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1/2" = 1'-0"

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Proposed Room over Garage - In scope

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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 AS REQUIRED BY LAW.
6.

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.



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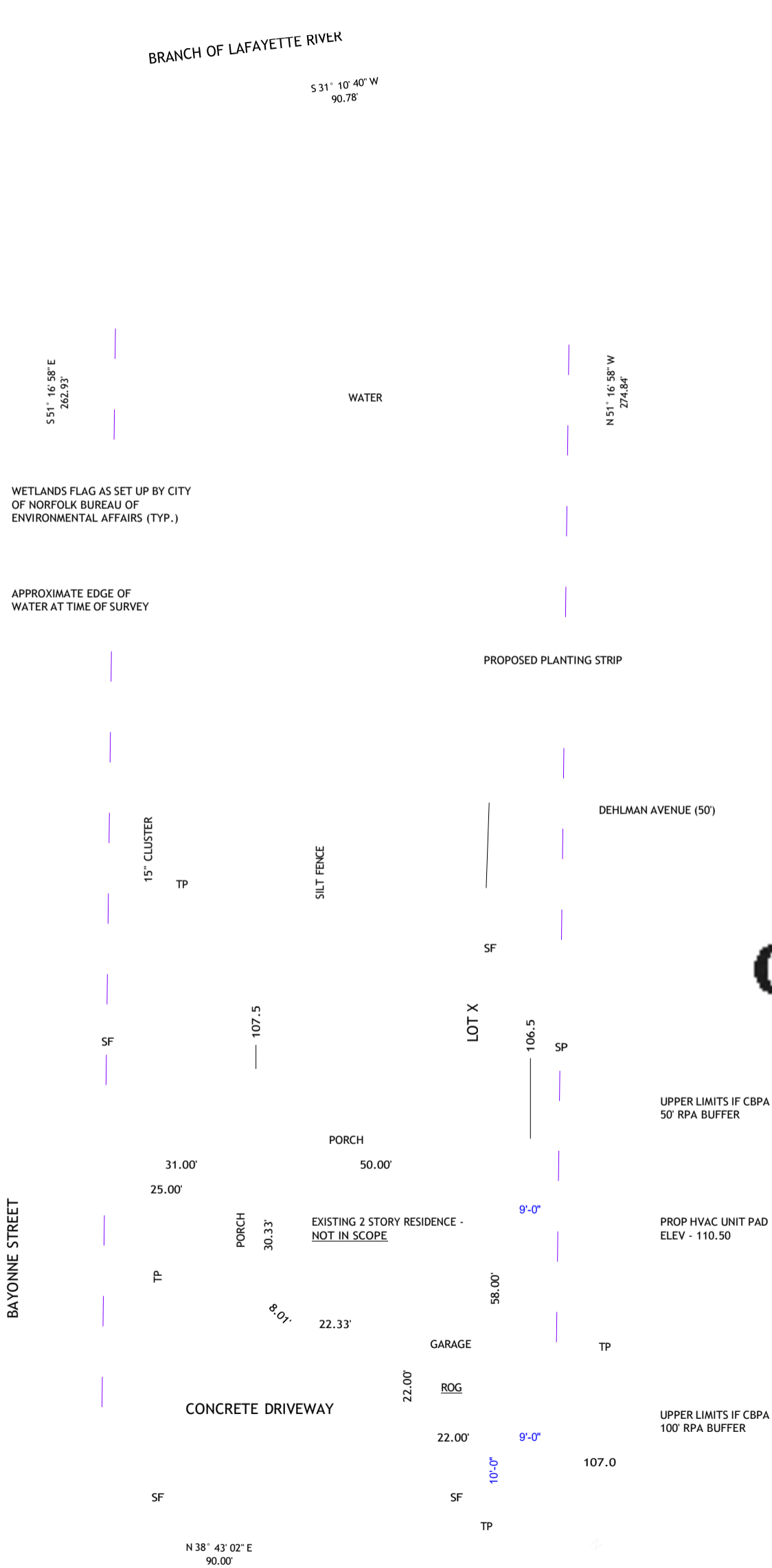
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SITE LEGEND

- EXISTING TREE
- TP PROP. TREE PROTECTION
- SF PROP. SILT FENCE

PROPOSED ROOM OVER GARAGE - 456 FT<sup>2</sup>

SITE DATA TABULATION

TOTAL LOT AREA	=	24,179 SQ FT OR 0.555 AC
LOT AREA ABOVE CBPA LINE	=	12,776 SQ FT OR 0.293 AC
BUILDING FOOTPRINT	=	2,268 SQ FT OR 0.052 AC
PORCH, DECK AND STEPS	=	783 SQ FT OR 0.018 AC
CONCRETE	=	976 SQ FT OR 0.022 AC
TOTAL IMPERVIOUS COVER	=	4,027 SQ FT OR 0.092 AC

UTILITIES

PROPOSED SFU'S	=	18.5
PROPOSED DFU'S	=	29.0

ZONING INFORMATION

PROPERTY ZONED "R-7" (ONE-FAMILY)  
FRONT YARD SETBACK = AVE. 25' (1)  
SIDE YARD SETBACK = 5'  
REAR YARD SETBACK = 25'  
SOURCE: NORFOLK CODE, SECT. 4-15, TABLE 4-A, PAGE 3282

(1) FRONT YARD REQUIREMENTS MAY BE THE AVERAGE OF THE EXISTING FRONT YARDS ON ADJACENT PROPERTIES. HOWEVER, IN NO CASE SHALL SUCH FRONT YARD BE REQUIRED TO BE MORE THAN 25 FEET. IF THERE ARE NO STRUCTURES ON AN ADJACENT ZONING LOT, THE REQUIRED FRONT YARD OF THAT ZONING LOT SHALL BE 25 FEET.



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CONSULTANT:

Spruill

Spruill Residence

1348 BAYONNE STREET, NORFOLK, VA 23505

REVIEWS	DESCRIPTION				
	DATE				
#					

DATE: 08/28/2025

CHECKED BY: Checker

SHEET STATUS:

KEY PLAN:

SHEET TITLE:  
ARCHITECTURAL SITE PLAN



A101.1A100 1/16" = 1'-0"

GRAPHIC  
SCALE

3" = 1'-0"

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

1" = 1'-0"

3/4" = 1'-0"

1/2" = 1'-0"

3/8" = 1'-0"

1/4" = 1'-0"

3/16" = 1'-0"

1/8" = 1'-0"

1/16" = 1'-0"

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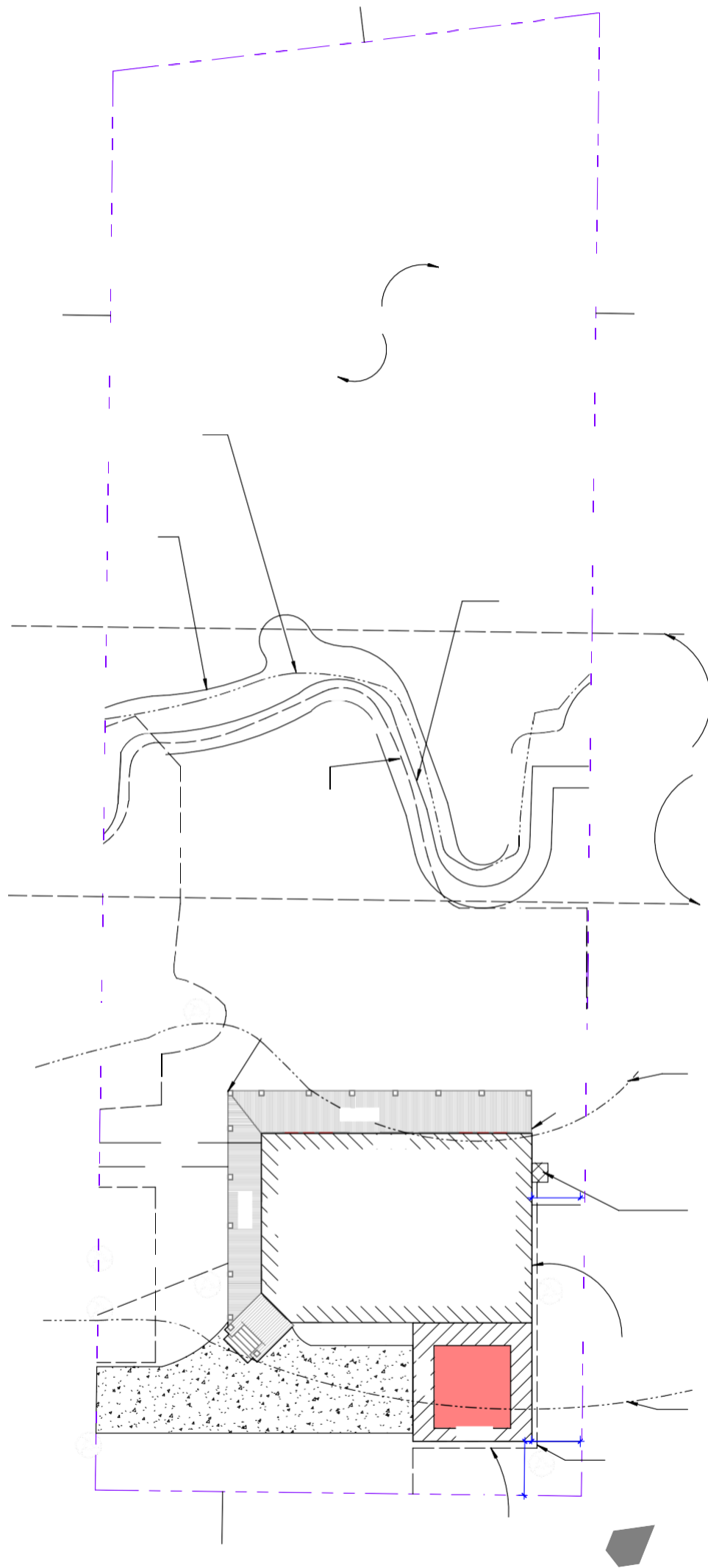
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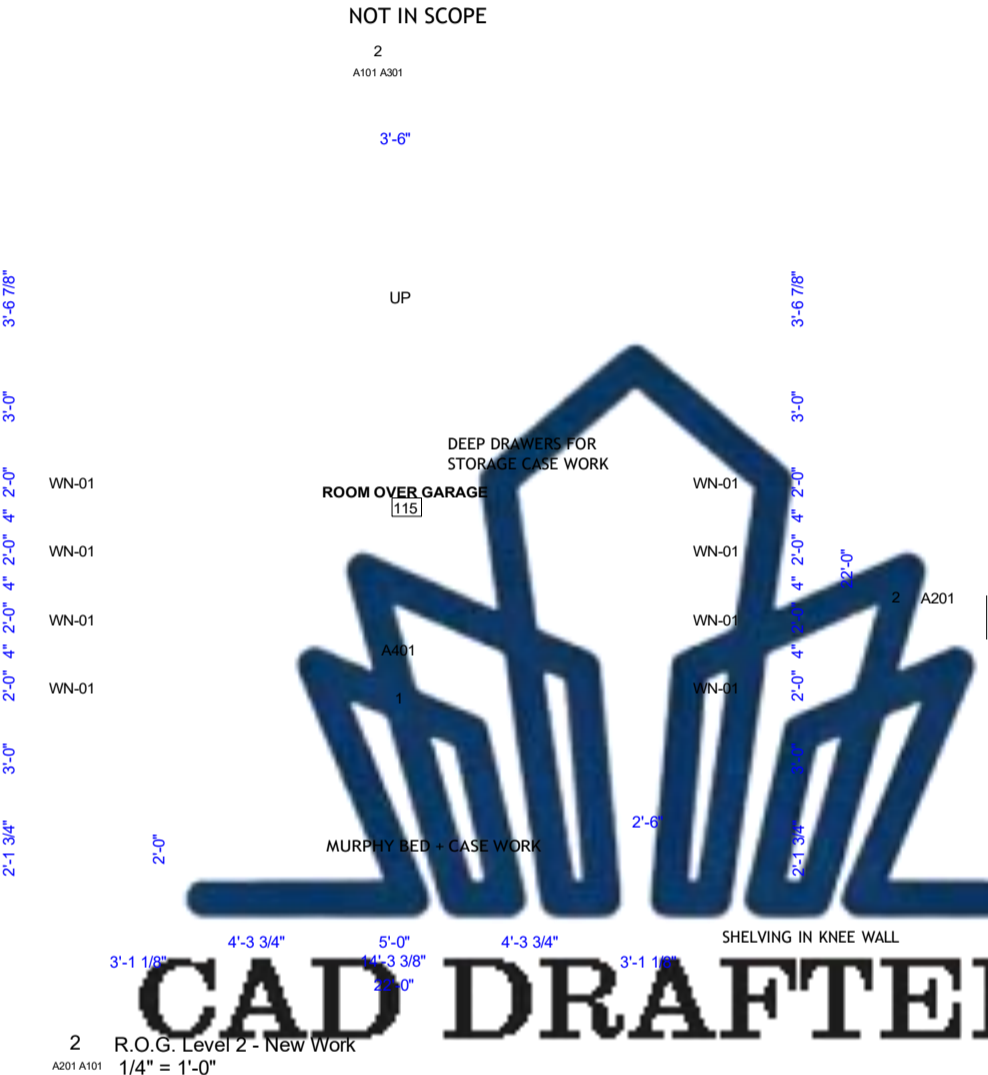
18

