



Form and payment must be received before the first day of the month prior to the month in which the Applicant wishes to be heard by the Board. After form and payment are received, Town Staff will contact you to arrange a meeting date.

Applicant Information

Name of Requestor: ANNA PAGI AND AMANDA NEAL		Date of Request: 3/12/2025
Mailing Address (City, State, Zip) 15 SEASTRAND COURT, DEWEY BEACH, DE 19971		
Phone: 202-271-1275 (AMANDA) 202-253-7373 (ANNA)	Email: ANNAPAGI@AOL.COM; NEAL.AMANDA10@GMAIL.COM	
Dewey Beach Address: 15 SEASTRAND COURT		
Property Map: 334-20.10	Parcel: 32.00	Unit: 15

Nature of Request

Zoning District of Property: NR	Your Interest in the Property: OWNER
Municipal Code Reference: VARIANCE TO CODE SECTION 185-60	
<p>Special Exception</p> <p>Variance SEE ATTACHED LETTER</p> <p>Appeal of Decision of Town Building Official</p> <p>Special Yard Exception</p>	
Attach Supporting Documents (Request Description, Reason, etc)	Attach Plot Plan/Sketches:



Town of Dewey Beach
Town Hall

Board of Adjustment Hearing Request Form - 2

Payment Information

Board of Adjustment Application Fee: \$1000.00

Amanda Neal

Applicant Signature

Anna Pagi

AMANDA NEAL

ANNA PAGI

Date:

3/12/25

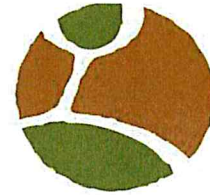
STAFF USE ONLY

Town Clerk Signature:

Date Application Received:

Decision of the Board:

Case Number:



12 March 2025

**Town of Dewey Beach
105 Rodney Avenue
Dewey Beach, DE 19971**

Attn: Board of Adjustment – Dewey Beach

RE: Variance Request for Code Section 185-60 for Seastrand Building B, Unit 15
Tax Parcel # 334-20.10-32.00

To Whom it May Concern:

On behalf our our clients, Anna Pagi and Amanda Neal, we are requesting a Variance to Code Section 185-60 to create a 3rd floor dormer and deck space within the footprint of Unit 15 of Seastrand Building B.

Unit 15 is an interior unit of a twelve unit townhouse building and is Zoned NR. Required sideyard setbacks are 8' on each side. Each of these units is situated on a separate parcel (see attached survey) where the property lines span from unit wall to unit wall resulting in existing zero (0') side setbacks. This existing condition poses practical difficulty in any sort of building expansion.

Attached are the following documents:

Topographic and Boundary Survey, prepared by Foresight Services, dated 12.09.24.
Pagi/Neal Residence Addition proposed plans, prepared by Element Design Group, dated 03.11.25, 8 pages.

These construction drawings demonstrate a new rear dormer that allows for an exterior deck. The roof line does not exceed current roof height requirements (35') and the width of the dormer is within the existing unit width. If granted, the variance requested would create a similar unit to existing units within the community (ex. Building D in its entirety, Units 12, 16 and 20 in Building B). The granting of this variance would not be in violation of the BOA Review Criteria as defined in Section 185-68. B.

Based on the above information, we are requesting relief from Section 185-60 "Extension of nonconforming use or building".

Sincerely,
Element Design Group

Douglas M. Warner, P.E.

element

115 west market street • lewes de 19958
302.645.0777 www.elementdg.com

ATLANTIC OCEAN

NOTES:

ALL SETBACKS MUST BE VERIFIED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT THE TOWN OF DEWEY BEACH.

VERTICAL DATUM: NAVD (1988)

THIS PARCEL IS IN FLOOD ZONES: AE (ELEV. 9'), AE (ELEV. 8') & X (NO B.F.E.) F.I.R.M. 10005C0354K JUNE 20, 2018

THIS DRAWING DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, UTILITIES, RIGHT-OF-WAYS OR EASEMENTS IN REFERENCE TO OR LOCATED ON THIS PROPERTY.

NO TITLE SEARCH PROVIDED OR STIPULATED.

SURVEY CLASS: SUBURBAN

LEGEND:

- ▲ IRON ROD (SET)
- ◆ "60D" NAIL (SET)
- + 0.00 ELEVATION SPOT SHOT (NAVD 88)

TOPOGRAPHIC &
BOUNDARY SURVEY PLAN FOR
**ANNA PAGI &
AMANDA NEAL**

TOTAL AREA: 2,960 SQ. FT., 0.0680 ACRES

REFERENCE: PLAT BOOK 8 PAGE 6

DEED BOOK 4790 PAGE 46

15 SEASTRAND COURT

SEA-STRAND UNIT #15, BUILDING "B"

PART OF BLOCK #50 OF "REHOBOTH BY THE SEA" SUBDIVISION

TOWN OF DEWEY BEACH

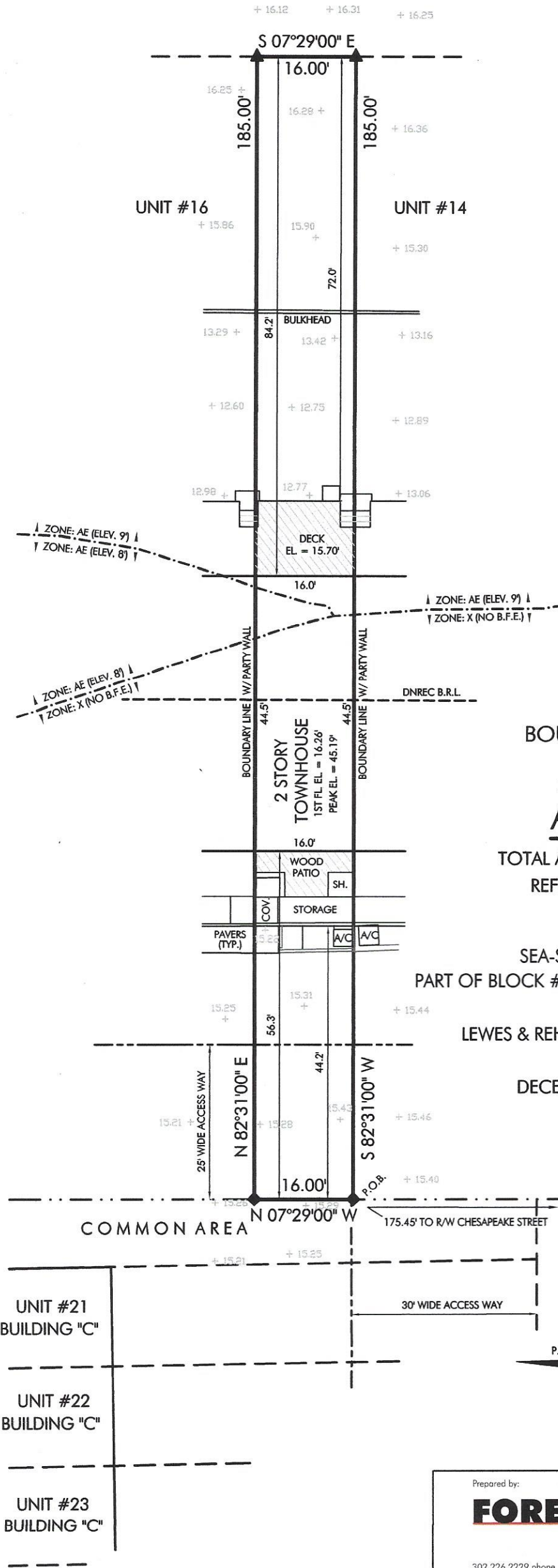
LEWES & REHOBOTH HUNDRED SUSSEX COUNTY

STATE OF DELAWARE

DECEMBER 9, 2024 SCALE: 1" = 20'



P.B. 8-6



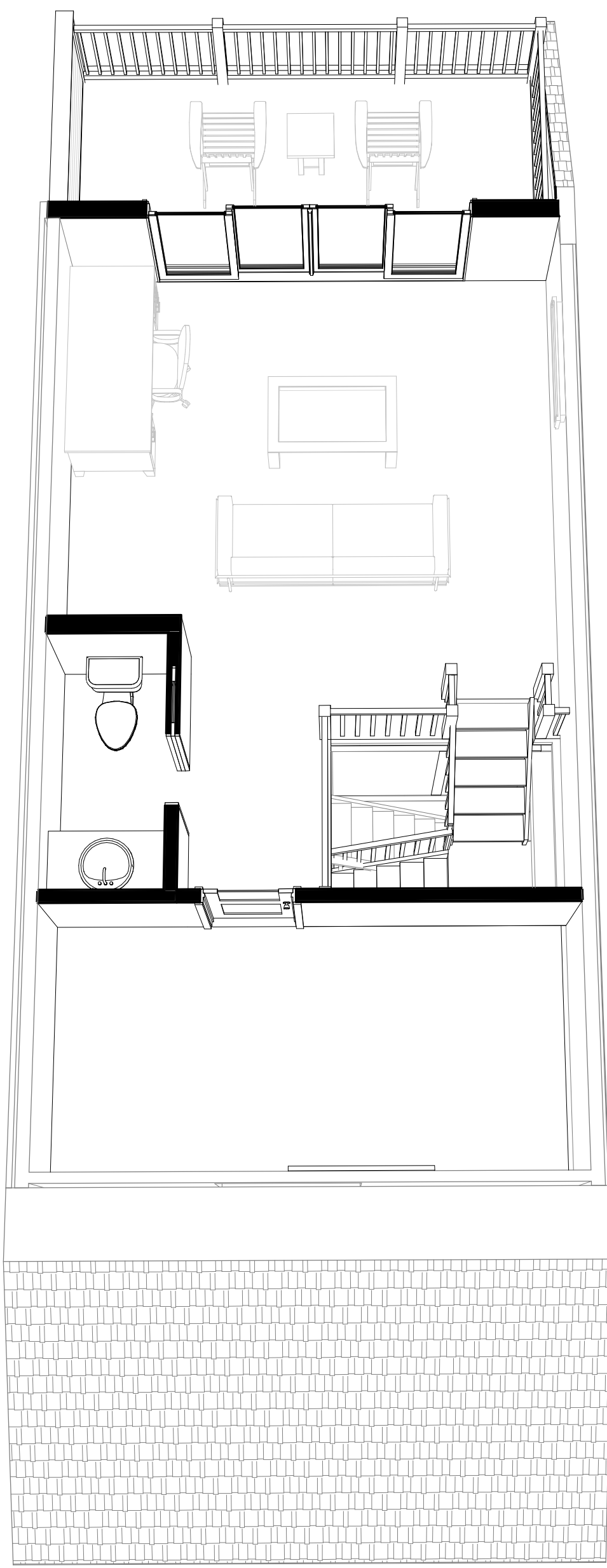
Prepared by:

FORESIGHT Services

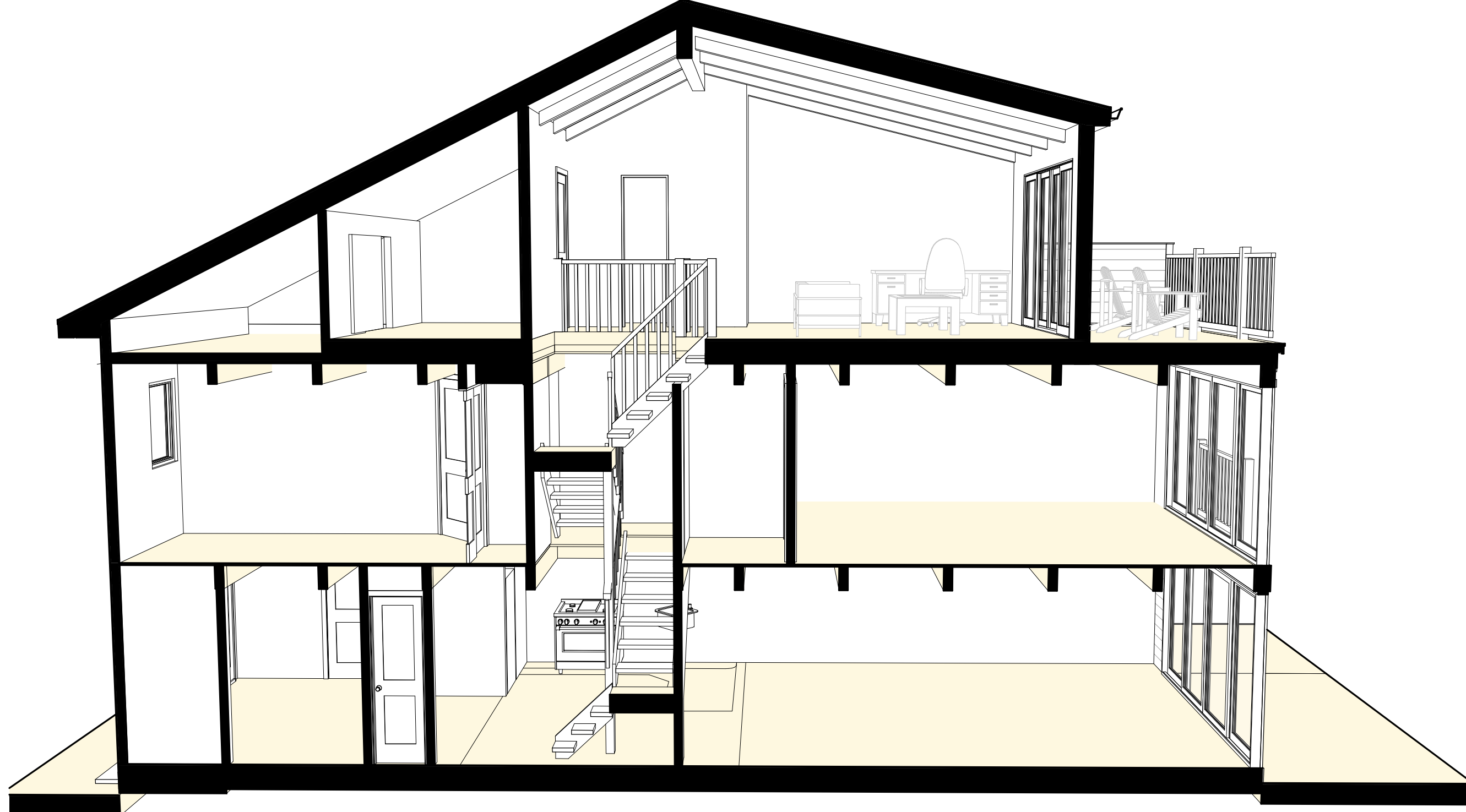
Surveying & Precision Measurement

PAGI / NEAL RESIDENCE ADDITION

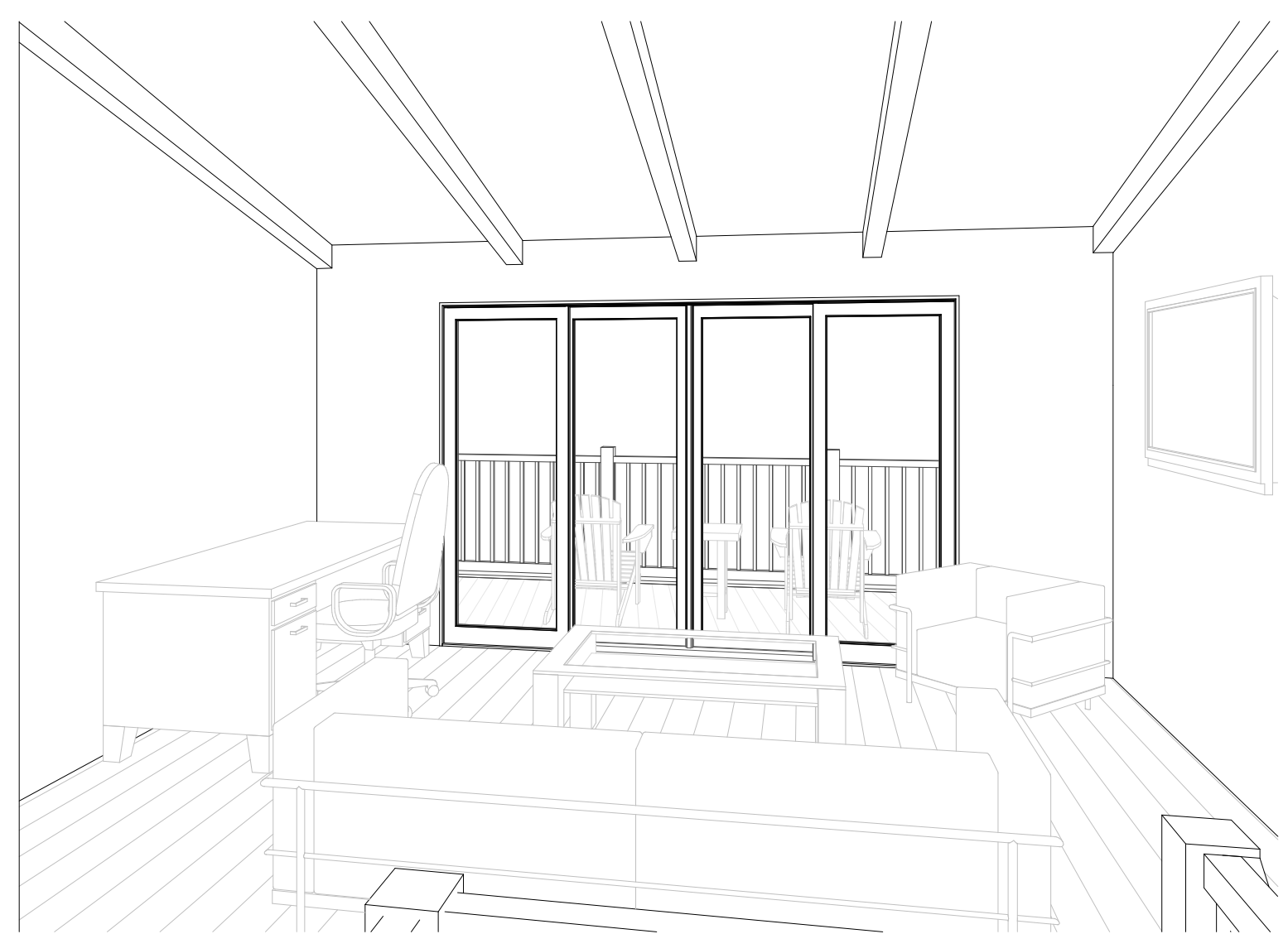
15 SEASTRAND COURT,
DENEY BEACH, DE 19971



1 FLOOR 2



4 SECTION



3 LOFT VIEW

BUILDING CODE ANALYSIS DATA	
SITE ADDRESS	15 SEASTRAND COURT, DENEY BEACH, DE-19971 TAX PARCEL # 334-20.10-32.00
CODE OFFICIAL CONTACTS:	TOWN OF DENEY BEACH 4 SUSSEX COUNTY, DE
APPLICABLE CODES:	IRC 2021/ IECC 2018
CONSTRUCTION TYPE:	V-B (SINGLE FAMILY HOME)
ZONING:	NR- NEIGHBORHOOD RESIDENTIAL
LOT SIZE:	2460 SQ. FT.
BUILDING HEIGHT	MAXIMUM ALLOWABLE: 35'-0" FROM GRADE PROPOSED CONSTRUCTION: 29'-4" FROM GRADE
FLOOR AREAS:	SEE AREA PLANS ON A001

SHEET LIST	
NO.	NAME
A001	COVERSHEET
A002	AREA PLANS, NOTES, & SYMBOLS
A101	DEMO PLANS
A201	FLOOR PLANS
A301	SECTIONS & ELEVATIONS
S001	STRUCTURAL NOTES
S201	FRAMING PLANS
S202	FRAMING PLANS

COVERSHEET

REV.	DATE	DESCRIPTION	BY

PAGI / NEAL RESIDENCE ADDITION
15 SEASTRAND COURT,
DENEY BEACH, DE 19971
TAX PARCEL # 334-20.10-32.00

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

DSN	DRW	CHKD
DDW	DDW	BB

SCALE: 12" = 1'-0"

JOB No. e24217

ISSUE DATE: 03.11.25

A001

CONSTRUCTION NOTES:

GENERAL:

- ALL INTERIOR PARTITIONS TO RECEIVE ACOUSTICAL BATT SOUND INSULATION.
- WINDOW SIZES BASED ON VININGO UNITS.
- 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 CEILING, AND COVE CEILING.
- 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.

GENERAL NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- THERE SHALL BE NO DEVIATION FROM CONSTRUCTION DOCUMENTS WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND ARCHITECT.
- 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.
- PROVIDE ALL O & M MANUALS FOR ALL INSTALLED EQUIPMENT, FIXTURES, AND SYSTEMS TO OWNER.

PERMITTING AND APPROVALS

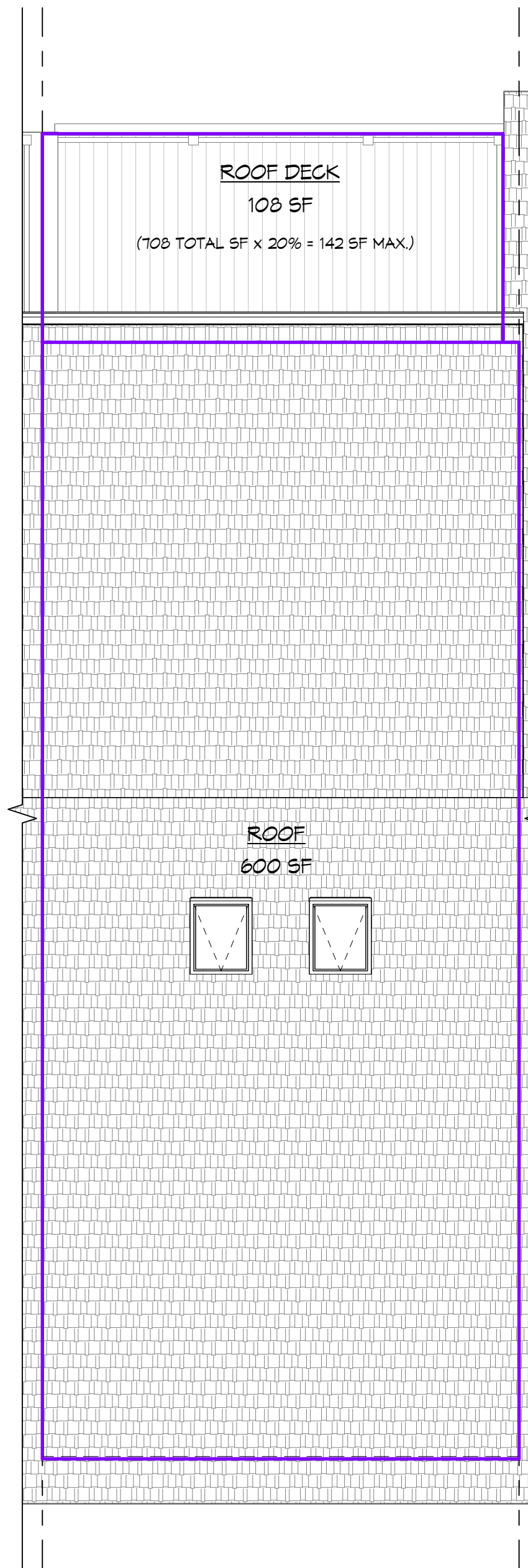
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS, LICENSES, AND INSPECTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE OWNER'S REVIEW REQUIREMENTS AND SPECIFICATIONS. CONTRACTOR SHALL MEET WITH THE OWNER PRIOR TO START OF CONSTRUCTION ACTIVITIES.

