

BOARD OF ADJUSTMENT

ELLEN MAGEE, CHAIR
KEVIN E. CARSON
JEFF CHORMAN
JOHN WILLIAMSON
E. BRENT WORKMAN



Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878 T
(302) 845-5079 F

AGENDA

August 17, 2020

6:00 P.M.

PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA**

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for July 6, 2020

Approval of Findings of Fact for July 6, 2020

Old Business

Case No. 12448 – Steve Joseph Baird, Jr. seeks a special use exception to operate a rifle or pistol range (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the southwest side of Staytonville Road approximately 330 ft. southeast of Gum Branch Lane. 911 Address: 16344 Staytonville Road, Lincoln. Zoning District: AR-1 Tax Parcel: 230-25.00-4.05

Case No. 12443 – Bay Shore Community Church seeks a special use exception to operate a day care center and a variance from the maximum fence height requirement (Sections 115-23, 115-182, 115-185 and 115-210 of the Sussex County Zoning Code). The property is located on the west side of London Avenue approximately 167 ft. southwest of Lighthouse Road (Rt. 54). 911 Address: 38288 London Avenue, Unit 6, Selbyville. Zoning District: AR-1. Tax Parcel: 533-18.00-61.02

Case No. 12453 – Paul Antonio seeks variances from the front yard, rear yard and corner front yard setback requirements for proposed structures (Sections 115-25, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the north side of Garfield Avenue within the Edgewater Acres subdivision. 911 Address: 39176 Garfield Avenue, Selbyville. Zoning District: AR-1. Tax Parcel: 533-20.18-187.00



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947

Public Hearings

Case No. 12461 – Matthew E. Brobst seeks a variance from the front yard setback requirements for an existing structure (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the west side of Maple Lane within the Keenwick subdivision. 911 Address: 38320 Maple Lane, Selbyville. Zoning District: MR. Tax Parcel: 533-19.12-112.00

Case No. 12462 – Barbara J. Bainum, Trustee seeks a variance from the front yard and side yard setback requirements for an existing structure (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the east side of Windswept Way within the Ocean Breezes subdivision. 911 Address: 39701 Windswept Way, Bethany Beach. Zoning District: MR. Tax Parcel: 134-9.00-535.00

Case No. 12463 – Joyce Ferguson seeks variances from the side yard, rear yard setback and separation distance requirements between units for a proposed shed (Sections 115-25, 115-172 and 115-185 of the Sussex County Zoning Code). The property is located on the southeast side of Delaware Avenue within the Sea Air Village Manufactured Home Park. 911 Address: 20043 Delaware Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-50594

Case No. 12465 – Lea & Vera Lehenbauer seek variances from the side yard setback and rear yard setback requirements for a proposed garage (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the southwest side of Shockley Road approximately 516 ft. northwest of Cedar Neck Road. 911 Address: 22134 Shockley Road, Milford. Zoning District: AR-1. Tax Parcel: 330-8.00-17.10

Case No. 12466 – Jerry & Carole Stewart seek a variance from the front yard setback requirement for a proposed dwelling (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the east side of Bayberry Lane within the Keenwick subdivision. 911 Address: 38261 Babyberry Lane, Selbyville. Zoning District: MR. Tax Parcel: 533-20.09-106.00

Additional Business



**Board of Adjustment meetings can be monitored on the internet at
www.sussexcountyde.gov.**

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 10, 2020 at 4:00 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting. Agenda items listed may be considered out of sequence.

-MEETING INSTRUCTIONS-

** The Sussex County Board of Adjustment is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.

The public is encouraged to view the meeting on-line. Any person attending in person will be required to go through a wellness and security screening, including a no-touch temperature check. The public will be required to wear a facial mask.

Chambers seating capacity is limited, and seating assignments will be enforced.

The meeting will be streamed live at <https://sussexcountyde.gov/council-chamber-broadcast>

The County is required to provide a dial-in number for the public to comment during the appropriate time of the meeting. Note, the on-line stream experiences a 30-second delay. Any person who dials in should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via phone, please dial:

Conference Number: 800-988-0494

Passcode: 1695792

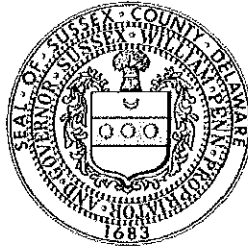
The Board of Adjustment meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountyde.gov/>

####



BOARD OF ADJUSTMENT

ELLEN MAGEE, CHAIR
KEVIN CARSON
JEFF CHORMAN
JOHN WILLIAMSON
E. BRENT WORKMAN



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878 T
(302) 845-5079 F

MEMO

TO: Jamie Whitehouse

FROM: Ann Lepore

DATE: August 10, 2020

RE: BOA Case No. 12448

At the hearing of July 20, 2020, the Board required that this application be tabled to obtain additional permit information from DNREC.

Please see the attached emails from Michelle Jacobs and Jason Sunde from DNREC stating that they have no requirements for Mr. Baird.



Ann Lepore

From: Jacobs, Michelle V. (DNREC) <Michelle.Jacobs@delaware.gov>
Sent: Tuesday, July 28, 2020 3:57 PM
To: Ann Lepore
Subject: RE: Baird Pistol Range

Hello Ann.

I just heard back from our Division of Water and they have no requirements for Mr. Baird either. The Division of Water would get involved if he intended to disturb wetlands, install a septic or install a well, and that does not appear to be the case here.

Michelle

From: Ann Lepore [mailto:ann.lepore@sussexcountyde.gov]
Sent: Monday, July 27, 2020 3:18 PM
To: Jacobs, Michelle V. (DNREC) <Michelle.Jacobs@delaware.gov>
Subject: RE: Baird Pistol Range

Thank you, I will wait to hear from you and we will move Mr. Baird's case to August 17.

Ann

From: Jacobs, Michelle V. (DNREC) <Michelle.Jacobs@delaware.gov>
Sent: Monday, July 27, 2020 1:33 PM
To: Ann Lepore <ann.lepore@sussexcountyde.gov>
Subject: RE: Baird Pistol Range

Hi Ann. No bother at all. I understand you have deadlines to meet. I have heard back from our Division of Waste & Hazardous Substances and they have no requirements as Jason Sunde stated in his 7/21 email. I sent a reminder last Friday morning, but I am still waiting to hear back from our Division of Water. Based on a similar inquiry a few years ago, I am fairly certain there are no requirements, but given this is at a residential site I just want someone in that division to confirm that for me.

From: Ann Lepore [mailto:ann.lepore@sussexcountyde.gov]
Sent: Monday, July 27, 2020 11:12 AM
To: Jacobs, Michelle V. (DNREC) <Michelle.Jacobs@delaware.gov>
Subject: RE: Baird Pistol Range

Michelle,

Sorry to be a bother but just following up if you have had any responses. I would like to get Baird on the Agenda for August 3, 2020 and my deadline to post the agenda is today. If you have not had any responses, please let me know and I will go ahead and publish the agenda.

Thank you

Ann Lepore

From: Sunde, Jason W. (DNREC) <Jason.Sunde@delaware.gov>
Sent: Tuesday, July 21, 2020 10:02 AM
To: Ann Lepore
Subject: Mr. Baird - Pistol Range

Ms. Lepore:

Per our conversation, I am confirming that the DNREC's Division of Waste and Hazardous Substances would not require a permit or certification for Mr. Baird to operate a pistol range. I had explained when Mr. Baird and I spoke some time ago that should he generate a waste, as with any business, he would need to make a proper hazardous waste determination and then properly dispose of that waste. That would be the connection to the area that we regulate. I spoke to Mr. Baird this morning concerning the County's request. As to this request that came about from last evening's hearing, I directed him to speak with Michelle Jacobs who is the Department's Small Business Ombudsman to help get guidance since I cannot speak for other Divisions within the Department that may or may not require some type of permit of certification for this type of business.

Jason W. Sunde
Environmental Program Administrator

DNREC Compliance and Permitting Section
302-739-9403
jason.sunde@delaware.gov

BOARD OF ADJUSTMENT

ELLEN MAGEE, CHAIR
KEVIN CARSON
JEFF CHORMAN
JOHN WILLIAMSON
E. BRENT WORKMAN



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878 T
(302) 845-5079 F

MEMO

TO: Jamie Whitehouse

FROM: Ann Lepore

DATE: August 10, 2020

RE: BOA Case No. 12443

At the hearing of August 3, 2020, the Board required that this hearing be tabled for the limited purpose of obtaining a site plan and photographs of the subject property and for the Applicant to be available to answer any additional questions at the meeting of August 17, 2020.

The Planning and Zoning department have not yet received the site plan. It will be sent by email to Board Members to review upon receipt.



BOARD OF ADJUSTMENT

ELLEN MAGEE, CHAIR
KEVIN CARSON
JEFF CHORMAN
JOHN WILLIAMSON
E. BRENT WORKMAN



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878 T
(302) 845-5079 F

MEMO

TO: Jamie Whitehouse

FROM: Ann Lepore

DATE: August 10, 2020

RE: BOA Case No. 12453

At the hearing of August 3, 2020, the Board required that this hearing remain open and be continued on August 17, 2020. The Applicant has provided an updated survey.

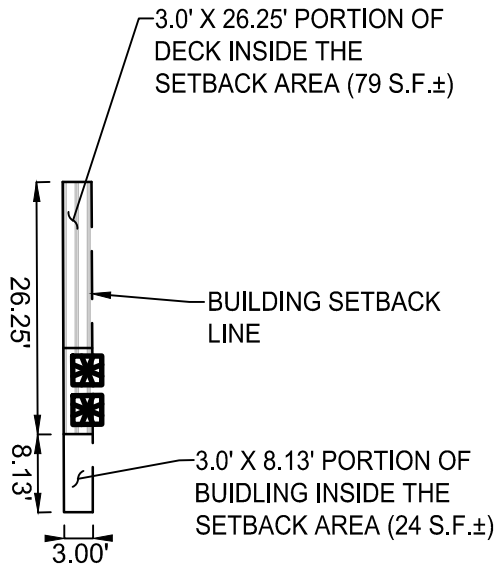
Please see the attached survey.



SITE DATA:

OWNER(s): PAUL MATTHEW ANTONIO
 ADDRESS: 39176 GARFIELD AVENUE
 SELBYVILLE, DE 19975
 TAX PARCEL ID: 533-20.18-187.00
 DEED REF: D.B. 3173, PG. 335
 TOTAL AREA: 4,873 S.F.1 (0.11 AC. ±)
 ZONING: AR-1

BUILDING SETBACKS:
 FRONT/STREET YARD - 30 FEET
 SIDE YARD - 5 FEET
 REAR YARD - 15 FEET
 CORNER FRONT YARD - 15 FEET



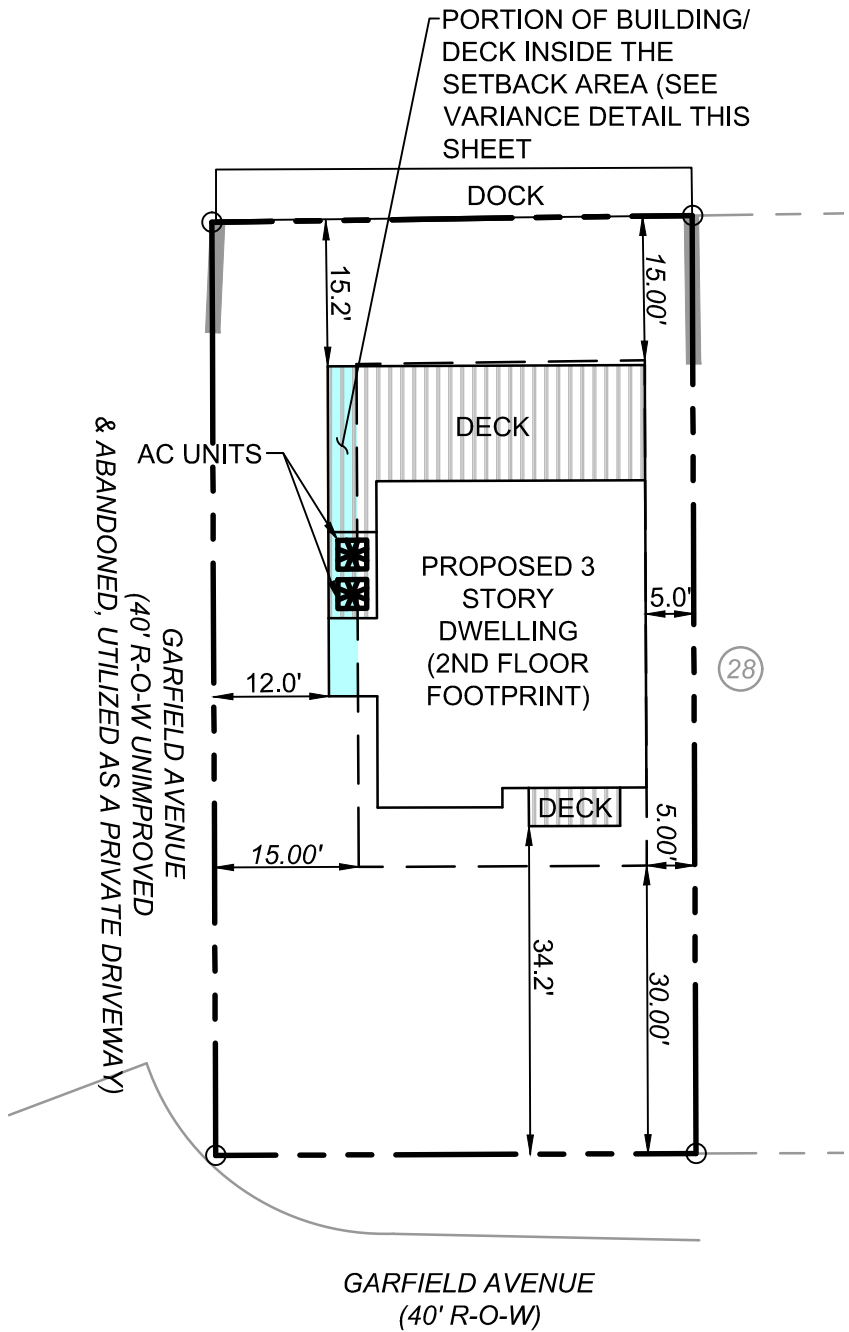
VARIANCE DETAIL

1" = 20'

GRAPHIC SCALE




SCALE: 1"=20'



DATE: AUGUST 6, 2020	
DRAWN BY: JTW	SURVEYED BY: JS
FILE: 20001 - A	
REVISIONS	

VARIANCE EXHIBIT PLAN
 FOR
LOT 27
EDGEWATER ACRES
BLOCK 2
39176 GARFIELD AVENUE
 BALTIMORE HUNDRED
 SUSSEX COUNTY, DELAWARE

Copyright ©2016



CIVIL ENGINEERING ASSOCIATES, LLC

• ENGINEERING • SURVEYING • CONSTRUCTION SERVICES

55 WEST MAIN STREET
 MIDDLETOWN, DE 19709
 (302) 376-8833
 FAX (302) 376-8834
 CEA-DE.COM

Board of Adjustment Application
Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Case # 12461
Hearing Date Aug 17

202005098

Type of Application: (please check all applicable)

Variance
Special Use Exception
Administrative Variance
Appeal

Existing Condition
Proposed
Code Reference (office use only)
115-34 115-162

Site Address of Variance/Special Use Exception:

38320 Maple Lane Selbyville, DE 19975

Variance/Special Use Exception/Appeal Requested:

Would like a variance for the second story porch.

Tax Map #: 5-33-19.12-112

Property Zoning: Resident MR

Applicant Information

Applicant Name: Matthew E. Brobst
Applicant Address: 5909 Summit Bridge Road
City Townsend State DE Zip: 19734
Applicant Phone #: 302-275-3549 Applicant e-mail: brobsthomeimprovements@gmail.com

Owner Information

Owner Name: Matthew E. Brobst
Owner Address: 5909 Summit Bridge Road
City Townsend State DE Zip: 19734 Purchase Date: 6/7/2019
Owner Phone #: 302-275-3549 Owner e-mail: brobsthomeimprovements@gmail.com

Agent/Attorney Information

Agent/Attorney Name: _____
Agent/Attorney Address: _____
City _____ State _____ Zip: _____
Agent/Attorney Phone #: _____ Agent/Attorney e-mail: _____

Signature of Owner/Agent/Attorney

Matthew Brobst

Date: 5/13/2020



Criteria for a Variance: (Please provide a written statement regarding each criteria).

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Variance to be granted.

In granting any variance the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Zoning Ordinance or Code. The Board is empowered in no case, however, to grant a variance in the use of land or structures thereon.

1. Uniqueness of property:

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.

The property in Keenwik on the Bay is narrow so the contractor utilized the existing footprint and built up with the third story addition that included a front porch.

2. Cannot otherwise be developed:

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

The property in the Keenwik on the Bay is narrow which is why the approved plans included the third story addition and a front porch.

3. Not created by the applicant:

That such exceptional practical difficulty has not been created by the appellant.

The contractor/homeowner, in looking at the land survey, used the property set back from the road to the structure and not the structure to the actual property line. The contractor thought the road was the actual property line.

4. Will not alter the essential character of the neighborhood:

That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

The front porch adds character to the house and gives the house additional curb appeal. The structure does not permanently impair the use of development of any adjacent property, nor is it detrimental to the public welfare.

5. Minimum variance:

That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

The minimum allowance of variance requested is 5.2 feet to accommodate the front porch structure.

NOTES:

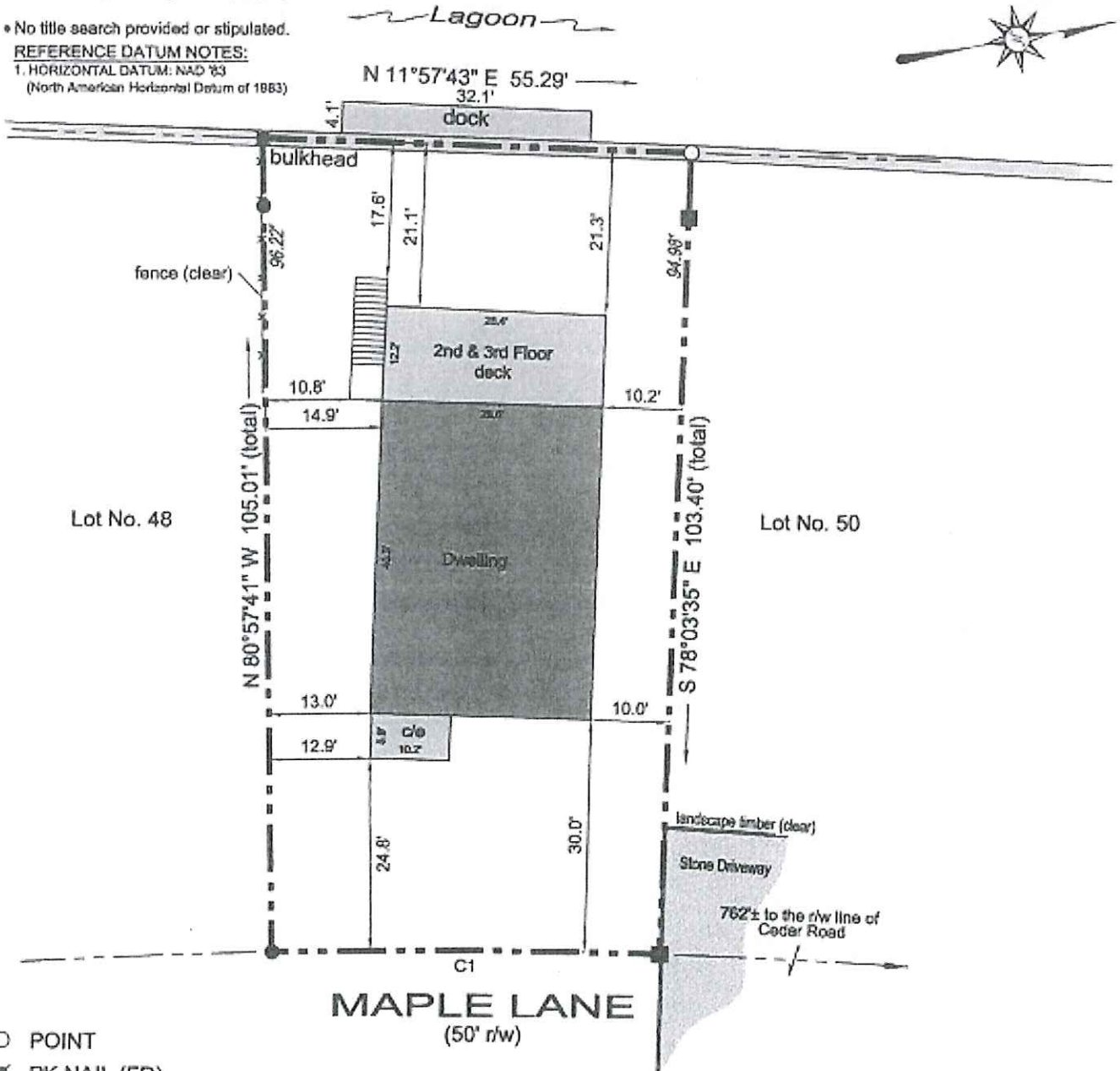
• Other than shown, this plat and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property.

• No title search provided or stipulated.

REFERENCE DATUM NOTES:

1. HORIZONTAL DATUM: NAD 83
(North American Horizontal Datum of 1983)

PROPERTY LINE CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	844.54'	50.01'	50.00'	S 10°18'04" W	3°02'00"



- POINT
 - ✕ PK NAIL (FD)
 - 3/4" PIPE (FD)
 - CONC. MON. (FD)
- SCALE: 1"=20'

AREA: 5,472 SQ. FT.
TAX MAP NO. 5-33-19.12-112

Lands of MATTHEW E. BROBST and YVONNE BROBST.
Being known as LOT NO. 49, SUBDIVISION NO. 5,
TRACT 10, KEEN WIK. Ref: Plat Book 6, Page 42.

FIRM INFORMATION:
100029 - 0654 - K
MARCH 16, 2015
ZONE: "AE", B.F.E.= 4.0'
& "X", Shaded
CLASS "B" SURVEY

HUNDRED: BALTIMORE
COUNTY: SUSSEX
STATE OF DELAWARE
DATE OF ORIGINAL: 05-14-2020
DRAWN BY: MICHAEL LOVELAND

SIMPLER SURVEYING & ASSOCIATE, INC.
32486 POWELL FARM ROAD, FRANKFORD, DE 19945
www.delawaresurveyor.com
PHONE: (302) 539-7873 FAX: (302) 539-4336



I, Gregory M. Hook, 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 herein shall necessitate a new review and certification for any official or legal use.







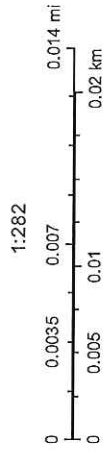


Sussex County



PIN:	533-19.12-112.00
Owner Name	BROBST MATTHEW E
Book	5071
Mailing Address	5909 SUMMIT BRIDGE RD
City	TOWNSEND
State	DE
Description	MAPLE LANEKEENWIK
Description 2	LOT 49 SUBD 5 TRACT
Description 3	10
Land Code	

- polygonLayer
- Override 1
- polygonLayer
- Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries



**Board of Adjustment Application
Sussex County, Delaware**

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Case # 12462
Hearing Date Aug 17
202005297

Type of Application: (please check all applicable)

Variance

Special Use Exception

Administrative Variance

Appeal

Existing Condition

Proposed

Code Reference (office use only)

115-34 115-182

Site Address of Variance/Special Use Exception:

39701 Windswept Way, Bethany Beach, DE 19930

Variance/Special Use Exception/Appeal Requested:

The dwelling meets the front setback per final survey provided on site but the front steps extend nine (9) feet in front of the dwelling projecting towards the front property line, making the steps encroach four (4) feet into the allowable setback for steps. Per county code, chapter 115 zoning, article XXV supplementary regulations, section 182 front yards, subsection D

Tax Map #: 1.34-9.00-535.00

Property Zoning: MR

Applicant Information

Applicant Name: Winchester Construction Co., Inc. (Andrew G. Smith)

Applicant Address: 1114 Benfield Blvd., Suite L

City Millersville State MD Zip: 21108

Applicant Phone #: (410) 987-5905 Applicant e-mail: andrew@winchesterinc.com

Owner Information

Owner Name: Barbara J. Bainum, Trustee

Owner Address: 6415 Shadow Road

City Chevy Chase State MD Zip: 20815 Purchase Date: _____

Owner Phone #: (301) 656-2035 Owner e-mail: stillmanent@gmail.com

Agent/Attorney Information

Agent/Attorney Name: _____

Agent/Attorney Address: _____

City _____ State _____ Zip: _____

Agent/Attorney Phone #: _____ Agent/Attorney e-mail: _____

Signature of Owner/Agent/Attorney



Date: 5/20/20



Criteria for a Variance: (Please provide a written statement regarding each criteria).

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Variance to be granted.

In granting any variance the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Zoning Ordinance or Code. The Board is empowered in no case, however, to grant a variance in the use of land or structures thereon.

1. Uniqueness of property:

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.

The BFE and DNREC elevation and setback requirements dictate the house location and finished floor elevations in such a manner that the only way to safely traverse from the driveway grade elevation to the first finished floor is to extend the entry stairs toward the the front yard, which results in an encroachment on the allowable setback for steps

2. Cannot otherwise be developed:

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

This is an As-Built condition and cannot be further developed. The new home has been constructed per approved permit documentation, which also shows the entry stair extending into the front yard. The stair layout is the most sensible and safe means of egress for the home.

3. Not created by the applicant:

That such exceptional practical difficulty has not been created by the appellant.

The home has been constructed per the approved permit documentation, which also shows the entry stairs extending towards the front yard as built. At the time of permit approval, no mention of a Variance or change in design was mentioned and thus the home was constructed as designed and permitted.

4. Will not alter the essential character of the neighborhood:

That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

The front entry stairs do not impair use or development of adjacent properties. This condition appears to be similar to other neighboring homes within the community.

5. Minimum variance:

That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Variance request is being submitted to address an As-Built condition and as documented on the enclosed plat plan. This represents the full extent of the needed variance and no further relief is requested, nor anticipated as a result.

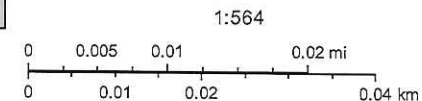


PIN:	134-9.00-535.00
Owner Name	BAINUM BARBARA J TTEE
Book	4289
Mailing Address	6415 SHADOW RD
City	CHEVY CHASE
State	MD
Description	OCEAN BREEZES
Description 2	PHASE 1
Description 3	LOT4
Land Code	

- polygonLayer**

 - Override 1
- polygonLayer**

 - Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries



Barbara J. Bainum, Trustee

Board of Adjustment

Case No. 12462

Barbara J. Bainum Trustee
39701 Windswept Way
Bethany Beach, Delaware
SCTP No. 134-9.00-535.00

David C. Hutt, Esquire
Morris James LLP
Public Hearing

08/17/2020

Table of Contents

1. Board of Adjustment Application, Case No. 12462
2. Title to Property: Deed: Dated July 13, 2018, Deed Book 4920, Page 34
3. Final Location Survey, 03/27/2020
4. Original Building Permit, 10/21/2015
5. Renewal (and Revised) Building Permit, 09/19/2016
6. Building Permit Plan Set, 10/02/2015
7. DNREC, Approval of Application No. BP5095, 10/08/2015
8. DNREC, Approval of Application No. BP5584, 03/26/2019
9. Certificate of Occupancy/Compliance, 05/21/2020
10. Pictures of Home

TAB “1”

**Board of Adjustment Application
Sussex County, Delaware**

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Case # _____
Hearing Date _____

Type of Application: (please check all applicable)

Variance
Special Use Exception
Administrative Variance
Appeal

Existing Condition
Proposed
Code Reference (office use only)

Site Address of Variance/Special Use Exception:

39701 Windswept Way, Bethany Beach, DE 19930

Variance/Special Use Exception/Appeal Requested:

The dwelling meets the front setback per final survey provided on site but the front steps extend nine (9) feet in front of the dwelling projecting towards the front property line, making the steps encroach four (4) feet into the allowable setback for steps. Per county code, chapter 115 zoning, article XXV supplementary regulations, section 182 front yards, subsection D

Tax Map #: 1.34-9.00-535.00

Property Zoning: MR

Applicant Information

Applicant Name: Winchester Construction Co., Inc. (Andrew G. Smith)
Applicant Address: 1114 Benfield Blvd., Suite L
City Millersville State MD Zip: 21108
Applicant Phone #: (410) 987-5905 Applicant e-mail: andrew@winchesterinc.com

Owner Information

Owner Name: Barbara J. Bainum, Trustee
Owner Address: 6415 Shadow Road
City Chevy Chase State MD Zip: 20815 Purchase Date: _____
Owner Phone #: (301) 656-2035 Owner e-mail: stillmanent@gmail.com

Agent/Attorney Information

Agent/Attorney Name: _____
Agent/Attorney Address: _____
City _____ State _____ Zip: _____
Agent/Attorney Phone #: _____ Agent/Attorney e-mail: _____

Signature of Owner/Agent/Attorney



Date: 5/20/20



Criteria for a Variance: (Please provide a written statement regarding each criteria).

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Variance to be granted.

In granting any variance the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Zoning Ordinance or Code. The Board is empowered in no case, however, to grant a variance in the use of land or structures thereon.

1. Uniqueness of property:

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.

The BFE and DNREC elevation and setback requirements dictate the house location and finished floor elevations in such a manner that the only way to safely traverse from the driveway grade elevation to the first finished floor is to extend the entry stairs toward the the front yard, which results in an encroachment on the allowable setback for steps

2. Cannot otherwise be developed:

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

This is an As-Built condition and cannot be further developed. The new home has been constructed per approved permit documentation, which also shows the entry stair extending into the front yard. The stair layout is the most sensible and safe means of egress for the home.

3. Not created by the applicant:

That such exceptional practical difficulty has not been created by the appellant.

The home has been constructed per the approved permit documentation, which also shows the entry stairs extending towards the front yard as built. At the time of permit approval, no mention of a Variance or change in design was mentioned and thus the home was constructed as designed and permitted.

4. Will not alter the essential character of the neighborhood:

That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

The front entry stairs do not impair use or development of adjacent properties. This condition appears to be similar to other neighboring homes within the community.

5. Minimum variance:

That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Variance request is being submitted to address an As-Built condition and as documented on the enclosed plat plan. This represents the full extent of the needed variance and no further relief is requested, nor anticipated as a result.

Criteria for a Special Use Exception: (Please provide a written statement regarding each criteria)

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Special Use Exception to be granted.

1. Such exception will not substantially affect adversely the uses of adjacent and neighboring property.

2. Any other requirements which apply to a specific type of special use exception as required by the Sussex County Code. (Ex. Time limitations – 5 year maximum)

Basis for Appeal: (Please provide a written statement regarding reason for appeal)

Check List for Applications

The following shall be submitted with the application

- Completed Application
- Provide a survey of the property (Variance)
 - Survey shall show the location of building(s), building setbacks, stairs, deck, etc.
 - Survey shall show distances from property lines to buildings, stairs, deck, etc.
 - Survey shall be signed and sealed by a Licensed Surveyor.
- Provide a Site Plan or survey of the property (Special Use Exception)
- Provide Fee \$400.00
- Provide written response to criteria for Variance or Special Use Exception (may be on a separate document if not enough room on the form)
- Copy of Receipt (staff)
- Optional - Additional information for the Board to consider (ex. photos, letters from neighbors, etc.)
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearing for the application.

**Please be advised that the decision of the Board of Adjustment is only final when the written decision is filed with the Board's secretary. To determine whether the written decision has been filed, you may call the Planning & Zoning Department at 302-855-7878. The written decision is generally completed within thirty (30) to sixty (60) days following the Board's vote on the application or appeal. Please include the case number when calling about the decision.*

**Please be advised that any action taken in reliance of the Board's decision prior to the filing of the written decision and the expiration of any applicable appeal period is taken at the Property Owner's Risk.*

The undersigned acknowledges that that he or she has read the application completely and that if the appellant / applicant is unable to convince the Board that the standards for granting relief have been met, the appeal / application will be denied.

Signature of Owner/Agent/Attorney



Date: 5/20/2020

For office use only:

Date Submitted: _____ Fee: \$400.00 Check #: _____
 Staff accepting application: _____ Application & Case #: _____
 Location of property: _____

Subdivision: _____ Lot#: _____ Block#: _____
 Date of Hearing: _____ Decision of Board: _____

TAB “2”

TAX MAP NO. 1-34-9.00-535.00
PREPARED BY/RETURN TO:
Scott and Shuman, P.A.
33292 Coastal Highway, Suite 3
Bethany Beach, DE 19930
File No. 14-6159/SW

DEED

THIS DEED is made as of the 25 day of July, 2014, between, **Stewart W. Bainum, Jr., Trustee of the Barbara J. Bainum 2010 Family Trust Dated April 9, 2010**, of 6415 Shadow Road, Chevy Chase, MD 20815, party of the first part, and **Barbara J. Bainum, Trustee of the Barbara J. Bainum Declaration of Trust Dated December 20, 1996**, of 6415 Shadow Road, Chevy Chase, MD 20815, party of the second part.

WITNESSETH, that the said party 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 grants and conveys unto the said party of the second part, its 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 Baltimore Hundred, Sussex County, State of Delaware, being known and designated as **LOT NO. FOUR (4), OCEAN BREEZES SUBDIVISION**, as more particularly bounded and described on a Plot of Ocean Breezes Subdivision, prepared by Soule and Associates, P.C., of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Plot Book 61, Page 44, &c., as follows, to wit:

BEGINNING at an iron rod found in the Eastern line of Windswept Way at 50 feet wide, said rod being a corner with Lot 5 to the South; thence with the Eastern line of Windswept Way, North 01 degrees 33 minutes 35 seconds West, 75.00 feet to an iron rod found, a corner with a 6 foot wide public beach access; thence with said public beach access, North 88 degrees 26 minutes 25 seconds East, 180.63 feet to a point in the line of Strand; thence with Strand, South 01 degrees 31 minutes 38 seconds West, 75.11 feet to a point, a corner with Lot 5 to the South; thence with Lot 5, South 88 degrees 26 minutes 25 seconds West, 176.59 feet to the point and place of beginning containing 13,395.75 square feet of land more or less, as surveyed by Charles L. Coffman, II, Land Surveyor, dated February 7, 2007.

MS

50

SUBJECT TO the Ocean Breezes Declaration of Covenants, Conditions and Restrictions of record in the Office of the Recorder of Deeds, aforesaid, in Deed Book 2281, Page 336, &c.

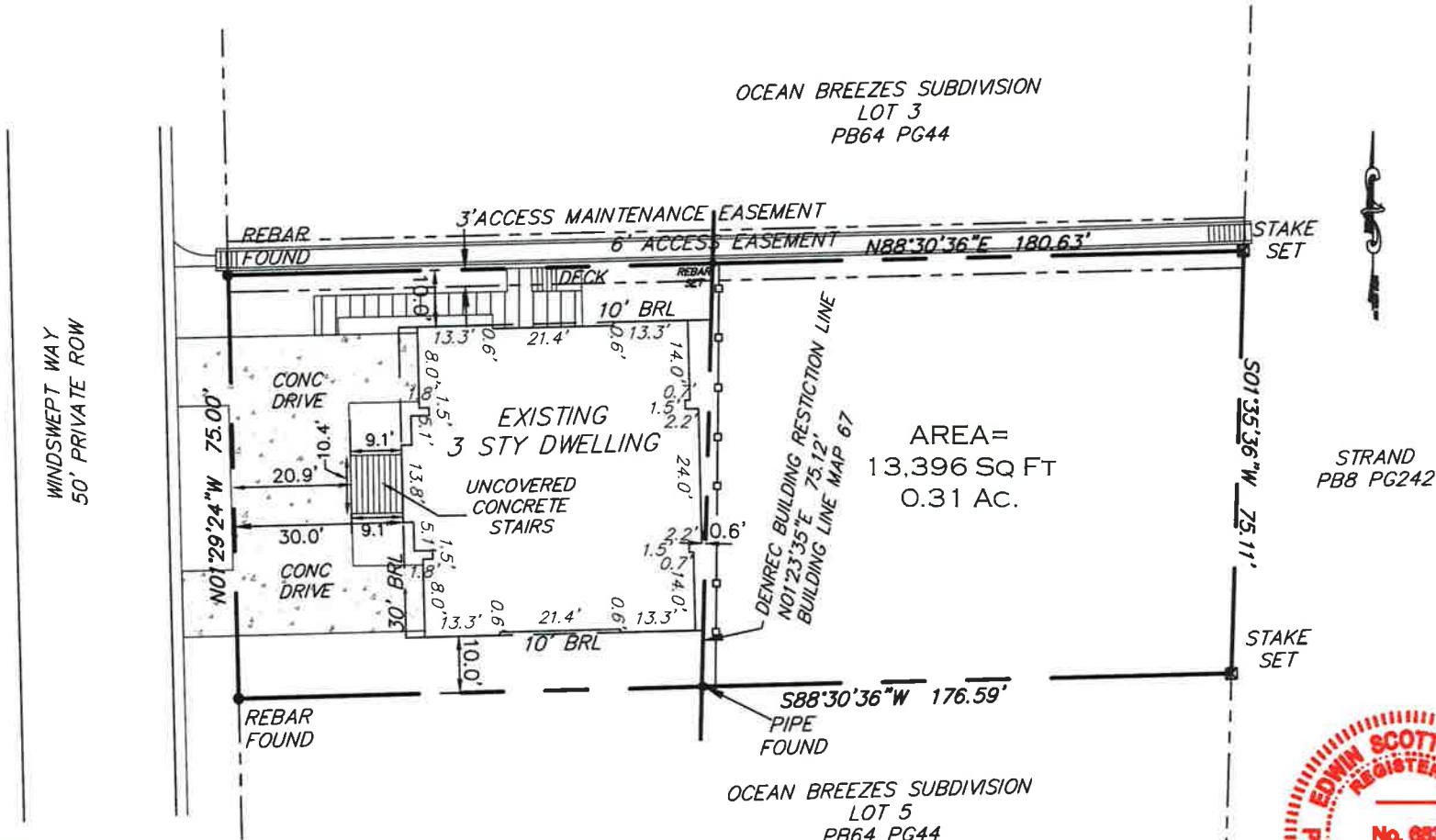
THE ROADS in **OCEAN BREEZES SUBDIVISION** are private, and maintenance of the roads within **OCEAN BREEZES SUBDIVISION** is the responsibility of the developer and/or Homeowner's Association and is not the responsibility of the State of Delaware or Sussex County.

BEING the same property conveyed to Barbara J. Bainum 2010 Family Trust Dated April 9, 2010 by Deed dated March 28, 2011, of Stillman Enterprises, LLC, a Delaware limited liability company, as filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 3880 at page 27.

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.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK
SIGNATURE PAGE TO IMMEDIATELY FOLLOW

TAB “3”



SITE DATA-
 CURRENT OWNER-
 BARBARA J. BAINUM 2010 FAMILY TRUST
 DATUM- NAVD88
 FIRM- 10005C0516K
 ZONE AO
 DEPTH 2'
 NO COASTAL BARRIER ZONE
 PUBLIC SEWER & WATER

OCEAN BREEZES SUBDIVISION
 LOT 5
 PB64 PG44



E. Scott Wallis
 5-20-20
 CERTIFIED CORRECT
 AS SHOWN

AXIOM
 ENGINEERING L.L.C.
 18 CHESTNUT STREET
 GEORGETOWN, DE 19947
 (302) 855-0810
 FAX: 855-0812
 E-MAIL: AXIOM@AXENG.COM
 WEB: WWW.AXENG.COM

FINAL LOCATION SURVEY
 LOT 4 OCEAN BREEZES
 39701 WINDSWEEP WAY
 NORTH BETHANY BEACH, SUSSEX COUNTY, DELAWARE

SCALE	1"=30'	0299-1401
DESIGNED	ESW	EXHIBIT
DRAWN	ESW	
CHECKED		
DATE	3-27-20	
T.M.	134-9.00-535	

AB

TAB "4"



**Sussex County
Building Permit**
P.O. Box 589
Georgetown, DE 19947
302-855-7720

Application Number
201507280
Issue Date: 10/21/2015
Expire Date: 10/20/2016

Permit Type: DWELLING OUT OF TOWN

Parcel ID	Address	Zone Code
134-9.00-535.00	39701 WINDSWEPT WAY, BETHANY BEACH	MR

Owner Information	Applicant Information
Name: BAINUM, BARBARA J TRUSTEE Phone:	Name: BAINUM, BARBARA J TRUSTEE Phone:

Contractor Information	
Name: BAINUM, BARBARA J TRUSTEE CID: 1024490 Phone:	License Number: License Exp. Date: Insurance Exp. Date:

Building Information
Proposed Use: DWELLING RESIDENTAL Construction Type: Estimated Cost of Construction: \$ 306,790 Cannot Occupy More than _____ of Total Lot Area Distance from any Dwelling of other Ownership: _____ Distance from any other Mobile Home or Accessory Structure: _____

Property Information	
Facing Property from Road Front Setback: _____ / _____ Side Setback: _____ / _____ Maximum Building Height: 42' FLOOD ZONE Flood Zone: AO/VE P 516 K See Attached Flood Plan Construction Review Coastal and Flood-Prone Area Building Requirements.	Rear Setback: _____ / _____ Corner Setback: _____ / _____ Location Description: <u>OCEAN BREEZES PHASE 1 LOT4</u>

Project Description: DWELLING

Scope of Work:

2 ST DWELLING 55X52 GARAGE 26X20X2 PORCH 22X55
PORCH 24X6

Permit Details:

BP# 5095



Signature of Approving Official



Signature of Owner/Contractor

Building Permit Application:

ZONING AND BUILDING PERMIT will expire one (1) year from the date of issue. Permit may be renewed if construction has begun and continued in a normal manner and not discontinued for reasons other than those beyond the permit-holder's control. Grading or surface-shaping of the site shall not be considered as actual construction. Permit must be renewed prior to expiration date.

