

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 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

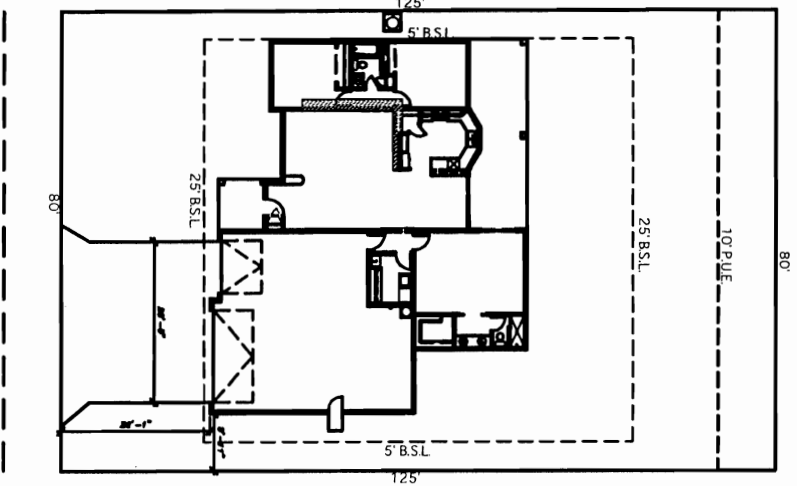
- Show a minimum of two views
- Window and door locations
- Indicate all plate heights from finish floor or top of stem wall
- Attic ventilation size and location
- Height of structure above grade

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

GRADING NOTES

1. ALL SLOPES WILL BE GRADDED TO 2 HORIZONTAL TO 1 VERTICAL SLOPE.
2. MAINTAIN 6" SEPARATION BETWEEN EARTH AND CONCRETE.
3. MAINTAIN 3" SEPARATION BETWEEN INTERIOR AND EXTERIOR S.A.S.
4. CONCRETE AREAS MUST SLOPE MIN. 1% AWAY FROM BUILDING AND DRAIN TO STREET.
5. PLANTING AREAS MUST SLOPE MIN. 2% AWAY FROM BUILDING AND DRAIN TO STREET.
6. WATER MAY NOT DRAIN TO ADJACENT PRIVATE PROPERTY.
7. THE MAXIMUM DISTANCE FROM TOP OF EXISTING DRIVE TO TOP OF DRIVEWAY SHALL BE 10' AT OUTSWING PAVD DRIVE. OTHERWISE DOORS MUST SWING IN.
8. ALL SLOPES WILL HAVE A 6" BY 10" REBAR AT THE TOP OF THE SLOPE.
9. IF THE PROPER SLOPE CANNOT BE ACHIEVED, A ROCK WALL SHALL BE PROVIDED. ROCK WALLS WILL NOT BE USED FOR RETENTION.
10. ALL HOUSES WILL HAVE A 2' WIDE AREA AROUND THE STRUCTURE WHICH CAN BE DAILY WALKED FROM.
11. DURING GRADING, DUST WILL BE CONTROLLED.
12. ESCALATING OVER 3' WILL BE PROTECTED FROM PUBLIC ENCROACHMENT.
13. ALL VEGETATION AND DUTTERED MATERIALS SHALL BE REMOVED PRIOR TO FINAL GRADING INSPECTION IS DONE.
14. FINISH GRADING MAY VARY PER LANDSCAPE PLANS AS LONG AS ALL ABOVE CONDITIONS ARE MET.



