

ADDRESSING COUNTY NEW CONCERNS:

FUTURE BATTERIES FOR SOLAR: Run one 1" conduit from a junction box within 24" of electrical service panel to within 3' of future solar batteries and another from battery area to a location in the attic within 3' of the future rooftop panel array.

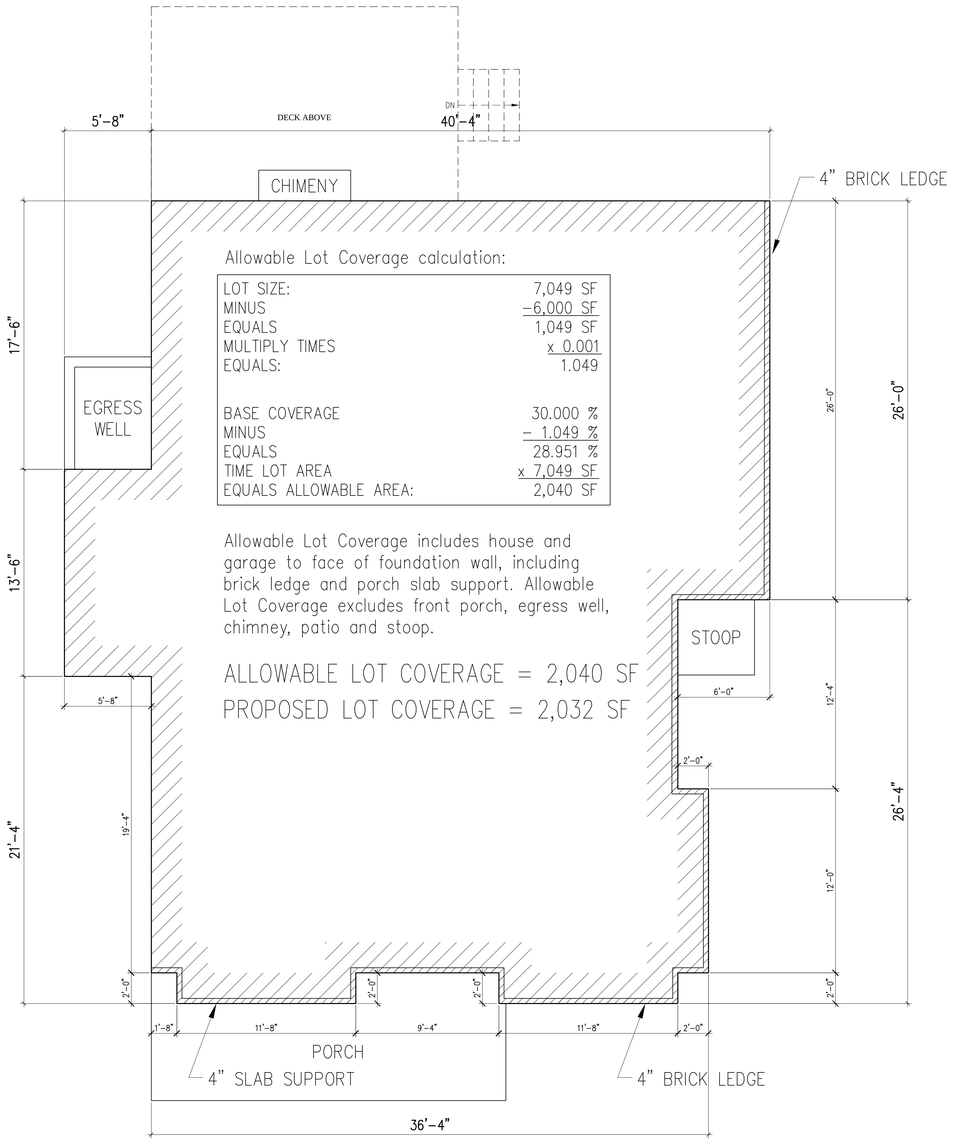
MAIN ELECTRICAL SERVICE PANEL shall have a space reserved and labeled 'Solar Electric' for a future two-pole circuit breaker for future energy storage system (batteries).

