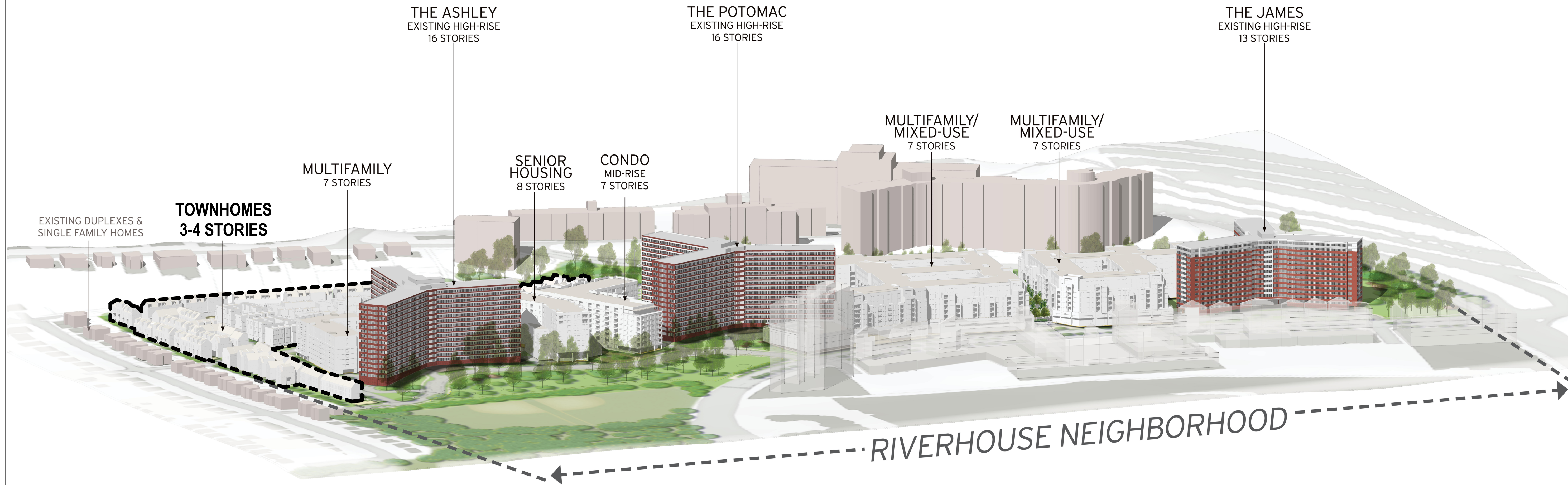


RIVERHOUSE NEIGHBORHOOD

LANDBAY S

1400 S. JOYCE STREET
ARLINGTON, VA 22202



4.1 SUBMISSION
May 10, 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
NELSON NYGAARD
202.315.5221

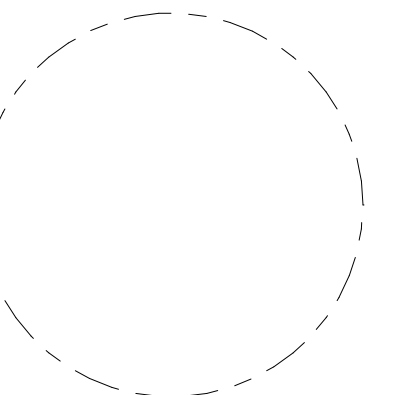
STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue

NO.	DATE
0 1	5/10/2023

Revisions

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



Cover Sheet

PRINCIPAL IN CHARGE

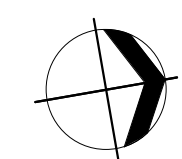
PROJECT ARCHITECT

DRAWN

DATE	APPROVED
07.21.2023	
SCALE:	JOB NO.

DRAWING NO.
OG-01

4.1 Submission



LANDBAY S 4.1 INDEX OF DRAWINGS	
Sheet Number	Sheet Name
0G-01	COVER SHEET
0G-02	INDEX OF DRAWINGS
0G-03	OVERALL DENSITY TABULATION
0G-04	EXISTING PARKING LANDBAY S
0G-05	PROPOSED PARKING TABULATIONS LANDBAY S
0G-06	SITE SECTION

CIV101S	COVER SHEET
CIV102S	SITE AERIAL PHOTOGRAPH
CIV103S	SITE CONTEXT PLAN
CIV200S	OVERALL CERTIFIED SURVEY PLAT
CIV201S	CERTIFIED SURVEY PLAT
CIV202S	CERTIFIED SURVEY PLAT
CIV203S	CERTIFIED SURVEY PLAT
CIV206S	CERTIFIED SURVEY PLAT
CIV212S	CERTIFIED SURVEY PLAT
CIV213S	CERTIFIED SURVEY PLAT
CIV214S	SURVEY NOTES AND LEGAL DESCRIPTIONS
CIV300S	REZONING EXHIBIT
CIV301S	SUBDIVISION PLAT
CIV302S	EASEMENT VACATION PLAT
CIV303S	EASEMENT AND DEDICATION PLAT
CIV400S	OVERALL PLOT AND LOCATION PLAN
CIV401S	PLOT AND LOCATION PLAN
CIV402S	PLOT AND LOCATION PLAN
CIV403S	PLOT AND LOCATION PLAN
CIV404S	PLOT AND LOCATION PLAN
CIV500S	OVERALL PRESENTATION PLAN
CIV501S	PRESENTATION PLAN
CIV502S	PRESENTATION PLAN
CIV503S	PRESENTATION PLAN
CIV504S	PRESENTATION PLAN
CIV505S	PRESENTATION PLAN
CIV600S	OVERALL STRIPING AND MARKING PLAN
CIV601S	STRIPING AND MARKING PLAN
CIV602S	STRIPING AND MARKING PLAN
CIV603S	STRIPING AND MARKING PLAN
CIV604S	STRIPING AND MARKING PLAN
CIV605S	OVERALL FIRE MARSHALL PLAN
CIV606S	FIRE MARSHALL PLAN
CIV607S	FIRE MARSHALL PLAN
CIV608S	FIRE MARSHALL PLAN
CIV609S	FIRE MARSHALL PLAN
CIV701S	EXISTING ROAD CROSS SECTIONS
CIV702S	PROPOSED ROAD CROSS SECTIONS
CIV800S	STORMWATER MANAGEMENT PLAN
CIV801S	STORMWATER MANAGEMENT COMPUTATIONS
CIV802S	STORMWATER MANAGEMENT COMPUTATIONS
CIV900S	EXISTING TREE INVENTORY PLAN
CIV901S	EXISTING TREE INVENTORY PLAN
CIV902S	EXISTING TREE INVENTORY PLAN
CIV903S	EXISTING TREE INVENTORY PLAN
CIV904S	EXISTING TREE INVENTORY PLAN
CIV905S	EXISTING TREE INVENTORY PLAN
CIV906S	EXISTING TREE INVENTORY PLAN
CIV907S	EXISTING TREE INVENTORY PLAN
CIV908S	EXISTING TREE INVENTORY PLAN
CIV909S	EXISTING TREE INVENTORY PLAN
CIV910S	EXISTING TREE INVENTORY PLAN
CIV911S	TREE INVENTORY SCHEDULE
CIV912S	TREE INVENTORY SCHEDULE
CIV913S	TREE INVENTORY SCHEDULE
CIV914S	TREE INVENTORY SCHEDULE
CIV915S	TREE REPLACEMENT SCHEDULE
CIV916S	TREE REPLACEMENT SCHEDULE
CIV917S	TREE REPLACEMENT SCHEDULE
CIV918S	TREE REPLACEMENT FEE (-8 IN.)
CIV919S	TREE REPLACEMENT FEE (+8 IN.)

A.S-001	COVERSHEET
A.S-101	SITE PLAN
A.S-102	SOLAR STUDIES
A.S-103	SITE PLAN - CLUSTERS
A.S-104	SITE PLAN - UNIT USE TYPES
A.S-301	SITE SECTIONS

A-112A	FIRE DEPARTMENT ACCESS
--------	------------------------

A.S-401	TOWNHOME UNIT AREAS
A.S-402	DENSITY TABULATIONS
A.S-403	UNIT MATRIX

A.S-A101	CLUSTER A - PLANS
A.S-A201	CLUSTER A - ELEVATIONS
A.S-A202	CLUSTER A - RENDERED ELEVATIONS
A.S-A301	CLUSTER A - SECTIONS
A.S-B101	CLUSTER B - PLANS
A.S-B201	CLUSTER B - ELEVATIONS
A.S-B202	CLUSTER B - RENDERED ELEVATIONS

LANDBAY S 4.1 INDEX OF DRAWINGS	
Sheet Number	Sheet Name
A.S-B301	CLUSTER B - SECTIONS
A.S-C101	CLUSTER C - PLANS
A.S-C201	CLUSTER C - ELEVATIONS
A.S-C202	CLUSTER C - RENDERED ELEVATIONS
A.S-C301	CLUSTER C - SECTIONS
A.S-D101	CLUSTER D - PLANS
A.S-D201	CLUSTER D - ELEVATIONS
A.S-D202	CLUSTER D - RENDERED ELEVATIONS
A.S-D301	CLUSTER D - SECTIONS
A.S-E101	CLUSTER E - PLANS
A.S-E201	CLUSTER E - ELEVATIONS
A.S-E202	CLUSTER E - RENDERED ELEVATIONS
A.S-E301	CLUSTER E - SECTIONS
A.S-F101	CLUSTER F - PLANS
A.S-F201	CLUSTER F - ELEVATIONS
A.S-F202	CLUSTER F - ELEVATIONS
A.S-F203	CLUSTER F - RENDERED ELEVATIONS
A.S-F204	CLUSTER F - RENDERED ELEVATIONS
A.S-F301	CLUSTER F - SECTIONS
A.S-G101	CLUSTER G - PLANS
A.S-G201	CLUSTER G - ELEVATIONS
A.S-G202	CLUSTER G - ELEVATIONS
A.S-G203	CLUSTER G - RENDERED ELEVATIONS
A.S-G204	CLUSTER G - RENDERED ELEVATIONS
A.S-G301	CLUSTER G - SECTIONS
A.S-H101	CLUSTER H - PLANS
A.S-H201	CLUSTER H - ELEVATIONS
A.S-H202	CLUSTER H - RENDERED ELEVATIONS
A.S-H301	CLUSTER H - SECTIONS
A.S-I101	CLUSTER I - PLANS
A.S-I201	CLUSTER I - ELEVATIONS
A.S-I202	CLUSTER I - RENDERED ELEVATIONS
A.S-I301	CLUSTER I - SECTIONS
A.S-J101	CLUSTER J - PLANS
A.S-J201	CLUSTER J - ELEVATIONS
A.S-J202	CLUSTER J - RENDERED ELEVATIONS
A.S-J301	CLUSTER J - SECTIONS
A.S-K101	CLUSTER K - PLANS
A.S-K201	CLUSTER K - ELEVATIONS
A.S-K202	CLUSTER K - RENDERED ELEVATIONS
A.S-K301	CLUSTER K - SECTIONS
A.S-L101	CLUSTER L - AMENITY - PLANS
A.S-L201	CLUSTER L - AMENITY - ELEVATIONS
A.S-L202	CLUSTER L - AMENITY - RENDERED ELEVATIONS
A.S-L301	CLUSTER L - SECTIONS
A.S-M101	CLUSTER M - PLANS
A.S-M201	CLUSTER M - ELEVATIONS
A.S-M202	CLUSTER M - RENDERED ELEVATIONS
A.S-M301	CLUSTER M - SECTIONS
A.S-N101	CLUSTER N - PLANS
A.S-N201	CLUSTER N - ELEVATIONS
A.S-N202	CLUSTER N - RENDERED ELEVATIONS
A.S-N301	CLUSTER N - SECTIONS
A.S-O201	CLUSTER O - ELEVATIONS
A.S-O202	CLUSTER O - RENDERED ELEVATIONS
A.S-O301	CLUSTER O - SECTIONS
A.S-P101	CLUSTER P - PLANS
A.S-P201	CLUSTER P - ELEVATIONS
A.S-P202	CLUSTER P - RENDERED ELEVATIONS
A.S-P301	CLUSTER P - SECTIONS
A.S-Q101	CLUSTER Q - PLANS
A.S-Q201	CLUSTER Q - ELEVATIONS
A.S-Q202	CLUSTER Q - RENDERED ELEVATIONS
A.S-Q301	CLUSTER Q - SECTIONS
A.S-R101	CLUSTER R - PLANS
A.S-R201	CLUSTER R - ELEVATIONS
A.S-R202	CLUSTER R - RENDERED ELEVATIONS
A.S-R301	CLUSTER R - SECTIONS
A.S-S101	CLUSTER S - PLANS
A.S-S201	CLUSTER S - ELEVATIONS
A.S-S202	CLUSTER S - RENDERED ELEVATIONS
A.S-S301	CLUSTER S - SECTIONS
A.S-T101	CLUSTER T - PLANS
A.S-T201	CLUSTER T - ELEVATIONS
A.S-T202	CLUSTER T - RENDERED ELEVATIONS
A.S-T301	CLUSTER T - SECTIONS
A.S-U101	CLUSTER U - PLANS
A.S-U201	CLUSTER U - ELEVATIONS
A.S-U202	CLUSTER U - RENDERED ELEVATIONS
A.S-U301	CLUSTER U - SECTIONS
A.S-V101	CLUSTER V - PLANS
A.S-V201	CLUSTER V - ELEVATIONS
A.S-V202	CLUSTER V - RENDERED ELEVATIONS
A.S-V301	CLUSTER V - SECTIONS
A.S-W101	CLUSTER W - PLANS
A.S-W201	CLUSTER W - ELEVATIONS
A.S-W202	CLUSTER W - RENDERED ELEVATIONS
A.S-W301	CLUSTER W - SECTIONS
A.S-X101	CLUSTER X - PLANS

LANDBAY S 4.1 INDEX OF DRAWINGS	
Sheet Number	Sheet Name
A.S-X201	CLUSTER X - ELEVATIONS
A.S-X202	CLUSTER X - RENDERED ELEVATIONS
A.S-X301	CLUSTER X - SECTIONS

L-001S	LANDSCAPE COVER SHEET
L-002S	OVERALL PLAN
L-003S	OVERALL OPEN SPACE PLAN
L-004S	OVERALL SITE RENDERING
L-101S	MATERIALS PLAN A
L-102S	MATERIALS PLAN B
L-103S	MATERIALS PLAN C
L-104S	MATERIALS PLAN D
L-400S	OVERALL TREE PLANTING PLAN
L-401S	TREE PLANTING PLAN A
L-402S	TREE PLANTING PLAN B
L-403S	TREE PLANTING PLAN C
L-404S	TREE PLANTING PLAN D
L-421S	UNDERSTORY PLANTING PLAN A
L-422S	UNDERSTORY PLANTING PLAN B
L-423S	UNDERSTORY PLANTING PLAN C
L-424S	UNDERSTORY PLANTING PLAN D
L-440S	TREE PLANTING SCHEDULE
L-441S	UNDERSTORY PLANTING SCHEDULE
L-442S	PLANT NOTES AND DETAILS
L-500S	PRECEDENT IMAGERY
L-501S	PRECEDENT IMAGERY
L-510S	PAVING DETAILS
L-600S	SITE SECTIONS
L-601S	SITE SECTIONS

Grand total: 201

HYBRID
architecture

1205 EAST PIKE STREET #2D
SEATTLE, WA 98122
206.267.9277
www.HybridARC.com

RIVERHOUSE NEIGHBORHOOD

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

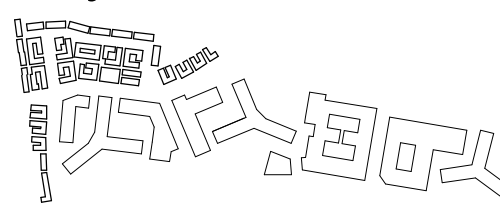
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

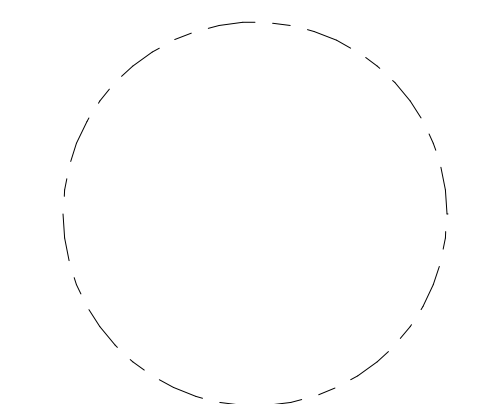


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



INDEX OF DRAWINGS

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:	JOB NO. Project Number
--------	---------------------------

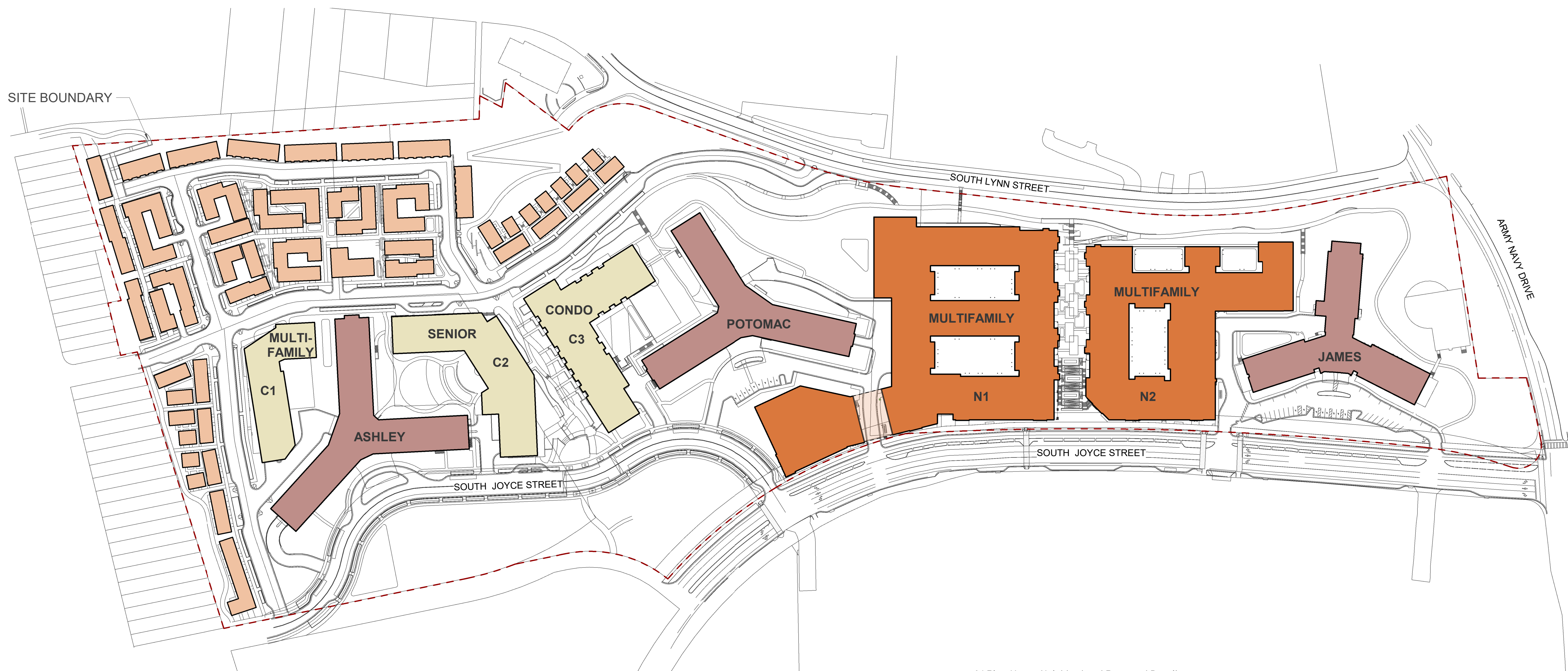
DRAWING NO.

0G-02

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



	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

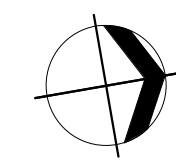
4.1 RiverHouse Neighborhood Proposed Density

	Units	GFA - Residential (Proposed)	GFA - Retail	GFA - Total
Existing RiverHouse				
James (Existing)	452	-	-	-
Potomac (Existing)	647	-	-	-
Ashley (Existing)	577	-	-	-
Total Existing	1676			
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	3,344	1,960,221	27,759	
Density Overall		91.3 units/acre		

LANDBAY S →

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

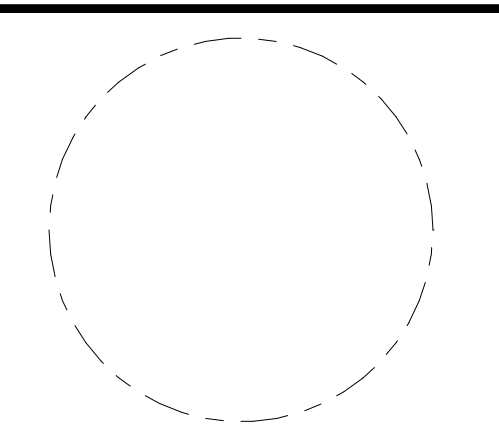
5/19/2023 10:22:03 AM



4.1 Submission

Issue NO.	DATE
0 1	5/10/2023

Revisions NO.	DATE



**Overall Density
Tabulation**

PRINCIPAL IN CHARGE	
PROJECT ARCHITECT	
DRAWN	
DATE 07.21.2023	APPROVED
SCALE: As indicated	JOB NO.
DRAWING NO. OG-03	

RIVERHOUSE

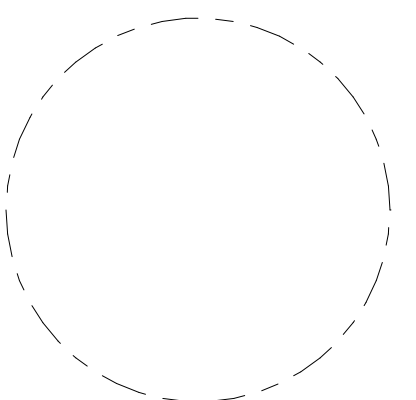
PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277
CIVIL ENGINEER
BOHLER DC
202.524.5700
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056
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	5/10/2023

Revisions

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



**Existing Parking -
Landbay S**

PRINCIPAL IN CHARGE

PROJECT ARCHITECT

DRAWN

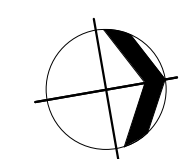
DATE 07.21.2023 APPROVED

SCALE: As indicated JOB NO.

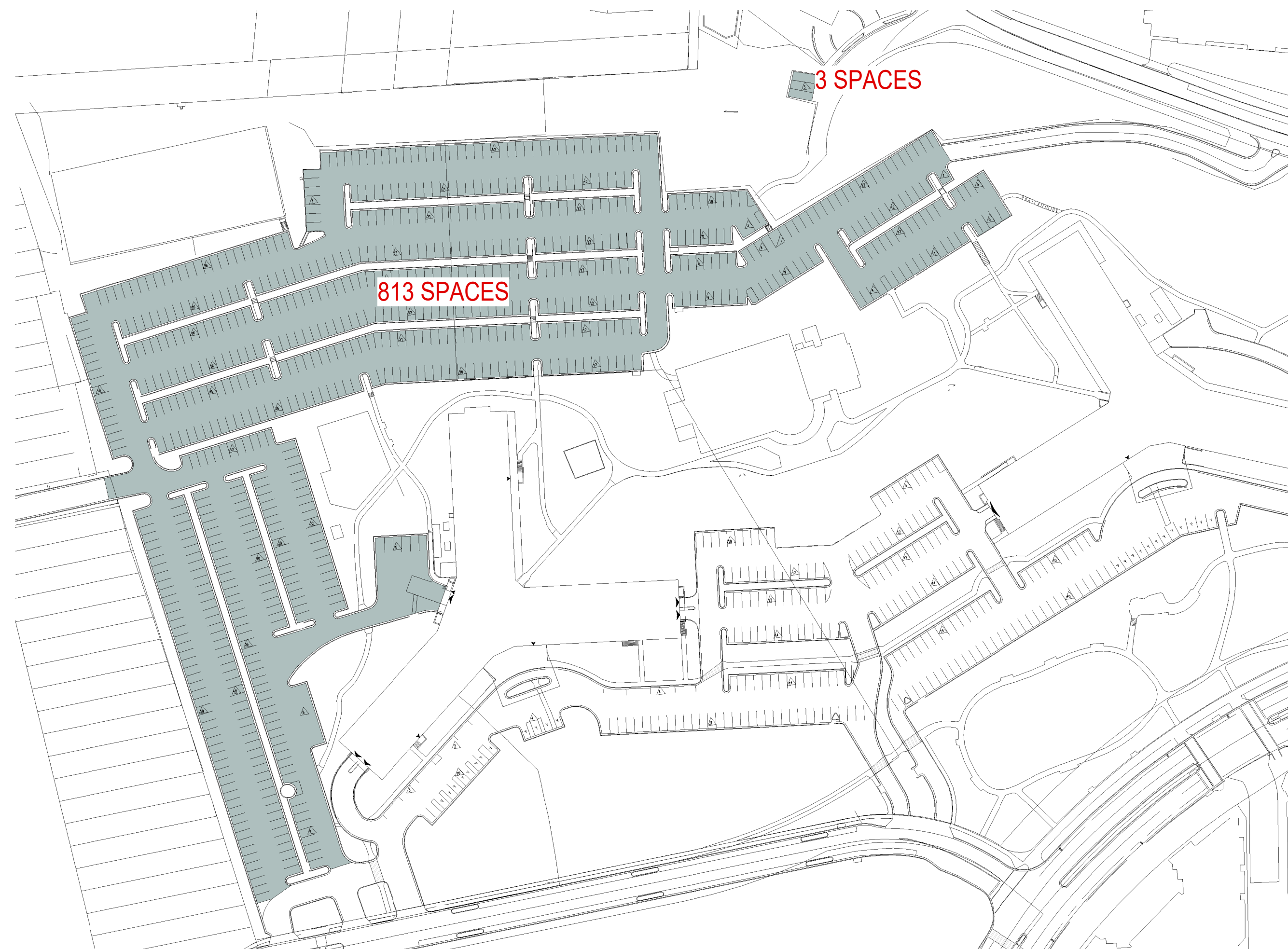
DRAWING NO.

OG-04

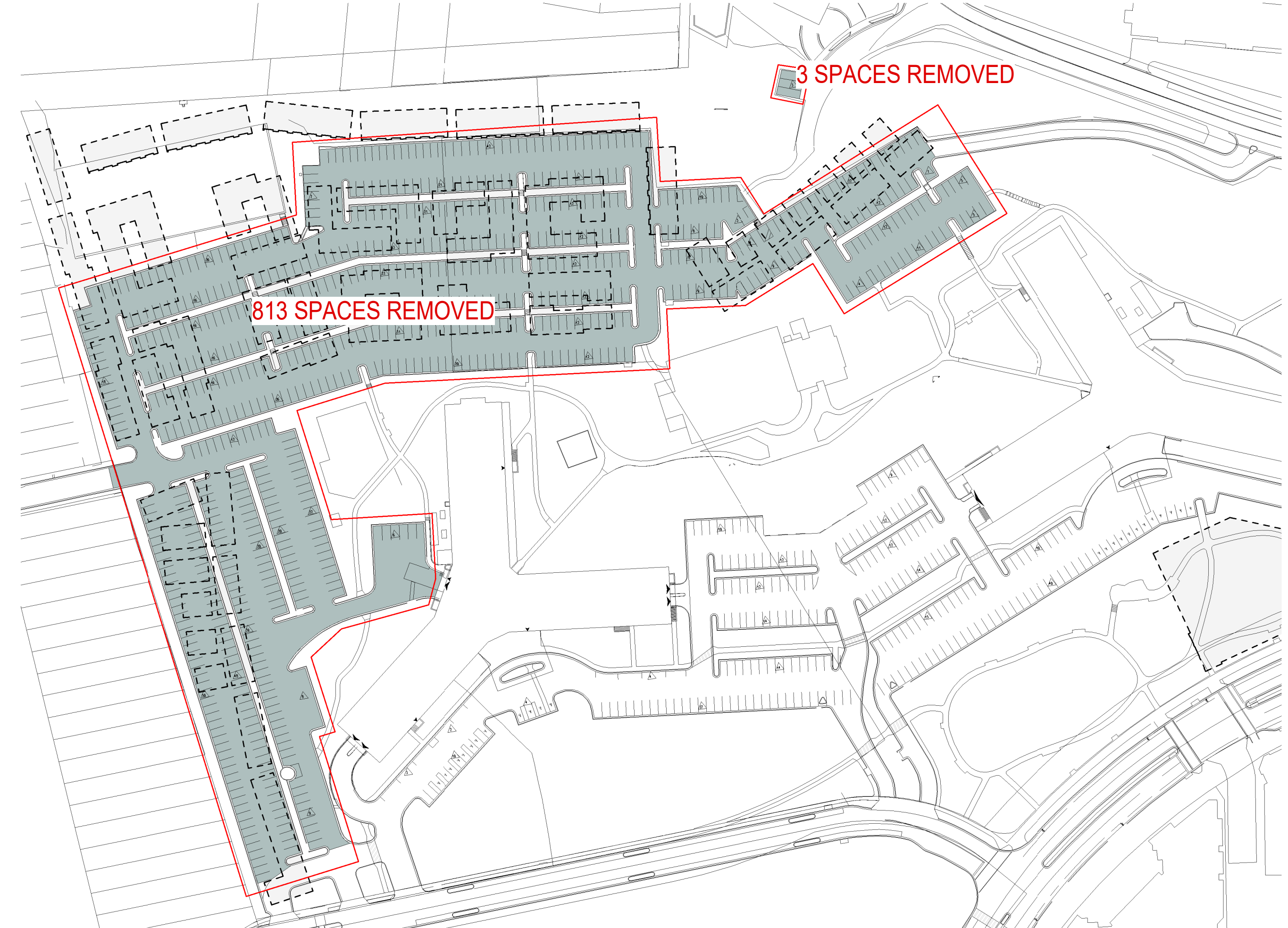
4.1 Submission



SURFACE PARKING



1 LANDBAY S PARKING DIAGRAM - EXISTING
1" = 100'-0"



2 LANDBAY S PARKING DIAGRAM - REMOVED
1" = 100'-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

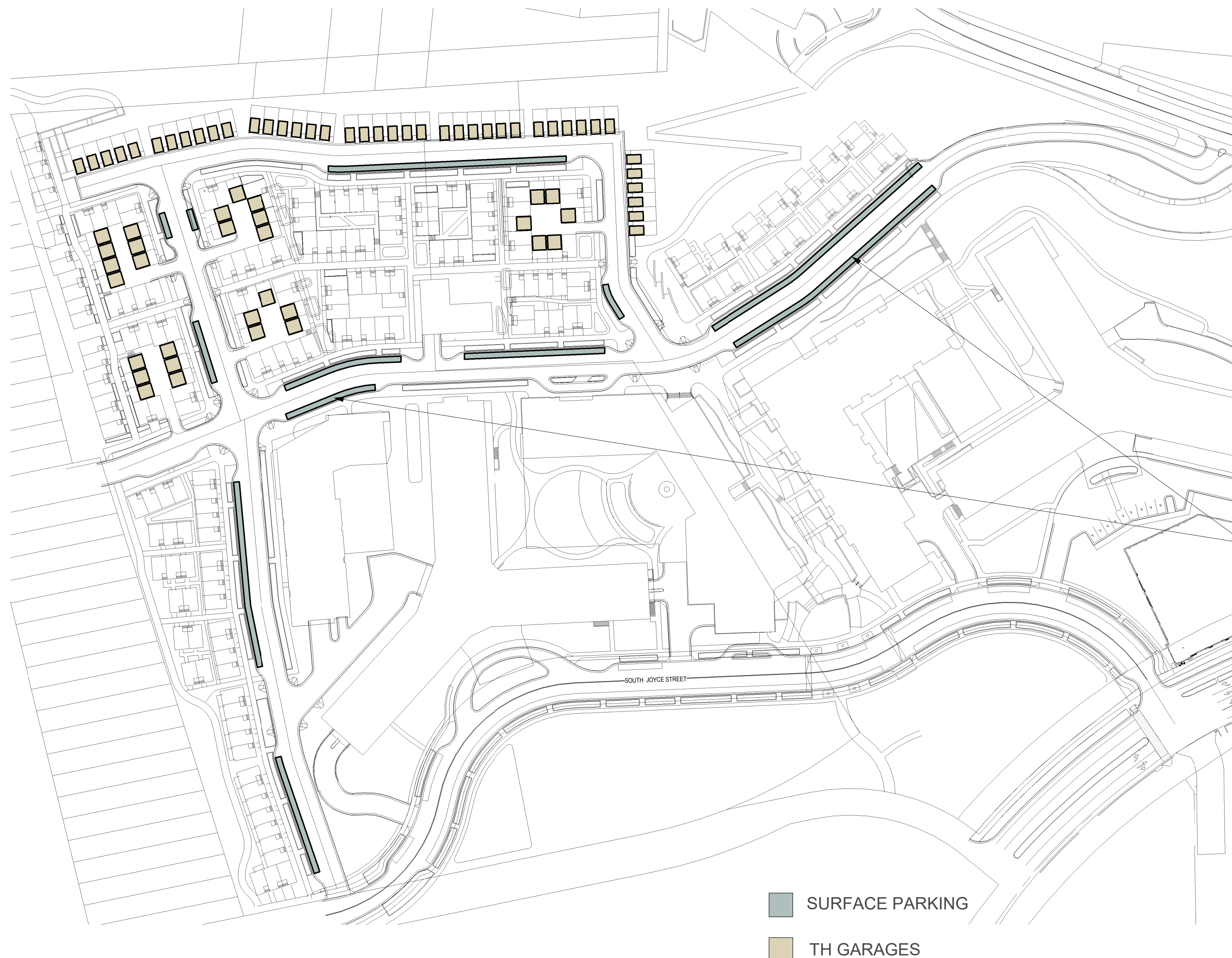
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

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



ON-STREET PARKING
16 SPACES
LOCATED IN LANDBAY C, ALLOCATED TO
TH MULTIFAMILY. SEE TABLE BELOW.

■ SURFACE PARKING
■ TH GARAGES

1 LANDBAY S - PARKING DIAGRAM - PROPOSED

1" = 80'-0" *ILLUSTRATIVE ONLY. SEE CIVIL SHEETS BY BOHLER FOR SITE PLAN AND SURFACE PARKING. SEE ARCHITECTURAL DRAWINGS FOR FLOOR PLANS.

PARKING REQUIRED

Use		Units/SF	Zoning Requirement ^c	Parking Required
Residential	New Townhomes Townhomes	265	2 per dwelling unit, and 1/5 additional parking spaces per dwelling unit for visitors	583
Total				583

^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.

PARKING PROVIDED

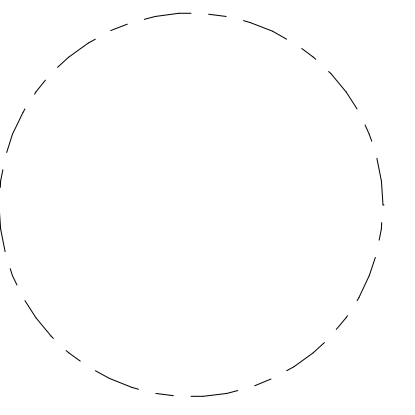
Use		Units/SF	Proposed Ratio	Proposed Spaces	Provided Location of Spaces	
Residential	New Townhome Multifamily	265	0.66 Spaces/Unit	162	101	Garage
					45	On-street
					16	On-street - Located in Landbay C, allocated to TH Multifamily
	TH Multifamily Visitor Parking		0.05 Spaces/Unit	14	14	On-street
Total				176		

Issue

NO.	DATE
0 1	5/10/2023

Revisions

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



**Proposed Parking
Tabulations -
Landbay S**

PRINCIPAL IN CHARGE

PROJECT ARCHITECT

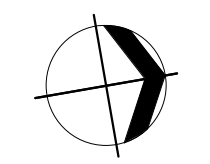
DRAWN

DATE 07.21.2023 APPROVED

SCALE: As indicated JOB NO.

DRAWING NO.

0G-05



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

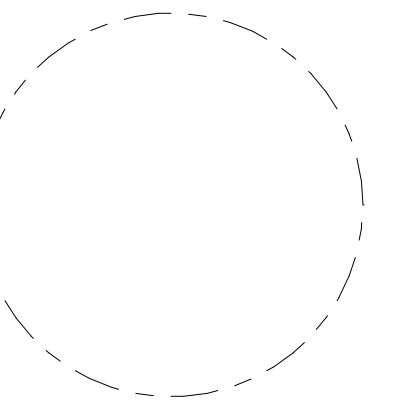
STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue

NO.	DATE
0 1	05/10/23

Revisions

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



Site Section

PRINCIPAL IN CHARGE

PROJECT ARCHITECT

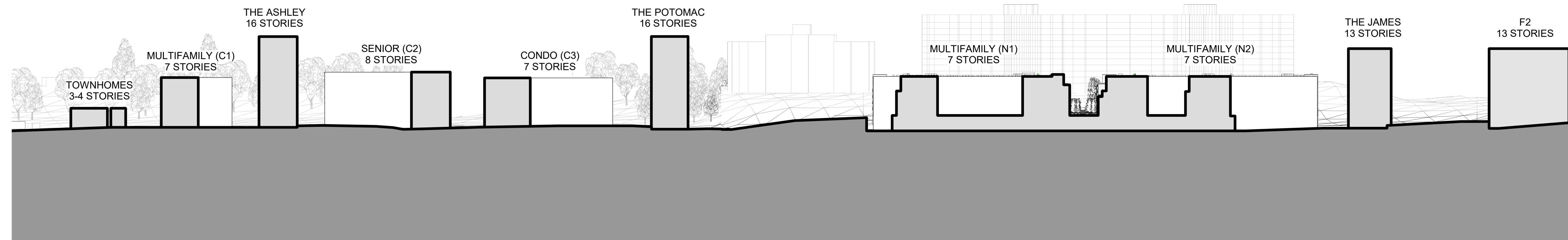
DRAWN

DATE 07.21.2023 APPROVED

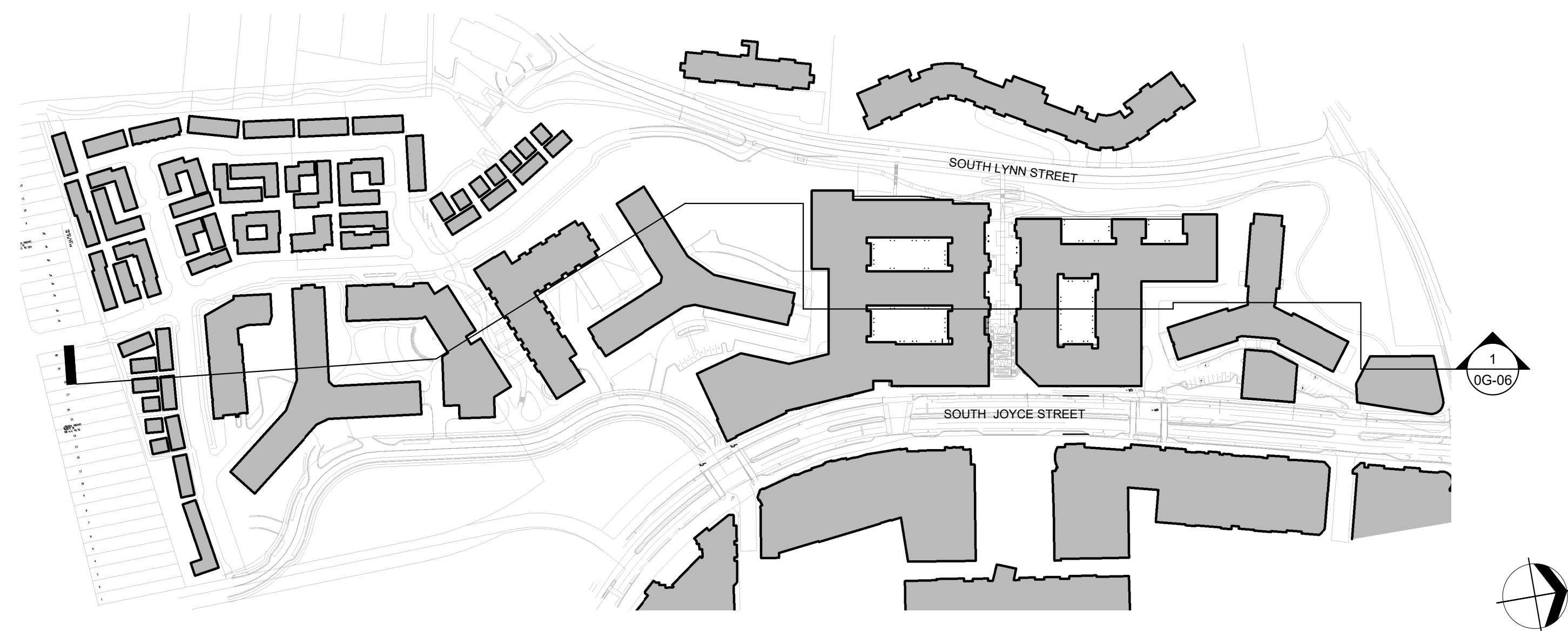
SCALE: As indicated JOB NO.

DRAWING NO.

0G-06



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



4.1 Submission



**RIVERHOUSE
NEIGHBORHOOD**

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

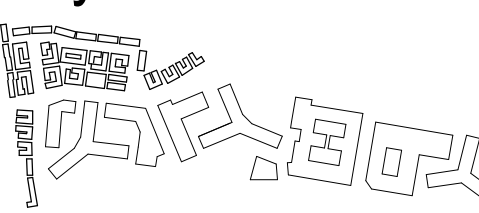
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

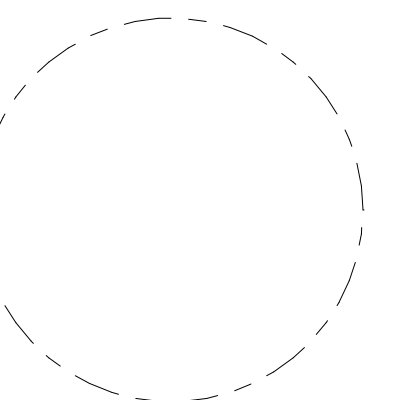


Issue

NO. DATE
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE



COVERSHEET

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE: JOB NO.
Project Number

DRAWING NO.

A.S-001

Sheet #	Sheet Name
A.S-001	COVERSHEET
A.S-101	SITE PLAN
A.S-102	SOLAR STUDIES
A.S-103	SITE PLAN - CLUSTERS
A.S-104	SITE PLAN - UNIT USE TYPES
A.S-301	SITE SECTIONS
A.S-401	TOWNHOME UNIT AREAS
A.S-402	DENSITY TABULATIONS
A.S-403	UNIT MATRIX
A.S-A101	CLUSTER A - PLANS
A.S-A201	CLUSTER A - ELEVATIONS
A.S-A202	CLUSTER A - RENDERED ELEVATIONS
A.S-A301	CLUSTER A - SECTIONS
A.S-B101	CLUSTER B - PLANS
A.S-B201	CLUSTER B - ELEVATIONS
A.S-B202	CLUSTER B - RENDERED ELEVATIONS
A.S-B301	CLUSTER B - SECTIONS
A.S-C101	CLUSTER C - PLANS
A.S-C201	CLUSTER C - ELEVATIONS
A.S-C202	CLUSTER C - RENDERED ELEVATIONS
A.S-C301	CLUSTER C - SECTIONS
A.S-D101	CLUSTER D - PLANS

Sheet #	Sheet Name
A.S-D201	CLUSTER D - ELEVATIONS
A.S-D202	CLUSTER D - RENDERED ELEVATIONS
A.S-D301	CLUSTER D - SECTIONS
A.S-E101	CLUSTER E - PLANS
A.S-E201	CLUSTER E - ELEVATIONS
A.S-E202	CLUSTER E - RENDERED ELEVATIONS
A.S-E301	CLUSTER E - SECTIONS
A.S-F101	CLUSTER F - PLANS
A.S-F201	CLUSTER F - ELEVATIONS
A.S-F202	CLUSTER F - ELEVATIONS
A.S-F203	CLUSTER F - RENDERED ELEVATIONS
A.S-F204	CLUSTER F - RENDERED ELEVATIONS
A.S-F301	CLUSTER F - SECTIONS
A.S-G101	CLUSTER G - PLANS
A.S-G201	CLUSTER G - ELEVATIONS
A.S-G202	CLUSTER G - ELEVATIONS
A.S-G203	CLUSTER G - RENDERED ELEVATIONS
A.S-G204	CLUSTER G - RENDERED ELEVATIONS
A.S-G301	CLUSTER G - SECTIONS
A.S-H101	CLUSTER H - PLANS
A.S-H201	CLUSTER H - ELEVATIONS
A.S-H202	CLUSTER H - RENDERED ELEVATIONS
A.S-H301	CLUSTER H - SECTIONS
A.S-I101	CLUSTER I - PLANS

Sheet #	Sheet Name
A.S-I201	CLUSTER I - ELEVATIONS
A.S-I202	CLUSTER I - RENDERED ELEVATIONS
A.S-I301	CLUSTER I - SECTIONS
A.S-J101	CLUSTER J - PLANS
A.S-J201	CLUSTER J - ELEVATIONS
A.S-J202	CLUSTER J - RENDERED ELEVATIONS
A.S-J301	CLUSTER J - SECTIONS
A.S-K101	CLUSTER K - PLANS
A.S-K201	CLUSTER K - ELEVATIONS
A.S-K202	CLUSTER K - RENDERED ELEVATIONS
A.S-K301	CLUSTER K - SECTIONS
A.S-L101	CLUSTER L - AMENITY - PLANS
A.S-L201	CLUSTER L - AMENITY - ELEVATIONS
A.S-L202	CLUSTER L - AMENITY - RENDERED ELEVATIONS
A.S-L301	CLUSTER L - SECTIONS
A.S-M101	CLUSTER M - PLANS
A.S-M201	CLUSTER M - ELEVATIONS
A.S-M202	CLUSTER M - RENDERED ELEVATIONS
A.S-M301	CLUSTER M - SECTIONS
A.S-N101	CLUSTER N - PLANS
A.S-N201	CLUSTER N - ELEVATIONS
A.S-N202	CLUSTER N - RENDERED ELEVATIONS
A.S-N301	CLUSTER N - SECTIONS

Sheet #	Sheet Name
A.S-O201	CLUSTER O - ELEVATIONS
A.S-O202	CLUSTER O - RENDERED ELEVATIONS
A.S-O301	CLUSTER O - SECTIONS
A.S-P101	CLUSTER P - PLANS
A.S-P201	CLUSTER P - ELEVATIONS
A.S-P202	CLUSTER P - RENDERED ELEVATIONS
A.S-P301	CLUSTER P - SECTIONS
A.S-Q101	CLUSTER Q - PLANS
A.S-Q201	CLUSTER Q - ELEVATIONS
A.S-Q202	CLUSTER Q - RENDERED ELEVATIONS
A.S-Q301	CLUSTER Q - SECTIONS
A.S-R101	CLUSTER R - PLANS
A.S-R201	CLUSTER R - ELEVATIONS
A.S-R202	CLUSTER R - RENDERED ELEVATIONS
A.S-R301	CLUSTER R - SECTIONS
A.S-S101	CLUSTER S - PLANS
A.S-S201	CLUSTER S - ELEVATIONS
A.S-S202	CLUSTER S - RENDERED ELEVATIONS
A.S-S301	CLUSTER S - SECTIONS
A.S-T101	CLUSTER T - PLANS
A.S-T201	CLUSTER T - ELEVATIONS
A.S-T202	CLUSTER T - RENDERED ELEVATIONS
A.S-T301	CLUSTER T - SECTIONS
A.S-U101	CLUSTER U - PLANS

Sheet #	Sheet Name
A.S-U201	CLUSTER U - ELEVATIONS
A.S-U202	CLUSTER U - RENDERED ELEVATIONS
A.S-U301	CLUSTER U - SECTIONS
A.S-V101	CLUSTER V - PLANS
A.S-V201	CLUSTER V - ELEVATIONS
A.S-V202	CLUSTER V - RENDERED ELEVATIONS
A.S-V301	CLUSTER V - SECTIONS
A.S-W101	CLUSTER W - PLANS
A.S-W201	CLUSTER W - ELEVATIONS
A.S-W202	CLUSTER W - RENDERED ELEVATIONS
A.S-W301	CLUSTER W - SECTIONS
A.S-X101	CLUSTER X - PLANS
A.S-X201	CLUSTER X - ELEVATIONS
A.S-X202	CLUSTER X - RENDERED ELEVATIONS
A.S-X301	CLUSTER X - SECTIONS

Grand total: 108

**RIVERHOUSE
NEIGHBORHOOD**

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

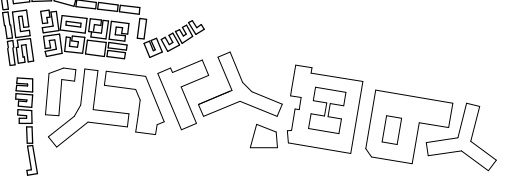
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

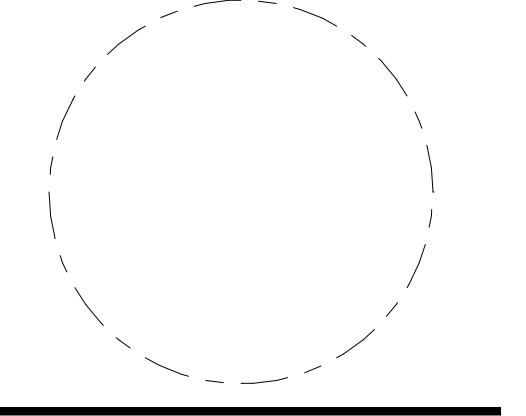


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



SITE PLAN

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.

A.S-101

4.1 Submission



SITE PLAN
1" = 50'-0"

7/20/2023 9:10:38 PM

**RIVERHOUSE
NEIGHBORHOOD**

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

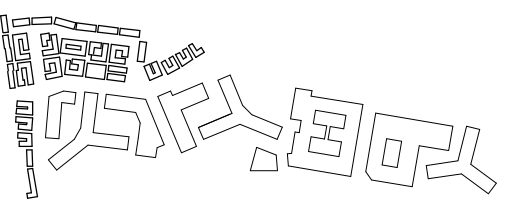
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

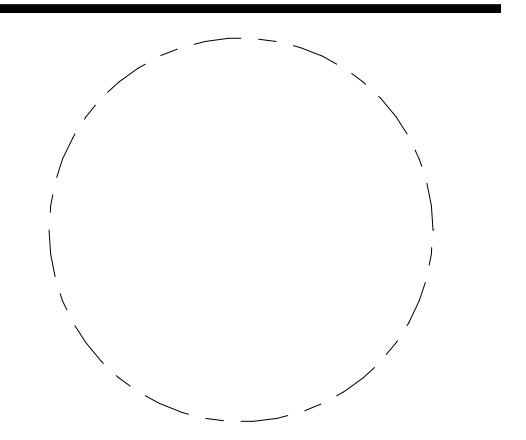


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



SOLAR STUDIES

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.
A.S-102

4.1 Submission



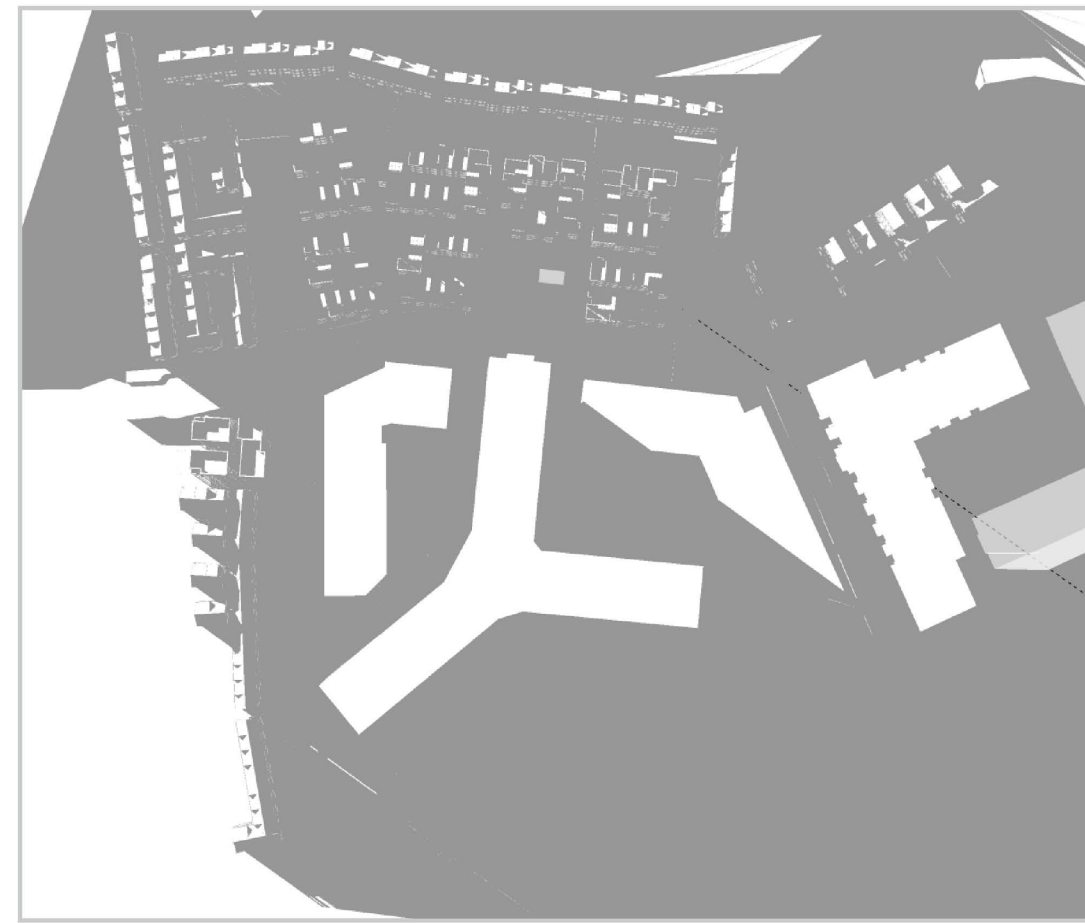
MARCH 21ST - 11AM



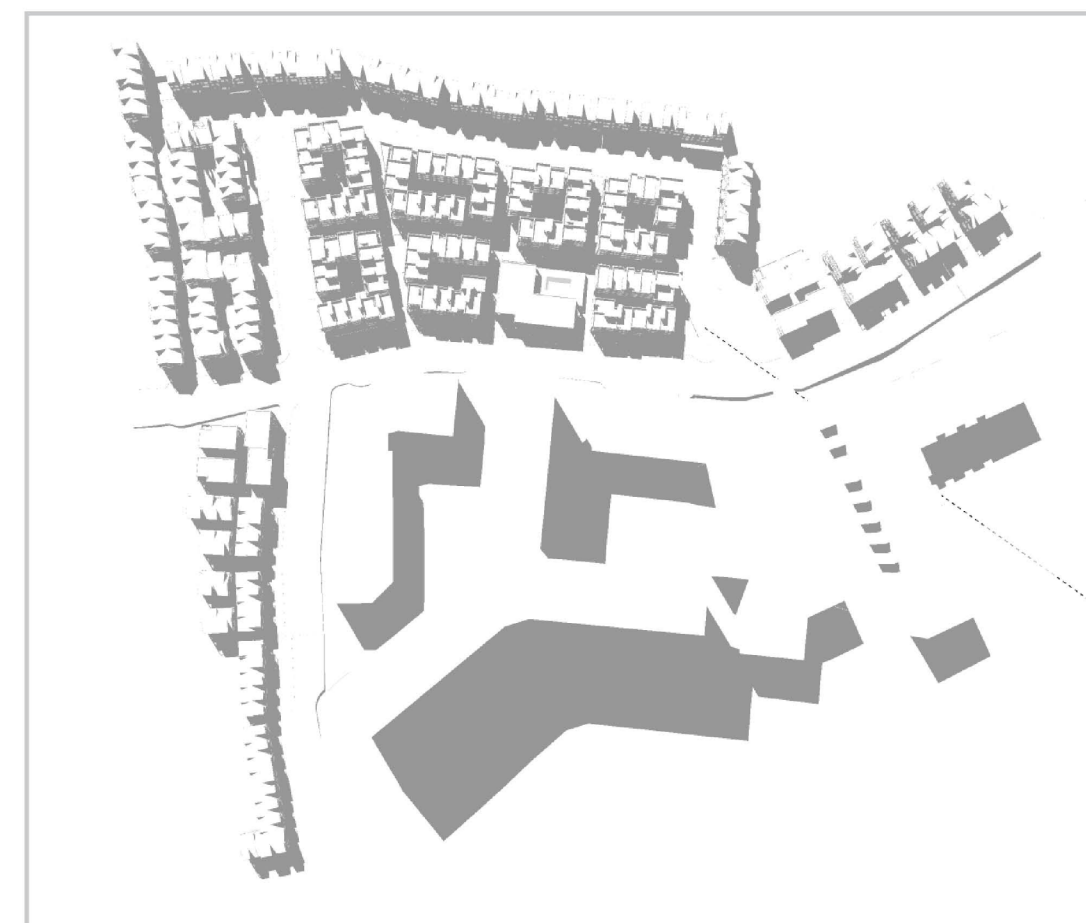
JUNE 21ST - 11AM



SEPTEMBER 21ST - 11 AM



DECEMBER 21ST - 11AM



MARCH 21ST - 2PM



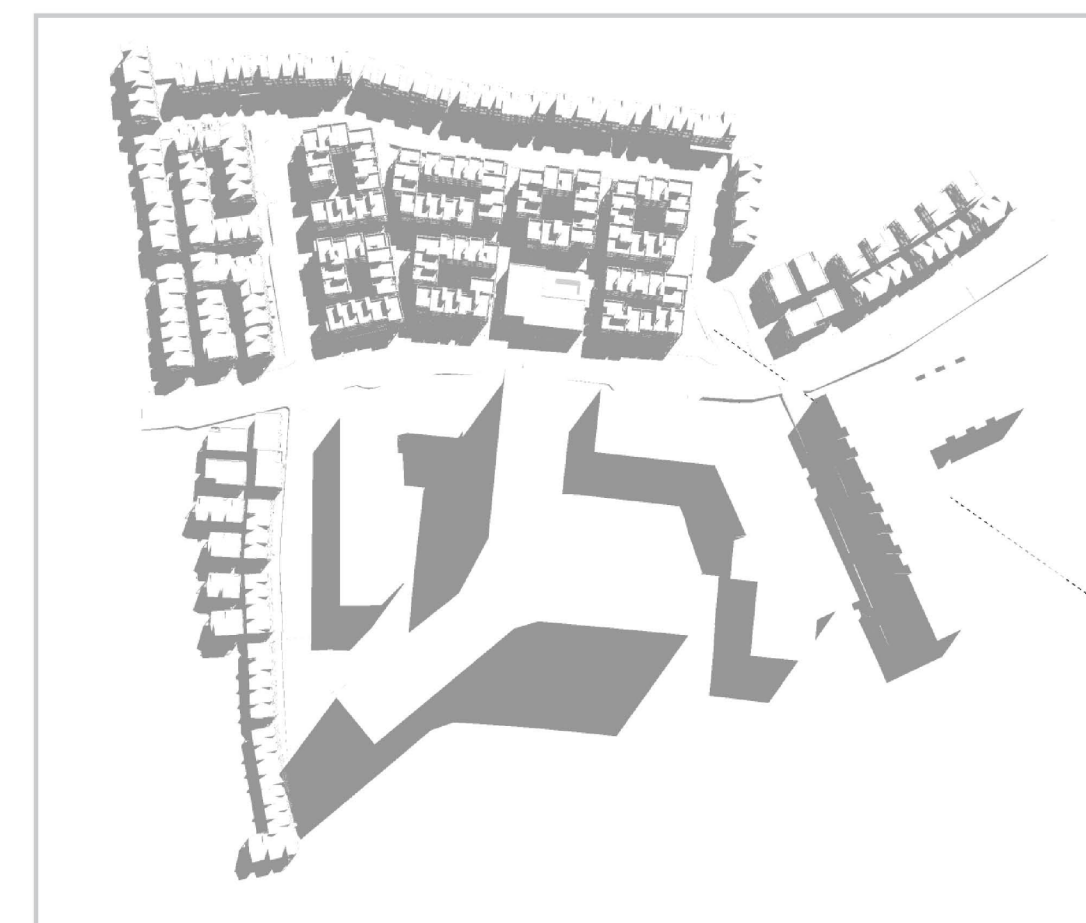
JUNE 21ST - 2PM



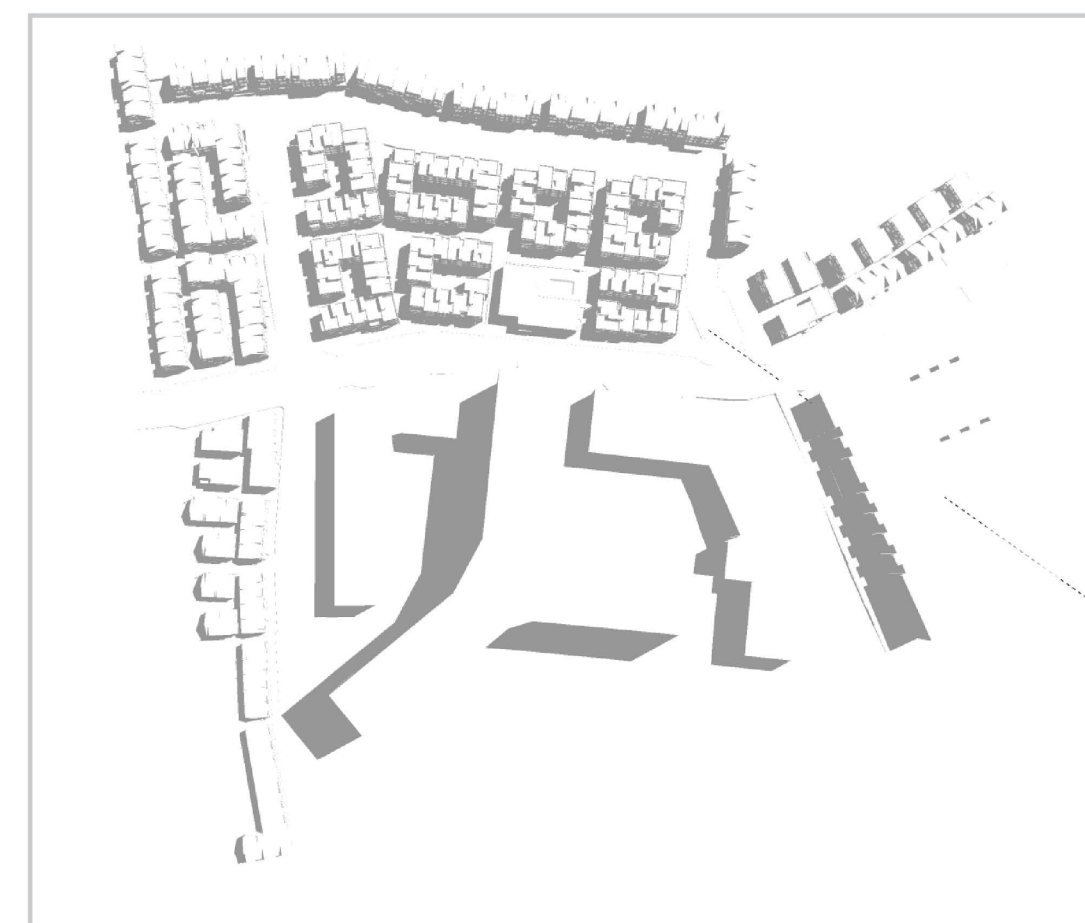
SEPTEMBER 21ST - 2PM



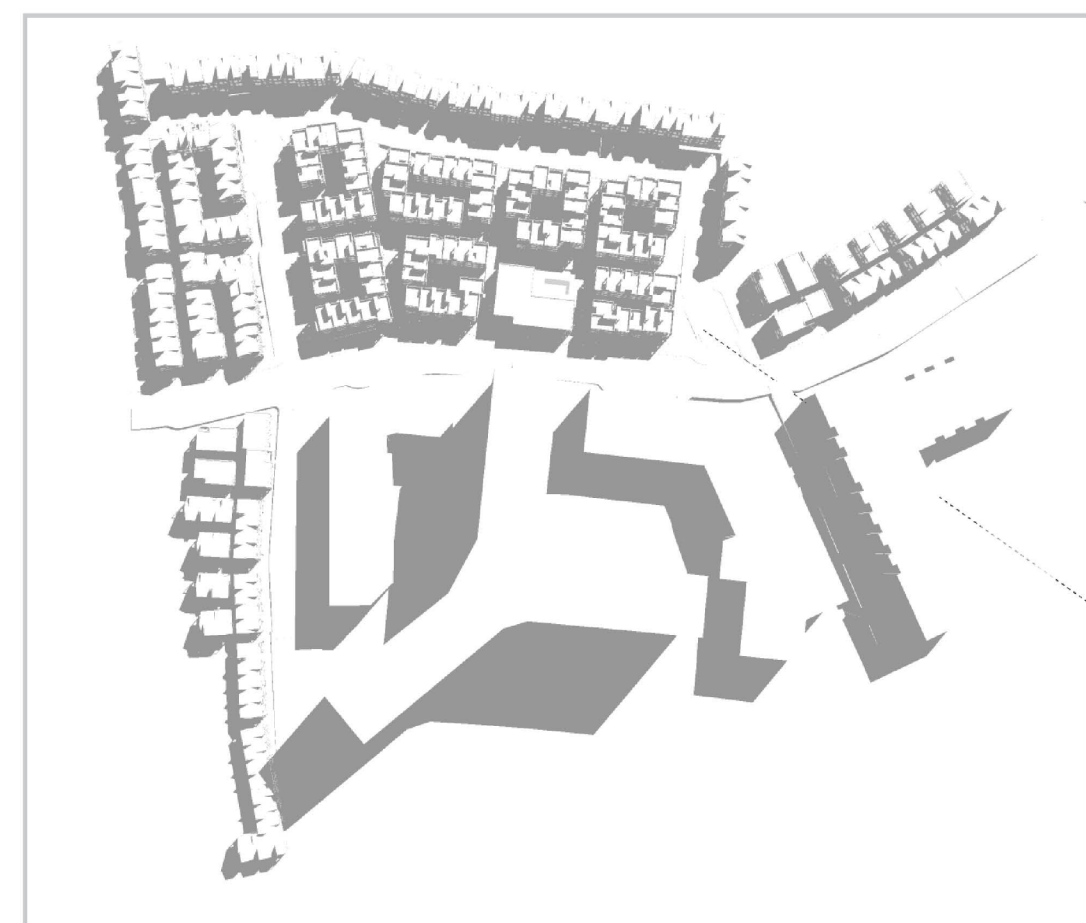
DECEMBER 21ST - 2PM



MARCH 21ST - 5PM



JUNE 21ST - 5PM



SEPTEMBER 21ST - 5PM



DECEMBER 21ST - 5PM

LYNN ST



SITE PLAN - CLUSTERS
1" = 50'-0"

7/20/2023 9:10:48 PM

HYBRID
architecture

1205 EAST PIKE STREET #2D
SEATTLE, WA 98122
206.267.9277
www.HybridARC.com

**RIVERHOUSE
NEIGHBORHOOD**

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

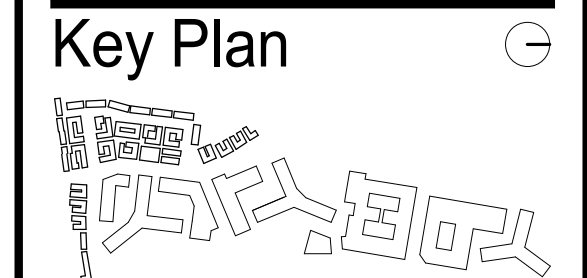
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

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

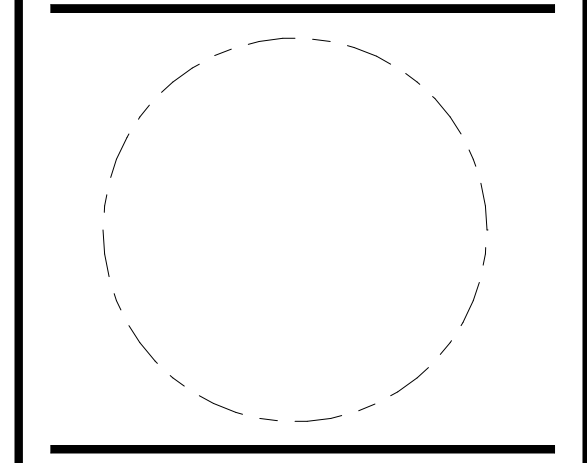


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**SITE PLAN -
CLUSTERS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.

4.1 Submission

A.S-103

**RIVERHOUSE
NEIGHBORHOOD**

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

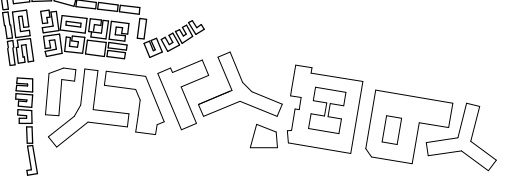
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

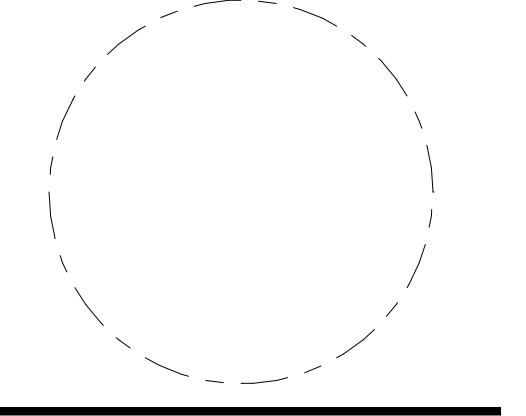


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**SITE PLAN - UNIT
USE TYPES**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
1" = 50'-0"

JOB NO.
Project Number

DRAWING NO.
A.S-104

4.1 Submission



UNIT USE LEGEND

- STACKED FLAT - SINGLE STORY UNIT
- TOWNHOUSE - 2 BED
- TOWNHOUSE - 2 BED + BASEMENT
- TOWNHOUSE - 3 BED
- TOWNHOUSE - 3 BED + BASEMENT
- TOWNHOUSE - 3 BED OVER 2 PARKING
- TOWNHOUSE - 3 BED OVER GARAGE

SITE PLAN - UNIT USE TYPES

1" = 50'-0"

**RIVERHOUSE
NEIGHBORHOOD**

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

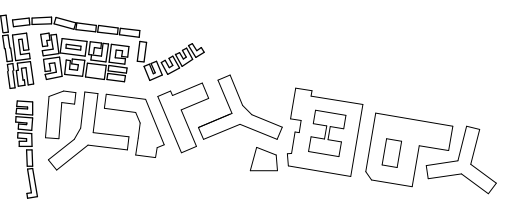
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

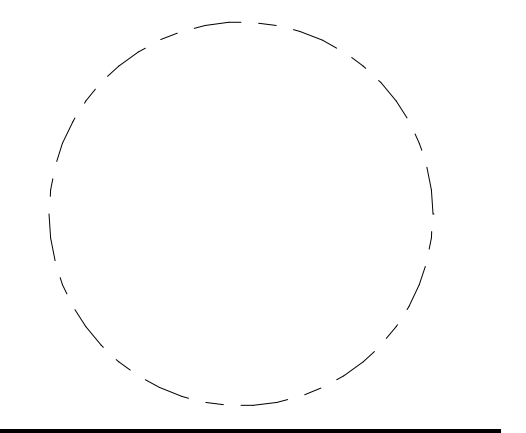


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



SITE SECTIONS

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

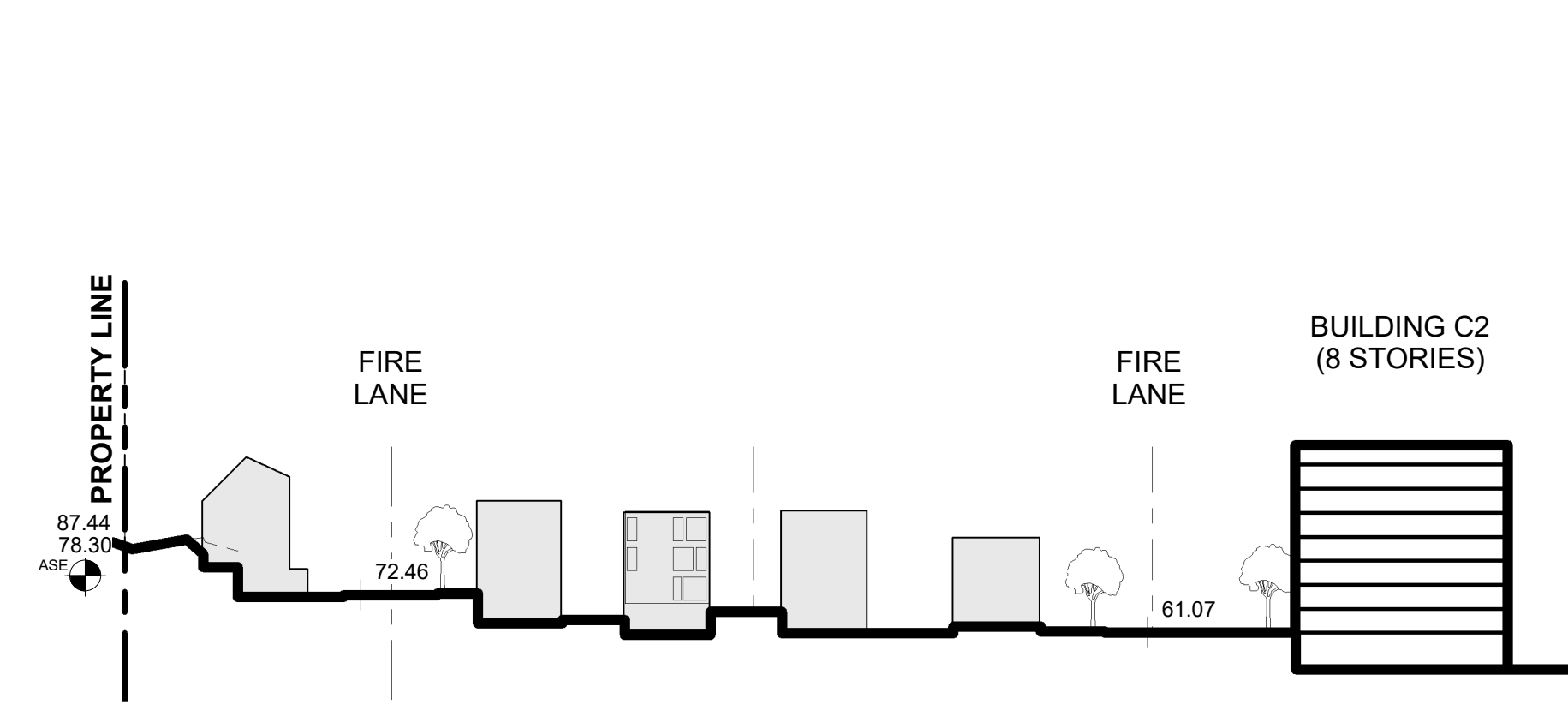
DATE
01/10/23

SCALE: As indicated	JOB NO. Project Number
------------------------	---------------------------

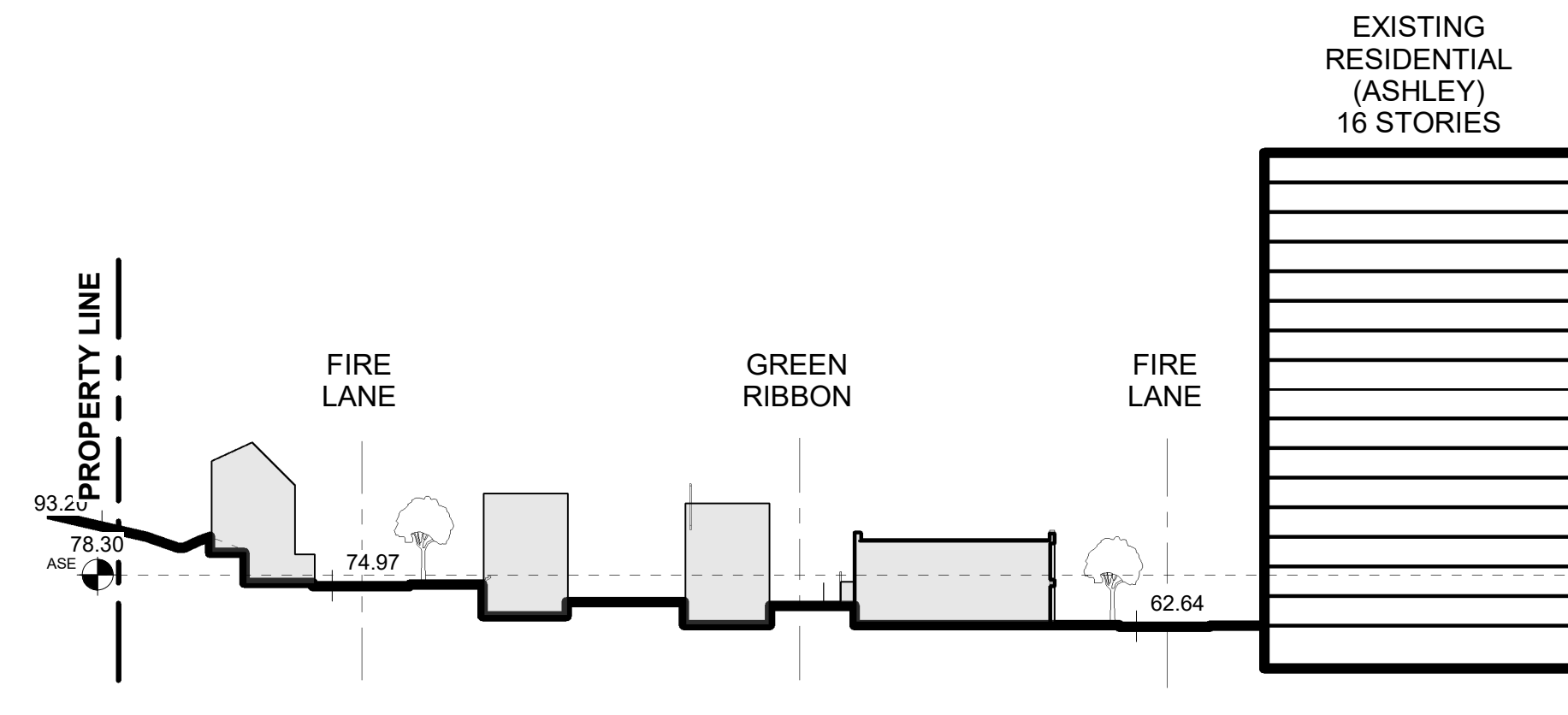
DRAWING NO.

A.S-301

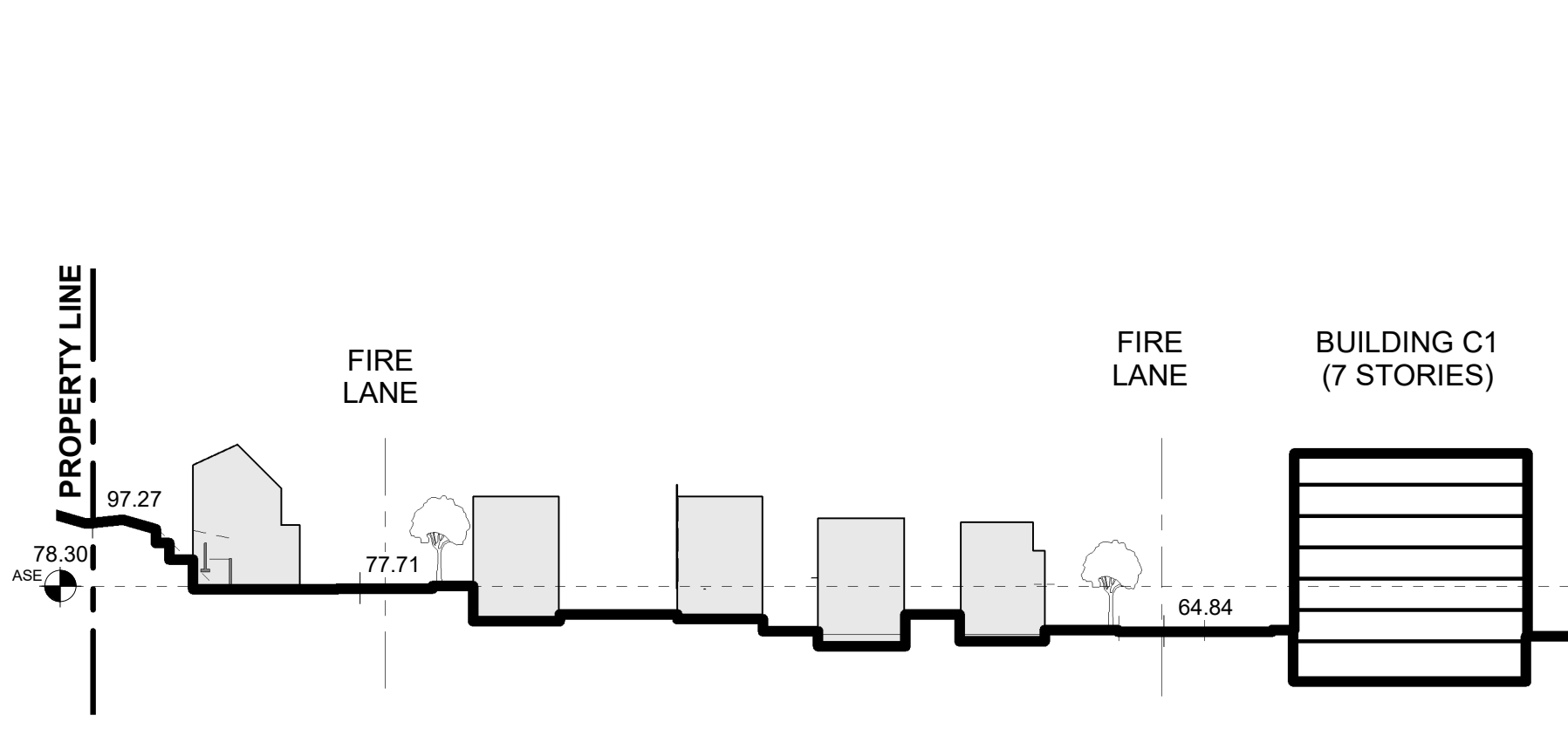
4.1 Submission



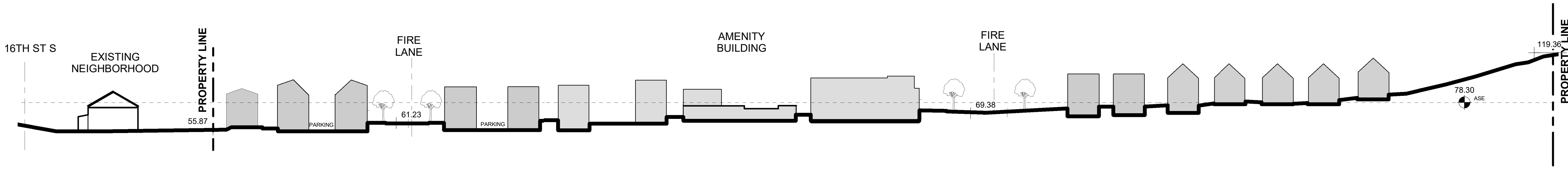
D | SITE SECTION D
1" = 50'-0"



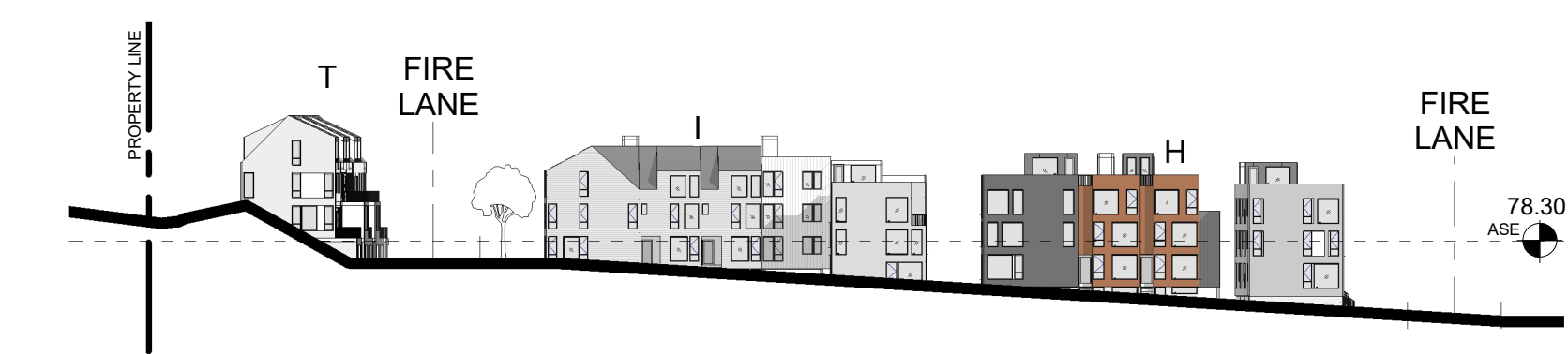
C | SITE SECTION C
1" = 50'-0"



B | SITE SECTION B
1" = 50'-0"



A | SITE SECTION A
1" = 50'-0"



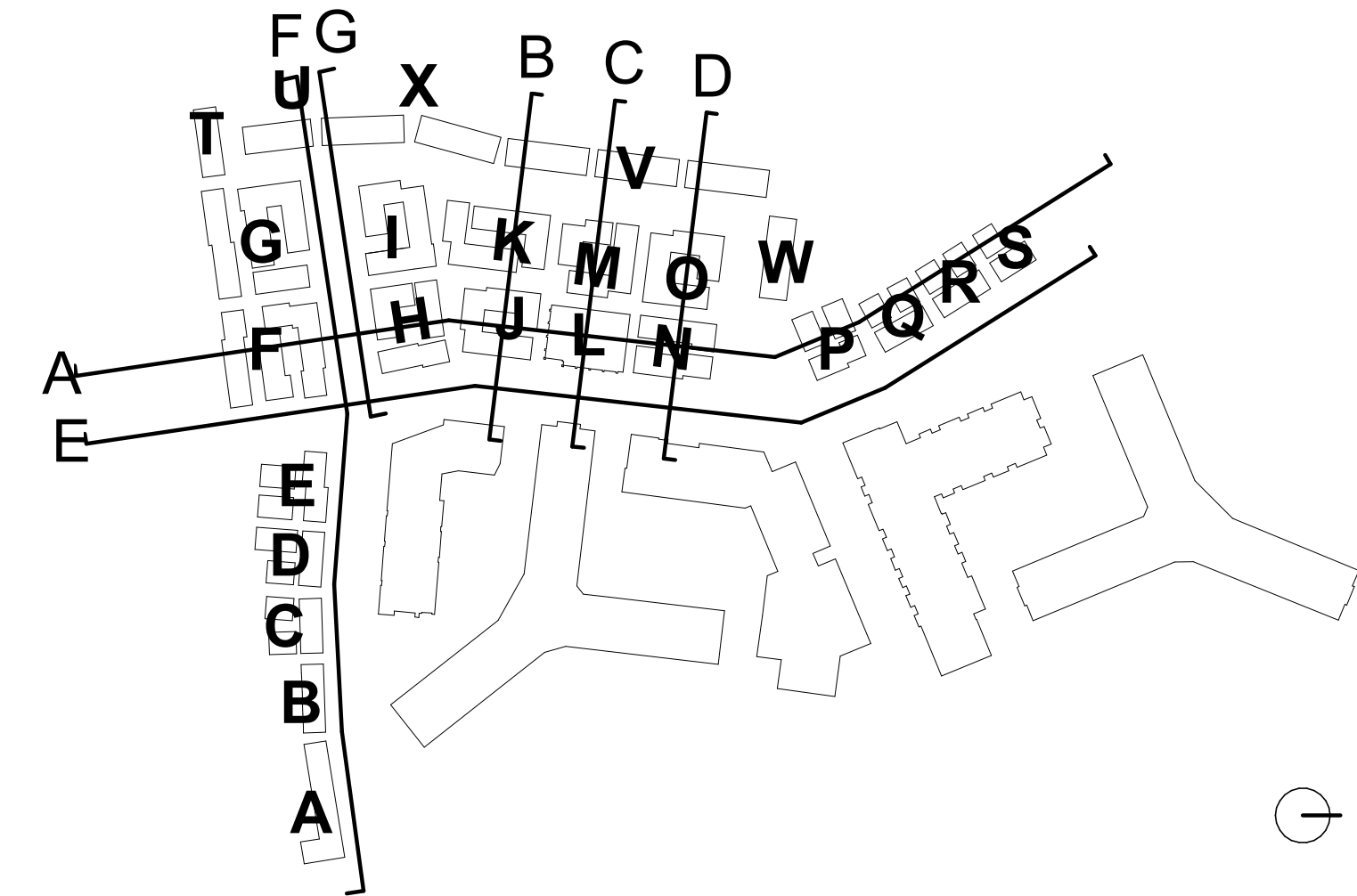
G | SITE SECTION G
1" = 50'-0"



F | SITE SECTION F
1" = 50'-0"



E | SITE SECTION E
1" = 50'-0"



TYPICAL TOWNHOUSE

HALF DECK (FLAT ROOF) OR GABLE ROOF

FULL DECK (FLAT ROOF)

NOTCH (FLAT ROOF)

TOWNHOUSE - 3 BED OVER 2 PARKING

CARRIAGE HOUSE (FLAT ROOF)

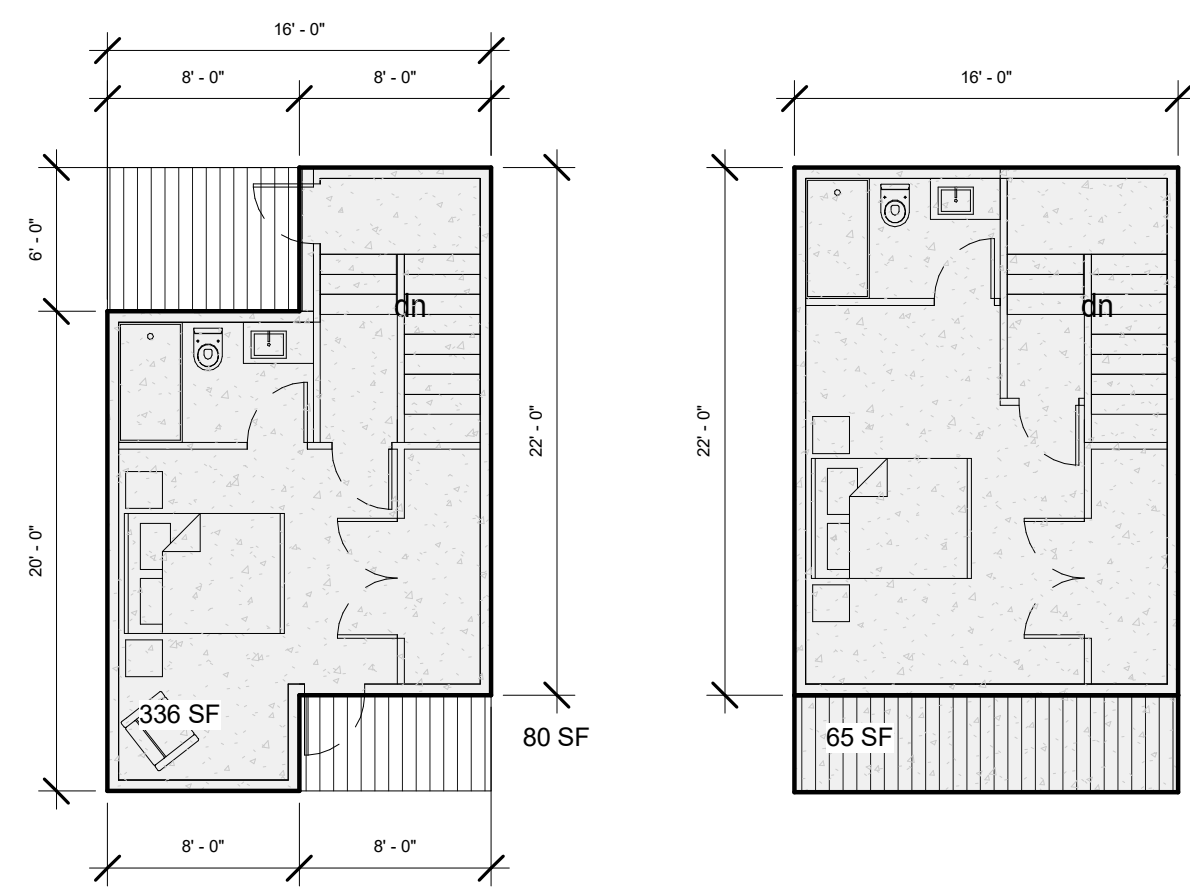
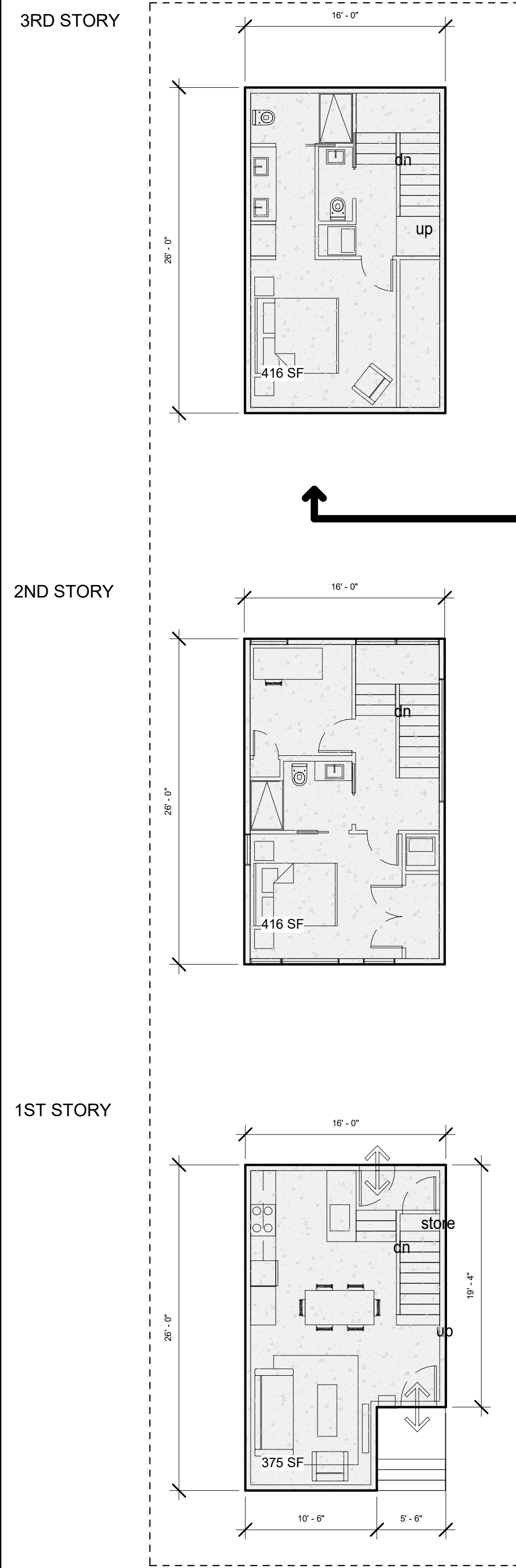
CARRIAGE HOUSE (GABLE ROOF)

TOWNHOUSE - 3 BED OVER GARAGE

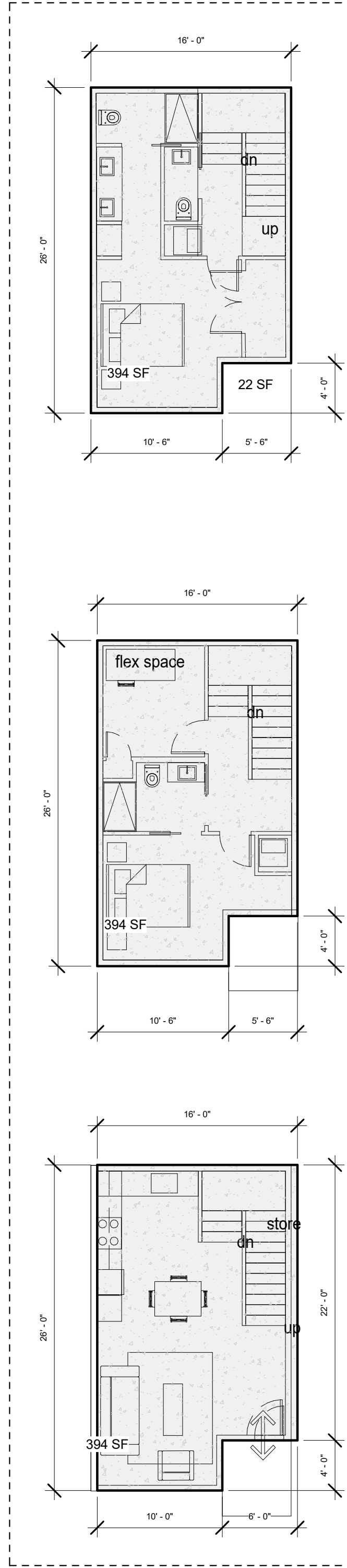
HILL HOUSE (GABLE ROOF)

HILL HOUSE - ALTERNATE (GABLE ROOF)

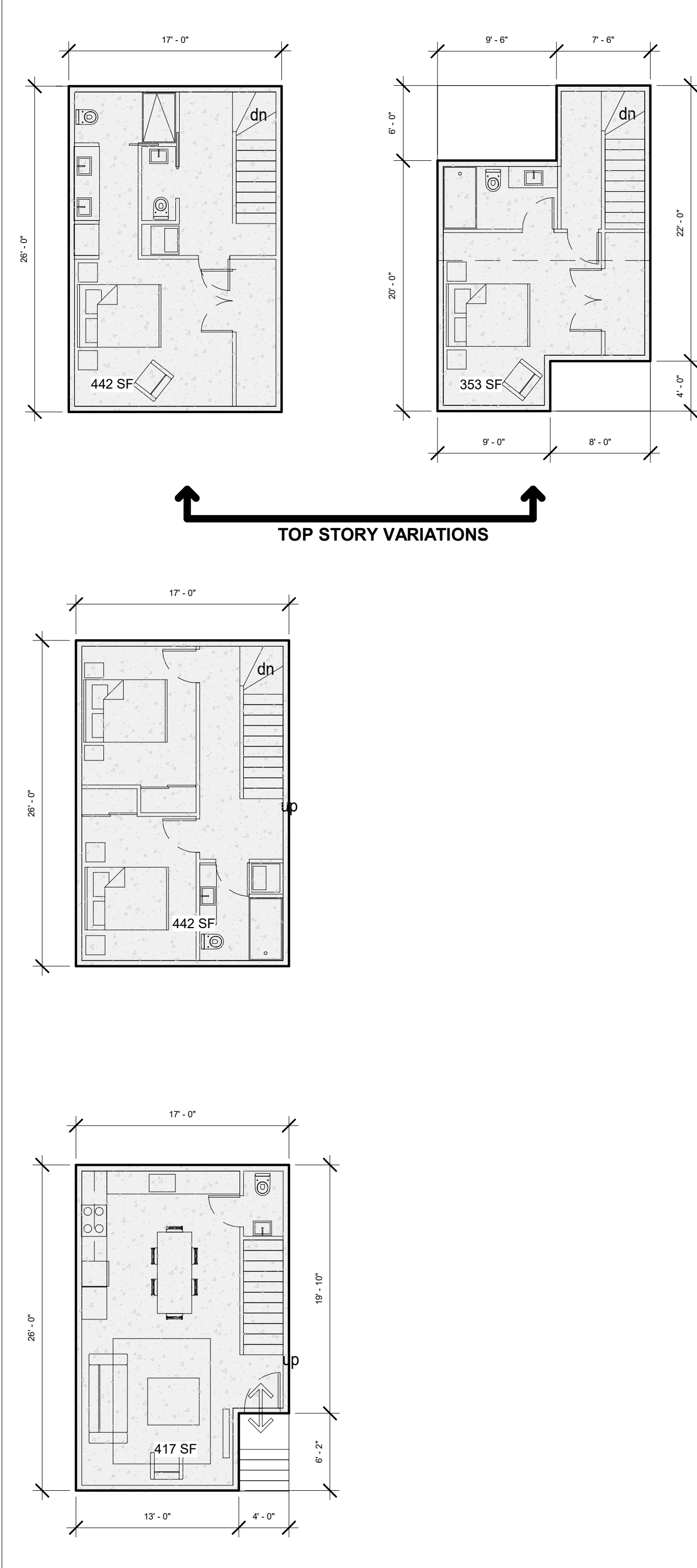
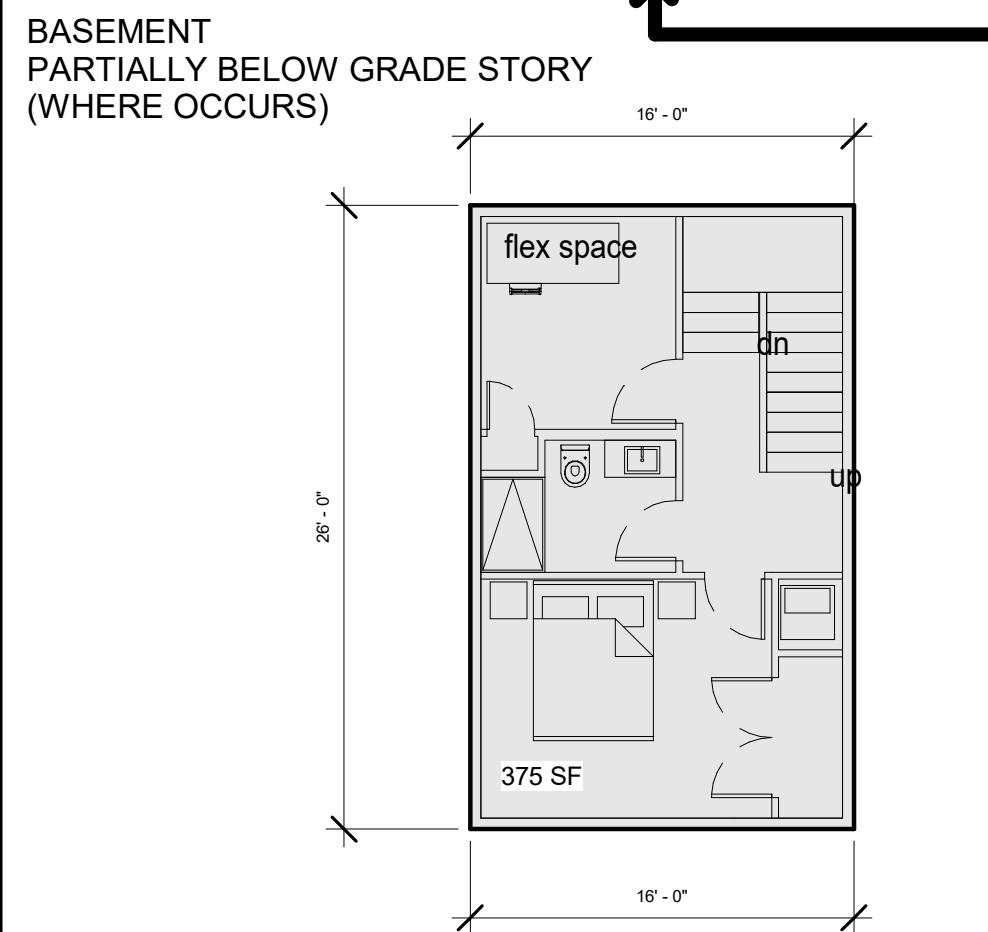
3 STORIES	1,207 SF	1,127 SF	1,133 SF	1,182 SF	1,212 SF	1,165 SF	1,225 SF
4 STORIES	1,582 SF	1,502 SF	1,518 SF	1,557 SF	NA	NA	NA



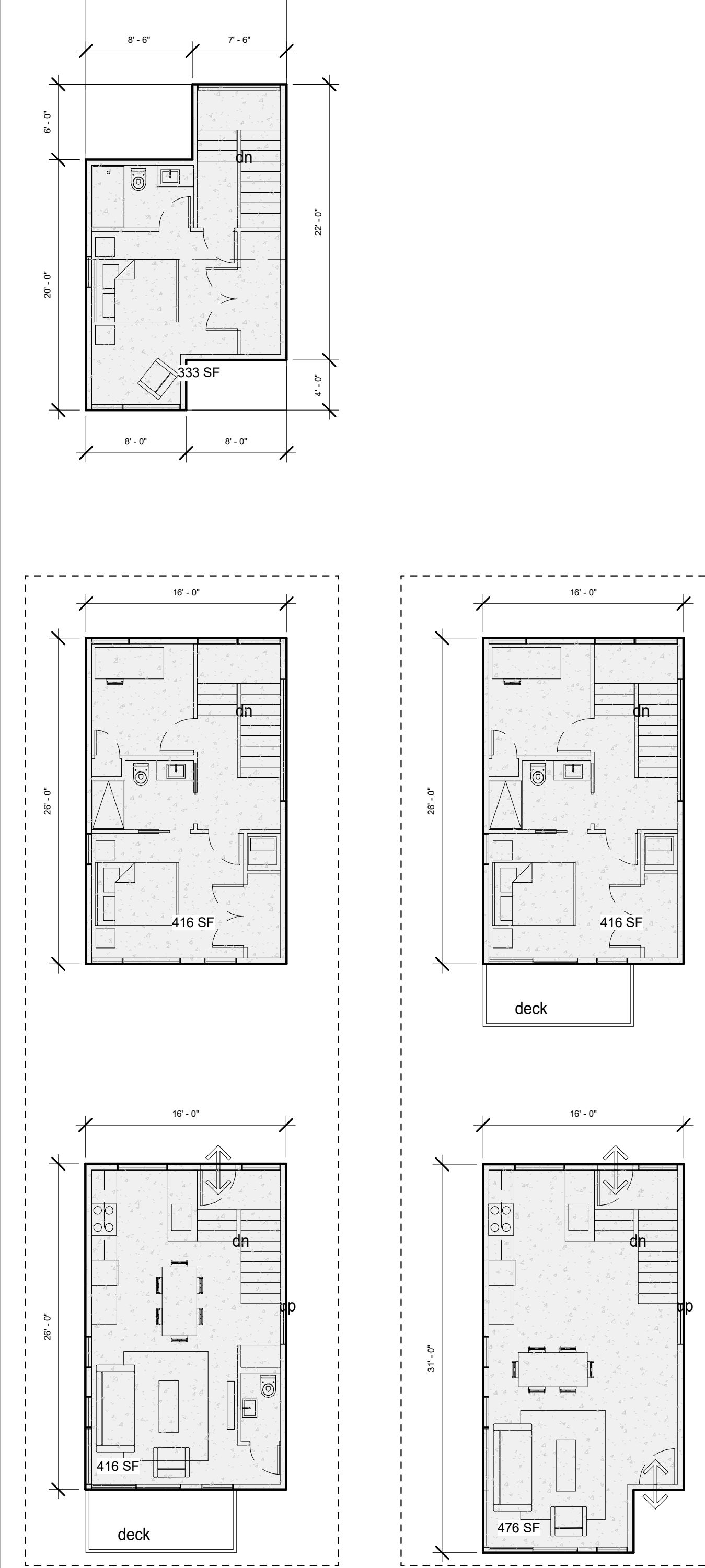
TOP STORY VARIATIONS



NOTCH VARIATION OCCURS AT LEVELS 1-3



TOP STORY VARIATIONS



1ST AND 2ND FLOOR VARIATION

NOTE - INTERIOR LAYOUTS ARE REPRESENTATIVE FOR AREA CALCULATIONS. SEE CLUSTER PLANS FOR INDIVIDUAL UNIT INTERIOR LAYOUTS.

RIVERHOUSE NEIGHBORHOOD

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

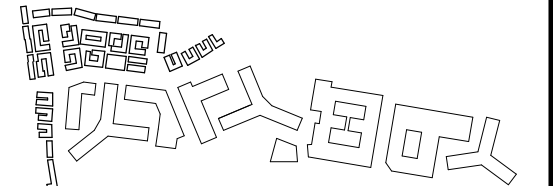
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

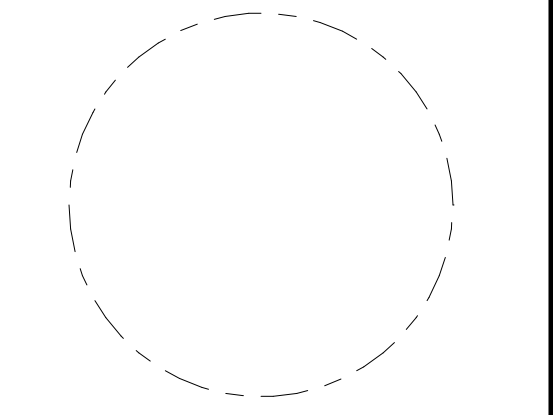


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



TOWNHOME UNIT AREAS

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

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

JOB NO.
Project Number

DRAWING NO.

A.S-401

4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

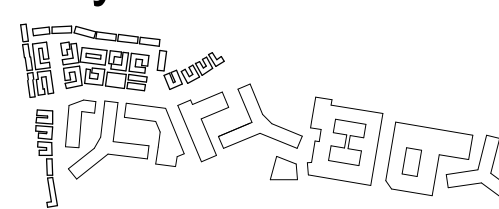
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

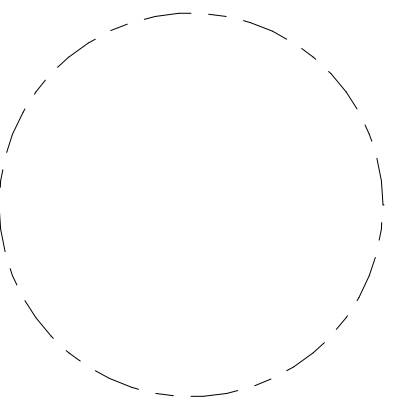


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

NO.	DATE
1 Post 4.1 Submission	Date 1



**DENSITY
TABULATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE: JOB NO.
Project Number

DRAWING NO.

A.S-402

MULTIFAMILY DENSITY TABULATIONS - CLUSTER...				
USE	CLUSTER	UNITS	TOTAL GFA	GARAGE PARKING
Amenity	CLUSTER L	0	8,835 SF	0
Amenity: 1		0	8,835 SF	0
Unit	CLUSTER A	10	15,631 SF	0
Unit	CLUSTER B	5	7,510 SF	0
Unit	CLUSTER C	8	10,516 SF	0
Unit	CLUSTER D	9	11,643 SF	0
Unit	CLUSTER E	12	12,636 SF	0
Unit	CLUSTER F	21	26,136 SF	12
Unit	CLUSTER G	24	30,210 SF	14
Unit	CLUSTER H	14	20,141 SF	10
Unit	CLUSTER I	14	19,355 SF	12
Unit	CLUSTER J	13	20,203 SF	0
Unit	CLUSTER K	16	21,439 SF	0
Unit	CLUSTER M	13	16,006 SF	0
Unit	CLUSTER N	12	18,516 SF	0
Unit	CLUSTER O	13	17,533 SF	12
Unit	CLUSTER P	14	12,970 SF	0
Unit	CLUSTER Q	8	12,016 SF	0
Unit	CLUSTER R	8	12,016 SF	0
Unit	CLUSTER S	5	7,510 SF	0
Unit	CLUSTER T	5	5,150 SF	0
Unit	CLUSTER U	5	5,870 SF	5
Unit	CLUSTER V	18	21,060 SF	18
Unit	CLUSTER W	6	7,020 SF	6
Unit	CLUSTER X	12	14,040 SF	12
Unit: 265		265	345,127 SF	101
Landbay S Total		265	353,962 SF	101

TOTAL PDSP EXISTING AND NEW DENSITY: 3,554 DWELLING UNITS AT 97.1 DU/ACRE	
LANDBAY S NEW DEVELOPMENT (TH MULTIFAMILY)	265 UNITS
LANDBAY S EXISTING	0 UNITS
TOTAL UNITS ALLOCATED TO LANDBAY S	265 UNITS

MULTIFAMILY TOWNHOUSE PARKING TABULATIONS	
LOCATION	PARKING SPACES
TOWNHOUSE GARAGE PARKING	101
ON-STREET PARKING	59
ON-STREET PARKING IN LANDBAY C ALLOCATED TO TH MULTIFAMILY	16
TOTAL PARKING	176
PARKING RATIO	0.6

VISITOR PARKING	
LOCATION	PARKING SPACES
ASSIGNED PARKING	162
VISITOR PARKING	14
TOTAL PARKING	176
VISITOR PARKING RATIO	0.05

BICYCLE PARKING	
TYPE	PARKING SPACES
Res. - 1 space per 2.5 units Class I Arlco Bicycle Parking Standards	106
Res. Visitor - 1 space per 50 units Class II or III Arlco Bicycle Parking Standards	6
TOTAL BICYCLE SPACES	112
BICYCLE PARKING RATIO	0.42

MULTIFAMILY DENSITY TABULATIONS - UNIT TYPE SUMMARY					
Name	UNITS	GFA PER UNIT (VARIES)	BED	BATH	PARKING
STACKED FLAT - SINGLE STORY UNIT	26	610 SF ... 1053 SF	1 ... 3	1 ... 2	0
TOWNHOUSE - 2 BED	28	1030 SF	2	2 ... 2.5	0
TOWNHOUSE - 2 BED + BASEMENT	12	1502 SF ... 1582 SF	3	3	0
TOWNHOUSE - 3 BED	17	1127 SF ... 1207 SF	3	2.5	0
TOWNHOUSE - 3 BED + BASEMENT	111	1458 SF ... 1582 SF	4	3	0
TOWNHOUSE - 3 BED OVER 2 PARKING	30	1072 SF ... 1446 SF	3	2.5	2
TOWNHOUSE - 3 BED OVER GARAGE	41	1150 SF ... 1210 SF	3	2.5	1
Landbay S Total: 265	265				

4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

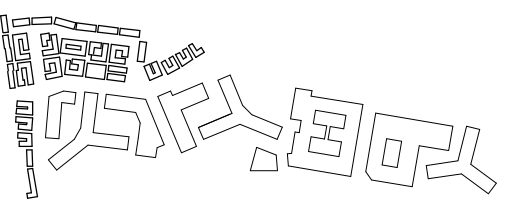
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

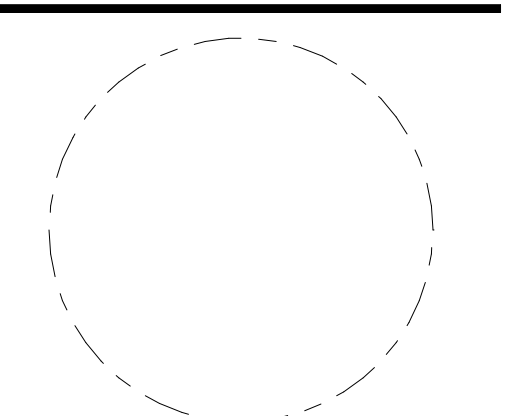


Issue

NO. DATE
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE



**CLUSTER A -
PLANS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

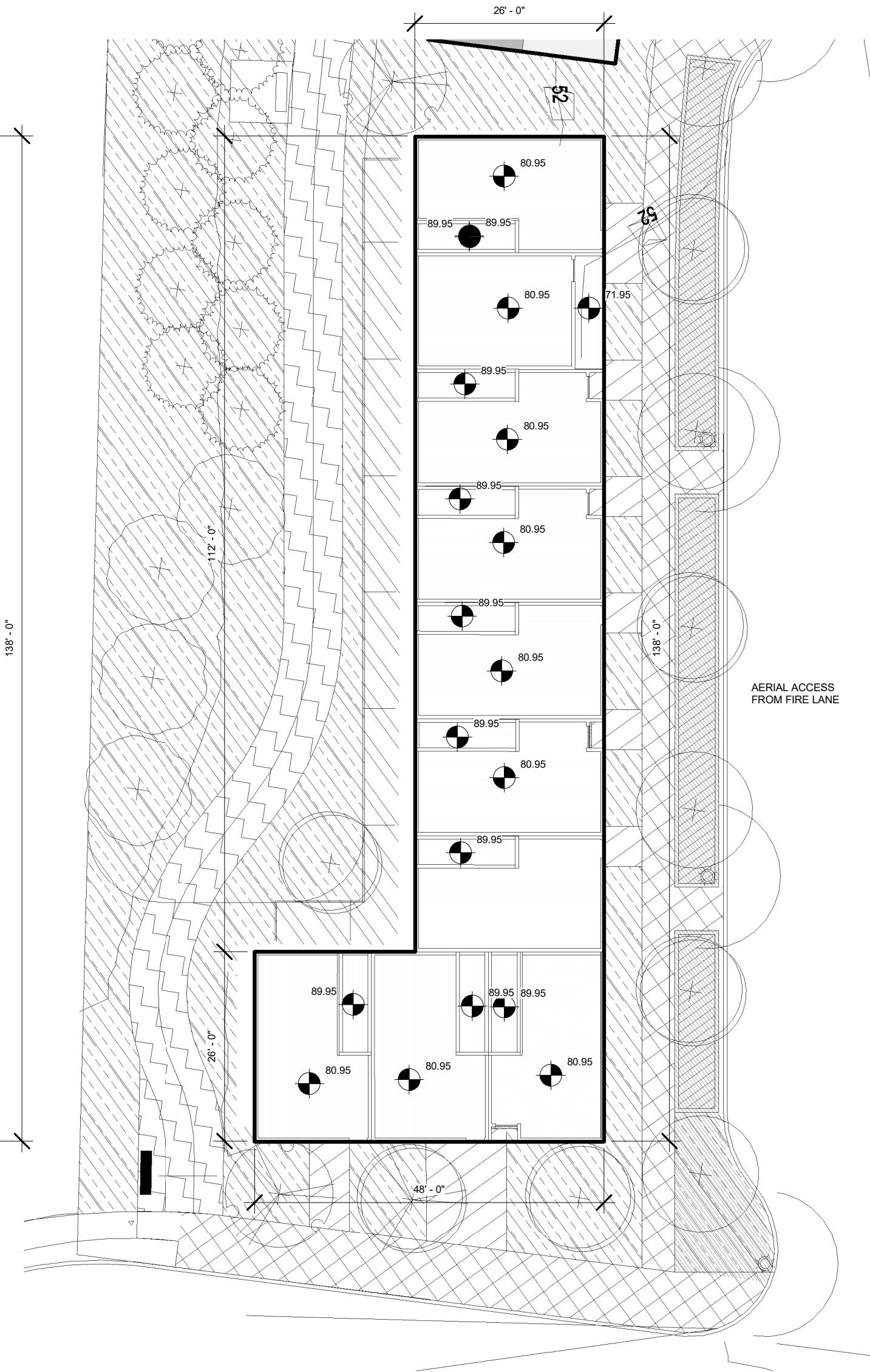
DATE
07/21/2023

SCALE:
As indicated

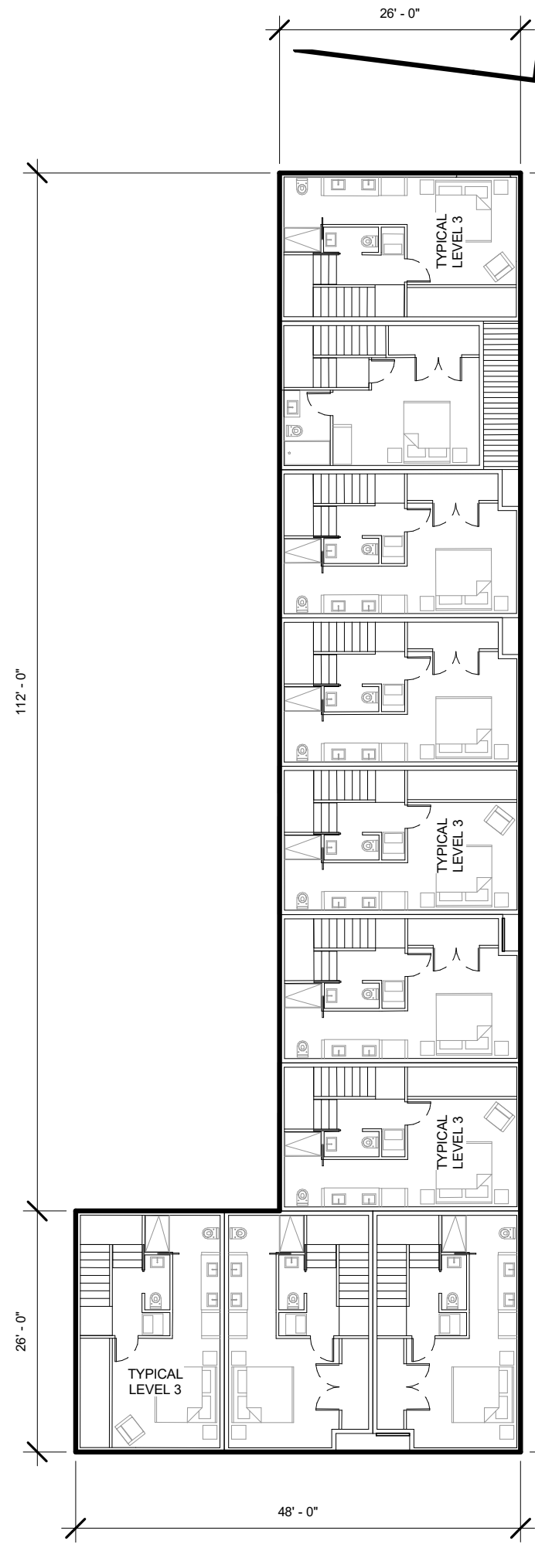
JOB NO.
Project Number

DRAWING NO.
A.S-A101

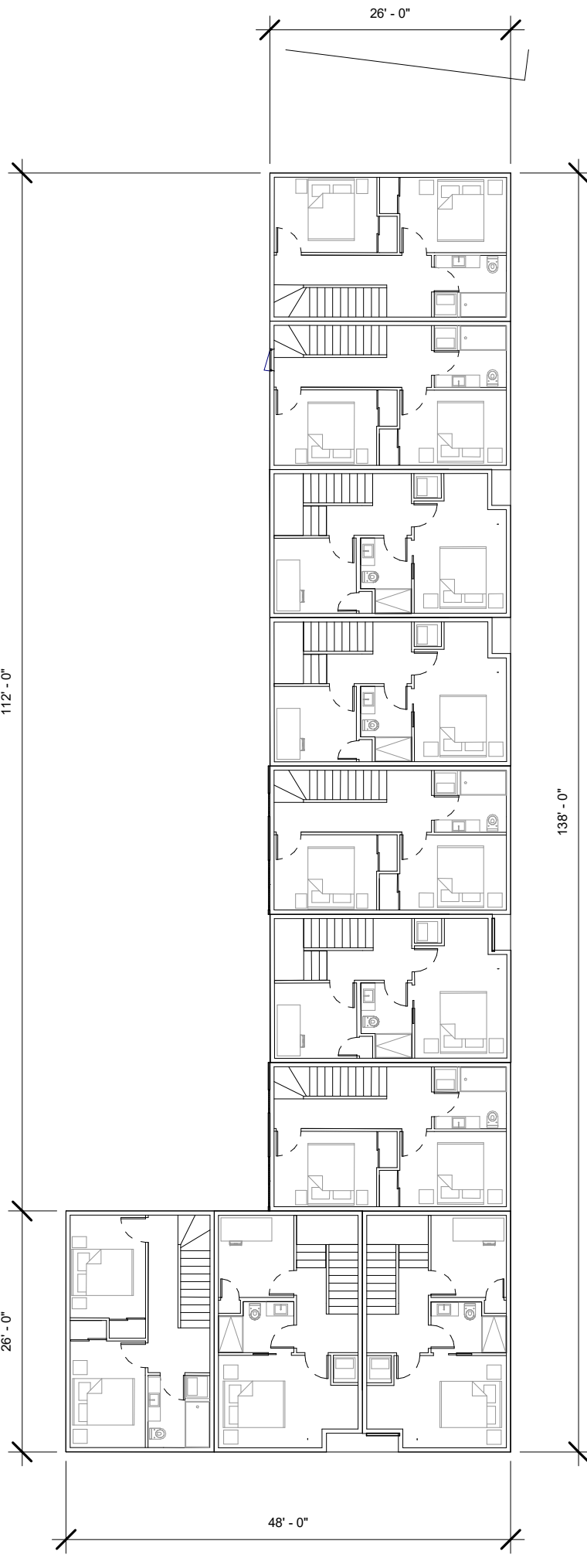
4.1 Submission



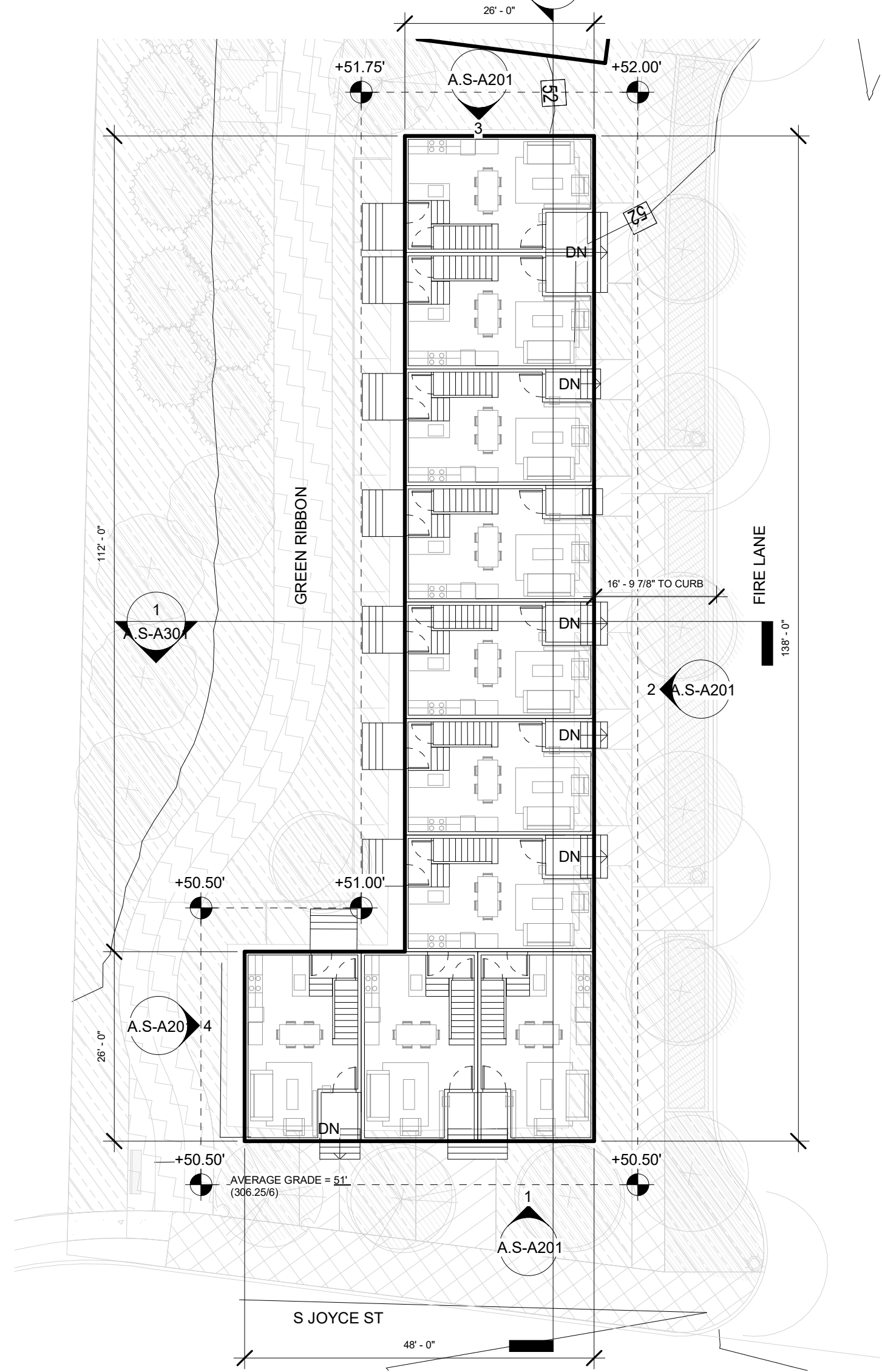
5 | CLUSTER A - ROOF
1/16" = 1'-0"



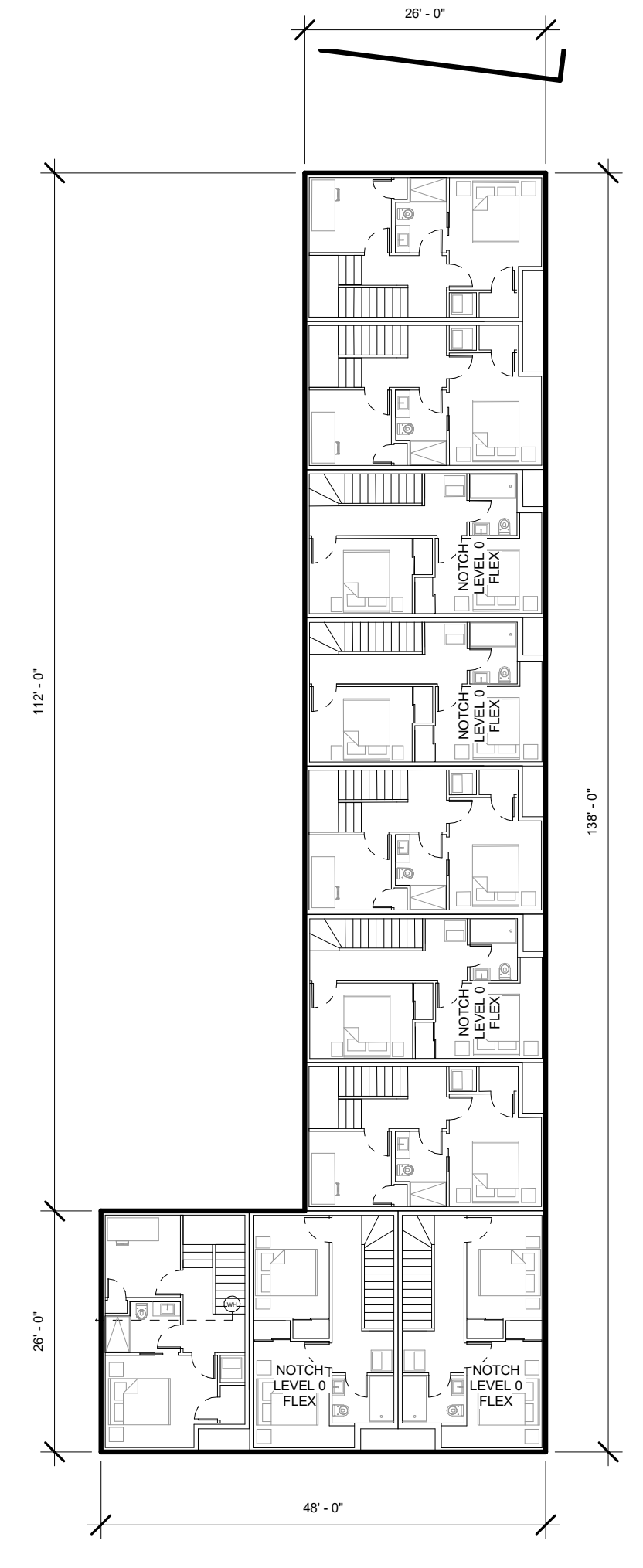
4 | CLUSTER A - LEVEL 3
NTS



3 | CLUSTER A - LEVEL 2
1/16" = 1'-0"

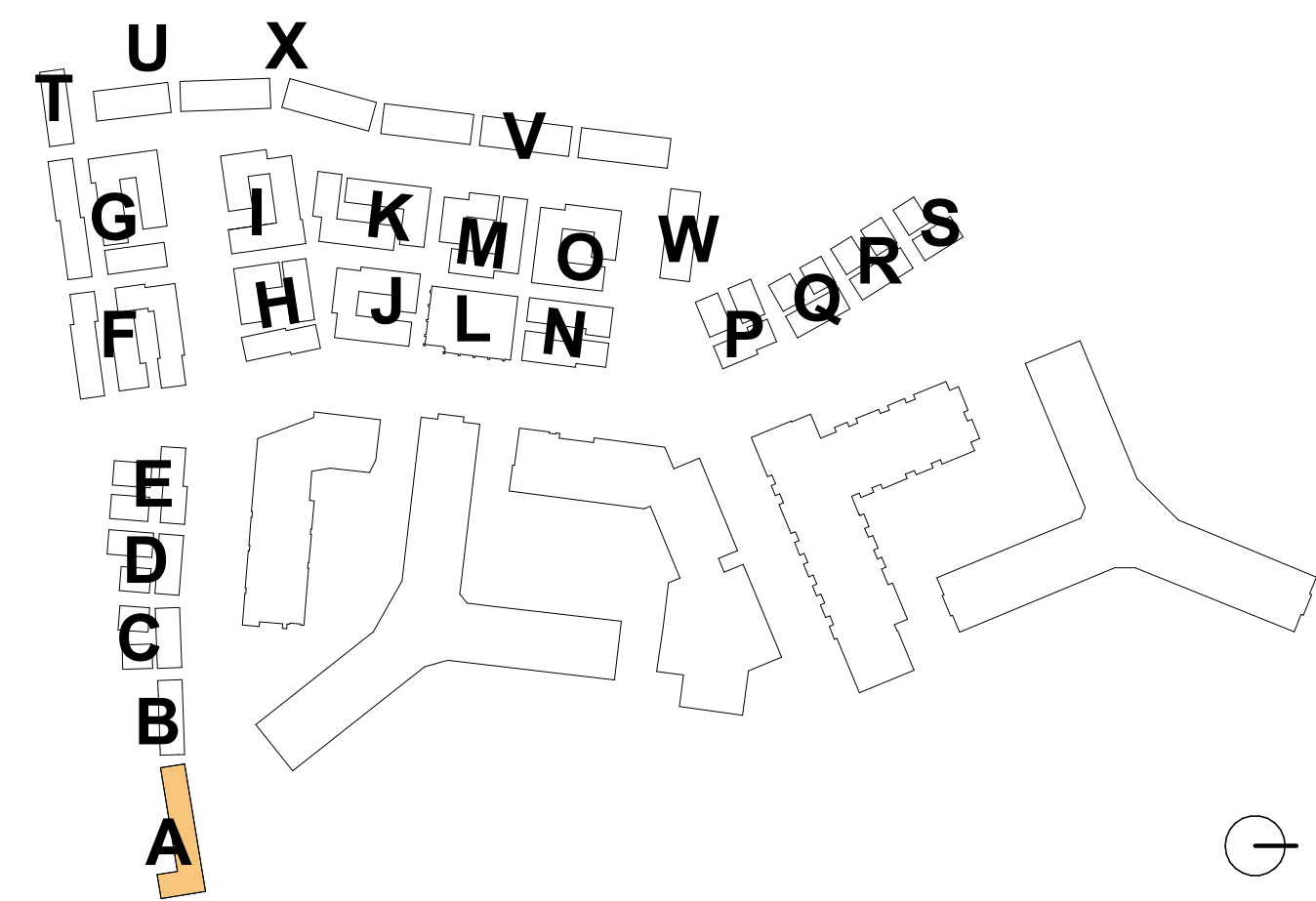


2 | CLUSTER A - LEVEL 1
1/16" = 1'-0"



1 | CLUSTER A - BELOW GRADE (FLEX)
1/16" = 1'-0"

GFA CLUSTER A						
USE	CLUSTER	UNITS	TOTAL GFA	BED	BATH	GARAGE PARKING
Unit	CLUSTER A	10	15,631 SF	40	30	0
Unit: 10		10	15,631 SF	40	30	0



**RIVERHOUSE
NEIGHBORHOOD**

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

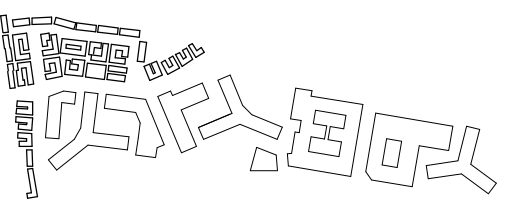
ATTORNEY
VENABLE LLP
202.344.4000

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
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE

**CLUSTER A -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

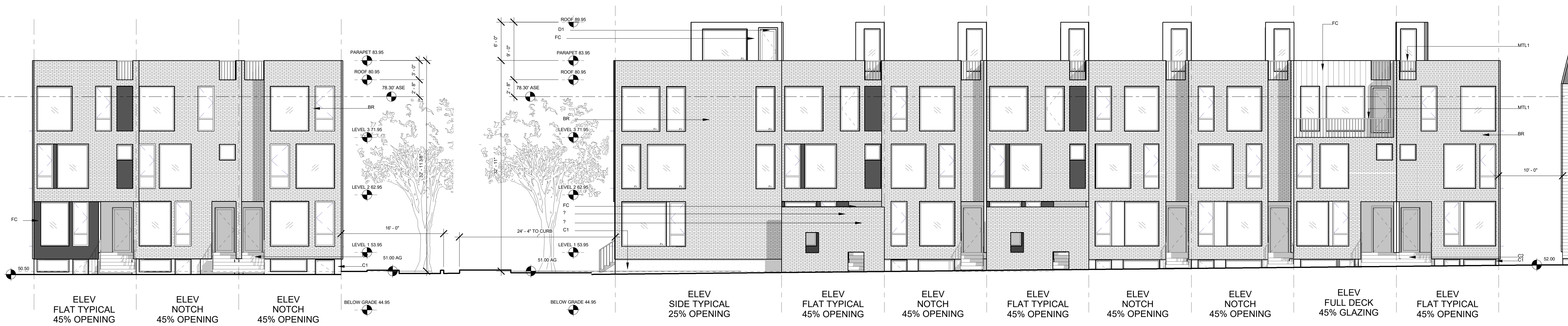
SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.

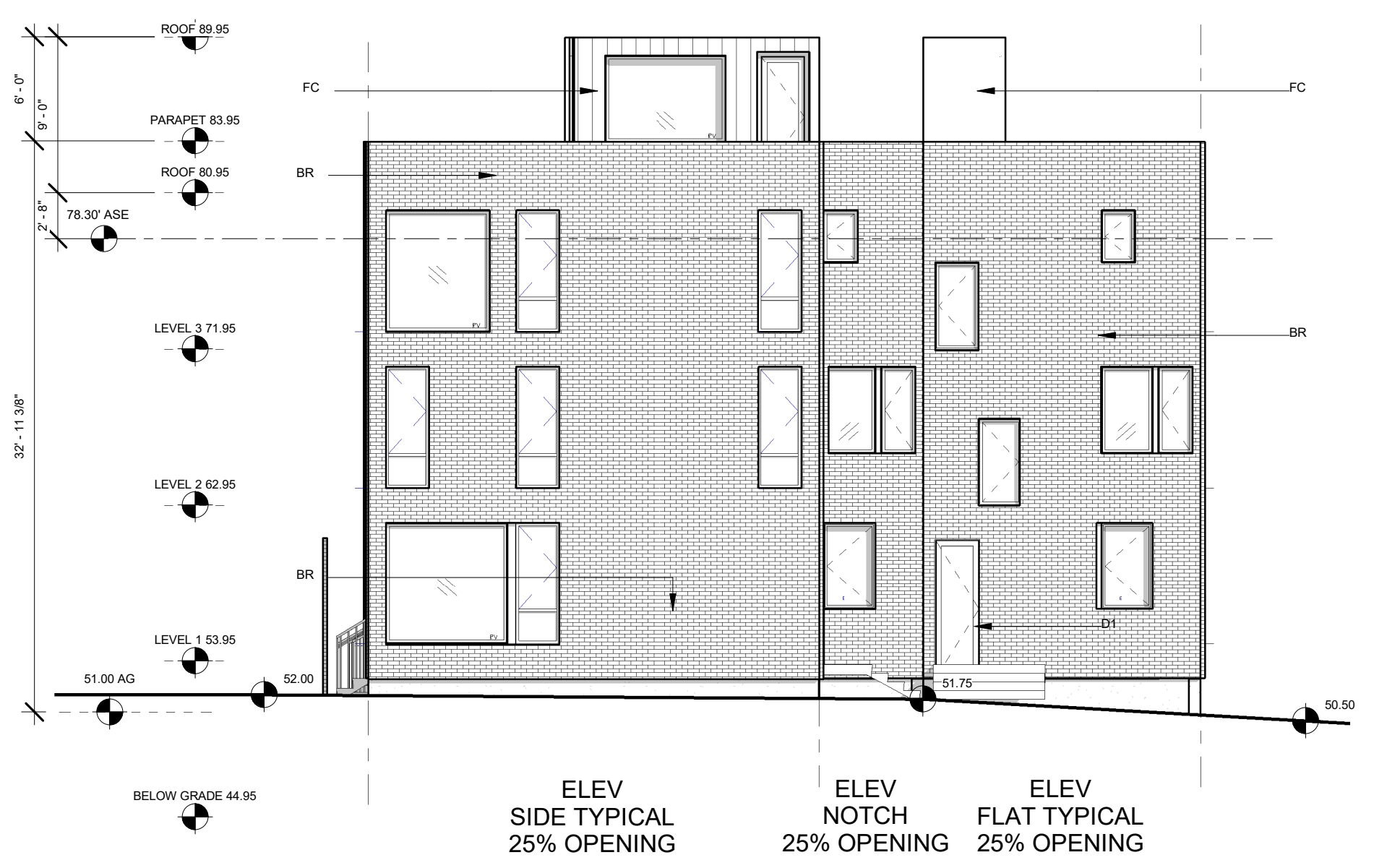
A.S-A201

4.1 Submission

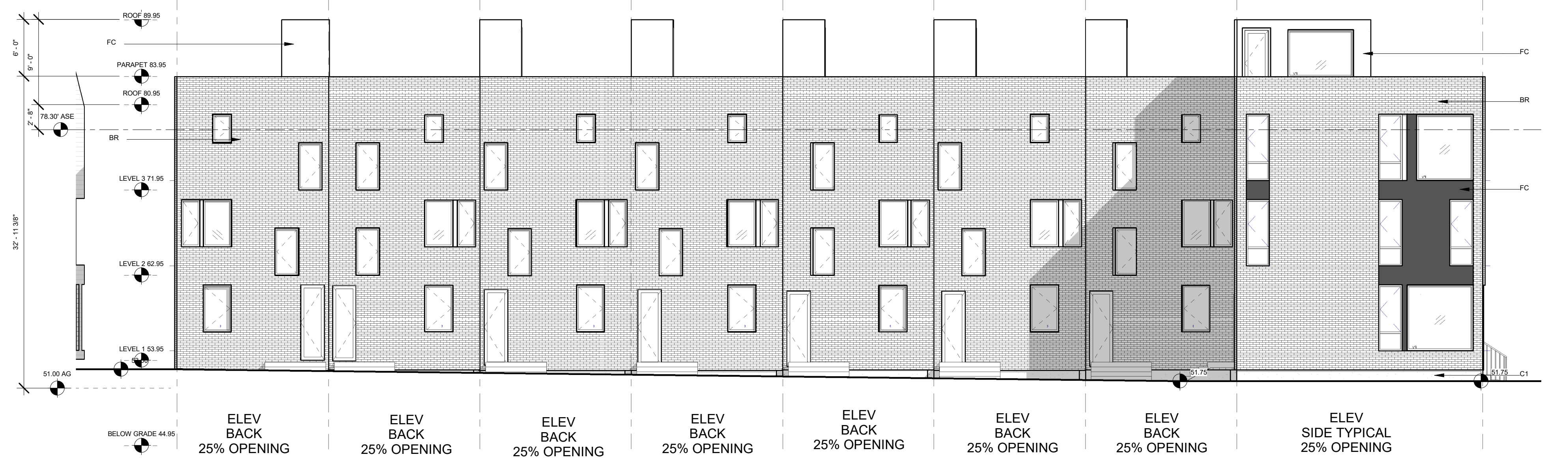


CLUSTER A - EAST ELEVATION - HIGH VISIBILITY
1/8" = 1'-0"

CLUSTER A - NORTH ELEVATION - HIGH VISIBILITY
1/8" = 1'-0"



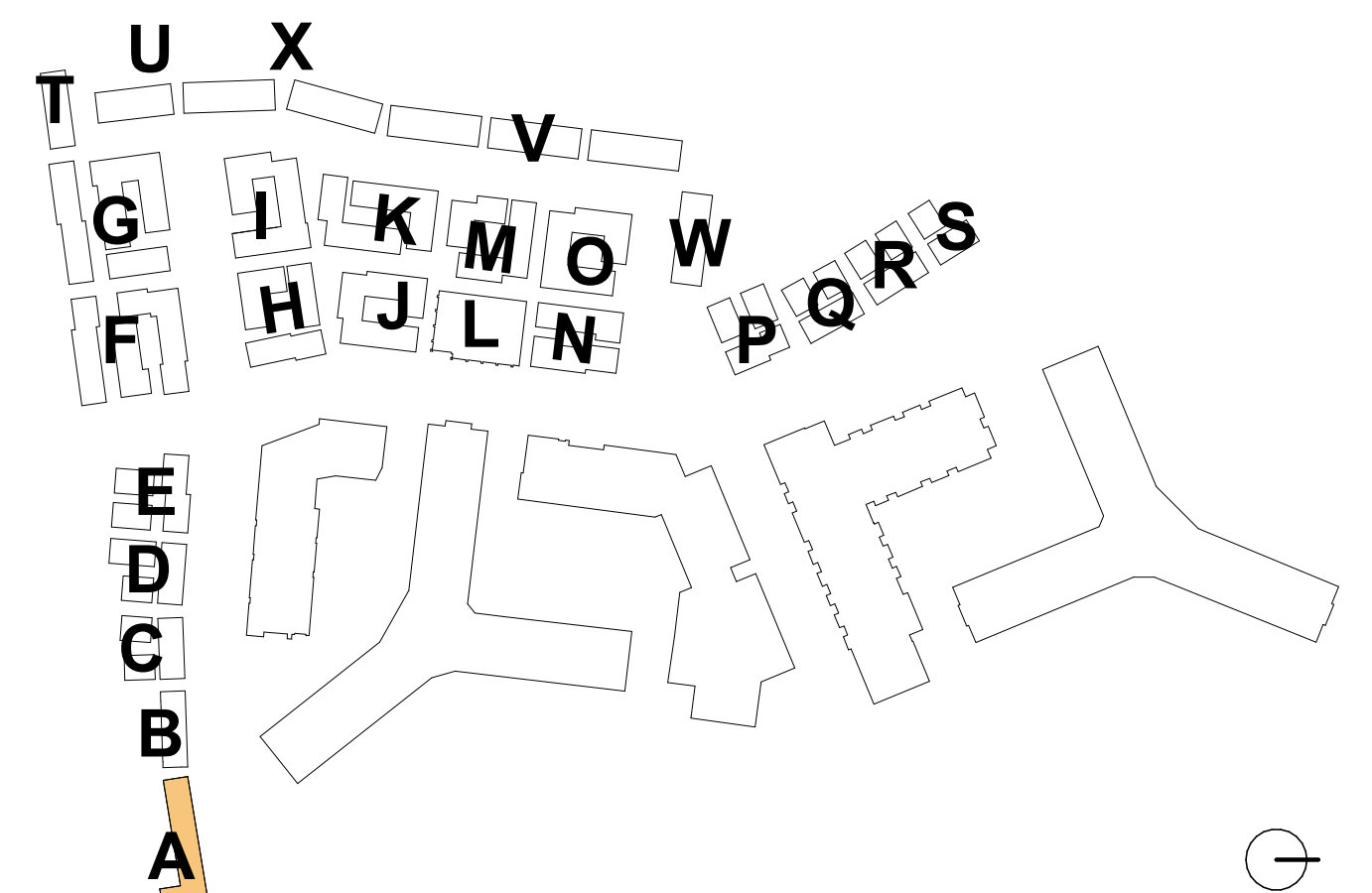
CLUSTER A - WEST ELEVATION
1/8" = 1'-0"



CLUSTER A - SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

MATERIAL	DESCRIPTION
FC	FIBER CEMENT SIDING
BR	BRICK SIDING
C1	CONCRETE WALL
C2	CONCRETE TREADS
WD	WOOD
R1	ROOF
MTL1	METAL
MTL2	METAL
D1	DOOR
D2	DOOR



**RIVERHOUSE
NEIGHBORHOOD**

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

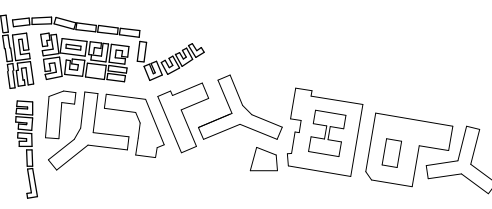
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

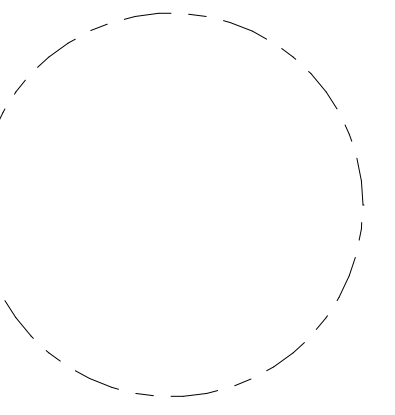


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER A -
RENDERED
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.

