

THOMES RESIDENCE

59 BLACKPOOL ROAD
 REHOBOTH BEACH YACHT & COUNTRY CLUB
 REHOBOTH BEACH, DE 19971



① REAR VIEW



② FRONT VIEW

PROJECT INFORMATION

SITE ADDRESS: 59 BLACKPOOL ROAD
 REHOBOTH BEACH YACHT & COUNTRY CLUB
 REHOBOTH BEACH, DE 19971

TAX PARCEL NO.: 334-19.00-319.00

JURISDICTION: SUSSEX COUNTY, DE

ZONING: MR - MEDIUM RESIDENTIAL

LOT SIZE: 12,651 SF

PROJECT CONTACTS

ARCHITECT / STRUCTURAL ENGINEER

COMPANY: ELEMENT DESIGN GROUP
CONTACT: BRENNON J. BICKEL, AIA
ADDRESS: 115 WEST MARKET STREET
 SECOND FLOOR
 LEWES DE, 19958
 (302) 645-0777
PH:
EMAIL: brennon@elementdg.com

BUILDING CODE ANALYSIS

CODE OFFICIAL CONTACTS:	SUSSEX COUNTY, DE								
APPLICABLE CODES:	IRC 2018 / IECC 2018								
BUILDING/CONSTRUCTION TYPE:	V-B (SINGLE FAMILY HOME)								
BUILDING HEIGHT	MAXIMUM ALLOWABLE: 42'-0" FROM GRADE PROPOSED CONSTRUCTION: 33'-0" FROM GRADE								
BUILDING SETBACKS:	<table border="0"> <tr> <td>REQUIRED:</td> <td>FRONT 30'</td> <td>REAR 25'</td> <td>SIDE 15'</td> </tr> <tr> <td>PROPOSED:</td> <td colspan="3">SEE SITE PLAN ON A002</td> </tr> </table>	REQUIRED:	FRONT 30'	REAR 25'	SIDE 15'	PROPOSED:	SEE SITE PLAN ON A002		
REQUIRED:	FRONT 30'	REAR 25'	SIDE 15'						
PROPOSED:	SEE SITE PLAN ON A002								

SHEET LIST

NO.	NAME
A001	COVER SHEET
A002	SITE PLAN AND AXONS
A003	AREA PLANS
A201	FIRST FLOOR PLAN
A202	SECOND FLOOR PLAN
A203	ROOF PLAN
A301	ELEVATIONS
A302	ELEVATIONS
A401	SECTIONS
A402	SECTIONS
A403	SECTIONS
A404	VEWS
S001	STRUCTURAL NOTES
S201	PILE LAYOUT PLAN
S202	FOUNDATION/FIRST FLOOR FRAMING PLAN
S203	SECOND FLOOR FRAMING PLAN
S204	ROOF FRAMING PLAN
S401	STRUCTURAL DETAILS
S402	STRUCTURAL DETAILS

REV.	DATE	DESCRIPTION	BY
1	04.24.25	ADDRESS ARC COMMENTS	BB

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 RBYCC
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 TAX MAP NO. 334-19.00-319.00

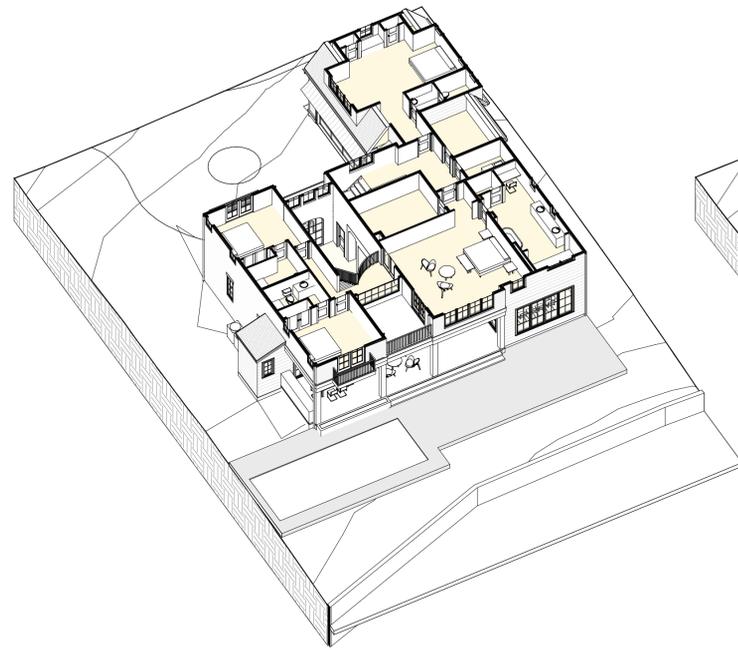
ELEMENT
 115 w. market street, 2nd floor
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DSN	DRW	CHKD
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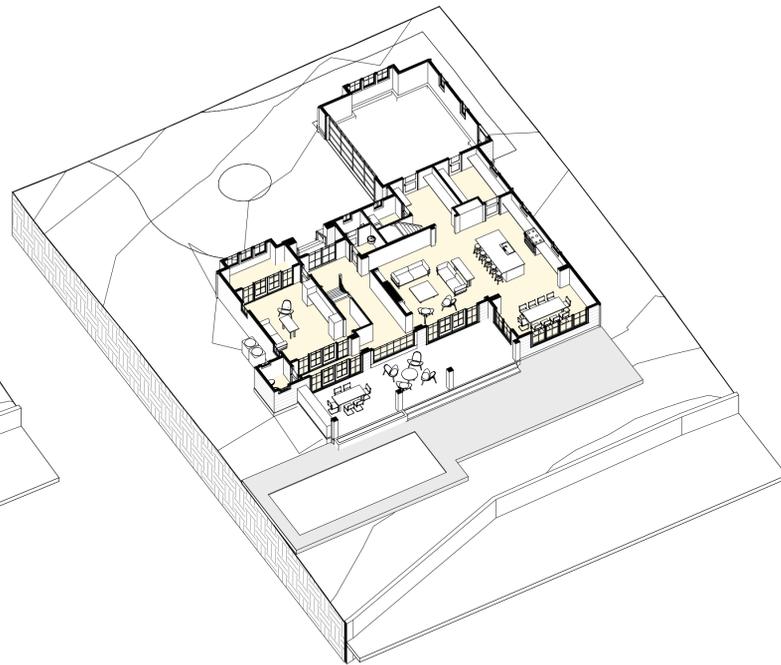
SCALE: As indicated
 JOB No. e24060
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A001

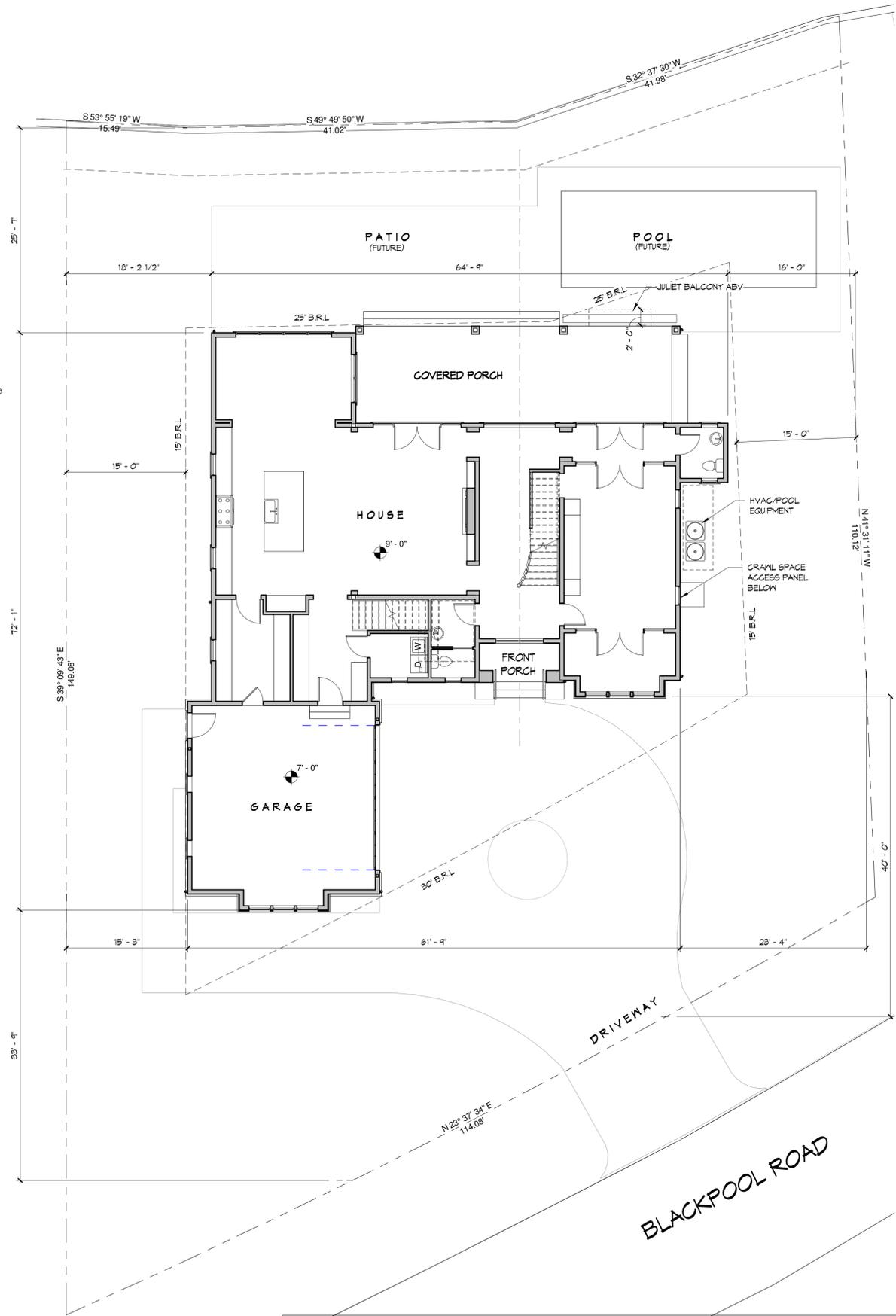
COVER SHEET



3 SECOND FLOOR AXON



2 FIRST FLOOR AXON



1 SITE PLAN
1/8" = 1'-0"

ARCHITECTURAL SITE PLAN NOTES:

1. THIS SITE PLAN IS FOR ARCHITECTURAL REFERENCE ONLY. THIS PLAN WAS NOT PREPARED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF DELAWARE.
2. THIS SITE PLAN IS BASED ON THE SURVEY PROVIDED BY THE CLIENT TO THE ARCHITECT. THIS SURVEY WAS CONDUCTED BY FORESIGHT, DATED FEBRUARY 12, 2024.

WINDOW SCHEDULE

MARK	OPERATION	WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT	COMMENTS	REFERENCE LEVEL
101	CSMNT	2'-8"	5'-0"	7'-0"	2'-0"		FIRST FLOOR
102	CSMNT	2'-8"	5'-0"	7'-0"	2'-0"		FIRST FLOOR
103	CSMNT	2'-8"	5'-0"	7'-0"	2'-0"		FIRST FLOOR
104	CSMNT	2'-0"	3'-0"	5'-0"	2'-0"		FIRST FLOOR
105	CSMNT	2'-0"	3'-0"	5'-0"	2'-0"		FIRST FLOOR
106	CSMNT	2'-8"	4'-4"	8'-0"	3'-8"		FIRST FLOOR
107	CSMNT	2'-8"	4'-4"	8'-0"	3'-8"		FIRST FLOOR
108	CSMNT	2'-8"	4'-4"	8'-0"	3'-8"		FIRST FLOOR
109	CSMNT	3'-0"	7'-0"	8'-0"	1'-0"		FIRST FLOOR
110	CSMNT	3'-0"	7'-0"	8'-0"	1'-0"		FIRST FLOOR
111	CSMNT	3'-0"	7'-0"	8'-0"	1'-0"		FIRST FLOOR
112	CSMNT	3'-0"	7'-0"	8'-0"	1'-0"		FIRST FLOOR
113	CSMNT	3'-0"	7'-0"	8'-0"	1'-0"		FIRST FLOOR
114	CSMNT	3'-0"	7'-0"	8'-0"	1'-0"		FIRST FLOOR
115	FIXED	4'-0"	8'-0"	9'-0"	1'-0"	TEMP.	FIRST FLOOR
116	CSMNT	2'-0"	4'-0"	8'-0"	4'-0"		FIRST FLOOR
117	CSMNT	2'-0"	4'-0"	8'-0"	4'-0"		FIRST FLOOR
118	CSMNT	2'-4"	5'-0"	8'-0"	3'-0"		FIRST FLOOR
119	CSMNT	2'-4"	5'-0"	8'-0"	3'-0"		FIRST FLOOR
120	CSMNT	2'-8"	6'-0"	8'-0"	2'-0"		FIRST FLOOR
121	CSMNT	2'-8"	6'-0"	8'-0"	2'-0"		FIRST FLOOR
122	CSMNT	2'-8"	6'-0"	8'-0"	2'-0"		FIRST FLOOR
123	CSMNT	2'-0"	4'-0"	7'-0"	3'-0"		FIRST FLOOR
124	CSMNT	2'-0"	4'-0"	7'-0"	3'-0"		FIRST FLOOR
201	CSMNT	2'-8"	5'-0"	7'-0"	2'-0"	TEMP.	SECOND FLOOR
202	CSMNT	2'-0"	3'-0"	7'-0"	4'-0"		SECOND FLOOR
203	CSMNT	2'-0"	3'-0"	7'-0"	4'-0"		SECOND FLOOR
204	CSMNT	2'-0"	3'-0"	7'-0"	4'-0"	TEMP.	SECOND FLOOR
205	FIXED	2'-6"	2'-6"	7'-6"	5'-0"		SECOND FLOOR
206	CSMNT	2'-0"	5'-0"	8'-0"	3'-0"		SECOND FLOOR
207	CSMNT	2'-0"	5'-0"	8'-0"	3'-0"	TEMP.	SECOND FLOOR
208	CSMNT	2'-8"	4'-0"	8'-0"	4'-0"	TEMP.	SECOND FLOOR
209	CSMNT	2'-8"	4'-0"	8'-0"	4'-0"	TEMP.	SECOND FLOOR
210	CSMNT	2'-8"	6'-0"	8'-0"	2'-0"		SECOND FLOOR
211	FIXED	4'-0"	7'-0"	8'-0"	1'-0"	TEMP.	SECOND FLOOR
212	CSMNT	2'-4"	5'-0"	8'-0"	3'-0"		SECOND FLOOR
213	CSMNT	2'-4"	5'-0"	8'-0"	3'-0"		SECOND FLOOR
214	CSMNT	2'-0"	3'-0"	8'-0"	5'-0"	TEMP.	SECOND FLOOR
215	CSMNT	2'-0"	3'-0"	8'-0"	5'-0"	TEMP.	SECOND FLOOR
216	CSMNT	2'-4"	5'-0"	8'-0"	3'-0"		SECOND FLOOR
217	CSMNT	2'-4"	5'-0"	8'-0"	3'-0"		SECOND FLOOR
218	CSMNT	2'-8"	6'-0"	8'-0"	2'-0"		SECOND FLOOR
219	CSMNT	2'-8"	6'-0"	8'-0"	2'-0"		SECOND FLOOR
220	CSMNT	2'-8"	6'-0"	8'-0"	2'-0"		SECOND FLOOR
221	CSMNT	2'-8"	6'-0"	8'-0"	2'-0"	TEMP.	SECOND FLOOR
222	CSMNT	2'-8"	6'-0"	8'-0"	2'-0"	TEMP.	SECOND FLOOR
223	CSMNT	2'-8"	5'-0"	7'-0"	2'-0"		SECOND FLOOR
224	CSMNT	2'-8"	5'-0"	7'-0"	2'-0"		SECOND FLOOR
225	CSMNT	2'-8"	5'-0"	7'-0"	2'-0"		SECOND FLOOR
226	CSMNT	2'-8"	7'-0"	8'-0"	1'-0"		SECOND FLOOR
227	CSMNT	2'-8"	7'-0"	8'-0"	1'-0"		SECOND FLOOR
228	CSMNT	2'-8"	7'-0"	8'-0"	1'-0"		SECOND FLOOR
229	CSMNT	2'-8"	7'-0"	8'-0"	1'-0"		SECOND FLOOR