EXISTING CONDITIONS GENERAL NOTES:

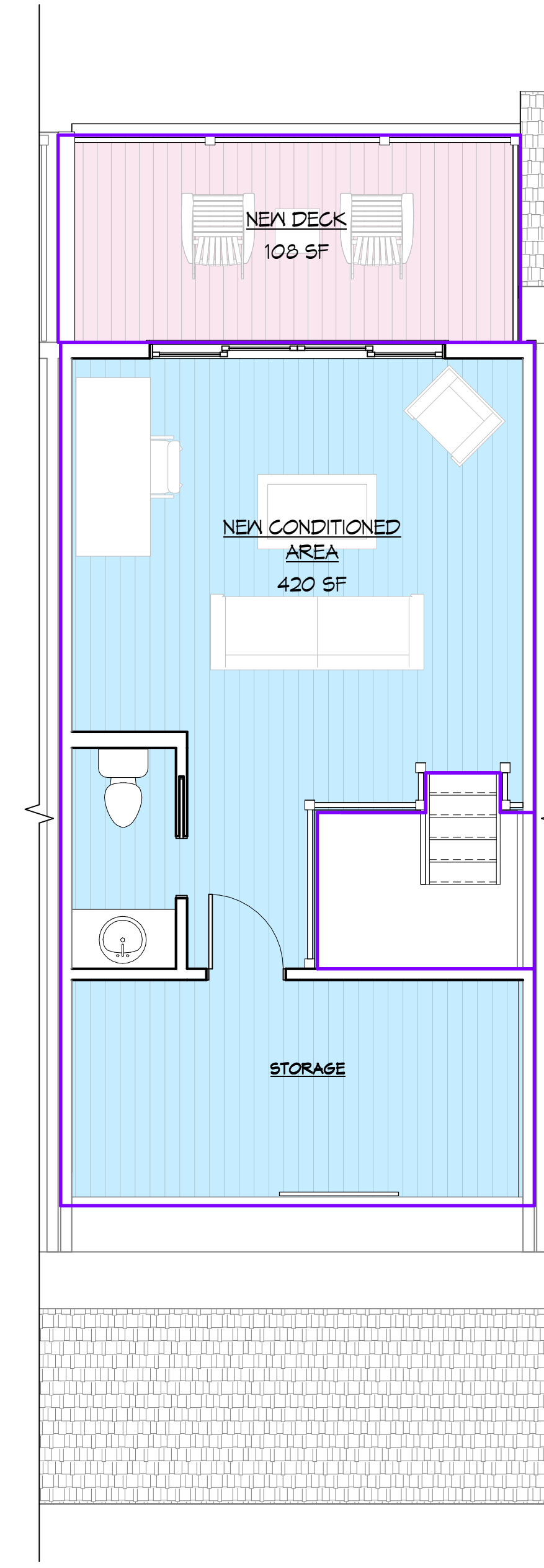
- THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING 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, CEILING, ETC. NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.

DEMOLITION NOTES:

- ALL DASHED LINES INDICATE ITEMS TO BE REMOVED.
- GC TO EXECUTE ALL DEMOLITION WORK.
- GC TO EXECUTE ALL CUT AND REPAIR WORK OF EXISTING CONSTRUCTION.
- LIMIT SELECT DEMOLITION TO SMALLEST AREA POSSIBLE TO ACCOMMODATE NEW WORK IN ORDER TO ELIMINATE EXCESSIVE PATCHING AND DAMAGE TO EXIST. FINISHES TO REMAIN.
- ALL PRIME CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE TO COORDINATE WORK TO MINIMIZE SELECT DEMOLITION. GC TO EXECUTE ALL CUT AND REPAIR.
- PROVIDE TEMPORARY BRACING AND SHORING FOR ANY UNSECURED SECTIONS OF WALL CONSTRUCTION, FLOOR AND WALL FRAMING FOR SELECT DEMOLITION.
- NOTIFY ARCHITECT IF FIELD CONDITIONS CONFLICT WITH THE DESIGN INTENT OF CONSTRUCTION DOCUMENTS.
- ALL PRIME CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER TERMINATION OF EXISTING UTILITIES AS REQUIRED BY THE PROPOSED CONSTRUCTION.
- GC TO PROVIDE PROTECTION OF EXISTING ELEMENTS THAT ARE TO REMAIN.



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



1 NEW THIRD FLOOR AREA PLAN
1/4" = 1'-0"

SYMBOLS	
	SECTION CUT - INDICATES SECTION OR DETAIL NUMBER/SHEET NUMBER
	ELEVATION HEIGHT MARKER - INDICATES HEIGHT ABOVE FINISH FLOOR & OBJECT
	DRAWING BREAK LINE
	CENTERLINE
	ROOM LABEL
	NORTH ARROW
	WINDOW TAG
	COMBINED CARBON MONOXIDE & SMOKE DETECTOR
	DOOR CALL OUT: (NO. OF UNITS) X-X' X X'-X' (SIZE) ABR. (TYPE) (X) XXXX (SIZE) ABR. (TYPE) EX. 3068 FR = 3'-0" WIDE X 6'-8" TALL FRENCH DOOR FR: FRENCH DOOR PKT: POCKET DOOR SLDR: SLIDING DOOR

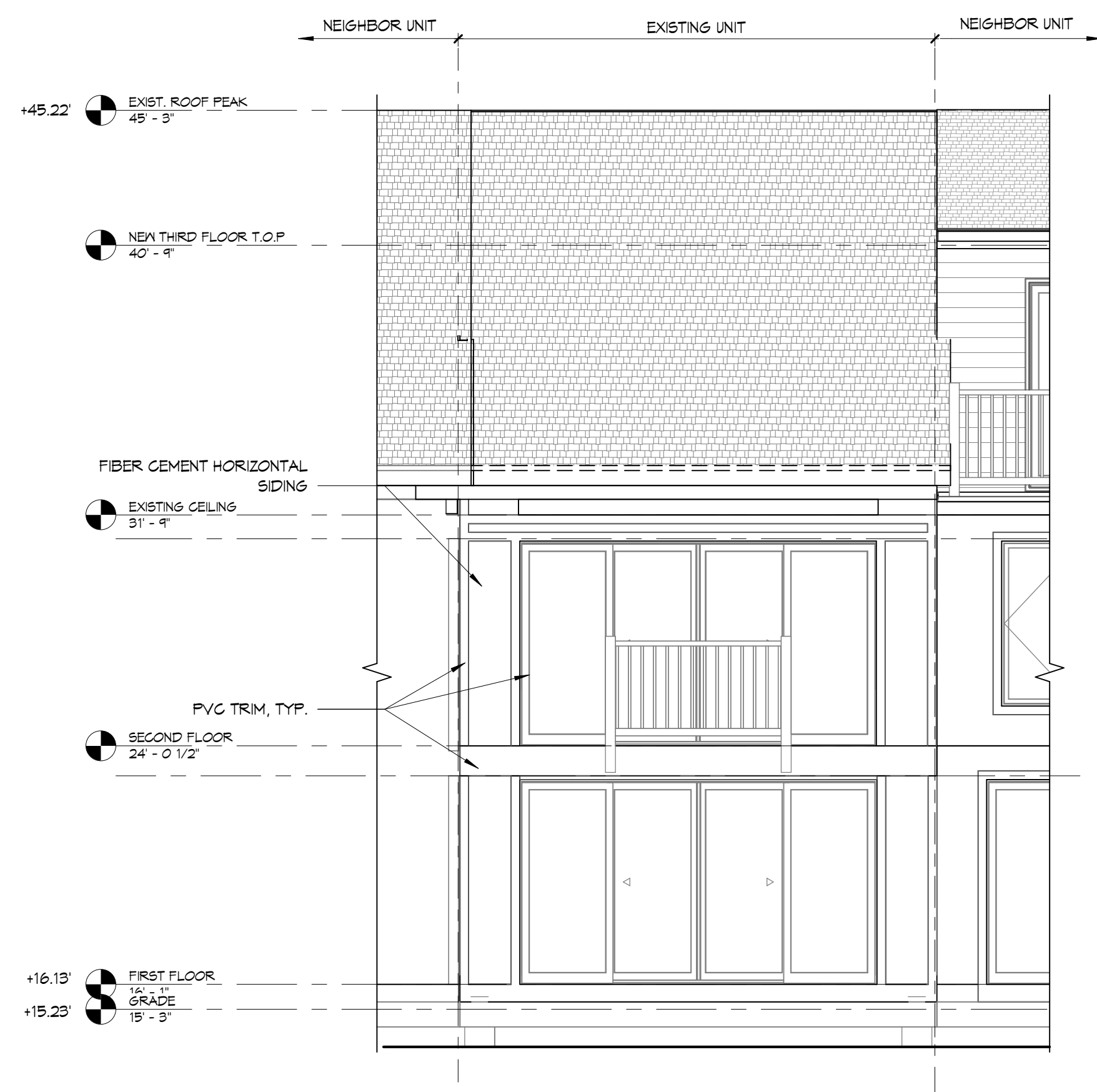
REV.	DATE	DESCRIPTION	BY

PAGI / NEAL RESIDENCE ADDITION
 15 SEASTRAND COURT,
 DENEY BEACH, DE 19711
 TAX PARCEL # 334-20.10-32.00

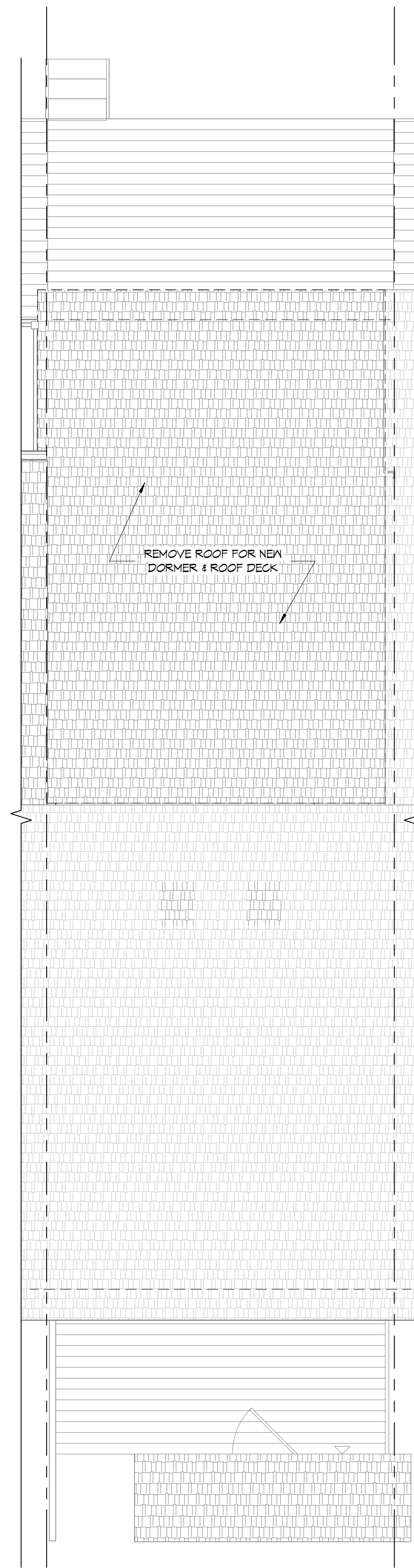
ELEMENT
 115 w. market street, 2nd floor
 lewes, de 19758
 302.645.0777
 www.elementidg.com

DSN	DRW	CHKD
DDW	DDW	BB

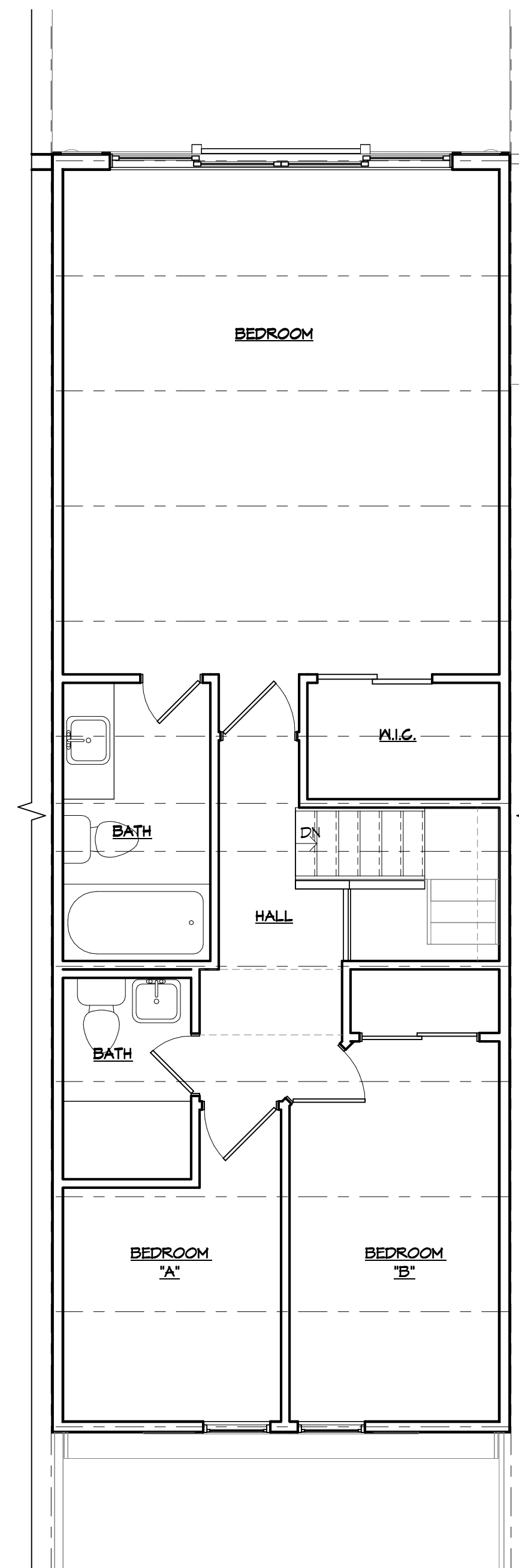
SCALE: As indicated
 JOB No. e24217
 ISSUE DATE: 03.11.25



