



Payment Information

Board of Adjustment Application Fee: 1000 USD

Adobe Acrobat Sign Transaction Number: CBJCHBCAABAAT2QVhi081Xjaf-OnlqangFyrW40cdsM

Applicant Signature

Robert Mills

Robert Mills (Jan 30, 2025 10:51 EST)

Date:

Jan 30, 2025

STAFF USE ONLY

Town Clerk Signature:

Kate Banaszak

Date Application Received:

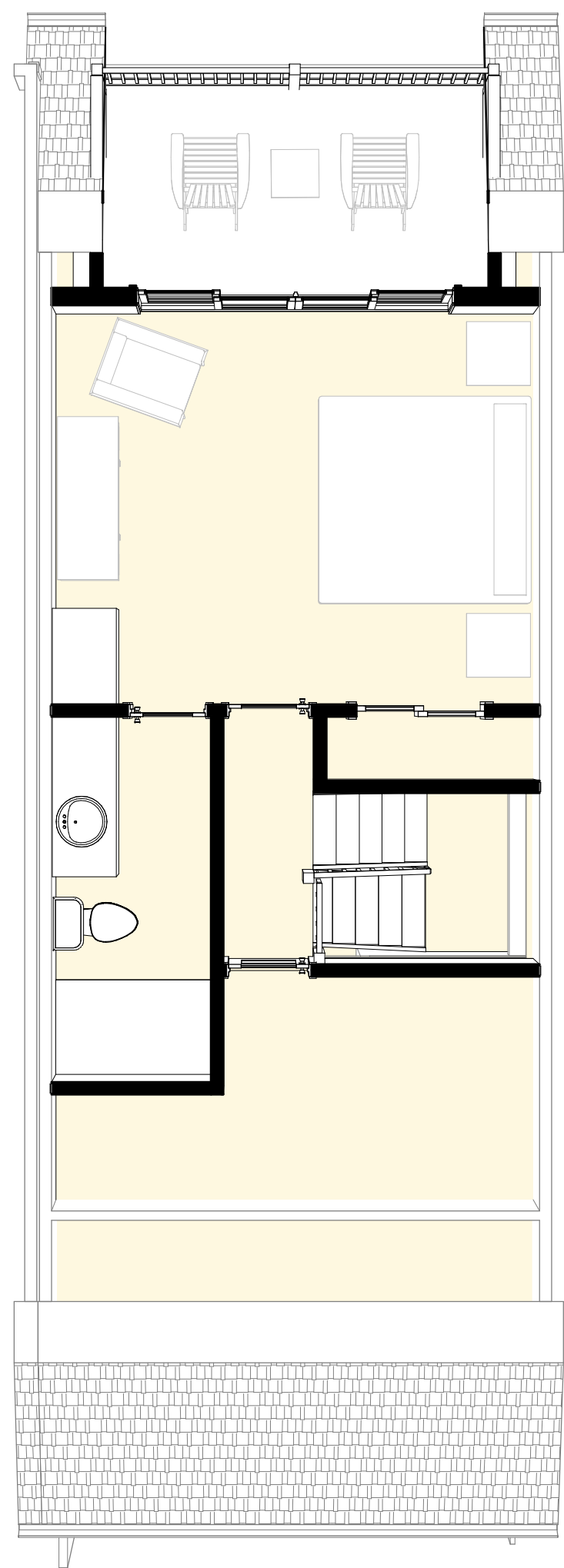
JANUARY 30, 2025 Notice published to read 4 Seastrand Court, Unit 19 to match town property records.

Decision of the Board:

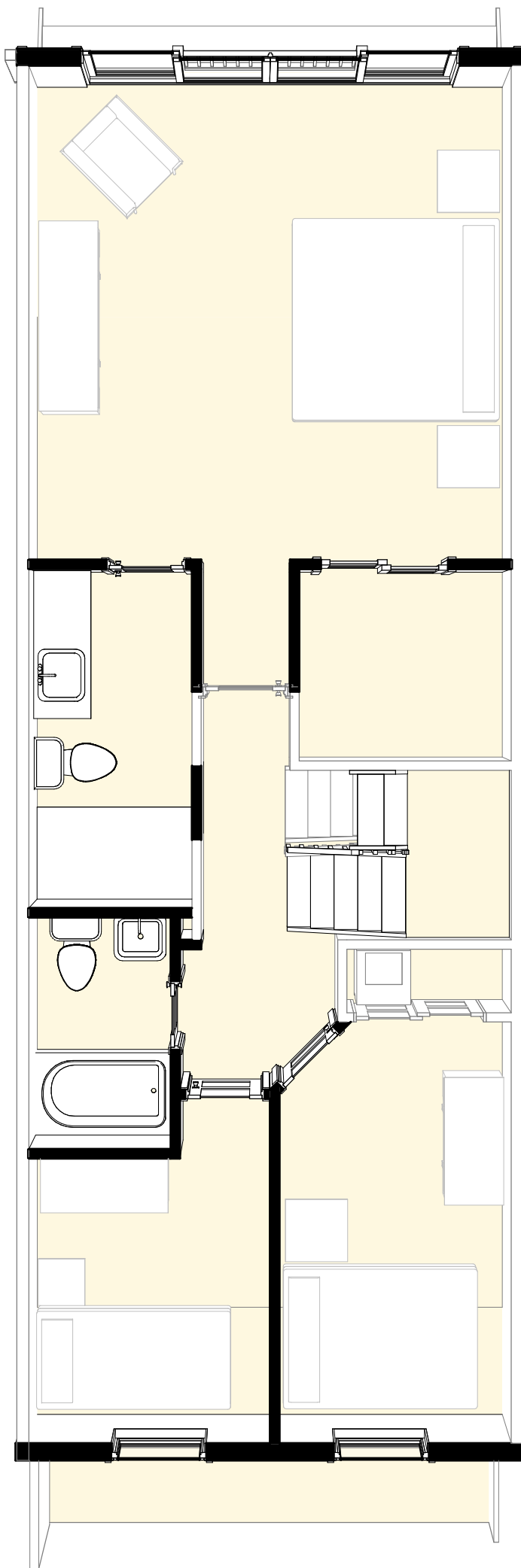
Case Number:

MOSES, DIEMIDO, & MILLS
RENOVATION

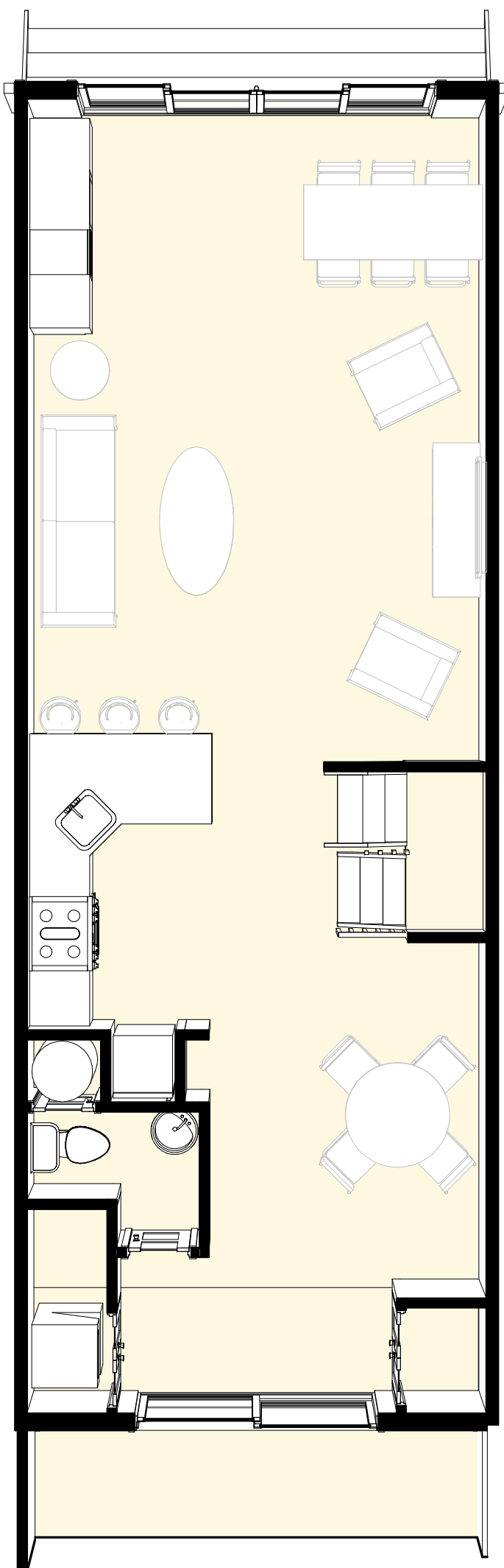
19 SEASTRAND COURT,
DENEY BEACH, DE 19971