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2'-0'

2'-0"

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"	Caseмент Picture	Aluminum	Glass-Weather Shield-Clear	2'-6"

Grand total: 8

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

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

1. PROVIDE 4" SOUND ATTENUATION BLANKETS IN ALL PERIMETER WALLS AT ALL BEDROOMS AND MECH/ELEC.
2. 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, P/FES, DUCTWORK, GRILLS, AND TONNAGE OF A/C UNITS.

## FINISHES

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

## CABINETS

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

## SIDING

1. 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.

1. 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.
2. WHERE IT IS CALLED OUT TO PATCH AND REPAIR AREAS, NEW CONSTRUCTION IS TO MATCH ADJACENT CONSTRUCTION.
3. WHERE EXISTING DOORS AND WINDOWS ARE REQUIRED TO BE DEMOLISHED, CAREFULLY SAW CUT FRAMING MEMBERS AND REMOVE AS REQUIRED.
4. 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 AS REQUIRED BY LAW.
6. 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.
8. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY UPON THE DISCOVERY OF ANY UNFORESEEN CONDITIONS WHICH MAY ALTER THE DEMOLITION PROCESS.
9. PROVIDE PROTECTION FROM ADVERSE WEATHER CONDITIONS FOR PORTIONS OF THE PROJECT WHICH MAY BE EXPOSED TO THE ELEMENTS DURING CUTTING AND PATCHING OPERATIONS.
- 10.

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CONSULTANT:

Spruill

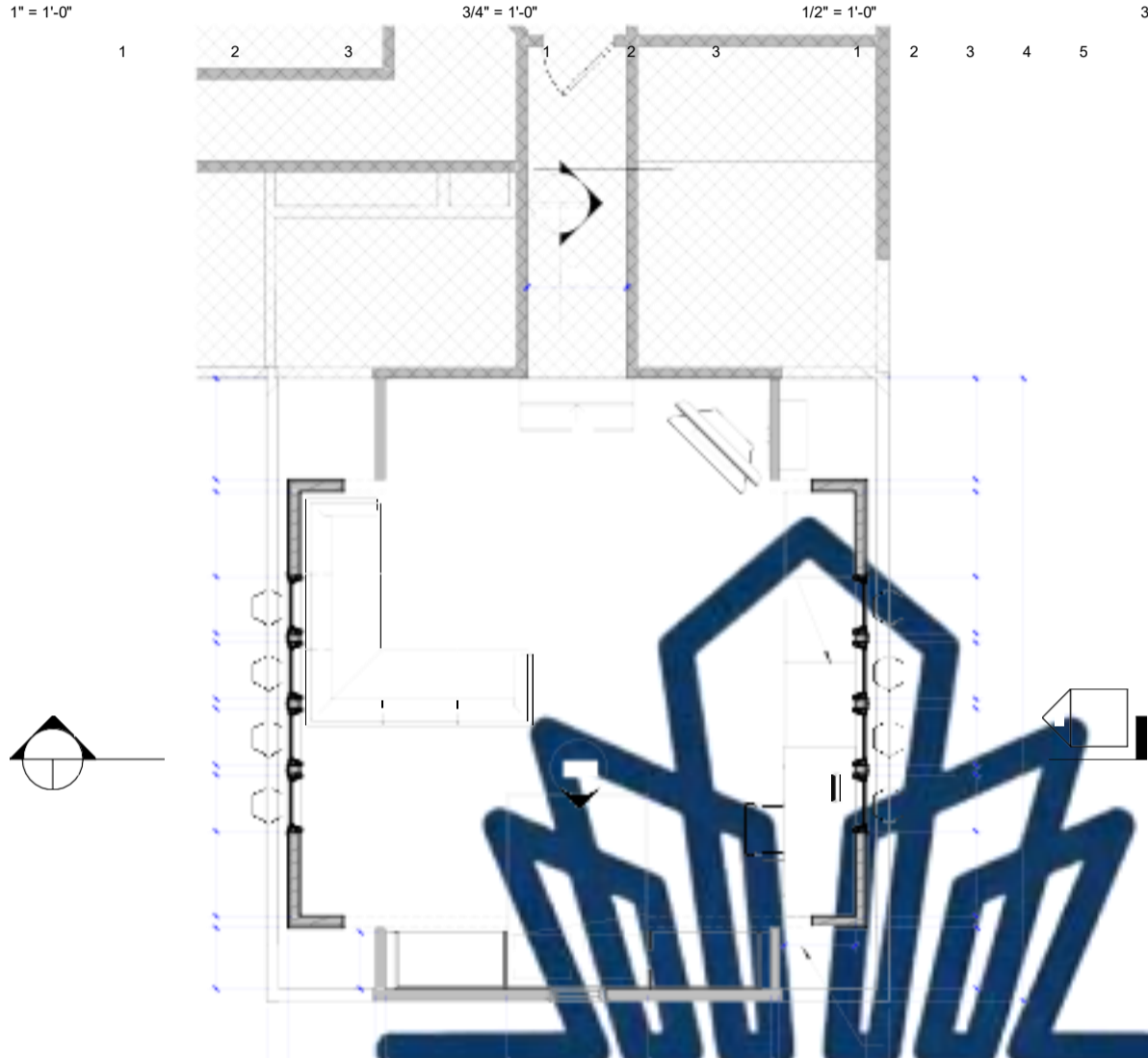
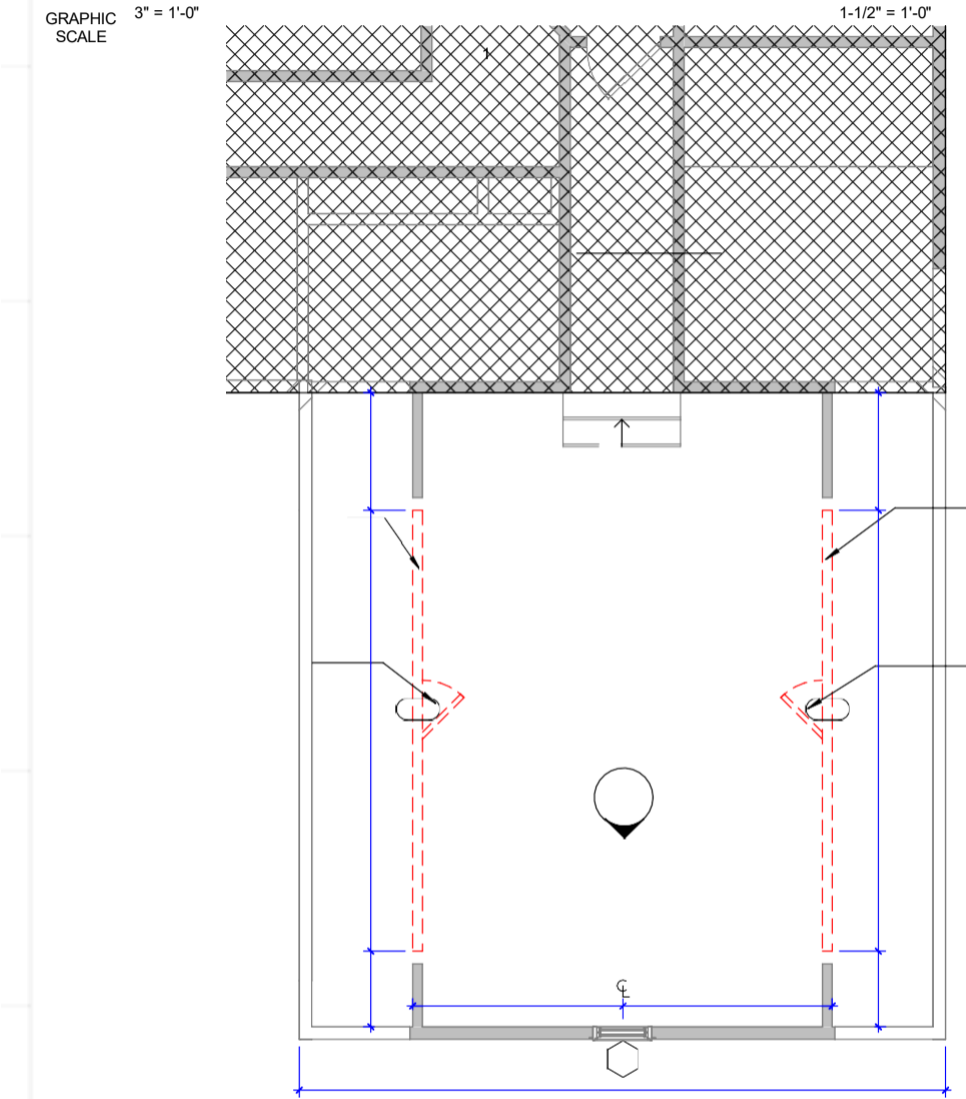
## Spruill Residence

1348 BAYONNE STREET, NORFOLK, VA 23505

[illegible]

DATE: 08/28/2025

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



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CONSULTANT:

ROOF SHINGLES AND  
FRAMING TO BE  
DEMOLISHED

10" / 1'-0"

10" / 1'-0"

10" / 1'-0"

ROOF SHINGLES TO BE  
REMOVED

10" / 1'-0"

ROOF SHINGLES AND  
FRAMING TO BE  
DEMOLISHED

CONTINUOUS ICE AND  
WATER SHIELD  
MEMBRANE

NEW ASPHALT  
COMPOUND ROOF  
SHINGLE OVER 30 LB  
ROOFING PAPER

10" / 1'-0"

EXISTING ROOF

CONTINUOUS SIDE  
WALL FLASHING

10" / 1'-0"

NEW ASPHALT  
COMPOUND ROOF  
SHINGLE OVER 30 LB  
ROOFING PAPER

6" / 1'-0"

