

PLAN REQUIREMENTS
FOR
PATIO CONVERSION TO LIVING AREA



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

PATIO CONVERSION TO LIVING AREA CHECKLIST

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

SITE PLAN

- Site Vicinity map showing location of permitted work
- Show location of existing septic tank and leach lines – If applicable
- Approval by Mohave County Health Department – If applicable

FOUNDATION PLAN

- Plan view of foundation, slab, hold-downs, and dimensions
- Footing detail

FLOOR PLAN

- Window and door sizes and locations
- Indicate use and provide ceiling height
- Show all LHC brace wall locations – If applicable
- Square footage
- Heating required – show location of new duct or new unit.
- Show floor plan of existing house adjacent to conversion, indicating room use and window and door sizes and locations

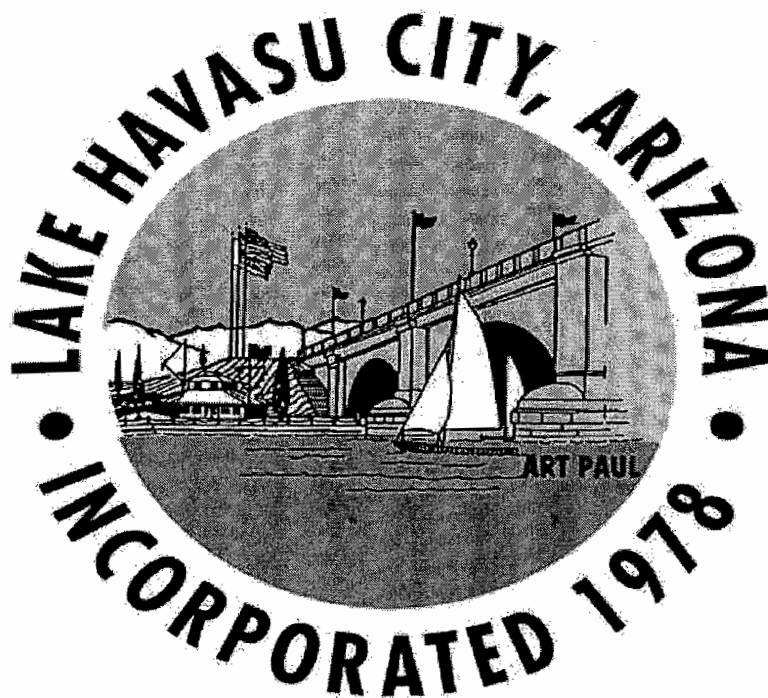
ELECTRICAL PLAN (can be shown on floor plan)

- Wall outlet locations
- Fans and lighting fixtures
- Switch locations
- Exterior outlets