WINDOW NOTES:

1. ALL WINDOWS TO BE MARVIN MODERN SERIES OR APPROVED EQUAL. COORD. FINISH, COLOR WITH OWNER/ ARCHITECT.
2. S.C. TO REVIEW ALL WINDOW AND DOOR SIZES AND PLACEMENTS, COORD. DISCREPANCIES WITH OWNER/ ARCHITECT PRIOR TO ORDERING.
3. S.C. TO PROVIDE WINDOW ORDER FOR REVIEW BEFORE PLACING ORDER.

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ELEMENT
 115 w. market street, 2nd floor
 lewes, de 19758
 302.645.0777
 www.elementidg.com

DSN	DRW	CHKD
BB	SS	BB

SCALE: As indicated
 JOB No. e24060
 ISSUE DATE: 06-24-25

CONSTRUCTION NOTES:

GENERAL:

1. ALL INTERIOR PARTITIONS TO RECEIVE ACOUSTICAL BATT SOUND INSULATION.
2. WINDOW SIZES BASED ON MARVIN MODERN SERIES.
3. BEDROOMS SHALL HAVE AT LEAST ONE WINDOW THAT MEETS EMERGENCY ESCAPE AND RESCUE OPENINGS IN ACCORDANCE WITH R310 OF THE 2021 IRC.

STAIR HANDRAILS:

1. HANDRAILS SHALL PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
2. HANDRAILS SHALL BE MOUNTED TO A MINIMUM OF 34" HEIGHT, MEASURED VERTICALLY TO THE SLOPED PLANE ADJOINING THE TREAD NOSING OF THE STAIR, AND A MAXIMUM OF 38".
3. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT OF STAIRS.
4. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND HANDRAIL.

GUARDS:

1. LOCATE GUARDS ALONG ALL WALKING SURFACES, INCLUDING STAIRS, RAMPS, AND LANDINGS, THAT ARE LOCATED MORE THAN 30" ABOVE THE ADJACENT GRADE OR FLOOR BELOW.
2. GUARDS SHALL BE MINIMUM OF 36" IN HEIGHT, MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE.
3. GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD RAIL HEIGHT THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE.

WINDOW GUARDS:

1. OPERABLE WINDOWS WHERE THE OPENING OF THE WINDOW IS LOCATED MORE THAN 12' ABOVE THE FINISHED GRADE OR SURFACE BELOW, AND THE WINDOW SILL IS LOCATED LESS THAN 24" ABOVE THE FINISH FLOOR, SHALL BE PROVIDED WITH A WINDOW OPENING CONTROL DEVICE, IN ACCORDANCE WITH IRC 2012.

FIRE PROTECTION:

1. ENCLOSED ACCESSIBLE SPACES UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE, AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
2. FIRE SEPARATIONS FROM THE RESIDENCE AND ATTICS TO THE GARAGE SHALL HAVE MIN. 1/2" GYPSUM BOARD.
3. SEPARATIONS FROM ALL HABITABLE ROOMS ABOVE THE GARAGE SHALL HAVE MIN. 5/8" TYPE X GYPSUM BOARD.
4. STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIREMENTS SHALL HAVE MIN. 1/2" GYPSUM BOARD.
5. GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT SHALL HAVE MIN. 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA.

FIREBLOCKING:

PROVIDE FIREBLOCKING IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS.
2. - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
3. - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
4. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
5. IN CONCEALED SPACES BETWEEN STAIR STINGERS AT THE TOP AND BOTTOM OF THE RUN.
6. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

FIREBLOCKING MATERIALS CAN INCLUDE:

1. TWO INCH NOMINAL LUMBER.
2. TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS.
3. ONE THICKNESS OF 23/32-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH WOOD STRUCTURAL PANELS.
4. ONE THICKNESS OF 3/4-INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD.
5. ONE-HALF INCH GYPSUM BOARD.
6. ONE-QUARTER INCH CEMENT-BASED MILLBOARD.
7. BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
8. CELLULOSE INSULATION INSTALLED AS TESTED FOR THE SPECIFIC APPLICATION.

SYMBOLS

SECTION CUT - INDICATES SECTION OR DETAIL NUMBER/SHEET NUMBER

DRAWING BREAK LINE

CENTERLINE

NORTH ARROW

WINDOW TAG

COMBINED CARBON MONOXIDE & SMOKE DETECTOR

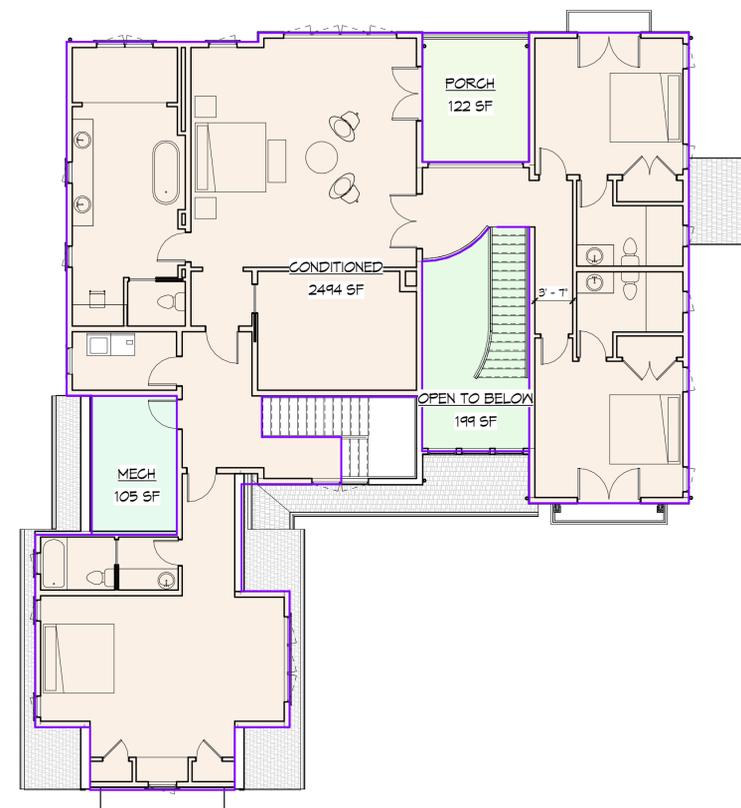
DOOR CALL OUT:
 (X) XXXX (TRANSOM) (No. OF UNITS) X'-X" x X'-X" (SIZE) ABR. (TYPE)
 (X) XXXX DOOR (No. OF UNITS) X'-X" x X'-X" (SIZE) ABR. (TYPE)
 EX. 3068 FR = 3'-0" WIDE X 6'-8" TALL FRENCH DOOR
 FR: FRENCH DOOR
 PKCT: POCKET DOOR
 SLDR: SLIDING DOOR

GENERAL NOTES

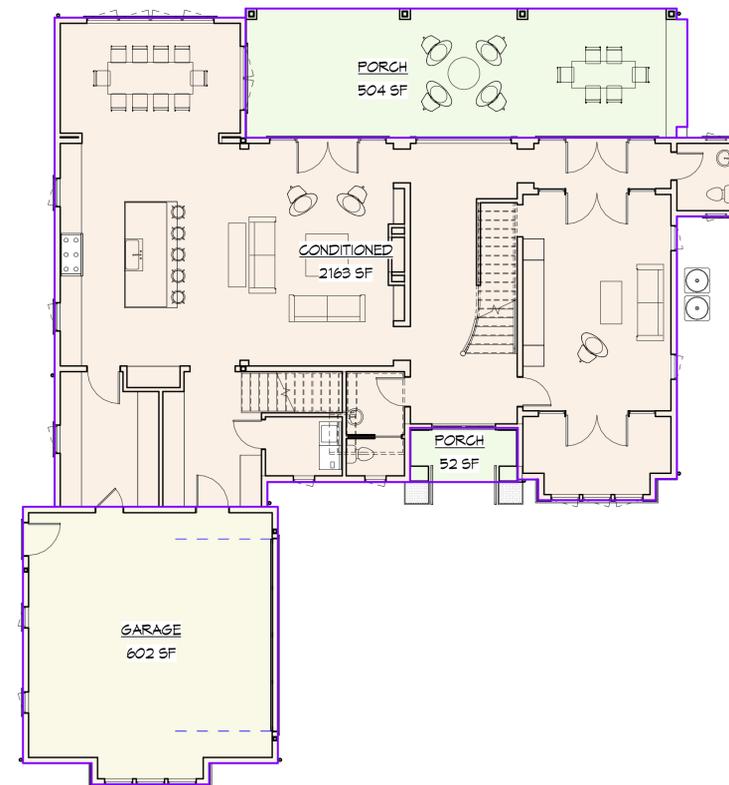
1. THIS STRUCTURE SHALL BE BUILT IN ACCORDANCE WITH ALL APPLICABLE CODES SET FORTH BY THE AUTHORITY HAVING JURISDICTION. THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH IRC 2021.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
3. ONLY MOST RECENT SIGNED & SEALED PLANS SHALL BE USED FOR BIDDING CONSTRUCTION PURPOSES; IF IN DOUBT OF MOST RECENT PLAN SET, CONTACT ELEMENT DESIGN GROUP.
4. ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
5. THE CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY, SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER AND ARCHITECT.
6. THERE SHALL BE NO DEVIATION FROM CONSTRUCTION DOCUMENTS WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND ARCHITECT.
7. THE CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO ALL GLAZING (BOTH SIDES) AND ALL HORIZONTAL AND VERTICAL SURFACES.
8. PROVIDE ALL O & M MANUALS FOR ALL INSTALLED EQUIPMENT, FIXTURES, AND SYSTEMS TO OWNER.

PERMITTING AND APPROVALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS, LICENSES, AND INSPECTIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE OWNER'S REVIEW REQUIREMENTS AND SPECIFICATIONS. CONTRACTOR SHALL MEET WITH THE OWNER PRIOR TO START OF CONSTRUCTION ACTIVITIES.