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

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PROJECT DATA

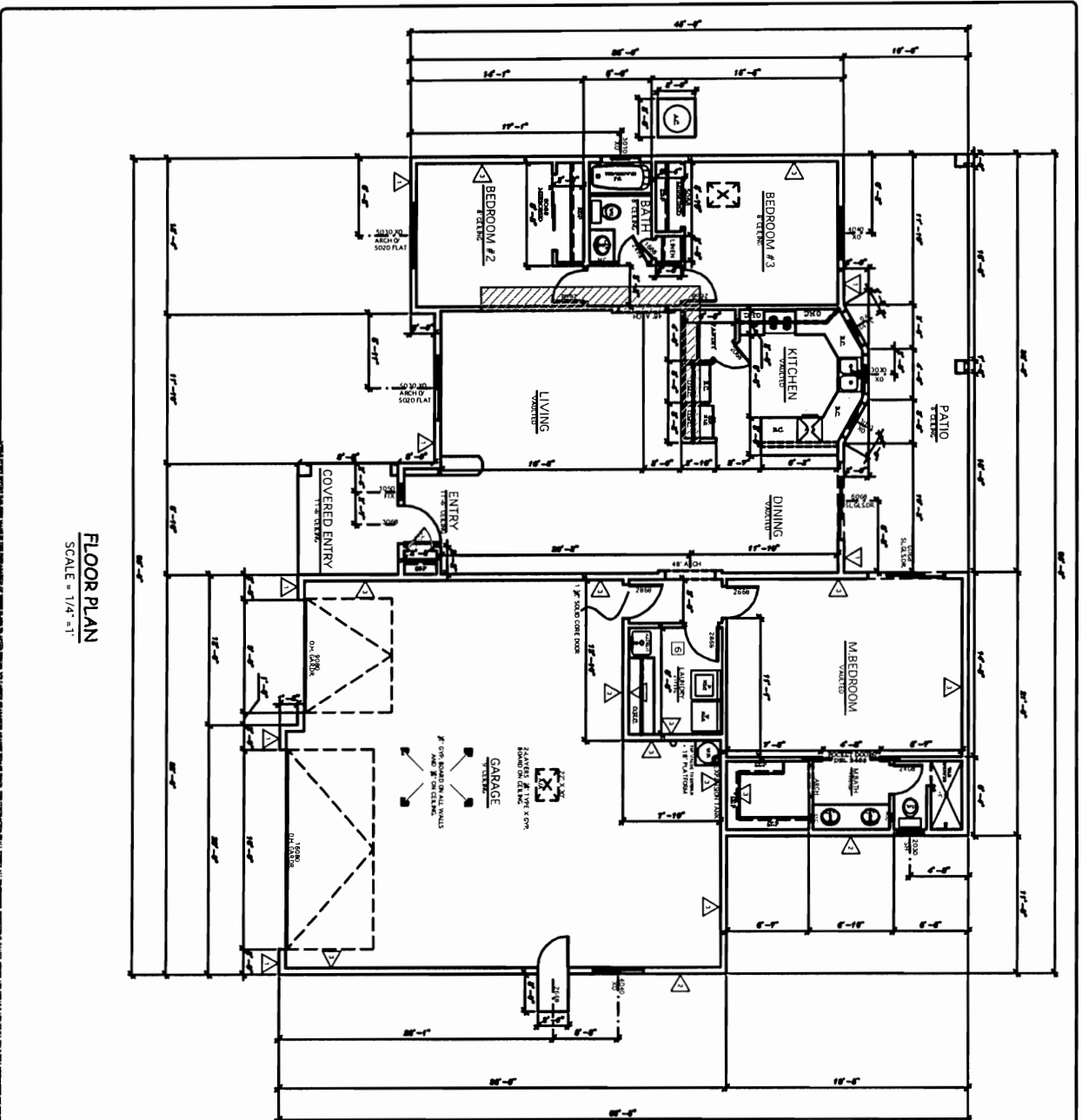
OCCUPANCY: R3
 CONSTRUCTION TYPE: V-8
 ALL RELATED WORK SHALL CONFORM TO:
 2006 INTERNATIONAL RESIDENTIAL CODE
 AND
 ALL APPLICABLE CITY & COUNTY ORDINANCES
 PROPERTY ADDRESS:
 LAKE HAVASU CITY, AZ
 LEGAL DESCRIPTION:
 TRACT -
 LOT -
 BLOCK -

PLANNING DATA

HABITUAL AREA:	1664 sqft
GARAGE AREA:	1034 sqft
COVERED PATIO:	315 sqft
COVERED ENTRY:	71 sqft
TOTAL SQUARE FOOTAGE:	3084 sqft



REVISIONS NO. DATE BY			
DRAWN CHECKED DATE MOD. NO.	SITE PLAN	A-1	

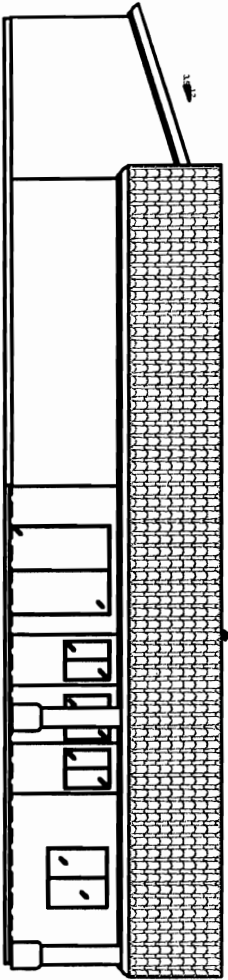


FLOOR PLAN
SCALE = 1/4" = 1'

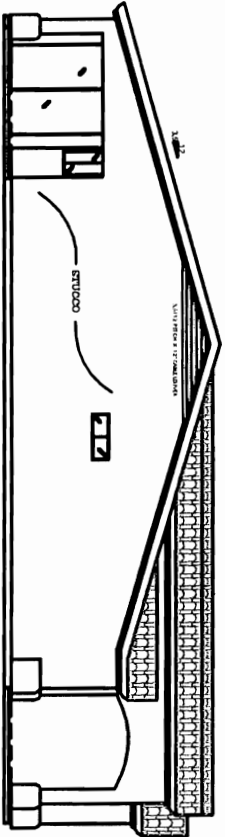
GENERAL NOTES:

- 1. APPROVED ADDRESS SHALL BE PROVIDED IN BLOCK AND CITY.
- 2. APPROVED ADDRESS SHALL BE PROVIDED FROM THE STREET OR RAMP NUMBERING SYSTEM (SEE PLAN SHEET).
- 3. THE ROOF AND S/S SHALL BE EXTERIOR.
- 4. ALL EXTERIOR WINDOWS SHALL MEET THE REQUIREMENTS.
- 5. FRONT DOOR SHALL BE 36" WIDE BY 80" HIGH.
- 6. ALL DOORS SHALL BE 36" WIDE BY 80" HIGH.
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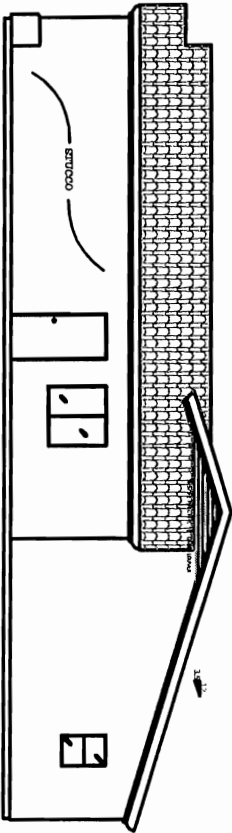
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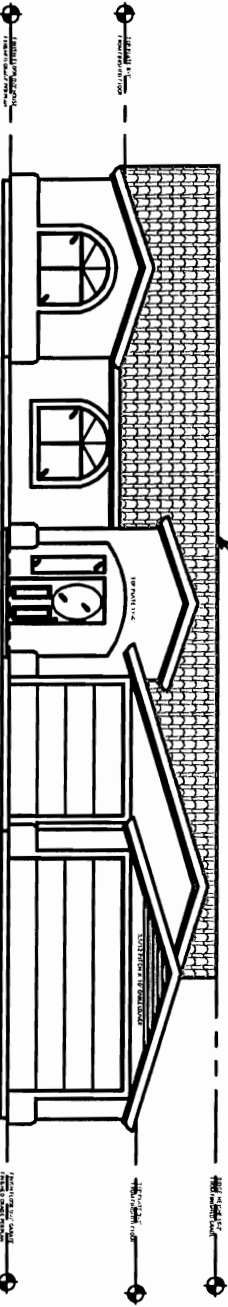
REAR ELEVATION
SCALE 1/4"=1'



LEFT ELEVATION
SCALE 1/4"=1'



RIGHT ELEVATION
SCALE 1/4"=1'



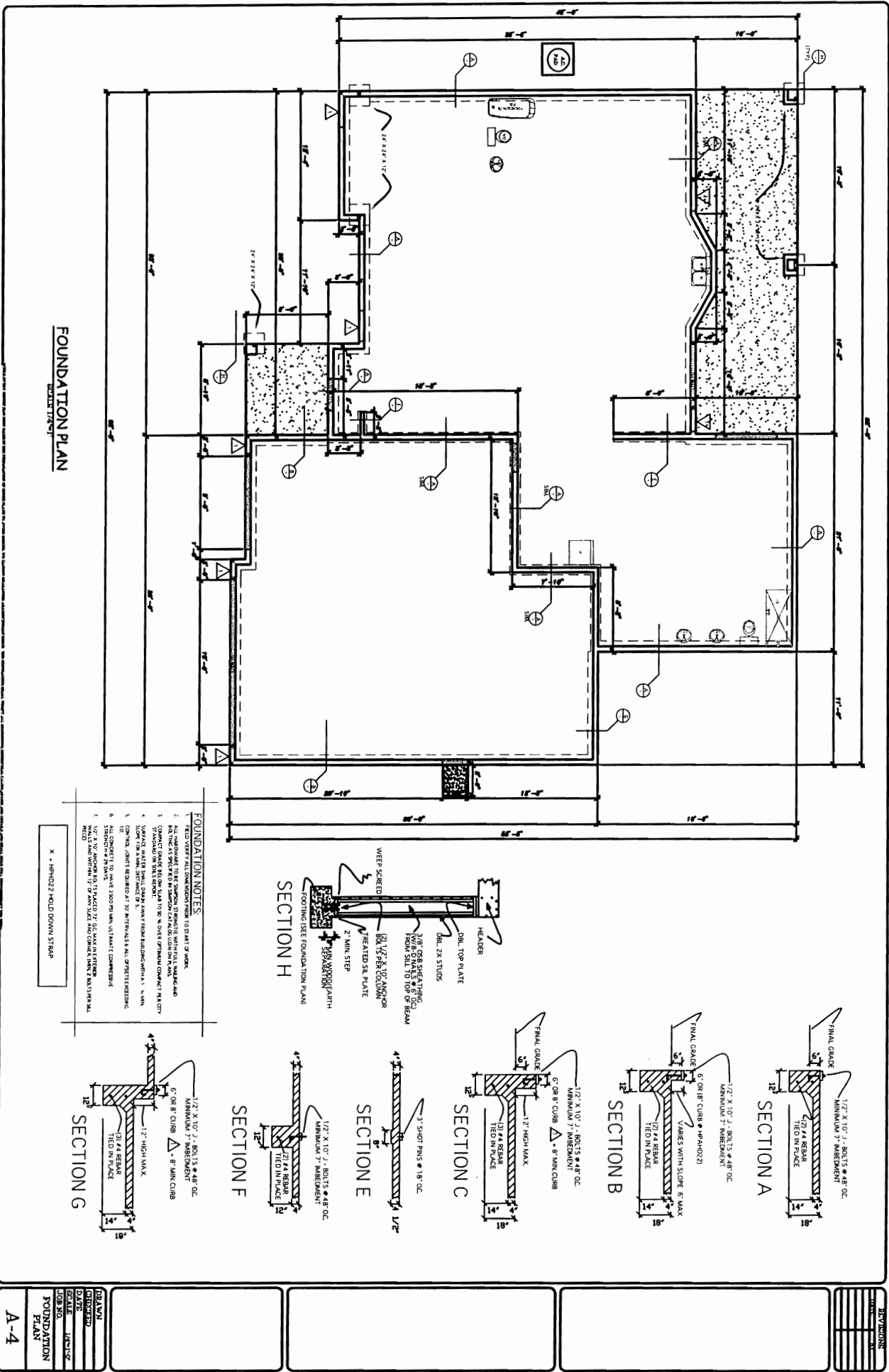
FRONT ELEVATION
SCALE 1/4"=1'

