



Fort DuPont Redevelopment and Preservation Corporation

Design and Historic Preservation Committee Meeting

**March 19, 2025**

**4:00 p.m.**

FDRPC Office

260 Old Elm Ave.

Delaware City, DE 19706

Via zoom at:

<https://us06web.zoom.us/j/89322179186?pwd=L0yTf3ViJtsu6AICSQmrjPMRCSJMIh.1>

1. Call to Order
2. Old Business
3. New Business
  - a. Proposed design for new home on Officers Row
4. Updates
  - a. Old Battery Lane duplexes
  - b. Post Theater
  - c. Chapel
5. Public Comment
6. Adjourn

The anchor location for this meeting is 260 Old Elm Ave., Delaware City DE.



| REVISIONS    | DATE    | BY   |
|--------------|---------|------|
| REV. #002144 | 5-18-16 | R.G. |
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**MEADOWWOOD BUILDERS**  
WILMINGTON, DE.

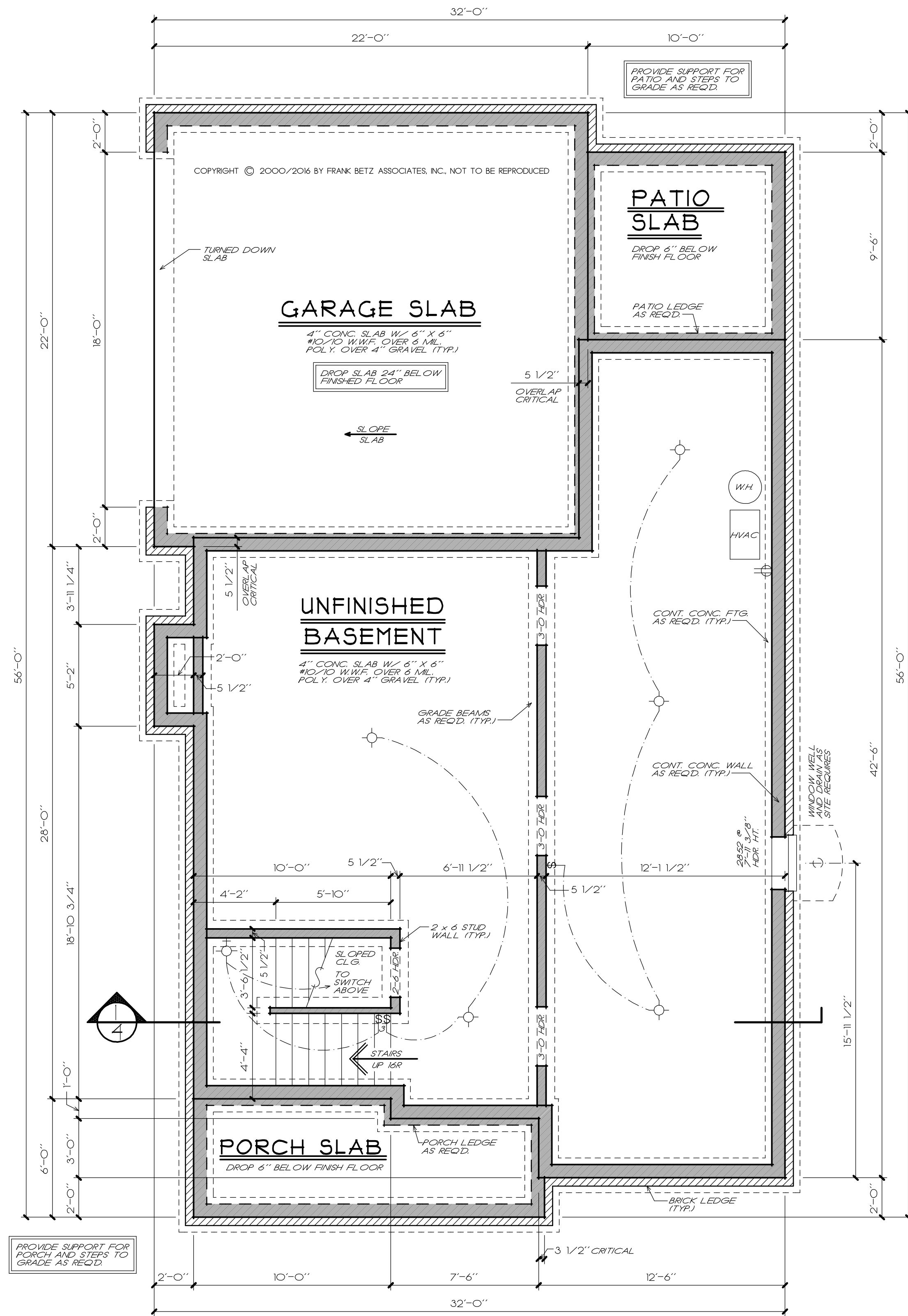
**BASEMENT FOUND. PLAN**  
**THE BRANFORD**

