FRAMING WOOD

All structural lumber shall be either Spruce–Pine–Fir (SPF) or Southern Yellow Pine (SYP) No. 2, 1200f. All wood in direct contact with masonry or concrete shall be SYP pressure–treated with an approved preservative.

Plywood. All plywood sheathing shall be marked "CD" By the DFPA, and shall comply w/ US Product standard PS 1–77. All horizontal plywood diaphragms (i.e., roofs & floors) shall be laid face grain perpendicular to joists or rafters & staggered w/ the joists.

Provide 2x solid blocking between joists & rafters @ all supports. Blocking shall be one–piece & the full depth of the joist or rafter. Cross–bridging or solid blocking shall be provided @ 8'–0" O.C. max.

Cutting & Notching of Wood Floor Joists, Beams & Girders: notches on the ends of joists shall not exceed one–fourth the joist depth. Holes bored in joists shall not be within 2" of the top or bottom of the joist, & the diameter of any such hole shall not exceed one–third the depth of the joist. Notches in the top of bottom of joists shall not exceed one–sixth the depth & shall be located in the middle third of the span.

Cutting & Notching of Wood Studs: In exterior walls & bearing partitions, any wood stud may be cut or notched to a depth not exceeding 25 percent of the width of the stud. In on bearing partitions, any wood stud may be cut or notched to a depth not exceeding 40 percent of the width of the stud.

Bored holes in Wood Studs: a hole not greater in diameter than 40 percent of the stud width may be bored in any wood stud. Bored holes not greater than 60 percent of the width of the stud are permitted in non–bearing partitions or in any wall where each bored stud is doubled, provided not more than two such successive doubled stud are so bored. In no case shall the edge of the bored hole be nearer than 5/8" to the edge of the stud. Bored holes shall not be located @ the same section of stud as a cut or notch.

The enclosed space in stud walls, partitions, & furred walls shall be fire–stopped @ the top, bottom & mid–point in which are more than 10' high. Fire–stops shall consist of wood not less than 2" nominal thickness or of incombustible materials as permitted by the building code. Fire–stopping shall form a complete block across the space to be fire–stopped & the space between them shall not exceed 10' measured horizontally or vertically. Top & bottom plates which fill all spaces between studs & furring shall be considered fire–stops.

The top plates of all stud walls shall be 2 pieces the same size as the studs, spliced to lap a min. of 4'–0" & nailed as per the schedule. Glue–lam lumber shall be fabricated as per UBC Standard No. 25–10, sect 2511(f). Exposed structural glue–laminated lumber shall be moisture–resistant, treated wood.

PREFABRICATED WOOD TRUSSES

Trusses, bracing, bridging and connectors are to be designed by the truss manufacturer to safely carry the design loads as indicated on the plans. Deflection under live load shall not exceed 1/360th of the span. Identify all lumber by official grade marks. Trusses will be braced in accordance with the latest Commentary as Reviewed by the Wood Truss Council of America and the Technical Advisory Committee of the Truss Plate Institute.

Shop drawings shall be submitted for review and approval by the Building Official prior to fabrication or erection of wood trusses. Shop drawings shall indicate that provisions are made for support and bearing of the roof/floor structural system, for cross and lateral bracing, and for bracing and anchorage required to resist uplift and lateral forces. Clearly indicate on shop drawings the species, sizes and stress grades of the lumber used. Show pitch, span, camber, configuration and spacing. Indicate connector types, thicknesses, sizes, locations and design values. These ship drawings shall bear the impressed seal of the Florida–registered professional engineer responsible for the design. The truss supplier and The Contractor are solely responsible for seeing that the work is complete, accurate and in conformity with the drawings.

The Engineer of Record shall review the truss engineering supplied by the Truss Manufacturer to assure that truss reactions and uplifts have been properly accounted for in the drawings. It's the Contractor's responsibility to get the truss drawings to the Engineer for review.

Hoist all necessary temporary bracing required to hold trusses plumb until permanent bracing is installed. Install permanent bracing and related components prior to application of loads to trusses.