CONTINUOUS ROOF  
FLASHING

CONTINUOUS SIDE  
WALL FLASHING

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

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

Spruill

Spruill Residence

1348 BAYONNE STREET, NORFOLK, VA 23505

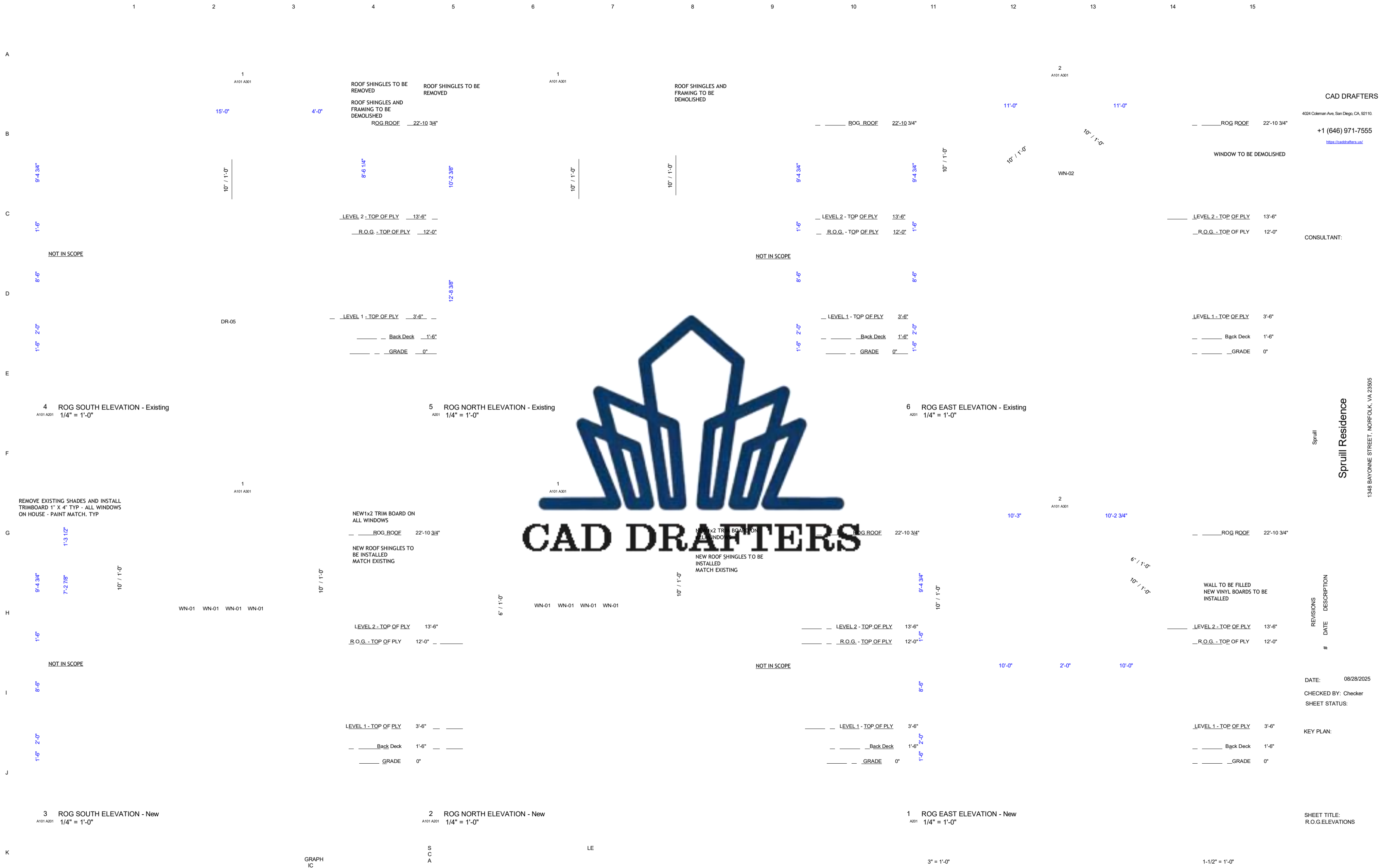
REVISIONS  
# DATE DESCRIPTION

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

KEY PLAN:

SHEET TITLE:  
R.O.G.\_ROOF PLANS

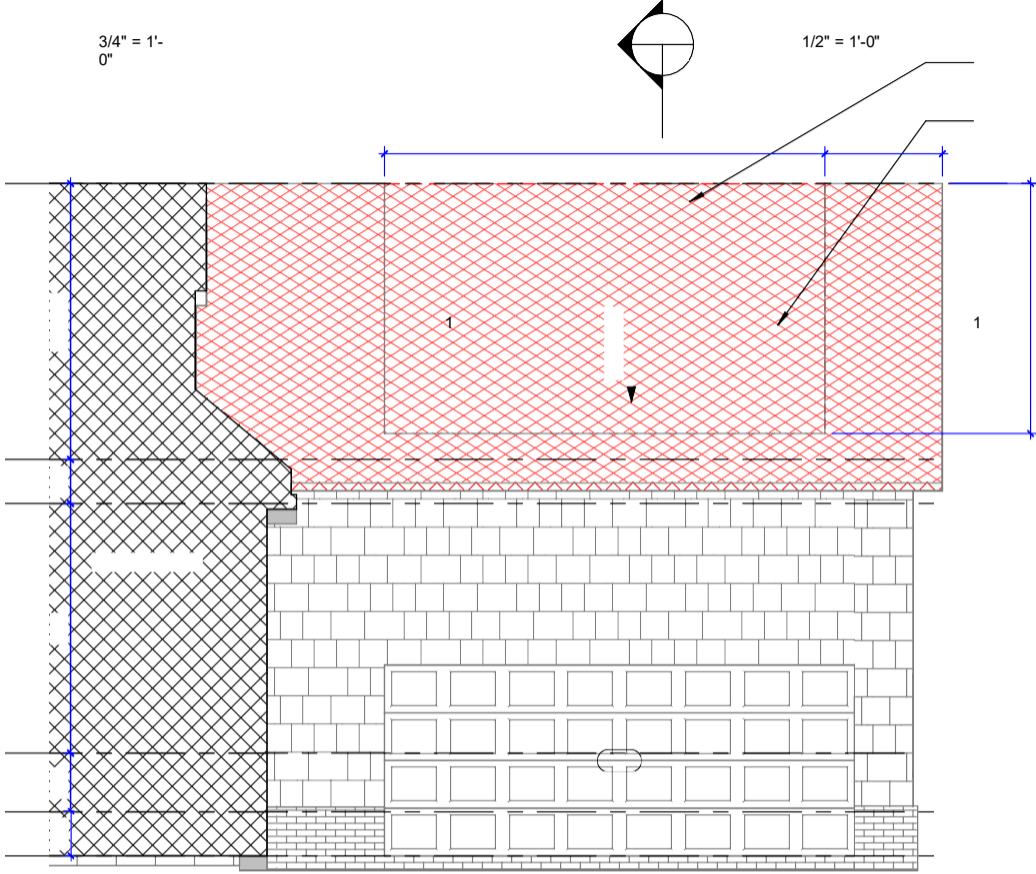




1" = 1'-0"

3/4" = 1'-0"

1/2" = 1'-0"

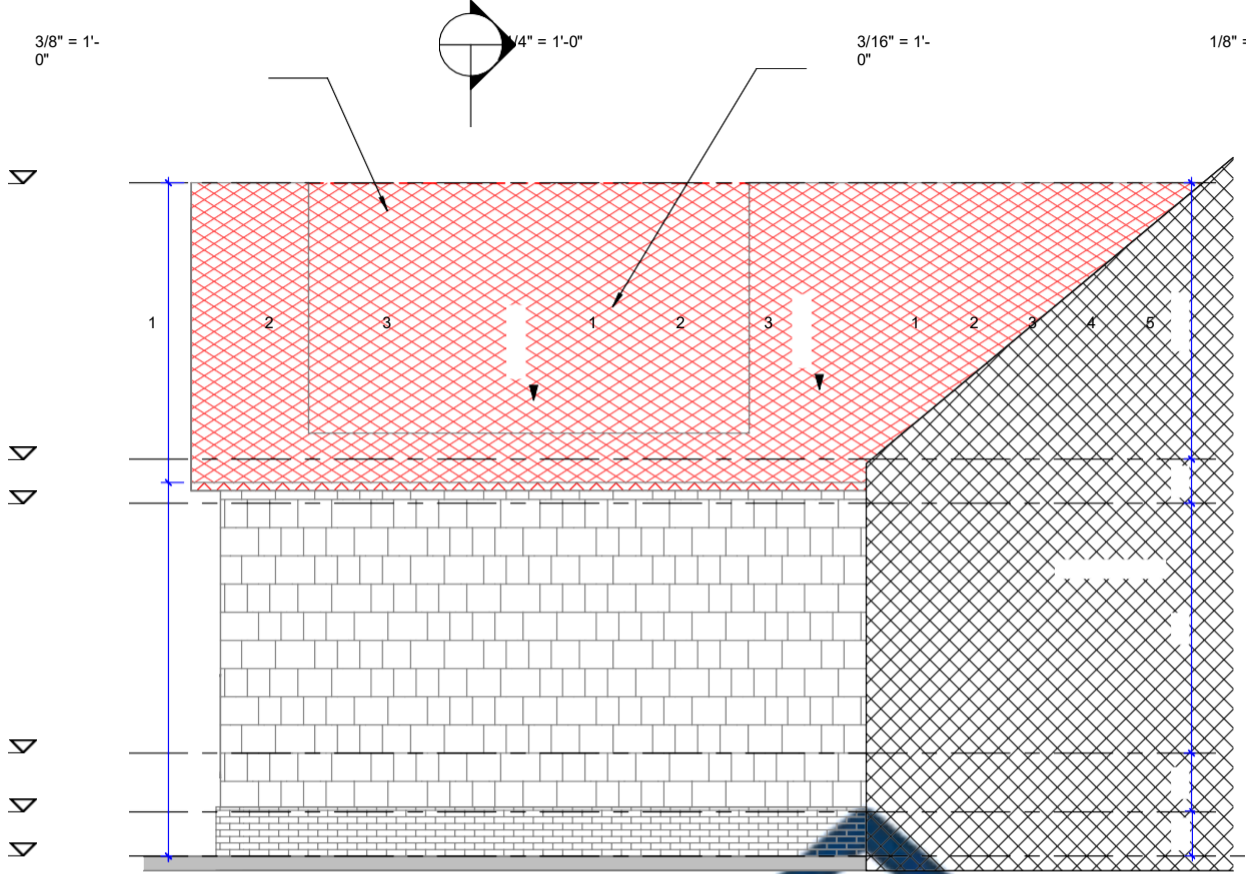


3/8" = 1'-0"

1/4" = 1'-0"

3/16" = 1'-0"

