

PLAN REQUIREMENTS
FOR
RESIDENTIAL ADDITIONS



"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"

ROOM ADDITIONS AND DETACHED STRUCTURES CHECKLIST

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

SITE PLAN

- Show distance to property lines
- Distance from main structure (applies to detached structures)
- Show location of existing septic tank and leach lines
- Approval by Mohave County Health Department

FOUNDATION PLAN

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

FLOOR PLAN

- Window and door sizes and location
- Plumbing fixtures (if applicable)
- Interior partitions
- Indicate use of addition
- Show all LHC brace wall locations – If applicable
- Square footage
- Show floor plan of existing house adjacent to addition or conversion, indicating room use and window and door sizes and location

ROOF FRAMING PLAN

- Truss or rafter layout and spacing
- Beam and header sizes
- Show all interior LHC brace wall locations with required connections at top plate
- Truss calculations from the manufacturer

ELECTRICAL PLAN

- Wall outlet locations
- Fans and lighting fixtures
- Switch locations
- Exterior outlets
- Smoke detectors (if required)

MECHANICAL INFORMATION

- Show means of heating and cooling addition
- Provide mechanical unit specifications
- Exhaust fans

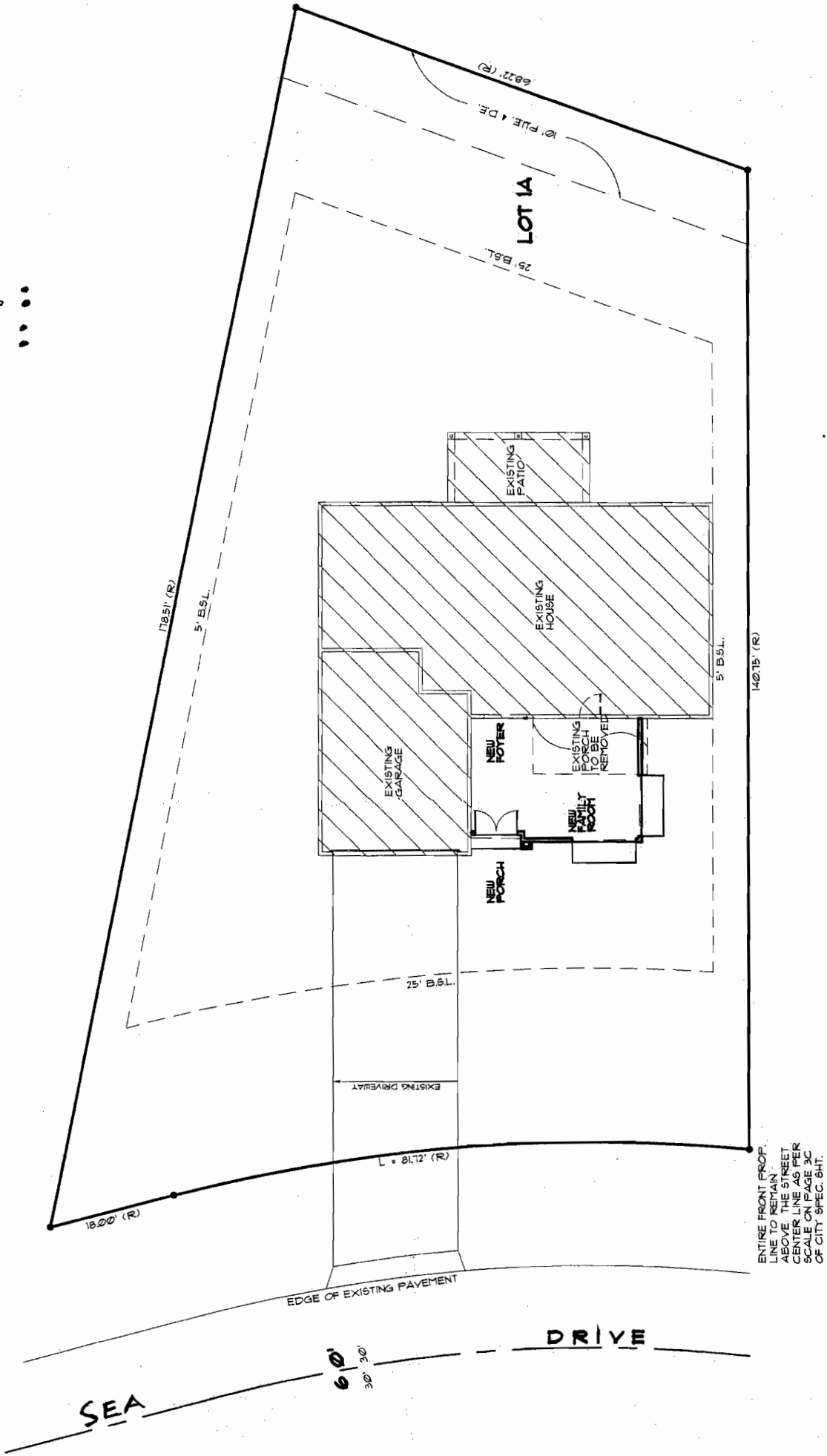
EXTERIOR VIEW ELEVATIONS

- Show a minimum of two views
- Window and door locations
- Indicate all plate heights from finish floor or top of stem wall
- Attic ventilation size and location
- Height of structure above grade

