

A cover sheet is essential when submitting construction plans for quick identification and organization. It provides key project details, acts as a compliance checklist, communicates project intent, enhances communication between stakeholders, demonstrates professionalism, and serves as part of the project's record-keeping. Here's a template.

ZONING INFORMATION

LOT: 0042
 SQUARE: 1063
 LOT AREA: 1548 SF
 ZONE: RF-1
 USE GROUP: R-3

	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	1338 SF	NO CHANGE	928.8 SF
(PERCENTAGE)	86.4%	NO CHANGE	60.0%
REAR YARD	27'-8"	NO CHANGE	20.0' MINIMUM
OPEN COURT	N/A	N/A	N/A
SIDE YARD	N/A	N/A	8.0' MIN
HEIGHT	22.42'	NO CHANGE	35'
STORIES	2+C	NO CHANGE	3+C
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
CELLAR	477 SF	NO CHANGE	
FIRST FLOOR	1050 SF	NO CHANGE	
SECOND FLOOR	1050 SF	NO CHANGE	
THIRD FLOOR	N/A	N/A	
TOTAL	2577 SF	NO CHANGE	
GARAGE	288 SF	NO CHANGE	

BUILDING CODE SUMMARY

FIRE PROTECTION:

FIRE DETECTION: HARD WIRED AND INTERCONNECTED SMOKE DETECTORS W/ BATTERY BACKUP

AUTO SPRINKLER SYSTEM: NONE

EXTERIOR LOAD BEARING FACE-ON-LINE WALLS

1 HOUR RATED WOOD FRAME W/ VENEER

EXTERIOR LOAD BEARING PARTY WALLS

2 HOUR RATED SOLID MASONRY, 12" THICK

FLOOR FRAMING

0 HOUR RATED, 2X WOOD JOISTS @ 16" OC

ROOF FRAMING

1 HOUR RATED W/IN 4' OF P.L. 2X RAFTERS, OR

2 HOUR RATED PARAPET WALL TO 30" ABOVE ROOF

STRUCTURAL DESIGN CRITERIA:

SEE STRUCTURAL SHEETS

EGRESS COMPONENTS:

HALL WIDTH 36" MIN.
 STAIR WIDTH 36" MIN.
 TREAD 10" MIN.
 RISER 7.75" MAX
 STAIR HEADROOM 6'-8" MIN.
 GUARDRAIL/HANDRAIL 36" MAX
 EMERGENCY EGRESS WINDOW 5.7 SF MIN.

THERMAL INSULATION:

GLAZING U=0.30
 SKYLIGHTS U=0.55
 CEILING R-49
 FRAME WALLS R-19 IN CAVITY + R-5 CONT ON THE EXTERIOR
 THERMAL MASS WALLS R-15 CONT ON THE EXTERIOR OR R-20 CONT ON THE INTERIOR
 FLOORS OVER UNHEATED SPACE R-25 + R-5 CONT

BASEMENT/CRAWL SPACE WALL R-19 IN CAVITY + R-5 CONT ON THE EXTERIOR
 (2' DEPTH) SLAB PERIMETER R-10

AIR LEAKAGE:

A. WINDOWS & SLIDING DOORS NOT TO EXCEED 0.3 CFM PER SF OF FENESTRATION
 B. SWINGING DOORS NOT TO EXCEED 0.5 CFM PER SF OF DOOR AREA. PROVIDE 1" FIBERGLASS SEALER BETWEEN FOUNDATION WALL AND SILL PLATES
 C. FILL CONSTRUCTION PENETRATIONS, CRACKS, AND LOOSE JOINTS AND SPACE IN ROUGH FRAMING AND ROUGH MASONRY W/ APPROVED FOAM SEALER OR SIMILAR SEALANT

PROJECT DESCRIPTION OF WORK

SCOPE OF WORK: Install new HVAC unit on two new beams mounted on roof. New wood floors on second floor. Refinish wood floors on third floor and on stairs. Run ducts for new HVAC. No work at front facade.

BUILDING CODES

2017 DCRC 2015 IRC and 2017 DCMR12B Supplement
 2017 DCEBC 2015 IEBC and 2017 DCMR12J Supplement
 2017 DCECC 2015 IECC with 2017 DCMR12I Supplement
 2017 DCGCC 2015 IGCC with 2017 DCMR12K Supplement)

SHEET INDEX

CS01 - COVER SHEET
 A001 - DEMOLITION PLANS
 A101 - PROPOSED PLANS
 S100 - STRUCTURAL NOTES
 S101 - STRUCTURAL PLANS
 M101 - MECHANICAL PLANS
 E101 - ELECTRICAL PLANS

HISTORIC DISTRICT

CFA REVIEW

DDOT REVIEW

PLAT REQUIRED DUE
 EXTERIOR WORK

AREA FOR ADDITIONAL PROPERTY INFORMATION:

AREA FOR DOB PERMIT STAMP:

HAPPY OWNER
 1100 4TH STREET, SW
 WASHINGTON, DC 20024
 202-777-9311
 happyowner@gmail.com

OWNER INFORMATION:

MR. ARCHITECT
 123 DESIGN PLACE, NW
 WASHINGTON, DC 20009
 202-123-4567
 architect@email.com
 www.designplace.com

DESIGN PROFESSIONAL INFORMATION:

PROJECT TEAM / INFORMATION

1100 4TH STREET, SW
 WASHINGTON, DC
 20024

PROJECT ADDRESS:
 11X17 SHEET SIZE

03/01/2024

DRAWING DATE:

A001

SHEET NUMBER