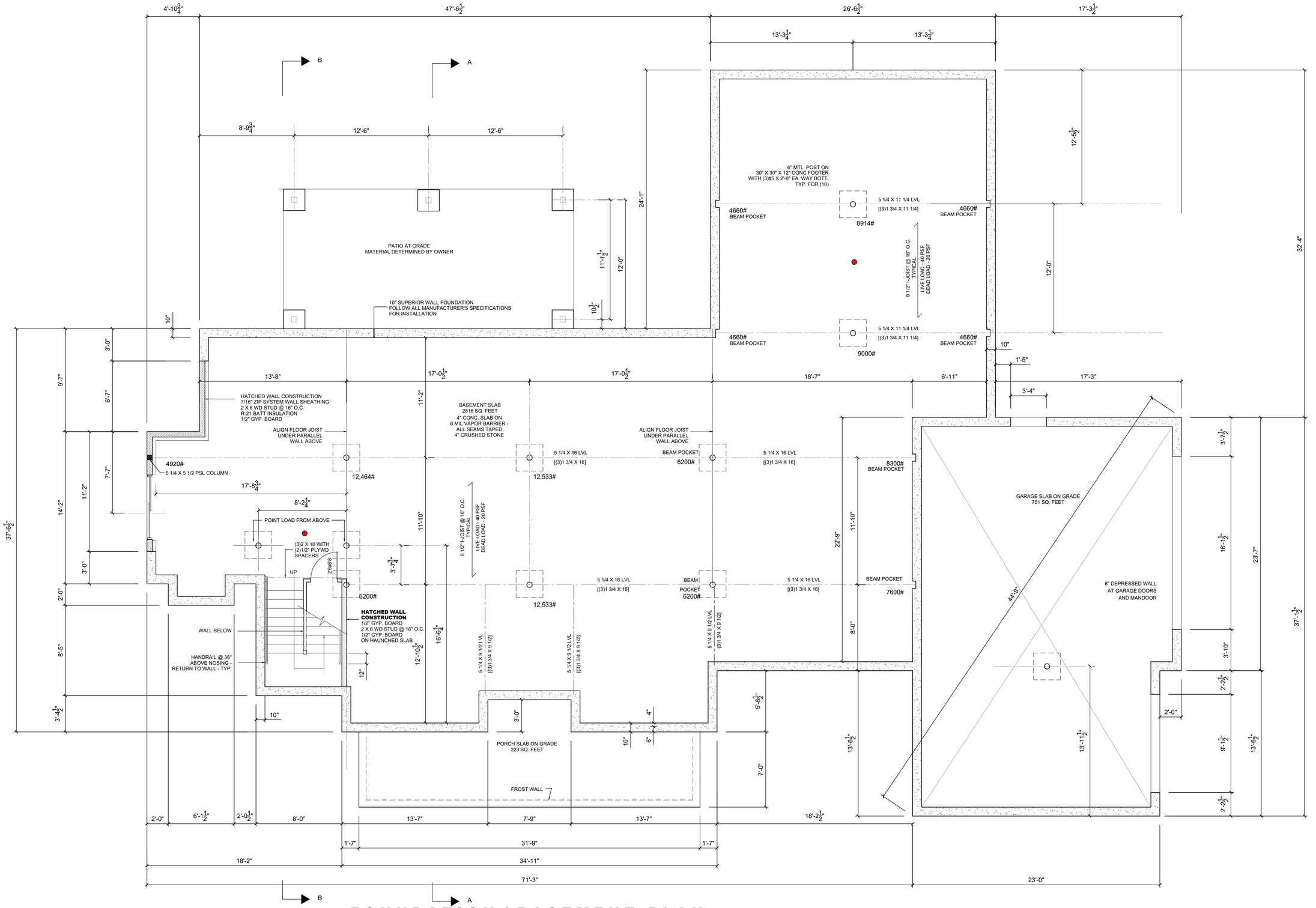


FOUNDATION / BASEMENT PLAN

POLICARE RESIDENCE
200 Ballek Road
Riegelsville, PA 18077

DRAWINGS ARE FOR DESIGN INTENT ONLY. CONTRACTOR TO VERIFY ALL SIZES, HEIGHTS AND PLACEMENT OF BUILDING COMPONENTS AND EXISTING CONDITIONS BEFORE CONSTRUCTION STARTS.

DRAWINGS PREPARED BY

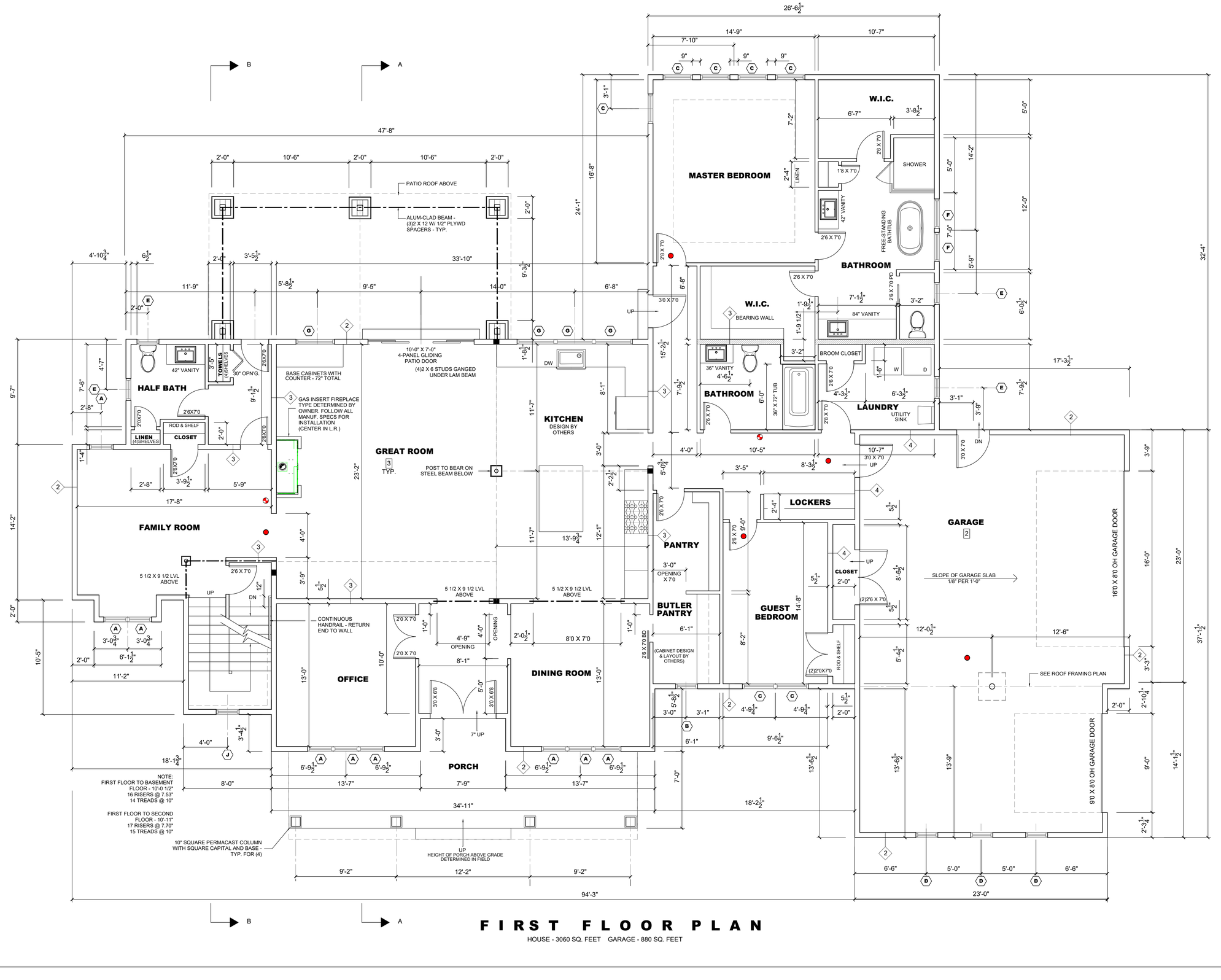
MERCALE STUDIOS LLC
610 554-4163 - Office
mercalestudios@gmail.com
www.mercalestudios.com