A.S-A202



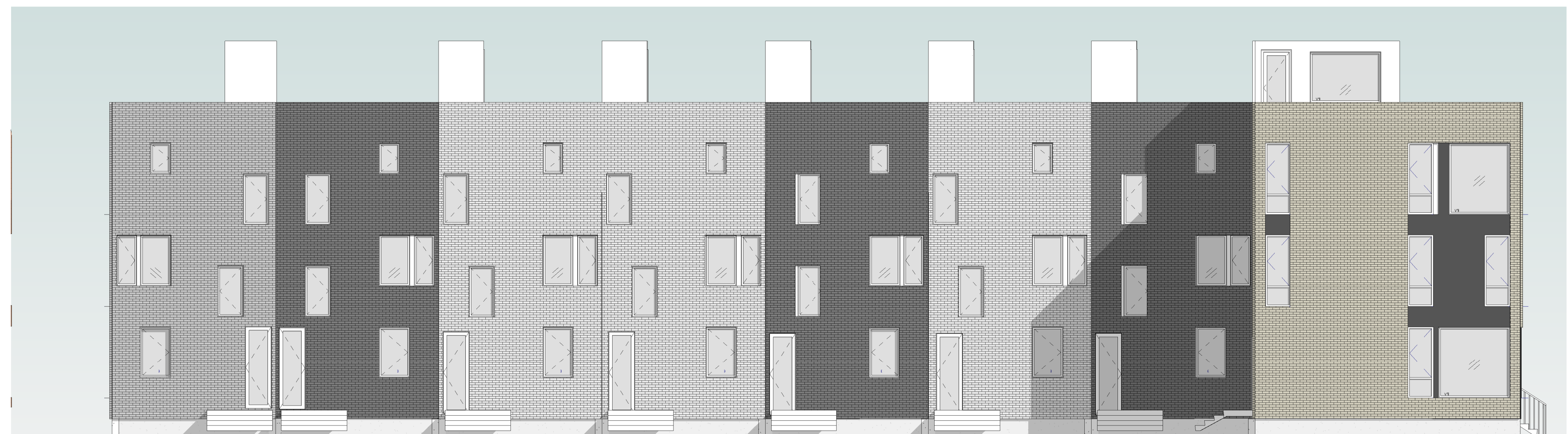
1 | CLUSTER A - EAST ELEVATION - HIGH VISIBILITY RENDERED
1/8" = 1'-0"



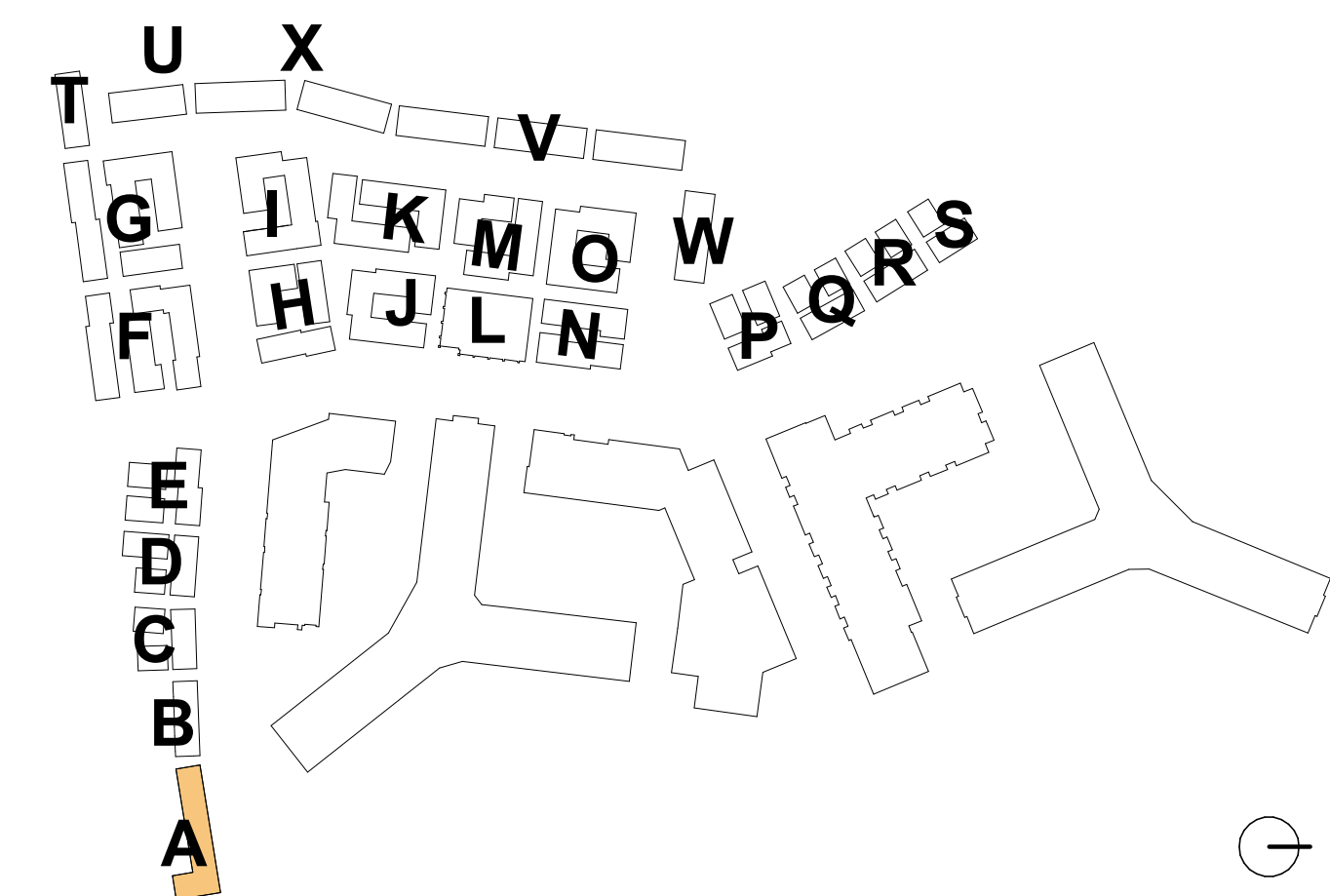
2 | CLUSTER A - NORTH ELEVATION - HIGH VISIBILITY RENDERED
1/8" = 1'-0"



3 | CLUSTER A - WEST ELEVATION RENDERED
1/8" = 1'-0"



4 | CLUSTER A - SOUTH ELEVATION RENDERED
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

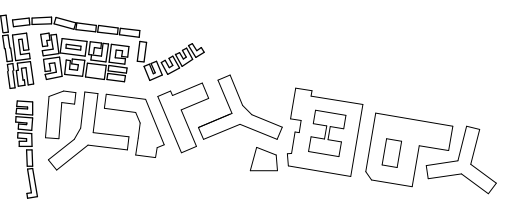
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

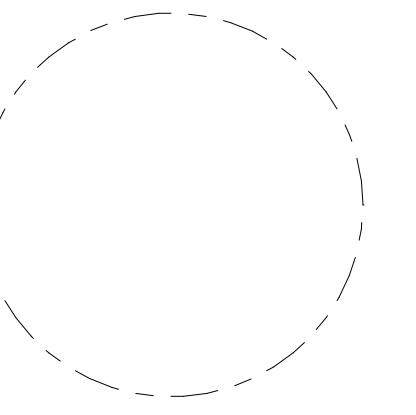


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER A -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

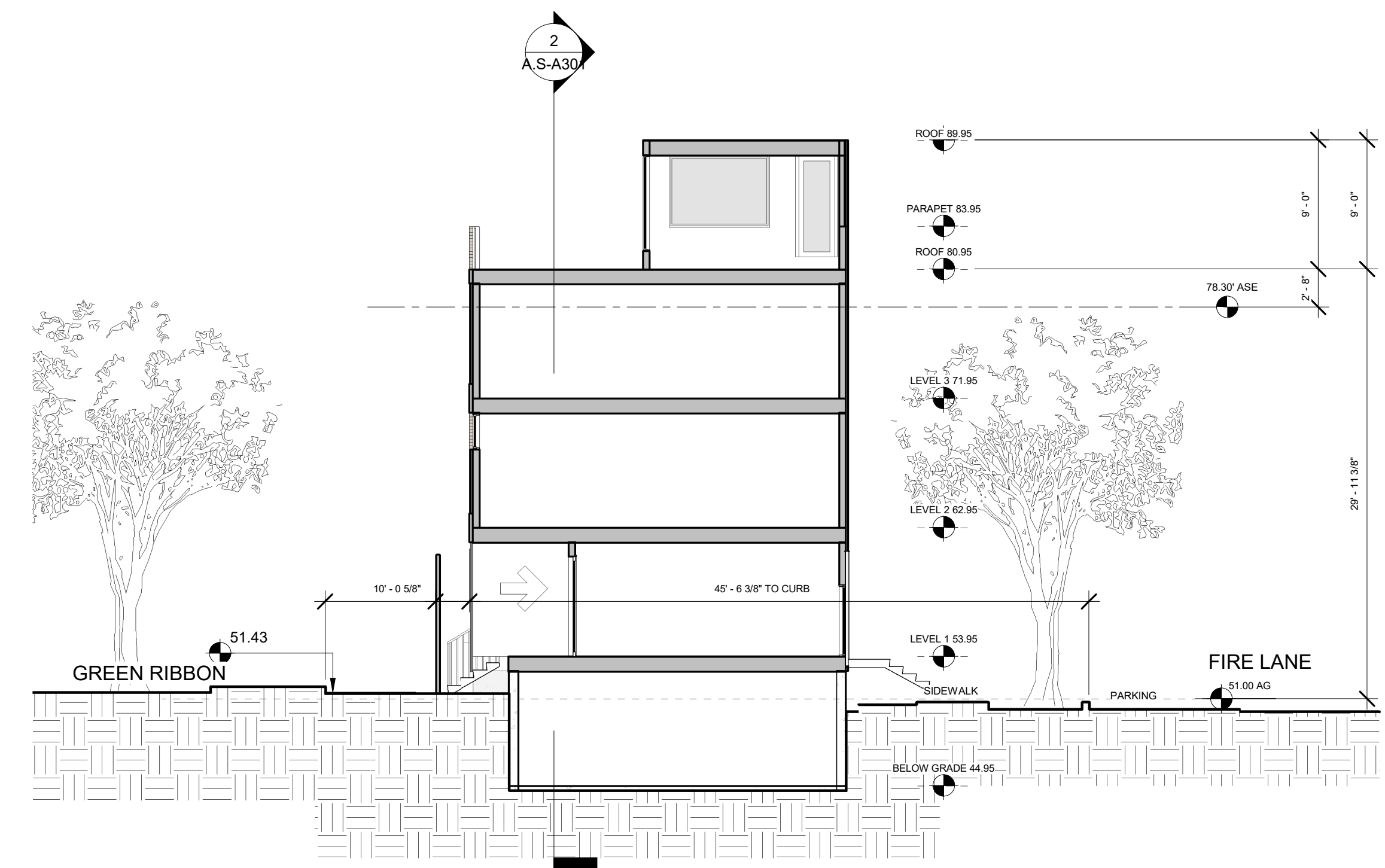
DATE
07/21/2023

SCALE:
As indicated

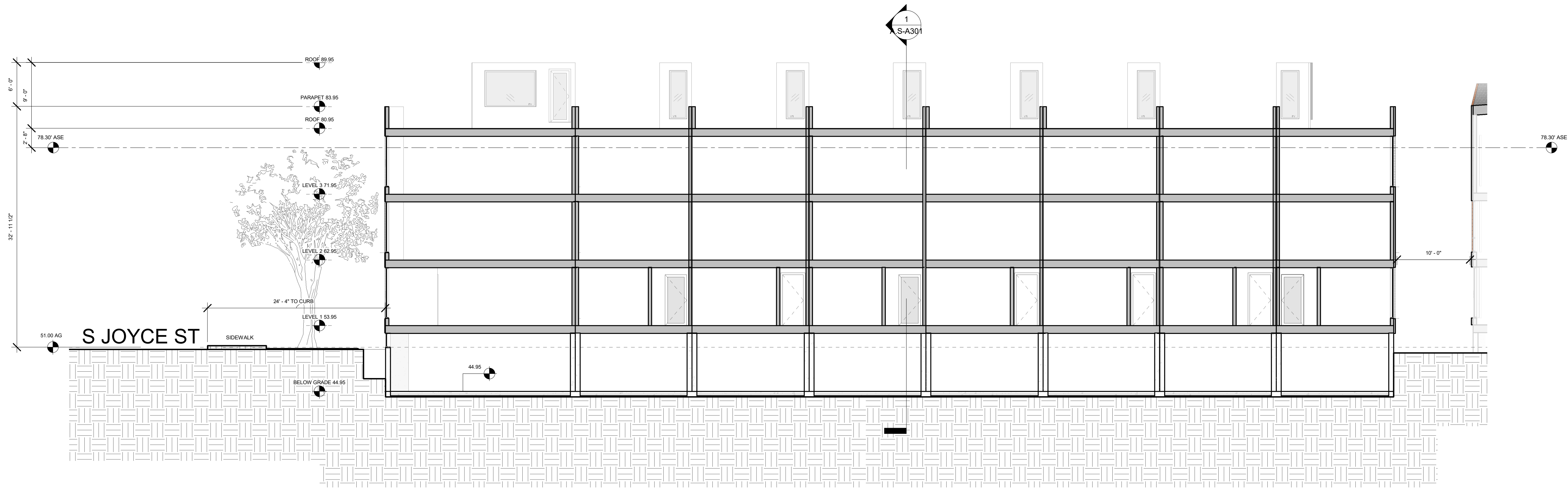
JOB NO.
Project Number

DRAWING NO.

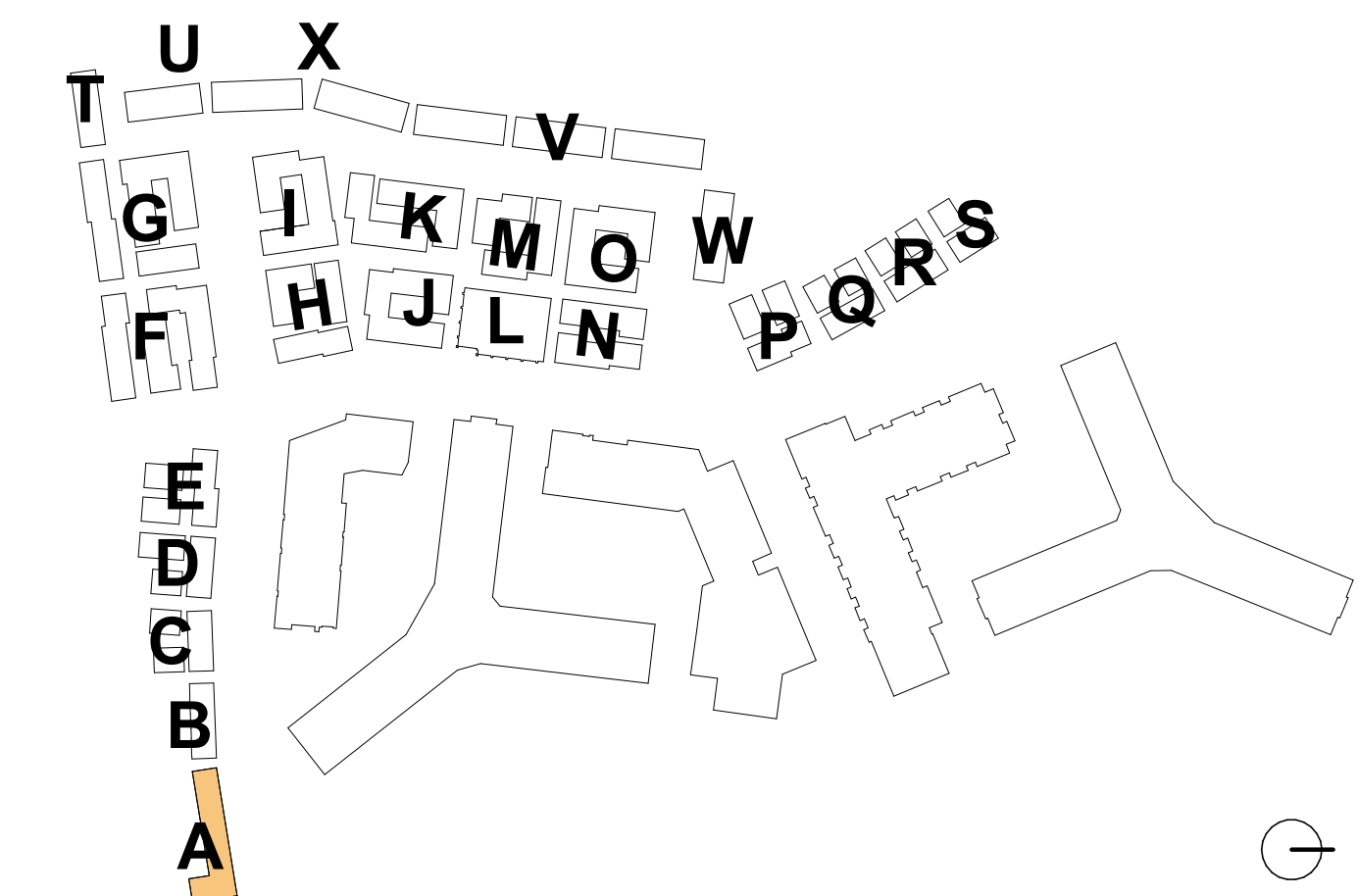
A.S-A301



1 | CLUSTER A - SECTION NS
1/8" = 1'-0"



2 | CLUSTER A - SECTION EW
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

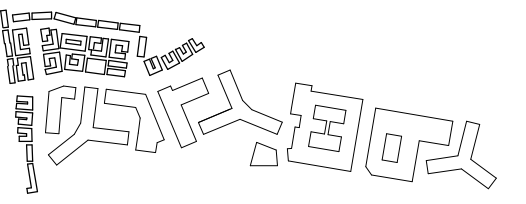
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

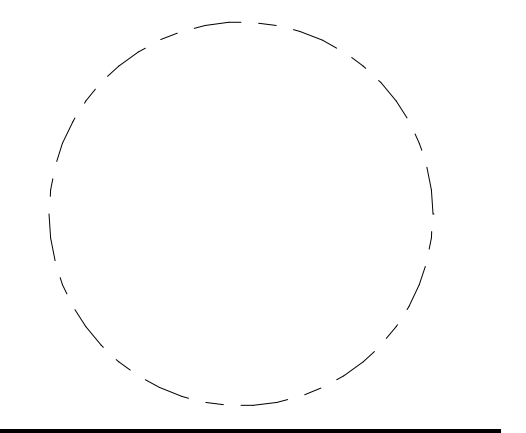


Issue

NO. DATE
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE



**CLUSTER B -
PLANS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

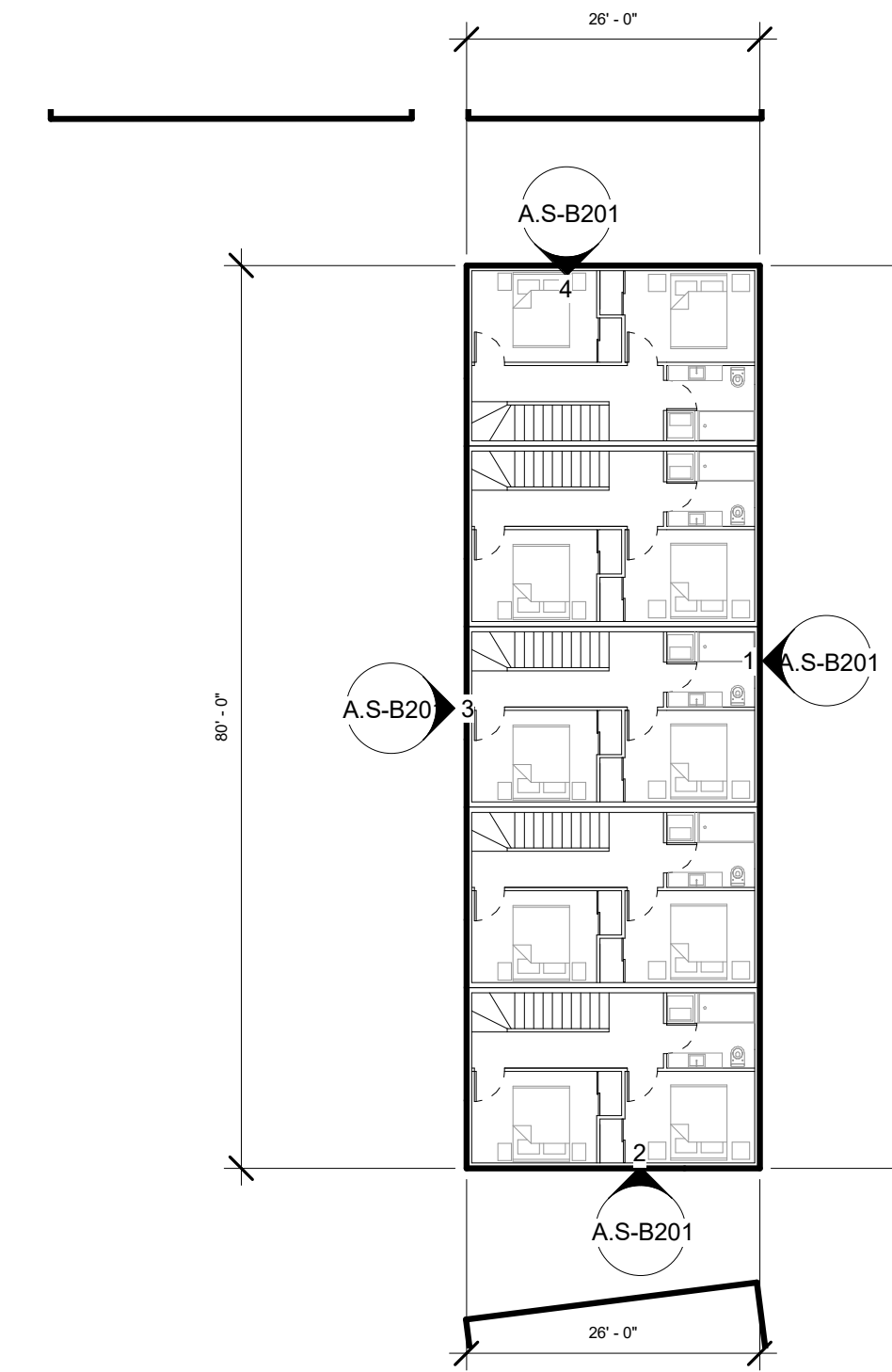
DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

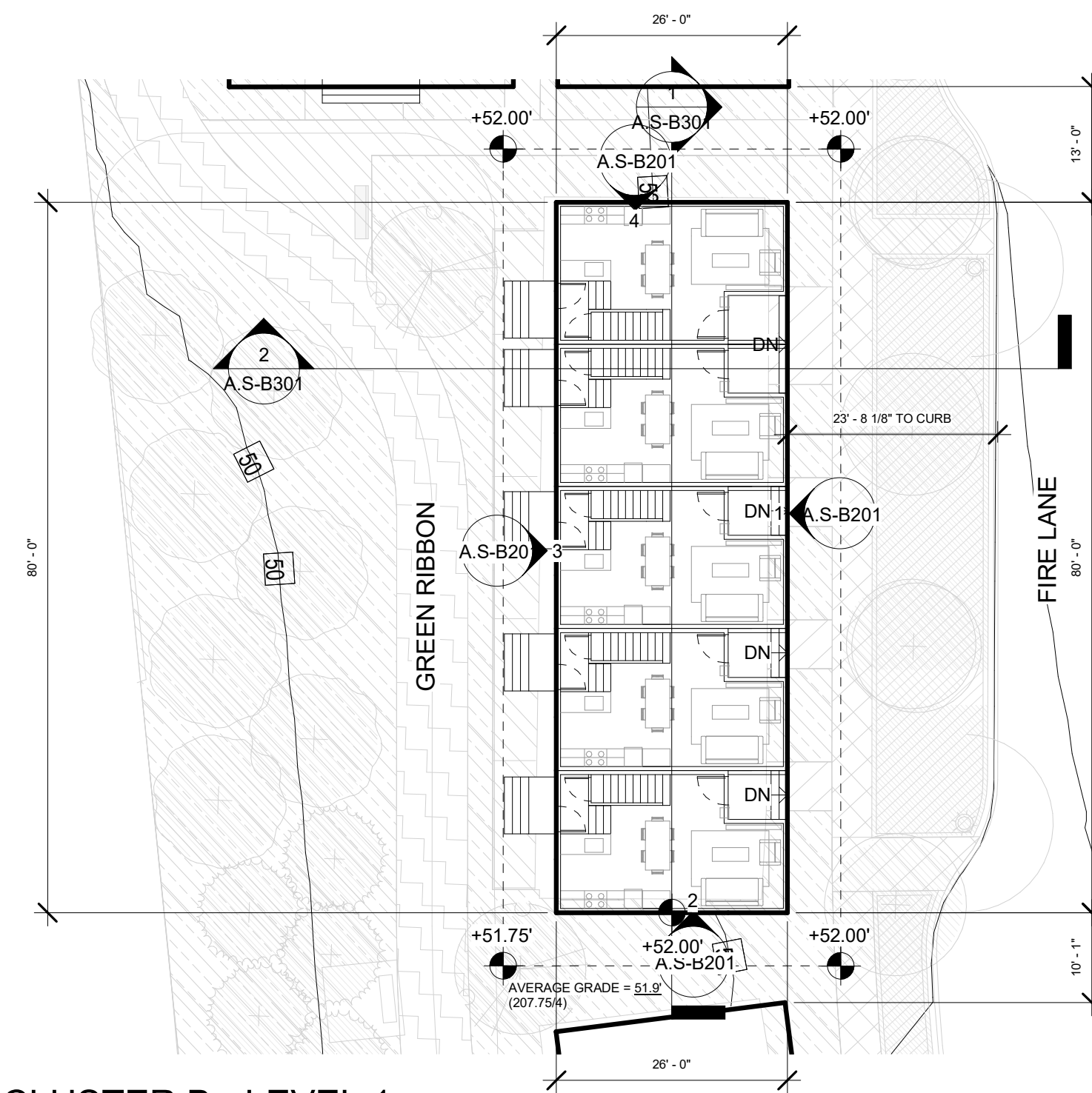
SCALE: JOB NO.
As indicated Project Number

DRAWING NO.

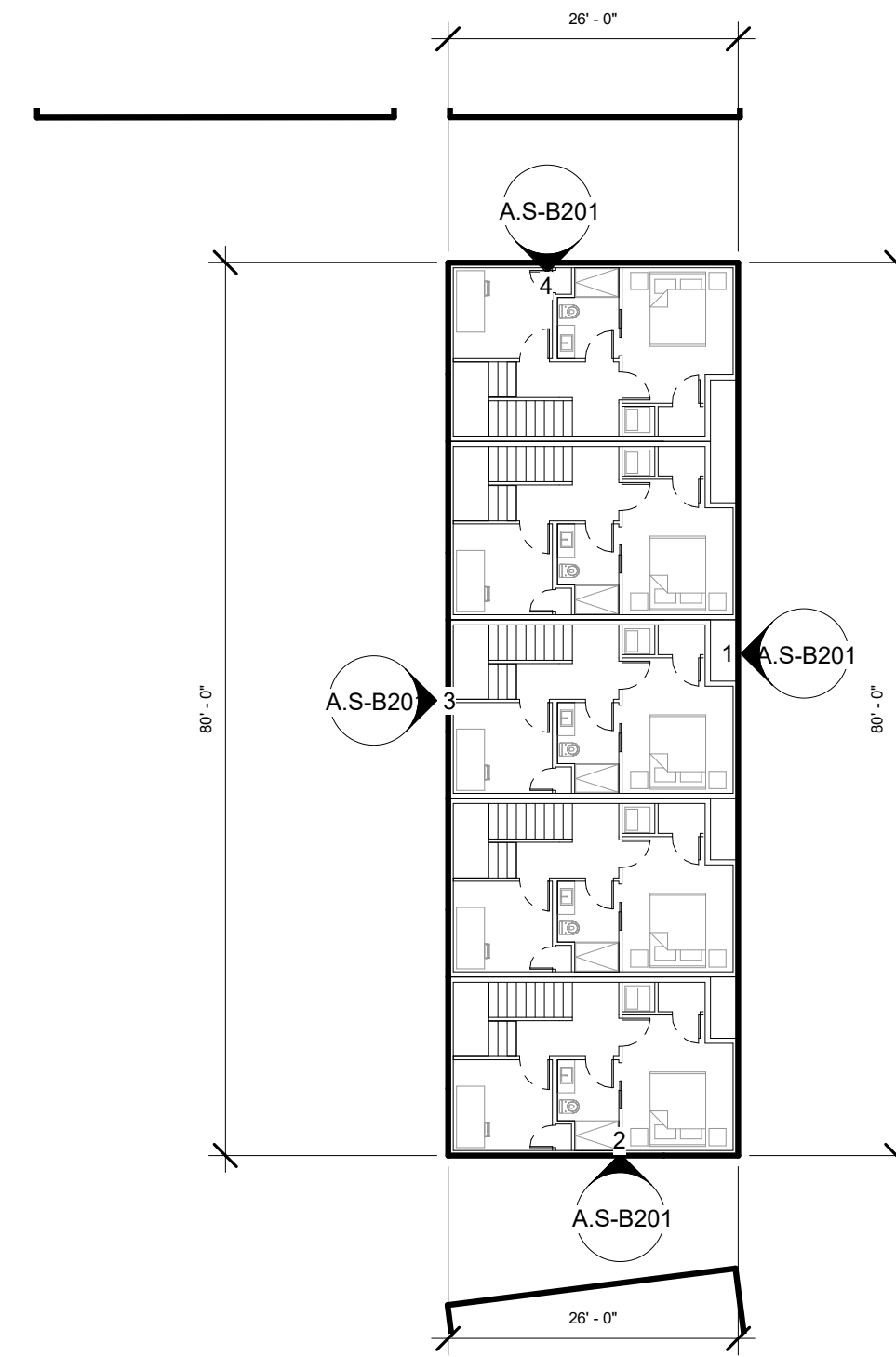
A.S-B101



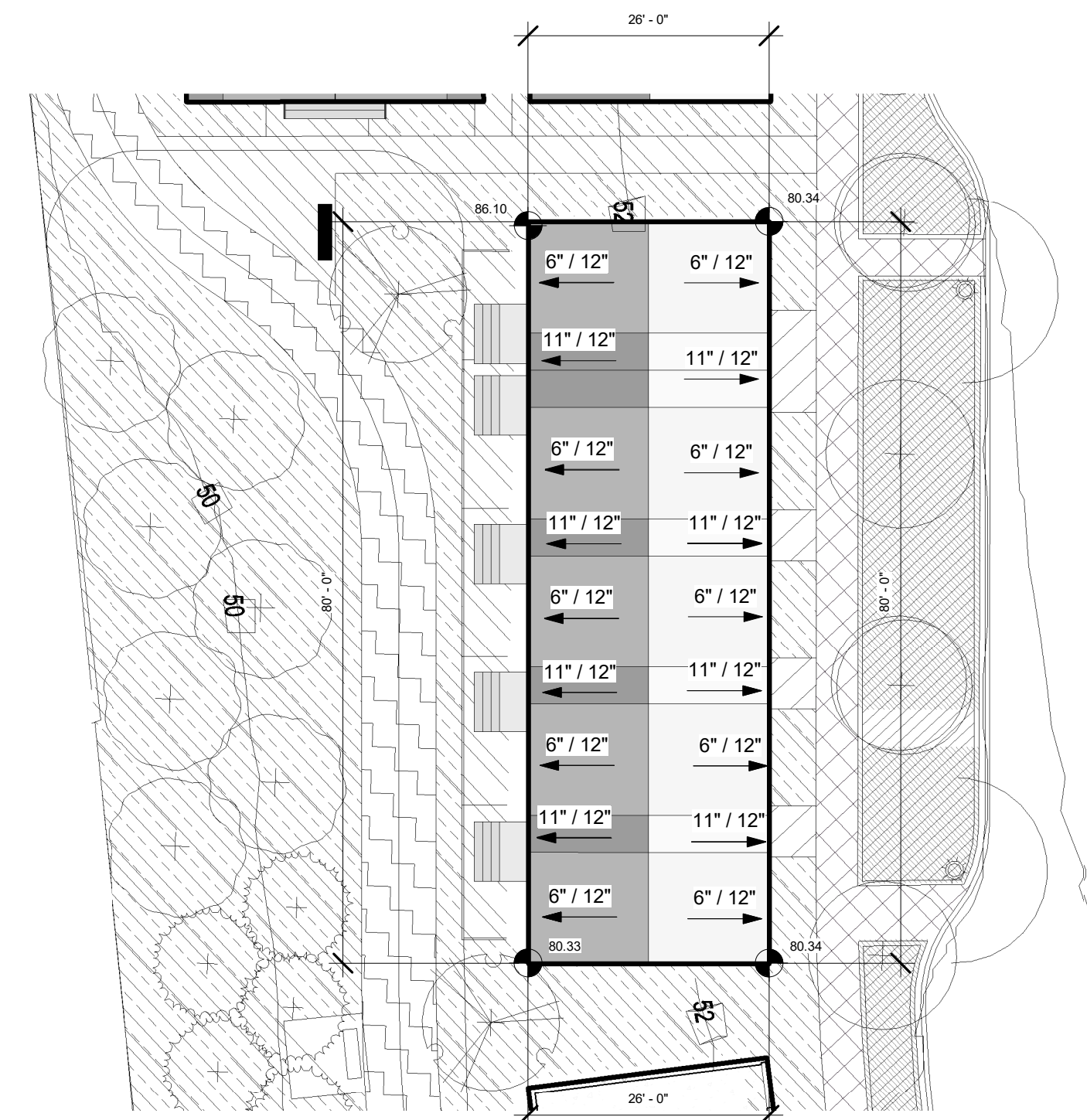
3 | CLUSTER B - LEVEL 2
1/16" = 1'-0"



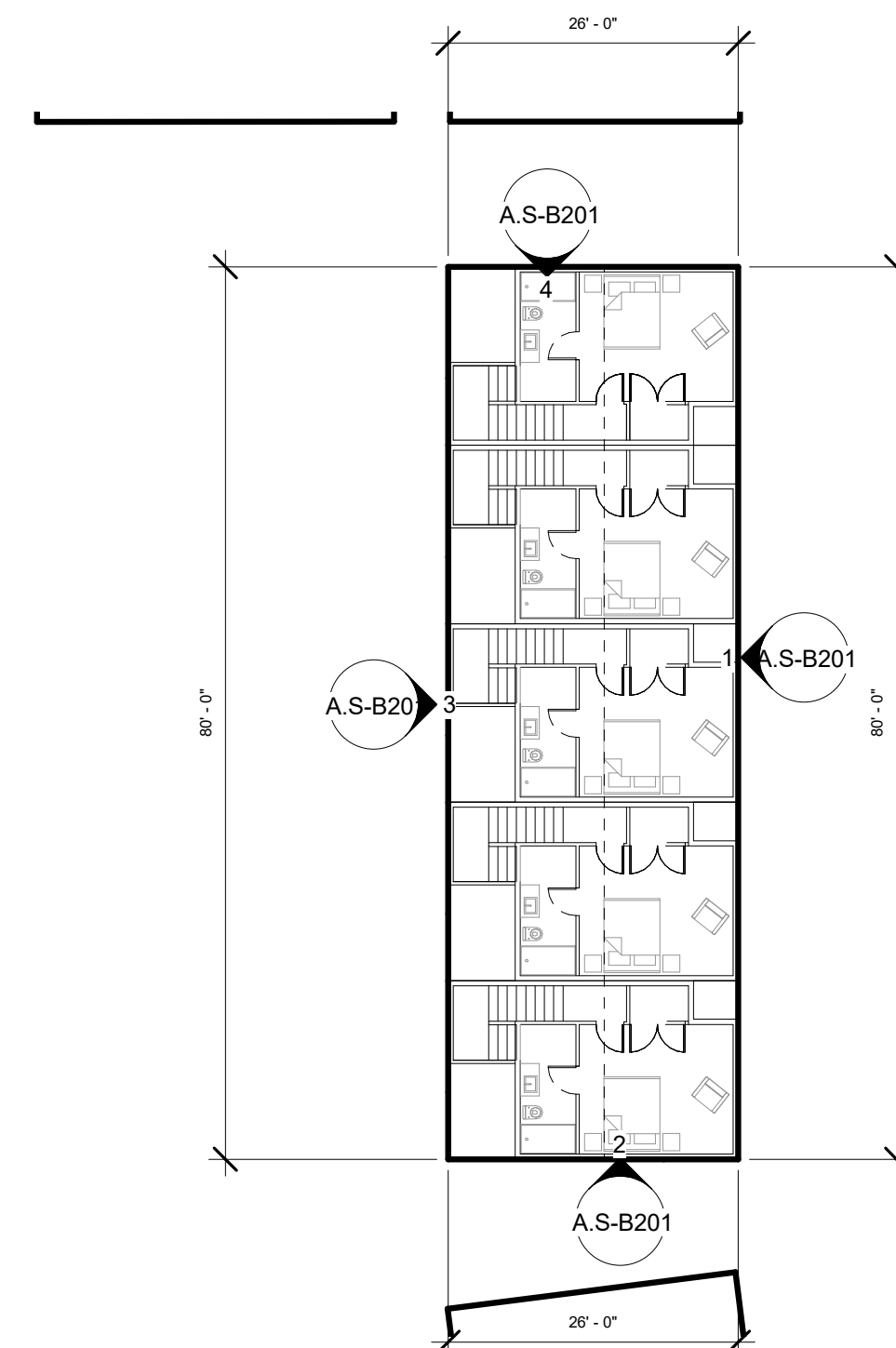
2 | CLUSTER B - LEVEL 1
1/16" = 1'-0"



1 | CLUSTER B - BELOW GRADE
1/16" = 1'-0"

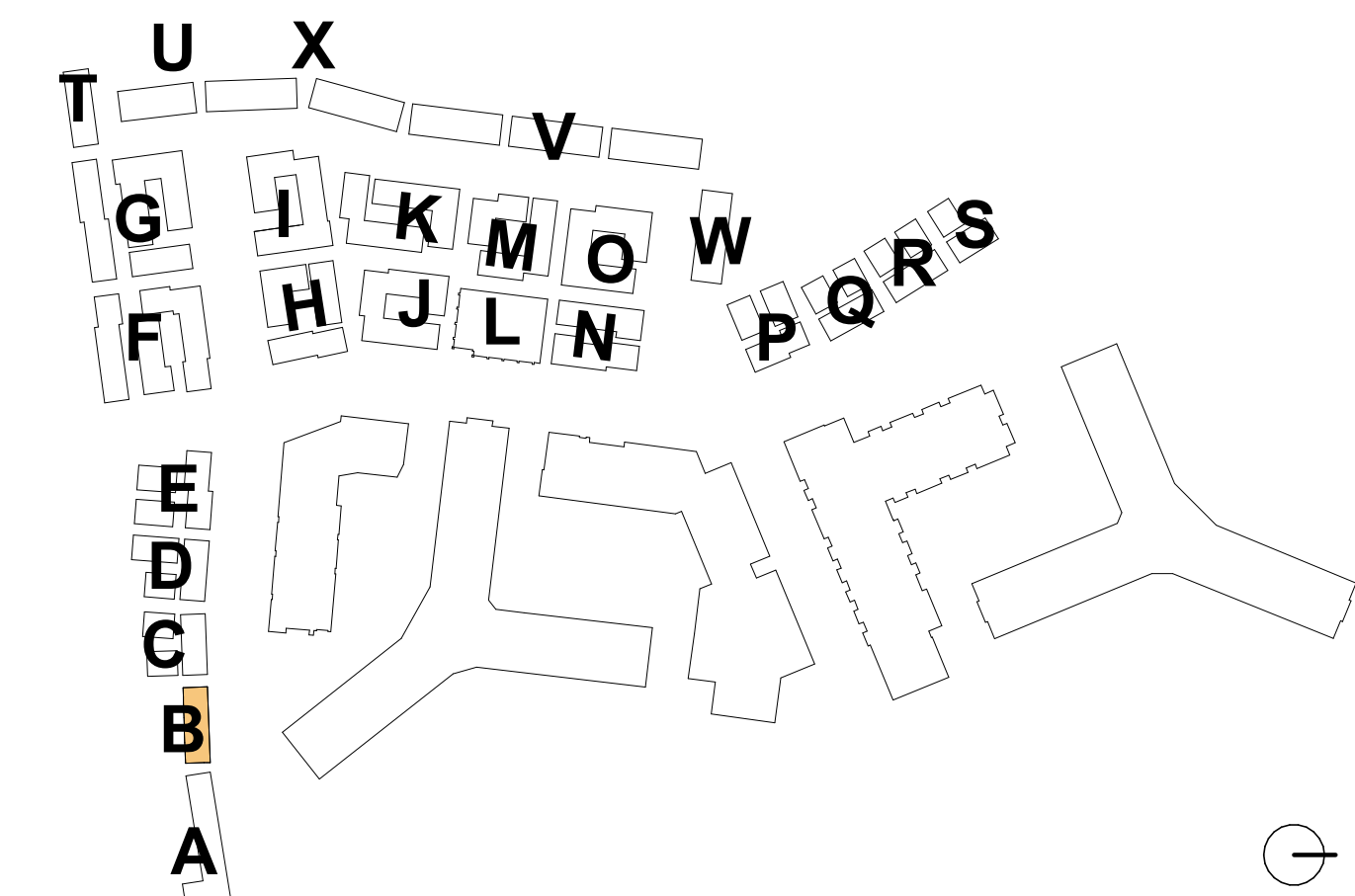


5 | CLUSTER B - ROOF
1/16" = 1'-0"



4 | CLUSTER B - LEVEL 3
1/16" = 1'-0"

GFA CLUSTER B						
USE	CLUSTER	UNITS	TOTAL GFA	BED BATH	GARAGE PARKING	
	CLUSTER B	5	7,510 SF	20	15	0
	Unit: 5	5	7,510 SF	20	15	0



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

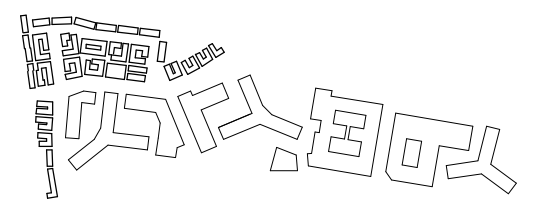
ATTORNEY
VENABLE LLP
202.344.4000

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
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE

**CLUSTER B -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

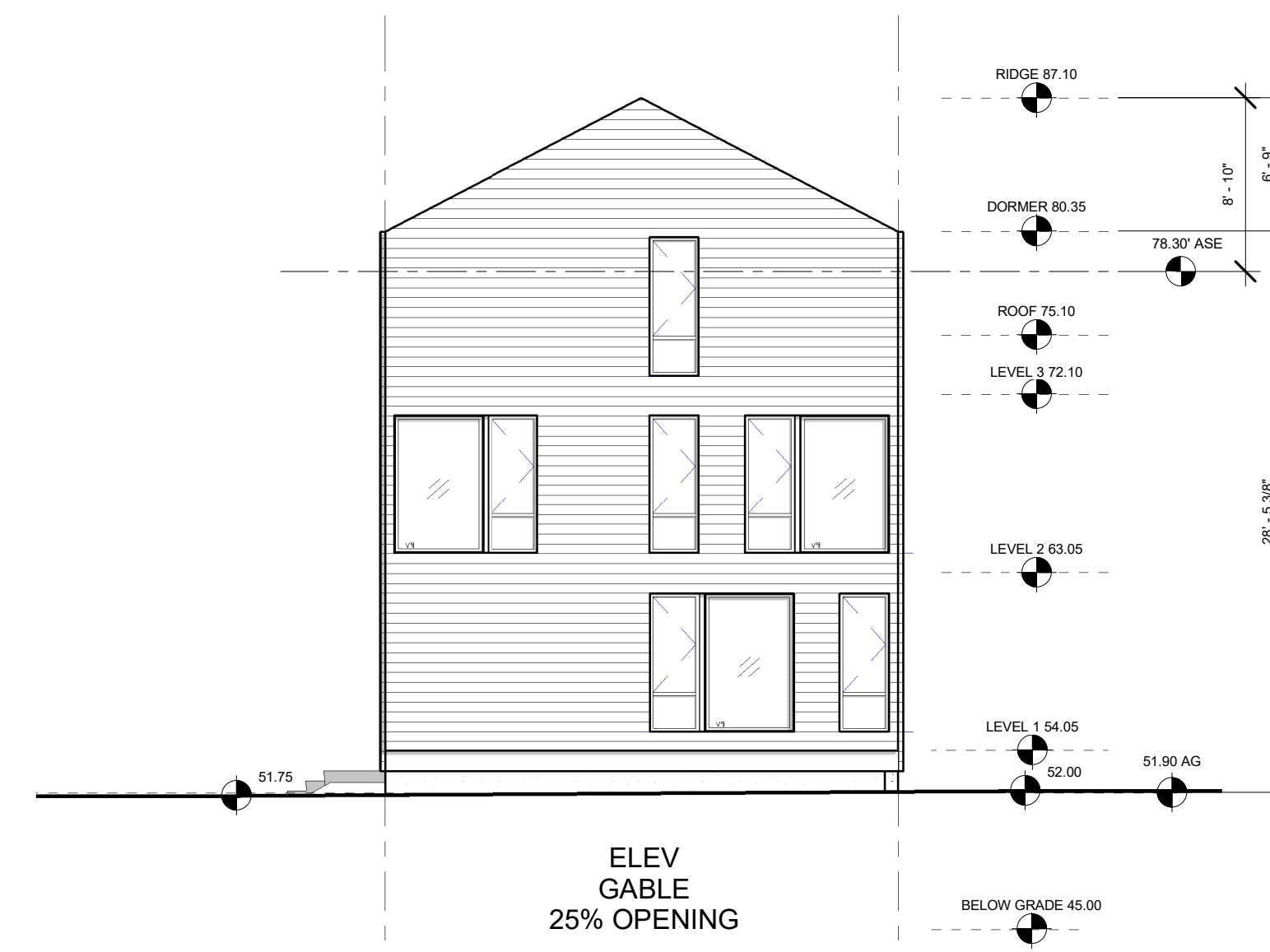
JOB NO.
Project Number

DRAWING NO.

A.S-B201



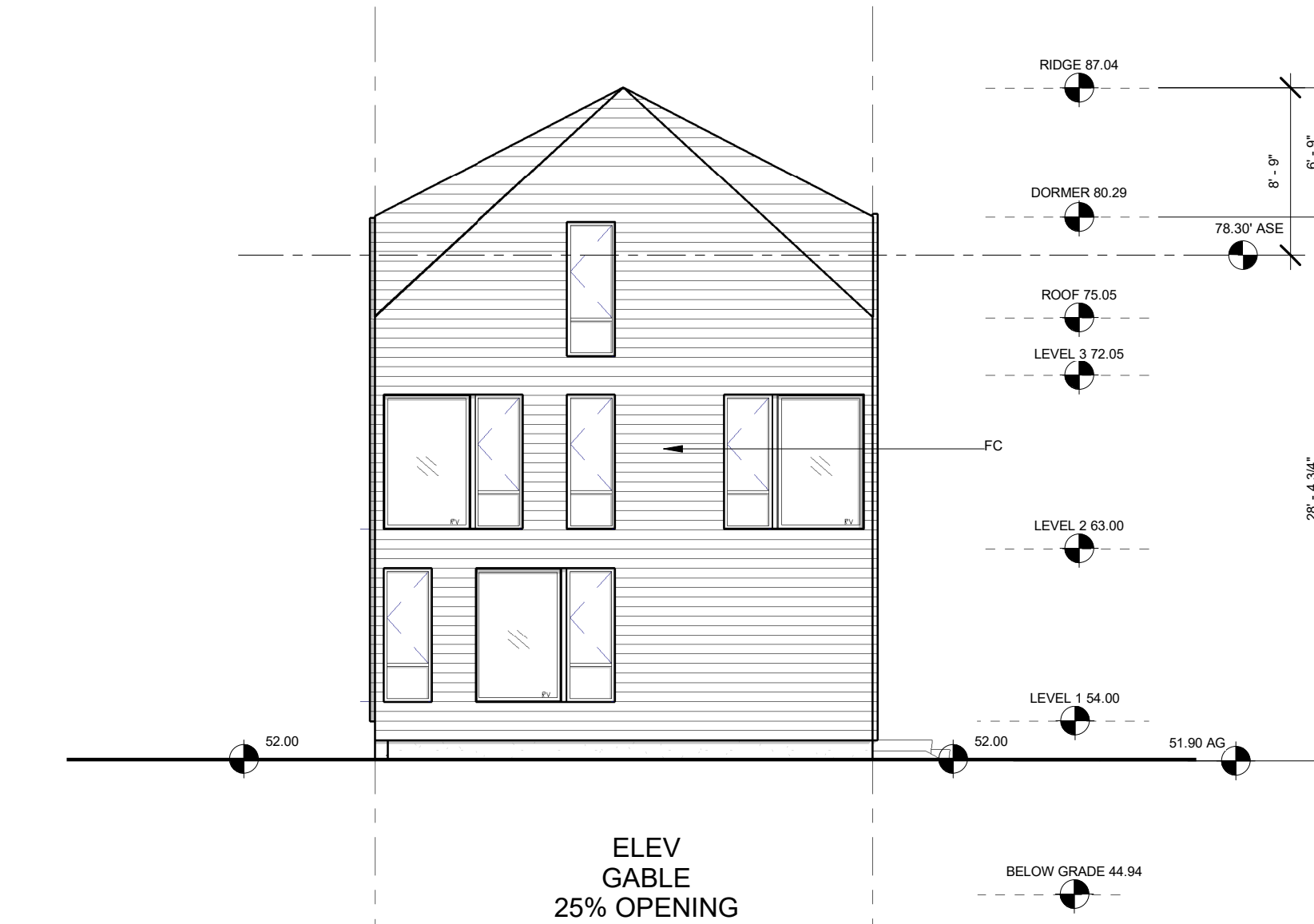
1 | CLUSTER B - NORTH ELEVATION
1/8" = 1'-0"



2 | CLUSTER B - EAST ELEVATION
1/8" = 1'-0"



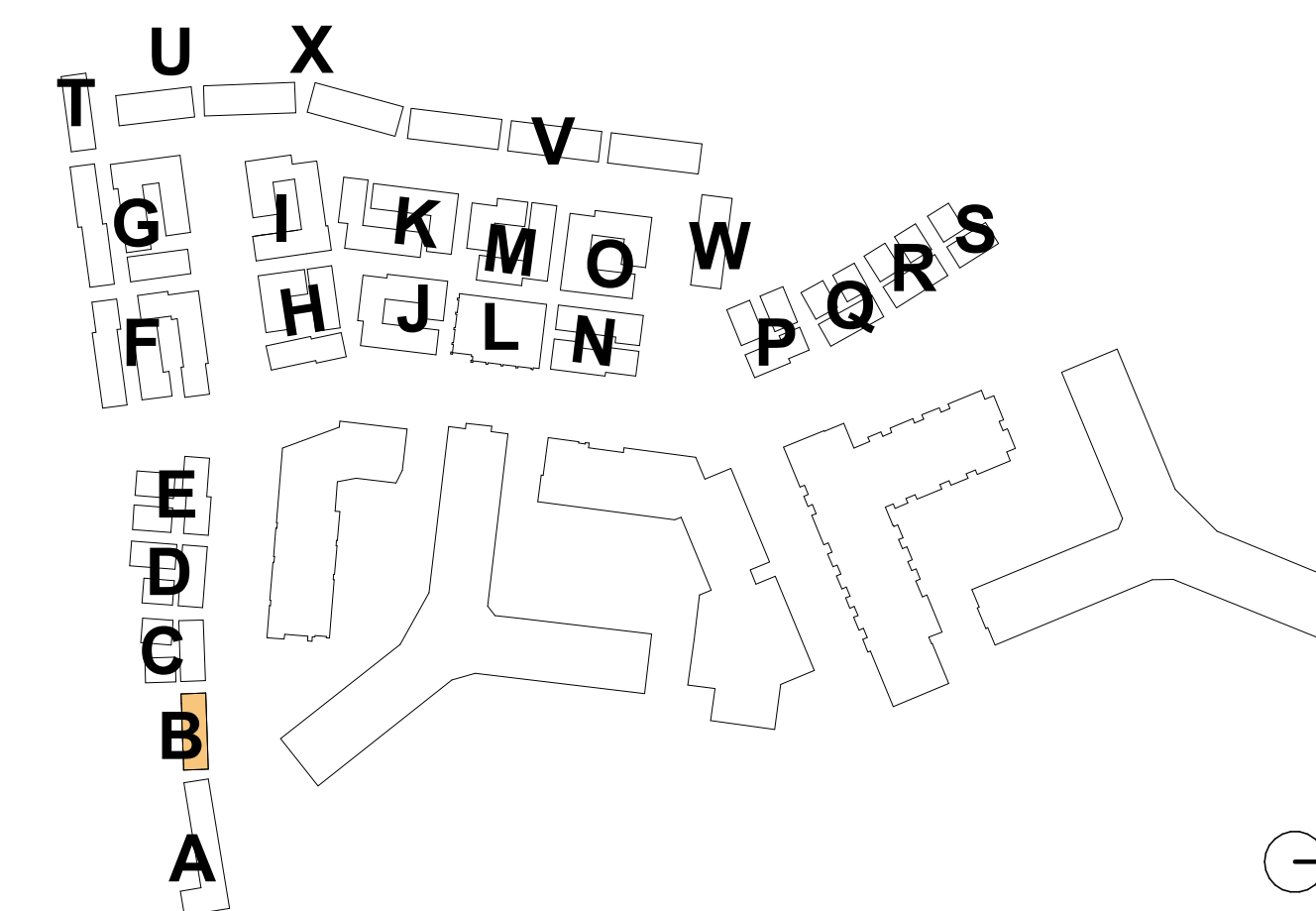
3 | CLUSTER B - SOUTH ELEVATION
1/8" = 1'-0"



4 | CLUSTER B - WEST ELEVATION
1/8" = 1'-0"

**MATERIAL
LEGEND**

MATERIAL	
FC	FIBER CEMENT SIDING
BR	BRICK SIDING
C1	CONCRETE WALL
C2	CONCRETE TREADS
WD	WOOD
R1	ROOF
MTL1	METAL
MTL2	METAL
D1	DOOR
D2	DOOR



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

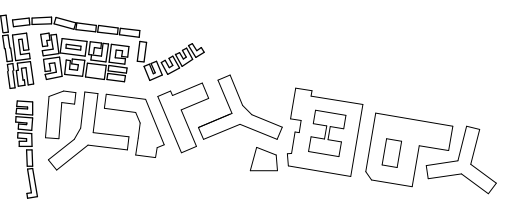
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

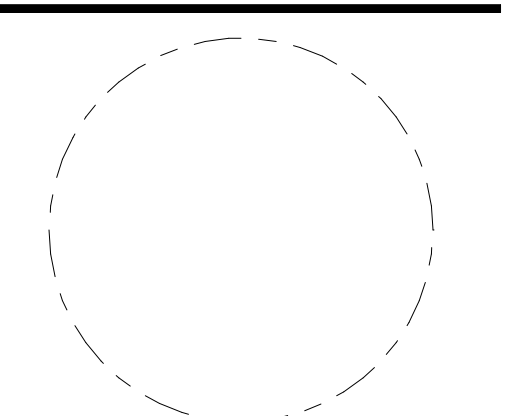


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER B -
RENDERED
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.

A.S-B202



3 | CLUSTER B - SOUTH ELEVATION RENDERED
1/8" = 1'-0"



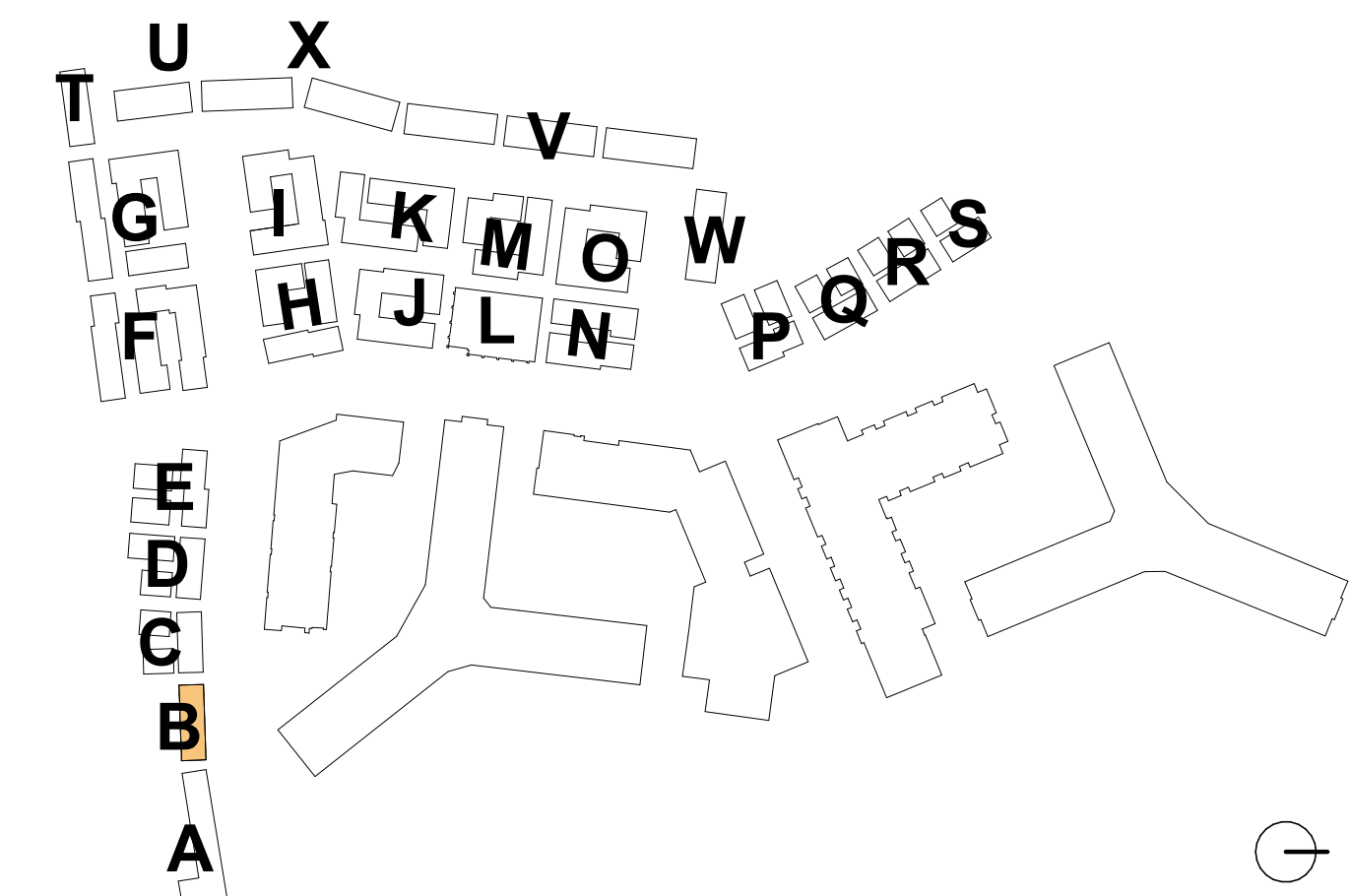
2 | CLUSTER B - EAST ELEVATION RENDERED
1/8" = 1'-0"



1 | CLUSTER B - NORTH ELEVATION RENDERED
1/8" = 1'-0"



4 | CLUSTER B - WEST ELEVATION RENDERED
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

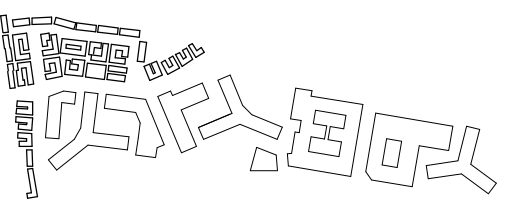
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

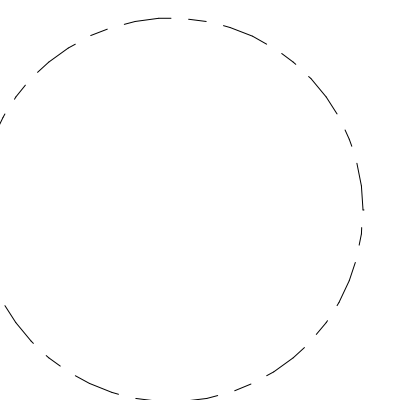


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER B -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

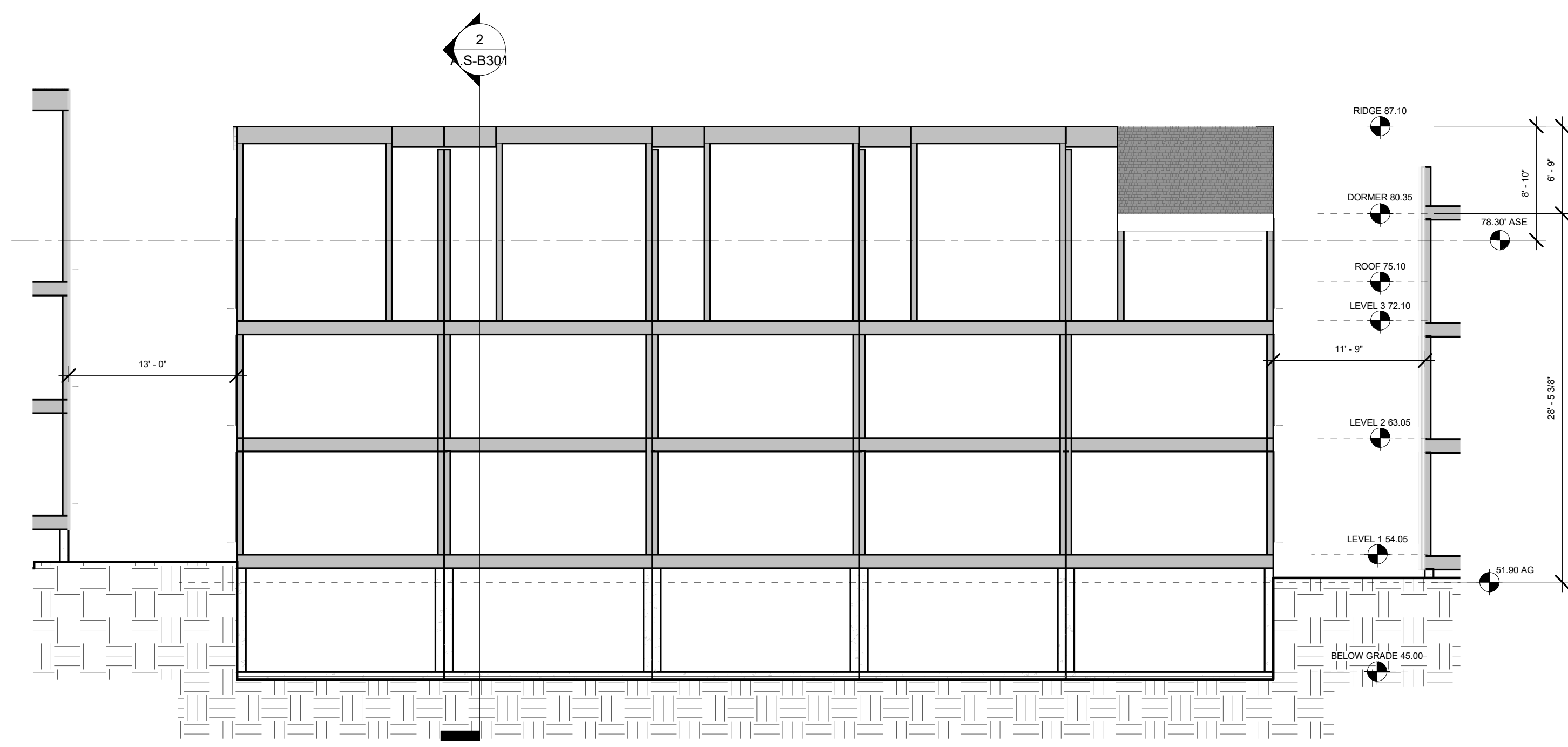
SCALE:
As indicated

JOB NO.
Project Number

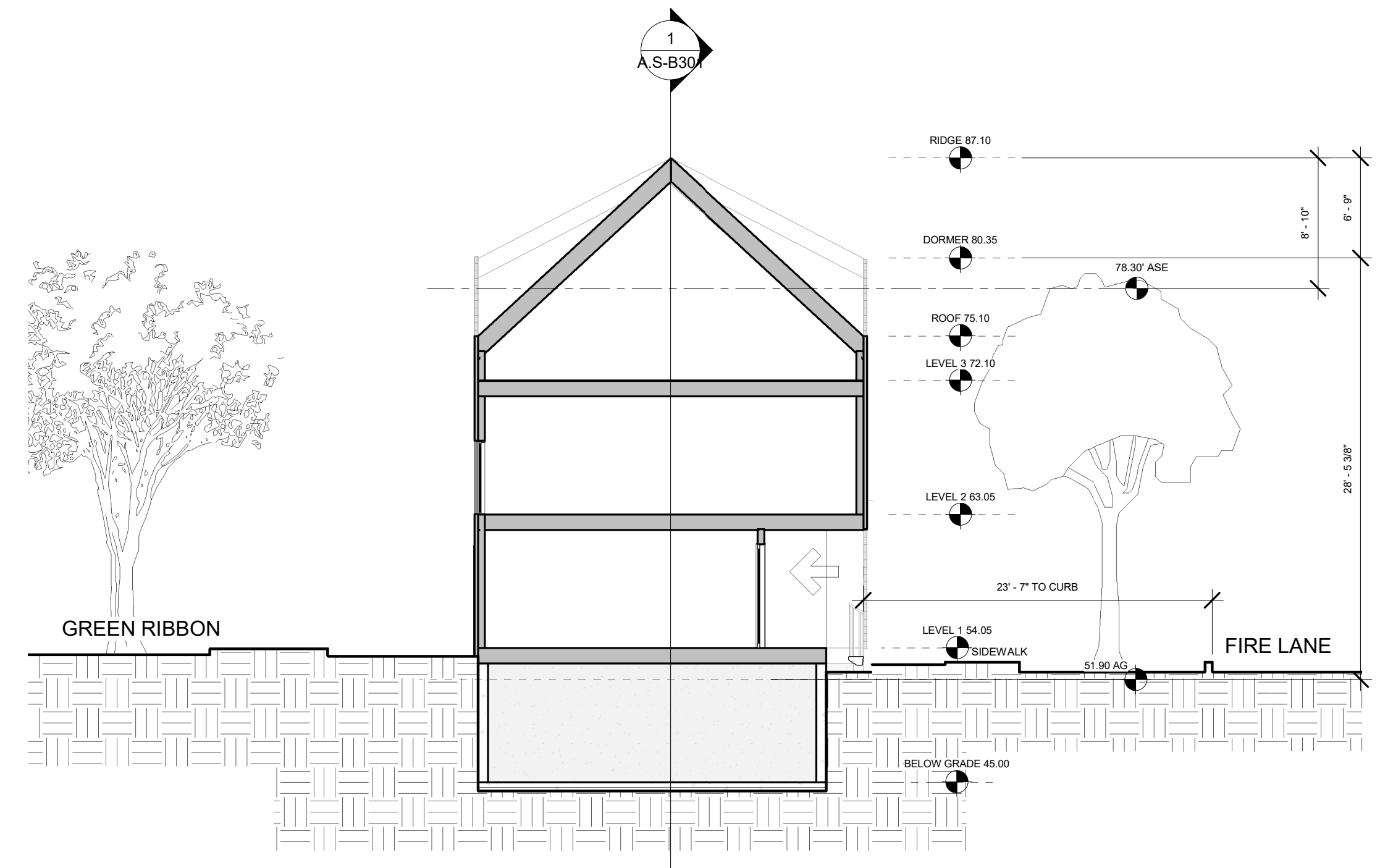
DRAWING NO.

A.S-B301

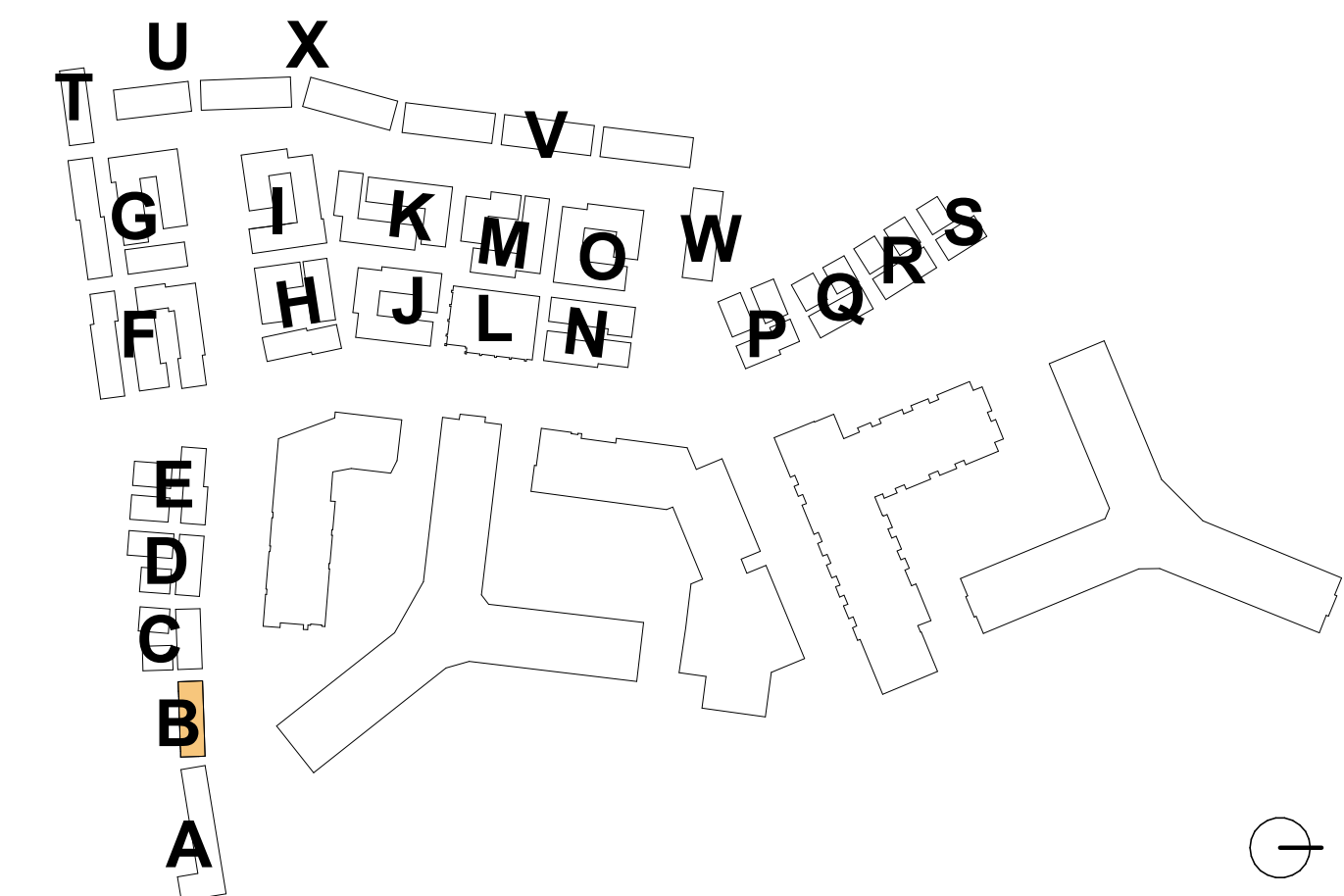
4.1 Submission



1 | CLUSTER B - SECTION LOOKING NORTH
1/8" = 1'-0"



2 | CLUSTER B - SECTION LOOKING WEST 1
1/8" = 1'-0"



**RIVERHOUSE
NEIGHBORHOOD**

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

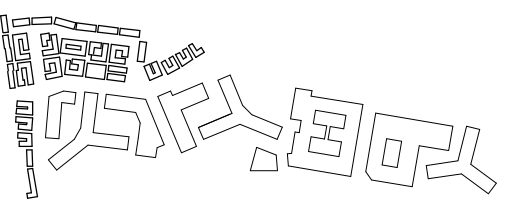
ATTORNEY
VENABLE LLP
202.344.4000

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
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE

**CLUSTER C -
PLANS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

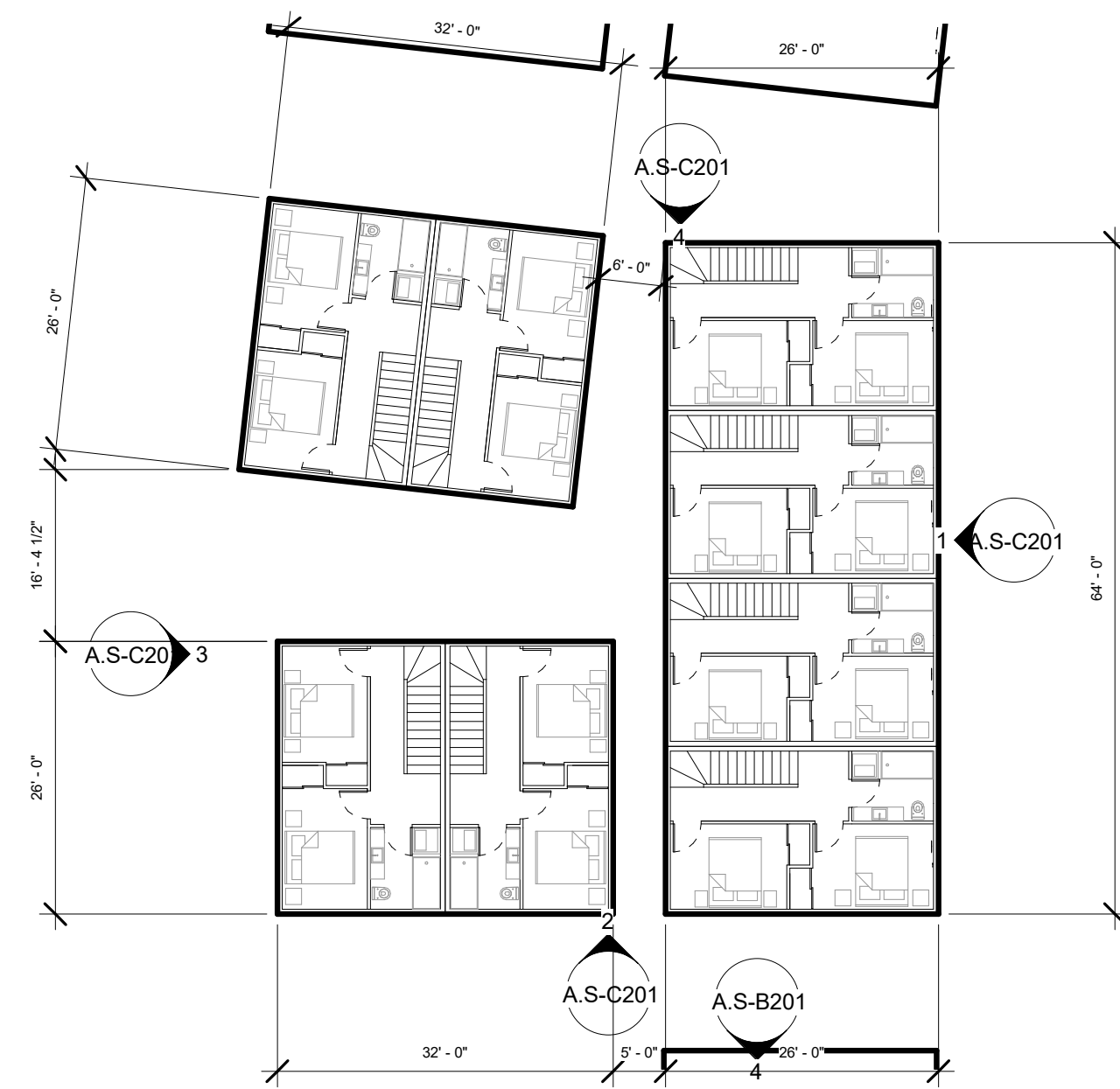
SCALE:
As indicated

JOB NO.
Project Number

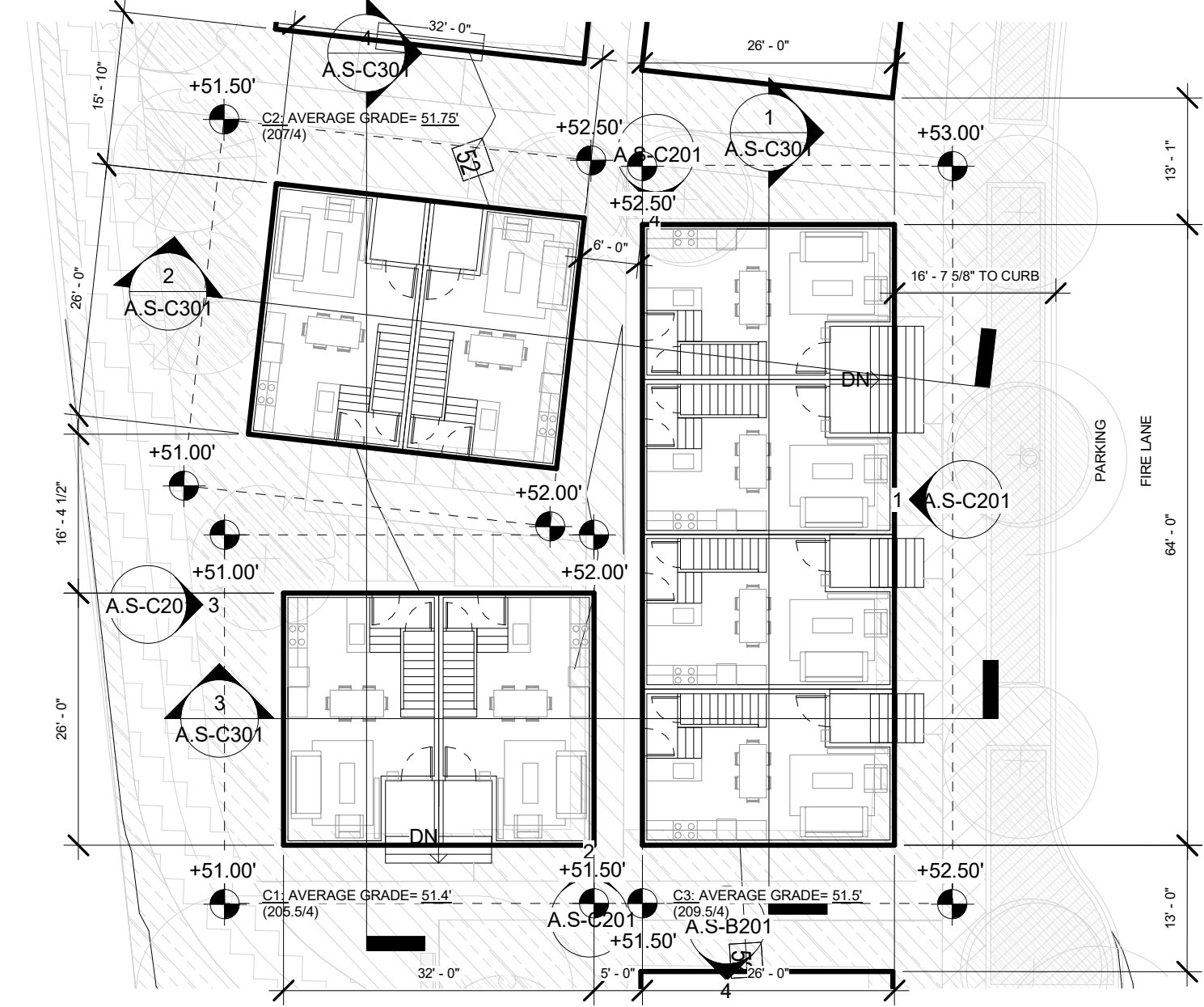
DRAWING NO.

A.S-C101

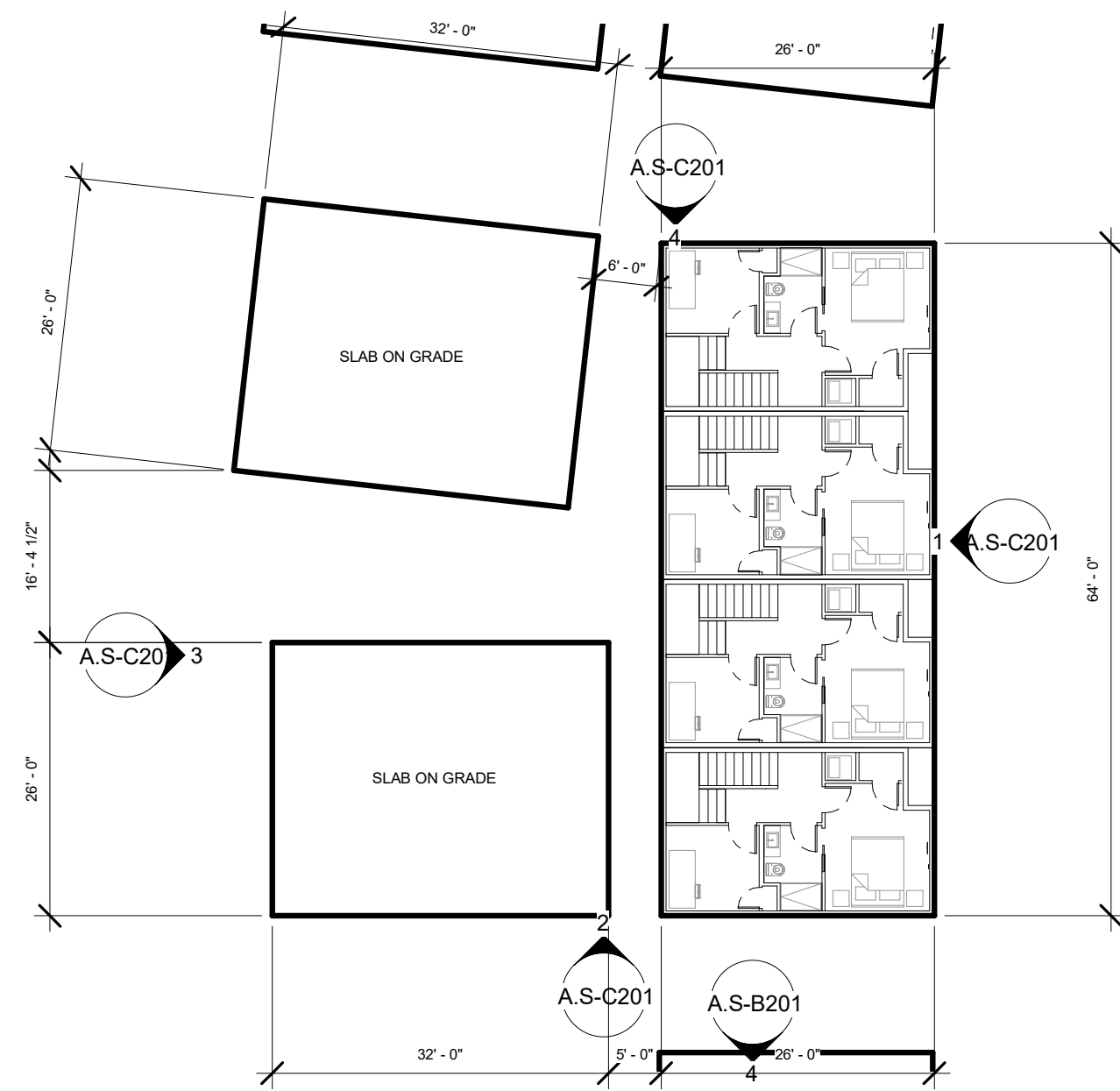
4.1 Submission



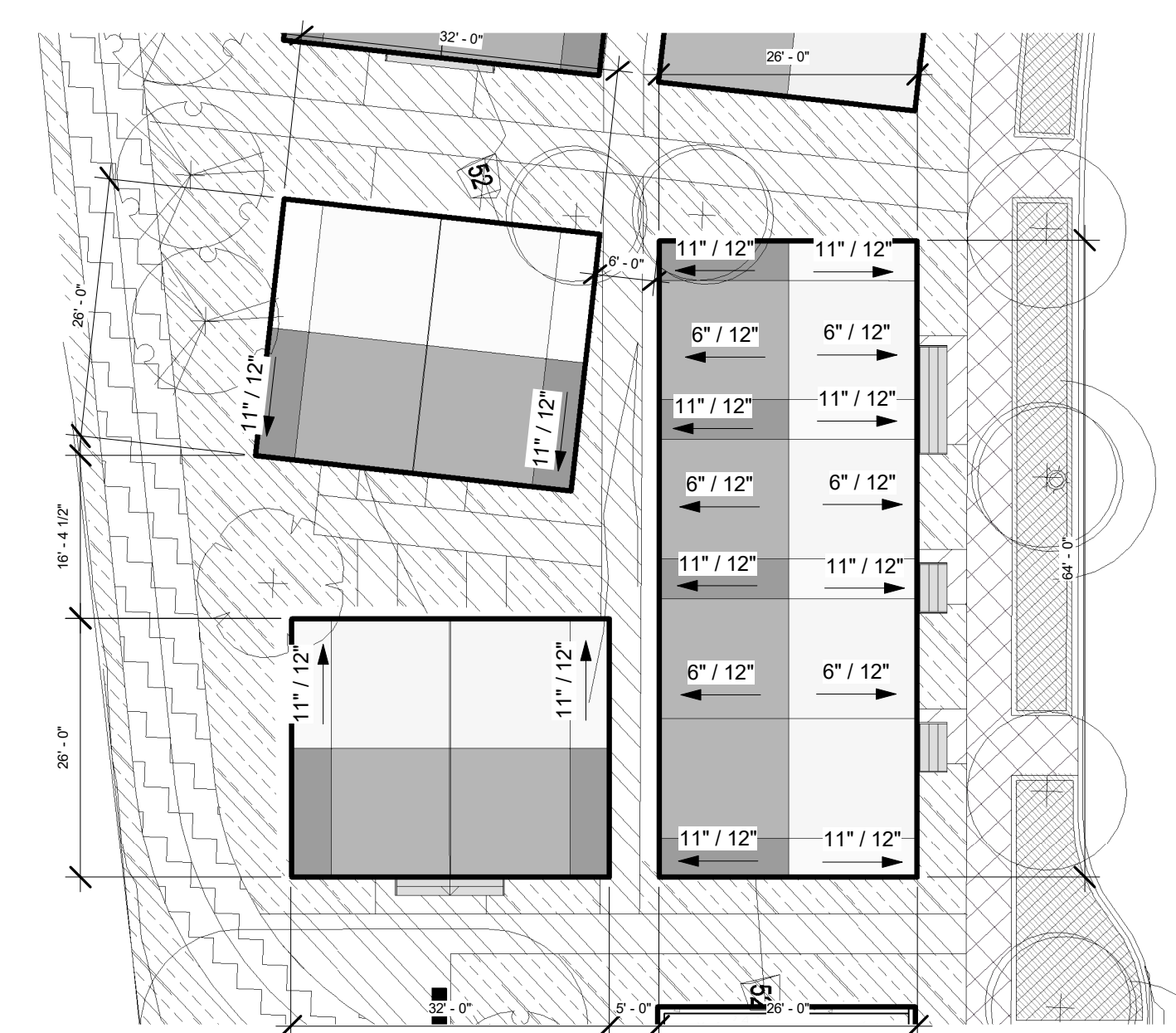
3 | CLUSTER C - LEVEL 2
1/16" = 1'-0"



2 | CLUSTER C - LEVEL 1
1/16" = 1'-0"



1 | CLUSTER C - BELOW GRADE
1/16" = 1'-0"

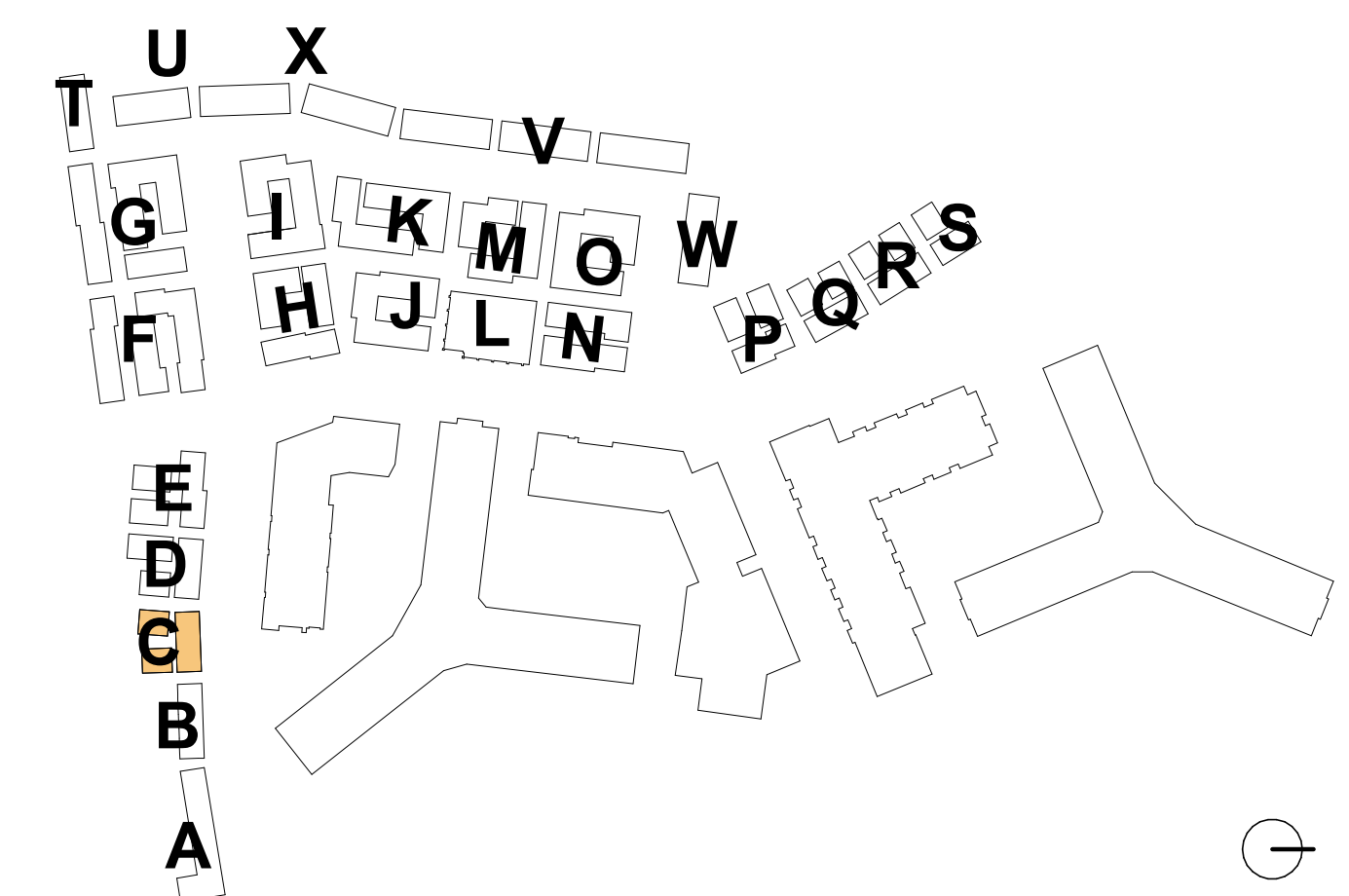


5 | CLUSTER C - ROOF
1/16" = 1'-0"



4 | CLUSTER C - LEVEL 3
1/16" = 1'-0"

GFA CLUSTER C						
USE	CLUSTER	UNITS	TOTAL GFA	BED	BATH	GARAGE PARKING
Unit	CLUSTER C	8	10,516 SF	28	22	0
Unit: 8		8	10,516 SF	28	22	0



**RIVERHOUSE
NEIGHBORHOOD**

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

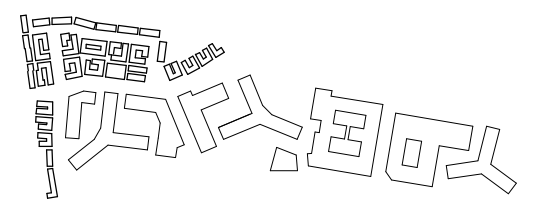
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

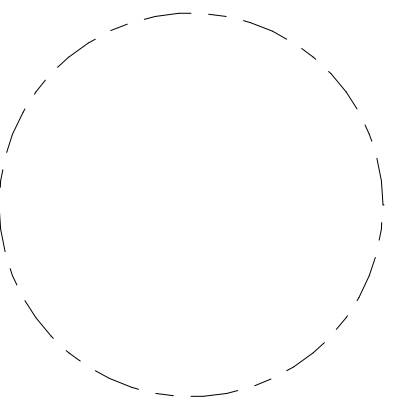


Issue

NO. 4.1 SUBMISSION DATE 5/10/23

Revisions

NO. DATE



**CLUSTER C -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

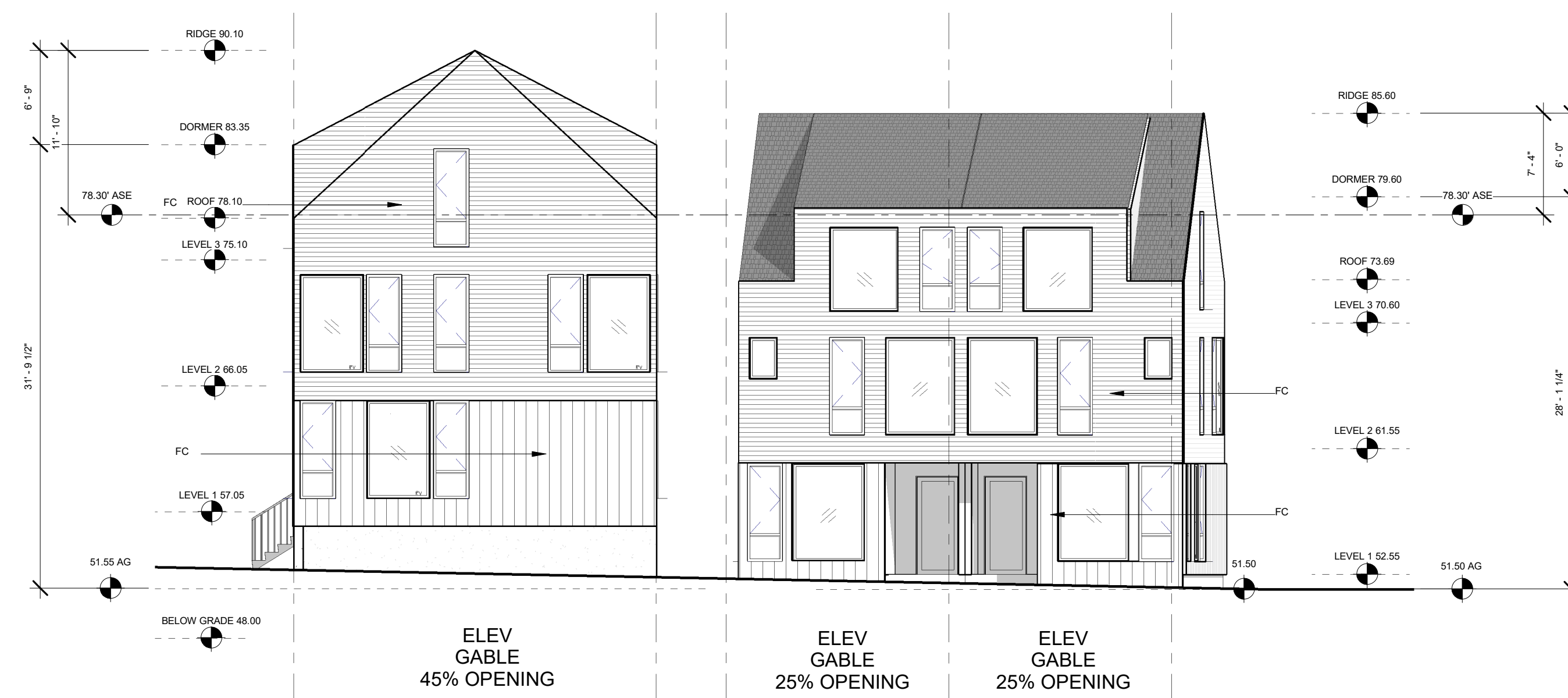
JOB NO.
Project Number

DRAWING NO.

A.S-C201



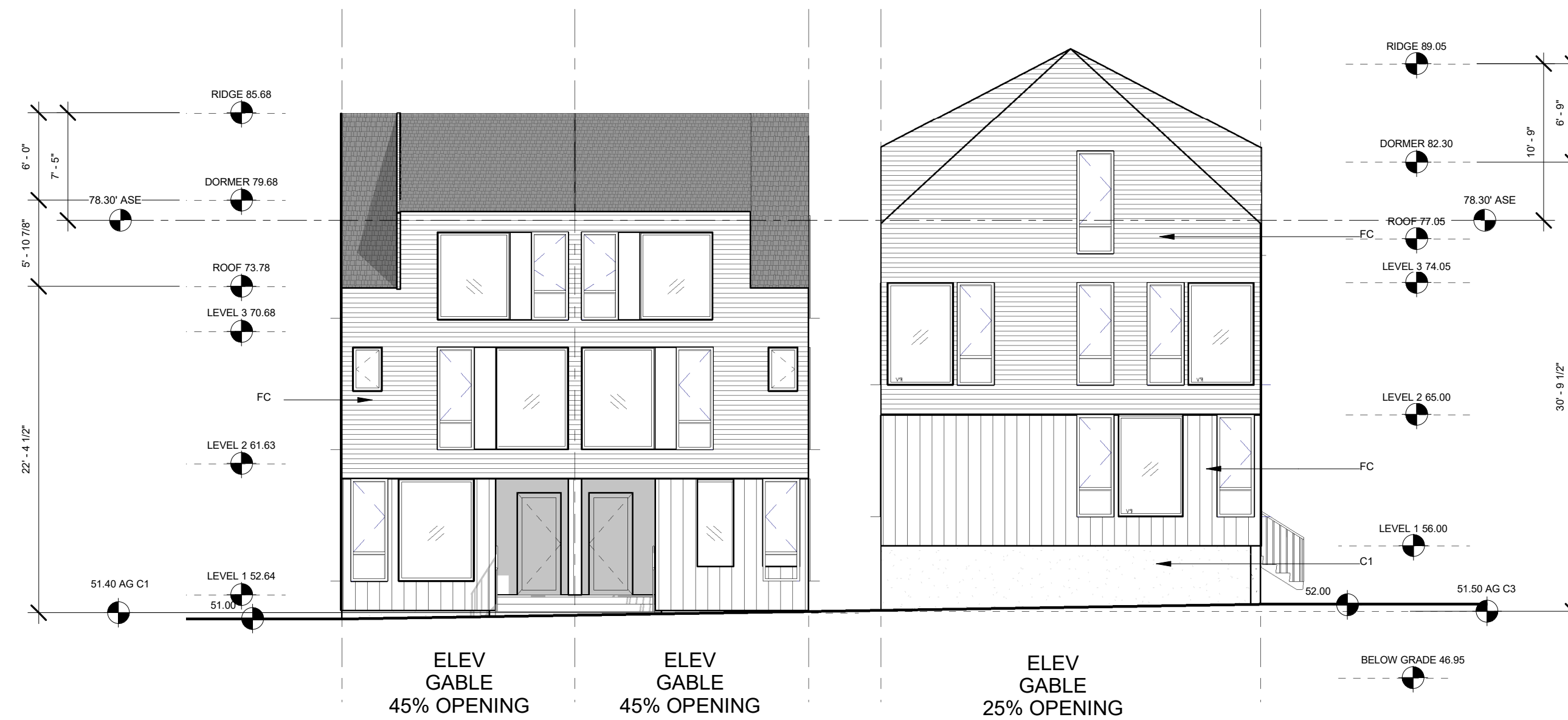
1 | CLUSTER C - NORTH ELEVATION
1/8" = 1'-0"



4 | CLUSTER C - WEST ELEVATION
1/8" = 1'-0"



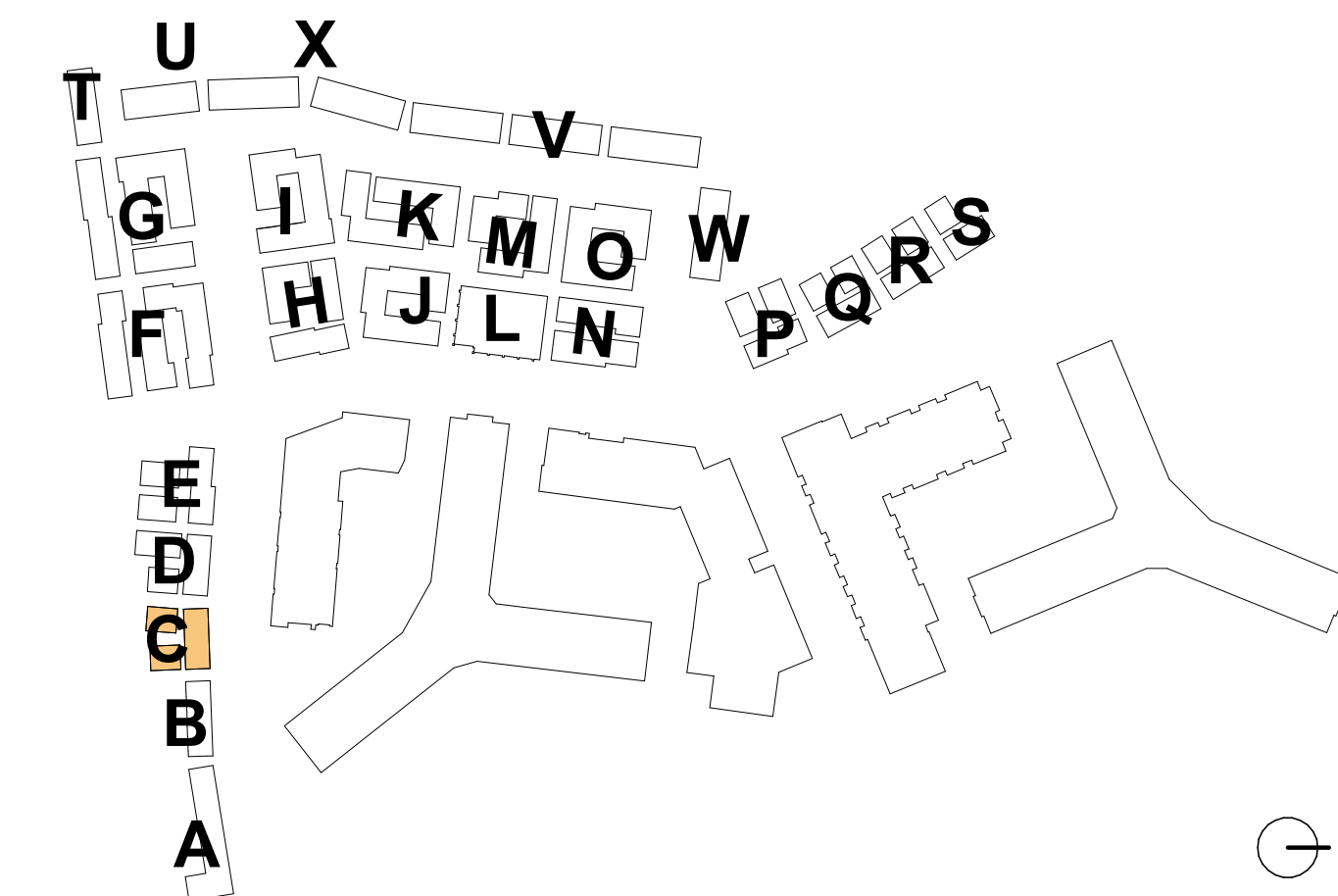
3 | CLUSTER C - SOUTH ELEVATION
1/8" = 1'-0"



2 | CLUSTER C - EAST ELEVATION
1/8" = 1'-0"

**MATERIAL
LEGEND**

MATERIAL	DESCRIPTION
FC	FIBER CEMENT SIDING
BR	BRICK SIDING
C1	CONCRETE WALL
C2	CONCRETE TREADS
WD	WOOD
R1	ROOF
MTL1	METAL
MTL2	METAL
D1	DOOR
D2	DOOR



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

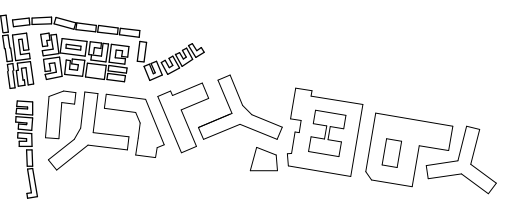
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

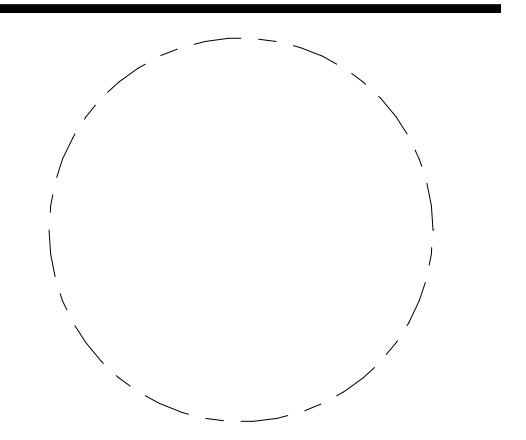


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER C -
RENDERED
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE: As indicated	JOB NO. Project Number
-------------------------------	----------------------------------

DRAWING NO.

A.S-C202



1 | CLUSTER C - NORTH ELEVATION RENDERED
1/8" = 1'-0"



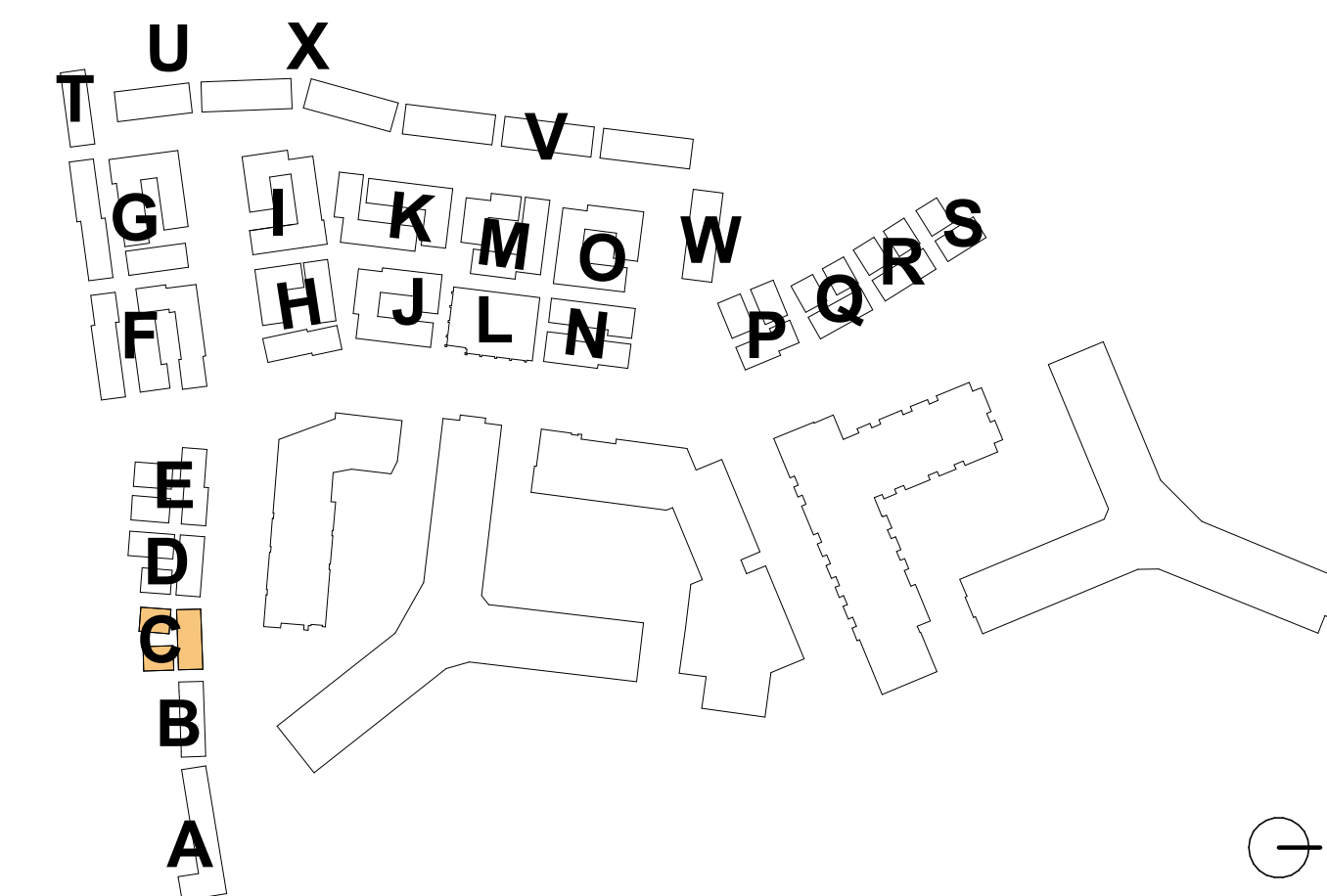
2 | CLUSTER C - EAST ELEVATION RENDERED
1/8" = 1'-0"



3 | CLUSTER C - SOUTH ELEVATION RENDERED
1/8" = 1'-0"



4 | CLUSTER C - WEST ELEVATION RENDERED
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

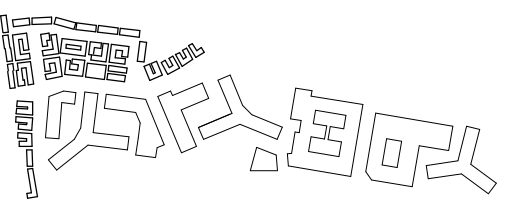
ATTORNEY
VENABLE LLP
202.344.4000

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
4.1 SUBMISSION	5/10/23

Revisions

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

**CLUSTER C -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

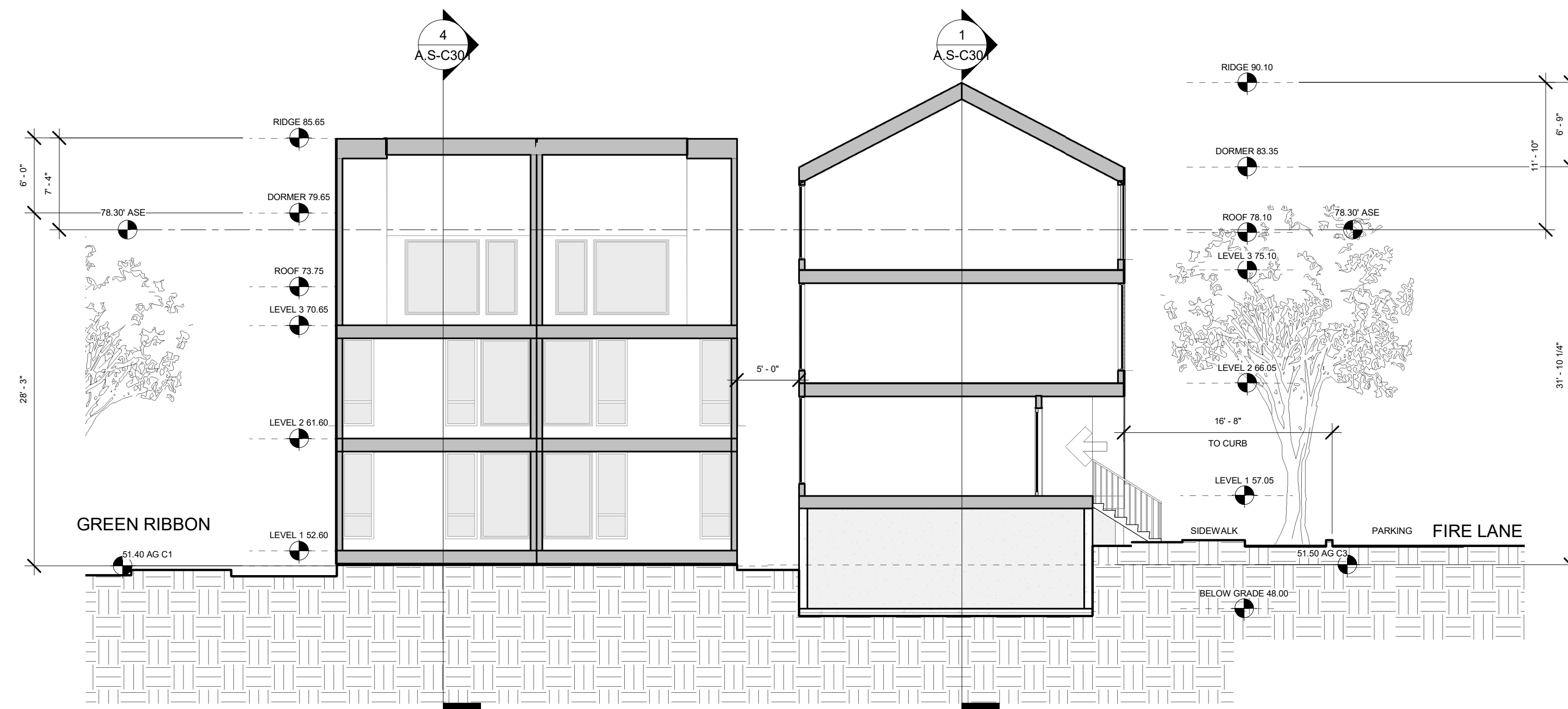
DATE
07/21/2023

SCALE:
As indicated

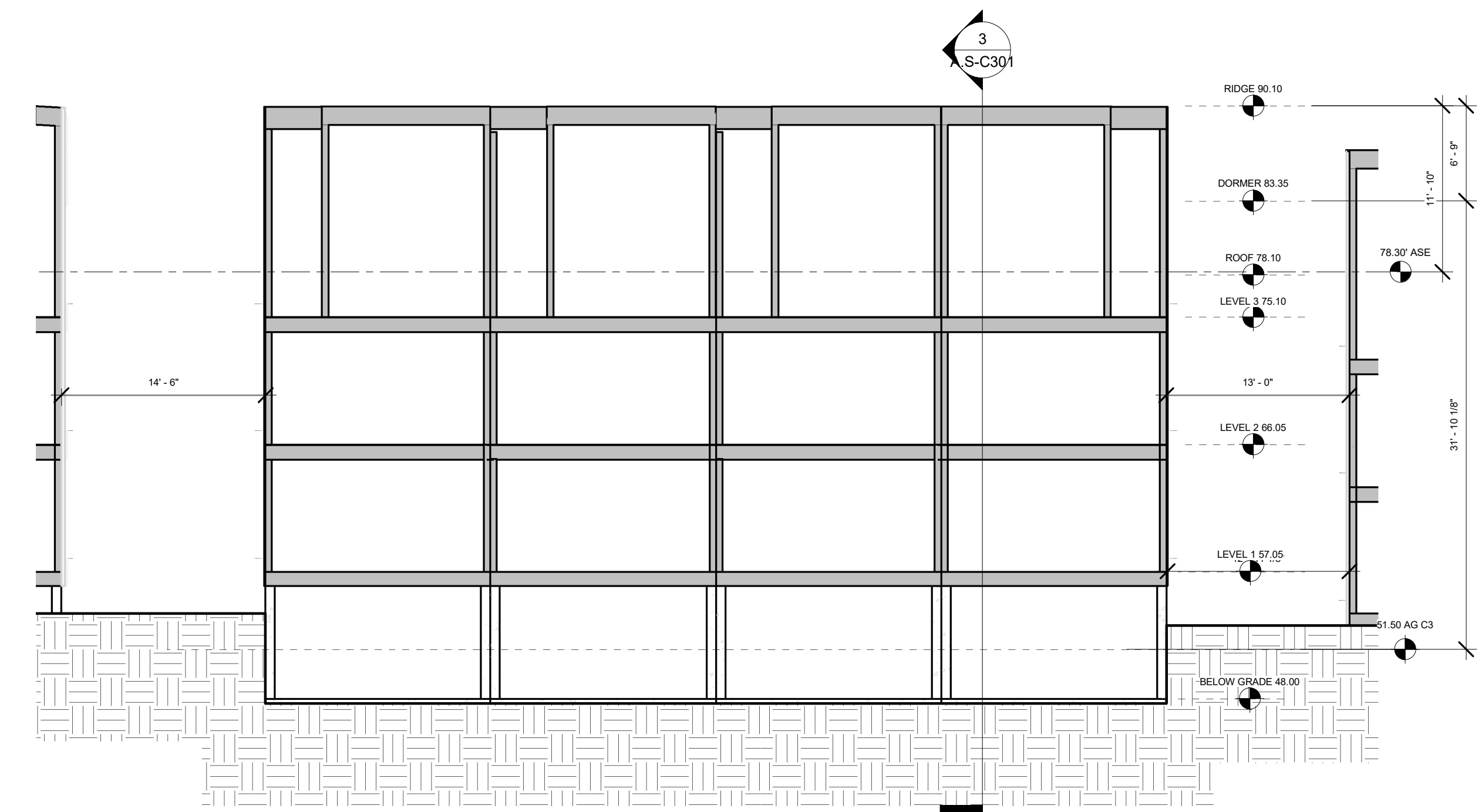
JOB NO.
Project Number

DRAWING NO.

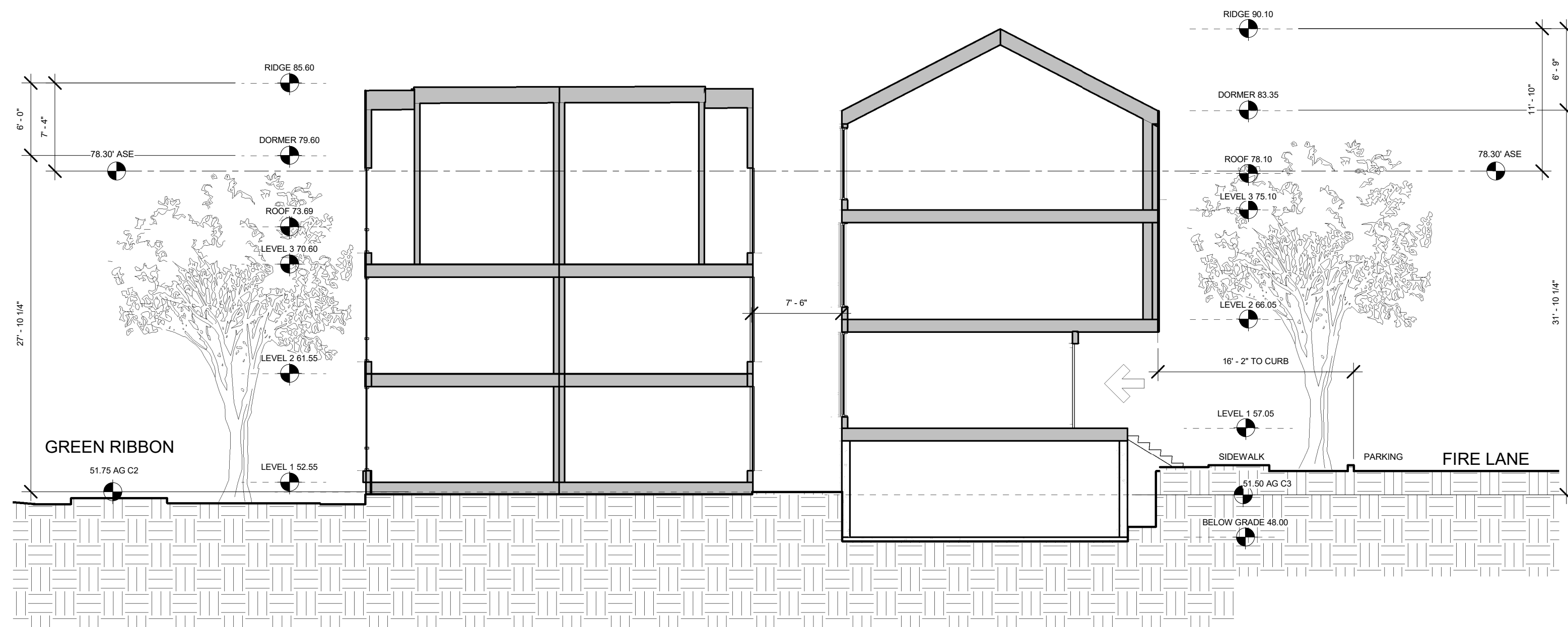
A.S-C301



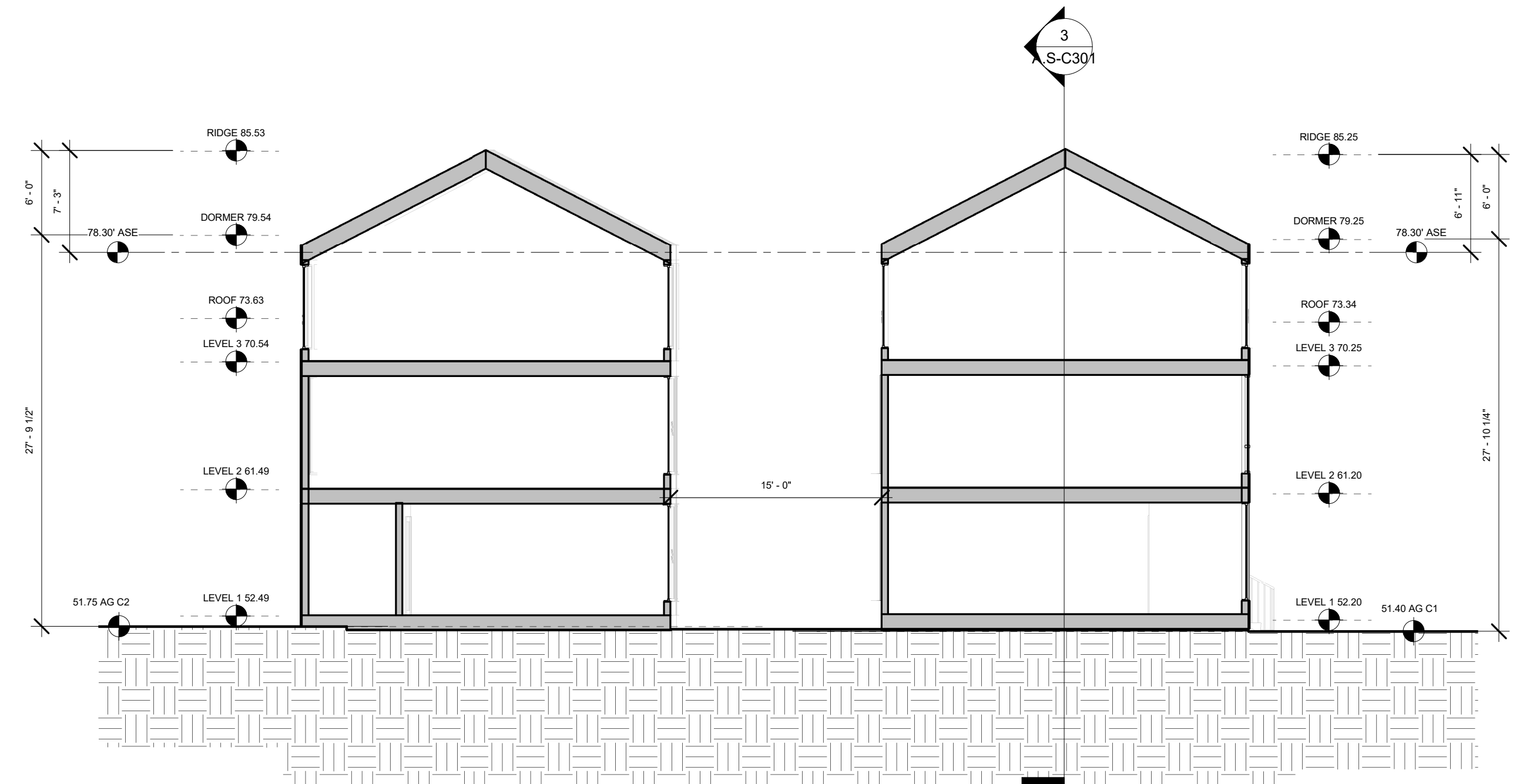
3 | CLUSTER C - SECTION LOOKING WEST 2
1/8" = 1'-0"



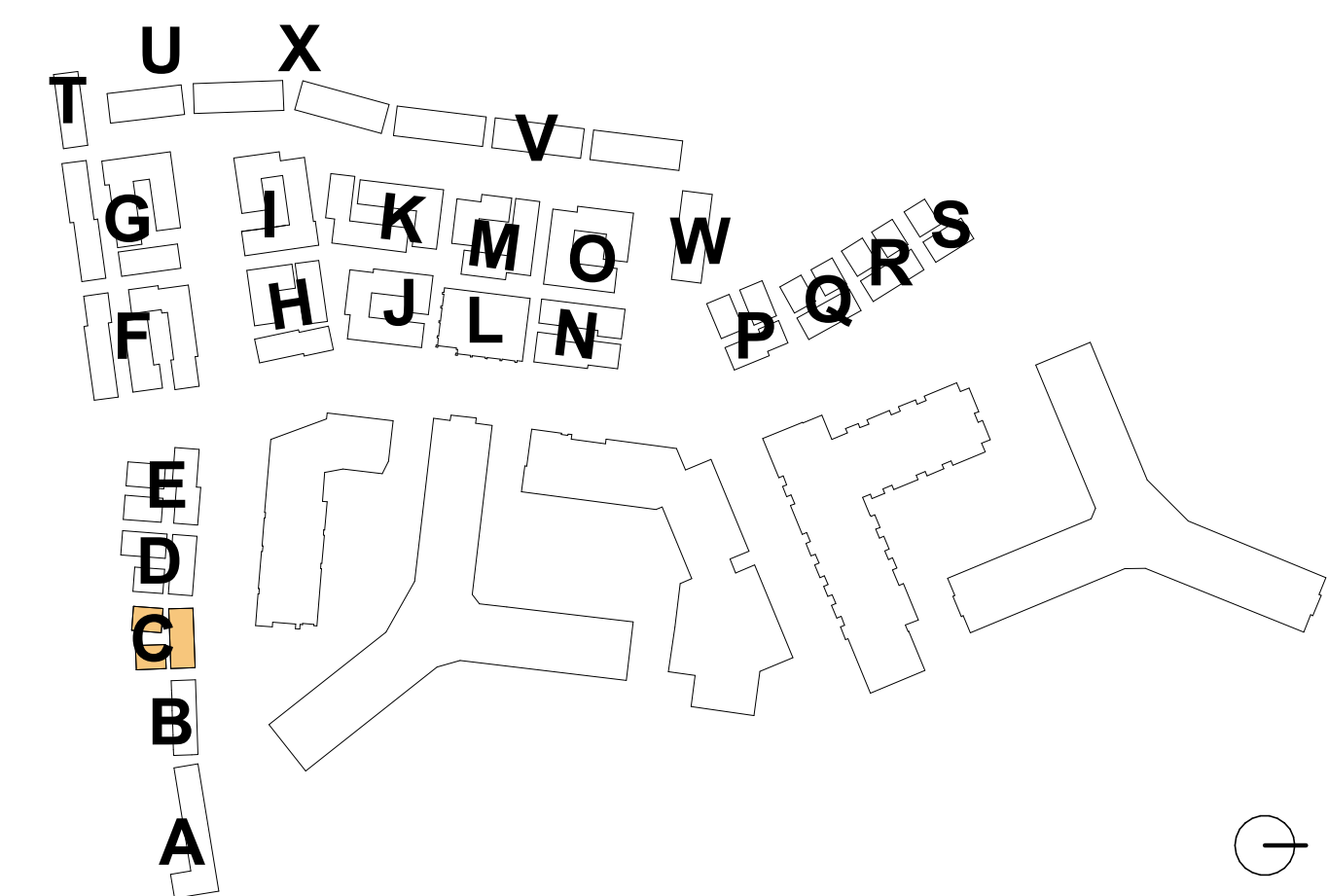
1 | CLUSTER C - SECTION LOOKING NORTH
1/8" = 1'-0"



2 | CLUSTER C - SECTION LOOKING WEST 1
1/8" = 1'-0"



4 | CLUSTER C - SECTION LOOKING NORTH 1
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

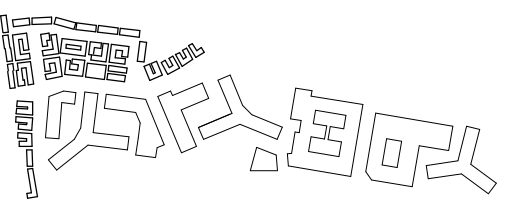
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

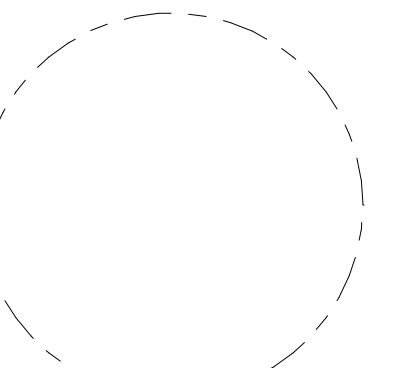


Issue

NO. DATE
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE



**CLUSTER D -
PLANS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

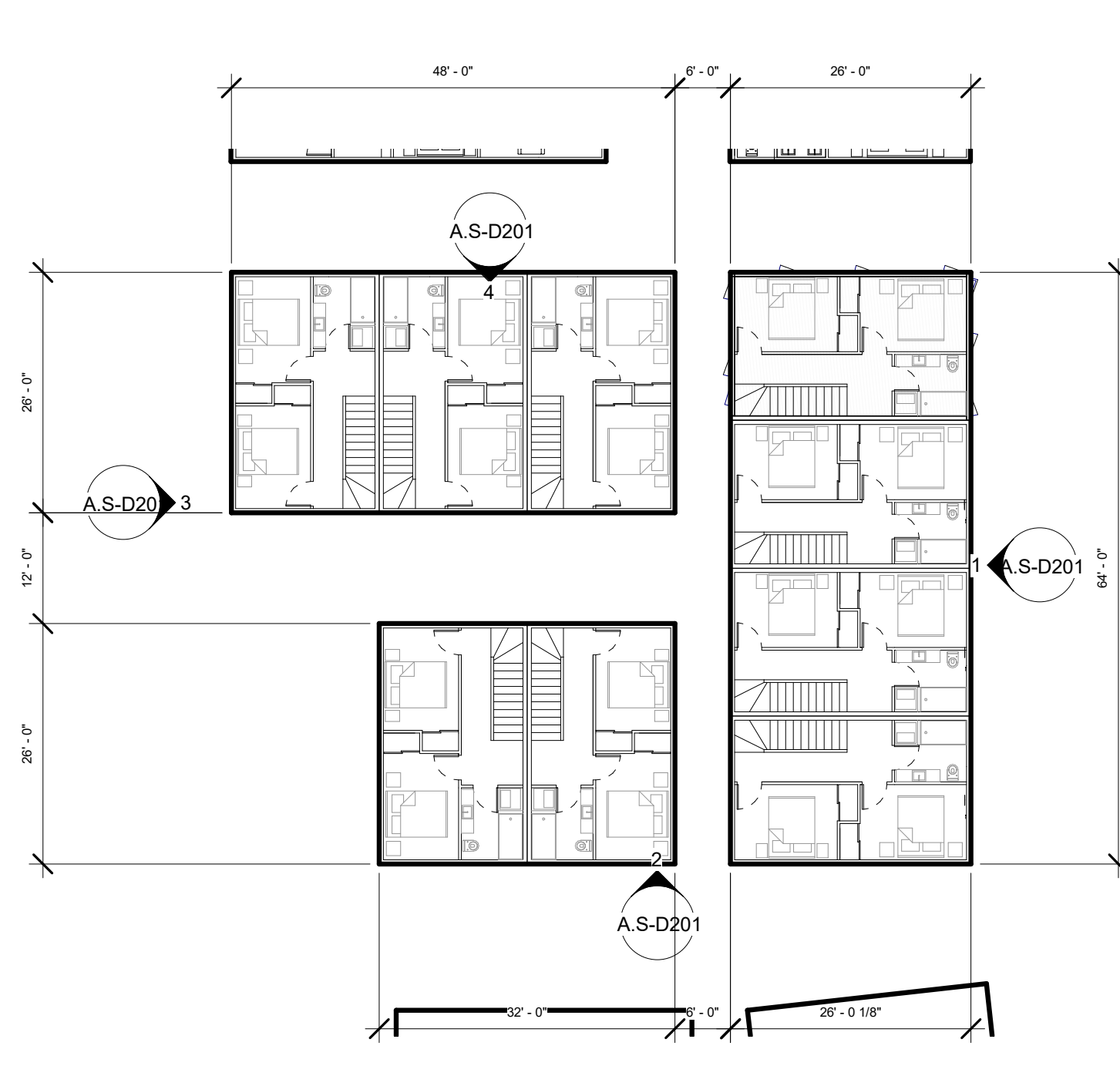
SCALE:
As indicated

JOB NO.
Project Number

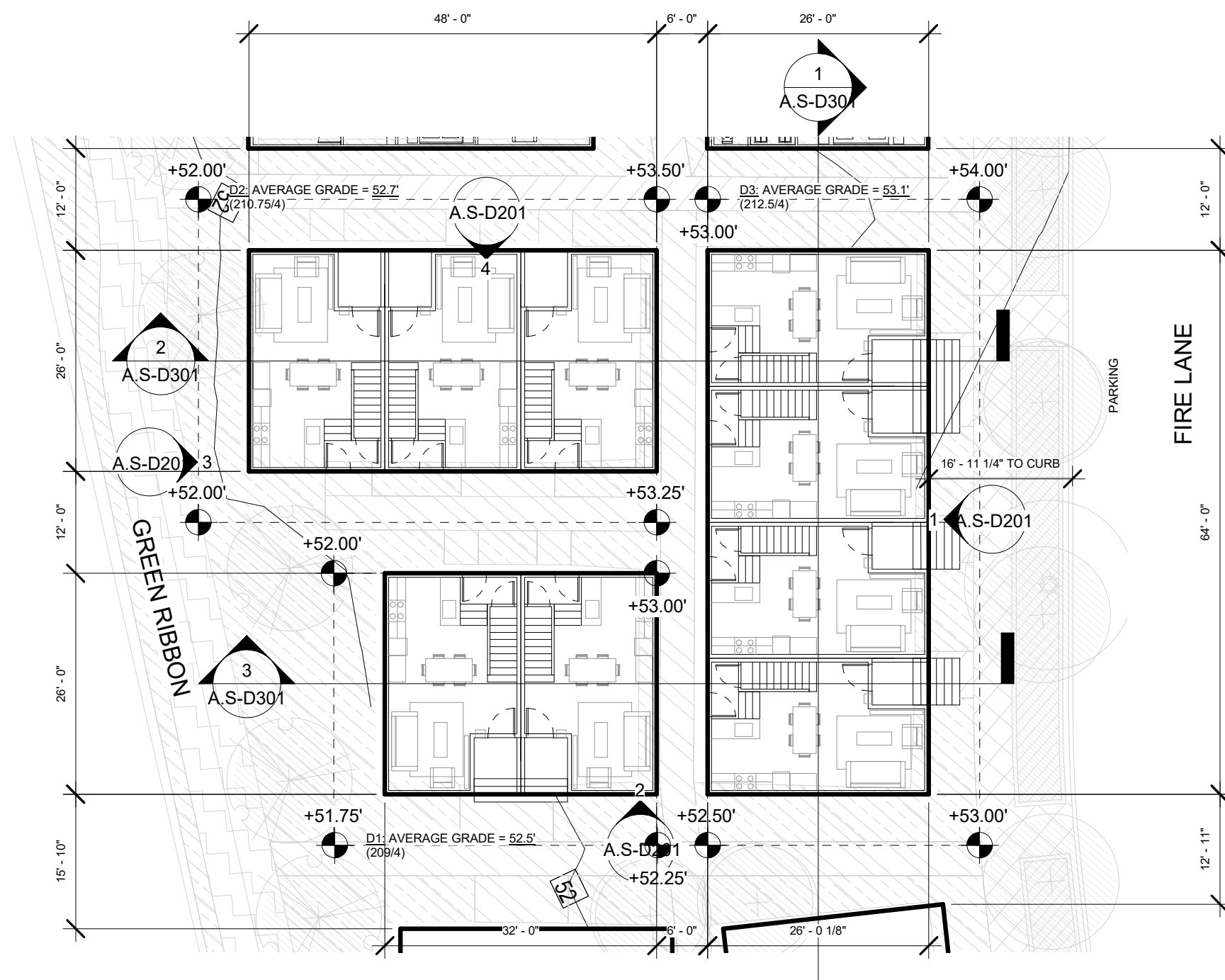
DRAWING NO.

A.S-D101

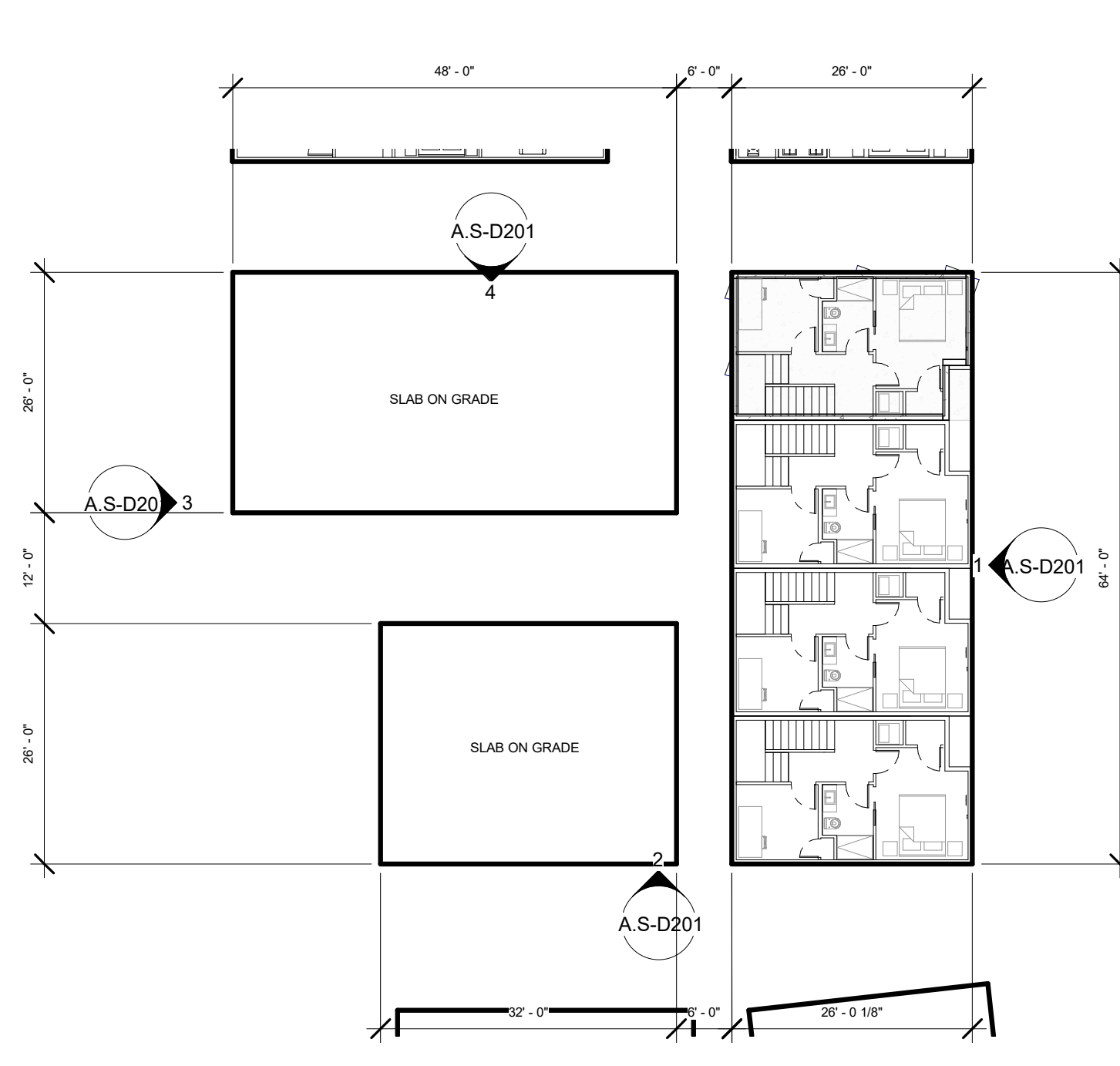
4.1 Submission



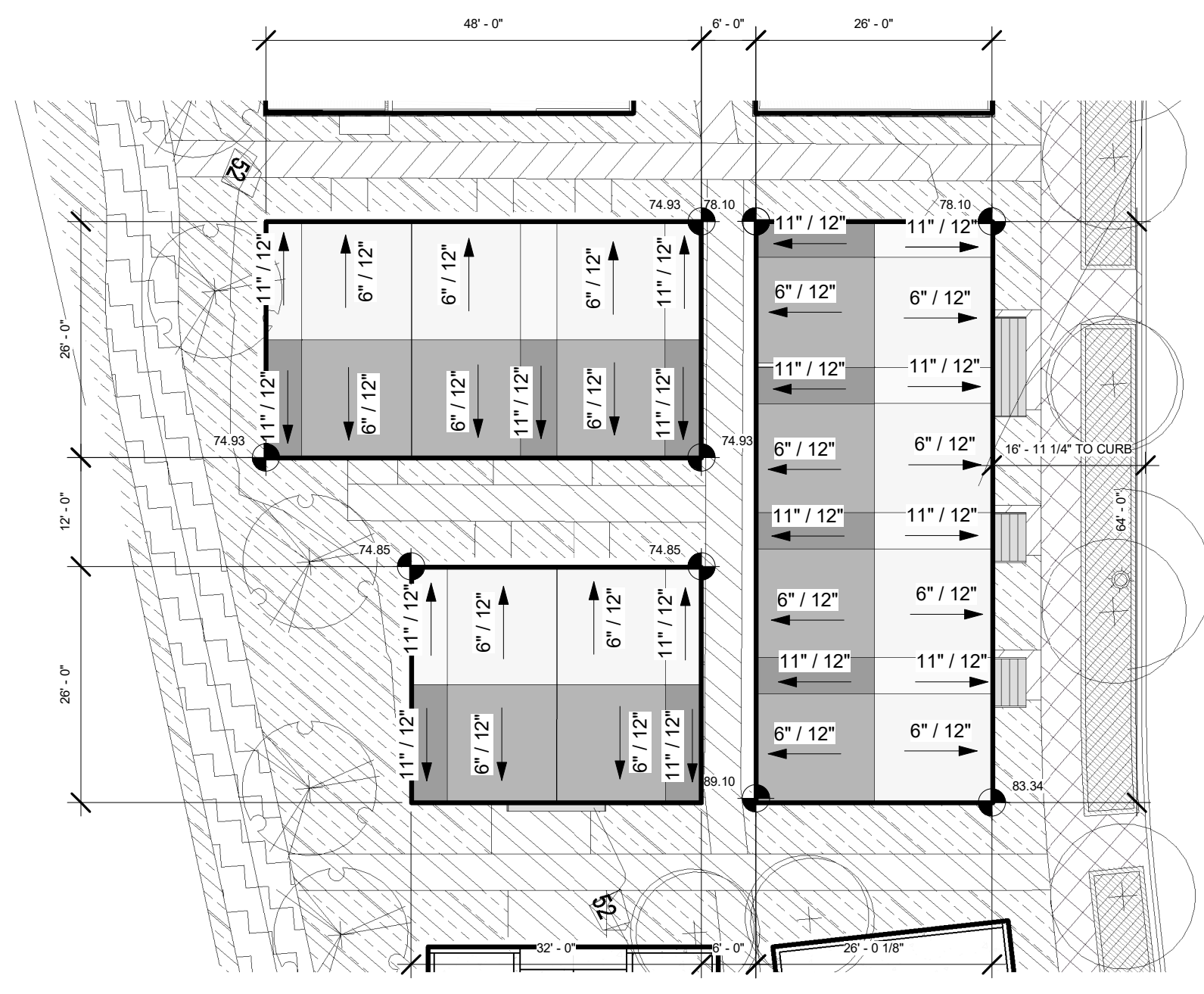
3 | CLUSTER D - LEVEL 2
1/16" = 1'-0"



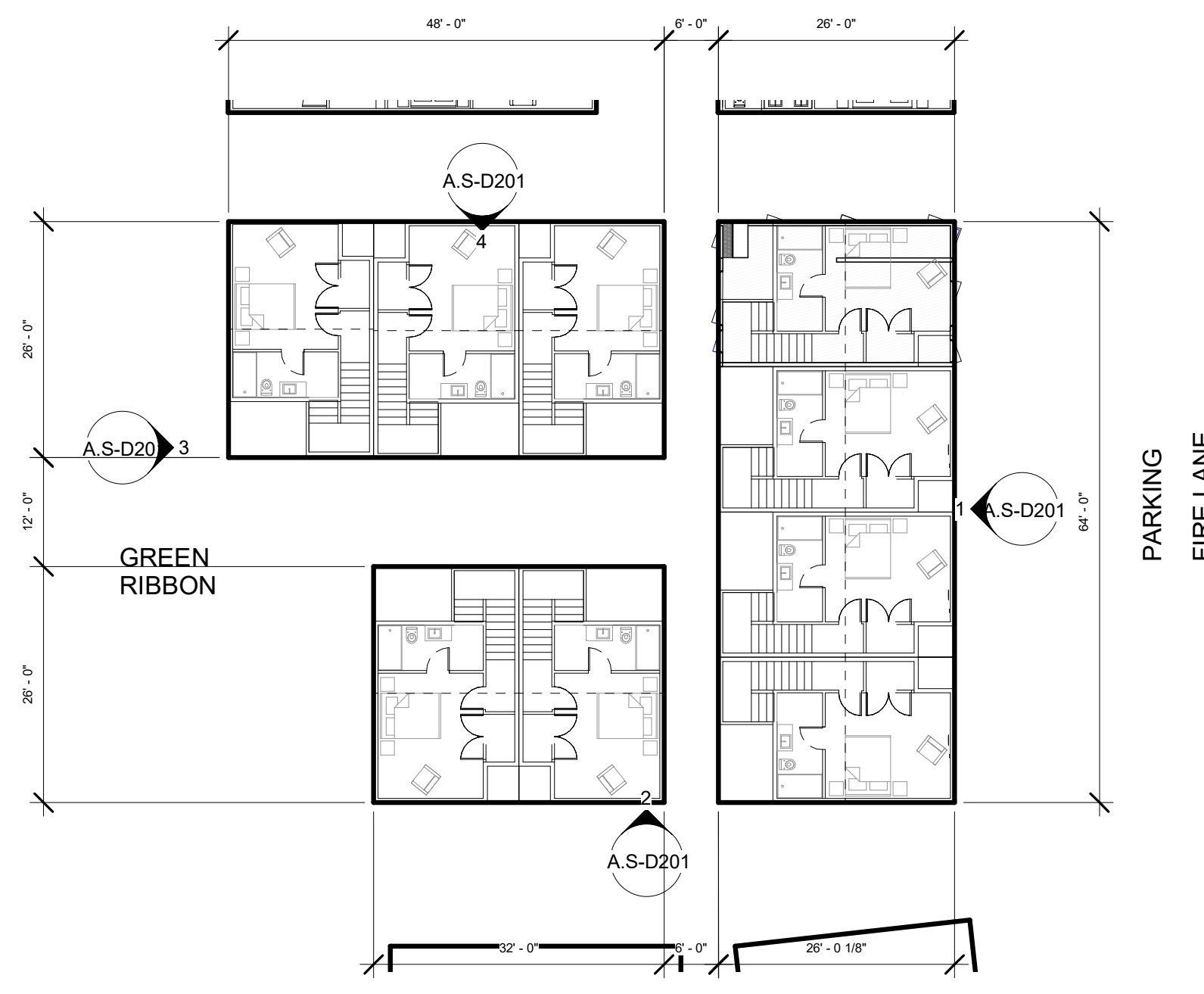
2 | CLUSTER D - LEVEL 1
1/16" = 1'-0"



1 | CLUSTER D - BELOW GRADE
1/16" = 1'-0"

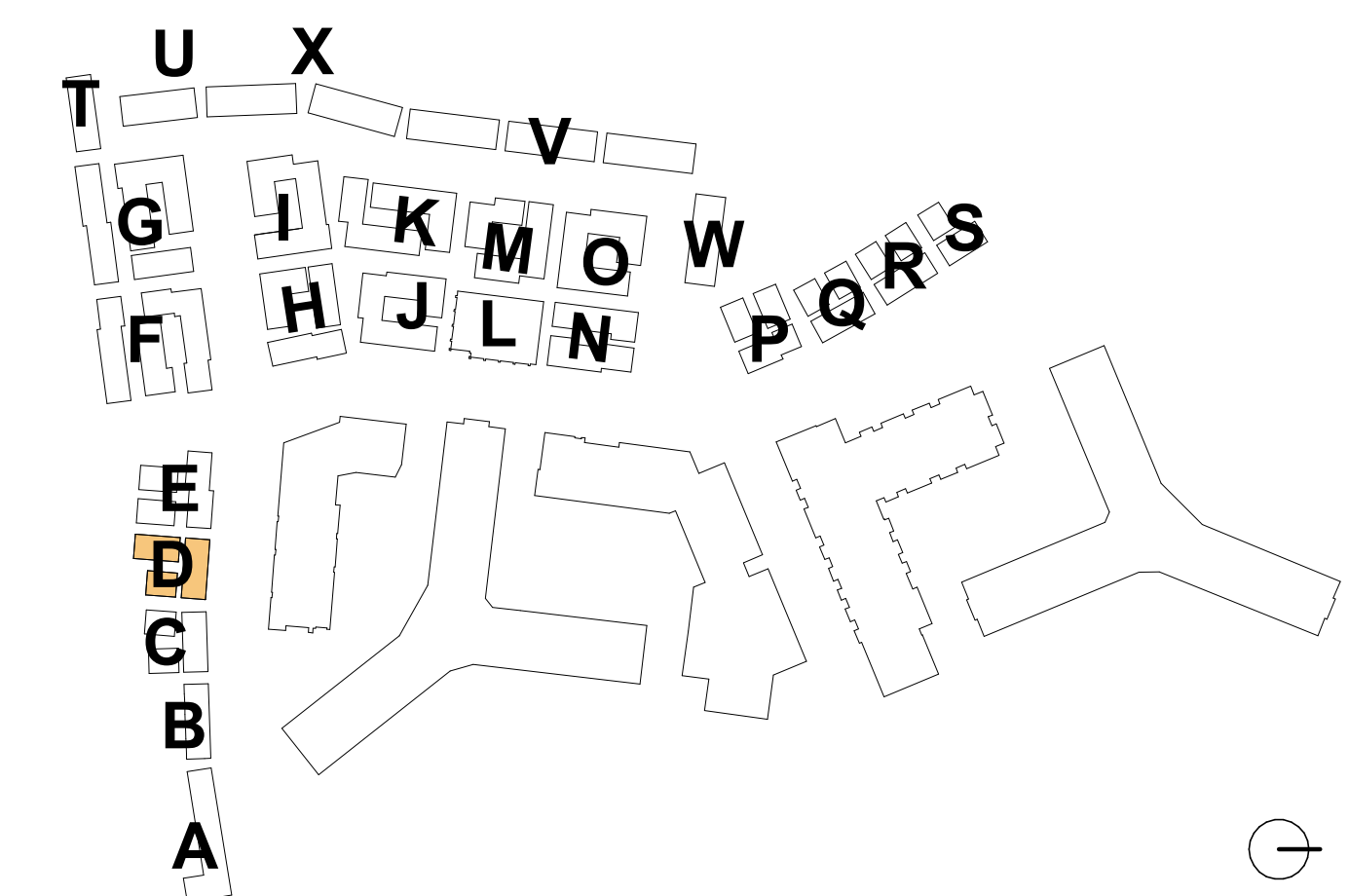


5 | CLUSTER D - ROOF
1/16" = 1'-0"



4 | CLUSTER D - LEVEL 3
1/16" = 1'-0"

GFA CLUSTER D						
USE	CLUSTER	UNITS	TOTAL GFA	BED	BATH	GARAGE PARKING
Unit	CLUSTER D	9	11,643 SF	31	24.5	0
Unit:		9	11,643 SF	31	24.5	0



**RIVERHOUSE
NEIGHBORHOOD**

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

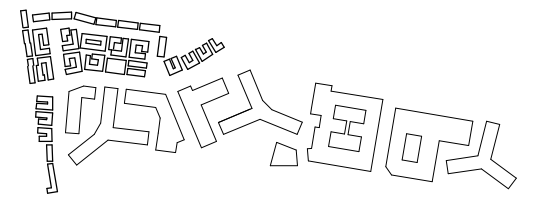
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

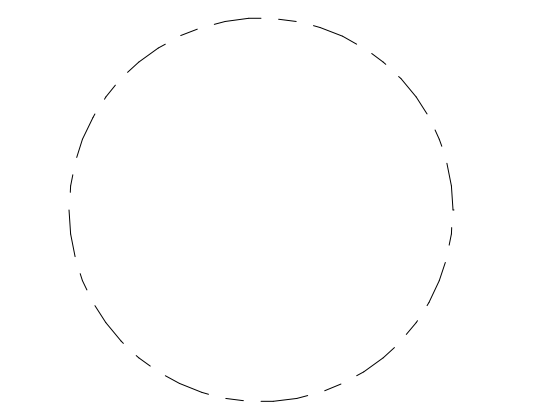


Issue

NO. 4.1 SUBMISSION DATE 5/10/23

Revisions

NO. DATE



**CLUSTER D -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.
A.S-D201

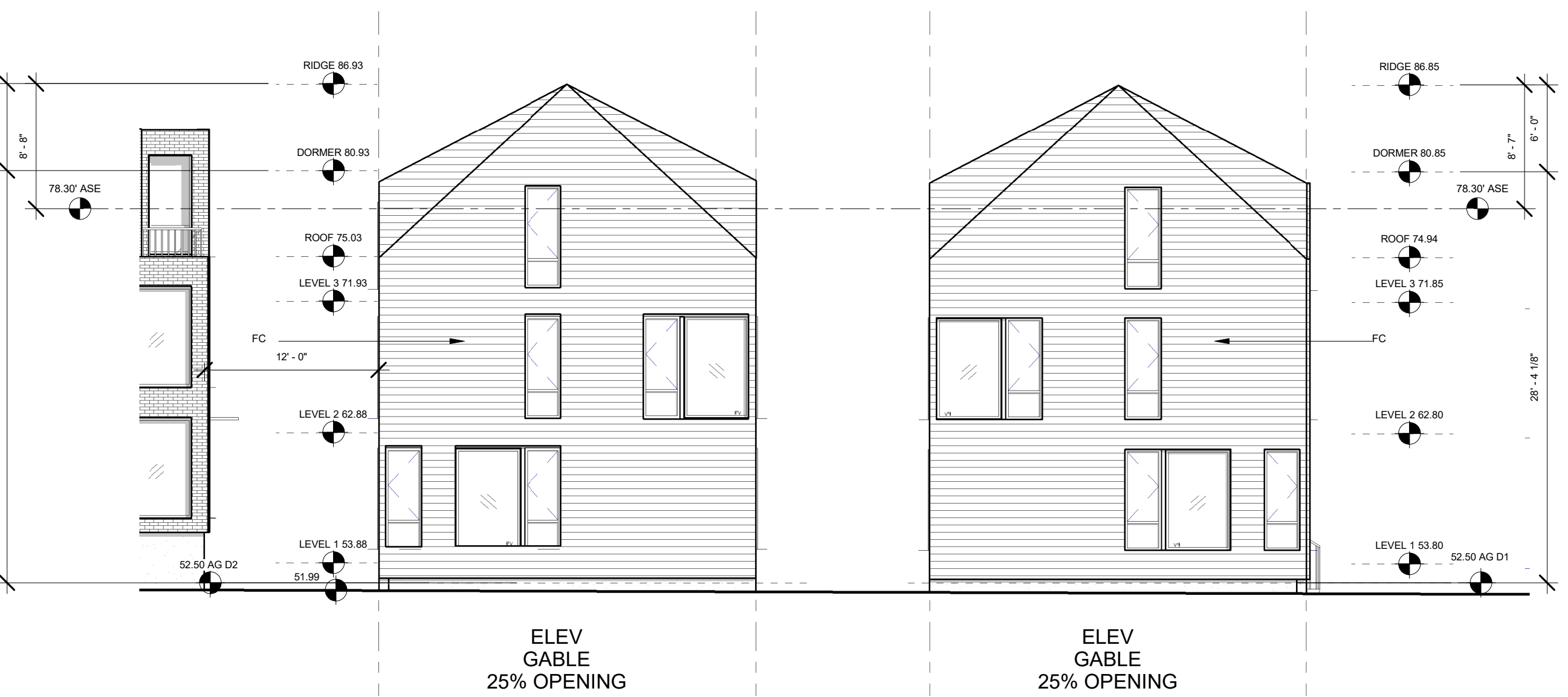
4.1 Submission



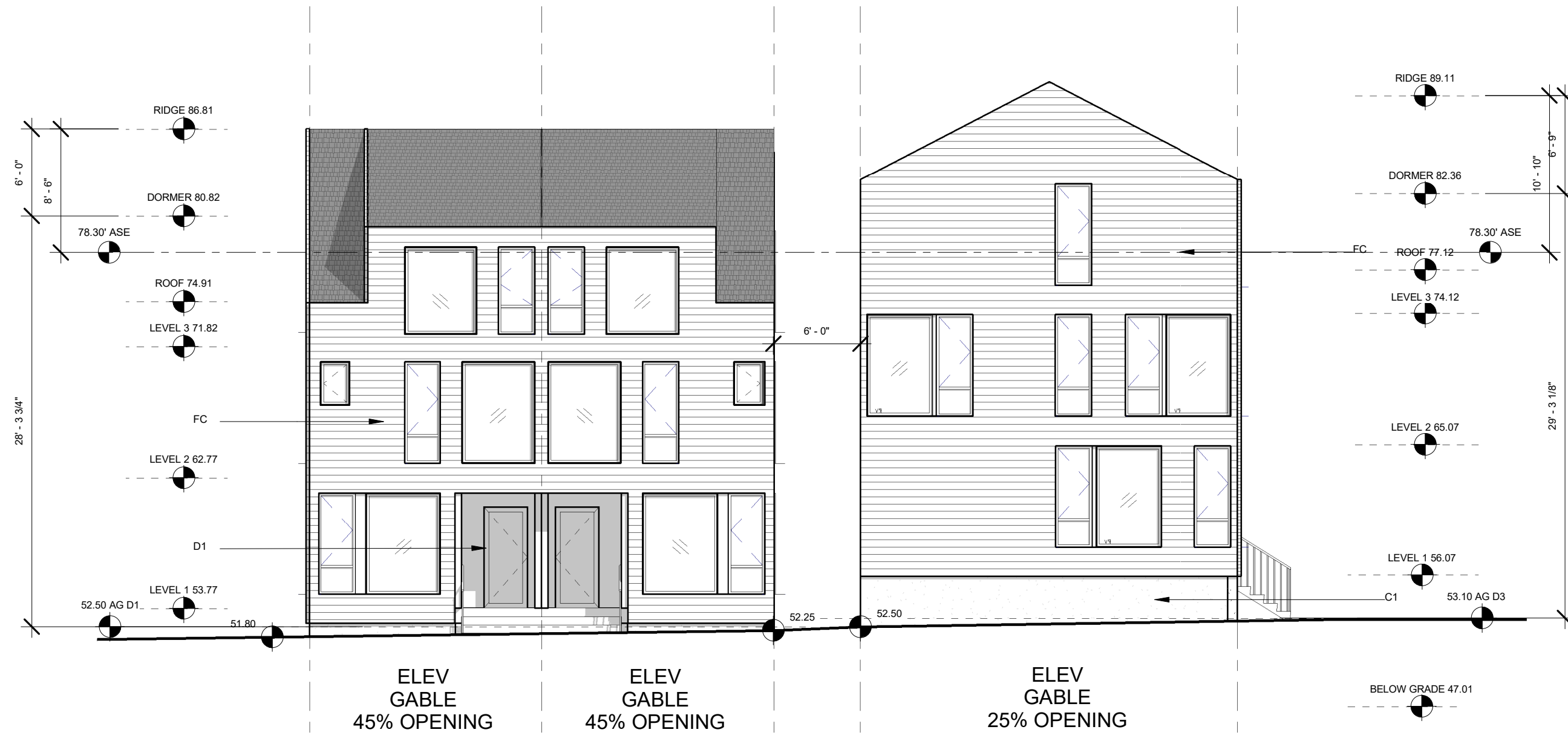
1 | CLUSTER D - NORTH ELEVATION
1/8" = 1'-0"



4 | CLUSTER D - WEST ELEVATION
1/8" = 1'-0"



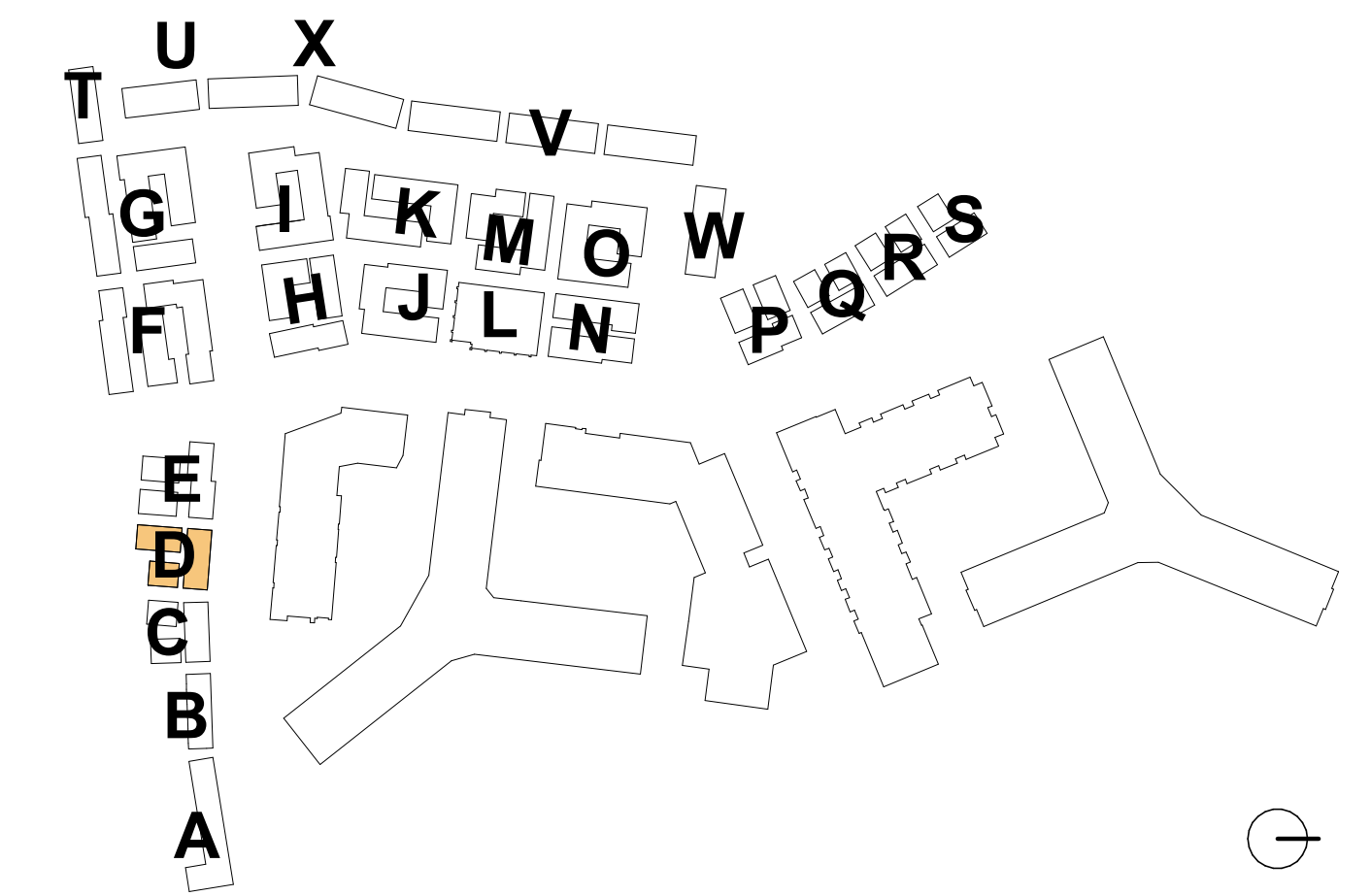
3 | CLUSTER D - SOUTH ELEVATION
1/8" = 1'-0"



2 | CLUSTER D - EAST ELEVATION
1/8" = 1'-0"

**MATERIAL
LEGEND**

MATERIAL	
FC	FIBER CEMENT SIDING
BR	BRICK SIDING
C1	CONCRETE WALL
C2	CONCRETE TREADS
WD	WOOD
R1	ROOF
MTL1	METAL
MTL2	METAL
D1	DOOR
D2	DOOR



**RIVERHOUSE
NEIGHBORHOOD**

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

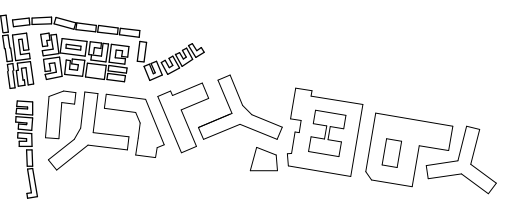
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

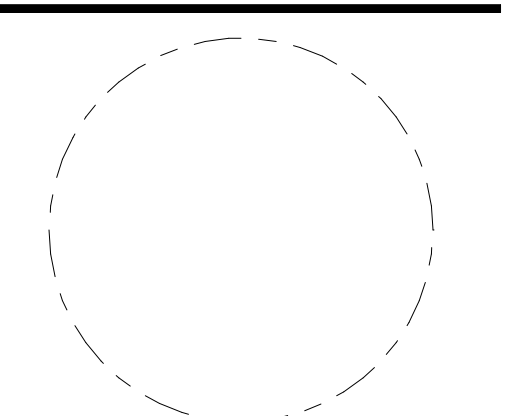


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER D -
RENDERED
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.

