PLAN REQUIREMENTS
FOR
GARAGES

SM

LAKE HAVASU CITY

"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"

GARAGE CHECKLIST

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

SITE PLAN

- [ ] Show distance to property lines
- [ ] Indicate maximum grade
- [ ] Distance from main structure (applies to detached structures)
- [ ] 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 details

FLOOR PLAN

- [ ] Window and door sizes and locations
- [ ] Indicate use and provide ceiling height
- [ ] 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 with existing roof span & slope.

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 (can be shown on floor plan)

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

EXTERIOR VIEW ELEVATIONS

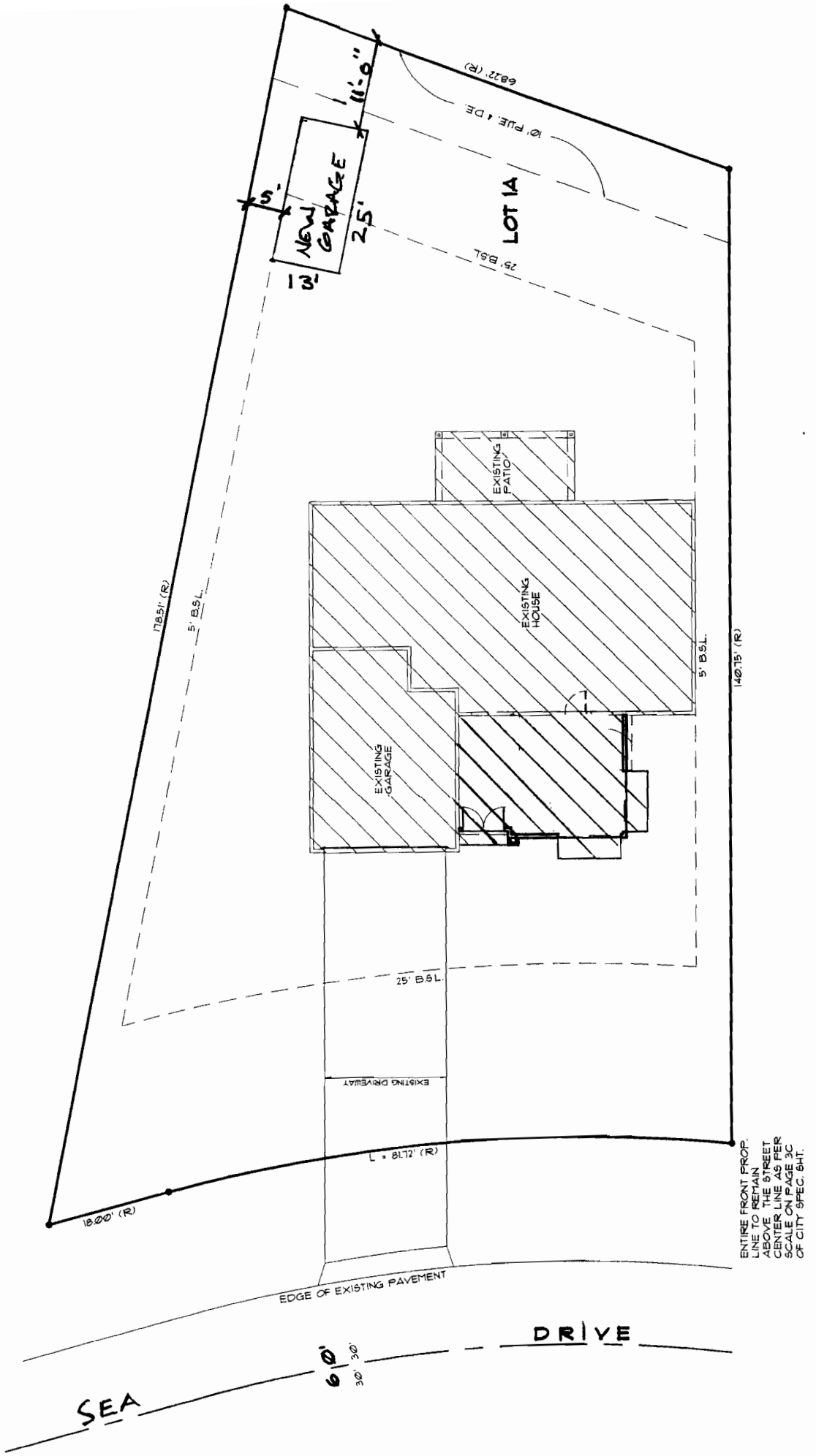
- [ ] Show a minimum of two views
- [ ] Window and door locations
- [ ] Indicate all plate heights from finish floor or top of stem wall
- [ ] Height of structure above grade
- [ ] Provide Attic Ventilation calculation