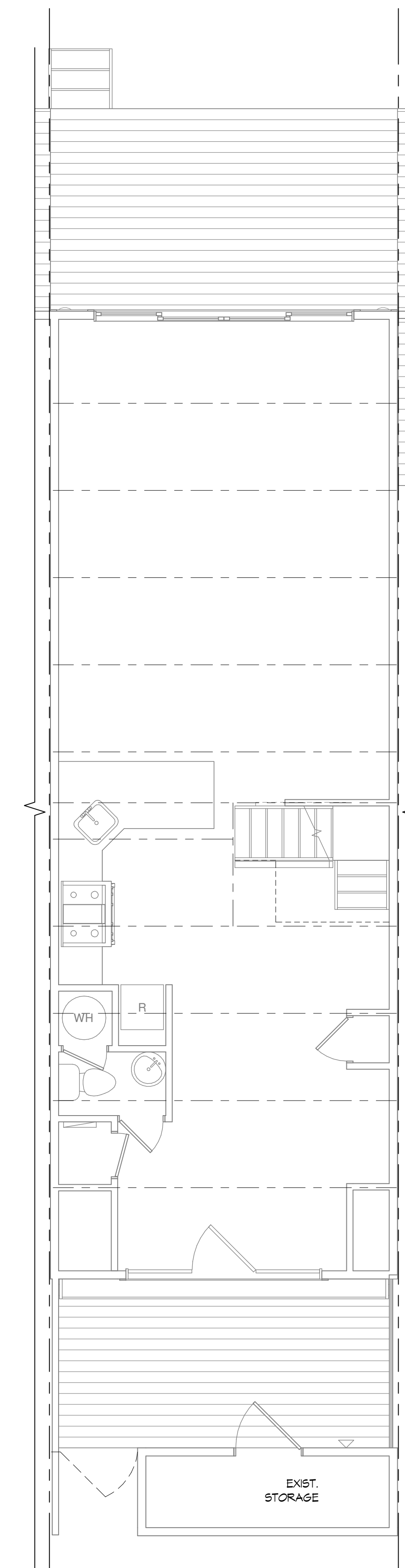
4 REAR ELEVATION (EXISTING/DEMO)
1/4" = 1'-0"



3 ROOF PLAN (EXISTING/DEMO)
1/4" = 1'-0"



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



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

REV.	DATE	DESCRIPTION	BY

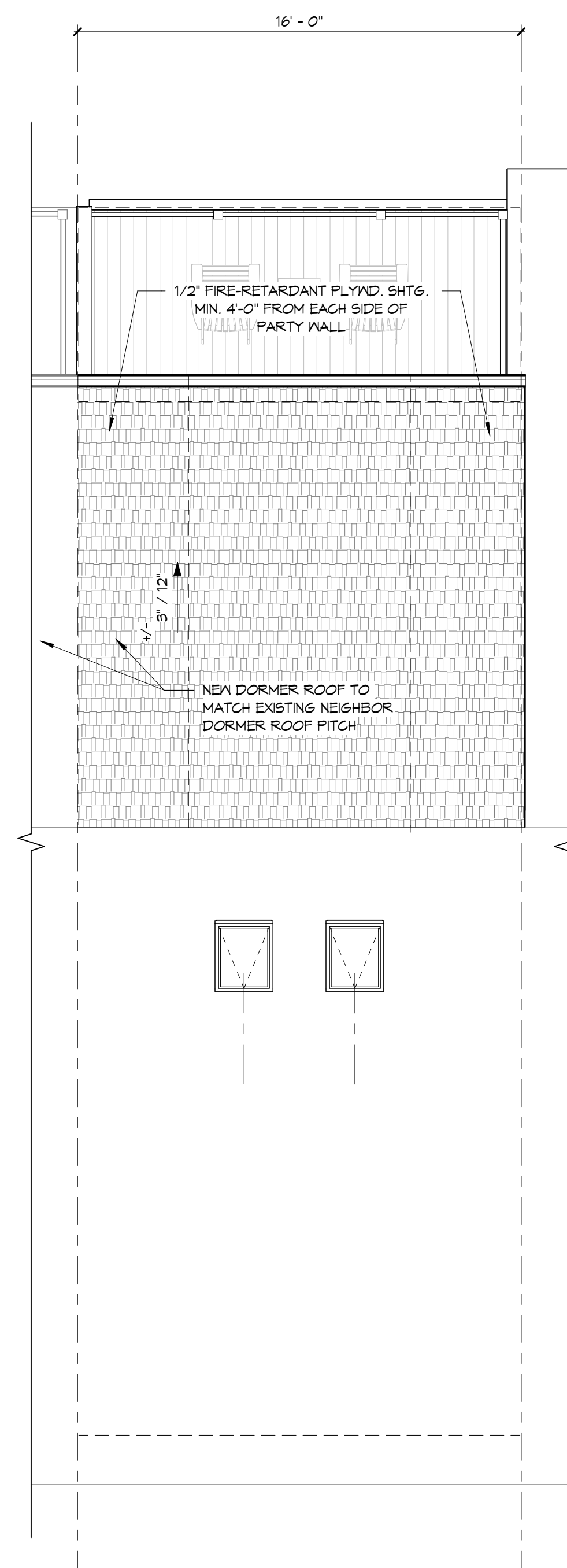
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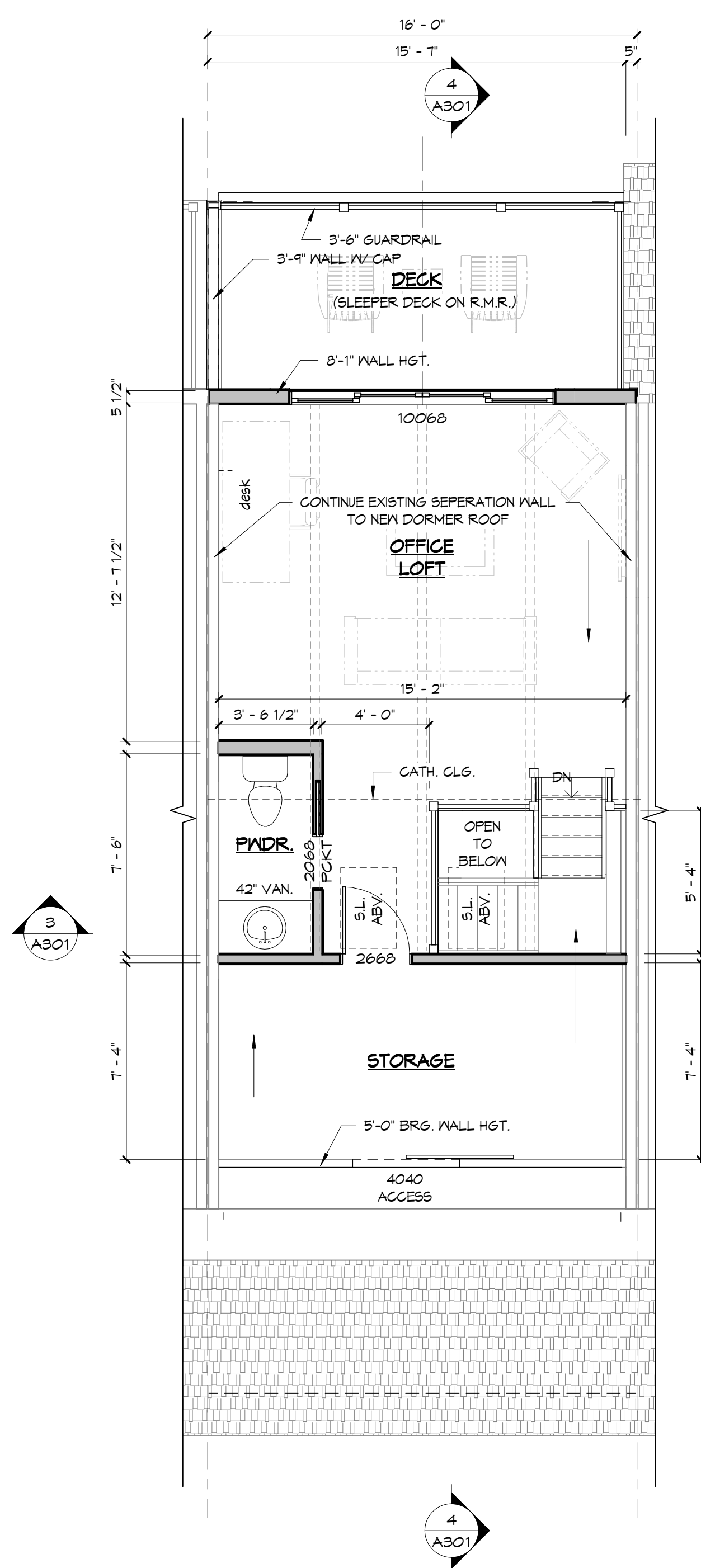
TAX PARCEL # 334-20.10-32.00

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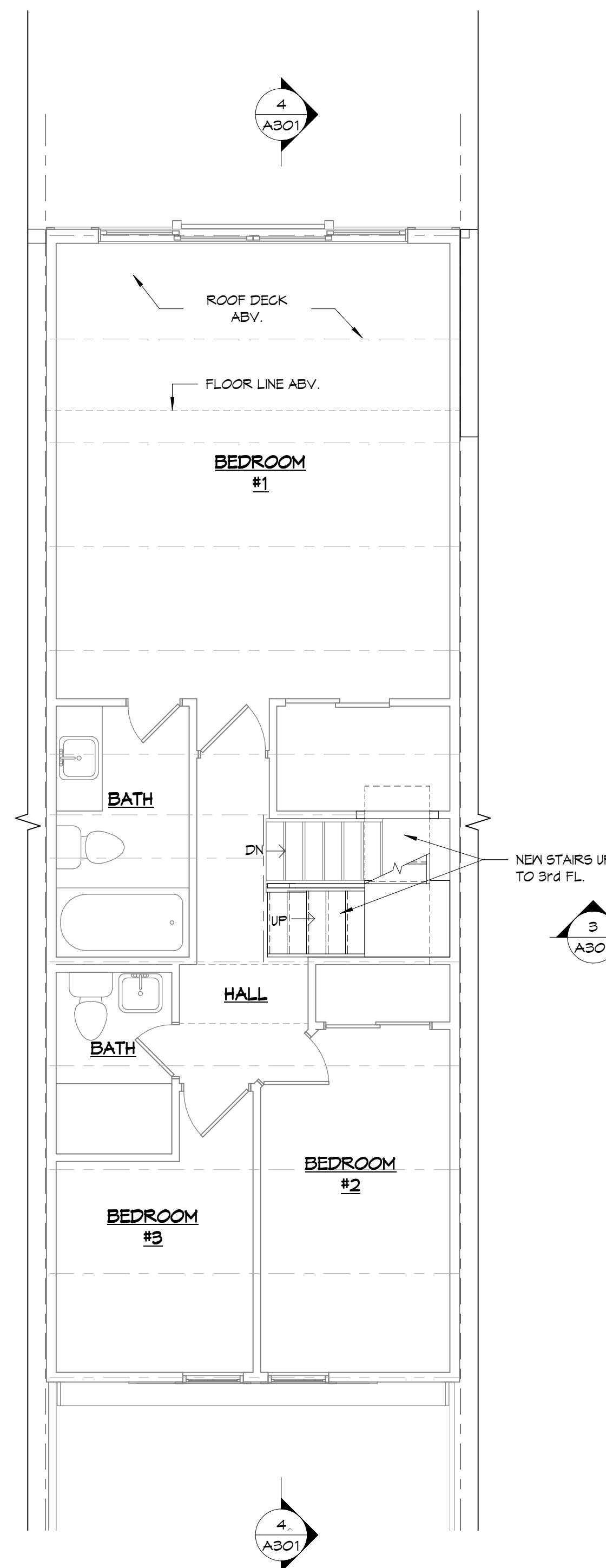
DSN	DRW	CHKD
DDW	DDW	BB
SCALE:		1/4" = 1'-0"
JOB No.		e24217
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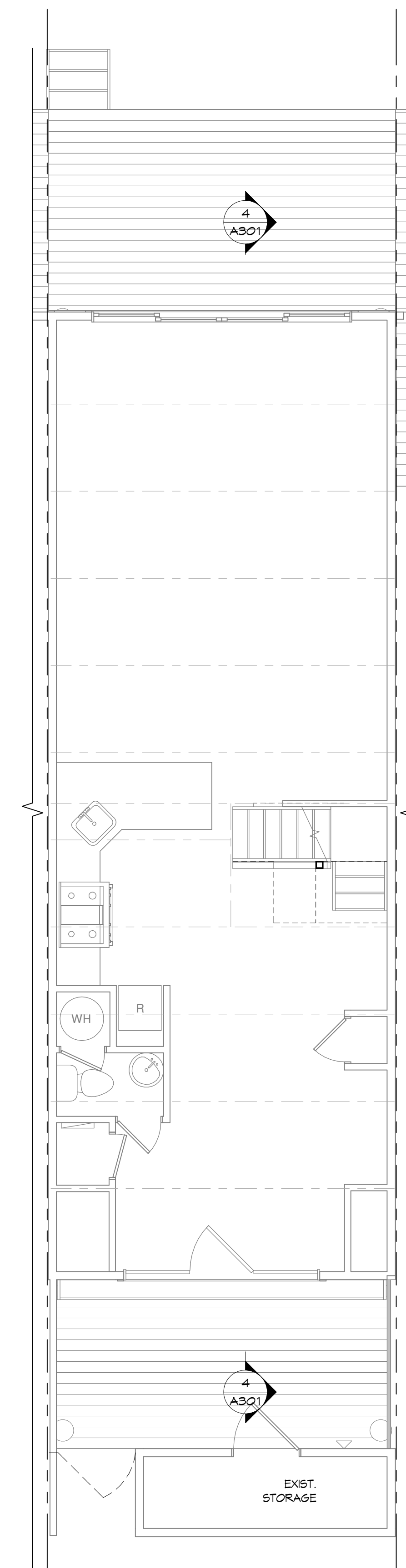
④ ROOF PLAN (PROPOSED)
1/4" = 1'-0"



