



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

Version 2021-07-09

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 copy of 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 copy of 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		

All Design Wind Loads shall be based on 90 mph, 3 sec gust

- 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 shop drawings, signed and sealed by the designer, prior to installation.
For roof trusses, provide roof truss shop drawings, signed, and sealed by the truss designer. A Truss Plan Cover Sheet, properly filled in, must be attached.
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.

Signature: _____

By checking this box, I agree to electronically signing this form.

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 or 800-552-7001 BEFORE YOU DIG!