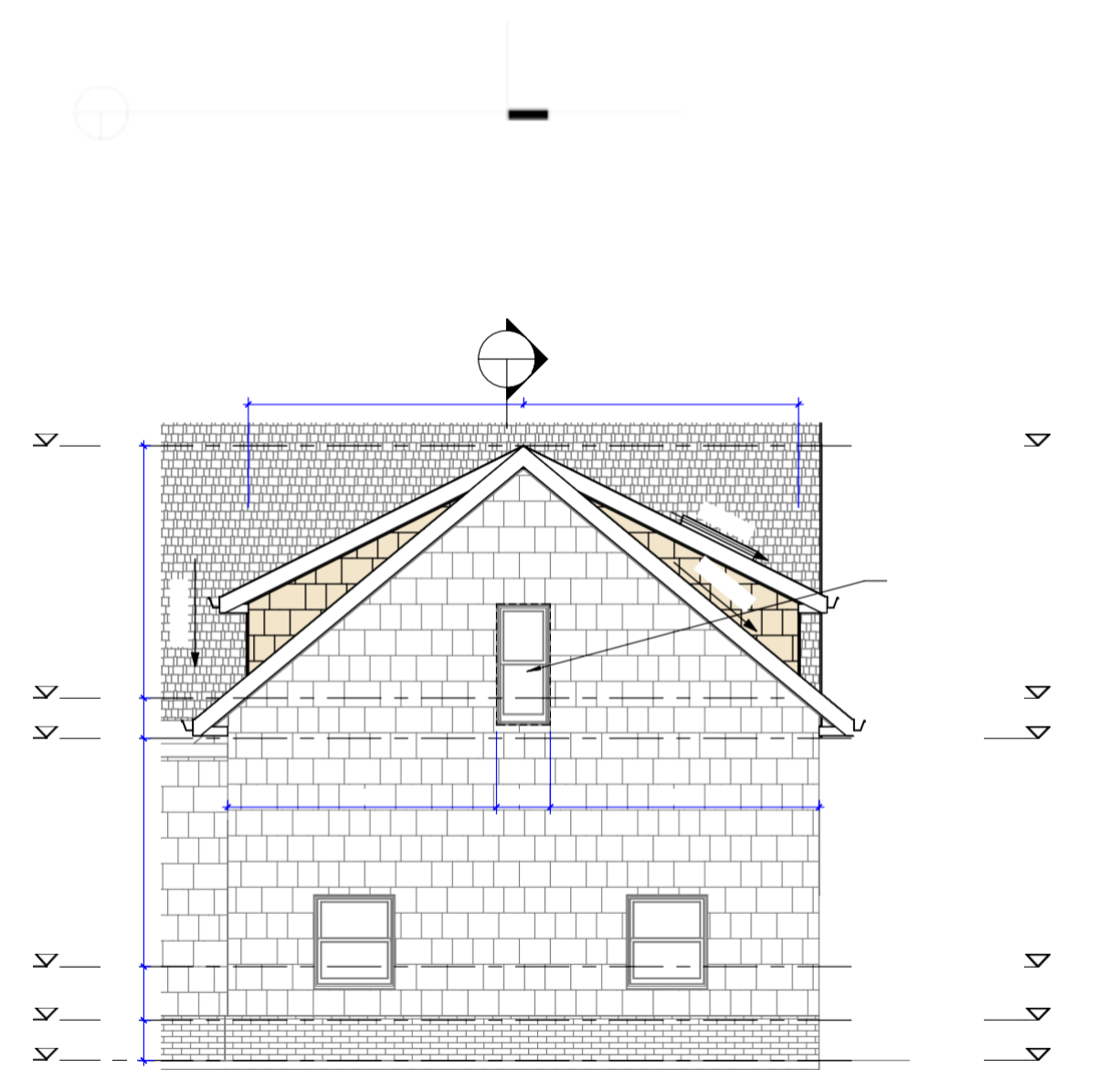
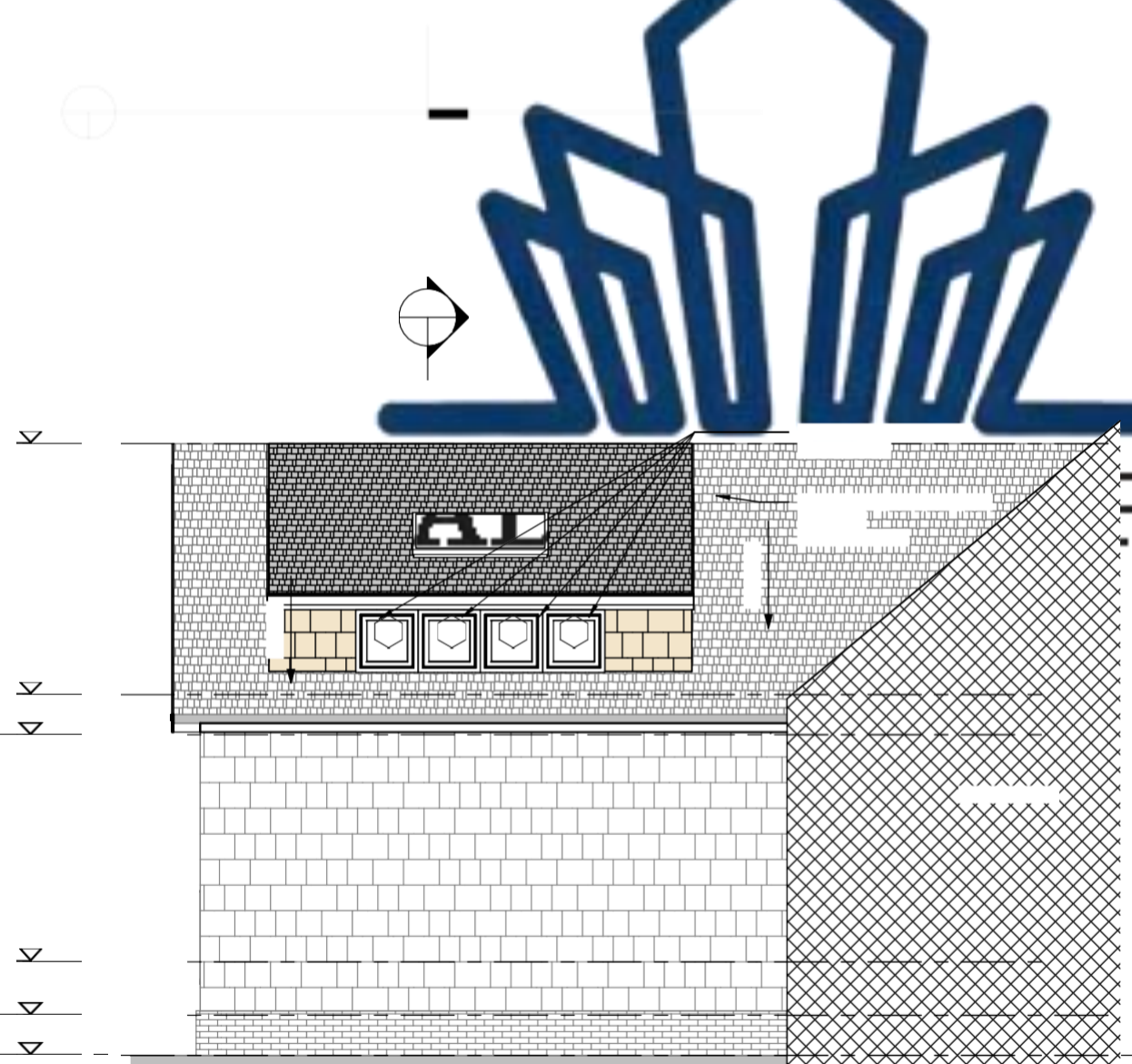
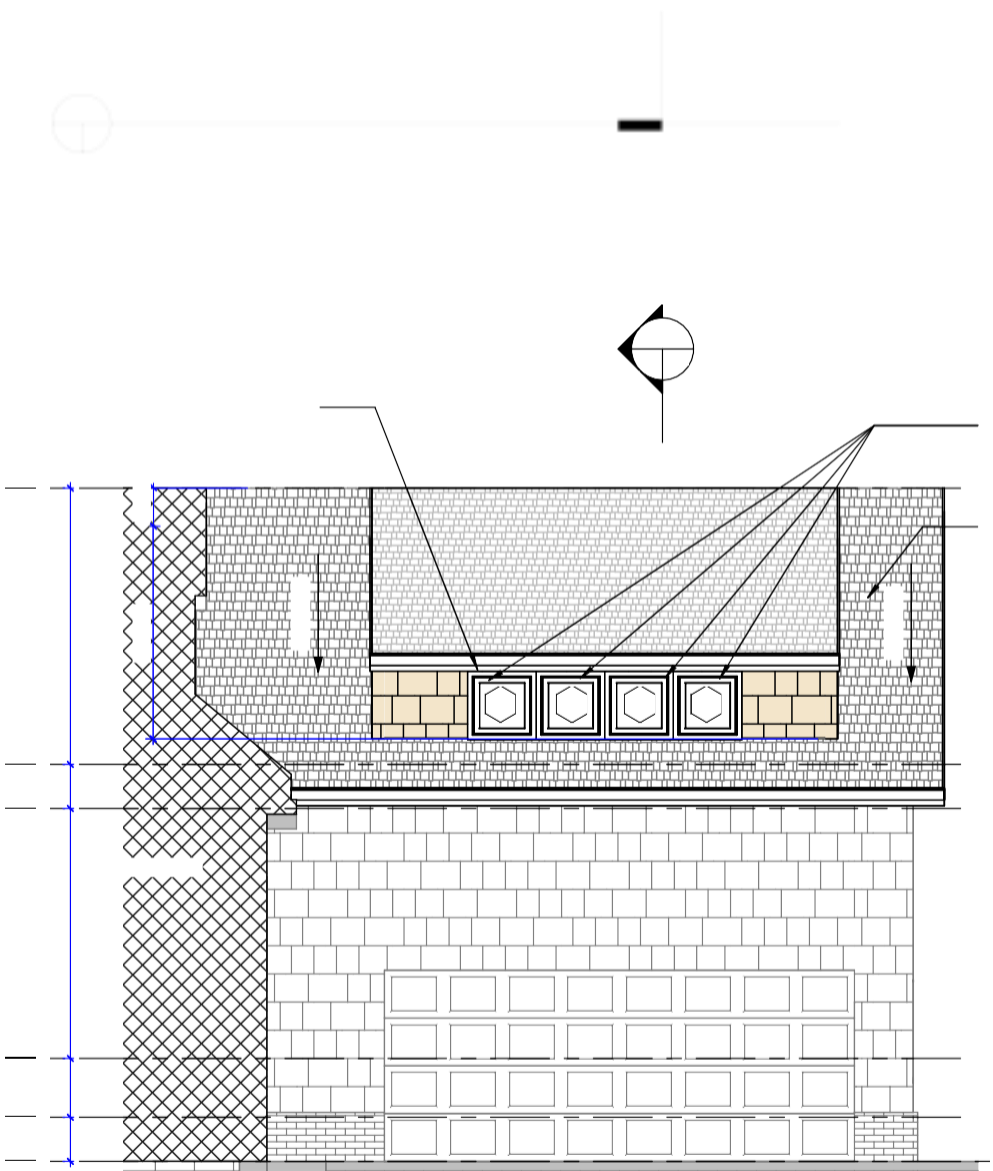
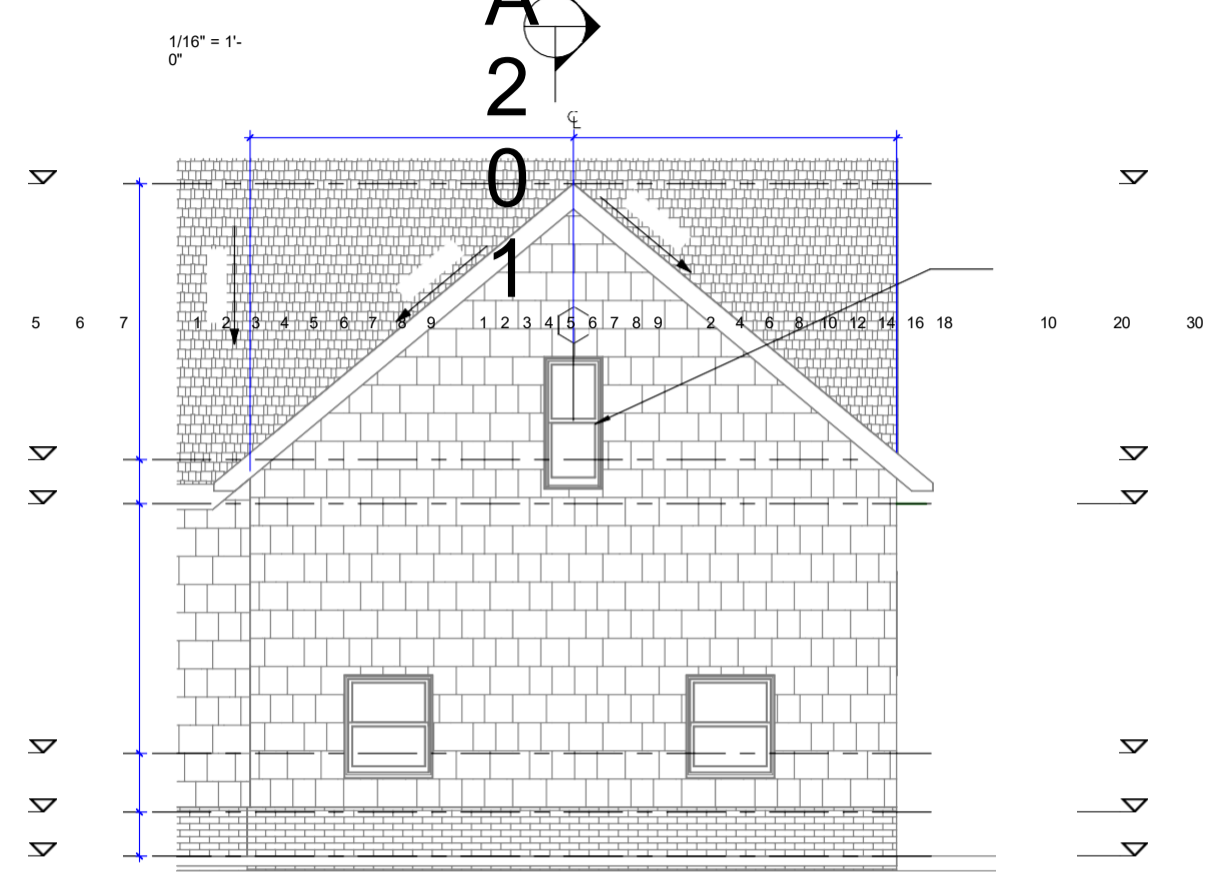
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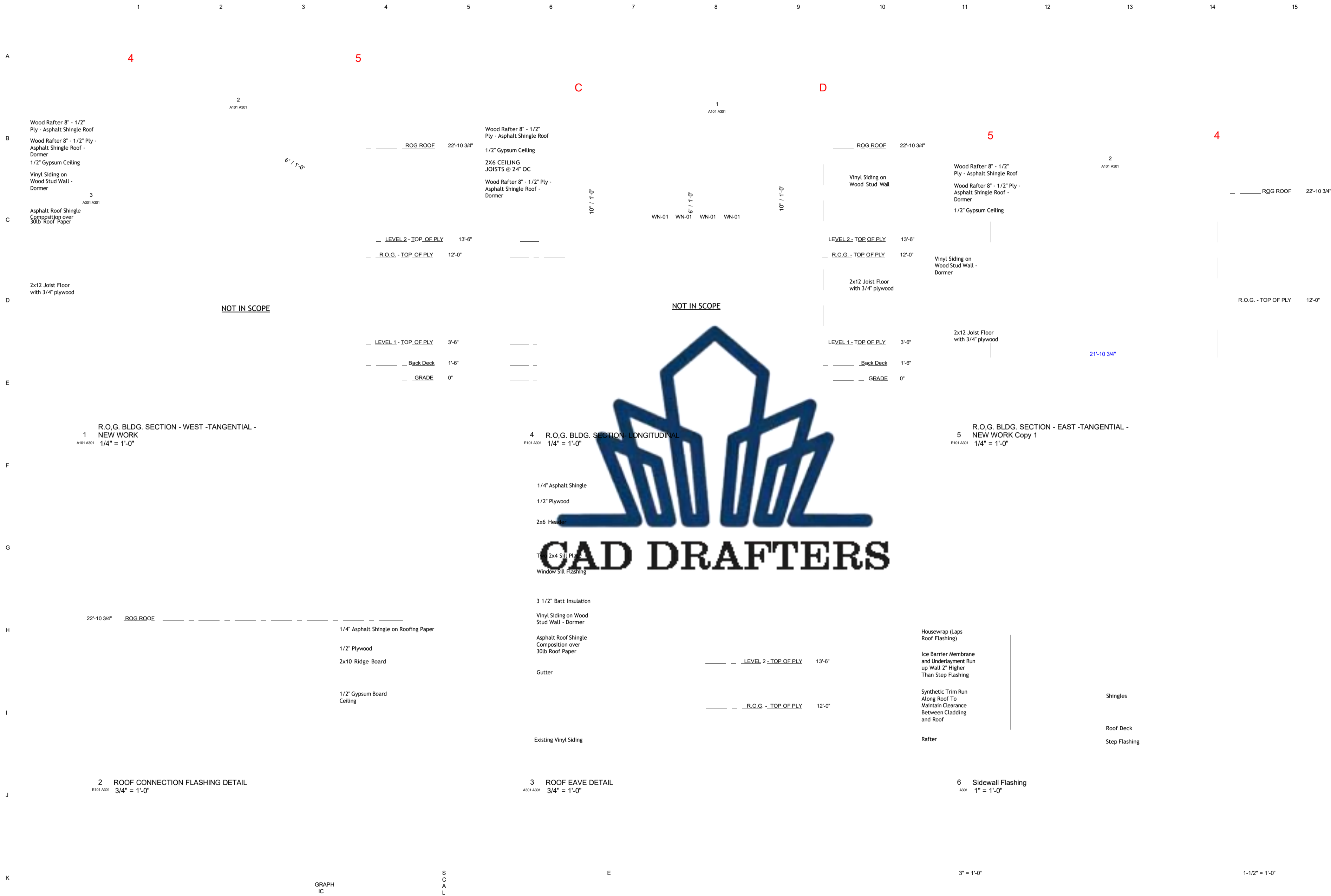


