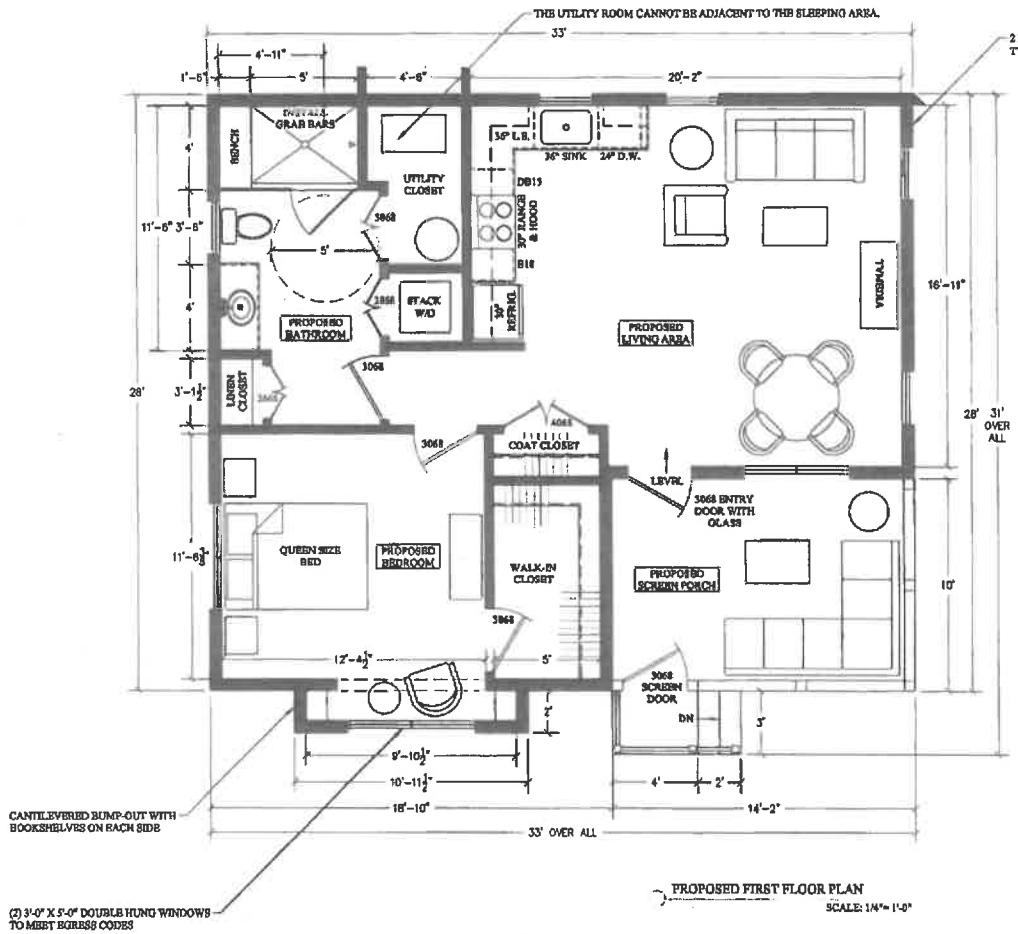

PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"= 1'-0"

SQUARE FOOTAGE:
805 S.F. LIVING SPACE ON FIRST FLOOR
142 S.F. SCREEN PORCH
18 S.F. EXTERIOR LANDING/STAIRS

965 S.F.- TOTAL

SETBACKS:
REAR- 12' (FOR AN ADU)
SIDES- 21' TOTAL, ONE SIDE MINIMUM 10' (LOT RECORDED BETWEEN 1/1/54-5/31/58)

NOTE: FOR ANY ADU WITH A LENGTH ALONG A REAR OR SIDE LOT LINE THAT IS LONGER THAN 24', THE MINIMUM SIDE OR REAR SETBACK MUST BE INCREASED AT A RATIO OF 1 FOOT FOR EVERY 1 FOOT THAT THE DIMENSION EXCEEDS 24 LINEAR FEET. THE ADDITIONAL REAR SETBACK IS FROM A 12 FOOT SETBACK AS ITS STARTING POINT.

MAXIMUM HEIGHT- 20'

DHCA/Licensing and Registration Unit
Class A Accessory Dwelling Unit (ADU)
Submitted drawing for ADU

157919 CB

Modified drawings for ADUs must be approved by DHCA/Licensing Office before DPS can issue a permit.

CONSTRUCTION DRAWING DISCLAIMER

THE BUILDER OR GENERAL CONTRACTING COMPANY WHO WILL MANAGE THE CONSTRUCTION PROJECT ASSUMES ALL RESPONSIBILITY FOR THE CONSTRUCTION OF THE PROJECT. IF THAT BUILDER OR GENERAL CONTRACTING COMPANY HAS ANY DISCREPANCIES WITH THE PROVIDED COUNTY APPROVED SET OF CONSTRUCTION DRAWINGS, THAT BUILDER OR GENERAL CONTRACTING COMPANY MUST CONTACT THE DESIGNER OF RECORD BEFORE PROCEEDING WITH CONSTRUCTION. THE BUILDER OR GENERAL CONTRACTING COMPANY MUST ENSURE THAT THE GENERAL CONTRACTING COMPANY DOES NOT REQUEST ANY CHANGES TO THE CONSTRUCTION DRAWINGS PRIOR TO ANY AND ALL BIDDING OR CONSTRUCTION, THAT BUILDER OR GENERAL CONTRACTING COMPANY ASSUMES ALL RESPONSIBILITY FOR THE CONSTRUCTION DRAWINGS AND THEIR CONTENT FROM THAT TIME FORWARD, AND THAT BUILDER OR GENERAL CONTRACTING COMPANY WILL BE LIABLE FOR ALL COSTS RELATED TO ANY REVISIONS TO THE DESIGN OF THE COSTUMER, BUILDER OR GENERAL CONTRACTING COMPANY, WILL BE MADE BY THE DESIGNER AT THE DESIGNER'S CURRENT HOURLY RATE. IN ADDITION TO REIMBURSEMENT FOR ANY AND ALL PRINTING FEES INCURRED. THE BUILDER OR GENERAL CONTRACTING COMPANY IS ALSO RESPONSIBLE FOR ALL COSTS RELATED TO ANY REVISIONS TO THE CONSTRUCTION DRAWINGS THAT MAY BE REQUIRED BY THE COUNTY, AND ALL COSTS RELATED TO PROVIDE A STRUCTURALLY SOUND FOUNDATION FOLLOWING ALL LOCAL AND IF+1 BUILDING CODES. THE CUSTOMER CAN REQUEST FURTHER SERVICES TO BE PROVIDED BY THE DESIGNER, UNDER A NEW CONTRACT.

DESIGNER:
CHRISTIE FORDRICH OF:
C. L. FORDRICH RESIDENTIAL DESIGN, INC
22003 TAIL RACE ROAD
ALDIE, VIRGINIA 20105
703-777-9672

THE FAVALI RESIDENCE
7709 OLDCHESTER ROAD
BETHESDA, MARYLAND 20817

CLIENT:

DATE: 8/26/2024

SCALE: AS SHOWN

SHEET TITLE: PROPOSED FLOOR PLAN

SHEET NUMBER: 1 OF 3