

CODE SUMMARY: 2021 IBC & NFPA  
 TOTAL BUILDING AREA: 7,582 SQ. FT.  
 OCCUPANCY CLASSIFICATION: BUSINESS  
 TYPE OF CONSTRUCTION 5 B  
 BUILDING HEIGHT AND AREAS: HEIGHT 38'-6"  
 BUSINESS AREA 7,401 SQ. FT.

OCCUPANT LOAD IBC 2021 Code - Section 1004 - Occupant Load  
 Occupant load factor for business use = 150 gross square feet per person. 3,502 square feet for 2nd floor / 150 load factor = 24 persons.  
 Occupant load factor for business use = 150 gross square feet per person. 3272 square feet for 1<sup>st</sup> floor / 150 load factor = 22 persons.

IBC 2021 Code - Section 1006 - Number of Exits and Exit Access Doorways - Table 1006.2.1 - Spaces with one exit or exit access doorway:  
 Business use maximum occupant load allowable = 49. Maximum common path of egress travel distance for occupant load equal to or less than 30 = 100 feet. Maximum common path of egress travel distance for occupant load greater than 30 = 75 feet.

CODE SUMMARY

TAX MAP 1-34-12.00-419.05  
 OUT PARCEL C CEDAR DRIVE  
 MILLVILLE, DE 19967



ENTRY REVISIONS 4-8-2023

NUMBER	DATE	REVISION BY	DESCRIPTION



DRAWINGS PROVIDED FOR:  
 MIKEN BUILDERS

DRAWINGS PROVIDED BY:  
 ATLANTIC DESIGN GROUP  
 246 CLAYTON AVE  
 FRANKFORD, DE 19945  
 302-462-6438

DATE:  
 2-28-2023

SCALE: 1/4"

SHEET:  
 1

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**2**



Exterior Elevation Front  
1/4" Scale



Exterior Elevation Back  
1/4" Scale



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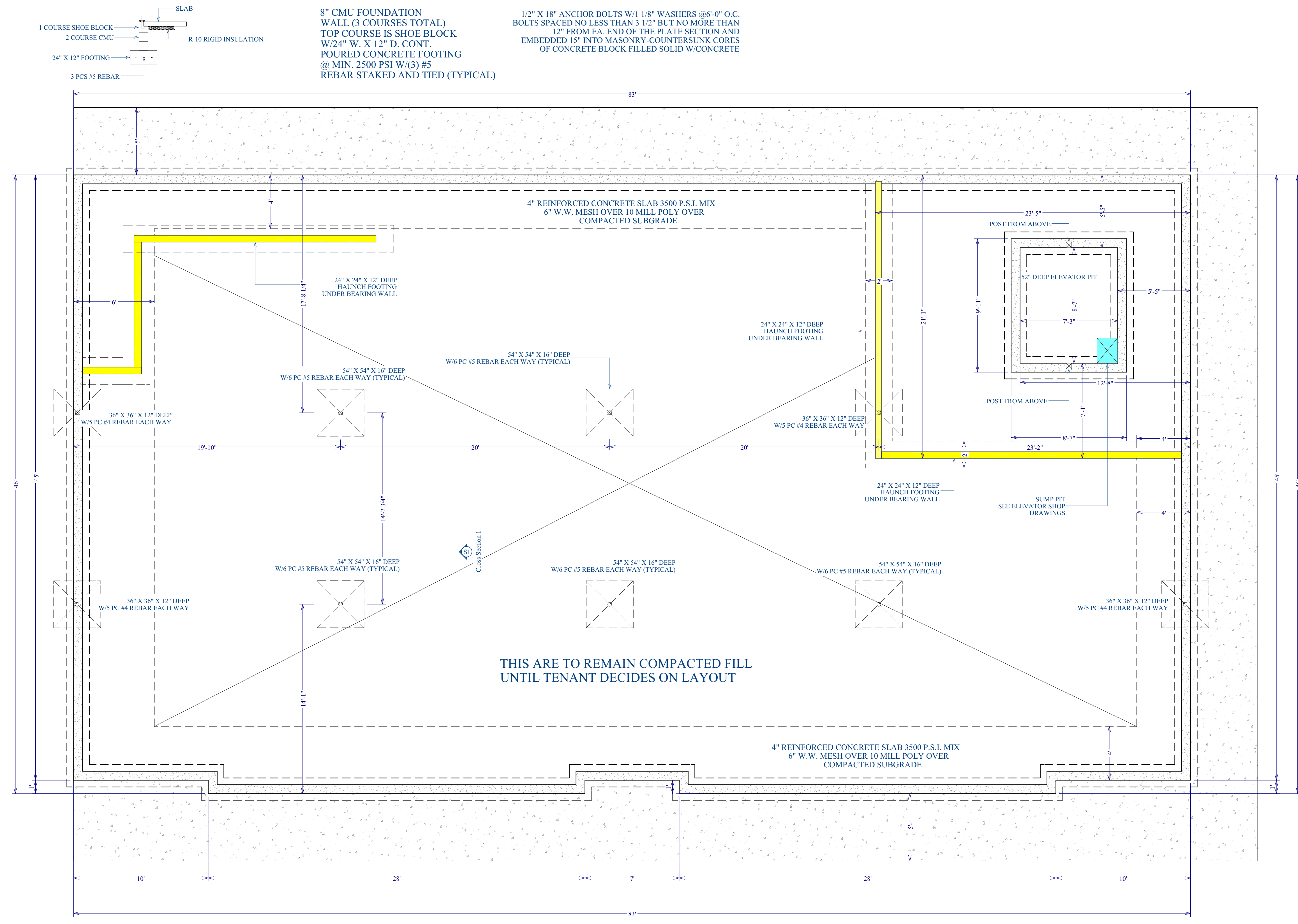
DATE:

2-28-2023

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SHEET:

3



**FOUNDATION  
1/4" SCALE**





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5**

**AREA OF REFUGE NOTES:**

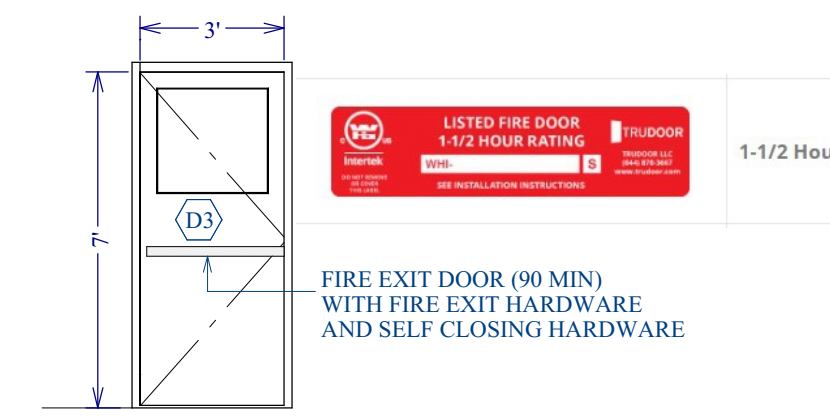
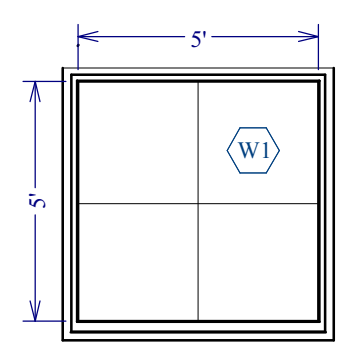
Any doors providing access to the area of refuge must have a sign. The area of refuge sign must read "AREA OF REFUGE," display the international symbol of accessibility, have a nonglare finish, and have letters that contrast with the background. Further specifics for the sign are outlined in ICC A117.1, *Accessible and Usable Buildings and Facilities*. The sign(s) must be illuminated. Tactile signage is also required at each location. Additional signs are required wherever necessary to clearly indicate the direction of travel to an area refuge and at every exit not providing an accessible means of egress. The image below is an example of an area of refuge sign; however, tactile signage would also be required.