ASSESSORS AND INSPECTORS HAVE A RIGHT TO GO ON PREMISES TO ASSESS AND INSPECT PROPERTY. The owner or owners of these premises do hereby consent to the Board of Assessment, Planning and Zoning and Building Code Officials to enter upon said premises during the construction of which this PERMIT is granted, or within a reasonable time thereafter, for the purposes of assessing and inspecting said property, said consent being given on the signing of this permit.

THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION APPROVAL OF THIS PERMIT APPLICATION PERTAINS ONLY TO COMPLIANCE WITH SUSSEX COUNTY ZONING ORDINANCES. IT IS NOT TO BE CONSTRUED AS AN ALL INCLUSIVE APPROVAL FOR THE REQUIREMENTS OF ANY OTHER GOVERNMENTAL AGENCIES, WHICH MAY PERTAIN TO THIS SITE.

Permit Number	BP-41492	TOTAL FEES:	\$ 1,692.48
----------------------	----------	--------------------	-------------



Building Description

Total Bedrooms: 4		Heat Type: ELECTRIC
Full Baths: 4	Half Baths:	Roofing: SHINGLE
Total Rooms: 9		Exterior Walls: VINYL
Basement: NO		Foundation Type: SLAB
Interior Walls: DRYWALL		Fireplace Type: GAS FIREPLACE
Flooring:		Air Conditioning: Y
CARPET VINYL TILE HARDWOOD		

Additional Requirement/Restrictions

Fences

Fence may only be 3.5' tall around the front and back sides until 40 /30 . Thereafter, fence may be a maximum of 7' tall. On corner properties, the fence may only be 3' tall along the corner fronts and 25' from the intersection of property lines. Fence may go on property line.

Above-Ground Pools

Must have ladder up and locked at all times when not in use. Pool must be 4' high above grade. If not, a fence is required around perimeter of pool

In-Ground Pools

A minimum 4' tall fence must be around the perimeter of the pool. A minimum 3' walkway must be between the pool and fence. Gate must be locked at all times when the pool is not in use.

Pools or Guest Homes

No Cooking facilities of any kind are permitted in the structure. No separate electrical meters are permitted.

Campgrounds

Must conform to the location approved by the park.

Accessory Building 900 Square Feet or Greater

No more than four (4) vehicles permitted in structure without a Planning & Zoning Hearing.

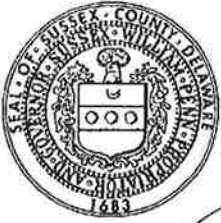
Agricultural Storage Structures

Storage only. NO LIVESTOCK PERMITTED.

Farm-Use Permits

Prior to issuance of the Certificate of Occupancy, it must be confirmed that the building will be used for farm use only. Otherwise, the permit will be voided and plans must be submitted to the Building Code Department.

TAB “5”



Sussex County
Building Permit
 P.O. Box 589
 Georgetown, DE 19947
 302-855-7720

Application Number
201507280
Issue Date: 09/19/2016
Expire Date: 09/19/2017

Permit Type: **RENEWAL PERMIT**

Parcel ID	Address	Zone Code
134-9.00-535-00	39701 WINDSWEPT WAY, BETHANY BEACH	MR

Owner Information	Applicant Information
Name: BAINUM, BARBARA J TRUSTEE Phone:	Name: BAINUM, BARBARA J TRUSTEE Phone:

Contractor Information	
Name: BAINUM, BARBARA J TRUSTEE CID: 1024490 Phone:	License Number: License Exp. Date: Insurance Exp. Date:

Building Information
Proposed Use: DWELLING RESIDENTAL Construction Type: Estimated Cost of Construction: \$ 306,790 Cannot Occupy More than _____ of Total Lot Area Distance from any Dwelling of other Ownership: _____ Distance from any other Mobile Home or Accessory Structure: _____

Property Information
Facing Property from Road Front Setback: _____ / _____ Rear Setback: _____ / _____ Side Setback: _____ / _____ Corner Setback: _____ / _____ Maximum Building Height: 42' Location Description: FLOOD ZONE OCEAN BREEZES PHASE 1 LOT4 Flood Zone: AO/VE P 516 K See Attached Flood Plan Construction Review Coastal and Flood-Prone Area Building Requirements.

Project Description: DWELLING

Scope of Work:

2 ST DWELLING 55X52 GARAGE 26X20X2 PORCH 22X55
PORCH 24X6

Permit Details:



 Signature of Approving Official



 Signature of Owner/Contractor

Building Permit Application:

I fully understand the Zoning Requirements of this permit.

ZONING AND BUILDING PERMIT will expire one (1) year from the date of issue. Permit may be renewed if construction has begun and continued in a normal manner and not discontinued for reasons other than those beyond the permit-holder's control. Grading or surface-shaping of the site shall not be considered as actual construction. Permit must be renewed prior to expiration date.

ASSESSORS AND INSPECTORS HAVE A RIGHT TO GO ON PREMISES TO ASSESS AND INSPECT PROPERTY. The owner or owners of these premises do hereby consent to the Board of Assessment, Planning and Zoning and Building Code Officials to enter upon said premises during the construction of which this PERMIT is granted, or within a reasonable time thereafter, for the purposes of assessing and inspecting said property, said consent being given on the signing of this permit.

THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION APPROVAL OF THIS PERMIT APPLICATION PERTAINS ONLY TO COMPLIANCE WITH SUSSEX COUNTY ZONING ORDINANCES. IT IS NOT TO BE CONSTRUED AS AN ALL INCLUSIVE APPROVAL FOR THE REQUIREMENTS OF ANY OTHER GOVERNMENTAL AGENCIES, WHICH MAY PERTAIN TO THIS SITE.

Permit Number	BP-58718	TOTAL FEES:	\$ 7.50
----------------------	----------	--------------------	---------





Sussex County Building Permit

P.O. Box 589
Georgetown, DE 19947
302-855-7720

Application Number

201507280

Issue Date: 10/21/2015

Expire Date: 10/20/2016

Permit Type: DWELLING OUT OF TOWN

Parcel ID	Address	Zone Code
134-9.00-535.00	39701 WINDSWEEP WAY, BETHANY BEACH	MR

Owner Information	Applicant Information
Name: BAINUM, BARBARA J TRUSTEE Phone:	Name: BAINUM, BARBARA J TRUSTEE Phone:

Contractor Information	
Name: BAINUM, BARBARA J TRUSTEE CID: 1024490 Phone:	License Number: License Exp. Date: Insurance Exp. Date:

Building Information
Proposed Use: DWELLING RESIDENTAL Construction Type: Estimated Cost of Construction: \$ 306,790 Cannot Occupy More than _____ of Total Lot Area Distance from any Dwelling of other Ownership: _____ Distance from any other Mobile Home or Accessory Structure: _____

Property Information	
Facing Property from Road Front Setback: _____ / _____ Side Setback: _____ / _____ Maximum Building Height: 42' FLOOD ZONE Flood Zone: AO/VE P 516 K See Attached Flood Plan Construction Review Coastal and Flood-Prone Area Building Requirements.	Rear Setback: _____ / _____ Corner Setback: _____ / _____ Location Description: OCEAN BREEZES PHASE 1 LOT4

Project Description: DWELLING

Scope of Work:

2 ST DWELLING 55X52 GARAGE 26X20X2 PORCH 22X55
PORCH 24X6

Permit Details:

BP# 5095
BRENDA CAME IN ON 9/15/16 WITH NEW
PLANS ON PILINGS/OK PER DAUNE/JEFF 9/16/

Signature of Approving Official

Signature of Owner/Contractor

Building Permit Application:

I fully understand the Zoning Requirements of this permit.

ZONING AND BUILDING PERMIT will expire one (1) year from the date of issue. Permit may be renewed if construction has begun and continued in a normal manner and not discontinued for reasons other than those beyond the permit-holder's control. Grading or surface-shaping of the site shall not be considered as actual construction. Permit must be renewed prior to expiration date.

ASSESSORS AND INSPECTORS HAVE A RIGHT TO GO ON PREMISES TO ASSESS AND INSPECT PROPERTY. The owner or owners of these premises do hereby consent to the Board of Assessment, Planning and Zoning and Building Code Officials to enter upon said premises during the construction of which this PERMIT is granted, or within a reasonable time thereafter, for the purposes of assessing and inspecting said property, said consent being given on the signing of this permit.

THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION APPROVAL OF THIS PERMIT APPLICATION PERTAINS ONLY TO COMPLIANCE WITH SUSSEX COUNTY ZONING ORDINANCES. IT IS NOT TO BE CONSTRUED AS AN ALL INCLUSIVE APPROVAL FOR THE REQUIREMENTS OF ANY OTHER GOVERNMENTAL AGENCIES, WHICH MAY PERTAIN TO THIS SITE.

Permit Number	BP-41492	TOTAL FEES:	\$ 1,692.48
---------------	----------	-------------	-------------



HOME

Application Entry - Munis [Sussex County, DE]

Search, Browse, Add, Update, Delete, Duplicate, Print, Text file, PDF, Excel, Word, Email, Attach, Maplink, Alerts, Quick Find, More...

Application 201507280 **Owner** 1024490 ...

Status A ACTIVE **Contractor** BAINUM, BARBARA J TRUSTEE

Department 112 - Assessment **Business** BAINUM, BARBARA J TRUSTEE

Project/Activity A007 DWELLING Active **Status code** O - OPEN

Description 1 2 ST DWELLING 55X52 GARAGE 26X20X2 PORCH 22X55 **Status memo** BRENDA 410-320-7368

Description 2 PORCH 24X6

Applicant O - OWNER **Assigned to**

Estimated cost 306,790 **Fees effective** 08/18/2015 **Permit** MULTIPLE

Property/Use	Legal Desc	Dates/Misc	Project Tracking	Permits	User Defined
Parcel	134-9 00-535 00		Seq	0	
Location	39701 WINDSWEEP WAY BETHANY BEACH DE 19930		Existing use		
Municipality	BB BETHANY BEACH		zoning	MR - MEDIUM-DENSITY RESIDENTIAL	
Subdivision			memo		
Lot/Section/Phase	4		flood zone		
Between			Proposed use	Y_RV RESIDENTIAL VACANT	
and			zoning	MR - MEDIUM-DENSITY RESIDENTIAL	
Location desc	OCEAN BREEZES PHASE 1 LOT4		memo		
			flood zone		
			Impervious surface	0	

- Prerequisites, Inspections, Contractors, Open Items, Browse History, Bonds, Septic, Parking
- Hazard/Restr, Dept/Bd Reviews, Names, Warnings, Find Related, Locations, Well, Buffering
- Plan Reviews, Violations, Text, Special Conditions, Find by Parcel

TAB “6”

See Attached Flood Risk
Consider the set
before and throughout
the design process.

See Attached Flood Risk
Consider the set
before and throughout
the design process.

A NEW OCEAN FRONT BEACH HOUSE
FOR
WIL BUSSE & BARBARA BAINUM
LOT #4 WINDSWEPT WAY
IN THE COMMUNITY OF
OCEAN BREEZES

PERMIT SET

See Attached Flood Risk
Consider the set
before and throughout
the design process.



GOOD ARCHITECTURE, PC
442 WEST STREET
ANNAPOLIS, MARYLAND

TO BE KEPT
ON JOB SITE

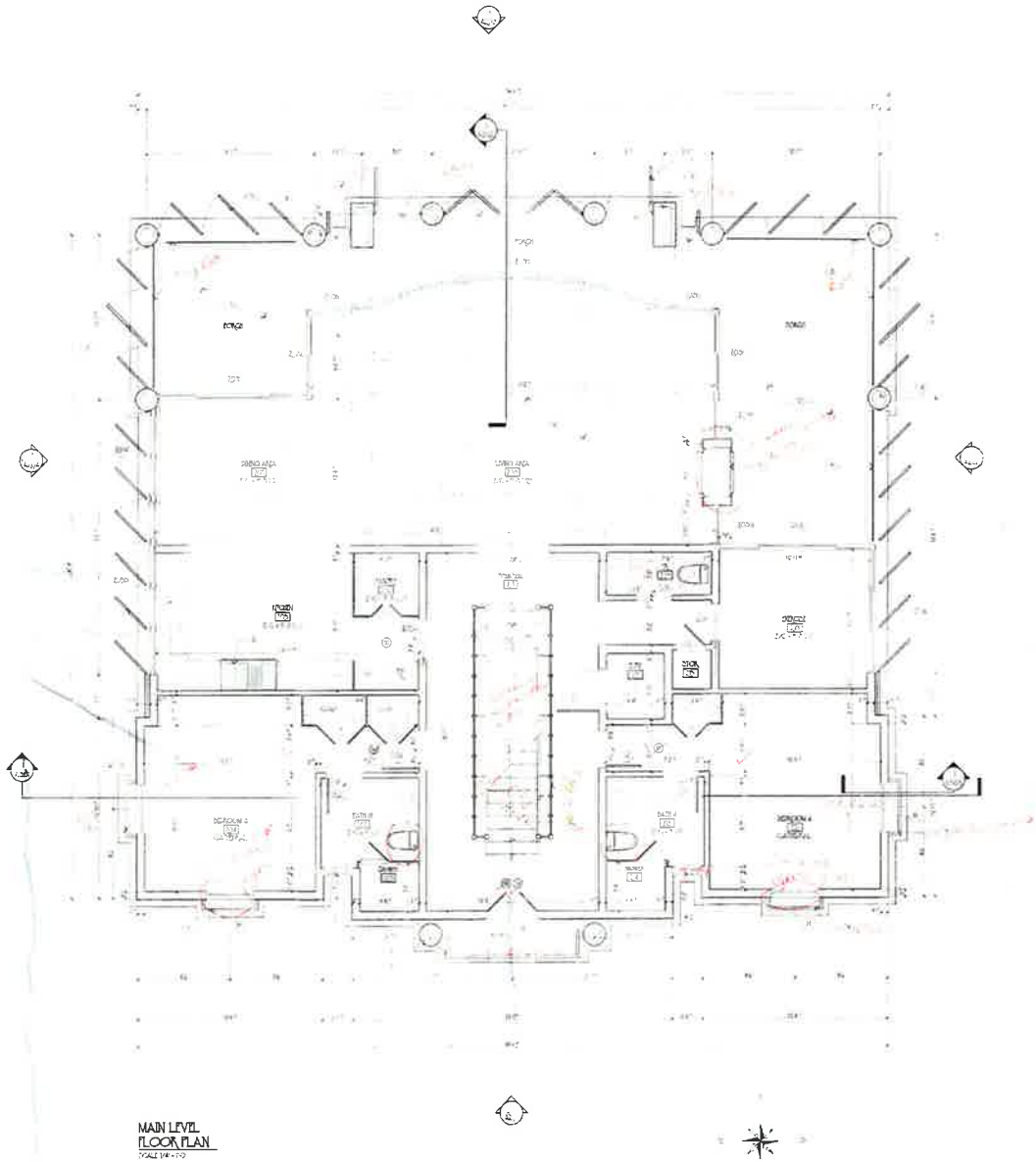
See Attached Flood Risk
Consider the set
before and throughout
the design process.

NO. 1011111
11/11/11
11/11/11

NOTHING GUARANTEED BY ARCHITECT OR ENGINEER
ALL INFORMATION IS SUBJECT TO CHANGE
NO PARTIAL RESPONSIBILITY OF THE
PROPERTY OWNER

BY _____

ORIGINAL



MAIN LEVEL
FLOOR PLAN
SCALE 1/4" = 1'-0"

CODED NOTES

- 1. FINISH FLOOR
- 2. FINISH FLOOR WITH 1/2" GYP BOARD
- 3. EXISTING WALLS AND PARTIAL PARTS
- 4. NEW WALL PARTS
- 5. CONCRETE FLOOR SLAB 12" THICK
- 6. CONCRETE FLOOR SLAB 8" THICK
- 7. CONCRETE FLOOR SLAB 6" THICK
- 8. CONCRETE FLOOR SLAB 4" THICK
- 9. CONCRETE FLOOR SLAB 2" THICK
- 10. CONCRETE FLOOR SLAB 1" THICK
- 11. CONCRETE FLOOR SLAB 0.5" THICK
- 12. CONCRETE FLOOR SLAB 0.25" THICK
- 13. CONCRETE FLOOR SLAB 0.125" THICK
- 14. CONCRETE FLOOR SLAB 0.0625" THICK
- 15. CONCRETE FLOOR SLAB 0.03125" THICK
- 16. CONCRETE FLOOR SLAB 0.015625" THICK
- 17. CONCRETE FLOOR SLAB 0.0078125" THICK
- 18. CONCRETE FLOOR SLAB 0.00390625" THICK
- 19. CONCRETE FLOOR SLAB 0.001953125" THICK
- 20. CONCRETE FLOOR SLAB 0.0009765625" THICK
- 21. CONCRETE FLOOR SLAB 0.00048828125" THICK
- 22. CONCRETE FLOOR SLAB 0.000244140625" THICK
- 23. CONCRETE FLOOR SLAB 0.0001220703125" THICK
- 24. CONCRETE FLOOR SLAB 0.00006103515625" THICK
- 25. CONCRETE FLOOR SLAB 0.000030517578125" THICK
- 26. CONCRETE FLOOR SLAB 0.0000152587890625" THICK
- 27. CONCRETE FLOOR SLAB 0.00000762939453125" THICK
- 28. CONCRETE FLOOR SLAB 0.000003814697265625" THICK
- 29. CONCRETE FLOOR SLAB 0.0000019073486328125" THICK
- 30. CONCRETE FLOOR SLAB 0.00000095367431640625" THICK
- 31. CONCRETE FLOOR SLAB 0.000000476837158203125" THICK
- 32. CONCRETE FLOOR SLAB 0.0000002384185791015625" THICK
- 33. CONCRETE FLOOR SLAB 0.00000011920928955078125" THICK
- 34. CONCRETE FLOOR SLAB 0.000000059604644775390625" THICK
- 35. CONCRETE FLOOR SLAB 0.0000000298023223876953125" THICK
- 36. CONCRETE FLOOR SLAB 0.00000001490116119384765625" THICK
- 37. CONCRETE FLOOR SLAB 0.000000007450580596923828125" THICK
- 38. CONCRETE FLOOR SLAB 0.0000000037252902984619140625" THICK
- 39. CONCRETE FLOOR SLAB 0.00000000186264514923095703125" THICK
- 40. CONCRETE FLOOR SLAB 0.000000000931322574615478515625" THICK
- 41. CONCRETE FLOOR SLAB 0.0000000004656612873077392578125" THICK
- 42. CONCRETE FLOOR SLAB 0.00000000023283064365386962890625" THICK
- 43. CONCRETE FLOOR SLAB 0.000000000116415321826934814453125" THICK
- 44. CONCRETE FLOOR SLAB 0.0000000000582076609134674071875" THICK
- 45. CONCRETE FLOOR SLAB 0.00000000002910383045673370359375" THICK
- 46. CONCRETE FLOOR SLAB 0.000000000014551915228366851796875" THICK
- 47. CONCRETE FLOOR SLAB 0.0000000000072759576141834258984375" THICK
- 48. CONCRETE FLOOR SLAB 0.00000000000363797880709171294921875" THICK
- 49. CONCRETE FLOOR SLAB 0.000000000001818989403545856474609375" THICK
- 50. CONCRETE FLOOR SLAB 0.0000000000009094947017729282373046875" THICK
- 51. CONCRETE FLOOR SLAB 0.00000000000045474735088646411865234375" THICK
- 52. CONCRETE FLOOR SLAB 0.000000000000227373675443232059326171875" THICK
- 53. CONCRETE FLOOR SLAB 0.0000000000001136868377216160296630859375" THICK
- 54. CONCRETE FLOOR SLAB 0.00000000000005684341886080301483154296875" THICK
- 55. CONCRETE FLOOR SLAB 0.000000000000028421709430401507415771484375" THICK
- 56. CONCRETE FLOOR SLAB 0.00000000000001421085471520075370788721875" THICK
- 57. CONCRETE FLOOR SLAB 0.000000000000007105427357600376853943609375" THICK
- 58. CONCRETE FLOOR SLAB 0.0000000000000035527136788001884269718046875" THICK
- 59. CONCRETE FLOOR SLAB 0.00000000000000177635683940009421348590234375" THICK
- 60. CONCRETE FLOOR SLAB 0.000000000000000888178419700047106742951171875" THICK
- 61. CONCRETE FLOOR SLAB 0.0000000000000004440892098500235533714755859375" THICK
- 62. CONCRETE FLOOR SLAB 0.00000000000000022204460492501177668573779296875" THICK
- 63. CONCRETE FLOOR SLAB 0.000000000000000111022302462505888342868896484375" THICK
- 64. CONCRETE FLOOR SLAB 0.000000000000000055511151231252941714434448221875" THICK
- 65. CONCRETE FLOOR SLAB 0.00000000000000002775557561562647085721722411171875" THICK
- 66. CONCRETE FLOOR SLAB 0.000000000000000013877787807813235428608612055859375" THICK
- 67. CONCRETE FLOOR SLAB 0.0000000000000000069388939039066177143043060279296875" THICK
- 68. CONCRETE FLOOR SLAB 0.00000000000000000346944695195330885715170301396484375" THICK
- 69. CONCRETE FLOOR SLAB 0.00000000000000000173472347597665442857551506798221875" THICK
- 70. CONCRETE FLOOR SLAB 0.0000000000000000008673617379883272142877575339911171875" THICK
- 71. CONCRETE FLOOR SLAB 0.00000000000000000043368086899416360714387876699555859375" THICK
- 72. CONCRETE FLOOR SLAB 0.00000000000000000021684043449708180357189383499779296875" THICK
- 73. CONCRETE FLOOR SLAB 0.000000000000000000108420217248540901785946917498896484375" THICK
- 74. CONCRETE FLOOR SLAB 0.000000000000000000054210108624270450892973458749448221875" THICK
- 75. CONCRETE FLOOR SLAB 0.00000000000000000002710505431213522544648672937472411171875" THICK
- 76. CONCRETE FLOOR SLAB 0.0000000000000000000135525271560676127232433646873611171875" THICK
- 77. CONCRETE FLOOR SLAB 0.00000000000000000000677626357803380636162168234368055859375" THICK
- 78. CONCRETE FLOOR SLAB 0.000000000000000000003388131789016903180810911718440279296875" THICK
- 79. CONCRETE FLOOR SLAB 0.0000000000000000000016940658945054515904455558596221875" THICK
- 80. CONCRETE FLOOR SLAB 0.000000000000000000000847032947252725795222777929811171875" THICK
- 81. CONCRETE FLOOR SLAB 0.00000000000000000000042351647362636397611138896490555859375" THICK
- 82. CONCRETE FLOOR SLAB 0.0000000000000000000002117582368131819880556944822779296875" THICK
- 83. CONCRETE FLOOR SLAB 0.00000000000000000000010587911840659094402772424113889649055859375" THICK
- 84. CONCRETE FLOOR SLAB 0.000000000000000000000052939559203295472013862120689649055859375" THICK
- 85. CONCRETE FLOOR SLAB 0.000000000000000000000026469779601647736006931034484822779296875" THICK
- 86. CONCRETE FLOOR SLAB 0.0000000000000000000000132348898008238868003465172424113889649055859375" THICK
- 87. CONCRETE FLOOR SLAB 0.00000000000000000000000661744490041194340017325862120689649055859375" THICK
- 88. CONCRETE FLOOR SLAB 0.0000000000000000000000033087224502059717000866286110344822779296875" THICK
- 89. CONCRETE FLOOR SLAB 0.00000000000000000000000165436122510298585004331430556724113889649055859375" THICK
- 90. CONCRETE FLOOR SLAB 0.0000000000000000000000008271806125514942750021665777779296875" THICK
- 91. CONCRETE FLOOR SLAB 0.000000000000000000000000413590306275747137500108288889649055859375" THICK
- 92. CONCRETE FLOOR SLAB 0.000000000000000000000000206795153137873568750005414444822779296875" THICK
- 93. CONCRETE FLOOR SLAB 0.00000000000000000000000010339757656893678437500027072224113889649055859375" THICK
- 94. CONCRETE FLOOR SLAB 0.0000000000000000000000000516987882844683921875000135361120689649055859375" THICK
- 95. CONCRETE FLOOR SLAB 0.00000000000000000000000002584939414223419609375000067680560344822779296875" THICK
- 96. CONCRETE FLOOR SLAB 0.0000000000000000000000000129246970711170980468750000338402801724113889649055859375" THICK
- 97. CONCRETE FLOOR SLAB 0.00000000000000000000000000646234853555854902343750000169201400862120689649055859375" THICK
- 98. CONCRETE FLOOR SLAB 0.00000000000000000000000000323117426777927451171875000008460070043056724113889649055859375" THICK
- 99. CONCRETE FLOOR SLAB 0.0000000000000000000000000016155871338896372558593750000042300350215286110344822779296875" THICK
- 100. CONCRETE FLOOR SLAB 0.0000000000000000000000000008077935669448187792968750000021150175107643056724113889649055859375" THICK

Handwritten notes in red ink:
 1. FINISH FLOOR WITH 1/2" GYP BOARD
 2. FINISH FLOOR WITH 1/4" GYP BOARD
 3. FINISH FLOOR WITH 1/8" GYP BOARD
 4. FINISH FLOOR WITH 1/16" GYP BOARD
 5. FINISH FLOOR WITH 1/32" GYP BOARD
 6. FINISH FLOOR WITH 1/64" GYP BOARD
 7. FINISH FLOOR WITH 1/128" GYP BOARD
 8. FINISH FLOOR WITH 1/256" GYP BOARD
 9. FINISH FLOOR WITH 1/512" GYP BOARD
 10. FINISH FLOOR WITH 1/1024" GYP BOARD
 11. FINISH FLOOR WITH 1/2048" GYP BOARD
 12. FINISH FLOOR WITH 1/4096" GYP BOARD
 13. FINISH FLOOR WITH 1/8192" GYP BOARD
 14. FINISH FLOOR WITH 1/16384" GYP BOARD
 15. FINISH FLOOR WITH 1/32768" GYP BOARD
 16. FINISH FLOOR WITH 1/65536" GYP BOARD
 17. FINISH FLOOR WITH 1/131072" GYP BOARD
 18. FINISH FLOOR WITH 1/262144" GYP BOARD
 19. FINISH FLOOR WITH 1/524288" GYP BOARD
 20. FINISH FLOOR WITH 1/1048576" GYP BOARD
 21. FINISH FLOOR WITH 1/2097152" GYP BOARD
 22. FINISH FLOOR WITH 1/4194304" GYP BOARD
 23. FINISH FLOOR WITH 1/8388608" GYP BOARD
 24. FINISH FLOOR WITH 1/16777216" GYP BOARD
 25. FINISH FLOOR WITH 1/33554432" GYP BOARD
 26. FINISH FLOOR WITH 1/67108864" GYP BOARD
 27. FINISH FLOOR WITH 1/134217728" GYP BOARD
 28. FINISH FLOOR WITH 1/268435456" GYP BOARD
 29. FINISH FLOOR WITH 1/536870912" GYP BOARD
 30. FINISH FLOOR WITH 1/1073741824" GYP BOARD
 31. FINISH FLOOR WITH 1/2147483648" GYP BOARD
 32. FINISH FLOOR WITH 1/4294967296" GYP BOARD
 33. FINISH FLOOR WITH 1/8589934592" GYP BOARD
 34. FINISH FLOOR WITH 1/17179869184" GYP BOARD
 35. FINISH FLOOR WITH 1/34359738368" GYP BOARD
 36. FINISH FLOOR WITH 1/68719476736" GYP BOARD
 37. FINISH FLOOR WITH 1/137438953472" GYP BOARD
 38. FINISH FLOOR WITH 1/274877906944" GYP BOARD
 39. FINISH FLOOR WITH 1/549755813888" GYP BOARD
 40. FINISH FLOOR WITH 1/1099511627776" GYP BOARD
 41. FINISH FLOOR WITH 1/2199023255552" GYP BOARD
 42. FINISH FLOOR WITH 1/4398046511104" GYP BOARD
 43. FINISH FLOOR WITH 1/8796093022208" GYP BOARD
 44. FINISH FLOOR WITH 1/17592186044416" GYP BOARD
 45. FINISH FLOOR WITH 1/35184372088832" GYP BOARD
 46. FINISH FLOOR WITH 1/70368744177664" GYP BOARD
 47. FINISH FLOOR WITH 1/140737488355328" GYP BOARD
 48. FINISH FLOOR WITH 1/281474976710656" GYP BOARD
 49. FINISH FLOOR WITH 1/562949953421312" GYP BOARD
 50. FINISH FLOOR WITH 1/1125899906842624" GYP BOARD
 51. FINISH FLOOR WITH 1/2251799813685248" GYP BOARD
 52. FINISH FLOOR WITH 1/4503599627370496" GYP BOARD
 53. FINISH FLOOR WITH 1/9007199254740992" GYP BOARD
 54. FINISH FLOOR WITH 1/18014398509481984" GYP BOARD
 55. FINISH FLOOR WITH 1/36028797018963968" GYP BOARD
 56. FINISH FLOOR WITH 1/72057594037927936" GYP BOARD
 57. FINISH FLOOR WITH 1/144115188075855872" GYP BOARD
 58. FINISH FLOOR WITH 1/288230376151711744" GYP BOARD
 59. FINISH FLOOR WITH 1/576460752303423488" GYP BOARD
 60. FINISH FLOOR WITH 1/1152921504606846976" GYP BOARD
 61. FINISH FLOOR WITH 1/2305843009213693952" GYP BOARD
 62. FINISH FLOOR WITH 1/4611686018427387904" GYP BOARD
 63. FINISH FLOOR WITH 1/9223372036854775808" GYP BOARD
 64. FINISH FLOOR WITH 1/18446744073709551616" GYP BOARD
 65. FINISH FLOOR WITH 1/36893488147419103232" GYP BOARD
 66. FINISH FLOOR WITH 1/73786976294838206464" GYP BOARD
 67. FINISH FLOOR WITH 1/147573952589676412928" GYP BOARD
 68. FINISH FLOOR WITH 1/295147905179352825856" GYP BOARD
 69. FINISH FLOOR WITH 1/590295810358705651712" GYP BOARD
 70. FINISH FLOOR WITH 1/1180591620717411303424" GYP BOARD
 71. FINISH FLOOR WITH 1/2361183241434822606848" GYP BOARD
 72. FINISH FLOOR WITH 1/4722366482869645213696" GYP BOARD
 73. FINISH FLOOR WITH 1/9444732965739290427392" GYP BOARD
 74. FINISH FLOOR WITH 1/18889465931478580854784" GYP BOARD
 75. FINISH FLOOR WITH 1/37778931862957161709568" GYP BOARD
 76. FINISH FLOOR WITH 1/75557863725914323419136" GYP BOARD
 77. FINISH FLOOR WITH 1/151115727451828646838272" GYP BOARD
 78. FINISH FLOOR WITH 1/302231454903657293676544" GYP BOARD
 79. FINISH FLOOR WITH 1/604462909807314587353088" GYP BOARD
 80. FINISH FLOOR WITH 1/1208925819614629174706176" GYP BOARD
 81. FINISH FLOOR WITH 1/2417851639229258349412352" GYP BOARD
 82. FINISH FLOOR WITH 1/4835703278458516698824704" GYP BOARD
 83. FINISH FLOOR WITH 1/9671406556917033397649408" GYP BOARD
 84. FINISH FLOOR WITH 1/19342813113834066795298816" GYP BOARD
 85. FINISH FLOOR WITH 1/38685626227668133590597312" GYP BOARD
 86. FINISH FLOOR WITH 1/77371252455336267181194624" GYP BOARD
 87. FINISH FLOOR WITH 1/15474250491067253436238928" GYP BOARD
 88. FINISH FLOOR WITH 1/30948500982134506872477856" GYP BOARD
 89. FINISH FLOOR WITH 1/61897001964269013744955712" GYP BOARD
 90. FINISH FLOOR WITH 1/123794003928538027489911424" GYP BOARD
 91. FINISH FLOOR WITH 1/247588007857076054979822848" GYP BOARD
 92. FINISH FLOOR WITH 1/495176015714152109959645696" GYP BOARD
 93. FINISH FLOOR WITH 1/990352031428304219919291392" GYP BOARD
 94. FINISH FLOOR WITH 1/1980704062856608439838582784" GYP BOARD
 95. FINISH FLOOR WITH 1/3961408125713216879677165568" GYP BOARD
 96. FINISH FLOOR WITH 1/7922816251426433759354331136" GYP BOARD
 97. FINISH FLOOR WITH 1/15845632502852867518708662272" GYP BOARD
 98. FINISH FLOOR WITH 1/31691265005705735037417324544" GYP BOARD
 99. FINISH FLOOR WITH 1/63382530011411470074834649088" GYP BOARD
 100. FINISH FLOOR WITH 1/126765060022822940149669298176" GYP BOARD



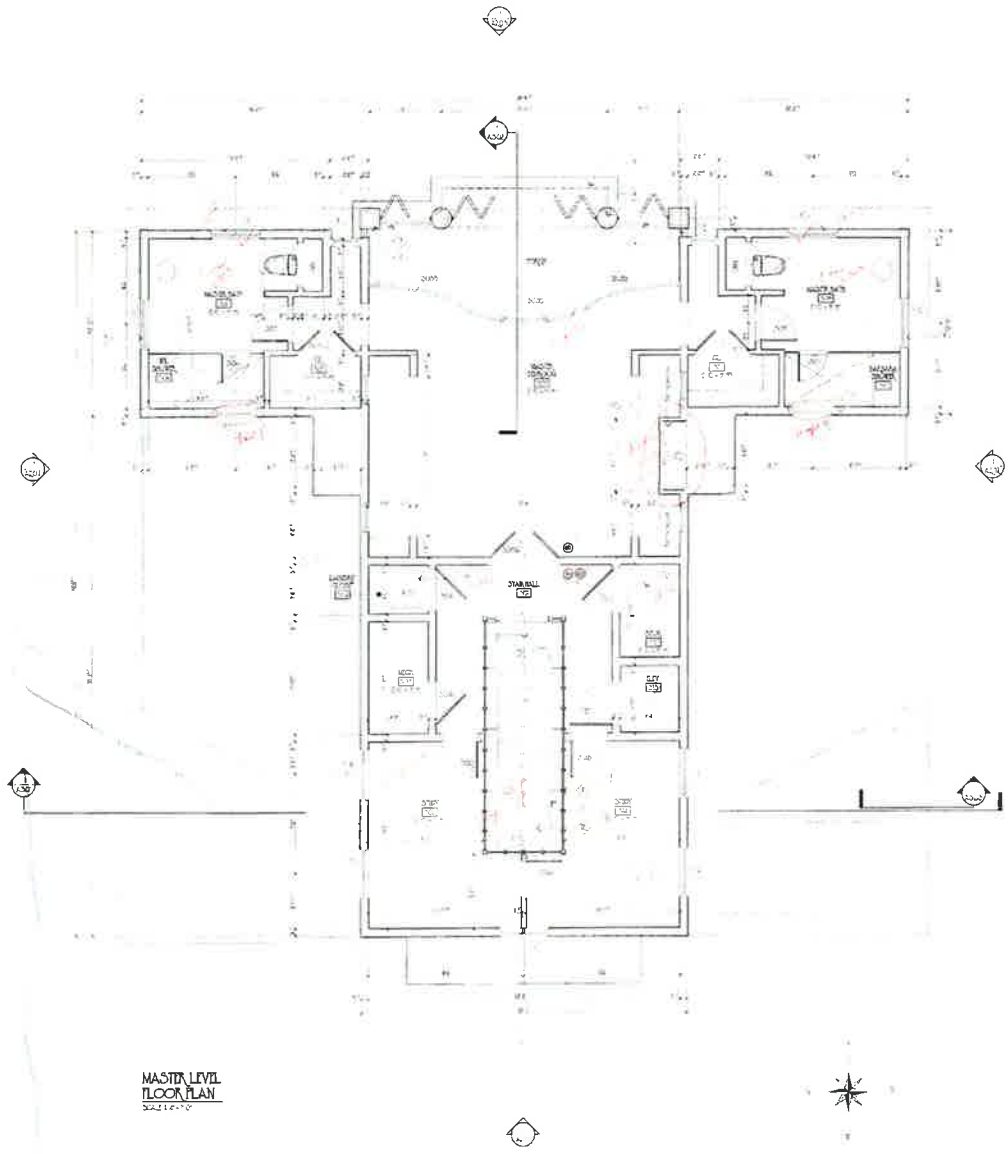
GOOD ARCHITECTURE
 ARCHITECTS & PLANNERS
 100 UNIVERSITY AVENUE, SUITE 200, CHICAGO, ILLINOIS 60607

OCEAN DRIZZLES
 LOT #4 UNIVERSITY WAY, BEACHVIEW ESTATES, DC 19100

DATE: 04/20/2018

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

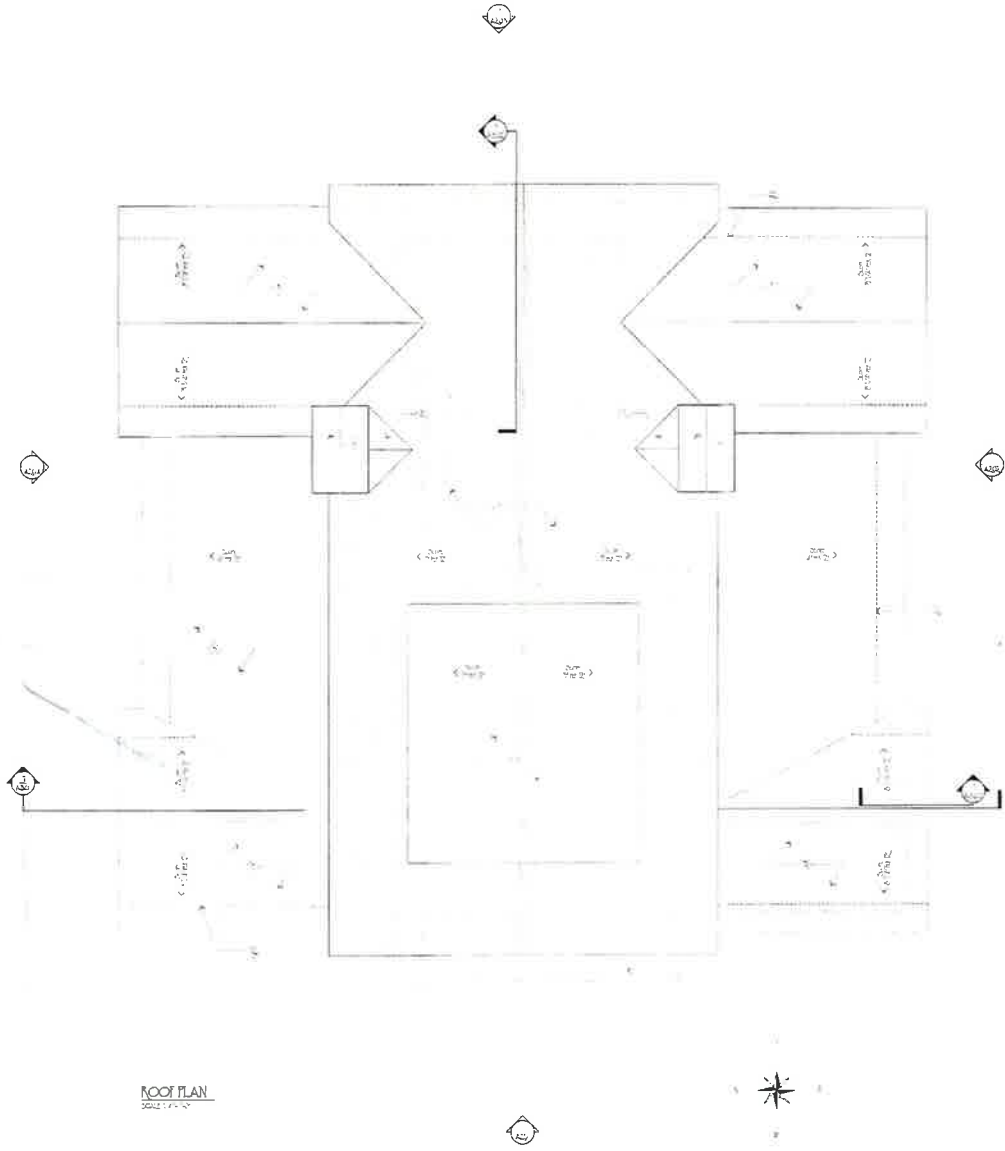
PROJECT: A102



MASTER LEVEL
FLOOR PLAN
SCALE: 1/8" = 1'-0"