A.S-D202



1 | CLUSTER D - NORTH ELEVATION RENDERED
1/8" = 1'-0"



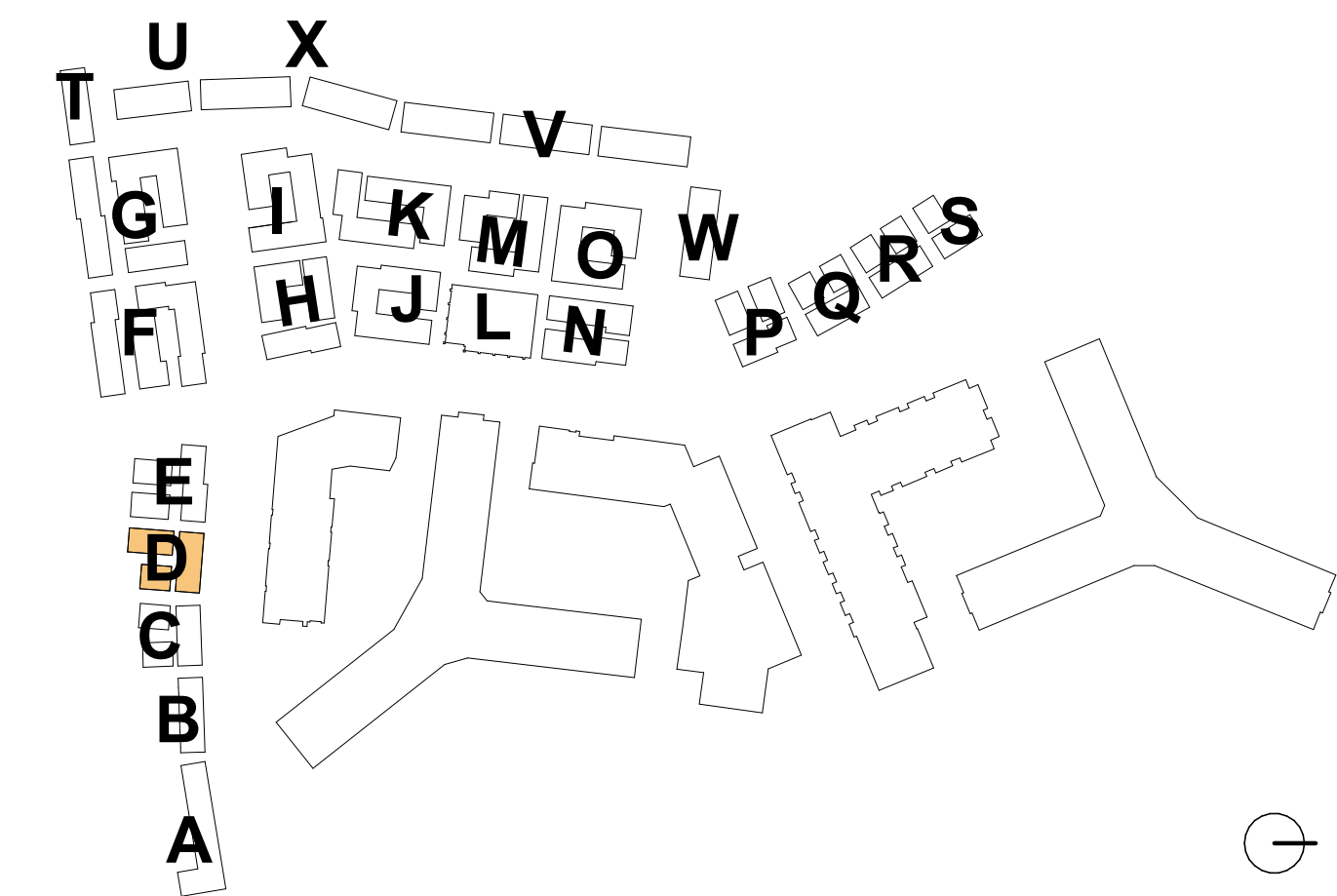
2 | CLUSTER D - EAST ELEVATION RENDERED
1/8" = 1'-0"



3 | CLUSTER D - SOUTH ELEVATION RENDERED
1/8" = 1'-0"



4 | CLUSTER D - WEST ELEVATION RENDERED
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

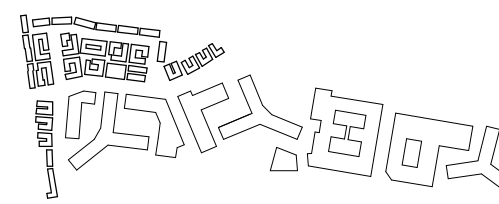
ATTORNEY
VENABLE LLP
202.344.4000

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
4.1 SUBMISSION	5/10/23

Revisions

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

**CLUSTER D -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

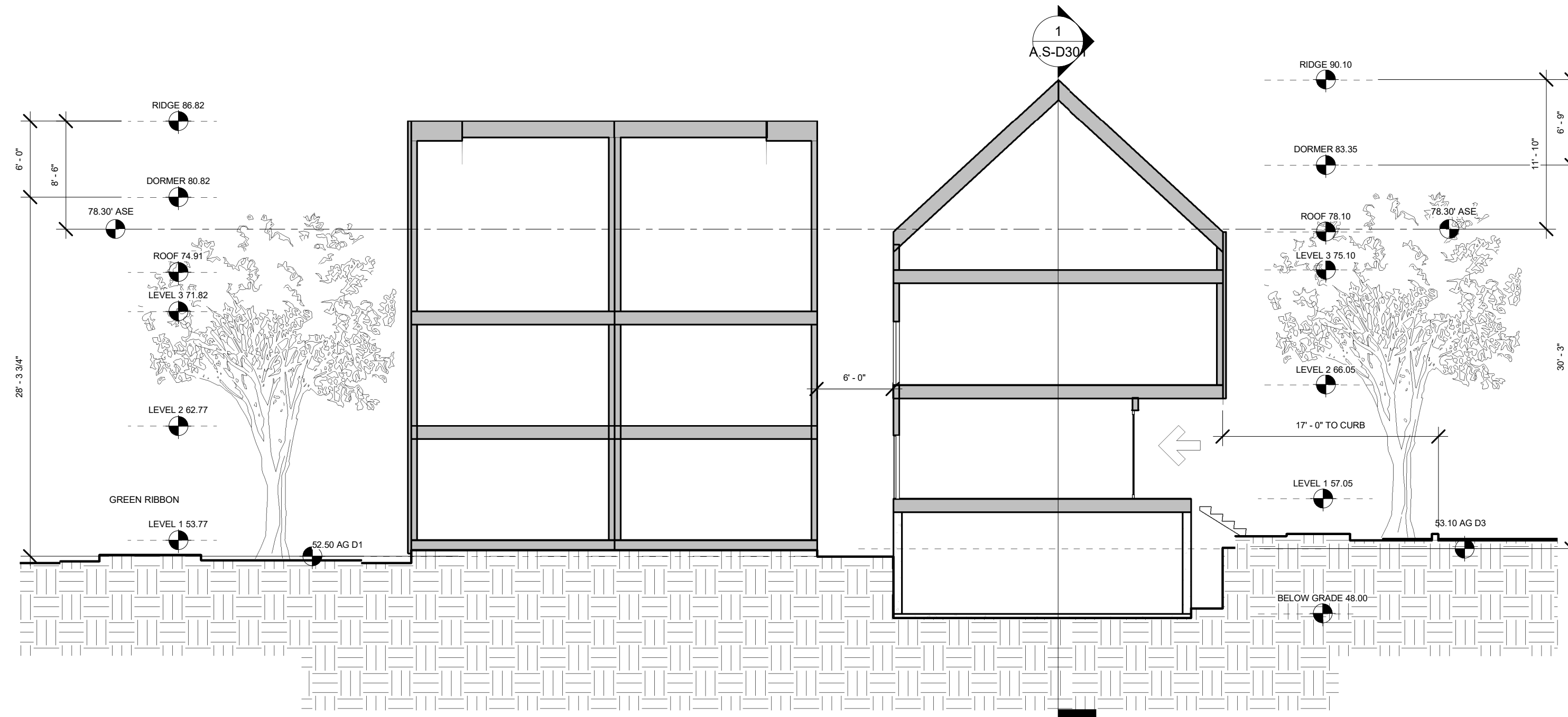
DATE
07/21/2023

SCALE:
As indicated

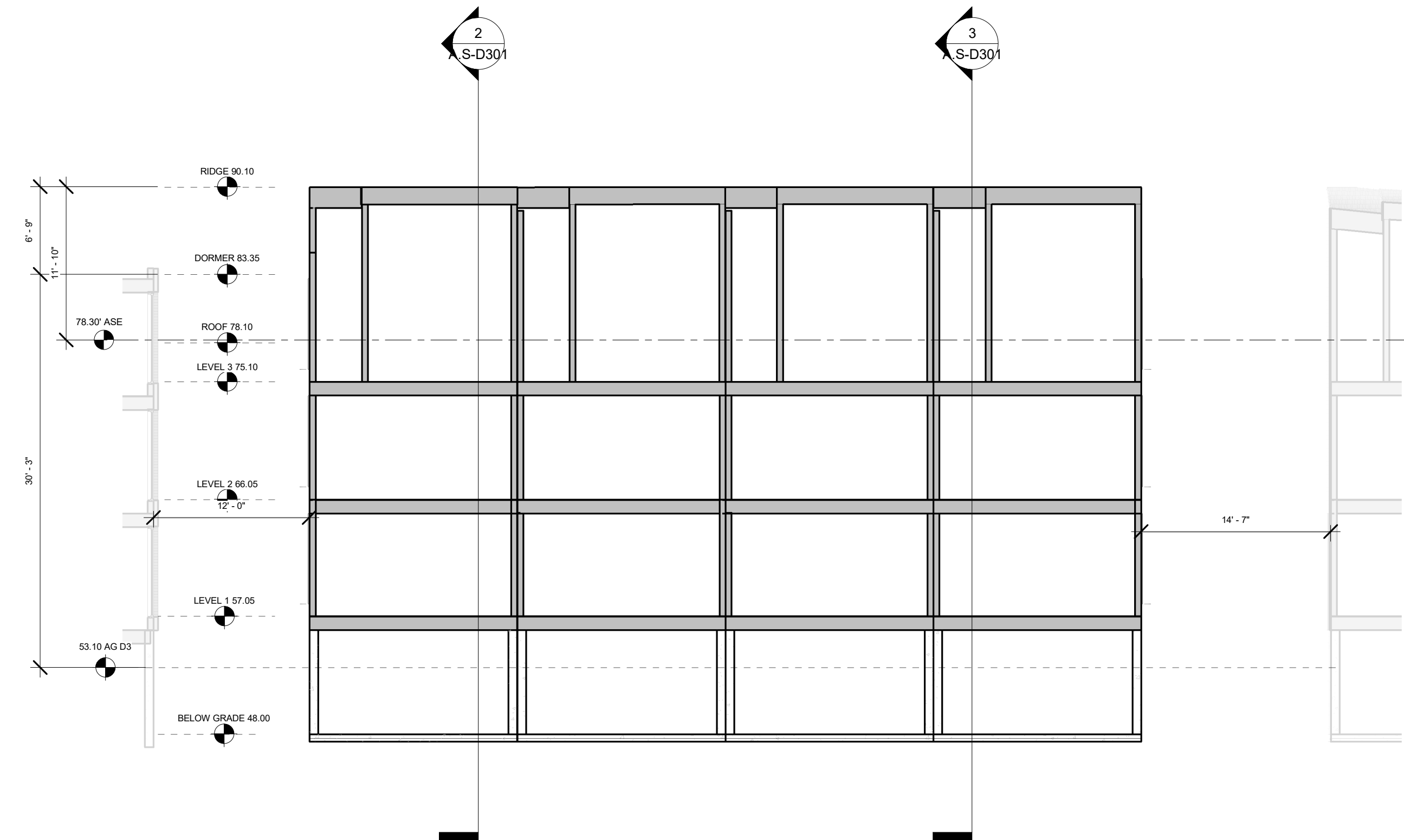
JOB NO.
Project Number

DRAWING NO.

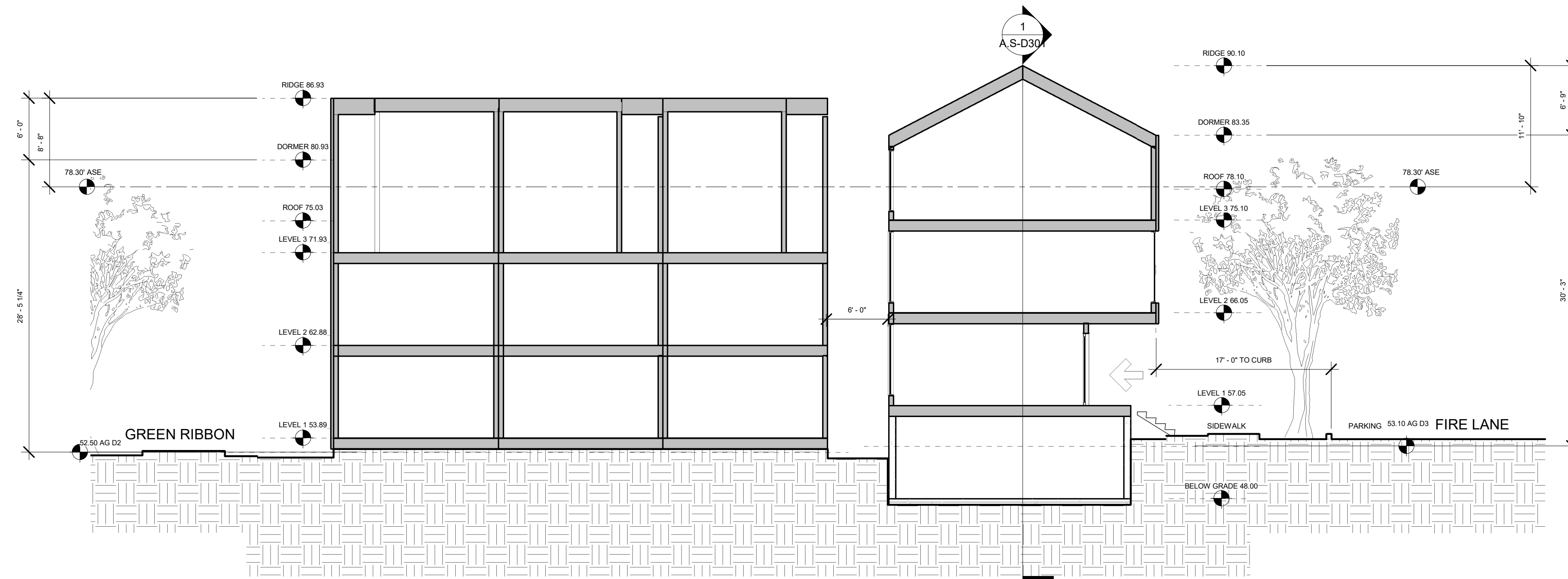
A.S-D301



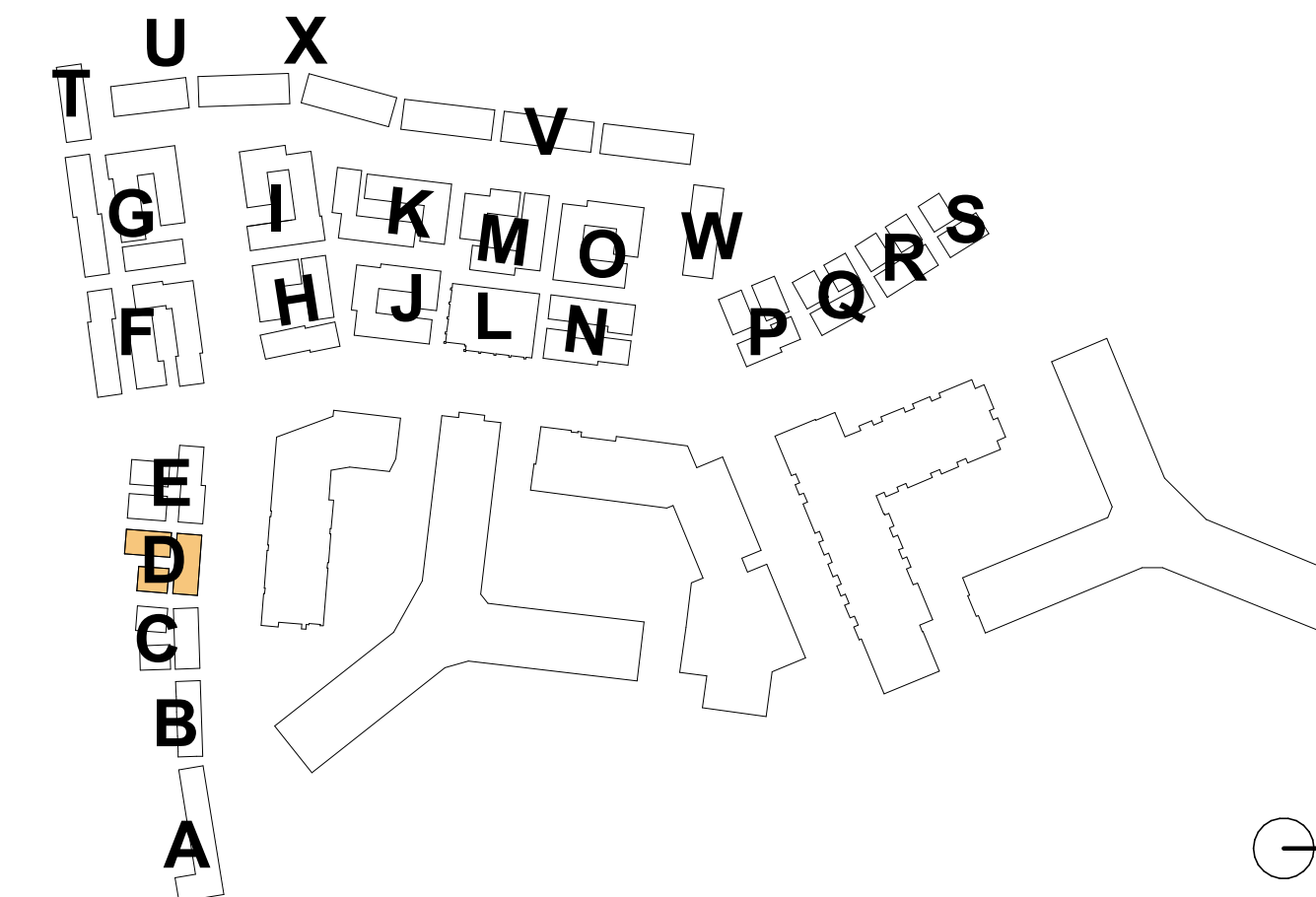
3 | CLUSTER D - SECTION 1
1/8" = 1'-0"



1 | CLUSTER D - SECTION 2
1/8" = 1'-0"



2 | CLUSTER D - SECTION 3
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

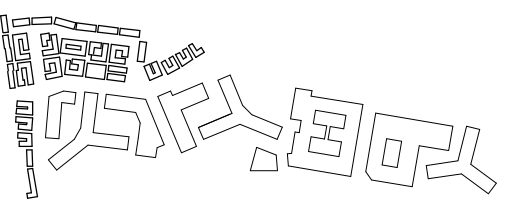
ATTORNEY
VENABLE LLP
202.344.4000

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
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE

**CLUSTER E -
PLANS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

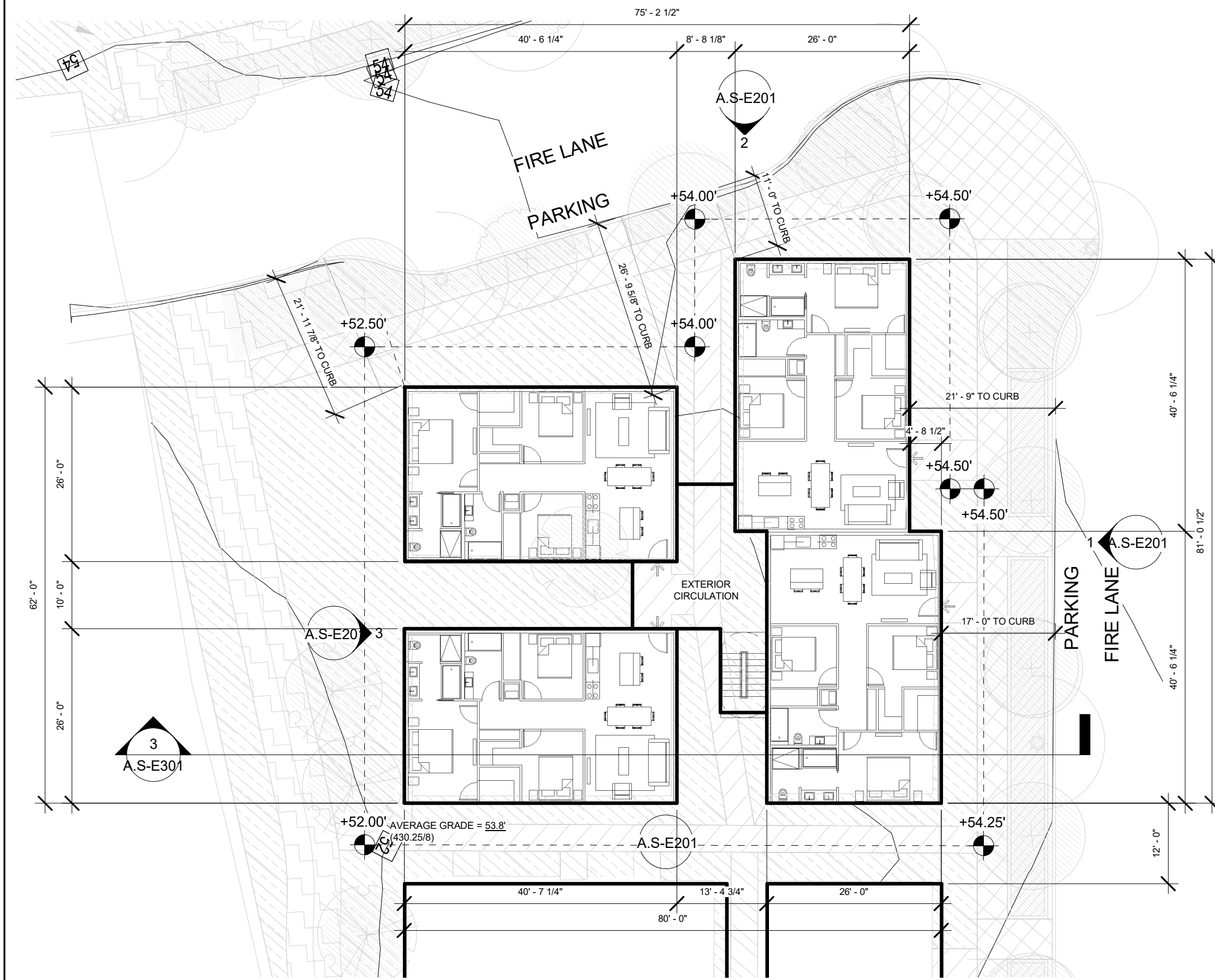
DATE
07/21/2023

SCALE:
As indicated

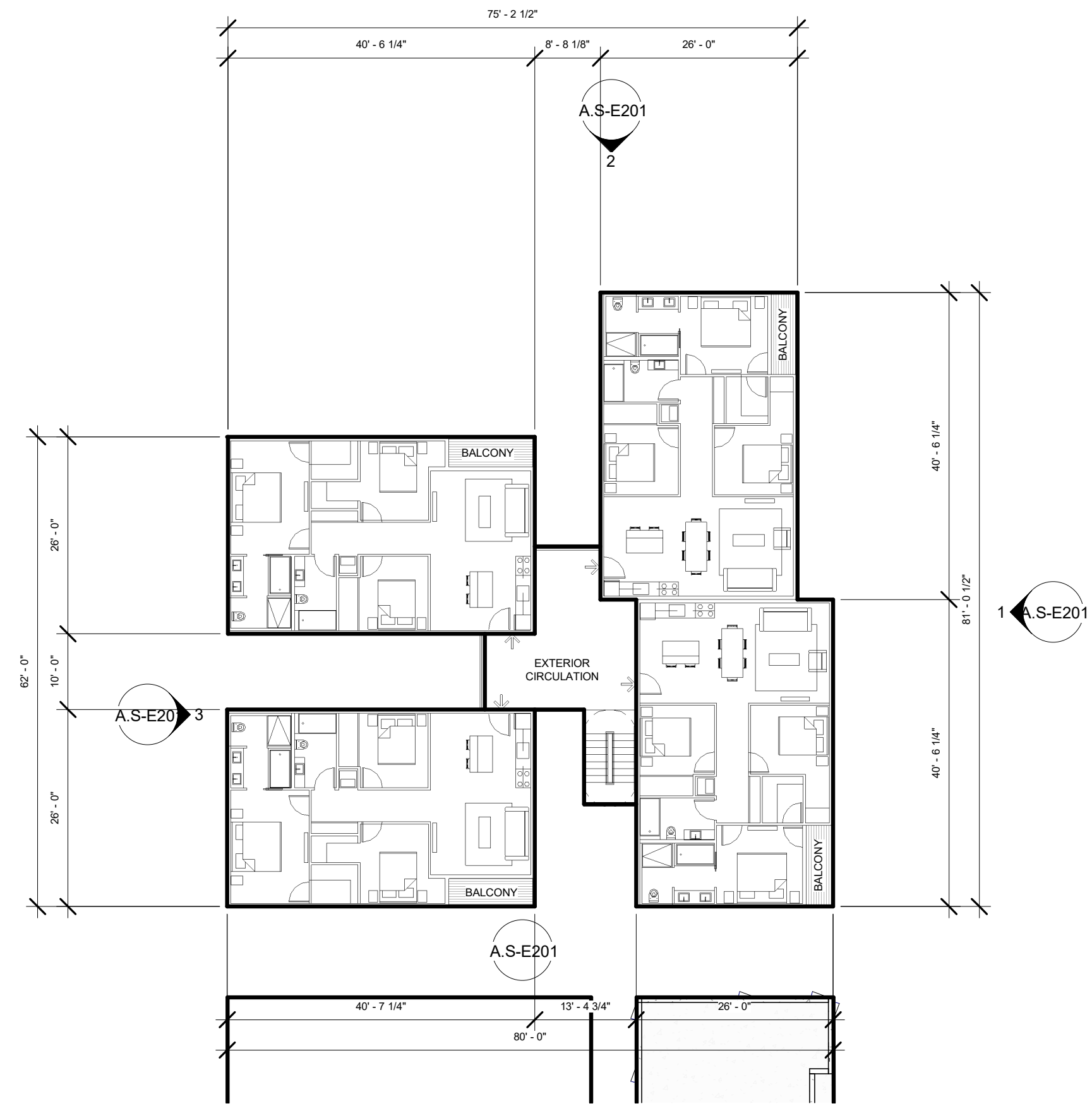
JOB NO.
Project Number

DRAWING NO.

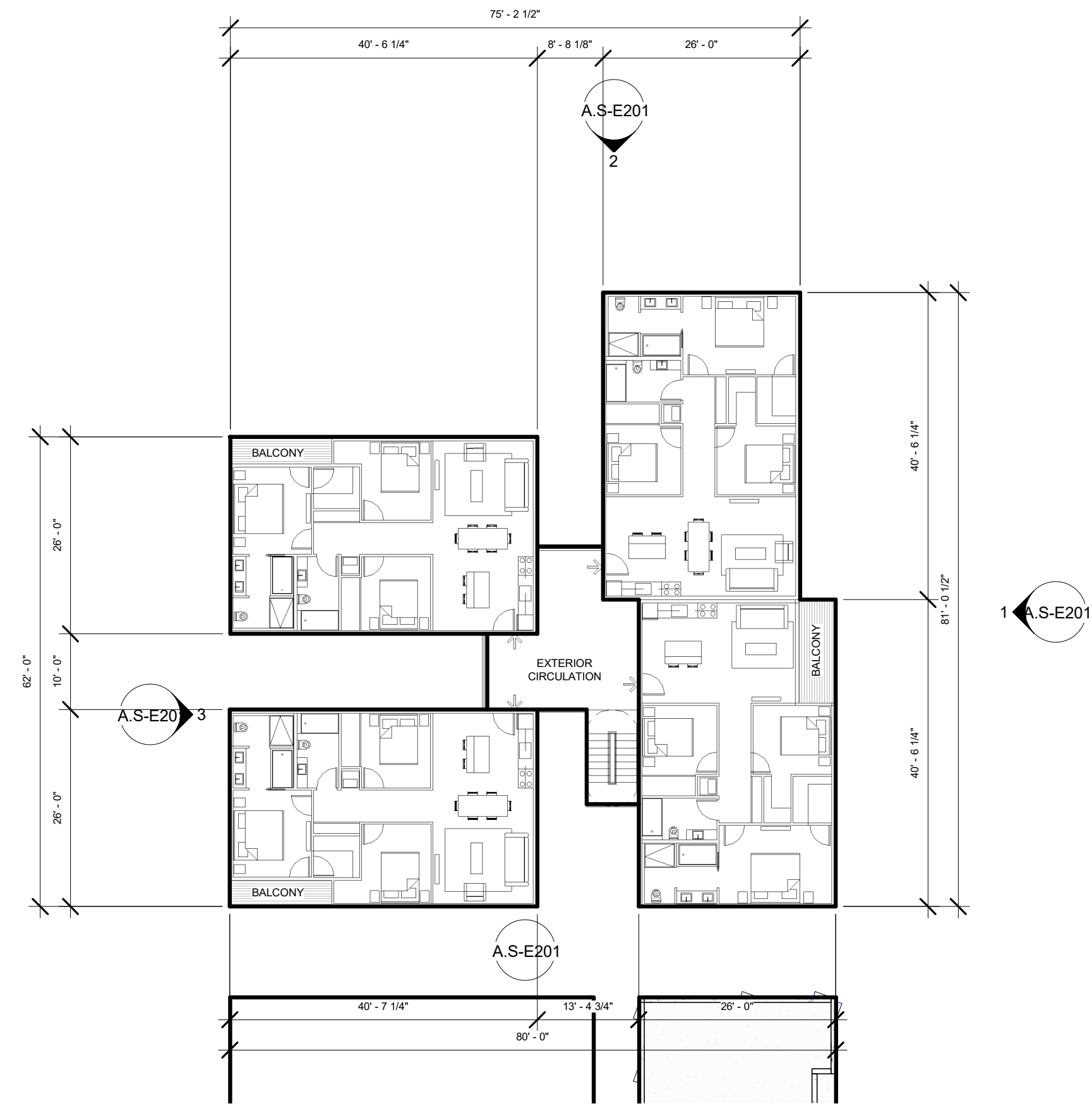
A.S-E101



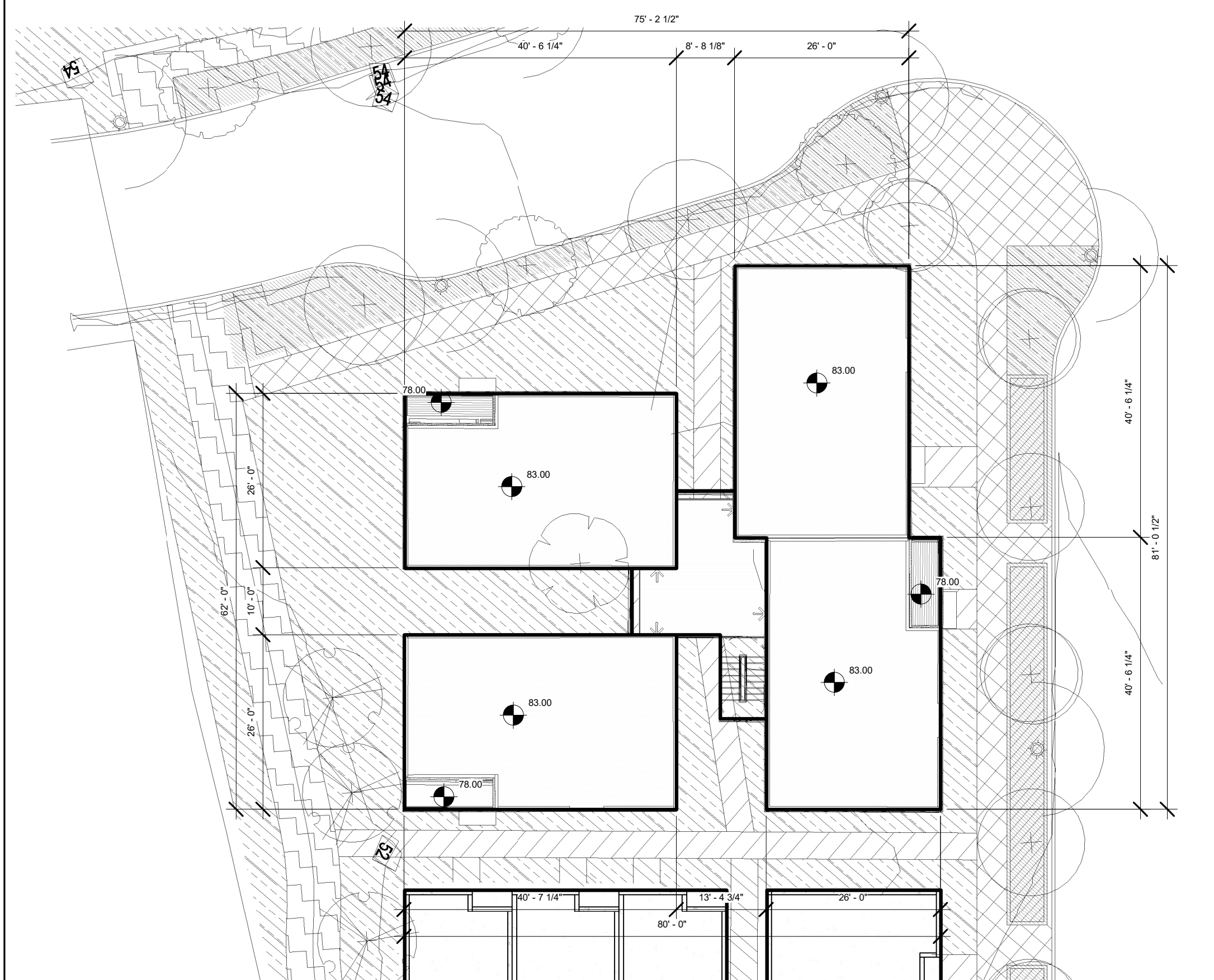
1 | CLUSTER E - LEVEL 1
1/16" = 1'-0"



2 | CLUSTER E - LEVEL 2
1/16" = 1'-0"

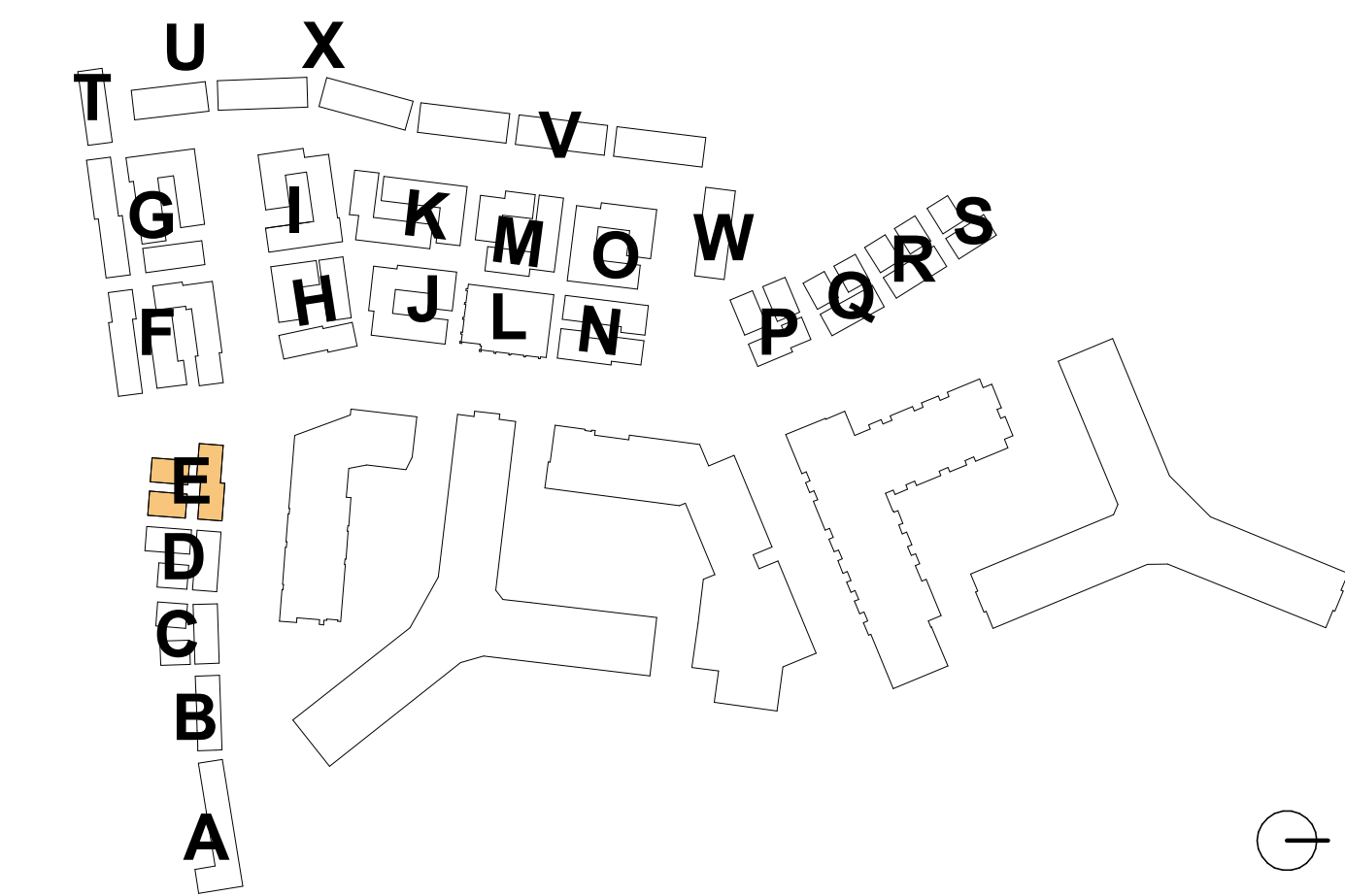


3 | CLUSTER E - LEVEL 3
1/16" = 1'-0"



4 | CLUSTER E - ROOF
1/16" = 1'-0"

GFA CLUSTER E						
USE	CLUSTER	UNITS	TOTAL GFA	BED	BATH	GARAGE PARKING
Unit	CLUSTER E	12	12,636 SF	36	24	0
Unit:	12	12	12,636 SF	36	24	0



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

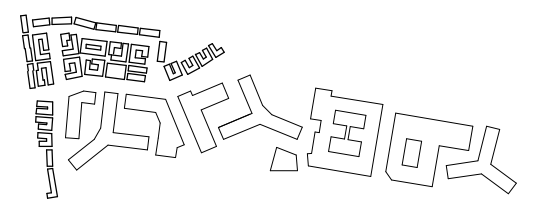
ATTORNEY
VENABLE LLP
202.344.4000

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
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE

**CLUSTER E -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

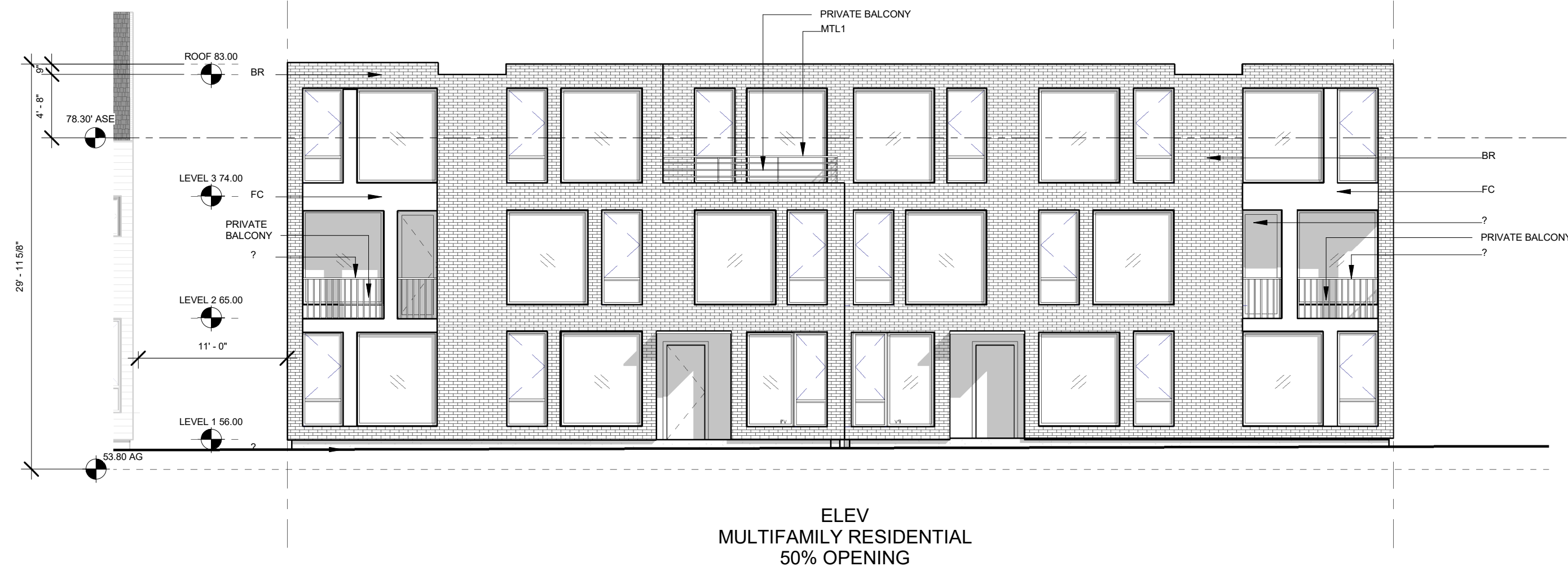
DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

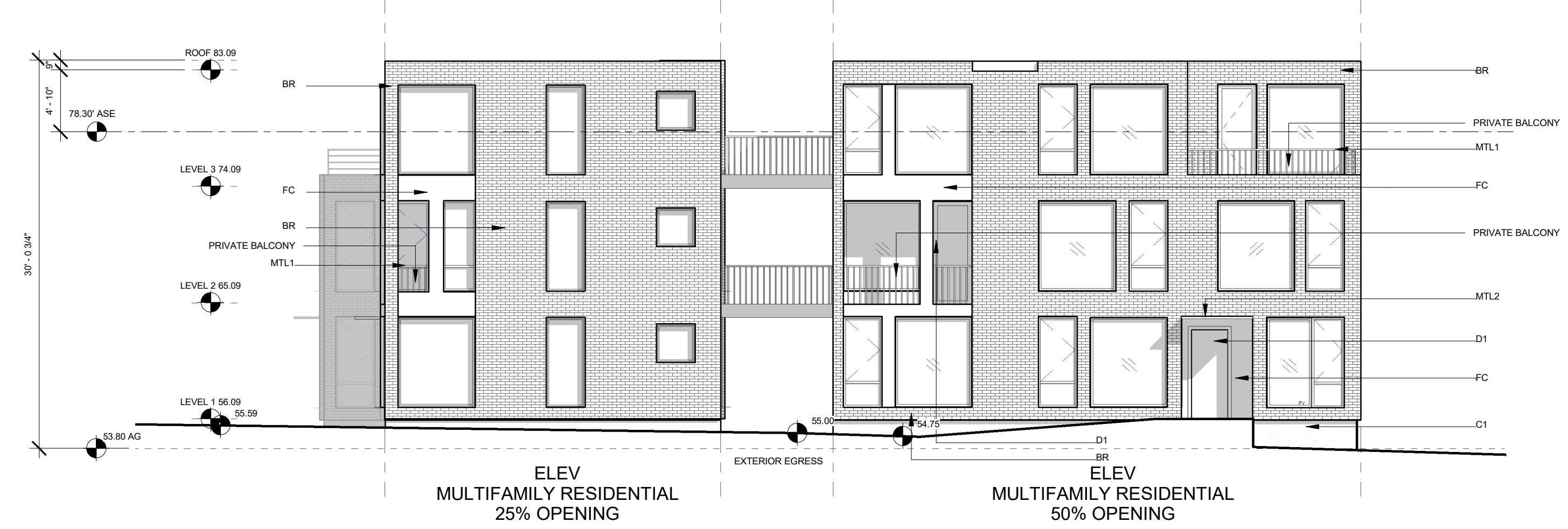
SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.
A.S-E201



CLUSTER E - NORTH ELEVATION
1/8" = 1'-0"



CLUSTER E - WEST ELEVATION
1/8" = 1'-0"



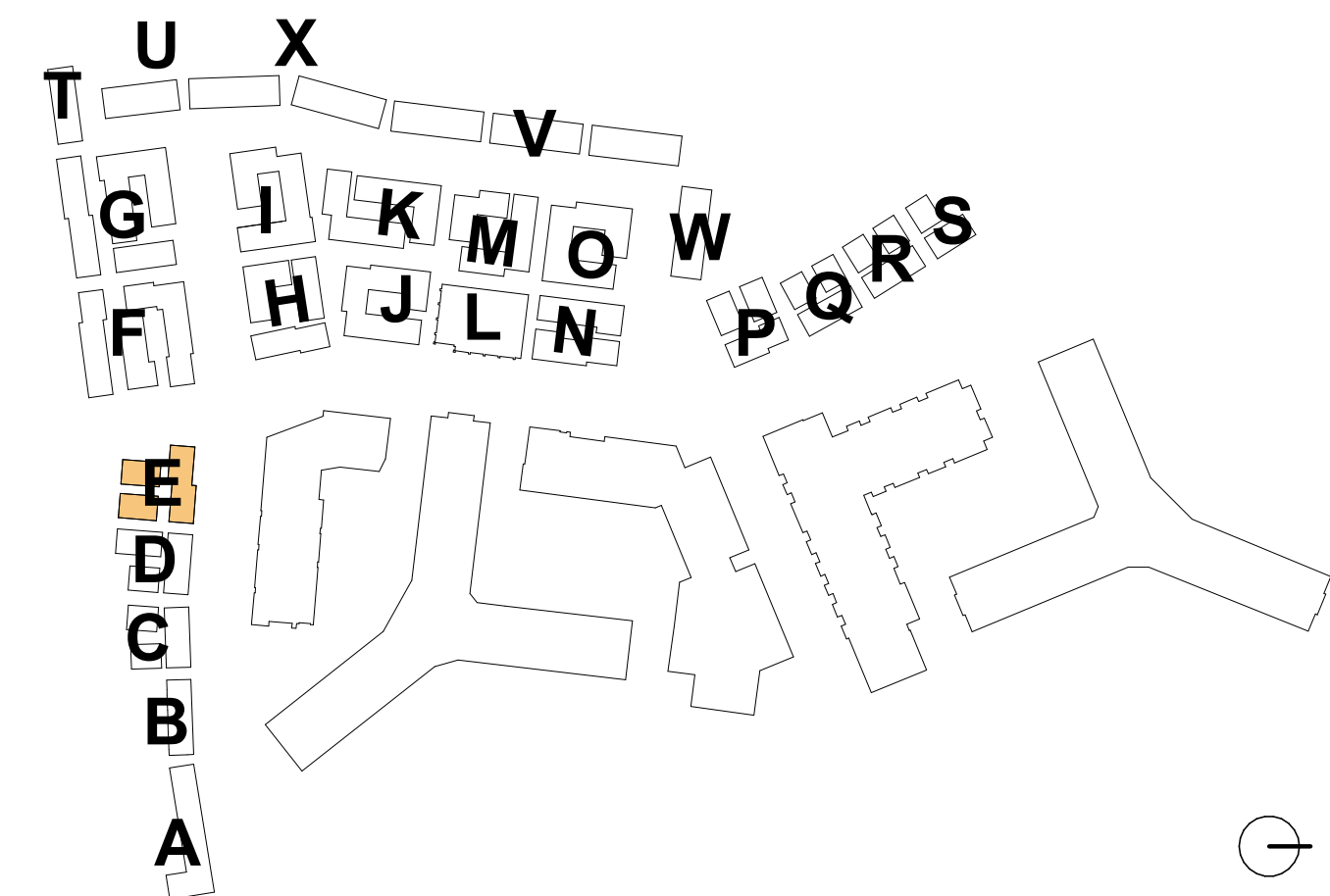
CLUSTER E - SOUTH ELEVATION
1/8" = 1'-0"



CLUSTER E - EAST ELEVATION
1/8" = 1'-0"

**MATERIAL
LEGEND**

MATERIAL	MATERIAL
FC	FIBER CEMENT SIDING
BR	BRICK SIDING
C1	CONCRETE WALL
C2	CONCRETE TREADS
WD	WOOD
R1	ROOF
MTL1	METAL
MTL2	METAL
D1	DOOR
D2	DOOR



4.1 Submission



CLUSTER E - NORTH ELEVATION RENDERED
1/8" = 1'-0"



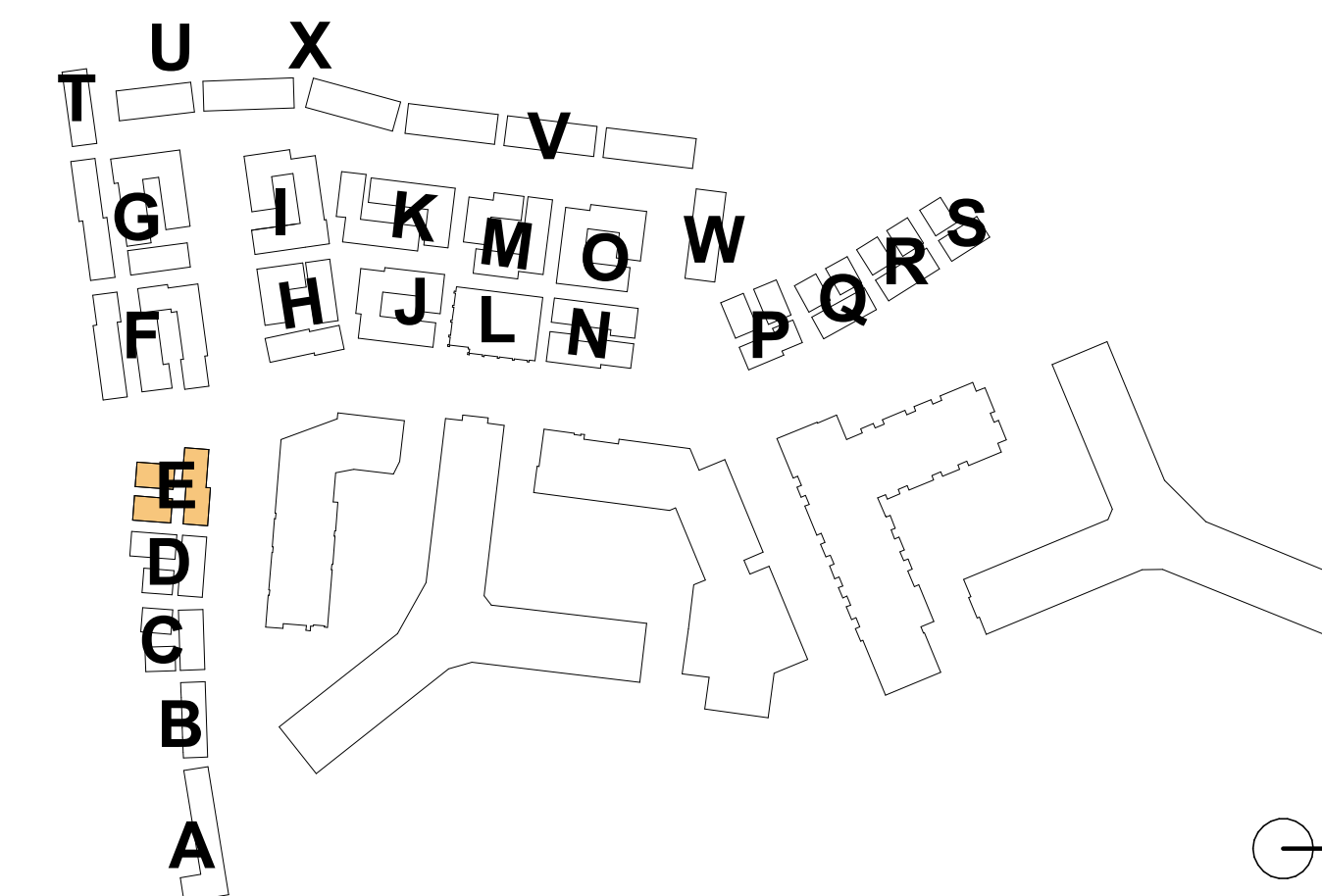
CLUSTER E - WEST ELEVATION RENDERED
1/8" = 1'-0"



CLUSTER E - SOUTH ELEVATION RENDERED
1/8" = 1'-0"



CLUSTER E - EAST ELEVATION RENDERED
1/8" = 1'-0"



**RIVERHOUSE
NEIGHBORHOOD**

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

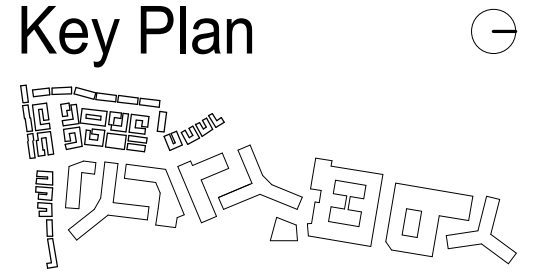
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

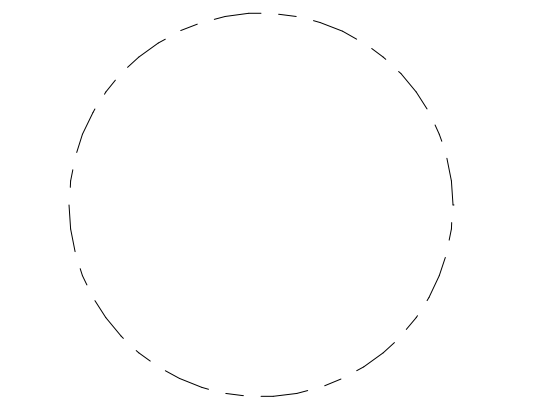
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441



Issue
NO. DATE
4.1 SUBMISSION 5/10/23

Revisions
NO. DATE



**CLUSTER E -
RENDERED
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.

A.S-E202

4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

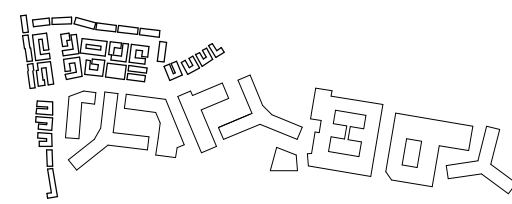
ATTORNEY
VENABLE LLP
202.344.4000

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
4.1 SUBMISSION	5/10/23

Revisions

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

**CLUSTER E -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

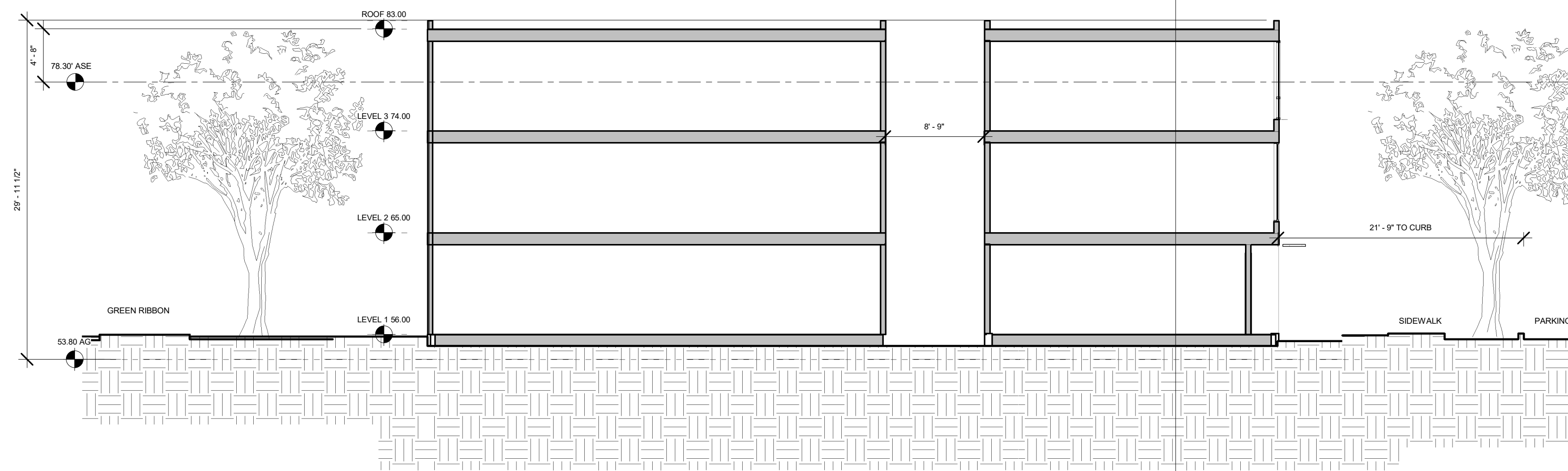
DATE
07/21/2023

SCALE:
As indicated

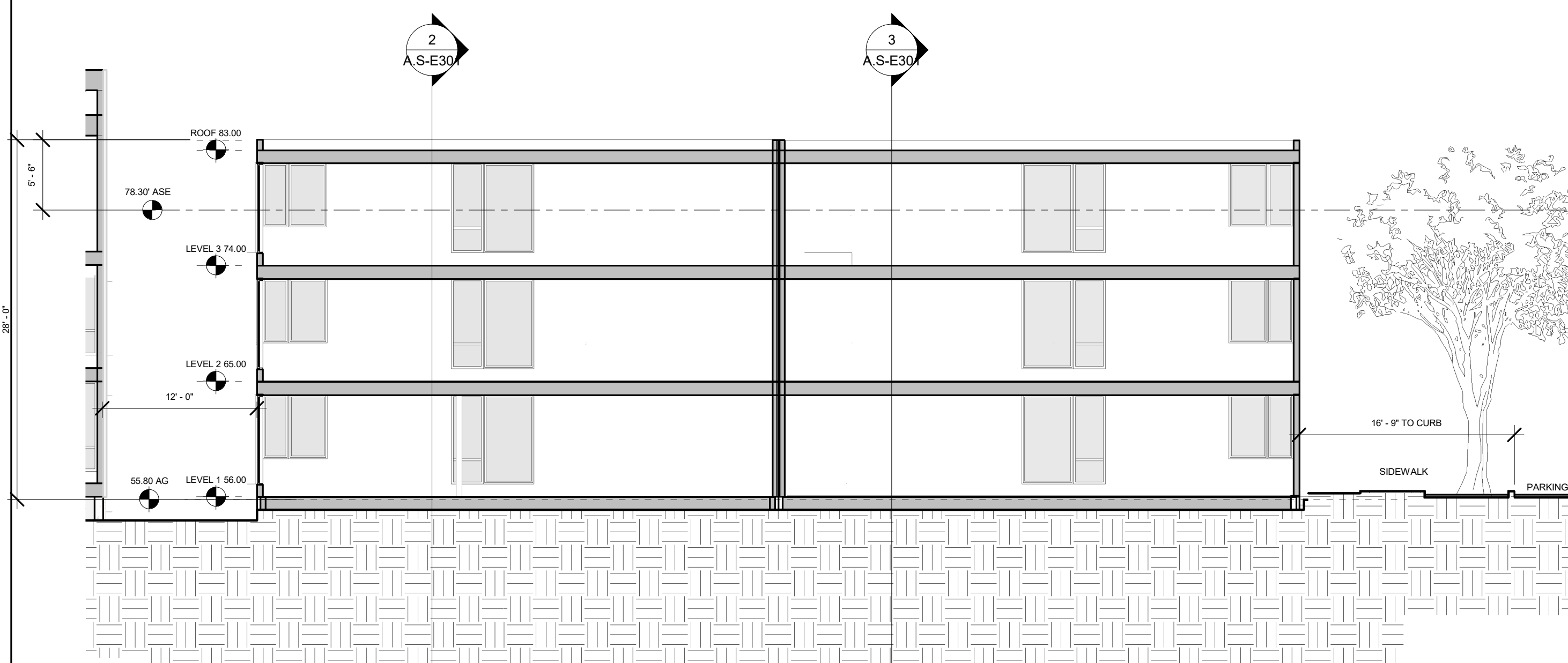
JOB NO.
Project Number

DRAWING NO.

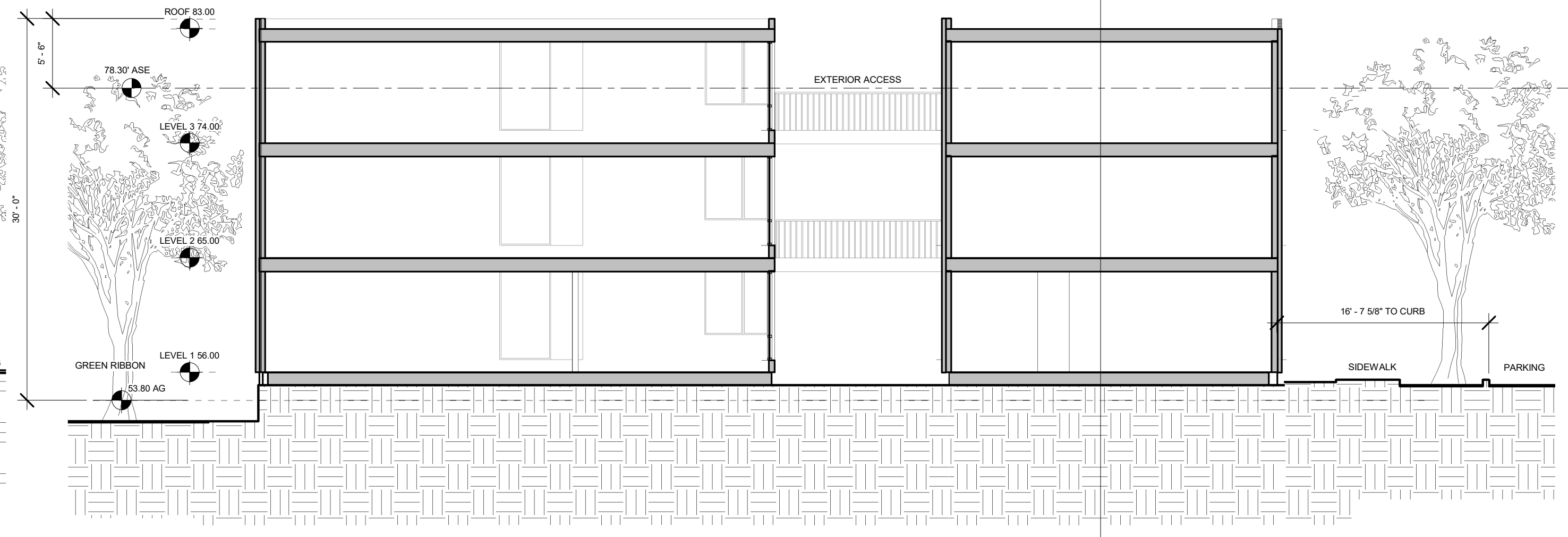
A.S-E301



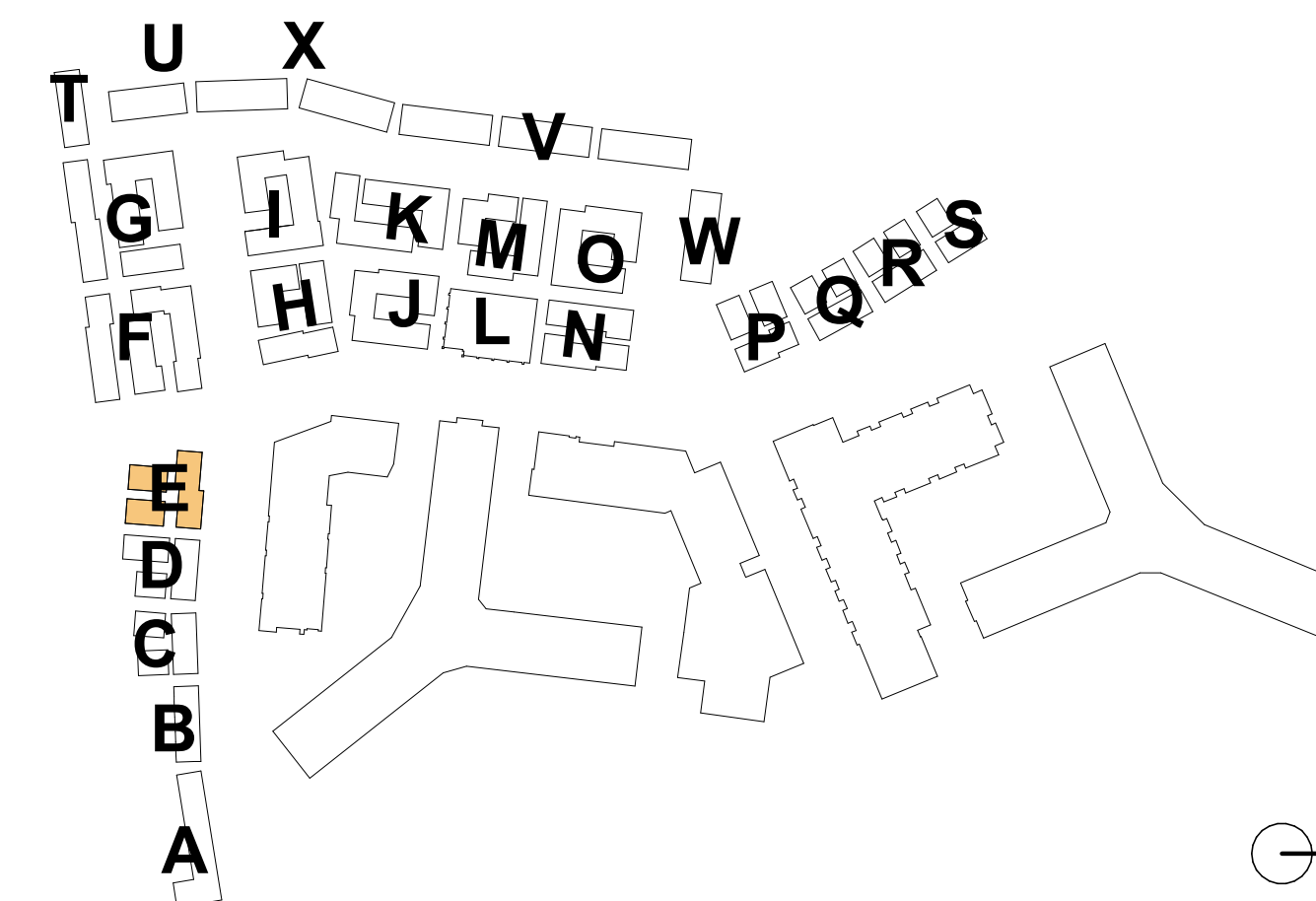
3 | CLUSTER E - NORTH SOUTH SECTION - LOOKING WEST 2
1/8" = 1'-0"



1 | CLUSTER E - EAST WEST SECTION - LOOKING SOUTH
1/8" = 1'-0"



2 | CLUSTER E - NORTH SOUTH SECTION - LOOKING WEST 1
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

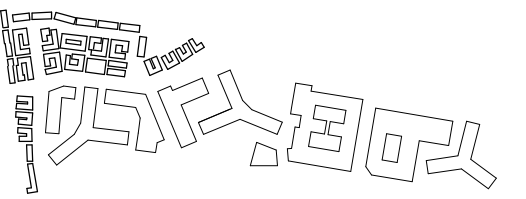
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

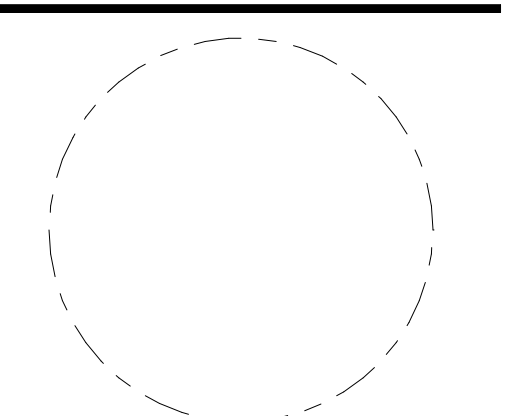


Issue

NO. DATE
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE



**CLUSTER F -
PLANS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

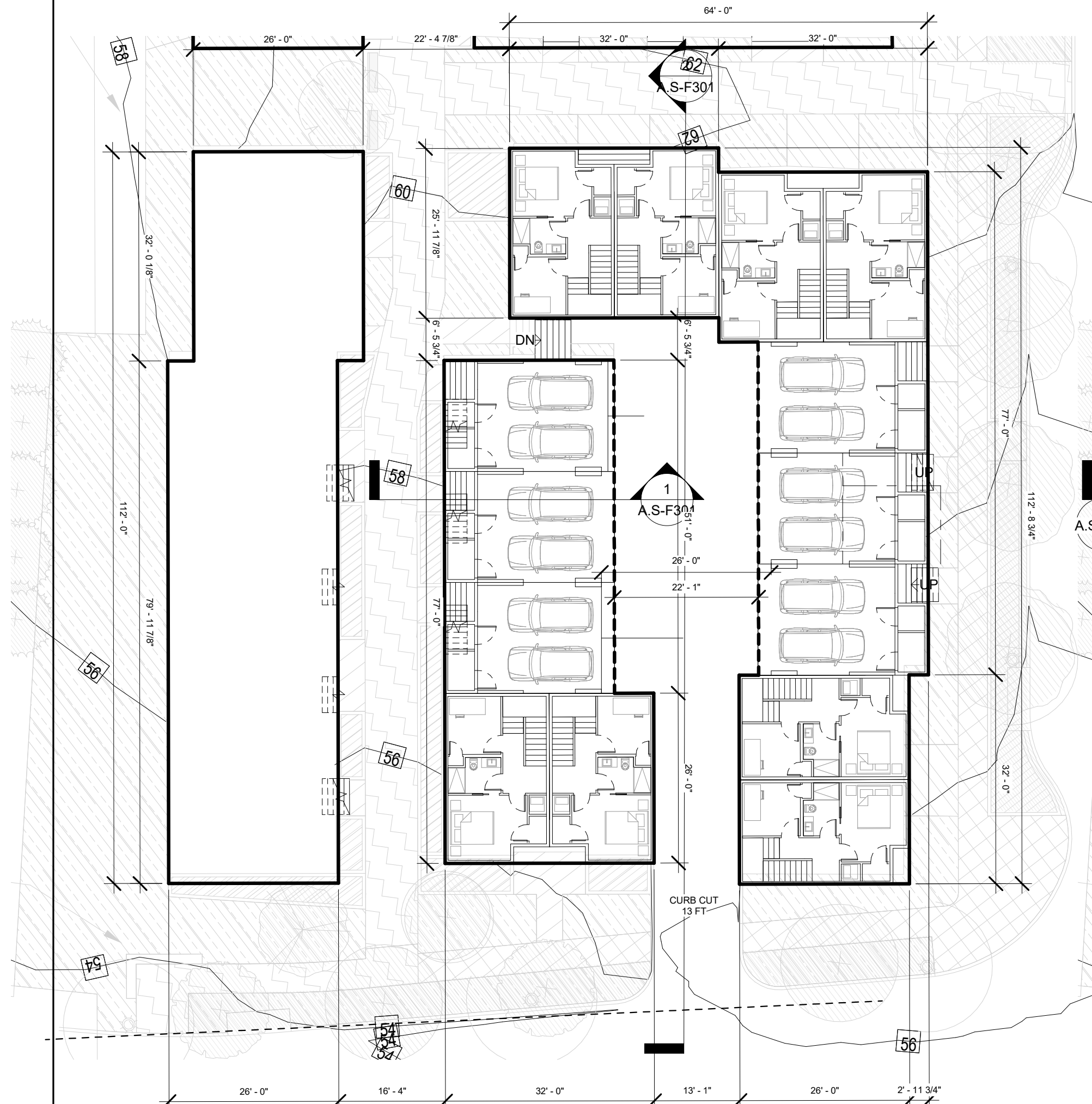
DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

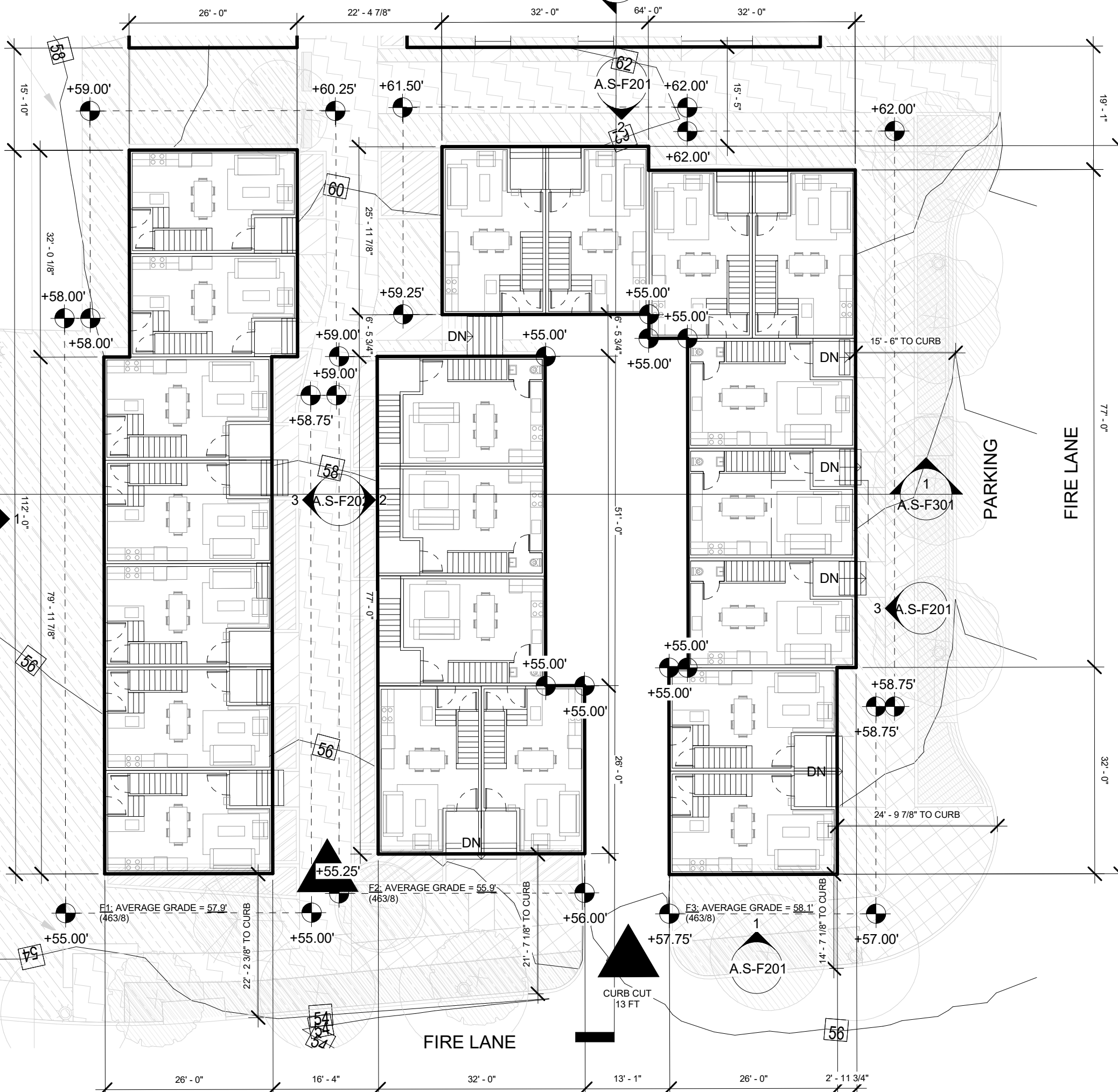
SCALE:
As indicated

DRAWING NO.
A.S-F101

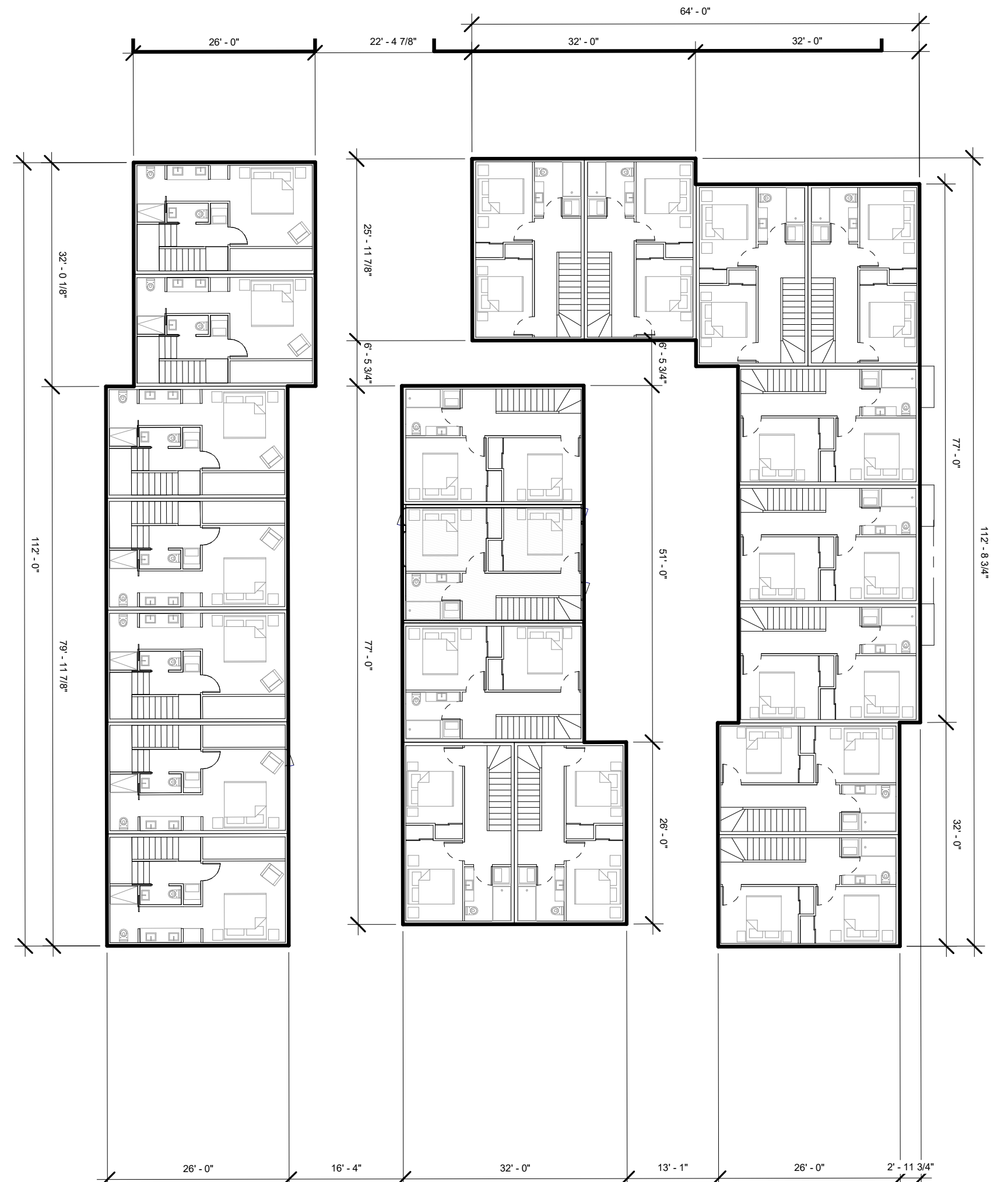
JOB NO.
Project Number



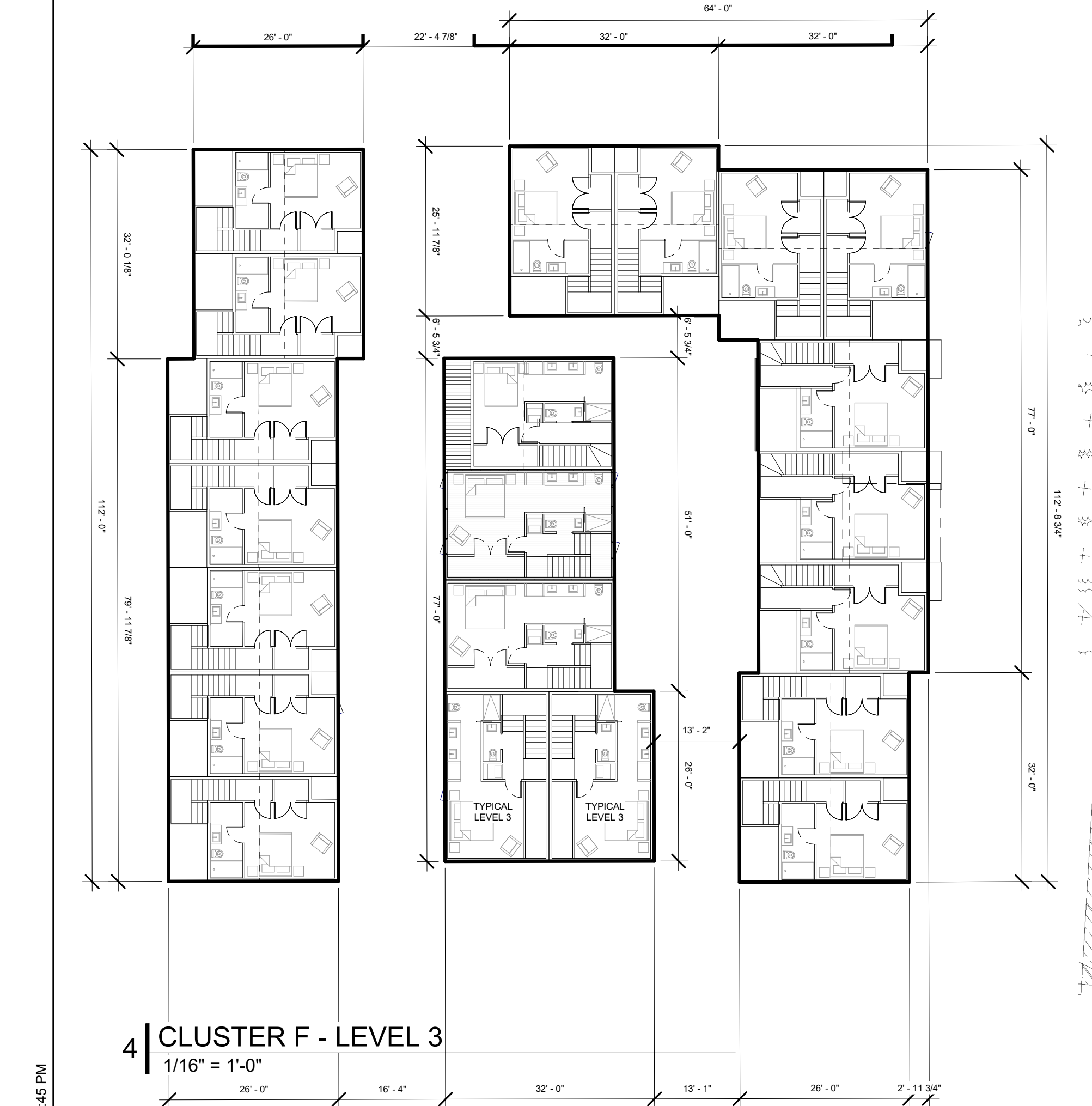
1 CLUSTER F - BELOW GRADE (PARKING)
1/16" = 1'-0"



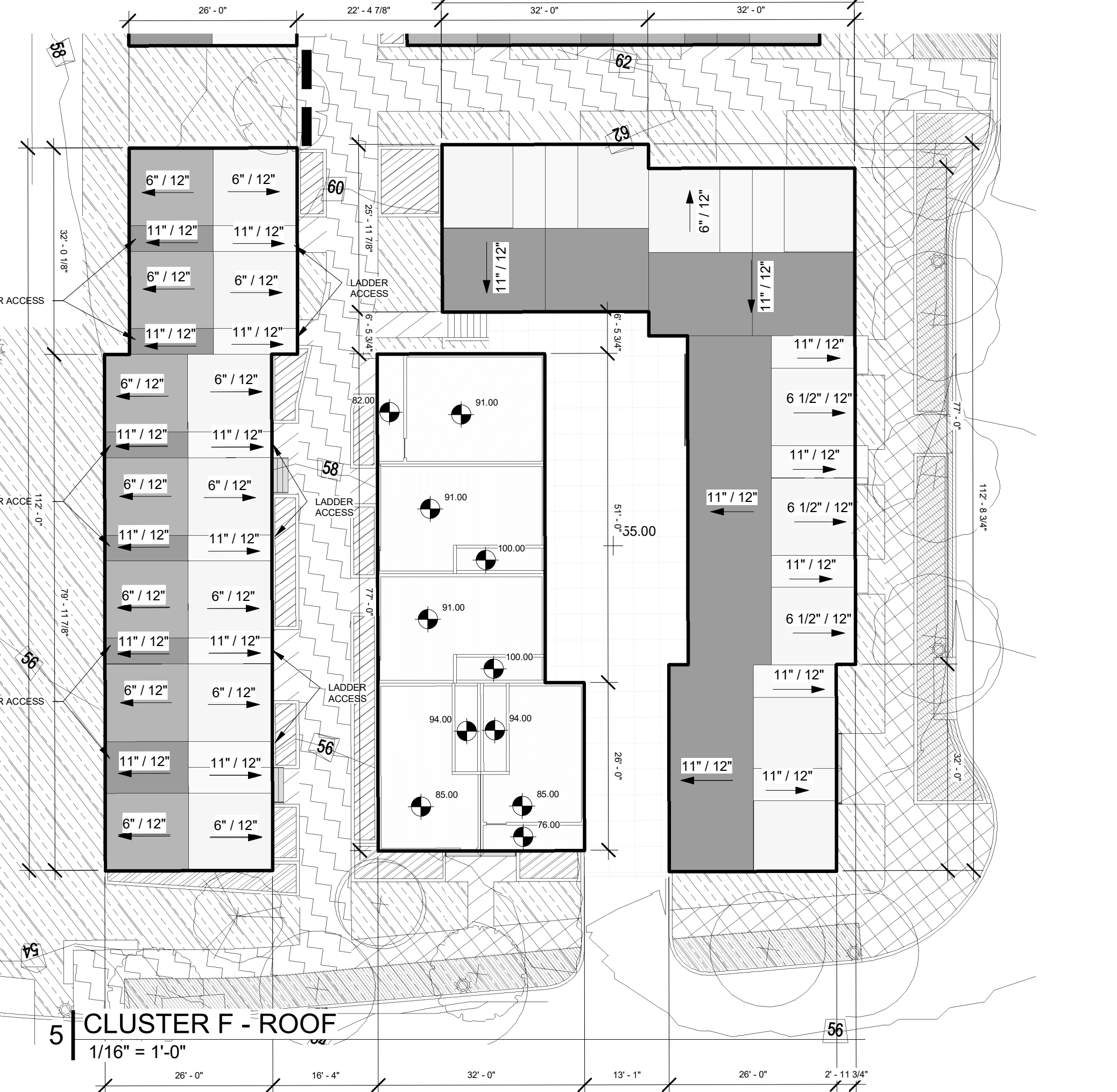
2 CLUSTER F - LEVEL 1
1/16" = 1'-0"



3 CLUSTER F - LEVEL 2
1/16" = 1'-0"

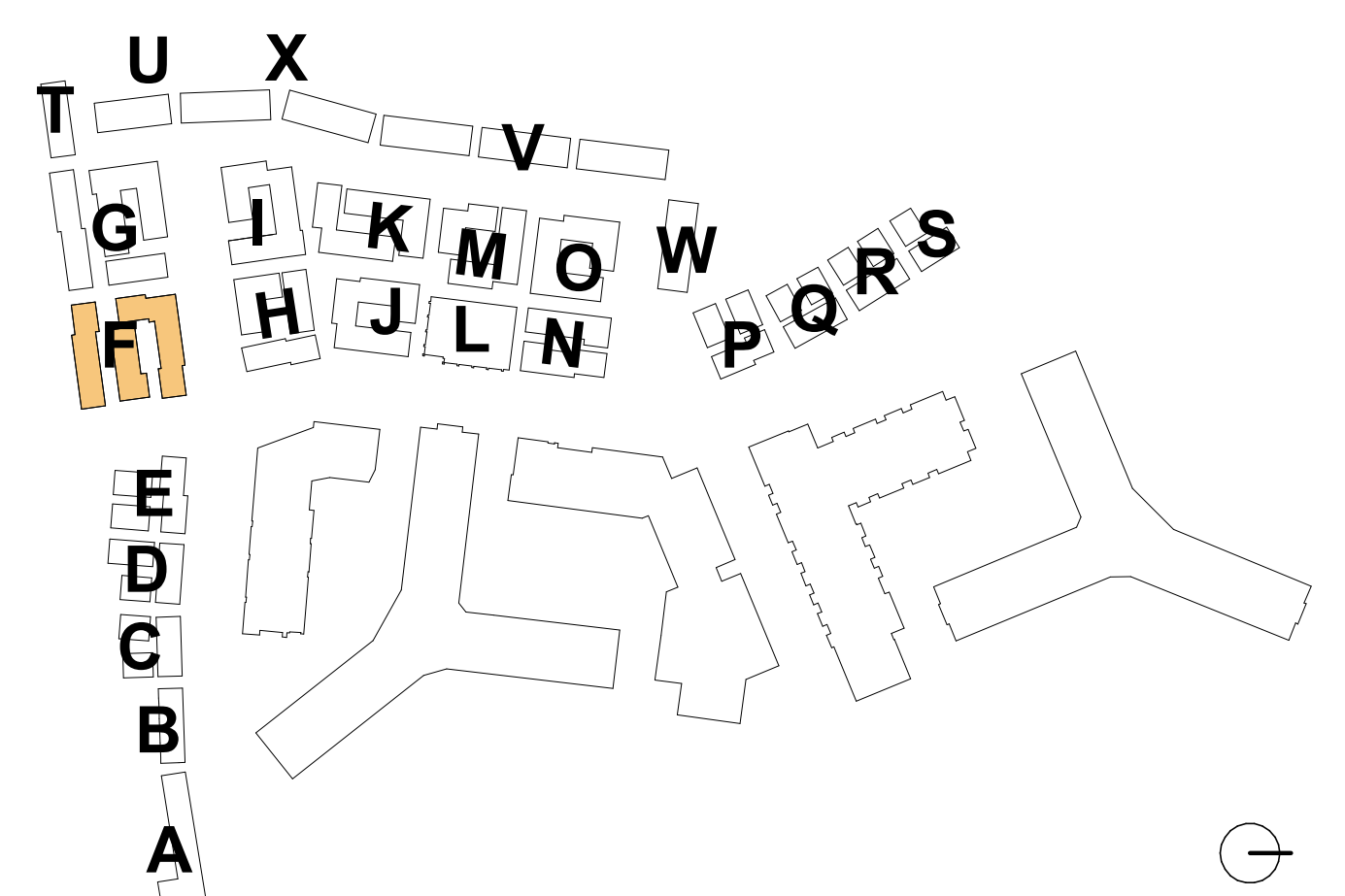


4 CLUSTER F - LEVEL 3
1/16" = 1'-0"



5 CLUSTER F - ROOF
1/16" = 1'-0"

GFA CLUSTER F						
USE	CLUSTER	UNITS	TOTAL GFA	BED	BATH	GARAGE PARKING
Unit	CLUSTER F	21	26,136 SF	64	53	12
Unit	21	21	26,136 SF	64	53	12



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

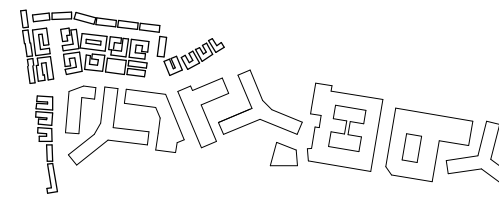
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

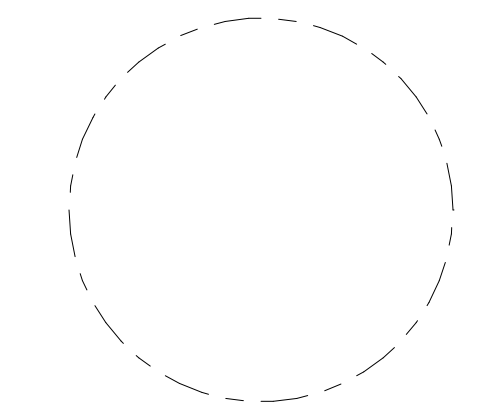


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER F -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

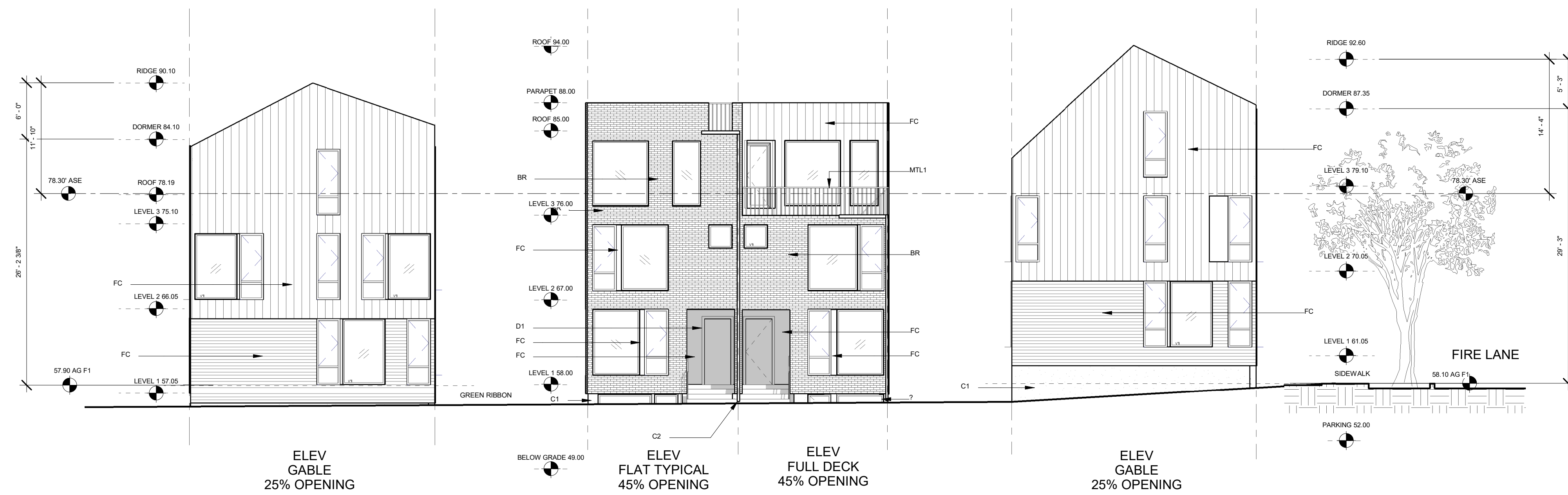
DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

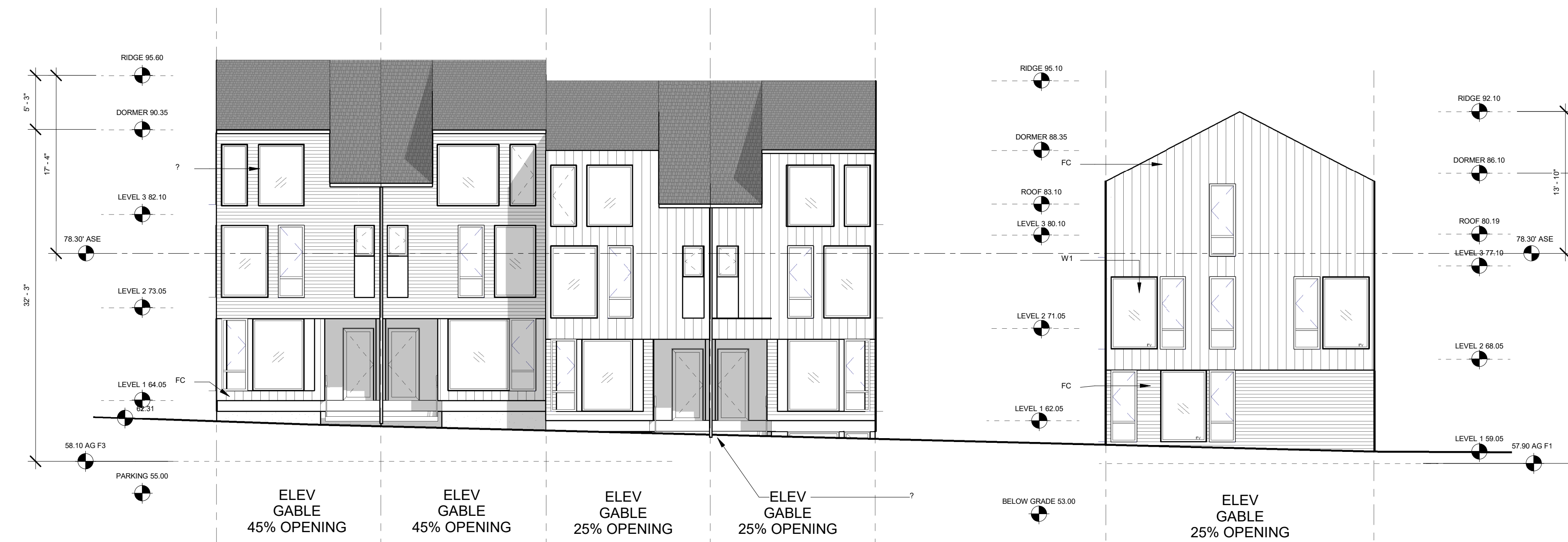
DRAWING NO.
A.S-F201



CLUSTER F EAST ELEVATION - HIGH VISIBILITY
1/8" = 1'-0"



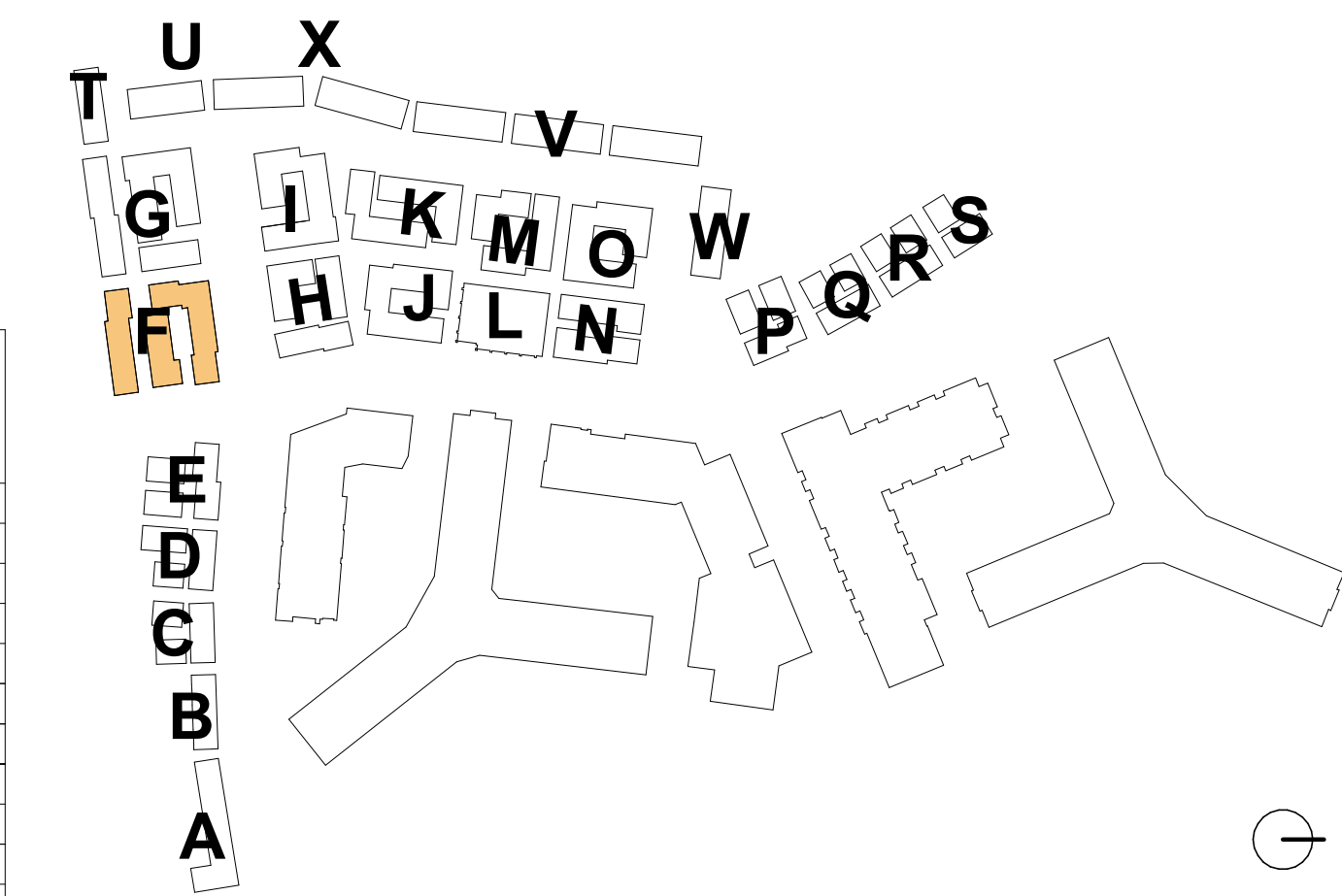
CLUSTER F NORTH ELEVATION - HIGH VISIBILITY
1/8" = 1'-0"



CLUSTER F - WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

MATERIAL	SYMBOL
FIBER CEMENT SIDING	FC
BRICK SIDING	BR
CONCRETE WALL	C1
CONCRETE TREADS	C2
WOOD	WD
ROOF	R1
METAL	MTL1
METAL	MTL2
DOOR	D1
DOOR	D2



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

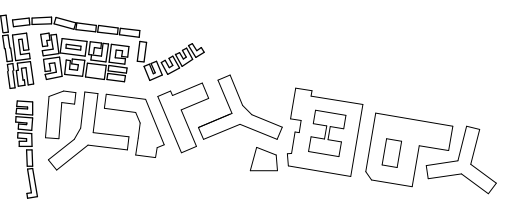
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

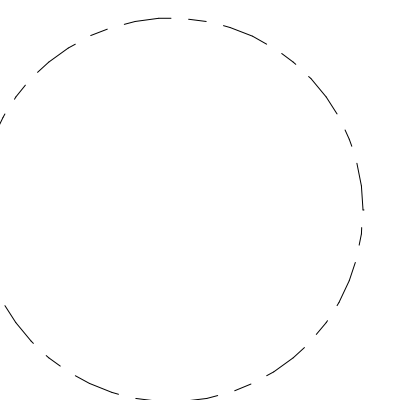


Issue

NO. DATE
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE



**CLUSTER F -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

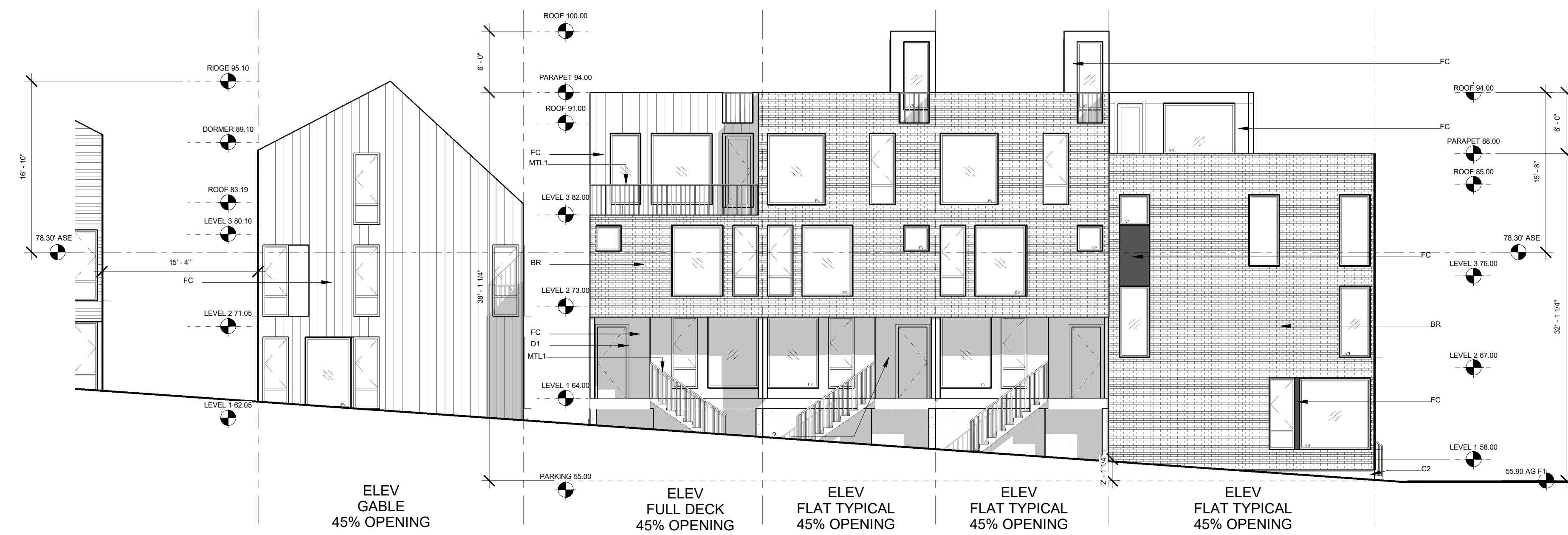
DRAWING NO.

A.S-F202

4.1 Submission



1 | CLUSTER F SOUTH ELEVATION
1/8" = 1'-0"



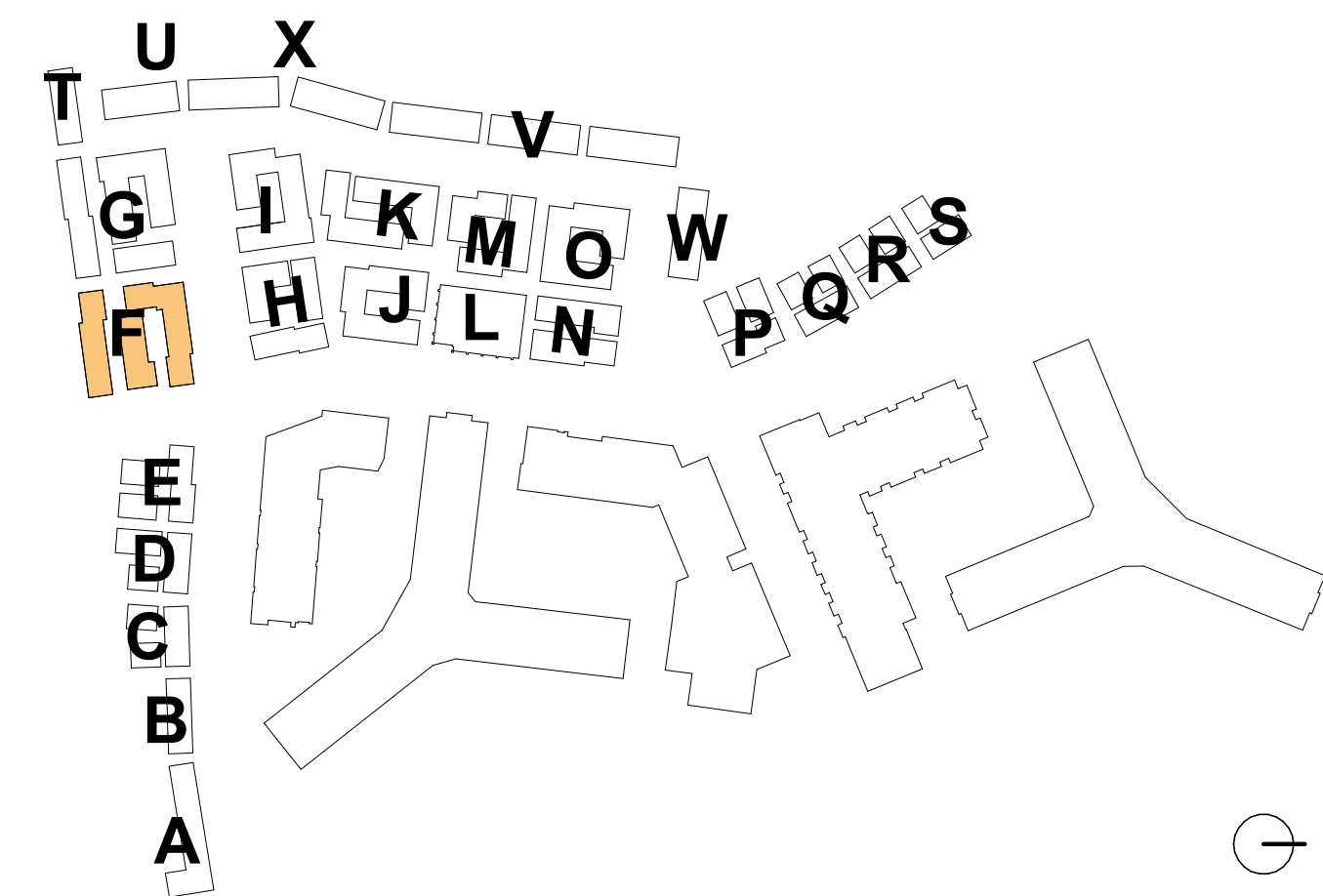
2 | CLUSTER F - GREEN RIBBON - SOUTH ELEVATION
1/8" = 1'-0"



3 | CLUSTER F - GREEN RIBBON - NORTH ELEVATION
1/8" = 1'-0"

**MATERIAL
LEGEND**

MATERIAL	
FC	FIBER CEMENT SIDING
BR	BRICK SIDING
C1	CONCRETE WALL
C2	CONCRETE TREADS
WD	WOOD
R1	ROOF
MTL1	METAL
MTL2	METAL
D1	DOOR
D2	DOOR



**RIVERHOUSE
NEIGHBORHOOD**

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

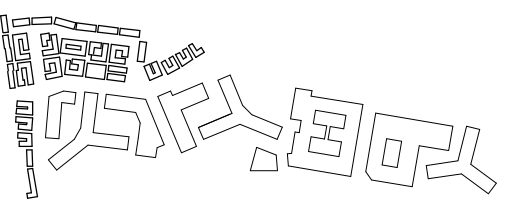
ATTORNEY
VENABLE LLP
202.344.4000

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
4.1 SUBMISSION	5/10/23

Revisions

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

**CLUSTER F -
RENDERED
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.

A.S-F203



CLUSTER F EAST ELEVATION - HIGH VISIBILITY RENDERED

1/8" = 1'-0"



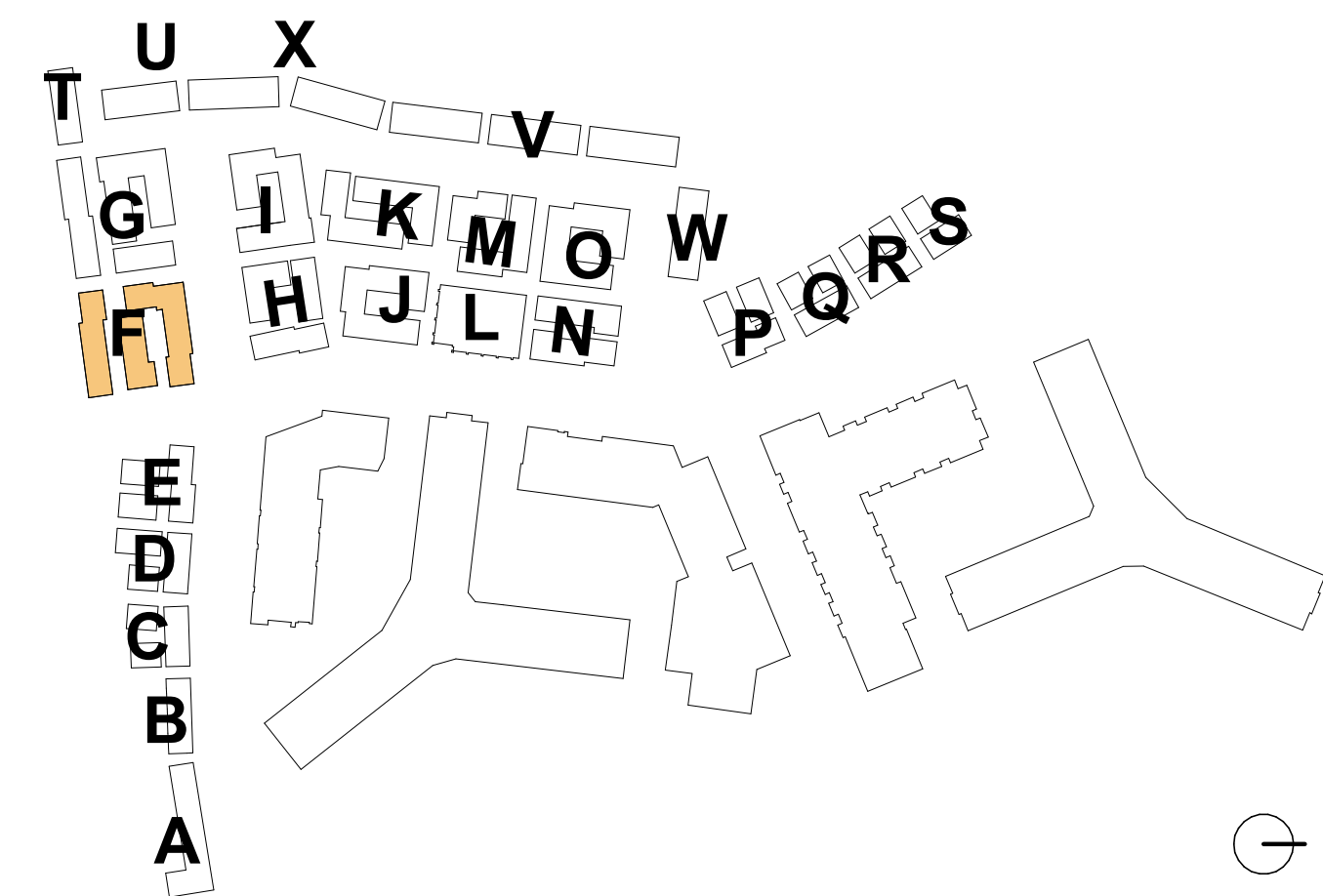
CLUSTER F - WEST ELEVATION RENDERED

1/8" = 1'-0"



CLUSTER F NORTH ELEVATION - HIGH VISIBILITY RENDERED

1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

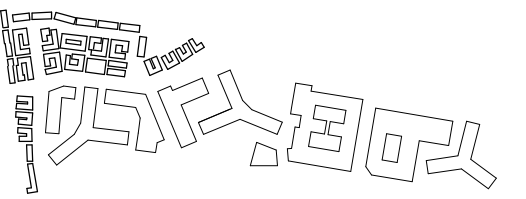
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

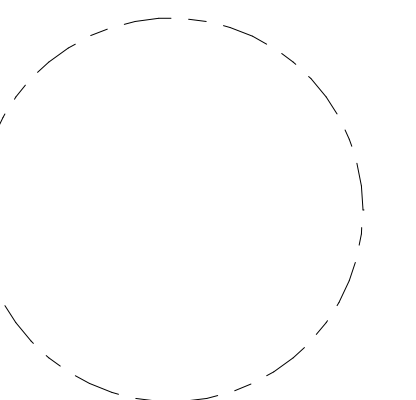


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER F -
RENDERED
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

DRAWING NO.

A.S-F204

JOB NO.
Project Number



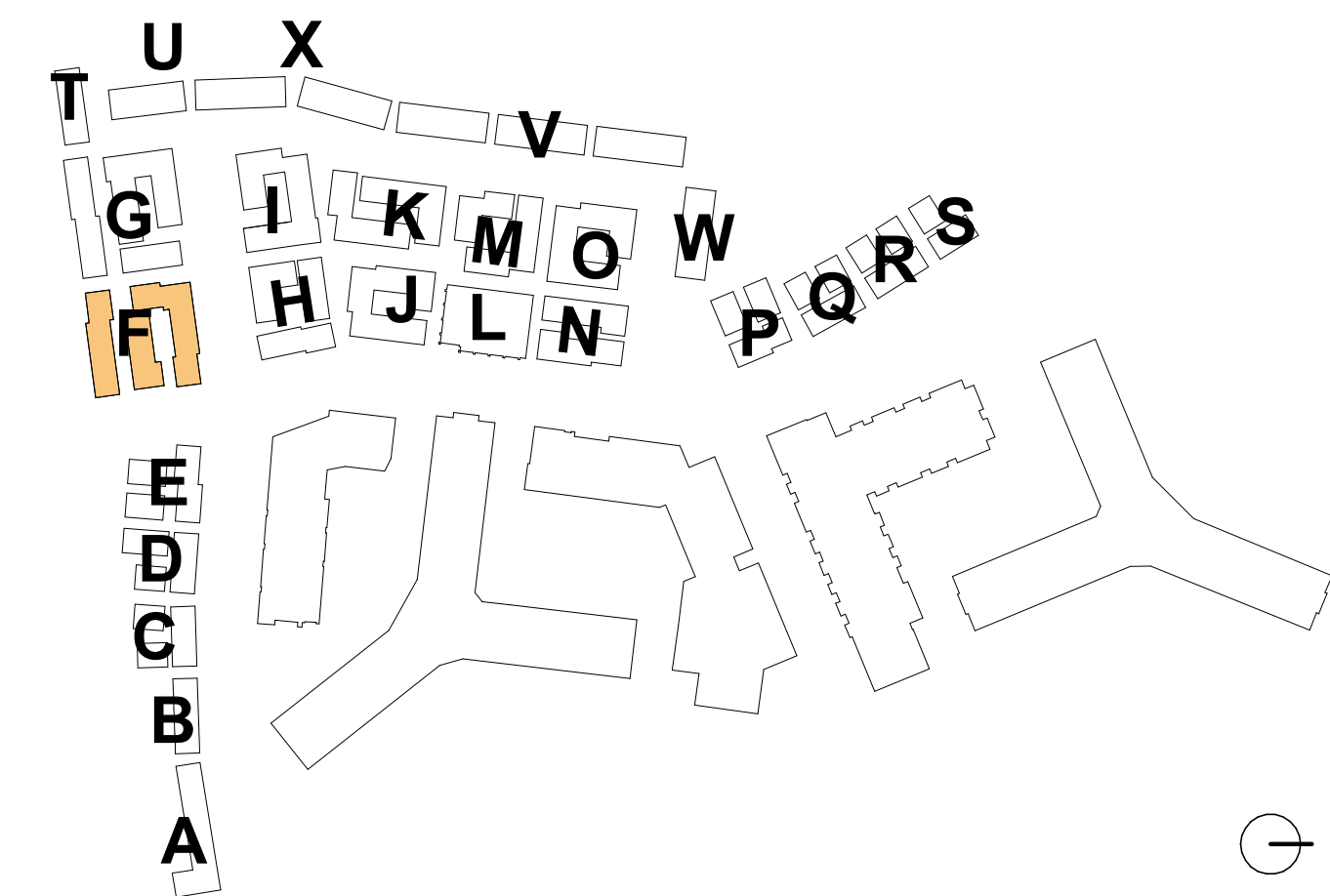
CLUSTER F SOUTH ELEVATION RENDERED
1/8" = 1'-0"



CLUSTER F - GREEN RIBBON - SOUTH ELEVATION RENDERED
1/8" = 1'-0"



CLUSTER F - GREEN RIBBON - NORTH ELEVATION RENDERED
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

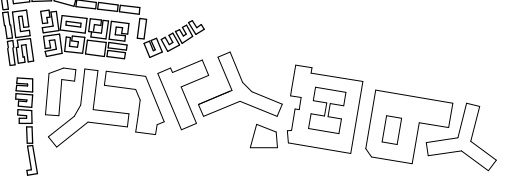
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

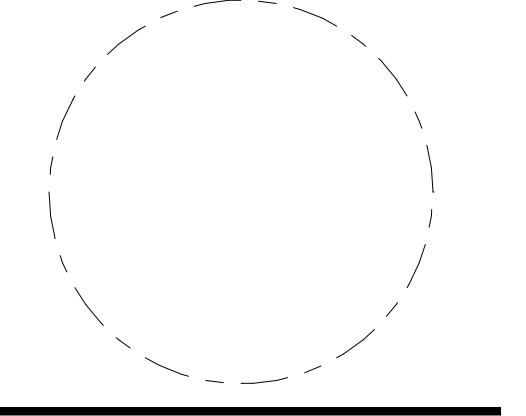


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER F -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

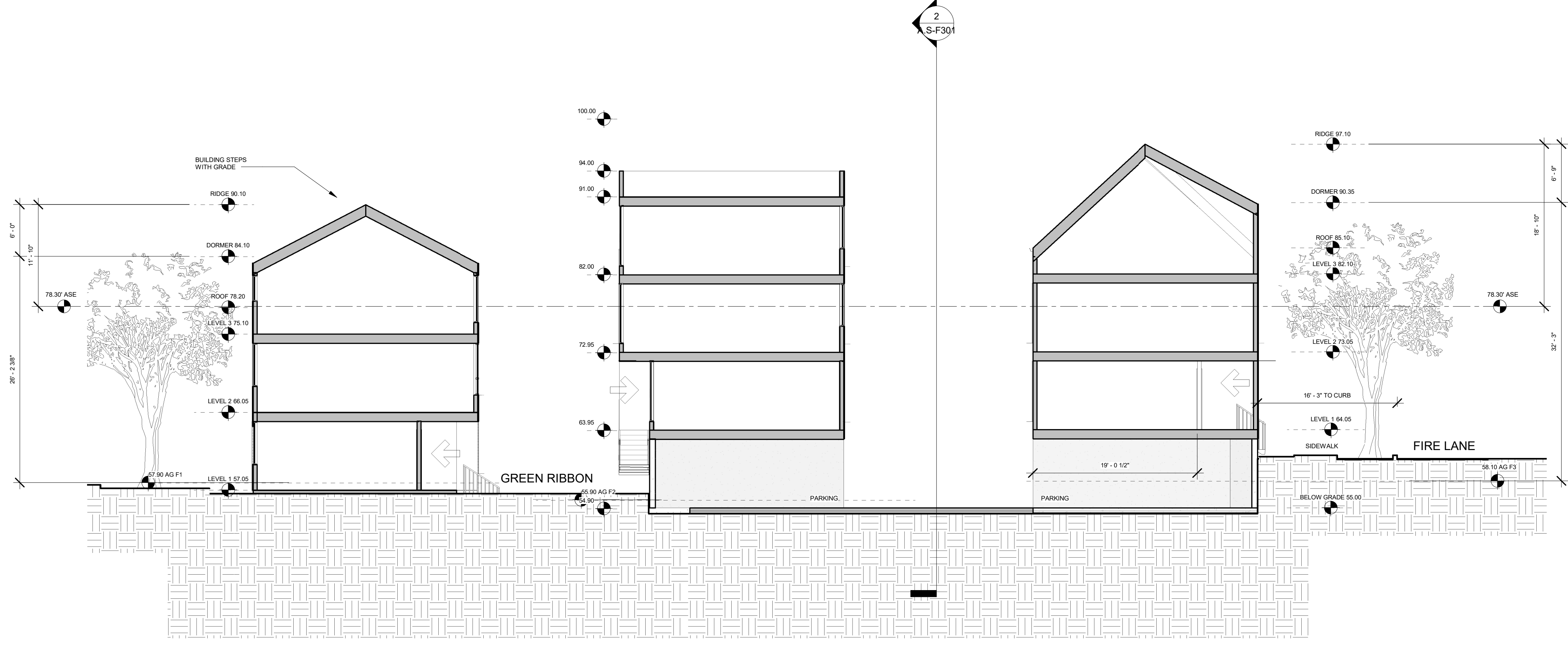
DATE
07/21/2023

SCALE:
As indicated

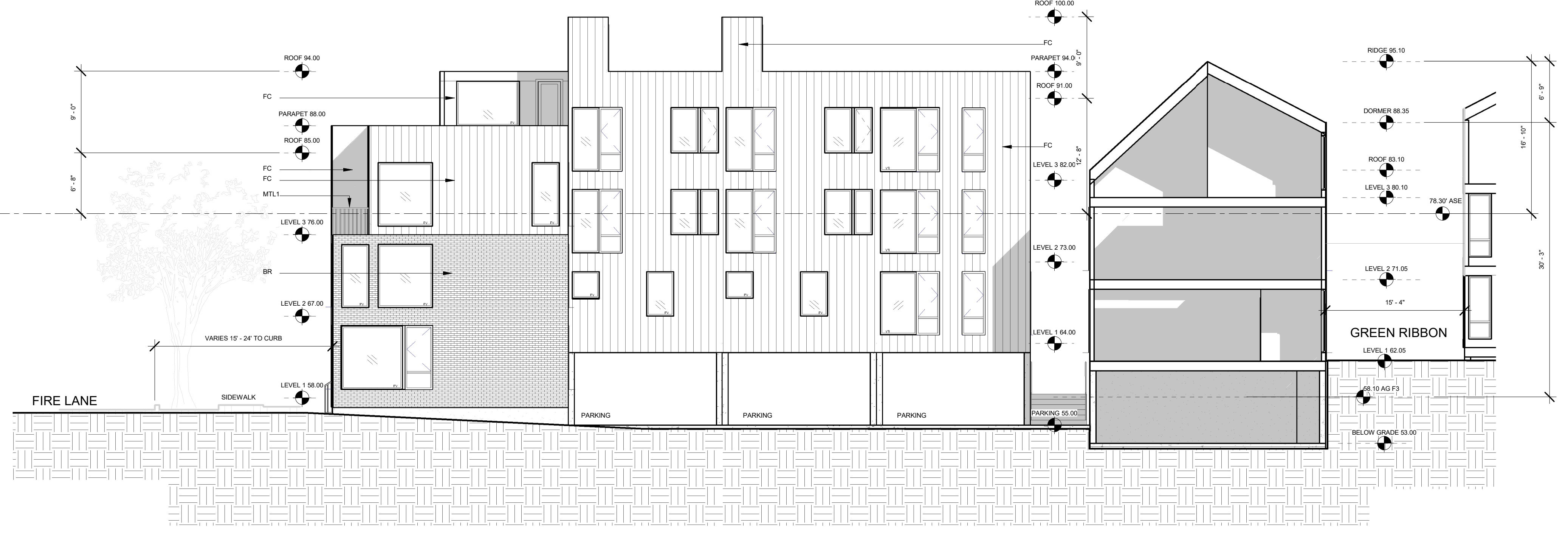
JOB NO.
Project Number

DRAWING NO.
A.S-F301

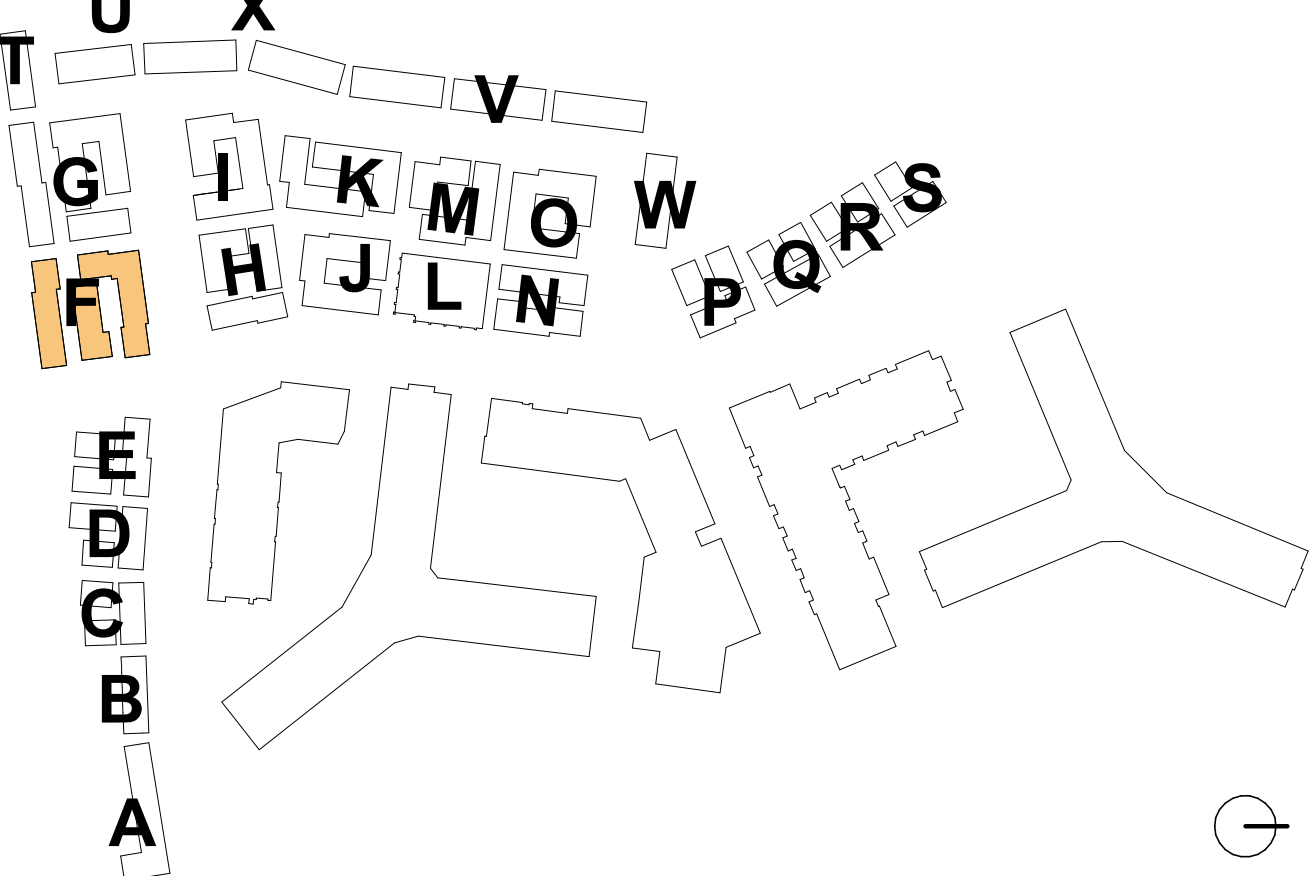
4.1 Submission



1 | CLUSTER F - SECTION NORTH SOUTH
1/8" = 1'-0"



2 | CLUSTER F - SECTION EAST WEST 1
1/8" = 1'-0"



**RIVERHOUSE
NEIGHBORHOOD**

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

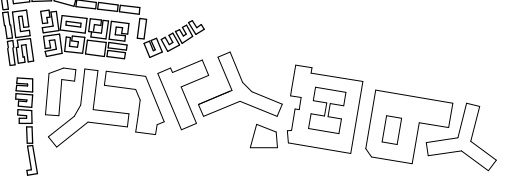
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

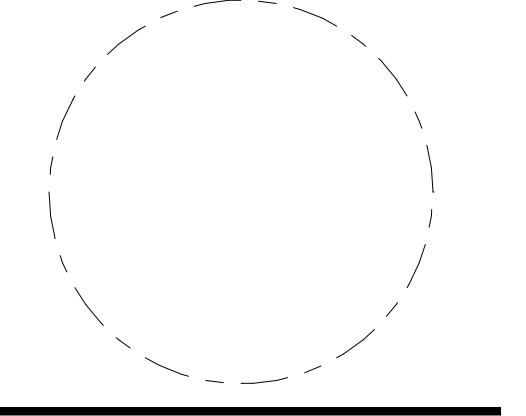


Issue

NO. DATE
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE



**CLUSTER G -
PLANS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

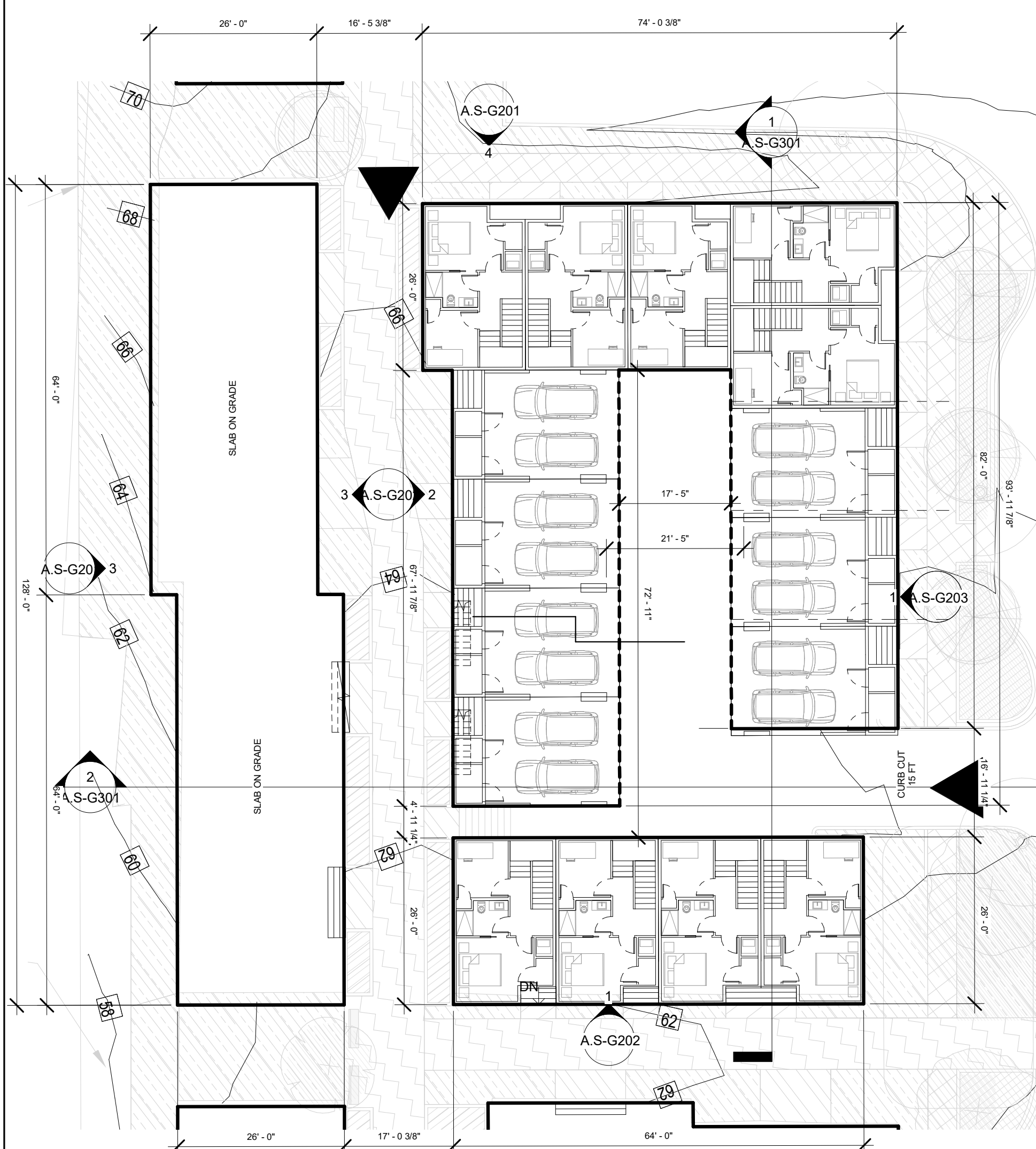
DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

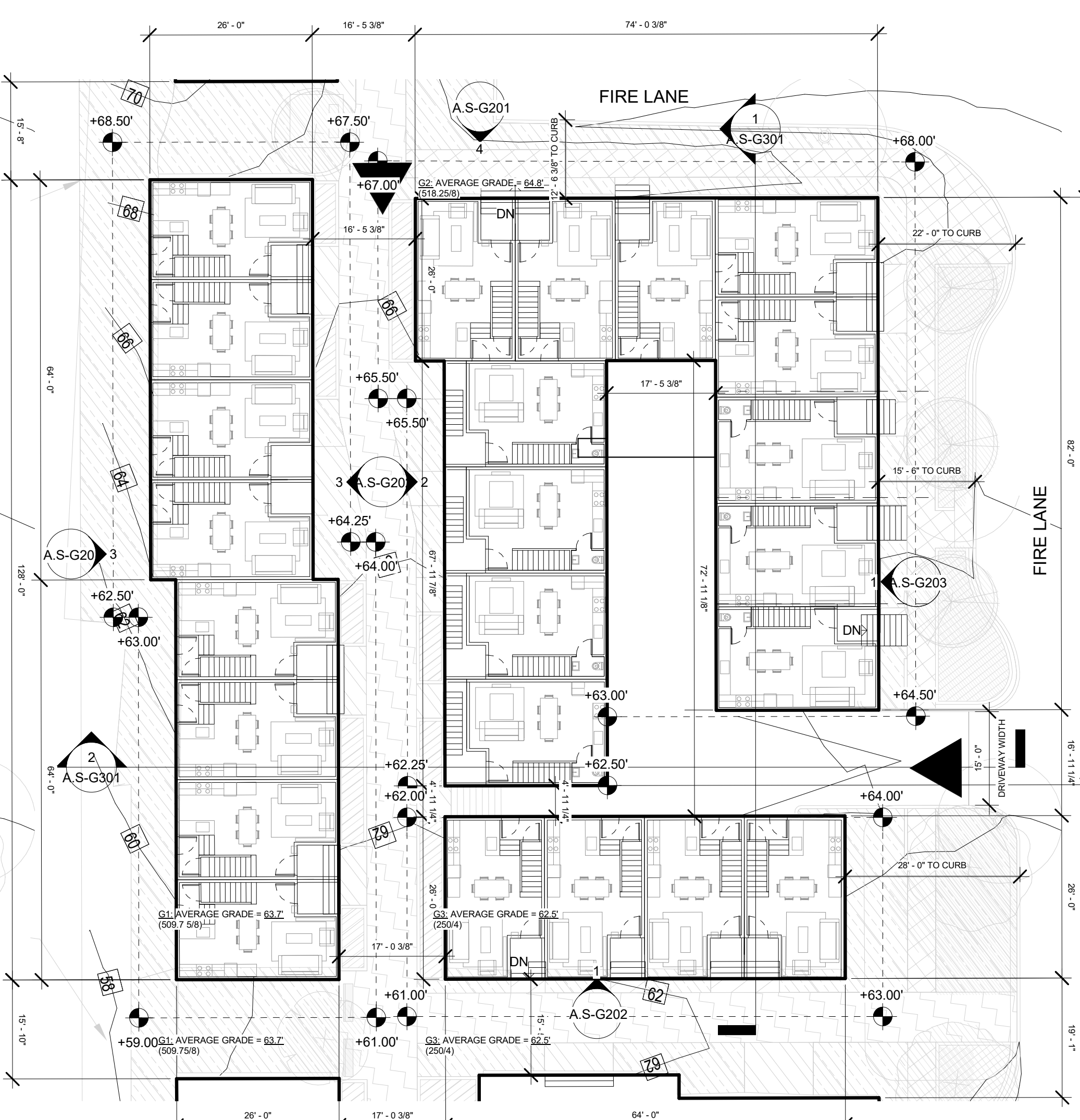
SCALE:
As indicated

JOB NO.
Project Number

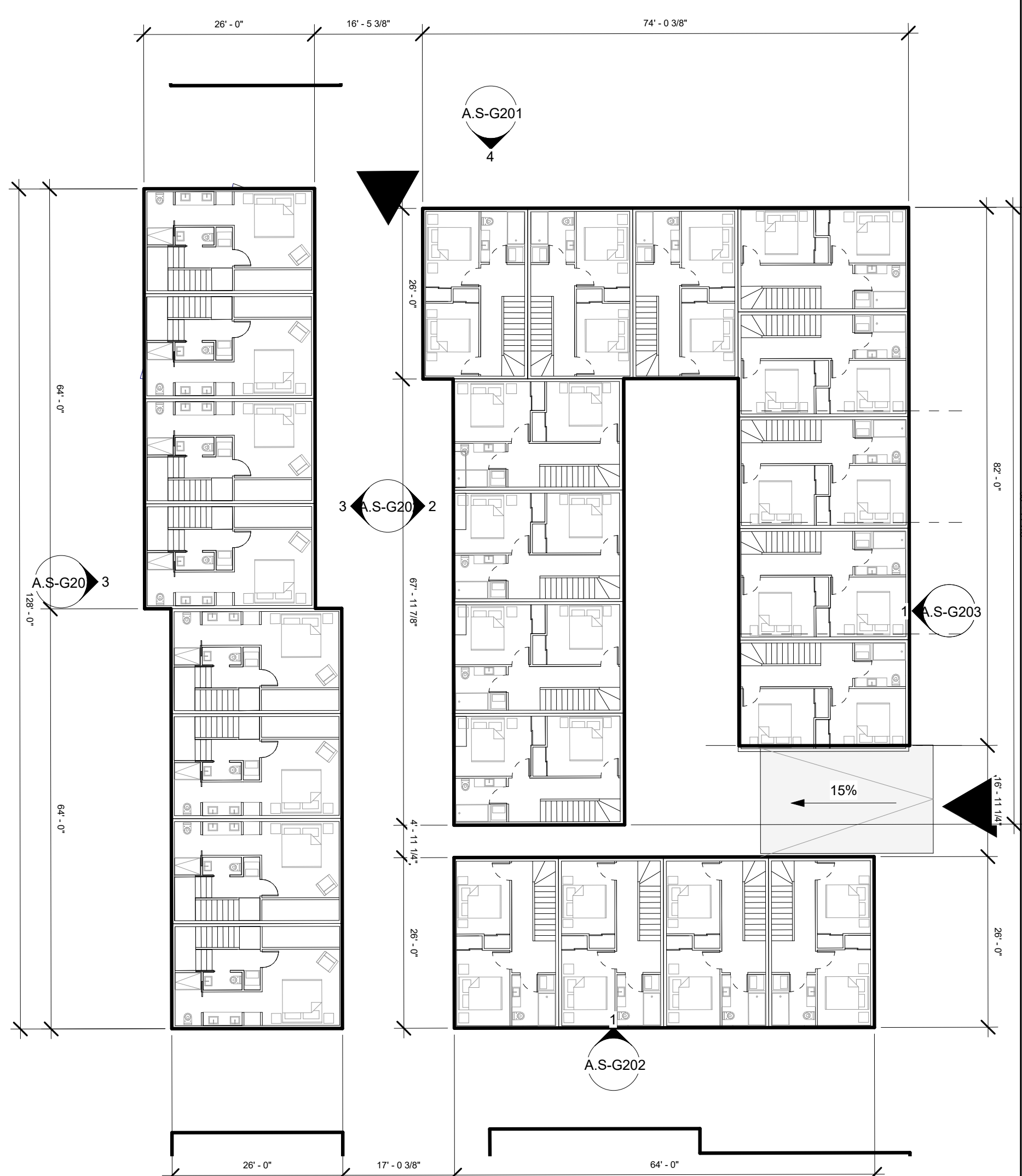
DRAWING NO.
A.S-G101



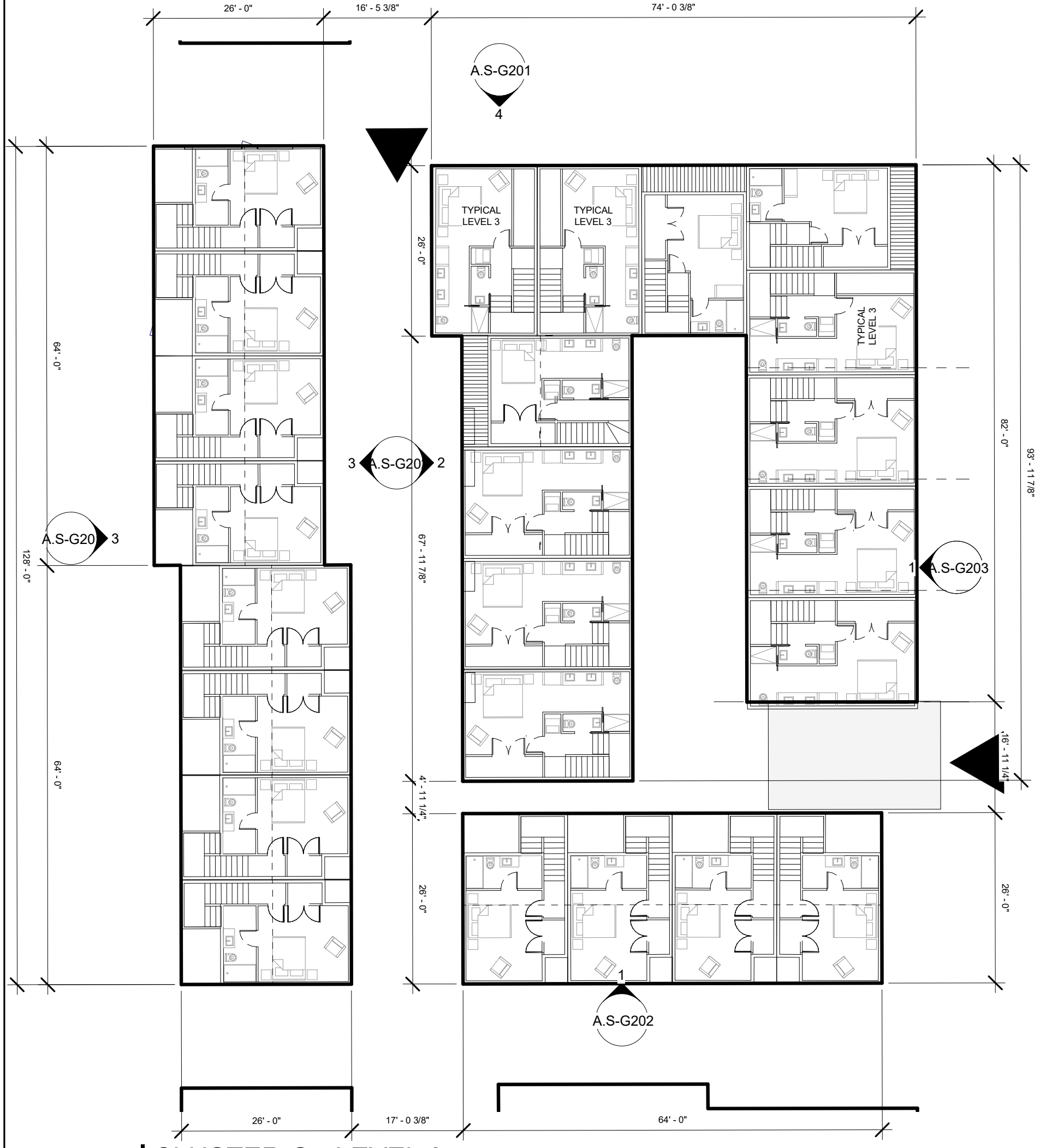
1 CLUSTER G - BELOW GRADE (PARKING)
1/16" = 1'-0"



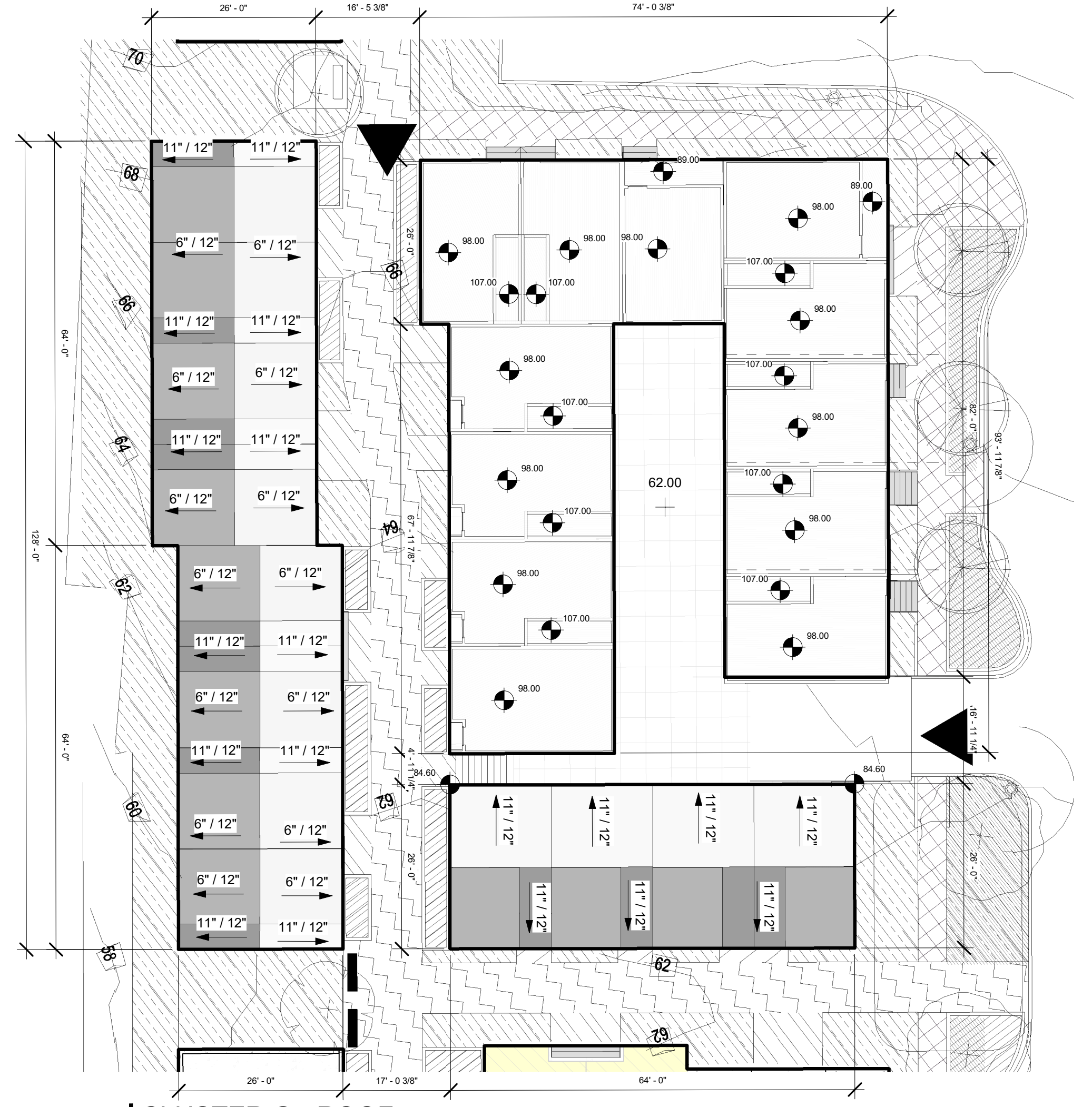
2 CLUSTER G - LEVEL 1
1/16" = 1'-0"



3 CLUSTER G - LEVEL 2
1/16" = 1'-0"

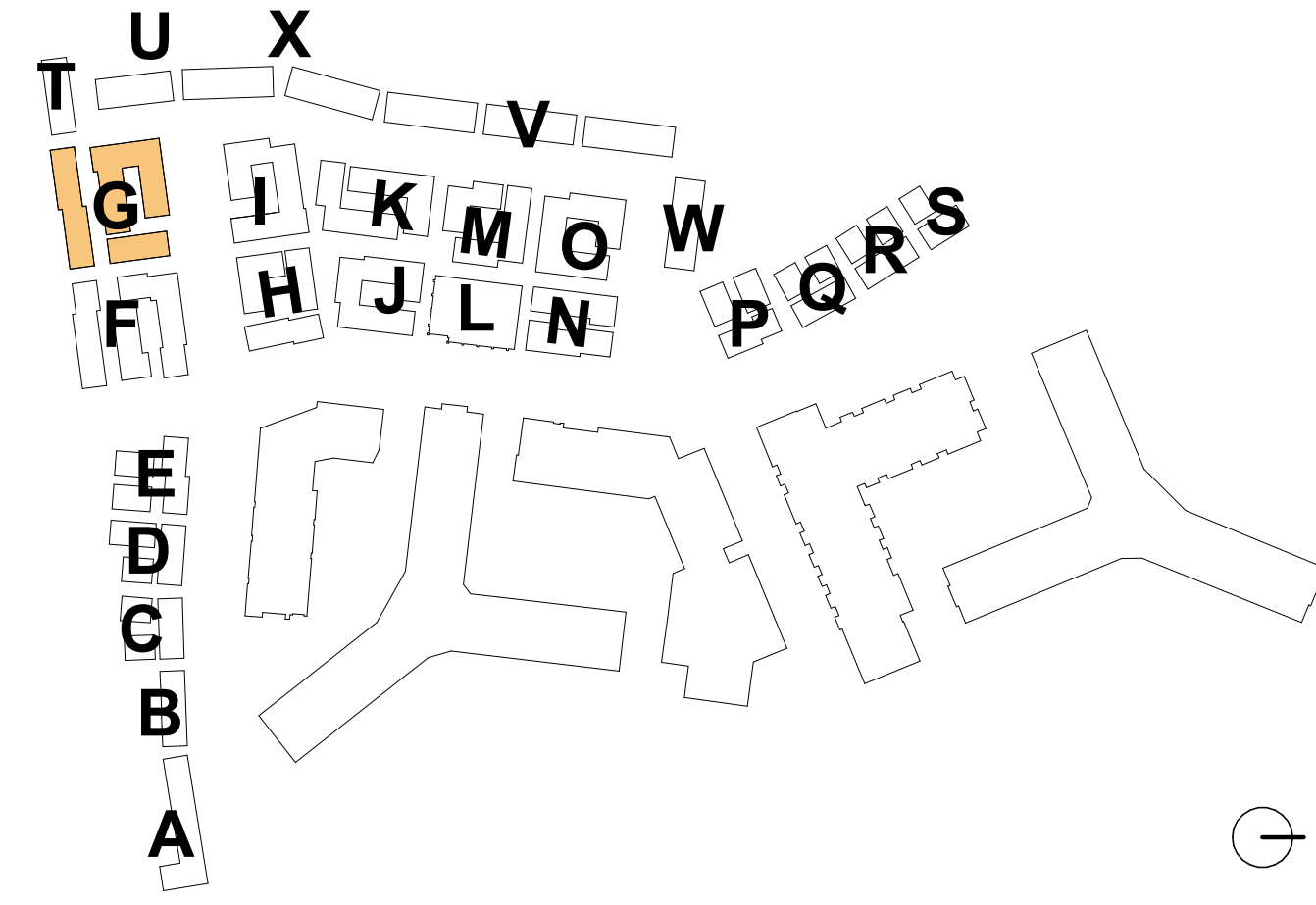


4 CLUSTER G - LEVEL 3
1/16" = 1'-0"



5 CLUSTER G - ROOF
1/16" = 1'-0"

GFA CLUSTER G					
USE	CLUSTER	UNITS	TOTAL GFA	BED BATH	GARAGE PARKING
Unit	CLUSTER G	24	30,210 SF	73	60.5
Unit: 24		24	30,210 SF	73	60.5



**RIVERHOUSE
NEIGHBORHOOD**

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

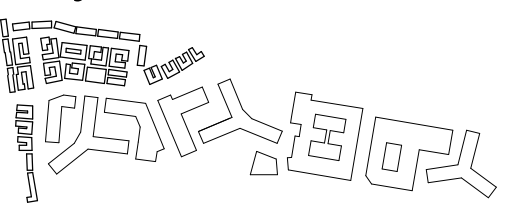
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

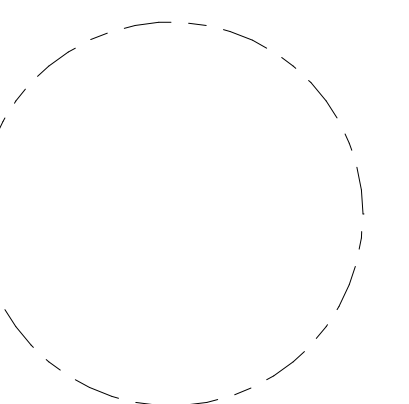


Issue

NO. DATE
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE



**CLUSTER G -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

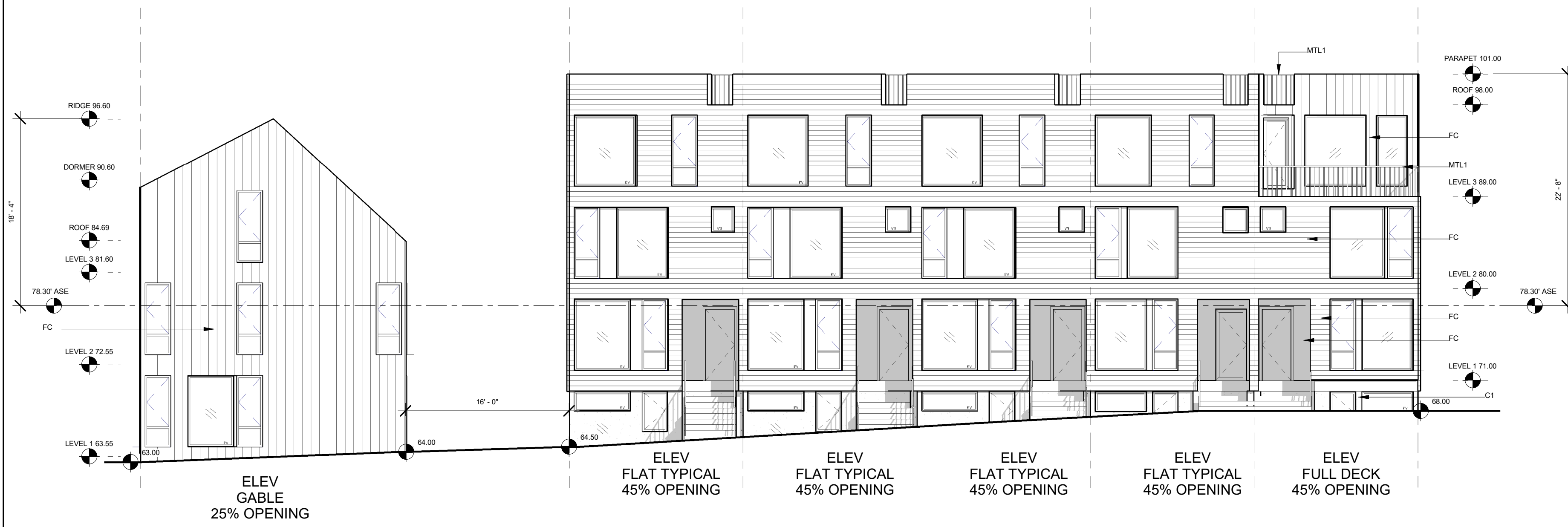
DATE
07/21/2023

SCALE:
As indicated

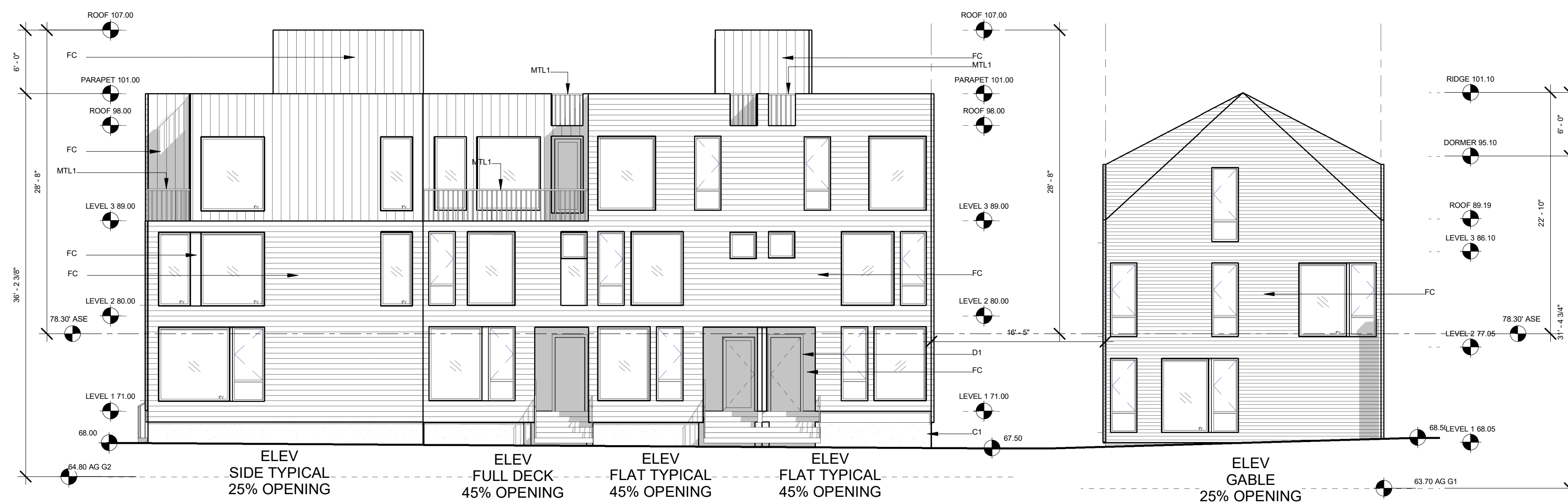
JOB NO.
Project Number

DRAWING NO.