Do not cut or remove chords or webs of trusses. Do not notch or drill truss members without approval of the specialty engineer responsible for truss design. Remove or replace trusses damaged during shipping or erection. Do not repair trusses without the written approval of the specialty engineer responsible for the truss design.

Connect roof trusses to bearing walls with anchors as detailed on drawings. The reaction and uplift requirements on the specialty truss engineer's documents supercede the connection specifications on these construction drawings and are to be complied with in the construction.

ENERGY EFFICIENCY REQUIREMENTS

All exterior joints and cracks are to be caulked, gasketed, weather–stripped or otherwise sealed.

Exterior windows and doors shall be rated to allow a penetration of a maximum of 0.3 cfm/sf of door area.

All lighting recessed into insulation spaces shall be Type IC with no penetrations.

Provide an air barrier at the perimeter of the floor cavities between floors.

Exhaust fans vented to unconditioned spaces shall have dampers, except for combustion devices with integral exhaust ductwork.

Combustion space and water heating systems must be provided with outside combustion air, except for direct–vent appliances.

For water heaters, a clearly–marked circuit breaker (for electrical models) or a clearly–marked cutoff valve (for gas models) shall be provided. An external or built–in heat trap is required in all water heaters.

Insulation is required on hot water pipes for hot water circulating systems (including heat recovery units).

Shower heads must have flow restricters that reduce the flow to a maximum of 2.5 gallons per minute at a pressure of 80 psi.

All ducts, fittings, mechanical equipment and plenum chambers shall be mechanically attached, sealed, insulated and installed in accordance with the criteria of Section 610.1 of the Florida Energy Efficiency Code. Ducts in attics must be insulated to a minimum of R–6.

Separate, readily–accessible manual or automatic thermostats shall be provided for each HVAC system.

MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS

The Mechanical, Plumbing and Electrical subcontractors are responsible for compliance with all respective Codes affecting their trades. Any MEP data on these plans are for placement only and have not been engineered by the Engineer of Record or reviewed against the applicable codes.

TERMITE PROTECTION

Termite protection shall be provided by registered termiticides or other approved methods of termite protection labeled for use as a preventative treatment to new construction, in accordance with the provisions of Section R320 of the 2007 Florida Building Code (with supplements through 2009). The method of treatment shall be approved by the governing jurisdiction. "Liquid Borate or Bor–a–Cor" product methods must be determined at the permit stage, and Product Approval Data must be on file with the Building Department. The Contractor shall provide the building official with a Certificate of Protective Treatment for Prevention of Termites.

Pressure–treated lumber that has been cut or drilled (exposing untreated portions of the wood) are required to be field–treated to prevent insect infestation. Borage shall be applied to all framing members within 24" of the floor slab or grade.

No wood, vegetation, stumps, dead roots, cardboard, trash, or other cellulose–containing material shall be buried on the building lot within 15 feet of any building.

Condensate lines and roof downspouts shall discharge at least 1 foot away from the structure sidewall, whether by underground piping, tail extensions, or splash blocks. Irrigation/sprinkler systems and risers for spray heads shall not be installed within 1 foot of the building sidewall.

NAILING SCHEDULE

(All connections are nailed as per this schedule U.O.N. on the drawings.)