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:



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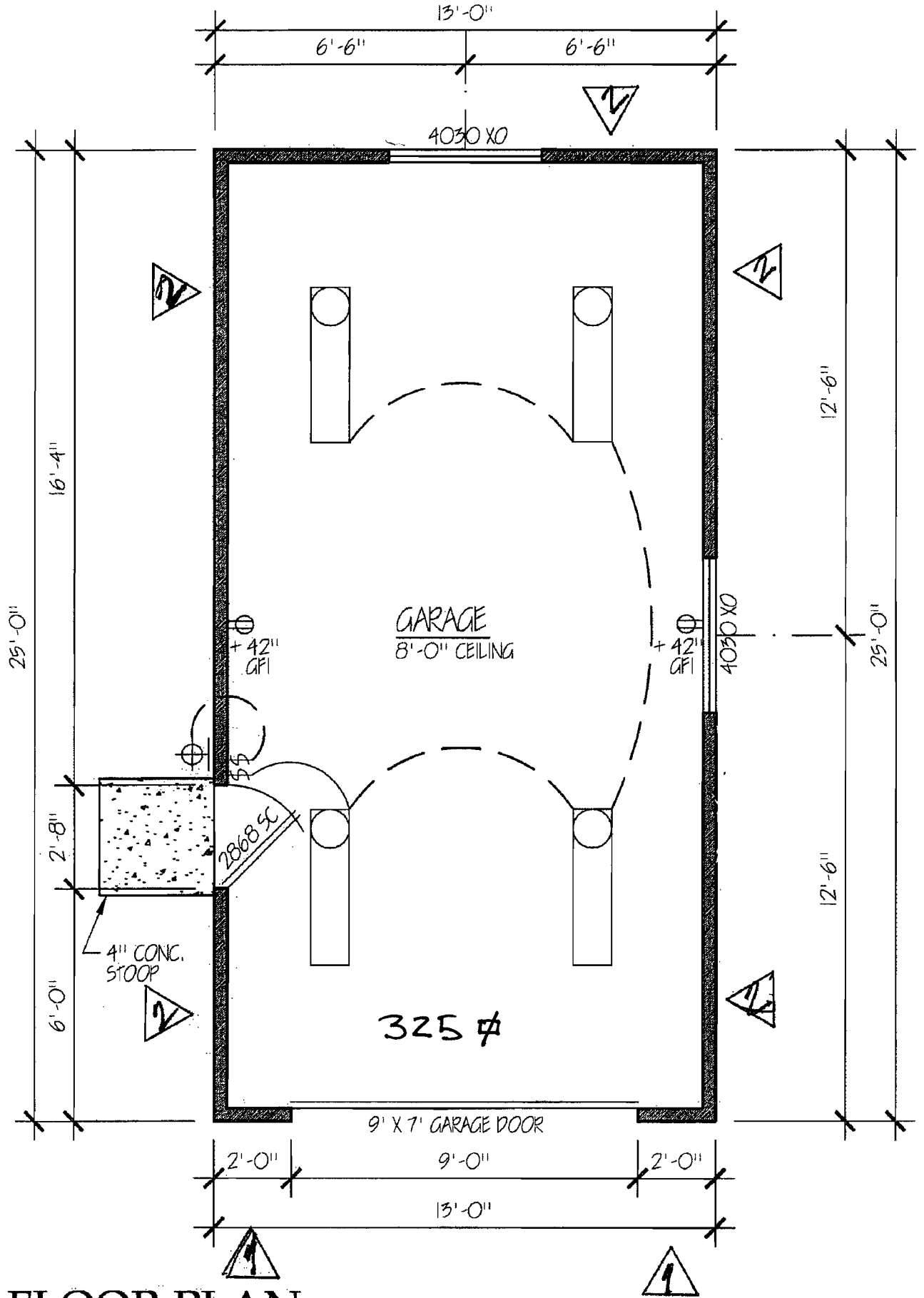
