TABLE 2304.9.1 FASTENING SCHEDULE (min. unless otherwise noted)

CONNECTION (location)	FASTENING [a, m]
Joist to sill or girder (toenail)	3 - 8d common (2 1/2" x 0.131") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples
Bridging to joist, toenail each end	2 - 8d common (2 1/2" x 0.131") 2 - 3" x 0.131" nails 2 - 3" 14 gage staples
1" x 6" subfloor or less to each joist (face nail)	2 - 8d common (2 1/2" x 0.131")
Wider than 1" x 6" subfloor to each joist (face nail)	3 - 8d common (2 1/2" x 0.131")
2" subfloor to joist or girder (blind and face nail)	2 - 16d common (3 1/2" x 0.162")
Sole plate to joist or blocking (typical face nail)	16d (3 1/2" x 0.135") at 16" o.c. 3 x 0.131" nails @ 6" o.c. 3" 14 gage staples at 12" o.c.
Sole plate to joist or blocking (at braced wall panels)	3 - 16d (3 1/2" x 0.135") at 16" 4 - 3" x 0.131" nails at 16" 4 - 3" 14 gage staples per 16"
Top plate to stud (end nail)	2 - 16d common (3 1/2" x 0.162") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples
Stud to sole plate (toenail)	4 - 8d common (2 1/2" x 0.131") 4 - 3" x 0.131" nails 3 - 3" 14 gage staples
Stud to sole plate (end nail)	2 - 16d common (3 1/2" x 0.162") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples
Double studs (face nail)	16d (3 1/2" x 0.135") at 24" o.c. 3" x 0.131" nails at 8" o.c. 3" 14 gage staples at 8" o.c.
Doubled top plates (typical face nail)	16d (3 1/2" x 0.135") at 16" o.c. 3" x 0.131" nails at 12" o.c. 3" 14 gage staples at 12" o.c.
Double top plates (lap splice)	8 - 16d common (3 1/2" x 0.162") 12 - 3" x 0.131" nails 12 - 3" 14 gage staples
Blocking between joists or rafters to top plate (toenail)	3 - 8d common (2 1/2" x 0.131") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples
Rim joist to top plate (toenail)	8d (2 1/2" x 0.131") at 6" o.c. 3" x 0.131" nails at 6" o.c. 3" 14 gage staples at 6" o.c.
Top plates, laps and intersections (face nail)	2 - 16d common (3 1/2" x 0.162") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples
Continuous header, two pieces	16d common (3 1/2" x 0.162") at 16" o.c. along edge
Ceiling joists to plate (toenail)	3 - 8d common (2 1/2" x 0.131") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples
Continuous header to stud (toenail)	4 - 8d common (2 1/2" x 0.131")
Ceiling joists, laps over partitions (face nail) (see CBC 2308.10.4.1 and Table 2308.10.4.1)	Per CBC Table 2308.10.4.1, min. 3 - 16d common (3 1/2" x 0.162") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples
Ceiling joists to parallel rafters (face nail) (see CBC 2308.10.4.1 and Table 2308.10.4.1)	Per CBC Table 2308.10.4.1, min. 3 - 16d common (3 1/2" x 0.162") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples
Rafter to plate (toenail) (see CBC 2308.10.1 and Table 2308.10.1)	3 - 8d common (2 1/2" x 0.131") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples
1" diagonal brace to each stud and plate (face nail)	2 - 8d common (2 1/2" x 0.131") 2 - 3" x 0.131" nails 3 - 3" 14 gage staples
1" x 8" sheathing to each bearing (face nail)	3 - 8d common (2 1/2" x 0.131")
Wider than 1" x 8" sheathing to each bearing (face nail)	3 - 8d common (2 1/2" x 0.131")
Built-up corner studs	16d common (3 1/2" x 0.162") at 24" o.c. 3" x 0.131" nails at 16" o.c. 3" 14 gage staples at 16" o.c.
Built-up girders and beams (face nail at top and bott. staggered on opposite sides)	20d common (4" x 0.192") at 32" o.c. 3" x 0.131" nails at 24" o.c. 3" 14 gage staples at 24" o.c.
Built-up girders and beams (face nail at ends and at each splice)	2 - 20d common (4" x 0.192") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples
2" planks (at each bearing)	16d common (3 1/2" x 0.162")
Collar tie to rafter (face nail)	3 - 10d common (3" x 0.148") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples
Jack rafter to hip (toenail)	3 - 10d common (3" x 0.148") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples
Jack rafter to hip (face nail)	2 - 16d common (3 1/2" x 0.162") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples
Roof rafter to 2x ridge beam (toenail)	2 - 16d common (3 1/2" x 0.162") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples
Roof rafter to 2x ridge beam (face nail)	2 - 16d common (3 1/2" x 0.162") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples
Joist to band joist (face nail)	3 - 16d common (3 1/2" x 0.162") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples
Ledger strip (face nail)	3 - 16d common (3 1/2" x 0.162") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples
Wood structural panels and particleboard[o]	
Subfloor, roof and wall sheathing (to framing)	
1/2" and less	6d [c, i] 2 3/8" x 0.113" nail [n] 1 3/4" 16 gage [n]
19/32" - 3/4"	8d[g] or 6d[e] 2 3/8" x 0.113" nail [n] 2" 16 gage [n]
7/8" - 1"	8d[e]
1 1/8" - 1 1/4"	10d[g] or 8d[e]
Single floor (combination subfloor-underlayment to framing)	
3/4" or less	6d [e]
7/8" - 1"	8d [e]
1 1/8" - 1 1/4"	10d[g] or 8d[e]
Panel Siding (to framing)	
1/2" or less	6d [j]
5/8"	8d [j]
Fiberboard sheathing[g]	
1/2"	No. 11 gage roofing nail [h] 6d common nail (2" x 0.113") No. 16 gage staple [i]
25/32"	No. 11 gage roofing nail [h] 8d common nail (2 1/2" x 0.113") No. 16 gage staple [i]
Interior paneling	
1/4"	4d [j]
5/8"	6d [k]

