

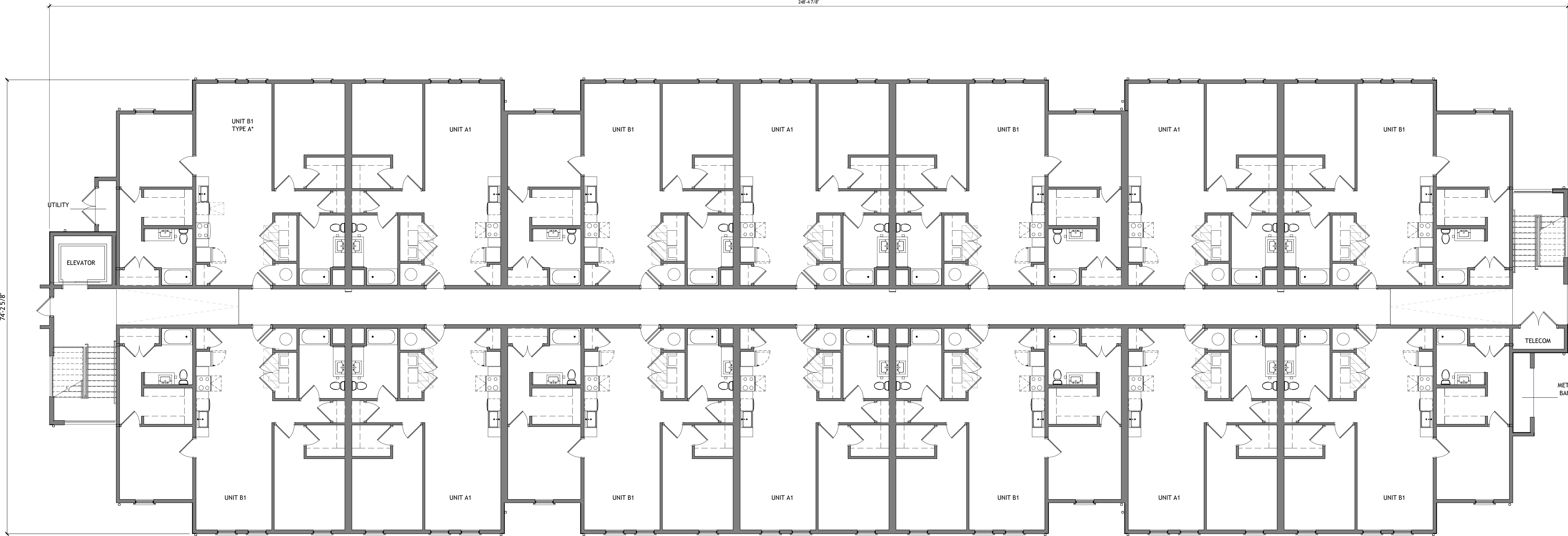
# VALUE HOUSING PROTOTYPE **DESIGN PACKAGE**

