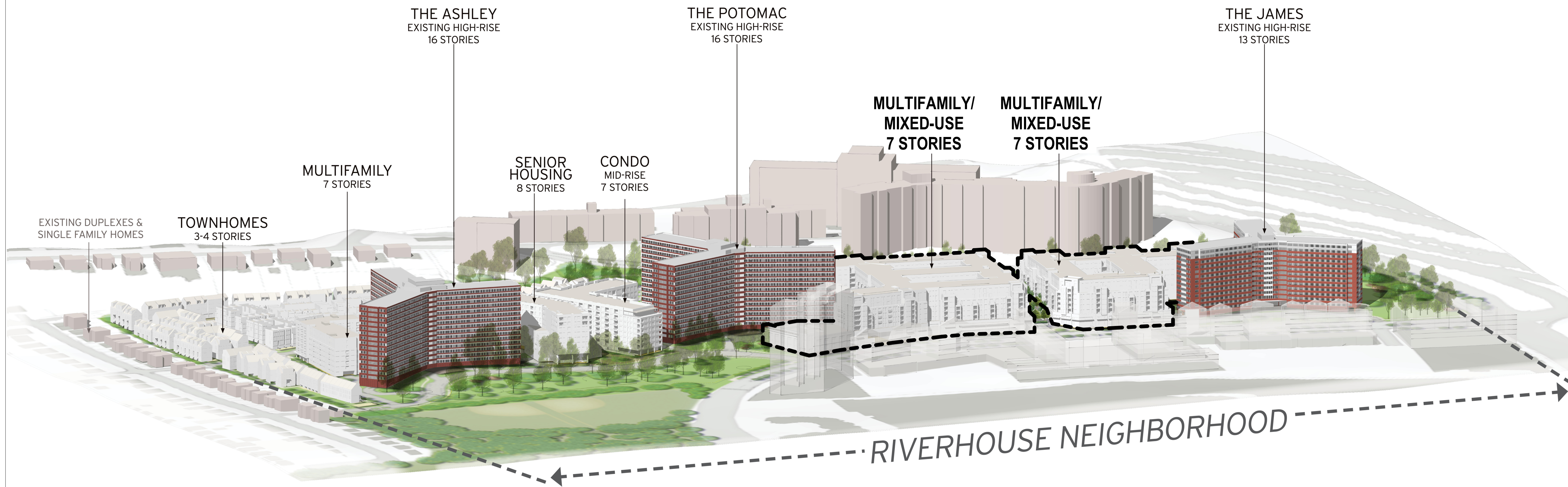


RIVERHOUSE NEIGHBORHOOD

LANDBAY N

1400 S. JOYCE STREET
ARLINGTON, VA 22202



4.1 SUBMISSION
July 20, 2023



TORTI
GALLAS +
PARTNERS
1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
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202.315.5221

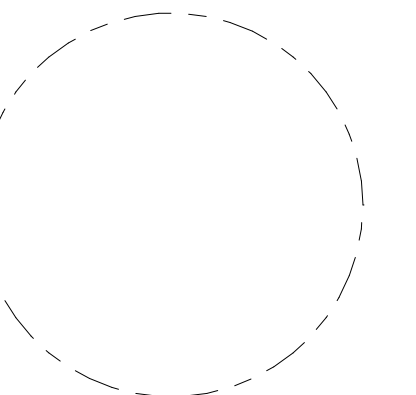
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301.881.1441

Issue

NO.	DATE
0 1	5/10/2023
0 2	6/22/2023

Revisions

NO.	DATE
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Cover Sheet

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

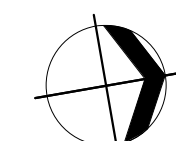
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07.21.2023

APPROVED
X.Y.

SCALE:
JOB NO.
RVH 21448.00

DRAWING NO.
OG-01

4.1 Submission



RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

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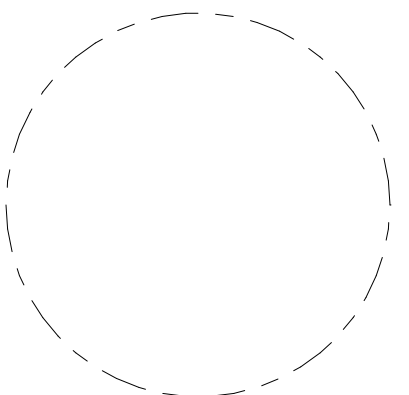
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NO. DATE

Revisions

NO. DATE



Index Of Drawings

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S.W.

PROJECT ARCHITECT
A.D.

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A.D., S.C., M.K., J.C.

DATE
07.21.2023

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SCALE:
JOB NO.
RVH 21448.00

DRAWING NO.
0G-02

4.1 SUBMISSION

INDEX OF DRAWINGS

SHEET NUMBER	DRAWING TITLE
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CIVIL

CIV101N	Civil Cover Sheet
CIV102N	Site Aerial Photograph
CIV103N	Site Context Plan
CIV104N	Site Context Plan
CIV200N	Overall Certified Survey Plat
CIV201N - CIV206N	Certified Survey Plat
CIV207N	Survey Notes and Legal Descriptions
CIV300N	Rezoning Exhibit
CIV301N	Subdivision Plat
CIV302N	Easement Vacation Plat
CIV303N	Easement and Dedication Plat
CIV400N	Overall Plot and Location Plan
CIV401N - CIV404N	Plot and Location Plan
CIV500N	Overall Presentation Plan
CIV501N - CIV504N	Presentation Plan
CIV600N	Overall Striping and Marking Plan
CIV601N - CIV604N	Striping and Marking Plan
CIV605N	Overall Fire Marshall Plan
CIV606N - CIV609N	Fire Marshall Plan
CIV701N	Existing Road Cross Sections
CIV702N	Proposed Road Cross Sections
CIV800N	Stormwater Management Plan
CIV801N - CIV802N	Stormwater Management Computations
CIV900N	Overall Tree Inventory
CIV901N - CIV904N	Tree Inventory Plan
CIV905N - CIV908N	Tree Inventory Schedule
CIV909N - CIV911N	Tree Replacement Schedule
CIV912N	Tree Inventory Fee (-8 IN.)
CIV913N	Tree Inventory Fee (+8 IN.)
CIV914N-CIV918N	Existing Tree Preservation Plan
CIV919N	Invasive Species Manage Plan and Preservation Notes & Details
CIV920N	Tree Preservation Plan Notes and Details

General Sheets

0G-01	Cover Sheet
0G-02	Index Of Drawings
0G-03	Overall Density Tabulation
0G-04	Existing Parking - Landbay N
0G-05	Proposed Parking Tabulations - Landbay N
0G-06	Site Section
0G-07	Site Sections
0G-08	Tabulations - Landbay N

N1 and N2 - Overall

A.N0-101	Ground Floor Plan
A.N0-102	Garage Level 2

N1 - Multifamily

A.N1-001	BLDG N1 - Perspective Views
A.N1-002	BLDG N1 - Perspective Views
A.N1-101	BLDG N1 - Area Plans
A.N1-201	BLDG N1 - Ground Floor
A.N1-202	BLDG N1 - Garage Level 2
A.N1-203	BLDG N1 - 2nd Floor
A.N1-204	BLDG N1 - Typical Floor Plan (3rd-5th Floor)
A.N1-205	BLDG N1 - 6th Floor
A.N1-206	BLDG N1 - 7th Floor
A.N1-207	BLDG N1 - Roof Plan
A.N1-400	BLDG N1 - Sections
A.N1-401	BLDG N1 - Sections
A.N1-402	BLDG N1 - Sections
A.N1-500	BLDG N1 - Elevations
A.N1-501	BLDG N1 - Elevations
A.N1-502	BLDG N1 - Elevations
A.N1-503	BLDG N1 - Elevations
A.N1-504	BLDG N1 - Elevations
A.N1-505	BLDG N1 - Enlarged Elevations
A.N1-506	BLDG N1 - Enlarged Elevations
A.N1-600	BLDG N1 - Sun Studies
A.N1-601	BLDG N1 - Sun Studies

INDEX OF DRAWINGS

SHEET NUMBER	DRAWING TITLE
--------------	---------------

N2 - Multifamily

A.N2-001	BLDG N2 - Perspective Views
A.N2-101	BLDG N2 - Area Plans
A.N2-201	BLDG N2 - Ground Floor
A.N2-202	BLDG N2 - Garage Level 2
A.N2-203	BLDG N2 - 2nd Floor
A.N2-204	BLDG N2 - Typical Floor Plan (3rd-5th Floor)
A.N2-205	BLDG N2 - 6th Floor
A.N2-206	BLDG N2 - 7th Floor
A.N2-207	BLDG N2 - Roof Plan
A.N2-400	BLDG N2 - Sections
A.N2-500	BLDG N2 - Elevations
A.N2-501	BLDG N2 - Elevations
A.N2-502	BLDG N2 - Elevations
A.N2-503	BLDG N2 - Enlarged Elevations
A.N2-600	BLDG N2 - Sun Studies
A.N2-601	BLDG N2 - Sun Studies

Landscape

L-001N	Landscape Cover Sheet
L-002N	Overall Plan
L-003N	Overall Open Space Plan
L-004N	Overall Site Rendering
L-101N	Landscape Materials Plan A
L-102N	Landscape Materials Plan B
L-103N	Landscape Materials Plan C
L-104N	Landscape Materials Plan Mews
L-105N	Concept Landscape Plan Mews Enlargement
L-400N	Overall Tree Planting Plan
L-401N	Tree Planting Plan A
L-402N	Tree Planting Plan B
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L-404N	Tree Planting Plan D
L-421N	Understory Planting Plan A
L-422N	Understory Planting Plan B
L-423N	Understory Planting Plan C
L-424N	Understory Planting Plan Mews
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L-440N	Tree Planting Schedule
L-441N	Understory Planting Schedule
L-442N	Plant Notes and Details
L-500N	Precedent Imagery
L-501N	Precedent Imagery
L-510N	Paving Details
L-600N	Site Sections
L-601N	Site Sections
L-602N	Site Sections

RIVERHOUSE

PROJECT STREET NUMBER
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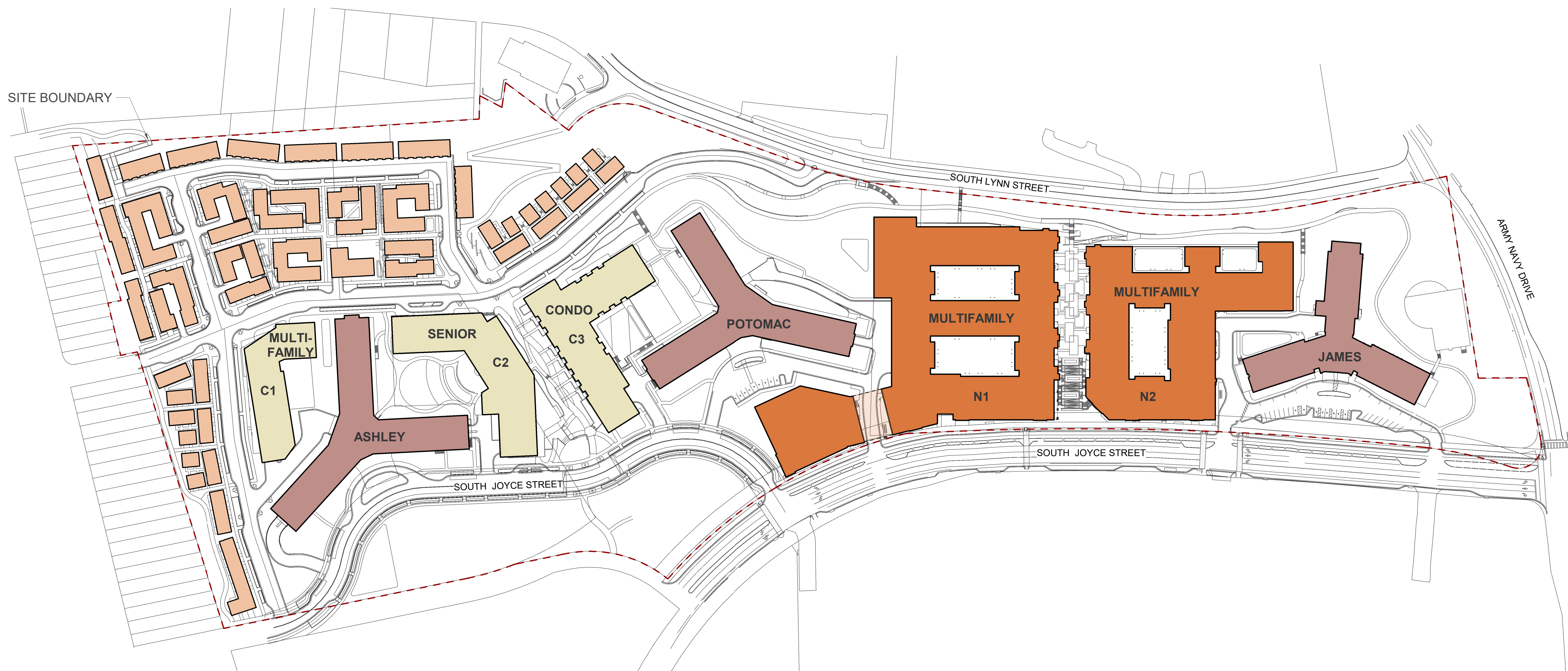
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	Total Units	Units/Acre
"RA6-15" Site Plan Pentagon City Sector Plan Base Density	2,636	72.0
"RA6-15" Site Plan Pentagon City Sector Plan Maximum Density	5,493	150.0
4.1 Proposed Density	3,344	91.3

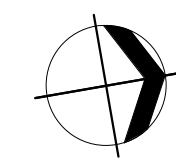
4.1 RiverHouse Neighborhood Proposed Density

	Units	GFA - Residential (Proposed)	GFA - Retail	GFA - Total
Existing RiverHouse				
James (Existing)	452	-	-	-
Potomac (Existing)	647	-	-	-
Ashley (Existing)	571	-	-	-
Total Existing	1,670			
Landbay N - 4.1 New Density (Torti Gallas + Partners)				
N1 - Multifamily	551	593,650	14,680	608,330
N2 - Multifamily	401	411,471	13,079	424,550
Landbay C - 4.1 New Density (BCT Design Group)				
C1 - Multifamily	102	126,486	-	126,486
C2 - Senior Building	185	233,960	-	233,960
C3 - Condo Building	164	240,692	-	240,692
Landbay S - 4.1 New Density (Hybrid Architects)				
Townhome Multifamily	265	353,962	-	353,962
Total 4.1 New Density	1,668	1,960,221	27,759	1,987,980
Total Existing and New	3,338	1,960,221	27,759	
Density Overall		91.3 units/acre		

LANDBAY N

1 RIVERHOUSE NEIGHBORHOOD PROPOSED DENSITY
1" = 100'-0"

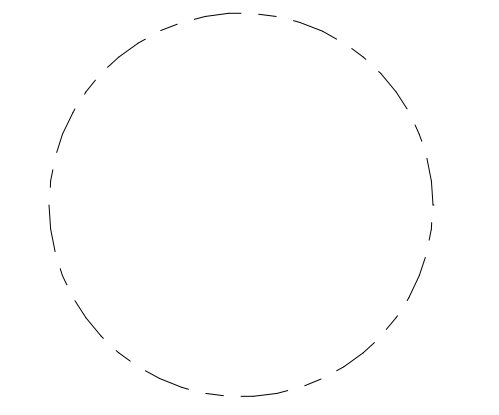
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4.1 Submission

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**Overall Density
Tabulation**

PRINCIPAL IN CHARGE

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DATE 07.21.2023 APPROVED

SCALE: As indicated JOB NO.

DRAWING NO. **OG-03**

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

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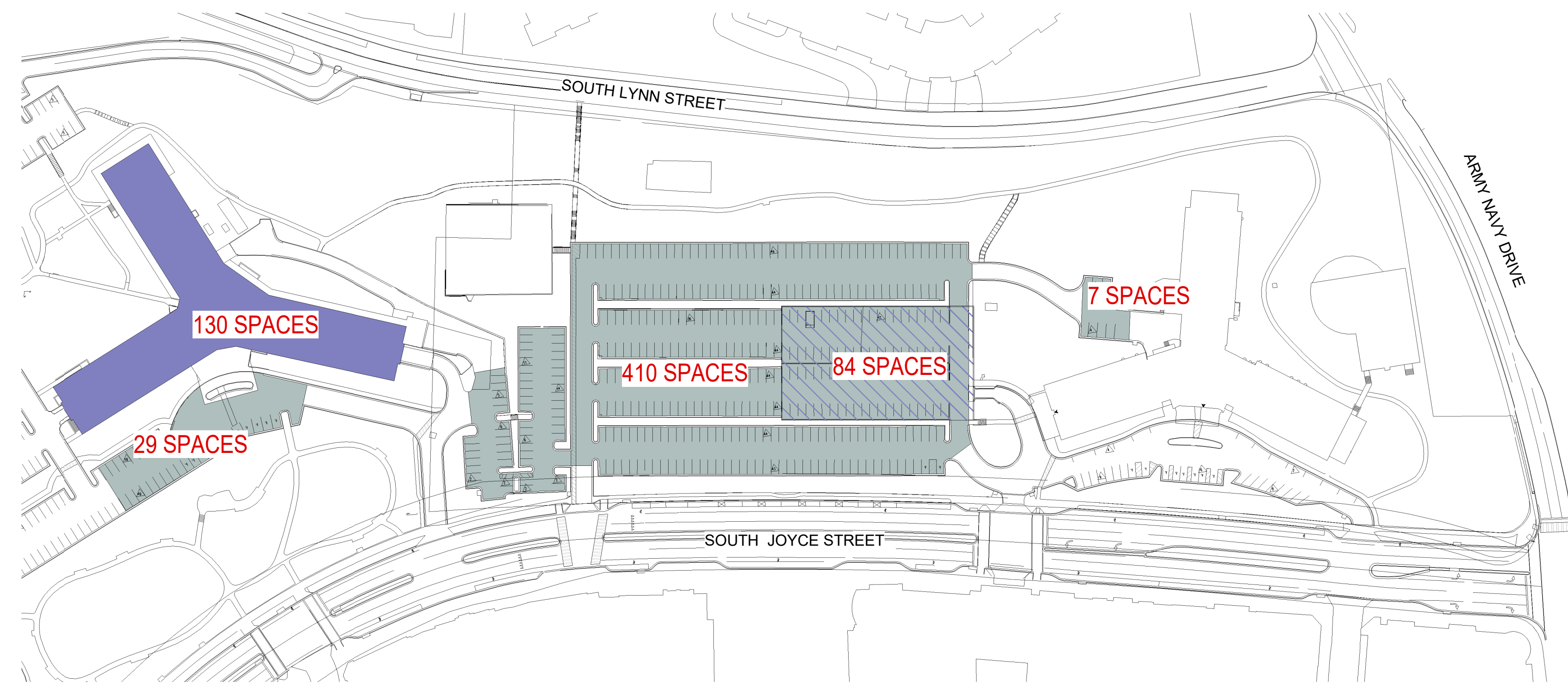
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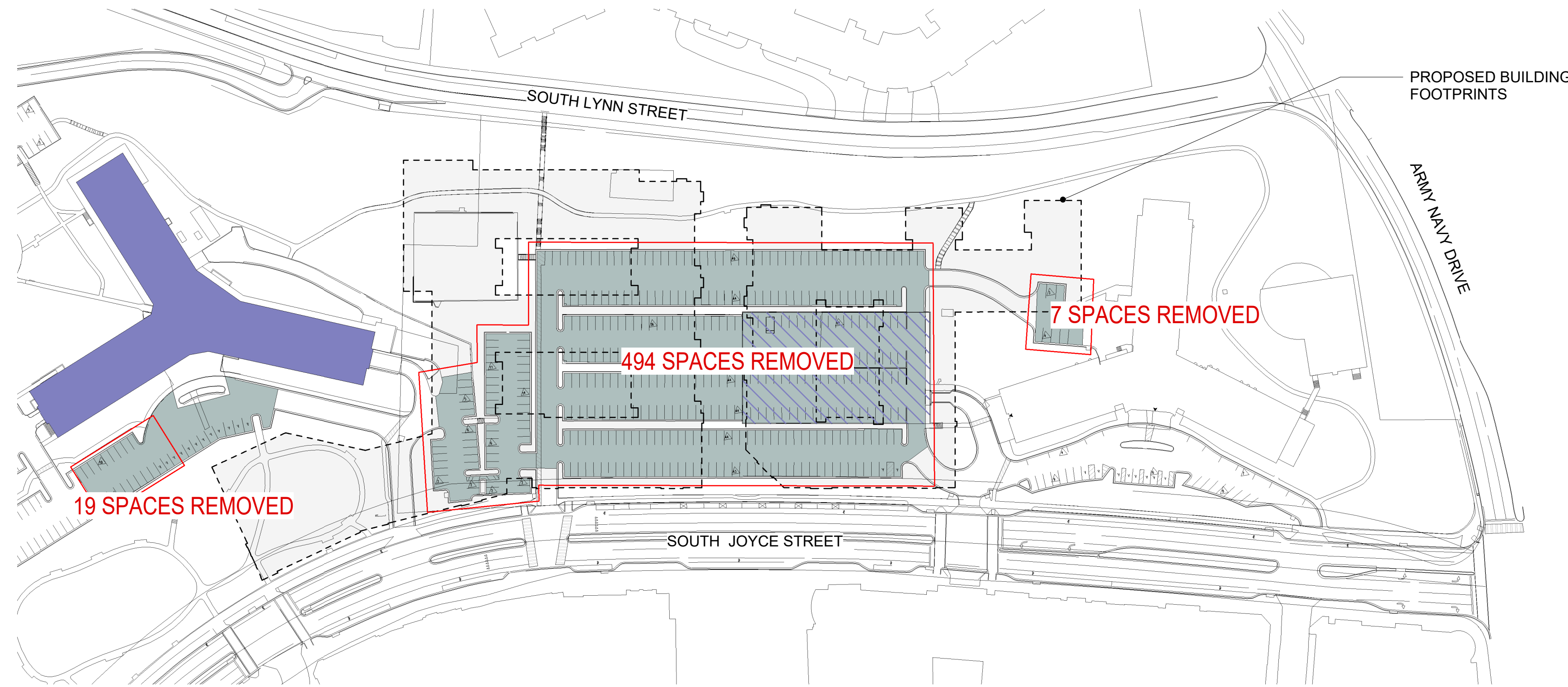
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- UNDERGROUND PARKING
- SURFACE PARKING
- GARAGE BELOW SURFACE PARKING

1 LANDBAY N PARKING DIAGRAM - EXISTING

1" = 100'-0"



2 LANDBAY N PARKING DIAGRAM - REMOVED

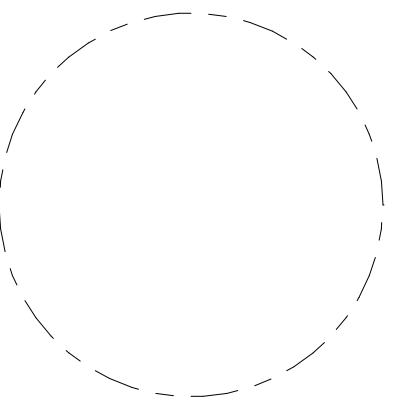
1" = 100'-0"

Issue

NO.	DATE
0 1	05/10/23

Revisions

NO.	DATE
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**Existing Parking -
Landbay N**

PRINCIPAL IN CHARGE

PROJECT ARCHITECT

DRAWN

DATE

07.21.2023

SCALE:

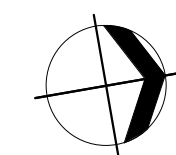
As indicated

DRAWING NO.

OG-04

APPROVED

JOB NO.



4.1 Submission

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

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240.333.3600

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HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
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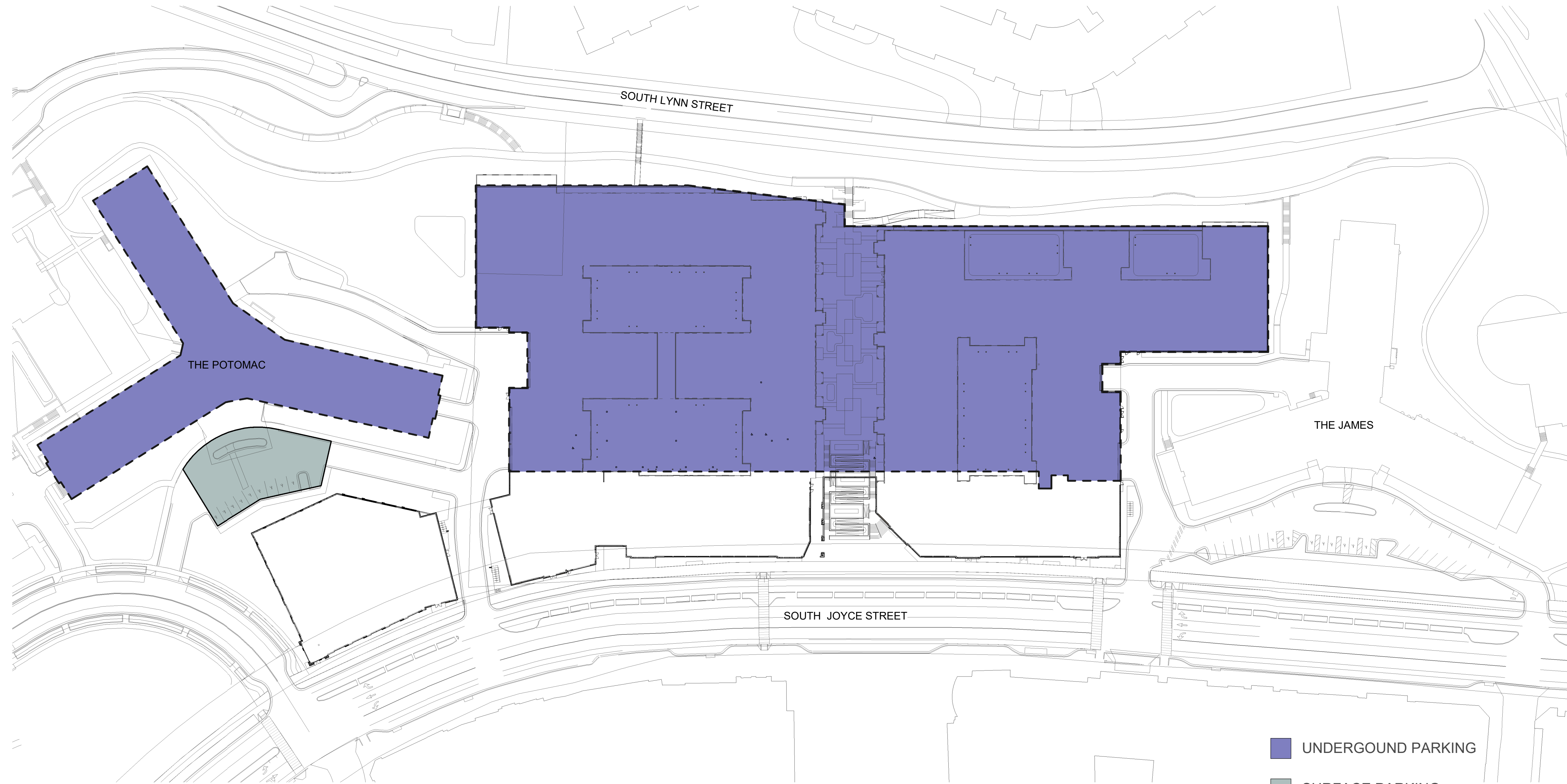
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

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1 LANDBAY N PARKING DIAGRAM - PROPOSED

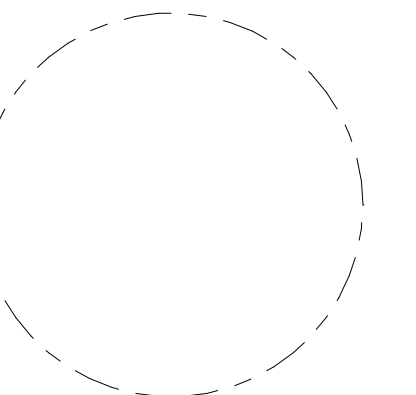
1" = 60'-0" *ILLUSTRATIVE ONLY. SEE CIVIL SHEETS BY BOHLER FOR SITE PLAN AND SURFACE PARKING.

Issue

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0 1	05/10/23

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**Proposed Parking
Tabulations -
Landbay N**

PRINCIPAL IN CHARGE

PROJECT ARCHITECT

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DATE 07.21.2023 APPROVED

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0G-05

LANDBAY N - PARKING REQUIRED

Use	Existing Multifamily	Units/SF	Zoning Requirement ^c	Parking Required
Residential	James (Existing)	452	1 & 1/8 for each of the first 200 dwelling units in any structure. Plus 1 for each additional dwelling unit.	477
	Potomac (Existing)	647		672
Retail ^a	New Multifamily	952	1 per each 250 sq.ft. of floor area on the first floor of a building	977
	N1	14,680 ^b		59
	N2	13,079 ^b		53
Total				2,238

^a Retail Parking number assumes standard retail requirement. Depending on final retail use, i.e. daycare, medical office or restaurant the requirement will adjust.

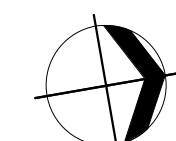
^b Retail Squarefootage assumes no parking requirement for the first 5,000 sq.ft of each multifamily building per ACZO section 14.3.6.

^c Parking requirements per ACZO section 14.3.7.

LANDBAY N - PARKING PROVIDED

Use	Existing Multifamily	Units/SF	Proposed Ratio	Proposed Spaces	Provided Location of Spaces
Residential	James (Existing)	452	0.51 Spaces/Unit	232	34 Surface - To be removed with future Landbay F redevelopment
	Potomac (Existing)	647	0.51 Spaces/Unit	332	198 N1/N2 Garage
					130 Potomac Garage
	N1	551	0.5 Spaces/Unit	276	10 Surface
					192 N1/N2 Garage
276 N1/N2 Garage					
N2	401	0.5 Spaces/Unit	201	201 N1/N2 Garage	
				10 N1/N2 Garage	
Visitor Parking	952	0.05 Spaces/Unit	10		
Retail ^a	N1	14,680	1/1,000 SF	15	15 N1 Garage - Ground Floor
	N2	13,079	1/1,000 SF	13	13 N2 Garage - Ground Floor
Total				1,079	

4.1 Submission



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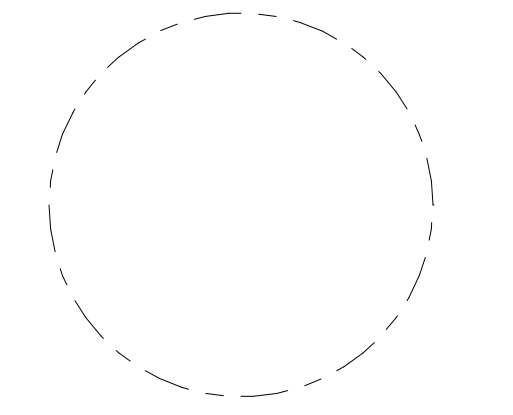
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Site Section

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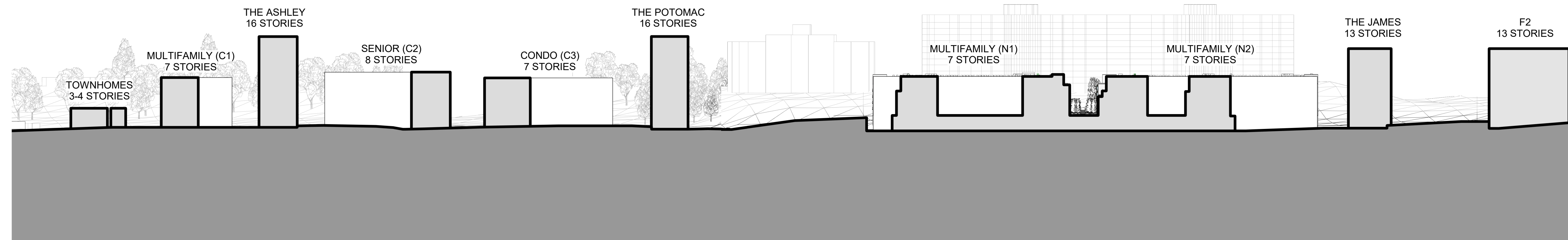
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DATE 07.21.2023	APPROVED
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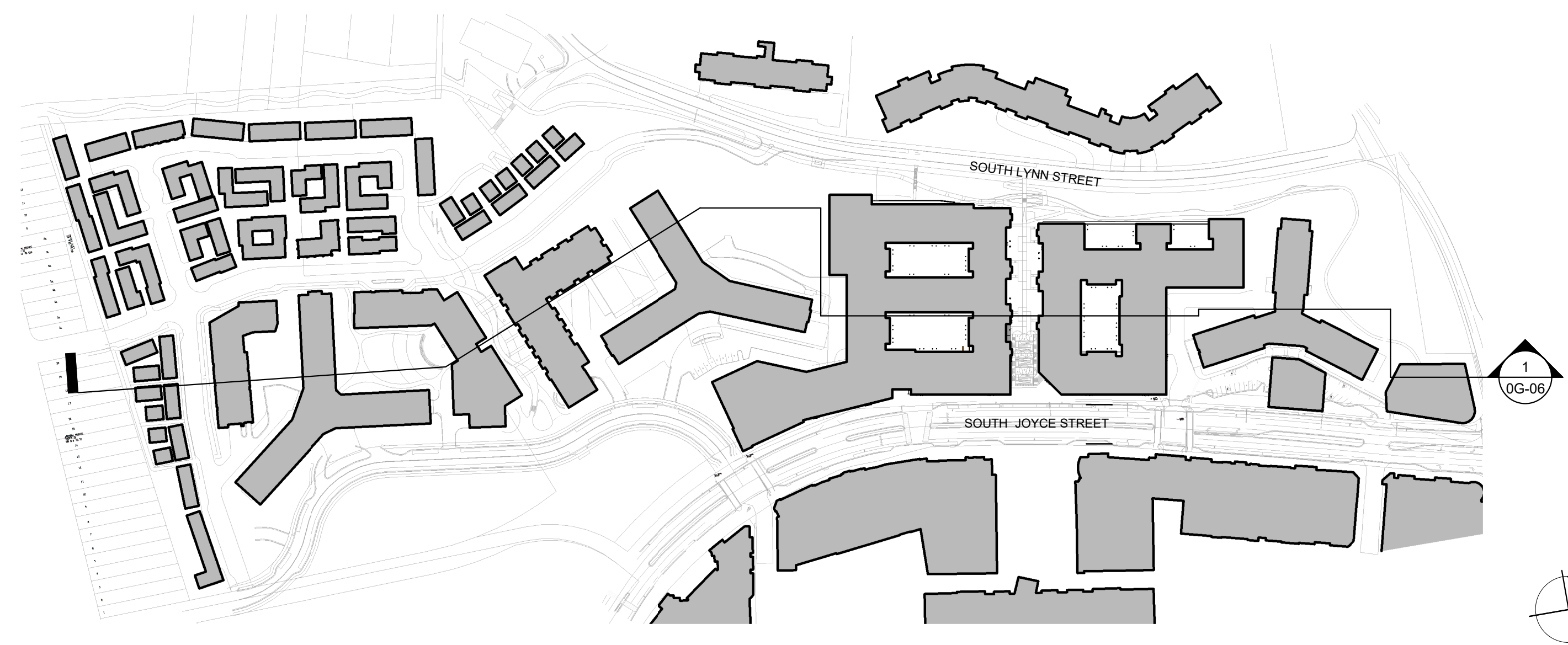
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0G-06



1 Overall North-South Site Section
1" = 100'-0"



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GFA Tabulations

Building N1														
Floor	Floor to Floor Height (FT)	Elevation (ASL)	Total Floor Area (SF)	GFA Exclusions		Parking		GFA			Parking Spaces			
				Above Grade Shafts (SF)	Parking	Retail	Residential	Total GFA	# Spaces Retail	# Spaces Replacement	# Spaces Residential	Total Spaces		
7	12.75	131.78	87,139	273	-	-	86,866	86,866	-	-	-	-	-	
6	10.67	121.11	89,693	273	-	-	89,420	89,420	-	-	-	-	-	
5	10.67	110.44	95,532	273	-	-	95,259	95,259	-	-	-	-	-	
4	10.67	99.75	95,532	273	-	-	95,259	95,259	-	-	-	-	-	
3	10.67	89.08	95,532	273	-	-	95,259	95,259	-	-	-	-	-	
2	11	78.08	95,096	273	-	-	94,823	94,823	-	-	-	-	-	
G2	14	64.08	102,581	196	102,385	-	-	0	-	219	45	264	-	
Ground	10.08	54.0	128,488	-	110,263	13,707	4,518	18,225	15	-	231	246	-	
Amenity 2														
16.92 61.17 12,013 32 - - 11,981 11,981 - - - - -														
Amenity 1														
11.17 50.0 21,238 - - 973 20,265 21,238 - - - - -														
TOTAL (N1)			822,844	1,866	212,648	14,680	593,650	608,330	15	219	276	510	-	

Building N2														
Floor	Floor to Floor Height (FT)	Elevation (ASL)	Total Floor Area (SF)	GFA Exclusions		Parking		GFA			Parking Spaces			
				Above Grade Shafts (SF)	Parking	Retail	Residential	Total GFA	# Spaces Retail	# Spaces Replacement	# Spaces Residential	Total Spaces		
7	12.75	131.78	64,460	231	-	-	64,229	64,229	-	-	-	-	-	
6	10.67	121.11	65,896	231	-	-	65,665	65,665	-	-	-	-	-	
5	10.67	110.44	69,558	231	-	-	69,327	69,327	-	-	-	-	-	
4	10.67	99.75	69,558	231	-	-	69,327	69,327	-	-	-	-	-	
3	10.67	89.08	69,558	231	-	-	69,327	69,327	-	-	-	-	-	
2	11	78.08	69,563	231	-	-	69,332	69,332	-	-	-	-	-	
G2	14	64.08	78,136	153	77,983	-	-	0	-	181	25	206	-	
Ground	10.08	54.0	95,411	-	78,068	13,079	4,264	17,343	13	-	176	189	-	
TOTAL (N2)			582,140	1,539	156,051	13,079	411,471	424,550	13	181	201	395	-	

Landbay N New Development Overall														
Floor	Floor to Floor Height (FT)	Elevation (ASL)	Total Floor Area (SF)	GFA Exclusions		Parking		GFA			Parking Spaces			
				Above Grade Shafts (SF)	Parking	Retail	Residential	Total GFA	# Spaces Retail	# Spaces Replacement	# Spaces Residential	Total Spaces		
TOTAL - LANDBAY N			1,404,984	3,405	368,699	27,759	1,005,121	1,032,880	28	400	477	905	-	

Unit Mix

LANDBAY N NEW DEVELOPMENT UNIT MIX *															
BUILDING N1								BUILDING N2						LANDBAY N TOTAL	
FLOOR	JR 1 BR	1 BR	JR 2 BR	2 BR	3 BR	4 BR	TOTAL	JR 1 BR	1 BR	JR 2 BR	2 BR	3 BR	4 BR	TOTAL	
7	20	41	10	18	2	2	93	13	27	7	20	0	0	67	160
6	20	41	10	18	2	2	93	13	27	7	20	0	0	67	160
5	20	40	10	18	3	2	93	13	25	7	21	1	0	67	160
4	20	40	10	18	3	2	93	13	25	7	21	1	0	67	160
3	20	40	10	18	3	2	93	13	25	7	21	1	0	67	160
2	18	38	10	17	3	0	86	13	24	7	21	1	0	66	152
G2	-	-	-	-	-	-	0	-	-	-	-	-	-	0	0
Ground	-	-	-	-	-	-	0	-	-	-	-	-	-	0	0
TOTAL															
118 240 60 107 16 10 551 78 153 42 124 4 0 401 952															

*Final unit mix subject to adjustment in final design.

Landbay N Existing Building(s) Summary	
Units	Garage Parking Spaces*
The James	452
The Potomac	647
Total	1099

*See OG-05 for surface parking allocations

Total PDSP Existing and New Density:
3,554 dwelling units at 97.1 du/Acre

952 units - Landbay N New Development (N1 and N2)
1,099 units - Landbay N Existing (James and Potomac)
2,051 Total units allocated to Landbay N.

Parking Breakdown

N1 and N2 Garage Parking Spaces by Type					
	Standard	Compact	Accessible	Van Accessible	Total by Floor
Ground Floor	282	140	9	4	435
G2	313	144	9	4	470
Total Garage Spaces	595	284	18	8	905

N1 and N2 Garage Parking Spaces by Use				
	Units or GSF	Ratio	Required	Provided
Retail	27,759 SF	1 space per 1,000 SF	-	28
Other Allocation*	-	-	-	390
N1/N2 Res.	952 units	0.5 sp/du	-	477
N1/N2 Visitor	952 units	0.05 sp/du for first 200 du	10	10
Total Garage Spaces				905

*See OG-05 for comprehensive Landbay N parking allocations, including surface spaces.

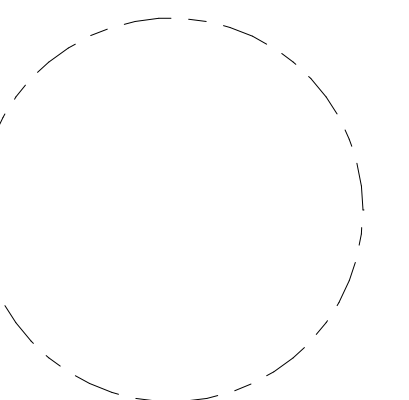
N1 and N2 Bike Spaces				
	Units or GSF	Ratio	Required	Provided
Res. Rental	952 Units	1 space per 2.5 units	381	384
Res. Visitor	952 Units	1 space per 50 units	20	21
Retail Employee	27,759 SF	1 space per 25,000 SF	2	2
Retail Visitor	27,759 SF	2 space per 10,000 SF	6	6
Total				413

Issue

NO. 0 1 DATE 05/10/23

Revisions

NO. DATE



Tabulations - Landbay N

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE 07.21.2023 APPROVED X.Y.

SCALE: JOB NO. RVH 21448.00

DRAWING NO.

OG-08

4.1 Submission

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

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HYBRID ARCHITECTURE
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202.695.8056

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202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

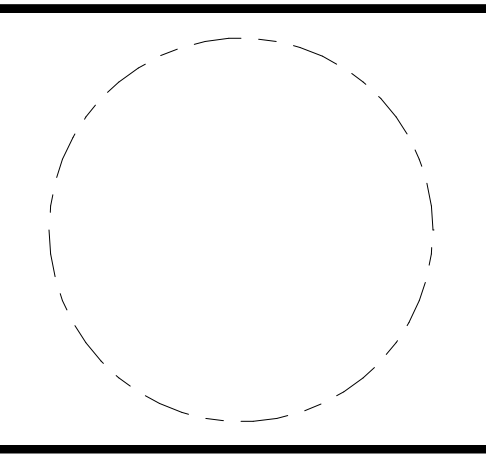


Issue

NO. DATE

Revisions

NO. DATE



Ground Floor Plan

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

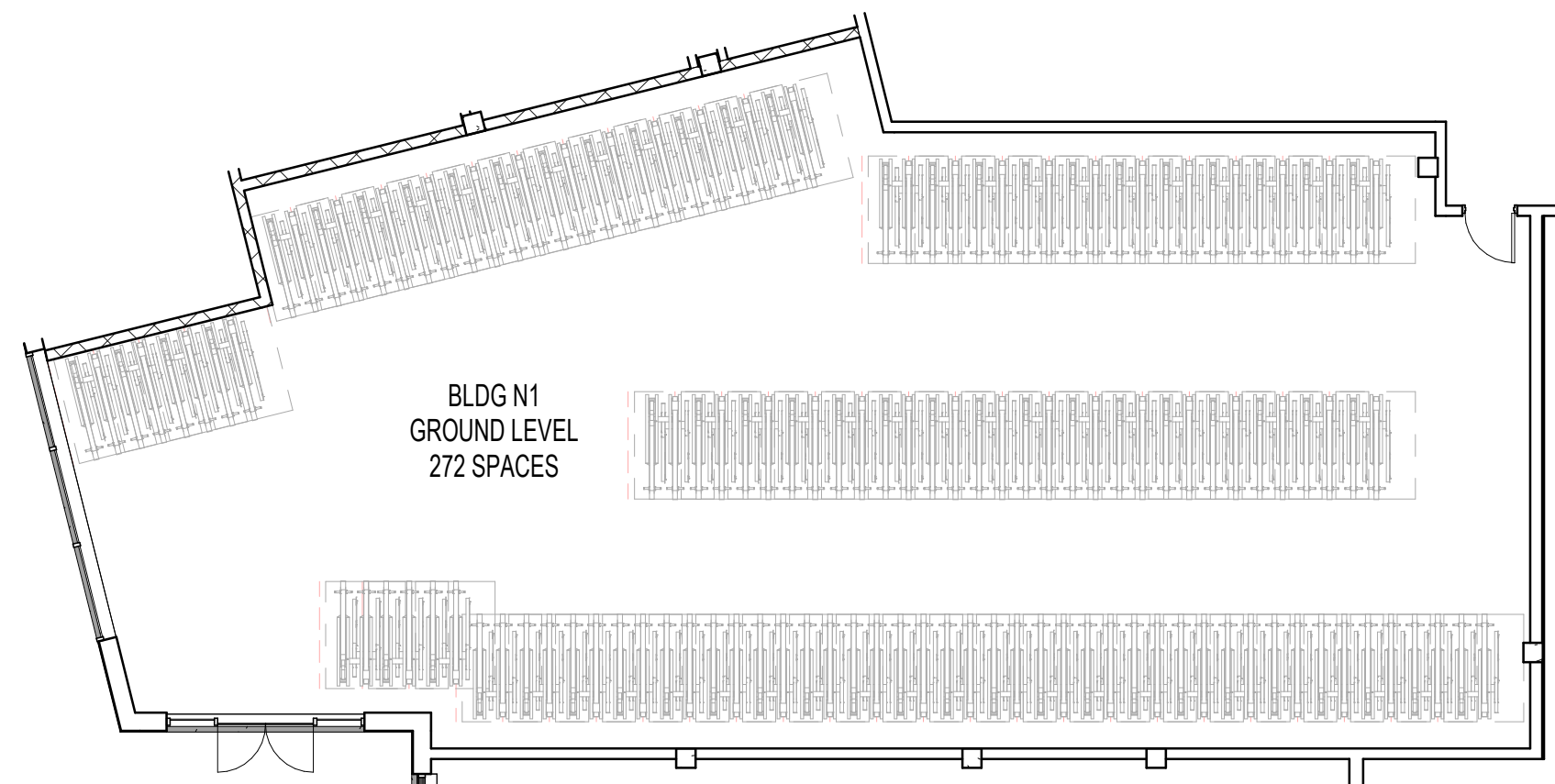
DATE
07.21.2023

SCALE:
As indicated

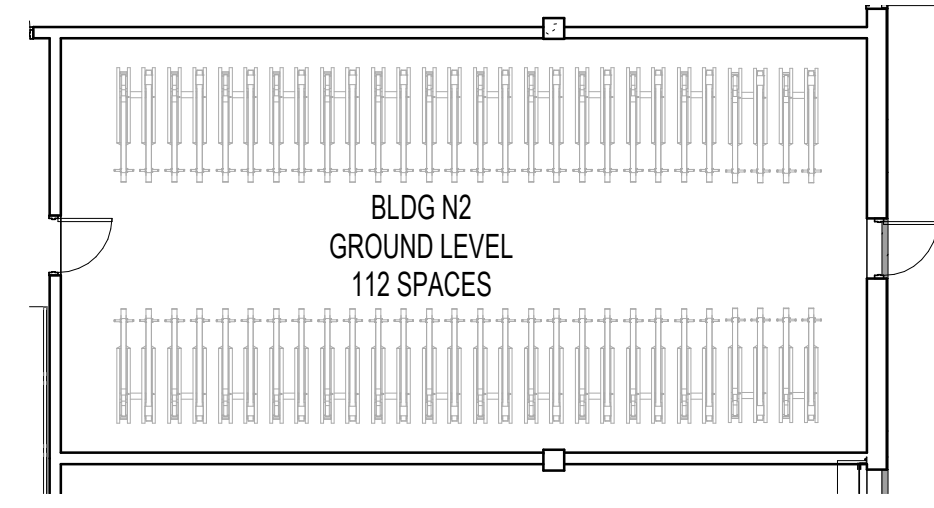
APPROVED
X.Y.