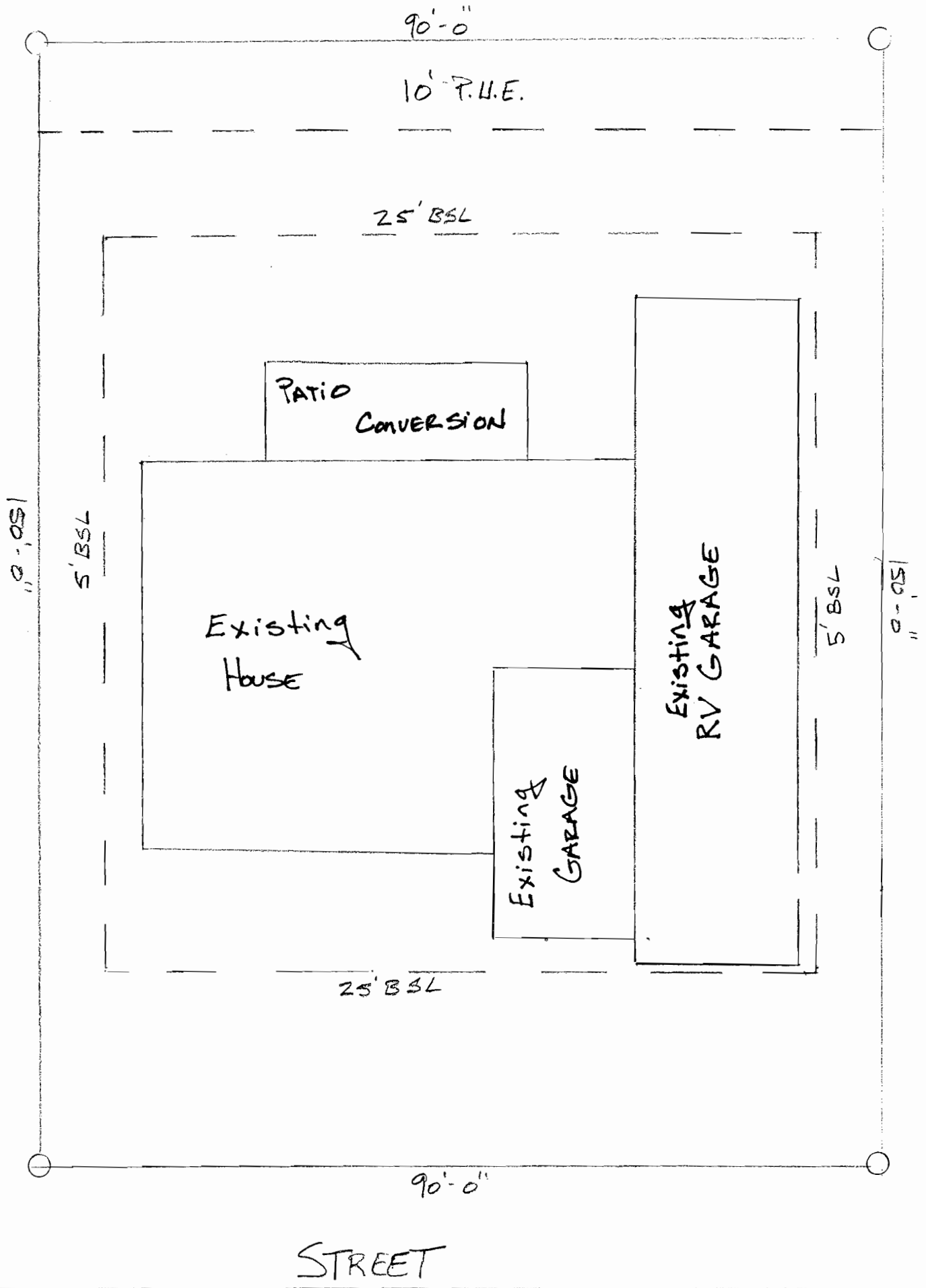
EXTERIOR VIEW ELEVATIONS

- Show a minimum of three views
- Window and door locations
- Height of structure above grade

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Site PLAN - "RI ZONE"

