2322 NICHOLSON STREET SE
WASHINGTON, DC 20020

ISSUE FOR BZA

22 JANUARY 2026

//3877

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CLIENT :
NICHOLSON ST HOLDINGS LLC
MATT MEDVENE
700 RANDOPLH STREET
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GENERAL CONTRACTOR :
PALMAR CONSTRUCTION
769 GRACE STREET
HERNDON, VA 20170
[T] 703.589.4832
BL#-410514000181

STRUCTURAL ENGINEER :
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Board of Zoning Adjustment
District of Columbia
CASE NO. 21410
EXHIBIT NO. 23A

DRAWING INDEX

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SCOPE OF WORK

SCOPE OF WORK TO INCLUDE:
DEMOLITION OF 3 EXISTING SINGLE FAMILY HOMES ON SITE.

NEW CONSTRUCTION OF 5 STORY PLUS CELLAR, 62 UNIT MULTI-FAMILY BUILDING.

PROJECT DIRECTORY

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APPLICABLE CODE REFERENCES

TITLE 12 DCMR, DC CONSTRUCTION CODES SUPPLEMENT (2017)

DCMR 12 DC CONSTRUCTION CODES SUPPLEMENT (2017)

AMENDMENT TO DCMR 12 DC CONSTRUCTION CODE SUPPLEMENT 2017

2017 DISTRICT OF COLUMBIA BUILDING CODE

2017 DISTRICT OF COLUMBIA PROPERTY MAINTENANCE CODE

2017 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE

2017 DISTRICT OF COLUMBIA FIRE CODE

2017 DISTRICT OF COLUMBIA MECHANICAL CODE

2017 DISTRICT OF COLUMBIA PLUMBING

2014 NATIONAL ELECTRICAL CODE (NFPA 70)

2015 ICC INTERNATIONAL EXISTING BUILDING CODE

2015 ICC FUEL GAS CODE

ASHRAE 90.1 - 2010

PROJECT CODE INFORMATION

ADDRESS	2322 NICHOLSON ST SE
ZONE	RA-2
SQUARE, SUFFIX, LOT	5560, 0819, 0008, 0007
WARD	7
ANC/SMD	7B, 7B01
USE GROUP	RESIDENTIAL R-2

DEVELOPMENT STANDARDS

MAX HEIGHT:	50'-0"
PROP. HEIGHT:	48'-6 3/4"
LEVEL 01-05:	38,774 SF
FAR MAX.:	1.8
IZ FAR MAX.:	2.16
IZ FAR:	2.15
MAX % LOT OCCUPANCY:	60% (10,800 SF)
PROPOSED LOT OCC. %:	53% (9,572 SF)
EXISTING LOT SIZE:	18,000 SF
REQUIRED GAR:	**0.40**
PROPOSED GAR:	0.531
UNIT COUNT:	**62 UNITS**
MIN REAR YARD:	15 FT
PROPOSED REAR YARD:	25 FT
SIDE YARD:	4 FT
PROVIDED:	4' 8"
COURT REQUIRED	4IN/FT OF HEIGHT OF COURT NOT LESS THAN 10' = 12.5' MIN
COURT PROVIDED	36'-2 1/2"
AUTOMATIC SPRINKLER	YES

LOADING DOCK REQUIREMENT
REQ: 1 LOADING AREA
+ 1 DELIVERY PARKING SPACE
PROVIDED: NONE*
*SPECIAL EXCEPTION RELIEF SOUGHT FOR LOADING SPACE REDUCTION

EXISTING BUILDING

NUMBER OF STORIES	2 (2318 NICHOLSON) 1 (2322 NICHOLSON) 1 (2324 NICHOLSON)
TOTAL AREA	9,000 (2318 NICHOLSON) 4,500 (2322 NICHOLSON) 4,500 (2324 NICHOLSON) 18,000 COMBINED

PROPOSED ADDITION

NUMBER OF STORIES	5 ABOVE GRADE, + CELLAR
UNIT COUNT	62 UNITS

GROSS BUILDING FLOOR AREA

LEVEL S1:	11,936 SF
LEVEL 01:	8,542 SF
LEVEL 02:	7,285 SF
LEVEL 03:	7,649 SF
LEVEL 04:	7,649 SF
LEVEL 05:	7,649 SF
TOTAL SF:	**50,710 SF**

PARKING REQUIREMENT
REQUIRED:
18 REQ. + 1 ADA REQ.
PROVIDED:
1 ADA SPACE; 2 FULL SIZED SPACES (CAR-SHARE); 3 COMPACT
8 TOTAL SPACES PROVIDED*
*SPECIAL EXCEPTION RELIEF SOUGHT FOR PARKING REDUCTION

BIKE PARKING REQUIREMENT
REQUIRED: LONG TERM = 20.6; SHORT TERM = 3.1
PROVIDED: LONG TERM = 24; SHORT TERM = 4

BUILDING INFORMATION

2017 DCBC TABLE 601

CONSTRUCTION TYPE I-A (see note d)

CELLAR AND LEVEL 1		
BUILDING ELEMENT	REQUIRED	PROVIDED
PRIMARY STRUCTURAL FRAME[f]	3[a]	3
EXTERIOR BEARING WALLS[e, f] INTERIOR BEARING WALLS	3 3[a]	3 3
EXTERIOR NONBEARING WALLS/PARTITIONS INTERIOR NONBEARING WALLS/PARTITIONS[d]	Per Table 602 0	 0
FLOOR CONSTRUCTION AND ASSOC. SECONDARY MEMBERS (See Section 202)	2	2
ROOF CONSTRUCTION AND ASSOC. SECONDARY MEMBERS (See Section 202)	1 1/2[b]	1 1/2

CONSTRUCTION TYPE V-A (see note d)

BUILDING ELEMENT	REQUIRED	PROVIDED
PRIMARY STRUCTURAL FRAME[f]	1[b]	1
EXTERIOR BEARING WALLS[e, f] INTERIOR BEARING WALLS	1 1	1 1
EXTERIOR NONBEARING WALLS/PARTITIONS INTERIOR NONBEARING WALLS/PARTITIONS[d]	Per Table 602 0	 0
FLOOR CONSTRUCTION AND ASSOC. SECONDARY MEMBERS (See Section 202)	1	1
ROOF CONSTRUCTION AND ASSOC. SECONDARY MEMBERS (See Section 202)	1[b, c]	1

a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
b. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
c. In all occupancies, heavy timber complying with Section 2304.11 shall be allowed where a 1-hour or less fire-resistance rating is required.
d. Not less than the fire-resistance rating required by other sections of this code.
e. Not less than the fire-resistance rating based on fire separation distance (see Table 602).
f. Not less than the fire-resistance rating as referenced in Section 704.10.

2017 DCBC BUILDING SIZE

USE GROUP	CONSTRUCTION TYPE	STORIES	AREA	SPRINKLERED
R-2	I-A & V-A	3	48,174 SF	S

s. See the following sections for general exceptions to Table 503:
   1. **Section 504.3, Allowable building height and story increase due to automatic sprinkler system installation**
   2. Section 506.2, Allowable building area increase due to street frontage.
   3. Section 506.3, Allowable building area increase due to frontage.
   4. Section 507, Unlimited area buildings.
b. See Chapter 4 for specific exceptions to the allowable height and areas in Chapter 5.

2017 DCBC TABLE 706.4
FIRE WALL FIRE-RESISTANCE RATINGS

GROUP	REQUIRED	PROVIDED
R-2	3[a]	2

a. In Type II or V construction, walls shall be permitted to have a 2-hour fire-resistance rating
b. For Group H-1, H-2, or H-3 buildings, also see section 415.6 and 415.7.

