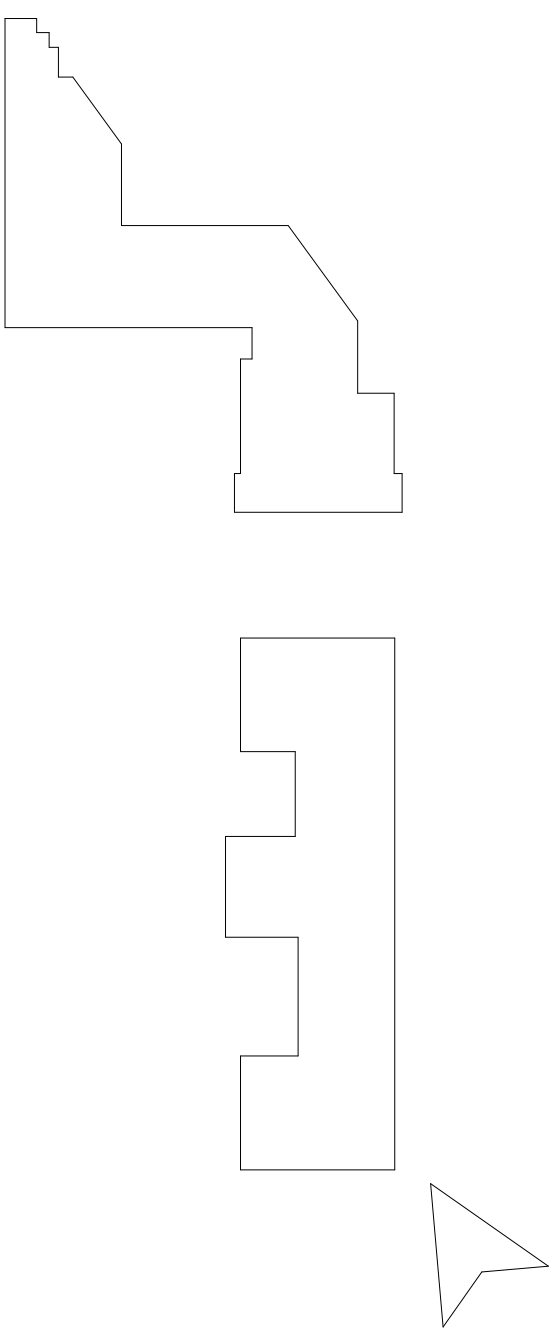
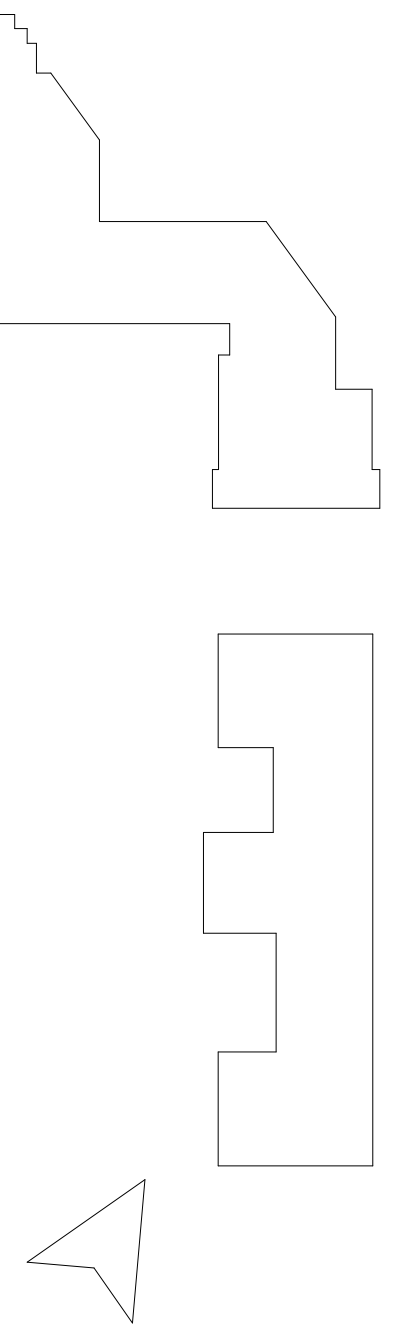




