



Delaware Coastal Programs
100 W. Water Street, Ste. 7B
Dover, Delaware 19904

Re: Delaware Coastal Management Program Consistency Review for the Construction of Eight (8) Units in Milford, DE for Affordable Homeownership Built by Sussex County Habitat for Humanity (Project Partially Funded Economic Development Initiative Community Project Funds)

AZ-RI Consultants is completing Environmental Reviews for the proposed construction of eight scattered site homes in Milford, DE on behalf of Sussex County Habitat For Humanity (SCHFH).

SCHFH is a recipient of two federal awards, which will be used to help build these single-family homes for low-income homeownership in Milford, Delaware. These awards include:

1. Economic Development Initiative/Community Project Funding from the U.S. Department of Housing and Urban Development (HUD)
2. Self-Help Homeownership Opportunity Program (SHOP) from the U.S. Department of Housing and Urban Development (HUD)

Project Description:

SCHFH will build 8 scattered site homes in Milford, DE for affordable homeownership. All homes will be targeted to low-income Sussex County residents making at or below 60% of area median income. This project will stabilize 8 households by providing the opportunity to build and purchase an affordable home.

Construction of each home will take place entirely within the property lines of each lot. All lots are on public water and sewer. SCHFH will be installing hookups for utilities towards the end of the construction process for each home. SCHFH may also install or repair sidewalks on the properties, in accordance with housing codes.

Building Methods:

For new construction projects, SCHFH builds conventional stick framed houses on concrete block foundations with a crawl space. Stick framing means essentially all parts of the framed building structure, from roofs to trusses to walls, are constructed on-site from loose lumber delivered to the construction site. The organization may build ranch-style or two-story homes depending on the needs of each Habitat partner family.

With few exceptions, properties also receive a new shed, landscaping, asphalt driveways, and (when applicable) concrete pavement sidewalks. The majority of new homes, including those outlined in this consultation, are built in pre-existing residential areas. As a result, they are connected to local utilities (rather than utilizing or digging wells).

For the properties under review, Sussex County Habitat for Humanity will dig foundations that are 2-3 feet deep. All parcels will require minor leveling of a few inches, with no major changes to the topography. Backfill will be used as necessary- areas will be filled in, as needed, with soil that has been shifted from other areas of the parcel.

SCHFH fully complies with all applicable local building codes and other legal requirements. All materials and equipment are kept on the property. SCHFH's Construction Department oversees all work onsite, and home construction is carried out by SCHFH employees, local contractors, volunteers, and Habitat partner families as part of their sweat equity requirements. Homes are built with affordability in mind, so energy efficiency is accounted for in home design and appliance choices. SCHFH also works to limit material waste, maximize durability, and implement environmentally friendly practices.

The final floor plan for each Habitat home is determined based on the features of each lot as well as the needs of each partner family. SCHFH finalizes the plan for each home prior to the start of construction. Please find four sample floor plans attached for a general view of how each home might look.

1. 3 Bedroom Ranch 25'6" x 44'
2. 5 Bedroom Ranch 29'4" x 50'
3. 4 Bedroom Two-Story 32' x 28'
4. 4 Bedroom Two-Story 15' x 50'

Properties for Coastal Consistency Review:

(NOTE: to remain consistent with separate Habitat For Humanity Projects in progress, the following eight sites begin at Number 9).

9. Lot 2362 Mispillion and Columbia Street, Milford, DE 19963

Parcel ID: 330-7.17-15.00

10. Lot 2374 McColley and Mispillion Street, Milford, DE 19963 (interior)

Parcel ID: 330-7.17-27.00

11. Lot 2375 McColley and Mispillion Street, Milford, DE 19963 (corner)

Parcel ID: 330-7.17-28.00

12. 19 Columbia Street, Milford, DE 19963

Parcel ID: 330-7.17-17.00

13. 21 Columbia Street, Milford, DE 19963

Parcel ID: 330-7.17-18.00

14. 19 McColley Street, Milford, DE 19963

Parcel ID: 330-7.17-31.00

15. 17 McColley Street, Milford, DE 19963

Parcel ID: 330-7.17-30.00

16. 15 McColley Street, Milford, DE 19963

Parcel ID: 330-7.17-29.00



AZ-RI has reviewed the above-reference projects and has determined them to be consistent with the Delaware Coastal Management Program. This determination is based upon the following findings: the projects are located in an existing neighborhood in the City of Milford, DE, will connect to municipal sewer and water, and are located in an area with ready access to stores, transportation, schools, healthcare, and other services.

We are requesting your review and concurrence with our determination for these eight new construction projects pursuant to Coastal Zone Management Act regulations (15 CFR-Part 930). We look forward to working with your office during this consultation. Please do not hesitate to reach out with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Hannah Wertz', is written over a light blue horizontal line.

Hannah Wertz
AZ-RI Consultants

Attachments:

1. Subject Property Description Maps with Subject Property Photos

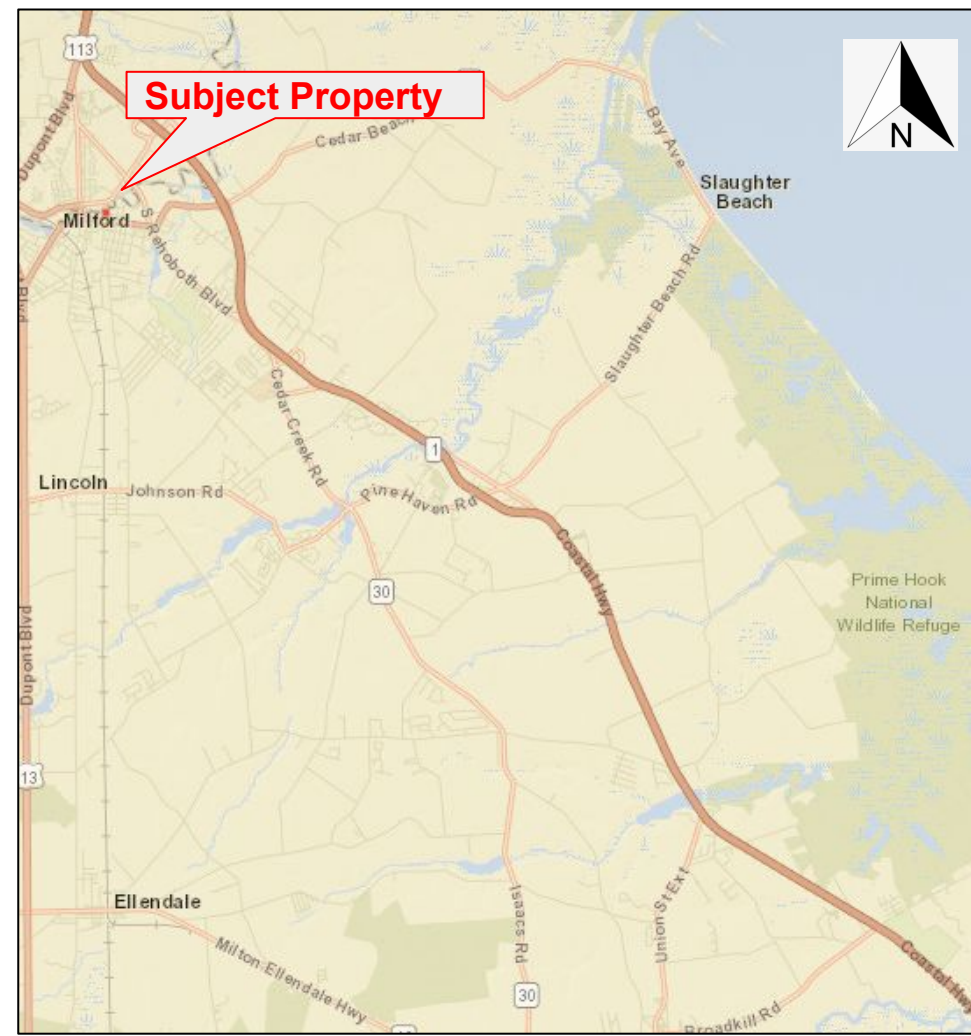
NOTE: Site #s 12 & 13 and 14, 15, & 16 listed above are contiguous and are shown on the same Subject Property Description Maps

2. Sample of Potential Floor Plans
3. Sample of Recently Completed SCHFH Homes

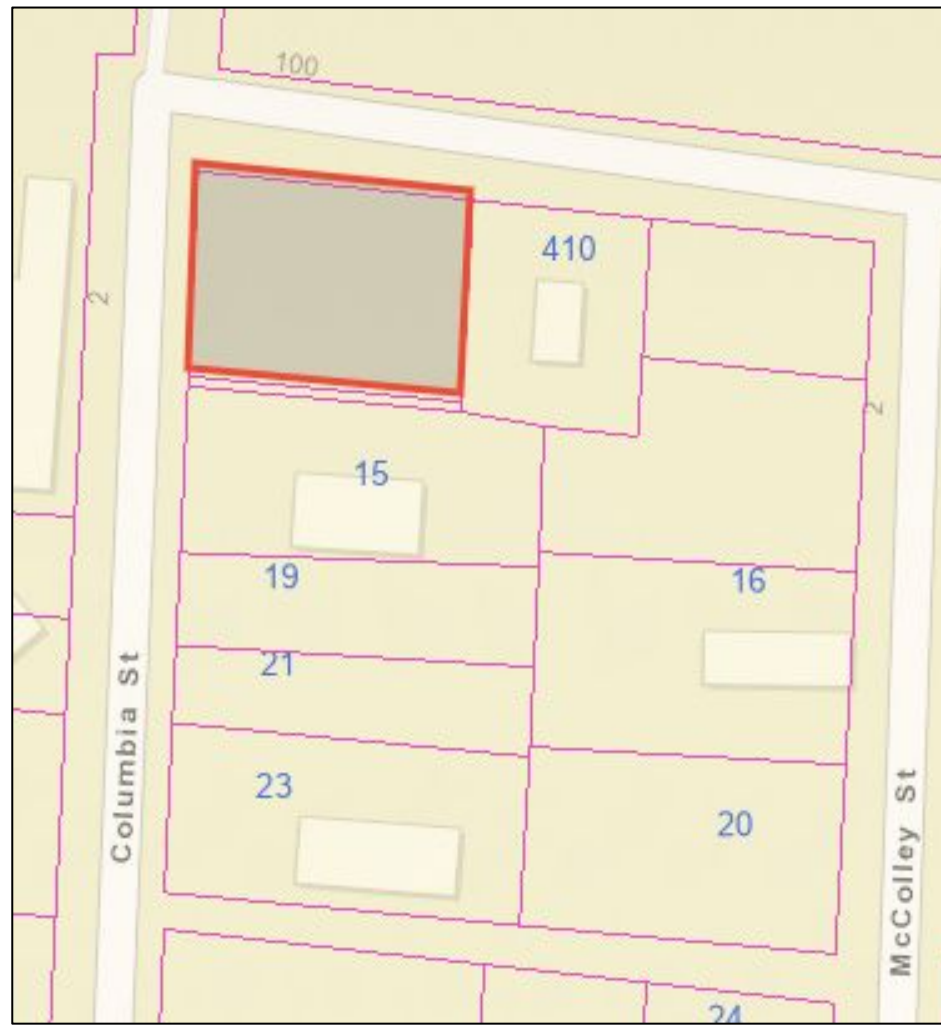
**Lot 2362 Mispillion & Columbia Street
Milford, DE 19963**