CODED NOTES

- 1. WOOD LINO
- 2. MAIN SLIP AND CRACK BOARD
- 3. CERAMIC 12" x 12" ON 1/2" BED
- 4. BRASS HANDLES
- 5. CHINA CABINETS
- 6. CHINA CABINETS
- 7. BRASS HANDLES
- 8. BRASS HANDLES
- 9. BRASS HANDLES
- 10. BRASS HANDLES
- 11. BRASS HANDLES
- 12. BRASS HANDLES
- 13. BRASS HANDLES
- 14. BRASS HANDLES
- 15. BRASS HANDLES
- 16. BRASS HANDLES
- 17. BRASS HANDLES
- 18. BRASS HANDLES
- 19. BRASS HANDLES
- 20. BRASS HANDLES
- 21. BRASS HANDLES
- 22. BRASS HANDLES



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

CODED NOTES

- 1. ROOFING
- 2. MECHANICAL
- 3. ELECTRICAL
- 4. PLUMBING
- 5. ROOFING
- 6. MECHANICAL
- 7. ELECTRICAL
- 8. PLUMBING
- 9. ROOFING
- 10. MECHANICAL
- 11. ELECTRICAL
- 12. PLUMBING
- 13. ROOFING
- 14. MECHANICAL
- 15. ELECTRICAL
- 16. PLUMBING
- 17. ROOFING
- 18. MECHANICAL
- 19. ELECTRICAL
- 20. PLUMBING
- 21. ROOFING
- 22. MECHANICAL
- 23. ELECTRICAL
- 24. PLUMBING
- 25. ROOFING
- 26. MECHANICAL
- 27. ELECTRICAL
- 28. PLUMBING
- 29. ROOFING
- 30. MECHANICAL
- 31. ELECTRICAL
- 32. PLUMBING
- 33. ROOFING
- 34. MECHANICAL
- 35. ELECTRICAL
- 36. PLUMBING
- 37. ROOFING
- 38. MECHANICAL
- 39. ELECTRICAL
- 40. PLUMBING
- 41. ROOFING
- 42. MECHANICAL
- 43. ELECTRICAL
- 44. PLUMBING
- 45. ROOFING
- 46. MECHANICAL
- 47. ELECTRICAL
- 48. PLUMBING
- 49. ROOFING
- 50. MECHANICAL
- 51. ELECTRICAL
- 52. PLUMBING
- 53. ROOFING
- 54. MECHANICAL
- 55. ELECTRICAL
- 56. PLUMBING
- 57. ROOFING
- 58. MECHANICAL
- 59. ELECTRICAL
- 60. PLUMBING
- 61. ROOFING
- 62. MECHANICAL
- 63. ELECTRICAL
- 64. PLUMBING
- 65. ROOFING
- 66. MECHANICAL
- 67. ELECTRICAL
- 68. PLUMBING
- 69. ROOFING
- 70. MECHANICAL
- 71. ELECTRICAL
- 72. PLUMBING
- 73. ROOFING
- 74. MECHANICAL
- 75. ELECTRICAL
- 76. PLUMBING
- 77. ROOFING
- 78. MECHANICAL
- 79. ELECTRICAL
- 80. PLUMBING
- 81. ROOFING
- 82. MECHANICAL
- 83. ELECTRICAL
- 84. PLUMBING
- 85. ROOFING
- 86. MECHANICAL
- 87. ELECTRICAL
- 88. PLUMBING
- 89. ROOFING
- 90. MECHANICAL
- 91. ELECTRICAL
- 92. PLUMBING
- 93. ROOFING
- 94. MECHANICAL
- 95. ELECTRICAL
- 96. PLUMBING
- 97. ROOFING
- 98. MECHANICAL
- 99. ELECTRICAL
- 100. PLUMBING

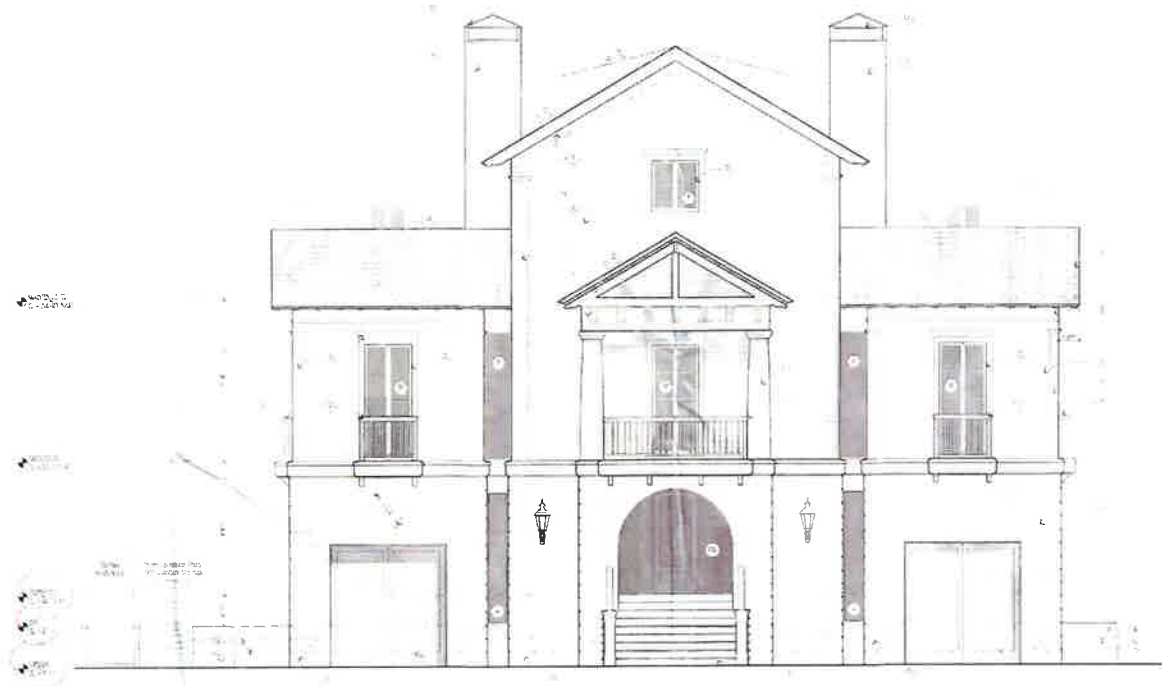


GOOD ARCHITECTURE

OCEAN PRIZES
LOT #1, WASHINGTON WAY, BOSTON, MASS 02108

DATE: 03/20/14

A104



WEST ELEVATION

CODED NOTES

- 1. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
- 2. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
- 3. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
- 4. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
- 5. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
- 6. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
- 7. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
- 8. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
- 9. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
- 10. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
- 11. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
- 12. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
- 13. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
- 14. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
- 15. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
- 16. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
- 17. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
- 18. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
- 19. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"
- 20. 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"



CODED NOTES

- 1. EXTERIOR FINISH
- 2. INTERIOR FINISH
- 3. ROOF FINISH
- 4. FLOOR FINISH
- 5. WALL FINISH
- 6. CEILING FINISH
- 7. PAINT
- 8. STAIN
- 9. GLASS
- 10. METAL
- 11. WOOD
- 12. BRICK
- 13. CONCRETE
- 14. ASPHALT
- 15. GROUND

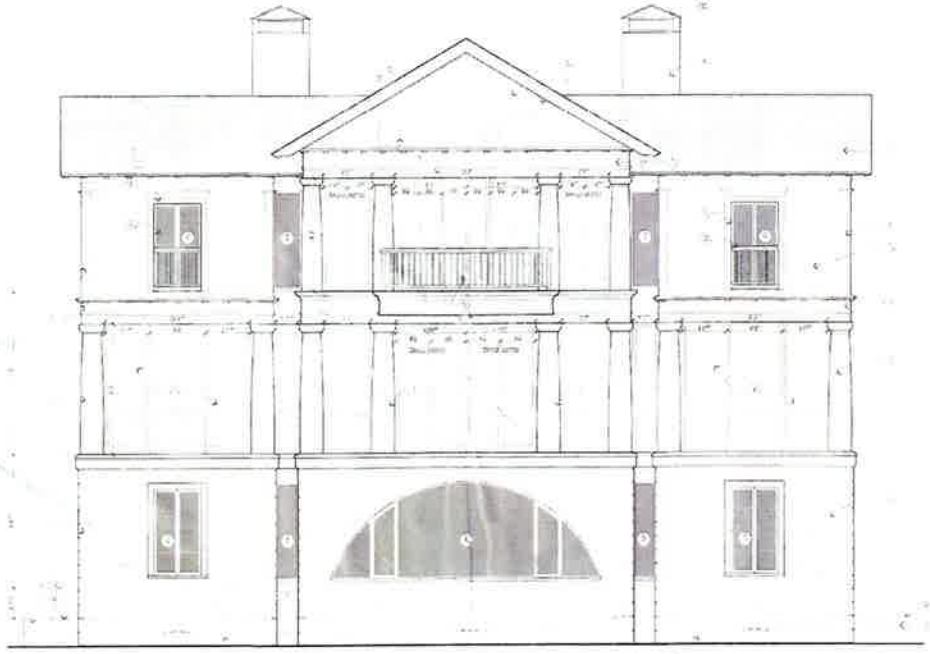


GOOD ARCHITECTURE
1000 10th Street, NW
Washington, DC 20004

OCEAN BREEZES
LOT 44 BRIDGEWAY WAY, BRIDGEWAY BEACH, FL 33430

DATE: 11/11/11
SCALE: 1/8" = 1'-0"
SHEET: 202

A202



1'-0" = 1'-0"
 1'-0" = 1'-0"
 1'-0" = 1'-0"
 1'-0" = 1'-0"
 1'-0" = 1'-0"

EAST ELEVATION
SCALE: 1/8" = 1'-0"

CODING NOTES

- 1. FINISH: BRICK
- 2. FINISH: BRICK
- 3. FINISH: BRICK
- 4. FINISH: BRICK
- 5. FINISH: BRICK
- 6. FINISH: BRICK
- 7. FINISH: BRICK
- 8. FINISH: BRICK
- 9. FINISH: BRICK
- 10. FINISH: BRICK
- 11. FINISH: BRICK
- 12. FINISH: BRICK
- 13. FINISH: BRICK
- 14. FINISH: BRICK
- 15. FINISH: BRICK
- 16. FINISH: BRICK
- 17. FINISH: BRICK
- 18. FINISH: BRICK
- 19. FINISH: BRICK
- 20. FINISH: BRICK



CODED NOTES

- 1. FINISH: WHITE PLYWOOD
- 2. EXTERIOR WALL: 8" CMU WITH 1/2" GYPSUM BOARD
- 3. EXTERIOR WALL: 8" CMU WITH 1/2" GYPSUM BOARD
- 4. EXTERIOR WALL: 8" CMU WITH 1/2" GYPSUM BOARD
- 5. EXTERIOR WALL: 8" CMU WITH 1/2" GYPSUM BOARD
- 6. EXTERIOR WALL: 8" CMU WITH 1/2" GYPSUM BOARD
- 7. EXTERIOR WALL: 8" CMU WITH 1/2" GYPSUM BOARD
- 8. EXTERIOR WALL: 8" CMU WITH 1/2" GYPSUM BOARD
- 9. EXTERIOR WALL: 8" CMU WITH 1/2" GYPSUM BOARD
- 10. EXTERIOR WALL: 8" CMU WITH 1/2" GYPSUM BOARD
- 11. EXTERIOR WALL: 8" CMU WITH 1/2" GYPSUM BOARD
- 12. EXTERIOR WALL: 8" CMU WITH 1/2" GYPSUM BOARD
- 13. EXTERIOR WALL: 8" CMU WITH 1/2" GYPSUM BOARD
- 14. EXTERIOR WALL: 8" CMU WITH 1/2" GYPSUM BOARD
- 15. EXTERIOR WALL: 8" CMU WITH 1/2" GYPSUM BOARD
- 16. EXTERIOR WALL: 8" CMU WITH 1/2" GYPSUM BOARD
- 17. EXTERIOR WALL: 8" CMU WITH 1/2" GYPSUM BOARD
- 18. EXTERIOR WALL: 8" CMU WITH 1/2" GYPSUM BOARD
- 19. EXTERIOR WALL: 8" CMU WITH 1/2" GYPSUM BOARD
- 20. EXTERIOR WALL: 8" CMU WITH 1/2" GYPSUM BOARD

NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1. 1/2" GYPSUM BOARD

2. 1/2" GYPSUM BOARD

3. 1/2" GYPSUM BOARD

4. 1/2" GYPSUM BOARD

5. 1/2" GYPSUM BOARD

6. 1/2" GYPSUM BOARD

7. 1/2" GYPSUM BOARD

8. 1/2" GYPSUM BOARD

9. 1/2" GYPSUM BOARD

10. 1/2" GYPSUM BOARD

11. 1/2" GYPSUM BOARD

12. 1/2" GYPSUM BOARD

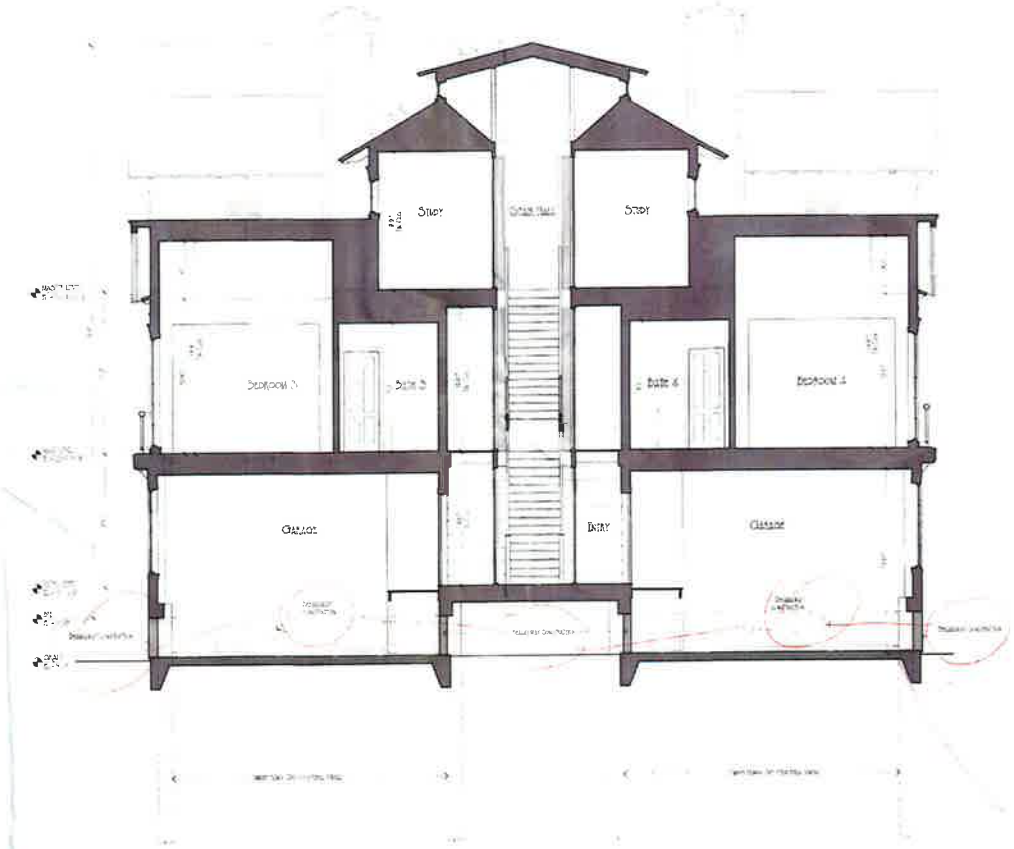
13. 1/2" GYPSUM BOARD

14. 1/2" GYPSUM BOARD

15. 1/2" GYPSUM BOARD

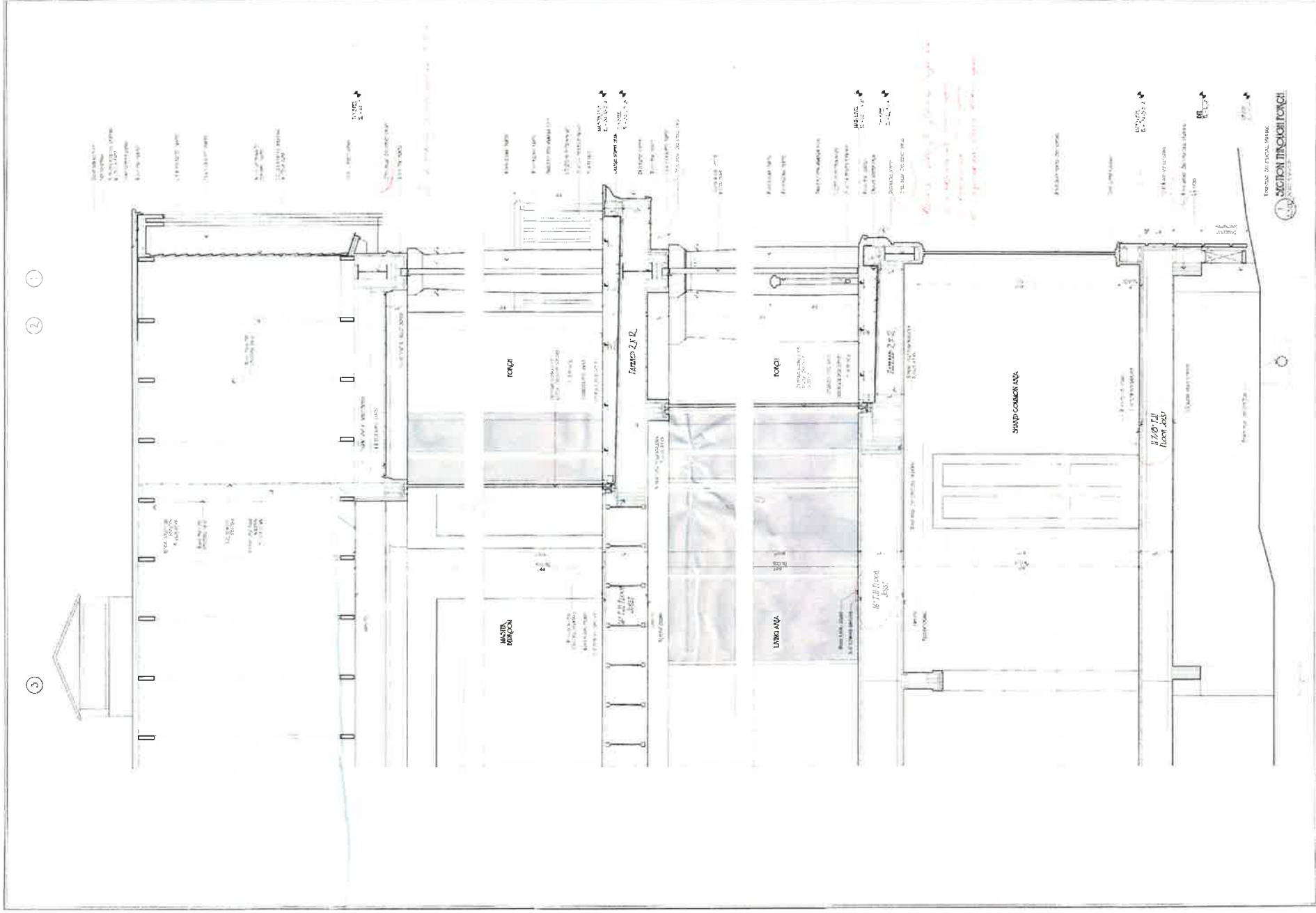


(A) (B) (C) (D) (E) (F) (G) (H) (J) (K) (L) (M) (N) (P) (Q) (R) (S) (T) (U)

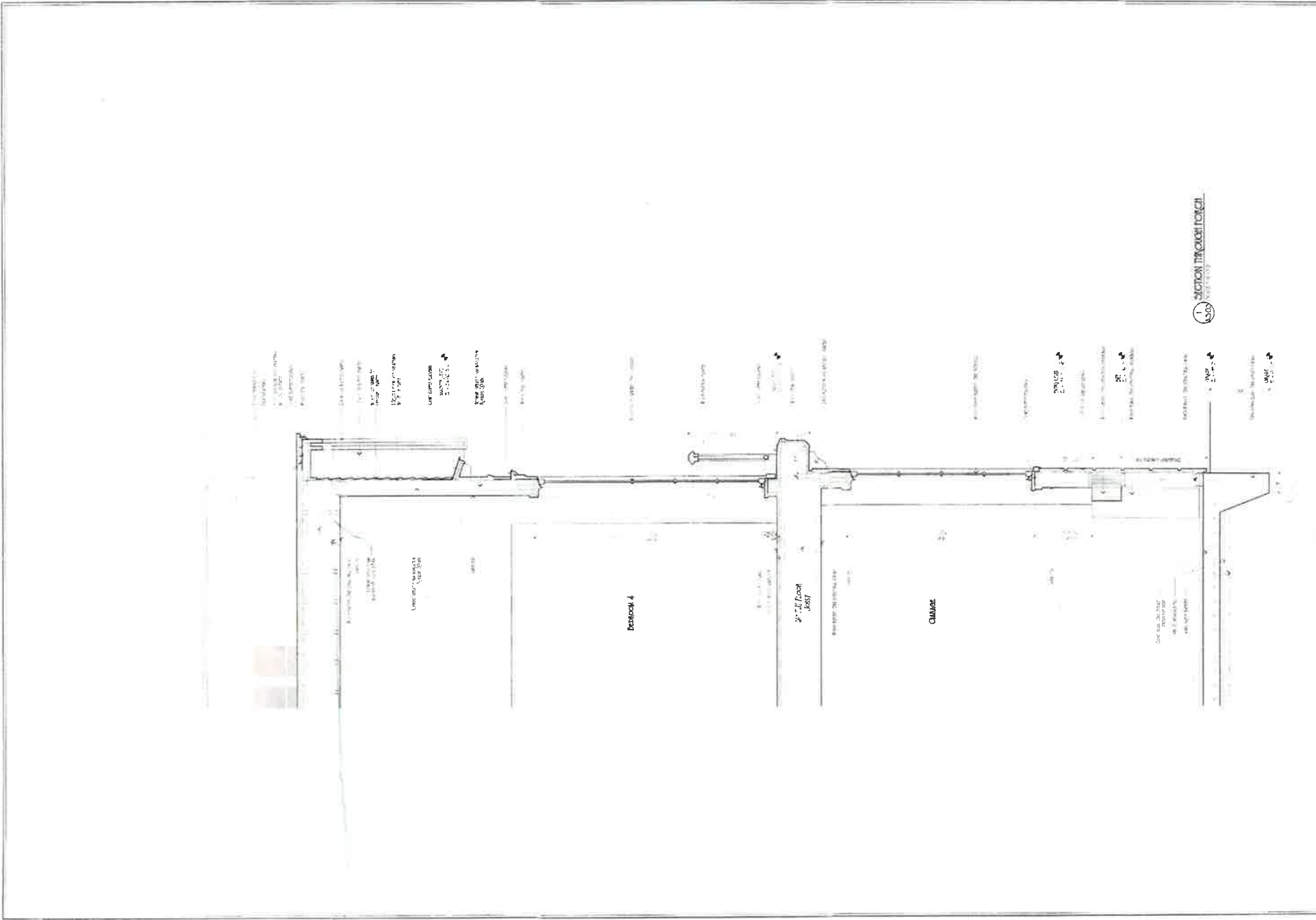


BUILDING SECTION
Scale: 1/8" = 1'-0"

See Attached Flood Plat
Check with the City
for any restrictions
on the building
height. The height is
limited to
12 feet 0"



<p>REV. 2/17/18 3/1/2018 A3.02</p>	<p>DATE: 3/1/2018 DRAWN BY: [Name]</p>	<p>OCEAN PRIZES LOT # 4 WESTWIND WAY, BEACHY BEACH, CA 92003</p>	<p>GOOD ARCHITECTURE ARCHITECTS</p> <p>PROJECT: [Project Name]</p> <p>DATE: [Date]</p> <p>SCALE: [Scale]</p> <p>PROJECT LOCATION: [Location]</p> <p>PROJECT NUMBER: [Number]</p> <p>PROJECT TITLE: [Title]</p> <p>PROJECT ADDRESS: [Address]</p> <p>PROJECT CONTACT: [Contact]</p> <p>PROJECT PHONE: [Phone]</p> <p>PROJECT FAX: [Fax]</p> <p>PROJECT EMAIL: [Email]</p> <p>PROJECT WEBSITE: [Website]</p> <p>PROJECT SOCIAL MEDIA: [Social Media]</p> <p>PROJECT LOGO: [Logo]</p>
-------------------------------------------------------------	-----------------------------------------------------	--------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



<p>Sheet No. A303</p>	<p>Date 07/20/2018</p>	<p>Project OCEAN BRILLS LOT #4 WILSON WAY, BEAUMONT PALM, FL 33500</p>	<p>Architect GOOD ARCHITECTURE 1000 UNIVERSITY BLVD, SUITE 100, BEAUMONT, FL 33500</p>
----------------------------------	----------------------------	---------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------



DESIGN LOADS

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (LATEST EDITION) PLUS ALL LOCAL BUILDING CODES AND ORDINANCES.
- DESIGN LIVE LOADS:

ROOF FLOOR	30 PSF MIN. + DRIFT
LIVING BEDROOMS	40 PSF
DECKS	30 PSF
	40 PSF
- SNOW LOADINGS IS BASED ON THE FOLLOWING DRIFTING OR SLIDING SNOW LOADS HAVE BEEN CONSIDERED WHERE APPROPRIATE:

GROUND SNOW LEVEL	30 PSF
FLAT-ROOF SNOW LOAD	14 PSF
SNOW EXPOSURE FACTOR	1.0
SNOW THERMAL FACTOR	1.0
SNOW LOAD IMPORTANCE FACTOR	1.0
- KIND LOADING IS BASED ON THE FOLLOWING:

BASIC WIND SPEED	130 MPH
EXPOSURE CATEGORY	C
IMPORTANCE FACTOR	1.0
BUILDING CATEGORY	SIMPLE DIAPHRAGM
WIND-RISE ENCLASURE	ENCLOSED
SEMI-STRUCTURE	
INTERNAL PRESSURE COEFF.	30.10
- FLOOD AREAS:

FLOOD ZONE	AE
BASE FLOOD ELEV.	12'

GENERAL NOTES

- FOR DIMENSIONS NOT SHOWN, REFER TO ARCHITECTURAL DRAWINGS.
- EXISTING CONDITIONS AND MEASUREMENTS SHOWN ON THESE DRAWINGS ARE APPROXIMATE. VERIFY CONDITIONS AND DIMENSIONS PRIOR TO INITIATION OF WORK. IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN, NOTIFY OWNER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND PROTECTION REQUIRED TO STABILIZE AND PROTECT EXISTING CONSTRUCTION THROUGHOUT THE COURSE OF THE PROJECT.
- CONTRACTOR TO COORDINATE FINISH FLOOR ELEVATION TO COMPLY WITH FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) REGULATIONS, PLUS ALL LOCAL BUILDING CODES AND ORDINANCES. CONTRACTOR TO PROVIDE OWNER WITH AN ELEVATION CERTIFICATE.
- THESE STANDARD DETAILS ARE GENERIC IN NATURE AND MAY REQUIRE SOME MINOR INTERPRETATION BY THE CONTRACTOR. CONTACT OWNER, INQUIRY A ASSOCIATES WITH ANY QUESTIONS OR DISCREPANCIES.
- ALL DETAILS MAY OR MAY NOT BE INDICATED ON THE PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND APPLY THE DETAIL AS APPROPRIATE.
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, GASKETS, INSERTS, REINETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHRETTING, TEMPORARY BRACING, GUSERS OR TIE-DOWNS, PROVIDE ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF ERECTION AND CONSTRUCTION. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
- SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS.
- ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.
- ANY AND ALL MODIFICATIONS TO THE STRUCTURAL ELEMENTS INDICATED ON THESE DRAWINGS MUST BE APPROVED IN ADVANCE BY BAKER, INGRAM & ASSOCIATES.

WOOD PILES

- SOUTHERN YELLOW PINE CLASS B PILING MEETING REQUIREMENTS OF ASTM D25. PRESSURE IMPREGNATED WITH CHROMIUM COPPER ARSENATE (CCA) IN ACCORDANCE WITH AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARD C4. WITH A MINIMUM RETENTION OF 1.0 LBS PER CUBIC FOOT OF TREATER.
- THE MINIMUM DEPTH OF PENETRATION SHALL BE 3" OR 1/8" OF THE SARKWOOD.
- DRIVE PILES TO 12 TONS SAFE BEARING CAPACITY.
- PROVIDE PILE LENGTHS TO ACHIEVE A MINIMUM EMBEDMENT DEPTH OF 35', OR A MINIMUM TYP. ELEVATION OF -15' NEAR SEA LEVEL (MSL). PILEG DEPTH IS GREATER.
- CONTRACTOR TO CONTACT THE OWNER/ARCHITECT/ENGINEER IF ANY OF THE ABOVE REQUIREMENTS CANNOT BE MET. CONTRACTOR TO MAINTAIN DRIVING LOGS OF ALL DRIVEN PILES.
- VIOLATORS HANDERS AND LETTING NOT PERMITTED.
- THE CONTRACTOR SHALL DRIVE A MINIMUM OF ONE (1) TEST PILE PER SITE IN ORDER TO VERIFY PRODUCTION PILE LENGTHS. THE TEST PILE LENGTH SHALL BE AT LEAST FIVE FEET LONGER THAN THE LENGTH OF PRODUCTION PILES. IF AFTER DRIVING THE PRODUCTION PILES IT IS DETERMINED THAT THIS CRITERIA HAS NOT BEEN MET, DRIVE ADDITIONAL TEST PILES AS REQUIRED.
- ALL TEST AND PRODUCTION PILES MUST BE DRIVEN IN THE PRESENCE OF A GEOTECHNICAL ENGINEER OR AN EXPERIENCED PILE INSPECTOR AND MUST CONFIRM THE SAFE BEARING CAPACITY OF EACH PILE UTILIZING AN ACCEPTABLE PILE DRIVING FORMULA SUCH AS ENGINEERING NEWS-RECORD.
- IN INSTANCES WHERE THE DESIGN CAPACITY CANNOT BE MET WITHIN THE PRODUCTION PILE LENGTHS, ADDITIONAL PILES WILL BE REQUIRED PER DIRECTION OF THE STRUCTURAL ENGINEER.
- SPACE ADDITIONAL PILES NO CLOSER THAN 2.5 PILE DIAMETERS CENTER TO CENTER THAN FROM AN ADJACENT PILE.
- CONTRACTOR TO PROVIDE WITH HIS BID A UNIT COST OF ADDITIONAL PILE LENGTHS.

CONCRETE

- COMPLY WITH AMERICAN CONCRETE INSTITUTE (ACI) 308 "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS" (LATEST EDITION).
- COMPREHENSIVE STRENGTH:

4 IN. THICK SLABS	4000 PSI
4 IN. WALLS	4000 PSI
4 IN. PILES	4000 PSI
4 IN. BEAMS	4000 PSI
- AIR ENTRAINMENT: ASTM C260, AIR ENTRAIN ALL EXTERIOR CONCRETE.
- REINFORCING STEEL: ASTM A615, 60 KSI DEFORSED BARS.
- WELDED WIRE FABRIC: ASTM A641.
- SLAB CONTROL JOINTS: SAW CUT OR FORM TO 1/3 SLAB DEPTH. PROVIDE JOINTS ON BRIDGE SUPPORTED SLABS IN A RECTANGULAR CONFORMATION WITH THE LONGER SLAB NO MORE THAN ONE-AND-ONE-HALF TIMES THE LENGTH OF THE SHORTER SLAB. SPACE CONTROL JOINTS NO MORE THAN 10 FEET APART. DISCONTINUE WELDED WIRE FABRIC AT CONTROL JOINTS.
- SLAB ISOLATION JOINTS: PRE-MOLDED JOINT FILLER. USE AROUND ALL PILING, PILES AND AT FOUNDATION WALLS.
- TURN DOWN PERIMETER OF ALL SLABS ON GRADE TO 2" BELOW FINISHED GRADE.
- VAPOR BARRIERS (VAPOR BARRIERS): UNLESS NOTED OTHERWISE PROVIDE 10 MIL VAPOR BARRIER DIRECTLY UNDER SLAB COMPLYING WITH ASTM E-1740 CLASS A FLASER OVER MINIMUM 4" THICK CONSOLIDATED LAYER OF GRANULAR FILL (NOT STONE UNLESS NOTED OTHERWISE). PLACE PROTECT AND REPAIR SHEET UNDER REBAR/REINFORCING ACCORDING TO ASTM E-1740 AND MANUFACTURER'S WRITTEN INSTRUCTIONS. LAP JOINTS 6" AND SEAL WITH MANUFACTURER'S RECOMMENDED TAPE.

CONCRETE MASONRY

- COMPLY WITH AMERICAN CONCRETE INSTITUTE (ACI) 531.1 "SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION" (LATEST EDITION).
- HOLLOW LOAD BEARING (H.L.B.): ASTM C90 GRADE N, TYPE 1 UNITS.
- COMPREHENSIVE STRENGTH: $P_n = 1500$ PSI MINIMUM.
- MORTAR: ASTM C270, TYPE S FOR FOUNDATION AND RETAINING WALLS. ASTM C270, TYPE N FOR ABOVE GRADE. LOAD BEARING WALLS PROVIDE FULLY JOINTED JOINTS.
- GROUT: ASTM C416 OR 3000 PSI CONCRETE WITH PEA GRAVEL PER CONCRETE SPECIFICATIONS.
- HORIZONTAL JOINT REINFORCING: ASTM A602, GALVANIZED. PROVIDE TRUSS DESIGN WITH 3" SIDE RODS AND 6 GAUGE CROSS TIES. PROVIDE AT 16" O.C. UNLESS OTHERWISE NOTED. TERMINATE AT WALL CONTROL JOINTS.
- REINFORCING STEEL: ASTM A615, 60 KSI DEFORSED BARS.
- CONTROL JOINTS: REFORCED NEOPRENE OR POLYURETHANIC.

STRUCTURAL STEEL

- COMPLY WITH AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" (LATEST EDITION).
- STRUCTURAL STEEL WF SHAPES: ASTM A992.
- OTHER STRUCTURAL STEEL SHAPES: ASTM A992, U.S.A.
- STEEL BARS, ANGLES & PLATES: ASTM A36, U.S.A.
- SQUARE OR RECTANGULAR TUBING: ASTM A500, GRADE B.
- FASTENERS: ASTM A325.
- ANCHOR BOLTS: ASTM A307.
- PRIMER PAINT: FABRICATORS STANDARD RUST INHIBITING PRIMER.
- ALL FULL DEPTH CONNECTIONS ARE TO BE USED ON ALL GIRDER AND BEAM CONNECTIONS TO COLUMNS. BOLTS TO BE AT 3" O.C. VERTICALLY.
- PROVIDE A MINIMUM 1/4" THICK FULL DEPTH THRU-PLATE FOR ALL PIPE AND TUBE COLUMN CONNECTIONS.
- DESIGN CONNECTIONS FOR THE MINIMUM SHEAR CAPACITIES NOTED IN THE ALSO BEAM TABLES OR FOR THE REACTIONS SHOWN ON THE DRAWINGS, WHICHEVER IS GREATER.
- GALVANIZED: ASTM A133 FOR SHAPES AND ASSEMBLIES. ASTM A153 FOR FASTENERS. USE GALVANIZED FASTENERS WHEN CONNECTING GALVANIZED MEMBERS. SEE PLAN FOR MEMBERS TO BE GALVANIZED.
- WELDS: COMPLY WITH AWS D11.1 "STRUCTURAL WELDING CODE".
- GROUT FOR BASE PLATES: NON-SHRINK, HIGH EARLY STRENGTH.
- RANCH HOLES IN ALL STEEL BEAMS (BOTH FLANGES AND WEB) FOR DRIVING OF WOOD BULBS (3" DIA. HOLES AT 24" O.C. STAGGERED PLUS (2) AT 3" FROM EACH END).
- UNLESS NOTED OTHERWISE: PROVIDE A 4x4 OR 6x6 WOOD POST UNDER EACH END OF EACH STEEL BEAM (MINIMUM WALL THICKNESS). CONCRET STEEL TO POST WITH (2) 3/4" DIAMETER BOLTS AND WELDED STEEL PLATES AS NECESSARY.
- SUBMIT STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

WOOD FRAMING

- COMPLY WITH THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (LATEST EDITION).
- WOOD FRAMING: #2 S-P-F OR BETTER.
- STRUCTURAL SHEATHING: GROUP 1 APA RATED SHEATHING. MINIMUM SPAN RATING OF 30/16. MINIMUM 4 PLY. EXPOSURE 1. USE 3/4" NOMINAL THICKNESS FOR FLOOR 1" FOR ROOFS AND 1/2" FOR WALLS UNLESS OTHERWISE NOTED. FOR FLOORS, USE TONGUE AND GROOVE PLYWOOD GLEBS AND NAILLED. FOR ROOFS, USE PLYWOOD CLIPS AT ALL UNRAFTERED BUTT JOINTS.
- WOOD EXPOSED TO THE ENVIRONMENT: WOOD BOLTED TO CONCRETE OR MASONRY AND WOOD DESIGNATED "TYPED" SHALL BE #1 SOUTHERN PINE OR BETTER. PRESSURE IMPREGNATED WITH AMMONIUM COPPER ARSENATE (ACA) (IN ACCORDANCE WITH AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARD C2), WITH A MINIMUM RETENTION OF 2.0 LBS PER CUBIC FOOT OF WOOD. THE MINIMUM DEPTH OF PENETRATION SHALL BE 2.5" OR 80% OF THE SARKWOOD.

WOOD TRUSSES

- COMPLY WITH TRUSS PLATE (NORTH) (NPT) "DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES" (LATEST EDITION).
- ROOF TRUSS LAYOUT SHOWN IS CONCEPTUAL AND MUST BE VERIFIED BY THE TRUSS MANUFACTURER AND SHOWN ON SHOP DRAWINGS FOR APPROVAL. ANY REVISIONS TO THE TRUSS LAYOUT MAY AFFECT OTHER DRAWINGS AND THEREFORE MUST BE APPROVED BY BAKER, INGRAM & ASSOCIATES.
- CONNECTOR PLATES: ASTM A446, GRADE A, GALVANIZED PER ASTM A526 660.
- ALL TRUSSES SHALL BE ERECTED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND AS RECOMMENDED BY "HIB-41" HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES" BY TPI.
- CONTRACTOR TO SUBMIT SEALED SHOP DRAWINGS FOR ALL TRUSS TYPES FOR ENGINEER'S APPROVAL PRIOR TO MANUFACTURING.
- INSTALL ROOF SHEATHING ON ALL TRUSSES PRIOR TO INSTALLATION OF OVERFRAMING.
- EACH END OF EACH TRUSS SHALL BE ATTACHED TO SUPPORTING MEMBER WITH (4) 1/2" TIE WALS PLUS GALVANIZED STEEL HURRICANE ANCHORS (SIMPSON TS-18 OR EQUIVALENT). USE TWO AT EACH END OF ALL GIRDER TRUSSES.
- PROVIDE MINIMUM OF (3) STUDS UNDER EACH END OF EACH GIRDER TRUSS UNLESS OTHERWISE NOTED.
- TRUSS MANUFACTURER TO PROVIDE ALL TRUSS TO TRUSS CONNECTIONS.
- ALL VERTICAL NEEDS OF GABLE END TRUSSES TO BE BRACED TO FLOOR OR ROOF SO THAT THE MAXIMUM VERTICAL UNBRACED HEIGHT OF EACH BEAM IS 4'-0".
- ROOF TRUSS MINIMUM DESIGN RESISTS:

FLOOR TRUSS MINIMUM DESIGN RESISTS:	
TOP CHORD LIVE LOAD	30 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD LIVE LOAD	0 PSF
BOTTOM CHORD DEAD LOAD	10 PSF
MAX. TOTAL LOAD DEFLECTION	L/360
MAX. LIVE LOAD DEFLECTION	L/360
- GENERAL: CONTRACTOR TO COORDINATE MECHANICAL EQUIPMENT LOADS AND LOCATIONS WITH THE TRUSS MANUFACTURER AS NECESSARY.

