Spruill Spruill Residence

1348 BAYONNE STREET, NORFOLK, VA 23505

VICINITY MAR

LOCATION MAP

ABBREVIATIONS

AB ANCHOR BOLT
ACT ACOUSTICAL CEILING TILE
AFF ABOVE FINISH FLOOR GALV GALVANIZED GD GRADE GWB GYPSUM WALLBOARD GYP GYPSUM ALUM ALUMINUM BLK BLACK HIGH BD BOARD BLDG BUILDING HANDICAPPED HOLLOW METAL BLKG BLOCKING BM BEAM BOT BOTTOM HORIZ HORIZONTAL HT HEIGHT INSUL INSULATION/ INSULATED BRG BEARING CAB CABINET IMPREG IMPREGNATED JB JOIST BEARING
JT JOINT
MAT MATERIAL CJ CONTROL
CL CENTERLIN
CLG CEILING CONTROL JOINT CENTERLINE CLG CEILING
CLY CLEAR
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONC CONCRETE
CONT CONTINUOUS
CPT CARPET
CTR CENTER
DBL DOUBLE
DIM DIMENSION
DR DOOR
DS DOWNSPOUT
DTL DETAIL
(E) EXISTING
EA EACH
EJ EXPANSION JOINT
ELEC ELECTRICAL MAX MAXIMUM MFR MANUFACTURER MIN MINIMUM M.O. MASONRY OPENING

M. M. MASONRY OPENING
MR MOISTURE RESISTANT
MTL METAL
NIC NOT IN CONTRACT
NOM NOMINAL
O.C. ON CENTER
PL LAM PLASTIC LAMINATE
PT PRESSURE TREATED PRESSURE TREATED P PLATE REF REFERENC

REINF'D REINFOR REINF'D REINFORC REQ'D REQUIRED R.O. ROUGH OPE STRUCT STRUCTI TYP TYPICAL UNO UNLESS NO V.I.F. VERIFY IN.F VAR VARIES VCT VINYL COL VERT VERTICAL VTR VENTTHRI W/ WIDE

ELEV ELEVATION EQ EQUAL EQUIP EQUIPMENT

EXIST EXISTING
EXP EXPANSION
EW EACH WAT
FD FLOOR DRAIN
FF FINISHED FLO
FIN FINISH
FL FLOOR
FLG FLASHING
FLR FLOORING

FOUND FOUNDATION

ARCHITECTURAL SERIES

SHEET INDEX

T100

A100 S100

A102

E101

A201

A301

FLOOR DRAIN FINISHED FLOOR FINISH FLOOR

EPS EXPANDED POLYSTYRENE EXIST EXISTING WIDE WITH WOOD

SPRUILL, JOHN

CITY OF NORFOLK

RESIDENTIAL - R3

THE 2021 VIRGINIA ENERGY CONSERVATION CODE OFFERS MULTIPLE DIFFERENT PATHS TO COMPLIANCE. THE CHOSEN COMPLIANCE PATH APPLIES TO THE COMPLETE PROJECT IN ITS ENTIRETY AND SHALL BE

CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY SHORING PRIOR TO ANY DEMOLITION OF EXISTING LOAD BEARING STRUCTURE. MAINTAIN INTEGRITY OF TEMPORARY SHORING

THROUGHOUT THE CONSTRUCTION PROCESS UNTIL THE NEW STRUCTURE HAS BEEN FRAMED.

WHERE IT IS CALLED OUT TO PATCH AND REPAIR AREAS, NEW CONSTRUCTION IS TO MATCH

WHERE EXISTING DOORS AND WINDOWS ARE REQUIRED TO BE DEMOLISHED, CAREFULLY SAW

ATHER CONDITIONS FOR PORTIONS OF THE PROJECT S DURING CUTTING AND PATCHING OPERATIONS.

S TO BE PROTECTED DURING DEMOLITION AND BUILD

MATERIAL LEGEND

AND THE NEW AND EXISTING STRUCTURES HAVE BEEN FULLY TIED TOGETHER.

MING MEMBERS AND REMOVE AS REQUIRED.

PROJECT DATA

USE GROUP:

GOVERNING JURISDICTION:

ZONING CLASSIFICATION:

APPLICABLE CODES + STANDARDS

GENERAL DEMOLITION NOTES

CONSTRUCTION CLASSIFICATION: 5B
PROPOSED RENOVATION AREA: GARAGE - 456 FT²

VIRGINIA UNIFORM STATEWIDE BUILDING COD F

VIRGINIA UNIFORM STATEWIDE EXISTING BUILDING CODE

VIRGINIA ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

TITLE SHEET ARCHITECTURAL SITE PLAN ROOF FRAMING PLAN R.O.G._FLOOR PLANS R.O.G._ROOF PLANS R.O.G. ELECTRICAL PLAN R.O.G.ELEVATIONS R.O.G. BUILDING SECTIONS CASEWORK DETAILS 3D VIEWS_ EXISTING + NEW

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY UNFORESEEN CONDITIONS WHICH MAY ALTER THE WORK.

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF OTHER TRADES AND WORK BETWEEN THE TRADES TO ENSURE A FULL AND COMPLETE JOB.

ALL CHANGES IN WORK COMPLETED WITHOUT APPROVAL FROM THE OWNER SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR WHO SHALL INCUR ALL COST INVOLVED.

ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS WRITTEN INSTRUCTIONS UNLESS OTHERWISE NOTED (U.O.N.).

LIKE OR SIMILAR CONDITIONS NOT SPECIFICALLY NOTED SHALL BE CONSTRUCTED IN A

GYPSUM PLAN NUMBER AND SHEET WALLBOARD INSUL - BATT ENLARGED PLAN/DETAIL LOCATION PLYWOOD WOOD BRICK - ELEV ELEVATION TAG CMU - PLAN Elevation FLOOR LEVEL CONCRETE ROOM TAG ROOM NUMBER ROOM SQUAREFOOTAGE GROUT

CAD DRAFTERS

4024 Coleman Ave, San Diego, CA, 92110 https://caddrafters.us/

CONSULTANT

BRANCH OF LAFAYETTE RIVER

APPROXIMATE EDGE OF WATER AT TIME OF SURV

PORCH

EXISTING 2

STORY RESIDENCE

DEHLMAN

AVENUE (50')

Spruill Residence

DATE: CHECKED BY: Checker SHEET STATUS:

KEY PLAN:

SHEET TITLE: TITLE SHEET

ARCHITECTURAL SYMBOLS

3" = 1'-0"

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

1" = 1'-0"

31.00'

CONCRETE DRIVEWAY

N 38° 43' 02" E



PROP. TREE PROTECTION PROP. SILT FENCE PROPOSED ROOM OVER GARAGE - 456 FT² SITE DATA TABULATION 24,179 SQ FT OR 0.555 AC 12,776 SQ FT OR 0.293 AC 2,268 SQ FT OR 0.052 AC 783 SQ FT OR 0.018 AC 976 SQ FT OR 0.022 AC TOTAL LOT AREA LOT AREA ABOVE CBPA LINE BUILDING FOOTPRINT PORCH, DECK AND STEPS CONCRETE WATER TOTAL IMPERVIOUS COVER 4,027 SQ FT OR 0.092 AC <u>UTILITIES</u> WETLANDS FLAG AS SET UP BY CITY OF NORFOLK BUREAU OF PROPOSED SFU'S = 18.5 PROPOSED DFU'S = 29.0 ENVIRONMENTAL AFFAIRS (TYP.) ZONING INFORMATION PROPERTY ZONED "R-7" (ONE-FAMILY) FRONT YARD SETBACK = AVE. 25' (1 SIDE YARD SETBACK = 5' APPROXIMATE EDGE OF REAR YARD SETBACK = 25' SOURCE: NORFOLK CODE, SEC WATER AT TIME OF SURVEY 15, TABLE 4-A, PAGE 3282 (1) FRONT YARD REQUIREMENTS EXISTING FRONT YARDS ON ADJ IN NO CASE SHALL SUCH FRONT MORE THAN 25 FEET. IF THERE ADJACENT ZONING EOT, THE RE AY BE THE AVERAGE OF THE NT PROPERTIES. HOWEVER, RD BE REQUIRED TO BE PROPOSED PLANTING STRIP NO STRUCTURES ON AN ZONING LO DEHLMAN AVENUE (50') CAD DRAFTERS UPPER LIMITS IF CBPA 50' RPA BUFFER PORCH 50.00' 31.00' 25.00 PROP HVAC UNIT PAD ELEV - 110.50 EXISTING 2 STORY RESIDENCE -NOT IN SCOPE GARAGE ROG CONCRETE DRIVEWAY UPPER LIMITS IF CBPA 100' RPA BUFFER 107.0