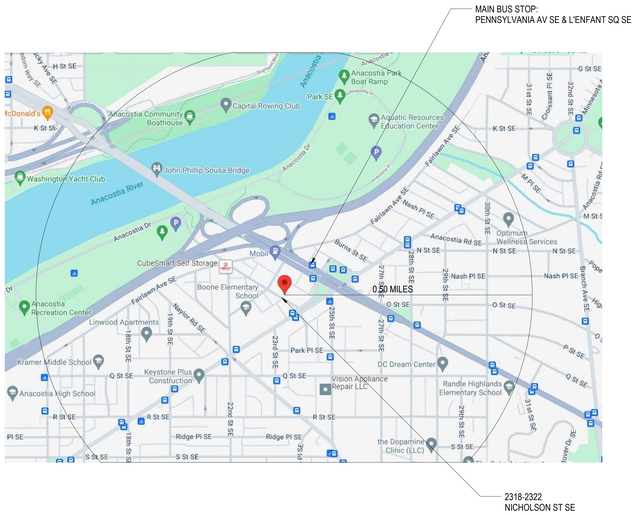
2017 DCBC TABLE 602[a, d, g]

FIRE SEPARATION DISTANCE	CONSTRUCTION TYPE	R-2 OCCUPANCY
X < 5[b]	All	1
5 < X < 10	IA Others	1 1
10 < X < 30	IA, IB IIB, VB Others	1[c] 0 1[c]
X > 30	All	0

906.2 General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10. The extinguishers shall be installed inside of a building or cabinet in a noncorrosive environment.

a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
b. See Section 706.1.1 for party walls.
c. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
d. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
e. For special requirements for Group H occupancies, see Section 415.6.
f. For special requirements for Group S aircraft hangars, see Section 412.4.1.
g. Where Table 705.8 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.
h. For a building containing only a Group U occupancy private garage or carport, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater.

BUILDING LOCATION



BUILDING ADJACENCY

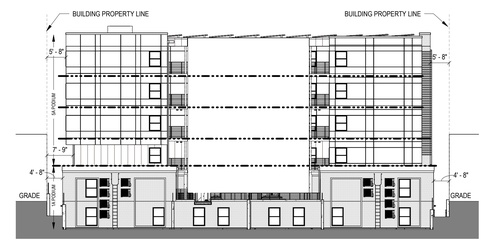
OPENING PROJECTION - DCDB 2017 705.8

1 ELEVATION A BUILDING FRONT (SOUTH) Copy 1
1/16" = 1'-0"

	OPENING SQFT	WALL AREA / FLOOR	ALLOWABLE AREA (%)	OPENING AREA (%)
S1 LEVEL:	220.78 SQFT	1,033.01 SQFT	**5 TO 10 FT (25%); UP, S**	21%
LEVEL1 :	157.7 SQFT	1,105.57 SQFT	**5 TO 10 FT (25%); UP, S**	14%
LEVEL 2:	240.3 SQFT	993.75 SQFT	**5 TO 10 FT (25%); UP, S**	24%
LEVEL 3-5:	186.9 SQFT	1,017.09 SQFT	**5 TO 10 FT (25%); UP, S**	18%

2 ELEVATION B BUILDING SIDE (EAST) Copy 1
1/16" = 1'-0"

	OPENING SQFT	WALL AREA / FLOOR	ALLOWABLE AREA (%)	OPENING AREA (%)
S1 LEVEL:	127.86 SQFT	1,072.46 SQFT	**3 TO 5 FT (15%); UP, S**	12%
LEVEL1 :	184.08 SQFT	1,161.77 SQFT	**3 TO 5 FT (15%); UP, S**	15%
LEVEL 2:	157.92 SQFT	1,070.42 SQFT	**5 TO 10 FT (25%); UP, S**	15%
LEVEL 3-5:	157.92 SQFT	1,070.42 SQFT	**5 TO 10 FT (25%); UP, S**	15%



3 ELEVATION C BUILDING REAR (NORTH) Copy 1
1/16" = 1'-0"

	OPENING SQFT	WALL AREA / FLOOR	ALLOWABLE AREA (%)	OPENING AREA (%)
S1 LEVEL:	120.92 SQFT	1,035.69 SQFT	**25 TO 30 NO LIMIT; UP, S**	12%
LEVEL1 :	30.23 SQFT	630.45 SQFT	**25 TO 30 NO LIMIT; UP, S**	5%
LEVEL 2:	25.19 SQFT	512.11 SQFT	**25 TO 30 NO LIMIT; UP, S**	5%
LEVEL 3-5:	25.19 SQFT	539.05 SQFT	**25 TO 30 NO LIMIT; UP, S**	5%

4 ELEVATION D BUILDING SIDE (WEST) Copy 1
1/16" = 1'-0"

	OPENING SQFT	WALL AREA / FLOOR	ALLOWABLE AREA (%)	OPENING AREA (%)
S1 LEVEL:	127.86 SQFT	1,072.46 SQFT	**3 TO 5 FT (15%); UP, S**	12%
LEVEL1 :	184.08 SQFT	1,161.77 SQFT	**3 TO 5 FT (15%); UP, S**	15%
LEVEL 2:	157.92 SQFT	1,053.94 SQFT	**5 TO 10 FT (25%); UP, S**	15%
LEVEL 3-5:	157.92 SQFT	1,085.39 SQFT	**5 TO 10 FT (25%); UP, S**	15%

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PROJECT: **NICHOLSON RESIDENCES**
ADDRESS: **2322 NICHOLSON STREET SE WASHINGTON, DC 20020**

SHEET SUBMISSION INDEX
- ISSUE FOR PERMIT - 14 FEB 2025
- ISSUE FOR BZA - 14 AUG 2025

REV NO.	REVISION	DATE

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SHEET TITLE: PROJECT INFORMATION - BZA
PROJECT NO: 2024.94
DATE ISSUED: 08/14/2025
SCALE: As indicated