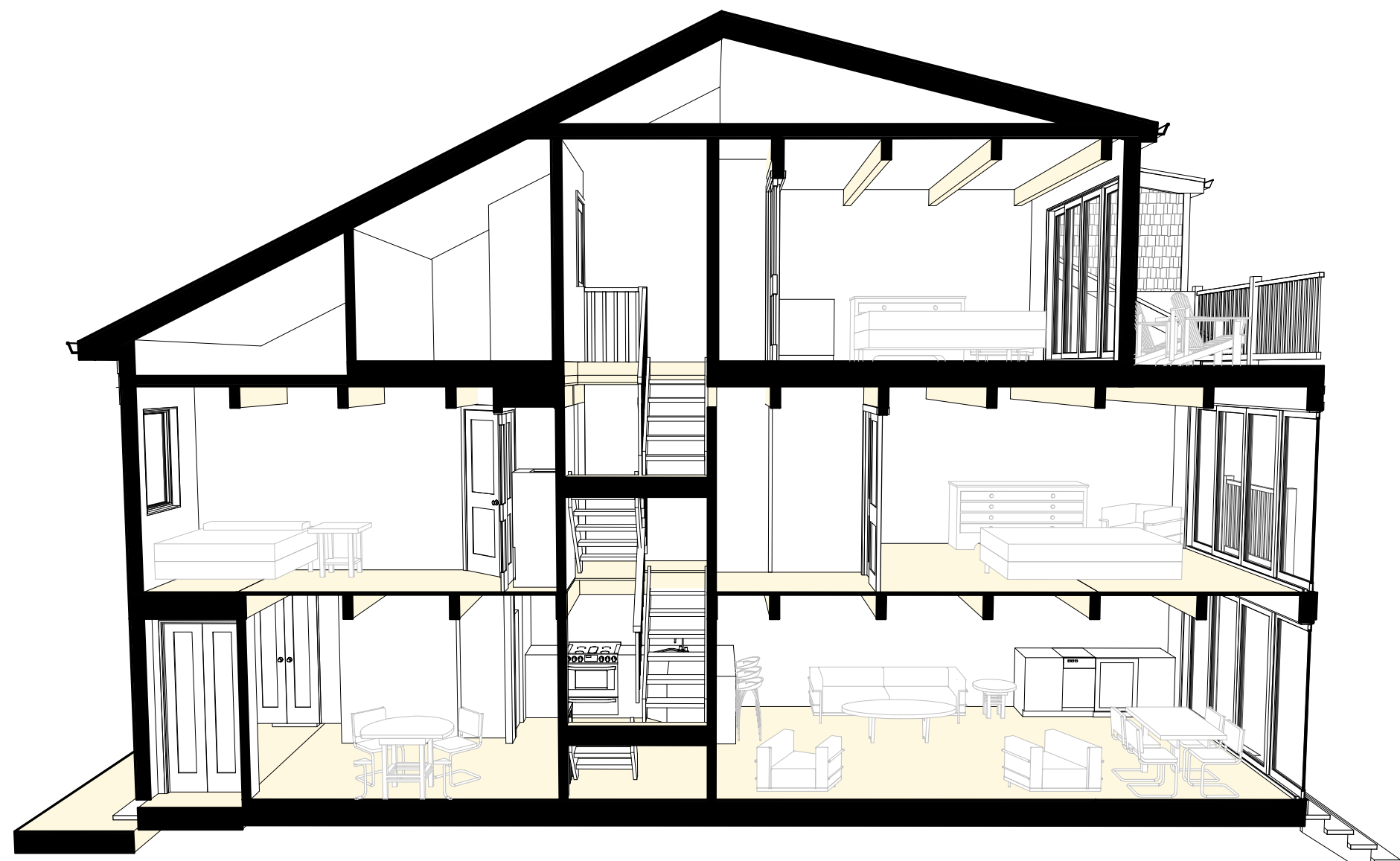
13 FLOOR 3



3 FLOOR 2



1 FLOOR 1



4 3D SECTION

BUILDING CODE ANALYSIS

SITE ADDRESS	19 SEASTRAND COURT, DENEY BEACH, DE-19971 TAX PARCEL # 334-20.10-28.00
CODE OFFICIAL CONTACTS:	TOWN OF DENEY BEACH & SUSSEX COUNTY, DE
APPLICABLE CODES:	IRC 2021/ IECC 2018
CONSTRUCTION TYPE:	V-B (SINGLE FAMILY HOME)
ZONING:	NR- NEIGHBORHOOD RESIDENTIAL
LOT SIZE:	2960 SQ. FT.
BUILDING HEIGHT	MAXIMUM ALLOWABLE: 35'-0" FROM GRADE PROPOSED CONSTRUCTION: 29'-9" FROM GRADE
FLOOR AREAS:	SEE AREA PLANS ON A002

SHEET LIST	
NO.	NAME
A001	COVERSHEET
A002	AREA PLANS
A101	DEMO PLANS
A201	FLOOR PLANS
A301	SECTIONS & ELEVATIONS
S001	STRUCTURAL NOTES
S201	FRAMING PLANS
S201b	FRAMING PLANS

COVERSHEET

REVISIONS		
REV.	DATE	DESCRIPTION

MOSES, DIEMIDO, & MILLS
RENOVATION
19 SEASTRAND COURT,
DENEY BEACH, DE 19971
TAX PARCEL # 334-20.10-28.00



ELEMENT
115 W. MARKET STREET, 2ND FLOOR
DENVER, CO 80202
303.645.0777
www.elementdj.com

DD REVIEW SET
01.21.25

DSN	DRW	CHKD
DDW	DDW	BB
SCALE:	12" = 1'-0"	
JOB No.	e24249	
ISSUE DATE:		

A001

CONSTRUCTION NOTES:

GENERAL:

- ALL INTERIOR PARTITIONS TO RECEIVE ACOUSTICAL BATT SOUND INSULATION.
- WINDOW SIZES BASED ON ANDERSEN 400 SERIES.
- BEDROOMS SHALL HAVE AT LEAST ONE WINDOW THAT MEETS EMERGENCY ESCAPE AND RESCUE OPENINGS IN ACCORDANCE WITH R310 OF THE 2021 IRC.

STAIR HANDRAILS:

- HANDRAILS SHALL PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
- 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".
- HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT OF STAIRS.
- HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND HANDRAIL.

GUARDS:

- LOCATE GUARDS ALONG ALL WALKING SURFACES, INCLUDING STAIRS, RAMPS, AND LANDINGS, THAT ARE LOCATED MORE THAN 30" ABOVE THE ADJACENT GRADE OR FLOOR BELOW.
- GUARDS SHALL BE MINIMUM OF 36" IN HEIGHT, MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE.
- 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:

- 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 2021.

FIRE PROTECTION:

- ENCLOSED ACCESSIBLE SPACES UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE, AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- FIRE SEPARATIONS FROM THE RESIDENCE AND ATTICS TO THE GARAGE SHALL HAVE MIN. 1/2" GYPSUM BOARD.
- SEPARATIONS FROM ALL HABITABLE ROOMS ABOVE THE GARAGE SHALL HAVE MIN. 5/8" TYPE X GYPSUM BOARD.
- STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIREMENTS SHALL HAVE MIN. 1/2" GYPSUM BOARD.
- 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:

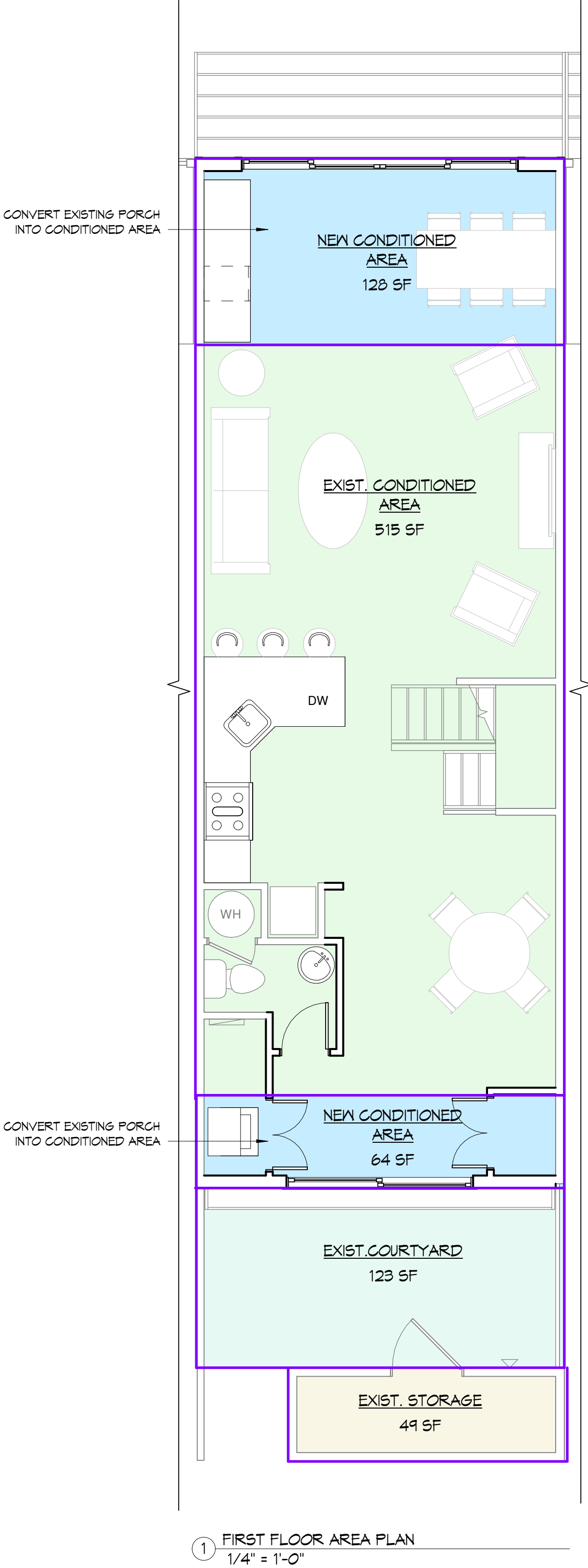
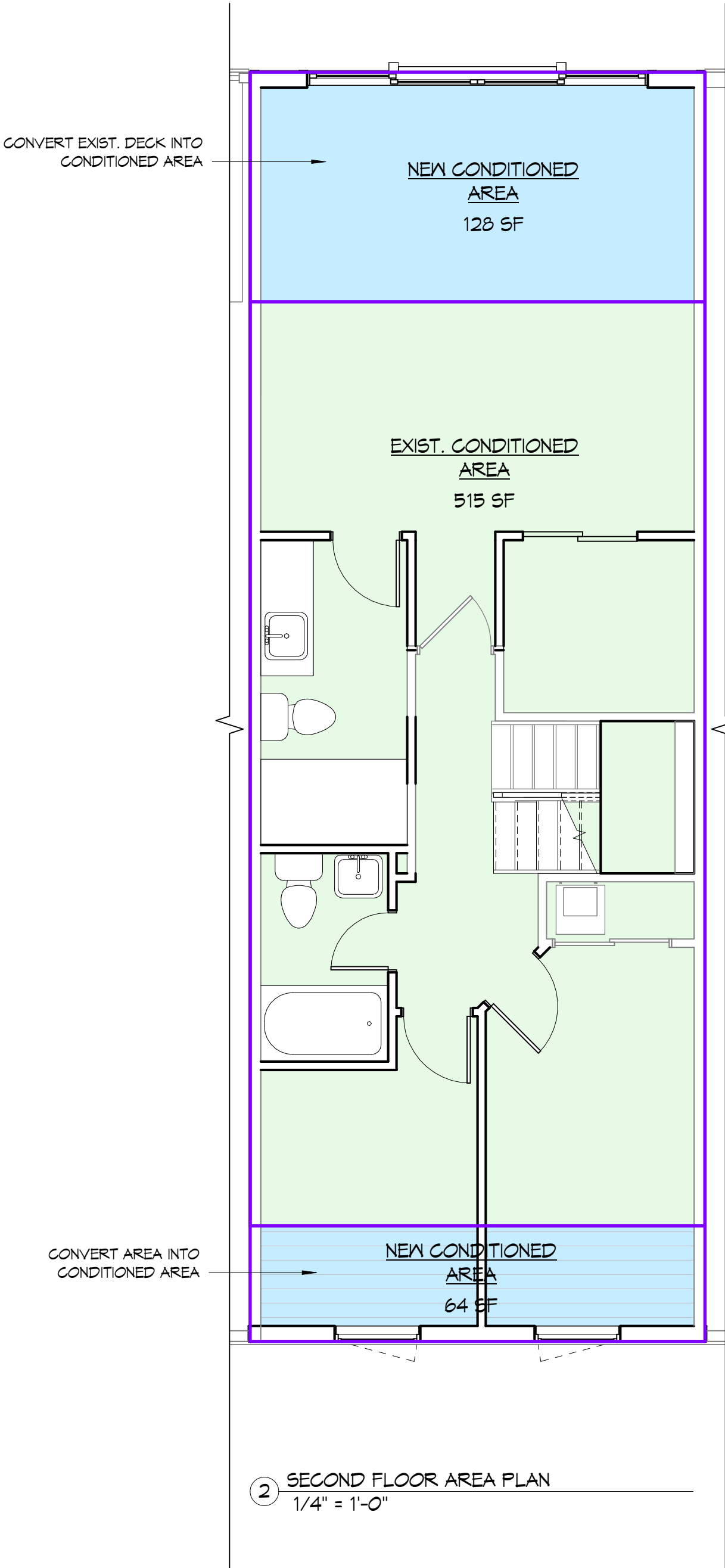
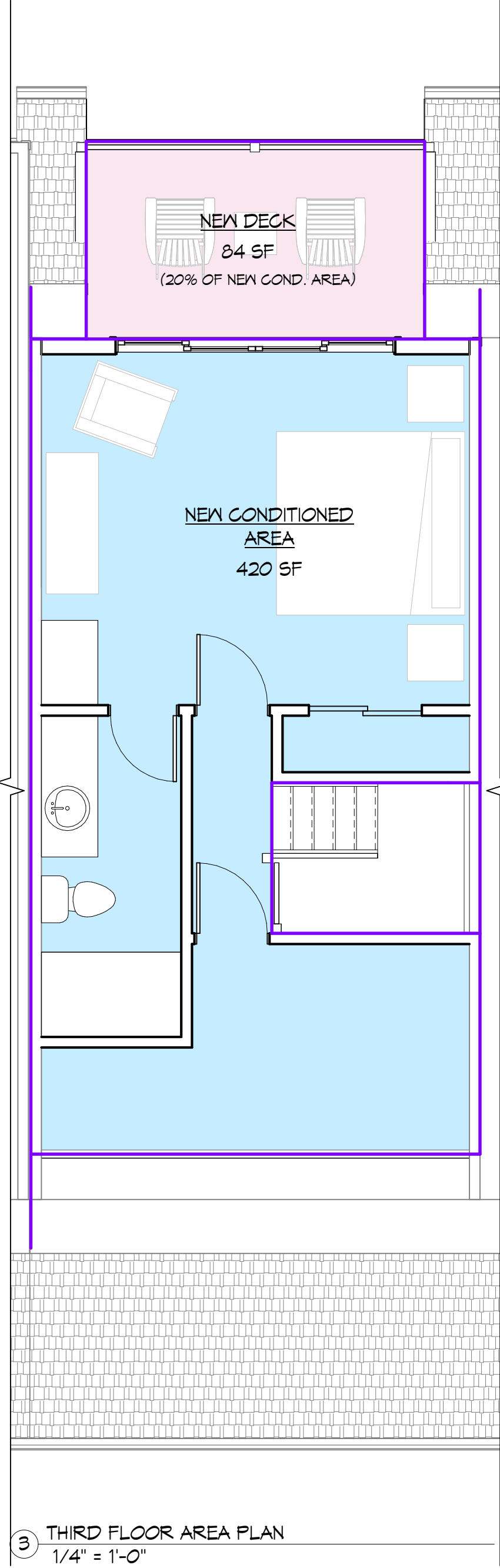
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS.
- VERTICALLY AT THE CEILING AND FLOOR LEVELS.
- HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STINGERS AT THE TOP AND BOTTOM OF THE RUN.
- 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:

- TWO INCH NOMINAL LUMBER.
- TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS.
- ONE THICKNESS OF 23/32-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH WOOD STRUCTURAL PANELS.
- ONE THICKNESS OF 3/4-INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD.
- ONE-HALF INCH GYPSUM BOARD.
- ONE-QUARTER INCH CEMENT-BASED MILLBOARD.
- 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.
- CELLULOSE INSULATION INSTALLED AS TESTED FOR THE SPECIFIC APPLICATION.

EXISTING CONDITIONS GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AS THEY RELATE TO THE NEW WORK. THIS INCLUDES, BUT IS NOT LIMITED TO, FLOOR TO FLOOR HEIGHTS, WINDOW LOCATIONS, WINDOW OPENINGS, AND ROOF PITCHES.
- THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR CARPET, FURNISHINGS, AND FINISHES IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK OR ANY SUBCONTRACTOR.
- THE FINISH FACE OF MATERIAL OF NEW PARTITIONS SHALL ALIGN ON BOTH SIDES OF THE PARTITION WITH THE FACE OF THE MATERIALS ON EXISTING COLUMNS, WALLS, OR PARTITIONS, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING DEFECTIVE WORK IN EXISTING CONSTRUCTION WITHIN THE LIMITS OF THE CONSTRUCTION AREA. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH NEW ADJACENT SURFACES.
- COORDINATE PLANS FOR NEW CONSTRUCTION W/ DEMOLITION PLANS FOR EXTENT OF REMOVAL. REMOVE ONLY THOSE PORTIONS OF WALLS, FLOORS, CEILINGS, ETC. NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.