② SECOND FLOOR AREA PLAN
1/8" = 1'-0"



① FIRST FLOOR AREA PLAN
1/8" = 1'-0"

AREA PLANS

REV.	DATE	DESCRIPTION	BY

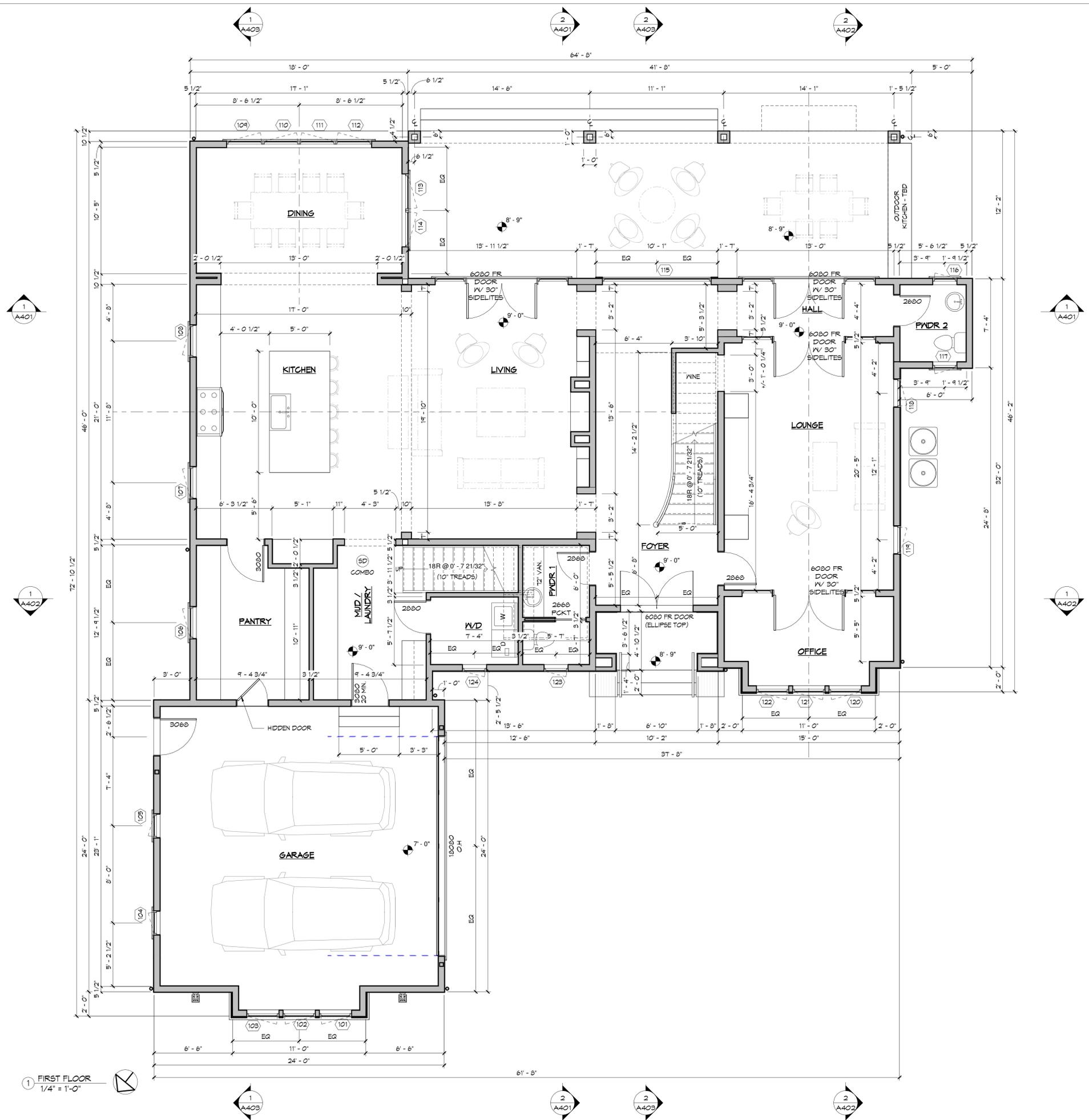
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A003



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

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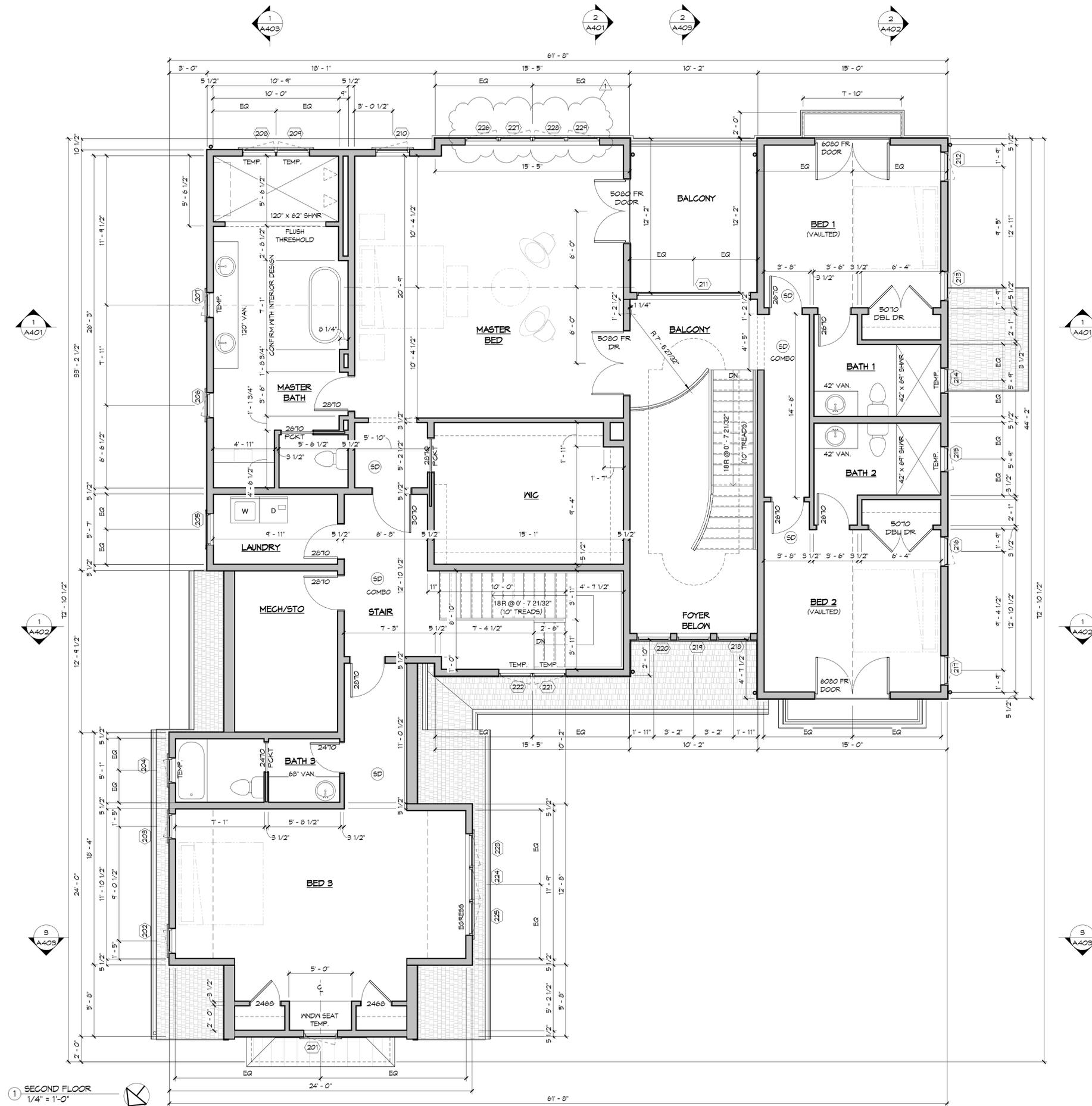
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SCALE: 1/4" = 1'-0"
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FIRST FLOOR PLAN

A201



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

SECOND FLOOR PLAN

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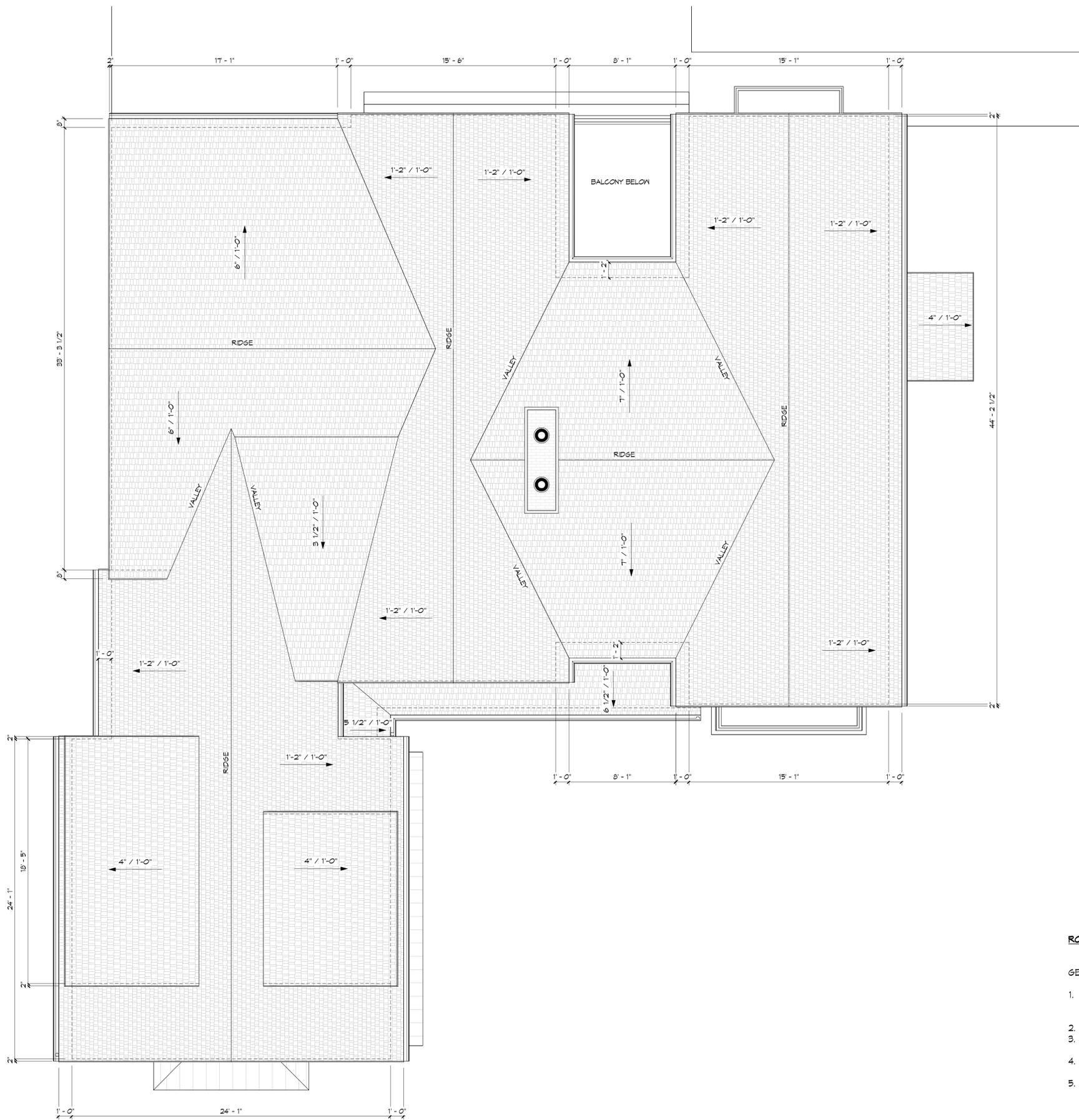
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SCALE: 1/4" = 1'-0"
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A202



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

ROOFING CONSTRUCTION NOTES:

GENERAL:

1. ALL EAVES SHALL HAVE ICE AND WATER SHIELD MEMBRANE EXTENDING FROM THE EDGE OF ROOF TO A MINIMUM OF 24" OVER THE CONDITIONED SPACE BELOW.
2. INSTALL ICE AND WATER SHIELD IN ALL VALLEYS.
3. FOR NORMAL SLOPES OF MORE THAN 4/12, INSTALL MIN. OF 1 LAYER 15# ROOFING FELT OVER ENTIRE ROOF SURFACE.
4. FOR LOW SLOPES OF 3/12 TO 4/12, INSTALL MIN. 2 LAYERS OF 15# ROOFING FELT OVER ENTIRE ROOF SURFACE.
5. FOR SLOPES OF LESS THAN 3/12, CONSULT WITH SHINGLE MANUFACTURER TO DETERMINE ELIGIBLE SLOPES AND ROOFING UNDERLAYMENT REQUIREMENTS.

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MAX ROOF HEIGHT
48'-0"



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



3 FRONT VIEW 2



4 FRONT VIEW 3



2 RIGHT SIDE ELEVATION
1/4" = 1'-0"

ELEVATIONS

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A301



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



3 REAR AERIAL



4 REAR VIEW - PATIO



2 LEFT SIDE ELEVATION
1/4" = 1'-0"

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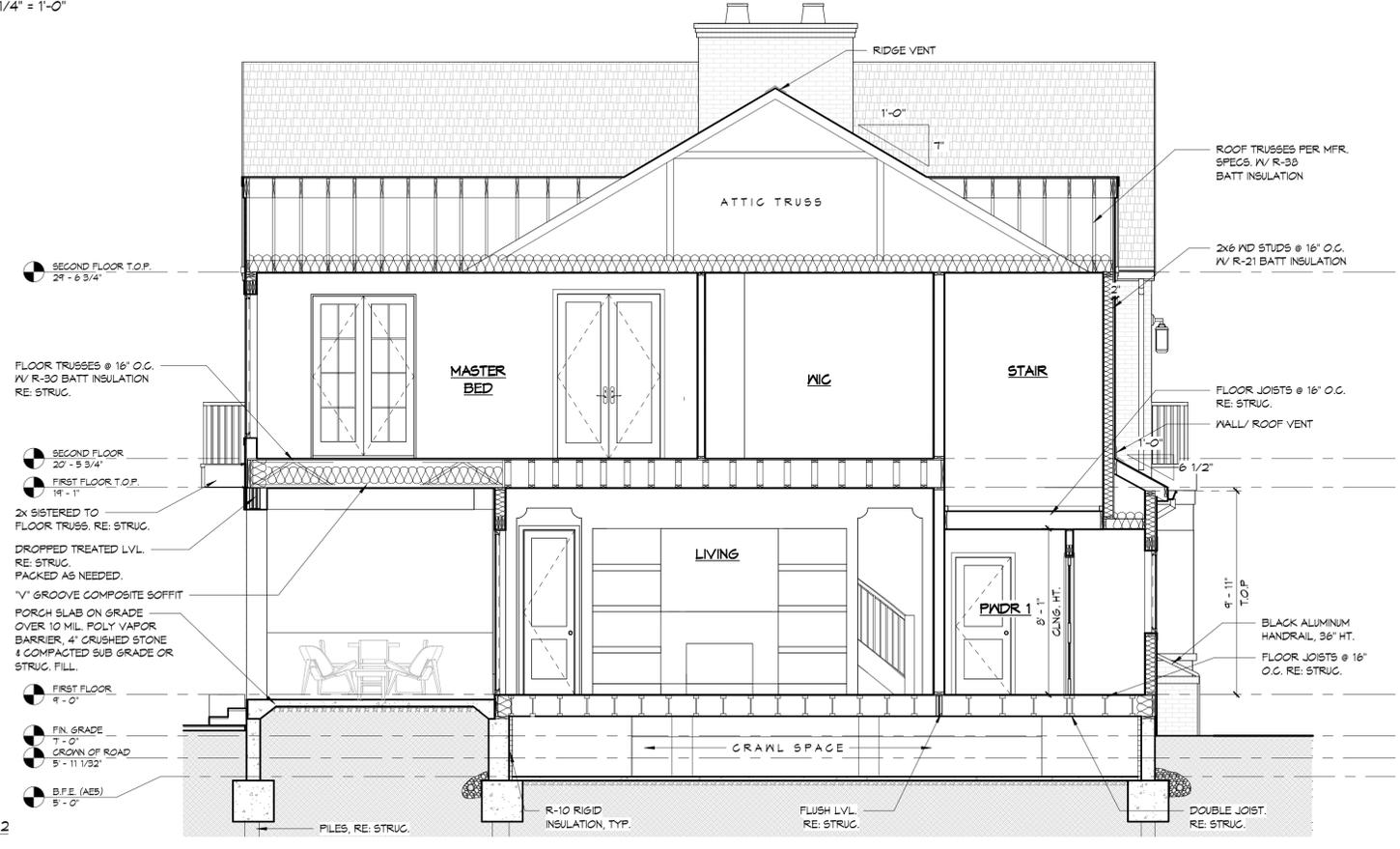
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SCALE: 1/4" = 1'-0"
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1 BUILDING SECTION 1
1/4" = 1'-0"