A902

UNIT MATRIX SCHEDULE

Level	NAME	AREA
LEVEL S1		
LEVEL S1	UNIT B12 (2BR3)	492 SF
LEVEL S1	UNIT B13 (3BR1)	772 SF
LEVEL S1	UNIT B07 (3BR3)	789 SF
LEVEL S1	UNIT B06 (3BR3)	789 SF
LEVEL S1	UNIT B01 (3BR1)	773 SF
LEVEL S1	UNIT B02 (2BR1)	466 SF
LEVEL S1	UNIT B03 (2BR2)	517 SF
LEVEL S1	UNIT B04 (3BR2)	791 SF
LEVEL S1	UNIT B05 (3BR2)	796 SF
LEVEL S1	UNIT B09 (3BR3)	789 SF
LEVEL S1	UNIT B10 (3BR1)	773 SF
LEVEL S1	UNIT B11 (2BR3)	492 SF
LEVEL S1	UNIT B08 (3BR)	791 SF
		9,028 SF
LEVEL 01		
LEVEL 01	UNIT 3 (3BR2 ADA)	783 SF
LEVEL 01	UNIT 2 (3BR2 ADA)	783 SF
LEVEL 01	UNIT 1 (3BR1 ADA)	783 SF
LEVEL 01	UNIT 8 (3BR3 ADA)	789 SF
LEVEL 01	UNIT 7 (3BR3 ADA)	789 SF
LEVEL 01	UNIT 6 (3BR2 ADA)	783 SF
LEVEL 01	UNIT 5 (3BR2 ADA)	783 SF
		5,492 SF
LEVEL 02		
LEVEL 02	UNIT 13 (3BR5)	641 SF
LEVEL 02	UNIT 12 (3BR6)	717 SF
LEVEL 02	UNIT 11 (3BR5)	641 SF
LEVEL 02	UNIT 10 (3BR4)	773 SF
LEVEL 02	UNIT 19 (2BR4)	473 SF
LEVEL 02	UNIT 18 (2BR5)	474 SF
LEVEL 02	UNIT 17 (3BR7)	672 SF
LEVEL 02	UNIT 16 (3BR5)	641 SF
LEVEL 02	UNIT 15 (3BR5)	641 SF
LEVEL 02	UNIT 14 (3BR5)	641 SF
		6,314 SF
LEVEL 03		
LEVEL 03	UNIT 23 (3BR5)	641 SF
LEVEL 03	UNIT 22 (3BR6)	717 SF
LEVEL 03	UNIT 21 (3BR5)	641 SF
LEVEL 03	UNIT 20 (3BR4)	773 SF
LEVEL 03	UNIT 29 (2BR6)	490 SF
LEVEL 03	UNIT 26 (3BR9)	689 SF
LEVEL 03	UNIT 25 (3BR10)	678 SF
LEVEL 03	UNIT 24 (3BR11)	742 SF
		5,371 SF
LEVEL 04		
LEVEL 04	UNIT 33 (3BR5)	636 SF
LEVEL 04	UNIT 32 (3BR6)	717 SF
LEVEL 04	UNIT 31 (3BR5)	641 SF
LEVEL 04	UNIT 30 (3BR4)	773 SF
LEVEL 04	UNIT 39 (2BR6)	490 SF
LEVEL 04	UNIT 37 (3BR8)	781 SF
LEVEL 04	UNIT 36 (3BR9)	689 SF
LEVEL 04	UNIT 35 (3BR10)	678 SF
LEVEL 04	UNIT 34 (3BR11)	741 SF
		6,147 SF
LEVEL 05		
LEVEL 05	UNIT 43 (3BR5)	641 SF
LEVEL 05	UNIT 42 (3BR6)	717 SF
LEVEL 05	UNIT 41 (3BR5)	641 SF
LEVEL 05	UNIT 40 (3BR4)	773 SF
LEVEL 05	UNIT 49 (2BR6)	490 SF
LEVEL 05	UNIT 48 (2BR7)	506 SF
LEVEL 05	UNIT 46 (3BR9)	689 SF
LEVEL 05	UNIT 45 (3BR10)	678 SF
LEVEL 05	UNIT 44 (3BR11)	741 SF
		5,877 SF
		38,230 SF

REQUIRED UNIT SIZES FOR IZ:

2-BED UNITS: 517 SF x 98% = 506 SF
3-BED UNITS: 796 SF x 98% = 780 SF

IZ ROOM MATRIX SCHEDULE

NAME	Comments	AREA
LEVEL 01		
UNIT 4 IZ (3BR2 ADA)	3 BED	783 SF
UNIT 9 IZ (2BR1 ADA)	2 BED	507 SF
		1,290 SF
LEVEL 03		
UNIT 28 IZ (2BR7)	2 BED	506 SF
UNIT 27 IZ (3BR8)	3 BED	781 SF
		1,287 SF
LEVEL 04		
UNIT 38 IZ (2BR7)	2 BED	506 SF
		506 SF
LEVEL 05		
UNIT 47 IZ (3BR8)	3 BED	781 SF
		781 SF
		3,865 SF

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SHEET TITLE: UNIT MATRIX - BZA

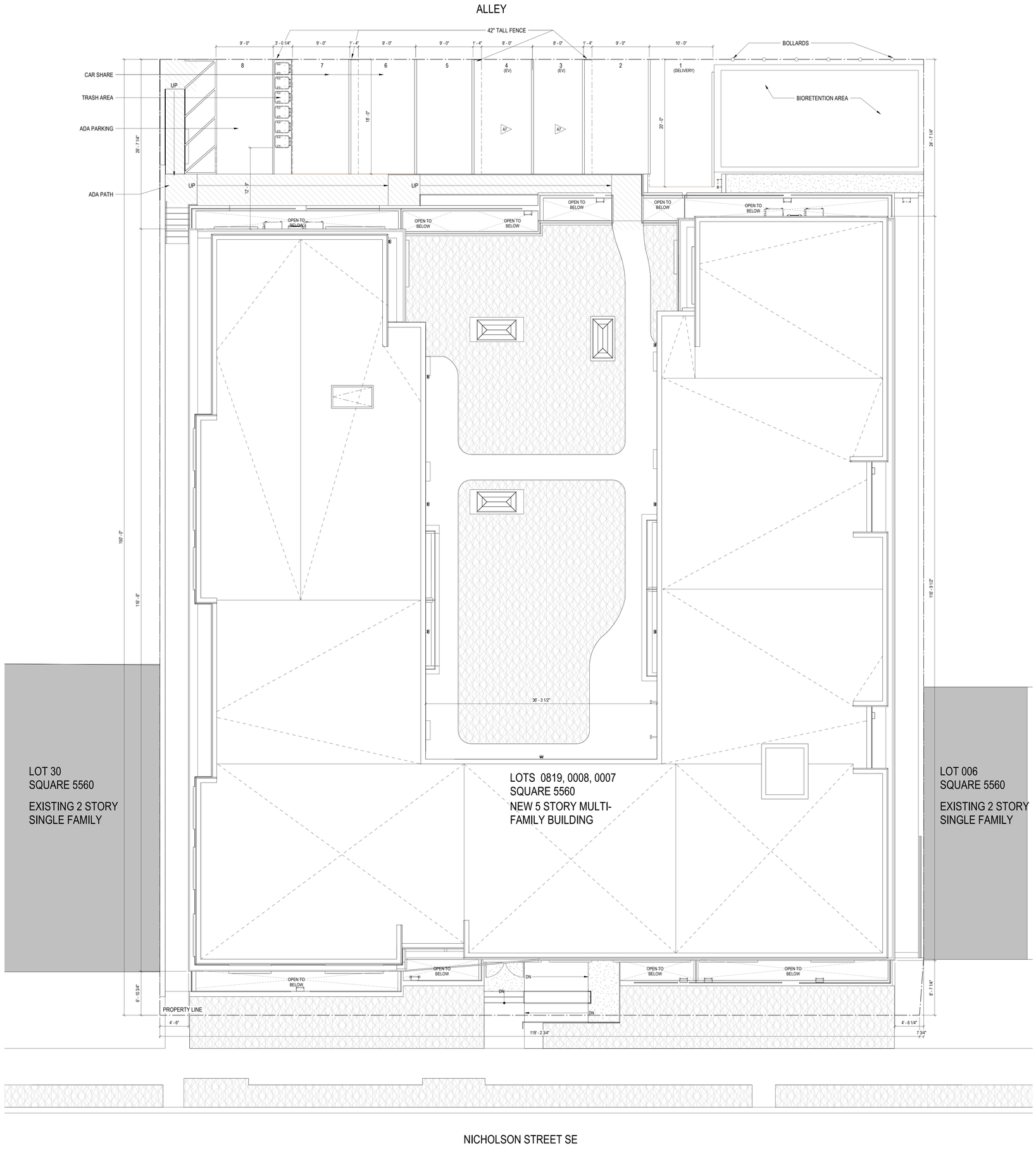
PROJECT NO: 2024.94

DATE ISSUED: 08/14/2025

SCALE:

A908

8/08/25 11:32 PM



1 SITE PLAN
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ISSUE FOR BZA

DRAWING DATA

PROJECT: **NICHOLSON RESIDENCES**

ADDRESS: **2322 NICHOLSON STREET SE**
WASHINGTON, DC 20020

SHEET SUBMISSION INDEX

- ISSUE FOR PERMIT - 14 FEB 2025
- ISSUE FOR BZA - 14 AUG 2025

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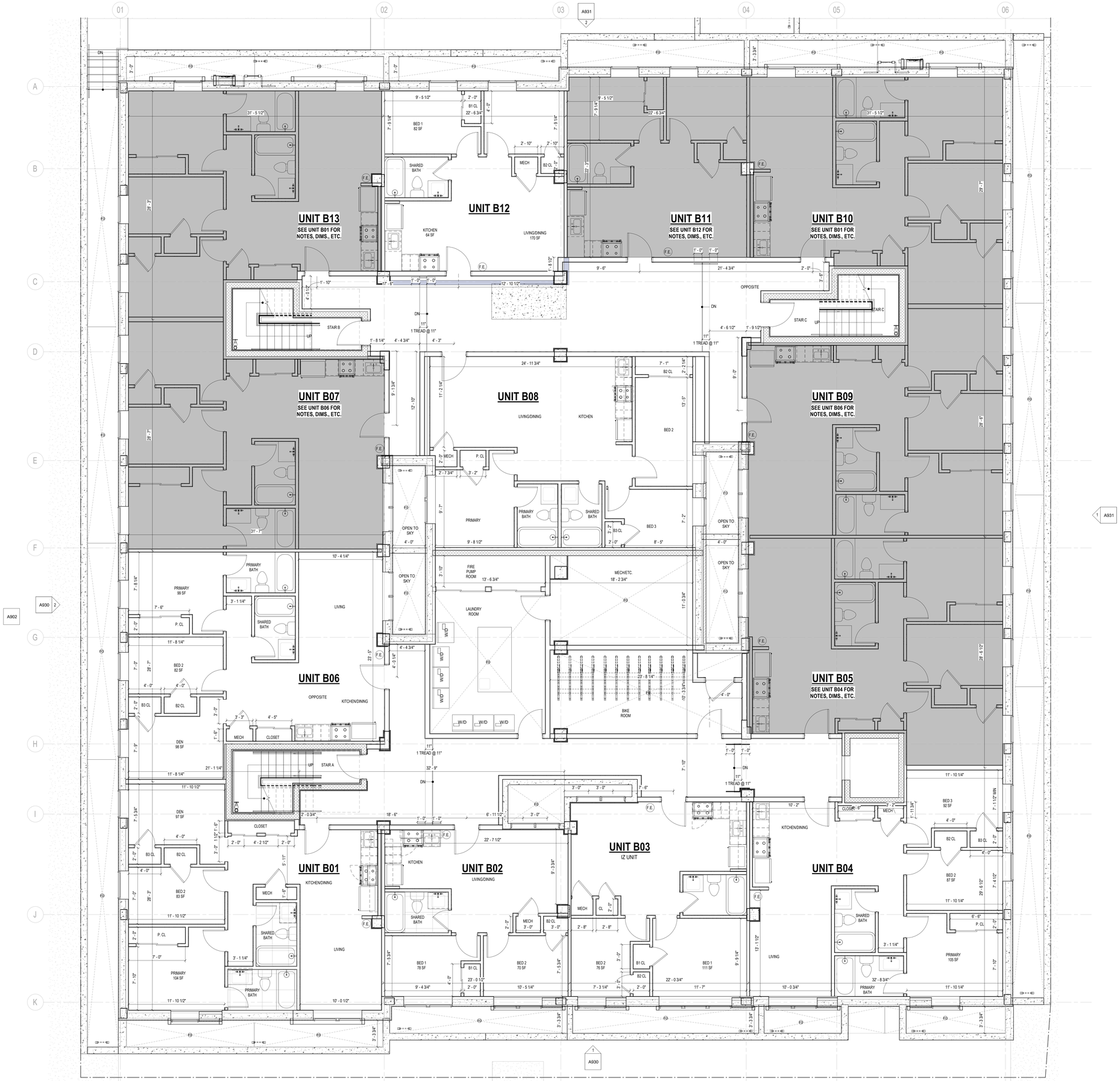
SHEET TITLE: SITE PLAN - BZA

PROJECT NO: 2024.94

DATE ISSUED: 02/14/2025

SCALE: 3/16" = 1'-0"

A910



1 LEVEL S1 - FLOOR PLAN BZA
1/4" = 1'-0"

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- ISSUE FOR PERMIT - 14 FEB 2025
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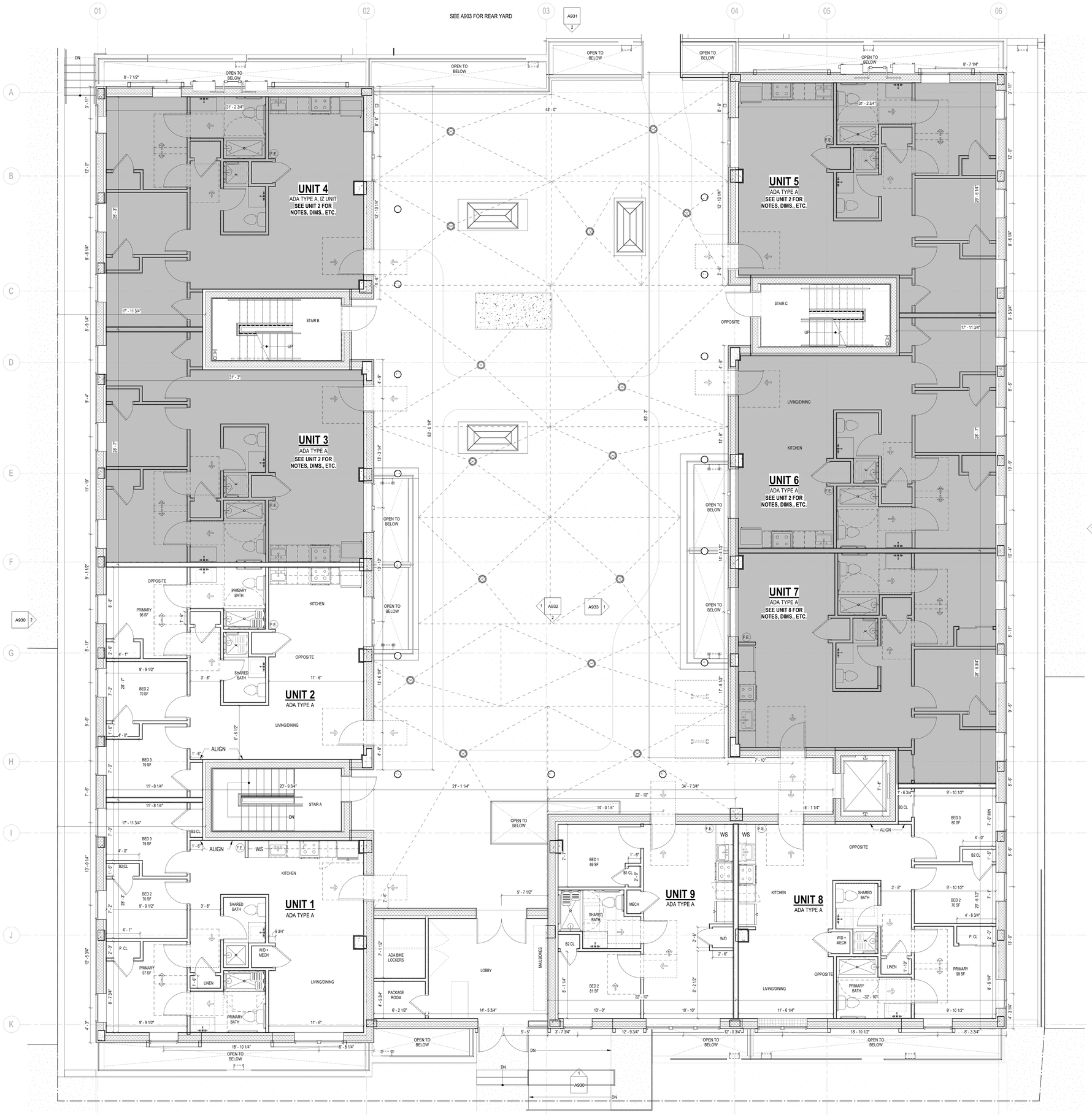
SHEET TITLE: LEVEL S1 FLOOR PLAN - BZA