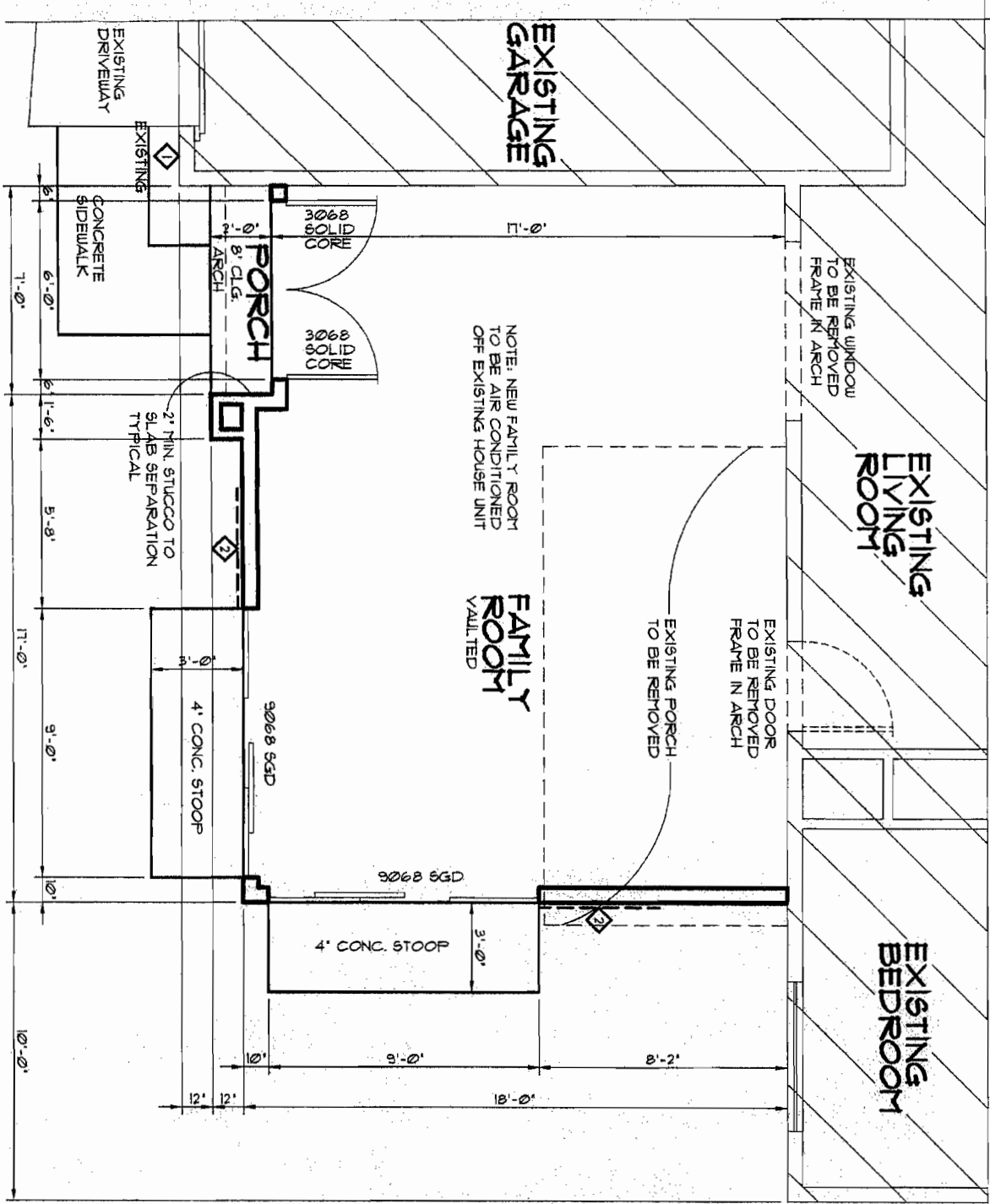
TYPICAL WALL SECTION

- Roof pitch
- Roof covering
- Stud sizes, spacing, treated sill plate and double top plate
- Wall covering
- Weep Screed Requirements
- Roof truss/rafter connections to top plate and full depth blocking

ADDRESS :
 T-B-L :



ENTIRE FRONT PROP.
 LINE TO REMAIN
 ABOVE THE STREET
 CENTER LINE AS PER
 SCALE ON PAGE 3C
 OF CITY SPEC. 6HT.



425 SQFT. LIVABLE ADDED
 16 SQFT. PORCH ADDED
 * SEE SHEET #7 FOR
 BRICKWALL DETAIL

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

NOTE: ALL
 FLAT ARCH
 OPENINGS
 TOP @ 1'-0"
 HEEL @ 6'-4"

NOTE: USE RAMSET REDHEADS AT INTERIOR PARTITION WALLS
 AT 36" O.C. & SILL & BREAKS - ER #147

NOTE: SEE TRUSS CALC. PACKAGE FOR GABLE BRACING REQUIREMENTS

STRUCTURAL PRE-FAB COMMON GABLE END TRUSSES SPAN = 9'-0"