**FRANK BETZ ASSOCIATES, INC.**  
DESIGNERS OF CUSTOM AND STOCK HOMEPLANS  
3550 GEORGE BUSBEE PARKWAY  
SUITE 190  
KENNESAW, GEORGIA 30144  
770-431-0888 888-717-3003

BY: JRS CK: JAG  
RLG JCH

DATE: 5-26-00  
5-18-16

SHEET:  
**2**  
OF: 4



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

NOTE: LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS

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NOTE: EMERGENCY EXIT IS REQUIRED FROM BASEMENT PER IRC SECTION R310

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| REVISIONS   | DATE   | BY  |
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| CLAR 2017   | 5-8-16 | RLG |
| REV 1002744 | 5-7-16 | RLG |
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**MEADOWOOD BUILDERS**  
WILMINGTON, DE.

**FIRST & SECOND FLOOR PLAN**  
**THE BRANFORD**

**FRANK BETZ ASSOCIATES, INC.**  
DESIGNERS OF CUSTOM AND STOCK HOMES PLANS  
3550 GEORGE BUSBEE PARKWAY  
SUITE 190  
KENNESAW, GEORGIA 30144  
770-431-0888 888-717-3003

BY: RLS CK: JAG  
DATE: 5-24-16

DATE: 5-24-16

SHEET: **3**  
OF: 4

NOTE: ALL CEILING JOISTS AND RAFTER BRACINGS TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

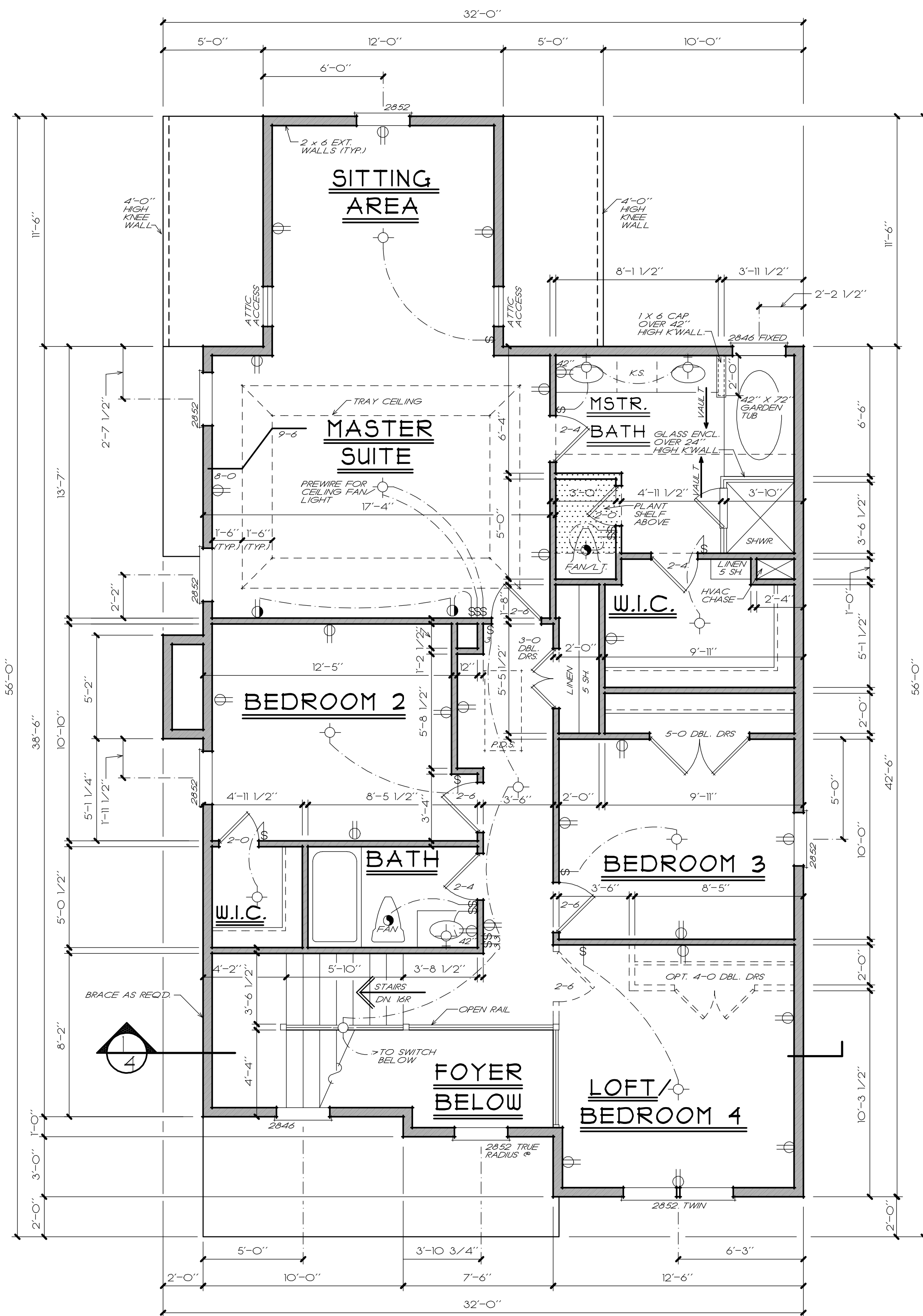
**GENERAL NOTES**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND I.L.C. M.P.S.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR FROST FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES. SOIL BEARING CONDITIONS, FROST LINE DEPTHS, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOIL FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THIS LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

