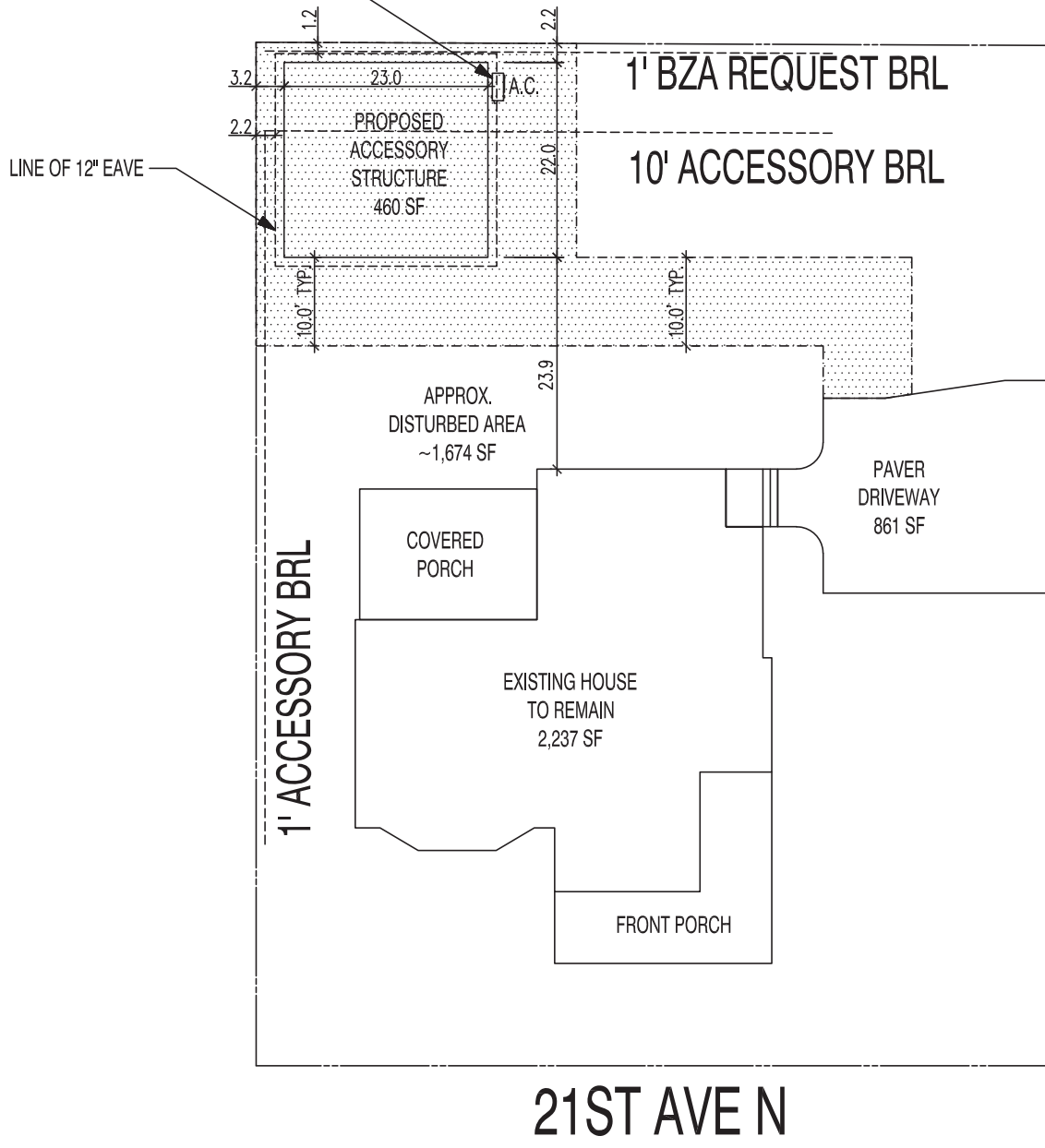


PROVIDE SCREENING
WHERE LESS THAN 10' FROM
REAR LOT LINE

3412 21ST AVE N LOT STUDY



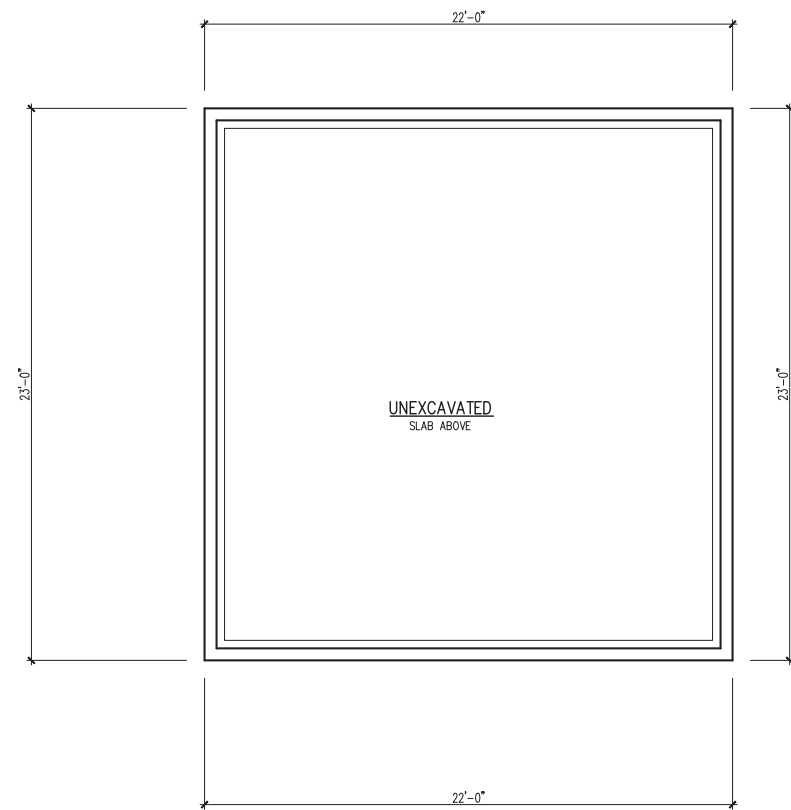