WATER HEATER shall be in a minimum 700 cubic feet space. Utility Room is 81 SF in plan x 8.75' = 708 CF. Provide a condensate drain within 3 feet of the water heater and no more that 2 inches higher than the base of the installed water heater. Drain shall allow natural draining.

PROVISIONS FOR FUTURE ELECTRICAL EQUIPMENT:
1) Run a 1" conduit labeled 'For Future Heat Pump space Heater' from Main Service Panel to within 3 feet of each gas furnace.
2) Run a 1" conduit labeled 'For Future Electric Clothes Drying' from Main Service Panel to within 6' of dryer location.
3) Run an electrically isolated 1" conduit labeled 'For Future Electric Range' from Main Service Panel to within 6' of range location.
4) Run a suitably labeled 1" conduit form Main Service Panel to within 6' of any other non-electric combustion equipment, e.g. gas fireplaces and/or outdoor grille if applicable.
5) Electrical Contractor shall determine most efficient locations for running conduits.

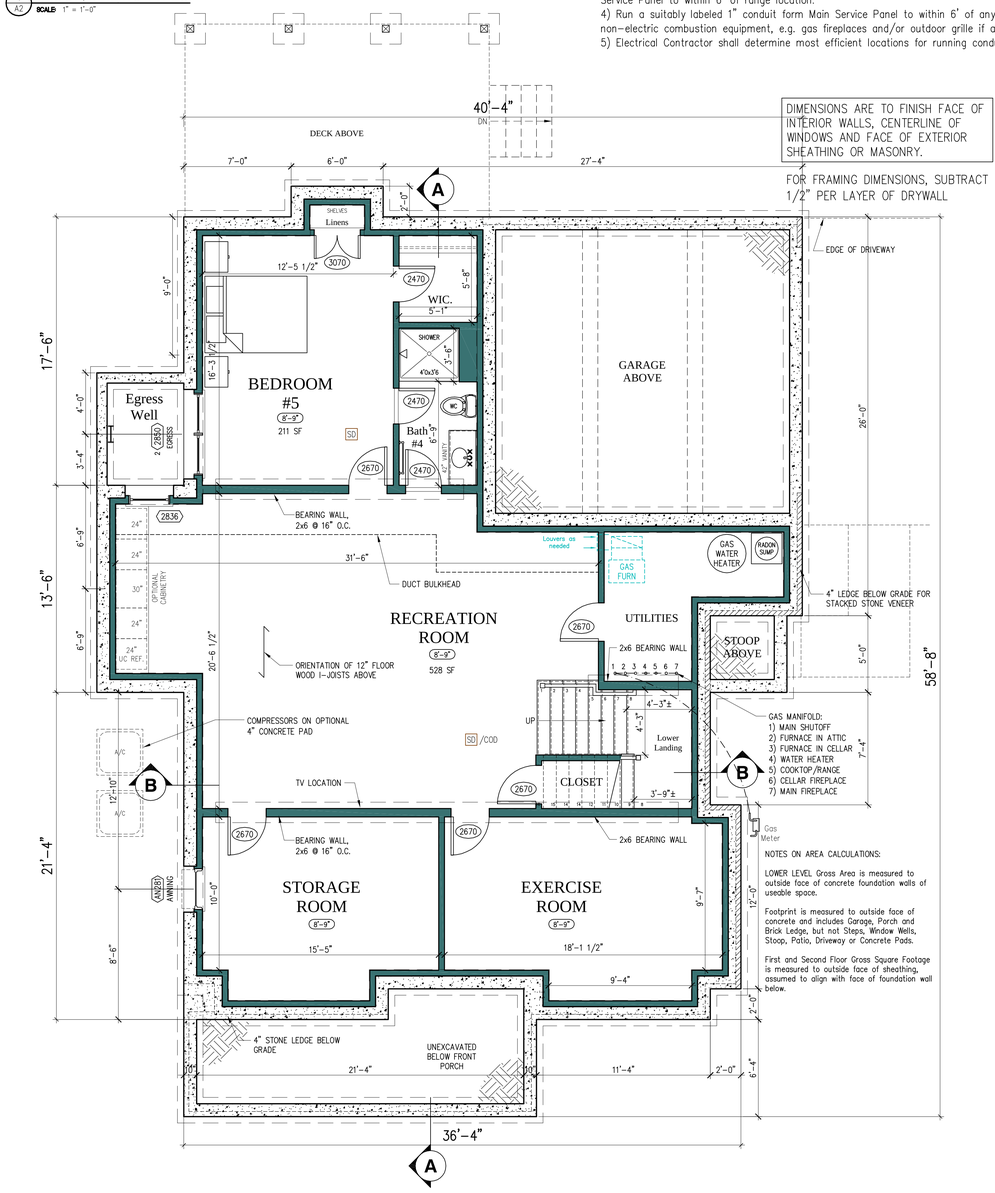
3/A2 WALL & PARTITION TYPES
SCALE: 1" = 1'-0"

