

**CITY OF NEWARK
DELAWARE
BOARD OF ADJUSTMENT**

March 18, 2021 – 7:00 P.M. – GoToMeeting

Per the proclamation issued by Governor Carney and Lieutenant Governor Hall-Long on March 13, 2020, the Board of Adjustment will be meeting remotely via GoToMeeting at the following link:

<https://www.gotomeet.me/newarkde/boa031821>

You can also dial in using your phone.

United States: +1 (872) 240-3212

Access Code: 401-759-901

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/401759901>

Public comments may be submitted on the items on the agenda via email to citysecretary@newark.de.us by 6:00 p.m. All public comments received will be read into the record at the meeting. Attendees may also alert staff that they wish to speak at the appropriate time by submitting their name, district and/or address via the GoToMeeting chat function during the meeting.

The application and associated documents for the variance request will be available at <https://newarkde.gov/meetings> one week prior to the meeting.

- 1. The approval of the minutes from the meeting held February 18, 2021.**
- 2. The appeal of Joseph and Ann Faccenda, property address 0 West Park Place, for the following variance:**
 - **Sec. 32-9(c)(2) – Maximum lot coverage** – The maximum lot coverage for any building, exclusive of accessory buildings, shall be 20%. The proposed building coverage is 21.2% requiring a variance of 1.2%.
- 3. Discussion and direction regarding current advertising and packet procedures and potential process improvements.**

Agenda Posted – March 11, 2021

Attest:

Sworn by:

City Secretary

Notary Public

(Seal)



CODE ENFORCEMENT DIVISION
CITY OF NEWARK

220 South Main Street · Newark, Delaware 19711
302.366.7000 · Fax 302.366.7169 · www.newarkde.gov

February 22, 2021

Joseph and Ann Faccenda
87 Caravel Dr.
Bear DE 19701

RE: 0 West Park Place – Permit # 2021000008

Dear Mr. & Mrs. Faccenda:

Please be advised that your building permit application #202100008 for the construction of a new single-family home has been denied because the proposed building coverage of 21.2% exceed the building coverage limit of 20% as per **Sec. 32-9 (c)(2)**.

Please Note: The building and lot coverage of 21.7% reported on the plan is actually calculated incorrectly. The front porch, which is not covered, is included in the coverage calculations. We do not include uncovered porches and decks as part of a building in the building coverage calculations. The actual building coverage is 21.2%.

You may seek a variance from the aforementioned section by completing the enclosed application for a hearing before the Board of Adjustment and submitting it along with a two-hundred and seventy five dollar (\$275) fee to the City Secretary's office. This fee is non-refundable and is for the cost for the hearing, whether the Board of Adjustment grants or denies the variance. Please note as well that as per Code Section 32-63, should you request a continuance of an appeal to other than the meeting for which you have applied, another two-hundred and seventy five dollar (\$275) fee will be required.

The application deadline for the Board Hearings is also attached for your convenience.

If you have any questions, please do not hesitate to contact me at 220 South Main Street, Newark, DE. 19711, by phone 302-366-7000 Ext 2060, or by e-mail spetersen@newark.de.us.

Sincerely,

Stephanie Petersen

Code Enforcement Manager
City of Newark

cc: Renee Bensley, City Secretary's Office
File

**CITY OF NEWARK
DELAWARE
BOARD OF ADJUSTMENT**

NOTICE OF APPEAL

FOR OFFICE USE ONLY:

APPEAL NO.: 21-BA-4 DATE RECEIVED: 02/26/2021

PROPERTY LOCATION: 0 West Park Place

APPLICANT: Ann and Joe Faccenda

DATE OF HEARING: 03/18/2021

DATE HEARING ADVERTISED: _____

FEE PAID, RECEIPT NO. Paid by check 6852; Paper receipt 66574

Please complete and have notarized the Notice of Appeal and submit it along with plans to the Board of Adjustment Secretary, City Secretary's Office, 220 South Main Street, Newark, DE 19711.

1. I/We, Joseph and Ann Faccenda
87 Caravel Drive, Bear, DE 19701 **302-562-6631**
(Mailing Address) (Phone No.)

request a determination by the Board of Adjustment on the following appeal, which was denied by the Building Department on 02/22/2021

2. The purpose of the appeal is to request: 1.2% single building coverage variance
A. ☒ A variance to Chapter 32, Section 32. 9. (c)(2) related to:

- ☒ Area
- ☐ Frontage
- ☐ Side Yard
- ☐ Rear Yard
- ☐ Height (sign)
- ☐ Use
- ☐ Parking
- ☐ Other: _____

B. ☐ An interpretation.

C. ☐ A special exception (in special sign district only).

3. Description of the property:

A. Street location, lot number: 0 West Park Place (Parcel 18-025.00-332)

B. Present use: Vacant lot in a residential neighborhood

C. Proposed use: Single-family residential home

D. Zoning district: RS

4. I/We believe that the Board of Adjustment should approve this request because: (please state the exceptional practical difficulty in using the property for a proposed use. If an interpretation is requested, state grounds for interpretation.)

We have been working for 2+ years to design our new forever home on a residential lot that we purchased in 2018. The design process was complicated by the fact that the lot is skewed and located on a corner with 2 setbacks. We have worked to balance these constraints against our design objectives including (1) blending in with and enhancing the neighborhood; (2) staying within a single structure; (3) incorporating wheelchair accessibility. Consulting with City representatives along the way, we arrived at our final design plans last February, and have since been working on implementation details in preparation to break ground. However, upon submitting these plans with the building permit application, we were informed that a variance would be required to permit a de minimis 1.2% overage for single structure area coverage.

We have evaluated ways that the plans could be changed to remove the 1.2% overage. The only possibility is to reduce the garage storage area and construct a separate auxiliary storage building. This additional building would be visually intrusive to the neighborhood, versus the visually imperceptible coverage overage. It would also create multiple hardships for the owners, including loss of self-contained single building space, reduction in wheelchair accessibility, compromised aesthetics due to a roofline retrofit, and significant additional cost and time delays.

We believe that the numerous hardships associated with a re-design significantly outweigh the de minimis additional building coverage of the current design, and thus the variance should be approved.

(If additional space is necessary, please attach to form.)

5. Has a previous application for an appeal been filed? No
(If you are not sure, contact the Board of Adjustment secretary at 366-7000.)

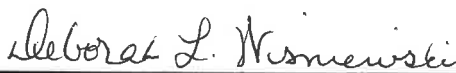
6. What is applicant's interest in the premises affected?
(Owner, agent, lessee, etc.)

Owners

I hereby certify that all of the statements in this Notice of Appeal and attached plans are true to the best of my knowledge.


(Applicant's signature)

Sworn to and subscribed before me, this 26th day of February, 2021



Notary Public

My Commission Expires 2/2/2022

DEBORAH L. WISNIEWSKI
Notary Public
State of Delaware
My Commission Expires 2/2/2022

Ann and Joe Faccenda
87 Caravel Drive
Bear, DE 19701
302-562-6631 (Joe)
302-559-1763 (Ann)
joe.faccenda@gmail.com
ann.faccenda@gmail.com

February 26, 2021

City of Newark
Board of Adjustment
220 South Main Street
Newark, DE 19711

Dear Members of the City of Newark Board of Adjustment,

We would like to introduce ourselves. We are Ann and Joe Faccenda, and in September of 2018 we purchased the Orchard Road/West Park Place corner lot, which was the first step of our journey toward building our forever home in the City of Newark. We have lived in the Newark, DE area our entire married lives. Ann is a retired publisher and English teacher; Joe is a Supply Chain Engineer. In the forty years that we have been Delaware residents, we have always wanted to live in the City of Newark. We love the college feel and close community atmosphere, and are excited to officially call Newark our home.

For the past two years we have been busy getting a home designed that will fit into the look and ambience of the residential neighborhood of Old Newark, meet our needs, and comply with the City of Newark codes. Our proposed forever home is currently designed to meet several objectives, including: (1) Blend in with and enhance the neighborhood; (2) Be contained within a single structure; (3) Provide wheelchair accessibility. Meeting these objectives presented several difficulties with the skewed, corner lot we had purchased. However, we were able to arrive at a design which satisfies all these objectives.

Despite collaborating with City representatives along the way, we have recently been informed that final approval requires a variance by the Newark Board of Adjustment. The variance is to permit the lot coverage of our home to be 21.2% versus the building code maximum of 20.0%. If the variance for this de minimis overage is not granted, we will need to redesign the home to reduce the size of the attached garage and construct a separate auxiliary storage building. We believe that constructing an additional structure will unnecessarily detract from the look of the neighborhood, and that our current single structure plan is by far the preferred way to go.

Based on these hardships and the visually imperceptible amount of coverage overage, we believe that that the variance should be approved.

Thank you for taking the time to review the attached application and related documents. We look forward to meeting with you and discussing our request for variance on March 18, 2021.

Respectfully yours,

The block contains two handwritten signatures. The first signature is in cursive and reads "Ann B. Faccenda". The second signature is also in cursive and appears to be "Joe Faccenda".

Ann and Joe Faccenda

City of Newark Variance Request

Residential Construction

Corner of West Park Place and Orchard Road

Joseph and Ann Faccenda
March 18, 2021

Agenda

- Project Overview and Background
- Timeline Review
- Kwik Check Factors
- Summary



Computer rendering of proposed home

Variance Request Overview

- Proposed new construction of a single-family home
 - In a residential neighborhood on a skewed corner lot
 - Designed as a single structure including the garage
- Seeking a variance to allow for an additional 1.2% lot coverage area by a single structure
 - The code allows for 20% coverage by a single structure
 - The area coverage of the proposed structure covers 21.2%

Background

- Long-time residents of the Newark area (40 years)
- Looking to have our forever home in the City of Newark
 - Love the college feel and close community atmosphere
 - Excited to officially call Newark our home
- Purchased the lot in September of 2018. Objectives:
 - Blend in with and enhance the neighborhood
 - Contain within a single structure
 - Accessible design including wheelchair mobility

Project Timeline – Part 1

- Purchased the lot in the summer of 2018
- Starting working on designs in early 2019
 - Original designs featured a first-floor master bedroom and covered front porch
 - Found that these were not feasible due to the size and shape of the lot
- Moved to designs which included an elevator in order to circumvent the issues
 - Settled on a design in November of 2019 which appeared to meet the code
 - When the architect finalized the details of the design, including the need to increase the space for the elevator and a few other structural details, we found that the coverage area slightly exceeded 20%
- Following previous advice, we submitted our plans to the City with the question of whether the additional 1.2% lot coverage would be acceptable. Specifically asking:
 - Did our calculation of area coverage match their calculations?
 - If so, would the overage be considered de minimis and therefore approved by the City?
 - We received both verbal and written assurance that our plans would be approved for zoning as submitted

Project Timeline – Continued

- Based on the pre-approved plans (February 2020 – Present)
 - We hired Bancroft Construction to construct the home
 - Signed a contract including down payment
 - We hired a structural engineering firm to produce sealed engineering drawings
 - Exceeding the City of Newark requirements for a residential dwelling
 - We hired a Land Survey Engineering firm (PELSA) to produce the lines and grades plans
 - Note: While developing the lines & grades plan, the engineer double-checked the area coverage along with other aspects of the code
 - We applied for and obtained construction financing
 - Note: The appraised value is at or above other neighborhood houses, confirming that our proposed house will help to enhance the neighborhood and increase the property values
- Upon submitting the building permit application in January 2021, we were informed that the City was unable to approve the plans without a variance

Current Situation

- If the variance is not approved, our only choice is to retrofit the design in order to minimize the change impact. After extensive study, the only feasible design change is the following
 - Reduce the size of the garage by eliminating the storage area. This will also reduce the second-floor area, both of which will negatively impact the functionality of the design
 - Construct a separate auxiliary storage building in order to regain the lost garage storage area. Even though it meets code, it will significantly detract from the look of the home, being visible from both streets at the intersection
- Any change to the plans at this point will incur significant additional cost and time

Kwik Check Factors

1. The nature of the zone in which the property is located
 - **Response:** The property is zoned RS (Single Family Detached Dwelling).
2. The character of the immediate vicinity of the subject property and the uses of the property within that immediate vicinity
 - **Response:** The immediate vicinity of the subject property is utilized exclusively for single-family homes.
3. Whether, if the restriction upon the applicant's property were removed, such removal would seriously affect the neighboring properties and uses
 - **Response:** There is absolutely no negative impact to neighboring properties that would occur if this de minimis and visually imperceptible additional area coverage were approved. Non-objection letters from neighbors have been obtained to reinforce this.
4. Whether, if the restriction is not removed, the restriction would create unnecessary hardship or exceptional practical difficulty for the owner in relation to efforts to make normal improvements in the character of that use of the property:
 - **Response:** There are multiple hardships that would be created:
 - The appearance of the auxiliary storage building will detract from the neighborhood as compared to the single structure
 - Wheelchair accessibility is reduced (garage ramp, accessibility to storage area)
 - Revised roof lines will need to be retrofit to accommodate the design change, versus the cleanly integrated design
 - Significant costs and time delays would be incurred with any re-design at this point in the process

Summary

- We feel that we properly followed all steps which should have resulted in approval of the building permit as submitted
- The area coverage overage is de minimis and has no adverse impact on the neighborhood
- The hardships associated with changing the design are significant and will result in a less desirable and less functional final product for the owners and the neighborhood
- We, therefore, respectfully request that this variance be granted

