and County aforesaid, Joanne Webber, party to this Indenture known to me personally to be such, and they acknowledged this Indenture to be their deed.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.

October 30, 2016
Date Commission Expires
(Please Type)

Rebecca E. Howell
Notary Public
Rebecca E. Howell
Name of Notary



IN WITNESS WHEREOF, the party have hereunto set her Hand and Seal, the day and year first

above written.

Rebecca E. Howell
Witness

ASSIGNOR:
Peggy Blair (SEAL)
Peggy Blair

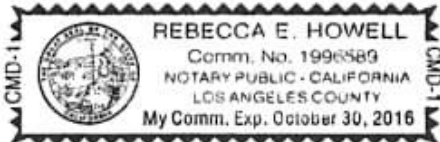
STATE OF California :
:SS.
COUNTY OF Los Angeles:

BE IT REMEMBERED, that on this 30 day of January in the year of our Lord, two thousand thirteen (2013) personally came before me, The Subscriber, a Notary Public for the State and County aforesaid, Peggy Blair, party to this Indenture known to me personally to be such, and they acknowledged this Indenture to be their deed.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.

October 30, 2016
Date Commission Expires
(Please Type)

Rebecca E. Howell
Notary Public
Rebecca E. Howell
Name of Notary



IN WITNESS WHEREOF, the parties have hereunto set their Hands and Seals, the day and year first above written.

CONSENT

REHOBOTH BY THE SEA REALTY COMPANY, a corporation of the State of Delaware, Lessor under the Original Lease for the premises herein, hereby gives its written consent to the Assignment from Joanne Webber and Peggy Blair, for Unit 2, 2 Chesapeake Street, Rehoboth By the Sea Realty Company, to Terri Ryan and Kerry Muldoon of 2301 Champlain Street NW, #408, Washington, DC 20009, and agrees to all the terms of said Assignment and in particular agrees that the assignment is without recourse to the Assignor who is hereby excused from any further liability or obligation arising out of their execution of the Assignment of Lease.

IN WITNESS WHEREOF, the said **REHOBOTH BY THE SEA REALTY COMPANY** has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 20th day of December 2012.

REHOBOTH BY THE SEA REALTY COMPANY

By Er Caruso
Treasurer

Attest [Signature]

STATE OF DELAWARE :
: SS.
COUNTY OF SUSSEX :

BE IT REMEMBERED, That on this 20 day of Dec, A.D. 2012, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Elizabeth Caruso, Treasurer of **REHOBOTH BY THE SEA REALTY COMPANY**, a corporation of the State of Delaware, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and Deed, and the act and the Deed of the said corporation; that the signature of the Treasurer is in his own proper handwriting; that the seal affixed is the common and corporate seal of the said corporation duly affixed by its authority; and that the act of signing, sealing, acknowledging and delivering the said Indenture was first duly authorized by resolution of the Board of Directors of the said corporation

GIVEN under my Hand and Seal of Office, the day and year aforesaid.

[Signature]
Notary Public

JOHN EDGAR REDEFER III
Notary Public
STATE OF DELAWARE
My Commission Expires 03-23-2013

CITY OF DEWEY BEACH
RE
Serial No.
Amount of
Date Recd
By
6796
4075-
2-4-13
DE

RECEIVED

FEB 04 2013

**ASSESSMENT DIVISION
OF SUSSEX COUNTY**

Recorder of Deeds
Scott Bailey
Feb 04 2013 01:22P
Sussex County
Doc. Surcharge Paid

Michelle L. Gunn

Witness

Michelle L. Gunn

Witness

ASSIGNEES:

Terri Ryan

Kerry Muldoon

(SEAL)

(SEAL)

STATE OF Delaware :
:ss.
COUNTY OF Sussex :

BE IT REMEMBERED, that on this 31st day of January in the year of our Lord, two thousand thirteen (2013) personally came before me, The Subscriber, a Notary Public for the State and County aforesaid, Terri Ryan and Kerry Muldoon, parties to this Indenture known to me personally to be such, and they acknowledged this Indenture to be their deed.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.

MICHELLE L. GUNN
NOTARY PUBLIC
STATE OF DELAWARE

My Commission Expires July 17, 2013

Michelle L. Gunn

Notary Public

Date Commission Expires
(Please Type)

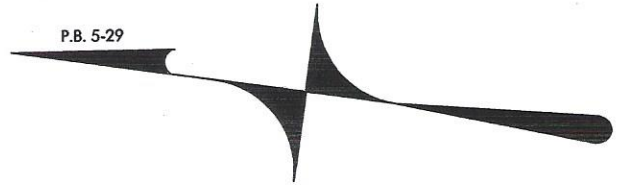
Name of Notary

Consideration: 285,000.00

County .00
State 4,275.00
Town Total 4,275.00
Received: Sue D Feb 04, 2013

ATLANTIC OCEAN

P.B. 5-29



PROPOSED CONDITIONS SITE PLAN FOR KERRY MULDOON & TERRI RYAN

REFERENCE: PLAT BOOK 5 PAGE 29

TOTAL AREA: 3,200 SQ. FT., 0.0735 ACRES

2 CHESAPEAKE STREET

SEA-STRAND UNIT #2, BUILDING "A"

PART OF BLOCK #49 OF "REHOBOTH BY THE SEA" SUBDIVISION

TOWN OF DEWEY BEACH

LEWES & REHOBOTH HUNDRED SUSSEX COUNTY

STATE OF DELAWARE

DECEMBER 23, 2024* SCALE: 1" = 20'

NOTES:

*DRAWING REVISED 8/6/2025 TO SHOW PROPOSED CONDITIONS.

ALL SETBACKS MUST BE VERIFIED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT THE TOWN OF DEWEY BEACH.

VERTICAL DATUM: NAVD (1988)

THIS PARCEL IS IN FLOOD ZONES:

VE (ELEV. 12') & X (NO B.F.E.)

F.I.R.M. 10005C0354K JUNE 20, 2018

THIS DRAWING DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, UTILITIES, RIGHT-OF-WAYS OR EASEMENTS IN REFERENCE TO OR LOCATED ON THIS PROPERTY.

NO TITLE SEARCH PROVIDED OR STIPULATED.

SURVEY CLASS: SUBURBAN

LEGEND:

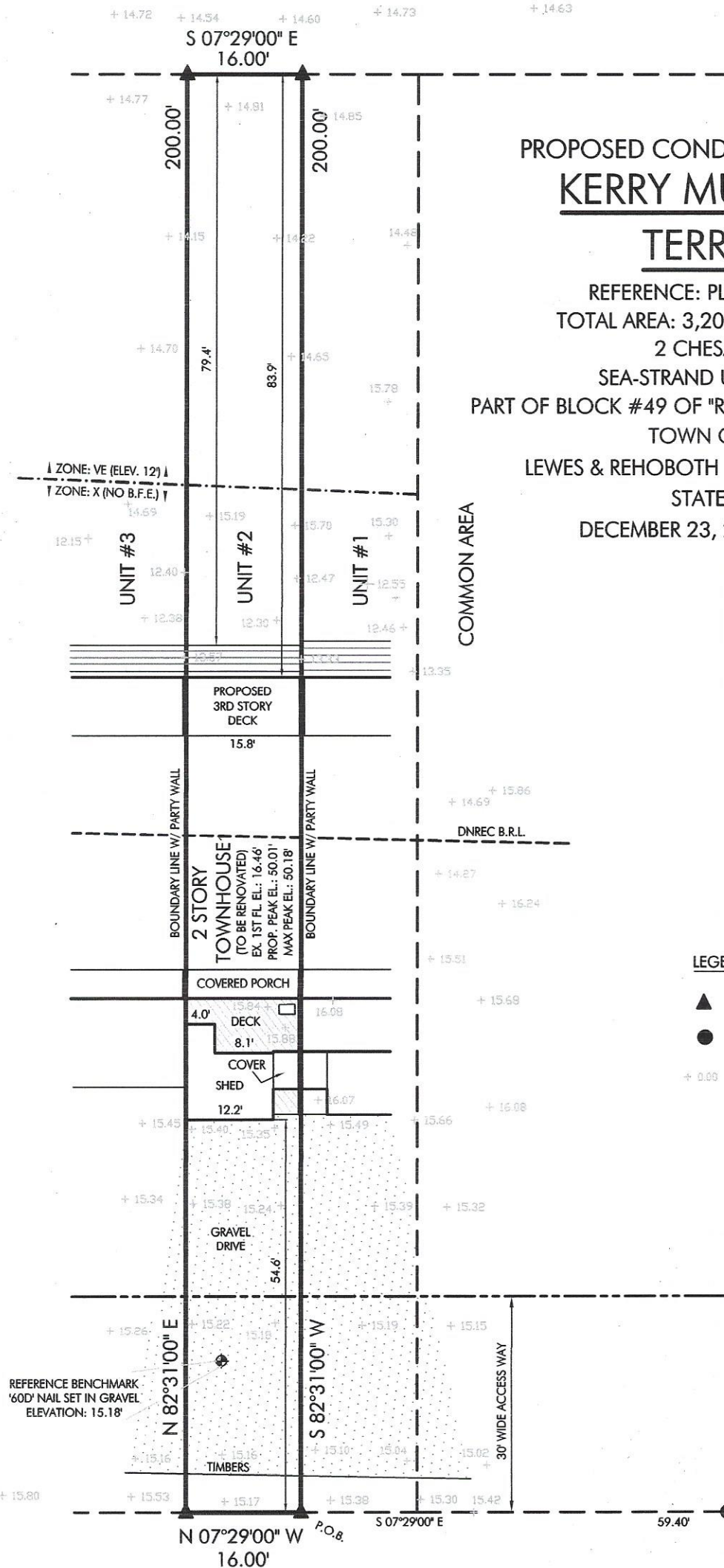
IRON ROD (SET)



IRON PIPE (FOUND)

+ 0.00

ELEVATION SPOT SHOT (NAVD 88)



CAROLINA STREET 50' R/W



LOT #7

Prepared by:

FORESIGHTServices

Surveying & Precision Measurement

302 226 2229 phone

302 226 2239 fax

2103A Coastal Highway

Dewey Beach, DE 19971

PROJECT CONTACT INFORMATION:

CuetoKEARNEYdesign
ARCHITECTS

539 Westminster Ave
Swarthmore, PA 19081
t:610 506-5158

Principal: Claudia Cueto
e-mail: claudia@cuetokearney.com

Renovations and Additions to the
MULDOON RYAN RESIDENCE
2 Chesapeake Street, Unit 2
Dewey Beach, DE 19971

CONSULTANT:

ELEMENT DESIGN GROUP
STRUCTURAL ENGINEER

115 west market street
lewes, de 19958
e-mail: amanda@elementdg.com
302.645.0777

GENERAL SCOPE OF WORK

- THE GENERAL SCOPE OF THE PROJECT INCLUDES THE ADDITION OF A THIRD FLOOR HALF STORY AND SECOND FLOOR BATHROOM RENOVATIONS.
- THE MECHANICAL SYSTEMS WILL BE DESIGN-BUILD.
- INSPECT AND UPGRADE EXISTING ELECTRICAL SERVICE AS REQUIRED.

GENERAL DRAWING NOTES

- ITEMS NOT NOTED AS EXISTING ARE NEW. DOORS AND WINDOWS NOT NUMBERED ON THE FLOOR PLANS OR ELEVATIONS ARE EXISTING TO REMAIN, UNLESS NOTED OTHERWISE.
- SEE FLOOR PLANS FOR DOOR NUMBERS AND SWINGS.
- SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES AND SWINGS.
- ALL DIMENSIONS TO EXISTING SURFACES ARE TO FINISH, AND ALL DIMENSIONS TO NEW CONSTRUCTION ARE TO OUTSIDE OF ROUGH FRAMING, UNLESS NOTED OTHERWISE.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- MECHANICAL, ELECTRICAL, & PLUMBING SYSTEMS ARE INDICATED ON ARCHITECTURAL DRAWINGS FOR COORDINATION ONLY. SYSTEM DESIGN, INSTALLATION AND PERFORMANCE ARE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUBCONTRACTORS.

