

PLAN REQUIREMENTS  
FOR  
GARAGES



“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”

# 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

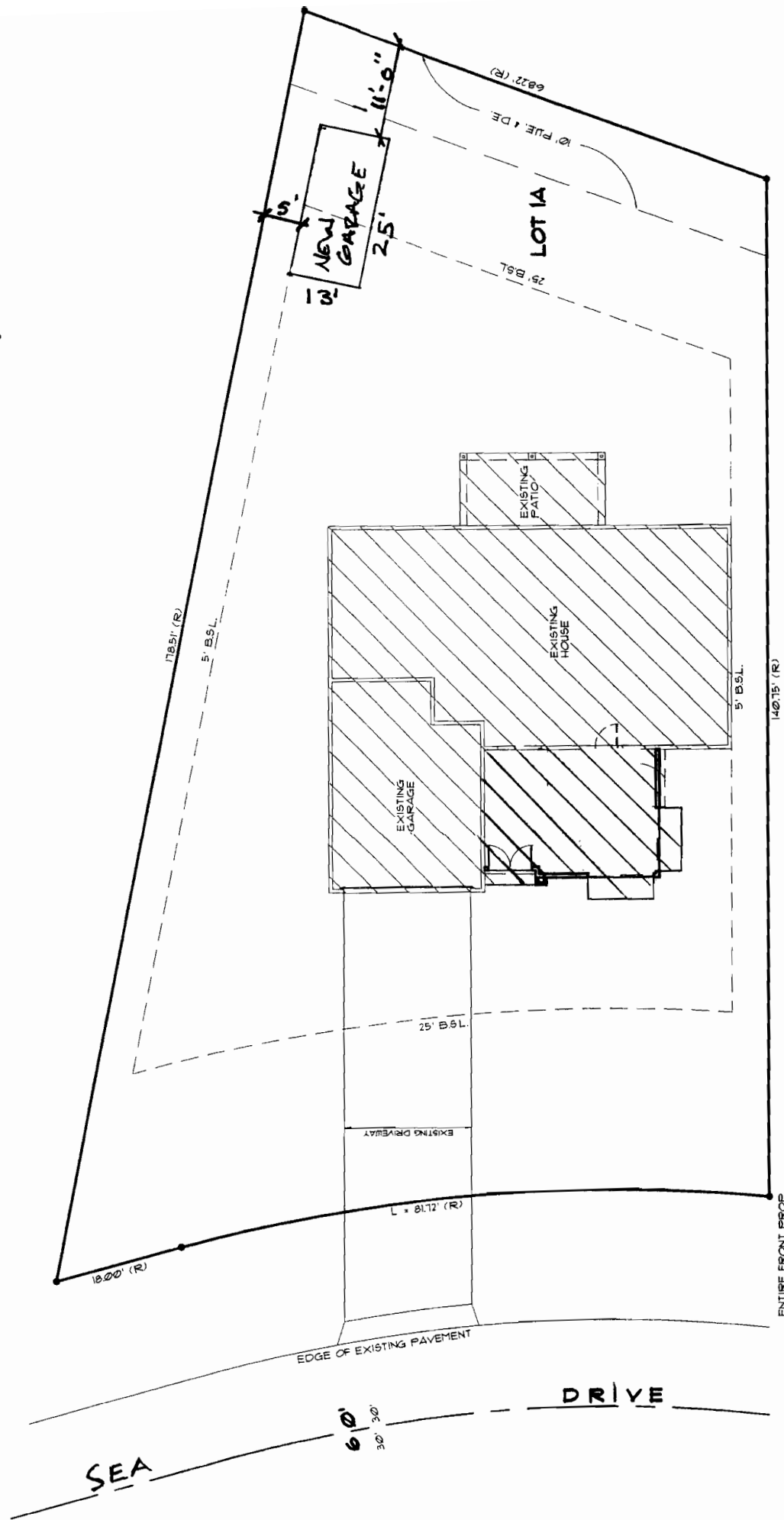
## **EXTERIOR VIEW ELEVATIONS**

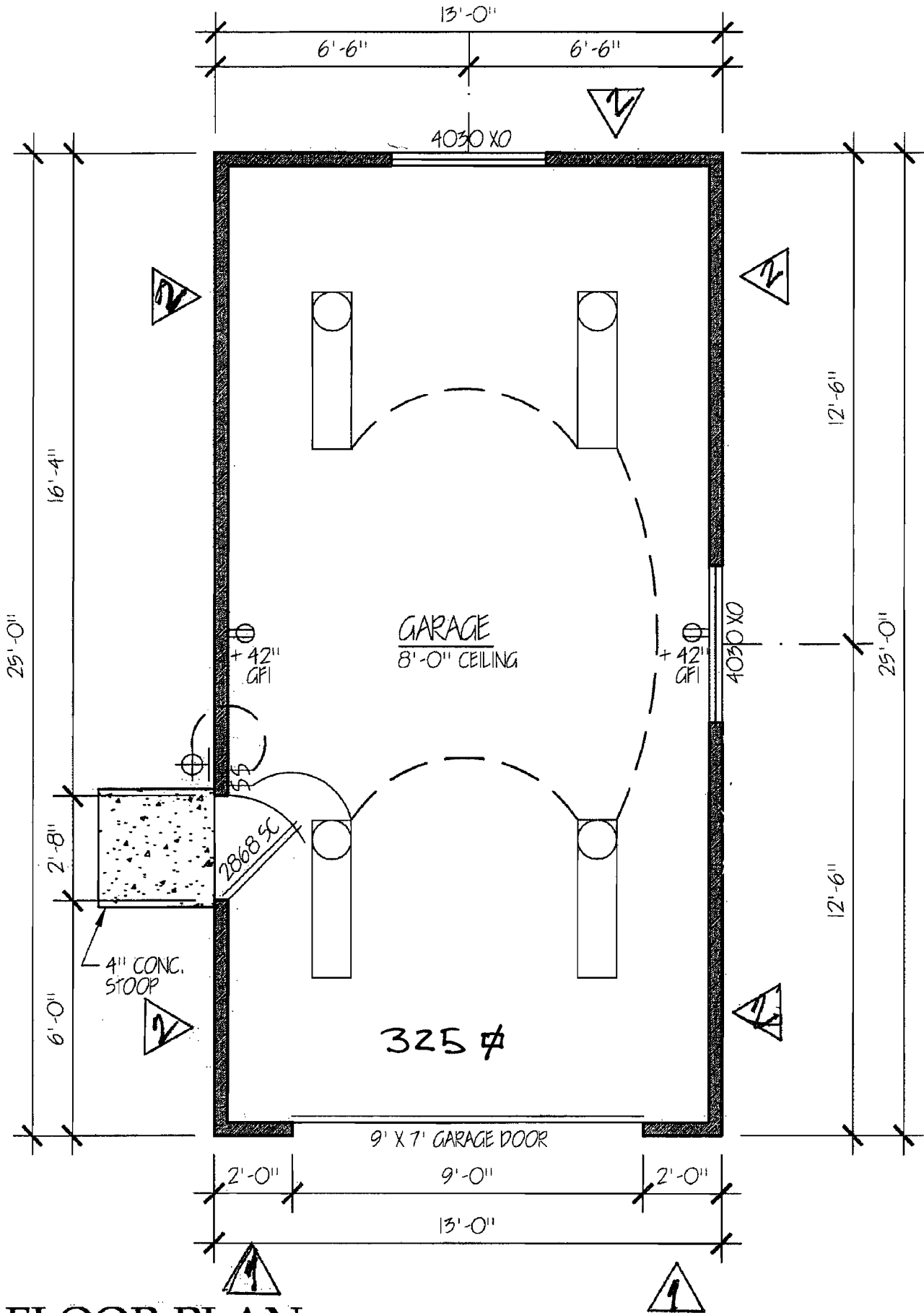
- Show a minimum of two views
- Window and door locations
- Indicate all plate heights from finish floor or top of stem wall
- Height of structure above grade
- Provide Attic Ventilation calculation