ENGINEER JOIST

- MANUFACTURE AND INSTALL IN ACCORDANCE WITH WRITTEN SPECIFICATIONS BY TRUS JOIST MANUFACTURER, GEORGE PACIFIC OR EQUIVALENT.
- MANUFACTURE AND INSTALL IN ACCORDANCE WITH WRITTEN SPECIFICATIONS BY TRUS JOIST MANUFACTURER OR EQUIVALENT. MINIMUM DESIGN STRESSES: $P_n = 2400$ PSI, $P_v = 285$ PSI, $E = 2,900,000$ PSI.
- MANUFACTURER TO PROVIDE AND DESIGN ALL BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS (U.N.O.).
- ALL WALL-TO-BEAM SHALL BE BOLTED WITH 3/4" DIA. BOLTS AT 16" O.C. STAGGERED (U.N.O.).
- ALL PLS EXPOSED TO THE ENVIRONMENT OR AS NOTED SHALL BE GALVANIZED TO THE APPROPRIATE LEVEL. CAP FLASH WHERE WATER WILL COME IN CONTACT WITH THE BEAM.

FRAMING NOTES

- WALL IN ACCORDANCE WITH RECOMMENDED ROOF FASTENING SCHEDULE IN APPLICABLE BUILDING CODE (FROM RISK REDUCTION). PROVIDE BRACING, BRIDGING AND BRACING PER SAME CODE AT A MINIMUM. PROVIDE BRIDGING AT EACH END OF JOIST AND ONE END OF SOLID BRIDGING AT MIDSPAN FOR JOISTS 10' OR GREATER IN SPAN. PROVIDE SOLID BRIDGING BELOW ALL INTERIOR BEARING PARTITIONS.
- ALL PILE ACCESS TO BE TREATED FOR HIGH MOISTURE CONDITIONS.
- FASTENERS, JOIST HANGERS, HURRICANE CLIPS, POST BAGES, AND OTHER FRAMING SPECIALTIES ARE TO BE AS MANUFACTURED BY SIMPSON, USF OR EQUAL, AND ARE TO BE USED ONLY IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS AND RECOMMENDATIONS. ALL FASTENERS TO BE 16 GAUGE MINIMUM UNLESS NOTED OTHERWISE. PROVIDE HOT DIPPED GALVANIZED FINISH UNLESS NOTED OTHERWISE. AT OWNER'S OPTION, PROVIDE STAINLESS STEEL FASTENERS IN ALL EXTERIOR APPLICATIONS (E.G. TO PROVIDE PROTECTION FOR 50 FASTENERS).
- JOIST HANGERS: MINIMUM 16 GAUGE. SIZE AND PROFILE TO SUIT APPLICATION (UNLESS OTHERWISE NOTED). PROVIDE HANGERS FOR ALL FLASH FRAMED JOISTS.
- ALL COLUING IN INTERIOR WALLS TO BE (3) 2x4 UNLESS OTHERWISE NOTED. WALL EACH FACE OF EACH STUD TO ADJACENT STUD WITH (2) 10# NAILS AT 6" O.C. WALL SHEATHING TO EACH EDGE OF EACH PLY OF BUILT-UP COLUMN AT 6" O.C. VERTICALLY.
- ALL COLUING IN EXTERIOR WALLS TO BE (3) 2x6 UNLESS OTHERWISE NOTED. WALL EACH FACE OF EACH STUD TO ADJACENT STUD WITH (2) 10# NAILS AT 6" O.C. WALL SHEATHING TO EACH EDGE OF EACH PLY OF BUILT-UP COLUMN AT 6" O.C. VERTICALLY.

- PROVIDE KNEE BRACES ON DEGS WHERE SHOWN. LET KNEE BRACE INTO BEAM 1" AND PROVIDE (2) 3/4" DIAMETER LAG BOLTS. LET KNEE BRACE INTO COLUMN AND PROVIDE 3/4" DIAMETER TRAD BOLT.
- PROVIDE SOLID BLOCKING BELOW ALL COLUMNS, TO TRANSFER LOAD DIRECTLY TO FLOORING.
- PROVIDE DOUBLE JOIST UNDER ALL PARTITIONS PARALLEL TO JOIST SPAN.
- WOOD EXPOSED TO THE ENVIRONMENT: WOOD BOLTED TO CONCRETE OR MASONRY AND WOOD DESIGNATED "TYPED" SHALL BE #1 SOUTHERN PINE OR BETTER. PRESSURE IMPREGNATED WITH AMMONIUM COPPER ARSENATE (ACA) (IN ACCORDANCE WITH AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARD C2), WITH A MINIMUM RETENTION OF 2.0 LBS PER CUBIC FOOT OF WOOD. THE MINIMUM DEPTH OF PENETRATION SHALL BE 2.5" OR 80% OF THE SARKWOOD.

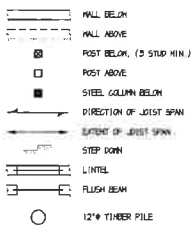
- ALL MULTI-PLY BEAMS SHALL BE NAILED WITH 3 ROWS OF 10# NAILS AT 6" O.C. STAGGERED. BEAMS LAYED ON ONE FACE ONLY SHALL BE BOLTED WITH 3/4" DIA BOLTS AT 16" O.C. STAGGERED (U.N.O.).
- BALLOON FRAME ALL END WALLS WITH GATHERING CEILING (U.N.O.).
- FASTEN SINGLE END WALL STUDS TO CEILING DIAPHRAGM BY FASTENING WALLS TO EACH STUD AND BY FASTENING CEILING TO WALLS WITH 2x4'S.
- ENTIRE "LOWEST" ROOF IS TO BE SHEATHED PRIOR TO INSTALLING OVERFRAMING.
- ALL FLASH FRAMED PSL BEAM TO PSL BEAM CONNECTIONS TO BE FASTENED WITH BEAM HANGERS TO BE PROVIDED AND PROVIDED BY PSL MANUFACTURER, UNLESS A SPECIFIC CONNECTION IS CALLED FOR.
- LIMITS: SOMEWHAT UNLESS OTHERWISE NOTED ON PLAN.

- ROOF CEILING:

2x6 WALLS	4'-0"	(3) 2x6 WITH 2 LAYERS OF 5" PLYWOOD
	6'-0"	(3) 2x10 WITH 2 LAYERS OF 5" PLYWOOD
	7'-0"	(3) 2x12 WITH 2 LAYERS OF 5" PLYWOOD
- 2x4 WALLS 4'-0" | (2) 2x6 WITH 1 LAYER OF 5" PLYWOOD |
- 6'-0" | (2) 2x10 WITH 1 LAYER OF 5" PLYWOOD |
- 7'-0" | (2) 2x12 WITH 1 LAYER OF 5" PLYWOOD |

- GUARD RAIL DETAILS AND CONNECTIONS TO STRUCTURE ARE SPECIFICALLY NOT INDICATED ON THESE DRAWINGS DUE TO THE WIDE VARIETY OF RAILING TYPES AND FINISHING CONDITIONS. ALL GUARD RAILS MUST MEET CERTAIN MINIMUM LOADS AS REQUIRED BY CODE. CONTRACTOR SHALL CONTACT ARCHITECT/ENGINEER FOR DETAILS AT CONTRACTOR'S OPTION.

KEY



BUSSE-BAINUM BEACH HOUSE
 OCEAN BREEZES
 LOT #4 WINDSWEPT WAY
 BETHANY BEACH, DE
 CLIENT: GOOD ARCHITECTURE



PERMIT SUBMISSION
 AUGUST 11, 2015

BAKER, INGRAM, & ASSOCIATES 575 BUCKINGHAM, COLUMBIA, SC 29201			
110 East Main Street, 2nd Floor (Main) MD 21201		Project Number: G2006	
Lanham, Maryland		410 3rd Ave. N.	
Princeton Heights, New Jersey		303.751.3914 fax	
Dillon, Maryland		rba@bakeringram.com	
DESIGNED BY: BIA	DATE: 08-11-15	DRAWN BY: AC	SCALE: AS NOTED
CHECKED BY: JAB	REVIEW: C3766.00	DATE: 08-11-15	SCALE: AS NOTED
BRANDING: BIA	SCALE: 1/8" = 1'-0"		

DESIGN LOADS

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (LATEST EDITION) PLUS ALL LOCAL BUILDING CODES AND ORDINANCES
2. DESIGN LIVE LOADS:
ROOF 30 PSF MIN. + DRIFT
FLOOR 40 PSF
LIVING 40 PSF
BEDROOMS 30 PSF
DECKS 40 PSF

- 3. SNOW LOADING IS BASED ON THE FOLLOWING DRIFTING OR SLIDING SNOW LOADS HAVE BEEN CONSIDERED WHERE APPROPRIATE:
GROUND SNOW LEVEL 30 PSF
FLAT ROOF SNOW LOAD 14 PSF
SNOW EXPOSURE FACTOR 1.0
SNOW THERMAL FACTOR 1.0
SNOW LOAD INTERFERENCE FACTOR 1.0

- 4. WIND LOADING IS BASED ON THE FOLLOWING:
BASIC WIND SPEED 120 MPH (ULTIMATE) 97 MPH (NOMINAL)
EXPOSURE CATEGORY 2
IMPORTANCE FACTOR 1.0
WIND DIRECTION CATEGORY 1
INTERNAL PRESSURE COEFF 0.18

- 5. FLOOD AREAS:
FLOOD ZONE AE
BASE FLOOR ELEV 12'

GENERAL NOTES

- 1. FOR DIMENSIONS NOT SHOWN, REFER TO ARCHITECTURAL DRAWINGS.
2. EXISTING CONDITIONS AND MEASUREMENTS SHOWN ON THESE DRAWINGS ARE APPROXIMATE. VERIFY CONDITIONS AND DIMENSIONS PRIOR TO INITIATION OF WORK. IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN, NOTIFY OWNER IMMEDIATELY.
3. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND PROTECTION. REBAR TO STABILIZE AND PROTECT EXISTING CONSTRUCTION THROUGHOUT THE COURSE OF THE PROJECT.
4. CONTRACTOR TO COORDINATE FINISH FLOOR ELEVATION TO COMPLY WITH FEDERAL EMENTARY MANAGEMENT ASSOCIATION (F.E.M.A.) REGULATIONS, PLUS ALL LOCAL BUILDING CODES AND ORDINANCES. CONTRACTOR TO PROVIDE OWNER WITH AN ELEVATION CERTIFICATE.
5. THESE STANDARD DETAILS ARE GENERAL IN NATURE AND MAY REQUIRE SOME MINOR INTERPRETATION BY THE CONTRACTOR, CONTACT BAKER, INGRAM & ASSOCIATES WITH ANY QUESTIONS OR DISCREPANCIES.
6. ALL DETAILS MAY OR MAY NOT BE INDICATED ON THE PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND APPLY THE DETAILS AS APPROPRIATE.

- 1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHANGES, HEIGHTS, RESULTS, SERVICES, REVISIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS. ALL DIMENSIONS AND CONDITIONS MUST BE NOTED IN THE FIELDS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
2. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, BRACING, TEMPORARY BRACING, AND TIEBACKS. PROVIDE ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING CONSTRUCTION AND CONSTRUCTION. SOUP MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.

- 3. SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS.
4. ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.
5. ANY AND ALL MODIFICATIONS TO THE STRUCTURAL ELEMENTS INDICATED ON THESE DRAWINGS MUST BE APPROVED IN ADVANCE BY BAKER, INGRAM & ASSOCIATES.

WOOD PILES

- 1. SOUTHERN YELLOW PINE CLASS B PILING MEETING REQUIREMENTS OF ASTM D25 PRESERVE TREATED WITH COPPER BORATE PRESERVE (CBA) IN ACCORDANCE WITH AMERICAN WOOD PRESERVATION ASSOCIATION (AWPA) STANDARD C3, WITH A MINIMUM RETENTION OF 1.0 LBS PER CUBIC FOOT OF TIMBER.
2. THE MINIMUM DEPTH OF PENETRATION SHALL BE 3" OF HOLE OF THE SAMPING.
3. DRIVE PILES TO 12 TONS SAFE BEARING CAPACITY.
4. PROVIDE PILES LONGER TO ACHIEVE A MINIMUM EMBEDMENT DEPTH OF 30" OR A MINIMUM TIP ELEVATION OF -15' NEAR SEA LEVEL (MSL), WHICHEVER IS GREATER.
5. CONTRACTOR TO CONTACT THE OWNER/ARCHITECT/ENGINEER IF ANY OF THE ABOVE REQUIREMENTS CANNOT BE MET. CONTRACTOR TO MAINTAIN DRIVING LOGS OF ALL DRIVEN PILES.
6. VIBRATORY HAMMERS AND JETTING NOT PERMITTED.
7. THE CONTRACTOR SHALL DRIVE A MINIMUM OF ONE (1) TEST PILE PER SITE IN ORDER TO VERIFY PRODUCTION PILE LENGTHS. THE TEST PILE LENGTH SHALL BE AT LEAST FIVE FEET LONGER THAN THE LENGTH OF PRODUCTION PILES. IF AFTER DRIVING THE PRODUCTION PILES, IT IS DETERMINED THAT THIS CRITERIA HAS NOT BEEN MET, DRIVE ADDITIONAL TEST PILES AS REQUIRED.
8. ALL TEST AND PRODUCTION PILES MUST BE DRIVEN IN THE PRESENCE OF A GEOTECHNICAL ENGINEER OR AN EXPERIENCED PILE INSPECTOR, WHO MUST CONFIRM THE SAFE BEARING CAPACITY OF EACH PILE UTILIZING AN ACCEPTABLE PILE DRIVING FORMULA SUCH AS ENGINEERING NEWS RECORD.
9. IN INSTANCES WHERE THE DESIGN CAPACITY CANNOT BE MET WITHIN THE PRODUCTION PILE LENGTHS, ADDITIONAL PILES WILL BE REQUIRED PER DIRECTION OF THE STRUCTURAL ENGINEER.
10. SPACING ADDITIONAL PILES NO CLOSER THAN 2.5 PILE DIAMETERS CENTER TO CENTER AWAY FROM AN ADJACENT PILE.
11. CONTRACTOR TO PROVIDE WITH HIS BID A UNIT COST OF ADDITIONAL PILE LENGTHS.

CONCRETE

- 1. COMPLY WITH AMERICAN CONCRETE INSTITUTE ACI 301 "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS" (LATEST EDITION).
2. COMPRESSIVE STRENGTH:
20 DAYS - 3000 PSI
FOOTINGS - 3000 PSI
SLABS - 4000 PSI
3. AIR ENTRAINMENT: ASTM C260. AIR ENTRAIN AIR EXTERIOR CONCRETE.
4. REINFORCING STEEL: ASTM A615, NO. 4 OR 5 DEFORMED BARS.
5. WELDED WIRE FABRIC: ASTM A185.
6. SLAB CONTROL JOINTS: SAW CUT OR FORM TO 1/2 SLAB DEPTH. PROVIDE JOINTS ON UNLINED SUPPORTED SLABS IN A RECTANGULAR CONFIGURATION. WITH THE LONGER SIDE BEING MORE THAN ONE AND ONE-HALF TIMES THE LENGTH OF THE SHORTER SIDE. SPACE CONTROL JOINTS NO MORE THAN 10 FEET APART. DISCONTINUE WELDED WIRE FABRIC AT CONTROL JOINTS.
7. SLAB TOLERATION JOINTS: PRE-HOLED JOINT FILLERS, USE ANCHOR ALL PILING PILES AND AT FOUNDATION WALLS.
8. TURN DOWN PERIMETER OF ALL SLABS ON GRADE TO 2" BELOW FINISHED GRADE.
9. VAPOR BARRIER (VAPOR BARRIER) UNLESS NOTED OTHERWISE PROVIDE 15 MIL VAPOR BARRIER DIRECTLY UNDER SLAB CONTACTING WITH MASONRY OR GUNITE. PLACE OVER MEMBRANE AT THOSE CONSOLIDATED LAYER OF GRANULAR FILL. (NOT SHOWN UNLESS NOTED OTHERWISE). PLACE PROTECT AND REPAIR SHEET BARRIER ACCORDING TO BOTH FLOOR AND MANUFACTURER'S WRITTEN INSTRUCTIONS. JUMP JOINTS AT 8' AND SEAL WITH MANUFACTURER'S RECOMMENDED TAP.
10. CONCRETE MASONRY:
1. COMPLY WITH AMERICAN CONCRETE INSTITUTE ACI 53.11 "SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION" (LATEST EDITION).
2. HOLLOW LOAD BEARING (H.L.B.): ASTM C90 GRADE N, TYPE 1 UNITS.
3. COMPRESSIVE STRENGTH: Fm = 1500 PSI MINIMUM.
4. MORTAR: ASTM C270, TYPE N FOR FOUNDATION AND RETAINING WALLS. PROVIDE FULLY CURED JOINTS.
5. BRICK: ASTM C574 OR 3000 PSI CONCRETE WITH PEA GRAVEL PER CONCRETE SPECIFICATIONS.
6. HORIZONTAL JOINT REINFORCING: ASTM A615 GALVANIZED. PROVIDE TRUSS DESIGN WITH 1" SIDE BARS AND 8 GAUGE CROSS TIES. PROVIDE AT 16" O.C. UNLESS OTHERWISE NOTED. TERMINATE AT WALL CONTROL JOINTS.
7. REINFORCING STEEL: ASTM A615, NO. 4 OR 5 DEFORMED BARS.
8. CONTROL JOINTS: REINFORCE WITH POLYETHYLENE GLYCOLIDE.

- 1. CONCRETE MASONRY:
20 DAYS - 3000 PSI
FOOTINGS - 3000 PSI
SLABS - 4000 PSI
3. AIR ENTRAINMENT: ASTM C260. AIR ENTRAIN AIR EXTERIOR CONCRETE.
4. REINFORCING STEEL: ASTM A615, NO. 4 OR 5 DEFORMED BARS.
5. WELDED WIRE FABRIC: ASTM A185.
6. SLAB CONTROL JOINTS: SAW CUT OR FORM TO 1/2 SLAB DEPTH. PROVIDE JOINTS ON UNLINED SUPPORTED SLABS IN A RECTANGULAR CONFIGURATION. WITH THE LONGER SIDE BEING MORE THAN ONE AND ONE-HALF TIMES THE LENGTH OF THE SHORTER SIDE. SPACE CONTROL JOINTS NO MORE THAN 10 FEET APART. DISCONTINUE WELDED WIRE FABRIC AT CONTROL JOINTS.
7. SLAB TOLERATION JOINTS: PRE-HOLED JOINT FILLERS, USE ANCHOR ALL PILING PILES AND AT FOUNDATION WALLS.
8. TURN DOWN PERIMETER OF ALL SLABS ON GRADE TO 2" BELOW FINISHED GRADE.
9. VAPOR BARRIER (VAPOR BARRIER) UNLESS NOTED OTHERWISE PROVIDE 15 MIL VAPOR BARRIER DIRECTLY UNDER SLAB CONTACTING WITH MASONRY OR GUNITE. PLACE OVER MEMBRANE AT THOSE CONSOLIDATED LAYER OF GRANULAR FILL. (NOT SHOWN UNLESS NOTED OTHERWISE). PLACE PROTECT AND REPAIR SHEET BARRIER ACCORDING TO BOTH FLOOR AND MANUFACTURER'S WRITTEN INSTRUCTIONS. JUMP JOINTS AT 8' AND SEAL WITH MANUFACTURER'S RECOMMENDED TAP.
10. CONCRETE MASONRY:
1. COMPLY WITH AMERICAN CONCRETE INSTITUTE ACI 53.11 "SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION" (LATEST EDITION).
2. HOLLOW LOAD BEARING (H.L.B.): ASTM C90 GRADE N, TYPE 1 UNITS.
3. COMPRESSIVE STRENGTH: Fm = 1500 PSI MINIMUM.
4. MORTAR: ASTM C270, TYPE N FOR FOUNDATION AND RETAINING WALLS. PROVIDE FULLY CURED JOINTS.
5. BRICK: ASTM C574 OR 3000 PSI CONCRETE WITH PEA GRAVEL PER CONCRETE SPECIFICATIONS.
6. HORIZONTAL JOINT REINFORCING: ASTM A615 GALVANIZED. PROVIDE TRUSS DESIGN WITH 1" SIDE BARS AND 8 GAUGE CROSS TIES. PROVIDE AT 16" O.C. UNLESS OTHERWISE NOTED. TERMINATE AT WALL CONTROL JOINTS.
7. REINFORCING STEEL: ASTM A615, NO. 4 OR 5 DEFORMED BARS.
8. CONTROL JOINTS: REINFORCE WITH POLYETHYLENE GLYCOLIDE.

Table with 2 columns: Load Type and Value. Includes: 20 DAY LIVE LOAD 30 PSF, 20 DAY DEAD LOAD 10 PSF, BOTTOM CHORD LIVE LOAD 0 PSF, BOTTOM CHORD DEAD LOAD 10 PSF, MAX TOTAL LOAD DEFLECTION L/240, MAX LIVE LOAD DEFLECTION L/360.

STRUCTURAL STEEL

- 1. COMPLY WITH AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" (LATEST EDITION).
2. STRUCTURAL STEEL W/ SHAPES: ASTM A992
3. OTHER STRUCTURAL STEEL SHAPES: ASTM A36, U.S.N.C.
4. STEEL SHIMS, ANGLES & PLATES: ASTM A36, U.S.N.C.
5. SQUARE OR RECTANGULAR TUBING: ASTM A500, GRADE B
6. FASTENERS: ASTM A325
7. MINIMUM PAINT: MANUFACTURERS STANDARD RUST INHIBITING PRIMER.
8. FULL DEPTH CONNECTIONS ARE TO BE USED ON ALL GIRDER AND BEAM CONNECTIONS TO COLLARS. BOLTS TO BE AT 3" O.C. VERTICALLY.
9. PROVIDE A MINIMUM 1" THICK FULL DEPTH THRU-PLATE FOR ALL PIPE AND TUBE COLUMN CONNECTIONS.
10. DESIGN CONNECTIONS FOR THE MINIMUM SHEAR CAPACITIES NOTED IN THE AISC BEAM TABLES OR FOR THE REACTIONS SHOWN ON THE DRAWINGS, WHICHEVER IS GREATER.
11. GALVANIZE: ASTM A123 FOR SHAPES AND ASSEMBLIES, ASTM A133 FOR FASTENERS. USE GALVANIZED FASTENERS WHEN CONNECTING GALVANIZED MEMBERS. SEE PLAN FOR AREAS TO BE GALVANIZED.
12. WELDS: COMPLY WITH AWS D1.1 "STRUCTURAL WELDING CODE".
13. HANG HOLES IN ALL STEEL BEAMS (BOTH FLANGES AND WEBS) FOR BOLTING OF HOOD BOLTING (1" DIA. HOLES AT 24" O.C. STAGGERED PLUS (2) AT 3" FROM EACH END).
14. UNLESS NOTED OTHERWISE, PROVIDE A 1/4" OR 5/16" HOOD NEST UNDER EACH END OF STEEL BEAM (HANG HOLE) (THICKNESS) CONNECT STEEL TO POST WITH (2) 1" DIAMETER BOLTS AND WELDED STEEL PLATES AS NECESSARY.
15. SUBMIT STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

WOOD FRAMING

- 1. COMPLY WITH THE NATIONAL FLOOR PRODUCTS ASSOCIATION (NFPA) "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (LATEST EDITION).
2. WOOD FINISHING: 1/2" SP-F OR BETTER.
3. STRUCTURAL SHEATHING: GROUP 1 WPA RATED SHEATHING. MINIMUM SPAN RATING OF 20/16. MINIMUM 1" PLY. EXPOSURE 1. USE 1" NOMINAL THICKNESS FOR FLOOR, 1" FOR ROOFS, AND 1" FOR WALLS, UNLESS OTHERWISE NOTED. FOR FLOORS, USE TONGUE AND GROOVE PLYWOOD SUELED AND NAILS. FOR ROOFS, USE PLYWOOD CLIPS AT ALL UNEXPOSED BUT JOINTS.
4. HOOD EXPOSED TO THE ENVIRONMENT, WOOD BOLTS TO CONCRETE OR MASONRY AND WOOD DISCONTINUED "TIES" SHALL BE 1/2" DIA. STEEL PIPE OR BETTER. PRESERVE IMPROVED WITH AMERICAN WOOD PRESERVATION ASSOCIATION (AWPA) STANDARD C3, WITH A MINIMUM RETENTION OF 1.0 LBS PER CUBIC FOOT OF WOOD. THE MINIMUM DEPTH OF PENETRATION SHALL BE 2.5" OR 80% OF THE SAMPING.
5. WOOD TRUSSES:
1. COMPLY WITH TRUSS LAYOUT INSTITUTE (TLI) "DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES" (LATEST EDITION).
2. ROOF TRUSS LAYOUT SHOWN IS CONCEPTUAL AND MUST BE VERIFIED BY THE TRUSS MANUFACTURER AND SHOWN ON SHOP DRAWINGS FOR APPROVAL. ANY REVISIONS TO THE TRUSS LAYOUT MAY AFFECT OTHER DRAWINGS AND THEREFORE MUST BE APPROVED BY BAKER, INGRAM & ASSOCIATES.
3. CONNECTOR PLATES: ASTM A992, GRADE A. GALVANIZE PER ASTM A525 660.
4. ALL TRUSSES SHALL BE BRACED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND AS RECOMMENDED BY "TIGHT-T" MARKING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES BY TCI.
5. CONTRACTOR TO SUBMIT SEALED SHOP DRAWINGS FOR ALL TRUSS TYPES FOR ENGINEER'S APPROVAL PRIOR TO MANUFACTURING.
6. INSTALL ROOF SHEATHING ON ALL TRUSSES PRIOR TO INSTALLATION OF OVERBRACING.
7. EACH END OF EACH TRUSS SHALL BE ATTACHED TO SUPPORTING MEMBER WITH (4) 1/2" DIA. NAILS PLUS GALVANIZED STEEL HANGING ANGLES (EVEN IF 15-10 OR EQUIVALENT) USE TWO AT EACH END OF ALL GIRDER TRUSSES.
8. PROVIDE MINIMUM OF (3) STUDS UNDER EACH END OF EACH GIRDER TRUSS UNLESS OTHERWISE NOTED.
9. TRUSS MANUFACTURER TO PROVIDE ALL TRUSS TO TRUSS CONNECTORS.
10. ALL VERTICAL MEMBERS OF GABLE END TRUSSES TO BE BRACED TO FLOOR OR ROOF SO THAT THE MAXIMUM VERTICAL UNBRACED HEIGHT OF EACH WEB IS 4' 0".
11. ROOF TRUSS MINIMUM DESIGN WINDS:
20 DAY LIVE LOAD 30 PSF
20 DAY DEAD LOAD 10 PSF
BOTTOM CHORD LIVE LOAD 0 PSF
BOTTOM CHORD DEAD LOAD 10 PSF
MAX TOTAL LOAD DEFLECTION L/240
MAX LIVE LOAD DEFLECTION L/360

WOOD TRUSSES

- 1. COMPLY WITH TRUSS LAYOUT INSTITUTE (TLI) "DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES" (LATEST EDITION).
2. ROOF TRUSS LAYOUT SHOWN IS CONCEPTUAL AND MUST BE VERIFIED BY THE TRUSS MANUFACTURER AND SHOWN ON SHOP DRAWINGS FOR APPROVAL. ANY REVISIONS TO THE TRUSS LAYOUT MAY AFFECT OTHER DRAWINGS AND THEREFORE MUST BE APPROVED BY BAKER, INGRAM & ASSOCIATES.
3. CONNECTOR PLATES: ASTM A992, GRADE A. GALVANIZE PER ASTM A525 660.
4. ALL TRUSSES SHALL BE BRACED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND AS RECOMMENDED BY "TIGHT-T" MARKING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES BY TCI.
5. CONTRACTOR TO SUBMIT SEALED SHOP DRAWINGS FOR ALL TRUSS TYPES FOR ENGINEER'S APPROVAL PRIOR TO MANUFACTURING.
6. INSTALL ROOF SHEATHING ON ALL TRUSSES PRIOR TO INSTALLATION OF OVERBRACING.
7. EACH END OF EACH TRUSS SHALL BE ATTACHED TO SUPPORTING MEMBER WITH (4) 1/2" DIA. NAILS PLUS GALVANIZED STEEL HANGING ANGLES (EVEN IF 15-10 OR EQUIVALENT) USE TWO AT EACH END OF ALL GIRDER TRUSSES.
8. PROVIDE MINIMUM OF (3) STUDS UNDER EACH END OF EACH GIRDER TRUSS UNLESS OTHERWISE NOTED.
9. TRUSS MANUFACTURER TO PROVIDE ALL TRUSS TO TRUSS CONNECTORS.
10. ALL VERTICAL MEMBERS OF GABLE END TRUSSES TO BE BRACED TO FLOOR OR ROOF SO THAT THE MAXIMUM VERTICAL UNBRACED HEIGHT OF EACH WEB IS 4' 0".
11. ROOF TRUSS MINIMUM DESIGN WINDS:
20 DAY LIVE LOAD 30 PSF
20 DAY DEAD LOAD 10 PSF
BOTTOM CHORD LIVE LOAD 0 PSF
BOTTOM CHORD DEAD LOAD 10 PSF
MAX TOTAL LOAD DEFLECTION L/240
MAX LIVE LOAD DEFLECTION L/360

- 12. GENERAL CONTRACTOR TO COORDINATE MECHANICAL EQUIPMENT LOADS AND LOCATIONS WITH THE TRUSS MANUFACTURER AS REQUIRED.

ENGINEER JOIST

- 1. MANUFACTURE AND INSTALL IN ACCORDANCE WITH WRITTEN SPECIFICATIONS BY TRUS JOIST MANUFACTURER, GEORGIA-PACIFIC OR EQUIVALENT.

ENGINEER BEAMS

- 1. MANUFACTURE AND INSTALL IN ACCORDANCE WITH WRITTEN SPECIFICATIONS BY TRUS JOIST MANUFACTURER OR EQUIVALENT. MINIMUM DESIGN STRESSES: Fy: 2400 PSI, Fu: 2850 PSI, E: 2,900,000 PSI.
2. MANUFACTURER TO PROVIDE AND DESIGN ALL BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS (U.N.C.).
3. ALL BEAM-TO-BEAM JOINTS SHALL BE BOLTED WITH 1" DIA. BOLTS AT 16" O.C. STAGGERED (U.N.C.).
4. ALL PLS TO BE EXPOSED TO THE ENVIRONMENT OR AS NOTED SHALL BE NON-PANICATED TO THE APPROPRIATE LEVEL. CAP FLASH WHERE WATER WILL COME IN CONTACT WITH THE BEAM.

FRAMING NOTES

- 1. WALL IN ACCORDANCE WITH RECOMMENDED WOOD FRAMING SCHEDULE IN APPLICABLE BUILDING CODE (FLUSH KING REGION). PROVIDE BLOCKING, BRACING, AND BRACING PER SAME CODE. AT A MINIMUM, PROVIDE BRACING AT EACH END OF JOIST AND ONE END OF SOLID BRACING AT MIDSPAN FOR JOISTS 10' OR GREATER IN SPAN. PROVIDE SOLID BRACING BELOW ALL INTERIOR BEARING PARTITIONS.
2. ALL PILE BEAMS TO BE TREATED FOR HIGH MOISTURE CONDITIONS.
3. FASTENERS: JOIST HANGERS, HANGING CLIPS, STOP BARS, AND OTHER FRAMING SPECIALTIES ARE TO BE AS MANUFACTURED BY SIKHON, USP OR EQUAL, AND ARE TO BE USED ONLY IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS AND RECOMMENDATIONS. ALL FASTENERS TO BE 1/2" GAUGE MINIMUM UNLESS NOTED OTHERWISE. PROVIDE HOT DIPPED GALVANIZED FINISH UNLESS NOTED OTHERWISE. AT OWNER'S OPTION, PROVIDE STAINLESS STEEL FASTENERS IN ALL EXTERIOR APPLICATIONS (1/2" O.C. TO PROVIDE PROTECTION FOR 55 FASTENERS).
4. JOIST HANGERS: MINIMUM 1/2" GAUGE, SLICE AND PROFILE TO SUIT APPLICATION (UNLESS OTHERWISE NOTED). PROVIDE HANGERS FOR ALL FLUSH FRAWD JOISTS.
5. ALL COLLARING IN INTERIOR WALLS TO BE (3) 2x4 UNLESS OTHERWISE NOTED. WALL EACH FACE OF EACH STUD TO ADJACENT STUD WITH (2) 10G NAILS AT 8" O.C. WALL SHEATHING TO EACH EDGE OF EACH PLY OF BUILT-UP COLUMN AT 8" O.C. VERTICALLY.
6. ALL COLLARING IN EXTERIOR WALLS TO BE (3) 2x4 UNLESS OTHERWISE NOTED. WALL EACH FACE OF EACH STUD TO ADJACENT STUD WITH (2) 10G NAILS AT 8" O.C. WALL SHEATHING TO EACH EDGE OF EACH PLY OF BUILT-UP COLUMN AT 8" O.C. VERTICALLY.
7. PROVIDE SOLID BLOCKING BELOW ALL COLLARS, TO TRANSFER LOAD DIRECTLY TO FRAMING.
8. PROVIDE DOUBLE JOIST UNDER ALL PARTITIONS PARALLEL TO JOIST SPAN.
9. PROVIDE DOUBLE JOIST AROUND ALL FLOOR AND ROOF OPENINGS (U.N.C.).
10. ALL WALL-TO-BEAM JOINTS SHALL BE BOLTED WITH 3 ROWS OF 10G NAILS AT 8" O.C. STAGGERED. BEAM LOADS ON ONE FACE ONLY SHALL BE BOLTED WITH 1" DIA. BOLTS AT 16" O.C. STAGGERED (U.N.C.).
11. DALLION FRAME ALL END WALLS WITH GYPSUM BOARD CEILING (U.N.C.).
12. FASTEN GABLE END WALL STUDS TO CEILING DIAPHRAGM BY FASTENING HANGER TO EACH STUD AND BY FASTENING CEILING TO HANGER WITH 8d NAILS AT 8" O.C.
13. ENTIRE "TIGHT SP" IS TO BE SHEATHED PRIOR TO INSTALLING OVERBRACING.
14. ALL FLUSH FRAWD PSL BEAM TO PSL BEAM CONNECTIONS TO BE FASTENED WITH BEAM HANGERS TO BE DESIGNED AND PROVIDED BY PSL MANUFACTURER, UNLESS A SPECIFIC CONNECTION IS CALLED FOR.
15. LINTEL SCHEDULE UNLESS OTHERWISE NOTED ON PLAN.

Table with 2 columns: Beam Opening and Lintel. Includes: 2x4 WALLS 4'-0", 8'-0", 16'-0"; 2x4 WALLS 4'-0", 8'-0", 16'-0".

- 16. GIRDLE RAIL DETAILS AND CONNECTIONS TO STRUCTURE ARE SPECIFICALLY NOT INDICATED ON THESE DRAWINGS DUE TO THE WIDE VARIETY OF BUILDING TYPES AND FINISHING CONDITIONS. ALL GIRDLE RAILS MUST MEET CERTAIN MINIMUM LOADS AS REQUIRED BY CODE. CONTRACTOR SHALL CONTACT ARCHITECT/ENGINEER FOR DETAILS AT CONTRACTOR'S OPTION.



TO BE KEPT ON JOB SITE
STRUCTURAL DESIGN BY ARCHITECT OR ENGINEER
IF THE ARCHITECT OR ENGINEER DOES NOT SIGN THESE DRAWINGS, NO ARCHITECT OR ENGINEER LIABILITY WILL BE ASSUMED BY THE PROPERTY OWNER.

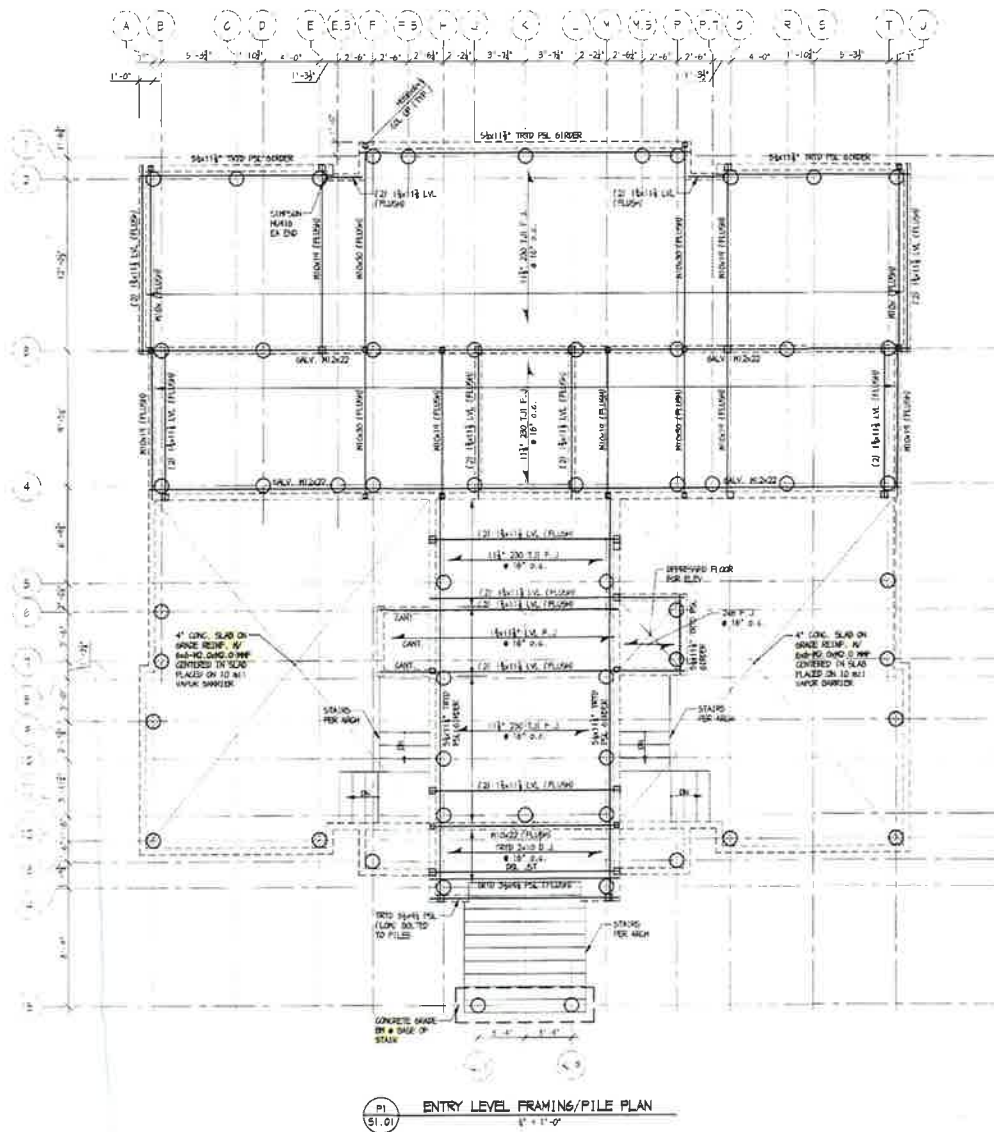


ISSUED FOR PILING FOUNDATIONS
SEPTEMBER 9, 2016

BUSSE-BAINUM BEACH HOUSE
OCEAN BREEZES
LOT #4 HINDSHEPT WAY
BETHANY BEACH, DE
CLIENT: GOOD ARCHITECTURE

Baker, Ingram, & Associates Structural Engineers logo and contact information. Includes address: 135 Oak Palm Avenue, Suite 200, Bethany Beach, MD 21013. Phone: 410-326-2200. Fax: 410-326-2201. Website: www.bakeringram.com.

Table with 2 columns: Action and Date. Includes: DESIGNED BY: BAW, DATE: 09-09-16; CHECKED BY: BAW, DATE: 09-09-16; DRAWING NO.: S100, SHEET: 1 OF 8.



P1
S1.01 ENTRY LEVEL FRAMING/PILE PLAN
1" = 1'-0"

NOTES:
1. ALL PILES TO BE 12" CLASS "B" TREATED TIMBER PILING MEETING ASTM-222. PILES TO BE CHECKED MINIMUM OF 20 FEET BELOW GRADE INTO A REGION ON TIE 1 OF 12 TONS.



