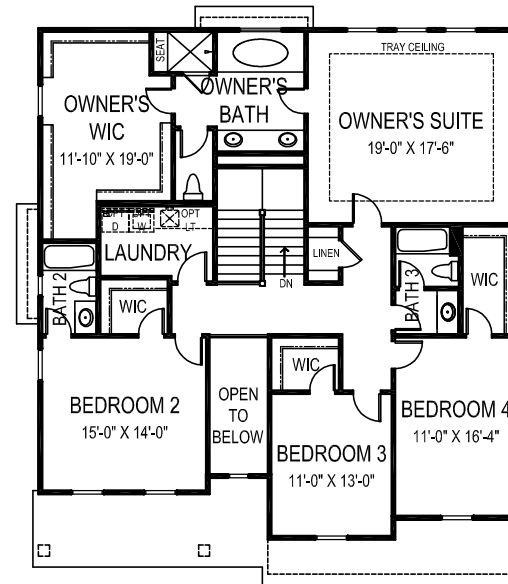
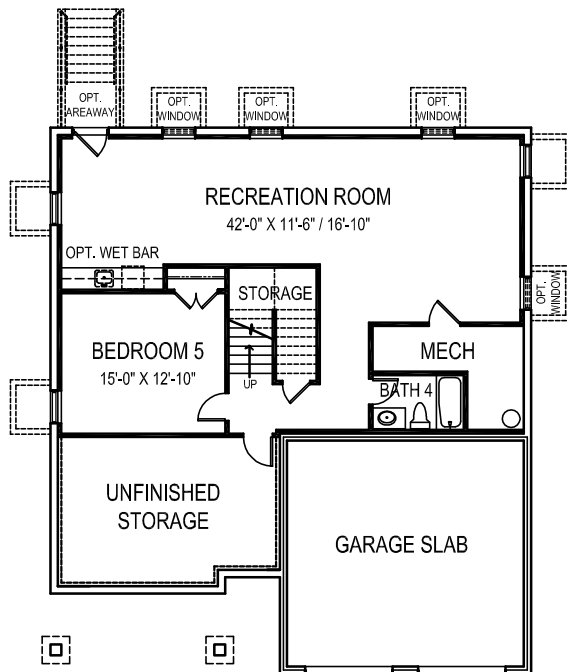




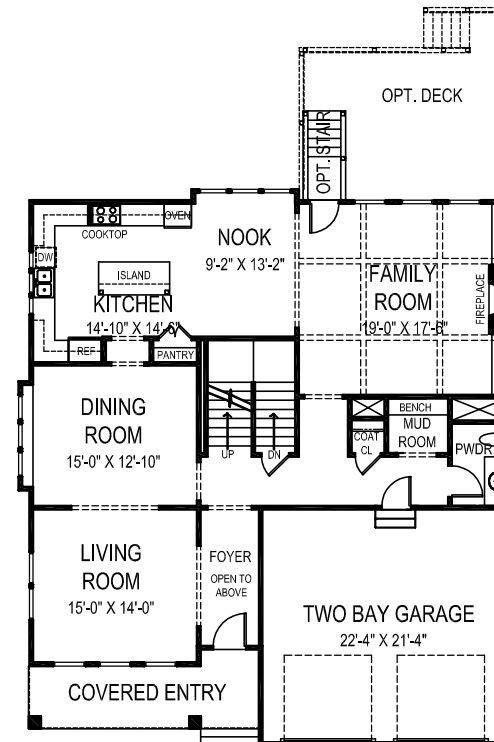
OPTIONAL SIDE ENTRY
GARAGE AVAILABLE



SECOND FLOOR PLAN



BASEMENT PLAN



FIRST FLOOR PLAN



THE NICOLE

(ELEVATION A)