JOB NO.
RVH 21448.00

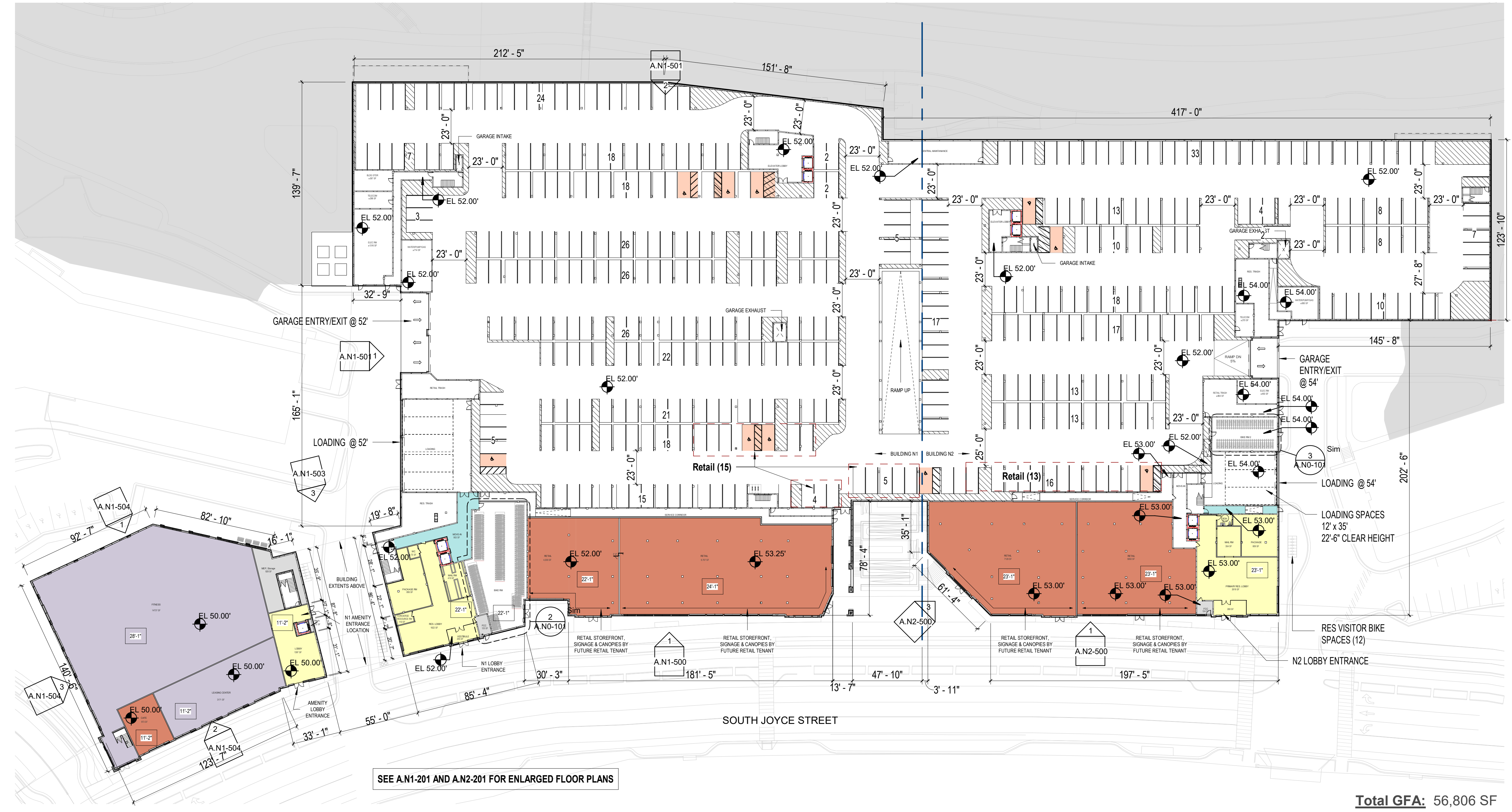
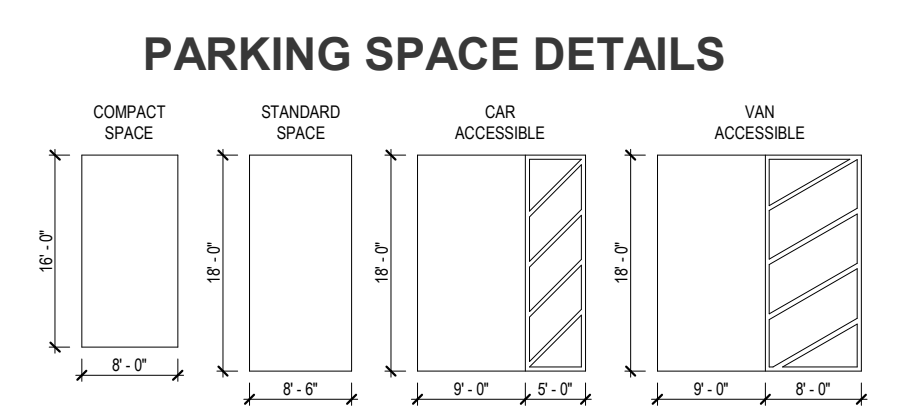
DRAWING NO.
A.NO-101



2 BLDG N1 BIKE PARKING - GROUND FLOOR
3/32" = 1'-0"



3 BLDG N2 BIKE PARKING - GROUND FLOOR
3/32" = 1'-0"



GRAPHICS LEGEND

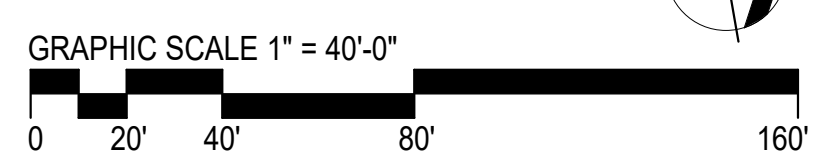
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- BACK OF HOUSE
- LOBBY
- CIRCULATION
- ACCESSIBLE PARKING
- GARAGE / BIKE PARKING
- AMENITY
- X-X' SLAB TO SLAB HEIGHT

1 GROUND FLOOR PLAN
1" = 40'-0"

SEE A.N1-201 AND A.N2-201 FOR ENLARGED FLOOR PLANS

Total GFA: 56,806 SF

Total Parking Spaces (N1/N2 Ground Floor)
512 Spaces



4.1 Submission

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
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SK + A
301.881.1441

Key Plan

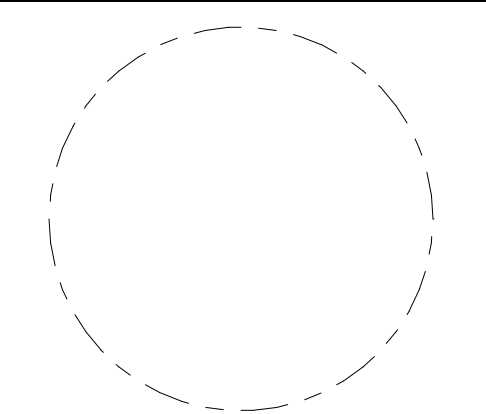


Issue

NO. DATE

Revisions

NO. DATE



Garage Level 2

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

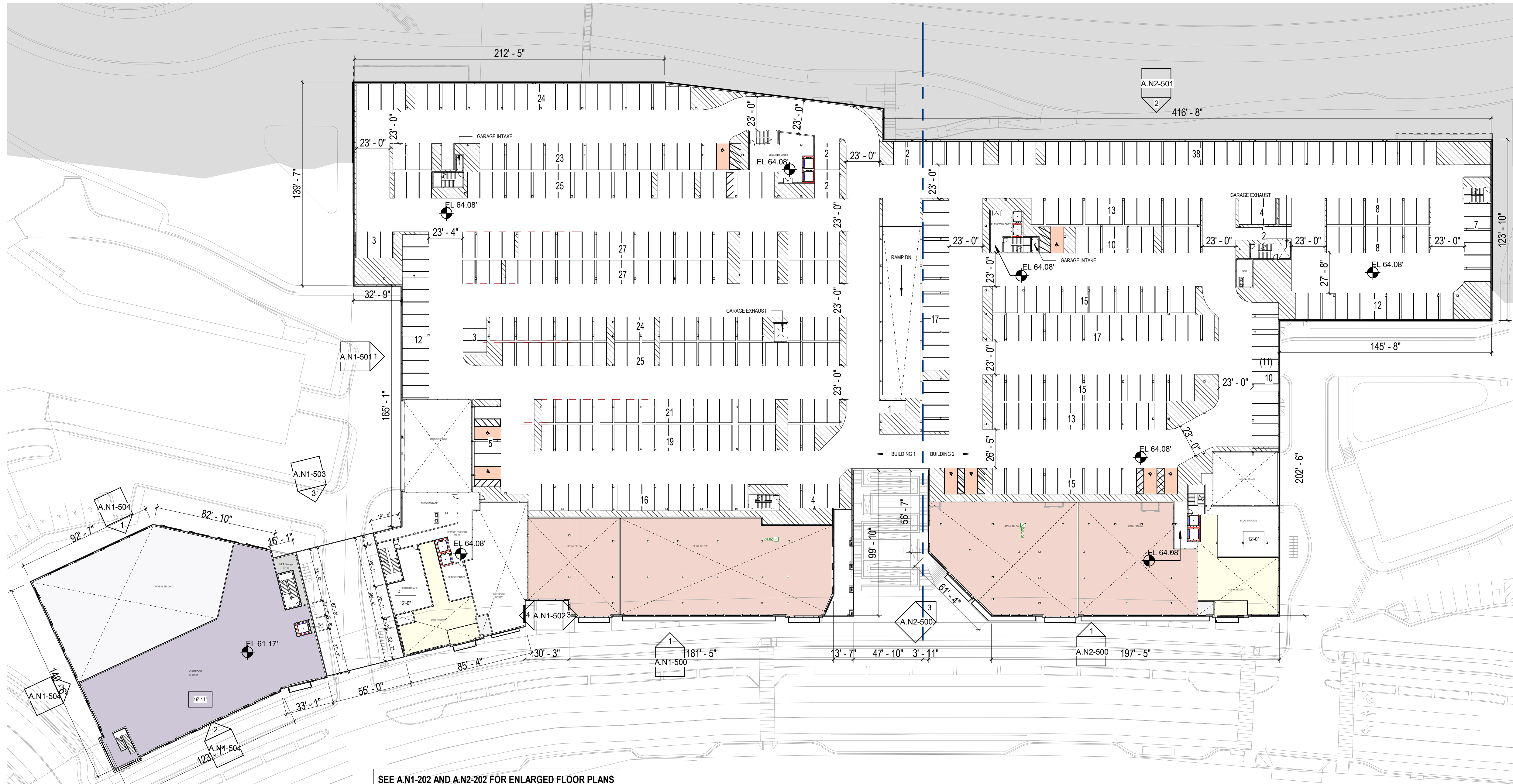
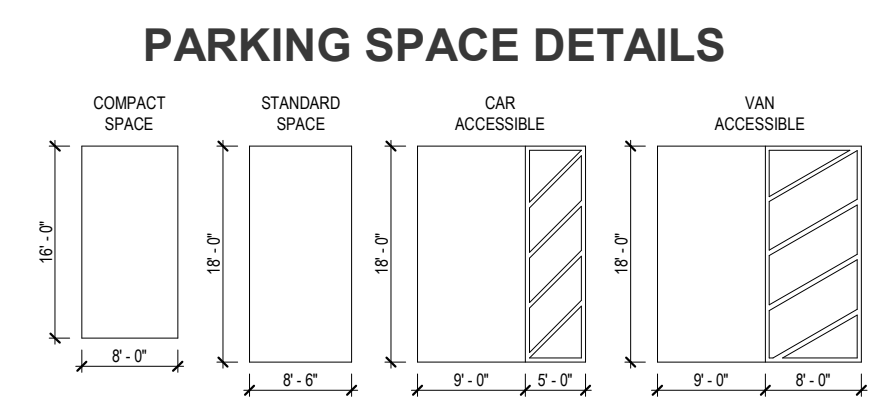
DATE
07.21.2023

SCALE:
As indicated

APPROVED
X.Y.

JOB NO.
RVH 21448.00

DRAWING NO.
A.NO-102



SEE A.N1-202 AND A.N2-202 FOR ENLARGED FLOOR PLANS

Total GFA: 11,981 SF

Total Parking Spaces (N1/N2 Garage Lvl 2)
393 Spaces

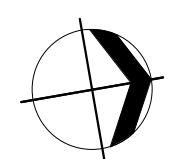
GRAPHICS LEGEND

- RETAIL
- BACK OF HOUSE
- LOBBY
- CIRCULATION
- ACCESSIBLE PARKING
- GARAGE / BIKE PARKING
- AMENITY
- X-X' SLAB TO SLAB HEIGHT

1 GARAGE LEVEL 2 PLAN

1" = 40'-0"

GRAPHIC SCALE 1" = 40'-0"



4.1 Submission

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

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JBG SMITH
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SOUTH PARCEL ARCHITECT
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206.267.9277

CIVIL ENGINEER
BOHLER DC
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LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

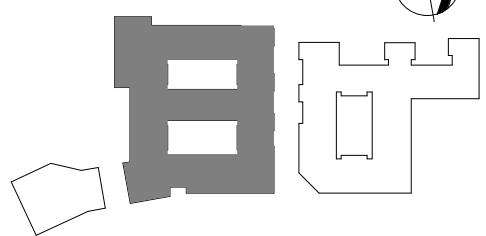
ATTORNEY
VENABLE LLP
202.344.4000

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NELSON NYGAARD
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STRUCTURAL ENGINEER
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301.881.1441

Key Plan

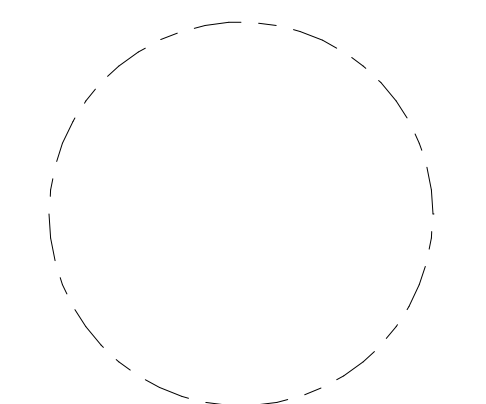


Issue

NO. DATE

Revisions

NO. DATE



**BLDG N1 -
Perspective
Views**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

APPROVED
X.Y.

SCALE:
JOB NO.
RVH 21448.00

DRAWING NO.
A.N1-001

4.1 SUBMISSION



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RENDERING IS FOR ILLUSTRATIVE PURPOSE ONLY.

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
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CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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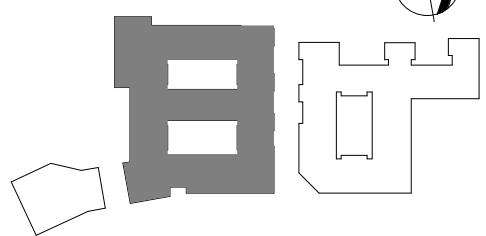
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
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STRUCTURAL ENGINEER
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301.881.1441

Key Plan

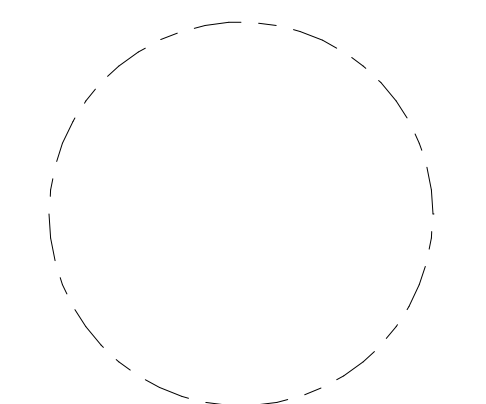


Issue

NO. DATE

Revisions

NO. DATE



**BLDG N1 -
Perspective
Views**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

APPROVED
X.Y.

SCALE:
JOB NO.
RVH 21448.00

DRAWING NO.
A.N1-002



NOTE: COMMERCIAL STOREFRONTS SHOWN ARE FOR RENDERING PURPOSES ONLY AND ARE SUBJECT TO TENANT DESIGN, SEE ELEVATIONS FOR EXTENT OF BASE BUILDING WORK. RENDERING IS FOR ILLUSTRATIVE PURPOSE ONLY.



4.1 SUBMISSION

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
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HYBRID ARCHITECTURE
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CIVIL ENGINEER
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TRAFFIC ENGINEER
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202.315.5221
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

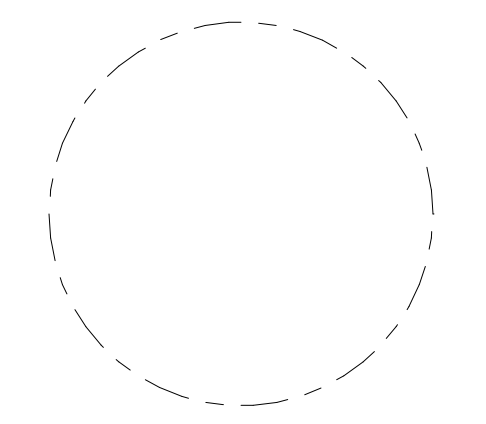


Issue

NO.	DATE

Revisions

NO.	DATE

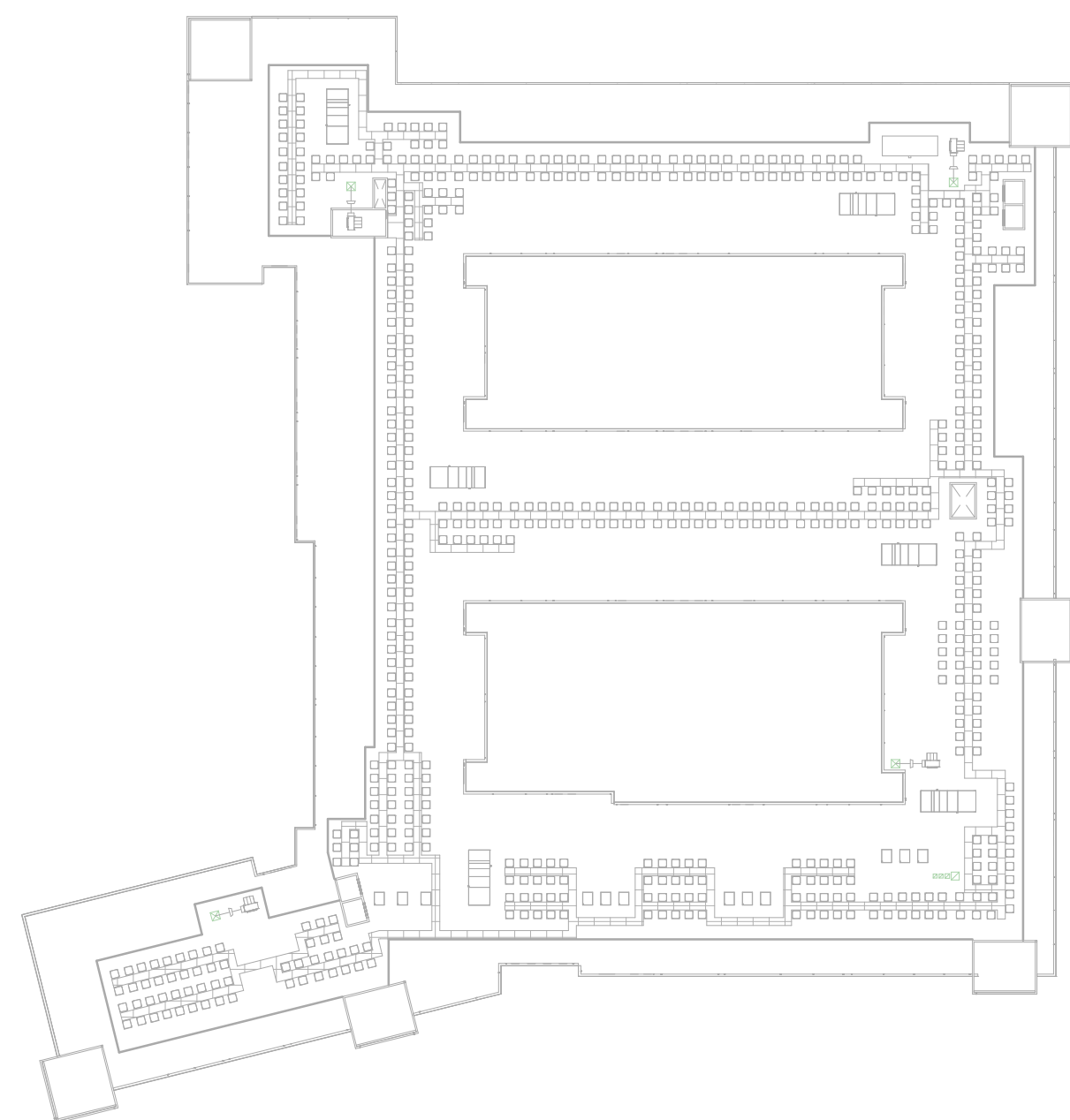


BLDG N1 - Area Plans

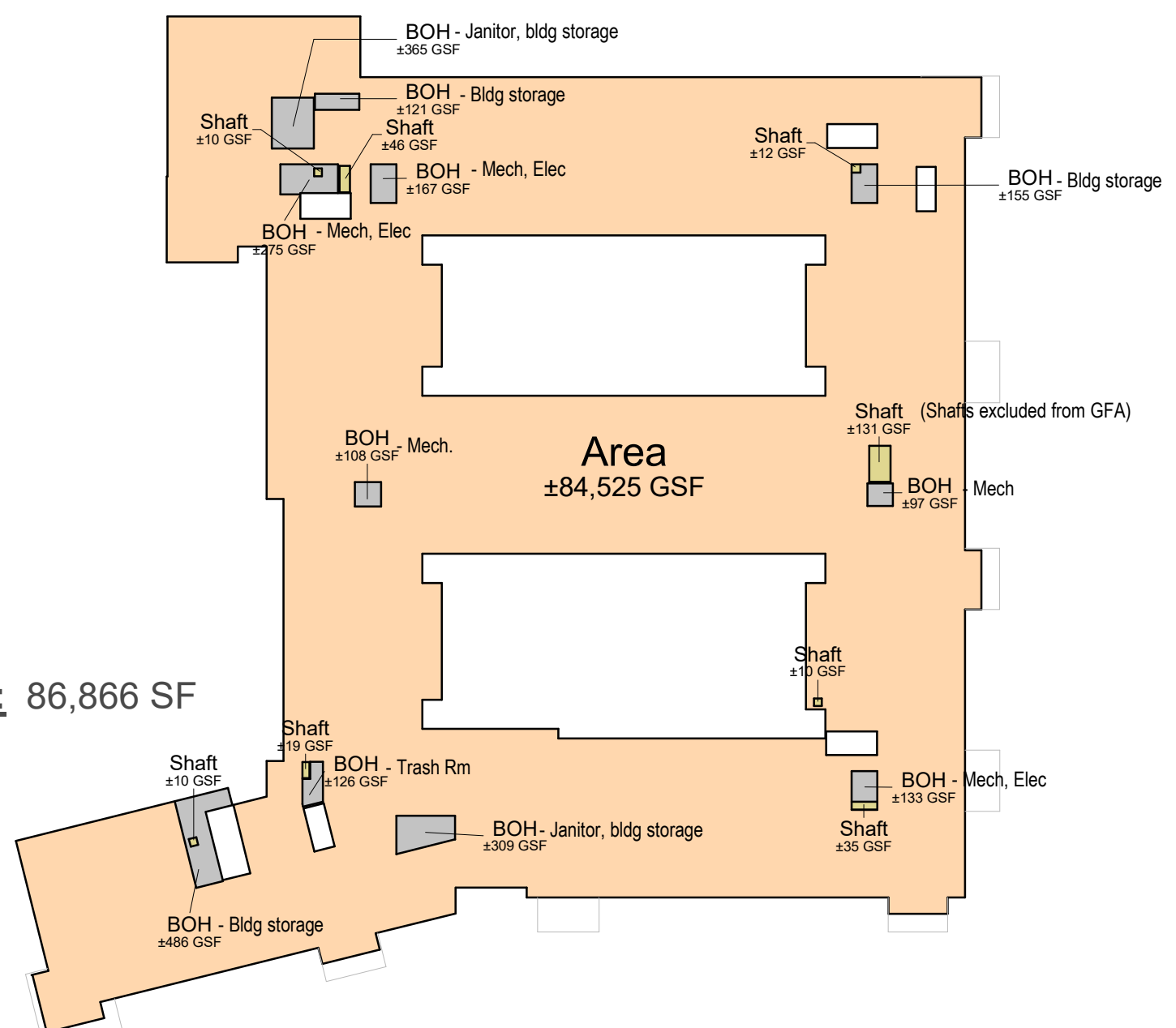
PRINCIPAL IN CHARGE
S.W.
PROJECT ARCHITECT
A.D.
DRAWN
A.D., S.C., M.K., J.C.
DATE
07.21.2023
SCALE:
1/64" = 1'-0"
APPROVED
X.Y.
JOB NO.
RVH 21448.00

**DRAWING NO.
A.N1-101**

4.1 Submission

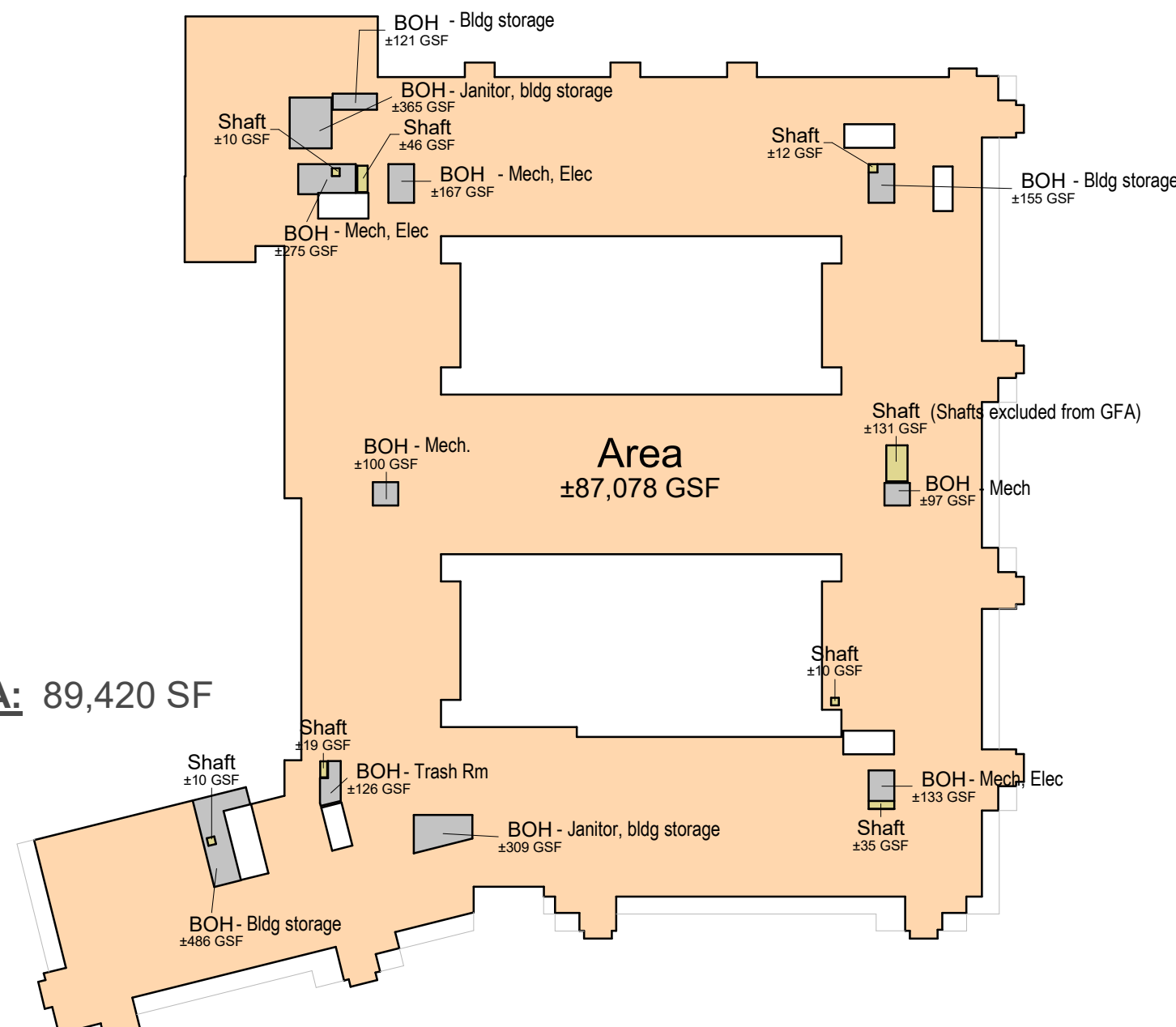


9 BLDG N1 - Roof
1/64" = 1'-0"



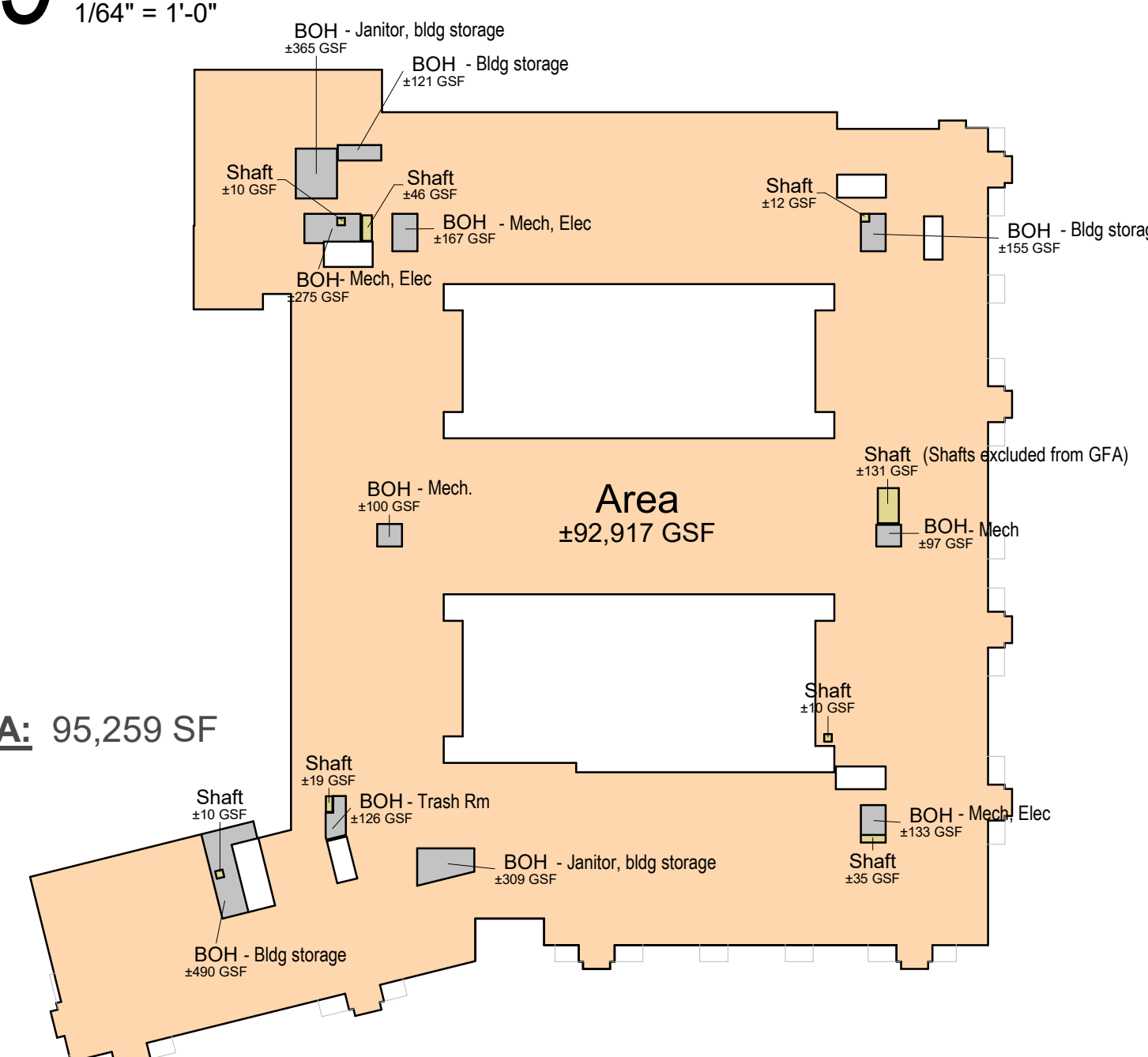
Total GFA: 86,866 SF

8 BLDG N1 - 7th Floor
1/64" = 1'-0"



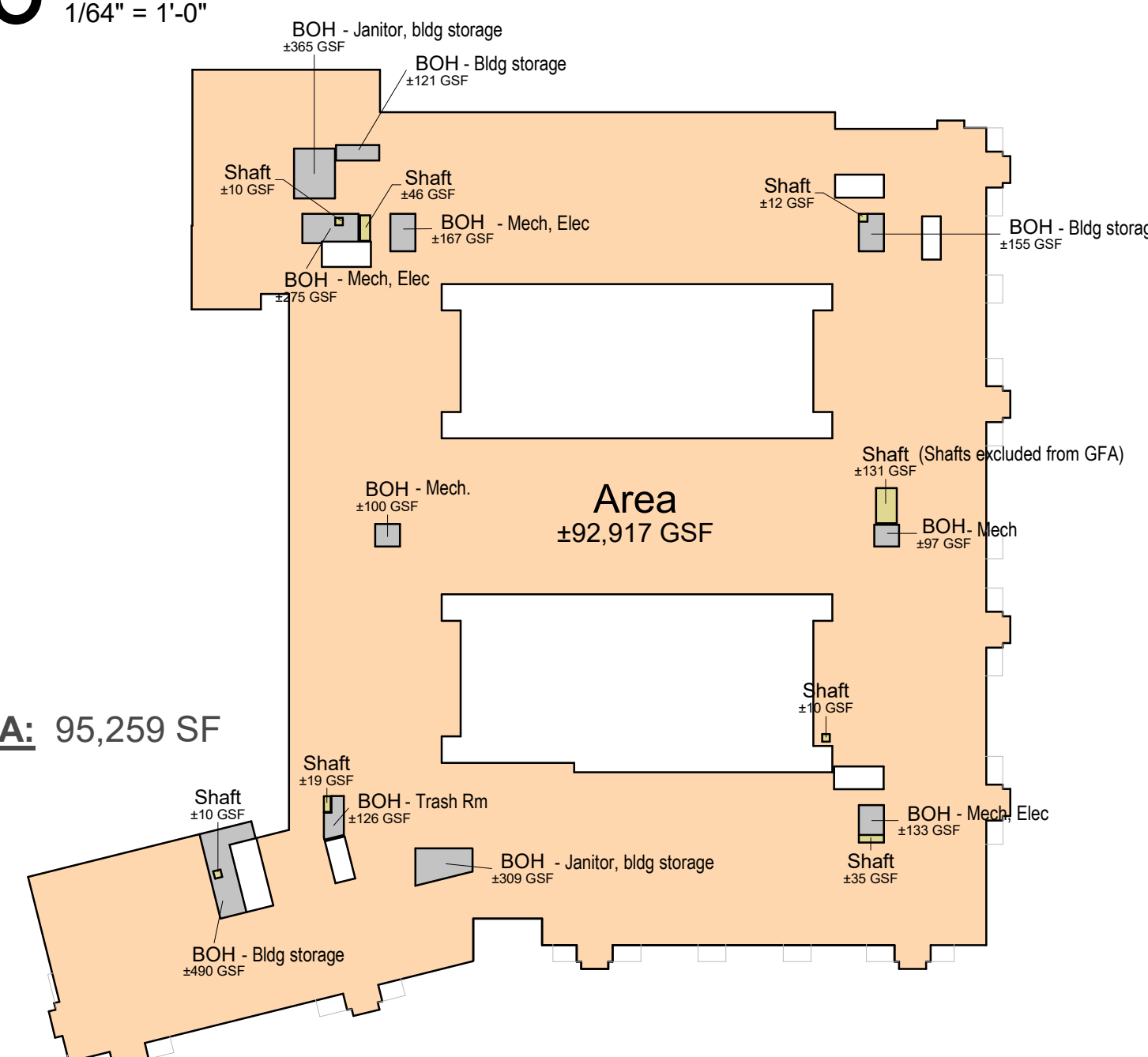
Total GFA: 89,420 SF

7 BLDG N1 - 6th Floor
1/64" = 1'-0"



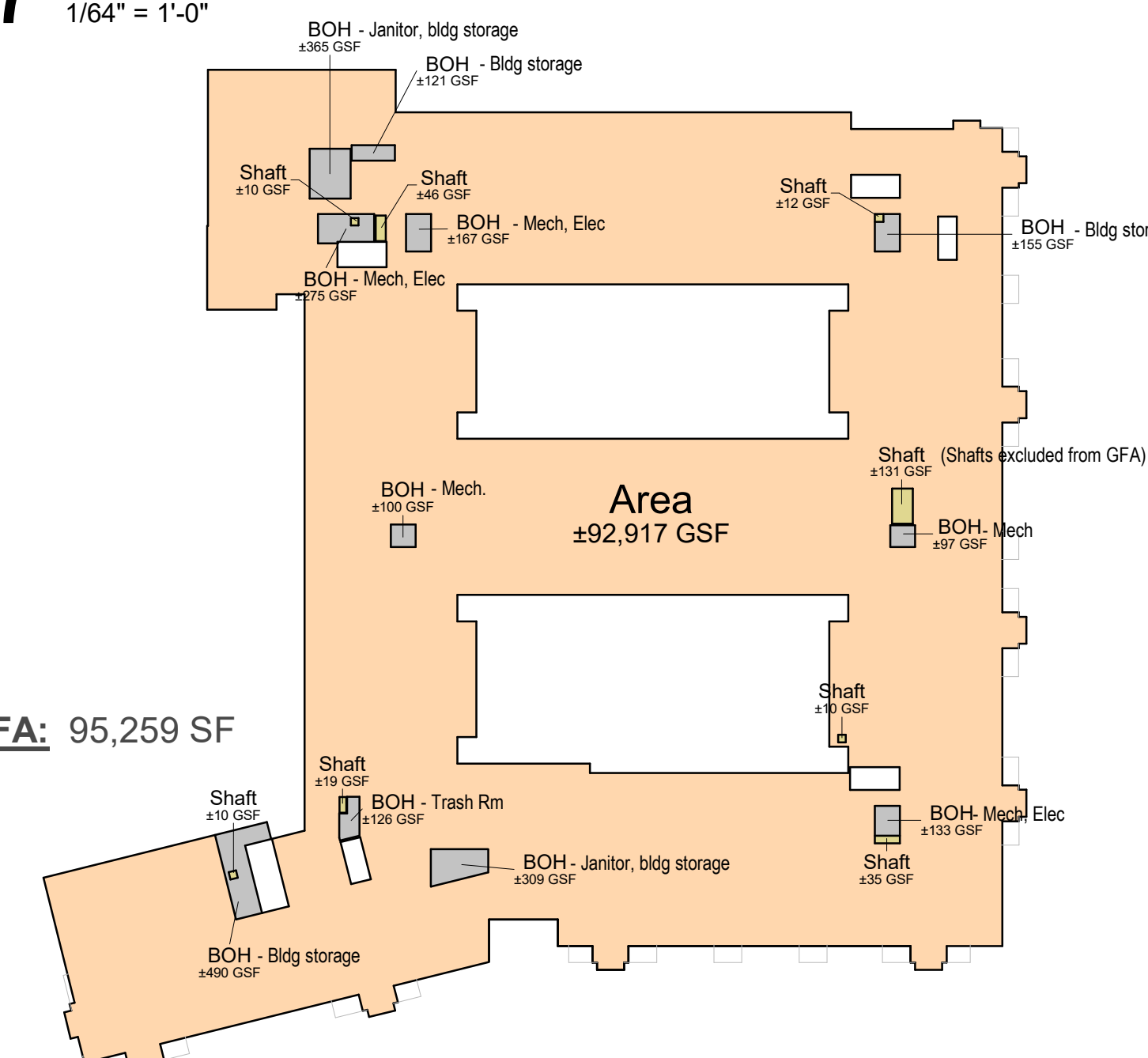
Total GFA: 95,259 SF

6 BLDG N1 - 5th Floor (Typical Floor)
1/64" = 1'-0"



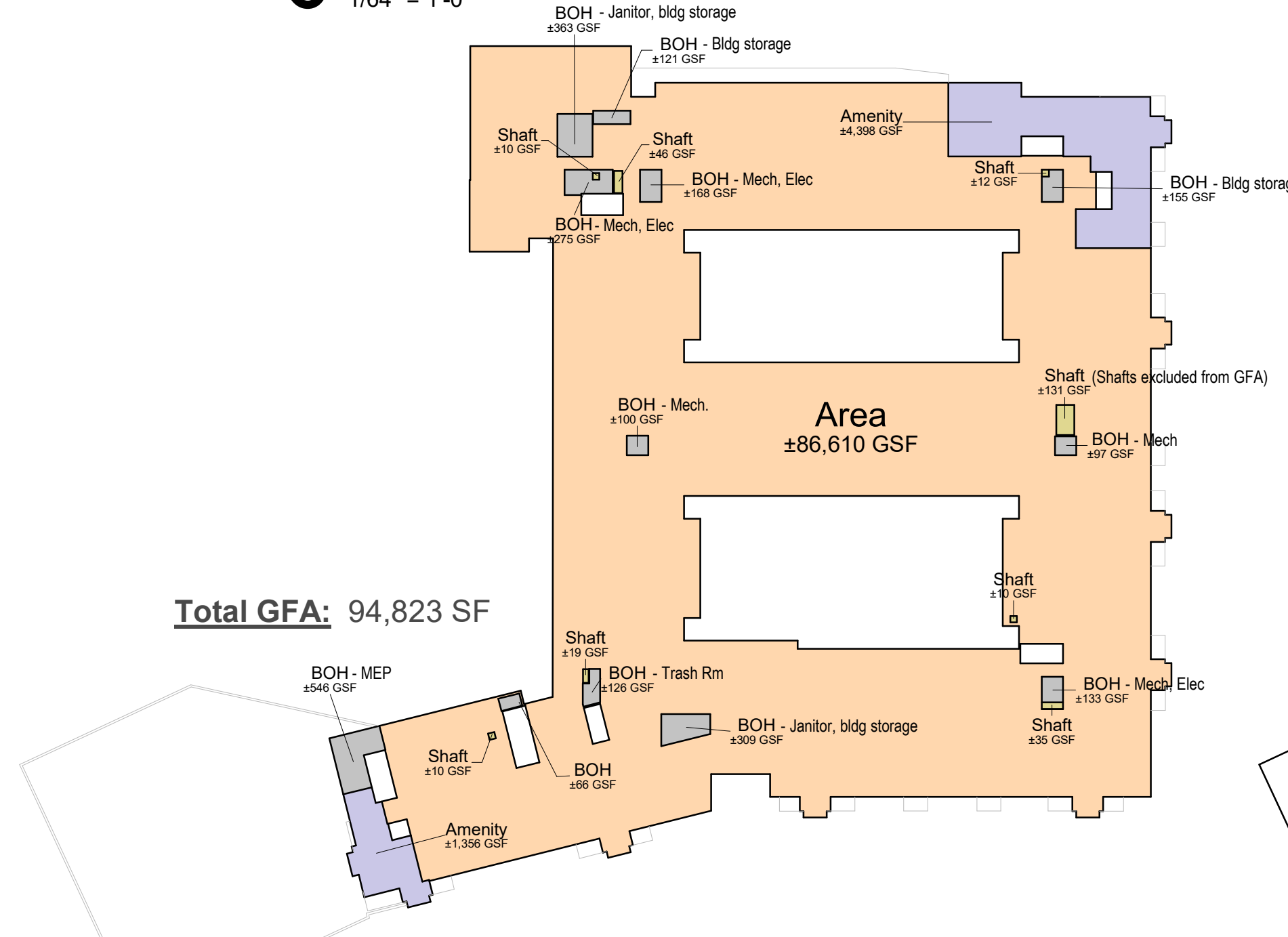
Total GFA: 95,259 SF

5 BLDG N1 - 4th Floor (Typical Floor)
1/64" = 1'-0"



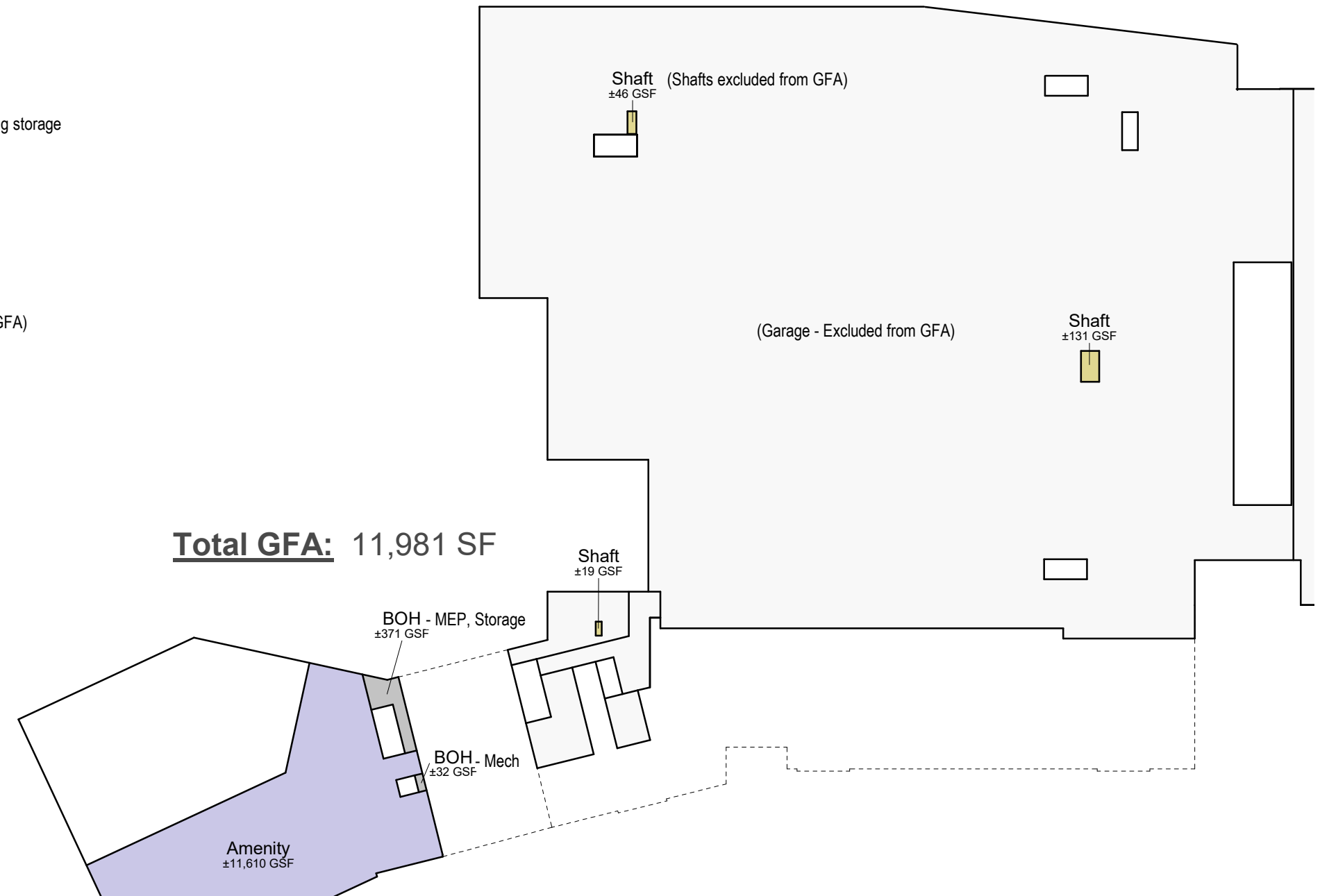
Total GFA: 95,259 SF

4 BLDG N1 - 3rd Floor (Typical Floor)
1/64" = 1'-0"



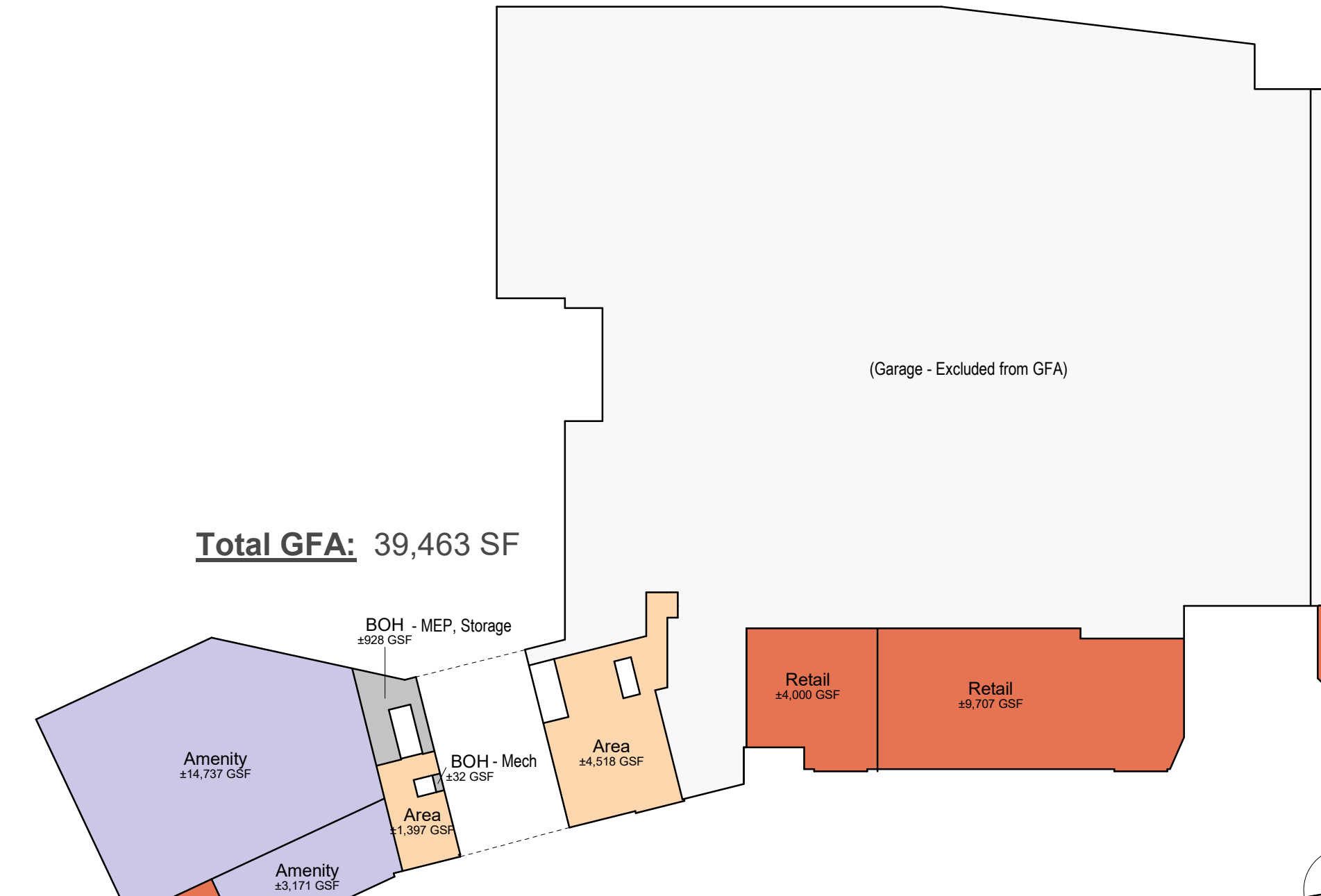
Total GFA: 94,823 SF

3 BLDG N1 - 2nd Floor
1/64" = 1'-0"



Total GFA: 11,981 SF

2 BLDG N1 - Garage Level 2
1/64" = 1'-0"



Total GFA: 39,463 SF

1 BLDG N1 - Ground Floor
1/64" = 1'-0"

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
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HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