## **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:

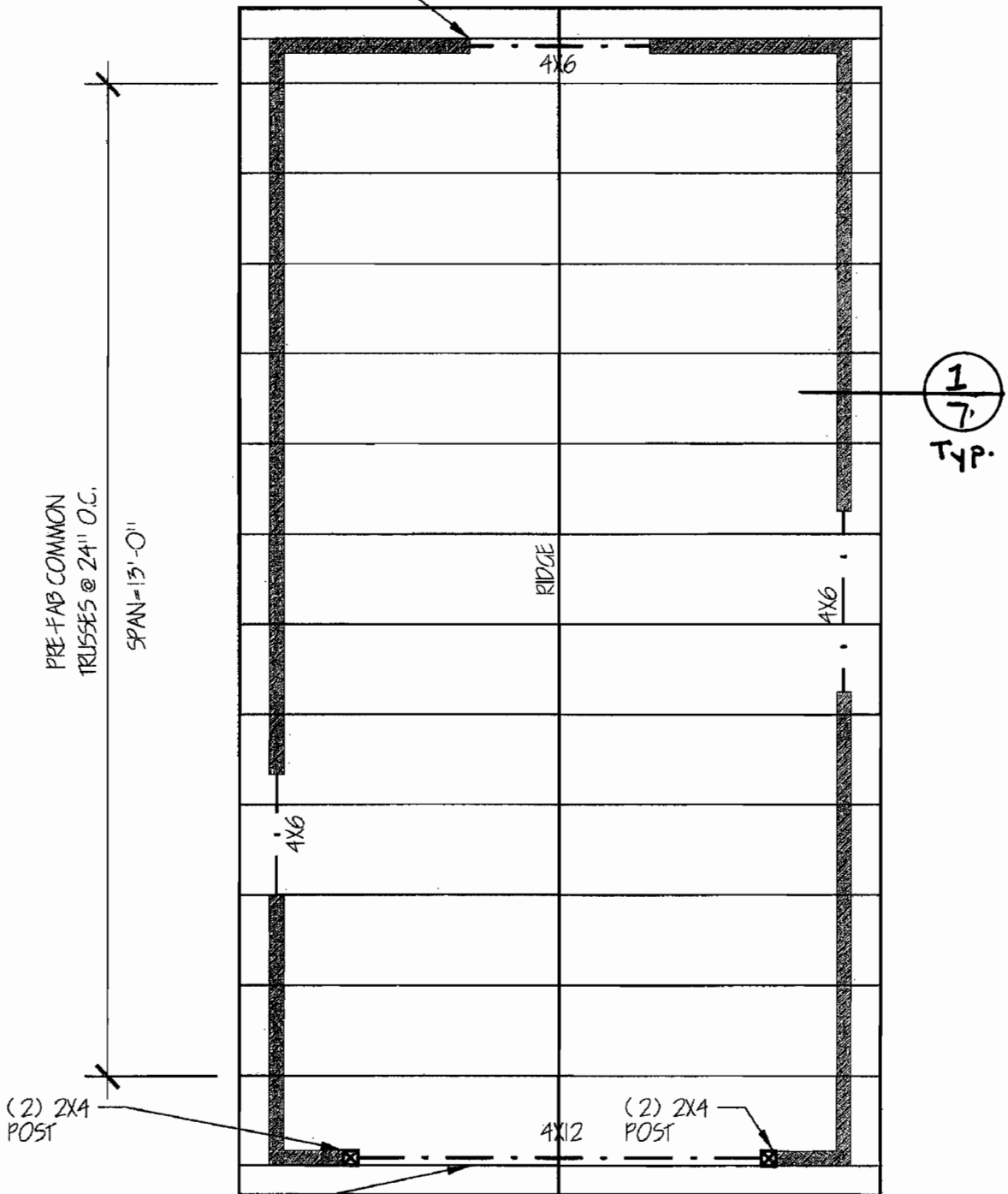




**FLOOR PLAN**

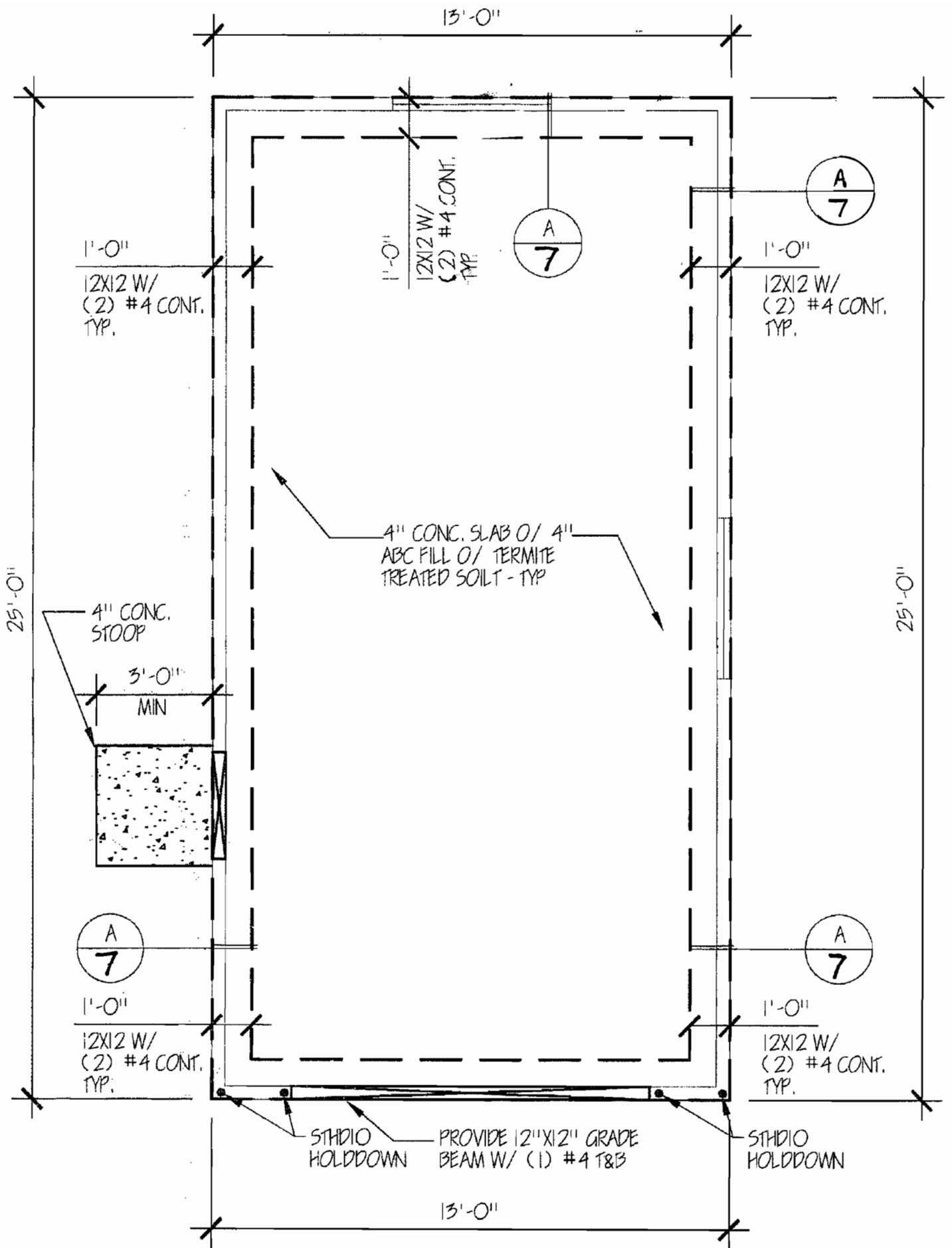