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

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A401

SECTIONS

MAX. ROOF HEIGHT
49'-0"

SECOND FLOOR T.O.P.
21'-6 3/4"

SECOND FLOOR
20'-5 3/4"

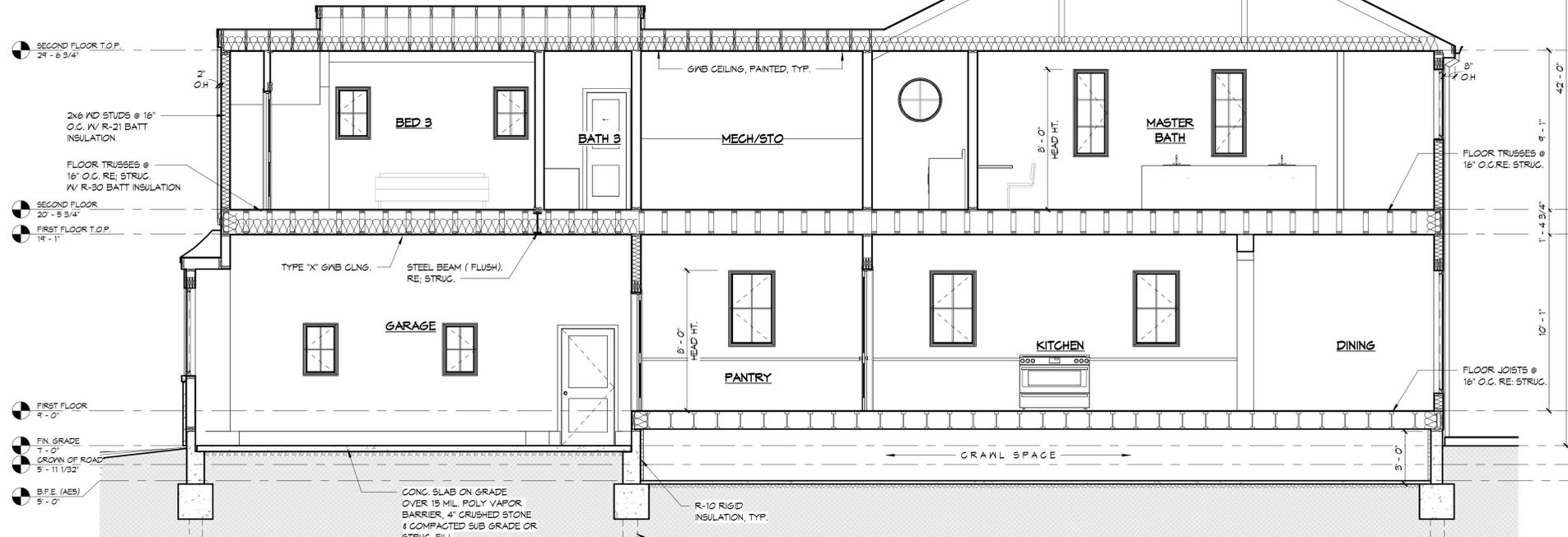
FIRST FLOOR T.O.P.
19'-1"

FIRST FLOOR
9'-0"

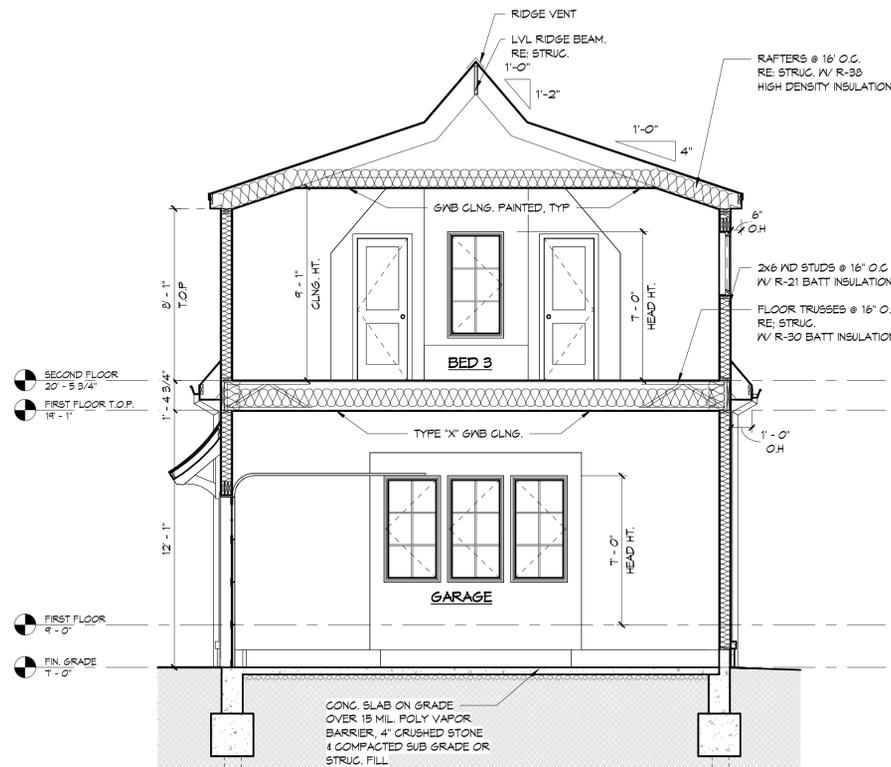
FIN. GRADE
7'-0"

CROWN OF ROAD
5'-11 1/2"

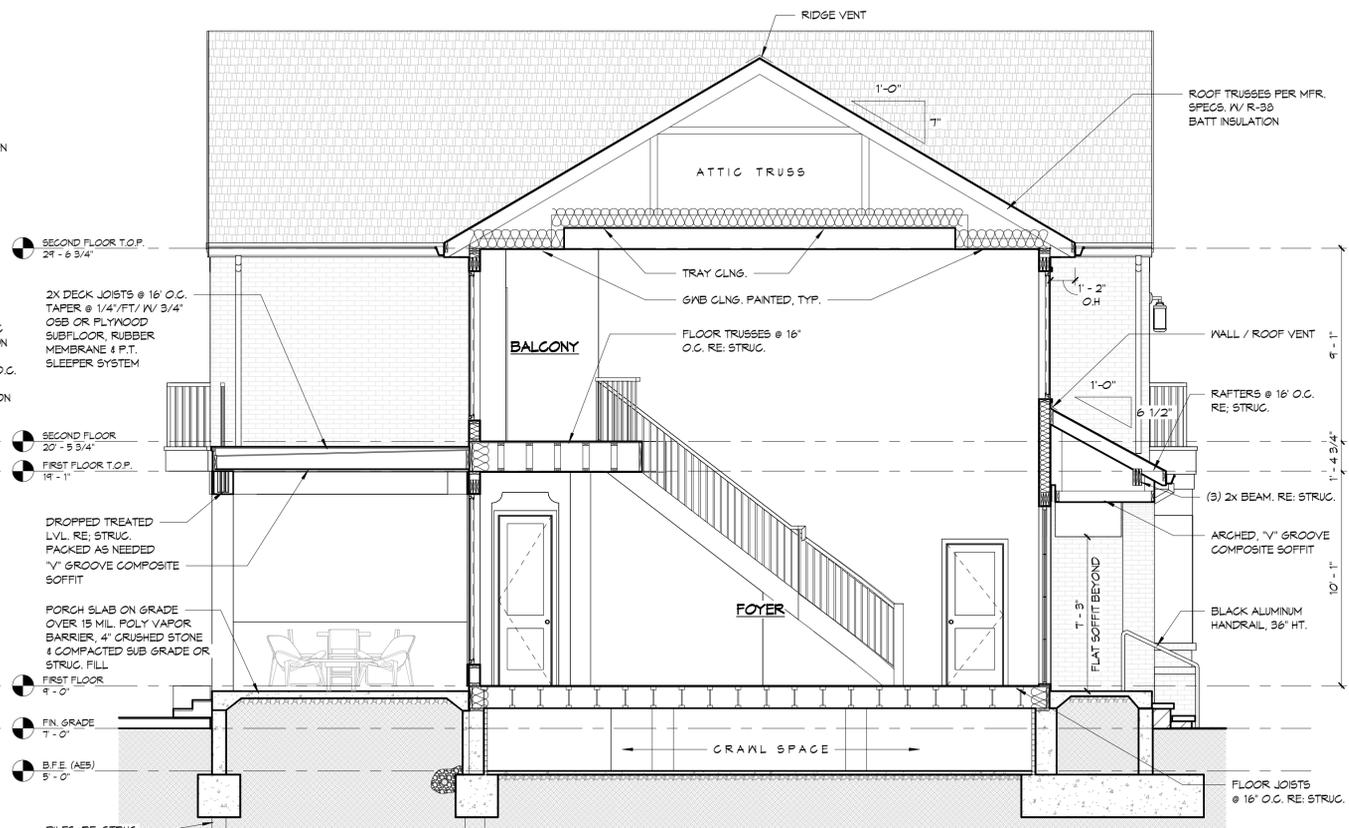
B.F.E. (A&B)
5'-0"



1 BUILDING SECTION 5
1/4" = 1'-0"



3 BUILDING SECTION 7
1/4" = 1'-0"



2 BUILDING SECTION 6
1/4" = 1'-0"

REV.	DATE	DESCRIPTION	BY

THOMES RESIDENCE
59 BLACKPOOL ROAD
RBYCC
REHOBOTH BEACH, DE 19771
TAX MAP NO. 334-19.00-379.00

ELEMENT
 115 w. market street, 2nd floor
 lewes, de 19958
 302.645.0777
 www.elementtdg.com

DSN	DRW	CHKD
BB	SS	BB
SCALE:		1/4" = 1'-0"
JOB No.		e24060
ISSUE DATE:		06-24-25

SECTIONS

A403

STRUCTURAL NOTES

STRUCTURAL DESIGN CRITERIA:

1. DESIGN LOADS ARE IN ACCORDANCE WITH IRC 2021, AISC 7-16, AND THE APPLICABLE LOCAL CODES OR AS NOTED BELOW:

DEAD LOAD	
ROOF	20 PSF
FLOOR	20 PSF
LIVE LOAD	
FLOOR	SEE CHART
2. BUILDING OCCUPANCY CATEGORY II	
3. SNOW LOADING:	
GROUND SNOW LOAD	20 PSF
FLAT-ROOF SNOW LOAD	20 PSF
4. WIND LOADING:	
BASIC WIND SPEED (3 SEC GUST)	121 MPH
EXPOSURE CATEGORY	C

FOUNDATION

- THE ASSUMED NET ALLOWABLE SOIL BEARING CAPACITY IS 2000 PSF UNLESS NOTED OTHERWISE. SOIL BEARING PRESSURE SHALL BE VERIFIED AT THE TIME OF EXCAVATION AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IF THE ACTUAL BEARING PRESSURE IS LESS THAN THE DESIGN PRESSURE.
- BOTTOM OF ALL FOOTINGS SUBJECT TO FREEZE/THAW CONDITIONS SHALL BE A MINIMUM OF TWO FEET BELOW FINISH GRADE OR TOP OF SLAB ELEVATION, WHICHEVER IS LOWER.
- FOUNDATION DESIGN IS BASED ON REMOVAL OF ALL ORGANIC MATERIAL AND/OR MATERIAL SUBJECT TO ROT OR CORROSION. BOTTOM OF FOOTING SUBGRADE IS TO BE BEARING ON SUITABLE NATURAL SOILS AND/OR COMPACTED STRUCTURAL FILL.
- COMPACTED STRUCTURAL FILL BENEATH ALL SLABS ON GRADE, FOUNDATIONS AND ADJACENT TO FOUNDATION WALLS SHALL BE INSPECTED AND APPROVED BY A REGISTERED GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF ANY CONCRETE.
- MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION TO ENSURE SURFACE RUNOFF AWAY FROM STRUCTURES AND TO PREVENT PONDING OF SURFACE RUNOFF NEAR THE SURFACES.
- FOUNDATION WATERPROOFING TO BE (1) COAT OF SPRAY APPLICATION (60 MILS THICK) OF TUFF-N-DRI POLYMER ENHANCED ASPHALT LIQUID APPLIED MEMBRANE OR EQUAL.

TIMBER PILES

- ALL PILES SHALL BE CLASS 'B' TIMBER PILES WITH MINIMUM TIP AND BUTT DIAMETERS OF 8" AND 12" RESPECTIVELY.
- PILES TO HAVE A MINIMUM COMPRESSIVE CAPACITY OF 15 TONS AND A MINIMUM TENSILE CAPACITY OF 5 TONS.
- FOR REQUIRED MAXIMUM DESIGN LOADS, IT IS RECOMMENDED THAT THE PILES BE NO CLOSER THAN 2.5 DIAMETERS CENTER TO CENTER.
- A TEST PILE SHALL BE DRIVEN TO CONFIRM PILE DEPTH AND CAPACITY THAT WILL MEET THE REQUIRED LOADING NOTED ABOVE.
- DIMENSIONS SHOWN ARE TO CENTER OF PILE.

CONCRETE

- ALL CONCRETE WORK SHALL CONFORM TO ACI 318, MOST RECENT EDITION.
- CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3500 PSI FOR ALL FOUNDATIONS AND PIERS AND 4000 PSI FOR ALL SLABS. SLUMP AT TIME OF PLACEMENT SHALL BE MIN 3 INCHES AND MAXIMUM 5 INCHES.
- ALL CONCRETE EXPOSED TO THE EXTERIOR SHALL BE AIR-ENTRAINED (6 ± 1%).
- DO NOT PLACE CONCRETE AGAINST SUBGRADE CONTAINING FREE WATER, FROST, OR ICE.
- REINFORCING BARS SHALL BE ASTM A615, GRADE 60 DEFORMED BARS. LAP ALL BARS MIN. 48 BAR DIAMETERS UNLESS NOTED OTHERWISE.
- WELDED WIRE FABRIC SHALL BE ASTM A-105 AND/OR ASTM A491 AND MIN. GRADE 40. IT SHALL BE PROVIDED IN FLAT SHEETS AND LAPPED A MIN. OF 6 INCHES.
- CONTROL JOINTS IN SLABS ON GRADE SHALL BE LOCATED AT MAX. 10'-0" O.C. PANELS SHALL BE AS SQUARE AS POSSIBLE. LENGTH SHOULD NOT EXCEED 1.5 TIMES THE WIDTH.

MASONRY

- ALL MASONRY SHALL CONFORM TO ACI 530, LATEST EDITION.
- ALL CONCRETE MASONRY UNITS SHALL BE ASTM C90, GRADE N, TYPE 1 STANDARD WEIGHT BLOCKS.
- ALL MORTAR SHALL BE ASTM C270 TYPE M OR S WITH A MIN. COMPRESSIVE STRENGTH OF 1500 PSI AT 28 DAYS.
- GROUT SHALL BE A HIGH SLUMP MIX IN ACCORDANCE WITH ASTM SPECIFICATION C476 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. CMU CORES TO BE GROUTED AS INDICATED PER PLANS AND DETAILS.

STEEL

- ALL STRUCTURAL STEEL FABRICATION, ERECTION AND CONNECTIONS SHALL CONFORM TO THE LATEST AISC CODE.
- STRUCTURAL STEEL SHAPES SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
 STRUCTURAL STEEL WIDE FLANGE (WF) SHAPES: A992
 STRUCTURAL PIPE: A53 GR. B
 HOLLOW STRUCTURAL (HSS) SHAPES: A500 GR. B
 STEEL BARS, ANGLES AND PLATES: A36
 OTHER STRUCTURAL SHAPES, U.N.O.: A36
- SUBMIT ALL STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY FABRICATION.
- ALL STEEL NOT RELIEVING FIREPROOFING SHALL BE PAINTED WITH A SHOP COAT OF RUST INHIBITIVE PRIMER. ALL STEEL EXPOSED TO WEATHER AND STEEL SUPPORTING EXTERIOR ELEMENTS SHALL BE HOT DIPPED GALVANIZED CONFORMING TO ASTM A123.
- ORIENT ALL NATURAL CAMBER UP DURING FABRICATION AND ERECTION.
- ALL CONNECTIONS SHALL BE BOLTED USING 3/4"Ø ASTM A325N HIGH STRENGTH BOLTS OR WELDED AS DESIGNED BY THE STEEL FABRICATOR, UNLESS NOTED OTHERWISE.
- WELDING SHALL CONFORM TO AWS D1.1 - LATEST EDITION. STEEL WELDING RODS (ELECTRODES) TO BE E70XX FOR STEEL CONNECTIONS.
- FULL DEPTH CONNECTIONS TO BE USED FOR ALL BEAM TO COLUMN CONNECTIONS.
- STEEL MEMBERS SHALL BE PRE-DRILLED WITH HOLES AT 24" O.C. STAGGERED AS REQUIRED FOR NAILER PLATES AND WEB-PACKING. CONTRACTOR TO COORDINATE WITH FABRICATOR REGARDING MEMBER LOCATIONS.

LIVE LOADS (MINIMUM UNIFORMLY DISTRIBUTED IN PSF)		
USE	LIVE LOAD	REF. IRC SECTION R301.5 OR IBC SECTION 1607.1 FOR ADDITIONAL NOTES & SPECIFICATIONS.
UNINHABITABLE ATTICS W/O STORAGE	10	A. INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES. B. DESIGN LOAD: 200# AT ANY POINT IN ANY DIRECTION, UNIFORM LOAD OF 50 #/FOOT LATERALLY AT TOP OF RAIL, 100#/FOOT VERTICALLY AT TOP OF RAIL. UNIFORM LOAD IS APPLIED SIMULTANEOUSLY WITH UNIFORM LOAD.
UNINHABITABLE ATTICS W/LIMITED STORAGE	20	
HABITABLE ATTICS & ATTICS SERVED W/FIXED STAIRS	30	
BALCONIES (EXT.) AND DECKS	40	
GUARDRAILS AND HANDRAILS ^P	200	
SLEEPING ROOMS	30	
ROOMS OTHER THAN SLEEPING ROOMS	40	
STAIRS ^A	40	

TRUSSES

- ALL TRUSSES SHALL BE ERECTED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
- ROOF AND/OR FLOOR TRUSS LAYOUT(S) SHOWN ARE CONCEPTUAL AND SHALL BE VERIFIED BY THE TRUSS MANUFACTURER. SHOP DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT/ENGINEER FOR VERIFICATION AND APPROVAL.
- TRUSS MANUFACTURER TO PROVIDE ALL NECESSARY TRUSS TO TRUSS CONNECTORS.
- BRACING, BRIDGING, BLOCKING, REINFORCEMENTS, FASTENERS AND ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- MIN. OF (3) STUDS ARE REQUIRED AT ALL GIRDER TRUSS BEARING LOCATIONS, UNLESS NOTED OTHERWISE.

FRAMING NOTES

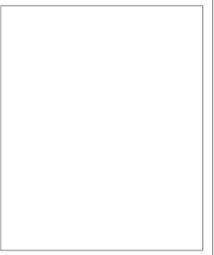
- DESIGN LOADS: (LL) FLOOR LOAD = 40 PSF, STAIR = 40 PSF, ROOF = 20 PSF, DECK = 40 PSF.
- ALL SAWN LUMBER MEMBERS SHALL BE #2 SPF (Fb = 875 psi, Fv = 135 psi, AND E = 1400 ksi) OR BETTER.
- ALL LVL BEAMS OR HEADERS SHALL BE GRADE 2.0E MICROROLLAM LVL (Fb = 2600 psi, Fv = 285 psi, AND E = 2.0 x 10⁶ psi) OR BETTER.
- PSL COLUMNS SHALL BE GRADE 1.0E PARALLAM PSL (F_{comp} = 545 psi, F_{parallel} = 2500 psi, Fv = 190, E = 1.8 x 10⁶ psi) OR BETTER.
- PSL BEAMS SHALL BE GRADE 2.0E PARALLAM PSL (Fb = 2900 psi, Fv = 290 psi, AND E = 2.0 x 10⁶ psi) OR BETTER.
- ALL PSL BEAMS & COLUMNS USED FOR EXTERIOR CONSTRUCTION AND EXPOSED TO THE ELEMENTS SHALL BE PARALLAM PLUS @ SERVICE LEVEL 1 (UNMANIZED PSL INDICATED ON PLANS AS (N1)) OR APPROVED EQUAL (COLUMNS: F_{comp} = 305 psi, F_{parallel} = 1725 psi, Fv = 170 psi, AND E = 1.44 x 10⁶ psi; BEAMS: Fb = 2275 psi, Fv = 215 psi, E = 1.65 x 10⁶ psi)
- ALL LVL MEMBERS USED IN EXTERIOR CONSTRUCTION ABOVE-GROUND APPLICATIONS (UC3B) SHALL BE SPECIFICALLY DESIGNATED AS TREATED AND FROM PACIFIC WOOD TECH OR EQUAL W/THE FOLLOWING MATERIAL PROPERTIES (Fb = 2800 psi, Fv = 285 psi, E = 2,000,000 psi) OR BETTER.
- ALL EXTERIOR WALLS SHALL BE 2 x 6 STUD U.N.O. AND ALL INTERIOR WALLS SHALL BE 2 x 4 STUD U.N.O.
- ALL EXTERIOR HEADERS TO BE MIN. (3) 2 x 10 U.N.O. ALL INTERIOR HEADERS @ INTERIOR WALLS BEARING WALLS TO BE MIN. (2) 2 x 8 (2 x 4 WALL) OR (3) 2 x 8 (2 x 6 WALL) U.N.O.
- ALL HEADERS AT NON-BEARING CONDITIONS SHALL BE AS FOLLOWS:

OPENING	HEADER
UP TO 4'-0"	(2) 2 x 6
4'-0" TO 6'-0"	(2) 2 x 8
6'-0" TO 9'-0"	(2) 2 x 10
- PROVIDE 2 x 4 FLAT BLOCKING BETWEEN JOISTS WHERE PARALLEL WALLS LIE BETWEEN.
- PROVIDE MIN. DOUBLE FLOOR JOISTS UNDER BEARING WALLS RUNNING PARALLEL TO JOIST SYSTEM.
- POST AND BLOCK SOLID BENEATH ALL POINT LOADS TO FOUNDATION OR SUPPORTING MEMBERS BELOW W/ MIN. (3)- 2X8 U.N.O. CROSS SECTION DIMENSIONS OF POST BELOW MUST BE EQUAL TO OR GREATER THAN POST ABOVE.
- ALL POINT LOADS FROM STEEL & LVL BEAMS INCLUDING RIDGE, HIP & VALLEY BEAMS SHALL BE SUPPORTED BY MINIMUM (3) 2X6, (3) 2X4, OR SOLID COLUMNS AS SHOWN ON THE PLANS.
- BALLOON FRAME ALL TWO STORY WALLS WHERE LATERAL FRAMING DOES NOT PROVIDE MID-HEIGHT BRACING. SOLID HORIZONTAL BLOCKING IS REQUIRED BETWEEN STUDS AT MIDPOINT OR AT THIRD POINTS FOR STUDS OVER 16'-0".
- ALL WOOD FRAMING MATERIAL IN DIRECT CONTACT W/ MASONRY WALLS AND/OR CONCRETE FLOOR SLABS SHALL BE PRESSURE TREATED MATERIAL AND ALL FASTENERS USED SHALL BE COMPATIBLE WITH TREATMENT.
- ALL DIMENSIONS ARE FROM/TO FACE OF FRAMING AND FOUNDATION WALLS, UNLESS NOTED OTHERWISE.
- INSTALL A CONTINUOUS ALUMINUM TERMITE SHIELD BETWEEN ANY WOOD AND CONCRETE SURFACES.
- ENGINEERED FLOOR JOISTS ARE TO BE DESIGNED AND DETAILED BY THE MANUFACTURER. INSTALLATION AND STIFFENING IS TO BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND WRITTEN INSTRUCTIONS.
- ALL CONSTRUCTION IN COASTAL FLOOD HAZARD ZONE AREAS TO MEET OR EXCEED THE REQUIREMENTS STATED IN FEMA TECHNICAL BULLETINS AND PER NFIP REGULATIONS.
- PROVIDE MECHANICAL CONNECTORS AT ALL LOCATIONS WHERE THE RAFTERS ARE HANGING FROM THE RIDGE BEAM. SIMPSON LRUZ/LSU/LSU HANGERS OR EQUAL INSTALLED PER MFR. SPECIFICATIONS AND FOR THE APPROPRIATE ALLOWABLE LOADS ARE ACCEPTABLE.
- METAL FASTENERS AND CONNECTORS USED FOR ALL DECKS (I.E. CONSTRUCTION WITH PRESERVATIVE TREATED WOOD) SHALL BE IN ACCORDANCE WITH IRC R311.3 GUIDELINES FOR PRESERVATIVE-TREATED WOOD AND TABLE R501.2.3.