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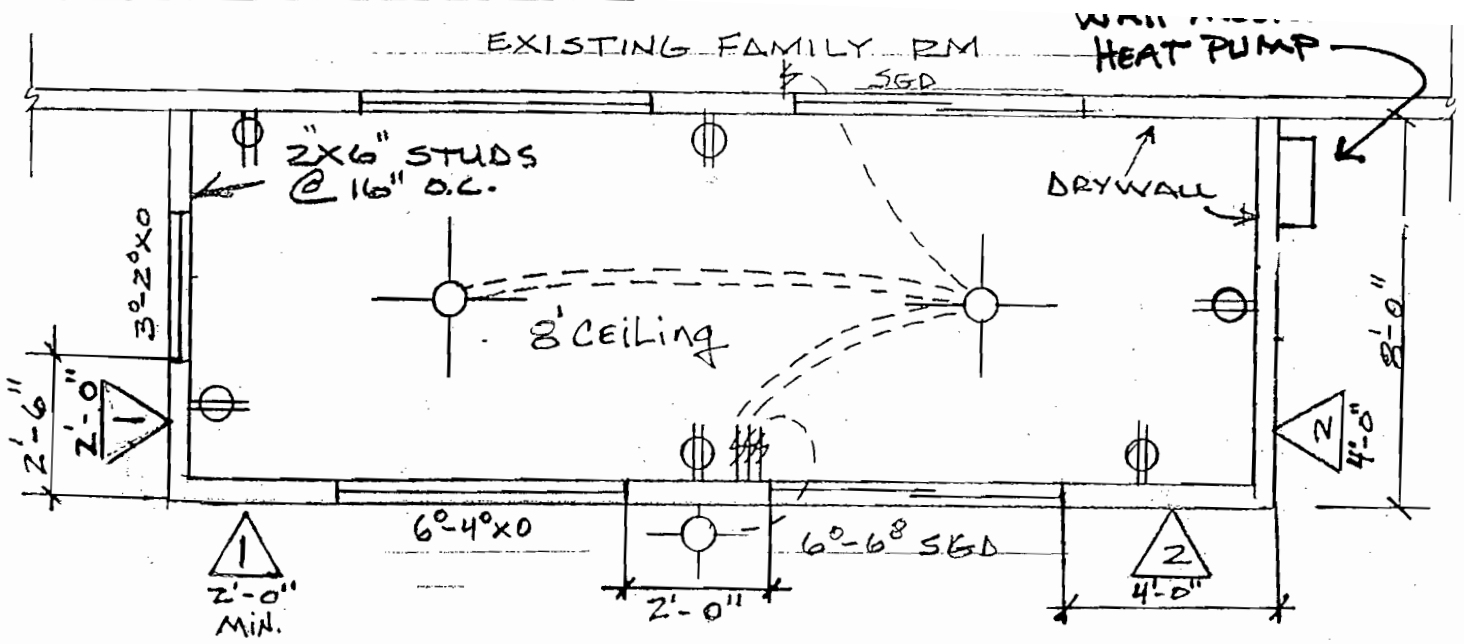
