



SHORELINE AND WATERWAY MANAGEMENT SECTION Coastal Construction Application

Public Notice No. WSS20260311 Date: 08/12/2026

Application Submitted: **07/16/2026**

To construct a single family dwelling with a 13' cantilevered deck/porch
on Lot(s) 4, Block(s) A, Middlesex Beach, in Sussex County, Delaware

Tax Map # **134-17.16-93.00**

Applicant Information

Name: Jim Coffey

Property Type: Residential: Single Family

Activities:

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

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)?

10

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

12/29/1982

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.

Yes

Where will the concrete, brick or asphalt be used?

Landward of the building line

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, 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)
134-17.16-93.00	4	A	2257	1720

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)
134-17.16-93.00	4	A	13'



Dune Encroachment Reduction Worksheet

For use with the Four Step Process

7 DE Admin Code 5102 Section 3.1.1.2 through 3.1.1.2.4

This worksheet is intended to document the steps taken to reduce or eliminate construction seaward of the Building Line.

Step 1 – 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? **YES/NO**
If NO proceed to Step 2

Step 2 – By meeting the established side yard setbacks can the proposed structure be located entirely landward of the DNREC Building Line? **YES/NO**
If NO proceed to Step 3

Step 3 - 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. **YES/NO**
If NO proceed to Step 4

Step 4 – 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, used in step 3**. Please show encroachment distances of adjacent structures below.

Complete the chart to determine the average living footprint and average encroachment values as needed.

<u>Tax Map</u>	<u>Lot</u>	<u>Block</u>	<u>Living Footprint (sqft.)</u>	<u>Encroachment (ft.)</u>
1. 134-17.20-239.00	1	A	1,452	44.97
2. 134-17.20-238.00	2	A	1,487	38.81
3. 134-17.20-237.00	3	A	1,500	36.71
4. 134-17.16-94.00	5	A	1,411	54.84
5. 134-17.16-95.00	6	A	1,685	25.66
6. 134-17.16-96.00	7&8	A	1,832	67.82
Total :			9,367	268.81
Average:			1,561	44.80

***Smallest Subset of Lots** – means smallest identifiable group of lawfully subdivided, contiguous lots that exist within a subdivision, development or community separated by either roads or subdivision boundaries. If there are no roads or subdivision boundaries separating groups of lots, the smallest set of lots shall be seven lots.



Cantilevered Deck Worksheet

7 DE Admin Code 5102 Section 3.1.1.3

Cantilevered Decks – Cantilevered Decks make use of the foundation of said building and said deck shall not extend beyond the most seaward point that is the average distance seaward of the Building Line of any ***lawfully constructed building, deck or porch of a similar nature*** that is already existing on parcels of real property located within the *smallest subset of lots**.

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

<u>Tax Map</u>	<u>Lot</u>	<u>Block</u>	<u>Distance over the Building Line</u>
1. 134-17.20-239.00	1	A	58.91
2. 134-17.20-238.00	2	A	53.55
3. 134-17.20-237.00	3	A	51.94
4. 134-17.16-94.00	5	A	70.47
5. 134-17.16-95.00	6	A	43.48
6. 134-17.16-96.00	7&8	A	67.90
Total :			346.25
Average:			57.71

***Smallest Subset of Lots** – means smallest identifiable group of lawfully subdivided, contiguous lots that exist within a subdivision, development or community separated by either roads or subdivision boundaries. If there are no roads or subdivision boundaries separating groups of lots, the smallest set of lots shall be seven lots.

Topographic survey and design document

NOTES:

OWNER: MEGAN E. QUINLAN TRUSTEE
6002 HERRING STREET
BETHESDA, MD 20817

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

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 10-28-2025. BY SCALED ENGINEERING, INC. BOUNDARY INFORMATION WAS TAKEN FROM DEED BOOK 4662 PAGE 39 (THE CURRENT DEED OF RECORD), PLAT BOOK 3 PAGE 22 AND OTHER DOCUMENTS OF PUBLIC RECORD AND HAS BEEN ROTATED TO DELAWARE STATE PLANE COORDINATE SYSTEM (NAD83). VERTICAL DATUM: NAVD88

THIS PROPERTY IS IMPACTED BY THE 100 YEAR FLOOD ZONE, DELINEATED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS SHOWN AS ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 100050018K REVISED MARCH 16, 2015 (ZONE VE EL 10').

BUILDING RESTRICTION LINE SETBACKS (PER SUSSEX COUNTY - ZONING. MRI):

FRONT: 30' (OR THE AVERAGE FRONT SETBACK WITHIN 300' ON THE SAME SIDE OF THE ROAD)
SIDE: 10' MIDDLESEX COVENANTS
REAR: SEE BELOW
HEIGHT: 35' ABOVE CENTERLINE OF ROAD PER MIDDLESEX HOA

REAR BUILDING RESTRICTION LINE NOTES:

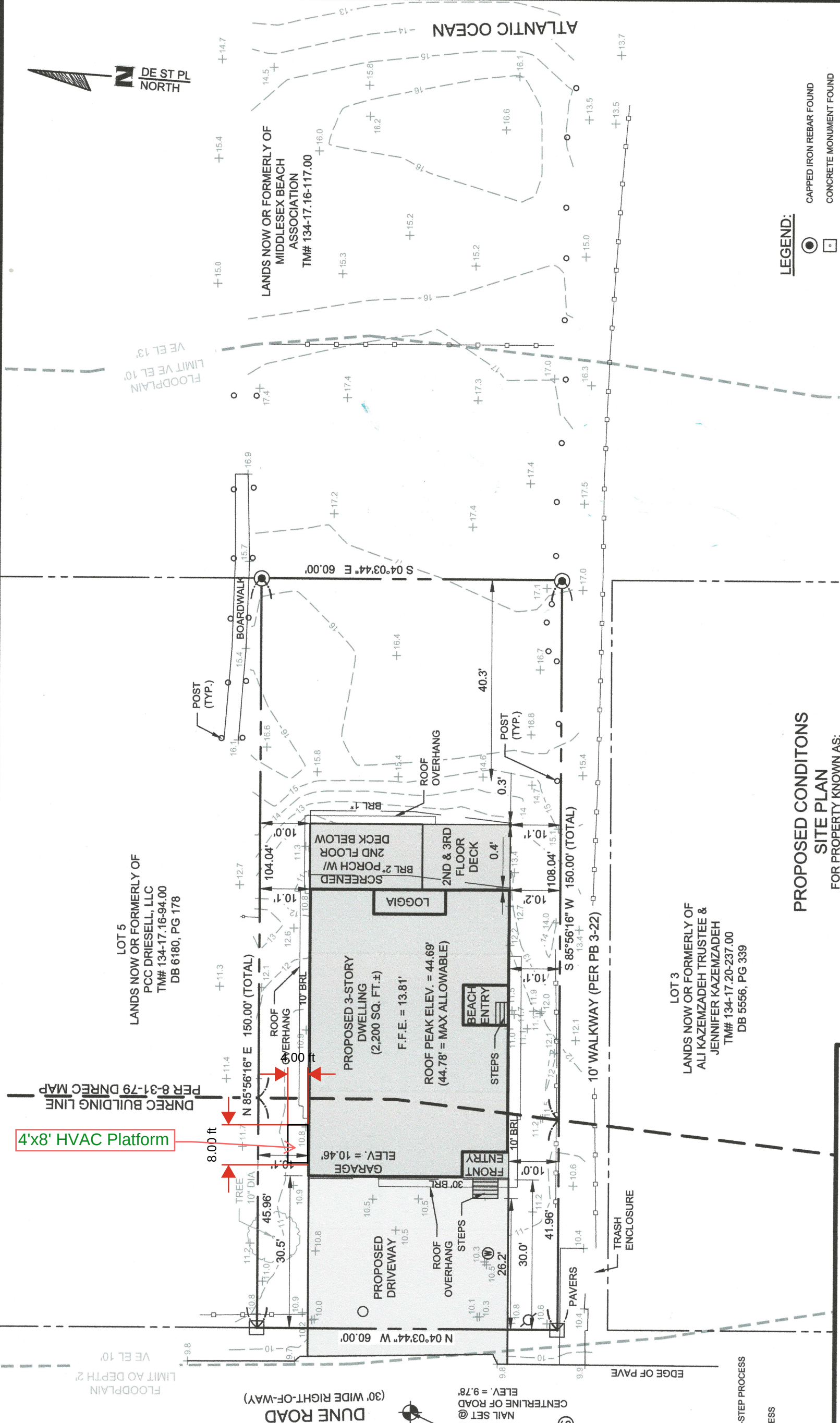
BRL 1" 57.71' FROM DNREC BUILDING LINE (CANTILEVERED DECK SETBACK) - 4-STEP PROCESS
BRL 2" 44.80' FROM DNREC BUILDING LINE (BUILDING SETBACK) - 4-STEP PROCESS

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.

R M Phifer
No. 829
7/7/2026
DATE

RYAN M. PHIFER, P.L.S. No. 829
STATE OF DELAWARE
LAND SURVEYOR



PROPOSED CONDITIONS

SITE PLAN

FOR PROPERTY KNOWN AS:

8 DUNE ROAD

BETHANY BEACH, DE 19930

LOT 4, BLOCK A - PLAT OF MIDDLESEX BEACH

TM: # 134-17.16-93.00

BALTIMORE HUNDRED | SUSSEX COUNTY | DELAWARE

DATE: JULY 3, 2026 SCALE: 1" = 20'

CLASS: SUBURBAN

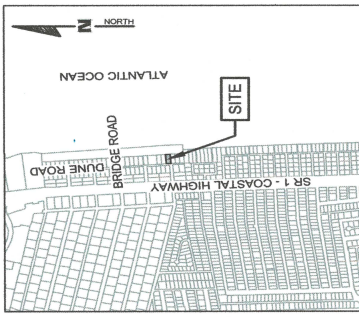
PROJECT: SLZR001

LOT AREA: 9,000 SQ.FT.

FB: (0.2066 AC.)

SCALED ENGINEERING

Scaled Engineering Inc.
20246 Coastal Highway
Rehoboth Beach, DE 19971
Phone: (302) 227-7808

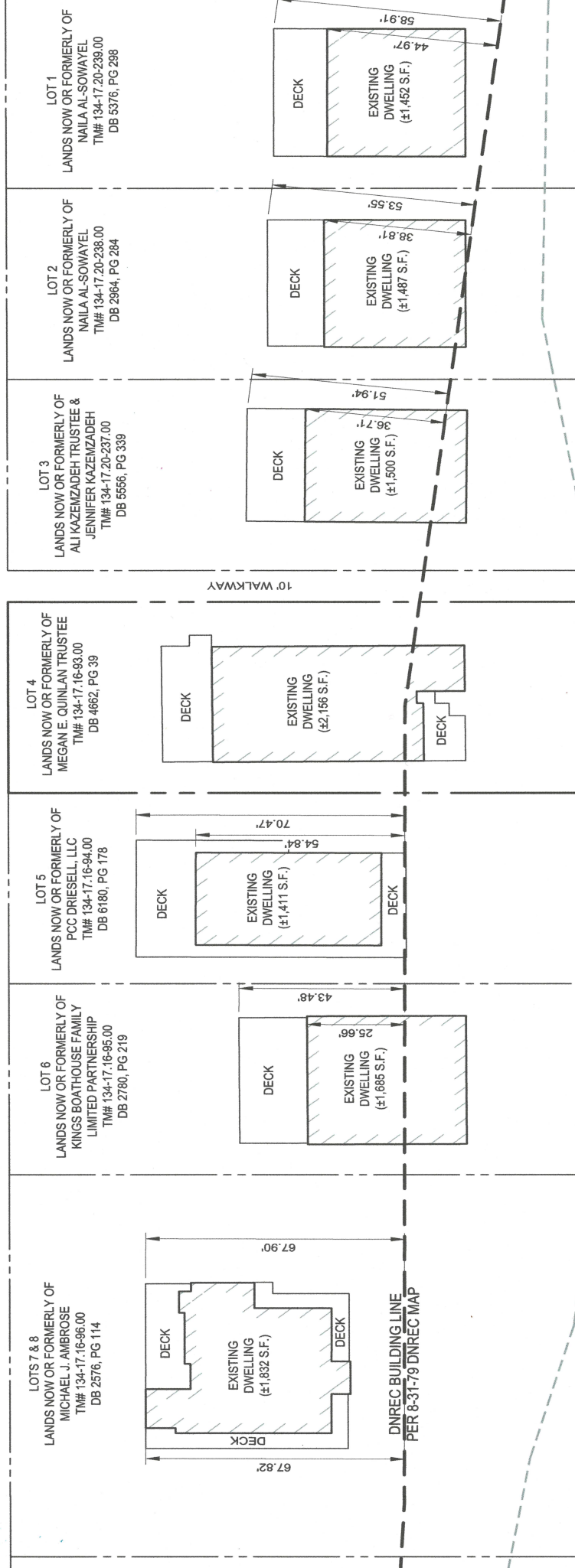


LOCATION MAP
SCALE: 1"=2,000'

ATLANTIC OCEAN

LANDS NOW OR FORMERLY OF
MIDDLESEX BEACH
ASSOCIATION
TM# 134-17.16-117.00

FLOODPLAIN
LIMIT VE EL 13'
VE EL 10'



DUNE ROAD
(30' WIDE RIGHT-OF-WAY)

DNREC SITE PLAN
FOR PROPERTY KNOWN AS:
8 DUNE ROAD

BETHANY BEACH, DE 19930
LOT 4, BLOCK A - PLAT OF MIDDLESEX BEACH
TM# 134-17.16-93.00
BALTIMORE HUNDRED | SUSSEX COUNTY | DELAWARE
DATE: OCTOBER 28, 2025
SCALE: 1" = 30'
PROJECT: SLZR001

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 CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

RYAN M. PHIFER, P.L.S. DE No. 829
10/27/2025
DELAWARE STATE
SOCIAL LAND

SCALED.
ENGINEERING

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

Adjacent property owners document

Lot 10 Dune Road

PCC Driesell LLC

5407 Glenwood Road

Bethesda, MD 20817

134-17.16-94.00

Lot 6 Dune Road

Ali & Jennifer Kazemzadeh TTEE Rev TR

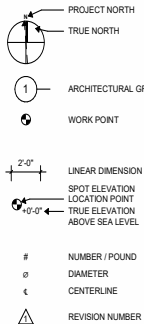
6 Dune Road

Bethany Beach, DE 19930

134-17.2-237.00

Foundation Pile/Layout Plan

	ELEVATION / SECTION NUMBER
	SHEET NUMBER
	INTERIOR ELEVATION NUMBER
	SHEET NUMBER
	DETAIL NUMBER
	SHEET NUMBER
	DOOR NUMBER
	WINDOW TYPE
	FLOOD VENT TAG
	WALL ASSEMBLY
	FLOOR / CEILING ASSEMBLY
	BEDROOM
	ROOM NUMBER
	ROOM NUMBER

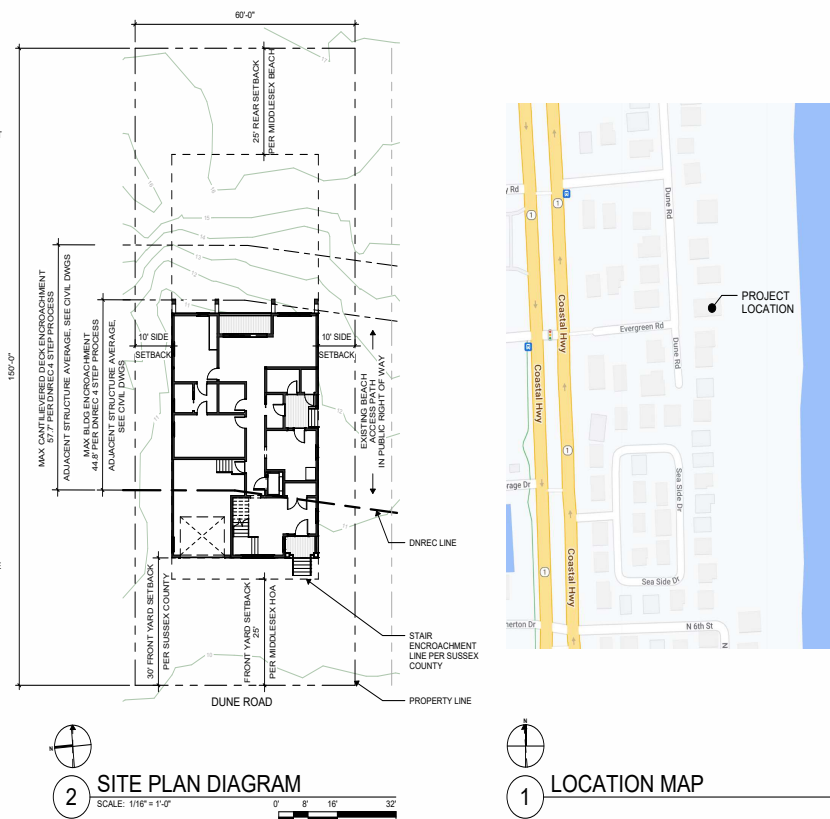


NOTE: THIS ILLUSTRATION INDICATES THE DESIGN INTENT AND MAY NOT REFLECT THE FINAL PROJECT DETAILS

	EARTH		GYPSUM WALL BOARD
	GRAVEL / POROUS FILL		PLYWOOD
	CONCRETE		WOOD - FINISH
	CONCRETE MASONRY UNIT		WOOD - CONTINUOUS LUMBER
	BRICK		WOOD - BLOCKING
	STONE		RIGID INSULATION
	STEEL		SPRAY FOAM INSULATION
			BATT / BLANKET INSULATION

ARCH	ALTERNATE ARCHITECTURAL	GA GALV GALT	GAUL GAULZ	PCC PLATE	PRECAT CONCRETE PLATE
BFE BRD	BASE FLOOR ELEVATION	GR GRID	GRAN GRANITE <td>PLAM PLANK</td> <td>PLASTIC LAMINATE</td>	PLAM PLANK	PLASTIC LAMINATE
BLKG BLDG	BUILDING BLOCKING	GL GLASS	GLAZ GLAZING <td>PLBG PLUMBING</td> <td>PLYWOOD</td>	PLBG PLUMBING	PLYWOOD
BMSM BRG	BEARING BEARING	GRW GYPSUM WALL BOARD	INT INTERRUPTER	PAR PAR	PND POUNDS PER SQUARE FOOT
BSMT	BASEMENT	HB HOWE BBBB	HO HW	PSF POUNDS PER SQUARE FOOT	PTD
		HOWD HARDWOOD	HORZ HORIZONTAL <td>PSL PARALLEL STRAND LUMBER</td> <td>PSR PRESSURE TREATED</td>	PSL PARALLEL STRAND LUMBER	PSR PRESSURE TREATED
		HOBZ HORIZONTAL <td>HP HIGH POINT</td> <td>PTD PAINTED</td> <td></td>	HP HIGH POINT	PTD PAINTED	
CAB CAB	CABINET CEMENT	HR HOUR	HRS HOURS	REF REF	ROF ROOF DRAIN
CFCFI	CONTRACTOR FINISHED CONTRACTOR UNINSTALLED CONTRACTOR FINISHED CONTRACTOR UNINSTALLED OWNER INSTALLED	HT HEIGHT	HOLLOW STRUCTURAL SECTION (TUBE STEEL)	REF REFRIGERATOR	RNF REINFORCED
CF	CONTROL CONTROL	ID INSIDE DIAMETER IN (INCHES)	INC INCLUDED	RFG REQUIRED	RM ROOM
CLG CLR	CEILING CLEAR	IN INCHES	INS INSULATION	RO ROUGH OPENING	RGR RIGID
CMU CONC	CONCRETE MASONRY UNIT	INT INTERIOR	INT INTERIOR	RWC RAIN WATER CONDUCTOR	
COJ CONT	CONTINUOUS CONT	JST JOIST	JT JOINT	S SOUTH	SC SOLID CORE
CT CT	CERAMIC TILE	LAM LAMINATE	LN LINEN	SEC SECTION	SF SQUARE FEET
		LMV LAMINA LINE OF MODERATE WAVE ACTION	LP LOW POINT	SFRM SPRAY FIRE RESISTIVE MATERIALS	
DBL DBL	DOUBLE DIAMETER	LVL LAMINATED VENEER LUMBER		SPM SPECIFICATION	SQ SQUARE
DA DIA	DIAMETER			SSL STAINLESS STEEL	STL STEEL
DIM DIM	DIMENSION			STR STORAGE	STR STRUCTURE
DN DWN	DOWN				
DS DOWNS	DOWNSPOUT DRAINING				
FG FG		MAX MAXIMUM	MD MAXIMUM DENSITY	T THK THICK	TG TONGUE & GROOVE
E EAST	EAST	MECH MECHANICAL	MED MEDIUM	THK THICK	TO TOP OF
EACH EXPAN	EXPANSION JOINT	MEP MECHANICAL, ELECTRICAL, PLUMBING	MEP MECHANICAL, ELECTRICAL, PLUMBING	TPO THERMOPLASTIC POLYOLEFIN	
ELEV ELEV	ELEVATION	MFR MANUFACTURER	MIN MINIMUM	TR TREAD	TYP TYPICAL
ELEC ELEC	ELECTRICAL	MSC MISCELLANEOUS	MSC MISCELLANEOUS		
EP EPM	EDGE OF SLAB	MT MOUNTED	MT MOUNTED	UNO UNLESS NOTED OTHERWISE	
EPDM EPDM	ETHYLENE PROPYLENE RUBBER MONOMER	MUL METAL	MUL METAL	VCT VINYL COMPOSITION TILE	
EPS EPS	EXPANDED POLYSTYRENE INSULATION	MUL MUL	MUL MUL	VERT VERTICAL	
EQUI EQUIP	EQUIPMENT			VEST VESTIBULE	
EXT EXT	EXISTING TO REMAIN			VF VENT	
EXT EXT	EXISTING ELECTRIC WATER COOLER	N NORTH	N NORTH		
EXT EXT	EXISTING EXTERIOR	NA NOT APPLICABLE	NA NOT IN CONTRACT	W WEST	
FA FA	FIRE ALARM	NM NUMBER	NM NUMBER	W WITH	
FD FD	FLOOR DRAIN	NOM NOT TO SCALE	NOM NOT TO SCALE	WO WITHOUT	
FDN FDN	FOUNDATION			WC WATER CLOSET	
FEC FEC	FIRE EXTINGUISHER	OC OCCUPANT'S	OC ON CENTER	WO WOOD	
FHC FHC	FIRE HOSE CABINET	OC OCCUPANT'S	OC OCCUPANT'S	WH WATER HEATER	
FHT FHT	FIRE HOSE	OC OCCUPANT'S	OC OCCUPANT'S	WP WORKING POINT	
FIN FIN	FINISH	OD OUTSIDE DIAMETER	OD OUTSIDE DIAMETER	WR WATER RESISTIVE BARRIER	
FLR FLR	FLOOR	OF OWNER FINISHED/	OF OWNER FINISHED/	WSC WASTSC	
FO FOC	FOOTING	OF OWNER FINISHED/	OF OWNER FINISHED/	WGT WEIGHT	
FR FR	FIRE RACE	OS ORIGINATE HAND	OS ORIGINATE HAND		
FT FT	FOOT FOOT	OS ORIGINATE HAND	OS ORIGINATE HAND	XPS EXTRUDED POLYSTYRENE INSULATION	
FUR FUR	FURRING	OSB ORIENTED STRAND BOARD	OSB ORIENTED STRAND BOARD		

NOTE: THIS SITE PLAN DIAGRAM IS FOR GENERAL REFERENCE ONLY.
SEE CIVIL DRAWINGS BY OTHERS FOR DETAILED SITE INFORMATION.



1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND ALL OTHER GOVERNING AGENCIES AND REGULATIONS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK. VERIFY LAYOUT IN RELATION TO PROPERTY, BENCHMARKS, AND OTHER EXISTING CONDITIONS. REPORT DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
3. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES REGARDING CONTRACT DOCUMENTS OR DESIGN INTENT IMMEDIATELY UPON DISCOVERY. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK.
4. CONTRACTOR SHALL OBTAIN ALL REQUIRED BUILDING PERMITS AND LICENSES.
5. CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE DURING THE COURSE OF THE PROJECT, AND DISPOSE OF LEGALLY OFF-SITE.
6. CONTRACTOR SHALL PERFORM ALL CUTTING, PATCHING AND PROTECTION REQUIRED TO COMPLETE THE WORK INDICATED IN THE CONTRACT DOCUMENTS.
7. CONTRACTOR SHALL PROVIDE ALL INSPECTIONS AND TESTS REQUIRED BY STATE AND LOCAL AUTHORITIES INCLUDING, BUT NOT LIMITED TO, EARTHWORK, CONCRETE, STEEL ERECTION, MECHANICAL, PLUMBING, AND ELECTRICAL WORK. REFER TO INDIVIDUAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS.
8. UNLESS INDICATED OTHERWISE IN CONTRACT DOCUMENTS, PRODUCTS AND MATERIALS TO BE MANUFACTURED ARE NOTED TO ESTABLISH THE TYPE AND QUALITY OF MATERIALS TO BE PROVIDED. CONTRACTOR TO OBTAIN APPROVAL FROM THE ARCHITECT PRIOR TO THE PROJECT REVIEW, WITH ENOUGH SUPPORTING DATA FOR THE ARCHITECT TO MAKE AN EVALUATION. CONTRACTOR SHALL INCLUDE COSTS ASSOCIATED WITH PROPOSED SUBSTITUTION, INCLUDING REDESIGN, IN THE ITEM OR ADD NEW WORK TO ACCEPT SUBSTITUTION.
9. CONTRACTOR SHALL NOT SCALE DRAWINGS. SEE PLAN NOTES FOR DIMENSIONING STANDARDS, UNLESS NOTED OTHERWISE.
10. CONTRACTOR SHALL INSTALL ALL EQUIPMENT MATERIALS PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. UNLESS SPECIFICALLY OTHERWISE INDICATED WHERE LOCAL CODES AND REGULATIONS TAKE PRECEDENCE.
11. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK OF ANY SUBCONTRACTORS OR WORKERS ON THE JOB SITE.
12. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, INCLUDING THE ADOPTION OF ALL ARRANGES FOR SUCH SERVICES AND CONTROL, AND COORDINATING THE WORK OF ALL TRADES UNDER THE CONTRACT.
13. NO PRODUCTS CONTAINING ASBESTOS OR OTHER HAZARDOUS MATERIALS SHALL BE INSTALLED ON THIS PROJECT OR USED DURING THE CONSTRUCTION OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CERTIFY TO THE OWNER THAT THIS REQUIREMENT HAS BEEN MET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR THAT NO ASBESTOS OR OTHER HAZARDOUS PRODUCTS ARE USED IN THEIR WORK.
14. LOCATIONS OF RATED FIRE / SMOKE SEPARATIONS AND / OR FIRE RESISTIVE STRUCTURAL PROTECTION ARE SHOWN IN THE DOCUMENTS. PROVIDE COMPLETE ASSEMBLIES TO MEET FIRE RESISTIVE REQUIREMENTS OF THE PROJECT INCLUDING PROTECTION OF STRUCTURAL ELEMENTS. PROVIDE FIRE RESISTIVE ASSEMBLIES TO MEET THE INTEGRITY OF THE STRUCTURE ASSEMBLIES AT OPENINGS AND PENETRATIONS INCLUDING BUT NOT LIMITED TO FIRE OR PENETRATIONS IN DUCTWORK, LIGHT FIXTURE PROTECTION, ELECTRICAL DEVICE BOX RATINGS, EXPANSION JOINTS, AND SEALS.
15. DELATED DESIGN: WHEN PROFESSIONAL, DESIGN SERVICES OR CERTIFICATIONS RELATING TO SYSTEMS, MATERIALS, OR EQUIPMENT ARE REQUIRED BY THE CONTRACT DOCUMENTS, THE ARCHITECT / ENGINEER WILL SPECIFY PERFORMANCE AND DESIGN CRITERIA THAT SUCH REQUIREMENTS SATISFY. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PROFESSIONAL AND CERTIFICATIONS TO BE PROVIDED BY A LICENSED PROFESSIONAL, WHOSE SIGNATURE AND SEAL SHALL APPEAR ON ALL DRAWINGS, CALCULATIONS, SHOP DRAWINGS AND OTHER RELATED SUBMITTALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND RETURN UPON THE AGENCY AND COMPLETENESS OF THOSE DELEGATED SERVICES. THE ARCHITECT / ENGINEER WILL REVIEW SUBMITTALS ONLY FOR THE LIMITED PURPOSE OF DETERMINING IF THE INFORMATION PROVIDED IS SUFFICIENT TO PROCEED WITH THE

1. Applicable Code(s) & Regulations For This Project:

2021 IRC (International Residential Code with Amendments)
2018 IECC (International Energy Conservation Code)
ICC 600 Standard for Residential Construction in High-Wind Regions
FEMA (Federal Emergency Management Agency) regulations
and National Flood Insurance Program (NFIP) Technical Bulletins
DNREC (Department of Natural Resources and Environmental Control) Coastal Construction
Guidelines
Middlesex Beach Association Restrictive Covenants, Reservations, and Remedial Clauses

2. Zoning District: MR per Sussex County Map 134-137-93.00

3. Climate Zone: 4A

4. Authority Having Jurisdiction: Sussex County, Delaware

5. FEMA Flood Zone and Base Flood Elevation: V, 10' 0" per FEMA map 1000SC0518K, rev. March 18, 2015.

6. See G-021 for Area of Conditioned Space

G-001	COVER SHEET
G-011	SPECIFICATIONS
G-012	SPECIFICATIONS
G-021	ENERGY CODE COMPLIANCE
G-101	DIRECT AREA CALCULATIONS
S-100	PILE PLAN
S-101	FIRST FLOOR FRAMING PLAN
S-102	SECOND FLOOR FRAMING PLAN
S-103	THIRD FLOOR FRAMING PLAN
S-104	ROOF FRAMING PLAN
S-201	TYPICAL DETAILS & SECTIONS
S-602	SCHEDULES & GENERAL NOTES
A-101	1ST FLOOR PLAN
A-102	2ND FLOOR PLAN
A-103	3RD FLOOR PLAN
A-110	ROOF PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-203	ELEVATIONS
A-301	BUILDING SECTIONS
A-302	BUILDING SECTIONS
A-303	BUILDING SECTIONS
A-304	BUILDING SECTIONS
A-305	BUILDING SECTIONS
A-306	BUILDING SECTIONS
A-401	WALL SECTIONS
A-501	STANDARD DETAILS
A-601	DOORS AND WINDOWS
A-601	3D ISOMETRIC VIEWS

The professional services of the Architect are undertaken for and performed in the interest of Megan Quirilan and Nathan Seltzer. No contractual obligation is assumed by the Architect for the benefit of any other person involved in the project.