21ST AVE N

R-6
10,381 SF

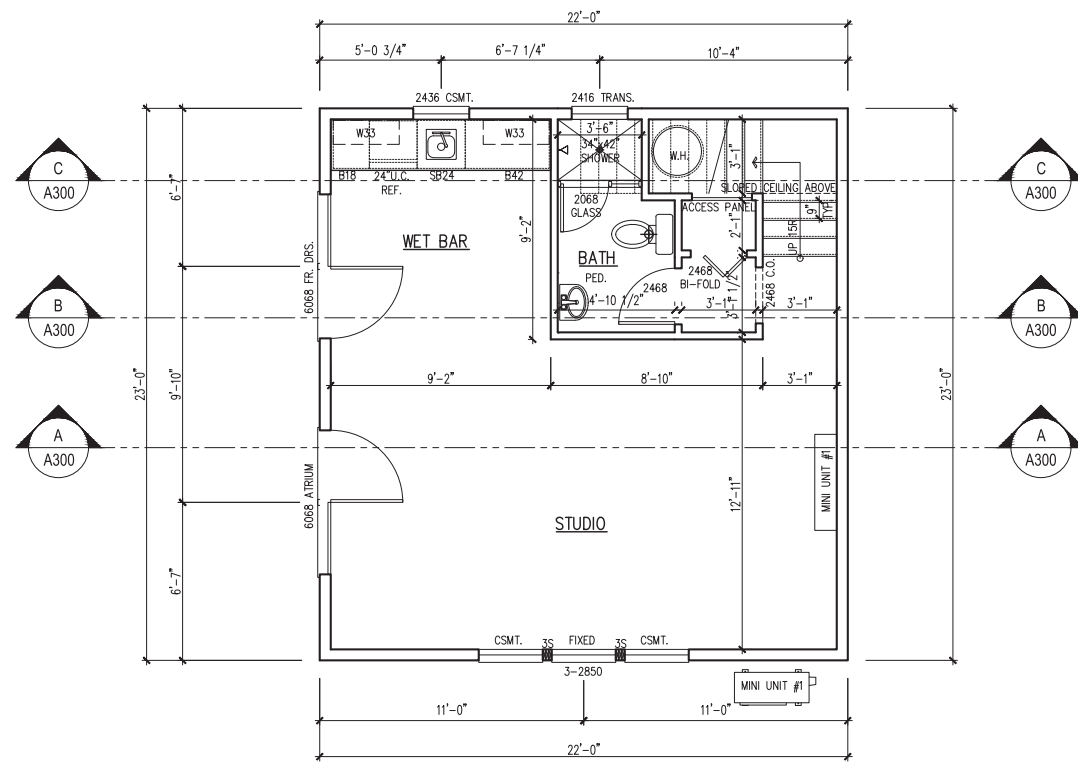
EXST. BUILDING FOOTPRINT (2,237 SF)
MAX BUILDING FOOTPRINT (2,772 SF)