4400 WEST BROAD Apartments							
Project Summary:							
2 Bldgs:							
(1) 5-stories of WD Res (2) 5-Stories of WD Res							
							TOTAL
	Surface	L1	L2	L3	L4	L5	
GROSS SF		70,929	64,365	70,929	70,929	70,929	348,081
Amenity SF**		8,367	-	-	-		8,367
Loading SF		-	-	-	-		-
Circulation		8,221	7,783	8,074	8,074	8,074	40,226
Parking SF		-	-	-	-		-
Parking Space Total	411		-	-	-		411
SF Per Space in parking deck							
Total Residential SF		62,562	64,365	70,929	70,929	70,929	339,714
Efficiency %*		87%	88%	89%	89%	89%	
Rentable SF		54,341	56,582	62,855	62,855	62,855	299,488
# of Dwelling Units		63	65	71	71	71	341
Average Unit SF							878
Parking Spaces/Unit							1.21







4 BLDG 1 ELEVATION - SOUTH
1/16" = 1'-0"



3 BLDG 1 ELEVATION - NORTH
1/16" = 1'-0"



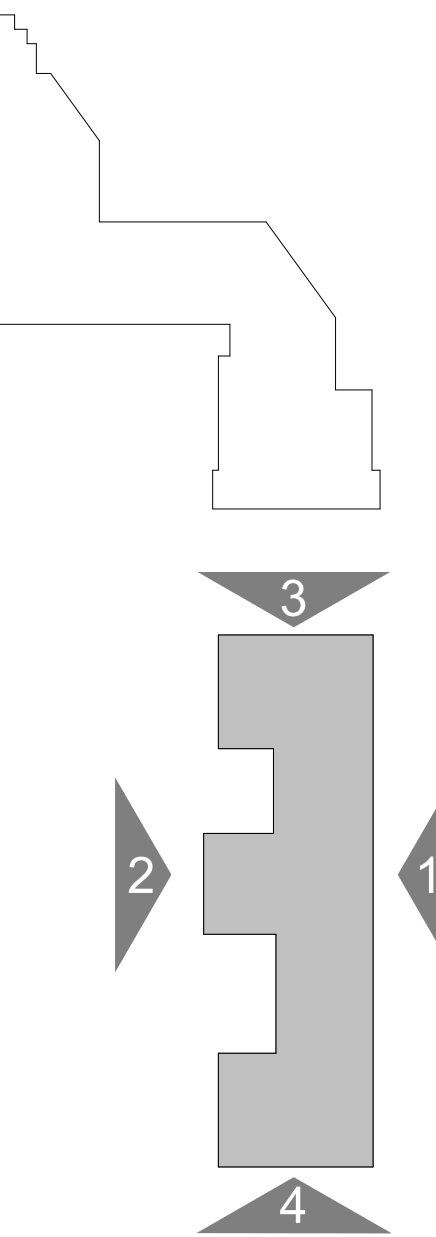
2 BLDG 1 ELEVATION - WEST
1/16" = 1'-0"



1 BLDG 1 ELEVATION - EAST
1/16" = 1'-0"

MATERIAL FINISH LEGEND

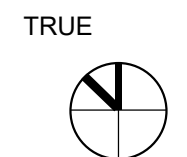
FCS-01	FCS-02	FCP-01	FCP-02	FCB-01	BR-01	BR-02
FIBER CEMENT LAP SIDING #1 - IRON ORE (SW 7069)	FIBER CEMENT LAP SIDING #2 - WOODTONE	FIBER CEMENT PANEL #1 - CEMENTITIOUS PANEL AND REVEALS	FIBER CEMENT PANEL #2 - CEMENTITIOUS VERTICAL PANEL - WOODTONE	CEMENTITIOUS BOARD AND BATTEN - PASSIVE (SW 7064)	BRICK MASONRY VENEER	BRICK MASONRY VENEER