SITE LEGEND

BRANCH OF LAFAYETTE RIVER

10

EXISTING TREE

12

13

11

9

CAD DRAFTERS

4024 Coleman Ave, San Diego, CA, 92110

+1 (646) 971-7555

CONSULTANT:

DATE: 08/28/2025

CHECKED BY: Checker SHEET STATUS:

KEY PLAN:

SHEET TITLE: ARCHITECTURAL SITE PLAN

NOT IN SCOPE

EXISTING WALL TO BE DEMOLISHED EXISTING WALL TO BE DEMOLISHED

EXISTING DOOR TO **EXISTING DOOR TO** ROOM OVER GARAGE BE REMOVED BE REMOVED

WN-02 22'-0"

4 R.O.G. Level 2 - Existing + Demolition
A201 A101 1/4" = 1'-0"

NOT IN SCOPE

3'-6"

WN-01 WN-01 WN-01

4'-3 3/4"
5'-0"
4'-3 3/4"
5'-0"
4'-3 3/4"
3'-1 1/8"

SHELVING IN KNEE WALL

COBINETS
PROVIDE CABINETS AND COUNTER TOPS IN COMPLIANCE WITH AWI PREMIUM GRADE MATERIALS.
ABINETS TO BE SOLID PAINTED WOOD, FINISH TO BE SELECTED BY OWNER. COUNTER TOPS TO BE CONSTRUCTED OF SOLID SURFACING MATERIAL SELECTED BY OWNER.

WINDOW TYPES

13

WN-01 WEATHER SHIELD CASEMENT SINGLE

	WINDOW SCHEDULE - TO BE DEMOLISHED								
Type Mark	Count	Width	Height	Operation	Frame	Glass Type	Sill Height		

WINDOW SCHEDULE - NEW										
Type Mark	Count	Width	Height	Operation	Frame	Glass Type	Sill Height			
WN-01	8	2'-0"	2'-0"	Casement Picture	Aluminum	Glass-Weather Shield-Clear	2'-6"			

WINDOW NOTES

- 1. WINDOW DIMENSIONS SHOWN ARE NOMINAL FRAME SIZE.
- 2. NEW WINDOWS TO HAVE DOUBLE PANE INSULATED GLASS.

DOOR TYPES

DOOR SCHEDULE - TO BE DEMOLISHED								
Type	Width	Height	Frame Type	Panel				
DR-01	2'-0"	2'-0"	Wood	Wood				

GENERAL NEW WORK NOTES

- PROVIDE 4" SOUND ATTENUATION BLANKETS IN ALL PERIMETER WALLS AT ALL BEDROOMS AND MECH./ELEC.
- ALL LOCATIONS, SIZES, TYPES, AND COLORS BEFORE INSTALLATION OF ANY MECHANICAL, PLUMBING AND ELECTRICAL WORK SHALL BE APPROVED BY THE OWNER IN WRITING. THIS INCLUDES BUT IS NOT LIMITED TO THE LOCATION OF ALL LIGHT FIXTURES, SWITCH PLATES, ELEC. OUTLETS, PLUMBING FIXTURES, PI FES, DUCTWORK, GRILLS, AND TONNAGE OF A/C UNITS.

FINISHES
PAINT FINISH TO BE EGGSHELL AT WALLS AND CEILINGS, SEMI-GLOSS AT WOOD TRIM

CARPET AND PAD TO BE SELECTED BY OWNER IF REQUIRED. STRETCH-IN CARPET INSTALLATION AND ACCESSORIES AS REQUIRED.

SIDING TO BE VINYL WOOD SHAKE TO MATCH EXISTING, SEE ELEVATIONS FOR NOTES.

2. PANELS TO BE PAINTED MDO PLYWOOD.

ROOFING
1. SHINGLES TO BE OWENS-CORNING DURATION PREMIUM ONYX.

2. RIDGE VENT TO BE OWENS-CORNING VENTSURE.

EXTERIOR TRIM

1. EXTERIOR TRIM TO BE 1" X 4" TYP.

GENERAL DEMOLITION NOTES

- CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY SHORING PRIOR TO ANY DEMOLITION OF EXISTING LOAD BEARING STRUCTURE. MAINTAIN INTEGRITY OF TEMPORARY SHORING THROUGHOUT THE CONSTRUCTION PROCESS UNTIL THE NEW STRUCTURE HAS BEEN FRAMED, AND THE NEW AND EXISTING STRUCTURES HAVE BEEN FULLY TIED TOGETHER.
- WHERE IT IS CALLED OUT TO PATCH AND REPAIR AREAS, NEW CONSTRUCTION IS TO MATCH
- WHERE EXISTING DOORS AND WINDOWS ARE REQUIRED TO BE DEMOLISHED, CAREFULLY SAW CUT FRAMING MEMBERS AND REMOVE AS REQUIRED.
- WHERE PLUMBING OR ELECTRICAL FIXTURES ARE TO BE DEMOLISHED CAREFULLY CAP ALL WATER LINES, CONDUIT, AND ALL WIRING BEFORE REMOVAL.
- 5. IF HAZARDOUS MATERIAL IS SUSPECTED, CONTRACTOR IS TO NOTIFY THE OWNER AND REMOVE
- EXCEPT FOR ITEMS OR MATERIAL TO BE SALVAGED, RECYCLED, OR OTHERWISE REUSED, REMOVE ALL WASTE MATERIALS FROM THE PROJECT SITE AND LEGALLY DISPOSE OF THEM IN A LANDFILL OR INCINERATOR ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
- 7. EXISTING UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEM ARE TO BE REMOVED, RELOCATED, OR ABANDONED IN WALLS TO BE DEMOLISHED.
- CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY UPON THE DISCOVERY OF ANY UNFORESEEN CONDITIONS WHICH MAY ALTER THE DEMOLITION PROCESS.
- PROVIDE PROTECTION FROM ADVERSE WEATHER CONDITIONS FOR PORTIONS OF THE PROJECT WHICH MAY BE EXPOSED TO THE ELEMENTS DURING CUTTING AND PATCHING OPERATIONS.

10.

CAD DRAFTERS

4024 Coleman Ave, San Diego, CA, 92110 +1 (646) 971-7555

CONSULTANT

08/28/2025 DATE:

ALL EXISTING CONSTRUCTION REMAINING IS TO BE PROTECTED DURING DEMOLITION AND BUILD OUT.