JANUARY 9, 2025

A RESIDENTIAL COMMUNITY DEVELOPED BY  
MIDDLEBURG COMMUNITIES

**NILES BOLTON ASSOCIATES**

BUILDING PLAN - LEVEL 1  
VALUE HOUSING PROTOTYPE



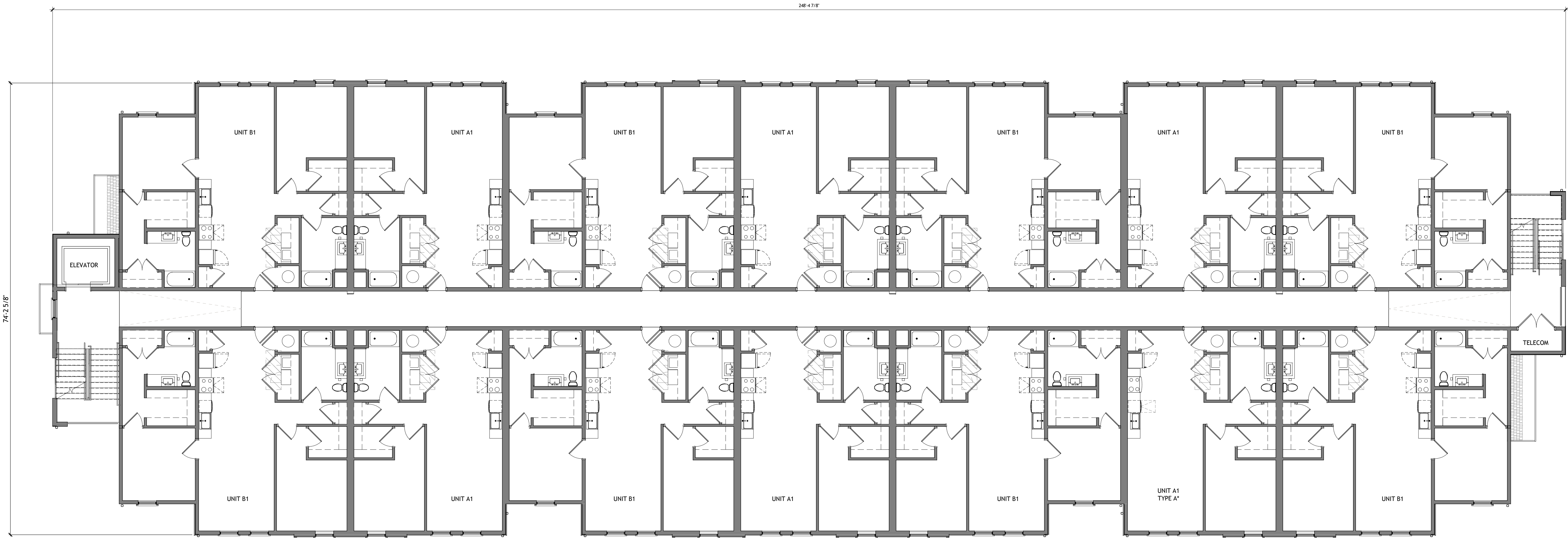
1 TYPICAL PLAN - LEVEL 1  
A1-01a 1/8" = 1'-0"