③ THIRD FLOOR (PROPOSED)
1/4" = 1'-0"



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



① FIRST FLOOR (PROPOSED)
1/4" = 1'-0"

FLOOR PLANS

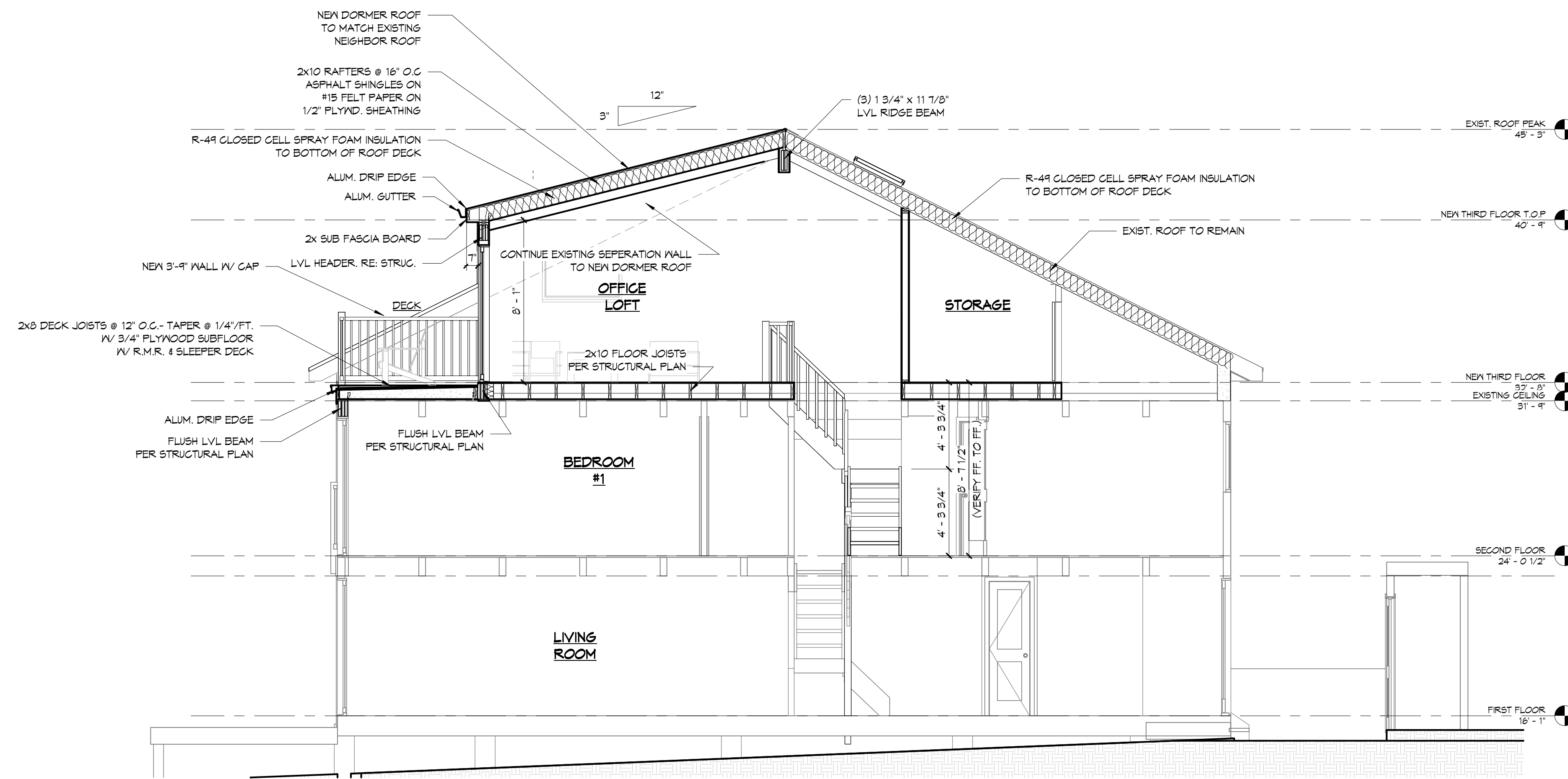
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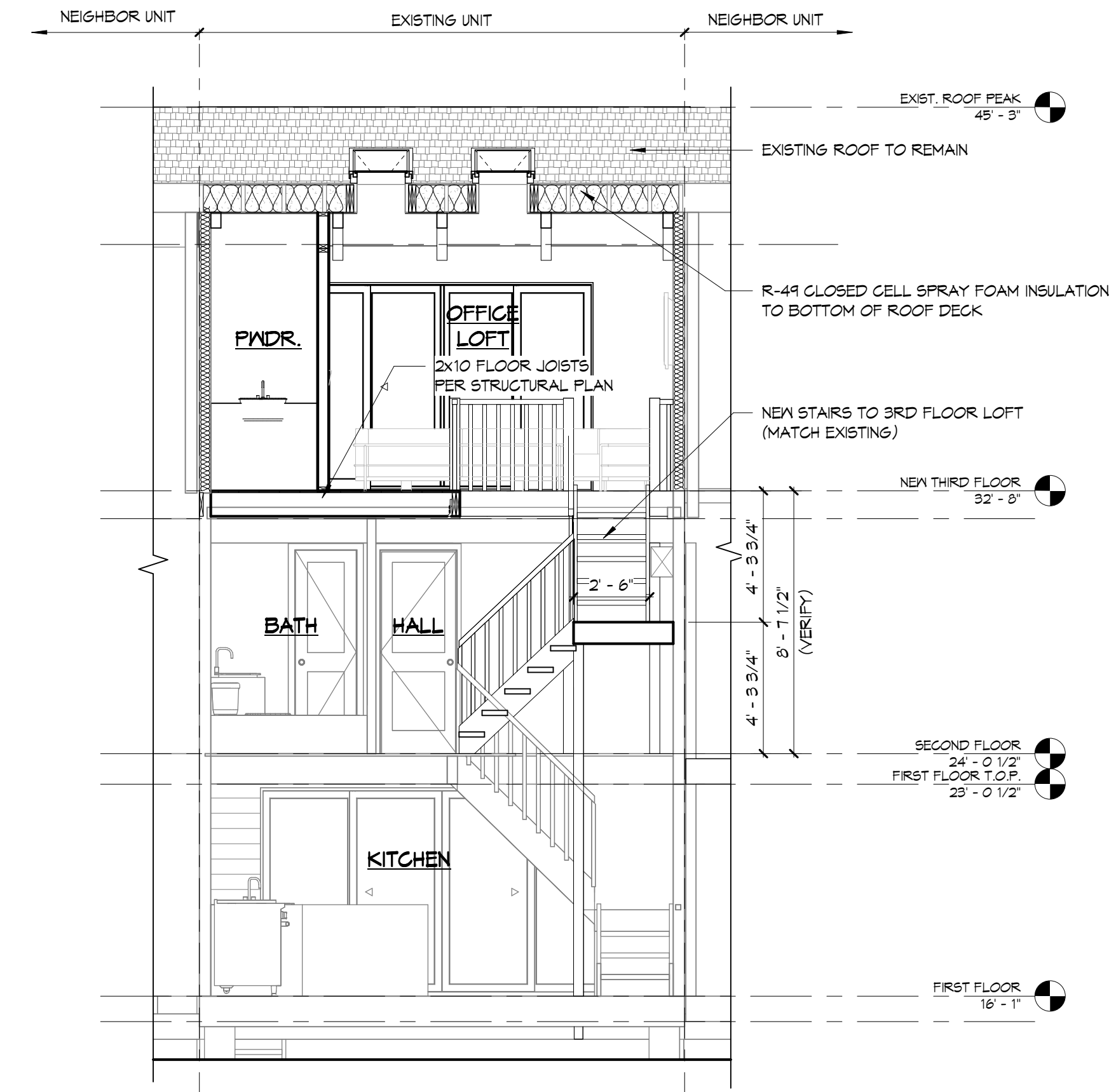
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SCALE:	1/4" = 1'-0"	
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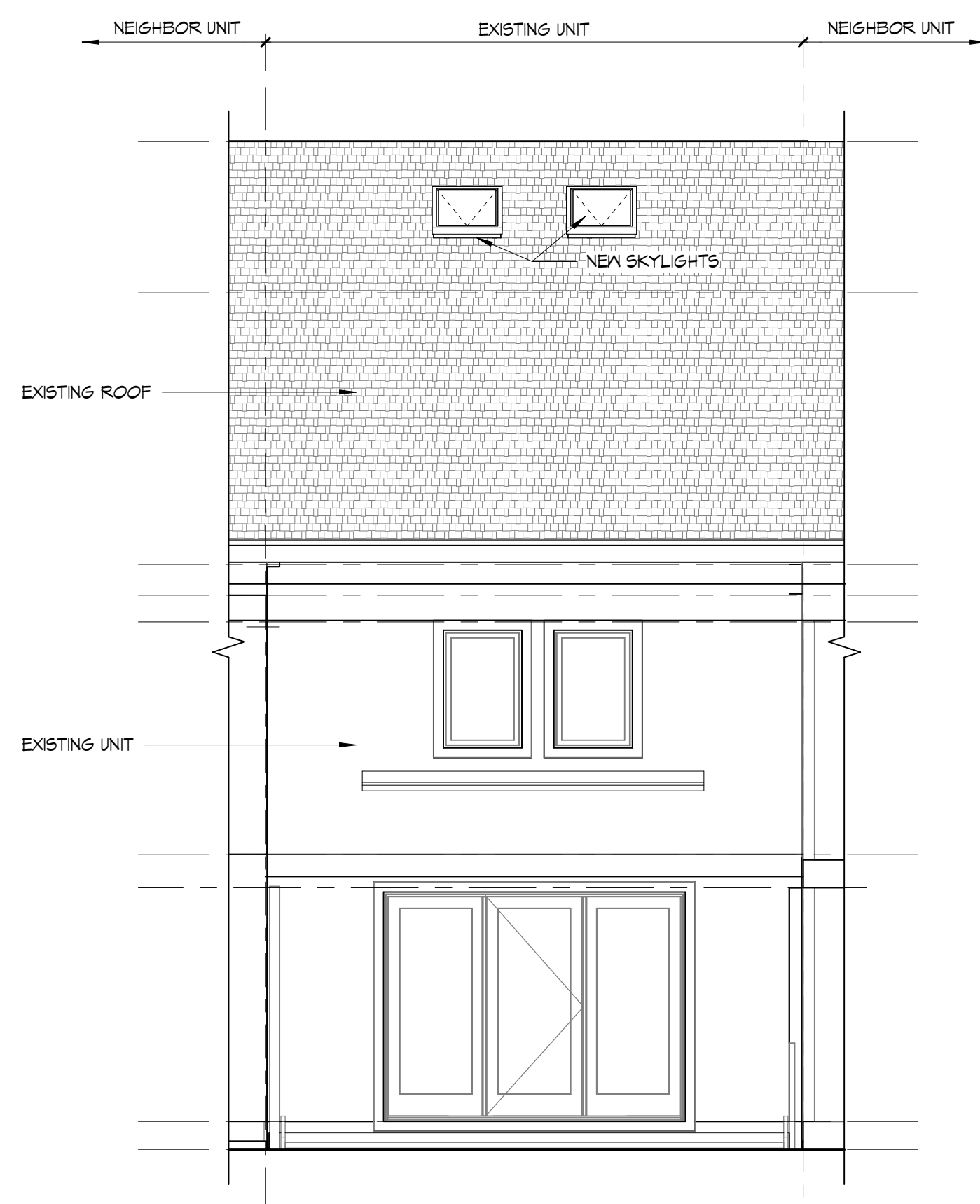
A201