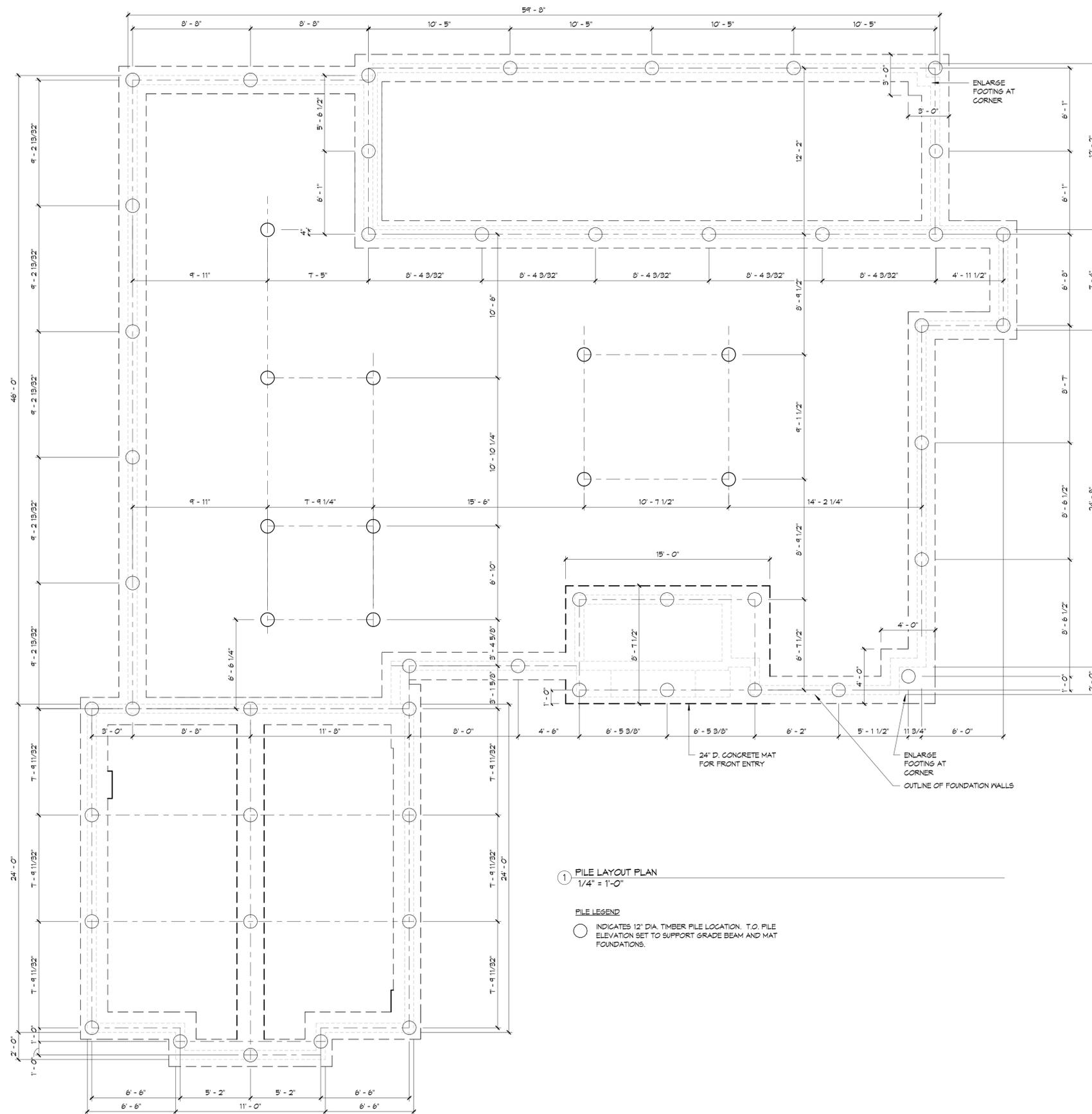
REV.	DATE	REVISIONS	
		DESCRIPTION	BY

THOMES RESIDENCE
59 BLACKPOOL ROAD
RBYCC
REHOBOTH BEACH, DE 19971
TAX MAP NO. 334-19.00-379.00

ELEMENT
 115 w. market street, 2nd floor
 Lewes, de 19958
 302.645.0777
 www.elementtdg.com



DSN	DRW	CHKD
BB	SS	BB
SCALE:		3/4" = 1'-0"
JOB No.		e24060
ISSUE DATE:		06-24-25



1 PILE LAYOUT PLAN
1/4" = 1'-0"

PILE LEGEND

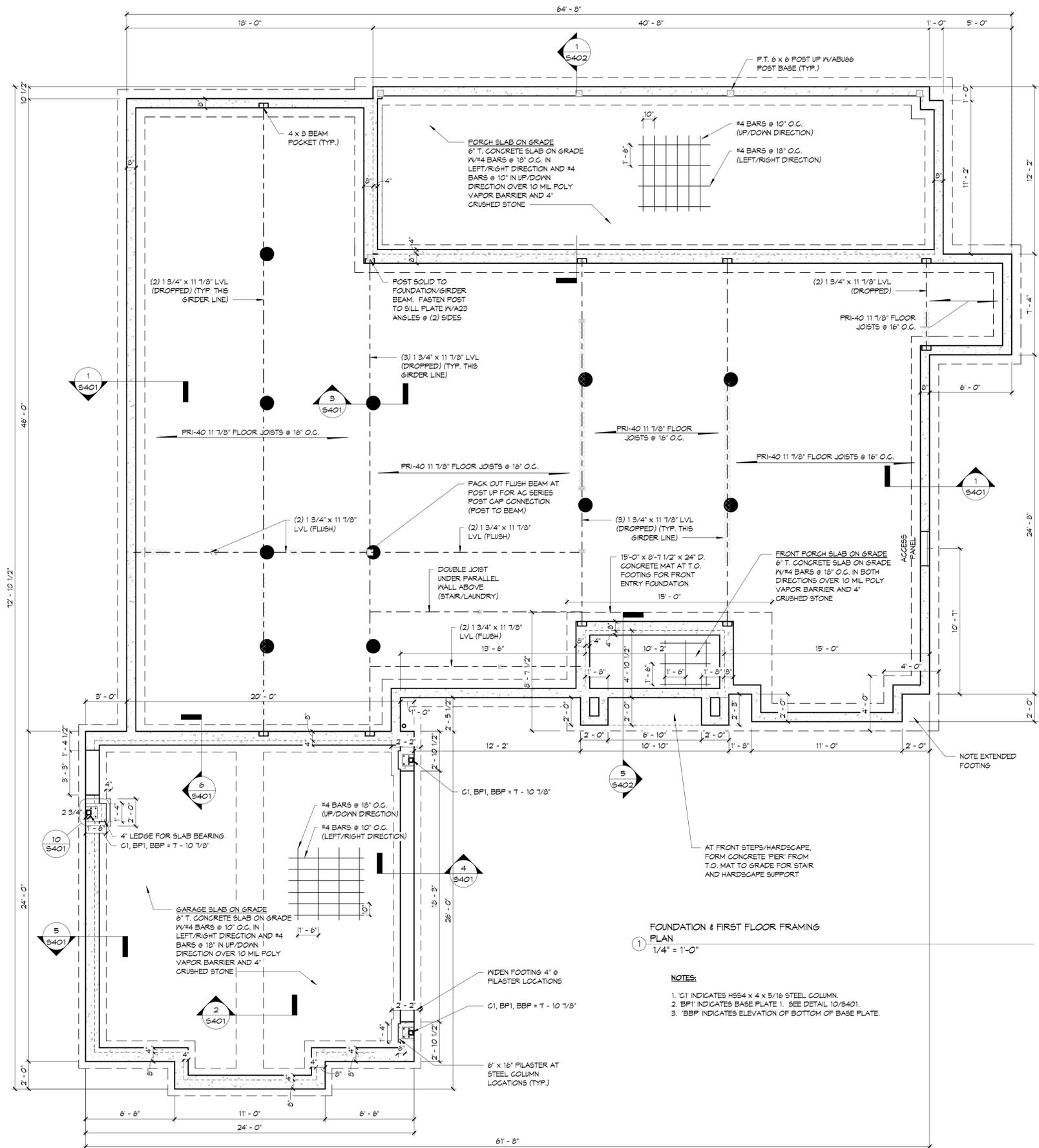
○ INDICATES 12" DIA. TIMBER PILE LOCATION. T.O. PILE ELEVATION SET TO SUPPORT GRADE BEAM AND MAT FOUNDATIONS.

REV.	DATE	DESCRIPTION	BY

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FOUNDATION & FIRST FLOOR FRAMING PLAN
 1/4" = 1'-0"

- NOTES:**
- C1 INDICATES H564 x 4 x 5/16 STEEL COLUMN.
 - BP1 INDICATES BASE PLATE 1. SEE DETAIL 10/5401.
 - BBP INDICATES ELEVATION OF BOTTOM OF BASE PLATE.

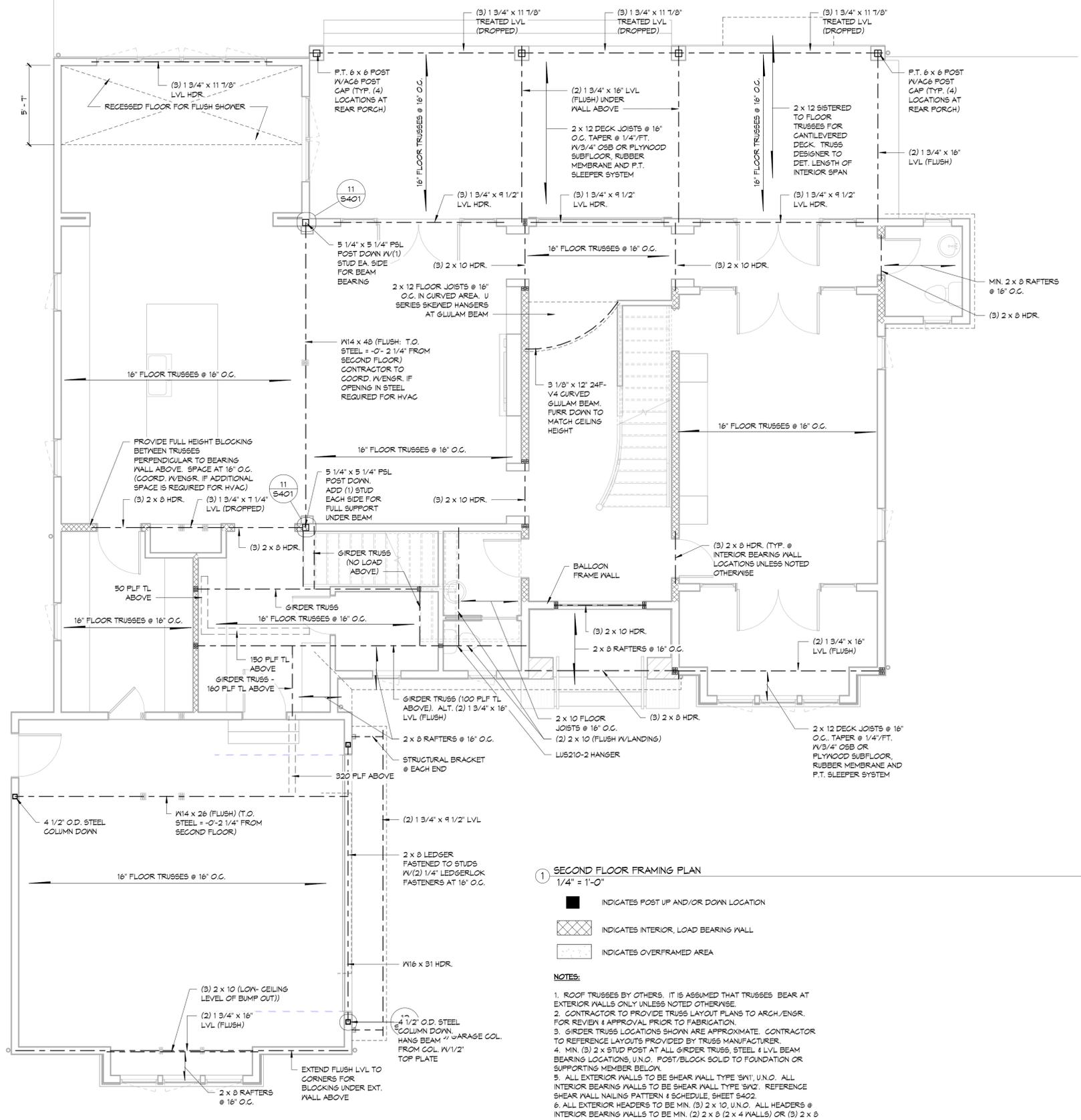
REV.	DATE	DESCRIPTION	BY

THOMES RESIDENCE
 59 BLACKPOOL ROAD
 RBYCC
 REHOBOTH BEACH, DE 19971
 TAX MAP NO. 334-19.00-379.00

ELEMENT
 115 w. market street, 2nd floor
 lewes, de 19958
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DSN	DRW	CHKD
BB	SS	BB

SCALE: 1/4" = 1'-0"
 JOB No. e24060
 ISSUE DATE: 06-24-25



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

■ INDICATES POST UP AND/OR DOWN LOCATION

▨ INDICATES INTERIOR, LOAD BEARING WALL

▨ INDICATES OVERFRAMED AREA

- NOTES:**
1. ROOF TRUSSES BY OTHERS. IT IS ASSUMED THAT TRUSSES BEAR AT EXTERIOR WALLS ONLY UNLESS NOTED OTHERWISE.
 2. CONTRACTOR TO PROVIDE TRUSS LAYOUT PLANS TO ARCH/ENGR. FOR REVIEW & APPROVAL PRIOR TO FABRICATION.
 3. GIRDER TRUSS LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO REFERENCE LAYOUTS PROVIDED BY TRUSS MANUFACTURER.
 4. MIN. (3) 2 X 2 STUD POST AT ALL GIRDER TRUSS, STEEL & LVL BEAM BEARING LOCATIONS, U.N.O. POST/BLOCK SOLID TO FOUNDATION OR SUPPORTING MEMBER BELOW.
 5. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE 'SM1'. U.N.O. ALL INTERIOR BEARING WALLS TO BE SHEAR WALL TYPE 'SM2'. REFERENCE SHEAR WALL NAILING PATTERN & SCHEDULE, SHEET S402.
 6. ALL EXTERIOR HEADERS TO BE MIN. (3) 2 X 10, U.N.O. ALL HEADERS @ INTERIOR BEARING WALLS TO BE MIN. (2) 2 X 8 (2 X 4 WALLS) OR (3) 2 X 8 (2 X 6 WALLS), UNLESS NOTED OTHERWISE.