PROP. LOT COVERAGE 34.3% (3,558 SF)
MAX LOT COVERAGE 43% (4,463 SF)

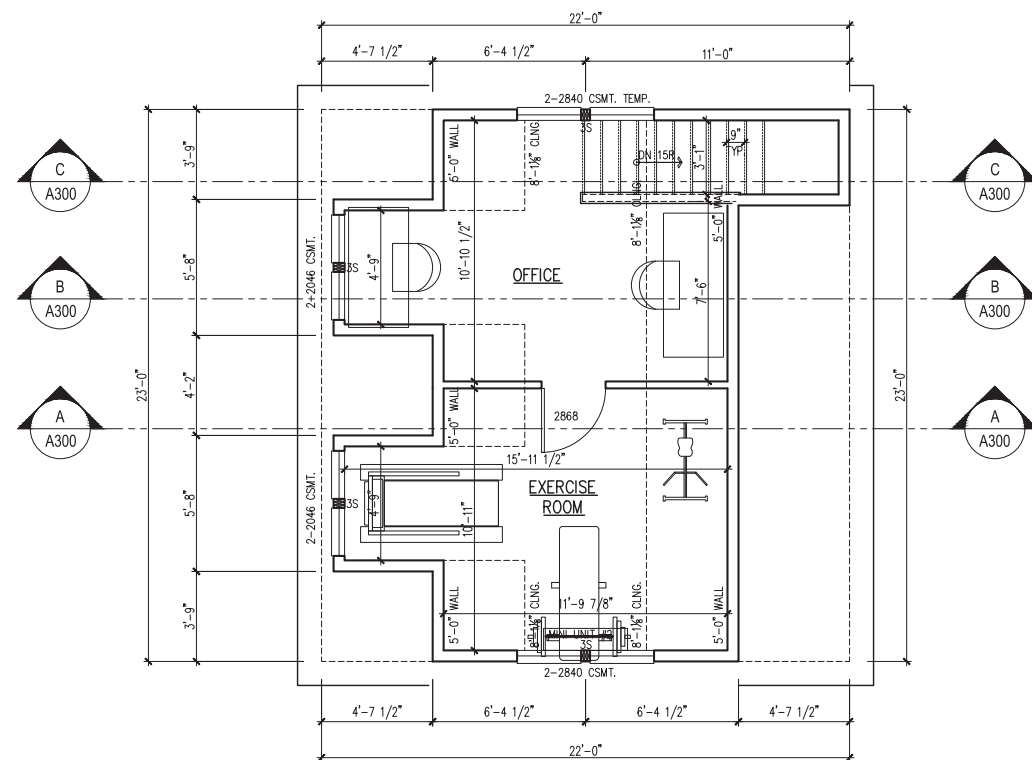
1"=20'