Date of Signature: 06.08.26
Date of Registration Expiration: 01/31/2028
The architect who sealed, signed and dated this document has not been employed to furnish construction contract administration services as defined in 24 Del.C. §303(c).

Owner:
MEGAN QUINLAN AND
NATHAN SELTZER

Architect:
SOKOLOW ARCHITECTS

3411 Silverside Road
Baynard Building, Suite 230
Wilmington, DE 19810
Contact: Aga Sokolow, AIA T: 302.510.0851
Email: aga@sokolowarchitects.com

Structural Engineer:
PILOTTOWN ENGINEERS
17585 Nassau Commons Boulevard, Upper
Lansdowne, DE 19080

Structural Engineer:
PILOTTOWN ENGINEERING
17585 Nassau Commons Boulevard, Unit 3
Lewes, DE 19958
Contact: Mark A. Nauman, PE T: 302.703.1770
Email: mn@pilottownengineering.com

Civil Engineer:
SCALED ENGINEERING
20246 Coastal Highway
Rehoboth Beach, DE 19971
Contact: Ryan Pifer, PLS T: 302.227.7808
Email: ryamp@scaledengineering.com

Revision/Issue:
1 6/8/2026 PERMIT SET

Project:
**QUINLAN-SELTZER
RESIDENCE**

Location:
8 Dune Road,
Middlesex Beach, DE 19930

25-SA-004

Drawn: KKS, TRS Reviewed: AES

Drawing:
COVER SHEET

G-001

Section 00 10 00 - PROJECT SUMMARY

- The project is a single-family residence for Megan Quinlan and Nathan Seltz, located at 8 Dune Road, Middlesex Beach, DE 19930
- See cover sheet for general notes and code summary information.

Section 01 23 00 - SUBSTITUTION PROCEDURES

- Definition of "Substitution": Changes in products, materials, equipment, and methods of construction from those required by Contract Documents and proposed by Contractor.
- Substitution Requests:
 - Identify product or fabrication or installation method to be replaced.
 - Statement indicating why specified product or fabrication or installation cannot be replaced, if applicable.
 - Construction information, including a list of changes or modifications needed to meet the requirements of the work and to coordinate performed by Owner and separate contractors that will be necessary to accommodate proposed substitution.
 - Product Data, including drawings and descriptions of products and fabrication and installation procedures.
 - Samples, where applicable or requested.
 - Cost information, including a proposal of change (if any) in the Contract Sum. Cost information will also include an estimate of cost to engage designers to review and make changes to the construction documents.
 - Schedule information, including a proposal of change (if any) in the Contract Completion Date.
- Substitution is valid only when authorized in writing.
- Contractor is responsible to coordinate all trades and work involved in the execution of the substitution and to ensure that the substitution does not compromise the quality of the work.
- Where applicable, the Contractor shall engage the design team to modify documents as appropriate.

Section 01 35 26 - SAFETY REQUIREMENTS

- These drawings do not include or imply requirements for construction safety. All construction must be done in compliance with the latest version of the Occupational Safety and Health Act (OSHA) requirements and regulations.

Section 01 43 39 - MOCK UP PANELS

- Contractor shall construct a minimum 8'-0" wide 8'-0" high wall panel with all simulated finish exterior materials to demonstrate the different siding, stone and roof shingle materials. Panel to include a window surround, cornice, fascia, gutter, etc.

Section 01 81 19 - INDOOR AIR QUALITY REQUIREMENTS

- All grilles, ductwork and HVAC equipment, including floor and wall outlets and returns shall be protected by covers and / or filters during transport and construction to prevent contaminations from vapors, dust and debris. All HVAC equipment filters shall be changed by contractor at completion of work prior to occupancy.
- Shared surfaces between the garage and conditioned spaces shall be sealed, including all penetrations and joints, all connecting floor / ceiling joist bays filled with blocking, walls and ceilings painted, all doors shall be weatherstripped.
- Fiberglass insulation and sound attenuation batts shall be formaldehyde free.
- Wood and wood products shall comply with ANSI National Green Building Standard 901.4
- Interior paints and coatings, clear finishes, stains, and sealers shall comply with ANSI National Green Building Standard 901.8
- Adhesives, sealants and sealant primers shall comply with ANSI National Green Building Standard 901.9
- Carpet, padding and related adhesives shall comply with ANSI National Green Building Standard 901.5
- Coordinate and time delivery and storage of materials so that absorbent finishes are not present in the building during construction operations that will contaminate them with dust, moisture, or fumes that will result in reduced indoor air quality.
- Install CO detectors per 28 31.00 Fire Detection and Alarm

Section 05 30 00 - CONCRETE

- See structural drawings and specifications

Section 05 12 00 - STRUCTURAL STEEL

- See structural drawings and specifications.

Section 05 73 00 - METAL RAILINGS

- Metal railings shall be powder coated aluminum or steel, and shall include all accessories for complete installation.
- Railings shall be factory or shop fabricated to suit project conditions, for proper connection to building structure, and in largest sizes practical for delivery to site.
- Style shall be selected by Owner.
- Performance Requirements:
 - Comply with ASTM E985.
 - Comply with ADA Standards.
 - Structural Requirements: Design and fabricate railings and anchorage to resist loads without failure, damage, or permanent set.
 - Handrail and Top Rails: Applying loads simultaneously not required:
 - Distributed Load: 50 lbf/ft minimum, applied horizontally and vertically at top of handrail.
 - Concentrated Load: 200 lbf, minimum, when applied to handrail horizontally and vertically.
 - Concentrated Load: 50 lbf, minimum, when applied to infill horizontally and vertically.

- Steel finishes:
 - Galvanize in accordance with ASTM A123/A123M.
 - Coated Steel: Clean surface in accordance with SSPC - SP 1 before applying coating.
 - Pretreatment: Conversion coating of type suited to organic coating.
 - Primer: Compatible with organic coating; shop-applied.
 - Powder-Coat Finish: Manufacturer's standard thermosetting polyester or acrylic urethane powder coating; minimum cured - film thickness of 1.5 mils, 0.015 inch.
 - Color: selected by Owner from the manufacturer's standard range.

Section 06 05 23 - WOOD, PLASTIC, AND COMPOSITE FASTENINGS

- Fasteners above grade: hot dip galvanized ASTM A153, 2 or per SF; or stainless steel. Connectors above grade: hot dip galvanized ASTM A653, Class G 185, or stainless steel.
- Metal hardware below grade: Type 304 or 316 stainless steel.
- Connectors, hold-downs, hangers, etc that are specifically called out in the drawings as "Simpson" shall be provided by Simpson Strong Tie, www.simpsonstrongtie.com. All installations shall be per manufacturer's specifications and shall include all manufacturer's fasteners required for complete installation. All Simpson products shall be hot-dipped galvanized or 2-Max coating unless noted otherwise.

Section 06 05 73 - WOOD TREATMENT

- Preservative - treated lumber with chromated copper arsenate (CCA) treatments is not permitted.
- Wood preservative-treated materials: In accordance with AWPA C2, minimum retention of 0.25 lb/cu ft for above grade applications, and 0.040 lb/cu ft for ground contact applications. All cants, nailers and blocking in connection with roofing, and any wood or plywood in contact with masonry or concrete, or within 8' of finished grade shall be alkaline copper quat (ACQ) wood preservative treated.

Section 06 11 00 - WOOD FRAMING

- See structural drawings. If specifications below conflict with structural drawings, the stricter specifications shall prevail.
- In coastal environments: wood, including plywood, located at or below Base Flood Elevation plus 1'-0" shall be pressure-preserved treated in accordance with the AWPA U1 for the species, product, preservative and use, or be decay-resistant heartwood or redwood, black locust, or cedar. Materials and installation methods used for flooring and interior and exterior walls and wall coverings shall conform to provisions of FEMA / FIA - TB.
- All wood products and adhesives shall meet the requirements as specified in "01 81 19 Indoor Air Quality Requirements."
- All new framing lumber shall be certified in accordance with the Forest Stewardship Council (FSC) Principles and Criteria OR the Sustainable Forestry Initiative (SFI) Principles and Criteria. Materials that are reused, salvaged, and/or reclaimed are exempt from this requirement.
- Floor joists shall be pre-engineered Wood I-Joists, unless noted otherwise, per "06 17 33 Wood I-Joists"
- Structural ceiling joists, and rafters 2" to 4" thick and 6" and wider shall meet the following minimum bending strength requirements: Hem-fir WPPA No 2 grade - lb single - 1,000 psi, Hem-fir WPPA No 2 grade - lb repetitive - 1,150 psi, and shall have a minimum modulus of elasticity (E) of 1,400,000 psi. All lumber shall be seasoned for no greater than 19% moisture content.
- Dimensional framing lumber shall be WPPA construction grade unless noted otherwise.
- Structural beams: PSL or Hem-fir WPPA select/structural grade; lb single - 1,400 psi; lb repetitive - 1,650 psi. All multi-ply beams shall be nailed with 3 rows of 10d nailed at 8" OC staggered. Beams loaded on one face only shall be bolted with 1/2" diameter bolts at 16" or staggered.
- Where column loads are brought down through the structure, the wood blocking (treated) shall be solid, the same size as framing above, and transmit the load directly to the foundation.
- Structural interior columns: 5-1/2" x 5-1/2" (UNO) PSL or Hem-fir WPPA select/structural grade; lb single - 1,400 psi; lb repetitive - 1,650 psi (3) 2x6 with each face of each stud nailed to adjacent stud with (2) 10d nailed at 8" oc. Nail sheathing to each edge of each ply of built-up column at 6" oc vertically.
- All exterior posts shall be treated 6x6 unless unless otherwise. Notch top of post for beam bearing (3" max) and through-bolt beam to post with (2) 1/2" diameter galvanized bolts. As an alternate, provide column cap connection with Simpson AC series or equivalent.
- Exterior nails, screws, bolts, anchors, and hangers shall be hot-dipped galvanized or stainless steel.
- Provide solid wood blocking or plates for beams, joists, or posts bearing on steel beams.
- Joists and rafters shall bear on the same centerline as the stud below.
- Balloon frame all end walls with cathedral ceilings unless noted otherwise.
- Contractor shall build down the ridge beam as required to provide full solid connection to adjacent roof framing.
- Framing headers in load bearing partitions shall be as follows unless noted otherwise:
 - 6" Stud partitions
 - (1) 5 1/2" x 9 1/2" PSL or (2) 2x10 with spans up to 6'.
 - (1) 5 1/2" x 11 1/2" PSL - spans up to 9'
 - See drawings for header sizes for spans exceeding 9'
 - 3 1/2" stud partitions
 - (1) 3 1/2" x 9 1/2" PSL or (2) 2x10 with 1 layer 1/2" plywood for spans up to 6'.
 - (1) 3 1/2" x 11 1/2" PSL for spans up to 8'.
- See drawings for header sizes for spans exceeding 8'
- Solid blocking shall be provided in all bathrooms on all floors as specified in "Grab Bar Blocking Notes" located elsewhere on the sheet.
- Max design loads UNO (#/sq ft)
 - Rafters finish ceiling: live-30#, dead-15#, max deflection 1/360
 - Roof rafters - no ceiling: live-30#, dead-10#, max deflection 1/240

- Ceiling joists - storage: live-30#, dead-10#, max deflection 1/360
- Ceiling joists - no storage: live-10#, dead-10#, max deflection 1/360
- Floor joists - living area: live-40#, dead-15#, max deflection 1/480
- Floor joists - sleeping area: live-40#, dead-15#, max deflection 1/480
20. Solid Mill Size Lumber: for spans of 16'-0" and greater, joists shall be initially sized for compliance with the above load and deflection criteria as a basis for specifying the next larger normal size joist. Example: if joist is sized as a 2x8, specify a 2x10. In the case of a joist being sized as a 2x12, specify a 1-3/4" x 11-1/2" PSL.

21. Microlam LVL or PSL's: Microlam beams and posts shall carry the label as manufactured True Joist, a Weyerhaeuser Business, Georgia Pacific corporation or approved substitute meeting the following requirement: Microlam beams shall be prefabricated wood members consisting of laminated veneers utilizing 1/10" or 1/8" thickness douglas fir veneer glued in a continuous process with all grain parallel with the length of the member. Weyerhaeuser glues shall be used (ASTM D2559-7). Microlam beams shall have a modulus of elasticity of 2,000,000 psi, a bending stress of 2400psi, and a horizontal shear stress of 265 psi.

22. Supplementary Bracing: Install full joint depth solid bridging located at the 1/4 spans between the first three (3) joist spaces of the floor and ceiling joists that span parallel and adjacent to any exterior walls. The same will apply to roof rafters for any essentially flat roof areas.

23. Fastening: Unless noted otherwise, the size, type, number and location of nails used for fastening structural wood and engineered lumber elements shall conform with IRC Table R602.3.1) and/or IRC Table R602.3.2). Where connections are made in areas performing as wall bracing, fastening shall be in compliance with the specific method of wall bracing in accordance with Table R602.10.2.

24. Framing at garage doors and large window or door assemblies shall be Simpson Strong Wall steel to wall areas as indicated on the drawings or conventionally framed in compliance with IRC R2021 R602.7.

Section 06 15 00 - WOOD DECKING

- Lumber Decking: fabricated to AWC WCD2
- Species: IPE, graded under SPIB (GR) rules as AITC Select Quality
- Size: 2x6 inches, nominal
- Pattern: AITC standard beveled joint with single tongue and groove.
- Moisture content: 19 percent, maximum
- Install decking perpendicular to framing members, with ends staggered over firm bearing. On sloped surfaces, lay decking with tongue upward.

Section 06 15 33 - WOOD PATIO DECKING

- All exterior decking to be FSC certified 5/4 x 6 IPE unless noted otherwise
- All end cuts to be sealed immediately to prevent checking
- Entire deck to be sealed with manufacturer's recommended sealer
- Decking to be attached with "Tie Clip Extreme" stainless steel reinforced hidden fastener system and stainless steel screws.

Section 06 16 00 - SHEATHING

- All wood products and adhesives shall meet the requirements as specified in "01 81 19 Indoor Air Quality Requirements"
- Plywood Sheathing: All plywood sheathing shall be APA rated and laid in a staggered and continuous pattern onto beams of adhesive over two or more spans with the grain of the face ply perpendicular to the framing members on roofs and parallel to the framing members on walls, unless noted otherwise.
- Joints of wall sheathing panels shall not be located at floor lines or at top-of-wall plate
- All wall sheathing panel joints shall be sealed with a compatible sealant to maintain air barrier per IECC 2012 Table R402.1.1.1. Sheathing panels shall be sealed at all top and bottom joints.
- Plywood subfloors shall be 3/4" T&G AdvanTech® plywood as manufactured by J.M. Huber Corporation unless noted otherwise or as specified below for areas to receive tile.
- Fastening: Sheathing panels shall be secured with minimum d6 ring shank galvanized nails, 6" oc at panel edges and 12" oc at interior supports for 1/2-inch thick panels or less, and 5d ring shank galvanized nails for 5/8-inch thick panels or more, up to and including 3/4-inch thick panels. Compatible wood screws or power driven fasteners may also be used providing their frequency of occurrence remains the same as specified. All fasteners shall be corrosion resistant as specified in "06 05 23 Wood, Plastic, and Composite Fastenings."
- Adhesive: Where called for, adhesive shall be a labeled low VOC construction adhesive (see "01 81 19 Indoor Air Quality Requirements") and conform to APA's specification AFQ-01 for field gluing, and ASTM C557. Application shall be in accordance with FMA "Use of Materials" bulletin U-40.
- Plywood subfloors at all areas to receive tile: First layer: 5/8" T&G AdvanTech® plywood glued and screwed at 6" OC at all joints. Second layer: 5/8" T&G AdvanTech® plywood laid in the same direction with the joints staggered in both directions, glued and screwed at 6" OC at all joints in both directions over framing and in the field. All butt joints in both layers shall occur over framing.
- Exterior wall sheathing panels installed as specified above provides compliance with IRC R2021 R602.10.4 performing as Continuous Sheathing Braced Wall Panel method CS-WSP.

Section 06 17 33 - WOOD I-JOISTS

1. Floor joists called out on plans as wood I-Joists shall be True Joist® (aka TJ) as manufactured by Weyerhaeuser: 2910 East Amity Road, Boise ID 83719, Toll free text: 888-453-8358; e-mail: Level@weyerhaeuser.com; web: www.Level.com, installed per manufacturer's specifications. Substitutions are not permitted without consent of the Architect and/or Engineer of record.
2. See framing plans for joist size and direction.
3. Joists and rafters shall bear on the same centerline as stud below.
4. Double floor joists under walls running parallel to floor joists, and under built-in cabinetry, kitchen appliances, washers and dryers, bath fixtures (tubs and showers), and other concentrated loads shall be installed as follows:
5. Install square blocks under all bearing walls, including the perimeter of the joist framing at all joints.
6. All wood I joists used for assemblies that will be exposed to the space below shall be protected with gypsum board per notes in "09 20 00 Plaster and Gypsum Board."

Section 06 17 53 - FABRICATED WOOD TRUSSES

- See structural drawings.

Section 06 18 00 - GLUED-LAMINATED CONSTRUCTION

- See structural drawings.

Section 06 40 00 - ARCHITECTURAL WOODWORK

- All wood products and adhesives shall meet the requirements as specified in "01 81 19 Indoor Air Quality Requirements"
- All new solid wood trim and flooring products shall be certified in accordance with the Forest Stewardship Council (FSC) Principles and Criteria OR the Sustainable Forestry Initiative (SFI) Principles and Criteria. Materials that are reused, salvaged, and/or reclaimed are exempt from this requirement.
- All architectural woodwork shall meet the "Custom Grade" quality standards as set forth by the Architectural Woodwork Institute.
- Any exterior woodwork shall be painted FSC Certified No 1 clear Spanish cedar unless noted otherwise. Prime all ends including manufacturer and field end details.
- Painted interior casings and baseboards shall be clear poplar. Profiles to be determined by Architect.

Section 06 41 00 - ARCHITECTURAL WOOD CASEWORK

- In coastal environments: wood and wood products installed at or below the Base Flood Elevation plus 1'-0" shall be compliant with FEMA technical bulletin 2 "Flood Damage Resistant Materials Requirements."
- Quality standard: Premium Grade, in accordance with Architectural Woodwork Institute, unless noted otherwise.
- Wood veneer faced cabinet:
 - Exposed Surfaces: HPPA HP Grade A, Ash, plain sliced, randomly milled.
 - Semi-exposed surfaces: HPPA HP Grade B, Ash, plain sliced, random-matched.
 - Concealed Surfaces: Manufacturer's option.
- Cabinets
 - Finish: Exposed Exterior Surfaces: Wood.
 - Finish: Exposed Interior Surfaces: Wood.
 - Casework Construction Type: Type A - Frameless.
 - Grained Face Layout for Cabinet and Door Fronts: Style and Rail, all Grades.
- Drawer fronts:
 - Finish: Exposed Exterior Surfaces: Wood.
 - Finish: Exposed Interior Surfaces: Wood.
 - Casework Construction Type: Type A - Frameless.
 - Grained Face Layout for Cabinet and Door Fronts: Flush panel.
- Custom Grade: Doors, drawer fronts and false fronts wood grain to run and match vertically within each cabinet unit.
- Premium Grade:
 - Provide vertical run and match for doors, drawer fronts and false fronts within each cabinet unit.
 - Provide well - matched doors, drawer fronts and false fronts across multiple cabinet faces in one elevation.
- Cabinet Designation: As selected by Owner.
- Drawer construction technique: Dovetail joints.
- Wood fabricated from old growth timber is not permitted.
- Medium Density Fiberboard (MDF): composite panel composed of cellulose fibers, additives, and bonding system; Cured under heat and pressure; comply with ANSI A208.2.
- Basic Hardboard: Panel manufactured from inter-felted lignocellulosic fibers consolidated under heat and pressure comply with ANSI 135.4.
- Hardwood plywood panels: Plywood manufactured for nonstructural decorative applications, consisting of faces and backs applied to a variety of core types; comply with HPVA HP-1.
- Set and secure custom cabinets in place, assuring that they are rigid, plumb and level.
- Use concealed joint fasteners to align and secure adjoining cabinet units.

Section 06 42 00 - WOOD PANELING

- In coastal environments: wood and wood products installed at or below the Base Flood Elevation plus 1'-0" shall be compliant with FEMA technical bulletin 2 "Flood Damage Resistant Materials Requirements."
- Quality standard: Premium Grade, in accordance with Architectural Woodwork Institute (AWS), unless noted otherwise.
- Provide sustainably harvested wood, certified or labeled as specified.
- Provide wood harvested within a 500 mile radius of the project site.
- Wood fabricated from timber recovered from riverbeds or otherwise abandoned is permitted, unless indicated otherwise, and provided it is clean and free of contamination, identify source; provide lumber re-graded by an inspection service accredited by the American Lumber Standard Committee, Inc. (ALSC).
- Finish exposed edges of panels as specified by grade requirements.
- Install work in accordance with AWS requirements for grade indicated.
- Do not begin installation until wood materials have been fully acclimated to interior conditions.

Section 06 65 00 - EXTERIOR SIMULATED WOOD TRIM

- All exterior synthetic trim and panels as identified on drawings as "synthetic trim" or "simulated wood" shall be manufactured by Azek Extrusions or by INTEX Millwork Solutions LLC.
- Profiles and panels are identified on drawings.
- Contractor shall install all exterior synthetic trim with all fastening and joint requirements, and manufacturer's adhesives to manufacturer's specifications.
- See "09 90 00 Painting and Coating" for requirements for paint applied to plastic simulated wood trim and panels.

Section 06 80 00 - COMPOSITE FABRICATIONS

- All composite fabrications to be manufactured by Inter Millwork Solutions, LLC., or substitute approved per "01 25 00 Substitution Procedures."
- Install all composite fabrications with all clips, fasteners and adhesives per manufacturer's specifications.
- Deck Counters: Decking and paneling as indicated on drawings.
- Balustrade rail Newel Posts: As indicated on drawings.
- Install guardrail systems and handrails in compliance with ADA Standards where indicated on drawings and as required to meet performance requirements.

Section 07 12 00 - BUILT-UP BITUMINOUS WATERPROOFING

- Maintain ambient temperatures above 40 degrees F for 24 hours before and during application until the membrane has cured.
- Foundation walls: three plies of hot asphalt waterproofing, glass fiber reinforcing fabric.
- Asphalt: ASTM D494 D494M, Type I.
- Asphalt Primer: ASTM D4104M1, compatible with substrate.
- Asphalt Roof Cement: ASTM D4586/ D4586M, Type I, asbestos-free.
- Install waterproofing in compliance with NRCA (WM) and applicable requirements.

Section 07 13 00 - SHEET WATERPROOFING

- EPDM Rubber Sheet Membrane: complying with ASTM D6134/ D6134N
 - Thickness: 60 mil, 0.060 inch, minimum
 - Sheet Width: as large as practical, with factory vulcanized splices.
 - Field Seaming: contact cement and lap edge sealed.
- Accessories:
 - Sealant for Cracks and Joints In Substrates: Resilient elastomeric joint sealant compatible with substrates and waterproofing materials.
 - Protection Board: Provide type capable of preventing damage to waterproofing due to backfilling and construction traffic.
 - Drainage Panel: Drainage layer with geotextile filter fabric on earth side.
 - Composition: Dimpled polypropylene, polyethylene, or polypropylene core, polypropylene filter fabric.
 - Thickness: As indicated on drawings.
 - Self-Adhered Flashing: Composite membrane with top layer consisting of Kelone Ethylene Ester (KEE) reinforced membrane and backed by bottom layer of synthetic butyl adhesive covered with release paper.

Section 07 14 00 - FLUID APPLIED WATERPROOFING

- Foundation waterproofing/insulating system shall be Tuff N Dr HD fluid applied waterproofing with Warm N Dr N1 R-3 rigid insulation/protection board as provided by Tremco Barrier Solutions.
- Install per manufacturer's specifications.

Section 07 20 00 - THERMAL PROTECTION

- Insulation, sound attenuation, caulk, and sealants shall meet the requirements specified in section "01 81 93 Indoor Air Quality Requirements."
- All ducts in unconditioned spaces and exterior walls shall be insulated: Supply ducts to min R-8. Return ducts to min R-6.
- Pipe insulation: Mechanical system piping shall be insulated to a minimum of R-4.
- R-3: Hot water supply pipes shall be insulated to a minimum of R-4.
- Sealant: All electrical, plumbing, and HVAC penetrations between conditioned and unconditioned space and to the exterior of the building.
- Access panels between conditioned and unconditioned space shall be weatherstripped and insulated to the same R-value as the surrounding surface.
- Install all sealer between the foundation wall and sill plate.
- Set bottom of wall plates in a bead of sealant, and seal all framing corners in exterior wall.
- Place vapor barrier on side of construction indicated on drawings. Extend vapor barrier to extremities of areas to protect from vapor transmission. Secure vapor barrier in place with adhesives or other anchorage system. Extend vapor barrier to cover miscellaneous voids in insulated substrates, including those filled with loose-fill insulation. Seal all joints between adjacent layers of vapor barrier and at joints adjacent to other materials. Repair tears or punctures in vapor barriers immediately before concealment by other work.

Section 07 21 13 - BOARD INSULATION

- Under slab: 2" (R-10) extruded polyethylene (EPS) board insulation, min 24" wide under perimeter of all slab-on-grade, and min 24" down interior face of foundation wall.
- Thermal Break: 1" board insulation in thermal break between slab and foundation wall.

Section 07 21 16 - BLANKET INSULATION

- See wall sections for insulation details.
- Flexible Glass Fiber Blanket Thermal Insulation: Preformed insulation, complying with ASTM C665; friction fit, thickness of minimum thermal values as specified on wall sections.
- Mineral Wool Blanket Thermal Insulation: Flexible or semi-rigid preformed insulation, complying with ASTM E84. Thickness of minimum thermal values as specified on wall sections.
- Thermal Batts: unfaced Fiberglass Batt Insulation installed per manufacturer's specifications to thickness of minimum thermal values as specified on wall sections.
- Sound attenuation batts: unfaced fiberglass batt insulation, equal to framing thickness at all walls, ceilings, and floors surrounding bedrooms and bathrooms.
- Crawl space walls: Min R-10 draped batt insulation, secured to foundation wall with furring strips.

Section 07 21 17 - FOAM-IN-PLACE INSULATION

- See drawings for extent of foam insulation.
- Thermal insulation: spray-in foam insulation as manufactured by Icyene Inc., or approved substitute, installed to manufacturer's specifications to thickness to minimum thermal values as specified in wall sections, and / or ResiCheck compliance certificate.
 - Walls: All exterior walls, including garages shall receive closed cell insulation before installing batts as specified in "07 21 16 Blanket Insulation." See wall sections for details.
 - Cantilevered Floor Framing: Provide R-49 open cell foam insulation in joist cavities.
 - Roofs: Entire roof area to receive R-49 open cell foam insulation.
 - Floors Over Crawl Space or over unconditioned attic: Provide R-30 open cell foam insulation in joist cavities and rim joist spaces.
- Foam-in-place insulation shall have tested and documented fire resistive properties of IRC currently adopted and / or ignition barrier as needed to comply with all sections of IRC currently adopted by Authority Having Jurisdiction.

Section 07 25 00 - WEATHER BARRIERS

- Roof weather barriers:
 - Asphalt-saturated ASTM D 226 #50 felt under siding. Roofing underlayment to be Asphalt-saturated ASTM D 226 #30 felt, or proprietary underlayment installed as part of asphalt roofing manufacturer's roofing system.
 - Self-adhering sheet underlayment: ASTM D1970, rubberized asphalt "HT" high temperature, W.R. Grace ice & water shield, and ice water shield shall be installed a minimum 2'-0" beyond the point where the roof is over the interior face of the exterior walls, with roofing felt overlapping minimum 12 inches. Install ice and water shield over entire surface of curved or sweep roofs, and where roof pitch is less than or equal to 3:12.
 - Integral water-resistive barrier and air barrier as adhered to Zip System sheathing, including all flashing and tape as required by manufacturer's specifications. See "06 16 00 Sheathing."
- Wall weather barriers:
 - BlueSkin VP100 self-adhering vapor permeable water and air barrier under lap siding and shingles, installed per manufacturer's specifications and with all proprietary flashing and accessories as specified in manufacturer's installation instructions.
 - Integral water-resistive barrier and air barrier as adhered to Zip System sheathing, including all flashing and tape as required by manufacturer's specifications. See "06 16 00 Sheathing."

