

207 2ND AVE.



NEWTOWN SQUARE, PENNSYLVANIA

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
ROOF		
CEILING JOISTS TO TOP PLATE	(3) 10d	TOE NAIL
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	(4) 10d	FACE NAIL
COLLAR TIE TO RAFTER, FACE NAIL OR 1X4" X 20 GAGE RIDGE STRAP TO RAFTER	(4) 10d	FACE NAIL EACH RAFTER
RAFTER OR ROOF TRUSS TO PLATE	(3) 16d	TOE NAIL
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS	(4) 16d	TOE NAIL

WALL		
STUD TO STUD	16d	24" O.C. FACE NAIL
BUILT-UP HEADER, TWO PIECES	16d	16" O.C. EA. EDGE FACE NAIL
CONTINUOUS HEADER TO STUD	(4) 8d	TOE NAIL
DOUBLE STUDS, FACE NAIL	10d	24" O.C.
TOP PLATE TO TOP PLATE	10d	12" O.C. FACE NAIL
DOUBLE TOP PLATES, MINIMUM 48-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	(8) 16d	-----
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING	16d	12" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	(3) 16d	16" O.C. FACE NAIL
TOP OR BOTTOM PLATE TO STUD	(3) 16d	END NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	(3) 10d	FACE NAIL
JOIST TO SILL, TOP PLATE OR GIRDER	(4) 8d	TOE NAIL
RIM JOIST, BAND JOIST, OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	10d	6" O.C. TO NAIL

BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS		10d	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES	
DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER	SPACING OF FASTENERS		
		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)	
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING				
5/16" - 1/2"	6d COMMON NAIL (SUBFLOOR, WALL) 8d COMMON NAIL (ROOF)	6	12	
19/32" - 1"	8d COMMON NAIL	6	12	
1/2" GYPSUM SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, SHAPLE GALVANIZED, 3 1/2" LONG, 1 1/4" SCREWS, TYPE W OR S	7	7	
5/8" GYPSUM SHEATHING	1 3/4" GALVANIZED ROOFING NAIL, SHAPLE GALVANIZED, 3 5/8" LONG, 1 5/8" SCREWS, TYPE W OR S	7	7	

ALTERNATE ATTACHMENTS

NOMINAL MATERIAL THICKNESS (INCHES)	DESCRIPTION OF FASTENER AND LENGTH (INCHES)	SPACING OF FASTENERS	
		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
UP TO 1/2"	STAPLES 15 GA. 1 3/4"	4	8
	NAIL 2 1/4"	3	6
	STAPLES 16 GA. 1 3/4"	3	6
23/32" AND 3/4"	STAPLES 14 GA. 2	4	8
	STAPLES 15 GA. 1 3/4"	3	6
	NAIL 2 1/4"	4	8

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH 2018 IRC BUILDING CODE
- BUILDER MUST VERIFY ALL DIMENSIONS AND ACCURACY BEFORE CONSTRUCTION
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS
- EXTERIOR AND BEARING WALLS TO BE 2 X 6 @ 16" O.C. UNLESS OTHERWISE NOTED
- PROVIDE BRIDGING AT ALL MIDSPAN POINTS, UNLESS NOT REQUIRED BY JOIST MANUF.
- ALL STRUCTURAL LUMBER SHALL BE SPRUCE-PINE-FIR #2 OR BETTER, UNLESS OTHERWISE NOTED

- IF APPLICABLE, WHERE GARAGE IS ATTACHED TO DWELLING UNIT, WALLS BETWEEN GARAGE & HOUSE TO BE FIRE-RATED = (1) LAYER (1/2) INCH TYPE X FIRE-CODE DRYWALL. DOOR BETWEEN AREAS TO BE 20 MINUTE C-LABEL DOOR WITH FIRE-CODE JAMB
- MECHANICAL AND SUMP PIT LOCATIONS VARY PER SITE GRADING AND BASEMENT CONDITIONS