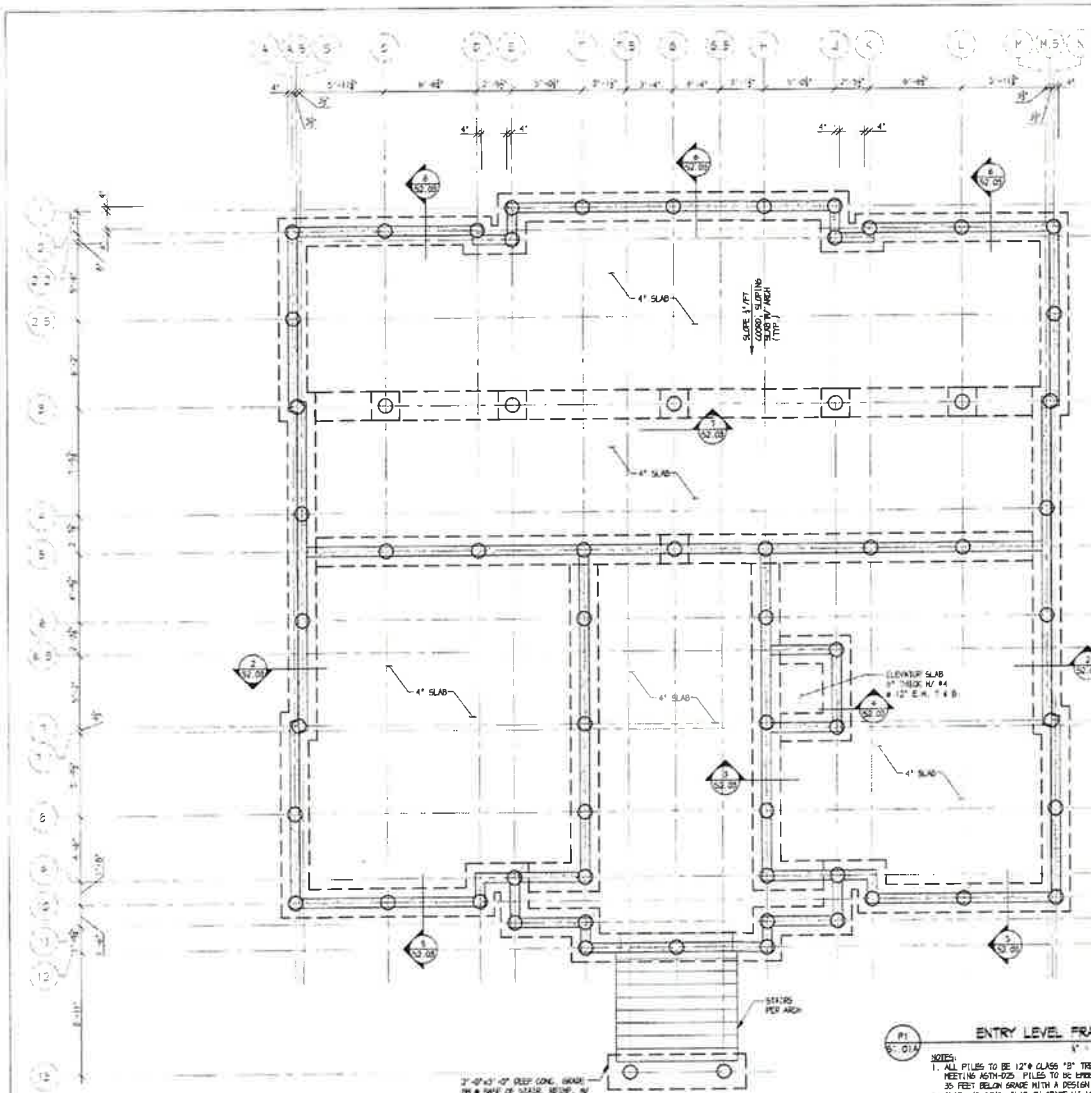
PERMIT SUBMISSION
AUGUST 11, 2015

BUSSE-BAINUM BEACH HOUSE
OCEAN BREEZES
LOT #4 MINDSWEPT MAY
BETHANY BEACH, DE
CLIENT: GOOD ARCHITECTURE

BAKER, INGHAM & ASSOCIATES
STRUCTURAL ENGINEERS
110 East Park Street, 2nd Floor, Dover, DE 19901
Lancaster, Pennsylvania
Dover, Delaware
Horseshoe, Delaware
Bridgeton, New Jersey
Ephrata, Maryland

Project Number: CA166
412.756.0000, PH
302.241.7950, FX
www.bakeringham.com

DESIGNED BY: JMW	DATE: 08-11-15
DRAWN BY: JJK	SCALE: AS NOTED
CHECKED BY: JKW	NO.: CB655.00
DRAWING NO.: S1.01	SHEET: 2 OF 7



PI 1/2" = 1'-0"
ENTRY LEVEL FRAMING/PILE PLAN
 1/2" = 1'-0"

2" - 4" x 4" OF DEEP CONC. GRADE ON # 4 BARS ON 12" x 12" REIN. #4 @ 14" ON TOP & BOTT. & #3 TIES # 12" x 4" (TYP. 5/16" TO 1/2" Ø)

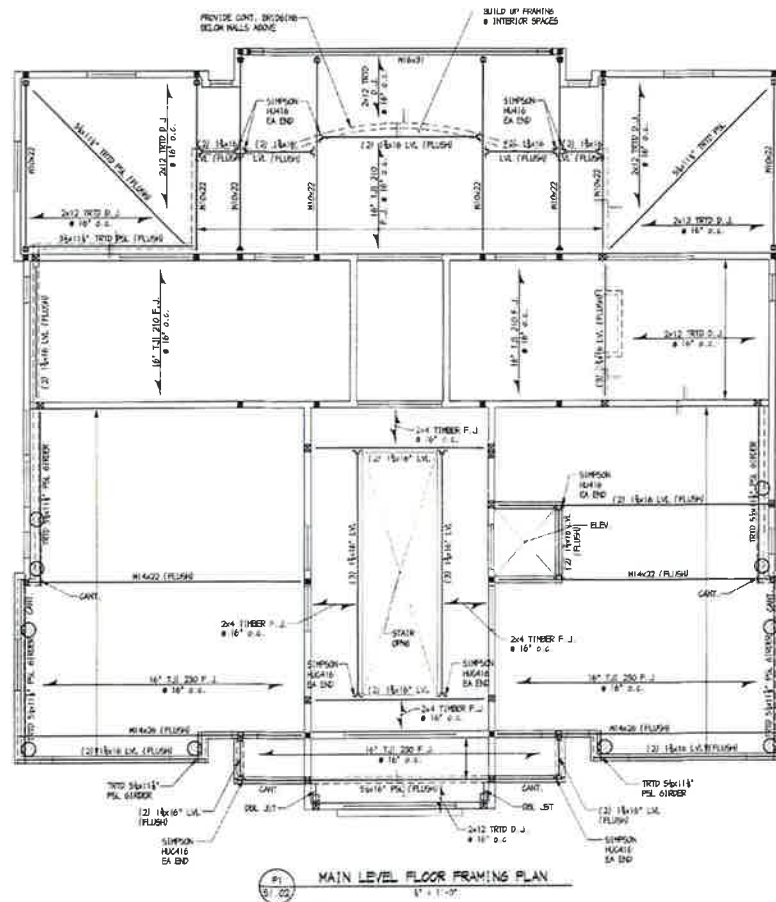
- NOTES:
1. ALL PILES TO BE 12" Ø CLASS 121 TREATED TIMBER PILING MEETING ACH-305. PILES TO BE SPACED MINIMUM 1'-30" FEET; BELOW GRADE WITH A DESIGN CRITERIA OF 12 TONS.
 2. SLAB: 4" CONC. SLAB ON GRADE W/ 10 MIL VAPOR BARRIER ON 4" CRUSHED STONE FILLING. W/ 6" MIN. Ø CONC. G.
 3. PROVIDE # 4 T & # 3 STRUCTURAL SHEATHING SUBFLOOR. REF: 1/52.01
 4. REF. ARCH. DWGS. FOR SHEATHING NOT SHOWN.
 5. REF: 52.01 & 52.02 FOR TYPICAL FINISHING DETAILS.
 6. SHED. INDICATES LOCATION OF SHEAR WALL HOLD DOWN.
 7. COORDINATE SHEET VENT LOCATIONS WITH ARCH PLANS.



ISSUED FOR PILING FOUNDATIONS
 SEPTEMBER 9, 2016

BUSSE-BAINUM BEACH HOUSE
OCEAN BREEZES
LOT #4 WINDSWEPT WAY
BETHANY BEACH, DE
CLIENT: GOOD ARCHITECTURE

BARKER, INGRAM, & ASSOCIATES STRUCTURAL ENGINEERS	
128 East Main Street, 2nd Floor Ocean, DE 21550	Project Number C8966
Lansdowne, Pennsylvania	410.758.2688
Dover, Delaware	402.754.7562
Horseshoe, Delaware	402.754.7562
Wilmington, New Jersey	www.barkerngram.com
DESIGNED BY: JKW	DATE: 09-28-16
DRAWN BY: AJC	SCALE: AS NOTED
CHECKED BY: JKW	W.C.: C8966.06
DRAWING NO.: S1-01ALT	SHEET: 2 OF 8



MAIN LEVEL FLOOR FRAMING PLAN
1/4" = 1'-0"

NOTES:
1. INDICATES JOIST CONNECTION SEE TYP. DETAIL

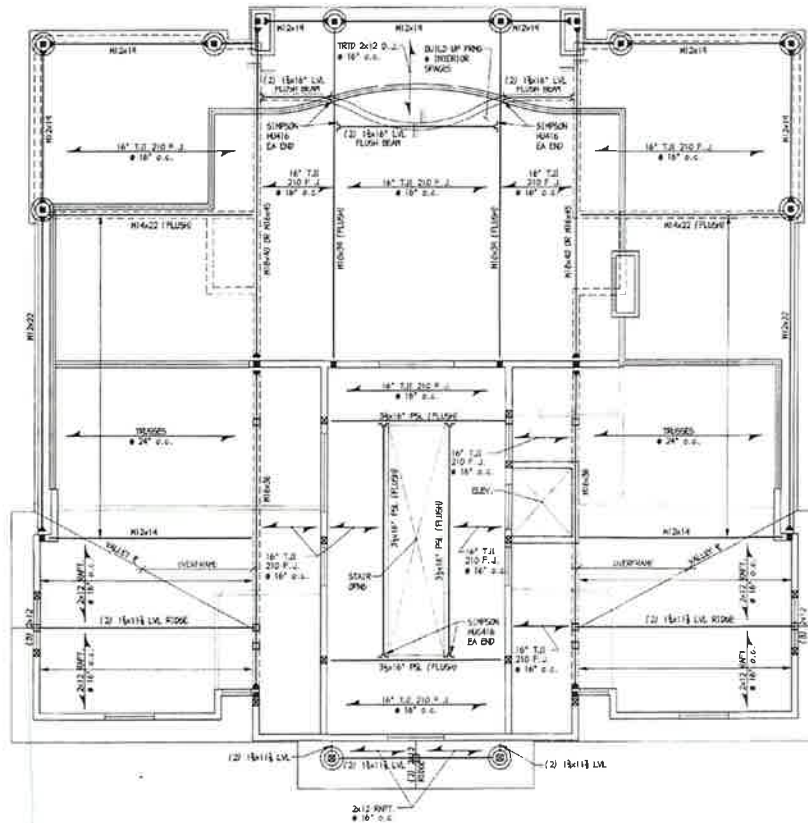


PERMIT SUBMISSION
AUGUST 11, 2015

BUSSE-BAINUM BEACH HOUSE
OCEAN BREEZES
LOT #4 MINDSHEFT WAY
BETHANY BEACH, DE
CLIENT: GOOD ARCHITECTURE

BAKER, INGRAM, & ASSOCIATES
STRUCTURAL ENGINEERS
110 East Main Street, 3rd Floor, Dover, MD 21922
Lancaster, Pennsylvania
Lancaster, Delaware
Pocomoke, Delaware
Edison, New Jersey
Elkton, Maryland
Project Number: C0966
410.790.2880
402.242.7800
main@bakeringram.com

DESIGNED BY: JIM	DATE: 08-18-15
DRAWN BY: AJC	SCALE: AS NOTED
CHECKED BY: JMW	W.D.: C0966-00
DRAWING NO.: S1.02	SHEET: 5 OF 7



P1 MASTER LEVEL FLOOR FRAMING PLAN
 ST. 02 1" = 1'-0"

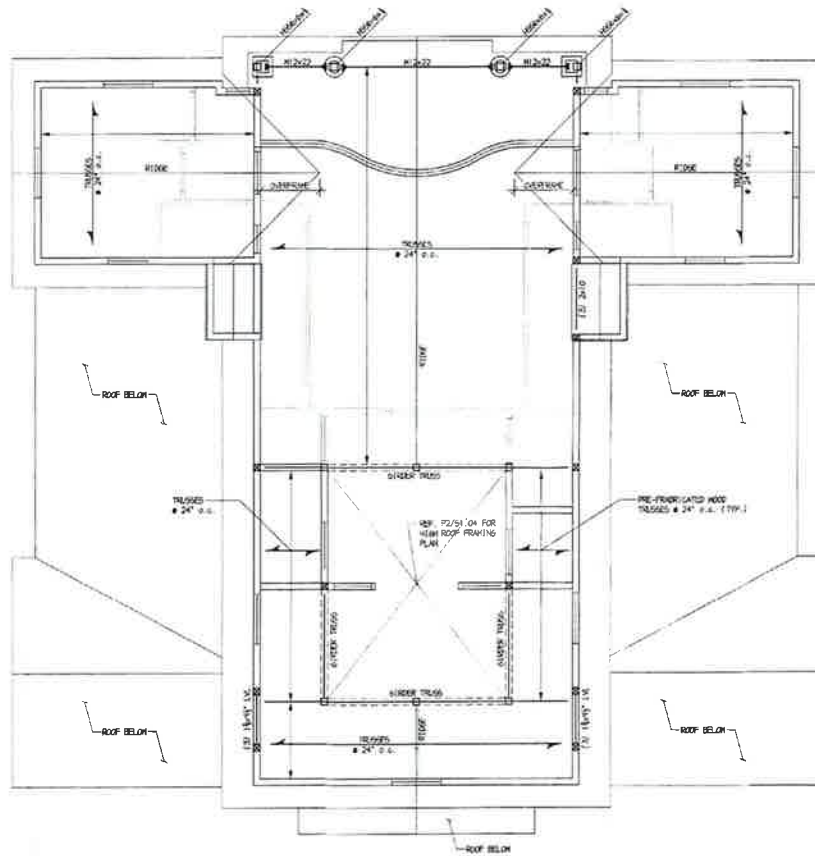
NOTES:
 1 - INDICATES MOMENT CONNECTION. SEE TYP. DETAIL.



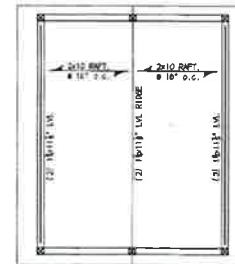
PERMIT SUBMISSION
 AUGUST 11, 2015

BUSSE-BAINUM BEACH HOUSE
 OCEAN BREEZES
 LOT #4 WINDSWEPT WAY
 BETHANY BEACH, DE
 CLIENT: GOOD ARCHITECTURE

BAKER, INGRAM, & ASSOCIATES STRUCTURAL ENGINEERS 110 East 10th Street, 3rd Floor, Ocean City, NJ 08226 Phone: 856-825-1100 Fax: 856-825-1101 Email: info@bakeringram.com	
DESIGNED BY: JON	DATE: 08-11-15
DRAWN BY: ALC	SCALE: AS NOTED
CHECKED BY: JKW	REV. 1/28/16-00
DRAWING NO.: S1.55	SHEET: 4 OF 7



F1
S1.04
ROOF FRAMING PLAN
1" = 1'-0"



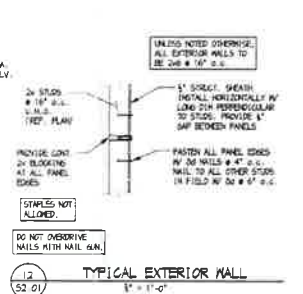
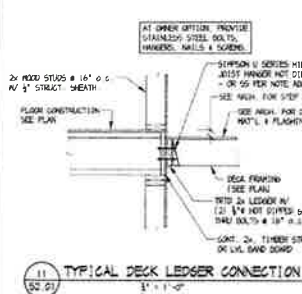
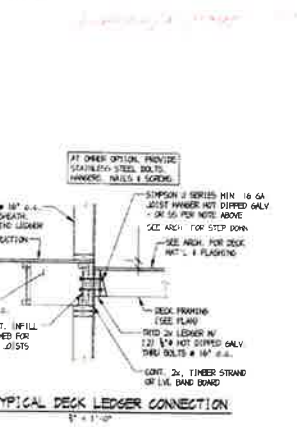
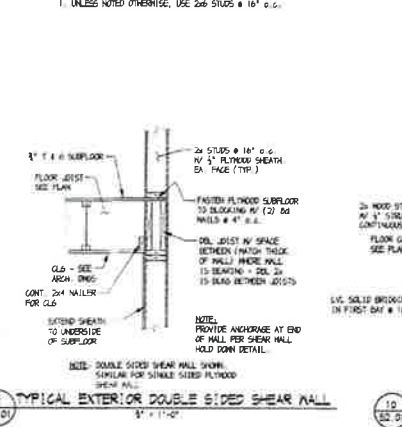
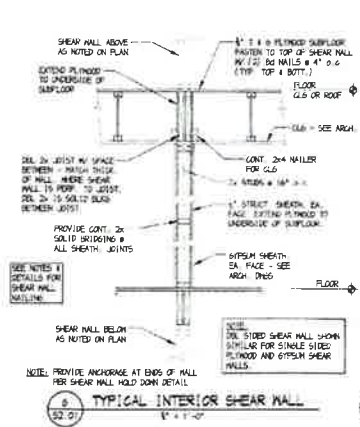
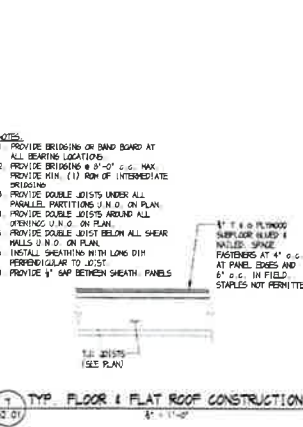
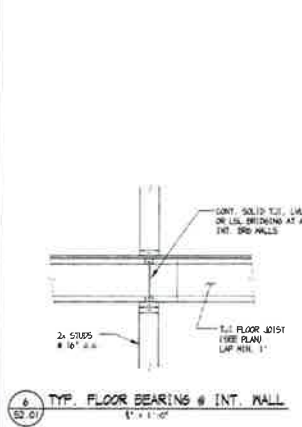
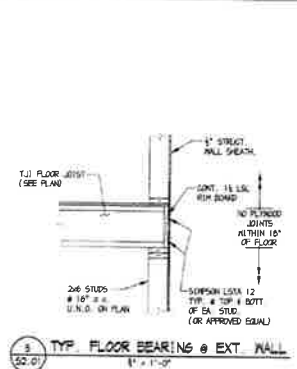
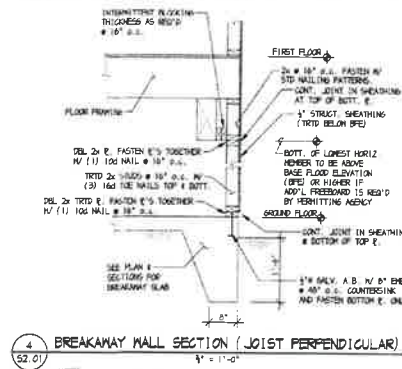
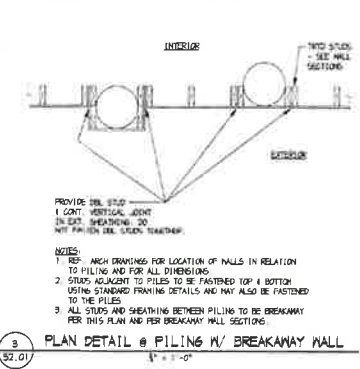
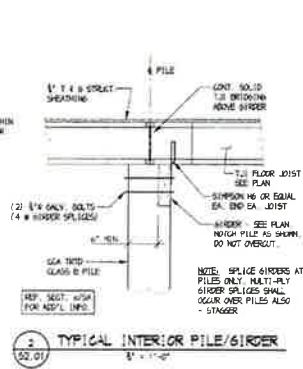
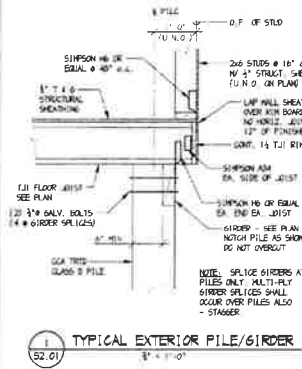
F1
S1.04
HIGH ROOF FRAMING PLAN
1" = 1'-0"

BUSSE-BAINUM BEACH HOUSE
OCEAN BREEZES
LOT #4 MINDSWEPT WAY
BETHANY BEACH, DE
CLIENT: GOOD ARCHITECTURE



PERMIT SUBMISSION
AUGUST 11, 2015

BAKER, INGRAM, & ASSOCIATES ARCHITECTS & ENGINEERS 115 East Main Street, 3rd Floor Suite 300 Salisbury, Pennsylvania 17340 Phone: 410.744.1100 Fax: 410.744.1101 www.bakeringram.com	
DESIGNED BY: JDM	DATE: 08-11-15
DRAWN BY: AJC	SCALE: AS NOTED
CHECKED BY: JKW	BLANK: CB886.D0
DRAWING NO.: S1.04	SHEET: 5 OF 7

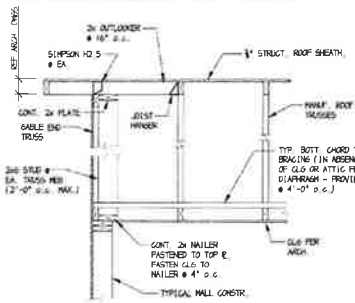


PERMIT SUBMISSION
AUGUST 11, 2015

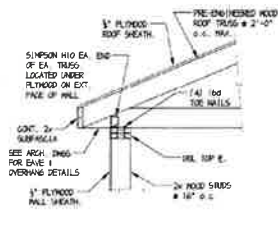
BUSSE-BAINUM BEACH HOUSE
OCEAN BREEZES
LOT #4 MINDSHEPT WAY
BETHANY BEACH, DE
CLIENT: GOOD ARCHITECTURE

BARKER, INGRAM, & ASSOCIATES
STRUCTURAL ENGINEERS
110 East Main Street, 2nd Floor, Ocean City, MD 21826
Lanahan, Pennsylvania
Project Number: 08000
410 726 2266
www.barkerinc.com

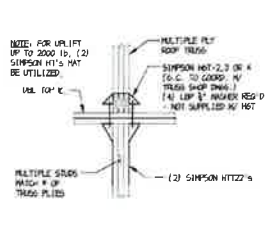
DESIGNED BY: JWM	DATE: 08-11-15
DRAWN BY: AJC	SCALE: AS NOTED
CHECKED BY: JAW	W.D. 080605.00
DRAWING NO: S2.01	SHEET: 6 OF 7



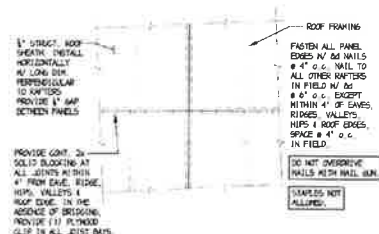
1 TYPICAL GABLE END (TRUSSED ROOF)
1' x 1'-0"



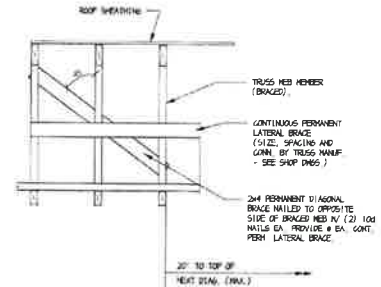
2 TYPICAL TRUSS WALL BEARING
1' x 1'-0"



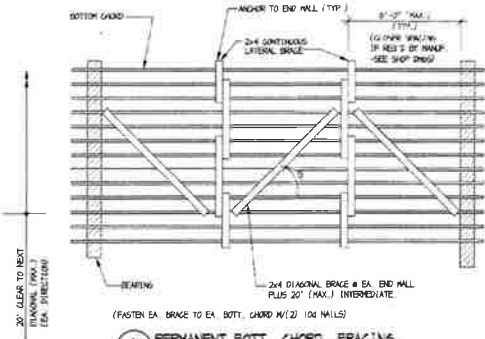
3 GIRDER TRUSS WALL BEARING
1' x 1'-0"



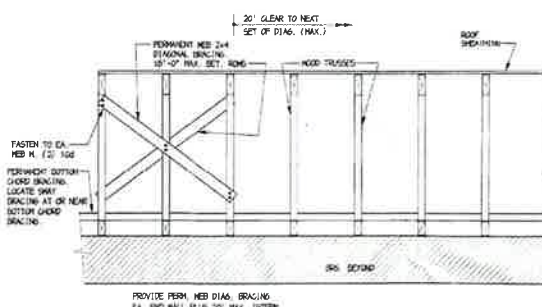
4 TYPICAL ROOF CONSTRUCTION
1' x 1'-0"



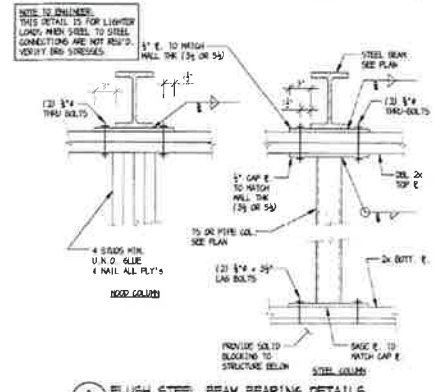
5 PERM. DIAG. BRACE @ CONT. PERM. LAT. BRACE
1' x 1'-0"



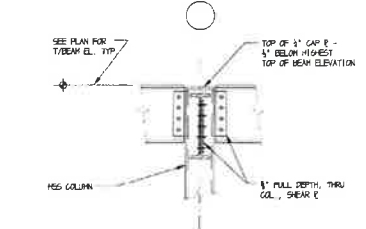
6 PERMANENT BOTT. CHORD BRACING
NOS



7 PERM. SWAY BRACING
NOS



8 FLUSH STEEL BEAM BEARING DETAILS
1' x 1'-0"



9 BEAM TO COL. CONN.
1' x 1'-0"

BUSSE-BAINUM BEACH HOUSE
OCEAN BREEZES
LOT #4 WINDSWEPT WAY
BETHANY BEACH, DE
CLIENT: GOOD ARCHITECTURE

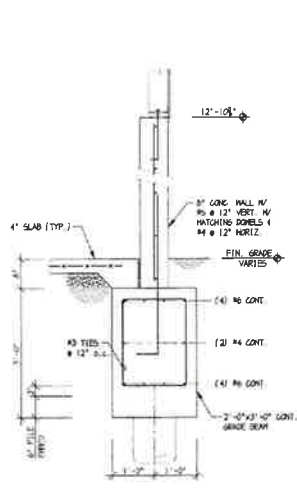


BAREN, INGHAM, & ASSOCIATES
STRUCTURAL ENGINEERS
1710 Oak Hill Drive, The Wood Center, P.O. Box 202
Lancaster, Pennsylvania Project Number C18626
Dover, Delaware
P.O. Box 10000, Newark, Delaware 410 754 3000
10000 Barksdale Road, Newark, Delaware 302 234 7599 Fax
Dillon, Maryland nba@bainum.com

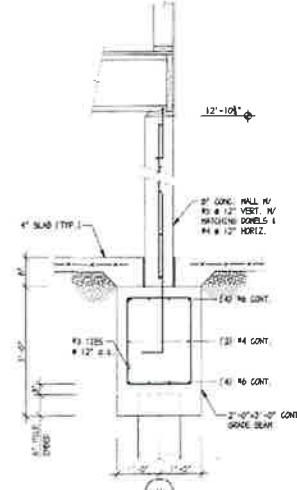
PERMIT SUBMISSION
AUGUST 11, 2015

DESIGNED BY: JSW	DATE: 08-11-15
DRAWN BY: AJC	SCALE: AS NOTED
CHECKED BY: HW	W.D.: C8666.CS
DRAWING NO. S2.02	SHEET: 7 OF 7

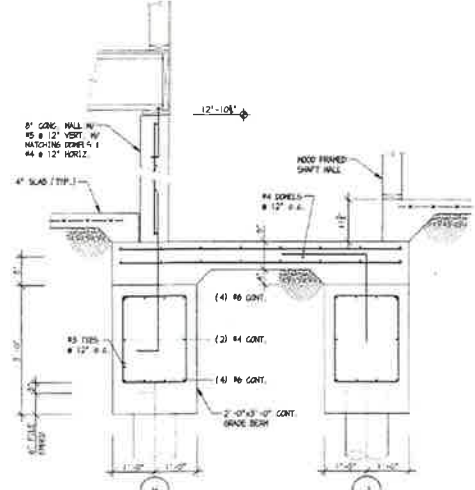
NOT USED



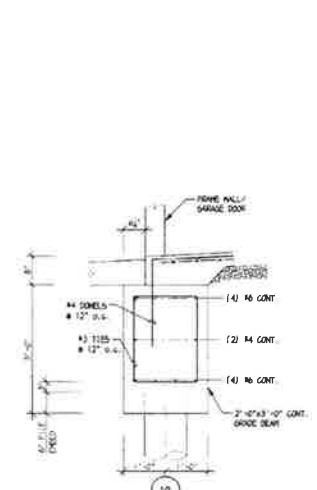
2 SECTION
1" = 1'-0"



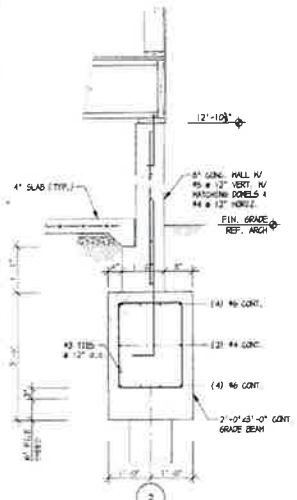
3 SECTION
1" = 1'-0"



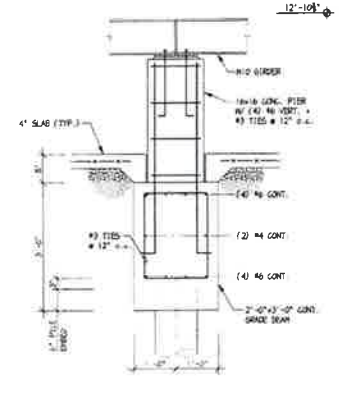
4 SECTION
1" = 1'-0"



5 SECTION
1" = 1'-0"



6 SECTION
1" = 1'-0"



7 SECTION
1" = 1'-0"



ISSUED FOR PILING FOUNDATIONS
SEPTEMBER 9, 2016

BUSSE-BAINUM BEACH HOUSE
OCEAN BREEZES
LOT #4 MINDSHEPT WAY
BETHANY BEACH, DE
CLIENT: GOOD ARCHITECTURE

BAKER, INGRAM, & ASSOCIATES STRUCTURAL ENGINEERS 110 East Main Street, 2nd Floor (Bldg. #2) 19022 Lewes, Delaware Phone: 302.374.2338 Fax: 302.374.2342 Email: bina@bakir.com	
DESIGNED BY: JDM	DATE: 09-09-16
DRAWN BY: AJC	SCALE: AS NOTED
CHECKED BY: JCK	W.O. 08966.00
DRAWING NO.: S2.03	SHEET: 8 OF 8

TAB “7”



STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES
AND ENVIRONMENTAL CONTROL
DIVISION OF WATERSHED STEWARDSHIP
89 Kings Highway
DOVER, DELAWARE 19901

OFFICE OF THE
DIRECTOR

PHONE: (302) 739-9921
FAX: (302) 739-6724

October 8, 2015

Ms. Barbara J. Bainum
6415 Shadow Road
Chevy Chase, MD 20815

RE: Tax Map # 134-9.00-535.00

Dear Ms. Bainum:

Application No. BP5095 - To construct a single family dwelling on Lot 4, Ocean Breezes, Sussex County, Delaware.

This is to advise you that this Division has reviewed your plans for coastal construction work with regard to its material physical effects on coastal conditions and natural shore processes with particular reference to the extent that it may induce or aggravate beach erosion, storm damage, flooding, etc., or may otherwise have a detrimental effect on the shore or adjacent property.

By this letter, please be informed that the aforementioned work, as shown upon the plans dated September 9, 2015 submitted by you, or on your behalf, through application received on September 4, 2015 has been approved. This letter of approval pertains only to compliance with the "Regulations Governing Beach Protection and the Use of Beaches" (effective December 27, 1983) and is not to be construed as an all-inclusive approval for any other activities or requirements of the Department of Natural Resources and Environmental Control or any other governmental agency which may pertain to this site, including local flood hazard zoning ordinances.

Any unauthorized additions or modifications of the final permitted construction plans will be considered a violation of this letter of approval and the Regulations and are therefore subject to penalties provided in the Beach Preservation Act and the Regulations. Major modifications or subsequent additions involving horizontal expansion of the initial construction must be entered as a new application subject to conditions for construction outlined in the Regulations Governing Beach Protection and the Use of Beaches. Copies of the Regulations are available upon request from the Shoreline and Waterway Management Section.

Structures prohibited seaward of the Building Line include: hard landscaping such as railroad ties, flower boxes, brick and cement patio blocks, fences other than sand/snow fencing, retaining walls, and other modifications which impede the natural function and flexibility of the dune and have been found to cause considerable damage to properties during storm events.

Delaware's good nature depends on you!

Ms. Barbara J. Bainum
BP5095
Page Two
October 8, 2015

Absolutely no quantity of sand or sedimentary material may be removed from the site which is the subject of this approval without prior inspection by a Shoreline and Waterway Management Section representative. Any quantity of material which is to be removed from the site and is suitable beach material as determined by the Section representative shall be placed on the beach at the nearest suitable location.

You are required to notify the Division of Watershed Stewardship at (302) 739-9921 at least one week prior to the initiation of on-site construction, to schedule a meeting between a Shoreline and Waterway Management Section representative, the contractor, the property owner and or their authorized agent and any other parties involved in the proposed construction activities. Construction may not commence until this meeting has occurred and all parties have signed the attached Pre-Construction Agreement form. **If it is found that construction has begun without this meeting, construction will be stopped until the meeting is held.** You are also required to notify the Division when construction is completed.

An "as-built" survey showing completed construction, in relation to the DNREC Building Line, must be submitted within (30) thirty days of completion of construction.

This approval is void if on-site construction has not been initiated on or before one year and completed on or before two years from the date of this approval.

This approval in no way affects, or rules upon, ownership of the subject lands.

If you should have any questions concerning this approval, please do not hesitate to contact the Shoreline and Waterway Management Section of this Division at (302) 739-9921.

Sincerely,



Michael S. Powell
Program Manager
Shoreline and Waterway
Management Section

Cf.: Jeff Shockley, Sussex County Planning and Zoning

Pre-Construction Agreement

BP5095
Lot 4
Ocean Breezes

Specific conditions that must be followed during construction:

1. All construction equipment, supplies, and personnel must remain to the west of the Building Line as marked by stakes (sand fence)
2. Sand may not be removed from the site without prior approval from the Shoreline and Waterway Management Section
3. other _____

Property Owner

Printed Name

Signature

Date

Authorized Agent

Printed Name

Signature

Date

Contractor

Printed Name

Signature

Date

Shoreline and Waterway Management

Printed Name

Signature

Date

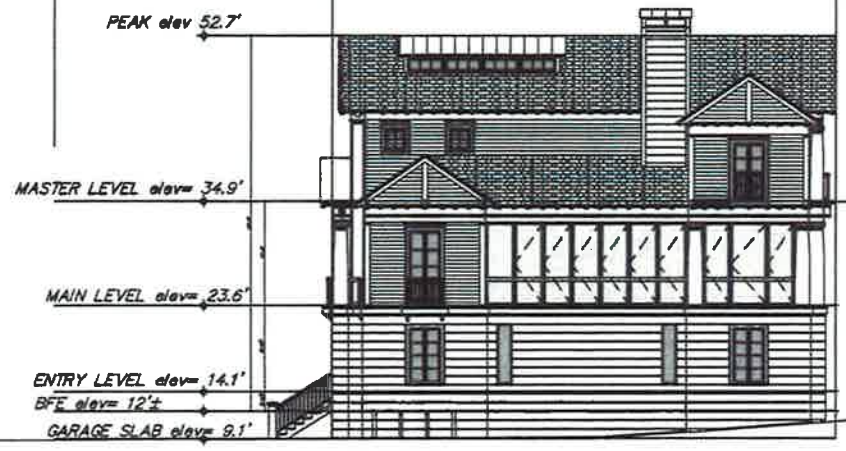
APPROVED
 Division of Watershed Stewardship
 DNREC
 Reviewed by: file
 Approved by: WSP 10/8/15

8.0' CL WINDSWEPT WAY

Property (ROW) Line

30' BRL Line

DNREC Bldg Line



Protective
 Dune 17.4



CERTIFIED CORRECT
 AS SHOWN

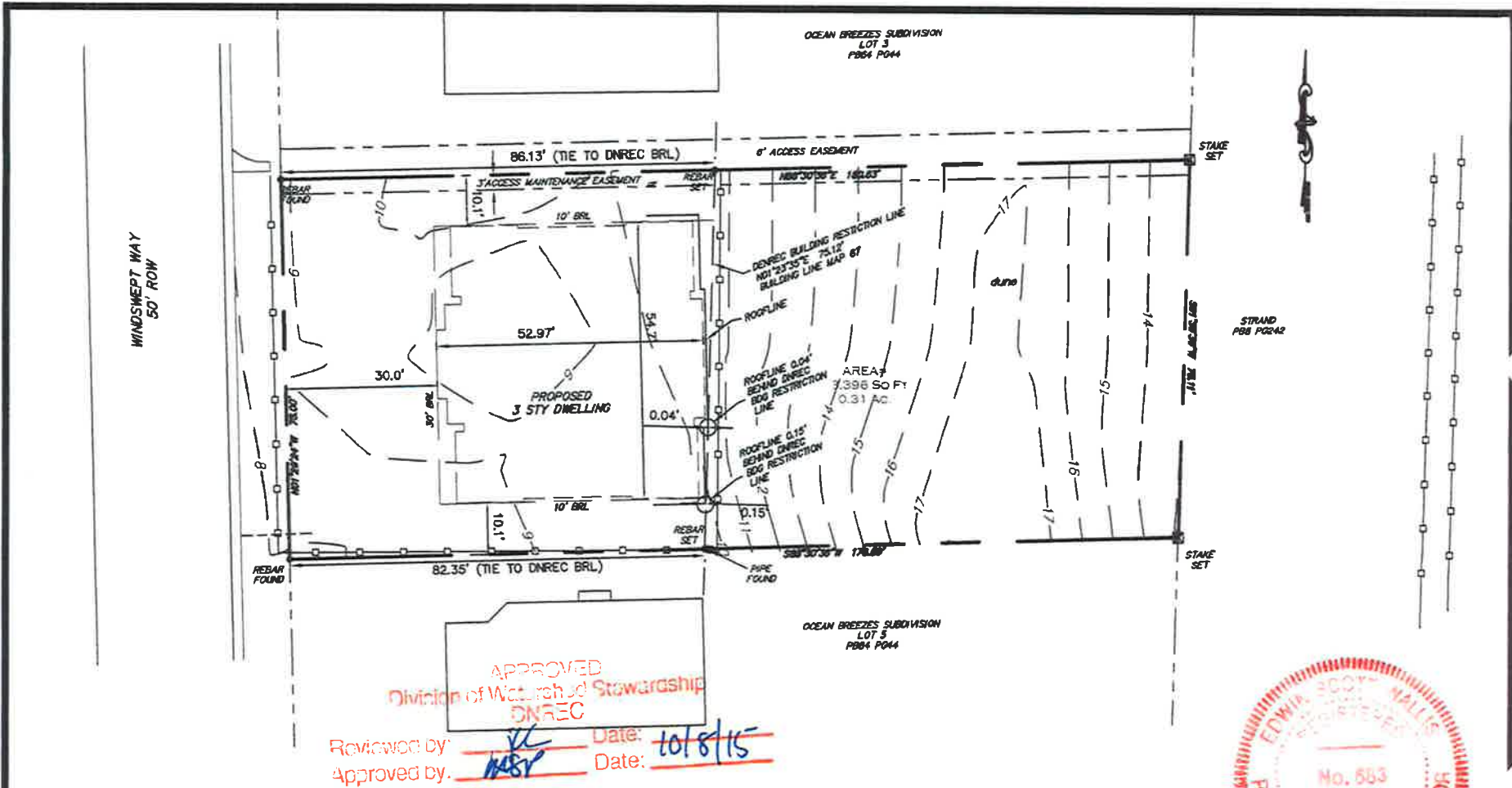
SITE DATA-
 CURRENT OWNER-
 BARBARA J. BAINUM 2010 FAMILY TRUST
 DATUM- NAVD88
 FIRM- 10005C0516K
 ZONE AO
 DEPTH 2'
 NO COASTAL BARRIER ZONE

REVISED AS PER DNREC FLOOR
 ELEV. COMMENTS 9-9-15

AXIOM
 ENGINEERING L.L.C.
 18 CHESTNUT STREET
 GEORGETOWN, DE 19947
 (302) 855-0810
 FAX: 855-0812
 E-MAIL: AXIOM@AXENG.COM
 WEB: WWW.AXENG.COM

DNREC SOUTH VIEW PROFILE
 LOT 4 OCEAN BREEZES
 39701 WINDSWEPT WAY
 NORTH BETHANY BEACH, SUSSEX COUNTY, DELAWARE

SCALE	1"=20'	0299-1401
DESIGNED	ESW	EXHIBIT
DRAWN	ESW	P
CHECKED		
DATE	7-15-15	
T/M	134-9.00-535	



APPROVED
Division of Watershed Stewardship
DNREC

Reviewed by: KL Date: 10/8/15
Approved by: MSY Date: 10/8/15



CERTIFIED CORRECT
AS SHOWN

SITE DATA-
CURRENT OWNER-
BARBARA J. BAINUM 2010 FAMILY TRUST
DATUM- NAVD88
FIRM- 10005C0516K
ZONE AO
DEPTH 2'
NO COASTAL BARRIER ZONE
PUBLIC SEWER & WATER

REVISED AS PER DNREC BDG LINE COMMENTS- 9-9-15

AXIOM
ENGINEERING L.L.C.
18 CHESTNUT STREET
GEORGETOWN, DE 19947
(302) 855-0810
FAX: 855-0812
EMAIL: AXIOM@AXENG.COM
WEB: WWW.AXENG.COM

DNREC LOT & TOPO SURVEY
LOT 4 OCEAN BREEZES
39701 WINDSWEEP WAY
NORTH BETHANY BEACH, SUSSEX COUNTY, DELAWARE

SCALE	1"=30'	0299-1401
DESIGNED	ESW	EXHIBIT B
DRAWN	ESW	
CHECKED		
DATE	7-15-15	
T.M.	134-9.00-535	



STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES
AND ENVIRONMENTAL CONTROL
DIVISION OF WATERSHED STEWARDSHIP
89 Kings Highway
DOVER, DELAWARE 19901

OFFICE OF THE
DIRECTOR

PHONE: (302) 739-9921
FAX: (302) 739-6724

October 8, 2015

Ms. Barbara J. Bainum
6415 Shadow Road
Chevy Chase, MD 20815

Dear Ms. Bainum:

Enclosed, please find the Letter of Approval BP5095 **To construct a single family dwelling** on Lot 4, Ocean Breezes. The 2nd paragraph of the second page of the approval states: You or your agent are required to notify the Division of Watershed Stewardship at (302) 739-9921 at least one week prior to the initiation of on-site construction, to schedule a meeting including yourself or your authorized agent, a Shoreline and Waterway Management Section representative, the contractor, and any other parties involved in the proposed construction activities. Construction may not commence until this meeting has occurred and all parties have signed the attached Pre-Construction Agreement form. **If it is found that construction has begun without this meeting, construction will be stopped until a meeting is held.** You are also required to notify the Division when construction is completed.