GENERAL CONDITIONS

- IN CASE OF CONFLICT BETWEEN NOTES, DETAILS, AND DRAWINGS, THE MOST STRINGENT REQUIREMENTS GOVERN.
- THE CONTRACTOR SHALL PERFORM ALL WORK INCLUDING CONSTRUCTION PRACTICES, USE AND DISPOSAL OF MATERIALS, AND QUALITIES OF WORKMANSHIP, IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING LOCAL, STATE, AND NATIONAL CODES AND SPECIFICATIONS FOR THIS CONSTRUCTION PROJECT.
- QUALITY OF MATERIALS AND WORKMANSHIP PROVIDED BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH THE BEST STANDARDS AND PRACTICES OF THE TRADES INVOLVED.
- A COMPLETE SET OF PROJECT DOCUMENTS, INCLUDING AN ORIGINAL STAMPED SET OF DRAWINGS AND ALL SUBSEQUENT CHANGES AND CLARIFICATIONS SHALL BE KEPT ON SITE AT ALL TIMES. ALL PROPOSED CHANGES TO ORIGINAL PROJECT DOCUMENT BID SET ARE TO BE SUBMITTED BY CONTRACTOR IN THE FORM OF CHANGE ORDERS FOR APPROVAL BY OWNER & ARCHITECT.
- SECTIONS AND DETAILS SHOWN, WHILE DRAWN FOR SPECIFIC LOCATIONS, ARE INTENDED TO ESTABLISH THE GENERAL TYPES OF DETAILS TO BE USED THROUGHOUT. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE REPEATED. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- CONTRACTOR TO VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE AND TO NOTIFY OWNER/ARCHITECT OF ANY DISCREPANCIES AND/OR DEVIATIONS FROM DRAWINGS. PROPOSED REMEDIES, IF REQUIRING ADDITIONAL WORK, ARE TO BE SUBMITTED FOR APPROVAL IN THE FORM OF WRITTEN CHANGE ORDERS TO THE OWNER IN ACCORDANCE WITH THE TERMS OF THE CONTRACT BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK.
- ARCHITECT/ENGINEER IS NOT RESPONSIBLE FOR WORK THAT THE ARCHITECT/ENGINEER DOES NOT REVIEW AND/OR WORK NOT COMPLETED IN ACCORDANCE WITH ARCHITECT/ENGINEER'S PLANS AND/OR INSTRUCTIONS. NO DEVIATION FROM DESIGN DRAWINGS IS PERMITTED WITHOUT WRITTEN APPROVAL.
- THE CONTRACTOR SHALL PROVIDE DAILY CLEAN-UP OF AREAS ADJACENT TO CONSTRUCTION AS WELL AS PERIODIC CLEAN UP OF CONSTRUCTION AREAS.
- AT JOB COMPLETION, THE CONTRACTOR SHALL PROVIDE FINAL GENERAL CLEANING, REMOVE ALL STAINS AND PAINT FROM ALL NEW GLASS, TILE, AND OTHER FINISHES AND WASH AND POLISH STONE. THE CONTRACTOR SHALL PROVIDE MARKED UP SET OF AS-BUILT DRAWINGS TO OWNER.

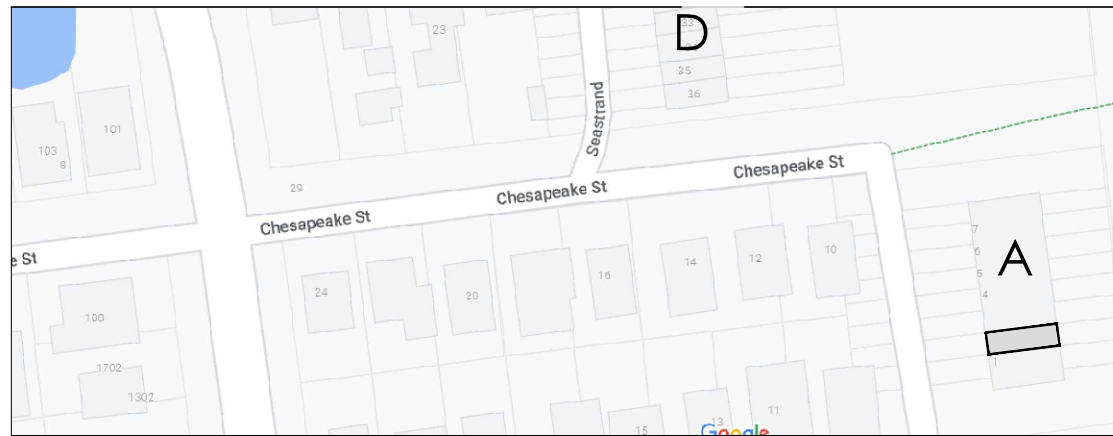


4 CS
EXISTING CONDITIONS EAST ELEVATION
NTS



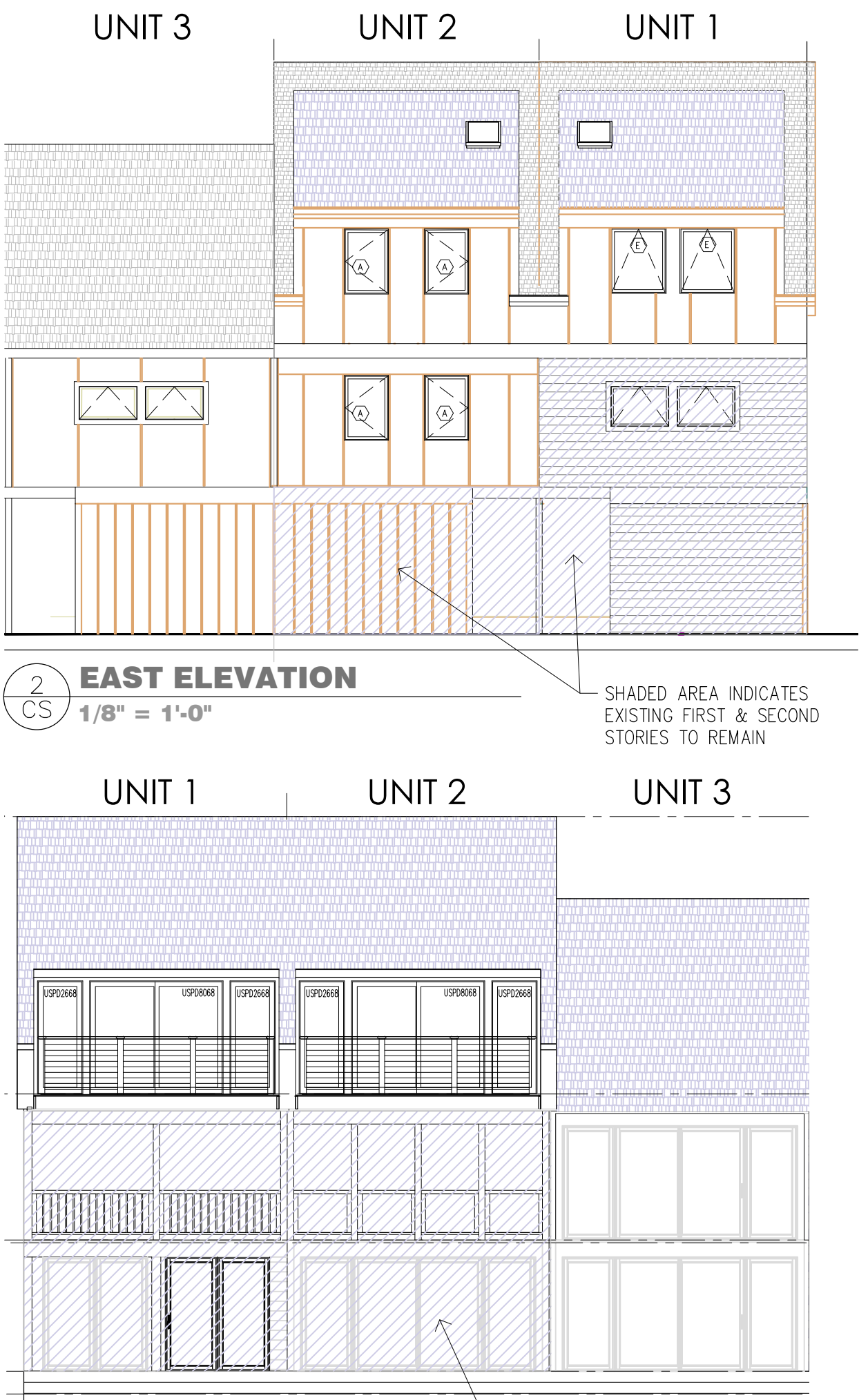
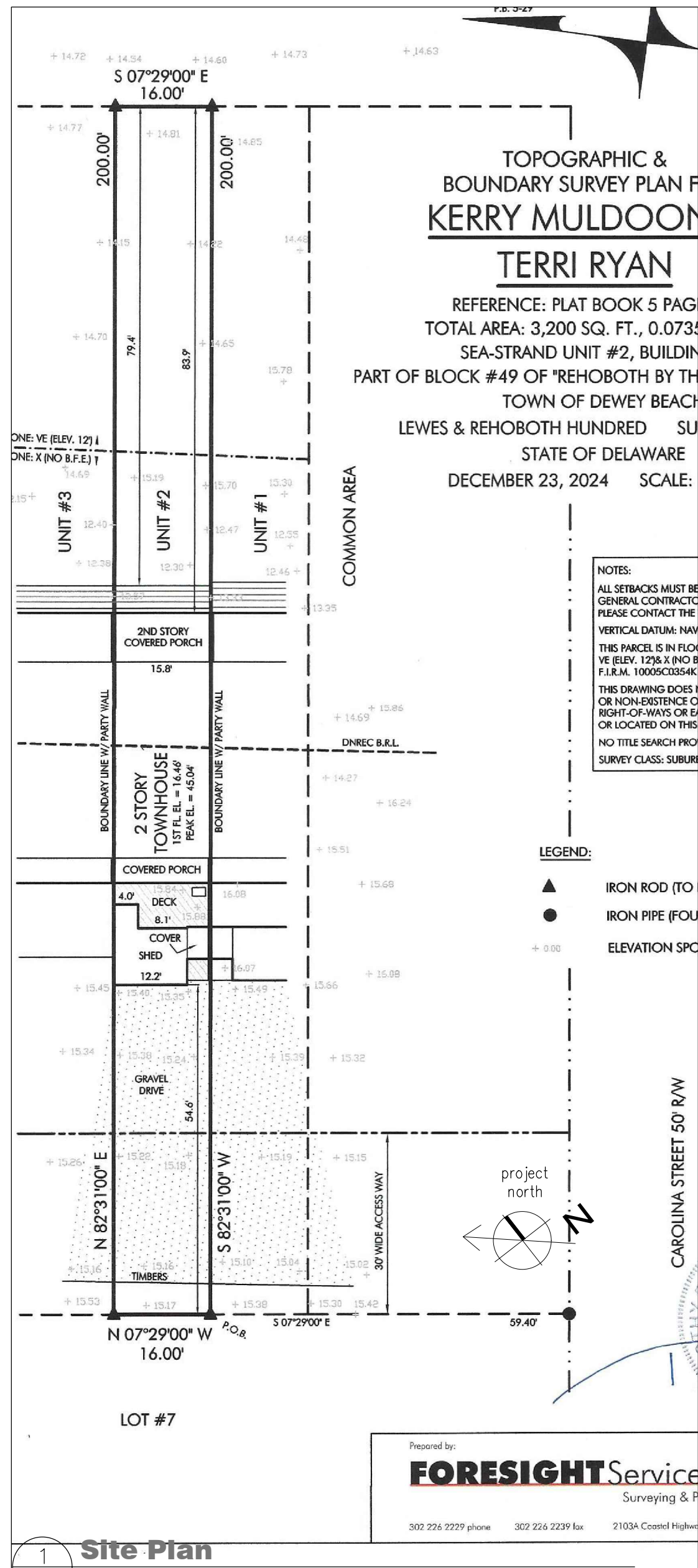
5
EXT'G CONDITIONS WEST ELEVATION