The clear width of landings and stairs must be at least 48 inches (1220 mm). The clear-width measurement is taken between the handrails and must be maintained at all points below handrail height.

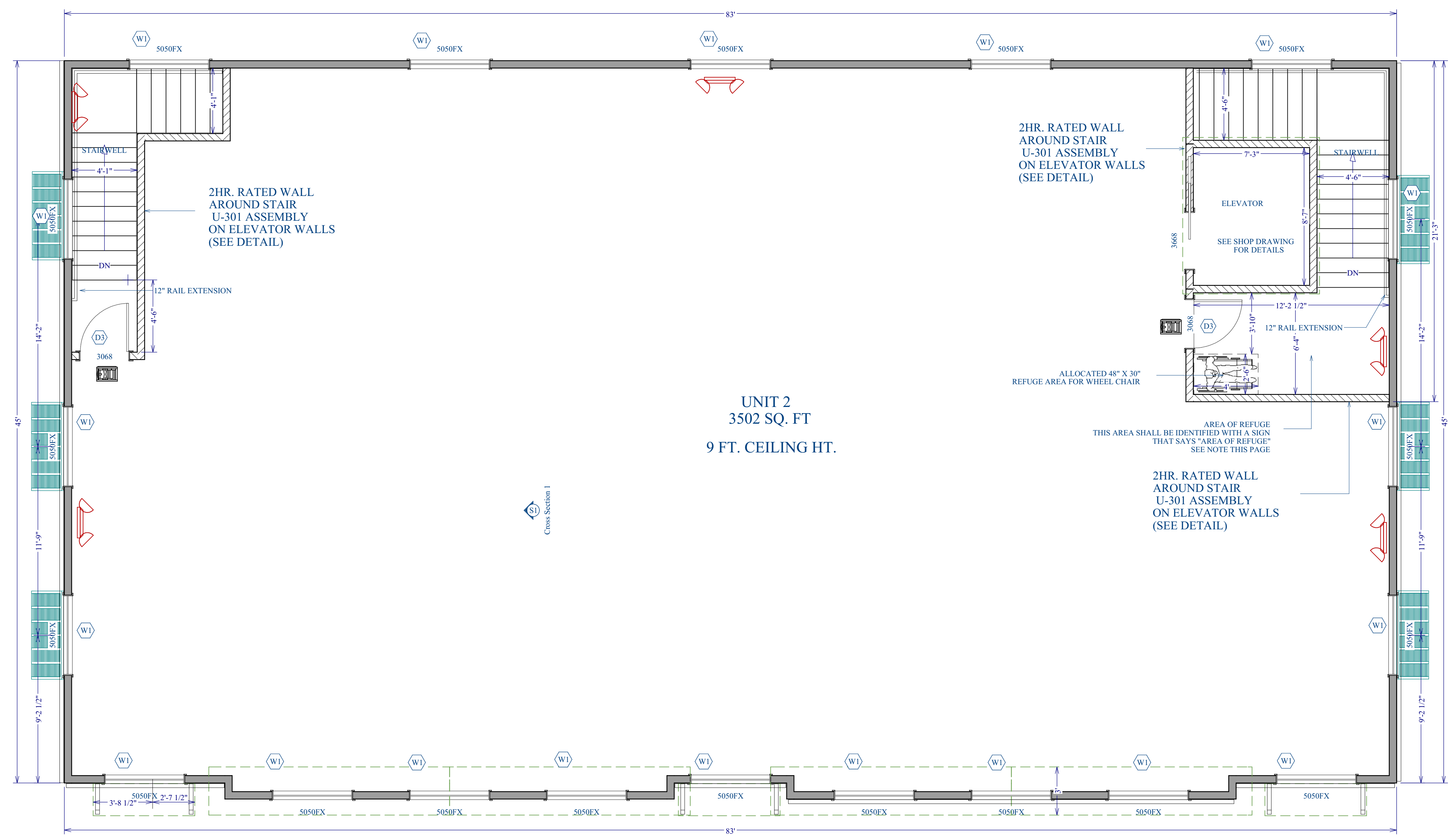
48" X 30" WHEEL CHAIR ARE REQUIRED IN REFUGE AREA

The state of Delaware requires all areas of refuge that are one or more stories above or below the level of exit discharge are equipped with a two-way communication system and directions on the use of communication system  
See NFPA 7.2.12

- COMBINATION LED EXIT/EMERGENCY LIGHT  
TAMPIE SLKORNEI OR EQUAL  
WHITE THERMOPLASTIC, WALL MOUNT  
BATTERY BACKUP, TEST SWITCH
- LED THERMOPLASTIC EMERGENCY LIGHT UNIT  
TAMPIE ESLEK3 OR EQUAL  
WHITE THERMOPLASTIC, WALL MOUNT  
BATTERY BACKUP, TEST SWITCH
- LED EXTERIOR REMOTE HEAD  
TAMPIE ES8H11PBYV OR EQUAL  
WHITE THERMOPLASTIC, WALL MOUNT
- LED EXIT LIGHT  
TAMPIE 12X3 OR EQUAL  
WHITE THERMOPLASTIC
- FIRE EXTINGUISHER  
2A.10B.C MOUNTED 48" TO TOP
- SMOKE/CARBON MONOXIDE DETECTOR