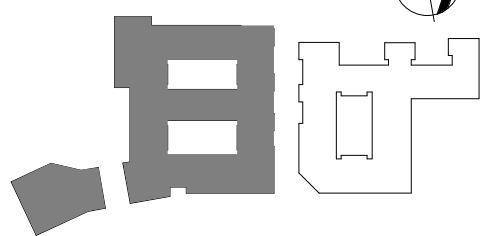
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

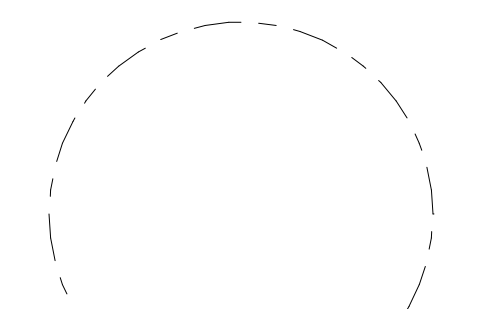


Issue

NO.	DATE

Revisions

NO.	DATE



BLDG N1 - Ground Floor

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE 07.21.2023	APPROVED X.Y.
--------------------	------------------

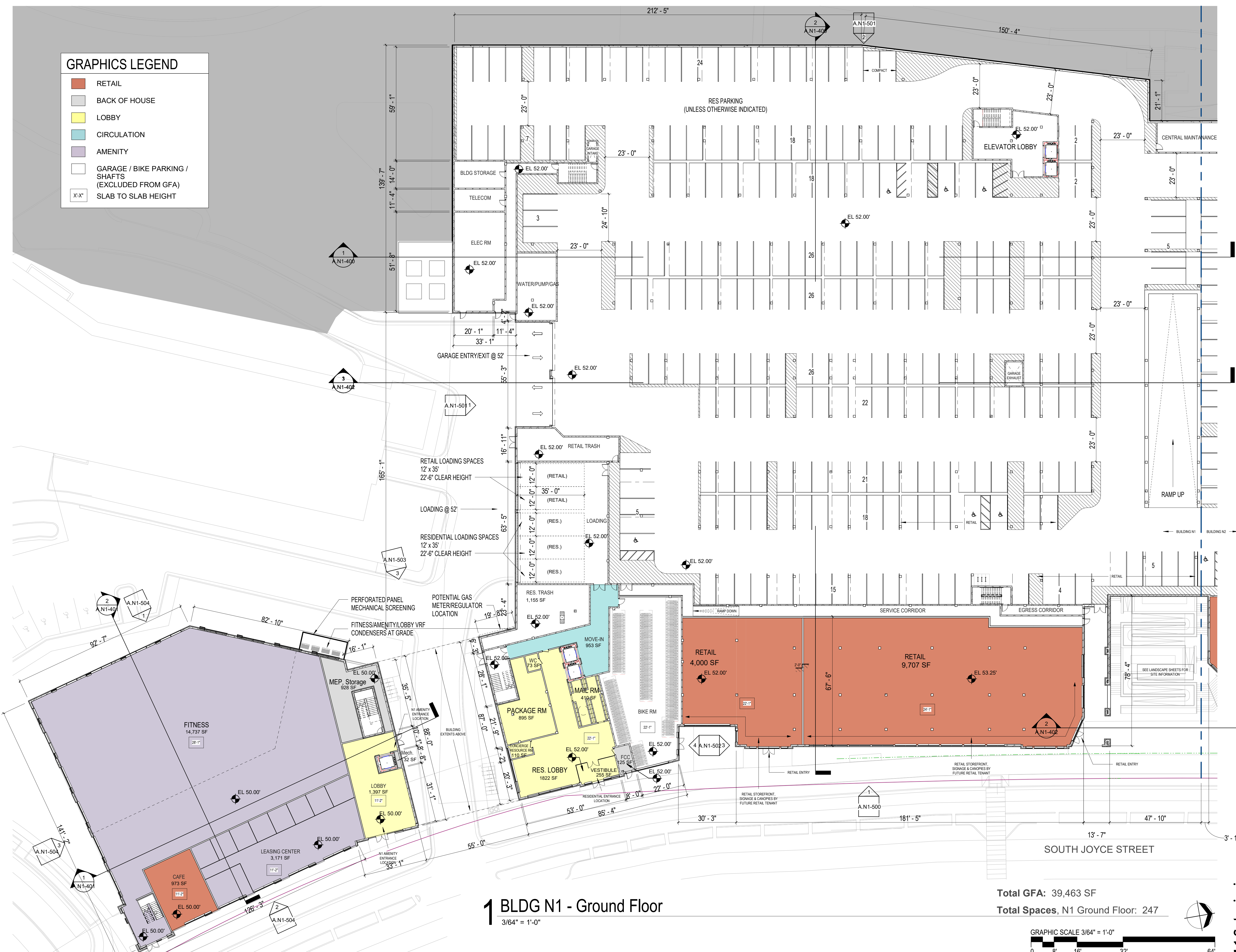
SCALE: As indicated	JOB NO. RVH 21448.00
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DRAWING NO.

A.N1-201

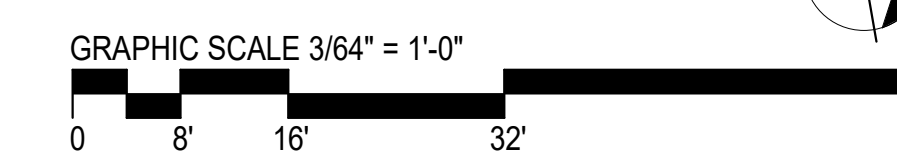
GRAPHICS LEGEND

- RETAIL
- BACK OF HOUSE
- LOBBY
- CIRCULATION
- AMENITY
- GARAGE / BIKE PARKING / SHAFTS (EXCLUDED FROM GFA)
- SLAB TO SLAB HEIGHT



1 BLDG N1 - Ground Floor
3/64" = 1'-0"

Total GFA: 39,463 SF
Total Spaces, N1 Ground Floor: 247



4.1 Submission

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

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301.881.1441

Key Plan

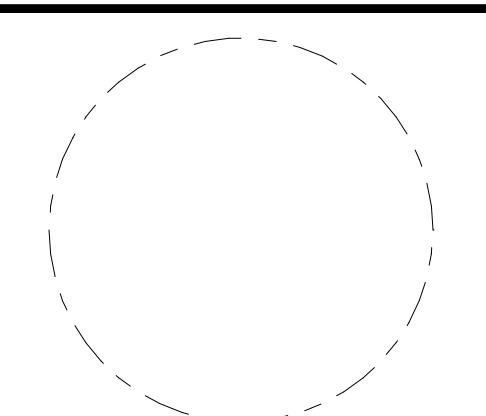


Issue

NO.	DATE

Revisions

NO.	DATE



BLDG N1 - Garage Level 2

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

SCALE:
As indicated

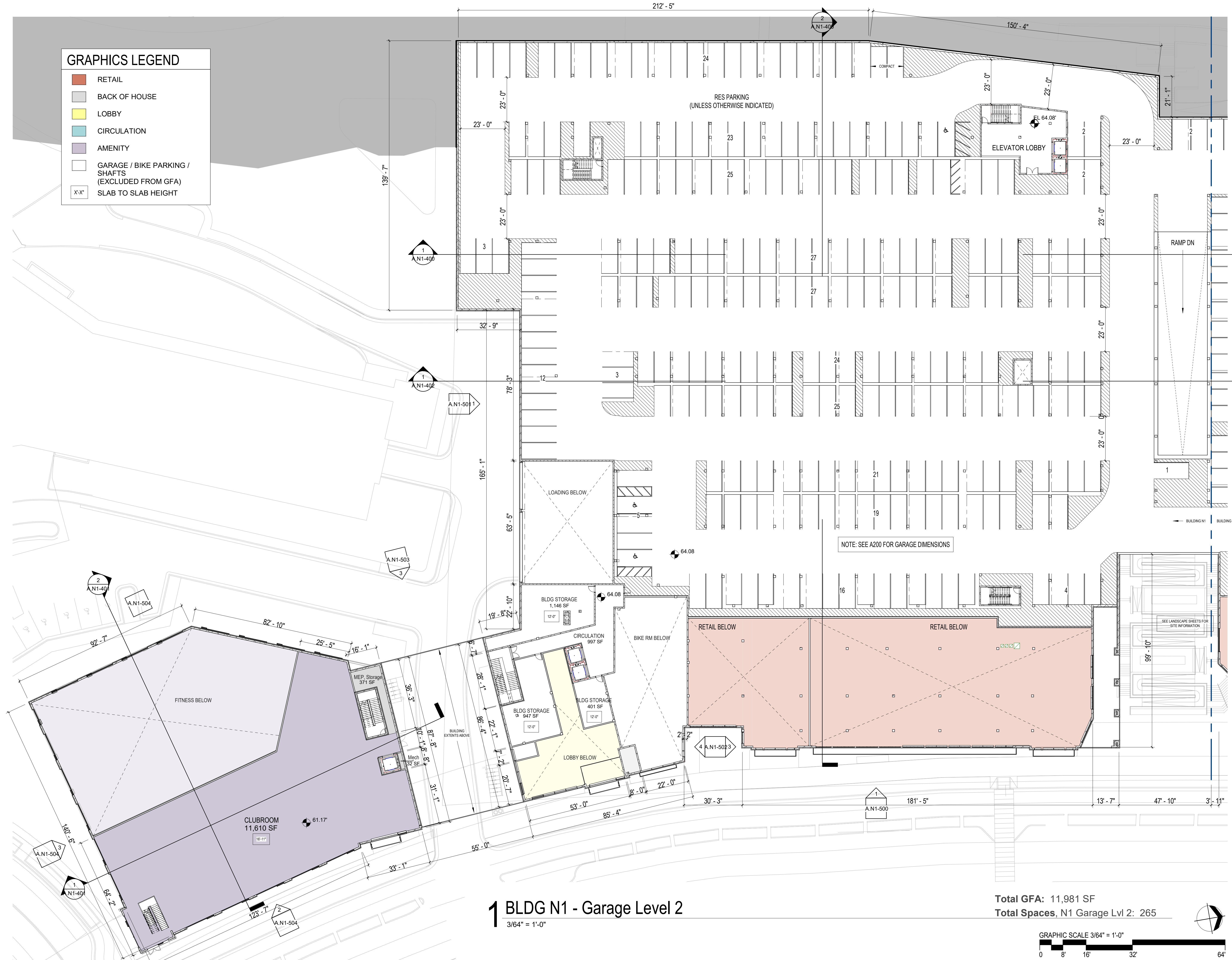
APPROVED
X.Y.

JOB NO.
RVH 21448.00

DRAWING NO.
A.N1-202

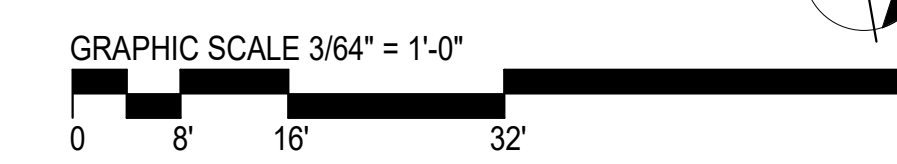
GRAPHICS LEGEND

- RETAIL
- BACK OF HOUSE
- LOBBY
- CIRCULATION
- AMENITY
- GARAGE / BIKE PARKING / SHAFTS (EXCLUDED FROM GFA)
- 'X-X' SLAB TO SLAB HEIGHT



1 BLDG N1 - Garage Level 2
3/64" = 1'-0"

Total GFA: 11,981 SF
Total Spaces, N1 Garage Lvl 2: 265



4.1 Submission

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

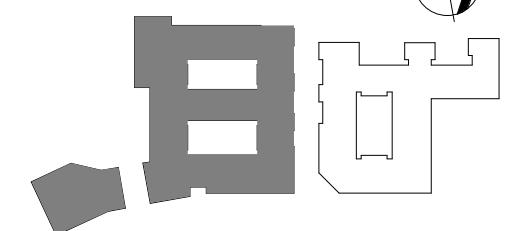
ATTORNEY
VENABLE LLP
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SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
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202.315.5221

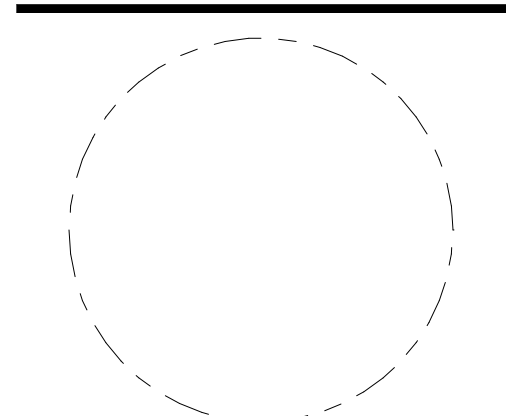
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan



Issue	
NO.	DATE

Revisions	
NO.	DATE



BLDG N1 - 2nd Floor

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

SCALE:
As indicated

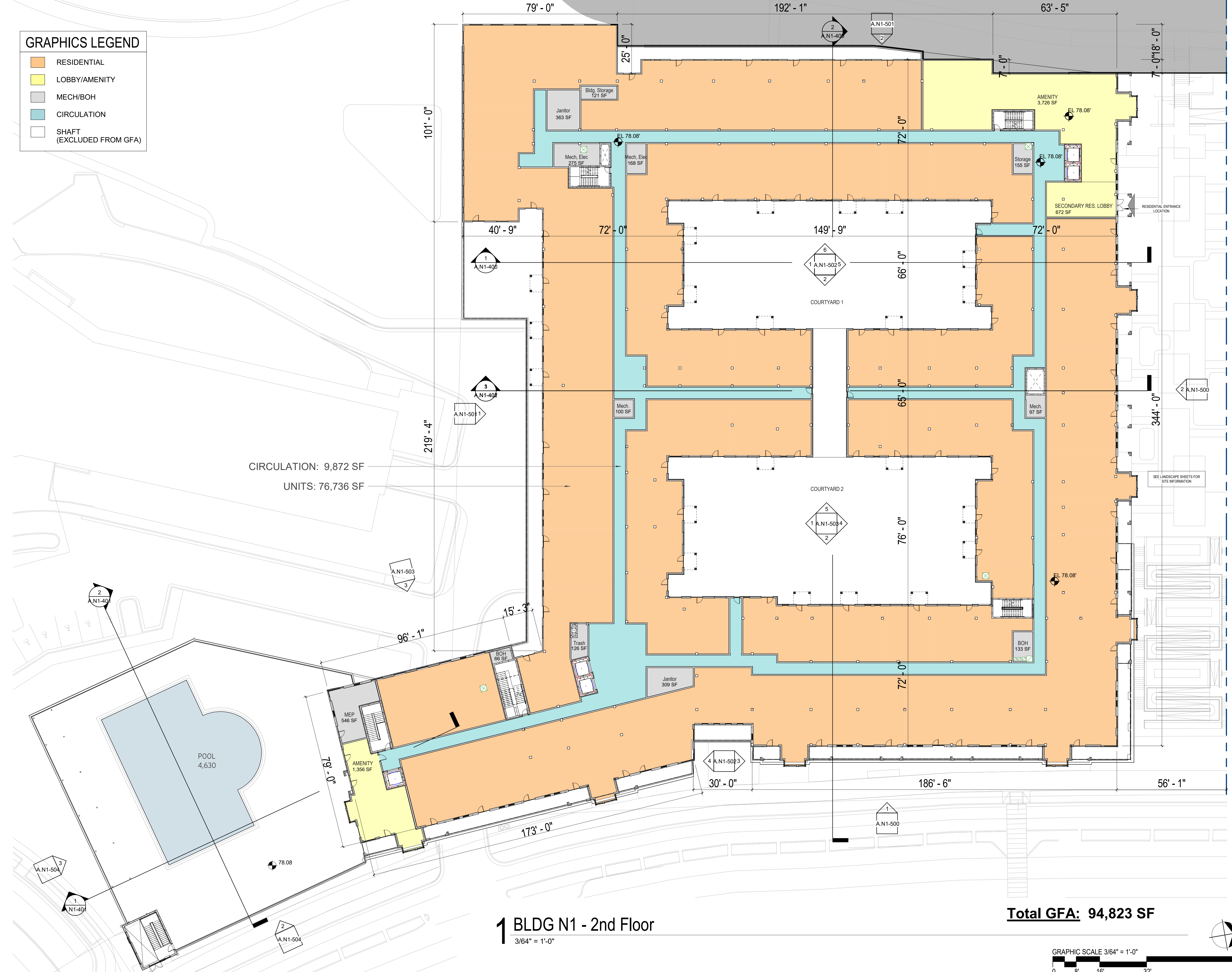
APPROVED
X.Y.

JOB NO.
RVH 21448.00

DRAWING NO.
A.N1-203

GRAPHICS LEGEND

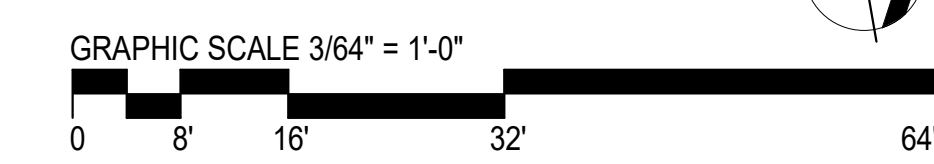
- RESIDENTIAL
- LOBBY/AMENITY
- MECH/BOH
- CIRCULATION
- SHAFT
(EXCLUDED FROM GFA)



CIRCULATION: 9,872 SF
UNITS: 76,736 SF

1 BLDG N1 - 2nd Floor
3/64" = 1'-0"

Total GFA: 94,823 SF



4.1 Submission

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

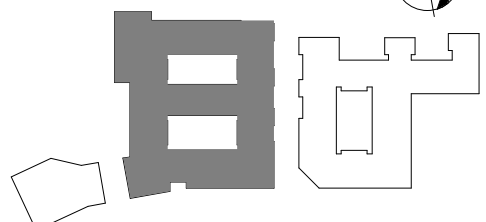
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

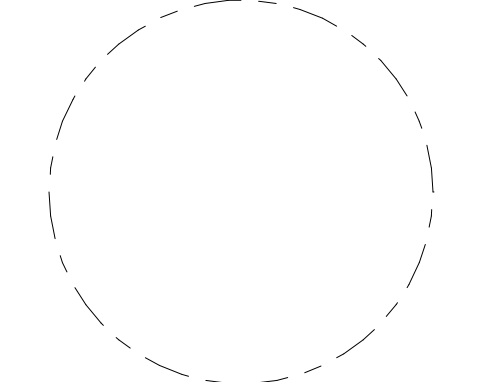


Issue

NO. DATE

Revisions

NO. DATE



**BLDG N1 - Typical
Floor Plan
(3rd-5th Floor)**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

SCALE:
As indicated

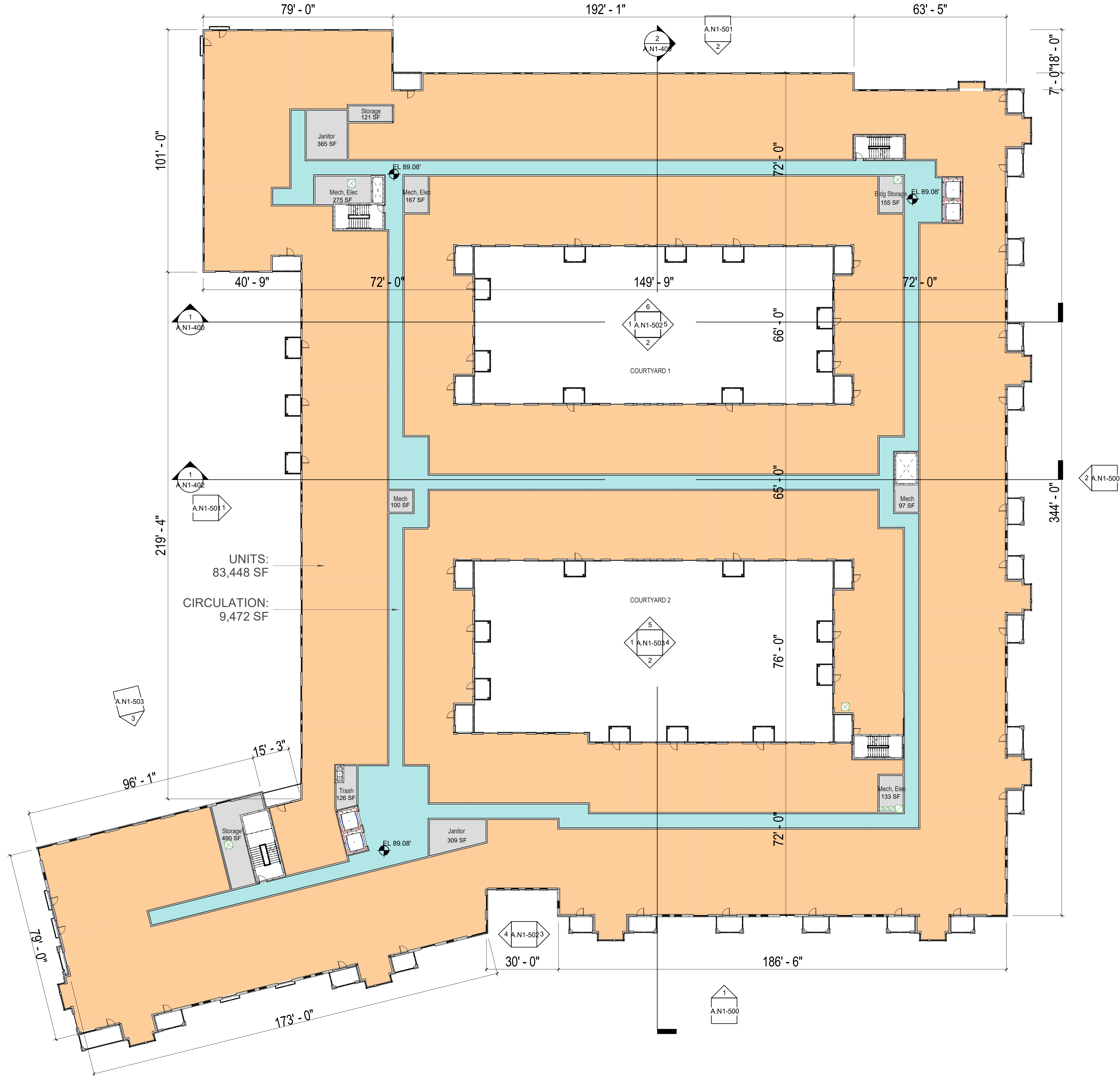
APPROVED
X.Y.

JOB NO.
RVH 21448.00

DRAWING NO.
A.N1-204

GRAPHICS LEGEND

- RESIDENTIAL
- LOBBY/AMENITY
- MECH/BOH
- CIRCULATION
- SHAFT
(EXCLUDED FROM GFA)

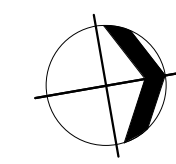
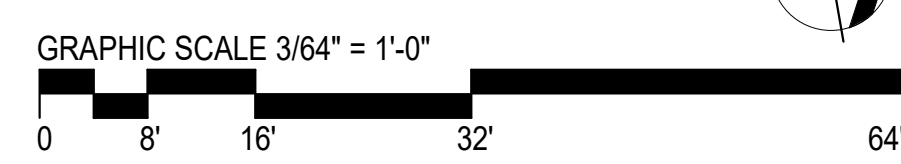


UNITS:
83,448 SF

CIRCULATION:
9,472 SF

Total GFA: 95,259 SF

1 BLDG N1 - Typical Floor Plan (3rd-5th Floor)
3/64" = 1'-0"



4.1 Submission

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

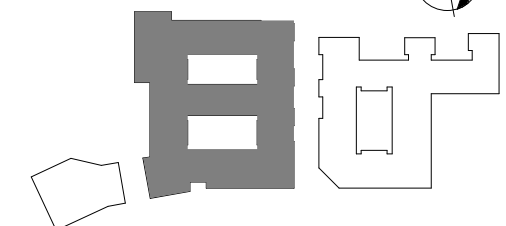
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan



Issue

NO. DATE

Revisions

NO. DATE

BLDG N1 - 6th Floor

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

APPROVED
X.Y.

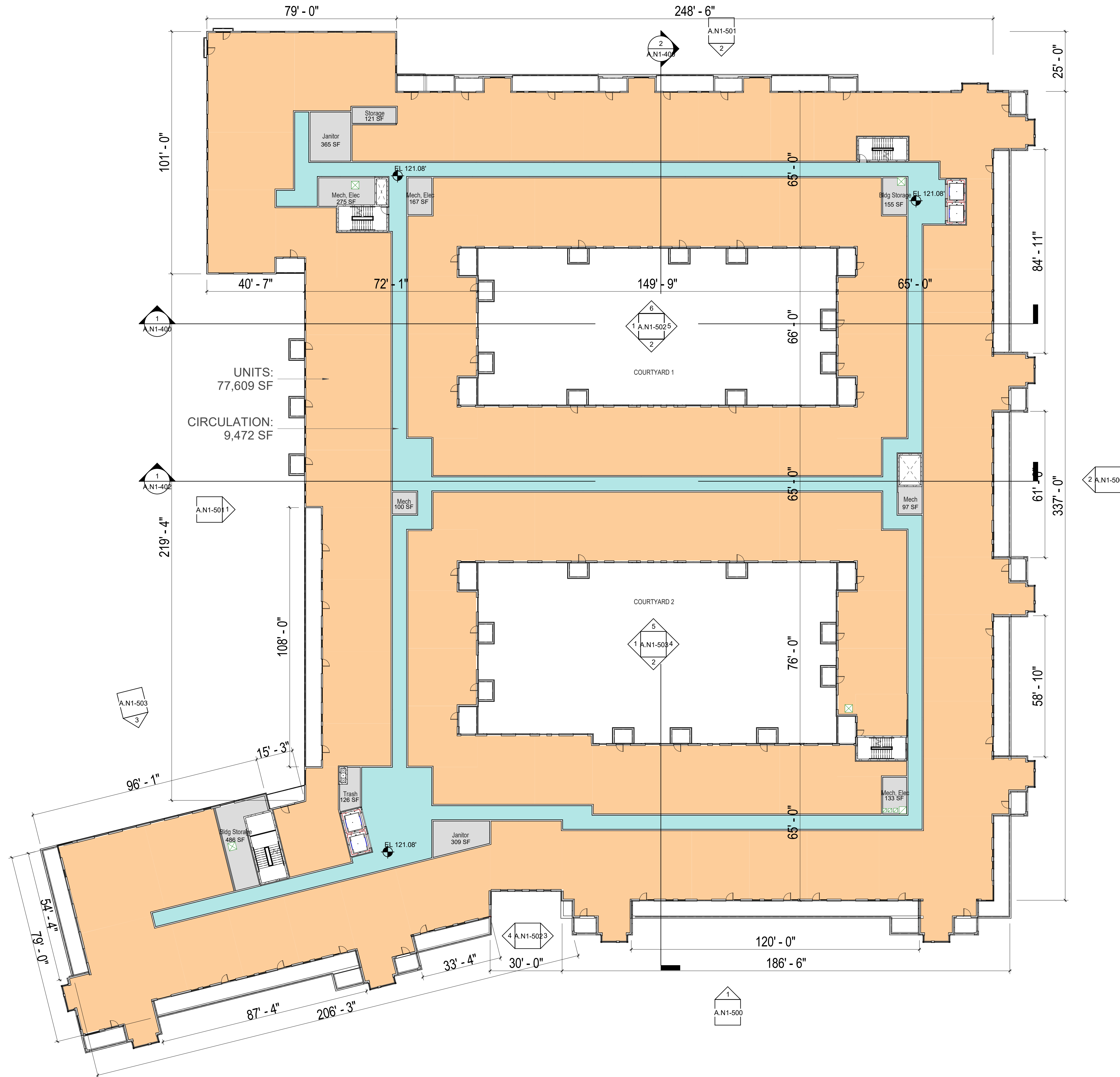
SCALE:
As indicated

JOB NO.
RVH 21448.00

DRAWING NO.
A.N1-205

GRAPHICS LEGEND

- RESIDENTIAL
- LOBBY/AMENITY
- MECH/BOH
- CIRCULATION
- SHAFT
(EXCLUDED FROM GFA)



1 BLDG N1 - 6th Floor
3/64" = 1'-0"

Total GFA: 89,420 SF

GRAPHIC SCALE 3/64" = 1'-0"



4.1 Submission

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

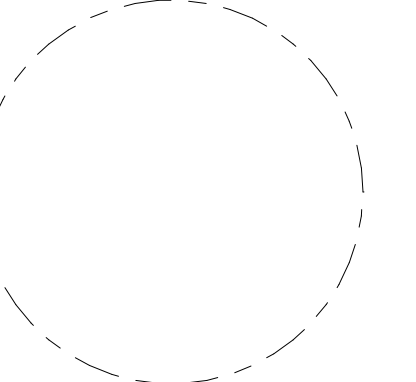


Issue

NO. DATE

Revisions

NO. DATE



BLDG N1 - 7th Floor

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

APPROVED
X.Y.

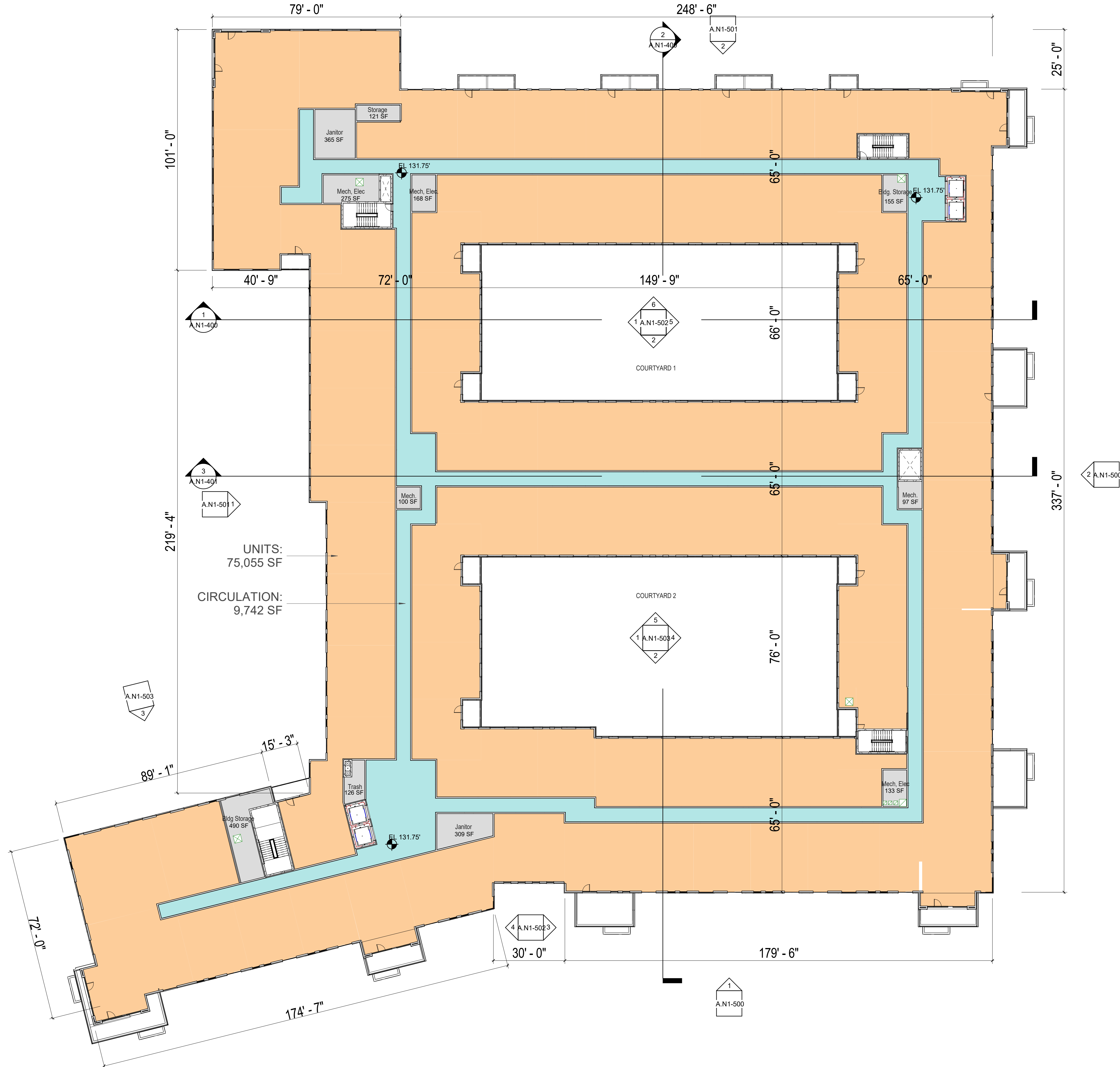
SCALE:
As indicated

JOB NO.
RVH 21448.00

DRAWING NO.
A.N1-206

GRAPHICS LEGEND

- RESIDENTIAL
- LOBBY/AMENITY
- MECH/BOH
- CIRCULATION
- SHAFT
(EXCLUDED FROM GFA)



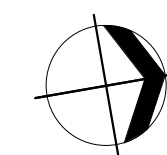
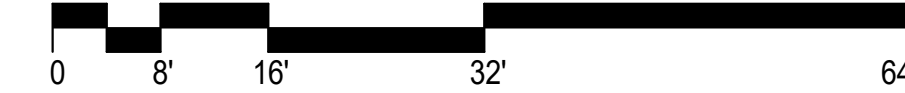
UNITS:
75,055 SF

CIRCULATION:
9,742 SF

Total GFA: 86,866 SF

1 BLDG N1 - 7th Floor
3/64" = 1'-0"

GRAPHIC SCALE 3/64" = 1'-0"



4.1 Submission

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

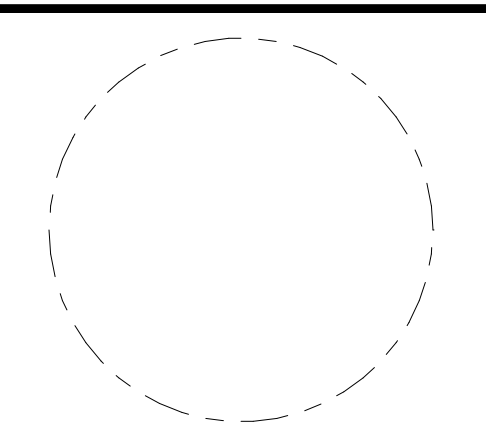


Issue

NO.	DATE

Revisions

NO.	DATE



**BLDG N1 - Roof
Plan**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

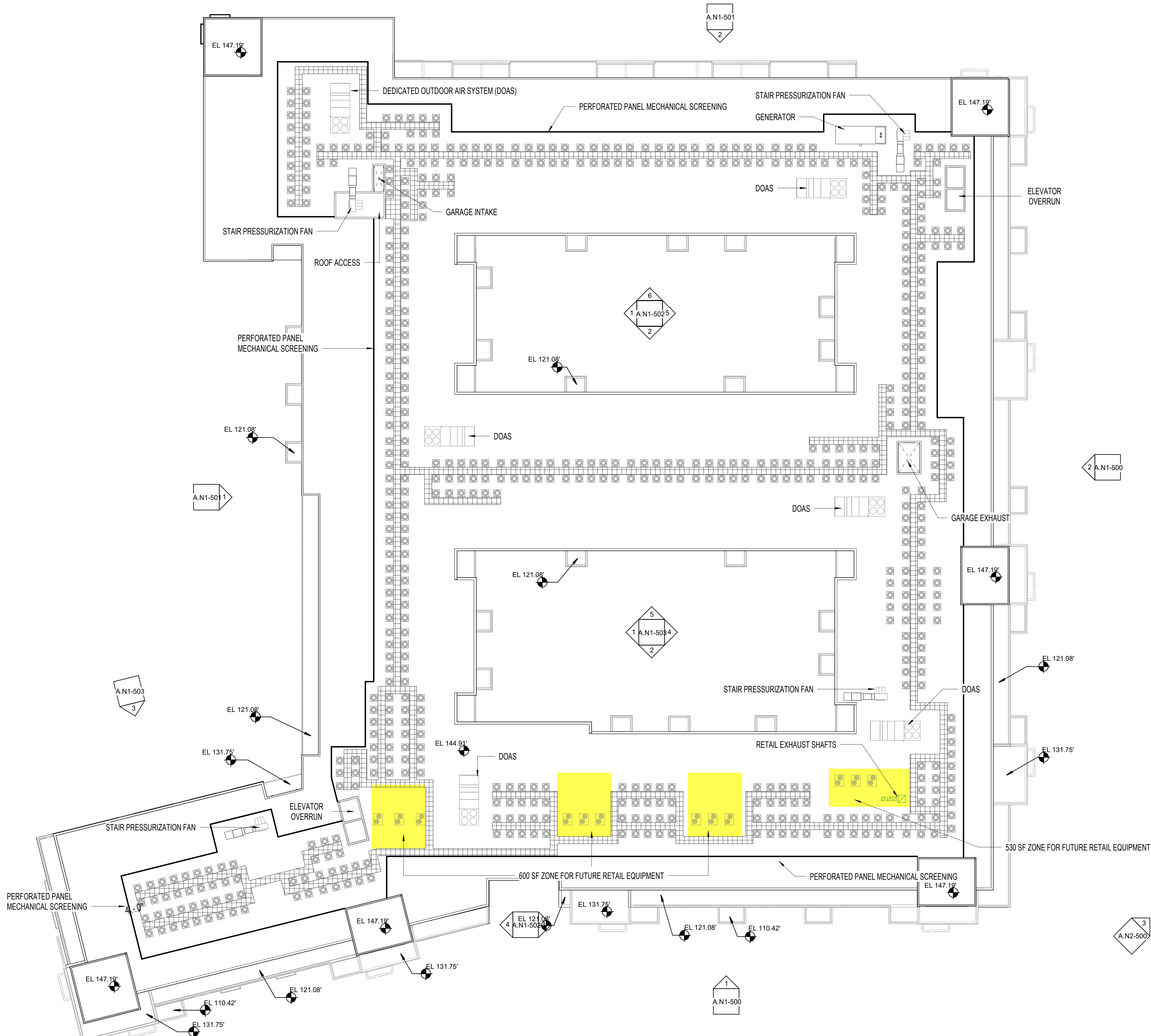
DRAWN
A.D., S.C., M.K., J.C.

DATE 07.21.2023	APPROVED X.Y.
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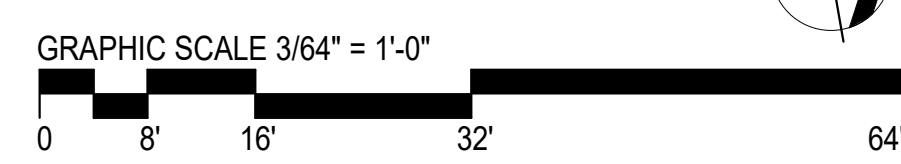
SCALE: 3/64" = 1'-0"	JOB NO. RVH 21448.00
--------------------------------	--------------------------------

DRAWING NO.

A.N1-207



1 BLDG N1 - Roof
3/64" = 1'-0"



4.1 Submission

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

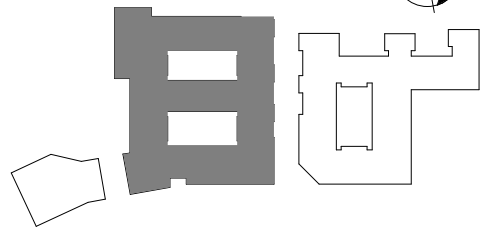
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan



Issue

NO.	DATE

Revisions

NO.	DATE

**BLDG N1 -
Sections**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

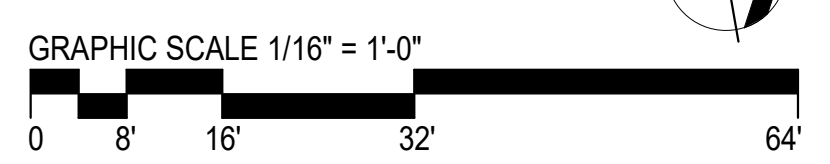
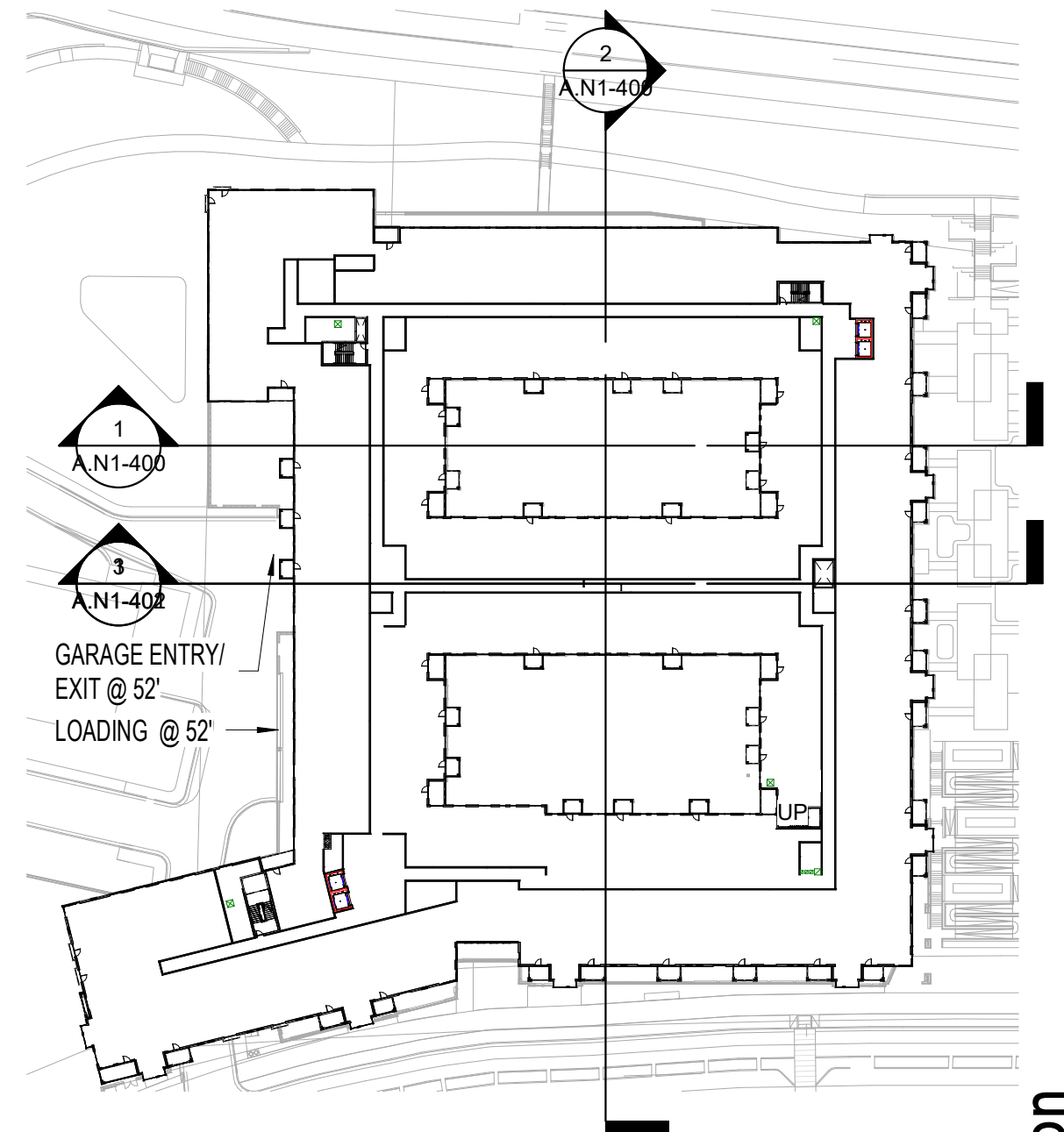
DATE 07.21.2023	APPROVED X.Y.
SCALE: As indicated	JOB NO. RVH 21448.00

DRAWING NO.
A.N1-400



GRAPHICS LEGEND

- RESIDENTIAL
- LOBBY
- AMENITY
- RETAIL
- PARKING/MECH/BOH
- CIRCULATION



4.1 Submission

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

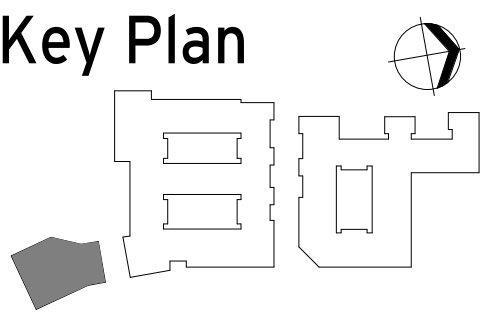
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441



Issue

NO.	DATE

Revisions

NO.	DATE

**BLDG N1 -
Sections**

PRINCIPAL IN CHARGE
S.W.

