



SHORELINE AND WATERWAY MANAGEMENT SECTION Coastal Construction Application

Public Notice No. WSS20260136 Date: 04/22/2026

Application Submitted: **04/06/2026**

To construct a single family dwelling with a 13' cantilevered deck
on Lot(s) 9, York Beach, Inc., 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
 - Decks : Seaward
 - Driveways : Seaward
 - Elevators : Seaward
 - Signs : Seaward
 - Skirting : Seaward
 - Steps/Stairs : 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?

No

What type of structures being proposed?

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	York Beach, Inc	1243	81.38
134-20.08-244.00	7	York Beach, Inc.	1389	68.23
134-20.08-245.00	8	York Beach, Inc.	1009	75.40
134-20.08-254.01	10	York Beach, Inc.	1245	67.38
134-20.12-45.01	11	York Beach, Inc.	1678	80.21
134-20.12-45.00	12	York Beach, Inc.	1564	79.77

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	York Beach, Inc.	81.38
134-20.08-244.00	7	York Beach, Inc.	83.16
134-20.08-245.00	8	York Beach, Inc.	87.42
134-20.08-254.01	10	York Beach, Inc	79.84
134-20.12-45.01	11	York Beach, Inc.	94.87
134-20.12-45.00	12	York Beach, Inc.	93.86

**Topographic survey and design
document**

NOTES:

OWNER: PATRICK M. SULLIVAN & CONSTANCE BOTI SULLIVAN
321 N. BIRCH ROAD, UNIT 701
FORT LAUDERDALE, FL 33304

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 HOMEOWNERS ASSOCIATION PRIOR TO ANY CONSTRUCTION. HOME OWNER ASSOCIATION AND COMMUNITY BYLAWS MAY MANDATE MORE RESTRICTIVE SETBACKS AND SHALL BE THE RESPONSIBILITY OF THE OWNER. CONTRACTOR, AND HOMEOWNERS 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, UPDATED ON 9-17-2025, BY SCALED ENGINEERING, INC. BOUNDARY INFORMATION WAS TAKEN FROM DEED BOOK 6371 PAGE 199 (THE CURRENT DEED OF RECORD), PLAT BOOK 2 PAGE 84 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 (FRM) MAP NUMBER 100505018K REVISED MARCH 16, 2015 (ZONE VE, EL. 12').

REAR BUILDING RESTRICTION LINE NOTES:

BRL 1' 87' EAST OF FRONT BOUNDARY LINE (BRL PER TOWN OF SOUTH BETHANY)

BRL 2' 86.79' FROM DNREC BUILDING LINE (CANTILEVERED DECK SETBACK) - 4-STEP PROCESS

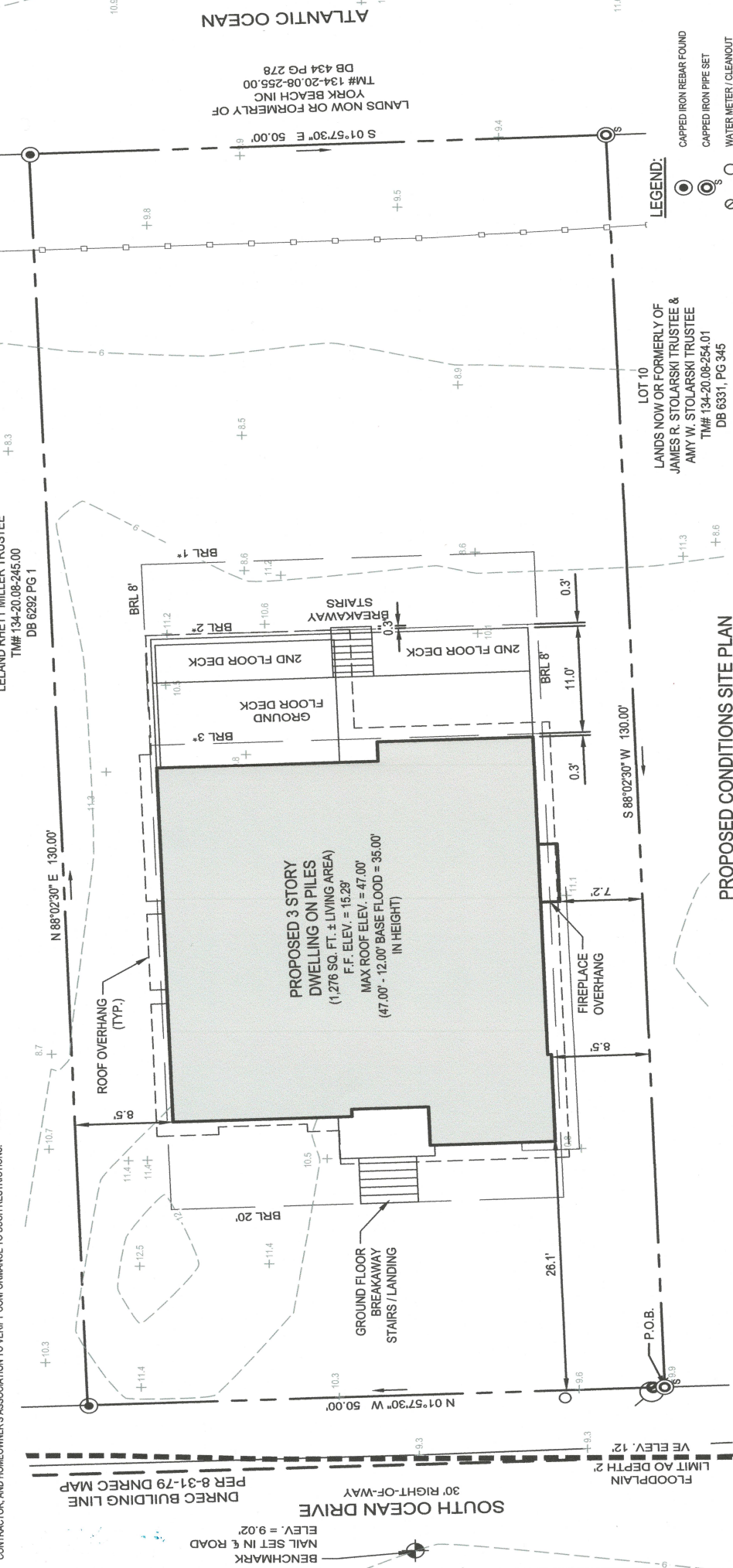
BRL 3' 75.40' FROM DNREC BUILDING LINE (BUILDING SETBACK) - 4-STEP PROCESS

REAR BUILDING RESTRICTION LINE SETBACKS:

FRONT: 20'

REAR: 87' EAST OF FRONT BOUNDARY LINE

SIDE: 8'



PROPOSED CONDITIONS SITE PLAN

PREPARED FOR:
MARNIE CUSTOM HOMES
FOR PROPERTY KNOWN AS:
1104 S. OCEAN DRIVE, SOUTH BETHANY, DE 19930
LOT 9 - YORK BEACH INC.

TM: # 134-20-08-254.00
DATE: APRIL 9, 2026
CLASS: SUBURBAN
LOT AREA: 6,500 SQ.FT.

BALTIMORE HUNDRED | SUSSEX COUNTY | DELAWARE
SCALE: 1" = 10'
PROJECT: MACH034

LEGEND:

- CAPPED IRON REBAR FOUND
- CAPPED IRON PIPE SET
- WATER METER / CLEANOUT
- UTILITY POLE
- SUBJECT BOUNDARY LINE
- ADJONER BOUNDARY LINE
- BUILDING RESTRICTION LINE
- FENCE
- P.O.B. POINT OF BEGINNING
- EXISTING CONTOUR
- EXISTING SPOT
- PROPOSED BUILDING

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

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.

RMP
No. 829
APR 9 2026
DELAWARE STATE PROFESSIONAL LAND SURVEYOR

RYAN M. PHIFER, P.L.S. DE No. 829

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
 Calc'd 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

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
 Calc'd 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

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 TTEE REV TR

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
 Calc'd 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

Owners

Owner	Co-owner	Address	City	State	Zip
MILLER MARSHALL LEE TTEE REV TR	LELAND RHETT MILLER TTEE REV TR	1109 VILLAMAY BLVD	ALEXANDRIA	VA	22307

PARID: 134-20.08-254.01
STOLARSKI JAMES R

1106 OCEAN DR S

Property Information

Property Location: 1106 S OCEAN DR
 Unit:
 City: BETHANY BEACH
 State: DE
 Zip: 19930

Class: R-Residential
 Use Code (LUC): 100-Residential - Vacant Land
 Town: SB-South Bethany
 Tax District: 134 – BALTIMORE
 School District: 1 - INDIAN RIVER
 Fire District: 70-Bethany Beach
 Calc'd Acres: .1500
 Frontage:
 Depth:
 Irr Lot:
 Plot Book Page: 445-23/PB

100% Land Value: \$2,257,500
 100% Improvement Value: \$0
 100% Total Value: \$2,257,500

Legal

Legal Description: YORK BEACH
LOT 10

Owners

Owner	Co-owner	Address	City	State	Zip
STOLARSKI JAMES R	AMY W STOLARSKI	TTEE FAMILY TR 1490 BROOKSIDE COMMON	ANNAPOLIS	MD	21401

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
 Calc'd Acres: .1492
 Frontage: 50
 Depth: 130.000
 Irr Lot:
 Plot Book Page: 450-31/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

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
 Calc'd 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

Owners

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

Foundation Pile/Layout Plan

GENERAL CONTRACTOR

MARKIE CUSTOMER HOMES
 33208 Coastal Hwy #3
 Rehoboth Beach, DE 19970
 PHONE: 302-466-2664
 www.markiehomes.com

STRUCTURAL ENGINEER

PILOTTOWN ENGINEERING
 17285 Nassau Commons Blvd.
 Unit 2, Levitt, DE 19958
 PHONE: 302-793-1770
 www.pilottownengineering.com

CIVIL ENGINEER

SCALE ENGINEERING
 20246 Coastal Highway
 Rehoboth Beach, DE 19971
 PHONE: 302-427-8668
 www.scaleengineering.com



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SULLIVAN RESIDENCE
 1065 OCEAN DRIVE
 SOUTH BETHANY, DE 19990

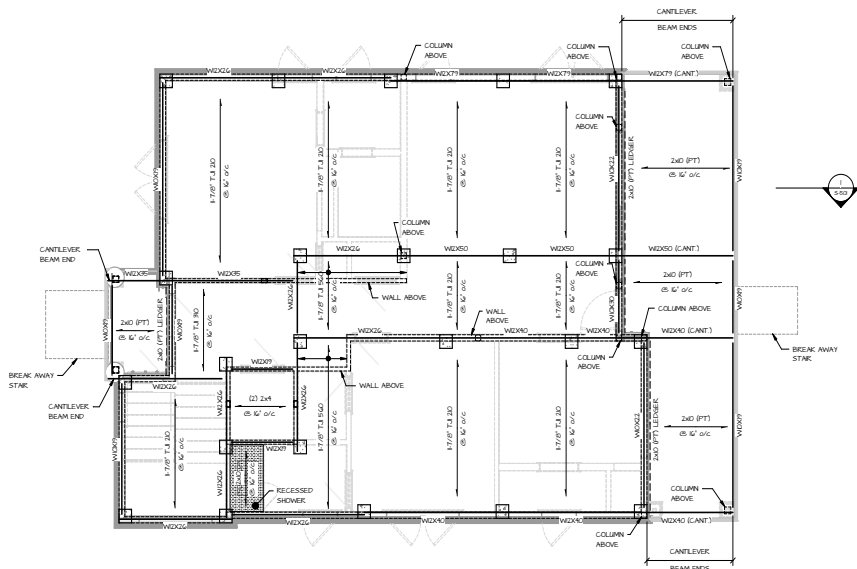
DRAWING	DATE
PERMIT SET	03/20/2025

REVISIONS

NO.	DATE	DESCRIPTION

JOB NO.: 25-007
 DRAWN BY: JOT

GROUND FLOOR FRAMING & PILE PLAN

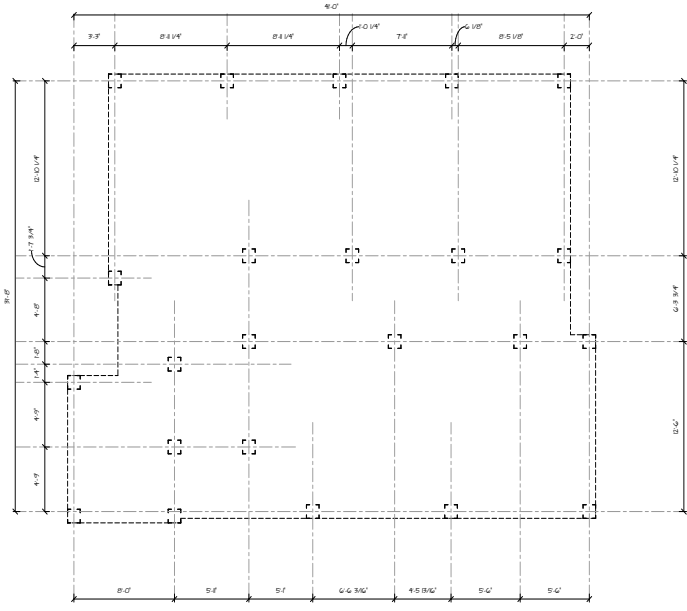


1 GROUND FLOOR FRAMING PLAN

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

NOTES

- TOP OF FLUSH STEEL BEAMS TO BE 8 1/4" BELOW TOP OF FLOOR TRUSSES UNLESS NOTED OTHERWISE.
- PILES TO BE 6"X6" CONCRETE PILE DRIVEN TO MINIMUM 25-TON CAPACITY.
- (CANT) INDICATES CANTILEVER.



2 PILE PLAN

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

NOTES

- PILES TO BE 6"X6" CONCRETE PILE DRIVEN TO MINIMUM 25-TON CAPACITY.