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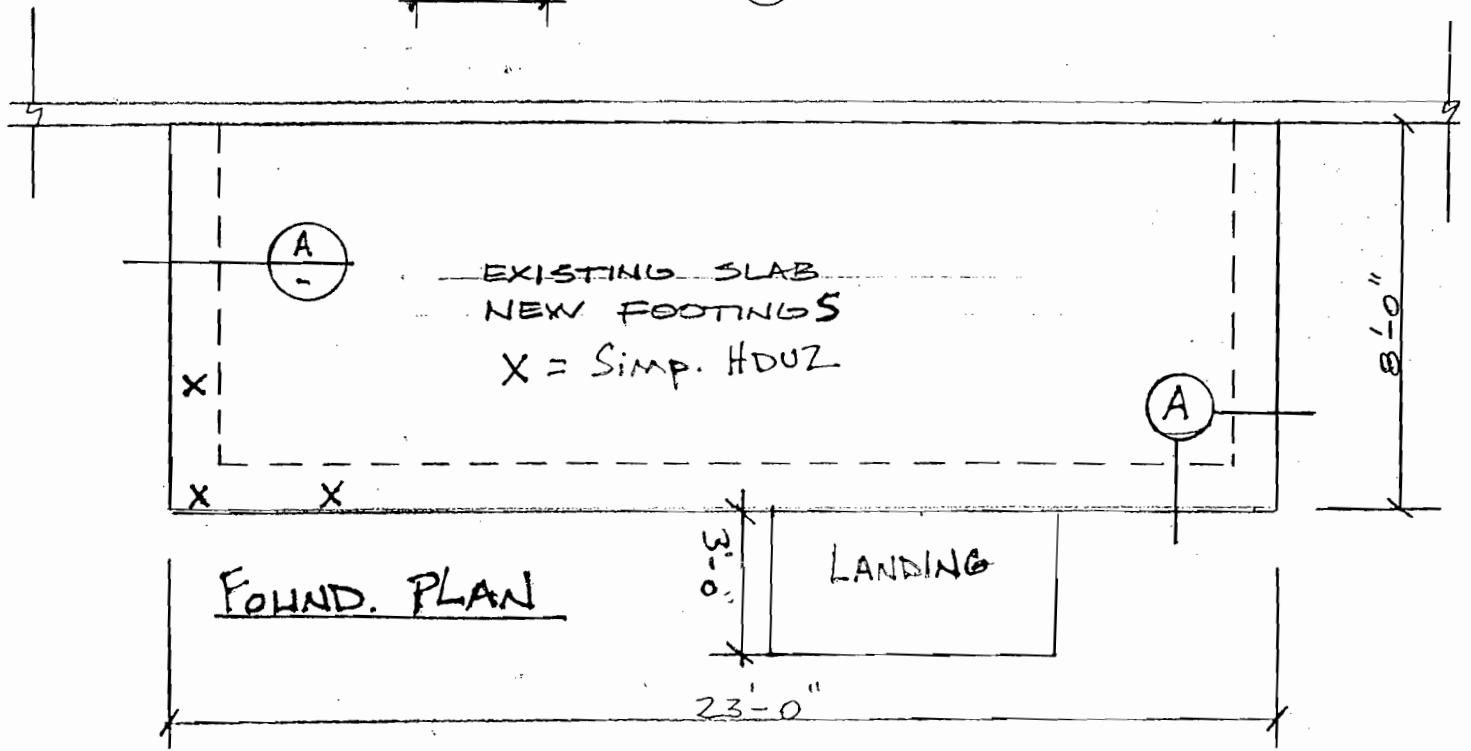
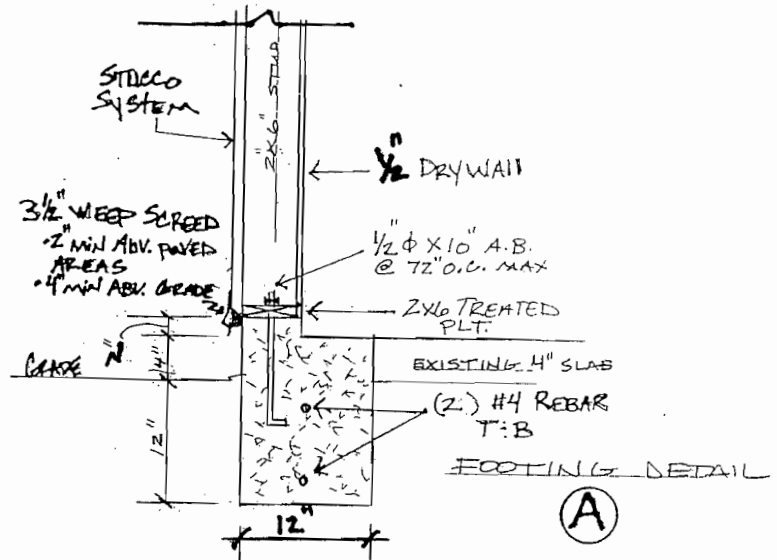