A.S-G201



1 | CLUSTER G - NORTH ELEVATION 1
1/8" = 1'-0"



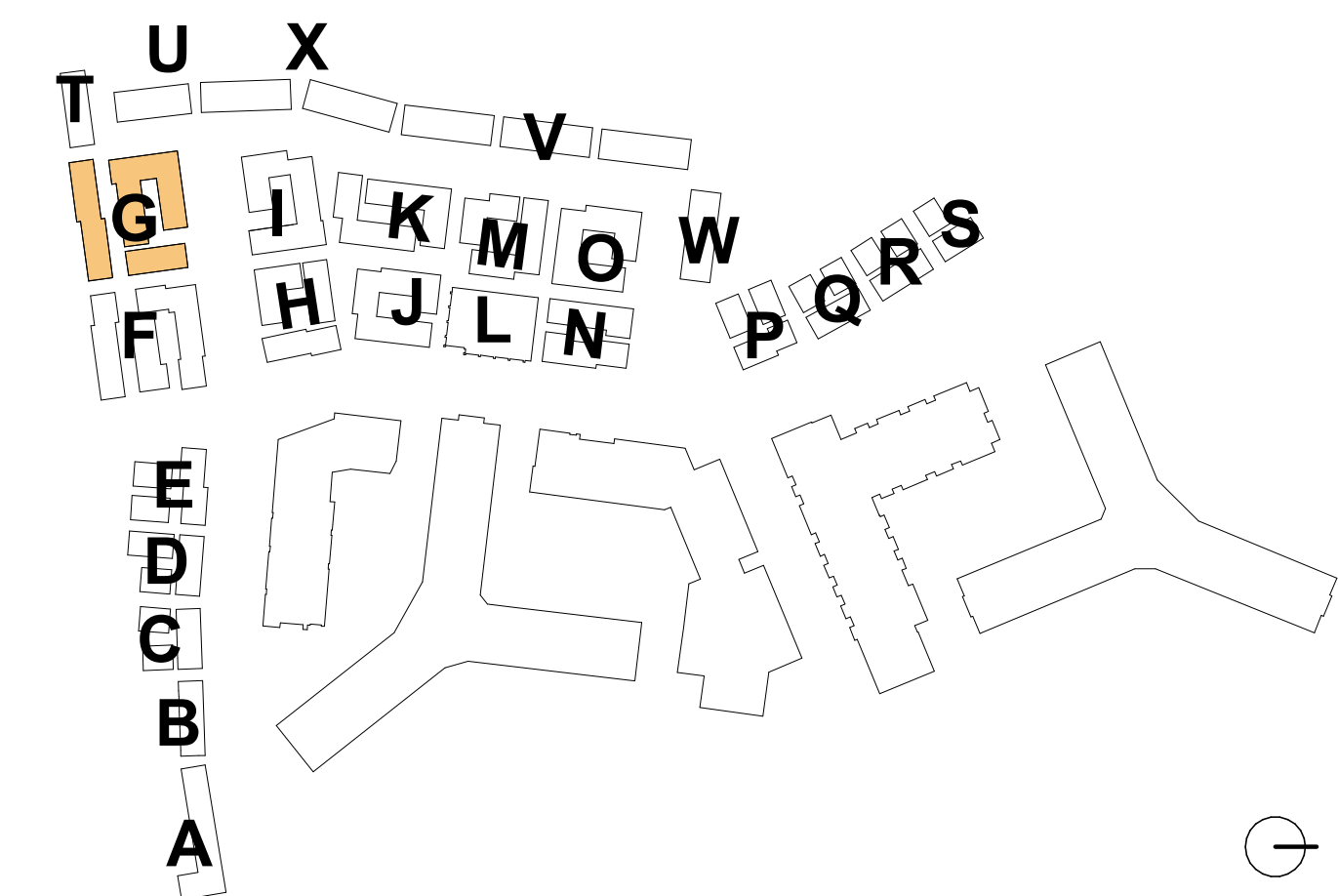
4 | CLUSTER G - WEST ELEVATION
1/8" = 1'-0"

**MATERIAL
LEGEND**

MATERIAL	
FC	FIBER CEMENT SIDING
BR	BRICK SIDING
C1	CONCRETE WALL
C2	CONCRETE TREADS
WD	WOOD
R1	ROOF
MTL1	METAL
MTL2	METAL
D1	DOOR
D2	DOOR



3 | CLUSTER G - SOUTH ELEVATION 1
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

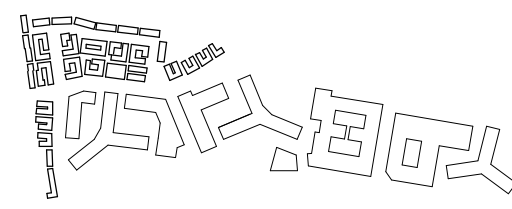
ATTORNEY
VENABLE LLP
202.344.4000

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
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE

**CLUSTER G -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

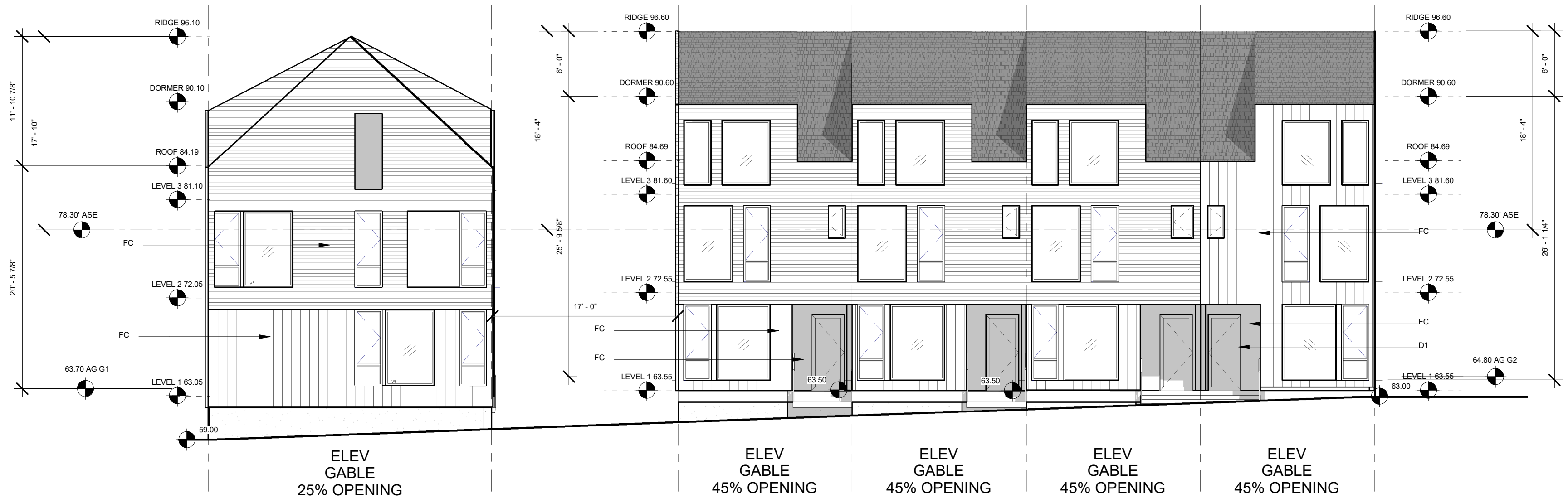
DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

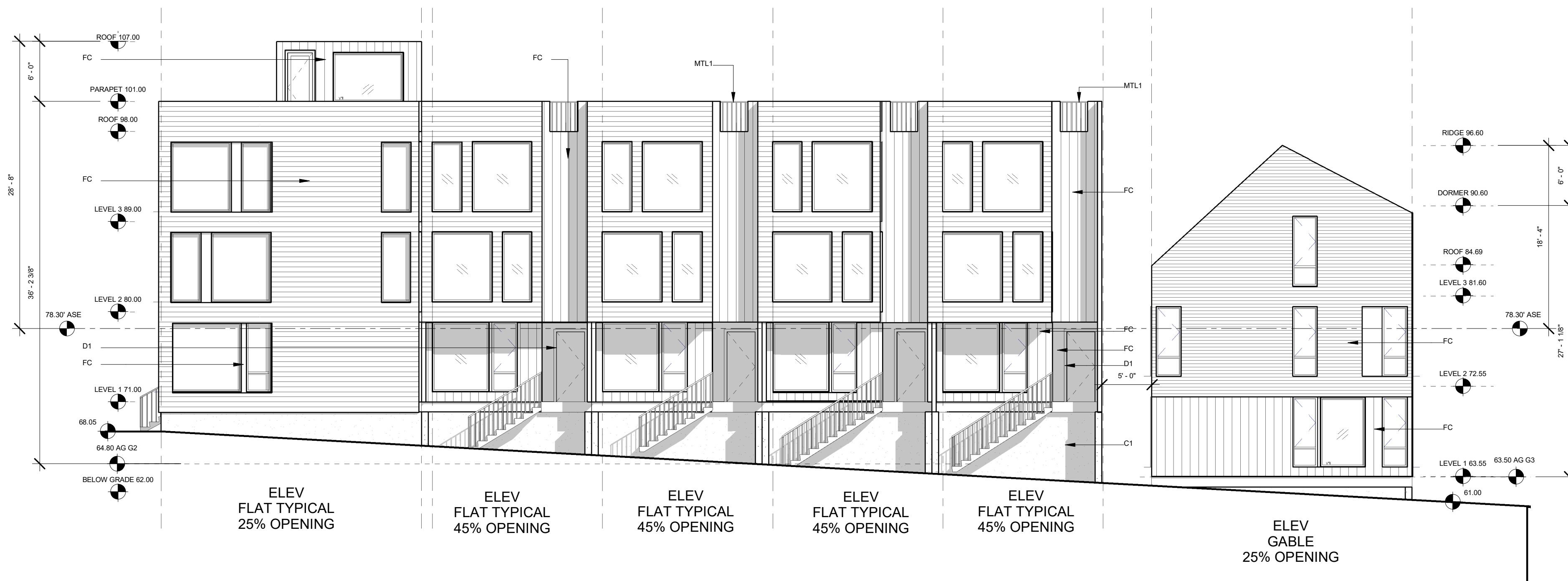
SCALE: JOB NO.
As indicated Project Number

DRAWING NO.

A.S-G202



1 | CLUSTER G - EAST ELEVATION
1/8" = 1'-0"



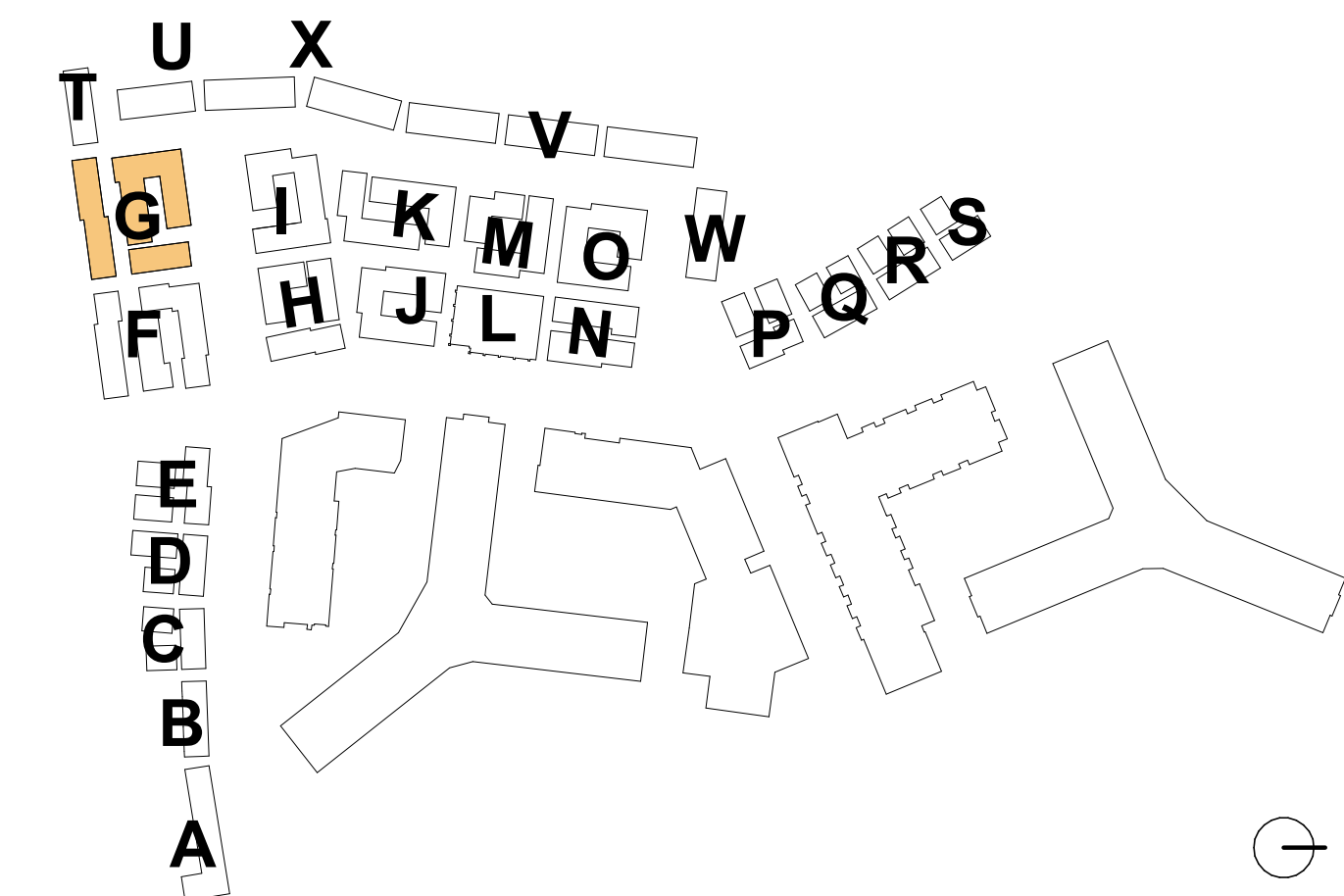
2 | CLUSTER G - SOUTH ELEVATION 2 - AT GREEN RIBBON
1/8" = 1'-0"



3 | CLUSTER G - NORTH ELEVATION 2 - AT GREEN RIBBON
1/8" = 1'-0"

**MATERIAL
LEGEND**

MATERIAL
FC FIBER CEMENT SIDING
BR BRICK SIDING
C1 CONCRETE WALL
C2 CONCRETE TREADS
WD WOOD
R1 ROOF
MTL1 METAL
MTL2 METAL
D1 DOOR
D2 DOOR



4.1 Submission



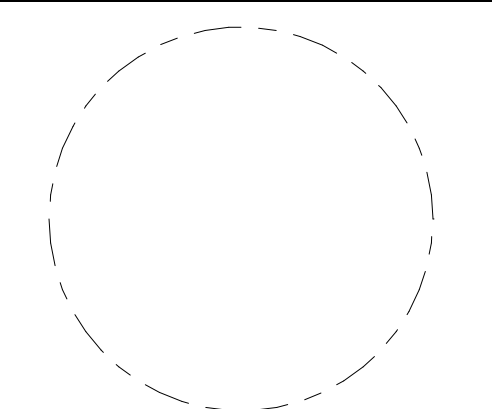
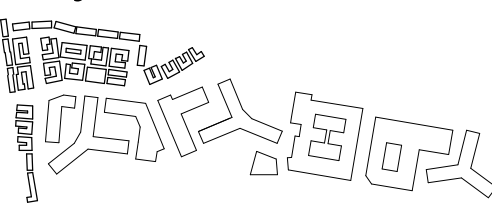
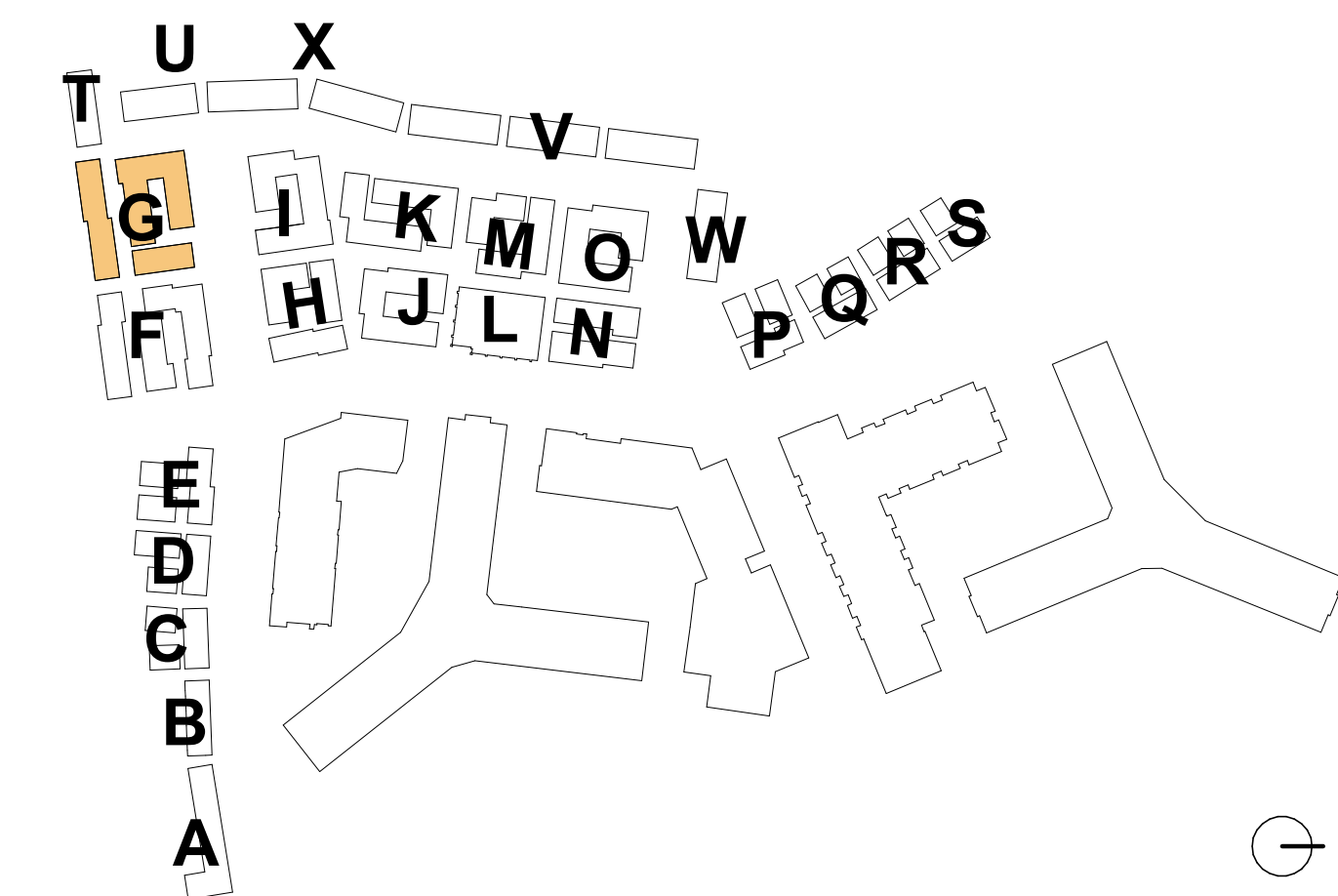
1 | CLUSTER G - NORTH ELEVATION 1 RENDERED
1/8" = 1'-0"



2 | CLUSTER G - WEST ELEVATION RENDERED
1/8" = 1'-0"



3 | CLUSTER G - SOUTH ELEVATION RENDERED
1/8" = 1'-0"





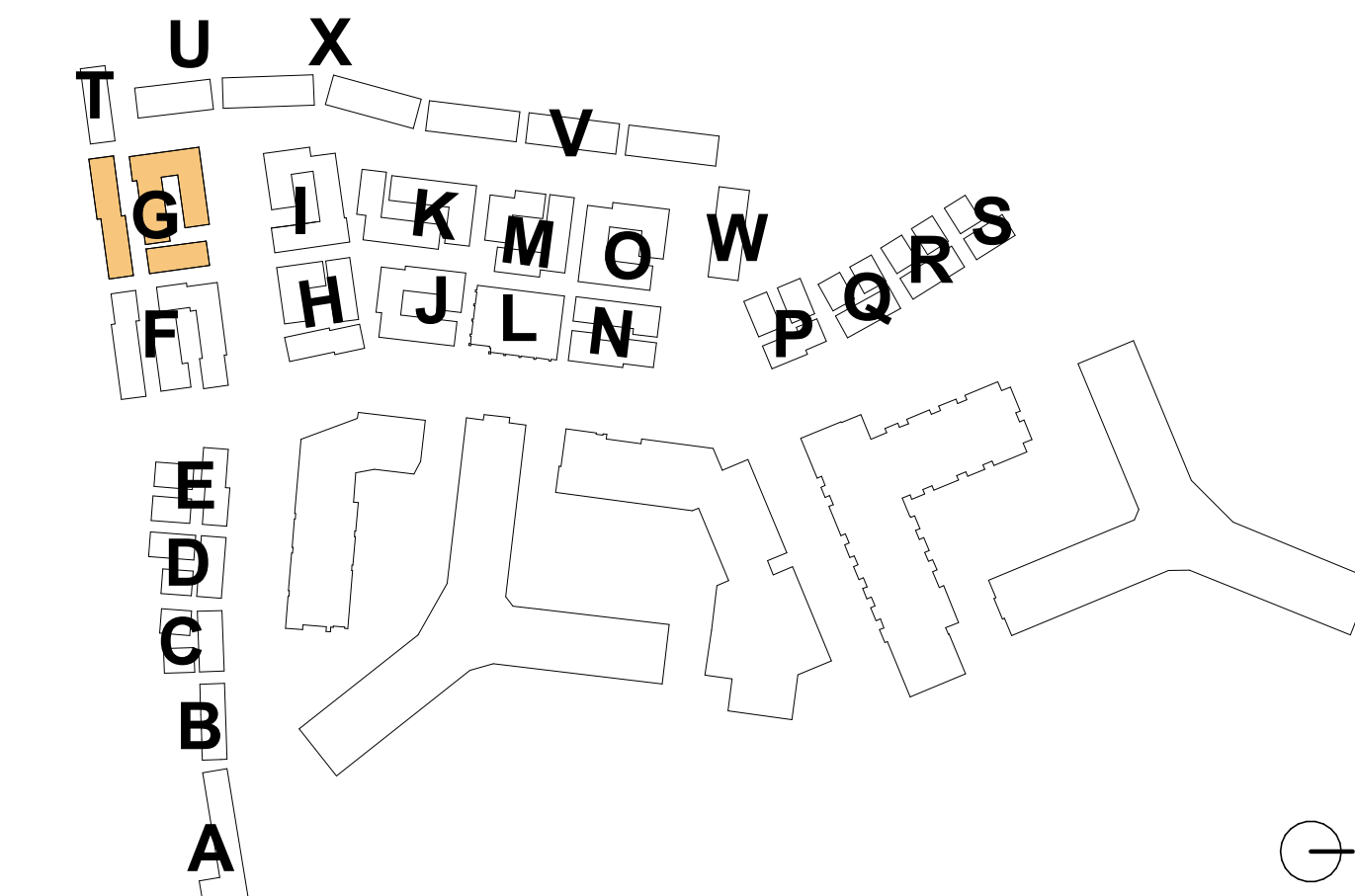
1 | CLUSTER G - EAST ELEVATION RENDERED
1/8" = 1'-0"



2 | CLUSTER G - SOUTH ELEVATION 2 - AT GREEN RIBBON RENDERED
1/8" = 1'-0"



3 | CLUSTER G - NORTH ELEVATION 2 - AT GREEN RIBBON RENDERED
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

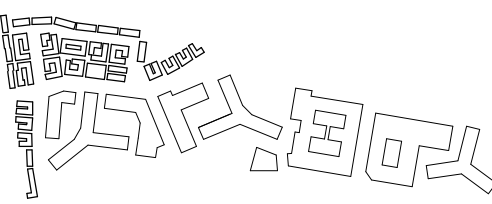
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

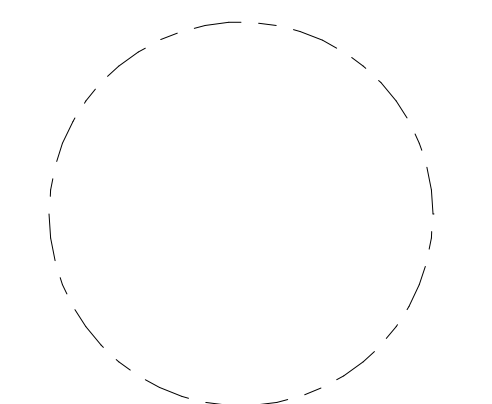


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER G -
RENDERED
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.

A.S-G204

**RIVERHOUSE
NEIGHBORHOOD**

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

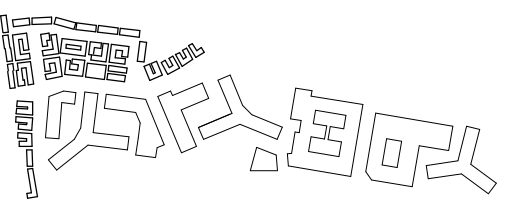
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

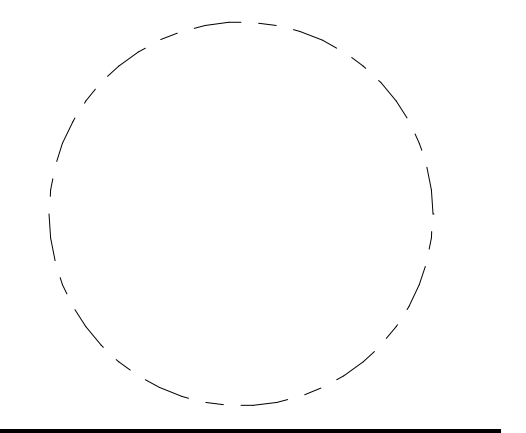


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER G -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

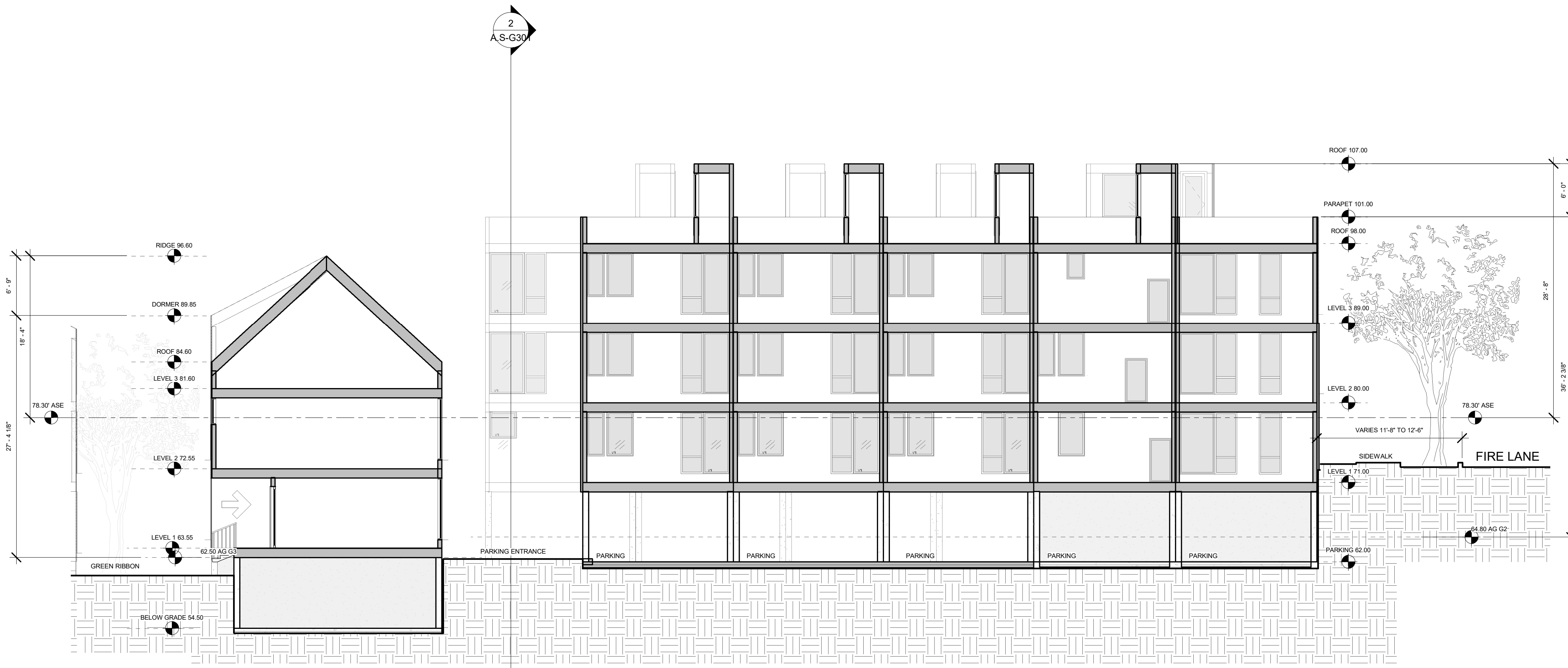
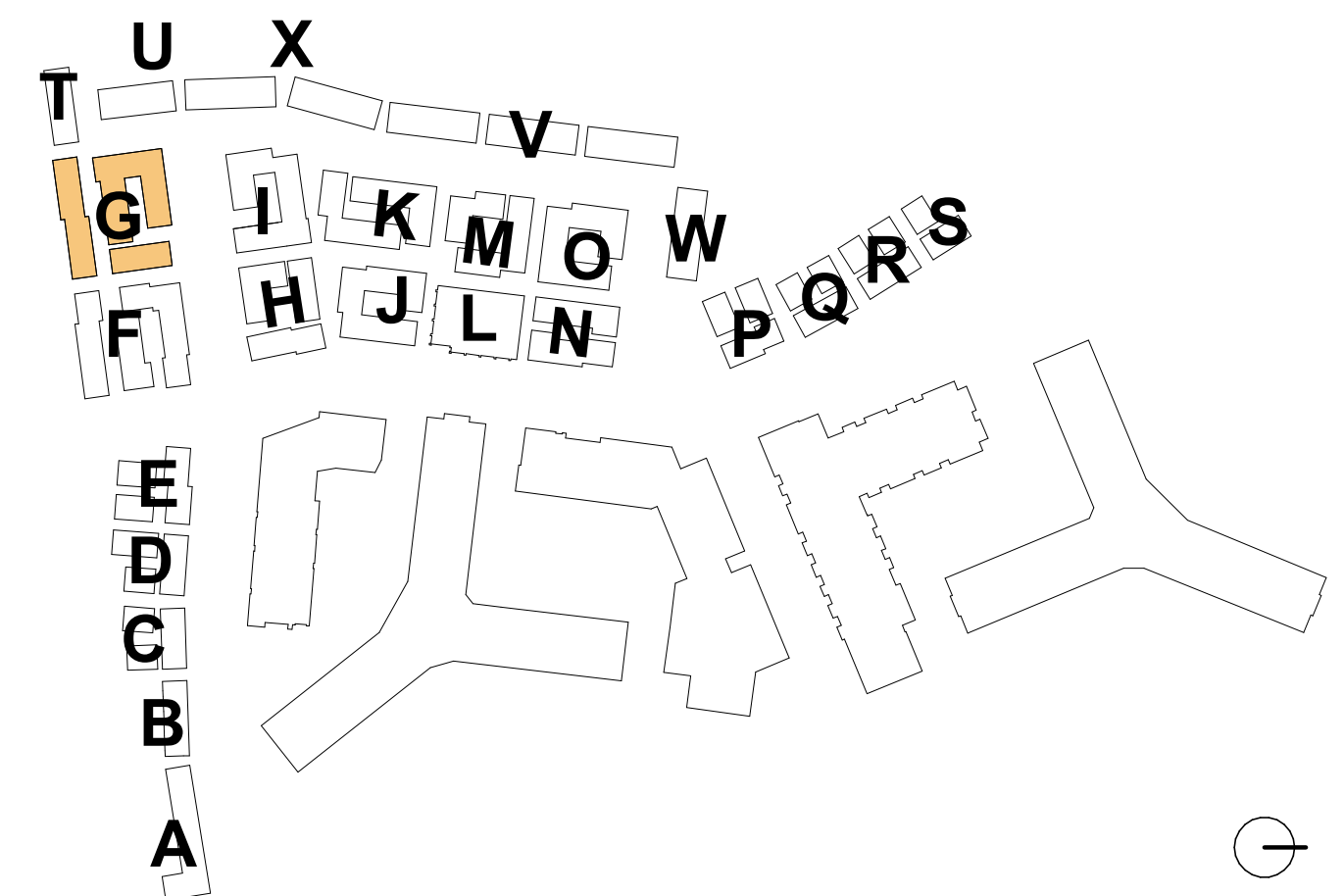
SCALE:
As indicated

JOB NO.
Project Number

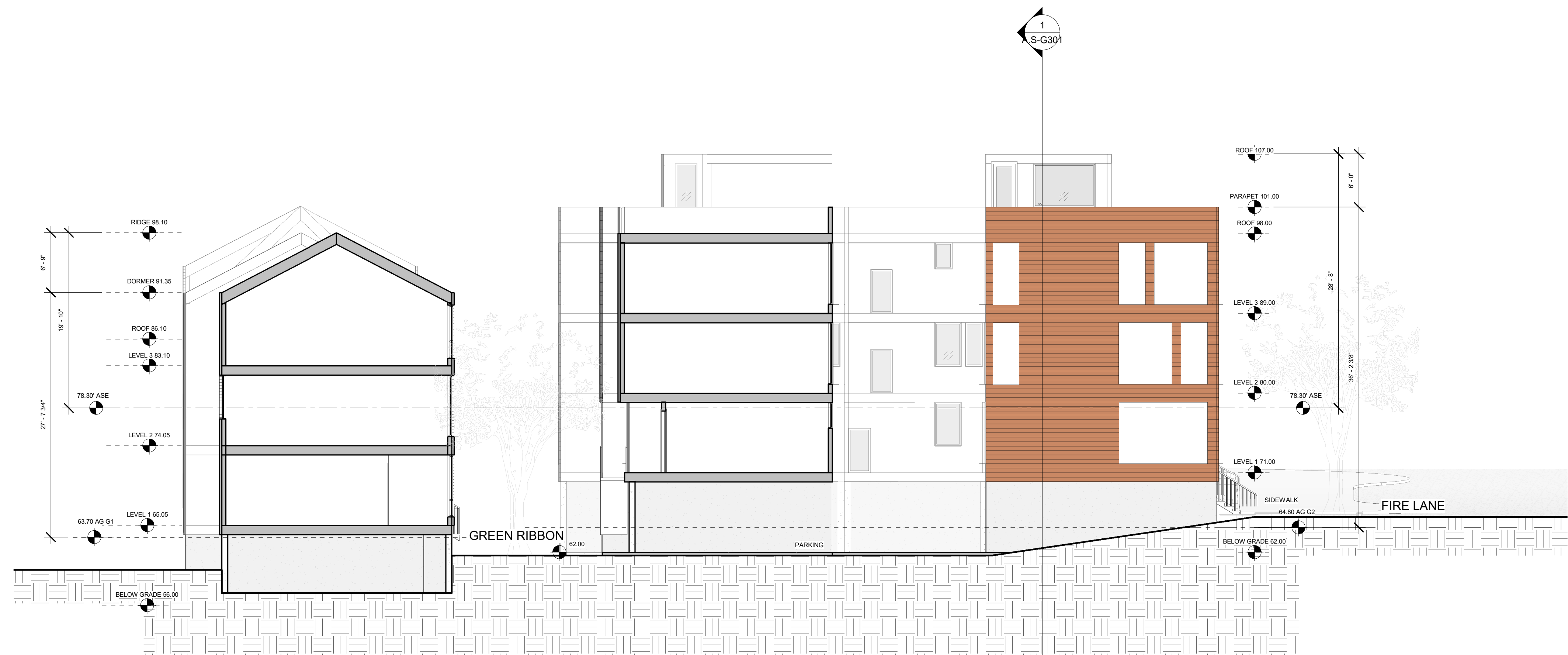
DRAWING NO.

A.S-G301

4.1 Submission



1 | CLUSTER G - SECTION LOOKING WEST
1/8" = 1'-0"



2 | CLUSTER G - SECTION THROUGH DRIVEWAY
1/8" = 1'-0"

**RIVERHOUSE
NEIGHBORHOOD**

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

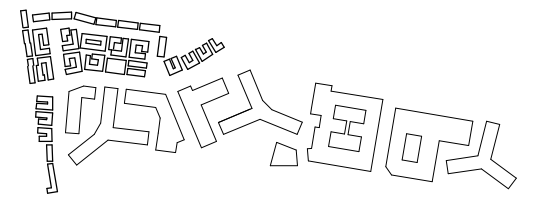
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

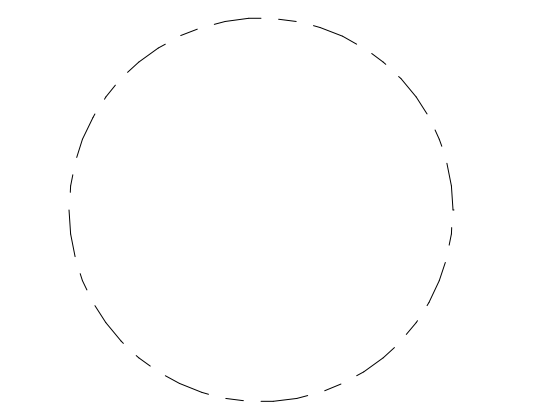


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER H -
PLANS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

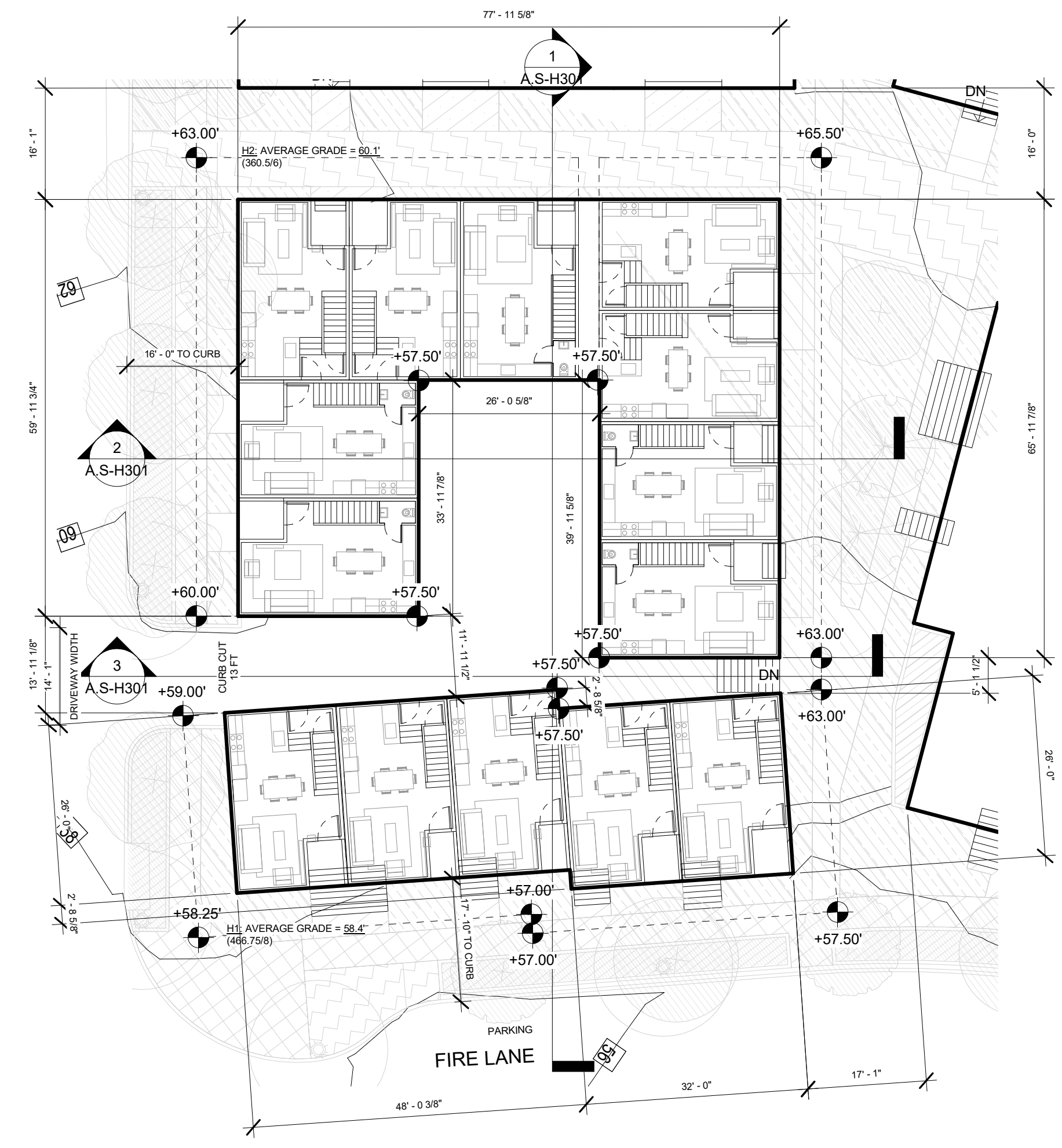
SCALE:
As indicated

JOB NO.
Project Number

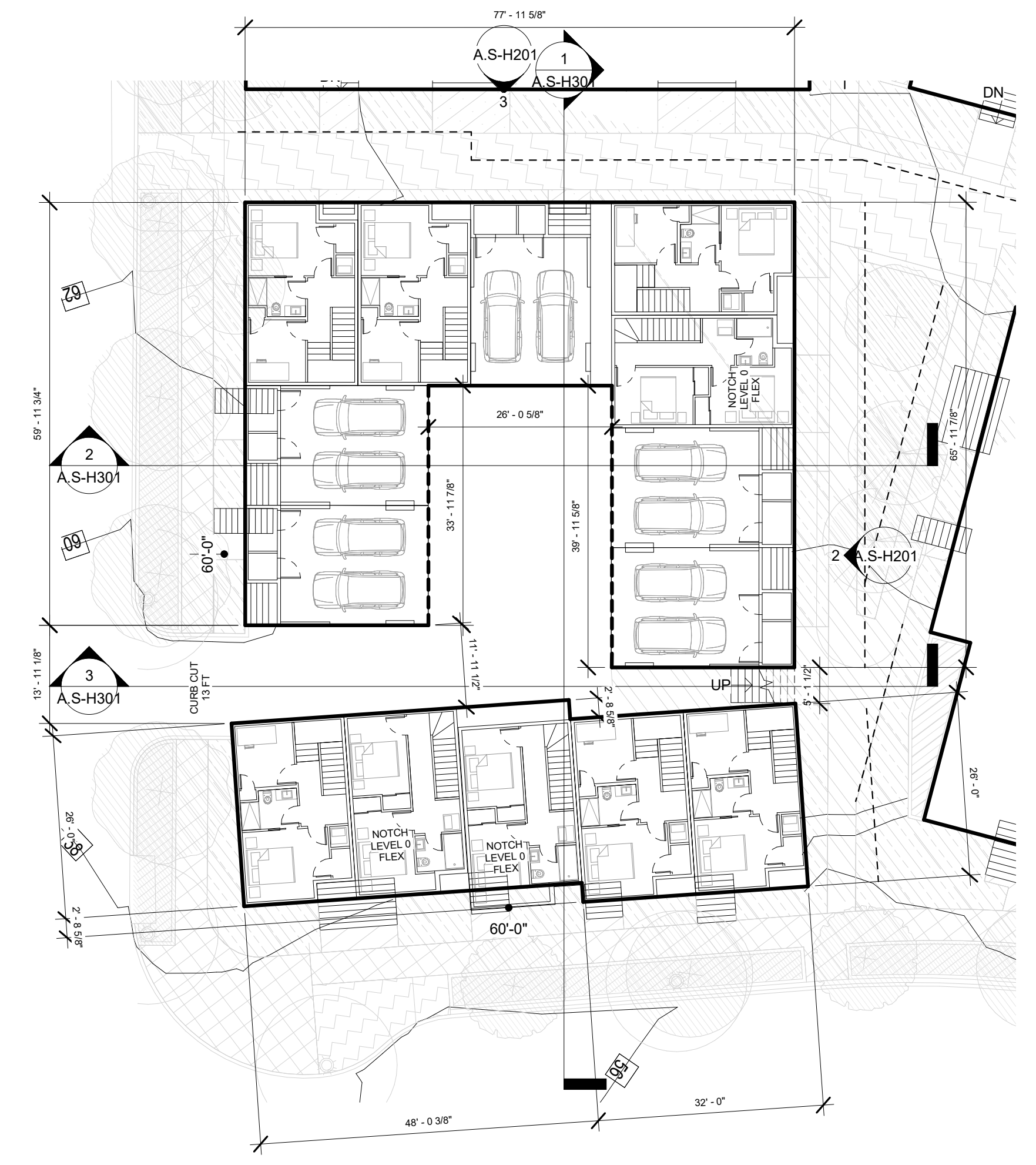
DRAWING NO.
A.S-H101



3 | CLUSTER H - LEVEL 2
1/16" = 1'-0"



2 | CLUSTER H - LEVEL 1
1/16" = 1'-0"



1 | CLUSTER H - BELOW GRADE
1/16" = 1'-0"

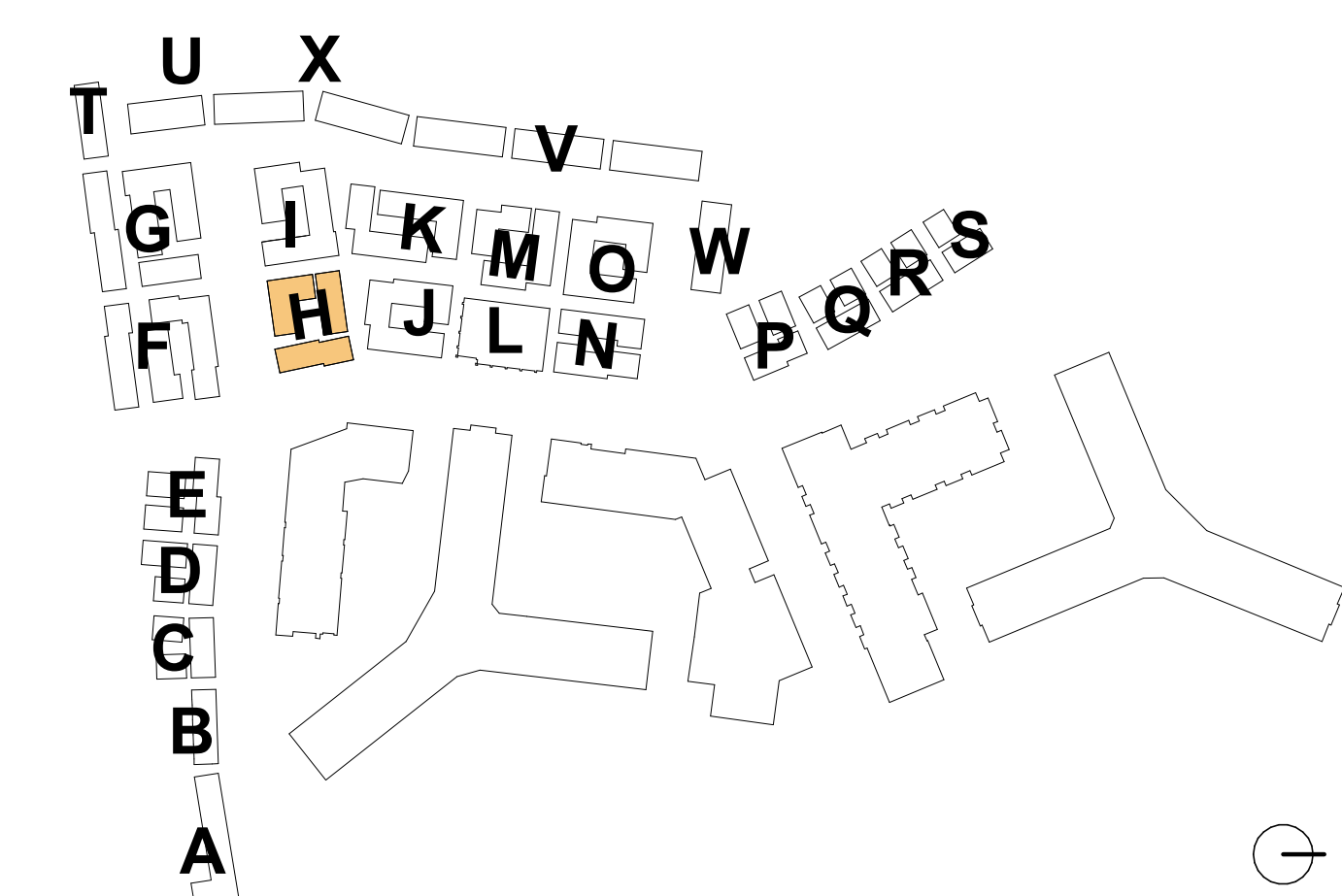


5 | CLUSTER H - ROOF DECK
1/16" = 1'-0"



4 | CLUSTER H - LEVEL 3
1/16" = 1'-0"

GFA CLUSTER H					
USE	CLUSTER	UNITS	TOTAL GFA	BED BATH	GARAGE PARKING
Unit	CLUSTER H	14	20,141 SF	51	39.5
Unit:	14	14	20,141 SF	51	39.5



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

OWNER / DEVELOPER
JBG SMITH - FLAT TYPICAL
240.333.3600 - 45% OPENING

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

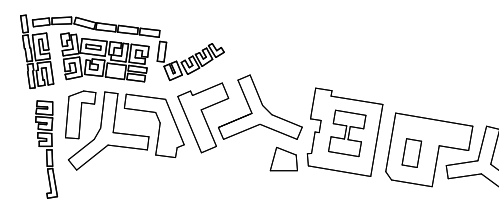
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

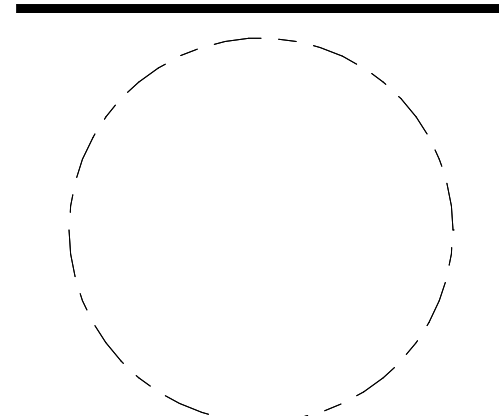


Issue

NO. 4.1 SUBMISSION DATE 5/10/23

Revisions

NO. DATE



**CLUSTER H -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

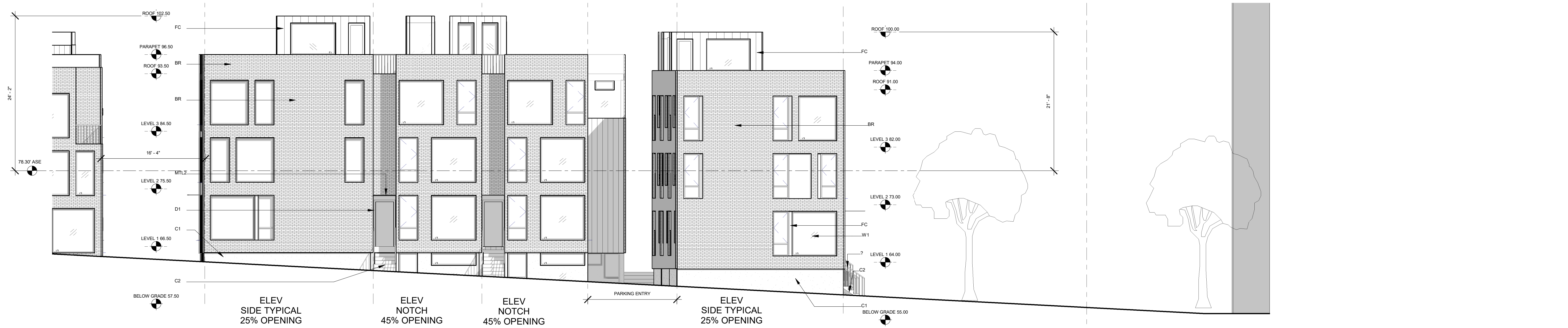
DATE
07/21/2023

SCALE:
As indicated JOB NO.
Project Number

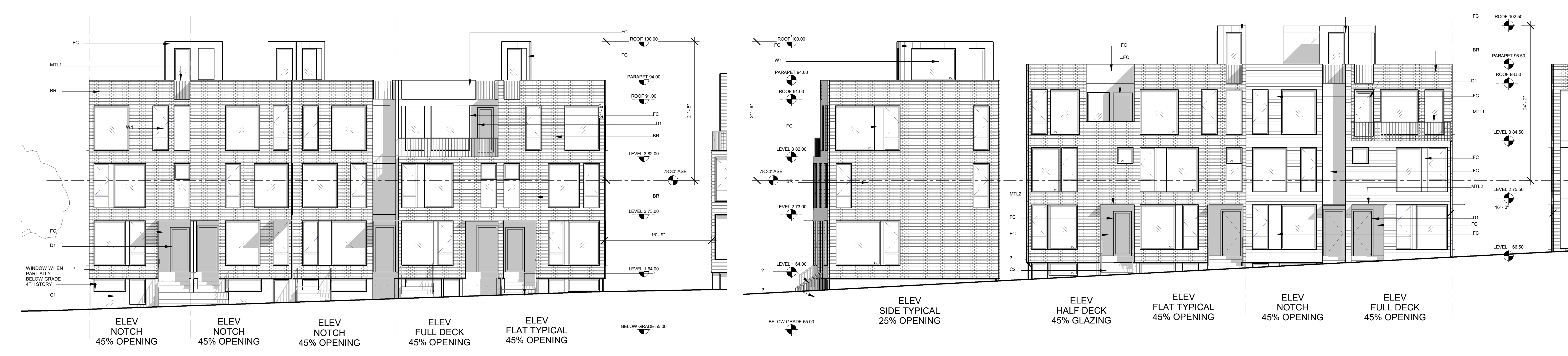
DRAWING NO.

A.S-H201

4.1 Submission



CLUSTER H - SOUTH ELEVATION
1/8" = 1'-0"



CLUSTER H - EAST - KENT ST ACCESS ELEVATION
1/8" = 1'-0"

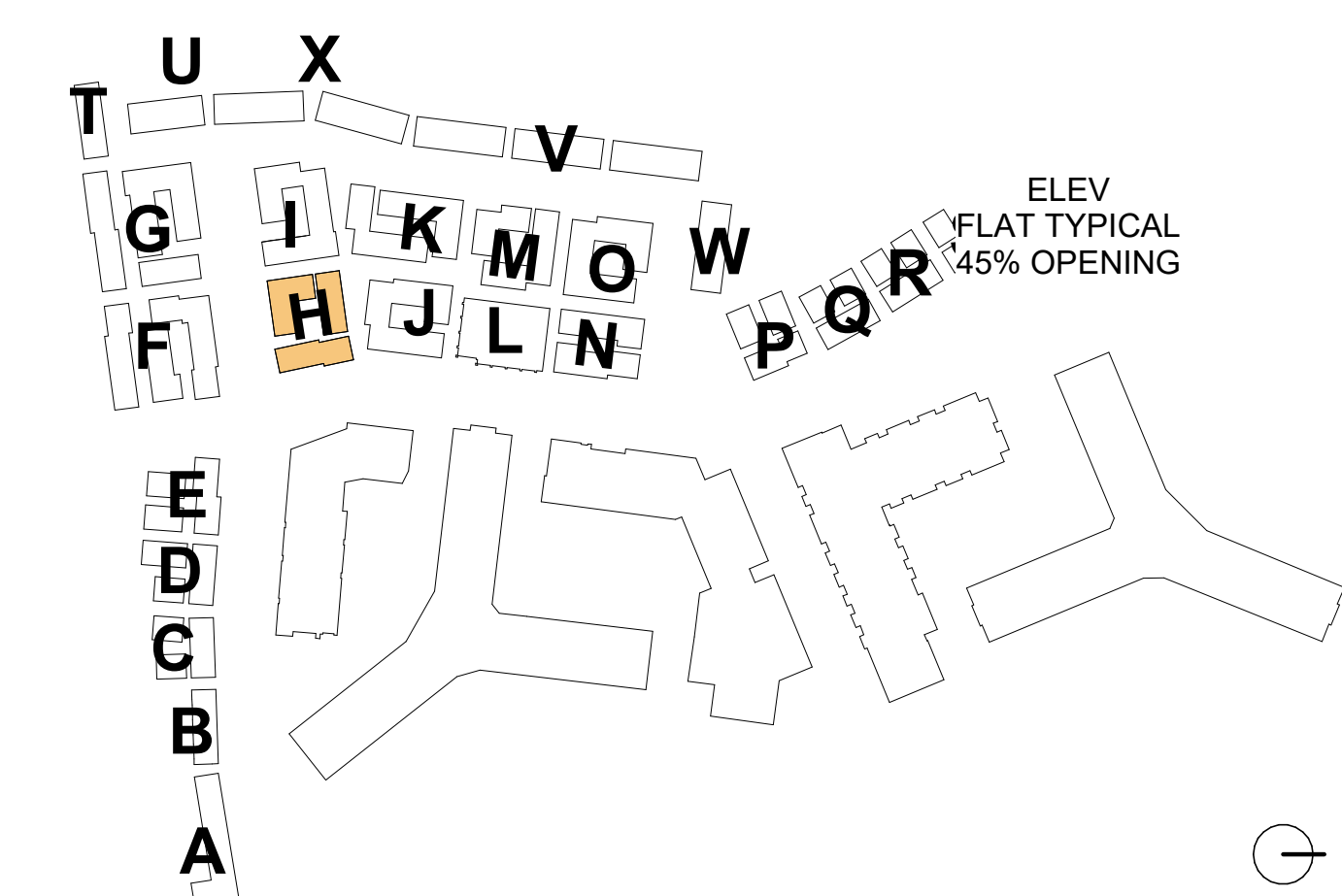
CLUSTER H NORTH ELEVATION
1/8" = 1'-0"



CLUSTER H WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

MATERIAL
FC FIBER CEMENT SIDING
BR BRICK SIDING
C1 CONCRETE WALL
C2 CONCRETE TREADS
WD WOOD
R1 ROOF
MTL1 METAL
MTL2 METAL
D1 DOOR
D2 DOOR





CLUSTER H - SOUTH ELEVATION RENDERED
1/8" = 1'-0"



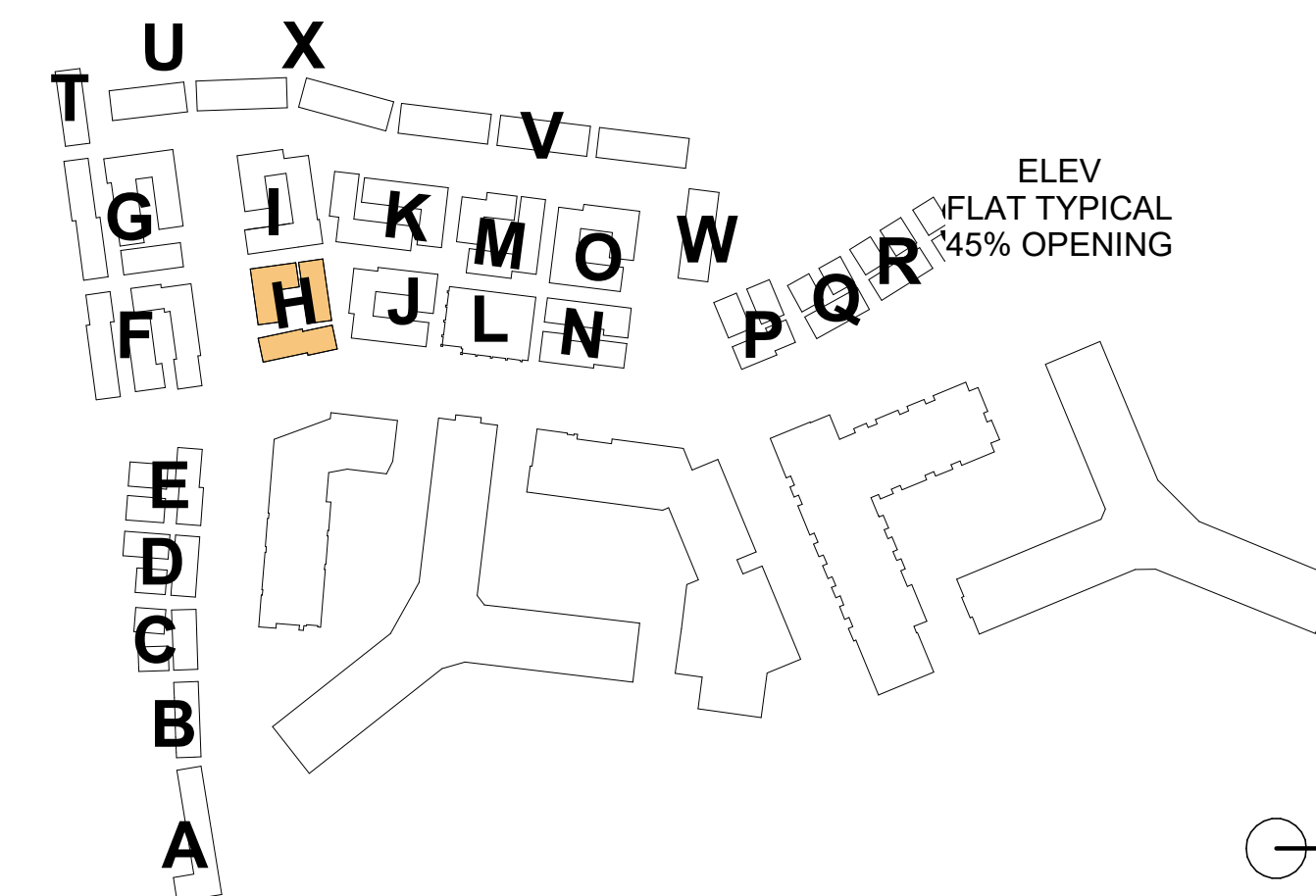
CLUSTER H - KENT ST ACCESS ELEVATION RENDERED
1/8" = 1'-0"



CLUSTER H NORTH ELEVATION RENDERED
1/8" = 1'-0"



CLUSTER H WEST ELEVATION RENDERED
1/8" = 1'-0"



HYBRID
architecture

1205 EAST PIKE STREET #2D
SEATTLE, WA 98122
206.267.9277
www.HybridARC.com

**RIVERHOUSE
NEIGHBORHOOD**

PROJECT NUMBER
140-45% OPENING-ET
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

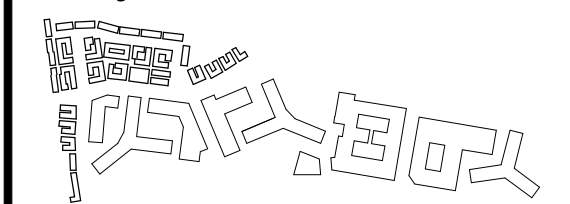
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

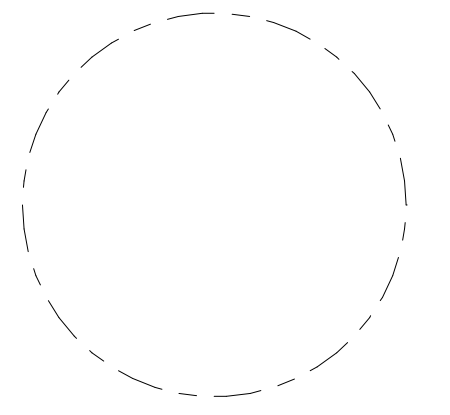


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER H -
RENDERED
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.

A.S-H202

4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

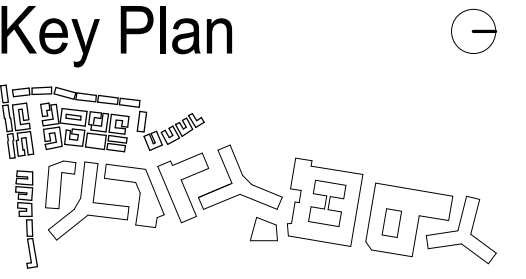
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

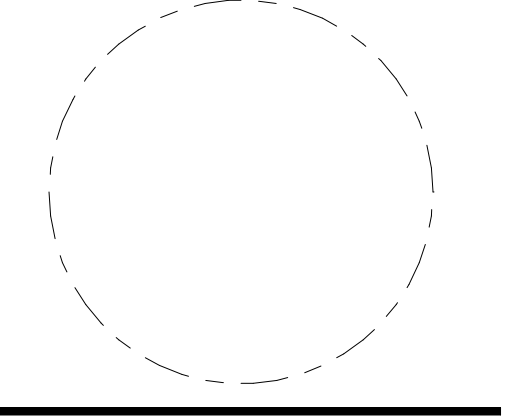
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441



Issue	
NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions	
NO.	DATE



**CLUSTER H -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

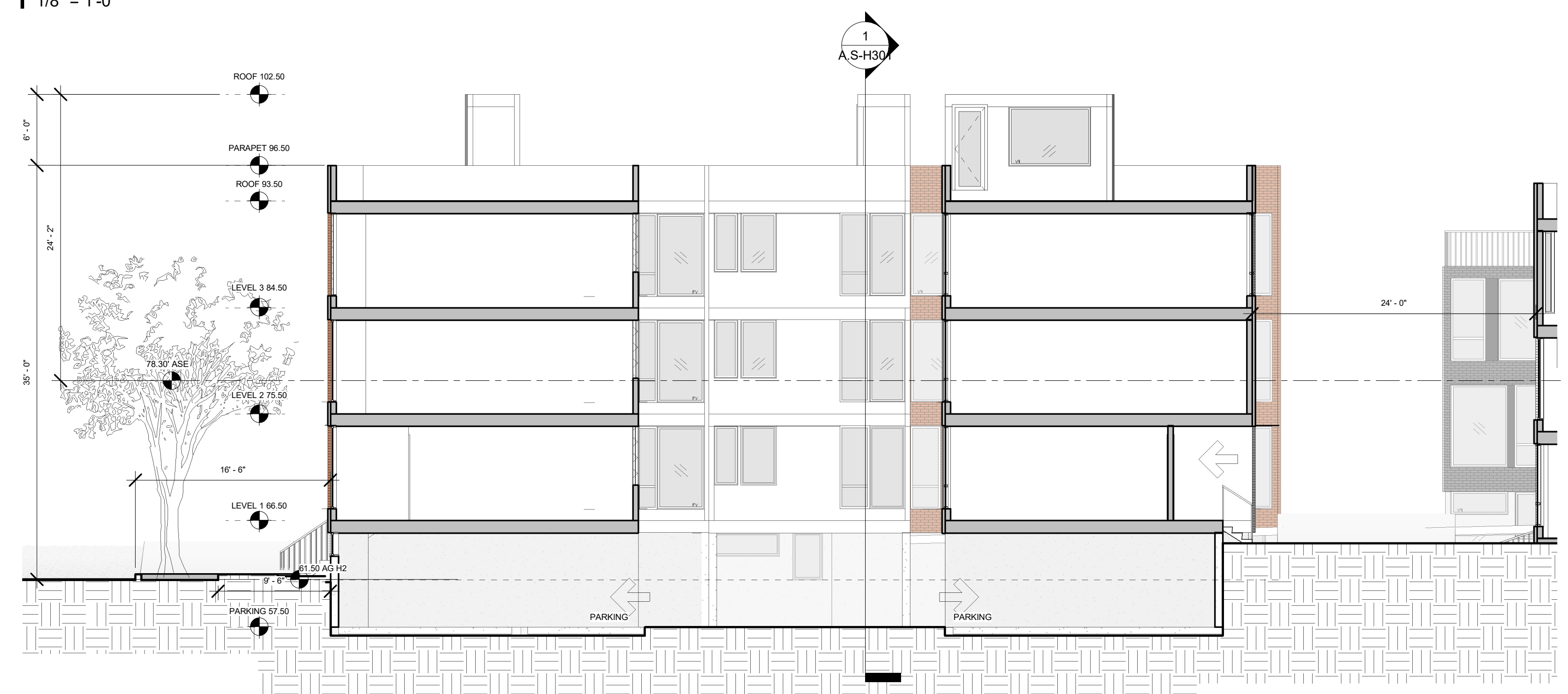
JOB NO.
Project Number

DRAWING NO.
A.S-H301

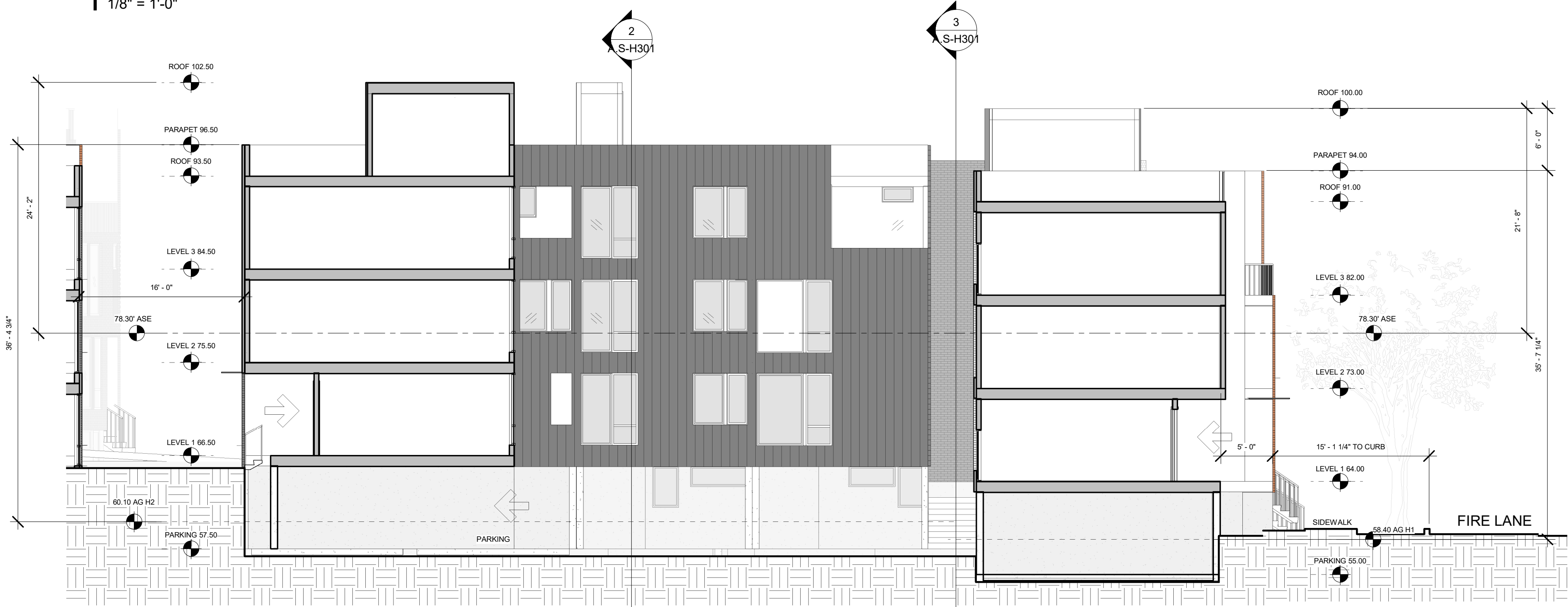
4.1 Submission



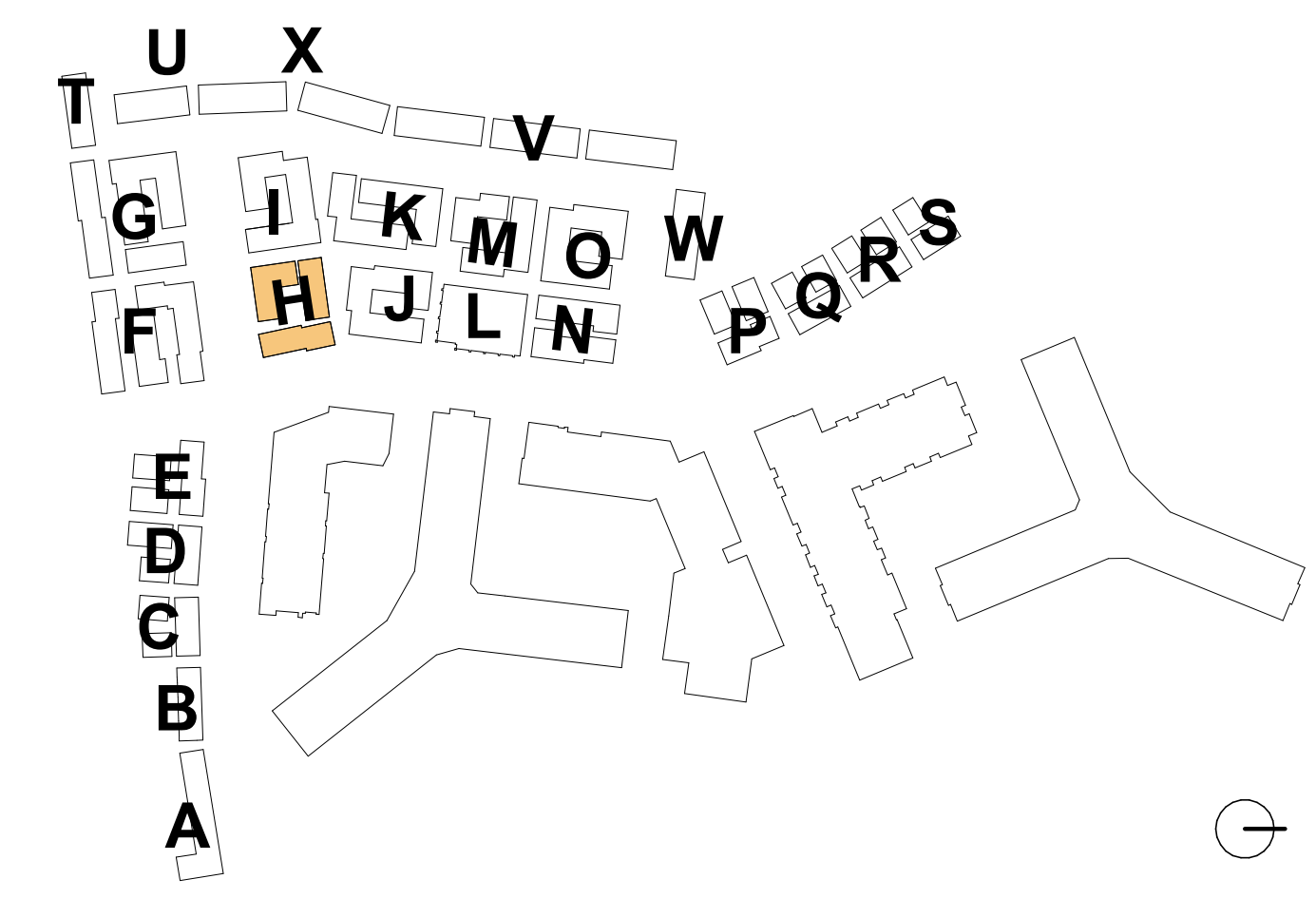
3 | CLUSTER H - SECTION NORTH-SOUTH1
1/8" = 1'-0"



2 | CLUSTER H - SECTION NORTH-SOUTH
1/8" = 1'-0"



1 | CLUSTER H - SECTION EAST-WEST
1/8" = 1'-0"



**RIVERHOUSE
NEIGHBORHOOD**

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

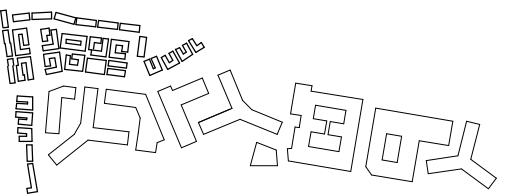
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

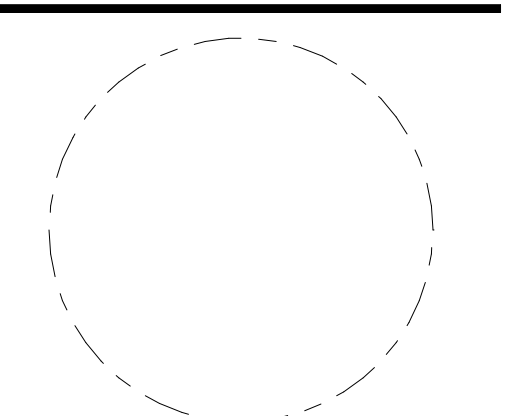


Issue

NO. DATE
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE



**CLUSTER I -
PLANS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

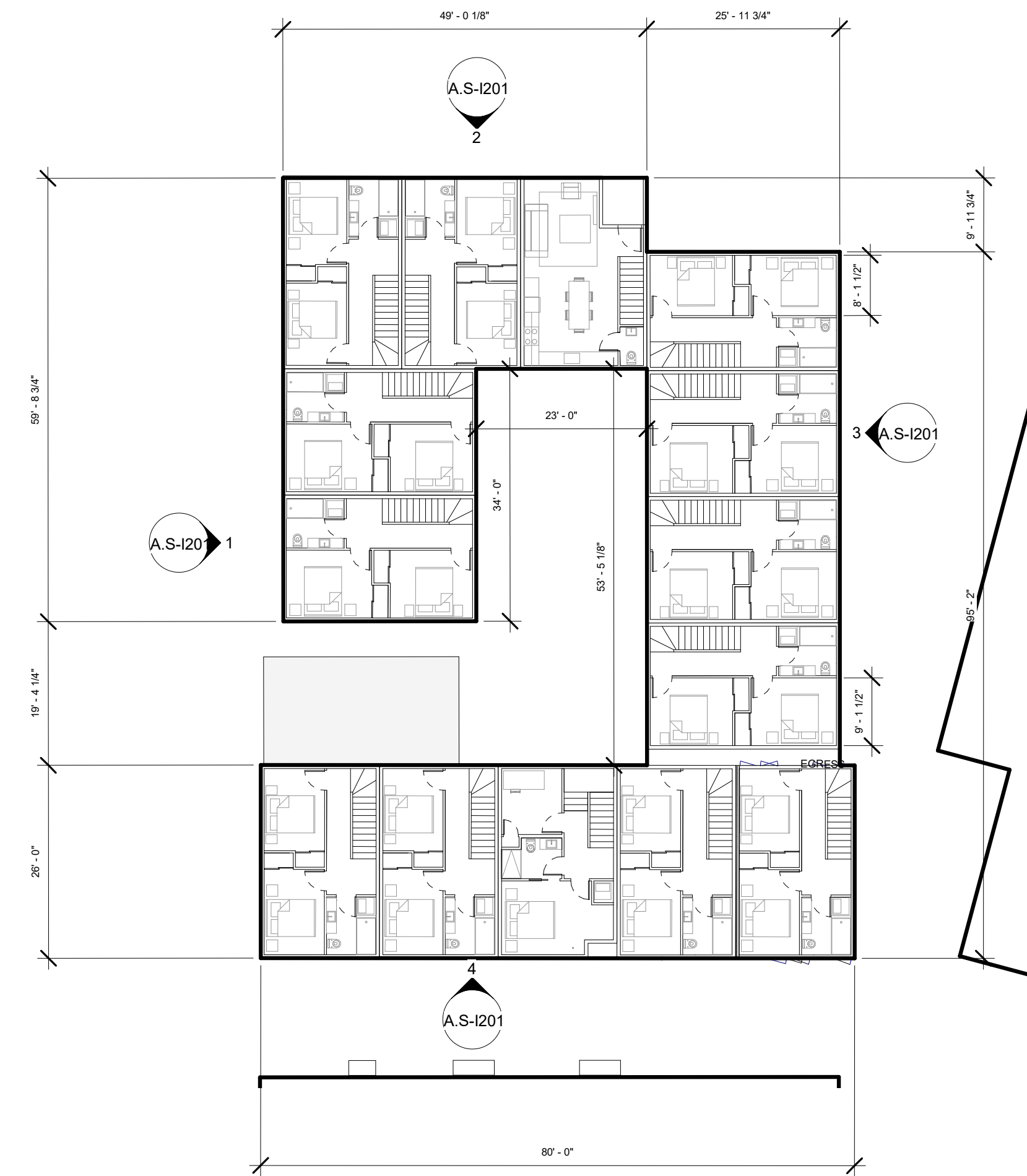
DATE
07/21/2023

SCALE:
As indicated

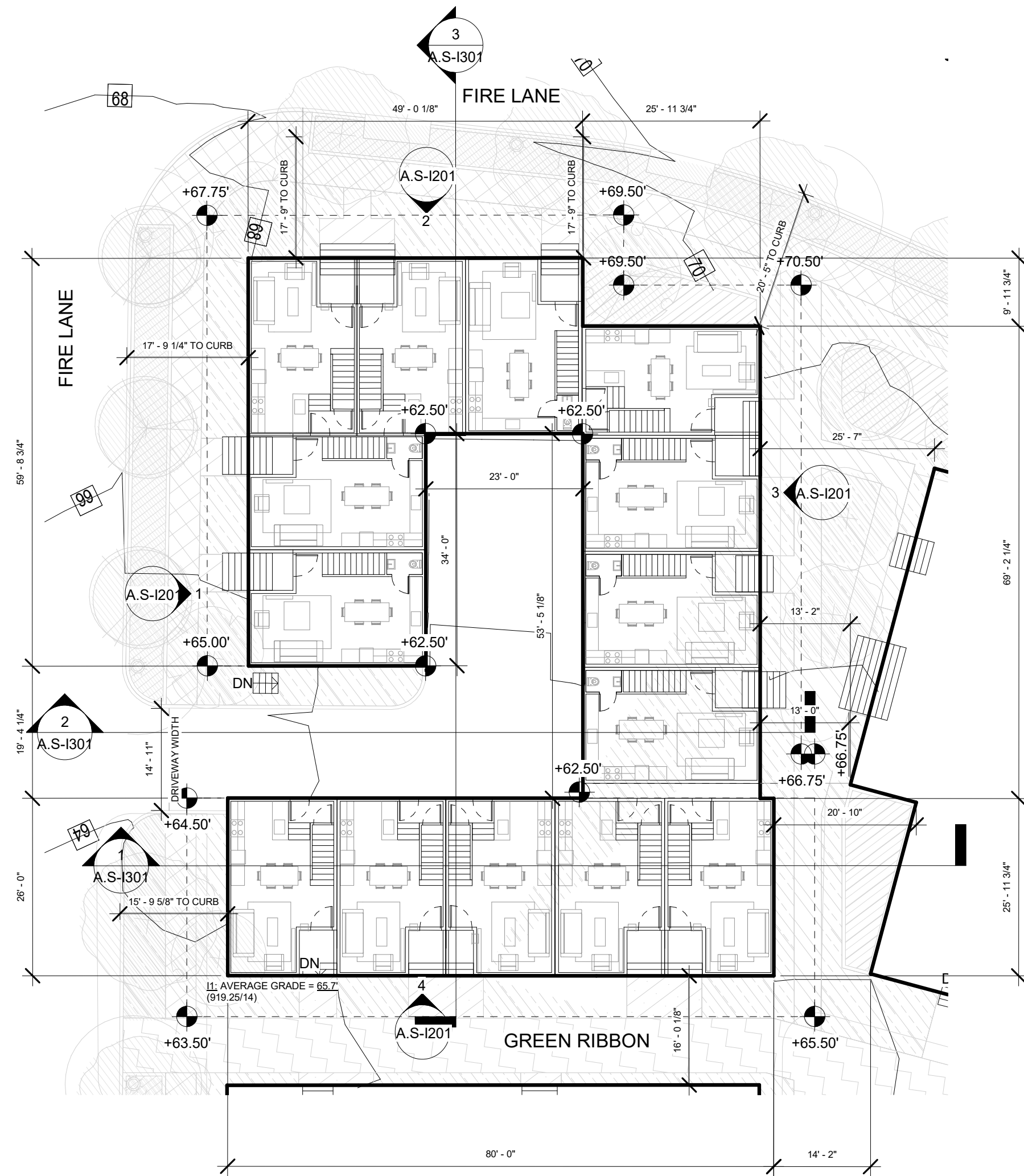
DRAWING NO.
A.S-I101

JOB NO.
Project Number

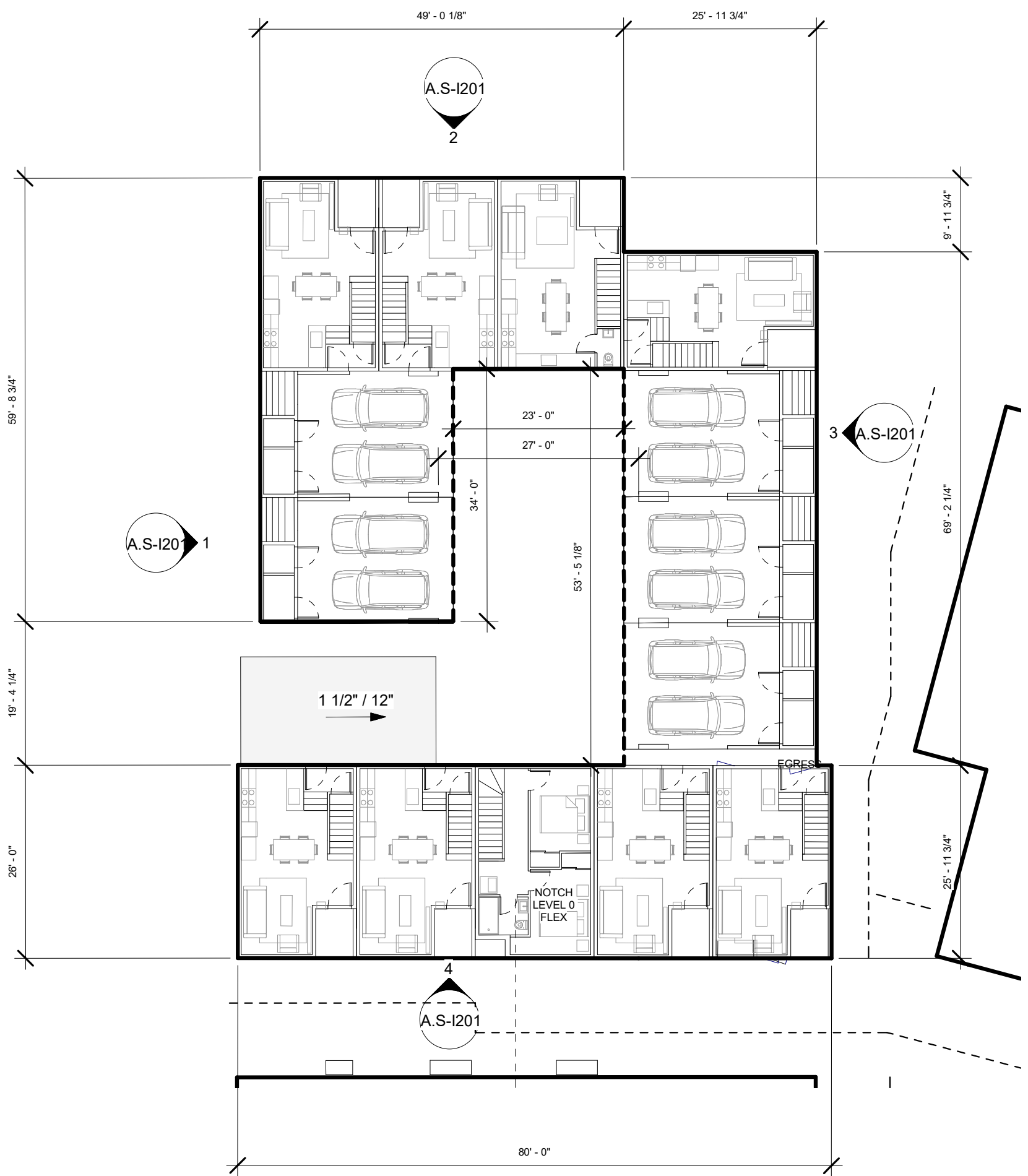
4.1 Submission



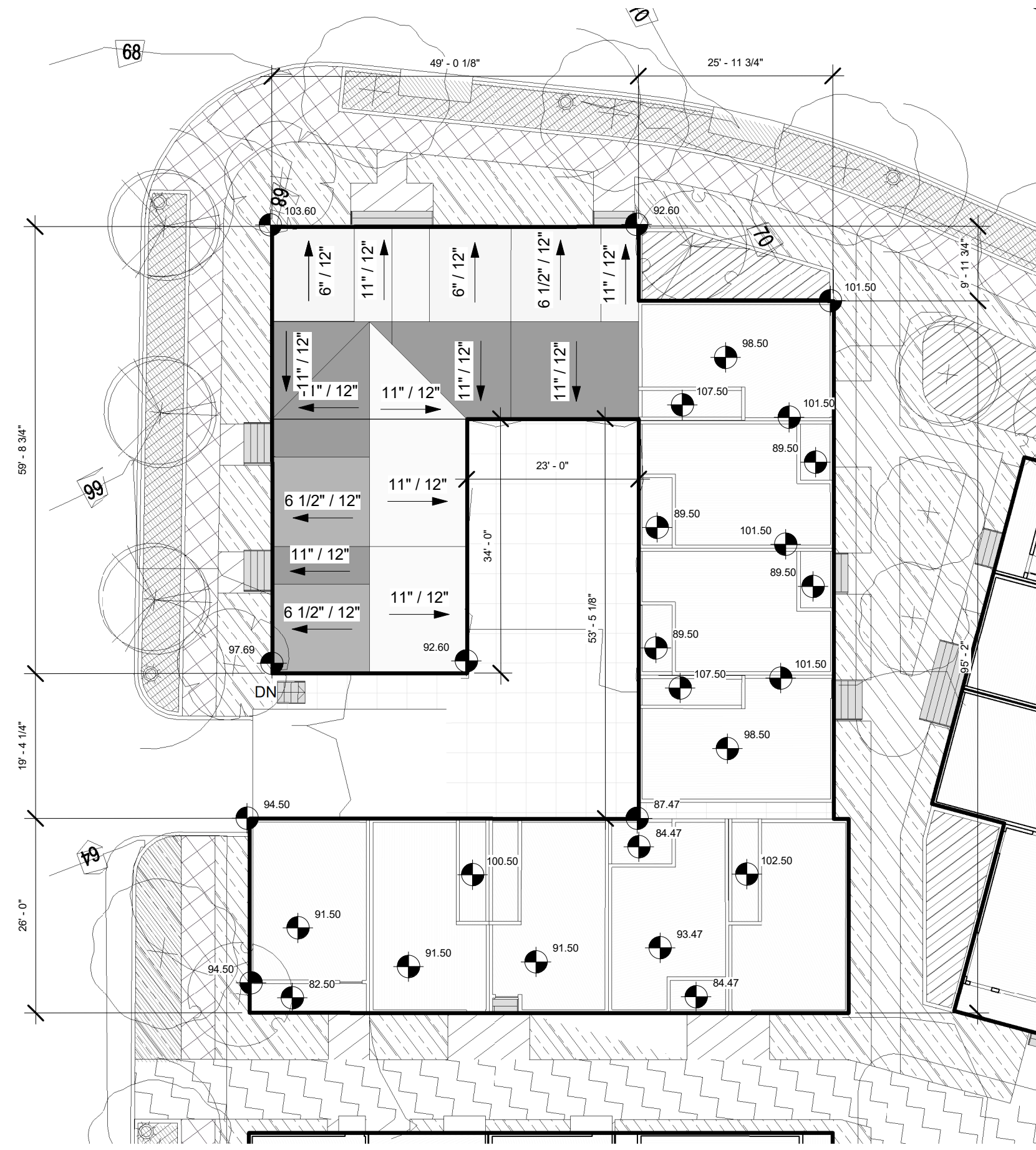
3 | CLUSTER I - LEVEL 2
1/16" = 1'-0"



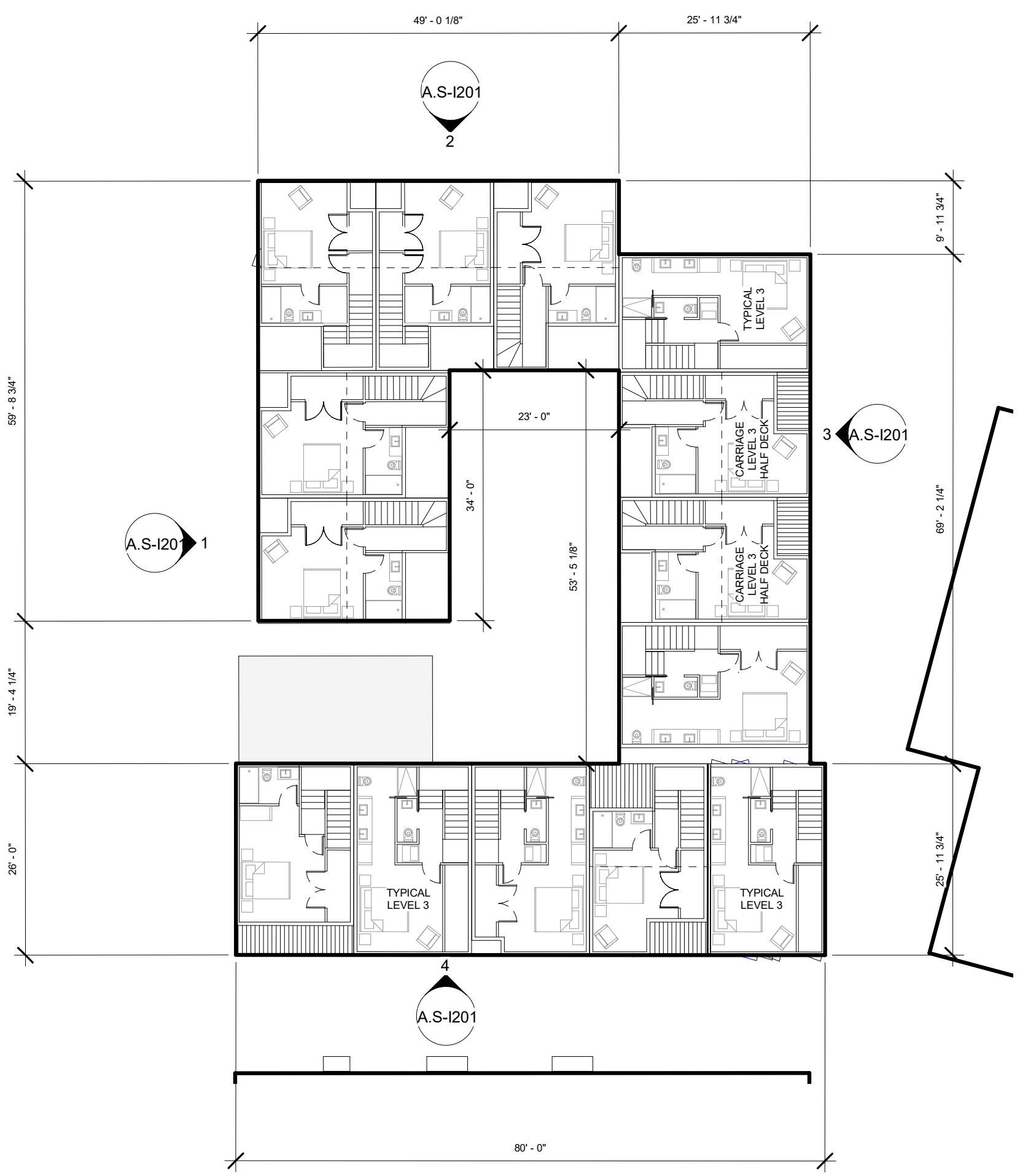
2 | CLUSTER I - LEVEL 1
1/16" = 1'-0"



1 | CLUSTER I - BELOW GRADE (PARKING)
1/16" = 1'-0"

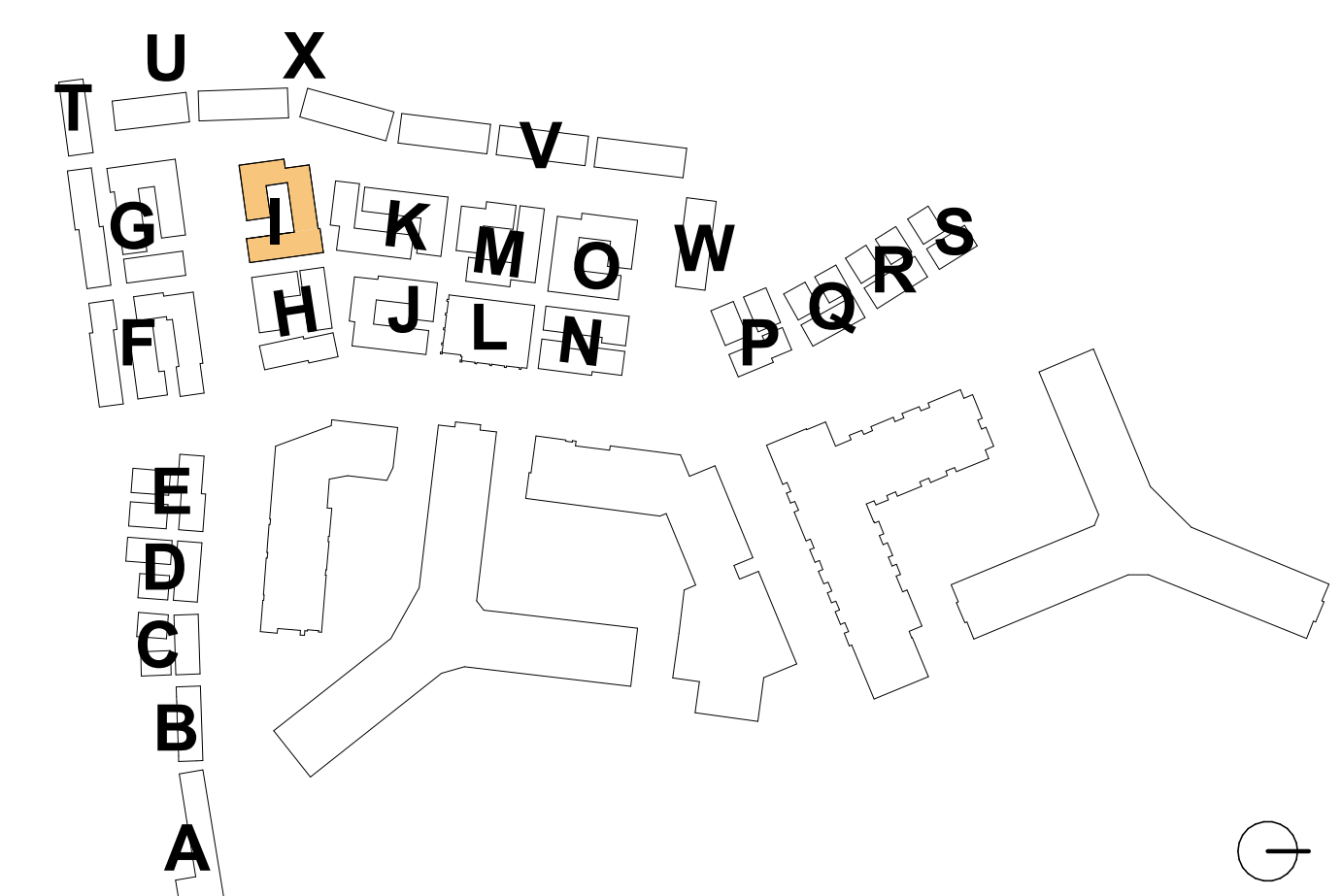


5 | CLUSTER I - ROOF
1/16" = 1'-0"



4 | CLUSTER I - LEVEL 3
1/16" = 1'-0"

GFA CLUSTER I						
USE	CLUSTER	UNITS	TOTAL GFA	BED	BATH	GARAGE PARKING
Unit	CLUSTER I	14	19,355 SF	50	39	12
Unit:	14	14	19,355 SF	50	39	12



**RIVERHOUSE
NEIGHBORHOOD**

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

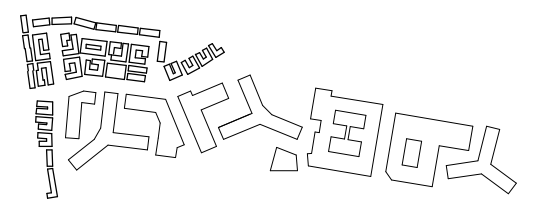
ATTORNEY
VENABLE LLP
202.344.4000

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
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE

**CLUSTER I -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

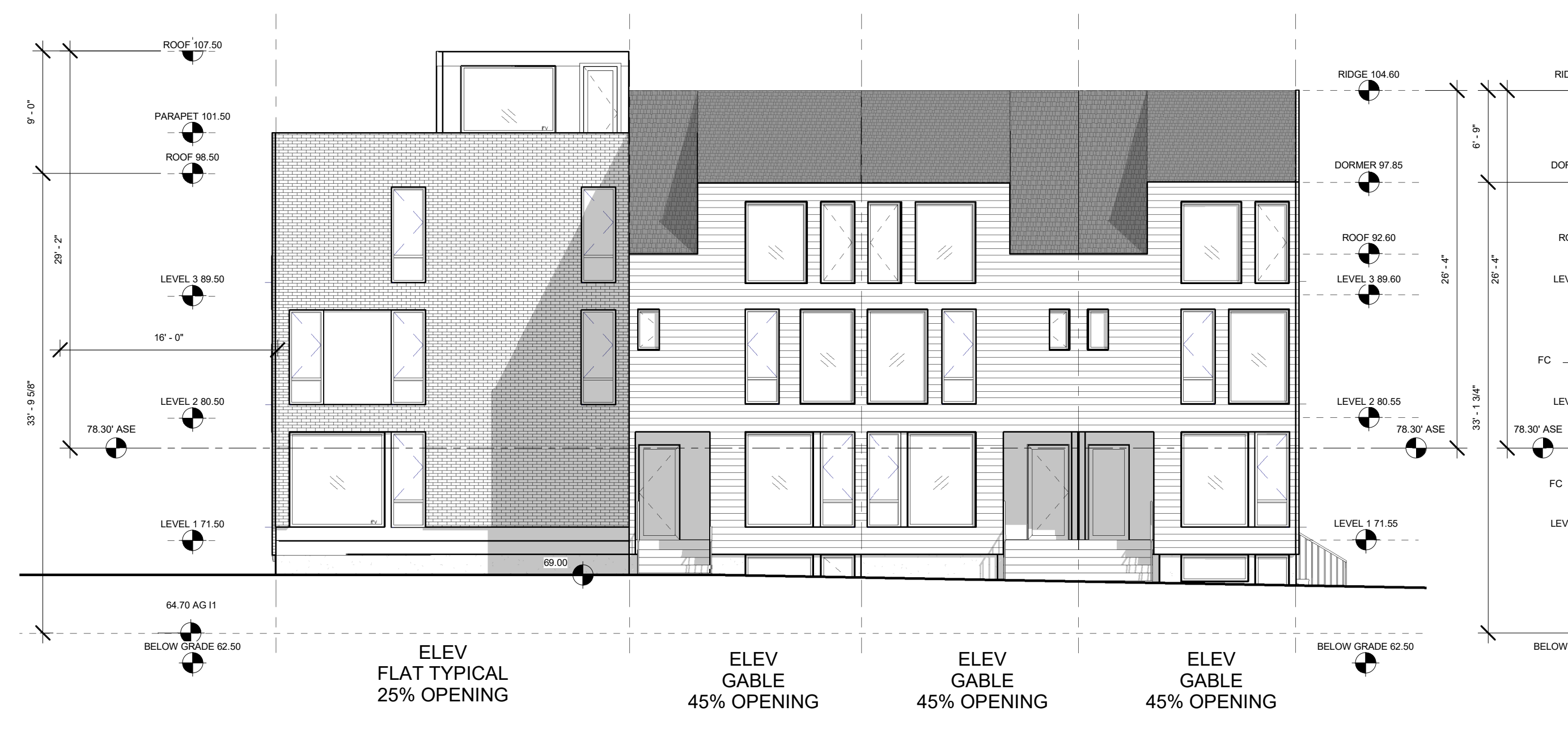
DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.
A.S-I201



2 | CLUSTER I - WEST ELEVATION
1/8" = 1'-0"



1 | CLUSTER I - SOUTH ELEVATION
1/8" = 1'-0"



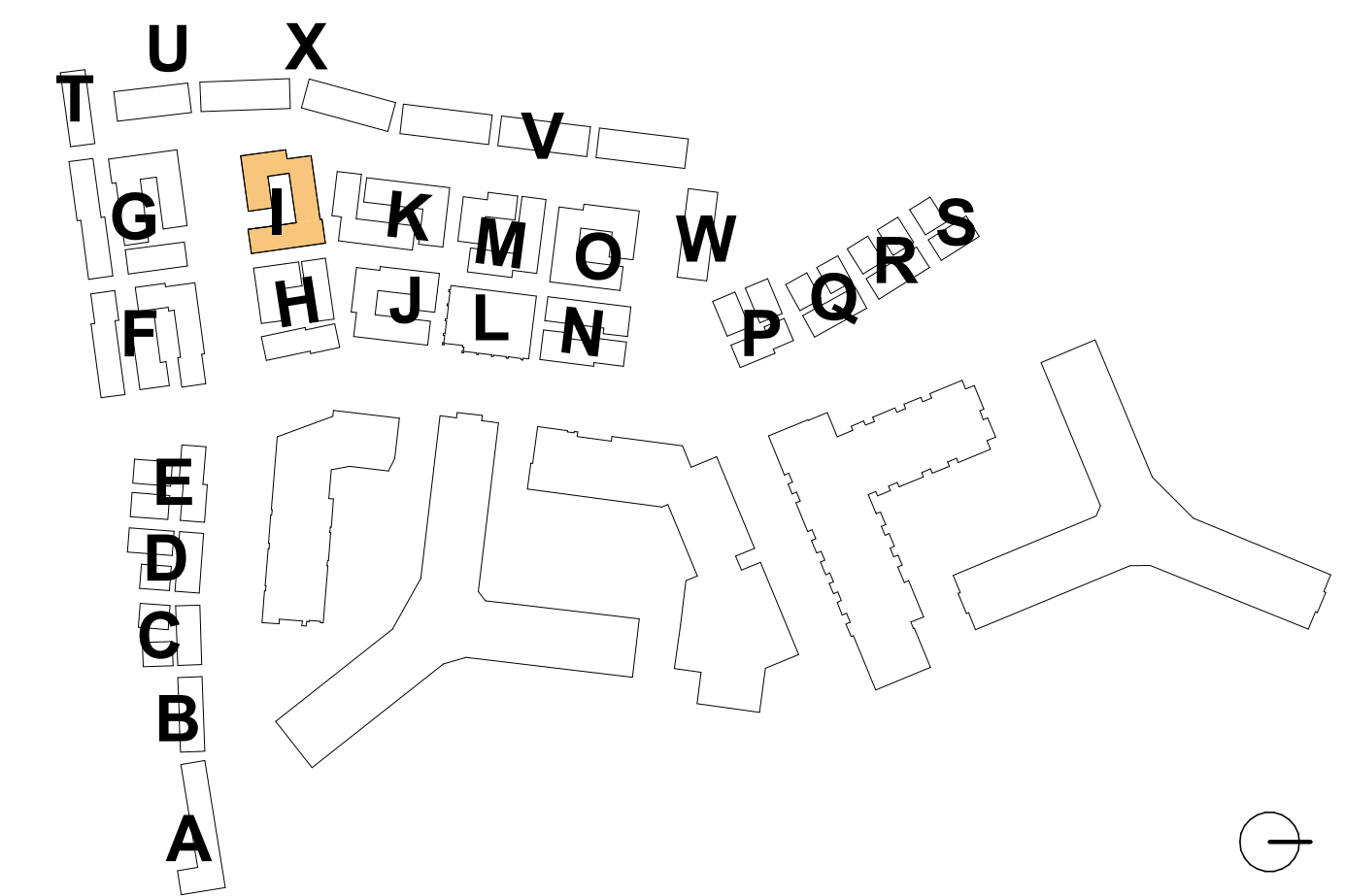
4 | CLUSTER I - EAST ELEVATION
1/8" = 1'-0"



3 | CLUSTER I - NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

MATERIAL	DESCRIPTION
FC	FIBER CEMENT SIDING
BR	BRICK SIDING
C1	CONCRETE WALL
C2	CONCRETE TREADS
WD	WOOD
R1	ROOF
MTL1	METAL
MTL2	METAL
D1	DOOR
D2	DOOR



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

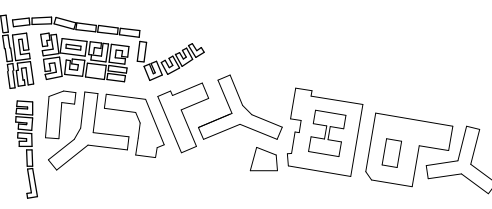
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

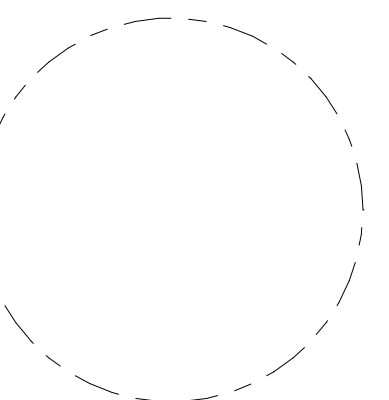


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER I -
RENDERED
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

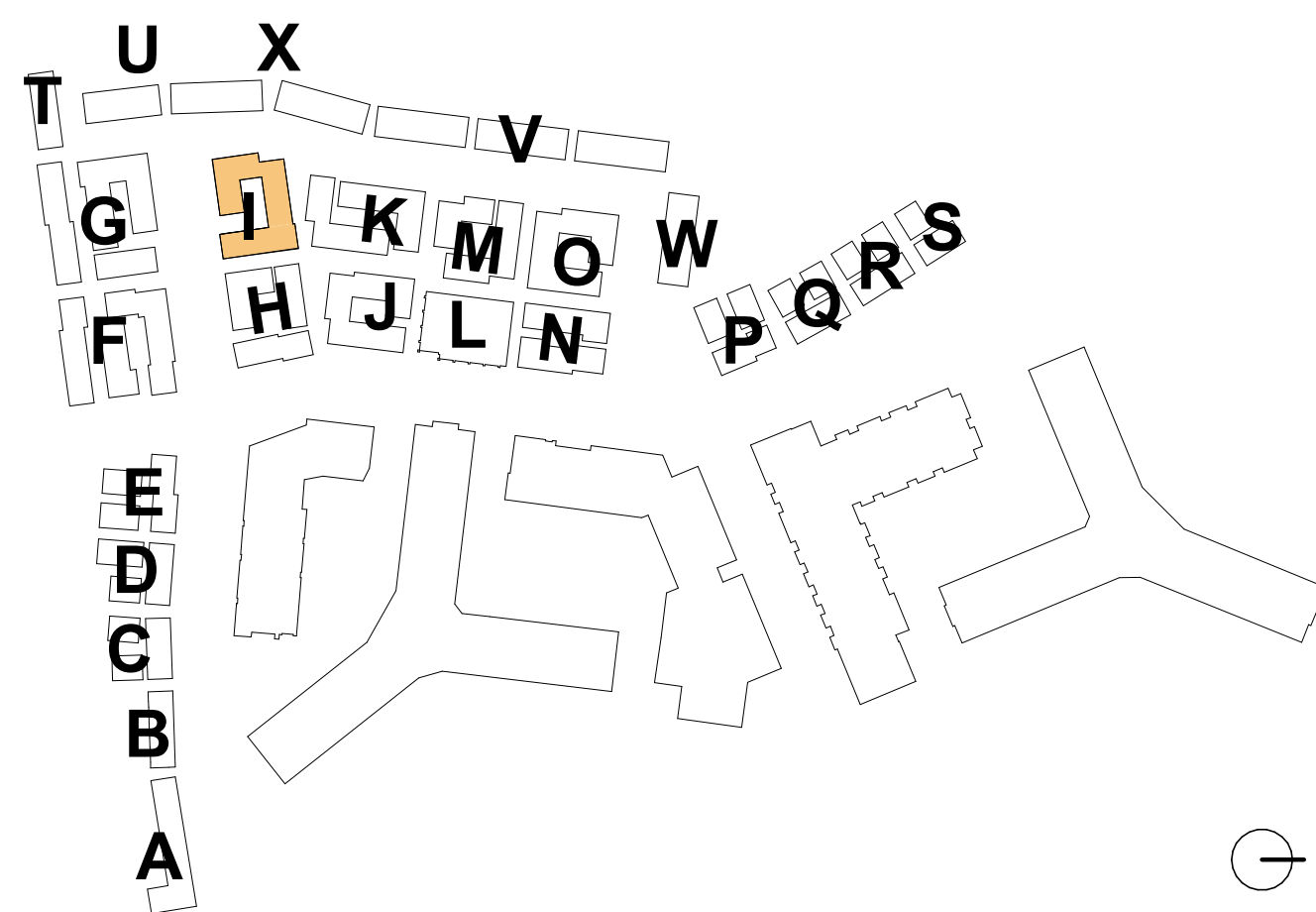
SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.