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

DATE: 1/4/23

FOUNDATION PLAN

DRAWING 1 of 10



F I R S T F L O O R P L A N

HOUSE - 3060 SQ. FEET GARAGE - 880 SQ. FEET

FLOOR TYPES

1

4" CONCRETE SLAB
6 MIL VAPOR BARRIER - ALL SEAMS TAPED
4" CRUSHED STONE

2

6" CONCRETE SLAB
6 MIL VAPOR BARRIER - ALL SEAMS TAPED
6" CRUSHED STONE

3

FINISHED FLOOR
3/4" ADVANTECH - GLUED AND SCREWED
9 1/2" I-JOIST @ 16" O.C.
1/2" GYP. BOARD

WALL TYPES

WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE-TREATED
FRAMING AS PER IRC 2015 SECTION R502
NOTE: BATHROOMS TO HAVE 1/2" M.R. GYP. BOARD

1

10" SUPERIOR WALLS
FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION

2

EXTERIOR FINISH - SEE ELEVATIONS
7/16" ZIP SYSTEM WALL SHEATHING
2 X 6 WD STUD @ 16" O.C.
R-21 BATT INSULATION
1/2" GYP. BOARD

3

1/2" GYP. BOARD
2 X 6 WOOD STUD @ 16" O.C.
1/2" GYP. BOARD

4

5/8" TYPE 'X' GYP. BOARD - GARAGE SIDE
2 X 6 WOOD STUD @ 16" O.C.
R-21 BATT INSULATION
1/2" GYP. BOARD

5

1/2" GYP. BOARD
2 X 4 WOOD STUD @ 16" O.C.
1/2" GYP. BOARD
INTERIOR PARTITIONS U.N.O.

POLICARE RESIDENCE

200 Ballek Road
Riegelsville, PA 18077

DRAWINGS ARE FOR DESIGN INTENT ONLY. CONTRACTOR TO VERIFY ALL SIZES, HEIGHTS AND PLACEMENT OF BUILDING COMPONENTS AND EXISTING CONDITIONS BEFORE CONSTRUCTION STARTS.

DRAWINGS PREPARED BY

DESIGN DRAFTING

MERCALE STUDIOS LLC

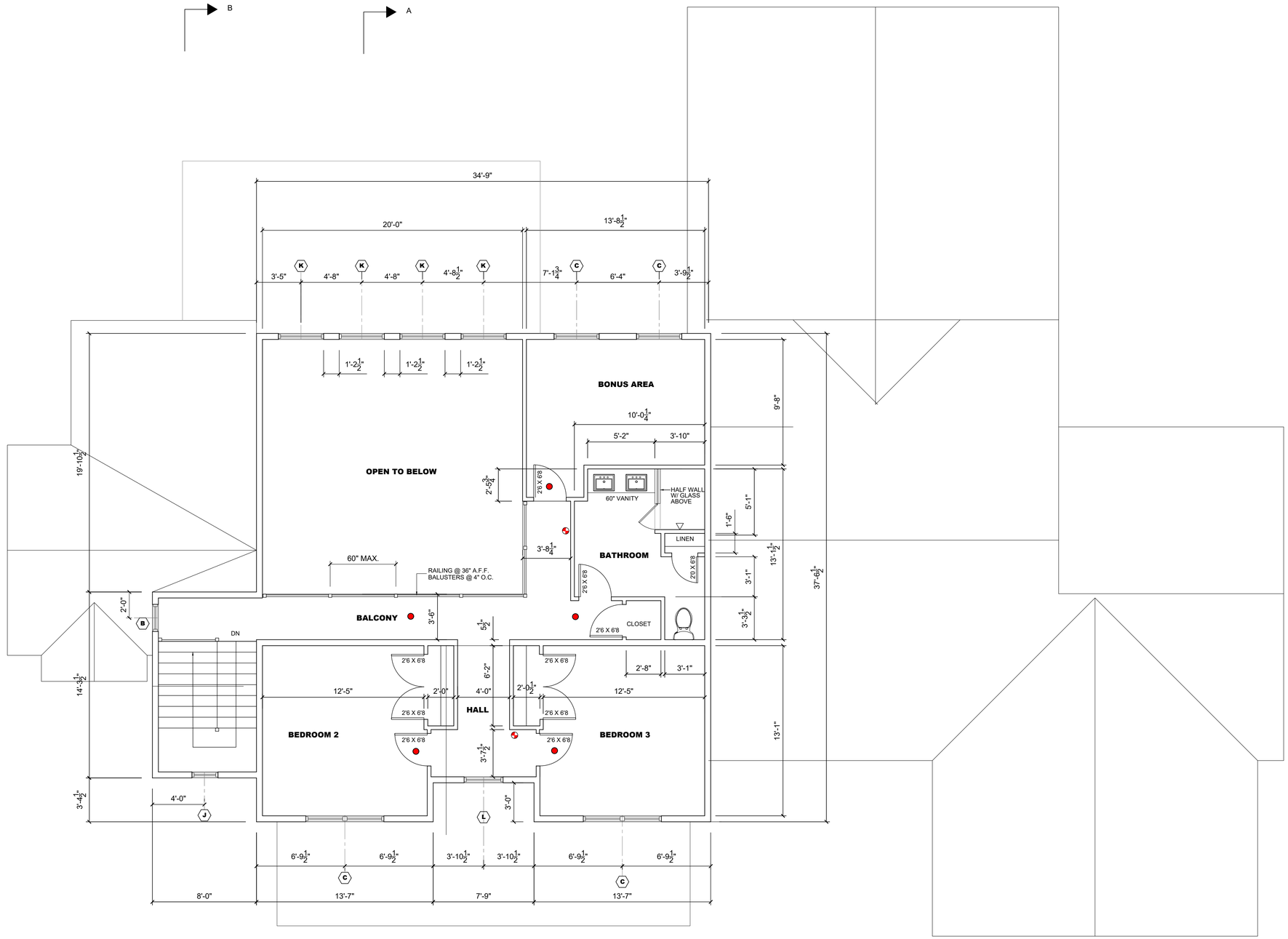
610 554-4163 - Office
mercalestudios@gmail.com
www.mercalestudios.com