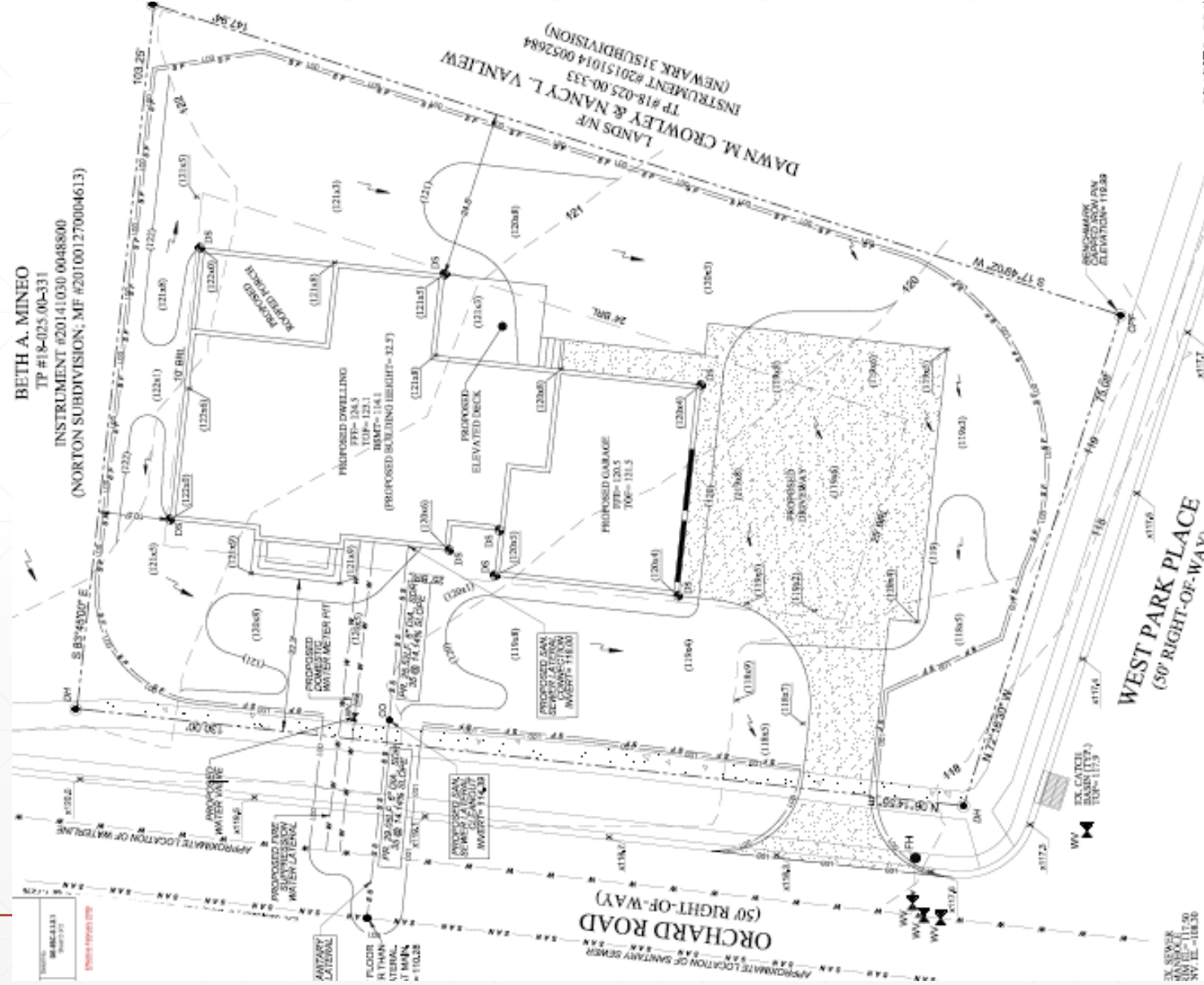


Appendix

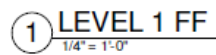
Lines and Grades Plan

First floor Plan

Lines & Grades



1 LEVEL 1 FF
1/4" = 1'-0"



STRUCTURAL NOTES

GENERAL

1. Comply with latest editions of applicable local and state building codes and regulations, including but not limited to 2018 International Residential Code.
2. Use structural drawings in conjunction with architectural, mechanical, electrical, plumbing, and civil drawings and project specifications.
3. Existing conditions and measurements shown on these drawings are approximate.
4. Verify all conditions and dimensions prior to starting work. If conditions differ from those shown, notify Architect immediately.
5. See Site Plan and architectural drawings for project datum.
6. Perform work under job-site conditions recommended by referenced codes and specifications, by materials suppliers, and which are acceptable under standard industry practice.
7. Provide periodic and final clean up and coordinate work with Owner to establish access to workplace and for staging and storage areas.
8. Protect existing construction and utilities during construction.
9. Notify Architect if there are apparent inconsistencies between structural plans, notes, details, and specifications prior to proceeding with affected portion of the work.
10. All details shown on structural drawings are to be considered typical throughout project, UNO.
11. All typical details not cut on plan apply at all appropriate locations. Coordinate typical details.
12. Submit product data for proposed substitutions demonstrating equivalence to specified products shown on drawings.
13. Structure is designed to be self-supporting and stable after construction is complete. Contractor is solely responsible for construction means and methods, including techniques and sequences of procedures.
14. Contractor is solely responsible for design and construction of all shoring and bracing necessary to protect existing construction and to complete work shown on these drawings.

STRUCTURAL LOADS

1. Design Loads per 2018 International Residential Code:

Living Areas Live Load: 40 psf.

Sleeping Areas Live Load: 30 psf.

Roof Live Load: 20 psf.

FOUNDATIONS

1. Verify minimum allowable soil bearing capacity of 2,000 psf for footings.
2. Place footings and slab on firm, dry, non-frozen subgrade.
3. Remove unsuitable soil encountered during excavation for foundations and slabs. Backfill these excavations and areas requiring structural fill with clean, granular select borrow (Type G, Grade 6 or better, in accordance with DelDOT Standard Specifications) placed in 8" maximum lifts. Compact to 95% maximum dry density as determined by modified proctor test (ASTM D1557). Brace and protect foundation walls and piers during backfilling.
4. Do not perform unbalanced backfilling against foundation walls unless walls are securely braced by temporary bracing or permanent construction.

CONCRETE

1. Comply with latest editions of American Concrete Institute ACI 301 "Specification for Structural Concrete for Buildings," ACI 318 "Building Code Requirements for Structural Concrete," ACI 308 "Hot Weather Concreting," and ACI 306 "Cold Weather Concreting."
2. Compressive strength at 28 days: Footings, 3,000 psi. Exterior walls, foundation walls, and slabs on ground, 4,500 psi (0.45 maximum w/c ratio).
3. Provide air entrainment for all exterior exposed concrete per F2 exposure category: 60 percent air content for 3/4" nominal maximum aggregate. Submit proposed air content for mixes with other aggregate sizes.
4. Reinforcing steel: ASTM A615, Grade 60 deformed bars. Provide standard hooks on dowels into piers, pilasters, and walls.
5. Welded wire fabric: ASTM A185, flat sheets.
6. Lap all reinforcing bars 48 bar diameters. Lap all WUF 12" minimum.
7. Provide 3/4" chamfer on exposed edges and corners.
8. Walls: Provide continuous reinforcement around corners and at intersections. Provide through-wall control joints as shown or at maximum 20' spacing at locations approved by Architect. Interrupt horizontal reinforcing at control joint and form 1" V-notch on exposed faces.
9. Provide 1/4"-profile roughened surface at all adjoining surfaces not cast monolithically.
10. Provide following cover for reinforcement:
 - a) Concrete exposed to earth or weather: 5 bar 4 smaller 1-1/2"
 - b) Concrete placed directly on earth footings: All reinforcement 3"
11. Submit certified mix design and complete set of shop drawings for reinforcing steel.

SLAB ON GROUND

1. Provide 4" concrete slab on ground with 6x6 W2.0xW2.0 WUF located at 1/3 depth of slab from top, UNO. Provide 12" minimum lap in WUF.
2. Place slab on 6 mil polyethylene vapor barrier and 4" DelDOT #51 stone.
3. Provide control joints as shown on foundation plans. Saw cut control joints to 1/4 depth of slab and fill with joint sealer, UNO.
4. Provide full-depth 1/2" premolded isolation joint between slab and walls, piers, and other vertical faces.
5. Place two #3 by 24" diagonal rebars at all reentrant corners, 3/4" below top of slab and 2" apart.
6. Place and finish slab for flatness-levelness of F₂-25 and F₁-20 (Flat).

STEEL

1. Comply with latest editions of American Institute of Steel Construction 'AISC Specification for the Design, Fabrication and Erection of Structural Steel for Buildings' and 'AISC Code of Standard Practice.'
2. Wide Flange members ASTM A992, Grade 50. Other structural steel shapes, bars, angles, plates, and threaded rod ASTM A36. Tubing ASTM A500, Grade C. Pipe ASTM A53, Grade B.
3. Provide cap plate for all tube and pipe columns, UNO.
4. Bearing plates 3/4" minimum thickness, UNO, with two 1/2" diameter by 4" studs embedded in concrete or solid grouted masonry. Weld beam to plate with 3/8" fillet at least 4" long on both sides. Inset bearing plates 3/4" minimum from face of concrete or masonry.
5. Provide bearing plate for all steel beams and joists bearing on concrete or masonry walls, UNO.
6. Provide 9/16" diameter holes at 24" in steel for attachment of wood nailers.
 1. Non-shrink, non-metallic, high early strength grout for base and bearing plates, minimum 3/4" thick.
 2. Fasteners ASTM F3125, Grade A325, Type 1, 3/4" diameter, for Type N connections, UNO.
 3. All bolted connections to have minimum 2 bolts, UNO. Bolts to be at 3" spacing, UNO.
 4. Welds comply with AWS D11 "Structural Welding Code," with low hydrogen electrodes.
 5. Clean steel in accordance with SSPC SP-3. Prime with SSPC Paint 25 Type II.
 6. Galvanize all framing, members, and connections permanently exposed to weather, including lintels, ASTM A153 Class C.
 7. Submit complete set of shop drawings.
 8. Steel fabricator to survey and verify existing conditions prior to fabrication of steel members.

WOOD FRAMING

1. Comply with cited International Residential Code.
2. Wood Framing Hem Fir No. 2 or better.
3. Wood with exterior exposure or in contact with concrete or wood designated 'FT,' Southern Pine No. 2 or better, pressure impregnated with Copper Azole Type B in accordance with American Wood Preservers Association (AWPA) Standard UC3B. Hot-dip galvanize all connectors.
4. Micro-lam laminated veneer lumber (LVL) manufactured by Truss Joist Weyerhaeuser: Fb minimum 2,600 psi. MOE minimum 2,000,000 psi.
5. TJ1 joists manufactured by Truss Joist Weyerhaeuser.
6. Install all engineered wood products in accordance with manufacturer's printed instructions.
7. Framing connectors manufactured by Simpson Strong-Tie, UNO. 18-gauge minimum thickness, galvanized. Provide between each beam, joist, rafter, or purlin and supporting member. Install in accordance with manufacturer's printed instructions.
8. Floor and roof decking: Group 1 APA rated tongue and groove panels, nominal thickness 3/4" for floor, 5/8" for roof, minimum span rating of 32/16, Exposure 1.
9. Nail and glue floor decking to joists. Glue to conform with Performance Specification AFG-01 by APA.
10. Wall sheathing: Group 1 APA rated panels, nominal thickness 1/2", minimum span rating 24/16, Exposure 1.
11. Provide double top plate at all load-bearing walls. Minimum 6'-0" splice.
12. Provide triple studs below all beam bearings continuous to foundation or bearing.
13. Provide solid blocking below all point loads. Blocking to match size of post above.
14. Provide blocking, bracing, and bridging per IRC prior to loading.
15. Nail in accordance with IRC Table R602.3(1) 'Fastening Schedule for Structural Members.' Common steel wire nail type, UNO.
16. Fasten multi-ply members with full-penetration TimberLock screws (Ø183" shank diameter) or Simpson SDWS screws (Ø210" shank diameter), two at 24-inch centers (top and bottom).

ABBREVIATIONS

Other abbreviations per CSI Uniform Drawing System

AB anchor bolt
ABV above
ADJ adjacent
AFF above finish floor
ALT alternate
APPROX approximate
ARCH architect, architectural

BC bottom chord
BCX bottom chord extension
BEF bottom of existing footing
BEGB bottom of existing grade beam
BLDG building
BLKG blocking
BOF bottom of footing
BOT bottom
BRG bearing
BS both sides
BW both ways

CIP cast in place
CJ control joint
CLG ceiling
CLR clear
CM concrete masonry
COL column
CONC concrete
CONN connection, connect
CONST construction
CONT continuous

DBL double
DET detail
DIA diameter
DIM dimension
DUG drawing

EA each
EL elevation
EQ equal
EQUIP equipment
EW each way
EXIST existing
EXP expansion
EXT exterior

FDN foundation
FIN finish
FL flange
FLR floor
FS far side
FTG footing

G4 gage
GALV galvanized
GR grade
GR BM grade beam

HORIZ horizontal
HT height

INT interior

JST joist
JT joint

LLH long leg horizontal
LLV long leg vertical
LONG longitudinal

MASY masonry
MAX maximum
MECH mechanical
MIN minimum
MISC miscellaneous

NOM nominal
NS near side
NTS not to scale

OC on center
OPNG opening
OPP opposite

PSF pounds per square foot
PSI pounds per square inch

R radius
REINF reinforcing, reinforced
REQD required

SCHED schedule
SECT section
SIM similar
SOG slab on ground
SPEC specification
SQ square
STD standard

T&B top and bottom
T&G tongue and groove
TCX top chord extension
TEF top of existing footing
THK thick
TOC top of concrete
TOF top of footing
TOM top of masonry
TOS top of steel
TOW top of wall
TRANS transverse
TYP typical

UNO unless noted otherwise

VERT vertical
VIF verify in field

W/ with
W/O without
WP working point
WT weight
WUF welded wire fabric

SYMBOLS

CL center line
(E) existing
PL plate
(S) slope
at
Ø diameter

COLUMN SCHEDULE

MARK	SIZE	BASE PLATE
C1	4" Ø STEEL PIPE	10"x4"x0'-10"
C2	H664x4x3/8	8"x4"x0'-12"
CA	COLUMN ABOVE	N/A
NOTES: 1. Provide four 3/4" diameter ASTM F1554 Grade 36 anchor rods with 2" hook and 9" embedment per base plate, one per corner, UNO. 2. Set base plate on 3/4" non-shrink, non-metallic, high early strength grout.		

JOIST HANGER SCHEDULE

MEMBER	FACE MOUNT HANGER SINGLE/DOUBLE/TRIPLE	TOP FLANGE HANGER SINGLE/DOUBLE/TRIPLE
2x10	U210/U210-2/U210-3	JB210A/HU210-2TF/HU210-3TF
2x12	U210/U210-2/U210-3	JB212A/HU212-2TF/HU212-3TF
13x14 LVL	HU14/HU416/HU616	BA181/14 / BA356/14 / HB550/14
14 TJ1 210	IUS2.06/14	ITS2.06/14
NOTES: 1. [Symbol] indicates joist hanger on plan. 2. Provide face mount hanger UNO on plans. 3. Joist hangers by Simpson Strong-Tie, UNO.		

POST SCHEDULE

MARK	SIZE	BASE
P1	4x4	ABA
P2	6x6 FT	FB66
P3	(2) 2x6	N/A
P4	(3) 2x6	N/A
P5	6x6	FB66
PA	POST ABOVE	N/A
NOTES: 1. Provide solid blocking below all posts, continuous to supporting beam or foundation. 2. Solid blocking size to match post with grain oriented vertically.		

LEDGER SCHEDULE

MARK	TYPE	REMARKS
L1	2x10 FT LEDGER W/ 1/2"x6"x6" EMBED LAG BOLTS Ø 16" STAGGERED	PROVIDE (2) TIMBERLOK - SEE 13/6-3
L2	2x12 FT LEDGER W/ (2) TIMBERLOK SCREW Ø 16"	ALIGN SCREWS W/ STUD WALL - SEE 14/6-3

HEADER SCHEDULE

MARK	SIZE	POST
H1	(2) 2x8	(1) 2x6 JACK 4 (1) 2x6 KING
H2	(3) 2x10	(2) 2x6 JACK 4 (2) 2x6 KING
H3	(2) 13x9 1/4 LVL	(2) 2x6 JACK 4 (2) 2x6 KING
NOTES: 1. Glue 4 nail built up members with 16d nails Ø 12". 2. Nail sheathing to header and sills with 8d nail Ø 4".		

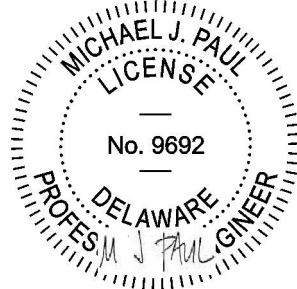
FOOTING SCHEDULE

MARK	SIZE	REINFORCING	REMARKS
F2T	2'-0"x2'-0"x1'-0"	(3) #4 EU	THICKENED SLAB BENEATH 4x4 POST - SEE 4/6-3
F2 CONT	2'-0"x1'-0"	(3) #4 LONG 4 #3 Ø 18" TRANS	CONT STRIP
F3	3'-0"x3'-0"x1'-0"	(4) #4 EU	
NOTES: 1. Top of exterior footing -2'-0" relative to top of slab = 0'-0", UNO. 2. Top of interior footing -0'-8" relative to top of slab = 0'-0", UNO. 3. (+X'-X") Denotes top of footing if other than -2'-0" or 0'-8". 4. Place exterior footings at elevations noted or so bottom of footings is 3'-0" minimum below finish grade, whichever is deeper. 5. Place horizontal reinforcing 3" clear above footing bottom, UNO. 6. Place dowels in footings to match vertical reinforcing in walls and piers. 7. Center footings under columns and walls, UNO. 8. Step footings as required. 9. Step footings as required so bottom of footing equals bottom of adjacent existing footing. 10. Dowel and epoxy longitudinal reinforcement (12" embedment) into adjacent existing footing. 10. Allowable bearing capacity 20000 psf.			