4" x 4" Z PL

1" WEATHER PROTECTION REQUIRED FOR BROWN BOARD, GYP. BD. SOFFIT

BALLOON FRAME END WALL TO BOTTOM CHORD OF SCISSOR TRUSSES

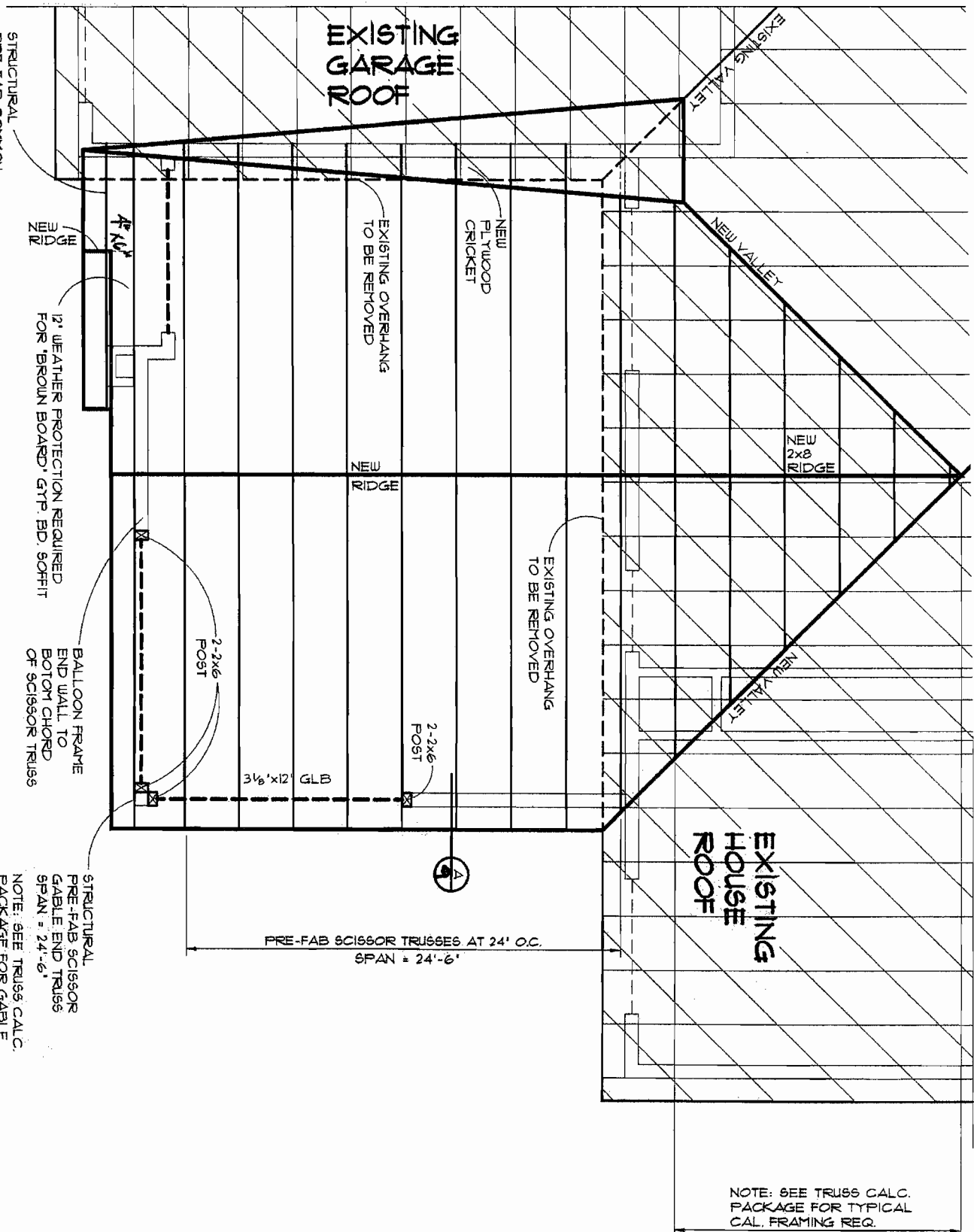
STRUCTURAL PRE-FAB SCISSOR GABLE END TRUSSES SPAN = 24'-6"