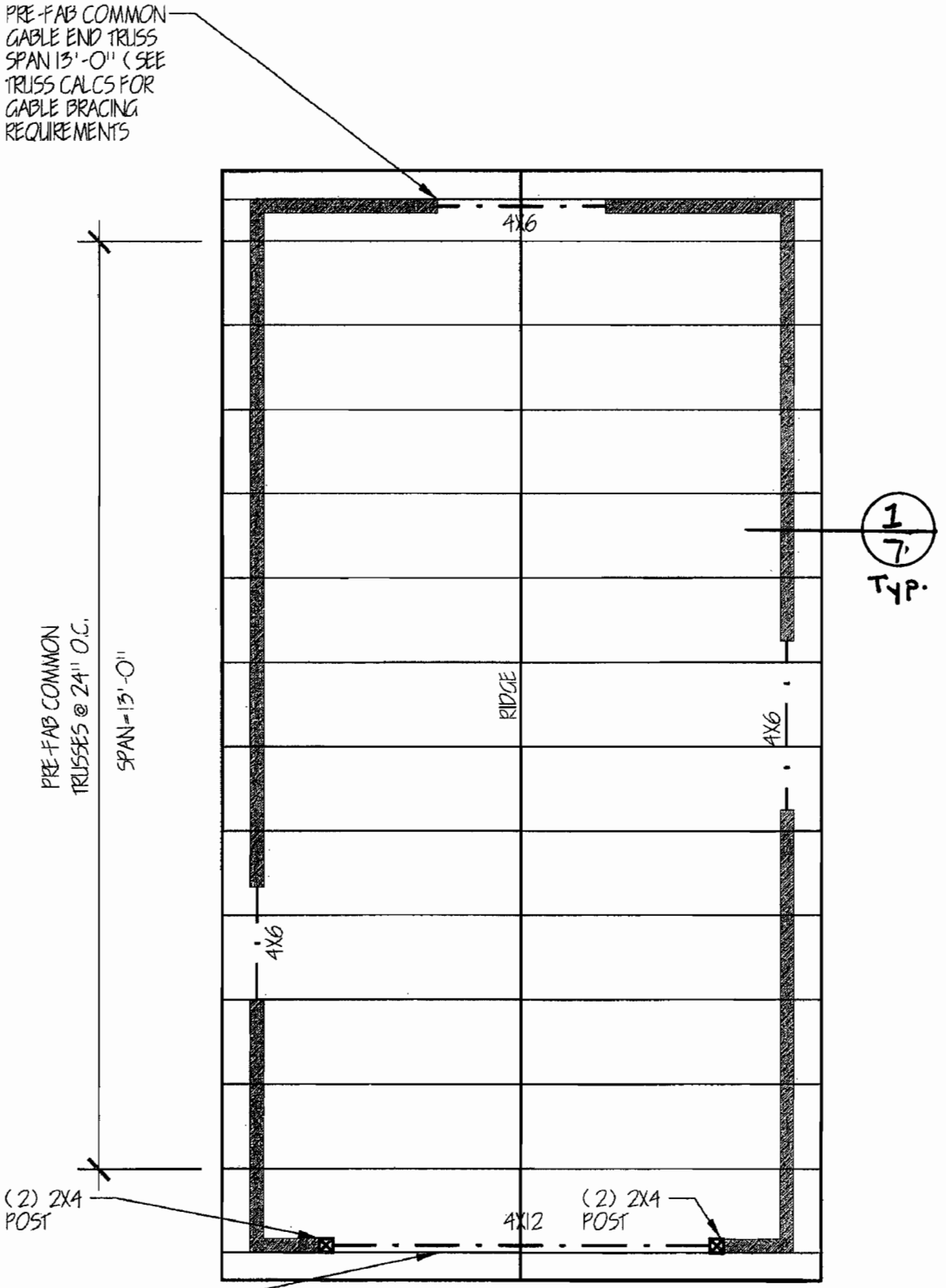
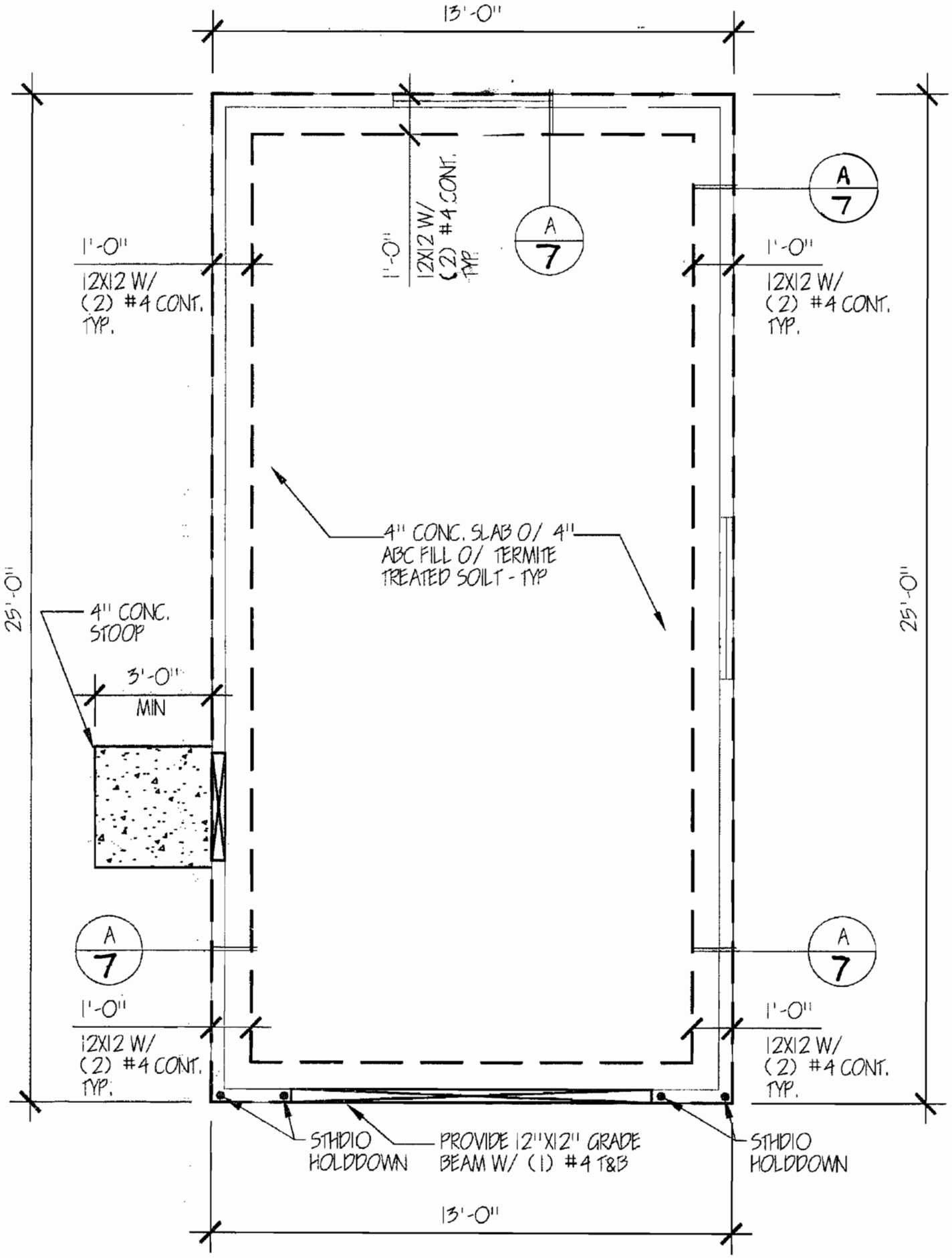