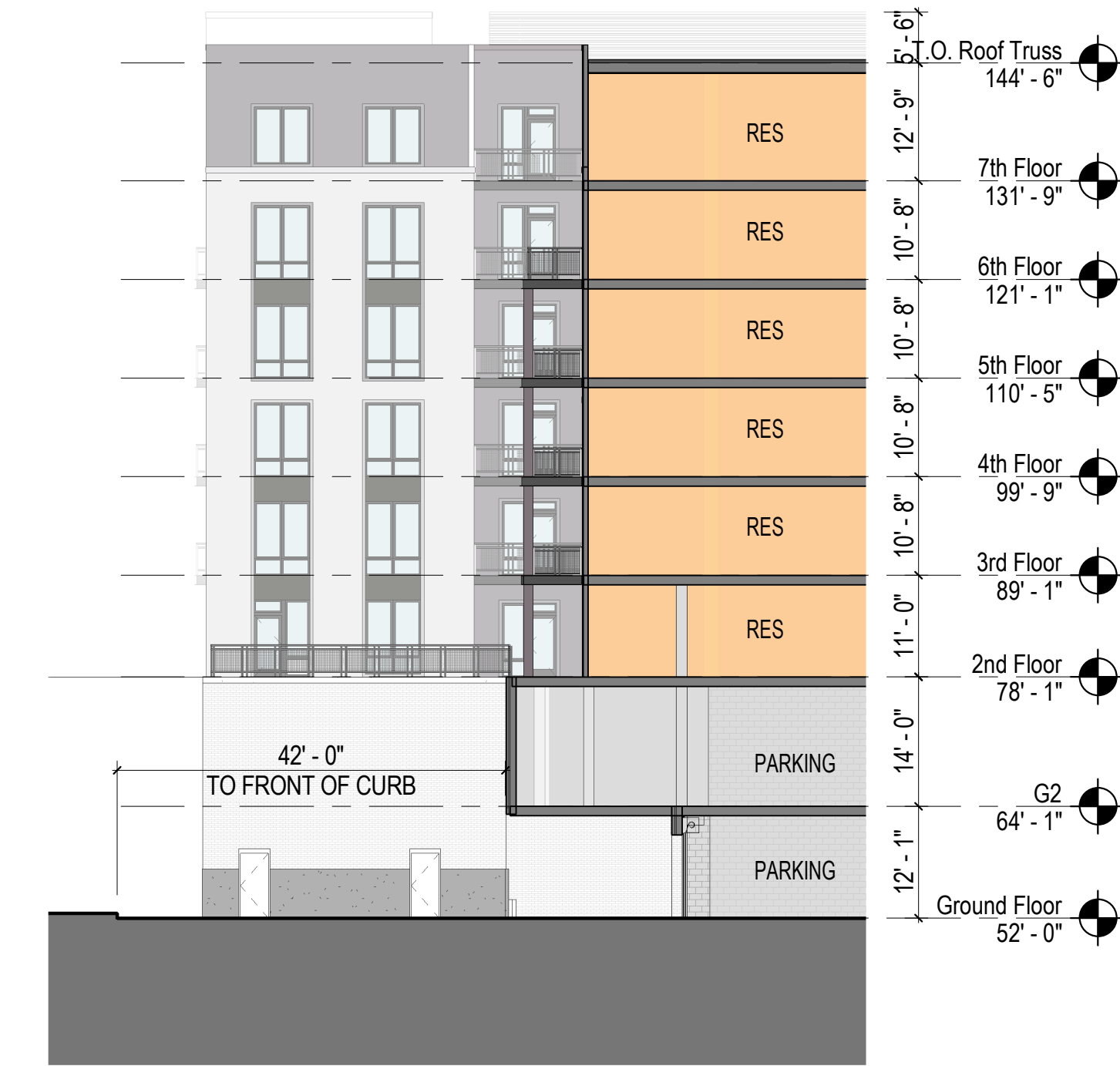
PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE 07.21.2023	APPROVED X.Y.
SCALE: As indicated	JOB NO. RVH 21448.00

DRAWING NO.
A.N1-401

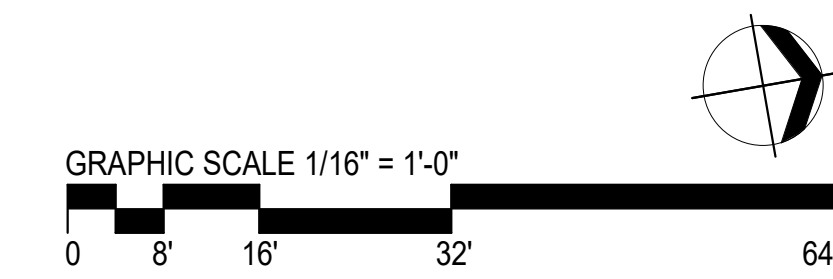
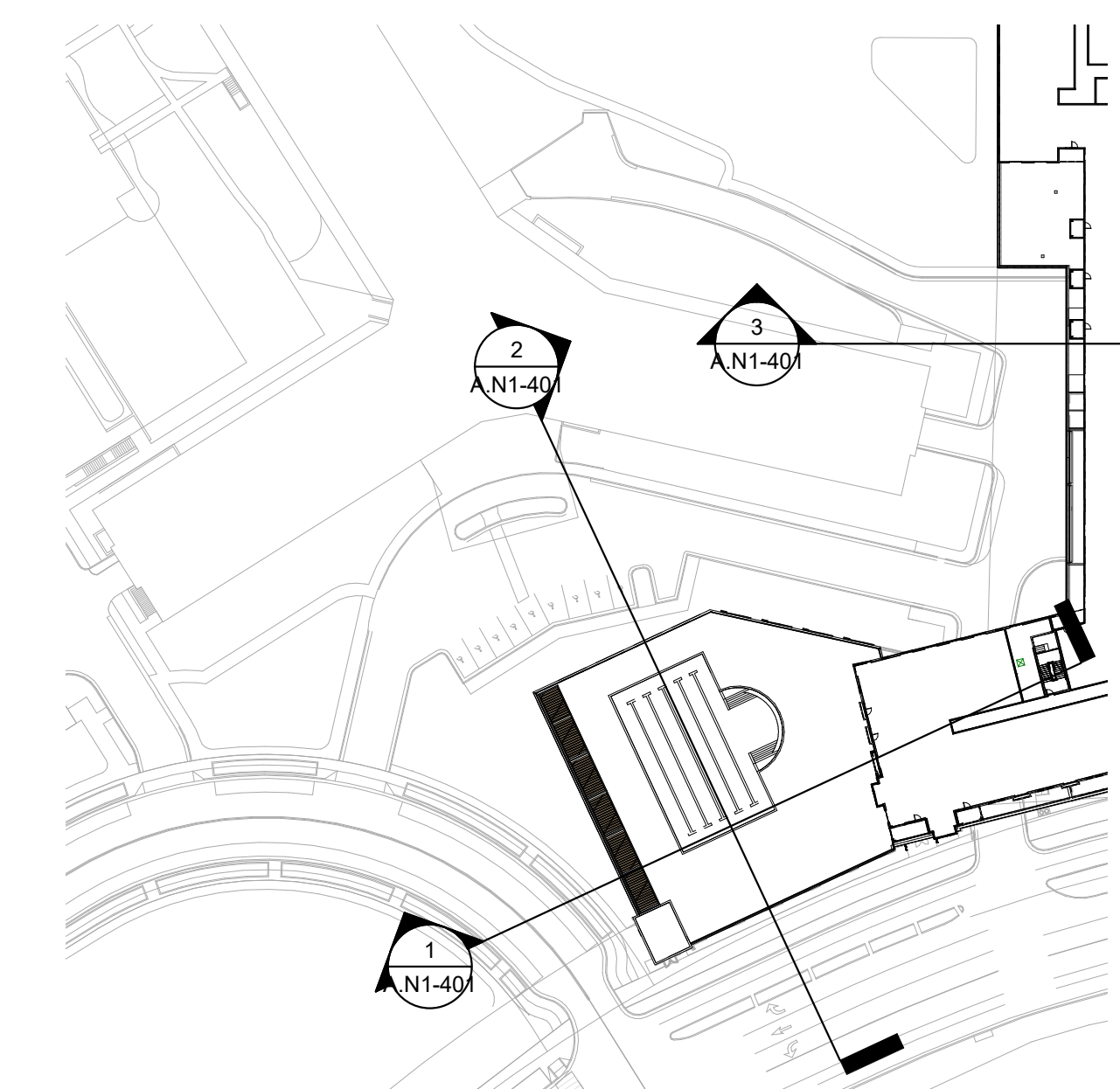
4.1 Submission



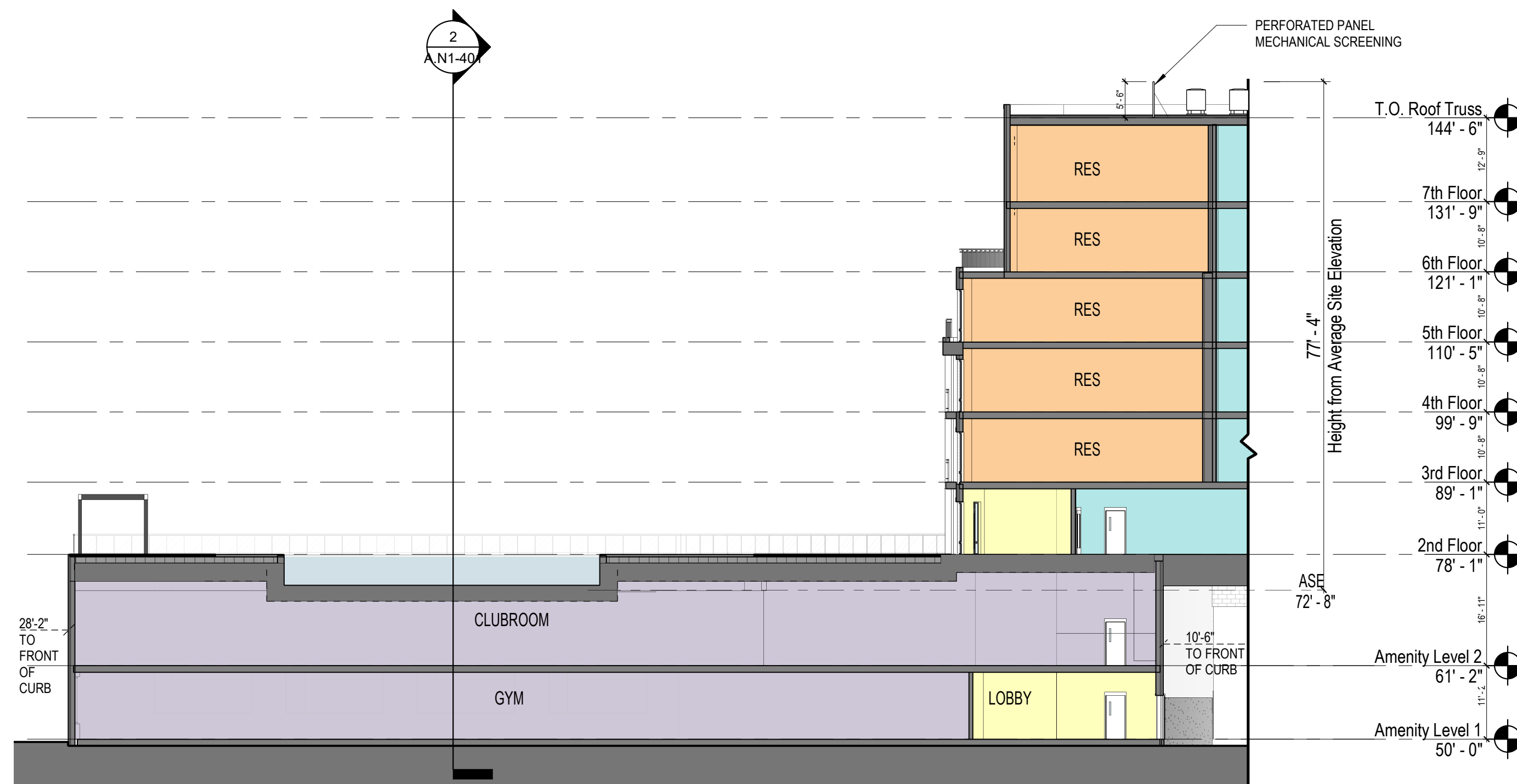
3 N1 GARAGE ENTRY SECTION
1/16" = 1'-0"

GRAPHICS LEGEND

	RESIDENTIAL
	LOBBY
	AMENITY
	PARKING/MECH/BOH
	CIRCULATION



2 N1 Amenity - EW Section
1/16" = 1'-0"



1 N1 Amenity - NS Section
1/16" = 1'-0"

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

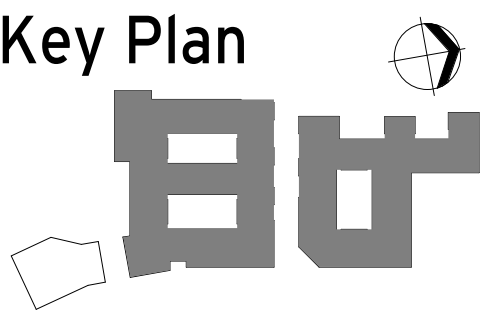
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441



Issue

NO.	DATE
0 1	05/10/2023

Revisions

NO.	DATE
-----	------

**BLDG N1 -
Sections**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE	APPROVED
07.21.2023	X.Y.

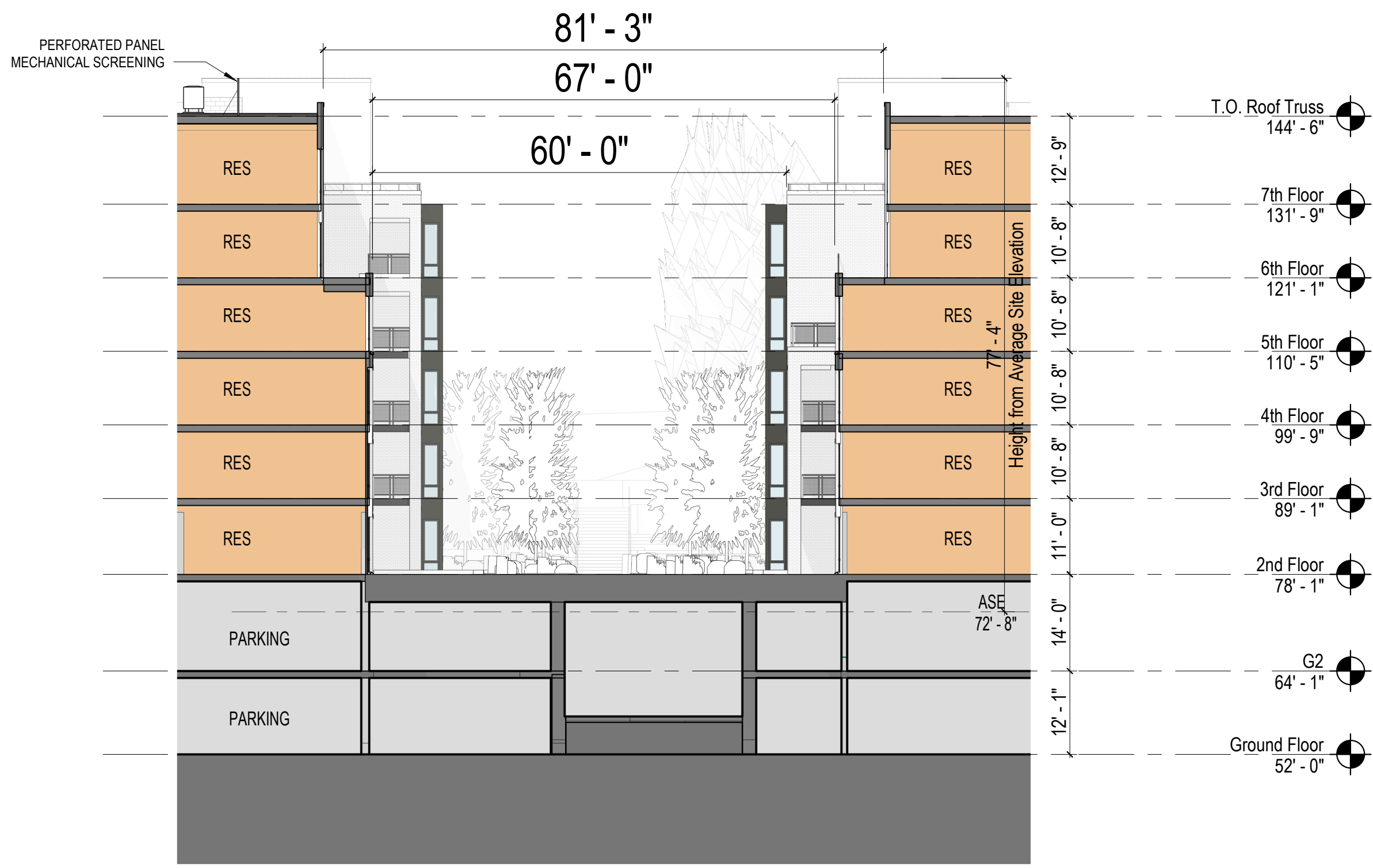
SCALE:
As indicated

JOB NO.
RVH 21448.00

DRAWING NO.

4.1 Submission

A.N1-402



1 MEWS N-S SECTION

1/16" = 1'-0"



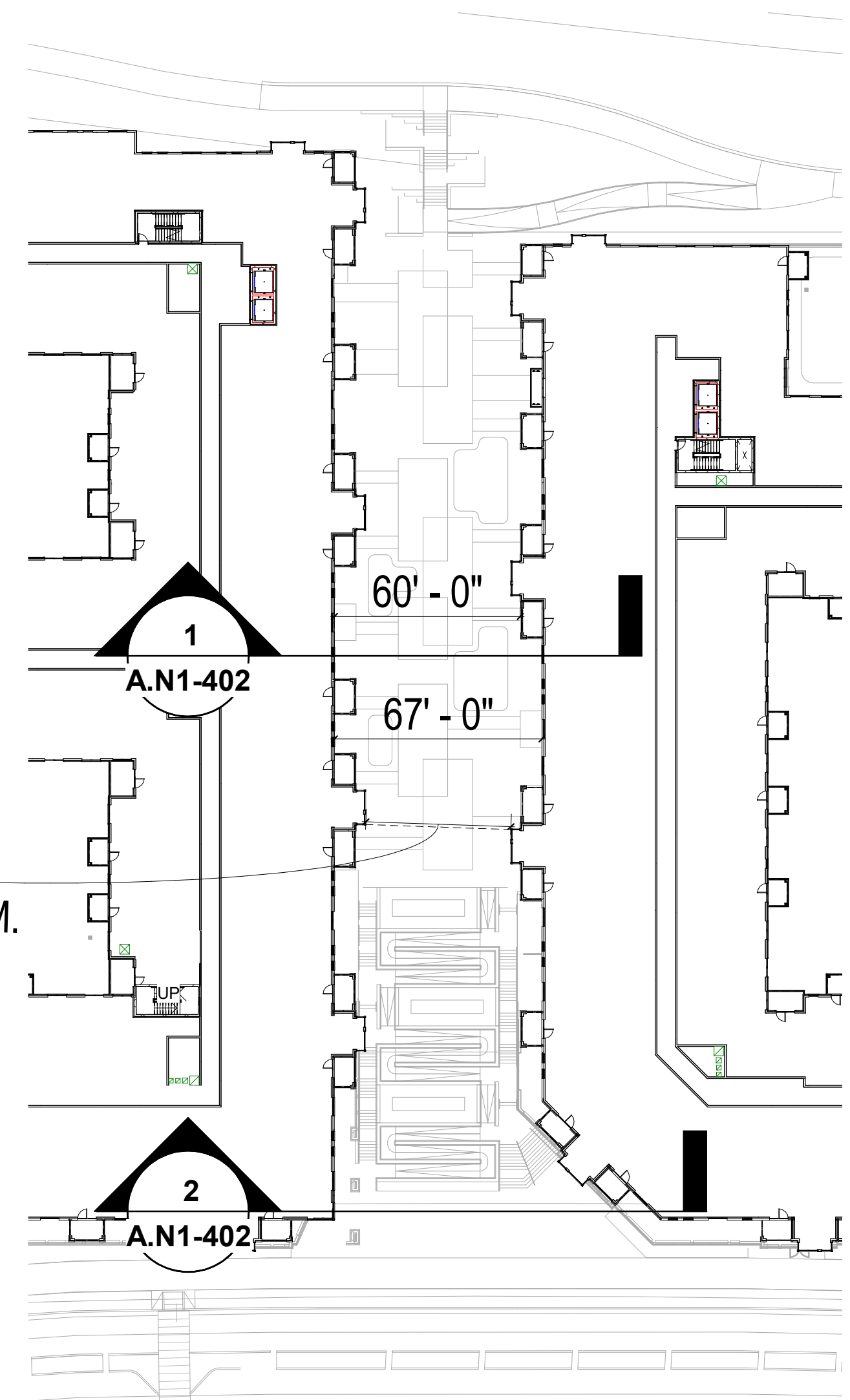
2 MEWS PLAZA SECTION

1/16" = 1'-0"

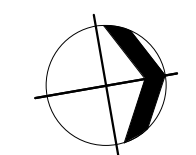
GRAPHICS LEGEND

- RESIDENTIAL
- LOBBY
- AMENITY
- RETAIL
- PARKING/MECH/BOH
- CIRCULATION

46' - 10"
MIN. MEWS DIM.



GRAPHIC SCALE 1/16" = 1'-0"



RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

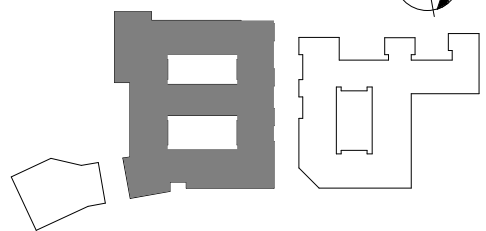
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan



Issue

NO. DATE

Revisions

NO. DATE

**BLDG N1 -
Elevations**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

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

APPROVED
X.Y.

JOB NO.
RVH 21448.00

DRAWING NO.
A.N1-500



2 BLDG N1 - Mews Elevation
1/16" = 1'-0"

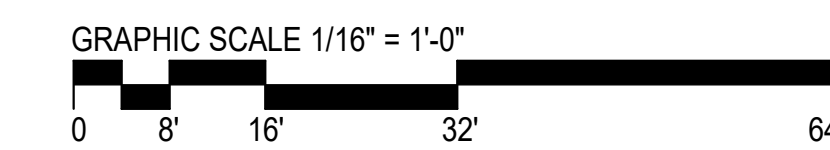
MATERIAL LEGEND	
NUMBER	MATERIAL
4.1	BRICK COLOR #1
4.2	BRICK COLOR #2
4.3	CAST STONE COLOR #1
4.4	CAST STONE COLOR #2
5.1	METAL COPING
5.2	LOUVRE
5.3	METAL RAILING
5.4	METAL VENT, FINAL SIZE & LOCATIONS TBD, COLOR TO MATCH FIELD
5.5	FIBER CEMENT PANEL COLOR #1

MATERIAL LEGEND	
NUMBER	MATERIAL
5.8	GLASS RAILING
5.9	METAL/CEMENTITIOUS/COMPOSITE PANEL COLOR #1
5.10	METAL/CEMENTITIOUS/COMPOSITE PANEL COLOR #2
5.11	METAL C CHANEL BALC. ASSEMBLY
5.12	FIBER CEMENT SIDING COLOR #2
5.14	FIBER CEMENT TRIM
5.16	METAL OVERHANG
5.17	PERFORATED PANEL MECHANICAL SCREENING
8.1	STOREFRONT SYSTEM

NOTE:
a. ALL VENT LOCATIONS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT IN FINAL DESIGN
b. PERCENTAGE OF WALL OPENINGS IS APPROXIMATE AND SUBJECT TO ADJUSTMENT IN FINAL DESIGN



1 BLDG N1 - Joyce Street
1/16" = 1'-0"



4.1 Submission

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

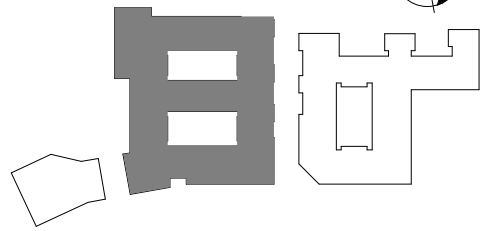
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan



Issue

NO. DATE

Revisions

NO. DATE

**BLDG N1 -
Elevations**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

APPROVED
X.Y.

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

JOB NO.
RVH 21448.00

DRAWING NO.
A.N1-501

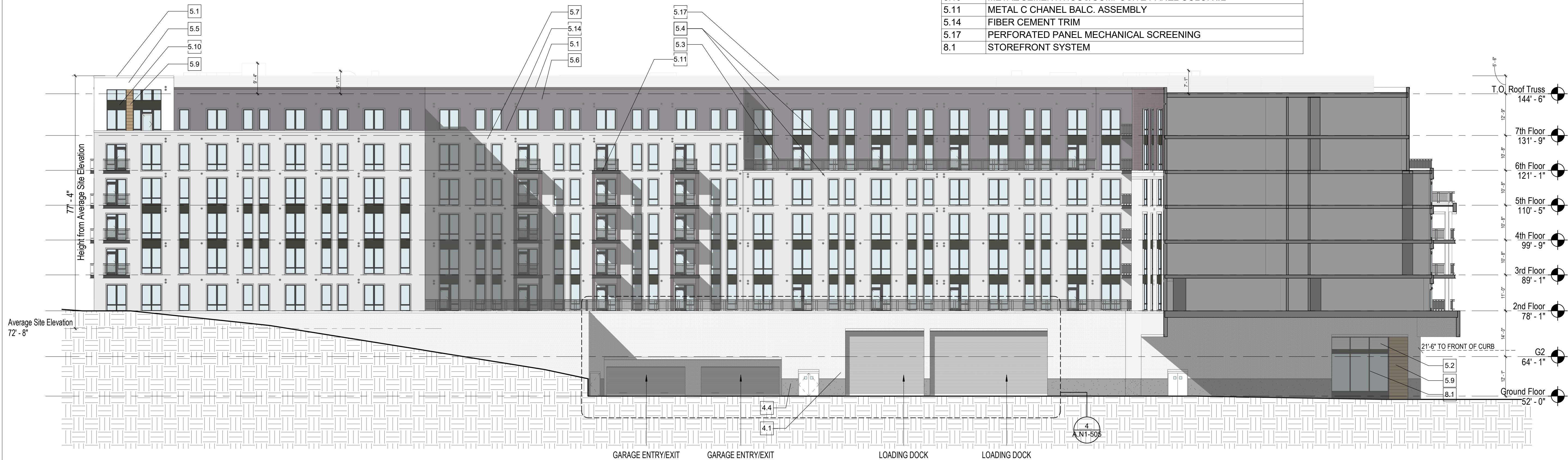
4.1 Submission



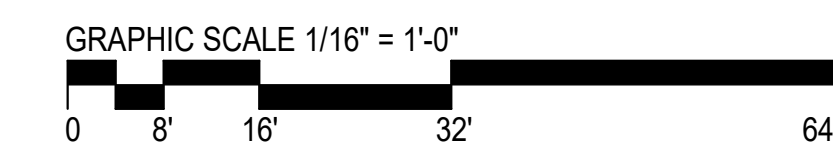
2 BLDG N1 - W Elevation
1/16" = 1'-0"

MATERIAL LEGEND	
NUMBER	MATERIAL
4.1	BRICK COLOR #1
4.4	CAST STONE COLOR #2
5.1	METAL COPING
5.2	LOUVRE
5.3	METAL RAILING
5.4	METAL VENT, FINAL SIZE & LOCATIONS TBD, COLOR TO MATCH FIELD
5.5	FIBER CEMENT PANEL COLOR #1
5.6	FIBER CEMENT PANEL COLOR #2
5.7	FIBER CEMENT PANEL COLOR #3
5.9	METAL/CEMENTITIOUS/COMPOSITE PANEL COLOR #1
5.10	METAL/CEMENTITIOUS/COMPOSITE PANEL COLOR #2
5.11	METAL C CHANNEL BALC. ASSEMBLY
5.14	FIBER CEMENT TRIM
5.17	PERFORATED PANEL MECHANICAL SCREENING
8.1	STOREFRONT SYSTEM

NOTE:
a. ALL VENT LOCATIONS ARE APPROXIMATE AND
SUBJECT TO ADJUSTMENT IN FINAL DESIGN



1 BLDG N1 - S Elevation
1/16" = 1'-0"



RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

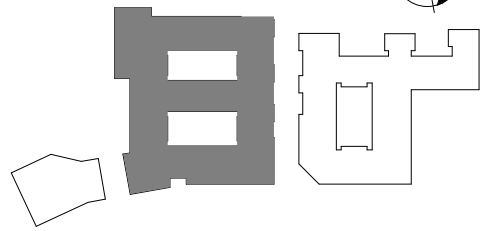
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan



Issue

NO. DATE

Revisions

NO. DATE

**BLDG N1 -
Elevations**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

APPROVED
X.Y.

SCALE:
As indicated

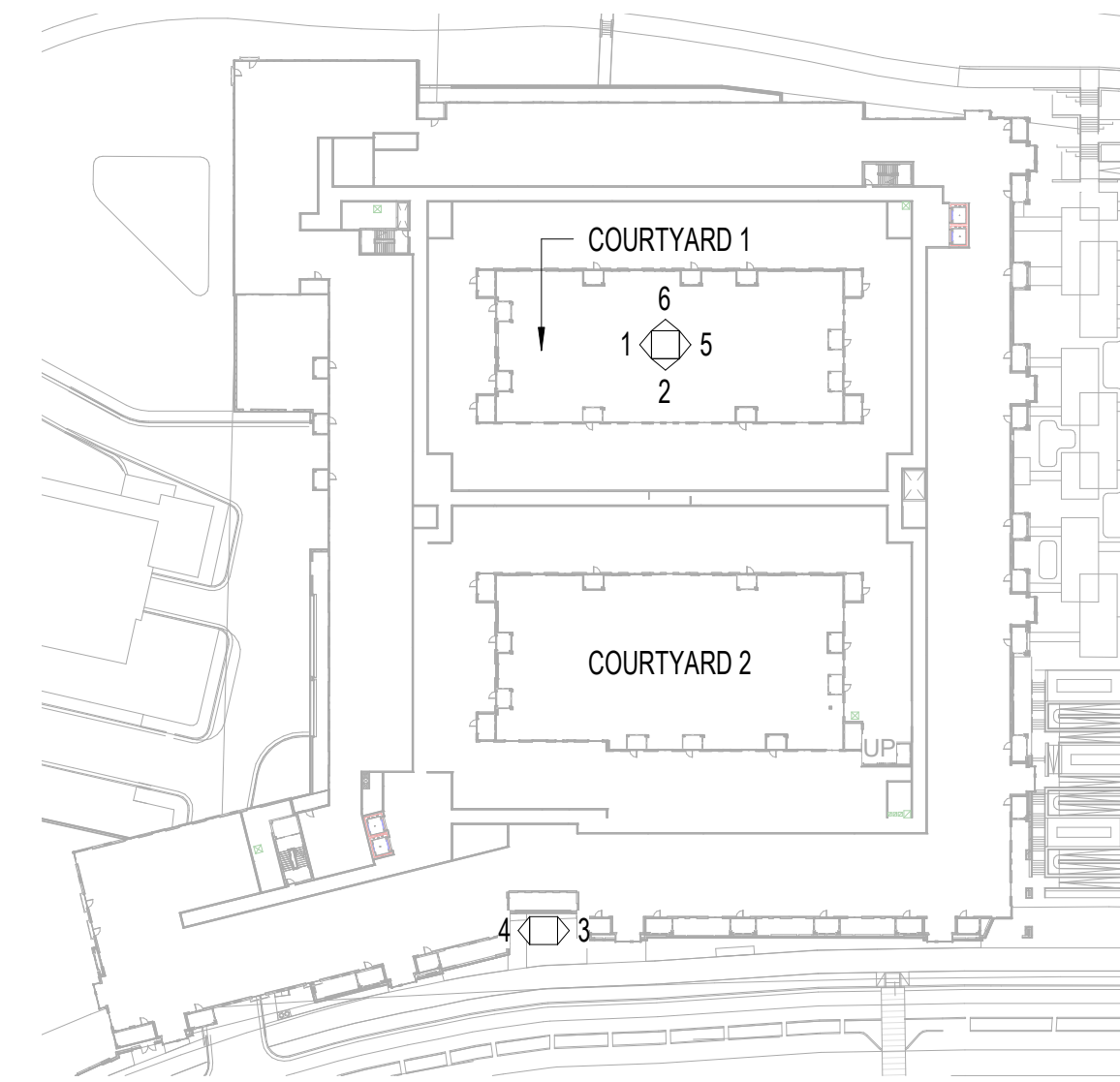
JOB NO.
RVH 21448.00

**DRAWING NO.
A.N1-502**

4.1 Submission

MATERIAL LEGEND	
NUMBER	MATERIAL
4.1	BRICK COLOR #1
4.3	CAST STONE COLOR #1
4.4	CAST STONE COLOR #2
5.1	METAL COPING
5.2	LOUVRE
5.3	METAL RAILING
5.4	METAL VENT, FINAL SIZE & LOCATIONS TBD, COLOR TO MATCH FIELD
5.5	FIBER CEMENT PANEL COLOR #1
5.6	FIBER CEMENT PANEL COLOR #2
5.7	FIBER CEMENT PANEL COLOR #3
5.9	METAL/CEMENTITIOUS/COMPOSITE PANEL COLOR #1
5.10	METAL/CEMENTITIOUS/COMPOSITE PANEL COLOR #2
5.11	METAL C CHANNEL BALC. ASSEMBLY
5.12	FIBER CEMENT SIDING COLOR #2
5.13	FIBER CEMENT SIDING COLOR #3
5.14	FIBER CEMENT TRIM

NOTE:
a. ALL VENT LOCATIONS ARE APPROXIMATE AND
SUBJECT TO ADJUSTMENT IN FINAL DESIGN



6 BLDG N1 - Courtyard 1 W Elevation
1/16" = 1'-0"



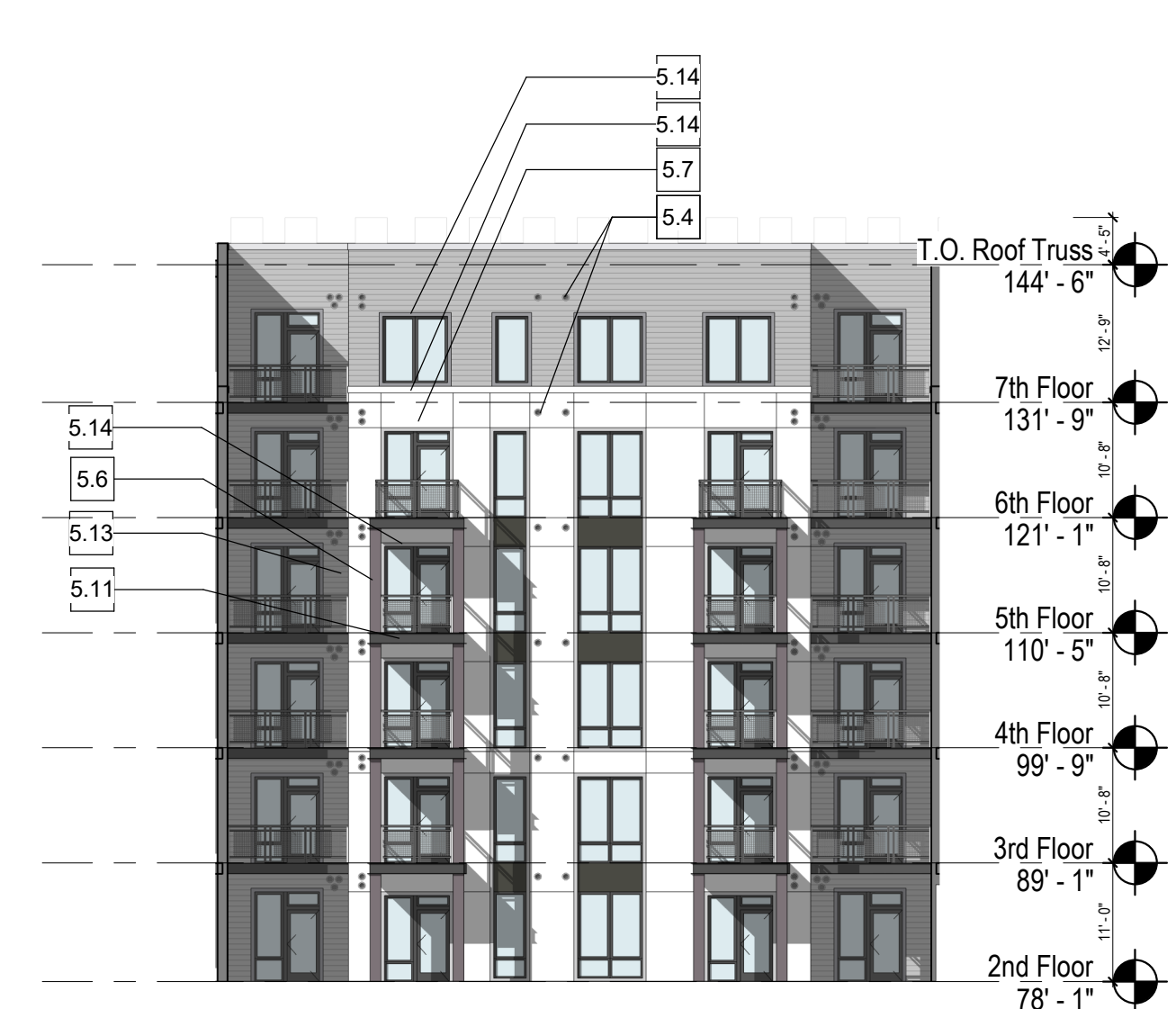
5 BLDG N1 - Courtyard 1 N Elevation
1/16" = 1'-0"



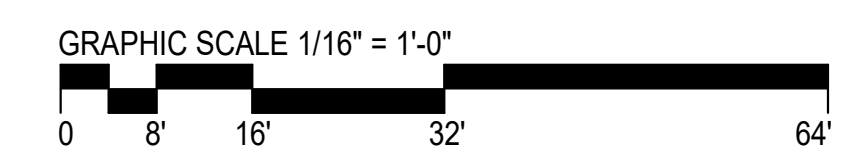
4 BLDG N1 - S Hyphen Elevation **3 BLDG N1 - N Hyphen Elevation**
1/16" = 1'-0"



2 BLDG N1 - Courtyard 1 E Elevation
1/16" = 1'-0"



1 BLDG N1 - Courtyard 1 S Elevation
1/16" = 1'-0"



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CIVIL ENGINEER
BOHLER DC
202.524.5700

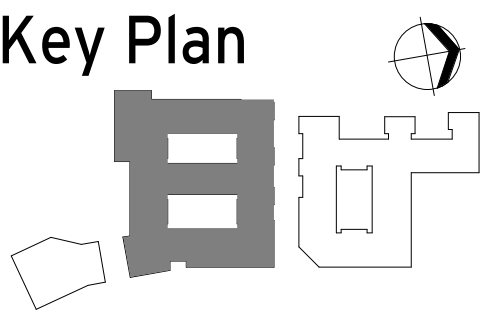
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

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STRUCTURAL ENGINEER
SK + A
301.881.1441



Issue
NO. DATE

Revisions
NO. DATE

**BLDG N1 -
Elevations**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE 07.21.2023 APPROVED X.Y.

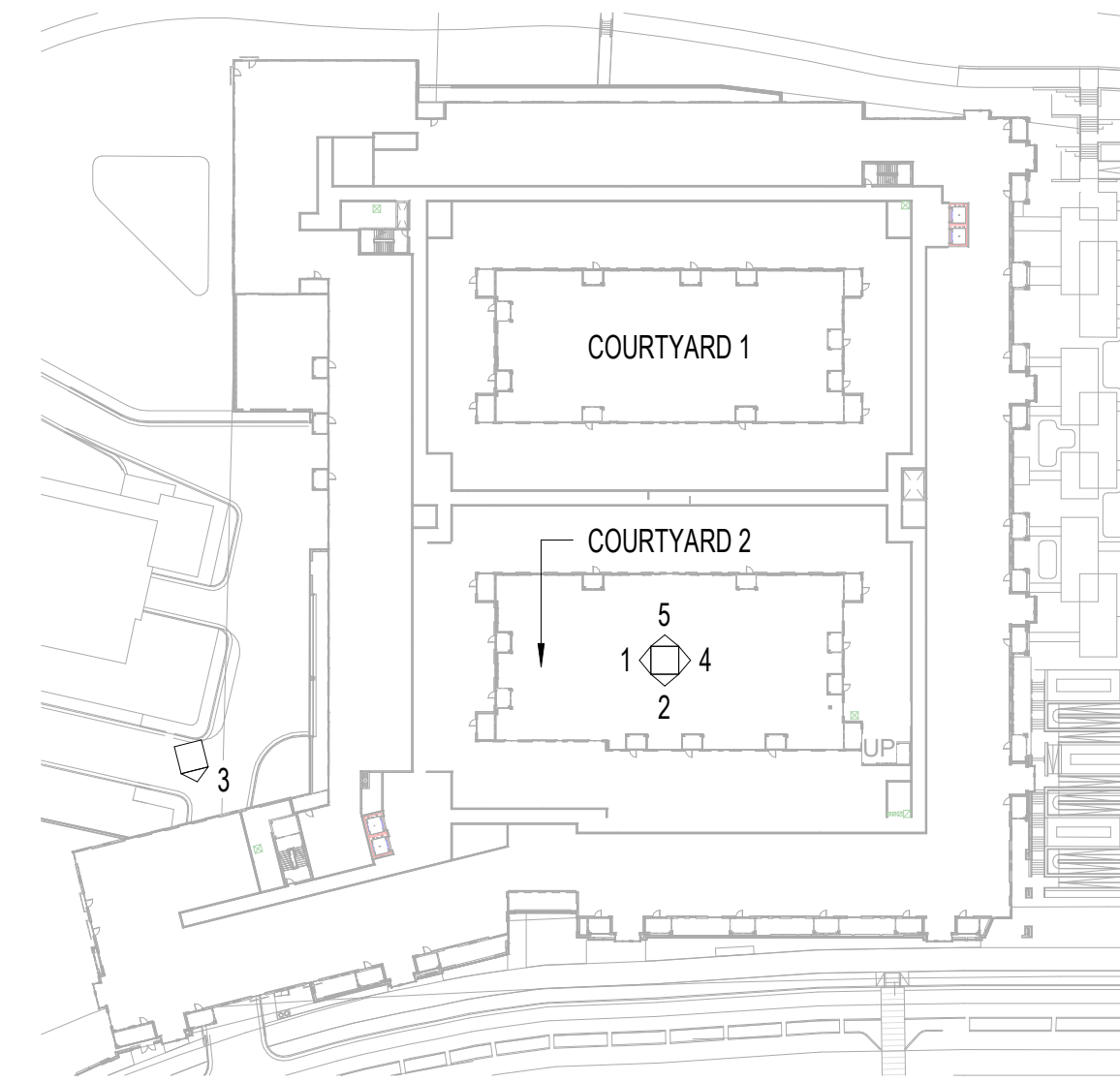
SCALE: As indicated JOB NO. RVH 21448.00

DRAWING NO.
A.N1-503

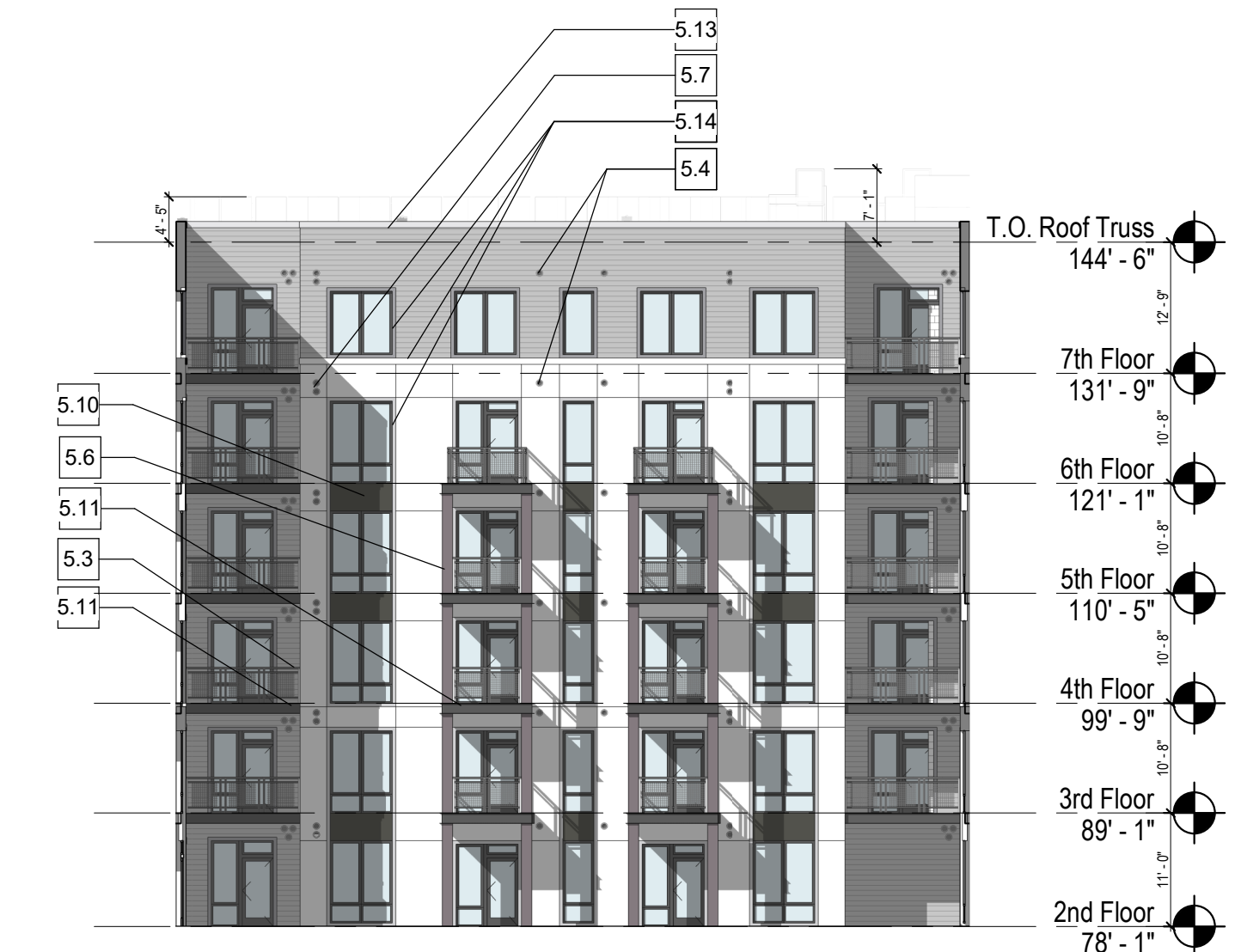
4.1 Submission

MATERIAL LEGEND	
NUMBER	MATERIAL
4.1	BRICK COLOR #1
4.3	CAST STONE COLOR #1
4.4	CAST STONE COLOR #2
5.1	METAL COPING
5.3	METAL RAILING
5.4	METAL VENT, FINAL SIZE & LOCATIONS TBD, COLOR TO MATCH FIELD
5.6	FIBER CEMENT PANEL COLOR #2
5.7	FIBER CEMENT PANEL COLOR #3
5.10	METAL/CEMENTITIOUS/COMPOSITE PANEL COLOR #2
5.11	METAL C CHANNEL BALC. ASSEMBLY
5.12	FIBER CEMENT SIDING COLOR #2
5.13	FIBER CEMENT SIDING COLOR #3
5.14	FIBER CEMENT TRIM

NOTE:
a. ALL VENT LOCATIONS ARE APPROXIMATE AND
SUBJECT TO ADJUSTMENT IN FINAL DESIGN



5 BLDG N1 - Courtyard 2 W Elevation
1/16" = 1'-0"



4 BLDG N1 - Courtyard 2 N Elevation
1/16" = 1'-0"



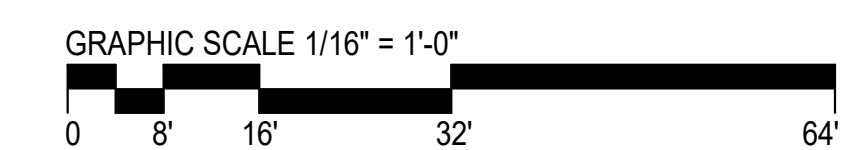
3 BLDG N1 - Drive Aisle W Elevation
1/16" = 1'-0"



2 BLDG N1 - Courtyard 2 E Elevation
1/16" = 1'-0"



1 BLDG N1 - Courtyard 2 S Elevation
1/16" = 1'-0"



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BRADLEY SITE DESIGN
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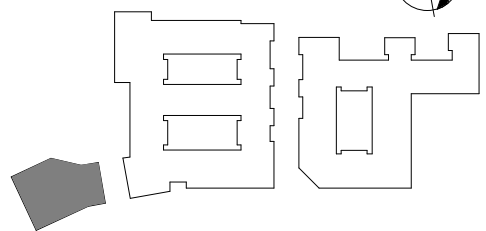
ATTORNEY
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NELSON NYGAARD
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STRUCTURAL ENGINEER
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301.881.1441

Key Plan



Issue

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Revisions

NO. DATE

**BLDG N1 -
Elevations**

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A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

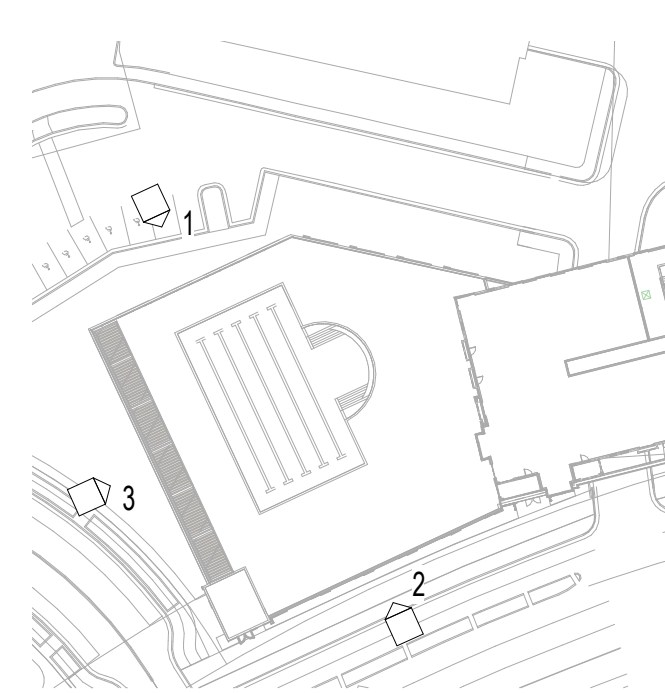
APPROVED
X.Y.