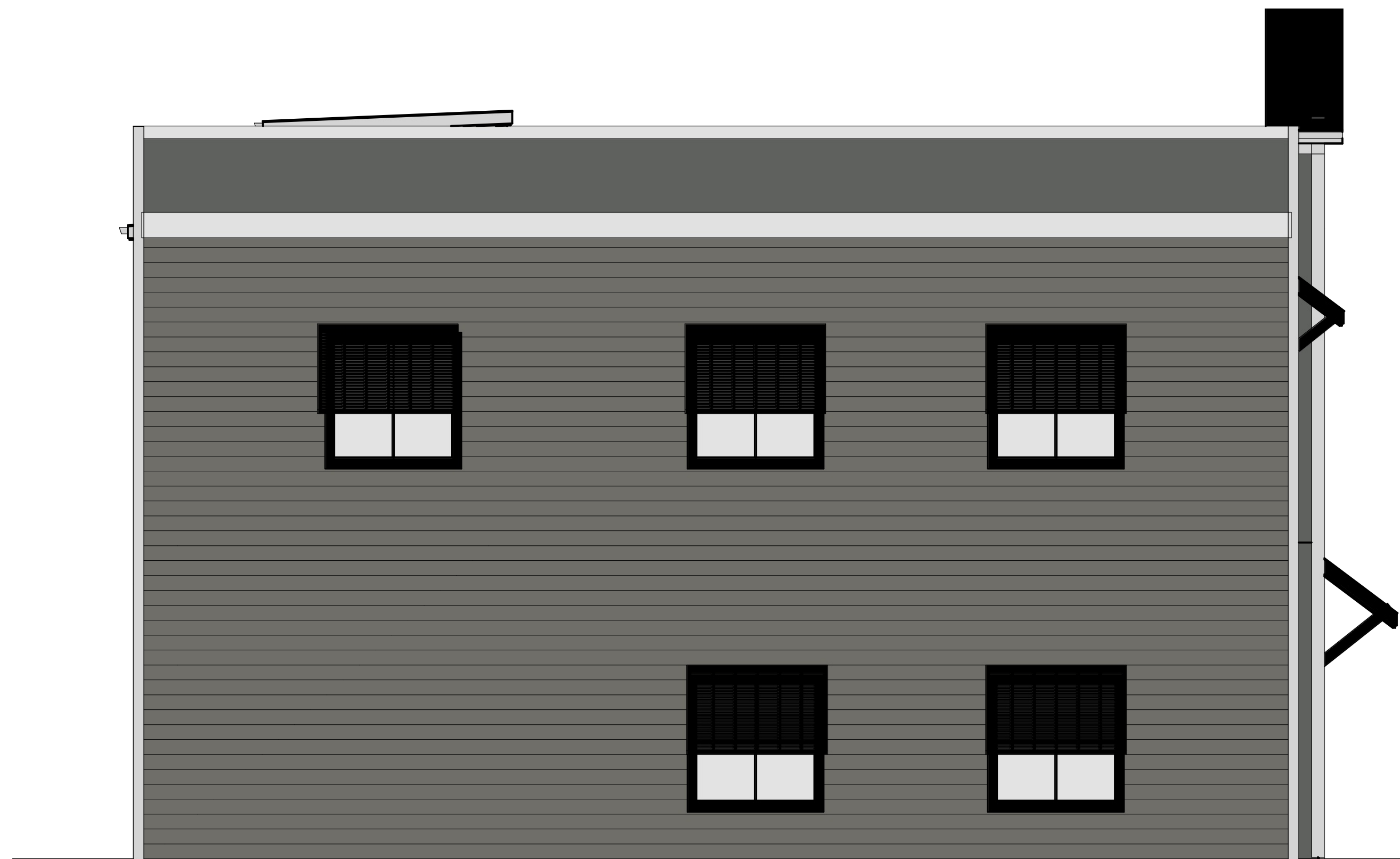


HI (3) 1 3/4" X 11 7/8" LVL HEADER

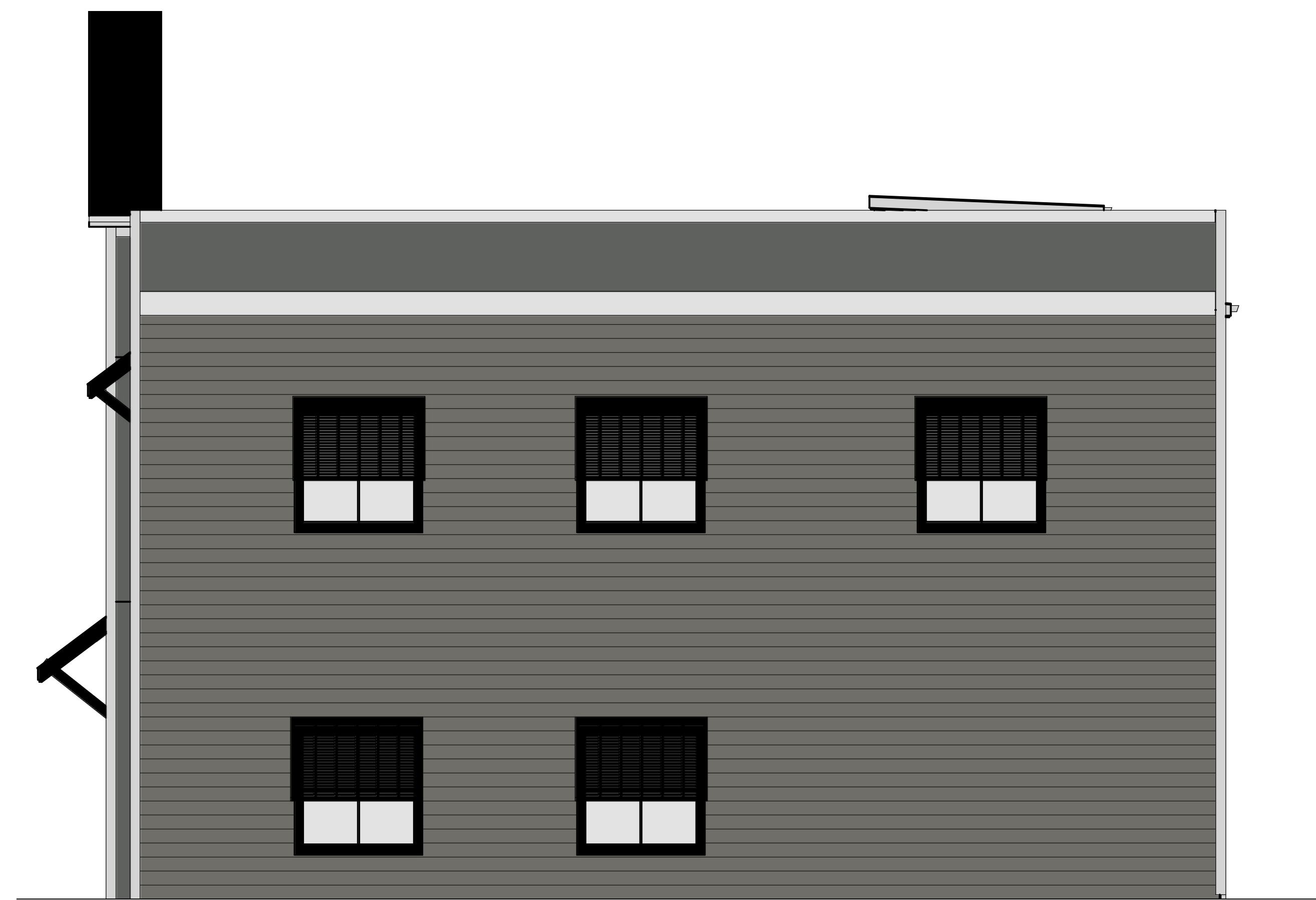


TOTAL AREA  
3791 SQ FT

**SECOND FLOOR  
1/4" SCALE**



LEFT ELEVATION  
1/4" SCALE



RIGHT ELEVATION  
1/4" SCALE

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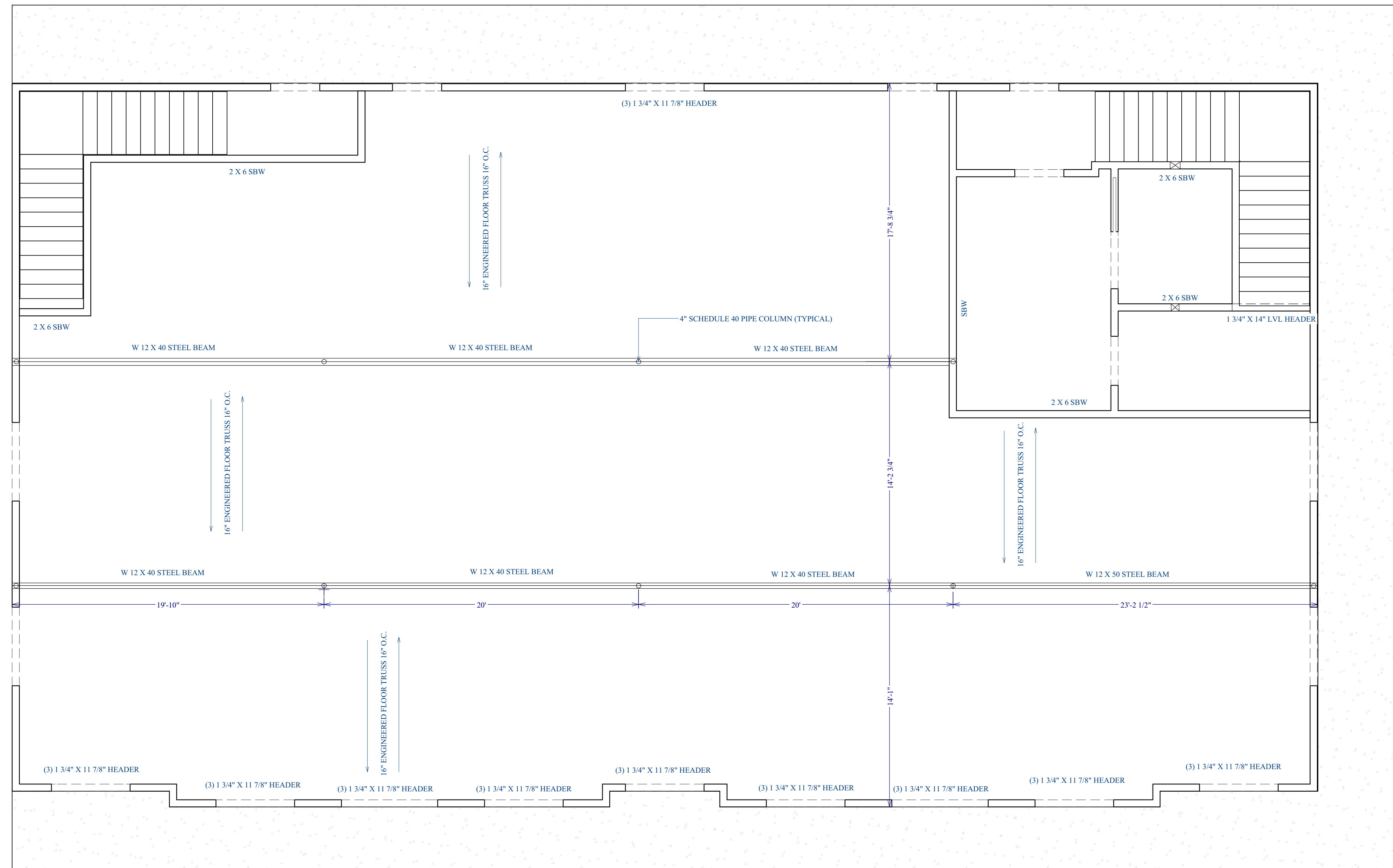
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SHEET:

7



**SECOND FLOOR FRAMING**  
**1/4\"/>**

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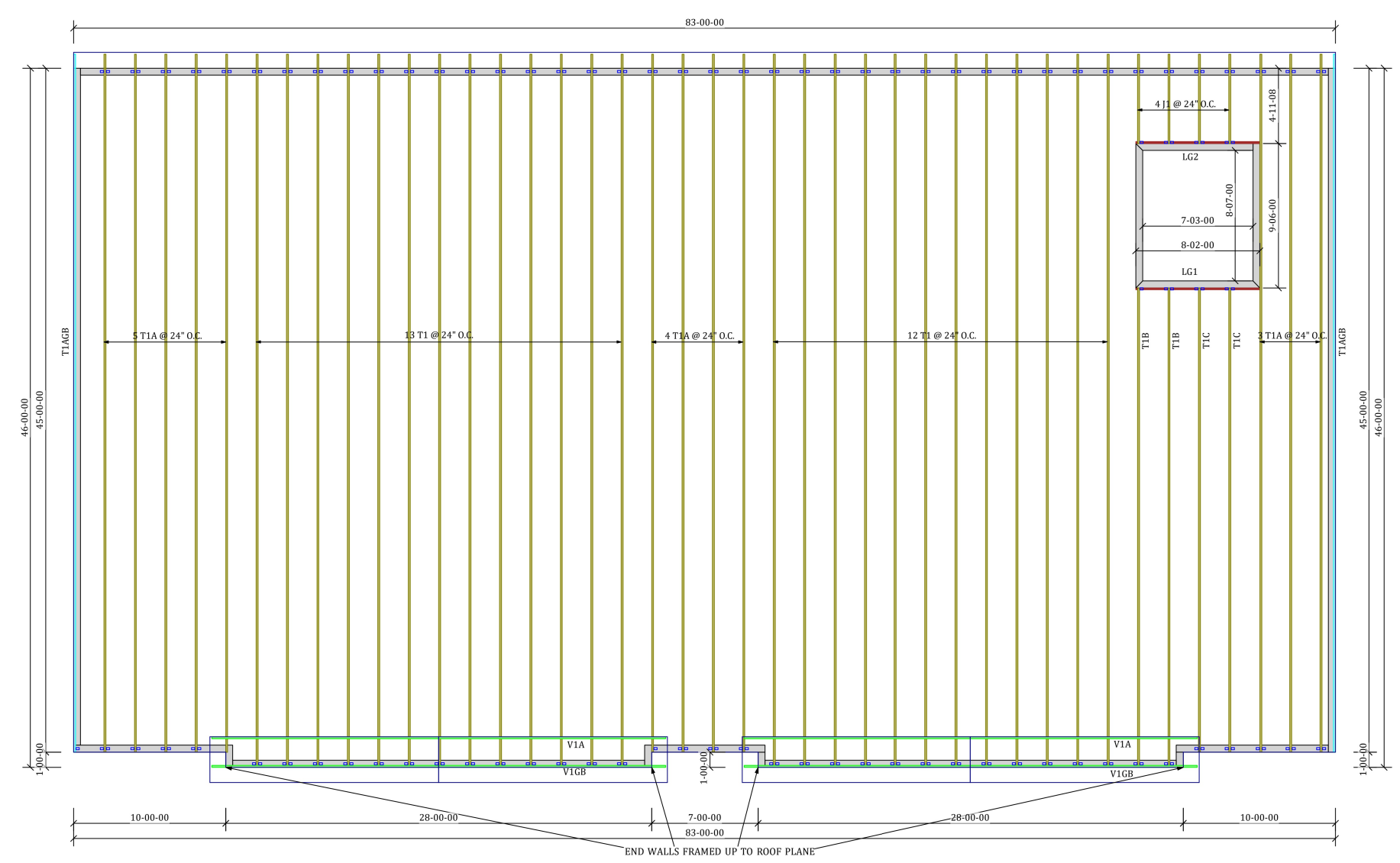
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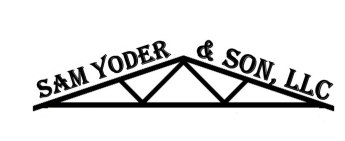
**SCALE: 1/4"**

**SHEET:**

8



- GENERAL NOTES**
- 1) FLOAT CEILING DRYWALL AT INTERIOR PARTITIONS/CEILING/WALL SEPARATION.
  - 2) DO NOT CUT, DRILL, OR NOTCH TRUSS MEMBERS WITHOUT PROFESSIONAL APPROVAL.
  - 3) REFER TO RISER'S SYMBOL SHEET FOR RECOMMENDATIONS ON HANDLING, INSTALLING, AND BRACING OF TRUSSES.
  - 4) COORDINATE LAYOUT OF TRUSSES WITH MECH. CONTRACTORS.
  - 5) THIS LAYOUT IS A GUIDE TO THE SETTING OF THE TRUSS SYSTEM. IT IS NOT INTENDED TO BE AN ENGINEERED DOCUMENT.