GENERAL CONTRACTOR

MARINE CUSTOMER HOMES
33308 Coastal Hwy #3
Bethesda Beach, DE 19930
PHONE: 302-486-2664
www.marinehomes.com

STRUCTURAL ENGINEER

PILOT TOWN ENGINEERING
17285 Nassau Commons Blvd.
Linthicum, DE 19950
PHONE: 302-793-1770
www.pilottownengineering.com

CIVIL ENGINEER

SCALE ENGINEERING
20246 Coastal Highway
Rehoboth Beach, DE 19971
PHONE: 302-827-0808
www.scaleengineering.com



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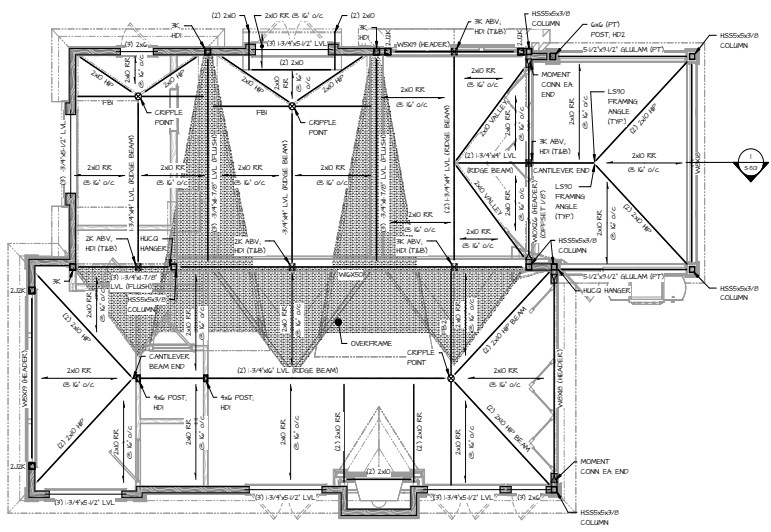
SULLIVAN RESIDENCE
1065 S OCEAN DRIVE
SOUTH BETHESDA, DE 19930

DRAWING NO. DATE
PERMIT SET 03/20/2025

REVISIONS
NO. DATE DESCRIPTION

JOB NO. 25-017
REVISED BY: JOT

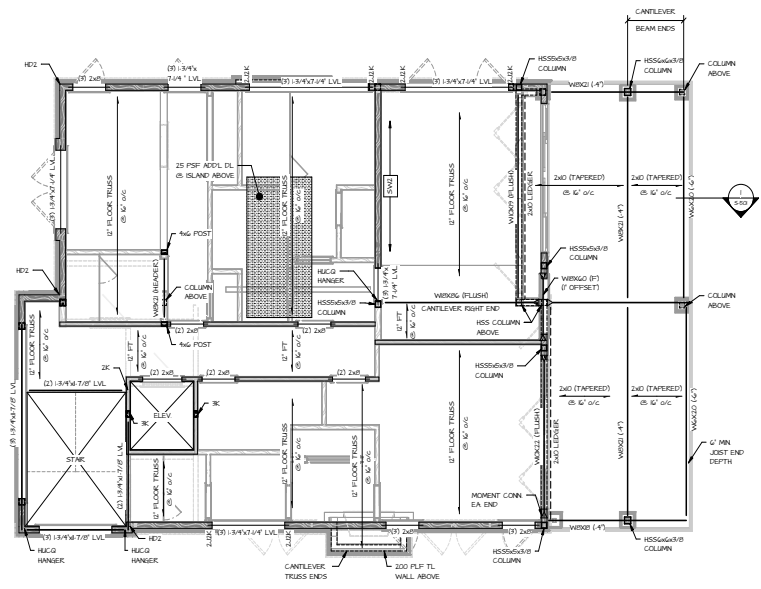
FIRST FLOOR, SECOND FLOOR, & ROOF FRAMING PLAN



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

NOTES

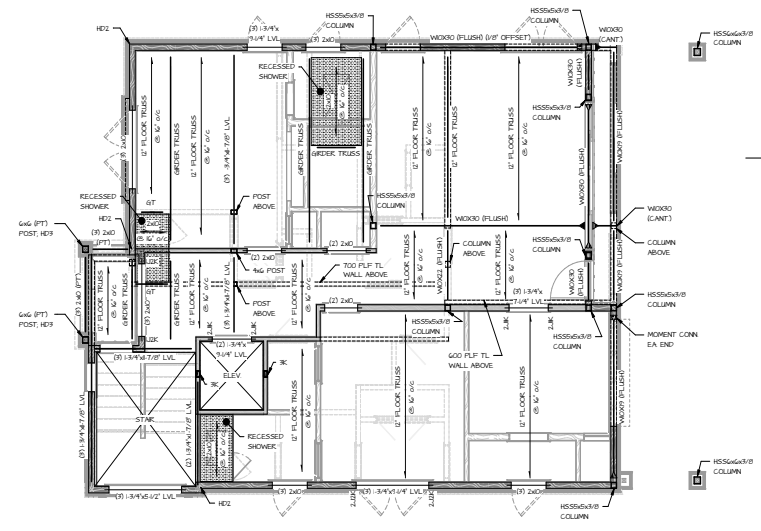
1. "J,K" INDICATES NUMBER OF JACK & KING STUDS
2. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE SWH UNLESS NOTED OTHERWISE
3. "R" INDICATES ROOF Rafter
4. "FS" INDICATES FLUSH BEAM SEE SCHEDULE ON DWG S-502 FOR ADDITIONAL INFORMATION
5. "PT" INDICATES PRESSURE TREATED



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

NOTES

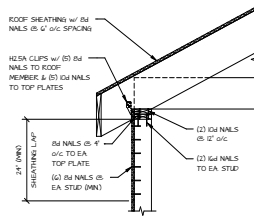
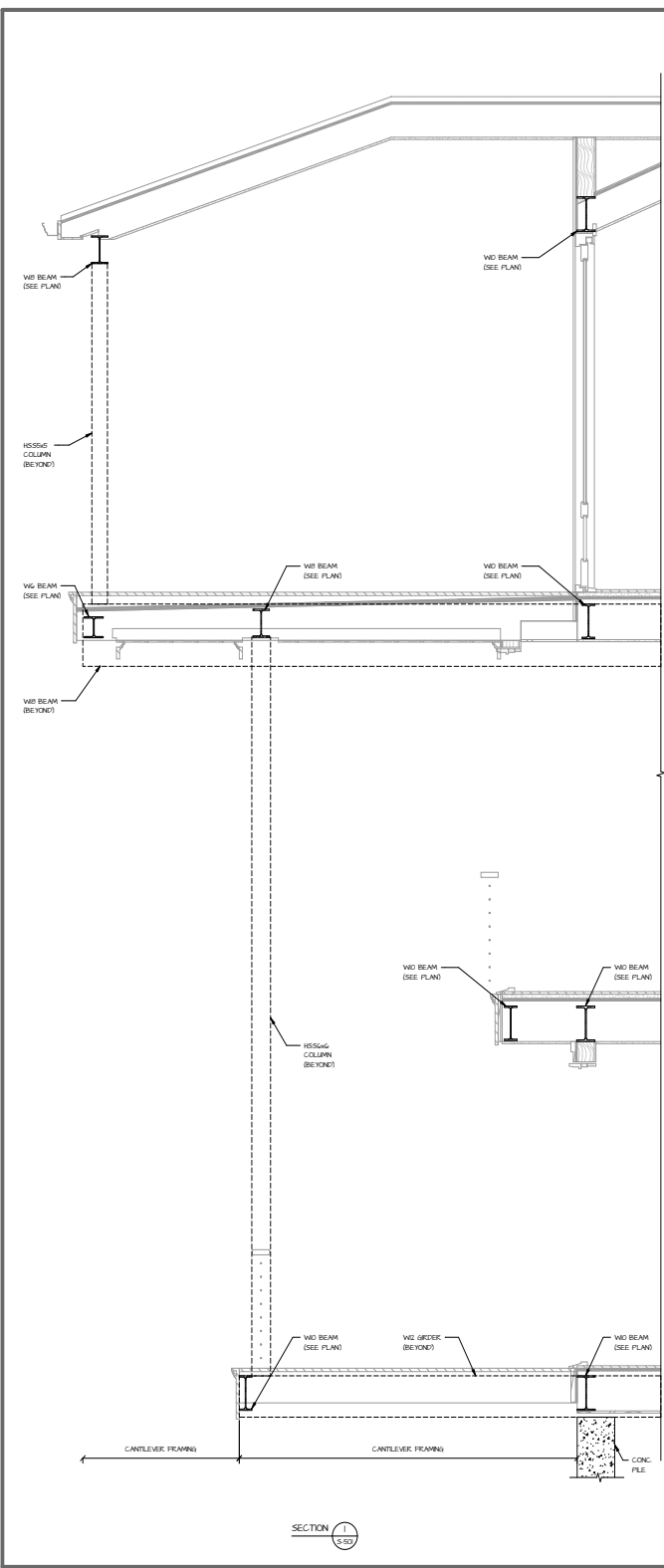
1. "J,K" INDICATES NUMBER OF JACK & KING STUDS
2. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE SWH UNLESS NOTED OTHERWISE
3. TOP OF FLUSH STEEL BEAMS TO BE 8/12" BELOW TOP OF FLOOR TRUSSES UNLESS NOTED OTHERWISE
4. "F" INDICATES FLOOR TRUSS
5. "PT" INDICATES FLUSH



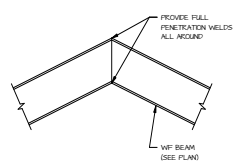
3 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

NOTES

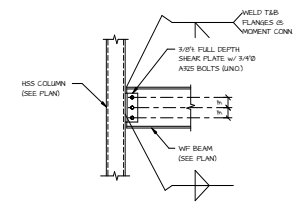
1. "J,K" INDICATES NUMBER OF JACK & KING STUDS
2. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE SWH UNLESS NOTED OTHERWISE
3. TOP OF FLUSH STEEL BEAMS TO BE 8/12" BELOW TOP OF FLOOR TRUSSES UNLESS NOTED OTHERWISE
4. "F" INDICATES FLOOR TRUSS
5. "PT" INDICATES PRESSURE TREATED
6. "CANT" INDICATES CANTILEVER



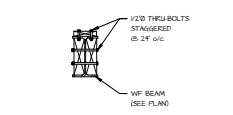
TYPICAL ROOF FRAMING



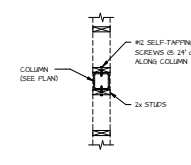
TYPICAL CRIPPLE POINT DETAIL



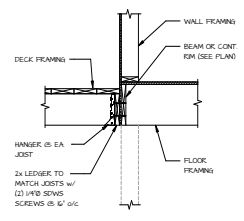
TYPICAL BEAM TO COLUMN CONNECTION



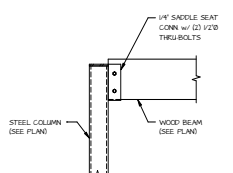
TYPICAL "PACKED-OUT" WF BEAM



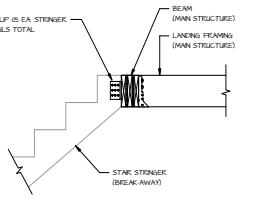
TYPICAL WALL STUDS TO STEEL COLUMN



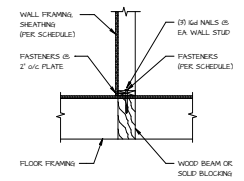
TYPICAL LEDGER FRAMING



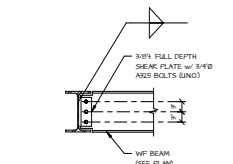
SADDLE SEAT CONNECTION



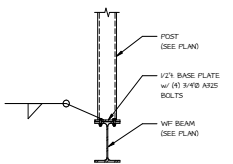
TYPICAL BREAKAWAY STAR CONNECTION DETAIL



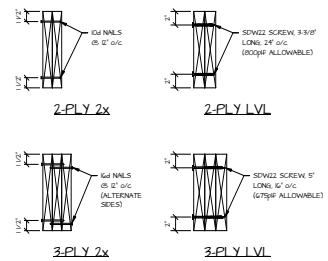
TYPICAL WALL TO BEAM FRAMING



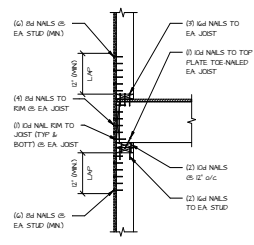
TYPICAL BEAM TO BEAM CONNECTION



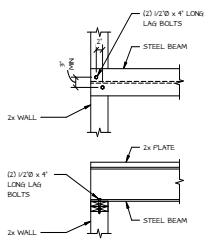
TYPICAL POST-UP CONNECTION



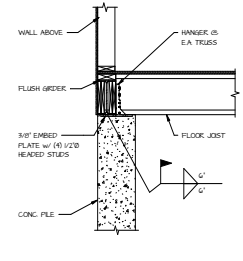
TYPICAL BUILT-UP BEAM DETAIL



TYPICAL FLOOR TO FLOOR FRAMING (SHEATHING LAY)



STEEL BEAM ON WOOD DETAIL



TYPICAL EDGE GIRDER DETAIL

BROADWATER DESIGNS ARCHITECTS
1102 LINDOUL DR. SUITE G
ANNAPOLIS, MD 21401
444147@broadwaterdesigns.com
444147@broadwaterdesigns.com
410-291-8591

GENERAL CONTRACTOR
MARINE CUSTOMER HOMES
33208 Coastal Hwy #3
Bethany Beach, DE 19930
PHONE: 302-446-2664
www.marinehomes.com

STRUCTURAL ENGINEER
PILOTTOWN ENGINEERING
17285 Nassau Commons Blvd.
Unit 2, Levitt, DE 19958
PHONE: 302-793-1770
www.pilottownengineering.com

CIVIL ENGINEER
SCALE ENGINEERING
20246 Coastal Highway
Rehoboth Beach, DE 19971
PHONE: 302-227-0509
www.scaleengineering.com



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REGISTERED BY LAW AND NOT PROTECTED

SULLIVAN RESIDENCE
1905 S. OCEAN DRIVE
SOUTH BETHANY, DE 19930

DRAWING	DATE
PERMIT SET	03/20/2008

NO.	DATE	DESCRIPTION

JOB NO.	DATE	DESCRIPTION
52-017		
DRAWN BY: JST		

TYPICAL DETAILS & SECTIONS

S-501

GENERAL NOTES

STRUCTURAL NOTES

1. FLOTTOWN ENGINEERS HAS DESIGNED ONLY THE STRUCTURAL ELEMENTS REPRESENTED ON THESE DRAWINGS. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL DRAWINGS AND SPECIFICATIONS CONTAINED HEREIN. FLOTTOWN ENGINEERS ASSUMES NO RESPONSIBILITY FOR ANY UNANNOUNCED CHANGES TO THESE DRAWINGS.
2. ALL STRUCTURAL INFORMATION HAS BEEN PREPARED IN ACCORDANCE WITH THE 2021 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: 8 psf
 - C. DECK LIVE LOAD: 60 psf
 - D. DECK DEAD LOAD: 10 psf
 - E. ROOF LIVE LOAD: 30 psf
 - F. ROOF DEAD LOAD: 10 psf
4. SNOW LOAD DATA FOR THE PROJECT IS LISTED AS FOLLOWS:
 - A. $P_g = 20$ psf
 - B. $L = 10$
 - C. $C = +1$
 - D. $G = +0$
 - E. $P_F = 20$ psf
5. LATERAL WIND LOAD DATA FOR THE PROJECT IS LISTED AS FOLLOWS:
 - A. $V_w = 100$ mph
 - B. $V_{w10} = 100$ 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 FILES AND STRUCTURE ATTACHED THERETO IS ANCHORED TO RESIST FLOUTATION COLLAPSE AND LATERAL MOVEMENT DUE TO THE EFFECTS OF WIND AND WATER LOADS ACTING SIMULTANEOUSLY ON ALL BUILDING COMPONENTS.
8. ALL FRAMING AT AND BELOW DESIGN FLOOD ELEVATION TO BE PRESSURE TREATED MATERIAL.