BRACED WALL SCHEDULE

MARK	BRACING METHOD	MAX STUD SPACING	SHEATHING SIZE		NAILING	CHORD	ANCHOR BOLT	HOLDOWN STRAP	NOTES
[Symbol]	RC METHOD 3: WOOD STRUCTURAL PANEL	16'	3/8" MIN	ONE SIDE	UNBLOCKED EDGES	IRC TABLE R602.3(3)	-	1/2" DIA Ø 6'-0"	N/A
NOTES: 1. See plans for location and minimum length of panels. For lengths not indicated on plan, provide specified wall bracing for full length of wall. 2. Braced wall panels shall cover a minimum of three studs spaces where studs are spaced Ø 16" and two stud spaces where studs are spaced at 24". 3. Wood structural panel sheathing panels shall not be less than 4'-0" x 8'-0", except at boundaries and changes in framing. 4. Anchor braced walls to foundation walls w/ 1/2" diameter anchor bolts Ø 6'-0" max. 5. Braced walls shall begin no more than 12'-6" from ends of walls. 6. Braced shear walls shall be located at least 25'-0" on center.									

LARSEN & LANDIS
STRUCTURAL ENGINEERS



Drafting By Design
DRAFTING BY DESIGN
1000 N. MARKET STREET
SUITE 200
NEWARK, DE 19711
PHONE: (302) 638-1111
FAX: (302) 638-1112

WE DESIGN
YOUR IDEAS

PROPOSED NEW HOME
JOE AND ANNE FACCEMDA
OLD ORCHARD ROAD - # PENDING
NEWARK, DE 19711

THIS DRAWING HAS BEEN FURNISHED BY DRAFTING BY DESIGN INC. THE INFORMATION CONTAINED HEREON MAY NOT BE USED FOR THE DRAWING REPRODUCTION WITHOUT THE WRITTEN PERMISSION OF DRAFTING BY DESIGN, INC. ALL REPRODUCTIONS IN WHOLE, OR IN PART, INCLUDING VENDORS SHOP DRAWINGS SHALL BEAR OR REFER TO THIS STAMP.

DATE									
REVISIONS:									
NO.									

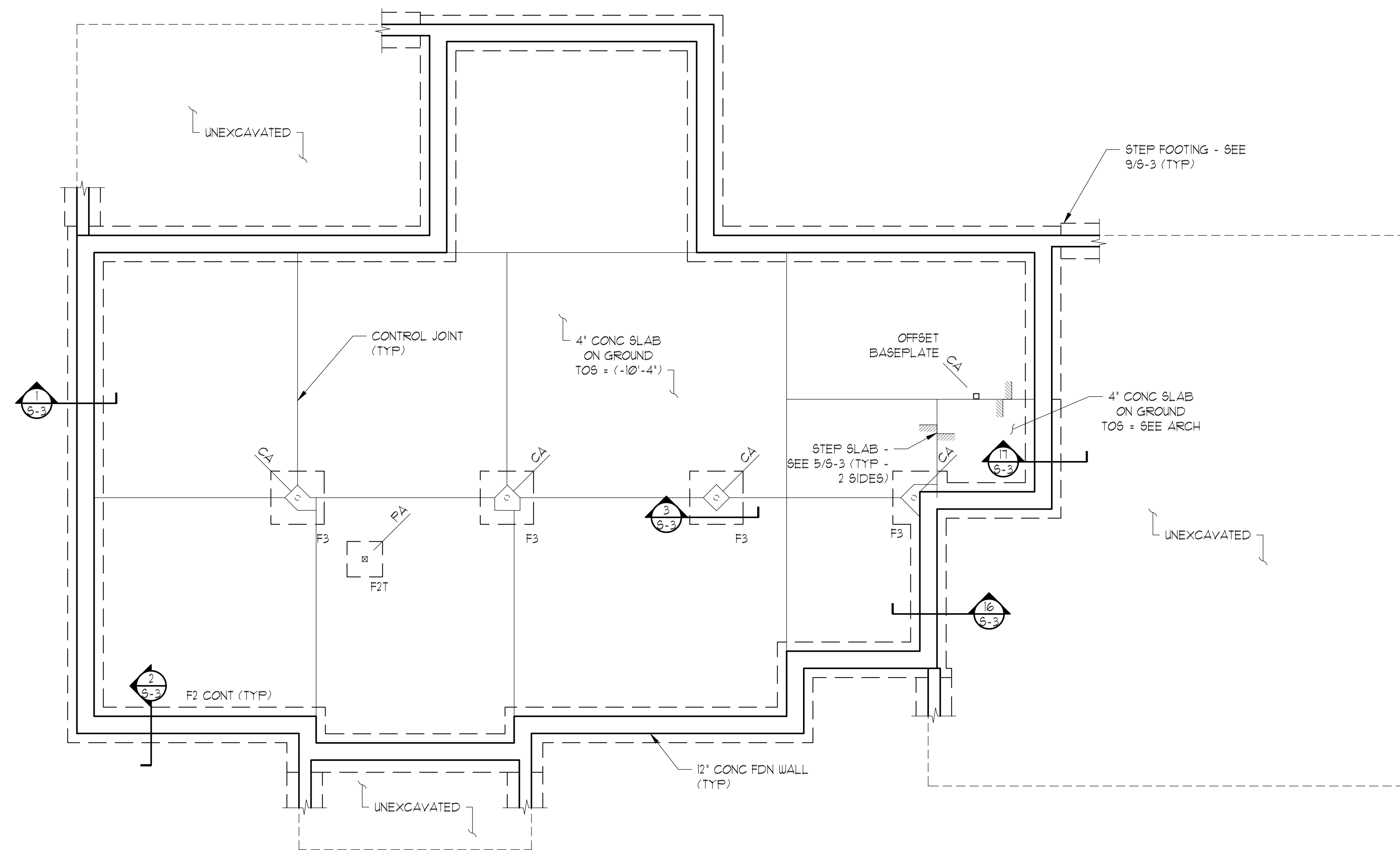
DATE: 08/12/20
DRAWN BY: JLL
SCALE: As indicated
CHKD BY: MJP
APPR'D BY: MJP

S-O REV 3

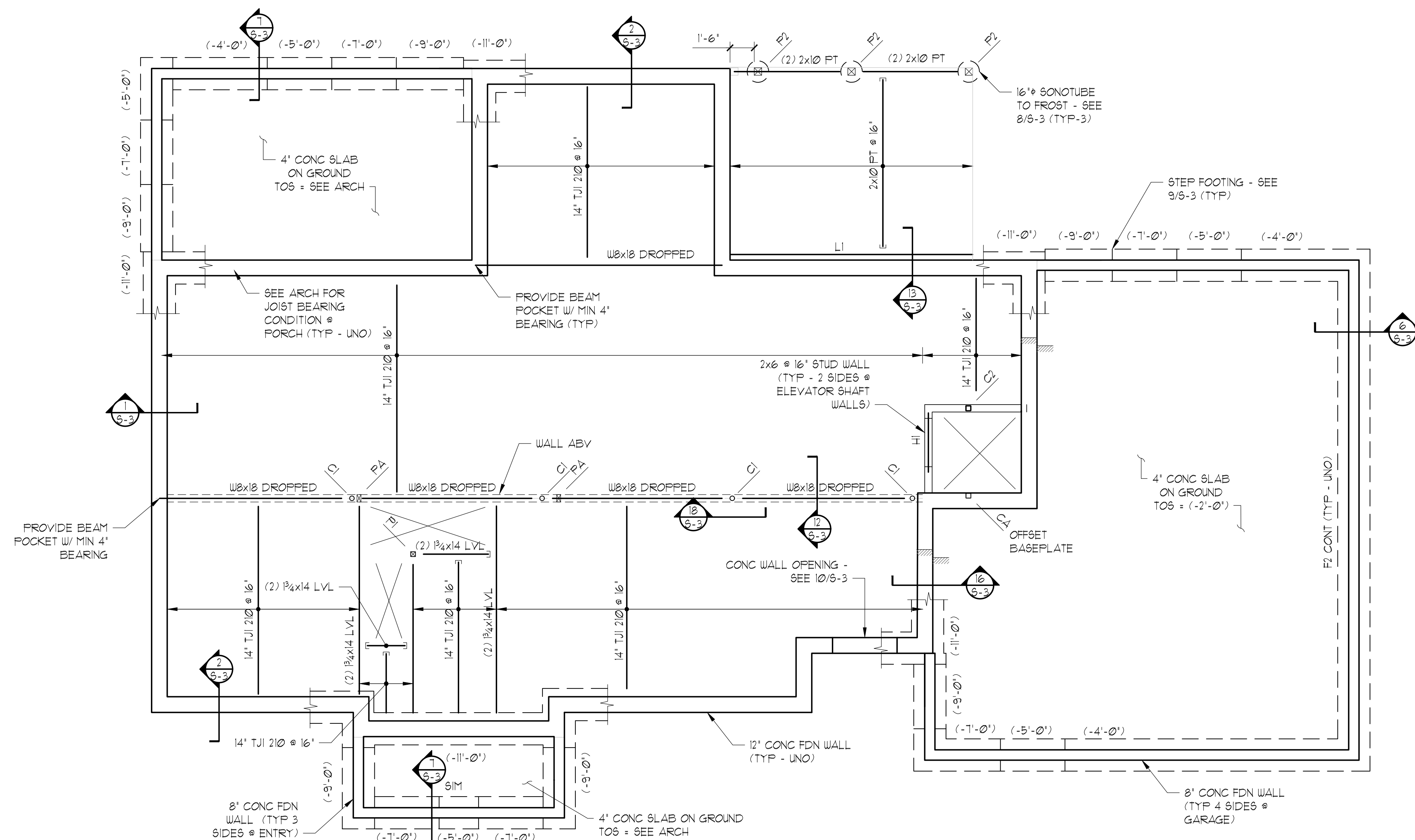
[illegible]

DATE:	08/12/20
DRAWN BY:	JLL
SCALE:	As indicated
CHK'D BY:	MJP
APPR'V'D BY:	MJP

S-1	REV 3
-----	----------



FOUNDATION PLAN

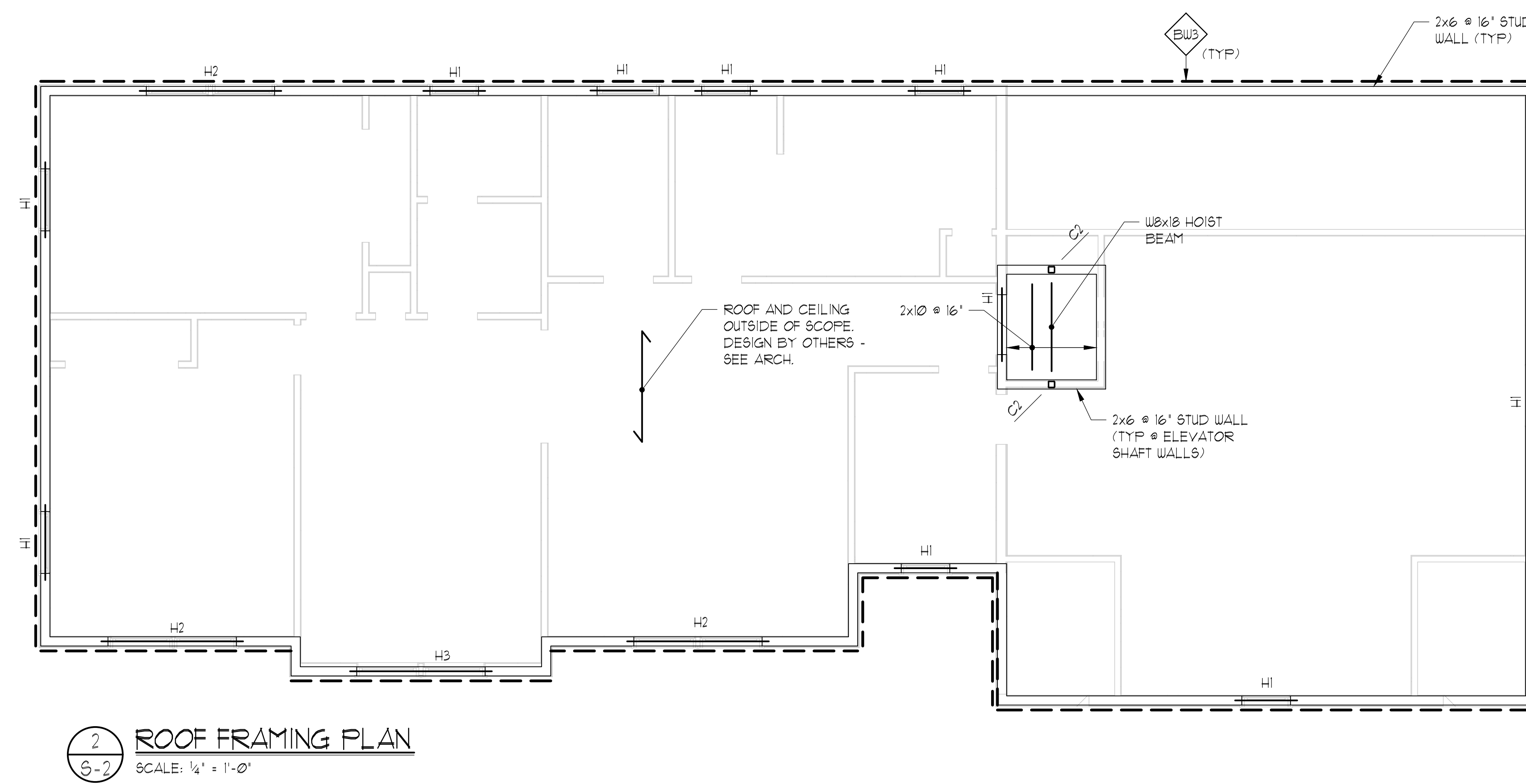
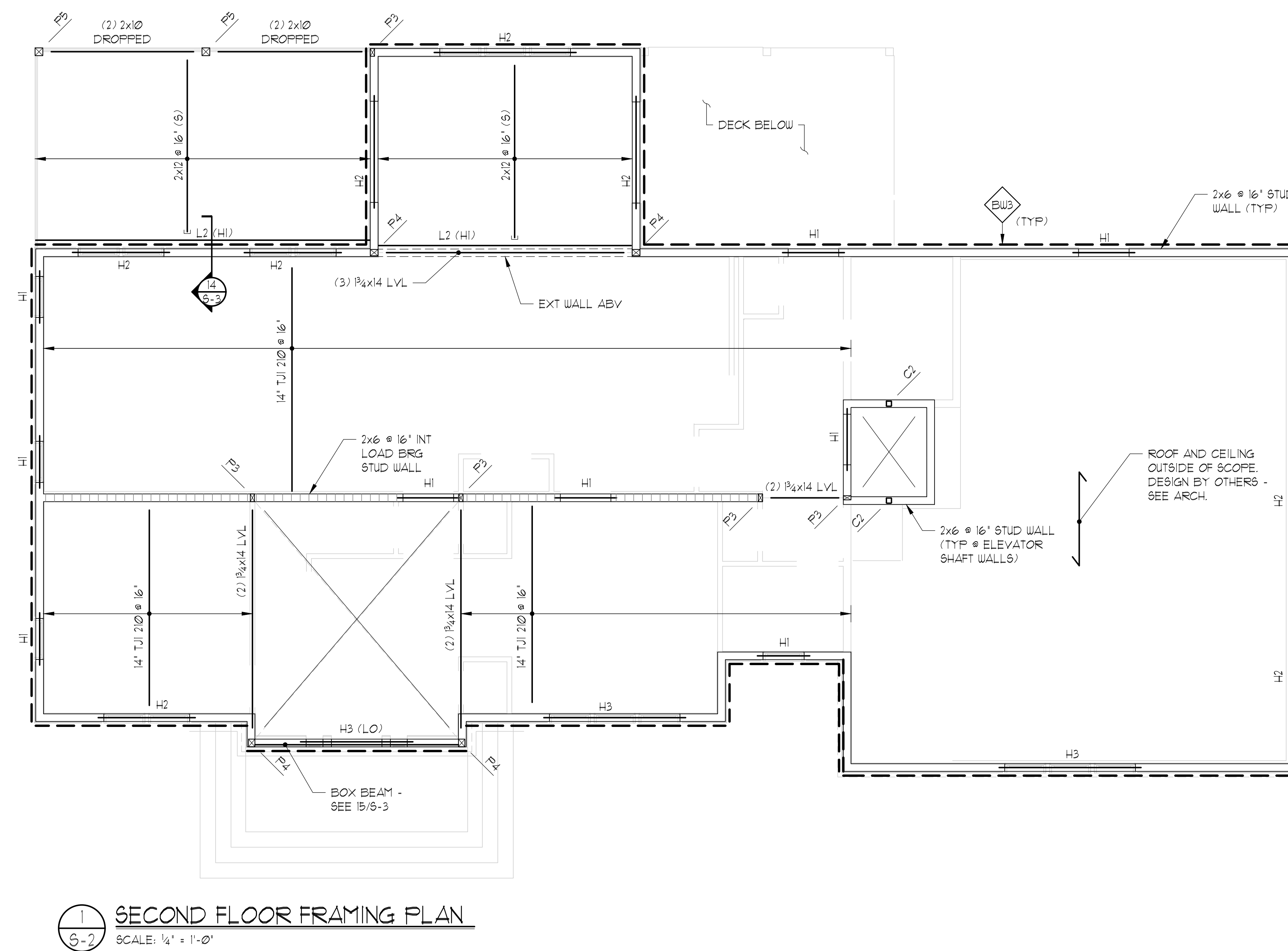