PROJECT NO: 2024.94

DATE ISSUED: 08/14/2025

SCALE: 1/4" = 1'-0"

A911



1 LEVEL 01 - FLOOR PLAN BZA
1/4" = 1'-0"

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PROJECT: **NICHOLSON RESIDENCES**

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- ISSUE FOR PERMIT - 14 FEB 2025
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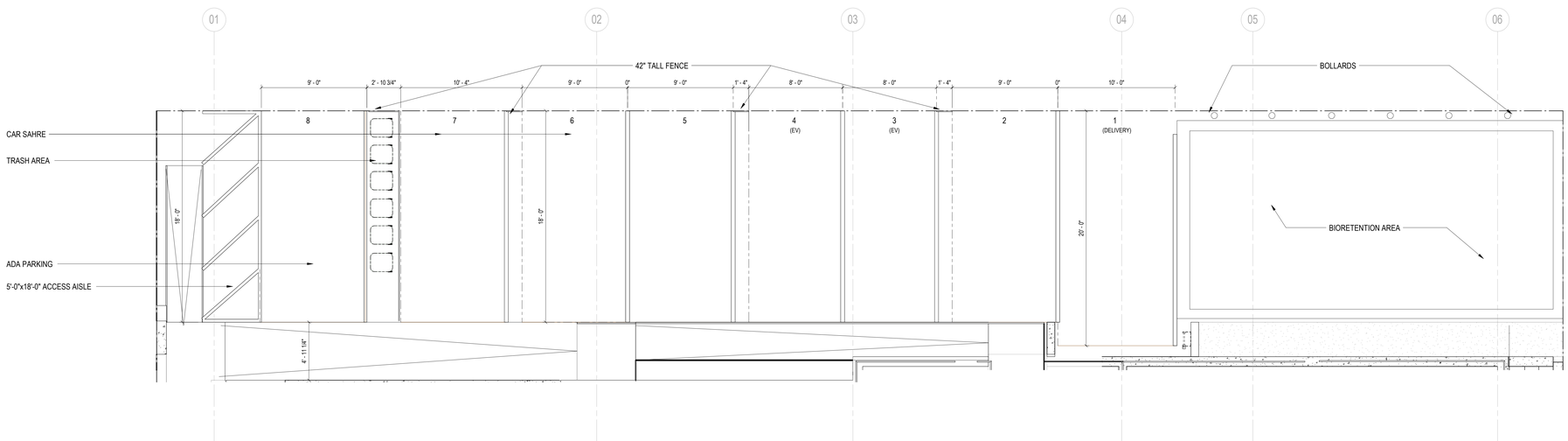
SHEET TITLE: FIRST FLOOR PLAN - BZA

PROJECT NO.: 2024.94

DATE ISSUED: 08/14/2025

SCALE: 1/4" = 1'-0"

A912



1 LEVEL 01 - REAR YARD FLOOR PLAN BZA
1/4" = 1'-0"

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SHEET TITLE: PARKING AREA FLOOR PLAN - BZA

PROJECT NO: 2024.94

DATE ISSUED: 08/14/2025

SCALE: 1/4" = 1'-0"

A913

1 LEVEL 02 - FLOOR PLAN - BZA
1/4" = 1'-0"

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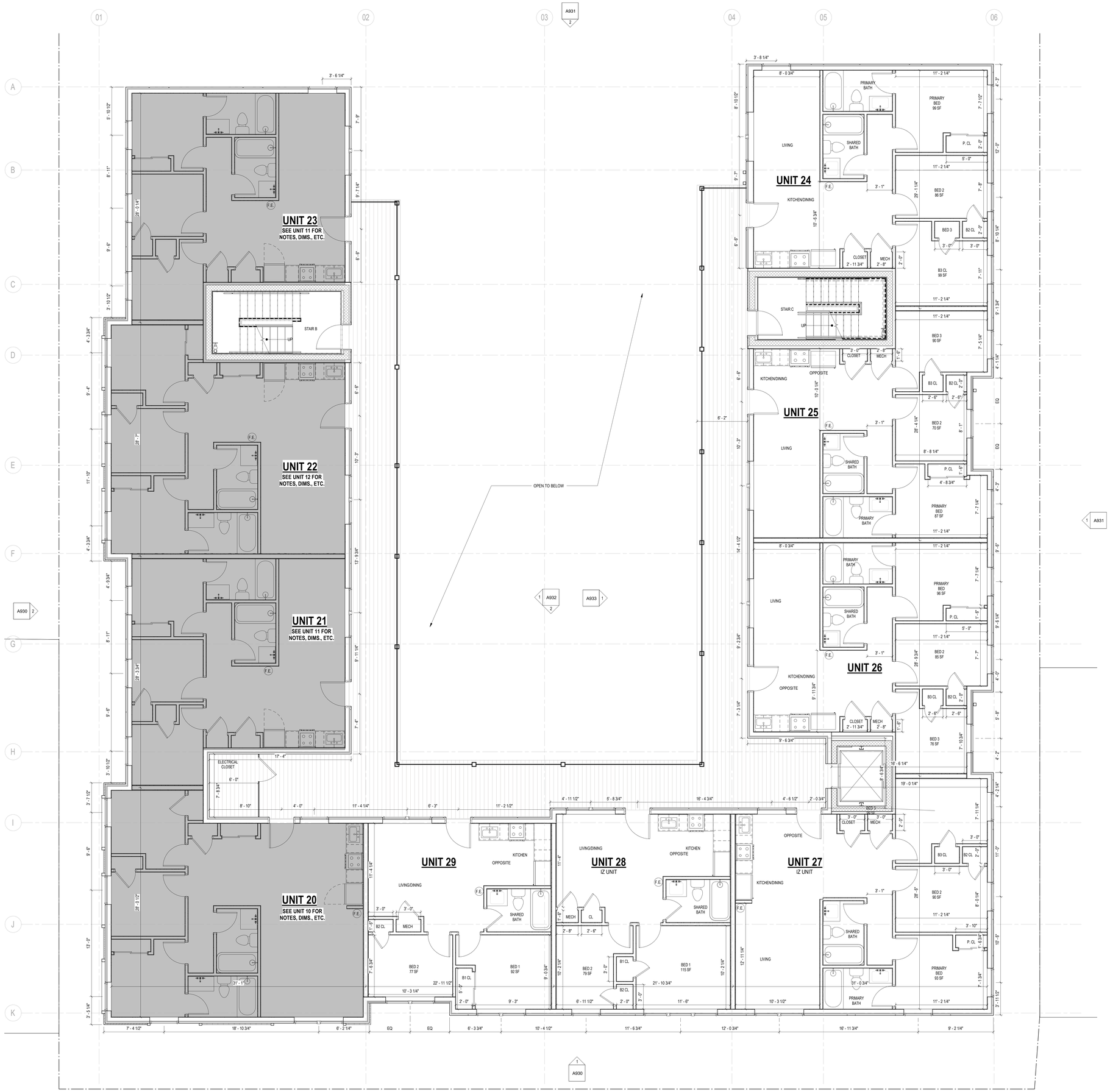
SHEET TITLE: SECOND FLOOR PLAN - BZA