1/A2 FLOOR/CEILING TYPES
SCALE: 1" = 1'-0"



1/A1 LOT COVERAGE DIAGRAM
SCALE: 1/8" = 1'-0"

0 2' 4' 8'



2/A1 LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"

0 2' 4' 8' LOT COVERAGE = 2,033 SF

Architect:
Douglas Mader, AIA
Garrett Park, MD (301) 466-1378, DMaderAIA@aol.com
Builder:
Kehoe Construction
4220 Dresden St. Kensington, MD 20895

7920 Chelton
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LOT COVERAGE DIAGRAM & LOWER LEVEL PLAN

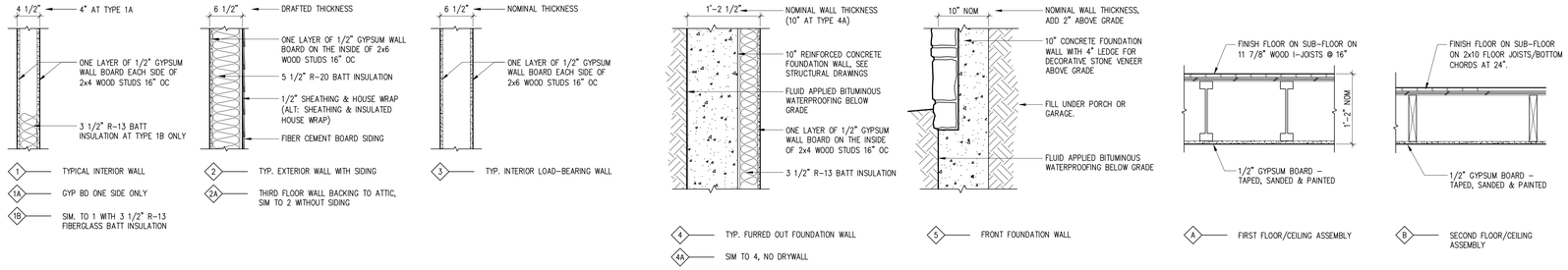
Job #: 25-27
Drawn by: DDM
Date: 2/17/26
Revisions:

A1
2 of 12

PROFESSIONAL CERTIFICATION
I hereby certify that these drawings were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 12214. Expiration Date: 8/24/2027.