\* SEE SHEET #8 FOR BRACEWALL DETAIL

PRE-FAB COMMON  
GABLE END TRUSS  
SPAN 13'-0" (SEE  
TRUSS CALCS FOR  
GABLE BRACING  
REQUIREMENTS

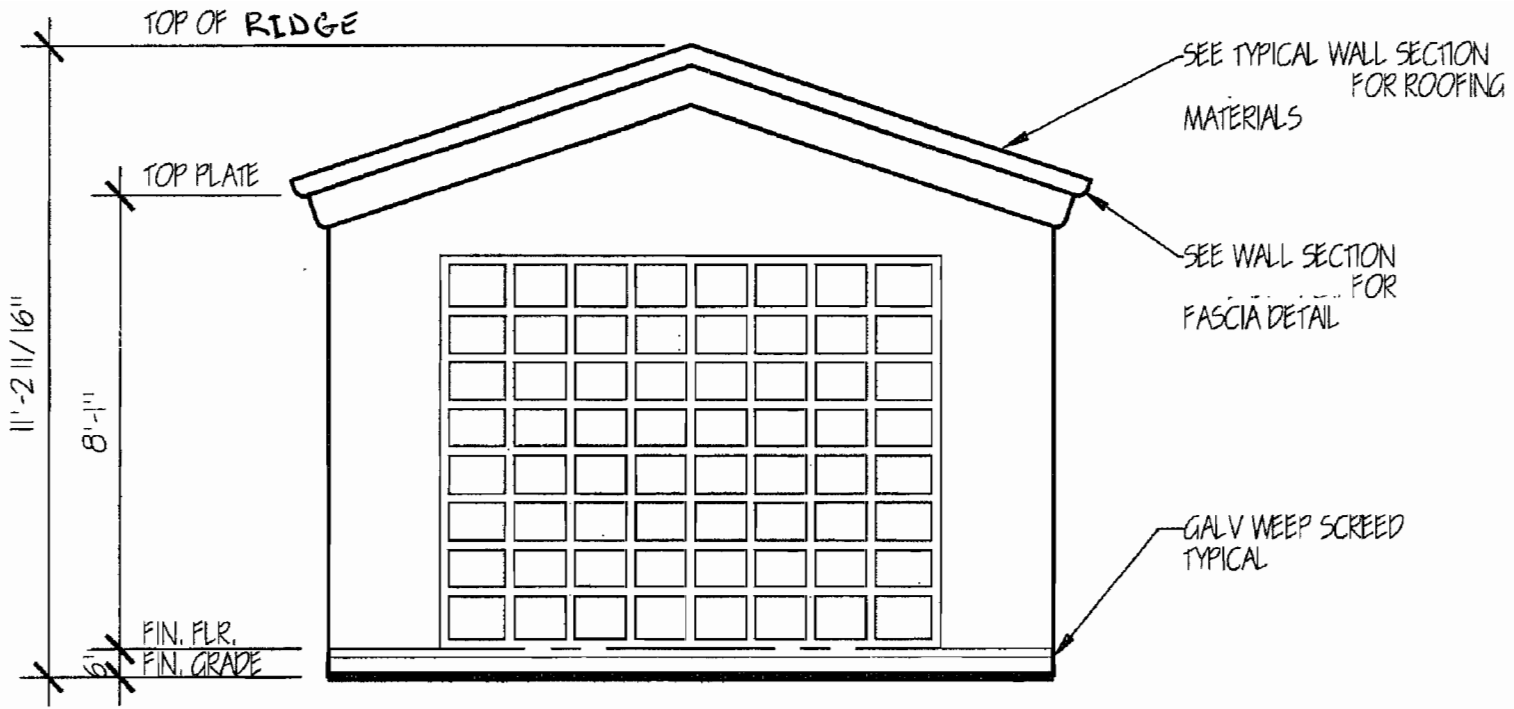


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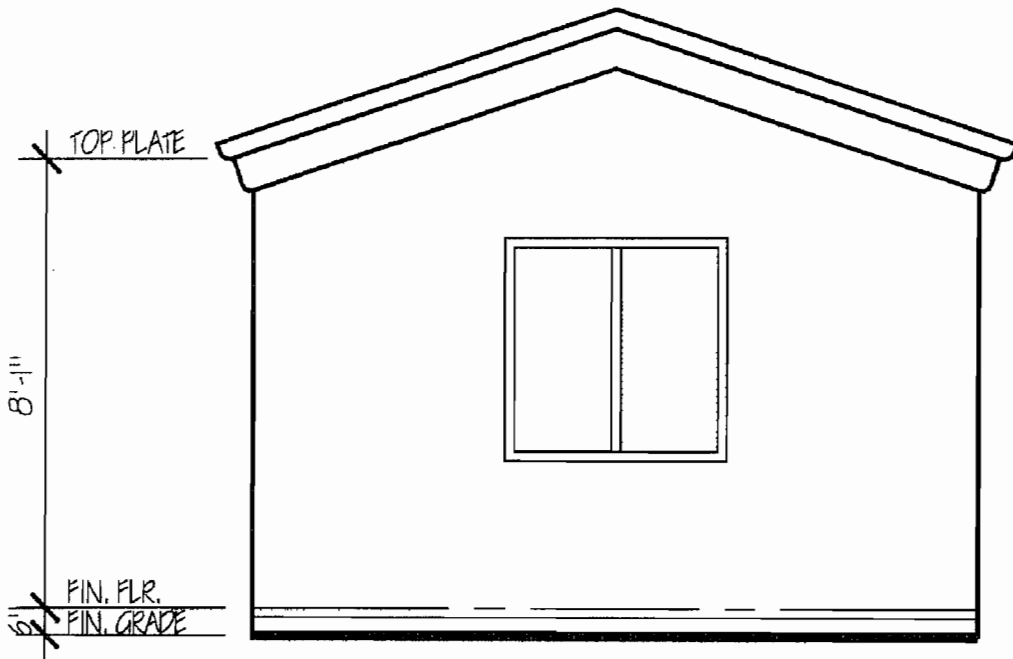
# FRAMING PLAN