NOTES:

a. Common or box nails may be used except where otherwise stated.

b. Nails spaced at 6" o.c.at edges, 12" o.c. at intermediate supports except 6" o.c. at supports where spans are 48" or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to CBC 2305. Nails for wall sheathing are permitted to be common, box or casing.

c. Common or deformed shank (6d - 2" x 0.113", 8d - 2 1/2" x 0.131", 10d - 3" x 0.148").

d. Common (6d - 2" x 0.113", 8d - 2 1/2" x 0.131", 10d - 3" x 0.148").

e. Deformed shank (6d - 2" x 0.113", 8d - 2 1/2" x 0.131", 10d - 3" x 0.148").

f. Corrosion-resistant siding (6d - 1 7/8" x 0.106"; 8d - 2 3/8" x 0.128") or casing (6d - 2" x 0.099", 8d - 2 1/2" x 0.113") nail.

g. Fasteners spaced 3" o.c. at exterior edges and 6" o.c. at intermediate supports, when used as structural sheathing. Spacing shall be 6" o.c. on the edges and 12" o.c. at intermediate supports for nonstructural applications.

h. Corrosion-resistant roofing nails with 7/16"-diameter head and 1 1/2" length for 1/2" sheathing and 1 3/4" length for 25/32" sheathing.

i. Corrosion-resistant staples with normal 7/16" crown and 1 1/8" length for 1/2" sheathing and 1 1/2" length for 25/32" sheathing. Panel supports at 16" (20" if strength axis in the long direction of the panel, unless otherwise marked).

j. Casing (1 1/2" x 0.080") or finish (1 1/2" x 0.072") nails spaced 6" o.c. on panel edges, 12" o.c. at intermediate supports.

k. Panel supports at 24". Casing or finish nails spaced 6" o.c. on panel edges, 12" o.c. at intermediate supports.

l. For roof sheathing applications, 8d nails (2 1/2" x 0.113") are the minimum required for wood structural panels.

m. Staples shall have a minimum crown width of 7/16".

n. For roof sheathing applications, fasteners spaced 4" o.c. at edges, 8" o.c. at intermediate supports.

o. Fasteners spaced 4" o.c. at edges, 8" o.c. at intermediate supports for subfloor and wall sheathing and 5" o.c. at edges, 6" o.c. at intermediate supports for roof sheathing.

p. Fasteners spaced 4" o.c. at edges, 8" o.c. at intermediate supports.

IMPORTANT NOTE

Diaphragm sheathing nails or other approved sheathing connectors shall be driven so that their head or crown is flush with the surface of the sheathing.

SPECIAL INSPECTION NOTE:

A Certificate of Satisfactory Completion of Work Requiring Special Inspection must be completed and submitted to the Inspection Services Division.