Site Location Map

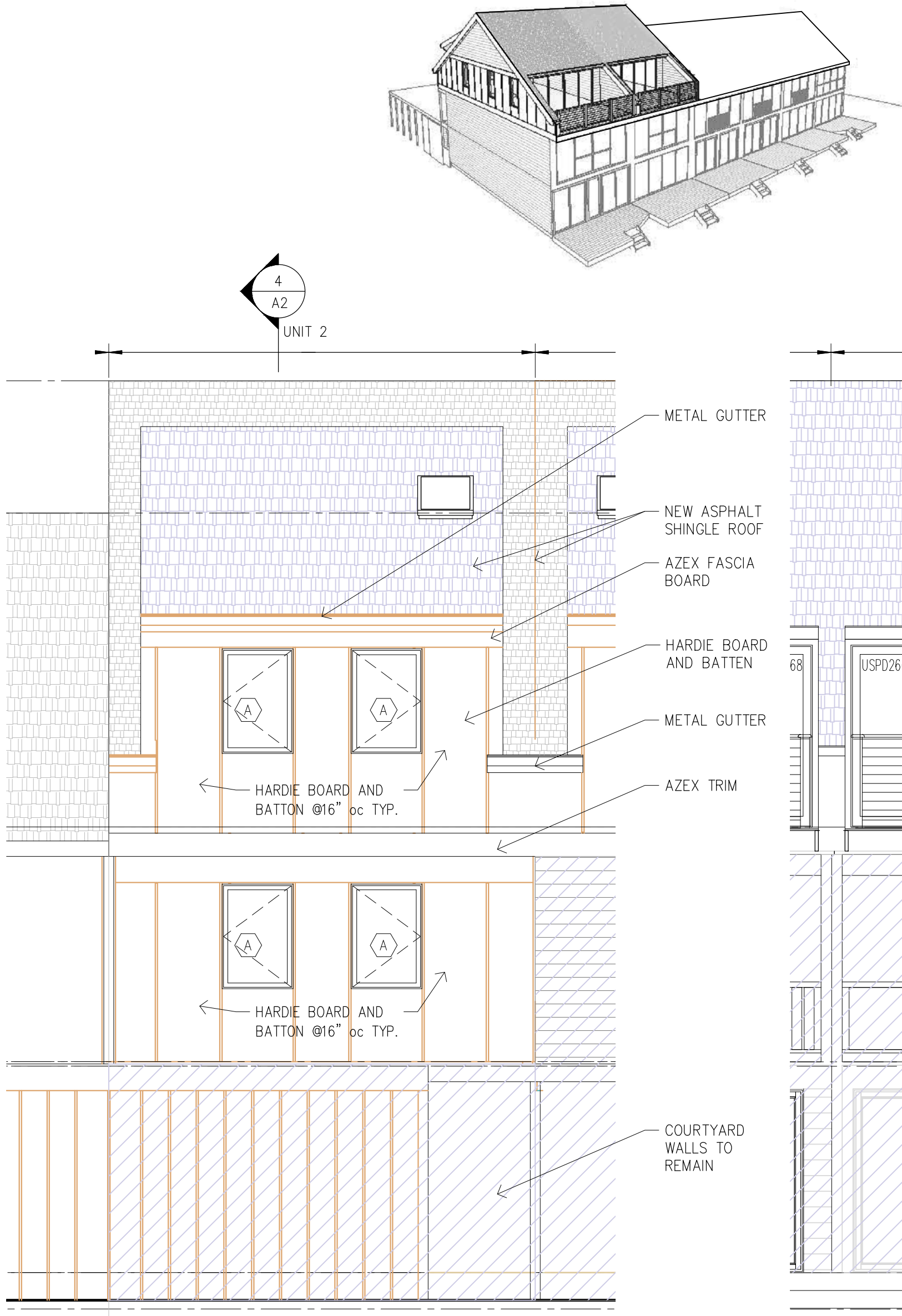


BUILDING CODE ANALYSIS DATA

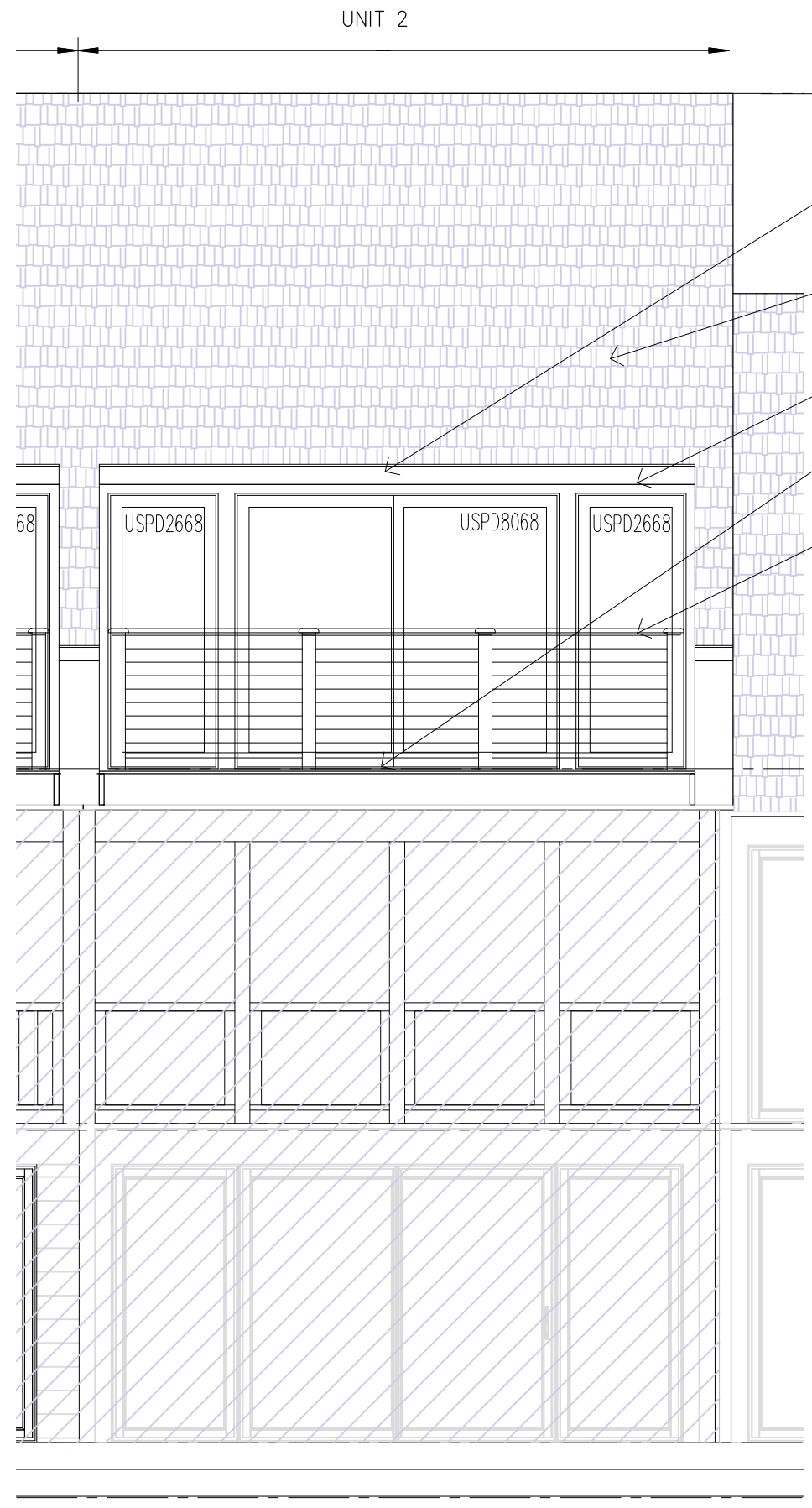
BUILDING HEIGHT	SEA STRAND BUILDING D DEWEY BEACH, DE 19971 TAX PARCEL #TAX PARCEL #3-34-20.10-60.00-2
CODE OFFICIAL CONTACTS:	TOWN OF DEWEY BEACH & SUSSEX COUNTY, DE
APPLICABLE CODES:	IRC 2021 / IECC 2018
CONSTRUCTION TYPE:	V-B (SINGLE FAMILY HOME)
ZONING:	NR- NEIGHBORHOOD RESIDENTIAL
LOT SIZE:	UNIT 31 = 3485 SQ. FT. UNIT 36 = 3472 SQ. FT. UNIT 33-35 = 3440 SQ. FT.
BUILDING HEIGHT	MAX ALLOWABLE: 35'-0" TAKEN AT THE CENTER POINT OF THE CROWN OF THE ROADWAY. PROPOSED CONSTRUCTION: NEW ROOF PEAK SHALL NOT EXCEED 35'-0" TAKEN AT THE CENTER POINT OF THE CROWN OF THE ROADWAY.
FLOOR AREAS:	SEE AREAS ON PLANS A1
BUILDING SETBACKS:	REQUIRED: FRONT 10' REAR 12' SIDE 8' MI PROPOSED: EXISTING TO REMAIN 16' AGGREGATE



3 CS
WEST ELEVATION
1/8" = 1'-0"



4
A1
WEST ELEVATION
1/4" = 1'-0"



5
A1
EAST ELEVATION
1/4" = 1'-0"

DRAWING INDEX

Draw'g NO	DRAWING TITLE	DATE
CS 1	COVER SHEET, SITE PLAN, PLAN, EXTERIOR ELEVATIONS	03.04.25
A1.0	PLAN AND EXTERIOR ELEVATIONS	
A2.0	BUILDING SECTIONS/ DETAILS	
S.0	STRUCTURAL DRAWINGS	
S.1	STRUCTURAL DRAWINGS	

Drawing Status

ISSUED FOR
PERMIT

Claudia Cueto Kearney
DE# S5-0019523

Drawing

COVER SHEET
SITE PLAN, PLAN
EXTERIOR ELEV

Scale

as noted

Date:

08.19.2025

Drawing No.

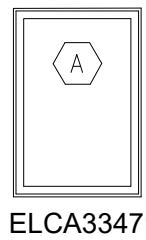
CS1

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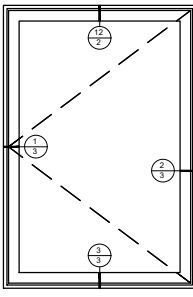
WINDOW/ DOOR SCHEDULE

Masonry Opening 2-8 1/2
Rough Opening 2-9
Frame Size 2-8
Glass Size 27 13/16"

3-11 3/8
3-11 5/8
3-11 1/8
42 15/16"



ELCA3347



ELCA3347

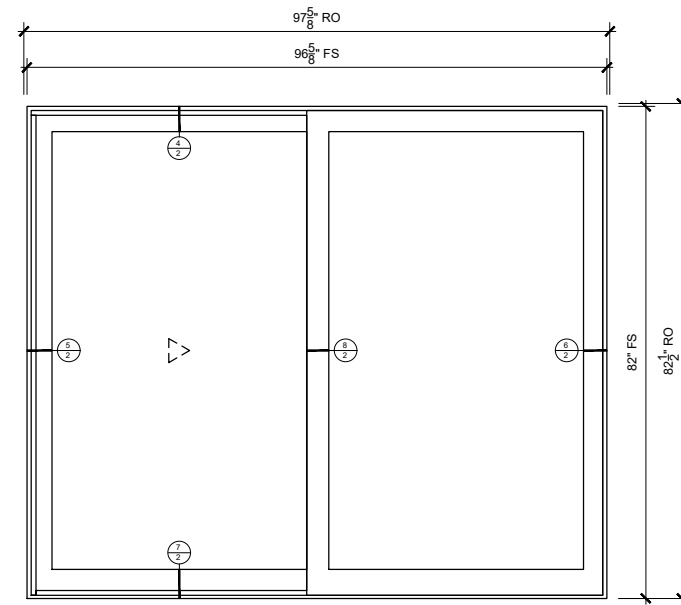
NOTES ON WINDOW/ DOOR SCHEDULE

- SEE ARCHITECTURAL FLOOR PLANS FOR WINDOW & DOOR OPERATION.
- PROVIDE TEMPERED GLASS UNITS @ ALL DOORS, SIDELITES, TRANSOMS, WINDOWS AS REQUIRED..
- PNT COLOR AS SELECTED BY ARCHT.
- CONTRACTOR TO USE SPECIFIED DOORS/ WINDOWS OR EQUIVALENT PRODUCT.

SPECIFICATIONS

Qty: 1
Mark Unit: ELCA
Product Line: Elevate
Unit Description: Casement
Rough Opening:
Frame Size:
Exterior Finish: Stone White
Species: Pine
Interior Finish: White
Unit Type: Casement, Left Hand
Call Number: CN3355
Glass Information: IG, Low E2 w/Argon, Black
Divider Type: None
Sliding Door Rollers:
Screen Type: Ultimate Sliding Screen G2
Hardware Color: White
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Screen Mesh Type: Bright View Mesh
Jamb Depth: 4 9/16"
Exterior Casing: Casing Type: None
Subsill: None

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



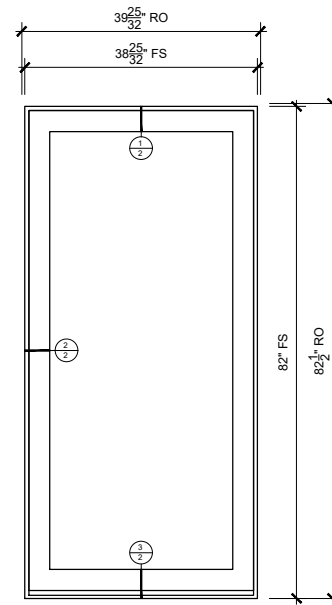
USPDCN8068 XO

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Qty: 6
Mark Unit: USPDCN8068 XO
Product Line: Ultimate
Unit Description: Sliding Patio Door
Rough Opening: 97 5/8" X 82 1/2"
Frame Size: 96 5/8" X 82"
Exterior Finish: Stone White
Species: Pine
Interior Finish: Painted Interior Finish - White
Unit Type: Sliding Patio Door, XO
Call Number: CN8068
Glass Information: Tempered Low E2 w/Argon, Black
Divider Type: None
Hardware Type: 2 Point Multi-Point Lock, Coastal
Sliding Door Rollers:
Screen Type: Ultimate Sliding Screen G2
Hardware Color: White
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Screen Mesh Type: None
Jamb Depth: 4 9/16"
Exterior Casing: Casing Type: None
Subsill: None