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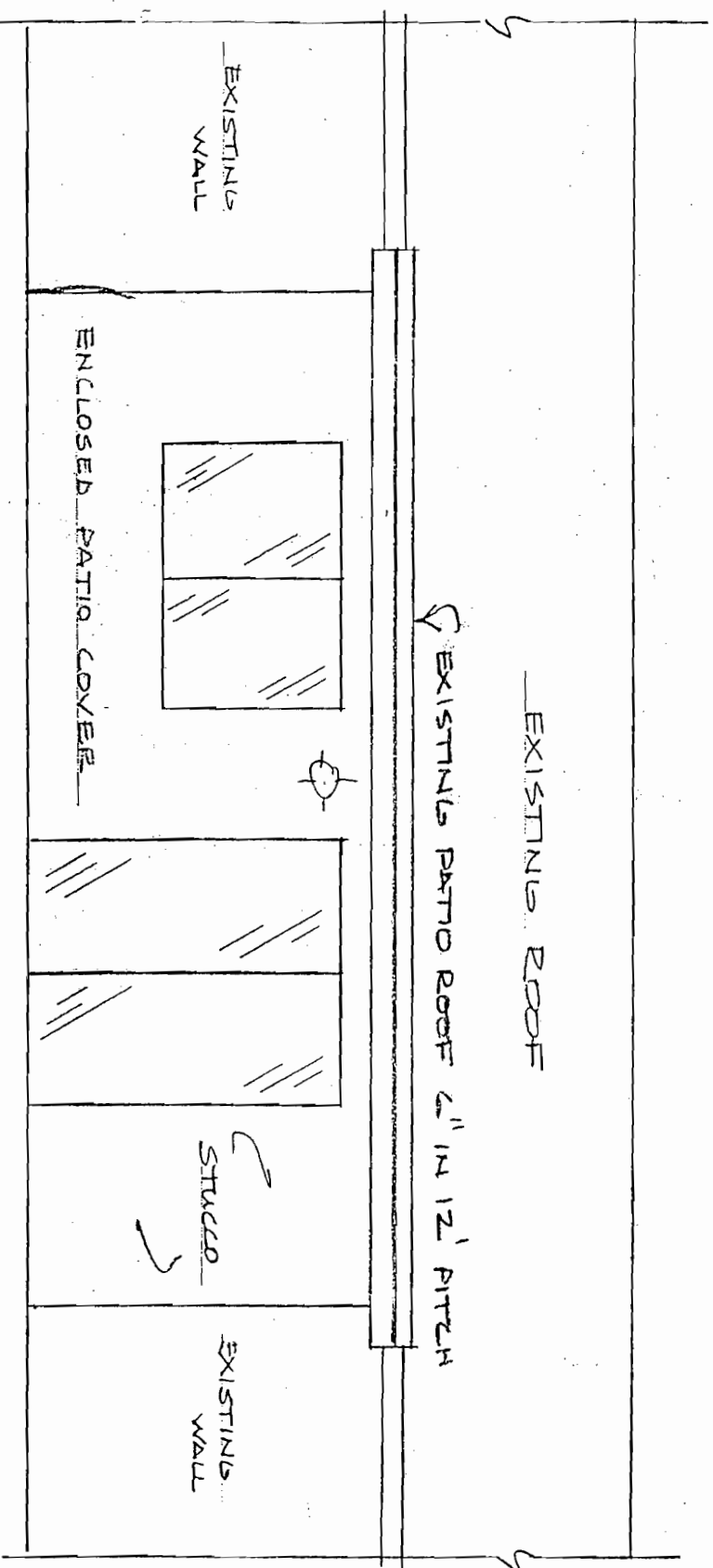
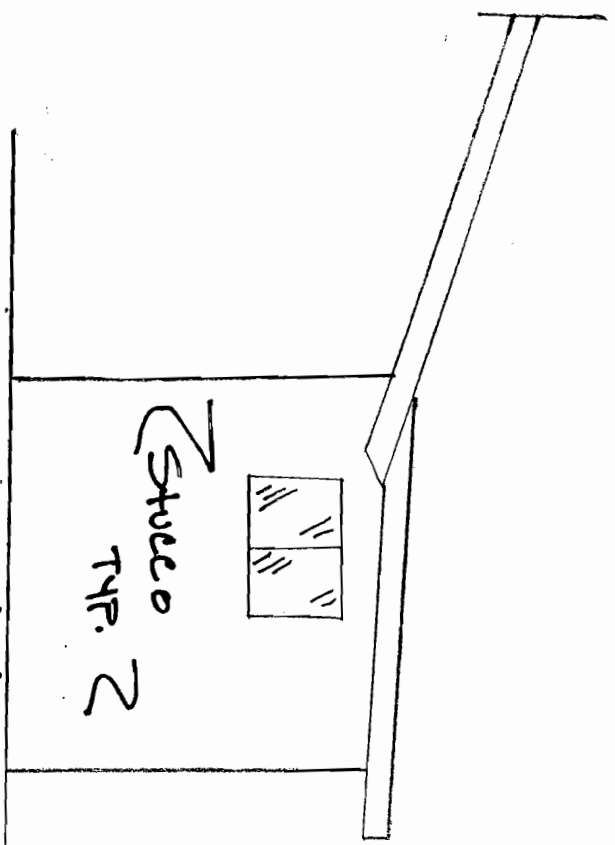