SOKOLOV ARCHITECTS

The professional services of the Architect are consultation for and performed in the State of Michigan and the State of Delaware. No contractual obligation is assumed by the Architect for the benefit of any other person involved in the project.



Date of Signature: 06/08/16
Date of Registration Expiration: 01/01/2028
The architect who signed, signed and dated this document has not been suspended or placed under disciplinary action by the board of any state or jurisdiction.

Owner:
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Revision/Issue:
1 6/8/2026 PERMIT SET

Project:
QUINLAN-SELTZER
RESIDENCE

Location:
8 Dune Road,
Middlesex Beach, DE 19930

25-SA-006
Drawn: AES Reviewed: AES

Drawing:
SPECIFICATIONS

G-011
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Section 07 31 10 - SYNTHETIC SHINGLES 1. Synthetic Roof Shingle, Cedar Shake Texture as manufactured by Brava 2. Color and pattern: to be selected by Owner from manufacturer's full range Section 07 31 13 - ASPHALT SHINGLES 1. Asphalt Shingles, CertainTeed Landmark Premium 50 year shingles with High Performance Starter of GAF Timberline Prestige lifetime shingles with Pro-Starter, or approved equal, with open valleys. 2. Install per manufacturer's specifications. 3. Color as selected by Owner. Section 07 41 11 - METAL ROOF PANELS 1. Material: Galvalume Al-Zn coated steel roofing, as provided by BIEC International, Inc. 2. Color as selected by Owner. 3. Roof panels shall consist of double locked parallel standing seams or flat seams conforming to spacing, profiles, and arrangements as indicated on roof plans. Panels be roll formed in continuous lengths to the extent possible to minimize transverse seams while allowing for expansion. 4. All fasteners and accessories in contact with the roof panels shall be of compatible metals. 5. Installation per manufacturer's specifications. Section 07 46 00 - RAINSCREEN DRAINAGE MAT 1. Rainscreen drainage mat on shingle siding walls: Home Slicker and/or Home Slicker Stone and Stucco as provided by: Benjamin Obdyke Incorporated: website: www.benjaminobdyke.com, or approved substitute. The woven fabric shall be returned around the bottom of the drainage mat at all weep screws to serve as an insect barrier. 2. Drainage mat and ventilation system under wood roofing shingles: Cedar Breather as provided by: Benjamin Obdyke Incorporated (contact info above) or approved substitute. 3. Install per manufacturer's specifications with all fasteners and accessories as required by the manufacturer and for code compliance. Section 07 46 33 - PLASTIC SIDING 1. Manufacturer: Jain Building Products; website: www.jainbuildingproducts.com 2. All products must be installed in accordance with all local and national building codes. 3. Provide products made of extruded polyvinyl chloride and milled to shape as specified in this section and manufactured to comply with requirements of ASTM D3279. 4. Shingles: Roughsawn, 1/2" thick, tapered down to 1/4". Length: 13", width: 5". 5. Color as selected by Owner from manufacturer's full range. 6. Trim and Accessories: Provide stainless steel or other corrosion resistant fasteners as recommended by manufacturer and approved by the Architect. Section 07 53 23 - ETHYLENE-PROPYLENE-DIENE-MONOMER ROOFING 1. See architectural drawings for the extent of work. 2. EPDM Roofing membranes: non-reinforced membrane laminated to 100 percent solid pressure-sensitive adhesive and silicone-coated release liner on one side, comply with ASTM D4637/D4637M, Type 1, formulated with fire retardants to inhibit the spread of flame. 3. Application: Self-adhering technology (SAT) roofing system. 4. Install over insulation, and vapor retarder. Provide overlay boards on top of roof decking substrate and upper insulation layer. 5. Color: white. Section 07 60 00 - FLASHING AND SHEET METAL 1. Copings, Trim, Through-Wall, and 2-Piece Counter Flashings: Copper 16oz/sf minimum OR Stainless Steel .019" min. Comply with SMAGNA's "Architectural Sheet Metal Manual" for fabrication. Separate non-compatible metals. 2. Ridge Vent: Shingle-over style ridge vent system installed per manufacturer's specifications. 3. All roof penetrations, vents, etc., shall be painted to match shingle color unless noted otherwise. Section 07 71 23 - MANUFACTURED GUTTERS AND DOWNSPOUTS 1. Gutters and downspouts: Copper, size and configuration on drawings. Include accessories required for complete installation. 2. Gutters shall be hung level between downspouts. Hang gutters with center-hung brackets with front edge of gutter min 3/4" below plane of roof. 3. Install deflectors at valleys to direct rainwater into gutters, and gutter overflow shields where valleys funnel water into a concentrated area. 4. Provide concrete splashblocks at each downspout. Section 08 14 00 - DOORS 1. See sheet A-601 for door schedule and types. See floor plans for swing direction and pocket door locations. 2. All exterior door openings shall be prepared in accordance with "Rough Opening Preparation" detail on sheet A-601. 3. All exterior door sills shall be set in a bead of sealant that shall meet the requirements as specified in "01 81 13 Sustainable Design Requirements" and "01 81 19 Indoor Air Quality Requirements." 4. Exterior doors with glazing (except for the front entry door) shall be provided by Andersen Corporation. See additional notes on A-601. 5. If different exterior doors are installed than specified, the Contractor is responsible for coordination of windows sizes, performance and operation, and for re-submitting proof of energy compliance to the building code official(s). 6. All interior doors shall be provided by TruSite Doors, LLC; web: www.trusite.com. Doors shall be "TS-2060" 2-panel doors with "Q8" quarter bead sticking profile and "C" flat panels. 7. All interior doors between conditioned and unconditioned space, and between garage and living space, shall be weatherstripped. The door between the garage and the house shall be solid wood, minimum 2-3/8" thick, or a 20 minute rated door, and shall be installed with a self-closing device. 8. Unless noted otherwise, locate hinge side of interior doors 6" from adjacent wall, or centered on space as shown on floor plans. 9. Provide door stops in base board at all doors unless noted otherwise. 10. All door hardware shall be oil-brushed bronze unless noted otherwise. Section 08 31 00 - ACCESS DOORS AND PANELS 1. Provide access panels to attic areas which have an area of 30 square feet over 30" high, in compliance with IRC 2018 R807.1. 2. Access panels shall be 3/4" plywood-backed gypsum board. Provide "J" bead and gypsum board finished edges with heavy duty concealed hinges and touch latch hardware. 3. All access panels, pull-down stair doors, and hatches between conditioned and unconditioned space shall be weatherstripped and insulated to the same value as the surrounding surfaces. Section 08 50 00 - WINDOWS 1. The design basis for windows as noted on Window and Door sheets. 2. See sheet A-601 for detailed window information. 3. All window openings shall be prepared in accordance with "Rough Opening Preparation" detail on sheet A-601. 4. Metal window wells shall be provided at small basement windows as grade requires. 5. If different windows are installed than specified, the Contractor is responsible for coordination of window sizes, performance and operation, and for re-submitting proof of energy compliance to the building code official(s). Section 08 77 00 - DOOR AND WINDOW ACCESSORIES 1. Premanufactured pan flashing used in door and window openings per "Rough Opening Preparation" detail elsewhere in these drawings shall be Jamsil Guard PVC pan flashing as provided by Jamsil; website: www.jamsil.com. 2. Pan flashing shall be assembled and installed per manufacturer's specifications. Section 08 95 43 - FLOOD VENTS 1. See architectural drawings for flood vent locations. 2. Flood vents shall be installed to comply with 2021 IRC 322.2.2 "Enclosed Area Below Flood Elevation" and installed per manufacturer's instructions. 3. Finishes, trim, landscaping and other adjacent materials shall be installed with clearances that allow the flood vent to swing freely without obstruction. Section 09 20 00 - PLASTER AND GYPSUM BOARD 1. Typical walls shall be faced with 1/2" minimum gypsum board unless noted otherwise below or on drawings. 2. Curved walls shall be faced with (2) layers 1/4" flexible gypsum panels, installed per manufacturer's specifications. 3. Ceilings shall be faced w/ 1/2" minimum gypsum board. 4. All wood floor structures shall be protected from below by 1/2" minimum gypsum board, unless over a space that is protected by an automatic fire sprinkler system. Where installed in crawl space or basement, gypsum board shall be moisture resistant. 5. Showers and tub enclosures shall have 5/8" Fiberglass brand Aqua-Tough paperless gypsum board panels. All other bathroom walls and shall have 5/8" Sheetrock brand Mold-Tough® gypsum board. 6. Garage beams, walls and ceilings adjacent to living space shall have 5/8" Type "X" gypsum board. All other garage walls and ceilings shall be faced with 1/2" minimum moisture resistant gypsum board. 7. All gypsum board shall be glued with a construction adhesive that complies with "01 81 19 Indoor Air Quality Requirements," screwed to studs and joists. 8. Level of Finish: Gypsum board shall be taped, spackled, and painted to a Level 5 finish in all first floor spaces (except mudroom, laundry and closets) and second floor hallways and entire master suite. Finish to a Level 4 finish unless noted otherwise. Exception: Gypsum board ceilings that are not in living space and are serving solely as structural protection per note #3 may be finished to a Level 2 finish. Section 09 28 00 - BACKING BOARD AND UNDERLAYMENTS 1. Cement board or USG Fiberglass underlayment and tile backer board shall be installed in lieu of gypsum board at all locations to receive wall tile. Section 09 30 00 - TILING 1. Tile style and color as selected by Owner. 2. Unless noted otherwise, tile shall be set in a mortar bed that aligns top of tile with top of adjacent finished floors. 3. Provide an uncoupling membrane system over the subfloor. Uncoupling membrane shall be the DITRA System as provided by Schluter Systems; web: www.schluter.com; installed per manufacturer's specifications, or equal as approved following "01 12 00 Substitution Procedures." 4. Mortar shall be coordinated with requirements of tile manufacturer. 5. Install tile in accordance with the latest edition of the Handbook for Ceramic Tile Installation by The Tile Council of North America. Section 09 64 00 - WOOD FLOORING 1. All wood products and adhesives shall meet the requirements as specified in "01 81 19 Indoor Air Quality Requirements." 2. All new solid wood flooring products shall be certified in accordance with the Forest Stewardship Council (FSC) Principles and Criteria OR the Sustainable Forestry Initiative (SFI) Principles and Criteria. Materials that are reused, salvaged, and/or reclaimed are exempt from this requirement. 3. Hardwood flooring shall be 3/4" thick quarter-sawn and rift-sawn white oak and finished with 3 coats of oil-base urethane. First floor shall be 6" boards, second floor shall be 4" boards. Provide thresholds at doors. Stair treads and nosings shall match floor in species and finish. Section 09 68 00 - CARPETING 1. All carpeting and associated materials required for installation shall comply with "01 81 19 Indoor Air Quality Requirements." Section 09 90 00 - PAINTING AND COATING 1. Material compatibility: Provide primers, undercoats, and finish-coat materials that are compatible with one another and the substrates indicated under the conditions of service and application, as demonstrated by the manufacturer based on testing and field experience. Obtain from the same source. 2. Colors: As selected by owner 3. Manufacturers: Products manufactured by Sherwin Williams are indicated below as a standard of design and performance. Equivalent product: Benjamin Moore Aura is acceptable. 4. All paint applications for walls shall be rolled or brushed. All applications for interior and exterior shall be brushed. Rolled applications are not permitted on milwork. Sprayed applications are not permitted on walls & ceilings. 5. Painting contractor shall assume each room to be a different color for walls and/or ceilings. Provide 5 sample colors per room for owner to choose from. 6. All walls: Ceilings milwork to receive compatible primer coat by Sherwin Williams or equal prior to final coats listed below. Gypsum and Plaster – ceilings and soffits- Matte finish 2 coats: Emerald Zero VOC Latex, matte Gypsum and Plaster - Satin finish 2 coats: Emerald Zero VOC Latex, satin Interior Wood Millwork, Doors, Frames & Windows - painted – semi-gloss finish 2 coats: Emerald Zero VOC Latex, semi-gloss Interior Wood – stained finish Stain: Minwax 250 (colors-standard chart and most others) 2nd Coat: Wood Classics WB Polyurethane A68 3rd Coat: Wood Classics WB Polyurethane A68 4th Coat: Wood Classics WB Polyurethane A68 Wood Floors - painted 2 coats: Porch and Floor Satin Enamel Exterior Wood and/or Simulated Wood Trim - satin finish Primer: Sherwin Williams exterior oil-based primer Y24W8020 Finish coat: Sherwin Williams "Durastor" K33 series satin finish acrylic latex - provide tint base appropriate for final color. Exterior Synthetic Trim (see 06 65 00) Primer: Sherwin Williams exterior oil-based primer Y24W8020 (If not using Borat trim, which comes factory primed) Finish Coat: Sherwin Williams "Durastor" series satin finish Exterior acrylic latex - provide tint base appropriate for final color. Metals – Doors, Frames and miscellaneous metals Primer: ProIndustrial Pro-Cryl Universal Primer 1st coat: ProIndustrial Acrylic Semi-Gloss 2nd coat: ProIndustrial Acrylic Semi-Gloss Exposed Concrete Floors (crawl space and garage) Shield-Crete Epoxy Concrete Floor Coating system. Section 10 31 00 - MANUFACTURED FIREPLACES 1. Premanufactured Fireplace design as noted on plan sheets, to be installed per manufacturer's specifications in compliance with all governing building codes. 2. If a different fireplace model and/or manufacturer is selected, the Contractor shall coordinate with the manufacturer the framed opening requirements to accommodate all clearances required by the manufacturer and the building codes. Section 10 57 00 - WARDROBE AND CLOSET SPECIALTIES 1. Primary suite closet systems and other walk-in closets as designed by others. 2. Unless directed otherwise by Owner, all other bedroom closets and those indicated on the plans with a rod and shelf shall have a painted finger jointed 2-1/2" beaded pine pin rail and heavy gauge closet rod. Shelf to be 3/4" birch plywood with poplar edge, painted. Provide additional wood bracket supports for rod and shelf spans exceeding 6'-0" 3. Linen closets and pantry closets shall have (5) shelves: 3/4" birch plywood with poplar edge, painted, with painted finger jointed 2-1/2" beaded pine rails on walls for support on all three sides. 4. Provide additional wood bracket supports for rod and shelf spans exceeding 6'-0". Section 11 31 00 - RESIDENTIAL APPLIANCES 1. All kitchen and laundry appliances and equipment that are provided as part of the project shall be Energy Star labelled. Section 14 21 00 - ELECTRIC TRACTION ELEVATORS 1. Design basis for elevator as noted on plan sheets. Contractor shall construct shaft to comply with the structural requirements per the elevator manufacturer's specifications, with a minimum 2x6 stud wall on the rail side. 2. Interior finishes: As selected by Owner. 3. If a different elevator model and/or manufacturer is selected, the Contractor shall coordinate with the manufacturer the shaft size required to accommodate (1) layers of 5/8" gypsum board on interior of shaft, machine room (if needed) location requirements, required pit depth and overrun, and door locations. 4. Elevator clearances shall comply with the ASME ANSI A17.1 Rule 5.3.1.4.2 National Safety Code. The clearance between the hoistway doors or gates and the hoistway edge of the landing all shall not exceed 3 inches. The distance between the hoistway face of the landing door or gate and the car door or gate shall not exceed 5 inches. Section 22 40 00 - PLUMBING FIXTURES 1. Plumbing fixtures as selected by Owner. All installations to comply with National Plumbing Code. 2. Potable Water Systems: Provide plumbing fittings and faucets that comply with NSF 61 and NSF 372 for maximum lead content; label pipe and fittings. 3. Perform work in accordance with local health department regulations. 4. Install each fixture with a trap, easily removable for servicing and cleaning. 5. Install components level and plumb. Section 23 00 00 - HEATING, VENTILATING AND AIR CONDITIONING 1. All HVAC equipment and systems shall comply with FEMA document 348 "Protecting Building Utilities from Flood Damage." 2. The installation shall be designed, installed, balanced and adjusted to provide for proper air distribution to all habitable rooms. Equipment, materials and installation shall comply with local and national building codes. 3. Crawl space areas shall be mechanically ventilated in compliance with R408.3 exception 2.2. 4. Except as modified herein, equipment, materials, and installation shall comply with local and national building codes. All products shall be submitted for approval prior to beginning any work and work will begin only on such approval. 5. Provide an automatic/controlled whole house humidifier. 6. The mechanical contractor shall be responsible for complete design and layout. Provide schematic layout and equipment cuts. All installations shall be done by experienced craftsmen and according to the codes of the trade. 7. Ductwork shall be sized to deliver the required air discharge within appropriate noise control at each outlet after the system has been balanced. 8. Provide mechanical equipment and duct insulation as specified in "07 20 00 Thermal Protection" 9. Bath and kitchen exhaust fans shall comply with "01 81 19 Indoor Air Quality Requirements." 10. Coordinate final location of outdoor condensing units with owner prior to installation. Protect refrigerant lines as required to prevent accidental damage. Provide 4" thick by size required concrete slab under condensing units, over 4" crushed stone. 11. Provide high and low ducted return air grilles in all major spaces. 12. All supply branch lines shall be provided with adjustable in-line damper controls in accessible locations near the units. 13. Mechanical contractor shall be responsible for coordinating diffuser and grill locations with respect to window and door location and milwork profiles (ie. cornices and baseboards.) 14. All duct connections shall be mechanically fastened in addition to sealing. All ducts shall be sealed with tape complying with UL 181, mastic, gaskets, or an approved system as required by the CC-IRC, Section M1601.1.3, or ICC-IMC, Section 603.9. 15. Building cavities shall not be used as supply ducts. 16. No HVAC air handling equipment or ductwork shall be contained within the protected envelope of the garage. 17. HVAC system shall be protected from contamination and fires installed prior to occupancy per "01 81 19 Indoor Air Quality Requirements." 18. Air leakage and duct tightness verification tests shall be performed in compliance with IECC 2012 R 402.1.2. and R403.2.2. 19. Floor diffusers in wood floor shall be inset flush in same species of wood as flooring spec. 20. Floor diffusers in other flooring shall be color matched as close as possible. 21. Wall/ceiling return grills shall be by "Majestic Vent Covers, Inc." sized for dimension required. 800 "square grille". Section 26 00 00 - ELECTRICAL 1. All electrical equipment shall comply with FEMA publication "Minimizing Flood Damage to Electrical Service Components." 2. All electrical receptacles other than those over kitchen counters or bathroom fixtures shall be installed horizontally in the baseboard unless noted otherwise. 3. If floor outlets are indicated on drawings, confirm final locations with Owner prior to installation. 4. A minimum of 75 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps or a minimum of 75 percent of the permanently installed lighting fixtures shall contain only high efficacy lamps. (Low voltage lighting may be excepted.) 5. Provide electric mat radiant heating in the floor in all tile areas of the primary suite. Section 26 50 00 - LIGHTING 1. Lighting: A minimum of 75 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps or a minimum of 75 percent of the permanently installed lighting fixtures shall contain only high efficacy lamps. (Low voltage lighting may be excepted.) 2. Recessed "can" lights shall be 4" low voltage Energy Star qualified fixtures unless noted otherwise. 3. All recessed fixtures shall be insulated, and either sealed or gasketed between the fixture and the gypsum board surface. Section 28 46 00 - FIRE DETECTION AND ALARM 1. Unless superseded by building officials or more strict local codes and/or ordinances, a smoke detection system shall be installed in compliance with and in locations dictated by 2021 IRC Section R315. 2. Carbon monoxide alarms shall be installed in compliance with and in locations dictated by 2021 IRC. Section 33 46 13 - FOUNDATION DRAINAGE 1. 4" minimum perforated perimeter drain shall extend around entire foundation within 12" of wall, on top of footing or 4" below bottom of slab, on 2" crushed stone, covered with 6" crushed stone, covered with landscape filter fabric outside the stone, leading to grade. 2. Where site conditions do not permit gravity discharge to grade, then perimeter drain shall be piped to the sump crock and pumped to daylight a minimum of 6'-0" from the foundation wall. Section 33 46 16 - SUBDRAINAGE PIPING 1. Stormwater subdrainage piping, leading from each downspout, shall be heavy duty corrugated polyethylene, and shall lead to grade.	SOKOLOW ARCHITECTS The professional services of the Architect are consultation for and performed in the State of Maryland of Megan Quinlan and Nathan Seltzter. No contractual obligation is assumed by the Architect for the benefit of any other person involved in the project.  Date of Signature: 06/08/26 Date of Registration Expiration: 01/31/2028 Owner: MEGAN QUINLAN AND NATHAN SELTZER Architect: SOKOLOW ARCHITECTS 3411 Silverside Road Baynard Building, Suite 230 Wilmington, DE 19810 Contact: Appa Sokolow, AIA T. 302.730.0801 Email: appa@sokolowarchitects.com Structural Engineer: PILOTTOWN ENGINEERING 17585 Nassau Commons Boulevard, Unit 3 Lewes, DE 19658 Contact: Mark A. Neuman, P.E. T. 302.733.1770 Email: neumanmark@pilotownengineering.com Civil Engineer: SCALED ENGINEERING 20246 Coastal Highway Rahodoch Beach, DE 19971 Contact: Ryan Hines, P.E. T. 302.227.7958 Email: ryan@scaledengineering.com Revision/Issue: 1 6/8/2026 PERMIT SET Project: QUINLAN-SELTZER RESIDENCE Location: 8 Dune Road, Middlesex Beach, DE 19930 25-SA-006 Drawn: AES Reviewed: AES Drawing: SPECIFICATIONS G-012 © 2026 SOKOLOW ARCHITECTS LLC
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Date of Signature: 06.08.26
Date of Registration Expiration: 01/31/2028

The architect who sealed, signed and dated this document has not been empowered by license provisions to conduct administrative services as defined in 24 Del.C. §303(c).

Owner:
MEGAN QUINLAN AND
NATHAN SELTZER

Architect:
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Revision/Issue:
1 6/8/2026 PERMIT SET

Project:
QUINLAN-SELTZER
RESIDENCE

Location:
8 Dune Road,
Middlesex Beach, DE 19930

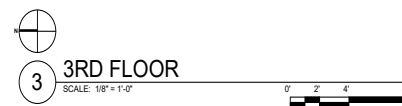
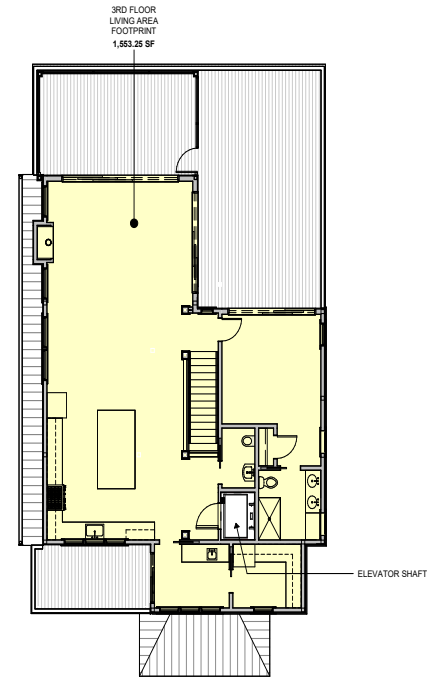
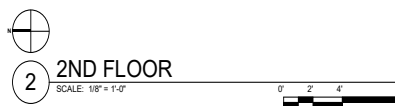
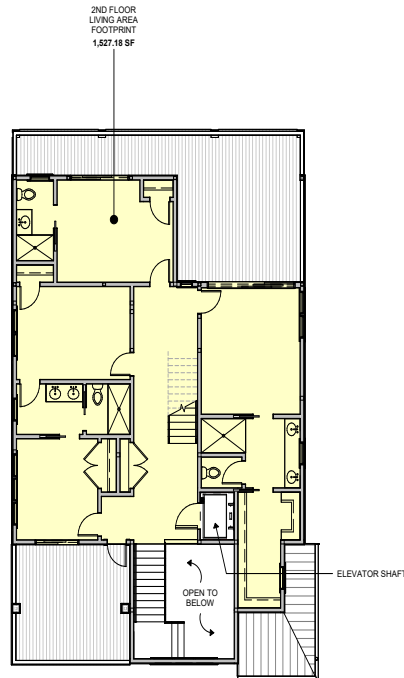
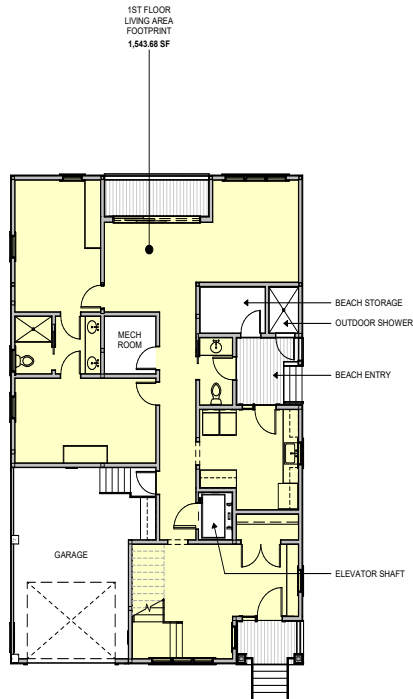
25-SA-006

Drawn: TRS Reviewed: AES

Drawing:
DNREC AREA
CALCULATIONS

G-101

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DNREC SQUARE FOOTAGE CALCULATIONS

LEVEL	AREA
1ST FLOOR LIVING AREA FOOTPRINT	1,543.68 SF
2ND FLOOR LIVING AREA FOOTPRINT	1,527.18 SF
3RD FLOOR LIVING AREA FOOTPRINT	1,553.25 SF

Owner:
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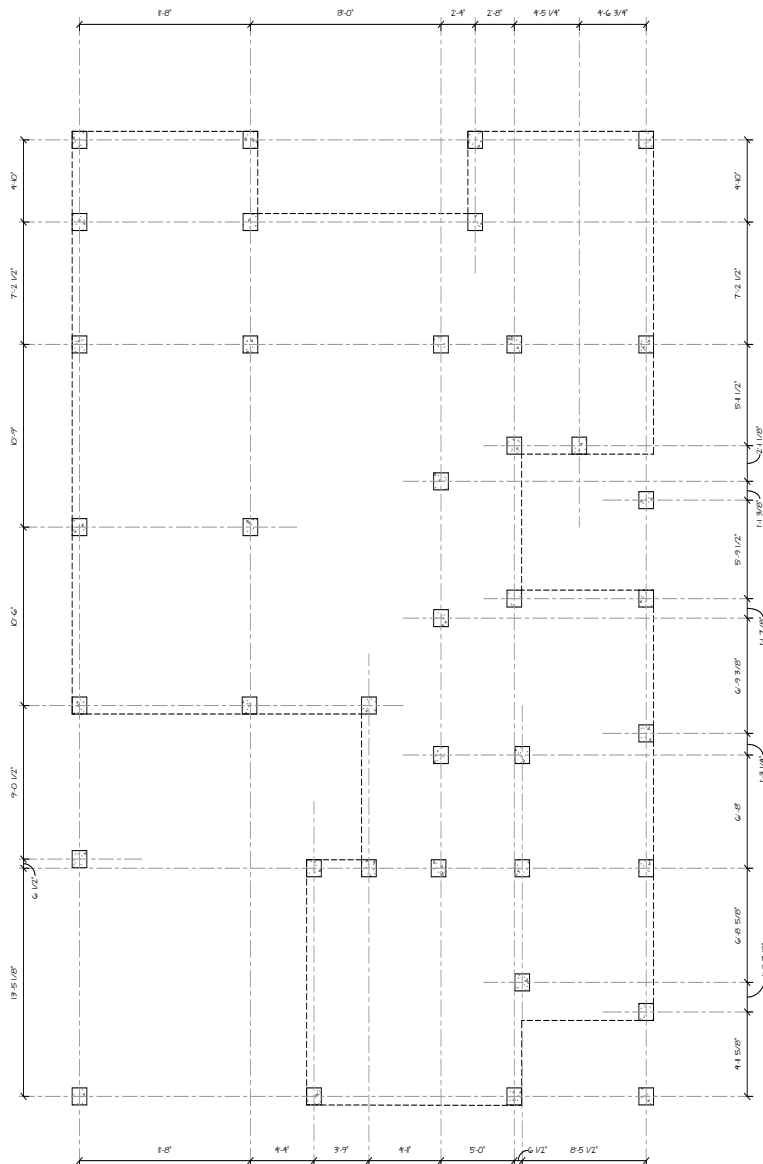
25-SA-006

Drawn: JWB Reviewed: MAN

Drawing:
PILE PLAN

S-100

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

NOTES
1. PILES TO BE 12" x 12" CONCRETE PILE DRIVEN TO MINIMUM 25-TON CAPACITY

Owner:
**MEGAN QUINLAN AND
NATHAN SELTZER**

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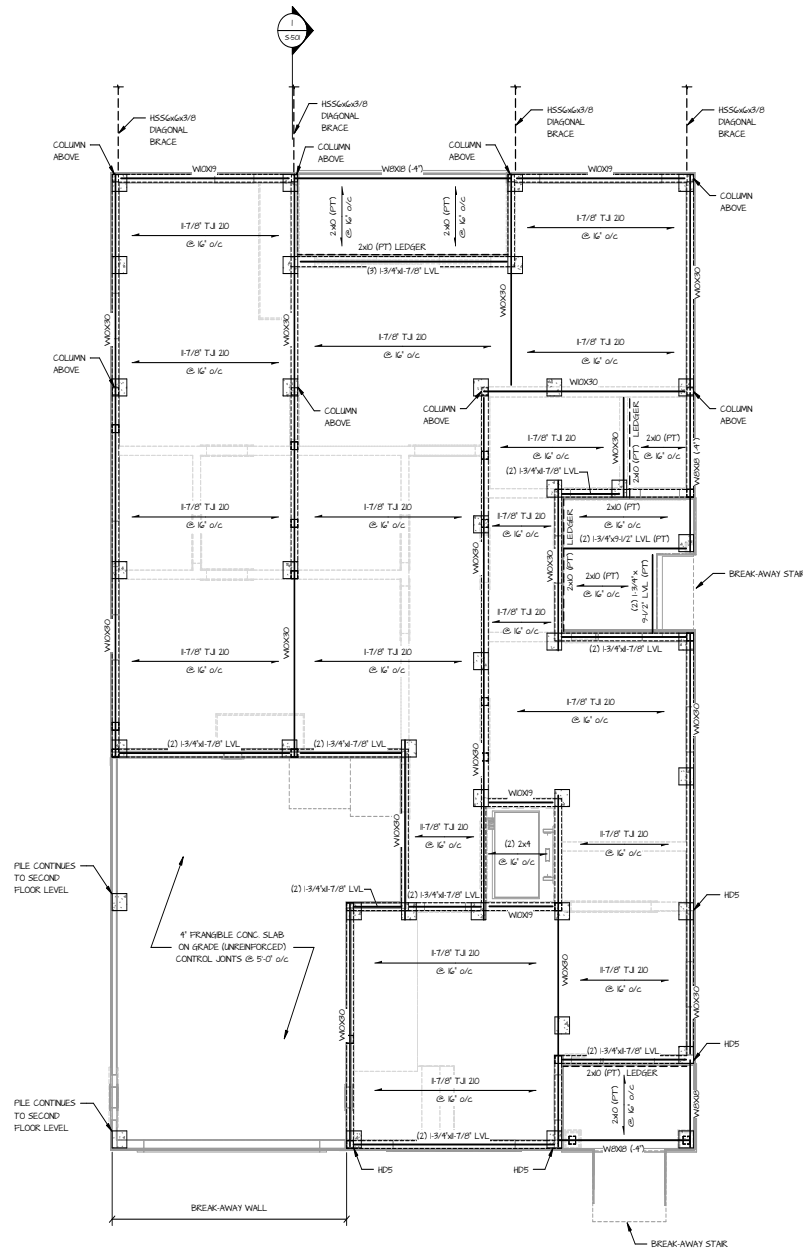
25-SA-006

Drawn: JWB Reviewed: MAN

Drawing:
**FIRST FLOOR
FRAMING PLAN**

S-101

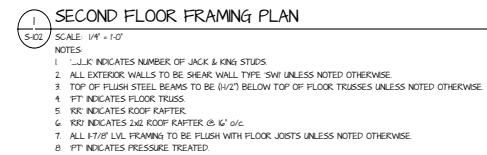
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FIRST FLOOR FRAMING PLAN

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

1. "J.L.K." INDICATES NUMBER OF JACK & KING STUDS.
2. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE "SW" UNLESS NOTED OTHERWISE.
3. TOP OF FLUSH STEEL BEAMS TO BE (1/2") BELOW TOP OF FLOOR TRUSSES UNLESS NOTED OTHERWISE.
4. ALL 17/8" LVL FRAMING TO BE FLUSH WITH FLOOR JOISTS UNLESS NOTED OTHERWISE.
5. PT INDICATES PRESSURE TREATED.