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



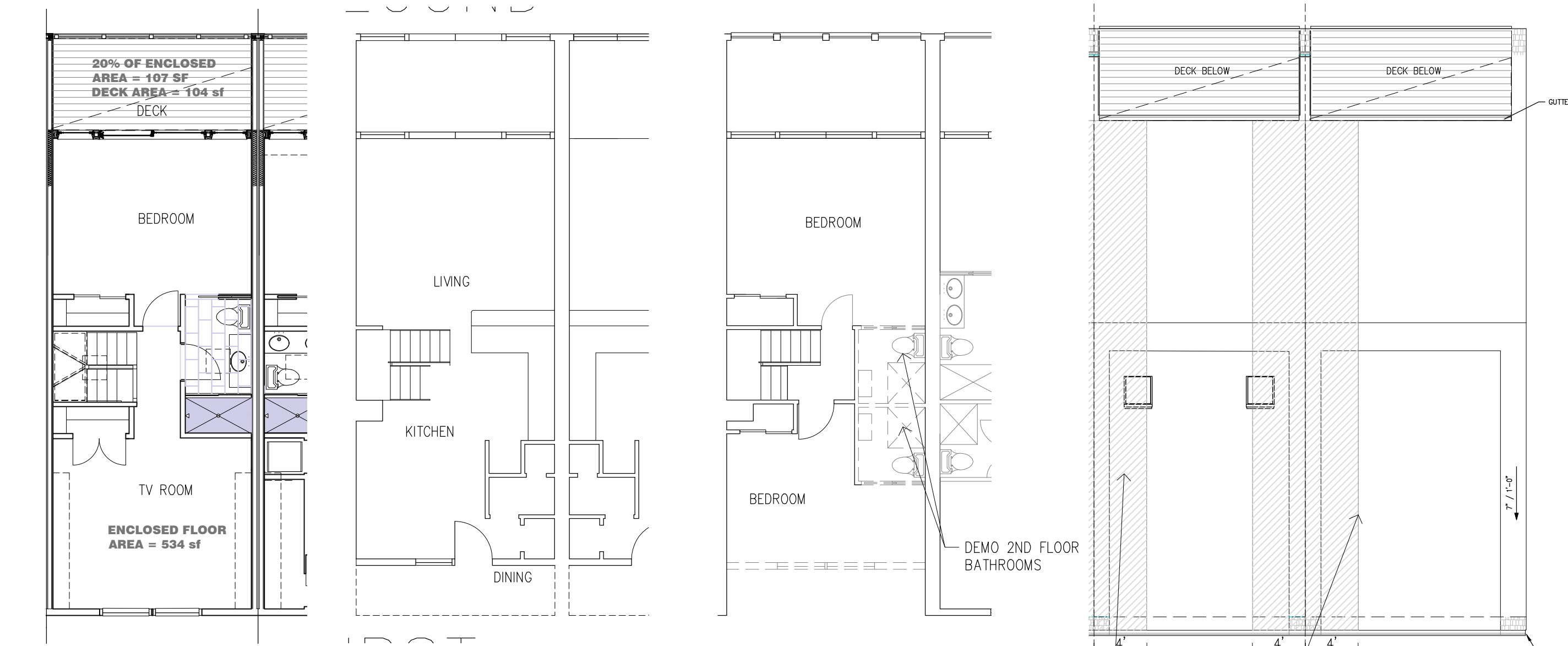
USPDCN8068 O

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Qty: 12
Mark Unit: USPDCN8068 O
Product Line: Ultimate
Unit Description: Sliding Patio Door
Rough Opening: 97 5/8" X 82 1/2"
Frame Size: 96 5/8" X 82"
Exterior Finish: Stone White
Species: Pine
Interior Finish: Painted Interior Finish - White
Unit Type: Sliding Patio Door, O
Call Number: CN8068
Glass Information: Tempered Low E2 w/Argon, Black
Divider Type: None
Hardware Type: None
Screen Type: None
Hardware Color: White
Screen Surround Color: None
Screen Mesh Type: None
Jamb Depth: 4 9/16"
Exterior Casing: Casing Type: None
Subsill: None

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



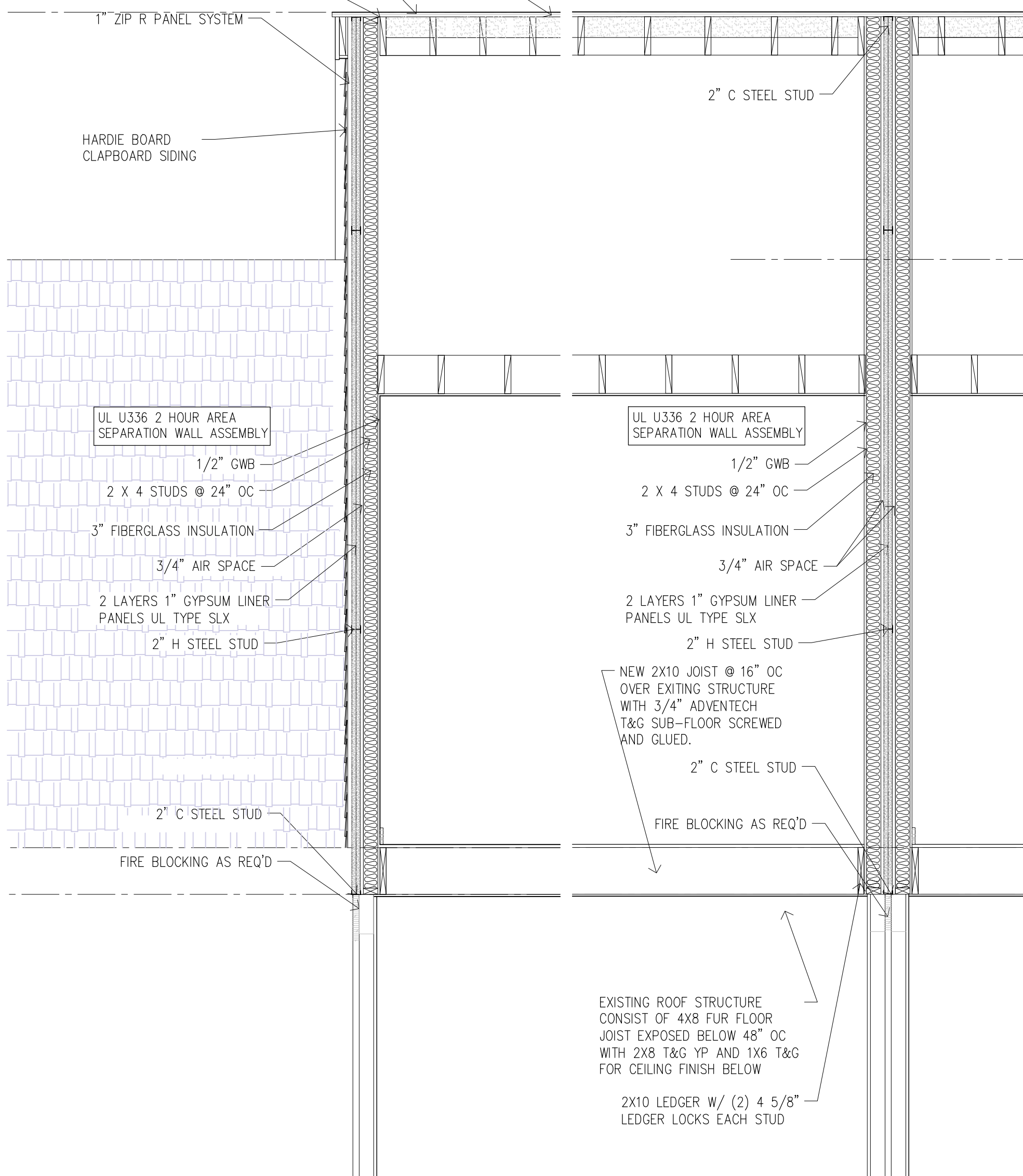
1 HALF STORY PLAN
1/8" = 1'-0"

2 EX'G 1ST FLR, NO WORK
1/8" = 1'-0"

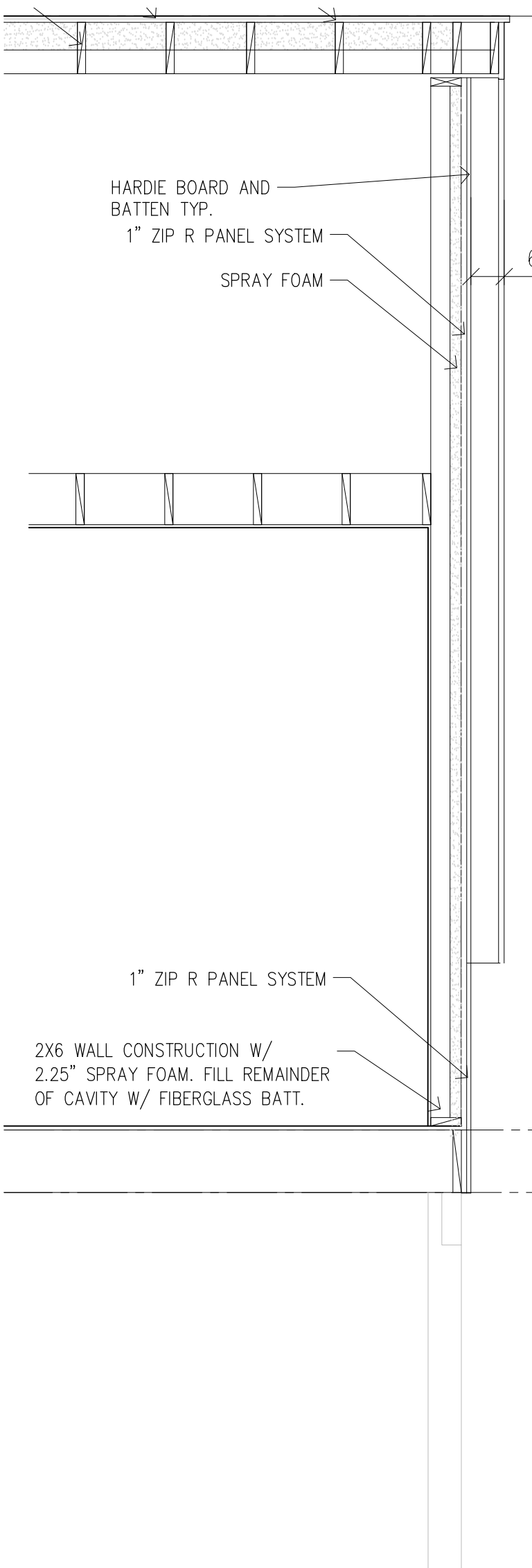
3 EX'G 2ND FLR DEMO PLAN
1/8" = 1'-0"

4 ROOF PLAN
1/8" = 1'-0"

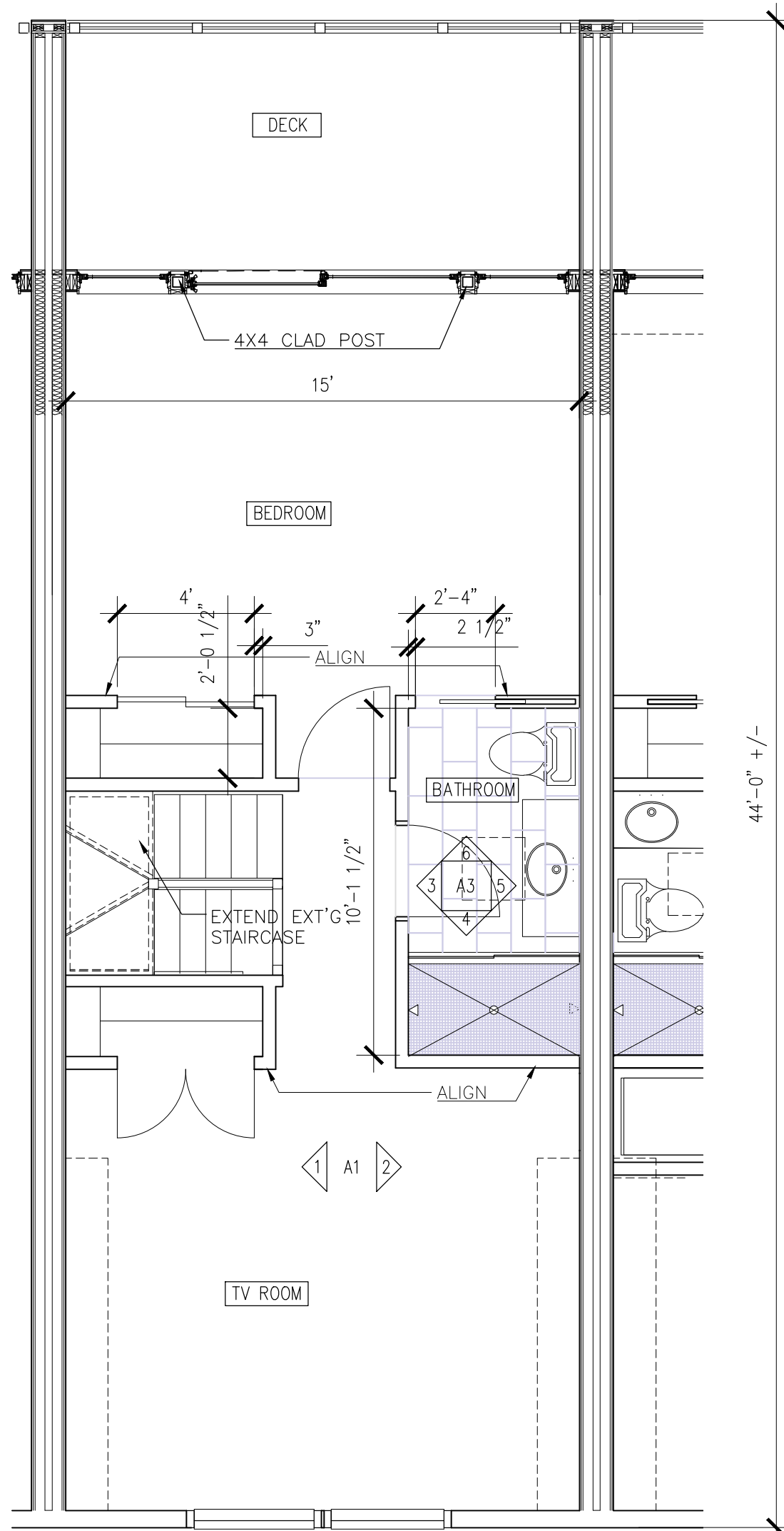
5/8" ZIP R SHEATHING
ASPHALT ROOF W/
ICE & WATER SHIELD FIRST 4'
ON PITCHES 3/8 AND BELOW, APPLY
ICE & WATER SHIELD CONTINUOUSLY
2"x12" ROOF RAFTERS