REV.	DATE	DESCRIPTION	BY

THOMES RESIDENCE
 59 BLACKPOOL ROAD
 RBYCC
 REHOBOTH BEACH, DE 19971
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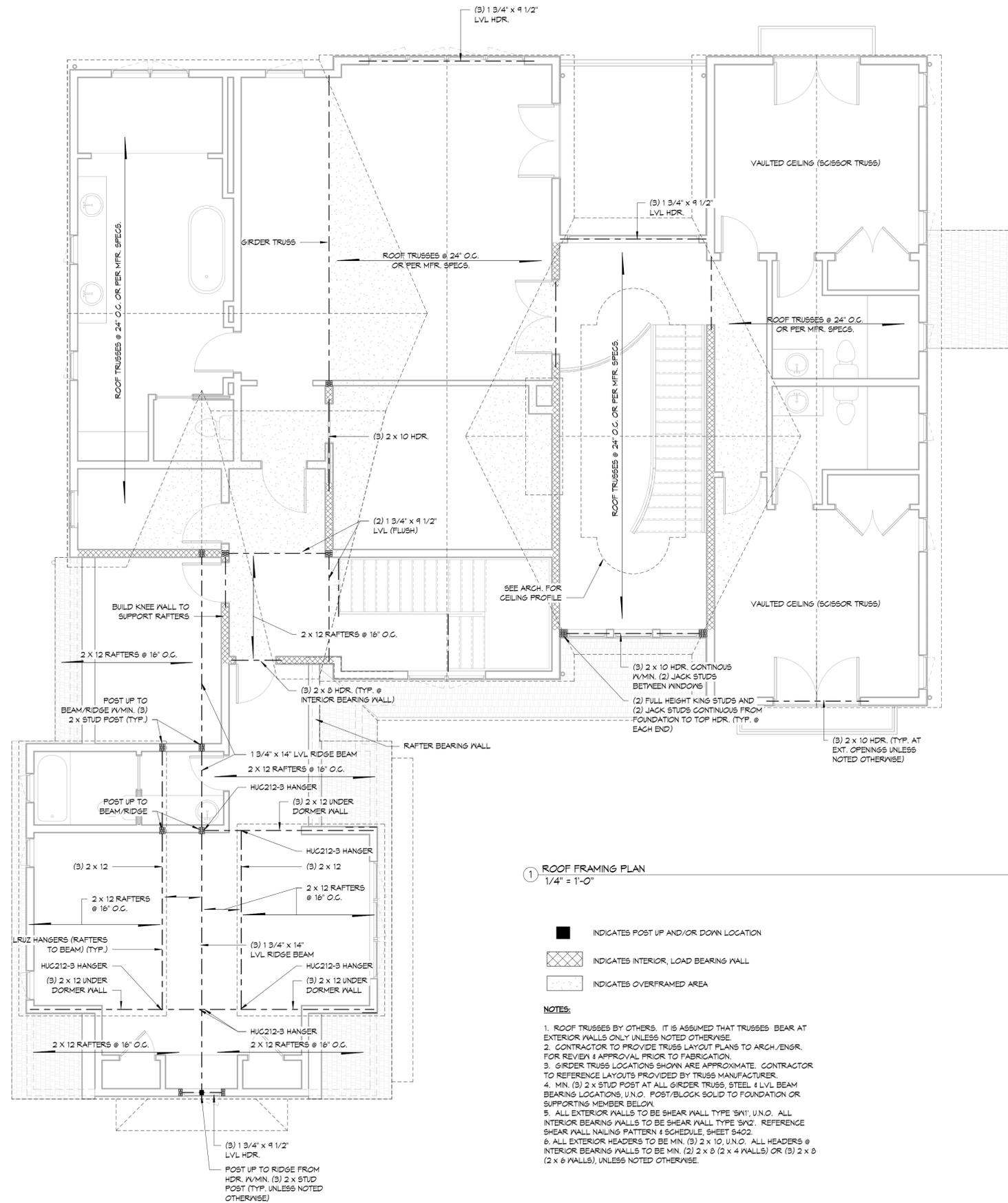
ELEMENT
 115 w. market street, 2nd floor
 Lewes, de 19958
 302.645.0777
 www.elementdy.com

DSN	DRW	CHKD
BB	SS	BB

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

JOB No. e24060

ISSUE DATE: 06-24-25



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

- INDICATES POST UP AND/OR DOWN LOCATION
- ▨ INDICATES INTERIOR, LOAD BEARING WALL
- ▤ INDICATES OVERFRAMED AREA

NOTES:

1. ROOF TRUSSES BY OTHERS. IT IS ASSUMED THAT TRUSSES BEAR AT EXTERIOR WALLS ONLY UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO PROVIDE TRUSS LAYOUT PLANS TO ARCH/ENGR. FOR REVIEW & APPROVAL PRIOR TO FABRICATION.
3. GIRDER TRUSS LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO REFERENCE LAYOUTS PROVIDED BY TRUSS MANUFACTURER.
4. MIN. (3) 2 x 2 STUD POST AT ALL GIRDER TRUSS, STEEL & LVL BEAM BEARING LOCATIONS, U.N.O. POST/BLOCK SOLID TO FOUNDATION OR SUPPORTING MEMBER BELOW.
5. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE SW1, U.N.O. ALL INTERIOR BEARING WALLS TO BE SHEAR WALL TYPE SW2. REFERENCE SHEAR WALL NAILING PATTERN & SCHEDULE, SHEET S402.
6. ALL EXTERIOR HEADERS TO BE MIN. (3) 2 x 10, U.N.O. ALL HEADERS @ INTERIOR BEARING WALLS TO BE MIN. (2) 2 x 8 (2 x 4 WALLS) OR (3) 2 x 6 (2 x 6 WALLS), UNLESS NOTED OTHERWISE.

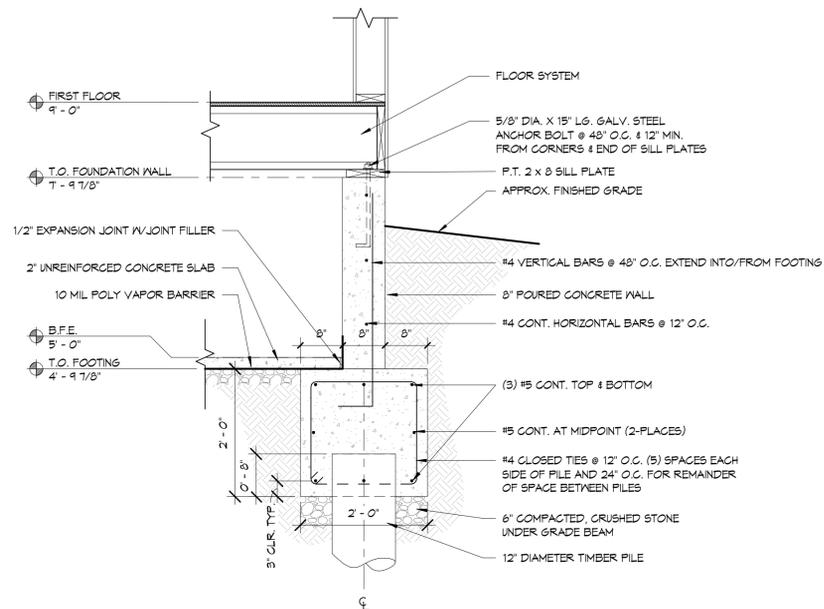
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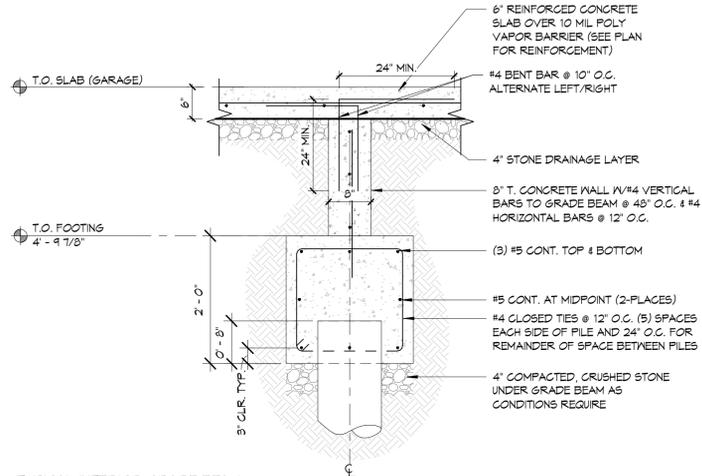
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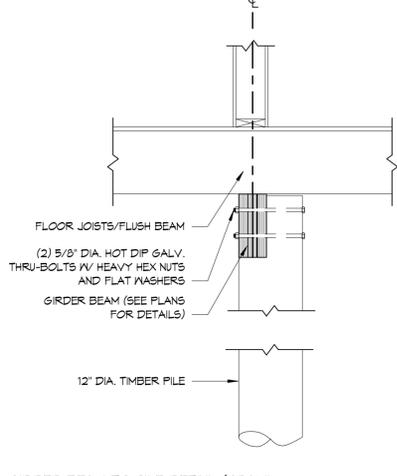
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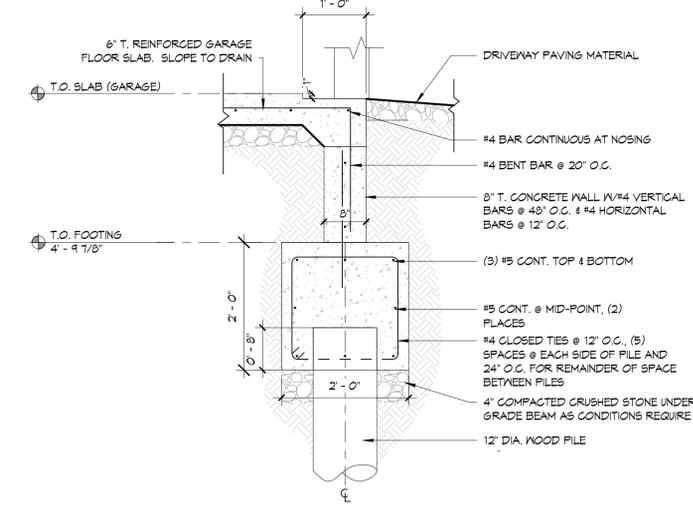
1 TYPICAL FOUNDATION WALL DETAIL
3/4" = 1'-0"



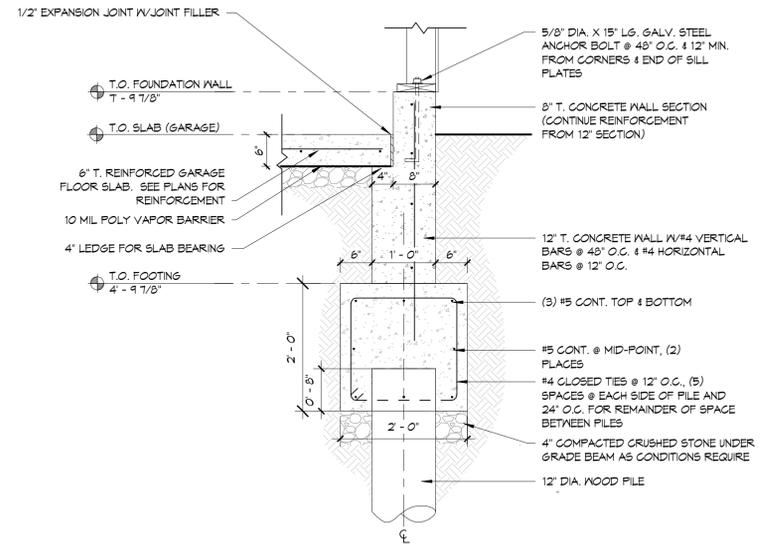
2 TYPICAL INTERIOR GRADE BEAM FOUNDATION DETAIL
3/4" = 1'-0"



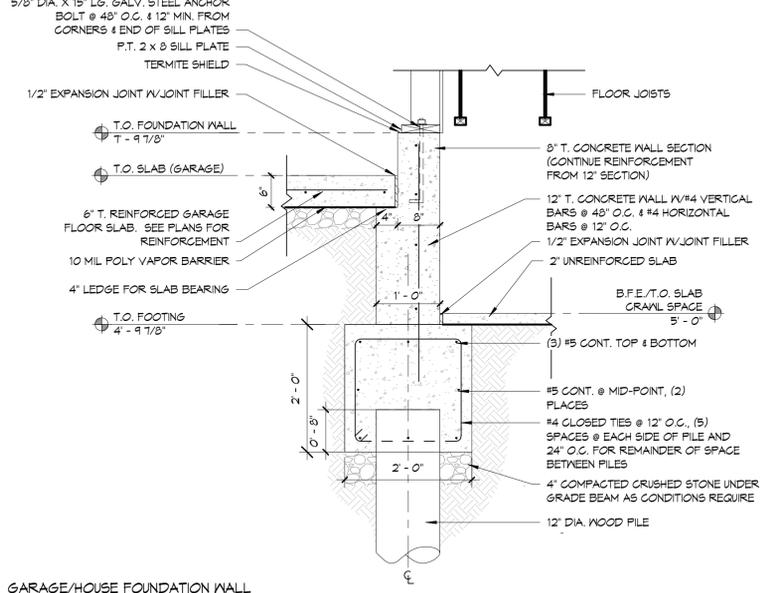
3 GIRDER BEAM TO PILE DETAIL (CRAWL SPACE)
3/4" = 1'-0"



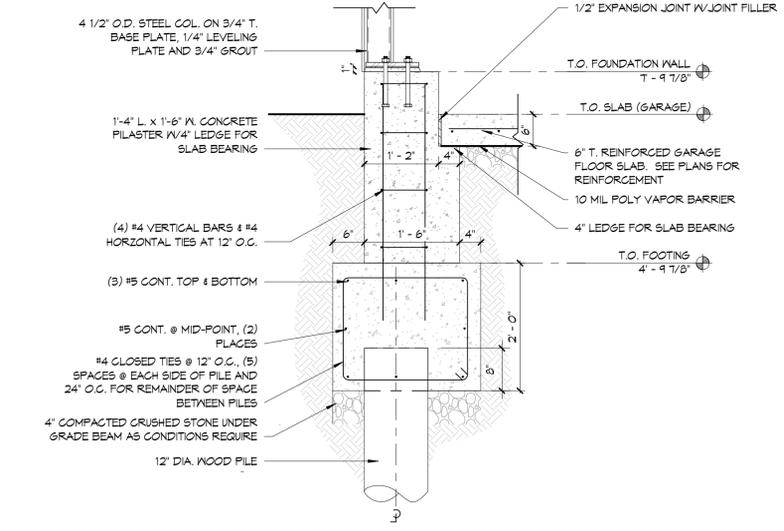
4 GARAGE APRON DETAIL
3/4" = 1'-0"