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Revision/Issue:
1 6/8/2026 PERMIT SET

Project:
**QUINLAN-SELTZER
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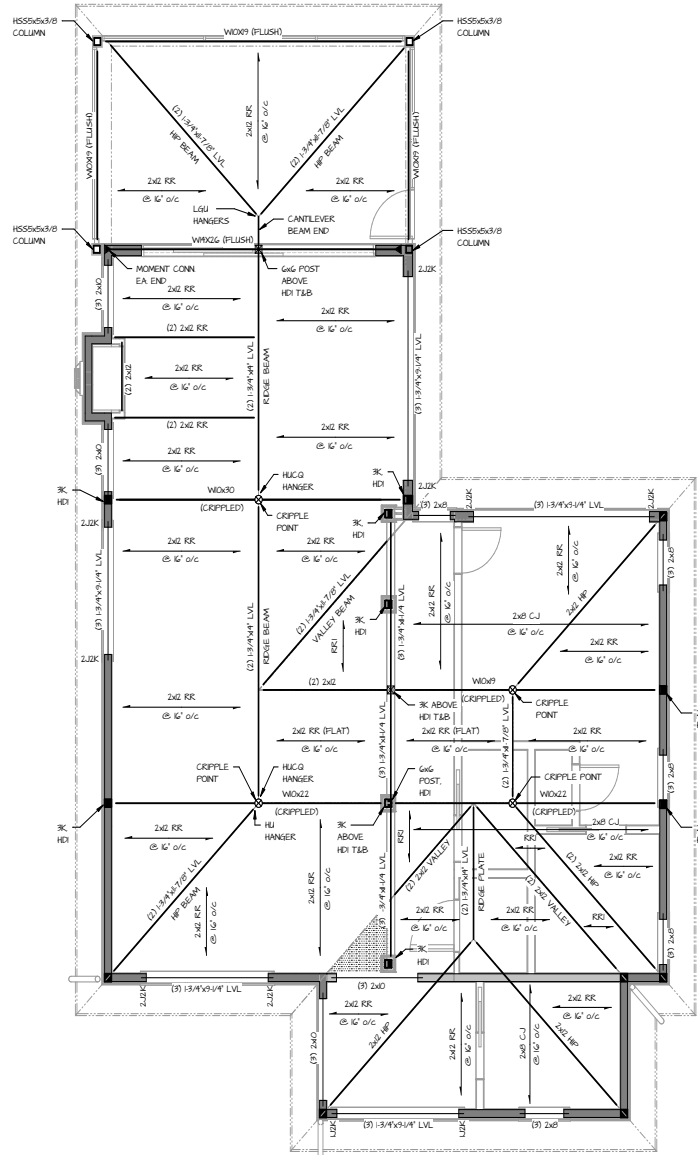
25-SA-006

Drawn: JWB Reviewed: MAN

Drawing:
ROOF FRAMING PLAN

S-104

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ROOF FRAMING PLAN

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

NOTES:

1. "JLK" INDICATES NUMBER OF JACK & KING STUDS.
2. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE "SW" UNLESS NOTED OTHERWISE.
3. RR INDICATES ROOF RAFTER.
4. CJ INDICATES CEILING JOIST.
5. RS INDICATES 2x4 ROOF RAFTER @ 16" o/c.

Owner:
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Civil Engineer:
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Revision/Issue:
1 6/8/2026 PERMIT SET

Project:
**QUINLAN-SELTZER
RESIDENCE**

Location:
**8 Dune Road,
Middlesex Beach, DE 19930**

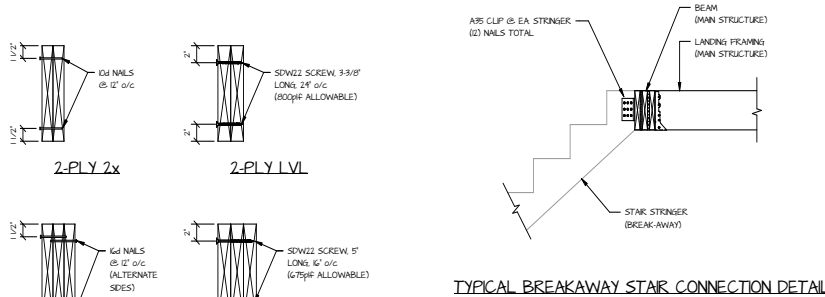
25-SA-006

Drawn: JWB Reviewed: MAN

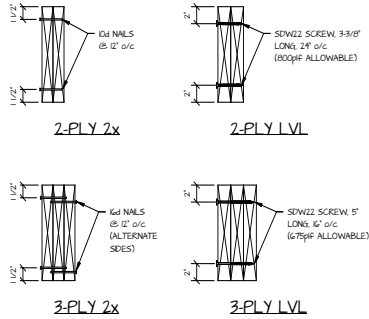
Drawing:
**TYPICAL DETAILS &
SECTIONS**

S-501

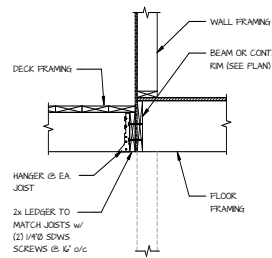
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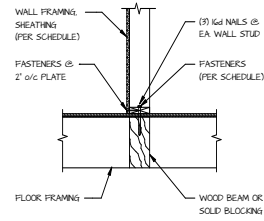
TYPICAL BREAKAWAY STAIR CONNECTION DETAIL



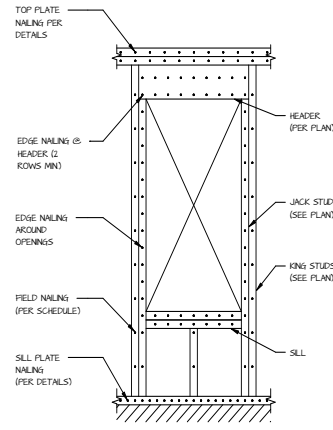
TYPICAL BUILT-UP BEAM DETAIL



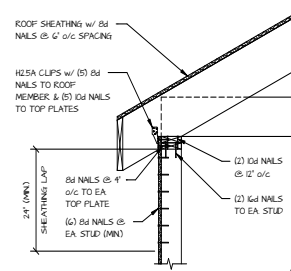
TYPICAL LEDGER FRAMING



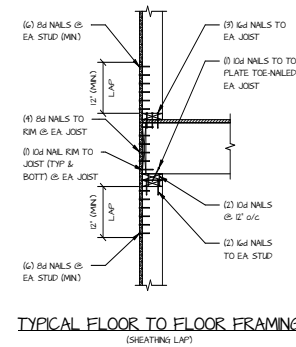
TYPICAL WALL TO BEAM FRAMING



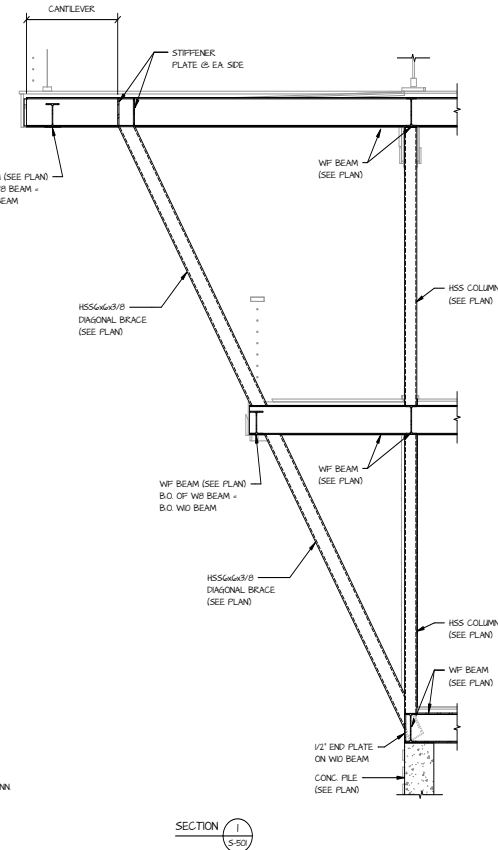
TYPICAL OPENING FRAMING



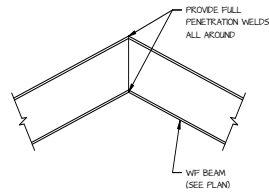
TYPICAL ROOF FRAMING



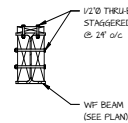
TYPICAL FLOOR TO FLOOR FRAMING
(SHEATHING LAP)



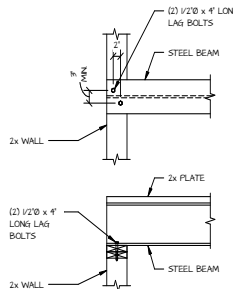
SECTION 1-3-50



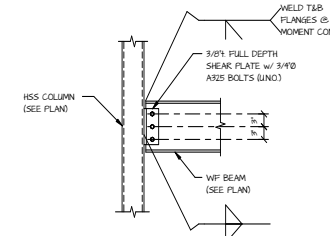
TYPICAL CRIPPLE POINT DETAIL



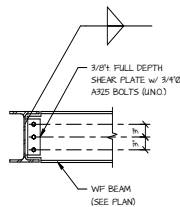
TYPICAL "PACKED-OUT" WF BEAM



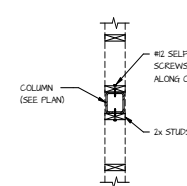
STEEL BEAM ON WOOD DETAIL



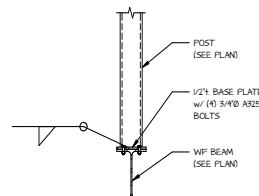
TYPICAL BEAM TO COLUMN CONNECTION



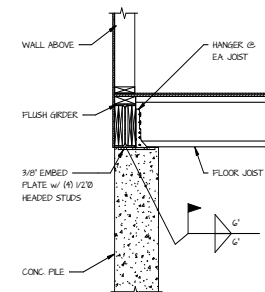
TYPICAL BEAM TO BEAM CONNECTION



TYPICAL WALL STUDS TO STEEL COLUMN



TYPICAL POST-UP CONNECTION



TYPICAL EDGE GIRDER DETAIL

STRUCTURAL NOTES

1. PLOTWATT ENGINEERING HAS DESIGNED ONLY THE STRUCTURAL ELEMENTS REPRESENTED ON THESE DRAWINGS. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL DRAWINGS AND SPECIFICATIONS CONTAINED HEREIN. PLOTWATT ENGINEERING ASSUMES NO RESPONSIBILITY FOR ANY UNAUTHORIZED CHANGES TO THESE DRAWINGS.
2. ANY ADDITIONAL CONSTRUCTION ADMINISTRATION SERVICES OR CHANGES TO THE PLANS WILL BE PAID FOR BY THE CONTRACTOR. UNLESS SPECIFICALLY APPROVED, ALL REQUESTED CHANGES IN WORK BY THE CONTRACTOR ARE CONSIDERED TO BE COMPLETED AT NO ADDITIONAL COST AND ARE SUBJECT TO THE APPROVAL OF THE DESIGN TEAM AND OWNER.
3. ALL STRUCTURAL INFORMATION HAS BEEN PREPARED IN ACCORDANCE WITH THE 2021 INTERNATIONAL BUILDING CODE AS WELL AS ALL REFERENCED STANDARDS CONTAINED THEREIN.
4. SCALING OF DRAWINGS TO DETERMINE DIMENSIONS OF ELEMENTS IS NOT PERMITTED.
5. DESIGN LOADS FOR THE PROJECT ARE LISTED AS FOLLOWS:
 - a. SLAB ON GRADE LIVE LOAD: 100 psf
 - b. SLAB ON GRADE DEAD LOAD: 50 psf
 - c. FLOOR LIVE LOAD: 40 psf
 - d. FLOOR DEAD w/ GYPCRETE: 25 psf
 - e. DECK LIVE LOAD: 60 psf
 - f. DECK DEAD LOAD: 10 psf
 - g. ROOF LIVE LOAD: 30 psf
 - h. ROOF DEAD LOAD: 20 psf
6. SNOW LOAD DATA FOR THE PROJECT IS LISTED AS FOLLOWS:
 - a. Pg = 20 psf
 - b. I = 10
 - c. Ct = II
 - d. Ce = 10
 - e. Pf = 20 psf
7. LATERAL WIND LOAD DATA FOR THE PROJECT IS LISTED AS FOLLOWS:
 - a. $V_{a} = 80$ mph
 - b. $V_{so} = 10$ mph
 - c. Risk Category = I
 - d. Exposure Category = D
 - e. Internal Pressure Coefficient = +/- 0.8

FOUNDATIONS

- 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 OF 25 TONS.

CONCRETE

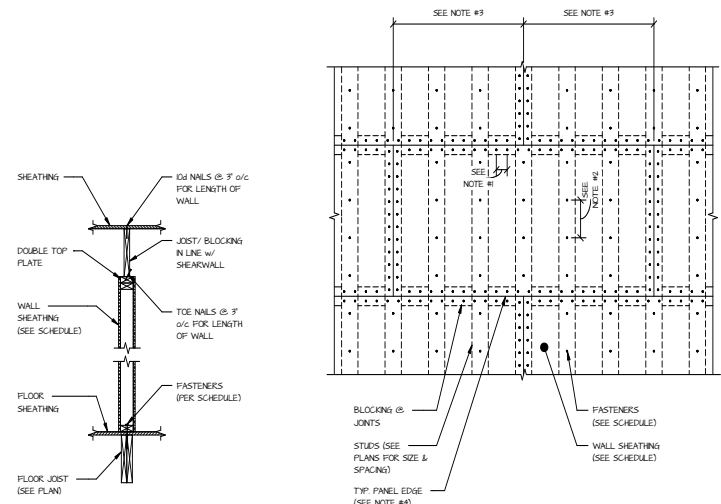
1. ALL CONCRETE SHALL BE READY-MIX AND HAVE THE FOLLOWING CHARACTERISTICS:
 - SLABS ON GRADE
 - A. MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS. A MINIMUM OF 520 LBS OF CEMENT PER CUBIC YARD. SLUMP (AT POINT OF CONCRETE PLACEMENT) SHALL BE 3-INCH MINIMUM AND 5-INCH MAXIMUM.
2. ALL CONCRETE EXPOSED TO THE EXTERIOR CONDITIONS SHALL HAVE CHARACTERISTICS IN ACCORDANCE WITH ACI BUILDING CODE (ACI 308) AND THE 2010 INTERNATIONAL BUILDING CODE.
3. ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:
 - A. ACI BUILDING CODE (ACI 308).
 - B. THE ACI DETAILING MANUAL (SP-66)
 - C. SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301).
4. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A601 GRADE 60. LAP ALL BARS MINIMUM 48 BAR DIAMETERS UNLESS OTHERWISE NOTED.
5. CONCRETE SHALL ACHIEVE A MINIMUM OF 70 PERCENT OF THE DESIGN STRENGTH PRIOR TO STEEL ERECTION. WRITTEN CONFIRMATION OF THIS STRENGTH SHOULD BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF STEEL ERECTION.

STEEL

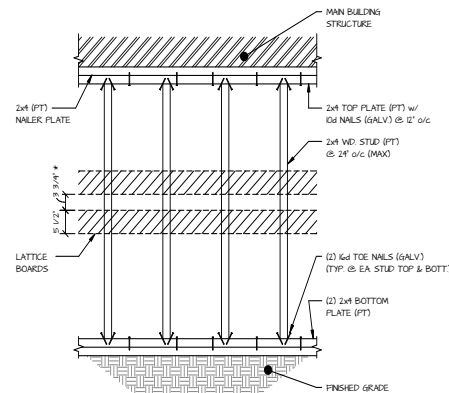
1. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE OF PRACTICE. ALL STRUCTURAL STEEL WIDE FLANGE (W) SHAPES SHALL BE ASTM A992 GRADE 50 (V50). ALL STRUCTURAL STEEL S, M, AND HP SHAPES SHALL BE ASTM A572 GRADE 50 (V50). ALL OTHER STRUCTURAL STEEL SHALL BE ASTM A36 UNLESS OTHERWISE NOTED.
2. ALL STEEL RECTANGULAR/SQUARE HOLLOW STRUCTURAL SECTIONS SHALL BE ASTM A500 GRADE B, PY-40, KSI.
3. ALL STEEL SHALL BE THOROUGHLY CLEANED IN ACCORDANCE WITH SSPC-SP9 AND HAVE A SHOP COAT OF RUST INHIBITIVE PAINT.
4. ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED AS DESCRIBED IN LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE: AWS D1.1 TO PERFORM THE TYPE OF WORK REQUIRED.
5. ALL BOLTS USED FOR THE ANCHORAGE TO CONCRETE AS SPECIFIED ON THE DRAWINGS SHALL CONFORM TO ASTM F1554.
6. ALL STEEL WELDING RODS SHALL BE AS FOLLOWS:
 - A. E70XX FOR STEEL CONNECTIONS
7. 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 THE TIME OF THE STEEL ERECTION.
9. ALL EXPOSED STEEL SHALL BE HOT DIP GALVANIZED. ANY POINTS OF WELDING SHALL BE TOUCHED UP IN THE FIELD WITH A ZINC-SILICATE PAINT BY THE STEEL ERECTOR.

TIMBER

- ALL STRUCTURAL TIMBER FRAMING WALLS, BLOCKING, ETC. SHALL BE IEM FR #1 MINIMUM STRESS GRADE LUMBER OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS
- Fp = 850 PSI Fv = 50 PSI E = 1800,000 PSI
- ALL STRUCTURAL TIMBER MUST BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTIONS' CONSTRUCTION MANUAL.
2. ALL EXTERIOR TIMBER FRAMING MEMBERS SHALL BE SOUTHERN YELLOW PINE (SPY) #1 MINIMUM STRESS GRADE LUMBER. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS
- Fp = 1000 PSI Fv = 175 PSI E = 1600,000 PSI
3. ALL STRUCTURAL TIMBER FOR WOOD TRUSS FRAMING SHALL BE SOUTHERN YELLOW PINE (SPY) #3 MINIMUM STRESS GRADE LUMBER OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS
- Fp = 500 PSI Fv = 175 PSI E = 1000,000 PSI
- ALL STRUCTURAL TIMBER MUST BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTIONS' CONSTRUCTION MANUAL.
4. ALL MICRO-LAM BEAMS (LVL) SHALL BE AS ENGINEERED AND MANUFACTURED BY WIEHESHAUER OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES FOR MICRO-LAM BEAMS ARE AS FOLLOWS
- Fp = 2600 PSI Fv = 205 PSI E = 1900,000 PSI
5. MAXIMUM DEFLECTION CRITERIA
- A. FLOOR FRAMING = LL/60, TL/360
- B. ROOF FRAMING = LL/360, TL/720
6. ALL TIMBER AND TIMBER CONSTRUCTION SHALL COMPLY WITH LATEST EDITIONS OF THE FOLLOWING STANDARDS
- A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION TIMBER CONSTRUCTION MANUAL
- B. AMERICAN WOOD COUNCIL NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)
- C. AMERICAN PLYWOOD ASSOCIATION PLYWOOD DESIGN SPECIFICATION
- D. AMERICAN WOOD-PRESERVERS ASSOCIATION STANDARDS
7. DESIGN FABRICATION AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE FOLLOWING TRUSS PLATE INSTITUTE (TPI) STANDARDS
- A. THE NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION TPI 1
- B. RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES, DSB-09
- C. GUIDE TO GOOD PRACTICE FOR INSTALLING, RESTRAINING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES, BCS-8
8. ALL JOINT CONNECTIONS SHALL BE MADE USING PREFABRICATED CONNECTORS. TIE-NAILING IS NOT PERMITTED. SUBMIT MANUFACTURER'S DATA FOR REVIEW. FASTENERS SHALL BE AS MANUFACTURED BY SIMPSON STRONGTIE OR APPROVED EQUAL.
9. PROVIDE POST CAPS AND BASES AT ALL WOOD POSTS BY SIMPSON STRONGTIE OR APPROVED EQUAL.
10. PROVIDE A MINIMUM OF (2) STUDS FOR ALL HEADERS AND BEAMS UNLESS NOTED OTHERWISE.
11. ALL EXPOSED FASTENERS AND CONNECTIONS TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
12. WOOD FLOOR TRUSSES ARE TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER FOR THE WOOD TRUSS OR JOIST FABRICATOR. SHARED 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.
13. PROVIDE MINIMUM CONTINUOUS SOLD BLOCKING OR CROSS-BRIDGING LINES AT 8'-0" O/C MAX SPANS FOR ALL
- A. WOOD JOISTS
- B. WOOD RAFTERS
- C. FLOOR TRUSSES
- D. PROVIDE ADDITIONAL X-BRIDGING AS REQUIRED BY FABRICATOR.
- E. PROVIDE A MINIMUM OF ONE LINE OF BLOCKING OR CROSS BRIDGING FOR ALL SPANS
14. TREATED LUMBER SHALL BE PROVIDED AT ALL LOCATIONS WHERE LUMBER IS IN CONTACT WITH CONCRETE AND MASONRY FOUNDATION WALLS OR AT EXTERIOR OF BUILDING.
15. PROVIDE MINIMUM HJ SERIES HANGERS CORRESPONDING TO BEAM DEPTH AT ALL PLUSH BEAMS UNLESS NOTED OTHERWISE.
16. PROVIDE DOUBLE JOIST UNDER WALLS PARALLEL TO JOISTS UNLESS NOTED OTHERWISE.
17. SHEATHING FOR WALLS SHALL BE 1/2" THICK 3/4" 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
18. SHEATHING FOR FLOORS SHALL BE 3/4" THICK 40/20 SPAN RATING APA FLOOR SHEATHING EXPOSURE I. ALL JOINTS IN SHEATHING SHALL BE STAGGERED. ALL EDGES IN FLOOR SHEATHING SHALL BE TONGUE & GROOVE NAILING SHALL COMPLY WITH APA REQUIREMENTS FOR PLYWOOD FLOOR DIAPHRAGMS.
19. SHEATHING FOR ROOFS SHALL BE 5/8" THICK 40/20 SPAN RATING APA PLYWOOD 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 SHALL COMPLY WITH APA REQUIREMENTS FOR PLYWOOD ROOF DIAPHRAGMS.
20. PROVIDE (2) SIMPSON SDWS SCREWS AT 6" O/C OR EQUAL FOR DECK LEDGERS TO RM BOARD UNLESS NOTED OTHERWISE.



TYPICAL INTERIOR SHEAR WALL DETAIL



TYPICAL FEMA LATTICE DETAIL

- * MINIMUM 3-3/4" SPACE BETWEEN 5-1/2" LATTICE BOARDS
TO MEET 40% OPENING RATIO REQUIRED BY FEMA

MINIMUM INTERIOR JAMBS		
MAX SPAN	JACKS	KING S
4'-0"	(1)	(1)
8'-0"	(2)	(1)

SHEAR WALL FRAMING SCHEDULE				
MARK	SHEATHING	FASTENING	FLK TO FLK CONN	WALL TO BEAM CONN
SW1	1/2" WOOD SHEATHING w/ BLOCKED JOINTS (ONE SIDE)	6d NAILS @ 4' o/c SPACING @ PANEL EDGES & 12" o/c IN FIELD	SHEATHING LAP/ NAILING PATTERN (SEE DETAIL)	1x16'S SDS SCREW @ 24" o/c MAX INTO BEAM OR BLOCKING
SW2	1/2" GYPSUM BOARD w/ BLOCKED JOINTS (BOTH SIDES)	5d COOLER NAILS @ 4' o/c SPACING @ PANEL EDGES & 12" o/c IN FIELD	6d NAILS @ 3' o/c (SEE DETAIL)	1x16'S SDS SCREW @ 32" o/c MAX INTO BEAM OR BLOCKING

#ALT. FASTENER: #6 SCREWS

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.