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

DATE: 1/4/23

FIRST FLOOR PLAN

DRAWING 2 of 10



SECOND FLOOR PLAN

B A

POLICARE RESIDENCE

200 Ballek Road
Riegelsville, PA 18077

DRAWINGS ARE FOR DESIGN INTENT ONLY. CONTRACTOR TO VERIFY ALL SIZES, HEIGHTS AND PLACEMENT OF BUILDING COMPONENTS AND EXISTING CONDITIONS BEFORE CONSTRUCTION STARTS.

DRAWINGS PREPARED BY

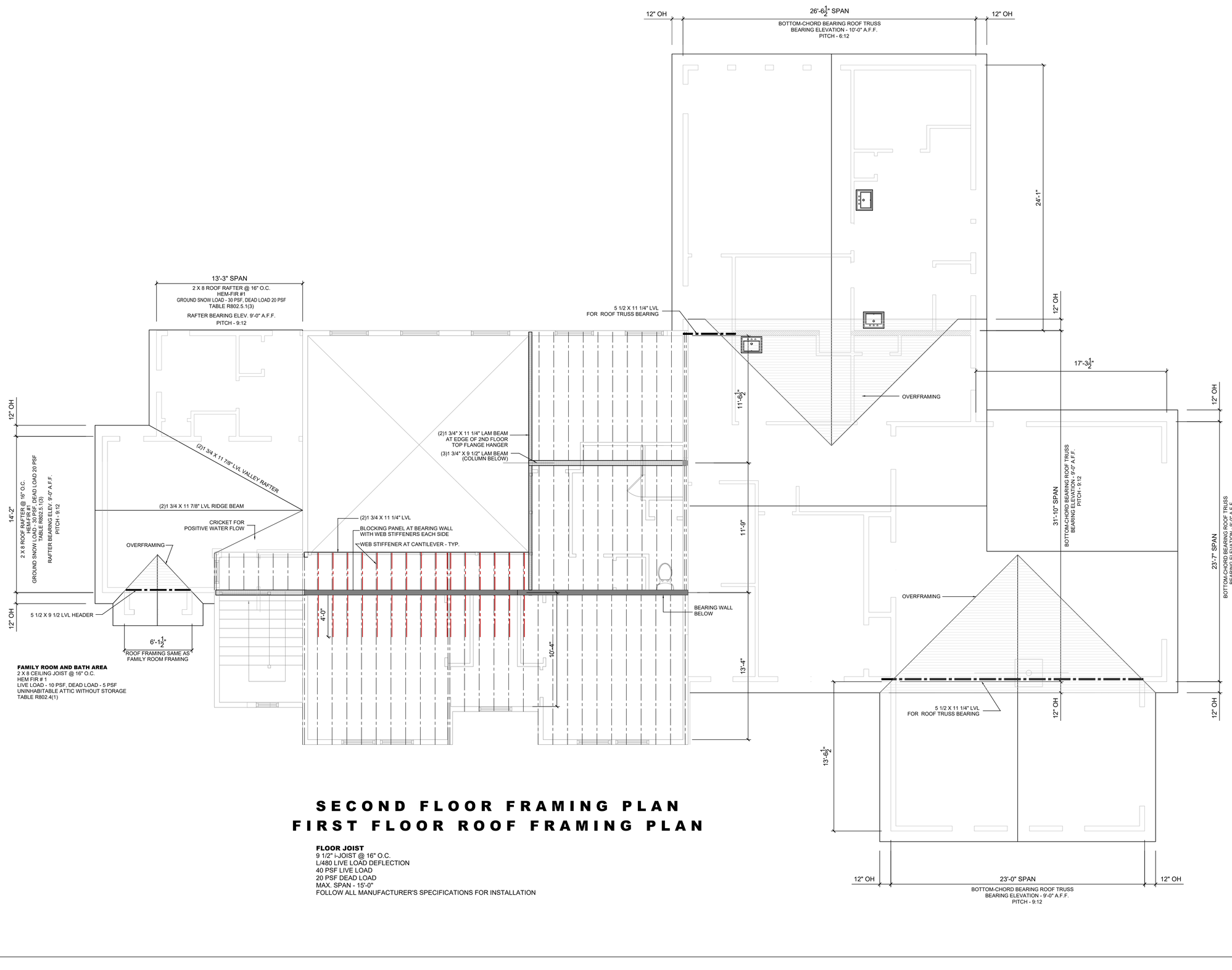
DESIGN DRAFTING
MERCALE STUDIOS LLC
610 554-4163 - Office
mercalestudios@gmail.com
www.mercalestudios.com

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

DATE: 1/4/23

SECOND FLOOR PLAN

DRAWING
3 of 10



FAMILY ROOM AND BATH AREA
2 X 8 CEILING JOIST @ 16" O.C.
HEM FIR # 1
LIVE LOAD - 10 PSF, DEAD LOAD - 5 PSF
UNINHABITABLE ATTIC WITHOUT STORAGE
TABLE R802.4(1)

SECOND FLOOR FRAMING PLAN
FIRST FLOOR ROOF FRAMING PLAN

FLOOR JOIST
9 1/2" I-JOIST @ 16" O.C.
L/480 LIVE LOAD DEFLECTION
40 PSF LIVE LOAD
20 PSF DEAD LOAD
MAX. SPAN - 15'-0"
FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION

POLICARE RESIDENCE

200 Ballek Road
Riegelsville, PA 18077

DRAWINGS ARE FOR DESIGN INTENT ONLY. CONTRACTOR TO VERIFY ALL SIZES, HEIGHTS AND PLACEMENT OF BUILDING COMPONENTS AND EXISTING CONDITIONS BEFORE CONSTRUCTION STARTS.