- ELEVATION NOTES**
1. FINISH GRADE TO BE 8 FEET 0 INCHES ABOVE FINISH BALKING.
 2. FOUNDATION EXTERIOR SHALL COMPLY WITH CURRENT IRC AND CITY CODES.
 3. VERIFY FOUNDATION LAYS OUT CORRECTLY WITH OWNER AND ARCHITECT BEFORE CONSTRUCTION.
 4. CORNER OF 12" X 12" BROWSE TRIM SHALL BE WITHIN A 1/8" OF BALKING.

ATTIC VENT CALCULATIONS

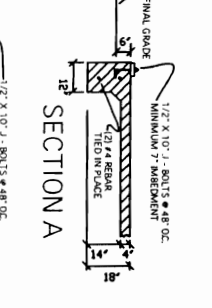
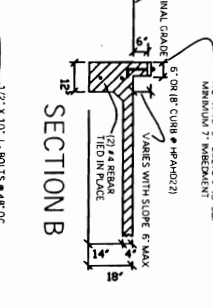
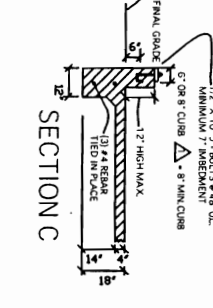
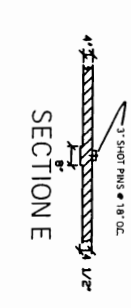
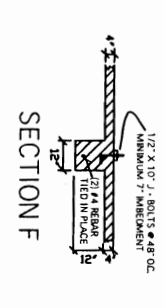
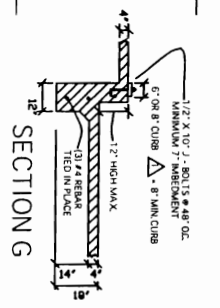
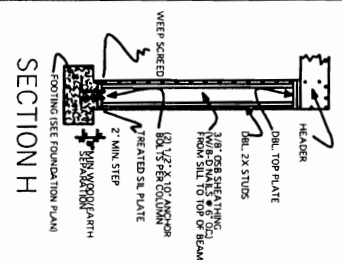
EFFECTIVE AREA TO PROVIDE VENTILATION: 200.0 SQ FT
 TOTAL VENT AREA PROVIDED: 200.0 SQ FT + 100.0 SQ FT
 TOTAL VENT AREA REQUIRED: 100.0 SQ FT
 LOWER VENTILATION PROVIDED: 100.0 SQ FT
 LOWER VENTILATION REQUIRED: 100.0 SQ FT
 TOTAL VENTILATION PROVIDED: 200.0 SQ FT
 TOTAL VENTILATION REQUIRED: 100.0 SQ FT
 LOWER VENTS: 2 OF 100.0 SQ FT EACH

DATE	
SCALE	1/4"=1'
JOB NO.	
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A-3	