Band joist to sill or top plate, toe nail	8d common @ 6" O.C.
Joist to band joist, face nail	(3) 16d common
Joist to sill or girder, toe nail	(3) 8d common
Bridging to joist, toe nail each end	(2) 8d common
Ledger strip	(3) 16d common @ each joist
1x6 or less subfloor to joists, face nail	(3) 8d common
Over 1x6 subfloor to joists, face nail	(3) 8d common
2–inch sub–flr. to joist or girder, blind & face nail	(2) 16d common
Sole plate to joist or blocking, face nail	16d common @ 16" O.C.
Top or sole plate to stud, end nail	(2) 16d common
Stud to sole plate, toe nail	(4) 8d common
Doubled studs, face nail	10d common @ 24" O.C.
Doubled top plates, face nail	(2) 10d common @ 8" O.C.
Wood stud bearing wall top plates @ laps & intersections, face nail	(2) rows of 10d common nails @ 3" O.C. for the entirety of a min. 36" overlap
Non–bearing wood stud wall top plates @ laps & intersections, face nail	(3) 10d common @ 8" O.C.
Continuous header, 2 pieces	16d common @ 16" O.C.
Ceiling joists to plate, toe nail	(3) 8d common
Continuous header to stud, toe nail	(3) 8d common
Ceiling joists, lap over part'ns, face nail	(3) 16d or (4) 10d common
Ceiling joists to parallel rafters, face nail	(3) 16d or (4) 10d common
Rafter to plate, toe nail	(3) 8d common
Built–up corner studs, face nail	(2) 16d common @ 12" o.c.
Built–up girder & beams (conventional framing or microlams.), face nail	(2) rows 16d box/sinker nails @ 12" O.C.
1" Brace to each stud & plate, face nail	(2) 8d common
23/32" CDX plywood floor sheathing, nailed & glued to joists or floor trusses	6d annular or spiral thread, 6" O.C. @ panel edges & 12" O.C. @ intermediate joists or trusses
15/32" or 19/32" CDX plywood or OSB roof sheathing nailed to rafters or roof trusses, Zone 1	8d common or ring shank, 6" O.C. @ panel edges & 6" O.C. @ intermediate studs
15/32" or 19/32" CDX plywood or OSB roof sheathing nailed to rafters or roof trusses, Zones 2 and 3	8d common or ring shank, 4" O.C. @ panel edges & 4" O.C. @ intermediate studs
15/32" CDX Plywood wall sheathing, nailed to each stud, Zone 4	8d common, 6" O.C. @ panel edges & 6" O.C. @ intermediate studs
15/32" CDX Plywood wall sheathing, nailed to each stud, Zone 5	8d common, 4" O.C. @ panel edges & 4" O.C. @ intermediate studs
1/2" gypsum wallboard	1 3/8" drywall nails, 7" O.C. @ ceilings & 8" O.C. @ walls
5/8" gypsum wallboard	1 1/2" drywall nails, 7" O.C. @ ceilings & 8" O.C. @ walls

