

Lot 3, Part of Lot 9
Ayr Hill Tract
T.M. #38-2-04-0003
N/F: Bermudez
(D.B. 21046, Pg. 247)

Lot 2, Part of Lot 9
Ayr Hill Tract
T.M. #38-2-04-0002
N/F: Haynes
(D.B. 25729, Pg. 888)



Prop. Lot Coverage
Ex. House: 1,083 s.f.
Ex. Driveway: 652 s.f.
Ex. Shed: 96 s.f.
Ex. Patio: 384 s.f.
Proposed Addition: 15 s.f.
Proposed Landing: 27 s.f.
Total: 2,257 s.f.
Lot Area: 13,426 s.f.
Prop. Lot Coverage: 16.81%

Deck Coverage
Deck: 200 s.f.
Lot Area: 13,426 s.f.
Deck Coverage: 1.49%

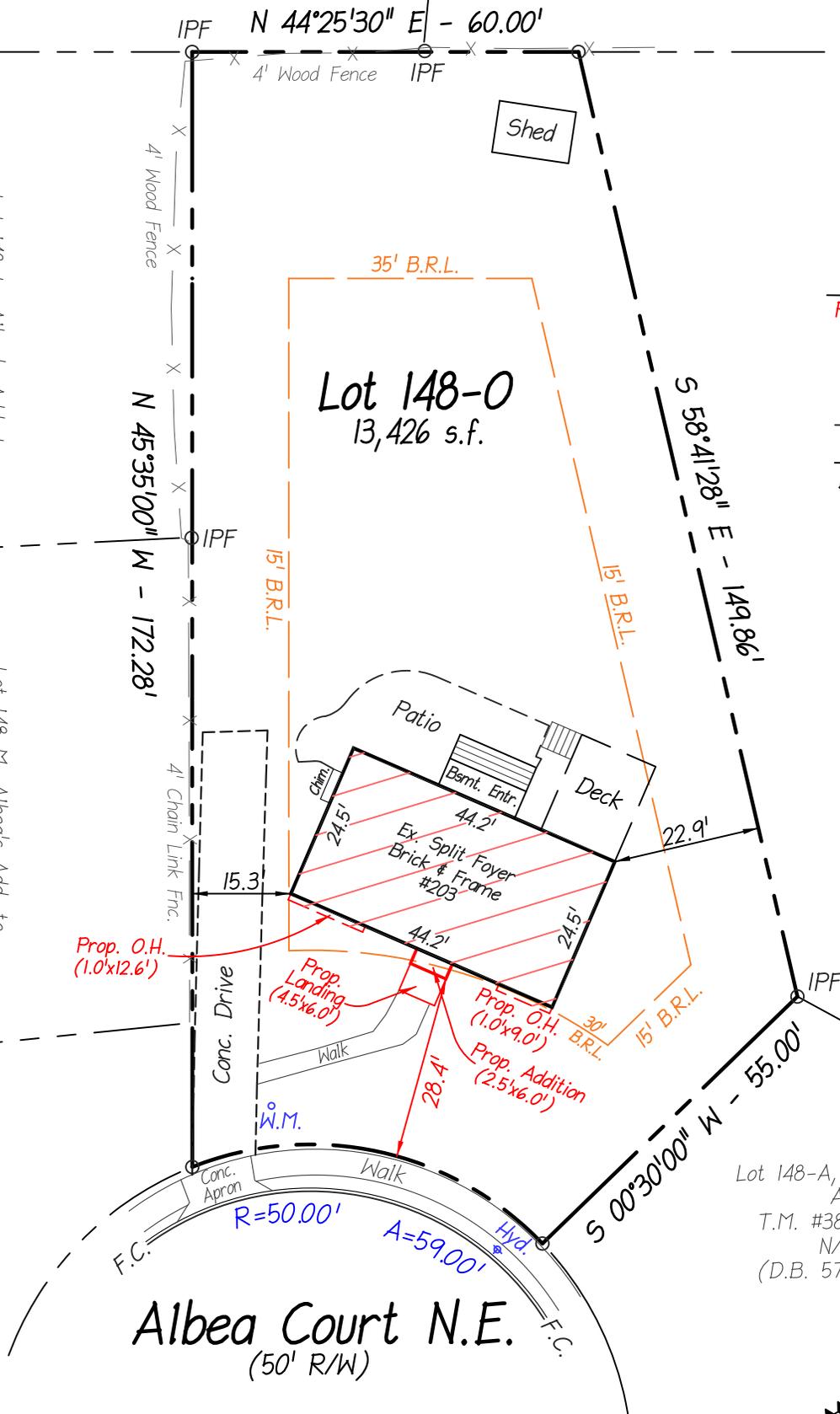
Lot 2-A, Albea's Add. to
Ayr Hill
T.M. #38-2-27-0002A
N/F: Sran
(D.B. 27965, Pg. 1785)

Lot 148-A, Albea's Add. to
Ayr Hill
T.M. #38-2-27-0148A
N/F: Kim
(D.B. 5742, Pg. 549)

Lot 148-L, Albea's Add. to
Ayr Hill
T.M. #38-2-27-0148L
N/F: Corney
(D.B. 13644, Pg. 697)

Lot 148-M, Albea's Add. to
Ayr Hill
T.M. #38-2-27-0148M
N/F: Brazier
(D.B. 26160, Pg. 466)

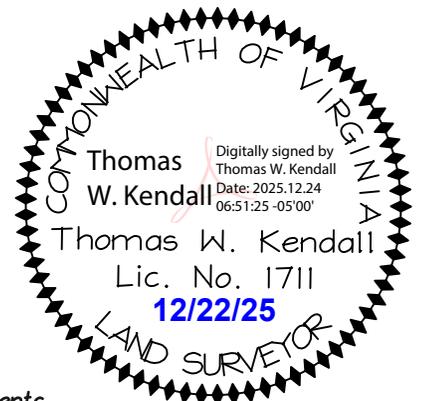
Lot 148-N, Albea's Add. to
Ayr Hill
T.M. #38-2-27-0148N
N/F: Keswani
(D.B. 3060, Pg. 168)



-Denotes Proposed Second Floor Addition.

NOTES

- 1) The property delineated hereon is identified as Fairfax County Tax Assessment Map #38-2-27-01480 and is presently Zoned RS-12.5.
- 2) The property delineated hereon falls entirely within Zone "X" on FEMA-FIA Flood Insurance Rate Map #51059C0145E effective date: September 17, 2010. Zone "X" indicates areas outside of established 500 year flood plains.
- 3) NO TITLE REPORT FURNISHED.
- 4) The improvements shown hereon have been carefully established by modern survey methods on December 5, 2025 and, unless otherwise shown, there are no encroachments.



Kendall Consulting, Inc.

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Plat Showing
Proposed Improvements
Lot 148-O, Albea's Addition to
Ayr Hill
(Deed Book 2783, Page 498)
Town of Vienna
Fairfax County, Virginia

Scale:
1"=25'
Date:
December 22, 2025
Job:
25-155