STATE OF MARYLAND · DOUGLAS B. MADER · No. 12214 · ARCHITECT

Digital Signature above for Douglas Mader, AIA

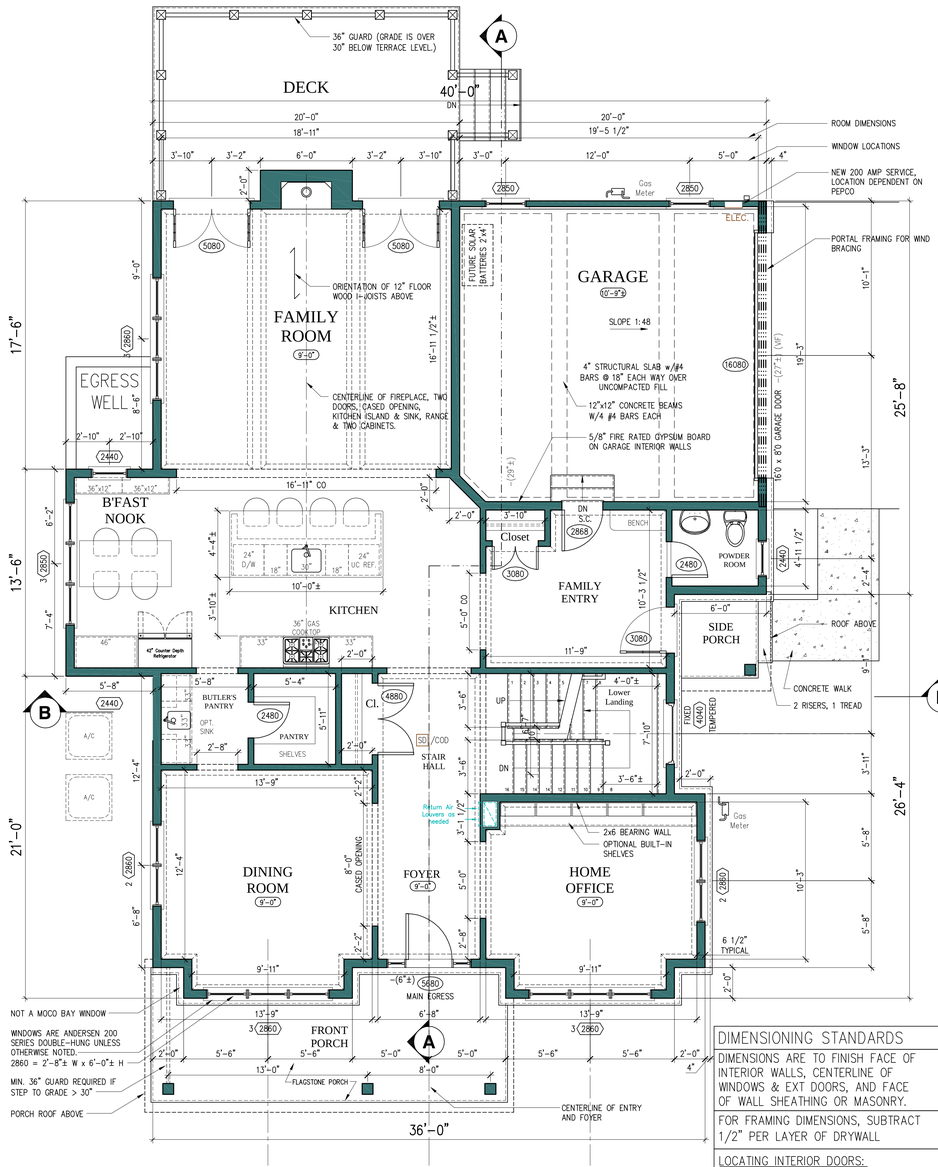


3/A2 WALL & PARTITION TYPES

SCALE: 1" = 1'-0"

1/A2 FLOOR/CEILING TYPES

SCALE: 1" = 1'-0"



DIMENSIONING STANDARDS
DIMENSIONS ARE TO FINISH FACE OF INTERIOR WALLS, CENTERLINE OF WINDOWS & EXT DOORS, AND FACE OF WALL SHEATHING OR MASONRY.
FOR FRAMING DIMENSIONS, SUBTRACT 1/2" PER LAYER OF DRYWALL
LOCATING INTERIOR DOORS: USE 5" JAMB ON DOORS WHERE POSSIBLE, 3½" JAMB WHERE TIGHT, OR CENTER ON A CLOSET OR HALLWAY, TYPICAL, UNLESS OTHERWISE NOTED.