CAD DRAFTERS

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CONSULTANT:

14

NEW ASPHALT COMPOUND ROOF SHINGLE OVER 30 LB ROOFING PAPER

CONTINUOUS ROOF FLASHING

6" / 1'-0"

10" / 1'-0"

12

13

CONTINUOUS SIDE WALL FLASHING

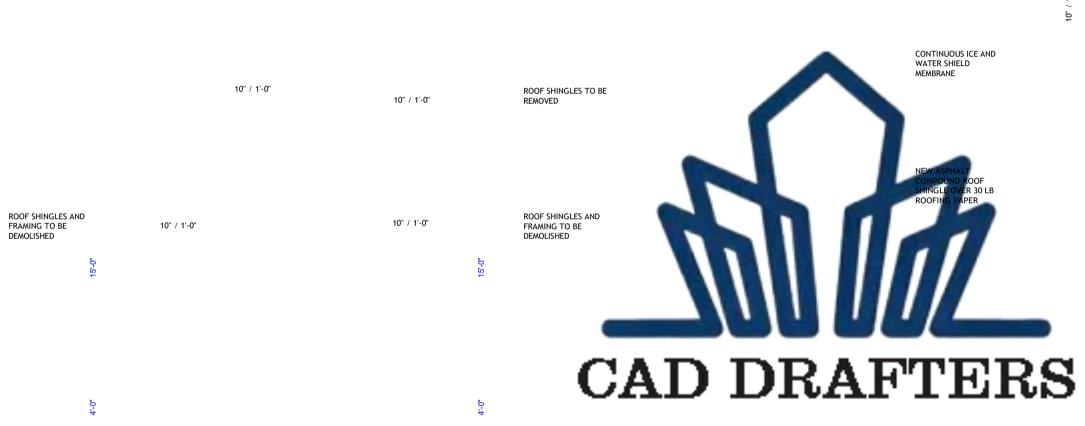
EXISTING ROOF

CONTINUOUS SIDE WALL FLASHING

08/28/2025 DATE: CHECKED BY: Checker SHEET STATUS:

KEY PLAN:

SHEET TITLE: R.O.G._ROOF PLANS



10'-2 5/8" 2'-0 1/8"

12'-2 7/8"

1 R.O.G. ROOF PLAN - EXISTING + DEMOLITION
A201 A102 1/4" = 1'-0"

10'-2 5/8"

12'-2 7/8"

2 R.O.G. ROOF PLAN- NEW WORK A201 A102 1/4" = 1'-0"

10" / 1'-0"

10

A102



A101 A301 ROOF SHINGLES TO BE REMOVED ROOF SHINGLES TO BE REMOVED ROOF SHINGLES AND FRAMING TO BE DEMOLISHED CAD DRAFTERS ROOF SHINGLES AND FRAMING TO BE 11'-0" 4024 Coleman Ave, San Diego, CA, 92110. DEMOLISHED _____ROG_ROOF 22'-10 3/4" ROG ROOF 22'-10 3/4" ___ROG ROOF 22'-10 3/4" +1 (646) 971-7555 WINDOW TO BE DEMOLISHED LEVEL 2 - TOP OF PLY 13'-6" __ LEVEL 2 - TOP OF PLY 13'-6" _____ <u>LEVEL 2 - TOP OF PLY</u> 13'-6" R.O.G. - TOP OF PLY 12'-0" R.O.G. - TOP OF PLY 12'-0" __R<u>.O.G. - TOP</u> OF PLY 12'-0" CONSULTANT: NOT IN SCOPE NOT IN SCOPE _____LEVEL 1 - TOP OF PLY ____3'-6"____ __ LEVEL 1 - TOP OF PLY 3'-6" LEVEL 1 - TOP OF PLY 3'-6" DR-05 _____ <u>Back Deck</u> 1'-6" _____<u>Back Deck</u> <u>1'-6"</u> __ B<u>a</u>ck Deck 1'-6" ______ GRADE 0" GRADE 0" 4 ROG SOUTH ELEVATION - Existing 5 ROG NORTH ELEVATION - Existing 6 ROG EAST ELEVATION - Existing A101 A201 1/4" = 1'-0" A201 1/4" = 1'-0" A201 1/4" = 1'-0" A101 A301 REMOVE EXISTING SHADES AND INSTALL TRIMBOARD 1" X 4" TYP - ALL WINDOWS ON HOUSE - PAINT MATCH. TYP NEW1x2 TRIM BOARD ON 10'-2 3/4" ALL WINDOWS NEW 1×2 TRIM BOARD ON ______ FLOG ROOF 22'-10 3/4" _____ROG_ROOF 22'-10 <u>3/4</u>" _____ROG ROOF 22'-10 3/4" NEW ROOF SHINGLES TO BE INSTALLED NEW ROOF SHINGLES TO BE INSTALLED MATCH EXISTING MATCH EXISTING WALL TO BE FILLED NEW VINYL BOARDS TO BE INSTALLED WN-01 WN-01 WN-01 WN-01 WN-01 WN-01 WN-01 WN-01 L<u>EVEL 2 - TO</u>P <u>O</u>F <u>PLY</u> 13'-6" _____ LEVEL 2 - TOP OF PLY 13'-6" <u>LEVEL 2 - TOP OF PLY</u> 13'-6" R.O.G. - TOP OF PLY 12'-0" _ ____ __R.<u>O.G. - T</u>OP OF PLY 12'-0" NOT IN SCOPE NOT IN SCOPE 10'-0" 10'-0" 08/28/2025 CHECKED BY: Checker SHEET STATUS: L<u>EVEL 1 - TO</u>P <u>O</u>F <u>PLY</u> 3'-6" ____ _____ L<u>EVEL 1</u> - <u>TOP OF PLY</u> 3'-6" LEVEL 1 - TOP OF PLY 3'-6" __ B<u>a</u>ck Deck 1'-6" _____Back Deck 1'-6" _____Back Deck 1'-6" ____ _____ <u>G</u>RADE 0" _____ <u>GRADE</u> 0" __ ____ ___ ___ GRADE 3 ROG SOUTH ELEVATION - New A101 A201 1/4" = 1'-0" 1 ROG EAST ELEVATION - New A201 1/4" = 1'-0" 2 ROG NORTH ELEVATION - New SHEET TITLE: R.O.G.ELEVATIONS A101 A201 1/4" = 1'-0"

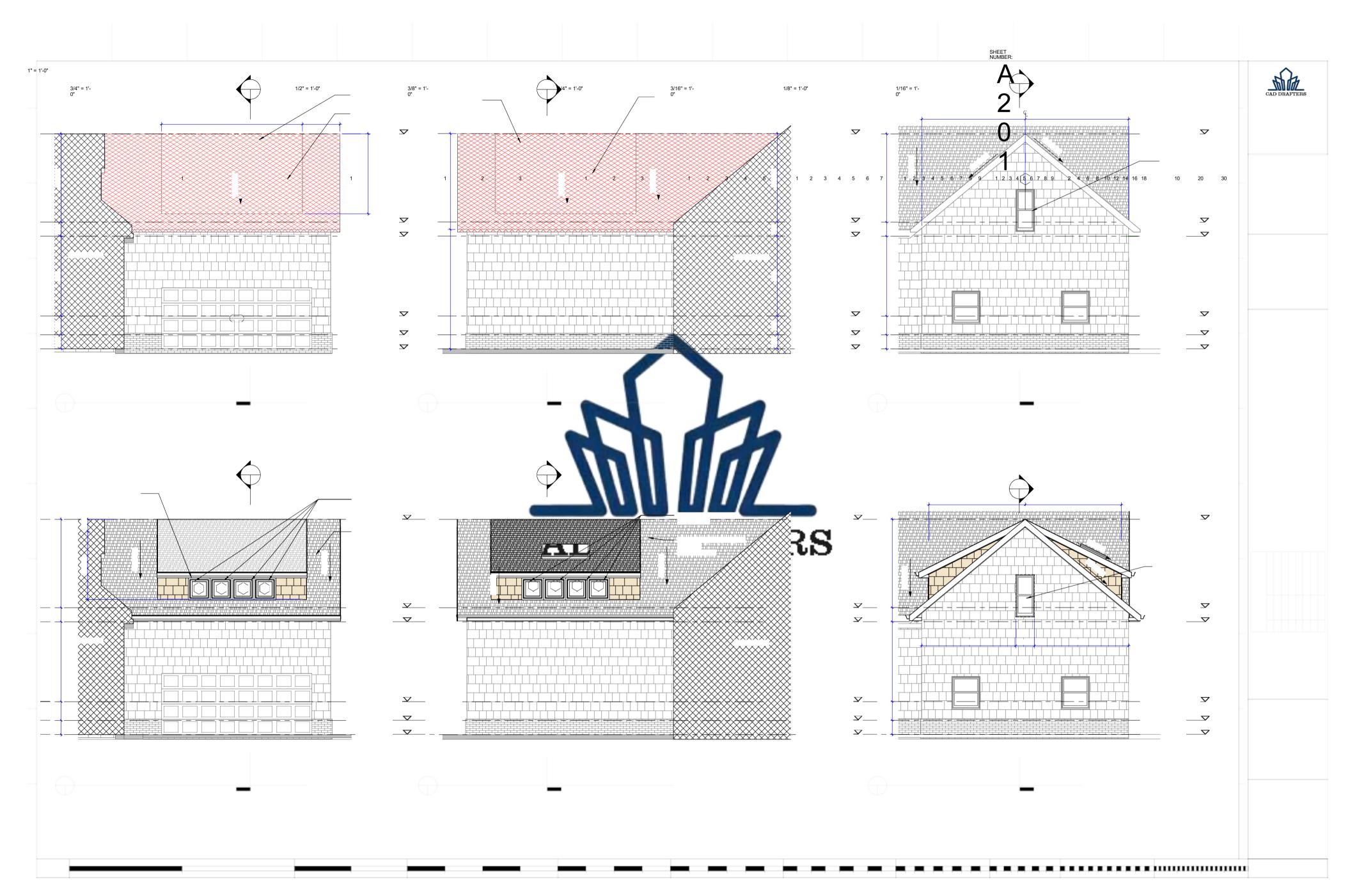
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GRAPH IC 10