DRAWINGS PREPARED BY

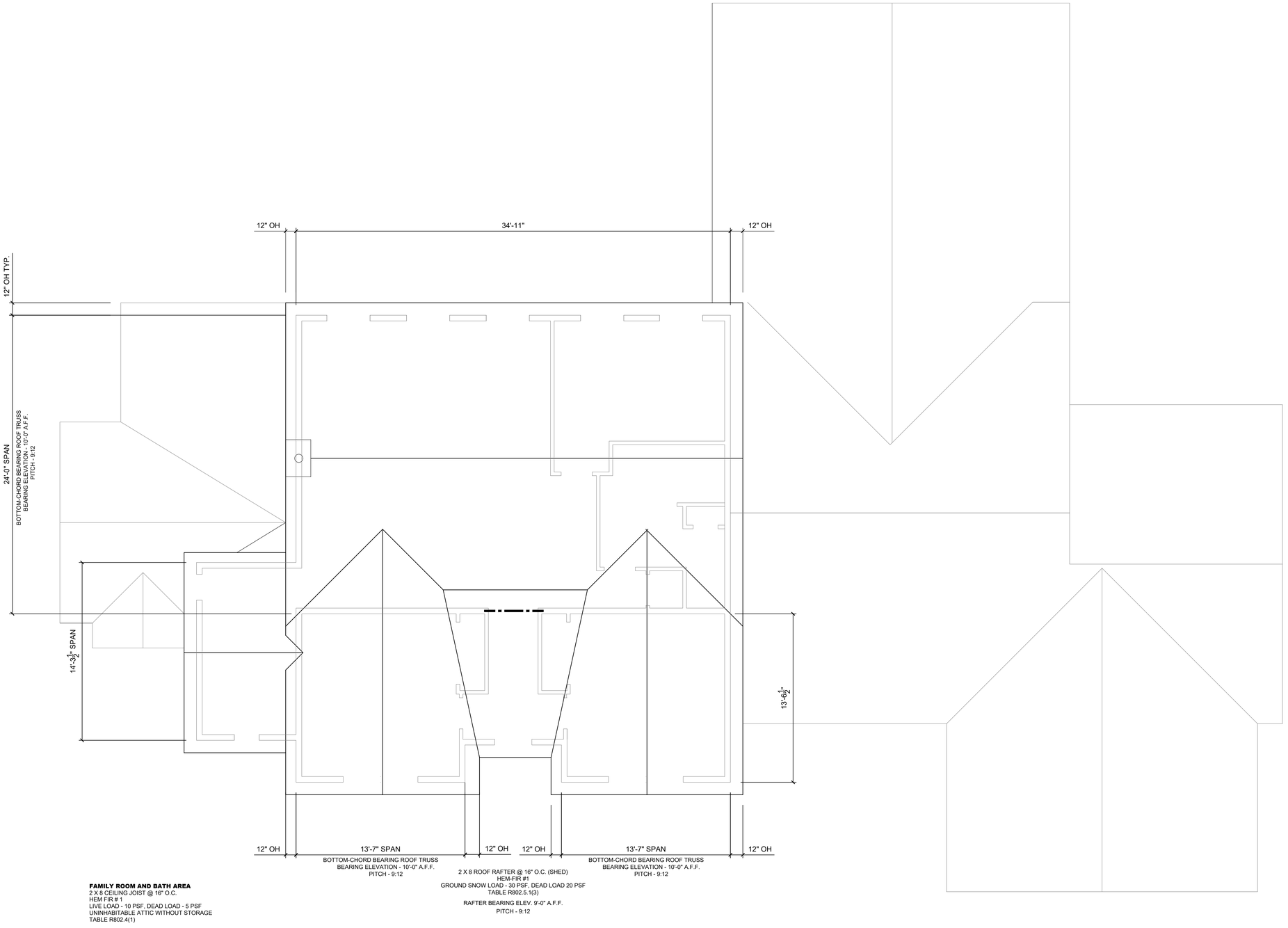
MERCALE STUDIOS LLC
610 554-4163 - Office
mercalestudios@gmail.com
www.mercalestudios.com

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

DATE: 1/4/23

FLOOR FRAMING PLAN

DRAWING
4 of 10



FAMILY ROOM AND BATH AREA
2 X 8 CEILING JOIST @ 16" O.C.
HEM FIR # 1
LIVE LOAD - 10 PSF, DEAD LOAD - 5 PSF
UNINHABITABLE ATTIC WITHOUT STORAGE
TABLE R802.4(1)

SECOND FLOOR ROOF FRAMING PLAN

POLICARE RESIDENCE

200 Ballek Road
Riegelsville, PA 18077

DRAWINGS ARE FOR DESIGN INTENT ONLY. CONTRACTOR TO VERIFY ALL SIZES, HEIGHTS AND PLACEMENT OF BUILDING COMPONENTS AND EXISTING CONDITIONS BEFORE CONSTRUCTION STARTS.