- TEMPERED GLAZING REQUIREMENTS:
 - (1) - IN WINDOWS & DOORS WITHIN (18) INCHES OF WALKING SURFACE
 - (2) - IN ANY INDIVIDUAL PANEL GREATER THAN (9) SQ. FT.
 - (3) - IN WINDOWS WITHIN (24) INCHES OF ANY OPENABLE DOOR WHEN DOOR IS IN CLOSED POSITION
 - (4) - IN PANELS WITHIN STAIRWAYS, LANDING AND RAMPS, AND WITHIN (36) INCHES HORIZONTALLY OF WALKING SURFACE, UNLESS PROTECTED WITH BARS 3" O.C. CAPABLE OF WITHSTANDING 50 LB. PER LINEAR FOOT
 - (5) - IN PANELS ADJACENT TO STAIRWAY WITHIN (60) INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION, AND WHEN THE PANEL IS WITHIN (60) INCHES OF THE TREAD NOSING.
- EXCEPTION: IF HANDRAIL OR GUARDRAIL IS PROVIDED, DISTANCE CAN BE REDUCED TO (18) INCHES FROM RAILING TO ADJACENT GLAZING. APPLICANT SHALL PROVIDE CODE OFFICIAL WITH CUT-SHEETS PRIOR TO CONSTRUCTION
- (6) - ALL BATHROOMS WITH SHOWERS OR TUBS TO HAVE TEMPERED WINDOWS IF GLAZING IS WITHIN 60" OF WATER SURFACE

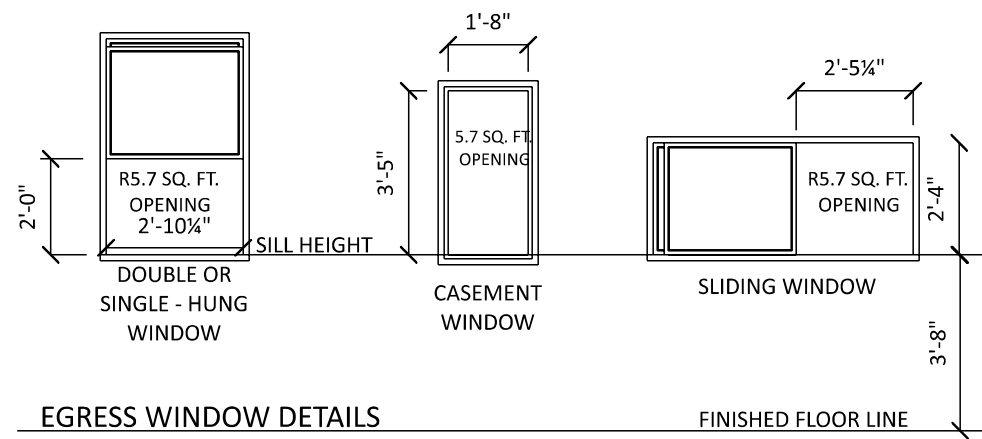
- BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST (1) OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING. A (36) INCH X (6) FEET (8) INCH DOOR, DIRECT TO OUTSIDE IS ALLOWED FOR EGRESS (DOOR TO HAVE BULKHEAD ENCLOSURE) EGRESS WINDOWS TO HAVE A MIN. OF (5.7) SQ. FT. CLEAR OPENING, WITH A MIN. (24) INCH OPENING HEIGHT AND MIN. (20) INCH OPENING WIDTH. GRADE FLOOR OPENINGS ARE ACCEPTED.
- TO HAVE A (5) SQ. FT. CLEAR OPENING ALL EGRESS UNITS SHALL BE OPERATIONAL FROM INSIDE WITHOUT USE OF TOOLS OR KEYS WINDOW WELLS - THE MIN. HORIZONTAL AREA OF THE WINDOW WELL SHALL BE (9) SQ. FT. WITH A MIN. HORIZONTAL PROJECTION AND WIDTH OF (36) INCHES. THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED

- WINDOW SILLS TO BE A MINIMUM 24" ABOVE FINISH FLOOR, WHERE OUTSIDE GRADE EXCEEDS 6'-0" FROM WINDOW SILL. THE EXTERIOR LANDING AT AN EXTERIOR DOORWAY SHALL NOT BE MORE THAN 7 3/4 INCHES (186MM) BELOW THE TOP OF THE THRESHOLD, PROVIDE THE DOOR DOES NOT SWING OVER THE LANDING, OTHER THAN AN EXTERIOR STORM OR SCREEN

- SECTION 314.3 LOCATION - SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
- (1) - IN EACH SLEEPING ROOM.
 - (2) - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - (3) - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
 - (4) - SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.

- SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3.
- (1) - IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
 - (2) - IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
 - (3) - PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
- SMOKE DETECTORS MUST BE INTERCONNECTED BY WIRING, EXCEPTION IF NO POWER SOURCE IS AVAILABLE, IS TO INSTALL WIRELESS DETECTORS THAT ARE WIRELESSLY CONNECTED.

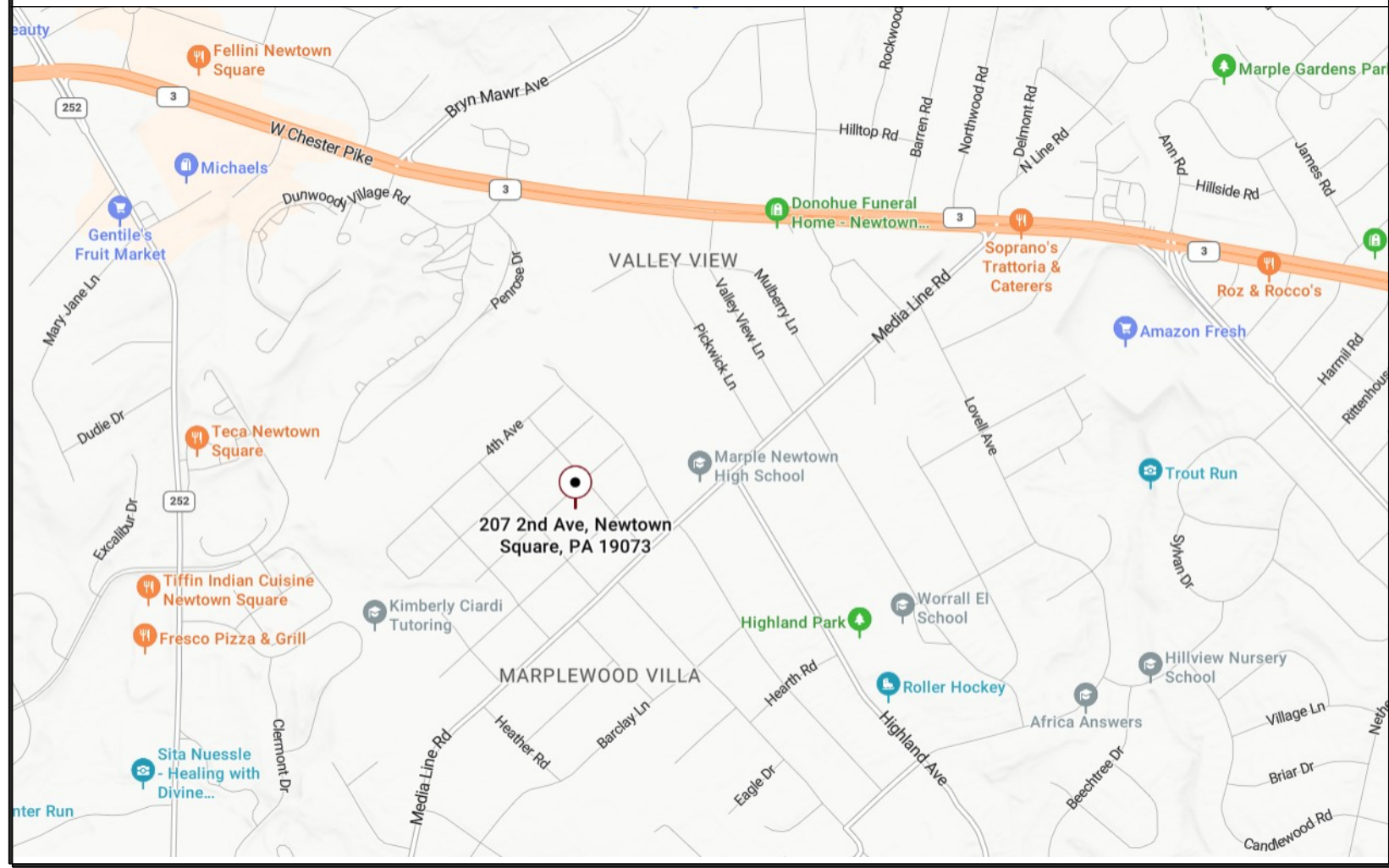
- PROVIDE CARBON MONOXIDE DETECTORS IN EACH SEPERATE SLEEPING AREAS IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLINGS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLINGS THAT HAVE ATTACHED GARAGES.



