

PLAN REQUIREMENTS  
FOR  
RESIDENTIAL SINGLE FAMILY DWELLING UNIT



“Build a good city by guiding the orderly physical development of Lake Havasu City in accordance with the General Plan and the development codes and policies adopted by the City Council.”

# RESIDENTIAL SINGLE FAMILY CHECKLIST

ALL PLANS SHALL BE DRAWN TO SCALE AND WITH A STRAIGHT EDGE

## **SITE PLAN**

- Site plans shall be drawn to scale showing proposed house location with distances from property lines and setbacks; any existing or proposed accessory structures; septic tank and leach line locations; if applicable, existing or proposed retaining and/or block walls; driveway locations and dimensions; finish floor elevations; property dimensions; and utility easement locations.

## **FOUNDATION PLAN**

- Footing details and sizes
- Stem wall/foundation wall details
- Concrete specifications
- Slab requirements, including exterior landings and mechanical unit pads
- Hold down types and locations

## **FLOOR PLAN**

- Complete floor plan layout including fixture and appliance locations
- Ceiling heights in all rooms, including garage
- Garage and living area separation walls indicating one-hour wall assembly information
- All roofed areas, i.e. patio, entries, etc.
- All window and door sizes and types, with safety glazed as required
- Square footage of the habitable areas with separate calculations for garages, carports, covered entry areas, and patios
- Fireplace - indicate whether masonry or manufactured. If masonry, a separate fireplace detail should be included on the plans, and the foundation should reflect such. If manufactured, an approved ES or UL listing evaluation report number is required.
- Brace wall locations and requirements, including sizes and construction details

## **TYPICAL WALL CROSS-SECTION**

- Framing details with stud size and spacing, plate heights, blocking, etc.
- Attachment to foundation including weep screed requirements and wood/earth separation
- Wall and roof connections demonstrating continuous load path
- Exterior and interior wall covering and required weather barrier
- Roof covering, roof slope, underlayment, sheathing, etc.

## **ELECTRICAL PLAN**

- Interior and exterior receptacle locations, including waterproof and GFI receptacles and combination-type arc fault circuit interrupter for all bedrooms
- Interior and exterior light locations
- Switch locations and types
- Smoke detector locations
- Mechanical information, including model type/number and weight of HVAC equipment and where located. Note that trusses must be designed accordingly.

## **ROOF FRAMING PLAN**

- Locations and sizes of all beams and headers with adequately sized posts indicated for spans 6'0" or greater
- Truss calculations stamped by an Arizona registrant and licensed truss manufacturer and layout sheet. Note that the registrant's seal must be signed within one (1) year from the date of submittal.
- All interior brace wall locations with details showing connections to trusses and roof diaphragm
- Location(s) of attic access openings and roof mounted equipment
- If conventional framing is used, provide layout with all lumber sizes, spans, and spacing and construction framing details as necessary.

## **EXTERIOR VIEW ELEVATIONS**

- A minimum of four (4) exterior view elevations is required.
- Weep screed and wood/earth separation requirements
- Roof pitch, type of roof covering, building height as measured from finished grade, and any other pertinent physical characteristics that are not immediately evident
- Attic ventilation calculations including manufacturer, quantity, and net free area of vents provided and location(s)