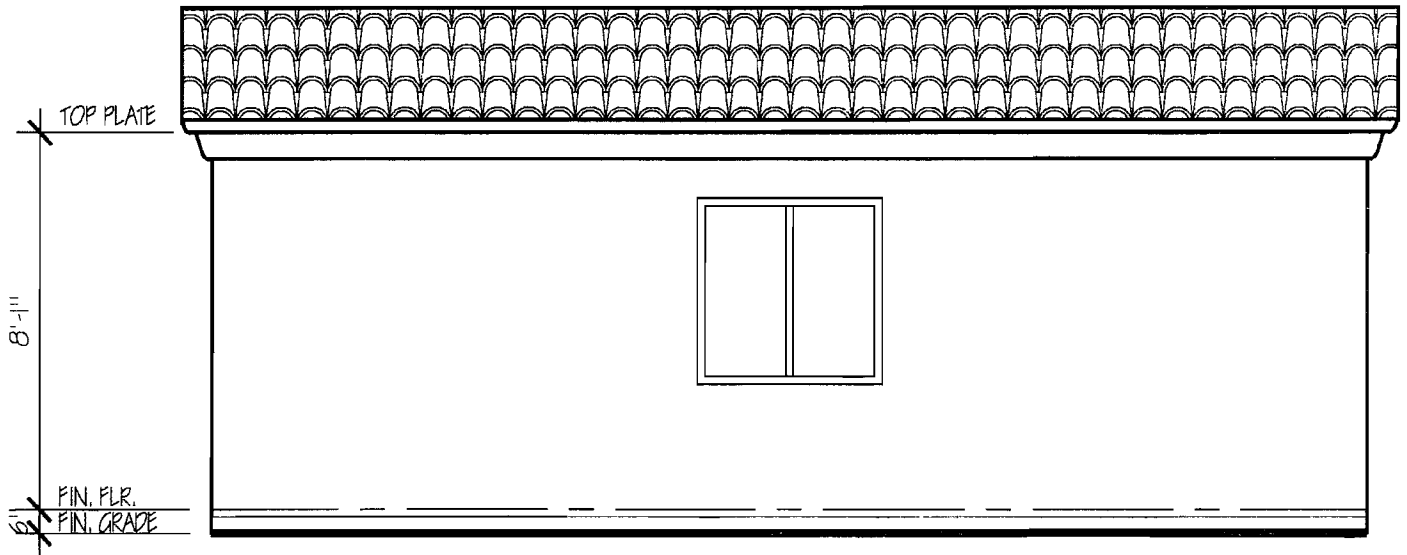
# FOUNDATION PLAN



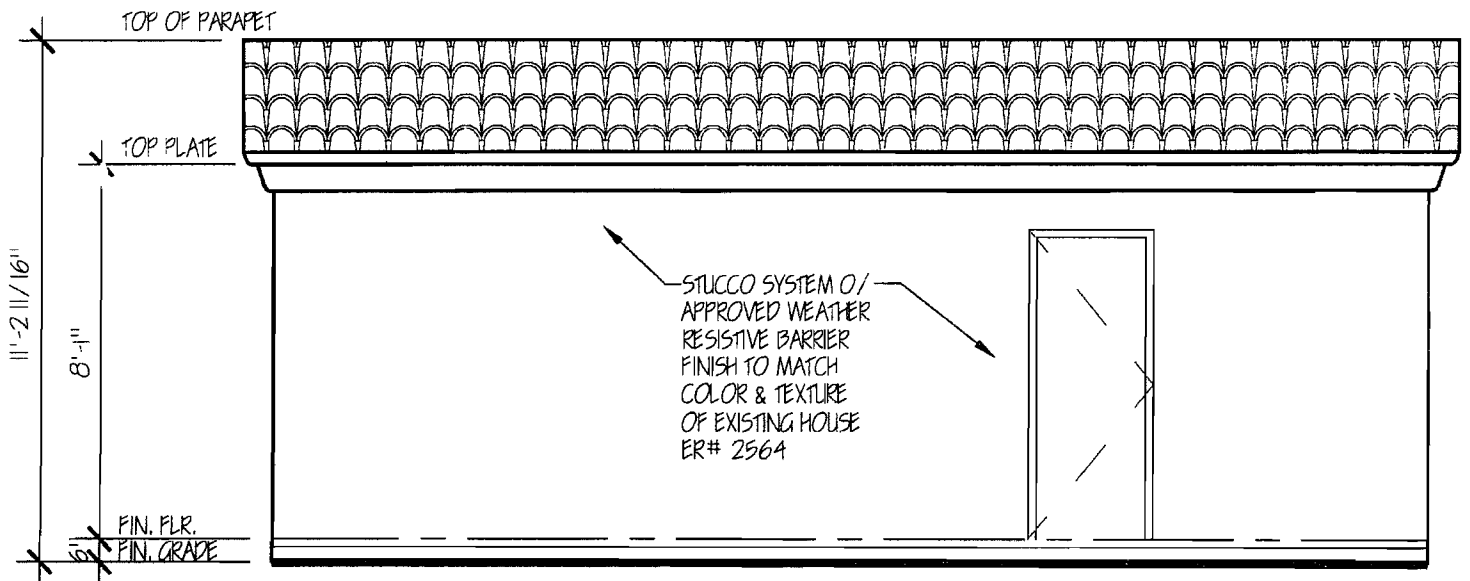
FRONT ELEVATION



REAR ELEVATION

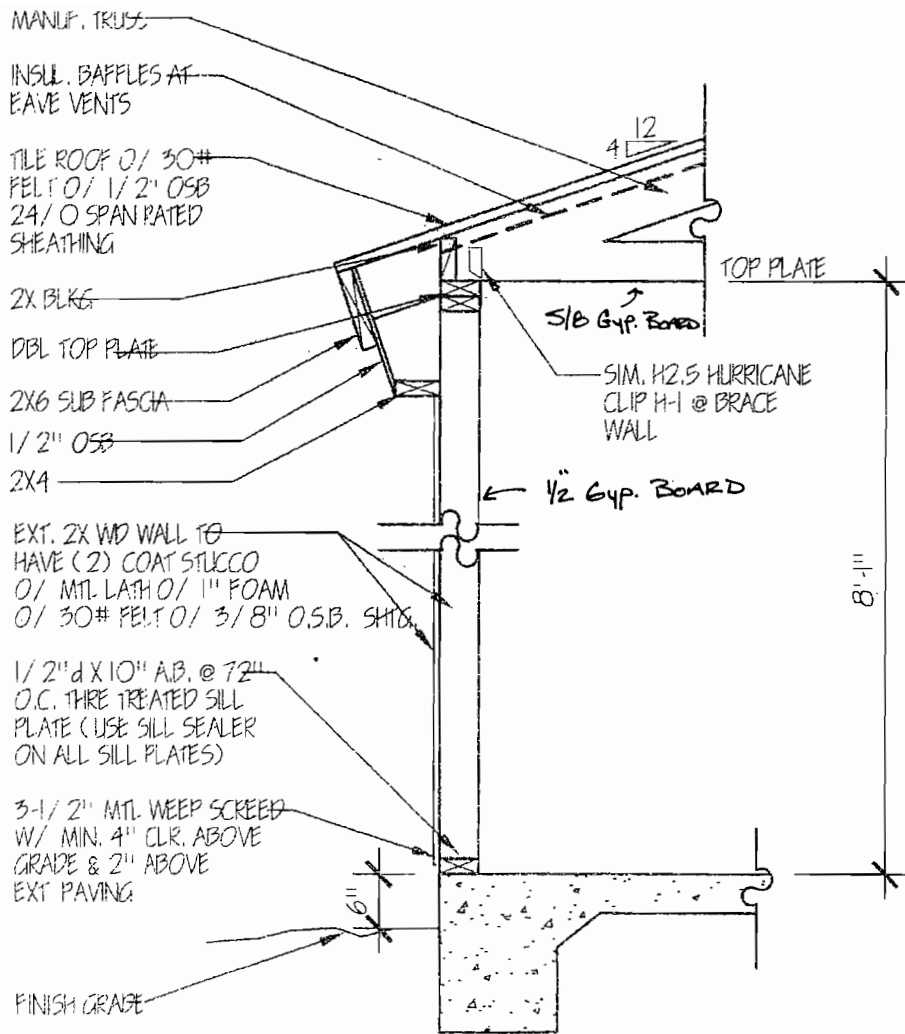


RIGHT ELEVATION



LEFT ELEVATION