ABBREVIATIONS

A.B.	Anchor Bolt	CLOS.	Closet	EX.	Existing, Example	HWH	Hot Water Heater	P.C.	Post Cap	SECT.	Section
A.C.	Air Conditioning	CLR.	Clear	EXH.	Exhaust	I.E.	That Is	P.G.B.	Painted Gyp. Board	SF	Square Feet
A.F.F.	Above Finished Floor	CMU	Concrete Masonry Unit	EXIST'G	Existing	INCAN.	Incandescent	P.T.	Pressure–Treated	SHLF.	Shelf, Shelves
ABV.	Above	CNTR.	Center	EXP.	Expansion	INSUL.	Insulation	PART'N	Partition	SHT.	Sheet
ADD'L	Additional	COL.	Column	EXT.	Exterior	INT.	Interior	PL.	Plate	SIMP.	Simpson
ADD'N	Addition	COMP.	Compactor, Complete	F–F	Floor–To–Floor	JT.	Joint	PLAS.	Plastic	SPEC'D	Specified
ADJ.	Adjacent, Adjustable	CONC.	Concrete	F.A.C.	Fl. Accessibility Code	LAM.	Laminate	PLYWD.	Plywood	STL.	Steel
ADJUST.	Adjustable	COND.	Condenser, Conditioning	F.J.	Floor Joist	LAT.	Lateral	POL.	Polished	STRUCT.	Structural
ADMIN.	Administration	CONST.	Construction	FAU	Forced Air Unit	LAV.	Lavatory	POLY.	Polyethylene	T.	Tread
ALT.	Alternate, Altitude	CONT.	Continuous, Contractor	FDN.	Foundation	LB.	Pounds	PSI	Pounds Per Square Inch	T.B.S.	To Be Specified
ALUM.	Aluminum	CPT.	Carpet	FIN.	Finished	LIN.	Lintel, Linen	PT.	Paint	T.O.	Top Of, Throughout
APPROX.	Approximate	CU.	Cubic	FL.	Florida	LVL.	Level	Q.T.	Quarry Tile	TEL.	Telephone
BARR.	Barrier	D.	Dryer	FLASH'G	Flashing	M.B.	Machine Bolt	R.	Radius, Rise, Riser	TEMP.	Temporary, Tempered
BD.	Board	D.H.	Double–Hung	FLR.	Floor	M.O.	Masonry Opening	R.A.G.	Return Air Grille	TOILET	Toilet
BLDG.	Building	D.W.	Dishwasher	FLUOR.	Fluorescent	M.R.	Moisture–Resistant	R.C.P.	Reflected Ceiling Plan	U.O.N.	Unless Otherwise Noted
BLOCK'G	Blocking	DBL.	Double	FT.	Feet	MAS.	Masonry	R.O.	Rough Opening	V.B.	Vinyl Base
BM.	Beam	DEF'N	Definition	FTG.	Footing	MAX.	Maximum	R.R.	Roof Rafter	V.C.T.	Vinyl Composition Tile
BRAC'G	Bracing	DEMO	Demolish	FURR'G	Furring	MECH.	Mechanical	R.T.	Rafter Ties	V.I.F.	Verify In Field
BRG.	Bearing	DES.	Designer	G.I.	Galvanized Iron	MI.	Miles	R/O	Range/Oven	VENT.	Ventilation
BTM.	Bottom	DIAM.	Diameter	GAL.	Gallon	MICRO.	Microwave	REBAR	Reinforcing Bar	VERT.	Vertical
C.F.M.	Cubic Feet Per Minute	DIFF.	Diffuser	GALV.	Galvanized	MIN.	Minimum	REC.	Recessed	W.	Washer
C.H.	Ceiling Height	DIM.	Dimension	GLS.	Glass	MNFR.	Manufacturer	RECS.	Recommendations	W.C.	Wall Covering
C.J.	Ceiling Joist	DISP.	Disposal	GRAN.	Granular	N.I.C.	Not In Contract	REINF.	Reinforced	W.I.	Wrought Iron
C.T.	Ceramic Tile	DN.	Down	GYP.	Gypsum	N.T.S.	Not To Scale	REQ'D	Required	W.I.C.	Walk–In Closet
CALCS	Calculations	DOCS	Documents	H.C.	Handicapped	N/A	Not Applicable	REV.	Revised, Revision	W.W.M.	Welded Wire Mesh
CAP.	Capacity	DR.	Door	H.W.	Hot Water	No.	Number	S.B.C.	Standard Building Code	W/	With
CAS'G	Casing	DTL.	Detail	HDR.	Header	O.C.	On Center	S.G.D.	Sliding Glass Door	W/C	Water Closet
CD's	Construction Docs.	DWG.	Drawing	HGT.	Height	OBS.	Obscure	S.H.	Single–Hung	W/O	Without
CER.	Ceramic	ELEC.	Electric	HORIZ.	Horizontal	OPEN'G	Opening	SKL.	Skylight	WD.	Wood
CIRC.	Circular	ELEV.	Elevation	HTG.	Heating	P&S	Pole & Shelf	S.Y.	Square Yards	WDW.	Window
CL.	Closet	ENGR.	Engineer	HTR.	Heater	P.	Page	S.Y.P.	Southern Yellow Pine	WTR.	Water
CLG.	Ceiling	EQUIP.	Equipment	HVAC	Htg., Vent. & A.C.	P.B.	Post Base	SCHED.	Schedule	X.	Existing

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Lot 3
Rum Island Ranches, Sect. 2
Columbia County, Florida

Sheet Description
GENERAL NOTES
NAILING SCHEDULE

Issue Date	April 27, 2011
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