DRAWINGS PREPARED BY

MERCALE STUDIOS LLC

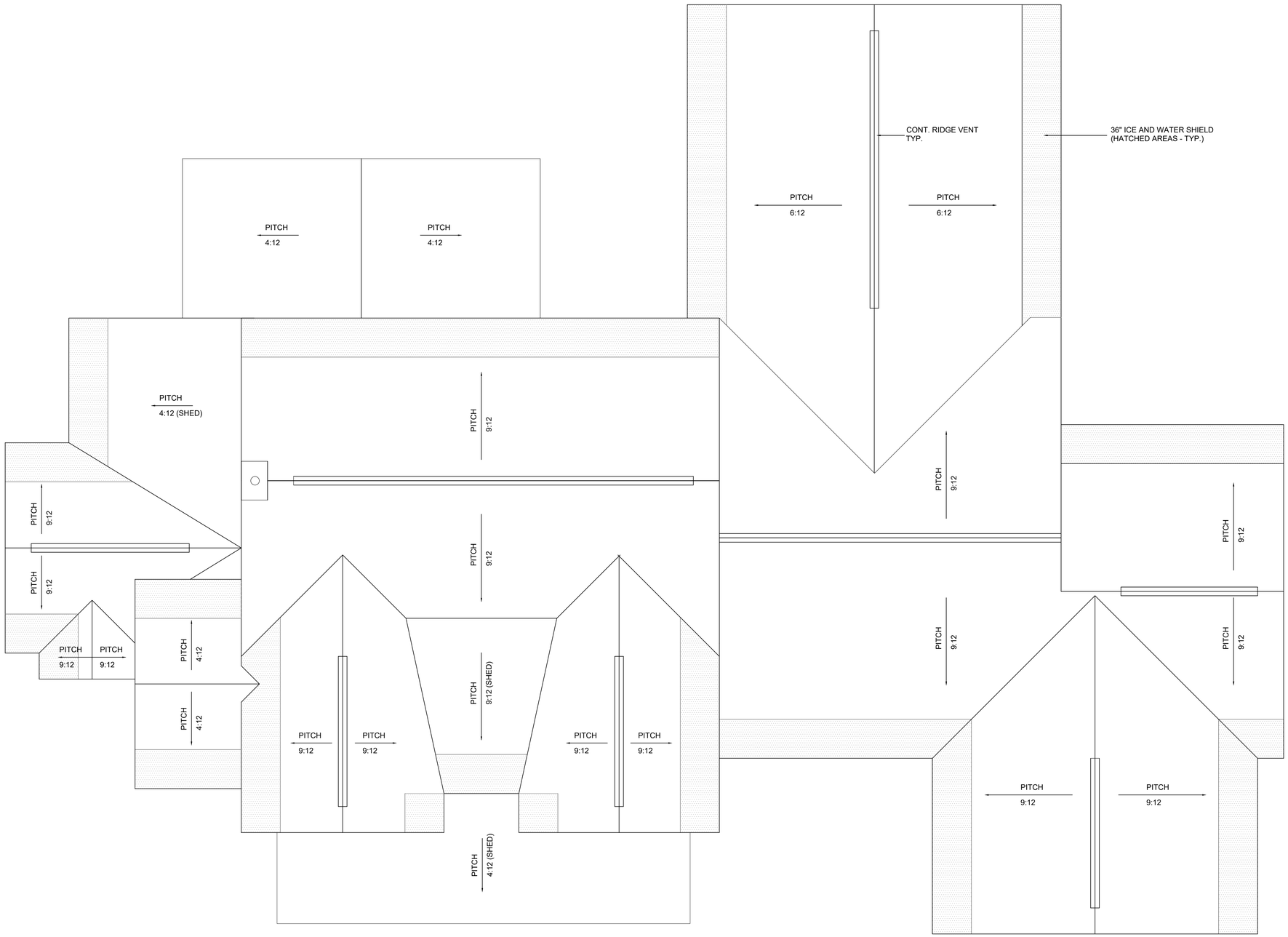
610 554-4163 - Office
mercalestudios@gmail.com
www.mercalestudios.com

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

DATE: 1/4/23

ROOF FRAMING PLAN

DRAWING
5 of 10


CONT. RIDGE VENT
TYP.
36" ICE AND WATER SHIELD
(HATCHED AREAS - TYP.)
PITCH
4:12
PITCH
4:12
PITCH
6:12
PITCH
6:12
PITCH
4:12 (SHED)
PITCH
9:12
PITCH
9:12
PITCH
9:12

GENERAL SPECIFICATIONS

ALL CONSTRUCTION TO MEET THE INTERNATIONAL RESIDENTIAL CODE 2018(FOR ONE AND TWO-FAMILY DWELLINGS) AS AMENDED BY PA HB 1654

ALL FOUNDATION CONCRETE TO BE MIN 3000 PSI

ALL CONCRETE FLATWORK TO BE MIN 3500 PSI

ALL FOOTINGS TO BE MIN. 3'-0" BELOW FINISH GRADE AND TO BEAR ON UNDISTURBED SOIL

DAMP PROOF FOUNDATION TO GRADE

TOP OF STEEL PIPE COLUMN TOP PLATES TO BE ATTACHED TO BOTTOM OF STEEL BEAM WITH 3/4" DIA. BOLTS. BOTTOM OF COLUMNS HELD IN PLACE BY CONCRETE SLAB

ALL FRAMING LUMBER TO BE NO. 2 OR BETTER KILN DRIED SPF OR BETTER

EXTERIOR WALLS TO BE 2 X 6 STUDS @ 16" O.C. W/ R-21 BATT INSULATION AND MIN. 1/2" EXTERIOR SHEATHING

INTERIOR PARTITIONS TO BE MIN. 2X4 STUDS @ 16" O.C.

ALL FINISHED WALLS TO BE 1/2" DRYWALL, EXCEPT AS NOTED

ALL CEILINGS TO BE BE 5/8" DRYWALL, EXCEPT AS NOTED

BUILDING ROOF TO HAVE PREFORMED CONTINUOUS RIDGE VENT

SMOKE DETECTORS TO BE HARD-WIRED AND HAVE BATTERY BACKUP

ALL BATHROOM EXHAUST FANS TO BE VENTED THRU THE SOFFIT PER IRC 2015

ALL BEDROOM WINDOWS TO MEET EGRESS REQUIREMENTS

HEADERS WILL BE 5 1/2 X 9 1/2 LAM. BEAM UNLESS NOTED OTHERWISE

NOTES:
1. STAIRS MAX RISE 7.75", MIN. TREAD 10"
2. RAILING WILL BE 36" H X 4" MAX SPACING BETWEEN BALUSTERS

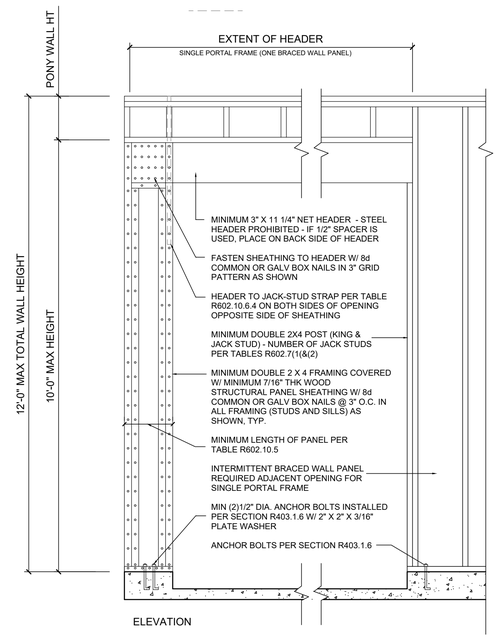
STRUCTURAL NOTES:

1. ANCHOR BOLTS AS PER SUPERIOR WALL SPECIFICATIONS. SEE NOTE ON HOUSE SECTION A-A

SD = SMOKE DETECTOR
INTERCONNECT DETECTORS AS PER R314.4

CM = CARBON MONOXIDE DETECTOR
AS PER SECTION R315

ALL ELECTRICAL WORK TO FOLLOW THE CURRENT INTERNATIONAL CONSTRUCTION CODE - ELECTRICAL CODE AND ALL LOCAL ORDINANCES



GARAGE PORTAL FRAME DETAIL

SCALE: 3/4" = 1'-0"