ELEVATIONS

4400 WEST BROAD STREET

RICHMOND, VA
MCRT
08/29/2023





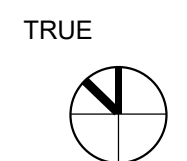
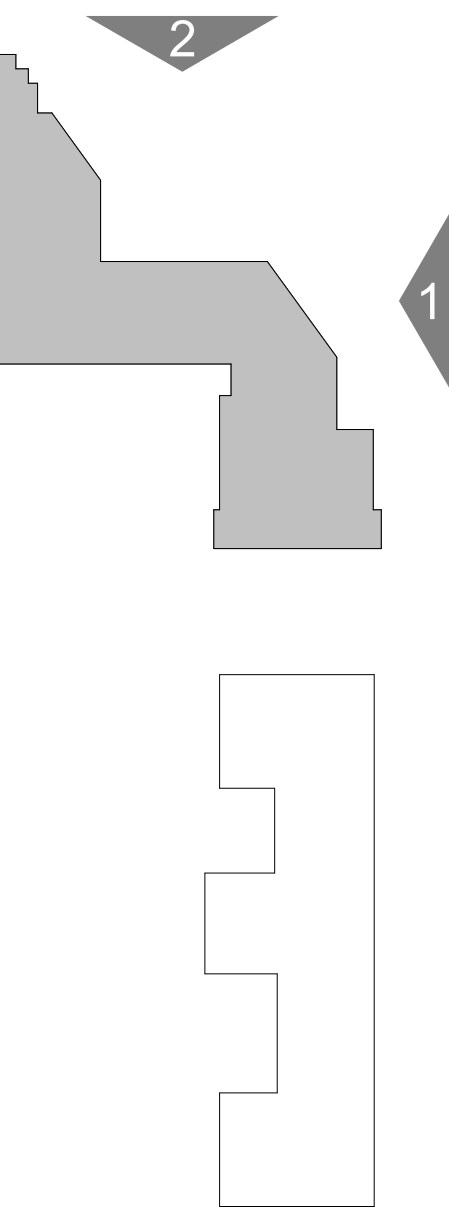
2 BLDG 2 - OVERALL BUILDING ELEVATION - NORTH
1/16" = 1'-0"



1 BLDG 2 - OVERALL BUILDING ELEVATION - EAST
1/16" = 1'-0"

MATERIAL FINISH LEGEND

FCS-01	FCS-02	FCP-01	FCP-02	FCB-01	BR-01	BR-02
FIBER CEMENT LAP SIDING #1 - IRON ORE (SW 7069)	FIBER CEMENT LAP SIDING #2 - WOODTONE	FIBER CEMENT PANEL #1 - CEMENTITIOUS PANEL AND REVEALS	FIBER CEMENT PANEL #2 - CEMENTITIOUS VERTICAL PANEL - WOODTONE	CEMENTITIOUS BOARD AND BATTEN - PASSIVE (SW 7064)	BRICK MASONRY VENEER	BRICK MASONRY VENEER





4 BLDG 2 - OVERALL BUILDING ELEVATION - SOUTH
1/16" = 1'-0"



3 BLDG 2 - OVERALL BUILDING ELEVATION - WEST
1/16" = 1'-0"

MATERIAL FINISH LEGEND

FCS-01	FCS-02	FCP-01	FCP-02	FCB-01	BR-01	BR-02
FIBER CEMENT LAP SIDING #1 - IRON ORE (SW 7069)	FIBER CEMENT LAP SIDING #2 - WOODTONE	FIBER CEMENT PANEL #1 - CEMENTITIOUS PANEL AND REVEALS	FIBER CEMENT PANEL #2 - CEMENTITIOUS VERTICAL PANEL - WOODTONE	CEMENTITIOUS BOARD AND BATTEN - PASSIVE (SW 7064)	BRICK MASONRY VENEER	BRICK MASONRY VENEER