AREA PLANS

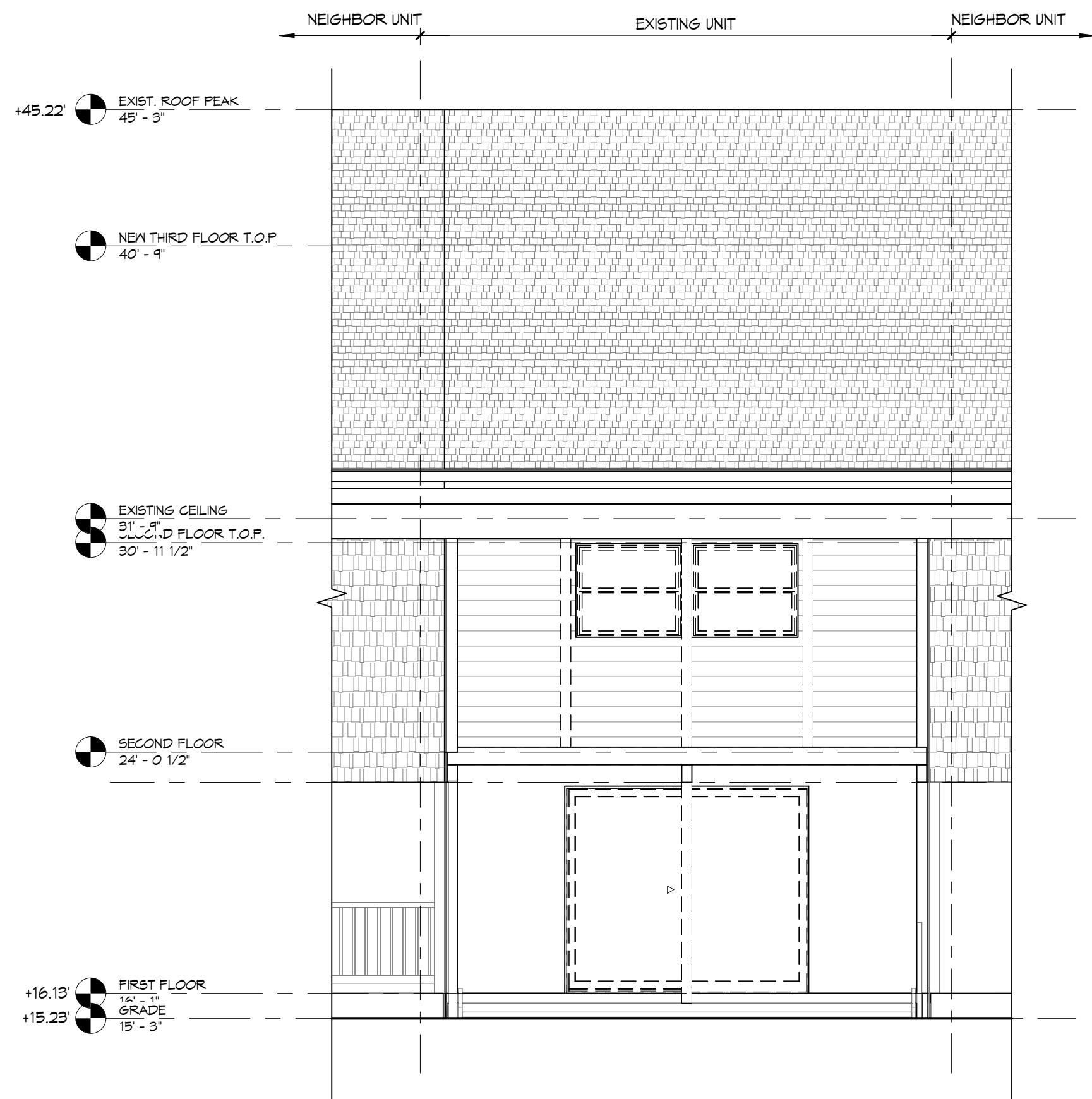
REV.	DATE	DESCRIPTION	BY

MOSES, DIEMIDO, & MILLS
RENOVATION
19 SEASTRAND COURT,
DENEY BEACH, DE 19971
TAX PARCEL # 334-20.10-28.00

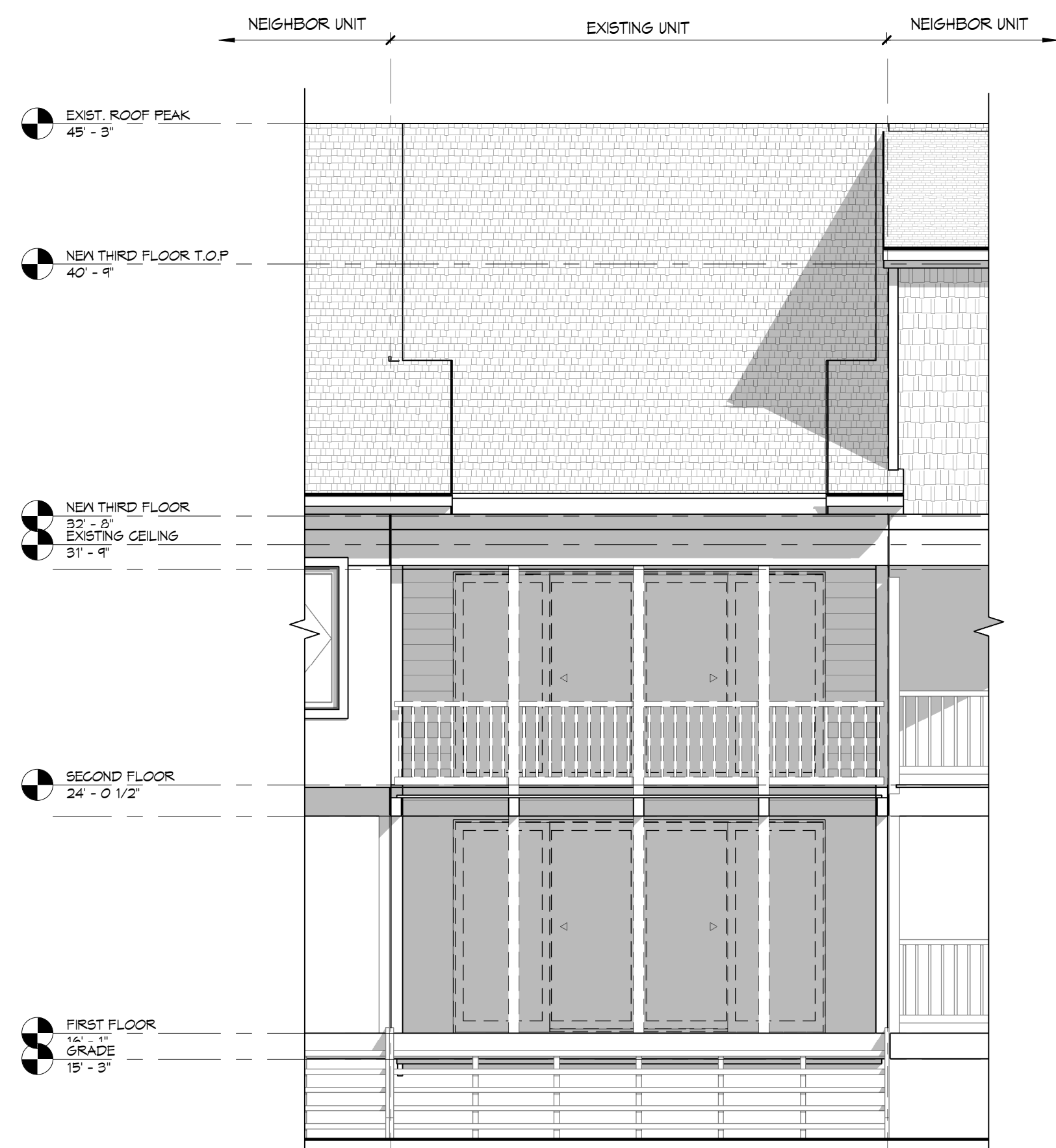
ELEMENT
115 W. MARKET STREET, 2ND FLOOR
LOWES, DE 19950
302.645.0777
www.elementdjs.com

DD REVIEW SET
01.21.25

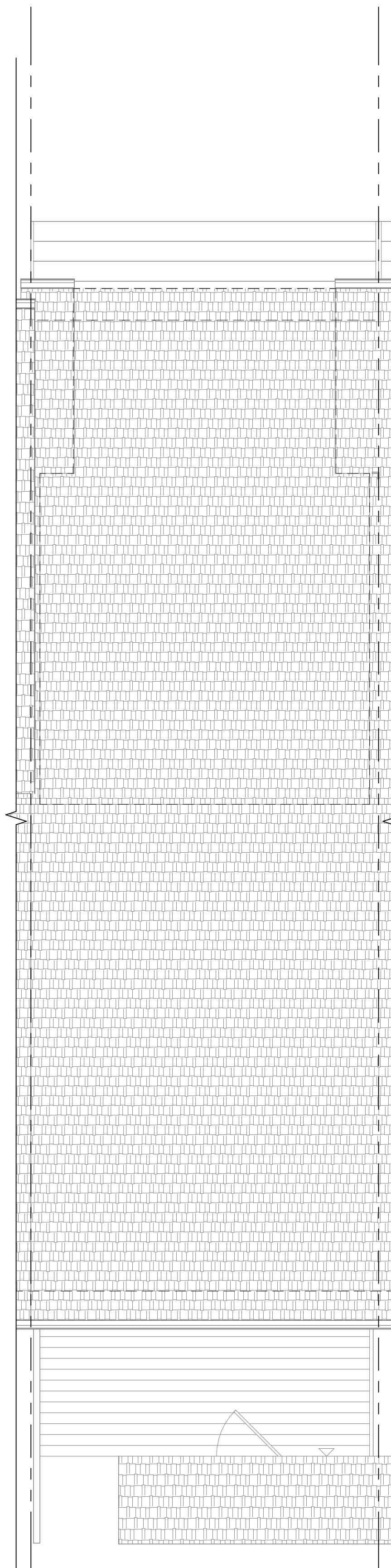
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SCALE:		1/4" = 1'-0"
JOB No.		e24249
ISSUE DATE:		
A002		