**Project Number:
231128-1**

**Subject
Property
Description**



2 Subject Property Vicinity
(Sussex County, DE Property Records Map Data 12/08/23)



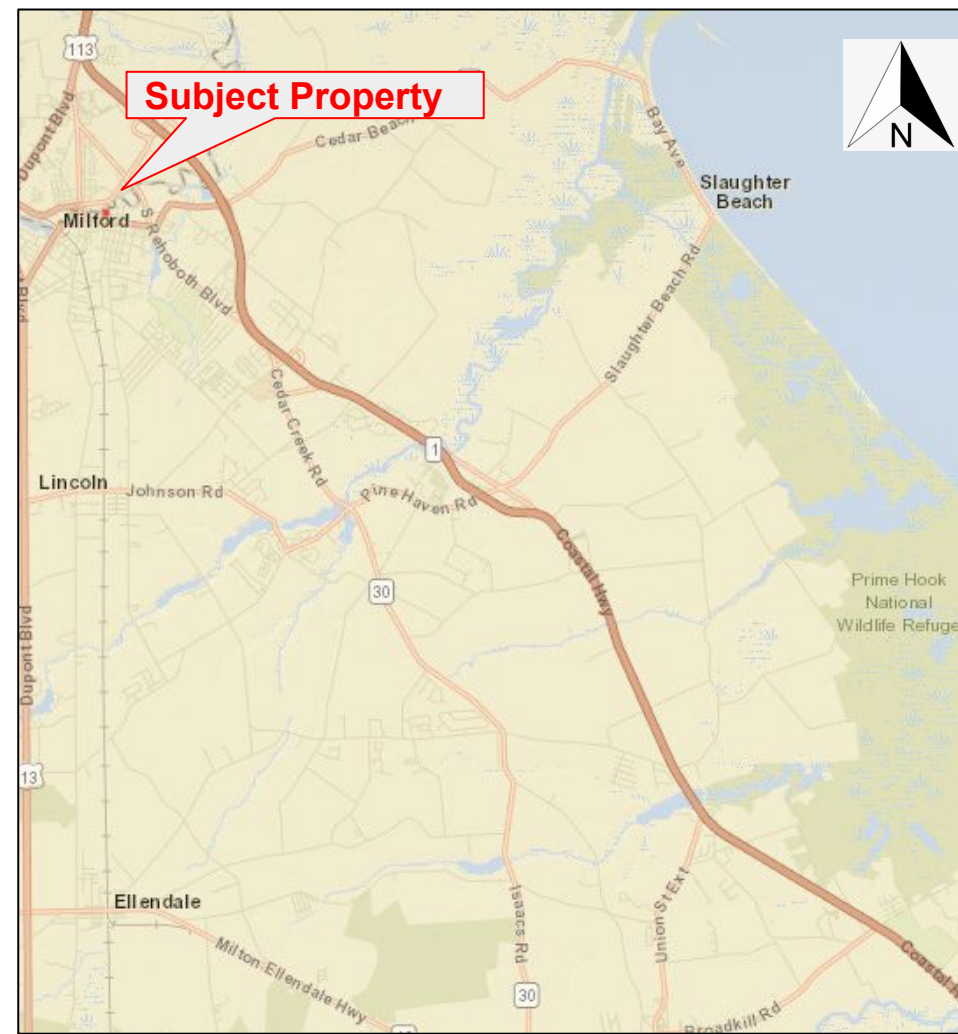
1 Subject Property Boundaries
(Sussex County, DE Property Records Map Data 12/08/23)



3 Subject Property Aerial (Google Earth Imagery 12/08/23)

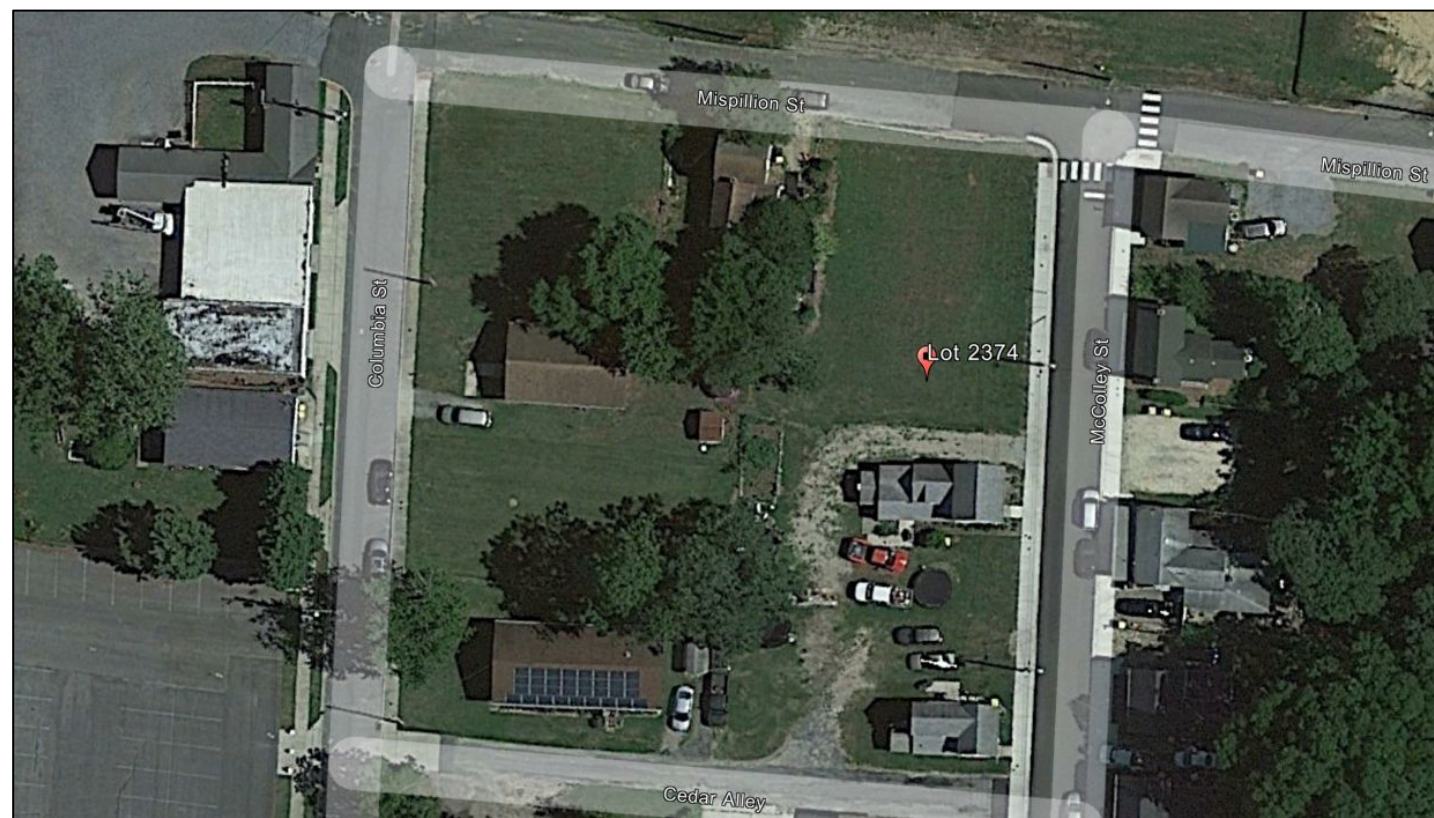


Unless labeled, maps are not to scale.