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

BUILDING CODES: ---------- 2007 EDITION OF THE CALIFORNIA BUILDING CODE (BASED ON 2006 INTERNATIONAL BUILDING CODE)

ELECTRICAL CODE: ---------- 2007 EDITION OF THE CALIFORNIA ELECTRICAL CODE (BASED ON THE 2005 NATIONAL ELECTRIC CODE)

MECHANICAL CODE: ---------- 2007 EDITION OF THE CALIFORNIA MECHANICAL CODE (BASED ON THE 2006 UNIFORM MECHANICAL CODE)

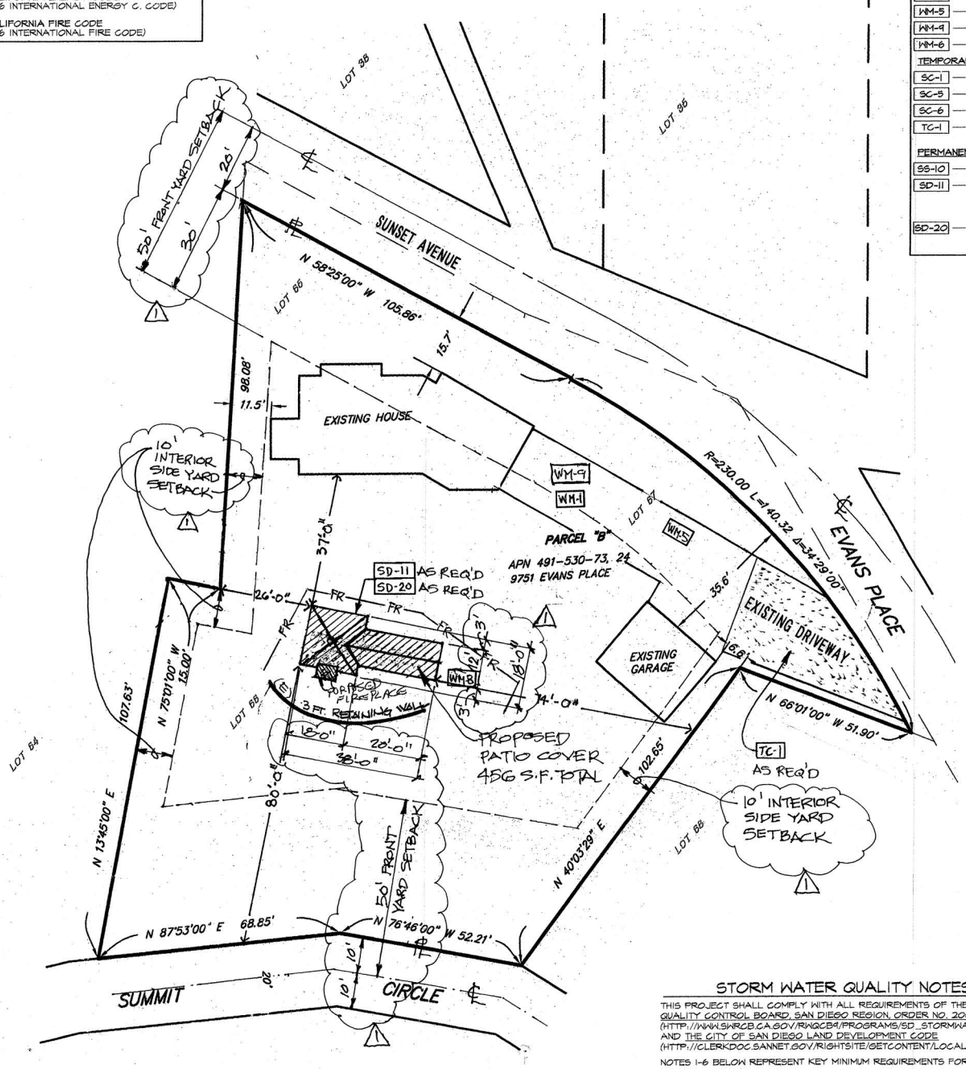
PLUMBING CODE: ---------- 2007 EDITION OF THE CALIFORNIA PLUMBING CODE (BASED ON THE 2006 UNIFORM PLUMBING CODE)

ENERGY CODE: ---------- 2007 EDITION OF THE CALIFORNIA ENERGY CODE (BASED ON THE 2006 INTERNATIONAL ENERGY C. CODE)

FIRE CODE: ---------- 2007 EDITION OF THE CALIFORNIA FIRE CODE (BASED ON THE 2006 INTERNATIONAL FIRE CODE)