**JOB NOTES**

26" HEEL WITH 12" FINISHED OVERHANG  
TRUSSES SPACED @ 24" O.C.  
ROOF SQUARE FOOTAGE IS APPROX 4107.8 sq.ft.  
EXTERIOR DIMENSIONS TO O/S STUD

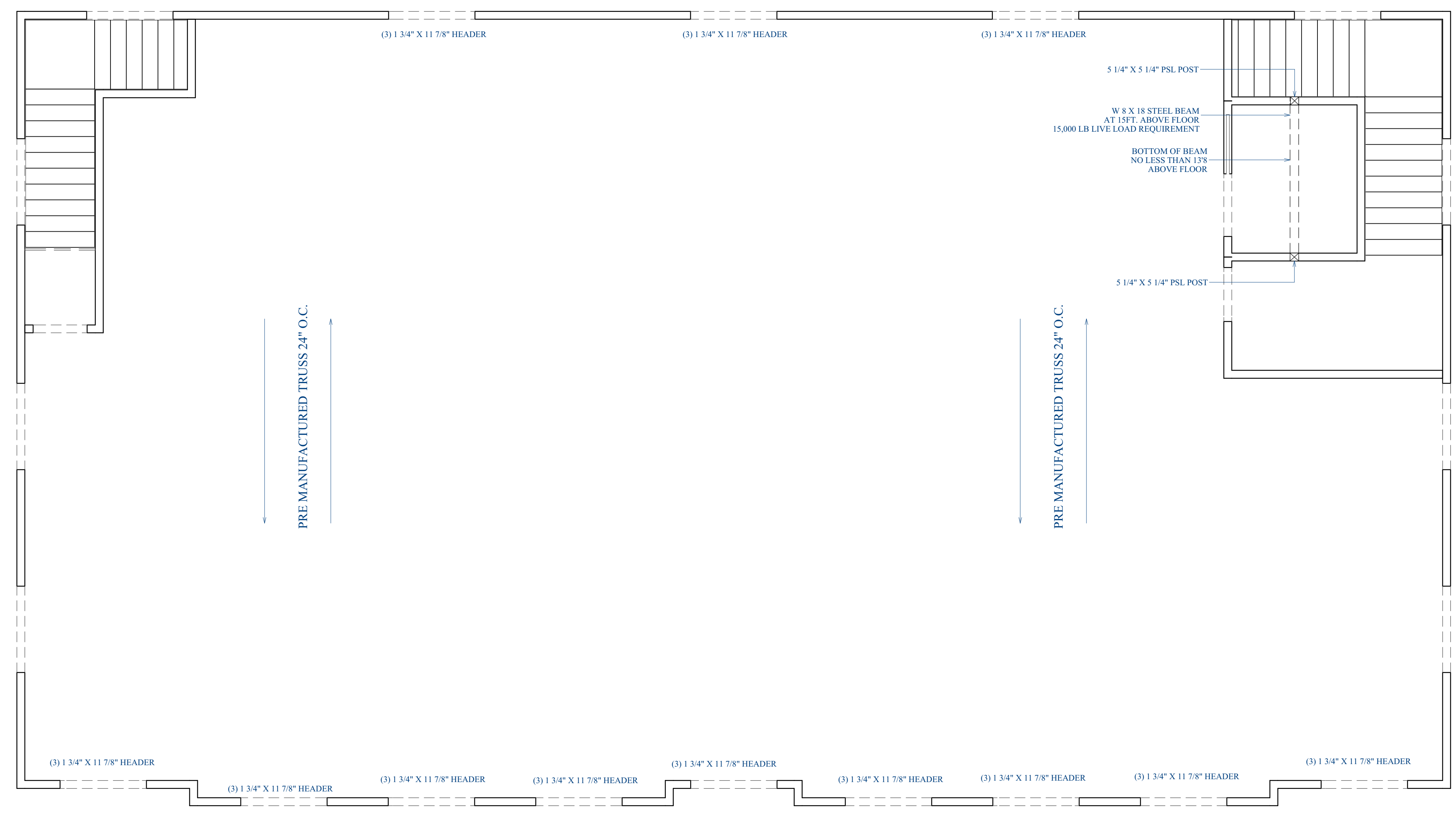
TIE-DOWN KEY				
SYM.	QTY.	LABEL	TYPE	SIZE
A	94	R77AT	Twist strap-2 plate	1 9/16" X 5 1/4"