FLOOR PLAN

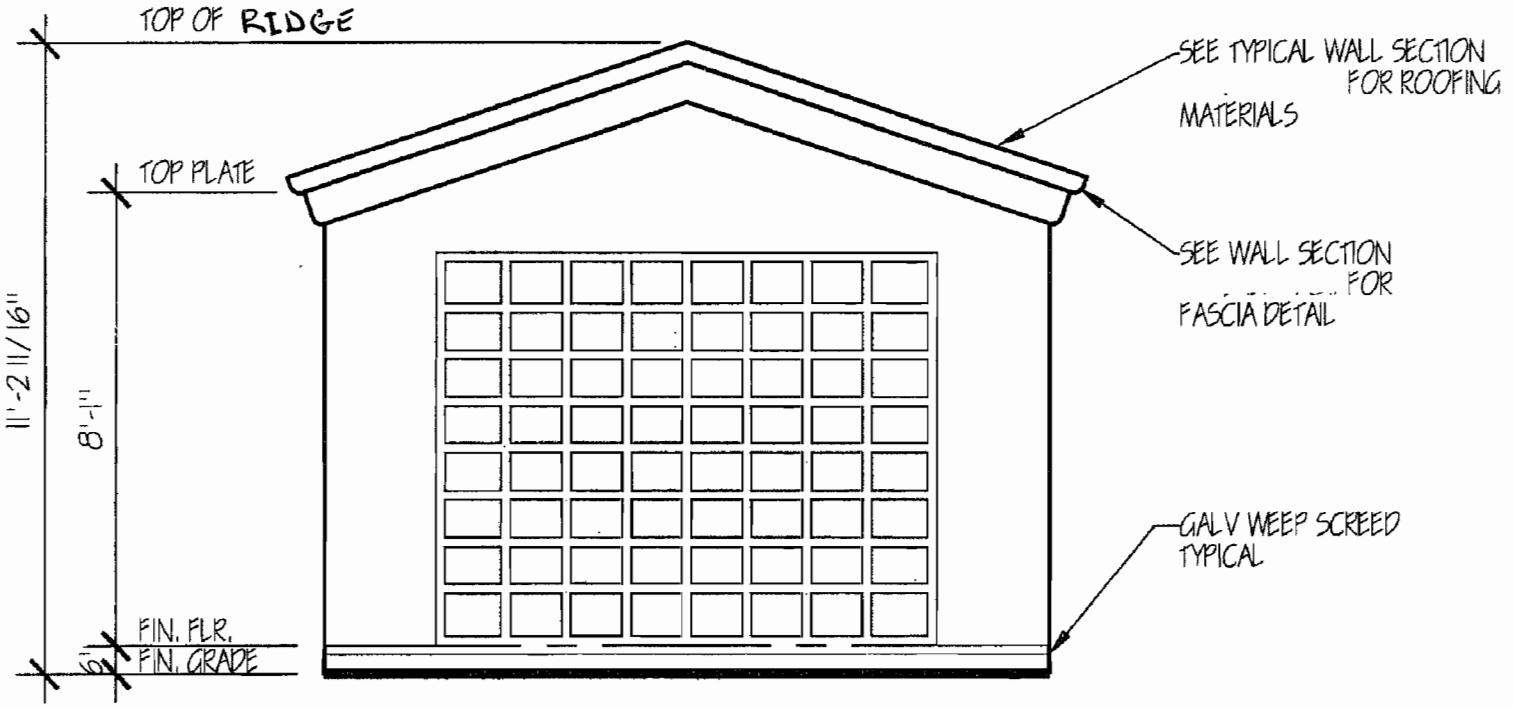
* SEE SHEET #8 FOR BRACEWALL DETAIL



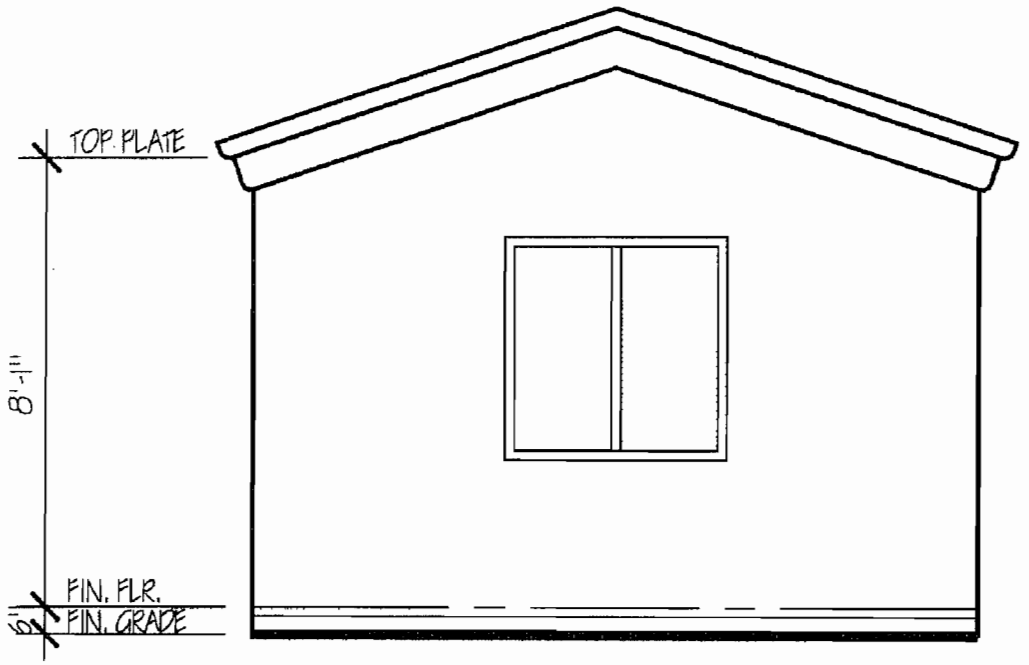
FRAMING PLAN



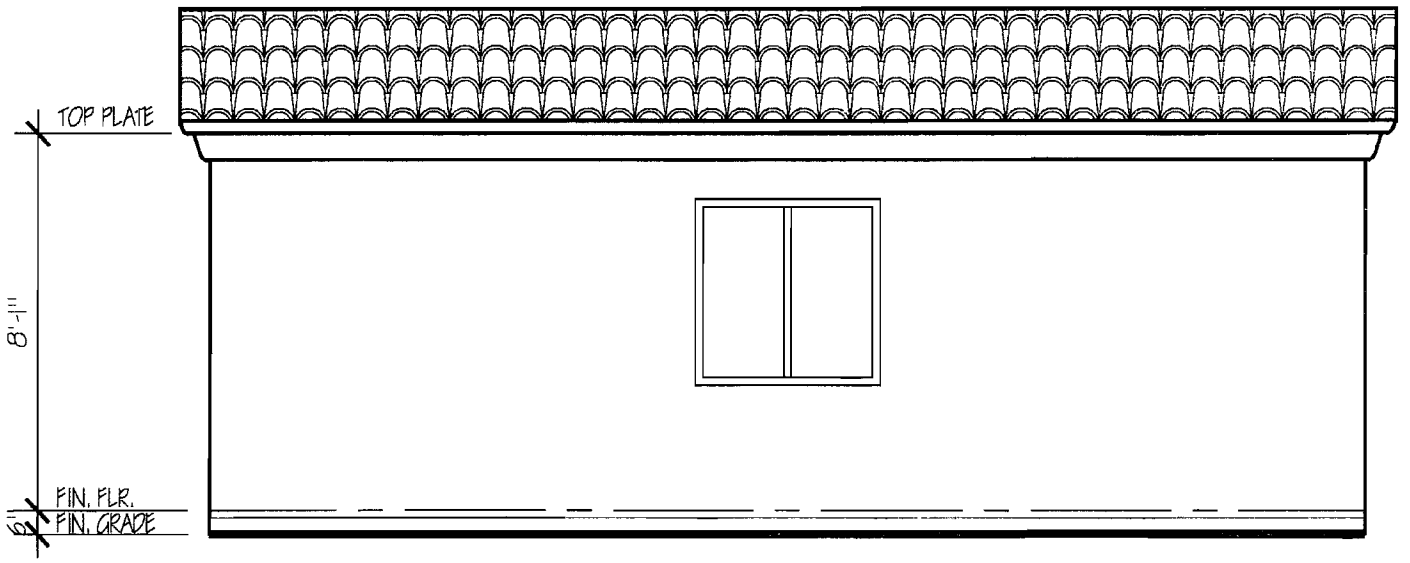
FOUNDATION PLAN