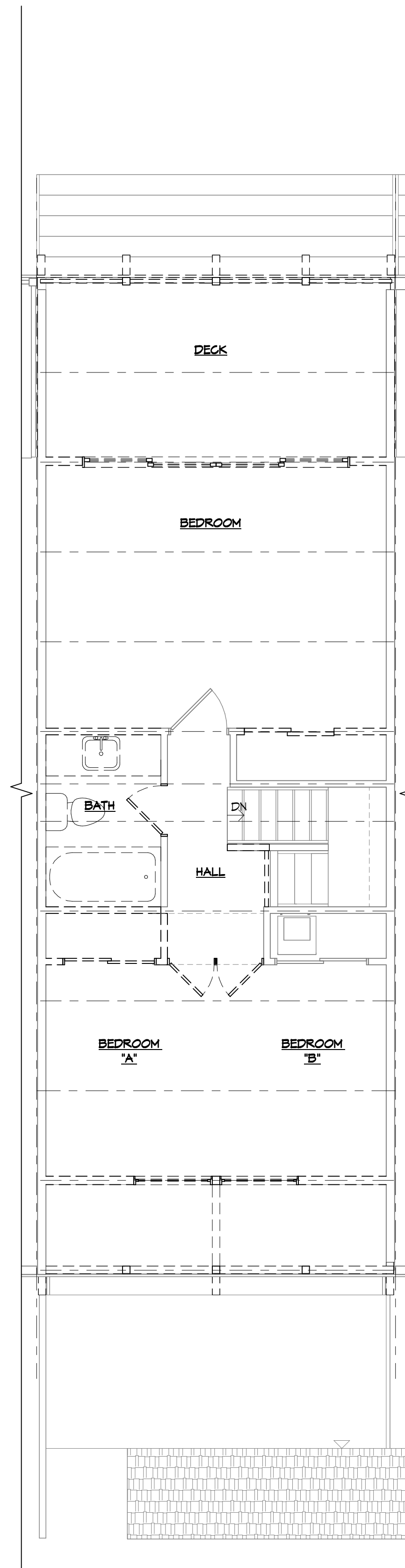
④ FRONT ELEVATION (EXISTING/DEMO)
1/4" = 1'-0"



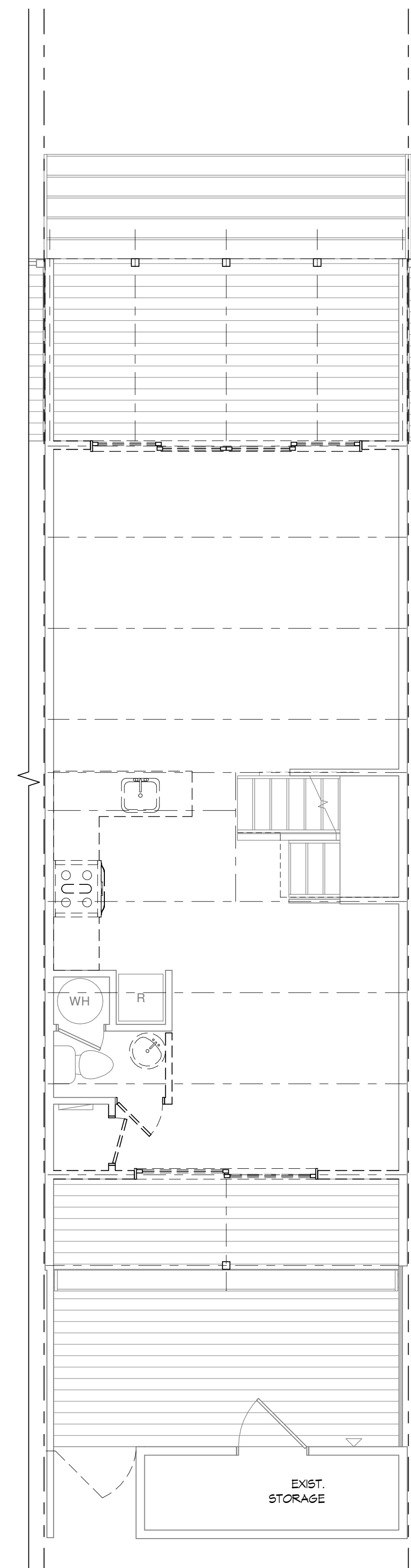
⑤ REAR ELEVATION (EXISTING/DEMO)
1/4" = 1'-0"



③ ROOF PLAN (EXISTING)
1/4" = 1'-0"



② SECOND FLOOR (EXISTING/DEMO)
1/4" = 1'-0"



① FIRST FLOOR (EXISTING/DEMO)
1/4" = 1'-0"

DEMO PLANS

REV. DESCRIPTION		DATE	BY

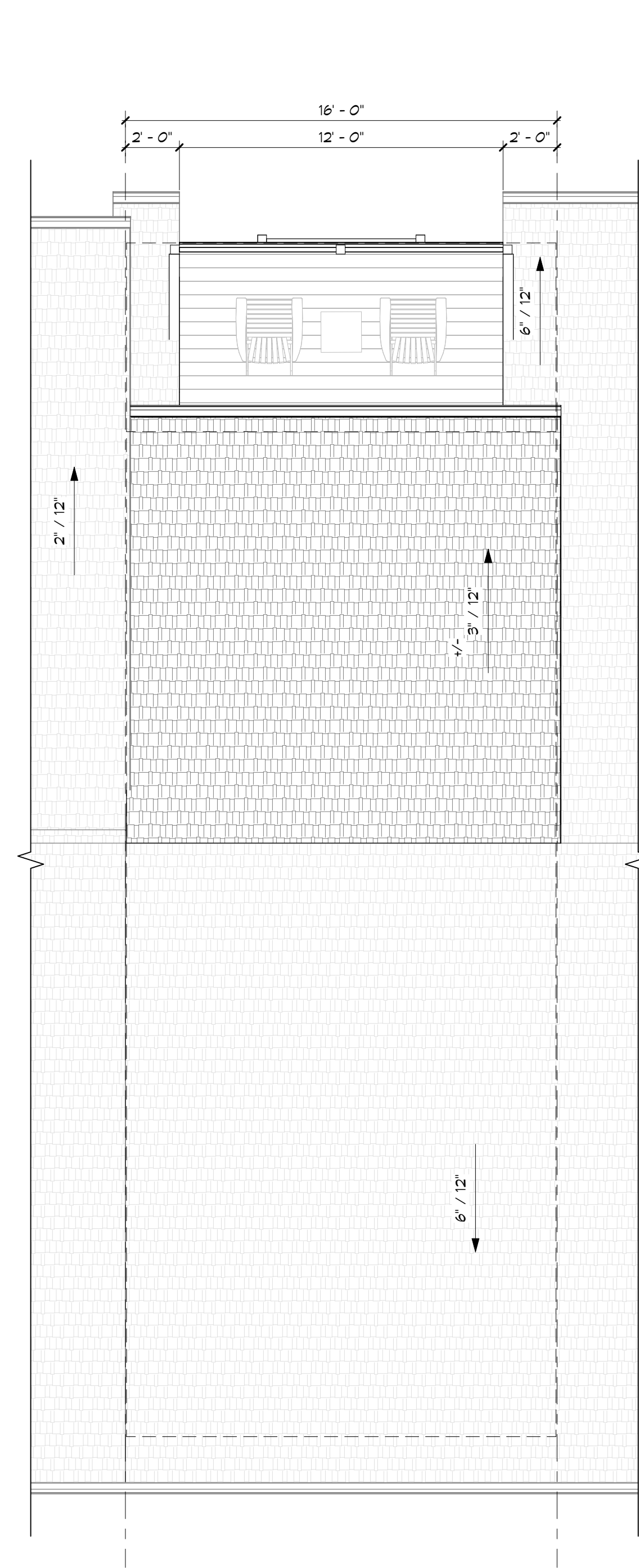
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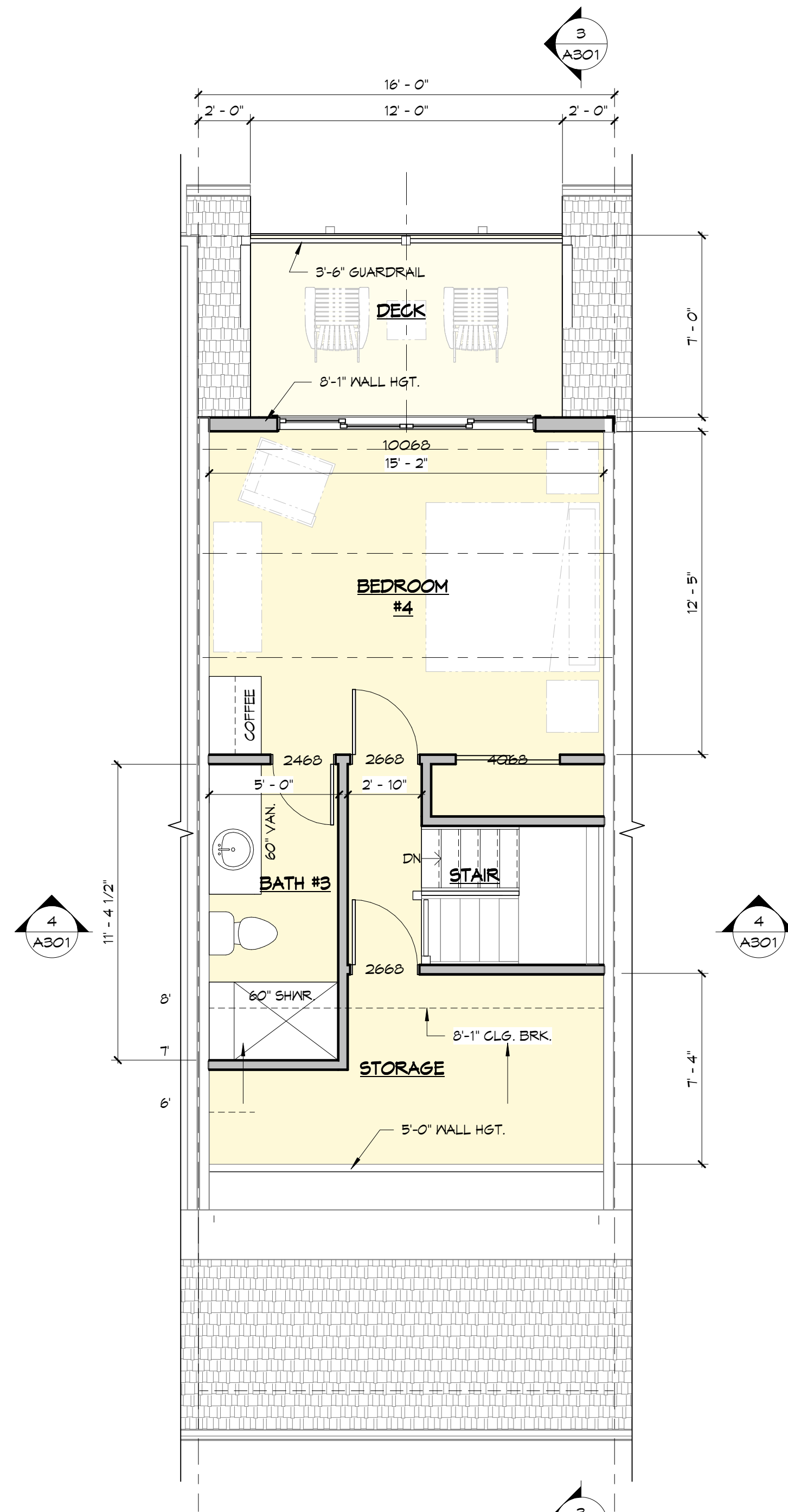
DD REVIEW SET
01.21.25