FASTENER SCHEDULE	
TYPE	PROPERTIES
5d COOLER NAL	0.085"Ø x 15/16" LONG
6d COOLER NAL	0.092"Ø x 17/16" LONG
8d NAL	0.087"Ø x 2 1/2" LONG
10d NAL	0.097"Ø x 3" LONG
16d NAL	0.162"Ø x 3 1/2" LONG
#6 SCREW	0.087"Ø
#8 SCREW	0.167"Ø
#10 SCREW	0.197"Ø

HOLD-DOWN SCHEDULE	
SEE PLAN FOR HOLD-DOWN DESIGNATION LOCATION	
MARK	TYPE
HD1	SIMPSON HG STRAP BEAM TO POST
HD2	SIMPSON ACHZ SERIES POST CAP
HD3	SIMPSON CMTG6 STRAP "W/ 12' END LENGTH BEAM TO POST ABOVE
HD4	(2) SIMPSON HD4U-SDS25 W/ 5/8" THREADED ROD THRU-FLOOR
HD5	SIMPSON HD4U-SDS25 W/ 5/8" THREADED ROD THRU WF BEAM TOP FLANGE

SOKOLOW
ARCHITECTS

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MEGAN QUINLAN AND
NATHAN SELTZER

Architect:
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Revision/Issue:		
1	6/8/2026	PERMIT SET

Project:

**QUINLAN-SELTZER
RESIDENCE**

Location:
8 Dune Road,
Middlesex Beach, DE 19930

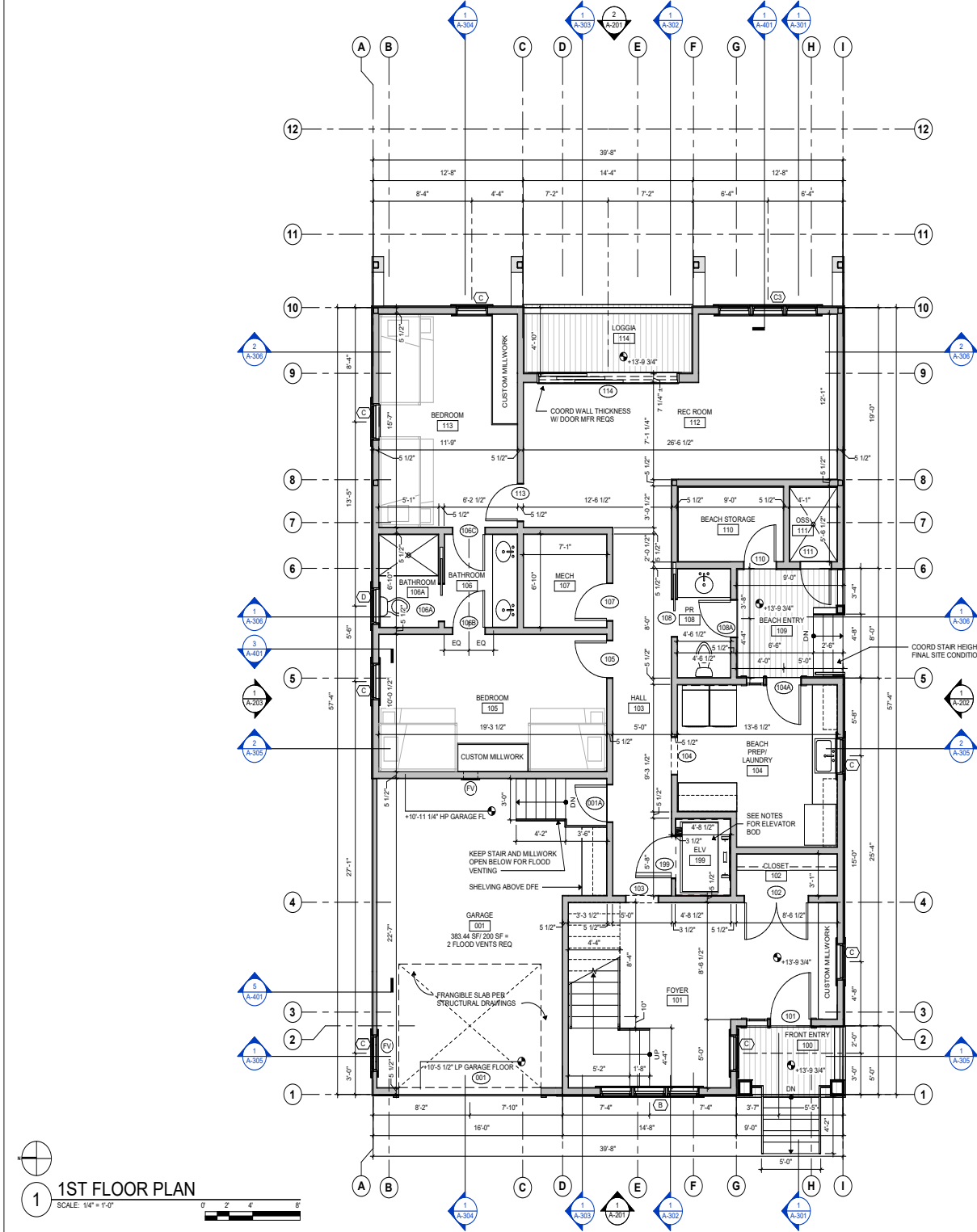
25-SA-006

Drawn: JWB

Drawing:

SCHEDULES & GENERAL NOTES

S-502



NOTES

- CUSTOM MILLWORK, SHELVING AND CABINETRY ARE SHOWN FOR GENERAL LOCATION AND INFORMATION ONLY. CONTRACTOR TO COORDINATE FINAL DESIGN WITH OWNER.
- ELEVATOR BASIS OF DESIGN:**
MFR: GARAVENTA LIFT
MODEL: ELVORON - HOME ELEVATOR
DRIVE: IN-LINE DRIVE SYSTEM
CAB: STYLE 5, 36" x 60"
DOOR STYLE: STANDARD DOOR PACKAGE
- FIREPLACE BASIS OF DESIGN:**
MFR: ASTRIA
MODEL: GEORGIAN5
CAT. NO.: F0693

GENERAL PLAN NOTES

- THIS DRAWING ILLUSTRATES ARCHITECTURAL ELEMENTS ONLY. FOR STRUCTURAL INFORMATION SEE STRUCTURAL DRAWINGS.
- ALL ELEVATION LEVELS SHOWN ARE TRUE, ABOVE SEA LEVEL ELEVATIONS.
- ALL AREAS BELOW DESIGN FLOOD ELEVATION SHALL BE FLOOD RESISTANT CONSTRUCTION PER FEMA TECHNICAL BULLETIN 2 - FLOOD DAMAGE-RESISTANT MATERIALS REQUIREMENTS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- UNLESS NOTED OTHERWISE, ALL EXTERIOR WALL DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF STONE WHICH ALIGNS WITH THE FACE OF THE FOUNDATION WALL. EXTERIOR FINISH IS NOT INCLUDED IN THESE DIMENSIONS.
- INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD.
- DIMENSIONS TO STRUCTURAL COMPONENTS ARE TO CENTER OF BEAM OR COLUMN.
- UNLESS NOTED OTHERWISE, DIMENSIONS OF WINDOW AND DOOR OPENINGS ARE TO MASONRY OPENINGS IN MASONRY, AND TO CENTERLINE OF OPENING IN FRAMED WALLS.
- VERIFY ALL VANITY AND SHOWER DIMENSIONS AND PLUMBING LOCATIONS LISTED WITH AS BUILT FIELD CONDITIONS, AND COORDINATE WITH OWNERS AND FINAL CASEWORK DESIGN.
- PLAN KEYNOTES ARE FOR LOCATION OF MATERIALS OR ARCHITECTURAL ELEMENTS. SEE SECTIONS, DETAILS, AND/OR SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- FLOOD VENT TAGS DENOTE FLOOD VENT LOCATION. VENT BASIS OF DESIGN IS SMARTVENT SINGLE UNIT PROVIDING FLOOD VENTING FOR UP TO 200 SQ COVERAGE. CONTRACTOR TO COORDINATE VENTING REQUIREMENTS IF DIFFERENT FLOOD VENTS ARE USED. CONTRACTOR TO COORDINATE LOCATIONS OF VENTS REQUIRED TO BE FIRE RATED, INSULATED, AND/OR DUAL FUNCTION FLOOD/AIR VENTS.
- UNLESS NOTED OTHERWISE, LOCATE OPENINGS 6" FROM ADJACENT WALL OR CENTER DOOR IN SPACE AS SHOWN ON DRAWINGS.

SOKOLOW
ARCHITECTS

The professional services of the architect are provided for and performed in the interest of Megan Quinlan and Nathan Seltzer. No contractual obligation is assumed by the architect for the benefit of any other person involved in the project.



Date of Signature: 06/08/16
Date of Registration Expiration: 01/31/2028

The architect who sealed, signed and dated this document has not been empowered by license commission contract administration services as defined in 24 Del.C. §303(c).

Owner:
MEGAN QUINLAN AND
NATHAN SELTZER

Architect:
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25-SA-006

Drawn: MMF, TRS Reviewed: AES

Drawing:
1ST FLOOR PLAN

A-101

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Date of Signature: 06.08.16
Date of Registration Expiration: 01/31/2028

The architect who sealed, signed and dated this document has not been empowered to execute construction contract administration services as defined in 24 Del.C. §303(c).

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NATHAN SELTZER

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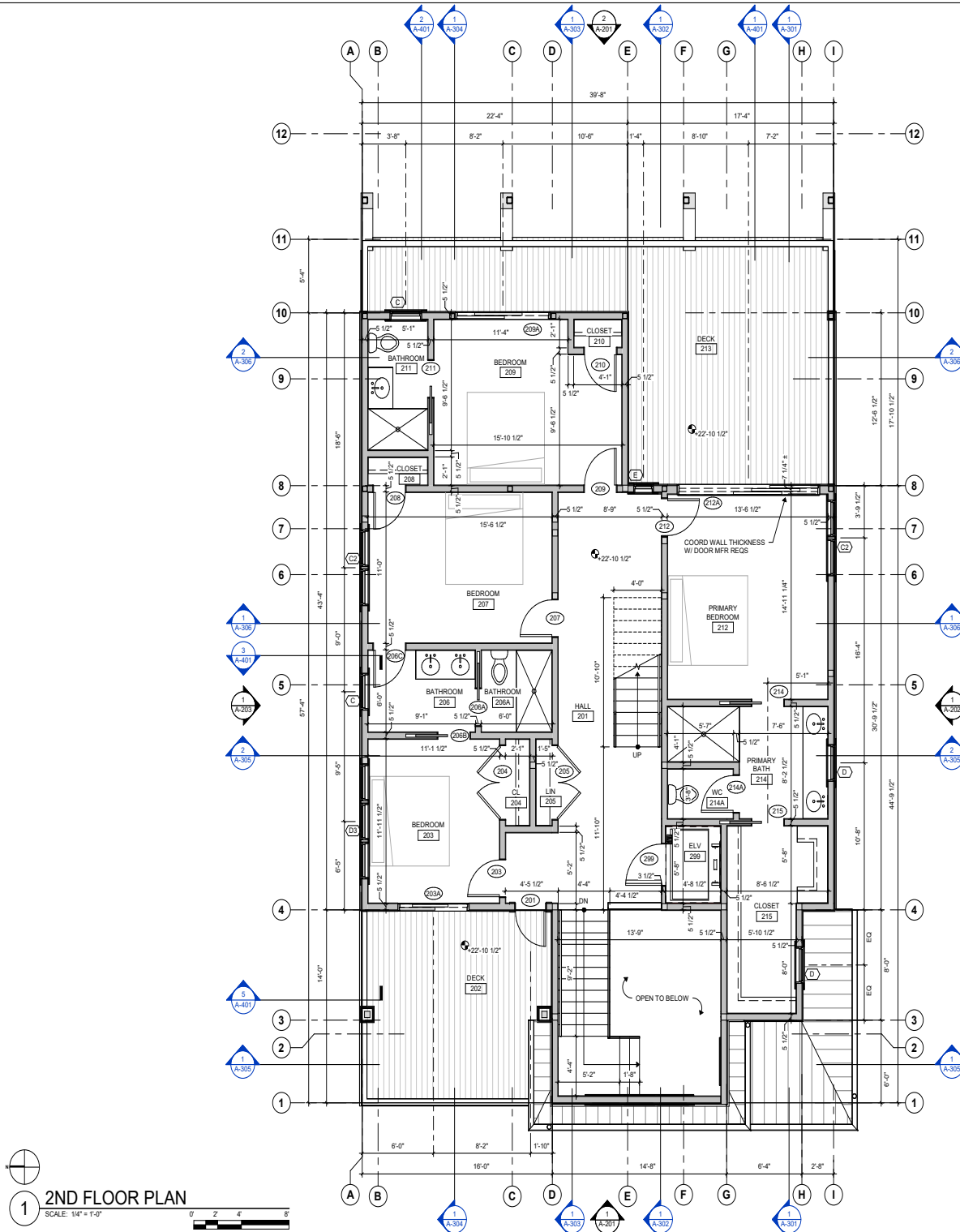
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1. CUSTOM MILLWORK, SHELVING AND CABINETS ARE SHOWN FOR GENERAL LOCATION AND INFORMATION ONLY. CONTRACTOR TO COORDINATE FINAL DESIGN WITH OWNER.
2. **ELEVATOR BASIS OF DESIGN:**
MFR. GARAVANTA LIFT
MODEL: ELVORON - HOME ELEVATOR
DRIVE: IN-LINE DRIVE SYSTEM
CAB: STYLE 5, 36" x 60"
DOOR STYLE: STANDARD DOOR PACKAGE
3. **FIREPLACE BASIS OF DESIGN:**
MFR. ASTRIA
MODEL: GEORGIAN5
CAT. NO.: F0693

GENERAL PLAN NOTES

1. THIS DRAWING ILLUSTRATES ARCHITECTURAL ELEMENTS ONLY. FOR STRUCTURAL INFORMATION SEE STRUCTURAL DRAWINGS.
2. ALL ELEVATION LEVELS SHOWN ARE TRUE, ABOVE SEA LEVEL ELEVATIONS.
3. ALL AREAS BELOW DESIGN FLOOD ELEVATION SHALL BE FLOOD RESISTANT CONSTRUCTION PER FEMA TECHNICAL BULLETIN 2 - FLOOD DAMAGE-RESISTANT MATERIALS REQUIREMENTS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. UNLESS NOTED OTHERWISE, ALL EXTERIOR WALL DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF STONE WHICH ALIGNS WITH THE FACE OF THE FOUNDATION WALL. EXTERIOR FINISH IS NOT INCLUDED IN THESE DIMENSIONS.
5. INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD.
6. DIMENSIONS TO STRUCTURAL COMPONENTS ARE TO CENTER OF BEAM OR COLUMN.
7. UNLESS NOTED OTHERWISE, DIMENSIONS OF WINDOW AND DOOR OPENINGS ARE TO MASONRY OPENINGS IN MASONRY, AND TO CENTERLINE OF OPENING IN FRAMED WALLS.
8. VERIFY ALL VANITY AND SHOWER DIMENSIONS AND PLUMBING LOCATIONS LISTED WITH AS BUILT FIELD CONDITIONS, AND COORDINATE WITH OWNERS AND FINAL CASEWORK DESIGN.
9. PLAN KEYNOTES ARE FOR LOCATION OF MATERIALS OR ARCHITECTURAL ELEMENTS. SEE SECTIONS, DETAILS, AND/OR SPECIFICATIONS FOR ADDITIONAL INFORMATION.
10. FLOOD VENT TAGS DENOTE FLOOD VENT LOCATION. VENT BASIS OF DESIGN IS SMARTVENT SINGLE UNIT PROVIDING FLOOD VENTING FOR UP TO 200 SQ. COVERAGE. CONTRACTOR TO COORDINATE VENTING REQUIREMENTS IF DIFFERENT FLOOD VENTS ARE USED. CONTRACTOR TO COORDINATE LOCATIONS OF VENTS REQUIRED TO BE FIRE RATED, INSULATED, AND/OR DUAL FUNCTION FLOOD/AIR VENTS.
11. UNLESS NOTED OTHERWISE, LOCATE OPENINGS 6" FROM ADJACENT WALL OR CENTER DOOR IN SPACE AS SHOWN ON DRAWINGS.



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"
0' 2' 4' 6'



Date of Signature: 06/08/16
Date of Registration Expiration: 01/31/2028

The architect who sealed, signed and dated this document has not been empowered to execute construction contract administration services as defined in 24 Del.C. §303(c).

Owner:
MEGAN QUINLAN AND
NATHAN SELTZER

Architect:
SOKOLOW ARCHITECTS
3411 Silverside Road
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Wilmington, DE 19810
Contact: Aga Sokolow, AIA T: 302.510.0851
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Contact: Mark A. Neuman, PE T: 302.703.1770
Email: mneuman@pilotownengineering.com

Civil Engineer:
SCALED ENGINEERING
20246 Coastal Highway
Rehoboth Beach, DE 19971
Contact: Ryan Piller, P.E. T: 302.227.7808
Email: ryanp@scaledengineering.com

NOTES

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2. **ELEVATOR BASIS OF DESIGN:**
MFR: GARAVENTA LIFT
MODEL: ELVORON - HOME ELEVATOR
DRIVE: IN-LINE DRIVE SYSTEM
CAB: STYLE 5, 36" x 60"
DOOR STYLE: STANDARD DOOR PACKAGE
3. **FIREPLACE BASIS OF DESIGN:**
MFR: ASTRIA
MODEL: GEORGIAN56
CAT. NO.: F0693

GENERAL PLAN NOTES

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4. UNLESS NOTED OTHERWISE, ALL EXTERIOR WALL DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF STONE WHICH ALIGNS WITH THE FACE OF THE FOUNDATION WALL. EXTERIOR FINISH IS NOT INCLUDED IN THESE DIMENSIONS.
5. INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD.
6. DIMENSIONS TO STRUCTURAL COMPONENTS ARE TO CENTER OF BEAM OR COLUMN.
7. UNLESS NOTED OTHERWISE, DIMENSIONS OF WINDOW AND DOOR OPENINGS ARE TO MASONRY OPENINGS IN MASONRY, AND TO CENTERLINE OF OPENING IN FRAMED WALLS.
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11. UNLESS NOTED OTHERWISE, LOCATE OPENINGS 6" FROM ADJACENT WALL OR CENTER DOOR IN SPACE AS SHOWN ON DRAWINGS.

Revision/Issue:
1 6/8/2026 PERMIT SET

Project:
QUINLAN-SELTZER
RESIDENCE

Location:
8 Dune Road,
Middlesex Beach, DE 19930

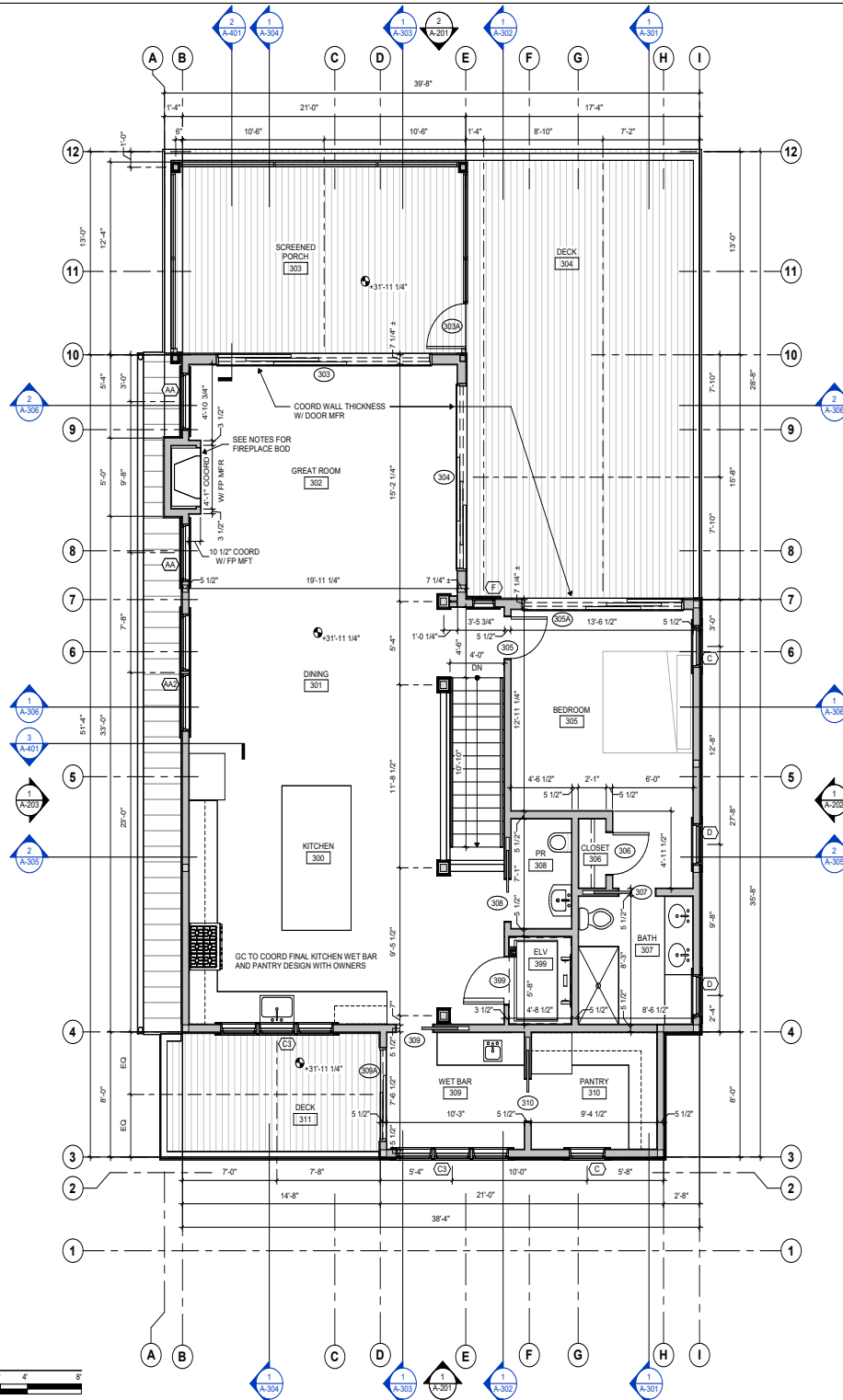
25-SA-006

Drawn: MMF, TRS Reviewed: AES

Drawing:
3RD FLOOR PLAN

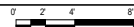
A-103

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3RD FLOOR PLAN

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





Date of Signature: 06.08.16
Date of Registration Expiration: 01/31/2028

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NATHAN SELTZER

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Revision/Issue:
1 6/8/2026 PERMIT SET

Project:
QUINLAN-SELTZER
RESIDENCE

Location:
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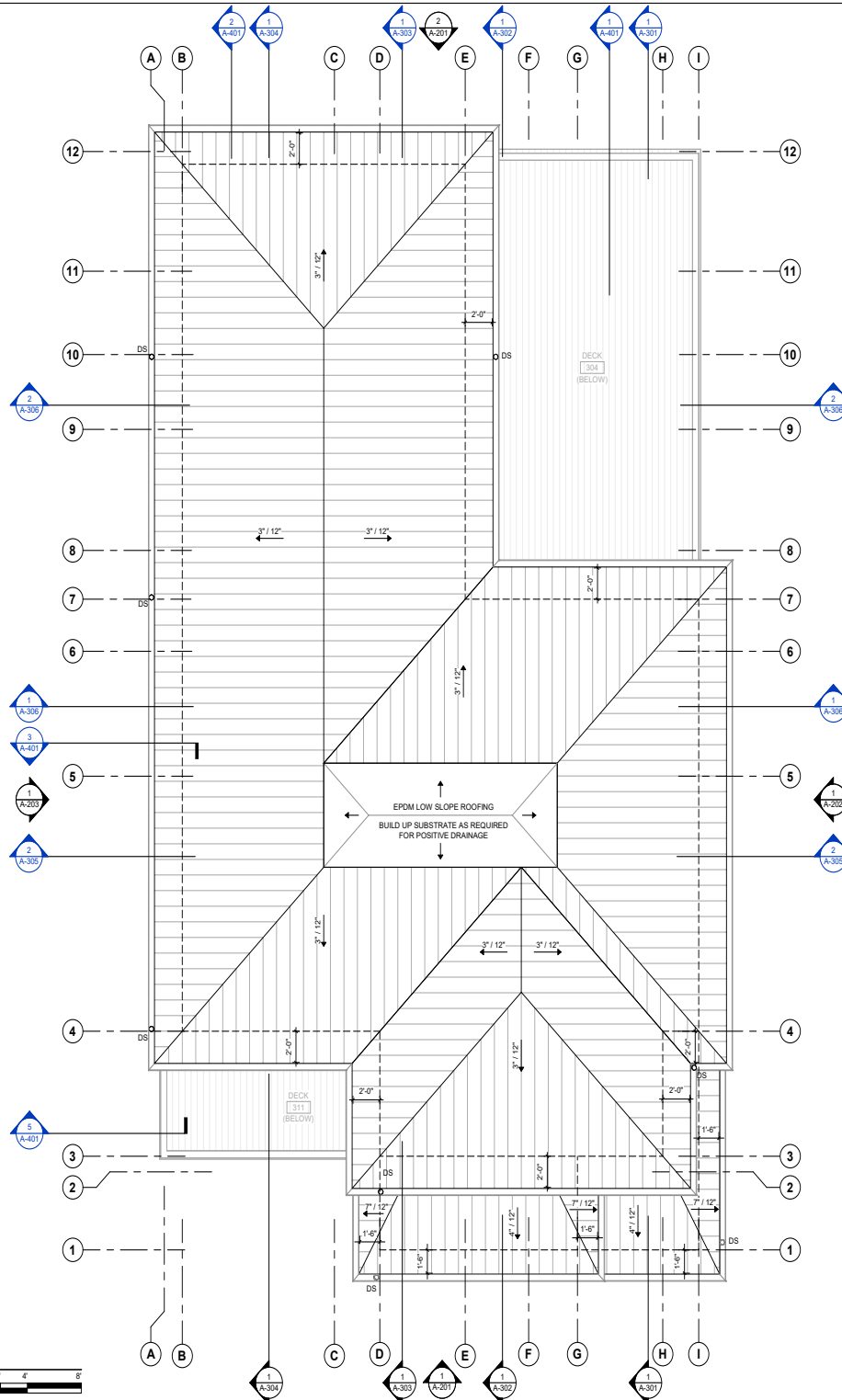
25-SA-006

Drawn: MMF, KKS,TRS Reviewed: AES

Drawing:
ROOF PLAN

A-110

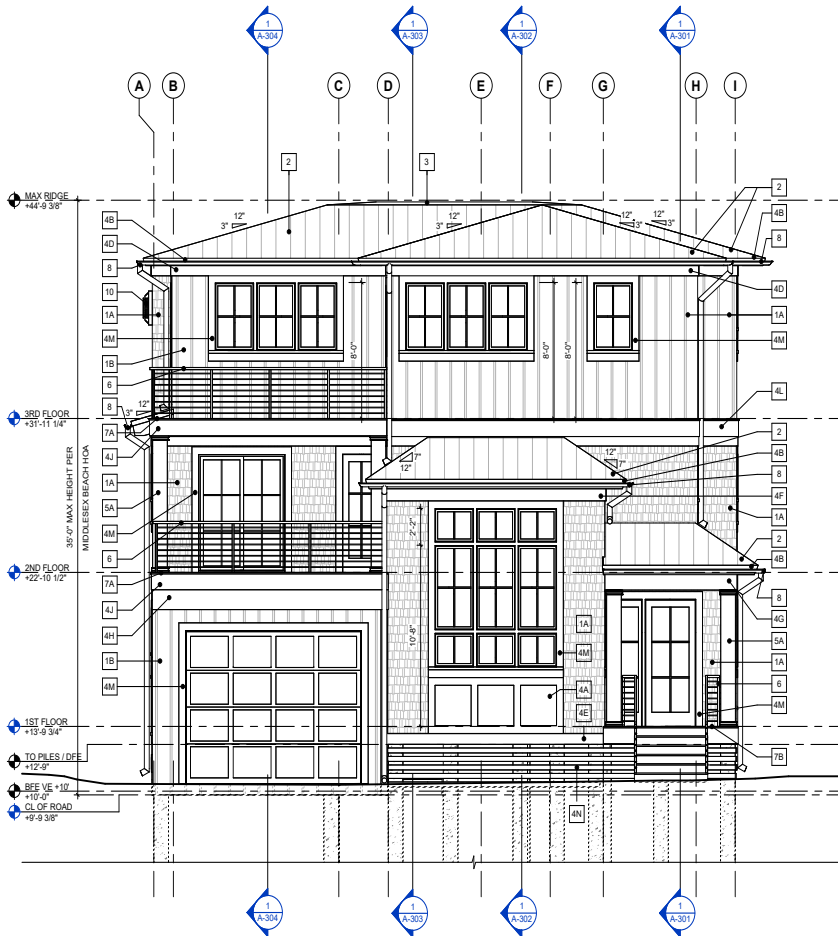
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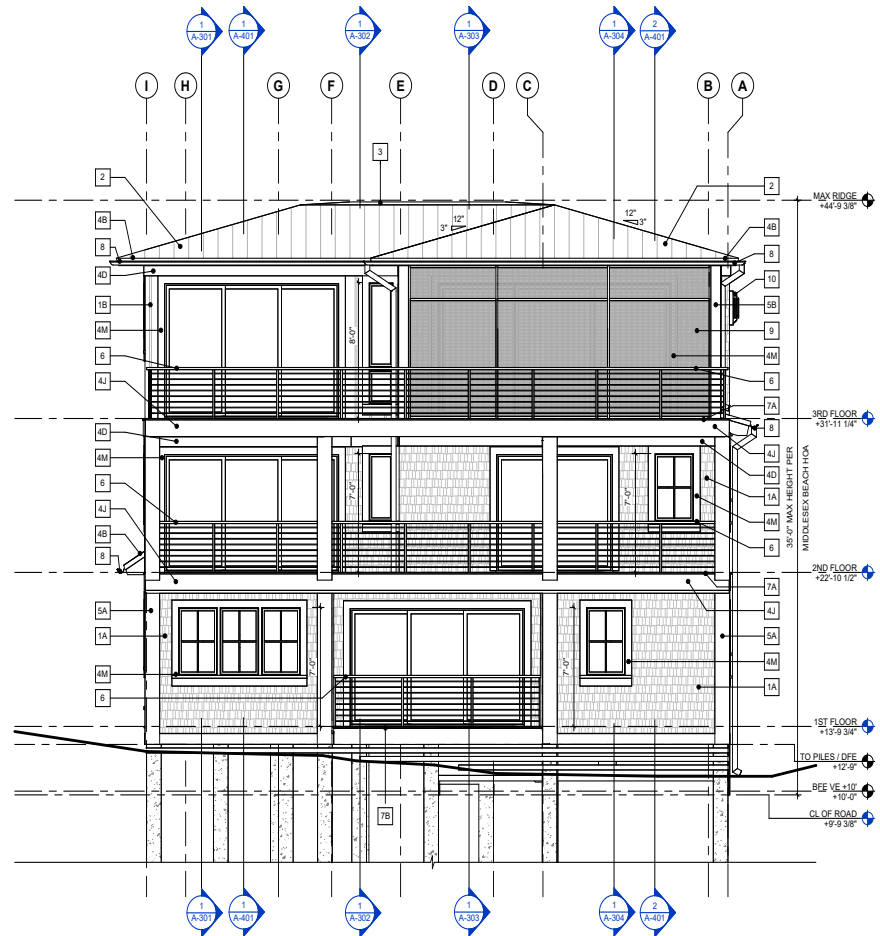
GENERAL ROOF NOTES

- THIS DRAWING ILLUSTRATES ARCHITECTURAL ELEMENTS ONLY. FOR STRUCTURAL INFORMATION SEE STRUCTURAL DRAWINGS.
- ALL ELEVATION LEVELS SHOWN ARE TRUE, ABOVE SEA LEVEL ELEVATIONS.
- DASH LINES INDICATE FACE OF STUDS OF WALLS BELOW.
- UNLESS NOTED OTHERWISE, ALL EXTERIOR WALL DIMENSIONS ARE TO THE FACE OF SHEATHING OR FACE OF STONE WHICH ALIGNS WITH THE FACE OF THE FOUNDATION WALL. EXTERIOR FINISH IS NOT INCLUDED IN THESE DIMENSIONS.
- INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD.
- EAVE AND RAKE OVERHANG DIMENSIONS ARE FROM THE FACE OF STUDS TO THE OUTERMOST EDGE OF ROOF.