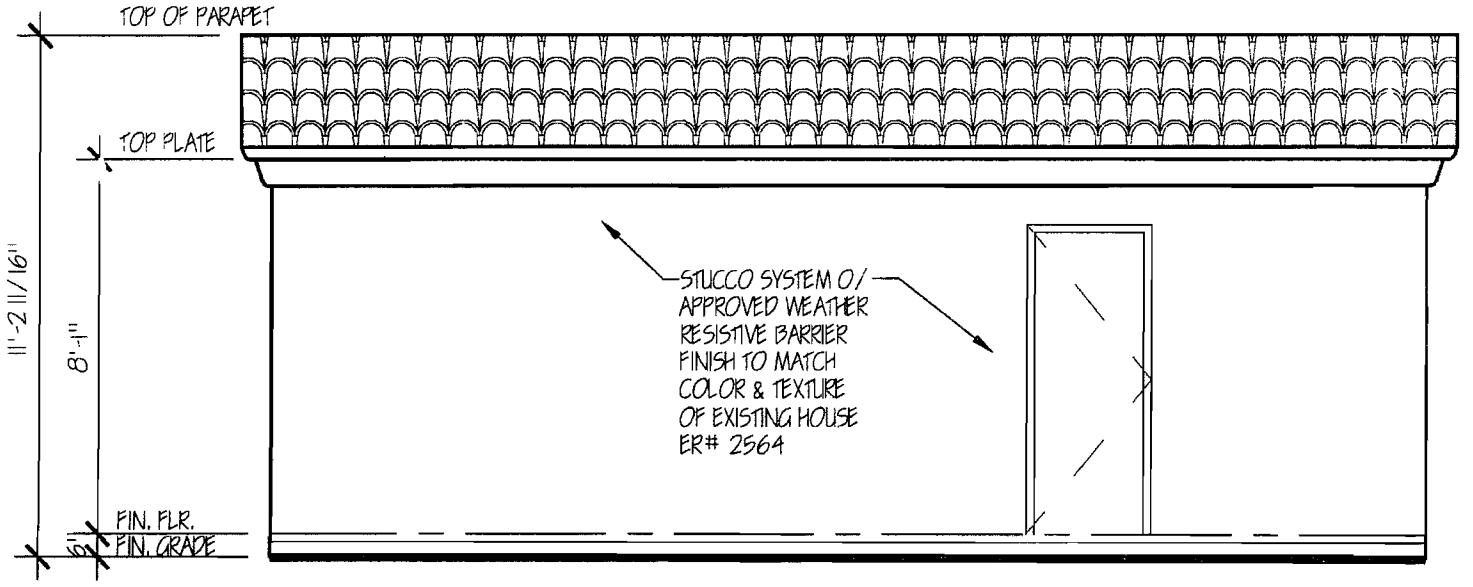
FRONT ELEVATION



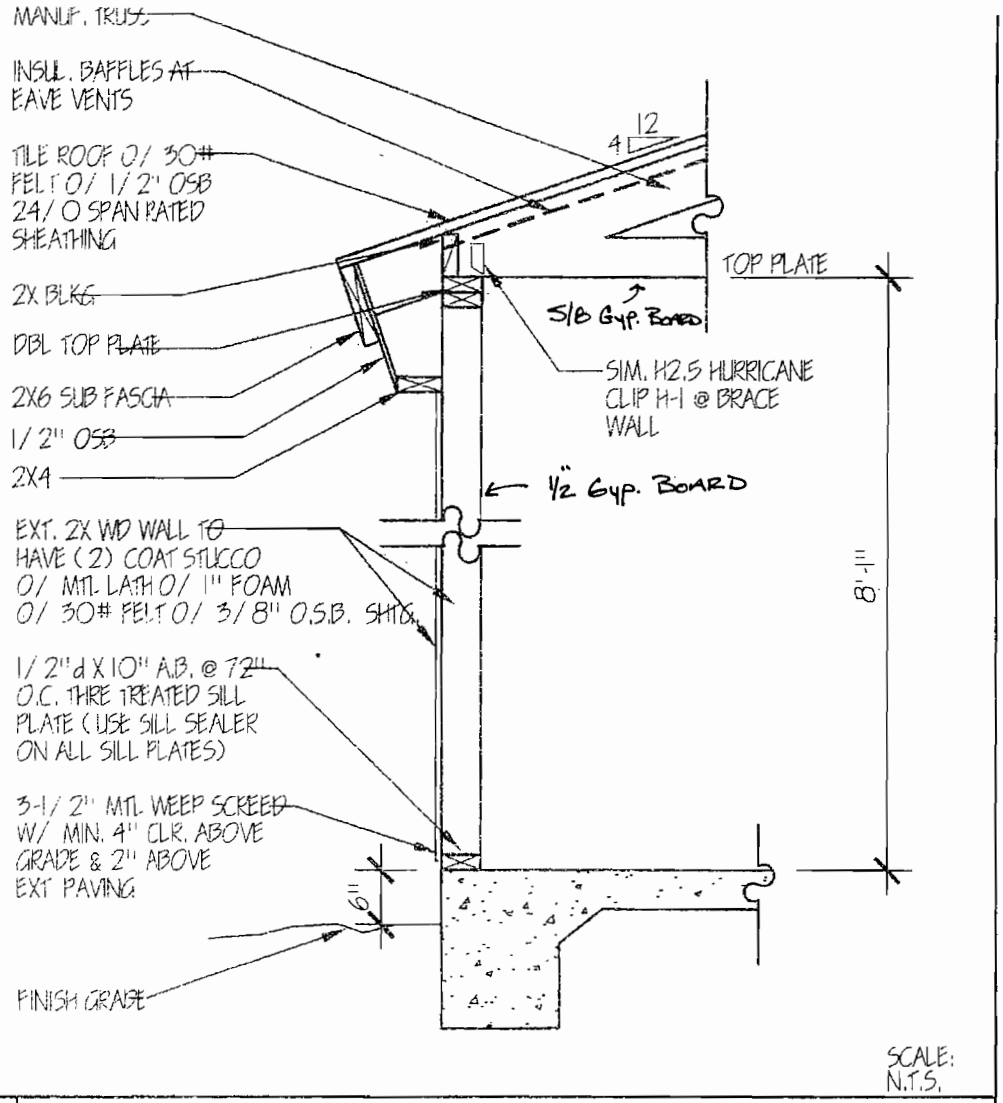
REAR ELEVATION



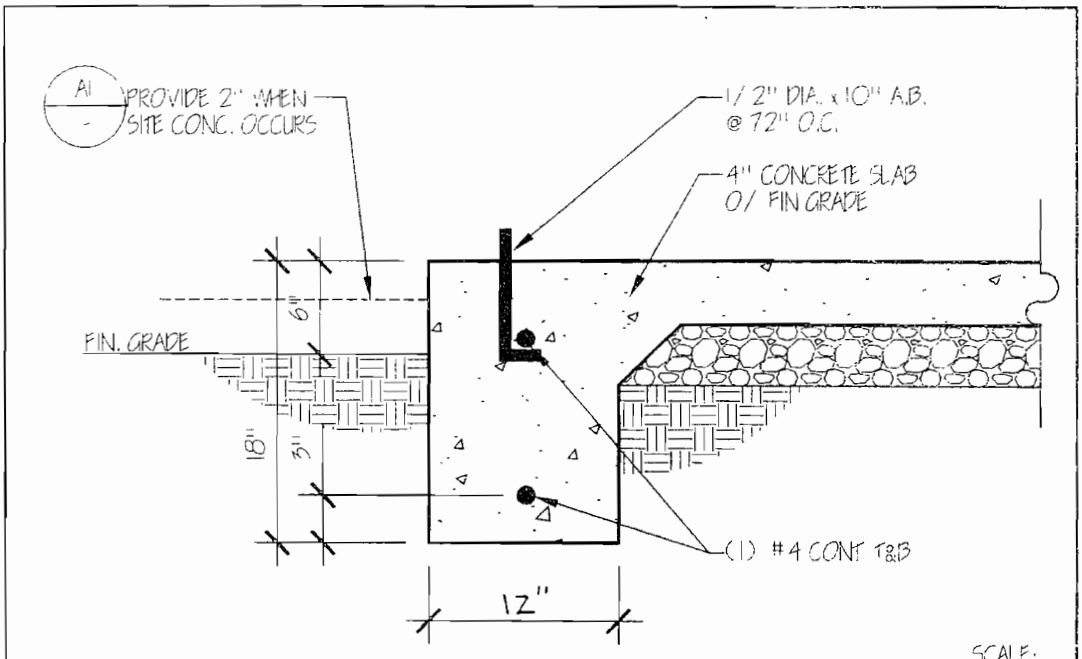
RIGHT ELEVATION



LEFT ELEVATION



1 TYPICAL WALL SECTION