\*ONE RETAIL PER BEARING POINT UNLESS NOTED OTHERWISE\*

**MIKEN BUILDERS INC**

**Office Building**

STATUS:	SALESMAN:	DESIGNER:
PRELIMINARY	LT	EM
DATE:	REV. NO.:	
03/21/23	B75147	



**ROOF FRAMING PLAN  
1/4" SCALE**



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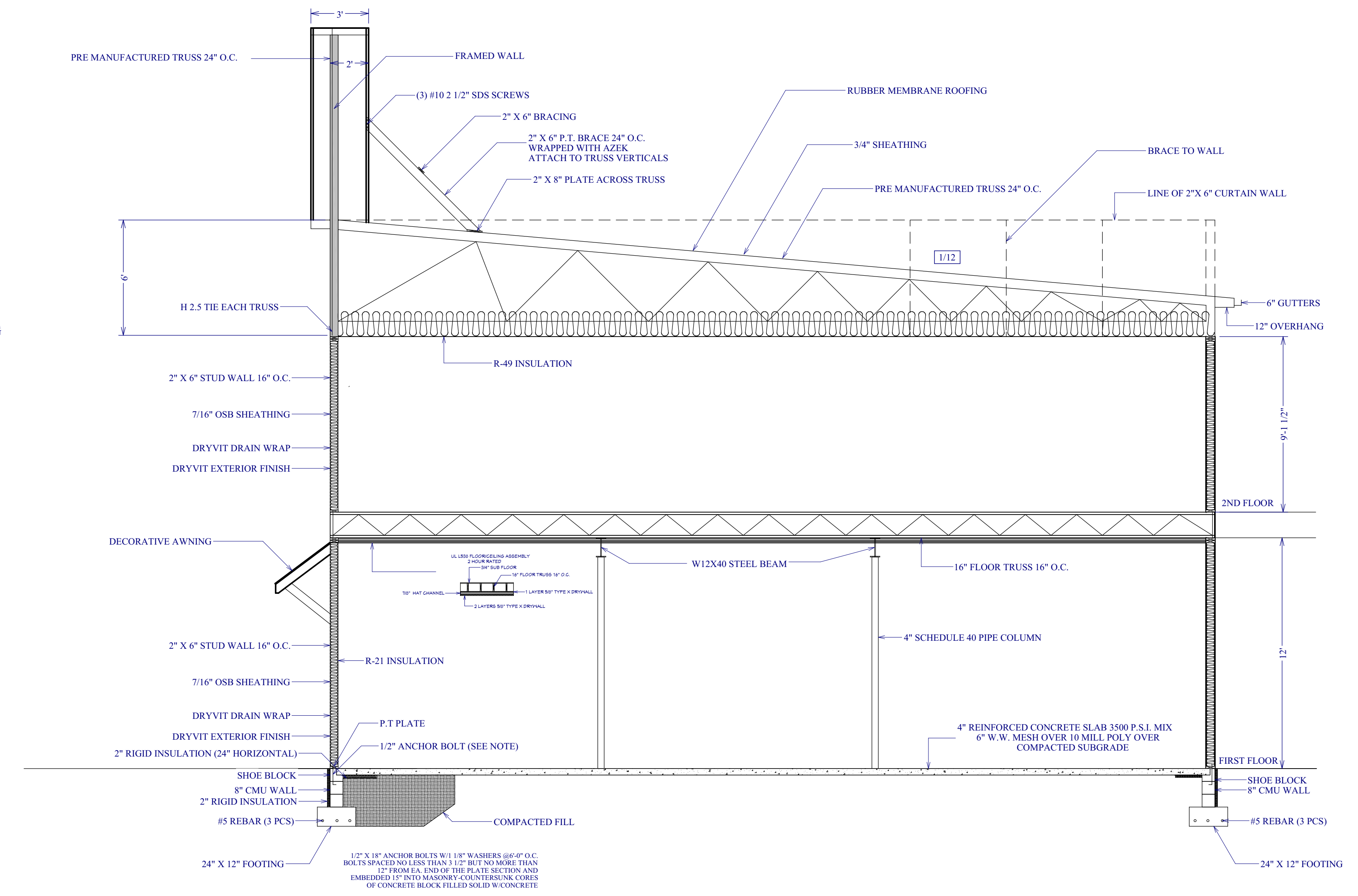
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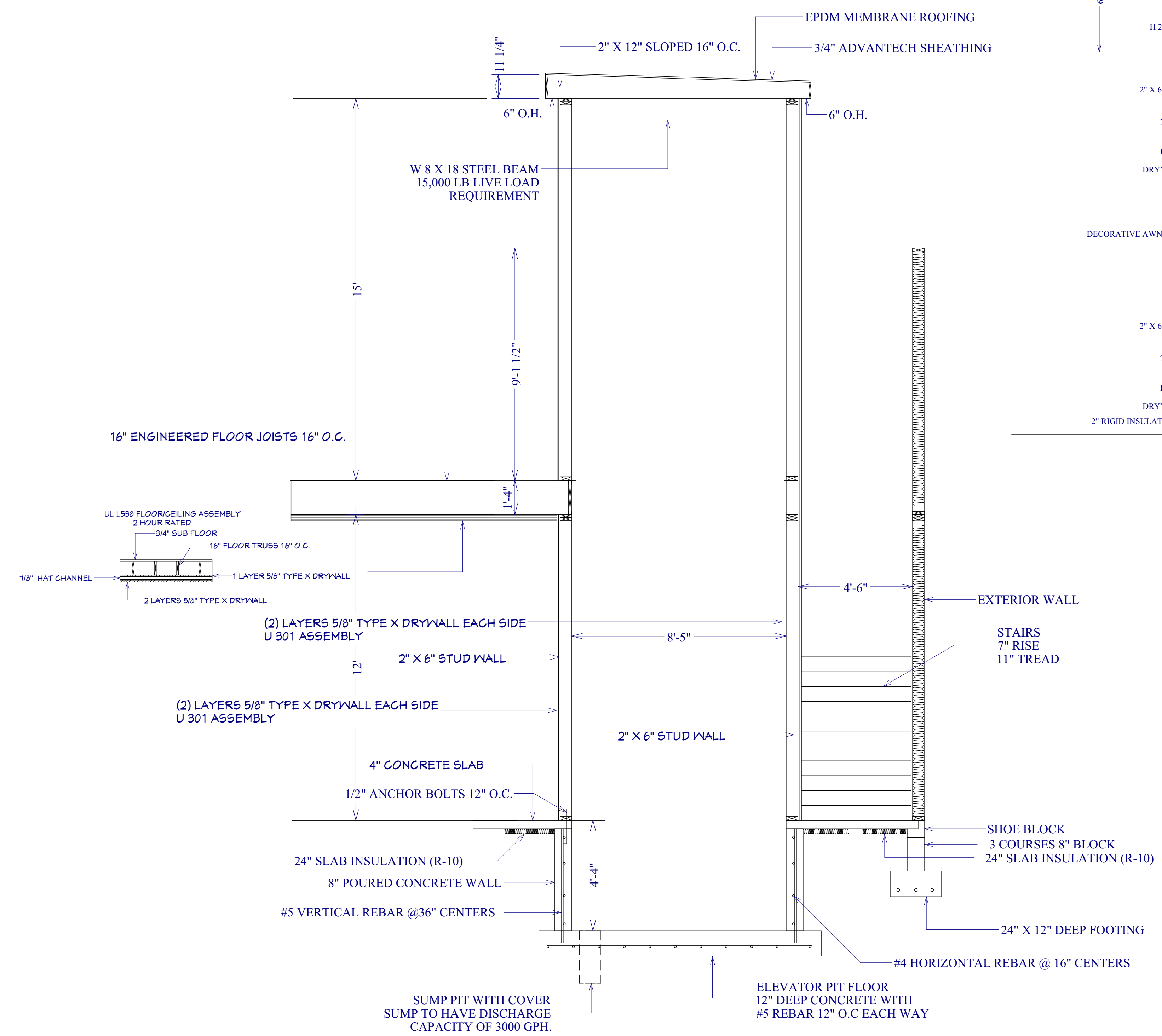
SCALE: 1/4"

SHEET:

9

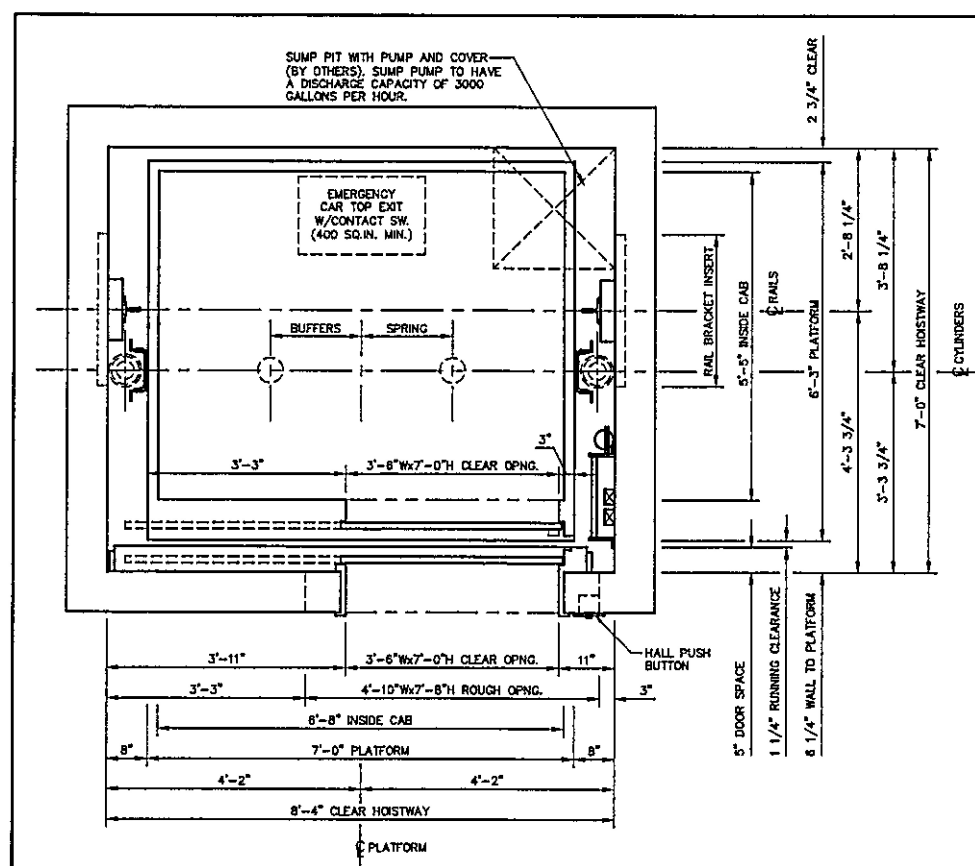


**SECTION 1**  
**1/4\"**



**Elevator/Stair Section**  
**3/8\"**

ELEVATOR DETAIL 3/8\"/>
 SEE MANUFACTURE'S SHOP DRAWINGS  
 FOR EXACT SPECIFICATIONS



HOISTWAY PLAN  
3500 LB. CAPACITY FRONT OPENING  
24' X 84' STRETCHER COMPLIANT

**STRETCHER COMPLIANCE**

**STEEL MEMBERS, BOLTS AND CONNECTIONS**  
SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:  
1. ALL STEEL MEMBERS SHALL BE A36 STEEL UNLESS OTHERWISE SPECIFIED.  
2. ALL BOLTS SHALL BE A325N UNLESS OTHERWISE SPECIFIED.  
3. ALL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL CONNECTIONS.  
4. ALL WELDS SHALL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL CONNECTIONS.  
5. ALL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL CONNECTIONS.

**PRELIMINARY INFORMATION**  
INFORMATION SHOWN IS SUBJECT TO CHANGE WITHOUT NOTICE AND SHOULD BE USED AS GENERAL GUIDANCE BY THE PRELIMINARY PLANNING STAGE. PROJECT SPECIFIC DETAILS WILL BE PROVIDED WHEN CONTRACT IS IN PLACE.

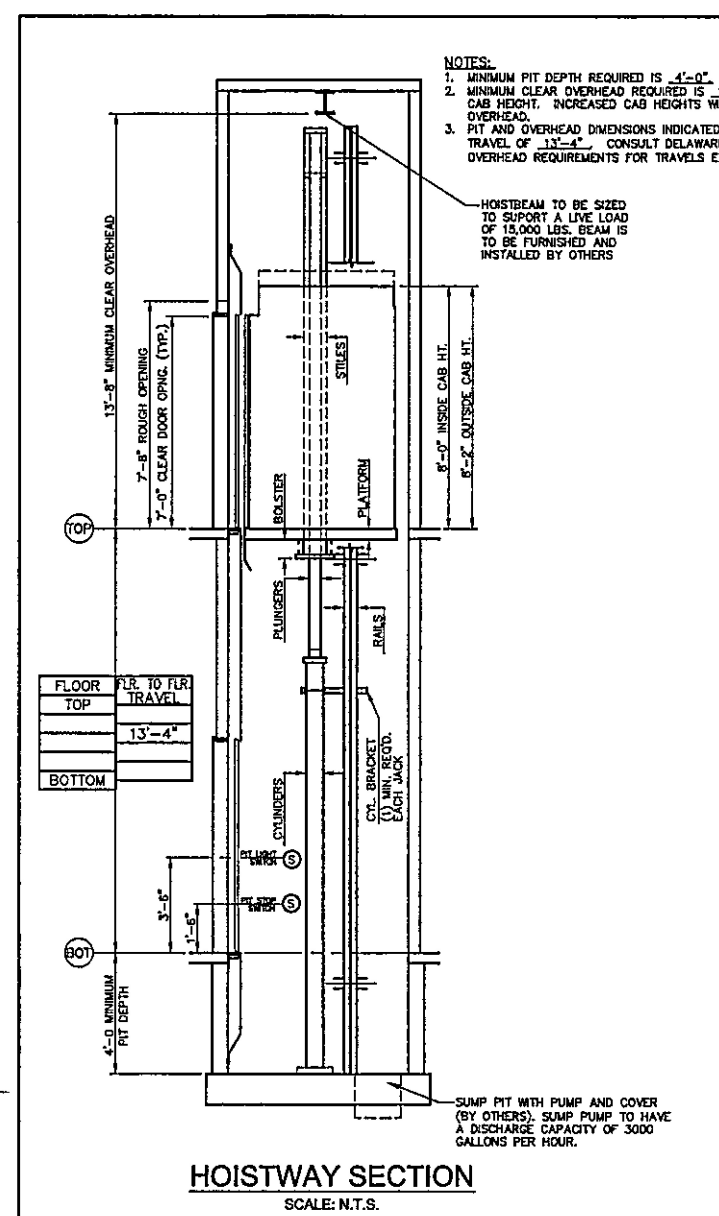
OUT PARCEL C  
CEDAR DRIVE  
MILLVILLE, DE 19967