SCALE:
As indicated

JOB NO.
RVH 21448.00

DRAWING NO.
A.N1-504

MATERIAL LEGEND	
NUMBER	MATERIAL
4.1	BRICK COLOR #1
4.3	CAST STONE COLOR #1
4.4	CAST STONE COLOR #2
5.2	LOUVRE
5.5	FIBER CEMENT PANEL COLOR #1
5.6	FIBER CEMENT PANEL COLOR #2
5.8	GLASS RAILING
5.9	METAL/CEMENTITIOUS/COMPOSITE PANEL COLOR #1
5.10	METAL/CEMENTITIOUS/COMPOSITE PANEL COLOR #2
5.15	METAL TRELLIS
5.16	METAL OVERHANG



NOTE:
a. ALL VENT LOCATIONS ARE APPROXIMATE AND
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3 N1 Amenity - Park Elevation
1/16" = 1'-0"



5 Enlarged Elevation - N1 Amenity Main Entrance
1/8" = 1'-0"



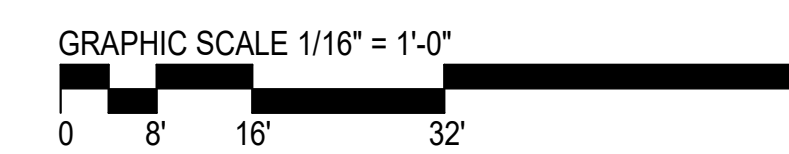
4 Enlarged Elevation - N1 Amenity Fitness Storefront
1/8" = 1'-0"



2 N1 Amenity - Joyce Street Elevation
1/16" = 1'-0"



1 N1 Amenity - W Elevation
1/16" = 1'-0"



4.1 Submission

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HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

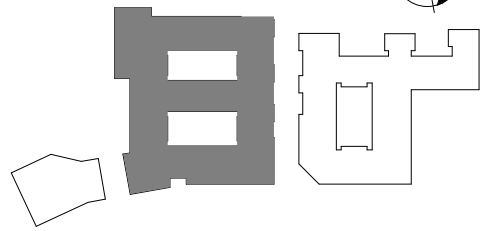
ATTORNEY
VENABLE LLP
202.344.4000

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703.970.2890

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NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan



Issue

NO. DATE

Revisions

NO. DATE

**BLDG N1 -
Enlarged
Elevations**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

SCALE:
1/8" = 1'-0"

APPROVED
X.Y.

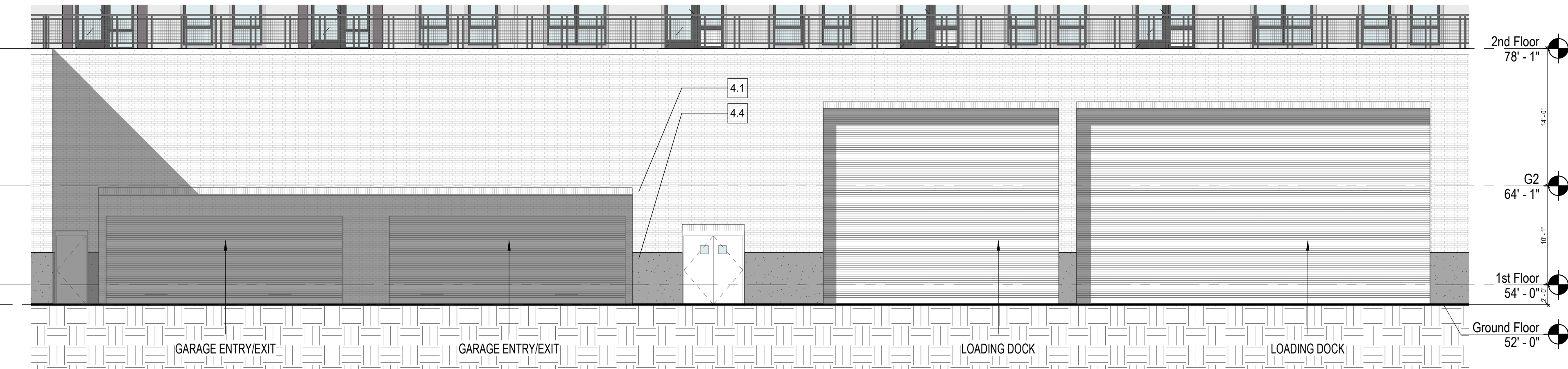
JOB NO.
RVH 21448.00

DRAWING NO.
A.N1-505

4.1 Submission

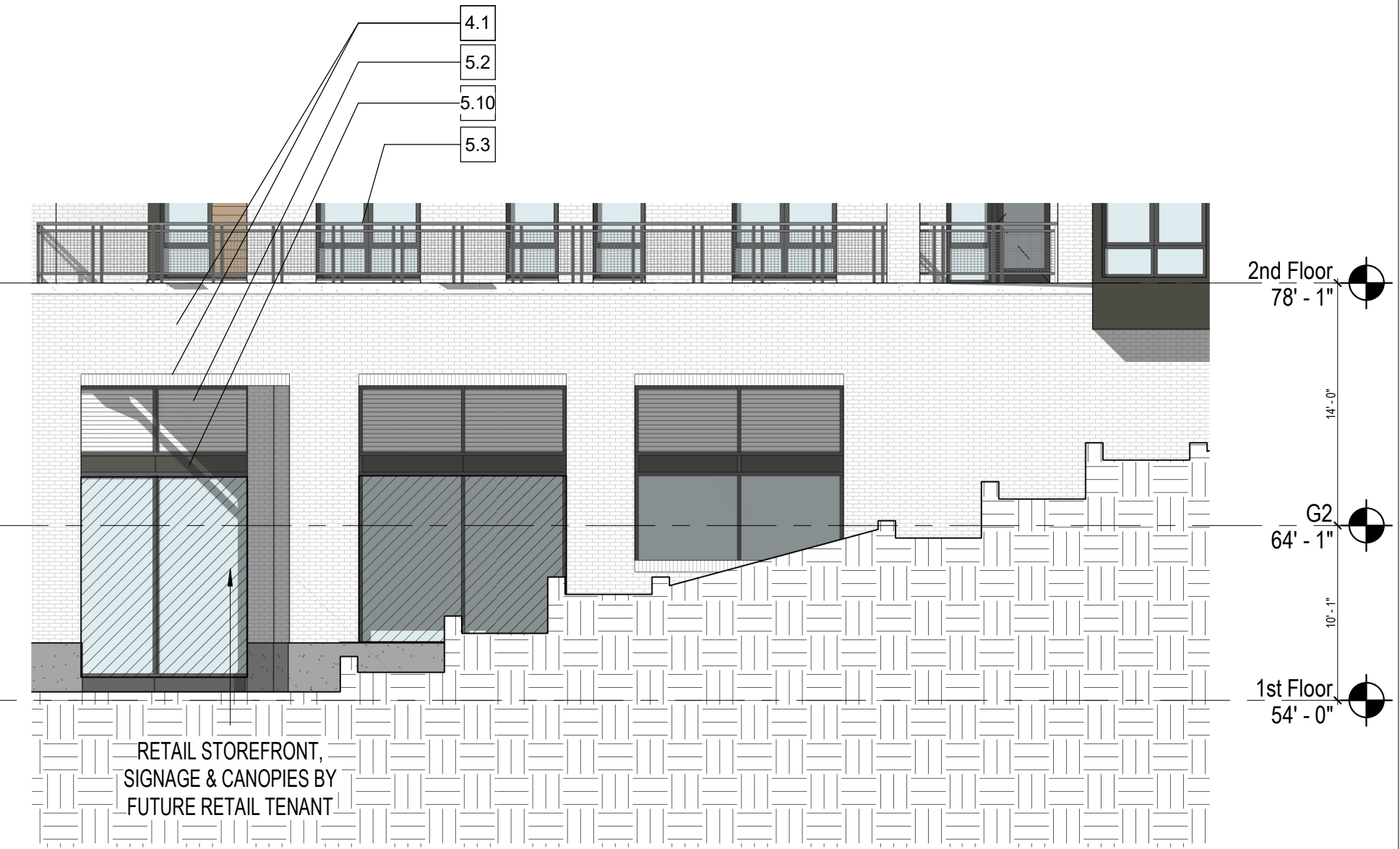
MATERIAL LEGEND	
NUMBER	MATERIAL
4.1	BRICK COLOR #1
4.2	BRICK COLOR #2
4.4	CAST STONE COLOR #2
5.2	LOUVRE
5.3	METAL RAILING
5.6	FIBER CEMENT PANEL COLOR #2
5.9	METAL/CEMENTITIOUS/COMPOSITE PANEL COLOR #1
5.10	METAL/CEMENTITIOUS/COMPOSITE PANEL COLOR #2
5.11	METAL C CHANEL BALC. ASSEMBLY

NOTE:
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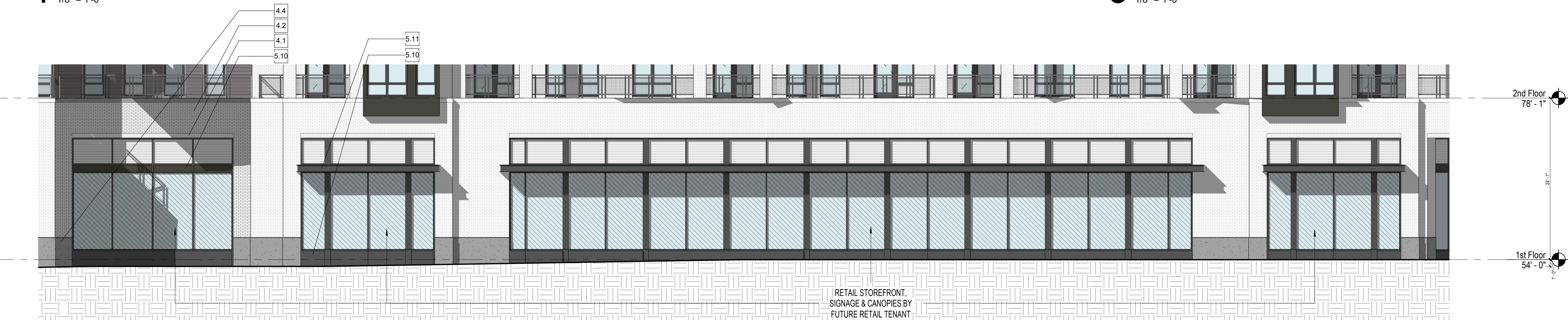
4 Enlarged Elevation - BLDG N1 Loading and Garage Entry/Exit

1/8" = 1'-0"



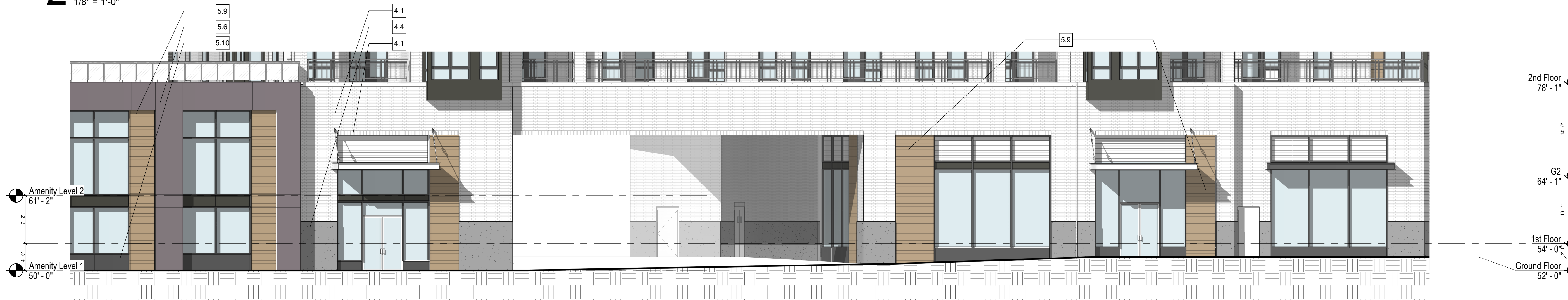
3 Enlarged Elevation - BLDG N1 Retail Entry Along Mews

1/8" = 1'-0"



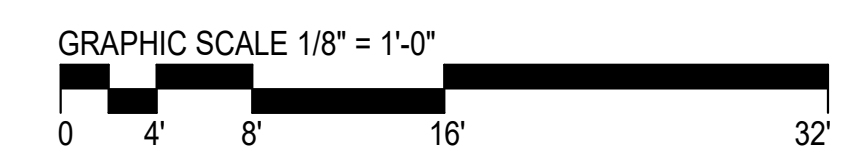
2 Enlarged Elevation - BLDG N1 Joyce Street Retail Storefront

1/8" = 1'-0"



1 Enlarged Elevation - BLDG N1 Joyce Street Entries and Drive Aisle

1/8" = 1'-0"



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410.837.2727

SOUTH PARCEL ARCHITECT
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LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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ATTORNEY
VENABLE LLP
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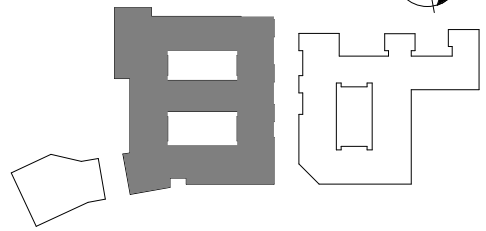
SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS

703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

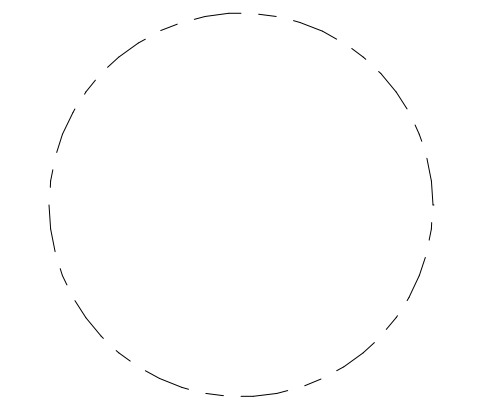


Issue

NO. DATE

Revisions

NO. DATE



**BLDG N1 -
Enlarged
Elevations**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE 07.21.2023 APPROVED X.Y.

SCALE: 1/8" = 1'-0" JOB NO. RVH 21448.00

DRAWING NO.

A.N1-506

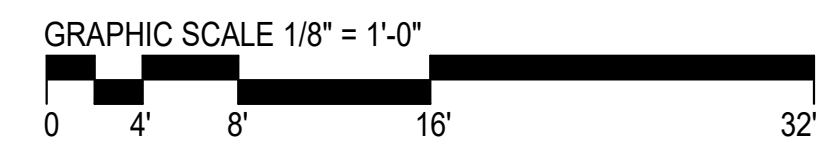
4.1 Submission

MATERIAL LEGEND	
NUMBER	MATERIAL
4.1	BRICK COLOR #1
4.3	CAST STONE COLOR #1
4.5	MASONRY BASE
5.1	METAL COPING
5.2	LOUVRE
5.3	METAL RAILING
5.4	METAL VENT, FINAL SIZE & LOCATIONS TBD, COLOR TO MATCH FIELD
5.5	FIBER CEMENT PANEL COLOR #1
5.8	GLASS RAILING
5.9	METAL/CEMENTITIOUS/COMPOSITE PANEL COLOR #1
5.10	METAL/CEMENTITIOUS/COMPOSITE PANEL COLOR #2
5.11	METAL C CHANNEL BALC. ASSEMBLY
5.12	FIBER CEMENT SIDING COLOR #2
5.14	FIBER CEMENT TRIM
5.16	METAL OVERHANG

NOTE:
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1 Typical Bay Elevation
1/8" = 1'-0"



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LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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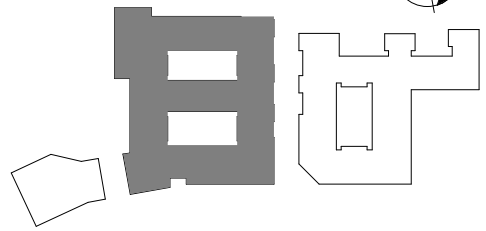
ATTORNEY
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SUSTAINABLE BUILDING
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NELSON NYGAARD
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301.881.1441

Key Plan



Issue

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**BLDG N1 - Sun
Studies**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

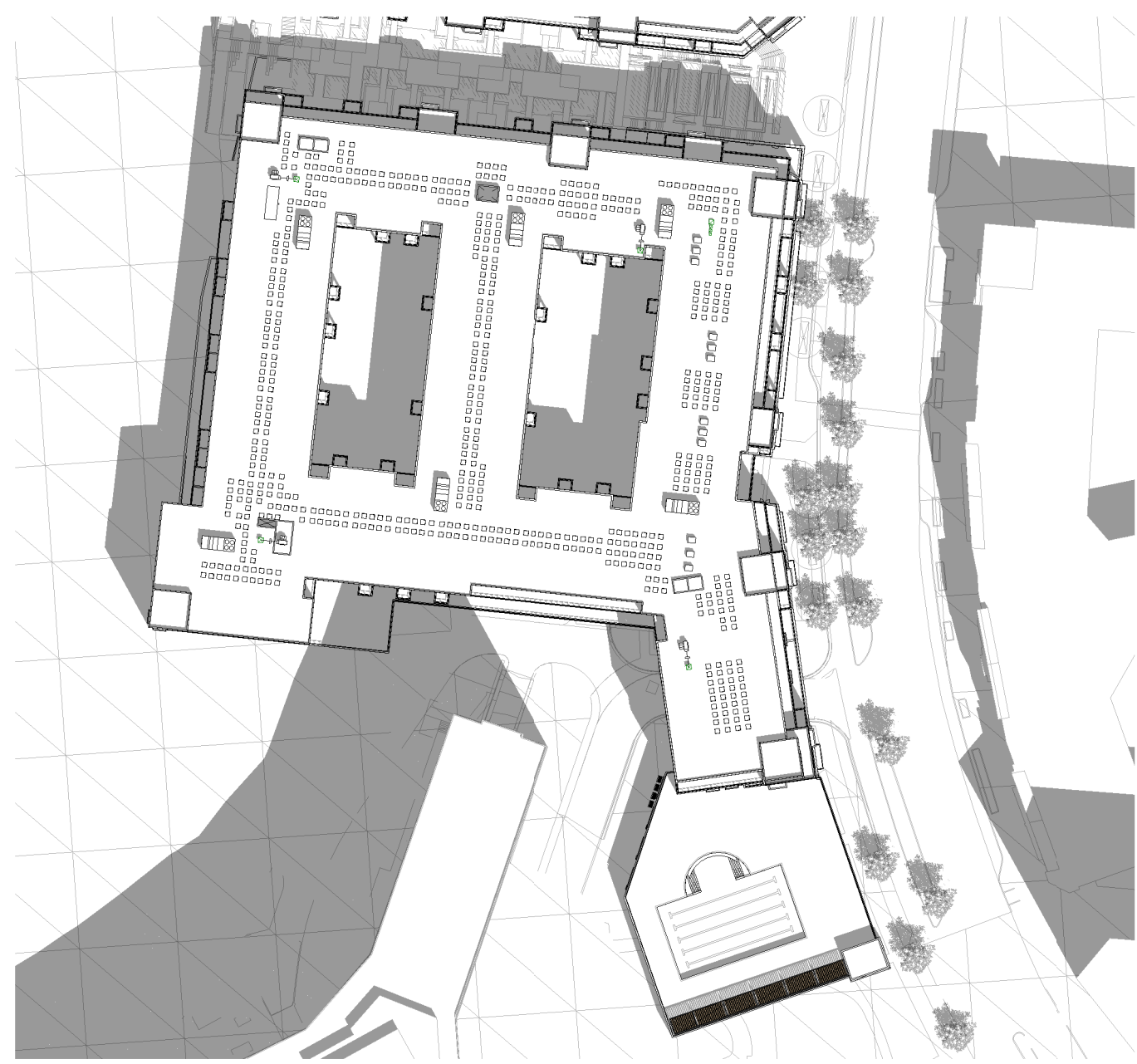
SCALE:
1" = 100'-0"

DRAWING NO.

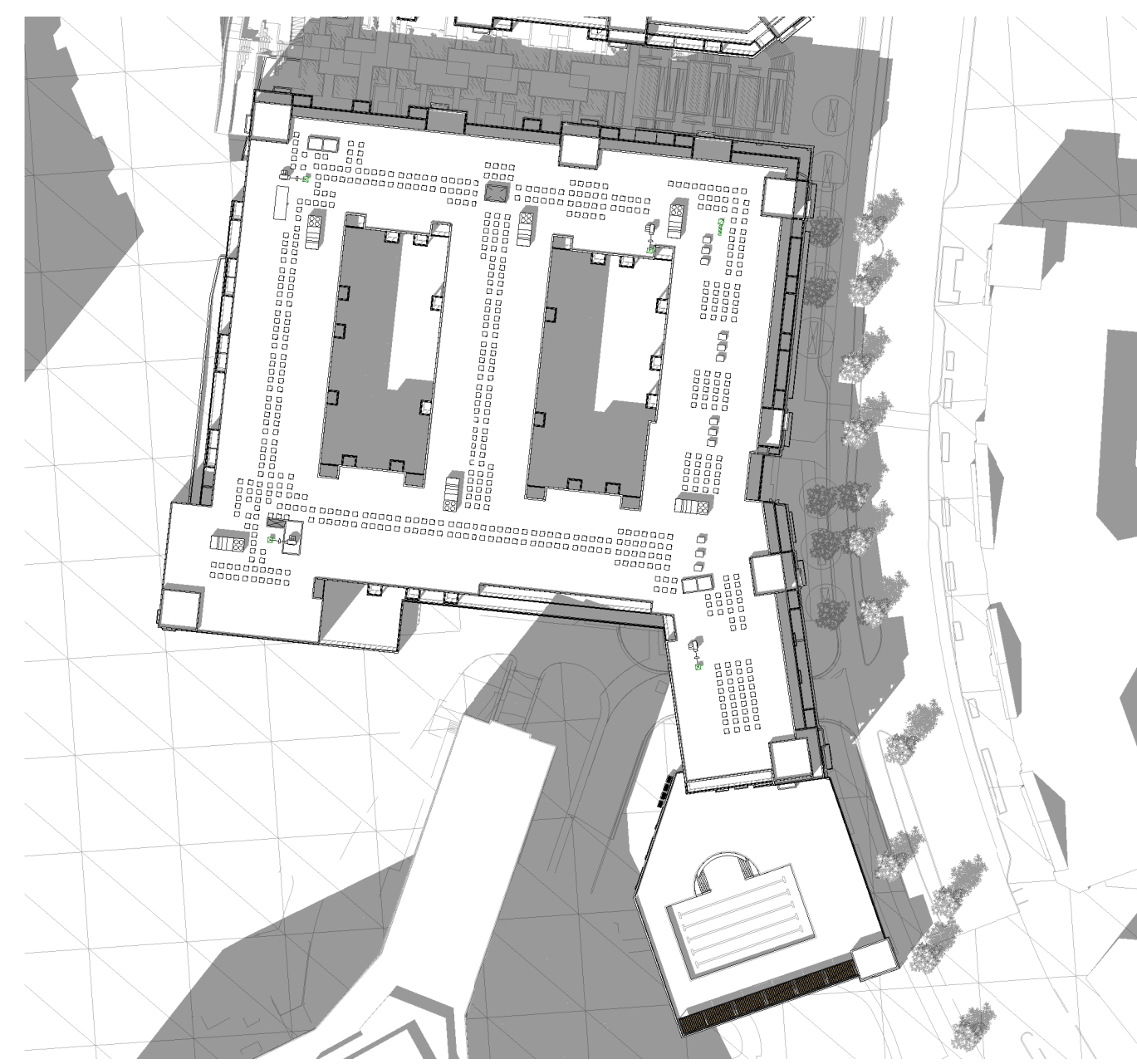
A.N1-600

APPROVED
X.Y.

JOB NO.
RVH 21448.00



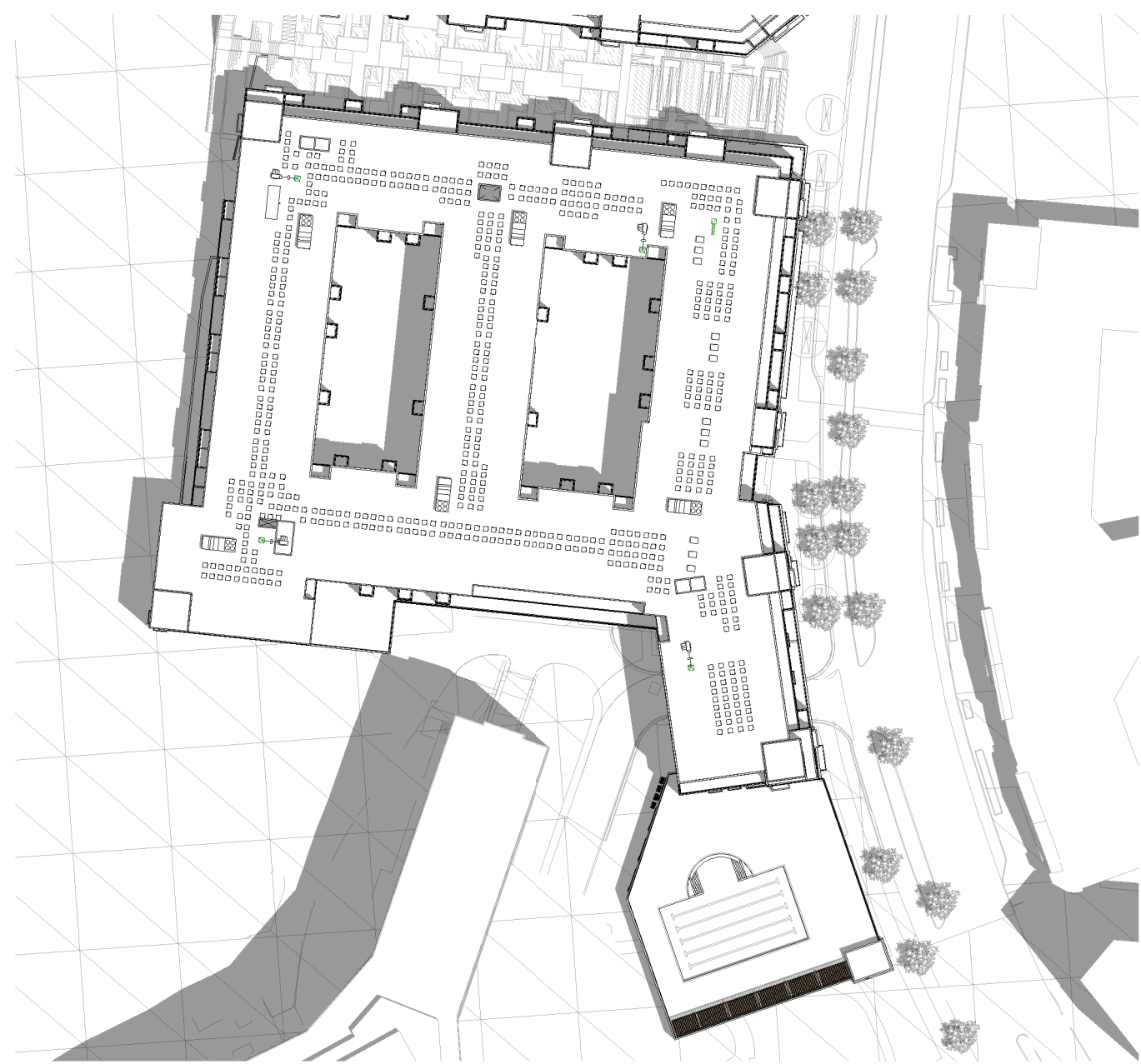
1 BLDG N1 - SUN STUDY - MARCH 21 - 11AM
1" = 100'-0"



2 BLDG N1 - SUN STUDY - MARCH 21 - 2 PM
1" = 100'-0"



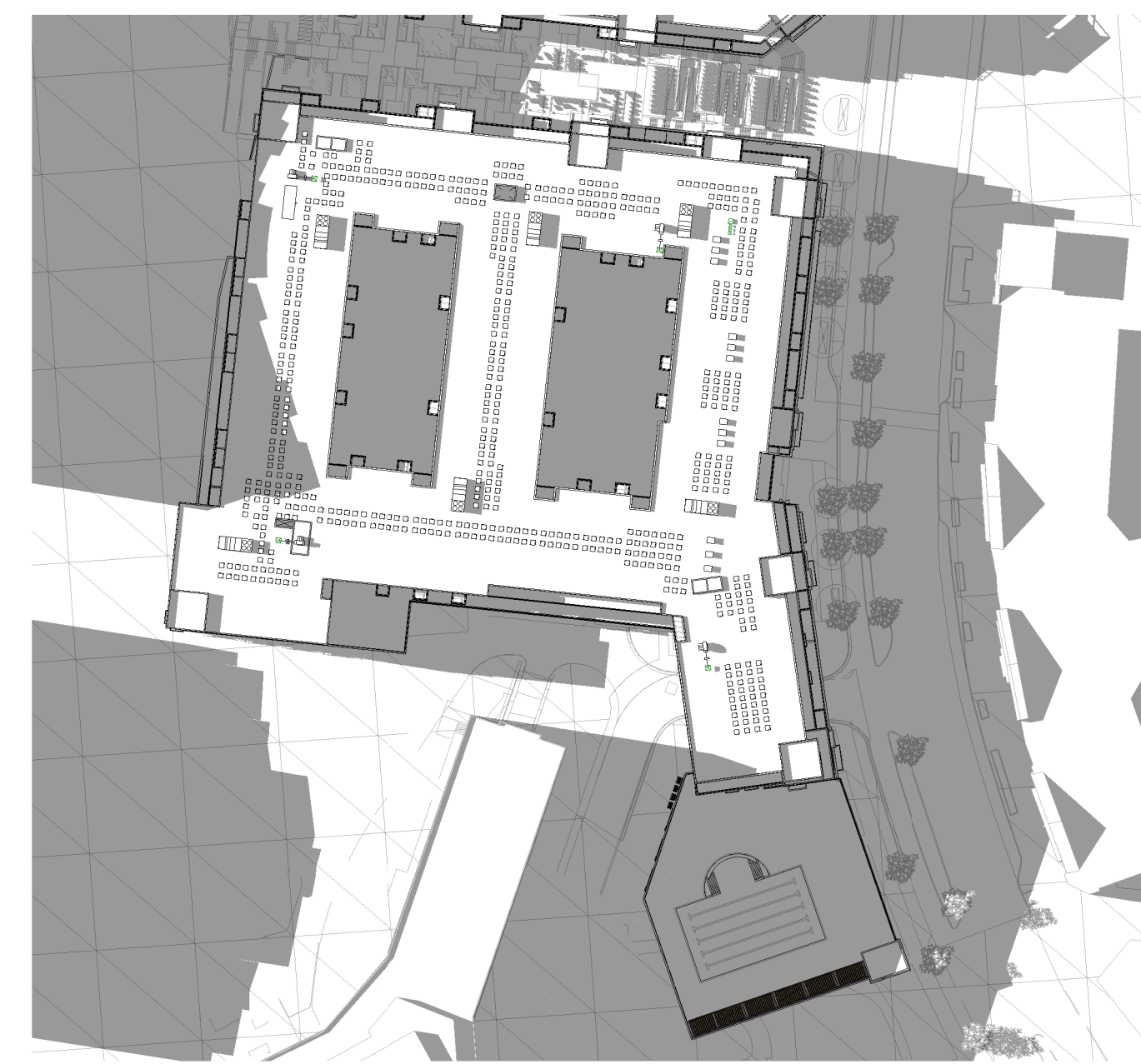
3 BLDG N1 - SUN STUDY - MARCH 21 - 5PM
1" = 100'-0"



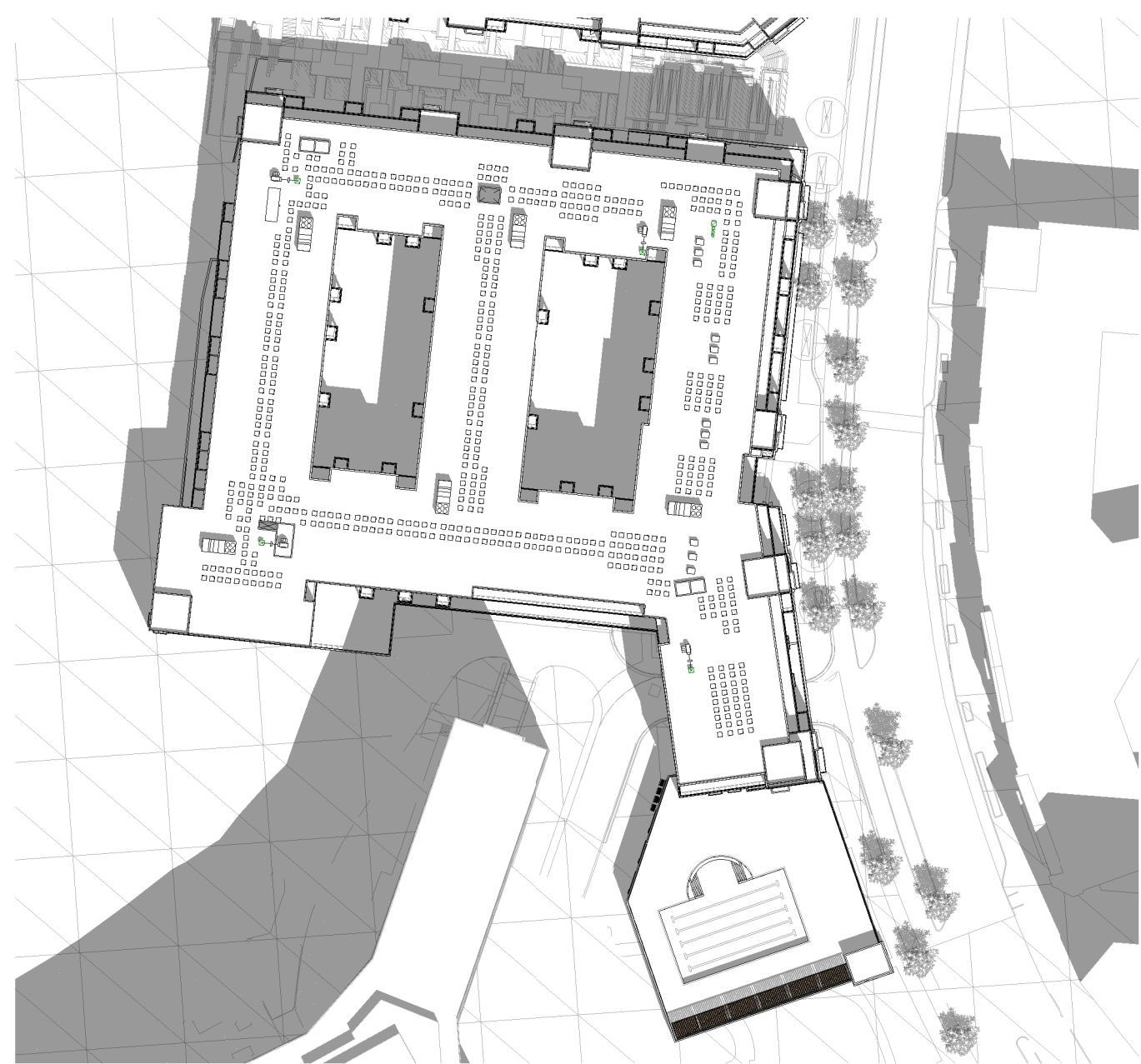
4 BLDG N1 - SUN STUDY - JUNE 21 - 11AM
1" = 100'-0"



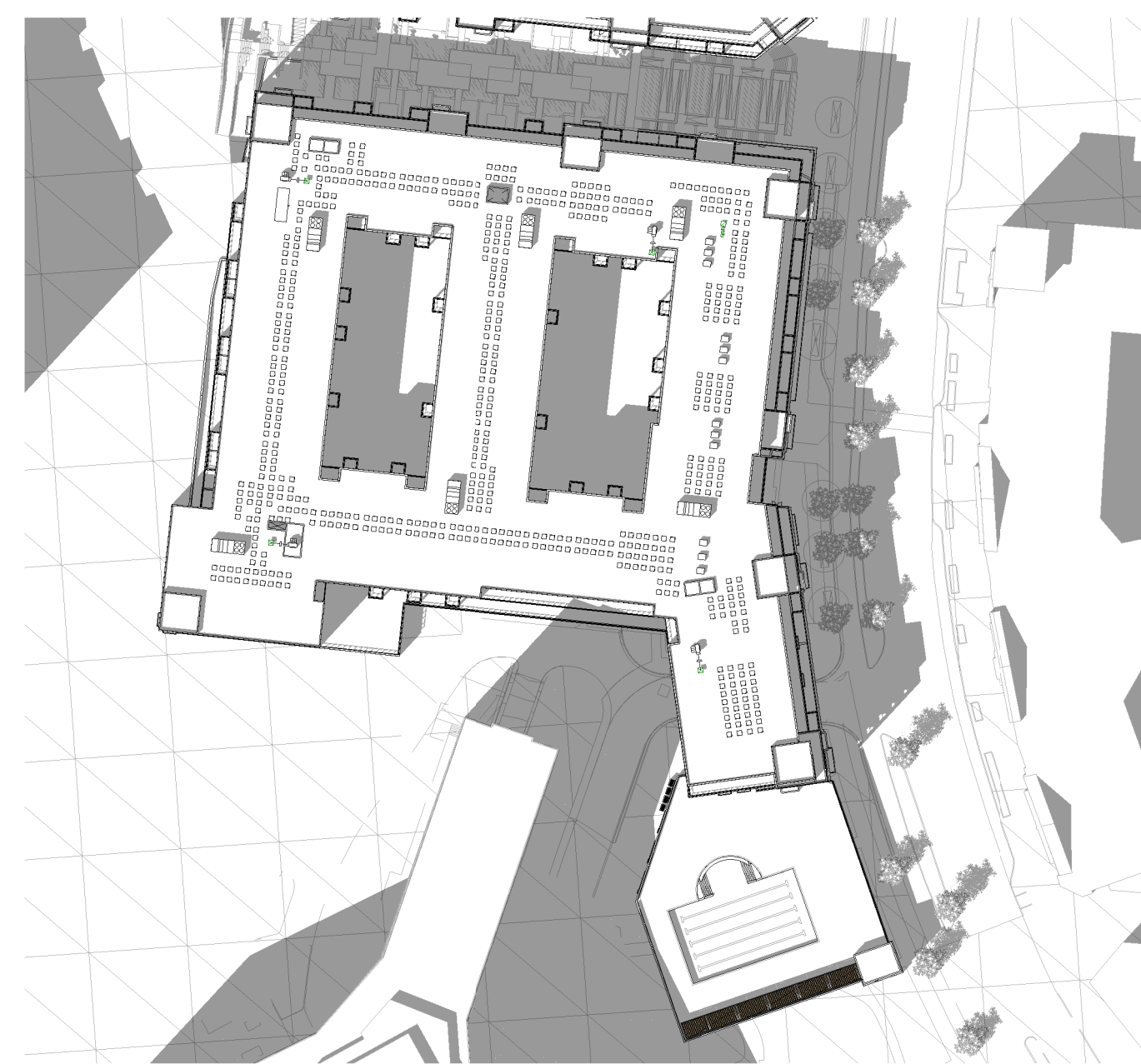
6 BLDG N1 - SUN STUDY - JUNE 21 - 2PM
1" = 100'-0"



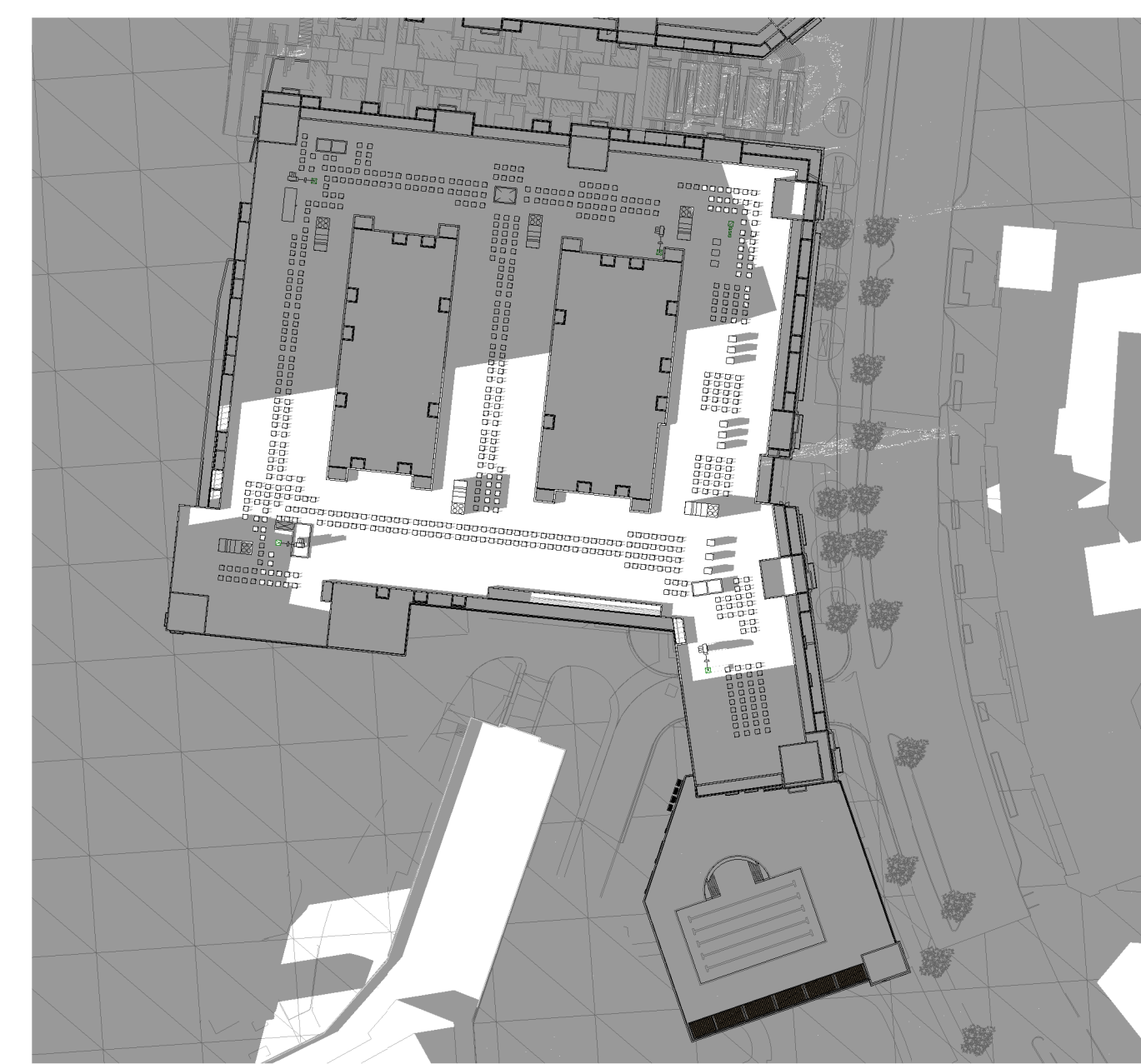
7 BLDG N1 - SUN STUDY - JUNE 21 - 5PM
1" = 100'-0"



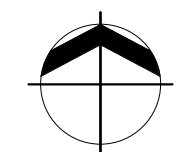
5 BLDG N1 - SUN STUDY - SEPT. 21 - 11AM
1" = 100'-0"



8 BLDG N1 - SUN STUDY - SEPT. 21 - 2PM
1" = 100'-0"



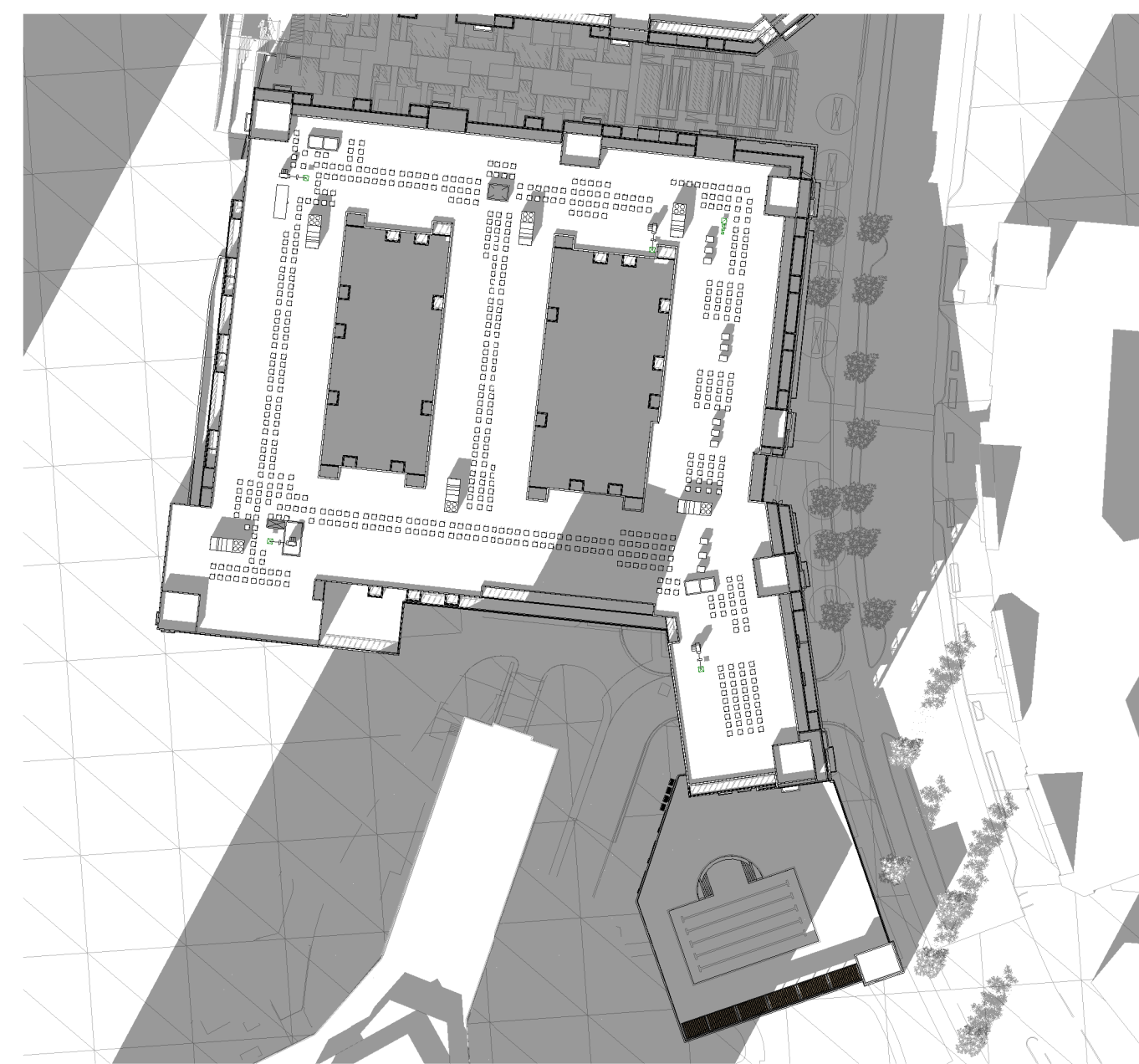
9 BLDG N1 - SUN STUDY - SEPT. 21 - 5PM
1" = 100'-0"



4.1 SUBMISSION



1 BLDG N1 - SUN STUDY - DEC. 21 - 11AM
1" = 100'-0"



2 BLDG N1 - SUN STUDY - DEC. 21 - 2PM
1" = 100'-0"



3 BLDG N1 - SUN STUDY - DEC. 21 - 5PM
1" = 100'-0"

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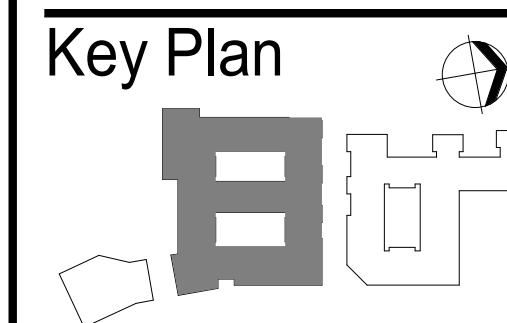
LANDSCAPE ARCHITECT
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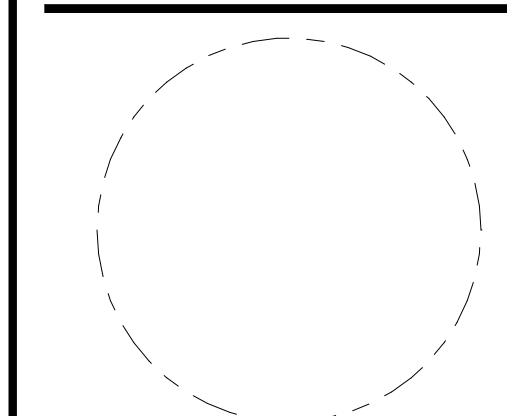


Issue

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Revisions

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**BLDG N1 - Sun
Studies**

PRINCIPAL IN CHARGE
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PROJECT ARCHITECT
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DRAWN
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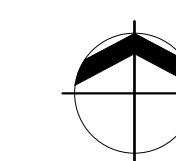
APPROVED
X.Y.

