



BONUS ROOM FLOOR PLAN SCALE : 1/4" = 1'-0"

GENERAL CONSTRUCTION SPECIFICATIONS

ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH CURRENT FEDERAL, STATE AND LOCAL BUILDING CODES, ORDINANCES, REGULATIONS, ETC.

ALL FEDERAL, STATE AND LOCAL BUILDING CODES SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS STRUCTURE AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN DESCRIBED OR IMPLIED IN THESE DRAWINGS WHEN THERE IS A VARIATION OR THE BUILDING CODE IS MORE STRINGENT OR RESTRICTIVE.

ALL DIMENSIONS TO BE FIELD CHECKED. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE CONSTRUCTION BEGINS.

OUTSIDE DIMENSIONS REFER TO OUTSIDE EDGE OF 2X4 BASE PLATE.

ALL MATERIALS WHICH MAY BE SUBJECT TO CONTACT WITH MOISTURE WILL BE PRESSURE TREATED TO RESIST DECAY.

SIZE OF CEILING JOIST AND RAFTERS BASED ON USE OF SOUTHERN PINE #2 GRADE OR BETTER.

ALL MANUFACTURED WOOD STRUCTURAL MEMBERS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES.

FOUNDATION PLAN DOES NOT ACCOUNT FOR ANY UNKNOWN SUBSURFACE CONDITIONS.

TRUSS SPECIFICATIONS

ALL ROOF TRUSSES TO BE DESIGNED AND CERTIFIED BY MANUFACTURER TO MEET ALL CURRENT NC BUILDING CODE REQUIREMENTS.

LVL BEAM SPECIFICATIONS

ALL LVL BEAMS TO BE SUPPLIED BY TRUSS MANUFACTURER AND CERTIFIED BY SUPPLIER OR MANUFACTURER TO MEET ALL CURRENT NC BUILDING CODE REQUIREMENTS.

VENTILATION REQUIREMENTS

ATTIC AREA

SQUARE FOOTAGE OF ATTIC SPACE	2488 SQ. FT.
MIN NET AREA OF OPENINGS REQUIRED*	<u>2488 SQ. FT.</u> 300
MIN NET AREA OF OPENINGS REQUIRED*	8.29 SQ. FT.

AT LEAST 50% AND NOT MORE THAN 80% OF REQUIRED VENTILATING AREA MUST BE IN UPPER PORTION OF SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE.

APPROXIMATE SQUARE FOOTAGE

HEATED AREA FIRST FLOOR	1903 SQ. FT.
ROOM OVER GARAGE	370 SQ. FT.
GARAGE	580 SQ. FT.
FRONT PORCH	173 SQ. FT.
REAR PORCH	160 SQ. FT.