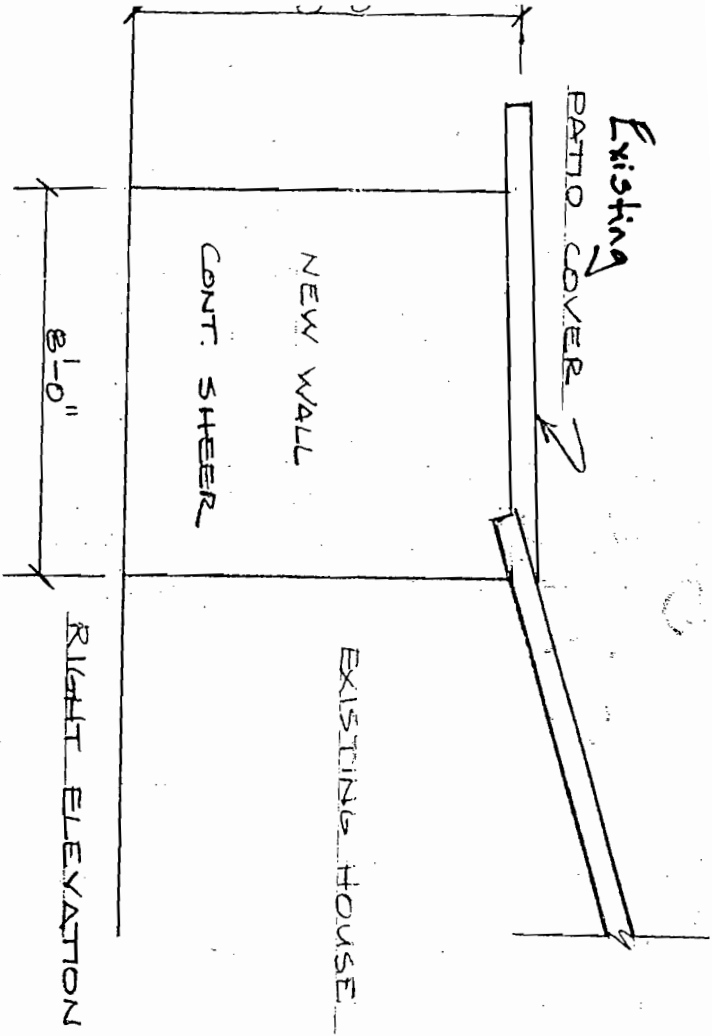
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FLOOR ELEC. PLAN