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 25 TONS.

STEEL

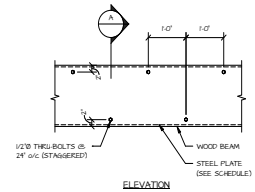
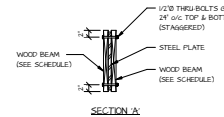
1. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE. ALL STRUCTURAL STEEL WEB FLANGE (W) SHAPES SHALL BE ASTM A992 (GRADE 50) (A572). ALL STRUCTURAL STEEL S, M AND HP SHAPES SHALL BE ASTM A572 (GRADE 50) (A572). ALL OTHER STRUCTURAL STEEL SHALL BE ASTM A572 UNLESS OTHERWISE NOTED.
2. ALL STEEL RECTANGULAR/SQUARE HOLLOW STRUCTURAL SECTIONS SHALL BE ASTM A500 GRADE B, Fy=46 KSI.
3. ALL STEEL SHALL BE THOROUGHLY CLEANED IN ACCORDANCE WITH SPCC, SP9 AND HAVE A SHOP COAT OF RUST INHIBITIVE PAINT.
4. ALL SHEAR AND FELD WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED AS DESCRIBED IN LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE; AWS D11 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. SUBMIT ALL STEEL SHOP DRAWINGS FOR REVIEW PRIOR TO ANY FABRICATION.
8. 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 TIME OF THE STEEL ERECTION.
9. ALL EXPOSED STEEL SHALL BE HOT DIP GALVANIZED. ANY PORTS OF WELDING SHALL BE TOUCHED UP IN THE FIELD WITH A ZINC-RICH PAINT BY THE STEEL ERECTOR.

TIMBER

1. ALL STRUCTURAL TIMBER FRAMING, WALLS, BLOCKING, ETC. SHALL BE HEM FIR #2 MINIMUM STRESS GRADE LUMBER OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS:
 - F_b = 850 PSI F_v = 50 PSI E = 1,000,000 PSI
2. ALL STRUCTURAL TIMBER MUST BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S 'CONSTRUCTION MANUAL'.
3. ALL EXTERIOR TIMBER FRAMING MEMBERS SHALL BE SOUTHERN YELLOW PINE (SYP) #1 MINIMUM STRESS GRADE LUMBER. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS:
 - F_b = 1000 PSI F_v = 75 PSI E = 1,600,000 PSI
4. ALL STRUCTURAL TIMBER FOR WOOD TRUSS FRAMING SHALL BE SOUTHERN YELLOW PINE (SYP) #1 MINIMUM STRESS GRADE LUMBER OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS:
 - F_b = 900 PSI F_v = 75 PSI E = 1,000,000 PSI
5. ALL STRUCTURAL TIMBER MUST BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S 'CONSTRUCTION MANUAL'.
6. ALL GLUE LAMINATED BEAMS SHALL BE CONSTRUCTED OF SOUTHERN YELLOW PINE, COUGLAS FIR OR APPROVED EQUAL, CONFORMING TO AITC #141 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 = 1,000,000 PSI
7. ALL MICRO-LAM BEAMS (LVL) SHALL BE AS ENGINEERED AND MANUFACTURED BY Weyerhaeuser OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES FOR MICRO-LAM BEAMS ARE AS FOLLOWS:
 - F_b = 3600 PSI F_v = 285 PSI E = 1,700,000 PSI
8. MAXIMUM DEFLECTION CRITERIA:
 - A. FLOOR FRAMING - LL/500, TL/750
 - B. ROOF FRAMING - LL/750, TL/240
9. ALL TIMBER AND TIMBER CONSTRUCTION SHALL COMPLY WITH LATEST EDITIONS OF THE FOLLOWING STANDARDS:
 - A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION 'CONSTRUCTION MANUAL'
 - B. AMERICAN WOOD COUNCIL NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)
 - C. AMERICAN PLYWOOD ASSOCIATION PLYWOOD DESIGN SPECIFICATION
 - D. AMERICAN WOOD PRESERVATION ASSOCIATION STANDARDS
10. DESIGN, FABRICATION AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE FOLLOWING TRUSS PLATE INSTITUTE (TP) STANDARDS:
 - A. THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS OR JOIST FABRICATOR (TP 1)
 - B. RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES, DSB (P)
 - C. GUIDE TO GOOD PRACTICE FOR INSTALLING RESTRAINTS AND BRACING METAL PLATE CONNECTED WOOD TRUSSES, BCS (I)
11. ALL PRE-ENGINEERED WOOD JOISTS (LALTA, LANT, LUSTAN, etc.) AS NOTED ON PLAN SHALL BE AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL BRACING AND BRIDGING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
12. ALL TIMBER CONNECTIONS SHALL BE MADE USING PREFABRICATED CONNECTORS. TOE-NAILING IS NOT PERMITTED. SUBMIT MANUFACTURER'S DATA FOR REVIEW. FASTENERS SHALL BE AS MANUFACTURED BY SIMPSON STRONGTIE OR APPROVED EQUAL.
13. PROVIDE POST CAPS AND BASES AT ALL WOOD POSTS BY SIMPSON STRONGTIE OR APPROVED EQUAL.
14. PROVIDE A MINIMUM OF (3) STUDS FOR ALL HEADERS AND BEAMS UNLESS NOTED OTHERWISE.
15. ALL EXPOSED FASTENERS AND CONNECTIONS TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
16. WOOD FLOOR TRUSSES ARE TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER FOR THE WOOD TRUSSES OR JOIST FABRICATOR. SKINED AND SEALED CALCULATIONS ARE TO BE SUBMITTED FOR REVIEW AND APPROVAL. DESIGNS SHALL REFLECT THE LOADING SHOWN IN THE STRUCTURAL DOCUMENTS. TRUSS FABRICATOR SHALL PROVIDE PREFABRICATED HANGERS AND CONNECTORS AS REQUIRED.
17. PROVIDE MINIMUM CONTINUOUS SOLID BLOCKING OR CROSS BRACING LINES AT # 2' O/C MAX SPACING FOR ALL:
 - A. WOOD JOISTS
 - B. WOOD PARTISES
 - 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.
18. TREATED LUMBER SHALL BE PROVIDED AT ALL LOCATIONS WHERE LUMBER IS IN CONTACT WITH CONCRETE AND MASONRY FOUNDATION WALLS OR AT EXTERIOR OF BUILDING.
19. PROVIDE MINIMUM HJ SERIES HANGERS CORRESPONDING TO BEAM DEPTH AT ALL FLUSH BEAMS UNLESS NOTED OTHERWISE.
20. PROVIDE 2x BLOCKING BETWEEN WOOD STUDS AT INTERIOR BEARING WALLS AT 24" O/C.
21. SHEATHING FOR WALLS SHALL BE 1/2" THICK 32x48 SPAN RATING APA WOOD SHEATHING EXPOSURE I. 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.
22. SHEATHING FOR FLOORS SHALL BE 3/4" THICK 27 SPAN RATING APA FLOOR SHEATHING EXPOSURE I. ALL JOINTS IN SHEATHING SHALL BE STAGGERED. ALL EDGES IN FLOOR SHEATHING USE PANEL CLIPS OR LUMBER BLOCKED EDGE SUPPORTS AS RECOMMENDED BY APA NAILING SCHEDULES FOR FLOORWOOD FLOOR DIMENSIONS.
23. SHEATHING FOR ROOFS SHALL BE 1/2" THICK 32x48 SPAN RATING APA FLOORWOOD SHEATHING EXPOSURE I. ALL JOINTS IN SHEATHING SHALL BE STAGGERED. FOR ROOF SHEATHING USE PANEL CLIPS OR LUMBER BLOCKED EDGE SUPPORTS AS RECOMMENDED BY APA NAILING SCHEDULES FOR FLOORWOOD FLOOR DIMENSIONS.
24. PROVIDE (2) SIMPSON SDWS SCREWS AT 12" O/C OR EQUAL FOR DECK LEDGERS TO FM BOARD UNLESS NOTED OTHERWISE.

SHEAR WALL FRAMING SCHEDULE					
MARK	SHEATHING	FASTENING	ANCHOR BOLTS TO FDN	FLG TO FLG CORR	WALL TO BEAM CORR
SW	1/2" WOOD SHEATHING w/ BLOCKED JOINTS (ONE SIDE)	2x NAILS @ 4" O/C SPACING @ PANEL EDGES @ 6" O/C IN FIELD	1/2" BOLTS @ 4' O/C MAX 12" MAX FROM ENDS	SHEATHING LAP/ NAILING PATTERN (SEE DETAILS)	1/4"X2" SDS SCREW @ 24" O/C MAX INTO BEAM OR BLOCKING
SHW	1/2" GYPSUM BOARD w/ BLOCKED JOINTS (BOTH SIDES)	2x COOLER NAILS @ 4" O/C SPACING @ PANEL EDGES & IN FIELD	1/2" BOLTS @ 4' O/C MAX 12" MAX FROM ENDS	2x NAILS @ 4" O/C (SEE DETAIL)	1/4"X2" SDS SCREW @ 32" O/C MAX INTO BEAM OR BLOCKING

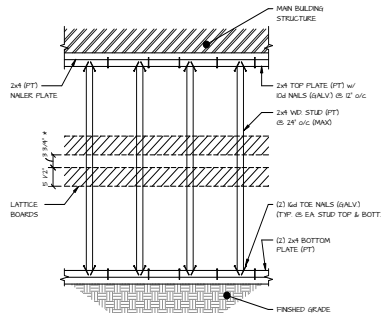
*MULTI FASTENER - #6 SCREWS



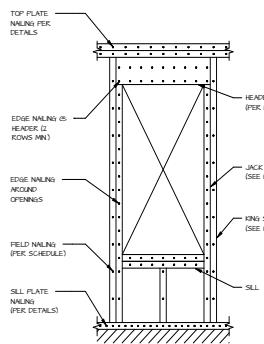
FLITCH BEAM SCHEDULE		
SEE PLAN FOR FLITCH BEAM DESIGNATION LOCATION.		
MARK	STEEL PLATE SIZE	WOOD BEAMS
FB1	1/2" x 4"	(2) 13/4" x 11/4" LVL
FB2	3/4" x 4"	(2) 13/4" x 11/4" LVL

FASTENER SCHEDULE	
TYPE	PROPERTIES
2x COOLER NAIL	0000D x 15/8" LONG
2x COOLER NAIL	0070D x 7/8" LONG
2x NAIL	018D x 2 1/2" LONG
2x NAIL	0418D x 7" LONG
2x NAIL	0620D x 9 1/2" LONG
#6 SCREW	018D
#8 SCREW	064D
#8 SCREW	017D

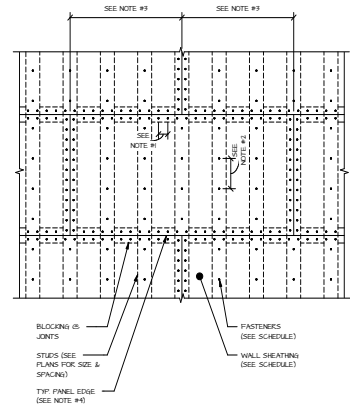
HOLD-DOWN SCHEDULE	
SEE PLAN FOR HOLD-DOWN DESIGNATION LOCATION.	
MARK	TYPE
H1	SIMPSON H6 STRAP BEAM TO POST
H2	SIMPSON AC SERIES POST CAP
H3	(2) SIMPSON H6R SDSL HOLD-DOWN w/ 5/8" THREADED ROD THRU FLOOR
H4	SIMPSON M87R STRAP TO POST ABOVE
H5	SIMPSON H6R SDSL HOLD-DOWN w/ 5/8" THREADED ROD THRU BEAM TOP FLANGE



TYPICAL FEMA LATTICE DETAIL
 1/2" MINIMUM 3/4" SPACE BETWEEN 5/16" LATTICE BOWDS TO MEET 40% OPENING RATIO REQUIRED BY FEMA



TYPICAL OPENING FRAMING



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.

BROADWATER 1 DESIGNS
 ARCHITECTS
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 ANNEPOLL, MD 21416
 410.441.8888
 www.broadwater1.com

GENERAL CONTRACTOR

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 33308 Coastal Hwy #3
 Rehoboth Beach, DE 19970
 PHONE: 302-446-2664
 www.marinehomes.com

STRUCTURAL ENGINEER

PILOTTOWN ENGINEERING
 17285 Nassau Commons Blvd.
 Unit 2, Levitt, DE 19957
 PHONE: 302-763-1770
 www.pilottownengineering.com

CIVIL ENGINEER

SCALE ENGINEERING
 20246 Coastal Highway
 Rehoboth Beach, DE 19971
 PHONE: 302-827-0868
 www.scaleengineering.com



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SULLIVAN RESIDENCE
 1065 S OCEAN DRIVE
 SUTTS BETHSEL, DE 19960

DRAWING	DATE
PERMIT SET	03/26/2024

REVISIONS		
NO.	DATE	DESCRIPTION

JOB NO.: 24-047
 DRAWING NO.: 207

SCHEDULES & GENERAL NOTES

Deed/Lease/Sales contract

CONTRACT FOR CONSTRUCTION

THIS AGREEMENT is made this 25th day of August, 2025 by and between MARNIE CUSTOM HOMES, LLC, a Delaware limited liability company (hereinafter, "Contractor"), *and Pat and Connie Sullivan* (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 **1104 S. Ocean Drive, South Bethany, DE 19930** (the "Premises"), and desires to engage Contractor to 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 adjust 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 \$100,000.00 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. **Contractor agrees to provide lien releases from subcontractors upon receipt of the Final Draw Payment.**

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 will 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. The time shall also be extended due to any community building moratorium or restriction.

