

1

An architectural rendering of a modern, multi-story residential building. The structure features a mix of white and blue siding. On the left, a prominent white staircase with railings is visible. The building has multiple windows, some of which are grouped together. The roofline is varied, with different sections having different heights and slopes. The overall design is clean and contemporary.

DEVELOPER

ARCHITECTURE

STRUCTURAL ENGINEER

MEP ENGINEER

INTERIOR DESIGN

LOW VOLTAGE

CONSTRUCTION PHASE SERVICES:

SPECIFICATIONS:

DEFERRED SUBMITTALS

(2021 IBC 107.3.4.1):

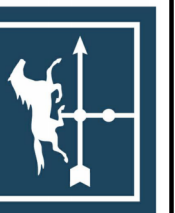
PROJECT AFFILIATION:

STATEMENT OF SPECIAL

INSPECTIONS (2021 IBC 1704):

VICINITY MAP (NOT TO SCALE):

VALUE HOUSING PROTOTYPE

MIDDLEBURG
COMMUNITIES

COVER SHEET

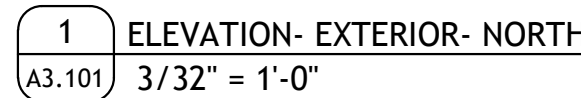
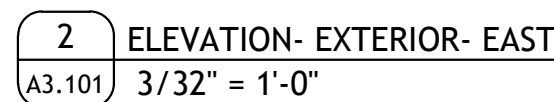
GO.100

2.28.2025

NOT RELEASED FOR CONSTRUCTION



A1.110



1. ALL EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE EQUAL TO 10' AND LESS THAN 30' TRIGGER AN EXTERIOR SIDE RATING OF 1HR.
2. ALL EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE GREATER THAN OR EQUAL TO 30' DO NOT REQUIRE AN EXTERIOR SIDE RATING
3. IF EAVES ARE LOCATED WITHIN 5' OF THE PROPERTY LINE, THEY ARE REQUIRED TO BE NON-COMBUSTIBLE OR FRT WOOD PER IBC 705.2.3

1A	FIBER CEMENT LAP SIDING, HARDIE EVENING BLUE
1C	FIBER CEMENT LAP SIDING, HARDIE LIGHT MIST
2C	FIBER CEMENT BOARD AND BATTEN, HARDIE ARTIC WHITE
4C	FIBER CEMENT TRIM, HARDIE ARTIC WHITE
5	SHINGLE ROOF
7	ROOF FASCIA, PAINTED TO MATCH ARTIC WHITE