**Cantilevered deck details plan
document**



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



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



ELEVATION KEYNOTES

1. PLASTIC SIDING/MINERAL FIBER CEMENT SIDING
2. BOARD AND BATTEN VERTICAL SIDING
3. STANDING SEAM METAL ROOF
4. EPDM ROOFING
5. AZEK OR INTEL SIMULATED WOOD PRODUCTS
 - A. 1x SMOOTH PANEL WITH APPLIED TRIM
 - B. 1x4 TRIM ON 1x8 FASCIA
 - C. 1x6 TRIM
 - D. 1x FRIEZE BOARD (TO ALIGN WITH TOP OF WINDOW CASING WHERE SHOWN)
 - E. 5/8 x 12 "ONE-PIECE SHORT BOARD" WALL BAND
 - F. 1x12 FRIEZE BOARD
 - G. 1x BEAM CASING
 - H. BREAKAWAY TRANSITION TRIM BAND PER 5 / A-401
 - I. NOT USED
 - J. 5/8x12 DECK BAND
 - K. WATERTABLE WITH 1x12 TRIM ON 1x PT FURRING PER 3 / A-401
 - L. STACKED TRIM PER 4 / A-401
 - M. 5/8x6 WINDOW AND DOOR CASING, WITH APRON AT WINDOWS, TYP
 - N. 1x6 SLAT, SKIRTING ON PT FRAMING PER STRUCT DRAWINGS, MAINTAIN MIN 40% OPEN SPACE BELOW SFE AND MIN 4" GAP FROM GRADE PER FEMA TECHNICAL BULLETIN 2 "FLOOD DAMAGE-RESISTANT MATERIALS REQUIREMENTS"
6. COMPOSITE FABRICATIONS
 - A. 12" COLUMN SURROUND / PLASTER
 - B. 6" COLUMN SURROUND / PLASTER
7. METAL CABLE RAILING SYSTEM
8. IPE DECKING
 - A. WATERPROOF DECK SYSTEM ON PRESSURE TREATED FRAMING, PER 1 / A-401
 - B. OPEN DECK SYSTEM ON PT FRAMING
9. GUTTER AND / OR DOWNSPOUT
10. SCREENED PORCH SYSTEM
11. FIREPLACE VENT
12. FLOOD VENT

GENERAL ELEVATION NOTES

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4. BEARING HEIGHTS SHOWN ARE MEASURED FROM SLAB OR SUBFLOOR TO TOP OF BEARING PLATE UNLESS NOTED OTHERWISE.
5. SEE STRUCTURAL DRAWINGS FOR INFORMATION ON FOUNDATIONS, GRADE BEAMS, AND PILES.
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SOKOLOW
ARCHITECTS

The professional services of the architect are provided for and performed in the State of Maryland. The architect is not responsible for any other person involved in the project.



Date of Signature: 06/08/16
Date of Registration Expiration: 01/31/2028

The architect who sealed, signed and dated this document has not been empowered by license provisions to conduct architectural services as defined in 24 Del.C. §303(c).

Owner:
**MEGAN QUINLAN AND
NATHAN SELTZER**

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Email: ryanp@scaledengineering.com

Revision/Issue:
1 6/8/2026 PERMIT SET

Project:
**QUINLAN-SELTZER
RESIDENCE**

Location:
**8 Dune Road,
Middlesex Beach, DE 19930**

25-SA-006

Drawn: MMF, TRS Reviewed: AES

Drawn:
ELEVATIONS

A-201

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Date of Signature: 06/08/16
Date of Registration Expiration: 01/31/2028

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Revision/Issue:
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Project:
**QUINLAN-SELTZER
RESIDENCE**

Location:
**8 Dune Road,
Middlesex Beach, DE 19930**

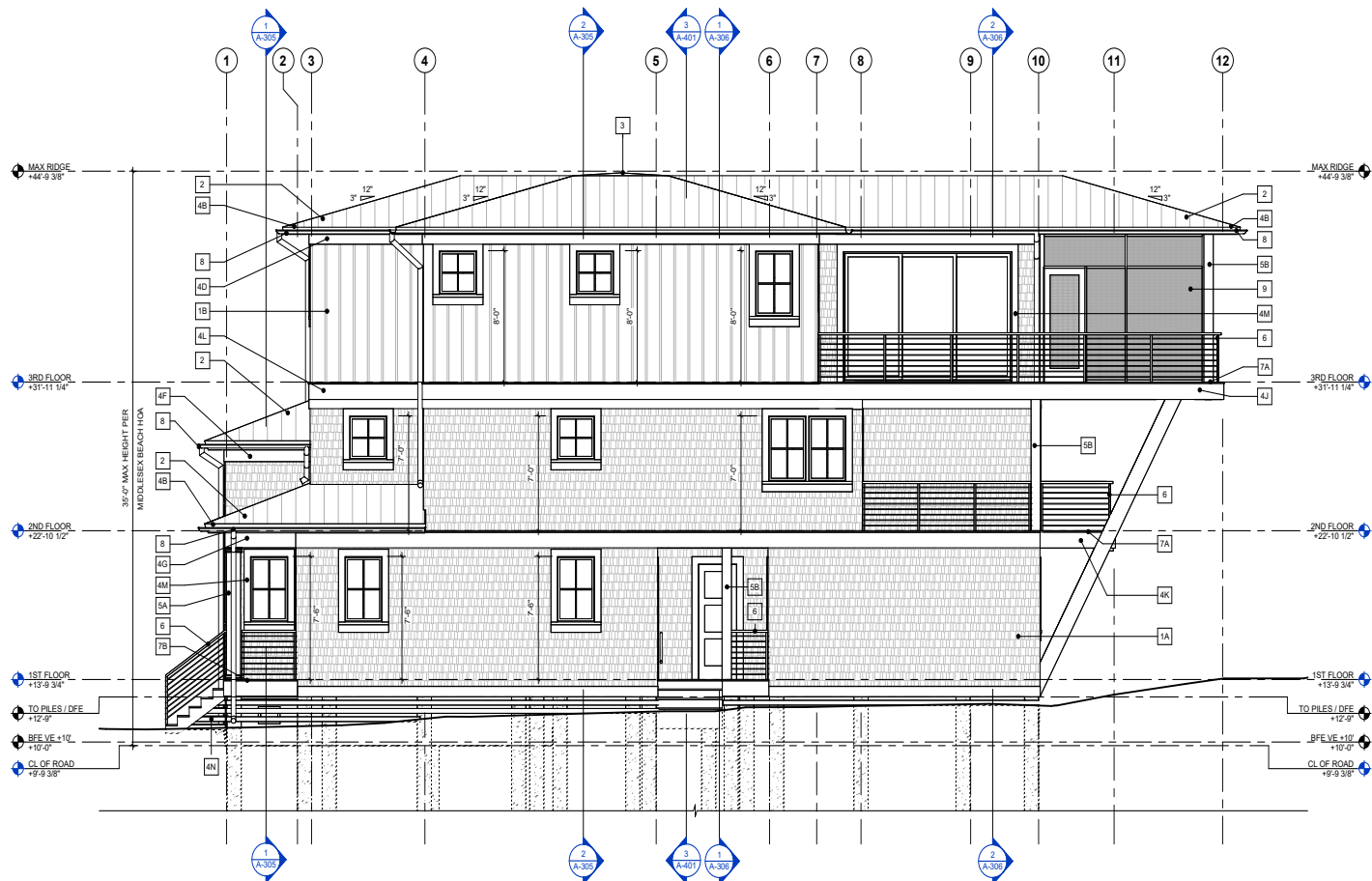
ZS-SA-006

Drawn: MMF, TRS Reviewed: AES

Drawings:

ELEVATIONS

A-202



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

ELEVATION KEYNOTES

1. PLASTIC SIDING/MINERAL FIBER CEMENT SIDING
 - A. SIMULATED WOOD SHINGLE SIDING
 - B. BOARD AND BATTEN VERTICAL SIDING
2. STANDING SEAM METAL ROOF
3. EPDM ROOFING
4. AZEK OR INTEL SIMULATED WOOD PRODUCTS
 - A. 1x SMOOTH PANEL WITH APPLIED TRIM
 - B. 1x4 TRIM ON 1x6 FASCIA
 - C. 1x6 TRIM
 - D. 1x FRIEZE BOARD (TO ALIGN WITH TOP OF WINDOW CASING WHERE SHOWN)
 - E. 5/8 x 10 "ONE-PIECE SHORT BOARD" WALL BAND
 - F. 1x12 FRIEZE BOARD
 - G. 1x BEAM CASING
 - H. BREAKAWAY TRANSITION TRIM BAND PER 5 / A-401
 - I. NOT USED
 - J. 5x12 DECK BAND
 - K. WATERTABLE WITH 1x12 TRIM ON 1x PT FURRING PER 3 / A-401
 - L. STACKED TRIM PER 4 / A-401
 - M. 5x6 WINDOW AND DOOR CASING, WITH APRON AT WINDOWS, TYP
 - N. 1x6 SLAT, SKIRTING ON PT FRAMING PER STRUCT DRAWINGS, MAINTAIN MIN 40% OPEN SPACE BELOW BFE AND MIN 4" GAP FROM GRADE PER FEMA TECHNICAL BULLETIN 5 "FREE-OF-OBSTRUCTION REQUIREMENTS"
5. COMPOSITE FABRICATIONS
 - A. 12" COLUMN SURROUND / PILASTER
 - B. 6" COLUMN SURROUND / PILASTER
6. METAL CABLE RAILING SYSTEM
7. IPE DECKING
 - A. WATERPROOF DECK SYSTEM ON PRESSURE TREATED FRAMING, PER 1 / A-401
 - B. OPEN DECK SYSTEM ON PT FRAMING
8. GUTTER AND / OR DOWNSPOUT
9. SCREENED PORCH SYSTEM
10. FIREPLACE VENT
11. FLOOD VENT

GENERAL ELEVATION NOTES

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4. BEARING HEIGHTS SHOWN ARE MEASURED FROM SLAB OR SUBFLOOR TO TOP OF BEARING PLATE UNLESS NOTED OTHERWISE.
5. SEE STRUCTURAL DRAWINGS FOR INFORMATION ON FOUNDATIONS, GRADE BEAMS, AND PILES.
6. ALL AREAS BELOW DESIGN FLOOD ELEVATION SHALL BE FLOOD RESISTANT CONSTRUCTION PER FEMA "TECHNICAL BULLETIN 2- FLOOD DAMAGE-RESISTANT MATERIALS REQUIREMENTS". REFER TO SPECIFICATIONS.



Date of Signature: 06/08/16
Date of Registration Expiration: 01/31/2028

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Owner:
MEGAN QUINLAN AND
NATHAN SELTZER

Architect:
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Revision/Issue:
1 6/8/2026 PERMIT SET

Project:
QUINLAN-SELTZER
RESIDENCE

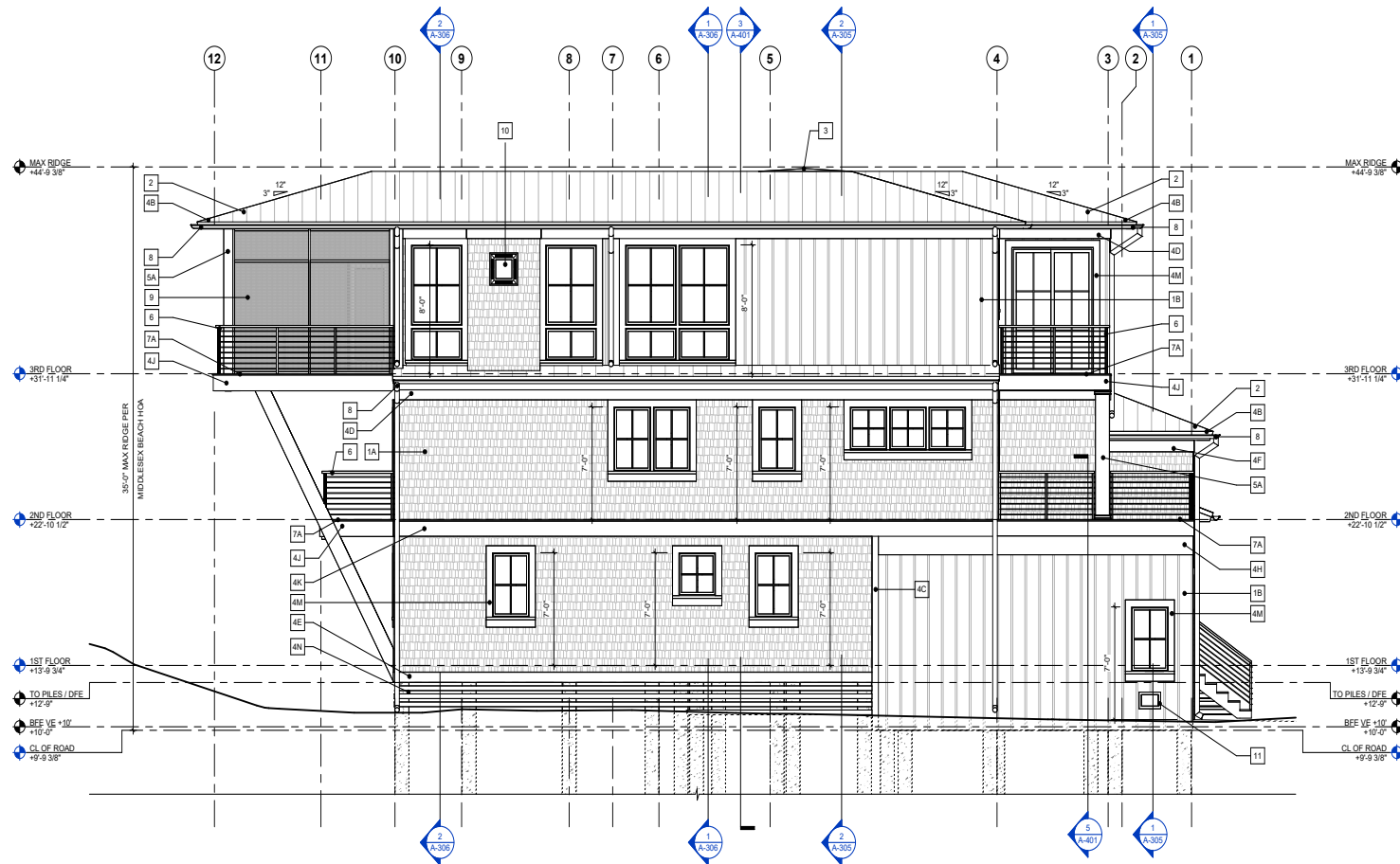
Location:
8 Dune Road,
Middlesex Beach, DE 19930

25-SA-006

Drawn: MMF, TRS Reviewed: AES

Drawn:
ELEVATIONS

A-203



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

ELEVATION KEYNOTES

1. PLASTIC SIDING/MINERAL FIBER CEMENT SIDING
2. SIMULATED WOOD SHINGLE SIDING
3. BOARD AND BATTEN VERTICAL SIDING
4. STANDING SEAM METAL ROOF
5. EPDM ROOFING
6. AZEK OR INTEX SIMULATED WOOD PRODUCTS
7. 1x12 TRIM ON 1x8 FASCIA
8. 1x6 TRIM
9. 1x12 FRIEZE BOARD (TO ALIGN WITH TOP OF WINDOW CASING WHERE SHOWN)
10. 5/8" x 10" ONE-PIECE SHORT BOARD" WALL BAND
11. 1x12 FRIEZE BOARD
12. 1x BEAM CASING
13. BREAKAWAY TRANSITION TRIM BAND PER 5 / A-401
14. NOT USED
15. 5x12 DECK BAND
16. WATERTABLE WITH 1x12 TRIM ON 1x PT FURRING PER 3 / A-401
17. STACKED TRIM PER 4 / A-401
18. 5x6 WINDOW AND DOOR CASING, WITH APRON AT WINDOWS, TYP
19. 1x6 SLAT SKIRTING ON PT FRAMING PER STRUCT DRAWINGS, MAINTAIN MIN 40% OPEN SPACE BELOW SFE AND MIN 4" GAP FROM GRADE PER FEMA TECHNICAL BULLETIN 5 "FREE-OF-OBSTRUCTION REQUIREMENTS"
20. COMPOSITE FABRICATIONS
21. 12" COLUMN SURROUND / PLASTER
22. 6" COLUMN SURROUND / PLASTER
23. METAL CABLE RAILING SYSTEM
24. IPE DECKING
25. WATERPROOF DECK SYSTEM ON PRESSURE TREATED FRAMING, PER 1 / A-401
26. OPEN DECK SYSTEM ON PT FRAMING
27. GUTTER AND / OR DOWNSPOUT
28. SCREENED PORCH SYSTEM
29. FIREPLACE VENT
30. FLOOD VENT

GENERAL ELEVATION NOTES

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5. SEE STRUCTURAL DRAWINGS FOR INFORMATION ON FOUNDATIONS, GRADE BEAMS, AND PILES.
6. ALL AREAS BELOW DESIGN FLOOD ELEVATION SHALL BE FLOOD RESISTANT CONSTRUCTION PER FEMA "TECHNICAL BULLETIN 2" FLOOD DAMAGE-RESISTANT MATERIALS REQUIREMENTS". REFER TO SPECIFICATIONS.



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Project:
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RESIDENCE

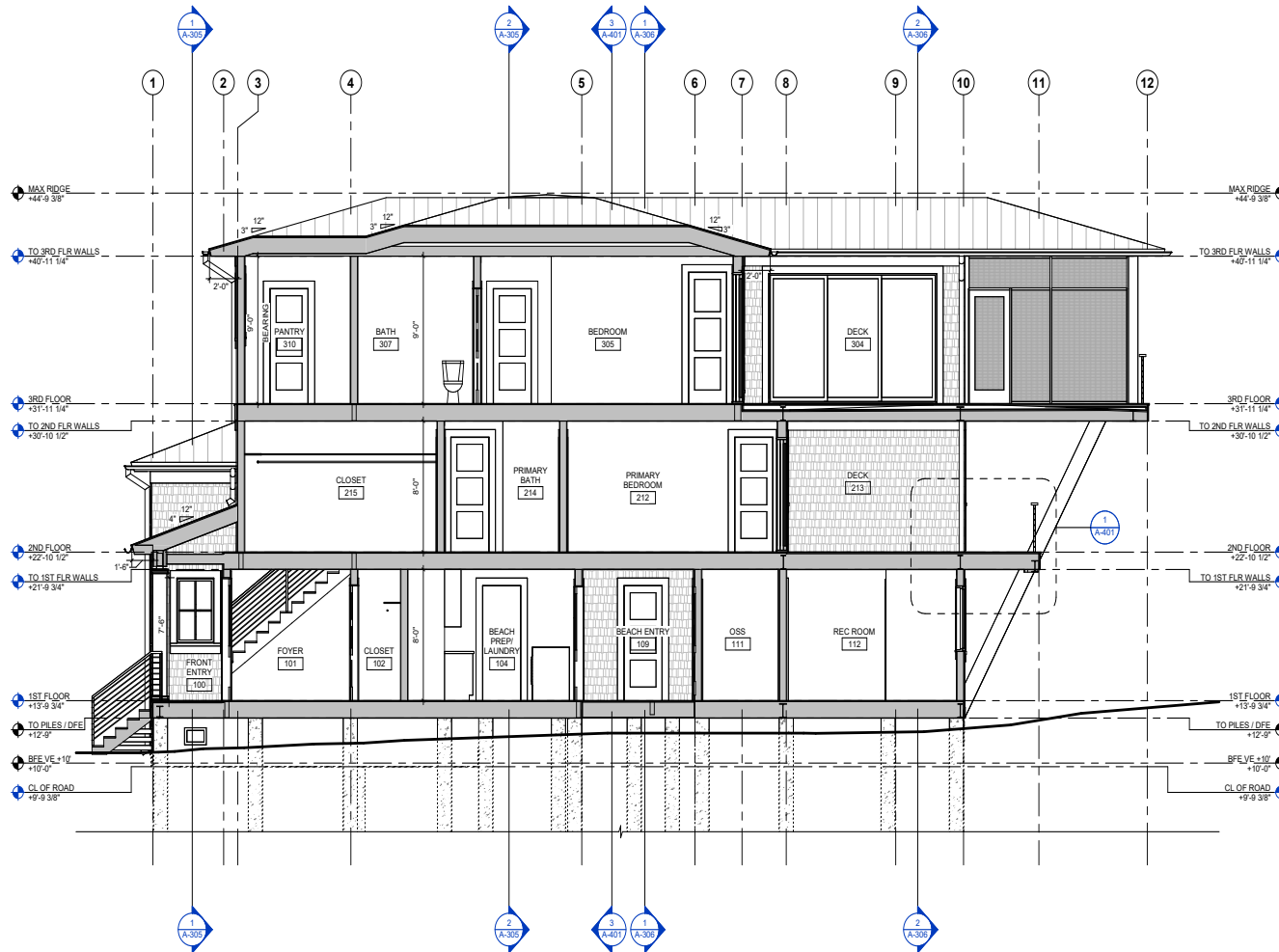
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25-SA-006

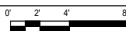
Drawn: MMF, KKS, TRS Reviewed: AES

Drawing:
BUILDING SECTIONS

A-301



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



GENERAL BUILDING SECTION NOTES

- THESE BUILDING SECTION DRAWINGS ILLUSTRATE GENERAL BUILDING RELATIONSHIPS DIAGRAMMATICALLY AND DO NOT SHOW DETAILED STRUCTURAL OR ARCHITECTURAL COMPONENTS. SHADED AREAS INDICATE WOOD FRAMING (DIMENSIONAL OR ENGINEERED STUDS, RAFTERS, OR JOISTS). SEE WALL SECTIONS, DETAILS, AND / OR SPECIFICATIONS FOR MORE INFORMATION.
- DOORS, WINDOWS AND OTHER ELEMENTS SHOWN BEYOND THE CUT SECTION ARE FOR GENERAL LOCATION ONLY.
- FLOOR ELEVATIONS ARE MEASURED TO SLAB OR SUBFLOOR AND ARE TRUE ELEVATION ABOVE SEA LEVEL.
- INTERIOR VERTICAL DIMENSIONS ARE MEASURED FROM SLAB OR SUBFLOOR TO BOTTOM OF FRAMING UNLESS NOTED OTHERWISE.
- DIMENSIONS TO STRUCTURAL COMPONENTS ARE TO CENTER OF PILE, BEAM, OR COLUMN. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL INFORMATION.
- ALL AREAS BELOW DESIGN FLOOD ELEVATION SHALL BE FLOOD RESISTANT CONSTRUCTION PER FEMA TECHNICAL BULLETIN 2 - FLOOD DAMAGE-RESISTANT MATERIALS REQUIREMENTS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.



Date of Signature: 06.08.16
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Revision/Issue:
1 6/8/2026 PERMIT SET

Project:
QUINLAN-SELTZER
RESIDENCE

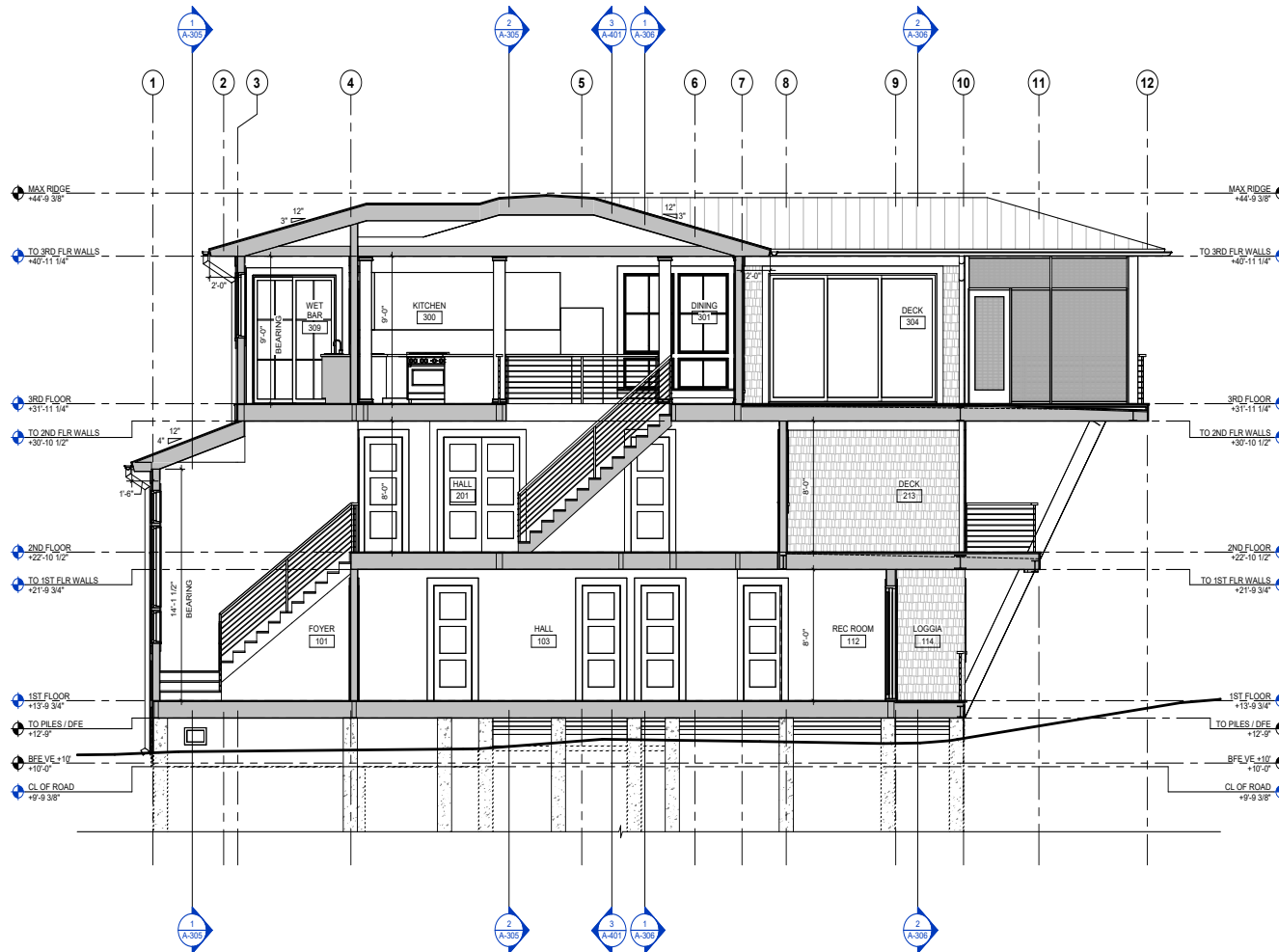
Location:
8 Dune Road,
Middlesex Beach, DE 19930

25-SA-006

Drawn: MMF, KKS, TRS Reviewed: AES

Drawing:
BUILDING SECTIONS

A-302



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



GENERAL BUILDING SECTION NOTES

- THESE BUILDING SECTION DRAWINGS ILLUSTRATE GENERAL BUILDING RELATIONSHIPS DIAGRAMMATICALLY AND DO NOT SHOW DETAILED STRUCTURAL OR ARCHITECTURAL COMPONENTS. SHADED AREAS INDICATE WOOD FRAMING (DIMENSIONAL OR ENGINEERED STUDS, RAFTERS, OR JOISTS). SEE WALL SECTIONS, DETAILS, AND / OR SPECIFICATIONS FOR MORE INFORMATION.
- DOORS, WINDOWS AND OTHER ELEMENTS SHOWN BEYOND THE CUT SECTION ARE FOR GENERAL LOCATION ONLY.
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- ALL AREAS BELOW DESIGN FLOOD ELEVATION SHALL BE FLOOD RESISTANT CONSTRUCTION PER FEMA TECHNICAL BULLETIN 2 - FLOOD DAMAGE-RESISTANT MATERIALS REQUIREMENTS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.



Date of Signature: 06.08.16
Date of Registration Expiration: 01/31/2028

The architect who sealed, signed and dated this document has not been empowered to design construction contract administration services as defined in 24 Del.C. §303(c).