The purpose of this requirement is for the Division to meet with those who will be conducting the work to ensure that they are aware of the conditions of the approval and that they understand the importance of keeping all activities confined to the approved construction area. This meeting is required because it has become apparent, during our field inspections, that many property owners and contractors do not understand the environment in which they are working and the importance of protecting the dune, your "first line of defense", against coastal storms. Recent inspections have found that this natural resource is being taken advantage of and destroyed during construction along the oceanfront and bayfront.

It is the charge of the Shoreline and Waterway Management Section to preserve, protect and enhance the dunes and beach as natural resources. We intend to fulfill that charge by examining each oceanfront and bayfront project on a case by case basis, so that specific limits are recognized for each individual property at the time when work will be conducted. Please be sure to adhere to the new requirement, so that we can continue to work together to preserve Delaware Coastal areas. Thank you in advance for your cooperation.

Delaware's good nature depends on you!

Ms. Barbara J. Bainum
Page Two
October 8, 2015

Also, as required by the 4th paragraph of the 3rd page, an **“as-built” survey** showing completed construction, in relation to the DNREC Building Line must be submitted within thirty (30) days of completion of construction. Please be sure to adhere to this requirement. If you have any questions, please give me a call at (302) 739-9921 or send me e-mail at Jennifer.Luoma@state.de.us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jennifer L. Luoma', written in a cursive style.

Jennifer L. Luoma
Environmental Scientist
Shoreline and Waterway
Management Section

MEMORANDUM

TO: Michael S. Powell

FROM: Jennifer L. Luoma

RE: Letter of Approval BP5095, to construct a dwelling for Ms. Barbara J. Bainum

DATE: October 8, 2015

LOCATION: Lot 4, Ocean Breezes

ACTIVITY: To construct a single family dwelling

Attached for your signature, please find a Letter of Approval for the above activity. I have reviewed the application and found the proposed activity to be in compliance with the Regulations Governing Beach Protection and the Use of Beaches.

Based on my review of the application, I recommend that this Letter of Approval be approved.

State of Delaware
Department of Natural Resources & Environmental Control
Division of Watershed Stewardship

Office of the
Director

89 Kings Highway
Dover, Delaware 19901

Telephone: (302) 739-9921
Fax: (302) 739-6724

APPLICATION FOR CONSTRUCTION LETTER OF APPROVAL

This application form is provided for construction activities within the defined beach area and landward of the DNREC Building Line as shown on maps prepared by the Shoreline & Waterway Management Section, and for construction activities requiring a Letter of Approval, as outlined in Part 4 of the Regulations Governing Beach Protection and the Use of Beaches. Copies of individual Building Line Maps are available for planning by request to the Shoreline & Waterway Management Section.

Please answer all questions thoroughly and provide the applicable drawings on 11" x 17" or smaller paper. Incomplete applications will be returned.

Name of Property Owner: Barbara J. Bainum, Trustee

Mailing Address: 6415 Shadow Road,
Chevy Chase, MD 20815

E-Mail Address: _____

Telephone Numbers: A/C () _____ Residence A/C () _____ Office

Name of Authorized Agent: Evelyn M. Maurmeyer

Mailing Address: CER, Inc., PO Box 674
Lewes, DE 19958

E-Mail Address: maurmeye@udel.edu

Telephone Numbers: A/C () _____ Residence A/C (302) 645-9610 Office

Location of proposed work:

Lot(s) Number: 4 Block Number: --

Street address: 39701 Windswept Way, Bethany Beach DE 19930

Subdivision/Community: Ocean Breezes (north Bethany Beach)

Tax Map #: 1-34-9.00-535.00

Type of work proposed: (i.e., Construction of a dwelling, commercial building, subdivision, addition, deck, dune crossover, septic system, shore protection structure, storage facility, placement of utilities, placement of fill or hardscaping (placement of a driveway, retaining wall, pavers, fence) etc.)

Applicant proposes to construct a dwelling. See attached
Project Description for details.

Please submit the following information with the application



Surveys must be originals signed and sealed by a professional surveyor licensed in the State of Delaware

- 1) Copy of deed, lease, sales contract or County certificate showing ownership or legal interest in the property. Attached at end of application.
- 2) Four copies of a Topographic Survey of the lot (at one foot intervals) which includes the following information: See Figure 10; four signed, sealed copies enclosed:
 - a. The location and dimensions of the proposed structure, modifications and/or additions drawn to scale, including but not limited to: the dwelling, decks, porches, stairs, septic systems and tanks, roof lines, heat/air condition systems, walkways and driveways.
 - b. Distance to the DNREC Building Line and the DNREC Easement Line (if applicable) from the landward property boundary.
 - c. Setback distances from front, back and side lot boundaries required by local municipalities, subdivisions or the County.
 - d. The area of disturbance. This area must be limited to the area located landward of the DNREC Building Line and/or landward of the DNREC Easement Line (if applicable).
 - e. The location of existing and proposed septic systems including seepage bed, tanks and dosing chamber. New construction must meet all the isolation distances from the septic system required by the Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems. (not applicable--public sewer)
 - f. A **profile view** of the proposed construction (include area below first living floor) showing proposed foundation, Base Flood Elevation existing and proposed grade, first floor elevation, elevation of lowest horizontal member, roof line, and all amenities including showers, heat pumps, steps, fences, walkways, etc. See Figure 11; four signed, sealed copies enclosed.

- 3) Applications for construction of a cantilevered deck which extends seaward of the DNREC Building Line must include the following information on the survey: Not applicable
- a. The location of the building or deck of a similar nature on the adjacent property to which the deck is being cantilevered out to must be located on the survey. The distance from the landward property boundary of the adjacent deck must be clearly indicated on the survey.
- b. Deck construction plans certified by an Architect or Engineer registered in the State of Delaware. All structural support for the cantilevered deck must be above Base Flood Elevation if located seaward of the DNREC Building Line and all space below the deck must remain open and free of obstruction.

Please address all questions

Site Work: Placement or Removal of sand from the site is prohibited without prior approval

Will there be any lot clearing or excavation at the site? Vegetation cleared; site graded
 If so, will any sand be removed from the site? Yes
 Where will the sand be taken? Neighborhood association has expressed interest in sand for dune restoration projects in neighborhood.
 Will sand or fill be added to the site? no How much? --
 What will be the source of the material? --

Indicate on the plans where the fill will be placed.

Will there be any landscaping? Yes If so, will you be bringing in top soil? no
 Are there any structures included in your landscape design? no
 See Figure 14 for landscaping design.
Please indicate their location on the plans.
 Are all of the plants native to the beach and dune environment? yes
 See Tables 1 and 2 for list of plants.

Activities Seaward of the Building Line are restricted

Placement of construction equipment or materials or disturbance of the area seaward of the DNREC Building Line is prohibited. The Building Line must be staked prior to initiation of construction. Erection of sand fencing will be required to mark the Building Line to prevent disturbance and damage to the dune or vegetation during construction.

Flood Zone Requirement/Construction Below Base Flood Elevation: See Figure 9 for FIRM map.

Construction Seaward of the Building Line must be located above Base Flood Elevation.

(no construction proposed seaward of Building Line)

What NFIP Flood Zone is the property located in (e.g. V, A, B, etc.)? VE; AO

What is the Base Flood Elevation (NAVD88)? BFE = 12' in VE; depth = 2' in AO

What is the effective/revised date of the FIRM panel used for flood zone determination? 3/16/2015

This information can be obtained from the applicable Town or County.

Please verify that all local Flood Zone requirements and ordinances are being met.

Flood Zone Requirement/Construction Below Base Flood Elevation (continued):

Will any enclosures, such as entrances, storage areas, elevators, showers, skirting, utilities etc., be constructed below the first living floor? yes If so, indicate their location on the plans.

These structures must be located landward of the Building Line or elevated above Base Flood Elevation. All construction will be landward of Building Line.

Will any concrete, brick or asphalt be used for flooring, driveways, side walks, etc.? yes

Indicate their location on the plans. These structures must be located landward of the Building Line. All structures will be landward of Building Line.

Additional Information:

Are there any wetlands on this lot? no **Please indicate their location on the plans.** If you propose to construct in wetlands, please include copies of written approvals from the Division of Water Resources - Subaqueous Lands Section and/or the U. S. Army Corps of Engineers.

Is there an existing septic system on the lot? no **Please indicate the location of the septic tank, dosing chamber and drain field on the plans.** If you are connecting to an existing system, please provide written approval from the Division of Water Resources. New construction must meet all the isolation distances from the septic system required by the Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems.

(Public sewer available)

SIGNATURE PAGE

As legal property owner, I (we) accept the legally binding nature of the Construction Letter of Approval application and enclosed plans for construction and acknowledge the ultimate responsibility of the owner in executing the conditions of the approval. I (we) also understand that any unauthorized additions or modifications of the final approved construction plans will be considered a violation of the Construction Letter of Approval and the Regulations and are therefore subject to penalties found in the Beach Preservation Act and the Regulations. I (we) also understand that submission of an application does not signify that I (we) have approval to begin construction or that an approval is guaranteed.

Signature of Property Owner(s) Date

Signature of Property Owner(s) Date

Statement of Agent Authorization

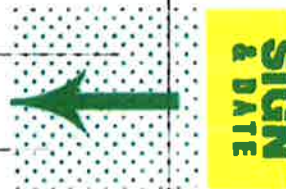
I hereby designate and authorize Evelyn Maurmeyer, CER, Inc.
to act in my behalf as my agent in the processing of this Construction Letter of Approval application and to furnish, as requested, supplemental in support of this application.

As legal property owner, I (we) accept the legally binding nature of this Construction Letter of Approval application and enclosed plans for construction and acknowledge the ultimate responsibility of the owner in executing the conditions of the approval. I also understand that this authorization does not transfer ultimate responsibility for this approval to the agent

Major modifications or subsequent additions involving horizontal or vertical expansion of the initial construction must be entered as a new application subject to conditions for construction outlined in the Regulations. Copies of the Regulations are available upon request from the Shoreline and Waterway Management Section.

Sarah... 7-27-15
Signature of Property Owner(s) Date

W. J. ... 7-29-15
Signature of Property Owner(s) Date



Application is hereby made for a beach construction Letter of Approval in the State of Delaware. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge; such information is correct and complete. I further certify that I am authorized to undertake the proposed activities or I am acting as the duly authorized agent for the applicant.

Evelyn Maurmeyer 8/26/2015
Signature of Authorized Agent Date



COASTAL & ESTUARINE RESEARCH, INC.

Marine Studies Complex
P.O. Box 674
Lewes, Delaware 19958
302-645-9610

August, 2015

**PROJECT DESCRIPTION:
BAINUM-BUSSE RESIDENCE,
OCEAN BREEZES, NORTH BETHANY BEACH, DE**

Applicant

Barbara Bainum, Trustee
6415 Shadow Road
Chevy Chase, MD 20815

Project Location

The proposed project site is 39701 Windswept Way (Lot 4), Ocean Breezes Subdivision, Bethany Beach, Sussex County, Delaware (Tax Map Parcel #1-34-9.00-535.00). See Figures 1, 2, 3, and 4 for location maps. The site is depicted on the U.S.G.S. topographic map, Bethany Beach, Delaware quadrangle (see Figure 5), and is adjacent to Atlantic Ocean coastline. The site is depicted on DNREC Building Line Map (sheet 17 of 35, south to north, Ocean Village, Bethany Village, Ocean Breezes, Bethany Dunes; date of photograph = August 31, 1979), see Figure 6. The site is a vacant lot, 13,396 sq. ft. (0.31 acre) in size, on which the applicant proposes to construct a residence. See Figure 7 for GoogleEarth® aerial photograph of site, and Figure 8 for ground-level photograph. The site is depicted on FIRM Map 10005CO516K (see Figure 9). Seaward portion of parcel is located in Zones VE, BFE = 12'. Landward portion of parcel (where home is to be built) is located in Zone AO, depth 2'.

Proposed Residence

The applicant proposes to build a 3-story single-family residence on the lot. See Figure 10 for plan view survey (prepared by Axiom Engineering, L.L.C.) showing "footprint" of proposed dwelling, topographic contours at 1' intervals, and DNREC Building Line. Entire structure will be located landward of Building Line. Front setback (from roadway) will be 30'; side setbacks will be 10.1'. A profile view (prepared by Axiom Engineering, L.L.C.) is shown in Figure 11. A plan view (prepared by Lila Frederick, Landscape Architecture and Garden Design) showing the proposed layout of structures/activities are presented in Figure 12.

In addition to the proposed house, the following structures/activities (all landward of the Building Line) are also proposed (see Figure 12):

- A driveway system consisting of two (2) 10' 0" wide aprons, leading to a 20' x 51' parking court. The driveway materials will be aggregate paving with a banding of either bluestone or cobblestone. Two paved areas 10' x 12' will lead into the two garage spaces. HVAC units will be located on the SW corner of the house.
- A stone walkway will lead around the north side of the house to an outdoor shower area. Another path will allow the owners to leave the house from the north garage and access the community walkway (dune crossover), located along the north property line. Steps, a landing, and gate access to the walkway are proposed (see Figure 13 for details). A main path extends to the rear of the house and stops at the NE corner of the house.
- The front and sides of the house will be graded, which may involve some sand excavation (landward of the Building Line). The neighborhood association has expressed interest in the sand for dune restoration projects elsewhere in the neighborhood.

Landscaping Activities

Landscaping activities both landward and seaward of the Building Line are proposed, as follows (see Figure 14, prepared by Lila Frederick, Landscape Architecture and Garden Design):

Landward of Building Line. Prior to construction, existing vegetation landward of the Building Line will be removed. Vegetation to be removed includes pine saplings (4" diameter); bayberry shrubs; shore juniper; beach heather; and other grasses. After completion of the dwelling, native shrubs and grasses will be planted, including eastern redbud; hummingbird clethra; inkberry; wax myrtle; bayberry; American beach grass; dwarf panic grass; dwarf fountain grass; blue wood sedge; beach panic grass; and bearberry. See Table 1 (prepared by Lila Frederick, Landscape Architecture and Garden Design) for listing of botanical and common names; size/spacing/ and notes.

Seaward of Building Line. Most of the existing vegetation (bayberry; beach heather; American beach grass) will remain in place. Two small (6' high x 10' wide) pines will be transplanted. Two bayberry shrubs will be pruned, and one existing bayberry will be selectively removed to allow for proposed plantings. Native vegetation to be planted on the applicant's property seaward of the Building Line include beach plum; inkberry; beach heather; sea lavender; American beach grass; beach panic grass; and marsh elder. See Table 2 (prepared by Lila Frederick, Landscape Architecture and Garden Design) for listing of botanical and common names; size/spacing/ and notes.

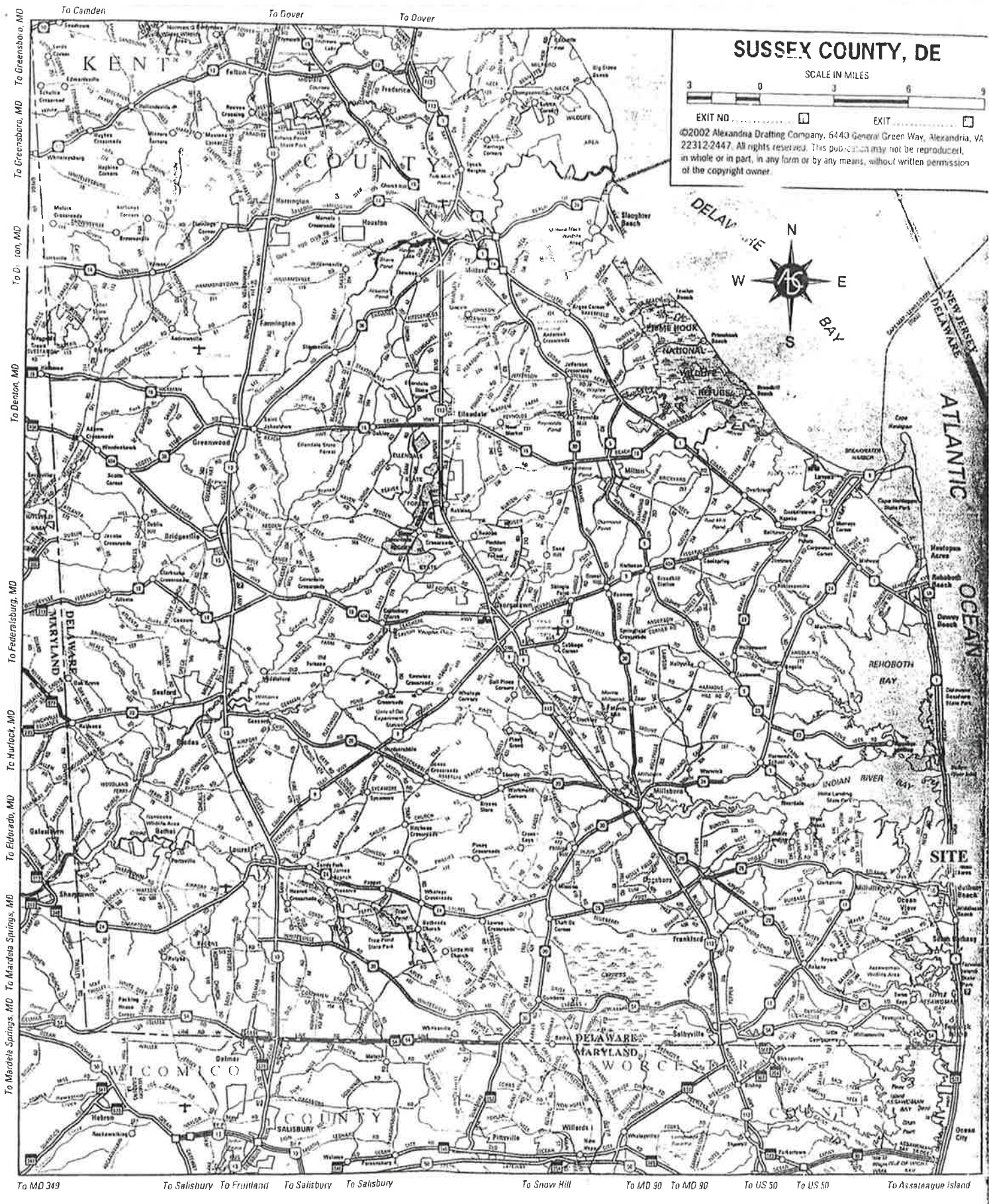


Figure 1. Map of Sussex County, Delaware showing site location, north Bethany Beach.

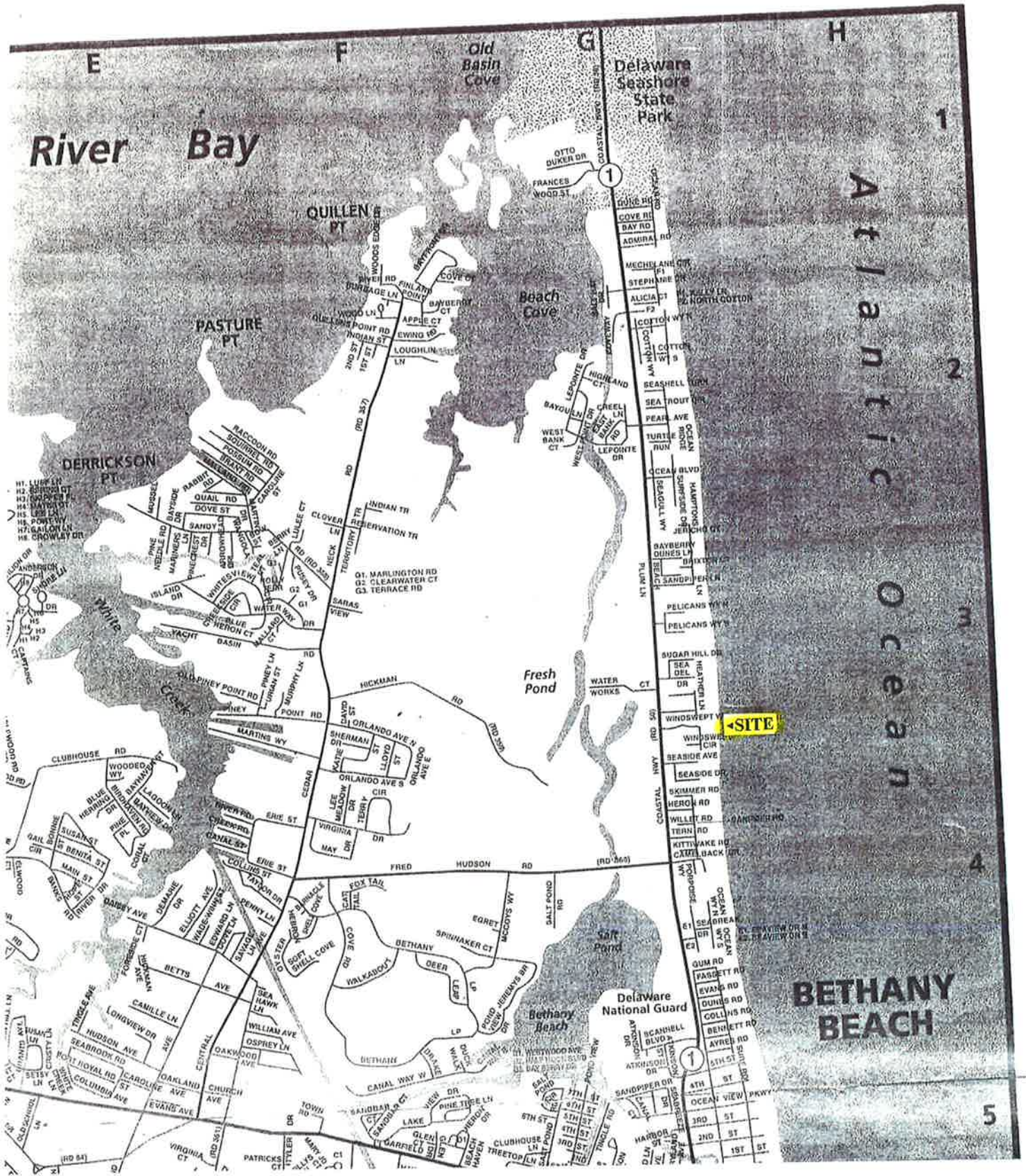


Figure 2. Map of Bethany Beach and vicinity, Sussex County, Delaware, showing site location, Windswept Way.

Layer Visibility

Addresses/Parcels

911 Addresses Id?

Parcel Labels

Parcels Id?

County Districts

Schools/Libraries

Hydrology

Tax Index

Transportation

Statewide

Search Par

| Tax ID

Selected Features:

No Features Selected



Figure 3. Site location, Windswept Way, Ocean Breezes Subdivision (north Bethany Beach, Sussex County, DE).

Layer Visibility

- Addresses/Parcels
 - 911 Addresses
 - Parcel Labels
 - Parcels
- County Districts
- Schools/Libraries
- Hydrology
- Tax Index
- Transportation
- Statewide

Search Parcels:

Tax ID

Id?

Id?

Selected Features:

No Features Selected

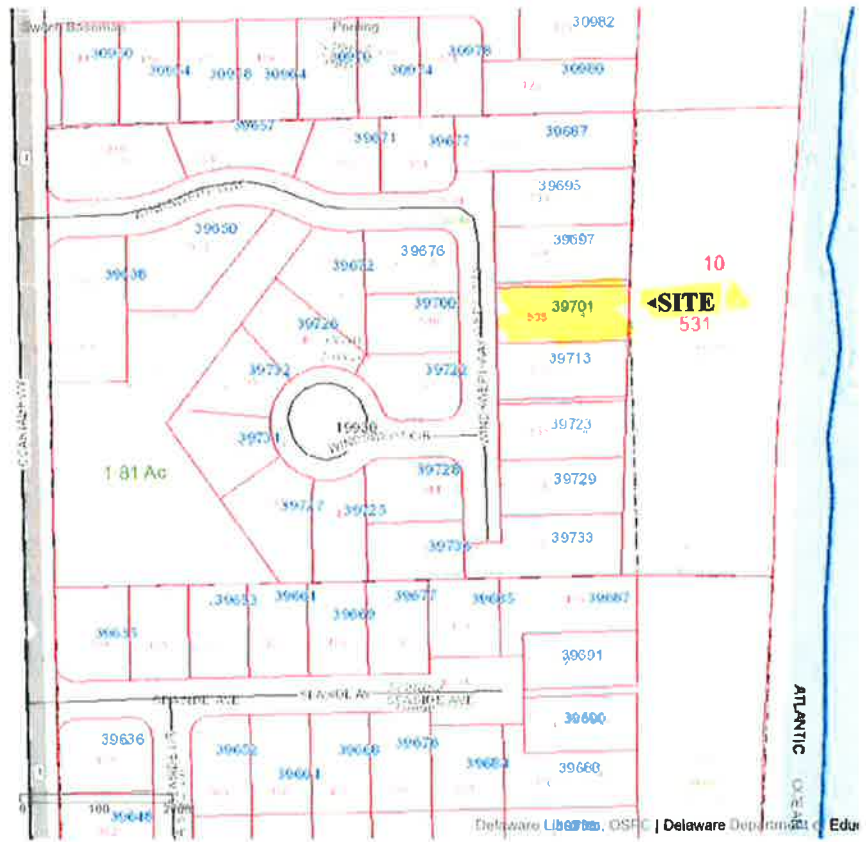


Figure 4. Site location, 39701 Windswept Way (Lot 4), Ocean Breezes Subdivision, Bethany Beach, Sussex County, Delaware (Tax Map Parcel #1-34-9.00-535.00).



Figure 5. Site location on U.S.G.S. topographic map, Bethany Beach, Delaware quadrangle. Site is adjacent to Atlantic Ocean coastline.

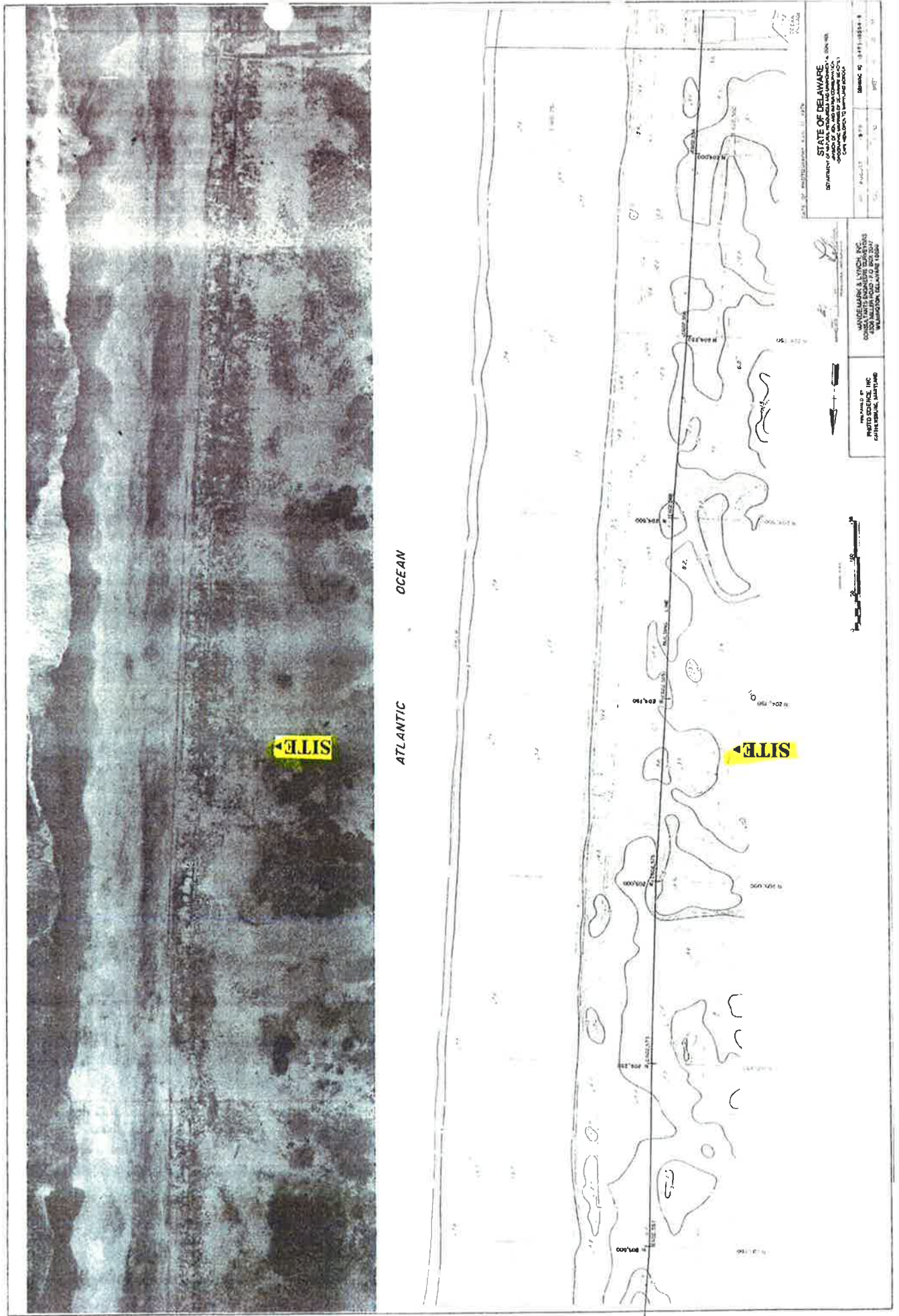
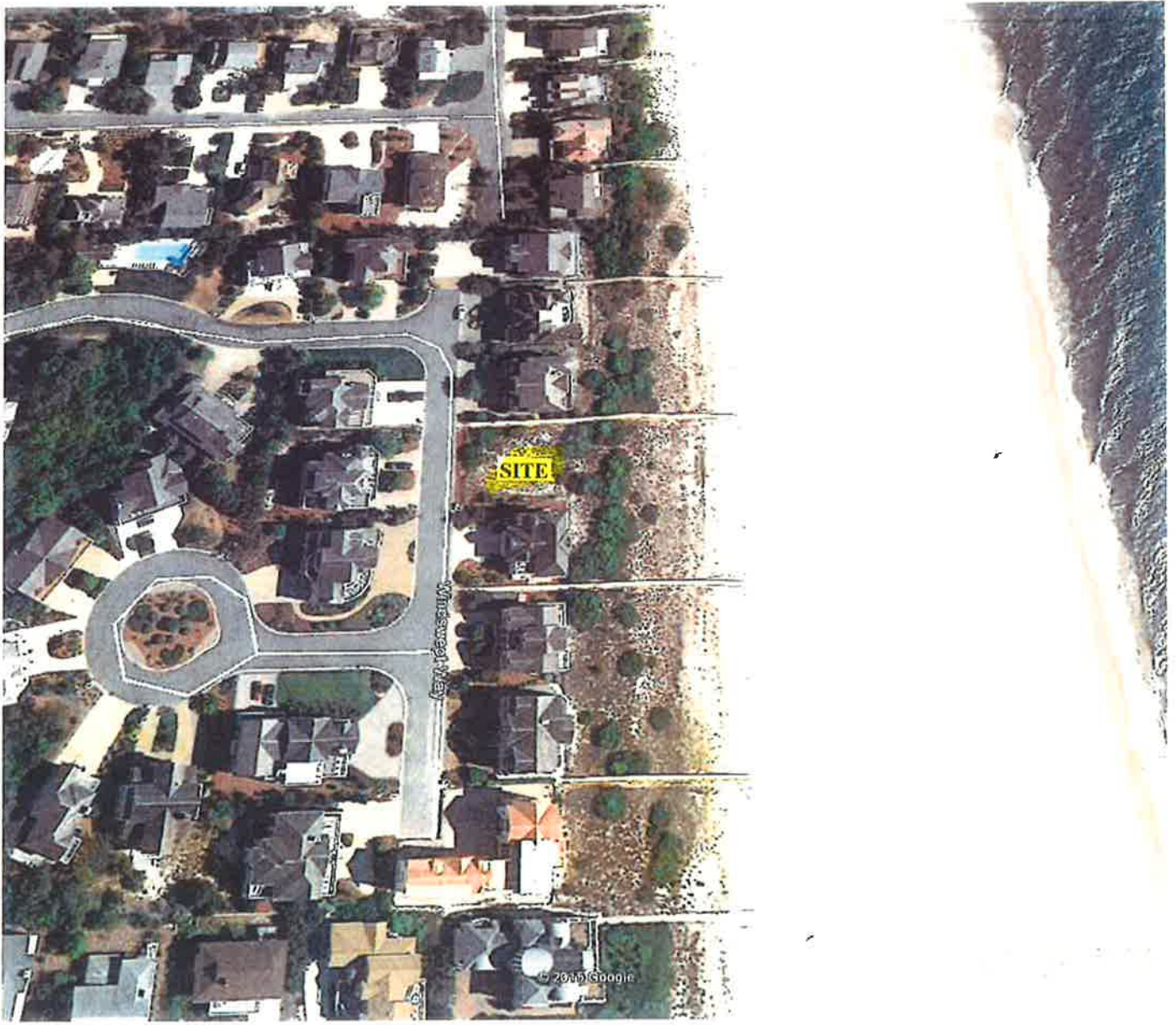


Figure 6. Approximate site location on DNREC Building Line Map (sheet 17 of 35, south to north, Ocean Village, Bethany Village, Ocean Breezes, Bethany Dunes; date of photograph = August 31, 1979; scale as shown).



Google earth

feet 300
meters 100



Figure 7. GoogleEarth® 2010 aerial photograph of site, 39701 Windswept Way (Lot 4), Ocean Breezes Subdivision, Bethany Beach, Sussex County, Delaware (Tax Map Parcel #1-34-9.00-535.00). Site is a vacant parcel along the Atlantic Ocean coastline.



Figure 8. Photograph of site, 39701 Windswept Way (Lot 4), Ocean Breezes Subdivision, Bethany Beach, Sussex County, Delaware (Tax Map Parcel #1-34-9.00-535.00). View toward east. Site is a vacant parcel, 13,396 sq. ft. (0.31 acre) in size, on which the applicant proposes to construct a 3-story, single-family residence.

39701 Windswept Way, Bethany Beach

Riskmap3.com/DE/SussexCo/



Figure 9. Site location on FIRM Map 10005CO516K (dated 3/16/2015). Seaward portion of parcel is located in Zone VE Special Flood Hazard Area (inundated by the 100-year flood, coastal floods with velocity hazards/wave action), Base Flood Elevation (BFE) = 12'. Landward portion of parcel (where home is to be constructed) is located Zone AO (Special Flood Hazard Area inundated by the 100-year flood, with average flood depth of 2').

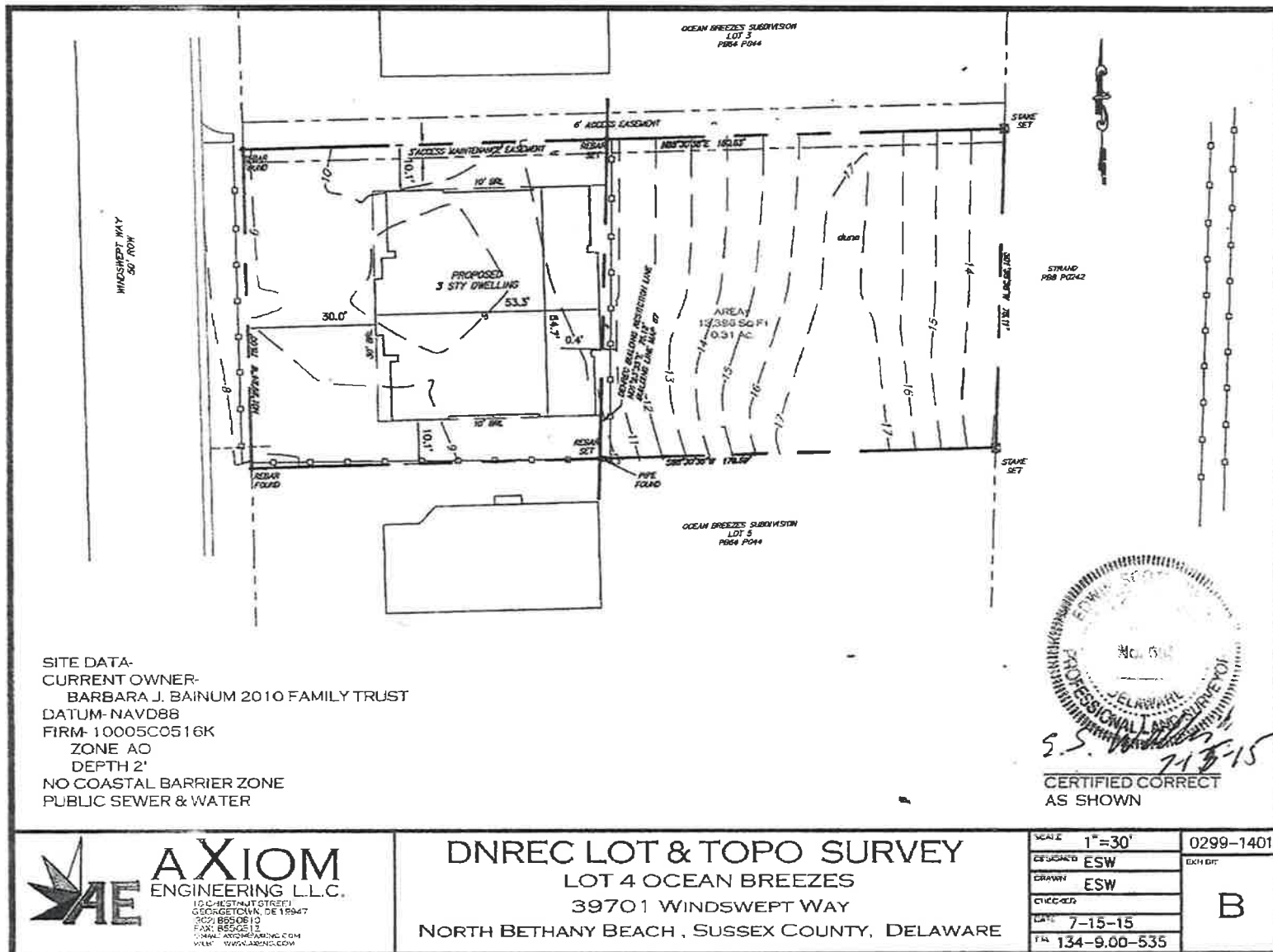


Figure 10. Plan view survey (prepared by Axiom Engineering, L.L.C.) showing “footprint” of proposed dwelling, topographic contours at 1’ intervals, and DNREC Building Line. Entire structure will be located landward of Building Line.