NOTE: SEE TRUSS CALC. PACKAGE FOR GABLE BRACING REQUIREMENTS

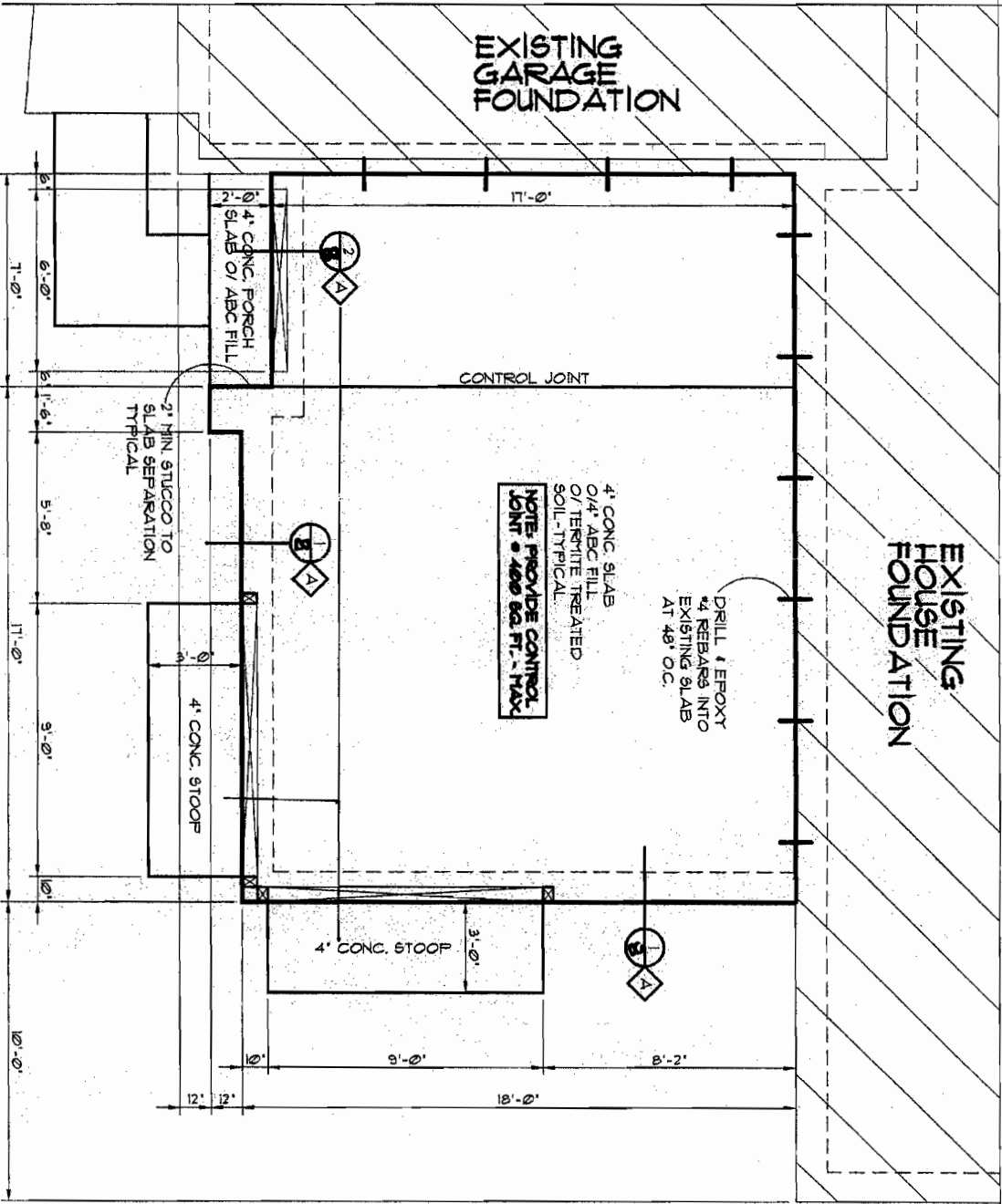
ROOF FRAMING PLAN

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

NOTE: HEATING AND COOLING EQUIPMENT LOCATED IN ATTIC TO COMPLY WITH I.R.C. M1305.13 SEE SHEET #3 FOR BRACE WALL SCHEDULE & DETAIL

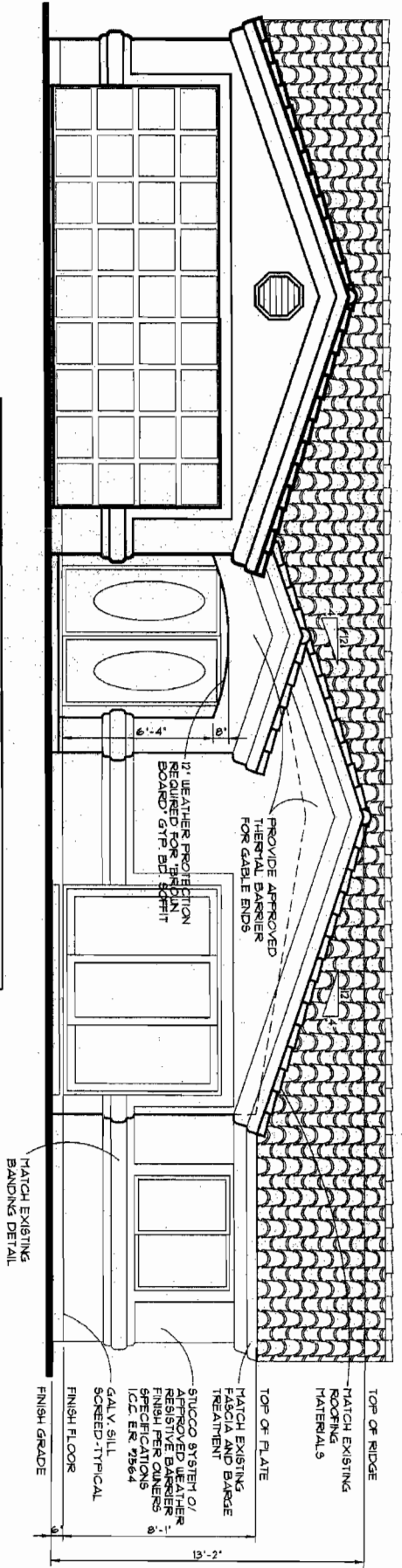


NOTE: SEE TRUSS CALC. PACKAGE FOR TYPICAL CAL. FRAMING REQ.