SCALE:
1" = 100'-0"

JOB NO.
RVH 21448.00

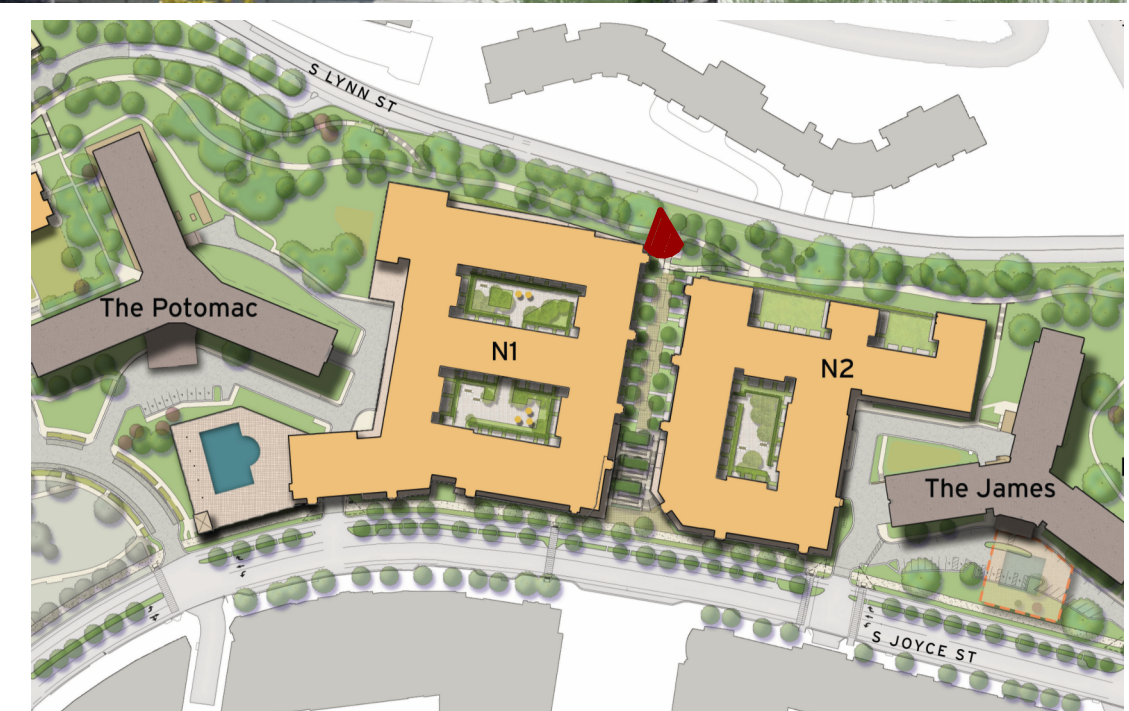
DRAWING NO.
A.N1-601

4.1 SUBMISSION





NOTE: COMMERCIAL STOREFRONTS SHOWN ARE FOR RENDERING PURPOSES ONLY AND ARE SUBJECT TO TENANT DESIGN, SEE ELEVATIONS FOR EXTENT OF BASE BUILDING WORK.
RENDERING IS FOR ILLUSTRATIVE PURPOSE ONLY.



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BRADLEY SITE DESIGN
202.695.8056

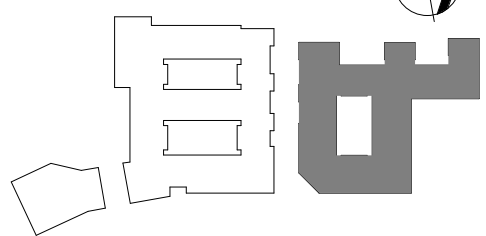
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

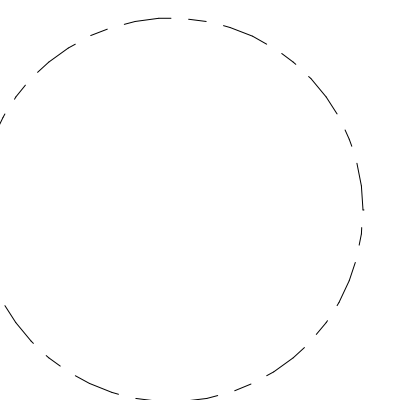


Issue

NO. DATE

Revisions

NO. DATE



**BLDG N2 -
Perspective
Views**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

APPROVED
X.Y.

SCALE:
JOB NO.
RVH 21448.00

DRAWING NO.
A.N2-001

4.1 SUBMISSION

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

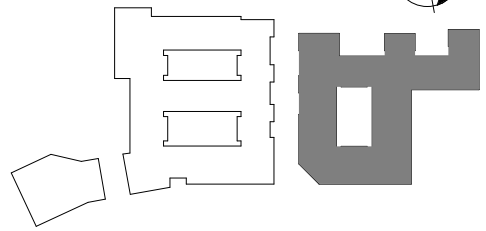
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

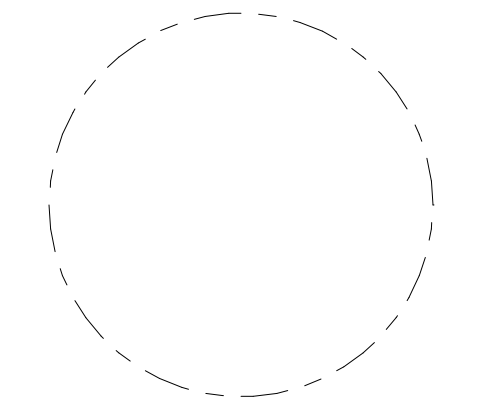


Issue

NO.	DATE

Revisions

NO.	DATE



BLDG N2 - Area Plans

PRINCIPAL IN CHARGE
S.W.

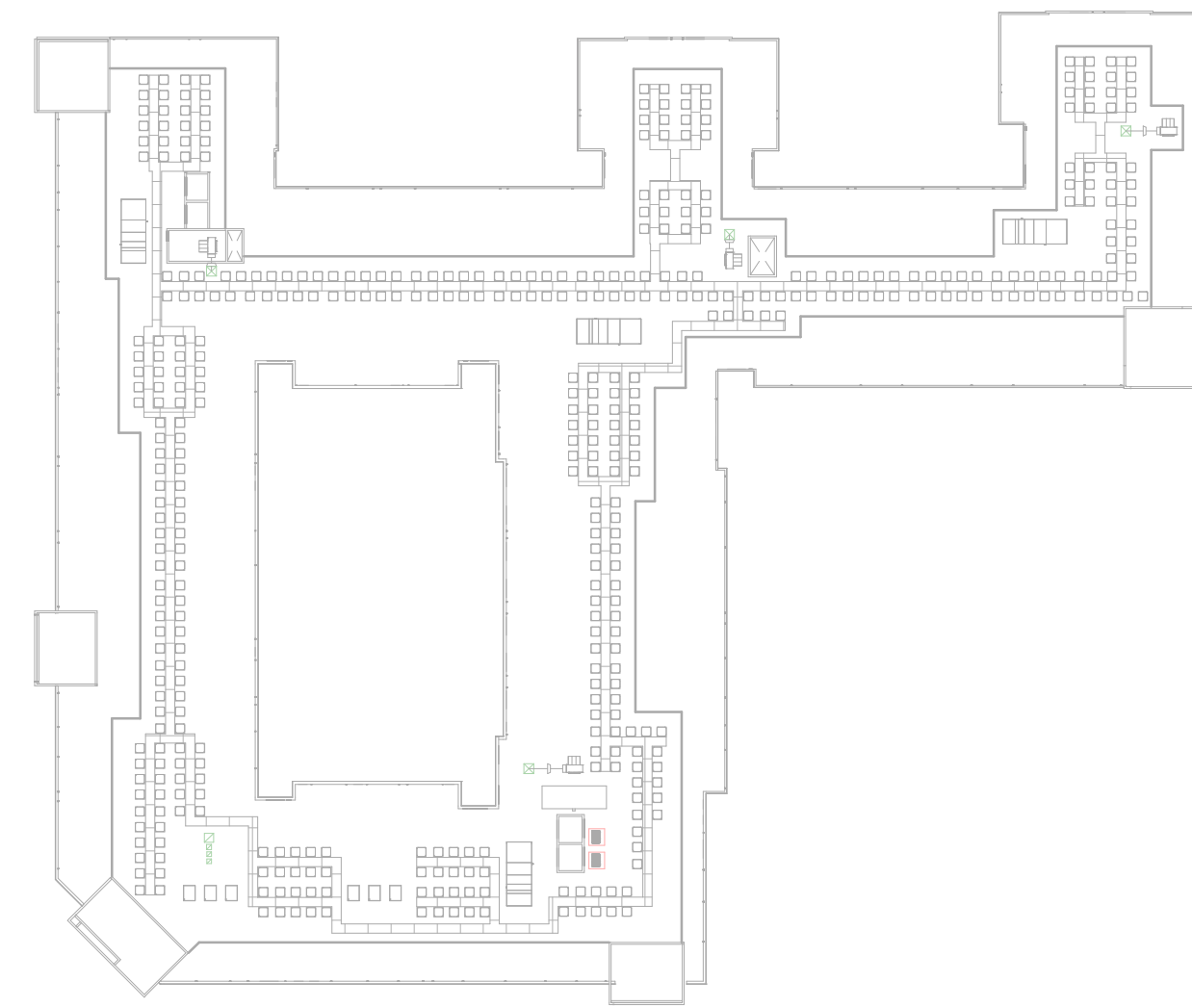
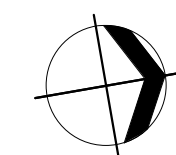
PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

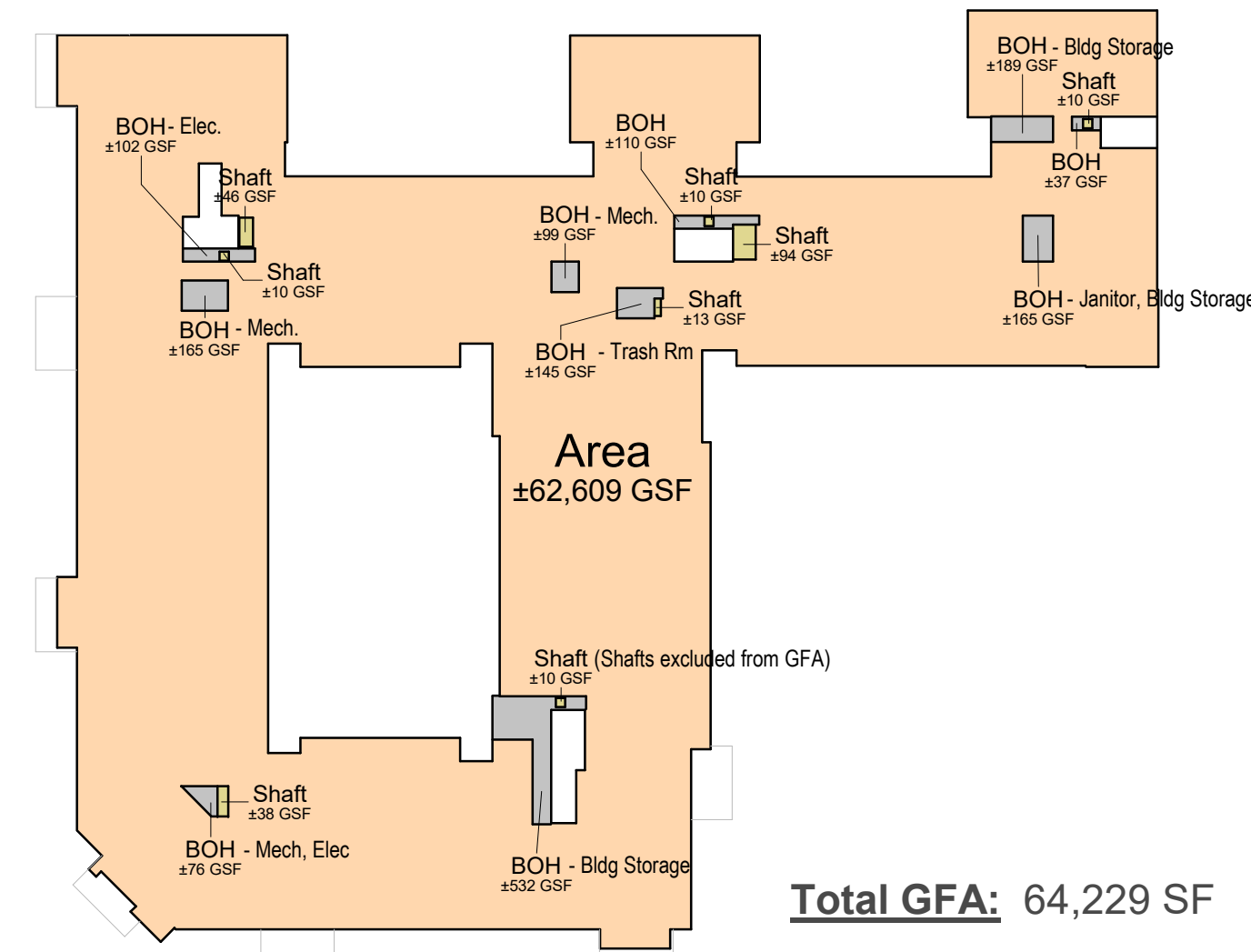
DATE 07.21.2023	APPROVED X.Y.
SCALE: 1" = 60'-0"	JOB NO. RVH 21448.00

DRAWING NO.
A.N2-101

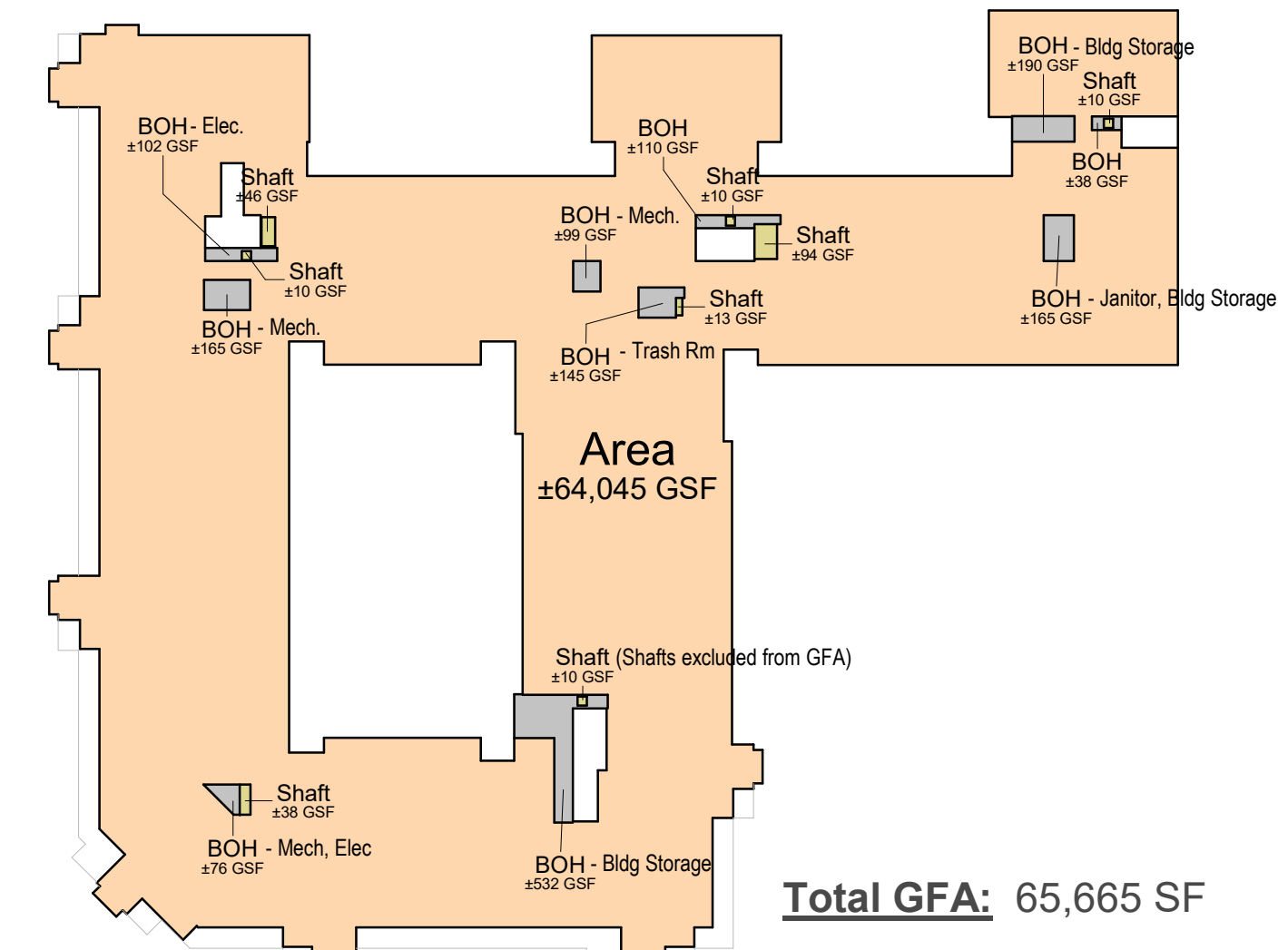
4.1 Submission



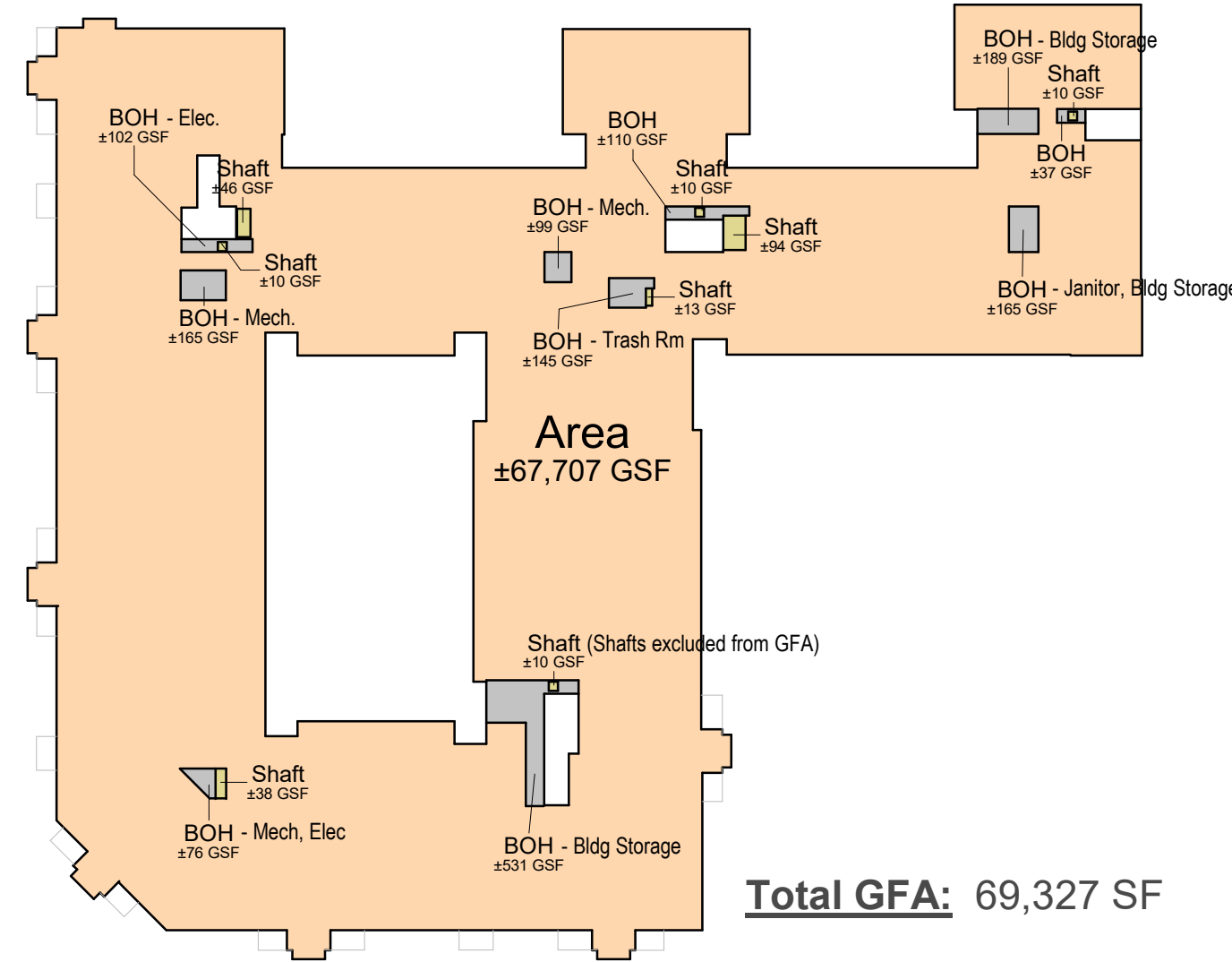
9 BLDG N2 - Roof
1" = 60'-0"



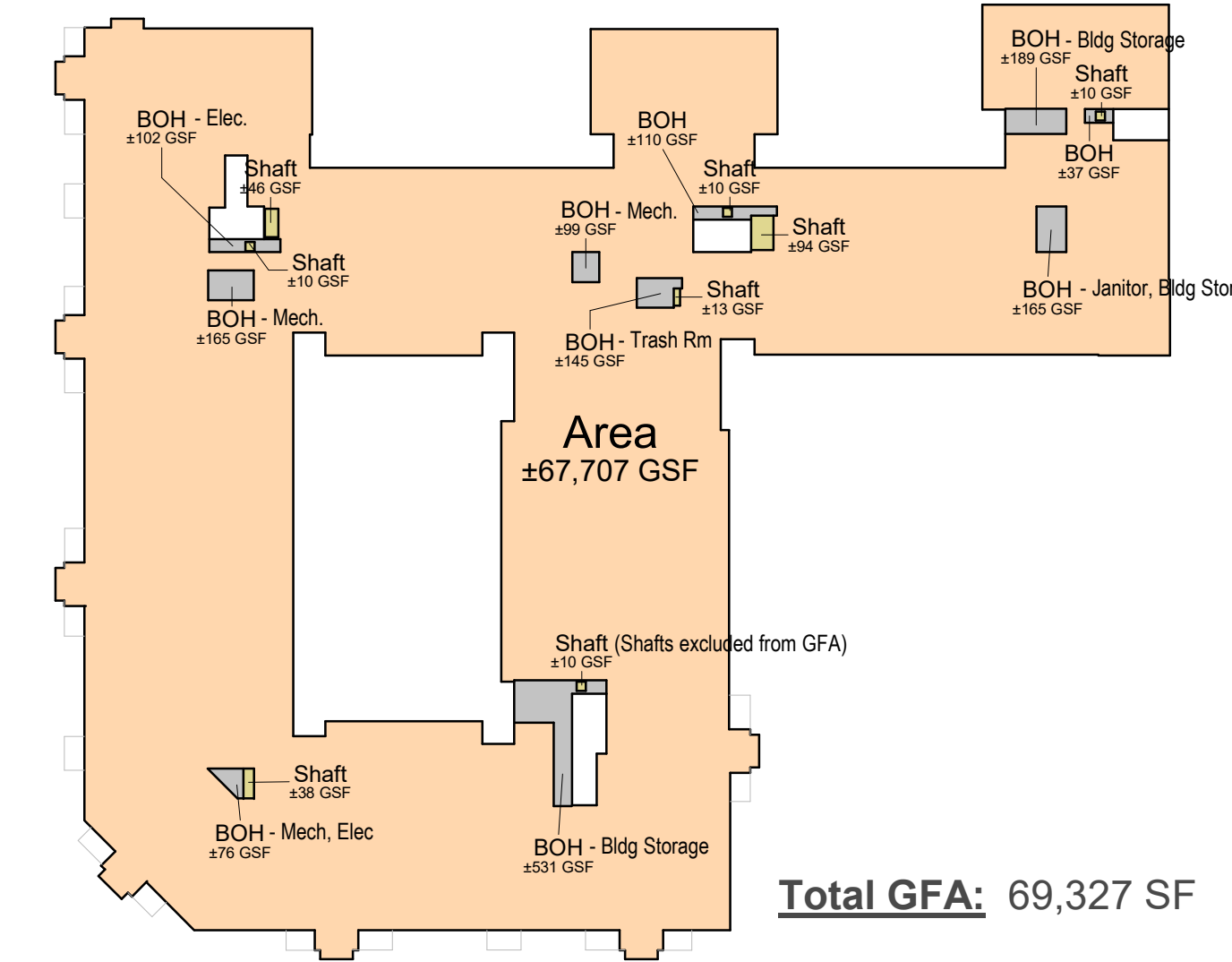
8 BLDG N2 - 7th Floor
1" = 60'-0"



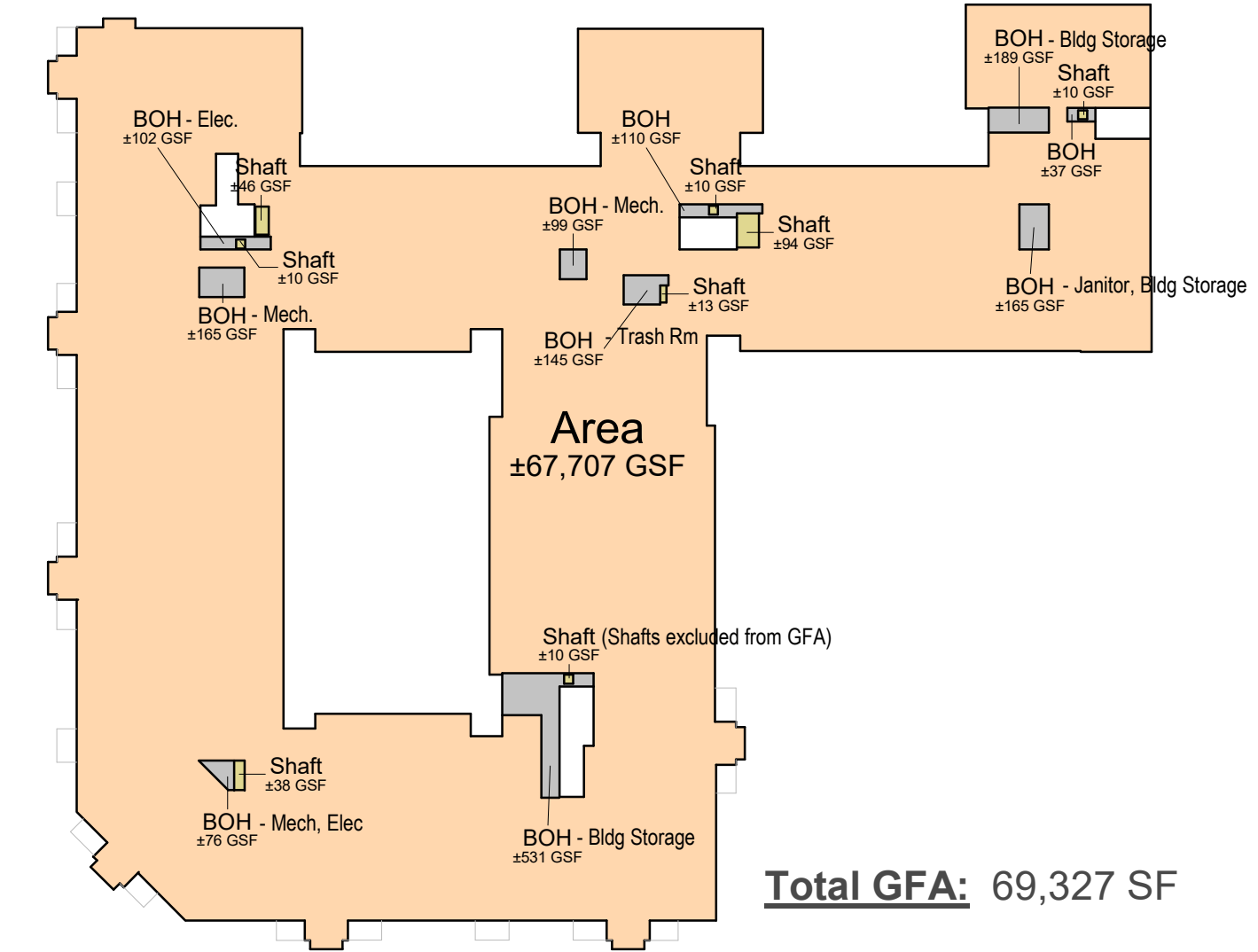
7 BLDG N2 - 6th Floor
1" = 60'-0"



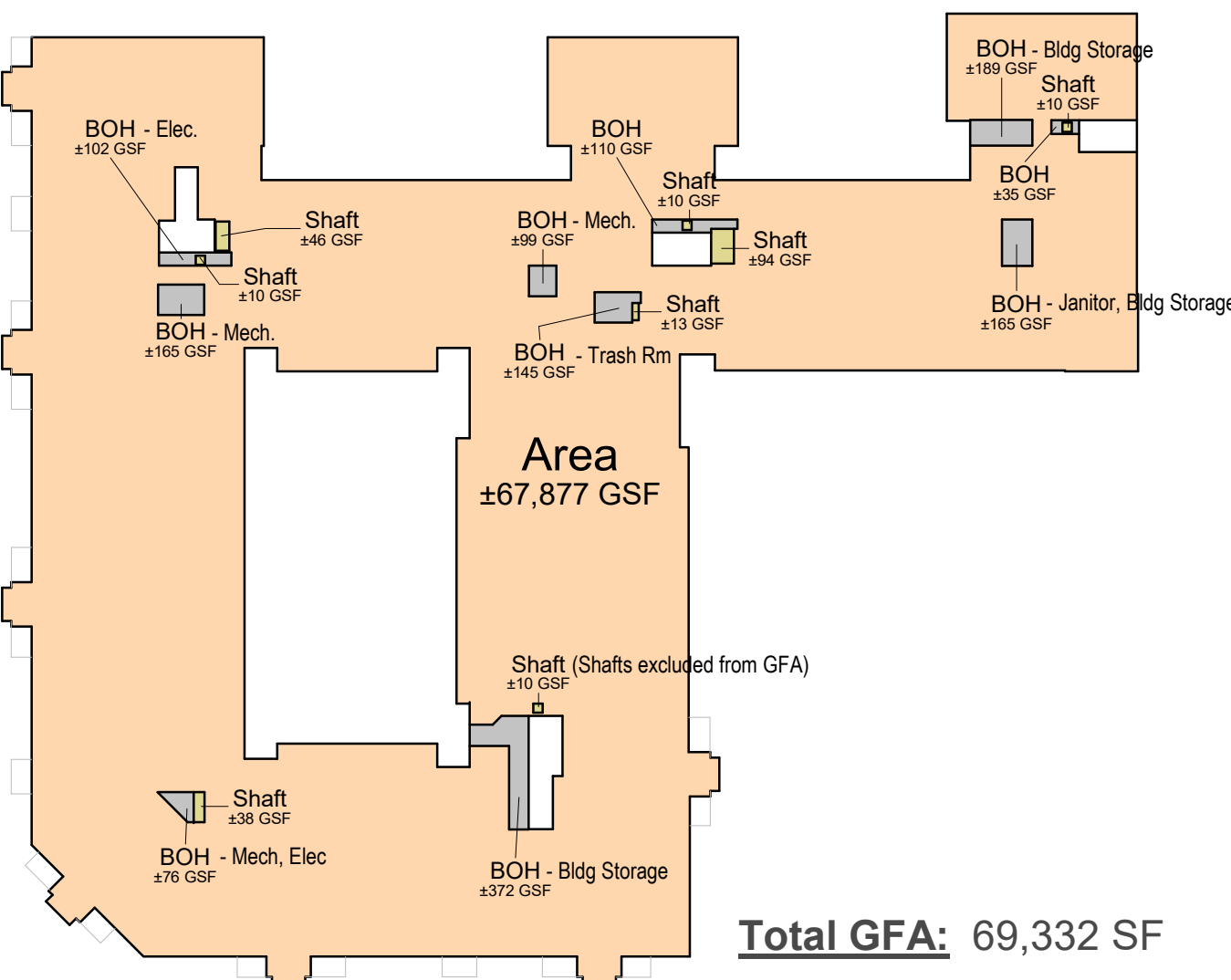
6 BLDG N2 - 5th Floor
1" = 60'-0"



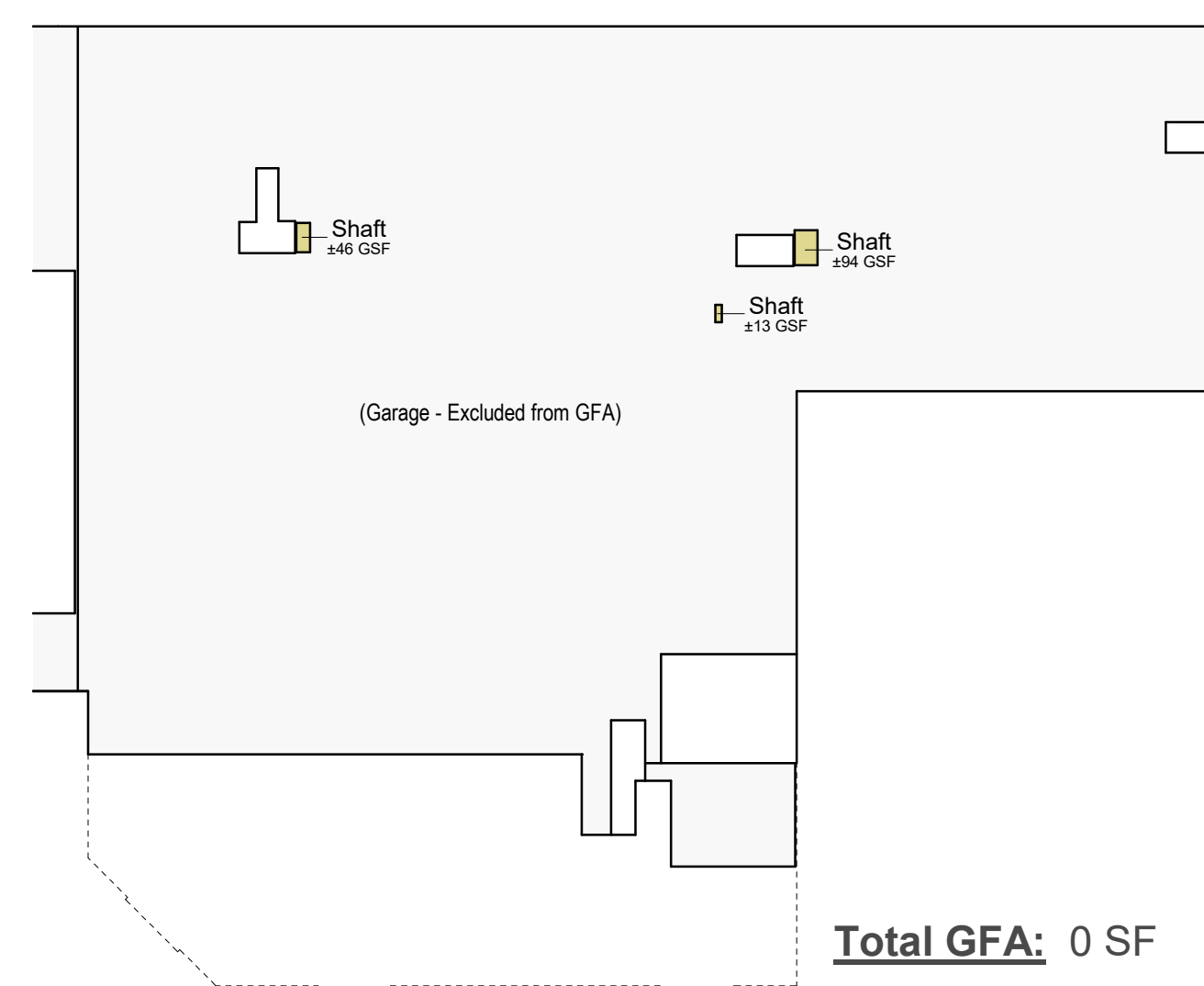
5 BLDG N2 - 4th Floor
1" = 60'-0"



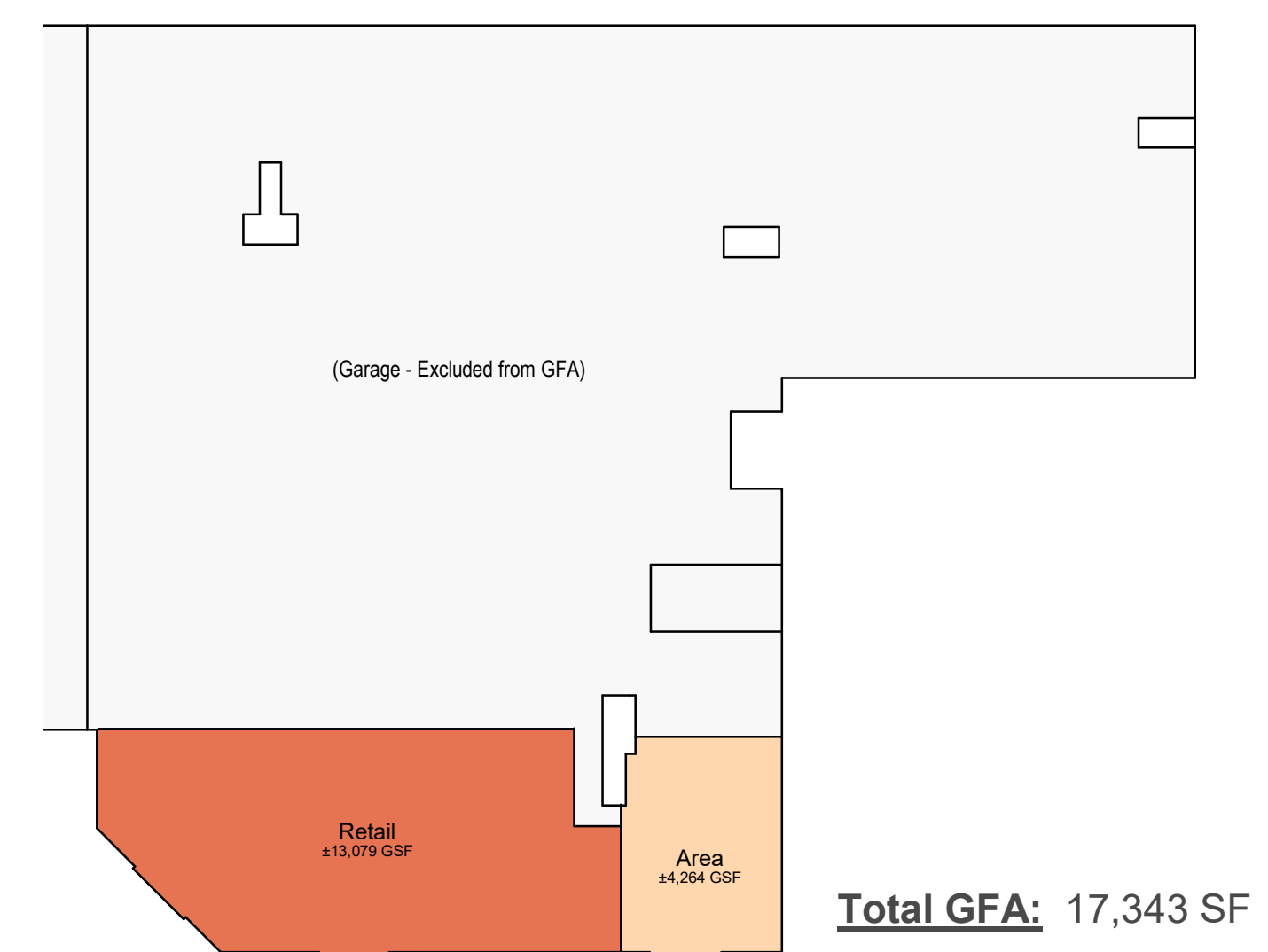
4 BLDG N2 - 3rd Floor
1" = 60'-0"



3 BLDG N2 - 2nd Floor
1" = 60'-0"



2 BLDG N2 - Garage Level 2
1" = 60'-0"



1 BLDG N2 - Ground Floor
1" = 60'-0"

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

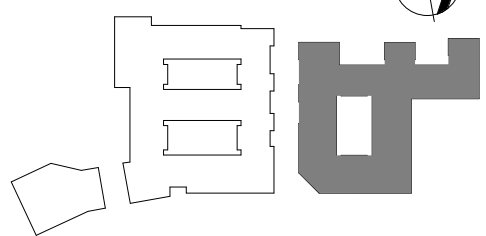
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

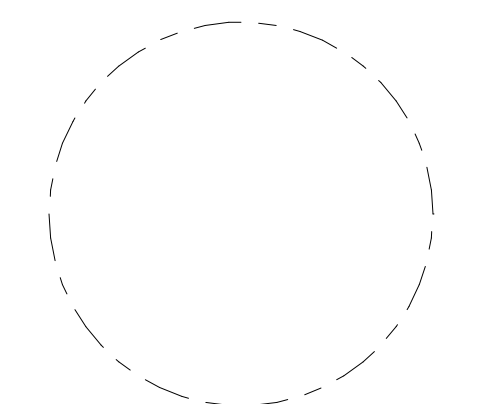


Issue

NO. DATE

Revisions

NO. DATE



**BLDG N2 - Garage
Level 2**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

SCALE:
As indicated

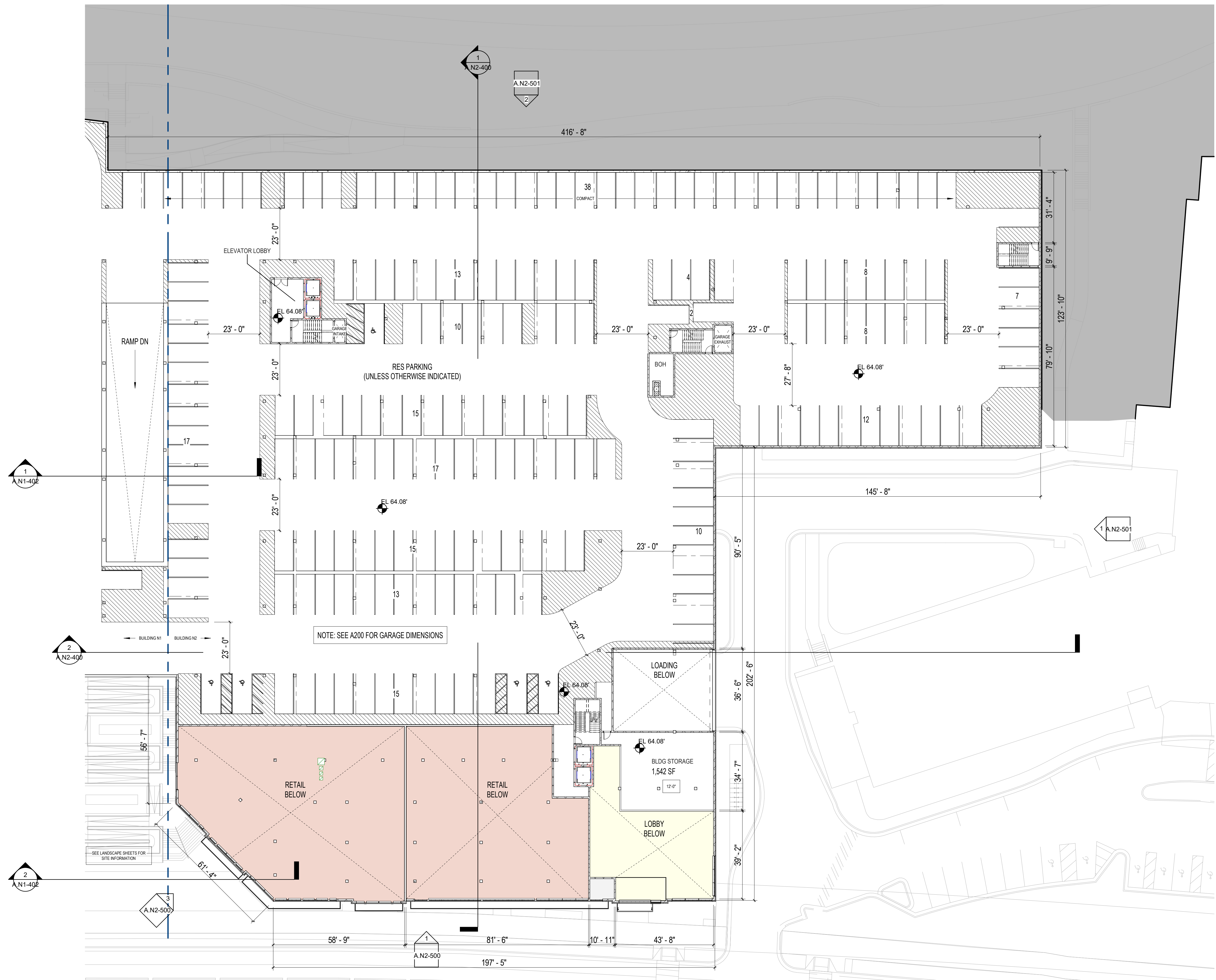
APPROVED
X.Y.