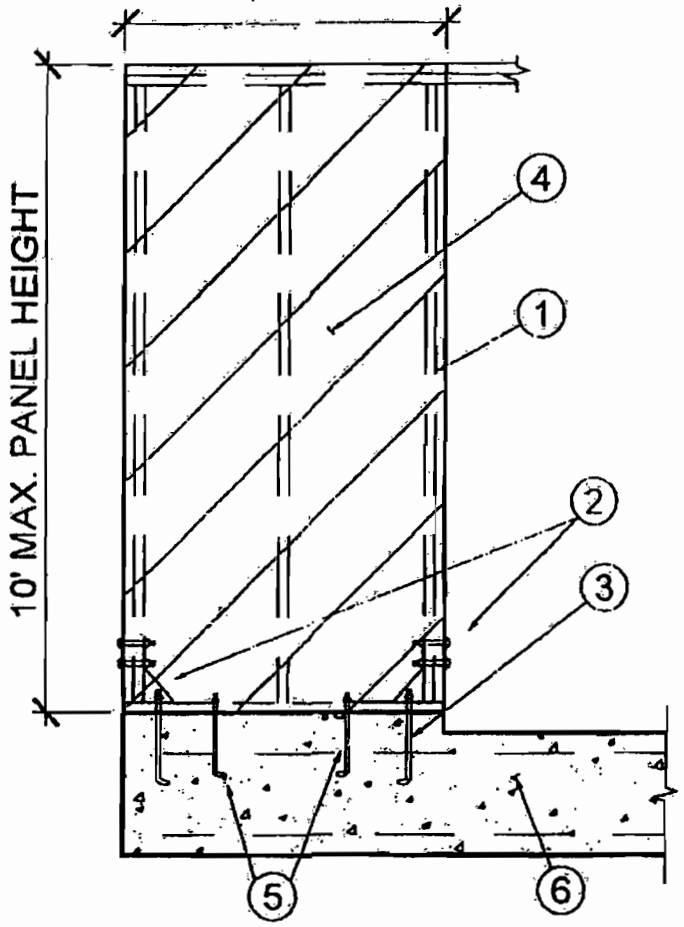


A BEARING WALL

LAKE HAVASU CITY
ONE STORY BRACE WALL

1

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



1. (2) 2X STUDS
2. SIMPSON HDU2 OR STHD10
3. A307 5/8"X12" ANCHOR BOLT (MIN. 8" EMBEDDMENT)
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. CONTINUOS FOUNDATION W/ (1) #4 REBAR TOP & BOTTOM

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

3 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."