DOOR OPENINGS

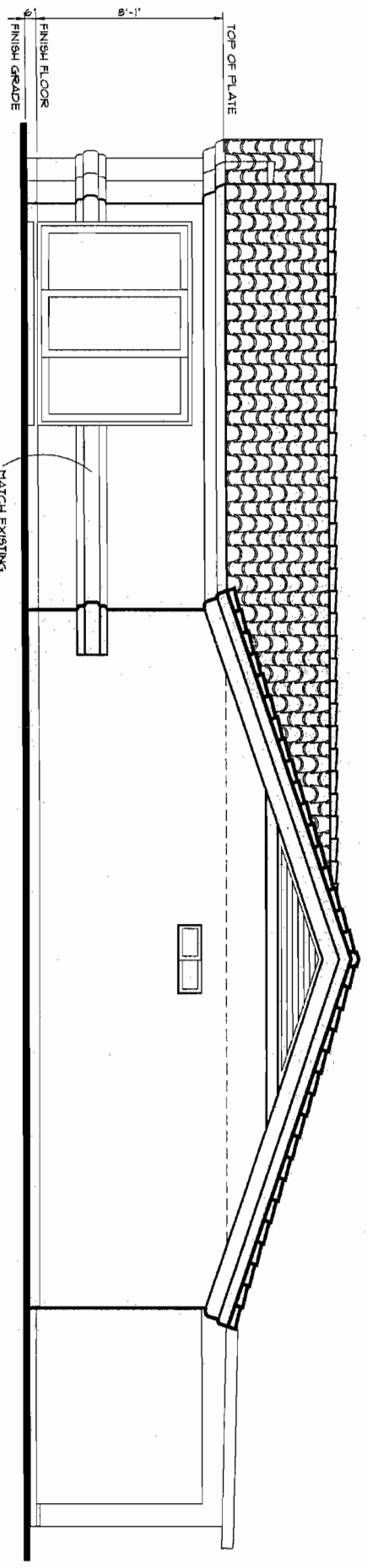
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION

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

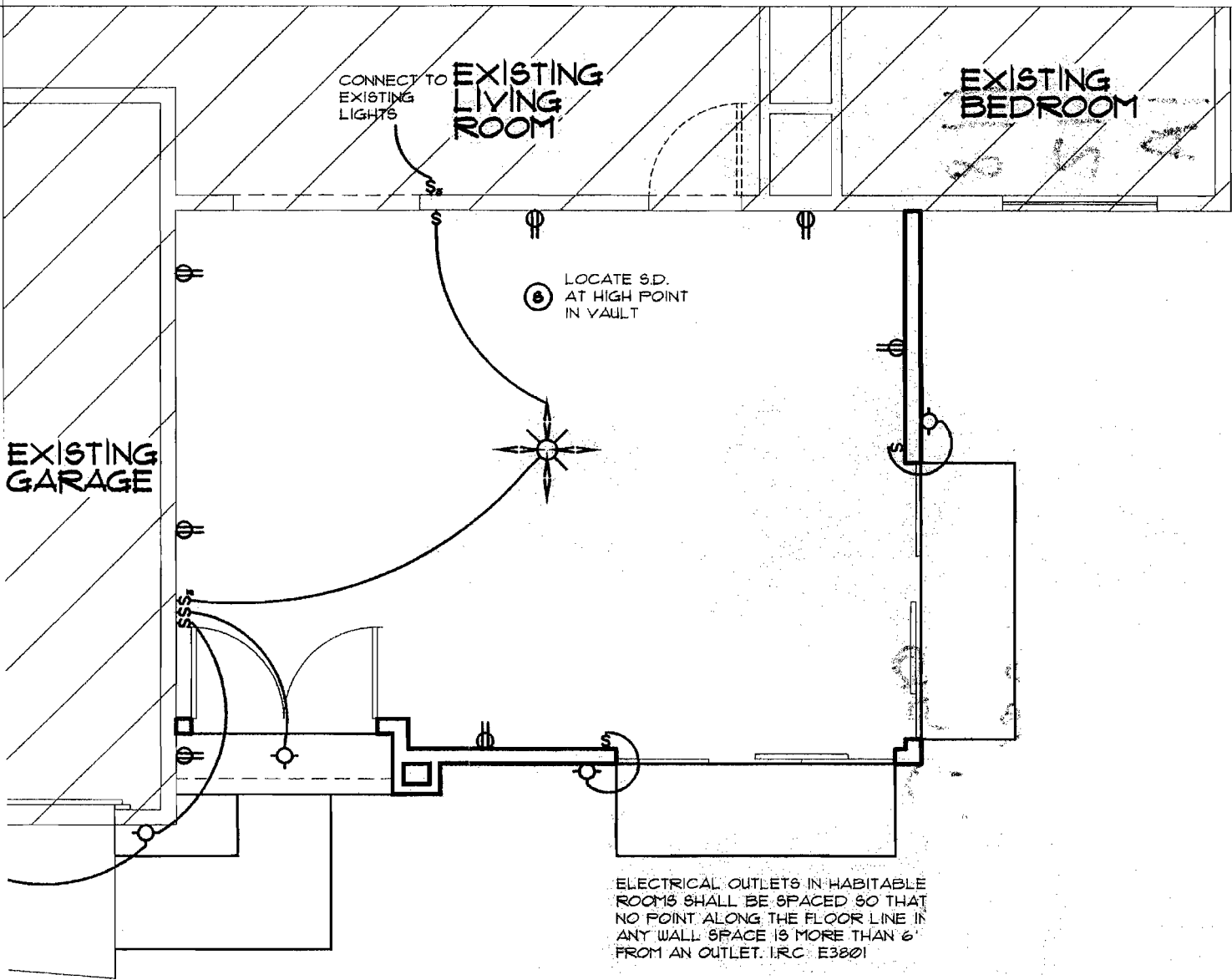
NOTE: APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY.