Owner:
MEGAN QUINLAN AND
NATHAN SELTZER

Architect:
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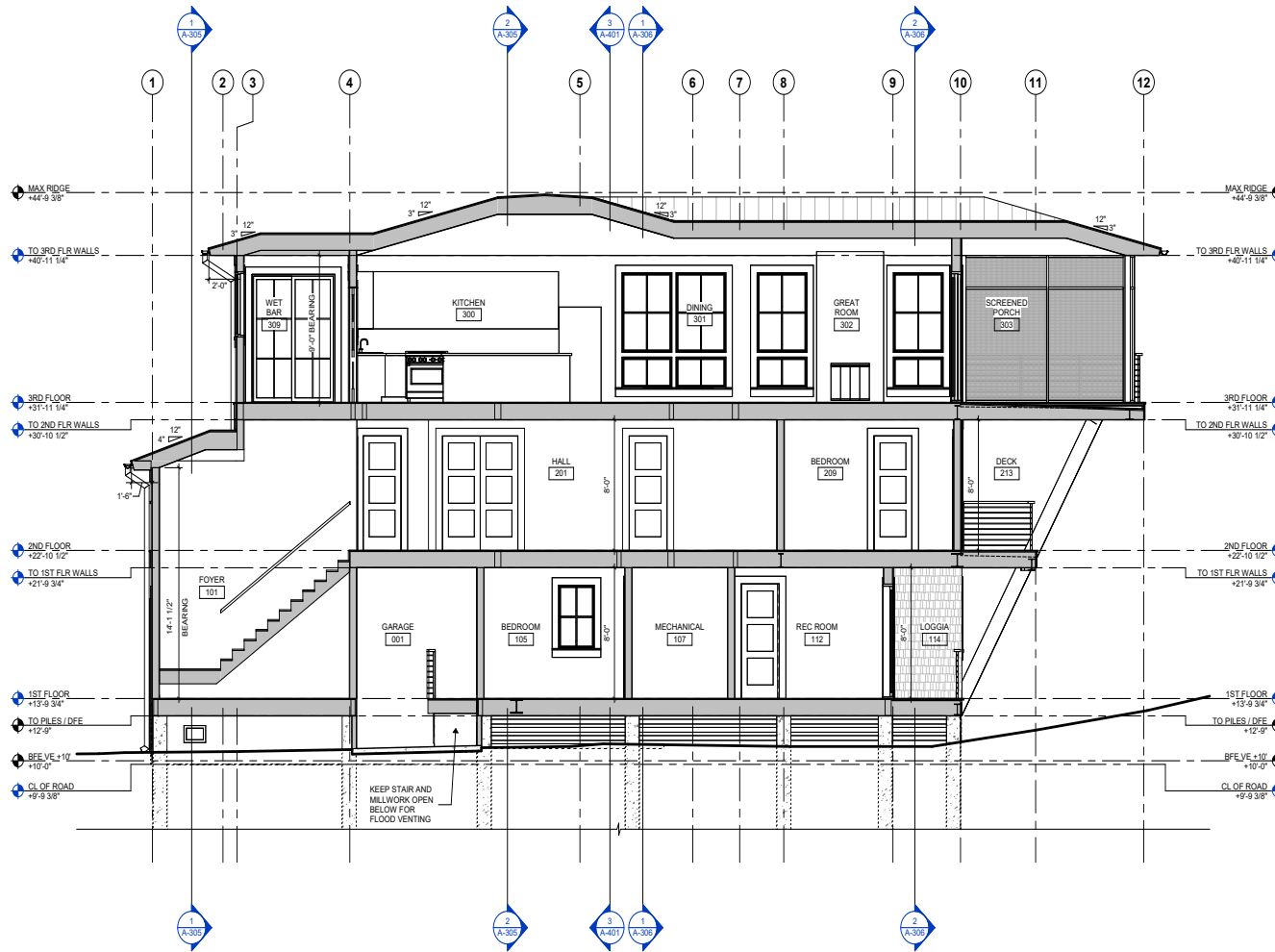
25-SA-006

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BUILDING SECTIONS

A-303

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Revision/Issue:
1 6/8/2026 PERMIT SET

Project:
QUINLAN-SELTZER RESIDENCE

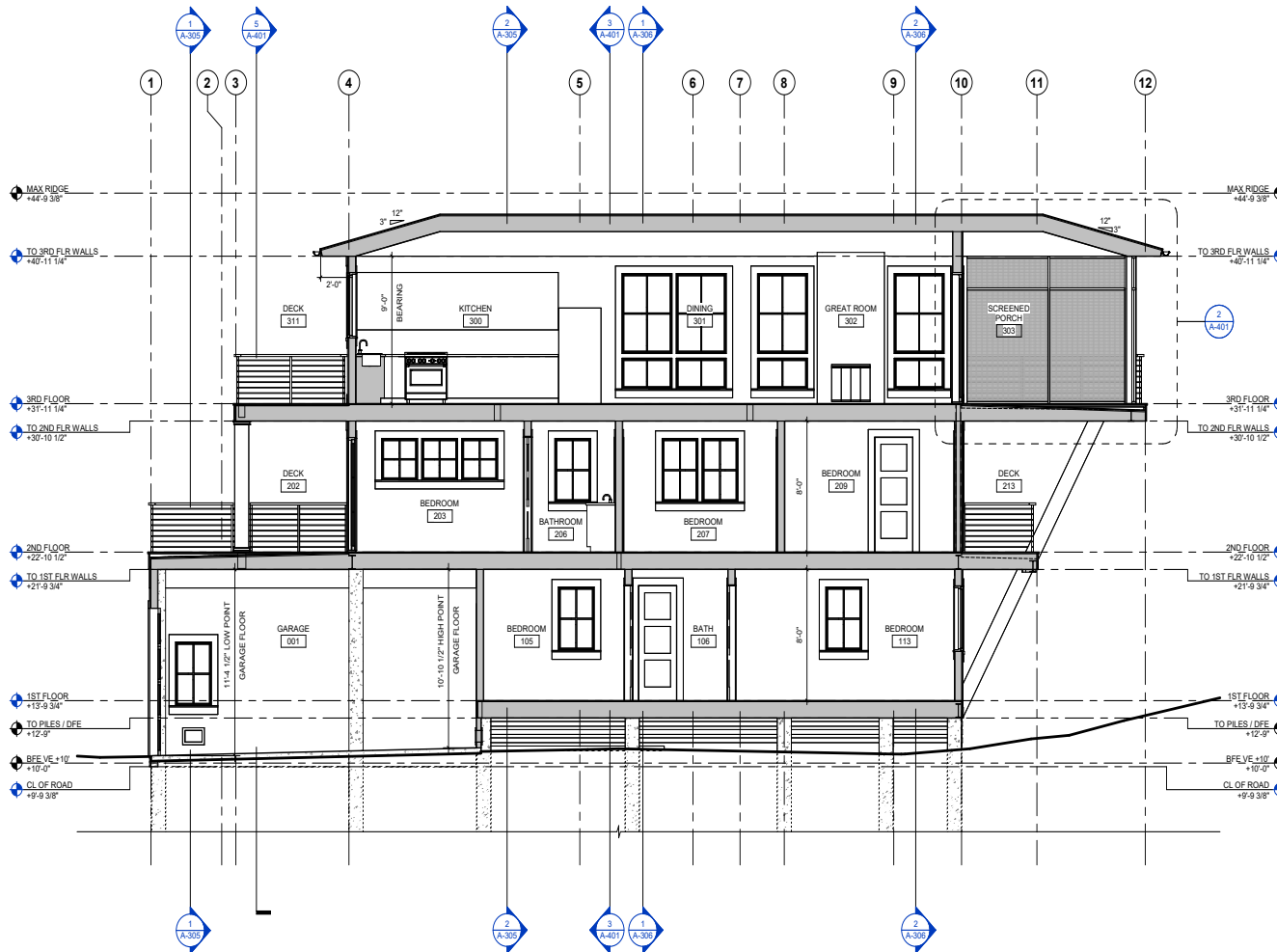
Location:
**8 Dune Road,
Middlesex Beach, DE 19930**

25-SA-006

Drawn: MMF, KKS, TRS Reviewed: AES

Drawing:
BUILDING SECTIONS

A-304



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



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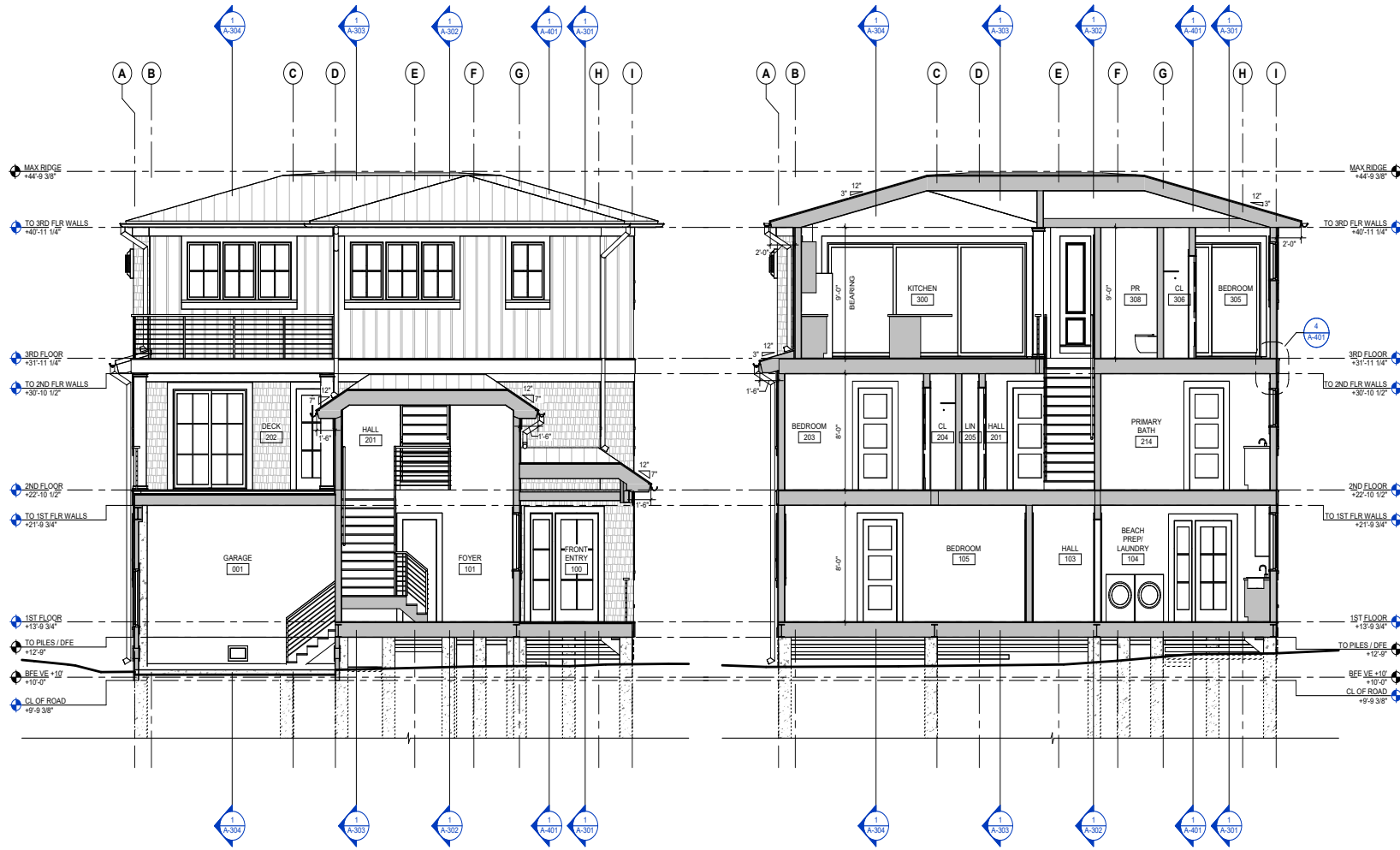
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25-SA-006

Drawn: MMF, KKS, TRS Reviewed: AES

Drawing:
BUILDING SECTIONS

A-305



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



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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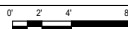
Drawing:
BUILDING SECTIONS

A-306

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



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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STANDING SEAM METAL ROOF SYSTEM:

- STANDING SEAM METAL ROOF
- HEADWALL FLASHING AND EDGE METALS PER MFR'S SPECIFICATIONS
- ROOF VENTILATION MAT
- UNDERLAYMENT W/ ICE & WATER SHIELD EXTENDING MIN 2'-0" PAST INTERIOR FACE OF EXTERIOR WALL, LAPPED IN UNDERLAYMENT PER MFR'S SPECIFICATIONS
- INTEGRATED WATER RESISTIVE BARRIER ON ZIP SHEATHING SYSTEM
- MIN R-49 SPRAYED-IN FOAM INSULATION
- RAFTERS / TRUSSES (SEE ROOF PLAN FOR LOCATIONS) WITH LOAD PATH CONNECTORS PER STRUCTURAL DRAWINGS
- PAINTED GYPSUM BOARD CEILING

TYPICAL ROOF EAVE:

- REFINISHED STAINLESS DRIP EDGE
- 6" HALF-ROUND GUTTER WITH 4" DIAMETER SMOOTH ROUND DOWNSPOUTS (NOT SHOWN HERE) IN LOCATIONS PER ELEV
- 1x4 TRIM ON 1x6 FASCIA
- 2x SUBFASCIA
- 3/4" THICK SOFFIT
- 1x6 FRIEZE ON PT WOOD NAILED; ALIGN BO TRIM WITH WINDOW HEAD TRIM (BEYOND); TYP (THICK ENOUGH TO RECEIVE CLADDING)

BOARD AND BATTEN WALL SYSTEM:

- NUCEDAR BOARD & BATTEN, COLOR AS SELECTED BY OWNER
- BLUESKIN MEMBRANE
- ZIP SYSTEM WALL SHEATHING SYSTEM
- 2x6 STUDS @ 16" OC, W/ LOAD PATH CONNECTORS PER STRUCT DWGS
- MIN R-21 KRAFT FACED FIBERGLASS BATTS
- PAINTED GYPSUM BOARD WALL FACE

SHINGLE SIDING WALL SYSTEM:

- NUCEDAR SIMULATED WOOD SHINGLES, COLOR AS SELECTED BY OWNER
- DRAINAGE MAT
- BLUESKIN MEMBRANE
- ZIP SYSTEM WALL SHEATHING SYSTEM
- 2x6 STUDS @ 16" OC, W/ LOAD PATH CONNECTORS PER STRUCT DWGS
- MIN R-21 KRAFT FACED FIBERGLASS BATTS
- PAINTED GYPSUM BOARD WALL FACE

WOOD FLOOR SYSTEM:

- FLOOR FINISH PER OWNER'S SELECTION; COORD SUBSTRATE AS REQUIRED
- SUBFLOOR AND FLOOR TRUSSES PER STRUCT DWGS
- SOUND ATTENUATING BATTS
- PAINTED GWS

FIRST FLOOR WOOD T&J FLOOR SYSTEM:

- FLOOR FINISH PER OWNER'S SELECTION; COORD SUBSTRATE AS REQUIRED
- SUBFLOOR AND T&J FLOOR JOISTS PER STRUCT DWGS
- MIN R-30 SPRAYED-IN FOAM INSULATION
- ZIP SYSTEM WALL SHEATHING SYSTEM
- MINERAL FIBER CEMENT BOARD CLADDING & BATTEMS

WATER PROOF DECK ASSEMBLY SYSTEM:

- IPE DECKING AND HIDDEN FASTENER SYSTEM
- TAPERED PT 2x SLEEPERS OVER JOISTS PER STRUCTURAL DRAWINGS
- ADHERED EPDM WATERPROOFING MEMBRANE
- 3/4" ACX PLYWOOD
- TAPERED JOISTS PER STRUCTURAL DRAWINGS

COVERED DECK CEILING SYSTEM:

- 1x4 T&G V-GROOVE WOOD CEILING ON BOTTOM OF JOISTS
- REFINISHED ALUMINUM STRIP VENT AND 5/4x AZEK TRIM AT PERIMETER EDGES

WATER PROOF DECK ASSEMBLY SYSTEM:

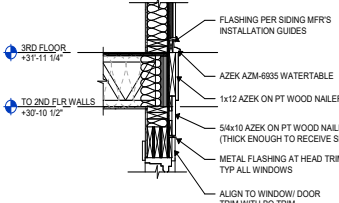
- PER 2/A-401
- OVER CONDITIONED SPACE:
- MIN R-49 SPRAYED-IN FOAM INSULATION
- PAINTED GYPSUM BOARD CEILING

GENERAL WALL SECTION NOTES

- REFER TO SPECIFICATIONS FOR MORE INFORMATION ABOUT MATERIAL PERFORMANCE CRITERIA.
- ALL AREAS BELOW DESIGN FLOOD ELEVATION SHALL BE FLOOD RESISTANT CONSTRUCTION PER FEMA TECHNICAL BULLETIN 2 - FLOOD DAMAGE-RESISTANT MATERIALS REQUIREMENTS. TYP REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- COORDINATE ALL EXTERIOR METAL SELECTIONS ACCORDING TO ASTM STANDARD FOR GALVANIC ACTION

STACKED TRIM DETAIL

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



TO 3RD FLR WALLS
+40'-11 1/4"

TO 3RD FLOOR
+31'-11 1/4"

TO 2ND FLR WALLS
+30'-10 1/2"

TO 2ND FLOOR
+22'-10 1/2"

TO 1ST FLR WALLS
+21'-9 3/4"

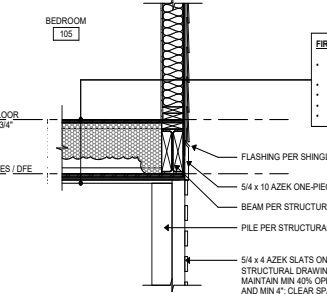
TO 1ST FLOOR
+13'-9 3/4"

TO PILES / OFE
+12'-9"

BFEVE +10'
+10'-0"
CL OF ROAD
+9'-5 3/8"

WALL SECTION

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



BATHROOM
206

BEDROOM
105

TO 1ST FLOOR
+13'-9 3/4"

TO PILES / OFE
+12'-9"

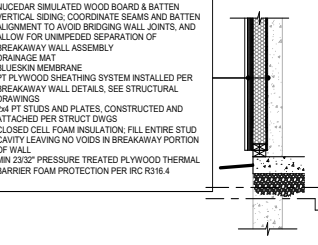
BFEVE +10'
+10'-0"
CL OF ROAD
+9'-5 3/8"

BREAKAWAY BOARD AND BATTEN SIDING GARAGE WALL SYSTEM:

- NUCEDAR SIMULATED WOOD BOARD & BATTEN VERTICAL SIDING; COORDINATE SEAMS AND BATTEN ALIGNMENT TO AVOID BRIDGING WALL JOINTS, AND ALLOW FOR UNIMPEDED SEPARATION OF BREAKAWAY WALL ASSEMBLY
- DRAINAGE MAT
- BLUESKIN MEMBRANE
- PT PLYWOOD SHEATHING SYSTEM INSTALLED PER BREAKAWAY WALL DETAILS, SEE STRUCTURAL DRAWINGS
- 2x4 PT STUDS AND PLATES, CONSTRUCTED AND ATTACHED PER STRUCT DWGS
- CLOSED CELL FOAM INSULATION, FILL ENTIRE STUD CAVITY LEAVING NO VOIDS IN BREAKAWAY PORTION OF WALL
- MIN 2332" PRESSURE TREATED PLYWOOD THERMAL BARRIER FOAM PROTECTION PER IRC R318.4

BREAKAWAY WALL DETAIL

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



WATERPROOF DECK ASSEMBLY SYSTEM OVER CONDITIONED SPACE: PER 1401

TO 2ND FLOOR
+22'-10 1/2"

TO 1ST FLR WALLS
+21'-9 3/4"

TO 1ST FLOOR
+13'-9 3/4"

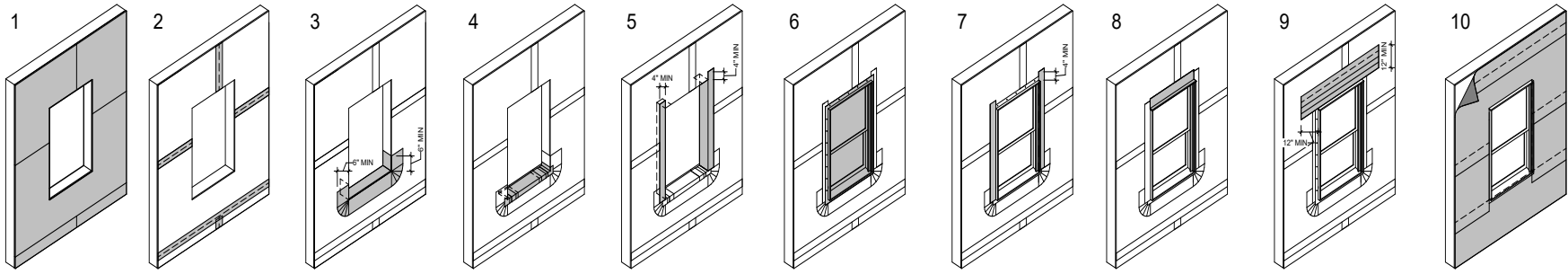
TO PILES / OFE
+12'-9"

BFEVE +10'
+10'-0"
CL OF ROAD
+9'-5 3/8"

TO 1ST FLOOR
+13'-9 3/4"

TO PILES / OFE
+12'-9"

BFEVE +10'
+10'-0"
CL OF ROAD
+9'-5 3/8"



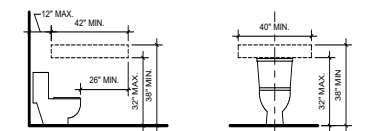
1. PROVIDE ROUGH OPENING (RO) IN BUILDING WALL SYSTEM. **STRUCTURAL WALL SHEATHING WITH INTEGRAL VAPOR PERMEABLE WRB (WATER RESISTIVE BARRIER) (ZIP SYSTEM SHEATHING OR APPROVED SUBSTITUTE)**
2. INSTALL **SELF-ADHERING MEMBRANE FLASHING TAPE** (ZIP SYSTEM REGULAR FLASHING TAPE OR APPROVED SUBSTITUTE) AT ALL JOINTS IN SHEATHING. SELECT TAPE SUITABLE FOR JOINT CONDITION.
3. INSTALL **SELF-ADHERED FLEXIBLE MEMBRANE FLASHING TAPE** (ZIP SYSTEM STRETCH FLASHING TAPE OR APPROVED SUBSTITUTE) OVER ROUGH OPENING SILL AND STRUCTURAL WALL SHEATHING WITH INTEGRAL VAPOR PERMEABLE WRB AT ROUGH OPENING SILL. RETURN FLASHING INTO SILL OPENING. INSTALL TAPE FULL DEPTH OF SILL.
4. INSTALL **PRE-FAB SILL PAN** (JAMBSILL GUARD OR APPROVED SUBSTITUTE) AT THE ROUGH OPENING SILL OVER THE SELF-ADHERED FLEXIBLE FLASHING. COORDINATE DEPTH OF SILL PAN WITH WALL THICKNESS AND WINDOW POSITION. LEAVE SLOPED VEEP AREA OF SILL PAN FREE OF OBSTRUCTIONS TO PROMOTE POSITIVE DRAINAGE. ALLOW SPACE FOR BLUESKIN SYSTEM TO BE INSTALLED BEHIND SILL PAN BOTTOM FLANGE.
5. INSTALL **SELF-ADHERED FLEXIBLE MEMBRANE FLASHING TAPE** THAT IS COMPATIBLE AND RECOMMENDED BY THE STRUCTURAL WALL SHEATHING WITH INTEGRAL VAPOR PERMEABLE WRB MANUFACTURER. (ZIP SYSTEM REGULAR FLASHING TAPE OR APPROVED SUBSTITUTE) INSTALL OVER THE STRUCTURAL WALL SHEATHING WITH INTEGRAL VAPOR PERMEABLE WRB AND THE SELF-ADHERED FLEXIBLE MEMBRANE FLASHING TAPE BELOW AT THE ROUGH OPENING JAMBS (BOTH SIDES). INSTALL TAPE FULL DEPTH OF SILL.
6. INSTALL AND SECURE **FLANGED WINDOW UNIT** IN THE ROUGH OPENING AS RECOMMENDED BY THE WINDOW MANUFACTURER. INSTALL A CONTINUOUS BEAD OF SEALANT THAT IS COMPATIBLE AND RECOMMENDED BY THE STRUCTURAL WALL SHEATHING AND FLASHING MANUFACTURER(S). INSTALL AROUND THE BACKSIDE OF HEAD AND JAMB FLANGES BEFORE INSTALLATION. REMOVE ALL EXCESS AND EXPOSED SEALANT BEFORE PROCEEDING WITH STEPS 7-9. (FASTEN THE BOTTOM FLANGE WITH A SINGLE NAIL IN THE CENTER. LEAVE SILL FLANGE FREE OF SEALANT.)
7. INSTALL **SELF-ADHERED MEMBRANE FLASHING TAPE** THAT IS COMPATIBLE AND RECOMMENDED BY THE STRUCTURAL WALL SHEATHING WITH INTEGRAL VAPOR PERMEABLE WRB MANUFACTURER. INSTALL OVER WINDOW JAMB FLANGES BOTH SIDES. SELECT TAPE WIDTH SUITABLE FOR FLANGE CONDITION.
8. INSTALL **METAL FLASHING** AT THE WINDOW UNIT HEAD. SECURE THE VERTICAL LEG (4" MIN) OF THE METAL FLASHING TO THE STRUCTURAL WALL SHEATHING WITH INTEGRAL VAPOR PERMEABLE WRB. PERMEABLE WRB AT HEAD. COORDINATE HORIZONTAL LEG WITH WINDOW PROJECTION FROM FACE OF SHEATHING. TURN DOWN FLASHING OVER WINDOW UNIT 1/4" ON FRONT AND EXTEND 1/2" ON BOTH SIDES.
9. INSTALL **SELF-ADHERED MEMBRANE FLASHING TAPE** THAT IS COMPATIBLE AND RECOMMENDED BY THE STRUCTURAL WALL SHEATHING WITH INTEGRAL VAPOR PERMEABLE WRB MANUFACTURER. INSTALL OVER METAL FLASHING AND EXTEND 12" MINIMUM BEYOND THE WINDOW UNIT ON BOTH SIDES. INSTALL MULTIPLE SECTIONS OF TAPE SHINGLED TO ACHIEVE 12" MINIMUM WIDTH.
10. INSTALL AND SECURE **BLUESKIN SYSTEM PER 07 25 00 WEATHER BARRIERS** AROUND THE WINDOW UNIT. INSTALL THE WEATHER BARRIER TIGHT TO EDGE OF WINDOW UNIT ON ALL SIDES. ENSURE NOT TO CUT INTO THE SELF-ADHERED FLASHING AT HEAD AND JAMBS. INSTALL THE WEATHER BARRIER BEHIND THE SILL PAN BOTTOM FLANGE. START THE INSTALLATION AT BOTTOM AND OVERLAP EACH UPPER SECTION "SHINGLE-FASHION" ONTO LOWER SECTION TO MAINTAIN POSITIVE DRAINAGE. PROTECT WEATHER BARRIER AS REQUIRED BY MANUFACTURER'S SPECIFICATIONS.

NOTES:

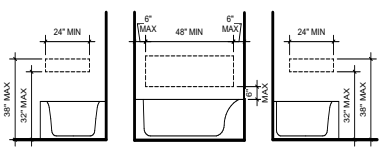
1. IF CONSTRUCTION ADMINISTRATION SERVICES ARE BEING PROVIDED, A TYPICAL ROUGH OPENING MOCK UP SHALL BE PROVIDED ON SITE FOR REVIEW PRIOR TO ALL OPENINGS BEING PROTECTED. THIS CAN BE A SEPARATE WALL MOCKUP AND/OR AN "IN-PLACE" MOCK UP AT A SELECTED BUILDING OPENING LOCATION. TO BE COORDINATED WITH ARCHITECT. SCHEDULE A PRE-INSTALLATION SITE MEETING WITH ARCHITECT TO REVIEW MOCK UP.
2. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS FOR ALL MATERIALS NOTED.
3. ALL SUBSTRATE MATERIALS MUST BE CLEAN AND DRY BEFORE PROCEEDING WITH OTHER MATERIALS.
5. INSTALL MATERIALS AS NOTED. APPROVED SUBSTITUTES MUST BE REVIEWED AND APPROVED BY THE ARCHITECT BEFORE PROCEEDING.
6. ALL TAPES NOTED ARE CONTACT TYPE TAPES THAT REQUIRE ADEQUATE PRESSURE AND INSTALLATION TECHNIQUES TO ACHIEVE A PROPER SEAL. ALWAYS INSTALL PRESSURE TO THE TAPE WITH AN APPROVED BY MANUFACTURER ROLLER TO ACHIEVE REQUIRED ADHESION AND TO SMOOTH OUT ANY WRINKLES IN TAPE.
7. ALL SEALANTS AND TAPES MUST BE COMPATIBLE WITH STRUCTURAL WALL SHEATHING. SEALANTS COMPATIBLE WITH THE STRUCTURAL WALL SHEATHING WITH INTEGRAL VAPOR PERMEABLE WRB AND TAPES (IF INSTALLED) ARE BUTYL, POLYURETHANE AND 100% SILICON.

1 ROUGH OPENING PREPARATION

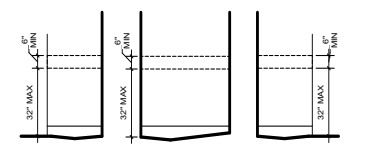
SCALE: NOT TO SCALE



(A) GRAB BAR REINFORCEMENT FOR ADAPTABLE WATER CLOSETS



(B) GRAB BAR REINFORCEMENT FOR ADAPTABLE BATHTUBS



(C) GRAB BAR REINFORCEMENT FOR ADAPTABLE SHOWERS

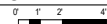
AREAS OUTLINED IN DOTTED LINES REPRESENT LOCATION FOR FUTURE INSTALLATION OF GRAB BARS

THE DIAGRAMS ABOVE ARE FOR GENERAL REFERENCE FOR HEIGHT AND LOCATION OF THE MOST COMMONLY INSTALLED GRAB BARS. FOR ADDITIONAL INFORMATION OR FOR CONDITIONS THAT DO NOT ALLOW INSTALLATION AS SHOWN ABOVE, PLEASE SEE THE PUBLICATION BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BY SCANNING THIS CODE WITH YOUR SMARTPHONE CAMERA.