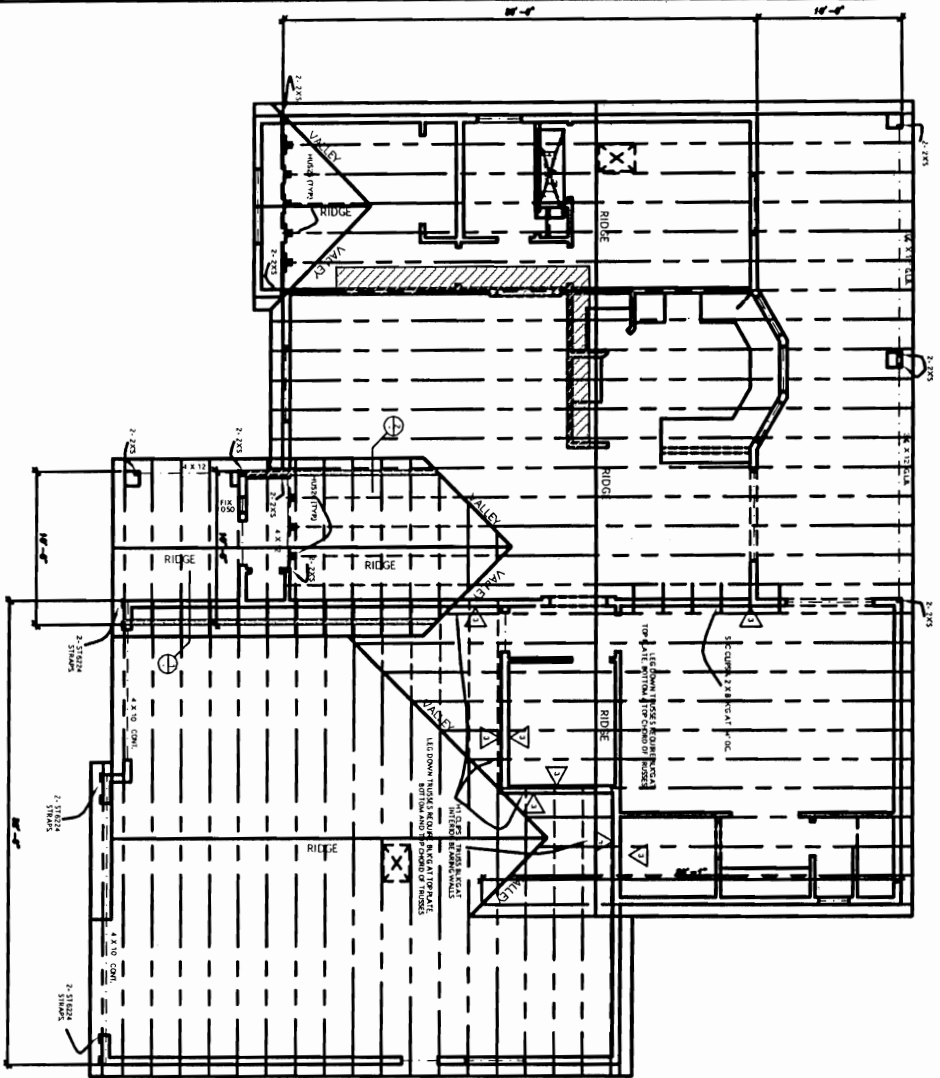


FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

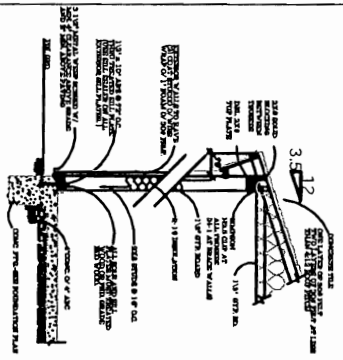
- FOUNDATION NOTES:**
1. FOUNDATION SHALL BE CONSTRUCTED TO START AT 8" FROM FINISH GRADE.
 2. ALL REINFORCEMENT SHALL BE SHOWN WITH ALL ANCHORS AND CONNECTIONS TO BE SHOWN IN SECTION C AND FOUNDATION PLAN.
 3. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 4. SUBGRADE SHALL BE GRAVEL UNDER ALL FOUNDATIONS WITH A MIN. 4" THICK.
 5. ALL FOUNDATIONS SHALL BE TO BE PROTECTED FROM FLOODING WITH A MIN. 1" SAND COVER.
 6. ALL CONCRETE TO BE MADE 2800 PSI MIN. ULTIMATE COMPRESSIVE STRENGTH.
 7. 1/2" X 10" ANCHORS TO BE PLACED AT 24" OC MAXIMUM FROM WALL AND WITHIN 12" OF ANY SLAB AND CONCRETE CURBS TO BE 3/8" DIA. MIN.