BUILDING DEPT. NOTES

1. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE-24 C.C.R. AS AMENDED AND ADOPTED BY THE COUNTY OF SAN DIEGO.
2. THE EXTENT OF LAND DISTURBANCE ACTIVITY FOR THIS PROJECT IS AS FOLLOWS:
   TOTAL AREA OF DISTURBANCE ------ 32 SQ. FT. (FOR 8-PAD FOOTINGS)
3. THIS PROJECT SHALL COMPLY WITH THE COUNTY OF SAN DIEGO LIGHTING ORDINANCE.
4. THE PROPOSED WORKS SHALL COMPLY WITH BASIC AND ENHANCED FIRE RESISTIVE CONSTRUCTION REQUIREMENTS.
5. GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL AND DESIGNED TO REDUCE ACCUMULATION OF LEAVES, LITTER, AND DEBRIS. (IF PROVIDED)



BEST MANAGEMENT PRACTICES LEGEND:

B.M.P. #	DESCRIPTION	SYMBOL
	NOTE: ONLY B.M.P.'s SHOWN ON SITE PLAN PERTAIN TO THIS PROJECT.	
SS-4	BROW DITCH	⟹
SS-4	BERM	→ B →
	DIRECTION OF LOT DRAINAGE	→
	WASTE MANAGEMENT CONTROL BMP's:	
WM-1	MATERIAL DELIVERY & STORAGE	WM-1
WM-8	CONCRETE WASTE MANAGEMENT	WM-8
WM-5	SOLID WASTE MANAGEMENT	WM-5
WM-9	SANITARY WASTE MANAGEMENT	WM-9
WM-6	HAZARDOUS WASTE MANAGEMENT	WM-6
	TEMPORARY RUNOFF CONTROL BMP's:	
SC-1	SILT FENCE	
SC-5	FIBER ROLLS (STRAW WATTLES)	FR FR
SC-6	GRAVEL BAGS	
TC-1	STABILIZED CONSTRUCTION ENTRANCE	
	PERMANENT BMP's:	
SS-10	ENERGY DISSIPATOR	
SD-11	DRAINAGE FROM ROOF AREAS AND OTHER IMPERVIOUS SURFACES SHALL BE DIRECTED TO FLAT VEGETATED AREAS	SD-11
SD-20	SLOPE PAVEMENT TOWARDS FLAT VEGETATED AREAS OR POROUS PAVEMENT	SD-20

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001.01 NPDES NO. CAS108758 (HTTP://WWW.SWRCB.CA.GOV/RWQCB9/PROGRAMS/SD_STORMWATER.HTML); AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE (HTTP://CLERKDOC.SANNET.GOV/RIGHTSITE/GETCONTENT/LOCAL.PDF?DMW_OBJECTID=0900145180088CC48).

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD, OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREECH IN THE INSTALLED CONSTRUCTION BMP'S.
2. ALL STOCK PILES OF UNCOMPACTED SOIL, AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECHED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40 % OR GREATER.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST E PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT..

PROJECT NOTES:

APN: 491-530-87

NET AC. 0.606

PROPOSED SQ. FT.

OF STRUCTURE: 456 ☐'

& FIREPLACE

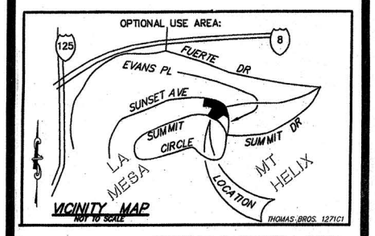
CONSTRUCTION TYPE: TYPE IV HT

SITE ZONE: R R 2

LEGAL DESCRIPTION

PARCEL B OF OFFICIAL DOCUMENT 04-0546546 PLAT NUMBER B/C04-0076 LOTS 66, 67, N, AND PORTION OF LOTS 65 AND P OF MAP NUMBER 1297

IMPORTANT NOTE:
THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT THE FIRST FOUNDATION INSPECTION



PARCEL B: OWNER(S) KENNETH A. & JEANETTE A. DAVEY

ADDRESS P. O. BOX 4031

CITY LA MESA ZIP 91944 PHONE 619-990-1511

N

PLOT PLAN

date: 1/14/09

scale: 1"=20'-0"

LANDSCAPES WEST
3525 Del Mar Heights Road #311
San Diego, CA 92130
(858)278-0308 Mobile (619)247-5567 Fax (858) 481-2474
Lic. No. 389976

drawn by: Steve Tedore

checked by:

Designed for:

KEN & JEANETTE DAVEY

9751 EVANS PLACE, LA MESA, CA 91941

revisions: 1 BLDG. DEPT. 1-27-2009

page 1 of 2

job no. ____

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