COUNTY OF FAIRFAX

TOWNHOUSE AND DETACHED SINGLE FAMILY DWELLING COVER SHEET[1]

Revised: 1/16/15

MUST BE COMPLETED BY DESIGNER
(please print)

1. Code: ☐ IRC(R-5) ☐ IBC(R-3) Year:_____
2. Number of stories above grade:_____
3. Building Height:

   Maximum height per Fairfax County Zoning Ordinance (FCZO):_____ft.

   ☐ Masterfile: height, measured from first floor to mid-height of highest roof line or other point per FCZO:_____ft.

   ☐ Custom: height measured from average grade plane to mid-height of highest roof line or other point per FCZO:_____ft.
4. Sprinklers? ☐ Yes ☐ No
5. Fireresistance design of firewall_____
   (townhouses only, where required)
6. Problem soils? ☐ Yes ☐ No
7. Soils Report? ☐ Yes ☐ No
   if yes, submit one copy.
8. Design soil bearing pressure:_____ psf
9. Design soil lateral pressure:_____ pcf
10. Foundation wall:

    Thickness of wall:_____ in.

    Maximum height of wall:_____ ft.

    Maximum height of backfill:_____ ft.

    Material: ☐ Concrete ☐ Masonry

    Type: ☐ Plain ☐ Reinforced

    Design: ☐ Per IRC tables ☐ Engineered*
    *calculations must be attached
11. Exterior Insulation and Finish Systems (EIFS)?

    ☐ Yes, an evaluation report must be attached.

    ☐ No
12. Utility company easements on this site?
    ☐ Yes ☐ No
13. Steel columns:
    ☐ AISC standard pipe, ASTM A501, A53
    ☐ Adjustable (provide evaluation report)
    ☐ Not applicable
14. Are there building related development conditions (i.e., proffers, special exceptions, special permits, variances)?
    ☐ Yes ☐ No

    if yes, complete below; note referenced page in which related details/notes can be found in the construction documents:

    ☐ Affordable dwelling units (ADU), page:_____
    Do ADUs comply with Housing & Community Development Specifications? ☐ Yes ☐ No

    ☐ Sound transmission class rating, page:_____

    ☐ Other:_____page:_____

    ☐ Other:_____page:_____

    ☐ Other:_____page:_____
15. All braced wall lines, braced wall panels and bracing methods must be drawn and identified on the construction documents. Denote applicable pages:

    Walk-out basement page(s):_____

    First floor bracing page(s):_____

    Second floor bracing page(s):_____

    Third floor bracing page(s):_____

    Typical details/other page(s):_____

    ☐ A proprietary system is being installed.

    ☐ Bracing is wholly or partially engineered per the Chapter 23 of the IBC (calculations must be attached):

    Wind load as calculated per ASCE 7:_____psf
16. Components and cladding meet required loads?
    ☐ Yes ☐ No
17. Energy conservation compliance:

    ☐ Per the prescriptive requirements of the IECC.

    ☐ Calculated per REScheck software (output must be attached).
18. Pre-manufactured floor and/or roof trusses?
    (this does not include TJI, GPI, LPI, etc.)
    ☐ Yes ☐ No

    if yes, three signed and sealed sets of shop drawings must be submitted prior to erection with a completed *Truss Plan Cover Sheet* attached to each.
19. Masterfile plan? ☐ Yes ☐ No
    if yes, complete the information below.

    Model name:_____

    Subdivision plan number:_____
20. Job location (note address and/or subdivision):

    _____

    _____
21. Name, address and occupation of designer. If designed by a licensed professional registered in the commonwealth of Virginia, provide designer's seal in the space provided below.

    Occupation:_____
22. 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.

    _____
    Signature Date

COUNTY OF FAIRFAX, VIRGINIA
BUILDING PLAN REVIEW
LAND DEVELOPMENT SERVICES

- ▶ *These plans are approved for permit issuance subject to corrections noted therein. Permit issuance does not waive any code requirements not noted during plan review and does not prevent county inspectors from requiring corrections in the field.*
- ▶ *No inspection shall be made unless an approved set of plans is on the job site. No changes shall be made to the approved plans without prior approval of Building Plan Review.*
- ▶ *Call Miss Utility at 811, TTY 711 before you dig.*
- ▶ *These drawings were not reviewed for compliance for electrical, mechanical, or plumbing elements. Compliance will be evaluated during inspections.*

to be completed by county staff

See the *Fairfax County Typical Deck Details* for the following requirements:

☐ Ledger attachment ☐ Footing size
☐ Post/beam connections ☐ Stairs
☐ Post/footing connections ☐ Guards
☐ Guard post connection ☐ Handrail

Reviewer's initials:_____ Date:_____

Plan number:_____

Parent permit number:_____

[1] One coversheet is required for each townhouse model and for each subdivision for county-wide masterfile program.