\* NOTE : PROVIDE 5% (3-4) TYPE A UNITS, DISTRIBUTED THROUGHOUT THE BUILDING ON ALL FLOORS



A1-01a

BUILDING PLAN - LEVEL 2-4  
VALUE HOUSING PROTOTYPE



1 TYPICAL PLAN - LEVEL 2-4  
A1-01b 1/8" = 1'-0"

\* NOTE : PROVIDE 5% (3-4) TYPE A UNITS, DISTRIBUTED THROUGHOUT THE BUILDING ON ALL FLOORS



A1-01b

EXTERIOR ELEVATION - NORTH

VALUE HOUSING PROTOTYPE





EXTERIOR ELEVATION - EAST  
VALUE HOUSING PROTOTYPE



EXTERIOR ELEVATION - SOUTH  
VALUE HOUSING PROTOTYPE



EXTERIOR ELEVATION - WEST  
VALUE HOUSING PROTOTYPE



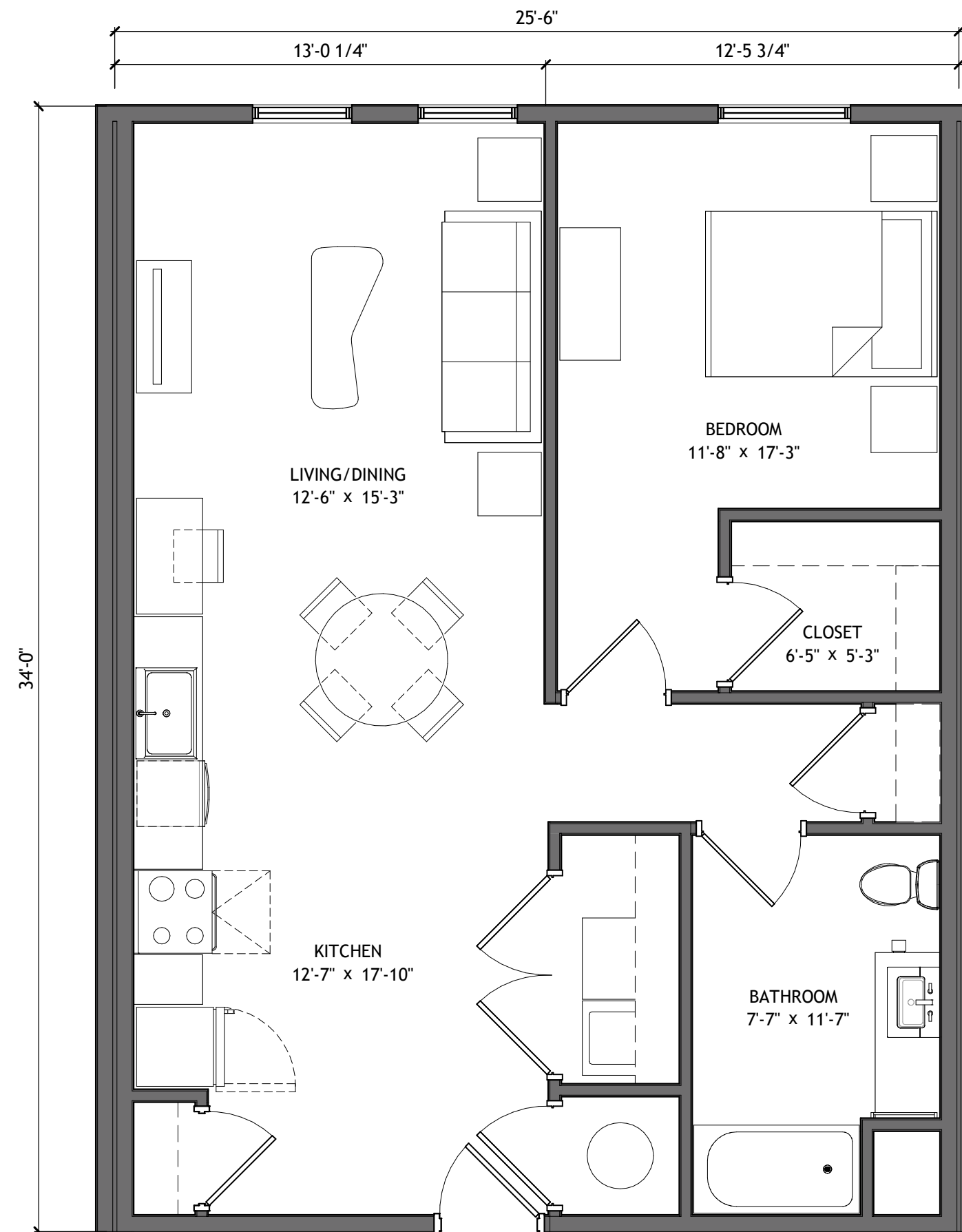






UNIT A1  
VALUE HOUSING PROTOTYPE

GSF: 870  
NRSF: 863

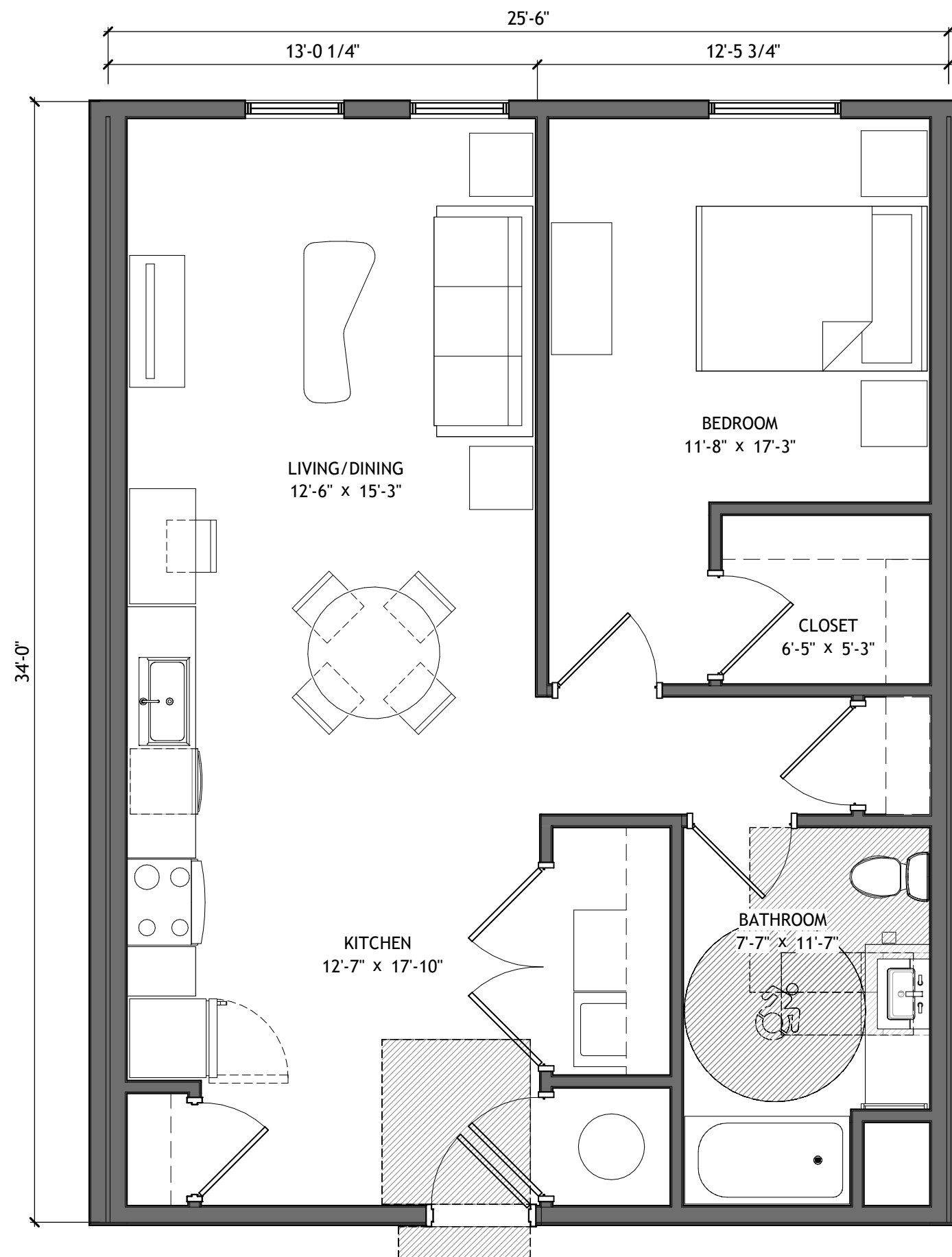


SCALE : 1/4" = 1' - 0"