**NILES BOLTON
ASSOCIATES**[illegible]

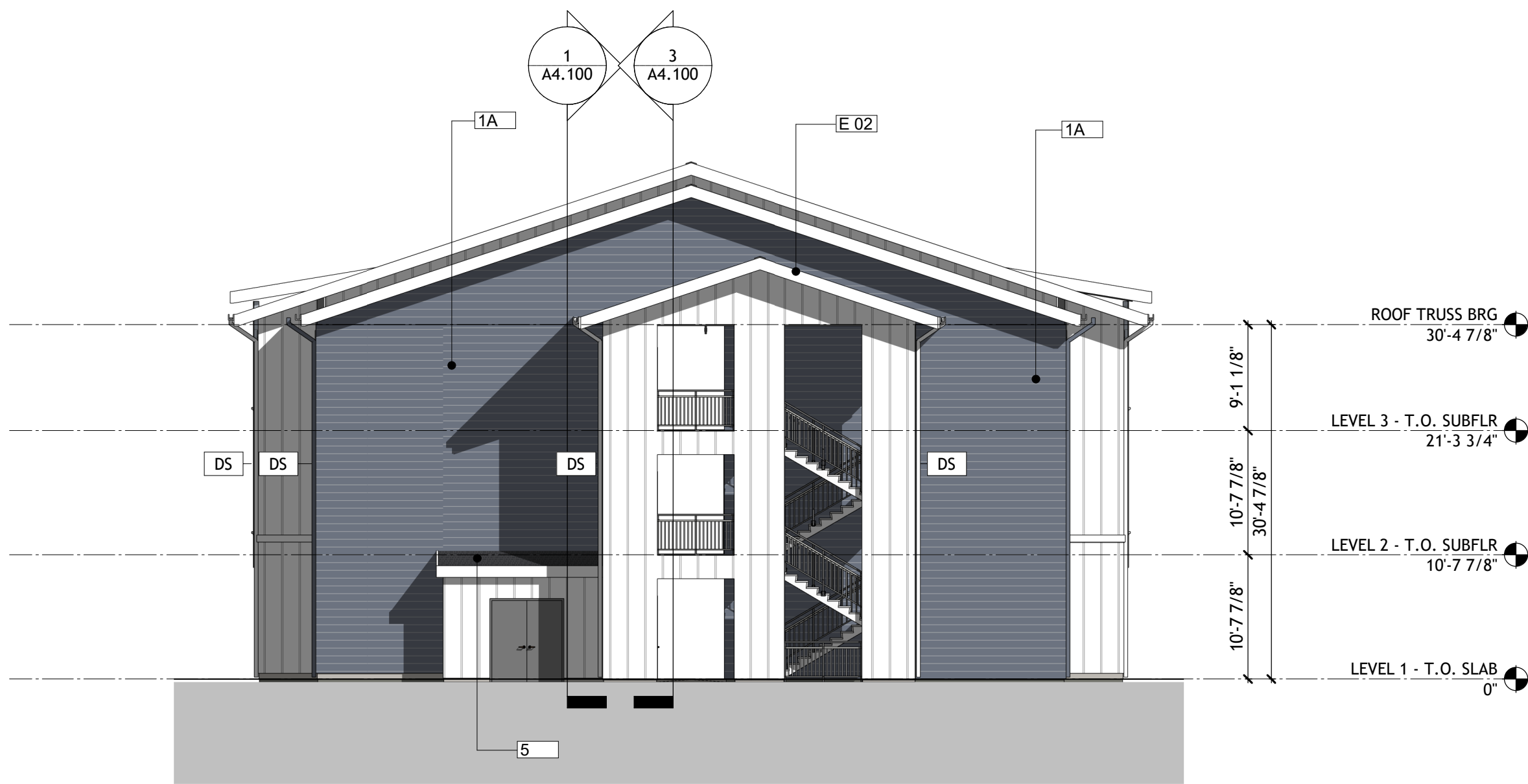
VALUE HOUSING PROTOTYPE



A3.101

02.28.2025

NOT RELEASED FOR CONSTRUCTION



2 ELEVATION- EXTERIOR- WEST
A3.102 3/32" = 1'-0"



1 ELEVATION- EXTERIOR- SOUTH
A3.102 3/32" = 1'-0"

ELEVATION NOTES

- ALL EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE EQUAL TO 10' AND LESS THAN 30' TRIGGER AN EXTERIOR SIDE RATING OF 1HR.
- ALL EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE GREATER THAN OR EQUAL TO 30' DO NOT REQUIRE AN EXTERIOR SIDE RATING
- IF EAVES ARE LOCATED WITHIN 5' OF THE PROPERTY LINE, THEY ARE REQUIRED TO BE NON-COMBUSTIBLE OR FRT WOOD PER IBC 705.2.3

ARCH LEGEND- ELEVATION KEY/NOTES	
VALUE	KEYNOTE TEXT
1A	FIBER CEMENT LAP SIDING, HARDIE EVENING BLUE
1C	FIBER CEMENT LAP SIDING, HARDIE LIGHT MIST
2C	FIBER CEMENT BOARD AND BATTEN, HARDIE ARTIC WHITE
5	SHINGLE ROOF
E 02	

PROJECT # : 123066
DRAWN BY: MA, AL
CHECKED BY: KC, WJP

NILES BOLTON ASSOCIATES

300 N Lee St
UNIT 502
Alexandria, VA 22314

T 703.836.0915

www.nilesbolton.com

No.	Description	Date
DD SET		02/28/25

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

VALUE HOUSING PROTOTYPE

MIDDLEBURG COMMUNITIES

SHEET TITLE:
ELEVATIONS-
EXTERIOR- SOUTH
& WEST

SHEET NUMBER:

A3.102

1

An architectural rendering of a long, multi-story residential building. The building features a mix of blue and white siding. On the left side, there is a prominent external staircase with metal railings. The building has numerous windows, some of which are grouped in vertical columns. The roof is dark and appears to be a gabled or hipped style. The building is set against a light blue sky and a grey ground plane.

RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE USED AS A GUIDE TO OR AN INTERPRETATION OF THE CONSTRUCTION DOCUMENTS.

PHONE: 202.455.1009

PHONE: (703).836.0915 x413

PHONE: 904.712.5750

PHONE: 404.330.9798

PHONE: 404.365.7600

PHONE: 404.330.9798

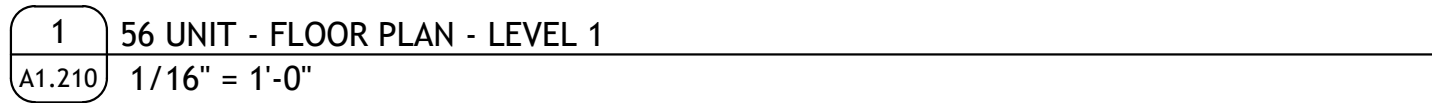
02.28.2025

SHEET NUMBER:

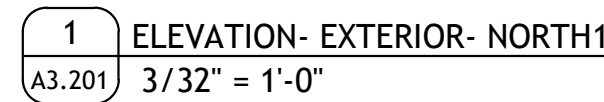
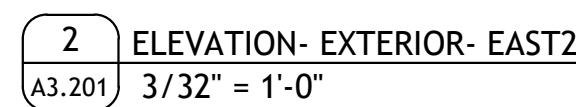
VARIOUS CONSULTANTS DESIGNATED WITH AN ASTERISK “*” (BUT NOT LIMITED TO) ARE UNDER SEPARATE CONTRACTS WITH THE OWNER.

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

NOT RELEASED FOR CONSTRUCTION



NOT RELEASED FOR CONSTRUCTION



1. ALL EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE EQUAL TO 10' AND LESS THAN 30' TRIGGER AN EXTERIOR SIDE RATING OF 1HR.
2. ALL EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE GREATER THAN OR EQUAL TO 30' DO NOT REQUIRE AN EXTERIOR SIDE RATING
3. IF EAVES ARE LOCATED WITHIN 5' OF THE PROPERTY LINE, THEY ARE REQUIRED TO BE NON-COMBUSTIBLE OR FRT WOOD PER IBC 705.2.3

PROJECT #: 123066
DRAWN BY: MA, AL
CHECKED BY: KC, WJP

300 N Lee St
UNIT 502
Alexandria, VA 22314
T 703.836.0915
www.nilesbolton.com

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.



MIDDLEBURG
COMMUNITIES

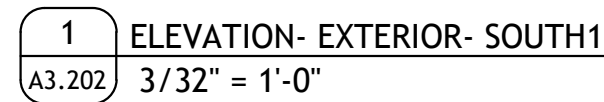
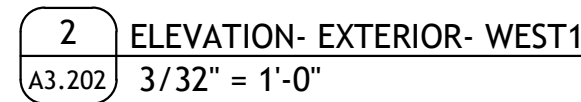
SHEET TITLE:
ELEVATIONS-
EXTERIOR- NORTH
& EAST

SHEET NUMBER:

A3.201

02.28.2025

NOT RELEASED FOR CONSTRUCTION



1. ALL EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE EQUAL TO 10' AND LESS THAN 30' TRIGGER AN EXTERIOR SIDE RATING OF 1HR.
2. ALL EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE GREATER THAN OR EQUAL TO 30' DO NOT REQUIRE AN EXTERIOR SIDE RATING
3. IF EAVES ARE LOCATED WITHIN 5' OF THE PROPERTY LINE, THEY ARE REQUIRED TO BE NON-COMBUSTIBLE OR FRT WOOD PER IBC 705.2.3

PROJECT #: 123066
DRAWN BY: MA, AL
CHECKED BY: KC, WJP

300 N Lee St
UNIT 502
Alexandria, VA 22314
T 703.836.0915
www.nilesbolton.com

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

VALUE HOUSING PROTOTYPE



SHEET TITLE:
ELEVATIONS-
EXTERIOR- SOUTH
& WEST

SHEET NUMBER:

A3.202

02.28.2025

NOT RELEASED FOR CONSTRUCTION