SHEET  
NUMBER:

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1/16" = 1'-0"





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CONSULTANT:

Conill

Spruill Residence

1348 BAYONNE STREET, NORFOLK, VA 23505

[illegible]

DATE: 08/28/2025

CHECKED BY: Checker

SHEET STATUS

KEY PLAN:

SHEET TITLE:  
R.O.G. BUILDING SECTIONS

1" = 1'-0"

3/4" = 1'-0"

1/2" = 1'-0"

3/8" = 1'-0"

1/4" = 1'-0"

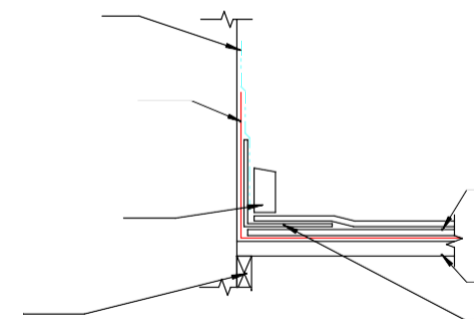
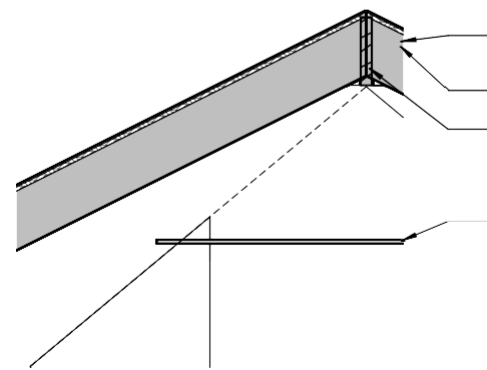
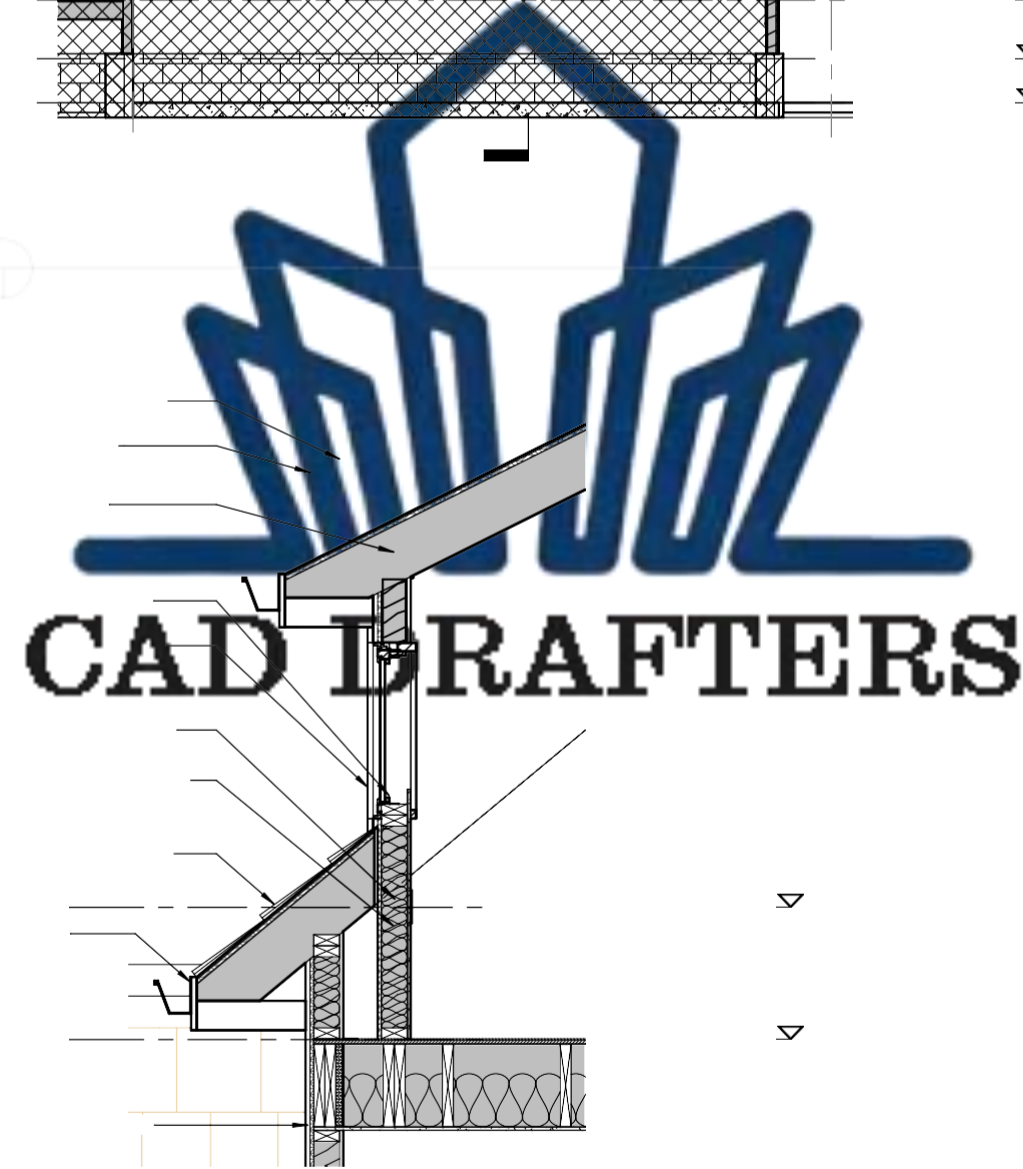
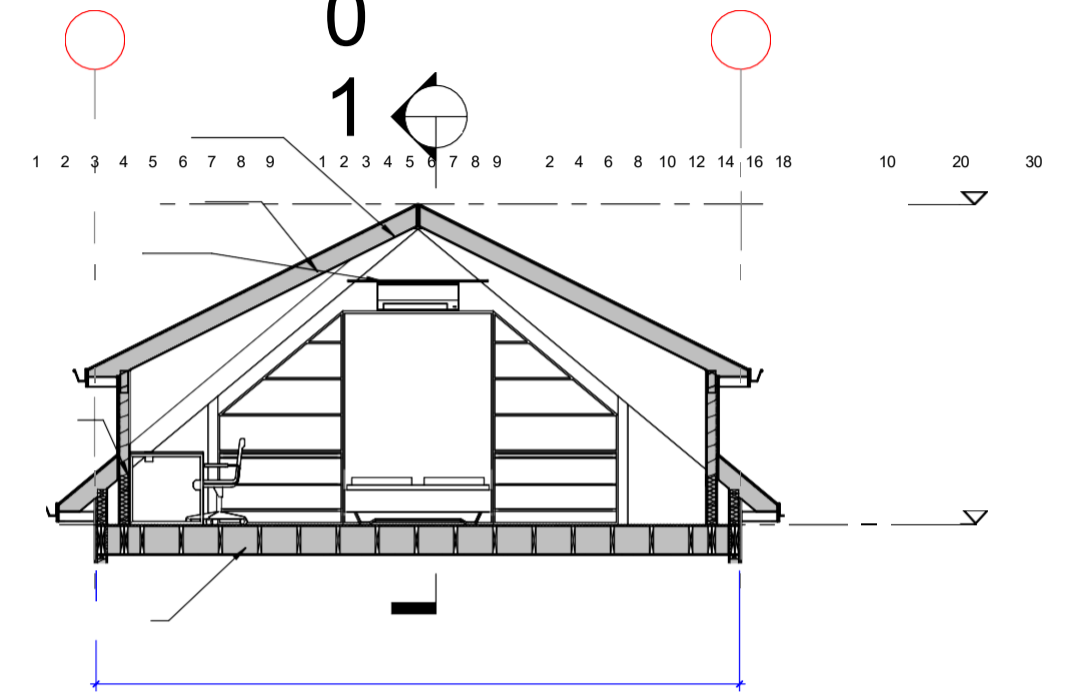
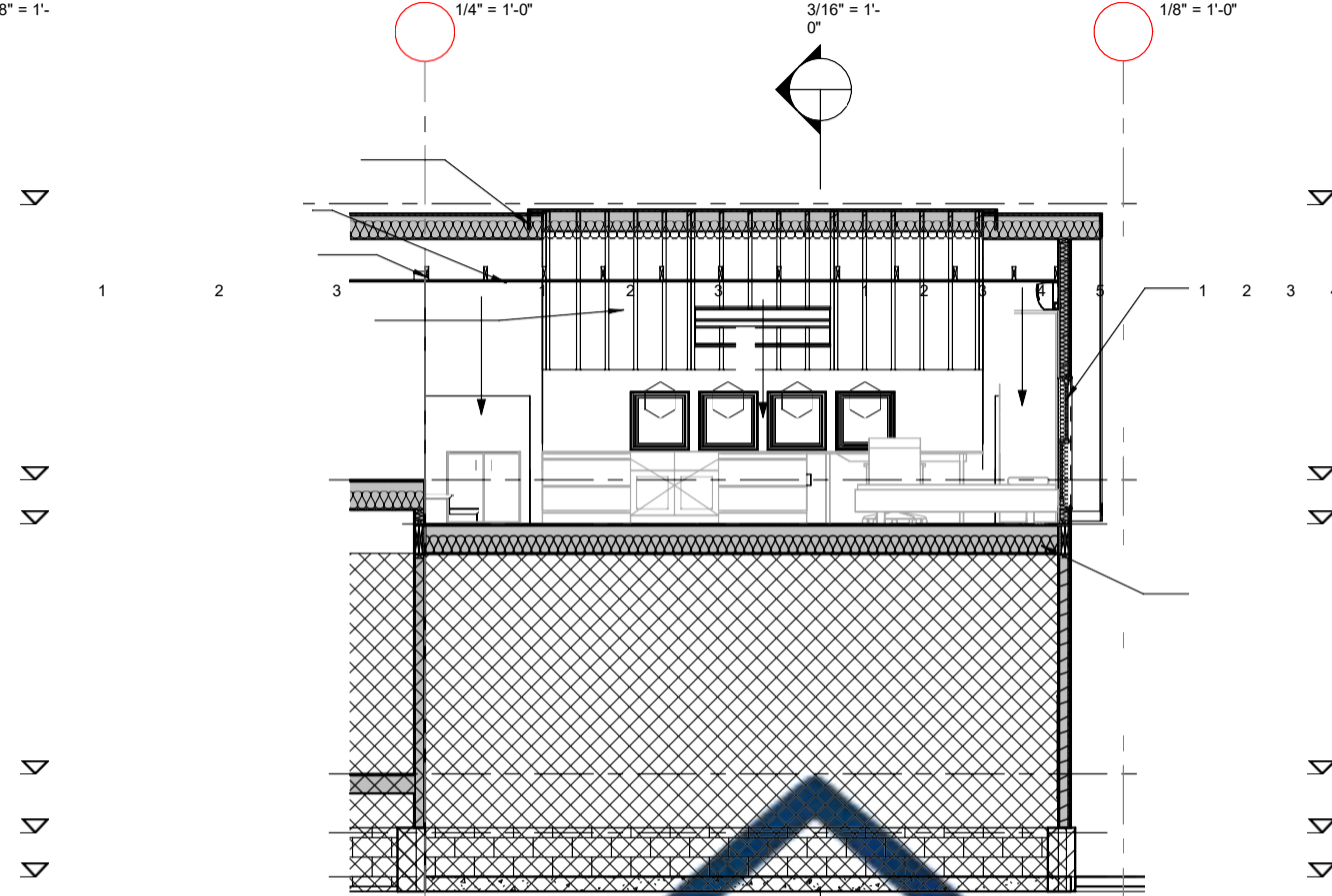
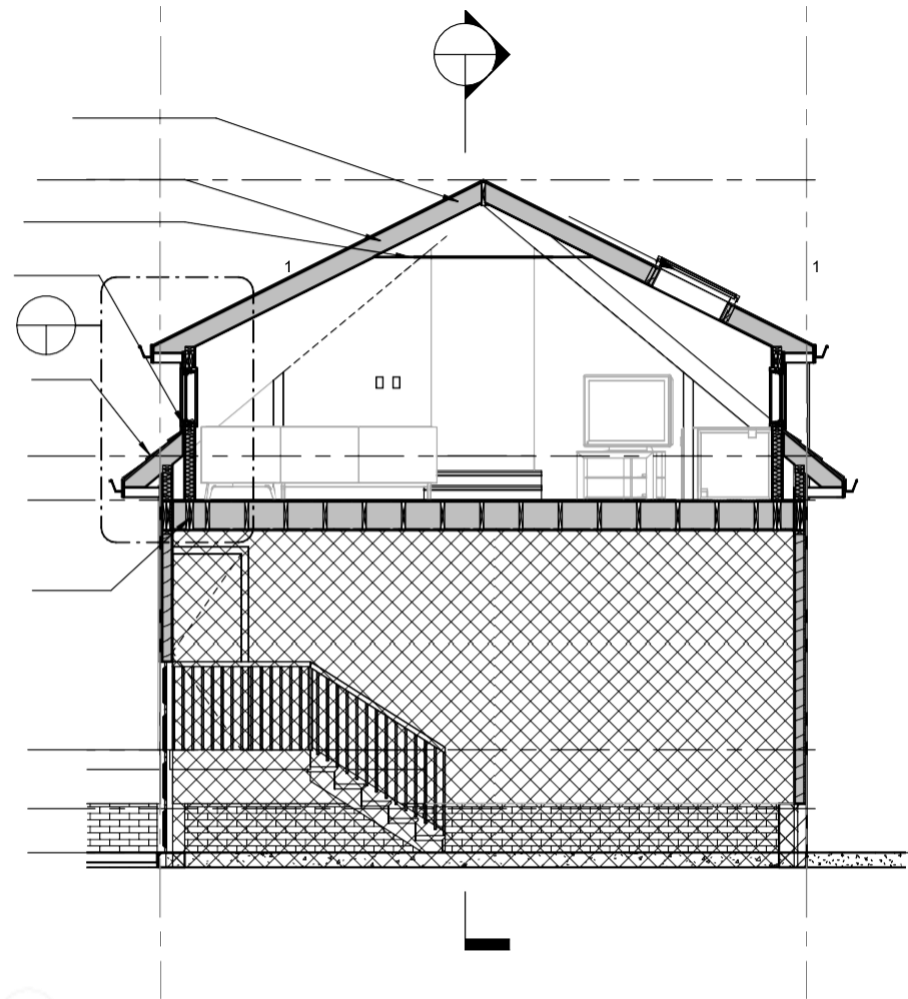
3/16" = 1'-0"

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1/16" = 1'-0"

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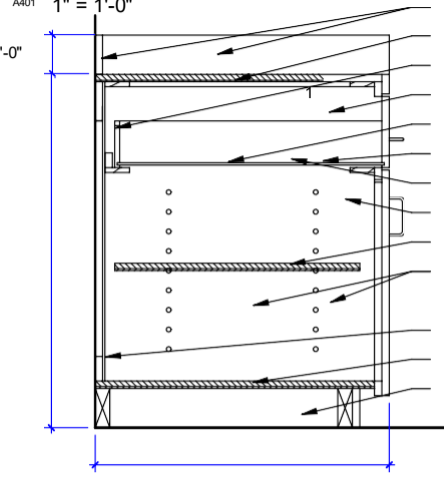
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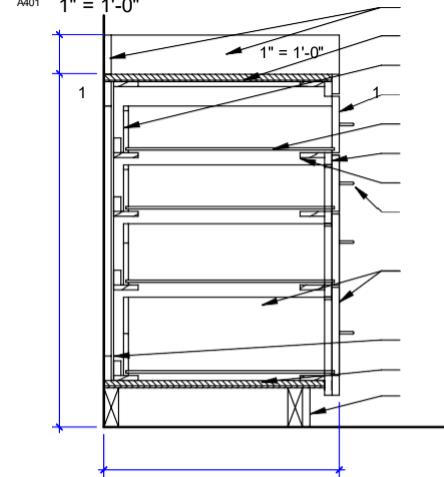
Case as scheduled to match room

GRAPHIC  
SCALE

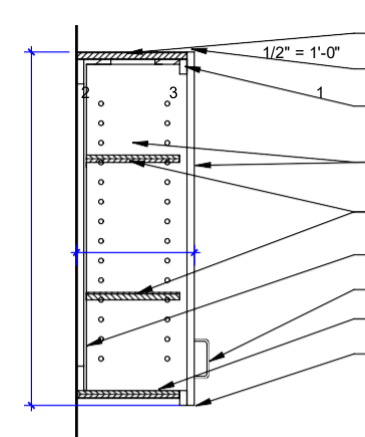
3" = 1'-0"



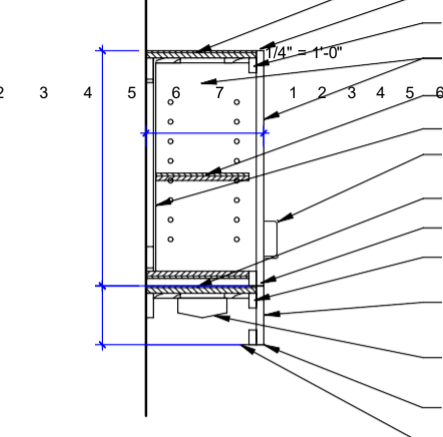
1-1/2" = 1'-0"



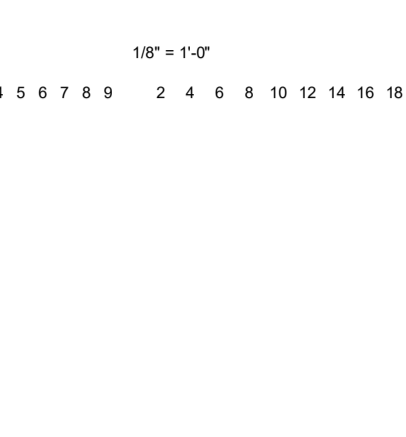
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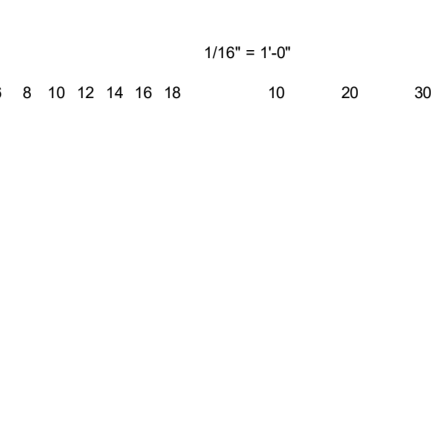
3/8" = 1'-0"