MIDDLEBURG 01.27.2024  
COMMUNITIES

**NILES BOLTON ASSOCIATES**



# UNIT A1 - TYPE A

VALUE HOUSING PROTOTYPE

GSF: 870  
NRSF: 863

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



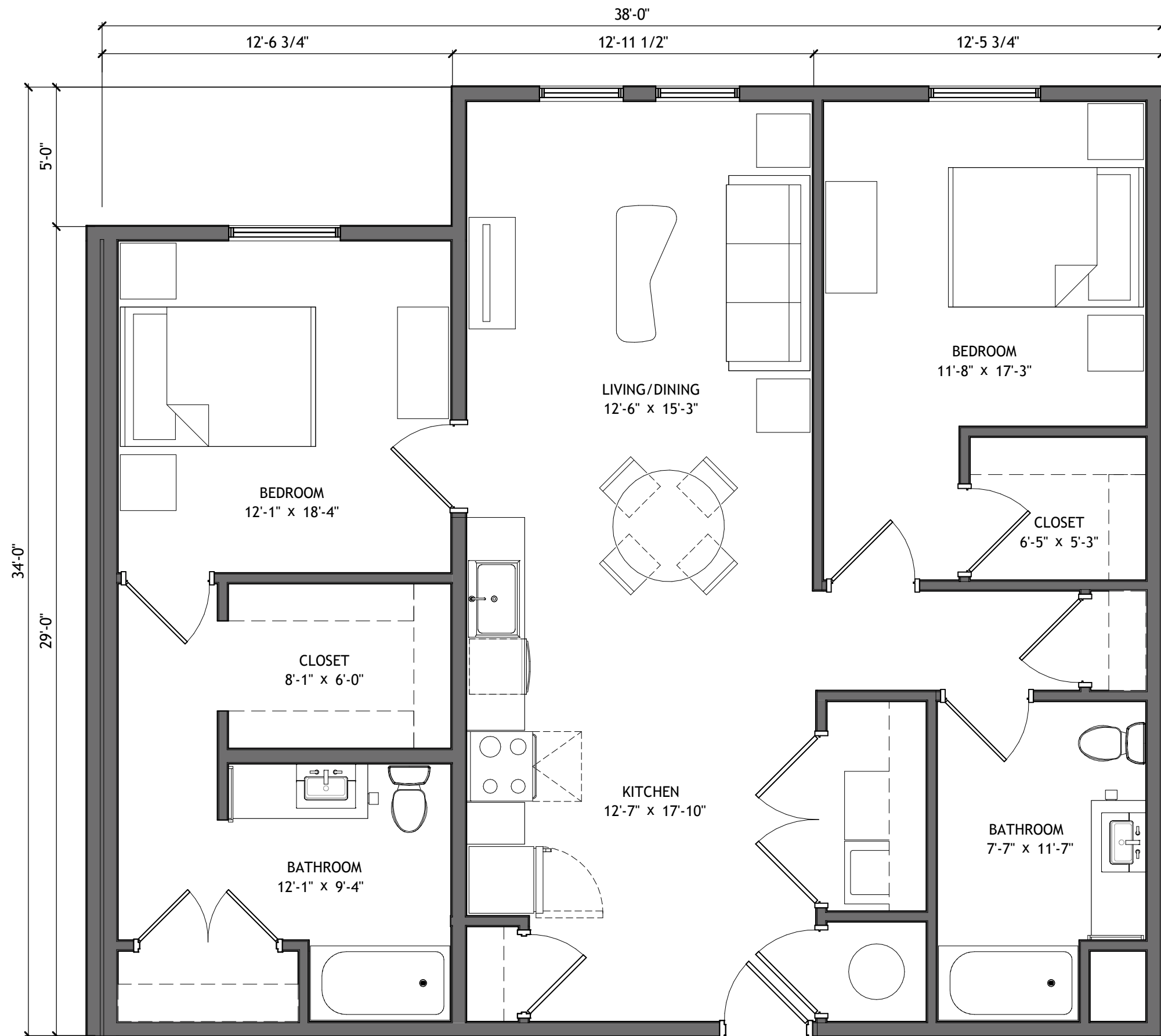
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**NILES BOLTON ASSOCIATES**



