

**COUNTY OF FAIRFAX**

**TOWNHOUSE AND DETACHED SINGLE FAMILY DWELLING COVER SHEET<sup>1</sup>**

Revised: 2/24/12

**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 (an evaluation report must be attached).  
 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.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
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:

- |   |                                       |
|---|---------------------------------------|
| <input type="checkbox"/> Ledger attachment        | <input type="checkbox"/> Footing size |
| <input type="checkbox"/> Post/beam connections    | <input type="checkbox"/> Stairs       |
| <input type="checkbox"/> Post/footing connections | <input type="checkbox"/> Guards       |
| <input type="checkbox"/> Guard post connection    | <input type="checkbox"/> Handrail     |

Reviewer's initials: \_\_\_\_\_ Date: \_\_\_\_\_

Plan number: \_\_\_\_\_

Parent permit number: \_\_\_\_\_

<sup>1</sup>One coversheet is required for each townhouse model and for each subdivision for county-wide masterfile program.