3" = 1'-0"

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

13



5 D C CAD DRAFTERS A101 A301 A101 A301 4024 Coleman Ave, San Wood Rafter 8" - 1/2" Ply - Asphalt Shingle Roof Diego, CA, 92110 Wood Rafter 8" - 1/2" 5 Ply - Asphalt Shingle Roof Wood Rafter 8" - 1/2" Ply -+1 (646) 971-7555 ______ROG ROOF 22'-10 3/4" _____ ROG ROOF 22'-10 3/4" Asphalt Shingle Roof -Dormer 1/2" Gypsum Ceiling https://caddrafters.us/ 2X6 CEILING JOISTS @ 24" OC 1/2" Gypsum Ceiling Wood Rafter 8" - 1/2" Vinyl Siding on Ply - Asphalt Shingle Roof Vinyl Siding on Wood Rafter 8" - 1/2" Ply -Asphalt Shingle Roof -Wood Stud Wall -Wood Rafter 8" - 1/2" Ply -Wood Stud Wall Dormer ______ROG ROOF 22'-10 3/4" Asphalt Shingle Roof -Asphalt Roof Shingle 1/2" Gypsum Ceiling WN-01 WN-01 WN-01 WN-01 Composition over 30lb Roof Paper ___ <u>LEVEL 2 - TOP_OF PLY</u> 13'-6" LE<u>VEL 2 -</u> T<u>OP OF PLY</u> 13'-6" CONSULTANT: ______R.O.G. - <u>TOP_OF_PLY</u> 12'-0" ____ R.O.G. - T<u>OP OF PLY</u> 12'-0" Vinyl Siding on Wood Stud Wall Dormer 2x12 Joist Floor 2x12 Joist Floor with 3/4" plywood with 3/4" plywood R.O.G. - TOP OF PLY 12'-0" NOT IN SCOPE NOT IN SCOPE 2x12 Joist Floor with 3/4" plywood __ <u>LEVEL 1 - TOP_OF PLY</u> 3'-6" LE<u>VEL 1 -</u> T<u>OP OF PLY</u> 3'-6" 21'-10 3/4" __ __ Back Deck 1'-6" _____<u>Back Deck</u> 1'-6" ____GRADE 0" _____ _ G<u>RADE</u> 0" Residence R.O,G. BLDG. SECTION - EAST -TANGENTIAL -R.O,G. BLDG. SECTION - WEST -TANGENTIAL -1 NEW WORK 4 R.O,G. BLDG. SI 5 NEW WORK Copy 1 A101 A301 1/4" = 1'-0" E101 A301 1/4" = 1'-0" E101 A301 1/4" = 1'-0" Spruill 1/2" Plywood THE 2x4 SILL PLANE D DRAFTERS
Window Sill Flashing 3 1/2" Batt Insulation Vinyl Siding on Wood Stud Wall - Dormer 22'-10 3/4" ROG ROOF _____ _ _ _ _ _ _ _ _ _ _ _ _ 1/4" Asphalt Shingle on Roofing Paper Housewrap (Laps Roof Flashing) Asphalt Roof Shingle Composition over 30lb Roof Paper 1/2" Plywood Ice Barrier Membrane 2x10 Ridge Board <u>LEVEL</u> 2 <u>- TOP OF PLY</u> 13'-6" and Underlayment Run up Wall 2" Higher Than Step Flashing Gutter Synthetic Trim Run 1/2" Gypsum Board Shingles Along Roof To Maintain Clearance 08/28/2025 Ceiling Between Cladding and Roof CHECKED BY: Checker SHEET STATUS: Roof Deck Rafter **Existing Vinyl Siding** Step Flashing KEY PLAN: 3 ROOF EAVE DETAIL 6 Sidewall Flashing
A301 1" = 1'-0" 2 ROOF CONNECTION FLASHING DETAIL E101 A301 3/4" = 1'-0" A301 A301 3/4" = 1'-0" SHEET TITLE: R.O.G. BUILDING SECTIONS