DSN	DRW	CHKD
DDW	DDW	BB
SCALE:		1/4" = 1'-0"
JOB No.		e24249
ISSUE DATE:		

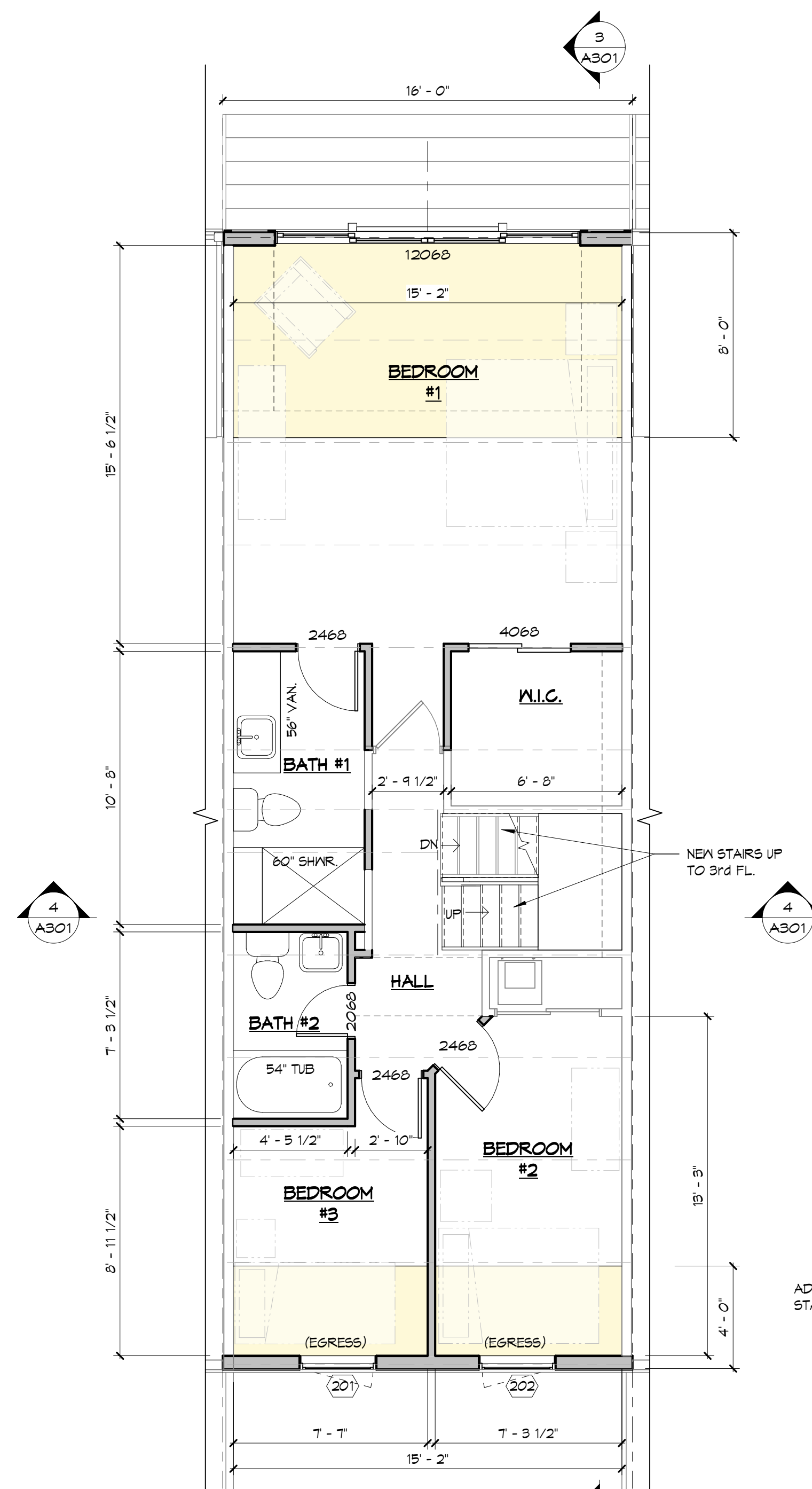
A101



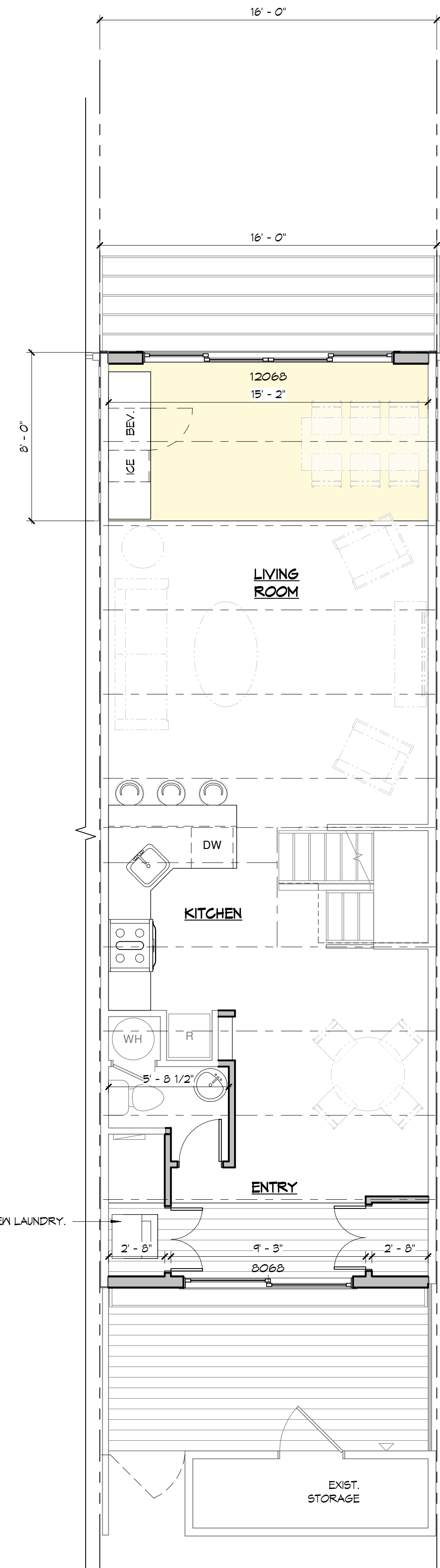
2 ROOF PLAN (PROPOSED)
1/4" = 1'-0"