FRAMING NOTES

1. CONTRACTOR TO CONSTRUCT ALL FLOORS, WALLS HEADERS, BEAMS, JOISTS, AND RAFTERS IN ACCORDANCE WITH 2018 IRC. ALL MEMBERS SHALL BE PROPERLY BRACED, PLUMBED AND LEVELED FASTENING OF EACH MEMBER SHALL CONFORM TO 2018 IRC SECTION R602
2. AT ALL EXTERIOR FRAME WALLS PROVIDE 2 X 6 STUD FRAMING @ 16" O.C. UNLESS NOTED OTHERWISE. LOCATE STUDS OR PROVIDE ADDITIONAL STUDS DIRECTLY UNDER ALL TRUSS ENDS AND POINT LOADS.
3. PROVIDE DOUBLE TOP PLATES ON ALL WALLS. OFFSET JOINTS IN EACH PLATE MEMBER A MINIMUM OF 24" FROM OTHER JOINTS.
4. PROVIDE JACK STUD UNDER ALL HEADERS CONTINUOUS TO SOLE PLATE. IF SPAN EXCEEDS 6'-0", PROVIDE (2)JACK STUDS BENEATH HEADER. PROVIDE FULL HEIGHT KING STUDS NEXT TO EACH JACK STUD
5. DO NOT NOTCH OR DRILL HOLES LARGER THAN 1" DIAMETER IN BEAMS, GIRDERS, AND JOISTS SUPPORTING BEARING WALLS OR CONCENTRATED LOADS
6. NOTCH ALL RAFTERS TO PROVIDE FULL BEARING AT SUPPORTS
7. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED WITH A WATER BOURNE PRESEVATIVE (IRC SECTION R317)
8. SUBMIT ENGINEERED SHOP DRAWINGS OF TRUSSES FOR REVIEW PRIOR TO FABRICATION. COMPLY WITH TRUSS MANUFACTURER'S RECOMMENDATIONS FOR STORAGE, HANDLING, INSTALLATION AND BRACING OF TRUSSES. PROPERLY CROSS BRACE ALL TRUSSES
9. PROVIDE HEADERS IN ALL OPENINGS IN BEARING WALLS. NOTE THAT ALL HEADERS SHOWN, UNLESS NOTED OTHERWISE, TO BE A MINIMUM OF 5 1/2 X 9 1/2 LVL AT OPENINGS GREATER THAN 4'-0", SEE PLANS
10. DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS. DOUBLE JOISTS OR BLOCKING UNDER ALL WALLS RUNNING PARALLEL ABOVE
11. LATERAL SUPPORT AND CROSS-BRACING TO COMPLY WITH IRC R502.7 AND R502.7.1
12. FLOOR CONSTRUCTION TO BE 3/4" ADVANTECH, GLUED AND SCREWED TO I-JOISTS
13. PROVIDE FIREBLOCKING IN ACCORDANCE WITH R602.8
14. PROVIDE SOLID BLOCKING IN WALL CAVITIES UNDER LVLS. BEARING TO BE A MIN. OF 4"

WINDOW SCHEDULE

CALLOUT	TYPE	SIZE	LOCATION	QUANTITY	NOTES
A	DOUBLE-HUNG	2'-2" X 6'-0"	FAMILYROOM/OFFICE/DINING	9 WINDOWS	TEMPERED
A1	FIXED	2'-2" X 1'-8"	FAMILY ROOM	2 WINDOWS	TRANSOM
B	AWNING	2'-4" X 3'-0"	PANTRY/STAIR LANDING	2 WINDOWS	
C	DOUBLE-HUNG	3'-0" X 5'-6"	BEDROOMS/BONUS ROOM	10 WINDOWS	EGRESS *
D	DOUBLE-HUNG	2'-0" X 5'-4"	GARAGE	3 WINDOWS	
E	DOUBLE-HUNG	2'-0" X 3'-6"	LAUNDRY/TOILET/HALF BATH	4 WINDOWS	
F	DOUBLE-HUNG	2'-8" X 4'-8"	MASTER BATH	2 WINDOWS	TEMPERED
G	DOUBLE-HUNG	3'-6" X 3'-6"	KITCHEN/1ST FLR GREAT ROOM	4 WINDOWS	
H	DOUBLE-HUNG	2'-2" X 1'-8"	FAMILY ROOM	2 WINDOWS	TRANSOM
J	FIXED	2'-4" X 6'-0"	STAIR TOWER	1 WINDOW	
K	FIXED	3'-6" X 3'-6"	2ND FLOOR GREAT ROOM	4 WINDOWS	
L	DOUBLE-HUNG	2'-8" X 4'-0"	2ND FLOOR HALL	1 WINDOW	

WINDOW QUANTITIES TO BE VERIFIED IN FIELD BEFORE ORDERING
SIMONTON WINDOWS - REFLECTIONS 5500 - STANDARD INSULATING GLASS
U-FACTOR - .30 TOTAL UN IT
LOW E TYPE - PROSOLAR
GAS - ARGON
SPACER SYSTEM - INTERCEPT
GRID TYPE DETERMINED BY OWNER
*WINDOW OPENING CONTROL DEVICE AS PER R312.2.2

POLICARE RESIDENCE
200 Ballek Road
Riegelsville, PA 18077

DRAWINGS ARE FOR DESIGN INTENT ONLY. CONTRACTOR TO VERIFY ALL SIZES, HEIGHTS AND PLACEMENT OF BUILDING COMPONENTS AND EXISTING CONDITIONS BEFORE CONSTRUCTION STARTS.