UNIT B1  
VALUE HOUSING PROTOTYPE

GSF: 1,235  
NRSF: 1,225

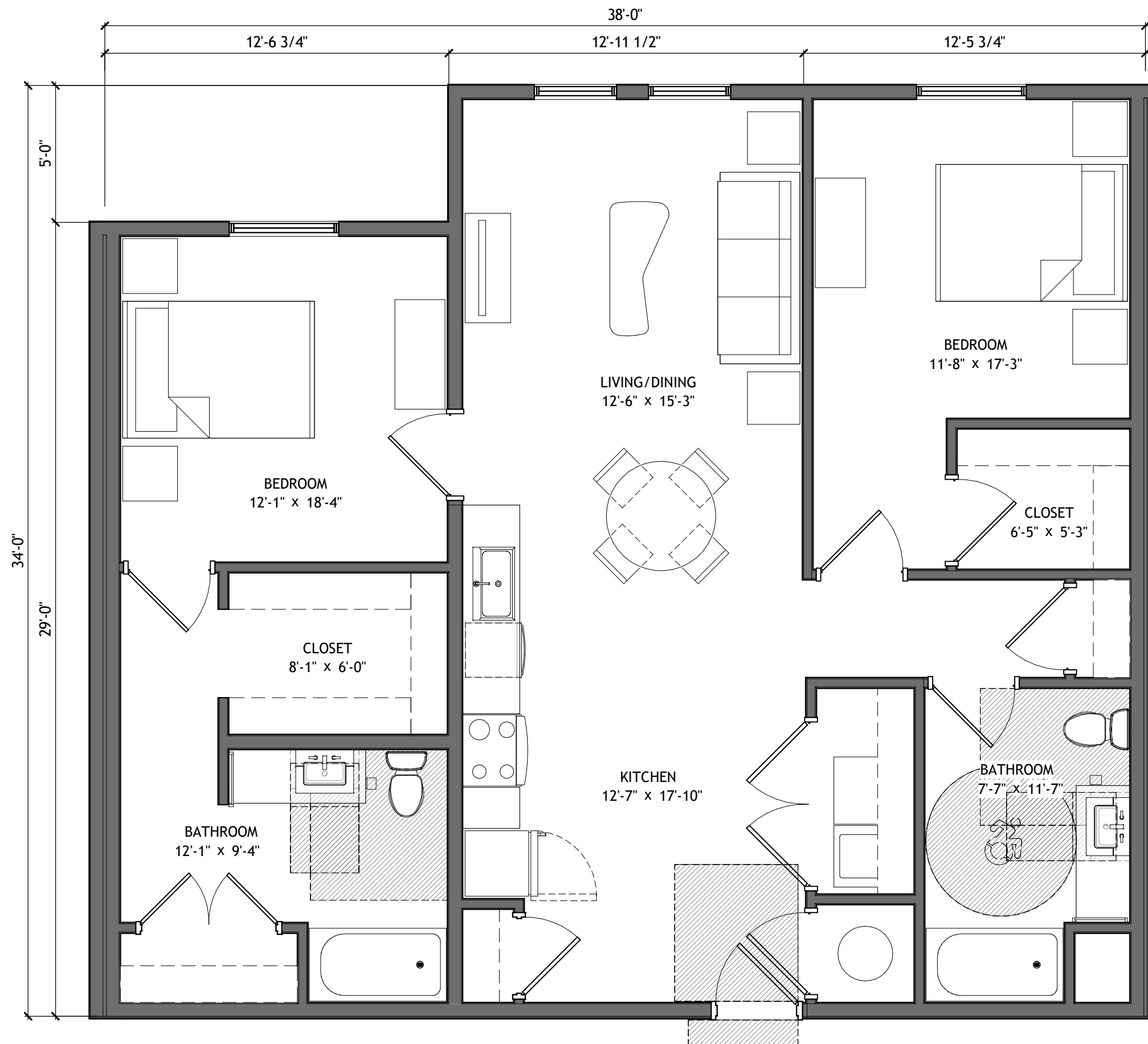


SCALE : 1/4" = 1' - 0"



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**NILES BOLTON ASSOCIATES**



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



MIDDLEBURG 01.27.2024  
COMMUNITIES

**NILES BOLTON ASSOCIATES**



# UNIT MATRIX - 56 UNITS

VALUE HOUSING PROTOTYPE

MIDDLEBURG VALUE HOUSING MATRIX												
Unit Mix												
		Unit GSF	Unit NSF	Level 01	Level 02	Level 03	Level 04	Total	Total Unit GSF:	Total Unit NSF:	Unit %	
A1	39%	870	863	6	5	6	5	22	19,140	18,986	43%	
A1 Type A	4%	870	863	0	1	0	1	2	1,740	1,726		
B1	54%	1,235	1,225	7	8	7	8	30	37,050	36,750	57%	
B1 Type A	4%	1,235	1,225	1	0	1	0	2	2,470	2,450		
				14	14	14	14	56	60,400	59,912		
Avg. Unit Size		1,079	1,070									
								Total (GSF)				
Residential (GSF)				15,100	15,100	15,100	15,100	60,400				
Service/Utility				118	40	40	40	238				
Circulation				1,911	1,911	1,911	1,911	7,644				
								68,282				
							Efficiency	87.74%				