JOB NO.
RVH 21448.00

DRAWING NO.
A.N2-202

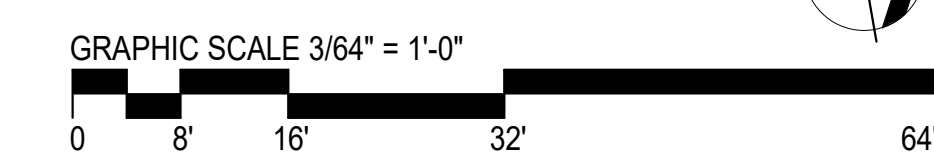
GRAPHICS LEGEND

- RETAIL
- BACK OF HOUSE
- LOBBY
- CIRCULATION
- AMENITY
- GARAGE / BIKE PARKING / SHAFTS (EXCLUDED FROM GFA)
- X'-X' SLAB TO SLAB HEIGHT



1 BLDG N2 - Garage Level 2
3/64" = 1'-0"

Total GFA: 0 SF
Total Spaces, N2 Garage Lvl 2: 204



4.1 Submission

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

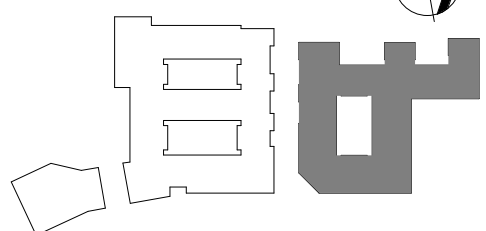
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

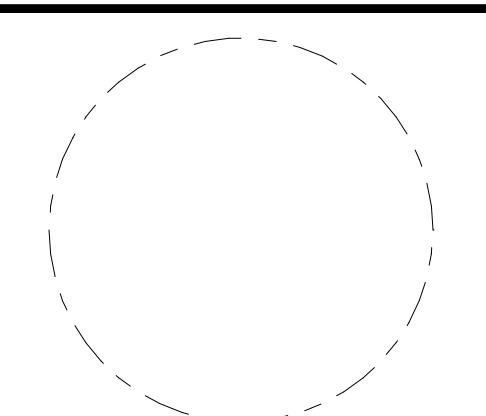


Issue

NO.	DATE

Revisions

NO.	DATE



BLDG N2 - 2nd Floor

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

SCALE:
As indicated

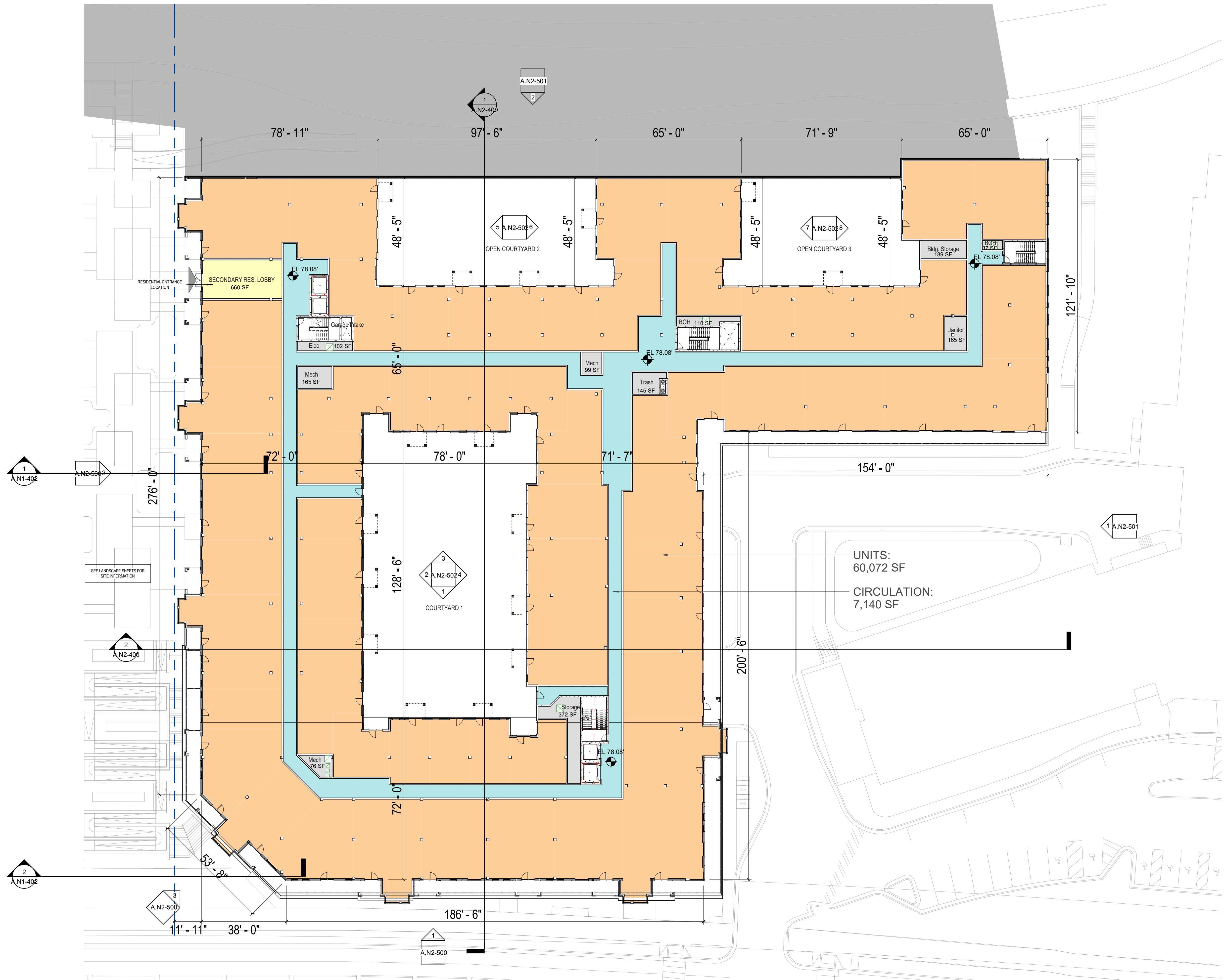
APPROVED
X.Y.

JOB NO.
RVH 21448.00

DRAWING NO.
A.N2-203

GRAPHICS LEGEND

- RESIDENTIAL
- LOBBY/AMENITY
- MECH/BOH
- CIRCULATION
- SHAFT
(EXCLUDED FROM GFA)

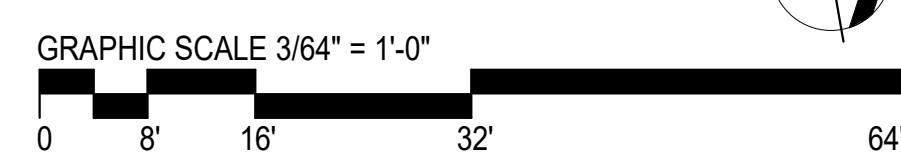


UNITS:
60,072 SF

CIRCULATION:
7,140 SF

1 BLDG N2 - 2nd Floor
3/64" = 1'-0"

Total GFA: 69,332 SF



4.1 Submission

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

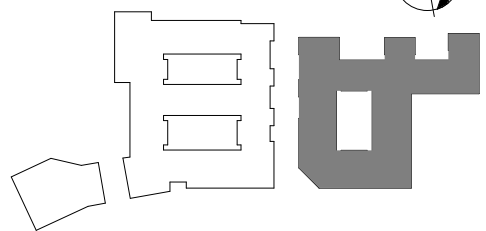
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

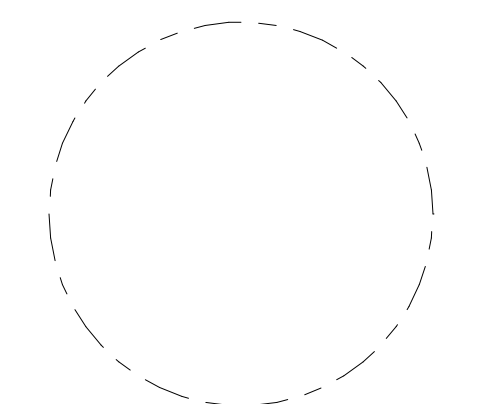


Issue

NO.	DATE

Revisions

NO.	DATE



**BLDG N2 - Typical
Floor Plan
(3rd-5th Floor)**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE 07.21.2023	APPROVED X.Y.
--------------------	------------------

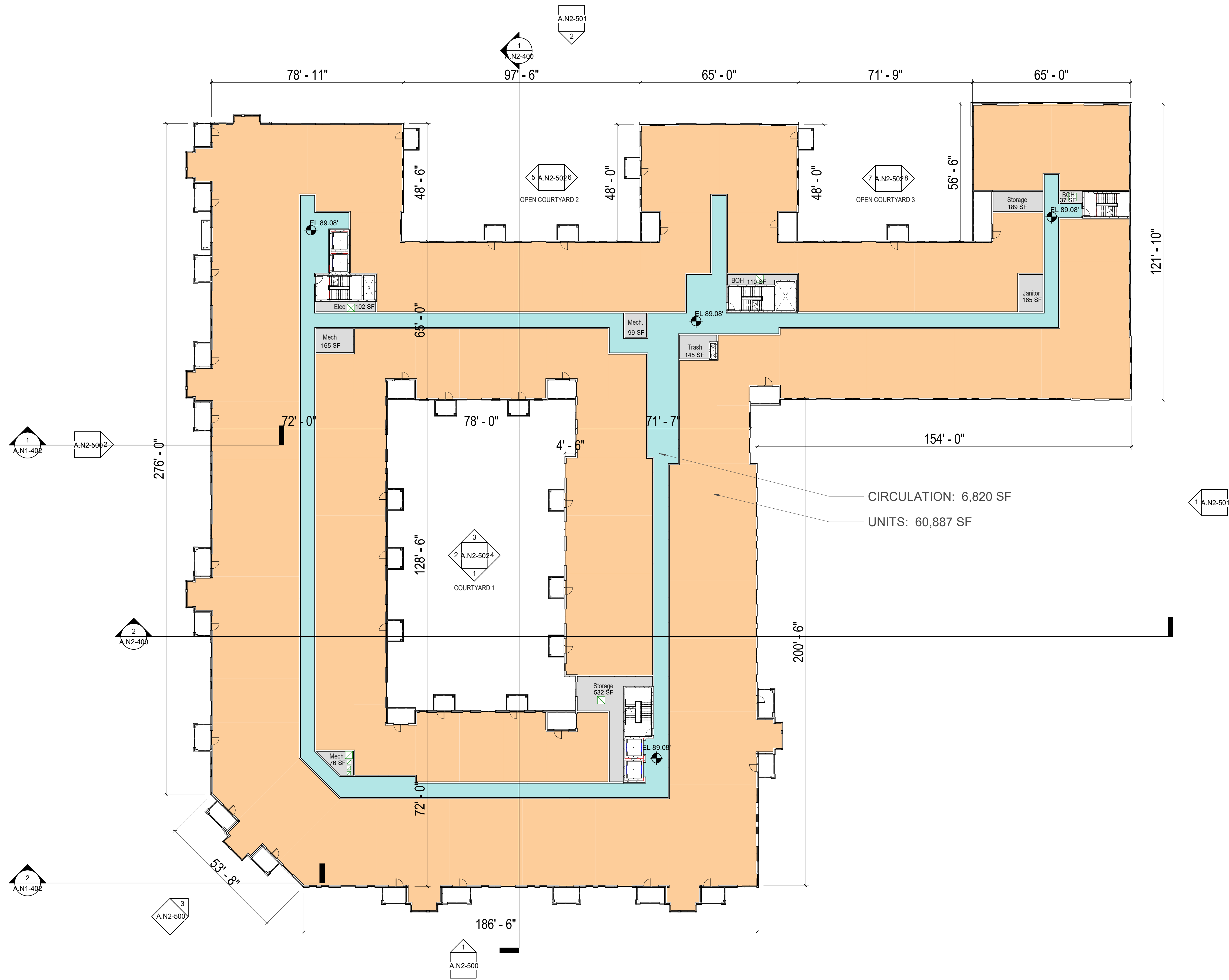
SCALE: As indicated	JOB NO. RVH 21448.00
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DRAWING NO.

A.N2-204

GRAPHICS LEGEND

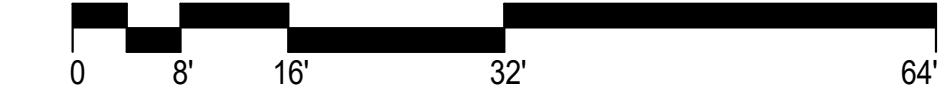
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- LOBBY/AMENITY
- MECH/BOH
- CIRCULATION
- SHAFT
(EXCLUDED FROM GFA)



1 BLDG N2 - Typical Floor Plan (3rd-5th Floor)
3/64" = 1'-0"

Total GFA: 69,327 SF

GRAPHIC SCALE 3/64" = 1'-0"



4.1 Submission

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

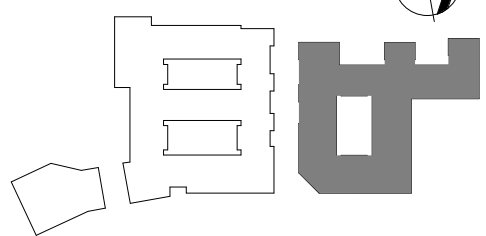
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

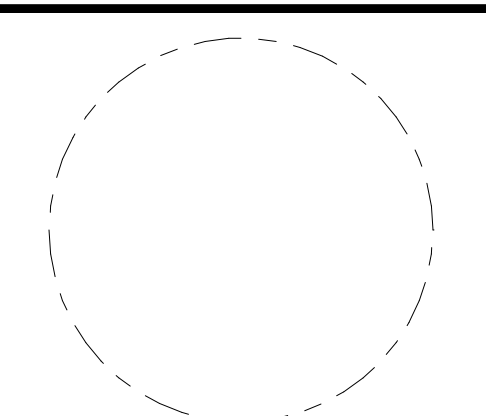
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan



Issue	
NO.	DATE

Revisions	
NO.	DATE



BLDG N2 - 6th Floor

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

SCALE:
As indicated

DRAWING NO.

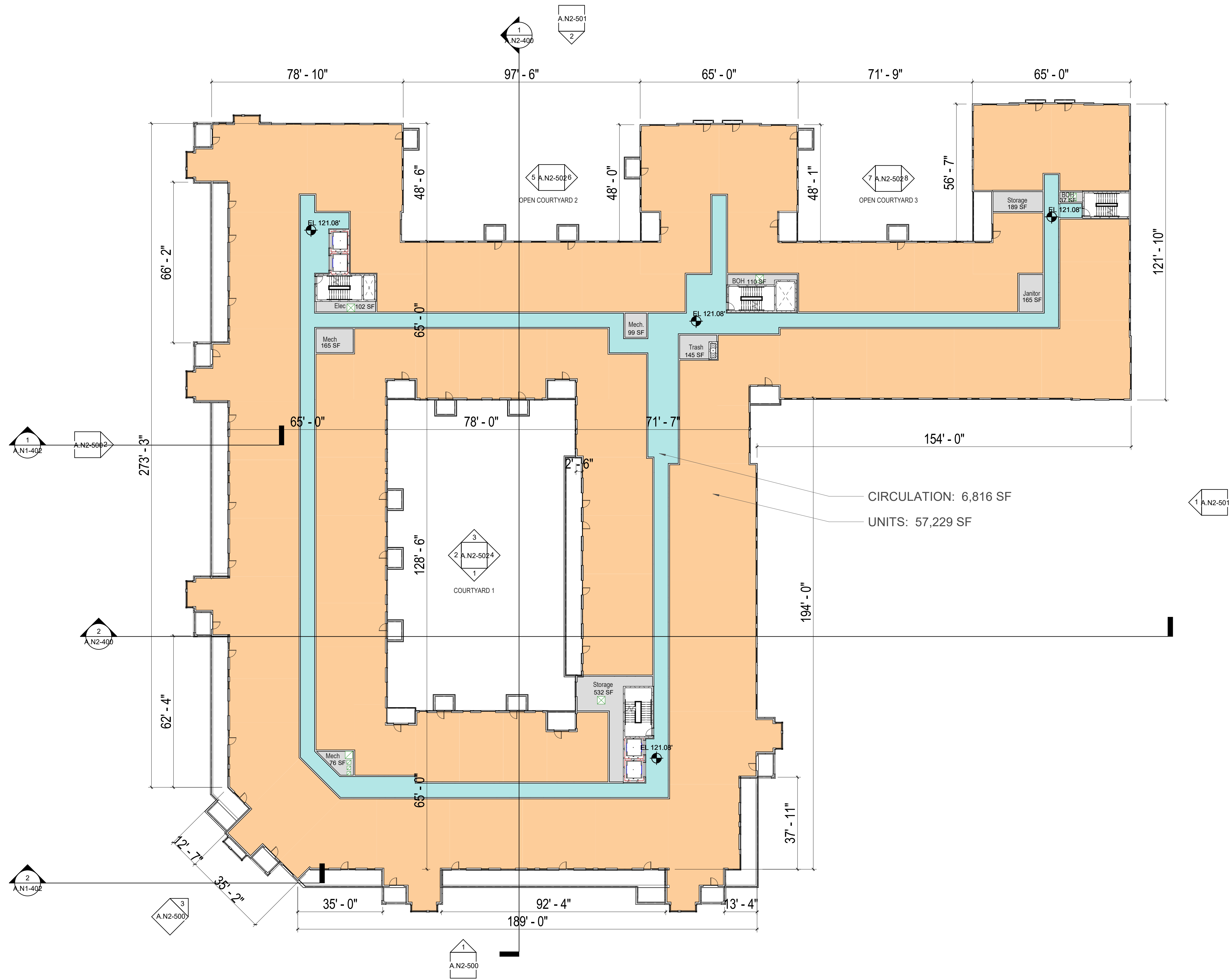
A.N2-205

APPROVED
X.Y.

JOB NO.
RVH 21448.00

GRAPHICS LEGEND

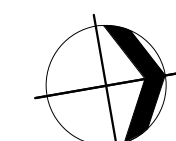
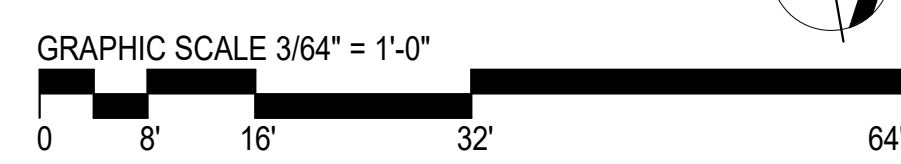
- RESIDENTIAL
- LOBBY/AMENITY
- MECH/BOH
- CIRCULATION
- SHAFT
(EXCLUDED FROM GFA)



CIRCULATION: 6,816 SF
UNITS: 57,229 SF

1 BLDG N2 - 6th Floor
3/64" = 1'-0"

Total GFA: 65,665 SF



4.1 Submission

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

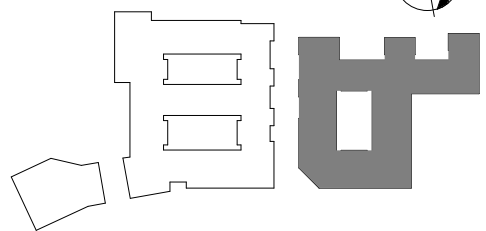
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

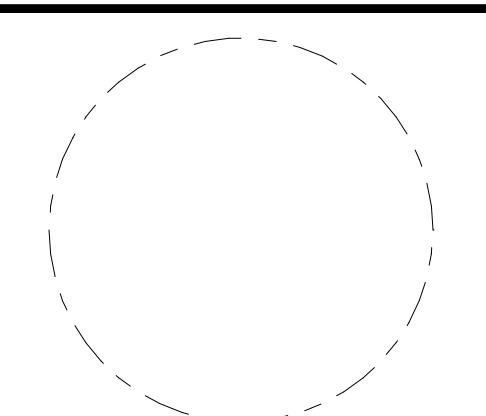


Issue

NO.	DATE

Revisions

NO.	DATE



BLDG N2 - 7th Floor

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE 07.21.2023	APPROVED X.Y.
---------------------------	-------------------------

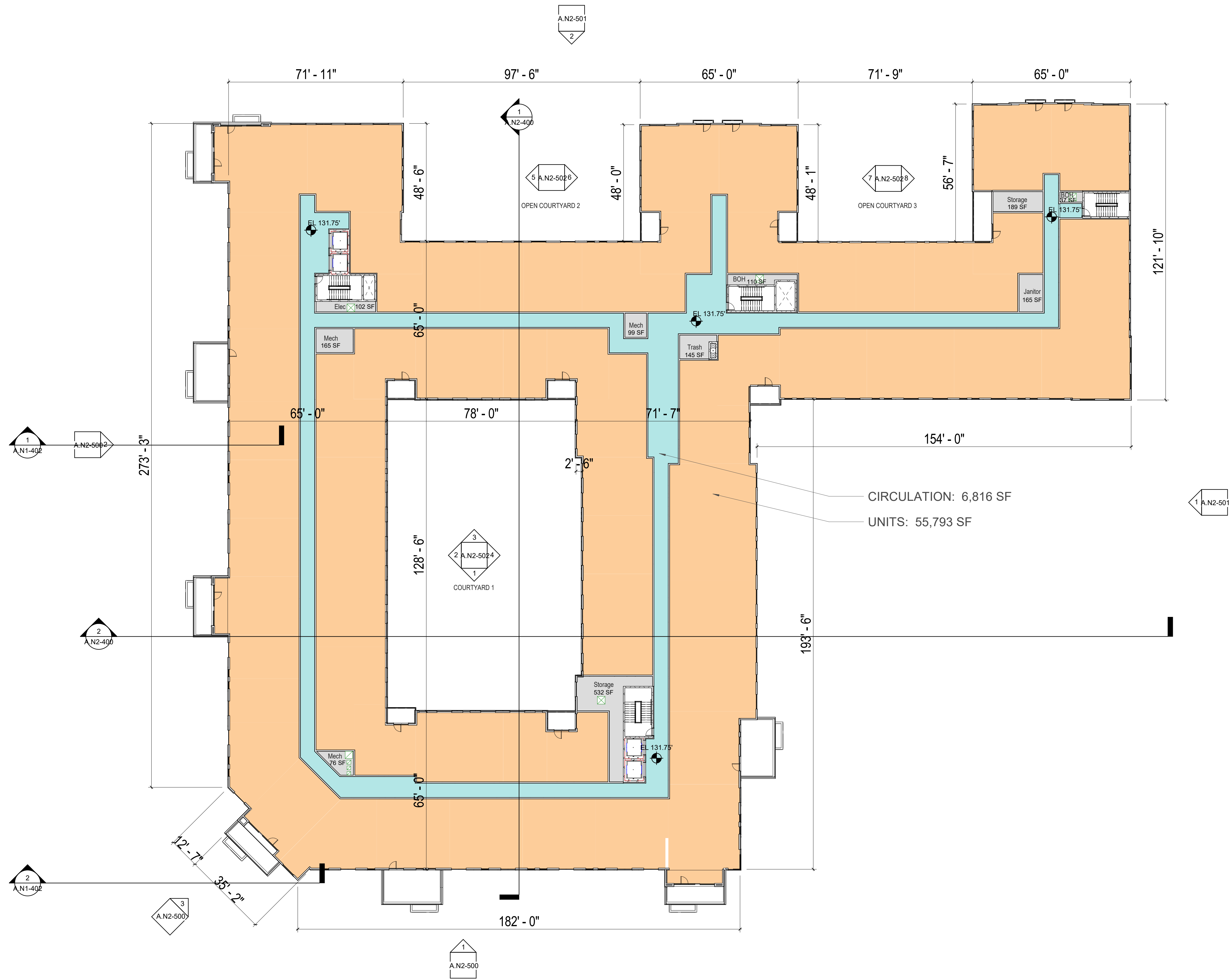
SCALE: As indicated	JOB NO. RVH 21448.00
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DRAWING NO.

A.N2-206

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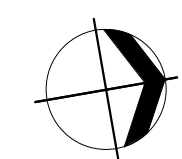
- RESIDENTIAL
- LOBBY/AMENITY
- MECH/BOH
- CIRCULATION
- SHAFT
(EXCLUDED FROM GFA)



1 BLDG N2 - 7th Floor
3/64" = 1'-0"

Total GFA: 64,229 SF

GRAPHIC SCALE 3/64" = 1'-0"



4.1 Submission

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

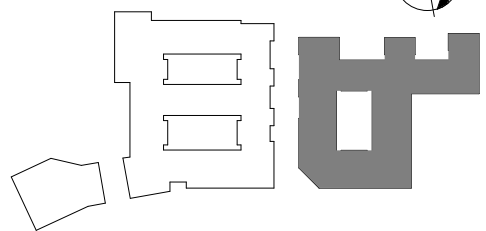
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

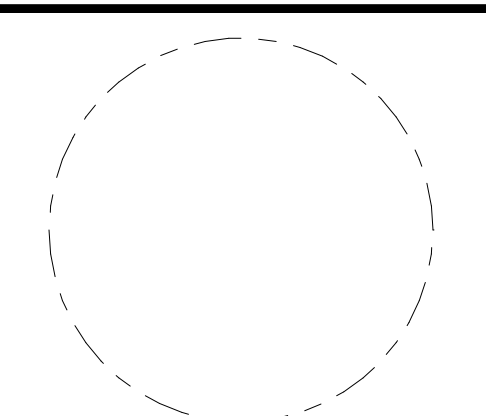


Issue

NO.	DATE

Revisions

NO.	DATE



**BLDG N2 - Roof
Plan**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

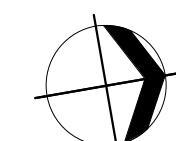
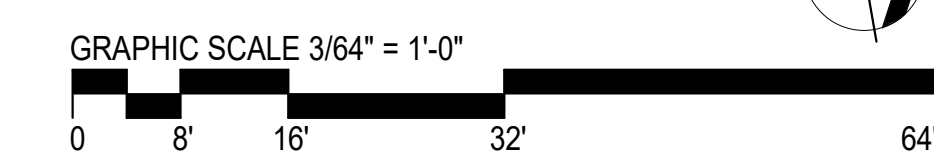
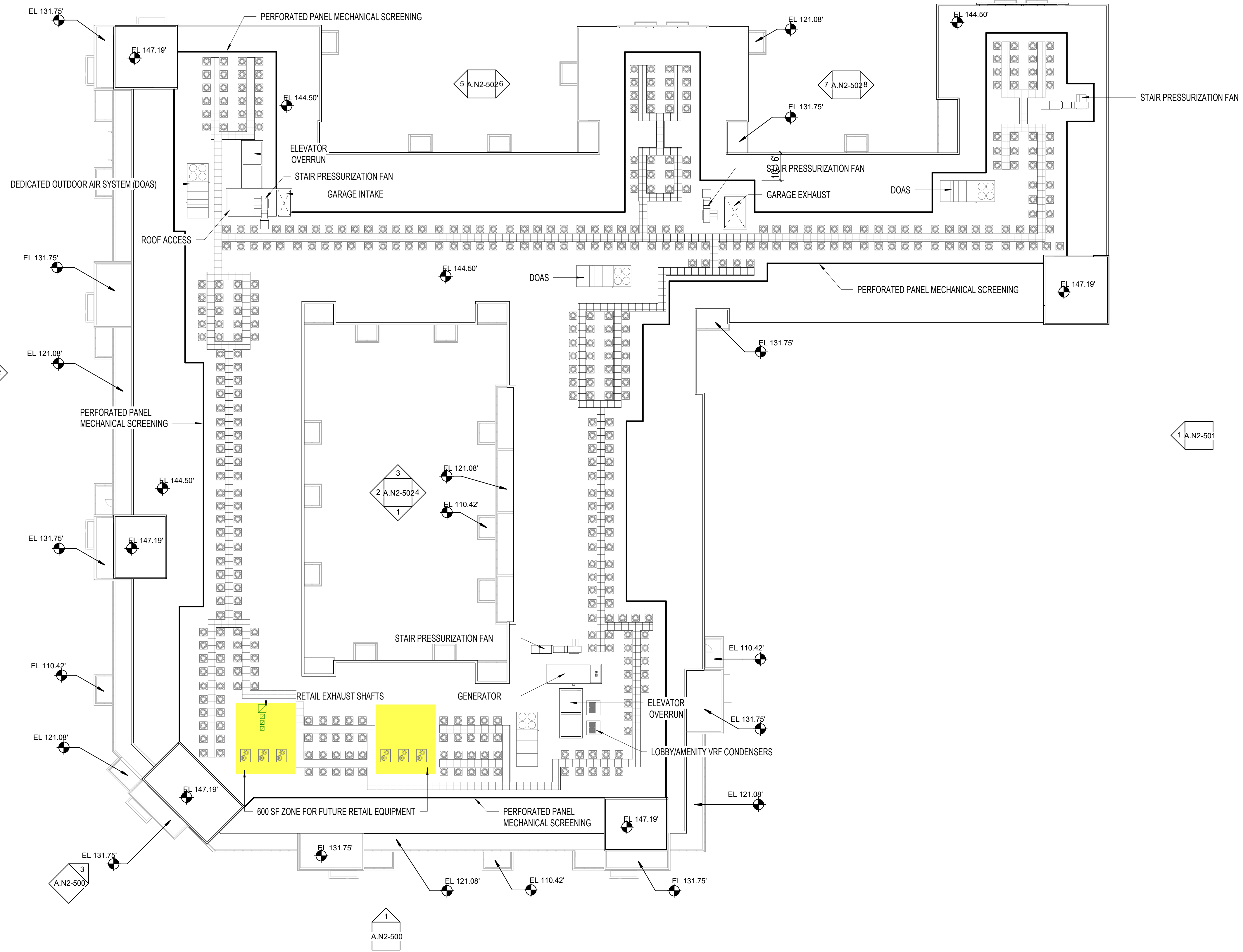
DRAWN
A.D., S.C., M.K., J.C.

DATE 07.21.2023	APPROVED X.Y.
SCALE: 3/64" = 1'-0"	JOB NO. RVH 21448.00

DRAWING NO.
A.N2-207

4.1 Submission

1 BLDG N2 - Roof
3/64" = 1'-0"



RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441



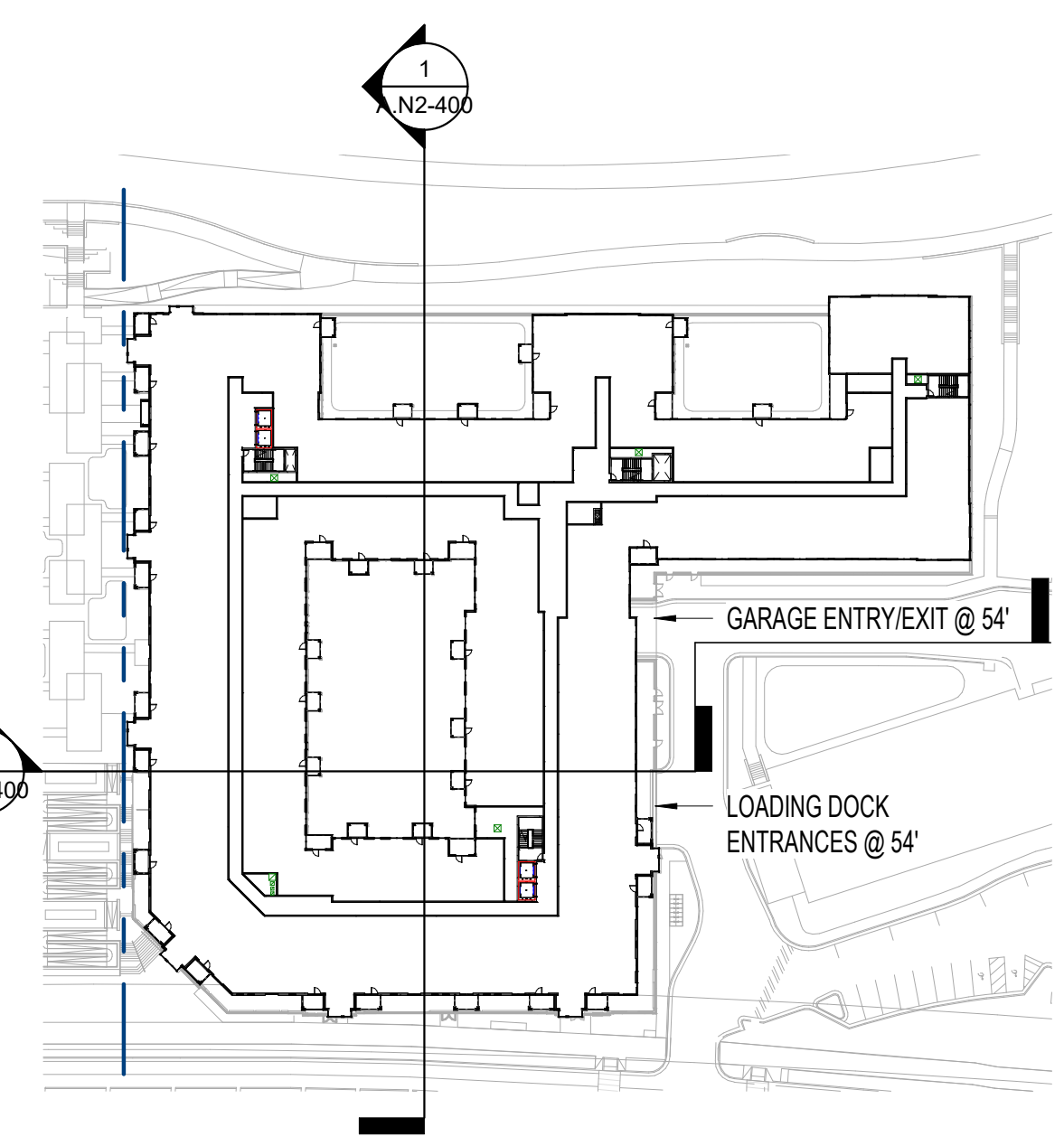
2 BLDG N2 - NS Section
1/16" = 1'-0"



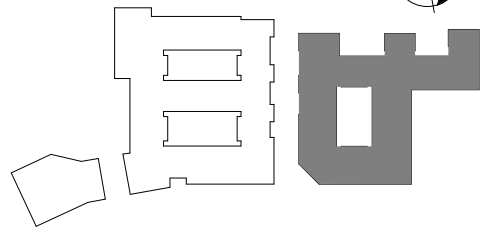
1 BLDG N2 - EW Section
1/16" = 1'-0"

GRAPHICS LEGEND

	RESIDENTIAL
	LOBBY
	AMENITY
	RETAIL
	PARKING/MECH/BOH
	CIRCULATION



Key Plan



Issue

NO.	DATE

Revisions

NO.	DATE

**BLDG N2 -
Sections**

PRINCIPAL IN CHARGE
S.W.

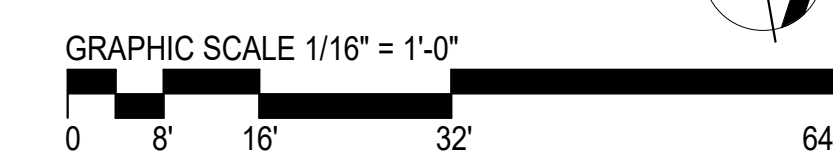
PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE 07.21.2023	APPROVED X.Y.
SCALE: As indicated	JOB NO. RVH 21448.00

DRAWING NO.
A.N2-400

4.1 Submission



RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

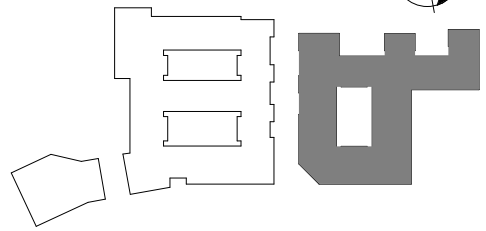
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan



Issue

NO. DATE

Revisions

NO. DATE

**BLDG N2 -
Elevations**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

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

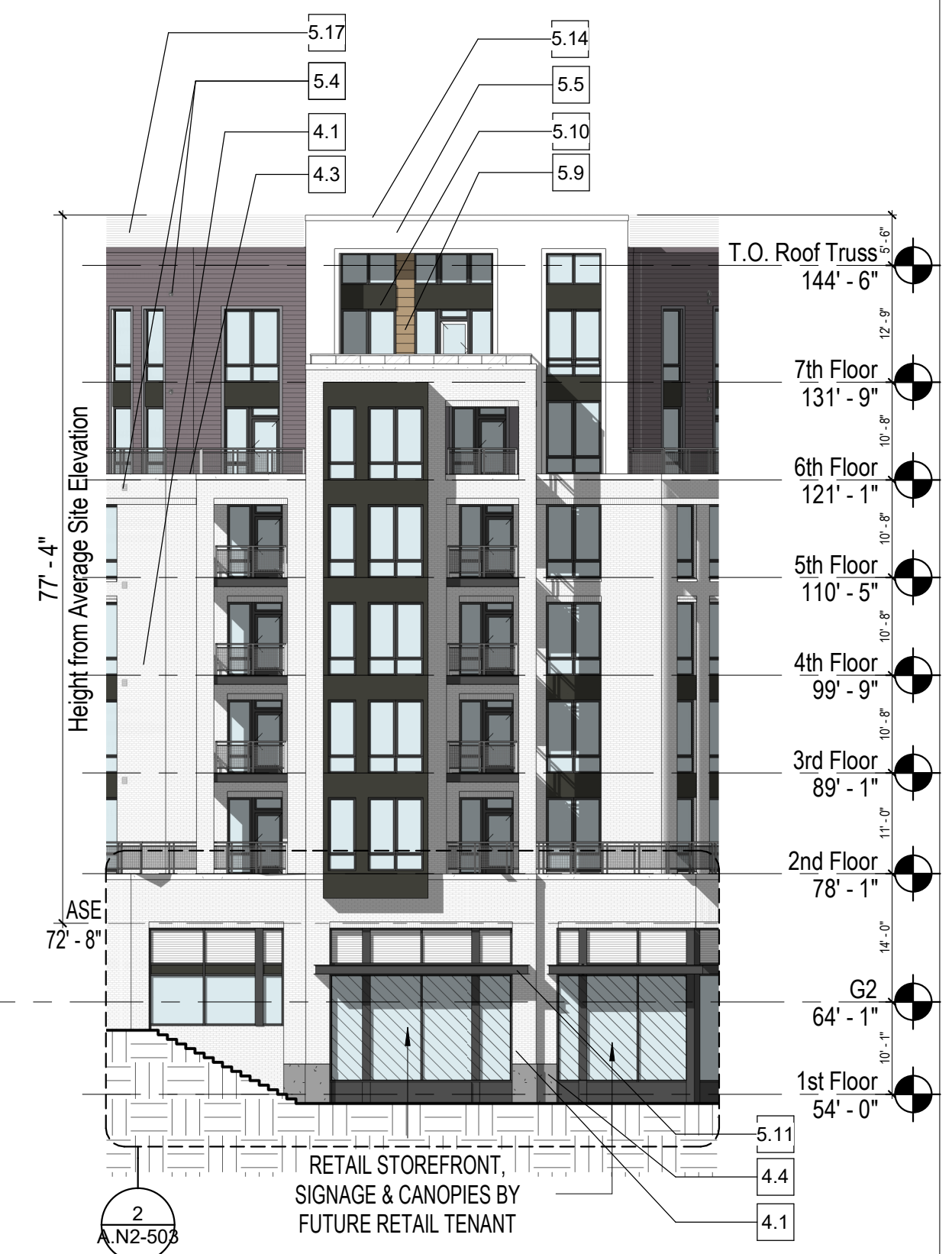
APPROVED
X.Y.

JOB NO.
RVH 21448.00

DRAWING NO.
A.N2-500



2 BLDG N2 - Mews Elevation
1/16" = 1'-0"



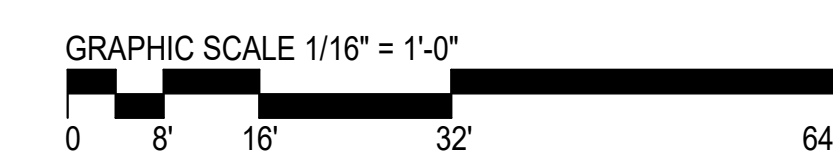
3 BLDG N2 - Chamfered Angle Elevation
1/16" = 1'-0"

MATERIAL LEGEND	
NUMBER	MATERIAL
4.1	BRICK COLOR #1
4.3	CAST STONE COLOR #1
4.4	CAST STONE COLOR #2
5.2	LOUVRE
5.3	METAL RAILING
5.4	METAL VENT, FINAL SIZE & LOCATIONS TBD, COLOR TO MATCH FIELD
5.5	FIBER CEMENT PANEL COLOR #1
5.8	GLASS RAILING
5.9	METAL/CEMENTITIOUS/COMPOSITE PANEL COLOR #1
5.10	METAL/CEMENTITIOUS/COMPOSITE PANEL COLOR #2
5.11	METAL C CHANNEL BALC. ASSEMBLY
5.12	FIBER CEMENT SIDING COLOR #2
5.14	FIBER CEMENT TRIM
5.17	PERFORATED PANEL MECHANICAL SCREENING

NOTE:
a. ALL VENT LOCATIONS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT IN FINAL DESIGN
b. PERCENTAGE OF WALL OPENINGS IS APPROXIMATE AND SUBJECT TO ADJUSTMENT IN FINAL DESIGN



1 BLDG N2 - E Elevation
1/16" = 1'-0"



4.1 Submission

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

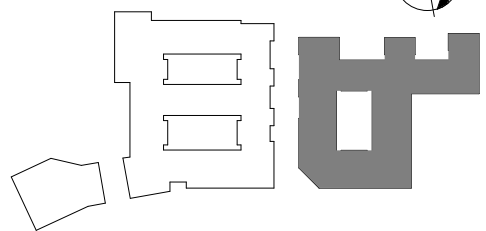
ATTORNEY
VENABLE LLP
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703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
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Key Plan



Issue

NO. DATE

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**BLDG N2 -
Elevations**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

APPROVED
X.Y.

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

JOB NO.
RVH 21448.00

DRAWING NO.
A.N2-501

4.1 Submission



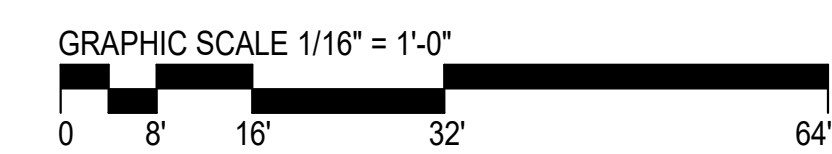
2 BLDG N2 - W Elevation
1/16" = 1'-0"

MATERIAL LEGEND	
NUMBER	MATERIAL
4.1	BRICK COLOR #1
4.3	CAST STONE COLOR #1
4.4	CAST STONE COLOR #2
5.1	METAL COPING
5.2	LOUVRE
5.3	METAL RAILING
5.4	METAL VENT, FINAL SIZE & LOCATIONS TBD, COLOR TO MATCH FIELD
5.5	FIBER CEMENT PANEL COLOR #1
5.6	FIBER CEMENT PANEL COLOR #2
5.8	GLASS RAILING
5.9	METAL/CEMENTITIOUS/COMPOSITE PANEL COLOR #1
5.10	METAL/CEMENTITIOUS/COMPOSITE PANEL COLOR #2
5.11	METAL C CHANEL BALC. ASSEMBLY
5.12	FIBER CEMENT SIDING COLOR #2
5.14	FIBER CEMENT TRIM
5.17	PERFORATED PANEL MECHANICAL SCREENING
8.1	STOREFRONT SYSTEM

NOTE:
a. ALL VENT LOCATIONS ARE APPROXIMATE AND
SUBJECT TO ADJUSTMENT IN FINAL DESIGN



1 BLDG N2 - N Elevation
1/16" = 1'-0"



RIVERHOUSE

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SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277
CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

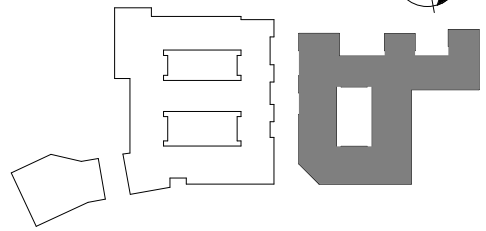
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
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PARTNERS
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TRAFFIC ENGINEER
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STRUCTURAL ENGINEER
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301.881.1441

Key Plan

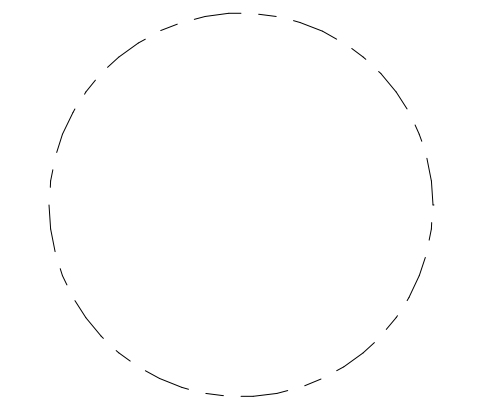


Issue

NO.	DATE

Revisions

NO.	DATE



BLDG N2 - Elevations

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

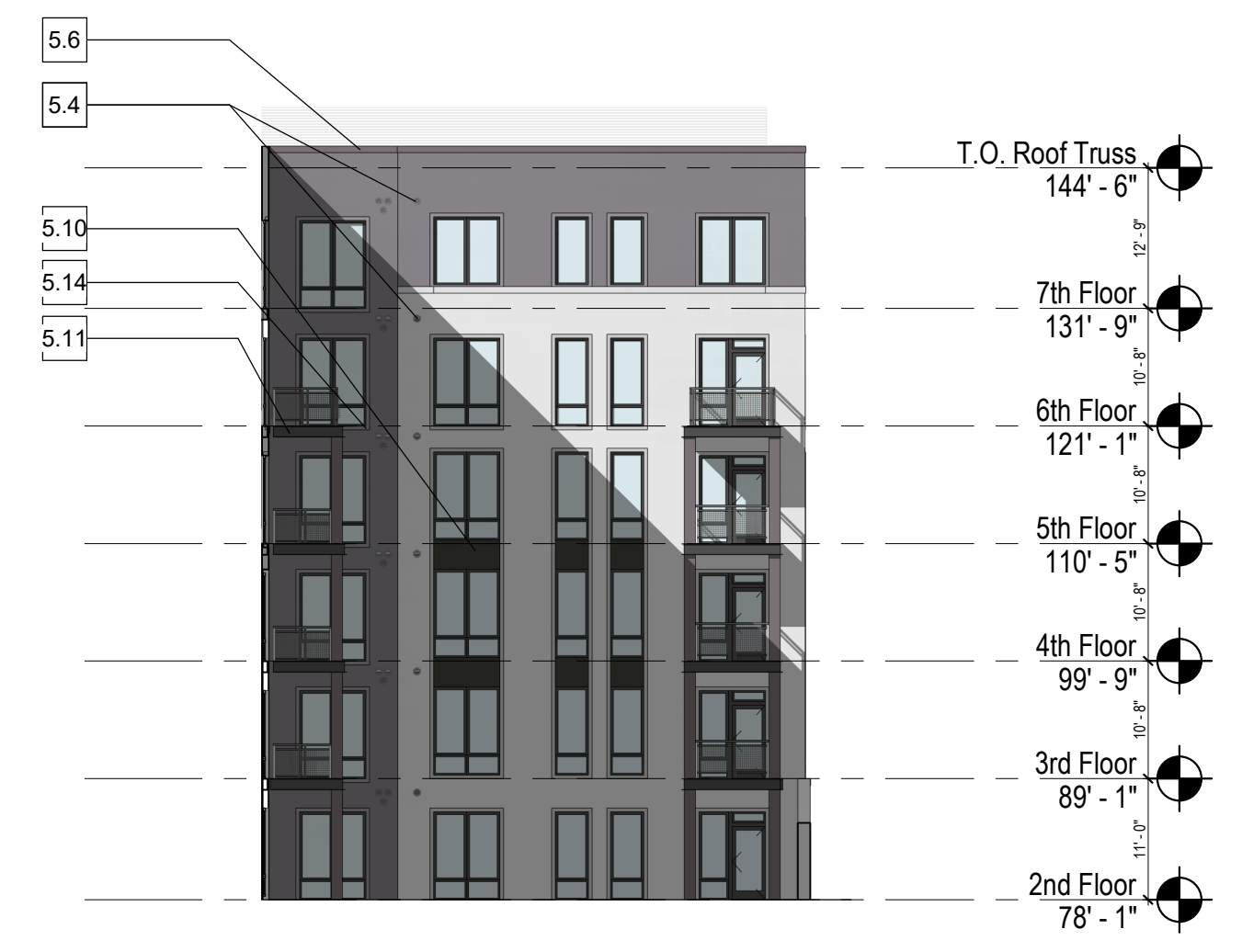
APPROVED
X.Y.