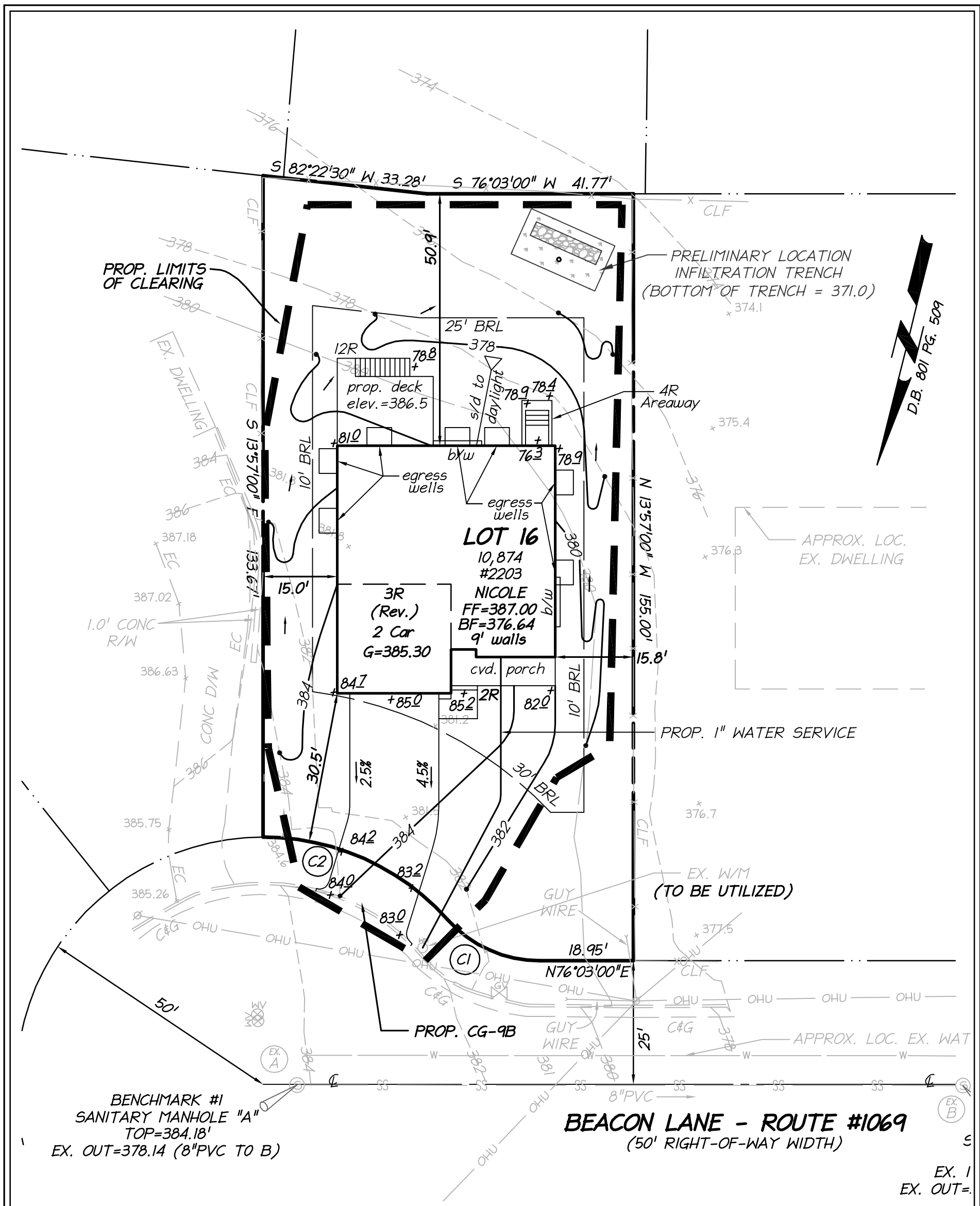
44' wide x 45' deep
5 BR 4 1/2 BA

FLOOR AREA

FIRST FLOOR	1565 S.F.
SECOND FLOOR	1876 S.F.
ABOVE GRADE FINISHED SPACE	3441 S.F.
FINISHED BASEMENT SPACE	1086 S.F.
TOTAL FINISHED SPACE	4527 S.F.
OPTIONAL FLEX ROOM #1	271 S.F.
TOTAL FINISHABLE AREA	4798 S.F.

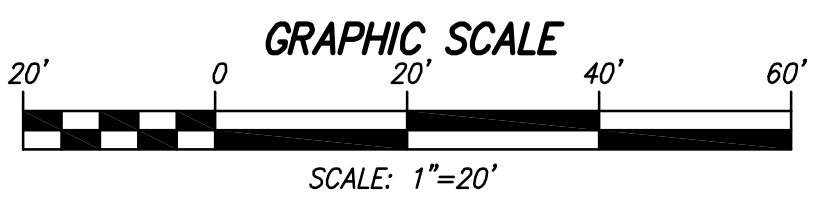
Specification and plans are provided for illustrative purposes only and are subject to change, modification and/or substitution without notice. April 27, 2015





IMPERVIOUS AREA: 2,913 SF (26.8%)

SANITARY LATERAL NOTE:
 THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE EXISTING LATERAL PRIOR TO CONSTRUCTION TO ENSURE GRAVITY SERVICE TO THE PROPOSED BASEMENT. THE EXISTING LATERAL SHALL BE UTILIZED PROVIDED THAT IN GOOD CONDITION AND APPROVED FOR REUSE BY THE COUNTY.



PRELIMINARY SITING
2203
BEACON LANE
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1" = 20' DATE: APRIL 29, 2015
 LDC # 15071-1-0 DRAFT: TFS

UNLOCKING YOUR LAND'S
 POTENTIAL
 4585 DAISY REID AVENUE, SUITE 201
 WOODBRIDGE, VIRGINIA 22192
 PH: 703-680-4585 FX: 703-680-4775