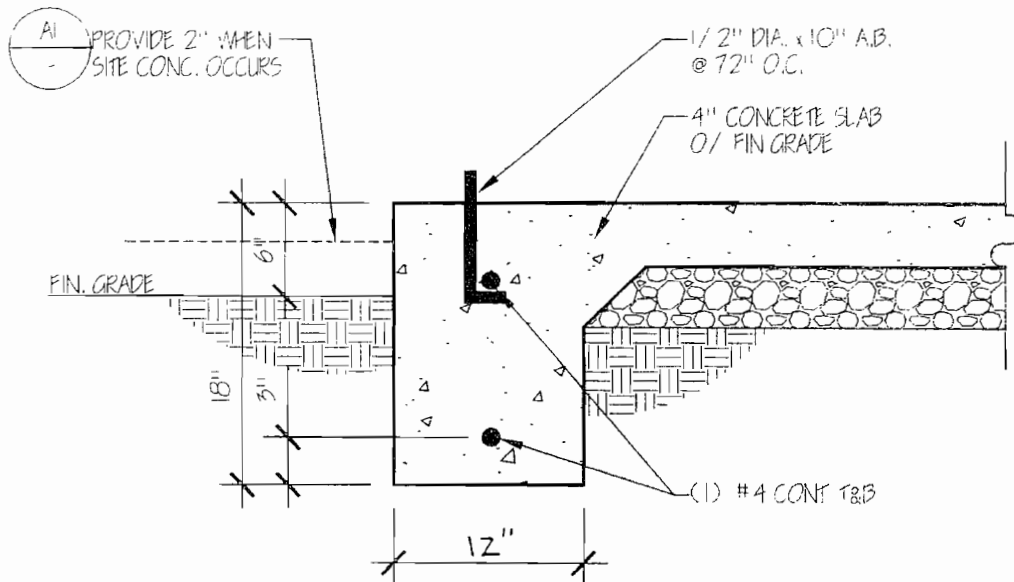




SCALE: N.T.S.

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# TYPICAL WALL SECTION



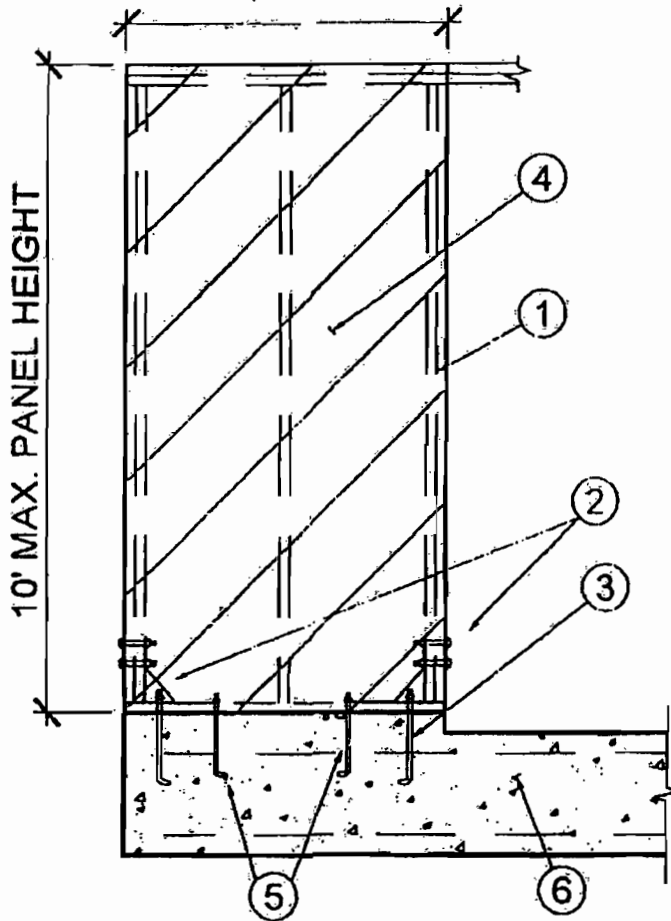
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# A BEARING WALL

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 STD10
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. 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."