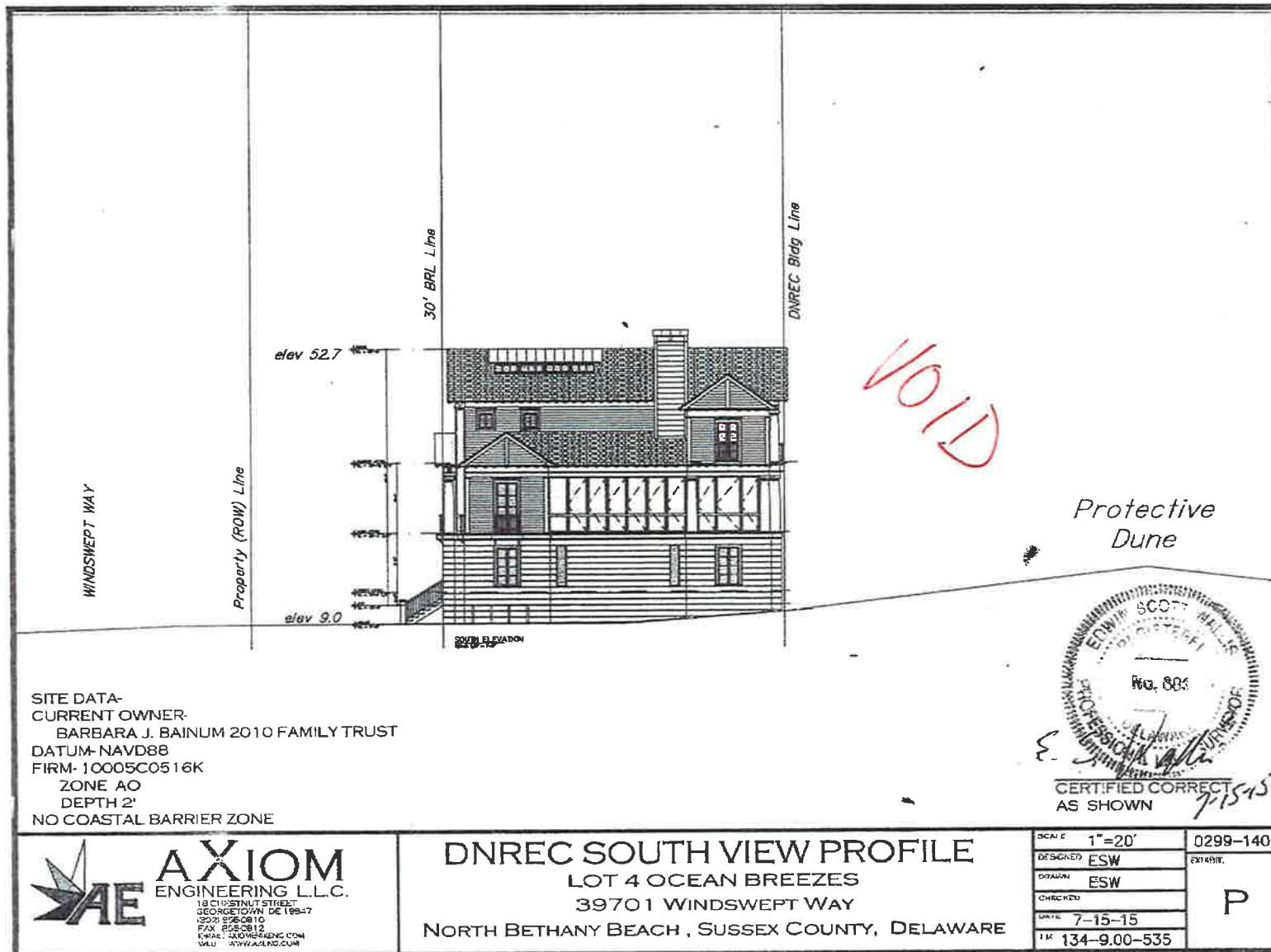


Figure 11. Profile view (prepared by Axiom Engineering, L.L.C.) of proposed residence.

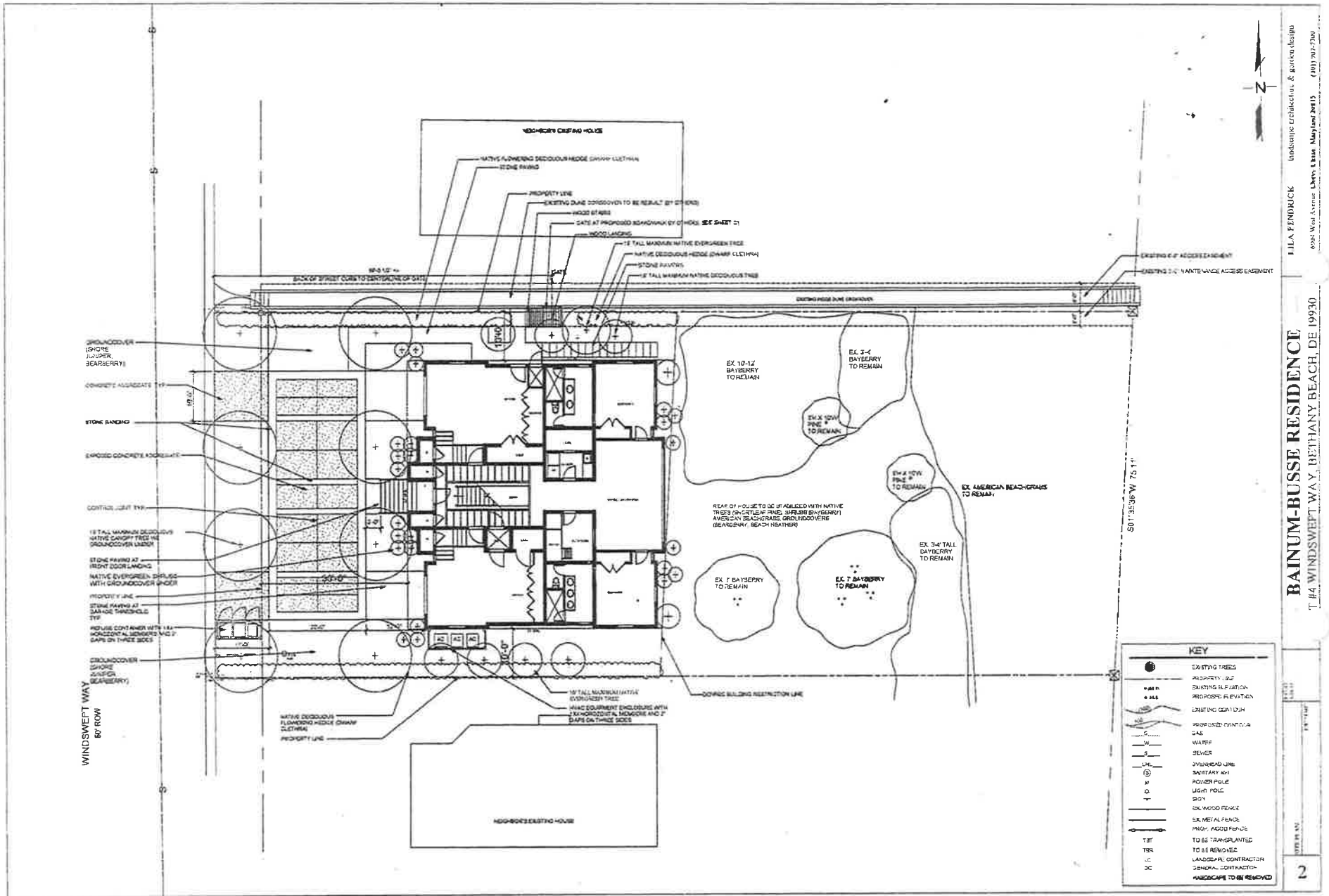


Figure 12. Proposed layout of structures/activities (prepared by Lila Frederick, Landscape Architecture and Garden Design).

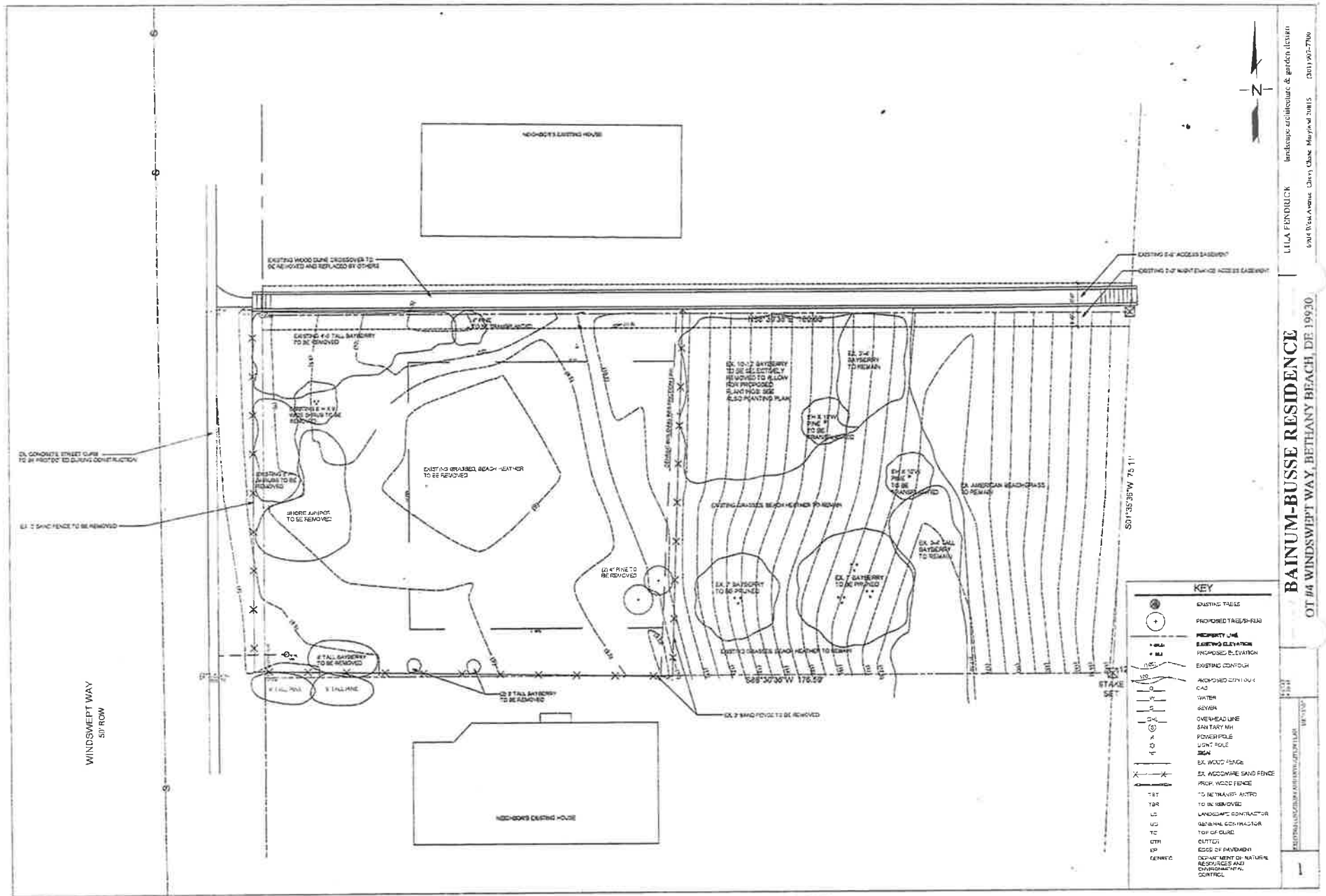


Figure 14. Landscaping plan (prepared by Lila Frederick, Landscape Architecture and Garden Design).

Bainum Busse Plant List

Landward of DENREC Line

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	NOTES
TREES					
CC	8	<i>Cercis canadensis</i>	Eastern Redbud	11'-12'-0"	single stem, branching @ 4'-5'-0", matching specimens
SHRUBS					
CAH	54	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Clethra	6 gal.	
IGD	16	<i>Ilex glabra</i> 'Densa'	Densa Inkberry	30"-36"	full, low branching
MC	8	<i>Morella cerifera</i>	Wax Myrtle	4'-5'-0"	
MP	8	<i>Myrica pennsylvanica</i>	Bayberry	4'-5'-0"	
GRASSES					
AB	248	<i>Ammophila breviflulata</i>	American Beach Grass	1 qt. @ 24" o.c.	
PVD	248	<i>Panicum virgatum</i> 'Dwarf'	Dwarf Panic Grass	1 qt. @ 24" o.c.	
PAH	248	<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass	1 qt. @ 24" o.c.	
CFG	315	<i>Carex flaccosperma</i> var. <i>glaucoidea</i>	Blue Wood Sedge	1 qt. @ 8" o.c.	
PA	50	<i>Panicum amaroides</i>	Beach Panic Grass	1 qt. @ 24" o.c.	
GROUND COVER					
AU	110	<i>Arclostaphylos uva-ursi</i>	Bearberry	1 gal. @ 24" o.c.	

Table 1. List of vegetation to be planted landward of Building Line (prepared by Lila Frederick, Landscape Architecture and Garden Design).

Bainum Busse Plant List

Seaward of DENREC Line

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	PHASE/NOTES
TREE					
PM	8	<i>Prunus maritima</i>	Beach Plum	8'-10'-0"	
SHRUBS					
IGC	8	<i>Ilex glabra</i> 'Compacta'	Compact Inkberry	5 gal.	full, low branching
IGD	2	<i>Ilex glabra</i> 'Densa'	Densa Inkberry	5 gal.	full, low branching
PERENNIAL					
HT	TBD	<i>Hudsonia tomentosa</i>	Woolly Beachheather	1 gal.	
LP	TBD	<i>Limonium peruvianum</i>	Sea Lavender	1 gal.	
GRASSES					
AB	TBD	<i>Ammophila breviflulata</i>	American Beach Grass	1 qt. @ 24" o.c.	
PA	TBD	<i>Panicum amaroides</i>	Beach Panic Grass	1 qt. @ 24" o.c.	
II	TBD	<i>Iva imbricata</i>	Dune Marsh-elder	1 qt. @ 24" o.c.	

Table 2. List of vegetation to be planted seaward of Building Line (prepared by Lila Frederick, Landscape Architecture and Garden Design).

TAX MAP NO. 1-34-9.00-535.00
PREPARED BY/RETURN TO:
Scott and Shuman, P.A.
33292 Coastal Highway, Suite 3
Bethany Beach, DE 19930
File No. 14-6159/SW

22897
PL: 4239 PGS 122

DEED

THIS DEED is made as of the 25 day of July, 2014, between, **Stewart W. Bainum, Jr., Trustee of the Barbara J. Bainum 2010 Family Trust Dated April 9, 2010**, of 6415 Shadow Road, Chevy Chase, MD 20815, party of the first part, and **Barbara J. Bainum, Trustee of the Barbara J. Bainum Declaration of Trust Dated December 20, 1996**, of 6415 Shadow Road, Chevy Chase, MD 20815, party of the second part.

WITNESSETH, that the said party 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 grants and conveys unto the said party of the second part, its 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 Baltimore Hundred, Sussex County, State of Delaware, being known and designated as **LOT NO. FOUR (4), OCEAN BREEZES SUBDIVISION**, as more particularly bounded and described on a Plot of Ocean Breezes Subdivision, prepared by Soule and Associates, P.C., of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Plot Book 61, Page 44, &c., as follows, to wit:

BEGINNING at an iron rod found in the Eastern line of Windswept Way at 50 feet wide, said rod being a corner with Lot 5 to the South; thence with the Eastern line of Windswept Way, North 01 degrees 33 minutes 35 seconds West, 75.00 feet to an iron rod found, a corner with a 6 foot wide public beach access; thence with said public beach access, North 88 degrees 26 minutes 25 seconds East, 180.63 feet to a point in the line of Strand; thence with Strand, South 01 degrees 31 minutes 38 seconds West, 75.11 feet to a point, a corner with Lot 5 to the South; thence with Lot 5, South 88 degrees 26 minutes 25 seconds West, 176.59 feet to the point and place of beginning containing 13,395.75 square feet of land more or less, as surveyed by Charles L. Coffman, II, Land Surveyor, dated February 7, 2007.

RETURN TO:
 Barbara J. Bainum
 6415 Shadow Road
 Chevy Chase, MD 20815

1-34-9.00-535.00
 PREPARED BY:
 FUQUA, YORI & WILLARD,
 P.A.
 P. O. Box 250
 Georgetown, DE 19947

DEED

THIS DEED, Made this 28 day
 of March, A. D. 2011,

B E T W E E N

STILLMAN ENTERPRISES, LLC, a Delaware limited liability company, of 6415 Shadow Road, Chevy Chase Maryland 20815, party of the first part, hereinafter referred to as the "Grantor",

- A N D -

BARBARA J. BAINUM 2010 FAMILY TRUST DATED APRIL 9, 2010, of 6415 Shadow Road, Chevy Chase, Maryland 20815, party of the second part, hereinafter referred to as the "Grantee",

W I T N E S S E T H :

That the Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00), current lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the Grantee, its successors and assigns forever,

ALL THAT certain lot, piece or parcel of land situate, lying and being in Baltimore Hundred, Sussex County, State of Delaware, being known and designated as LOT NO. FOUR (4), OCEAN BREEZES SUBDIVISION, as more particularly bounded and described on a Plot of Ocean

Breezes Subdivision, prepared by Soule and Associates, P.C., of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Plot Book 61, Page 44, &c., as follows, to wit: BEGINNING at an iron rod found in the eastern line of Windswept Way at 50' wide, said rod being a corner with Lot 5 to the south; thence with the eastern line of Windswept Way N 01-33-35 W, 75.00' to an iron rod found, a corner with a 6' wide public beach access; thence with said public beach access N 88-26-25 E, 180.63 to a point in the line of Strand; thence with Strand S 01-31-38 W, 75.11' to a point, a corner with Lot 5 to the south; thence with Lot 5, S 88-26-25 W, 176.59' to the point and place of beginning containing 13,395.75 square feet of land more or less, as surveyed by Charles L. Coffman, II, Land Surveyor, dated February 7, 2007.

SUBJECT TO the Ocean Breezes Declaration of Covenants, Conditions and Restrictions of record in the Office of the Recorder of Deeds, aforesaid, in Deed Book 2281, Page 336, &c.

THE ROADS in OCEAN BREEZES SUBDIVISION are private, and maintenance of the roads within OCEAN BREEZES SUBDIVISION is the responsibility of the developer and/or Homeowner's Association and is not the responsibility of the State of Delaware or Sussex County.

BEING the same lands and premises heretofore conveyed unto Stillman Enterprises, LLC, a Delaware Limited Liability Company, by Deed of Raymond A. Mason, dated February 15, 2007, and now of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 3417, Page 82, &c.

IN WITNESS WHEREOF, the said party of the first part has hereunto its Hand and Seal, the day and year first abovewritten.

STILLMAN ENTERPRISES, LLC,
a Delaware Limited
Liability Company

Mary C. Peck
Witness

By: Barbara J. Bainum
Barbara J. Bainum, Sole
Member

Consideration: .00

STATE OF MARYLAND *
: SS.
COUNTY OF HOWARD *

County .00
State .00
Town Total .00
Received: Cindy R Apr 05, 2011

BE IT REMEMBERED, That on this 25 day of March, A. D. 2011, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, BARBARA J. BAINUM, Sole Member of STILLMAN ENTERPRISES, LLC, a Delaware Limited Liability Company, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed and the act and deed of the said limited liability company.

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

MARGIT J. STRIETER
NOTARY PUBLIC STATE OF MARYLAND
County of Howard
My Commission Expires March 5, 2015

Margit J. Strieter
Notary Public
Name: Margit J. Strieter
My Commission Expires: March 5, 2015

RECEIVED

APR 05 2011

**ASSESSMENT DIVISION
OF SUSSEX COUNTY**

Recorder of Deeds
Scott Dailey
Apr 05 2011 11:44A
Sussex County
Doc. Surcharge Paid

SIGNATURE PAGE

As legal property owner, I (we) accept the legally binding nature of the Construction Letter of Approval application and enclosed plans for construction and acknowledge the ultimate responsibility of the owner in executing the conditions of the approval. I (we) also understand that any unauthorized additions or modifications of the final approved construction plans will be considered a violation of the Construction Letter of Approval and the Regulations and are therefore subject to penalties found in the Beach Preservation Act and the Regulations. I (we) also understand that submission of an application does not signify that I (we) have approval to begin construction or that an approval is guaranteed.

[Signature] _____ 7/27/15
Signature of Property Owner(s) Date

[Signature] _____ 7-29-15
Signature of Property Owner(s) Date

Statement of Agent Authorization

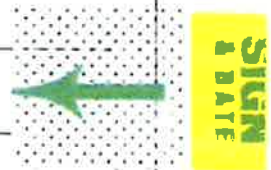
I hereby designate and authorize Evelyn Maurmeyer, CER, Inc.
to act in my behalf as my agent in the processing of this Construction Letter of Approval application and to furnish, as requested, supplemental in support of this application.

As legal property owner, I (we) accept the legally binding nature of this Construction Letter of Approval application and enclosed plans for construction and acknowledge the ultimate responsibility of the owner in executing the conditions of the approval. I also understand that this authorization does not transfer ultimate responsibility for this approval to the agent

Major modifications or subsequent additions involving horizontal or vertical expansion of the initial construction must be entered as a new application subject to conditions for construction outlined in the Regulations. Copies of the Regulations are available upon request from the Shoreline and Waterway Management Section.

[Signature] _____ 7-27-15
Signature of Property Owner(s) Date

[Signature] _____ 7-29-15
Signature of Property Owner(s) Date



Application is hereby made for a beach construction Letter of Approval in the State of Delaware. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge; such information is correct and complete. I further certify that I am authorized to undertake the proposed activities or I am acting as the duly authorized agent for the applicant.

[Signature] _____ 8/26/2015
Signature of Authorized Agent Date



COASTAL & ESTUARINE RESEARCH, INC.

Marine Studies Complex
P.O. Box 674
Lewes, Delaware 19958
302-645-9610

October 5, 2015

Jennifer Luoma
DNREC, Division of Watershed Stewardship
Shoreline and Waterway Management Section
89 Kings Highway
Dover, DE 19901

Dear Jennifer:

Enclosed as you requested in your email dated September 15, 2015 are hard copies (8 ½" x 11") of the (revised) plan view and profile (cross-section) for the Application for Construction Letter of Approval for Barbara J. Bainum, Trustee, for construction of a single-family dwelling at 39701 Windswept Way (Lot 4), Ocean Breezes Subdivision, Bethany Beach, Sussex County, Delaware (Tax Map Parcel #1-34-9.00-535.00).

Sincerely,

Evelyn M. Maurmeyer, Ph. D.

Enclosures

cc: Barbara Bainum and Wil Busse
Doug Stookey, Lila Frederick Landscape Architecture and Garden Design
Betsy Schuncke, Good Architecture, PC



COASTAL & ESTUARINE RESEARCH, INC.

Marine Studies Complex
P.O. Box 674
Lewes, Delaware 19958
302-645-9610

August 26, 2015

Jennifer Luoma
DNREC, Division of Watershed Stewardship
Shoreline and Waterway Management Section
89 Kings Highway
Dover, DE 19901

Dear Jennifer:

Enclosed is an Application for Construction Letter of Approval, submitted on behalf of Barbara J. Bainum, Trustee, for construction of a single-family dwelling at 39701 Windswept Way (Lot 4), Ocean Breezes Subdivision, Bethany Beach, Sussex County, Delaware (Tax Map Parcel #1-34-9.00-535.00). The project will also include a driveway; walkways/paths; steps, a landing, and gate for access to a community dune crossover; minor grading; and landscaping, as described in the enclosed Project Description and depicted on the project plans. All structures and grading will be located landward of the Building Line. Some landscaping will take place seaward of the Building Line, on the applicant's property.

Please feel free to contact me if you have any questions, or if you need additional information to issue the Construction Letter of Approval.

Sincerely,

Evelyn M. Maurmeyer, Ph. D.

Enclosures

cc: Barbara Bainum and Wil Busse
Doug Stookey, Lila Frederick Landscape Architecture and Garden Design
Betsy Schuncke, Good Architecture, PC



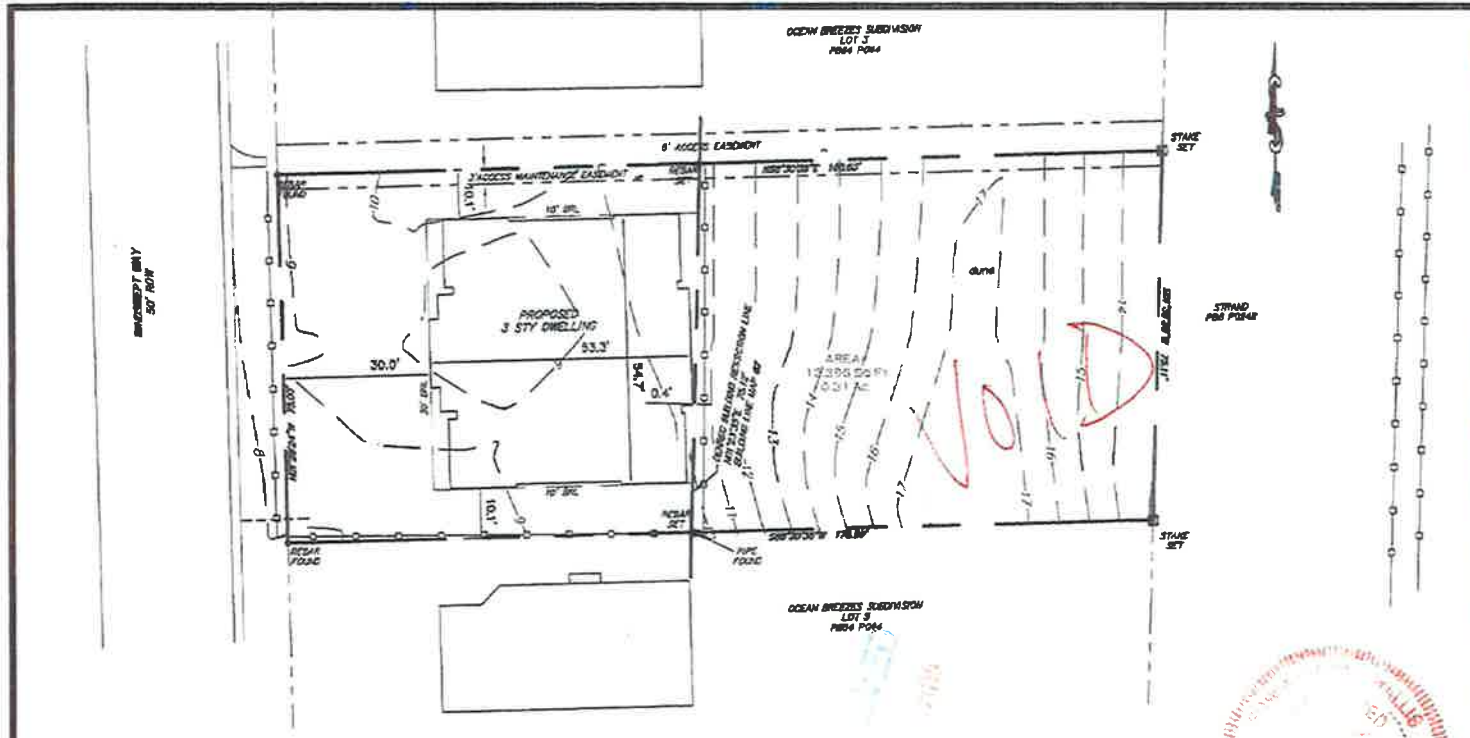
SITE DATA
 CURRENT OWNER:
 BARBARA J. BAINUM 2010 FAMILY TRUST
 DATUM- NAVD88
 FIRM- 10005C0516K
 ZONE AO
 DEPTH 2'
 NO COASTAL BARRIER ZONE

E.S. Wallin
 CERTIFIED CORRECT
 AS SHOWN 8-27-15


AXIOM
 ENGINEERING L.L.C.
 18 CHESTNUT STREET
 GEORGETOWN, DE 19627
 (302) 855-0810
 FAX (302) 855-0812
 EMAIL: AXIOM@AXIOM.COM
 WEB: WWW.AXIOM.COM

DNREC SOUTH VIEW PROFILE
 LOT 4 OCEAN BREEZES
 39701 WINDSWEPT WAY
 NORTH BETHANY BEACH, SUSSEX COUNTY, DELAWARE

SCALE	1"=20'	0299-1401
DESIGNED	ESW	FIG. NO.
DRAWN	ESW	P
CHECKED		
DATE	7-15-15	
TEL	134-9.00-535	



SITE DATA-
 CURRENT OWNER-
 BARBARA J. BAINUM 2010 FAMILY TRUST
 DATUM- NAVD88
 FIRM- 10005C0516K
 ZONE AO
 DEPTH 2'
 NO COASTAL BARRIER ZONE
 PUBLIC SEWER & WATER



CERTIFIED CORRECT
 AS SHOWN


AXIOM
 ENGINEERING LLC.
10 CHESTNUT ST. 2ND FL.
 DELEWARE CITY, DE 19801
 TEL: 302.456.1100
 FAX: 302.456.1101
 WWW.AXIOMENR.COM

DNREC LOT & TOPO SURVEY
 LOT 4 OCEAN BREEZES
 39701 WINDSWEEP WAY
 NORTH BETHANY BEACH, SUSSEX COUNTY, DELAWARE

SCALE	1"=30'
DESIGNED	ESW
DRAWN	ESW
CHECKED	
DATE	7-15-15
TEL	134-9.00-535

0299-1401
 PROJECT
B

TAB “8”



STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES
AND ENVIRONMENTAL CONTROL
DIVISION OF WATERSHED STEWARDSHIP
89 Kings Highway
DOVER, DELAWARE 19901

OFFICE OF THE
DIRECTOR

PHONE: (302) 739-9921
FAX: (302) 739-6724

March 26, 2019

Ms. Barbara J. Bainum, Trustee
6415 Shadow Road
Chevy Chase, MD 20815

Re: Tax Map #134-9.00-535.00

Dear Ms. Bainum:

Enclosed, please find the Letter of Approval BP5584 – To construct a boardwalk and crossover access stairs/landing on the north side, install an aggregate driveway/border and trash receptacle on west side, and plant native vegetation on the back dune east of the existing dwelling on Lot 4, Ocean Breezes, Sussex County, Delaware.

As stated in the Letter of Approval: You or your agent are required to notify the Division of Watershed Stewardship at (302) 739-9921 at least three days prior to the initiation of on-site construction, and when it is completed.

Please be sure to read your approval thoroughly and understand the terms contained within it. If you should have any questions please do not hesitate to contact me at (302) 739-9921 or email david.warga@state.de.us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David J. Warga'.

David J. Warga
Environmental Scientist
Shoreline and Waterway
Management Section

Delaware's good nature depends on you!



STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES
AND ENVIRONMENTAL CONTROL
DIVISION OF WATERSHED STEWARDSHIP
89 Kings Highway
DOVER, DELAWARE 19901

OFFICE OF THE
DIRECTOR

PHONE: (302) 739-9921
FAX: (302) 739-6724

March 26, 2019

Ms. Barbara J. Bainum, Trustee
6415 Shadow Road
Chevy Chase, MD 20815

Re: Tax Map #134-9.00-535.00

Dear Ms. Bainum:

Application No. BP5584 – To construct a boardwalk and crossover access stairs/landing on the north side, install an aggregate driveway/border and trash receptacle on west side, and plant native vegetation on the back dune east of the existing dwelling on Lot 4, Ocean Breezes, Sussex County, Delaware.

The Division of Watershed Stewardship has reviewed your plans for coastal construction with regard to the Beach Preservation Act and the "Regulations Governing Beach Protection and the Use of Beaches" (effective August 11, 2016). In doing so, the Division considered what material physical effects the proposed construction may have on coastal conditions and natural shore processes with particular reference to beach erosion, storm damage, flooding, or any detrimental effect it may have on the shore or adjacent property.

By this letter, please be informed that the aforementioned work, as shown upon the plans submitted by you, or on your behalf, through application received on **March 19, 2019** has been approved. This letter of approval pertains only to compliance with the "Regulations Governing Beach Protection and the Use of Beaches" (effective August 11, 2016) and is not to be construed as an all-inclusive approval for any other activities or requirements of the Department of Natural Resources and Environmental Control or any other governmental agency which may pertain to this site, including local flood hazard zoning ordinances.

Any unauthorized additions or modifications of the final permitted construction plans will be considered a violation of this letter of approval and the Regulations and are therefore subject to penalties provided in the Beach Preservation Act and the Regulations. Major modifications or subsequent additions involving horizontal expansion of the initial construction must be entered as a new application subject to conditions for construction outlined in the Regulations Governing Beach Protection and the Use of Beaches. Copies of the Regulations are available upon request from the Shoreline and Waterway Management Section.

Delaware's good nature depends on you!

Ms. Barbara J. Bainum, Trustee
BP5584
Page Two
March 26, 2019

Structures prohibited seaward of the Building Line include: hard landscaping such as railroad ties, flower boxes, brick and cement patio blocks, fences other than sand/snow fencing, retaining walls, and other modifications that impede the natural function and flexibility of the dune and have been found to cause considerable damage to properties during storm events.

Absolutely no quantity of sand or sedimentary material may be removed from the site which is the subject of this approval without prior inspection by a Shoreline and Waterway Management Section representative. Any quantity of material that is to be removed from the site and is suitable beach material as determined by the Section representative shall be placed on the beach at the nearest suitable location.

This approval is void if on-site construction has not been initiated on or before one year and completed on or before two years from the date of this approval.

This approval in no way affects, or rules upon, ownership of the subject lands.

You are required to notify the Division of Watershed Stewardship at (302)739-9921 at least one week prior to the initiation of on-site construction and when it is completed.

If you should have any questions concerning this approval, please do not hesitate to contact the Shoreline and Waterway Management Section of this Division at (302) 739-9921.

Sincerely,



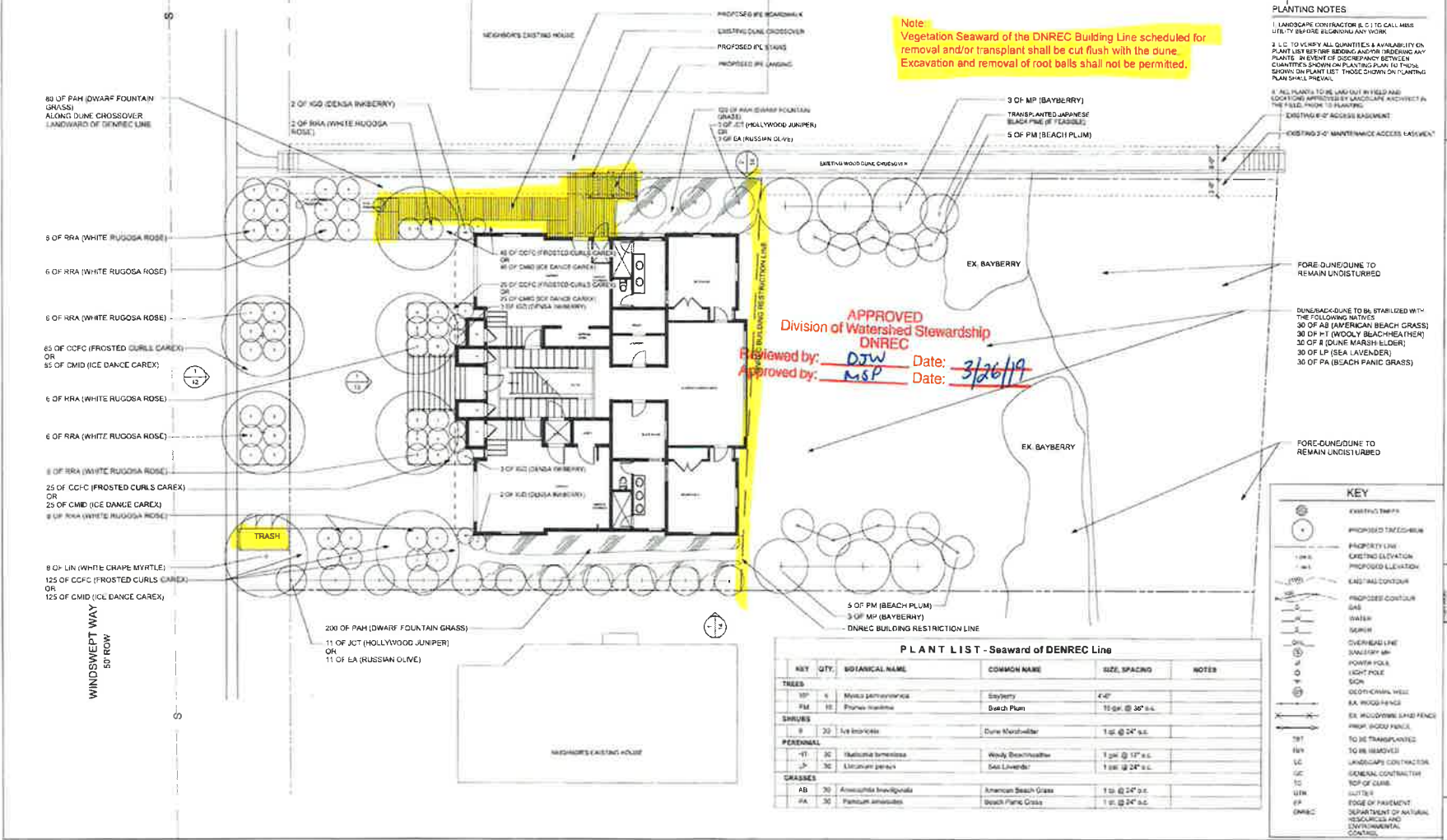
Michael S. Powell
Administrator
Shoreline and Waterway
Management Section

Cf: Sussex County Planning and Zoning
Andrew Smith, Winchester Construction Co., Inc.

Symbol	Qty	Plant Name	Notes
TR	1	Trash	
DR	1	Dune Ridge	
SR	1	Shrub	
GR	1	Grass	



NATCHEZ CREPE MYRTLE HOLLYWOOD JUNIPER DENSE INKBERRY WHITE BLOOMING RUGOSA ROSE DWARF FOUNTAIN GRASS ICE DANCE CAREX



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE, SPACING	NOTES
TREES					
TR	1	Trash		4'-0"	
DR	1	Dune Ridge	Beach Plum	15'-0" @ 30' x 4'	
SR					
S	30	Sea Involucre	Dune Marsh-walker	1.5' @ 24" x 6"	
PERENNIAL					
PT	30	Woolly Beach-heather	Woolly Beach-heather	1.5' @ 12" x 6"	
LP	30	Sea Lavender	Sea Lavender	1.5' @ 24" x 6"	
GRASSES					
AB	30	American Beach Grass	American Beach Grass	1.5' @ 24" x 6"	
PA	30	Panicum amarulum	Beach Panic Grass	1.5' @ 24" x 6"	

TAB “9”



Sussex County

Certificate of Occupancy/Compliance

CERTIFICATE NUMBER: 132161

PARCEL ID: 134-9.00-535.00

LOCATION: 39701 WINDSWEPT WAY

DESCRIPTION: OCEAN BREEZES PHASE 1 LOT4

OWNER: BAINUM BARBARA J TRUSTEE

PROJECT DESCRIPTION: DWELLING

2 ST DWELLING 55X52 GARAGE 26X20X2 PORCH 22X55
PORCH 24X6

Issued Date: 05/21/2020

Expiration Date: 08/24/2020

This certifies that the (structure) (premises) describe in Application #201507280 conforms to and complies with the requirements of Chapter 52 (Building Code) and Chapter 115 (Zoning Code) for Sussex County, Delaware and may be occupied as of the above date.