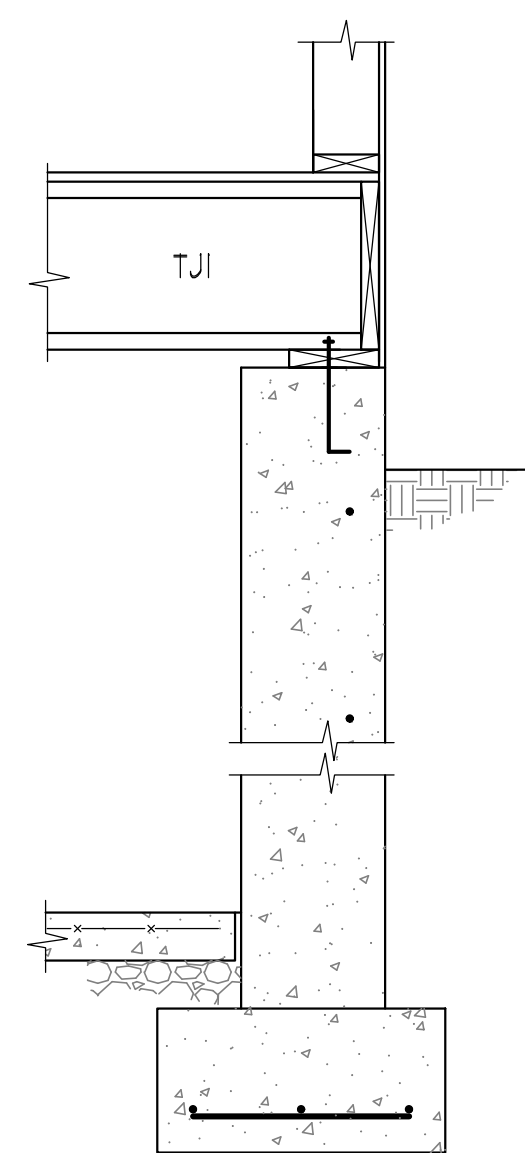
2 FIRST FLOOR FRAMING/FOUNDATION PLAN
S-1 SCALE: 1/4" = 1'-0"

THIS DRAWING HAS BEEN FURNISHED BY
DRAFTING BY DESIGN INC. THE
INFORMATION AND KNOW-HOW THEREON
MAY NOT BE USED NOR THE DRAWING
REPRODUCED WITHOUT THE WRITTEN
PERMISSION OF DRAFTING BY DESIGN,
INC. ALL REPRODUCTIONS IN WHOLE, OR
IN PART, INCLUDING VENDORS SHOP
DRAWINGS SHALL BEAR OR REFER TO
THIS STAMP.

[illegible]

DATE:	08/12/20
DRAWN BY:	JLL
SCALE:	As indicated
CHK'D BY:	MJP
APPRV'D BY:	MJP

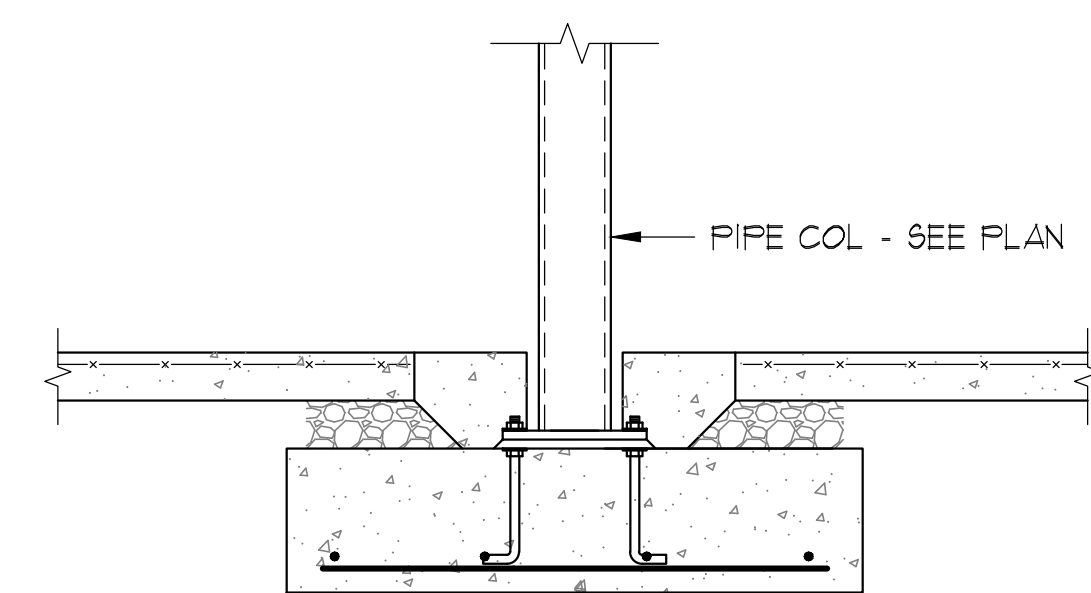




2
S-3

SECTION

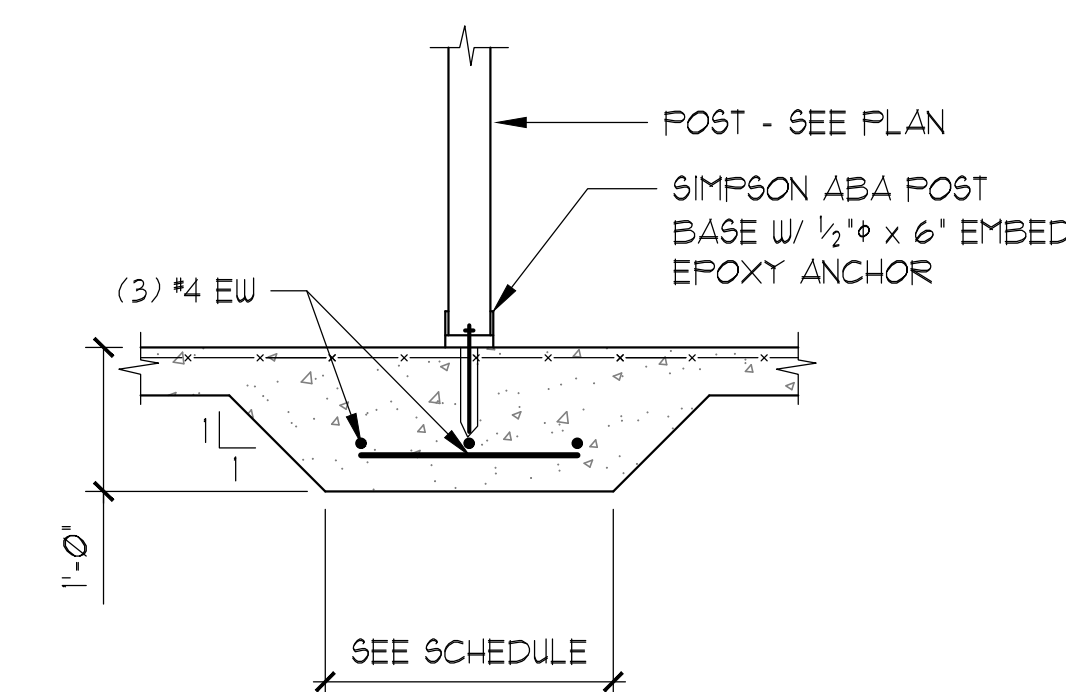
SCALE: $\frac{3}{4}" = 1' - 0"$



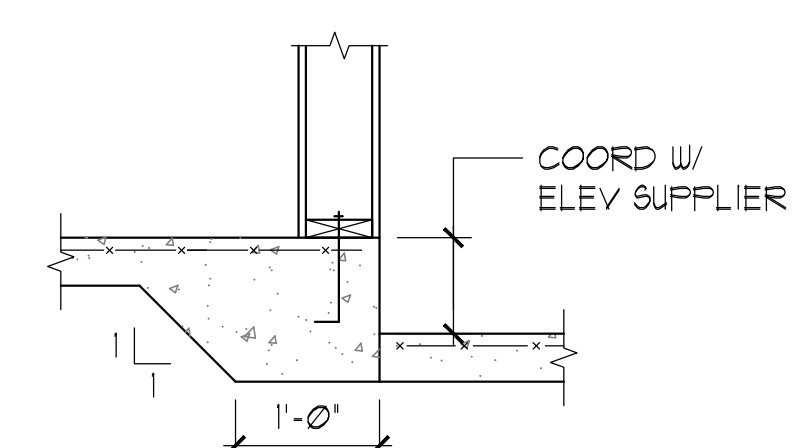
3
S-3

SECTION

SCALE: $\frac{3}{4}" = 1'-0"$



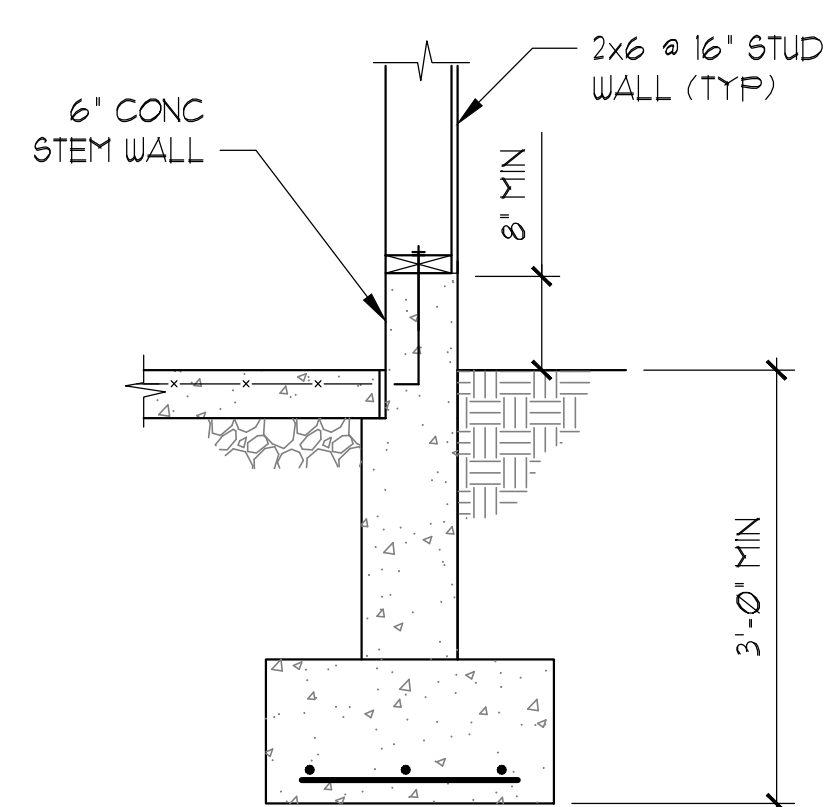
4 THICKENED SLAB DETAIL
S-3 SCALE: $\frac{3}{4}" = 1'-0"$