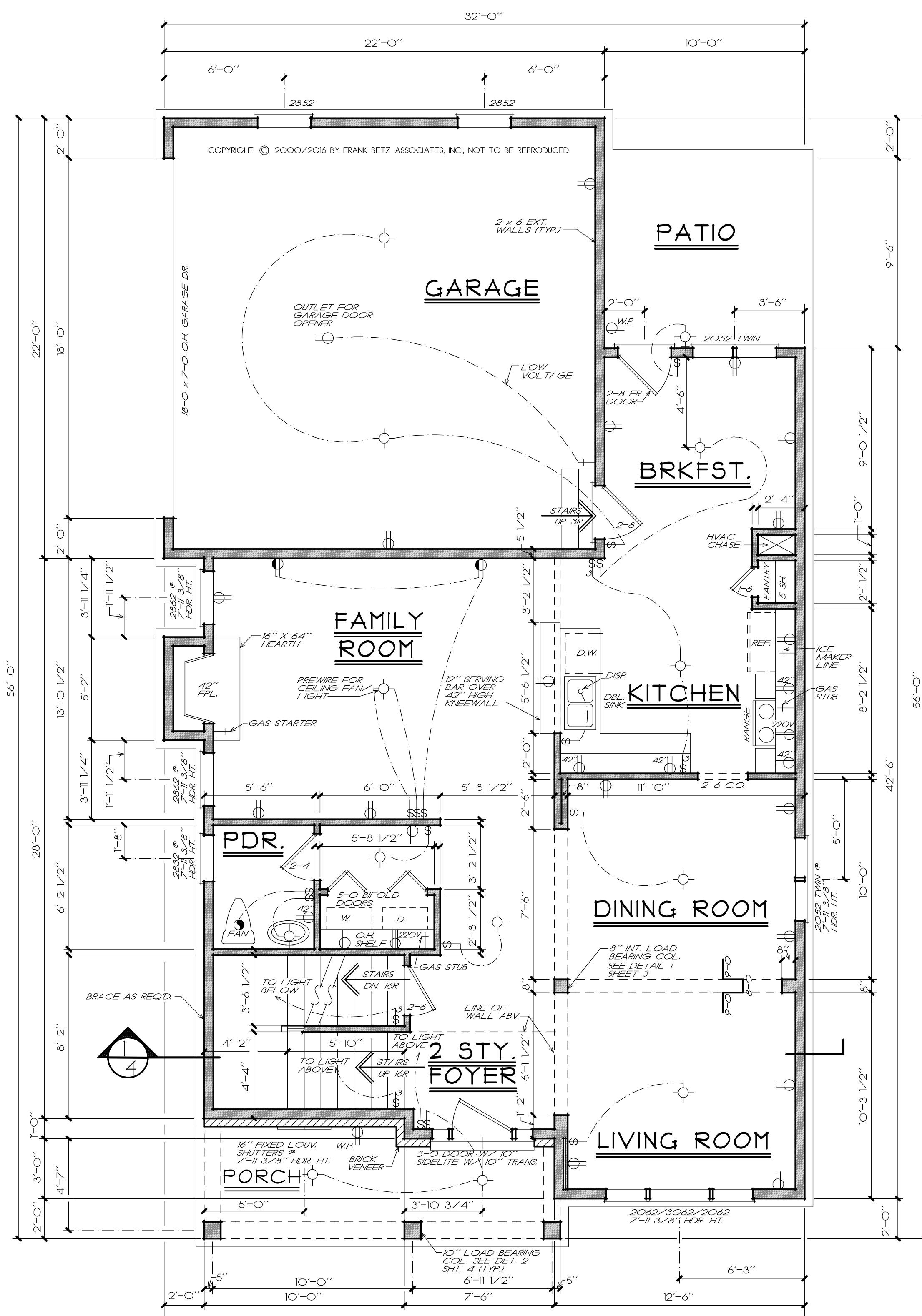
**GENERAL FRAMING NOTES**

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 X 4 STUDS UNLESS NOTED OTHERWISE. PROVIDE FURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL BRIDGES SHALL BE 2" x 2" @ 8" STIP. WITH 1/2" PLYWOOD PLATE BETWEEN JOISTS. NOTIFY OWNER.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. FLOOR BRACING TO BE APA 24 RATED 2X6 OR 2X8 PLYWOOD EXPOSURE 1 GLEND AND NAILING PER MANUFACTURER'S SPECIFICATIONS.
7. EXTERIOR SHEATHING TO BE CONTINUOUS APA RATED 5/8" 2X6 OSB EXPOSURE 1. NAILING SCHEDULE TO BE 6" @ ALL EDGES AND 8" @ COMMONS AT 16" O.C. AT ALL INTERMEDIATE STUDS.
8. PROVIDE DOUBLE END STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 16'-0".
9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
10. HIP VALLEY RAFTERS AND RIDGE BOARDS SHALL BE ONE 2" X 2" SIZE LARGER THAN RAFTERS.
11. ROOF SHEATHING TO BE APA 16 RATED 1/2" PLYWOOD CDX EXPOSURE 1. INSTALLED PER MANUFACTURER'S SPECIFICATIONS. NAILING SCHEDULE TO BE 6" @ ALL EDGES AND 8" @ COMMONS AT 16" O.C. AT ALL INTERMEDIATE STUDS. INSTALL FURRING SPACER TYPE RIDGE CAPS PER MANUFACTURER SPECIFICATIONS.
12. WHERE ONE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
13. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
14. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL SOILD FRAMING, COLUMNS, BEAMS, ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.