1 Subject Property Boundaries
(Sussex County, DE Property Records Map Data 12/08/23)

2 Subject Property Vicinity
(Sussex County, DE Property Records Map Data 12/08/23)



3 Subject Property Aerial (Google Earth Imagery 12/08/23)

AZARI
CONSULTANTS

**Lot 2374 McColley & Mispillion Street
Milford, DE 19963 (interior)**

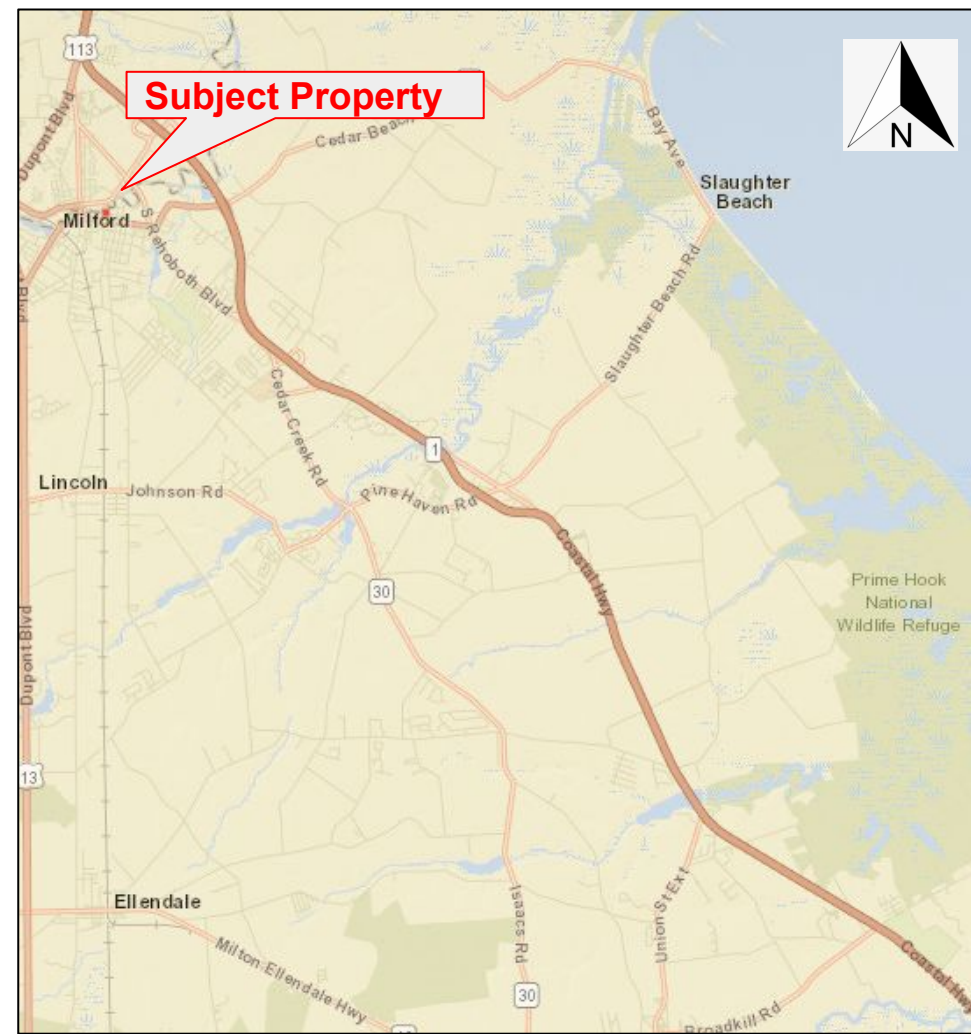
**Project Number:
231128-1**

**Subject
Property
Description**

**Lot 2375 McColley & Mispillion Street
Milford, DE 19963 (corner)**

**Project Number:
231128-1**

