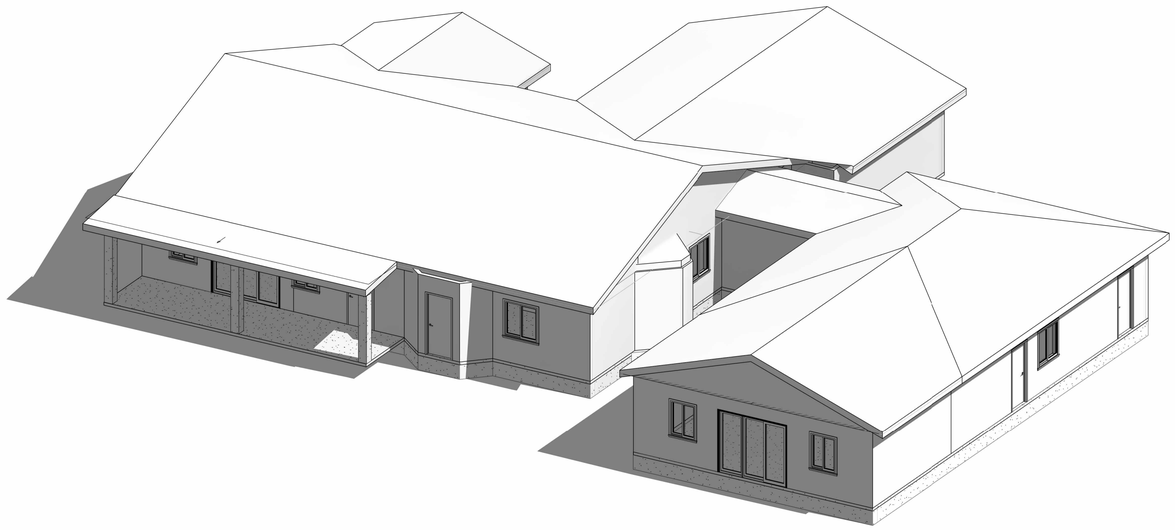
PROPOSED NEW RESIDENTIAL
ADDITION AT

8755 E GARY RD, SCOTTSDALE, AZ 85260, USA

OWNER/ DEVELOPER:

ARCHITECT:



SQUARE FOOTAGE

LOT AREA (SQFT.)	34,848 SF
FLOOR EXISTING(SQFT.)	3,065 SF
TOTAL FLOOR ADDITION(SQFT.)	165 SF

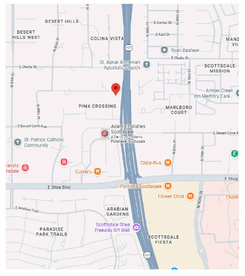
Sheet Index

Sheet Number	Sheet Name
General	
G100	Cover
Structural	
S101	Foundation Plans
S102	Structural Plans
S103	Structural Details
S104	Structural Details
Architectural	
A101	Architectural Floor Plans

BUILDING CODES

- 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2021 INTERNATIONAL BUILDING CODE (IBC)
- 2021 INTERNATIONAL MECHANICAL CODE (IMC)
- 2021 INTERNATIONAL PLUMBING CODE (IPC)
- 2021 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2021 INTERNATIONAL FIRE CODE (IFC)
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2020 NATIONAL ELECTRICAL CODE (NEC)
- 2021 CITY OF SCOTTSDALE AMENDMENTS

VICINITY MAP:



SINGLE FAMILY RESIDENCE

PROJECT DESCRIPTION:

SCOPE OF WORK

NEW LAUNDRY ROOM & HALLWAY ADDITION (165 SF) CONNECTING THE SFR AND THE ADU: NEW 4" SLAB ON GRADE WITH FOOTINGS, NEW 2x6 WOOD-FRAMED WALLS, AND NEW 4:12 GABLE ROOF WITH CONCRETE S-TILE TO MATCH EXISTING.

Permit Set
Oct, 2026

PROJECT SUMMARY:

ZONING DISTRICT/JUDRISDICTION:	R1-35 / CITY OF SCOTTSDALE, AZ (APN 175-29-069)
OCCUPANCY CLASSIFICATION:	R-3
OCCUPANCY LOAD:	SFR 16
BUILDING CONSTRUCTION CLASSIFICATION:	TYPE V-B
SPRINKLED OR NOT SPRINKLED:	SPRINKLED
NUMBER OF STORIES:	1
BUILDING HEIGHT:	1 STORY, MATCH EXISTING

SKYLIGHT STUDIOS

Customer Plan Review Signature

I understand that my new drawings will be built in general comformance to the plans, specifications, selections and the Purchase Agreement, all of which I have reviewed and approved. This set of plans may not reflect the elevations or options for my house. The subcontractor's sets will show only the options I selected in my selection sheets. I have reviewed the plot plan for my house and understand that there may be some field adjustments as to the exact location of the house on the lot.

Customer:_____

Customer:_____

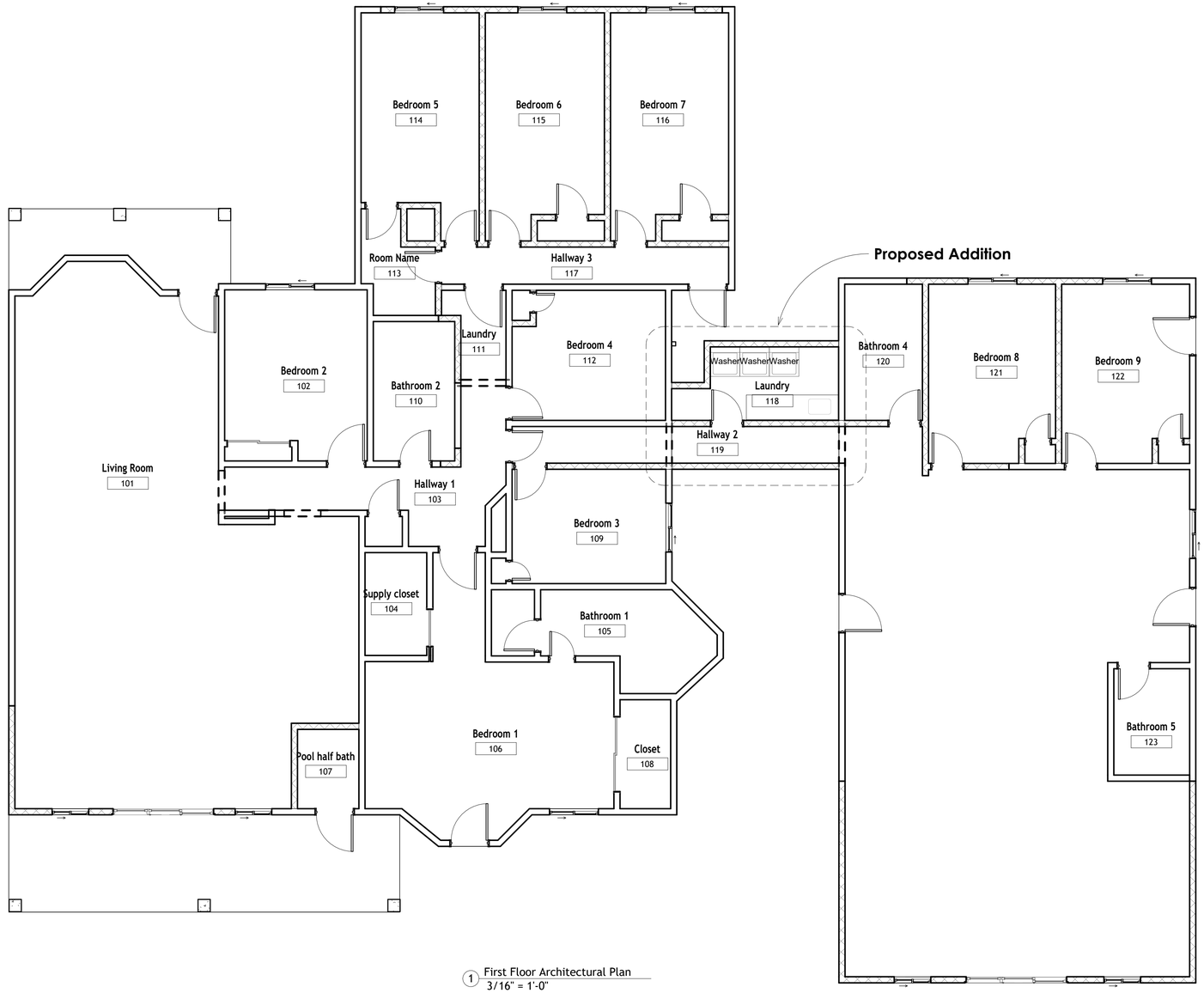
REISDENCE FOR:

Job Number: Project Number	Drawing Date: Issue Date	Scale:	Check By: Checker
House Name: Renovation Drawings			Drawn By: Author
			Series:
			Plan No.:

Date:_____

Date:_____

G100
Cover



1 First Floor Architectural Plan
3/16" = 1'-0"

SKYLIGHT STUDIOS

House: Renovation Drawings

Drawn by: Author

Checked by: Checker

No.	Description	Date

Sheet Description: Architectural Floor Plans

Project Address: 8755 E GARY RD, SCOTTSDALE, AZ 85260, USA

Owner Name:

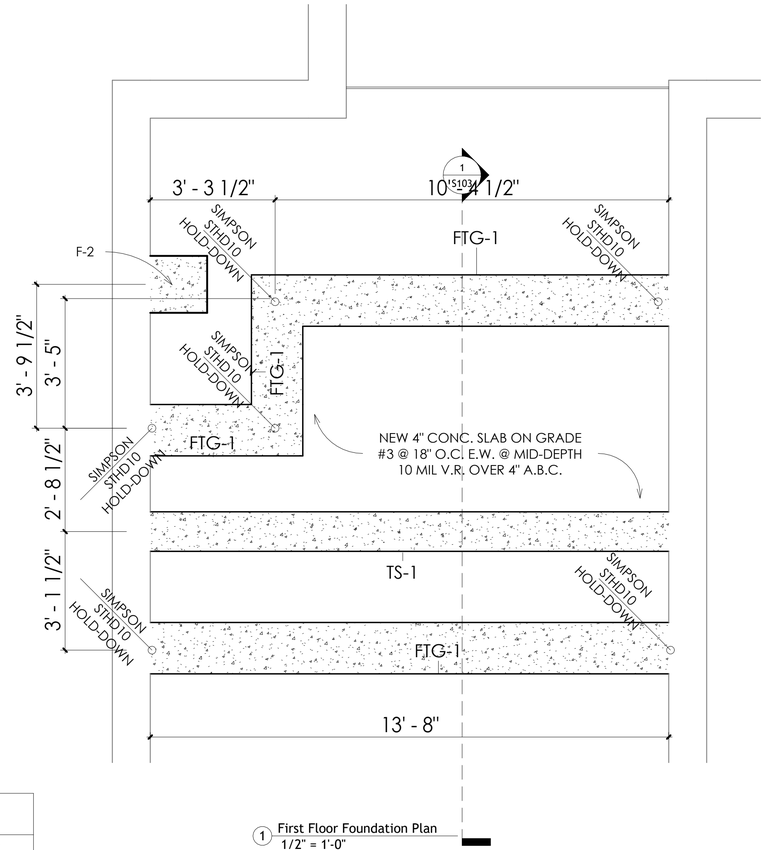
Project number: Project Number

Scale: 3/16" = 1'-0"

Date: Issue Date

Sheet No.: A101

10/10/2026 6:12:45 PM



1 First Floor Foundation Plan
1/2" = 1'-0"

MARK	SIZE (W x D)	BOTTOM	REINFORCEMENT	REMARKS
FTG-1	15" x 24"	18" MIN. BELOW GRADE	(2)#4 BOT. + (1)#4 TOP CONT.	MONOLITHIC W/ SLAB, EXT. WALLS
TS-1	12" x 12"	UNDISTURBED SOIL	(1)#4 BOT. CONT.	WALL (INTERIOR)
F-2	18"x18"x18"	18" MIN. BELOW GRADE	(2)#4 E.W. BOT.	POST P-1, ABU44Z BASE
SLAB	4"	4" ABC + 10 MIL V.R.	#3 @ 18" O.C. E.W.	f'c = 3000 PSI

GENERAL NOTES

1. SCOPE: THESE STRUCTURAL DRAWINGS COVER ONLY THE NEW LAUNDRY ROOM & HALLWAY ADDITION CLOUDED ON THE SITE PLAN BETWEEN THE EXISTING SFR AND THE EXISTING GARAGE BEING CONVERTED TO AN ADU: NEW 4" SLAB AND FOOTINGS, NEW 2x8 WALLS AND NEW 4:12 GABLE ROOF, INCLUDING CONNECTIONS TO THE EXISTING BUILDINGS. NO OTHER PORTION OF THE WORK OR PLAN REVIEW COMMENT IS ADDRESSED HEREIN.

2. ALL CONSTRUCTION SHALL CONFORM TO THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED BY THE CITY OF SCOTTSDALE, AND THE REFERENCED STANDARDS LISTED IN THE DESIGN CRITERIA.

3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS (WALL CONSTRUCTION, FOOTING SIZE DEPTH, PLATE HEIGHTS, ROOF FRAMING) BEFORE STARTING WORK. REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING.

4. DO NOT SCALE DRAWINGS. ARCHITECTURAL DRAWINGS GOVERN FOR DIMENSIONS, FINISHES, FIRE SEPARATION, ENERGY AND WATERPROOFING. STRUCTURAL DRAWINGS GOVERN FOR MEMBER SIZES AND CONNECTIONS.

5. EXISTING STRUCTURE IS ASSUMED ADEQUATE AND IN SOUND CONDITION PROVIDE TEMPORARY SHORINGBRACING OF EXISTING CONSTRUCTION DURING DEMOLITION AND TIE-IN WORK PROTECT EXIST. GAS & ELECTRIC METERS.

6. CONTRACTOR IS RESPONSIBLE FOR JOB-SITE SAFETY, MEANS AND METHODS OF CONSTRUCTION AND TEMPORARY BRACING UNTIL ALL PERMANENT CONNECTIONS ARE INSTALLED.

7. SUBSTITUTION OF SPECIFIED PRODUCTS (SIMPSON STRONG-TIE OR EQUAL) REQUIRES EQUIVALENT IOCHES LISTED CAPACITY AND PRIOR APPROVAL INSTALL ALL HARDWARE PER MANUFACTURER'S CATALOG WITH ALL SPECIFIED FASTENERS.

8. THE ROOF IS CONVENTIONALLY FRAMED (RAFTERS + CEILING JOISTS); NO PRE-MANUFACTURED TRUSSES ARE USED FOR THIS ADDITION, THEREFORE NO TRUSS DEFERRED SUBMITTAL APPLIES TO THIS SCOPE.

FOUNDATION NOTES

1. ALLOWABLE SOIL BEARING PRESSURE = 1,500 PSF (IRC TABLE R401.4.1). FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR ENGINEERED FILL COMPACTED TO 96% (ASTM D698), MIN. 18 BELOW LOWEST ADJACENT FINISHED GRADE.

2. REMOVE ALL ORGANICS, LOOSE SOIL AND DEBRIS. SCARIFY 8" MOISTURE-CONDITION AND RECOMPACT SUBGRADE BELOW SLAB. PRE-SOAK EXPANSIVE SOILS AS REQUIRED BY LOCAL PRACTICE.

3. CONCRETE: fc=3,000 PSI @28 DAYS (2,500 PSI MIN. PER IRC R402.2), MAX. WIC= 0.56,4"+1" SLUMP. TYPE II CEMENT. CONFORM TO ACI 318-19/ACI 332-20

4. REINFORCING: ASTM A615 GRADE 60, DEFORMED. LAP SPLICES 24 MIN (#4) & 18" (#3). PROVIDE CORNER BARS 24'24" AT ALL FOOTING CORNERS AND INTERSECTIONS. CLEAR COVER 3' AGAINST EARTH, 1-1/2' FORMED, MID-DEPTH IN SLAB ON CHAIRS.

5. SLAB: 4" CONCRETE OVER 10-MIL POLYETHYLENE VAPOR RETARDER (LAPPED 8", IRC R506-2.3) OVER 4" COMPACTED A.B.C. (IRC R506.22). TOP OF NEW SLAB TO MATCH EXISTING FF 1360-0" OF SFR AND GARAGE/ADU.

6. ANCHOR BOLTS: 1/2" DIA. X 10" (7" EMBED) A307 @32 O.C. MAX, 12" MAX. FROM SILL ENDS AND SPLICES, MIN. (2) PER SILL PIECE. W/30229 PLATE WASHERS. INTERIOR NON-SHEAR WALL B: 0.145 PAF @ 24" O.C. OR 1/2' AB @47.

7. POST-INSTALLED DOWELS INTO EXISTING CONCRETE: SIMPSON SET-3G EPOXY (ICC-ESR-4057). DRILL, BLOW & BRUSH HOLES PER MFR. NO SPECIAL INSPECTION REQUIRED FOR NON- STRUCTURAL CONTINUITY DOWELS UNLESS REQUIRED BY AHUL

8. HOLD-DOWNS (STHD10) AND ANCHOR BOLTS SHALL BE SECURED IN PLACE BEFORE CONCRETE PLACEMENT (NO WET-SETTING)

DESIGN CRITERIA

1. BUILDING CODE: 2021 IRC W/ CITY OF SCOTTSDALE AMENDMENTS; ASCE 7-16; AWC NDS 2018; AWC SDPWS 2021; ACI 318-19; ACI 332-20.

2. OCCUPANCY: R-3/U, CONSTRUCTION TYPE V-B. RISK CATEGORY II.

3. ROOF DEAD LOAD: 15 PSF (CONC. S-TILE); CEILING DEAD LOAD 10 PSF.

4. ROOF LIVE LOAD: 20 PSF: ATTIC (UNINHABITABLE, NO STORAGE) 10 PSF; FLOOR (SLAB) 40 PSF; GROUND SNOW 0 PSF.

5. WIND: Vult = 110 MPH, EXPOSURE C (ENVELOPES 102 MPH/EXP. B ON A-SHEETS), ENCLOSED, GCpi = +/-0.18, Kzt = 1.0.

6. SEISMIC: Ss = 0.20, S1 = 0.07, SITE CLASS D, SDS = 0.213, SD1 = 0.112, SDC B, R= 6.5 (WOOD STRUCTURAL PANEL SHEAR WALLS).

7. SOIL: 1,500 PSF ALLOWABLE

SKYLIGHT STUDIOS

House: Renovation Drawings

Drawn by: Author

Checked by: Checker

No.	Description	Date

Sheet Description: Foundation Plans

Project Address: 8755 E GARY RD, SCOTTSDALE, AZ 85260, USA

Owner Name:

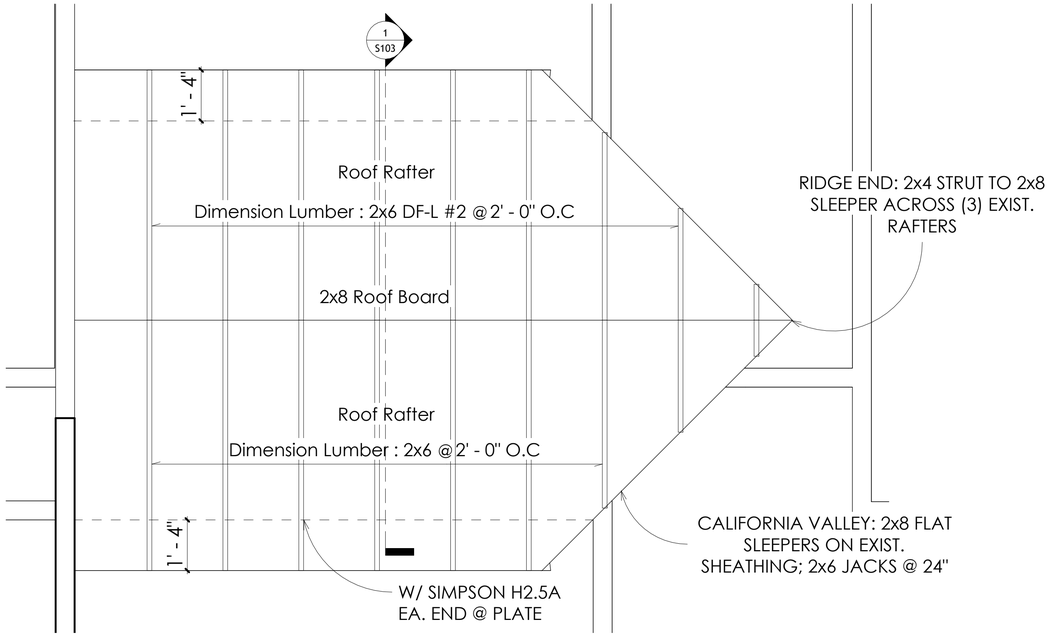
Project number: Project Number

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

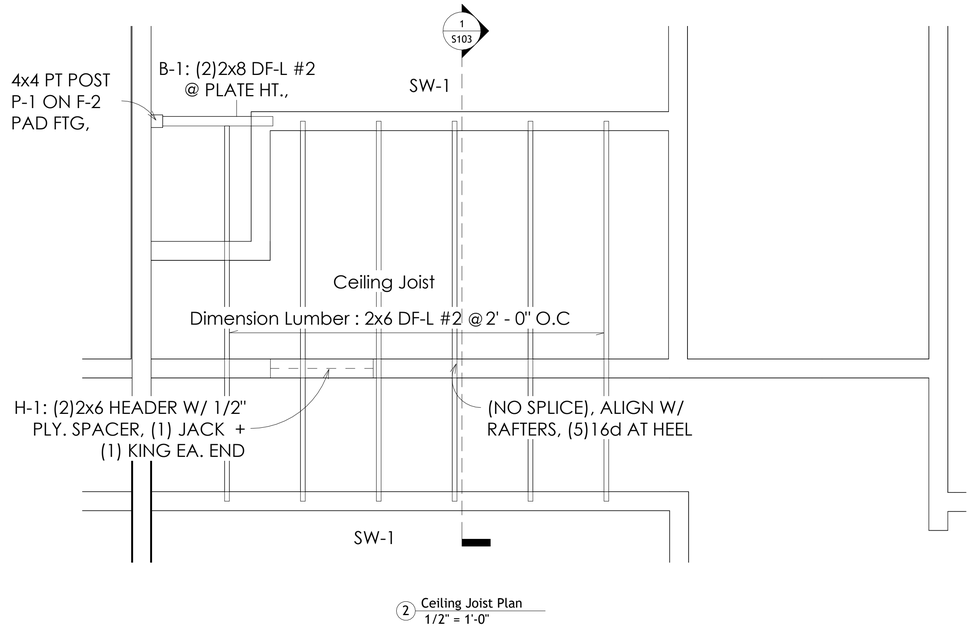
Date: Issue Date

Sheet No.: S101

10/10/2026 6:12:45 PM



1 Roof Rafter Plan
1/2" = 1'-0"



2 Ceiling Joist Plan
1/2" = 1'-0"

WALL TYPE - NEW EXTERIOR WALL - SHEAR WALL SW-1

1. 7/8" THREE-COAT PORTLAND CEMENT STUCCO (LAHABRA FASTWALL 300 OR EQUAL, MATCH EXIST.) ON 17 GA. SELF- FURRED WIRE LATH -0.875"
2. 2 LAYERS GRADE 'D' BUILDING PAPER WRB (IRC R703.7.3) 0.03"; WEEP SCREED 4" ABOVE GRADE / 2" ABOVE PAVING
3. 7/16" OSB APA RATED SHEATHING 24/16, EXP. 1, SW-1 NAILING (BELOW) - 0.4375"
4. 2x6 DF-L #2 STUDS @ 16" O.C. - 5.5"; PT 2x6 SILL, DOUBLE 2x6 TOP PLATE (9'-0" PLATE HT.)
5. R-20 MIN. BATT INSULATION IN STUD CAVITY (PER ENERGY CALCS)
6. 5/8" TYPE 'X' GYPSUM BOARD INTERIOR (MATCH ARCH.; MOISTURE-RESISTANT AT LAUNDRY) - 0.625"
7. TOTAL WALL THICKNESS = 7-7/16"

WALL TYPE - NEW INTERIOR WALL

1. 5/8" GYPSUM BOARD (MOISTURE-RESISTANT AT LAUNDRY SIDE) - 0.625"
2. 2x6 DF-L #2 STUDS @ 16" O.C. - 5.5"; PT 2x6 SILL ON TS-1, DOUBLE 2x6 TOP PLATE; BEARS CEILING JOISTS OPTIONAL SOUND BATTS
3. OPTIONAL SOUND BATTS
4. 5/8" GYPSUM BOARD - 0.625"
5. TOTAL WALL THICKNESS = 6-3/4". NOT A SHEAR WALL (IRC BRACING PROVIDED BY SW-1 & EXIST. WALLS).

MARK	SHEATHING	EDGE / FIELD NAILING	SILL ANCHORAGE	HOLD-DOWN	ALLOW. (ASD)
SW-1	7/16" OSB 1 SIDE, ALL EDGES BLOCKED	8d COMMON (0.131x2.5) @ 6" EDGES / 12" FIELD	1/2" A.B. @ 32" 3x3x0.229 WASHERS	STHD10 @ ENDS (2)2x6 END POST	230 PLF DEMAND 51 PLF

1. SHEATHING NAILED TO DOUBLE TOP PLATE AND PT SILL W/ 8d @ 4" O.C. (UPLIFT LOAD PATH). SHEATHING CONTINUOUS FROM TOP OF DOUBLE TOP PLATE TO SILL; PANEL EDGES ON 2x FRAMING OR 2x BLOCKING.
2. STUDS AT ADJOINING PANEL EDGES: SINGLE 2x6 MIN. (3x NOT REQ'D AT 6" SPACING). NAILS 3/8" MIN. FROM PANEL EDGES; DO NOT OVERDRIVE.
3. LEAVE 1/8" GAP AT PANEL EDGES. HOLD-DOWN END POSTS (2)2x6 NAILED W/ 10d @ 6" O.C. STAGGERED.

FRAMING & CONNECTOR SCHEDULE

MEMBER / CONNECTION	SPECIFICATION
R-1 RAFTERS	2x6 DF-L #2 @ 24" O.C., 4:12, BIRDSMOUTH ON PLATE (MAX. 1/4 DEPTH)
RIDGE	2x8 DF-L #2 RIDGE BOARD; RAFTERS (3)16d END NAIL OR (4)8d TOE
CJ-1 CEILING JOISTS	2x6 DF-L #2 @ 24" O.C., CONT. A-D; (5)16d FACE NAIL TO RAFTER
RAFTER/CJ TO PLATE	SIMPSON H2.5A EACH RAFTER + (3)8d TOE-NAIL CJ TO PLATE
B-1 BEAM	(2)2x8 DF-L #2; CS16 x 36" STRAP TO TOP PLATE AT SPLICE
P-1 POST	4x4 DF-L #2 PT; ABU44Z BASE, BC4 CAP
H-1 HEADER	(2)2x6 DF-L #2 W/ 1/2" PLY SPACER; (1) JACK + (1) KING EA. END
TOP PLATE	DOUBLE 2x6, LAP 48" MIN. W/ (8)16d EA. SIDE OF SPLICE
BLOCKING	2x6 SOLID BLOCKING @ RAFTERS OVER WALLS A & D (BIRD BLOCK W/ VENT)
ROOF SHEATHING	15/32" APA 32/16, 8d @ 6" EDGES & BOUNDARY / 12" FIELD
LEDGER @ EXIST.	2x8 DF-L #2, 1/4"x6" SDWS @ 16" STAGGERED (CMU: 1/2" TITEN HD @ 24")
WALL END TO EXIST.	(2)2x6 END POST, 1/4"x4-1/2" SDWS @ 16" (CMU: 1/4" TITEN HD @24")