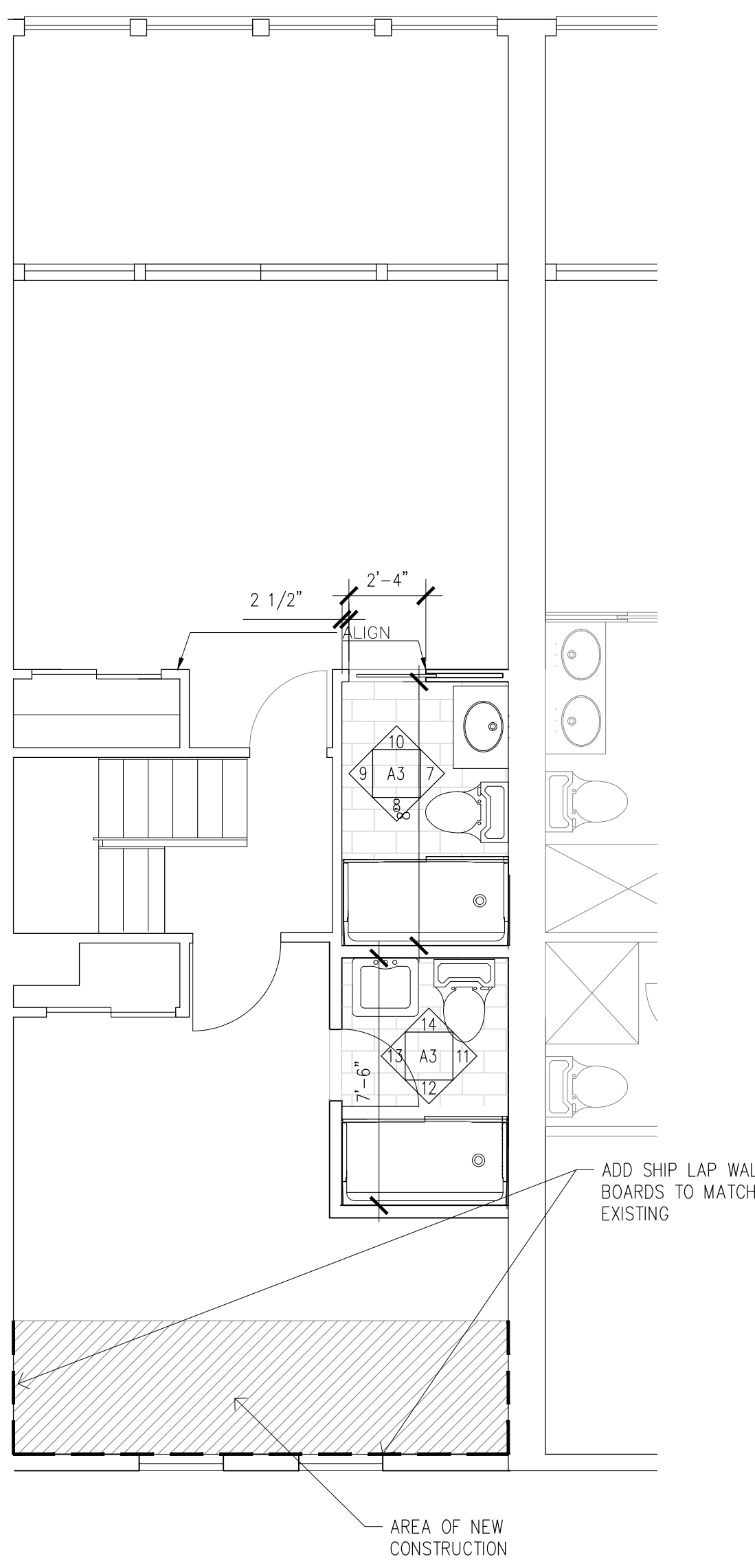
7 BUILDING SECTION BETWEEN UNITS 2 & 3
1/2" = 1'-0"



8 BUILDING SECTION BETWEEN UNITS 1 & 2
1/2" = 1'-0"



5 PROPOSED HALF STORY ADDITION, UNIT 2
1/4" = 1'-0"



6 PROPOSED SECOND FLR, UNIT 2
1/4" = 1'-0"

REVISIONS:

Drawing Status

ISSUED FOR PERMIT

Claudia Cuelo Kearney

DE# SS-0019523

CuetokEARNEYdesign
ARCHITECTS
539 Westminister Ave
Swarthmore, PA 19081
t:610 506-5158

RENOVATIONS & ADDITIONS
MULDOON RYAN
2 CHESAPEAKE, UNIT 2
DEWEY BEACH, DE

SHEET TITLE:
PLANS AND BUILDING SECTIONS

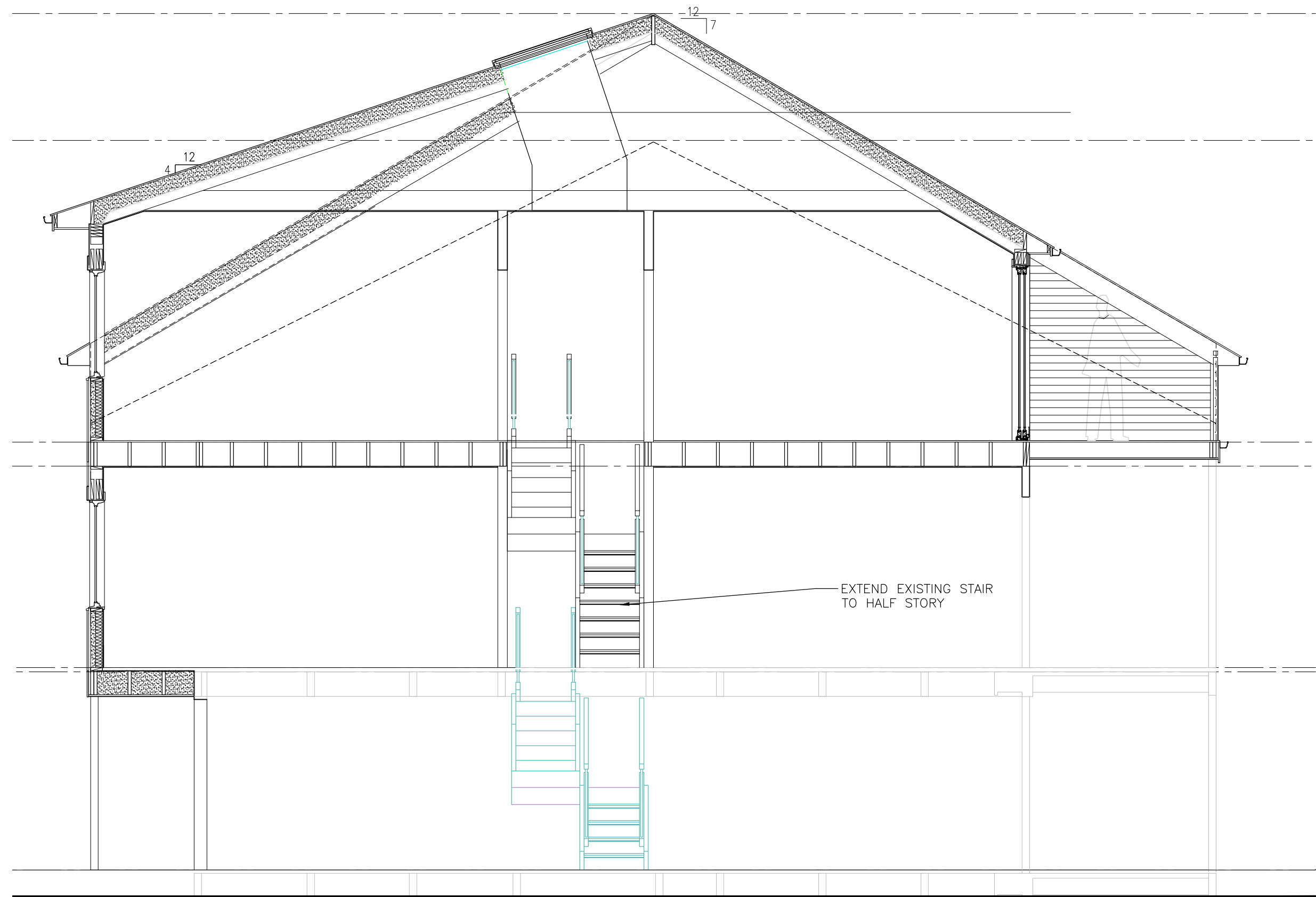
SCALE:
as noted

DATE:
08.19.2025
FILE:

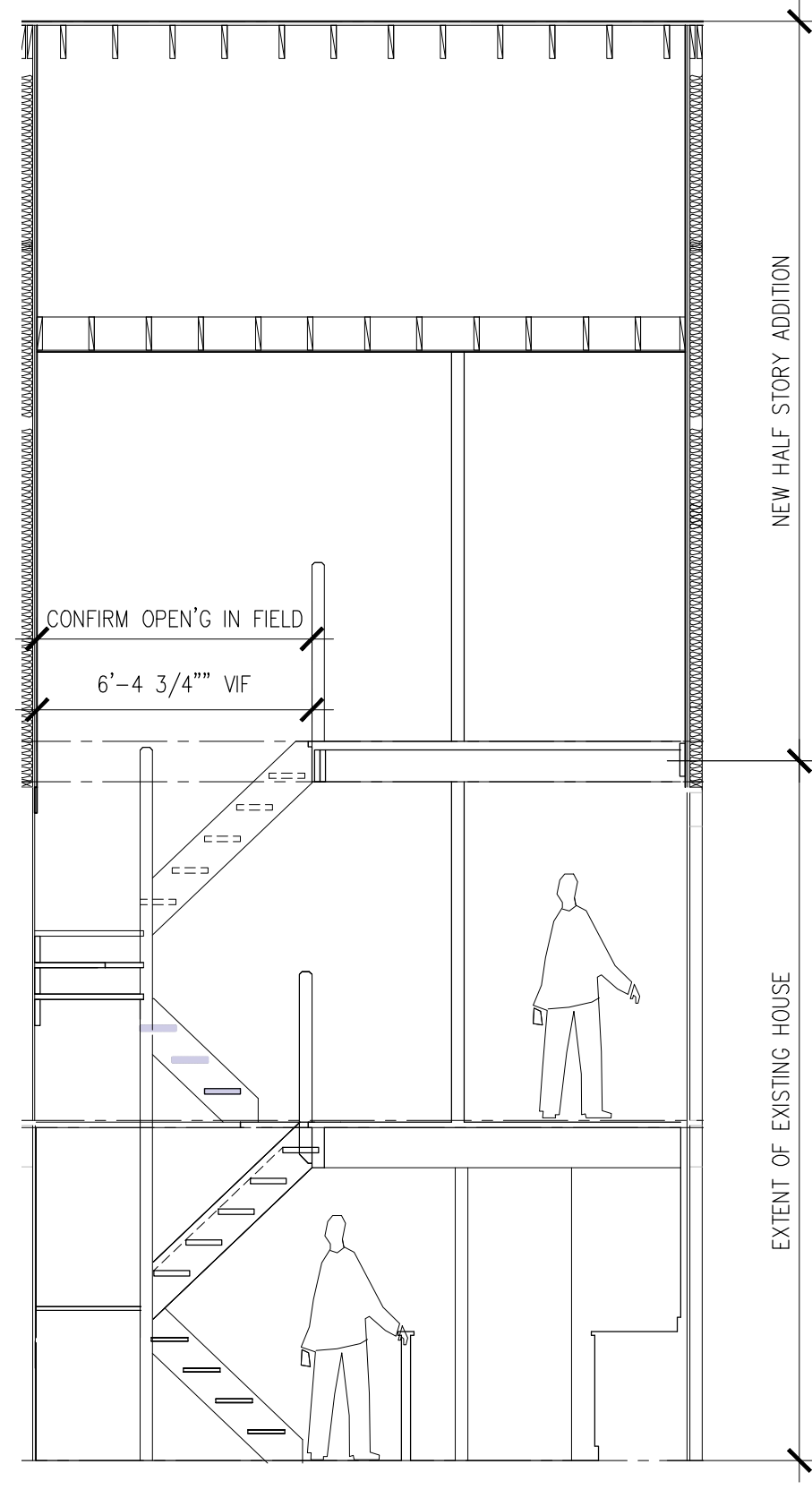
SHEET NUMBER:

A1

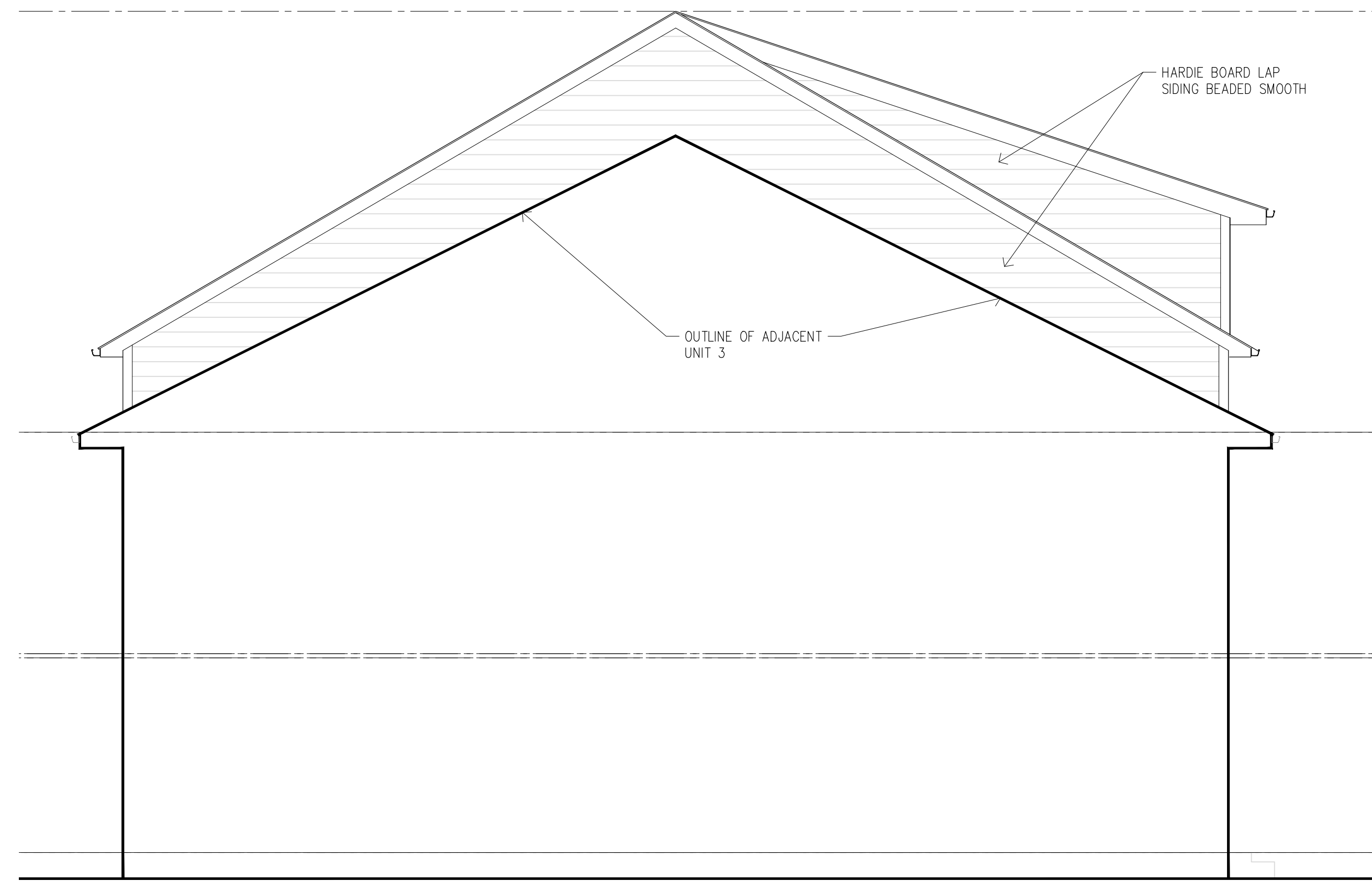
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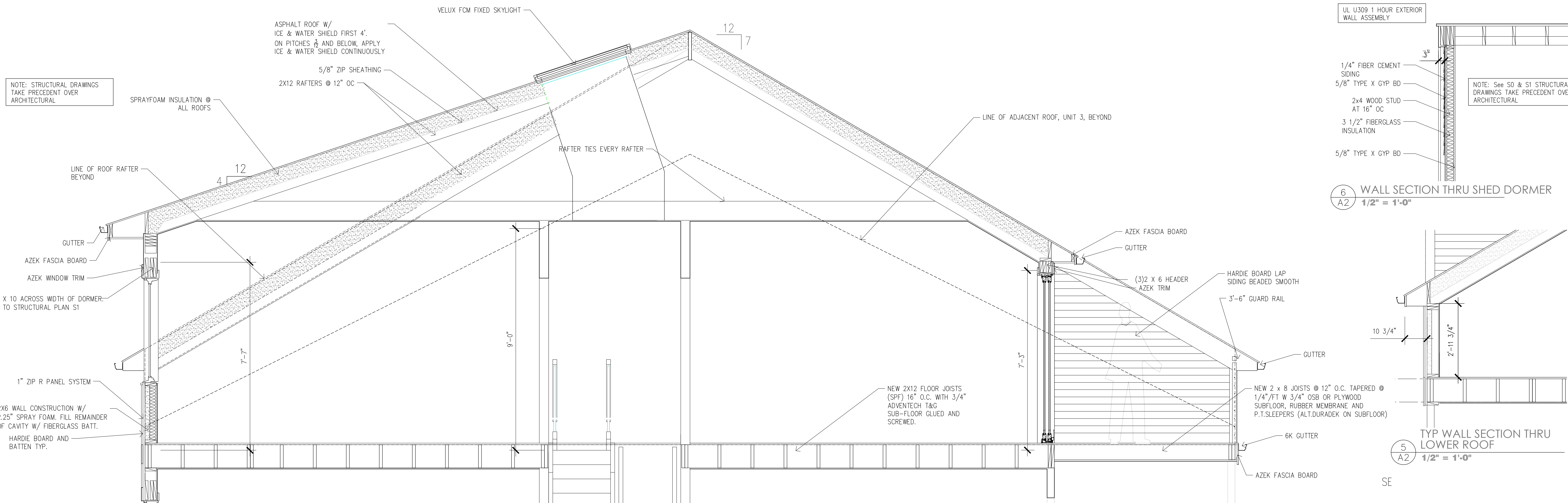
1
A2
BUILDING SECTION
1/4" = 1'-0"



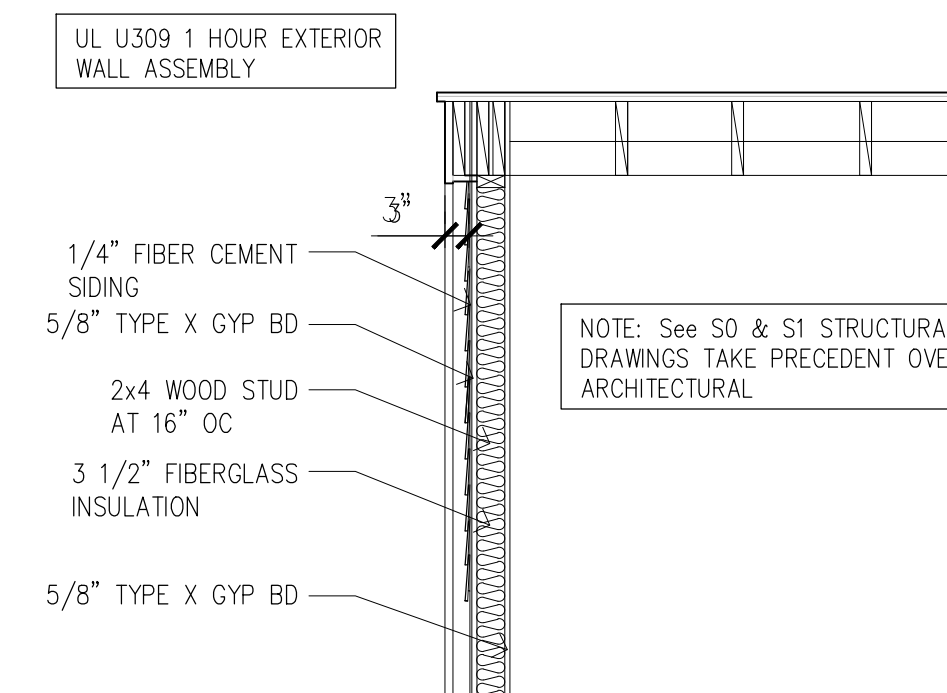
2
A2
BUILDING SECTION @ STAIR
1/4" = 1'-0"



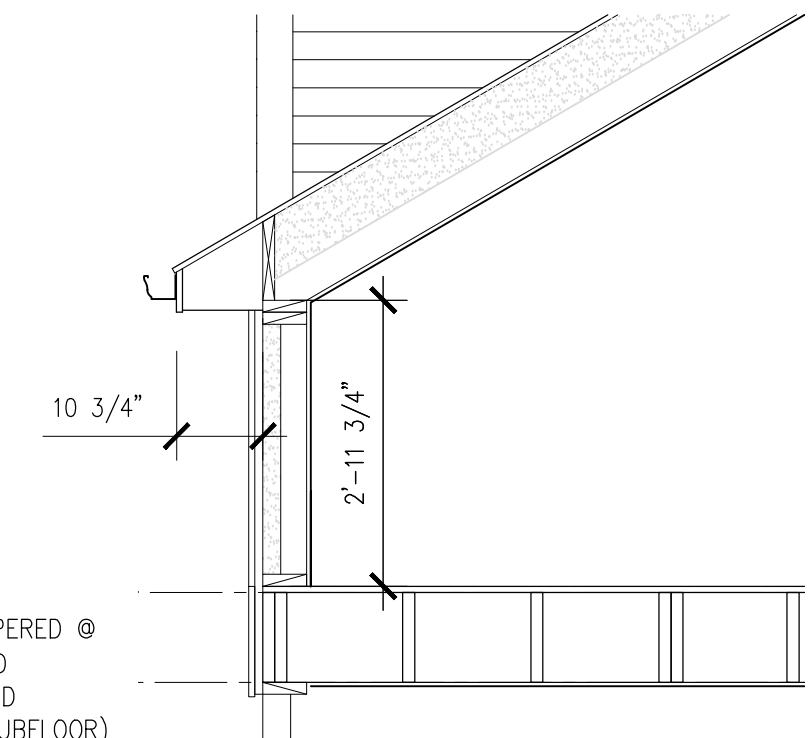
3
A2
BUILDING NORTH ELEVATION
1/4" = 1'-0"



4
A2
SECTION DETAIL AT NEW CONSTRUCTION
1/2" = 1'-0"



6
A2
WALL SECTION THRU SHED DORMER
1/2" = 1'-0"



5
A2
TYP WALL SECTION THRU LOWER ROOF
1/2" = 1'-0"

REVISIONS:

Drawing Status

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Claudia Cueto Kearney

Claudia Cueto Kearney
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RENOVATIONS & ADDITIONS
MULDOON RYAN RESIDENCE
2 CHEASAPEAKE, UNIT 2
DEWEY BEACH, DE

SHEET TITLE:

BUILDING SECTIONS

SCALE:
as noted

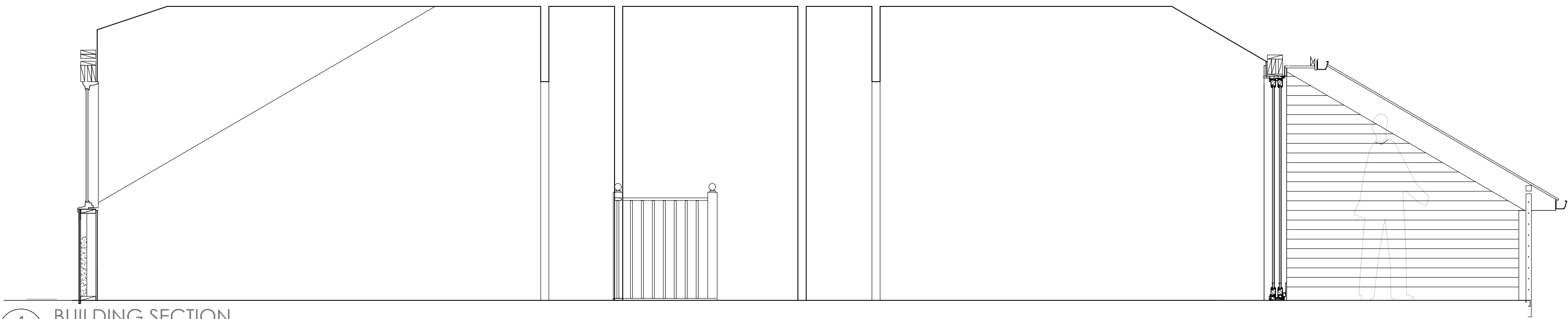
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08.19.2025