PROJECT NO: 2024.94

DATE ISSUED: 08/14/2025

SCALE: 1/4" = 1'-0"

A914



1 TYPICAL FLOOR (3RD - 5TH) - FLOOR PLAN - BZA
1/4" = 1'-0"

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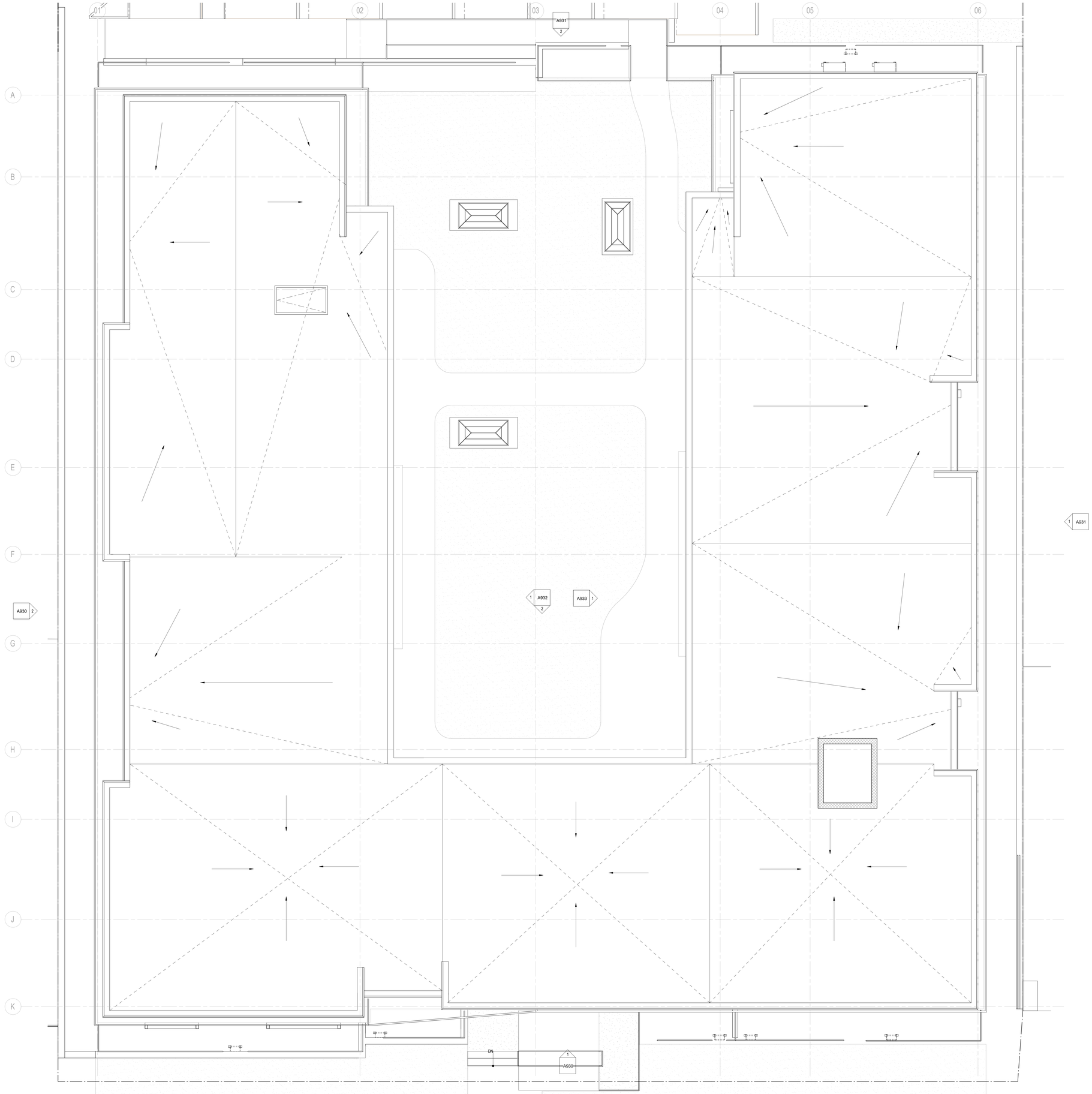
SHEET TITLE: TYPICAL FLOOR (3RD-5TH) - BZA

PROJECT NO.: 2024.94

DATE ISSUED: 08/14/2025

SCALE: 1/4" = 1'-0"

A915



1 ROOF LEVEL - BZA
1/4" = 1'-0"

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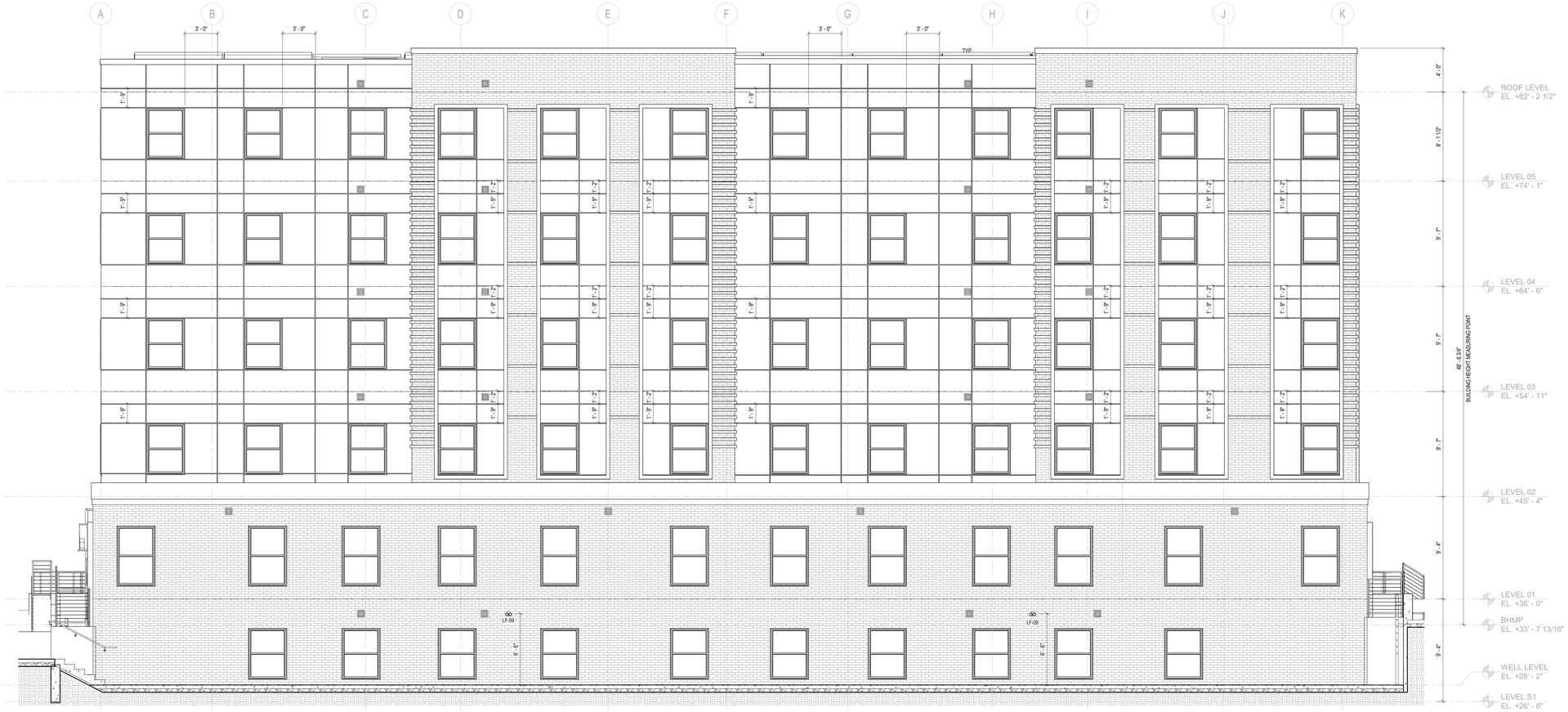
SHEET TITLE: ROOF PLAN - BZA