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. Contractor will furnish Releases of Liens to Owner when this payment is made.

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. 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. PRE-CONSTRUCTION TERMINATION: If Owner terminates this Agreement prior to commencement of construction, Contractor shall be entitled to compensation for the following: 1) all costs incurred through the effective date of cancellation; 2) all costs for materials, labor, or subcontractor services which cannot be cancelled or refunded; 3) a reasonable allocation (as determined by Contractor) of Contractor's overhead and

administrative costs, including, but not limited to, project management, permitting, coordination with third-party vendors or suppliers, and related services; and 4) as liquidated damages and not as a penalty, a cancellation fee which is intended to reasonably compensate Contractor for reserving scheduling capacity, providing preconstruction planning and coordination services, and foregoing other potential work opportunities. The cancellation fee shall be the lesser of ten percent (10%) of the total estimated costs as reflected in the most current Draw Schedule or \$100,000.00.


18. 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.

19. 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.


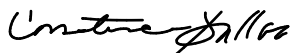
20. SEVERABILITY: If any provision of this Agreement is held to be invalid or unenforceable in any jurisdiction, such invalidity or unenforceability shall not affect the validity or enforceability of any other provision.

21. 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 Properties or consent to any change in this Agreement is Marnie Oursler, Managing Member.

MARNIE PROPERTIES, LLC


By [Marnie Oursler \(Aug 26, 2025 16:04:18 EDT\)](#)
MARNIE OURSLER, Managing Member

Owner:


[Pat Sullivan \(Aug 26, 2025 15:55:24 EDT\)](#)

[Constance Sullivan \(Aug 26, 2025 16:02:22 EDT\)](#)











MCH Sullivan Contract for Construction 08.25.25


Final Audit Report

2025-08-26


Created:	2025-08-25
By:	Jon Subity (jon@marniehomes.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAlYBM07Tn1oS0ffUa4MnR4GQuqzWWMSsT

"MCH Sullivan Contract for Construction 08.25.25" History

-  Document created by Jon Subity (jon@marniehomes.com)
2025-08-25 - 5:56:26 PM GMT
-  Document emailed to Pat Sullivan (pat@preferins.com) for signature
2025-08-25 - 5:56:30 PM GMT
-  Email viewed by Pat Sullivan (pat@preferins.com)
2025-08-26 - 1:42:21 AM GMT
-  Document e-signed by Pat Sullivan (pat@preferins.com)
Signature Date: 2025-08-26 - 7:55:24 PM GMT - Time Source: server
-  Document emailed to Connie Sullivan (connie@preferins.com) for signature
2025-08-26 - 7:55:26 PM GMT
-  Email viewed by Connie Sullivan (connie@preferins.com)
2025-08-26 - 7:59:19 PM GMT
-  Signer Connie Sullivan (connie@preferins.com) entered name at signing as Constance Sullivan
2025-08-26 - 8:02:20 PM GMT
-  Document e-signed by Constance Sullivan (connie@preferins.com)
Signature Date: 2025-08-26 - 8:02:22 PM GMT - Time Source: server
-  Document emailed to Marnie Oursler (marnie@marniehomes.com) for signature
2025-08-26 - 8:02:24 PM GMT
-  Email viewed by Marnie Oursler (marnie@marniehomes.com)
2025-08-26 - 8:03:24 PM GMT

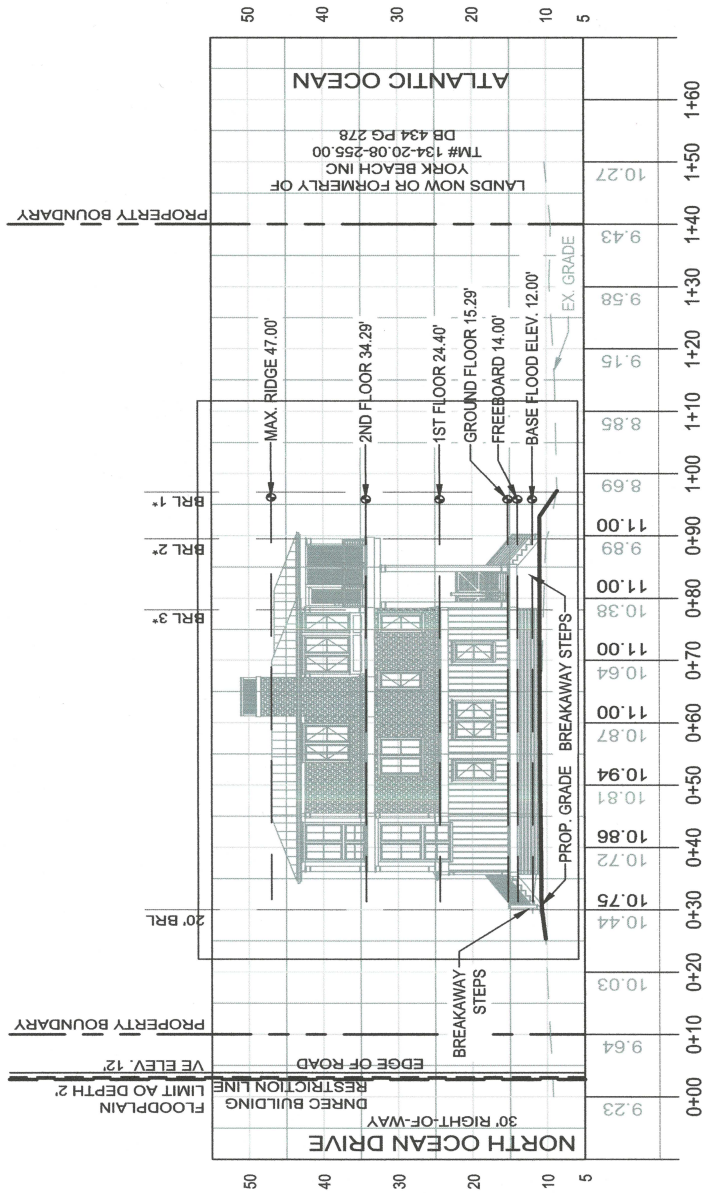
 Document e-signed by Marnie Oursler (marnie@marniehomes.com)

Signature Date: 2025-08-26 - 8:04:18 PM GMT - Time Source: server

 Agreement completed.

2025-08-26 - 8:04:18 PM GMT

Structure profile view document



0' 10' 20'
 HORIZ. 1" = 20'
 VERT. 1" = 20'

DNREC PROFILE PLAN

PREPARED FOR:
MARNIE CUSTOM HOMES
 FOR PROPERTY KNOWN AS:
1104 S. OCEAN DRIVE, SOUTH BETHANY, DE 19930
 LOT 9 - YORK BEACH INC.
 TM: # 134-20-08-254.00
 BALTIMORE HUNDRED | SUSSEX COUNTY | DELAWARE
 DATE: APRIL 9, 2026 SCALE: 1" = 20'
 CLASS: SUBURBAN PROJECT: MACH034
 LOT AREA: 6,500 SQ.FT.

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.

RMP No. 829
 PROJECT: DELAWARE
 DATE: 4/9/2026
 RYAN M. PHIFER, P.L.S. DE No. 829 SOCIAL LAND SURVEYOR

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

MARKIE CUSTOMER HOMES
 33208 Coastal Hwy #3
 Rehoboth Beach, DE 19970
 PHONE: 302-466-2664
 www.markiehomes.com

STRUCTURAL ENGINEER

PILOTTOWN ENGINEERING
 17285 Nassau Commons Blvd.
 Unit 2, Lewes, DE 19958
 PHONE: 302-763-1770
 www.pilottownengineering.com

CIVIL ENGINEER

SCALE ENGINEERING
 20246 Coastal Highway
 Rehoboth Beach, DE 19971
 PHONE: 302-427-8608
 www.scaleengineering.com



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SULLIVAN RESIDENCE
 1065 OCEAN DRIVE
 SOUTH BETHANY, DE 19980

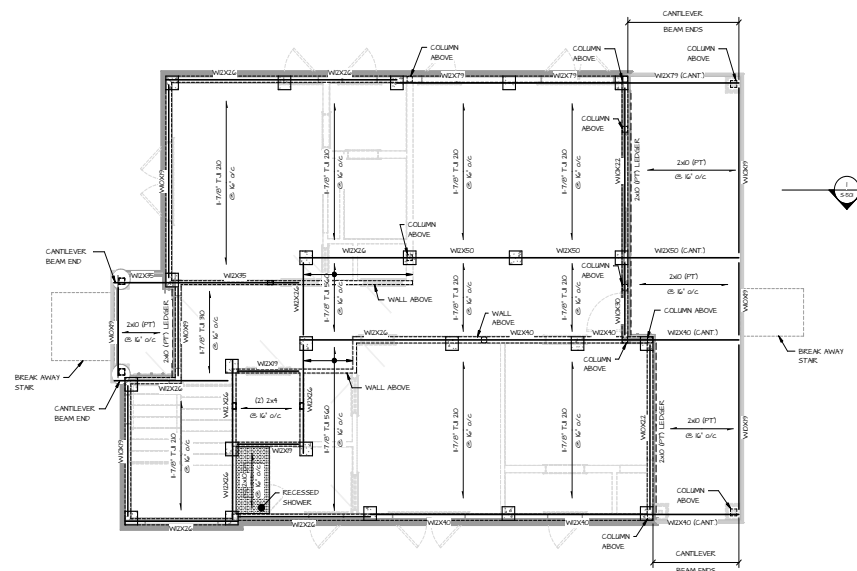
DRAWING	DATE
PERMIT SET	03/20/2025

REVISIONS

NO.	DATE	DESCRIPTION

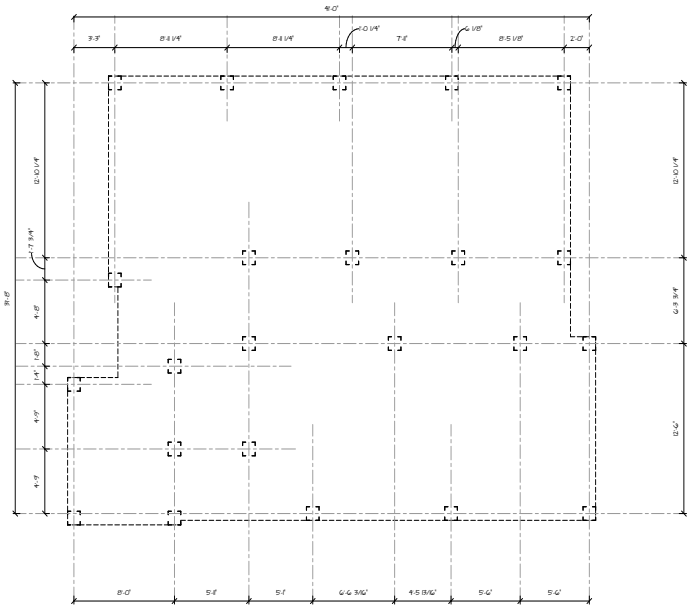
JOB NO.: 25-007
 DRAWN BY: JOT

GROUND FLOOR FRAMING & PILE PLAN



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

- NOTES:
 1. TOP OF FLUSH STEEL BEAMS TO BE 8 1/4" BELOW TOP OF FLOOR TRUSSES UNLESS NOTED OTHERWISE.
 2. PILES TO BE 6"X6" CONCRETE PILE DRIVEN TO MINIMUM 25-TON CAPACITY.
 3. (CANT) INDICATES CANTILEVER.



2 PILE PLAN SCALE: 1/4" = 1'-0"

- NOTES:
 1. PILES TO BE 6"X6" CONCRETE PILE DRIVEN TO MINIMUM 25-TON CAPACITY.