EGRESS WINDOW DETAILS

FINISHED FLOOR LINE

LOCATION MAP



CODE & LOADING INFORMATION

- APPLICABLE CODES**
- 2018 IRC BUILDING CODE
- OCCUPANCY TYPE**
- RESIDENTIAL SINGLE FAMILY DWELLING

- CONSTRUCTION TYPE**
- TYPE 5 B
- LOADING NOTES**
- 1st FLOOR LIVE = 40 PSF

- 2nd FLOOR/ATTIC LIVE = 30 PSF
- SNOW LIVE = 30 PSF
- DEAD LOADS = 10 PSF
- BASIC WIND SPEED = 115 MPH
- SEISMIC DESIGN CATEGORY = B
- FROST LINE DEPTH = 36"
- ASSUMED SOIL CLASS = GM, GC
- SOIL BEARING CAPACITY = 2000 PSF IF SOIL DIFFERS FROM ASSUMED ABOVE (REFER TO IRC 2018 CODES)

CONTACT INFORMATION

OWNER
Moser Homes
1171 Lancaster Ave, Suite 201
Berwyn, PA 19312
AJ 610-637-1972

ENERGY CODE COMPLIANCE

SINGLE FAMILY DWELLING (CLIMATE ZONE 4-A)

- MAX. GLAZING U-FACTOR = .32
- CEILING INSULATION = R-49
- WALL INSULATION = R-21
- BASEMENT INSULATION = R-10 CONTINUOUS or R-13 CAVITY
- FLOOR INSULATION = R-30
- SLAB FLOOR INSULATION = R-10, 24"
- CRAWL SPACE WALLS = R-10 CONTINUOUS or R-13 CAVITY

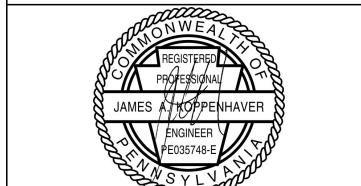
DRAWING LIST

- 1 - COVER SHEET
- 2 - FLOO, FDN. PLANS
- 3 - CROSS SECTION
- 4 - ELEVATIONS
- 5 - GENERAL CODE NOTES

ANY CHANGES FROM THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF DRAFTING CONCEPTS AND APPROVED BEFORE CONSTRUCTION. ALL DIMENSIONS AND SITE CONDITIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECTS.

JAMES A. KOPPENHAVER

304 LOGAN RD.
WYOMISSING, PA 19610
PHONE: 484-794-9949



Digitally signed by
James A. Koppenhaver,
P.E.

Date: 2025.11.21

13:01:01-05:00

DATE ITEM BY

11/19/25 FINAL JE

CONTRACTOR:
Moser Homes
1171 Lancaster Ave, Suite 201
Berwyn, PA 19312
610-755-0812

CLIENT NAME & ADDRESS:
Moser Homes
1171 Lancaster Ave, Suite 201
Berwyn, PA 19312
PROJECT SITE:
Newtown Township
207 2nd Ave.
Newtown Square, PA 19073

PROJECT TITLE:

ELLIS MODEL

SHEET TITLE:

COVER SHEET

DATE APPLIED:

11/19/25

SCALE:

AS NOTED

DRAWING NO:

D799-25

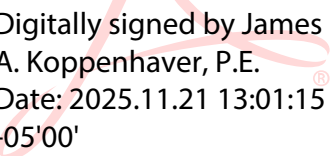
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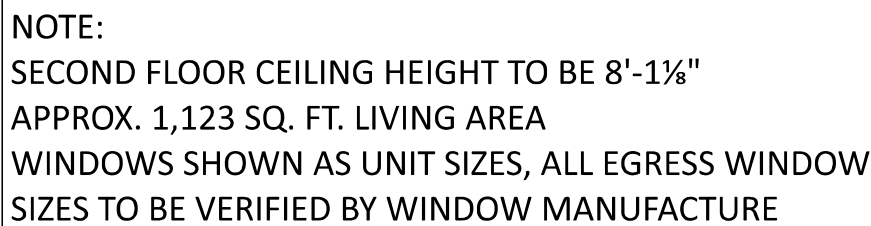
5219 Old Strasburg Rd.
Kinzers, PA 17535
P. 717-442-5053 F. 717-370-5925

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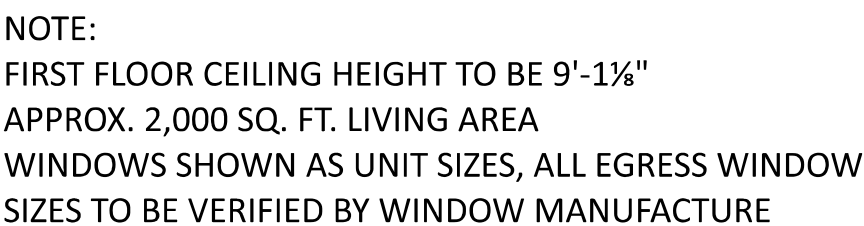
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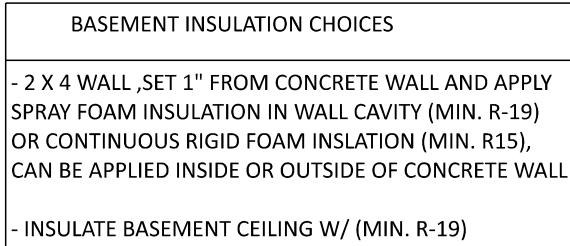
SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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



FOUNDATION PLAN

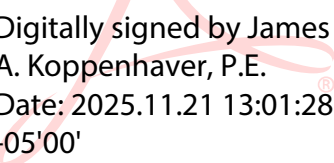
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OBJECT SITE:
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Newtown Square, PA

ELLIS MODEL

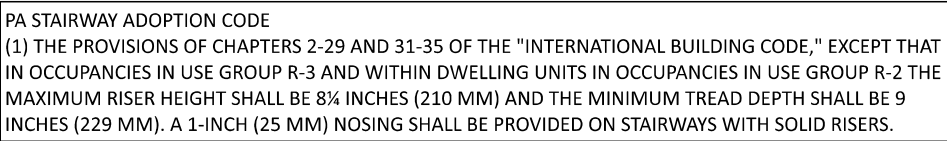
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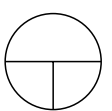


SCALE: 1/4" = 1'-0"



NO LADDER REQUIRED IF WINDOW
WELL DEPTH IS 44" OR LESS

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



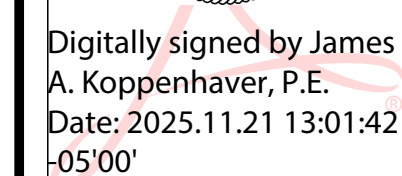
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AGENT NAME & ADDRESS:
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1171 Lancaster Ave. Suite 100
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PROJECT TITLE:	PROJECT TITLE:
	PROJECT TITLE:

ELLIS MODEL

SHEET TITLE:

DATE APPLIED:

11/19/25

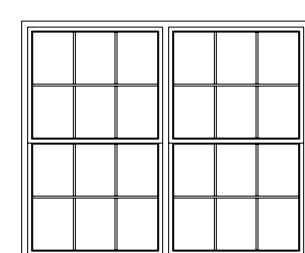
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RIGHT EL E VATION

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



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



REAR ELEVATION

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



FRONT ELEVATION

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