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FOUNDATION PLAN			
A-4			



ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



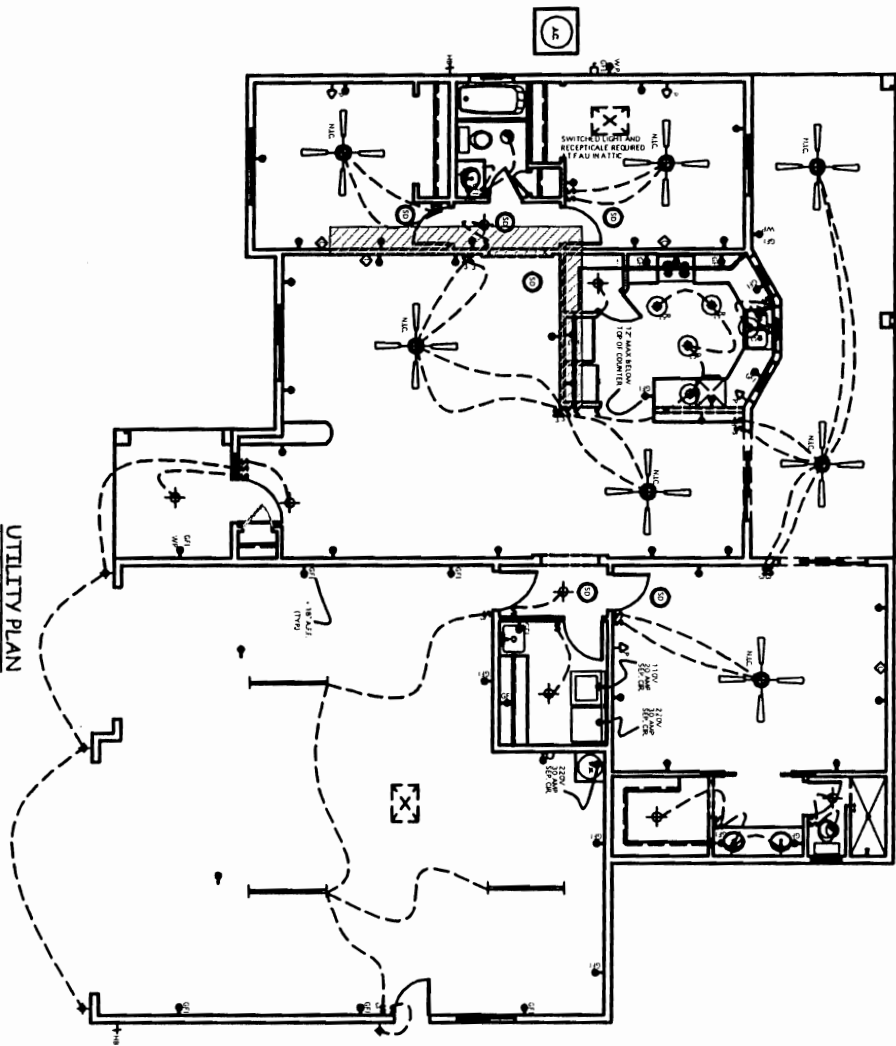
TYPICAL WALL SECTION

- FRAMING PLAN NOTES**
1. FIELD VIEWS Y ALL DIMENSIONS FROM 10' 0" LANT OF WORK
 2. THUSSES ARE REQUIRED TO BE SPACED AS SHOWN AT ALL JOINTS AND CORNERS
 3. RAFTERS ARE REQUIRED TO BE SPACED AS SHOWN AT ALL JOINTS AND CORNERS
 4. ALL JOINTS SHALL BE IN CORNER OR WITH MC TRAIL RIDGES
 5. ALL THE FINISHING AND GABLE END FINISHING SHALL BE CONNECTED TO THE
 6. FINISHING TO BE CONNECTED TO MC TRAIL RIDGES
 7. ALL RAFTERS TO BE CONNECTED TO THE RIDGES

ROOF SHEATHING	
1. 1/2" OSB	OR EQUIVALENT
2. 1/2" OSB	OR EQUIVALENT
3. 1/2" OSB	OR EQUIVALENT
4. 1/2" OSB	OR EQUIVALENT

UTILITY PLAN

SCALE 1/4"=1'-0"



UTILITY NOTES

- 1. ALL ELECTRICAL SYMBOLS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND THE 2008 NATIONAL ELECTRICAL CODE SUPPLEMENT.
- 2. PROVIDE ELECTRICAL SERVICE UNITS AND GROUNDING FOR THE FOLLOWING:
 - A. RECESSED LIGHTING
 - B. FAN MOTOR
 - C. WIRELESS COMMUNICATIONS ANTENNAS
 - D. AIR CONDITIONING
 - E. RECESSED LIGHTING
 - F. FAN MOTOR
- 3. ELECTRICAL OUTLETS SHALL BE RATED AND LOCATED TO MEET THE ROOM'S LOAD REQUIREMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND THE 2008 NATIONAL ELECTRICAL CODE SUPPLEMENT.
- 4. ELECTRICAL OUTLETS SHALL BE RATED AND LOCATED TO MEET THE ROOM'S LOAD REQUIREMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND THE 2008 NATIONAL ELECTRICAL CODE SUPPLEMENT.
- 5. WIRELESS COMMUNICATIONS ANTENNAS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND THE 2008 NATIONAL ELECTRICAL CODE SUPPLEMENT.
- 6. PROVIDE 30 AMPERE CIRCUIT BREAKER TO EACH RECESSED LIGHTING, FAN MOTOR, AND WIRELESS COMMUNICATIONS ANTENNA.
- 7. PROVIDE 20 AMPERE CIRCUIT BREAKER TO EACH AIR CONDITIONING UNIT.
- 8. PROVIDE 30 AMPERE CIRCUIT BREAKER TO EACH RECESSED LIGHTING, FAN MOTOR, AND WIRELESS COMMUNICATIONS ANTENNA.