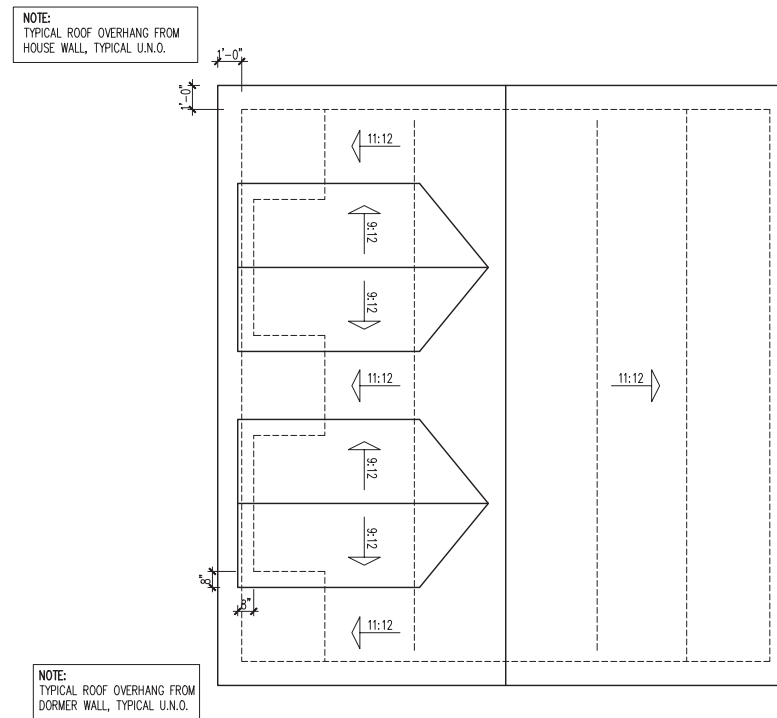
1 FOUNDATION PLAN
1/4" = 1'-0"



2 FIRST FLOOR PLAN
506 SQ.FT. 1/4" = 1'-0"



3 LOFT FLOOR PLAN
338 SQ.FT. 1/4" = 1'-0"



4 ROOF PLAN
1/4" = 1'-0"

County Use

Building Designer

DELANEY DESIGN SERVICES LLC.
17 AUBURN CT, UNIT D
ALEXANDRIA, VA 22305
DELANEYDESIGNSERVICES@GMAIL.COM
DELANEYDESIGNSERVICES.COM
PHONE: 703.344.0382

Structural Engineer

Seal

ALAIR HOMES-3412 21ST AVEN

Sheet Title

FLOOR PLANS

DELANEY DESIGN SERVICES LLC. EXPRESSLY RESERVES THE RIGHTS TO THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, MODIFIED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE WRITTEN CONSENT OF DELANEY DESIGN SERVICES LLC. ALL THE DIMENSIONS, DETAILS, AND SPECIFICATIONS ARE TO BE REVIEWED/VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