4 THIRD FLOOR (PROPOSED)
1/4" = 1'-0"



3 SECOND FLOOR (PROPOSED)
1/4" = 1'-0"



1 FIRST FLOOR (PROPOSED)
1/4" = 1'-0"

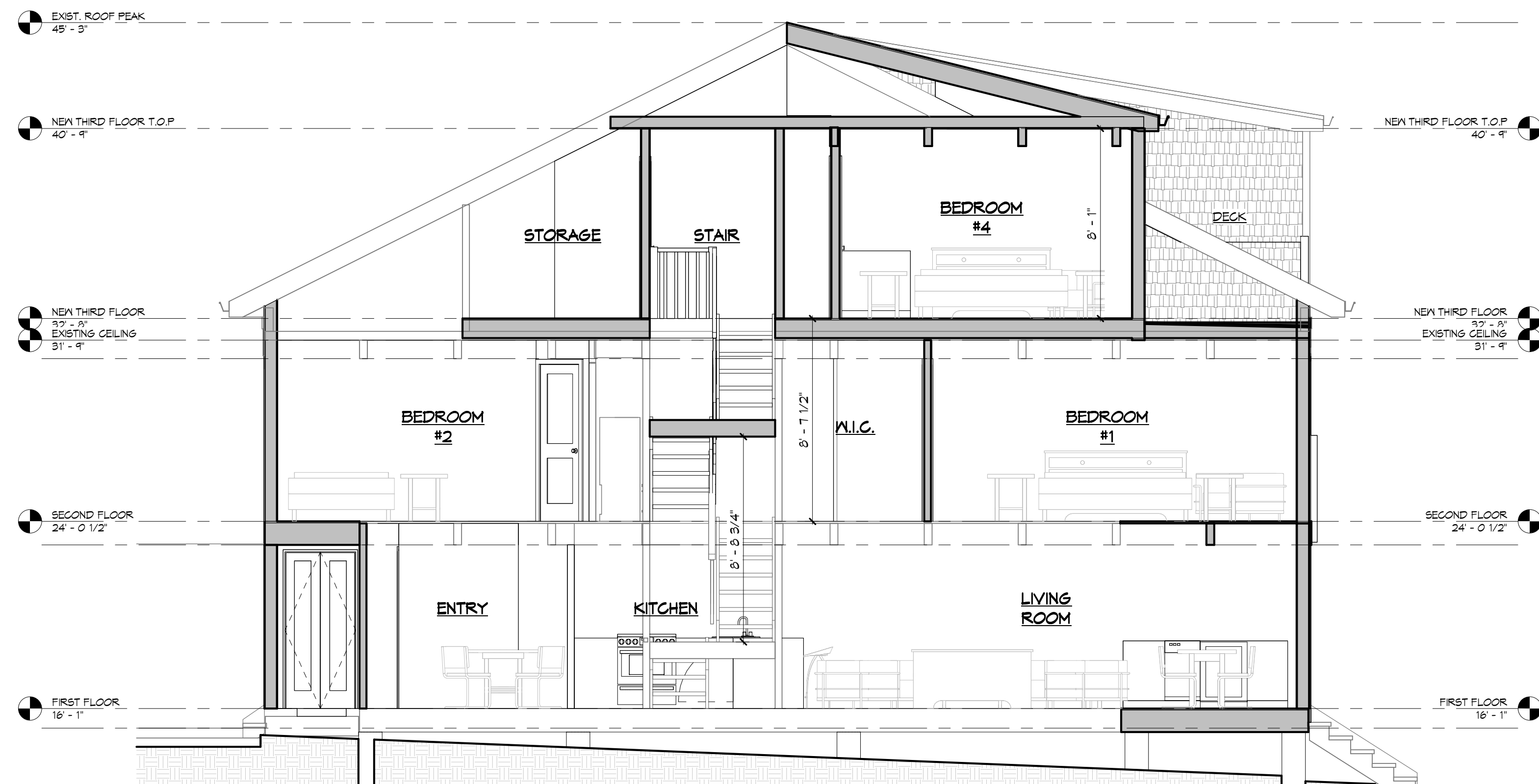
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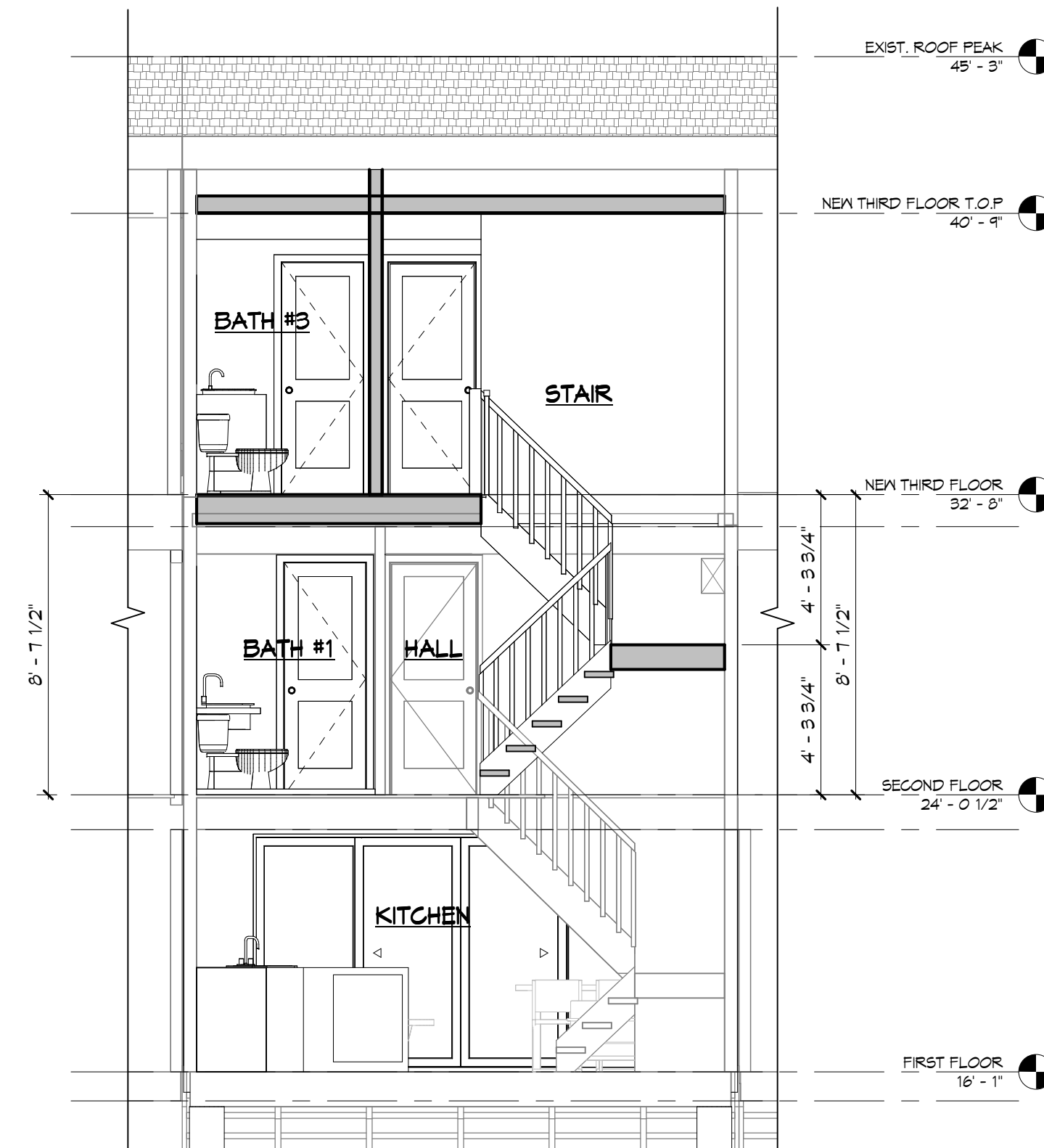
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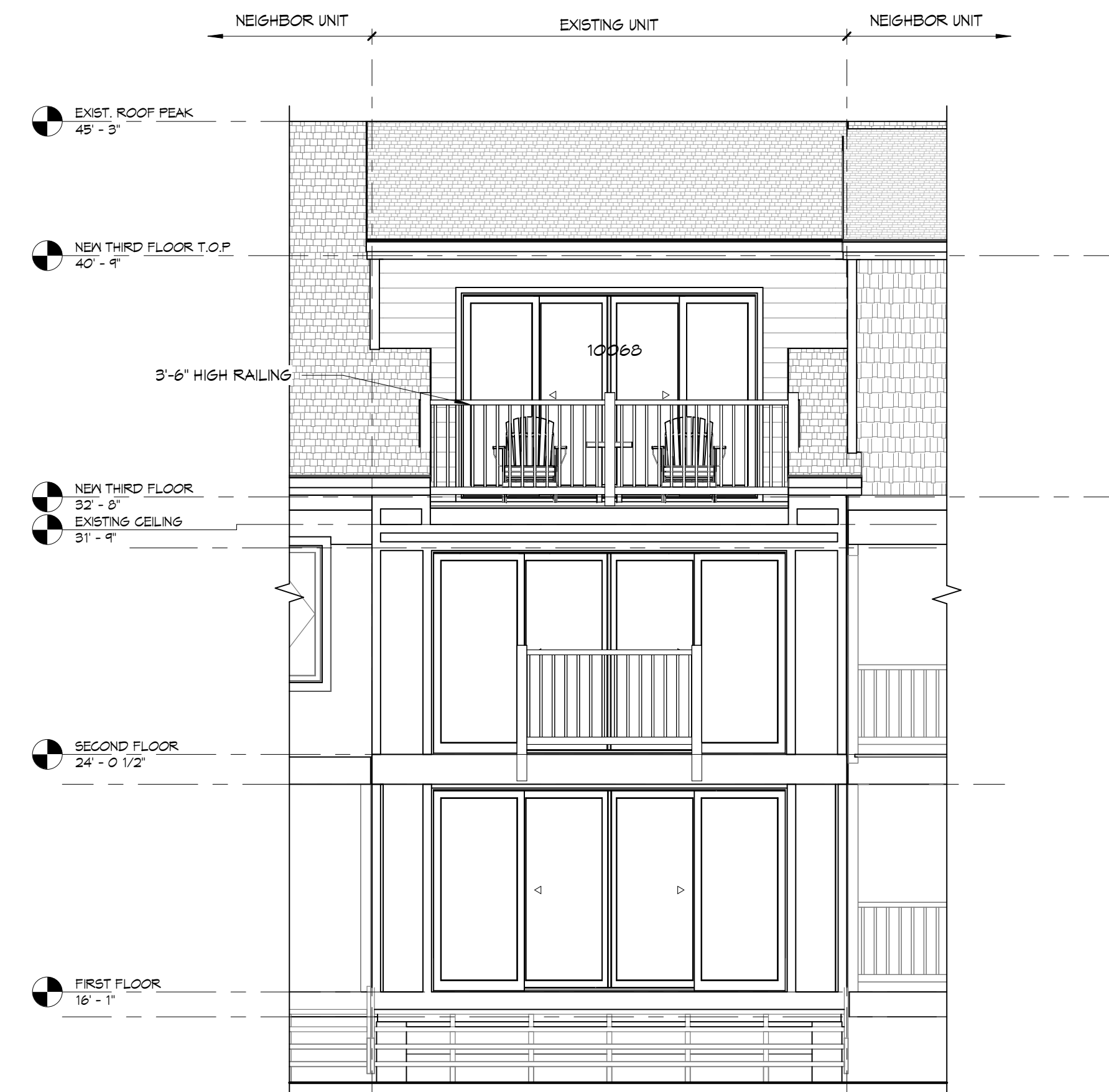
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DDW	DDW	BB
SCALE:	1/4" = 1'-0"	
JOB No.	e24249	
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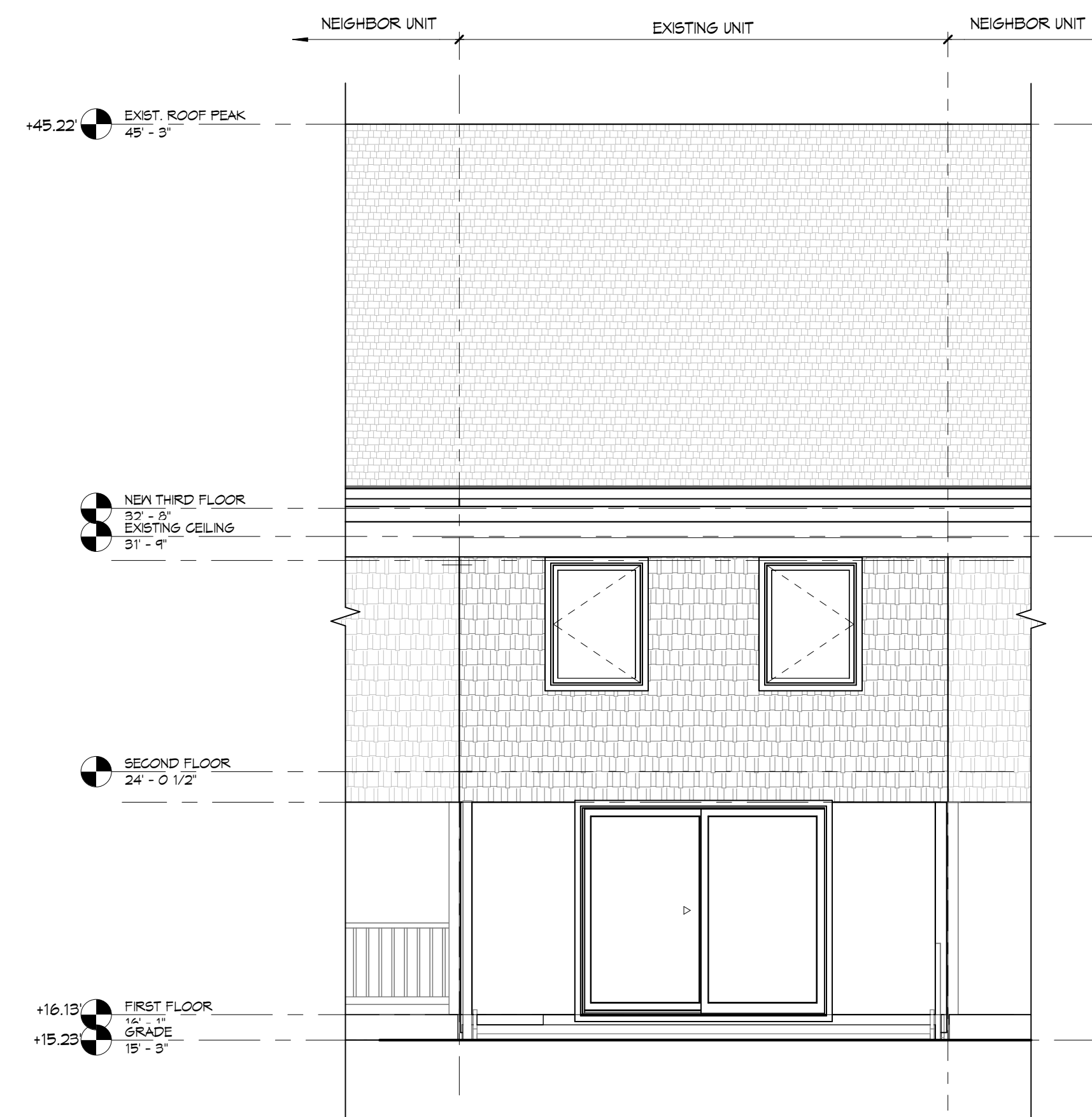
③ SECTION 1
1/4" = 1'-0"