5
S-3

TYP SLAB STEP @
ELEVATOR SHAFT WALLS

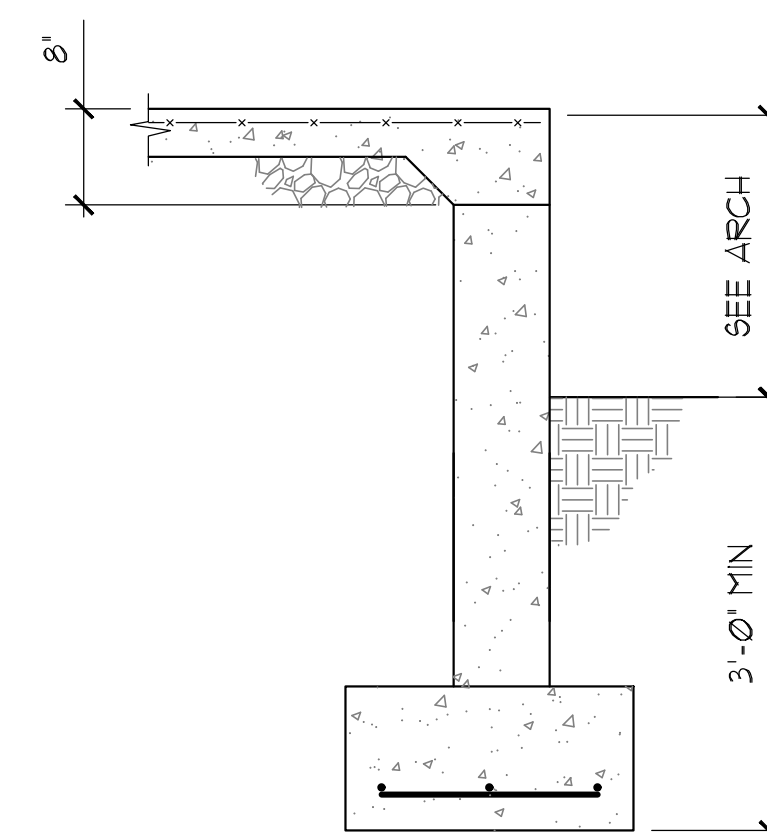
SCALE: $\frac{3}{4}" = 1'-0"$



6
S-3

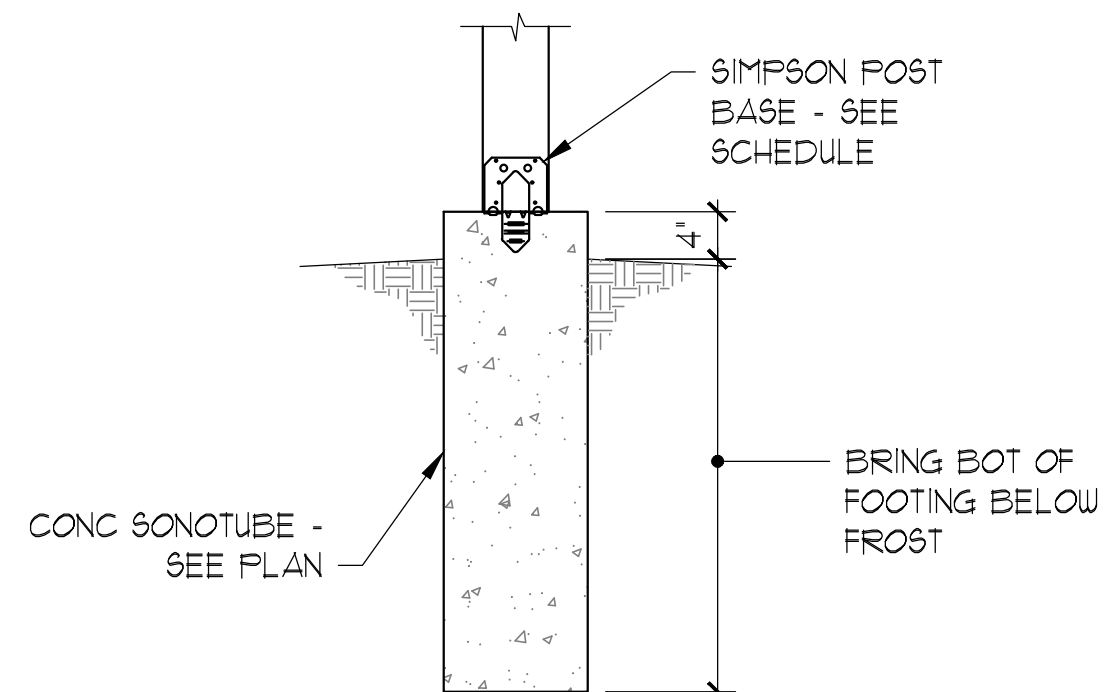
SECTION

SCALE: $\frac{3}{4}" = 1'-0"$



7
S-3

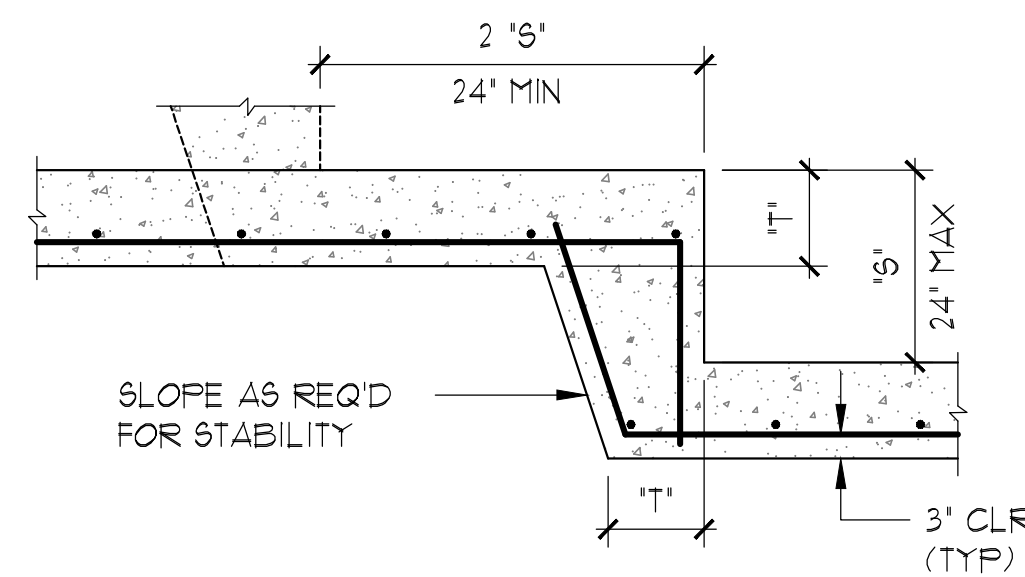
SECTION
SCALE: $\frac{3}{4}" = 1'-0"$



8
5-3

SECTION

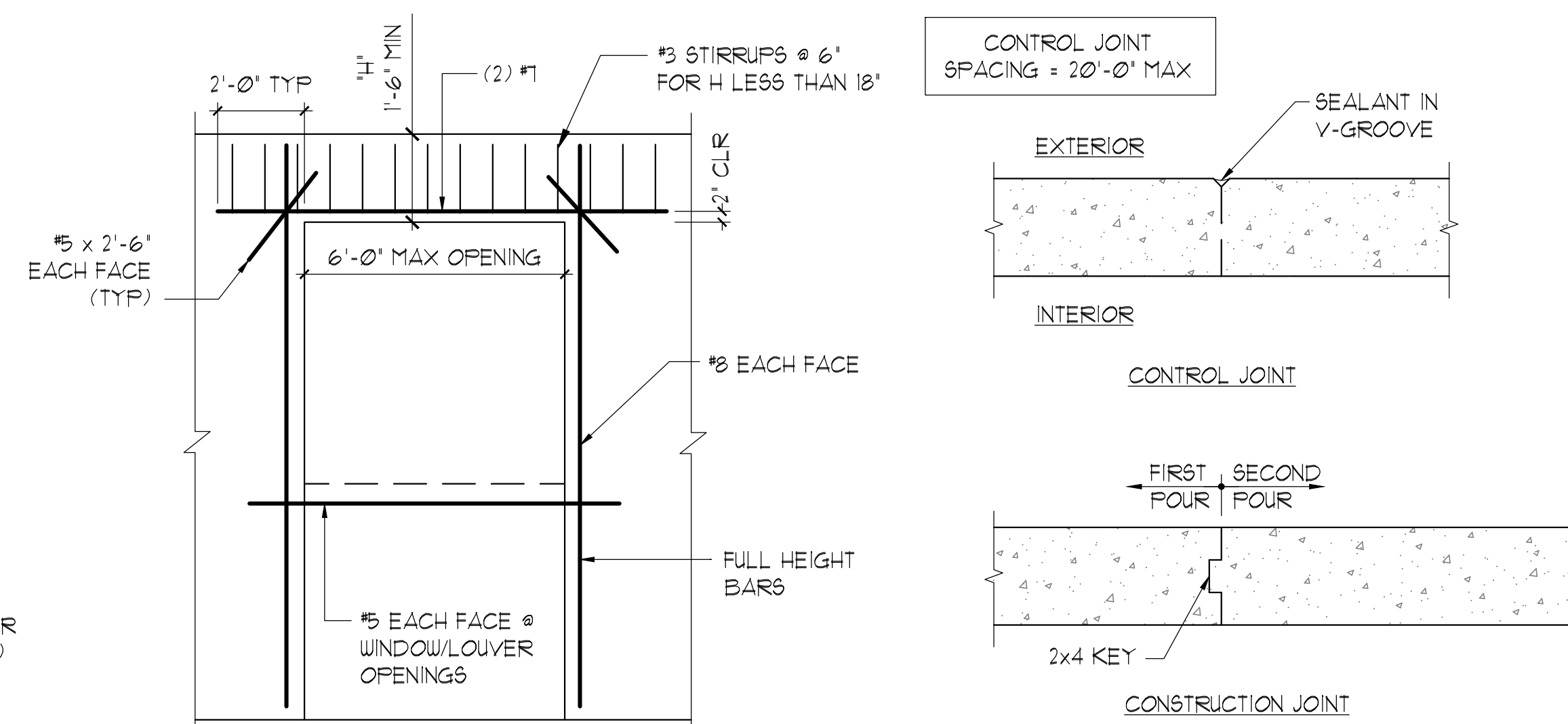
SCALE: $\frac{3}{4}" = 1'-0"$



9
S-3

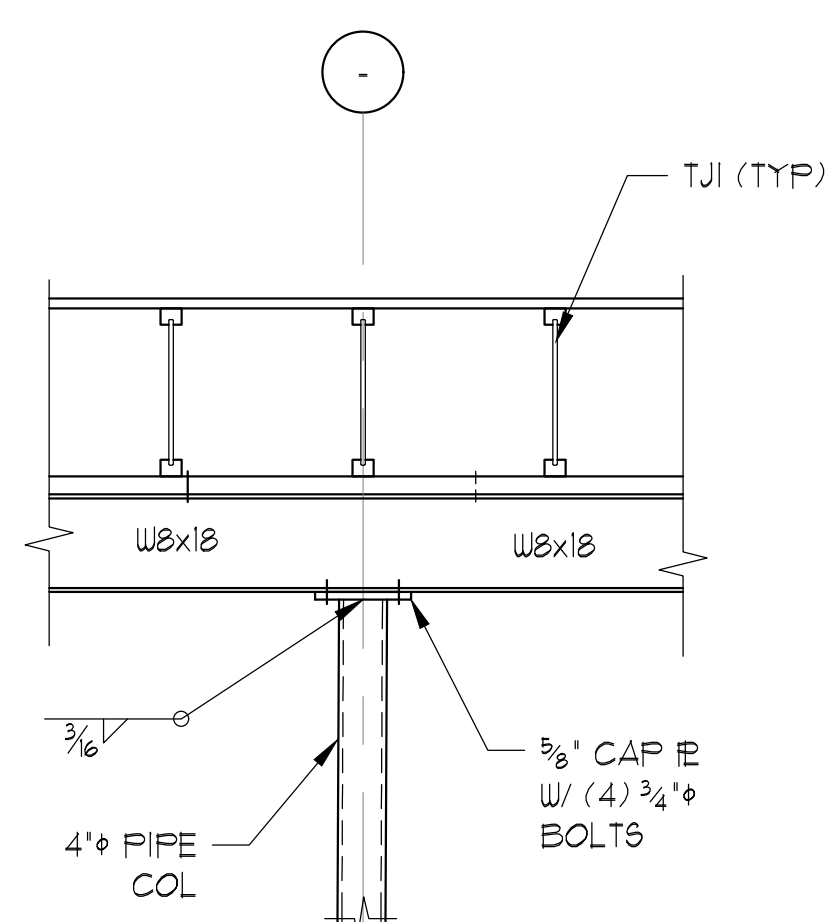
TYP STEP FOOTING DETAIL

SCALE: $\frac{1}{2}" = 1'-0"$



TYP CONC WALL CONTROL/
CONSTRUCTION JOINT

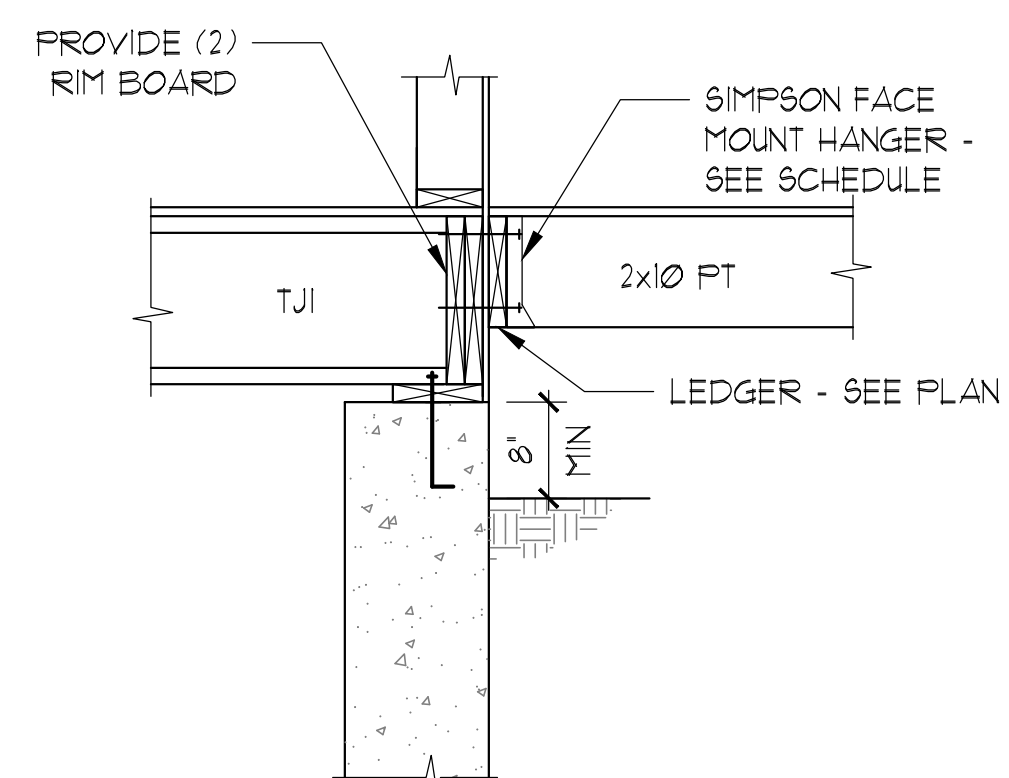
SCALE: $\frac{3}{4}" = 1' - 0"$



12
S-3

SECTION

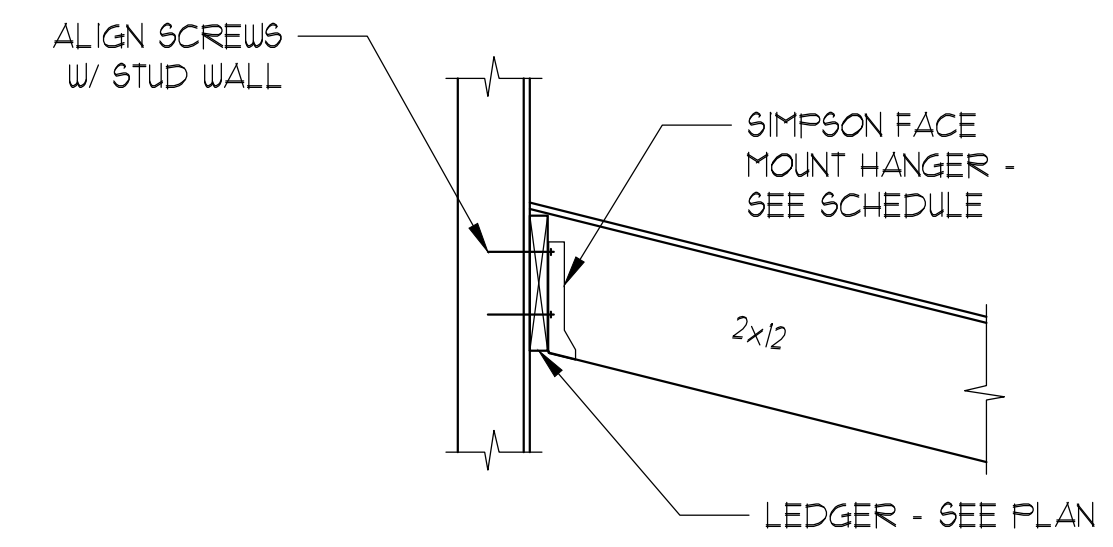
SCALE: $\frac{3}{4}" = 1'-0"$



13
S-3

SECTION

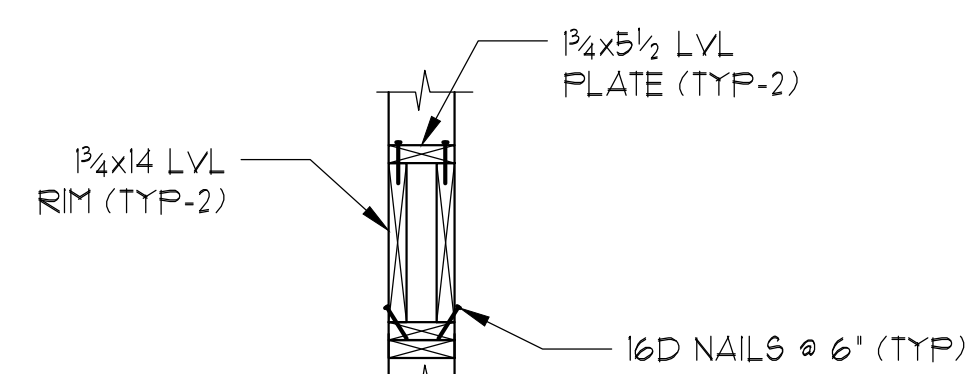
SCALE: $\frac{3}{4}" = 1'-0"$



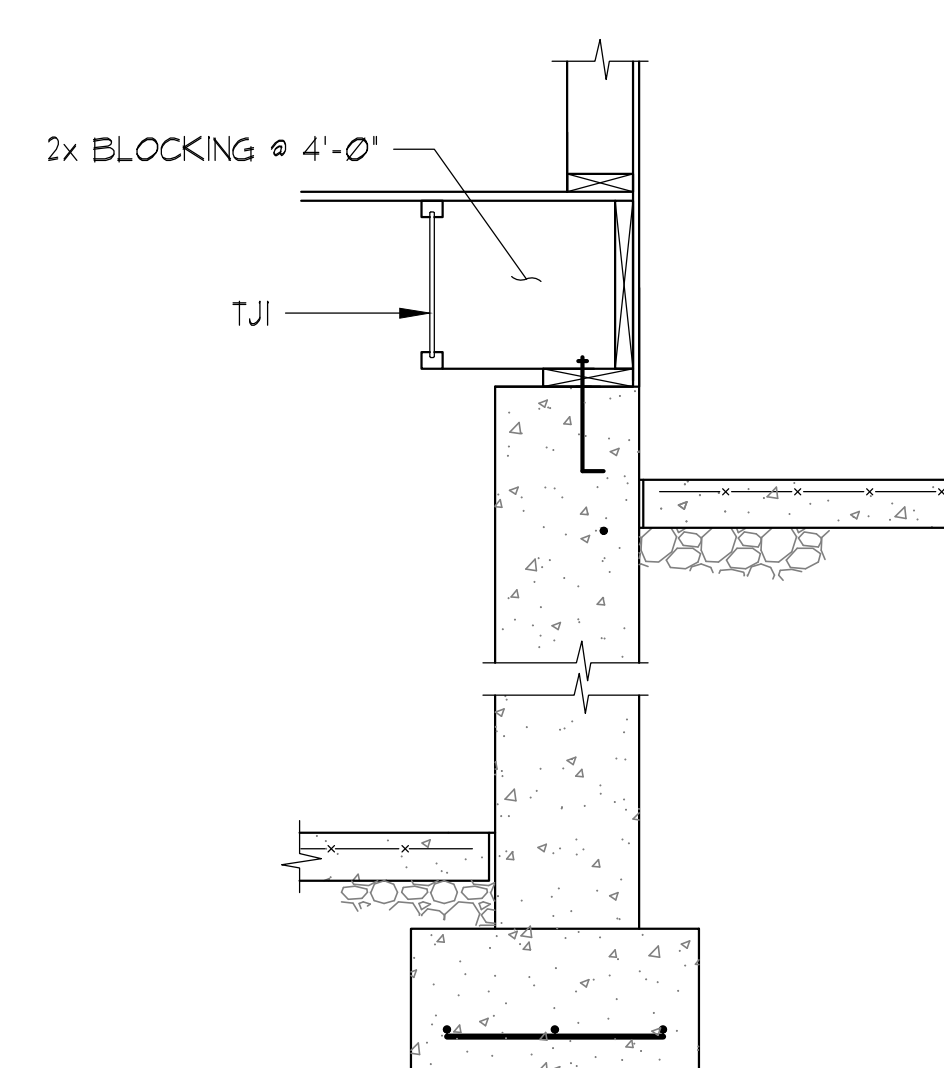
14
S-3

SECTION

SCALE: $\frac{3}{4}" = 1' - 0"$



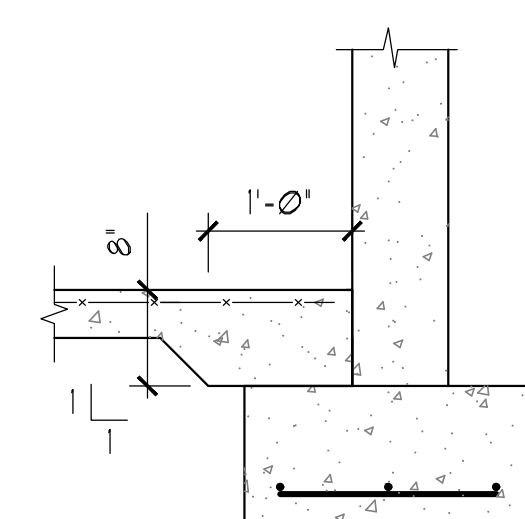
15
S-3 BOX BEAM DETAIL
SCALE: $\frac{3}{4}" = 1'-0"$



16
S-3

SECTION

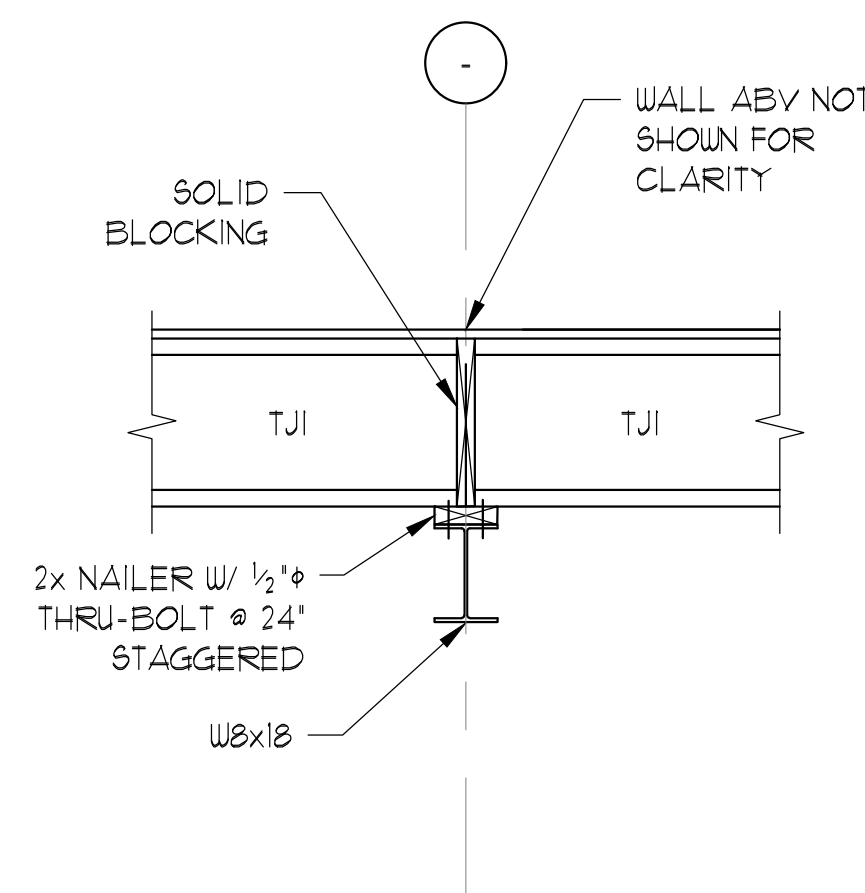
SCALE: $\frac{3}{4}" = 1' - 0"$



17
S-3

SECTION

SCALE: $\frac{3}{4}" = 1' - 0"$



18
S-3

[illegible]

DATE: 08/12/20
DRAWN BY: JLL
SCALE: As indicated
CHK'D BY: MJP
APPR'D BY: MJP

- GENERAL NOTES
- 1.0 GENERAL
- ALL NOTES ARE TYPICAL, UNLESS NOTED OTHERWISE. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE REPEATED.
 - ALL WORK SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL BUILDING CODE, THE INTERNATIONAL RESIDENTIAL BUILDING CODE AND TO ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, RULES AND ORDINANCES. NO WORK SHALL BEGIN UNTIL APPLICABLE APPROVALS AND REQUIRED PERMITS HAVE BEEN OBTAINED.
 - IF ANY GENERAL NOTE CONFLICTS WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, THE STRICTEST PROVISIONS SHALL GOVERN.
 - CONTRACTOR SHALL VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE.
 - IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY.
 - IN NO CASE SHALL HEAVY EQUIPMENT BE PERMITTED CLOSER THAN 8'-0" FROM ANY FOUNDATION WALL. IF IT IS NECESSARY TO OPERATE SUCH EQUIPMENT CLOSER THAN 8'-0" TO THE WALL, THE CONTRACTOR SHALL BE THE SOLE RESPONSIBLE PARTY AND, AT HIS OWN EXPENSE, SHALL PROVIDE ADEQUATE SUPPORTS OR BRACE THE WALL TO WITHSTAND THE ADDITIONAL LOADS SUPERIMPOSED FROM SUCH EQUIPMENT.

- 2.0 EARTHWORK
- REMOVE UNSUITABLE SOILS ENCOUNTERED DURING EXCAVATION FOR FOUNDATIONS. BACKFILL THESE EXCAVATIONS AND AREAS REQUIRING STRUCTURAL FILL WITH CLEAN ML OR BETTER BORROW (PER ASTM D 2487) PLACED IN 8" MAXIMUM LIFTS. COMPACT TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D 1557). IF APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, SUITABLE ON-SITE SOIL MAY BE USED IN LIEU OF SELECT BORROW.
 - ONLY PREDOMINATELY GRANULAR SOILS FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS, COMPLETELY PASSING A 2" SIEVE AND WITH LESS THAN 35% PASSING A NO. 200 SIEVE MAY BE USED AS RETAINING WALL OR BASEMENT WALL BACKFILL.