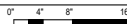
2 GRAB BAR BLOCKING

SCALE: 3/8" = 1'-0"



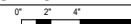
3 EXTERIOR CORNER

SCALE: 1 1/2" = 1'-0"



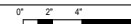
5 SINGLE STUD MULLION

SCALE: 3" = 1'-0"



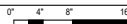
7 WINDOW SILL AT SHINGLES

SCALE: 3" = 1'-0"



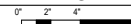
4 INTERIOR CORNER

SCALE: 1 1/2" = 1'-0"



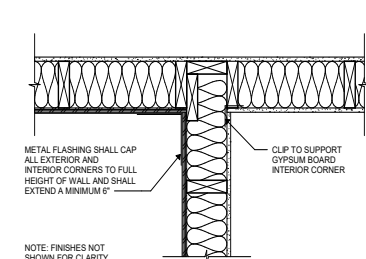
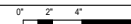
6 WINDOW JAMB AT SHINGLES

SCALE: 3" = 1'-0"

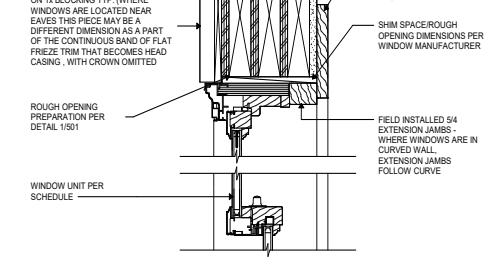
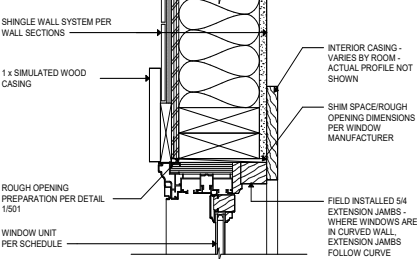


8 WINDOW HEAD AT SHINGLES

SCALE: 3" = 1'-0"



NOTE: FINISHES NOT SHOWN FOR CLARITY



Revision/Issue:
1 6/8/2026 PERMIT SET

Project:
QUINLAN-SELTZER RESIDENCE

Location:
8 Dune Road,
Middlesex Beach, DE 19930

25-SA-006

Drawn: KKS Reviewed: AES

Drawing:
STANDARD DETAILS

A-501

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SOKOLOW ARCHITECTS

The professional services of the Architect are provided for and performed in the State of Delaware. No other person is involved in the project.



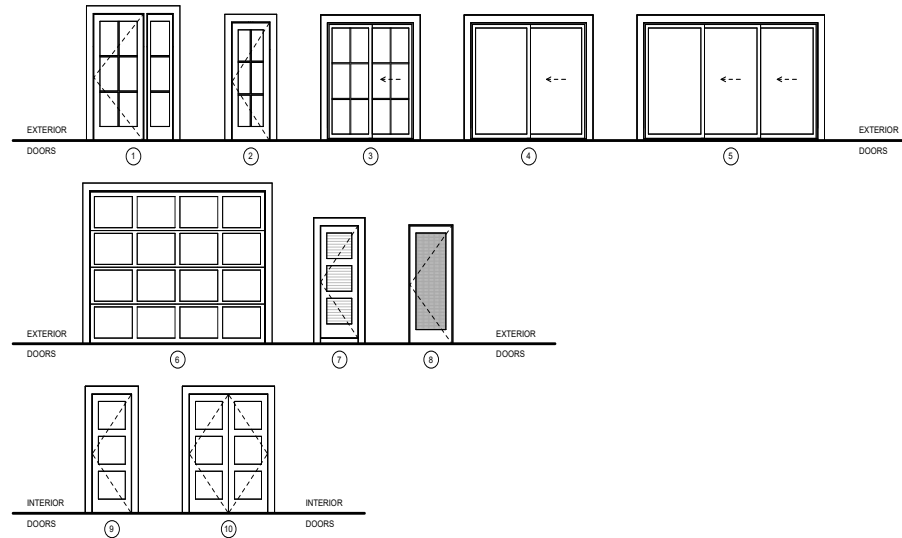
Date of Signature: 06.08.26
Date of Registration Expiration: 01/31/2028

Owner:
MEGAN QUINLAN AND NATHAN SELTZER

Architect:
SOKOLOW ARCHITECTS
3411 Silverdale Road
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Civil Engineer:
SCALED ENGINEERING
20246 Coastal Highway
Rahoth Beach, DE 19971
Contact: Ryan Miller, P.E. T. 302.227.7808
Email: ryanm@scaledengineering.com



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



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

DOOR SCHEDULE									
DOOR #	ROOM NAME	TYPE	DOOR			FIRE RATING	REMARKS		
			WIDTH	HEIGHT	MATL				
001	GARAGE	6	12'-0"	9'-0"	INSUL STL	PTD	---		
001A	GARAGE	9	2'-6"	7'-0"	MOF	PTD	SOLID OR 20 MIN		
101	FOYER	1	5'-6"	7'-6"	CLADIGL	PTD	---		
102	CLOSET	10	6'-4"	7'-0"	MOF	PTD	---		
103	HALL	N/A	2'-6"	7'-0"	N/A	PTD	---	CASED OPENING	
104	BEACH PRELAUNDRY	N/A	2'-6"	7'-0"	N/A	PTD	---	CASED OPENING	
104A	BEACH ENTRY	1	4'-6"	7'-0"	CLADIGL	PTD	---		
105	BEDROOM	9	2'-6"	7'-0"	MOF	PTD	---		
106A	BATHROOM	9	2'-6"	7'-0"	MOF	PTD	---		
106B	BATHROOM	9	2'-6"	7'-0"	MOF	PTD	---		
106C	BATHROOM	9	2'-6"	7'-0"	MOF	PTD	---		
107	MECHANICAL	9	2'-6"	7'-0"	MOF	PTD	---		
108	POWDER ROOM	9	2'-6"	7'-0"	MOF	PTD	---		
108A	POWDER ROOM	9	2'-6"	7'-0"	CLAD	PTD	---		
110	BEACH STORAGE	9	2'-6"	7'-0"	CLAD	PTD	---		
111	OUTDOOR SHOWER	7	2'-6"	6'-6"	SIM WD	PTD	---	MAINTAIN 4" GAP AT BASE FOR VENTING	
113	BEDROOM	9	2'-6"	7'-0"	MOF	PTD	---		
114	LOGGIA	5	12'-0"	7'-0"	CLADIGL	PTD	---	COORD WALL PACK-OUT AND JAMB REQUIREMENTS W/ MFR SPECS	
199	ELEVATOR	9	3'-0"	7'-0"	MOF	PTD	60 MIN	PACK OUT FOR REQUIRED CLEARANCE AT ELEVATOR PER ASME A17.1-2016	
201	DECK	2	2'-6"	7'-0"	CLADIGL	PTD	---		
203	BEDROOM	9	2'-6"	7'-0"	MOF	PTD	---		
203A	DECK	3	6'-0"	7'-0"	CLADIGL	PTD	---		
204	CLOSET	10	5'-4"	7'-0"	MOF	PTD	---		
205	LINEN	10	5'-4"	7'-0"	MOF	PTD	---		
206A	BATHROOM	9	2'-6"	7'-0"	MOF	PTD	---		
206B	BATHROOM	9	2'-6"	7'-0"	MOF	PTD	---		
206C	BATHROOM	9	2'-6"	7'-0"	MOF	PTD	---		
207	BEDROOM	9	2'-6"	7'-0"	MOF	PTD	---		
208	CLOSET	9	2'-6"	7'-0"	MOF	PTD	---		
209	BEDROOM	9	2'-6"	7'-0"	MOF	PTD	---		
209A	BEDROOM	4	6'-0"	7'-0"	CLADIGL	PTD	---		
210	CLOSET	9	2'-6"	7'-0"	MOF	PTD	---		
211	BEDROOM	9	2'-6"	7'-0"	MOF	PTD	---		
212	PRIMARY BEDROOM	9	2'-6"	7'-0"	MOF	PTD	---		
212A	DECK	5	12'-0"	7'-0"	CLADIGL	PTD	---	COORD WALL PACK-OUT AND JAMB REQUIREMENTS W/ MFR SPECS	
214	PRIMARY BATHROOM	9	2'-6"	7'-0"	MOF	PTD	---		
214A	WATER CLOSET	9	2'-6"	7'-0"	MOF	PTD	---		
215	CLOSET	9	2'-6"	7'-0"	MOF	PTD	---		
299	ELEVATOR	9	3'-0"	7'-0"	MOF	PTD	60 MIN	PACK OUT FOR REQUIRED CLEARANCE AT ELEVATOR PER ASME A17.1-2016	
303	GREAT ROOM	5	16'-0"	8'-0"	CLADIGL	PTD	---	COORD WALL PACK-OUT AND JAMB REQUIREMENTS W/ MFR SPECS	
303A	SCREENED PORCH	8	3'-0"	7'-0"	SIM WDO SCR	PTD	---		
304	GREAT ROOM	5	12'-0"	8'-0"	CLADIGL	PTD	---	COORD WALL PACK-OUT AND JAMB REQUIREMENTS W/ MFR SPECS	
305	BEDROOM	9	2'-6"	8'-0"	MOF	PTD	---	COORD WALL PACK-OUT AND JAMB REQUIREMENTS W/ MFR SPECS	
305A	DECK	5	12'-0"	8'-0"	CLADIGL	PTD	---	COORD WALL PACK-OUT AND JAMB REQUIREMENTS W/ MFR SPECS	
306	CLOSET	9	2'-6"	7'-0"	MOF	PTD	---		
307	BATHROOM	9	2'-6"	7'-0"	MOF	PTD	---		
308	POWDER ROOM	9	2'-6"	7'-0"	MOF	PTD	---		
309	WET BAR	9	2'-6"	7'-0"	MOF	PTD	---		
309A	DECK	3	6'-0"	8'-0"	CLADIGL	PTD	---		
310	PANTRY	9	2'-6"	7'-0"	MOF	PTD	---		
399	ELEVATOR	9	3'-0"	7'-0"	MOF	PTD	60 MIN	PACK OUT FOR REQUIRED CLEARANCE AT ELEVATOR PER ASME A17.1-2016	

GENERAL DOOR NOTES

- BASIS OF DESIGN FOR ALL EXTERIOR DOORS WITH GLAZING: ANDERSEN WINDOWS AND DOORS, 400 SERIES, UNO. SEE SPECIFICATIONS FOR PERFORMANCE REQUIREMENTS.
- ALL GLAZING SHALL COMPLY WITH IRC R308.
- IN CASE OF INSTALLATION OF DOORS DIFFERENT THAT SPECIFIED, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF SIZES, PERFORMANCE, OPERATION, AND FOR RE-SUBMITTING PROOF OF ENERGY COMPLIANCE TO THE BUILDING CODE OFFICIALS.
- SEE DOOR TYPES FOR MUNTIN PATTERNS AND PANEL CONFIGURATION.
- ALL INTERIOR AND EXTERIOR DOORS UP TO 7'-0" SHALL HAVE 1-1/2" PAIR OF HINGES. DOORS OVER 7'-0" TALL SHALL HAVE 2 PAIRS OF HINGES.
- SEE FLOOR PLANS FOR DIRECTION OF OPERATION AND LOCATIONS OF POCKET DOORS.
- UNLESS NOTED OTHERWISE, LOCATE FINISH OPENINGS 6" FROM ADJACENT WALL OR CENTER DOOR IN SPACE AS SHOWN ON DRAWINGS.
- PROVIDE WALL STOPS AND BLOCKING TO RECEIVE IT AT EACH DOOR.
- COORDINATE MANUFACTURER'S REQUIREMENTS FOR WALL THICKNESS AND JAMBS AT ALL MULTI-PANEL SLIDING DOORS, TYP.

DOOR MATERIAL AND FINISH ABBREVIATIONS

CLAD	ALUMINUM CLAD WOOD
FRGL	FIBERGLASS
GL	GLASS
INSUL	INSULATED
MOF	MEDIUM DENSITY FIBERBOARD
PTD	PAINTED
SC	SOLID CORE
SCR	SCREEN
SIM WD	SIMULATED WOOD PLANKING
STL	STEEL
STN	STAIN
WD	WOOD

WINDOW SCHEDULE									
ID	DESCRIPTION	FRAME SIZE		CUSTOM UNIT DIMENSIONS				EGRESS	REMARKS
		WIDTH	HEIGHT	UNIT WIDTH	UNIT HEIGHT	TRANSOM HEIGHT	AWNING HEIGHT		
AA	MULLED CASEMENT UNIT OVER AWNING	3'-8"	7'-2"	3'-8"	5'-0"		2'-0"	YES	
AA2	MULLED CASEMENT UNITS OVER AWNINGS	7'-6"	7'-2"	3'-8"	5'-0"		2'-0"	YES	
B	MULLED CASEMENT UNITS OVER AWNINGS W/ TRANSOMS	8'-4"	8'-0"	3'-8"	5'-0"		2'-0"	YES	
C	CASEMENT UNIT	2'-8"	4'-0"	2'-8"	4'-0"			YES	
C2	MULLED CASEMENT UNITS	5'-6"	4'-0"	2'-8"	4'-0"			YES	
C3	MULLED CASEMENT UNITS	8'-4"	4'-0"	2'-8"	4'-0"			YES	
D	CASEMENT UNIT	2'-8"	2'-8"	2'-8"	2'-8"			NO	
D3	MULLED CASEMENT UNITS	8'-4"	2'-8"	2'-8"	2'-8"			NO	
E	CASEMENT UNIT	1'-8"	4'-0"	1'-8"	4'-0"			NO	
F	MULLED CASEMENT UNIT OVER AWNING	1'-8"	7'-2"	1'-8"	5'-0"		2'-0"	NO	

GENERAL WINDOW NOTES

- REFER TO "ROUGH OPENING PREPARATION" DIAGRAMS ON A-601 FOR WINDOW INSTALLATION INSTRUCTIONS.
- BASIS OF DESIGN FOR ALL WINDOWS: ANDERSEN WINDOWS AND DOORS, 400 SERIES, UNO. SEE SPECIFICATIONS FOR PERFORMANCE REQUIREMENTS.
- ALL GLAZING SHALL COMPLY WITH IRC R308.
- CONTRACTOR SHALL INSTALL AN OPENING CONTROL DEVICE FOR WINDOWS WITH A SILL HEIGHT BELOW 2'-0" FROM FINISHED FLOOR AND MORE THAN 6'-0" ABOVE GRADE OR SURFACE BELOW, AS PROVIDED BY AND PER MANUFACTURER'S INSTRUCTIONS, IN COMPLIANCE WITH IRC SECTION R312.2.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WINDOW UNIT DIMENSIONS SHOWN WITH THEIR ROUGH OPENINGS. IF DIFFERENT WINDOWS ARE INSTALLED THAN SPECIFIED, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WINDOW SIZES, PERFORMANCE, OPERATION, EGRESS COMPLIANCE, AND RE-SUBMITTING PROOF OF ENERGY COMPLIANCE TO THE BUILDING CODE OFFICIALS.
- SEE WINDOW TYPES FOR MUNTIN PATTERNS.
- SEE ELEVATIONS FOR HEAD HEIGHT DIMENSIONS.

SOKOLOW
ARCHITECTS

The professional services of the Architect are provided for and performed in the interest of Megan Quinlan and Nathan Seltzer. No contractual obligation is assumed by the Architect for the benefit of any other person involved in the project.



Date of Signature: 06.08.16
Date of Registration Expiration: 01/31/2028

The architect who sealed, signed and dated this document has not been empowered to execute construction contract administration services as defined in 24 Del.C. §303(c).

Owner:
**MEGAN QUINLAN AND
NATHAN SELTZER**

Architect:
SOKOLOW ARCHITECTS
3411 Silverside Road
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Wilmington, DE 19810
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Email: aga@skolowarchitects.com

Structural Engineer:
PILOTTOWN ENGINEERING
17585 Nassau Commons Boulevard, Unit 3
Lewes, DE 19958
Contact: Mark A. Neuman, PE T. 302.703.1770
Email: mneuman@pilottownengineering.com

Civil Engineer:
SCALED ENGINEERING
20246 Coastal Highway
Rahoth Beach, DE 19971
Contact: Ryan Miller, P.E. T. 302.227.7898
Email: ryan@scaledengineering.com

Revision/Issue:
1 6/8/2026 PERMIT SET

Project:
**QUINLAN-SELTZER
RESIDENCE**

Location:
**8 Dune Road,
Middlesex Beach, DE 19930**

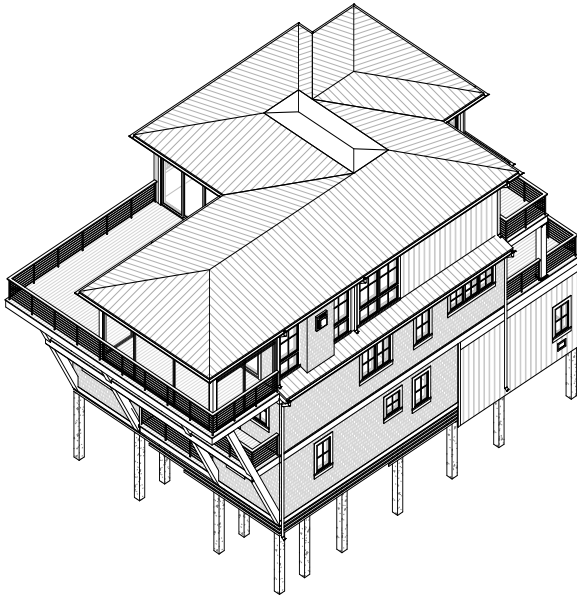
25-SA-006

Drawn: MMF, TRS Reviewed: AES

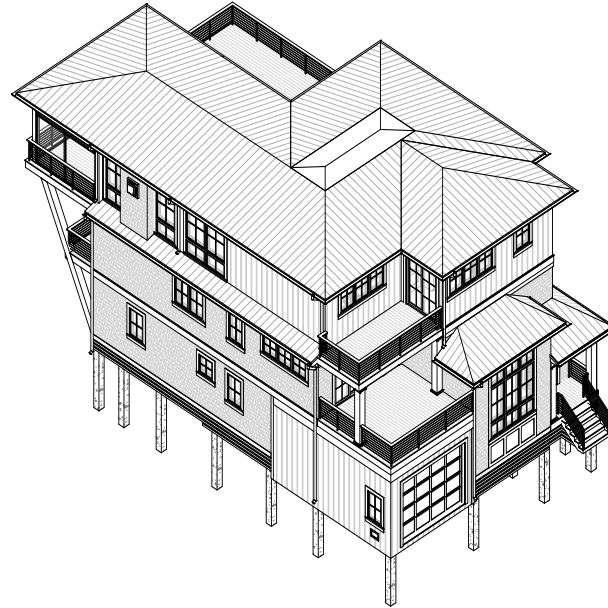
Drawing:
**DOORS AND
WINDOWS**

A-601

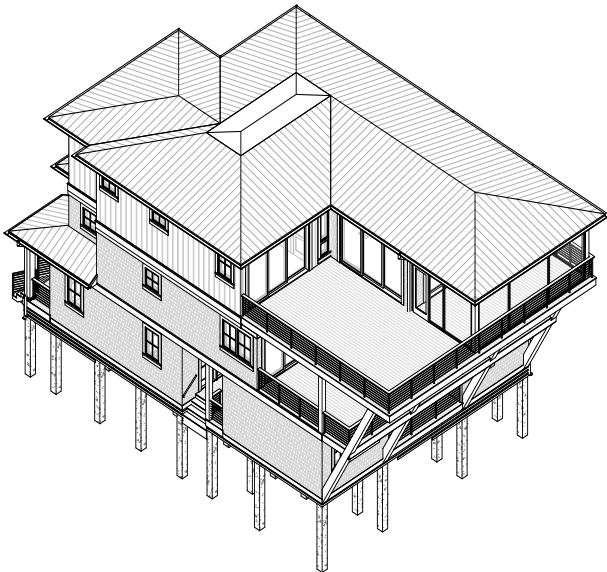
© 2026 SOKOLOW ARCHITECTS LLC



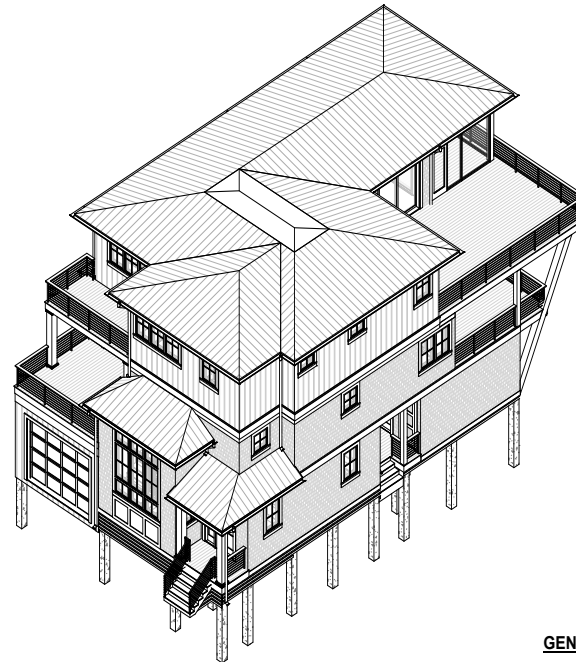
1 ISOMETRIC VIEW FROM NORTHEAST



2 ISOMETRIC VIEW FROM NORTHWEST



4 ISOMETRIC VIEW FROM SOUTHEAST



3 ISOMETRIC VIEW FROM SOUTHWEST

GENERAL 3D VIEW NOTES

1. EXTERIOR 3D VIEWS ARE FOR REFERENCE ONLY TO ILLUSTRATE MASSING AND BUILDING RELATIONSHIPS. THESE VIEWS MAY NOT REFLECT FINAL STRUCTURAL AND / OR ARCHITECTURAL DETAILS.
2. SEE PLANS, SECTIONS, ELEVATIONS AND DETAILS FOR MORE INFORMATION.

SOKOLOW ARCHITECTS

The professional services of the architect are intended for and performed in the interest of Megan Quinlan and Nathan Seltzer. No contractual obligation is assumed by the architect for the benefit of any other person involved in the project.



Date of Signature: 06/08/26
Date of Registration Expiration: 01/31/2028
The architect who sealed, signed and dated this document has not been empowered by license restrictions contract administration services as defined in 24 Del.C. §303(c).

Owner:
MEGAN QUINLAN AND
NATHAN SELTZER

Architect:
SOKOLOW ARCHITECTS
3411 Silverdale Road
Baynard Building, Suite 230
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Contact: Aga Sokolow, AIA T: 302.510.0851
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Contact: Mark A. Nauman, PE T: 302.703.1770
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Contact: Ryan Phifer, P.E. T: 302.227.7808
Email: ryanp@scaledengineering.com

Revision/Issue:
1 6/8/2026 PERMIT SET

Project:
QUINLAN-SELTZER
RESIDENCE

Location:
8 Dune Road,
Middlesex Beach, DE 19930

25-SA-006

Drawn: TRS Reviewed: AES

Drawing:
3D ISOMETRIC VIEWS

A-901

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Deed/Lease/Sales contract

BK: 4662 PG: 40

TOGETHER WITH all those perpetual and rights of way, to be enjoyed in common with all present and future owners of any lot or lots situate in Middlesex Beach, aforesaid, as more particularly described in two certain Deed of Easements heretofore given by Middlesex Beach both dated December 17, 1959, of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 512, Page 575, Deed Book 512, Page 579, respectively.

PROVIDED, HOWEVER, and it is hereby expressly stipulated and understood that the lands and premises above described, as to all those easements, rights of way, restrictive covenants and remedial clauses which are more fully set forth and referred to in Schedule A attached to the deed of record between The Bethany Beach Improvement Company and Jackie Hickman and Naomi C. Hickman, dated July 28, 1981, of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 1074, Page 208.

THIS CONVEYANCE IS FURTHER SUBJECT TO any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, at Georgetown, Delaware.

Consideration: 1,800,000.00

County	27,000.00
State	27,000.00
Town	Total 54,000.00

Received: Margaret P Feb 08, 2017

RECEIVED
Feb 08, 2017
ASSESSMENT DIVISION
OF SUSSEX COUNTY

Unofficial Copy

5239

TAX MAP NO. 1-34-17.16-93.00
PREPARED BY/RETURN TO:
Scott and Shuman, P.A.
33292 Coastal Highway, Suite 3
Bethany Beach, DE 19930
File No. 17-8227/SW

BK: 4662 PG: 39

DEED

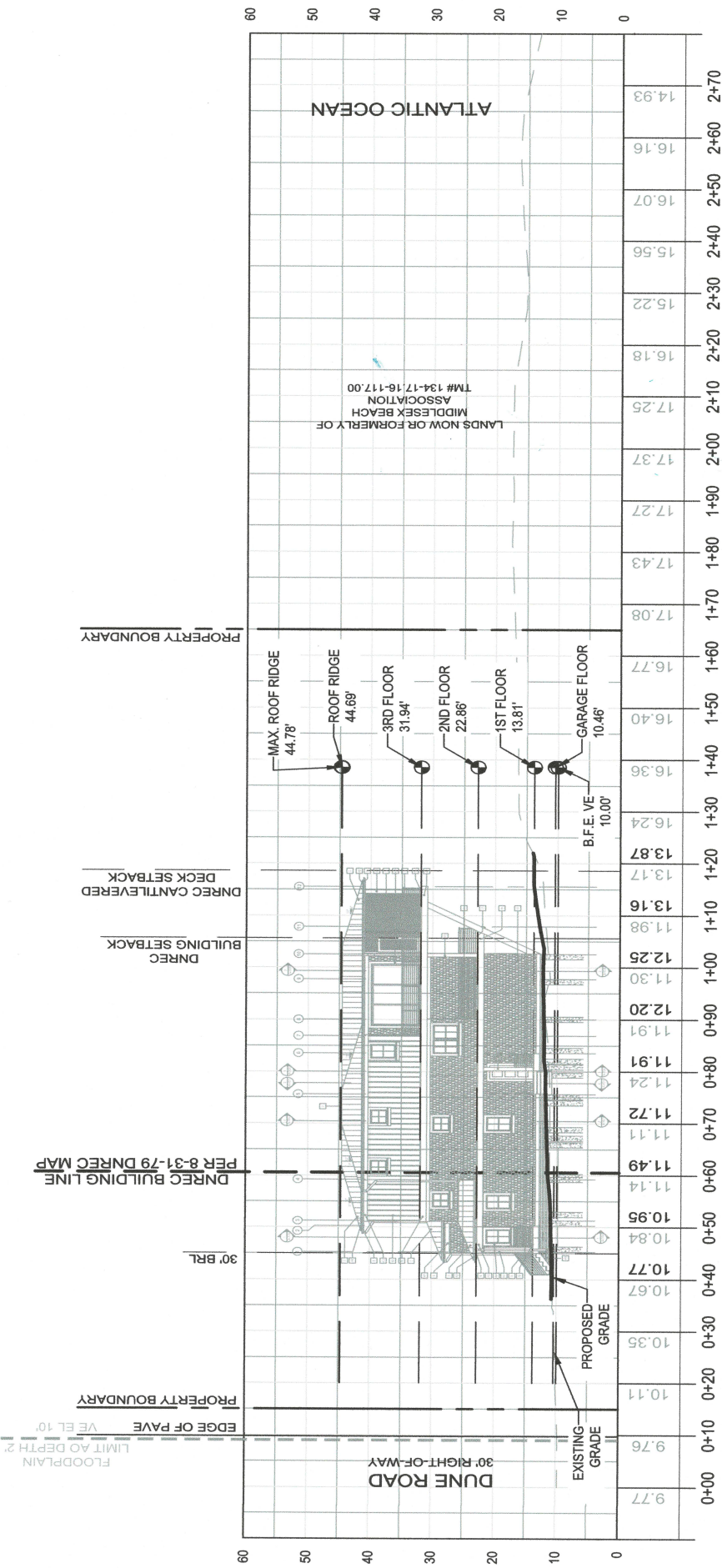
THIS DEED is made as of the 3rd day of February, 2017, between, J&N Hickman Family, LP, by Chad T. Hickman and Michele A. Hickman, as Sole Members and Managers of CMTT, LLC, General Partner and Jaclyn Hickman Hills, as Trustee of the Jaclyn Hickman Hills Revocable Trust Agreement Dated March 7, 2012, General Partner, of PO Box 1, Bethany Beach, DE 19930, parties of the first part, and Megan E. Quinlan, Trustee of The Megan E. Quinlan 2014 Trust Dated 3/11/2014, of 6002 Henning Street, Bethesda, MD 20817, parties of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said parties of the second part, their heirs and assigns, in fee simple, the following-described lands, situate, lying and being in Sussex County, State of Delaware:

ALL that certain lot, piece or parcel of land situate, lying and being in Middlesex Beach, Baltimore Hundred, Sussex County, Delaware, generally known as **LOT NUMBER FOUR (4), BLOCK A of MIDDLESEX BEACH**, and so designated upon a certain plot entitled "Plat of Middlesex Beach," Baltimore Hundred, Sussex County, Delaware, dated November, 1958, as drawn and surveyed by William B. Darling, and approved by Edward L. Simpson, Land Surveyor, which plot is of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, in Plot Book 3, Page 22, as reference thereto being had will more fully and at large appears.

BEING the same land conveyed unto J & N Hickman Family L.P., a Delaware limited partnership, by Deed dated December 21, 2007, from Jackie Hickman, Trustee Under Revocable Trust Agreement of Jackie Hickman dated 9/19/97 and Jackie Hickman, Successor Trustee Under Revocable Trust Agreement of Naomi C. Hickman dated 9/19/97, as filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, in Deed Book 3536, Page 127.

Structure profile view document



SURVEYOR CERTIFICATION:

