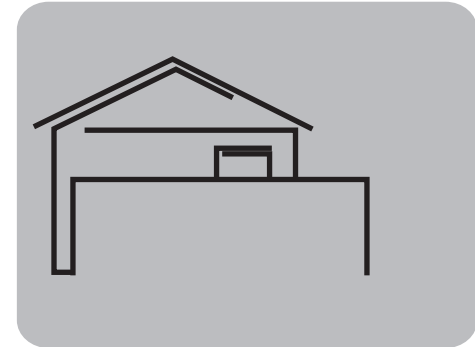
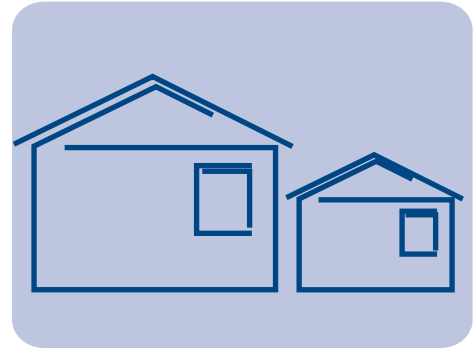


Detached Garage/ Storage Shed Details





CITY OF SCOTTSDALE SUBMITTAL REQUIREMENTS FOR 18' X 22' Detached Storage Shed/Garage

This information covers the basic requirements for a detached (non habitable) accessory structure for single-family residential lot. A building permit is required for the construction of a detached accessory building, used as a tool or storage shed that exceeds 200 square feet of projected floor area. Any electrical or plumbing that is run to the accessory structure requires a permit regardless of the buildings size. This should not be considered as a complete list of code requirements. Inspections must be passed before the work is considered completed by the City of Scottsdale.

A. DEFINITIONS

1. Accessory building shall mean a building, the use of which is customarily incidental to that of the main building.

B. LOCATION

NOTE: Any accessory building that is located less than 10 feet from the residence is considered an attached structure and must be designed accordingly. It must meet the setback requirements of the City of Scottsdale Zoning ordinance for the main residence. All setbacks are measured from the property lines to the face of the buildings. When measuring between buildings the distance is from face of structure to face of structure, the rooflines are allowed to overhang two feet into the area between the structures.

- A detached accessory building must be a minimum of 10 feet from the main structure and 6 feet from any other structure on the lot.
- Accessory buildings cannot be built in the required front or side yards, (see attached example)
- Accessory buildings cannot be built in any easements that may be on your property, such as a public utility, equestrian or drainage easements. You may check with the City Records Department at 480-312-2356 for the location of any easements that may be on your property.
- Accessory buildings that are 10 feet or less in height (to the highest point of the roof) may be 2 feet from the property line. NOTE: There are additional Building Code requirements that must be met for structures that are within 3 feet of a residential property line. If this will apply to your building, please call 480-312-7083 for additional Building Code information.
- For every additional foot of building height over 10 feet you must add an additional foot of setback from the property lines. Example: A detached building 14-foot tall

would have to be 10 feet from the house, and 6 feet from the property lines (2' for the first 10' and 4' for the additional height).

- Accessory buildings used a garage or carport with access from an alley, shall not be located closer than fifteen (15) feet to the centerline of the alley. An additional foot of setback must be provided for each foot of building height above twelve (12) feet.
- Accessory structures cannot cover more than thirty (30%) percent of the rear yard

C. PERMIT AND PLAN REQUIREMENTS

- Plot plan-provide a plot plan (see attached example) showing the streets, property lines, lot dimensions, location of the new and the existing structures on the lot and the setback dimensions from property lines and structures. You may check with the City Records Department (480-312-2356) to see if there is an existing site plan on file for your property. If one is not available, you can get a copy of your subdivision lot showing the lot dimensions and any easements that may be on your property.
- Building plans-the attached building plans are for your use in constructing a building that is eighteen (18) feet wide by twenty two (22) feet deep. You may not use these details to construct a habitable structure or exceed the building dimensions that are given. If these dimensions do not meet your needs then plans must be designed and submitted for review and approval.

D. INSPECTION REQUIREMENTS

You will be provided an inspection card that will list and detail the required inspections. The following list is for your information and may vary depending on what you will be including in your building.

- A pre site inspection
- A lowest floor inspection (pad and slab height)
- An exterior footing inspection. NOTE: if providing electrical or plumbing you will also need underground electrical, sewer and water line inspections
- A stem wall inspection
- A rough framing inspection NOTE: if you are providing electrical or plumbing to the building you will also need rough electrical and plumbing inspections
- A roof deck, strap and shear inspection
- Wall board/drywall inspection (if being installed)
- Final inspections will be required by the Building, Site and Survey Inspection Departments.

PHONE NUMBERS

Inspection Services	480-312-5750
Development Services- Planning and Zoning Div.	480-312-2500
Automated Inspection Request Line	480-312-5796

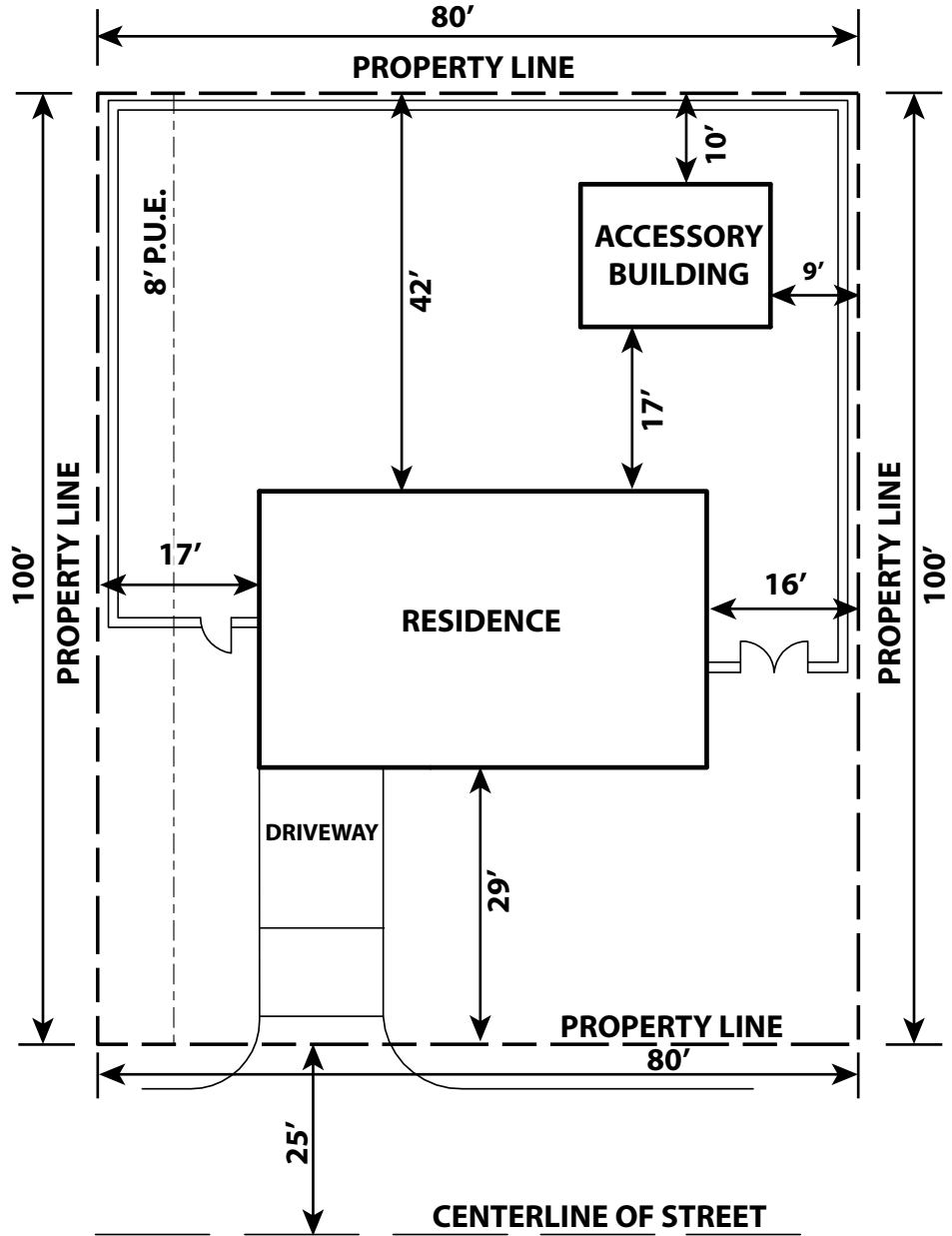
ABBREVIATIONS

W/N	= WITHIN
O.C.	= ONCENTER
PRESS.	= PRESSURE TREATED
P.U.E.	= PUBLIC UTILITY EASEMENT

SITE PLAN

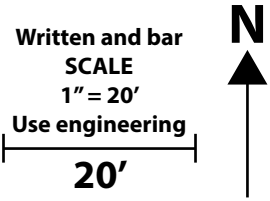
****DETACHED ACCESSORY BUILDING EXAMPLE ONLY****

ADDRESS:
APN: XXX-XX-XXXX
Q.S.: XX-XX
SUBDIVISION:
LOT #:
ZONING:
LOT AREA: 8,000 SQ FT
EXISTING:
 HOUSE: 1,367 SQ FT
PROPOSED:
 HOUSE: 1,367 SQ FT
 ACCESSORY BUILDING: 300 SQ FT



PLEASE NOTE:

- SITE PLAN MUST MATCH CONFIGURATION FOR YOUR LOT AND MUST BE SCALED
- DIMENSIONS OF PROPERTY AND EASEMENTS AVAILABLE FROM RECORDS DEPT. SHOW DIMENSIONS FROM PROPERTY LINES AND ALL EXISTING STRUCTURES, WALLS, AND SWIMMING POOLS
- SHOW LOCATION AND SIZE OF ALL DRAINAGE OPENING IN BLOCK WALLS



PROVIDE 3 COPIES OF SITE PLAN

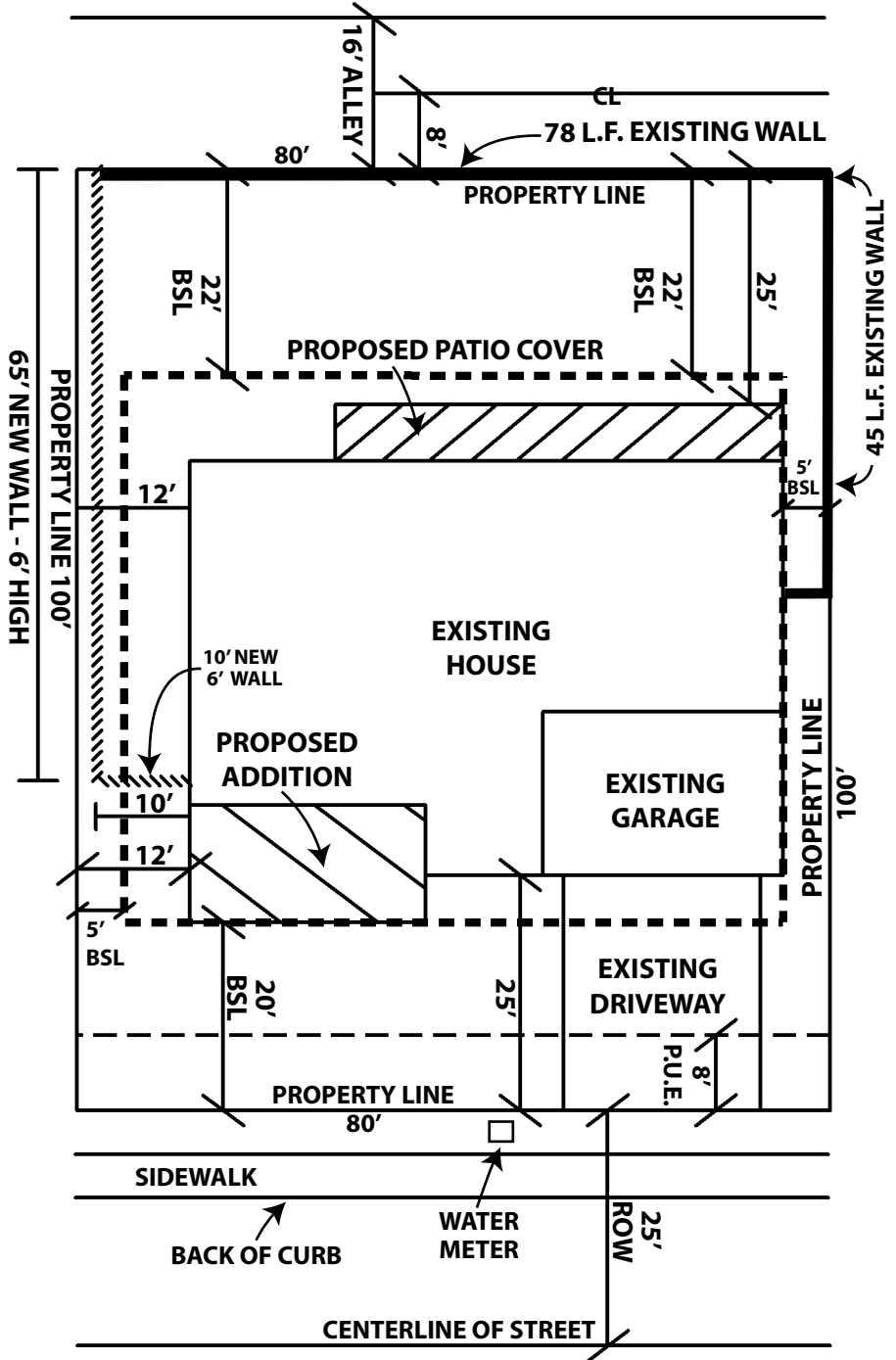
FEMA BLOCK

Community Number	Panel Number	Panel Date	Suffix	FIRM Date	FIRM Zone	Base Flood Elevation (AO Zone, use depth)
045012						

SITE PLAN

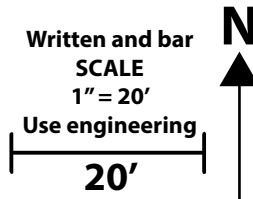
****EXAMPLE ONLY****

ADDRESS:
APN: XXX-XX-XXXX
Q.S.: XX-XX
SUBDIVISION:
LOT #:
ZONING:
LOT AREA: 8,000 SQ FT
EXISTING:
 HOUSE: 2,143.26 SQ FT
 GARAGE: 443.29 SQ FT
PROPOSED:
 PATIO: 284.05 SQ FT
 WALL: 75 LN FT
 ADDITION: 311.58 SQ FT



PLEASE NOTE:

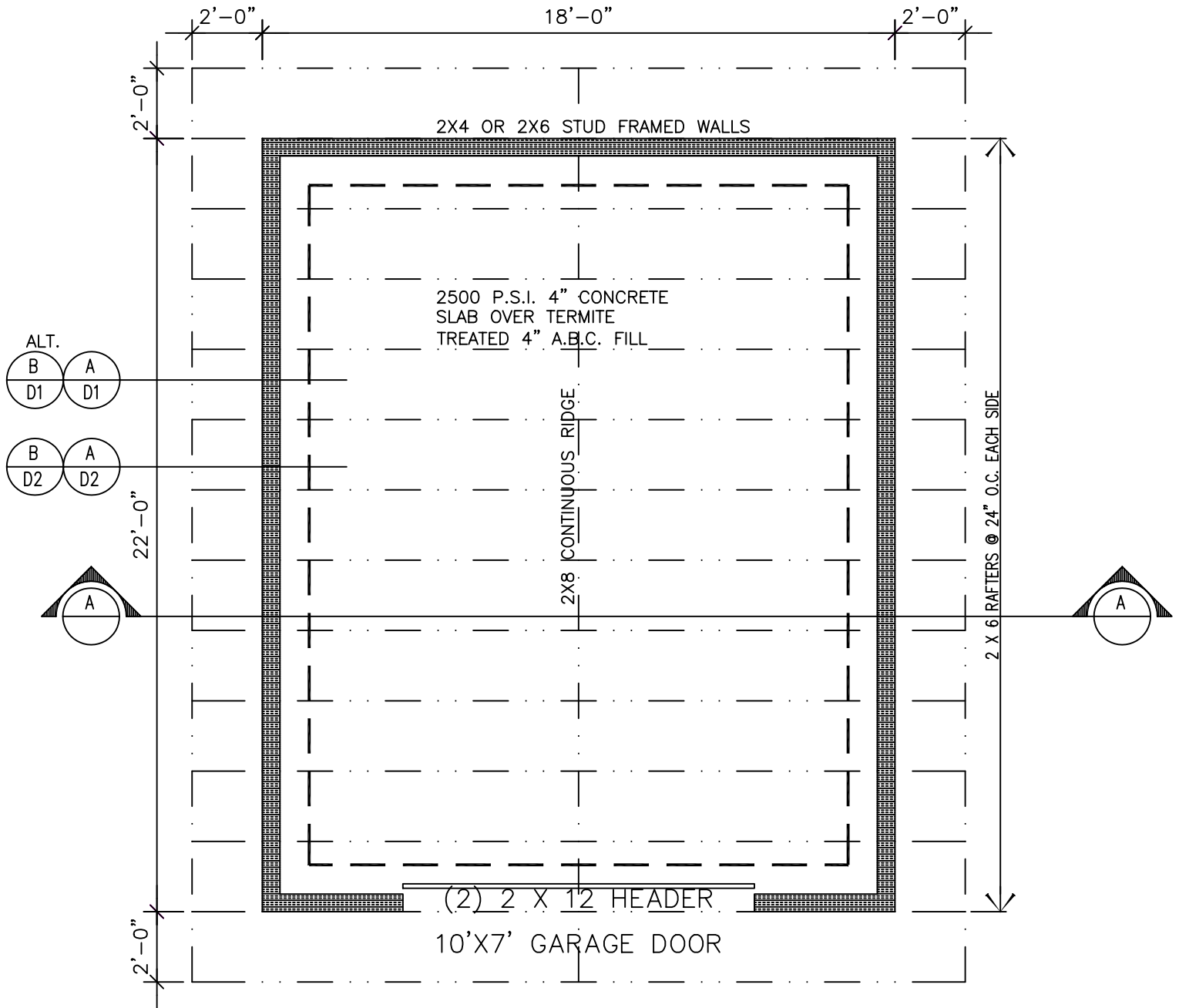
- SITE PLAN MUST MATCH CONFIGURATION FOR YOUR LOT AND MUST BE SCALED
- IF PROPOSED WALL IS ON THE PROPERTY LINE, MUST PROVIDE NEIGHBORING PROPERTY OWNER'S WRITTEN AUTHORIZATION
- IF PROPOSED WALL IS IN A PUBLIC UTILITY EASEMENT, WRITTEN AUTHORIZATION IS REQUIRED FROM ALL UTILITY COMPANIES



PROVIDE 3 COPIES OF SITE PLAN

FEMA BLOCK

Community Number	Panel Number	Panel Date	Suffix	FIRM Date	FIRM Zone	Base Flood Elevation (AO Zone, use depth)
045012						

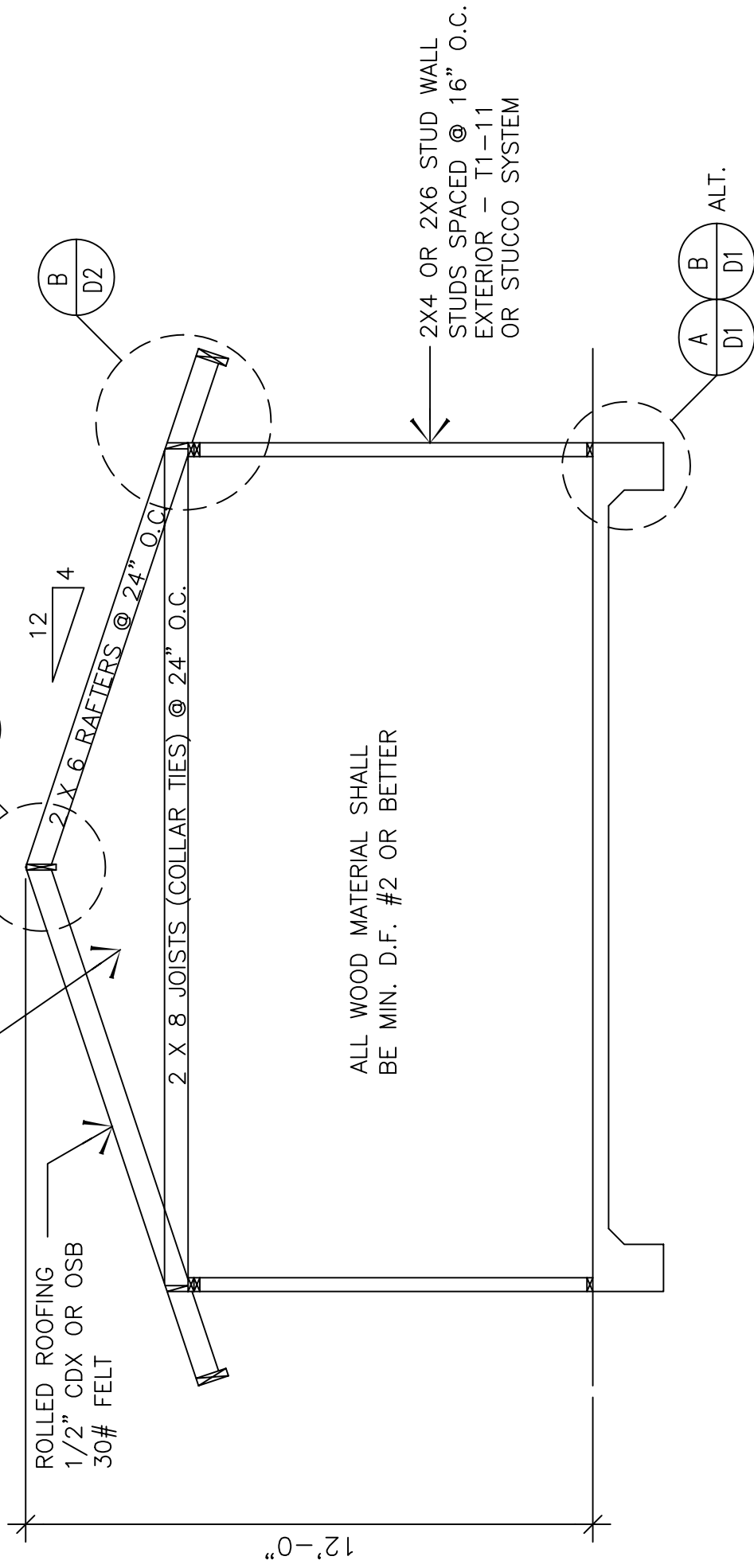


18'X22' DETACHED FREESTANDING
GARAGE / STORAGE SHED

FLOOR/FOUNDATION/FRAMING PLAN

NOT TO SCALE

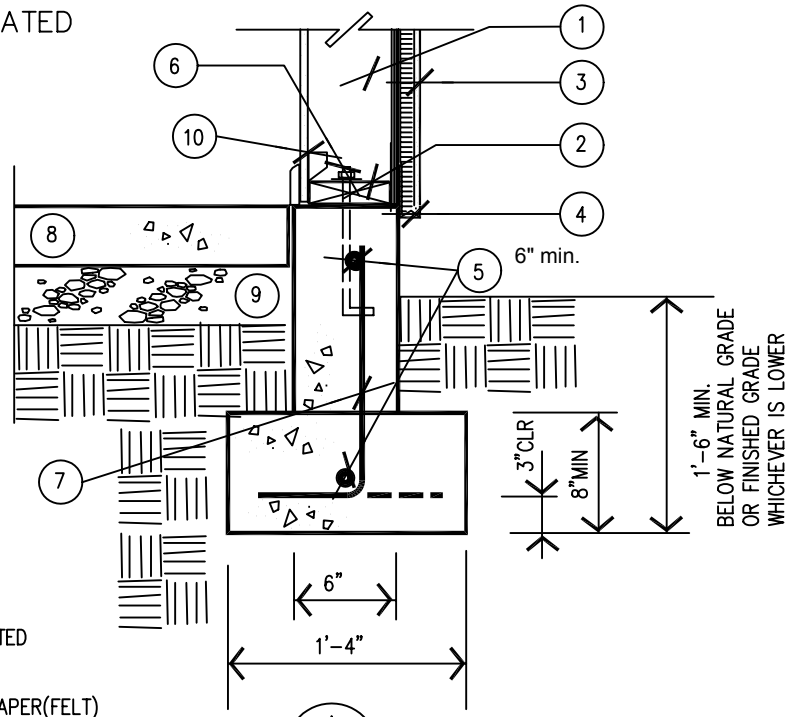
NOTE! SPACE ABOVE
ATTIC IS NOT TO BE
USED FOR STORAGE



SECTION A--A

ABBREVIATIONS

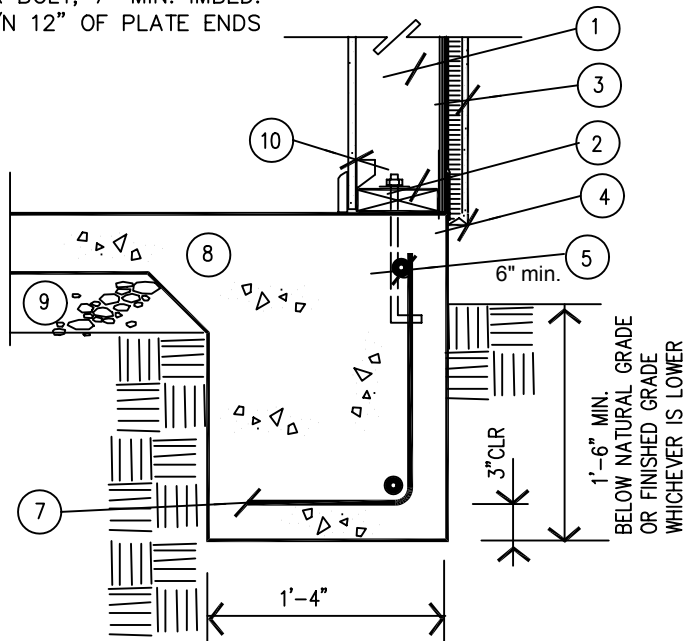
PRESS. = PRESSURE TREATED
 O.C. = ON CENTER
 W/N = WITHIN



- 1 2X4 OR 2X6 STUDS
- 2 2X_ PLATE—FOUNDATION REDWOOD OR PRESS. TREATED
- 3 T1-11 OR STUCCO SYSTEM OVER MIN. 15# BUILDING PAPER(FELT)
- 4 WEEP SCREED @ STUCCO 3/4" BELOW FIN.FL.
- 5 #4 CONT. TOP & BOT.
- 6 1/2"X10" ANCHOR BOLT, 7" MIN. IMBED. @ 48" O.C. & W/N 12" OF PLATE ENDS

(A) STEM WALL FOOTING

- 7 #4 L @48" O.C. ALT. BEND
- 8 2500 PSI CONCRETE
- 9 4" COMPACTED ABC
- 10 H2.5 ALT. STUDS

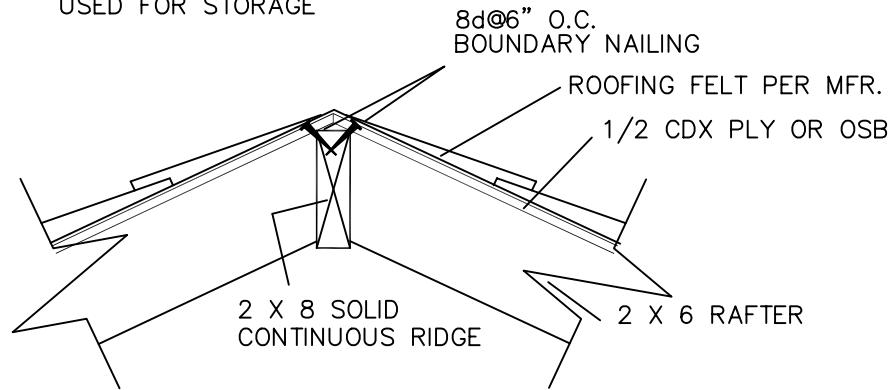


(B) MONOLITHIC FOOTING

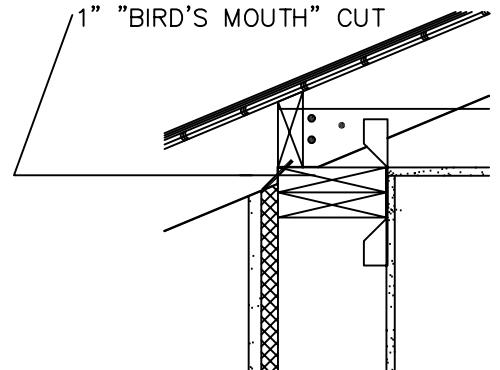
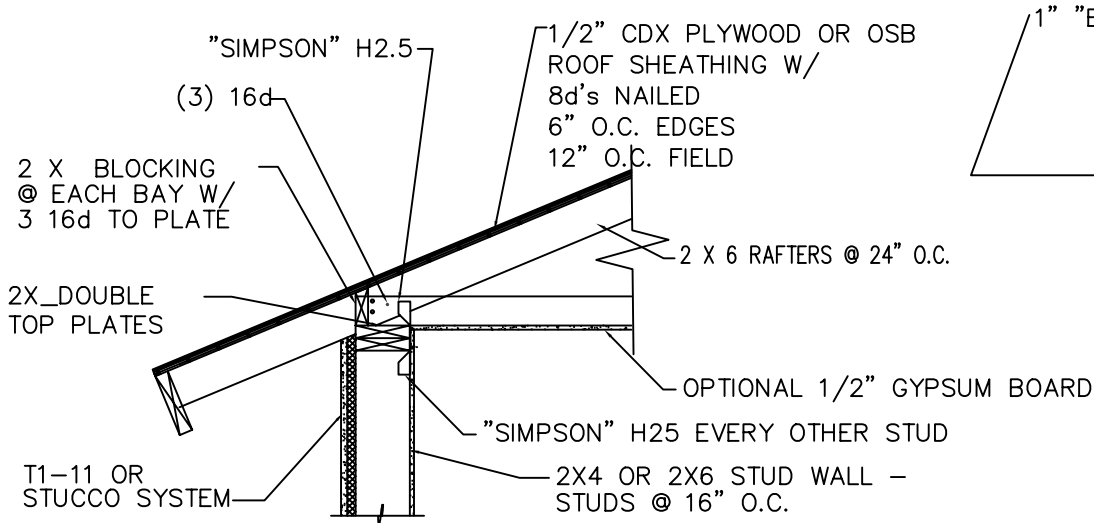
D1-EXTERIOR WALL FOOTING DETAILS

NOT TO SCALE

NOTE! SPACE ABOVE
ATTIC IS NOT TO BE
USED FOR STORAGE



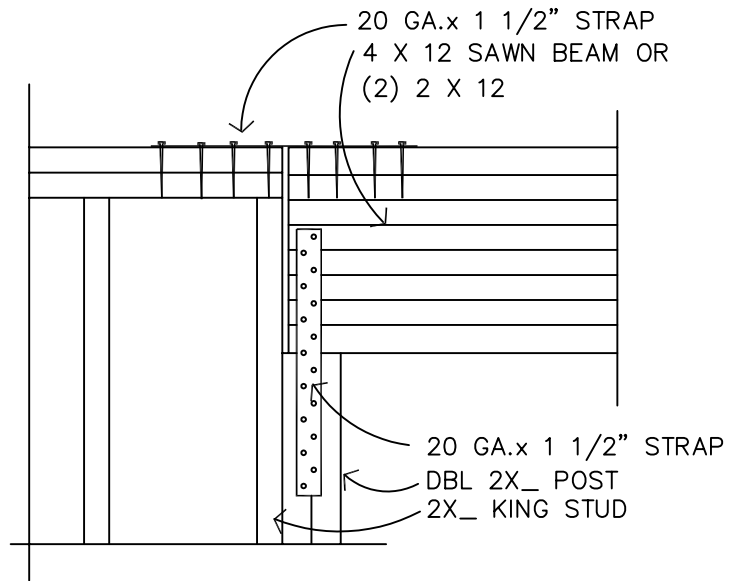
A RIDGE CONNECTIONS



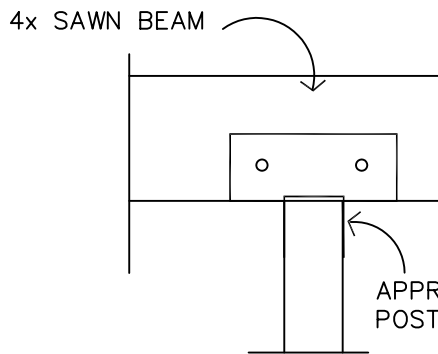
B EAVE CONNECTIONS

D2-FRAMING DETAILS

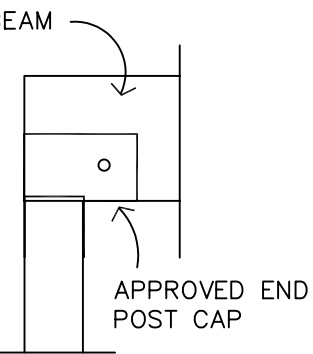
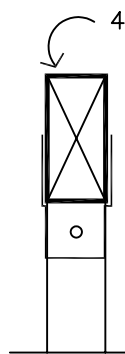
NOT TO SCALE



BEAM TO FRAME
WALL CONNECTION



POST AND BEAM



END POST AND BEAM

BEAM CONNECTIONS

MAXIMUM 8' FROM EACH END OF BRACED WALL LINE.

CONT. TOP PLATE

WOOD STUDS. GRADE AND SPACING DEPENDS ON LOAD. ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP.

45° MIN.
60° MAX.

L SHALL BE LARGER THAN 4'-0"

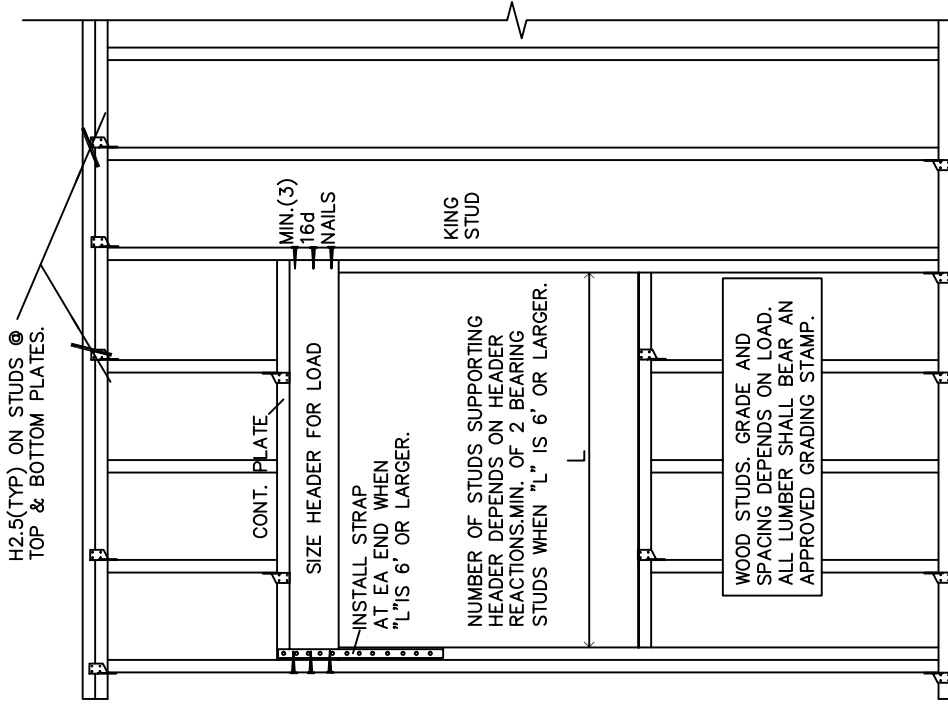
2x FILATE - PRESSURE TREATED OR REDWOOD

OPTIONAL LET-IN WALL BRACING.

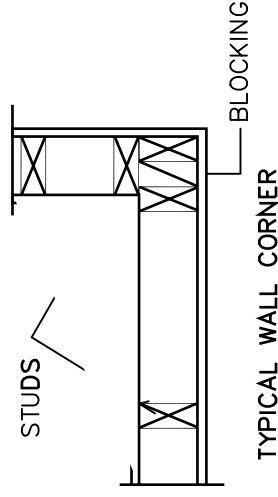
EXTERIOR WALLS OF ONE STORY WOOD FRAME BUILDINGS SHALL BE CONSTRUCTED WITH 2X4 OR 2X6 STUDS SPACED NOT MORE THAN 24" OC, SUPPORTING ROOF AND CEILING ONLY WITH MAXIMUM HEIGHT OF 10'.

THE EXTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE BRACED AT EACH END OF CORNERS AND EVERY 25' MAXIMUM

WHERE BRACING LET-IN CANNOT BE UTILIZED DUE TO OPENINGS, PROVIDE MINIMUM 3/8" PLYWOOD SHEATHING FROM THE CORNER TO 4' BEYOND THE WALL OPENING OR THE NEXT CORNER



TYPICAL HEADER IN WOOD STUD WALL



TYPICAL WALL CORNER

Nailing Schedule

Include the Nailing Schedule in the Final Plans.

Building Elements	# and Type of Fastener	Spacing of Fasteners
Joist to sill or girder, toe nail	3-8d	
Sole plate to joist or blocking, face nail	16d	16 - o.c.
Top or sole plate to stud, end nail	2-16d	
Stud to sole plate, toe nail	3-8d or 2-16d	
Double studs, face nail	10d	24 - o.c.
Double top plates, face nail	10d	24 - o.c.
Sole plate to joist or blocking at braced wall panels	3-16d	16 - o.c.
Double top plates, minimum 48-inch offset of end joints, face nail in lapped area	8-16d	
Blocking between joists or rafters to top plate, toe nail	3-8d	
Rim joist to top plate, toe nail	8d	6 - o.c.
Top plates, laps at corners and intersections, face nail	2-10d	
Built-up header, two pieces with ½ - spacer Edge	16d	16 - o.c. each
Ceiling joists to plate, toe nail	3-8d	
Continuous header to stud, toe nail	4-8d	
Ceiling joist, laps over partitions, face nail	3-10d	
Ceiling Joist to parallel rafters, face nail	3-10d	
Rafter to plate, toe nail	2-16d	
1x brace to each stud and plate, face nail	2-8d	
Built-up corner studs	10d	24 - o.c.
Roof rafters to ridge, valley to hip rafters toe nail face nail		4-16d 3-16d
Rafter ties to rafters, face	3-8d	

Wood structural panels, subfloor, roof and wall sheathing to framing

	Fastener	edges	intermediate
5/16 – ½	6d common nail (subfloor, wall)	6	12
	8d common nail (roof)	6	12
19/32 – 1	8d common nail	6	12
1 1/8 – 1 ¼	10d common nail or		
	8d deformed nail	6	12
Celluloisc fiberbd Sheathing	1 ½ galv. Roofing nail	3	6

- All nails are smooth-common, box or deformed shanks except where otherwise stated.
- Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater
- Four-foot-by-8-foot or 4-foot-by-9 foot panels shall be applied vertically.

For an online version of the Nailing Schedule, see www.scottsdaleaz.gov/bldgresources/forms.