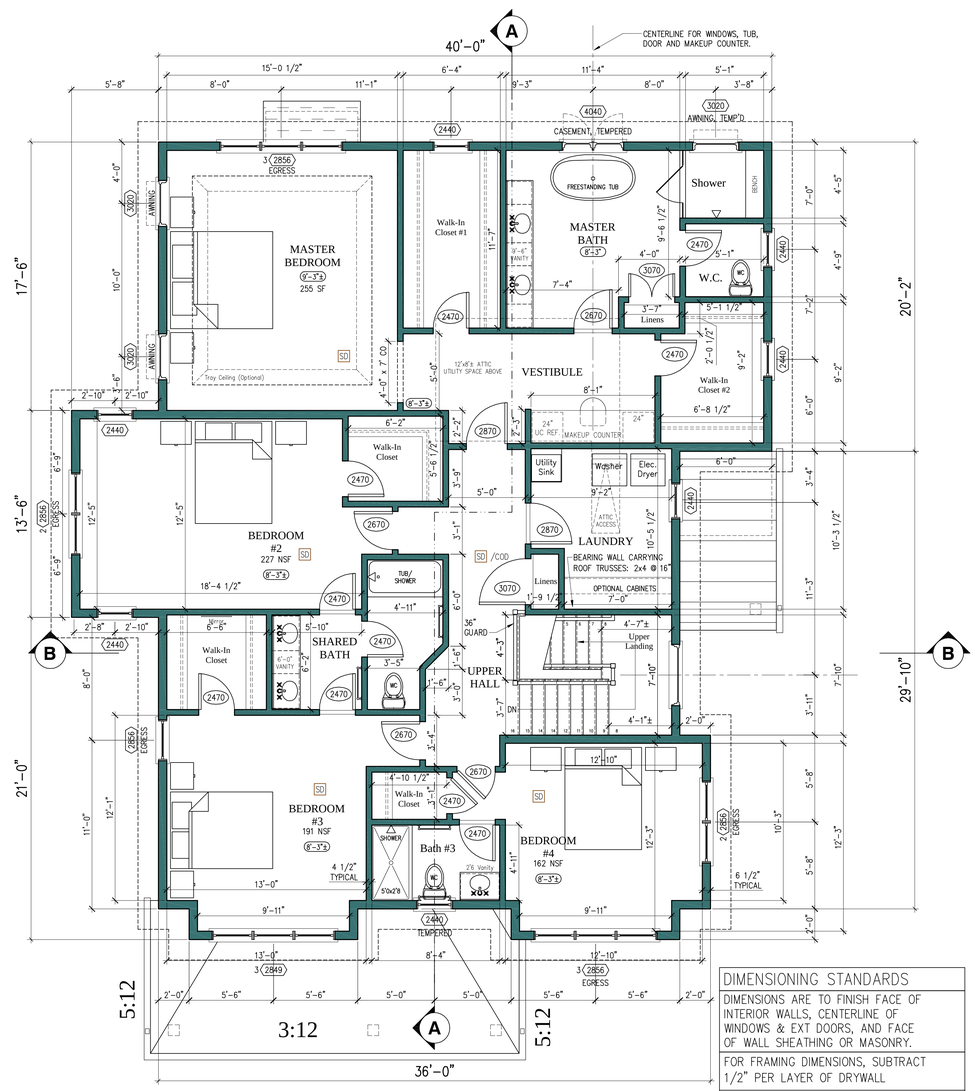
1/A2 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 4' 8'

HEATED FLOOR AREA: 1,606 SF
GARAGE FLOOR AREA: 391 SF

LOT COVERAGE: 2,040 SF ALLOWED
2,031 SF PROPOSED



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LOCATING INTERIOR DOORS: USE 5" JAMB ON DOORS WHERE POSSIBLE, 3½" JAMB WHERE TIGHT, OR CENTER ON A CLOSET OR HALLWAY, TYPICAL, UNLESS OTHERWISE NOTED.