FRONT ELEVATION

LHC Conventional Brace Wall Requirements

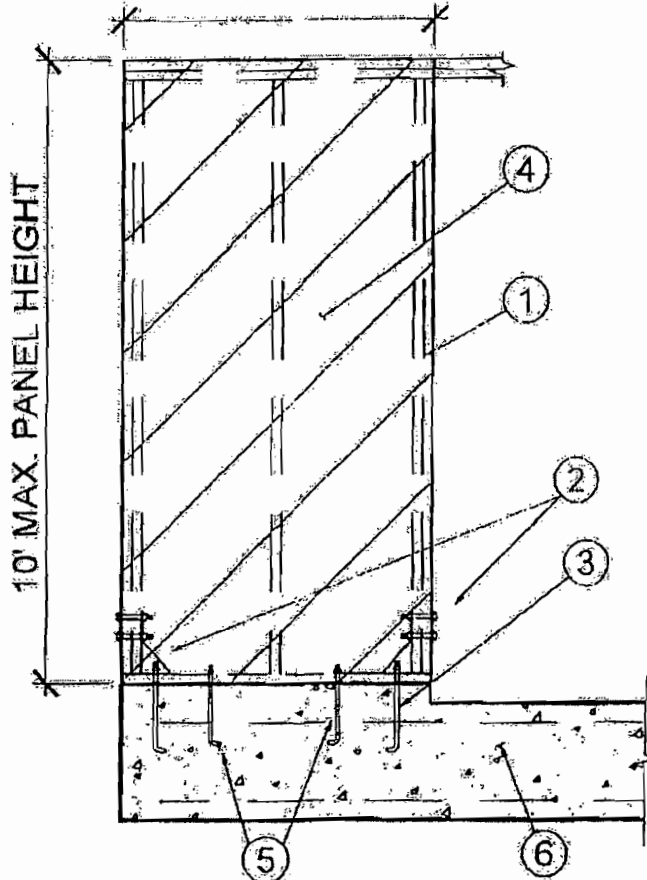
- Exterior and interior brace wall lines shall not be spaced more than 36'-0" o.c. in both longitudinal and transverse directions.
- Maximum 6'-0" offset between brace wall panels is allowed in a single brace wall line. If offset exceeds 6'-0" a new brace wall line must be established.
- A brace wall panel is required within 10'-0" of each end of a brace wall line.
- The spacing between brace wall panels in a brace wall line cannot exceed 25'-0" edge to edge.
- For 8'-0" wall height the *alternate* brace wall panel width must be minimum 2'-0".
- For 9'-0" – 10'-0" wall height the alternate brace wall panel width must be 2'-8". The required *alternate* brace wall panel width for a 9'-0" wall height may be reduced to 2'-0" if a 12" high reinforced stemwall is installed or a 12" deep continuous header is installed across both *alternate* brace wall panels and fastened to the ends of each *alternate* brace wall panel with Simpson ST6224 straps. The *alternate* brace wall panel width for a 10'-0" wall height may be reduced to 2'-0" if a stemwall and continuous header are installed. **NOTE:** Continuous header must be installed at top of wall framing.
- For wall height exceeding 10'-0" see delta 4 detail.
- Brace wall panel sheathing must be continuous and cannot extend behind intersecting walls.
- Minimum 6" stemwall width is required for HDU2-SDS2.5 or HDU4-SDS2.5 holdowns and minimum 8" stemwall width is required for HPAHD22 holdowns.
- Trusses/rafters must bear on all exterior walls and all interior *alternate* brace wall panels perpendicular to roof framing. *Alternate* brace wall panels parallel to roof framing must be balloon framed to roof sheathing with boundary nailing at top plate.
- Simpson H1 clips are required at trusses bearing on all exterior brace wall panels and interior *alternate* brace wall panels.
- Interior brace wall panels perpendicular to roof framing require Simpson STC clips at 24" o.c. to connect brace wall panel to truss. Interior brace wall panels parallel to roof framing require 2x blocking at 24" between trusses and Simpson STC clips to connect brace wall to block or balloon frame to roof sheathing.
- Interior *alternate* brace wall panels require minimum 12" x 18" reinforced footing with ½" x 10" anchor bolts. Interior non-bearing brace wall panels may be fastened to a 4 ½" thickened slab with 3" shotpins at 18" o.c.

See attached details for *alternate* brace wall requirements.

LAKE HAVASU CITY
ONE STORY BRACE WALL



2' MIN. WIDTH (8' PANEL HEIGHT)
2'-8" MIN. WIDTH (9'-10' PANEL HEIGHT)



1. (2) 2X STUDS
2. SIMPSON HDU2 OR HPAHD22
3. A307 5/8"X12" ANCHOR BOLT
(MIN. 8" EMBEDMENT)
4. 3/8 A.P.A. RATED SHEATHING
(EDGES BLOCKED) NAILED W/
8d @ 4" EDGES, 12" FIELD
5. (2) 1/2"Ø ANCHOR BOLTS
6. CONTINUOUS FOUNDATION W/
(1) #4 REBAR TOP & BOTTOM