ELECTRICAL SYMBOLS

- SWITCH W/ SPEED CONTROLLER FOR FAN
- SWITCH
- SWITCH SWAMP
- SWITCH DIMMER
- SWITCH W/ WATER PROOF BOX
- FLOOR PLATE
- DOUBLE OUTLET
- GROUND FAULT INTERRUPTER
- GROUND FAULT INTERRUPTER WITH WATER RESISTANT COVER
- SPECIAL OUTLET (SOUND)
- SWITCH FOR CONVENIENCE OUTLET
- WALL LIGHT
- CEILING MOUNTED LIGHT
- RECESSED SHOWER CAN LIGHT
- WATER PROOF
- RECESSED CAN LIGHT
- RECESSED LIGHT
- BATHROOM EXHAUST FAN
- CANISTER DISPOSAL
- TELEPHONE
- CABLE-TV
- SMOKE DETECTOR
- DISCONNECT
- FAN W/ SWITCH
- FLUSH MOUNT FLUORESCENT
- RECESSED FLUORESCENT
- RECESSED FLUORESCENT
- 4-27" DOWN
- 2 FLOOR W/ WINDUP
- 4-27" UP DOWNWATT FIXTURE
- BATH LIGHT FIXTURE
- INTERBRIGHT
- 3 SWITCHES

REVISIONS	
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SCALE	1/4"=1'-0"
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A-6	UTILITY PLAN

LHC Conventional Brace Wall Requirements

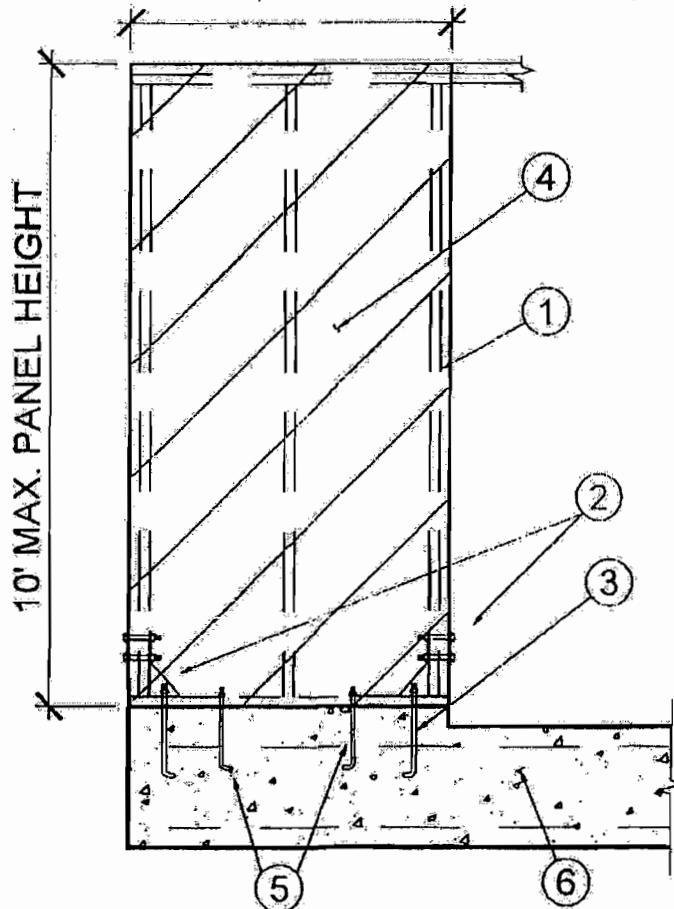
- Exterior and interior brace wall lines shall not be spaced more than 36'-0" o.c. in both longitudinal and transverse directions.
- Maximum 6'-0" offset between brace wall panels is allowed in a single brace wall line. If offset exceeds 6'-0" a new brace wall line must be established.
- A brace wall 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

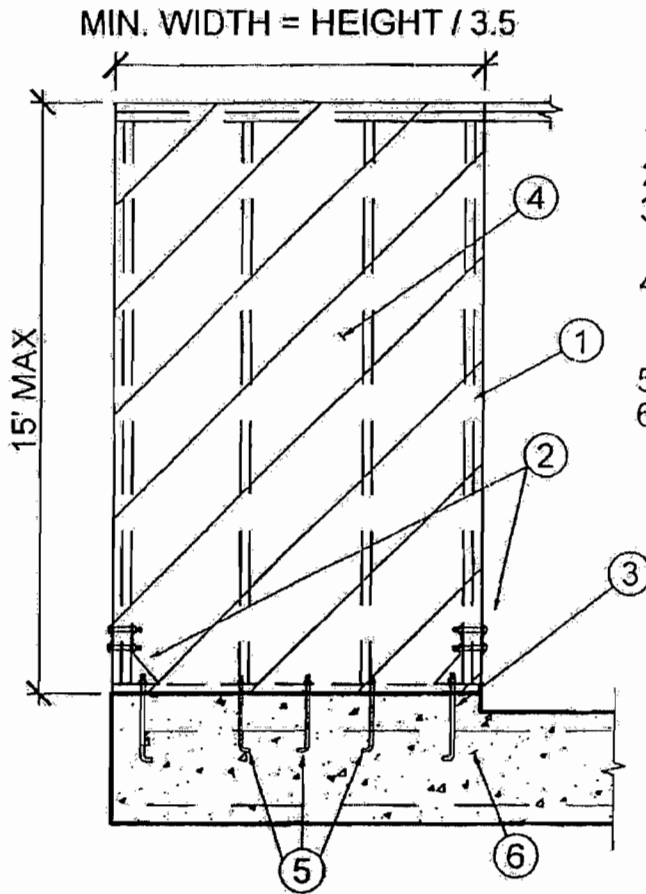


MIN. 3/8" A.P.A. RATED SHEATHING - 8d @ 4" EDGES, 12" FIELD. (HOLDDOWNS ARE NOT REQUIRED). 4' PANEL MIN.



