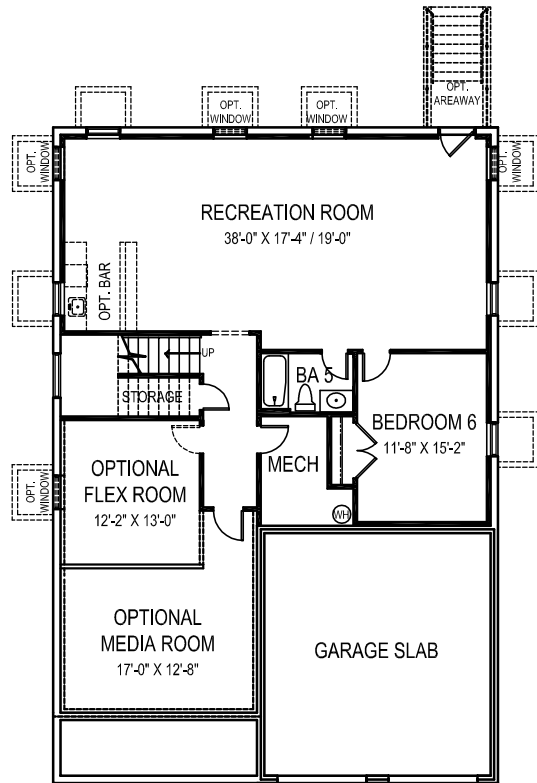
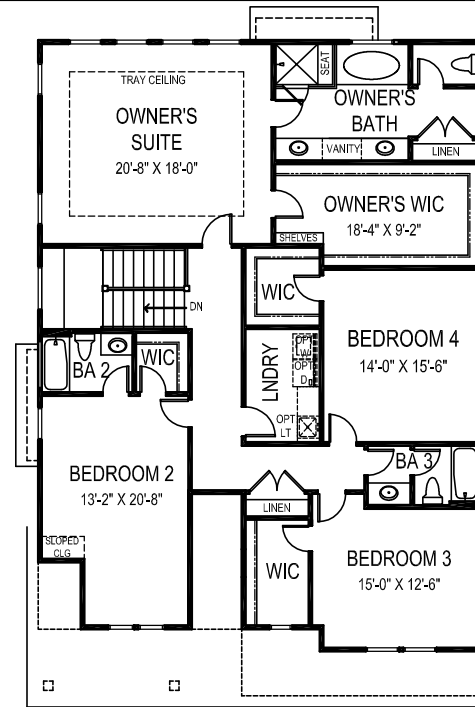