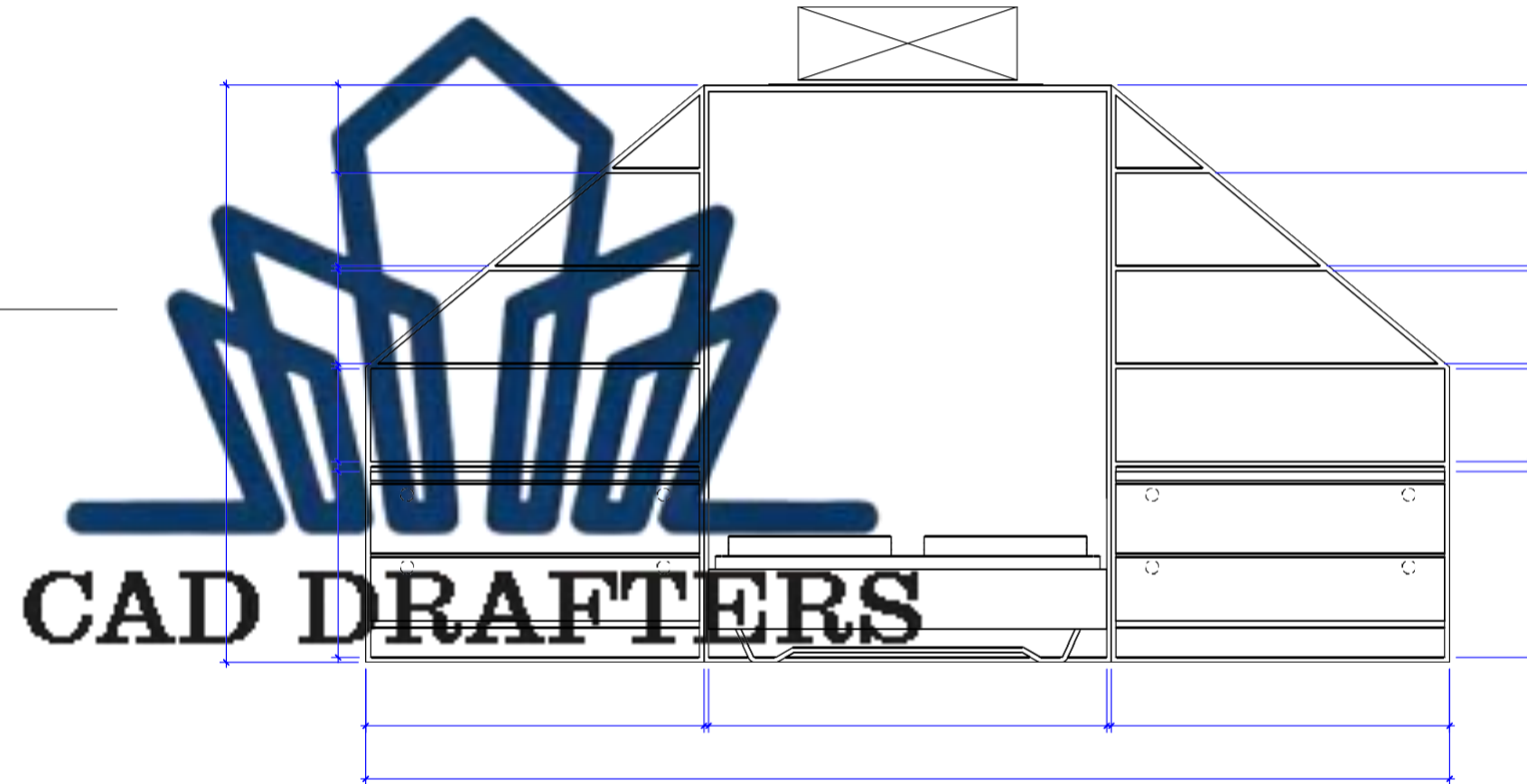
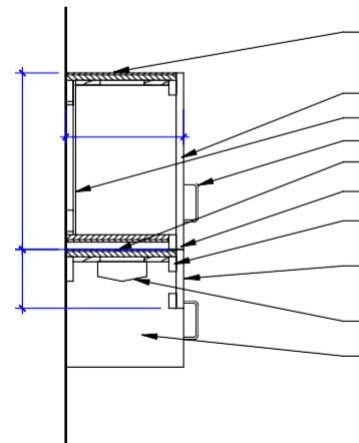
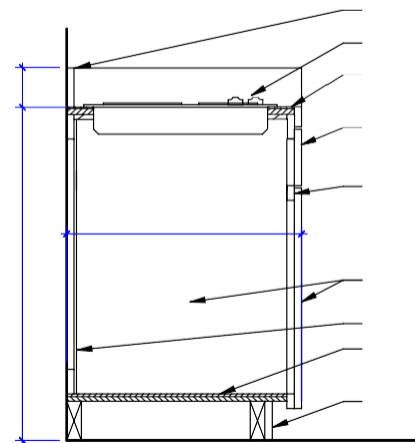
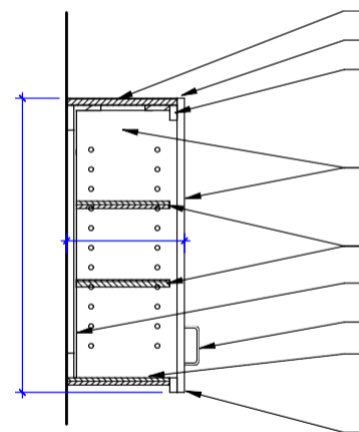
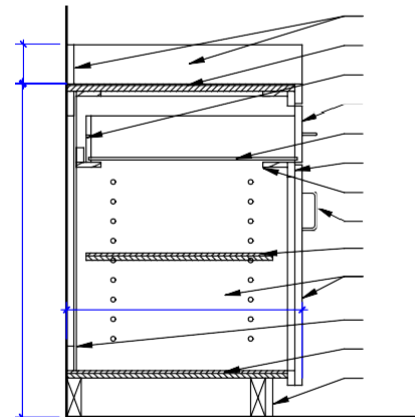
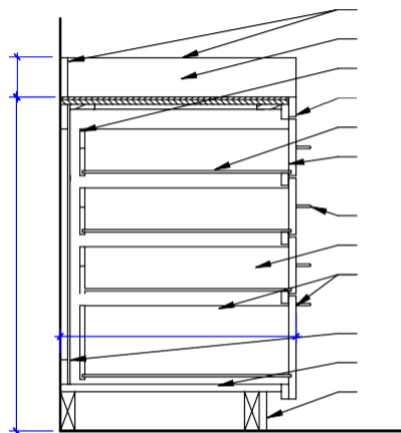
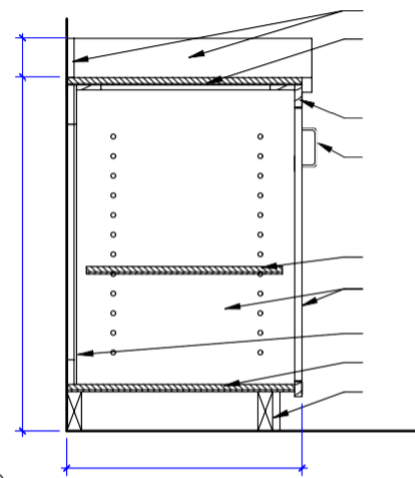
3/16" = 1'-0"



1/8" = 1'-0"



1/16" = 1'-0"



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GRAPHIC

SCALE

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3" = 1'-0"

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



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CONSULTANT:

Spruill  
**Spruill Residence**  
1348 BAYONNE STREET, NORFOLK, VA 23505

2 3D - Existing and Demo

A501

3 3D- NEW WORK

A501

1 3D- NEW WORK

A501

REVISIONS	DESCRIPTION
DATE	
#	

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

KEY PLAN:

SHEET TITLE:  
3D VIEWS\_ EXISTING + NEW

1" = 1'-0"

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3/8" = 1'-0"

1/4" = 1'-0"

3/16" = 1'-0"

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3'-6"

UP

DEEP DRAWERS FOR  
STORAGE CASE WORK

ROOM OVER GARAGE  
115

A401

1

MURPHY BED + CASE WORK

4'-3 3/4"

5'-0"

14'-3 3/8"  
4  
E101 A301  
22'-0"

4'-3 3/4"

3'-1 1/8"

SHELVING IN KNEE WALL

2'-1 3/4"

2'-6"

WN-01

WN-01

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3'-6 7/8"

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1" = 1'-0"

3/4" = 1'-0"

1/2" = 1'-0"

3/8" = 1'-0"

1/4" = 1'-0"

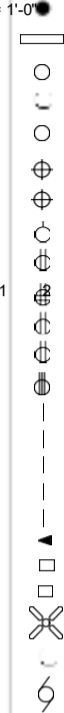
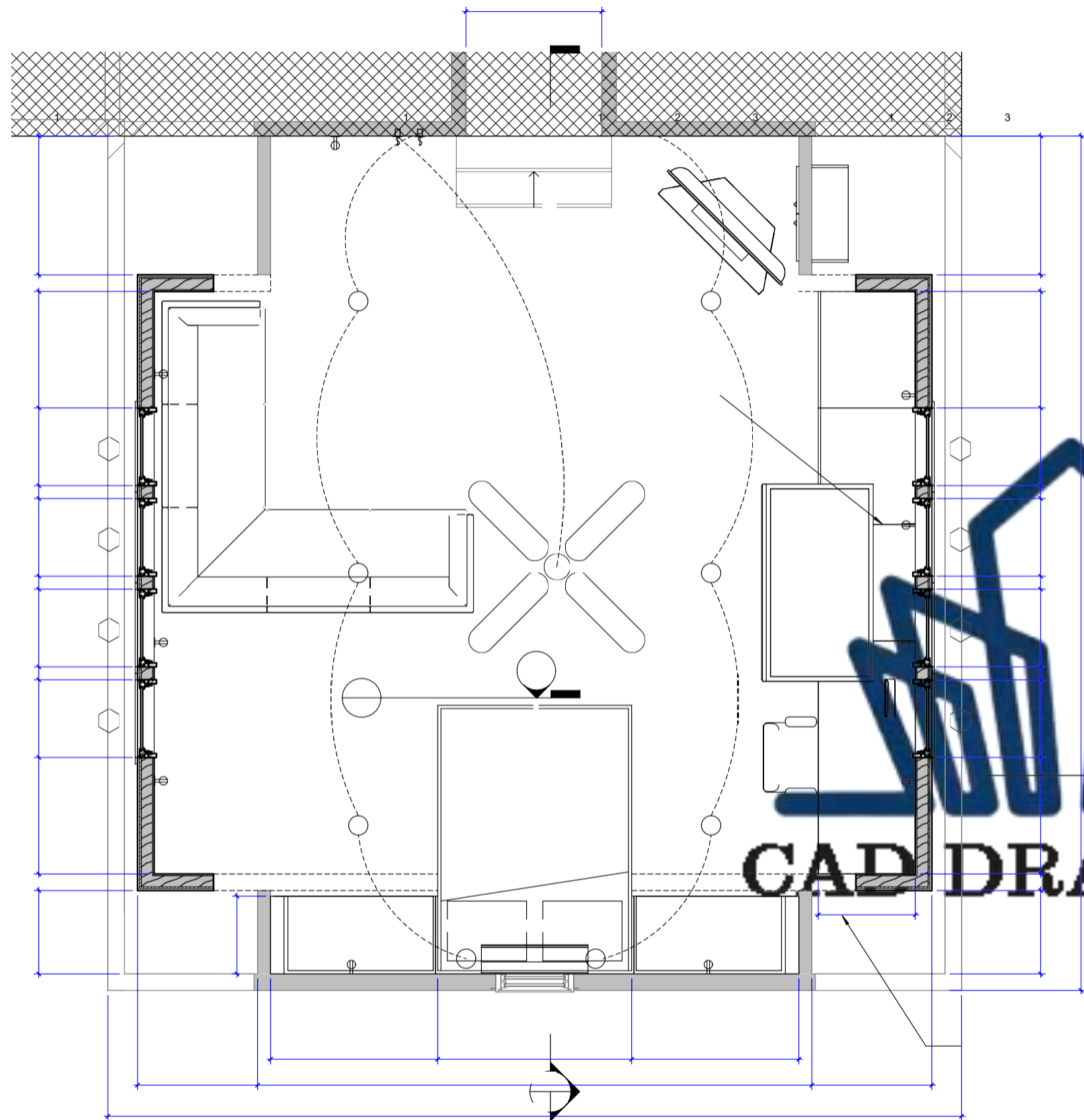
3/16" = 1'-0"