FRAMING NOTES

1. LUMBER: DF-L NO.2 OR BETTER, 19% MAX. M.C., GRADE-STAMPED. SILLS IN CONTACT WITH CONCRETE:
2. PRESERVATIVE-TREATED; USE HOT-DIP GALVANIZED (G185) OR STAINLESS FASTENERS & ZMAX HARDWARE IN PT
3. LUMBER.
4. NAILING PER IRC TABLE R602.3(1) U.N.O. 8d = 0.131"x2-1/2", 10d = 0.148"x3", 16d = 0.162"x3-1/2" COMMON.
5. DRILLING/NOTCHING OF STUDS PER IRC R602.6; NO NOTCHING OF RAFTERS, CEILING JOISTS OR BEAMS EXCEPT BIRDSMOUTH SHOWN.
6. ATTIC VENTILATION & ACCESS PER ARCHITECTURAL. FIREBLOCKING/DRAFTSTOPPING PER IRC R302.11/R302.12 AT TIE-INS TO EXIST. ATTICS.

SKYLIGHT STUDIOS

House: Renovation Drawings

Drawn by: Author

Checked by: Checker

No.	Description	Date

Sheet Description: Structural Plans

Project Address: 8755 E GARY RD, SCOTTSDALE, AZ 85260, USA

Owner Name:

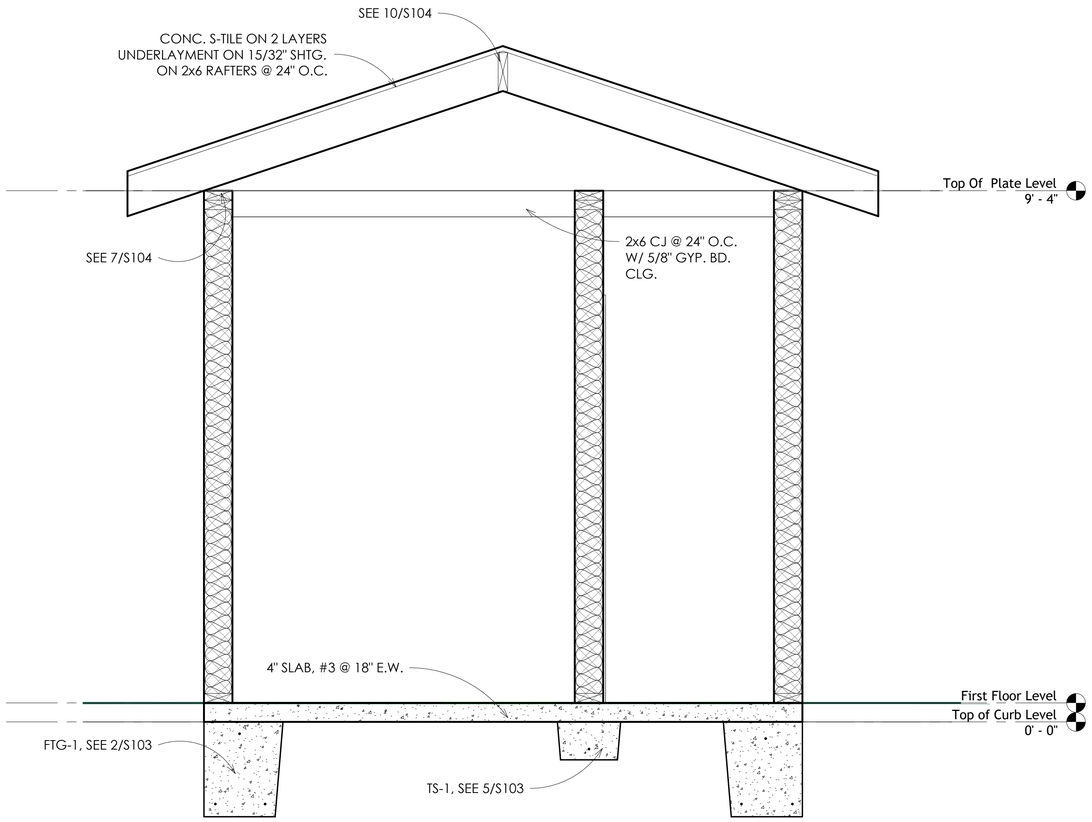
Project number: Project Number

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

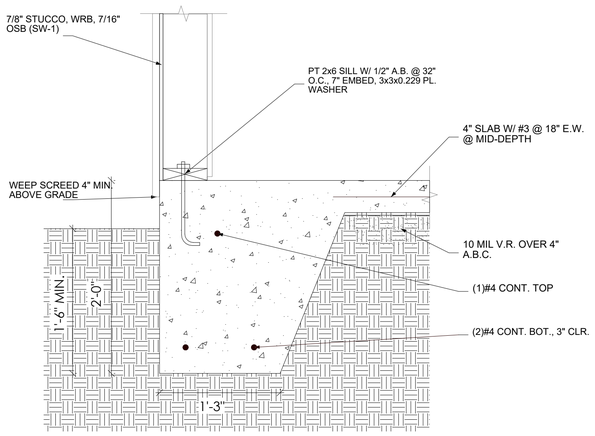
Date: Issue Date

Sheet No.: S102

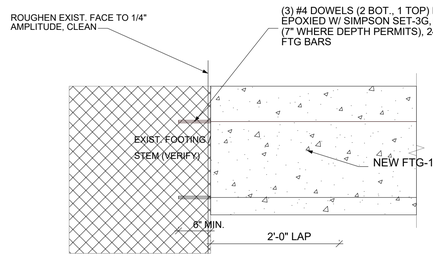
10/10/2026 6:12:46 PM



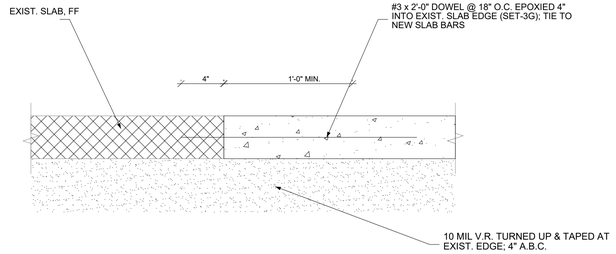
1 Sectional Elevation
3/4" = 1'-0"



2 TYP. EXTERIOR FOOTING FTG-1
SCALE: 1-1/2" = 1'-0"

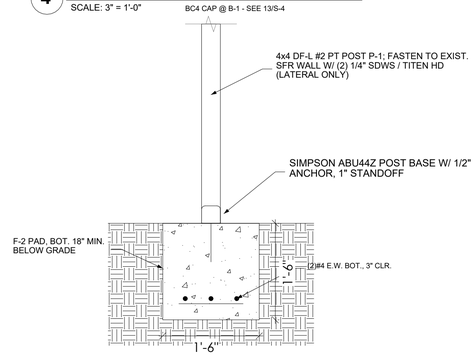


3 NEW FOOTING TO EXIST. FOOTING
SCALE: 1" = 1'-0"

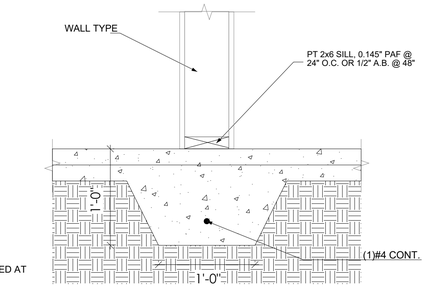


ALT.: WHERE EXIST. SLAB EDGE IS CRACKED OR DETERIORATED, PROVIDE 1/2" PRE-MOLDED ISOLATION JOINT FULL DEPTH IN LIEU OF DOWELS; SEAL W/ SEALANT FLUSH W/ FLOOR.

4 NEW SLAB TO EXISTING SLAB
SCALE: 3" = 1'-0"



6 POST P-1 ON PAD FOOTING F-2
SCALE: 1" = 1'-0"



5 THICKENED SLAB TS-1 @ WALL B
SCALE: 1-1/2" = 1'-0"

FOUNDATION DETAIL NOTES

1. ALL NEW CONCRETE f'c = 3,000 PSI, REBAR ASTM A615 GR. 60.
2. PLACE NEW SLAB AND FTG-1 MONOLITHICALLY. NO COLD JOINT AT SLAB/FOOTING INTERFACE.
3. VERIFY EXISTING FOOTING DEPTH AT GRIDS 1 & 2 BEFORE DRILLING; NOTIFY DESIGNER IF EXIST. FOOTING IS SHALLOWER THAN 12" OR IS NOT FOUND.
4. AVOID CUTTING EXISTING REINFORCING; LOCATE WITH GPR / FERROSCAN BEFORE DRILLING.
5. MAINTAIN 6" MIN. CLEARANCE FROM GRADE TO TOP OF FOUNDATION / WOOD (IRC R404.1.6 / R317.1).

SKYLIGHT STUDIOS

House: Renovation Drawings

Drawn by: Author

Checked by: Checker

No.	Description	Date

Sheet Description: Structural Details

Project Address: 8755 E GARY RD, SCOTTSDALE, AZ 85260, USA

Owner Name:

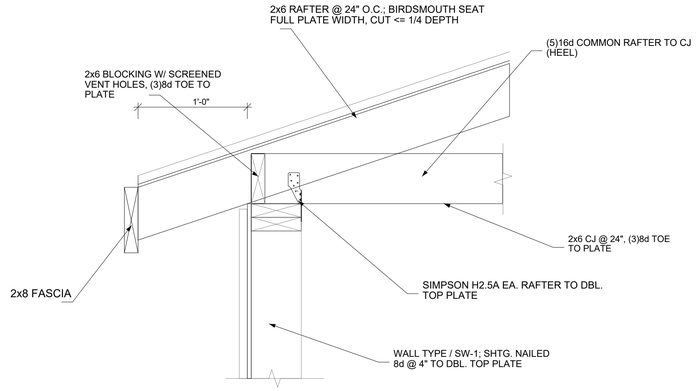
Project number: Project Number

Scale: 3/4" = 1'-0"

Date: Issue Date

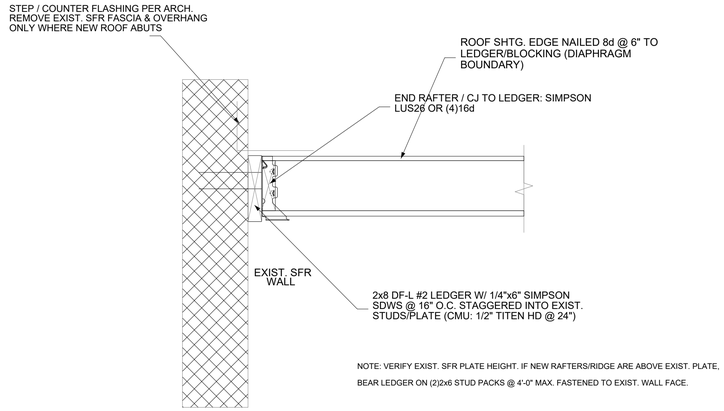
Sheet No.: S103

10/10/2026 6:12:46 PM



7 RAFTER / CEILING JOIST HEEL @ EXT. WALL

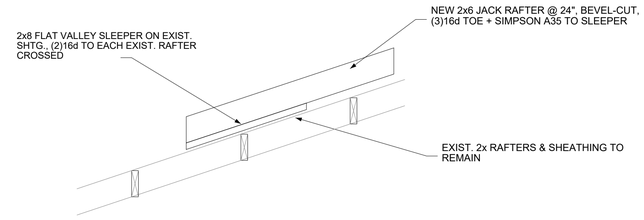
SCALE: 1-1/2" = 1'-0"



NOTE: VERIFY EXIST. SFR PLATE HEIGHT. IF NEW RAFTERS/RIDGE ARE ABOVE EXIST. PLATE, BEAR LEDGER ON (2)2x6 STUD PACKS @ 4'-0" MAX. FASTENED TO EXIST. WALL FACE.

