

Chevy Chase Village Worksheet: Construction Calculations

Property Address:																															
Project Description:																															
Prepared by: Land Surveyor <input type="checkbox"/> Civil Engineer <input type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Property Owner <input type="checkbox"/> Signature of preparer: _____ Date prepared: _____ Name: _____ Address: _____ Daytime telephone: _____ Cell phone: _____ E-mail: _____																															
FOR ALL CONSTRUCTION																															
Proposed Lot Coverage (<i>Important note: see Village Code Sec. 8-1 for Lot Coverage definition</i>)																															
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">1. Lot size:</td> <td style="width: 55%; text-align: right;">_____ ft²</td> <td style="width: 30%;"></td> </tr> <tr> <td>2. Footprint:</td> <td></td> <td style="text-align: right;"><i>Verified by Village staff:</i></td> </tr> <tr> <td> ○ Main Building</td> <td style="text-align: right;">_____ ft²</td> <td style="text-align: right;">_____ ft²</td> </tr> <tr> <td> ○ Accessory Building</td> <td style="text-align: right;">_____ ft²</td> <td style="text-align: right;">+ _____ ft²</td> </tr> <tr> <td> ○ Porches:</td> <td style="text-align: right;">_____ ft²</td> <td style="text-align: right;">+ _____ ft²</td> </tr> <tr> <td> ○ Stoops:</td> <td style="text-align: right;">_____ ft²</td> <td style="text-align: right;">+ _____ ft²</td> </tr> <tr> <td> ○ Raised decks:</td> <td style="text-align: right;">_____ ft²</td> <td style="text-align: right;">+ _____ ft²</td> </tr> <tr> <td> ○ Other Raised Structures:</td> <td style="text-align: right;">_____ ft²</td> <td style="text-align: right;">+ _____ ft²</td> </tr> <tr> <td> Total lot coverage:</td> <td style="text-align: right;">_____ ft²</td> <td style="text-align: right;">= _____ ft²</td> </tr> <tr> <td>3. Lot coverage percentage: Line 2/Line 1 =</td> <td style="text-align: right;">_____ %</td> <td style="text-align: right;">_____ %</td> </tr> </table>	1. Lot size:	_____ ft ²		2. Footprint:		<i>Verified by Village staff:</i>	○ Main Building	_____ ft ²	_____ ft ²	○ Accessory Building	_____ ft ²	+ _____ ft ²	○ Porches:	_____ ft ²	+ _____ ft ²	○ Stoops:	_____ ft ²	+ _____ ft ²	○ Raised decks:	_____ ft ²	+ _____ ft ²	○ Other Raised Structures:	_____ ft ²	+ _____ ft ²	Total lot coverage:	_____ ft ²	= _____ ft ²	3. Lot coverage percentage: Line 2/Line 1 =	_____ %	_____ %	
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Code Sec. 8-17(n) prohibits lot coverage > 35%																															
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Setbacks (<i>Important note: see Village Code Sec. 8-17 for projection limitations</i>) <p>The Village strictly enforces building setback lines. For both main and accessory buildings, the Village Code <i>prohibits any projections into setbacks</i>. This prohibition includes, but is not limited to: bay windows, cornices, gutters, stoops, chimneys, etc.</p> <p>Village Code Sec. 8-23(c) provides that air conditioners, heat pumps and generators may not be installed (without a special permit):</p> <ul style="list-style-type: none"> • in the front yard at all; • in side yards if they are within seven feet (7') of the side lot line; and • in rear yards if they are within seven feet (7') of the rear lot line. 																															

NEW CONSTRUCTION ONLY

Proposed Gross Floor Area (GFA) (Important note: see Village Code Chap. 8 for all definitions)

	Verified by Village staff:
1. Sq. footage of main level (including enclosed porches) _____ ft ²	1. _____
2. Sq. footage of second level (if applicable): _____ ft ²	2. _____
3. Sq. footage of attic space (as defined by Code Sec. 8-1(n)(1)b.) _____ ft ²	3. _____
4. Sq. footage of basements and cellars (as defined by Code Sec. 8-1(n)(1)e.): Gross _____ ft ² x .75 _____ = adj. sq. footage _____ ft ²	4. _____
5. Multi-story space: (include Line (e) in Total GFA)	
(a) Floor area (any and all levels) with clear ceiling height >10 ft = _____ ft ²	5.(a) _____
(b) Ceiling height = _____ ft	5.(b) _____
(c) Line (b) – 10 ft = _____ ft (excess ceiling height for adj. calc.)	5.(c) _____
(d) Line (c) ÷ 10 = _____ (adjustment factor)	5.(d) _____
(e) Additional ft ² for GFA: Multiply Line (a) x Line (d) = _____ ft ² ceiling height > 10 ft = _____ ft ²	5.(e) _____
(f) Ceiling height = _____ ft	5.(f) _____
(g) Line (b) – 10 ft = _____ ft (excess ceiling height for adj. calc.)	5.(g) _____
(h) Line (c) ÷ 10 = _____ (adjustment factor)	5.(h) _____
(i) Additional ft ² for GFA: Multiply Line (a) x Line (d) = _____ ft ²	5.(i) _____
[Note: calculating additional GFA for multi-story spaces with varying clear ceiling heights >10ft must be done separately; please show separate calculations for each area with a unique clear ceiling height >10ft.]	
6. Sq. footage in excess of 240 ft ² of any accessory building: _____ ft ² Total GFA = _____ ft²	6. _____ GFA: _____

Code Sec. 8-17(m)(3) prohibits new construction with a GFA >7,500 ft

NEW CONSTRUCTION ONLY

Floor Area Ratio (F.A.R.) (Important note: see Village Code Sec. 8-1 for FAR definition)

	Verified by Village staff:
1.) Lot size: _____ ft ²	1.) Lot size: _____ ft ²
2.) Total proposed GFA: _____ ft ²	2.) Total proposed GFA: _____ ft ²
3.) Floor Area Ratio: Line 2/Line 1 = _____	3.) Floor Area Ratio: Line 2/Line 1 = _____

For lots >6,000 ft², Code Sec. 8-17(m)(2) prohibits new construction with a F.A.R. >.50

NEW CONSTRUCTION ONLY

Wall plate height and wall plane length: (per Village Code Sec. 8-17(m))

- the maximum side wall plate height within twelve feet (12') of a side lot line shall be twenty-one feet (21')
- side wall plane length shall not exceed forty feet (40') unless there is an offset, jog, or articulation in the side wall plane that measures at least two feet (2') in depth and five feet (5') in length.