10

13

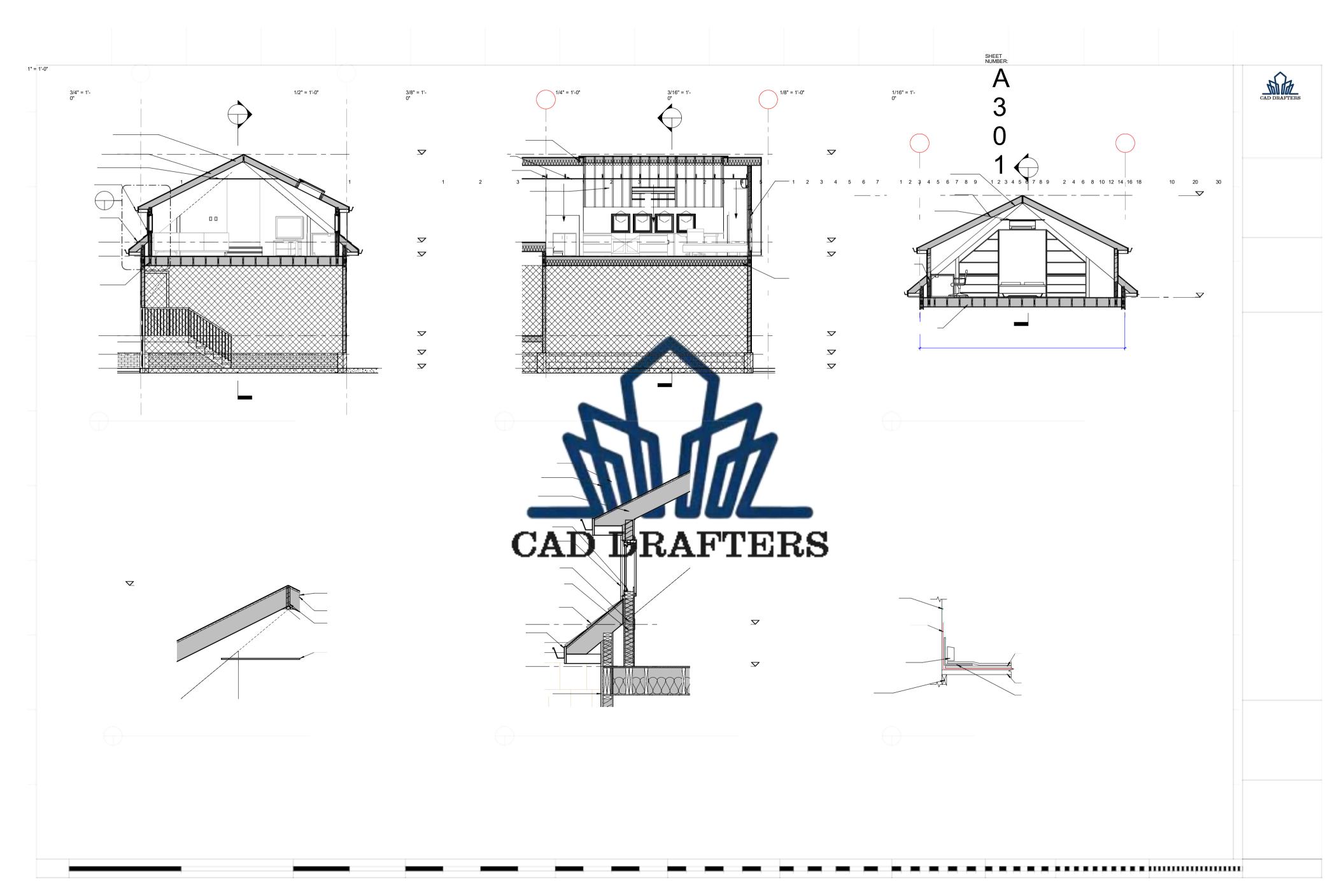
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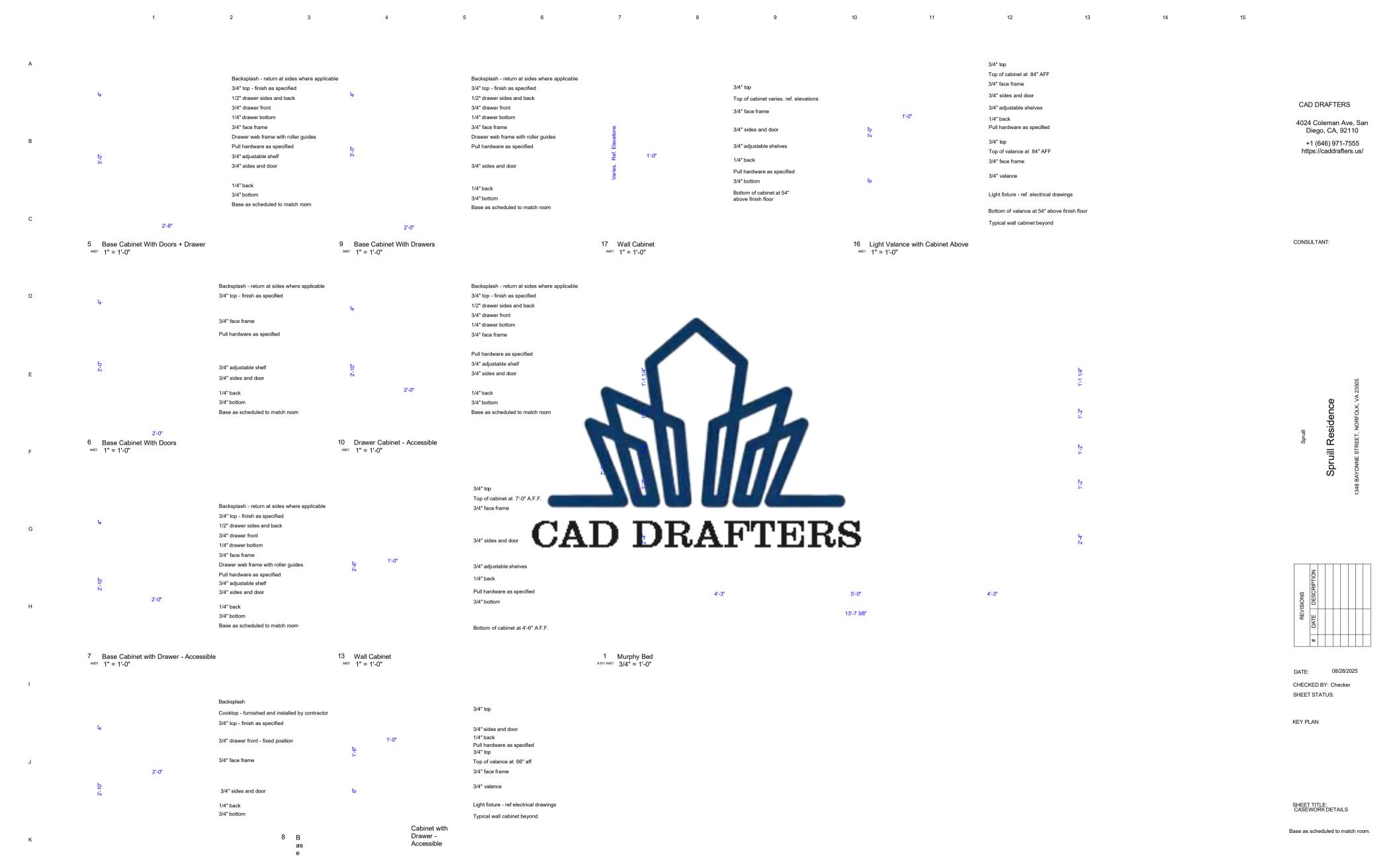
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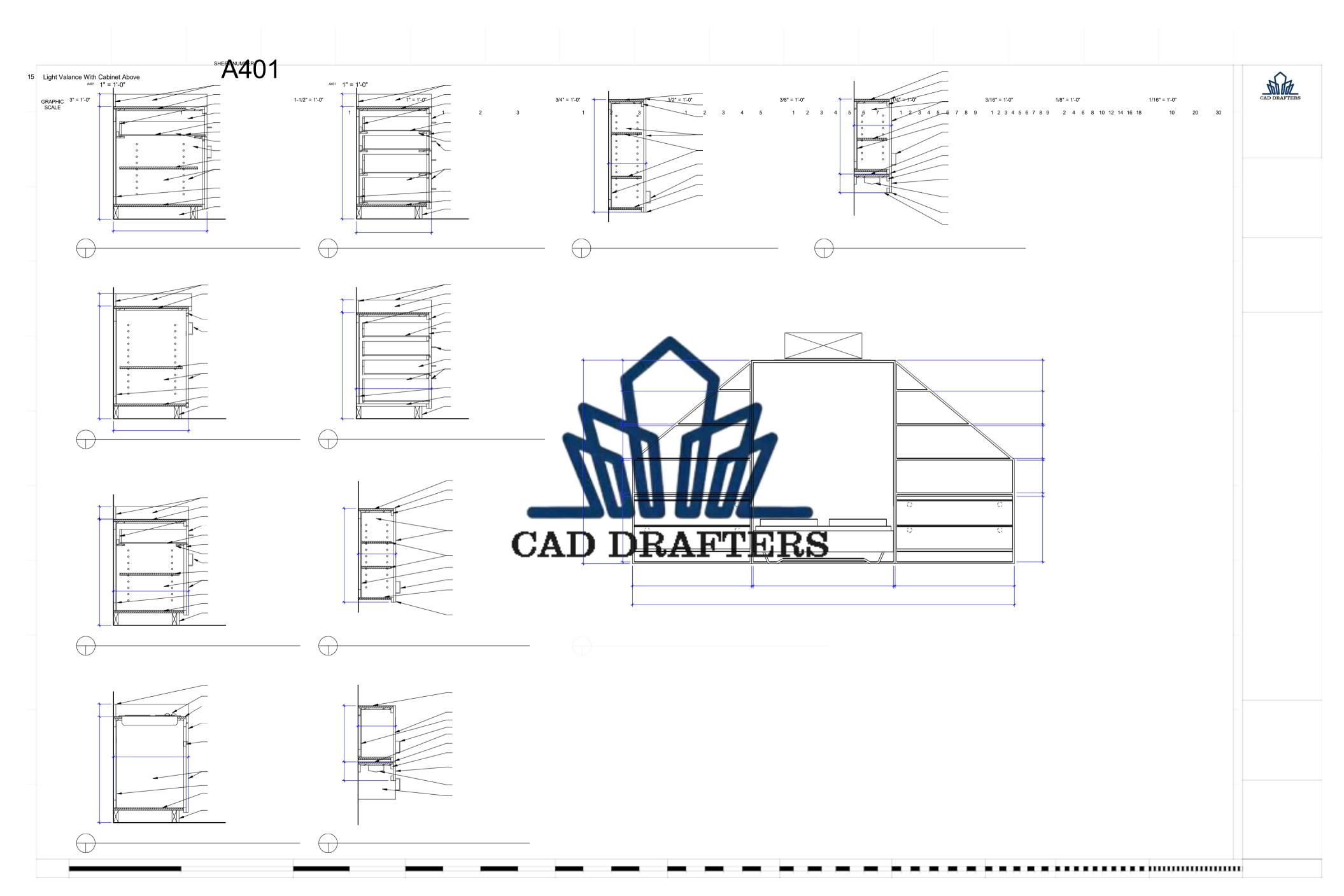
1-1/2" = 1'-0"