SCALE:
As indicated

JOB NO.
RVH 21448.00

DRAWING NO.
A.N2-502

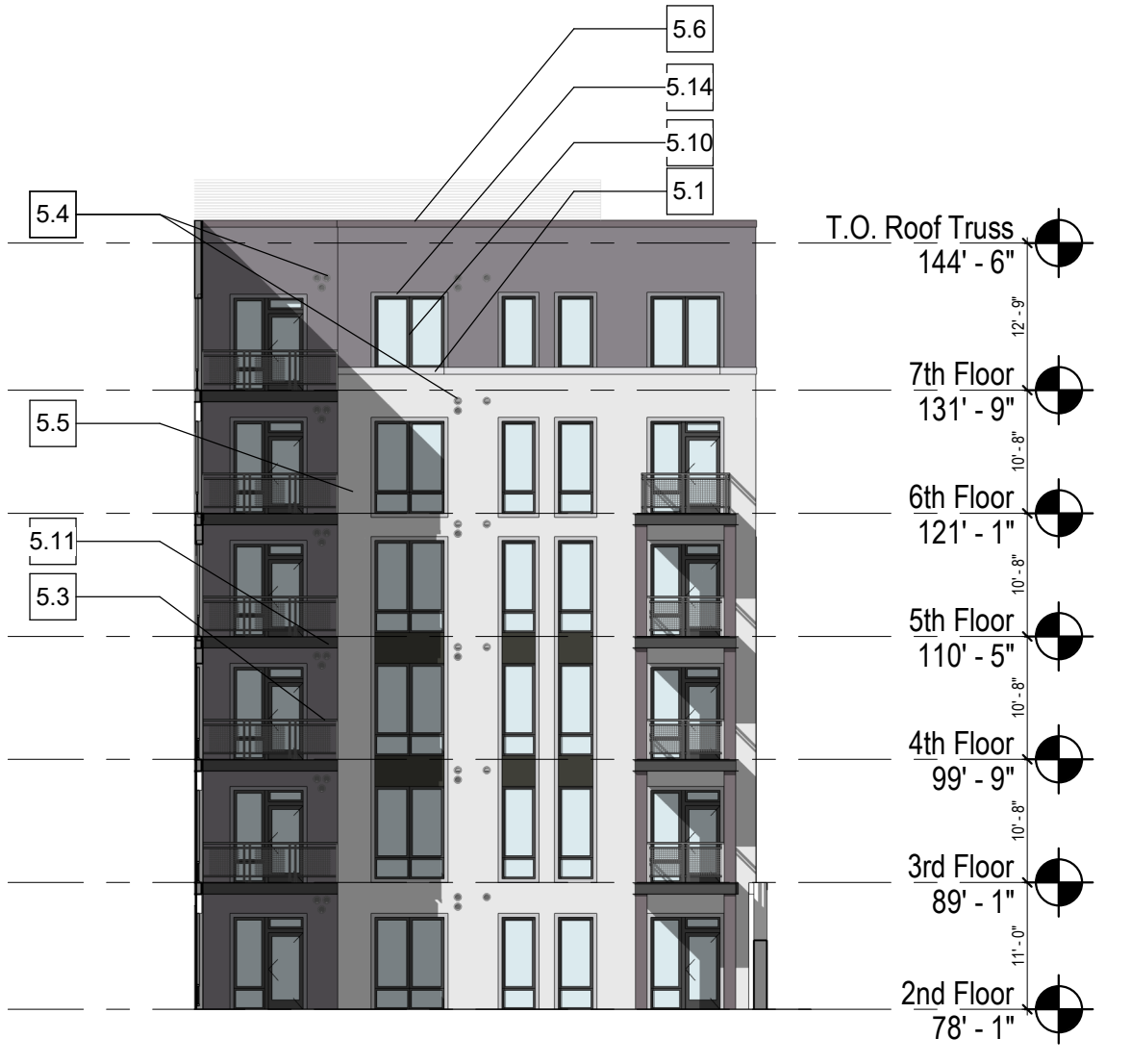
4.1 Submission



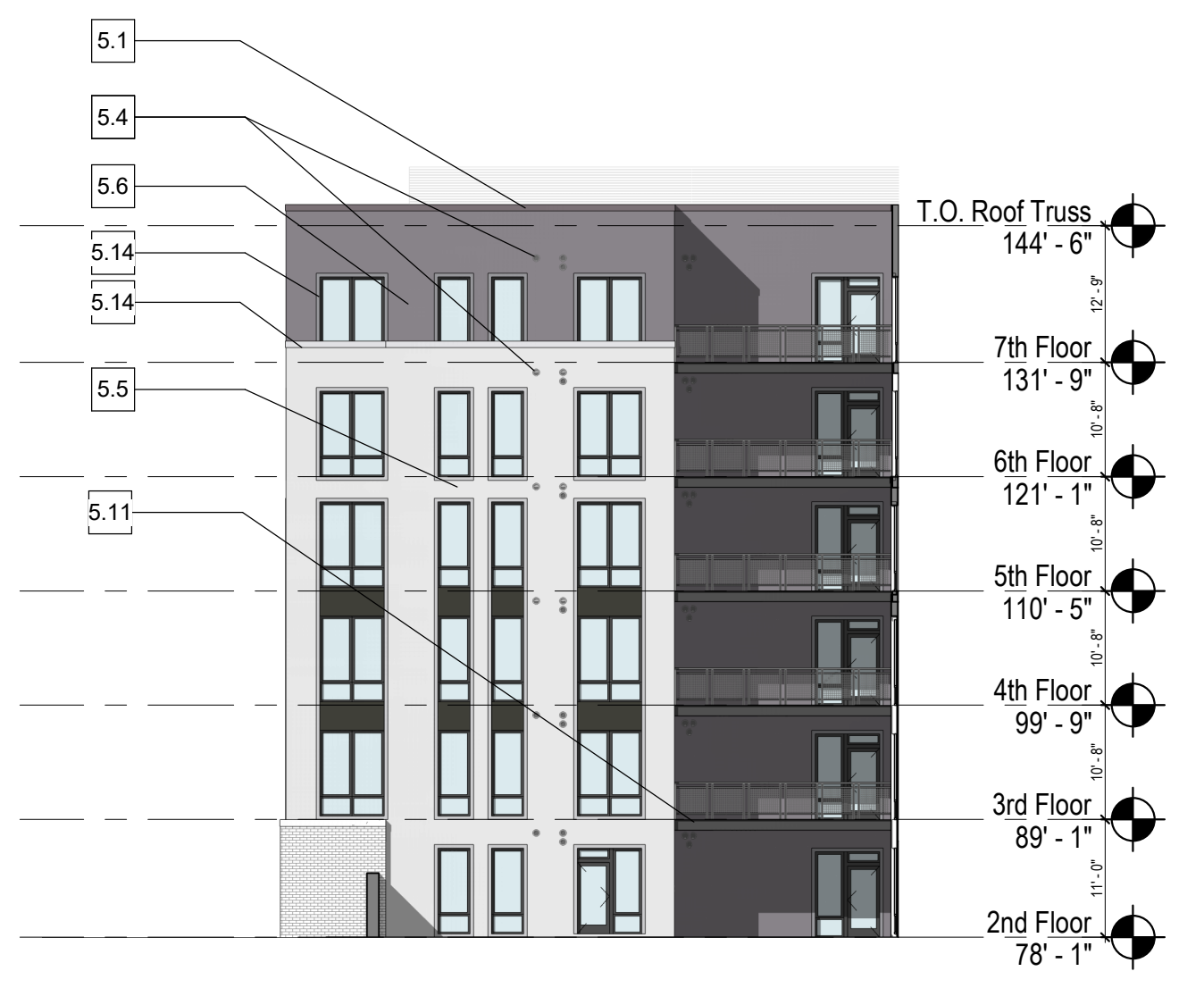
5 BLDG N2 - Open Ctyd 2 S Elevation
1/16" = 1'-0"



6 BLDG N2 - Open Ctyd 2 N Elevation
1/16" = 1'-0"



7 BLDG N2 - Open Ctyd 3 S Elevation
1/16" = 1'-0"



8 BLDG N2 - Open Ctyd 3 N Elevation
1/16" = 1'-0"



3 BLDG N2 - Courtyard 1 W Elevation
1/16" = 1'-0"



4 BLDG N2 - Courtyard 1 N Elevation
1/16" = 1'-0"



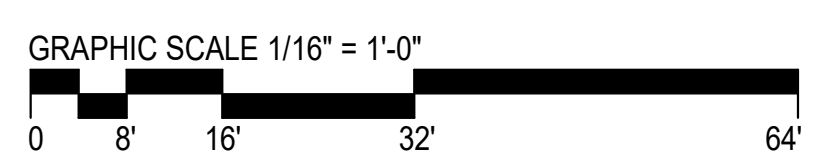
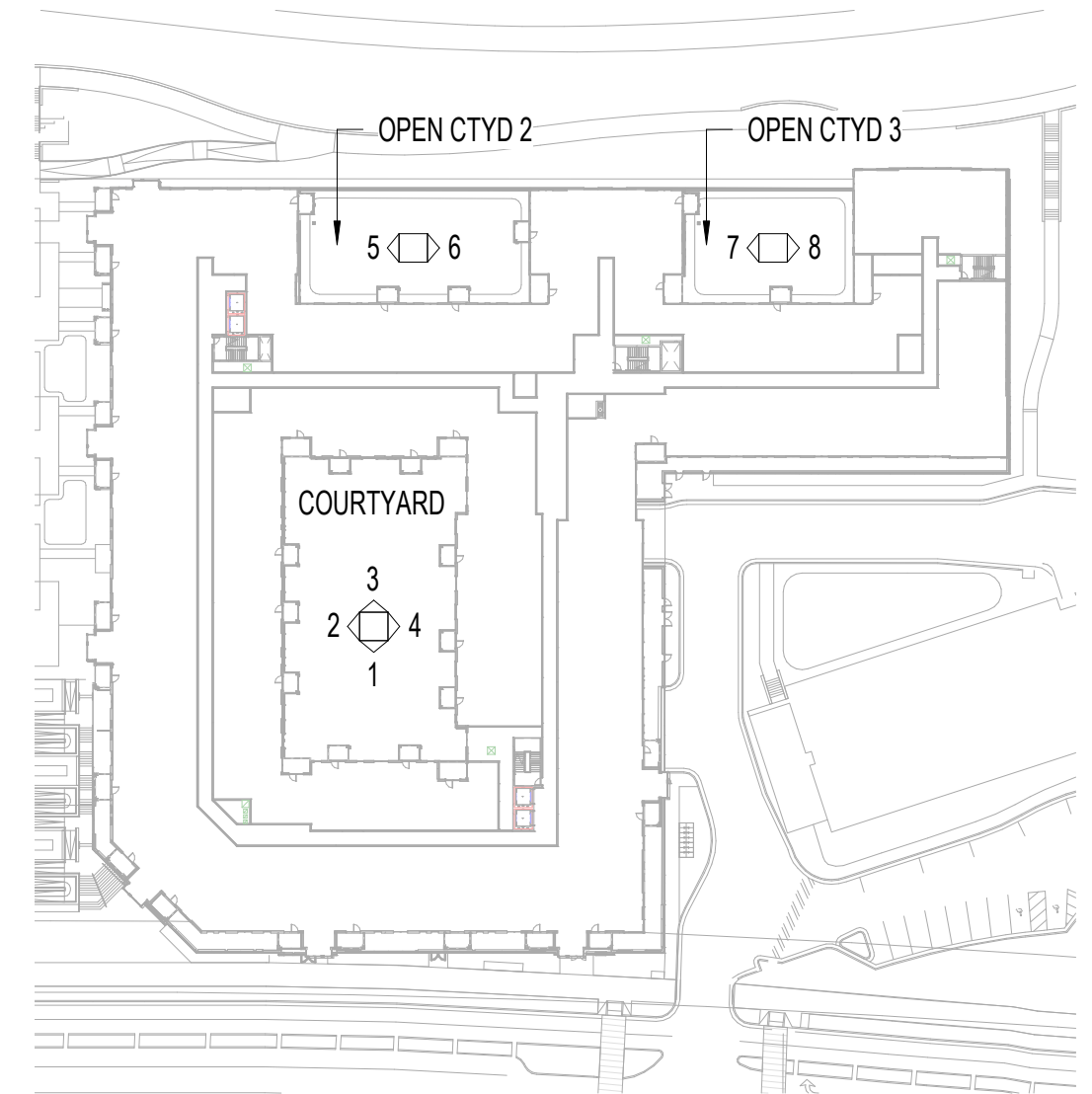
1 BLDG N2 - Courtyard 1 E Elevation
1/16" = 1'-0"



2 BLDG N2 - Courtyard 1 S Elevation
1/16" = 1'-0"

MATERIAL LEGEND	
NUMBER	MATERIAL
5.1	METAL COPING
5.3	METAL RAILING
5.4	METAL VENT, FINAL SIZE & LOCATIONS TBD, COLOR TO MATCH FIELD
5.5	FIBER CEMENT PANEL COLOR #1
5.6	FIBER CEMENT PANEL COLOR #2
5.7	FIBER CEMENT PANEL COLOR #3
5.10	METAL/CEMENTITIOUS/COMPOSITE PANEL COLOR #2
5.11	METAL C CHANEL BALC. ASSEMBLY
5.13	FIBER CEMENT SIDING COLOR #3
5.14	FIBER CEMENT TRIM

NOTE:
a. ALL VENT LOCATIONS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT IN FINAL DESIGN



RIVERHOUSE

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206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

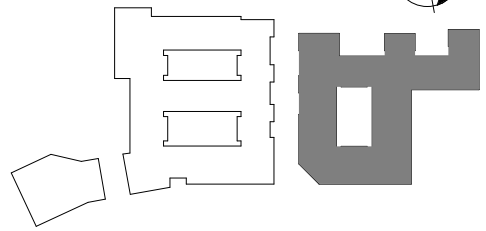
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VENABLE LLP
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SUSTAINABILITY CONSULTANT
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NELSON NYGAARD
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STRUCTURAL ENGINEER
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301.881.1441

Key Plan



Issue

NO. DATE

Revisions

NO. DATE

**BLDG N2 -
Enlarged
Elevations**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

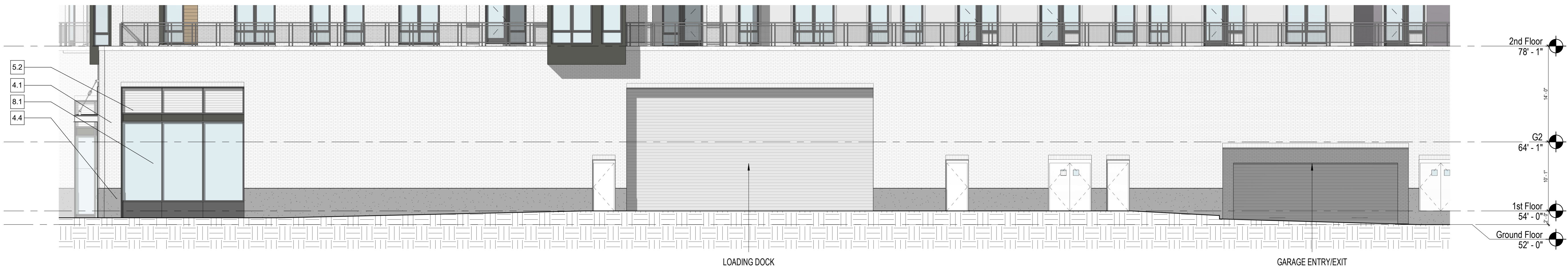
APPROVED
X.Y.

SCALE:
1/8" = 1'-0"

JOB NO.
RVH 21448.00

DRAWING NO.
A.N2-503

4.1 Submission



4 Enlarged Elevation - BLDG N2 Loading and Garage Entry/Exit
1/8" = 1'-0"

MATERIAL LEGEND	
NUMBER	MATERIAL
4.1	BRICK COLOR #1
4.4	CAST STONE COLOR #2
5.2	LOUVRE
5.9	METAL/CEMENTITIOUS/COMPOSITE PANEL COLOR #1
5.10	METAL/CEMENTITIOUS/COMPOSITE PANEL COLOR #2
5.11	METAL C CHANEL BALC. ASSEMBLY
8.1	STOREFRONT SYSTEM

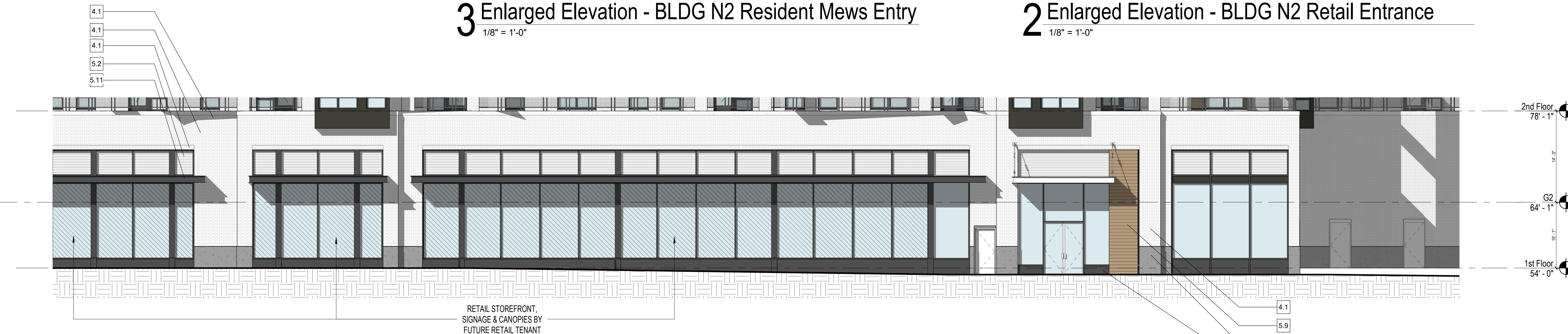
NOTE:
a. ALL VENT LOCATIONS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT IN FINAL DESIGN



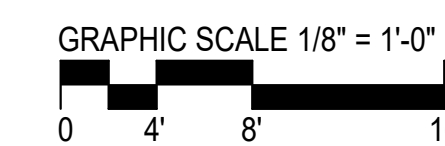
3 Enlarged Elevation - BLDG N2 Resident Mews Entry
1/8" = 1'-0"



2 Enlarged Elevation - BLDG N2 Retail Entrance
1/8" = 1'-0"



1 Enlarged Elevation - BLDG N2 Joyce Street Storefront
1/8" = 1'-0"



RIVERHOUSE

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JBG SMITH
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BCT DESIGN GROUP
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HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

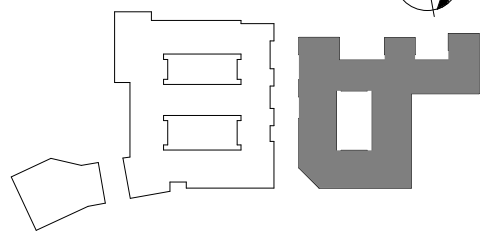
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
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STRUCTURAL ENGINEER
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301.881.1441

Key Plan

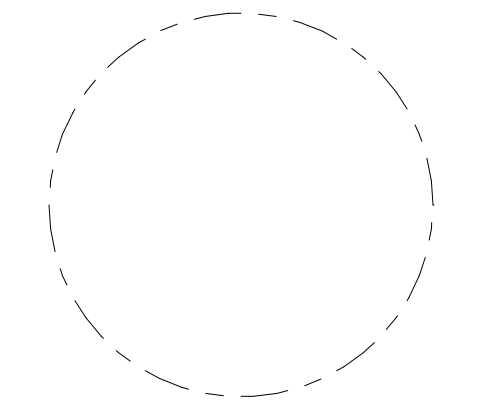


Issue

NO.	DATE

Revisions

NO.	DATE



**BLDG N2 - Sun
Studies**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

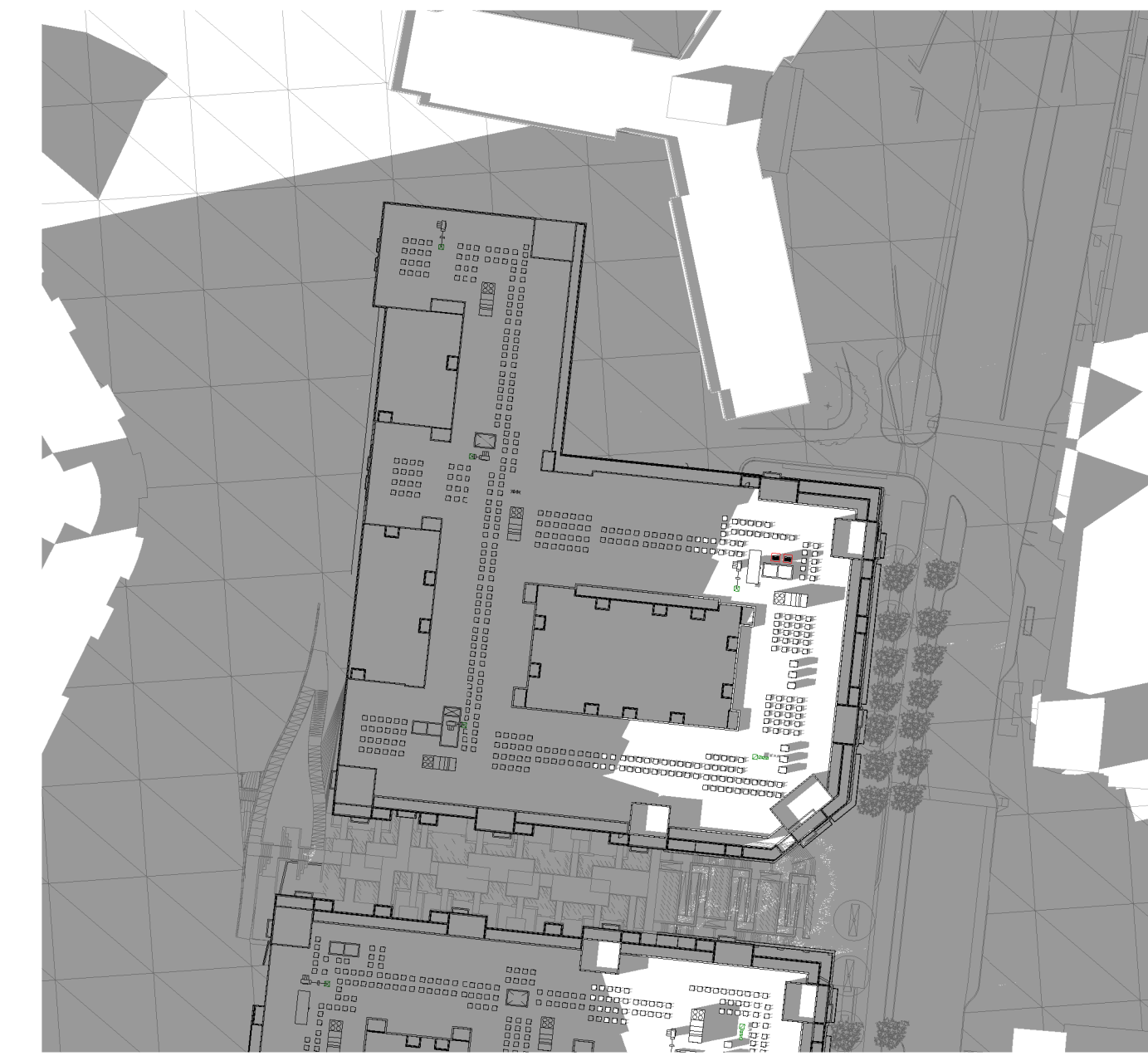
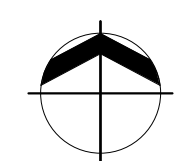
SCALE:
1" = 100'-0"

DRAWING NO.
A.N2-600

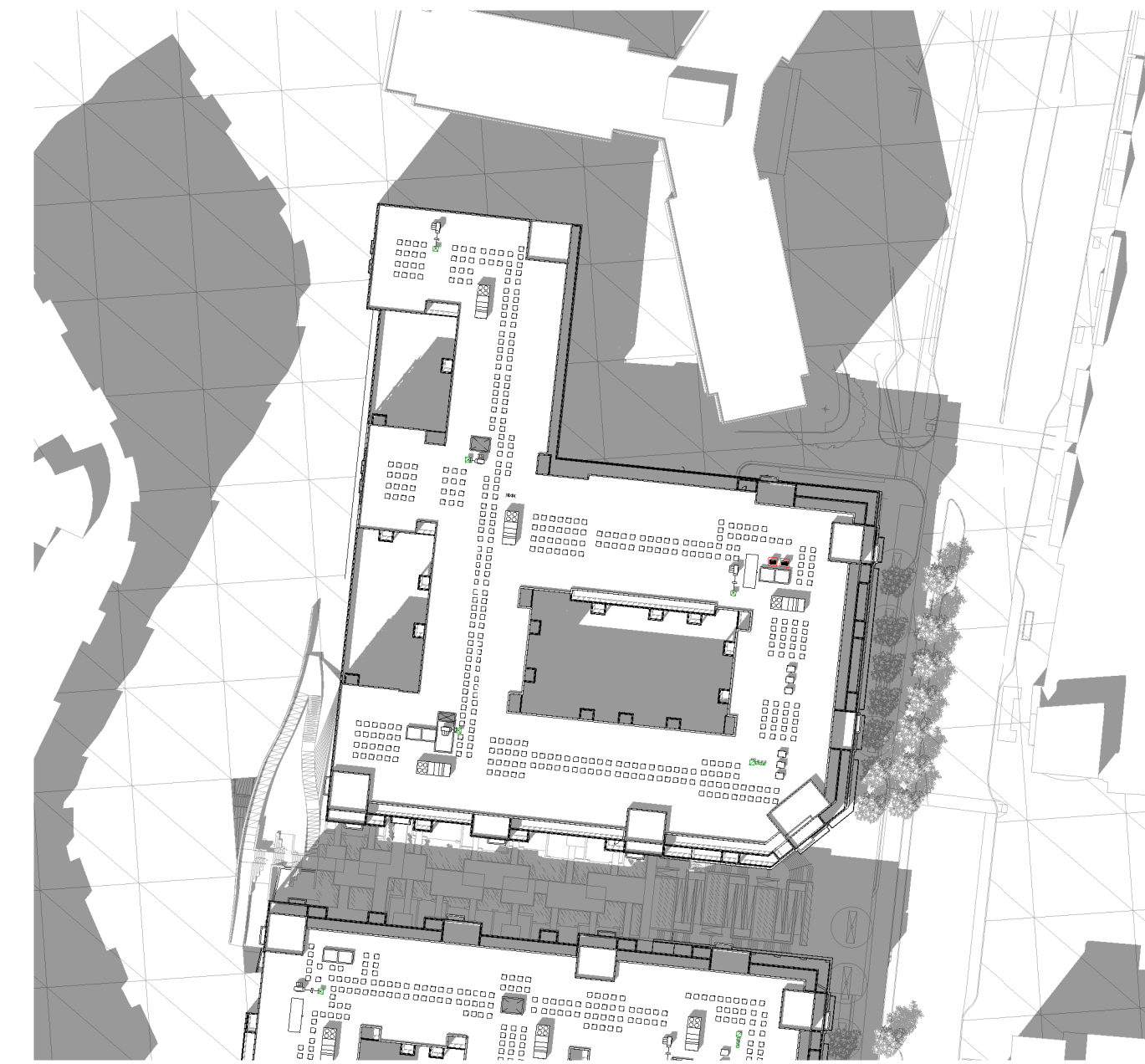
APPROVED
X.Y.

JOB NO.
RVH 21448.00

4.1 SUBMISSION



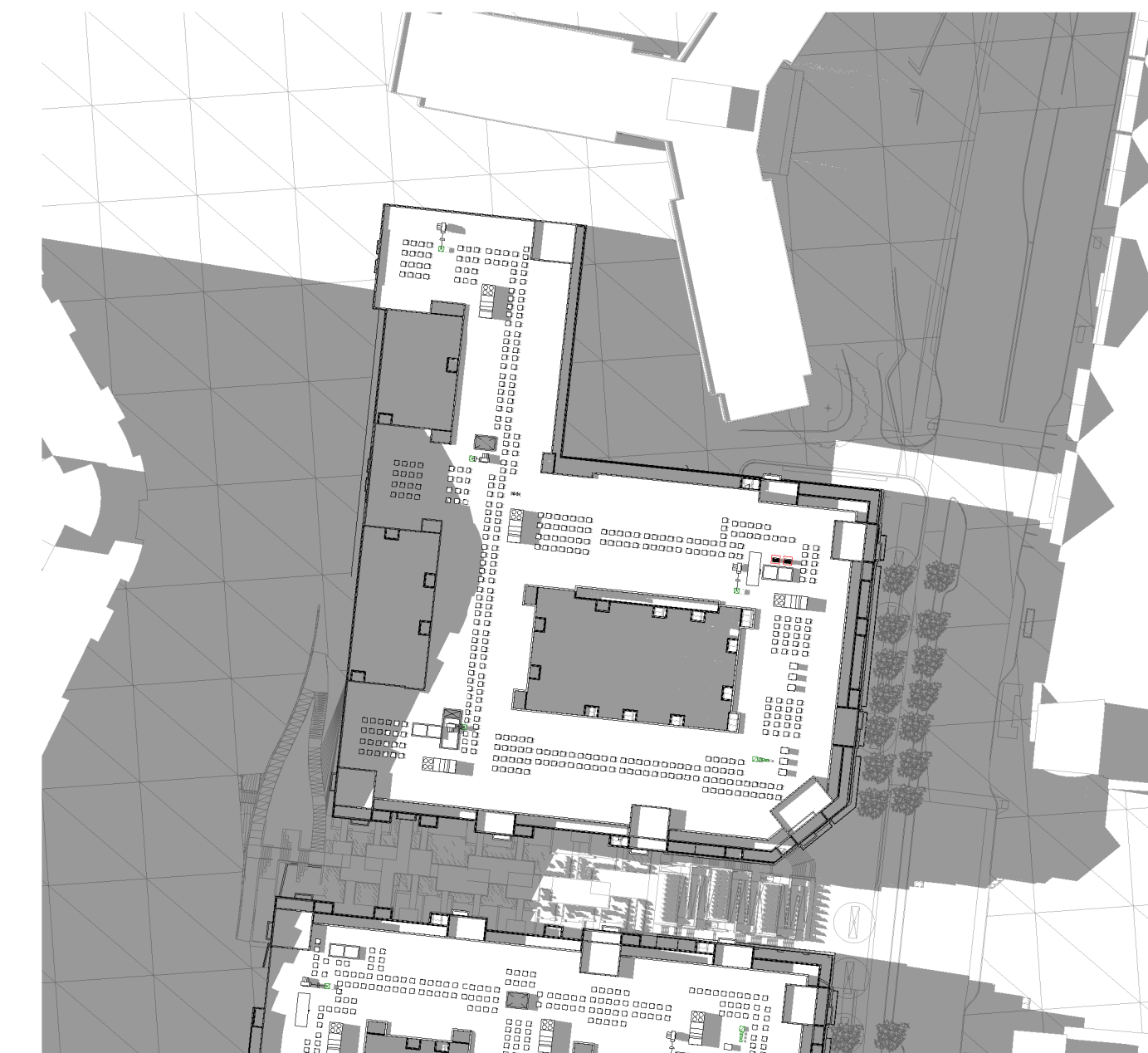
3 BLDG N2 - SUN STUDY - MARCH 21 - 5PM
1" = 100'-0"



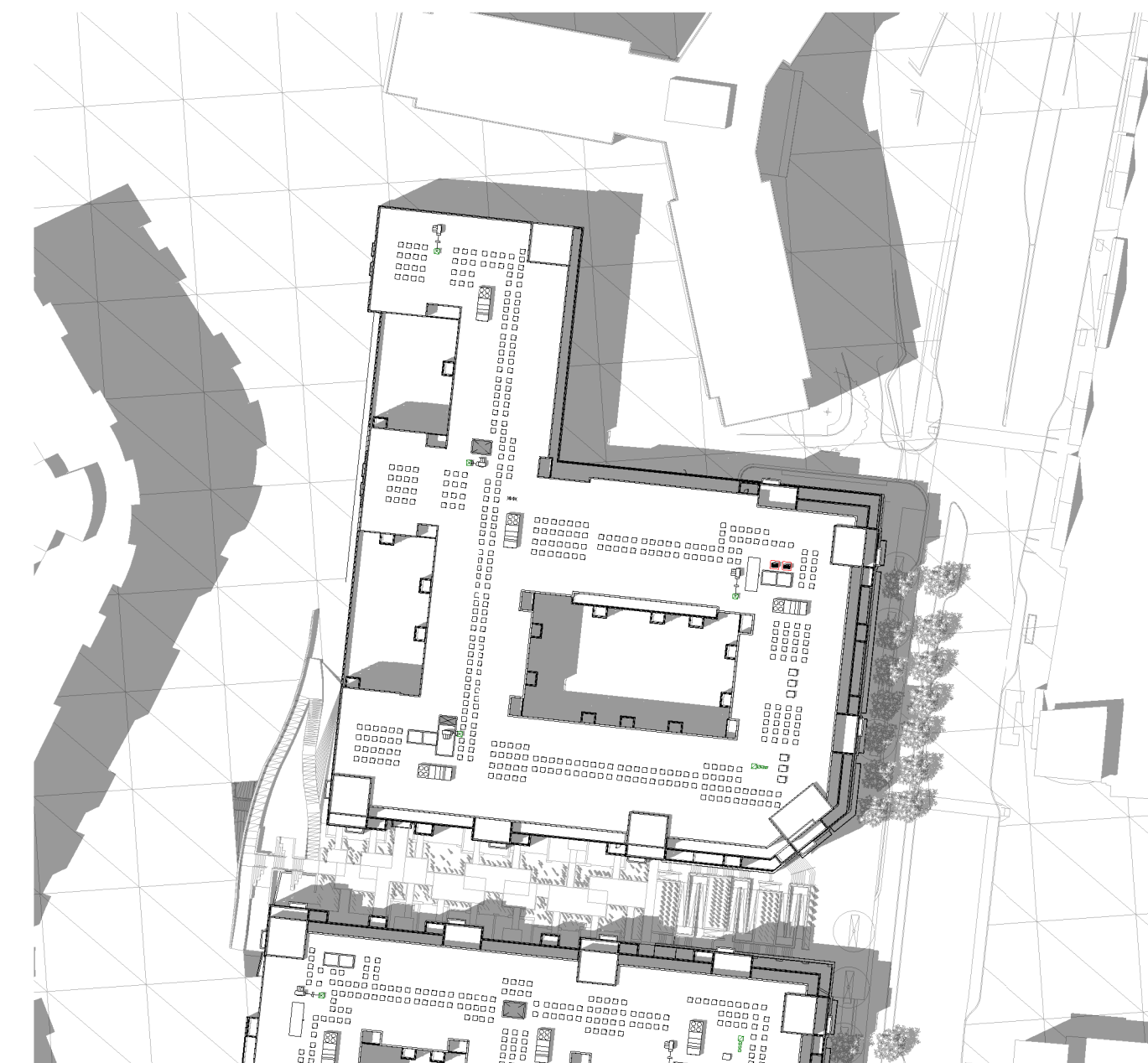
2 BLDG N2 - SUN STUDY - MARCH 21 - 2PM
1" = 100'-0"



1 BLDG N2 - SUN STUDY - MARCH 21 - 11AM
1" = 100'-0"



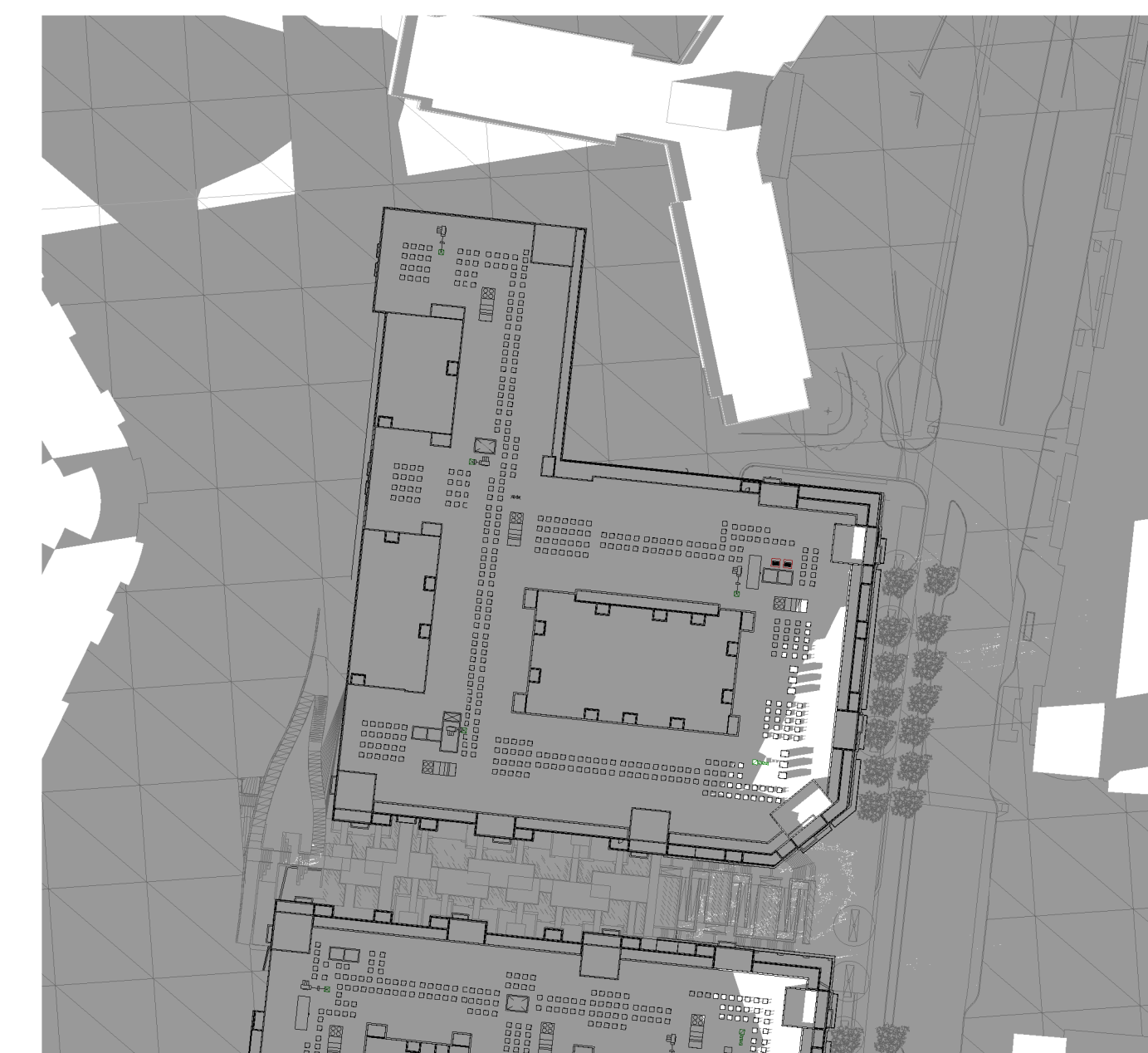
6 BLDG N2 - SUN STUDY - JUNE 21 - 5PM
1" = 100'-0"



5 BLDG N2 - SUN STUDY - JUNE 21 - 2PM
1" = 100'-0"



4 BLDG N2 - SUN STUDY - JUNE 21 - 11AM
1" = 100'-0"



9 BLDG N2 - SUN STUDY - SEPT. 21 - 5PM
1" = 100'-0"



8 BLDG N2 - SUN STUDY - SEPT. 21 - 2PM
1" = 100'-0"



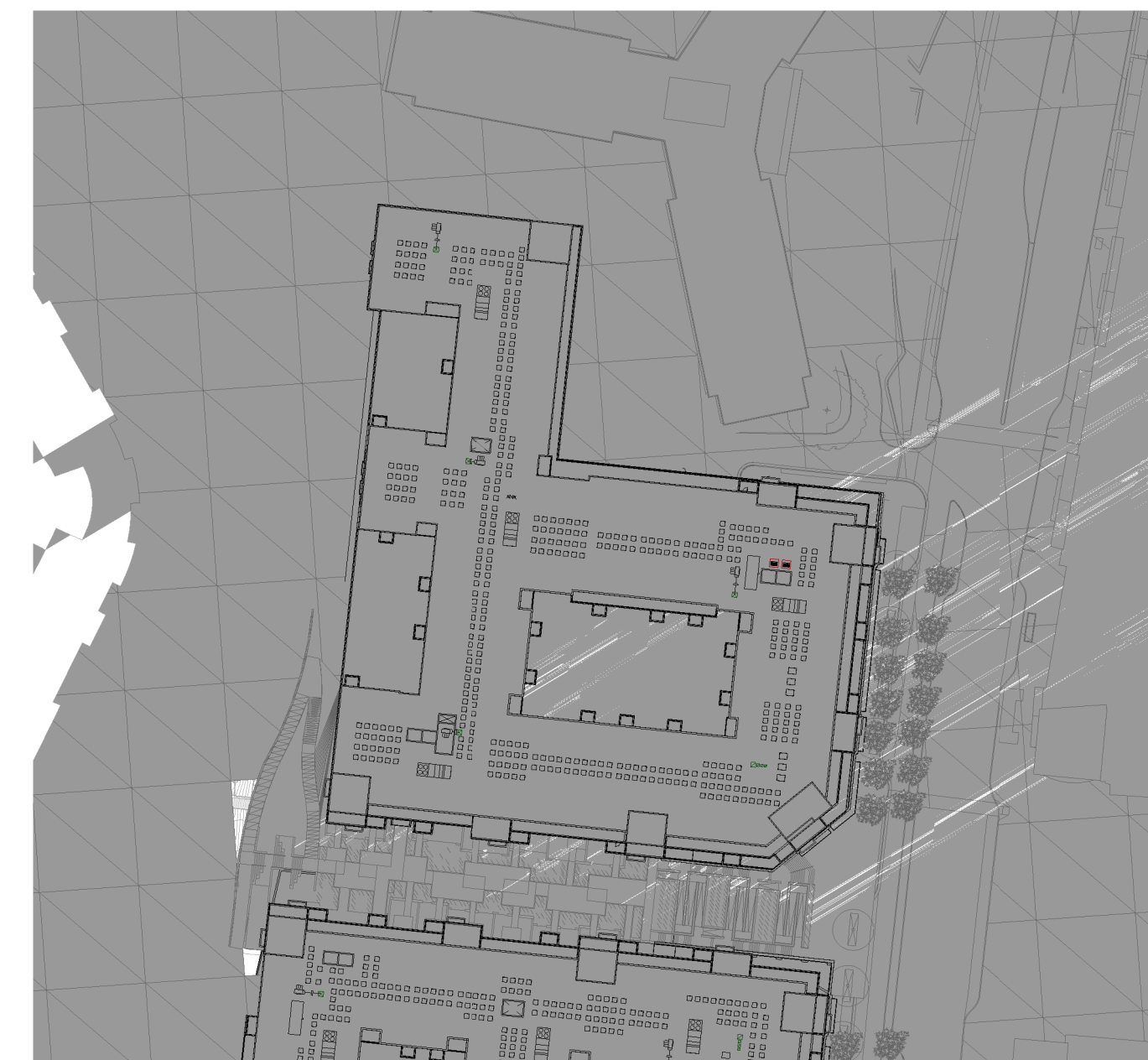
7 BLDG N2 - SUN STUDY - SEPT. 21 - 11AM
1" = 100'-0"



1 BLDG N2 - SUN STUDY - DEC. 21 - 11AM
1" = 100'-0"



2 BLDG N2 - SUN STUDY - DEC. 21 - 2PM
1" = 100'-0"



3 BLDG N2 - SUN STUDY - DEC. 21 - 5PM
1" = 100'-0"

RIVERHOUSE

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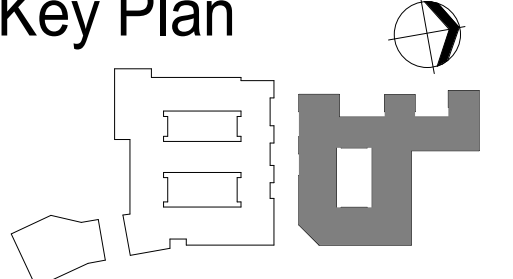
LANDSCAPE ARCHITECT
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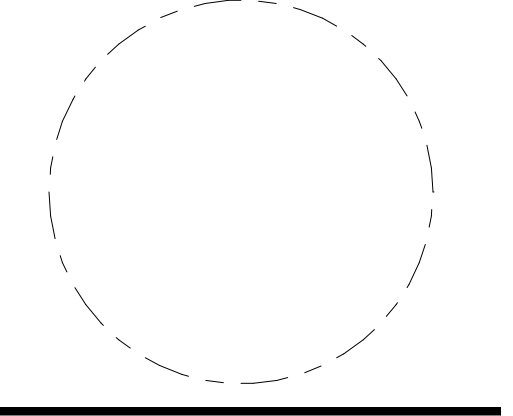


Issue

NO.	DATE

Revisions

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**BLDG N2 - Sun
Studies**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
07.21.2023

APPROVED
X.Y.

SCALE:
1" = 100'-0"

JOB NO.
RVH 21448.00

DRAWING NO.
A.N2-601

4.1 SUBMISSION