A.S-I202

4.1 Submission



1 | CLUSTER I - SOUTH ELEVATION RENDERED
1/8" = 1'-0"



2 | CLUSTER I - EAST ELEVATION RENDERED
1/8" = 1'-0"



3 | CLUSTER I - NORTH ELEVATION RENDERED
1/8" = 1'-0"



4 | CLUSTER I - WEST ELEVATION RENDERED
1/8" = 1'-0"

**RIVERHOUSE
NEIGHBORHOOD**

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

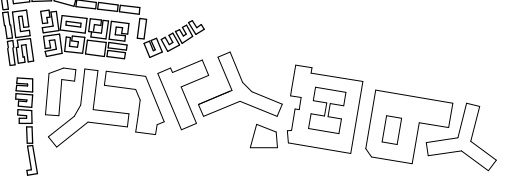
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

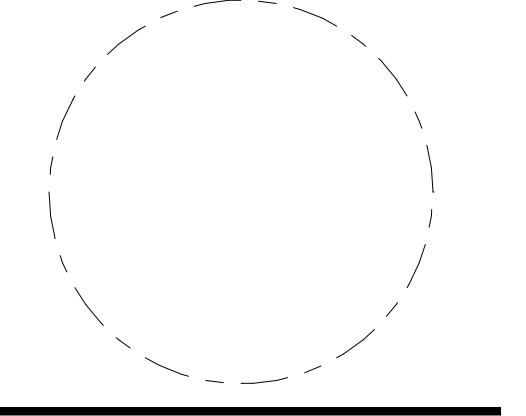


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER I -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

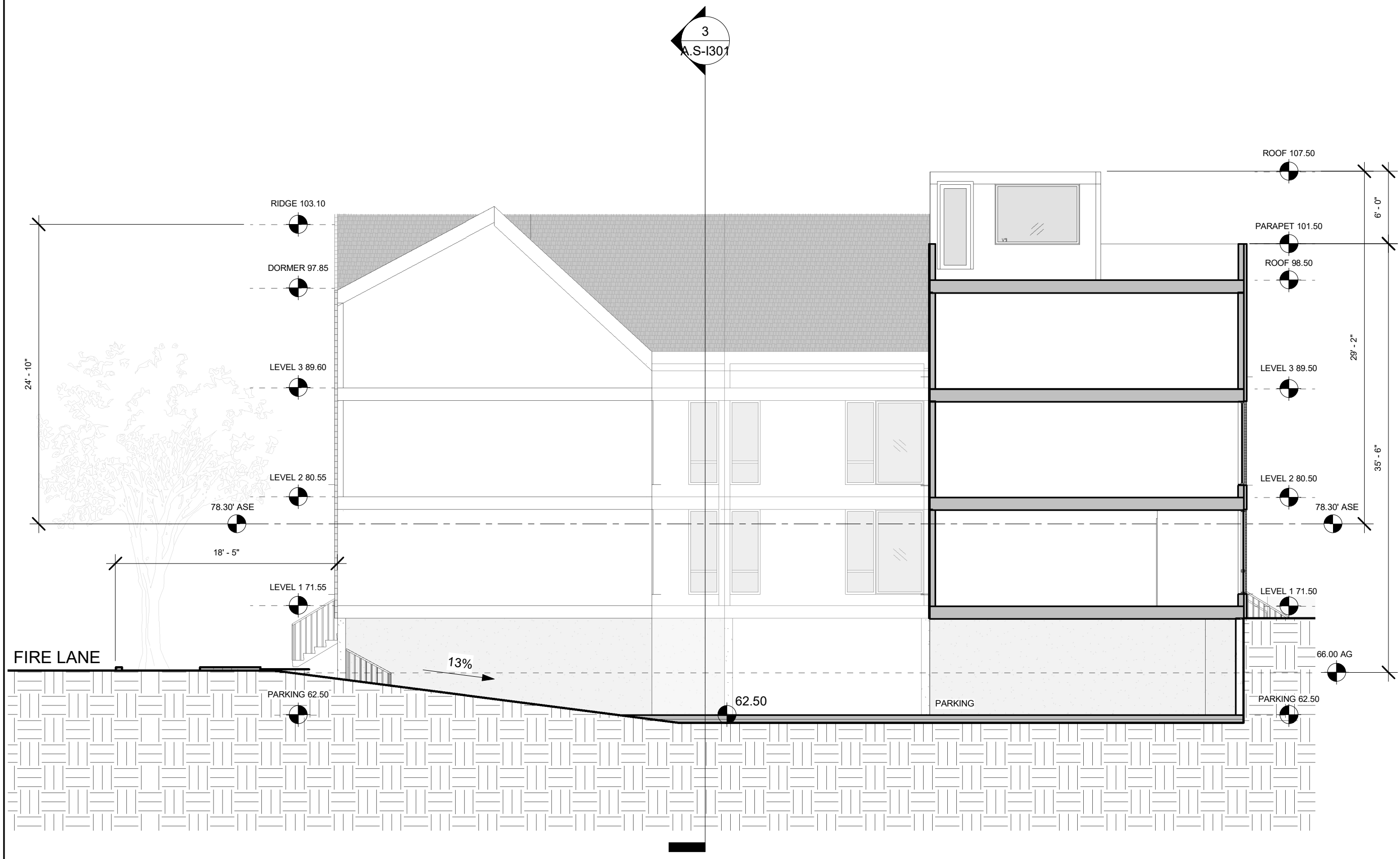
DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

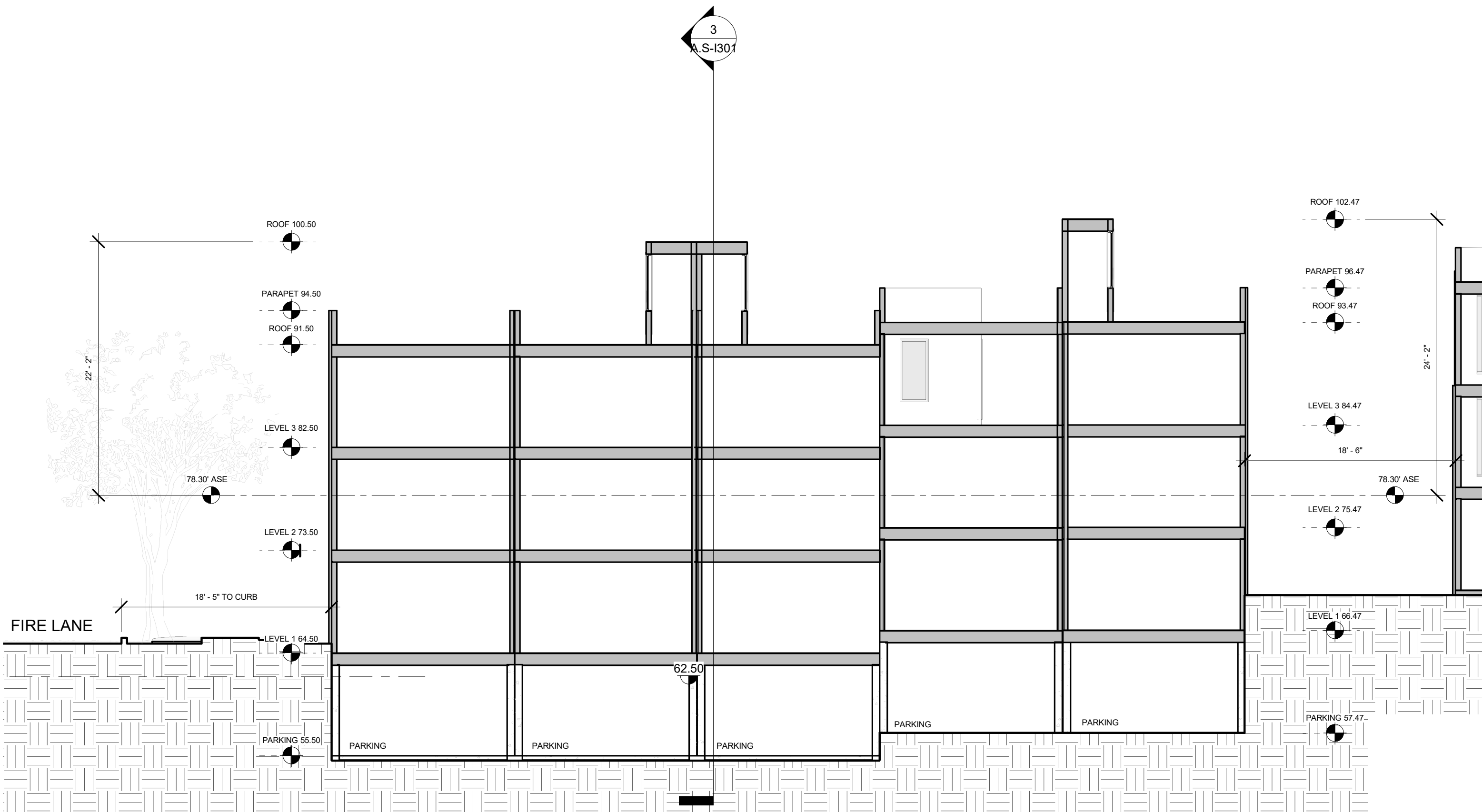
SCALE:
As indicated

JOB NO.
Project Number

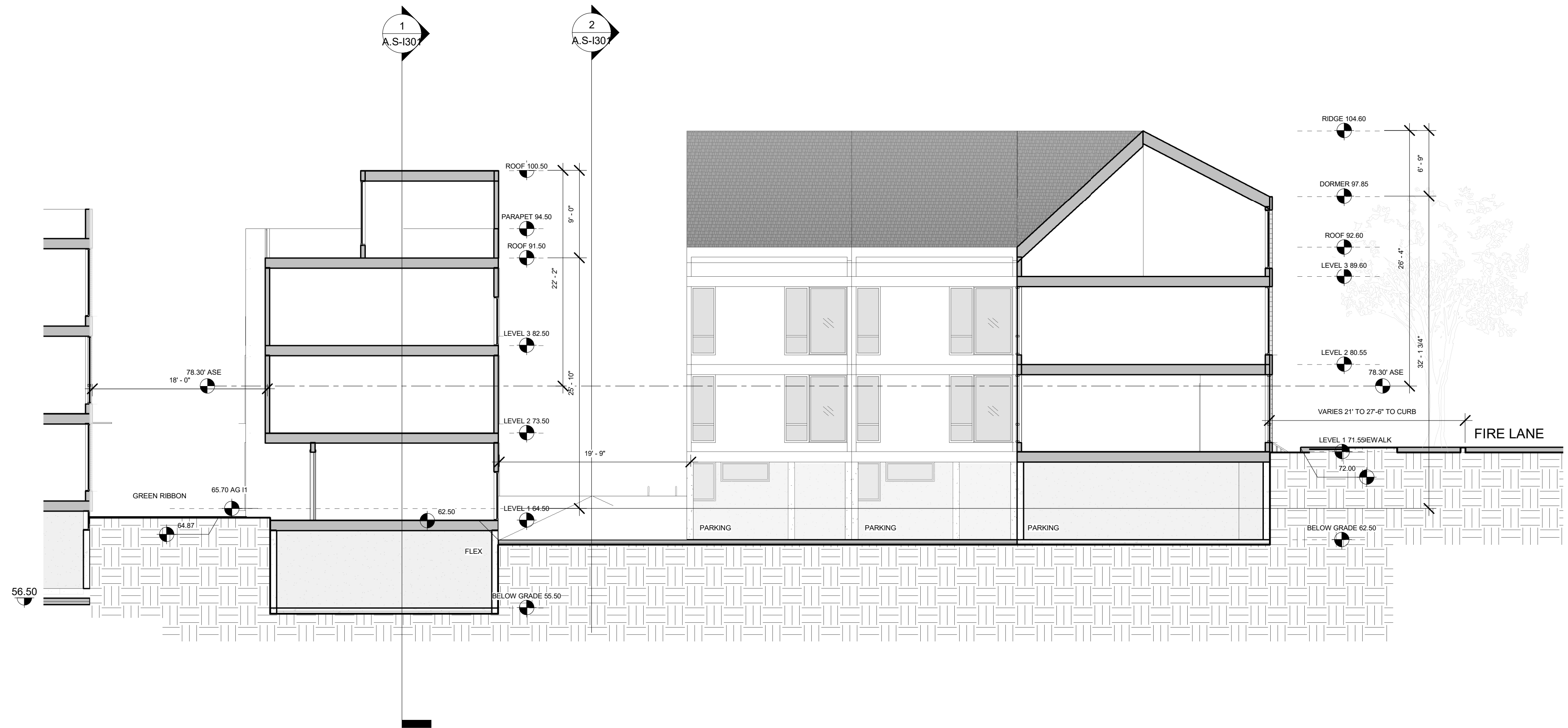
DRAWING NO.
A.S-I301



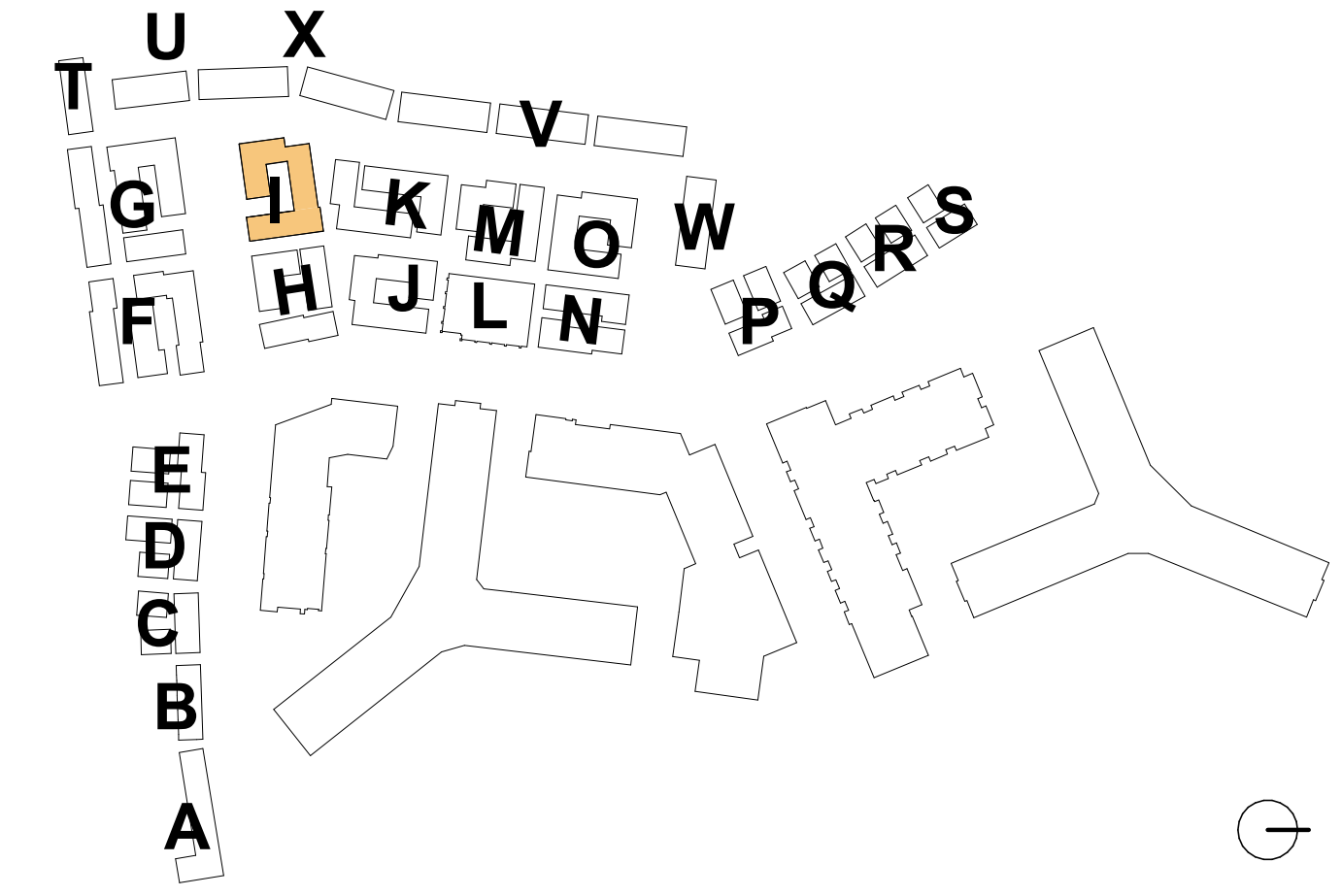
2 | CLUSTER I - NORTH SOUTH SECTION - AT DRIVEWAY
1/8" = 1'-0"



1 | CLUSTER I - NORTH SOUTH SECTION - LOOKING WEST
1/8" = 1'-0"



3 | CLUSTER I - NORTH SOUTH SECTION - 2
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

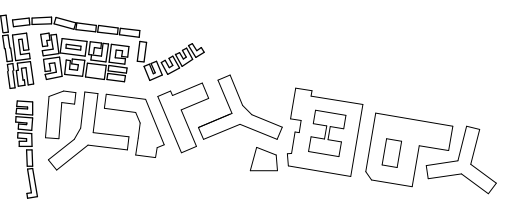
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

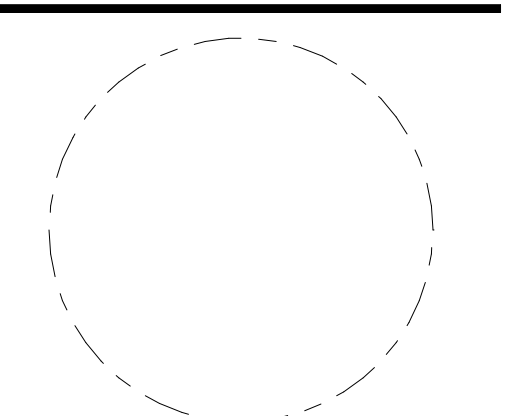


Issue

NO. DATE
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE



**CLUSTER J -
PLANS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

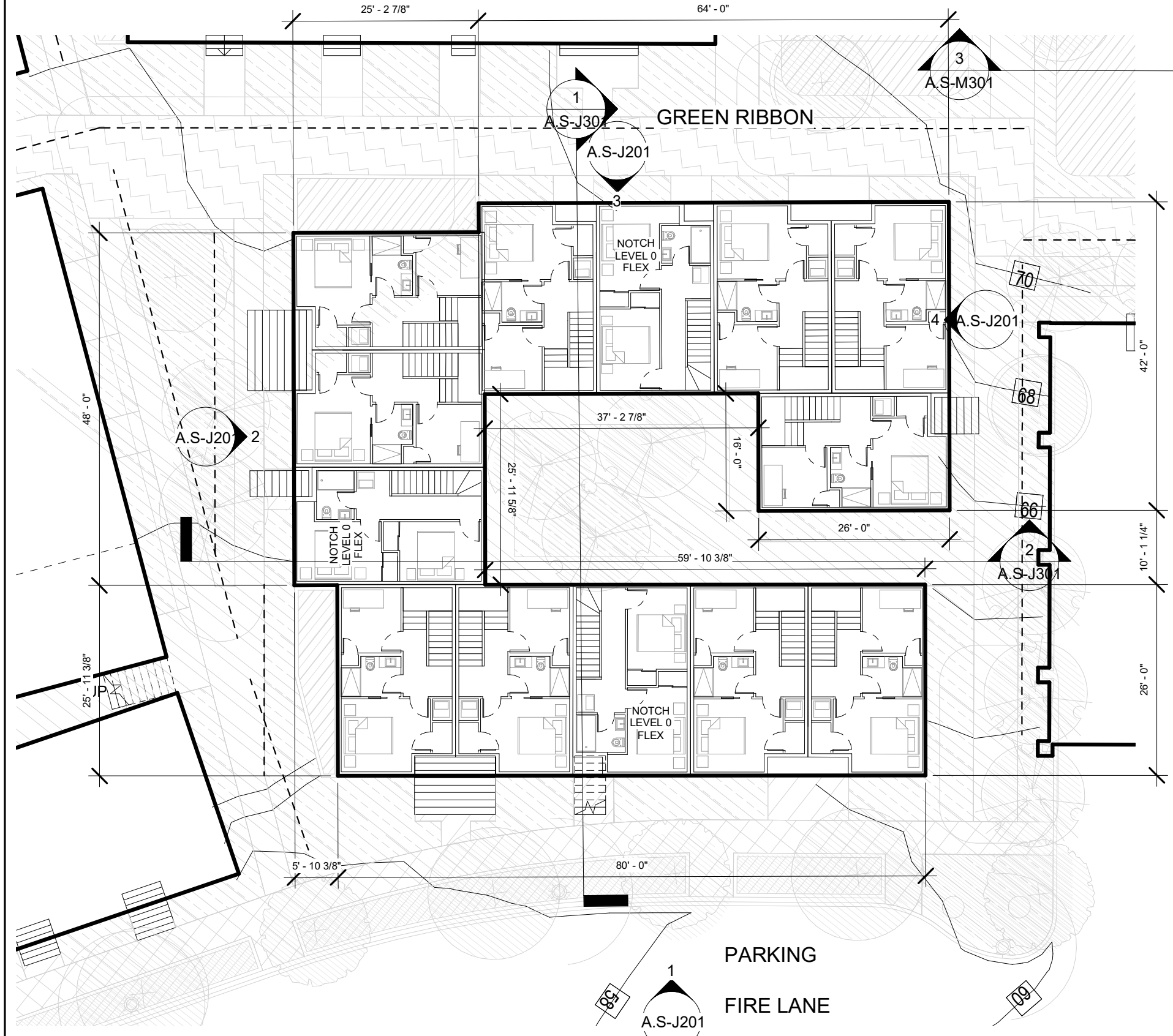
DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

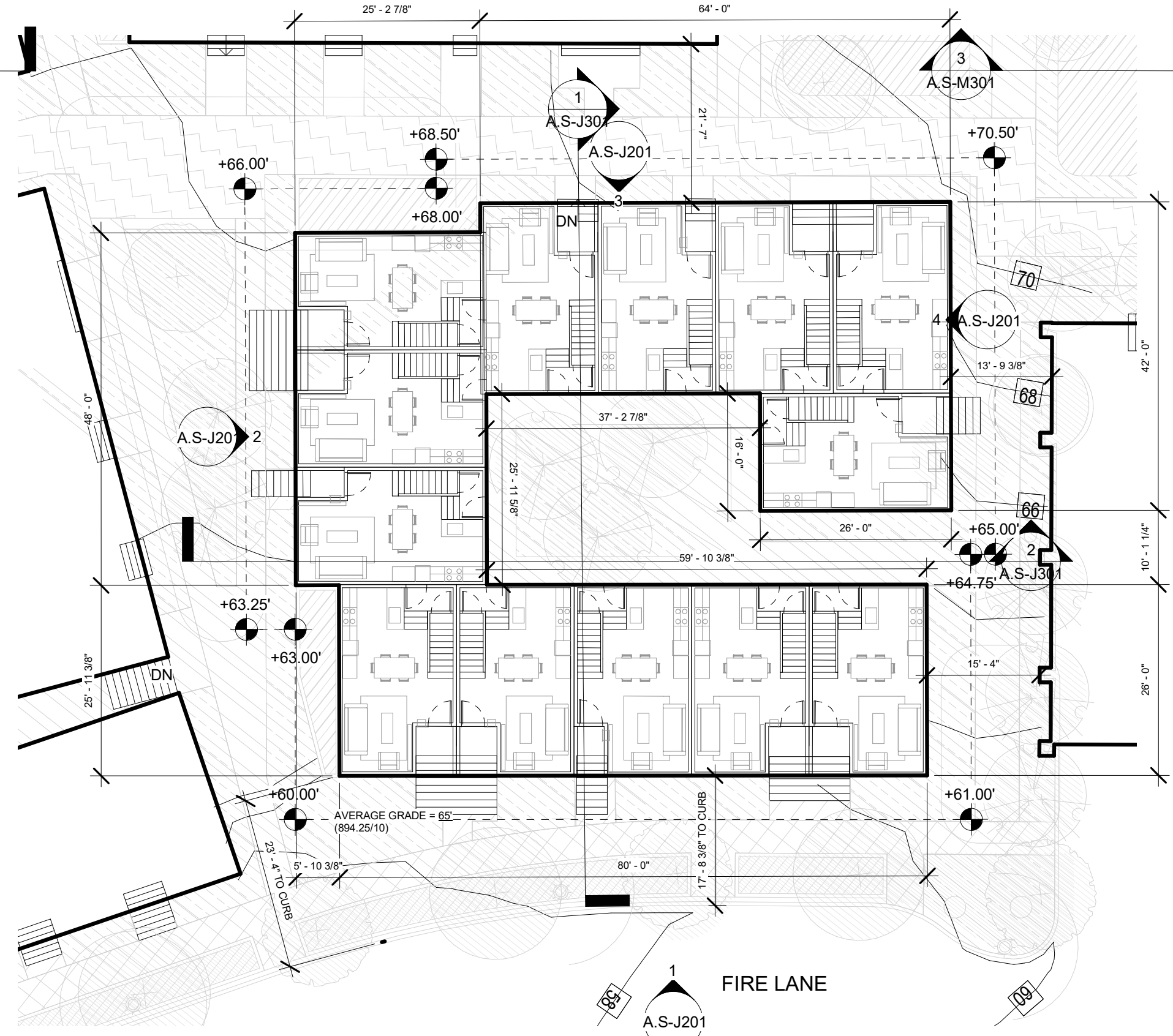
SCALE:
As indicated

JOB NO.
Project Number

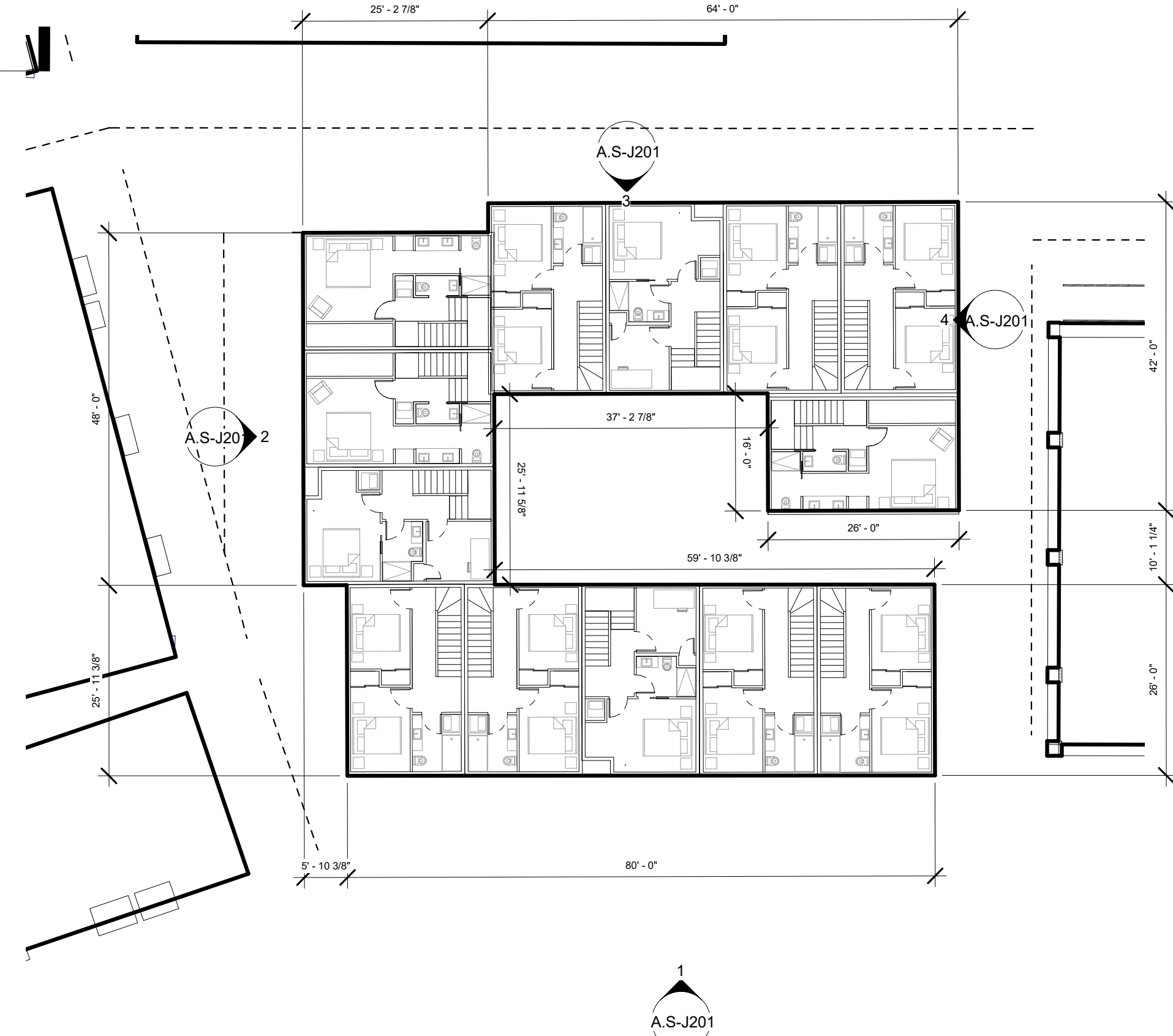
DRAWING NO.
A.S-J101



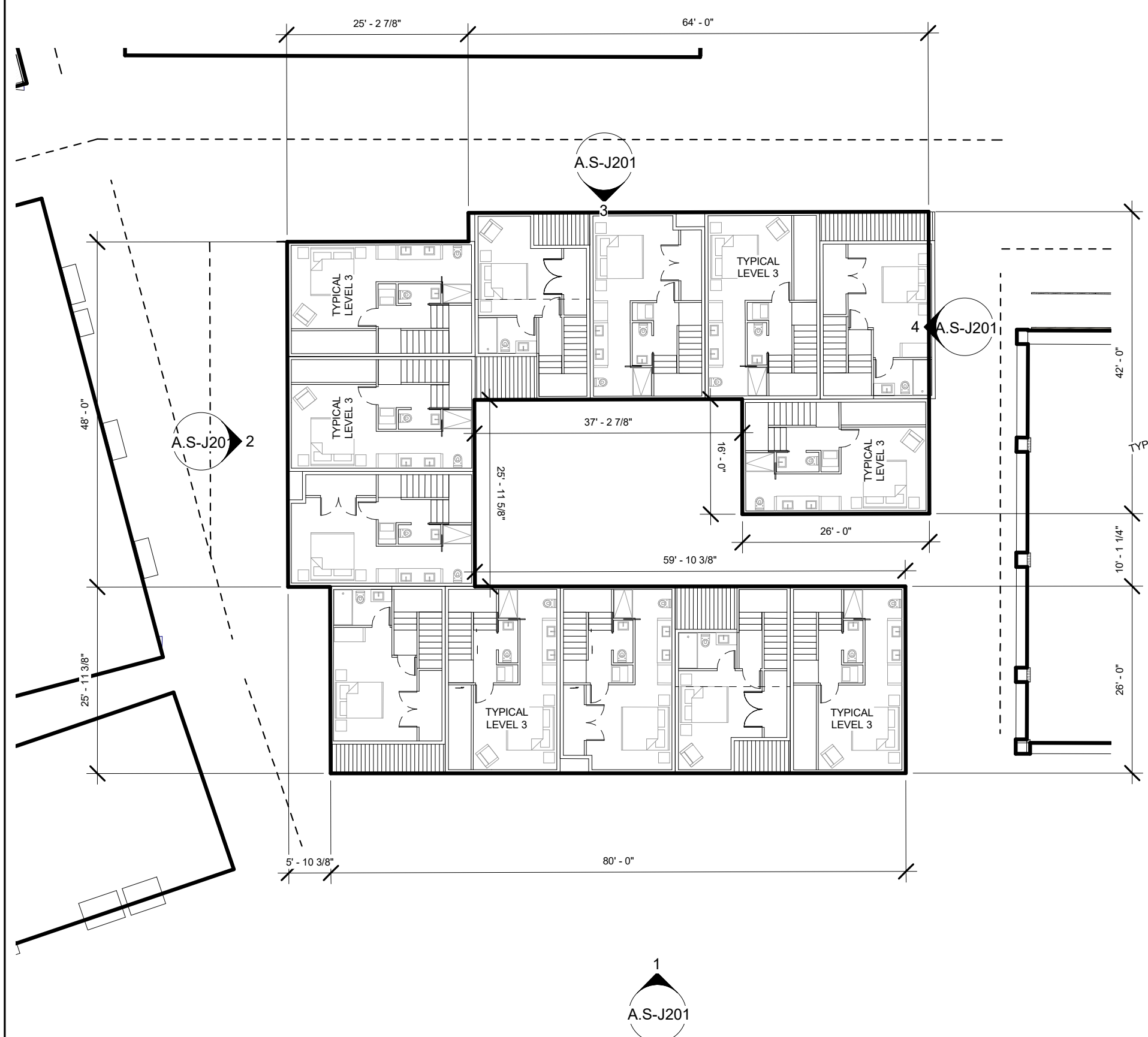
1 | CLUSTER J - BELOW GRADE
1/16" = 1'-0"



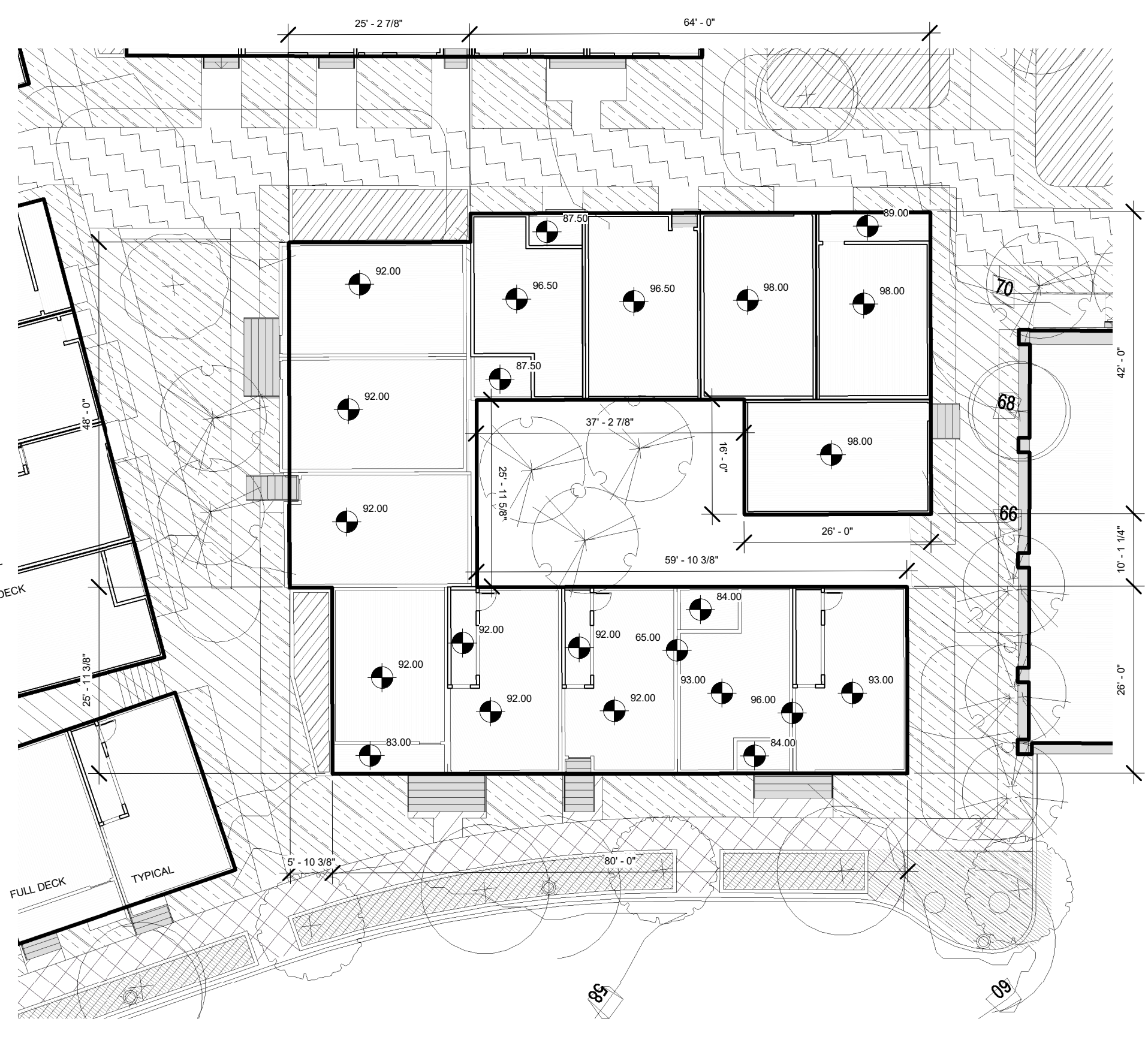
2 | CLUSTER J - LEVEL 1
1/16" = 1'-0"



3 | CLUSTER J - LEVEL 2
1/16" = 1'-0"

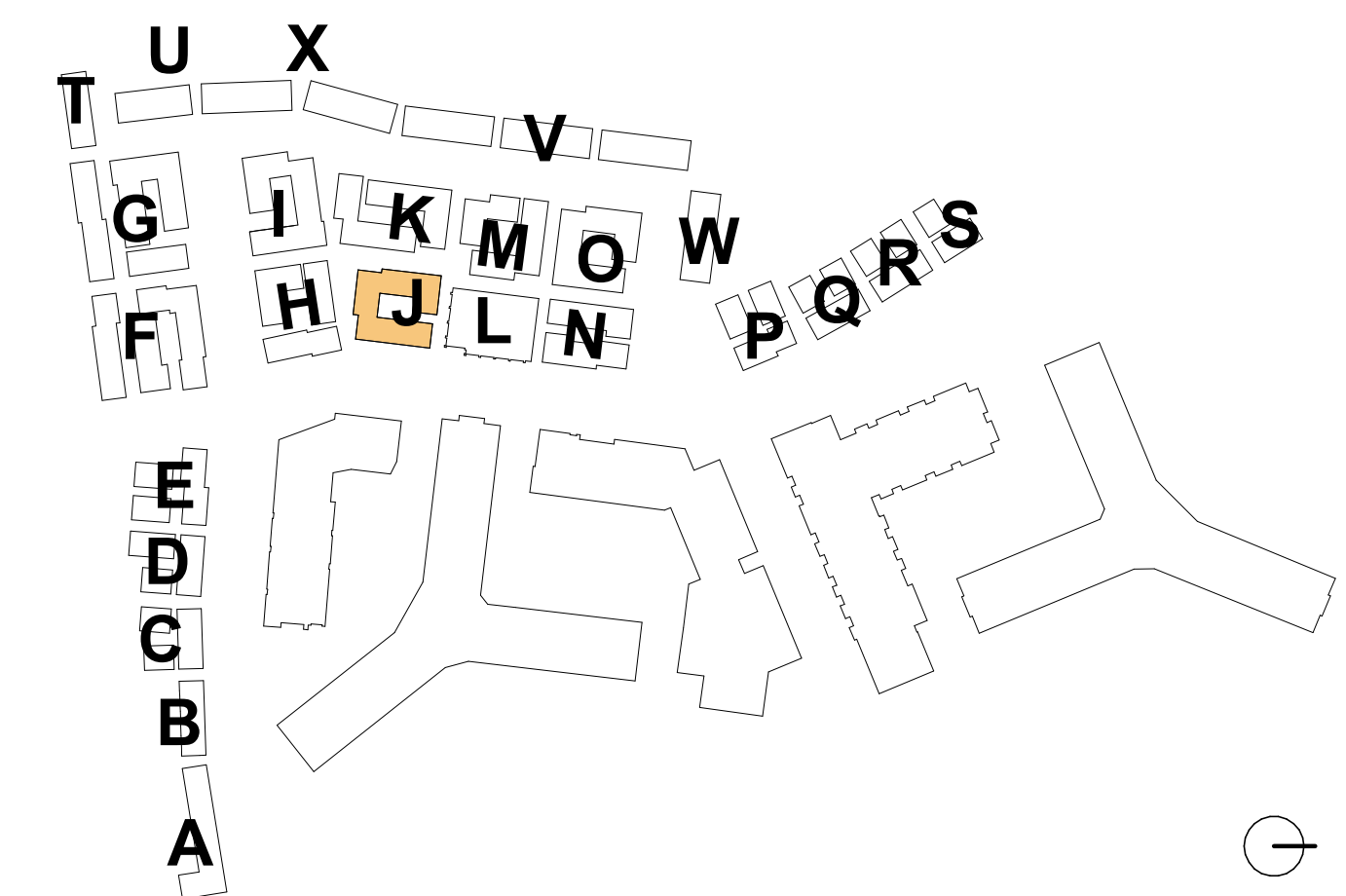


4 | CLUSTER J - LEVEL 3
1/16" = 1'-0"



5 | CLUSTER J - ROOF DECK
1/16" = 1'-0"

GFA CLUSTER J						
USE	CLUSTER	UNITS	TOTAL GFA	BED BATH	GARAGE PARKING	
Unit	CLUSTER J	13	20,203 SF	52	39	0
Unit:	13	13	20,203 SF	52	39	0



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

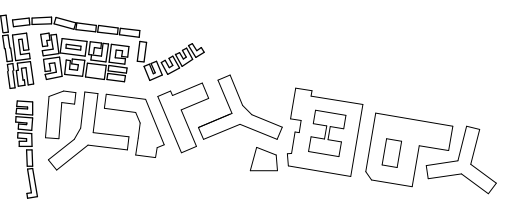
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

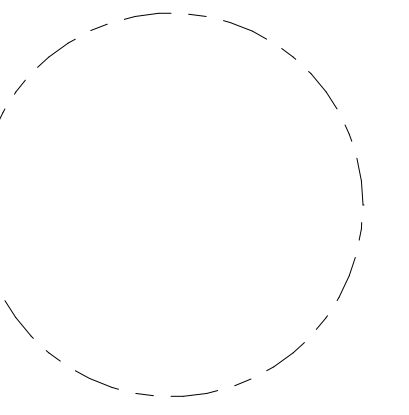


Issue

NO. 4.1 SUBMISSION DATE 5/10/23

Revisions

NO. DATE



**CLUSTER J -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

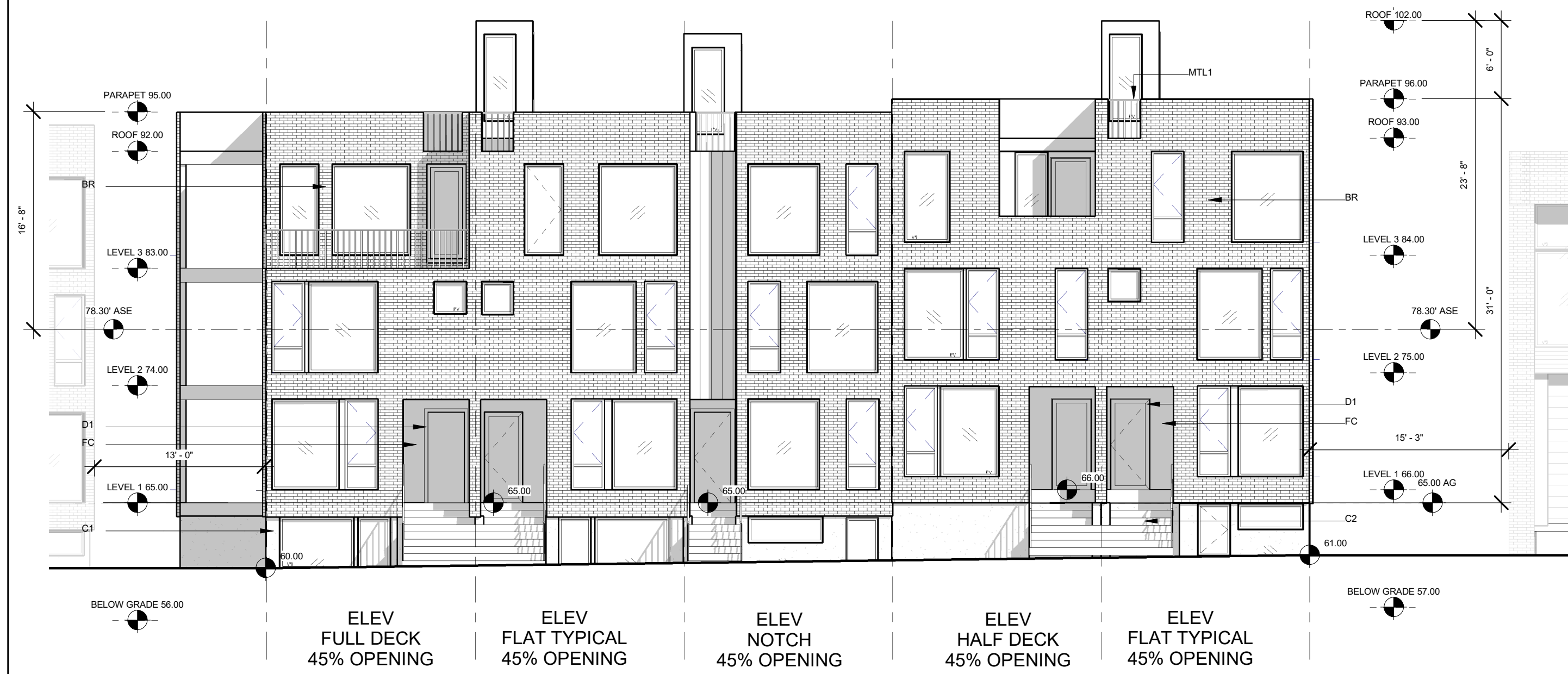
DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

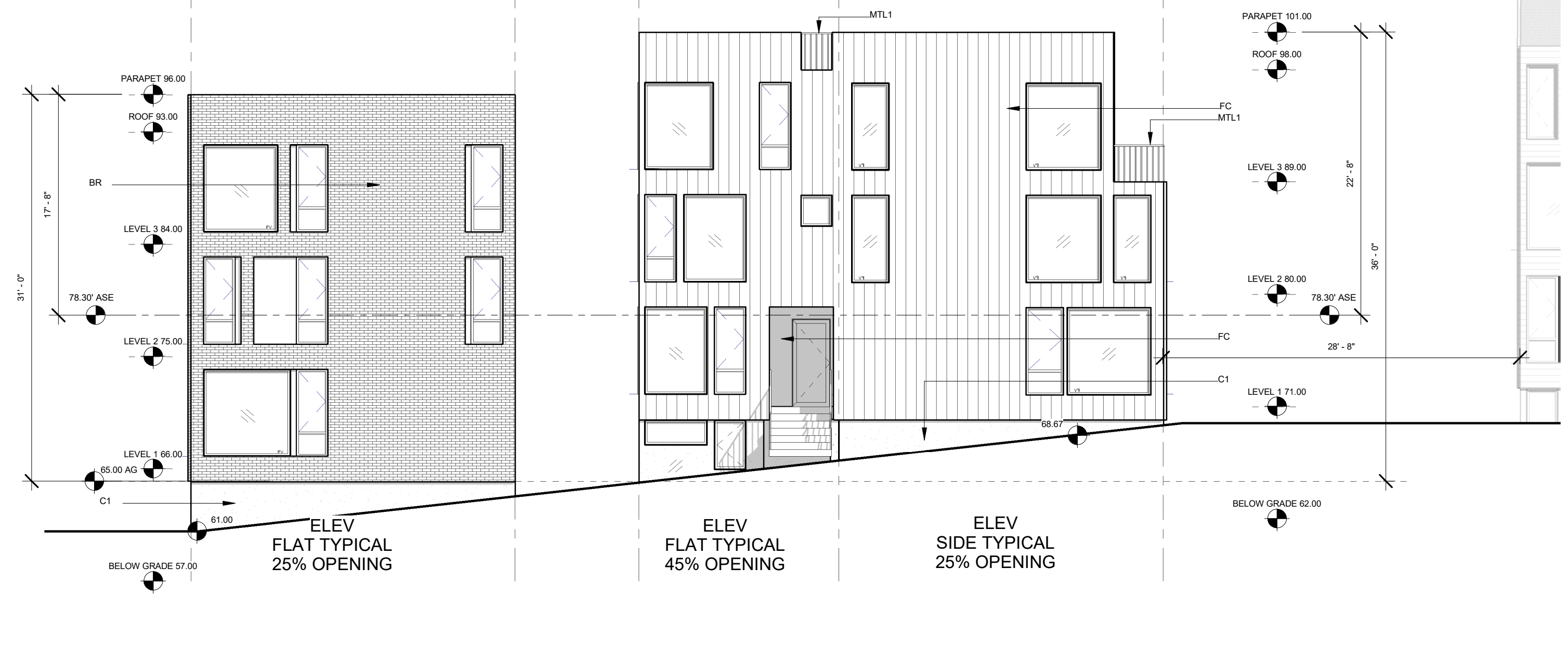
SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.
A.S-J201



1 | CLUSTER J - EAST ELEVATION
1/8" = 1'-0"



4 | CLUSTER J - NORTH ELEVATION
1/8" = 1'-0"



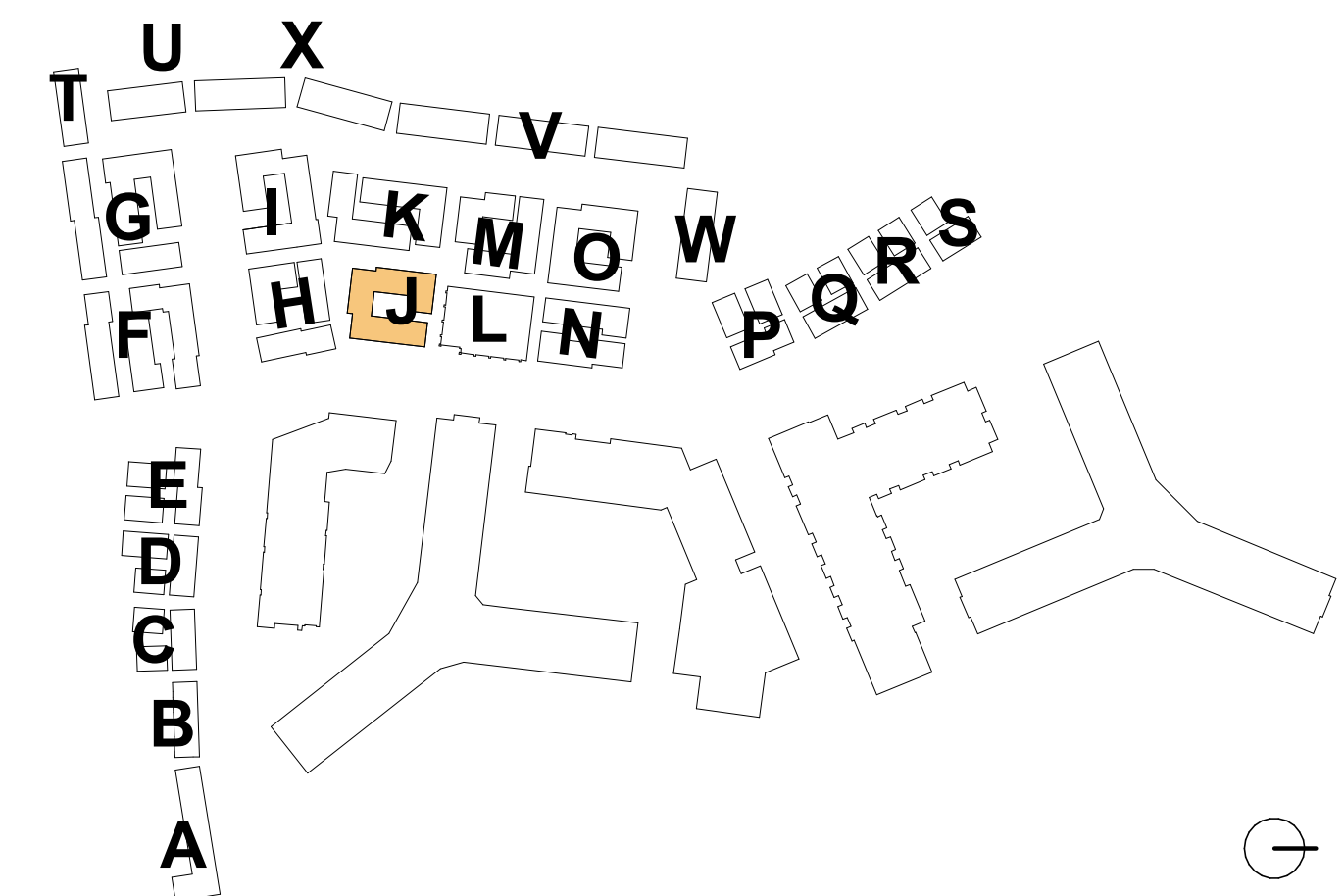
3 | CLUSTER J - WEST ELEVATION
1/8" = 1'-0"



2 | CLUSTER J - SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

MATERIAL	LEGEND
FC	FIBER CEMENT SIDING
BR	BRICK SIDING
C1	CONCRETE WALL
C2	CONCRETE TREADS
WD	WOOD
R1	ROOF
MTL1	METAL
MTL2	METAL
D1	DOOR
D2	DOOR



4.1 Submission



1 | CLUSTER J - EAST ELEVATION RENDERED
1/8" = 1'-0"



4 | CLUSTER J - NORTH ELEVATION RENDERED
1/8" = 1'-0"



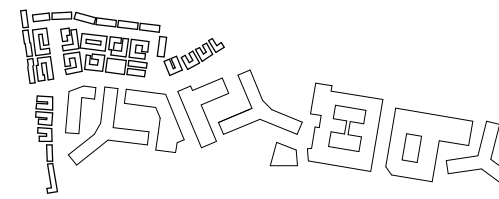
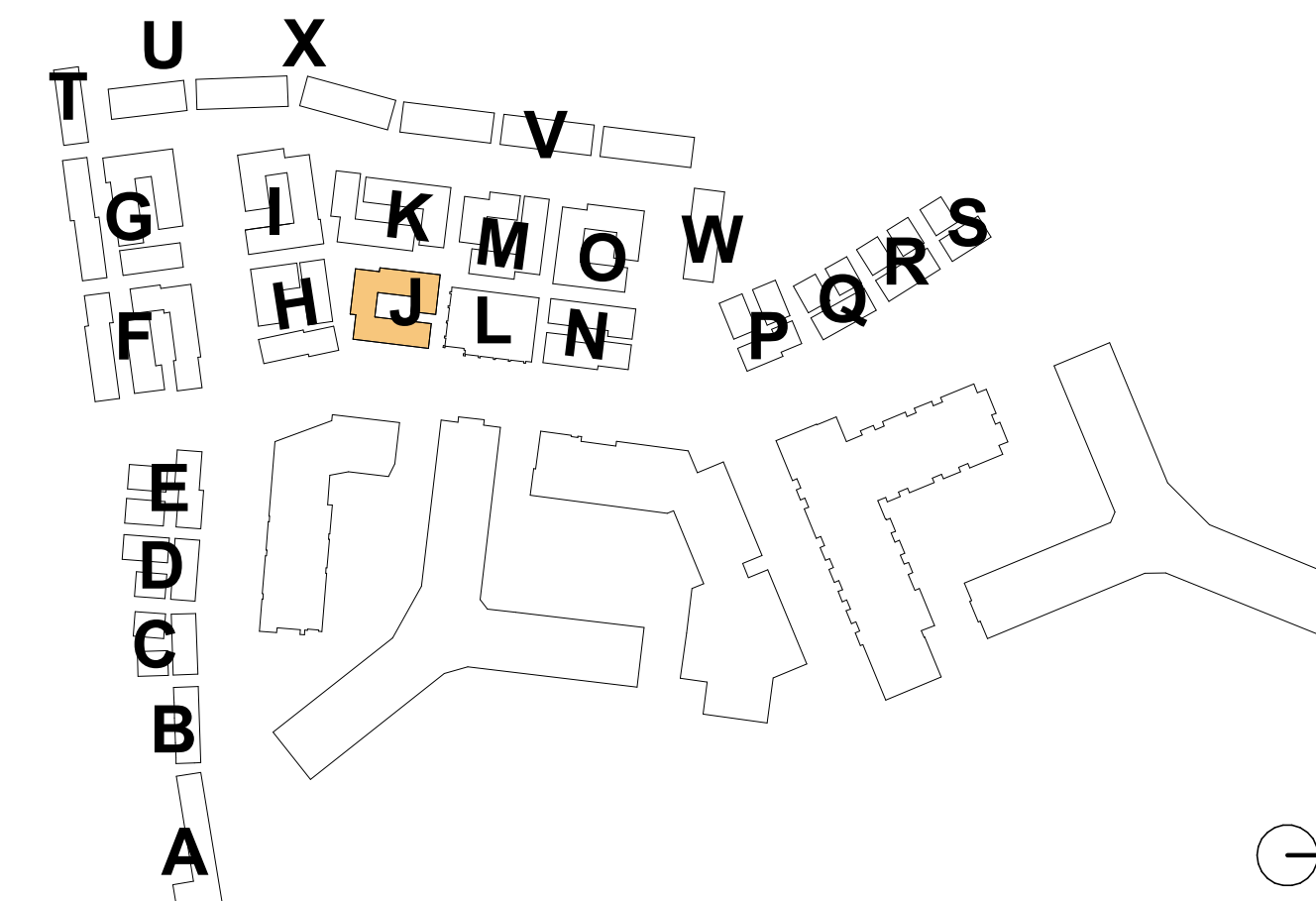
3 | CLUSTER J - WEST ELEVATION RENDERED
1/8" = 1'-0"



2 | CLUSTER J - SOUTH ELEVATION RENDERED
1/8" = 1'-0"

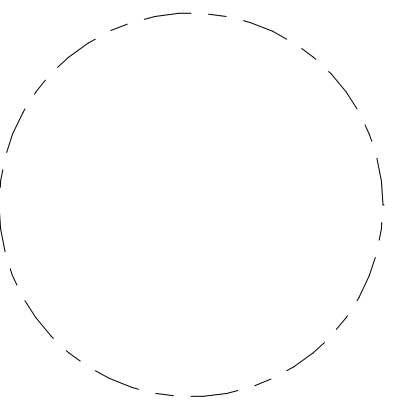
MATERIAL LEGEND

MATERIAL	
FC	FIBER CEMENT SIDING
BR	BRICK SIDING
C1	CONCRETE WALL
C2	CONCRETE TREADS
WD	WOOD
R1	ROOF
MTL1	METAL
MTL2	METAL
D1	DOOR
D2	DOOR



NO.	DATE
4.1 SUBMISSION	5/10/23

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



**RIVERHOUSE
NEIGHBORHOOD**

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

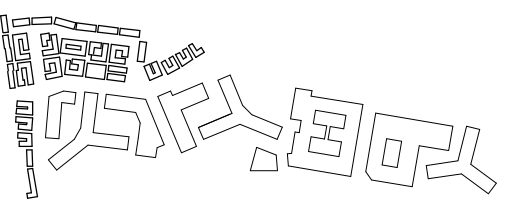
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

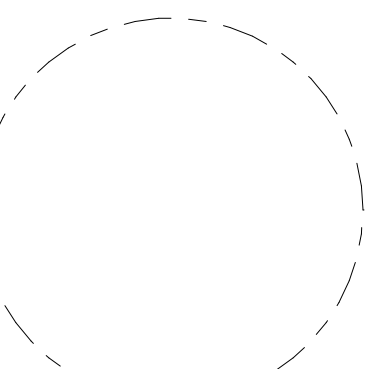


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER J -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

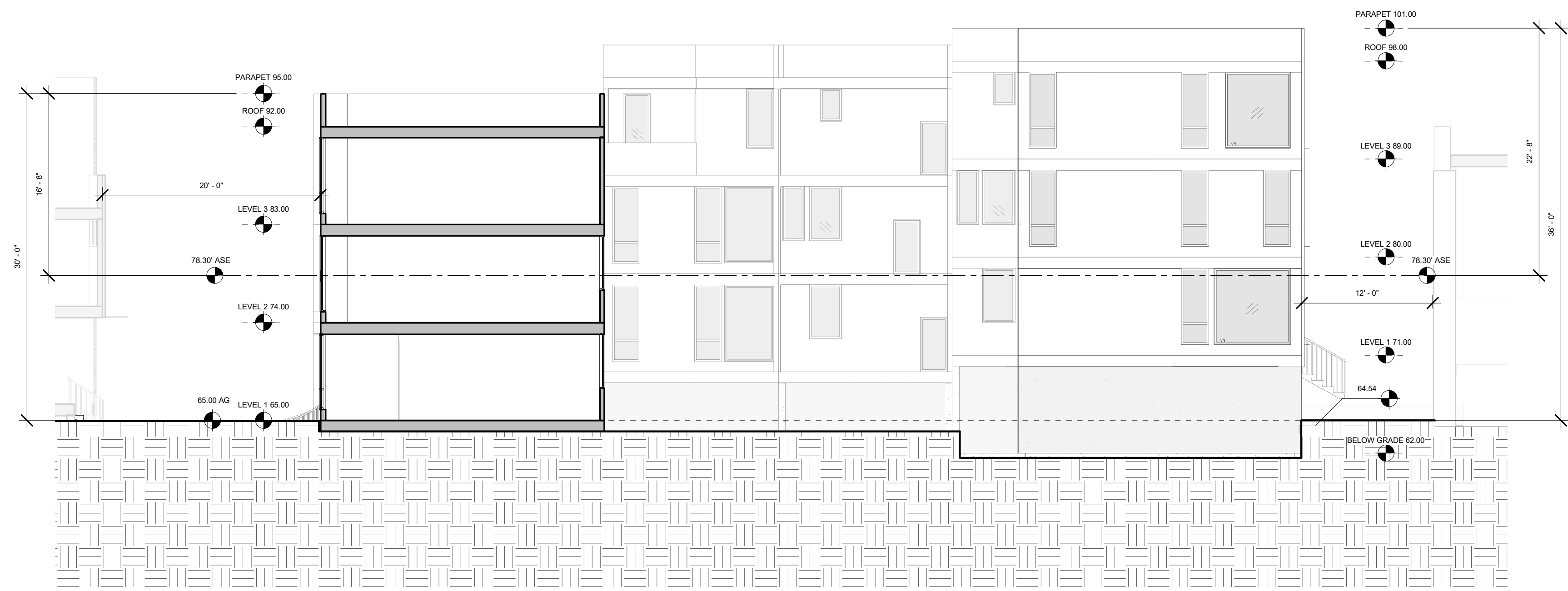
DATE
07/21/2023

SCALE:
As indicated

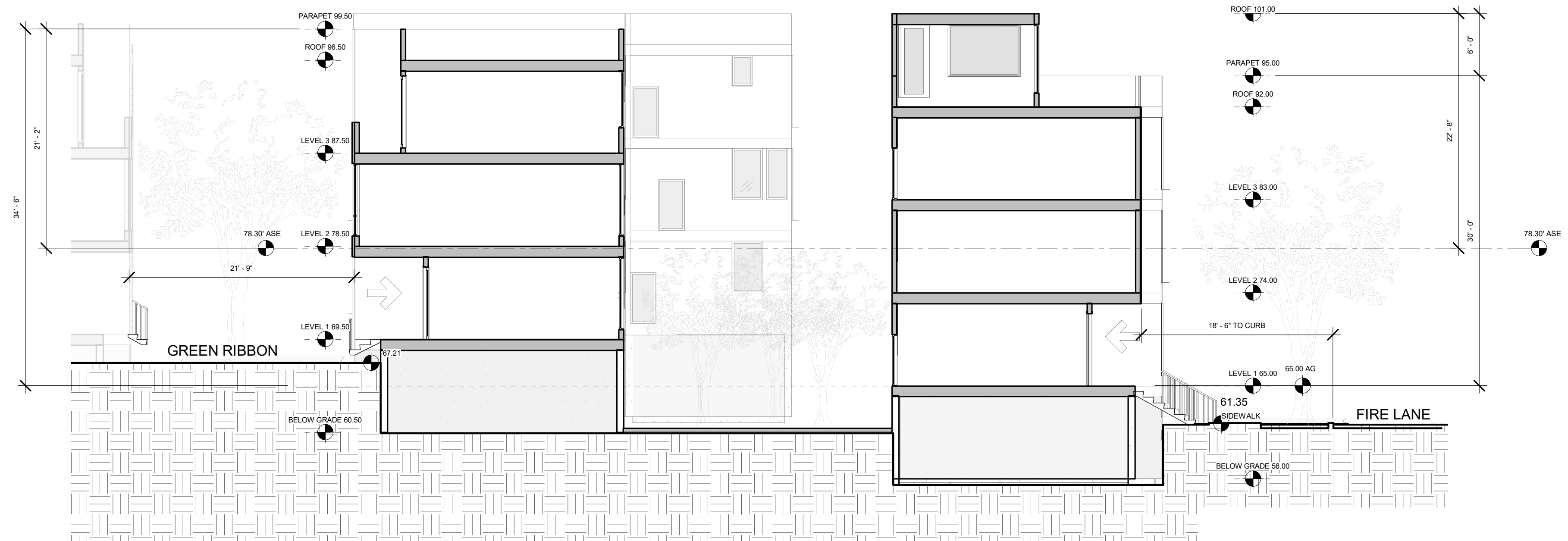
JOB NO.
Project Number

DRAWING NO.

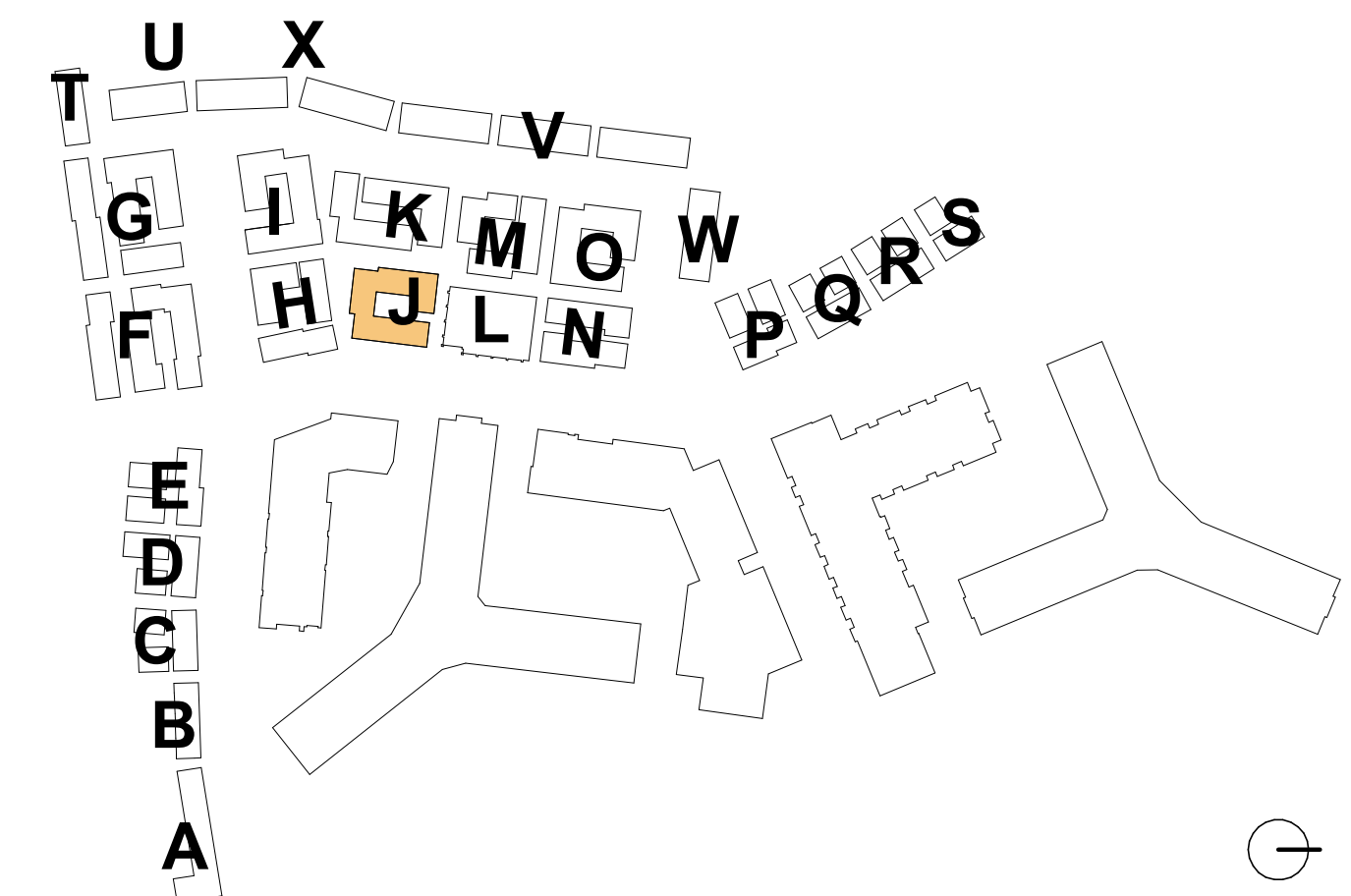
A.S-J301



2 | CLUSTER J - NORTH SOUTH SECTION
1/8" = 1'-0"



1 | CLUSTER J - EAST WEST SECTION - LOOKING EAST
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

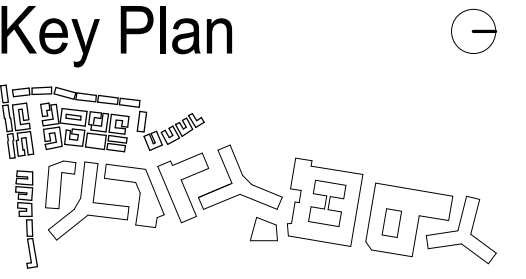
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

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

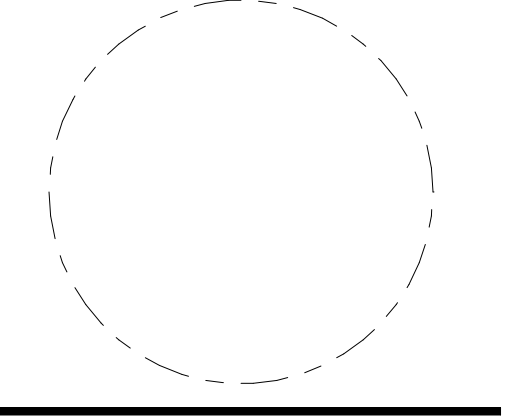


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER K -
PLANS**

PRINCIPAL IN CHARGE
R.H.
PROJECT ARCHITECT
B.E.
DRAWN
M.E., G.G., S.M., A.B., J.A.

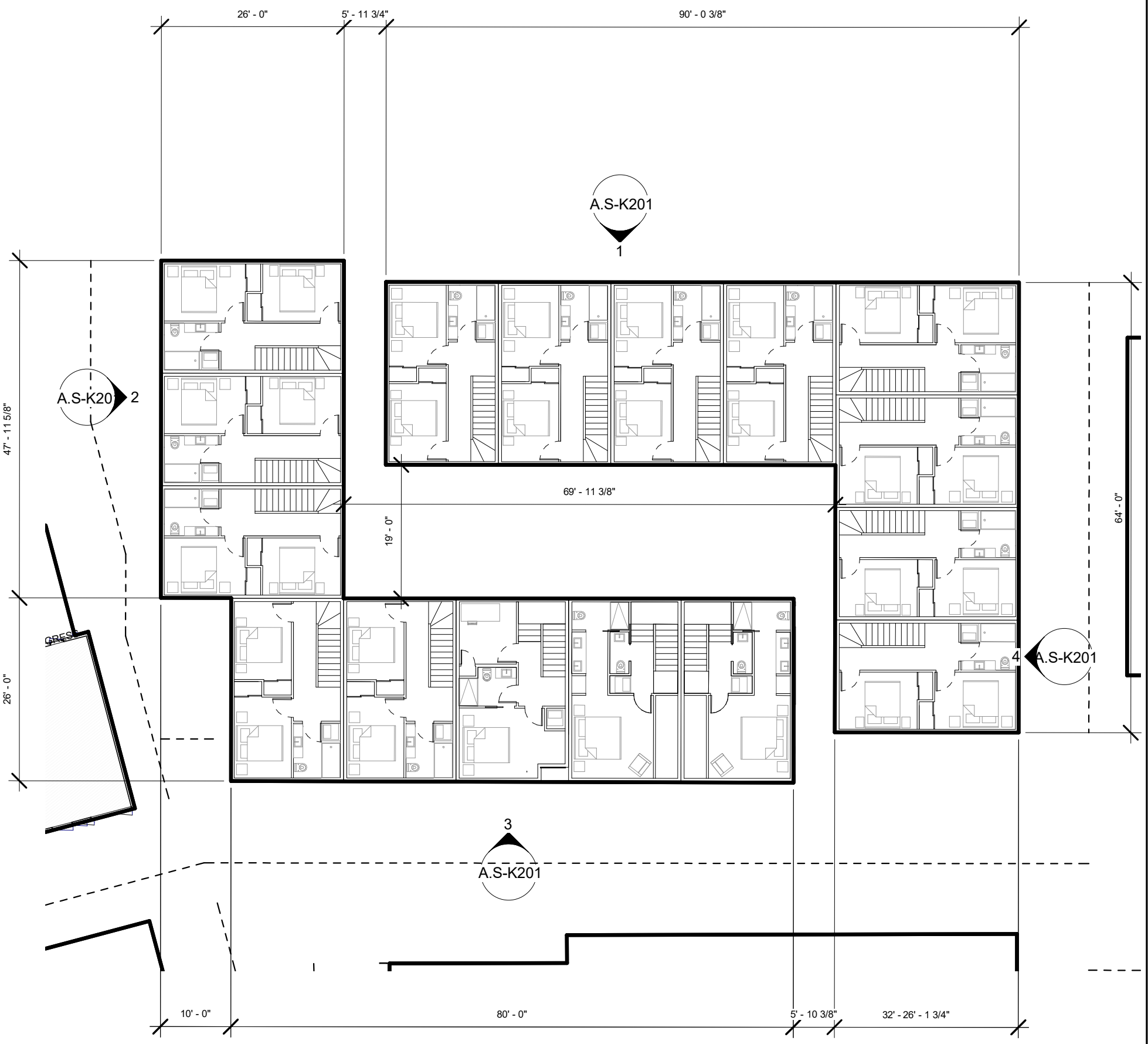
DATE
07/21/2023

SCALE:
As indicated

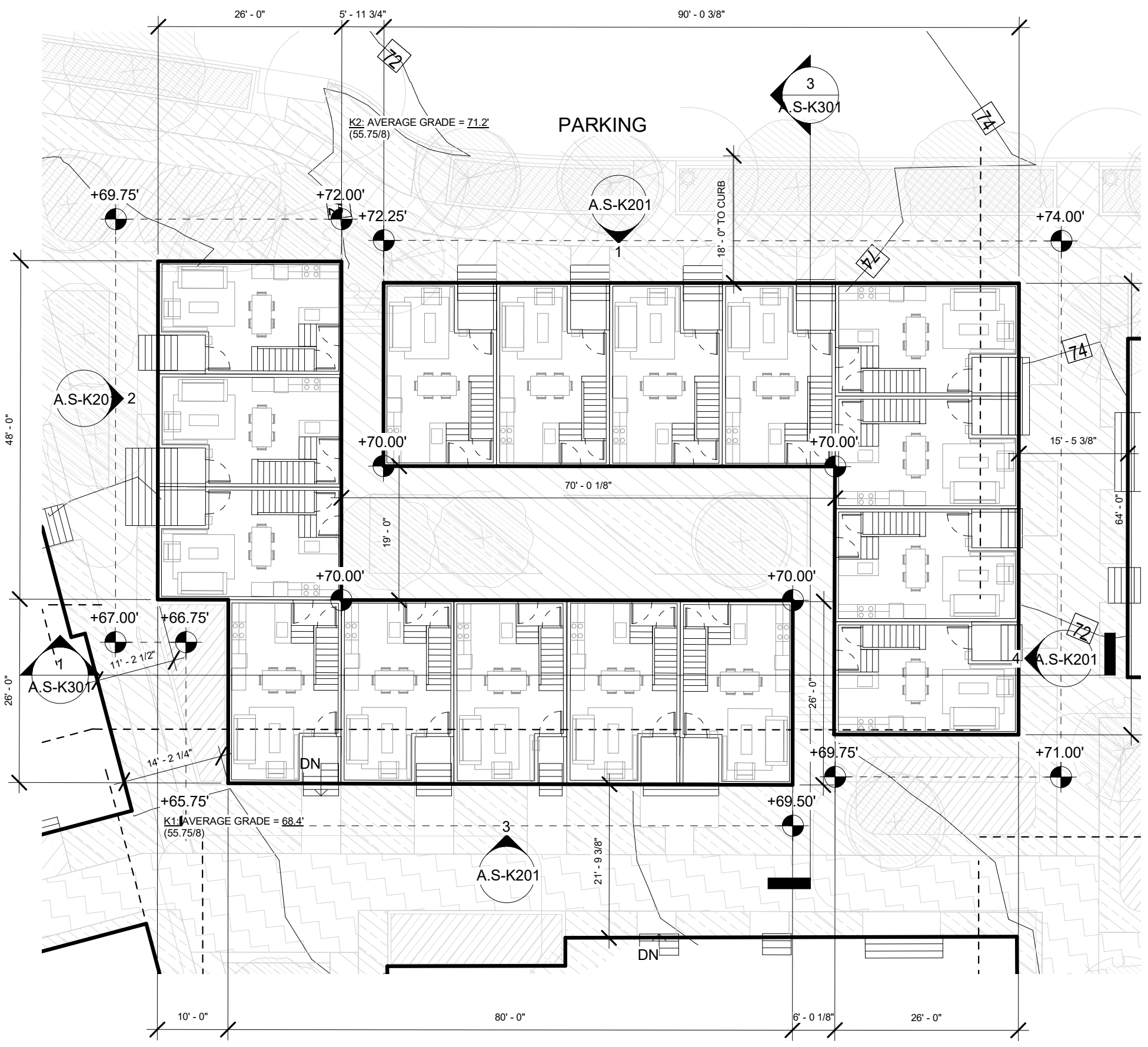
JOB NO.
Project Number

DRAWING NO.
A.S-K101

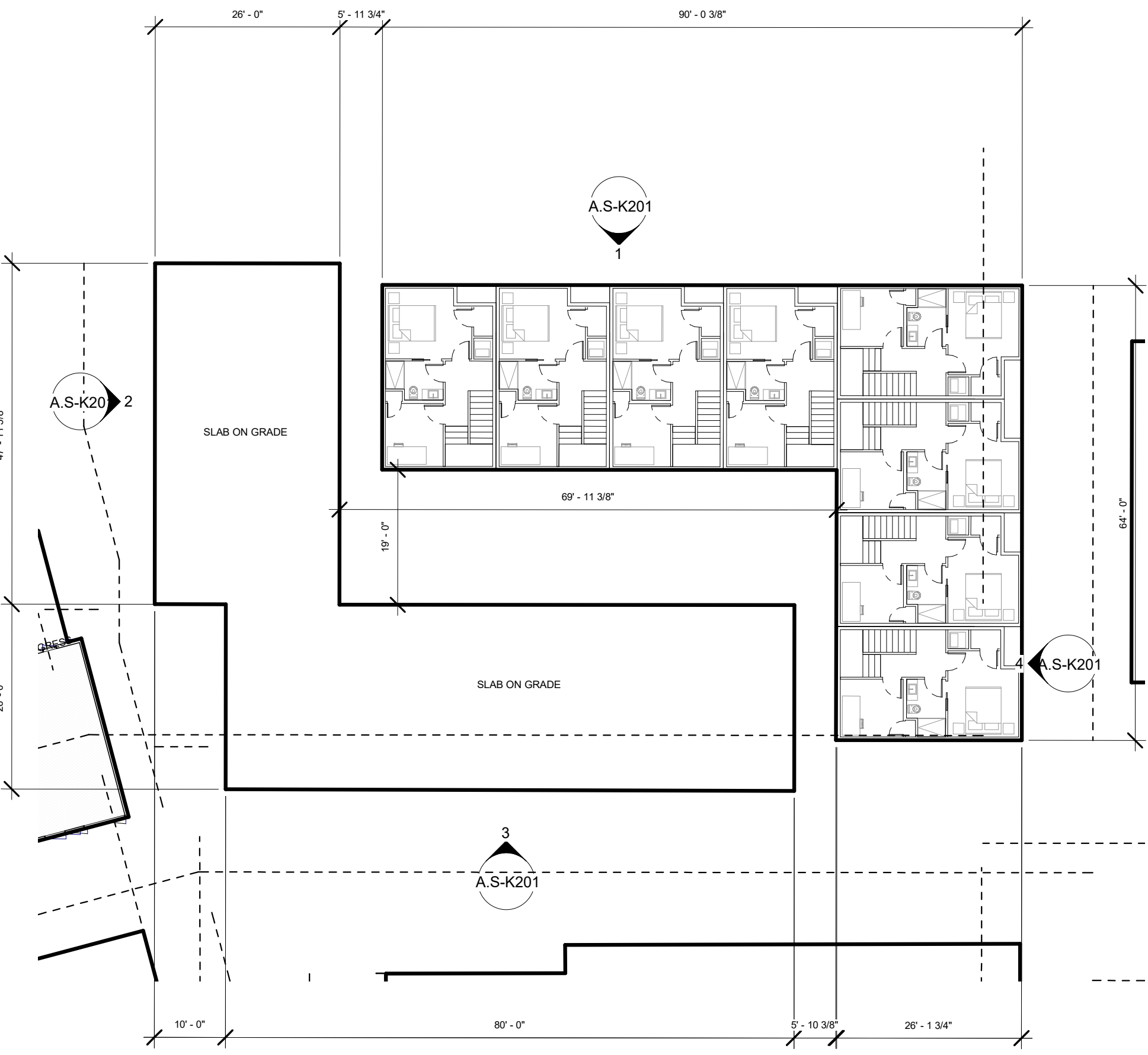
4.1 Submission



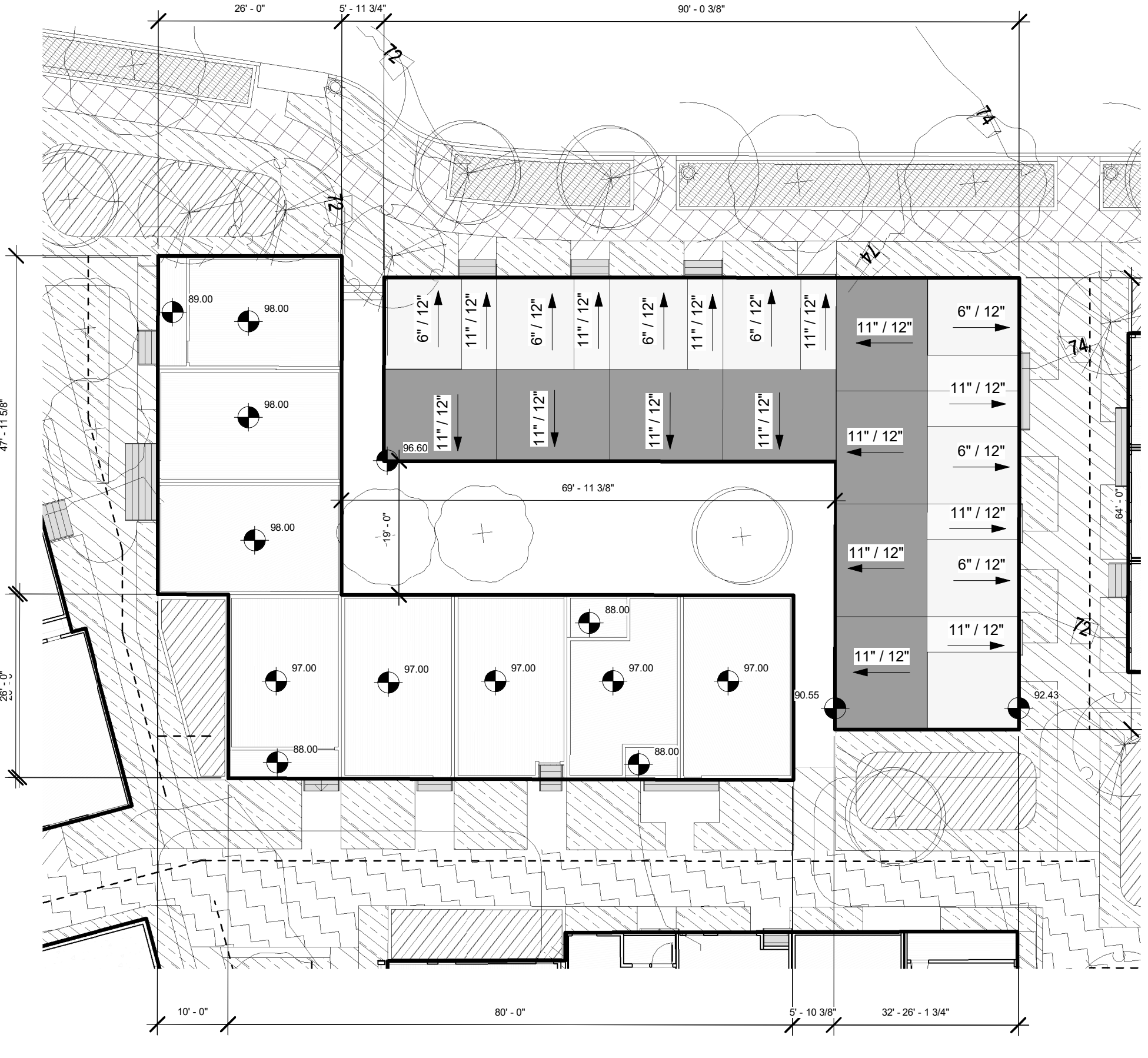
3 | CLUSTER K - LEVEL 2
1/16" = 1'-0"



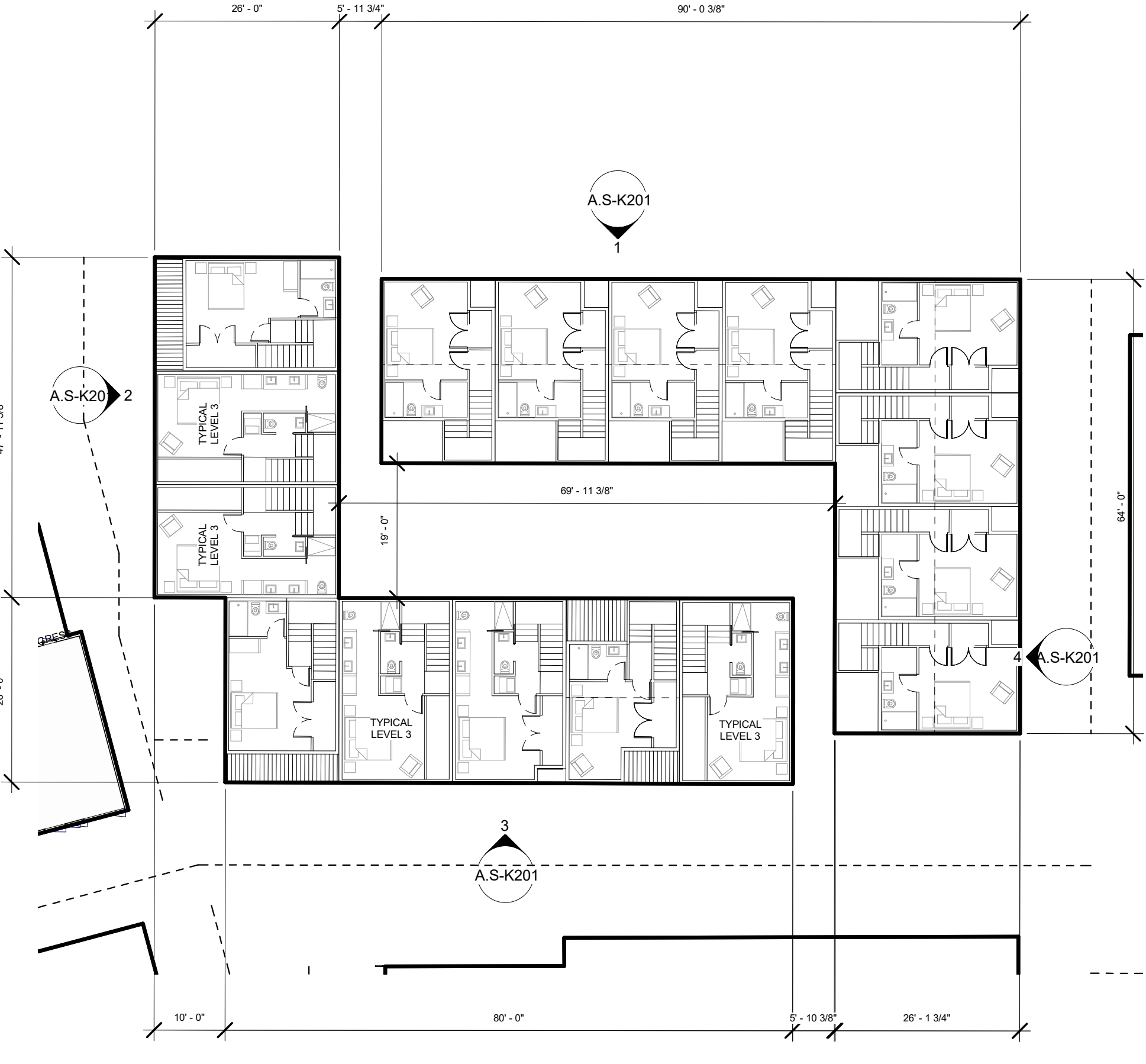
2 | CLUSTER K - LEVEL 1
1/16" = 1'-0"



1 | CLUSTER K - BELOW GRADE
1/16" = 1'-0"



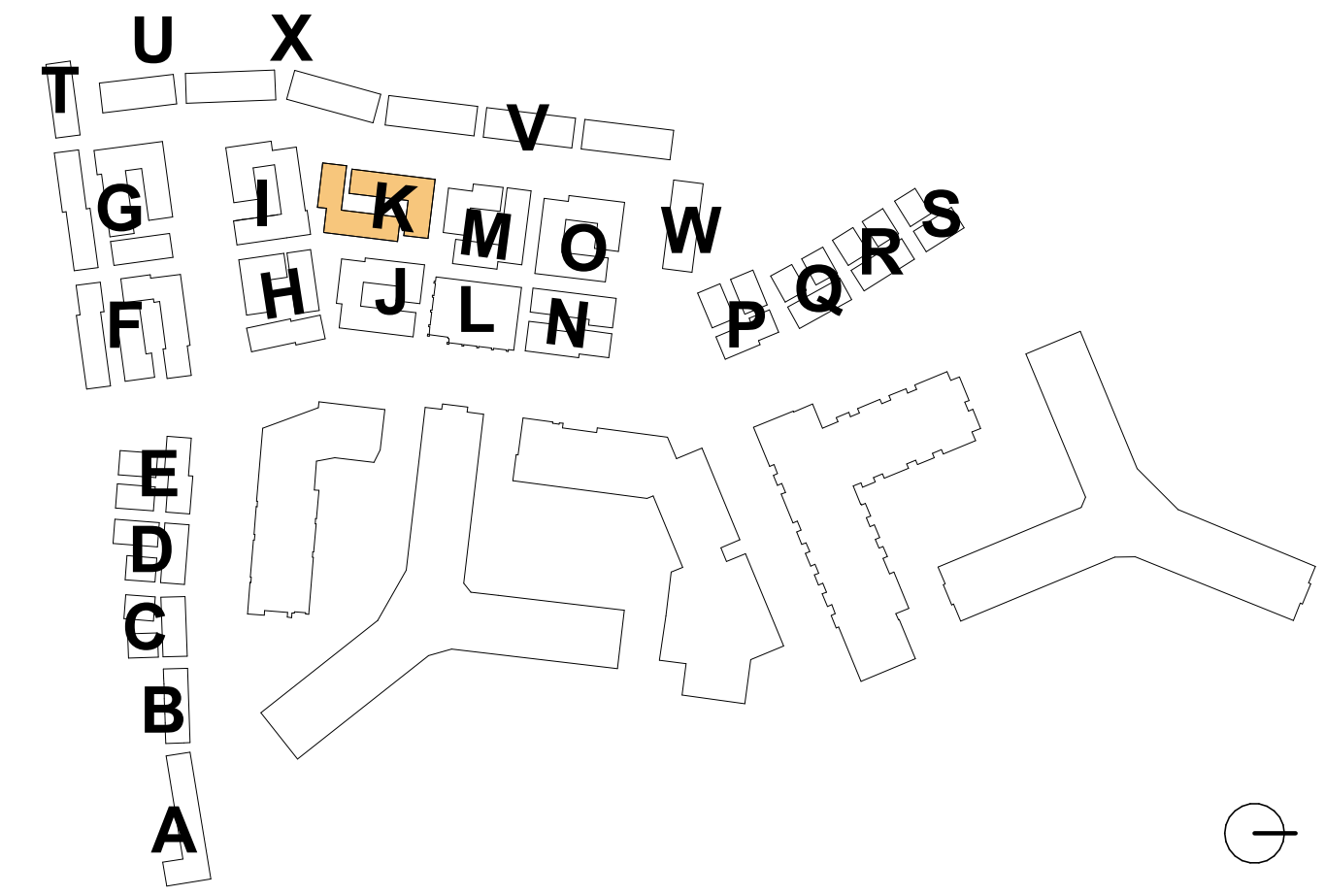
5 | CLUSTER K - ROOF DECK
1/16" = 1'-0"



4 | CLUSTER K - LEVEL 3
1/16" = 1'-0"

GFA CLUSTER K

USE	CLUSTER	UNITS	TOTAL GFA	BED	BATH	GARAGE	PARKING
Unit	CLUSTER K	16	21,439 SF	48	44	0	
Unit:	16	16	21,439 SF	48	44	0	



**RIVERHOUSE
NEIGHBORHOOD**

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

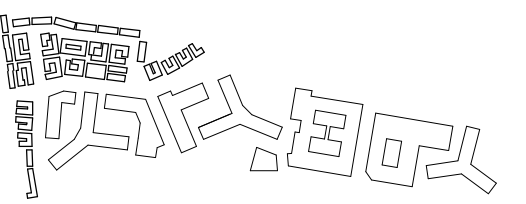
ATTORNEY
VENABLE LLP
202.344.4000

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
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE

**CLUSTER K -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

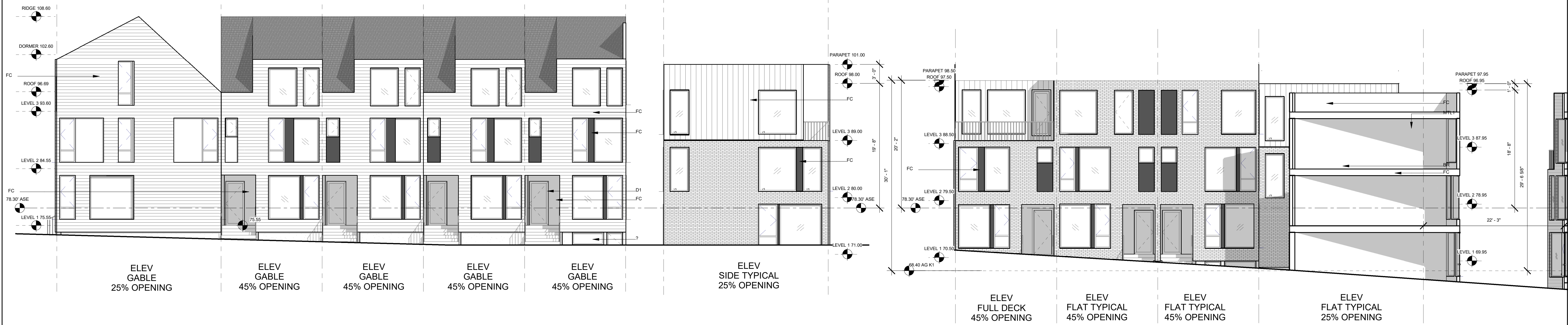
DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

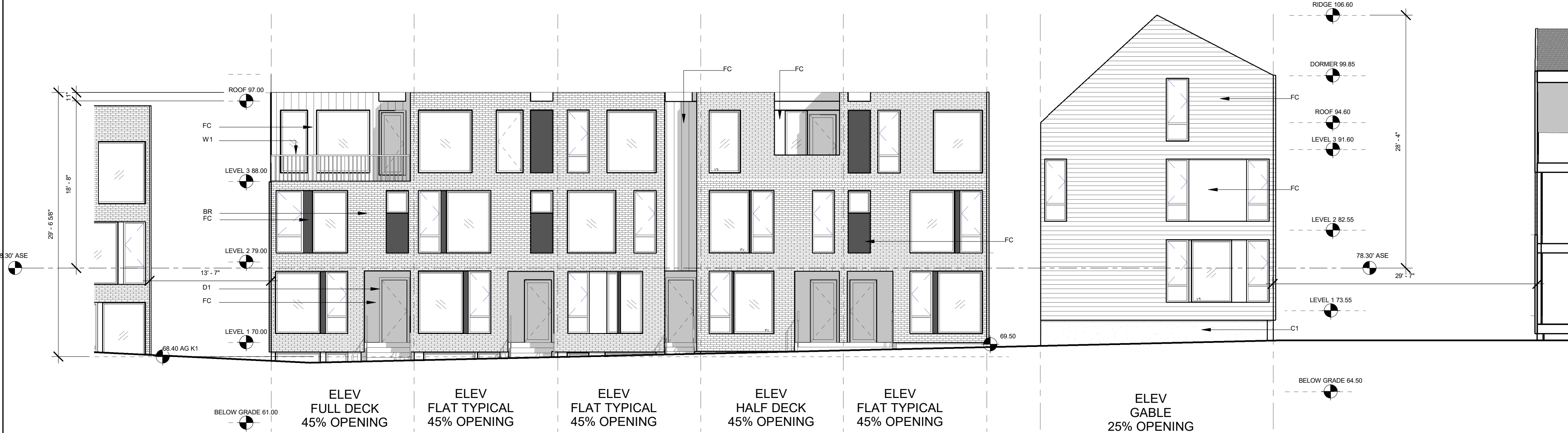
DRAWING NO.

A.S-K201

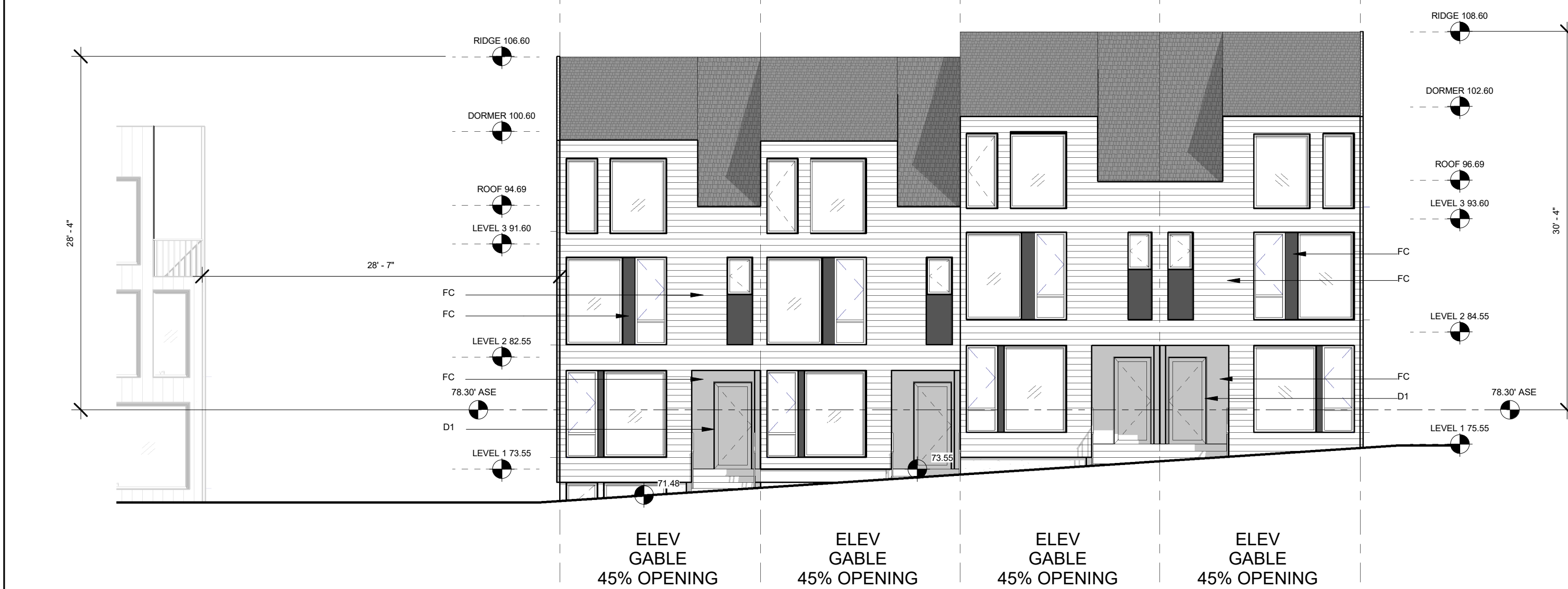


1 | CLUSTER K - WEST ELEVATION
1/8" = 1'-0"

2 | CLUSTER K - SOUTH ELEVATION
1/8" = 1'-0"



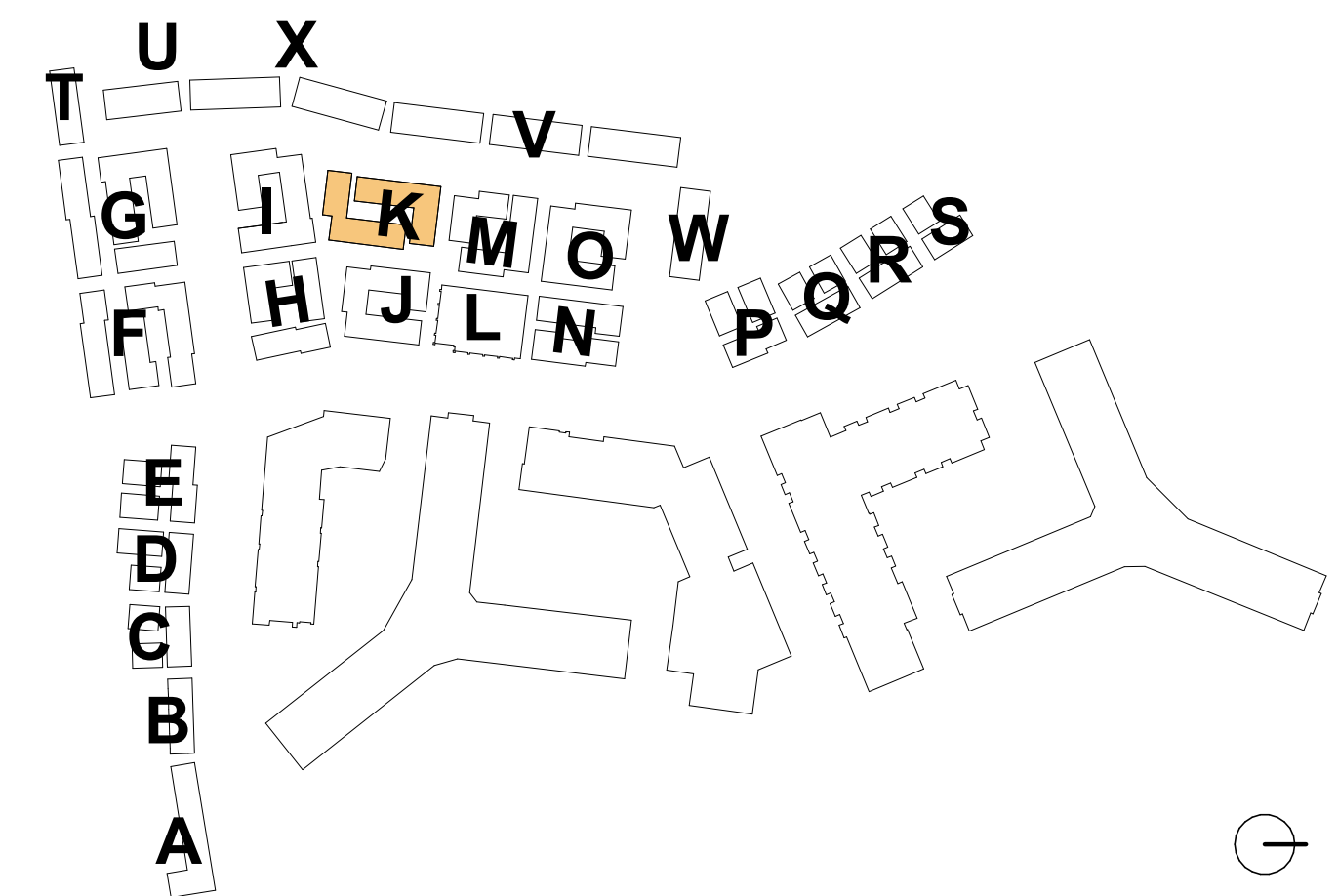
3 | CLUSTER K - EAST ELEVATION
1/8" = 1'-0"



4 | CLUSTER K - NORTH ELEVATION
1/8" = 1'-0"

**MATERIAL
LEGEND**

MATERIAL	
FC	FIBER CEMENT SIDING
BR	BRICK SIDING
C1	CONCRETE WALL
C2	CONCRETE TREADS
WD	WOOD
R1	ROOF
MTL1	METAL
MTL2	METAL
D1	DOOR
D2	DOOR



4.1 Submission



1 | CLUSTER K - WEST ELEVATION RENDERED
1/8" = 1'-0"



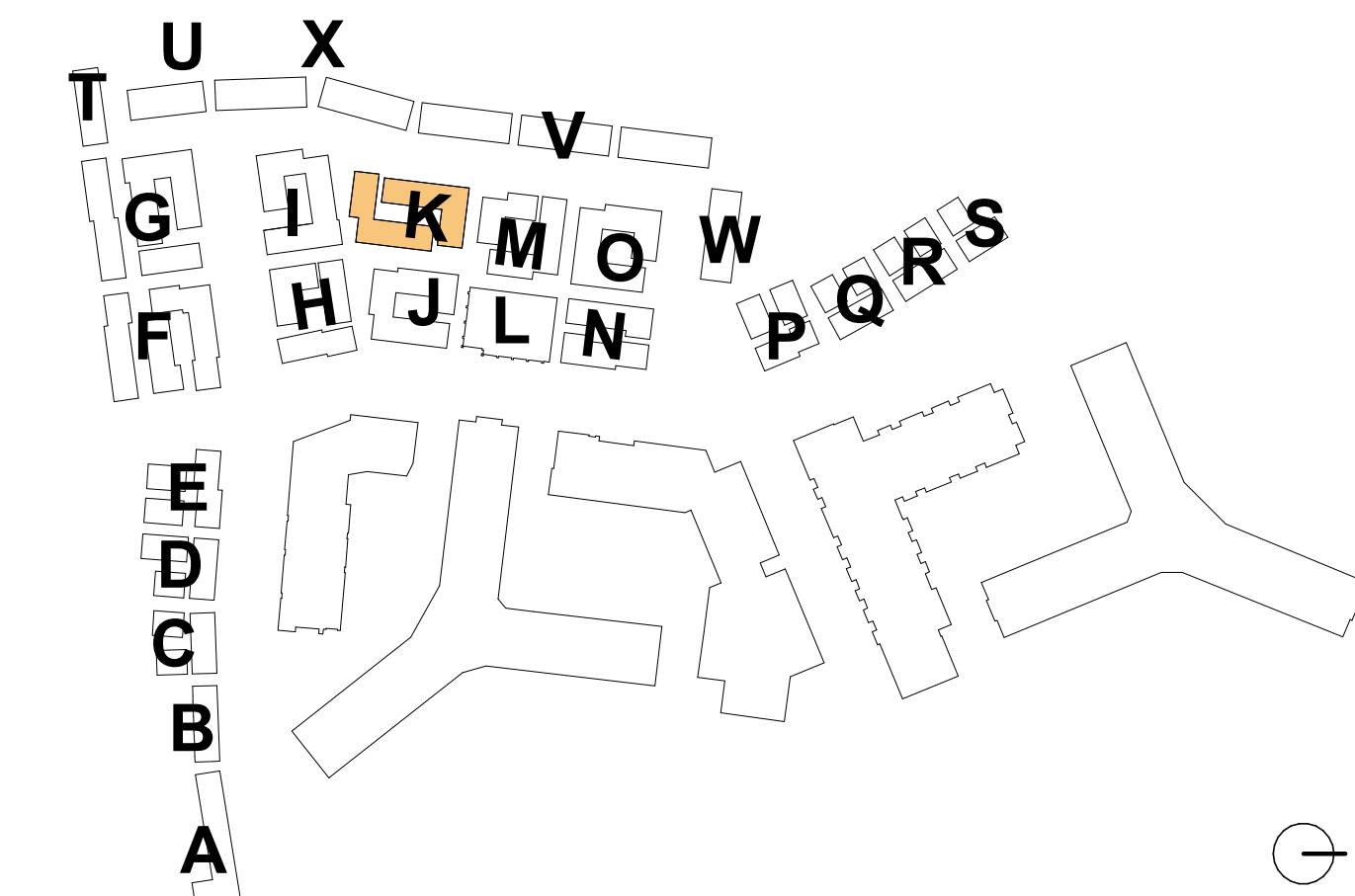
2 | CLUSTER K - NORTH ELEVATION RENDERED
1/8" = 1'-0"



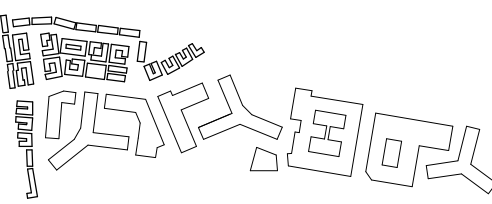
3 | CLUSTER K - EAST ELEVATION RENDERED
1/8" = 1'-0"



4 | CLUSTER K - SOUTH ELEVATION RENDERED
1/8" = 1'-0"

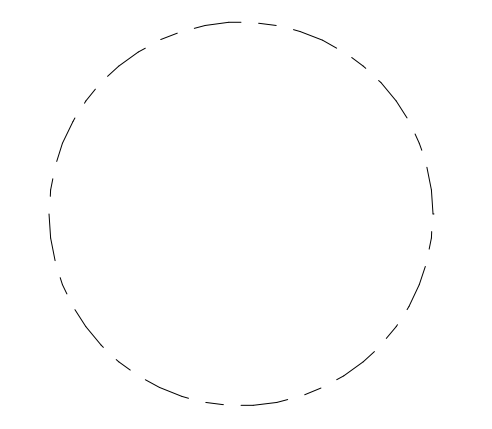


4.1 Submission



NO.	DATE
4.1 SUBMISSION	5/10/23

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



**RIVERHOUSE
NEIGHBORHOOD**

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

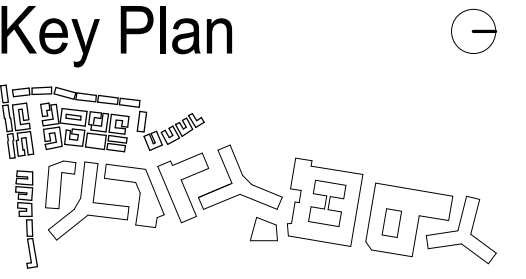
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

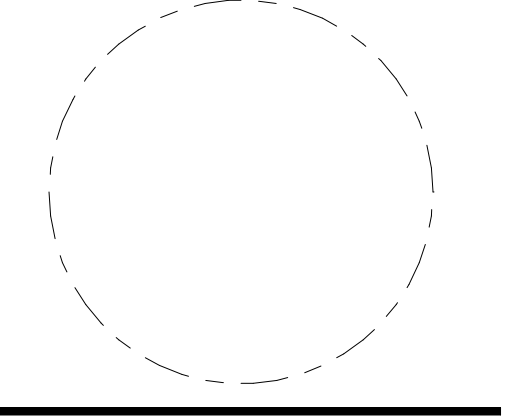
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441



Issue	
NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions	
NO.	DATE



**CLUSTER K -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

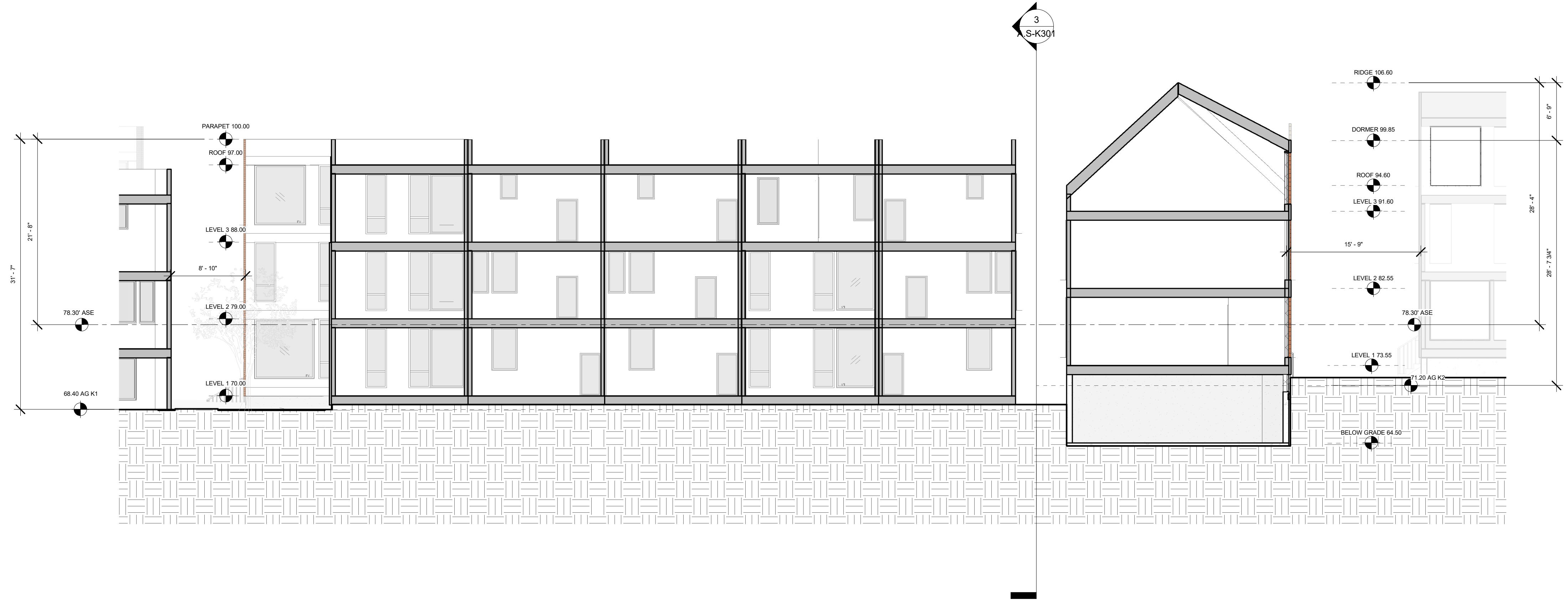
DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

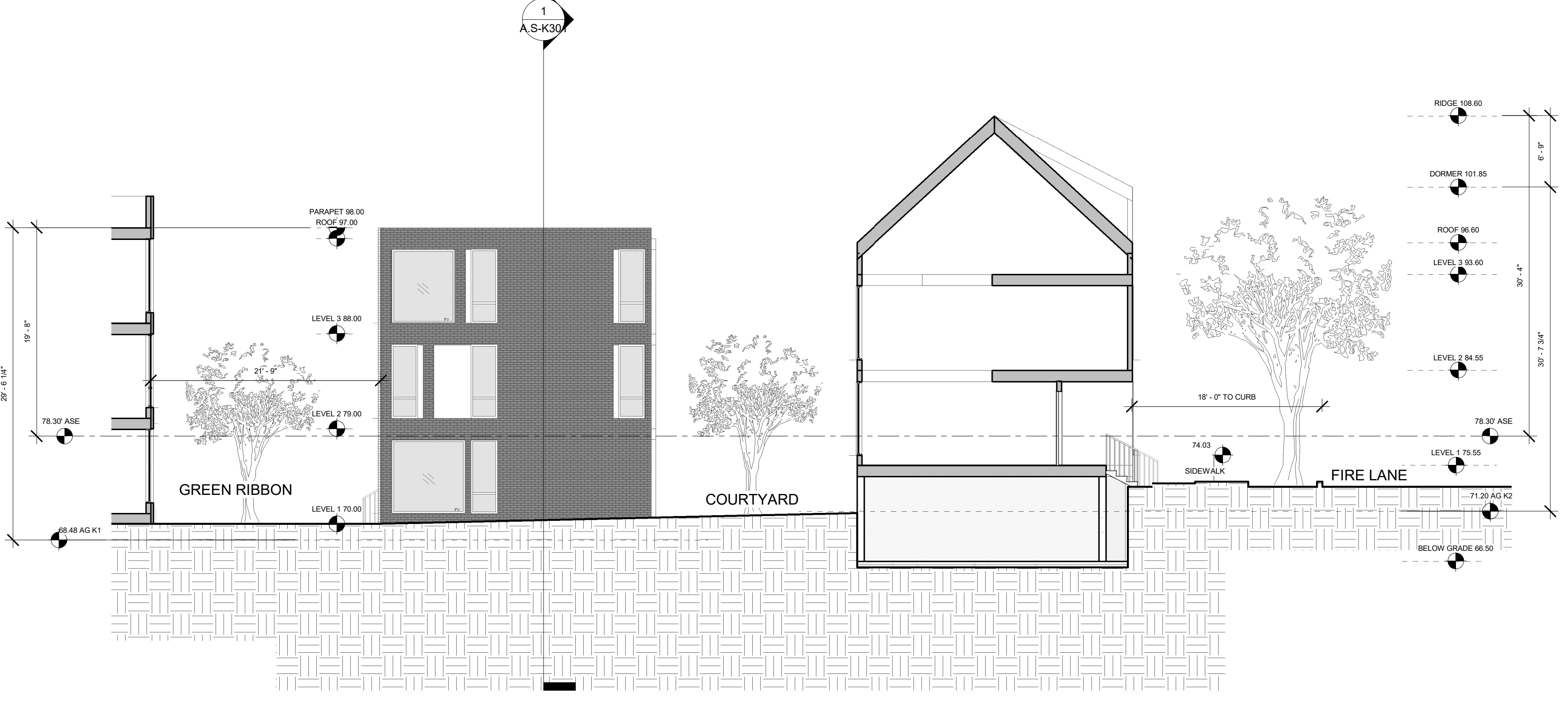
SCALE:
As indicated

JOB NO.
Project Number

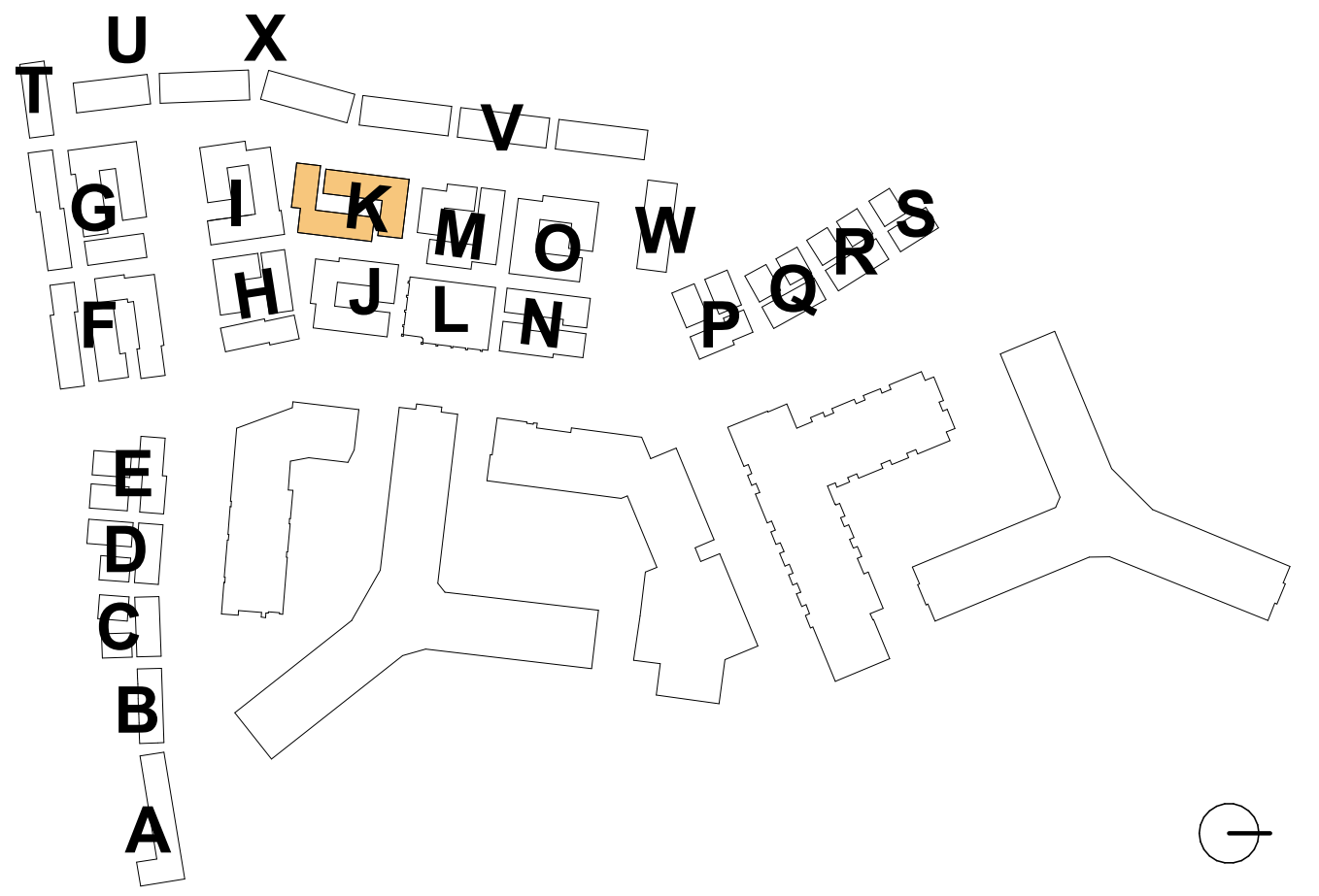
DRAWING NO.
A.S-K301



1 | CLUSTER K - NORTH SOUTH SECTION - LOOKING WEST
1/8" = 1'-0"



3 | CLUSTER K - SECTION THROUGH ENTRY TO COURTYARD
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

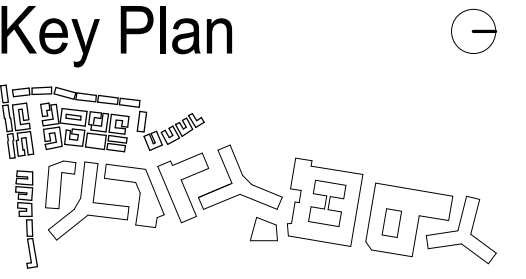
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

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

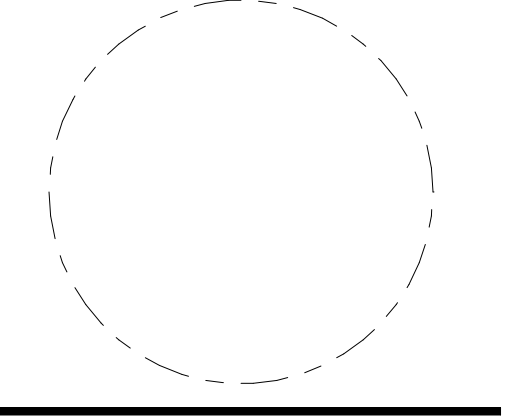


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER L -
AMENITY - PLANS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

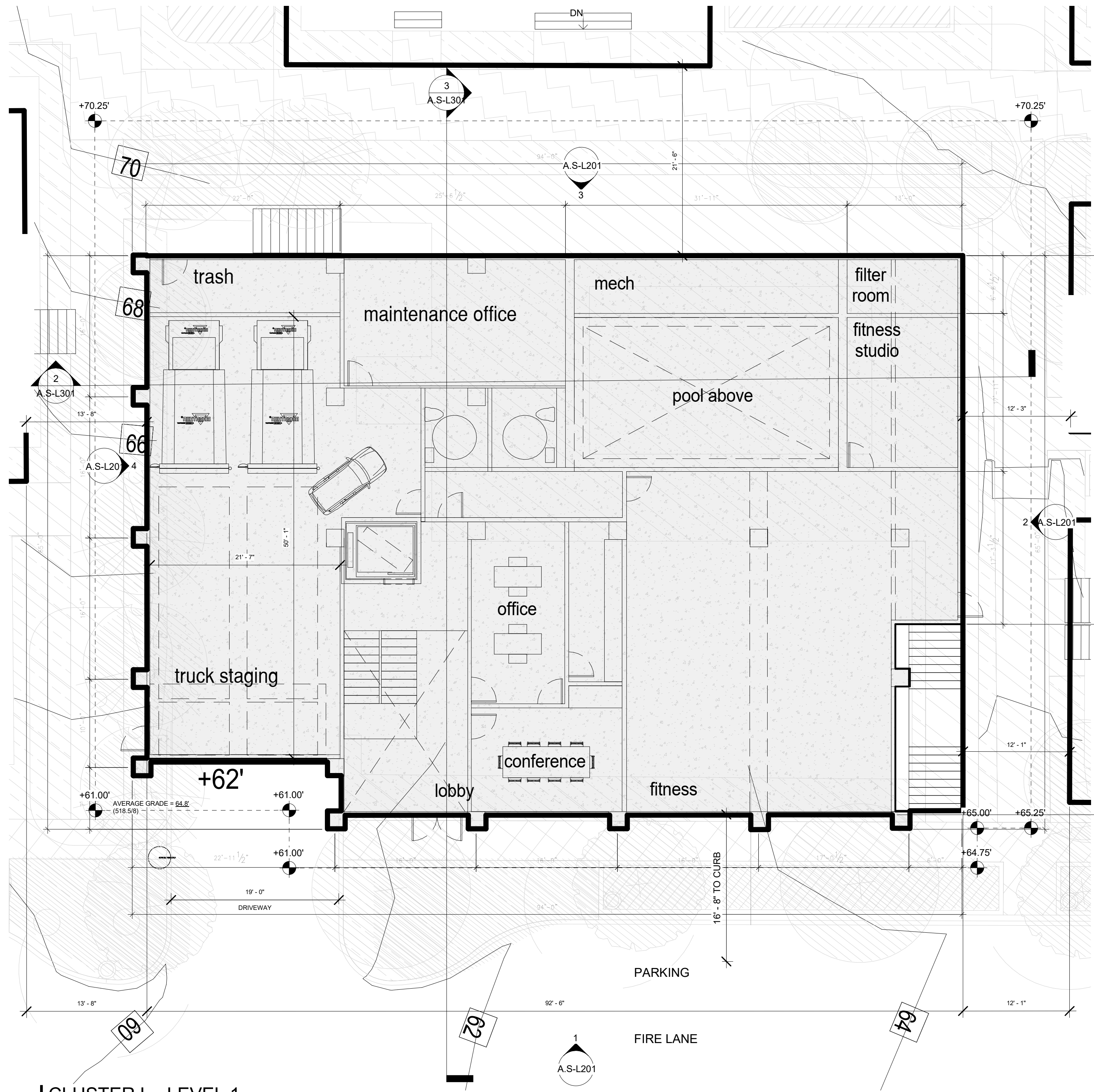
DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

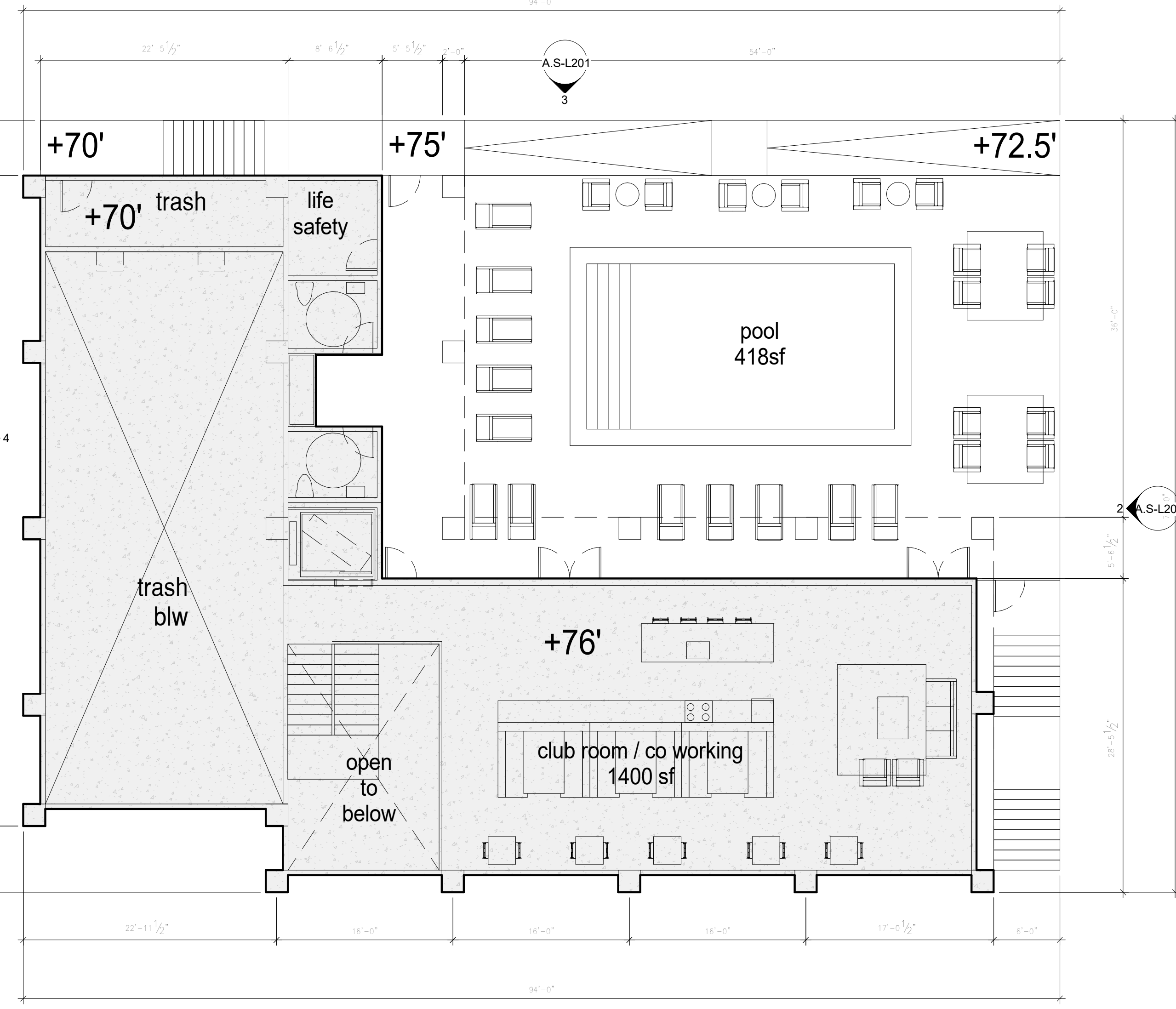
SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.
A.S-L101



CLUSTER L - LEVEL 1
1/8" = 1'-0"



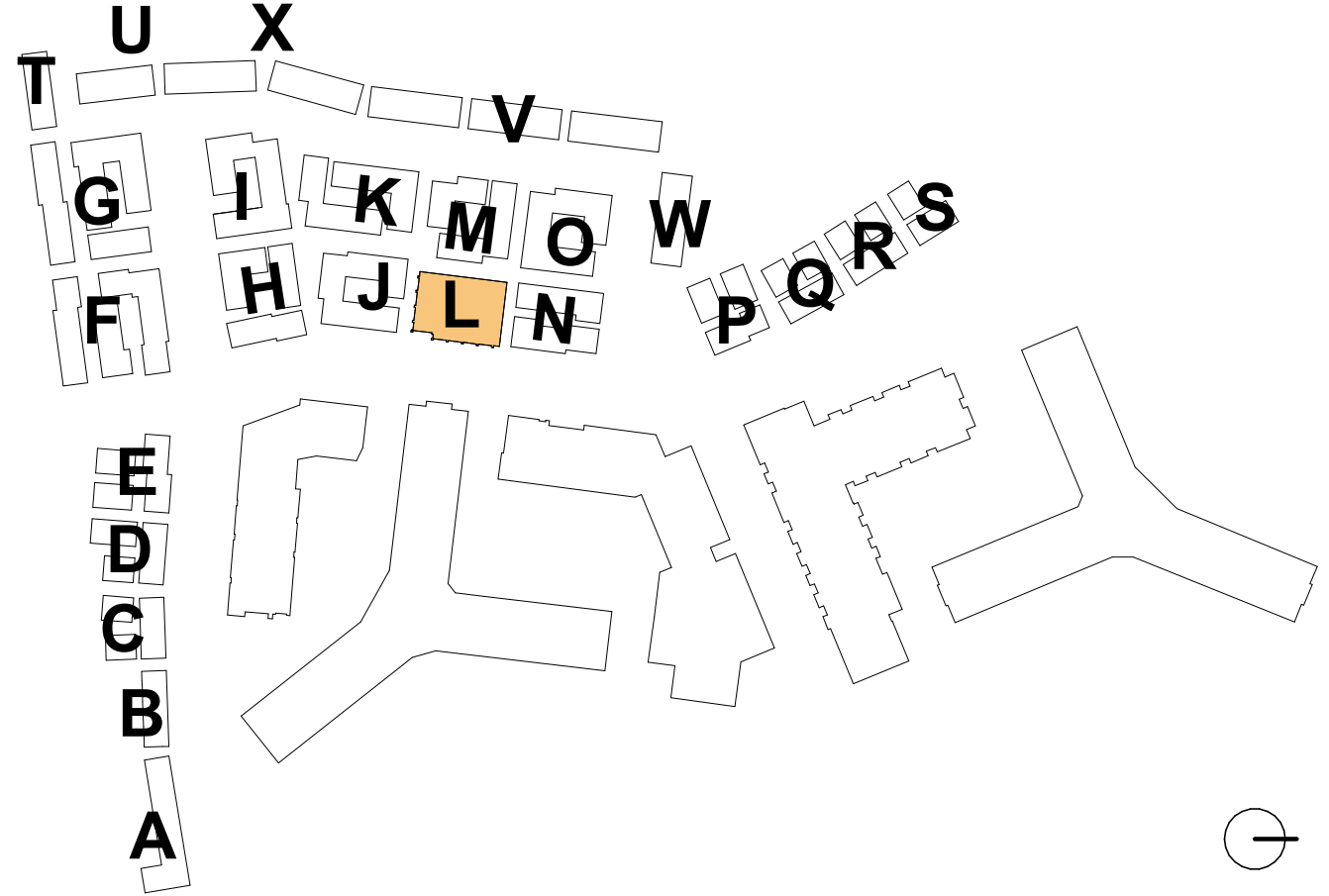
CLUSTER L - LEVEL 2
1/8" = 1'-0"

GFA CLUSTER L

USE	CLUSTER	UNITS	TOTAL GFA	BED	BATH	GARAGE PARKING
Amenity	CLUSTER L	0	8,835 SF	0	0	0
Amenity	1	0	8,835 SF	0	0	0

AMENITY MATRIX

SPACE	SF
CLUB ROOM / CO-WORKING	1400 SF
OUTDOOR POOL AREA	2301 SF
FITNESS	1228 SF
FITNESS STUDIO	201 SF
CONFERENCE	216 SF
OFFICE	330 SF
LOBBY	360 SF
TRASH GARAGE	1205 SF
MAINTENANCE OFFICE	358 SF
MECH	182 SF
FILTER ROOM	76 SF
LIFE SAFETY	70 SF
BATHROOMS	232 SF
TRASH LOADING	129 SF



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

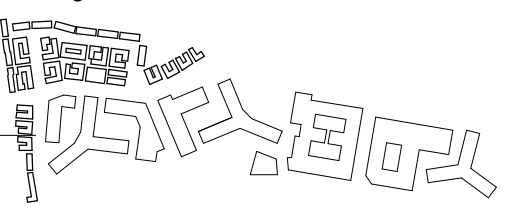
ATTORNEY
VENABLE LLP
202.344.4000

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
4.1 SUBMISSION	5/10/23

Revisions

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

**CLUSTER L -
AMENITY -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

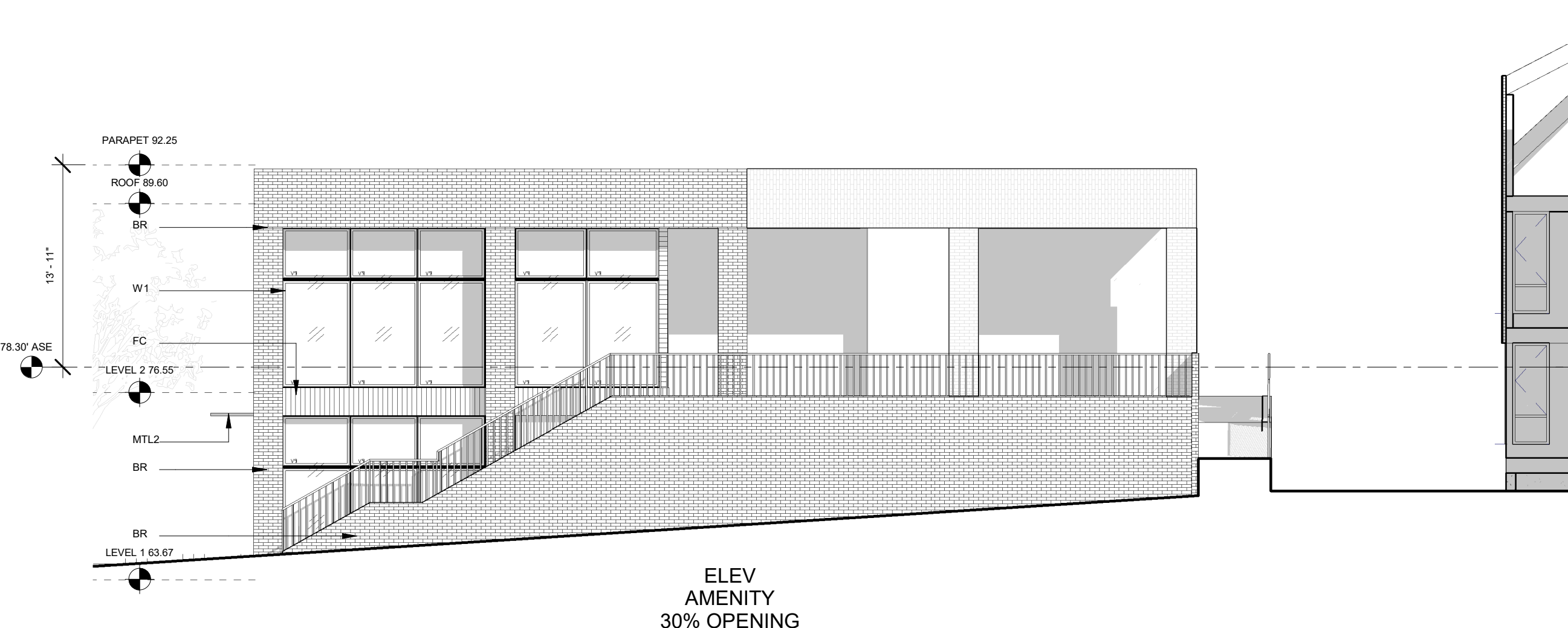
JOB NO.
Project Number

DRAWING NO.

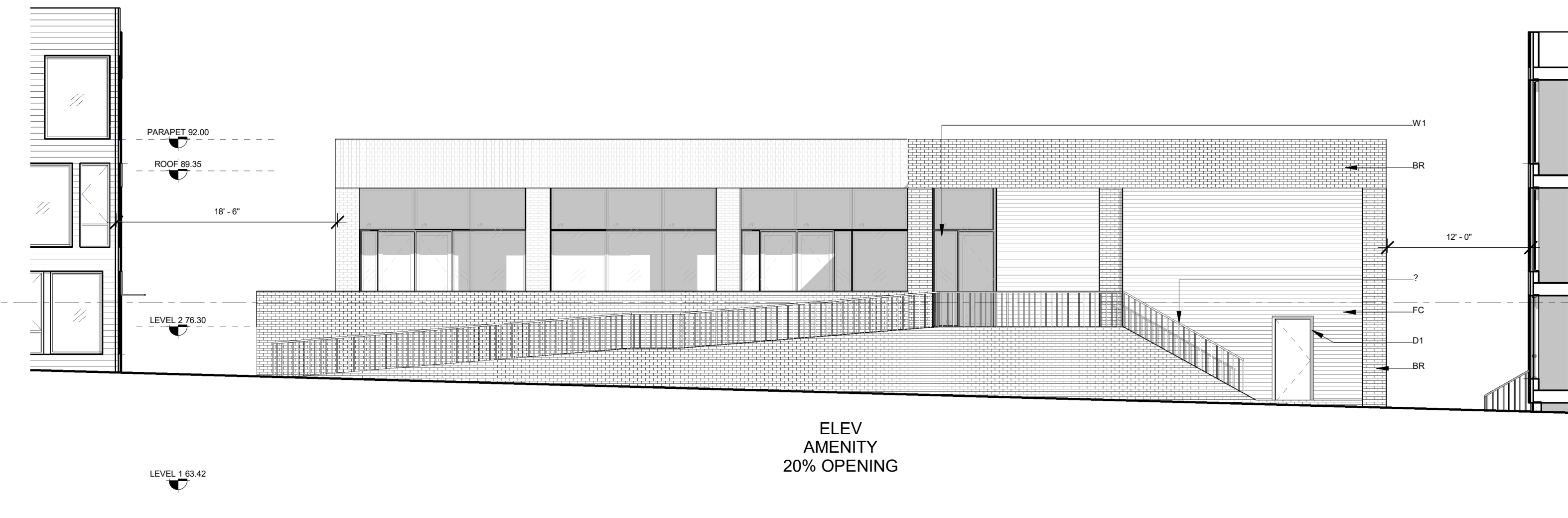
A.S-L201



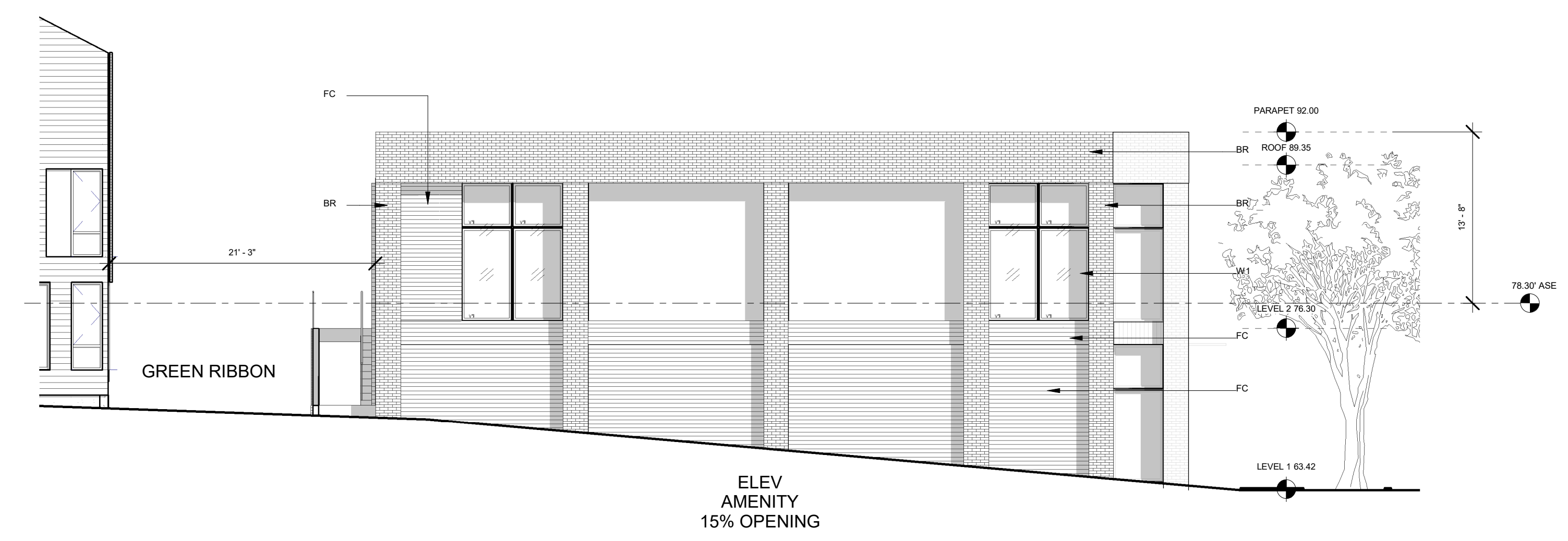
AMENITY EAST ELEVATION - HIGH VISIBILITY
1/8" = 1'-0"



AMENITY NORTH ELEVATION
1/8" = 1'-0"



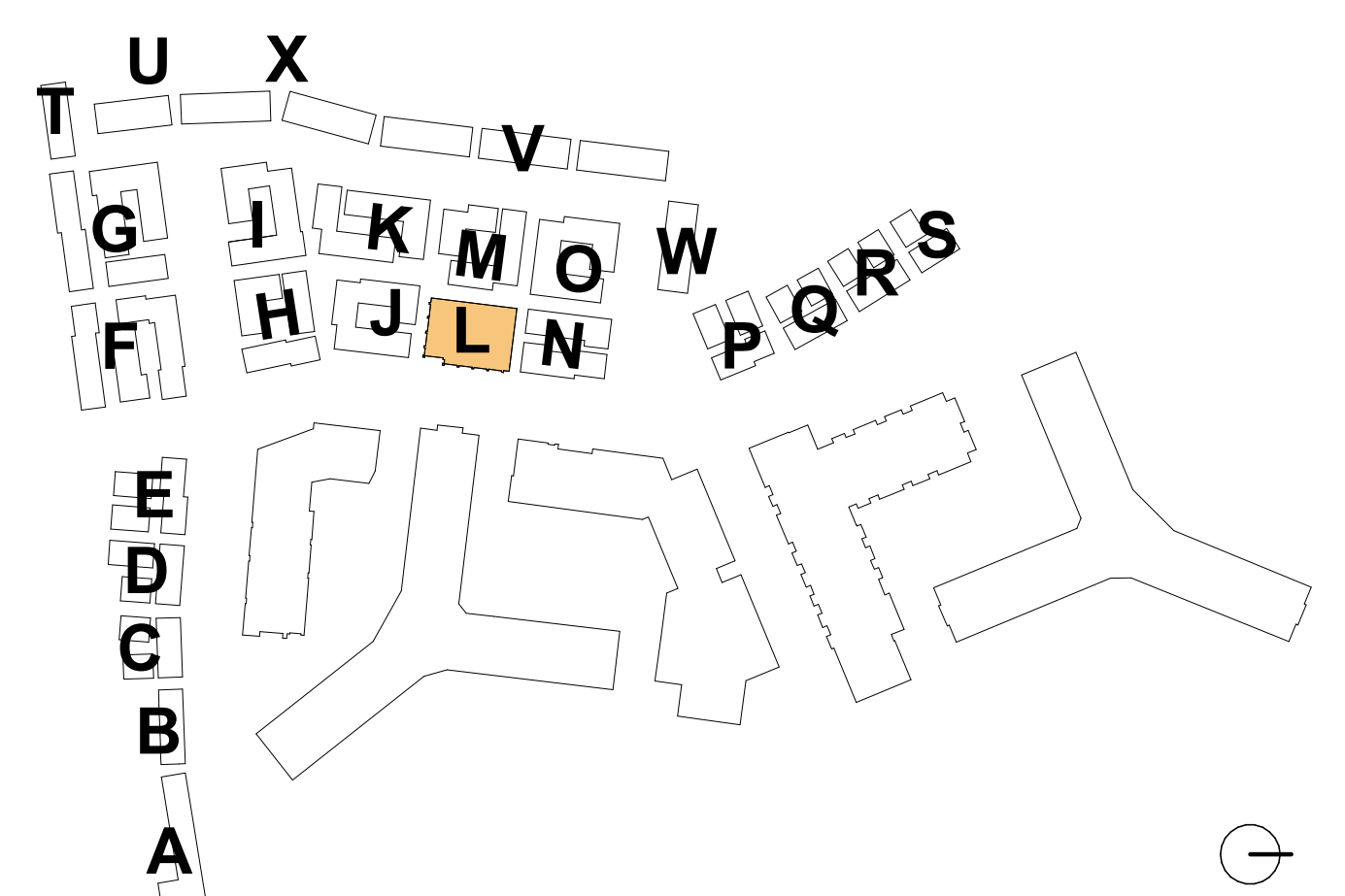
AMENITY WEST ELEVATION
1/8" = 1'-0"



AMENITY SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

MATERIAL
FC FIBER CEMENT SIDING
BR BRICK SIDING
C1 CONCRETE WALL
C2 CONCRETE TREADS
WD WOOD
R1 ROOF
MTL1 METAL
MTL2 METAL
D1 DOOR
D2 DOOR



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

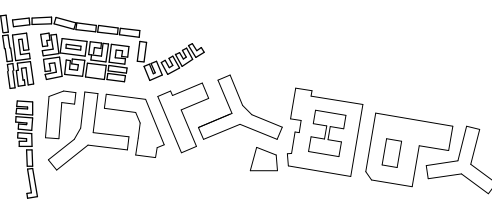
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

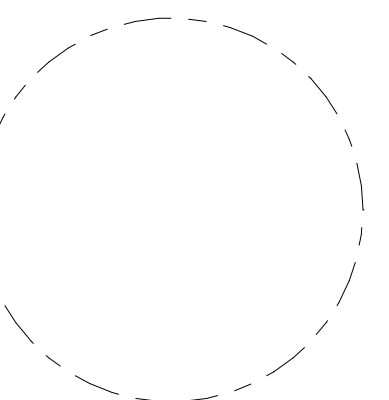


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER L -
AMENITY -
RENDERED
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:	JOB NO.
As indicated	Project Number

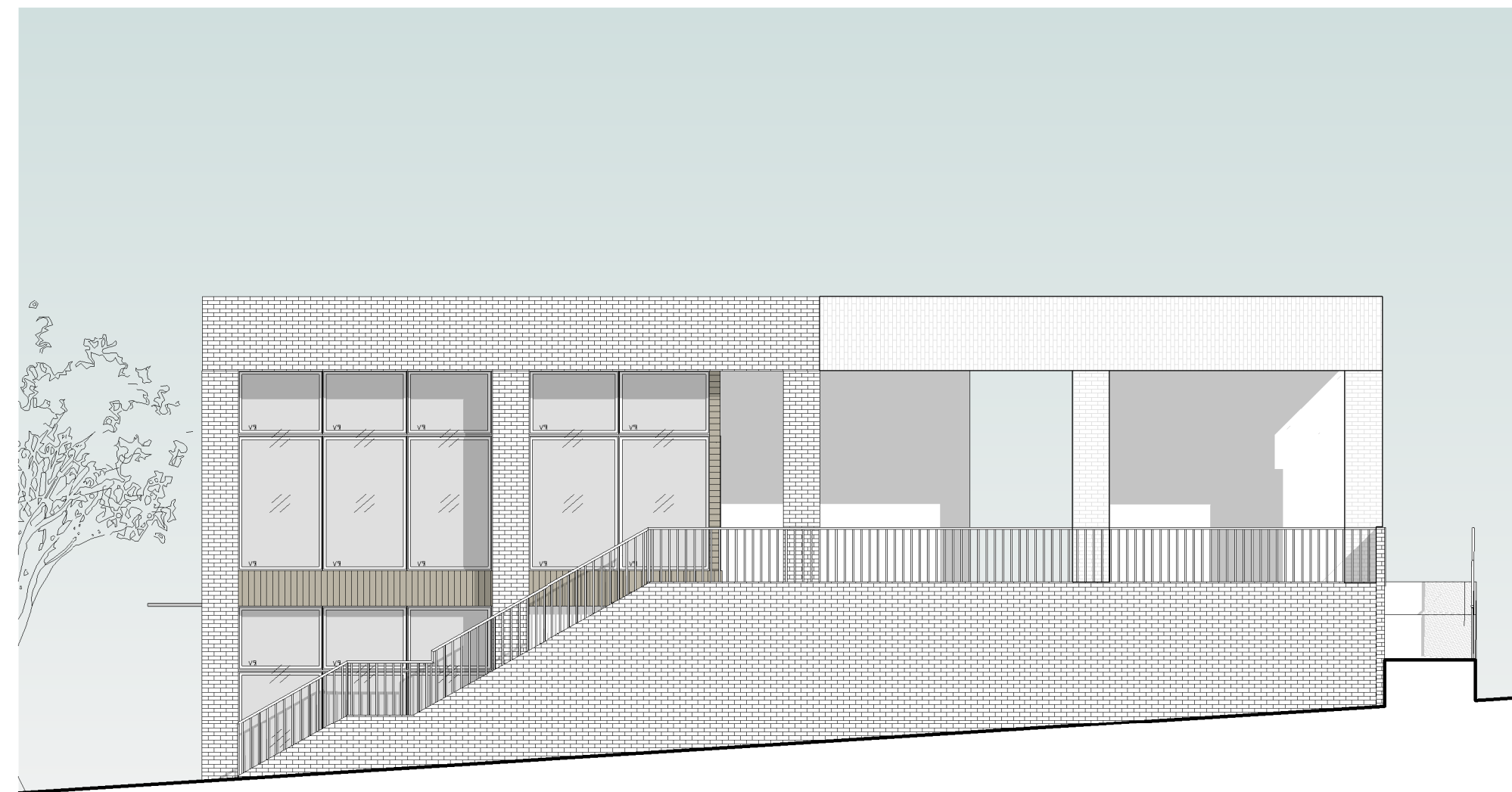
DRAWING NO.

A.S-L202



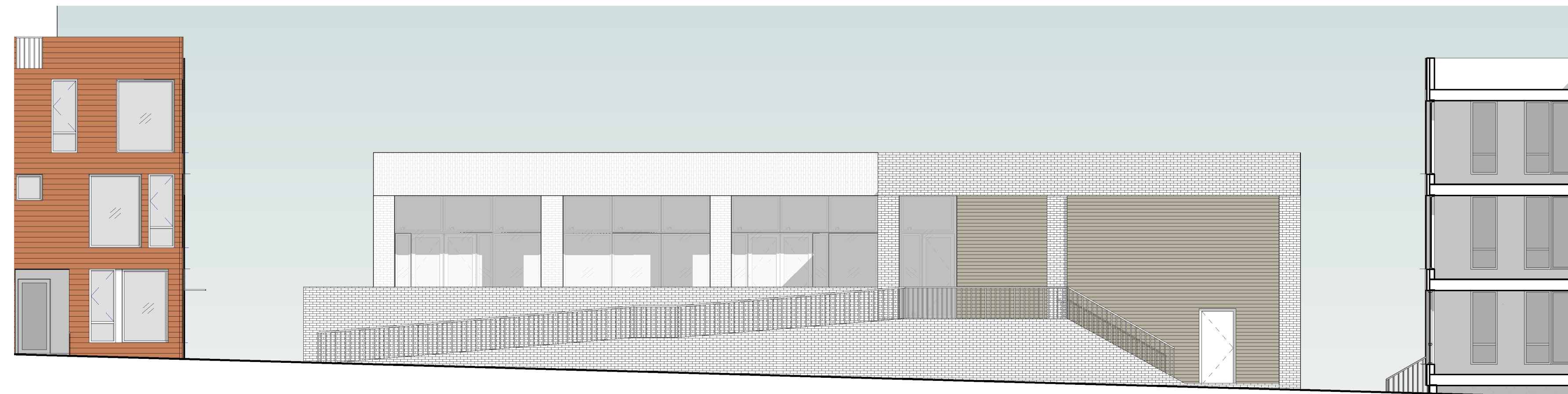
AMENITY EAST ELEVATION RENDERED - HIGH VISIBILITY

1/8" = 1'-0"



AMENITY NORTH SIDE ELEVATION RENDERED

1/8" = 1'-0"



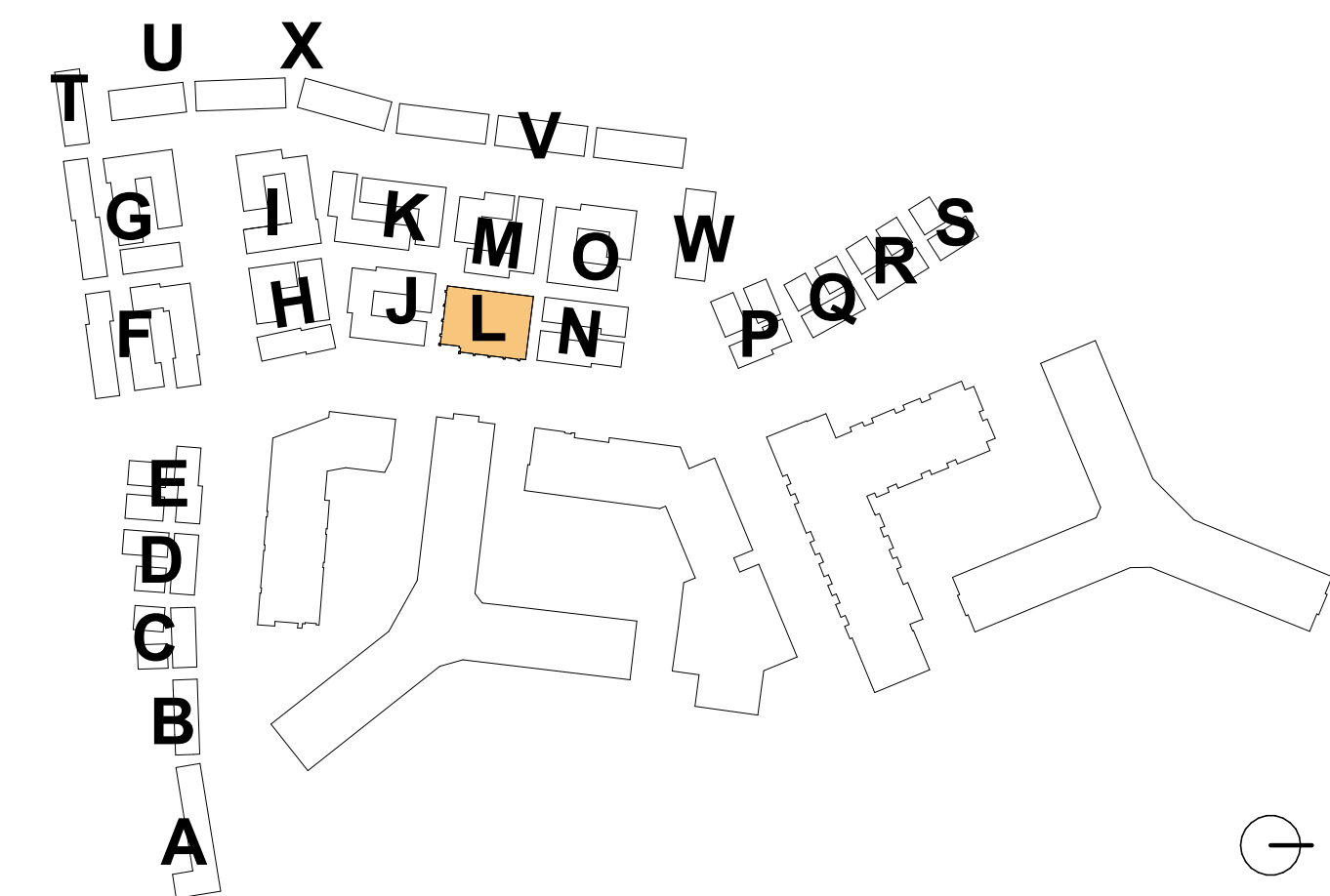
AMENITY WEST SIDE ELEVATION RENDERED

1/8" = 1'-0"



AMENITY SOUTH ELEVATION RENDERED

1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

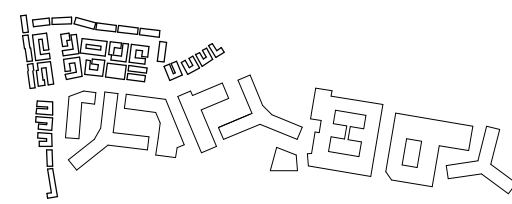
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

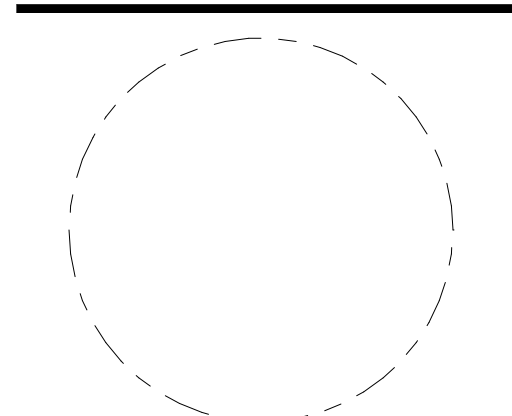


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER L -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

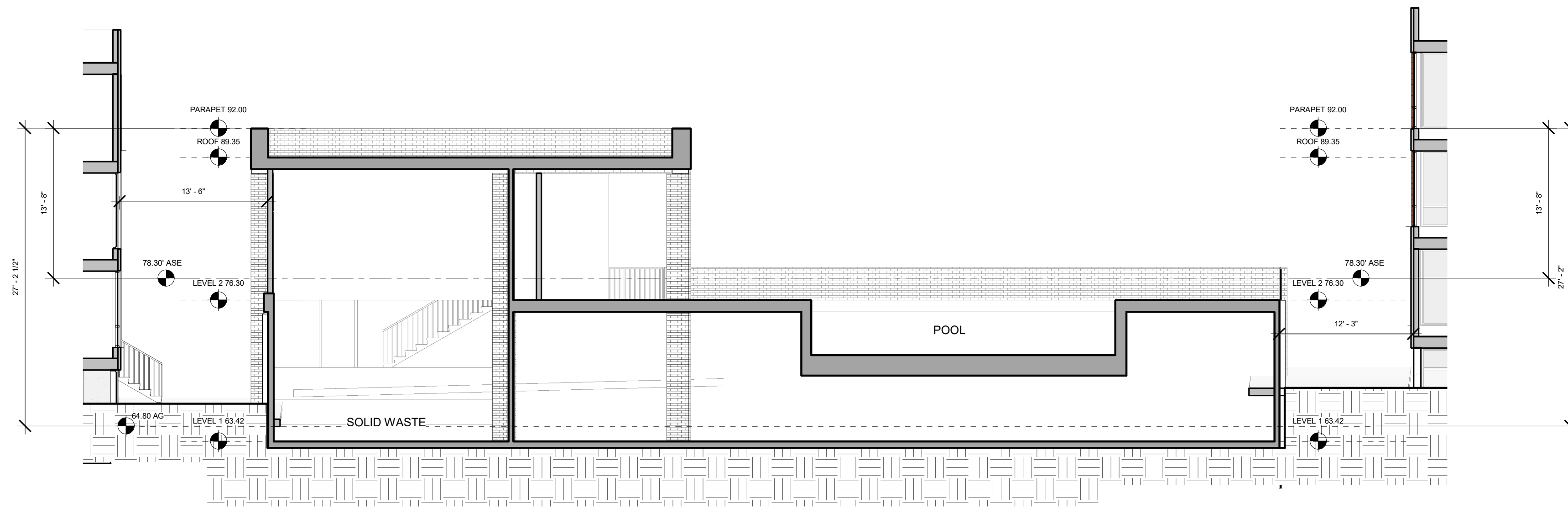
DATE
07/21/2023

SCALE:
As indicated

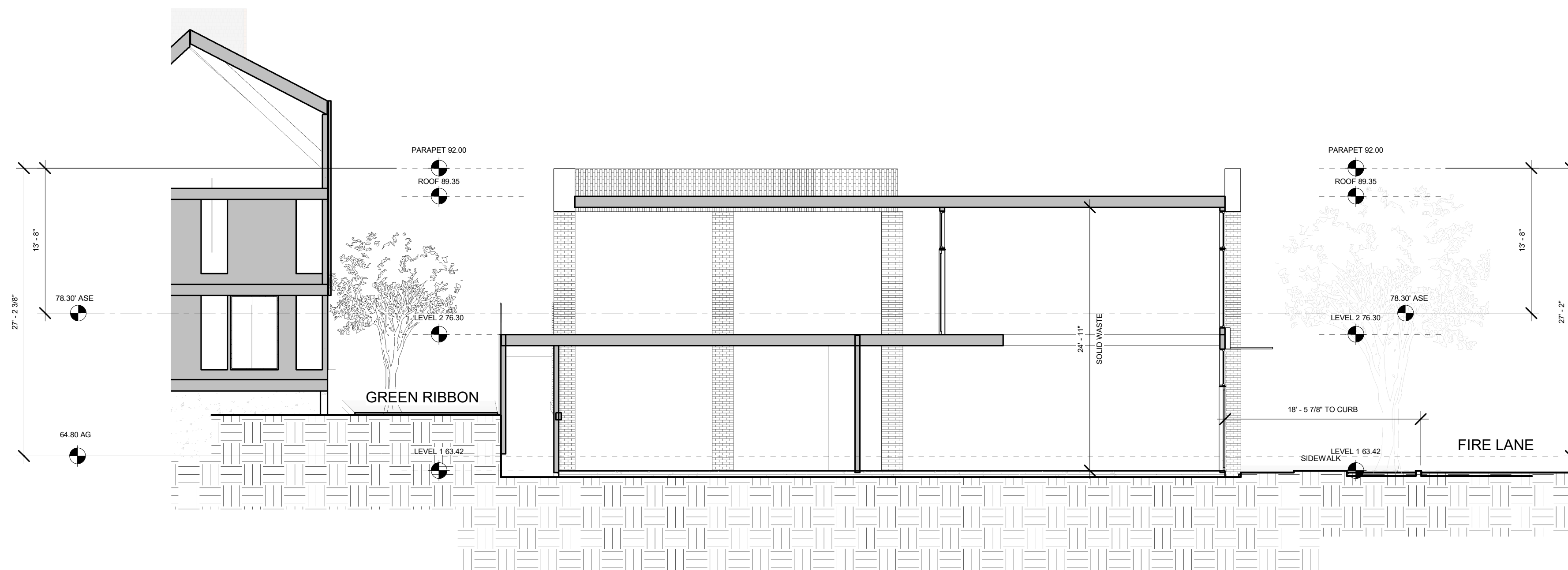
DRAWING NO.