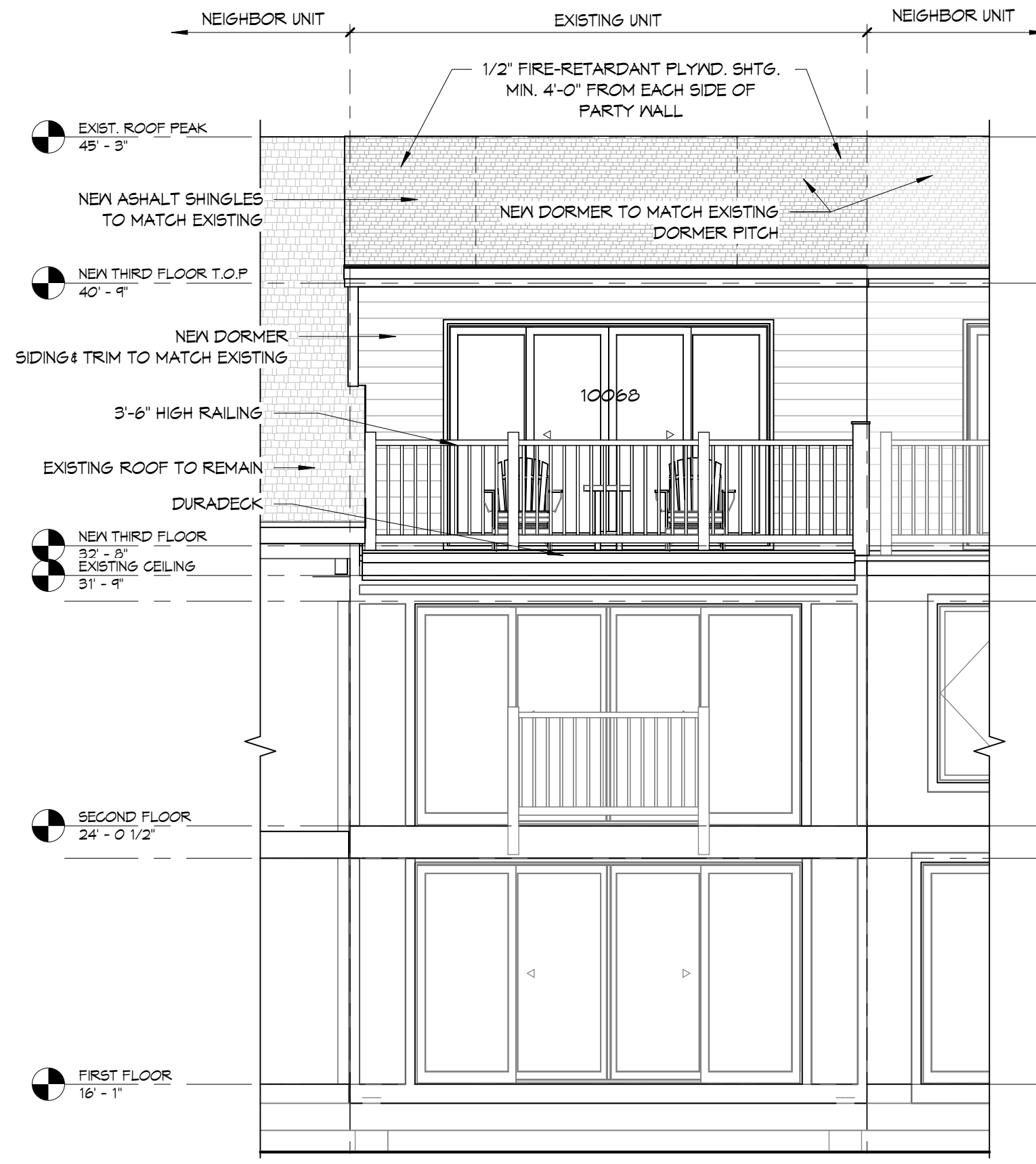
④ SECTION A
1/4" = 1'-0"



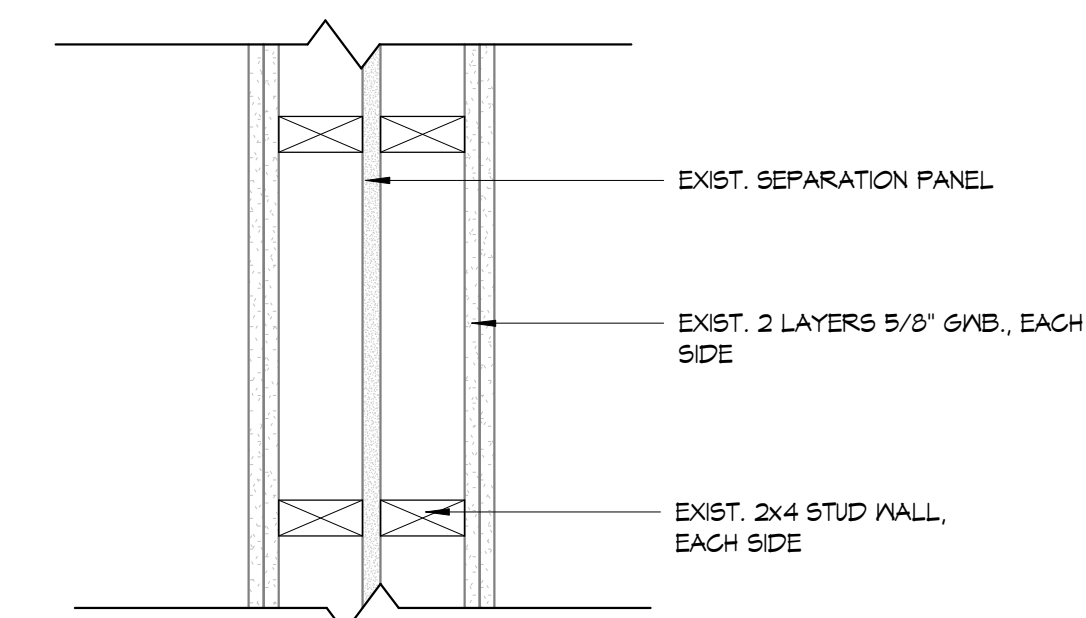
③ SECTION B
1/4" = 1'-0"



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



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



⑤ EXIST. DEMISING WALL
1 1/2" = 1'-0"

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DDW	DDW	BB
SCALE: As indicated		
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SECTIONS & ELEVATIONS

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) 122 MPH
EXPOSURE CATEGORY C

FOUNDATION

1. THE ASSUMED NET ALLOWABLE SOIL BEARING CAPACITY IS 1500 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.

2. 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.

3. 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.

4. 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.

5. MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION TO ENSURE SURFACE RUNOFF AWAY FROM STRUCTURES AND TO PREVENT PONDING OF SURFACE RUNOFF NEAR THE SURFACES.

6. FOUNDATION WATERPROOFING TO BE (1) COAT OF SPRAY APPLICATION (60 MILS THICK) OF TUFF-N-DRI POLYMER ENHANCED ASPHALT LIQUID APPLIED MEMBRANE OR EQUAL.

MASONRY

1. ALL MASONRY SHALL CONFORM TO AGI 530, LATEST EDITION.

2. ALL CONCRETE MASONRY UNITS SHALL BE ASTM C90, GRADE N, TYPE 1 STANDARD WEIGHT BLOCKS.

3. ALL MORTAR SHALL BE ASTM C270 TYPE M OR S WITH A MIN. COMPRESSIVE STRENGTH OF 1500 PSI AT 28 DAYS.

4. 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.

CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO AGI 318, MOST RECENT EDITION.

2. 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.

3. ALL CONCRETE EXPOSED TO THE EXTERIOR SHALL BE AIR-ENTRAINED (6 ± 1%).

4. DO NOT PLACE CONCRETE AGAINST SUBGRADE CONTAINING FREE WATER, FROST, OR ICE.

5. REINFORCING BARS SHALL BE ASTM A615, GRADE 60 DEFORMED BARS. LAP ALL BARS MIN. 48 BAR DIAMETERS UNLESS NOTED OTHERWISE.

6. WELDED WIRE FABRIC SHALL BE ASTM A-105 AND/OR ASTM A497 AND MIN. GRADE 40. IT SHALL BE PROVIDED IN FLAT SHEETS AND LAPPED A MIN. OF 6 INCHES.

7. 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.

FRAMING NOTES

1. DESIGN LOADS: (LL) FLOOR LOAD = 40 PSF, STAIR = 40 PSF, ROOF = 20 PSF, DECK = 40 PSF.

2. ALL SAWN LUMBER MEMBERS SHALL BE #2 SPF (Fb = 875 psi, Fv = 195 psi, AND E = 1400 ksi) OR BETTER.

3. ALL LVL BEAMS OR HEADERS SHALL BE GRADE 2.0E MICROLAM LVL (Fb = 2600 psi, Fv = 285 psi, AND E = 2.0 x 10⁶ psi) OR BETTER.

4. PSL COLUMNS SHALL BE GRADE 1.8E PARALLAM PSL (F_{cperp} = 545 psi, F_{cparallel} = 2500 psi, F_v = 190, E = 1.8 x 10⁶ psi) OR BETTER.

5. PSL BEAMS SHALL BE GRADE 2.0E PARALLAM PSL (Fb = 2400 psi, Fv = 240 psi, AND E = 2.0 x 10⁶ psi) OR BETTER.

6. ALL PSL BEAMS & COLUMNS USED FOR EXTERIOR CONSTRUCTION AND EXPOSED TO THE ELEMENTS SHALL BE PARALLAM PLUS @ SERVICE LEVEL 2 (POLYMERIZED PSL INDICATED ON PLANS AS (N)) OR APPROVED EQUAL. (COLUMNS: F_{cperp} = 150 psi, F_{cparallel} = 1300 psi, F_v = 120 psi, AND E = 1.314 x 10⁶ psi; BEAMS: Fb = 1821 psi, Fv = 191 psi, E = 1.46 x 10⁶ psi)

7. 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.

8. ALL NEW EXTERIOR HEADERS TO BE MIN. (3) 2 x 10 U.N.O. ALL INTERIOR HEADERS @ LOAD BEARING WALLS TO BE MIN. (2) 2 x 8 U.N.O.

9. 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

10. PROVIDE 2 x 4 FLAT BLOCKING BETWEEN JOISTS WHERE PARALLEL WALLS LIE BETWEEN.

11. PROVIDE MIN. DOUBLE FLOOR JOISTS UNDER BEARING WALLS RUNNING PARALLEL TO JOIST SYSTEM.

12. POST AND BLOCK SOLID BENEATH ALL POINT LOADS TO FOUNDATION OR SUPPORTING MEMBERS BELOW W/V MIN. (3)- 2X5 U.N.O. GROSS SECTION DIMENSIONS OF POST BELOW MUST BE EQUAL TO OR GREATER THAN POST ABOVE.

13. 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.

14. BALLOON FRAME ALL TWO STORY WALLS WHERE LATERAL FRAMING DOES NOT PROVIDE MID-HEIGHT BRACINGS. SOLID HORIZONTAL BLOCKING IS REQUIRED BETWEEN STUDS AT MIDPOINT OR AT THIRD POINTS FOR STUDS OVER 16'-0".