12

3" = 1'-0"







CAD DRAFTERS

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CONSULTANT:

Spruill Residence

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REVISIONS DATE DESCRIPTION

DATE: 08/28/202
CHECKED BY: Checker
SHEET STATUS:

KEY PLAN:

SHEET TITLE: 3D VIEWS_ EXISTING + NEW

CAD DRAFTERS

3 DI- NEW WORK

2 3D - Existing and Demo

3" = 1'-0"

1 3D- NEW WORK

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

13

1" = 1'-0"

3/4" = 1'-0"
1/2" = 1'-0"
3/6" = 1'0"
1/4" = 1'-0"
1/6" = 1'0"

1/16" = 1'0"

1/16" = 1'0"

5
0

1 2 3 1 2 3 4 5 1 2 3 4 5 6 7 1 2 3 4 5 6 7 8 9 1 2 3 4 5 6 7 8 9 2 4 6 8 10 12 14 16 18



13

SHELVING IN KNEE WALL

3'-1 1/8"

DEEP DRAWERS FOR STORAGE CASE WORK WN-01 ROOM OVER GARAGE WN-01 WN-01 WN-01 CAD DRAFTERS MURPHY BED + CASE WORK

5'-0"

14'-3 3/8"

3'-6"

1 R.O.G. Level 2 - Electrical Plan A201 E101 1/2" = 1'-0"

3'-1 1/8"

ELECTRICAL LEGEND

INCANDECENT RECESSED SRTEP BAFFLE FIXTURE

FLUORESCENT FIXTURE

UNDER CABINET XENON LOW PROFILE STRIP LIGHT

PENDANT LIGHT FIXTURE AS SCHEDULED BY OWNER

WATERPROOF RECESSED CEILING FIXTURE SURFACE MOUNTED CEILING FIXTURE

SURFACE MOUNTED FIXTURE SWITCHED BY MOTION

WALL MOUNTED LIGHT FIXTURE

GFI RECEPTICALE

QUAD RECEPTICAL

DUPLEX RECEPTICAL

WATER PROOF DUPLEX RECEPTICAL

220V RECEPTACLE - SINGLE PHASE 30 AMP

S. DIMMER SWITCH

S SINGLE POLE WALL SWITCH S₃ 3-WAY WALL SWITCH

S_{sp} SWITCHED DUPLEX OUTLET RECEPTICAL

S_F FLUSH DOOR DUPLEX RECEPTICAL

PHONE OUTLET F CEILING EXHAUST FAN

° CATV / DATA COMPLETE OUTLET

CEILING FAN

so SMOKE DETECTOR - HARD WIRE W/ BATTERY BACK UP

DEDICATED APPLIANCE RECEPTACLE ON SEPARATE CIRCUIT PER LOCAL CODE. COORDINATE LOCATION
AND SIZE (AMP/VOLTAGE) WITH SPECIFIC APPLIANCE
AS PER APPROVED BY OWNER

NOTE: ALL FIXTURE TO SELECTED BY OWNER - REFER TO SPECS FOR ALLOWANCES

ELECTRICAL NOTES

THE CONTRACTOR SHALL VISIT THE EXISTING HOUSE PRIOR TO BID AND SHALL THE CONTRACTOR SHALL VISIT THE EXISTING HOUSE PRIOR TO BID AND SHALL FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS IN ORDER TO AVOID CONFLICTS. DURING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL AFFECTED CIRCUITRY IN ORDER TO ENSURE THE CONTINUITY OF EXISTING CIRCUITS THAT REMAIN.

THE CONTRACTOR SHALL REMOVE ALL ELECTRICAL APPLIANCES (DISCONDRECT SWITCHES MOTOR STARTERS WIRE CONDITIONED)

(DISCONNECT, SWITCHES, MOTOR STARTERS, WIRE, CONDUIT, ECT) ASSOCIATED WITH ELECTRIFIED EQUIPMENT REMOVED BY OTHERS
UNDER THE CONTRACT.
ALL CIRCUITRY (NEW AND EXISTING) SHALL BE CONCEALED IN FINISHED

AREAS
THE CONTRACTOR SHALL EXERCISE CARE IN WORKING IN AND AROUND
THE EXISTING FACILITY. THE CONTRACTOR SHALL REPAIR AT THIS COST,
THE DAMAGES CAUSED TO EXISTING CONSTRUCTION AND OR EQUIPMENT TO REMAIN.
ALL ELECTRICAL WORK TO CONFORM TO LOCAL CODES AND ORDINANCES.

CRUINANCES.

ELECTRICAL OUTLETS SHOP REPRESENT MINIMUM REQUIRED.

CONTRACTOR TO VERIFY THAT NUMBER AND PLACEMENT OF

ELECTRICAL OUTLETS MEET LOCAL CODES AND ORDINANCES.

ELECTRICAL OUTLETS MEET LOCAL CODES AND ORDINANCES.
COORDINATE WITH OWNER EXISTING ELECTRICAL OUTLETS AND POWER SUPPLIES IN EXISTING HOUSE TO REMAIN. CONTRACTOR TO RECRUIT AS REQUIRED.
CONTRACTOR TO COORDINATE ALL ELECTRICAL NEEDS WITH MECHANICAL EQUIPMENT AND APPLIANCES.
CONTRACTOR TO MEET WITH OWNER AND ARCHITECT ON SITE, PRIOR TO INSTALLATION OF ELECTRICAL DEVICES TO CONFIRM FINAL DEVICE LOCATIONS

LOCATIONS.

ALL ELECTRICAL SWITCHES, DIMMERS, OUTLETS AND ACCESSORIES TO BE SELECTED FROM THE "TOGGLER" SERIES, BY LUTRON ELECTRICS COMPANY, INC. PROVIDE EITHER STANDARD OR CUSTOM MULTI-GANGED WALL PLATES AS REQUIRED FOR DEVICES SHOWN GROUPED TOGETHER. GROUP DEVICES WITHOUT FINS AS APPLICABLE. CONTRACTOR TO REVIEW FINAL BILL OF MATERIALS WITH THE ARCHITECT PRIOR TO ORDERING. FINISHES FOR INTERIOR UNITS ARE AS FOLLOWS:

A. DEVICES IN PAINTED GWB WALLS:

1. DEVICE AND WALLPLATE: WH-WHITE

A. DEVICES IN PAINTED GWB WALLS:

1. DEVICE AND WALLPLATE: WH-WHITE

COORDINATE AND MAINTAIN THE OWNER'S EXISTING SECURITY SYSTEM
IN PORTION OF HOUSE TO REMAIN. MEET WITH THE OWNER AND THE
SECURITY SYSTEM PROVIDER TO COORDINATE REQUIREMENTS FOR
NEW AND EXPANDED SYSTEM NEW AND EXPANDED SYSTEM

CAD DRAFTERS

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CONSULTANT

Residence Spruill

DATE: 08/28/2025

CHECKED BY: Checker SHEET STATUS:

KEY PLAN:

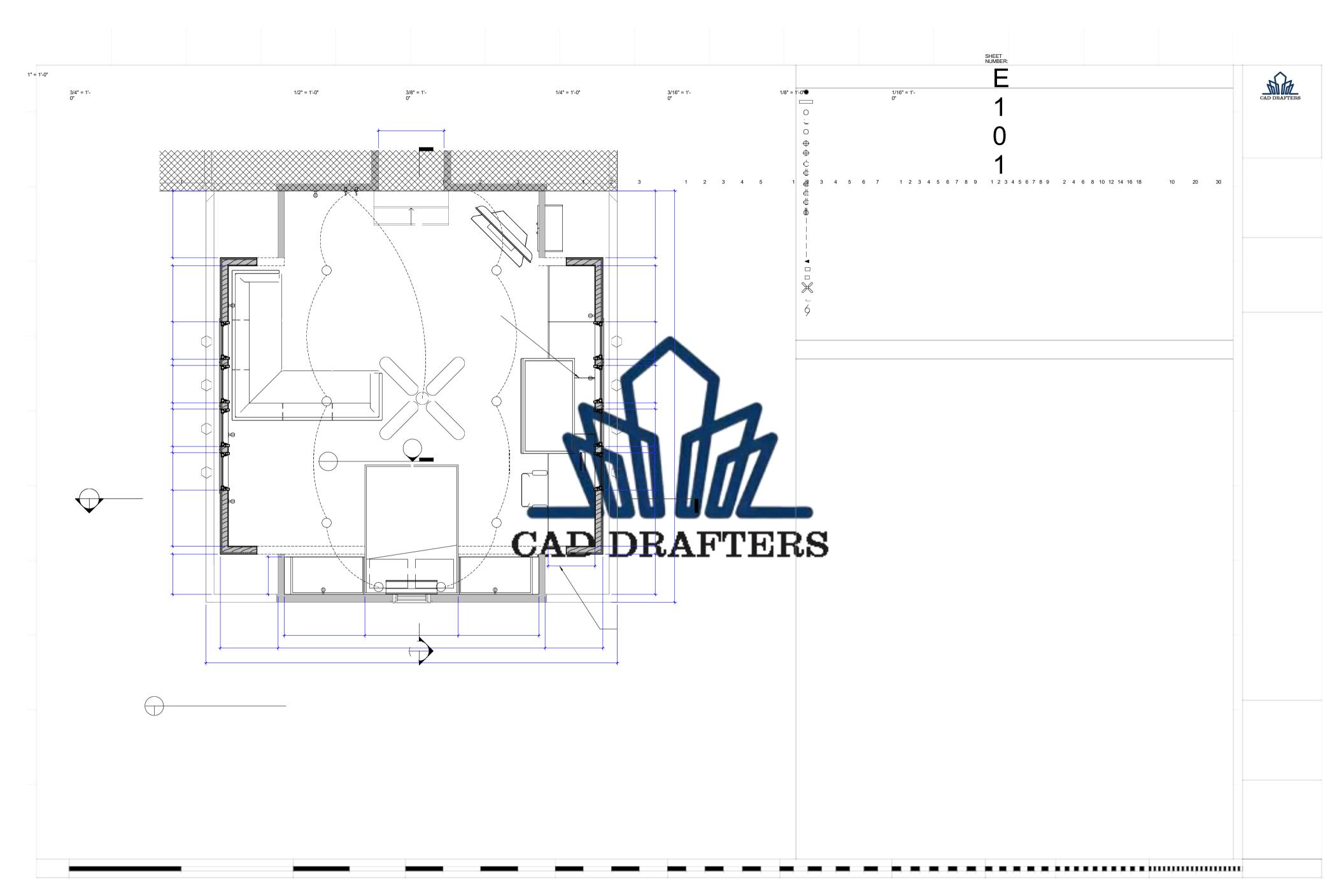
SHEET TITLE: R.O.G. ELECTRICAL PLAN

4'-3 3/4"

4'-3 3/4"

3" = 1'-0"

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



APPLICABLE CODES

LOCAL COUNTY CODES - CITY OF NORFOLK, VIRGINIA - VIRGINIA UNIFORM

STATEWIDE BUILDING CODE (USBC 2018)

BUILDING CODE – VIRGINIA RESIDENTIAL CODE (VRC 2018, BASED ON IRC 2015) AND VIRGINIA CONSTRUCTION CODE (VCC 2018, BASED ON IBC 2015)

VIRGINIA ENERGY CONSERVATION CODE (VECC 2018, BASED ON IECC 2015) VIRGINIA PLUMBING CODE (VPC 2018, BASED ON IPC 2015)

CODE & GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE $\,\underline{\text{APPLICABLE BUILDING CODE}}\,$ AND MEET OR EXCEED THE STATE ENERGY CONSERVATION CONSTRUCTION CODE.

ALL STRUCTURAL ELEMENTS SHOWN IN THESE CONSTRUCTION DOCUMENTS SHALL BE SUPERCEDED WHERE APPLICABLE BY FINAL ENGINEERING DRAWING

CONTRACTOR WILL BE RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCE AND SAFETY ISSUES IN REFERENCE TO THE CONSTRUCTION CONTRACT.

- THE PRESUMPTIVE LOAD BEARING CAPACITY OF THE SOIL IS 1500 PSF U.N.O.

ALL PRE-ENGINEERED ROOF & FLOOR SYSTEMS AND THEIR BLOCKING / BRACING TO BE CERTIFIED BY

- STRUCTURAL DESIGN LOADS:

 DEAD LOAD
 LIVE LOAD
 SNOW LOAD
 WIND LOAD

 20 PSF
 20 PSF
 35 PSF
 AS PER 120 MPH

 18 PSF
 40 PSF
 40 PSF

 10 PSF
 60 PSF
 35 PSF
 FLOOR AREAS CEILING

CODE & GENERAL NOTES

- RAISE A PORTION OF THE EAVE-SIDE ROOF, ADD WINDOWS AT EAVES, AND TIE NEW WORK INTO THE EXISTING 2×10 RIDGE BEAM AND EXISTING FLOOR FRAMED WITH 2×12 JOISTS.
 ALL NEW RAFTERS ARE 2×8 UNLESS NOTED.

- REMOVE ONLY THE ROOF SHEATHING/RAFTERS REQUIRED FOR THE NEW RAISED SECTION AND
- THE EAVE WINDOW OPENINGS. PROTECT REMAINING ROOF.
 SAWCUT/STRIP ROOFING TO CLEAN STRAIGHT LINES; LEAVE A MINIMUM 6" OF EXISTING SHEATHING
 FOR TYING-IN NEW PANELS WHERE FEASIBLE.

- ROOF FRAMING GENERAL
 TYPICAL RAFTER: 2×8, BIRDSMOUTH CUT AT BEARING.
- HANGERS AT RIDGE (EXISTING 2×10): LRU28Z FACE-MOUNT RAFTER HANGER EACH RAFTER. HURRICANE TIES AT EAVES/TOP PLATE/BEAM: H1Z EACH RAFTER UNLESS NOTED OTHERWISE; AT SPECIAL CONDITIONS USE H10A-2Z.

 DOUBLE RAFTERS AT OPENINGS AND WHERE NOTED: (2) 2×8 WITH LUS28-2Z (FLAT SEAT) OR
- LSSU28-2 (SLOPED SEAT) AS REQUIRED BY CONDITION.
 OPENING FRAMING: DOUBLE ARTERS ON EACH SIDE WITH SOLID 2×8 BLOCKING AT 12* O.C. (MIN)
 BETWEEN DOUBLES; HEADER/TRIMMER ARRANGEMENT PER PLAN.
 TIE NEW RAISED ROOF INTO EXISTING ROOF WITH FRAMING ANGLES/PLATES: USE A35 (OR LTP4) AT
- RAFTER/BLOCKING AND SHEATHING EDGES WHERE NEEDED FOR CONTINUITY: ADD METAL MENDING PLATES WHERE SHOWN TO STITCH NEW TO EXISTING FRAMING.

- RAISED EAVE WALL & BEAM LINE
 NEW WALL IS 6" INBOARD FROM THE EXISTING EXTERIOR FACE.
- STUDS: 2×4 WOOD STUDS, LAYOUT TO MATCH RAFTER SPACING (TYP. 16" O.C. UNLESS NOTED). TOP BEAM OVER WINDOWS: GLB 3.125" × 9" (GLULAM). SEATS RAFTERS AND TRANSFERS ROOF LOAD INTO THE NEW WALL.
 BEAM SEATS/RAFTER CONNECTION: RAFTERS BIRDSMOUTHED AND SECURED TO BEAM WITH H1Z
- TIES EACH RAFTER; ADD TOE-NAILS (3-10D) EACH SEAT.
 BEAM END SUPPORTS: 4×4 POSTS AT EACH END OF THE BEAM.
 TOP CONNECTION: SIMPSON CCQ44 (OR CC44) COLUMN CAP WITH SDS SCREWS PER
- MANUFACTURER.
- BOTTOM CONNECTION: SIMPSON ABU44Z (OR PBS44A) POST BASE ANCHORED TO THE FLOOR FRAMING BLOCKING/JOIST PACK (SEE "FLOOR REINFORCING").
 PROVIDE FULL-HEIGHT STUD PACKS ADJACENT TO EACH POST IF THE WALL CONTINUES BELOW
- FOR LOAD PATH AND SHEATHING NAILING.