A.S-L301

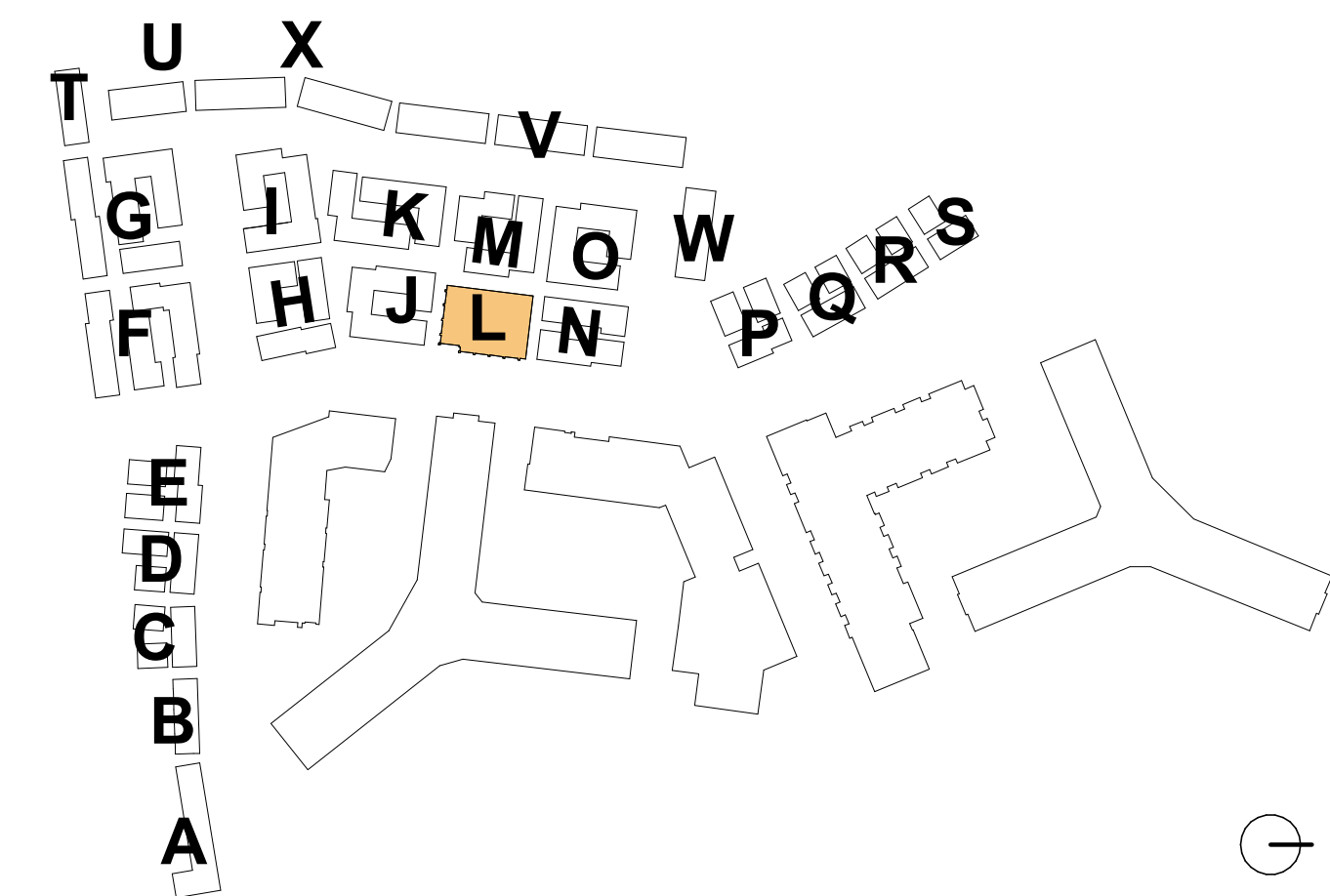
4.1 Submission



2 | CLUSTER L - NORTH SOUTH SECTION - LOOKING WEST THROUGH POOL
1/8" = 1'-0"



3 | CLUSTER L - EAST WEST SECTION - LOOKING NORTH
1/8" = 1'-0"



**RIVERHOUSE
NEIGHBORHOOD**

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

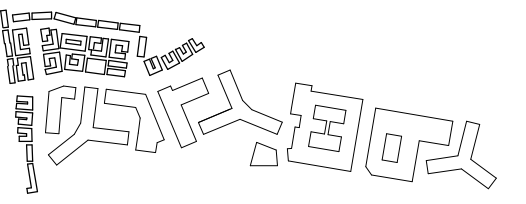
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

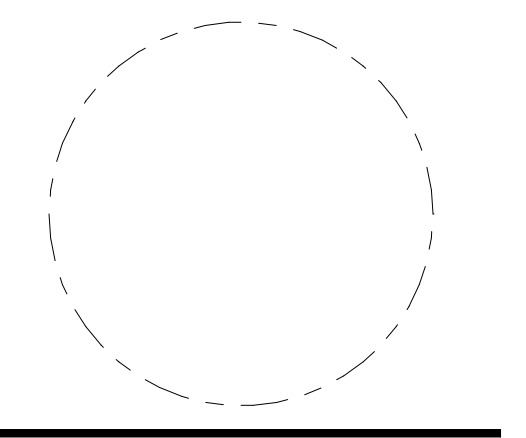


Issue

NO. DATE
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE



**CLUSTER M -
PLANS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

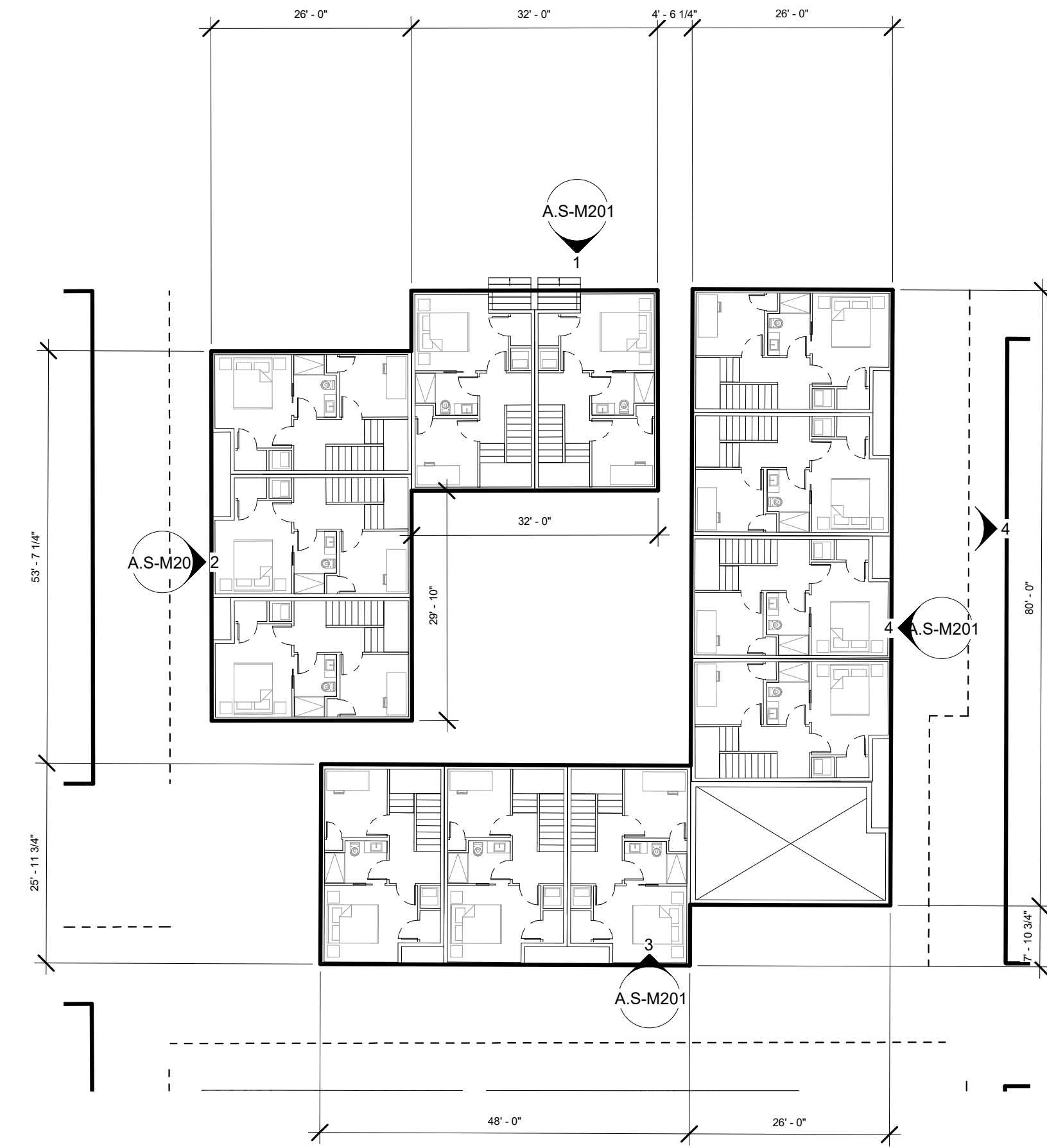
DATE
07/21/2023

SCALE:
As indicated

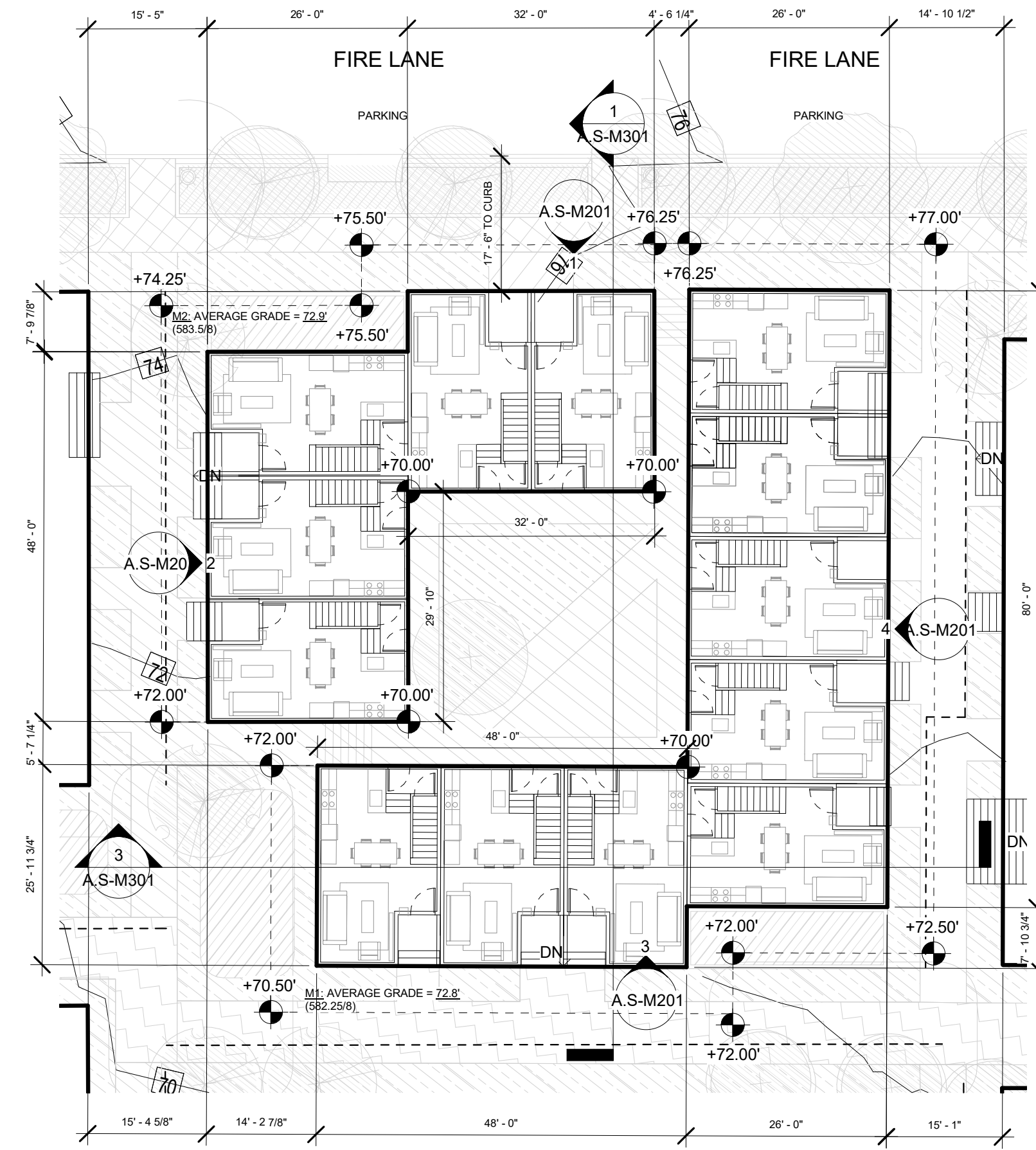
JOB NO.
Project Number

DRAWING NO.

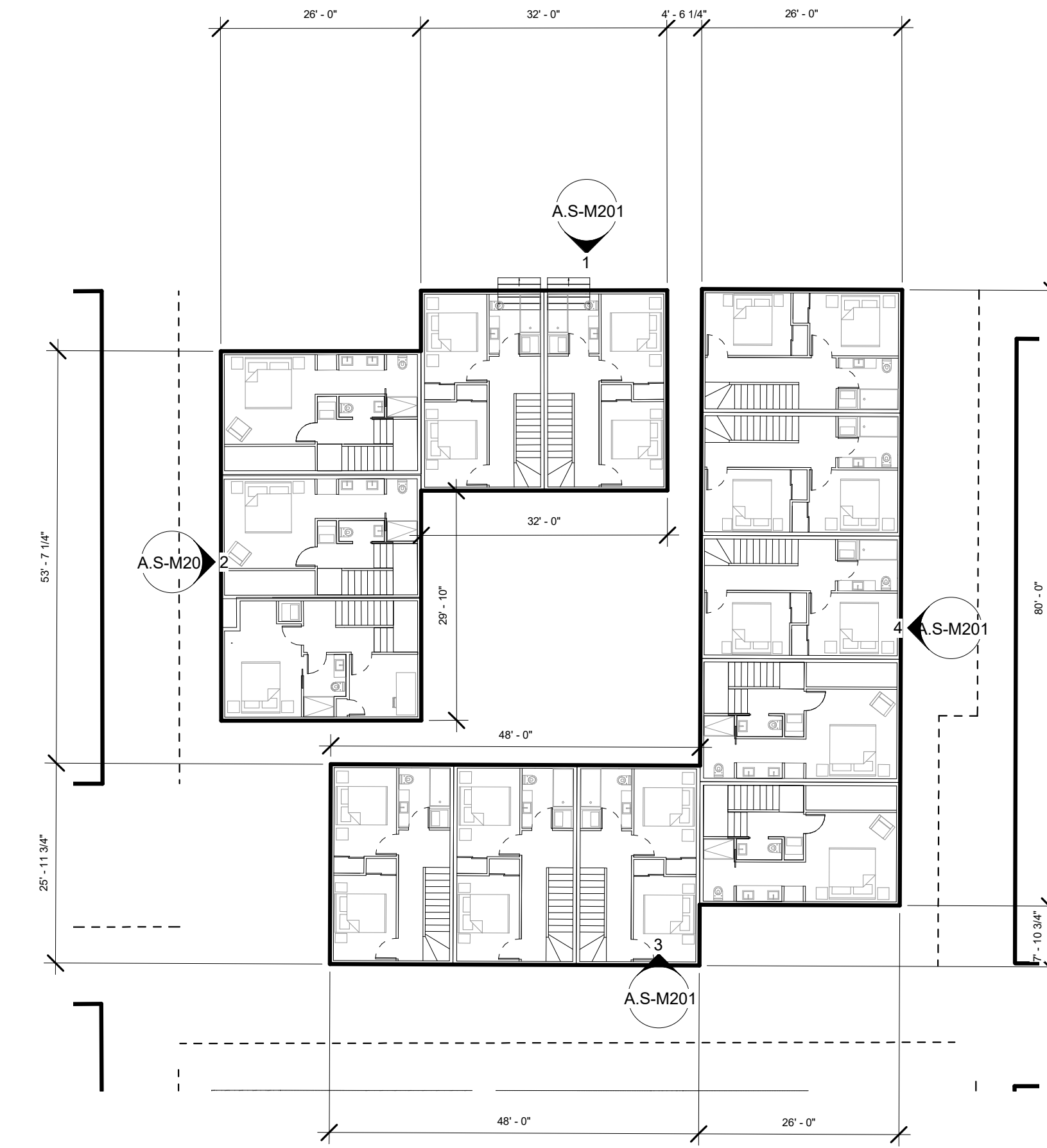
A.S-M101



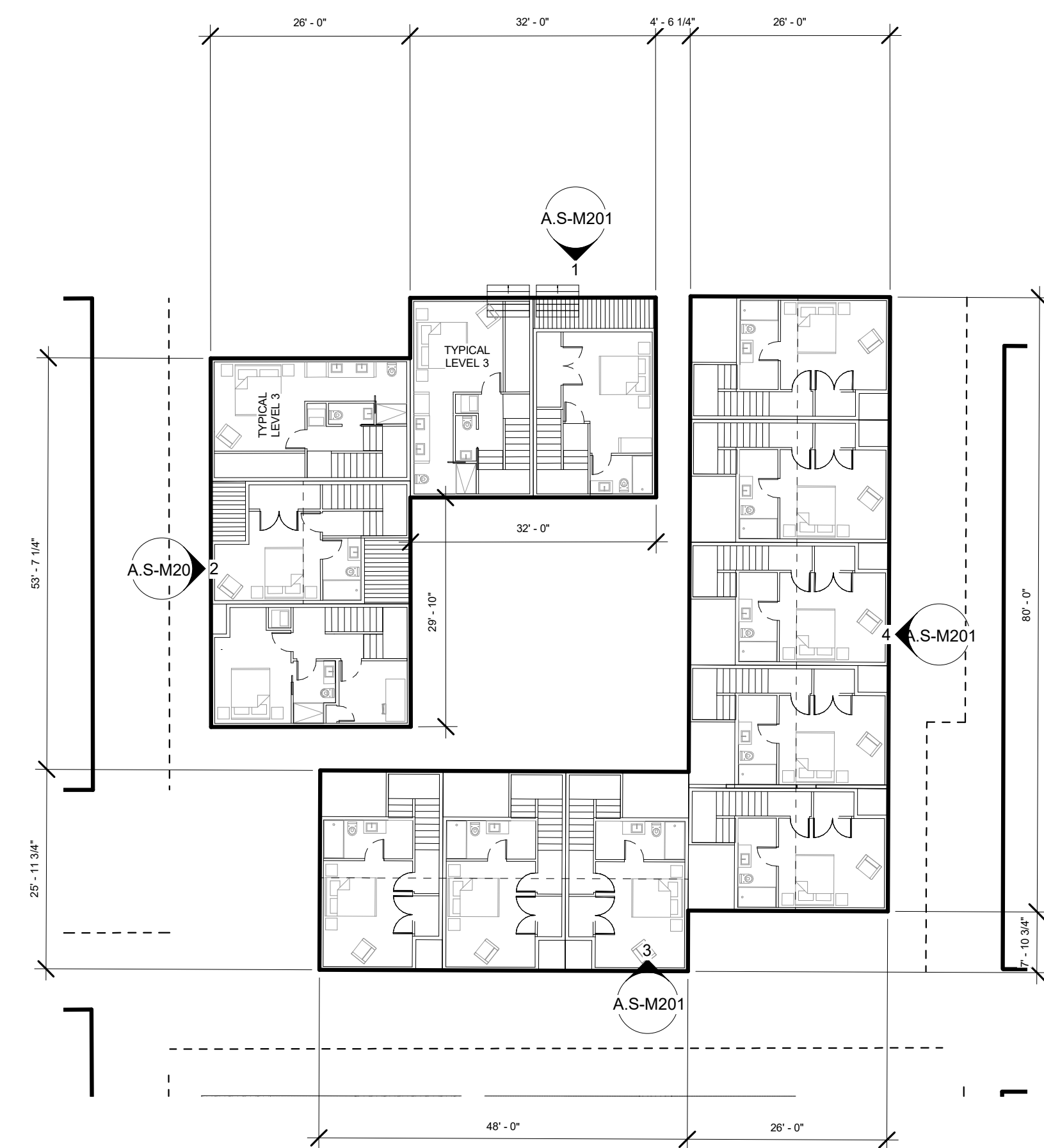
1 | CLUSTER M - BELOW GRADE
1/16" = 1'-0"



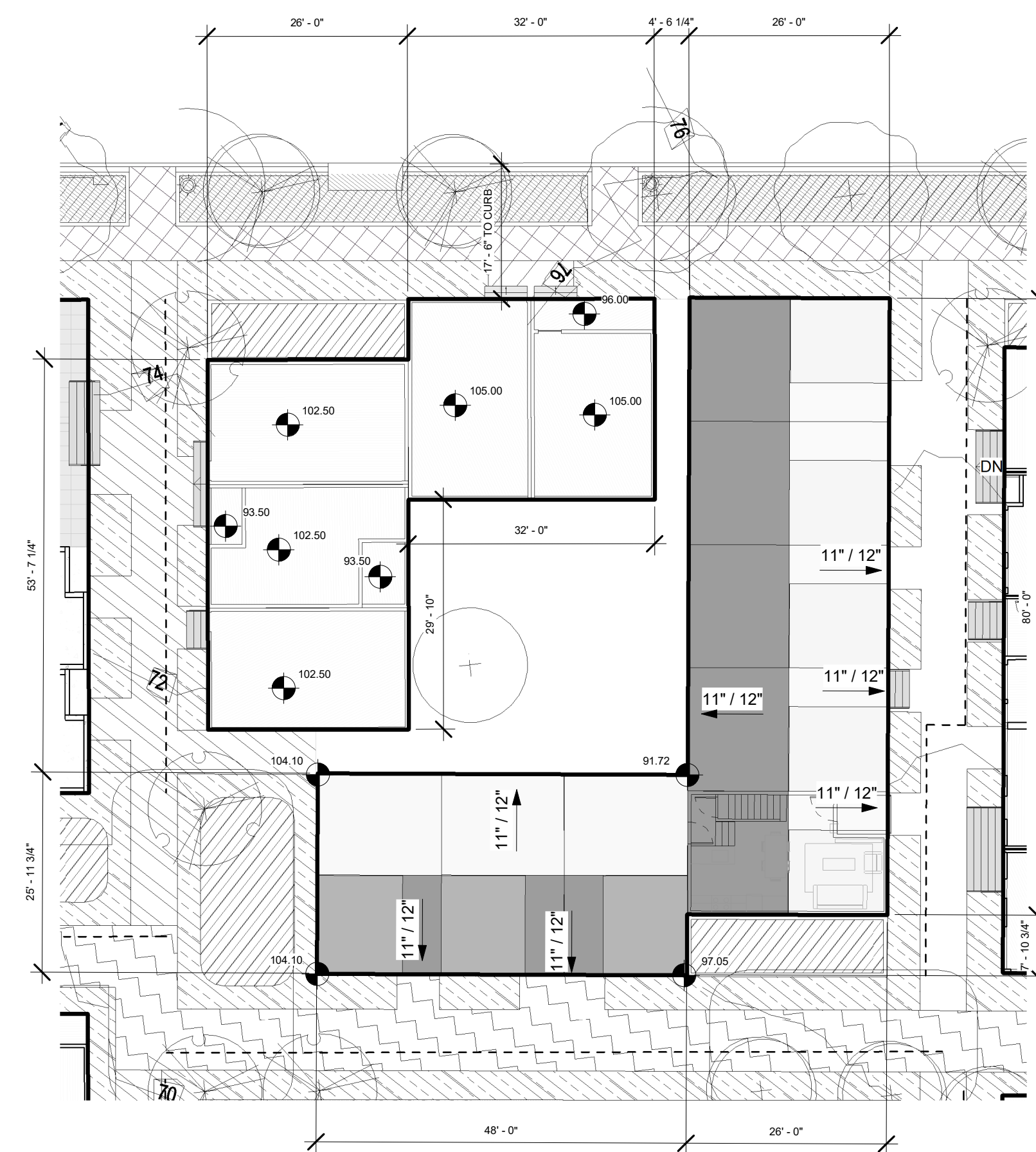
2 | CLUSTER M - LEVEL 1
1/16" = 1'-0"



3 | CLUSTER M - LEVEL 2
1/16" = 1'-0"

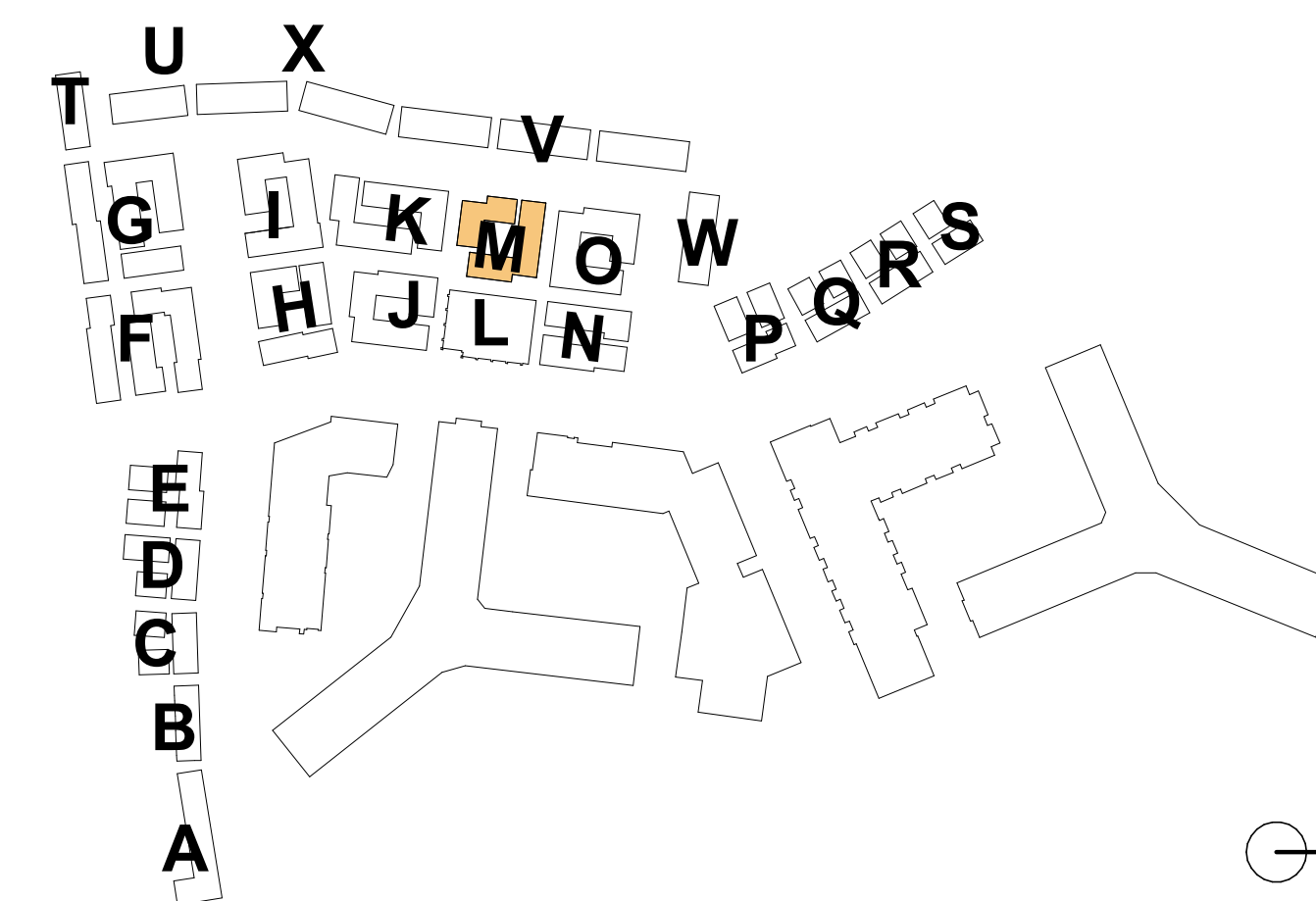


4 | CLUSTER M - LEVEL 3
1/16" = 1'-0"



5 | CLUSTER M - ROOF DECK
1/16" = 1'-0"

GFA CLUSTER M						
USE	CLUSTER	UNITS	TOTAL GFA	BED	BATH	GARAGE PARKING
Unit	CLUSTER M	13	16,006 SF	36	34	0
Unit	13	13	16,006 SF	36	34	0



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

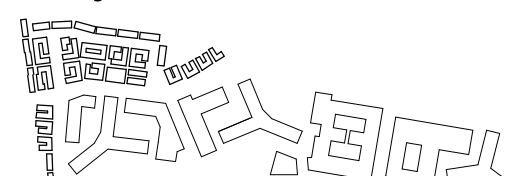
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

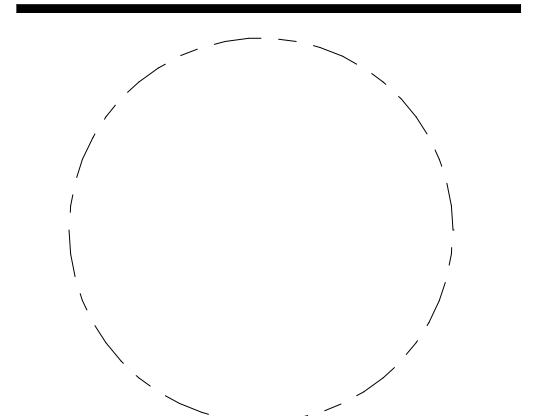


Issue

NO. DATE
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE



**CLUSTER M -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

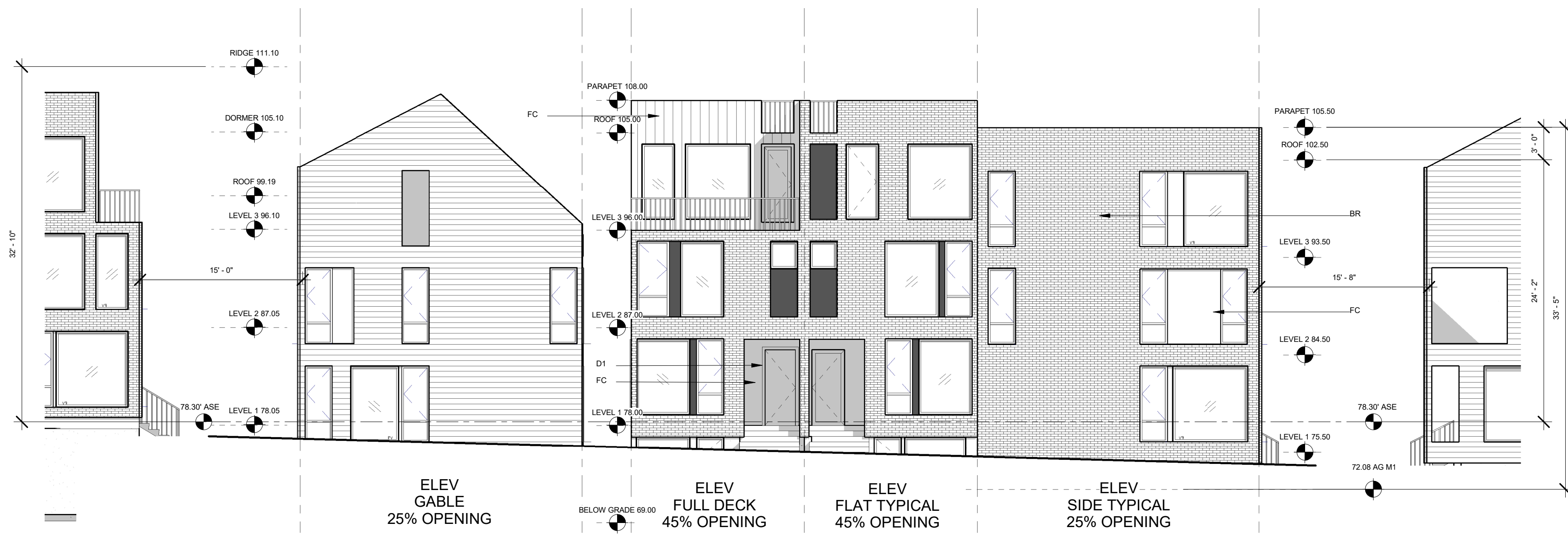
DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

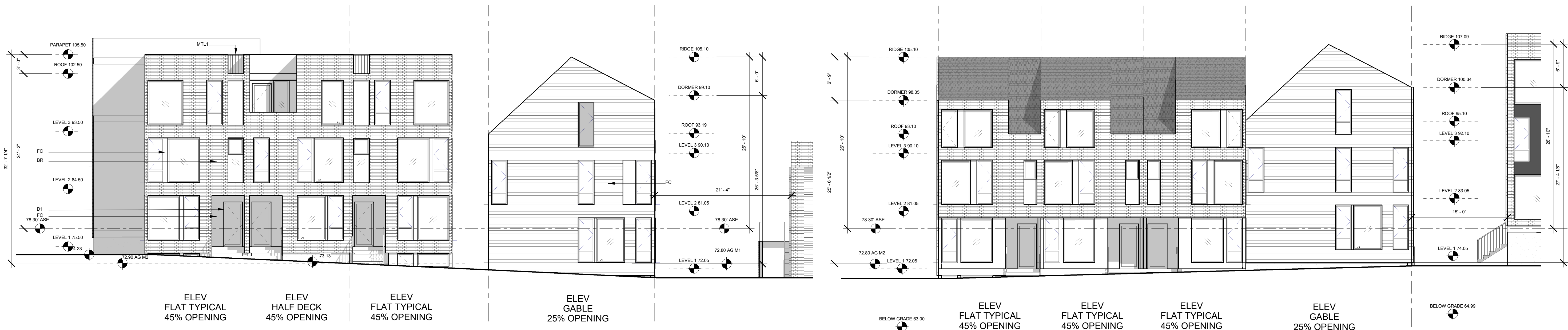
SCALE:
As indicated

DRAWING NO.
A.S-M201

JOB NO.
Project Number



1 | CLUSTER M - WEST ELEVATION
1/8" = 1'-0"



2 | CLUSTER M - SOUTH ELEVATION
1/8" = 1'-0"

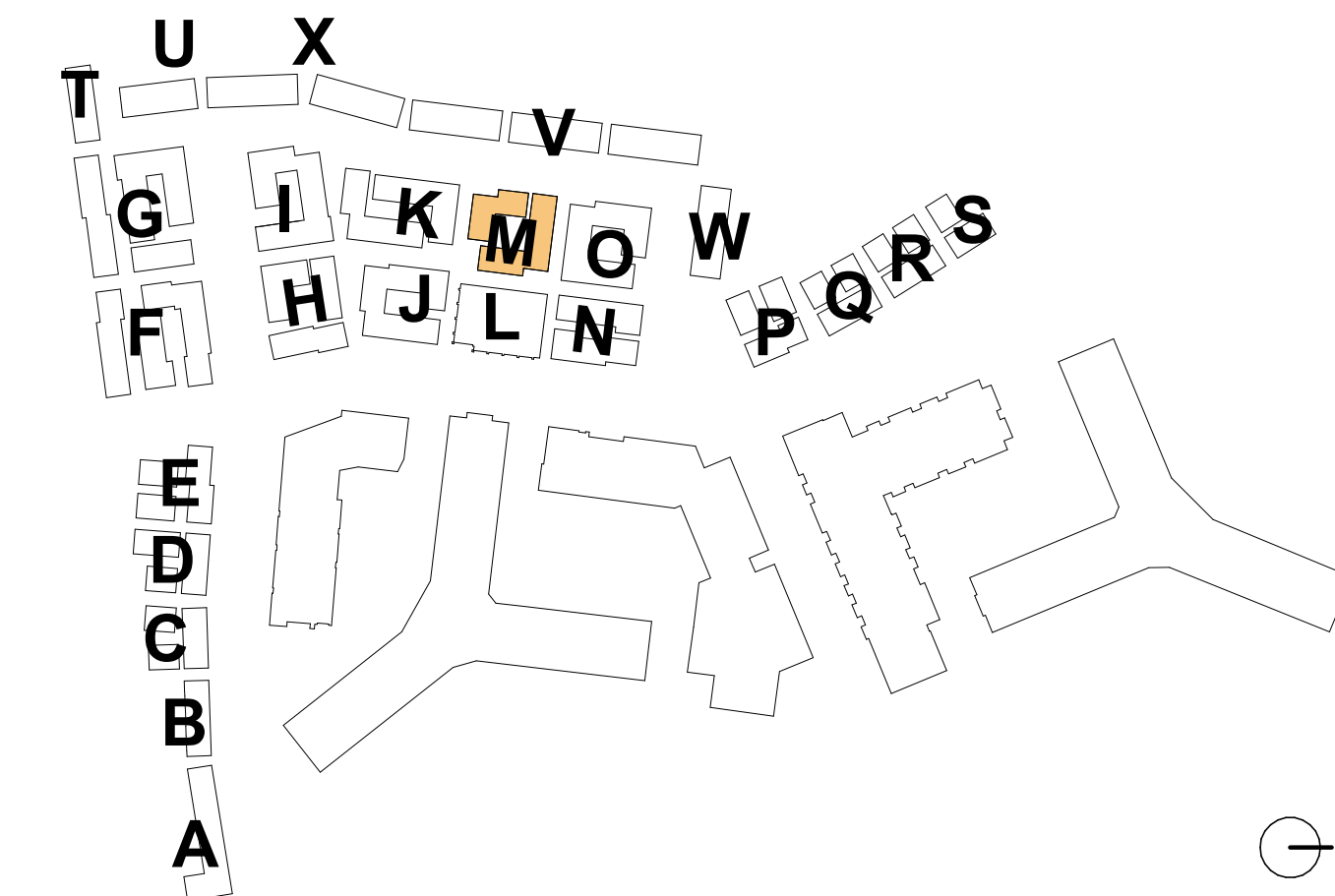
3 | CLUSTER M - EAST ELEVATION
1/8" = 1'-0"



4 | CLUSTER M - NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

MATERIAL	FC
FIBER CEMENT SIDING	FC
BRICK SIDING	BR
CONCRETE WALL	C1
CONCRETE TREADS	C2
WOOD	WD
ROOF	R1
METAL	MTL1
METAL	MTL2
DOOR	D1
DOOR	D2



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

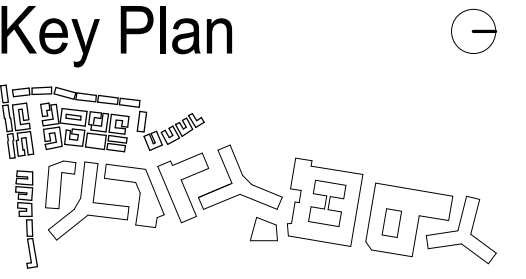
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

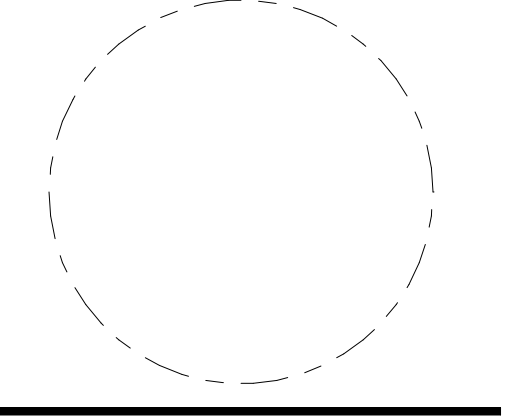
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441



Issue	
NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions	
NO.	DATE



**CLUSTER M -
RENDERED
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.
A.S-M202



1 | CLUSTER M - WEST ELEVATION RENDERED
1/8" = 1'-0"



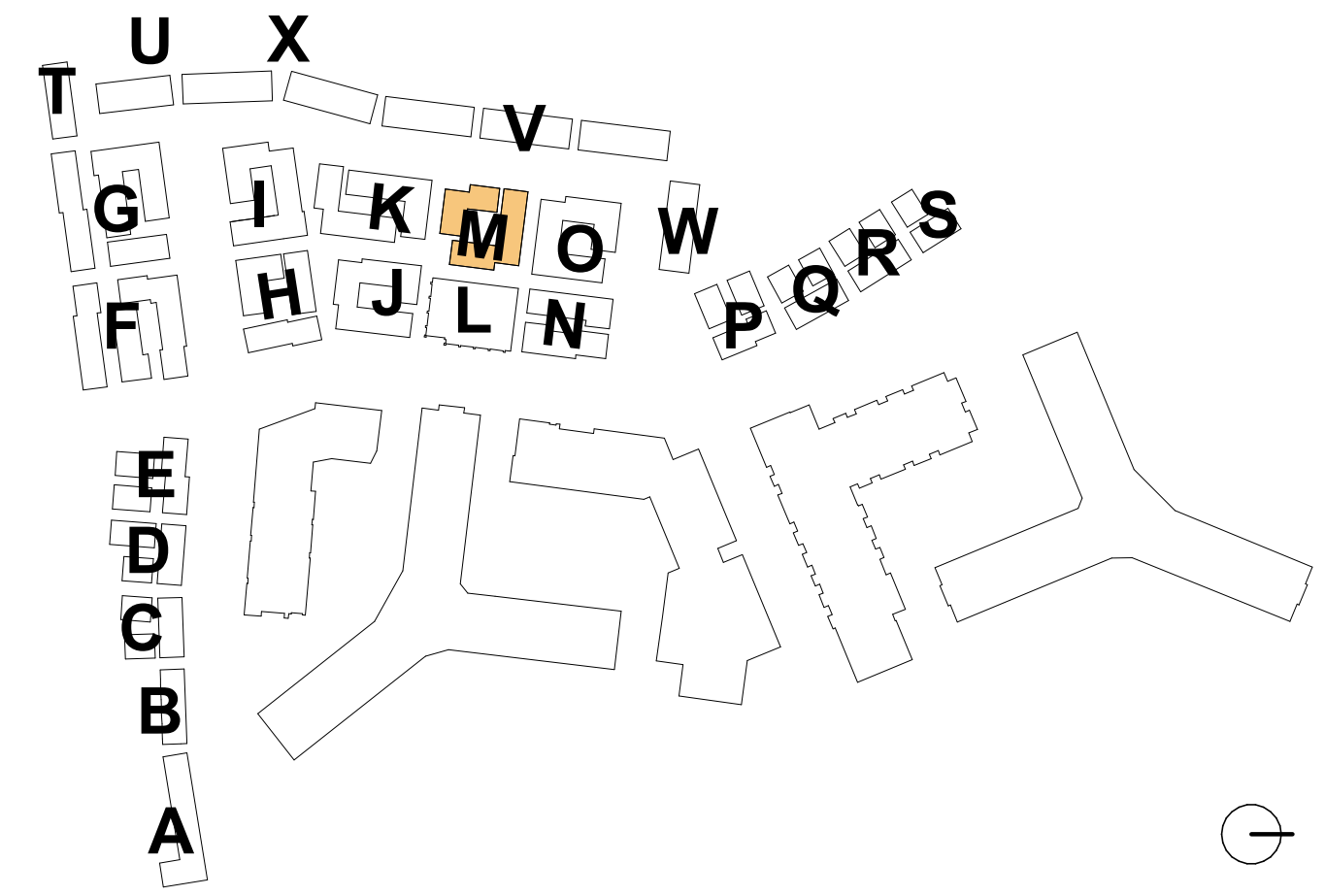
4 | CLUSTER M - SOUTH ELEVATION RENDERED
1/8" = 1'-0"



3 | CLUSTER M - EAST ELEVATION RENDERED
1/8" = 1'-0"



2 | CLUSTER M - NORTH ELEVATION RENDERED
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

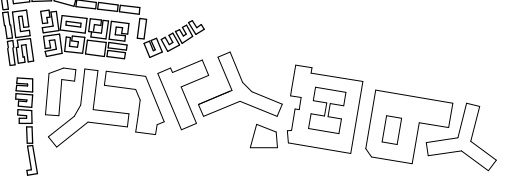
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

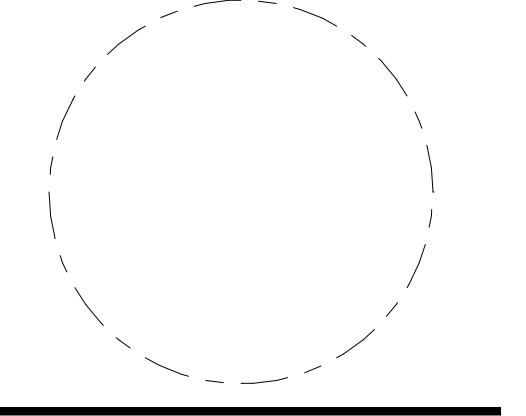


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER M -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

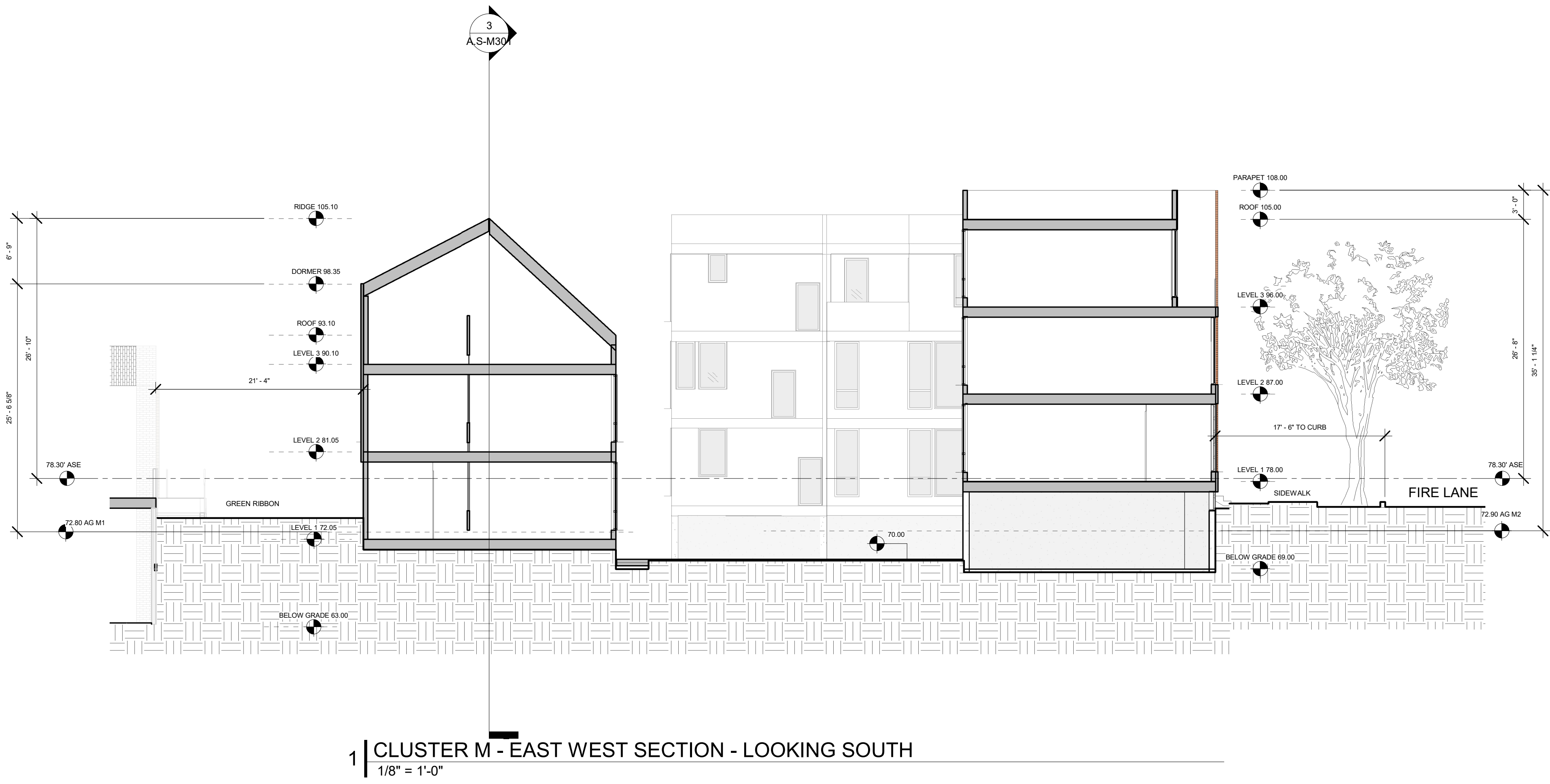
DATE
07/21/2023

SCALE:
As indicated

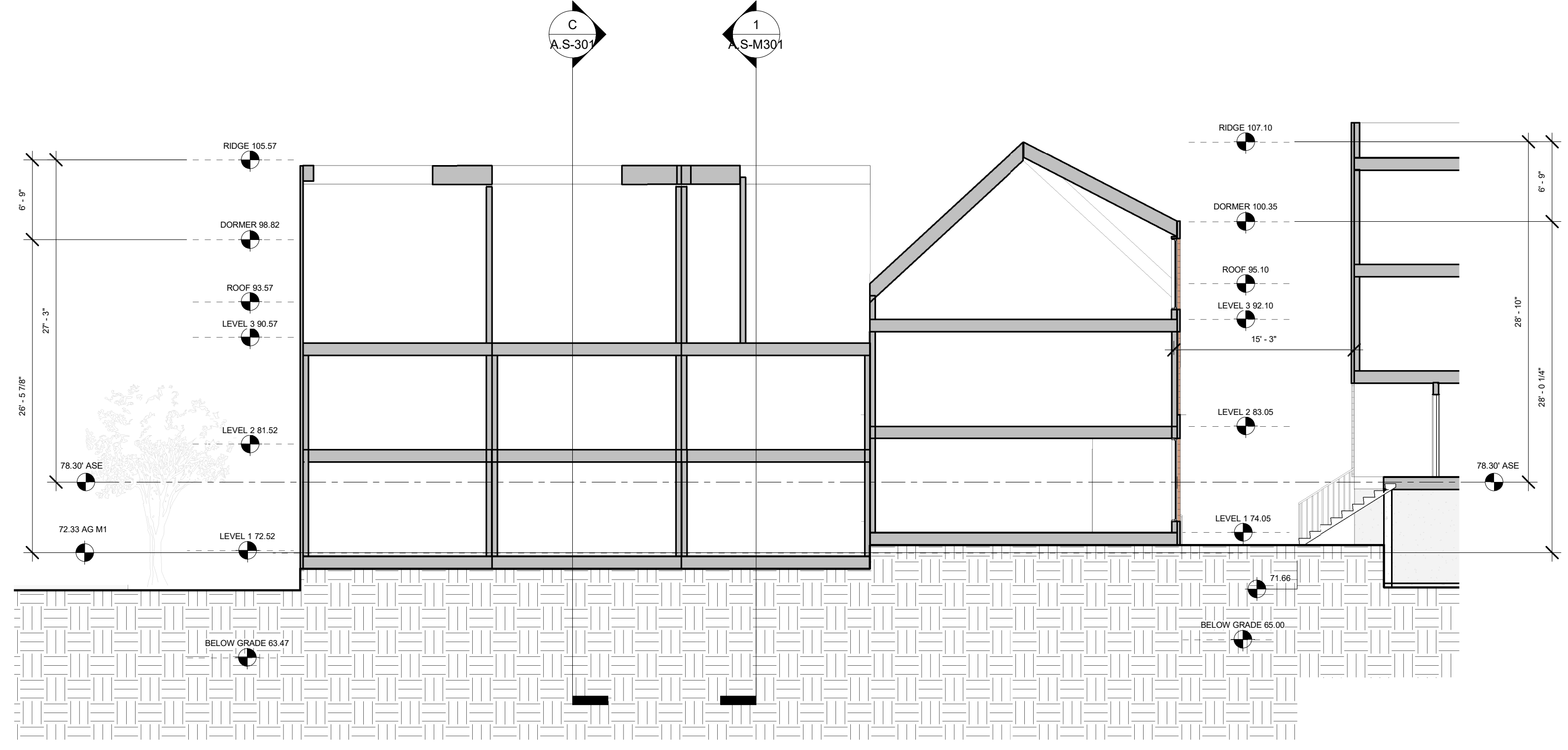
JOB NO.
Project Number

DRAWING NO.
A.S-M301

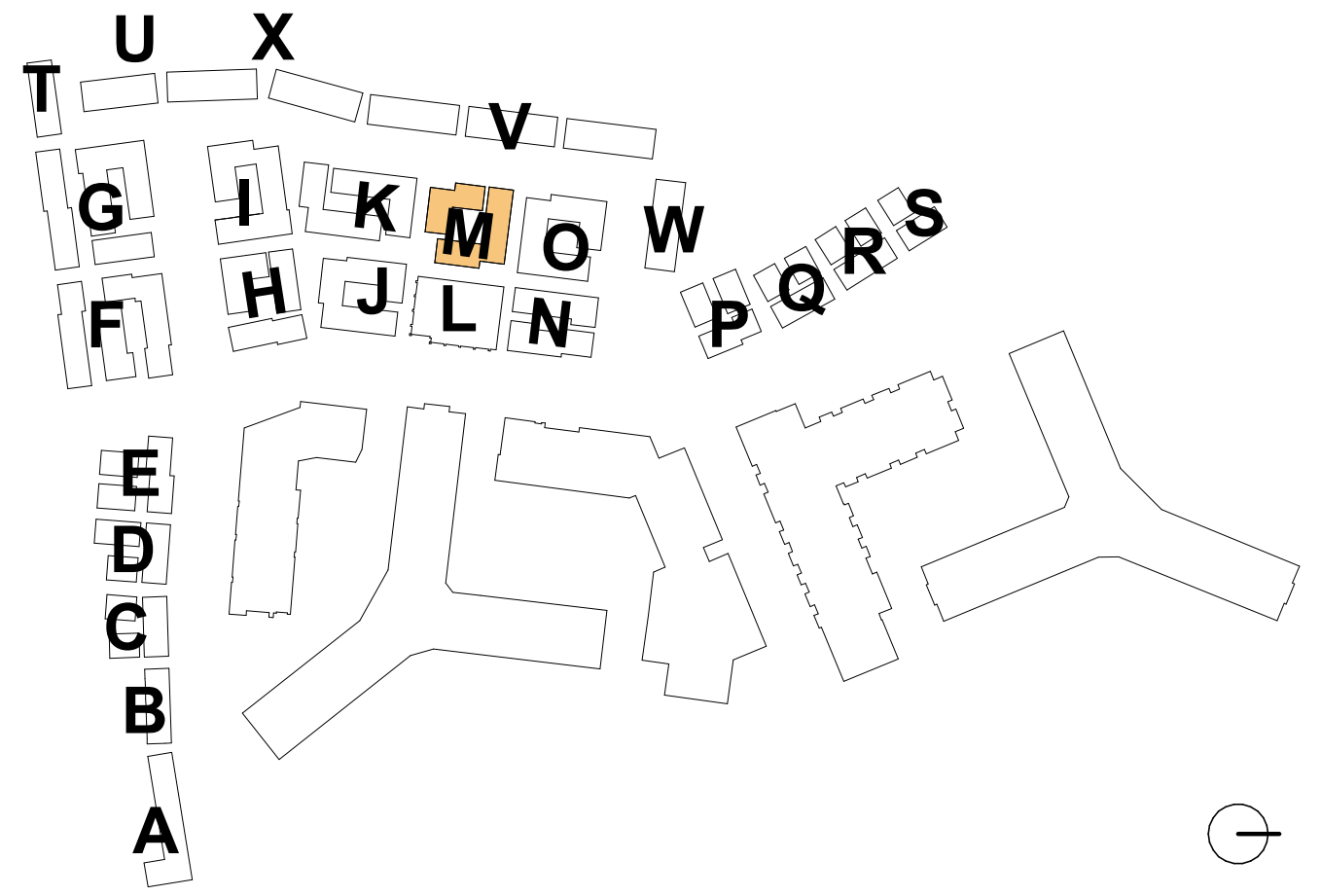
4.1 Submission



1 CLUSTER M - EAST WEST SECTION - LOOKING SOUTH
1/8" = 1'-0"



3 CLUSTER M - SECTION THROUGH COURTYARD
1/8" = 1'-0"



**RIVERHOUSE
NEIGHBORHOOD**

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

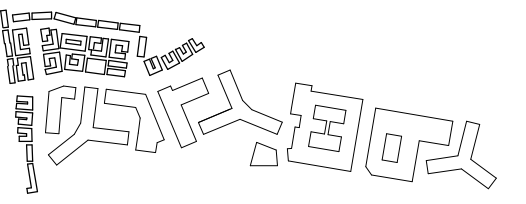
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

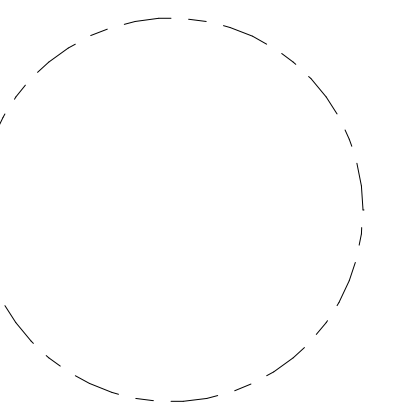


Issue

NO. DATE
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE



**CLUSTER N -
PLANS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

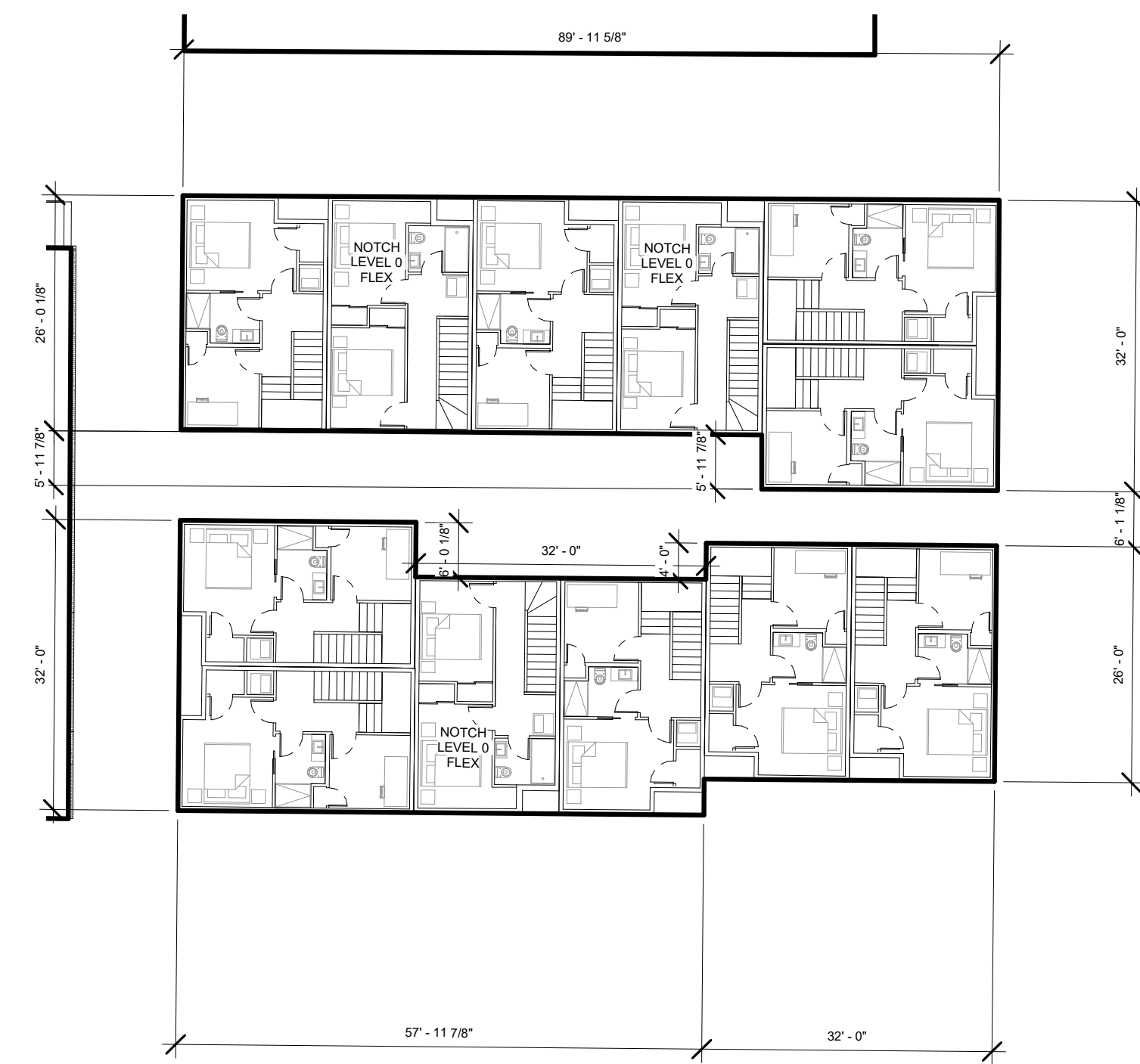
DATE
07/21/2023

SCALE:
As indicated

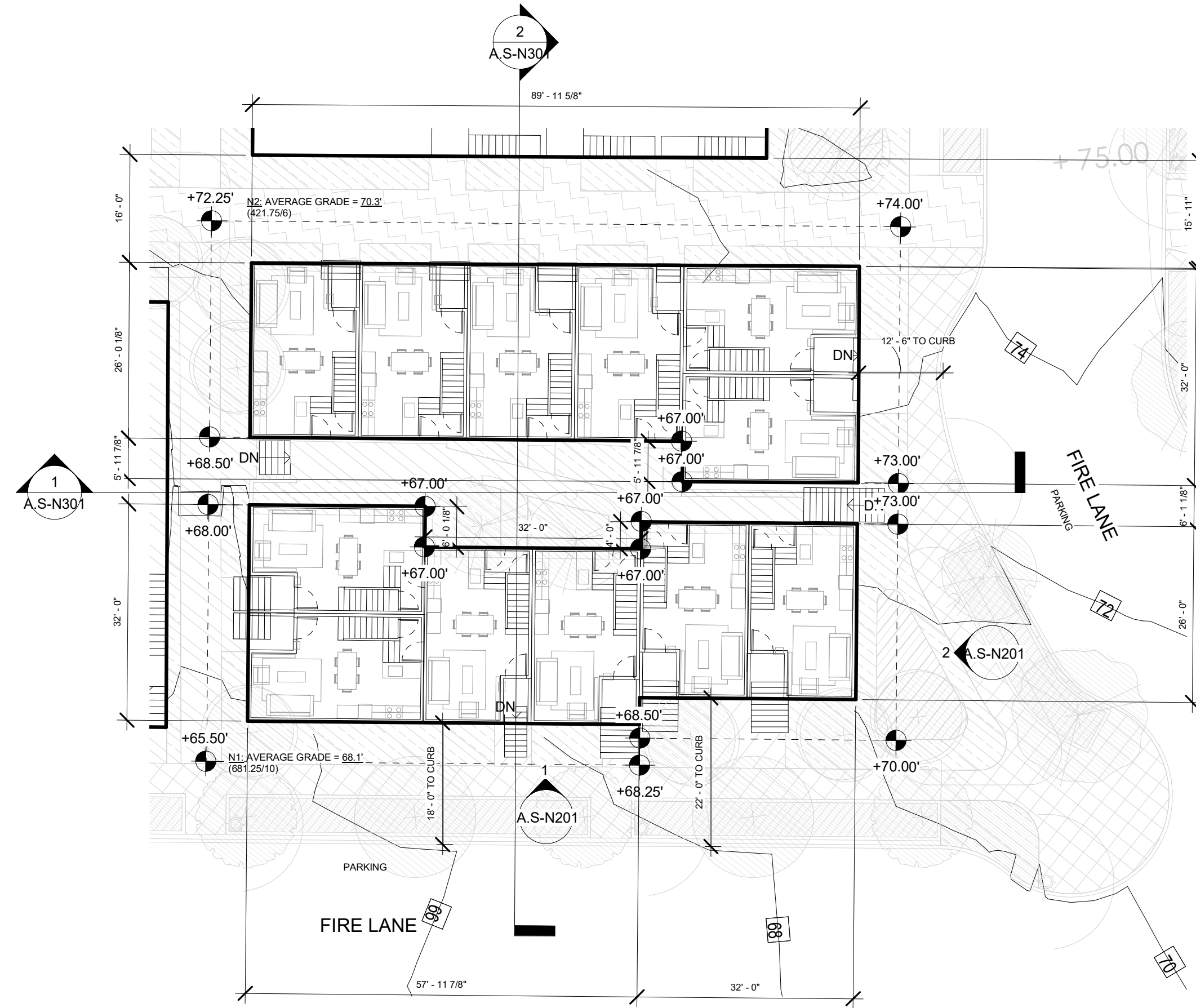
JOB NO.
Project Number

DRAWING NO.

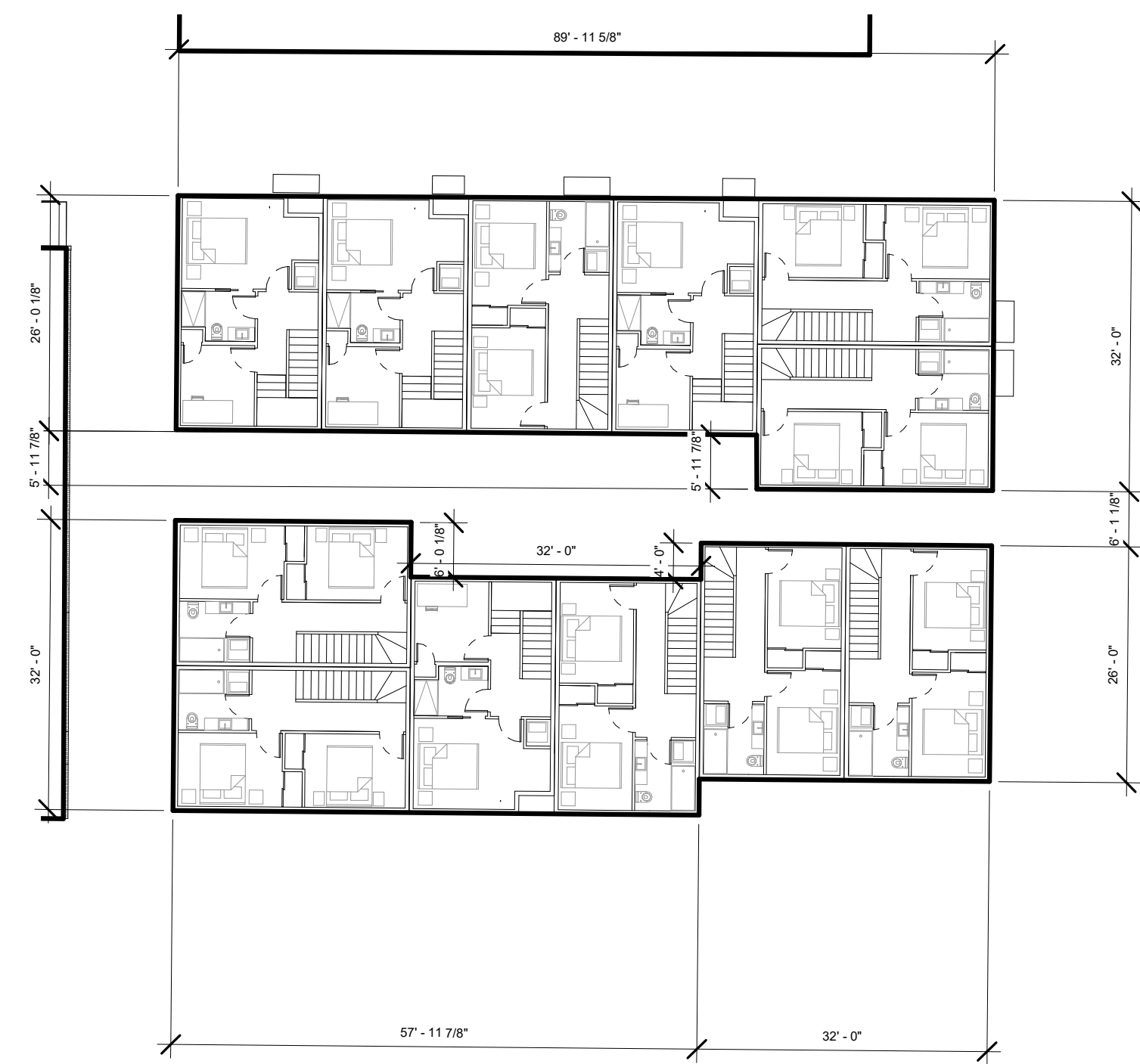
A.S-N101



1 | CLUSTER N - BELOW GRADE
1/16" = 1'-0"



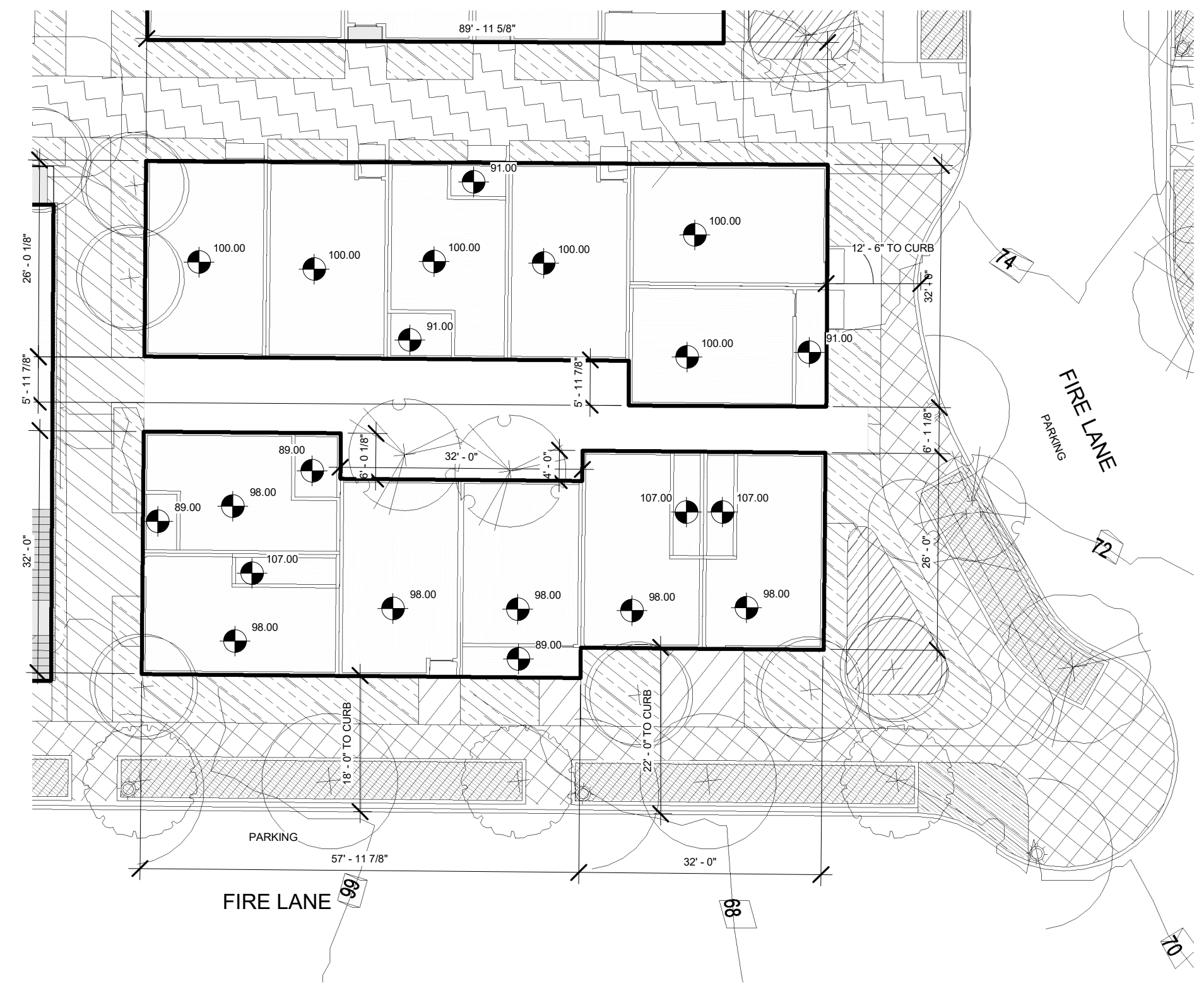
2 | CLUSTER N - LEVEL 1
1/16" = 1'-0"



3 | CLUSTER N - LEVEL 2
1/16" = 1'-0"

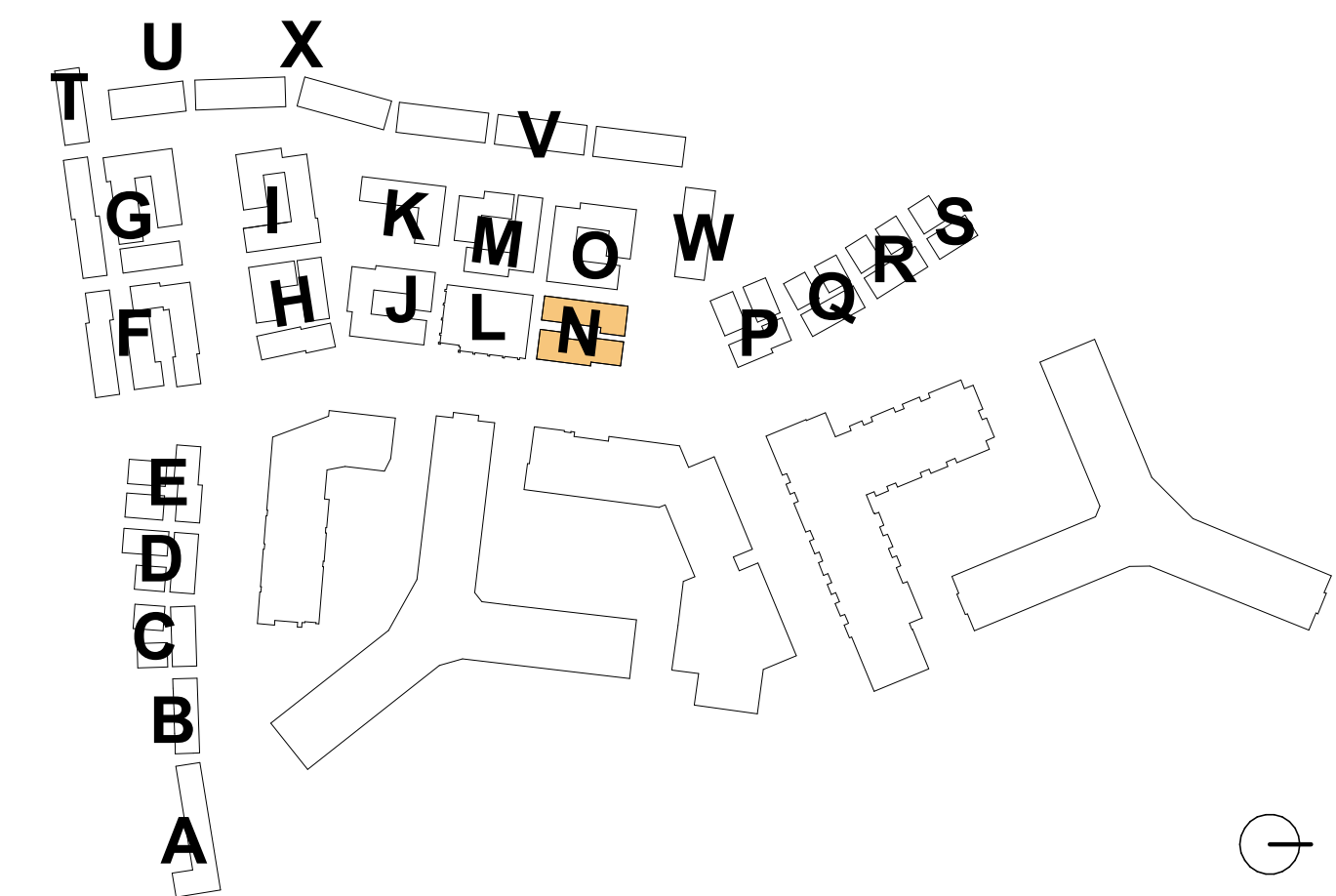


4 | CLUSTER N - LEVEL 3
1/16" = 1'-0"



5 | CLUSTER N - ROOF
1/16" = 1'-0"

GFA CLUSTER N						
USE	CLUSTER	UNITS	TOTAL GFA	BED	BATH	GARAGE PARKING
Unit	CLUSTER N	12	18,516 SF	44	36	0
Unit: 12		12	18,516 SF	44	36	0



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

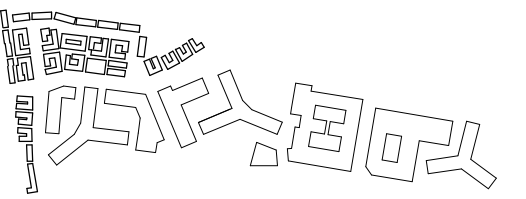
ATTORNEY
VENABLE LLP
202.344.4000

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
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE

**CLUSTER N -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

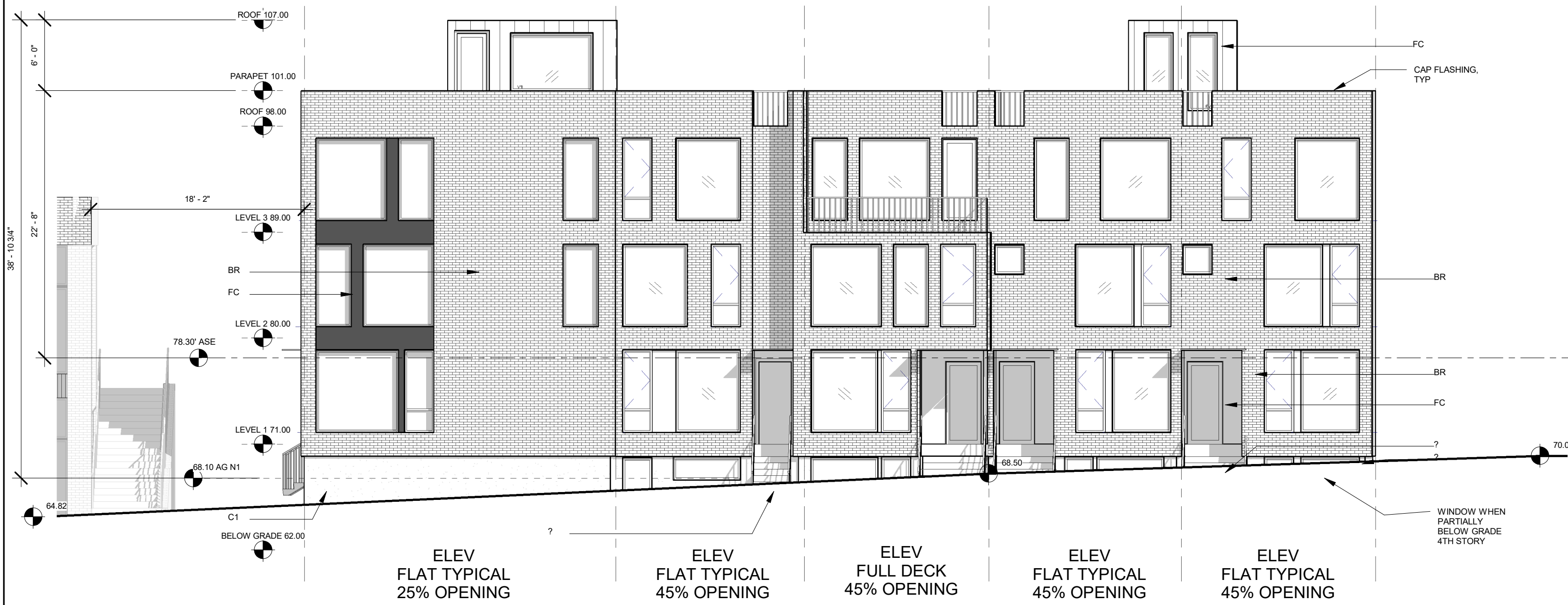
DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.

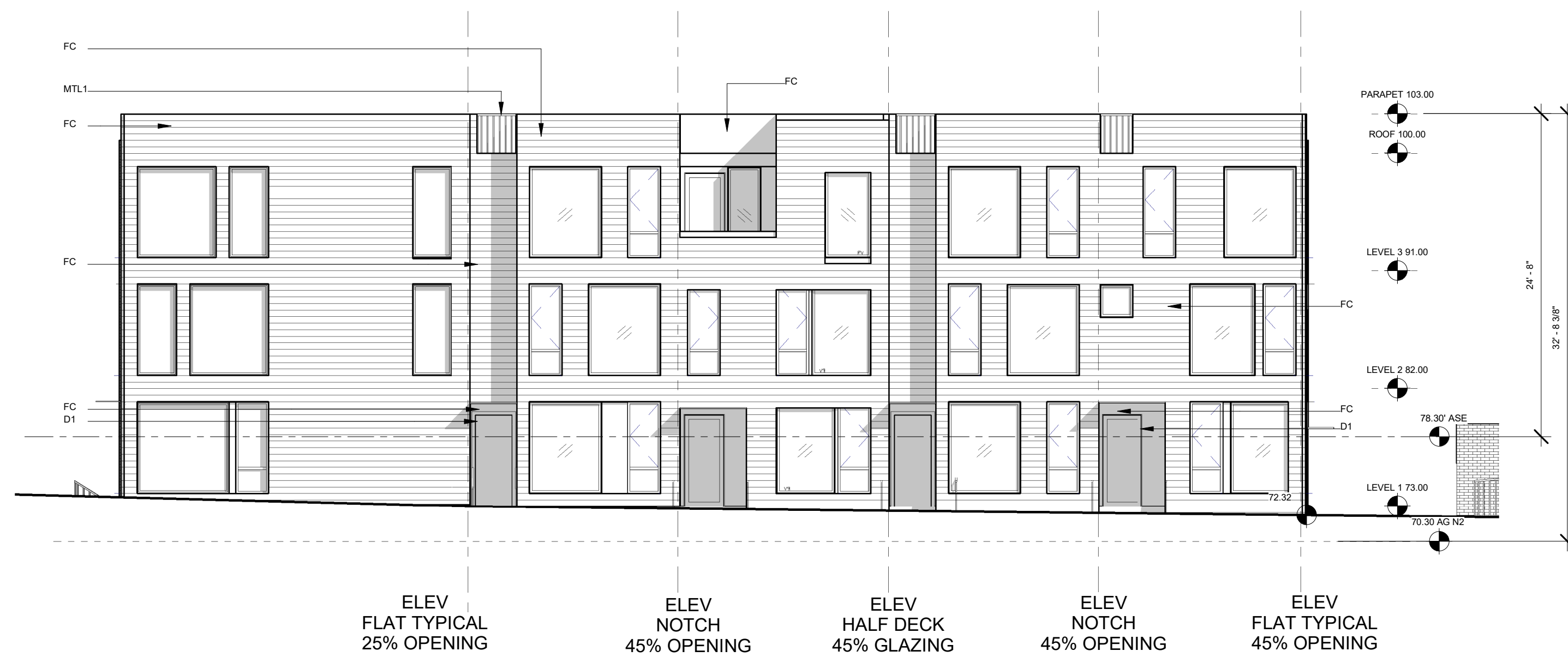
A.S-N201



CLUSTER N - EAST ELEVATION - KENT ACCESS
1/8" = 1'-0"



CLUSTER N NORTH ELEVATION
1/8" = 1'-0"



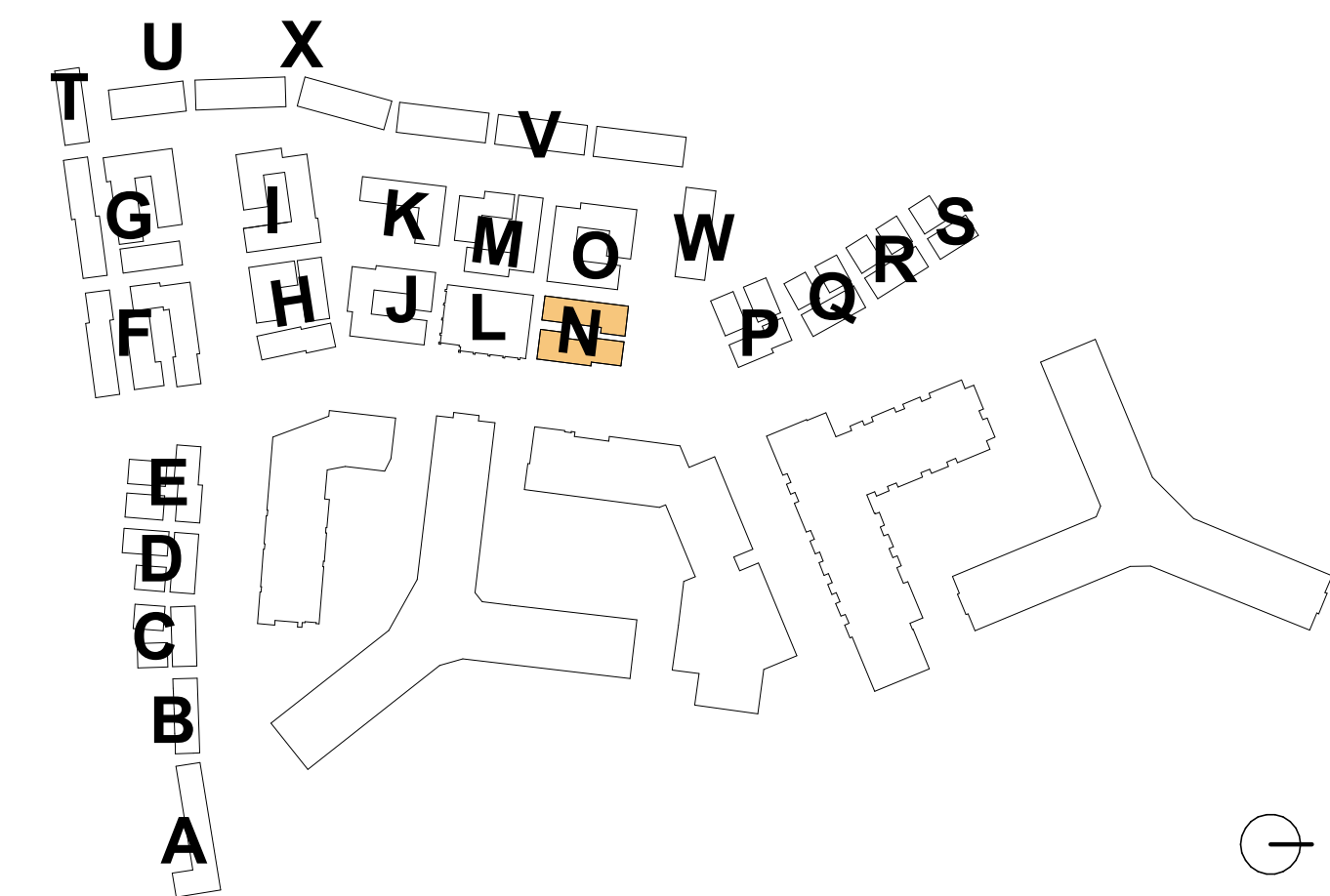
CLUSTER N - WEST ELEVATION
1/8" = 1'-0"



CLUSTER N SOUTH ELEVATION
1/8" = 1'-0"

**MATERIAL
LEGEND**

MATERIAL	LEGEND
FC	FIBER CEMENT SIDING
BR	BRICK SIDING
C1	CONCRETE WALL
C2	CONCRETE TREADS
WD	WOOD
R1	ROOF
MTL1	METAL
MTL2	METAL
D1	DOOR
D2	DOOR



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

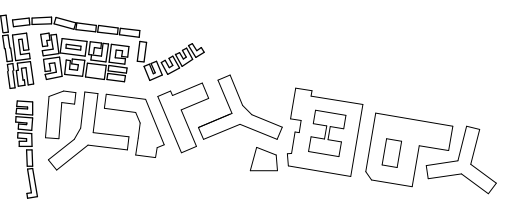
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

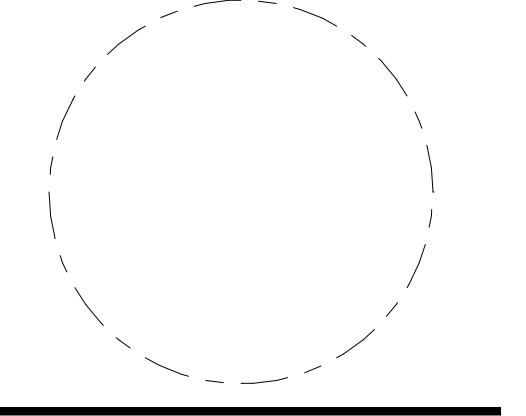


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

NO.	DATE



**CLUSTER N -
RENDERED
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE: As indicated	JOB NO. Project Number
-------------------------------	----------------------------------

DRAWING NO.

A.S-N202

4.1 Submission



CLUSTER N - EAST ELEVATION - KENT ACCESS RENDERED
1/8" = 1'-0"



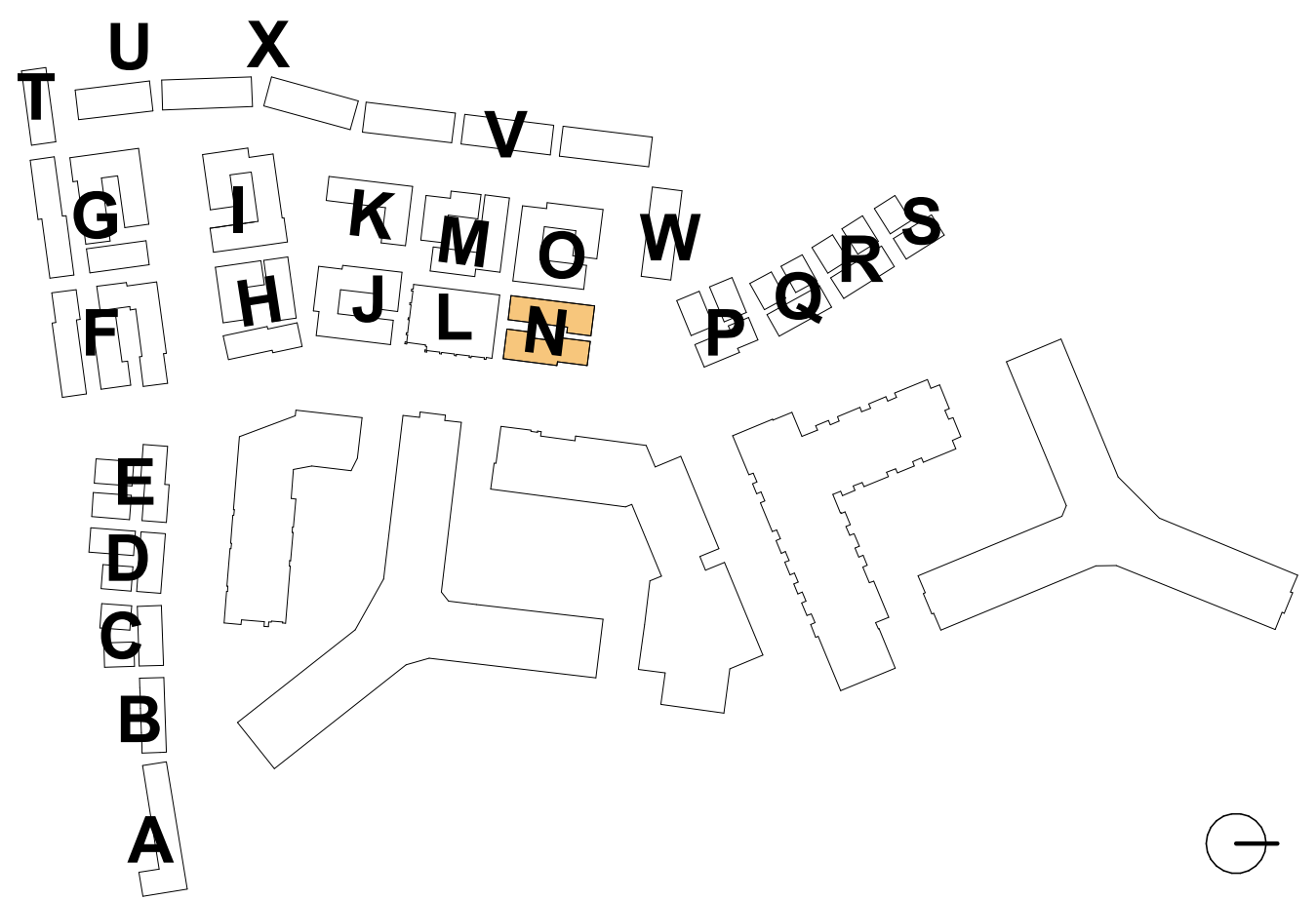
CLUSTER N NORTH ELEVATION RENDERED
1/8" = 1'-0"



CLUSTER N - WEST ELEVATION RENDERED
1/8" = 1'-0"



CLUSTER N SOUTH ELEVATION RENDERED
1/8" = 1'-0"



**RIVERHOUSE
NEIGHBORHOOD**

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

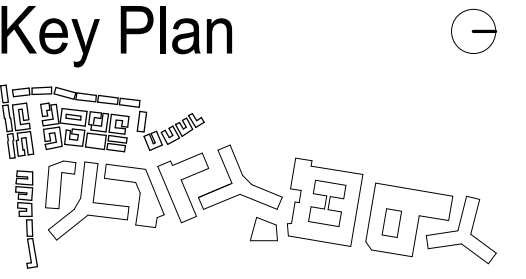
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

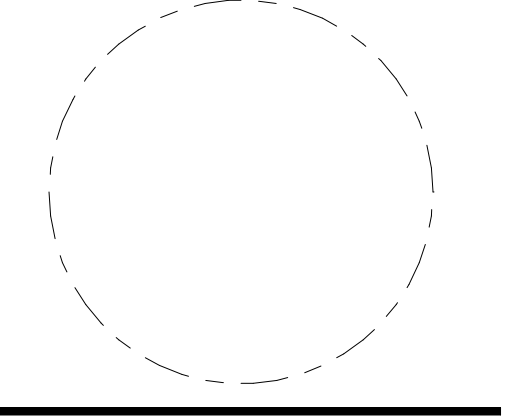
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441



Issue	
NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions	
NO.	DATE



**CLUSTER N -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

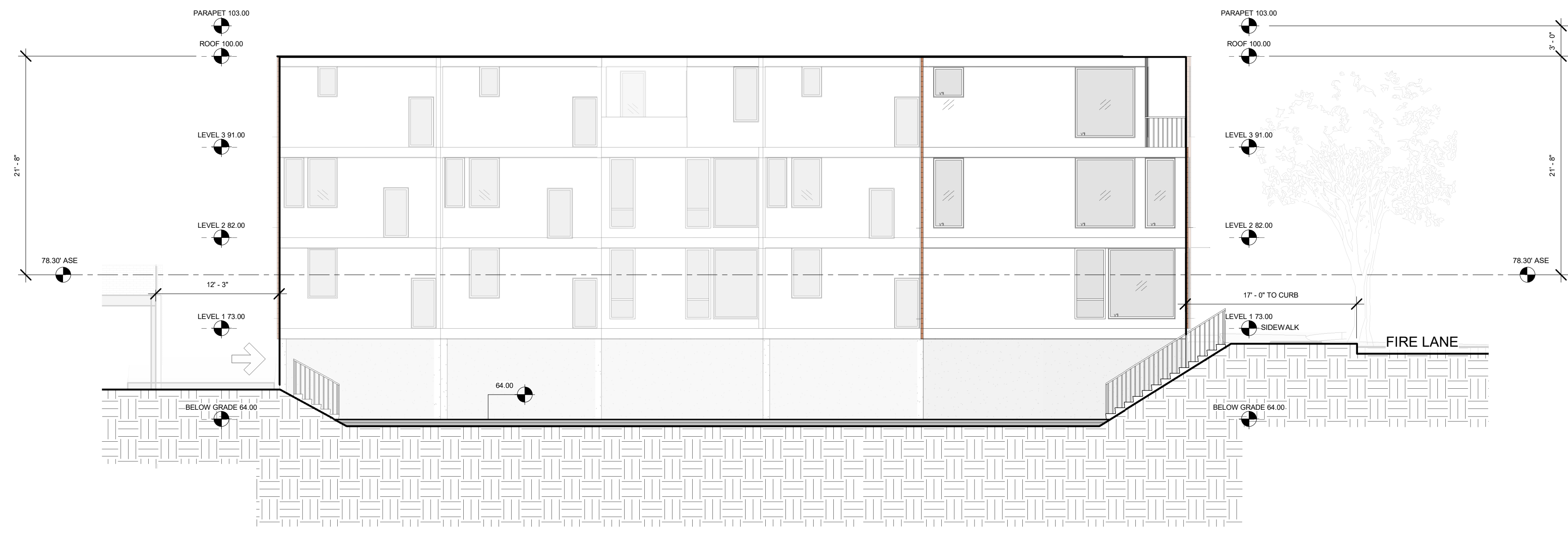
DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

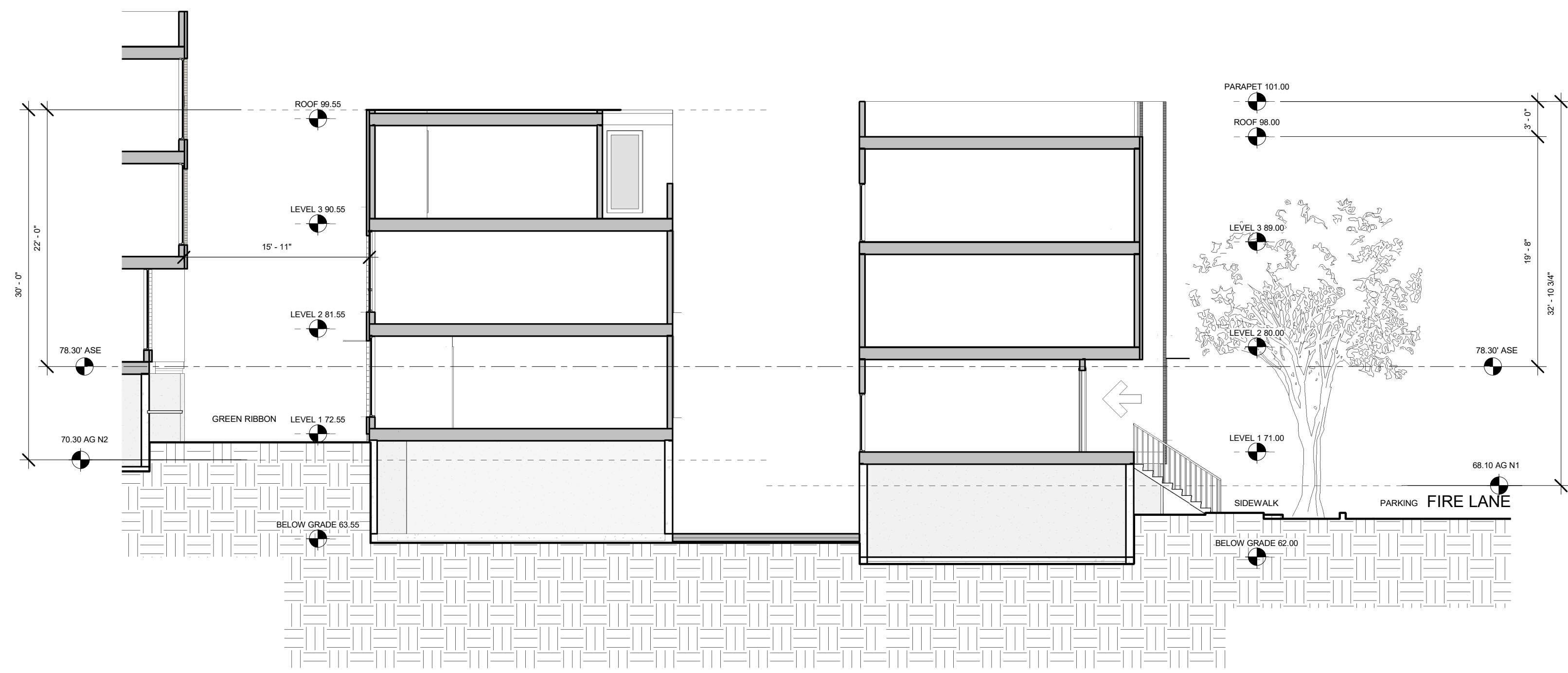
SCALE:
As indicated

JOB NO.
Project Number

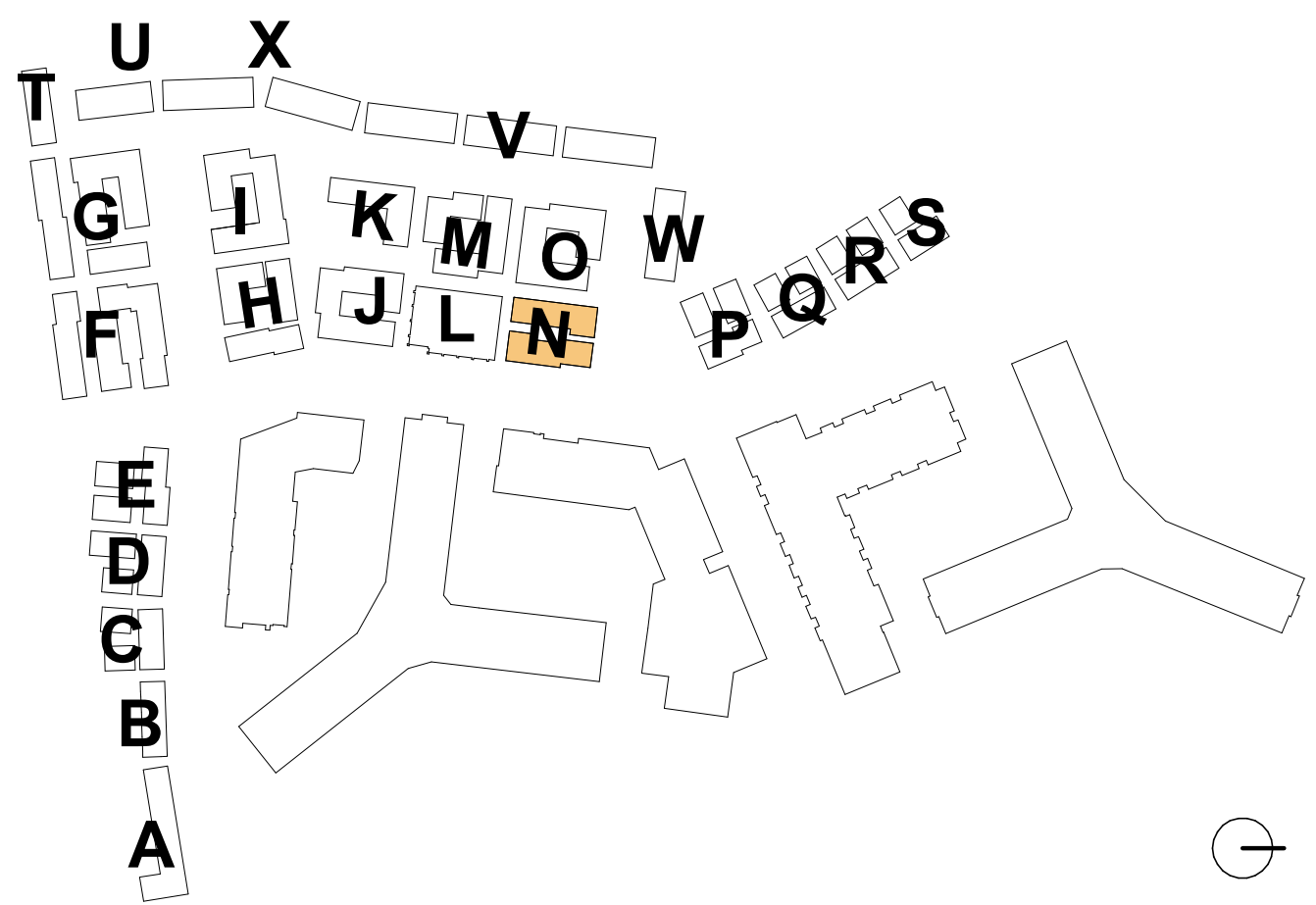
DRAWING NO.
A.S-N301



1 | CLUSTER N - SECTION NORTH SOUTH
1/8" = 1'-0"



2 | CLUSTER N - SECTION EAST WEST
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

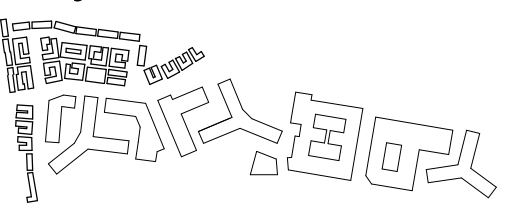
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

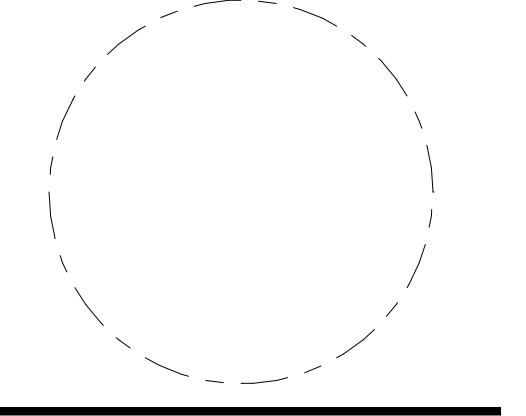


Issue

NO. DATE
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE



**CLUSTER O -
PLANS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

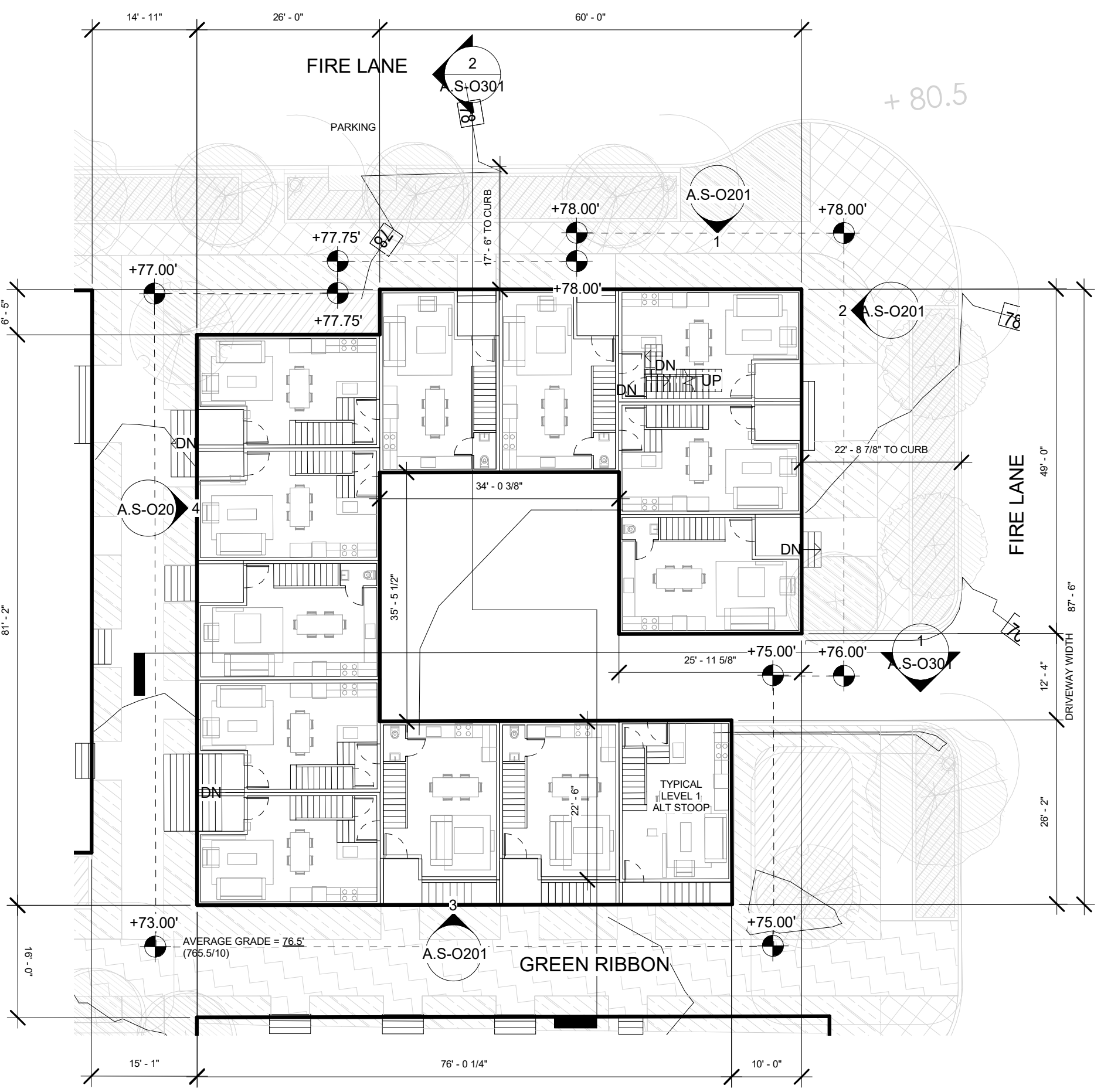
JOB NO.
Project Number

DRAWING NO.
A.S-O101

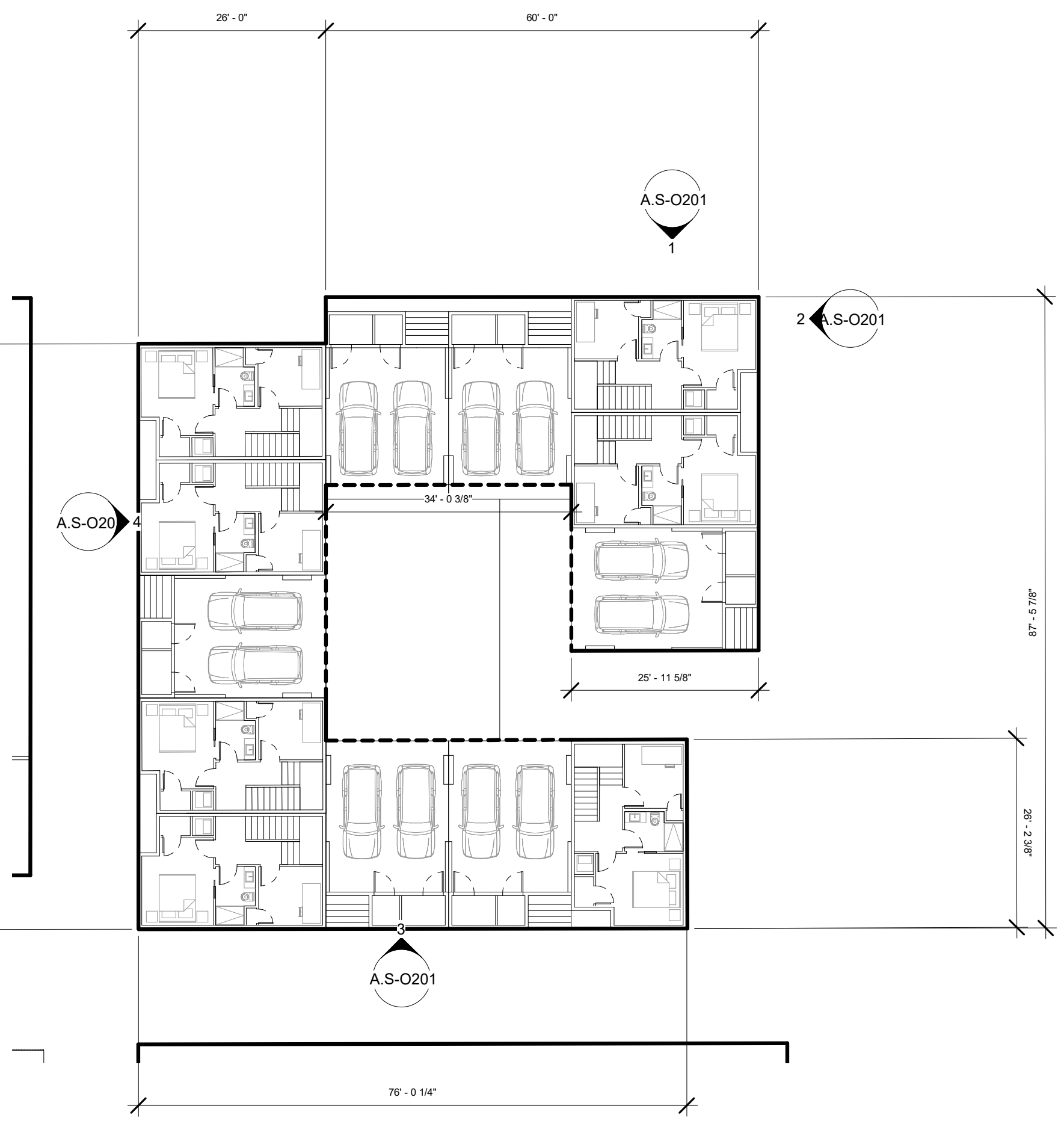
4.1 Submission



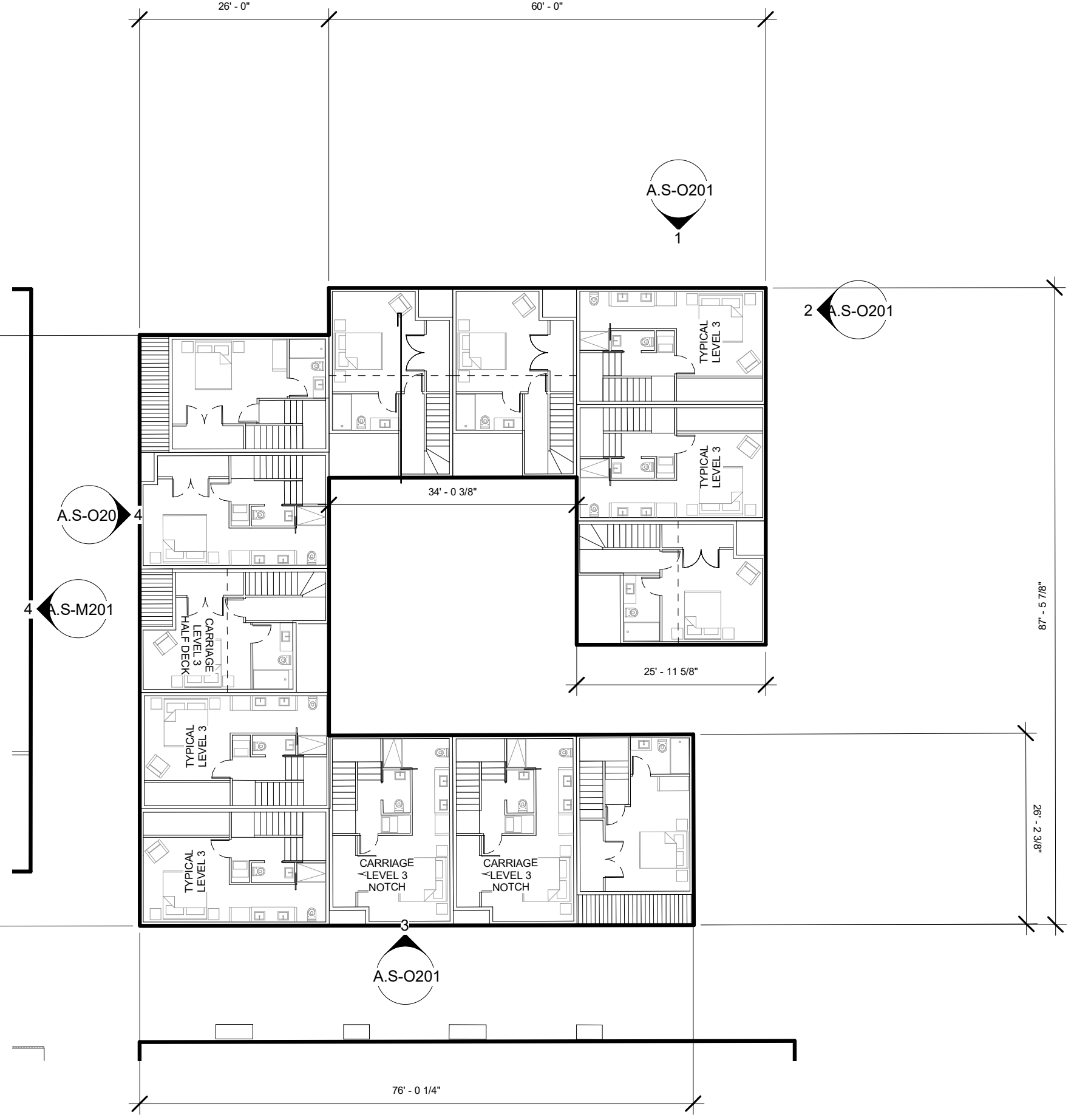
3 CLUSTER O - LEVEL 2
1/16" = 1'-0"



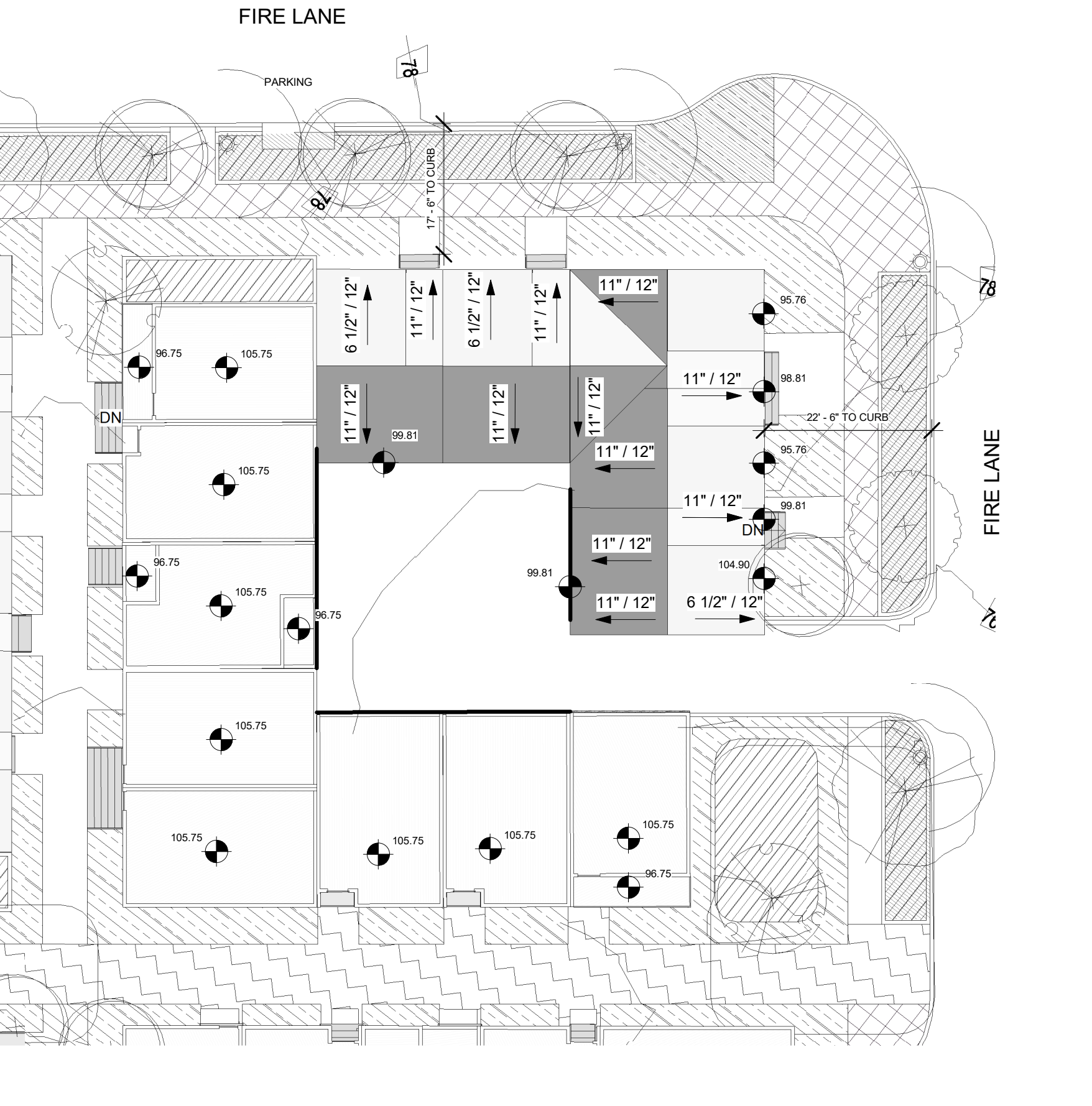
2 CLUSTER O - LEVEL 1
1/16" = 1'-0"



1 CLUSTER O - BELOW GRADE (PARKING)
1/16" = 1'-0"

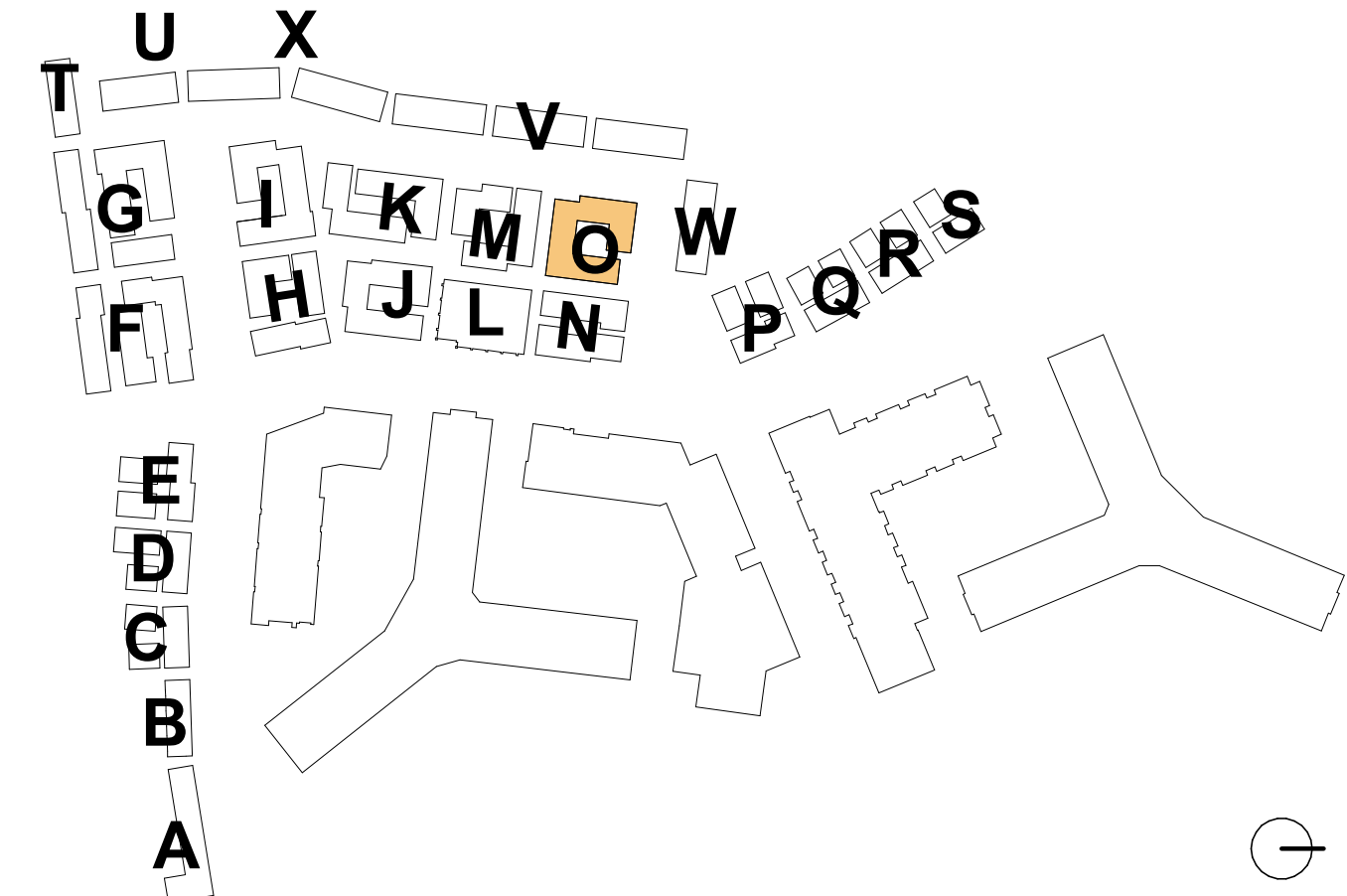


4 CLUSTER O - LEVEL 3
1/16" = 1'-0"



5 CLUSTER O - ROOF
1/16" = 1'-0"

GFA CLUSTER O						
USE	CLUSTER	UNITS	TOTAL GFA	BED	BATH	GARAGE PARKING
Unit	CLUSTER O	13	17,533 SF	46	36	12
Unit: 13		13	17,533 SF	46	36	12



**RIVERHOUSE
NEIGHBORHOOD**

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

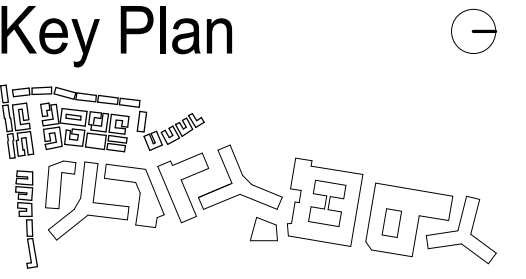
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

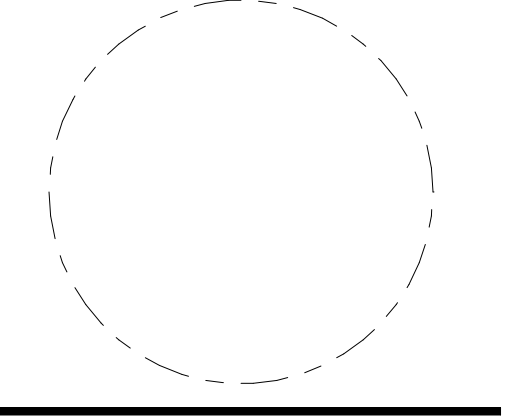
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441



Issue
NO. 4.1 SUBMISSION DATE 5/10/23

Revisions
NO. DATE



**CLUSTER O -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated JOB NO.
Project Number
A.S-O201



1 | CLUSTER O - WEST ELEVATION
1/8" = 1'-0"



2 | CLUSTER O - NORTH ELEVATION
1/8" = 1'-0"



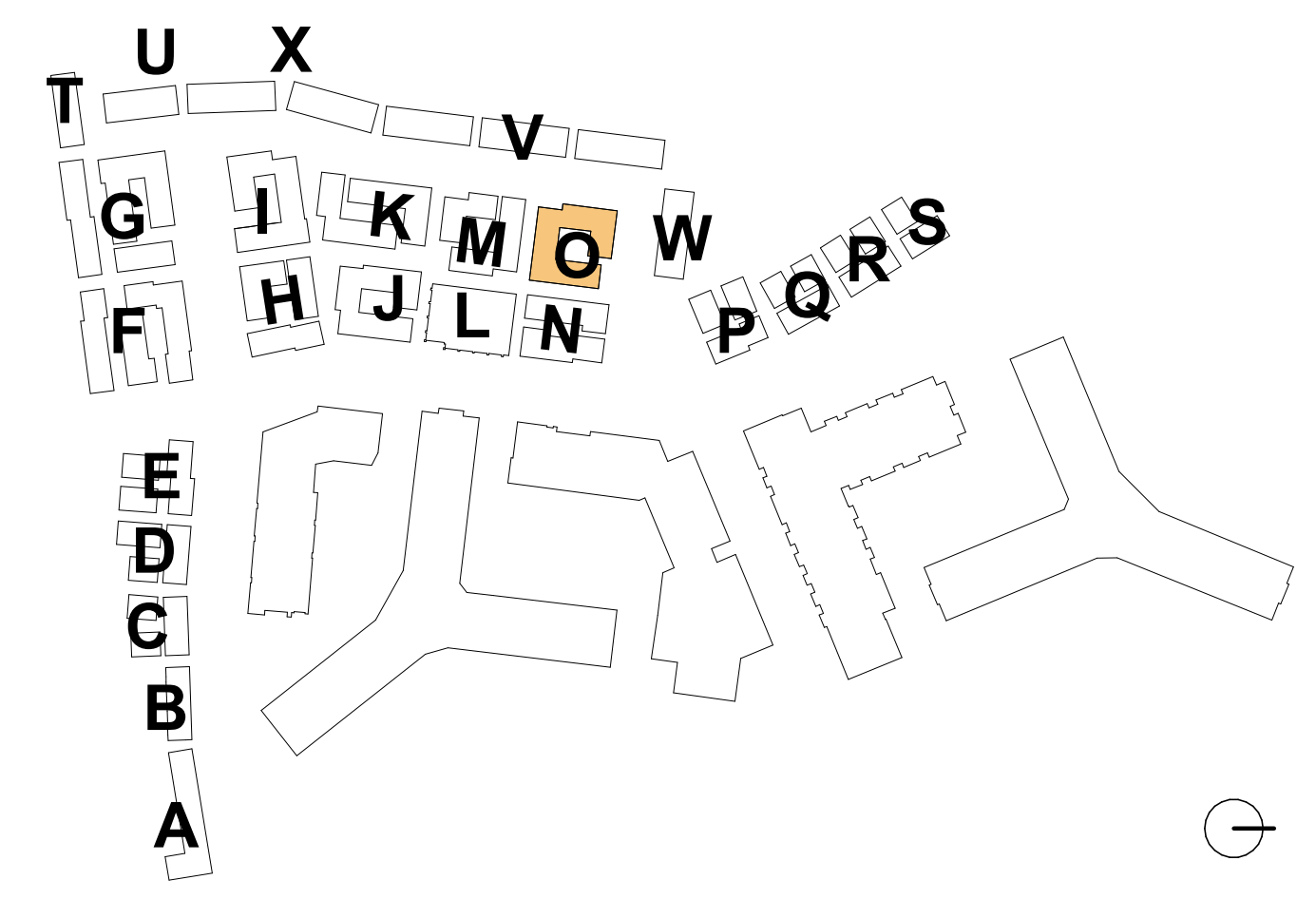
3 | CLUSTER O - EAST ELEVATION
1/8" = 1'-0"



4 | CLUSTER O - SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

MATERIAL	SYMBOL
FIBER CEMENT SIDING	FC
BRICK SIDING	BR
CONCRETE WALL	C1
CONCRETE TREADS	C2
WOOD	WD
ROOF	R1
METAL	MTL1
METAL	MTL2
DOOR	D1
DOOR	D2



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

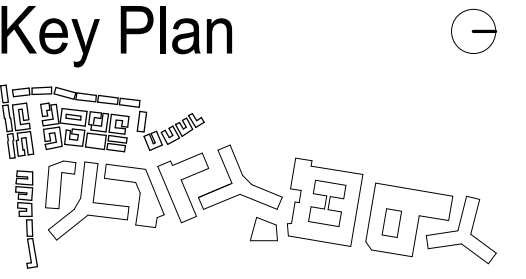
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

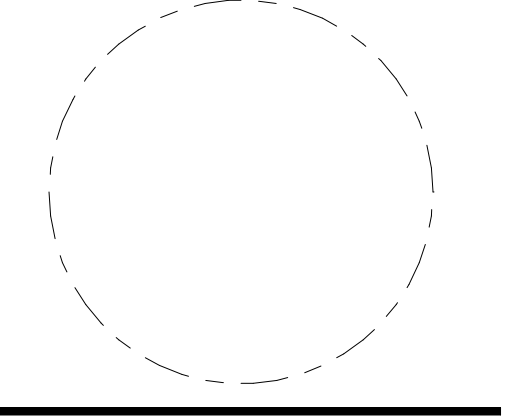
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441



Issue	
NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions	
NO.	DATE



**CLUSTER O -
RENDERED
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.
A.S-O202



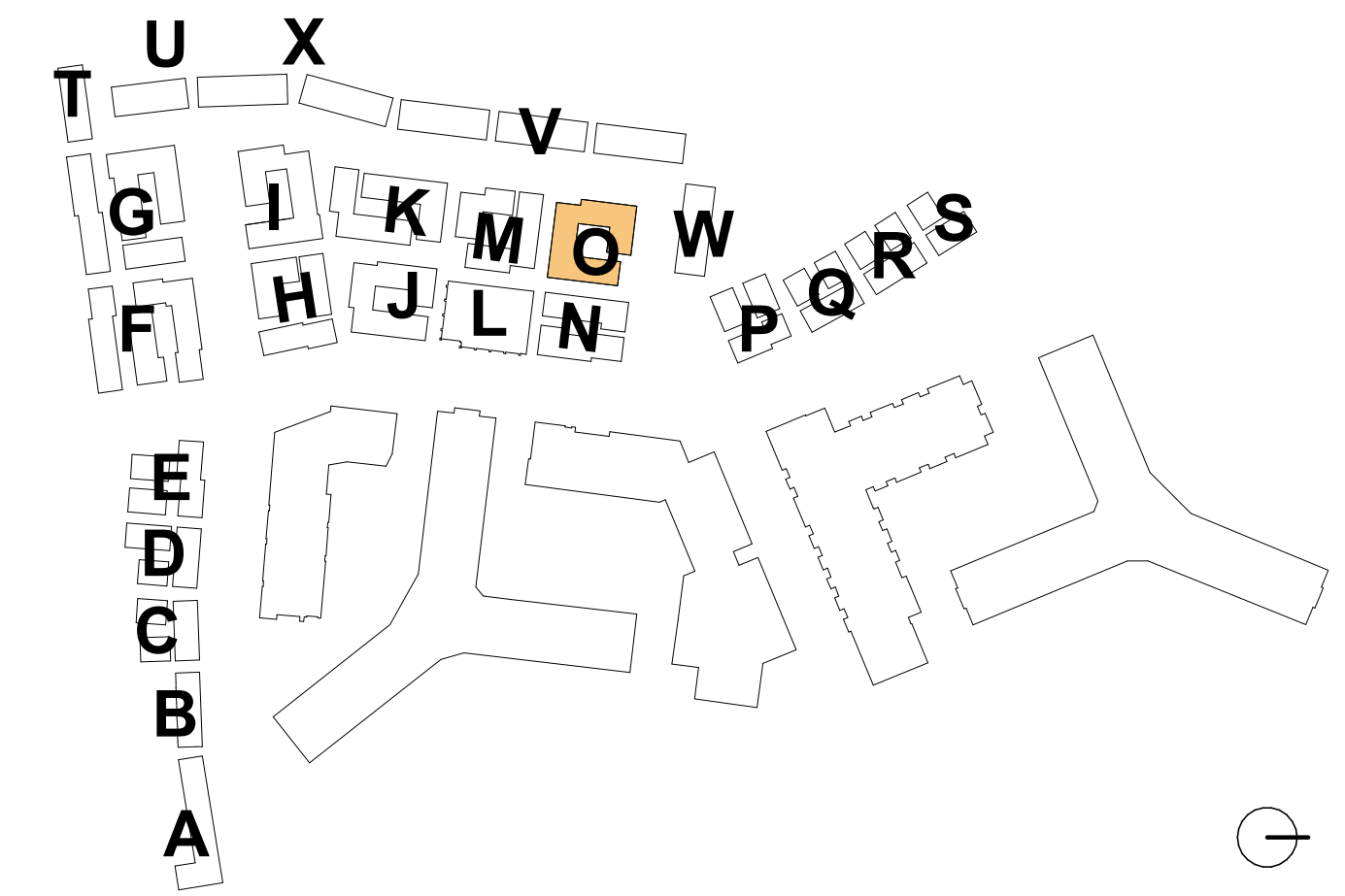
1 | CLUSTER O - WEST ELEVATION RENDERED
1/8" = 1'-0"

2 | CLUSTER O - NORTH ELEVATION RENDERED
1/8" = 1'-0"



3 | CLUSTER O - EAST ELEVATION RENDERED
1/8" = 1'-0"

4 | CLUSTER O - SOUTH ELEVATION RENDERED
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

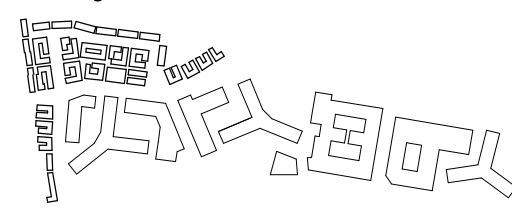
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

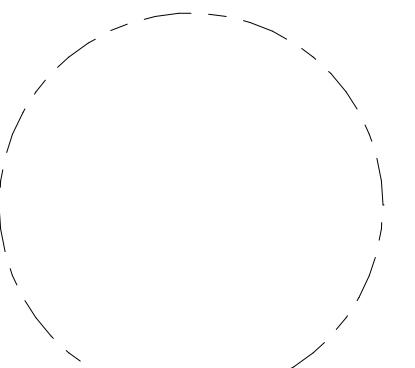


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER O -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

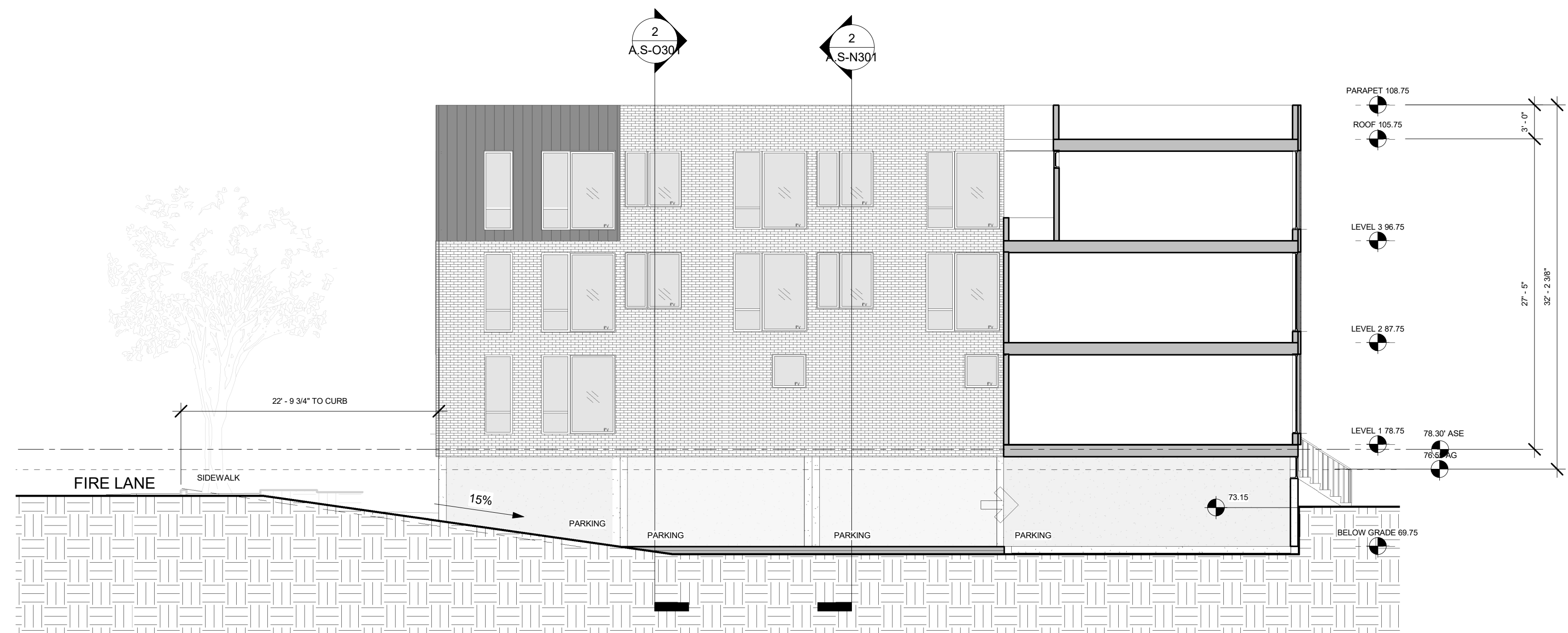
DATE
07/21/2023

SCALE:
As indicated

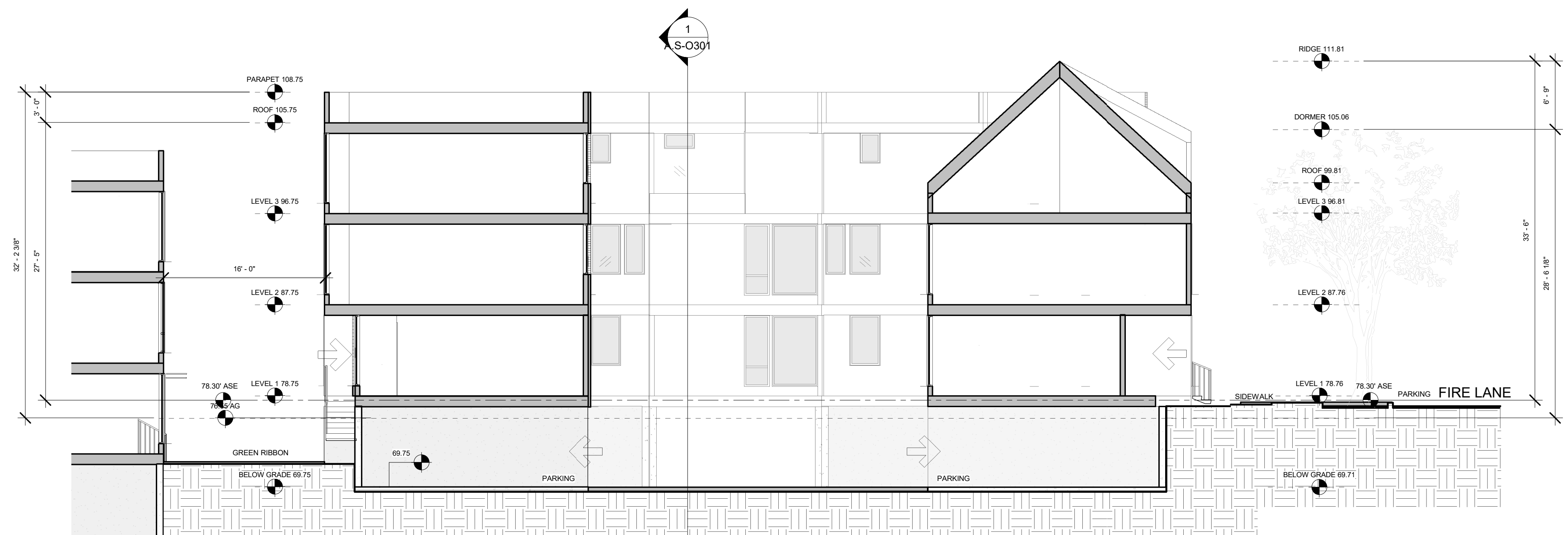
JOB NO.
Project Number

DRAWING NO.

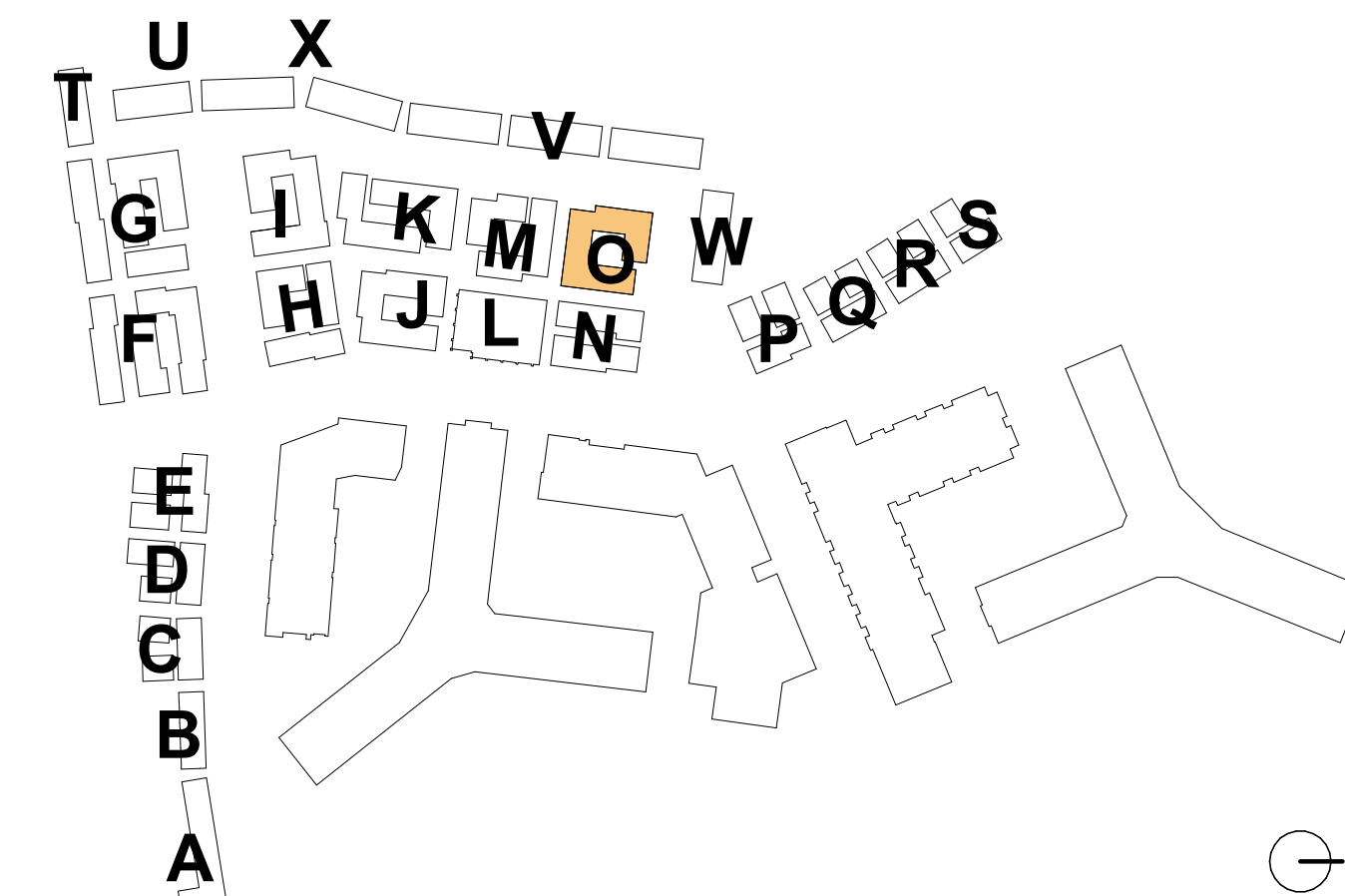
A.S-O301



1 | CLUSTER O - NORTH SOUTH SECTION THROUGH DRIVEWAY
1/8" = 1'-0"



2 | CLUSTER O - EAST WEST SECTION - LOOKING SOUTH
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

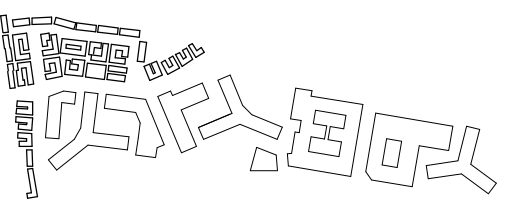
ATTORNEY
VENABLE LLP
202.344.4000

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
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE

**CLUSTER P -
PLANS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

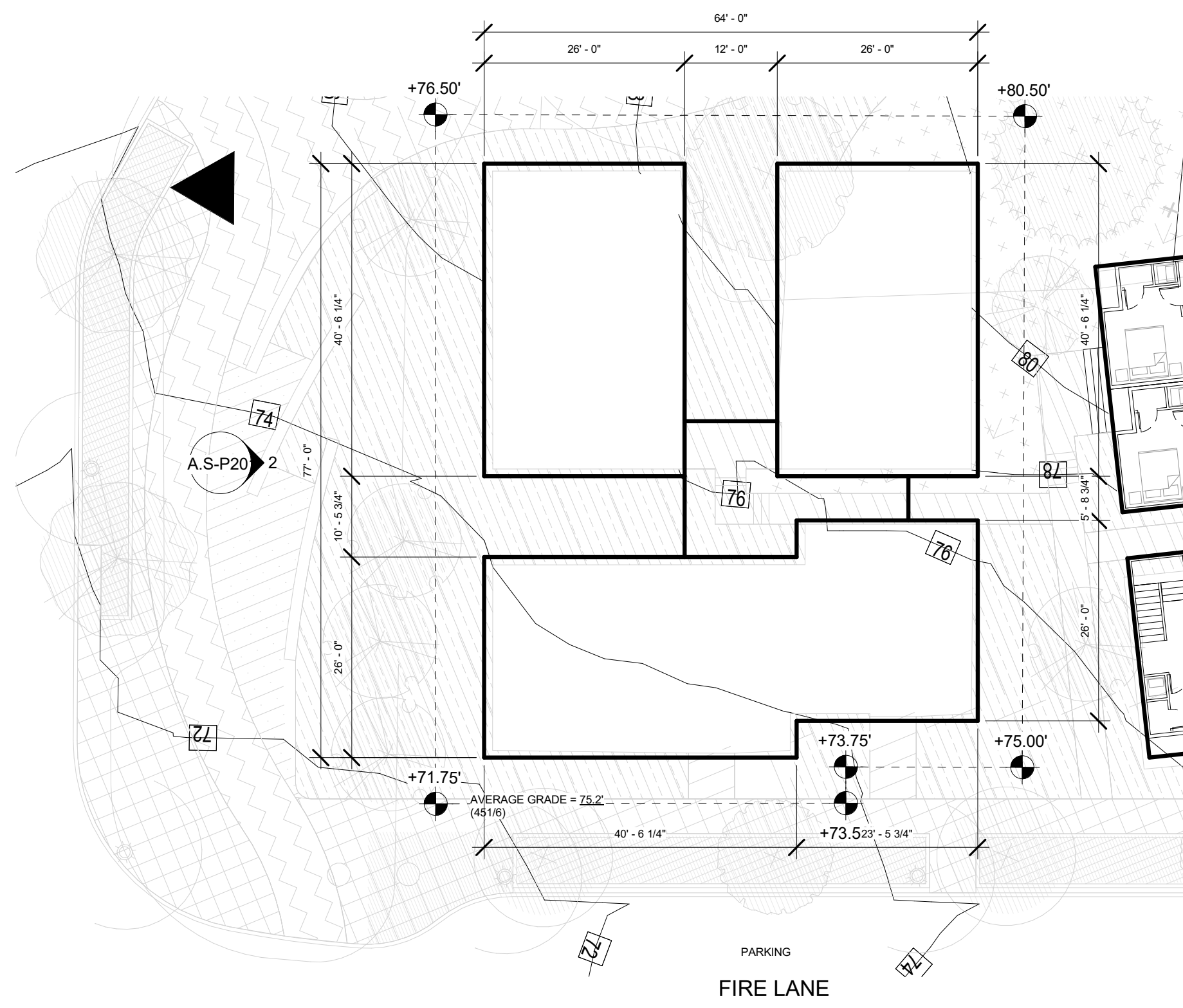
DATE
07/21/2023

SCALE:
As indicated

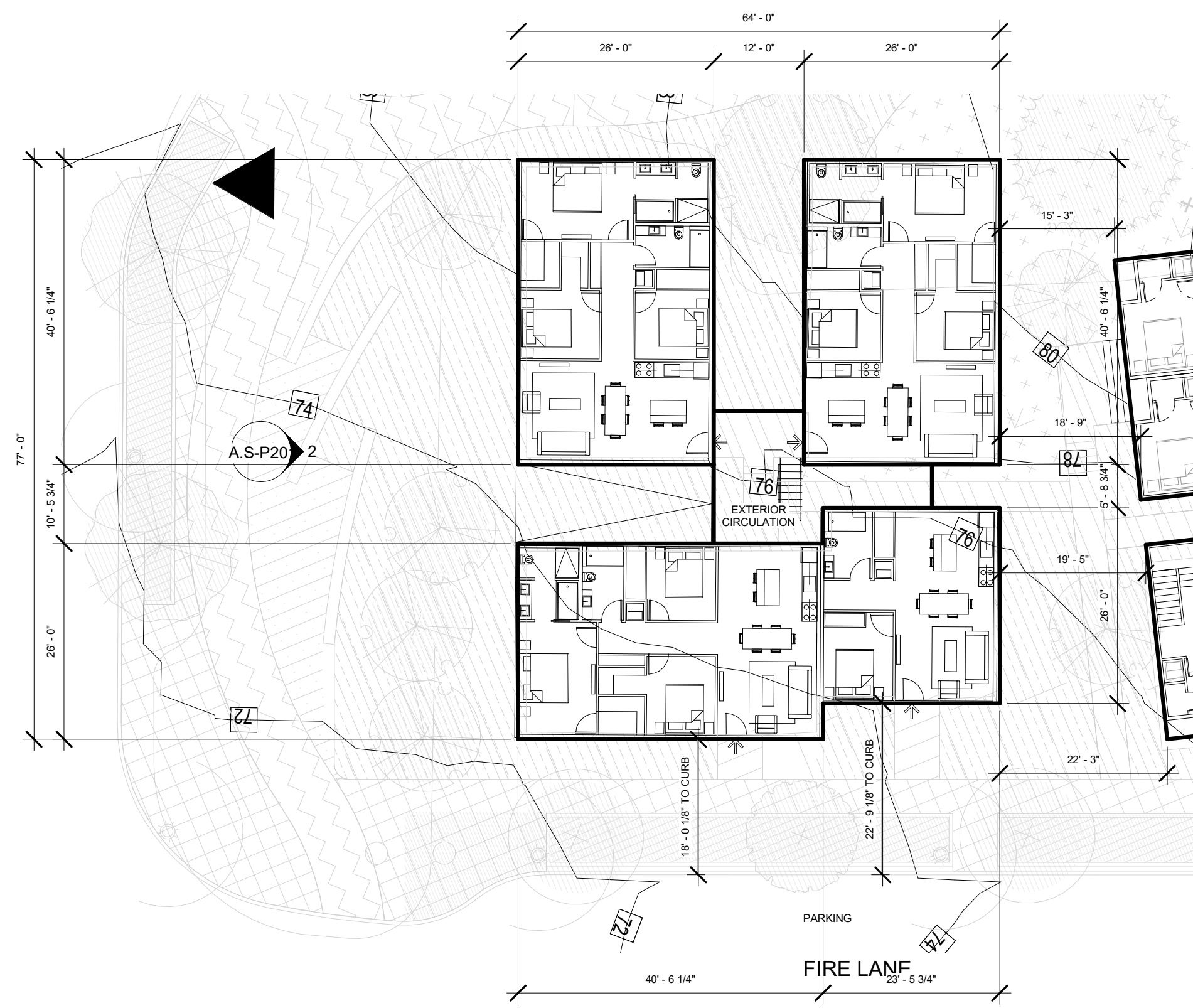
JOB NO.
Project Number

DRAWING NO.