RIGHT SIDE ELEVATION

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

TOP OF RIDGE
MATCH EXISTING ROOFING MATERIALS
TOP OF PLATE
MATCH EXISTING FASCIA AND BARGE TREATMENT
STUCCO SYSTEM OF RESISTIVE BARRIER FINISH PER OWNERS SPECIFICATIONS I.C.C. E.S. 2564
GALV. SILL
SCREED-TYPICAL
FINISH FLOOR
FINISH GRADE



ELECTRICAL PLAN
 SCALE: 1/4"=1'0"

GENERAL PLAN NOTES

PLANS SHALL COMPLY WITH: 2006 I.R.C.

WALL FRAMING - HEM-FIR - UNO.
EXTERIOR WALLS - 2X6 @ 16" O.C.
APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY.

INSULATION: - UNO.
R-38 ROOF
R-19 BATTS @ EXT. 2X6 WALLS

3 1/2 INCH GALVANIZED WEEP SCREED AT OR BELOW FOUNDATION PLATE LINE AND 4 INCH MINIMUM ABOVE EARTH OR 2 INCH MINIMUM ABOVE PAVED AREAS.

FIRE SEPARATION AT GARAGE WITH WH OR FURNACE. NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL.

ALL FOUNDATION PLATES AND SILLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED WOOD OR FOUNDATION GRADE REDWOOD

5/8" GYP. BD. OR SAG RESISTANT GYP. BD REQUIRED ON CEILING IN ALL AREAS WHEN FRAMING MEMBERS ARE SPACED GREATER THAN 16" O.C.

EXTENDED BEAM WHERE APPLICABLE (SEE ROOF FRAMING)

BRACED WALL PANEL 3/8" A.P.A. RATED SHEATHING 8d @ 4" O.C. EDGE 12" O.C. FIELD (EDGES BLK'D)

TOP PLATE AT CONT. BEAM 2-2X STUDS

2 MIN. 1/2" X ANCHOR BOLTS SILL PLATE

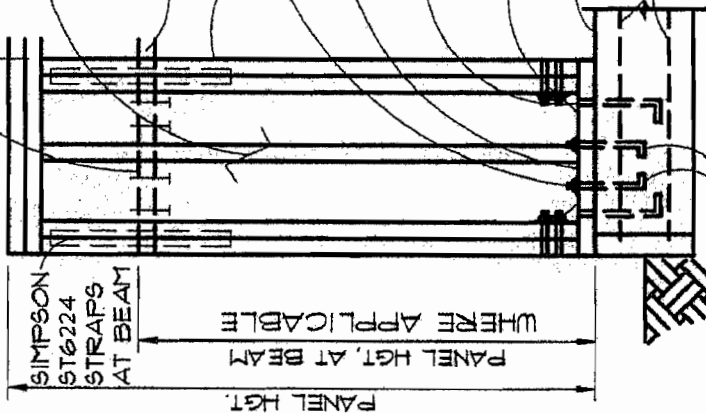
A307 5/8"x12" ANCHOR BOLT (MIN. 8" EMBED.)

SIMPSON HDU2 (OR EQ.)

CONTINUOUS FOUNDATION

NO. 4 RE-BAR CONTINUOUS TOP AND BOTTOM

PANEL WIDTH



2-1/2" ANCHOR BOLTS

8' PANEL HEIGHT = 2' MIN. PANEL WIDTH

9' TO 10' PANEL HEIGHT = 2'8" MIN. PANEL WIDTH

3/8" A.P.A. RATED SHEATHING W/ 8d NAILS AT 4" O.C. EDGES AND 12" O.C. FIELD. EDGES BLOCKED. (HOLD-DOWNS NOT REQUIRED) (4'-0" MIN. PANEL WIDTH)

MIN. 1/2" GYPSUM WALLBOARD W/ 5d COOLER OR WALL BOARD NAILS AT 1' O.C. W/ 3" SHOT PINS AT 18" O.C. INTO TREATED IR (ER #147) (MIN. PANEL WIDTH 1:1 HGT. TO WIDTH RATIO OR 1/2 ON EACH SIDE (8'-0" MIN. PANEL WIDTH)

TYPICAL SHEAR WALL DESIGN

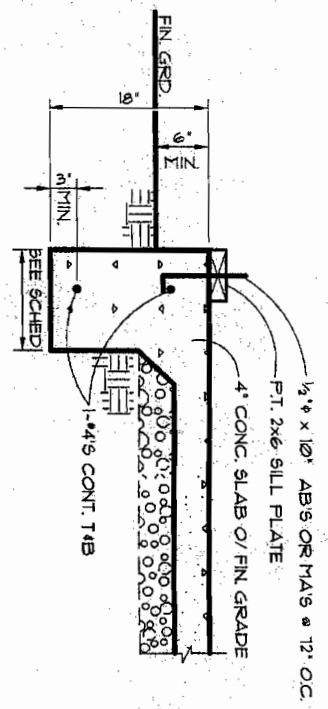
SCALE: 1/2" = 1'-0"