15. 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.

16. ALL DIMENSIONS ARE FROM/TO FACE OF FRAMING AND FOUNDATION WALLS, UNLESS NOTED OTHERWISE.

17. INSTALL A CONTINUOUS ALUMINUM TERMITE SHIELD BETWEEN ANY WOOD AND CONCRETE SURFACES.

18. ENGINEERED FLOOR JOISTS ARE TO BE DESIGNED AND DETAILED BY THE MANUFACTURER. INSTALLATION AND STIFFENING IS TO BE IN ACCORDANCE WITH THE MANUFACTURE'S SPECIFICATIONS AND WRITTEN INSTRUCTIONS.

19. ALL CONSTRUCTION IN COASTAL FLOOD HAZARD ZONE AREAS TO MEET OR EXCEED THE REQUIREMENTS STATED IN FEMA TECHNICAL BULLETINS AND PER NFIP REGULATIONS.

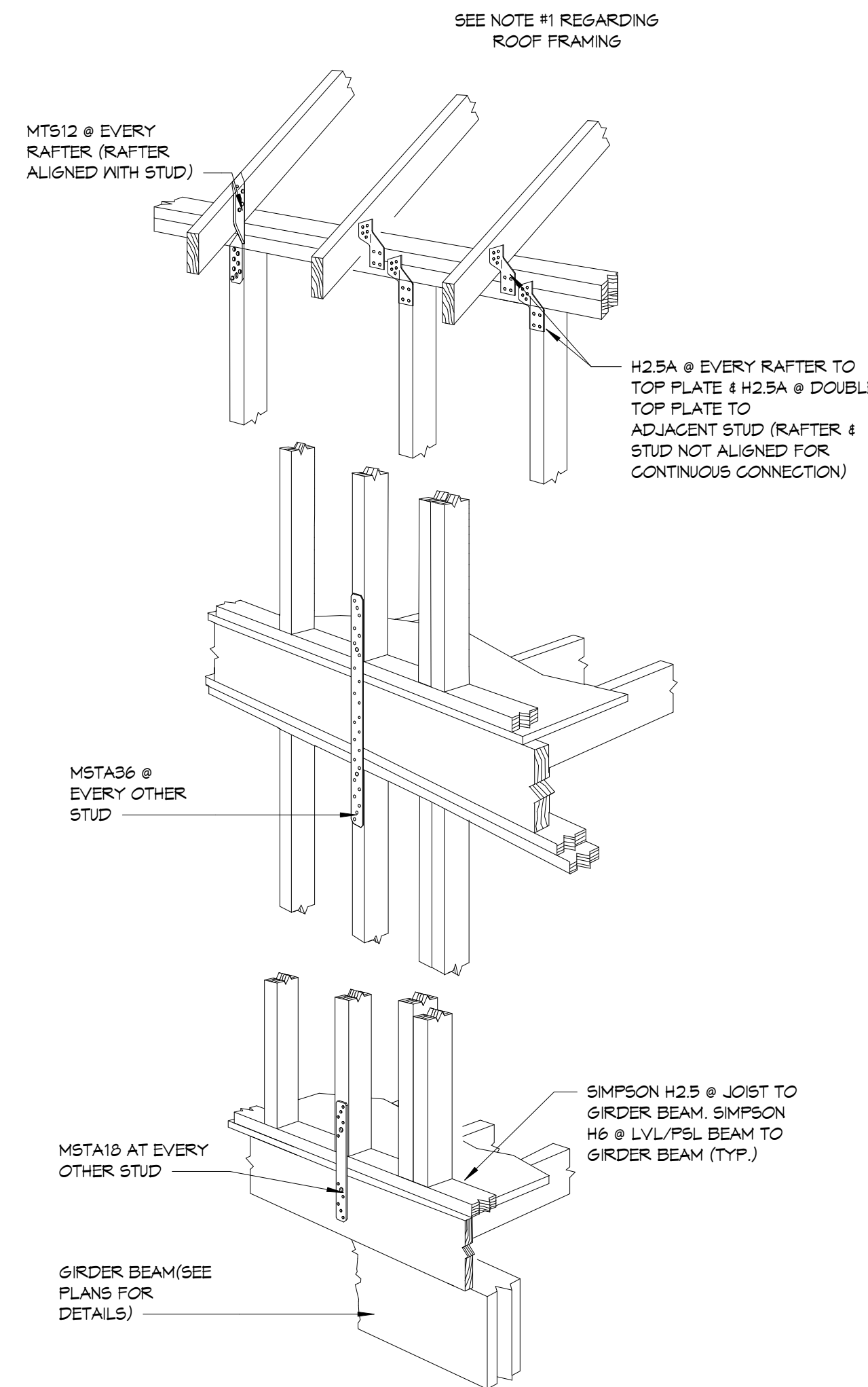
20. PROVIDE MECHANICAL CONNECTORS AT ALL LOCATIONS WHERE THE RAFTERS ARE HANGING FROM THE RIDGE BEAM. SIMPSON LRUZ/LSL/LSU HANGERS OR EQUAL INSTALLED PER MFR. SPECIFICATIONS AND FOR THE APPROPRIATE ALLOWABLE LOADS ARE ACCEPTABLE.

LIVE LOADS (MINIMUM UNIFORMLY DISTRIBUTED IN PSF)	
USE	LIVE LOAD
UNINHABITABLE ATTICS W/O STORAGE	10
UNINHABITABLE ATTICS W/LIMITED STORAGE	20
HABITABLE ATTICS & ATTICS SERVED W/FIXED STAIRS	30
BALCONIES (EXT.) AND DECKS	40
GUARDRAILS AND HANDRAILS ²	200
SLEEPING ROOMS	30
ROOMS OTHER THAN SLEEPING ROOMS	40
STAIRS ⁴	40

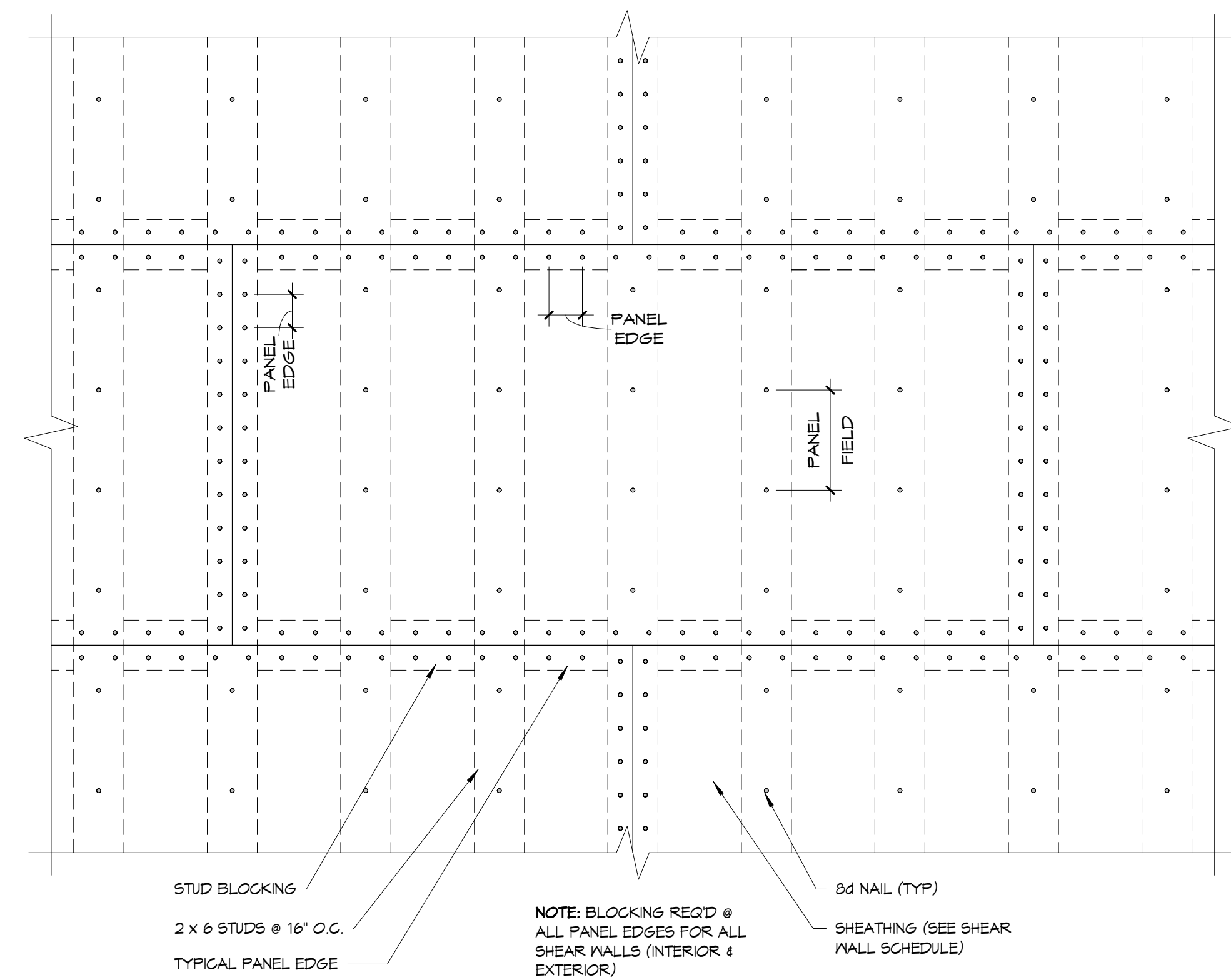
REF. IRC SECTION R301.5 FOR ADDITIONAL NOTES & SPECIFICATIONS.

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.



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



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

SHEAR WALL SCHEDULE		
MARK	SHEATHING	FASTENING
SM1	1/2" STRUCTURAL 1 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	8D COOLER NAILS @ 12" O.C. SPACING @ PANEL EDGES (INCL. TOP & BOTTOM PLATES), 12" 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	REVISIONS	
		DESCRIPTION	BY

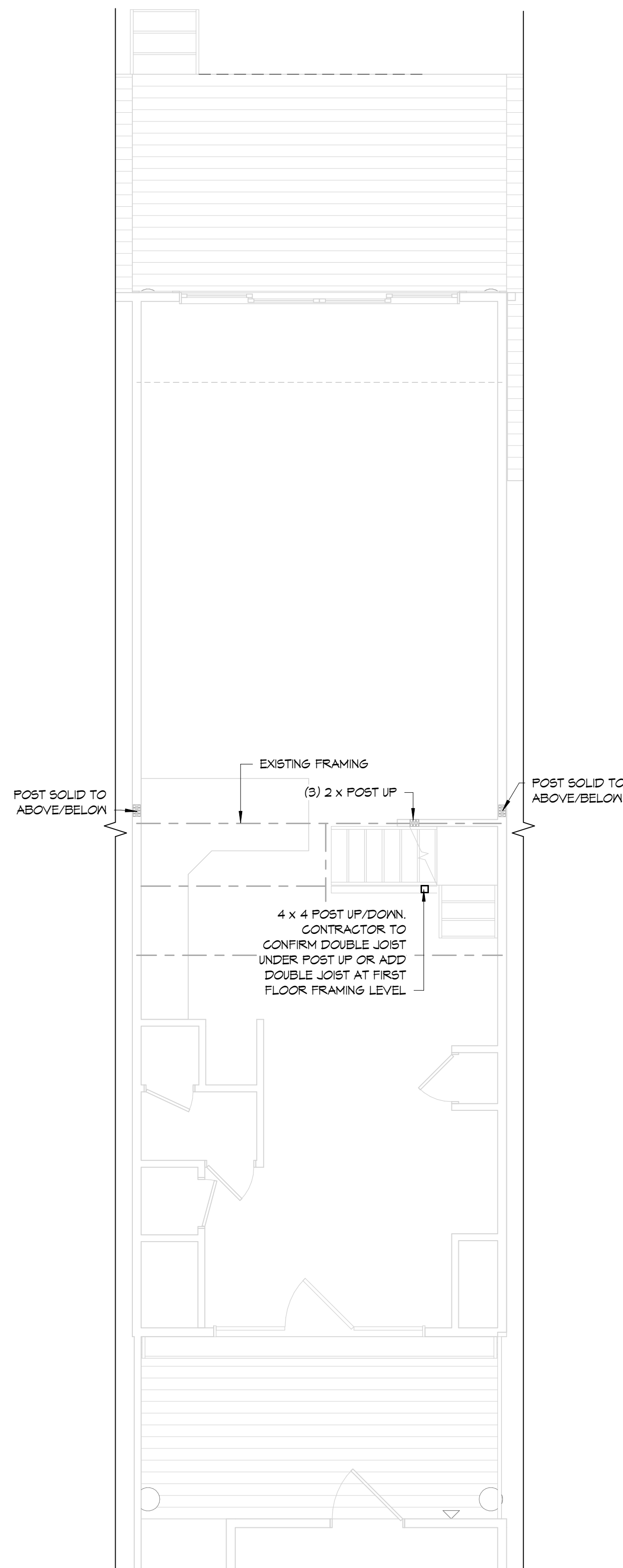
PAGI / NEAL RESIDENCE ADDITION
15 SEASTRAND COURT,
DENEY BEACH, DE 19971
TAX PARCEL # 334-20.10-32.00