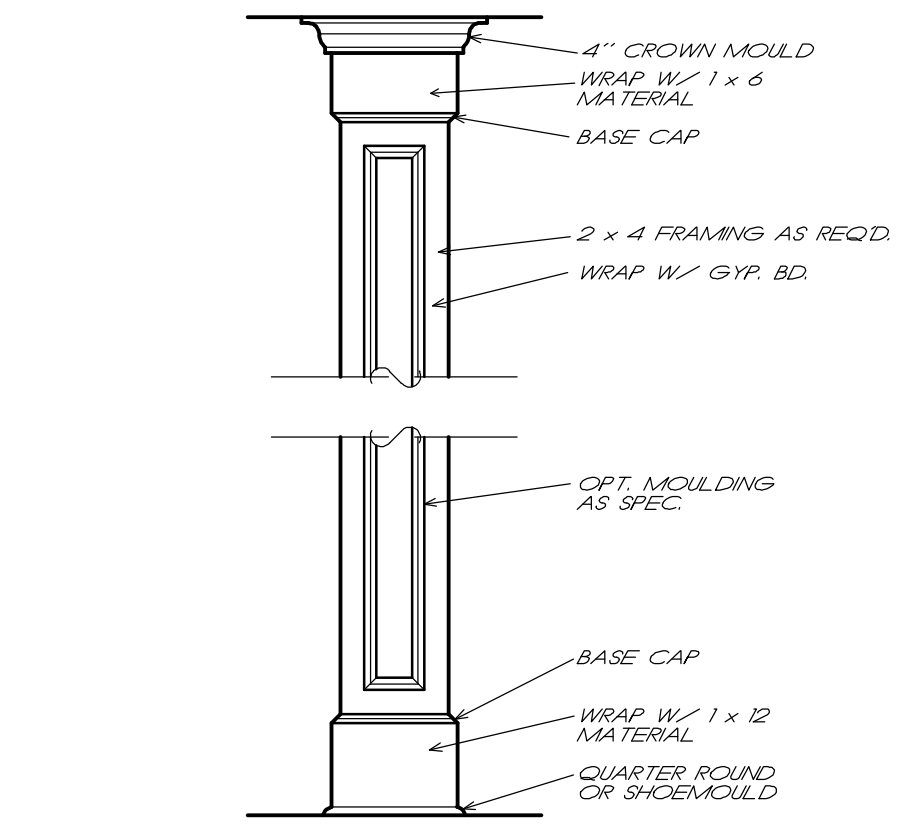
**SECOND FLOOR PLAN**  
1/4" = 1'-0"



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

| SQUARE FOOTAGE |              |
|----------------|--------------|
| FIRST FLOOR    | 1016 SQ. FT. |
| SECOND FLOOR   | 1229 SQ. FT. |
| TOTAL          | 2245 SQ. FT. |

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**1 INT. COLUMN DETAIL**  
3/4" = 1'-0"

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| REVISIONS  | DATE    | BY   |
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| REV 020244 | 5-18-16 | R.G. |
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**MEADOWWOOD BUILDERS**  
WILMINGTON, DE.