FLOOR REINFORCING UNDER NEW WALL AT LINE OF NEW WALL, PROVIDE (2) 2×12 JOISTS (SISTERED/ADDED) BENEATH THE WALL LOCATION

- TO PICK UP POST AND STUD LOADS.
- INSTALL SOLID 2×12 BLOCKING BETWEEN FLOOR JOISTS UNDER THE WALL AT MAX 12" O.C., TIGHT-FIT AND NAILED/SCREWED TO JOISTS.

 AT EACH POST, PROVIDE A BLOCKING CLUSTER: DOUBLE OR TRIPLE 2×12 SOLID BLOCKS BETWEEN
- THE DOUBLE JOISTS; FASTEN BLOCKS TO JOISTS WITH (4) 10D EACH FACE OR (4) SDS #10 EACH SIDE.
 WHERE THE WALL LOAD MUST PASS OVER TO A SUPPORTING LINE ON ONE SIDE ONLY, USE
- BLOCKING TO TRANSFER LOAD TO THE BEARING WALL/BEAM ON ONE SIDE AND CONTINUE JOIST(S) TO THE FAR SUPPORT ON THE OTHER SIDE.

- ROOF SHEATHING: 1/2" PLYWOOD, EXPOSURE 1 (MATCH EXISTING); BLOCK PANEL EDGES AT UNSUPPORTED JOINTS.
- NAILING (TYP.): 8D AT 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD UNLESS NOTED HEAVIER
- TIE-IN: STAGGER NEW PANEL EDGES FROM EXISTING; PROVIDE BLOCKING UNDER ALL NEW-TO-
- EXISTING SEAMS; STITCH WITH A35 ANGLES WHERE NEEDED FOR DIAPHRAGM CONTINUITY.
 ROOFING: MATCH EXISTING ASPHALT SHINGLES WITH APPROVED UNDERLAYMENT AND FLASH ALL
 NEW INTERSECTIONS, RIDGE, AND EAVE TRANSITIONS.

STUD WALL FRAMING & SHEATHING

- BOTTOM PLATE PRESSURE-TREATED WHERE IN CONTACT WITH EXISTING FLOOR SHEATHING; ANCHOR WITH 3/8" DIA. ANCHORS/SCREWS AT 48" O.C. (MIN) INTO BLOCKING/JOIST PACK.
- TOP PLATE: DOUBLE 2×4; PROVIDE STRAPS (E.G., LSTA SERIES) ACROSS PLATE SPLICES AT
- CORNERS/RETURNS WHERE SHOWN.
 SHEATHING AT WALL: 7/16" OSB OR 1/2" PLYWOOD, NAILING 8D @ 6" O.C. EDGES / 12" O.C. FIELD.
 PROVIDE FULL-HEIGHT SHEATHING PANELS AT BEAM-POST LINES FOR LOAD PATH AND TO RESIST RACKING.
- HEADERS ARE THE GLB (CONTINUOUS) WITH LOCALIZED TRIM FRAMING AS NEEDED.

CONNECTORS & FASTENERS (TYP.)

- LRU282 AT RIDGE; H1Z EACH RAFTER AT EAVE/BEAM; H10A-2Z FOR DOUBLE RAFTERS. LUS28-2Z / LSSU28-2 FOR DOUBLE RAFTERS AND SLOPED SEATS AS APPLICABLE. A35 FRAMING ANGLES (OR LTP4) TO STITCH NEW FRAMING TO EXISTING AT RAFTERS, BLOCKING,
- AND DIAPHRAGM EDGES AS SHOWN.

H10A-2Z - Hurricane Tie

GLB - 3.125" × 9"

3/4" = 1'-0"

4 3D- NEW WORK_STRU CAD DRAFTERS LRU28Z - Face-Mount Rafter Hanger Shingle - Building Roof (E) 2X10 2x8 Birdsmouth cut Rafter connection at the PT DFL Beam LUS28-2Z - Double Rafter Hanger GLB - 3.125" × 9" 5 3D- RIDGE - RAFTER _____ LEVEL 2 <u>- T</u>OP OF PLY 13'-6" ROOF OPENING (2)-2x8WINDOW OPENINGS: PROVIDE KING + JACK STUDS EACH SIDE: CRIPPLE STUDS ABOVE/BELOW:

1/4" Asphalt Shingle 1/2" Plywood 2x8 Rafters Two 2x4 Sill Plate Window Sill Flashing 3 1/2" Batt Insulation Vinyl Siding on Wood Asphalt Roof Shingle 30lb Roof Paper R.O.G. - <u>T</u>OP OF PLY 12'-0" (2)-2x8

Existing Vinyl Siding

ROOF EAVE STRUCTURAL DETAIL 1'-0"

EXISTING ROOF

CONTINUOUS SIDE

CONTINUOUS SIDE WALL FLASHING

(E) 2×10

(3) 2x12 Blocking at the ends to connect with the

wall and floor joists

WALL FLASHING

10" / 1'-0"

(2)-2x8

H10A-2Z - Hurricane Tie H1Z - Hurricane Tie

H10A-2Z - Hurricane Tie (2)-2x8

LUS28-2Z - Double Rafter Hanger

H1Z - Hurricane Tie

(E) 2x12 Joist Floor

with 3/4" plywood

Stud Wall

19'-11 7/8"

21'-10 3/4"

10" / 1'-0"

(2)-2x8

(2)

ROG ROOF 22'-10 3/4"

(E) Wood Rafter 8" - 1/2"

Ply - Asphalt Shingle Roof

R.O.G. - TOP OF PLY 12'-0"

(N) (2)-2X12 Joist

 $(2)-2\times8$

LUS28-2Z - Double Rafter Hanger

LRU28Z - Face-Mount Rafter Hanger

LUS28-2Z - Double Rafter Hanger

(2)-2x8

(2)-2x8

CONTINUOUS ICE AND

BIRDSMOUTH CUT AT THE BEAM

2×4 Wood Stud

1 R.O.G. ROOF FRAMING PLAN

Wood Rafter 8" - 1/2" Ply

GLB - 3.125" × 9"

2x4 Wood Stud

E101 S100 K

(N) (2)-2X12 Joist

11 1/2"

2 R.O,G. BLDG. STRUCTURAL SECTION

Asphalt Shingle Roof -

A201 S100 1/4" = 1'-0"

WATER SHIELD

MEMBRANE

H1Z - Hurricane Tie 6 3D- OPEINING & RAFTER - EAVES BEAM

08/28/2025

SHEET STATUS:

NAILS: 10D COMMON FOR FRAMING UNLESS NOTED; USE MANUFACTURER-SPECIFIED SDS SCREWS FOR CCQ/ABU HARDWARE.
 ALL CONNECTORS/HARDWARE ZMAX OR EQUAL CORROSION PROTECTION.

MISCELLANEOUS / EXECUTION

Res

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Spr

CAD DRAFTERS

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CONSULTANT:

CHECKED BY: Checker

KEY PLAN:

- ALIGN NEW PAPTER
SPACENCY WITH
ESTABLE TO
SIMPLEY
SIGNATION OF ENS
AND WINDOW
- PROVUE
TEMPORARY
SHORING DIRN'S
DEMO AND UNIT.
AND BLOCKICK ARE
NISTALLED.
VERIFY
BERACE OR
BRIDE SEM
RISTALLED
RIPA ALE OR
BRID SEM
RISTALLED
RIPA ALE OR
BRID SEM
RIPA ALE OR
BRI



1/2" = 1'-0"

1 2 3

3/8" = 1'-0"

1/4" = 1'-0"

1 2 3 4 5 1 2 3 4 5 6 7 1 2 3 4 5 6 7 8 9 1 2 3 4 5 6 7 8 9 2 4 6 8 10 12 14 16 18 10 20 30

1/8" = 1'-0"

1/16" = 1'-0"