 - EXCAVATION SHALL BE PERFORMED WITHIN OSHA GUIDELINES, SO AS NOT TO DISTURB EXISTING ADJACENT BUILDINGS, STREETS AND UTILITY LINES. VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE AROUND UTILITIES AS REQUIRED.
 - DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL BASEMENT SLAB ON GRADE AND ALL FRAMED SLABS ARE IN PLACE AND HAVE ATTAINED THE SPECIFIED DESIGN STRENGTH. BRACE AND PROTECT FOUNDATION WALLS AND PIERS DURING BACKFILLING.
- 3.0 METAL PLATE CONNECTED WOOD ROOF TRUSSES:
- DESIGN, DETAIL AND INSTALL PREFABRICATED TRUSSES INCLUDING ERECTION BRACING AND SPECIAL REINFORCEMENT IN ACCORDANCE WITH IRC SECTION R802.10 AND THE FOLLOWING:
ANSI/TPI 1, "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION."
BCSI 2008 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
TPI BSI "RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
 - MINIMUM DESIGN LOADS FOR PREFABRICATED ROOF TRUSSES:
TOP CHORD: LIVE LOAD = 30 PSF
DEAD LOAD = 10 PSF
BOTTOM CHORD: LIVE LOAD = 40 PSF (ACCESSIBLE ATTICS)
DEAD LOAD = 10 PSF
 - PROVIDE PERMANENT BRACING AS REQUIRED BY THE TRUSS DESIGNER. PROVIDE PERMANENT ROWS OF DIAGONAL CROSS BRACING AT MAXIMUM 15' CENTERS ALONG THE END WALLS, AND REPEATED AT A MAXIMUM 20' INTERVALS ALONG THE LENGTH OF THE ROOF. CROSS BRACING TO BE ANCHOR TO THE GABLE END TRUSS OR END WALL. MINIMUM SIZE OF BRACING: 2X4. ATTACH BRACING TO TRUSSES AND END WALLS WITH MINIMUM (2) 16D NAILS.
 - SUBMIT A COMPLETE SET OF SHOP DRAWINGS, INCLUDING DESIGN CALCULATIONS WITH LOADINGS, STRESS DIAGRAM, AND ALLOWABLE STRESSES, PLATE AND MEMBER SIZES, SPICE LOCATIONS, MEMBER BRACING REQUIREMENTS, ETC., SEALED BY A REGISTERED PROFESSIONAL ENGINEER, ALLOW MINIMUM 10 BUSINESS DAYS FOR REVIEW. DO NOT FABRICATE TRUSSES PRIOR TO SHOP DRAWING APPROVAL.
 - SUBMIT A COMPLETE SET OF ERECTION DRAWINGS WITH SIZE AND LOCATION OF TEMPORARY BRACING, INCLUDING PROVISIONS FOR FIELD ASSEMBLY OF SPECIAL INDIVIDUAL TRUSSES. ERECTION DRAWINGS SHALL BE SPECIFICALLY PREPARED FOR THIS PROJECT; MERE REFERENCE TO COMMENTARY & RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING (TPI/BCSI) IS NOT ACCEPTABLE.
 - NO FIELD ALTERATION OF PREFABRICATED TRUSSES IS PERMITTED UNLESS DONE IN ACCORDANCE WITH TRUSS MANUFACTURER'S APPROVED MODIFICATION DETAILS.
 - INSTALL ROOF SHEATHING ON ALL ROOF TRUSSES PRIOR TO INSTALLATION OF OVER FRAMING.
 - MINIMUM NOMINAL TOP AND BOTTOM CHORD SIZES, 2X4 UP TO 40' SPAN, 2X6 TRUSSES LONGER THAN 40'.
 - METAL GUSSET PLATES SHALL BE AT LEAST 20 GAUGE GALVANIZED STEEL. NO INCREASE IN STRESS FOR LOAD DURATION SHALL BE USED FOR CONNECTION PLATES.
 - ROOF TRUSSES SHALL HAVE BUILT-IN DEAD LOAD CAMBER OF 75% OF DEAD LOAD.
 - TRUSS MANUFACTURER TO PROVIDE ALL TRUSSES TO TRUSS CONNECTORS.
 - IF GIRDER TRUSSES ARE REQUIRED AND THEY CONSIST OF MORE THAN ONE TRUSS, THEY SHALL BE PERMANENTLY FASTENED TOGETHER IN THE SHOP.
 - PROVIDE CLIP OR HANGER AT BOTH ENDS AND ALL BEARINGS OF EACH TRUSS; ASTM A526, GALVANIZED, 16 GAGE MINIMUM.