DUAL HOLELESS HYDRAULIC  
PASSENGER ELEVATOR  
CAPACITY: 3500 LBS. @ 100 FPM

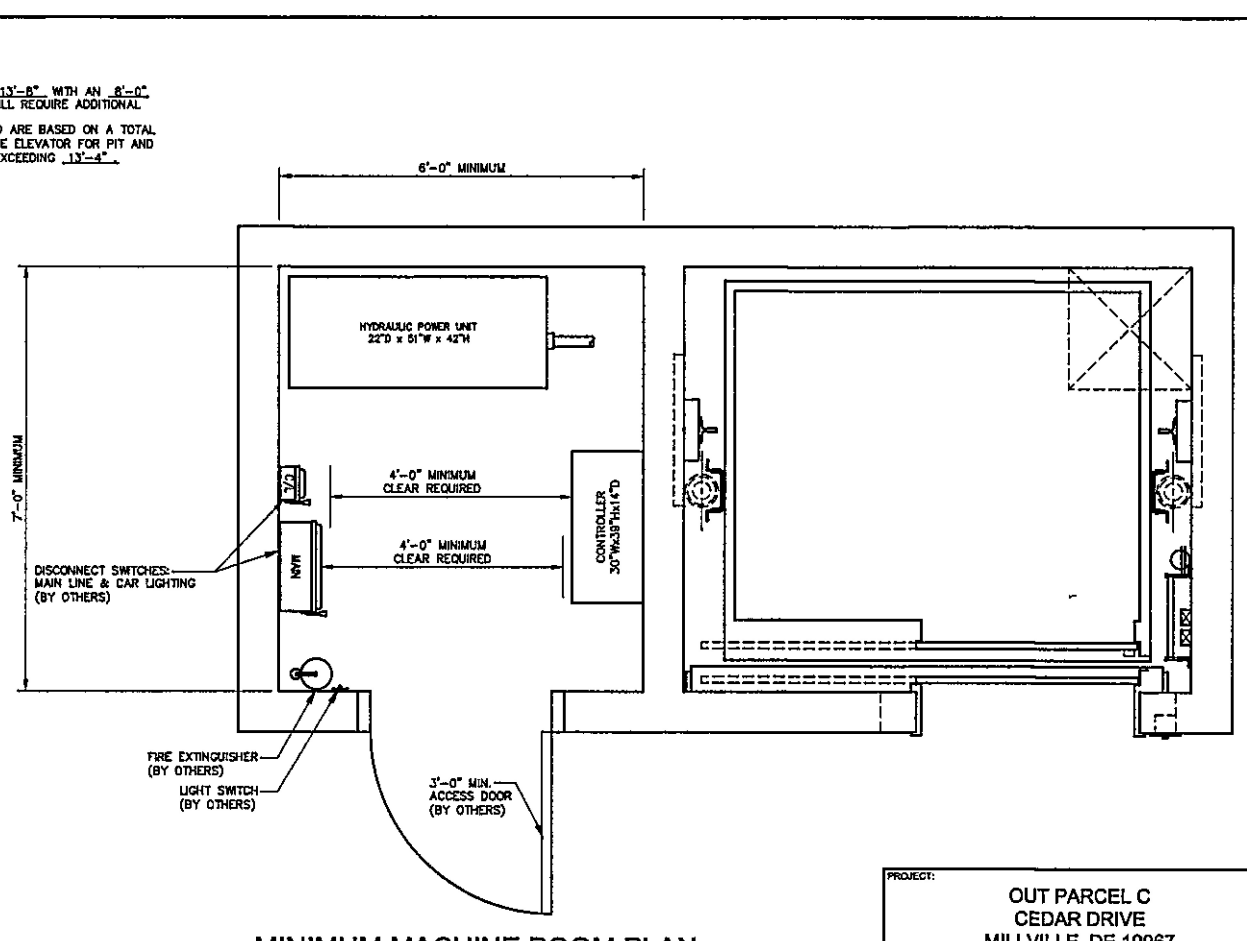
**DELAWARE  
ELEVATOR**  
MEMBER ASSOCIATE ARCHITECTS

2210 ALLEN DRIVE  
SALISBURY, MD 21801  
PH: (410) 748-3489  
www.DelawareElevator.com

CEDAR DRIVE-SKI 1033023 2 OF 2



HOISTWAY SECTION  
SCALE: N.T.S.



MINIMUM MACHINE ROOM PLAN

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CEDAR DRIVE  
MILLVILLE, DE 19967

DUAL HOLELESS HYDRAULIC  
PASSENGER ELEVATOR  
CAPACITY: 3500 LBS. @ 100 FPM

**DELAWARE  
ELEVATOR**  
MEMBER ASSOCIATE ARCHITECTS

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CEDAR DRIVE-SKI 1033023 2 OF 2

- NOTES:**
- All lumber used as structural framing shall be SPF No.1/No.2 or better, having an Fb=875psi as defined in the latest edition of "National Design Specification" published by National Forest & Paper Association.
  - All exterior steel bolts, straps and clips shall be hot dipped galvanized.  
Hanger References are for Simpson Strong Tie Connectors.  
Connectors in contact with contact with pressure treated wood or exposed conditions should be Simpson ZMAX series.
  - All double and triple LVL's shall be spiked together before loading, using nails as recommended by the manufacturer or as noted on the drawings. Minimum requirements:  
4-PLY LVL 2 rows 6 3/4" Trusslok screws @ 16" centers  
3 PLY LVL -- 2 rows 3 3/8" Trusslok screws @ 16" centers  
2 PLY LVL -- 3 rows 10d common nails @ 12" centers
  - Lintel schedule unless noted on the drawings  
2 x 6 walls 4'-0" 3-2"x8" with 2 layers of 1/2" plywood.  
4'-6" 3-2"x10" with 2 layers of 1/2" plywood  
4'-6" 3-2"x12" with 2 layers of 1/2" plywood  
2 x 4 walls 4'-0" 2-2"x8" with 1 layer of 1/2" plywood.  
4'-6" 2-2"x10" with 1 layer of 1/2" plywood  
4'-6" 2-2"x12" with 1 layer of 1/2" plywood
  - Structural steel W shapes shall conform to ASTM A992  
Plates shall conform to ASTM A36  
Bolts to be ASTM A325N.  
Fabrication and connections to be in accordance with AISC Specifications
  - Engineered roof and floor trusses are to be installed and stiffened in accordance with the manufacturer's written instructions and specifications.  
Non-load bearing walls should not be attached directly to the trusses. Expansion clips or similar should be used to allow vertical movement of the trusses caused by climatic changes.  
Dry wall should be attached as recommended by the Gypsum Association.
  - Double joists are required under all walls running parallel to joist system
  - All posts and columns within the house shall be placed directly over foundations or beams below and shall align with posts of lower floors. Posts shall rest on solid timber between floor joists or extend through floors to beams below. Timber below posts shall be at least as large as the cross section as the post above. When using built up posts, select lumber that minimizes the number of knots, and avoid knots in the same locations. Use cement coated nails when joining members of built up posts.
  - Concrete compressive strength at 28 days shall be minimum 3500 psi  
Concrete shall not be placed in water or on frozen ground.  
Reinforcing bars shall conform to ASTM A615 Grade 60.  
Welded wire fabric shall conform to ASTM A185 and be provided in flat sheets.  
Grade slabs shall be reinforced using 6x6 W 1.4 x W 1.4 WWF.  
Reinforcing shall be supported and located 1" from the top of slab.
  - Foundations design is based on shallow spread footings bearing on suitable natural soil, with a minimum bearing capacity of not less than 2000 PSF. Contractor is advised to have a geotechnical engineer verify bearing capacity prior to pouring concrete.
  - Masonry construction shall conform to ACI 530.1  
All concrete masonry units shall be ASTM C90 Grade N Type 1  
Mortar shall conform to ASTM C270 Type M or S  
Where indicated, grout cores solid with a high slump mix in accordance with ASTM C476 having a minimum compressive strength of 3000 psi  
Masonry walls over 5 courses high are to be reinforced horizontally at each 4" courses using "Dur-o-wall" or similar approved.
  - DESIGN CODE - International Code 2021  
Exterior shear walls are designed as "Type II" in accordance with the requirements of the American Forest & Paper Association, Wood Frame Construction Manual.  
Exterior shear walls are to be sheathed using 7/16" wood structural panels on the exterior attached with 5d common nails at 6" centers and 12" centers on internal framing.  
Roof sheathing to be 19/32" structural plywood attached with 8d x 2" common nails at 4" centers at panel edges, and 12" centers at intermediate supports.

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10