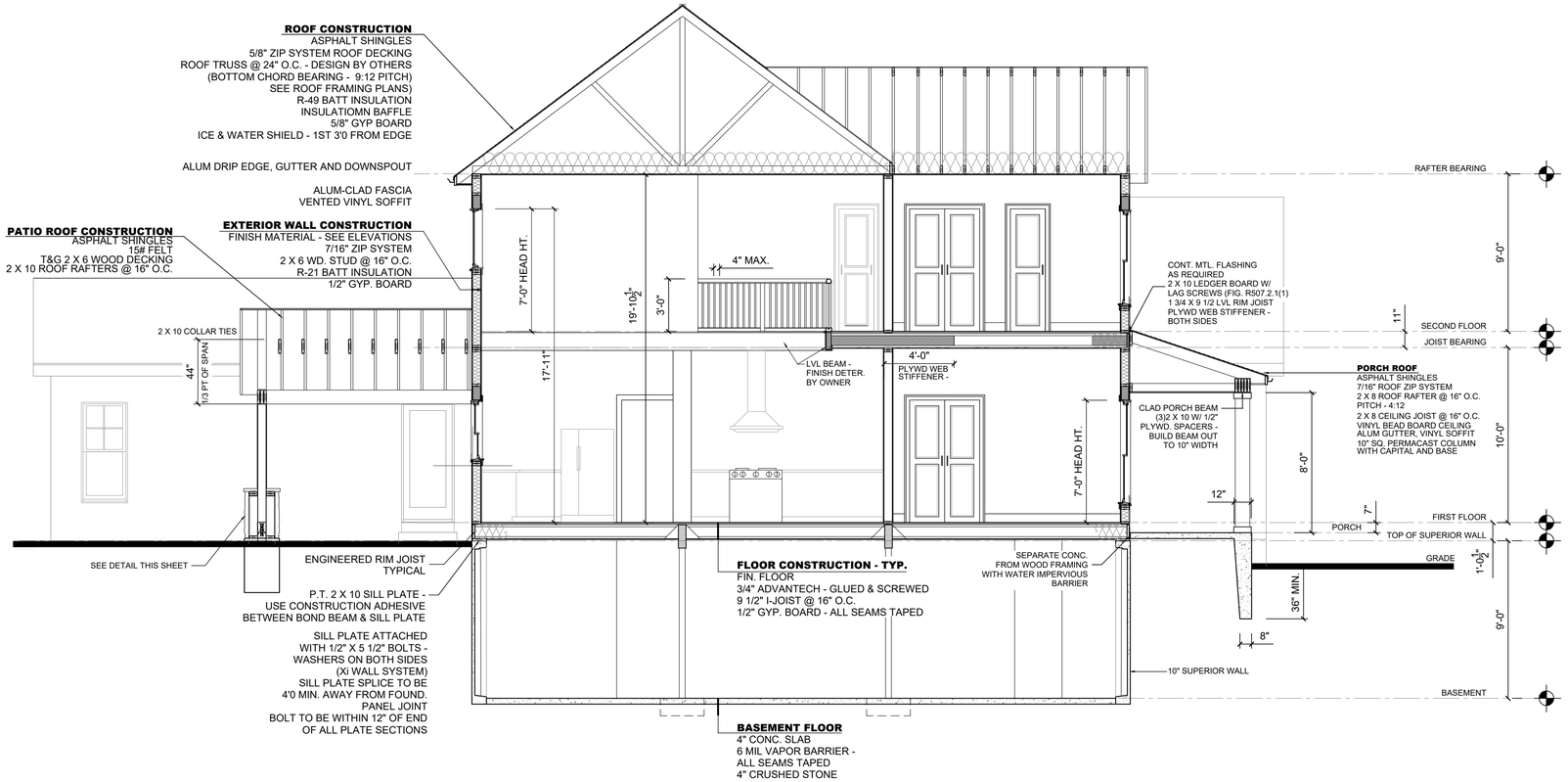
DRAWINGS PREPARED BY
DESIGN DRAFTING
MERCALE STUDIOS LLC
610 554-4163 - Office
mercalestudios@gmail.com
www.mercalestudios.com