PROJECT NO: 2024.94

DATE ISSUED: 08/14/2025

SCALE: 1/4" = 1'-0"

A916



2 4 A452 ELEVATION - EXTERIOR VIEW B - BZA
1/4" = 1'-0"

1 1 A R102 ELEVATION - EXTERIOR VIEW A - BZA
1/4" = 1'-0"

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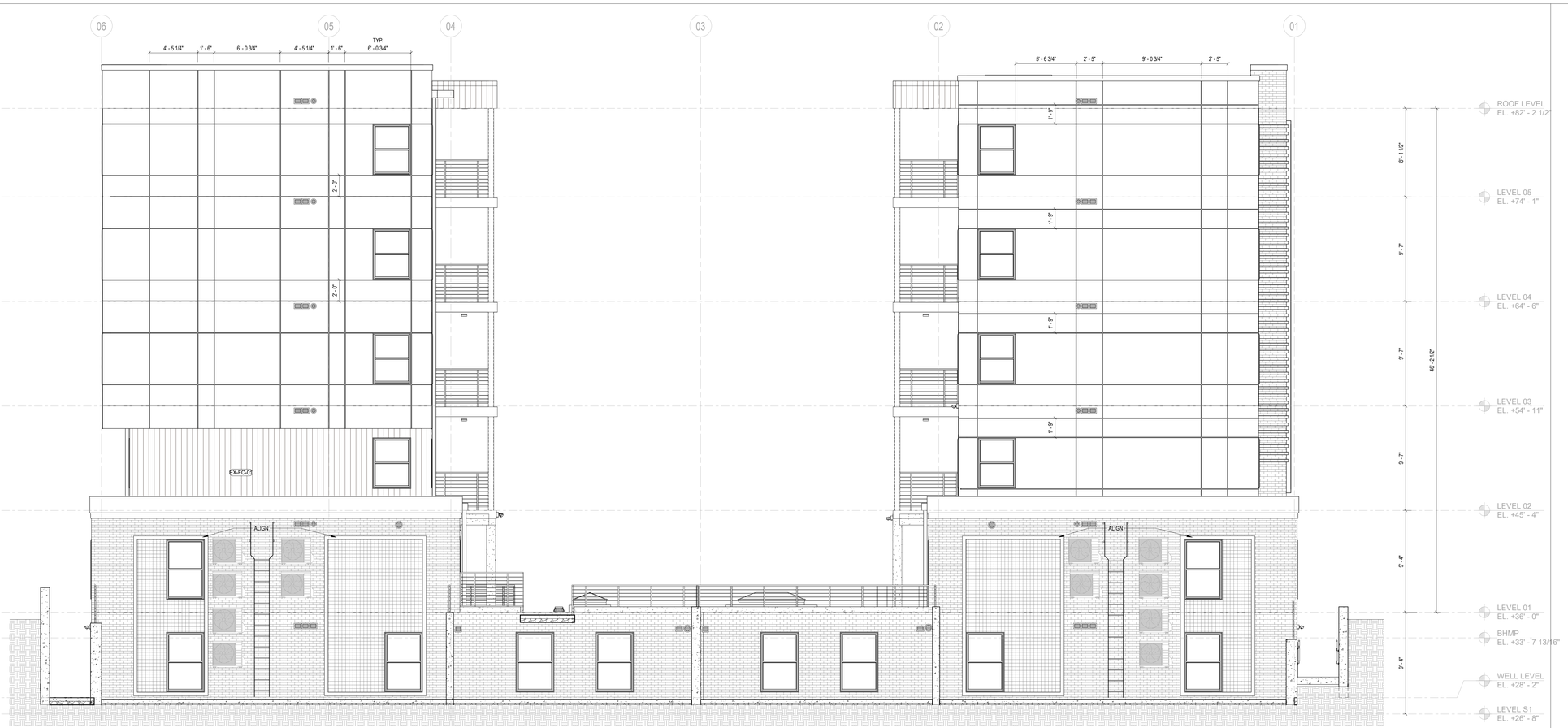
SHEET TITLE: EXTERIOR ELEVATIONS - BZA