2/18/2025 9:28:52 AM



GENERAL CONTRACTOR

MARINE CUSTOMER HOMES
33308 Coastal Hwy #3
Bethany Beach, DE 19930
PHONE: 302-446-2664
www.marinehomes.com

STRUCTURAL ENGINEER

PILOT TOWN ENGINEERING
17285 Nassau Commons Blvd.
Linthicum, DE 19950
PHONE: 302-793-1770
www.pilottownengineering.com

CIVIL ENGINEER

SCALE ENGINEERING
17285 Nassau Commons Blvd.
Linthicum, DE 19950
PHONE: 302-827-0808
www.scaleengineering.com



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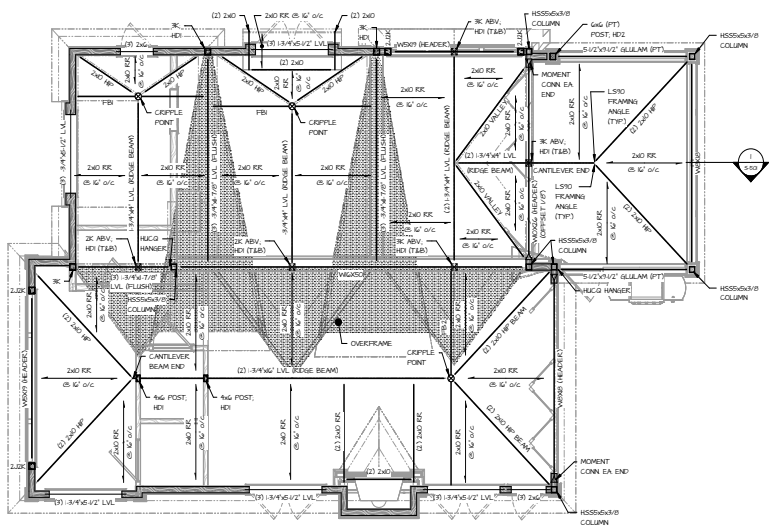
SULLIVAN RESIDENCE
1065 S. OCEAN DRIVE
SOUTH BETHANY, DE 19930

DRAWING NO. DATE
PERMIT SET 03/20/2025

REVISIONS
NO. DATE DESCRIPTION

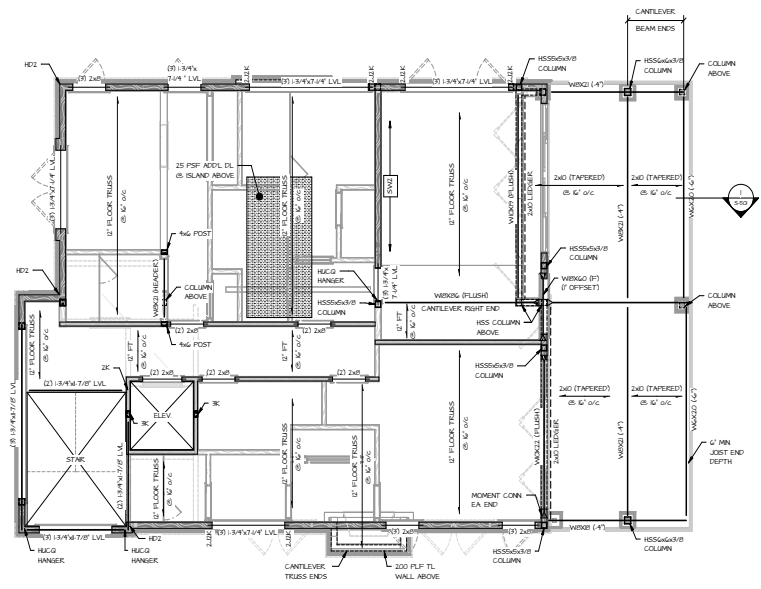
JOB NO. 25-017
REVISED BY: JST

FIRST FLOOR, SECOND FLOOR, & ROOF FRAMING PLAN



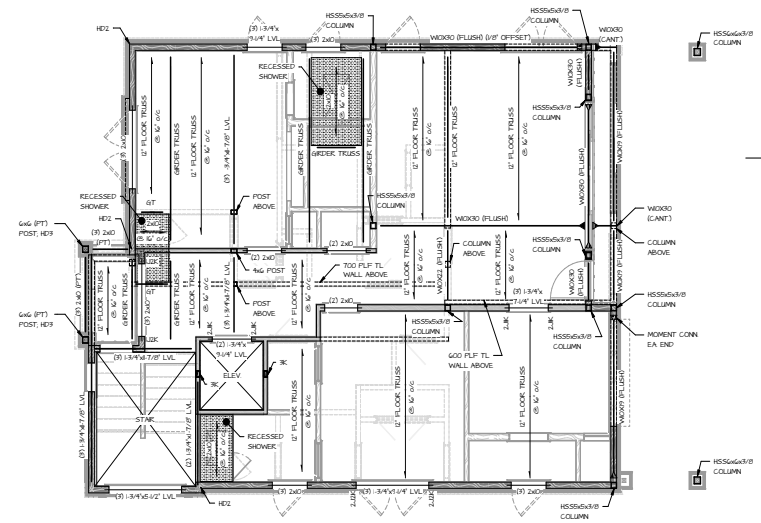
1 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

NOTES:
1. ...J...K... INDICATES NUMBER OF JACK & KING STUDS
2. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE SWH UNLESS NOTED OTHERWISE
3. RE INDICATES ROOF Rafter
4. FS... INDICATES FLASH BEAM SEE SCHEDULE ON DWG S-502 FOR ADDITIONAL INFORMATION
5. (PT) INDICATES PRESSURE TREATED



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

NOTES:
1. ...J...K... INDICATES NUMBER OF JACK & KING STUDS
2. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE SWH UNLESS NOTED OTHERWISE
3. TOP OF FLUSH STEEL BEAMS TO BE 8 1/2" BELOW TOP OF FLOOR TRUSSES UNLESS NOTED OTHERWISE
4. FT INDICATES FLOOR TRUSS
5. (PT) INDICATES PRESSURE TREATED
6. (CANT) INDICATES CANTILEVER



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

NOTES:
1. ...J...K... INDICATES NUMBER OF JACK & KING STUDS
2. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE SWH UNLESS NOTED OTHERWISE
3. TOP OF FLUSH STEEL BEAMS TO BE 8 1/2" BELOW TOP OF FLOOR TRUSSES UNLESS NOTED OTHERWISE
4. FT INDICATES FLOOR TRUSS
5. (PT) INDICATES PRESSURE TREATED
6. (CANT) INDICATES CANTILEVER

GENERAL NOTES

STRUCTURAL NOTES

1. FLOTTOWN ENGINEERS HAS DESIGNED ONLY THE STRUCTURAL ELEMENTS REPRESENTED ON THESE DRAWINGS. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL DRAWINGS AND SPECIFICATIONS CONTAINED HEREIN. FLOTTOWN ENGINEERS ASSUMES NO RESPONSIBILITY FOR ANY UNANNOUNCED CHANGES TO THESE DRAWINGS.
2. ALL STRUCTURAL INFORMATION HAS BEEN PREPARED IN ACCORDANCE WITH THE 2021 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: 8 psf
 - C. DECK LIVE LOAD: 60 psf
 - D. DECK DEAD LOAD: 10 psf
 - E. ROOF LIVE LOAD: 30 psf
 - F. ROOF DEAD LOAD: 10 psf
4. SNOW LOAD DATA FOR THE PROJECT IS LISTED AS FOLLOWS:
 - A. $P_g = 20$ psf
 - B. $L = 10$
 - C. $C = +1$
 - D. $G = +0$
 - E. $P_F = 20$ psf
5. LATERAL WIND LOAD DATA FOR THE PROJECT IS LISTED AS FOLLOWS:
 - A. $V_w = 100$ mph
 - B. $V_{w10} = 100$ 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 FILES AND STRUCTURE ATTACHED THERETO IS ANCHORED TO RESIST FLOUTATION COLLAPSE AND LATERAL MOVEMENT DUE TO THE EFFECTS OF WIND AND WATER LOADS ACTING SIMULTANEOUSLY ON ALL BUILDING COMPONENTS.
8. ALL FRAMING AT AND BELOW DESIGN FLOOD ELEVATION TO BE PRESSURE TREATED MATERIAL.

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 25 TONS.

STEEL

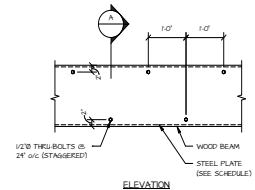
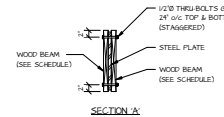
1. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE. ALL STRUCTURAL STEEL WEB FLANGE (W) SHAPES SHALL BE ASTM A992 (GRADE 50) (A572). ALL STRUCTURAL STEEL S, M AND HP SHAPES SHALL BE ASTM A572 (GRADE 50) (A572). ALL OTHER STRUCTURAL STEEL SHALL BE ASTM A572 UNLESS OTHERWISE NOTED.
2. ALL STEEL RECTANGULAR/SQUARE HOLLOW STRUCTURAL SECTIONS SHALL BE ASTM A500 GRADE B, Fy=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 SHEAR AND FELD WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED AS DESCRIBED IN LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE; AWS D11 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. SUBMIT ALL STEEL SHOP DRAWINGS FOR REVIEW PRIOR TO ANY FABRICATION.
8. 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 TIME OF THE STEEL ERECTION.
9. ALL EXPOSED STEEL SHALL BE HOT DIP GALVANIZED. ANY PORTS OF WELDING SHALL BE TOUCHED UP IN THE FIELD WITH A ZINC-RICH PAINT BY THE STEEL ERECTOR.

TIMBER

1. ALL STRUCTURAL TIMBER FRAMING, WALLS, BLOCKING, ETC. SHALL BE HEM FIR #2 MINIMUM STRESS GRADE LUMBER OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS:
 - F_b = 850 PSI F_v = 50 PSI E = 1,000,000 PSI
2. ALL STRUCTURAL TIMBER MUST BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S 'CONSTRUCTION MANUAL'.
3. ALL EXTERIOR TIMBER FRAMING MEMBERS SHALL BE SOUTHERN YELLOW PINE (SYP) #1 MINIMUM STRESS GRADE LUMBER. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS:
 - F_b = 1000 PSI F_v = 75 PSI E = 1,600,000 PSI
4. ALL STRUCTURAL TIMBER FOR WOOD TRUSS FRAMING SHALL BE SOUTHERN YELLOW PINE (SYP) #3 MINIMUM STRESS GRADE LUMBER OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS:
 - F_b = 900 PSI F_v = 75 PSI E = 1,000,000 PSI
5. ALL STRUCTURAL TIMBER MUST BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S 'CONSTRUCTION MANUAL'.
6. ALL GLUE LAMINATED BEAMS SHALL BE CONSTRUCTED OF SOUTHERN YELLOW PINE, COUGLAS FIR OR APPROVED EQUAL, CONFORMING TO AITC #141 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 = 1,000,000 PSI
7. ALL MICRO-LAM BEAMS (LVL) SHALL BE AS ENGINEERED AND MANUFACTURED BY Weyerhaeuser OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES FOR MICRO-LAM BEAMS ARE AS FOLLOWS:
 - F_b = 3600 PSI F_v = 285 PSI E = 1,700,000 PSI
8. MAXIMUM DEFLECTION CRITERIA:
 - A. FLOOR FRAMING - LL/500, TL/750
 - B. ROOF FRAMING - LL/750, TL/240
9. ALL TIMBER AND TIMBER CONSTRUCTION SHALL COMPLY WITH LATEST EDITIONS OF THE FOLLOWING STANDARDS:
 - A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION '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
10. DESIGN, FABRICATION AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE FOLLOWING TRUSS PLATE INSTITUTE (TP) STANDARDS:
 - A. THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS OR JOIST FABRICATOR (TP 1)
 - B. RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES, DSB (P)
 - C. GUIDE TO GOOD PRACTICE FOR INSTALLING RESTRAINTS AND BRACING METAL PLATE CONNECTED WOOD TRUSSES, BCS (I)
11. ALL PRE-ENGINEERED WOOD JOISTS (F.L.T.A.T.J.A.N.T.J.S.T.A.N. #10) AS NOTED ON PLAN SHALL BE AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL BRACING AND BRIDGING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
12. ALL TIMBER CONNECTIONS SHALL BE MADE USING PREFABRICATED CONNECTORS. TOE-NAILING IS NOT PERMITTED. SUBMIT MANUFACTURER'S DATA FOR REVIEW. FASTENERS SHALL BE AS MANUFACTURED BY SIMPSON STRONGTIE OR APPROVED EQUAL.
13. PROVIDE POST CAPS AND BASES AT ALL WOOD POSTS BY SIMPSON STRONGTIE OR APPROVED EQUAL.
14. PROVIDE A MINIMUM OF (3) STUDS FOR ALL HEADERS AND BEAMS UNLESS NOTED OTHERWISE.
15. ALL EXPOSED FASTENERS AND CONNECTIONS TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
16. WOOD FLOOR TRUSSES ARE TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER FOR THE WOOD TRUSSES OR JOIST FABRICATOR. SKINED AND SEALED CALCULATIONS ARE TO BE SUBMITTED FOR REVIEW AND APPROVAL. DESIGNS SHALL REFLECT THE LOADING SHOWN IN THE STRUCTURAL DOCUMENTS. TRUSS FABRICATOR SHALL PROVIDE PREFABRICATED HANGERS AND CONNECTORS AS REQUIRED.
17. PROVIDE MINIMUM CONTINUOUS SOLID BLOCKING OR CROSS BRACING LINES AT #12" O.C. MAX SPACING FOR ALL:
 - A. WOOD JOISTS
 - B. WOOD PARTISES
 - 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.
18. TREATED LUMBER SHALL BE PROVIDED AT ALL LOCATIONS WHERE LUMBER IS IN CONTACT WITH CONCRETE AND MASONRY FOUNDATION WALLS OR AT EXTERIOR OF BUILDING.
19. PROVIDE MINIMUM HJ SERIES HANGERS CORRESPONDING TO BEAM DEPTH AT ALL FLUSH BEAMS UNLESS NOTED OTHERWISE.
20. PROVIDE 2x4 BLOCKING BETWEEN WOOD STUDS AT INTERIOR BEARING WALLS AT 24" O.C.
21. SHEATHING FOR WALLS SHALL BE 1/2" THICK 32x46 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.
22. SHEATHING FOR FLOORS SHALL BE 3/4" THICK 27" SPAN RATING APA FLOOR SHEATHING, EXPOSURE 1. ALL JOINTS IN SHEATHING SHALL BE STAGGERED. ALL EDGES IN FLOOR SHEATHING USE PANEL CLIPS OR LUMBER BLOCKED EDGE SUPPORTS AS RECOMMENDED BY APA NAILING SHALL COMPLY WITH APA REQUIREMENTS FOR PLYWOOD FLOOR DIMENSIONS.
23. SHEATHING FOR ROOFS SHALL BE 1/2" THICK 32x46 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 DIMENSIONS.
24. PROVIDE (2) SIMPSON SDWS SCREWS AT 12" O.C. OR EQUAL, FOR DECK LEDGERS TO RM BOARD UNLESS NOTED OTHERWISE.