Andy Wright

Building Code Officer



TAB “10”



























Board of Adjustment Application
Sussex County, Delaware
Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Case # 12463
Hearing Date Aug 17
202005396
RECEIVED

MAY 26 2020

Type of Application: (please check all applicable)

Variance
Special Use Exception
Administrative Variance
Appeal

SUSSEX COUNTY
PLANNING & ZONING
Existing Condition
Proposed
Code Reference (office use only)
115-25 115-183
115-172

Site Address of Variance/Special Use Exception:

20043 DELAWARE AVE RENOBOTH BEACH DE 19971

Variance/Special Use Exception/Appeal Requested:

7 X 7 RUBBER MAID STORAGE SHED IN BACK OF HOUSE
① - 2.5' var from 5' side yard for shed
② - 3.4' var from 20' separation req for shed
③ - 7' var from 20' separation req for shed

Tax Map #: 334-13.00-310.00-50594

Property Zoning: RESIDENTIAL AR-1

Applicant Information

Applicant Name: Joyce Ferguson
Applicant Address: 20043 DELAWARE AVE
City RENOBOTH BEACH State DE Zip: 19971
Applicant Phone #: 302-507-2554 Applicant e-mail: jferguson0465@icloud.com

Owner Information

Owner Name: Joyce Ferguson
Owner Address: 20043 DELAWARE AVE
City RENOBOTH BEACH State DE Zip: 19971 Purchase Date: 11/26/19
Owner Phone #: 302-507-2554 Owner e-mail: jferguson0465@icloud.com

Agent/Attorney Information

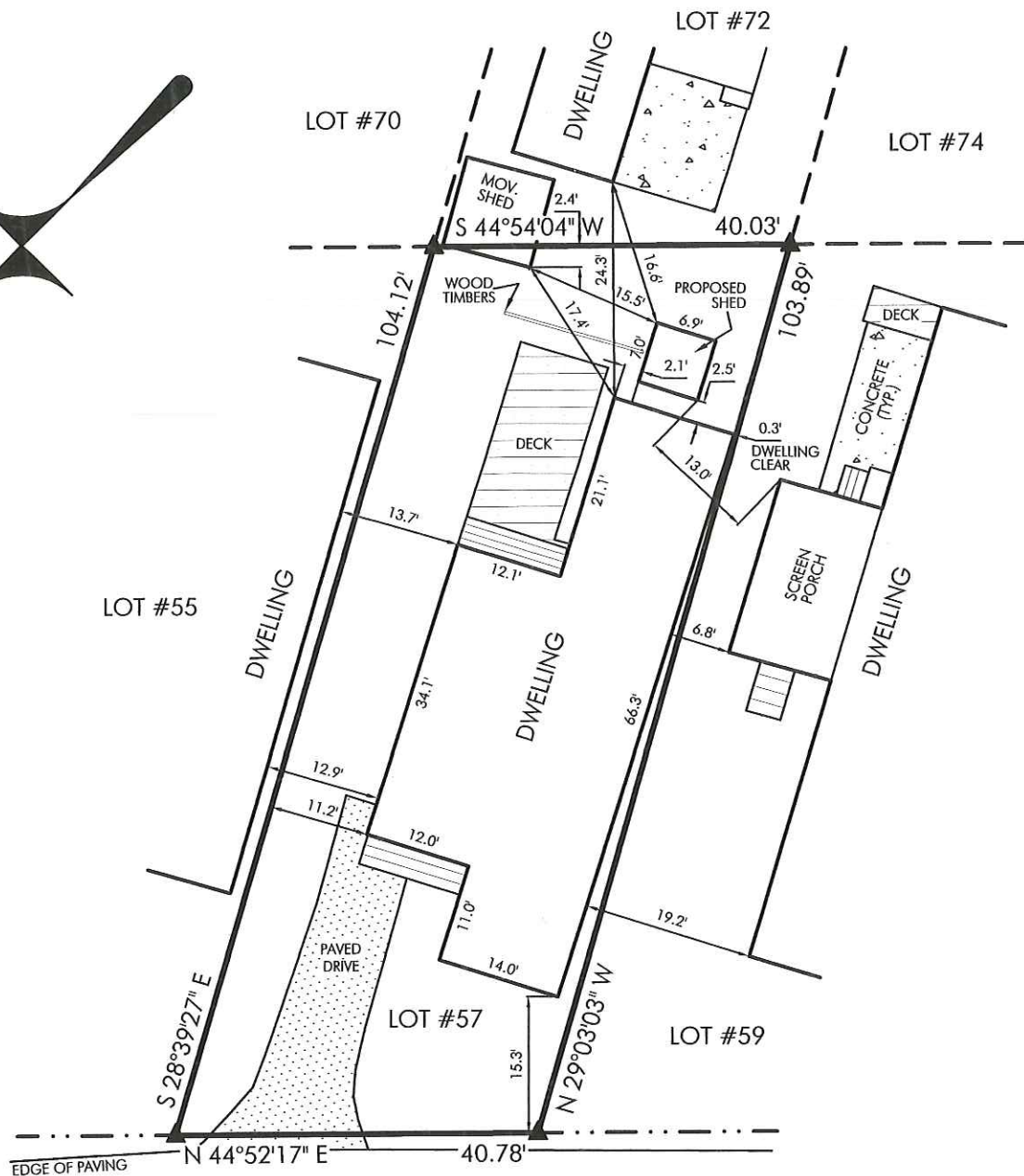
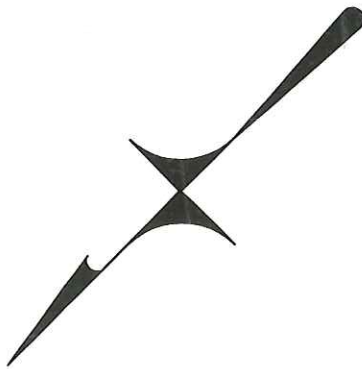
Agent/Attorney Name: _____
Agent/Attorney Address: _____
City _____ State _____ Zip: _____
Agent/Attorney Phone #: _____ Agent/Attorney e-mail: _____

Signature of Owner/Agent/Attorney

Joyce Ferguson

Date: 5/19/20





DELAWARE AVENUE

PROPOSED CONDITIONS LOCATION PLAN FOR JOYCE FERGUSON

TOTAL AREA: 4,034 SQ. FT.

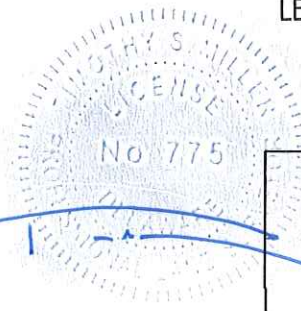
20043 DELAWARE AVENUE, REHOBOTH BEACH
LOT #57 BLOCK J OF "SEA AIR VILLAGE" PARK
LEWES & REHOBOTH HUNDRED SUSSEX COUNTY
STATE OF DELAWARE

FEBRUARY 3, 2020 SCALE: 1" = 20'

LEGEND:

▲ IRON ROD (FOUND)

NOTES:
ALL SETBACKS MUST BE VERIFIED BY THE HOME OWNER AND/OR GENERAL CONTRACTOR.
THIS DRAWING DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, UTILITIES, RIGHT-OF-WAYS OR EASEMENTS IN REFERENCE TO OR LOCATED ON THIS PROPERTY.
NO TITLE SEARCH PROVIDED OR STIPULATED.



Prepared by:

FORESIGHT Services

Surveying & Precision Measurement

302 226 2229 phone 302 226 2239 fax 2103A Coastal Highway Dewey Beach, DE 19971

EXTERIOR IMPROVEMENT REQUEST

Joyce Ferguson

RESIDENT NAME

J57, 20043 Delaware Ave.

ADDRESS

302-507-2554

TELEPHONE NUMBER

Sea Air Village

COMMUNITY NAME

1/29/2020

DATE OF REQUEST

3/1/2020

PROPOSED COMPLETION DATE

The above named Resident requests approval to build, add-on, or otherwise alter his/her manufactured home, its associated structures, or site. Approval by the Community Management does not waive Resident's responsibility to secure any and all permits required by the governing municipality whose name and telephone number is: _____

302-855-7720 Sussex County Permit

Description of Alteration: Place 7x7 rubbermaid shed in back of home

Upon review of the above request, we find it is within our guidelines.

Resident will obtain any and all permits necessary to construct improvement.

If Resident hires an independent contractor, it is recommended that they be licensed and insured.

Upon review of the above request, we find it is not within our guidelines.

Kaylie Bush

DISTRICT MANAGER/COMMUNITY MANAGER

1/29/2020

DATE

USE SPACE BELOW TO SKETCH THE ALTERATIONS AND LOCATION ON YOUR HOME SITE.
(ATTACH SEPARATE SHEET IF NECESSARY)

FOLLOW-UP INSPECTION

Management reserves the right to inspect the alterations described above upon completion.

Kaylie Bush

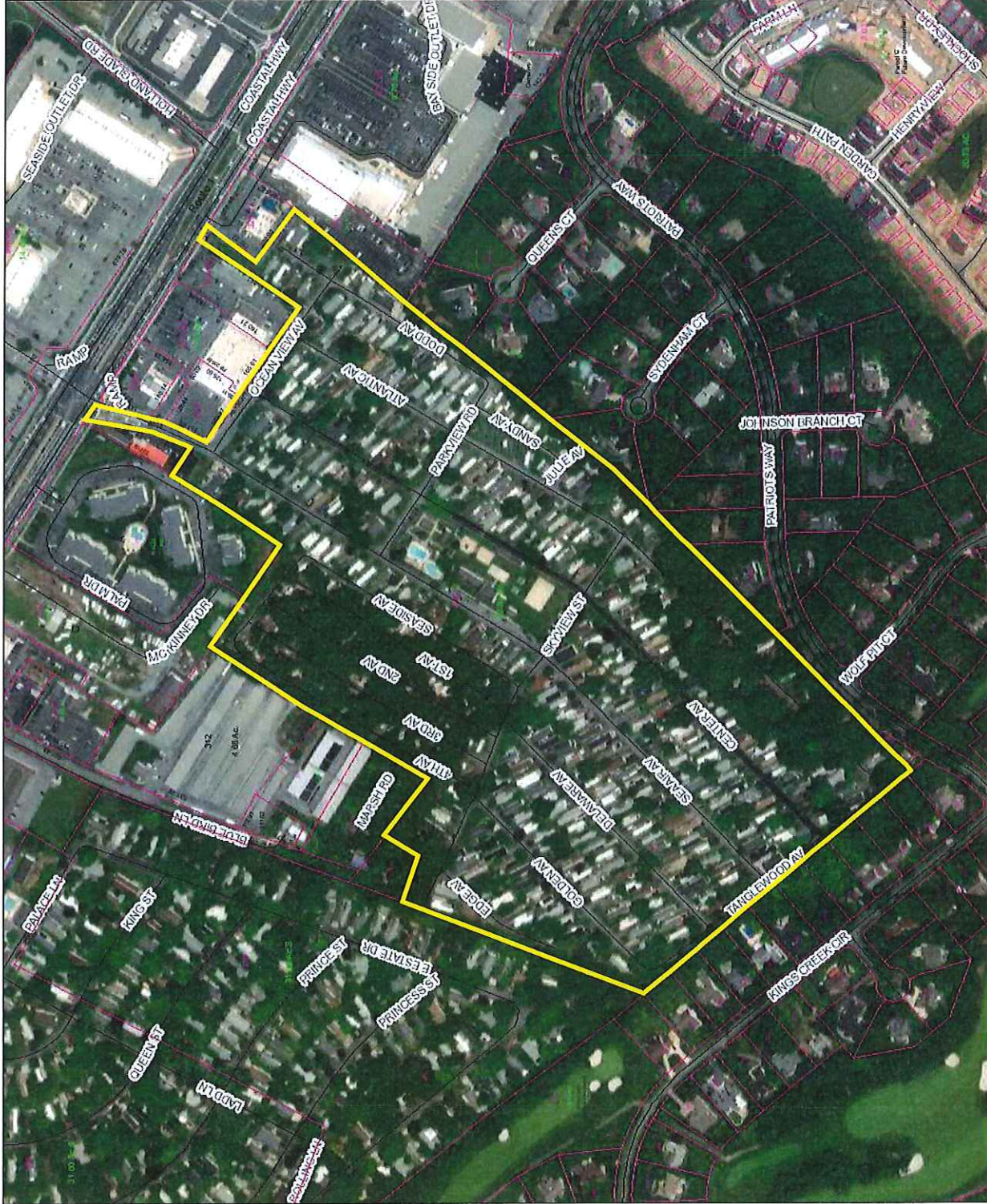
DISTRICT MANAGER/COMMUNITY MANAGER

2/10/20

DATE

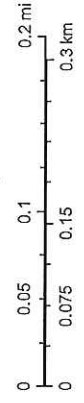


PIN:	334-13.00-310.00
Owner Name	SEA BREEZE LP
Book	0
Mailing Address	27777 FRANKLIN RD
City	SOUTHFIELD
State	MI
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	N/A
Land Code	



- polygonLayer
- Override 1
- polygonLayer
- Override 1
- Tax Parcels
- Streets
- County Boundaries

1:4,514



(1)

My dream was always to move to the beach when I retired. Finally ^(last December) at seventy two years of age I was able to make it happen & move to Sea Air because I didn't want to be out too far since I would be here all year long by myself. My children do not live near but will be coming every once in a while to visit.

Medically I have a maximum hernia repair both knees are bad and a bad back.

The shed is a necessity for me because I can't carry anything over 10 lbs. I have a roll cart so I can store things in the shed that I can't carry in the house. I also need the storage room.

I only have my Social Security coming in so it was hard for me to pay for the survey & the application but it is very important to me.

②

During this time please
stay safe -

Thank you
Jaye Ferguson



RECEIVED

AUG 06 2020

SUSSEX COUNTY
PLANNING & ZONING

Annual Home Site Inspections

Community: Sea Air Village

Site Number: J57

Inspection Date: 06/26/2020

Dear Joyce Ferguson,

Thank you for maintaining your home and site to the highest standards!

We recently completed our Annual Home Site Inspection. During this inspection, we reviewed the condition of several items on your home site, including the yard, home (skirting, roofing, etc.), steps, and add-ons such as the deck and/or shed.

You have a Blue Ribbon Home, which means that all the items we reviewed are in excellent condition. Thank you for helping us keep our community beautiful. We are glad that you're part of our Sun Community, and are proud to have you as a resident!

Sincerely,

Kaylie Bush



JOYCE FERGUSON
CASE # 12463
QUESTION ON VARIANCE.

RECEIVED

AUG 06 2020

SUSSEX COUNTY
PLANNING & ZONING

TO THE
SUSSEX COUNTY BOARD OF ADJUSTMENT,
HAVE READ THE SEPARATION BETWEEN THE UNITS.
IN QUESTION AND SEE NO REASON IT SHOULD
NOT BE ACCEPTED. ACTUALLY IF ANYTHING
THE SHED MAKES THE REAR OF THE HOUSE MORE
PLEASANT.

JUST MY TWO CENTS

BILL GARDON
20036 DELAWARE AVE.
(AND SHE'S A GREAT NEIGHBOR)

August 3 2020

To whom it may concern

I William R Widdoes Located AT 20039 Delaware AVE
Rehoboth Beach Delaware 19971 Sea Air Village Lot J55
give permission to locate an outside dwelling to my
neighbor Joyce anywhere she wants on her lot.
The shed will not bother me in anyway.

12463 is the case number

RECEIVED

AUG 06 2020

SUSSEX COUNTY
PLANNING & ZONING

William R Widdoes

William R Widdoes

RECEIVED

AUG 06 2020

SUSSEX COUNTY
PLANNING & ZONING

August 3, 2020

RE: Sussex County Board of Adjustment
Case # 12463
Applicant: Joyce Ferguson

To whom it may concern,

As neighbors of this property we have
no issue or problem with the variance
request for the shed structure located
in Sea Air Village on Lot J57
20043 Delaware Avenue, Rehoboth Beach,
DE 19971.

Sincerely,
Betty & Richard Shipley
199081 Sea Air Avenue
Rehoboth Beach, DE 19971

RECEIVED

AUG 06 2020

SUSSEX COUNTY
PLANNING & ZONING

8/5/20

My neighbor, ^{up at the} porch next door, had been down here a couple weeks ago. I spoke with him & explained to him he would be getting a letter from Sussex County about my Rubbermaid shed in the mail. He said he only gets his mail when he is down here from here & may not be here to get it. I spoke with him asked him his feelings about the shed. He has no problem with the shed & is actually happy it gives him more privacy & looks very nice.

As far as I know they haven't been down since, so in case they don't get their letter I just wanted you to know what we discussed about the matter.

Thank you
Joyce Ferguson

I believe his name is Bill & his wife's name is Debbie.



I believe
telephone pole is
back property line
& the trees are
overgrown from
the both neighbors
yard which give
both of us privacy.

RECEIVED

AUG 06 2020

SUSSEX COUNTY
PLANNING & ZONING



Back of shed
neighbors with por-
next door told
me they were happy
with shed. They
said it looks
great & gives them
privacy. Bill the
neighbor told me
he had no problem
with it whatsoever
& that I could tell
you guys that been
he may not be here
when the letter come
out to the mailbox
down here

view from back of
shed to neighbors house
They are happy with
it because they like
the privacy & it look
great they said.

RECEIVED

AUG 06 2020

SUSSEX COUNTY
PLANNING & ZONING





House to the
right of the house
directly in back
of me.
view from shed.

RECEIVED

AUG 06 2021

SUSSEX COUNTY
PLANNING & ZONING

trailer directly
in back of me
view from shed



RECEIVED

AUG 06 2020

SUSSEX COUNTY
PLANNING & ZONING

Board of Adjustment Application
Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Case # 12465
Hearing Date Aug 17
2020 5471

Type of Application: (please check all applicable)

Variance
Special Use Exception
Administrative Variance
Appeal
Existing Condition
Proposed
Code Reference (office use only)

Site Address of Variance/Special Use Exception:

22134 SHOCKLEY ROAD - MILFORD, DE 19963

Variance/Special Use Exception/Appeal Requested:

Tax Map #: 3-30 08.00 17.10 Property Zoning: AR

Applicant Information

Applicant Name: LIA LEHENBAUER
Applicant Address: 22134 SHOCKLEY ROAD
City MILFORD State DE Zip: 19963
Applicant Phone #: (201) 333-6482 Applicant e-mail: lialehenbauer@gmail.com

Owner Information

Owner Name: LIA and VERA LEHENBAUER
Owner Address: 22134 SHOCKLEY ROAD
City MILFORD State DE Zip: 19963 Purchase Date: 8/25/2015
Owner Phone #: (201) 333-6482 Owner e-mail: lialehenbauer@gmail.com

Agent/Attorney Information

Agent/Attorney Name: _____
Agent/Attorney Address: _____
City _____ State _____ Zip: _____
Agent/Attorney Phone #: _____ Agent/Attorney e-mail: _____

Signature of Owner/Agent/Attorney

Lia Lehenbauer

Date: 05/27/2020

Vera Lehenbauer



Criteria for a Variance: (Please provide a written statement regarding each criteria).

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Variance to be granted.

In granting any variance the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Zoning Ordinance or Code. The Board is empowered in no case, however, to grant a variance in the use of land or structures thereon.

1. Uniqueness of property:

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.

Please see attached.

2. Cannot otherwise be developed:

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

Please see attached.

3. Not created by the applicant:

That such exceptional practical difficulty has not been created by the appellant.

Please see attached.

4. Will not alter the essential character of the neighborhood:

That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

Please see attached.

5. Minimum variance:

That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Please see attached.

Criteria for a Special Use Exception: (Please provide a written statement regarding each criteria)

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Special Use Exception to be granted.

1. Such exception will not substantially affect adversely the uses of adjacent and neighboring property.

Please see attached.

2. Any other requirements which apply to a specific type of special use exception as required by the Sussex County Code. (Ex. Time limitations – 5 year maximum)

Please see attached.

Basis for Appeal: (Please provide a written statement regarding reason for appeal)

wish to build garage. Property set back requirements would not allow for safe car maneuver.

May 27, 2020

Sussex County Planning & Zoning Department
2 The Circle
Georgetown, DE 19947

Sirs,

Having moved to Delaware two years ago, we decided the time has come to build a garage.

After hiring a Contractor, we had a Surveyor come to establish the property lines and determine where the garage should be placed.

To our amazement, we were informed that the area where we are allowed to build is a lot closer to the house than we expected.

The purpose of our request for a variance of a minimum of 10 feet setback from the back/rear (N/W) of the property line and advance 7 feet setback on the South/East is to provide relief needed for the best placement of the garage. This will still leave several feet of open space at both sides.

As you may notice from attached photos, there are no buildings or other structures close by, and at the back of the property there is farm land. We have informed (verbally) the neighbors that touch our property of our intentions to build the garage and they seemed to have no objections.

Should our request be negated, we will not be able to build the garage, as the space to maneuver the cars in and out of the garage will expose us to unnecessary safety risks since the building will be too close to our house.


We also would like to mention that if the variance is not granted, we will have a lot more of the property to take care of, as the land where the garage would be, the back and side area of it will have to be planted with grass or other kind of greenery. It is our intention to develop our backyard to our liking. That is the reason we have the shed, swimming pool and old deck removed. If the garage is built without the variance, a sizable piece of land in back and side will be totally useless to us as we will not see or enjoy it because it will be hidden behind the garage.

If the garage should be built compliant with zoning requirements, it would look like it was pushed there (crammed in place) and that would alter the character of the neighborhood, which we have been striving very hard to preserve.

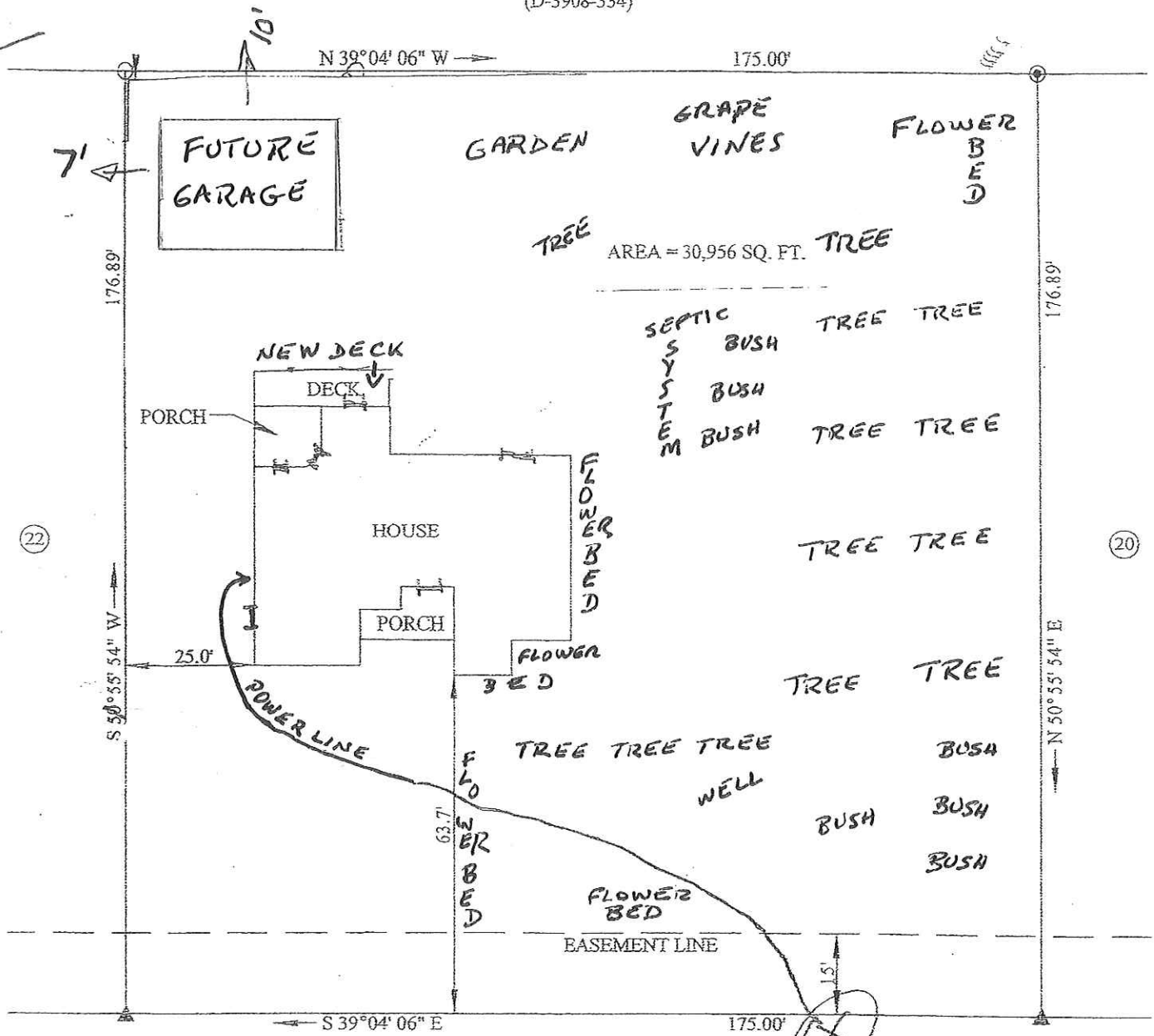
By building our garage where we would like it to be, we would not alter the essential character of the neighborhood, which we greatly enjoy and was one of the reasons we moved here in the first place.

Respectfully,

Vera Lehenbauer 

Lia Lehenbauer 

ANDREW WEED
(D-3908-334)



COUNTY ROAD 202
(SHOCKLEY ROAD)

LEGEND

- ⊙ FOUND IRON PIPE
- FOUND IRON PIN
- ▲ SET NAIL IN ROAD

ADDRESS: 22134 SHOCKLEY ROAD

OWNER: JOHN AND ANN GRANGER

I CERTIFY THAT THIS SURVEY WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE INDIVIDUALS NOTED BELOW. NO RESPONSIBILITY IS EXTENDED AND/OR ASSUMED BY THE ENGINEER TO ANY FUTURE LAND OWNERS OR OCCUPANTS. I CERTIFY THAT THE IMPROVEMENTS INDICATED HEREON ARE LOCATED AS SHOWN.

Richard K. Vetter
RICHARD K. VETTER, P.E. #10329

BUYER: LIA LEHENBAUER AND VERA LEHENBAUER

SURVEY BASED ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD AND THE CALL OF DEED BOOK 2929, PAGE 134. PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RESTRICTIONS AS DESCRIBED IN THE DEED.

SURVEY PLAN
LOT #21 LYNN A. MCCOLLEY SUBDIVISION
CEDAR CREEK HUNDRED SUSSEX COUNTY, DELAWARE
RICHARD K. VETTER, P.E. 125 APPLE BLOSSOM DRIVE CAMDEN, DE 19934
SCALE: 1" = 30'
AUGUST 4, 2015

May 2020



Front of our property from Shockley Road towards back - bare ground shows where shed was.



May 2020

Back of our home, neighbors homes and (night) bare ground where shed was.

May 2020



Photo from back of our property towards street.

May 2020



Photo from back porch towards Southeast corner marker, showing farming property (back of our property).

May 2020



South east corner marker
photo shows adjacent
properties.

May 2020



South east corner marker - photo
Shows next door neighbor shed and
part of his home.

May 2020

Southeast corner marker
and set back marker.



May 2020

Southeast corner
towards front of
property.



May 2020

View from front of
property towards back.



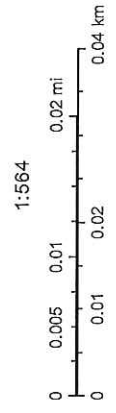
View from southeast
corner towards front
of property (bare
ground shows area
where shed was removed)

May 2020



PIN:	330-8.00-17.10
Owner Name	LEHENBAUER VERA & LIA
Book	4438
Mailing Address	60 HIGHALND AVE
City	JERSEY CITY
State	NJ
Description	LYNN A MCCOLLEY ETUX
Description 2	LOT 21
Description 3	N/A
Land Code	

- polygonLayer
- Override 1
- polygonLayer
- Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries



Board of Adjustment Application
Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Case # 12466
Hearing Date Aug 17
Application # 202005666

RECEIVED

JUN 03 2020

Type of Application: (please check all applicable)

Variance
Special Use Exception
Administrative Variance
Appeal

Existing Condition SUSSEX COUNTY
Proposed PLANNING & ZONING
Code Reference (office use only)

115-25

Site Address of Variance/Special Use Exception:

38261 BAYBERRY LAWE, SELBYVILLE, DE. 19975

Variance/Special Use Exception/Appeal Requested:

5ft from required 30ft front yard setback

Tax Map #: 5-33-20.09-106 Property Zoning: AR-1

Applicant Information

Applicant Name: JERRY + CAROLE STEWART
Applicant Address: 144 W. INDEPENDENCE BLVD
City NEW CASTLE State DE Zip: 19720
Applicant Phone #: 302-757-0762 Applicant e-mail: CAROLESTEWART@COMCAST.NET

Owner Information

Owner Name: SAME AS ABOVE
Owner Address: _____
City _____ State _____ Zip: _____ Purchase Date: _____
Owner Phone #: _____ Owner e-mail: _____

Agent/Attorney Information

Agent/Attorney Name: _____
Agent/Attorney Address: _____
City _____ State _____ Zip: _____
Agent/Attorney Phone #: _____ Agent/Attorney e-mail: _____

Signature of Owner/Agent/Attorney

Carole Stewart / Jerry Stewart

Date: 6/1/20



Sussex County, DE - BOA Application

Criteria for a Variance: (Please provide a written statement regarding each criteria).

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Variance to be granted.

In granting any variance the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Zoning Ordinance or Code. The Board is empowered in no case, however, to grant a variance in the use of land or structures thereon.

1. Uniqueness of property:

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.

SIZE OF OUR HOME IS A SET BACK OF 3 1/2 - 4' WHERE THE DOCK WAS INSET ON THE PROPERTY BECAUSE LAGOON IS SMALL. THE 42' DOCK ADDED A GOOD LOOK WITH FLOWERS (ASSORTED) TO A WELCOMING BOATER.

2. Cannot otherwise be developed:

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

DUE TO THE BULKHEAD, WE CANNOT PUSH BACK ANY FURTHER. WE NEED ADDITIONAL 5' OUT FRONT TO MAKE THE HOUSE APPEALING TO NEIGHBORHOOD

3. Not created by the applicant:

That such exceptional practical difficulty has not been created by the appellant.

BECAUSE OF BULKHEAD, WE NEED THE FIVE FOOT VARIANCE OUT FRONT. THERE ARE SOME HOUSES IN KERNWICK THAT HAVE THE 25' SETBACK IN FRONT OF HOUSE

4. Will not alter the essential character of the neighborhood:

That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use, or development of adjacent property, nor be detrimental to the public welfare.

ONLY ASKING FOR 5' VARIANCE FOR FRONT. THIS WILL ENHANCE THE NEIGHBORHOOD WITH NEW CONSTRUCTION AND INCREASE THE VALUE OF OTHERS AROUND US.

5. Minimum variance:

That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

THIS VARIANCE WILL ALLOW US 1ST FLOOR LIVING WITH NO STAIRS TO CLIMB. SO WE CAN AGE IN PLACE IN OUR RETIRED YEARS.

JERRY + CAROLE STEWART
38261 Bayberry Lane
SELBYVILLE, DE. 19975

TO WHOM IT MAY CONCERN,

WE NEED THE FRONT VARIANCE TO
CONSTRUCT OUR NEW HOME. WE
WILL BE TEARING DOWN THE OLD HOUSE
TO MAKE ROOM FOR NEW PLANS.

THEY CONSIST OF A PLAN 50' X 50'.
(ENCLOSED)

IF YOU REQUIRE MORE INFORMATION,
PLEASE CALL JERRY @ 302-757-0762.

Sincerely,
Jerry Stewart / Carole Stewart

Bay To Beach

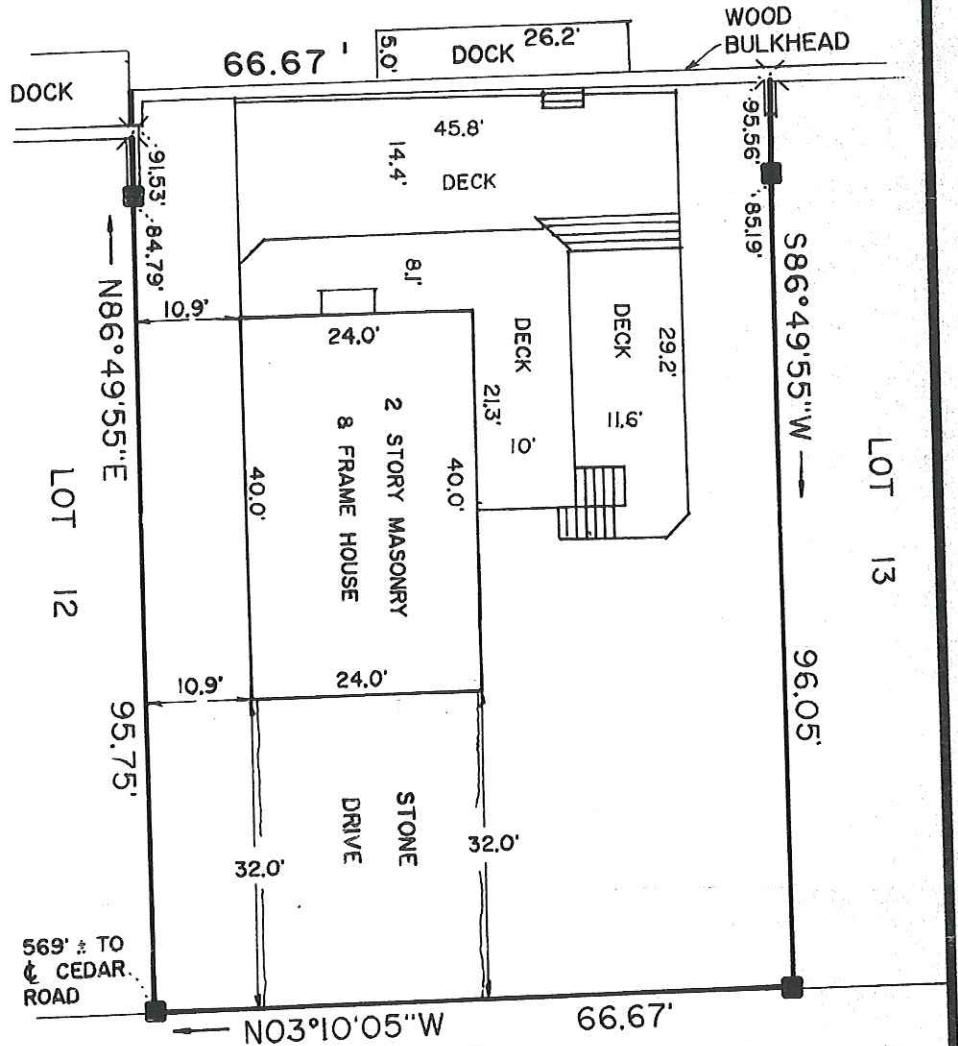
First Floor



PLANS FOR NEW house 50' x 50'



LAGOON



BAY BERRY ROAD 40' R.O.W.

18B-38A

LOT 8 LOCATION SURVEY

- = CONCRETE MARKER FOUND
 - ✕ = P.K. NAIL FOUND
- PLOT REF.: P.B. 3 P. 19

AREA: 6,394 sq. ft. ±

2/3 LOT 12 & 2/3 LOT 13

BLOCK H KEEN WIK
BALTIMORE HUNDRED-SUSSEX COUNTY-DELAWARE

SCALE 1" = 20' DATE 6-4-93

PREPARED BY:



SURVEYORS, PLANNERS, CONSULTING ENGINEERS
ROUTE 1, BOX 17-B • 118 ATLANTIC AVENUE
OCEAN VIEW, DE 19970
TELEPHONE (302)539-2366

DRAWN BY E.M.M.

JOB NO. 91081

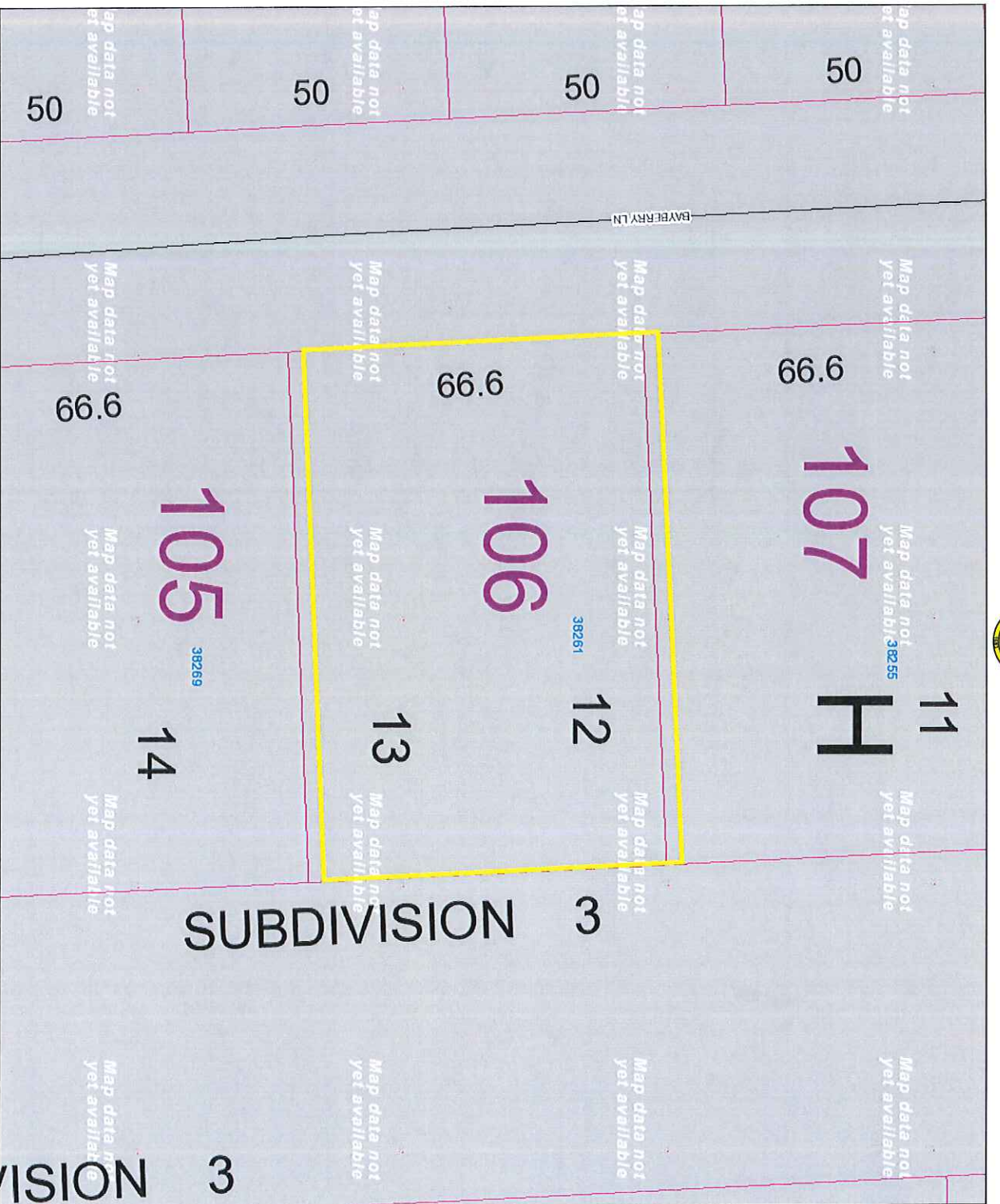
F.B. NO. 100-22

T.M. 5-33-20.09-106

DRAWING NO.

18B-38A

"THIS PLOT AND SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS PERTAINING TO THIS PROPERTY."



PIN:	533-20.09-106.00
Owner Name	STEWART JERRY W & CAROLE
Book	0
Mailing Address	144 W INDEPENDENCE BL
City	NEW CASTLE
State	DE
Description	KEENWIK 2/3 LOT 12
Description 2	N 2/3 LOT 13 BLK H
Description 3	SUB 3 W/IMP.
Land Code	

- polygonLayer
 Override 1
- polygonLayer
 Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries