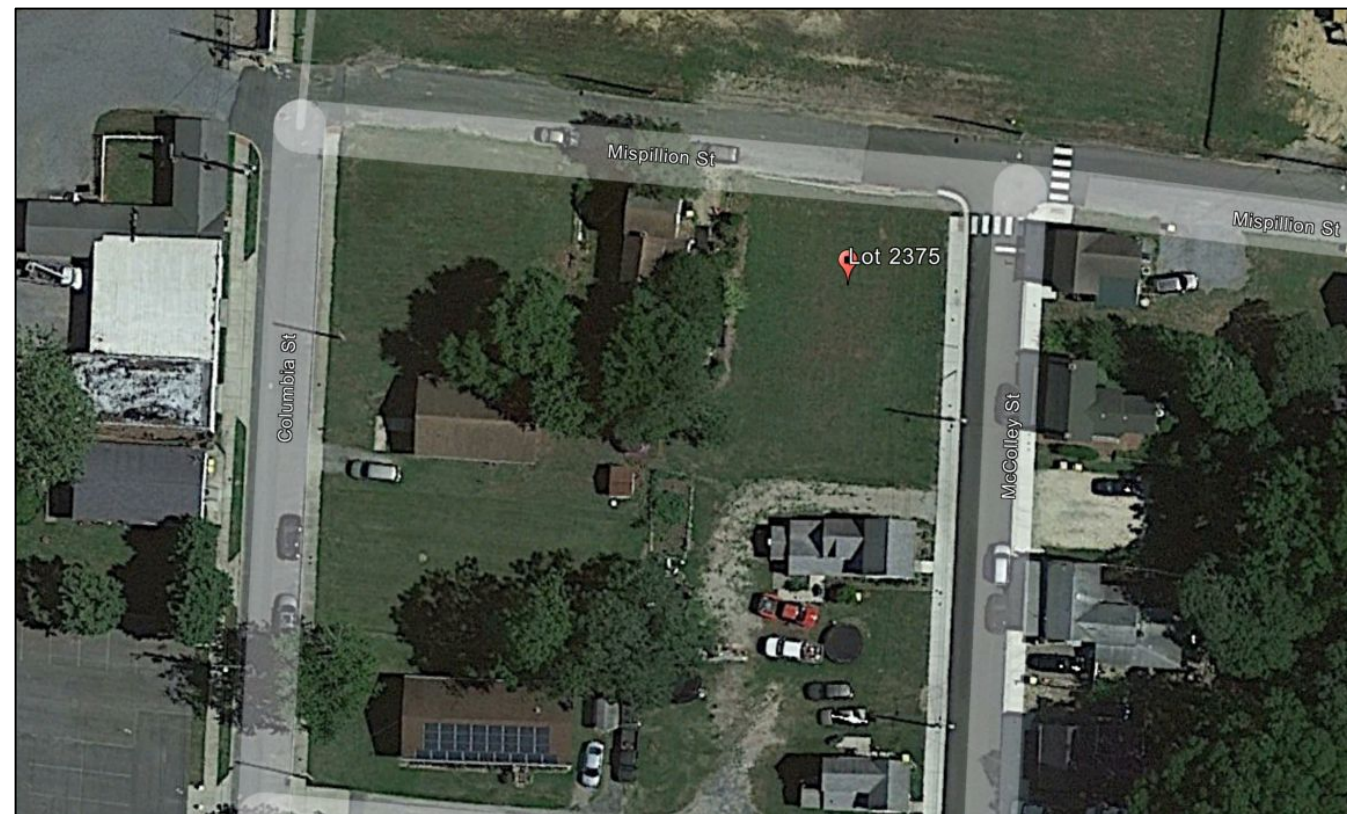
**Subject
Property
Description**



2 Subject Property Vicinity
(Sussex County, DE Property Records Map Data 12/08/23)



1 Subject Property Boundaries
(Sussex County, DE Property Records Map Data 12/08/23)

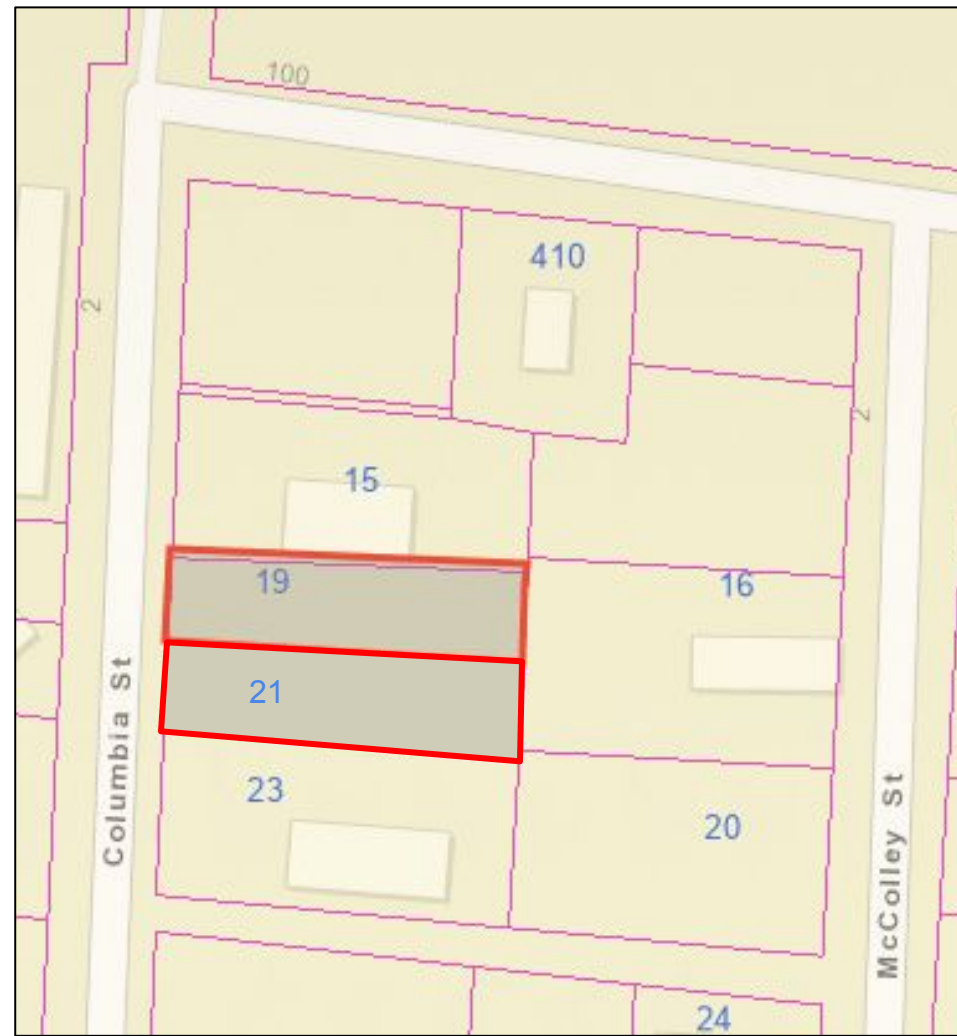


3 Subject Property Aerial (Google Earth Imagery 12/08/23)

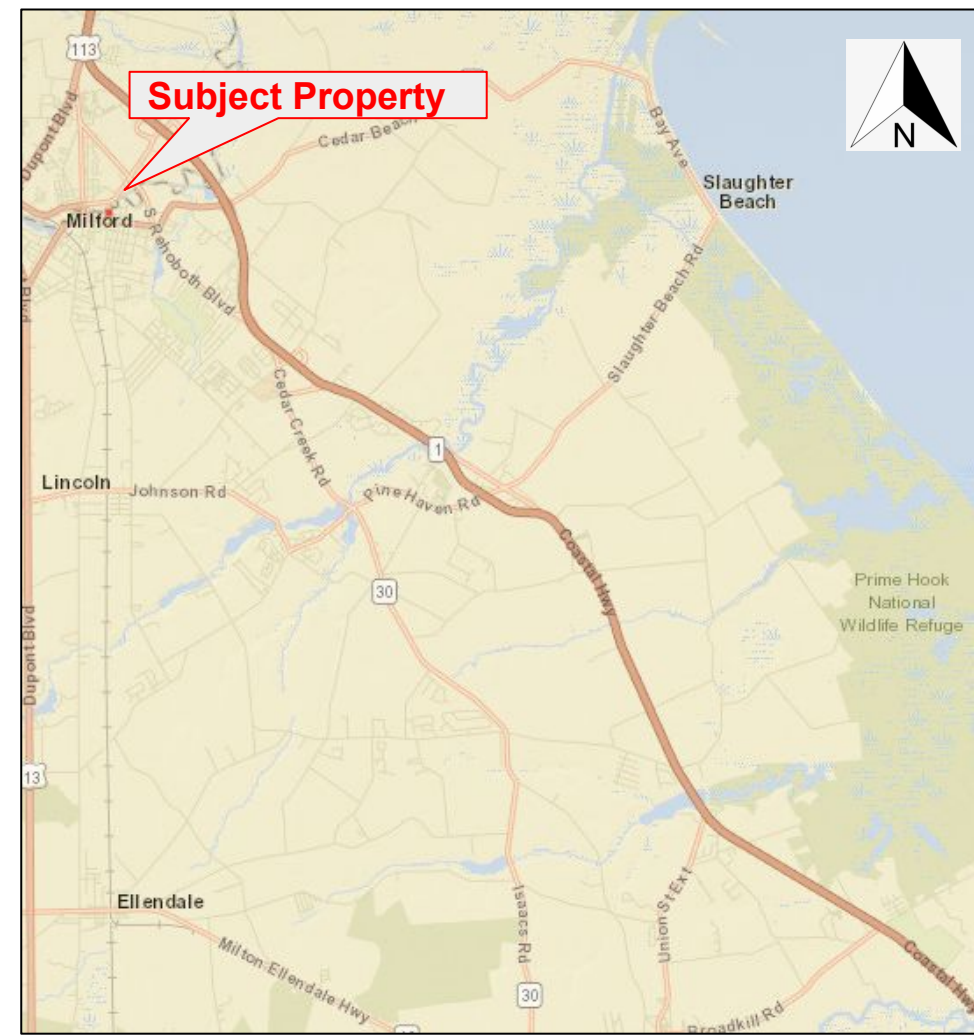




19 Columbia Street



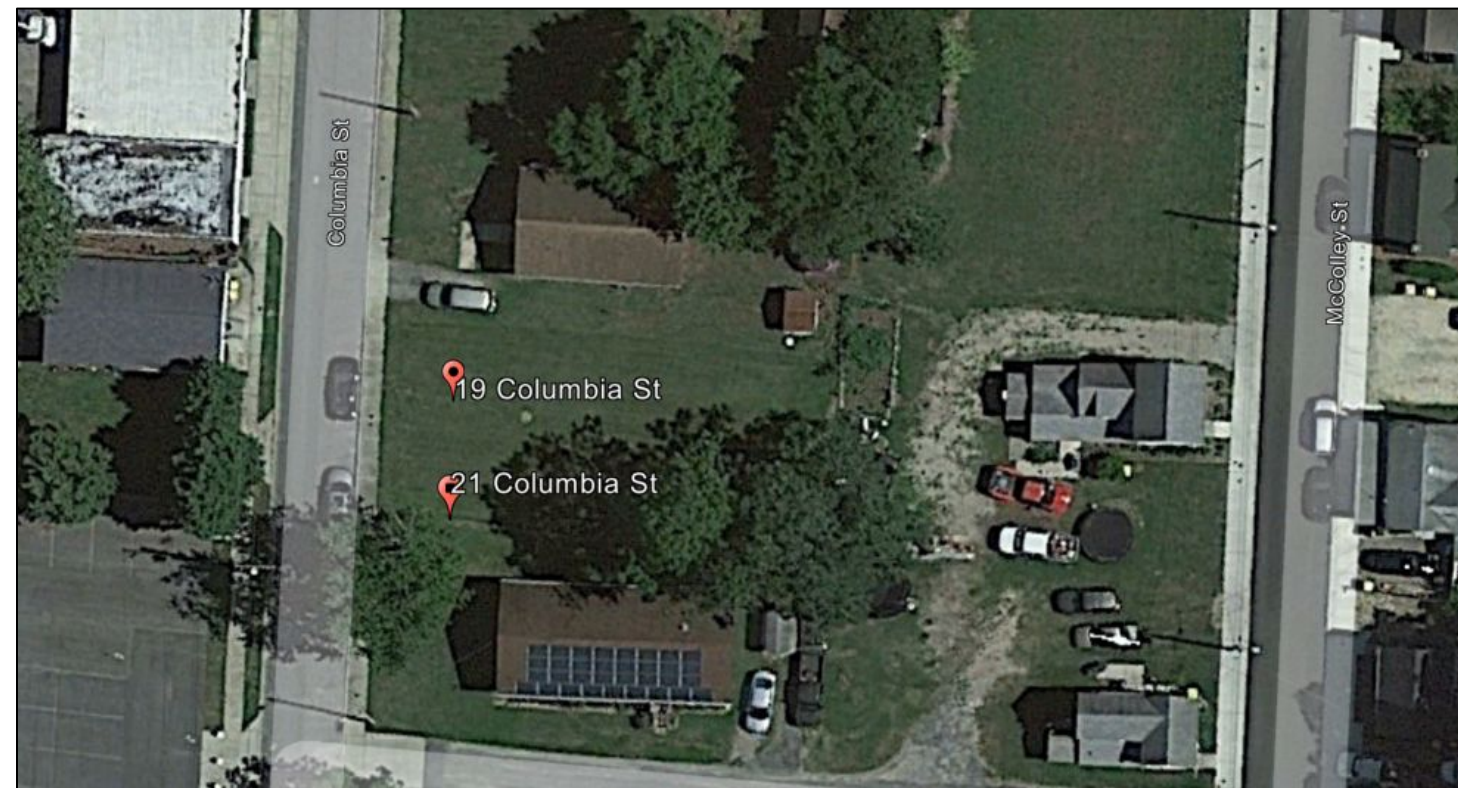
1 Subject Property Boundaries
(Sussex County, DE Property Records Map Data 12/08/23)



2 Subject Property Vicinity
(Sussex County, DE Property Records Map Data 12/08/23)



21 Columbia Street



3 Subject Property Aerial (Google Earth Imagery 12/08/23)



19 McColley Street



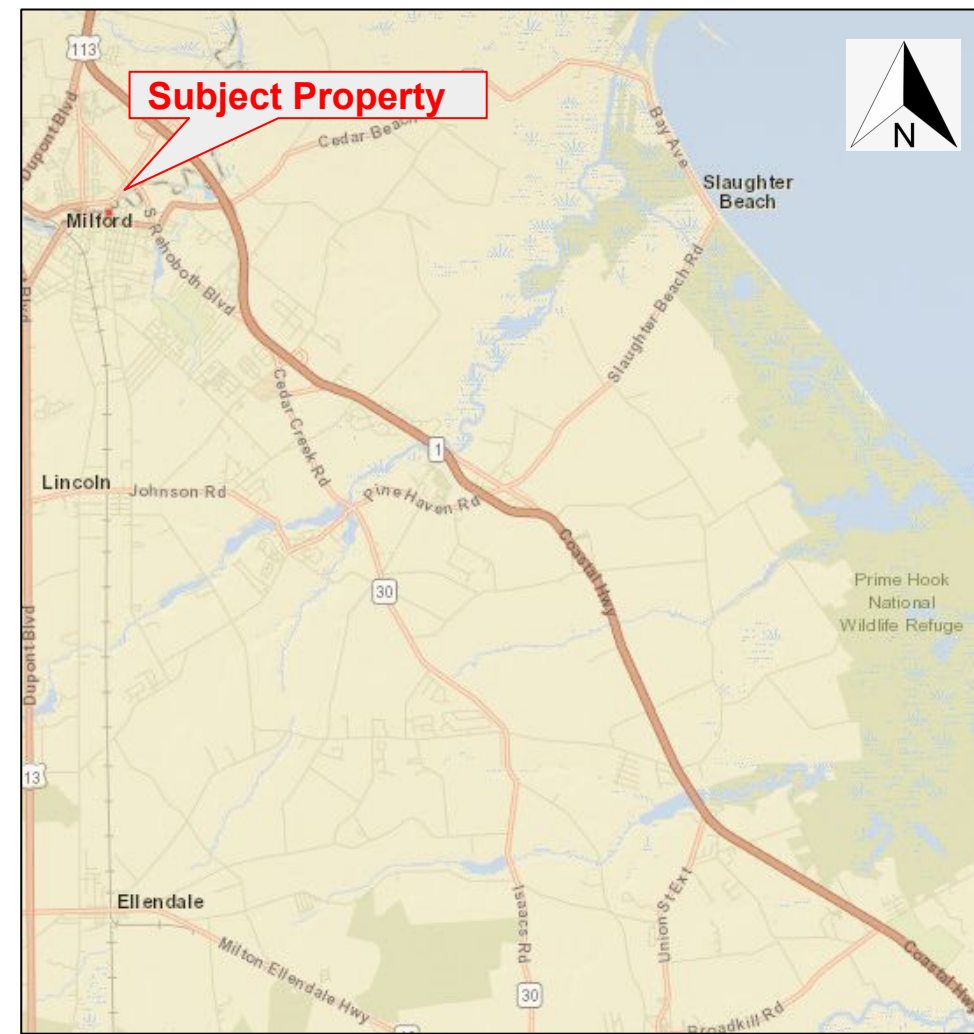
17 McColley Street



15 McColley Street



1 Subject Property Boundaries
(Sussex County, DE Property Records Map Data 12/08/23)

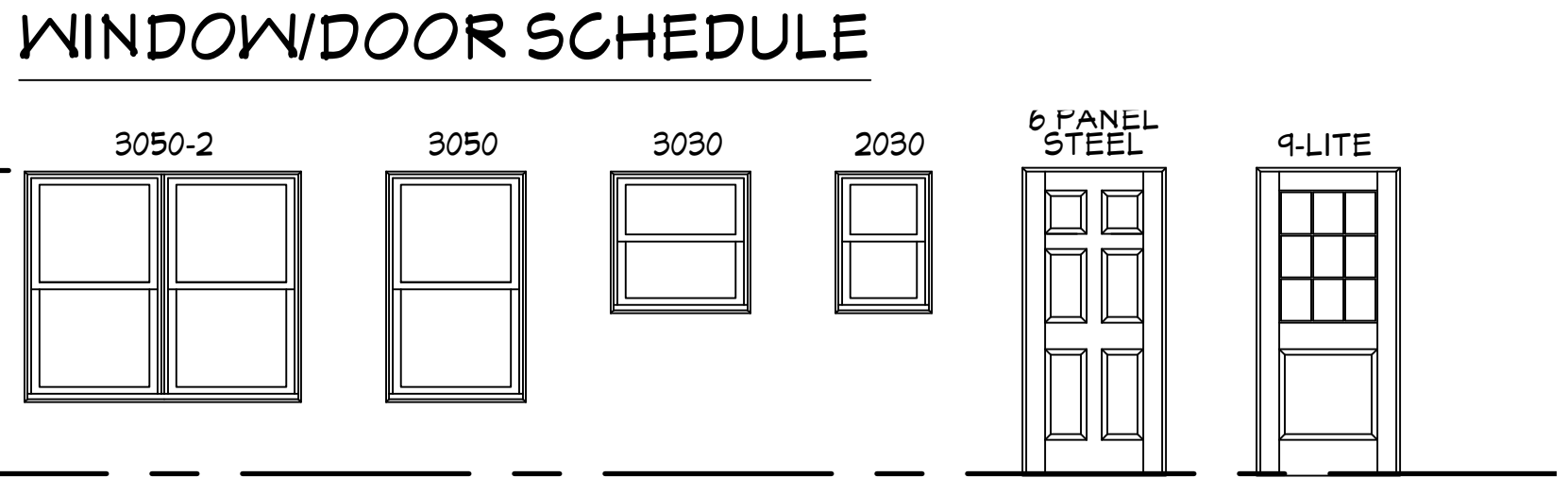
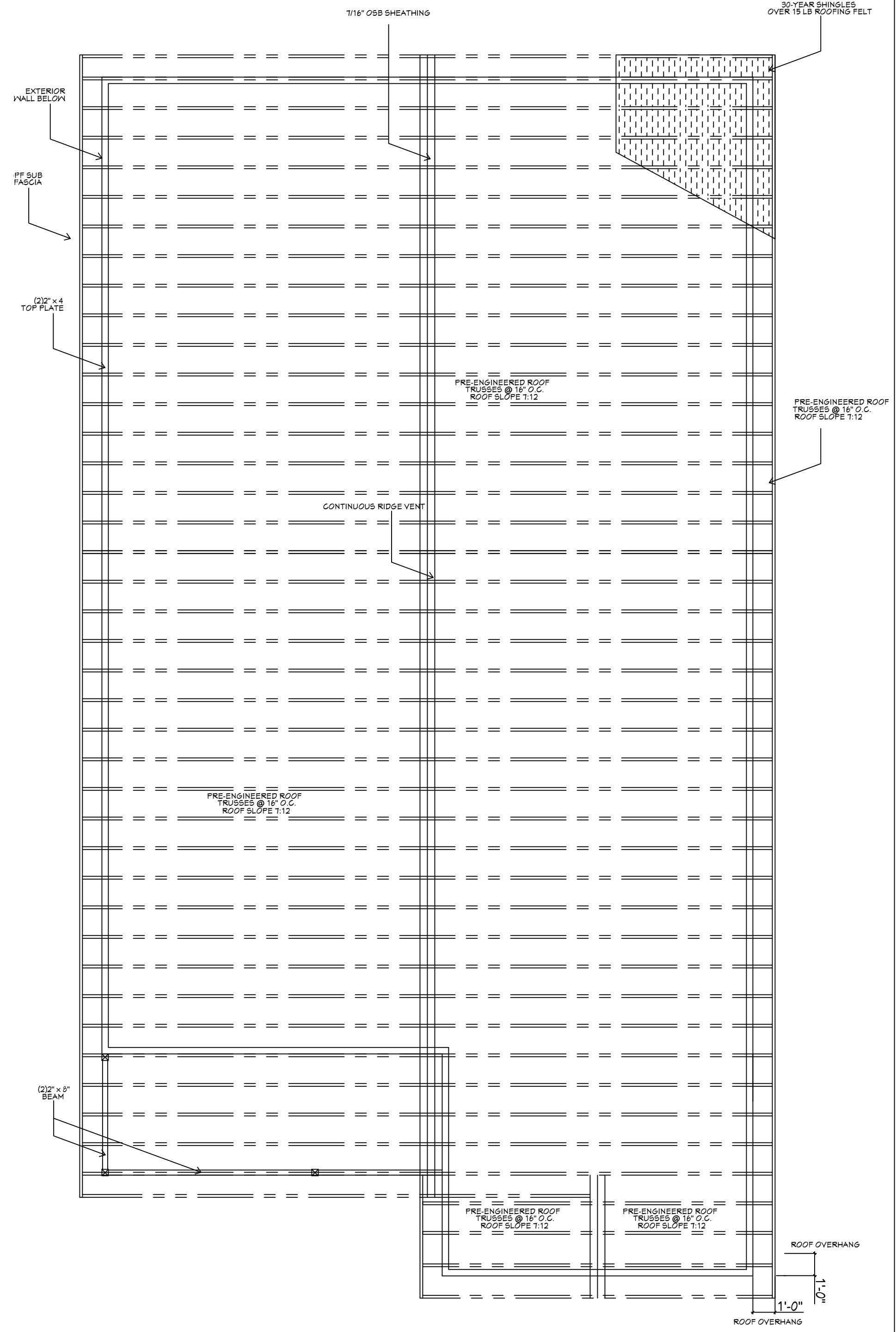
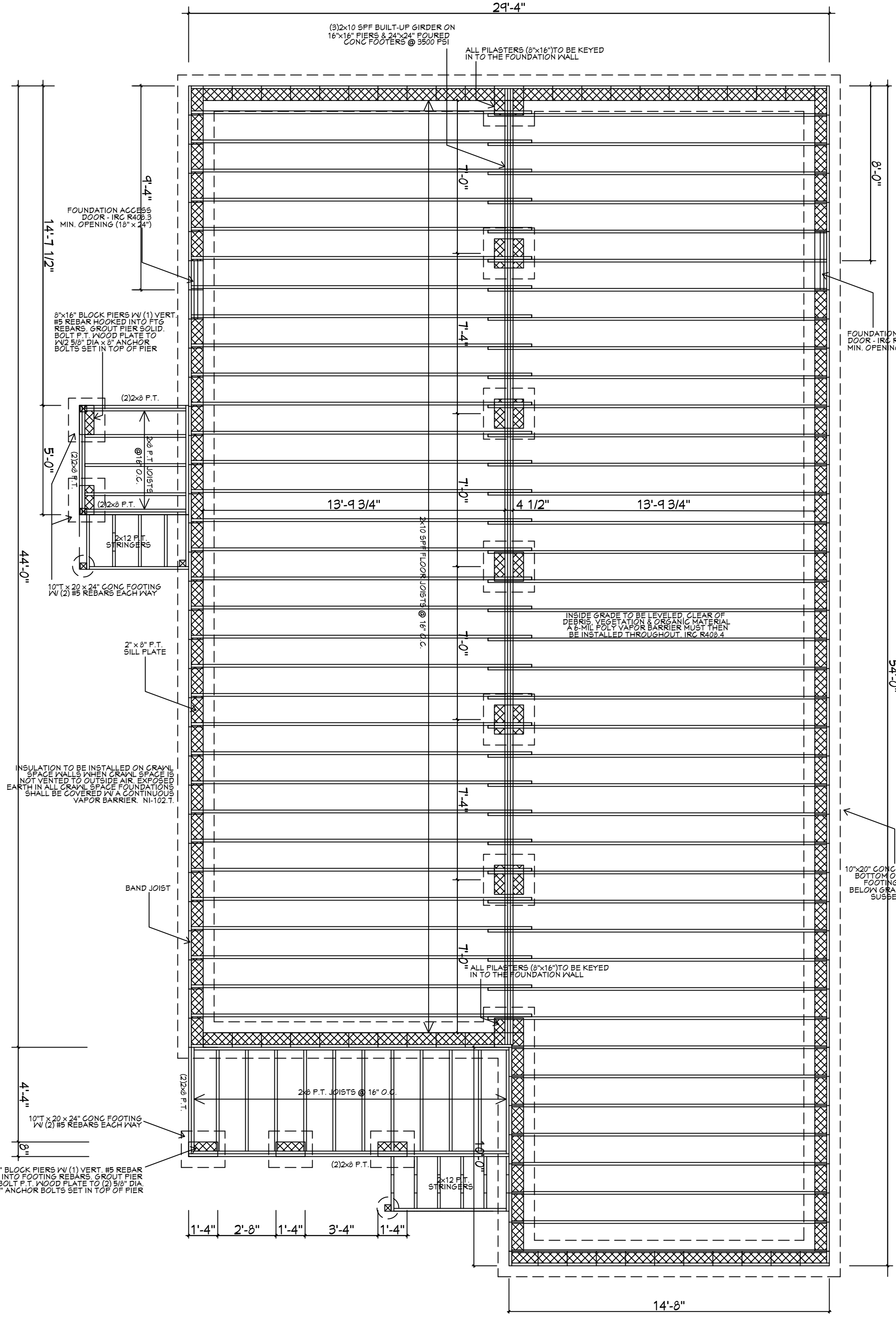
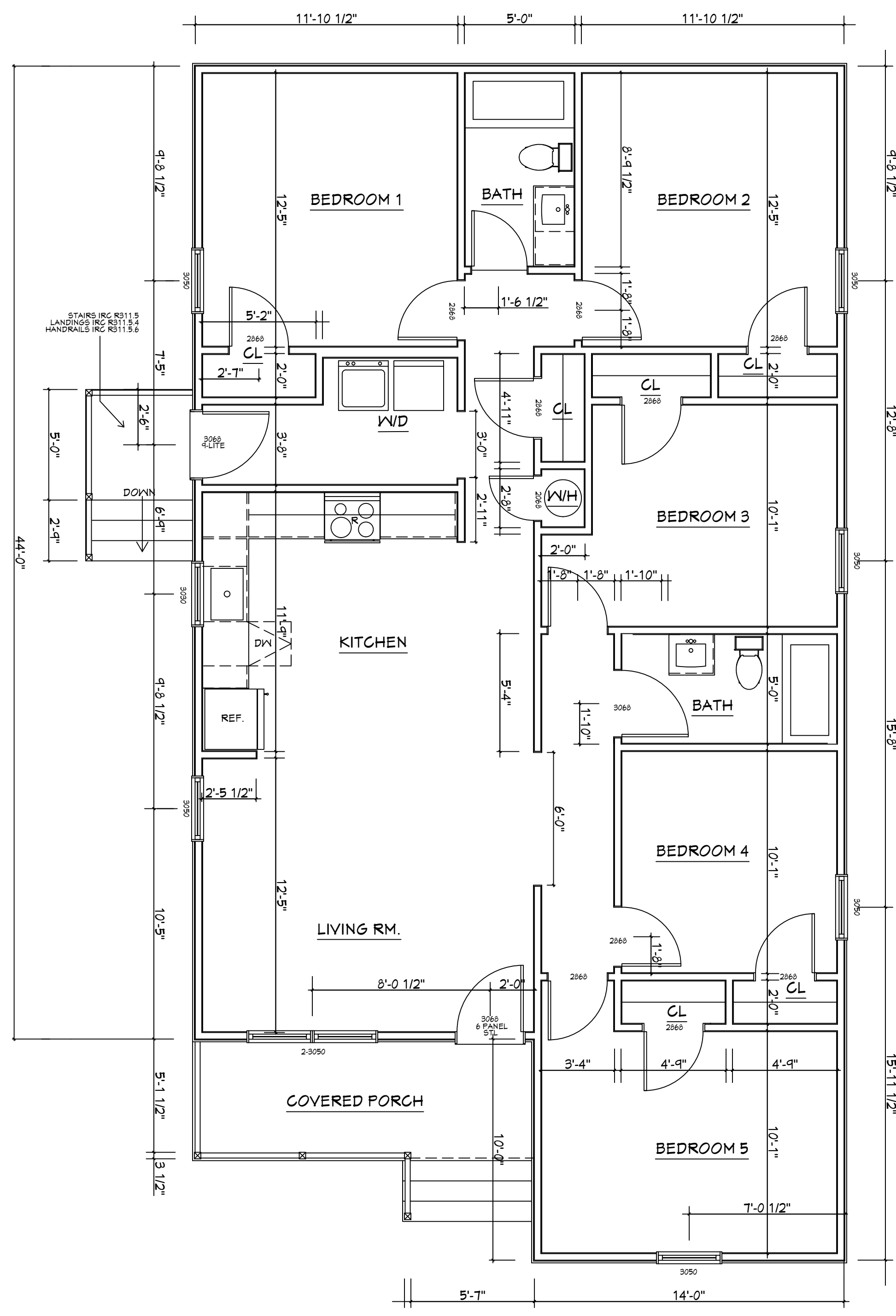