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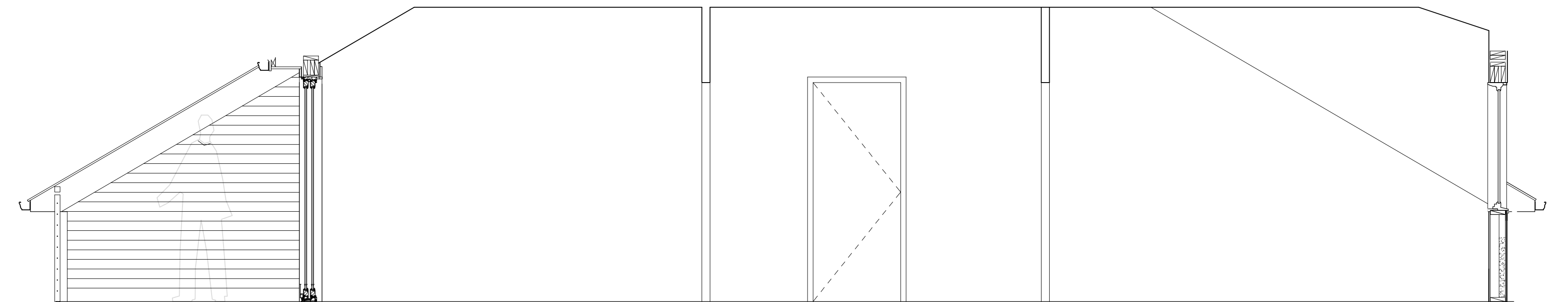
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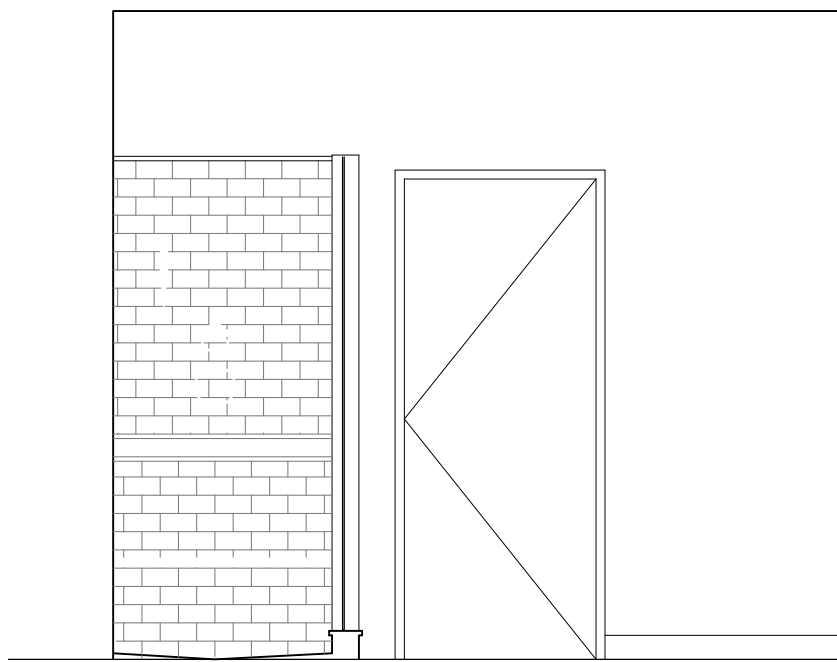
A2



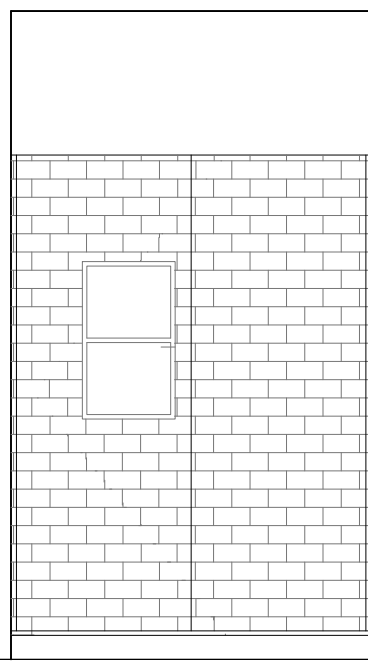
1 BUILDING SECTION
3/8" = 1'-0"



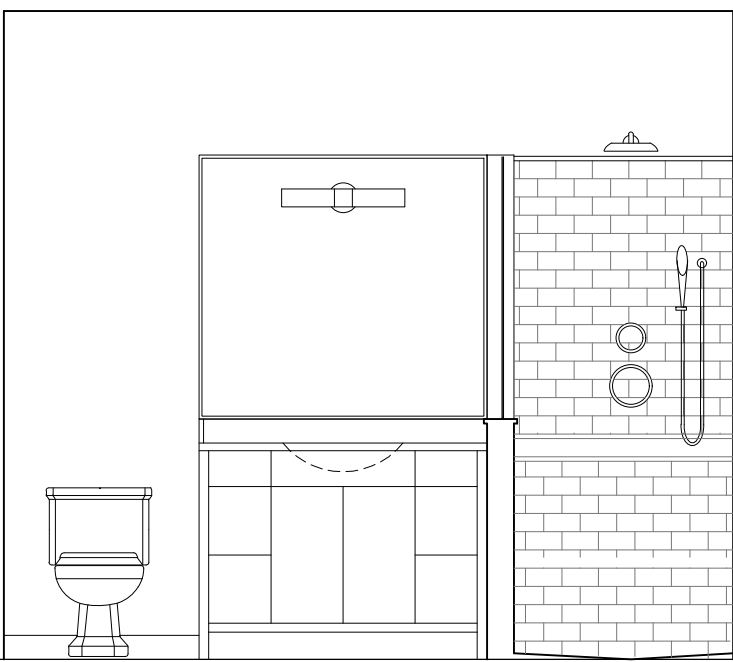
2 BUILDING SECTION
3/8" = 1'-0"



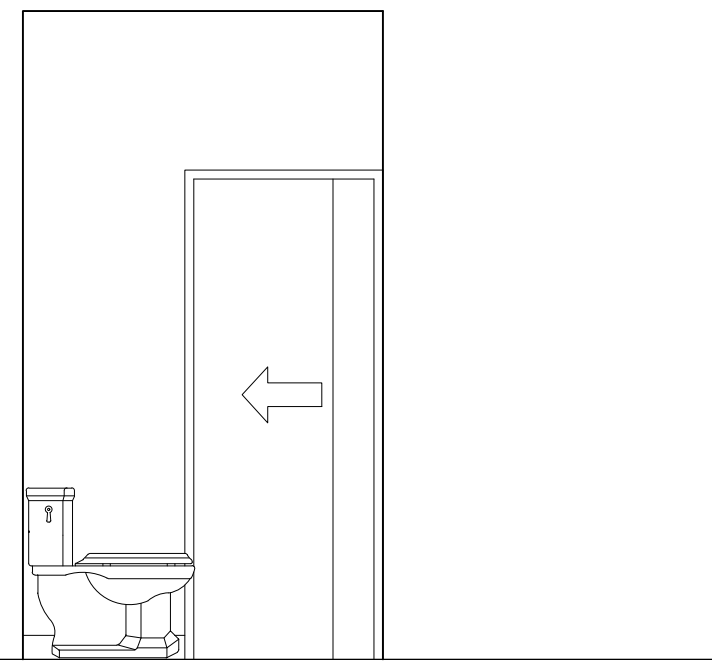
3 3RD FLOOR BATHRM INT ELEV
3/8" = 1'-0"



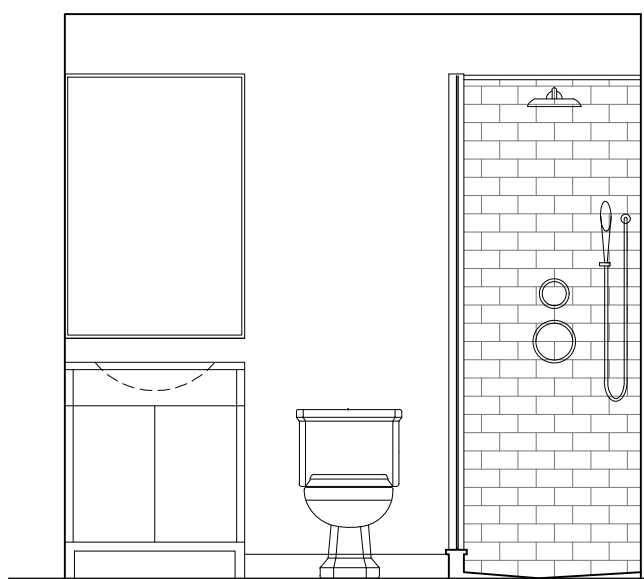
4 BUILDING SECTION
3/8" = 1'-0"



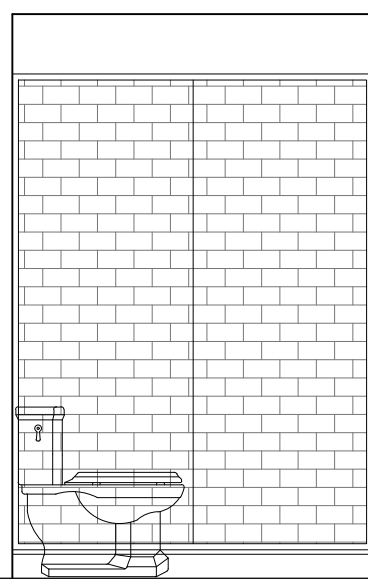
5 BUILDING SECTION
3/8" = 1'-0"



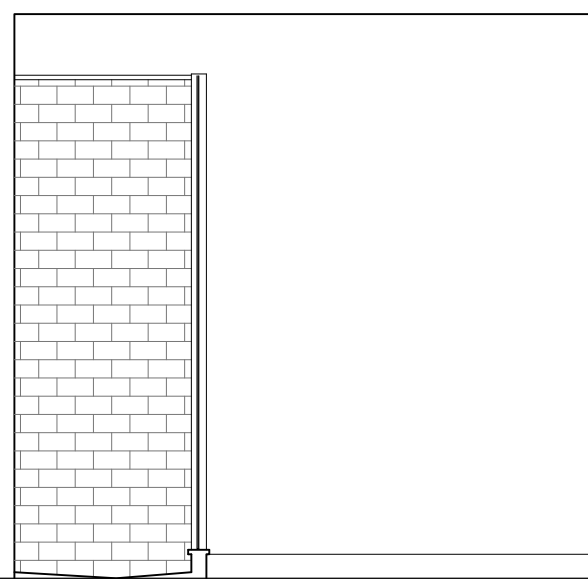
6 BUILDING SECTION
3/8" = 1'-0"



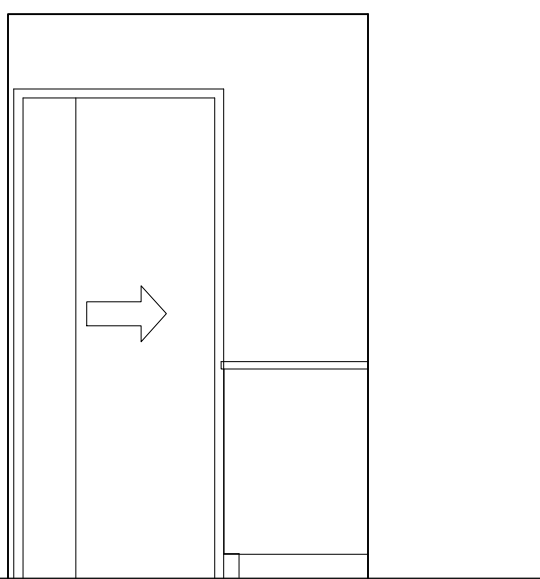
7 2ND FLOOR EAST BATHRM INT ELEV
3/8" = 1'-0"



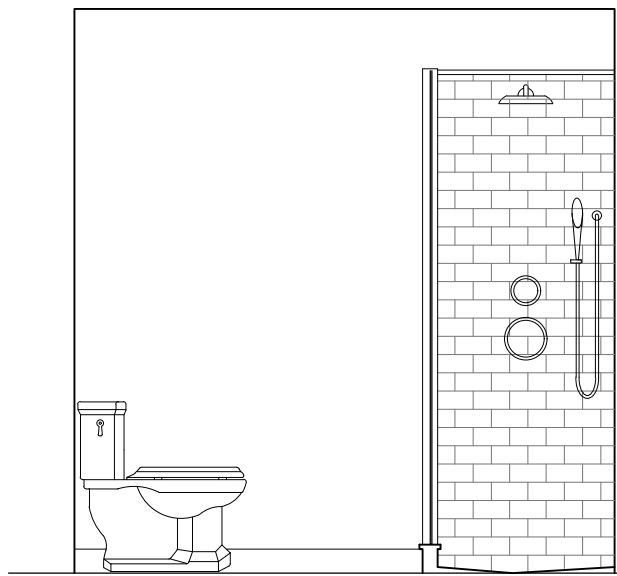
8 2ND FLOOR EAST BATHRM INT ELEV
3/8" = 1'-0"



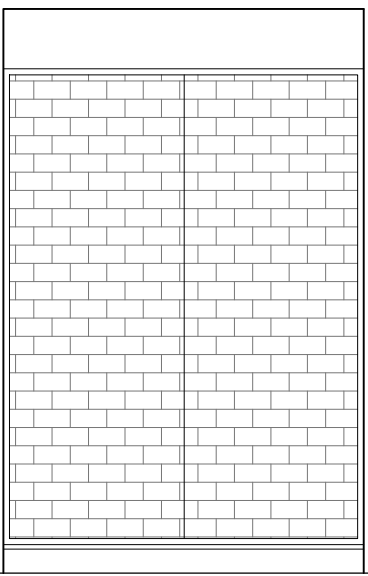
9 2ND FLOOR EAST BATHRM INT ELEV
3/8" = 1'-0"