GENERAL FOUNDATION NOTES

- 1) HOLD DOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION
 - 2) ALL CONC. TO HAVE 2500 P.S.I. MIN. ULTIMATE COMPRESSIVE STRENGTH @ 28 DAYS.
 - 3) CONTROL JOINTS TO BE PLACED EVERY 30' EACH DIRECTION AND OFFSETS GREATER THAN 10' AS REQUIRED.
 - 4) ALL FOOTINGS TO BEAR ON UNDISTURBED VIRGIN SOIL. (ASSIGNED SOIL BEARING CAPACITY IS 1500 P.S.F. @ INTO VIRGIN SOIL)
 - 5) 1/2" X 10" ANCHOR BOLTS PLACED 12" O.C. MAX. IN EXTERIOR WALLS AND WITHIN 12" OF ANY SPICE AND CORNER MIN. 2 BOLTS PER SILL PIECE
 - 6) CONCRETE CONTRACTOR TO COORDINATE PLACEMENT OF COPPER GROUND WIRE WITH ELECTRICAL CONTRACTOR AT SPECIFIED LOCATION
- 1) PLANS ARE STRICTLY DIAGNOSTIC. ENGINEERING AND DIMENSIONS ARE THE RESPONSIBILITY OF THE SUB-CURRENT CONTRACTOR IN ACCORDANCE WITH THE IBC, AND LOCAL REQUIREMENTS.

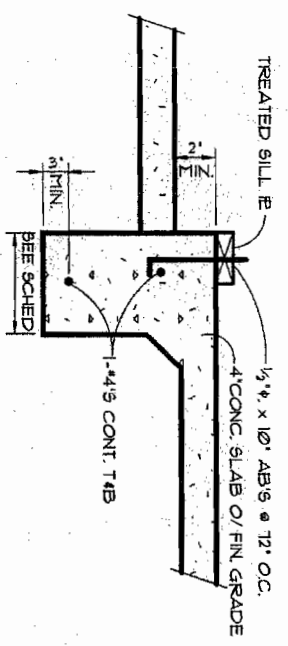
FOOTING & STEM SCHEDULE

CAT. SYM.	FOOTING
A	12" WIDE TURNDOWN, 12" BELOW GRADE W/ 2-#4'S CONT.
B	8" WIDE TURNDOWN, 12" BELOW GRADE W/ 2-#4'S CONT.
C	18" WIDE TURNDOWN, 12" BELOW GRADE W/ 2-#4'S CONT.
D	24" WIDE TURNDOWN, 12" BELOW GRADE W/ 2-#4'S CONT.
E	24" X 24" X 12" DEEP POST FOOTING W/ 3-#4'S EACH WAY
F	30" X 30" X 12" DEEP POST FOOTING W/ 3-#4'S EACH WAY
G	36" X 36" X 12" DEEP POST FOOTING W/ 3-#4'S EACH WAY
H	42" X 42" X 12" DEEP POST FOOTING W/ 4-#4'S EACH WAY
I	48" X 48" X 12" DEEP POST FOOTING W/ 4-#4'S EACH WAY
J	12" WIDE, 12" BELOW GRADE W/ 2-#4'S CONT.
K	18" WIDE, 12" BELOW GRADE W/ 2-#4'S CONT.
L	12" WIDE X 12" DEEP CONT. 1-#4 CONT. T&B
M	12" WIDE X 12" DEEP CONT. W/ 3-#4 CONT.



1 BEARING WALL FOOTING

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



2 HOUSE TO PORCH/PATIO SLAB

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

GENERAL ELEVATION NOTES

1. FINISH GRADE TO BE SLOPED AWAY FROM BUILDING
2. FOAM APPLICATIONS SHALL COMPLY WITH 2006 IRC AND CITY POLICY.
3. VERIFY WINDOW AND DOOR DESIGNS & IFCG, WITH OWNER. DRAWING IS FOR DIAGNOSTIC PURPOSES ONLY.

ATTIC VENT CALCULATIONS

EFFECTIVE AREA TO PROVIDE VENTILATION FOR 451 SQFT. X 1/300 = 150 SQFT. VENT REQUIRED

UPPER VENTING REQUIRED: 75 SQFT. NET FREE AREA

VENTILATION BREAKDOWN:

1-20' OHAGAN MODEL 5 = .83 SQFT. NET FREE AREA EA

TOTAL VENTILATION PROVIDED: .83 SQFT. NET FREE AREA

LOWER VENTING REQUIRED: 75 SQFT. NET FREE AREA

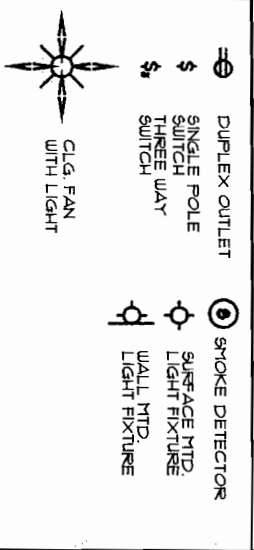
VENTILATION BREAKDOWN:

1-20' OHAGAN MODEL 5 = .83 SQFT. NET FREE AREA EA

TOTAL VENTILATION PROVIDED: .83 SQFT. NET FREE AREA

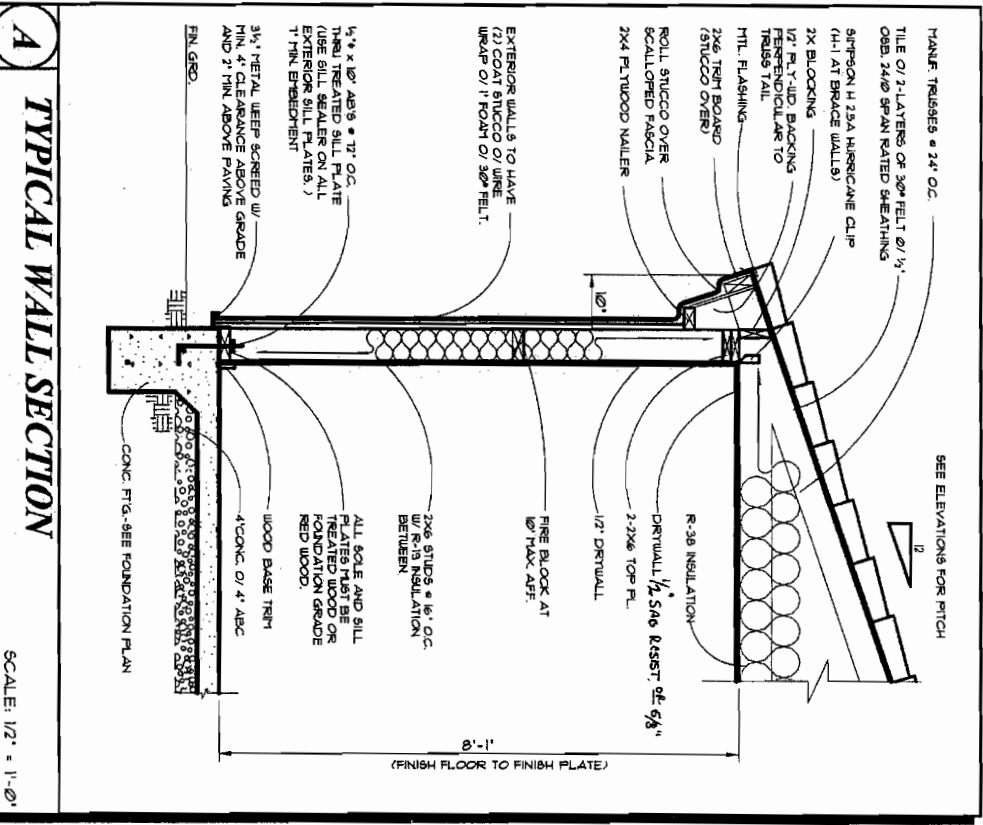
NOTE: OHAGAN VENTS USED FOR LOWER VENTING MUST BE INSTALLED IN THE LOWER 1/3 OF THE ROOF (MAX. 3'-0" ABOVE EAVE)

ELECTRICAL SYMBOLS LEGEND



GENERAL ROOF FRAMING NOTES

1. ALL TRUSSES TO BE DESIGNED AND MANUFACTURED BY AN ARIZONA APPROVED FABRICATOR
2. PROVIDE ALL BLOCKING AND BRACING PER ALL APPLICABLE CODES AND/OR TRUSS MFR SPECIFICATIONS - UNO.
3. ALL HEADERS TO BE 4X10 DF #2 UNLESS NOTED OTHERWISE ON PLANS
4. RAFTER TO PROVIDE 2X RIDGE POLES AS REQ FOR TILED ROOF AREAS
5. ALL FASCIA OVERHANGS - 10" UNO. ALL BARGE OVERHANGS - 10" UNO.
6. FLASH ALL CONDITIONS AS REQUIRED BY CODE
7. TRUSSES ARE REQUIRED TO BE SOLIDLY BLOCKED AT BEARING POINTS.
8. CONVENTIONALLY FRAMED RAFTERS TO HAVE RILL BEARING ON 2" THICK VALLEY PLATES PLACED OVER TRUSSES, RAFTERS, OR SHEATHING, AND BE CONNECTED TO THE VALLEY PLATE BY AN APPROVED CONNECTOR COLLAR OR RAFTER TIES ARE REQUIRED AT 48" O.C.
9. TRUSS MANUFACTURER:
10. NAILING SCHEDULE SHALL CONFORM W/ 2006 I.R.C. TABLE R602.3 (1)
11. FIRE BLOCKING SHALL CONFORM WITH 2006 I.R.C. 607.2
12. PROVIDE APPROVED THERMAL BARRIER OR EQUAL AT ALL GABLE ENDS
13. MINERAL - SURFACED ROLL ROOFING SHALL NOT BE APPLIED ON ROOFS WITH A SLOPE LESS THAN 1/12.
14. POSTS ARE DF #2 (EXCEPT 1#2 FOR 2x4 LUMBER). MULTIPLE 2x POSTS ARE ATTACHED TOGETHER WITH 16d NAILS AT 6" O.C. STAGGERED



A TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"