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

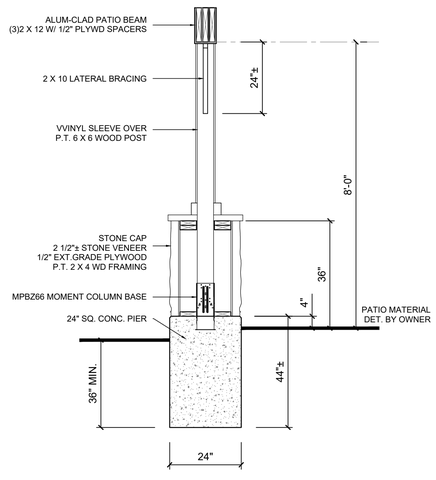
DATE: 1/4/23

WINDOW SCHEDULE DETAILS

DRAWING
7 of 10

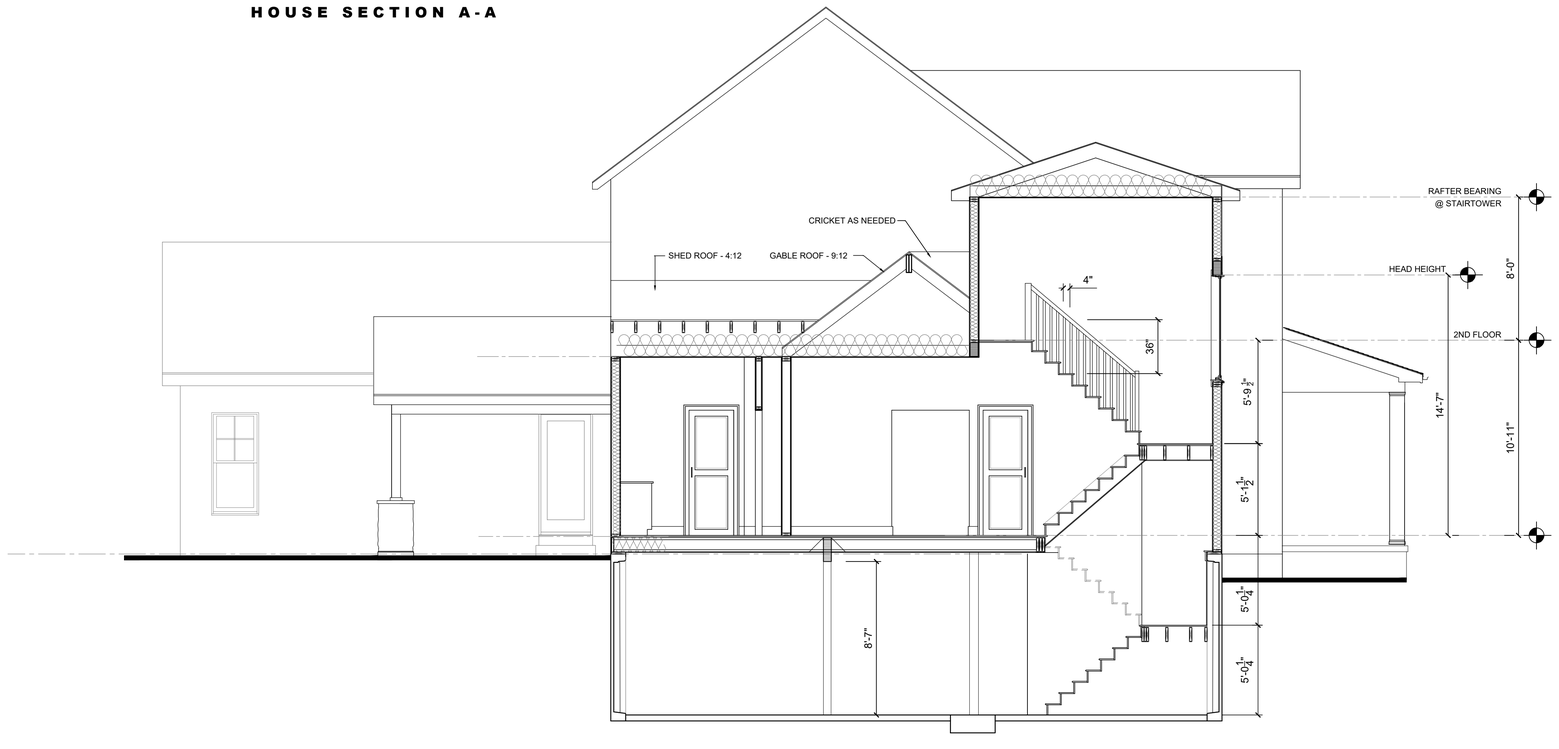


HOUSE SECTION A-A



COLUMN DETAIL @ PATIO ROOF

SCALE: 1/2" = 1'-0"



HOUSE SECTION B-B

POLICARE RESIDENCE

200 Ballek Road
Riegelsville, PA 18077

DRAWINGS ARE FOR DESIGN INTENT ONLY. CONTRACTOR TO VERIFY ALL SIZES, HEIGHTS AND PLACEMENT OF BUILDING COMPONENTS AND EXISTING CONDITIONS BEFORE CONSTRUCTION STARTS.

DRAWINGS PREPARED BY

DESIGN DRAFTING

MERCALE STUDIOS LLC

610 554-4163 - Office
mercalestudios@gmail.com
www.mercalestudios.com

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

DATE: 1/4/23

HOUSE SECTIONS

DRAWING 8 of 10

LEFT SIDE ELEVATION

FRONT ELEVATION

POLICARE RESIDENCE
200 Ballek Road
Riegelsville, PA 18077

DRAWINGS ARE FOR DESIGN INTENT ONLY. CONTRACTOR TO VERIFY ALL SIZES, HEIGHTS AND PLACEMENT OF BUILDING COMPONENTS AND EXISTING CONDITIONS BEFORE CONSTRUCTION STARTS.

DRAWINGS PREPARED BY

DESIGN DRAFTING

MERCALE STUDIOS LLC

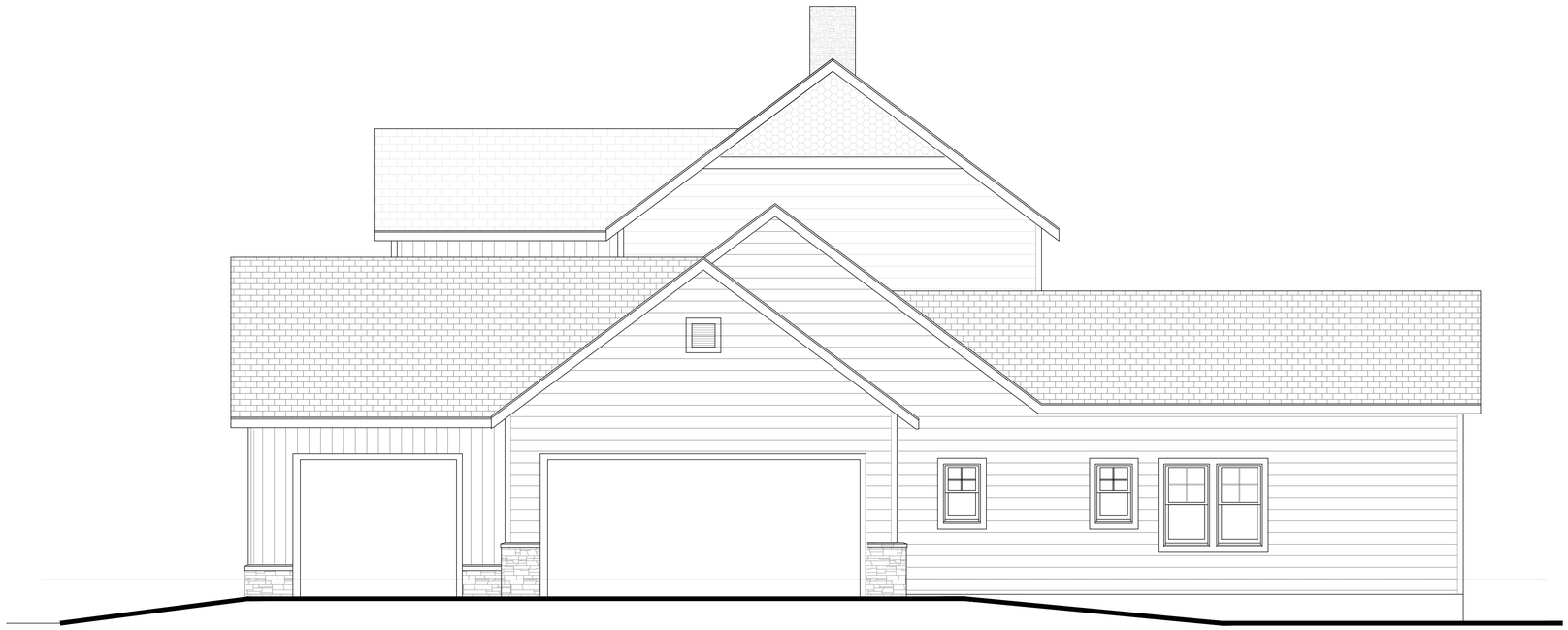
610 554-4163 - Office
mercalestudios@gmail.com
www.mercalestudios.com

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

DATE: 1/4/22

EXTERIOR ELEVATIONS

DRAWING
9 of 10



RIGHT SIDE ELEVATION

REAR ELEVATION

POLICARE RESIDENCE

200 Ballek Road
Riegelsville, PA 18077

DRAWINGS ARE FOR DESIGN INTENT ONLY. CONTRACTOR TO VERIFY ALL SIZES, HEIGHTS AND PLACEMENT OF BUILDING COMPONENTS AND EXISTING CONDITIONS BEFORE CONSTRUCTION STARTS.

DRAWINGS PREPARED BY

MERCALE STUDIOS LLC
610 554-4163 - Office
mercalestudios@gmail.com
www.mercalestudios.com

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

DATE: 1/4/23

EXTERIOR ELEVATIONS

DRAWING
10 of 10