8 LEDGER @ EXISTING SFR WALL (GRID 1)

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

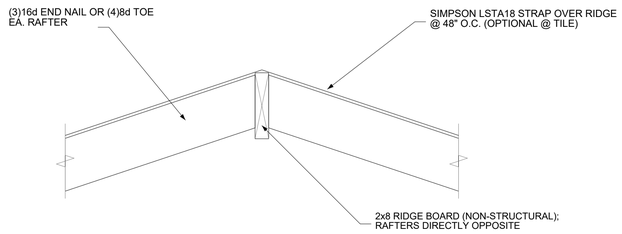


EXIST. GARAGE ROOF (TILE REMOVED IN TIE-IN AREA)

RIDGE END: 2x4 STRUT FROM NEW RIDGE TO 2x8 FLAT SLEEPER SPANNING (3) EXIST. RAFTERS, (2)16d EA. NEW VALLEY FLASHING & UNDERLAYMENT CONTINUOUS OVER EXIST. SHTG. PER ARCH.

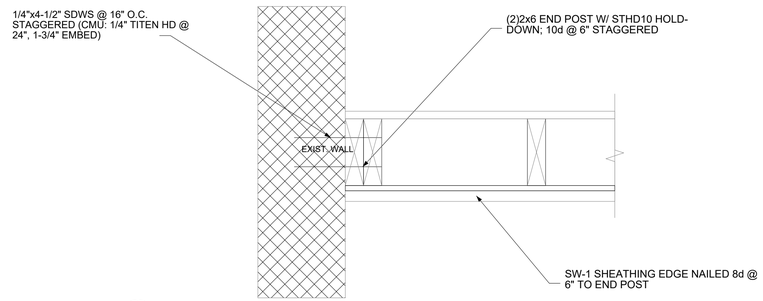
9 CALIFORNIA VALLEY TIE-IN @ GARAGE

SCALE: 3/4" = 1'-0"



10 RIDGE

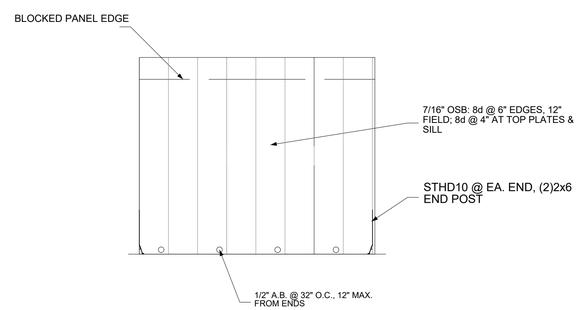
SCALE: 1-1/2" = 1'-0"



11 NEW WALL END TO EXISTING WALL (PLAN)

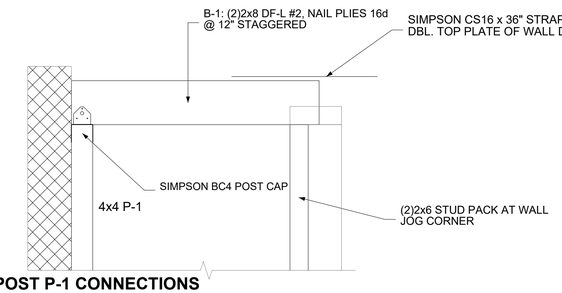
SCALE: 3" = 1'-0"

SEALANT + BACKER ROD AT STUCCO JOINT TO EXIST. PER ARCH.



12 SHEAR WALL SW-1 (TYP. ELEVATION)

SCALE: 1/4" = 1'-0"



13 BEAM B-1 / POST P-1 CONNECTIONS

SCALE: 1" = 1'-0"

CONNECTION NOTES

1. ALL SIMPSON HARDWARE TO BE ZMAX (G185) OR HDG WHERE IN CONTACT WITH PT LUMBER OR EXPOSED TO WEATHER.
2. FILL ALL HARDWARE NAIL HOLES WITH SPECIFIED FASTENERS. NO SUBSTITUTE FASTENERS WITHOUT APPROVAL.
3. WHERE EXISTING WALL CONSTRUCTION DIFFERS FROM THAT ASSUMED (WOOD STUD OR CMU), NOTIFY DESIGNER BEFORE INSTALLING LEDGER/END-POST FASTENERS.
4. MAINTAIN 1-HR SEPARATION AT GARAGE/ADU WALL PER ARCHITECTURAL; DO NOT REMOVE EXISTING RATED GYPSUM WHERE NEW FRAMING ATTACHES - FASTEN THROUGH.

SKYLIGHT STUDIOS

House: Renovation Drawings

Drawn by: Author | Checked by: Checker

No.	Description	Date

Sheet Description: Structural Details

Project Address: 8755 E GARY RD, SCOTTSDALE, AZ 85260, USA

Owner Name:

Project number: Project Number

Scale:

Date: Issue Date

Sheet No.: S104

10/10/2026 6:12:46 PM