PROJECT NO: 2024.94

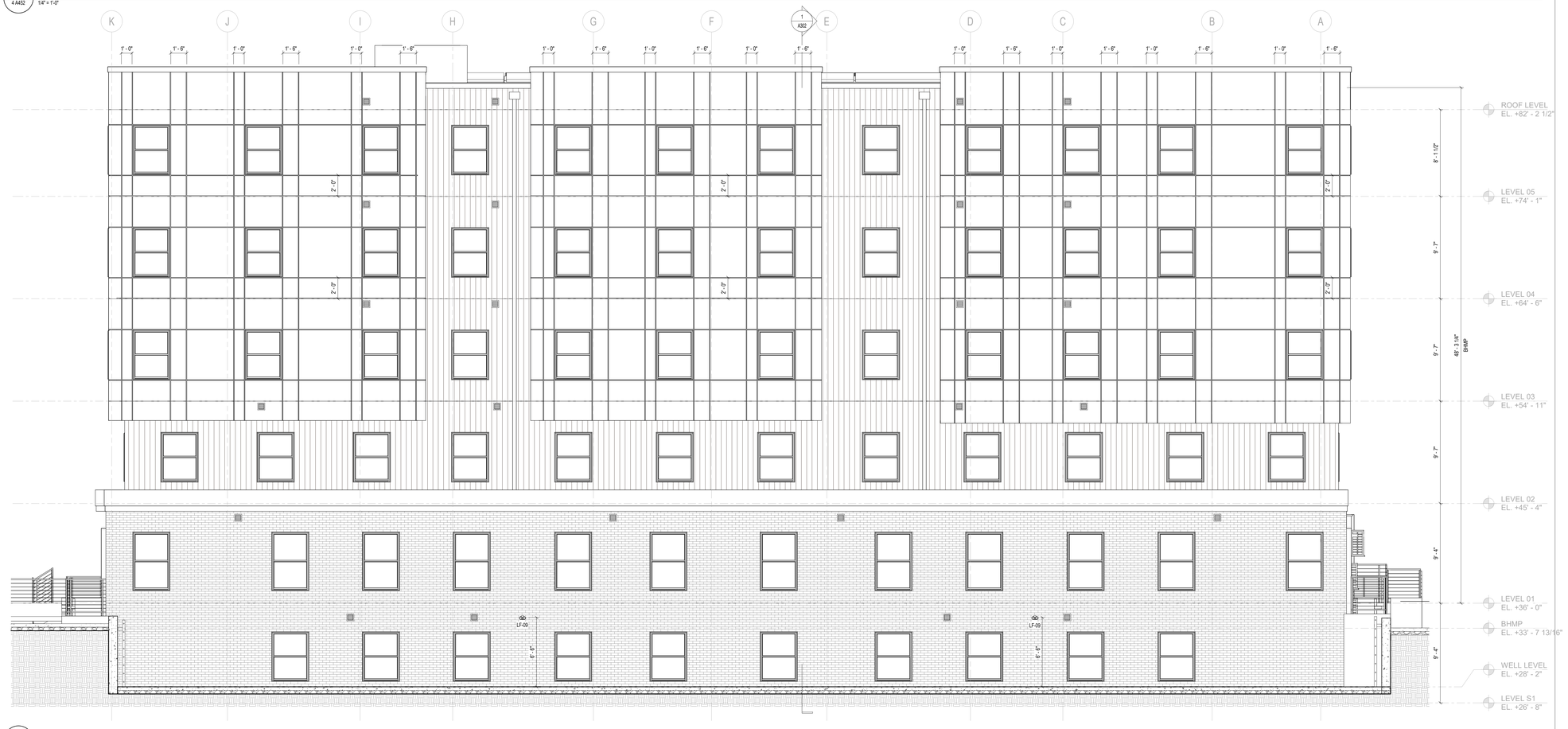
DATE ISSUED: 08/14/2025

SCALE: 1/4" = 1'-0"

A930



2 / 4 A452 ELEVATION - EXTERIOR VIEW C - BZA
1/4" = 1'-0"



1 / 1 A R102 ELEVATION - EXTERIOR VIEW D - BZA
1/4" = 1'-0"

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ISSUE FOR BZA

DRAWING DATA

PROJECT: **NICHOLSON RESIDENCES**

ADDRESS: **2322 NICHOLSON STREET SE**
WASHINGTON, DC 20020

SHEET SUBMISSION INDEX

- ISSUE FOR PERMIT - 14 FEB 2025
- ISSUE FOR BZA - 14 AUG 2025

REV NO.	REVISION	DATE

SEAL & SIGNATURE:

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SHEET TITLE: EXTERIOR ELEVATIONS - BZA

PROJECT NO: 2024.94

DATE ISSUED: 08/14/2025

SCALE: 1/4" = 1'-0"

A931

2 / 1 AR102 ELEVATION - EXTERIOR VIEW F - BZA
1/4" = 1'-0"

1 / 12 A402 ELEVATION - EXTERIOR VIEW E - BZA
1/4" = 1'-0"

//3877

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PROJECT: **NICHOLSON RESIDENCES**

ADDRESS: **2322 NICHOLSON STREET SE**
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SHEET TITLE: EXTERIOR ELEVATIONS - BZA

PROJECT NO: 2024.94

DATE ISSUED: 08/14/2025

SCALE: 1/4" = 1'-0"

A932

1 ELEVATION - EXTERIOR VIEW G - BZA
7 A453 1/4" = 1'-0"

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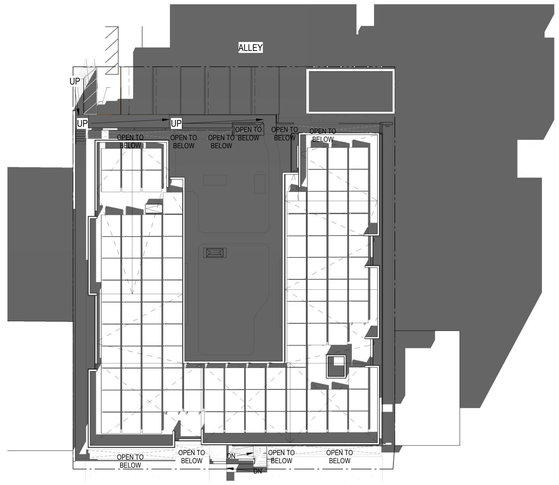
SHEET TITLE: EXTERIOR ELEVATIONS - BZA

PROJECT NO: 2024.94

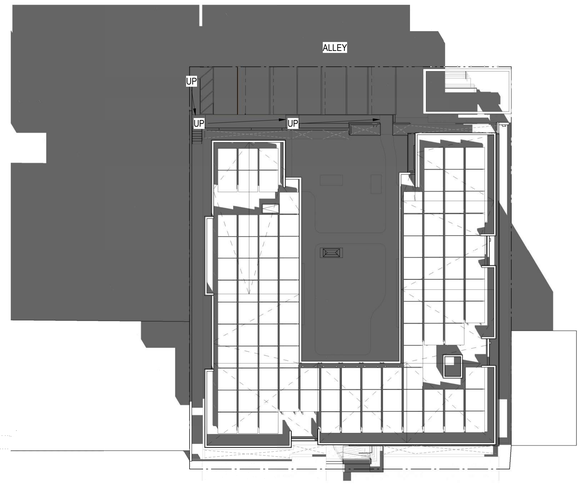
DATE ISSUED: 08/14/2025

SCALE: 1/4" = 1'-0"

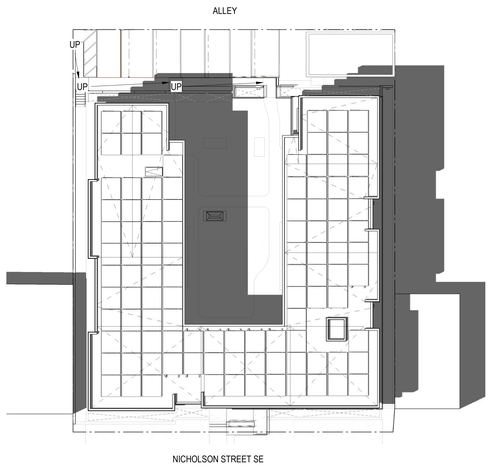
A933



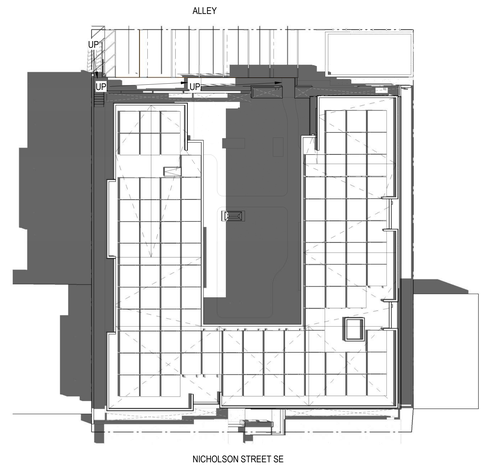
4 SITE PLAN PROPOSED - WS1400
1" = 20'-0"



3 SITE PLAN PROPOSED - WS1000
1" = 20'-0"



2 SITE PLAN PROPOSED - SS1400
1" = 20'-0"



1 SITE PLAN PROPOSED - SS1000
1" = 20'-0"

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PROJECT: **NICHOLSON RESIDENCES**

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SHEET SUBMISSION INDEX

ISSUE FOR PERMIT - 14 FEB 2025

- ISSUE FOR BZA - 14 AUG 2025

REV NO.	REVISION	DATE
1	BID REVISION	2025.06.30

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SHEET TITLE: SOLAR STUDIES

PROJECT NO: 2024.94

DATE ISSUED: 08/14/25

SCALE: 1" = 20'-0"

A940

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SHEET TITLE: SCHEMATIC RENDERINGS

PROJECT NO: 2024.94

DATE ISSUED: 08/14/25

SCALE:

A941