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 FOR
WALLS EXCEEDING 10' IN HEIGHT

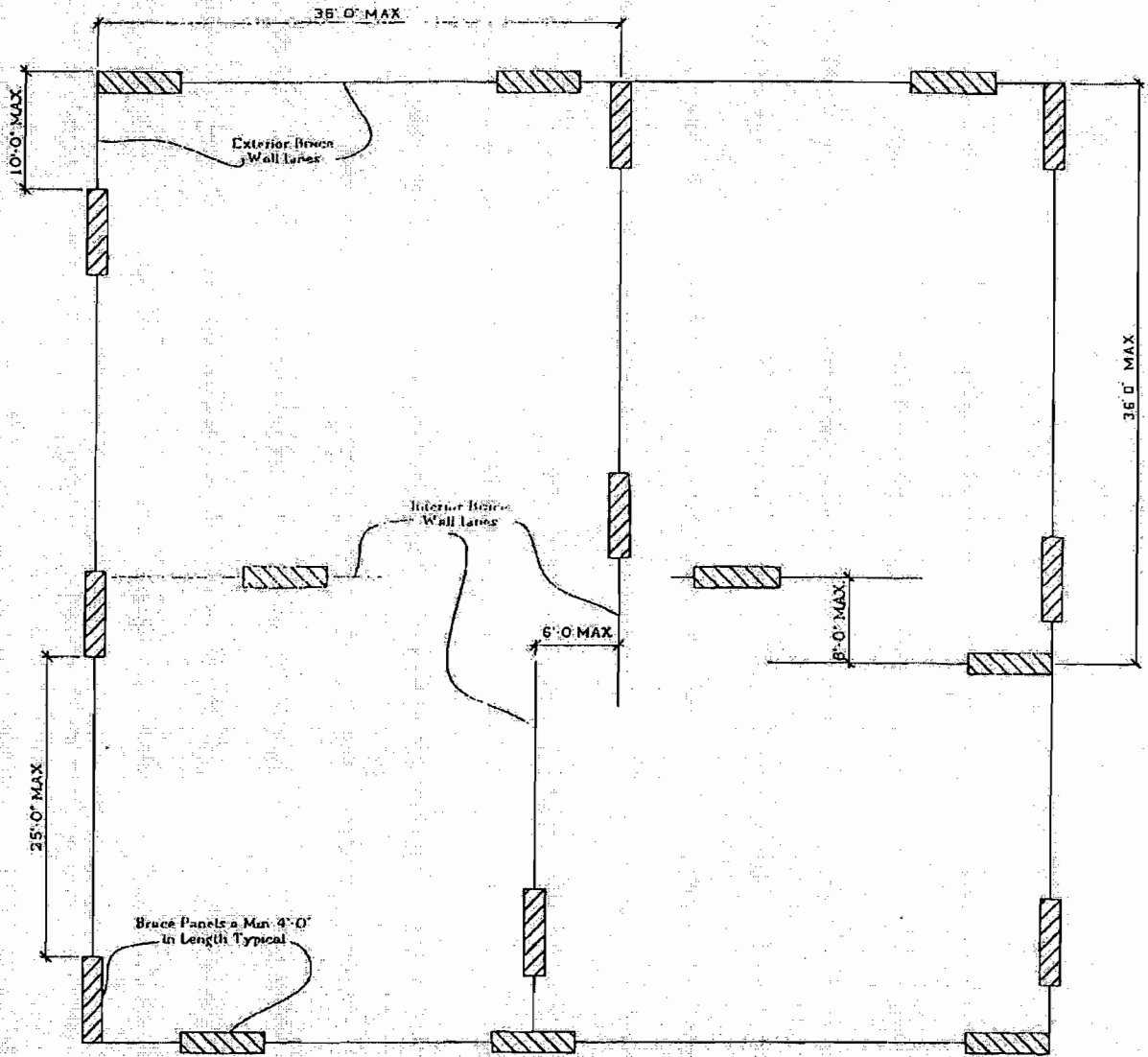


1. (2) 2x STUDS
2. SIMPSON HDU4 BOLTED TO 2-2X STUDS
3. A307 5/8"X14" ANCHOR BOLT
(MIN. 10" EMBEDMENT)
4. 3/8 A.P.A. RATED SHEATHING
NAILED W/ 8d @ 3", 3", 12"
(EDGES BLOCKED)
5. (3) 1/2"Ø ANCHOR BOLTS
6. CONTINUOUS FOUNDATION W/
(1) #4 REBAR TOP & BOTTOM



HEIGHT / 1.7 EQUALS MIN PANEL WIDTH WITHOUT HOLDDOWNS

LAKE HAVASU CITY BRACE WALL REQUIREMENTS



(ALL BRACE PANELS SHALL BE CLEARLY INDICATED ON THE PLANS)