ELEMENT
115 w. market street, 2nd floor
lewes, de 19958
302.645.0777
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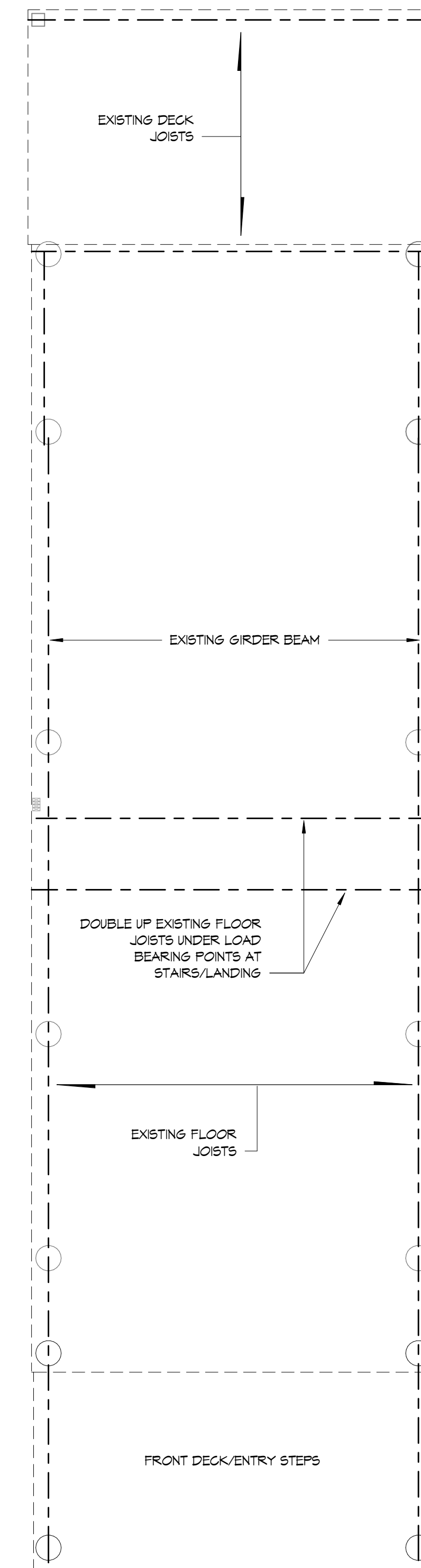
DSN	DRW	CHKD
-	JK	JK

SCALE: As indicated
JOB No. e24217
ISSUE DATE: 03.11.25

5001



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



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

NOTES:

1. MIN. (3) 2 x STUD POST AT ALL GIRDER TRUSS, STEEL & LVL BEAM BEARING LOCATIONS, U.N.O. POST/BLOCK SOLID TO FOUNDATION OR SUPPORTING MEMBER BELOW.
2. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE 'SM', U.N.O. REFERENCE SHEAR WALL NAILING PATTERN & SCHEDULE, SHEET S001.

REV.	DATE	DESCRIPTION	BY

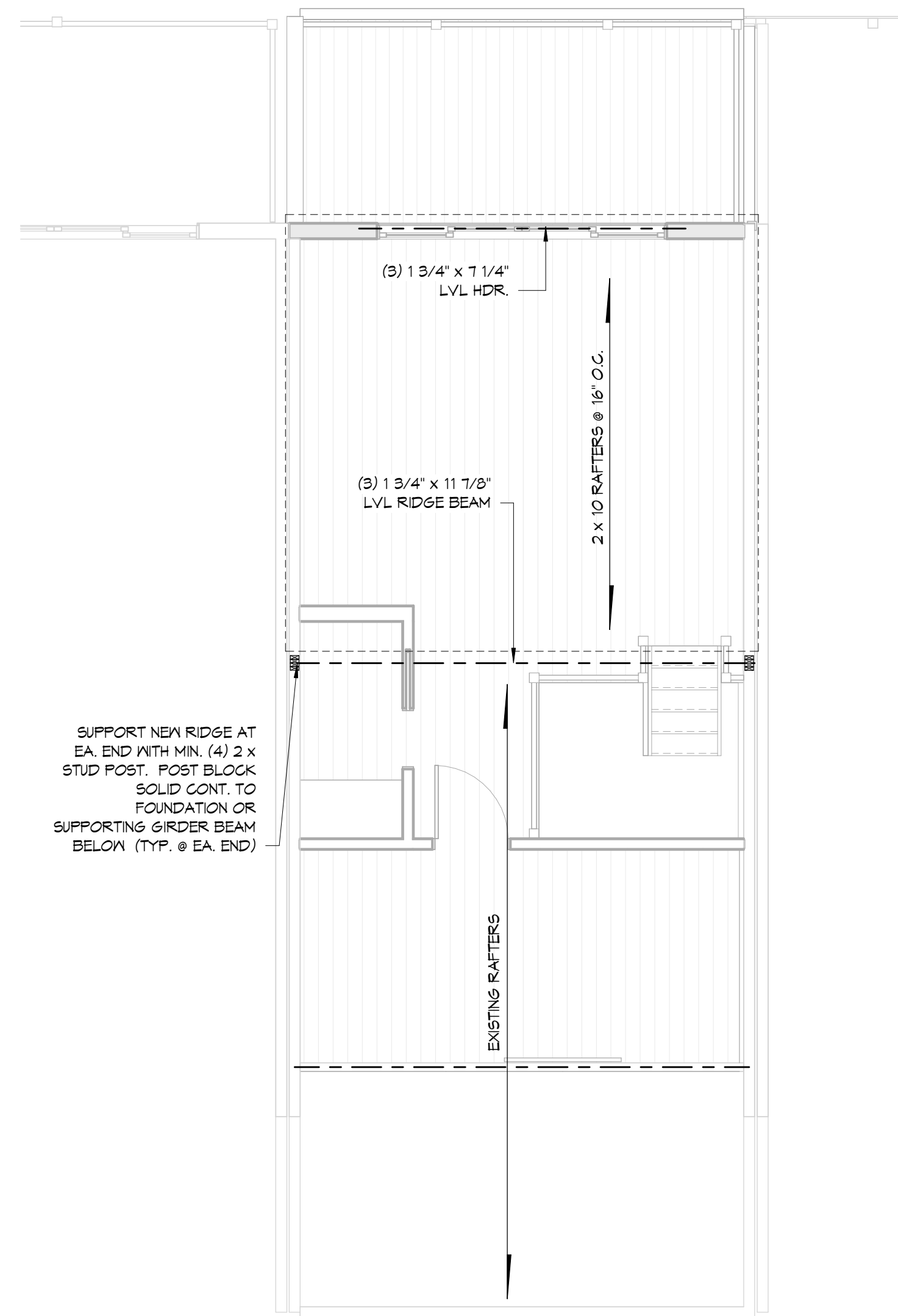
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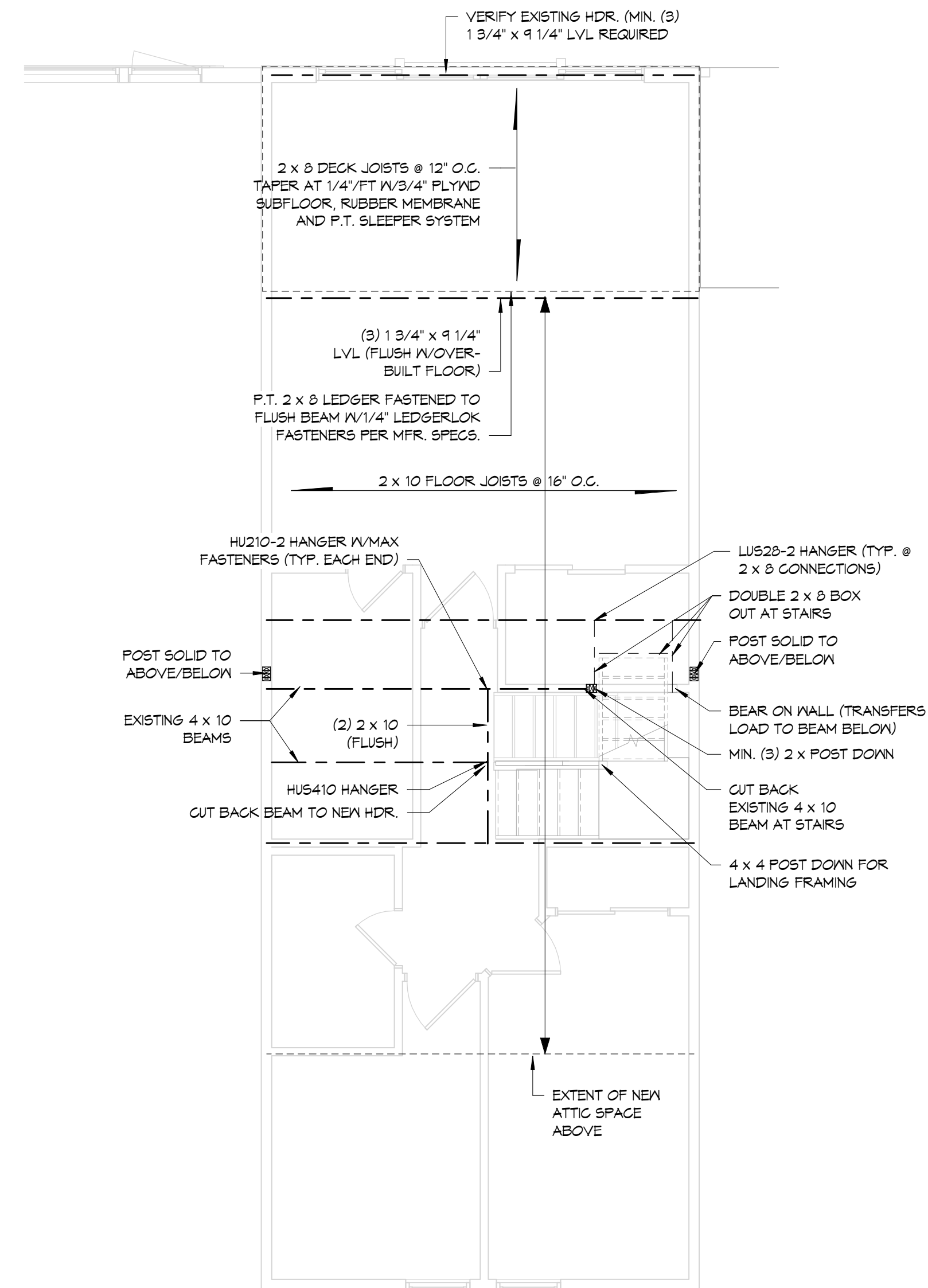
DSN	DRW	CHKD
-	JK	JK

SCALE: 1/4" = 1'-0"
 JOB No. e24217
 ISSUE DATE: 03.11.25

5201



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



2 THIRD FLOOR FRAMING PLAN
1/4" = 1'-0"

NOTES:

- MIN. (3) 2 x STUD POST AT ALL GIRDER TRUSS, STEEL & LVL BEAM BEARING LOCATIONS, U.N.O. POST/BLOCK SOLID TO FOUNDATION OR SUPPORTING MEMBER BELOW.
- ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE SW1, U.N.O. REFERENCE SHEAR WALL NAILING PATTERN & SCHEDULE, SHEET S001.

REV.	DATE	DESCRIPTION	BY

PAGI / NEAL RESIDENCE ADDITION
 15 SEAstrand COURT,
 DENEY BEACH, DE 19971
 TAX PARCEL # 334-20.10-32.00


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-	JK	JK
SCALE:		1/4" = 1'-0"
JOB No.		e24217
ISSUE DATE:		03.11.25