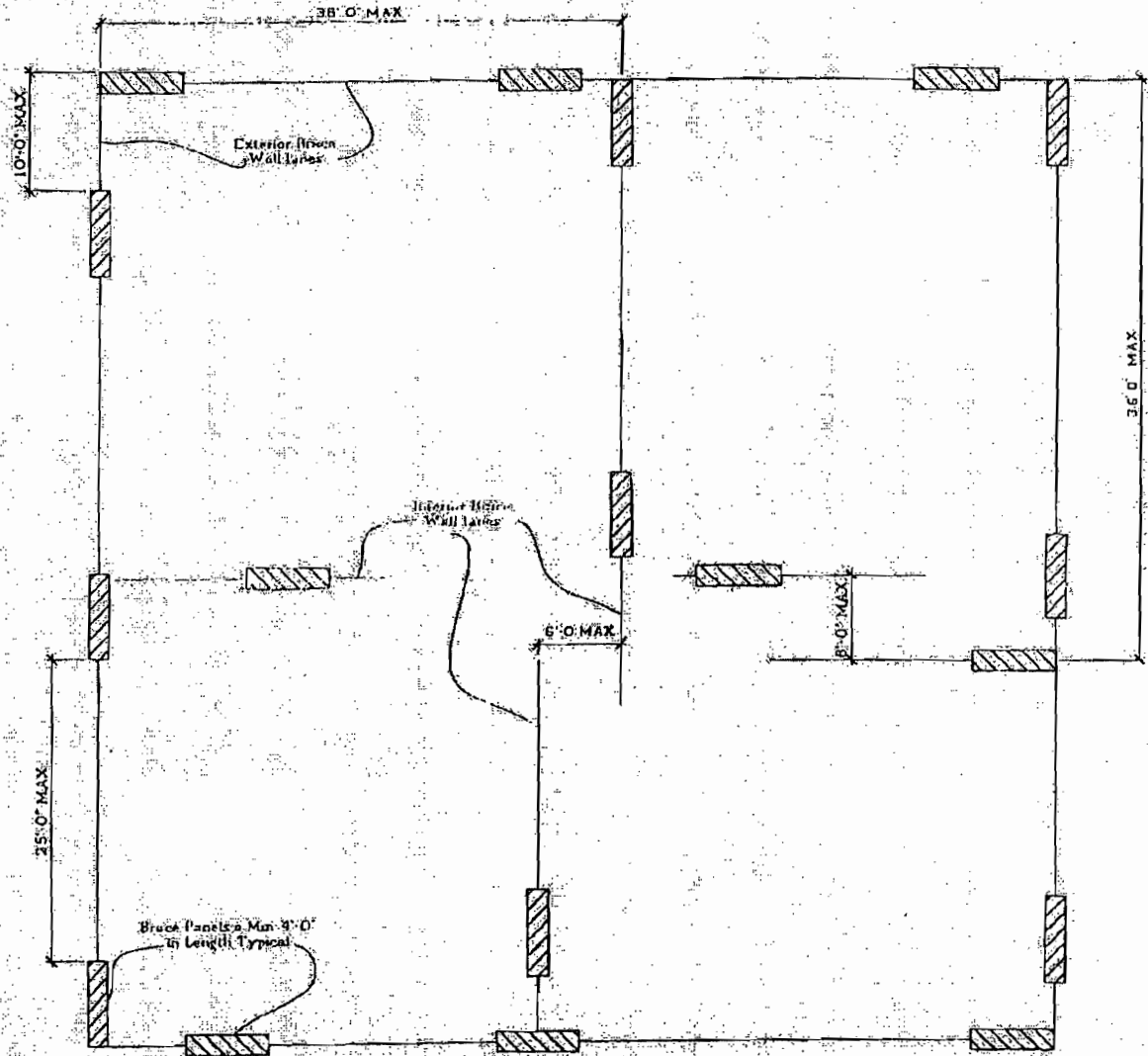


MIN. 3/8" A.P.A. RATED SHEATHING - 8d @ 4" EDGES,
12" FIELD. (HOLDDOWNS ARE NOT REQUIRED). 4'
PANEL MIN.



MIN. 1/2" GYPSUM WALLBOARD 5d COOLER OR
WALLBOARD @ 7" O.C. - (8'-0" MIN WIDTH) OR (1:1
HEIGHT TO WIDTH RATIO) "WHICH EVER IS
GREATER."

LAKE HAVASU CITY BRACE WALL REQUIREMENTS



ALL BRACE PANELS SHALL BE CLEARLY INDICATED ON THE PLANS