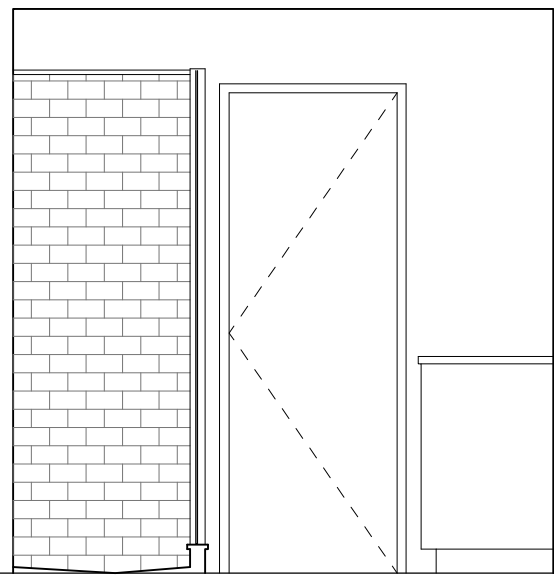
10 2ND FLOOR EAST BATHRM INT ELEV
3/8" = 1'-0"



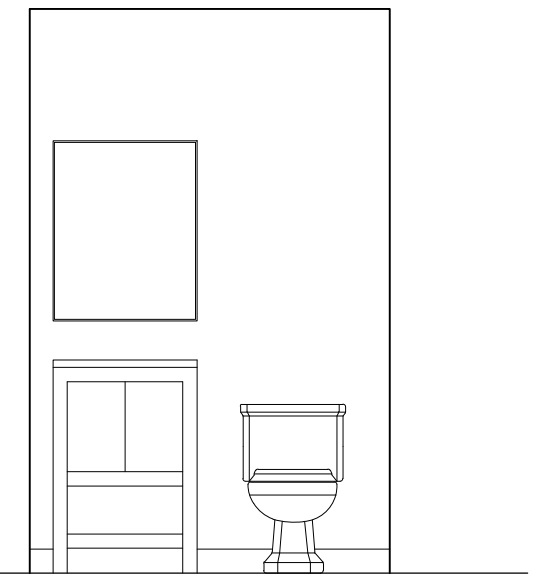
11 2ND FLOOR WEST BATHRM INT ELEV
3/8" = 1'-0"



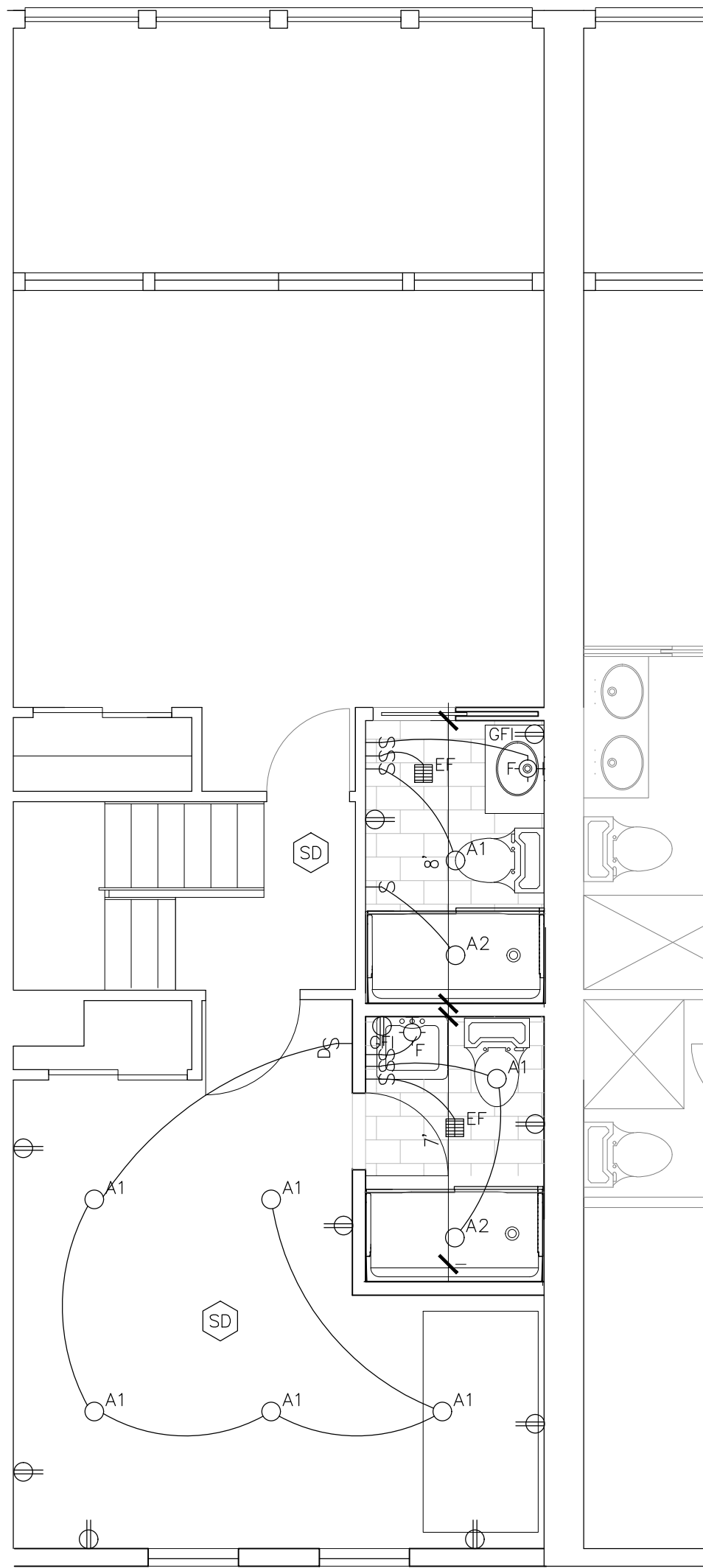
12 2ND FLOOR WEST BATHRM INT ELEV
3/8" = 1'-0"



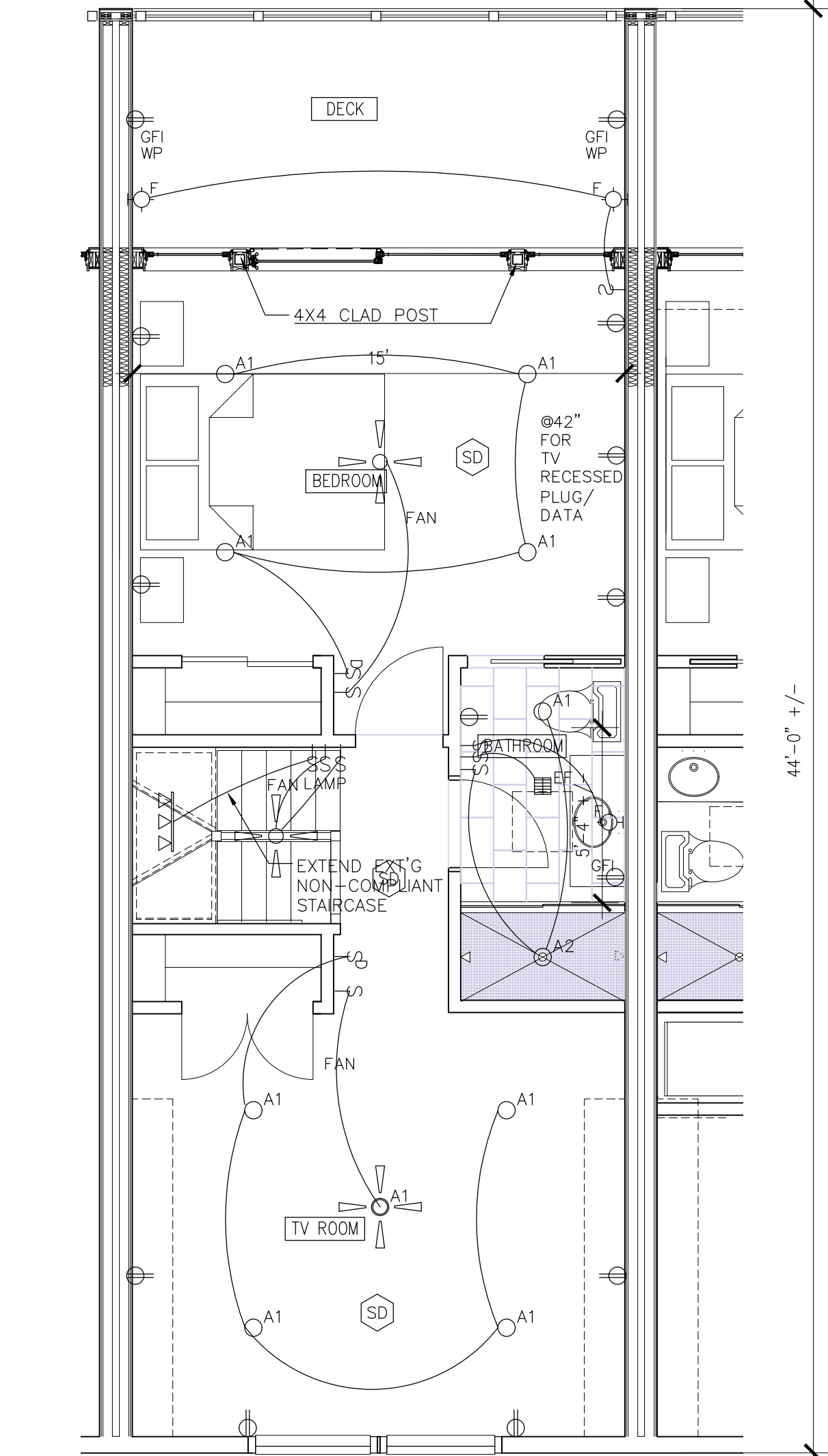
13 2ND FLOOR WEST BATHRM INT ELEV
3/8" = 1'-0"



14 2ND FLOOR WEST BATHRM INT ELEV
3/8" = 1'-0"



15 SECOND FLR, UNIT 2, ELECTRICAL PLAN
1/4" = 1'-0"



16 HALF STORY ADDITION, UNIT 2, ELECTRICAL PLAN
1/4" = 1'-0"

GENERAL ELEC. NOTES ELECTRICAL SYMBOLS

- ALL WORK TO CONFORM W/ ALL APPLICABLE ELECTRICAL AND BUILDING CODES.
 - SMOKE DETECTOR TO BE INSTALLED IN THE BASEMENT @ BOTTOM OF STAIRS, IN EACH BEDROOM AND ONE PER FLOOR, UNO. ALL SMOKE DETECTORS TO BE HARDWIRED & INTERCONNECTED W/ BATTERY BACKUP.
 - PROVIDE A MINIMUM OF ONE CO HARDWIRED DETECTOR IF NON EXISTS.
 - USE INSULATED RECESSED FIXTURES IN LOCATIONS WHERE REQUIRED.
 - MOUNTING HEIGHTS ARE TO CENTER OF BOX.
 - MOUNT RECEPTACLES @ 18" AFF UNO.
 - MOUNT WALL SWITCHES @ 48" AFF UNO.
 - MOUNT OUTLETS ABOVE COUNTERTOPS @ 44" AFF, UNO.
 - MOUNT WALL MOUNTED LIGHT FIXTURES @ 6'-8" AFF UNO.
 - RECEPTACLES UNDER WINDOWS TO BE CENTERED ON WINDOW UNO.
 - CENTER RECESSED LIGHT FIXTURE AND CEILING FANS IN ROOM OR WIDTH OF HALLWAY, UNO.
 - COORDINATE ELEC. WORK WITH PLUMBING AND HVAC SUBCONTRACTORS.
 - COORDINATE LIGHTING AND ELECTRICAL W/ ENLARGED PLANS AND INTERIOR ELEVATIONS.
- SD SMOKE DETECTOR
Direct wire 120V fire alarm system w/ nuisance smoke button complete w/ box, head and base, buzzer, stand-by battery and battery power supply
- DUPLEX RECEPTACLE
20A, 120V, u-ground complete w/ box & plate
- DOUBLE DUPLEX RECEPTACLE
- GF1 GROUND FAULT INDICATOR
- GF1 WP GROUND FAULT INDICATOR
Waterproof for Exterior Use
- SPLIT-WIRED DUPLEX RECEPT.
Top Receptacle wired to Wall Switch
- FLUSH-MOUNTED JUNCTION BOX
- SINGLE POLE WALL SWITCH
20A, 120V, complete w/ switch & box plate
- THREE-WAY WALL SWITCH
20A, 120V, complete w/ switch box & plate
- WALL BOX DIMMER
120V, complete w/ switch box & plate
- THREE-WAY DIM WALL SWITCH
20A, 120V, complete w/ switch box & plate
- DOOR CONTACT SWITCH

LIGHT FIXTURE SCHEDULE

MARK	TYPE	MANUFAC	PRODUCT NUMBER NO.	REMARKS
A1	4" RECESSED LED DOWNLIGHT	RAB	WFRL4R99FA120WS	
A2	4" RECESSED LED DOWNLIGHT	RAB	WFRL4R99FA120WS	
F	WALL MOUNTED VANITY LIGHT FIXTURE			by owner
E	CEILING MOUNTED FIXTURE			by owner
▽▽▽	TRACK LIGHTING, SEE SPEC			

REVISIONS:

Drawing Status

ISSUED FOR
PERMIT

Claudia Cueto Kearney
DE# S5-0019523

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RENOVATIONS & ADDITIONS
MULDOON RYAN
2 CHEASAPEAKE, UNIT 2
DEWEY BEACH, DE

SHEET TITLE:

INTERIOR
ELEVATIONS

SCALE:

as noted

DATE:

06.10.2025

FILE:

SHEET NUMBER:

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A3