



**PRINCE WILLIAM COUNTY**  
**Department of Development Services – Building Development Division**  
**SINGLE FAMILY DWELLING, TOWNHOUSE & ADDITIONS COVER SHEET**

Version 2012-01-15

**PLEASE PRINT**

**MUST BE COMPLETED BY DESIGNER**

**One Cover sheet is required for each Single Family Dwelling, Townhouse or Addition**

- o Job location (address & subdivision):  
\_\_\_\_\_
- o  Single Family Dwelling       Town House
- o  New       Addition
- o Total square footage: \_\_\_\_\_ sq.ft.
- o Code Year.: \_\_\_\_\_  IRC (USBC R-5 USE)       IBC (R3)
- o Is this a Masterfile?  YES       NO
- o Is this a Waived Plan?  YES       NO  
*If yes, complete Masterfile/Waived Plan information Package.*
- o IBC type of construction:  5B       Other \_\_\_\_\_
- o Number of stories above grade: \_\_\_\_\_ *If more than 3 stories is possible, provide a Story Above Grade Certification.*
- o Sprinklers:  YES       NO
- o Fire resistant design. (All Townhouses)  
*Specifications are required for Fire Resistant Design*
- o Problem Soils:  YES       NO  
*If yes, submit two original Soils Report*
- o Soils Report:  YES       NO
- o Presumptive Soil Bearing Pressure: \_\_\_\_\_ p.s.f.  
*If greater than 1,500 p.s.f. submit two original Soils Report.*
- o Design of Soil Lateral Pressure: \_\_\_\_\_ p.s.f. per foot of wall height. *If less than 60 p.s.f per foot of wall height, submit two original Soils Report*
- o Foundation Wall Design:  
Thickness of wall: \_\_\_\_\_ Inches  
Maximum height of wall: \_\_\_\_\_ Feet  
Maximum height of unbalanced fill: \_\_\_\_\_ Feet  
Type:  Concrete     Masonry     Reinforced Concrete  
 Reinforced Masonry     Pre-manufactured Wall System
- o Exterior Insulation and Finish System:  YES       NO  
*If yes, ICC Evaluation Report Number: \_\_\_\_\_*
- o Utility Company Easements on this site:  YES       NO

USE	L.L. (p.s.f)	D.L. (p.s.f)
Floor	40	
Sleeping rooms	30	
Decks	40	
Exterior balcony	60	
Ground snow load	30	
Other		
<i>All Design Wind Loads shall be based on 90 mph, 3 sec gust</i>		

- o Wall Bracing:  
 Bracing per IRC  
Method: \_\_\_\_\_  
 Alternate braced wall panels per IRC  
 Sheathing per IRC  
 Other Method (Description): \_\_\_\_\_
- Provide Evaluation Report for Non-Structural sheathing and structural calculations for shear walls.**
- o Steel Columns:  AISC Standard Pipe, ASTM Grade B, A53
- o Adjustable:  YES       N/A *If yes, provide Evaluation Report and indicate total load applied to columns on the drawings.*

To be completed by County staff

**See Prince William County's [Typical Deck Detail](#) for the following requirements:**

<input type="checkbox"/> Ledger attachments	<input type="checkbox"/> Footing size
<input type="checkbox"/> Post/Beam connections	<input type="checkbox"/> Post
<input type="checkbox"/> Stairs	<input type="checkbox"/> Guardrail/Handrail

Reviewer's initials and date: \_\_\_\_\_

Plan Number: \_\_\_\_\_

These drawings were not reviewed for compliance with Electrical, Mechanical, or Plumbing elements. Compliance will be evaluated during Field Inspections.

**No inspections shall be made unless an approved set of plans is on the job site. No changes will be made to approved plans without prior approval of the Building Plan Review Section.**

Pre-manufactured floor and roof trusses: Shop drawings are required for TJI, GPI, LPI, by the Building Official. Provide two sets of shop drawings, signed and sealed by the designer, prior to installation. For roof trusses, provide two sets of roof truss shop drawings, signed and sealed by the truss designer. A Truss Plan Cover Sheet, properly filled in, must be attached to each set. As the designer of this structure, I have reviewed the Building Related Development Conditions (if any) of the associated subdivision or grading plan, and the attached construction documents are in compliance with these conditions. I hereby certify that the information on this sheet is correct.

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Designer occupation: \_\_\_\_\_

**Architect / Engineer Original Seal, Signature and Date.**

Plan approval is for permit issuance and is subject to the correction notes on plans and conditions listed on this cover sheet. Issuance of permits is license to proceed with work in accordance with adopted codes. Issuance of permit does not preclude field inspection from ordering corrections to meet codes, when deficiencies are noted during inspections.

CALL [MISS UTILITY AT 811](tel:811) or 800-552-7001 BEFORE YOU DIG!