SHEAR WALL FRAMING SCHEDULE					
MARK	SHEATHING	FASTENING	ANCHOR BOLTS TO FDN	FLG TO FLG CORR	WALL TO BEAM CORR
SW	1/2" WOOD SHEATHING w/ BLOCKED JOINTS (ONE SIDE)	2x4 NAILS @ 4" O.C. SPACING @ PANEL EDGES @ 6" O.C. IN FIELD	1/2" BOLTS @ 4' O.C. MAX 12" MAX FROM ENDS	SHEATHING LAP/ NAILING PATTERN (SEE DETAILS)	1/4" X 2" SDS SCREW @ 24" O.C. MAX INTO BEAM OR BLOCKING
SHW	1/2" GYPSON BOARD w/ BLOCKED JOINTS (BOTH SIDES)	2x4 COOLER NAILS @ 4" O.C. SPACING @ PANEL EDGES & IN FIELD	1/2" BOLTS @ 4' O.C. MAX 12" MAX FROM ENDS	2x4 NAILS @ 4" O.C. (SEE DETAIL)	1/4" X 2" SDS SCREW @ 32" O.C. MAX INTO BEAM OR BLOCKING

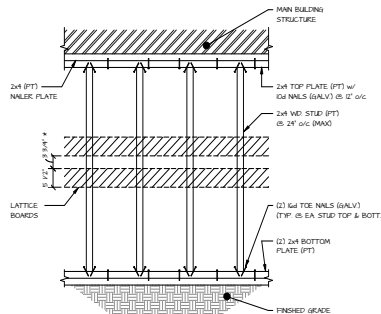
*MULTI FASTENER - #6 SCREWS



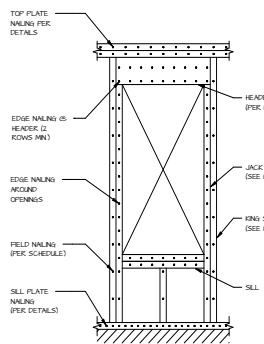
FLITCH BEAM SCHEDULE		
SEE PLAN FOR FLITCH BEAM DESIGNATION LOCATION		
MARK	STEEL PLATE SIZE	WOOD BEAMS
FB1	1/2" x 4"	(2) 13/4" x 11/4" LVL
FB2	3/4" x 4"	(2) 13/4" x 11/4" LVL

FASTENER SCHEDULE	
TYPE	PROPERTIES
2x4 COOLER NAIL	00020 x 15/8" LONG
2x4 COOLER NAIL	00720 x 7/8" LONG
2x4 NAIL	01870 x 2 1/2" LONG
2x4 NAIL	04180 x 7" LONG
2x4 NAIL	05220 x 9 1/2" LONG
#6 SCREW	01870
#8 SCREW	01640
#10 SCREW	01700

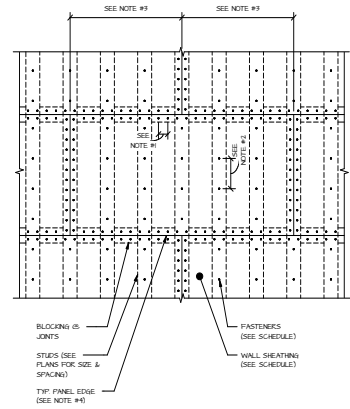
HOLD-DOWN SCHEDULE	
SEE PLAN FOR HOLD-DOWN DESIGNATION LOCATION	
MARK	TYPE
H1	SIMPSON H6 STRAP BEAM TO POST
H2	SIMPSON AC SERIES POST CAP
H3	(2) SIMPSON H6R SDSL HOLD-DOWN w/ 5/8" THREADED ROD THRU FLOOR
H4	SIMPSON M870G STRAP TO POST ABOVE
H5	SIMPSON H6R SDSL HOLD-DOWN w/ 5/8" THREADED ROD THRU BEAM TOP FLANGE



TYPICAL FEMA LATTICE DETAIL
1" MINIMUM 3/4" SPACE BETWEEN 1/2" LATTICE BOWDS TO MEET 40% OPENING RATIO REQUIRED BY FEMA



TYPICAL OPENING FRAMING



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.

BROADWATER 1 DESIGNS
ARCHITECTS
1111 LOCUST DR. SUITE G
ANNEPUS 39124
410.418.8888
www.broadwater1designs.com

GENERAL CONTRACTOR

MARINE CUSTOMER HOMES
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SULLIVAN RESIDENCE
1065 OCEAN DRIVE
SOUTH BEACH, DE 19960

DRAWING	DATE
PERMIT SET	03/26/2024

REVISIONS		
NO.	DATE	DESCRIPTION

JOB NO.: 24-047
DRAWING NO.: 207

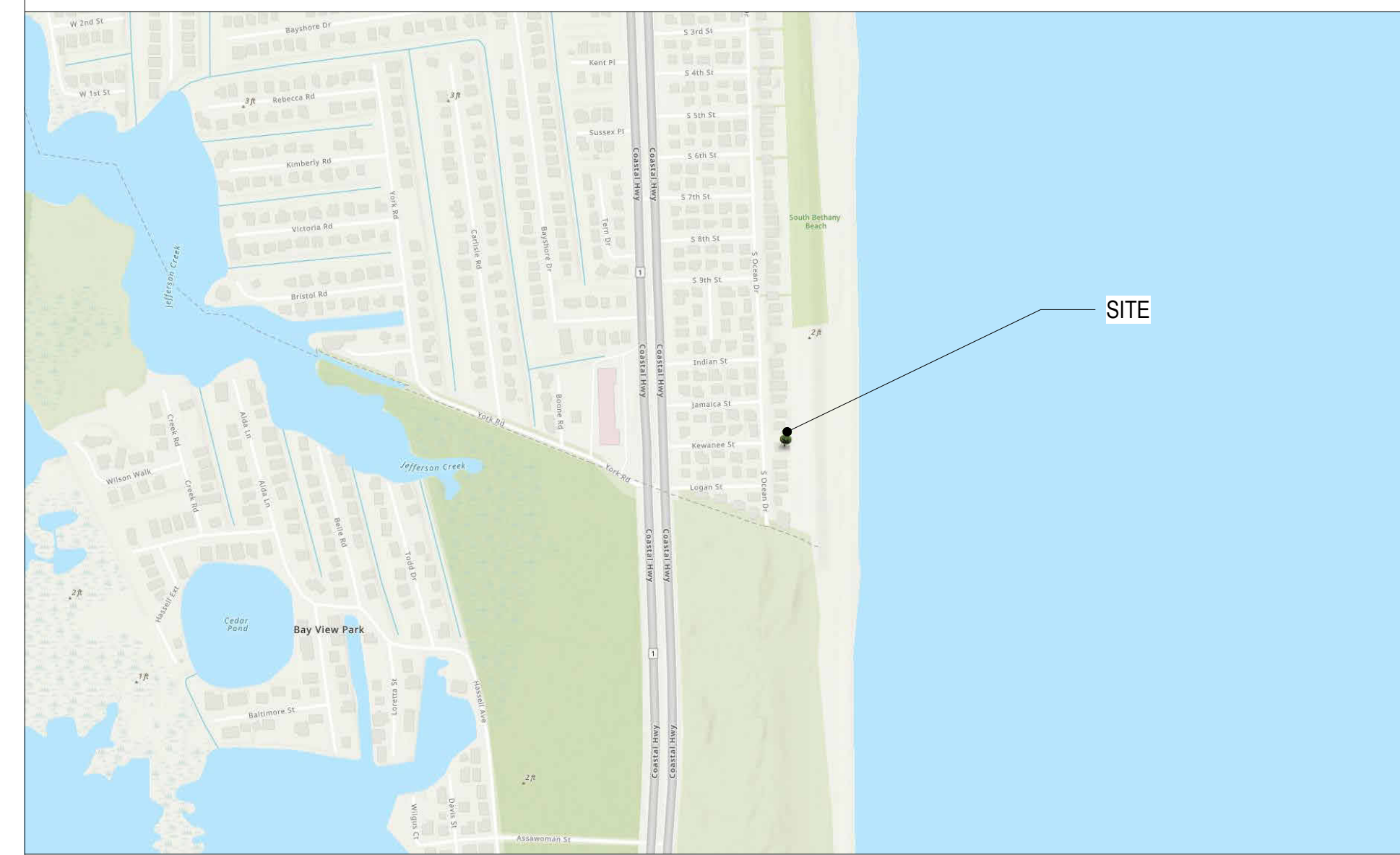
SCHEDULES & GENERAL NOTES

SULLIVAN RESIDENCE

1106 S. OCEAN DRIVE
SOUTH BETHANY, DE 19930



VICINITY MAP



NOT TO SCALE

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SHEET INDEX

CS	COVER SHEET	S-101	PILE PLAN & GROUND FLOOR
A-101	FOUNDATION & GROUND FLOOR PLAN	S-102	FIRST FLOOR, SECOND FLOOR & ROOF FRAMING PLAN
A-102	FIRST & SECOND FLOOR, & ROOF PLAN	S-501	TYPICAL DETAILS & SECTIONS
A-201	ELEVATIONS	S-502	SCHEDULES & GENERAL NOTES
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A-301	SECTIONS		
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SQUARE FOOTAGES

GROUND
LAR = 1,276 SQFT
FAR = 1,613 SQFT

1ST FLOOR
LAR = 1,319 SQFT
FAR = 1,319 SQFT

2ND FLOOR
LAR = 1,283 SQFT
FAR = 1,680 SQFT

DNREC = 1,355 PER FLOOR
TLAR = 3,878 SQFT < 3,900 SQFT ALLOWED
TFAR = 4,612 SQFT < 4,615 SQFT ALLOWED

CODE ANALYSIS

APPLICABLE CODES:

- VE-12' + 24" FREEBOARD = 14'
- LOT AREA = 6,500 SQFT
- 12' (DNREC LINE)
- GROUND FLOOR - 15' 4.75"
- FIRST FLOOR - 24' 6.75"
- SECOND FLOOR - 34' 5.5"
- HEIGHT =
 1. 4' OF STREET (9') + 35' = 44' (freeboard is BFE +2')
 2. VE ZONE = BFE + 35' = 47' (freeboard/struct is BFE +2')
- MINIMAL GRADING ALLOWED
 1. FAR = 4,615 SQFT ; LAR = 3,900 SQFT
 2. LIVABLE FOOTPRINT PER DNREC = 1,355 SQFT
 3. 4:12 MIN ROOF PITCH
 4. COVERAGE BELOW 12" DOES NOT COUNT
 5. SET BACKS
 - A. SIDE = 8'
 - B. FRONT = 20'
 - C. REAR BUILDING = PER DNREC BLOCK PLAN
 - D. REAR CANTILEVERED DECK = PER DNREC BLOCK PLAN



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SULLIVAN RESIDENCE
1106 S. OCEAN DRIVE
SOUTH BETHANY, DE 19930

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NO.	DATE	DESCRIPTION

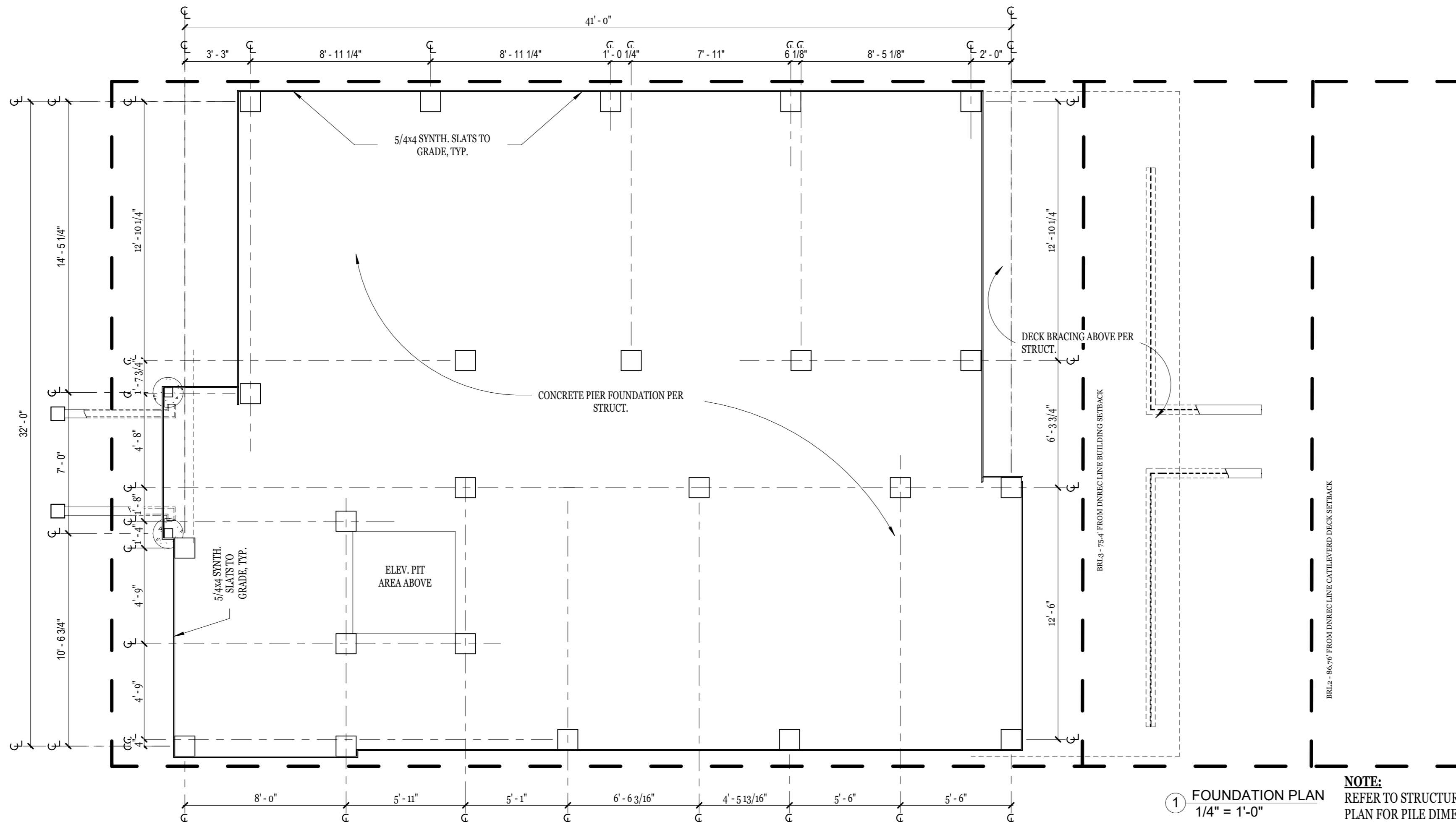
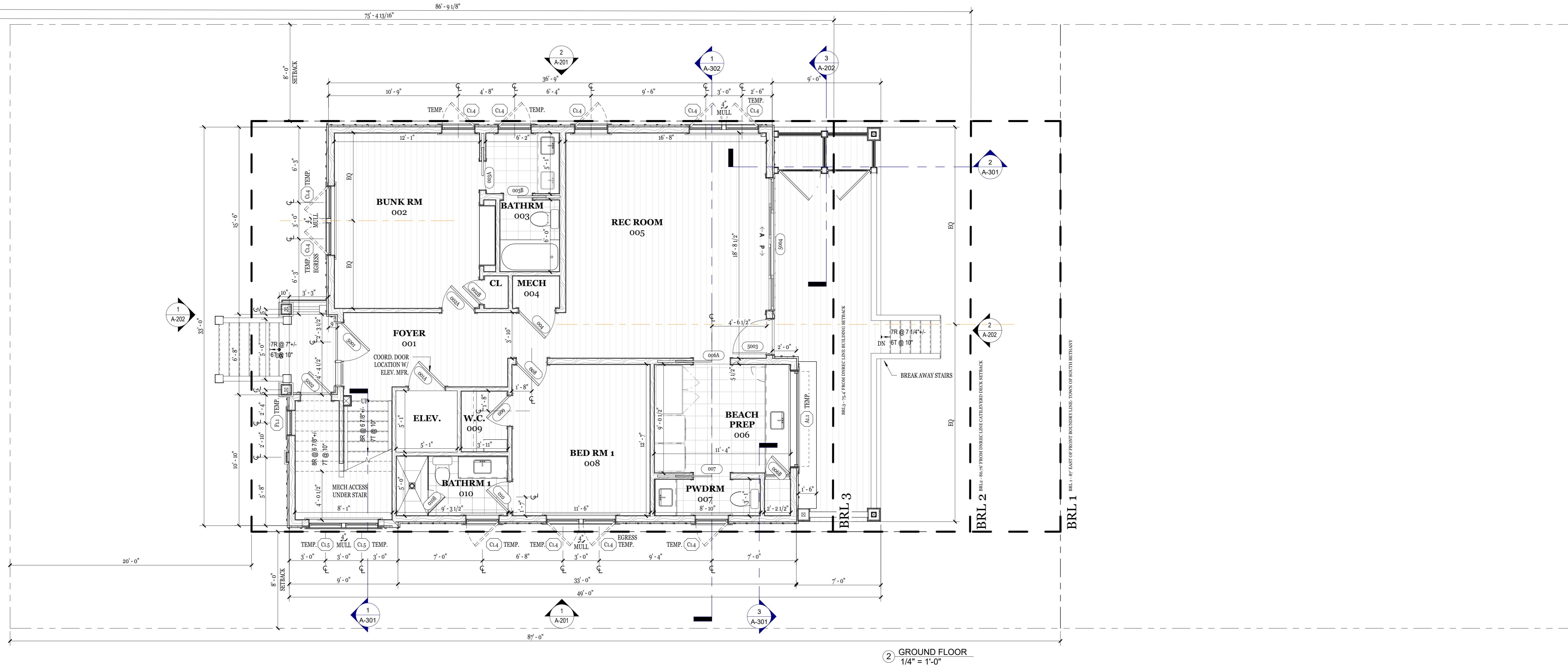
JOB NO: 25-017
DRAWN BY: TJD, CDM