2 Subject Property Vicinity
(Sussex County, DE Property Records Map Data 12/08/23)



3 Subject Property Aerial (Google Earth Imagery 12/08/23)

SUSSEX COUNTY HABITAT FOR HUMANITY
RANCH STYLE RESIDENCE - 5 BEDROOM 1 STORY
SUSSEX COUNTY, DELAWARE



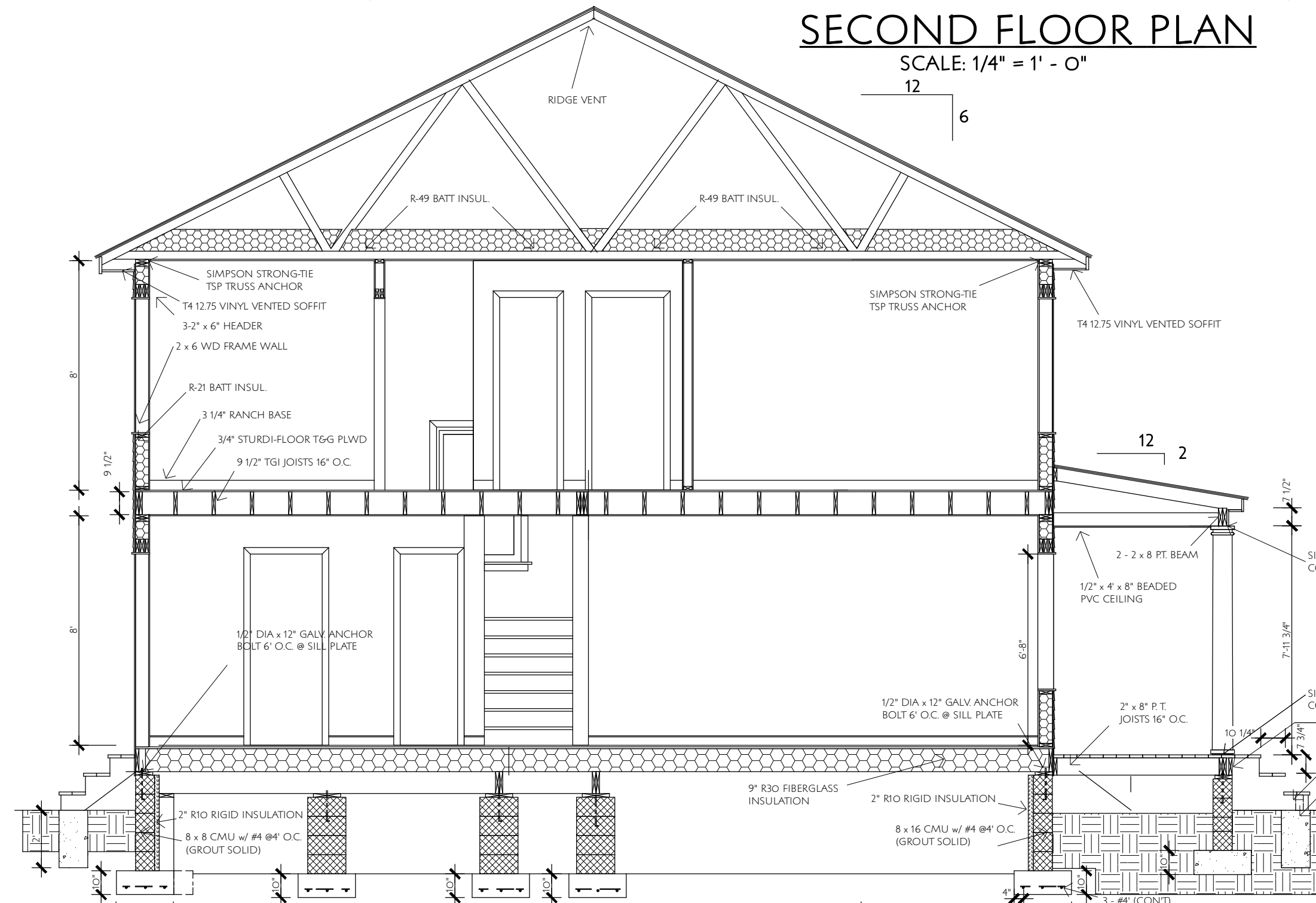
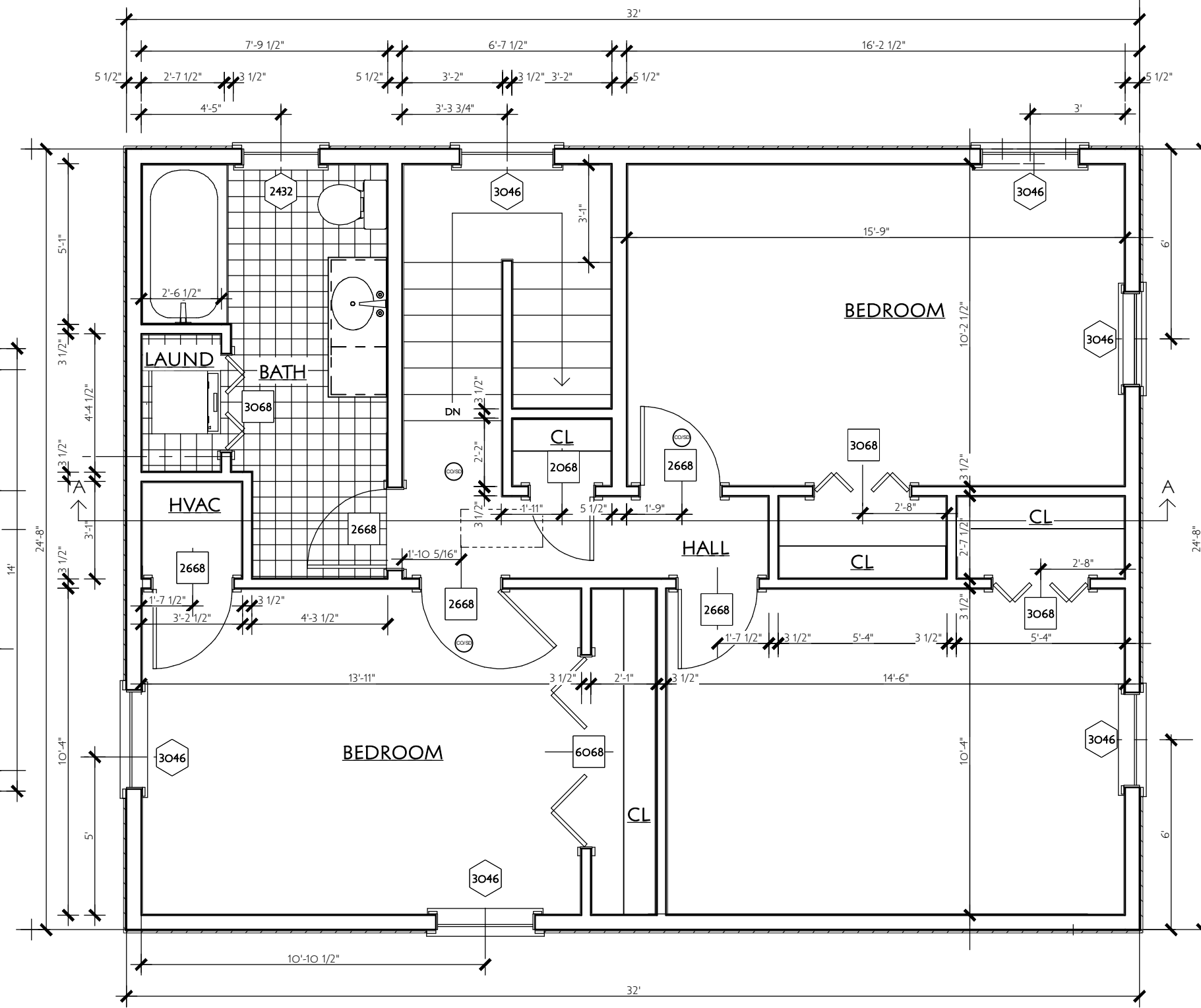
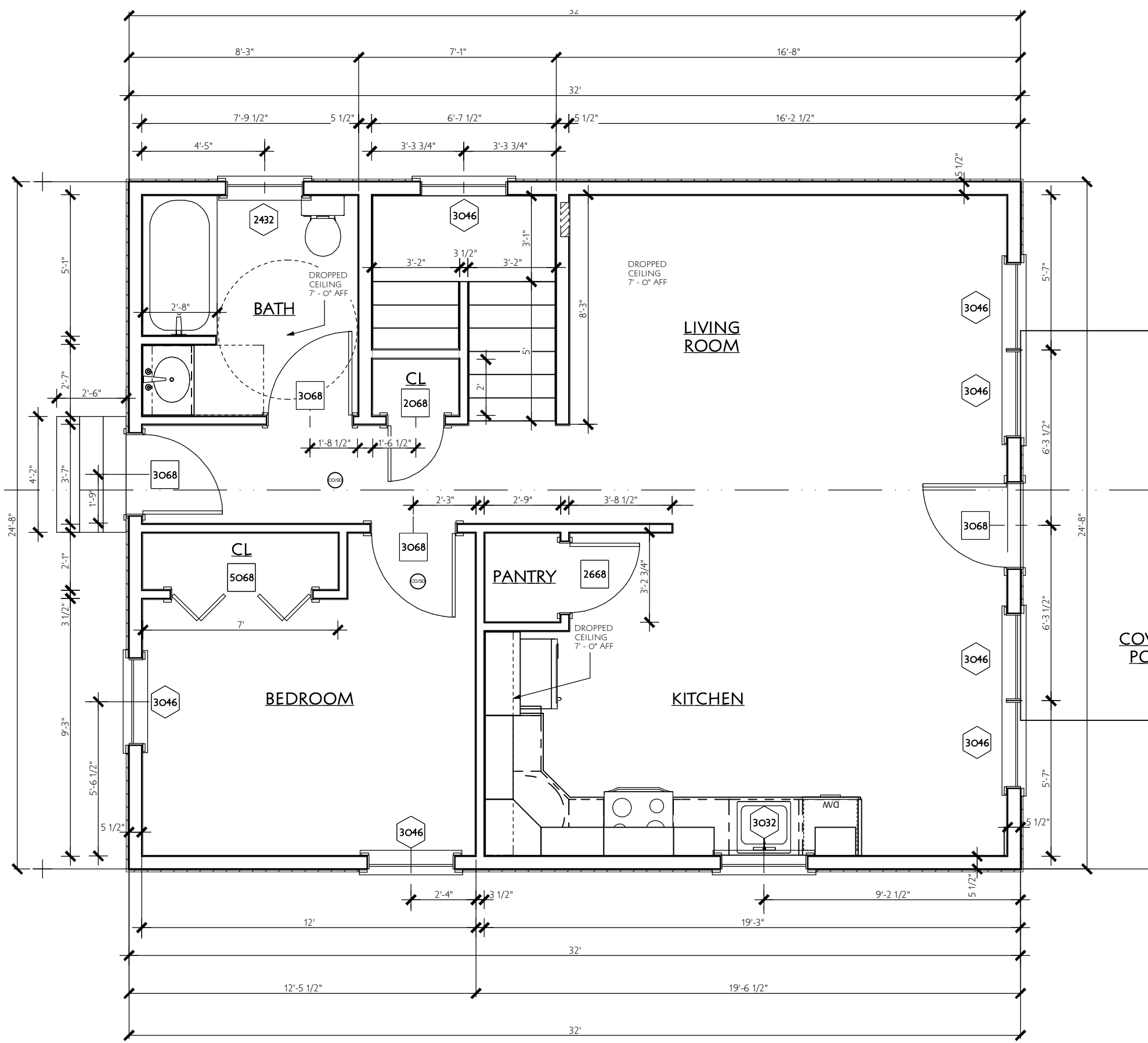
PROJECT DESCRIPTION

TOTAL CONDITIONED AREA: 1,434 SQ. FT.
 COVERED PORCH AREA: 84 SQ. FT.
 HVAC SYSTEMS, SPECIFICATIONS & LOCATIONS TO BE DESIGNED BY HVAC CONTRACTOR
 ALL WINDOWS ARE SPECIFIED AS ANDERSEN 400 SERIES
 ALL HEADER SIZES:
 2x4 WALLS: (2) 2x12 SPF, UNLESS OTHERWISE NOTED
 2x6 WALLS: (3) 2x12 SPF, UNLESS OTHERWISE NOTED
 ALL INTERIOR DIMENSIONS ARE TO FINISHED WALLS
 EXTERIOR WALL CONSTRUCTION: 2x4 SPF WOOD STUDS
 1ST FLOOR FINISHED CEILING HEIGHT 8' - 0"

IRC 2012 CODE COMPLIANCE

SMOKE DETECTORS TO BE BATTERY BACK-UP AND INTERCONNECTED IRC R314
 SMOKE DETECTOR/CARBON MONOXIDE COMBINATION UNITS TO BE LOCATED OUTSIDE OF BEDROOMS AND TO INCLUDE BATTERY BACK-UP & INTERCONNECTED IRC R315
 ALL WINDOWS LABELED EGRESS TO HAVE MINIMUM 5.7 SQ. FT. OF CLEAR OPENING AS PER IRC R310
 ALL BATHROOMS TO COMPLY WITH IRC R307.1 FIXTURE CLEARANCE AND R303.3 BATHROOM LIGHT & VENTILATION
 SITE ADDRESS NUMBERS TO COMPLY WITH IRC R319.1
 ROOF VENTILATION TO COMPLY WITH IRC R806
 ROOF FLASHING TO COMPLY WITH IRC R403.2 - R403.4

*ALL ENGINEERED ROOF TRUSSES SHALL BE DESIGNED, SEALED & SUBMITTED TO SUSSEX COUNTY BY LICENSED DELAWARE STRUCTURAL ENGINEER