2/A2 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 4' 8'

SECOND FLOOR AREA: 1,964 SF

STATE OF MARYLAND
DOUGLAS B. MADER
No. 12214
ARCHITECT

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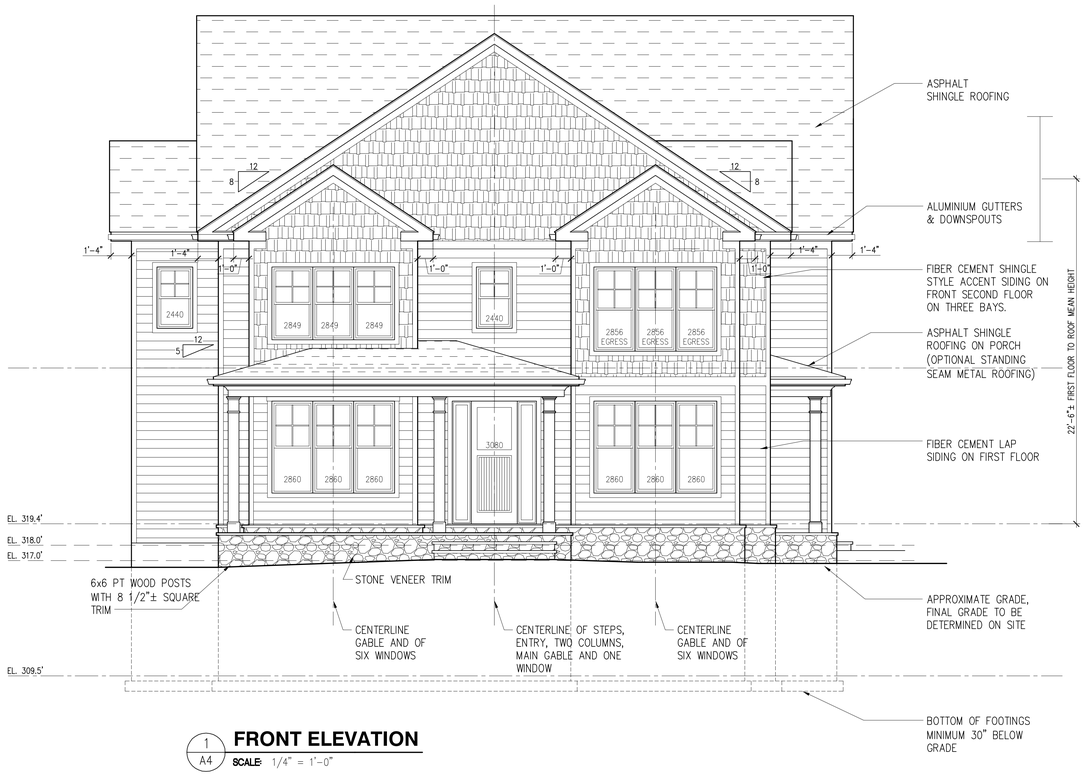
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FIRST & SECOND FLOOR PLANS

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A2
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For Tom Kehoe, Homebuilder



1 / A4 **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"



2 / A4 **RIGHT SIDE ELEVATION**
SCALE: 1/4" = 1'-0"



3 / A4 **REAR ELEVATION**
SCALE: 1/4" = 1'-0"



4 / A4 **LEFT SIDE ELEVATION**
SCALE: 1/4" = 1'-0"

STATE OF MARYLAND · DOUGLAS D. MADER · No. 12214 · ARCHITECT

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Douglas Mader
Digitally signed by Douglas Mader
Date: 2026.02.17 16:17:59 -05'00'
Digital Signature above for Douglas Mader, AIA

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ELEVATIONS

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