COVER SHEET

CS

DNREC BUILDING LINE PER 8-31-79 DNREC MAP

WINDOW SCHEDULE					INTERIOR DOOR SCHEDULE					EXTERIOR DOOR SCHEDULE				
Mark	OPERATION	UNIT SIZE		COMMENTS	DOOR #	OPERATION	PANEL SIZE		COMMENTS	DOOR #	OPERATION	FRAME SIZE		COMMENTS
		WIDTH	HEIGHT				WIDTH	HEIGHT				WIDTH	HEIGHT	
AW1	AWNING	8'-0"	3'-6"		GROUND FLOOR SUB					GROUND FLOOR SUB				
Cl.1	CASEMENT	2'-0"	4'-0"		001A	SWING	5'-0"	7'-0"	13/4"	5001	INSWING & SIDELITE	5'-2 3/4"	7'-6"	1 3/4"
Cl.2	CASEMENT	2'-6"	5'-0"		002A	SWING	2'-8"	7'-0"	1 3/4"	5002	SWING	2'-6"	7'-0"	1 3/4"
Cl.3	CASEMENT	2'-8"	2'-5"		002B	SWING	2'-0"	7'-0"	1 3/4"	5003	INSWING	3'-0"	7'-6"	1 3/4"
Cl.4	CASEMENT	2'-8"	5'-0"		003A	POCKET	2'-4"	7'-0"	1 3/4"	5004	SLIDING PATIO - 4	11'-0"	7'-6"	1 3/4"
Cl.5	CASEMENT	2'-8"	5'-6"		003B	POCKET	2'-4"	7'-0"	1 3/4"					
Cl.6	CASEMENT	2'-8"	6'-0"		004	SWING	5'-0"	7'-0"	1 3/4"					
Cl.7	CASEMENT	2'-10"	1'-5"		006A	POCKET	3'-0"	7'-0"	1 3/8"					
Cl.8	CASEMENT	2'-10"	5'-0"		006B	SWING	2'-0"	4'-0"	1 3/4"					
Cl.9	CASEMENT	2'-10"	5'-0"		007	POCKET	3'-0"	7'-0"	1 3/8"					
Cl.1	CASEMENT - 3	9'-4"	4'-0"		008	SWING	2'-6"	7'-0"	1 3/4"					
Cl.2	CASEMENT - 3	10'-0"	6'-0"		009	SWING	2'-6"	7'-0"	1 3/4"					
Cl.1	FIXED	4'-0"	6'-0"		010	SWING	2'-6"	7'-0"	1 3/4"					
					010S	SHOWER	2'-0"	5'-11 3/4"	1/2"					



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SOUTH BETHANY, DE 19930

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NO.	DATE	DESCRIPTION

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FOUNDATION & GROUND FLOOR PLAN

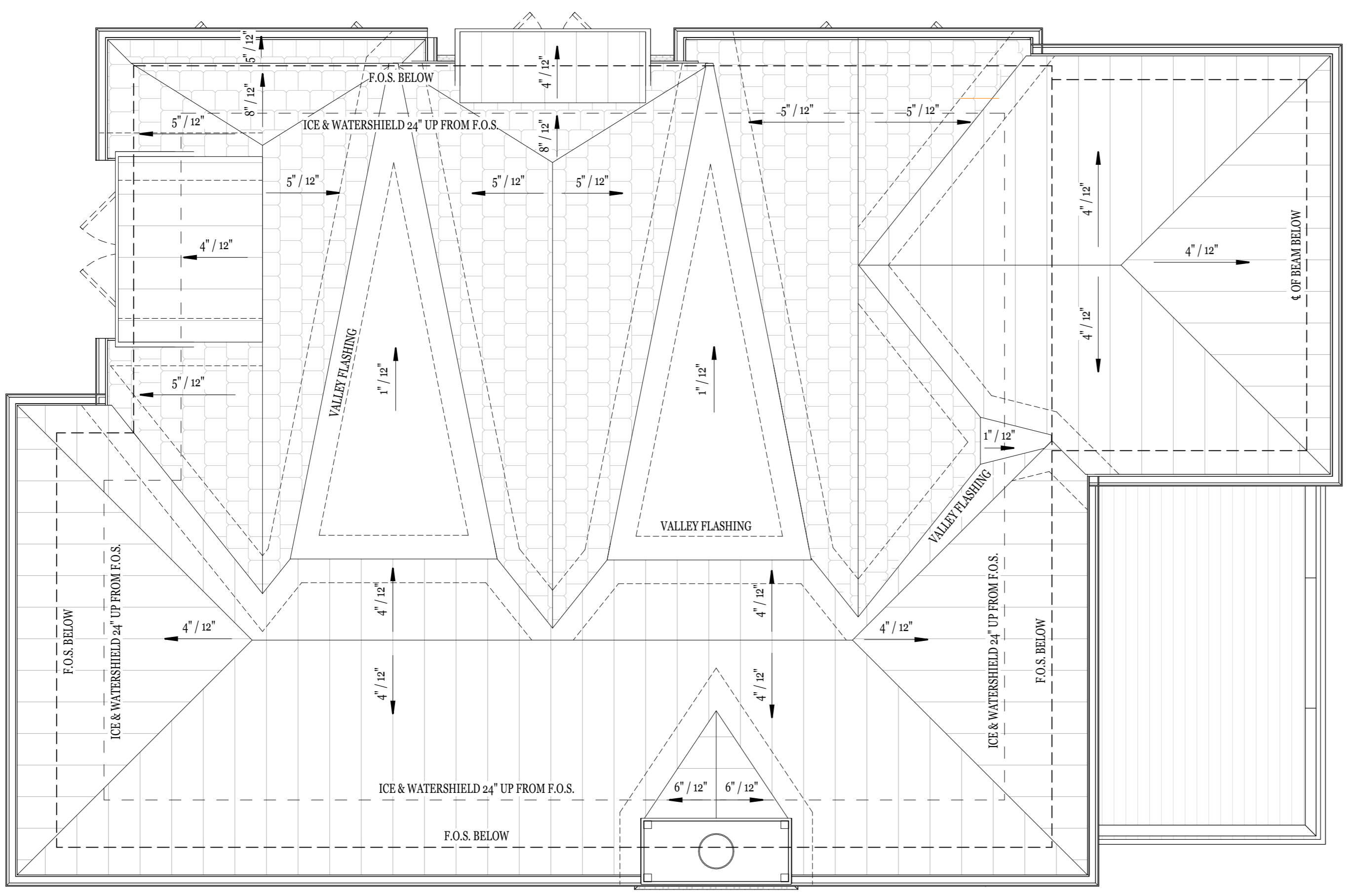
Mark	OPERATION	UNIT SIZE		COMMENTS
		WIDTH	HEIGHT	
Al.1	AWNING	8'-0"	3'-6"	
Cl.1	CASEMENT	2'-0"	4'-0"	
Cl.1	CASEMENT	2'-6"	5'-0"	
Cl.2	CASEMENT	2'-6"	5'-0"	
Cl.3	CASEMENT	2'-8"	5'-0"	
Cl.4	CASEMENT	2'-8"	5'-0"	
Cl.5	CASEMENT	2'-8"	5'-0"	
Cl.6	CASEMENT	2'-8"	6'-0"	
Cl.7	CASEMENT	2'-10"	5'-0"	
Cl.8	CASEMENT	2'-10"	5'-0"	
Cl.9	CASEMENT	2'-10"	5'-0"	
Cl.1	CASEMENT - 3	9'-4"	4'-0"	
Cl.2	CASEMENT - 3	10'-0"	6'-0"	
Cl.1	FIXED	4'-0"	6'-0"	

DOOR #	OPERATION	PANEL SIZE		COMMENTS
		WIDTH	HEIGHT	
101	SWING	3'-0"	7'-0"	
102A	SWING	2'-6"	7'-0"	
102B	SWING	2'-6"	7'-0"	
102C	SLIDING - 2	6'-0"	7'-0"	
103	POCKET	2'-4"	7'-0"	
103S	SHOWER	2'-0"	5'-11 3/4"	
104A	SWING	2'-6"	7'-0"	
104B	POCKET	2'-4"	7'-0"	
105A	SWING	2'-6"	7'-0"	
105B	POCKET	2'-4"	7'-0"	
105S	SHOWER	2'-0"	5'-11 3/4"	
106	POCKET	2'-4"	7'-0"	

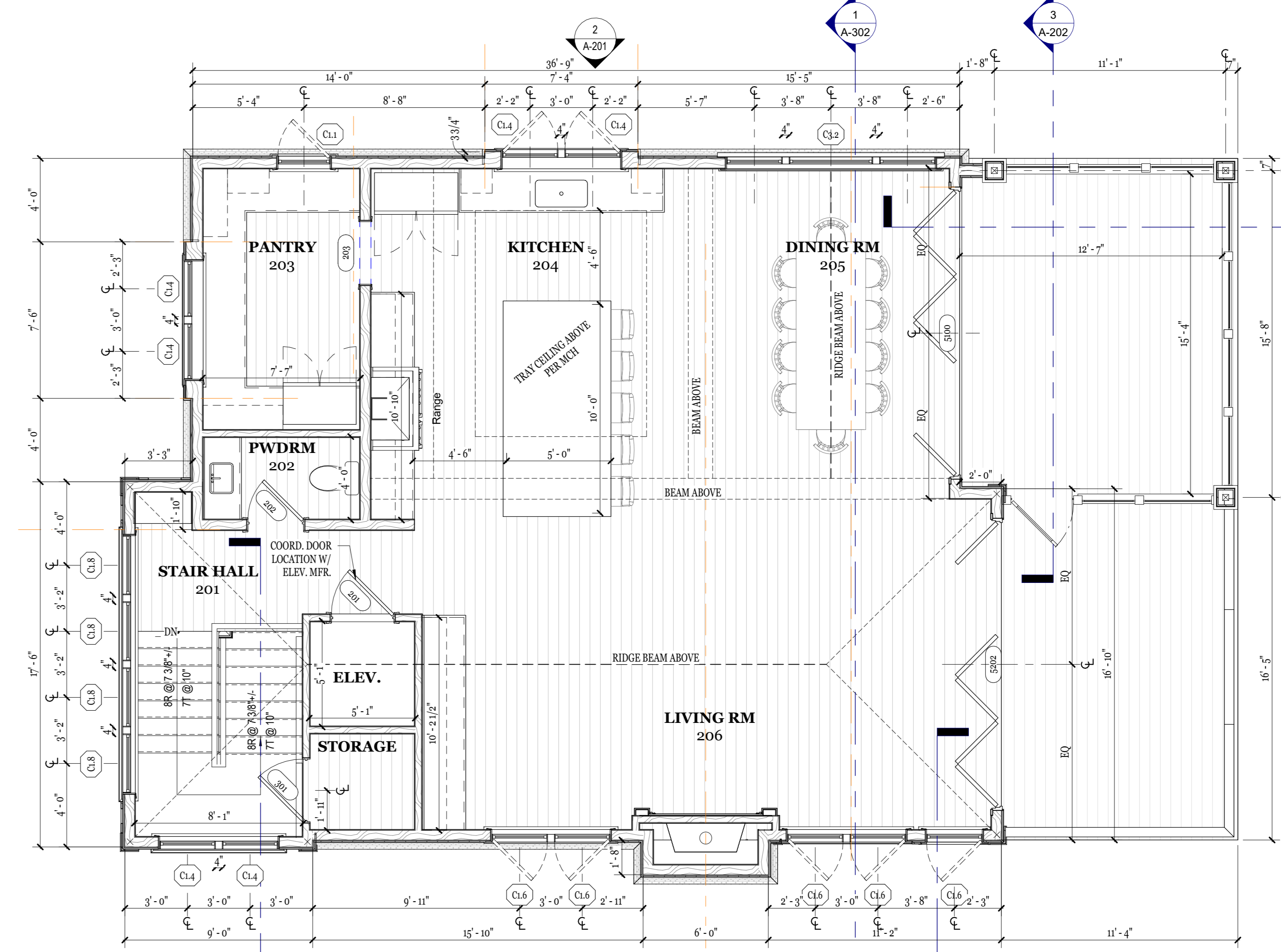
DOOR #	OPERATION	PANEL SIZE		COMMENTS
		WIDTH	HEIGHT	
107A	SWING	2'-6"	7'-0"	
107B	CASED OPENING	2'-4"	7'-0"	
107C	SWING - 2	4'-0"	7'-0"	
108A	POCKET	2'-4"	7'-0"	
108B	POCKET	2'-4"	7'-0"	
108S	SHOWER	2'-0"	5'-11 3/4"	
109	SWING	2'-6"	7'-0"	