Drawn By
MRD

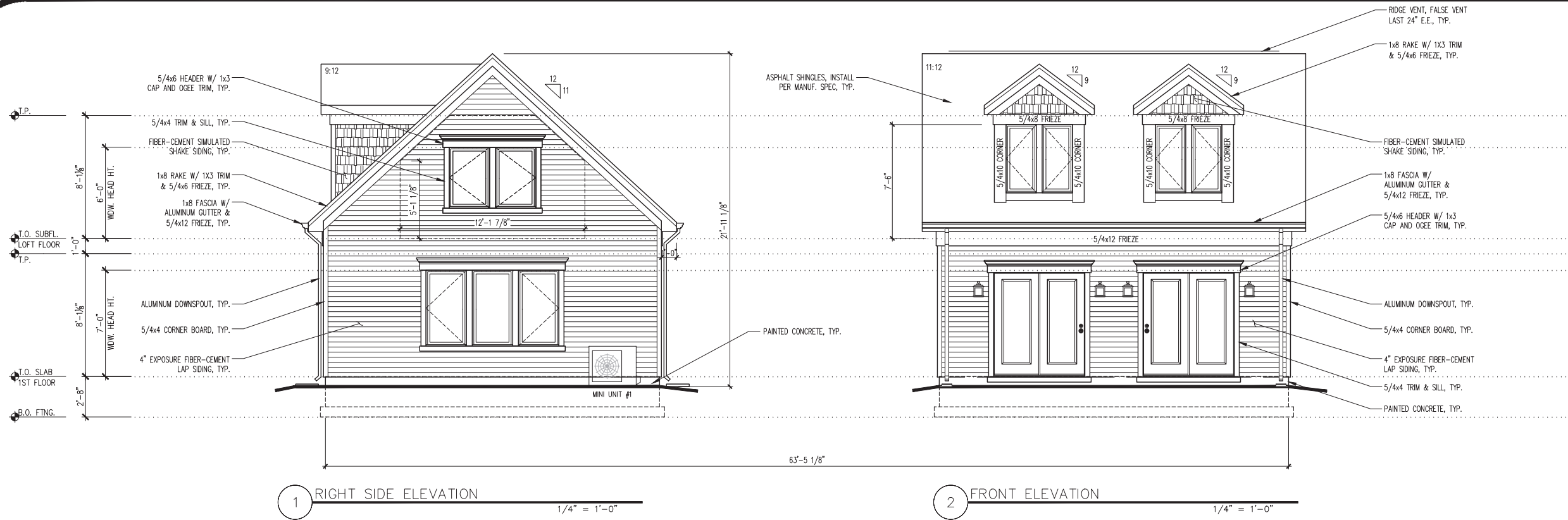
Issue Date
03-12-23

Revision #
XXX

Revision Date
XX-XX-XX

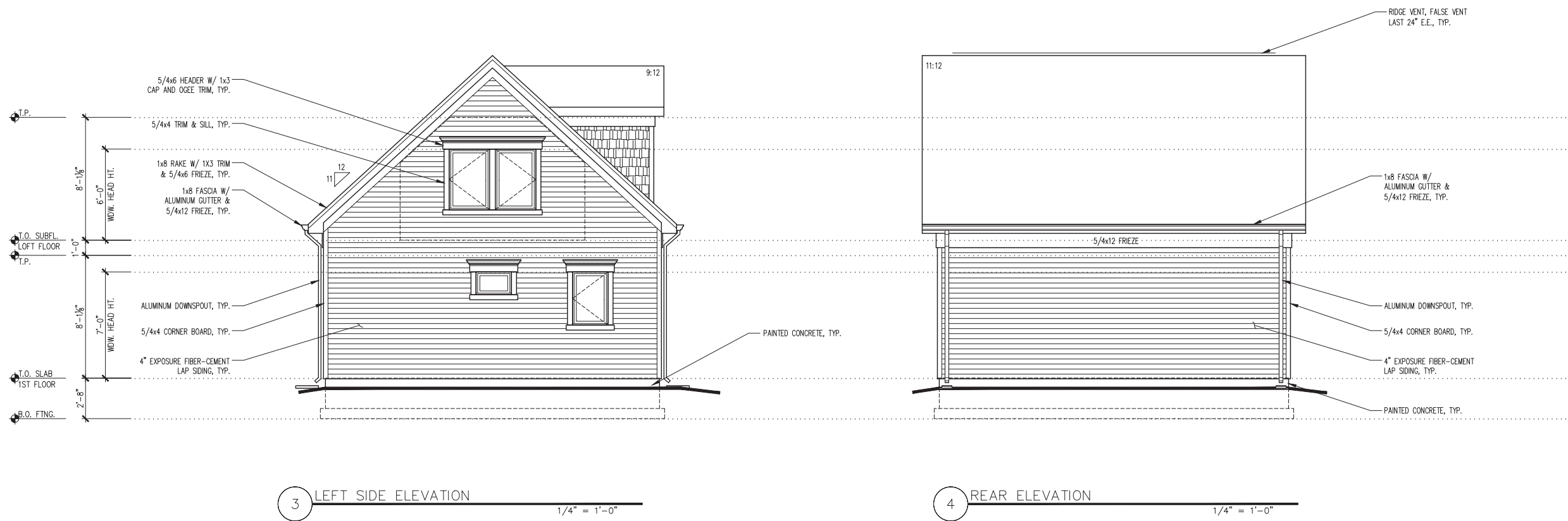
Sheet Number

A101



1 RIGHT SIDE ELEVATION
1/4" = 1'-0"

2 FRONT ELEVATION
1/4" = 1'-0"



3 LEFT SIDE ELEVATION
1/4" = 1'-0"

4 REAR ELEVATION
1/4" = 1'-0"

County Use

Building Designer
 DELANEY DESIGN SERVICES LLC.
 17 AUBURN CT, UNIT D
 ALEXANDRIA, VA 22305
 DELANEYDESIGNSERVICES@GMAIL.COM
 DELANEYDESIGNSERVICES.COM
 PHONE: 703.344.0382

Structural Engineer

Seal

Builder/Project
ALAIR HOMES-3412 21ST AVEN

Sheet Title
ELEVATIONS

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Drawn By MRD	Sheet Number A201
Issue Date 03-12-23	
Revision # XXX	Revision Date XX-XX-XX