1/8" = 1'-0"

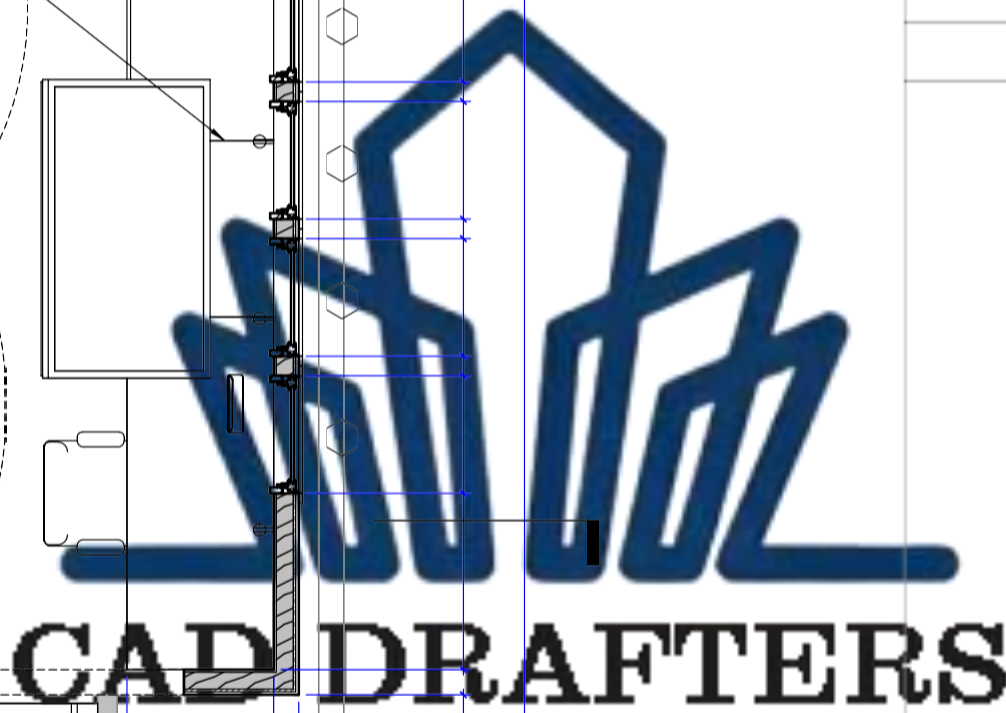
1/16" = 1'-0"

SHEET  
NUMBER:

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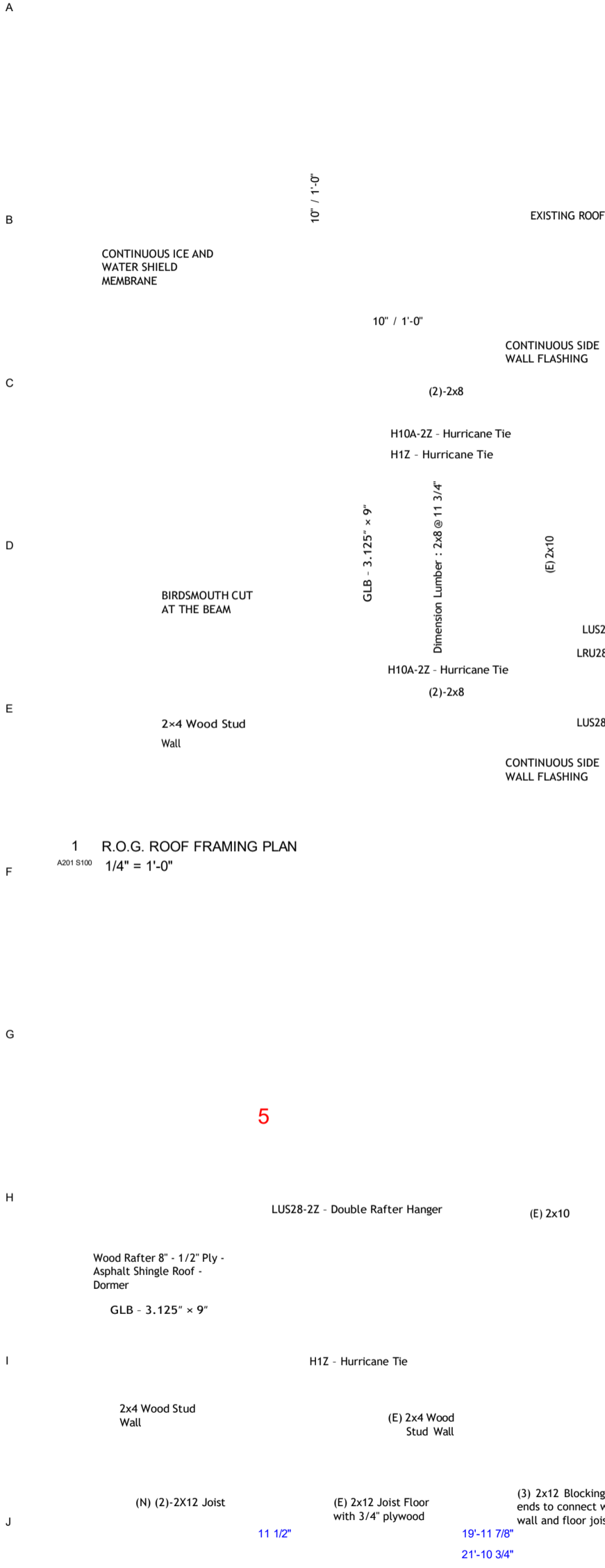
F

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5

4

11 1/2"

19'-11 7/8"

21'-10 3/4"

11 3/8"

2 R.O.G. BLDG. STRUCTURAL SECTION

E101 S100 K

4 3D- NEW WORK\_STRUCTURE

S100

1/4" Asphalt Shingle

1/2" Plywood

2x8 Rafters

Birdsmouth cut Rafter connection at the PT DFL Beam

Two 2x4 Sill Plate

Window Sill Flashing

3 1/2" Batt Insulation

Vinyl Siding on Wood Stud Wall - Dormer

Asphalt Roof Shingle Composition over 30lb Roof Paper

Gutter

Existing Vinyl Siding

3 ROOF EAVE STRUCTURAL DETAIL

1'-0"

1/4"

=



Wood Rafter 8" - 1/2" Ply - Asphalt Shingle - Building Roof

LRU28Z - Face-Mount Rafter Hanger

(E) 2X10

2x8

5 3D- RIDGE - RAFTER

S100

LEVEL 2 - TOP OF PLY

13'-6"

R.O.G. - TOP OF PLY

12'-0"

6 3D- OPEINING & RAFTER - EAVES BEAM

S100

## 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 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 DRAWINGS.
- 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 THE MANUFACTURER.
- STRUCTURAL DESIGN LOADS:

	DEAD LOAD	LIVE LOAD	SNOW LOAD	WIND LOAD
ROOF	20 PSF	20 PSF	35 PSF	AS PER 120 MPH
FLOOR AREAS	18 PSF	40 PSF		
CEILING	10 PSF	-		
DECKS	10 PSF	60 PSF	35 PSF	

## CODE & GENERAL NOTES

### SCOPE & EXISTING

- RAISE A PORTION OF THE EAVE-SIDE ROOF, ADD WINDOWS AT EAVES, AND TIE NEW WORK INTO THE EXISTING 2x10 RIDGE BEAM AND EXISTING FLOOR FRAMED WITH 2x12 JOISTS.
- ALL NEW RAFTERS ARE 2x8 UNLESS NOTED.

### SELECT DEMO

- 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: 2x8, BIRDSMOUTH CUT AT BEARING.
  - HANGERS AT RIDGE (EXISTING 2x10); 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-ZZ.
  - DOUBLE RAFTERS AT OPENINGS AND WHERE NOTED: (2) 2x8 WITH LUS28-ZZ (FLAT SEAT) OR LSSU28-2 (SLOPED SEAT) AS REQUIRED BY CONDITION.
  - OPENING FRAMING: DOUBLE RAFTERS ON EACH SIDE WITH SOLID 2x8 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: 2x4 WOOD STUDS, LAYOUT TO MATCH RAFTER SPACING (TYP. 16" O.C. UNLESS NOTED).
  - TOP BEAM OVER WINDOWS: GLB 3.125' x 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: 4x4 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) 2x12 JOISTS (SISTERED/ADDED) BENEATH THE WALL LOCATION TO PICK UP POST AND STUD LOADS.
- INSTALL SOLID 2x12 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 2x12 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.

### SHEATHING & ROOFING

- 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 AT TIES.
- 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 2x4; 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.
- WINDOW OPENINGS: PROVIDE KING + JACK STUDS EACH SIDE; CRIPPLE STUDS ABOVE/BELOW; HEADERS ARE THE GLB (CONTINUOUS) WITH LOCALIZED TRIM FRAMING AS NEEDED.

### CONNECTORS & FASTENERS (TYP.)

- LRU28Z AT RIDGE: H1Z EACH RAFTER AT EAVE/BEAM; H10A-ZZ FOR DOUBLE RAFTERS.
- LUS28-ZZ / 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.
- 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

3/4" = 1'-0"



CAD DRAFTERS

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

<https://caddrafters.us/>

CONSULTANT:

Spruill

Spruill Residence

1348 BAYONNE STREET, NORFOLK, VA 23505

REVISIONS  
DATE  
DESCRIPTION

#

DATE: 08/28/2025

CHECKED BY: Checker

SHEET STATUS:

KEY PLAN:

S100

• ALIGN NEW RAFTER SPACING WITH EXISTING WHERE FEASIBLE TO SIMPLIFY SHEATHING TIE-INS AND WINDOW LAYOUT.

• PROVIDE TEMPORARY SHORING DURING DEMO AND UNTIL ALL TIES, POSTS, AND BLOCKING ARE INSTALLED.

• VERIFY EXISTING RIDGE BEAM SIZE IS 2x10 AND SOUND; REPLACE OR SISTER FRAMING IF DETERIORATION IS FOUND.

• FIELD-VERIFY DIMENSIONS AND ADJUST BLOCKING/CONNECTOR SELECTIONS TO SUIT ACTUAL SLOPES, PLIES, AND BEARING CONDITIONS.

SHEET TITLE:  
ROOF FRAMING PLAN

SHEET NUMBER:  

S100

GRAPHIC SCALE

3" = 1'-0"

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

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