DOOR #	OPERATION	FRAME SIZE		PANEL DEPTH	COMMENTS
		WIDTH	HEIGHT		
101	SLIDING PATIO - 4	11'-0"	8'-6"	1 3/4"	
102	SLIDING PATIO - 4	11'-0"	8'-6"	1 3/4"	
103	MULTIFOLD - 4/1	14'-0"	8'-6"	2 1/4"	NANA WALL - OWNER PROVIDED, G.C. INSTALL
104	MULTIFOLD - 4/1	14'-0"	8'-6"	2 1/4"	

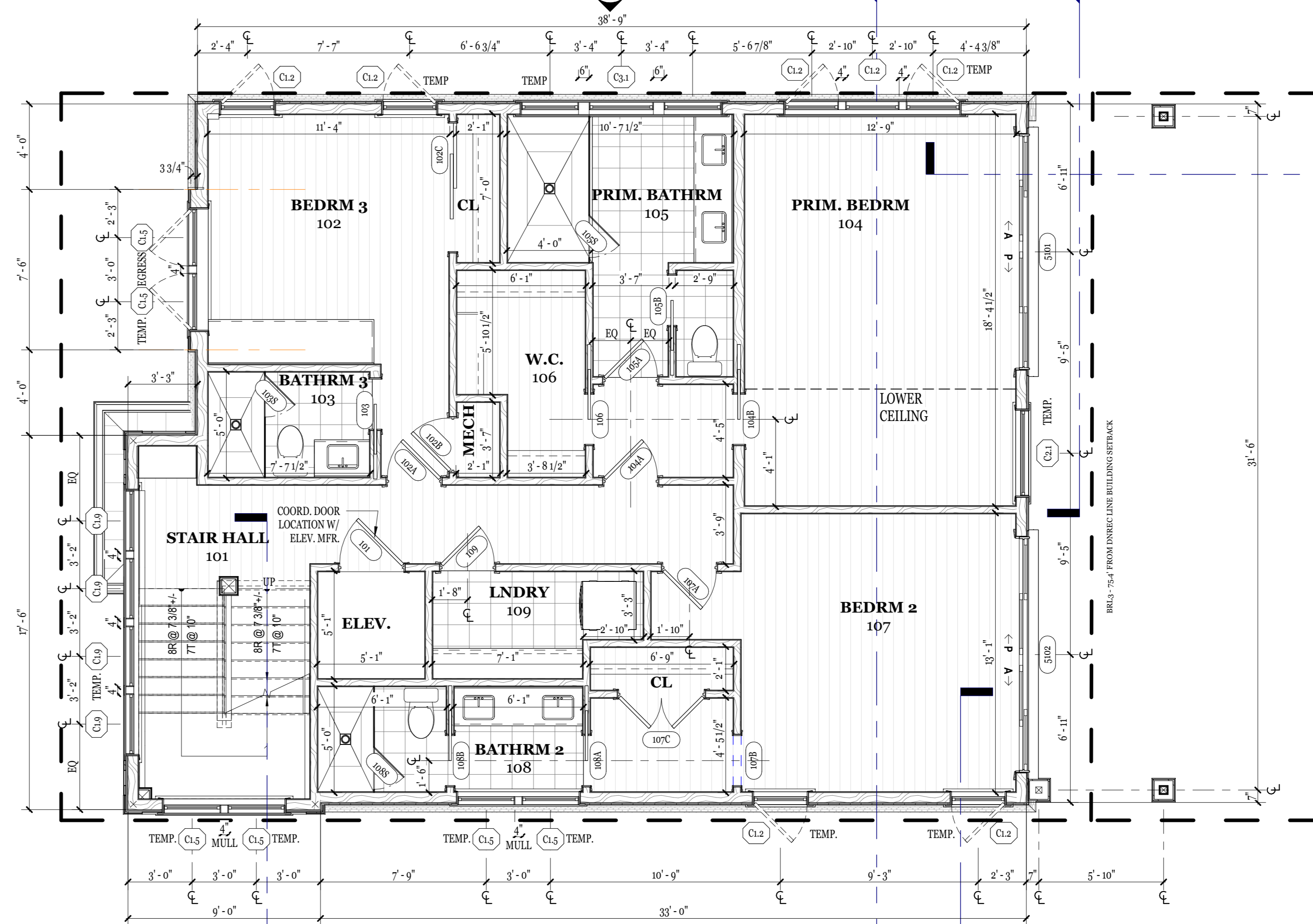
1 1/4" GYPCRETE ADDED TO FIRST & SECOND FLOORS.
ALL DOORS ON THESE FLOORS TO BE SET ACCORDINGLY, 1 1/4" ABOVE SUBFLOOR.



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



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



1 FIRST FLOOR PLAN
1/4" = 1'-0"



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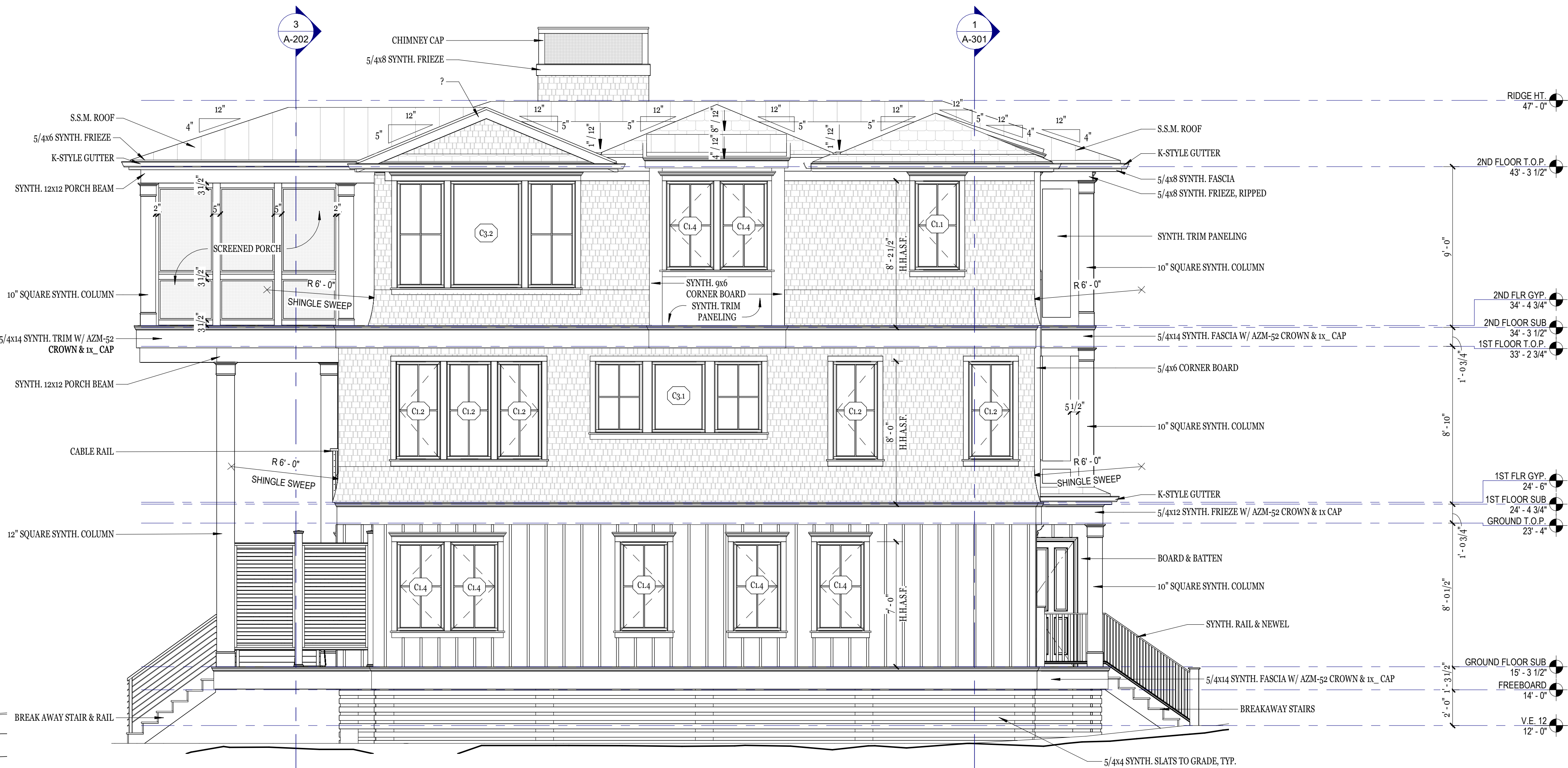
DRAWING	DATE

REVISIONS

NO.	DATE	DESCRIPTION

FIRST & SECOND FLOOR, &
ROOF PLAN

A-102



2 NORTH ELEVATION
1/4" = 1'-0"



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



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1106 S. OCEAN DRIVE
SOUTH BETHANY, DE 19930

DRAWING	DATE

REVISIONS

NO.	DATE	DESCRIPTION

JOB NO: 25-017
DRAWN BY: TJD, CRD

ELEVATIONS

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DRAWING	DATE

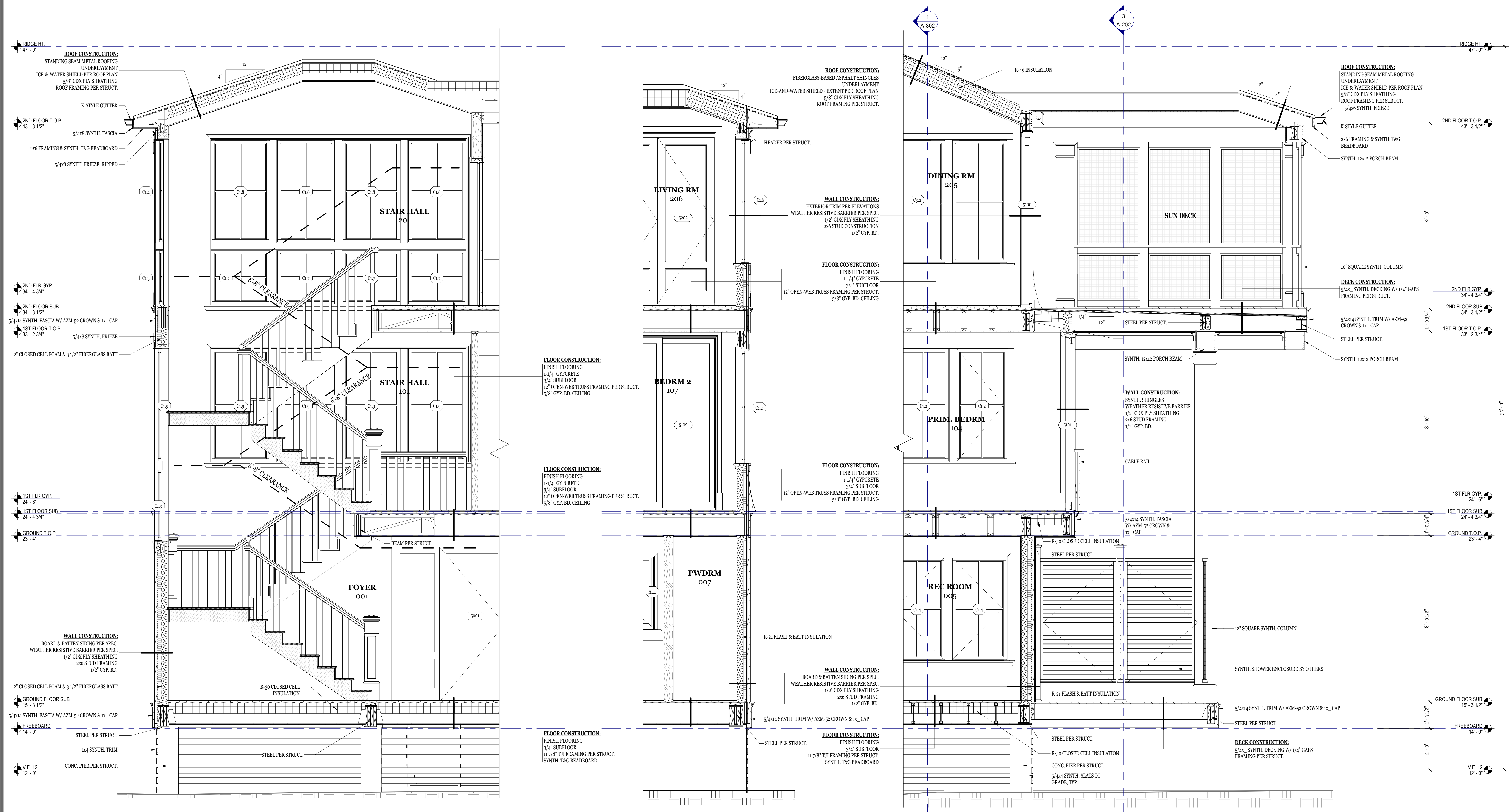
REVISIONS

NO.	DATE	DESCRIPTION

JOB NO: 25-017
DRAWN BY: CRD

SECTIONS

A-301



1 SECTION @ STAIRS
1/2" = 1'-0"

3 Section 13
1/2" = 1'-0"

2 WALL SECTION @ REAR DECKS
1/2" = 1'-0"