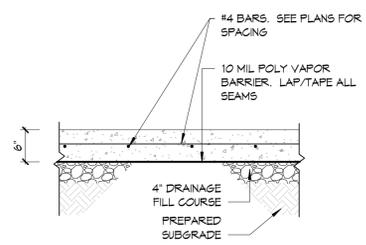
5 GARAGE FOUNDATION WALL DETAIL
3/4" = 1'-0"



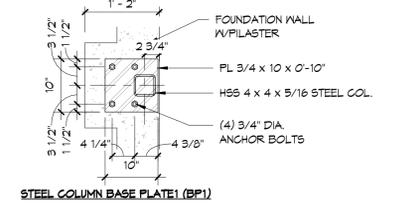
6 GARAGE/HOUSE FOUNDATION WALL DETAIL
3/4" = 1'-0"



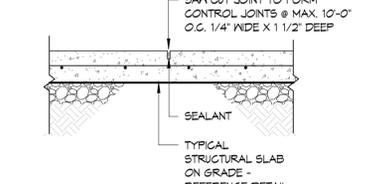
7 GARAGE FOUNDATION WALL @ PILASTER
3/4" = 1'-0"



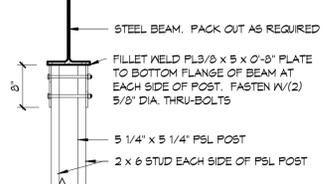
8 TYP. GROUND FLOOR SLAB ON GRADE
3/4" = 1'-0"



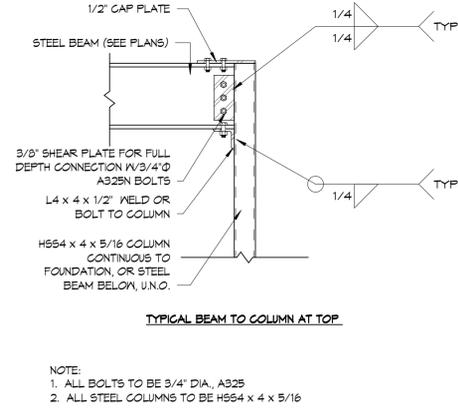
10 BASE PLATE DETAILS
3/4" = 1'-0"



9 SLAB ON GRADE CONTROL JOINT
3/4" = 1'-0"



11 STEEL BEAM TO POST CONNECTION
3/4" = 1'-0"



12 GARAGE BEAM CONNECTION DETAILS
3/4" = 1'-0"

NOTE:
1. ALL BOLTS TO BE 3/4" DIA., A325
2. ALL STEEL COLUMNS TO BE HSS4 x 4 x 5/16

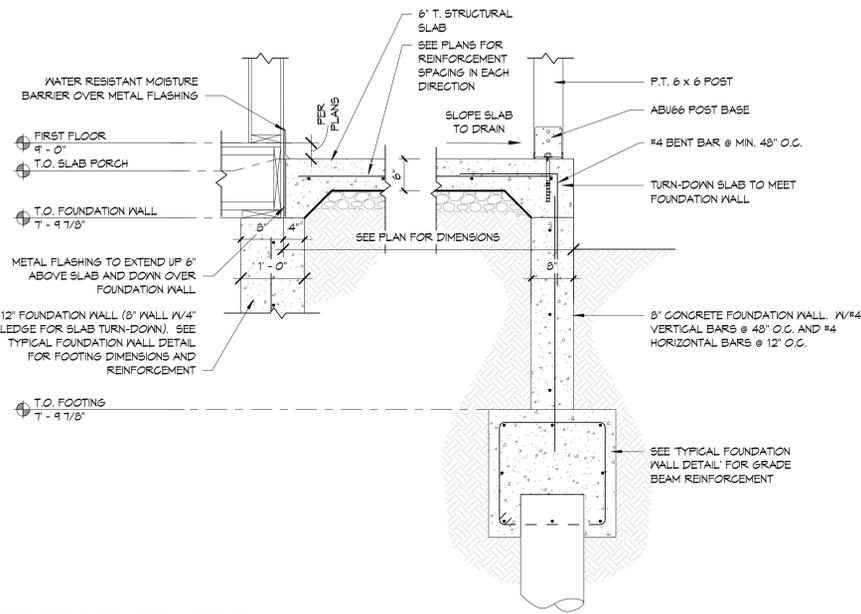
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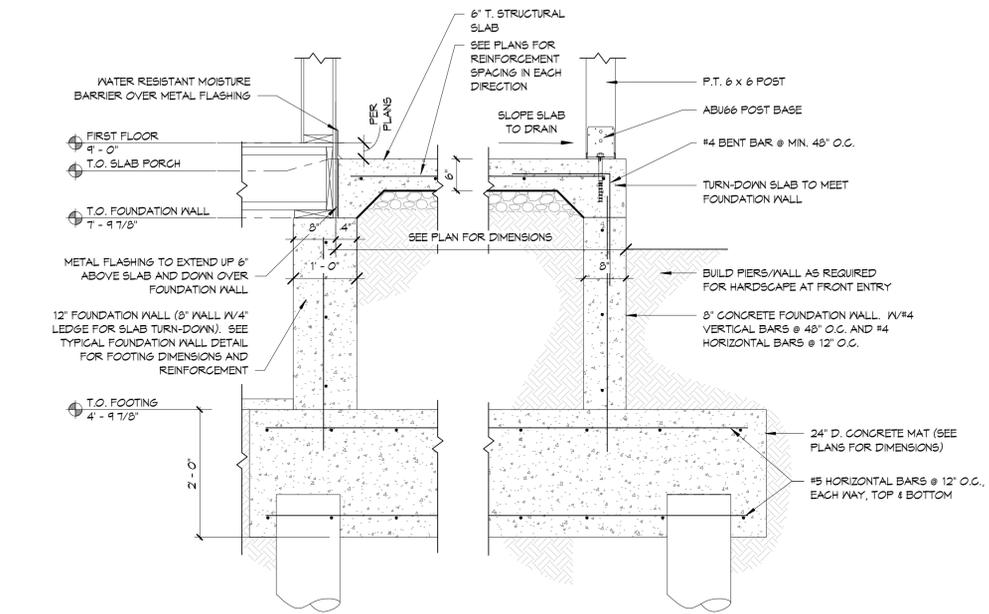
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JOB No. e24060
ISSUE DATE: 06-24-25

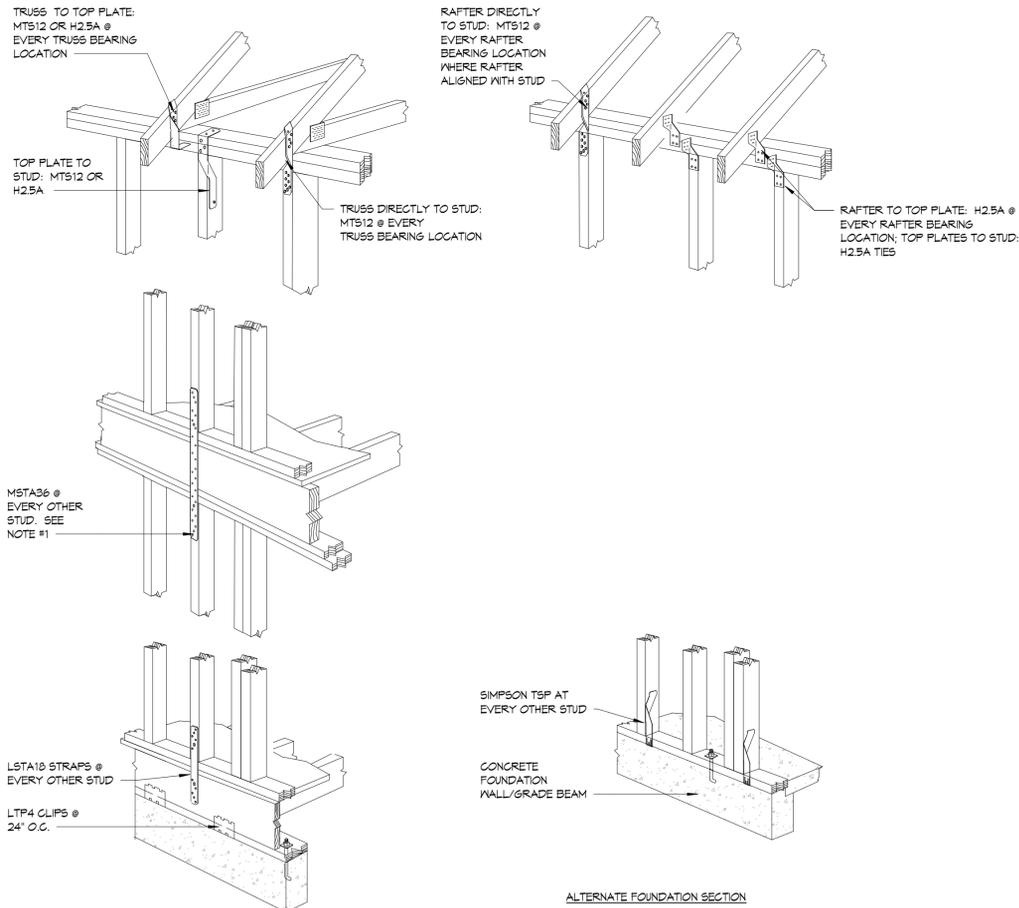


1 PORCH FOUNDATION DETAIL (STRUCT. SLAB)
3/4" = 1'-0"



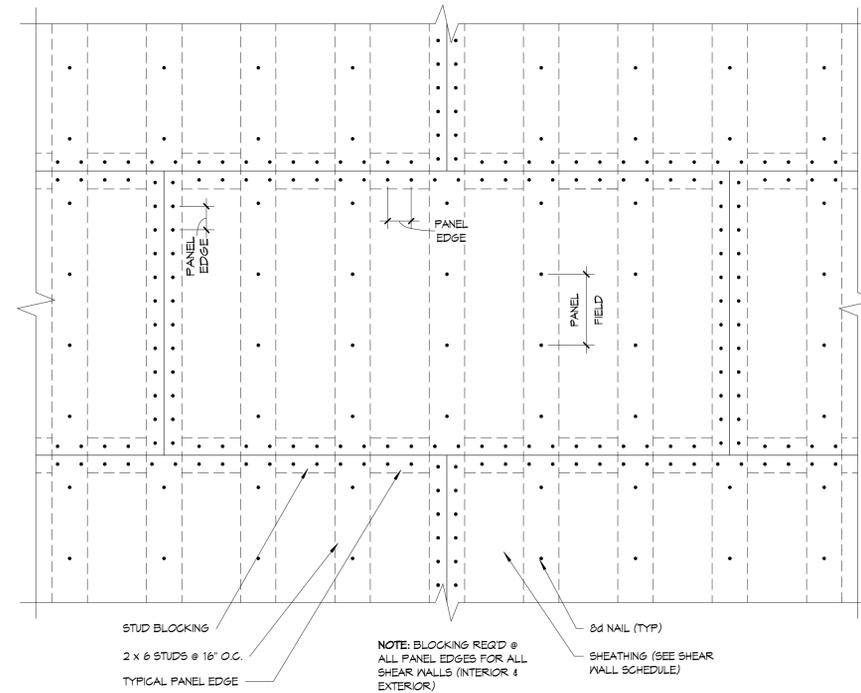
5 FRONT PORCH FOUNDATION DETAIL
3/4" = 1'-0"

SEE NOTE #1 REGARDING ROOF FRAMING



NOTES:
1. @ ROOF FRAMING SELECT ONE OF TWO OPTIONS TO RESIST UPLIFT: A. CONNECT TRUSS/RAFTER DIRECTLY TO STUD B. CONNECT TRUSS/RAFTER TO TOP PLATE & TOP PLATES TO STUD
2. AS AN ALTERNATIVE TO THE FLOOR TO FLOOR STRAPPING ILLUSTRATED, CONTRACTOR MAY USE SHEATHING TO SPAN HORIZONTAL JOINTS. SHEATHING TO BE CONTINUOUS OVER JOINTS AND FASTENED TO FRAMING W/ 8D NAILS @ 6" O.C. @ PANEL EDGES & 12" O.C. IN THE FIELD.
3. BLOCK STEEL BEAMS AS REQUIRED TO INSTALL STRAPPING.

2 HURRICANE STRAPPING DETAIL
3/8" = 1'-0"



3 SHEAR WALL NAILING PATTERN
3/4" = 1'-0"

SHEAR WALL SCHEDULE		
MARK	SHEATHING	FASTENING
SM1	1/2" STRUCTURAL I SHEATHING, OR 1/2" OSB, EXTERIOR ONLY, BLOCKED	8D NAILS @ 6" O.C. SPACING @ PANEL EDGES & 12" O.C. IN FIELD
SM2	1/2" GYPSUM BOARD, BOTH SIDES, BLOCKED	5D COOLER NAILS @ 1" O.C. SPACING @ PANEL EDGES (INCL. TOP & BOTTOM PLATES), 1" O.C. IN FIELD

***ALL EXTERIOR WALL ON ALL FLOORS TO BE SHEAR WALL TYPE SM1, UNLESS NOTED OTHERWISE

NOTES:
1. REFERENCE 'SHEAR WALL NAILING PATTERN DETAIL' FOR ILLUSTRATION OF PANEL EDGE AND FIELD LOCATIONS.
2. ALL SHEATHING PANEL EDGES SHALL BE NAILED DIRECTLY TO WALL STUDS AND BLOCKING.

REV.	DATE	DESCRIPTION	BY

THOMES RESIDENCE
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BB	SS	BB
SCALE:		As indicated
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