**SECTION AND DETAIL**  
**THE BRANFORD**

**FRANK BETZ ASSOCIATES, INC.**  
DESIGNERS OF CUSTOM AND STOCK HOMEPANS  
3550 GEORGE BUSBEE PARKWAY  
SUITE 190  
KENNESAW, GEORGIA 30144  
770-431-0888 888-717-3003

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SHEET:  
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OF: 4

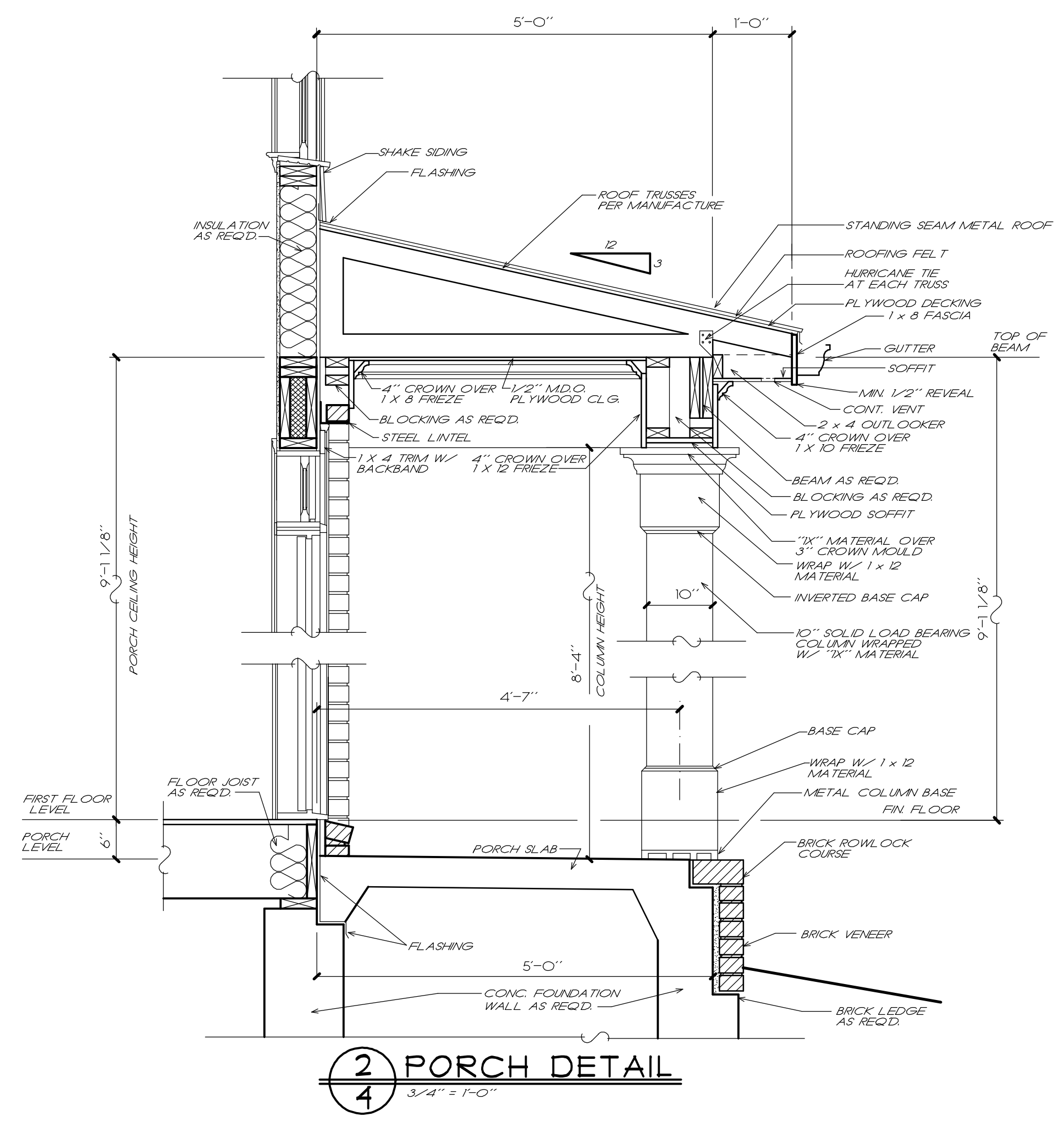
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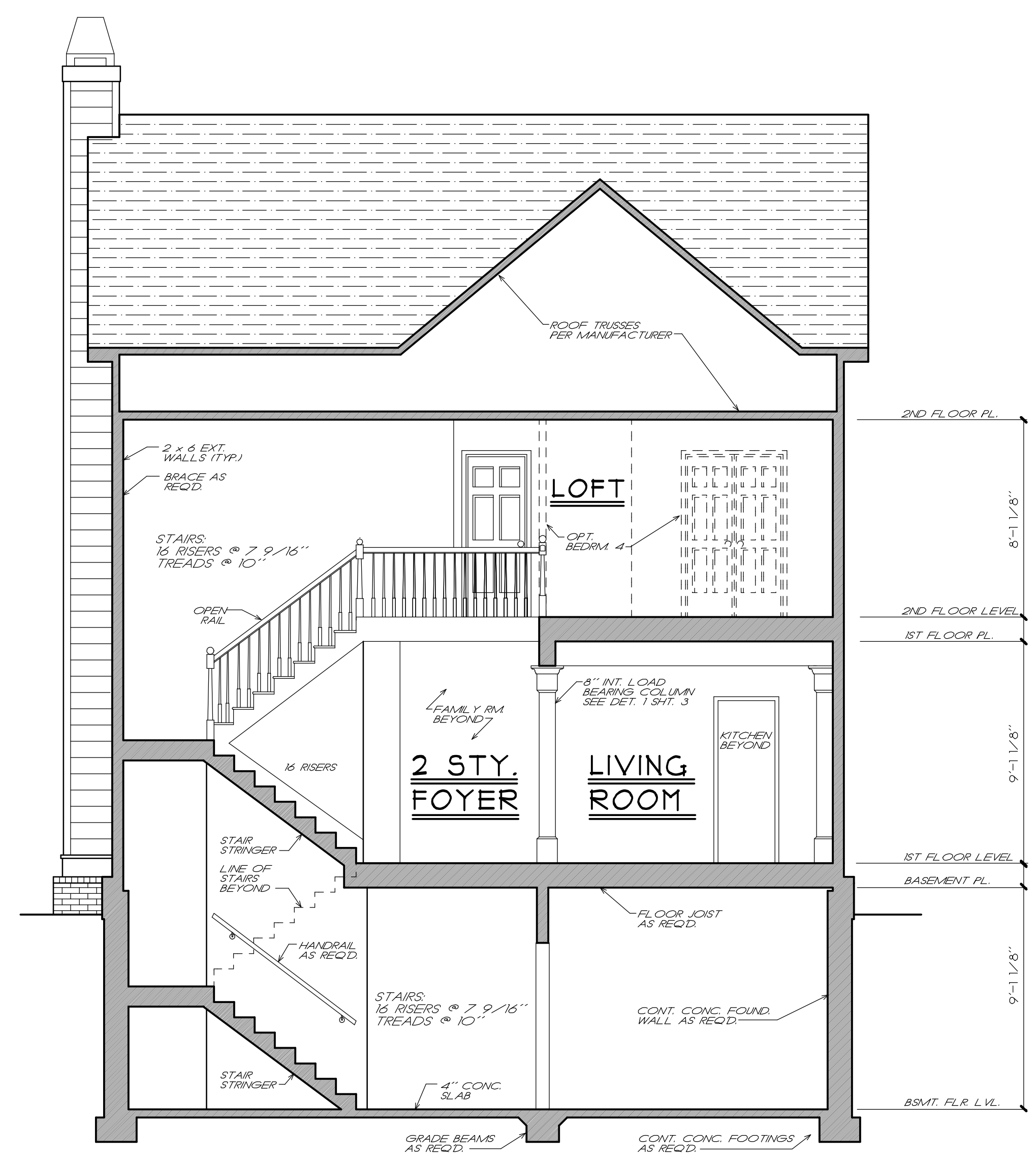
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**2**  
**4** PORCH DETAIL  
3/4" = 1'-0"



**1**  
**4** TRANSVERSE SECTION  
1/4" = 1'-0"

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