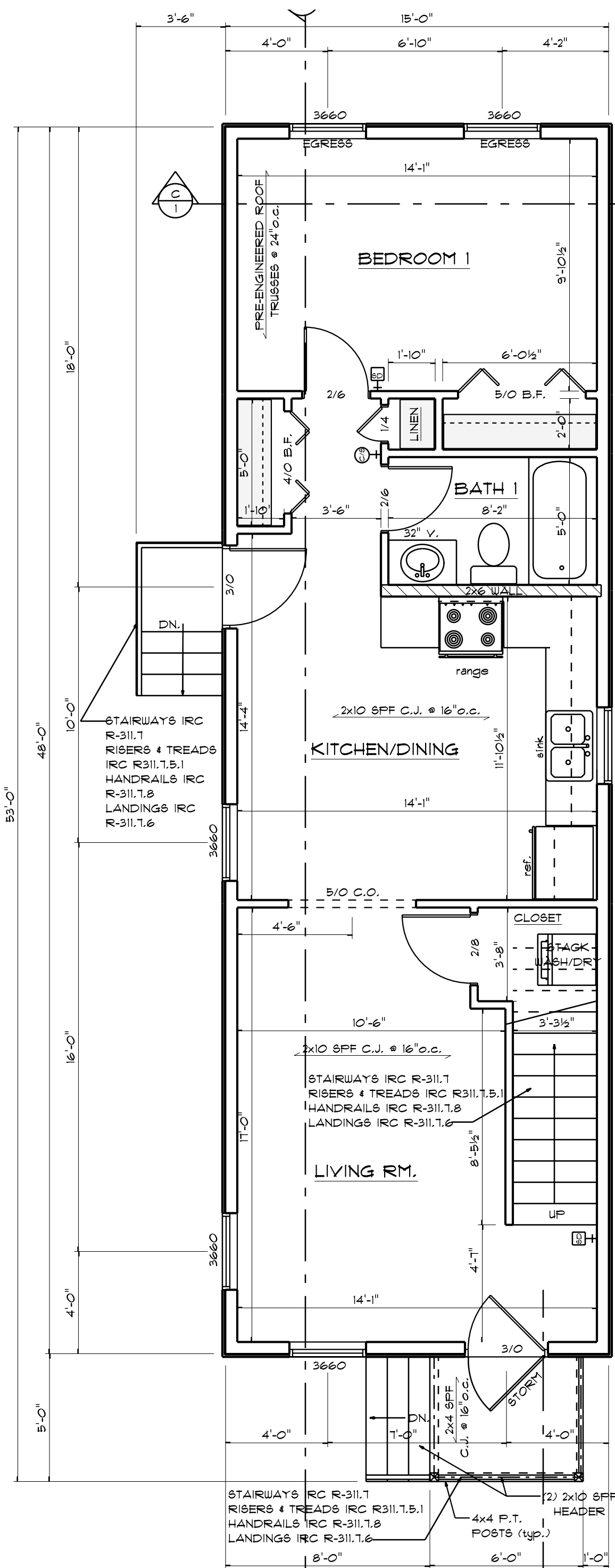


BUILDING CODE COMPLIANCE

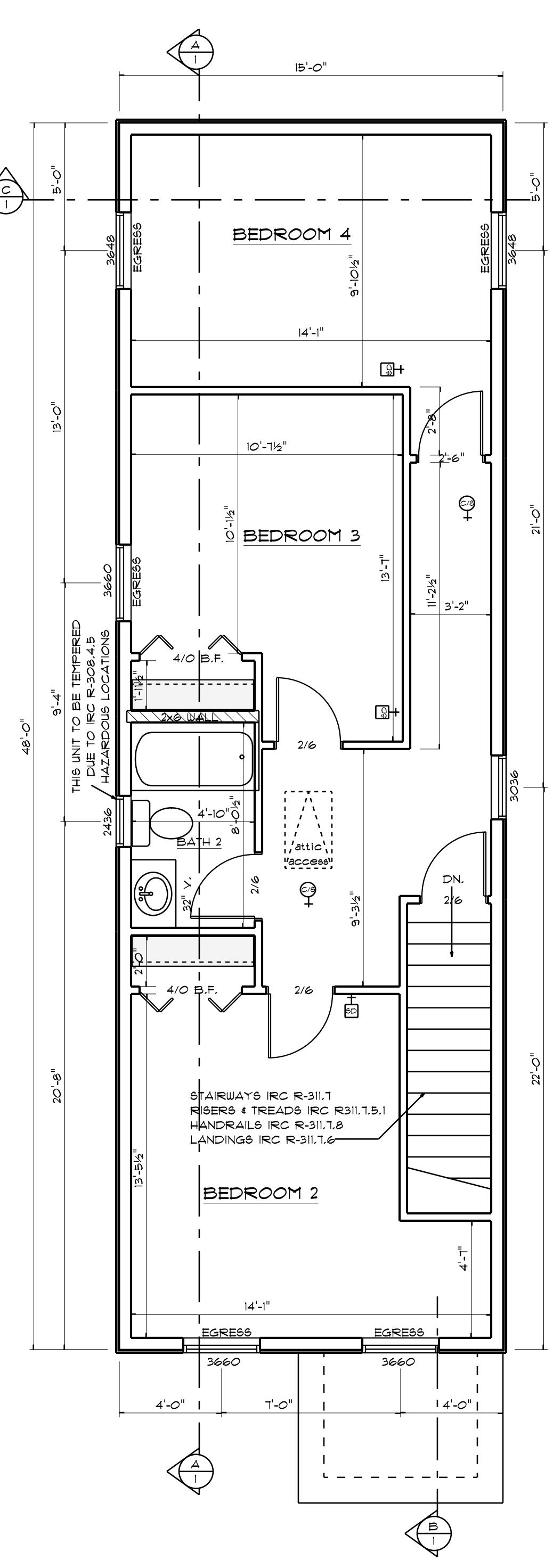
OWNER:	SUSSEX COUNTY HABITAT
USE GROUP:	RESIDENTIAL
PROPOSED BUILDING FOOTPRINT:	731.6 SQUARE FEET
TOTAL AREA OF LIVING SPACES:	1,463.2 SQUARE FEET
MAXIMUM ALLOWABLE HEIGHT:	35 FEET (3 STORIES)
PROPOSED BUILDING HEIGHT:	27.7 FEET
NUMBER OF FLOORS:	2
CONSTRUCTION TYPE:	TYPE V
LINTEL SCHEDULE:	2 x 6 WALLS 4' - 0" 3-2 x 8 w/2 LAYERS OF 1/2" PLWD 6' - 0" 3-2 x 10 w/2 LAYERS OF 1/2" PLWD +6' - 0" 3-2 x 12 w/2 LAYERS OF 1/2" PLWD
	2 x 4 WALLS 4' - 0" 2-2 x 8 w/2 LAYERS OF 1/2" PLWD 6' - 0" 2-2 x 10 w/2 LAYERS OF 1/2" PLWD +6' - 0" 2-2 x 12 w/2 LAYERS OF 1/2" PLWD
BUILDING CODE:	INTERNATIONAL BUILDING CODE 2021
MECHANICAL COMPLIANCE:	INTERNATIONAL ENERGY COMPLIANCE CODE 2018
ELECTRICAL CODE:	NATIONAL ELECTRICAL CODE (NFPA70)
PLUMBING CODE:	INTERNATIONAL PLUMBING CODE
FIRE:	NFPA 101 LIFE SAFETY 2012
ACCESSIBILITY:	ICC/ANSI A117.1