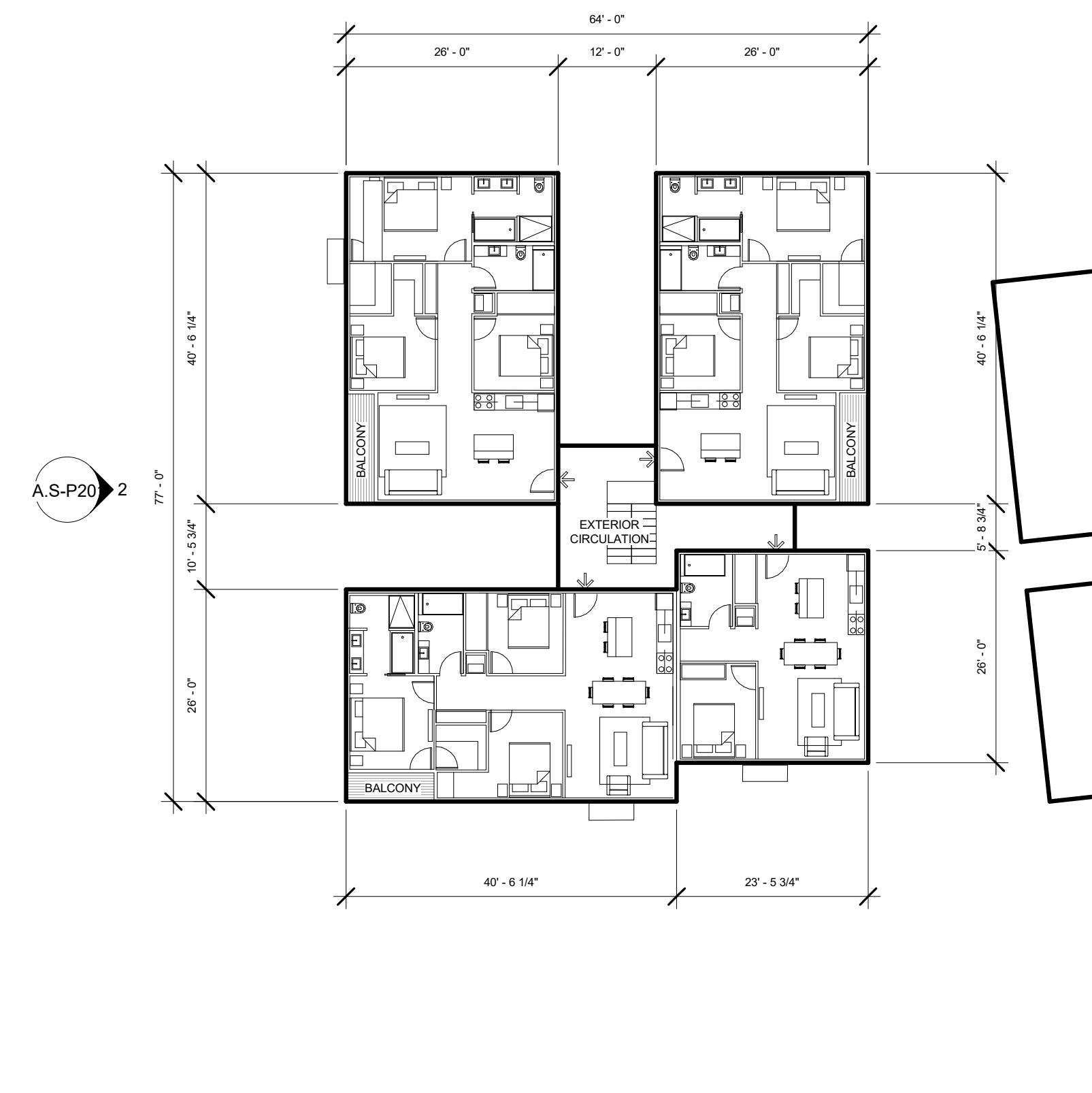
A.S-P101



1 | CLUSTER P - BELOW GRADE
1/16" = 1'-0"



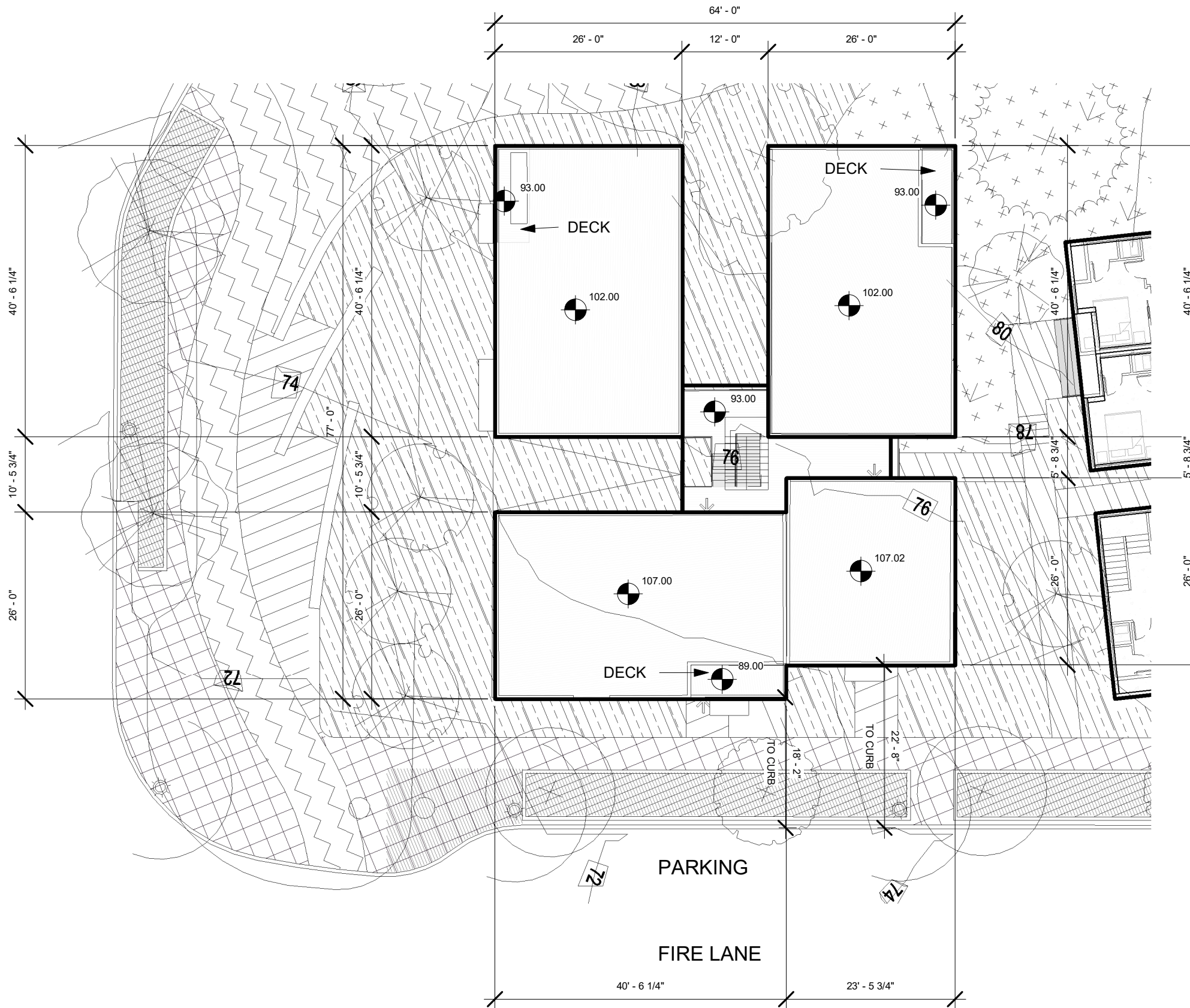
2 | CLUSTER P - LEVEL 1
1/16" = 1'-0"



3 | CLUSTER P - LEVEL 2
1/16" = 1'-0"

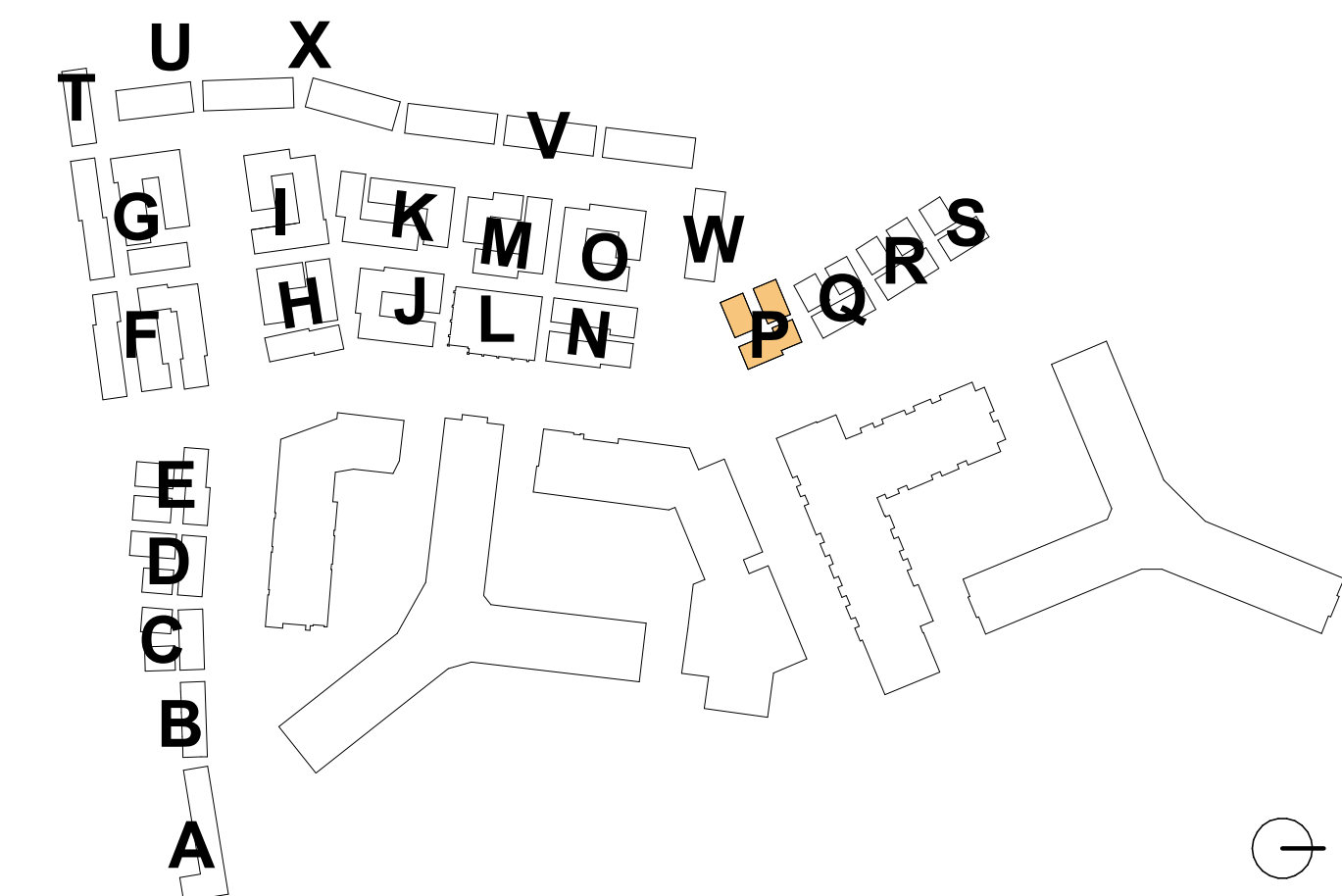


4 | CLUSTER P - LEVEL 3
1/16" = 1'-0"



5 | CLUSTER P - ROOF
1/16" = 1'-0"

GFA CLUSTER P						
USE	CLUSTER	UNITS	TOTAL GFA	BED	BATH	GARAGE PARKING
Unit	CLUSTER P	14	12,970 SF	34	24	0
Unit:	14	14	12,970 SF	34	24	0



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

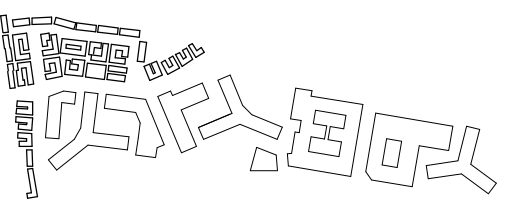
ATTORNEY
VENABLE LLP
202.344.4000

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
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE

**CLUSTER P -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

DRAWING NO.

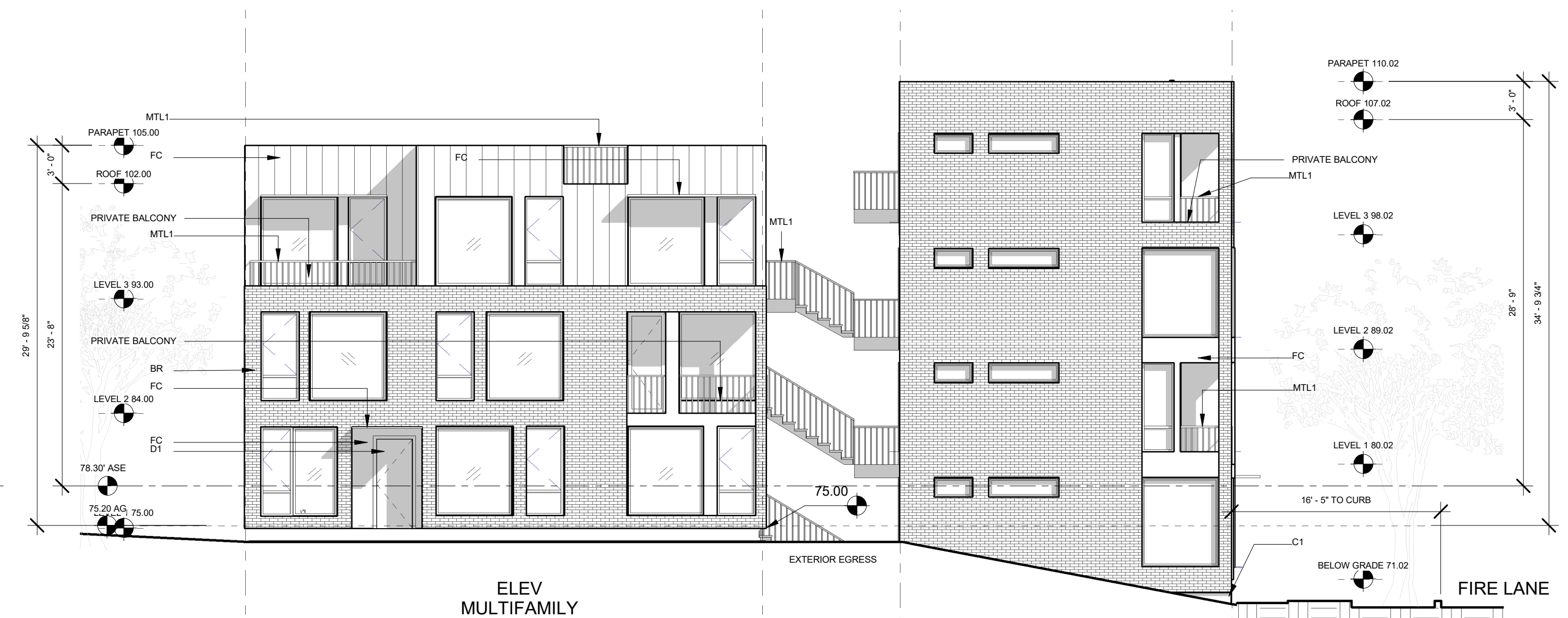
A.S-P201

4.1 Submission



CLUSTER P - EAST ELEVATION
1/8" = 1'-0"

ELEV
MULTIFAMILY
50% OPENING



CLUSTER P - SOUTH ELEVATION
1/8" = 1'-0"

ELEV
MULTIFAMILY
50% OPENING

ELEV
MULTIFAMILY
25% OPENING

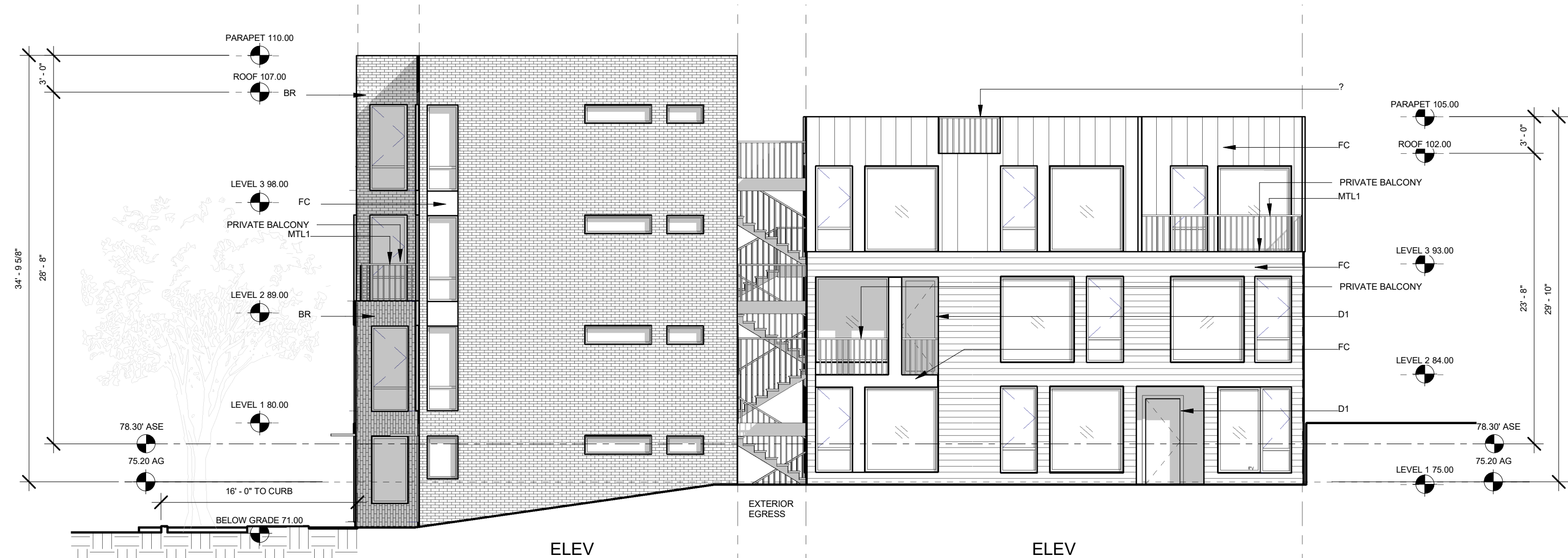
FIRE LANE



CLUSTER P - WEST ELEVATION
1/8" = 1'-0"

ELEV
MULTIFAMILY
25% OPENING

ELEV
MULTIFAMILY
25% OPENING



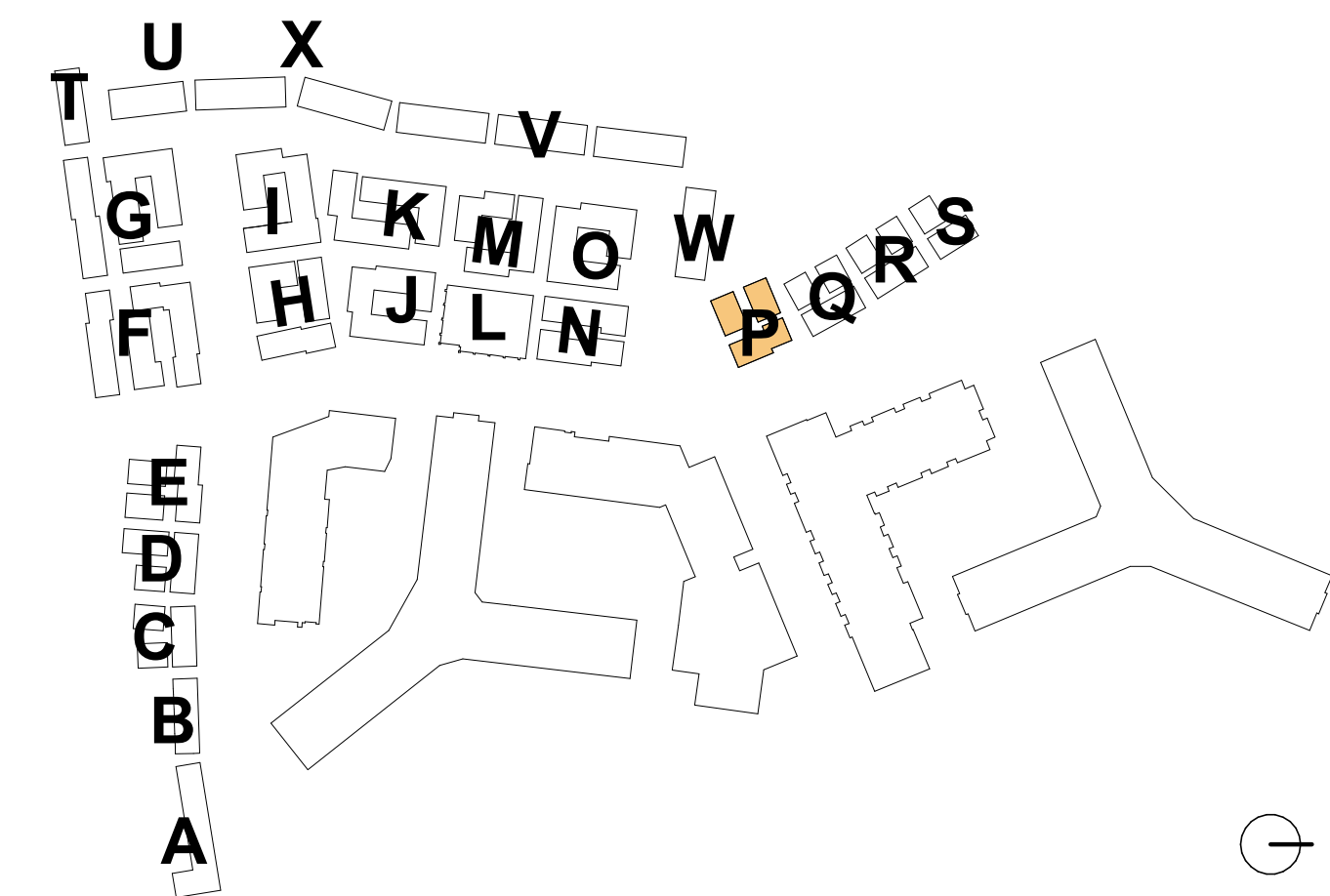
CLUSTER P - NORTH ELEVATION
1/8" = 1'-0"

ELEV
MULTIFAMILY
15% OPENING

ELEV
MULTIFAMILY
50% OPENING

**MATERIAL
LEGEND**

MATERIAL	
FC	FIBER CEMENT SIDING
BR	BRICK SIDING
C1	CONCRETE WALL
C2	CONCRETE TREADS
WD	WOOD
R1	ROOF
MTL1	METAL
MTL2	METAL
D1	DOOR
D2	DOOR





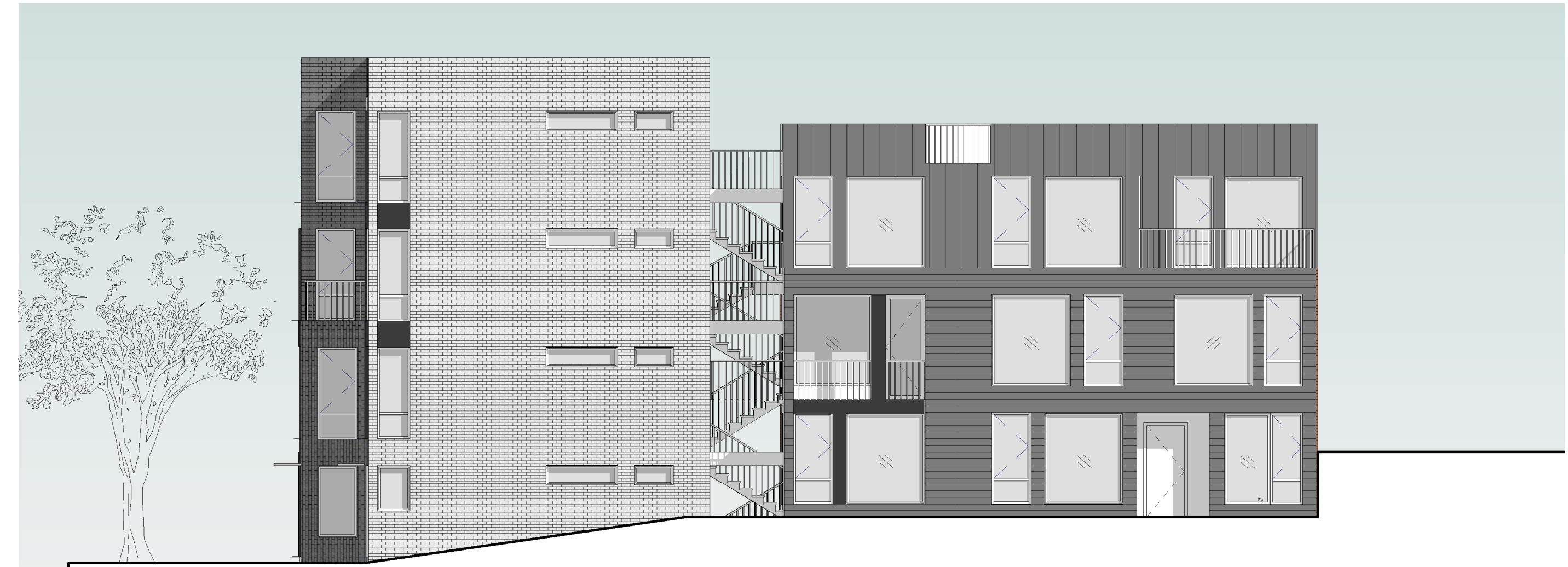
CLUSTER P - EAST ELEVATION RENDERED
1/8" = 1'-0"



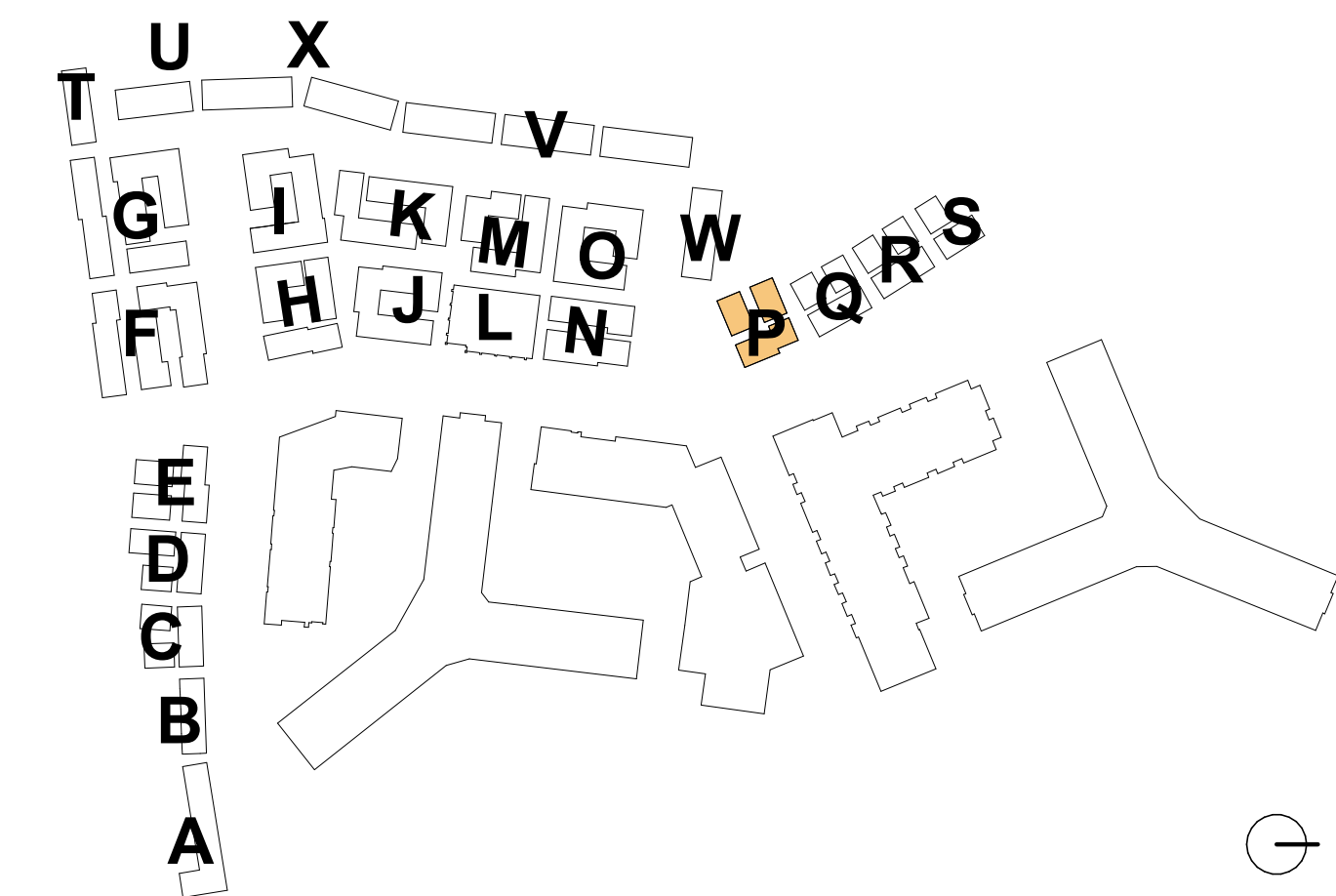
CLUSTER P - SOUTH ELEVATION RENDERED
1/8" = 1'-0"



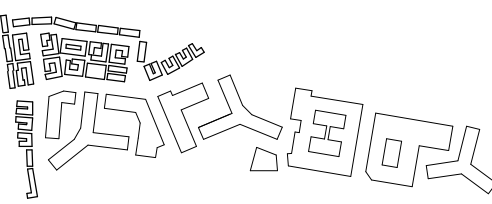
CLUSTER P - WEST ELEVATION RENDERED
1/8" = 1'-0"



CLUSTER P - NORTH ELEVATION RENDERED
1/8" = 1'-0"



4.1 Submission

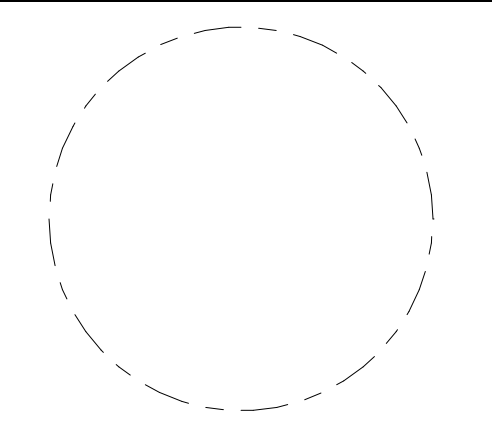


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER P -
RENDERED
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.

A.S-P202

**RIVERHOUSE
NEIGHBORHOOD**

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

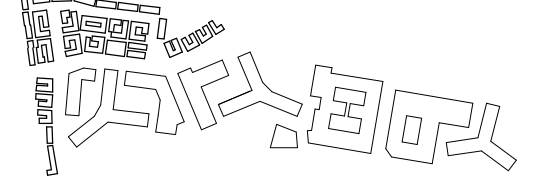
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

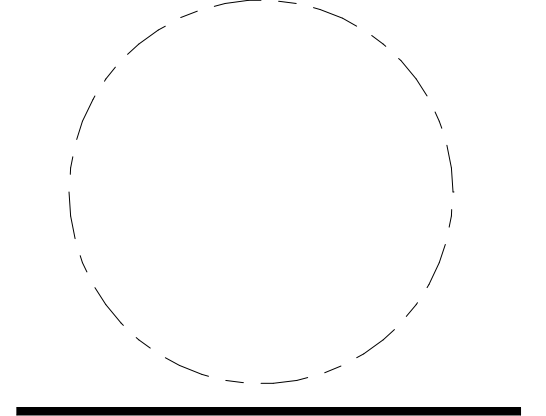


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER P -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

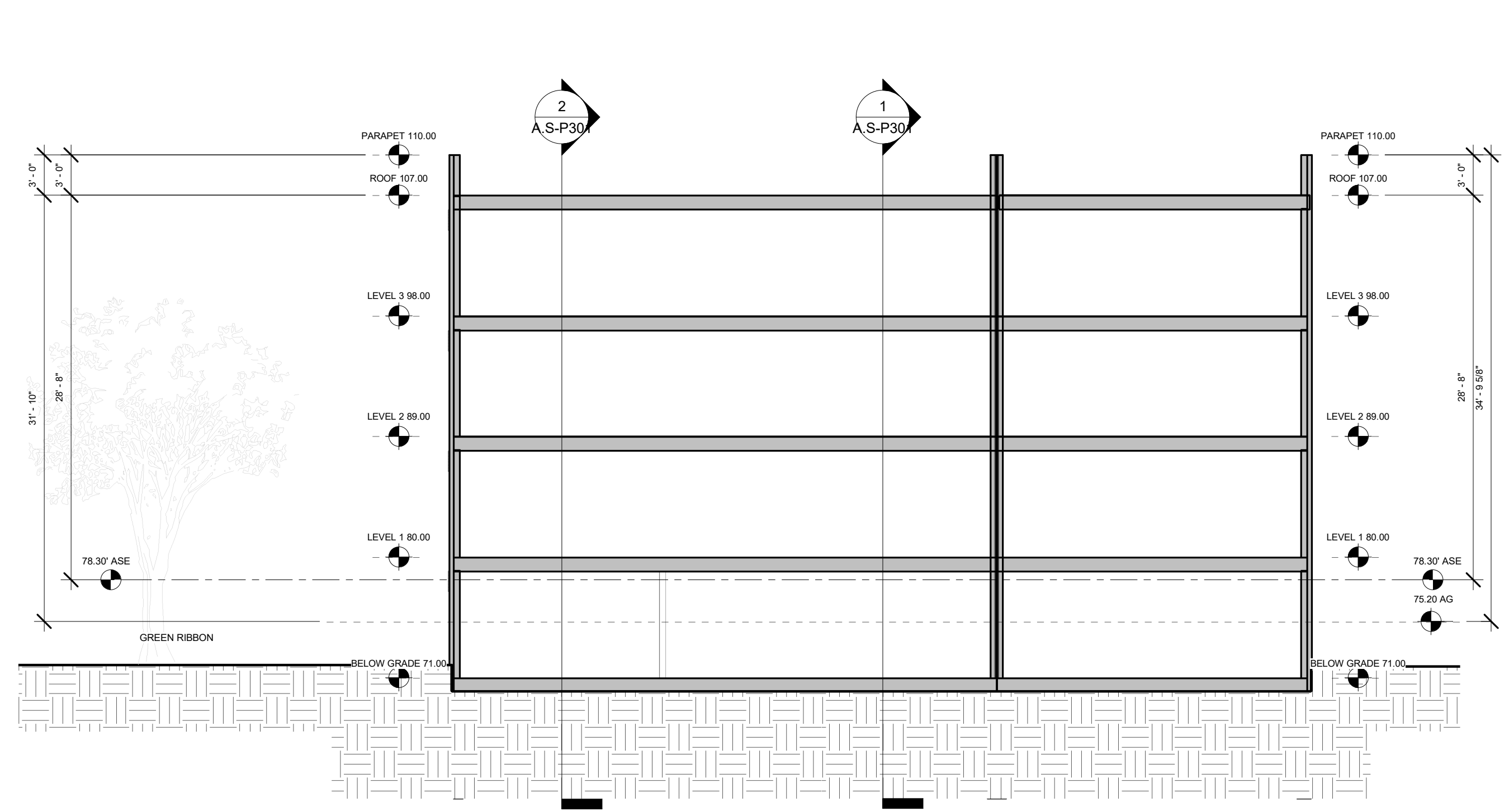
SCALE:
As indicated

JOB NO.
Project Number

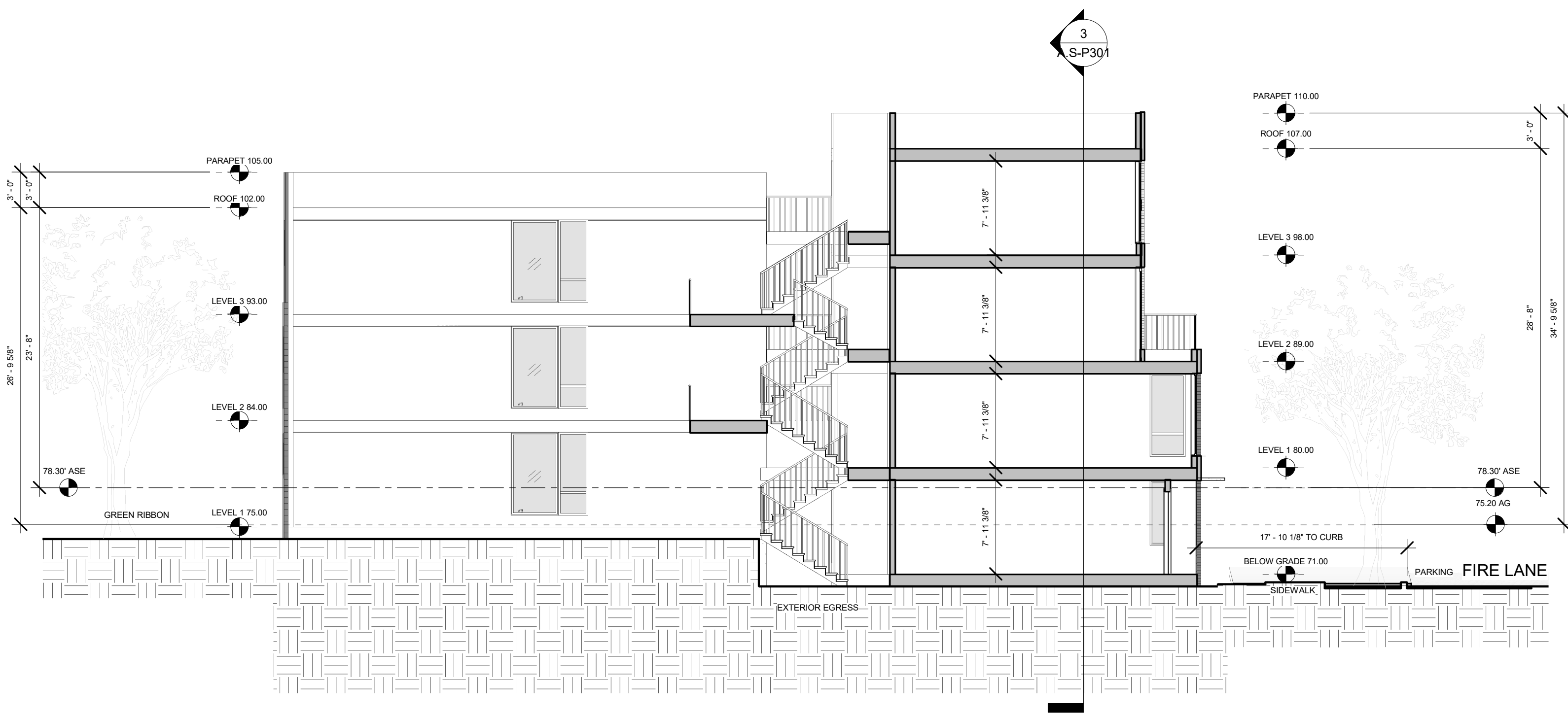
DRAWING NO.

A.S-P301

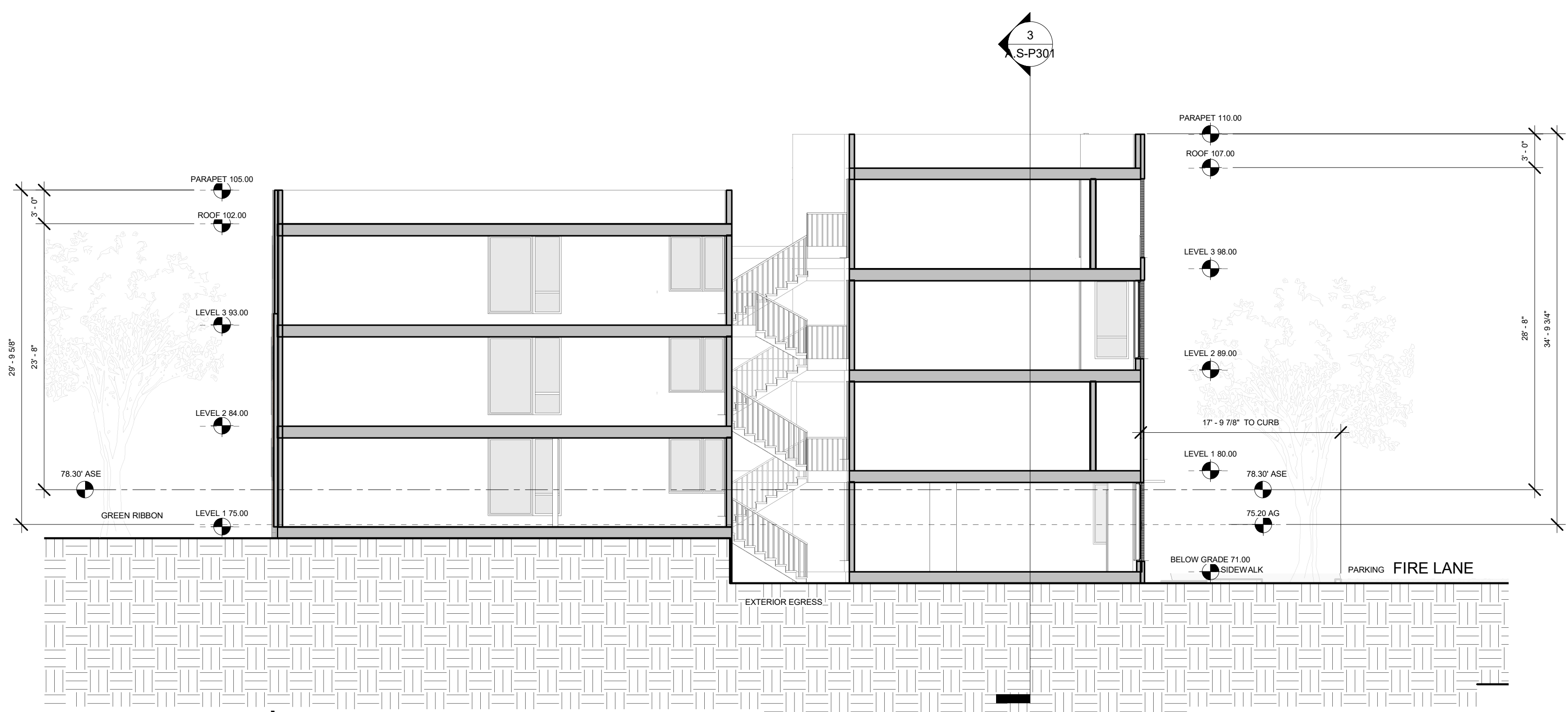
4.1 Submission



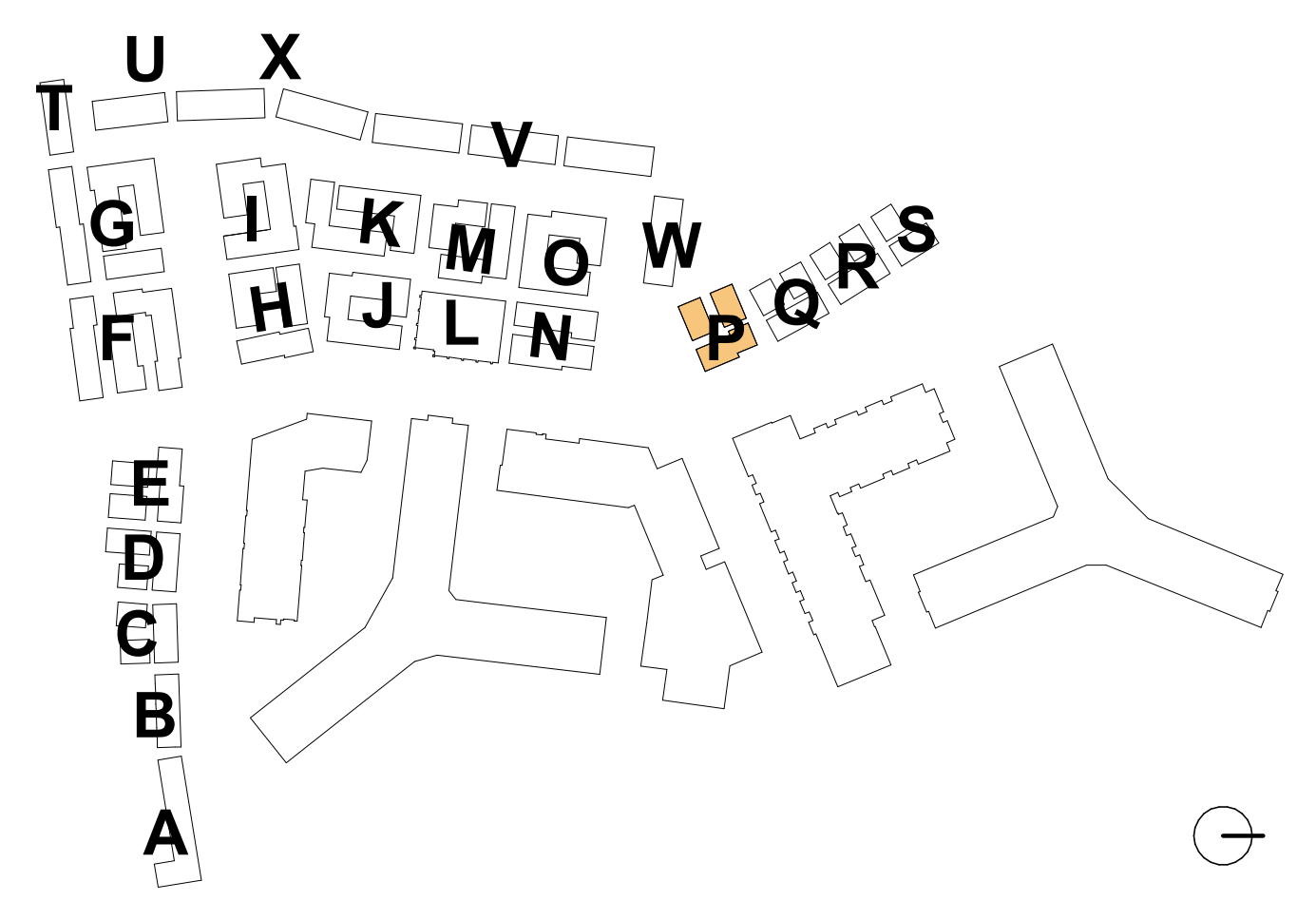
3 | CLUSTER P - SECTION LOOKING WEST
1/8" = 1'-0"



1 | CLUSTER P - SECTION LOOKING NORTH 2
1/8" = 1'-0"



2 | CLUSTER P - SECTION LOOKING NORTH 1
1/8" = 1'-0"



**RIVERHOUSE
NEIGHBORHOOD**

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

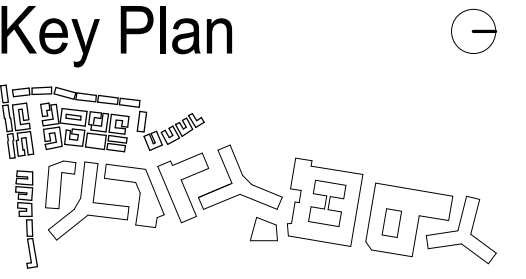
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

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

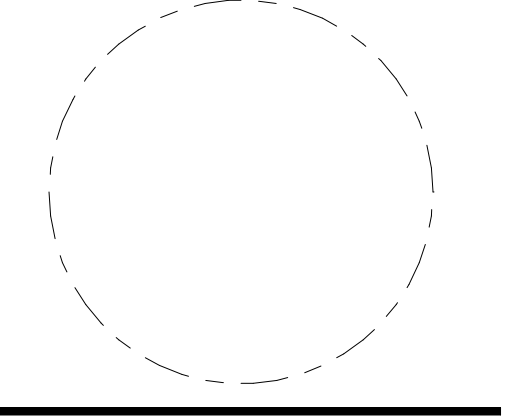


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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

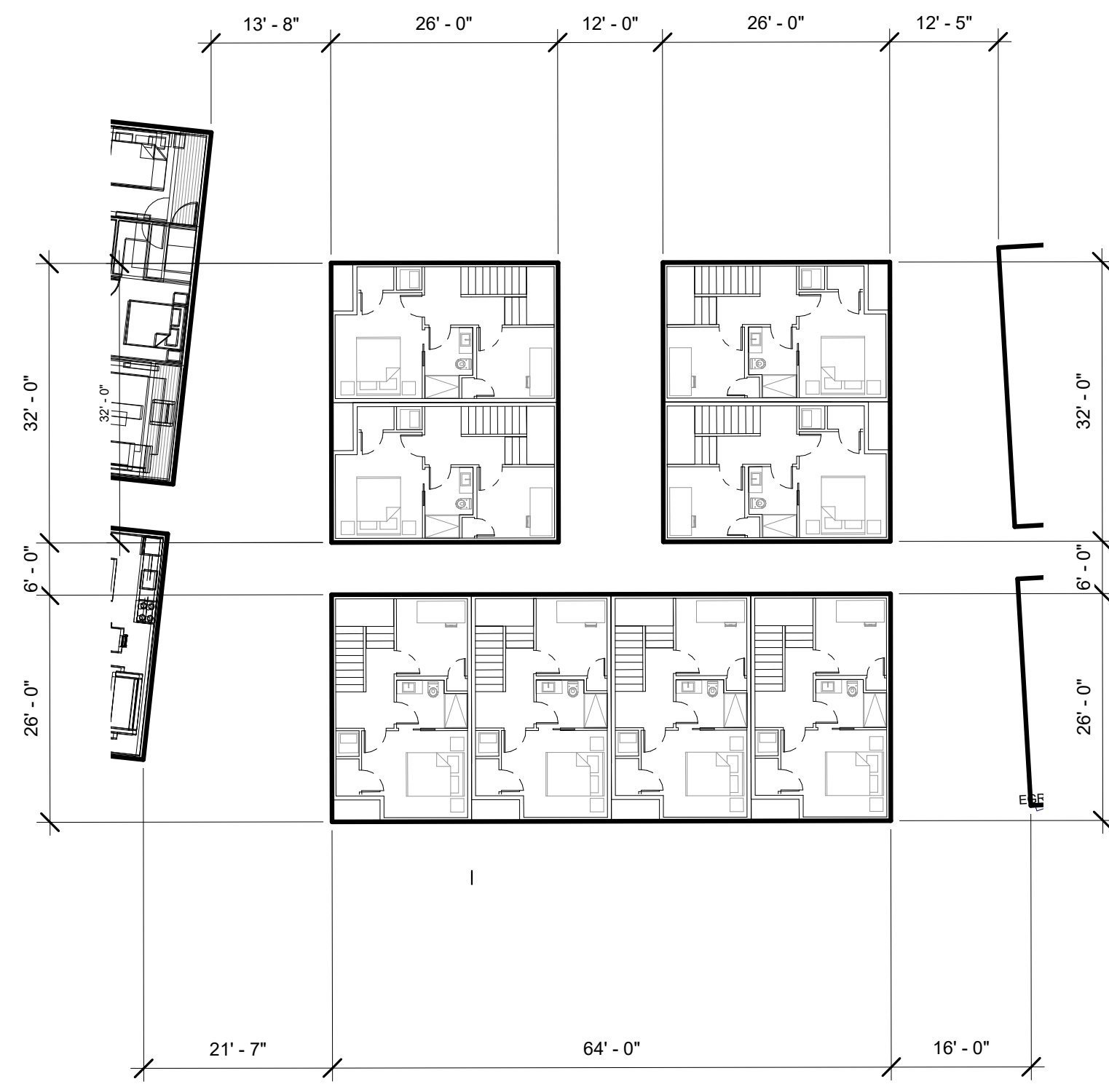


**CLUSTER Q -
PLANS**

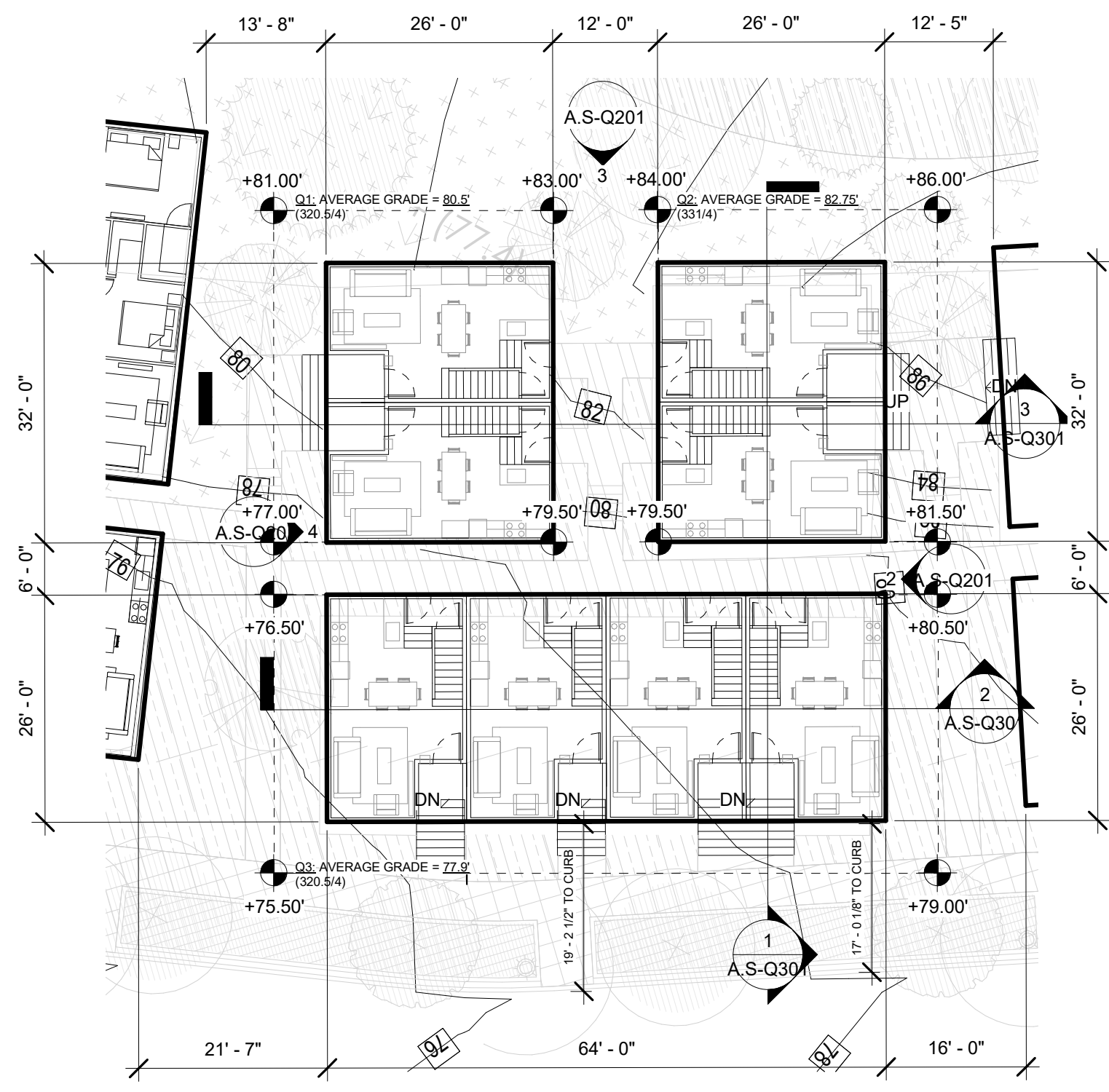
PRINCIPAL IN CHARGE
R.H.
PROJECT ARCHITECT
B.E.
DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023
SCALE:
As indicated

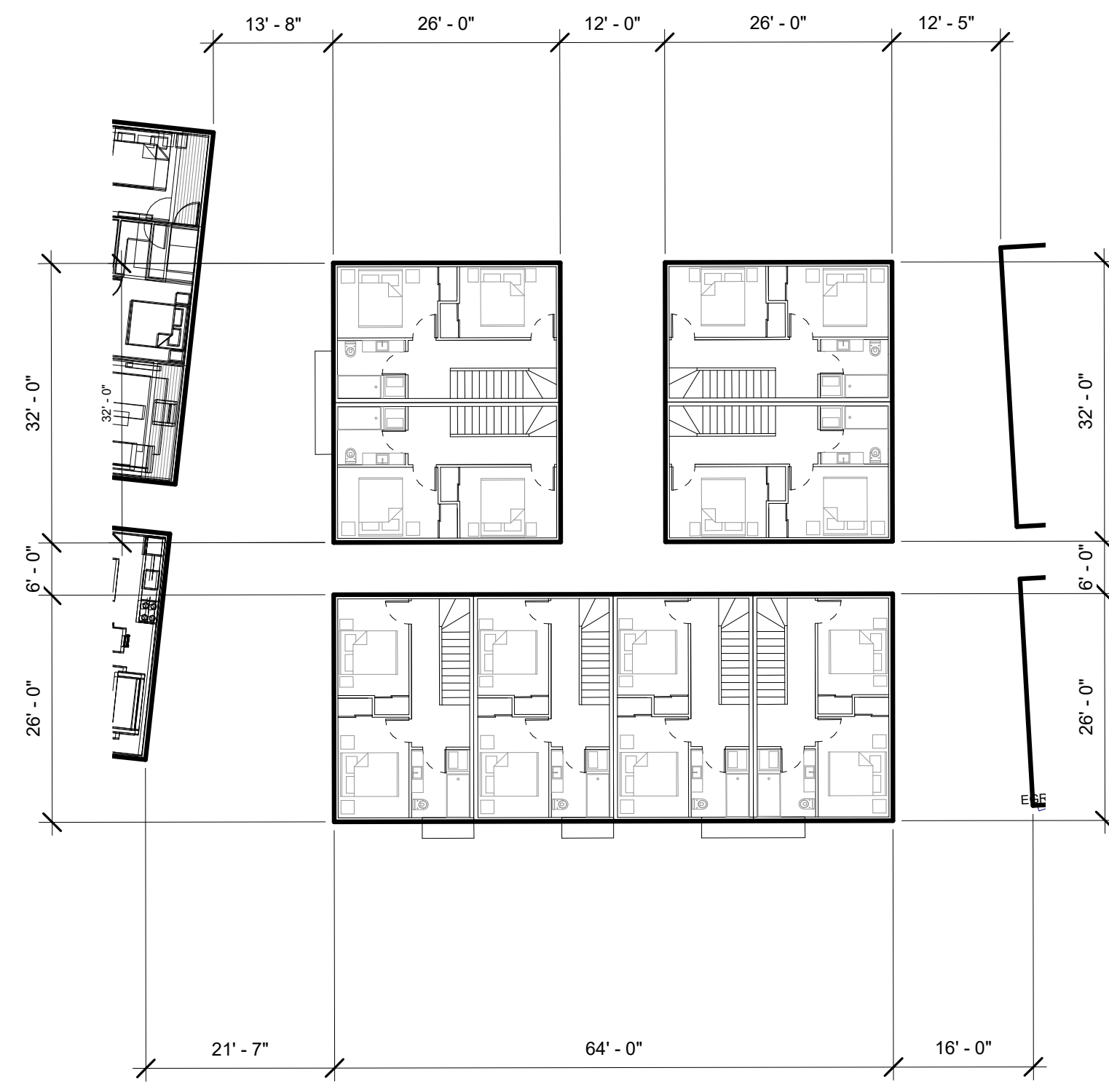
JOB NO.
Project Number
DRAWING NO.
A.S-Q101



1 CLUSTER Q - BELOW GRADE
1/16" = 1'-0"



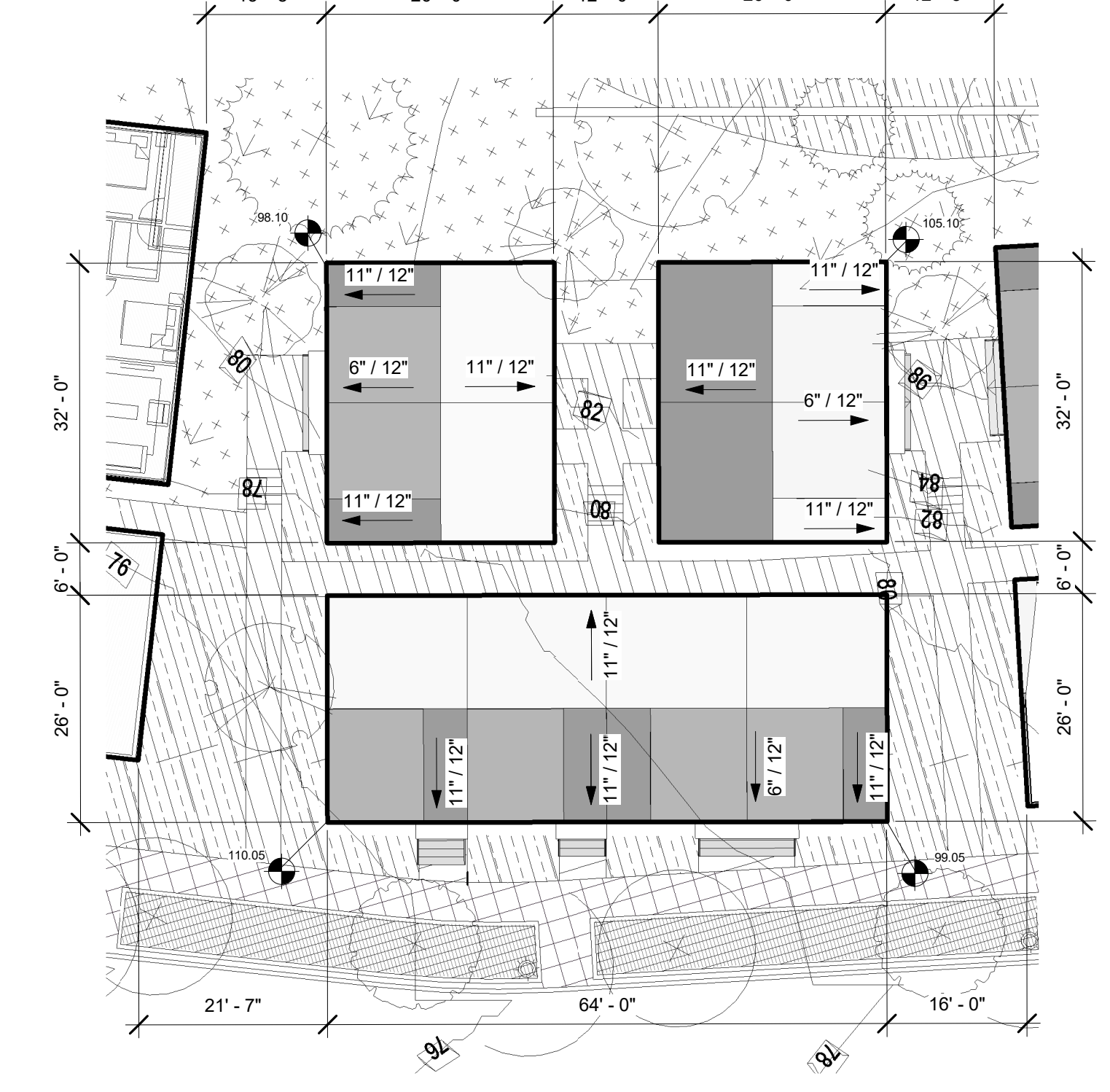
2 CLUSTER Q - LEVEL 1
1/16" = 1'-0"



3 CLUSTER Q - LEVEL 2
1/16" = 1'-0"



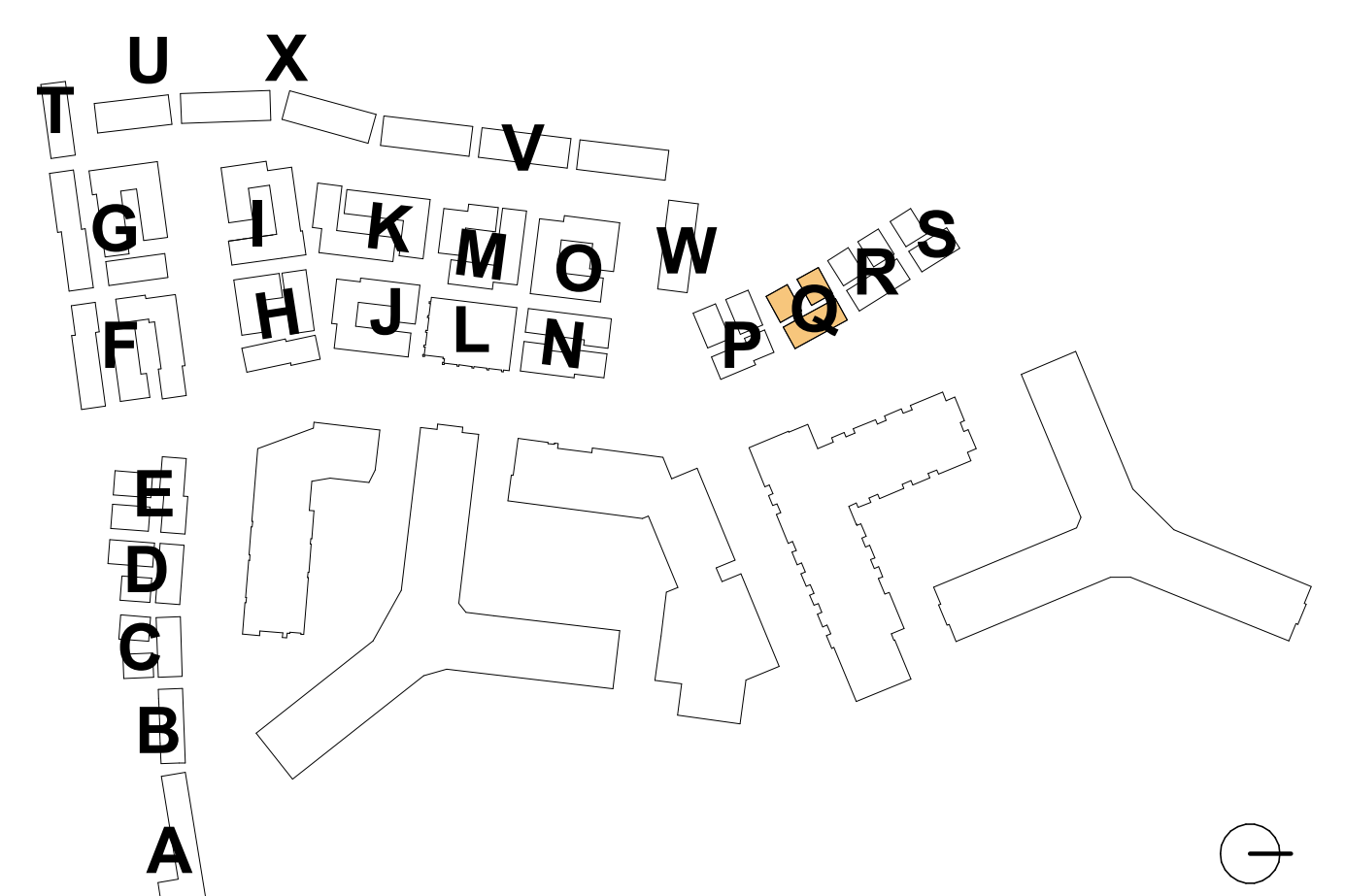
4 CLUSTER Q - LEVEL 3
1/16" = 1'-0"



5 CLUSTER Q - ROOF
1/16" = 1'-0"

GFA CLUSTER Q

USE	CLUSTER	UNITS	TOTAL GFA	BED	BATH	GARAGE	PARKING
Unit	CLUSTER Q	8	12,016 SF	32	24	0	
Unit: 8		8	12,016 SF	32	24	0	



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

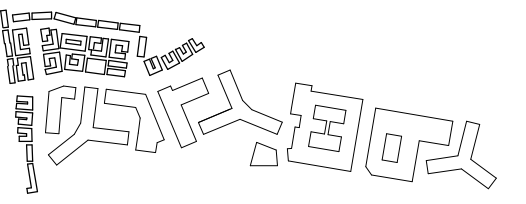
ATTORNEY
VENABLE LLP
202.344.4000

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. 4.1 SUBMISSION DATE 5/10/23

Revisions

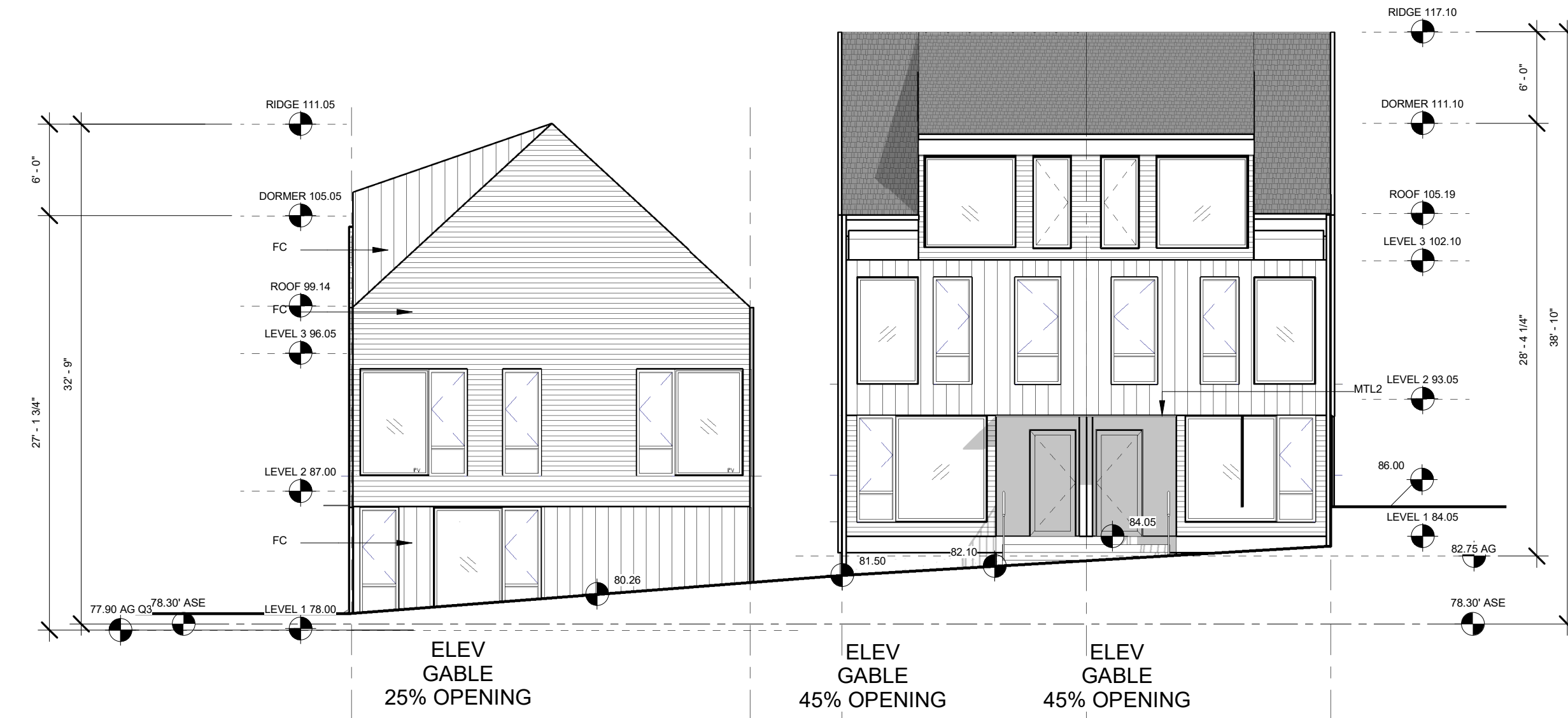
NO. DATE

**MATERIAL
LEGEND**

MATERIAL	
FC	FIBER CEMENT SIDING
BR	BRICK SIDING
C1	CONCRETE WALL
C2	CONCRETE TREADS
WD	WOOD
R1	ROOF
MTL1	METAL
MTL2	METAL
D1	DOOR
D2	DOOR



CLUSTER Q EAST ELEVATION
1/8" = 1'-0"



CLUSTER Q NORTH ELEVATION
1/8" = 1'-0"



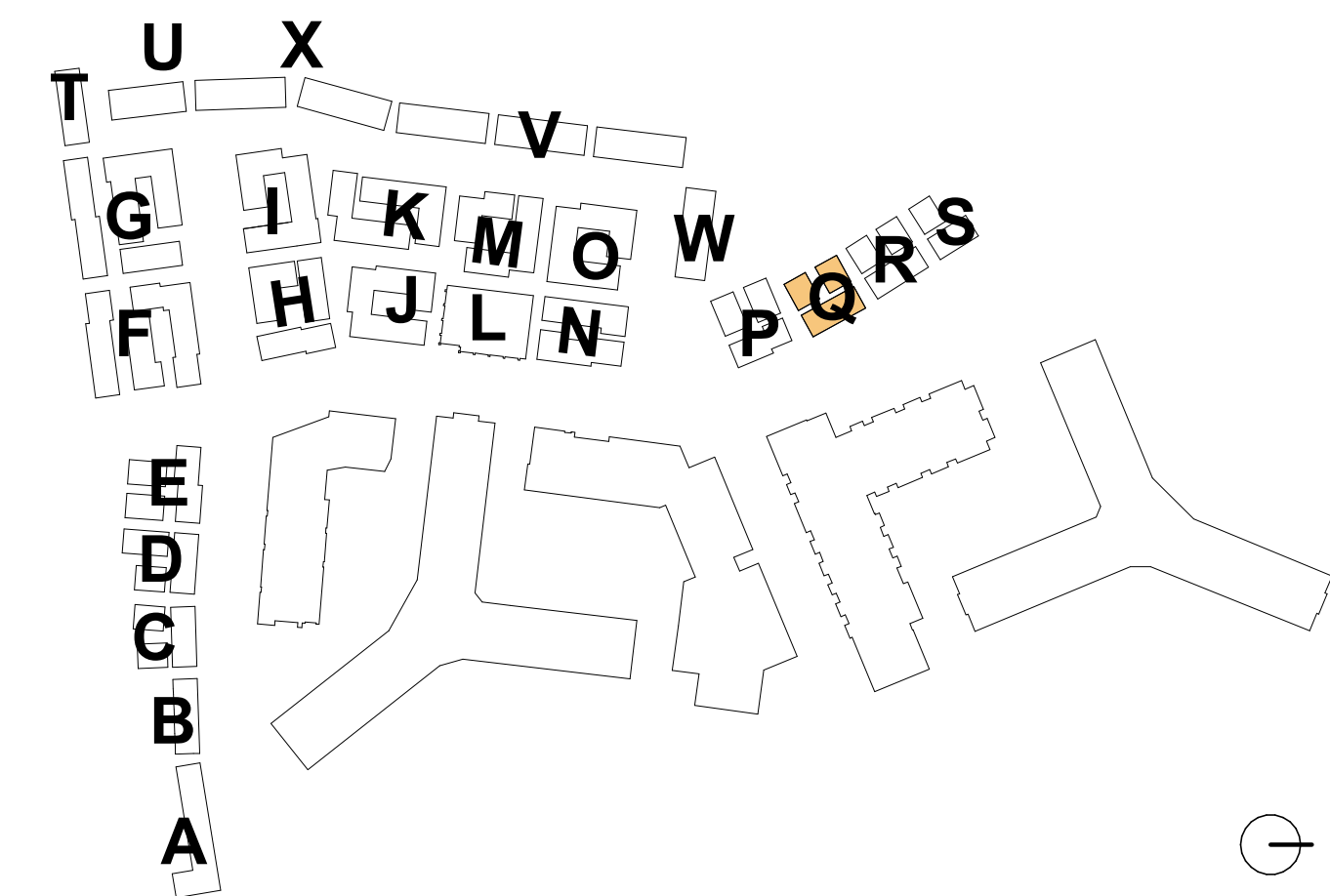
CLUSTER Q WEST ELEVATION
1/8" = 1'-0"



CLUSTER Q SOUTH ELEVATION
1/8" = 1'-0"



CLUSTERS P, Q, R, S, KENT ST ELEVATION
1/16" = 1'-0"



4.1 Submission

**CLUSTER Q -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.

A.S-Q201

**RIVERHOUSE
NEIGHBORHOOD**

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

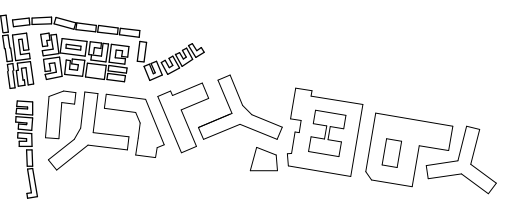
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

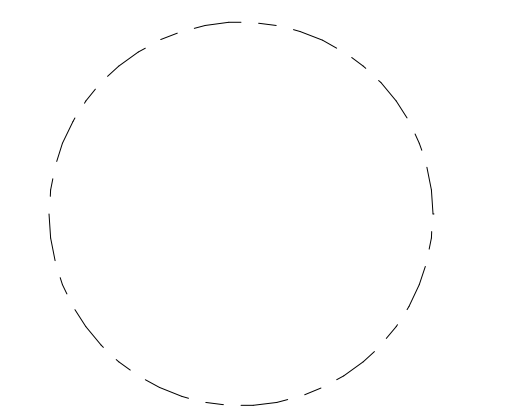


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER Q -
RENDERED
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.
A.S-Q202

4.1 Submission



CLUSTER Q EAST ELEVATION RENDERED
1/8" = 1'-0"



CLUSTER Q NORTH ELEVATION RENDERED
1/8" = 1'-0"



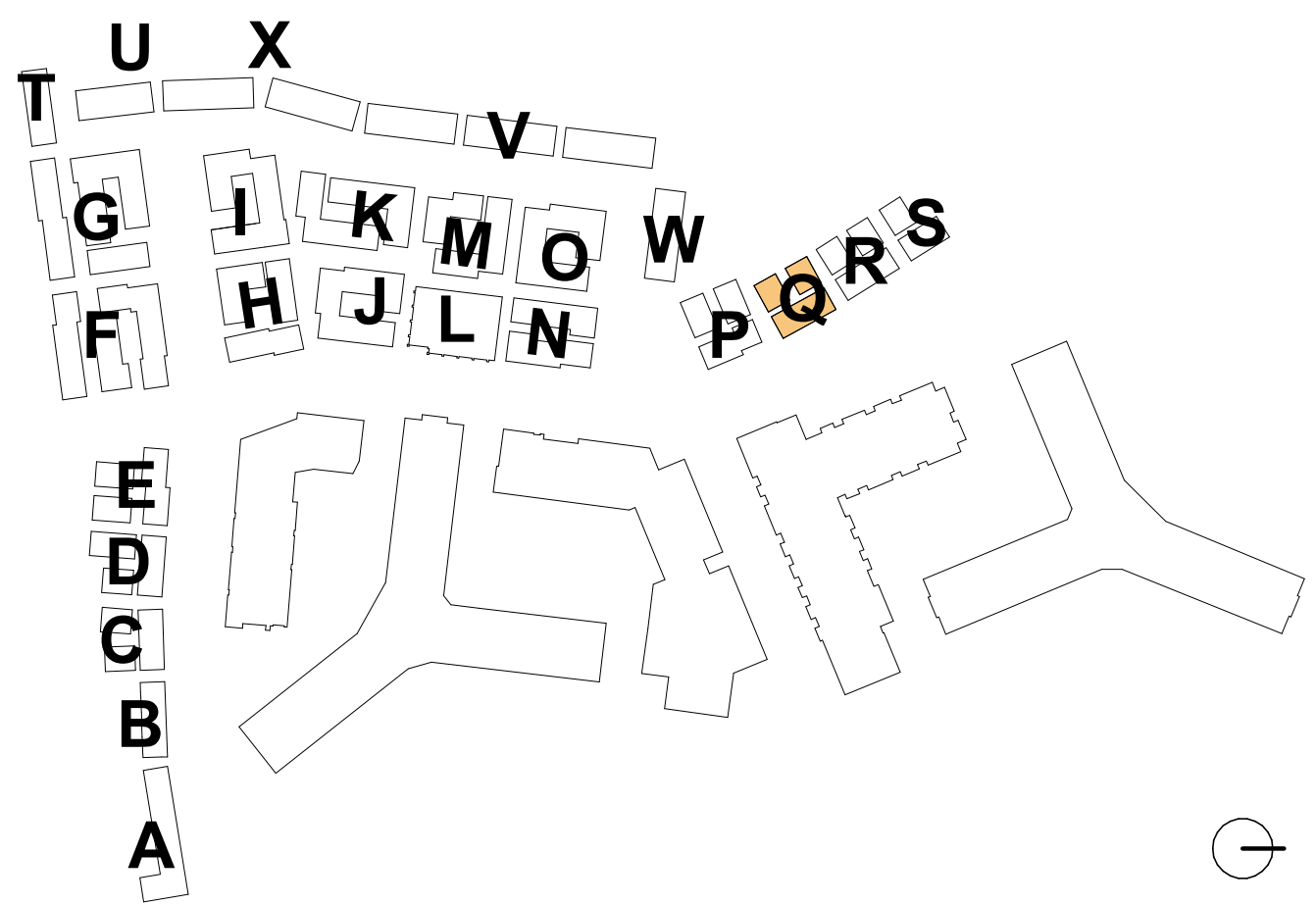
CLUSTER Q WEST ELEVATION RENDERED
1/8" = 1'-0"



CLUSTER Q SOUTH ELEVATION RENDERED
1/8" = 1'-0"



CLUSTERS P, Q, R, S, KENT ST ELEVATION RENDERED
1/16" = 1'-0"



**RIVERHOUSE
NEIGHBORHOOD**

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

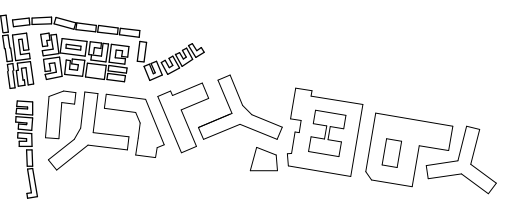
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

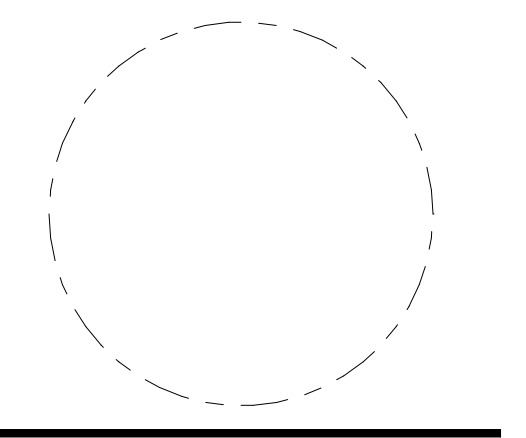


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER Q -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

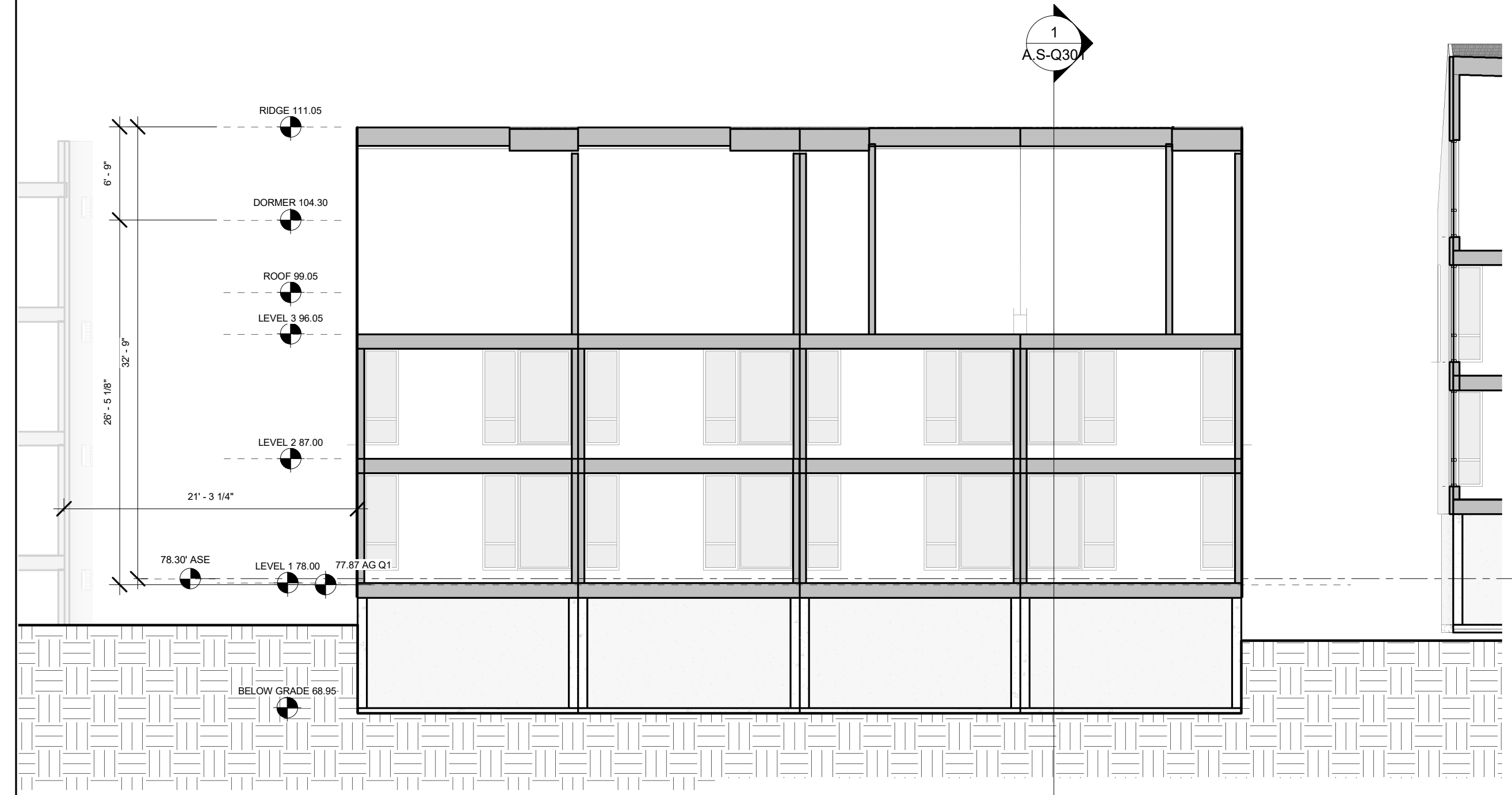
DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

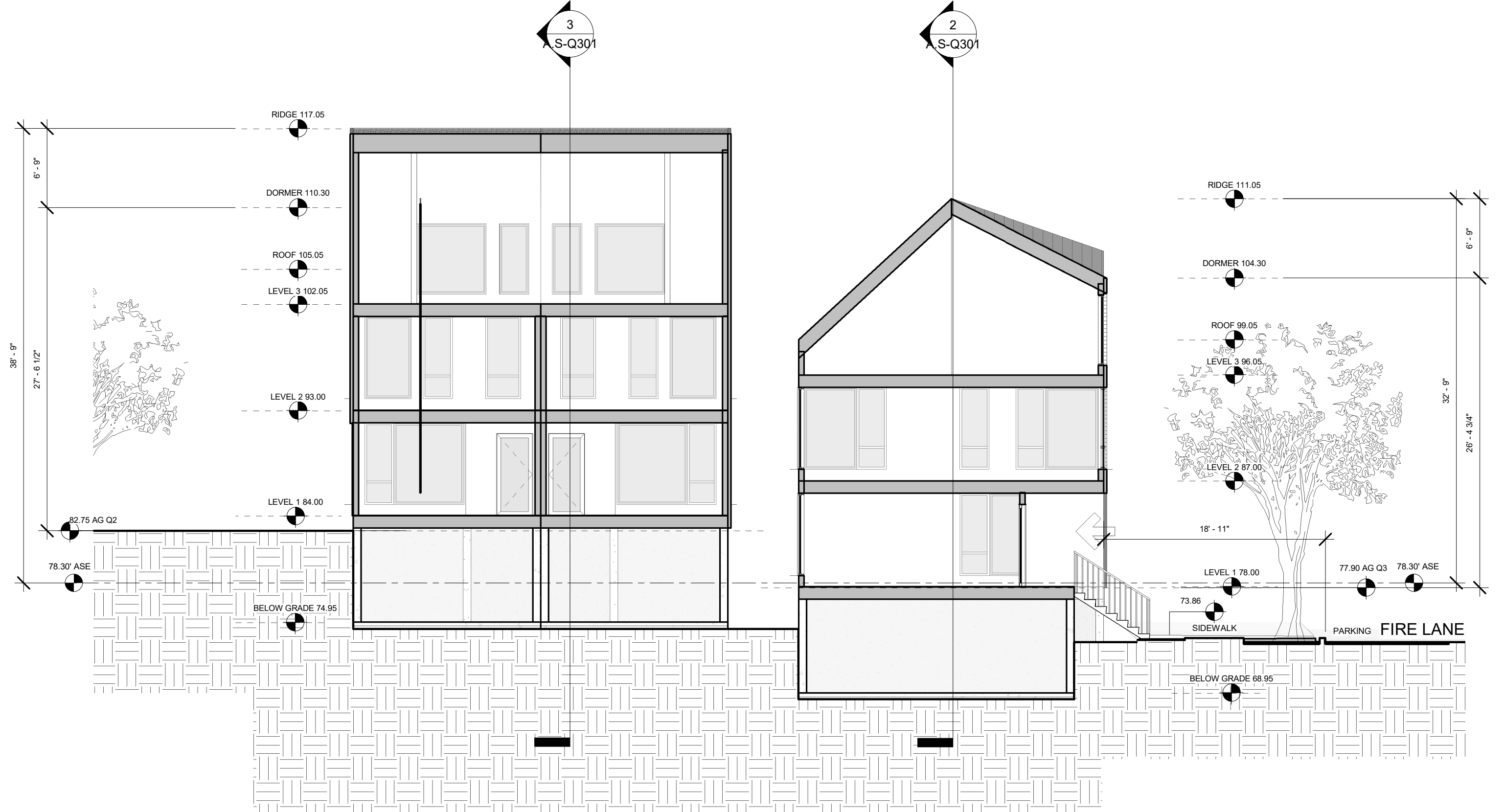
SCALE:
As indicated

JOB NO.
Project Number

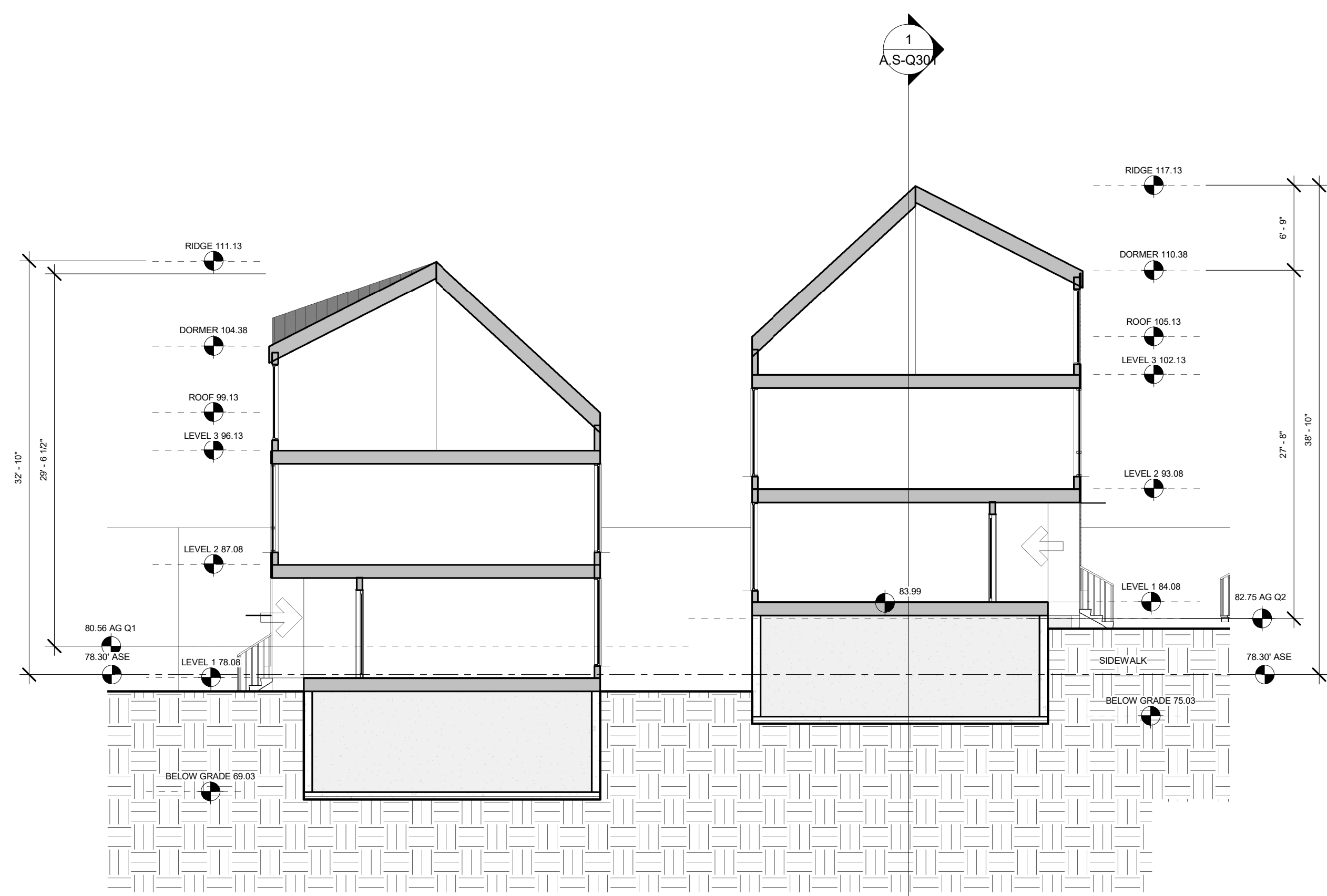
DRAWING NO.
A.S-Q301



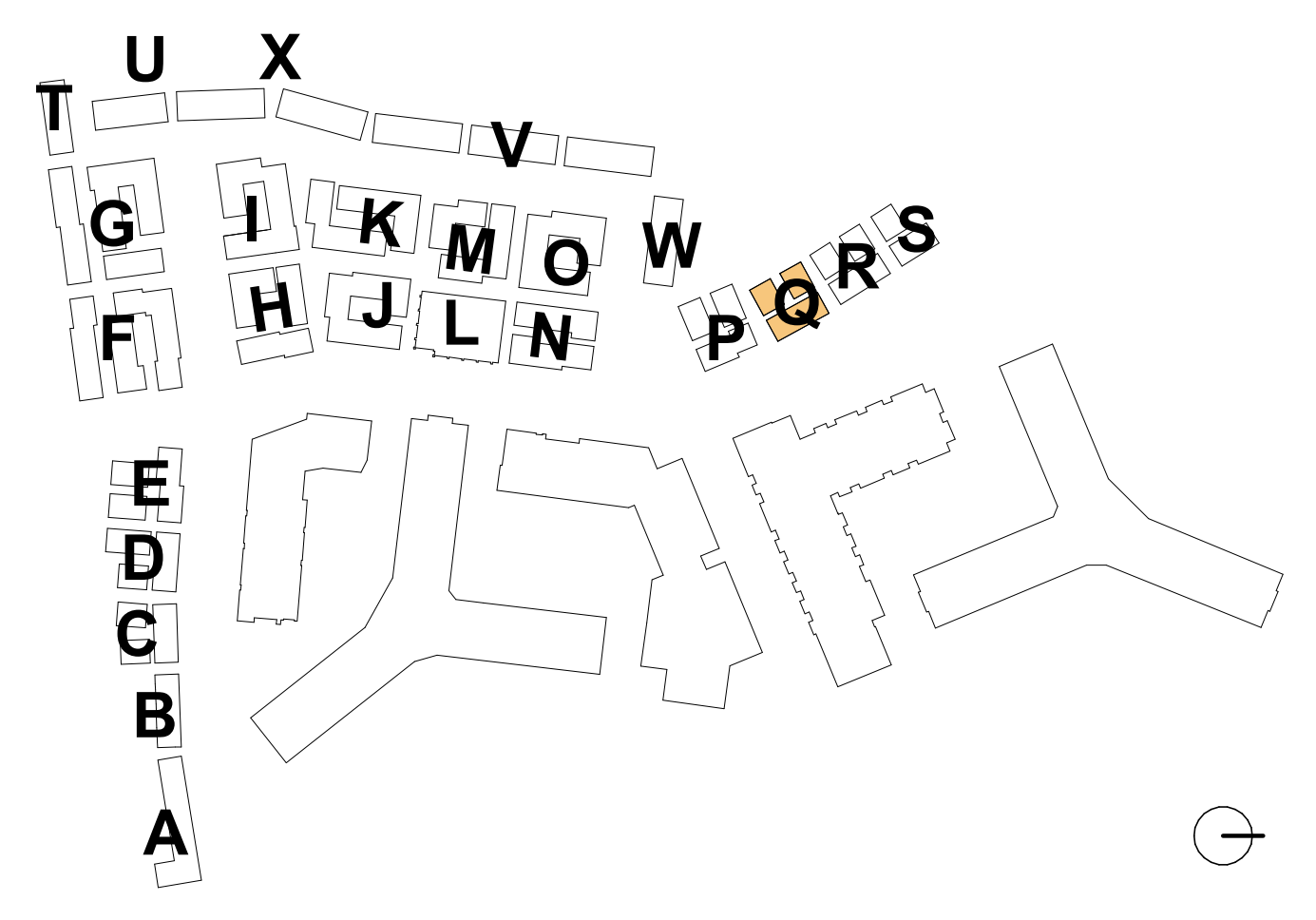
2 | CLUSTER Q - SECTION LOOKING WEST
1/8" = 1'-0"



1 | CLUSTER Q - SECTION LOOKING NORTH
1/8" = 1'-0"



3 | CLUSTER Q - SECTION THROUGH COURTYARD LOOKING WEST
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

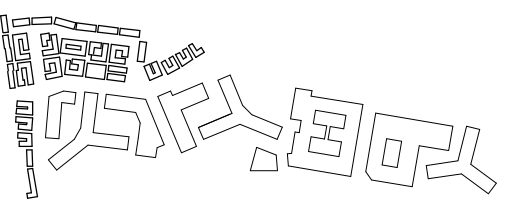
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

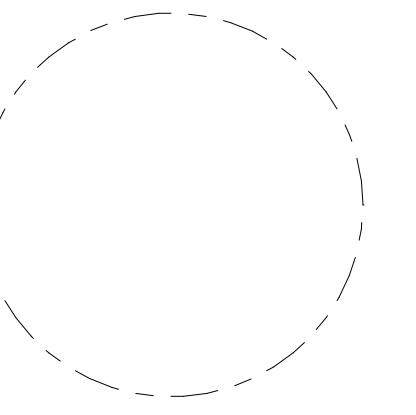


Issue

NO. DATE
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE



**CLUSTER R -
PLANS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

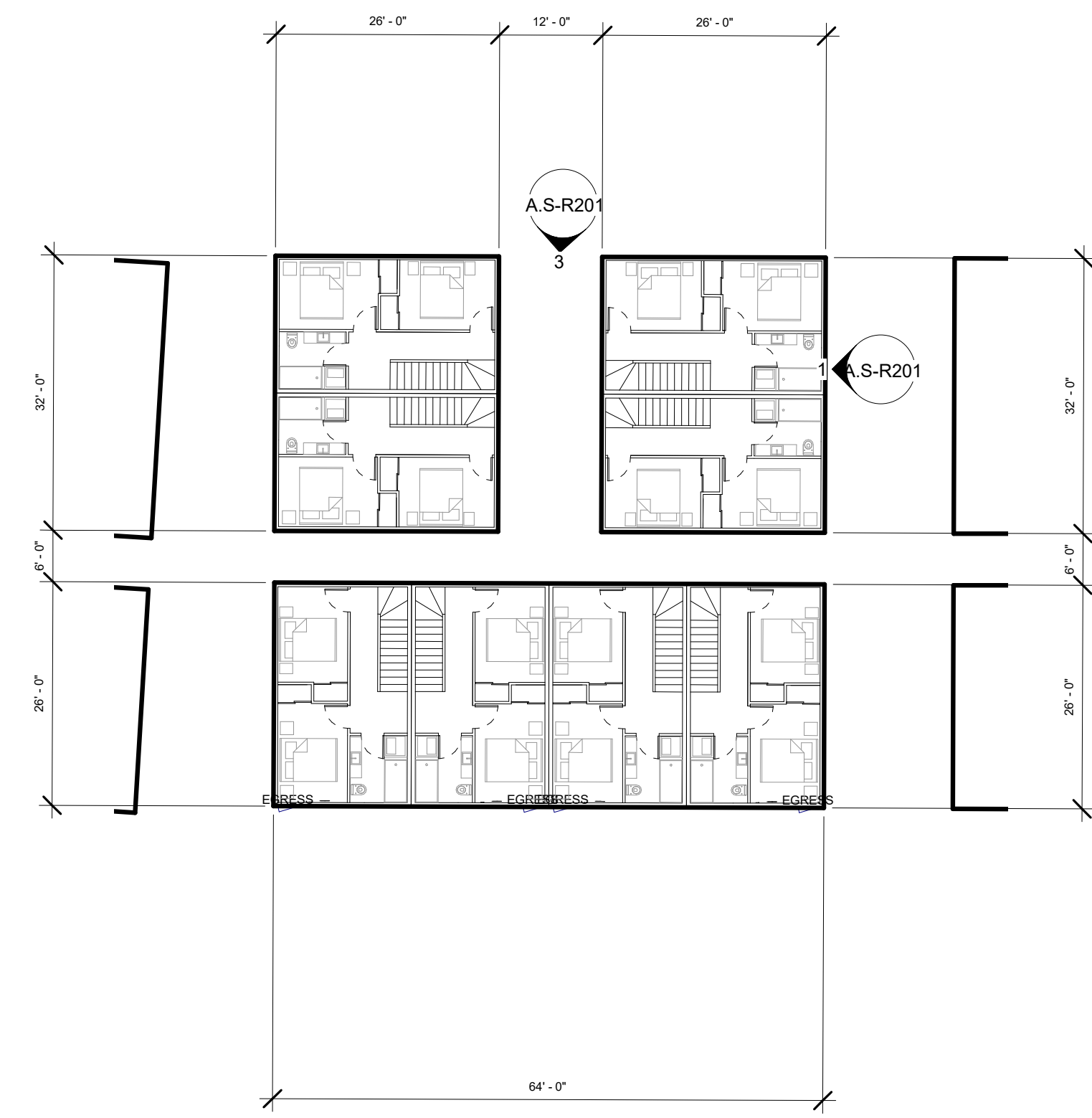
SCALE:
As indicated

JOB NO.
Project Number

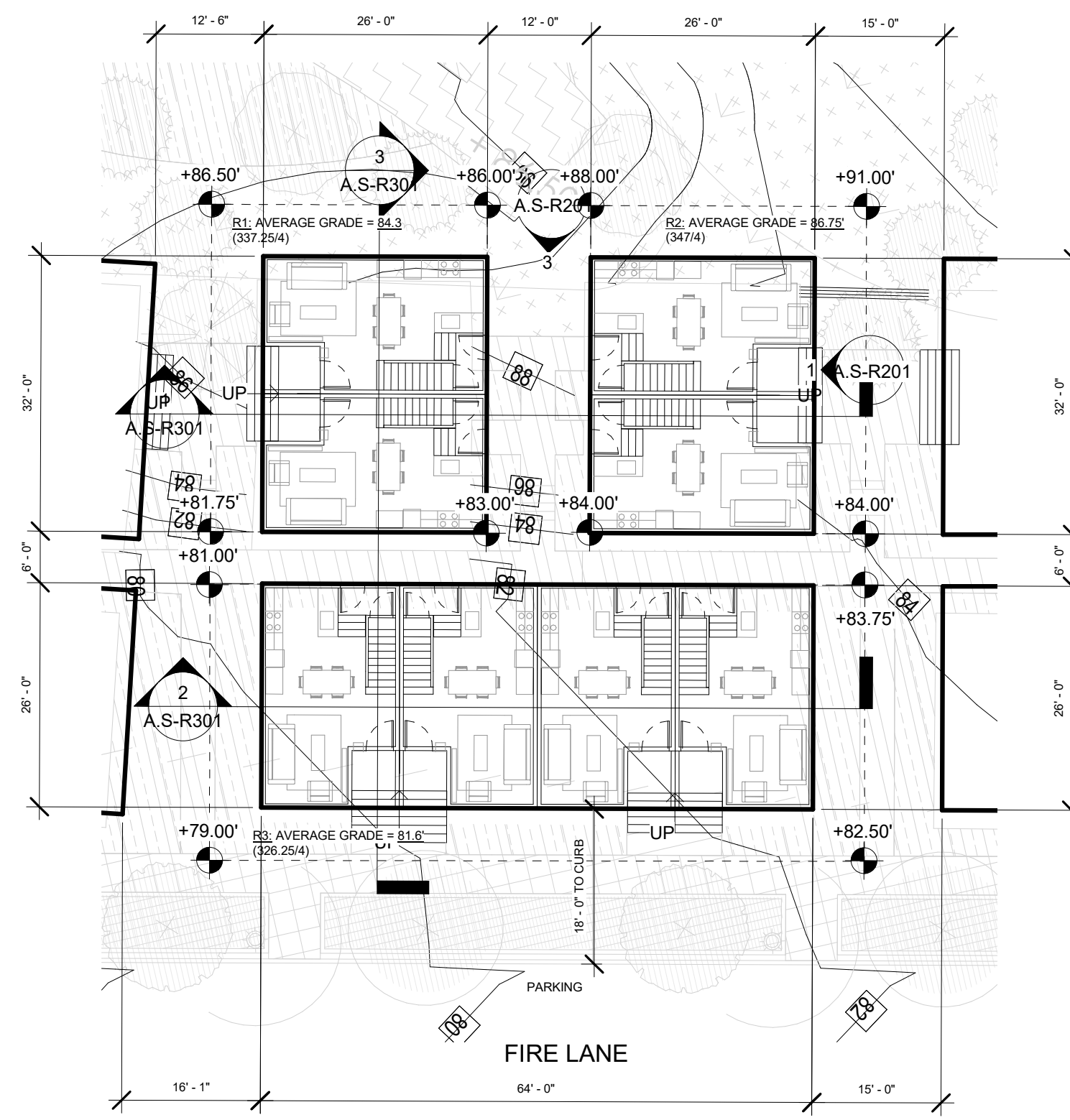
DRAWING NO.

A.S-R101

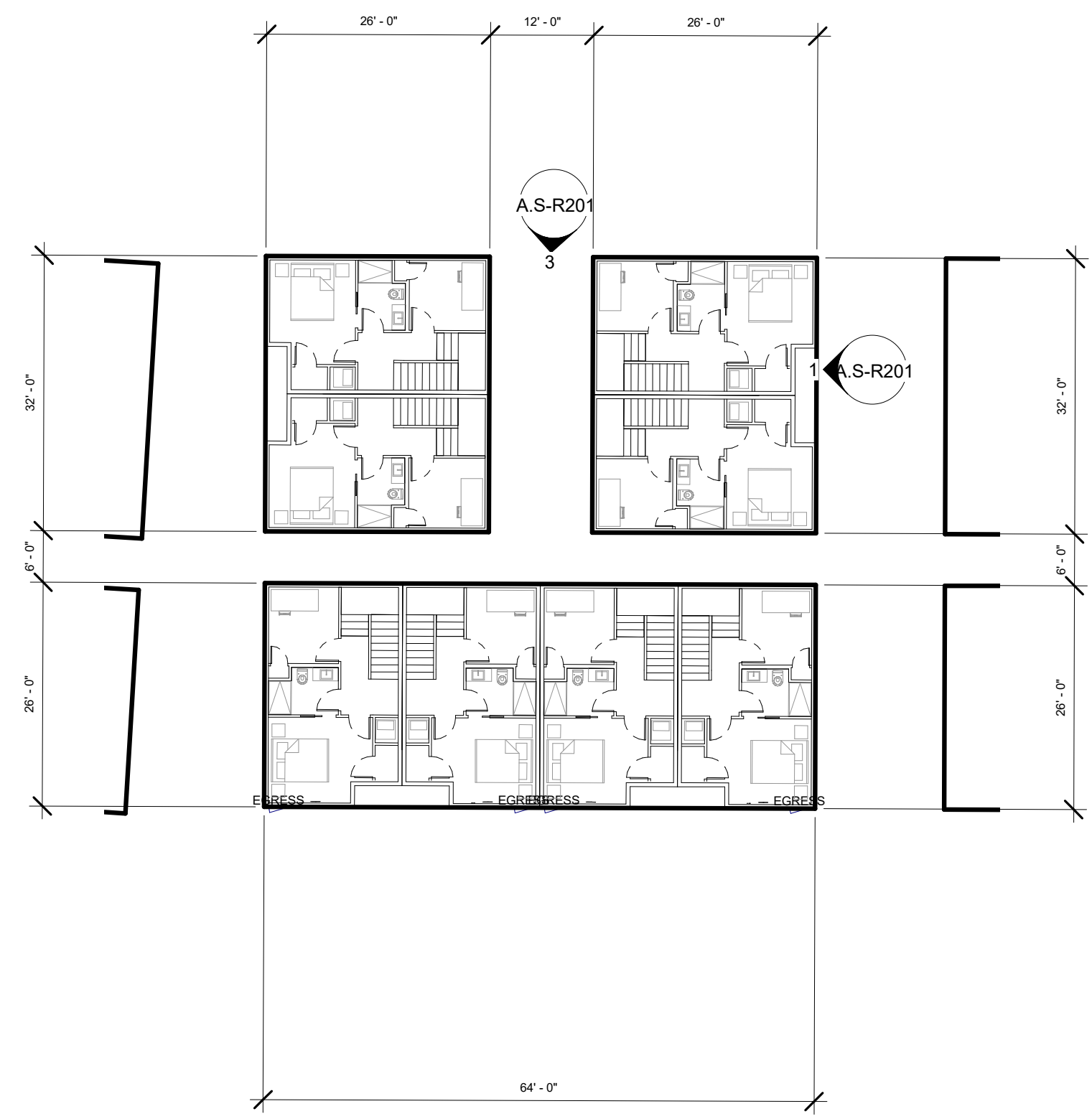
4.1 Submission



3 | CLUSTER R - LEVEL 2
1/16" = 1'-0"

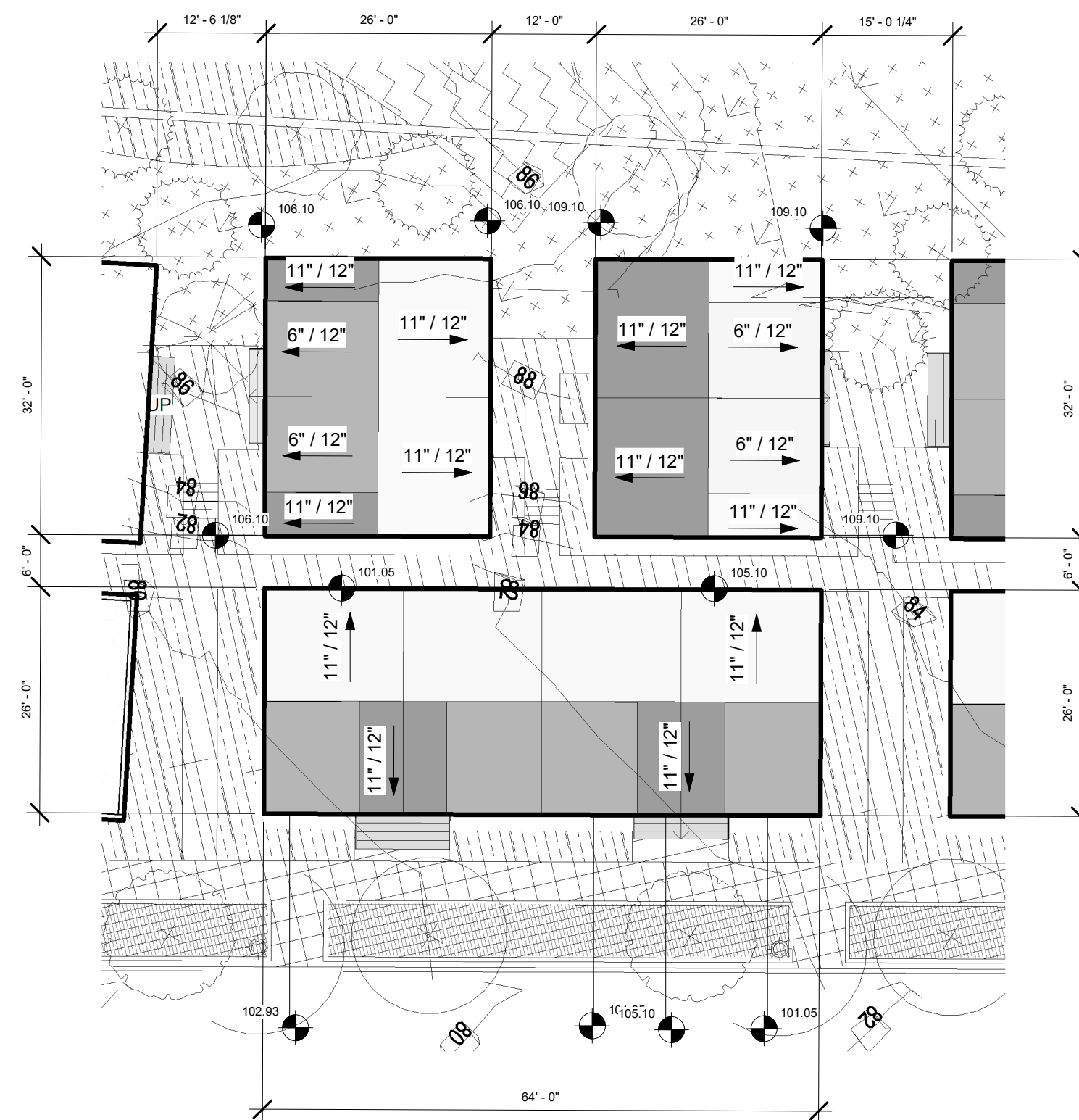
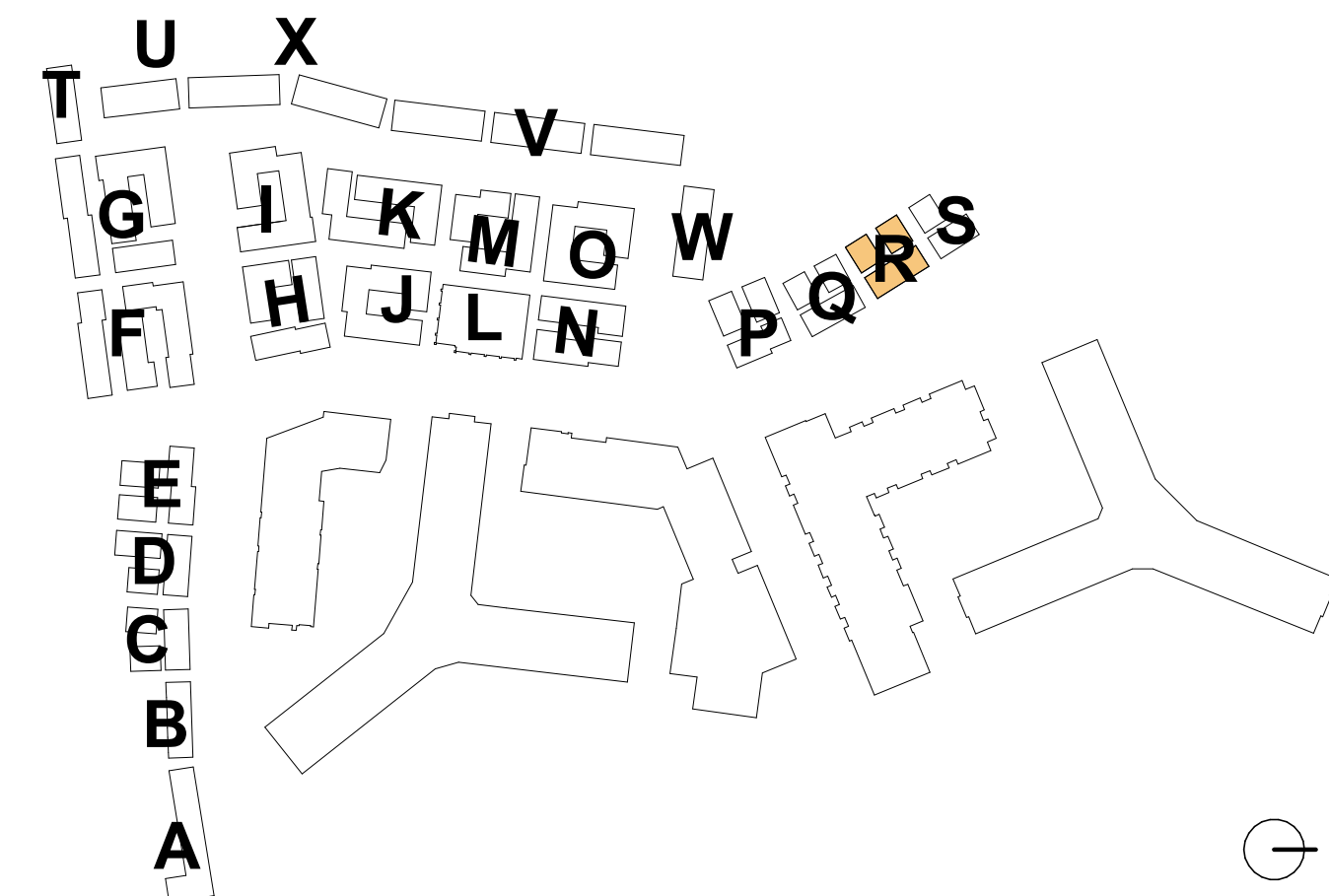


2 | CLUSTER R - LEVEL 1
1/16" = 1'-0"

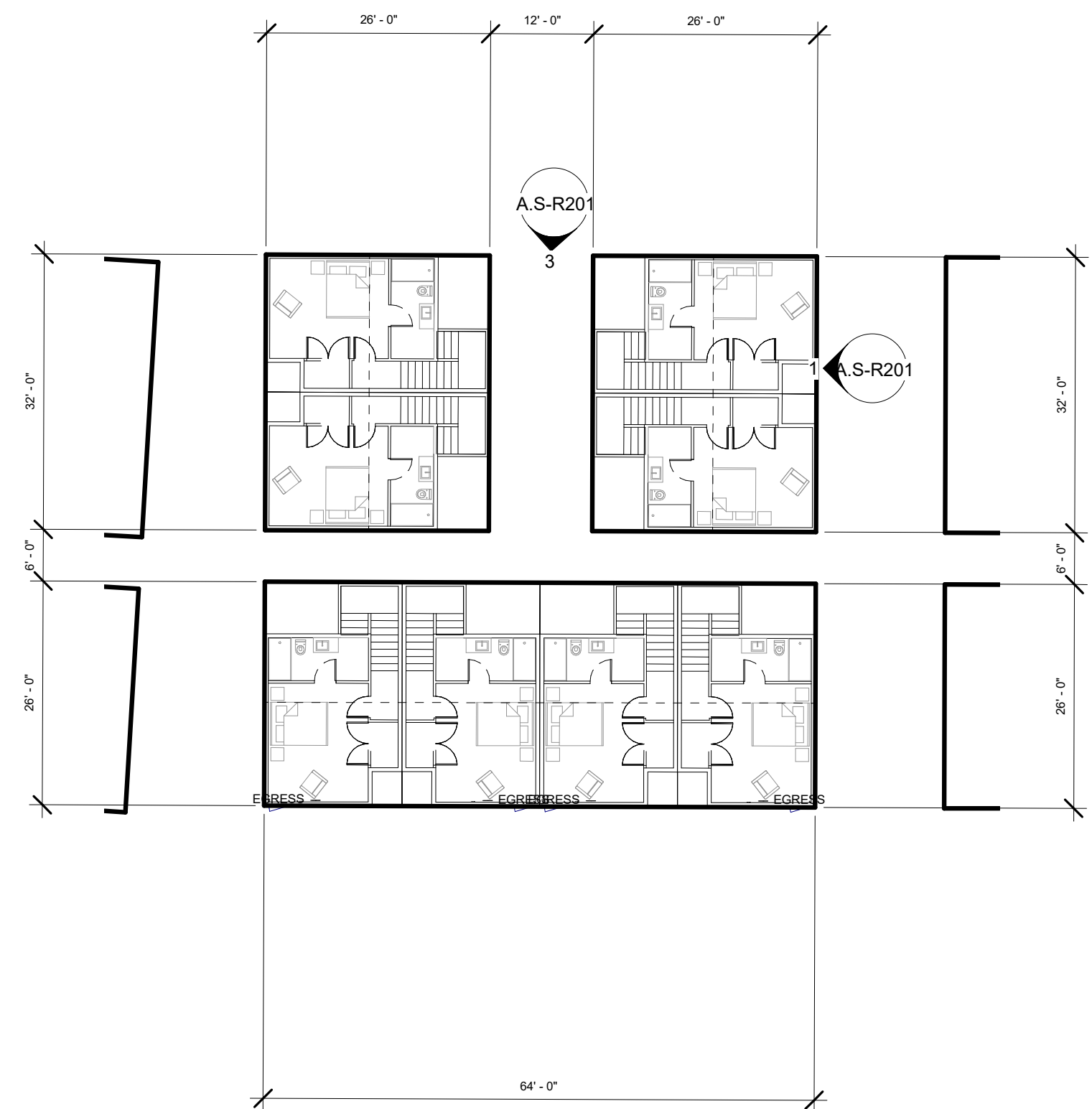


1 | CLUSTER R - BELOW GRADE
1/16" = 1'-0"

GFA CLUSTER R						
USE	CLUSTER	UNITS	TOTAL GFA	BED	BATH	GARAGE PARKING
Unit	CLUSTER R	8	12,016 SF	32	24	0
Unit: 8		8	12,016 SF	32	24	0



5 | CLUSTER R - ROOF
1/16" = 1'-0"



4 | CLUSTER R - LEVEL 3
1/16" = 1'-0"

**RIVERHOUSE
NEIGHBORHOOD**

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

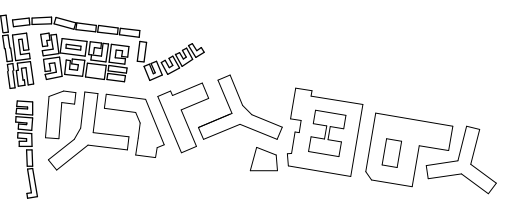
ATTORNEY
VENABLE LLP
202.344.4000

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. 4.1 SUBMISSION DATE 5/10/23

Revisions

NO. DATE

**CLUSTER R -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

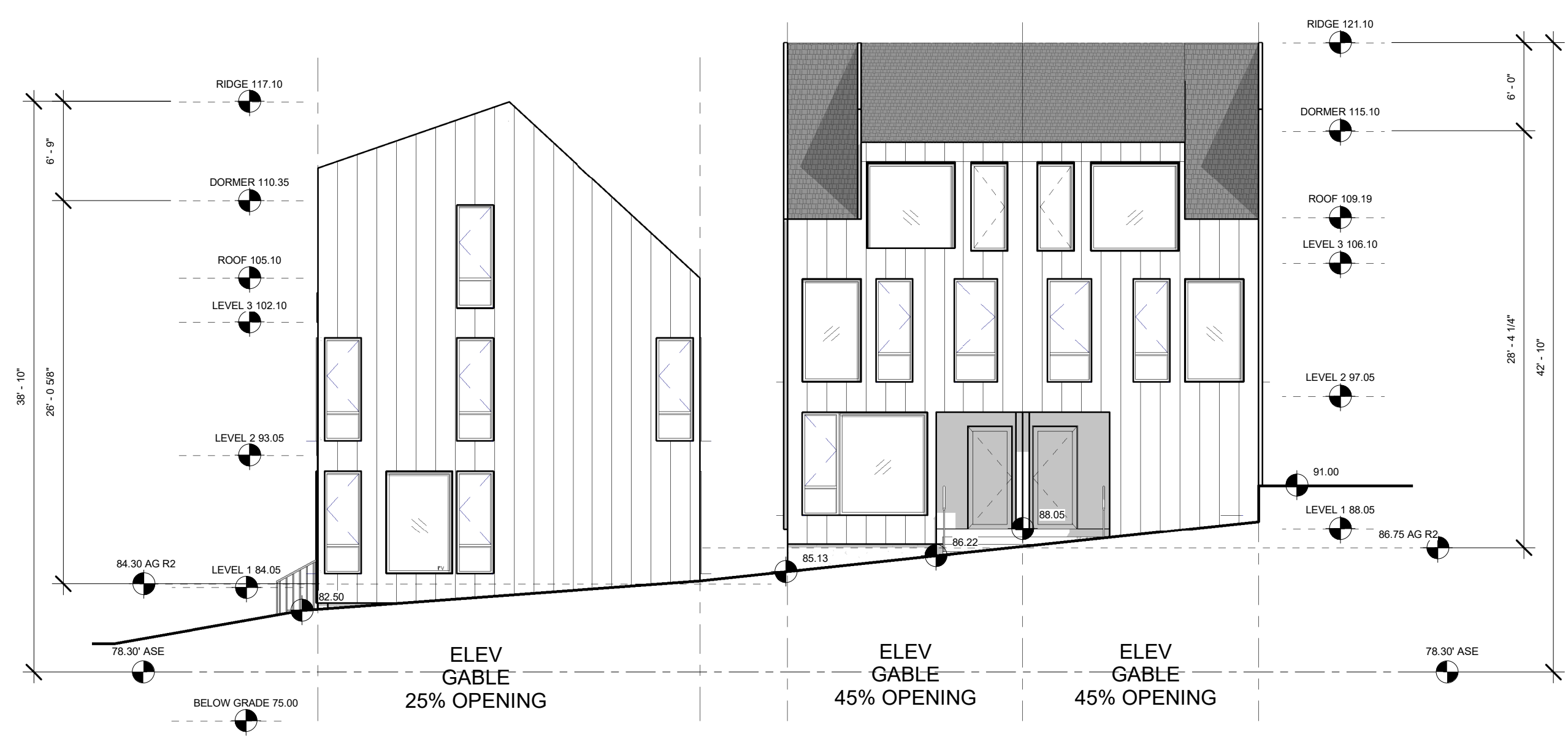
JOB NO.
Project Number

DRAWING NO.

A.S-R201



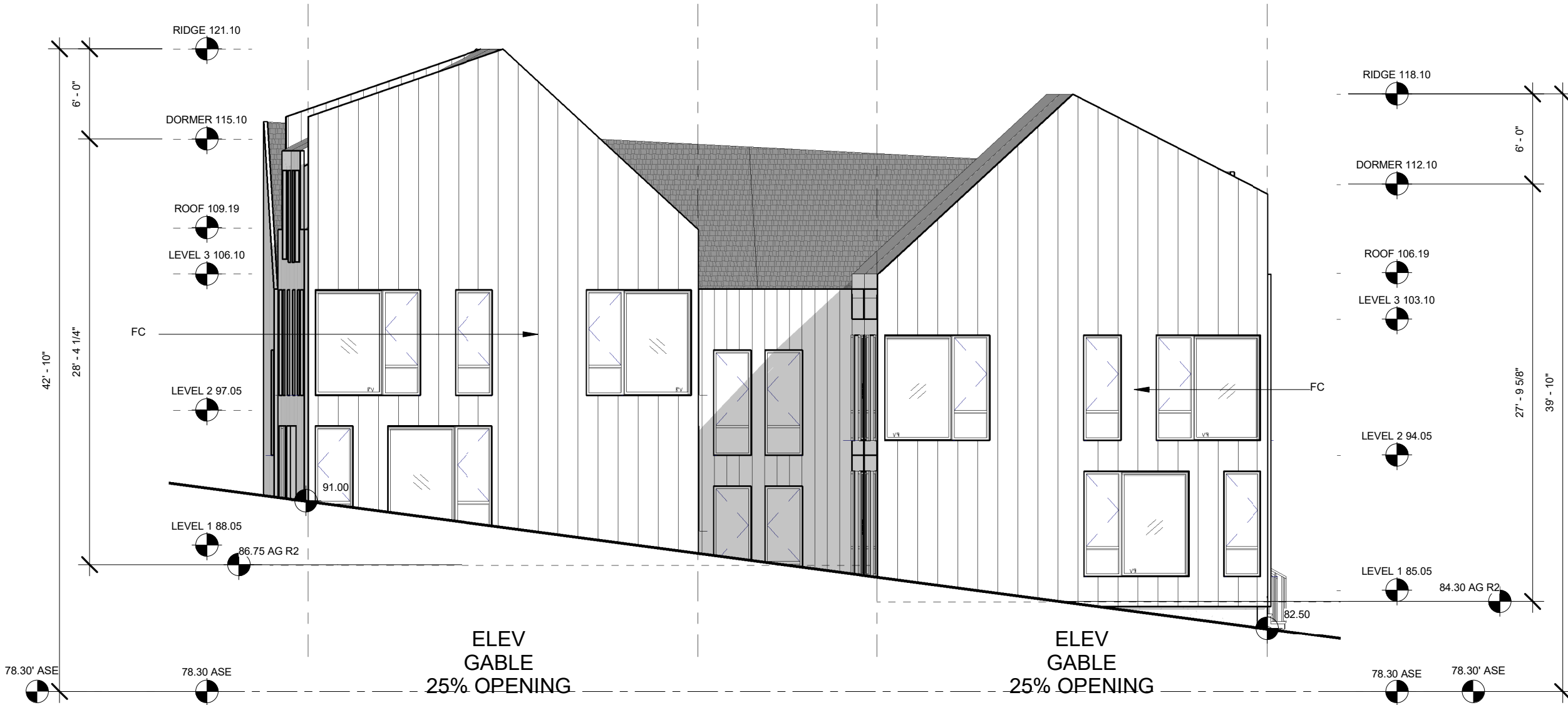
CLUSTER R - EAST ELEVATION
1/8" = 1'-0"



CLUSTER R - NORTH ELEVATION
1/8" = 1'-0"



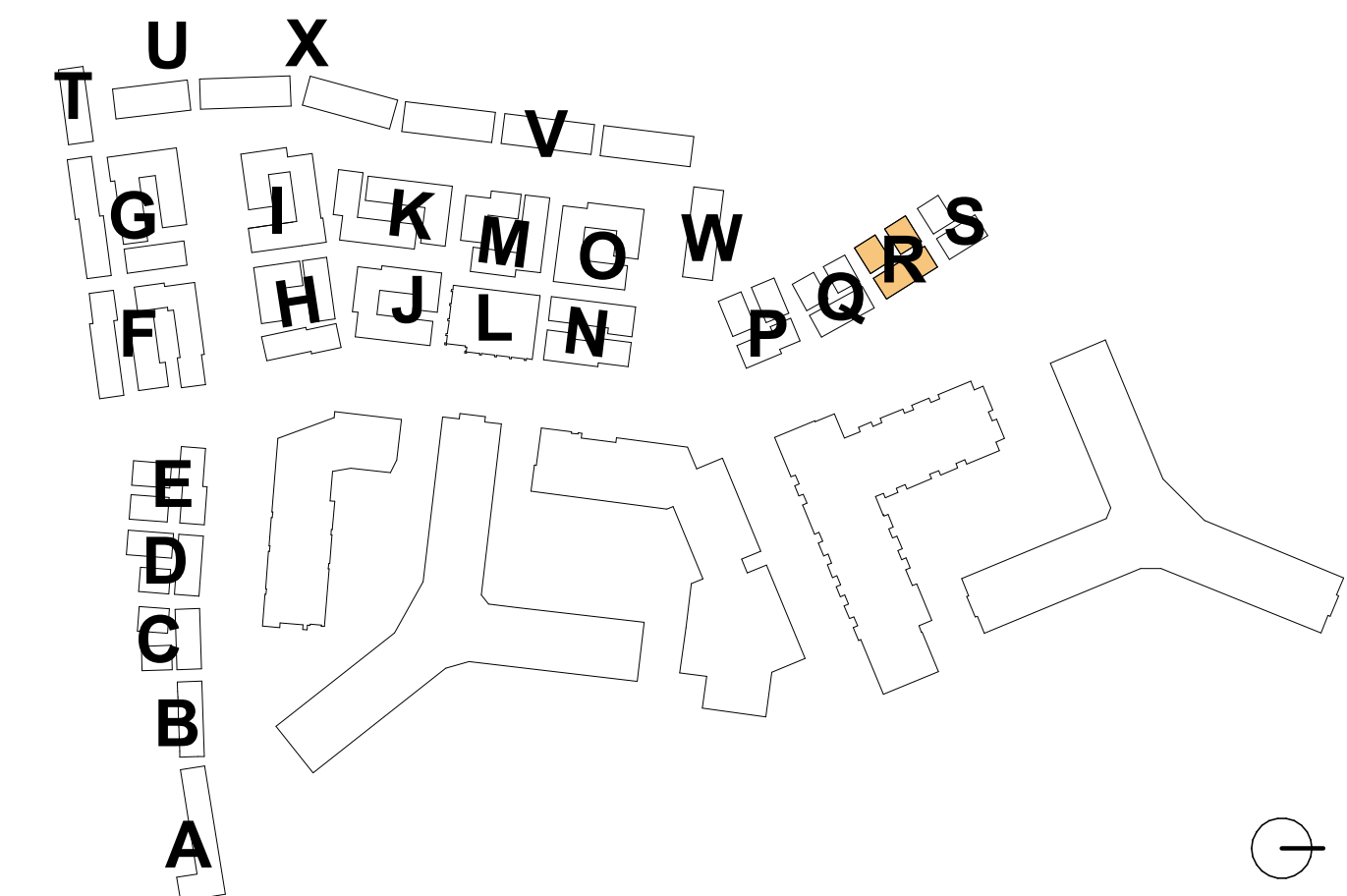
CLUSTER R - SOUTH ELEVATION
1/8" = 1'-0"



CLUSTER R - WEST ELEVATION
1/8" = 1'-0"

**MATERIAL
LEGEND**

MATERIAL
FC FIBER CEMENT SIDING
BR BRICK SIDING
C1 CONCRETE WALL
C2 CONCRETE TREADS
WD WOOD
R1 ROOF
MTL1 METAL
MTL2 METAL
D1 DOOR
D2 DOOR



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

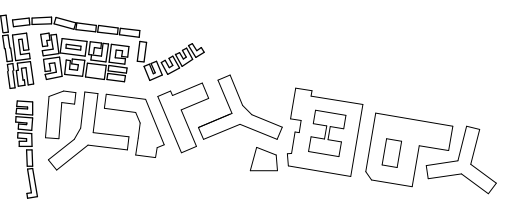
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

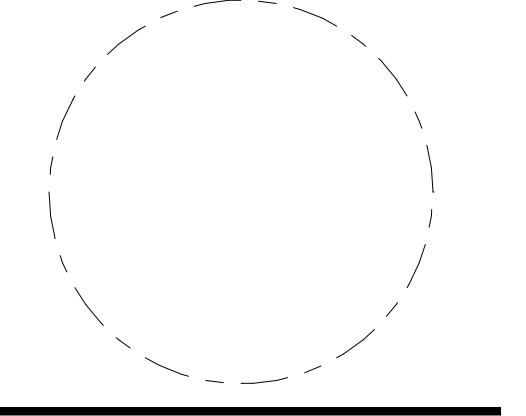


Issue

NO. DATE
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE



**CLUSTER R -
RENDERED
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE: JOB NO.
As indicated Project Number

DRAWING NO.

A.S-R202

4.1 Submission



1 | CLUSTER R - EAST ELEVATION RENDERED
1" = 10'-0"



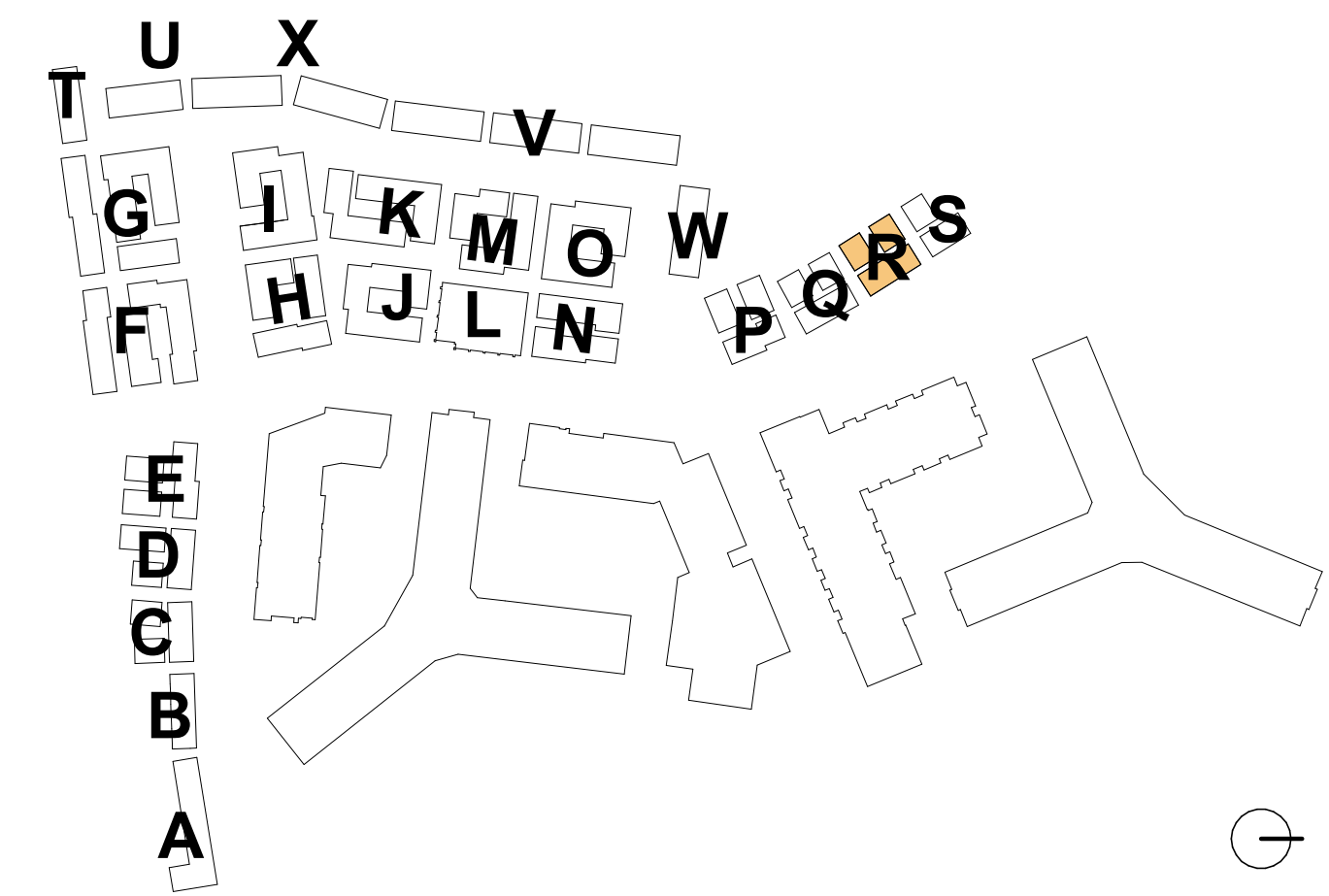
2 | CLUSTER R - NORTH ELEVATION RENDERED
1" = 10'-0"



3 | CLUSTER R - SOUTH ELEVATION RENDERED
1/8" = 1'-0"



4 | CLUSTER R - WEST ELEVATION RENDERED
1" = 10'-0"



**RIVERHOUSE
NEIGHBORHOOD**

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

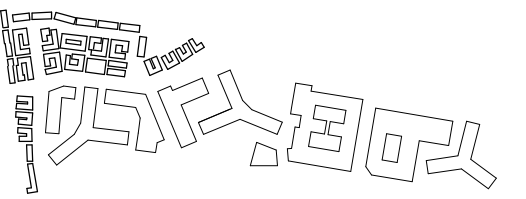
ATTORNEY
VENABLE LLP
202.344.4000

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
4.1 SUBMISSION	5/10/23

Revisions

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

**CLUSTER R -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

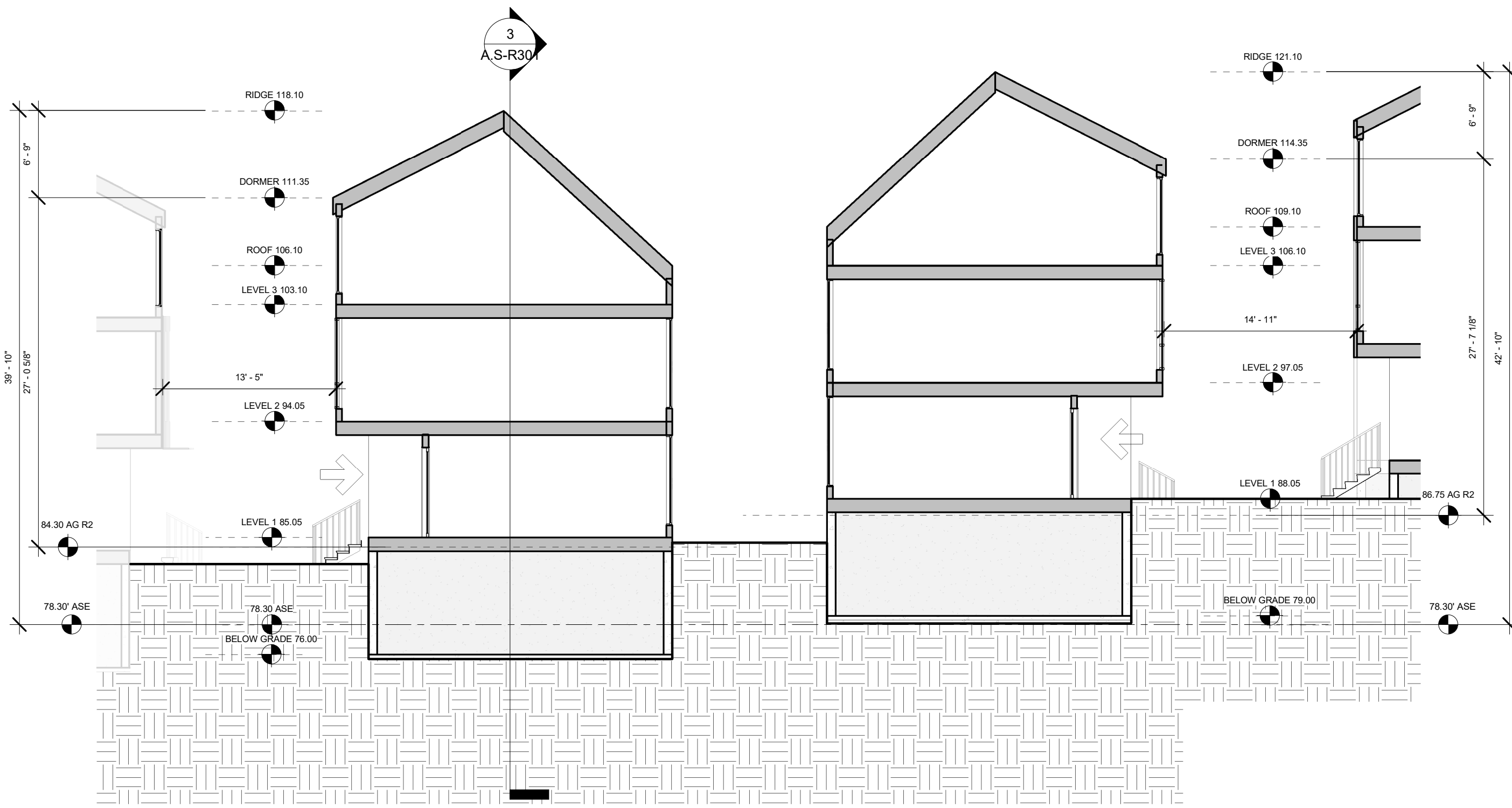
SCALE:
As indicated

DATE

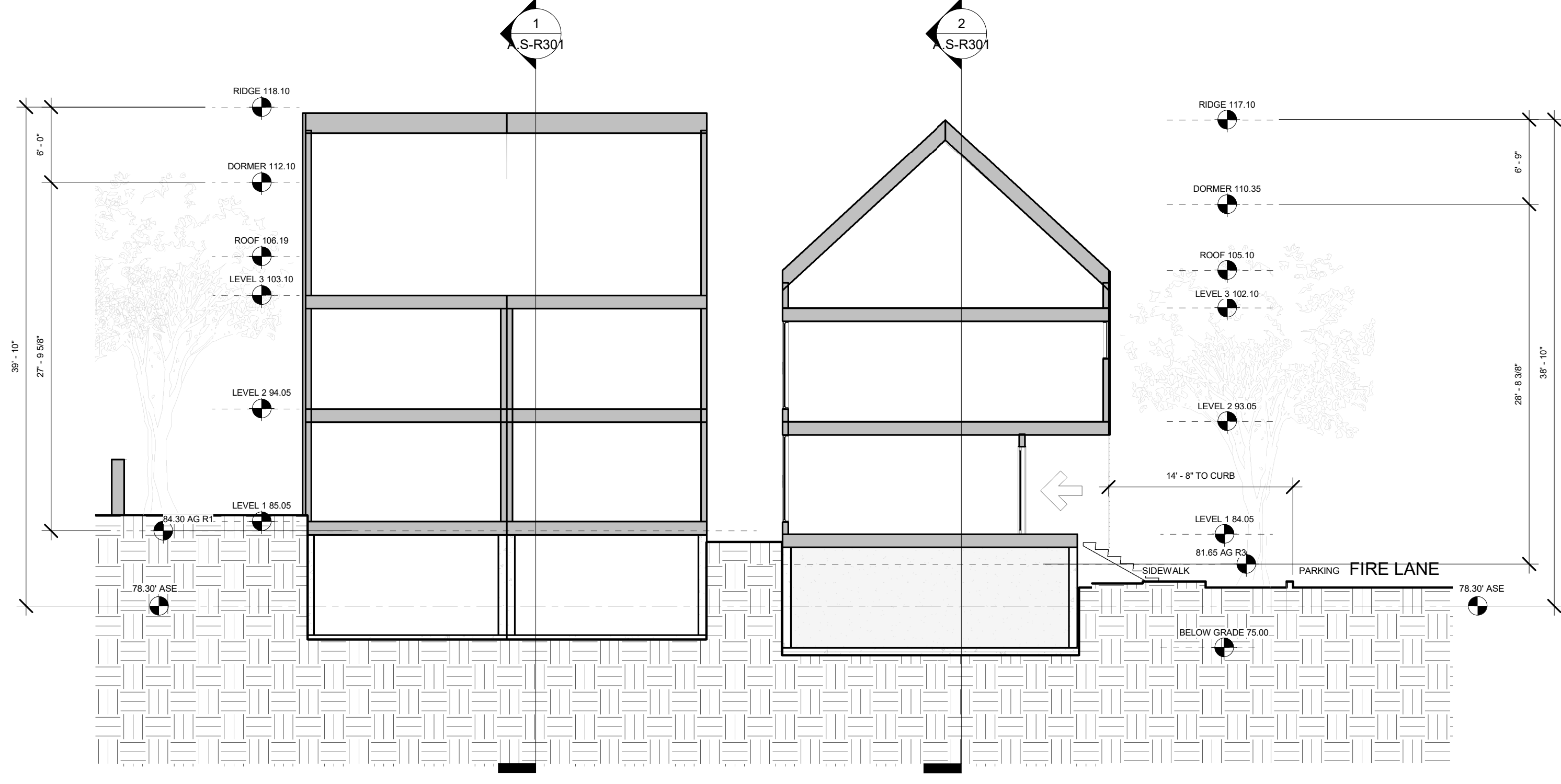
DRAWING NO.