PROJECT:

FIRST FLOOR:.....2,779 SQ FT

SECOND FLOOR:.....1,382 SQ FT

BASEMENT:.....1,429 SQ FT

TOTAL:.....5,590 SQ FT

LIVING SPACE:.....4,661 SQ FT

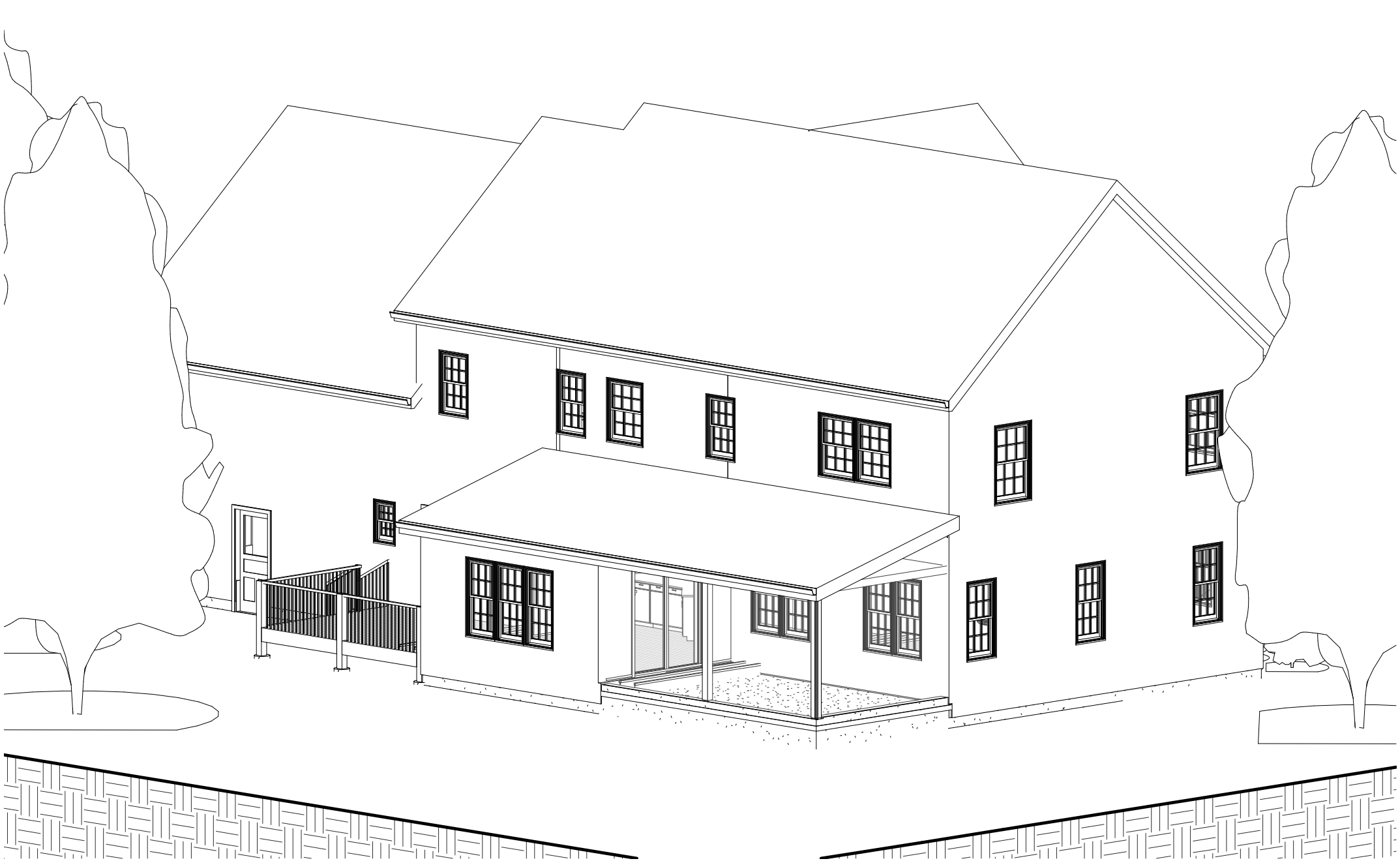
BUILDING FOOT PRINT:.....2,673 SQ FT

NOTES:

- THESE DRAWINGS HAVE NOT BEEN REVIEWED OR SEALED BY AN ENGINEER OR ARCHITECT. DRAFTING BY DESIGN INC. CAN PROVIDE ARCHITECTURAL AND ENGINEERING REVIEWS AND SEALS FOR THIS PROJECT AT ADDITIONAL COST. IN LIEU OF THESE SERVICES THE HOMEOWNER ASSUMES THE RESPONSIBILITY AND LIABILITY FOR THE CONTENT OF THESE DRAWINGS.
- CONTRACTOR TO VERIFY DIMENSIONS AND IDENTIFY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION.
- CONTRACTOR MAY MAKE CHANGES OR SUBSTITUTIONS IN THE FIELD WITH DESIGNER AND OWNER APPROVAL.
- CONTRACTOR TO ENSURE ALL BUILDING CODES ARE MET DURING CONSTRUCTION.
- CONTRACTOR TO SUPPLY ANY ADDITIONAL INFORMATION REQUIRED WHEN APPLYING FOR ADDITIONAL PERMITS.
- EXTERIOR WALL THICKNESS CALCULATED AS 5.5" UNLESS OTHERWISE NOTED.
- INTERIOR WALL THICKNESS CALCULATED AS 5.5" UNLESS OTHERWISE NOTED.
- WINDOWS SELECTED BY OWNER UNLESS OTHERWISE NOTED.
- WINDOW AND DOOR HEADERS TO BE A MINIMUM OF (2) 2X10 UNLESS OTHERWISE NOTED. EACH END OF WINDOW HEADER MUST REST ON JACK (DOUBLE) STUDS.
- DOUBLE FLOOR JOISTS REQUIRE UNDER PARALLEL PARTITIONS.
- FLOOR JOISTS WITH SPANS 16' OR GREATER REQUIRE SOLID BRIDGING.
- PRE-ENGINEERED LAMINATED BEAMS AND BEAM HANGERS TO BE SPECIFIED BY MANUFACTURER.
- PROVIDE ROOF/ATTIC ACCESS & VENTILATION AS PER CODE.
- PROVIDE SMOKE DETECTORS /AND CO DETECTORS IN ALL SLEEPING AREAS AND EACH ADJACENT FLOOR LEVEL. INSTALL AS PER CODE.
- PROVIDE SMOKE DETECTORS CARBON MONOXIDE DETECTORS, HARDWIRED WITH BATTERY BACK-UP. SMOKE DETECTOR AND CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED SO THAT IF ONE IS ACTIVATED, ALL ARE ACTIVATED.
- PROVIDE FIRESTOPPING IN ALL CONCEALED DRAFT OPENINGS.
- PROVIDE GUTTERS AND DOWNSPOUTS.
- PROVIDE LANDINGS AND STEPS TO GRADE AT EACH EXTERIOR DOOR.
- SEE OWNER FOR ADDITIONAL REQUIREMENTS, IE: TRIM, FLOORING, PHONE AND CABLE JACKS, CABINETS, ETC.
- CONTRACTOR TO EXTEND ANY NEW OR EXISTING VENTS, CHIMNEYS OR EXHAUSTS TO OUTSIDE THE BUILDING / ADDITION ENVELOPE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES IN EFFECT AT THE TIME OF CONSTRUCTION.
- CLEAR OPENING DIMENSIONS SHALL BE OBTAINED BY NORMAL OPERATIONS OF THE EMERGENCY ESCAPE OPENING FROM THE INSIDE.
- ALL EMERGENCY ESCAPE OPENINGS SHALL HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT.

Door Schedule					
Mark	Count	Family	Width	Height	
1	3	Single-Flush	2' - 0"	6' - 8"	
2	1	Single-Flush	2' - 0"	6' - 8"	
2	16	Single-Flush	2' - 6"	6' - 8"	
3	1	Single-Flush	3' - 0"	6' - 8"	
4	1	Single-Flush	2' - 6"	6' - 8"	
5	3	Double-Flush	5' - 8"	6' - 8"	
6	3	Single-Glass 4	3' - 0"	6' - 8"	
7	2	Sliding-2 panel	6' - 0"	7' - 0"	
9	1	Single-Flush	1' - 6"	6' - 8"	
10	5	Door-Opening	3' - 0"	6' - 8"	
11	1	Single-Flush	3' - 0"	6' - 8"	
14	1	Overhead-Sectional	8' - 0"	8' - 0"	
15	1	Overhead-Sectional	8' - 0"	8' - 0"	
16	1	Door-Opening	3' - 0"	6' - 8"	
17	1	Single-Flush	3' - 0"	6' - 8"	
18	1	Door-Opening	3' - 0"	6' - 8"	

Window Schedule							
Type	Mark	Count	Family	Type	Width	Height	Egress Window
147	A	3	Window-Double_Hung-Marvin-Clad_Ultimate_NG	CUDH-NG3220	3' - 1 1/4"	3' - 11 1/2"	No
	18		Window-Double_Hung-Marvin-Clad_Ultimate_NG	CUDH-NG2426	2' - 5 1/4"	4' - 11 1/2"	No
B	6		Window-Double_Hung-Marvin-Clad_Ultimate_NG	CUDH-NG2420	2' - 5 1/4"	3' - 11 1/2"	No
C	9		Window-Double_Hung-Marvin-Clad_Ultimate_NG	CUDH-NG3226	3' - 1 1/4"	4' - 11 1/2"	Yes
F	1		Window-Double_Hung-Marvin-Clad_Ultimate_NG	CUDH-NG1612	1' - 9 1/4"	2' - 7 1/2"	No
G	2		Sidelights 1	12" x 80"	1' - 0"	6' - 8"	No
H	1		Basement_Egress_Window_Well_1576	Basement_Egress_Window_Well_1576	4' - 0"	4' - 0"	Yes



2 3D VIEW REAR



1 3D VIEW FRONT



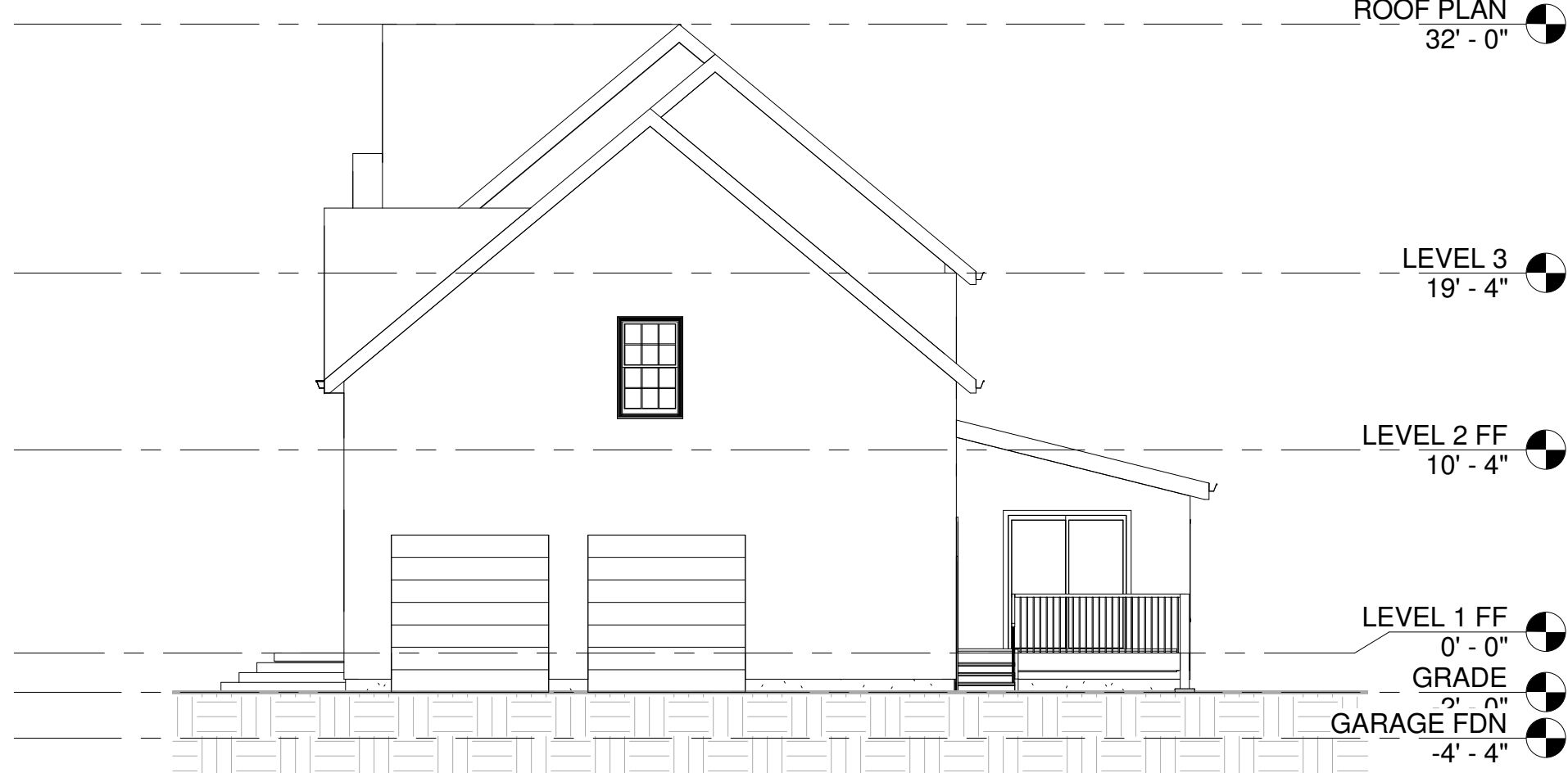
6 REAR
1/8" = 1'-0"