NEW SINGLE FAMILY RESIDENCE
2 STORY, 4 BEDROOM MODEL
SUSSEX COUNTY HABITAT FOR HUMANITY

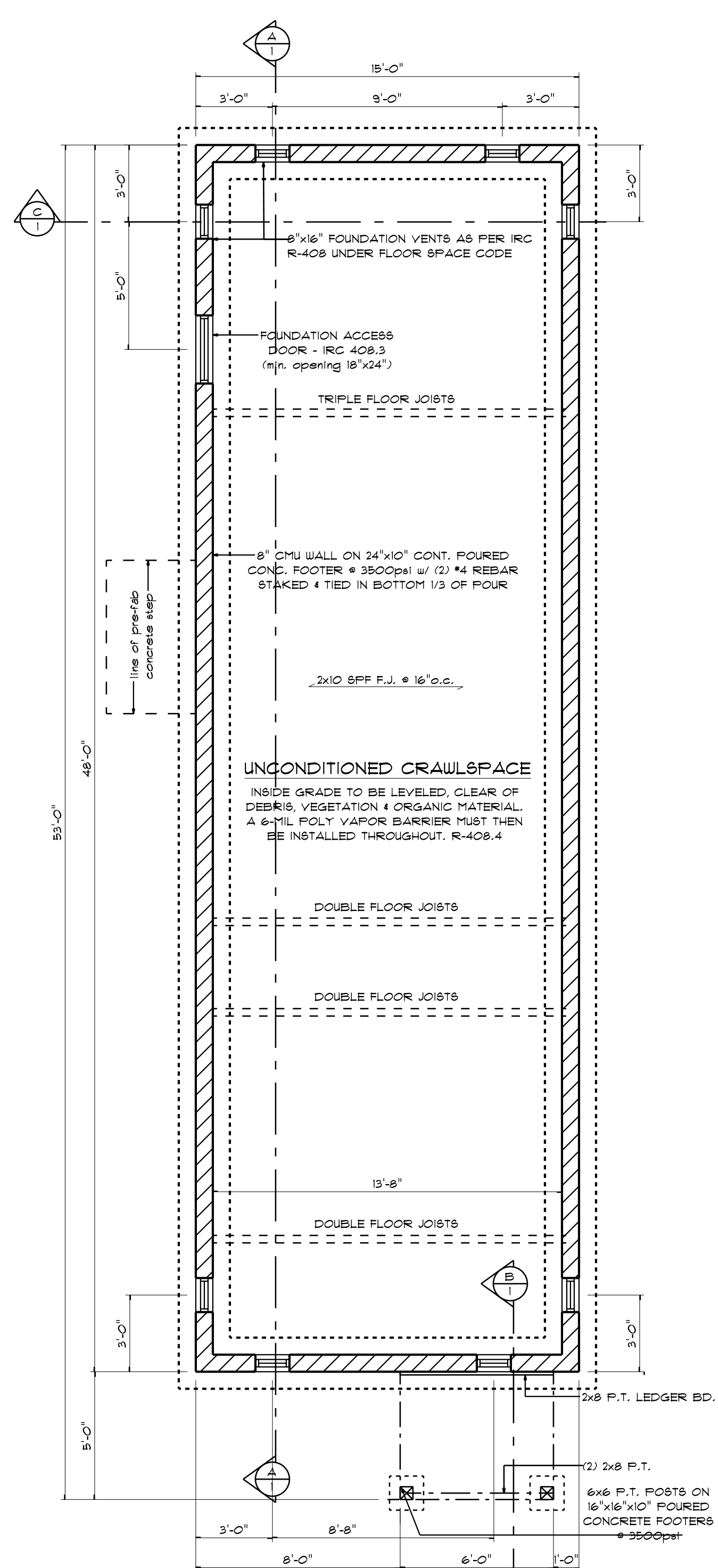




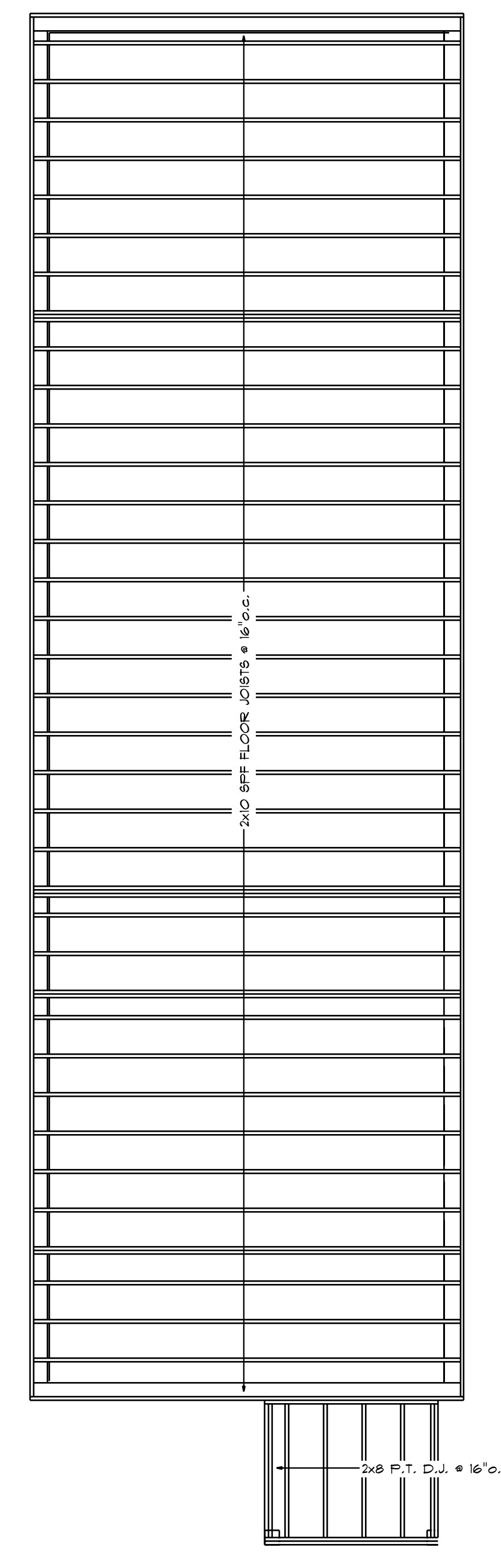
FIRST FLOOR PLAN
HEATED AREA: 120 SQFT.



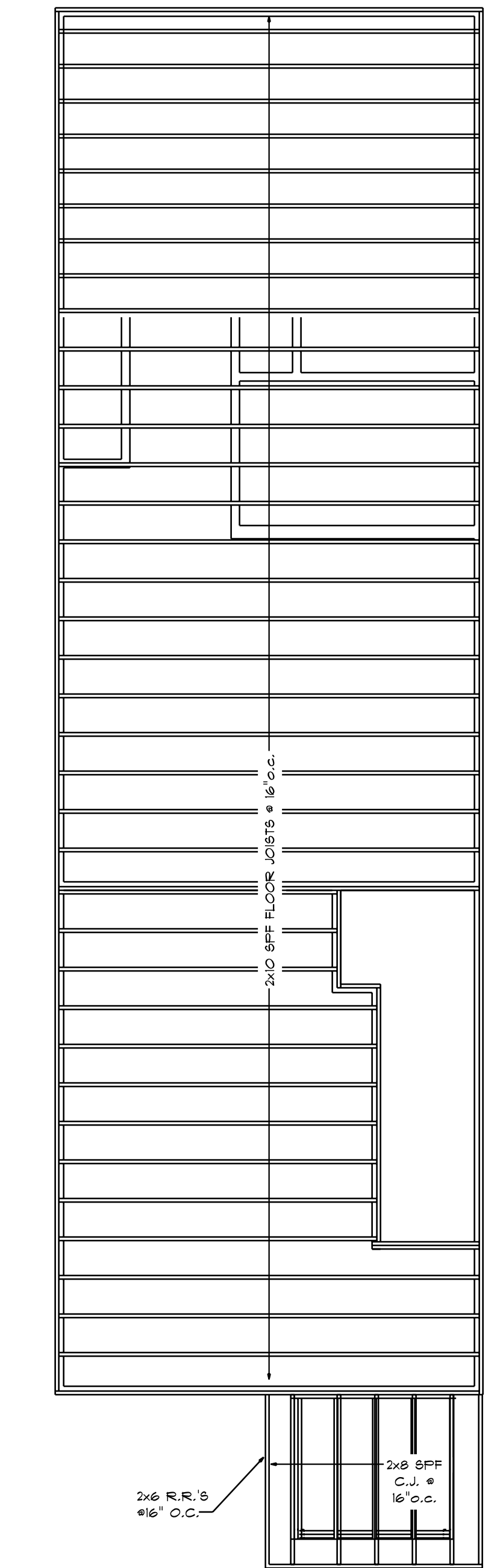
SECOND FLOOR PLAN
HEATED AREA: 920 SQFT.



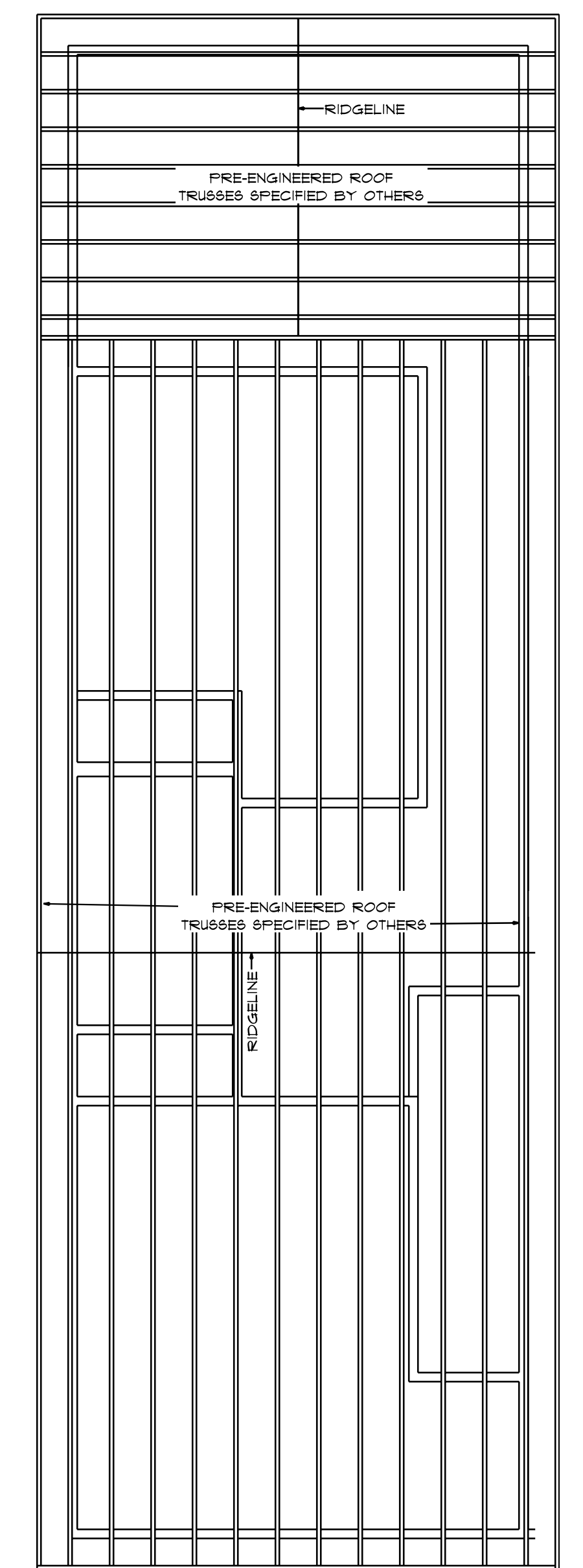
FOUNDATION PLAN



FIRST FLOOR FRAMING PLAN



SECOND FRAMING FLOOR PLAN



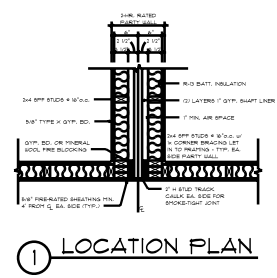
ROOF FRAMING PLAN

HOUSE SPECIFICATIONS:

- 2x6 EXTERIOR WALLS
- 1ST FLOOR CEILING HEIGHT: 8'-0"
- 2ND FLOOR CEILING HEIGHT: 8'-0"
- 1ST FLOOR AREA: 120 SQFT.
- 2ND FLOOR AREA: 920 SQFT.
- TOTAL HEATED: 1440 SQFT.
- FRONT PORCH AREA: 32.5 SQFT.
- HVAC SYSTEM(S) SPECIFICATIONS & LOCATIONS TO BE DETERMINED BY HVAC CONTRACTOR
- ALL INTERIOR DIMENSIONS ARE TO UNFINISHED WALLS (WITHOUT GYPSUM)
- NOTE: ALL WINDOW NUMBERS REPRESENT INCHES (EXAMPLE: 3648 = 36" W. x 48" H.)
- ALL HEADER SIZES: 2x4 WALLS: (2) 2x12 SFF, UNLESS NOTED OTHERWISE
- 2x6 WALLS: (3) 2x12 SFF, UNLESS NOTED OTHERWISE

CODE NOTES:

- SMOKE DETECTORS BATTERY BACK-UP AND INTER-CONNECTED. IRC R-314
- CARBON MONOXIDE ALARMS TO BE LOCATED OUTSIDE OF BEDROOMS AND TO INCLUDE BATTERY BACK-UP AND INTER-CONNECTED. IRC R-315
- ALL WINDOWS LABELED 'EGRESS' TO HAVE MIN. 5.7 SQ FT OF CLEAR OPENING AS PER R-310



NOTE: THE FOLLOWING DESIGNS ARE BASED ON 2012 IRC

<p>M.R. Designs, Inc. 26342 BROADKILL RD. MILTON, DE 19968 (302) 684-8082 www.mrdesignsinc.com ~ www.facebook.com/mrdesignsinc</p>		<p>HOPE HILL- 4 BEDROOM (BOOKLALL) 308 WEST FRONT STREET LAUREL DE 19956</p>	
<p>DATE: Friday, May 13, 2022</p>		<p>DRAWN BY: FOREST DOTTERER</p>	
<p>SCALE: 1/4" = 1'-0"</p>		<p>PAGE: 2</p>	
<p>NOTE: THESE PLANS, DESIGNS & SUBJECT MATTER ARE BASED ON INFORMATION SUPPLIED BY THE OWNER AND/OR CONTRACTOR. DRAFTER, THEREFORE, TAKES NO RESPONSIBILITY FOR THEIR ACCURACY OR INTEGRITY. DRAWINGS ARE FOR DESIGN PURPOSES ONLY. ALL SPECIFICATIONS, DIMENSIONS & CONDITIONS SHOULD BE VERIFIED PRIOR TO COMMENCING CONSTRUCTION. THIS DRAWING IS THE DESIGN & CONSTRUCTION FEATURES DISCLOSED ARE PROPERTY OF M.R. DESIGNS, INC. & SHOULD NOT BE COPIED IN PART OR WHOLE WITHOUT THE EXPRESSED WRITTEN CONSENT OF M.R. DESIGNS, INC.</p>		<p>FLOOR PLANS</p>	

Sample of Recently Completed SCHFH Homes