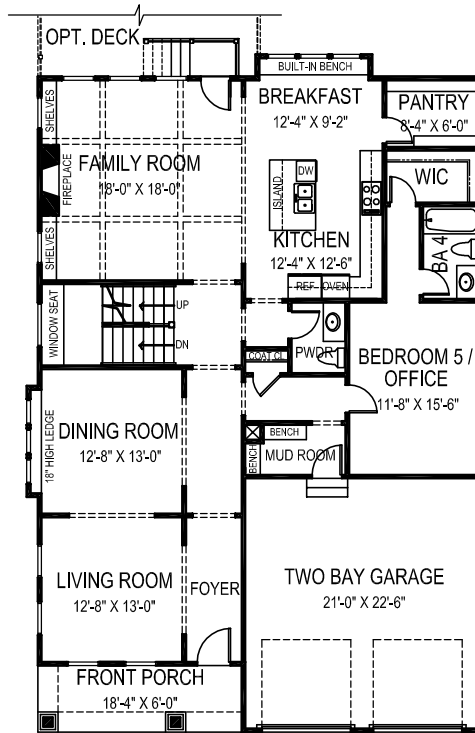
OPTIONAL SIDE ENTRY
GARAGE AVAILABLE



BASEMENT PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



THE JULIA

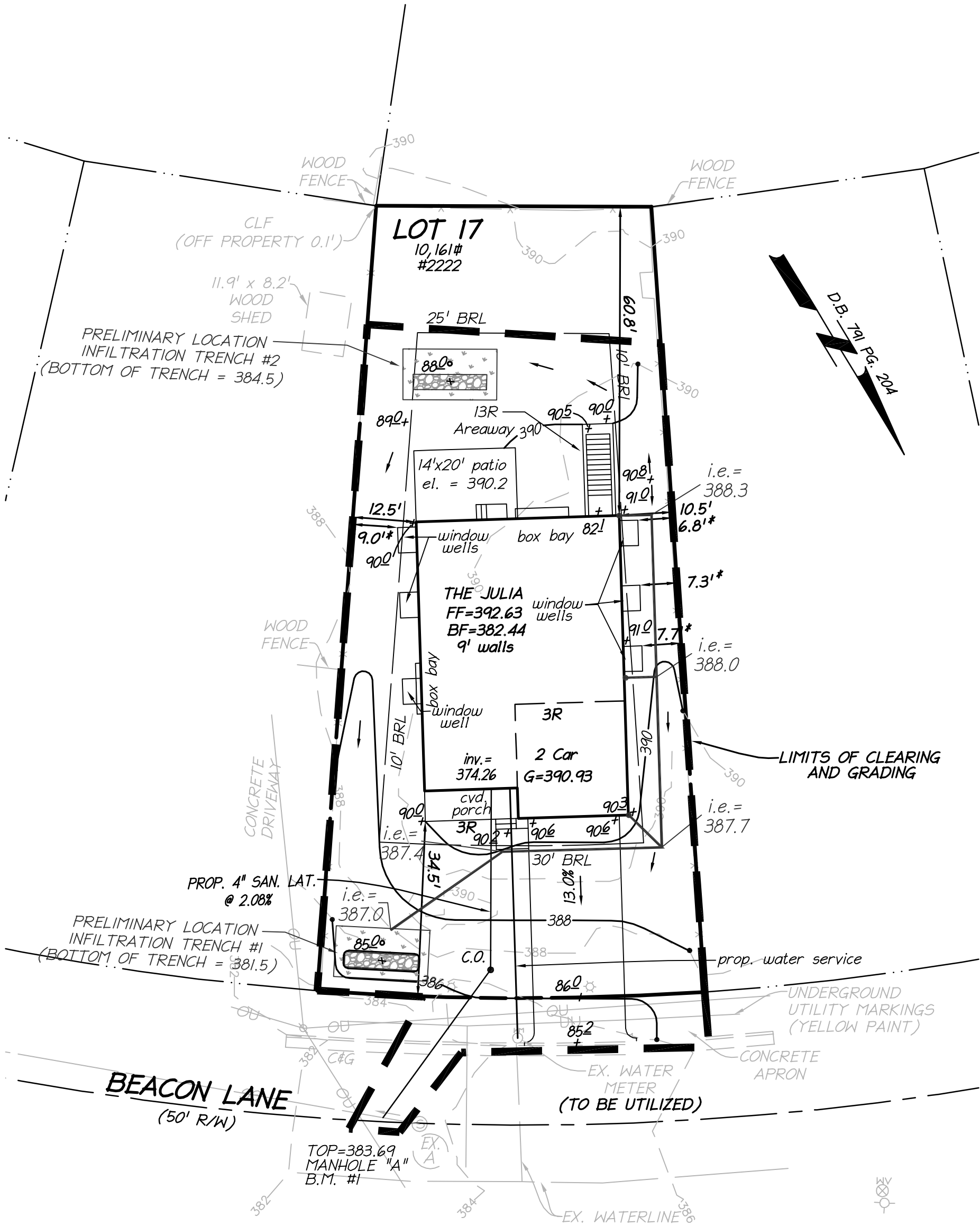
40' wide x 59' deep
6 BR 5 1/2 BA

FLOOR AREA

FIRST FLOOR	1792 S.F.
SECOND FLOOR	2072 S.F.
ABOVE GRADE FINISHED SPACE	3864 S.F.
FINISHED BASEMENT SPACE	1167 S.F.
TOTAL FINISHED SPACE	5031 S.F.
OPTIONAL FLEX ROOM	162 S.F.
OPTIONAL MEDIA ROOM	252 S.F.
TOTAL FINISHABLE AREA	5445 S.F.

Specification and plans are provided for illustrative purposes only and are subject to change, modification and/or substitution without notice. October 22, 2014





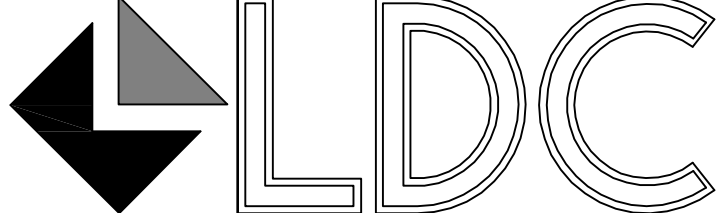
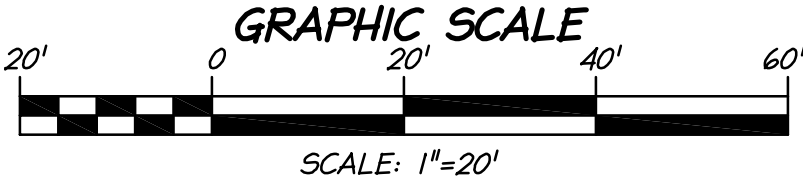
*EGRESS WELLS MAY ENCROACH UP TO 5'

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.

IMPERVIOUS AREA: 3,119 SF (30.7%)

PRELIMINARY SITING
2222
BEACON LANE

DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1" = 20' DATE: JANUARY 17, 2014
 LDC # 14004-1-0 DRAFT: TFS



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