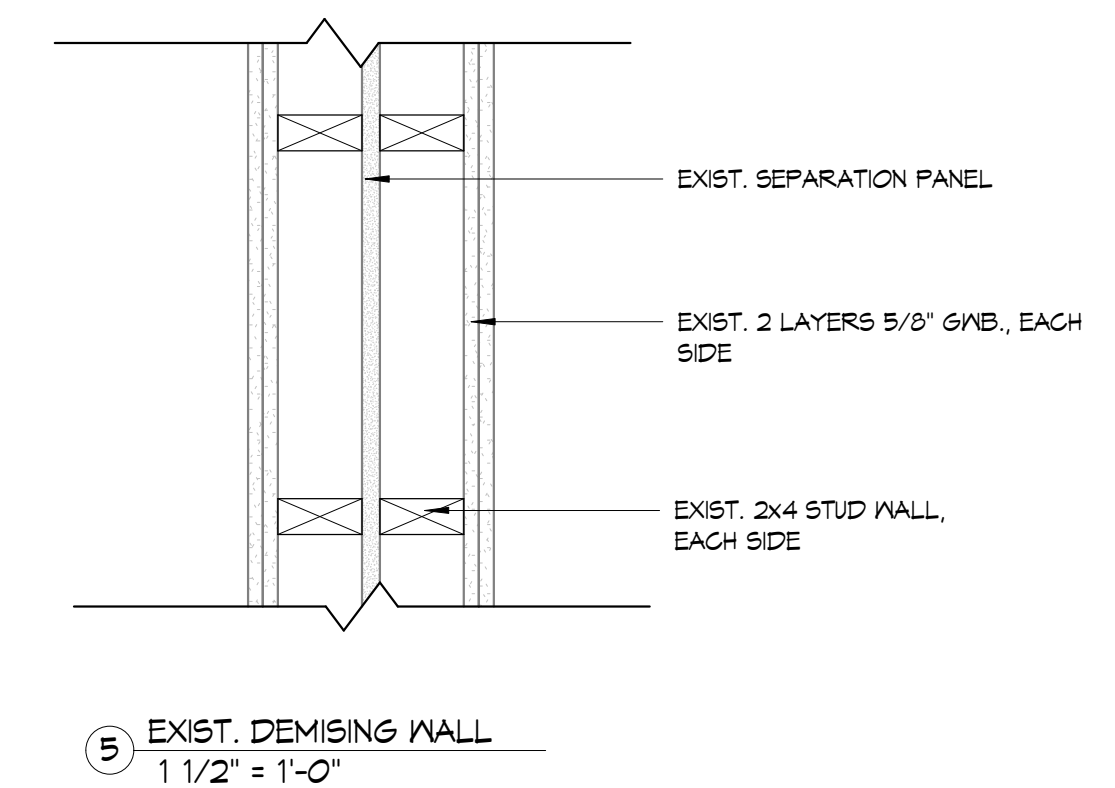
④ SECTION 2
1/4" = 1'-0"



② REAR ELEVATION (PROPOSED)
1/4" = 1'-0"



① FRONT ELEVATION (PROPOSED)
1/4" = 1'-0"



⑤ EXIST. DEMISING WALL
1 1/2" = 1'-0"

SECTIONS & ELEVATIONS

REV.	DATE	DESCRIPTION	BY

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DSN	DRW	CHKD
DDW	DDW	BB
SCALE: As indicated		
JOB No. e24249		
ISSUE DATE:		

A301