4 LEFT
1/8" = 1'-0"

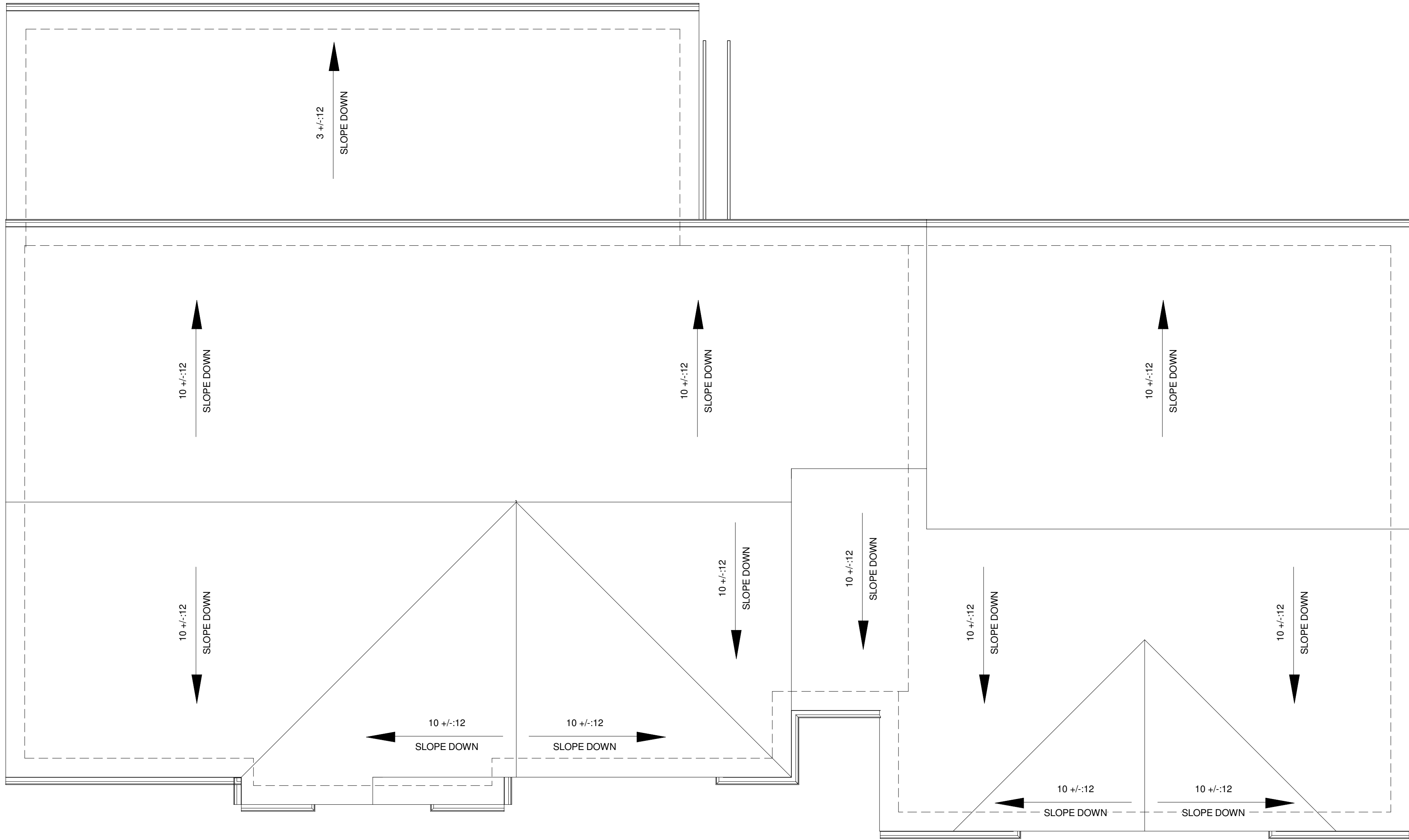


3 FRONT
1/8" = 1'-0"

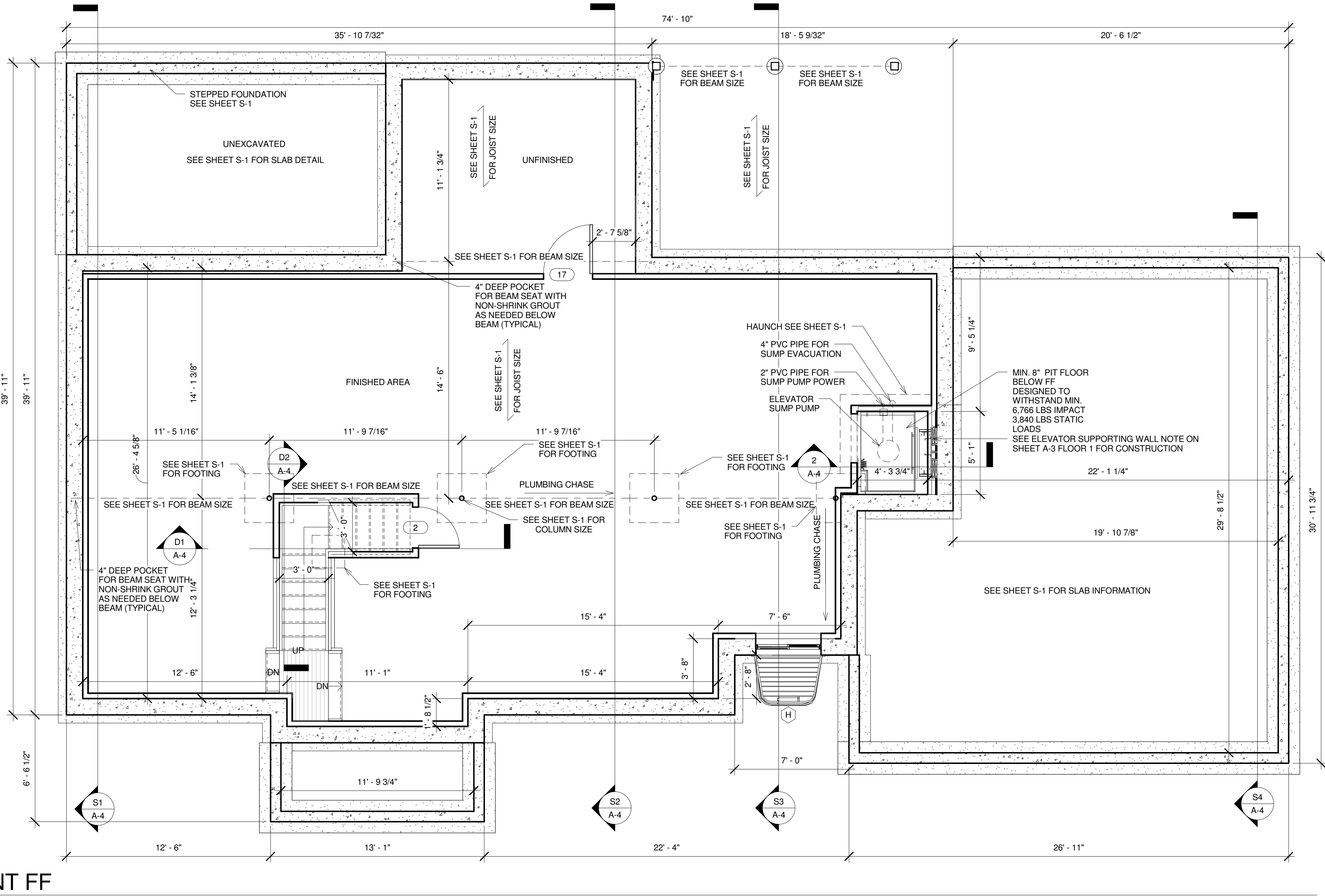


5 RIGHT
1/8" = 1'-0"

NO.		REVISIONS:	
		DATE	
A	CHANGED TO REFLECT INTERFACE TO ENGINEERS DRAWINGS	8/11/20	
B	RELEASED FOR CONSTRUCTION	8/13/20	
C	CHANGED BASEMENT CEILING HEIGHT AND CHANGED BEAMS TO STEEL	11/9/20	
D	CHANGED PORCH DETAIL DESIGN AS PER ENGINEERS SPECIFICATION	11/12/20	
E	UPDATED FOUNDATION DESIGN TO ENGINEERS SPECIFICATIONS	12/2/20	



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



1 BASEMENT FF
1/4" = 1'-0"

REVISIONS:		DATE
NO.	DESCRIPTION	DATE
A	CHANGED TO REFLECT INTERFACE TO ENGINEERS DRAWINGS	8/11/20
B	RELEASED FOR CONSTRUCTION	8/13/20
C	CHANGED BASEMENT CEILING HEIGHT AND CHANGED BEAMS TO STEEL	11/9/20
D	CHANGED PORCH DETAIL DESIGN AS PER ENGINEERS SPECIFICATION	11/12/20
E	UPDATED FOUNDATION DESIGN TO ENGINEERS SPECIFICATIONS	12/2/20

DATE: 02/26/19
DRAWN BY: Author
SCALE: 1/4" = 1'-0"
CHKD BY: Checker
APPRVD BY: Approver

THIN STONE VENEER THIS FACE
SEE CUSTOMER FOR MATERIAL CHOICE



WE DESIGN
YOUR IDEAS

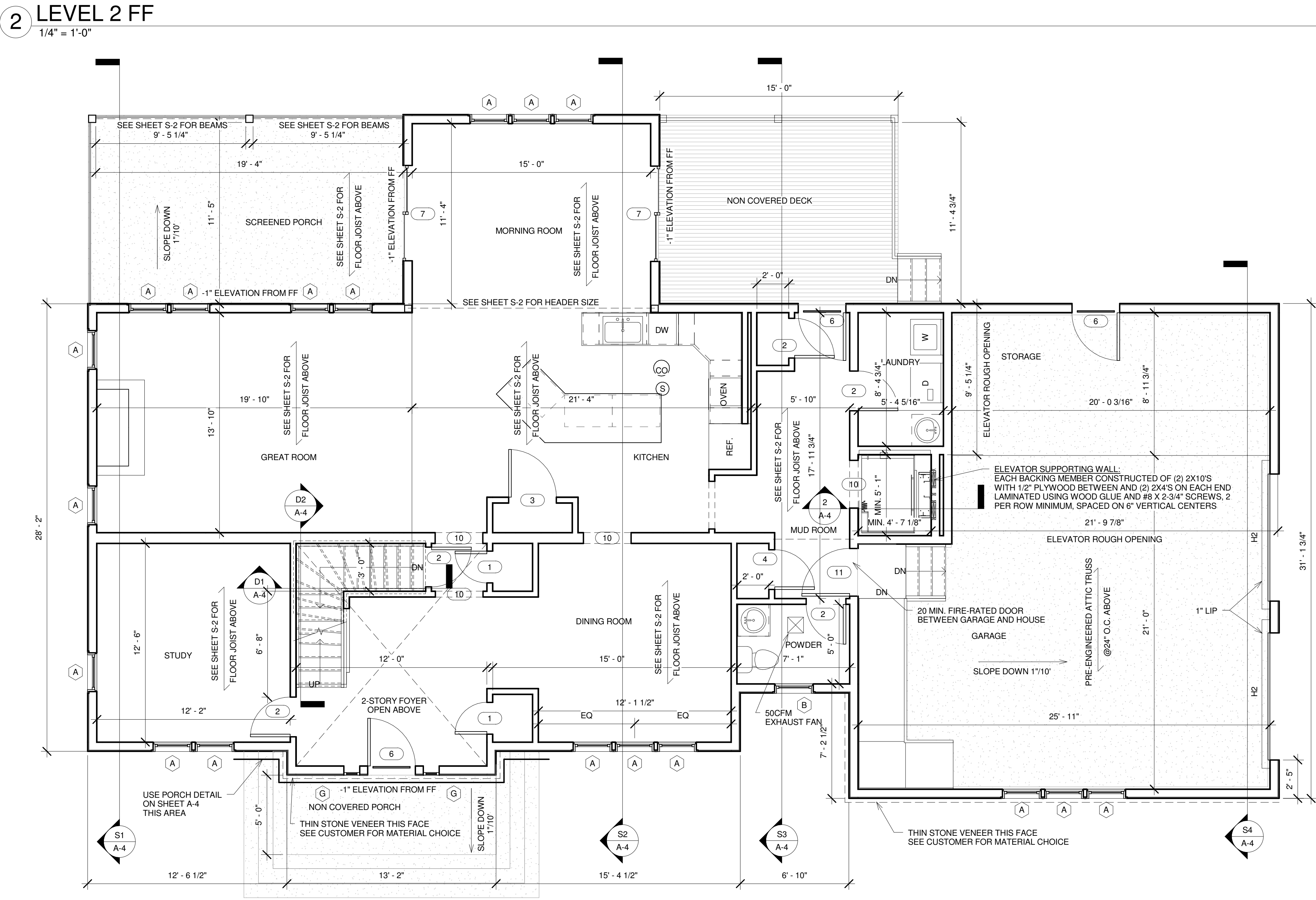
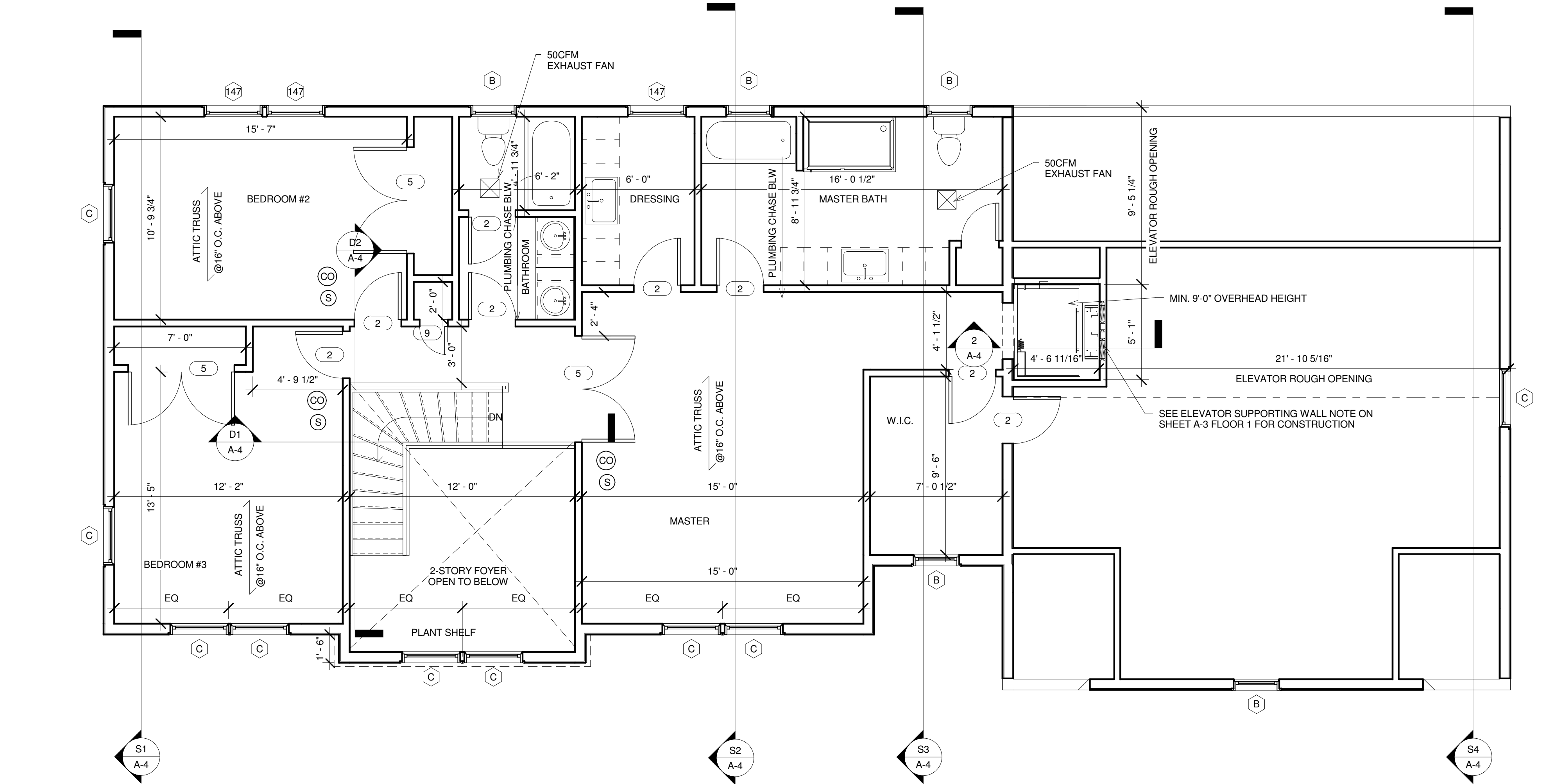
PROPOSED NEW HOME
JOE AND ANNE FACCEMDA
OLD ORCHARD ROAD - # PENDING
NEWARK, DE 19711

THIS DRAWING HAS BEEN FURNISHED BY
DRAFTING BY DESIGN INC. THE
OWNER AGREES TO HOLD THE DESIGN
INFORMATION IN CONFIDENCE AND
MAY NOT BE USED FOR THE DESIGN
REPRODUCED WITHOUT THE WRITTEN
PERMISSION OF DRAFTING BY DESIGN,
INC. ALL REPRODUCTIONS IN WHOLE, OR
IN PART, INCLUDING VENDORS SHOP
DRAWINGS SHALL BEAR OR REFER TO
THIS STAMP.

REVISIONS:		DATE
NO.	DATE	
A	8/1/20	CHANGED TO REFLECT INTERFACE TO ENGINEERS DRAWINGS
B	8/13/20	RELEASED FOR CONSTRUCTION
C	11/9/20	CHANGED BASEMENT CEILING HEIGHT AND CHANGED BEAMS TO STEEL
D	11/12/20	CHANGED PORCH DETAIL DESIGN AS PER ENGINEERS SPECIFICATION
E	12/22/20	UPDATED FOUNDATION DESIGN TO ENGINEERS SPECIFICATIONS

DATE: 01/11/18
DRAWN BY: Author
SCALE: 1/4" = 1'-0"
CHKD BY: Checker
APPRVD BY: Approver

A-3
REV
E





THIS DRAWING HAS BEEN FURNISHED BY
DRAFTING BY DESIGN INC. THE
INFORMATION AND KNOW-HOW THEREON
MAY NOT BE USED NOR THE DRAWING
REPRODUCED WITHOUT THE WRITTEN
PERMISSION OF DRAFTING BY DESIGN
INC. ALL REPRODUCTIONS IN WHOLE, OR
IN PART, INCLUDING VENDORS SHOP
DRAWINGS SHALL BEAR OR REFER TO
THIS STAMP.

DATE	
8/1/20	
8/13/20	
11/9/20	
11/15/20	
12/22	

REV ISION S:	
NO.	
A	CHANGED TO REFLECT INTERFACE TO ENGINEERS DRAWINGS
B	RELEASED FOR CONSTRUCTION
C	CHANGED BASEMENT CEILING HEIGHT AND CHANGED BEAMS TO STEEL
D	CHANGED PORCH DETAIL DESIGN AS PER ENGINEERS SPECIFICATION
E	UPDATED FOUNDATION DESIGN TO ENGINEERS SPECIFICATIONS

DATE:	05/15/20
DRAWN BY:	Author
SCALE:	As indicated
CHECKED BY:	Checker
APPROVED BY:	Approver

A-4

REV
E