A.S-R301

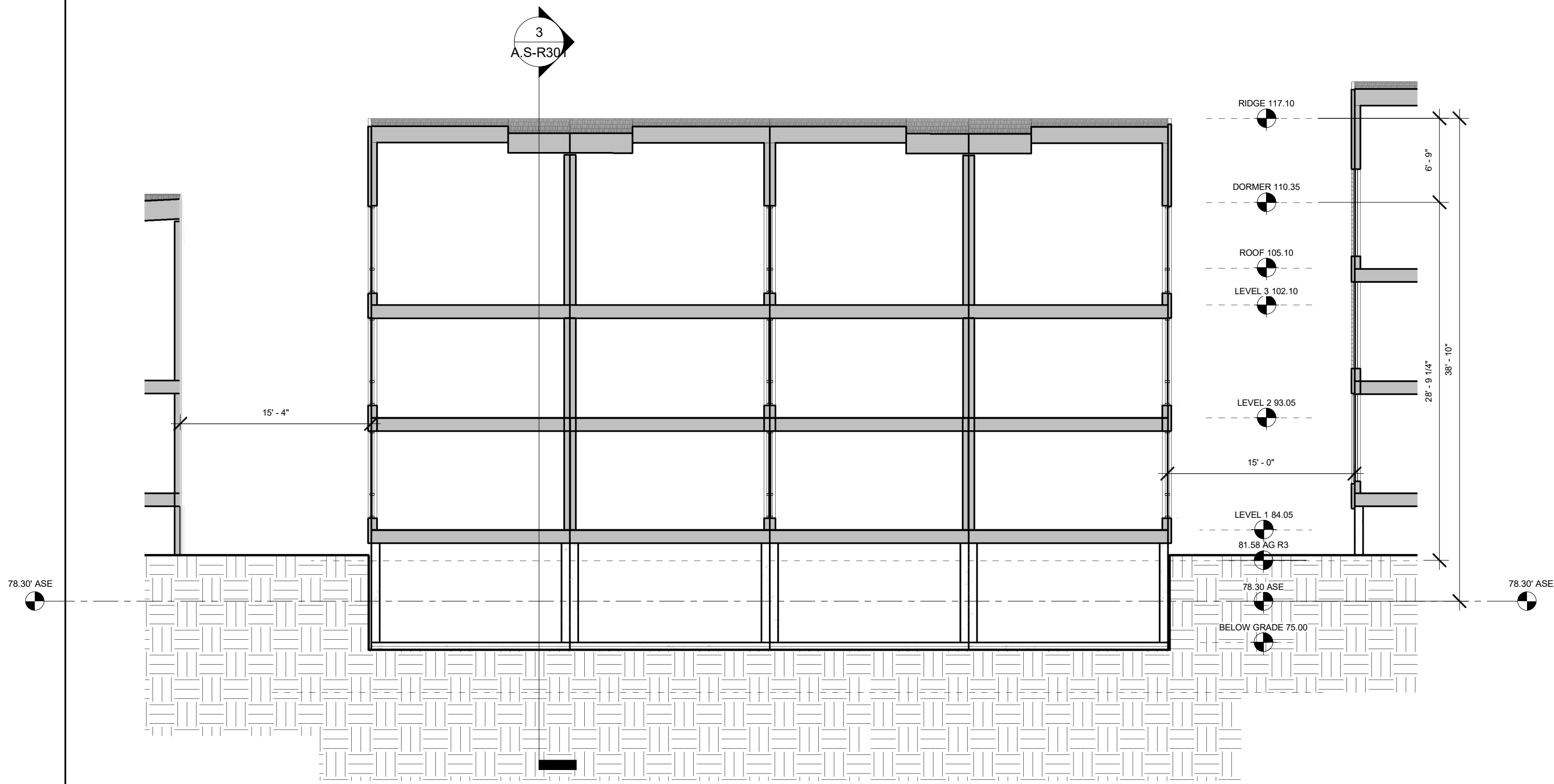
4.1 Submission



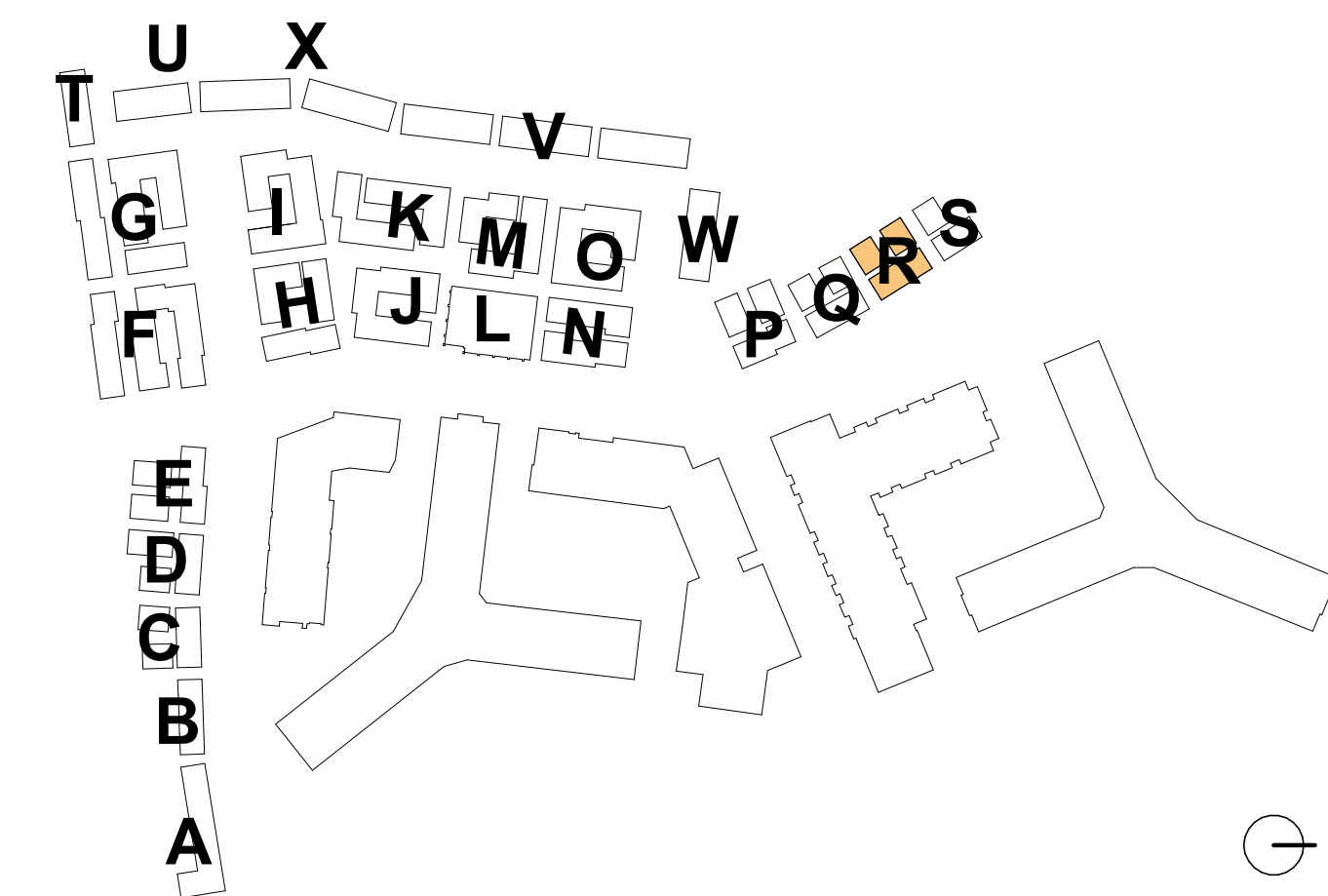
1 CLUSTER R - SECTION THROUGH COURTYARD LOOKING WEST
1/8" = 1'-0"



3 CLUSTER R - EAST WEST SECTION - LOOKING NORTH
1/8" = 1'-0"



2 CLUSTER R - SECTION LOOKING WEST
1/8" = 1'-0"



**RIVERHOUSE
NEIGHBORHOOD**

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

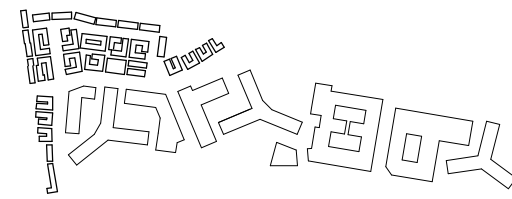
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

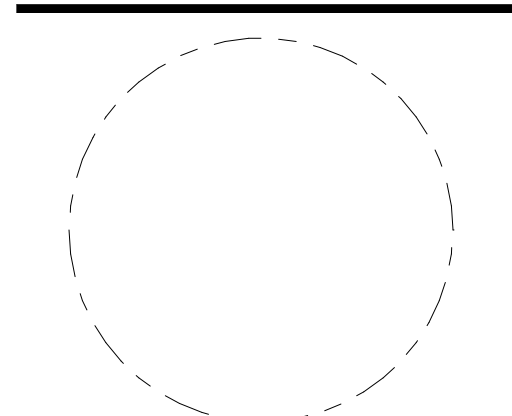


Issue

NO. DATE
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE



**CLUSTER S -
PLANS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

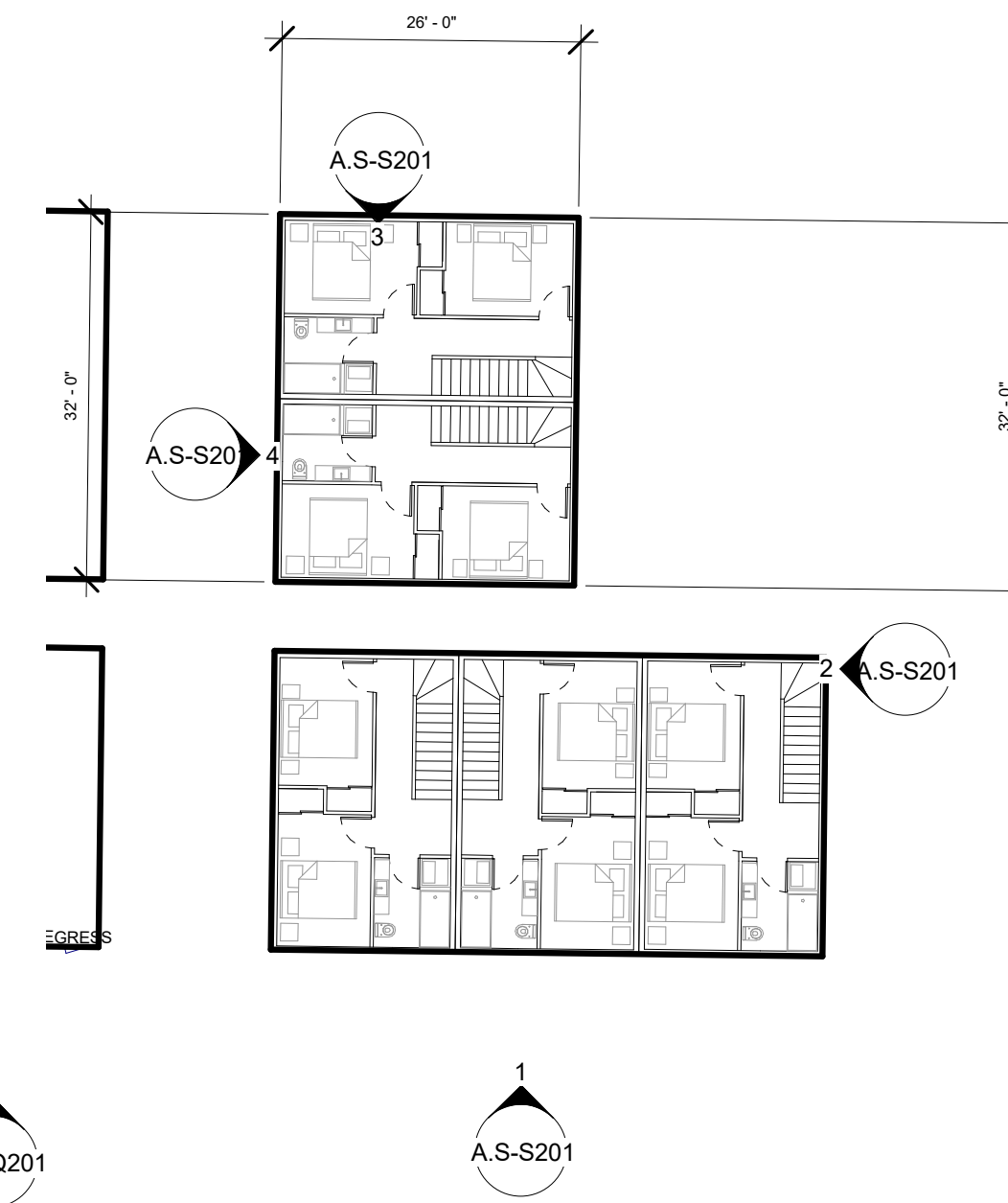
SCALE:
As indicated

JOB NO.
Project Number

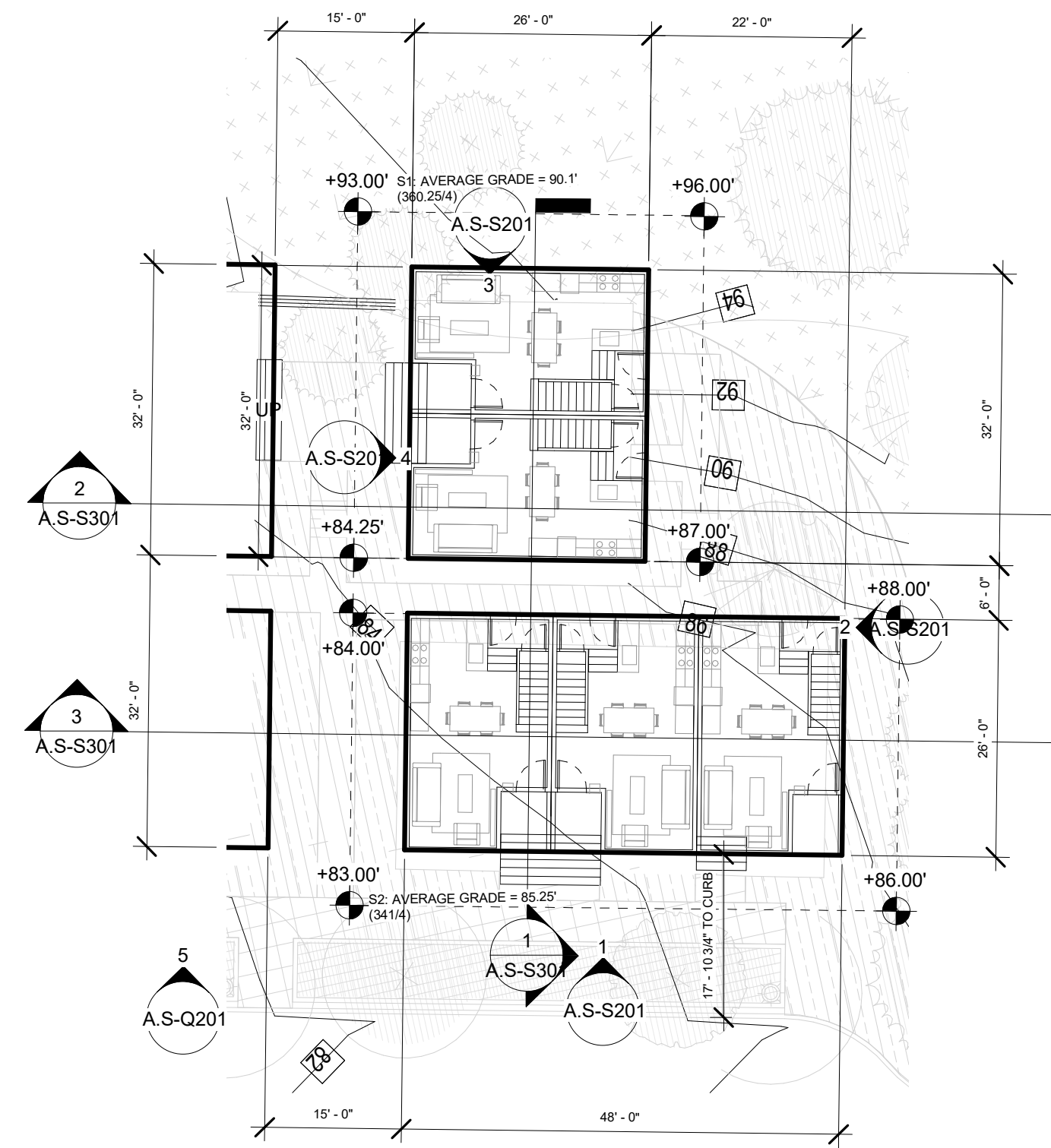
DRAWING NO.

A.S-S101

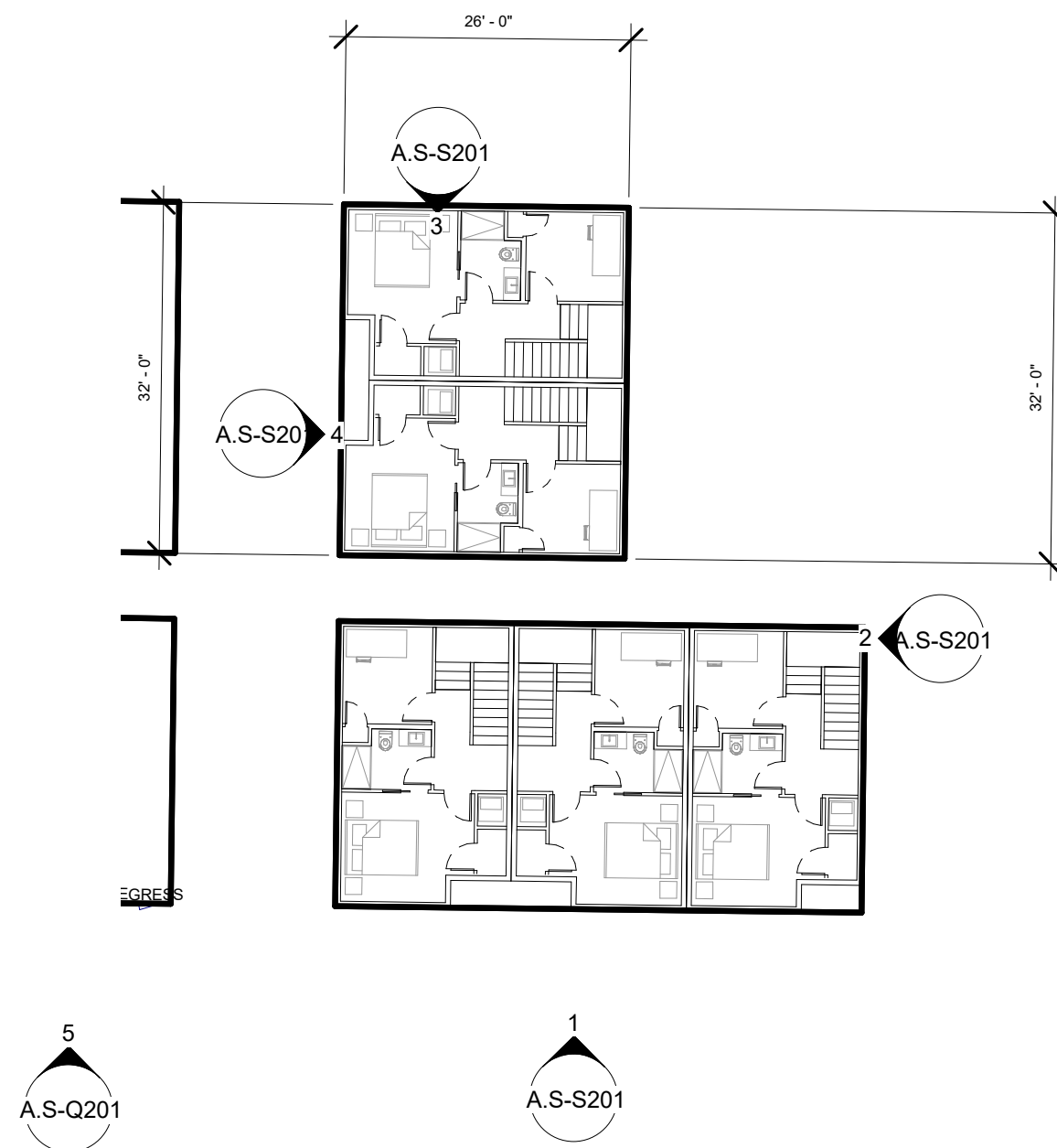
4.1 Submission



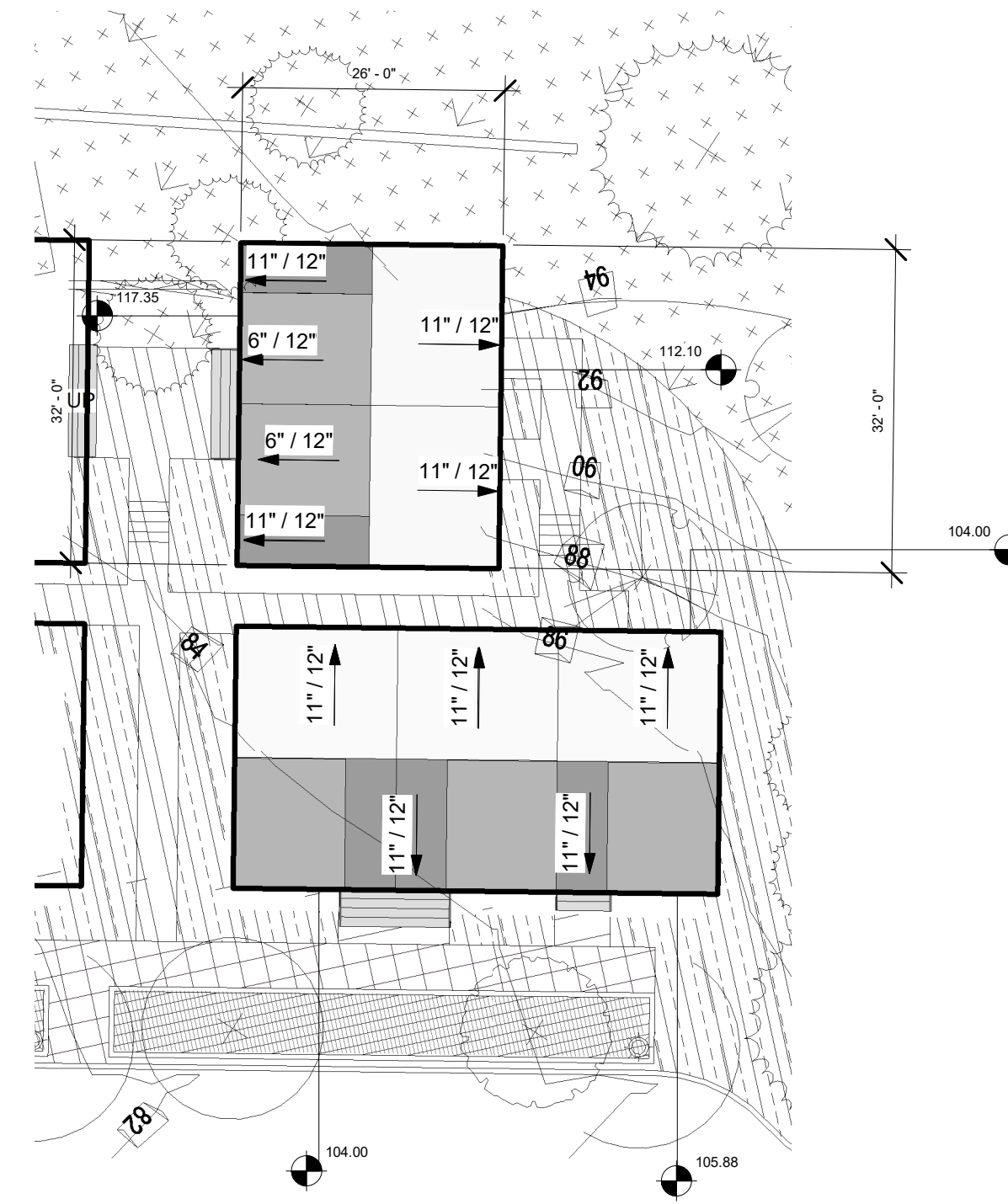
3 | CLUSTER S - LEVEL 2
1/16" = 1'-0"



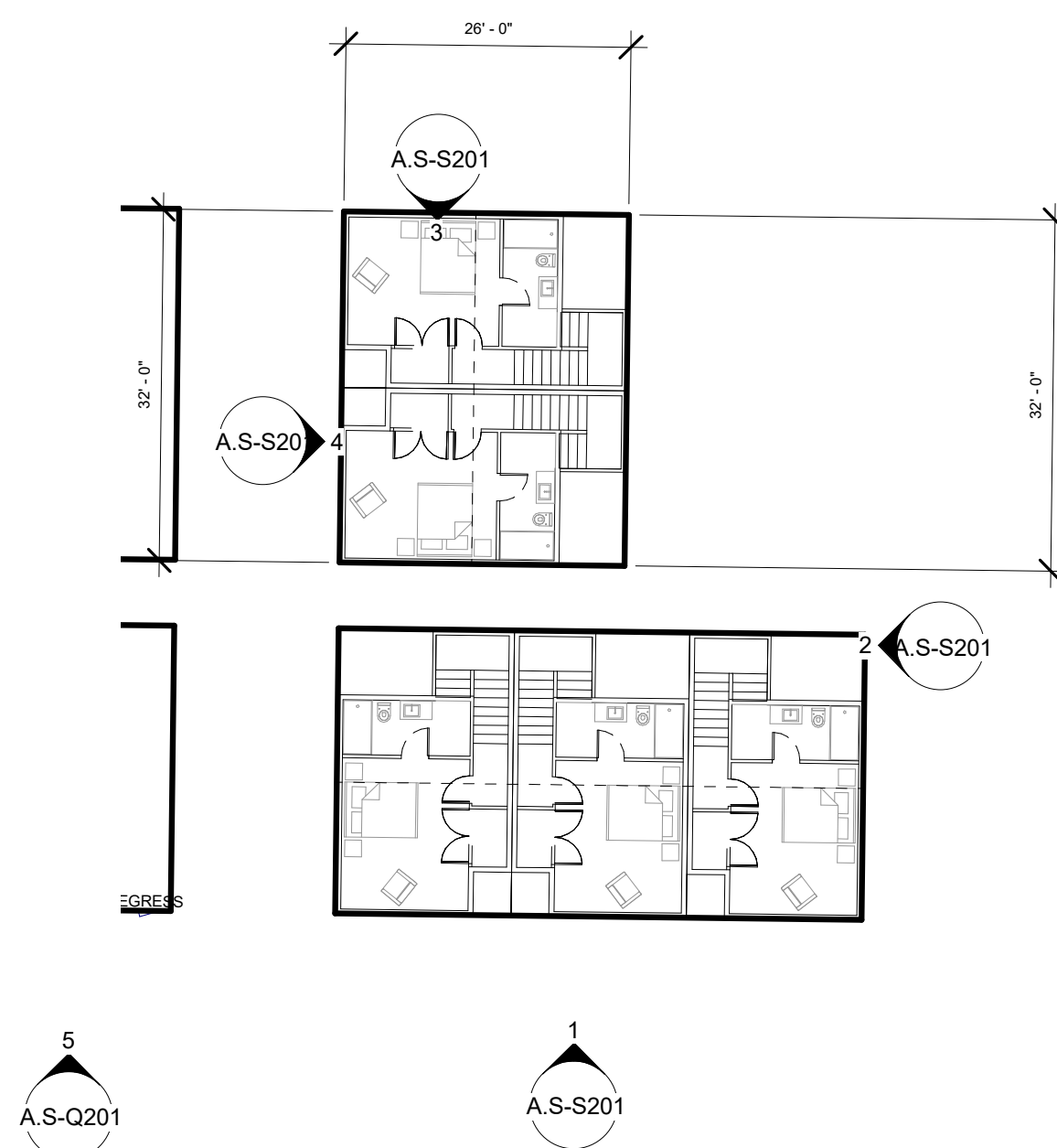
2 | CLUSTER S - LEVEL 1
1/16" = 1'-0"



1 | CLUSTER S - BELOW GRADE
1/16" = 1'-0"

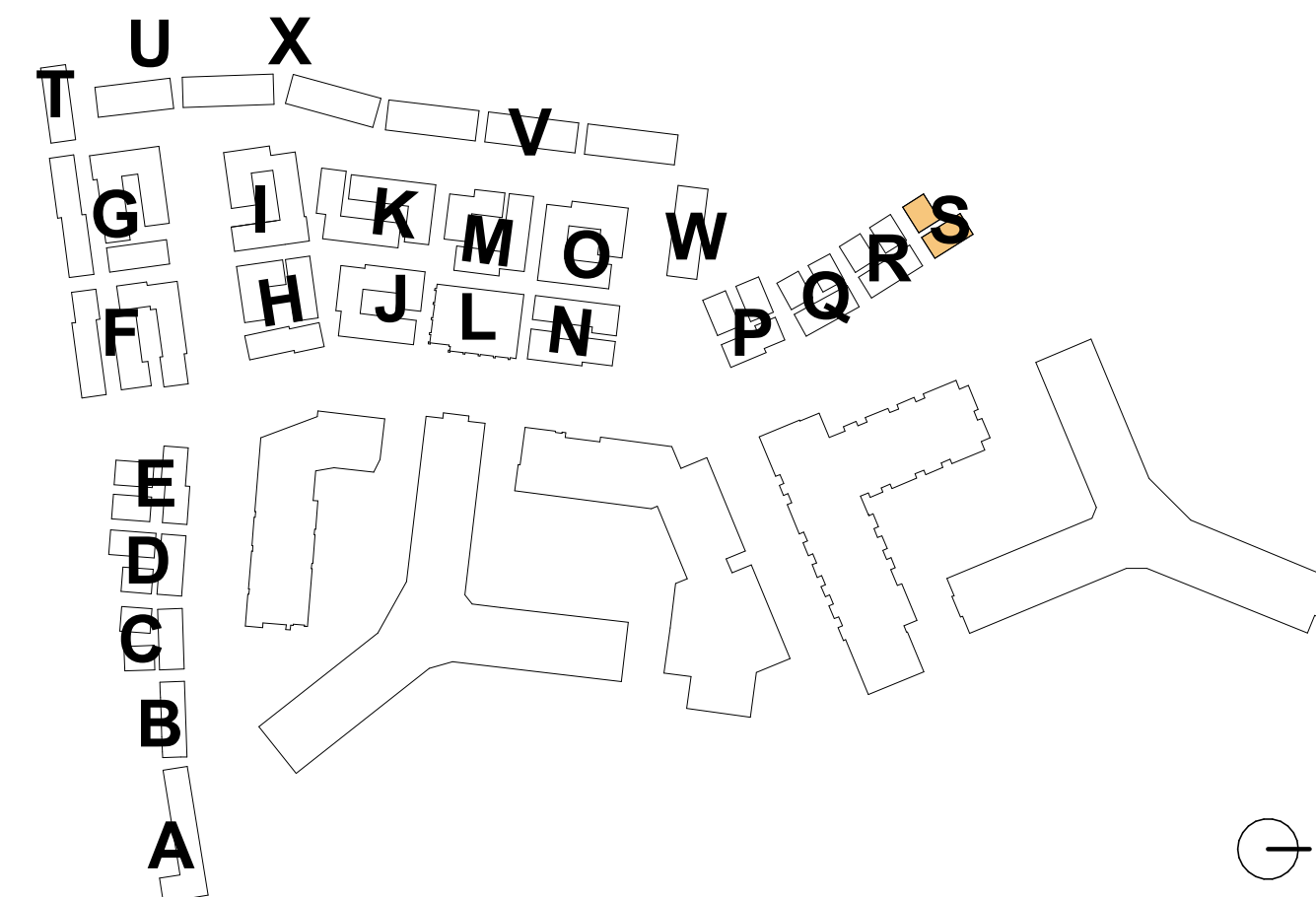


5 | CLUSTER S - ROOF
1/16" = 1'-0"



4 | CLUSTER S - LEVEL 3
1/16" = 1'-0"

GFA CLUSTER S						
USE	CLUSTER	UNITS	TOTAL GFA	BED	BATH	GARAGE PARKING
Unit	CLUSTER R	8	12,016 SF	32	24	0
Unit: 8		8	12,016 SF	32	24	0



**RIVERHOUSE
NEIGHBORHOOD**

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

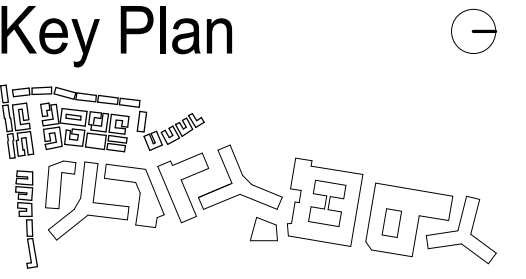
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

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
4.1 SUBMISSION	5/10/23

Revisions

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

**CLUSTER S -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

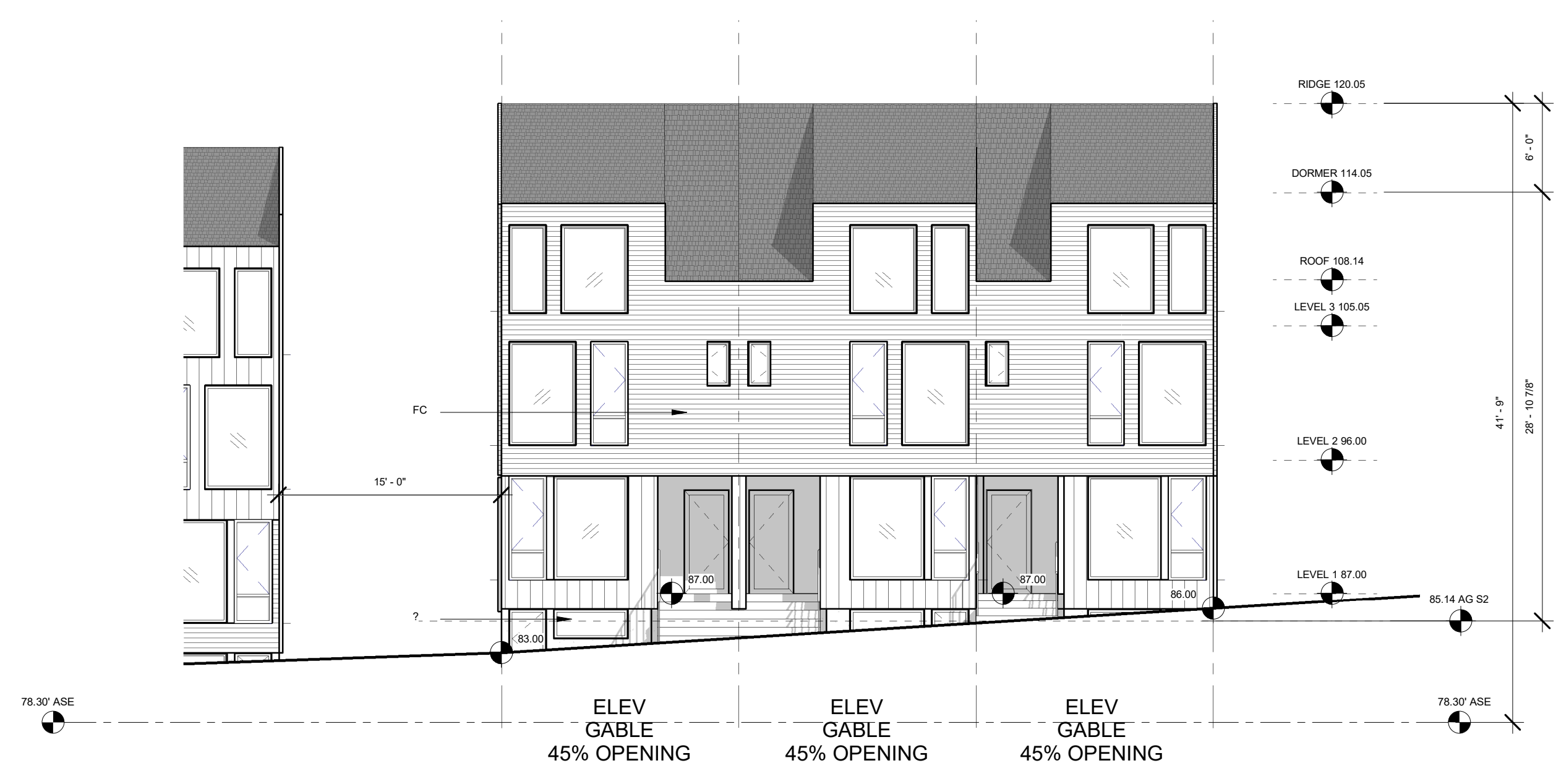
SCALE:
As indicated

JOB NO.
Project Number

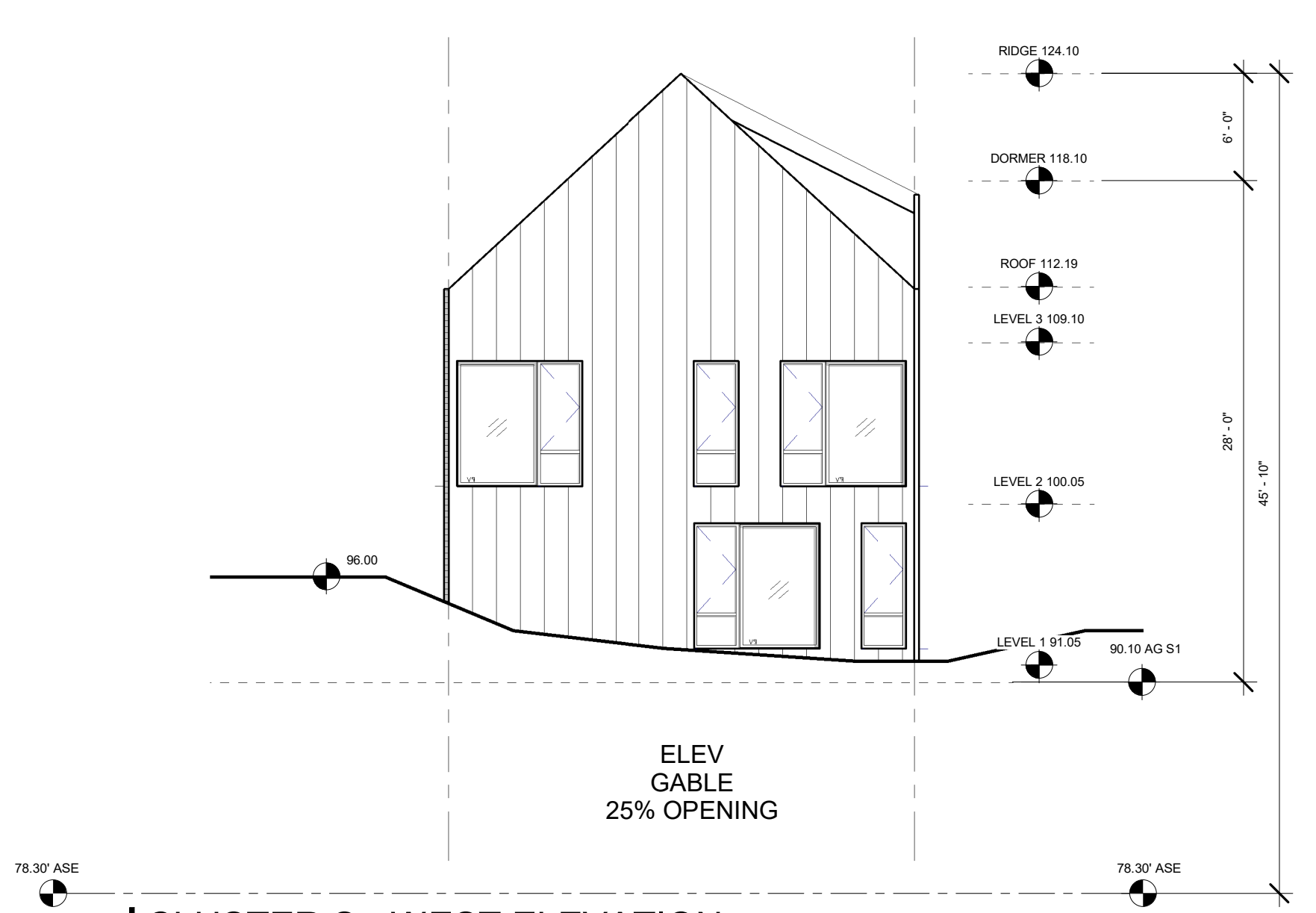
DRAWING NO.
A.S-S201



CLUSTER S - SOUTH ELEVATION
1/8" = 1'-0"



CLUSTER S - EAST ELEVATION
1/8" = 1'-0"



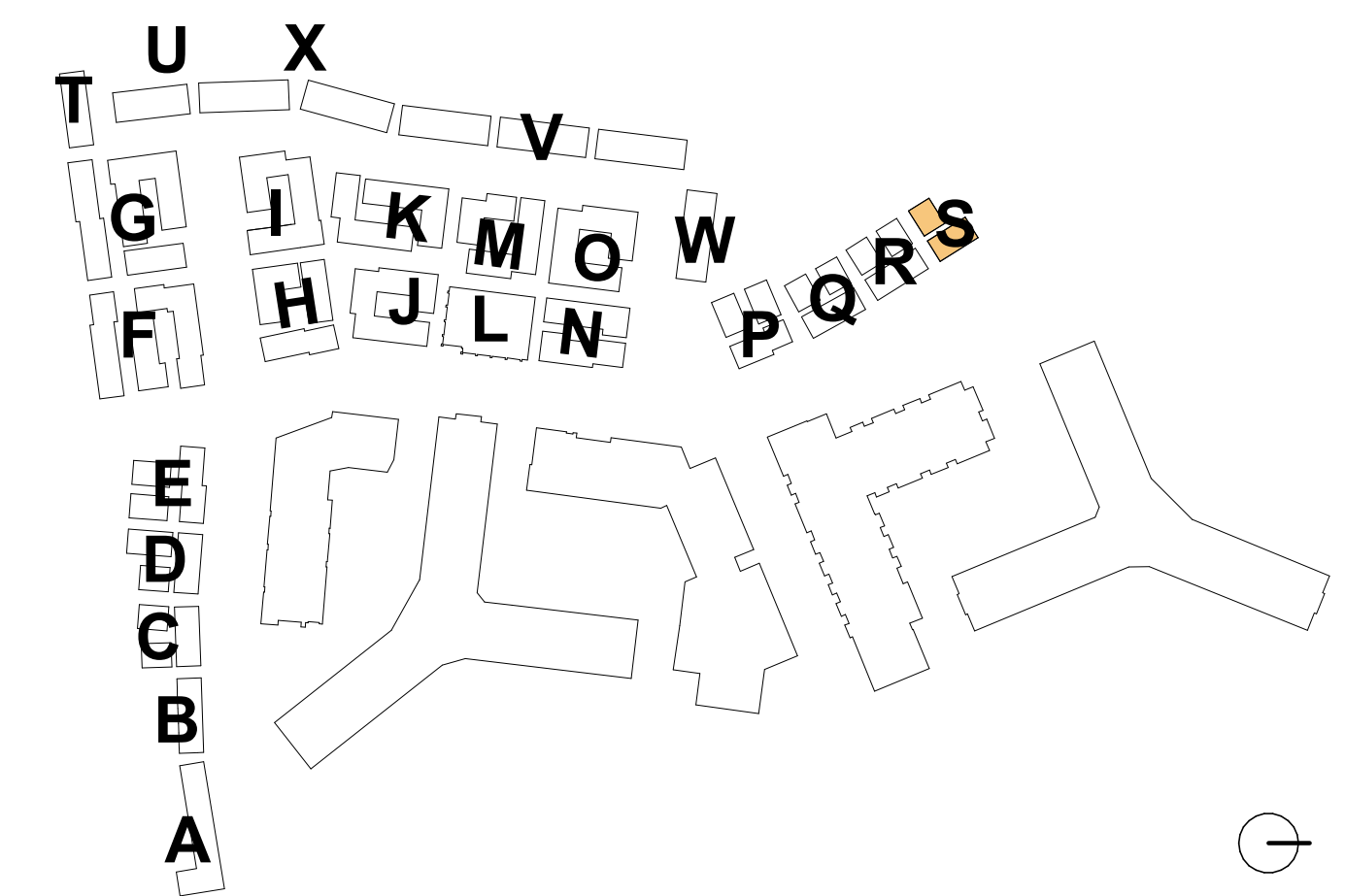
CLUSTER S - WEST ELEVATION
1/8" = 1'-0"



CLUSTER S - NORTH ELEVATION
1/8" = 1'-0"

**MATERIAL
LEGEND**

MATERIAL
FC FIBER CEMENT SIDING
BR BRICK SIDING
C1 CONCRETE WALL
C2 CONCRETE TREADS
WD WOOD
R1 ROOF
MTL1 METAL
MTL2 METAL
D1 DOOR
D2 DOOR



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

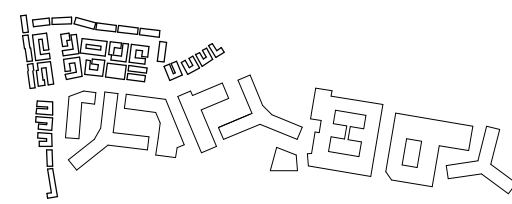
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

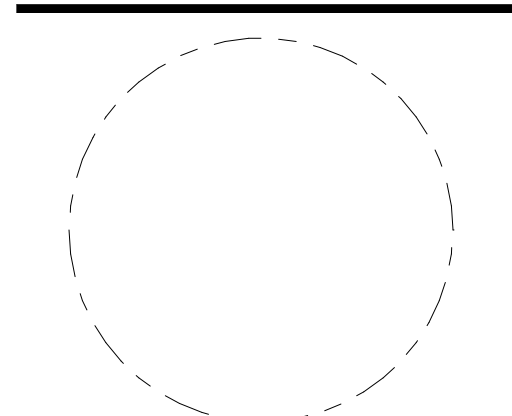


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER S -
RENDERED
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE: As indicated	JOB NO. Project Number
-------------------------------	----------------------------------

DRAWING NO.

A.S-S202

4.1 Submission



4 | CLUSTER S - SOUTH ELEVATION RENDERED
1" = 10'-0"



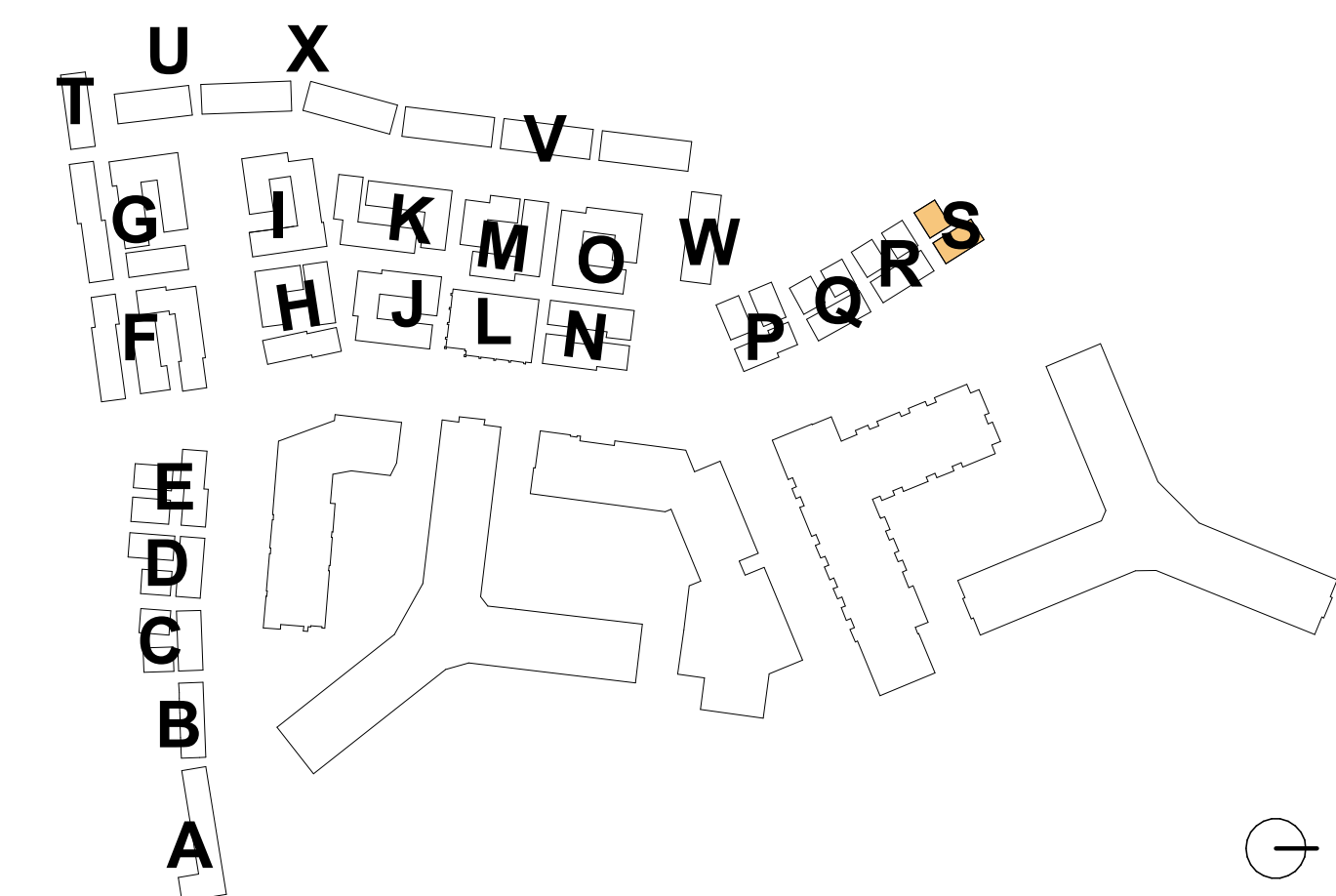
1 | CLUSTER S - EAST ELEVATION RENDERED
1" = 10'-0"



3 | CLUSTER S - WEST ELEVATION RENDERED
1" = 10'-0"



2 | CLUSTER S - NORTH ELEVATION RENDERED
1" = 10'-0"



**RIVERHOUSE
NEIGHBORHOOD**

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

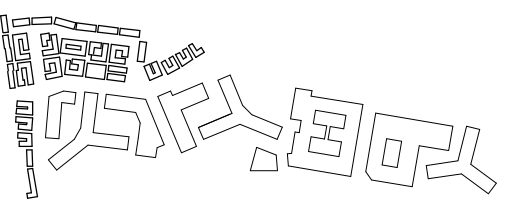
ATTORNEY
VENABLE LLP
202.344.4000

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
4.1 SUBMISSION	5/10/23

Revisions

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

**CLUSTER S -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

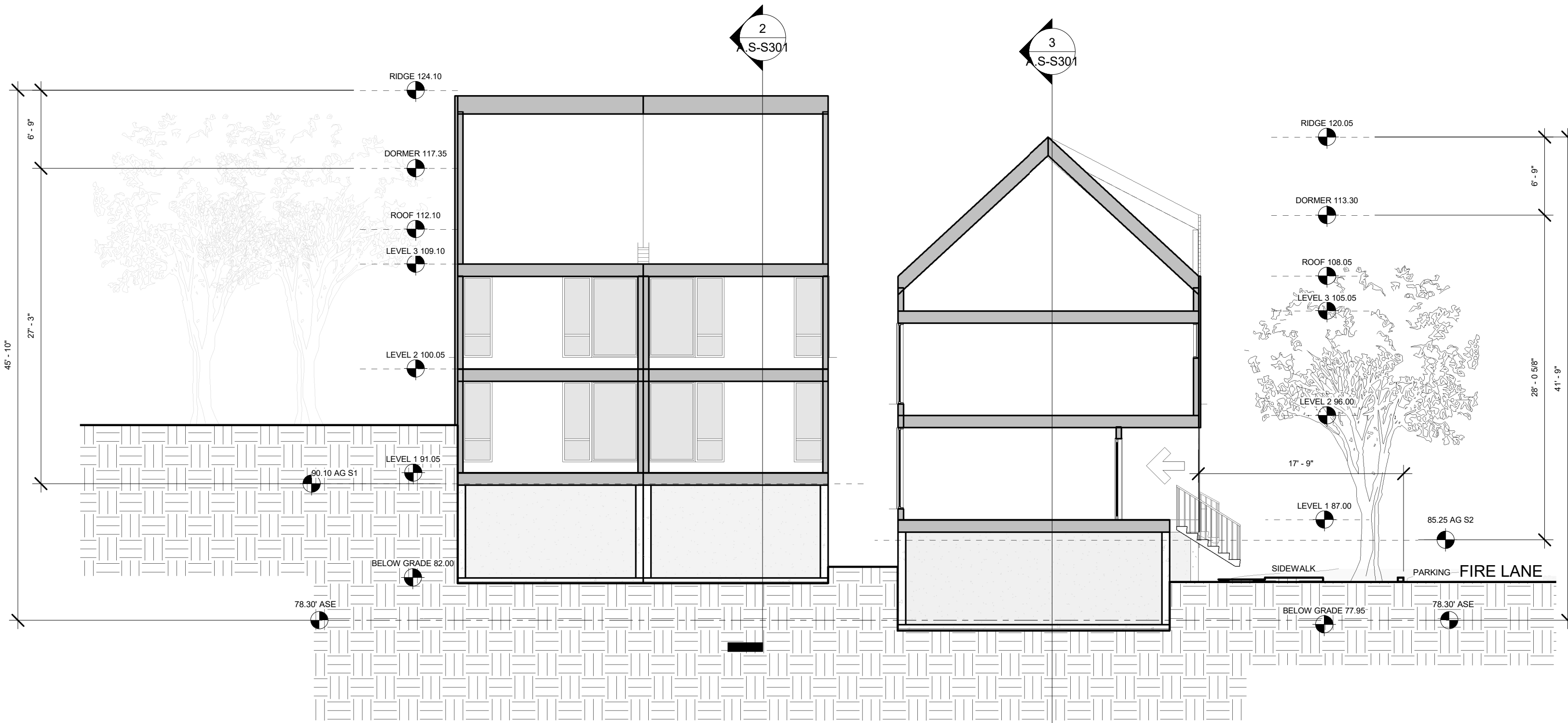
DATE
07/21/2023

SCALE:
As indicated

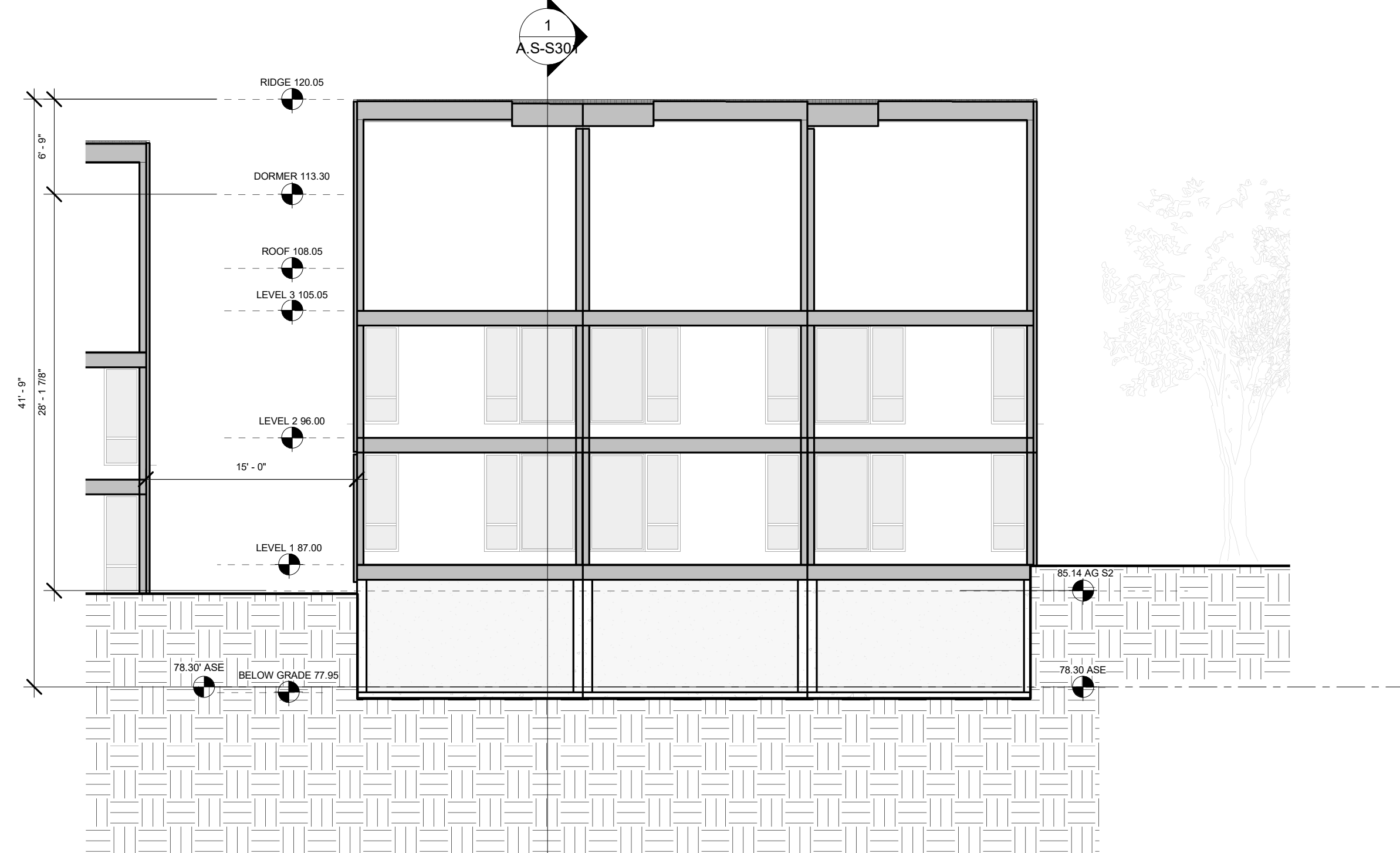
JOB NO.
Project Number

DRAWING NO.

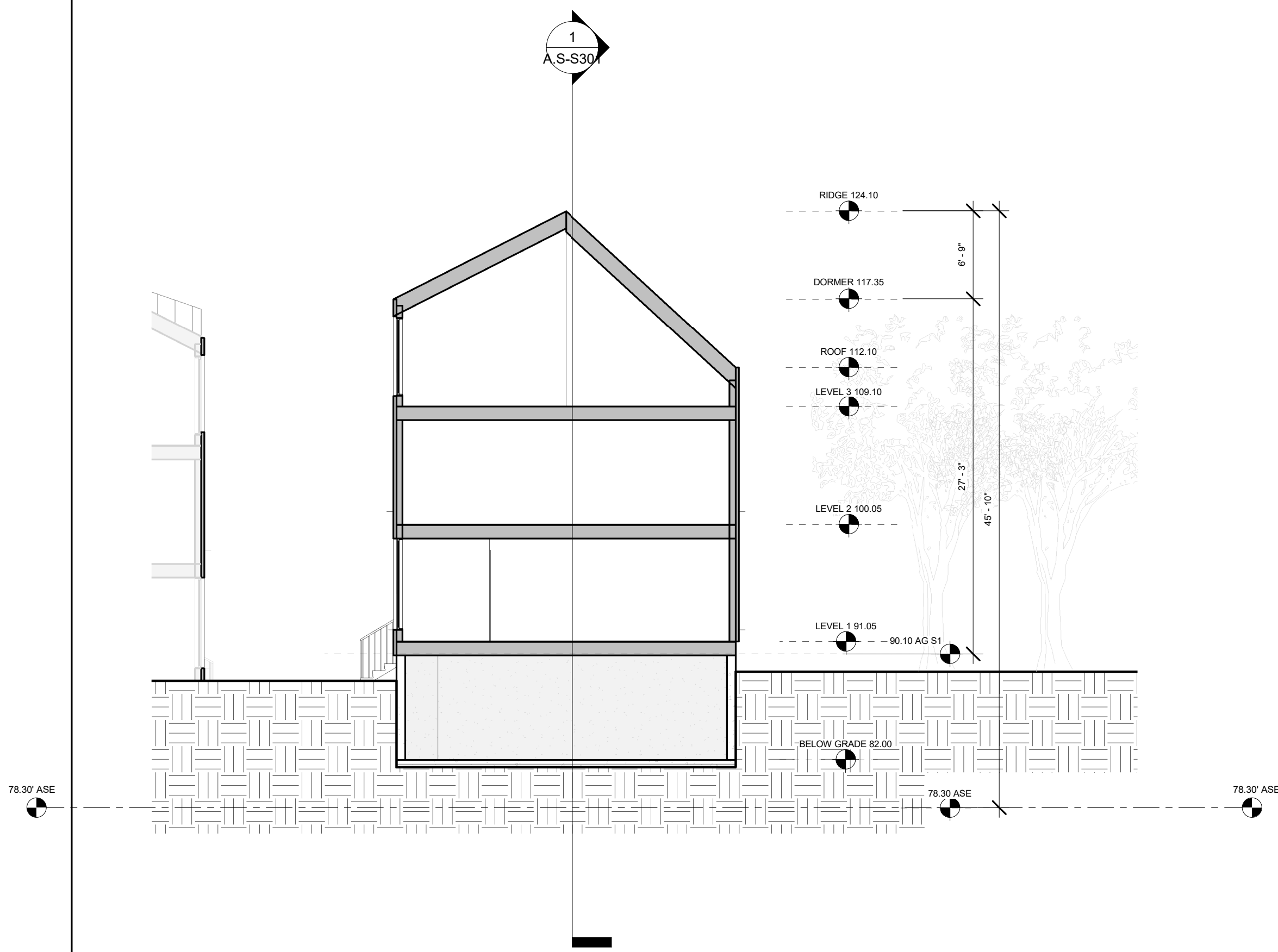
A.S-S301



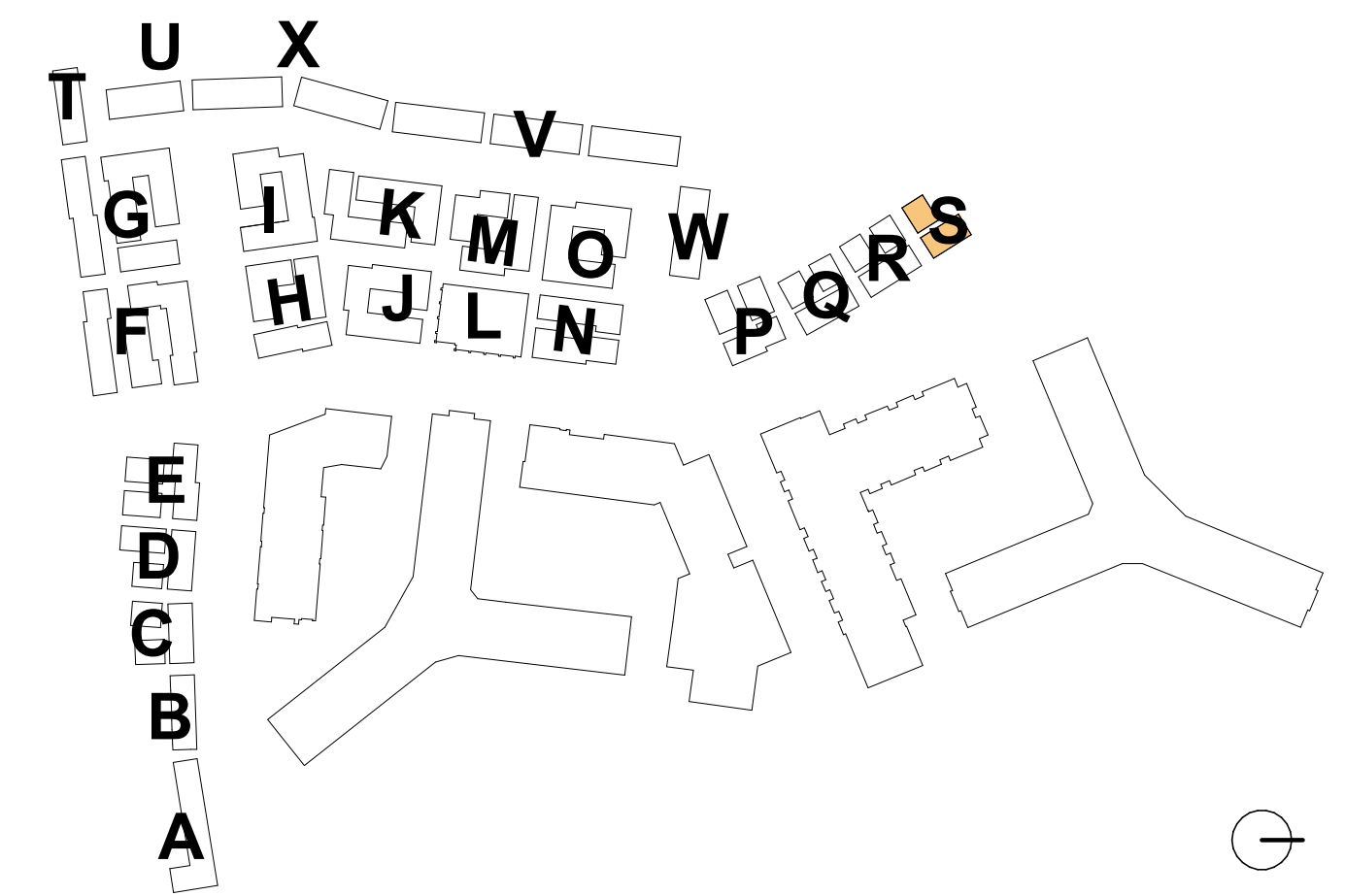
1 | CLUSTER S - SECTION LOOKING WEST
1/8" = 1'-0"



3 | CLUSTER S - SECTION THROUGH STREET UNITS LOOKING NORTH
1/8" = 1'-0"



2 | CLUSTER S - SECTION THROUGH BACK UNITS LOOKING NORTH
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

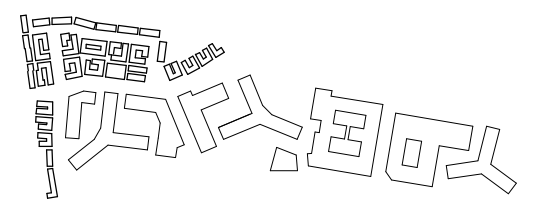
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

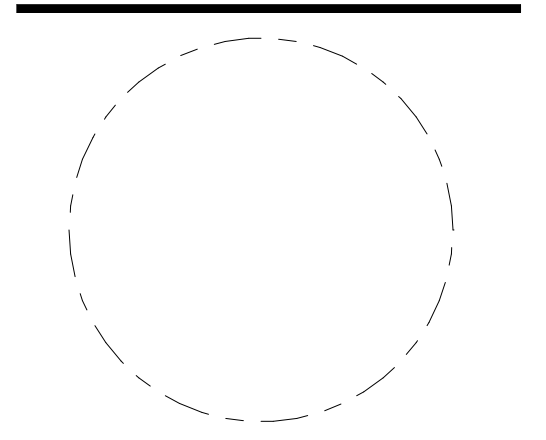


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER T -
PLANS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

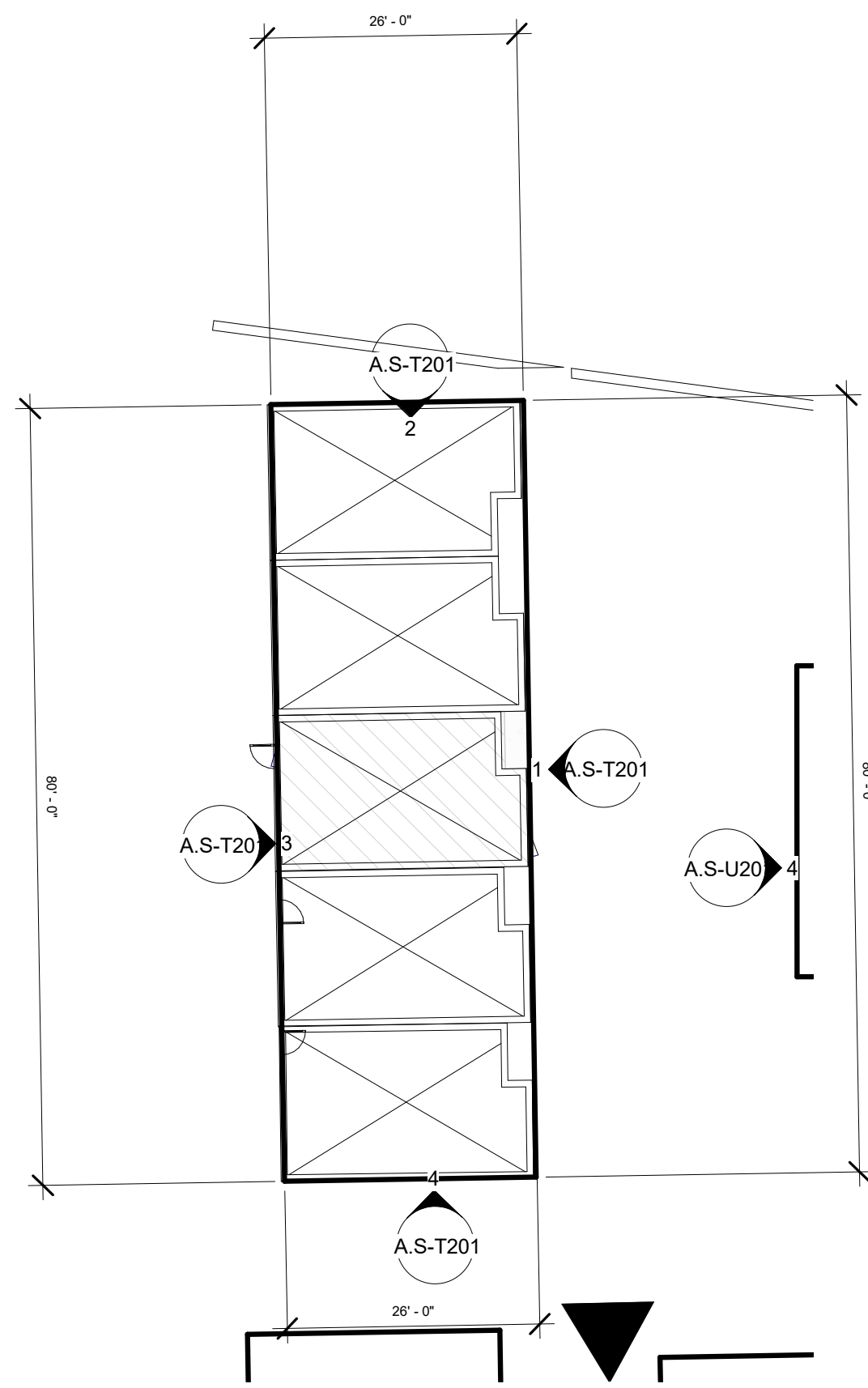
DATE
07/21/2023

SCALE:
As indicated

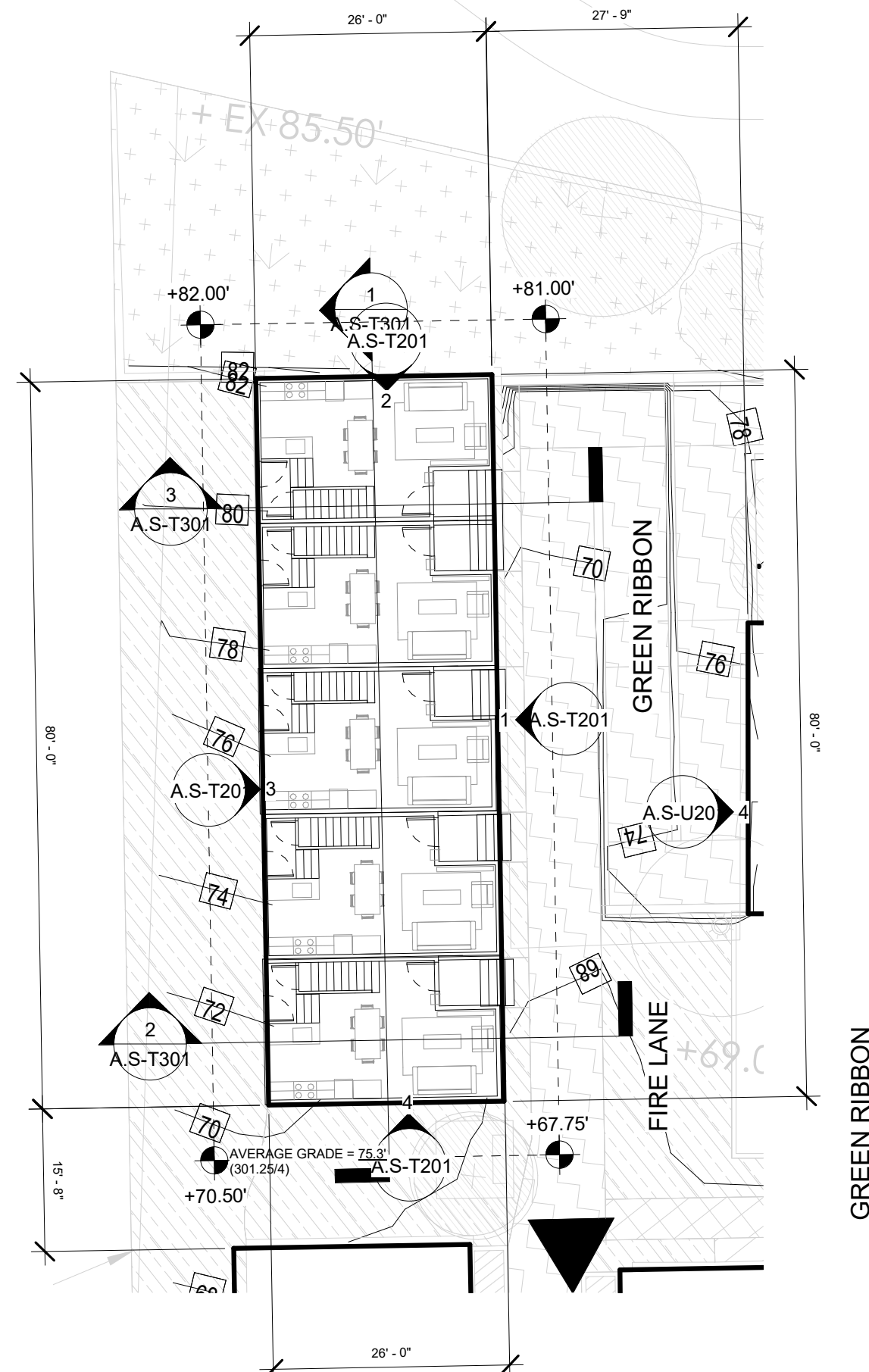
DRAWING NO.
A.S-T101

JOB NO.
Project Number

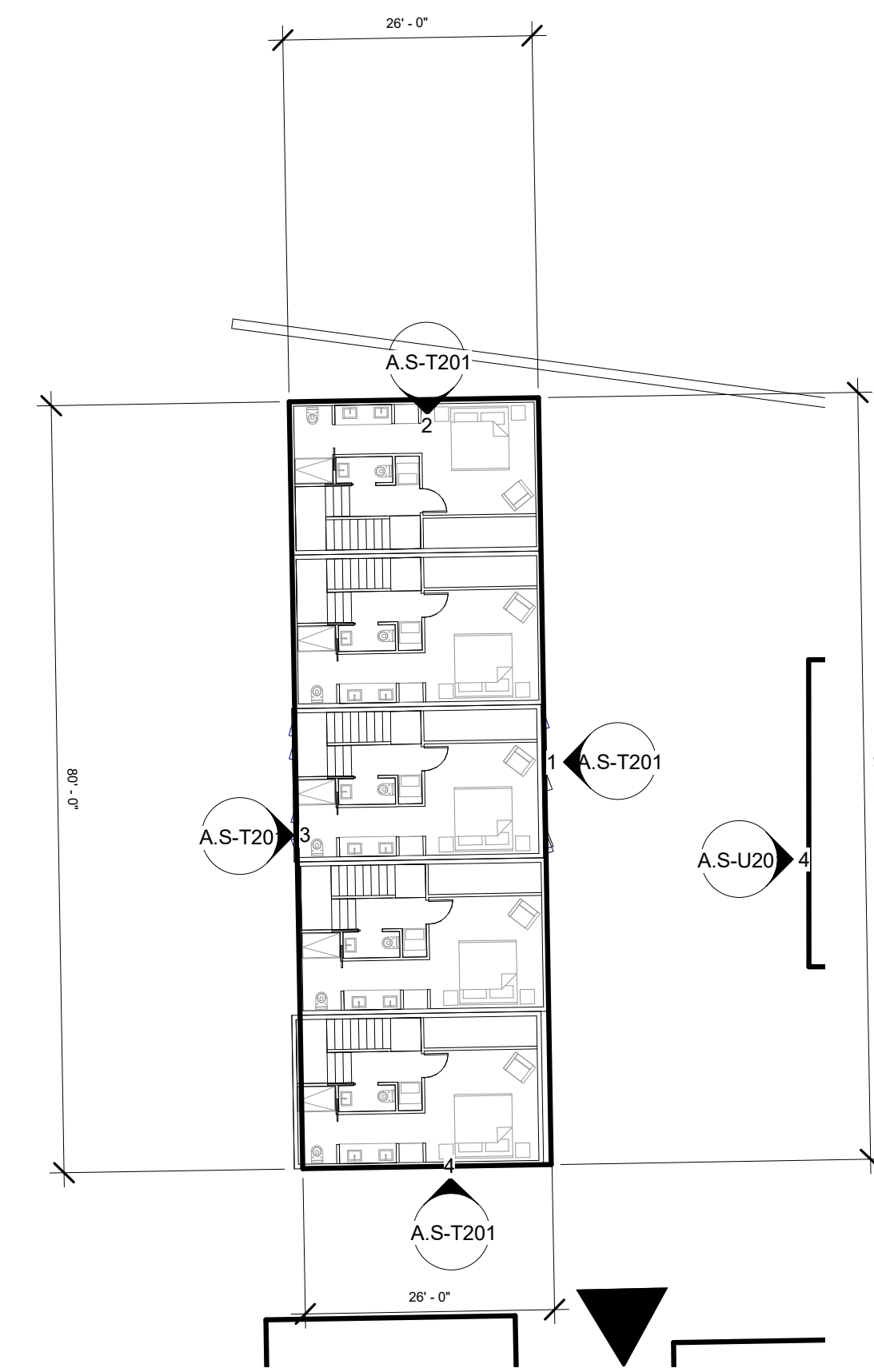
4.1 Submission



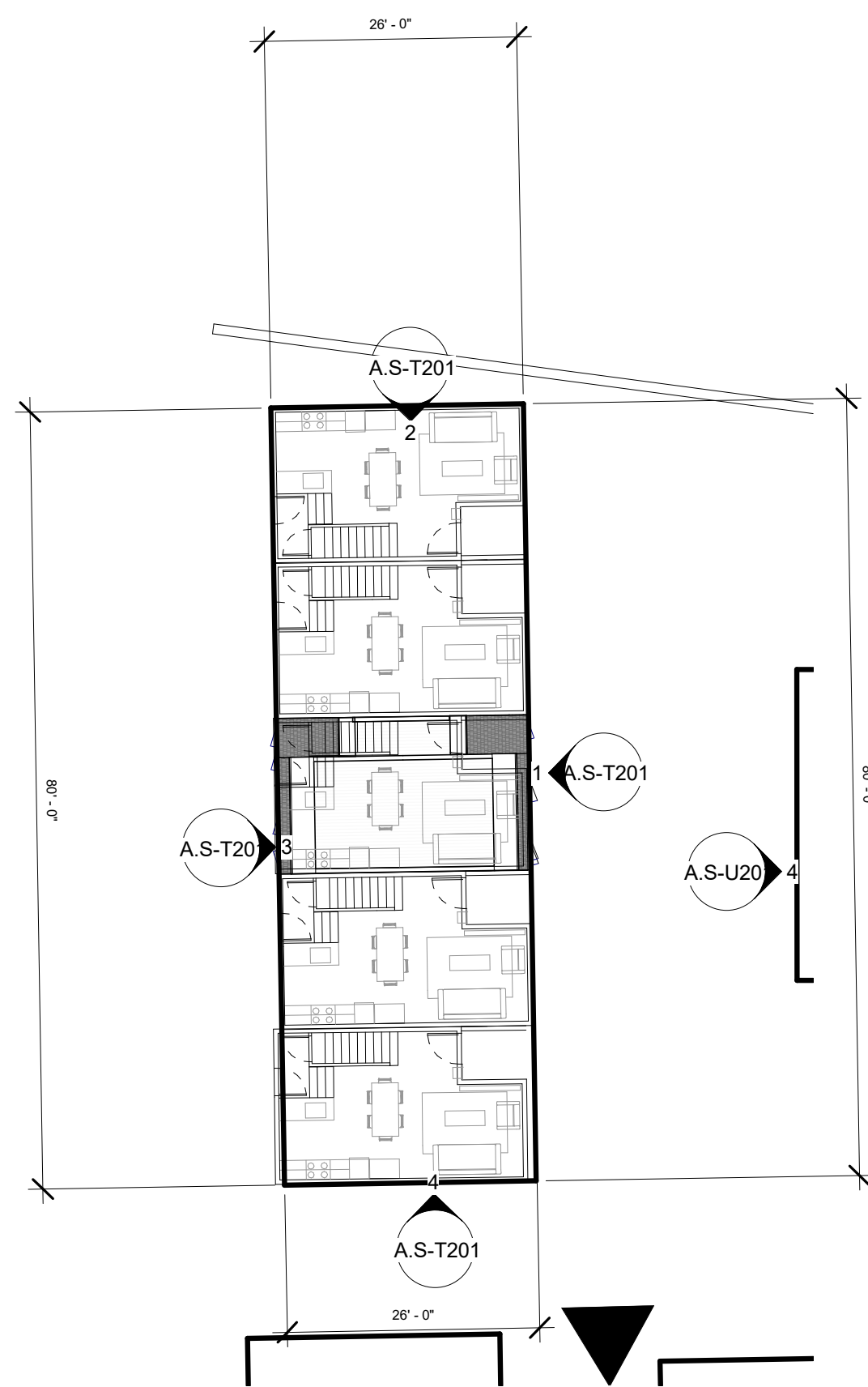
1 | CLUSTER T - BELOW GRADE
1/16" = 1'-0"



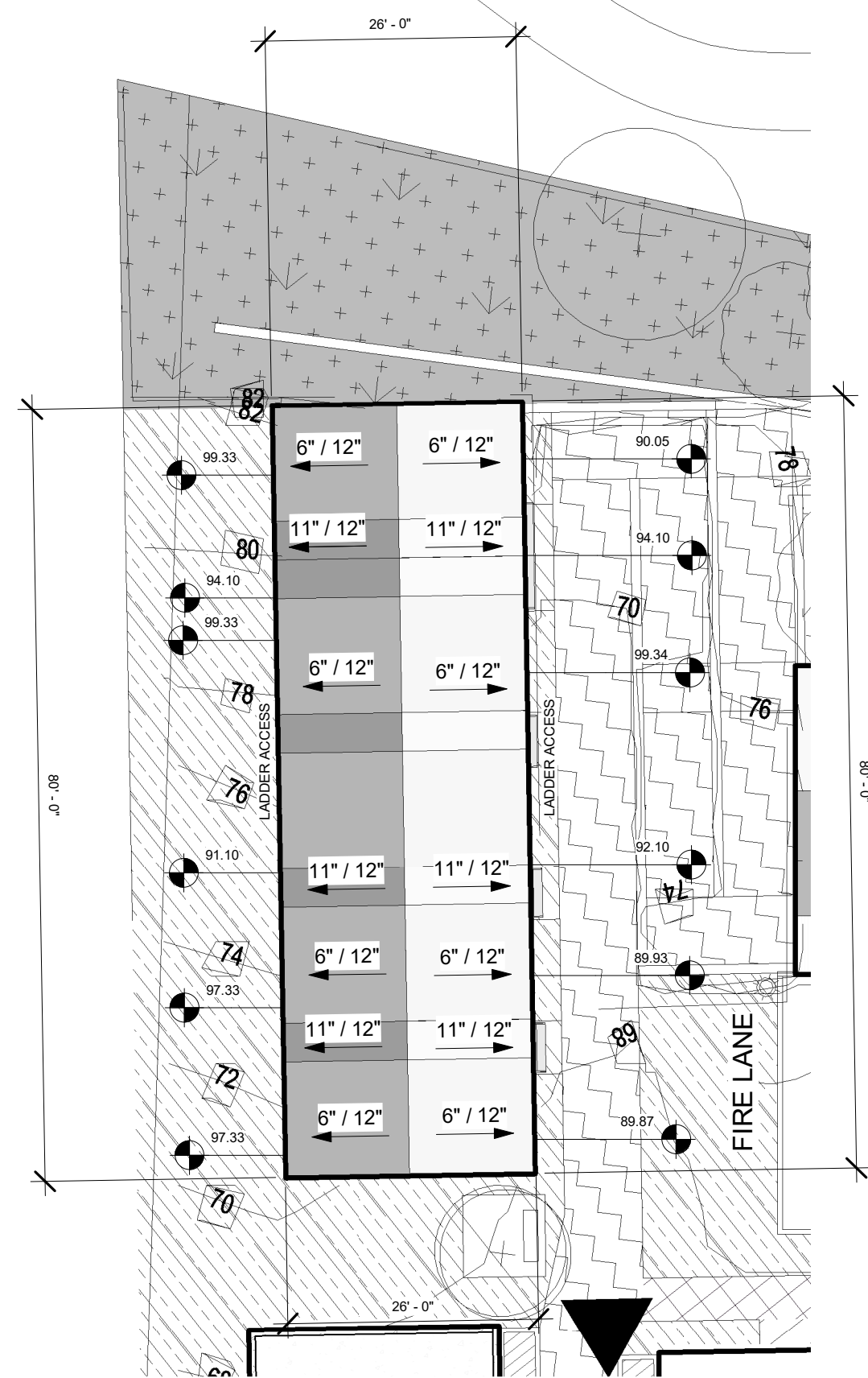
2 | CLUSTER T - LEVEL 1
1/16" = 1'-0"



3 | CLUSTER T - LEVEL 2
1/16" = 1'-0"

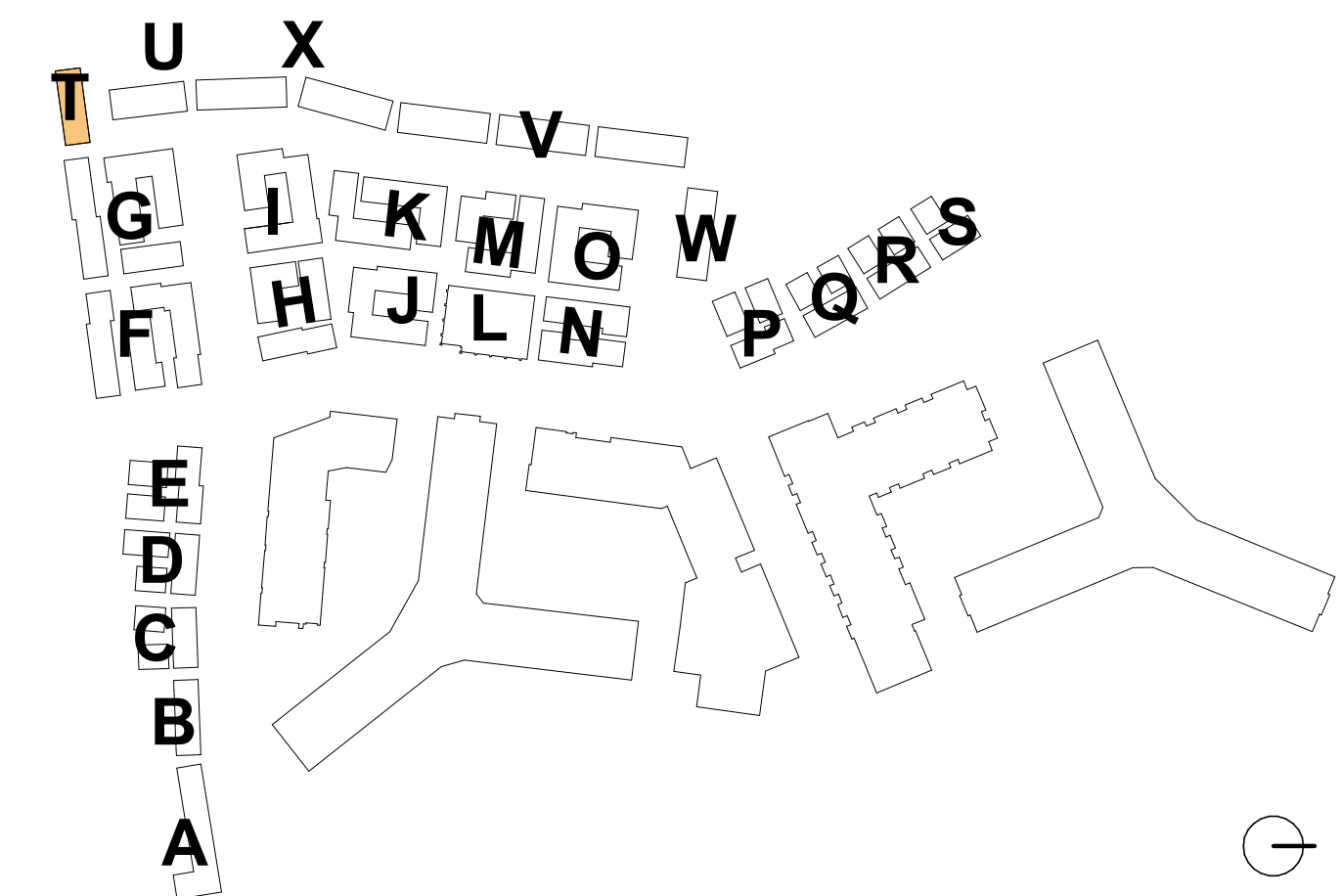


4 | CLUSTER T - LEVEL 3
1/16" = 1'-0"



5 | CLUSTER T - ROOF
1/16" = 1'-0"

GFA CLUSTER T						
USE	CLUSTER	UNITS	TOTAL GFA	BED	BATH	GARAGE PARKING
Unit	CLUSTER T	5	5,150 SF	10	10	0
Unit: 5		5	5,150 SF	10	10	0



**RIVERHOUSE
NEIGHBORHOOD**

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

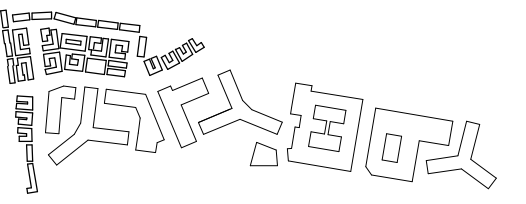
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

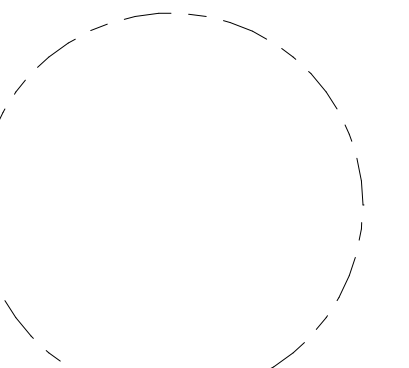


Issue

NO. 4.1 SUBMISSION DATE 5/10/23

Revisions

NO. DATE



**CLUSTER T -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

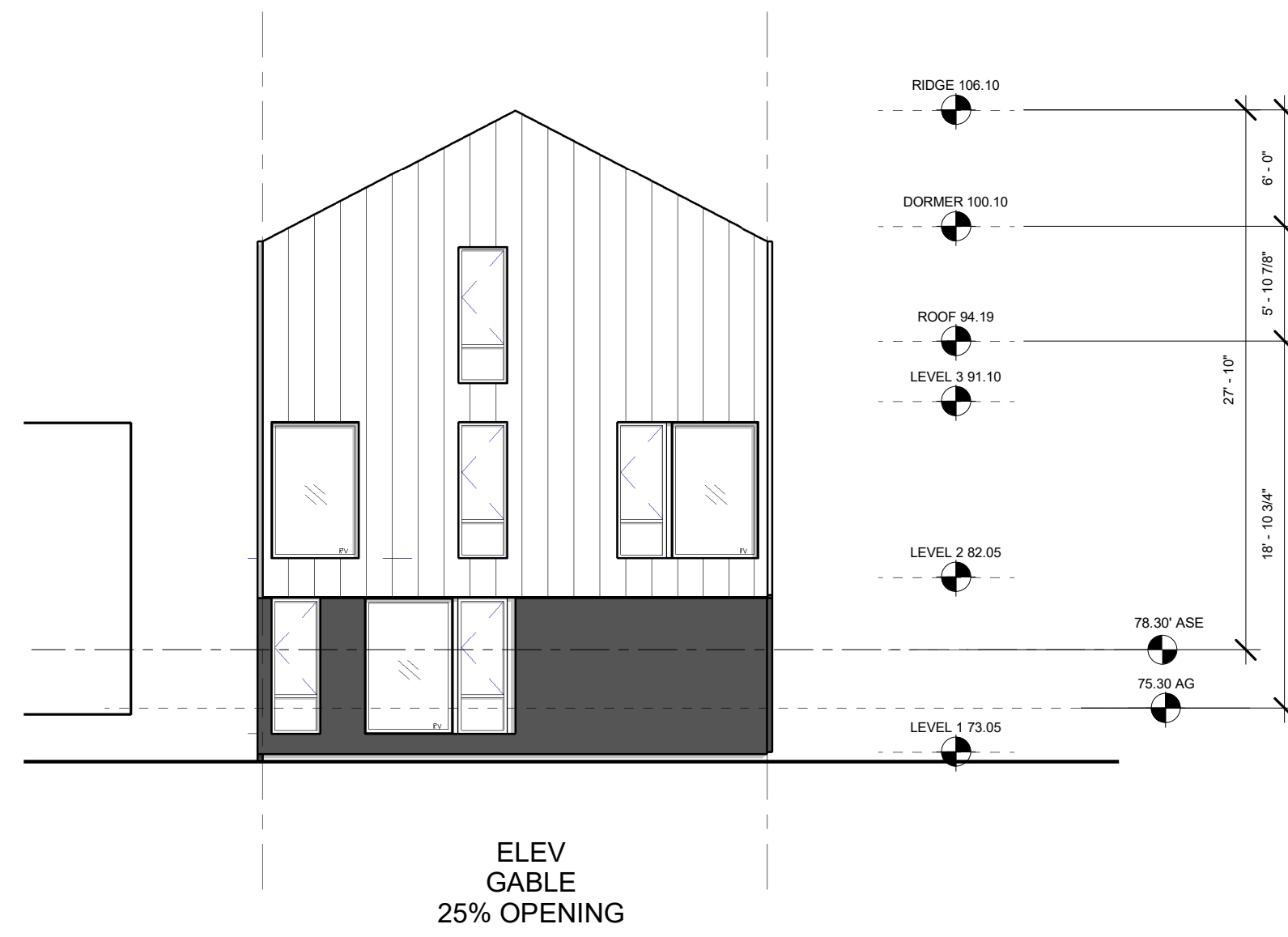
DATE
07/21/2023

SCALE: As indicated JOB NO. Project Number

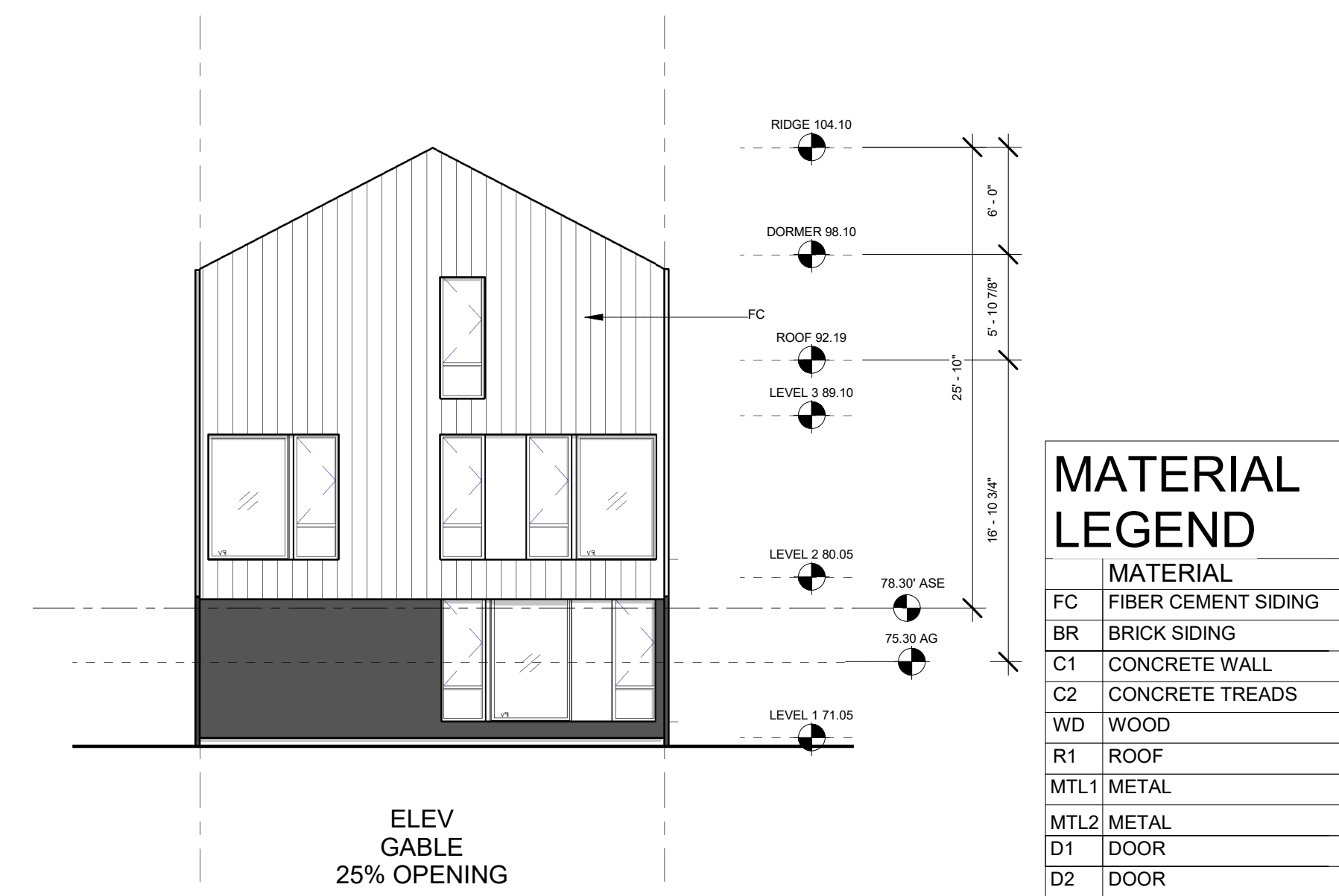
DRAWING NO.

A.S-T201

4.1 Submission



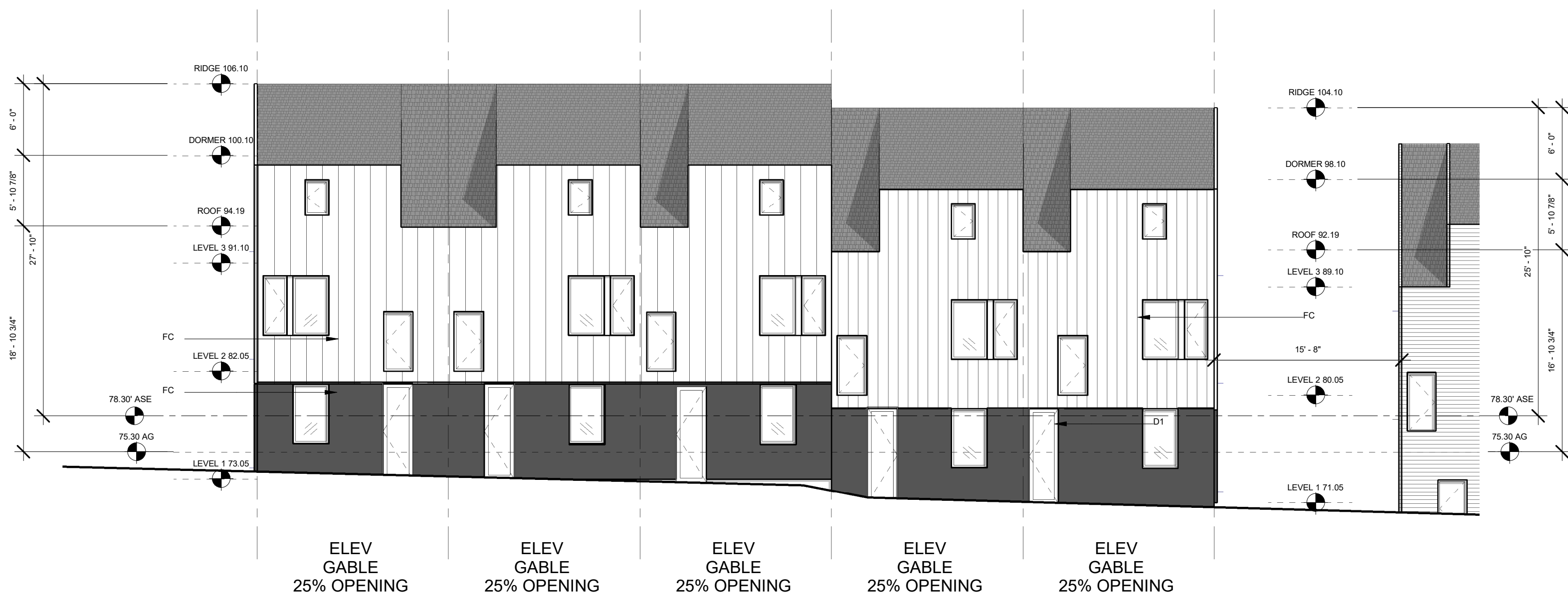
CLUSTER T - EAST ELEVATION
1/8" = 1'-0"



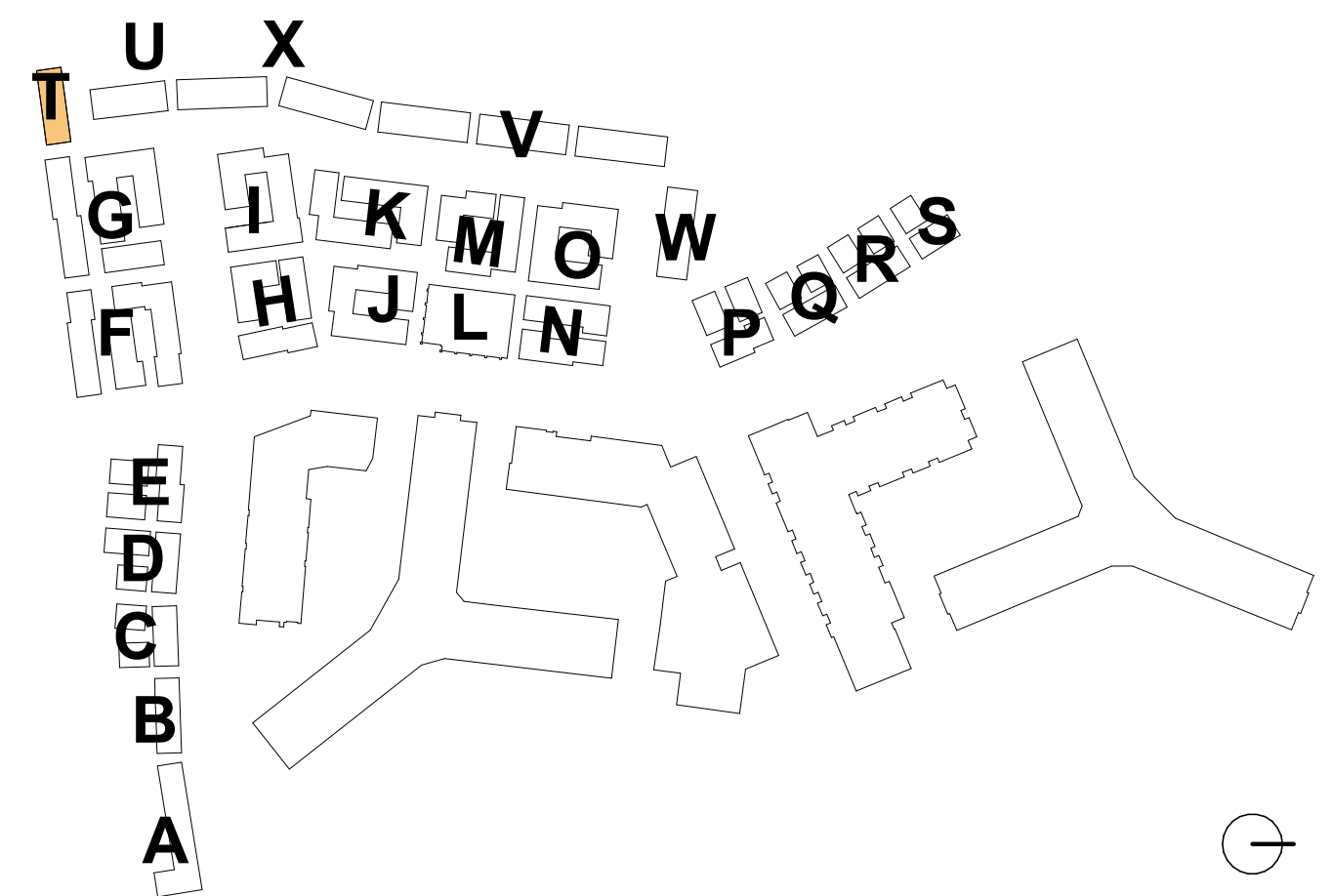
CLUSTER T - WEST ELEVATION
1/8" = 1'-0"



CLUSTER T - NORTH ELEVATION
1/8" = 1'-0"



CLUSTER T - SOUTH ELEVATION
1/8" = 1'-0"





CLUSTER T - NORTH ELEVATION RENDERED
1" = 10'-0"



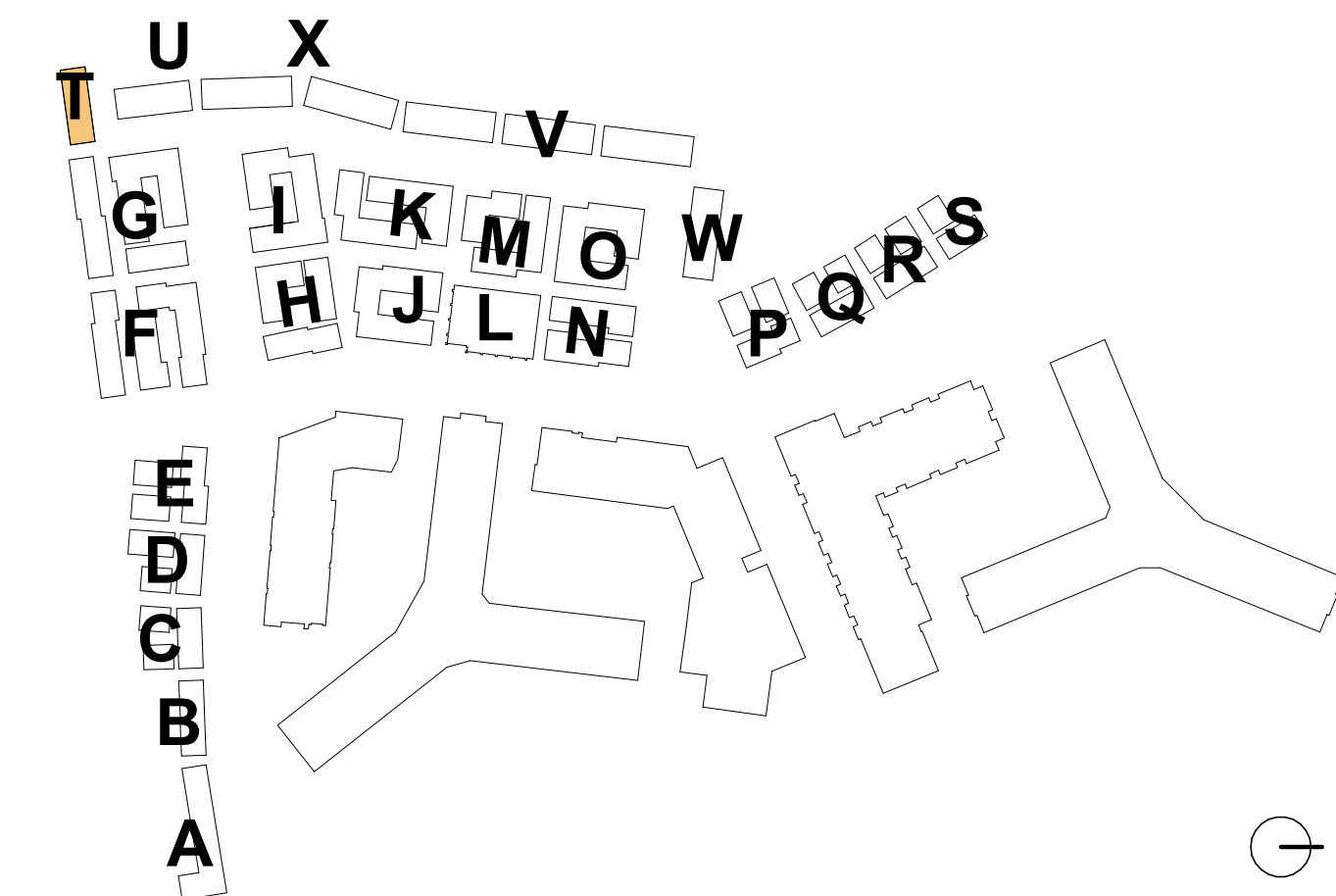
CLUSTER T - EAST ELEVATION RENDERED
1" = 10'-0"



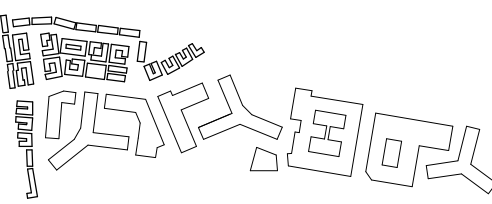
CLUSTER T - SOUTH ELEVATION RENDERED
1" = 10'-0"



CLUSTER T - WEST ELEVATION RENDERED
1" = 10'-0"

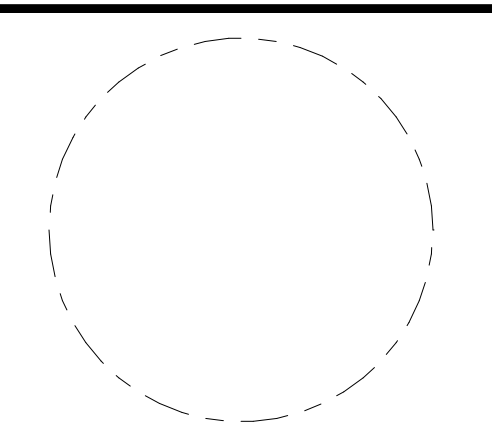


4.1 Submission



NO.	DATE
4.1 SUBMISSION	5/10/23

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



**RIVERHOUSE
NEIGHBORHOOD**

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

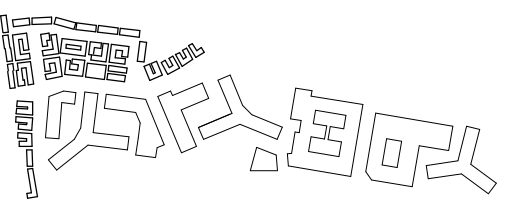
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

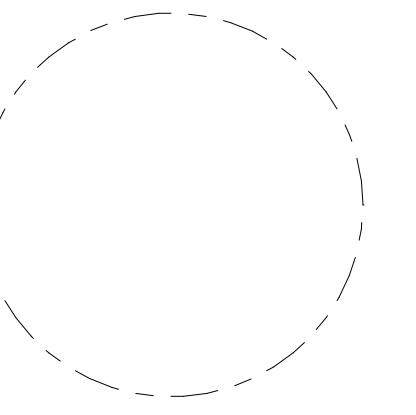


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER T -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

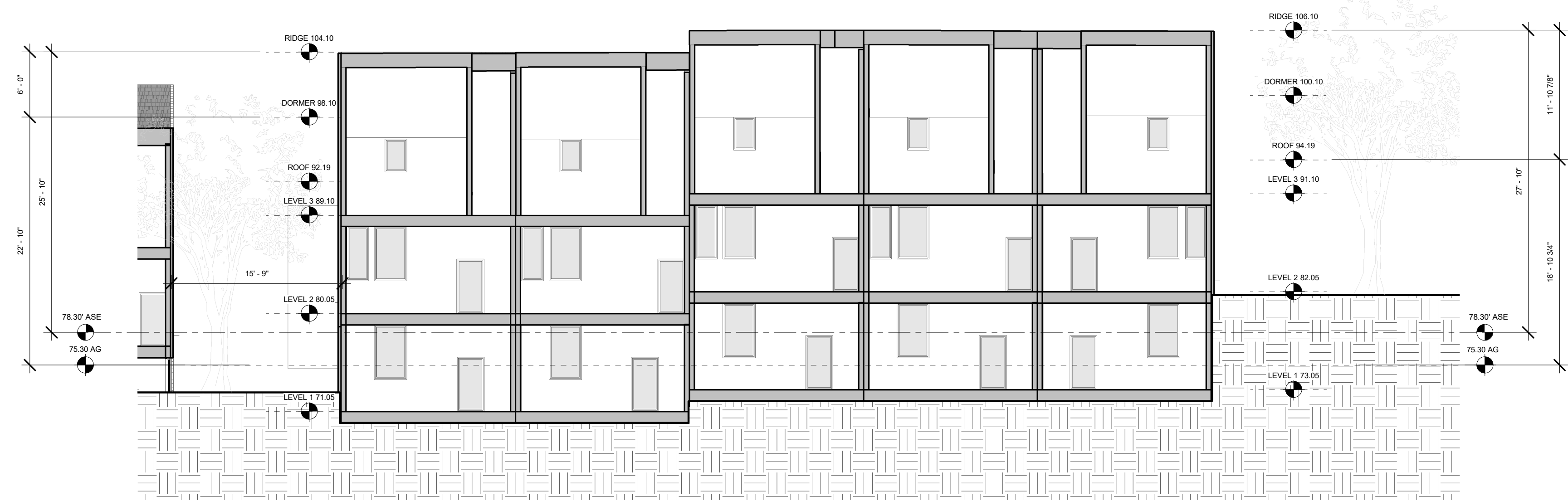
DATE
07/21/2023

SCALE:
As indicated

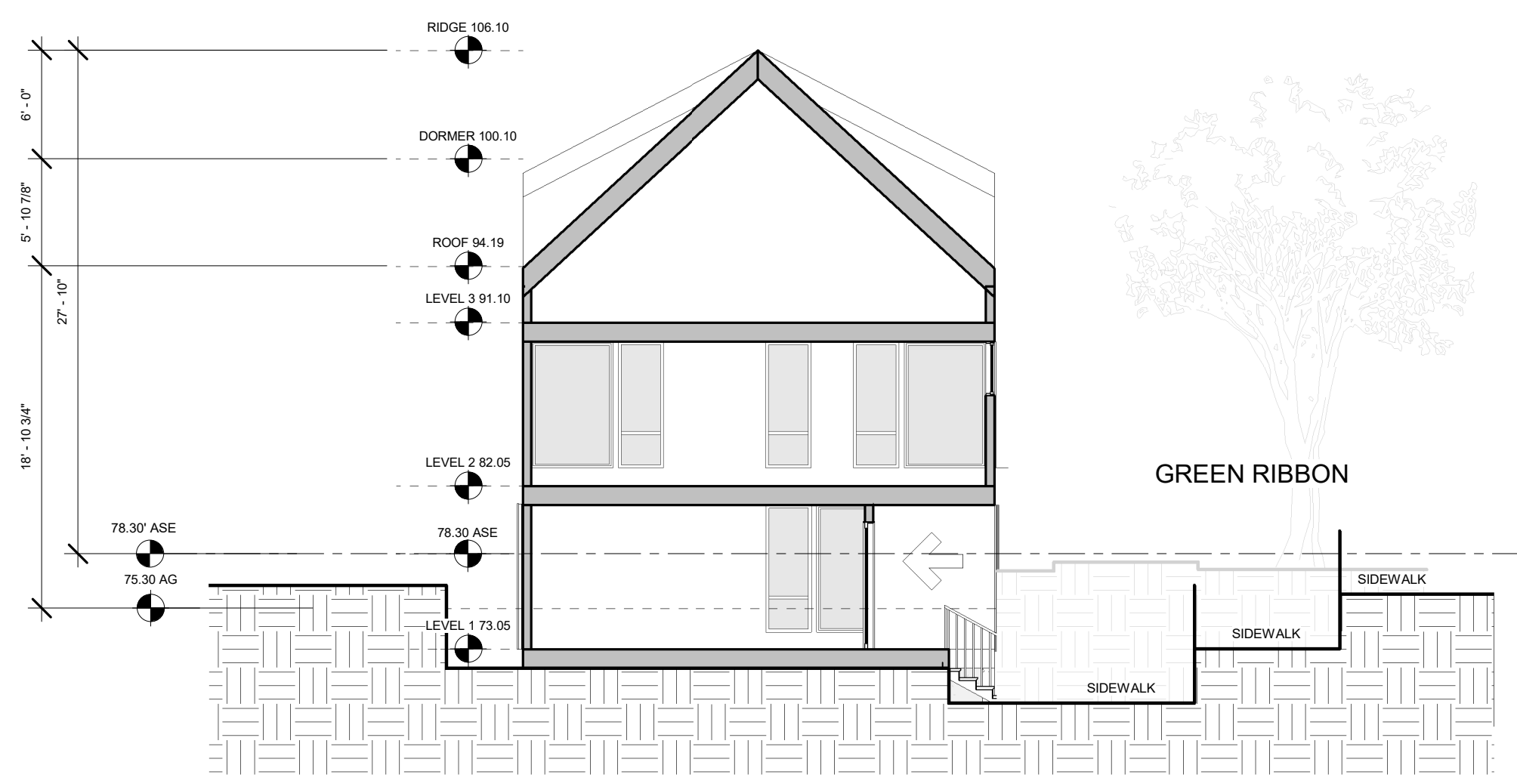
JOB NO.
Project Number

DRAWING NO.

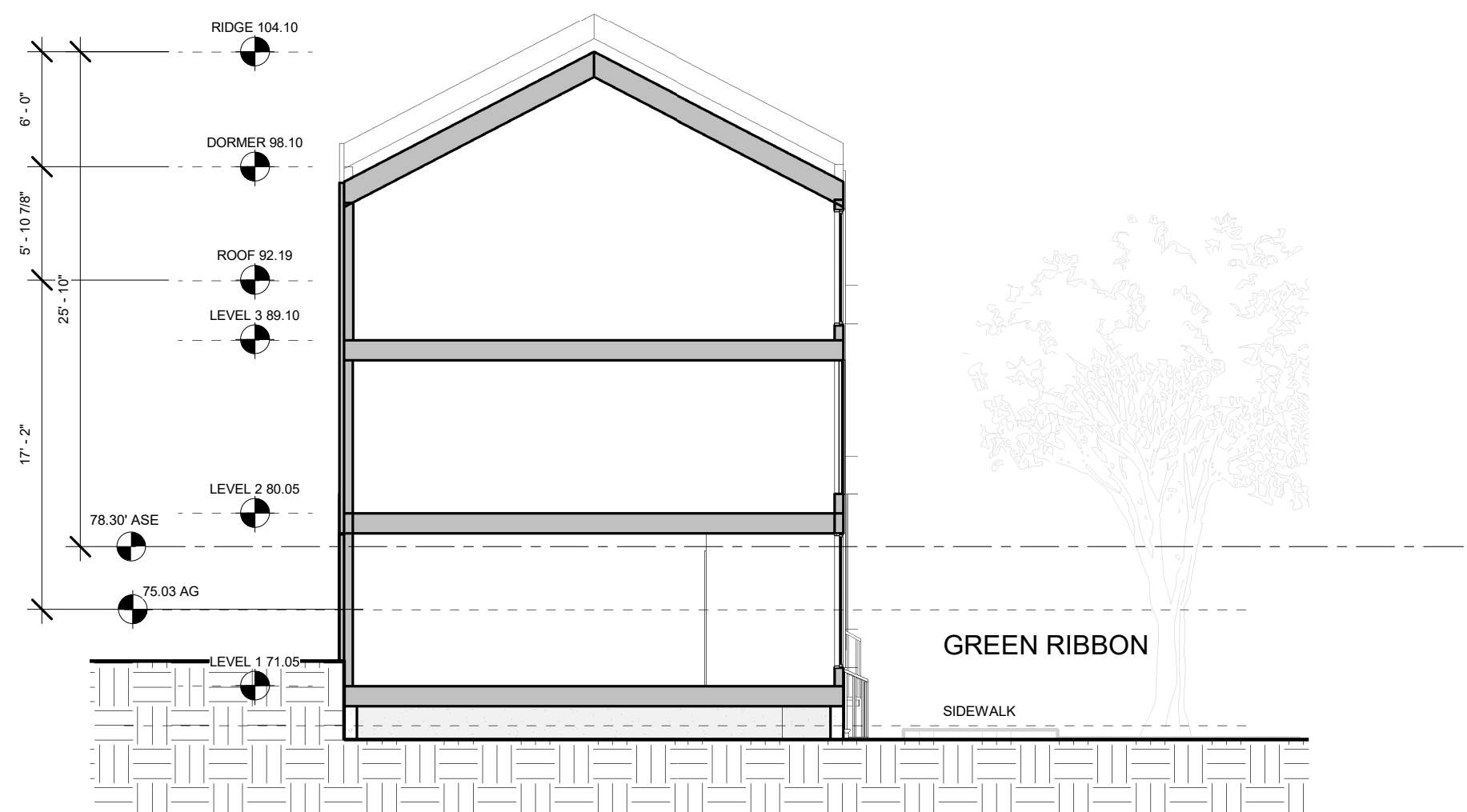
A.S-T301



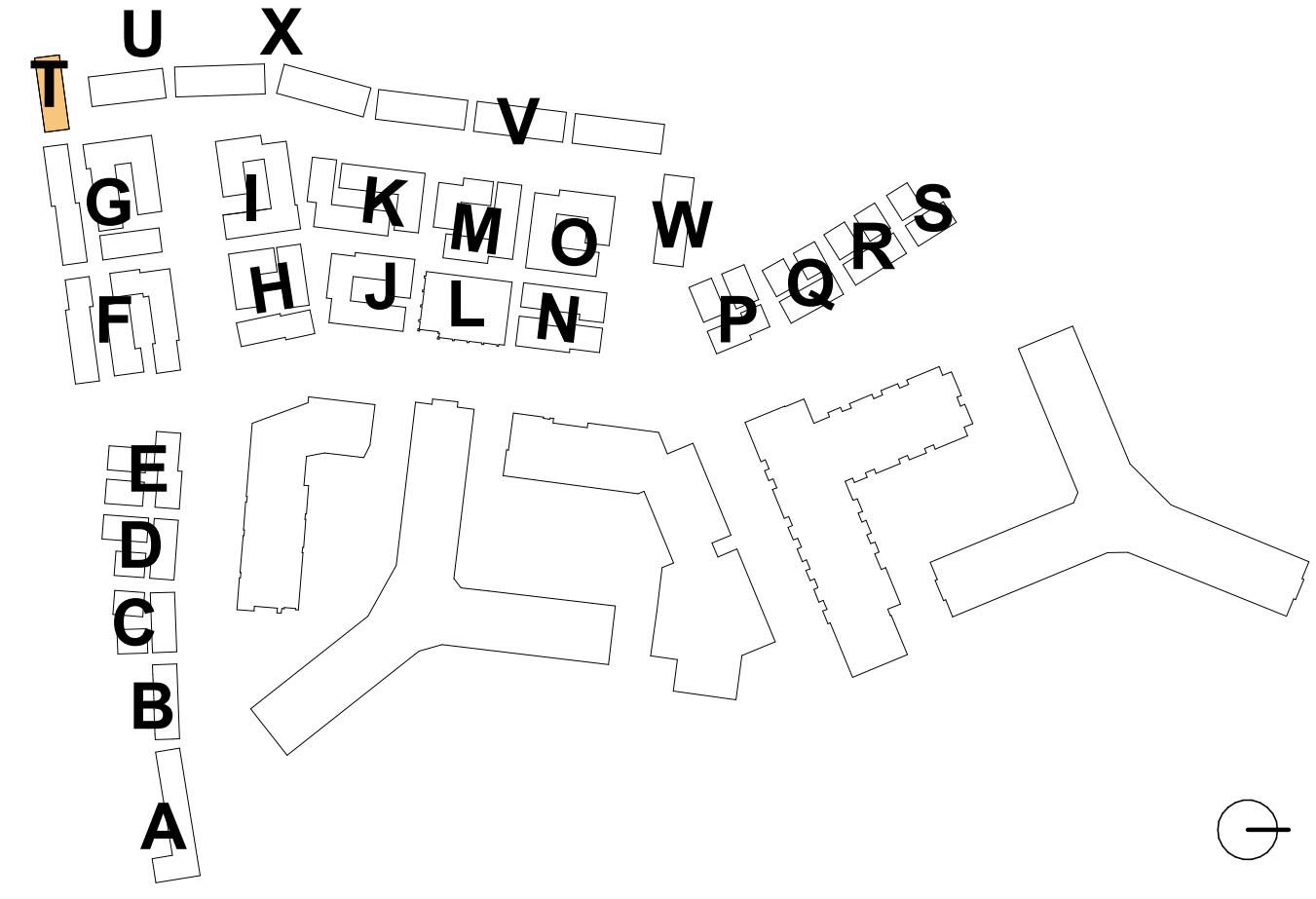
1 | CLUSTER T - SECTION LOOKING EAST
1/8" = 1'-0"



3 | CLUSTER T - SECTION LOOKING WEST
1/8" = 1'-0"



2 | CLUSTER T - SECTION LOOKING WEST 2
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

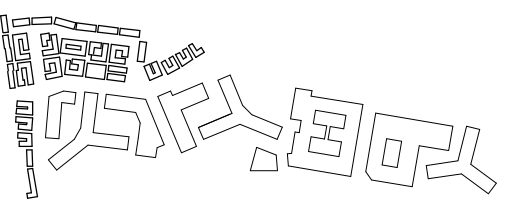
ATTORNEY
VENABLE LLP
202.344.4000

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
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE

**CLUSTER U -
PLANS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

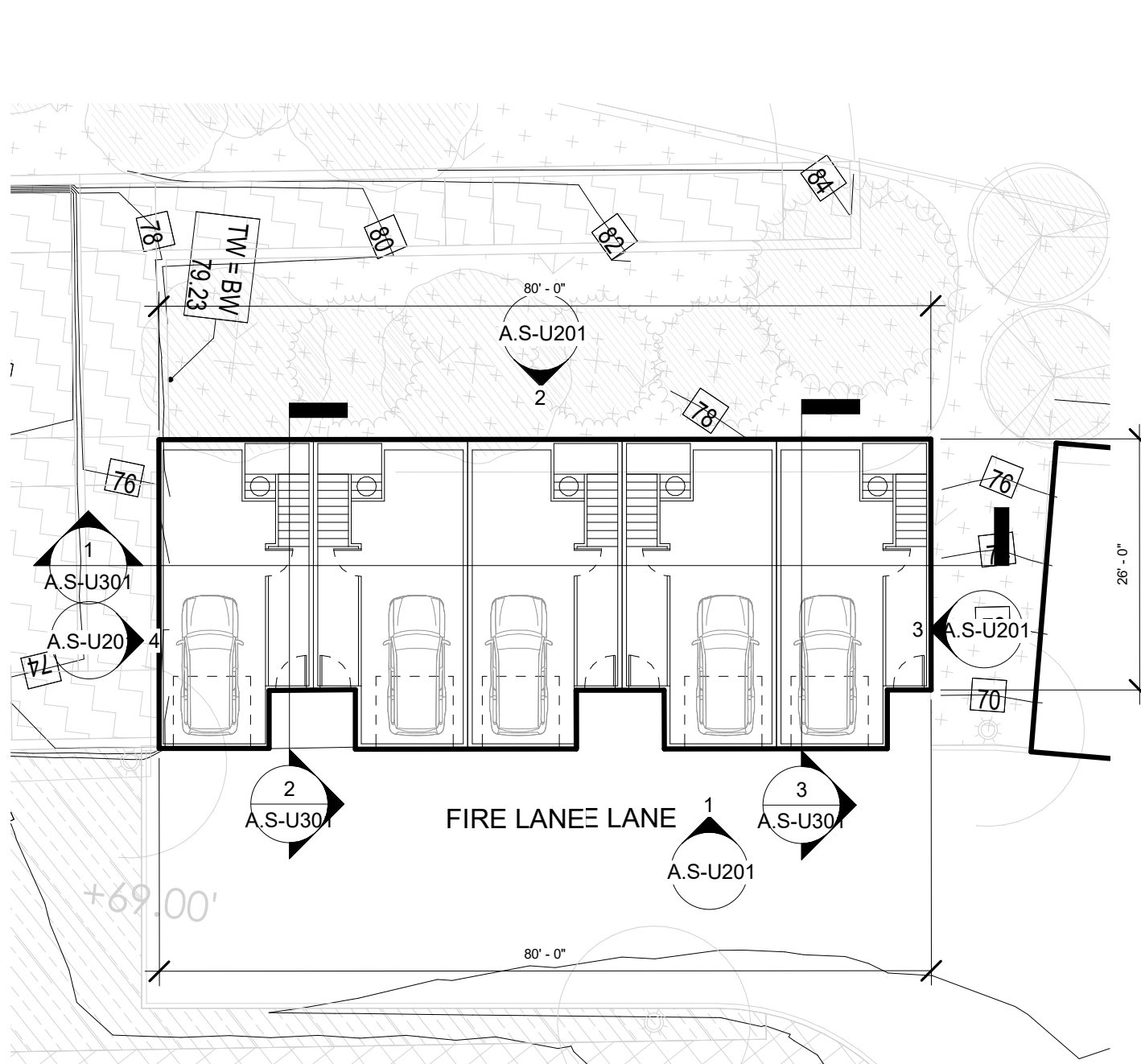
DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

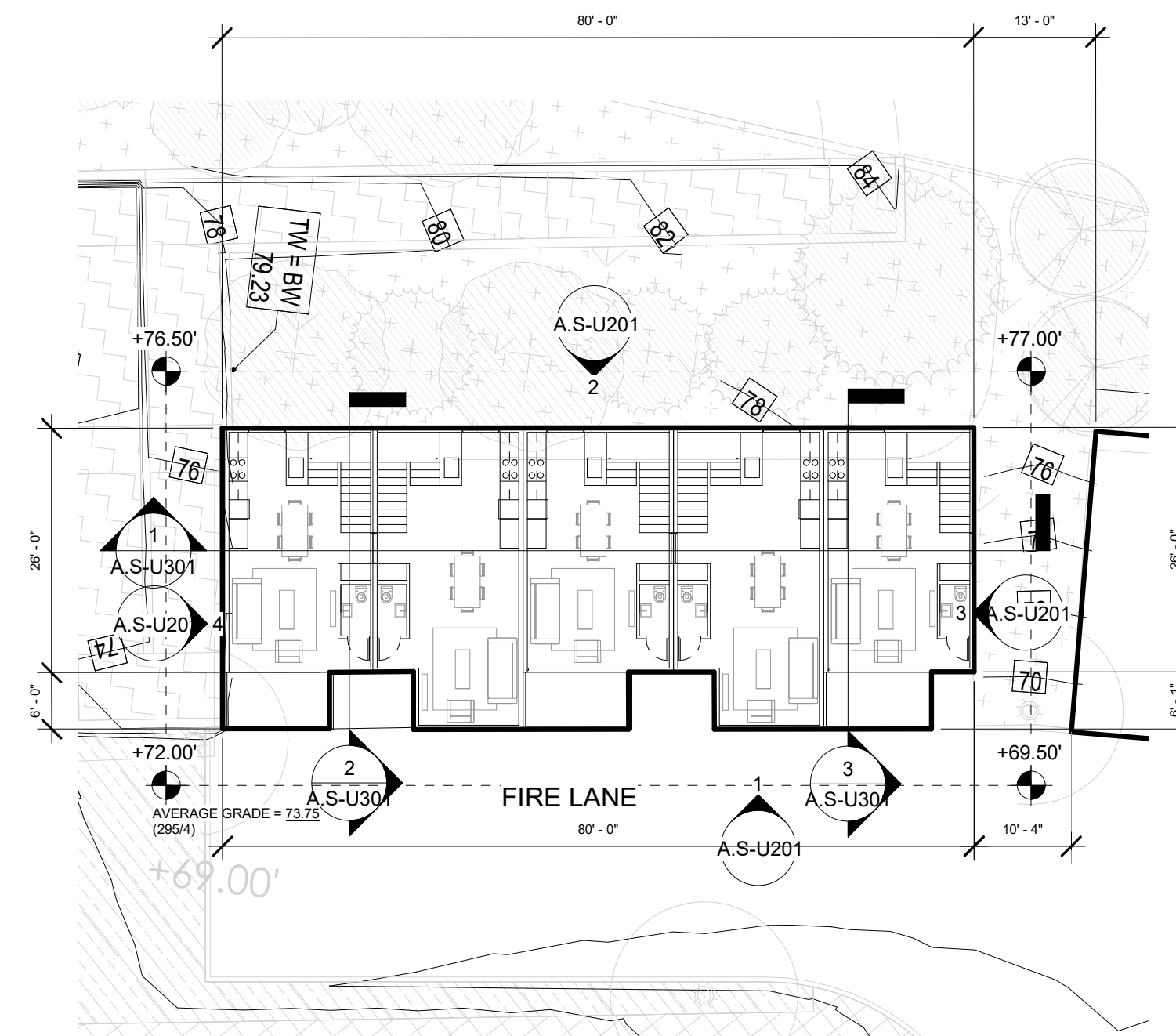
SCALE: JOB NO.
As indicated Project Number

DRAWING NO.

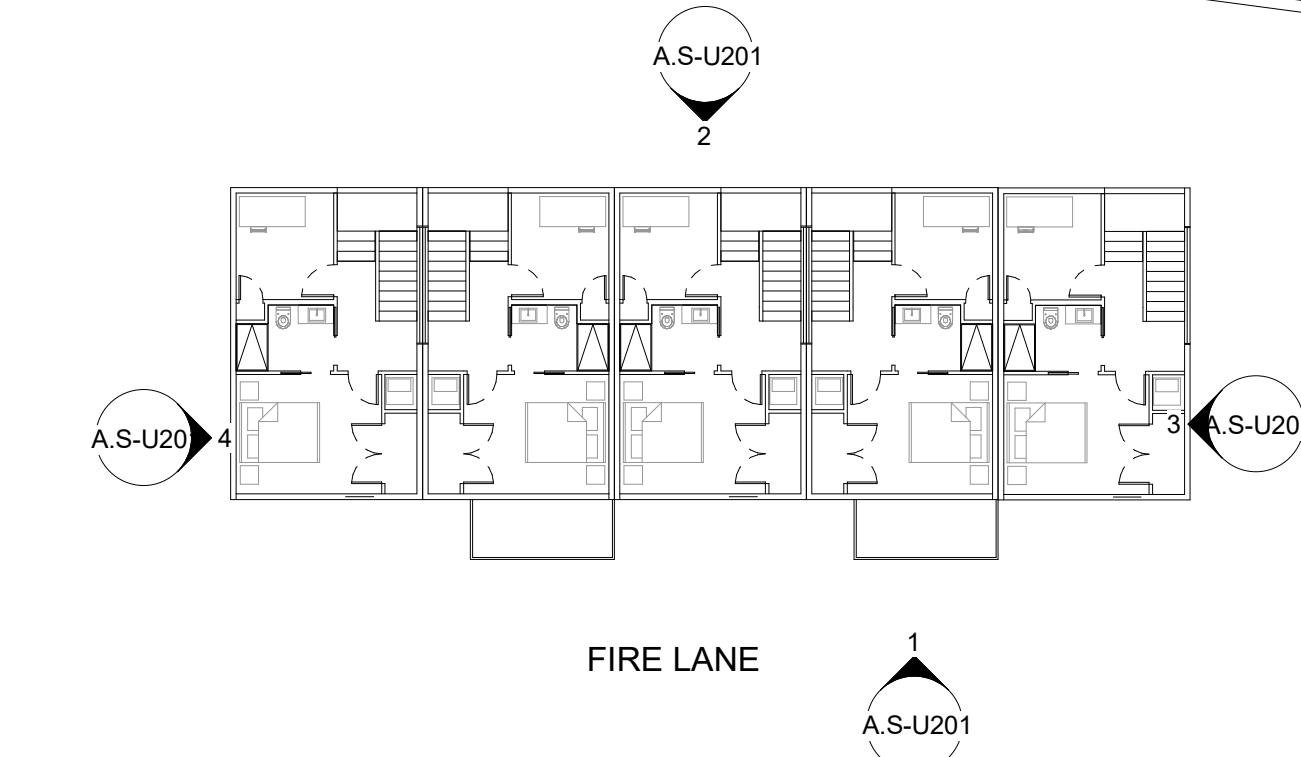
A.S-U101



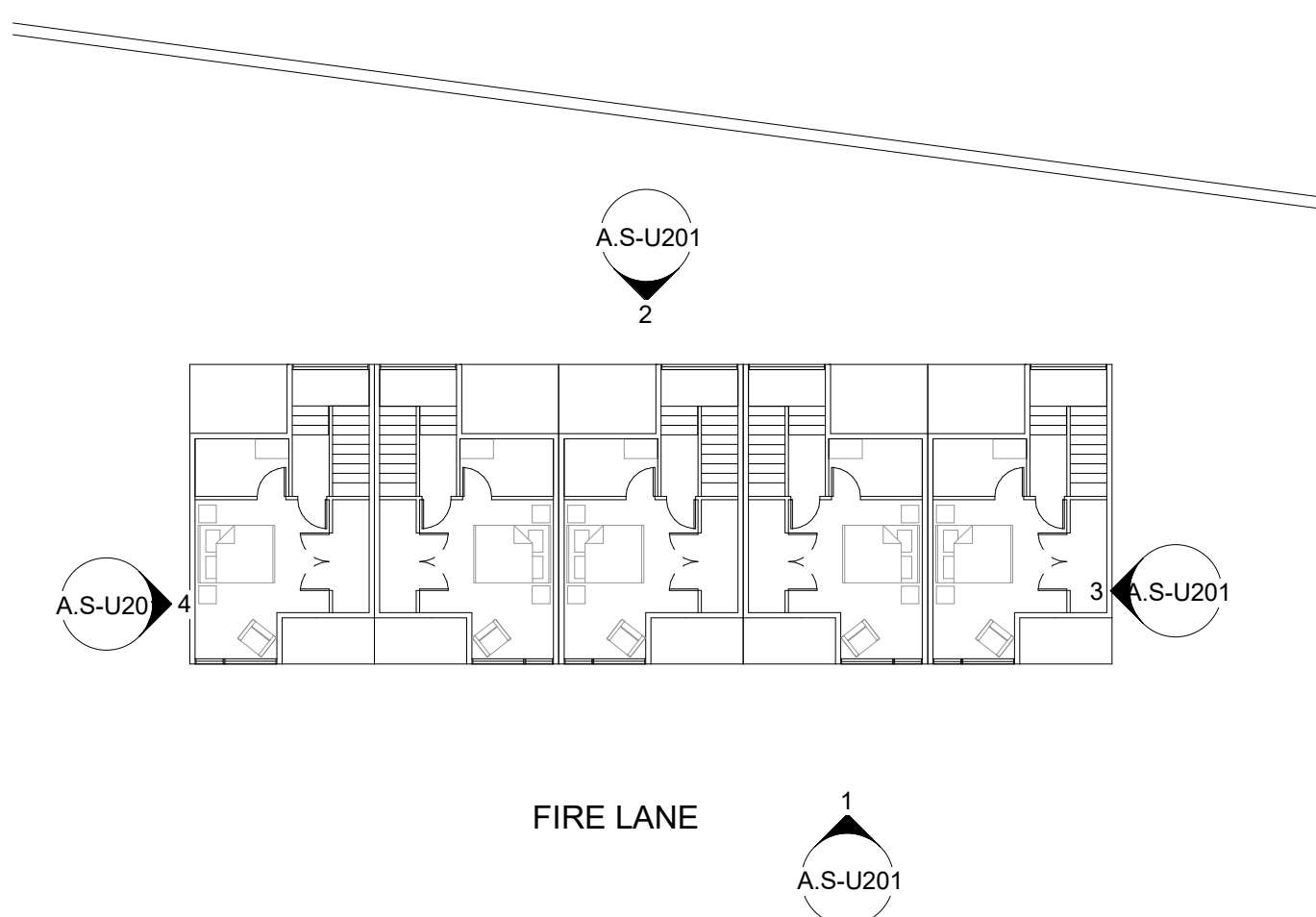
1 | CLUSTER U - BELOW GRADE (GARAGE)
1/16" = 1'-0"



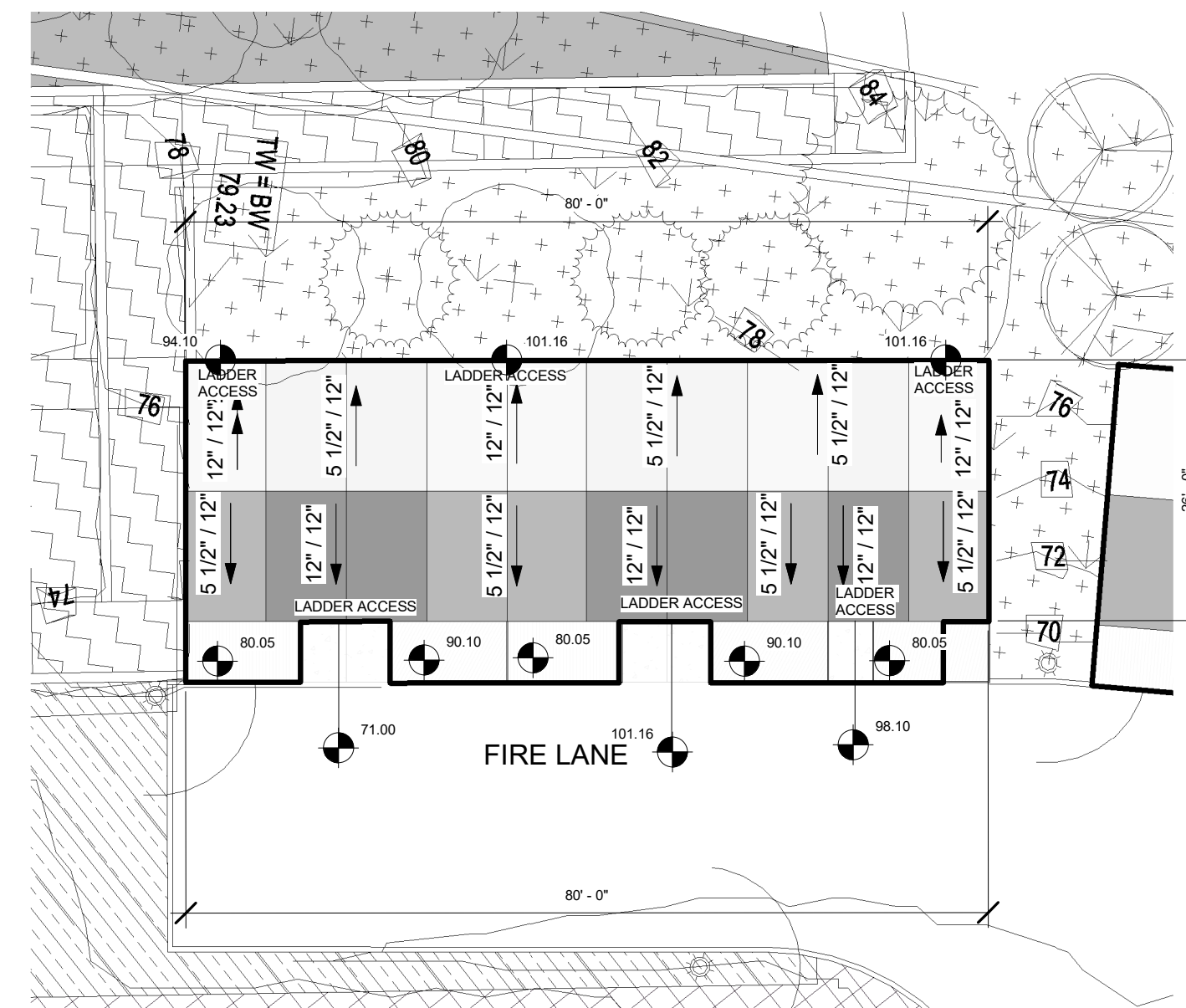
2 | CLUSTER U - LEVEL 1
1/16" = 1'-0"



3 | CLUSTER U - LEVEL 2
1/16" = 1'-0"

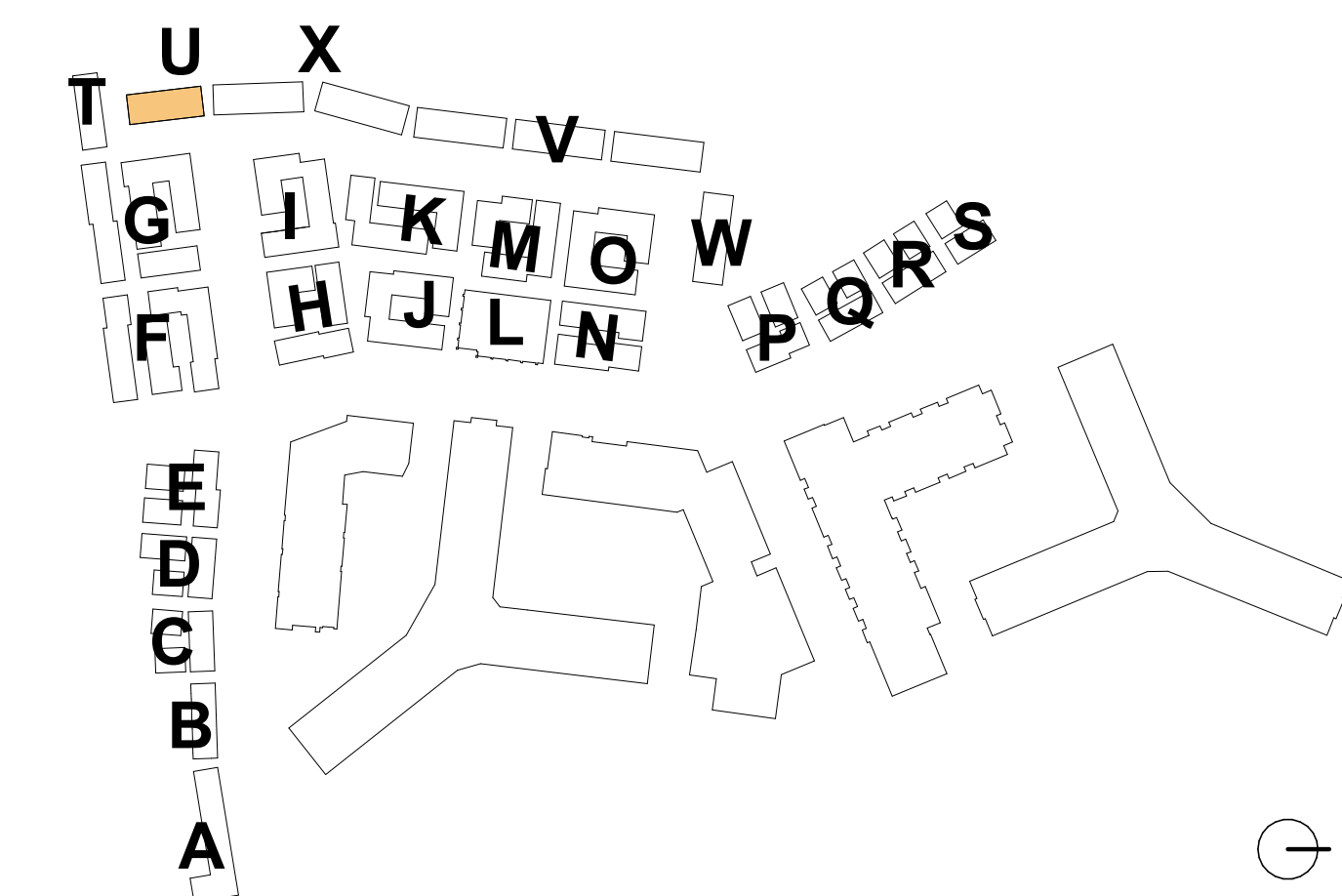


4 | CLUSTER U - LEVEL 3
1/16" = 1'-0"



5 | CLUSTER U - LEVEL 5
1/16" = 1'-0"

GFA CLUSTER U					
USE	CLUSTER	UNITS	TOTAL GFA	BED BATH	GARAGE PARKING
Unit	CLUSTER U	5	5,870 SF	15 12.5	5
Unit: 5		5	5,870 SF	15 12.5	5



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

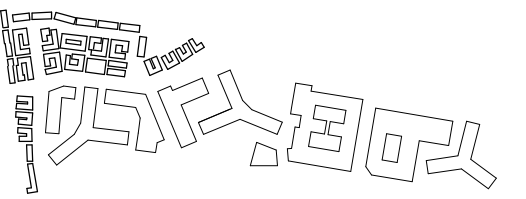
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

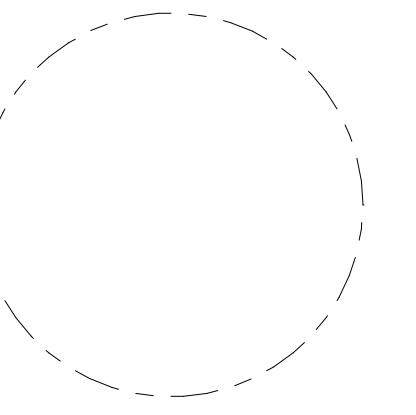


Issue

NO. DATE
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE



**CLUSTER U -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

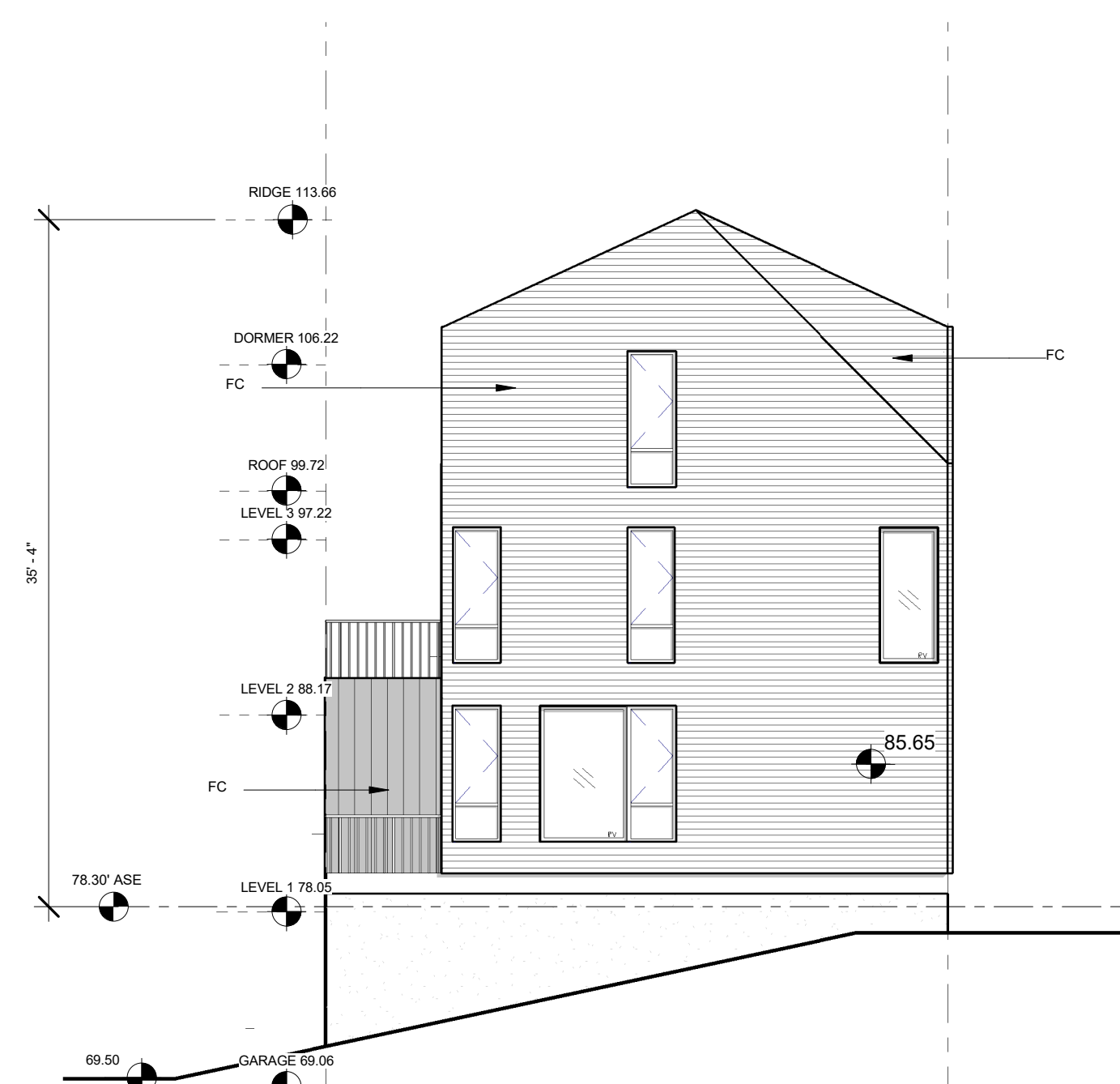
JOB NO.
Project Number

DRAWING NO.
A.S-U201



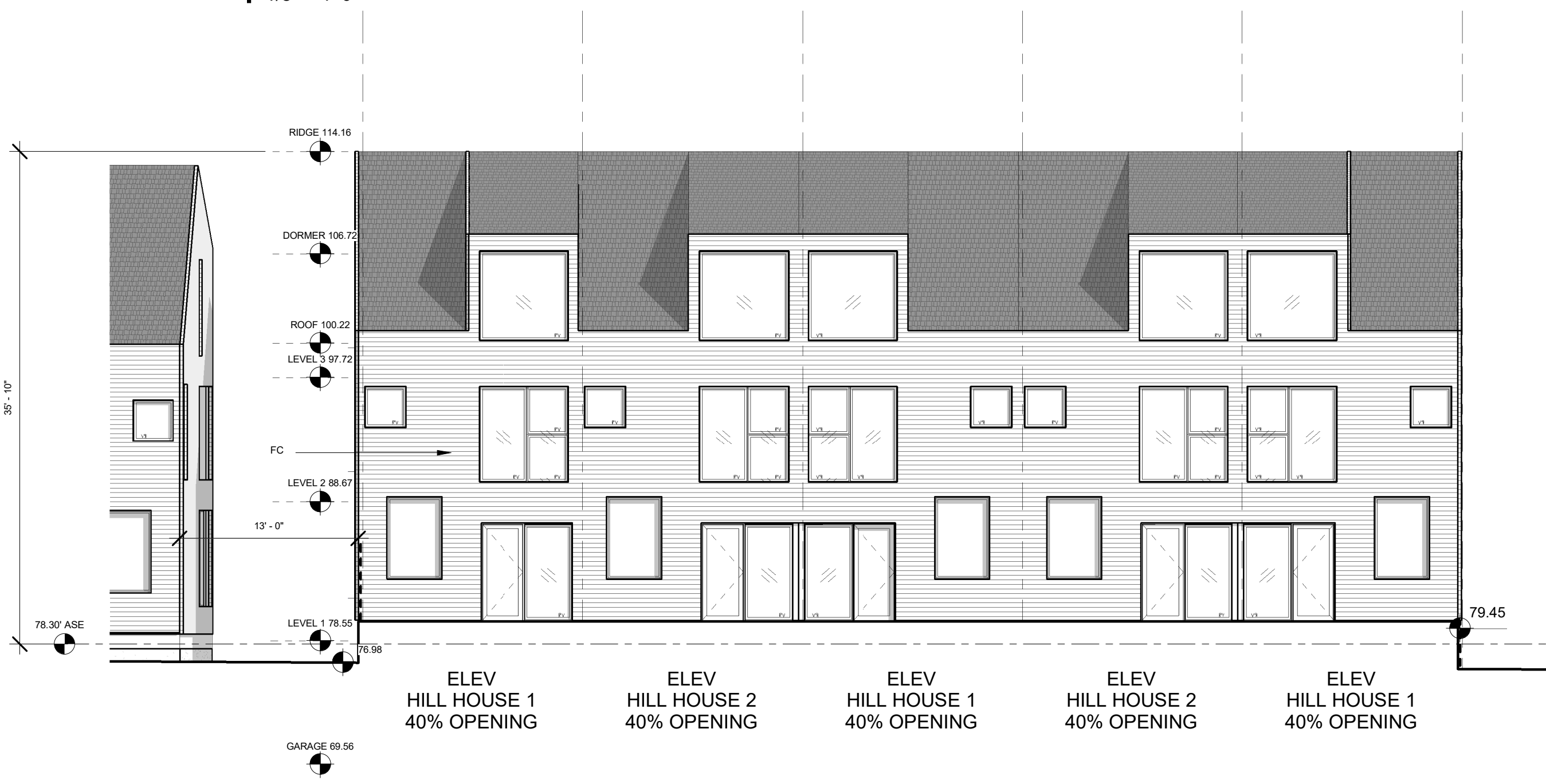
ELEV HILL HOUSE 1 40% OPENING
ELEV HILL HOUSE 2 40% OPENING
ELEV HILL HOUSE 1 40% OPENING
ELEV HILL HOUSE 2 40% OPENING
ELEV HILL HOUSE 1 40% OPENING

CLUSTER U - EAST ELEVATION
1/8" = 1'-0"



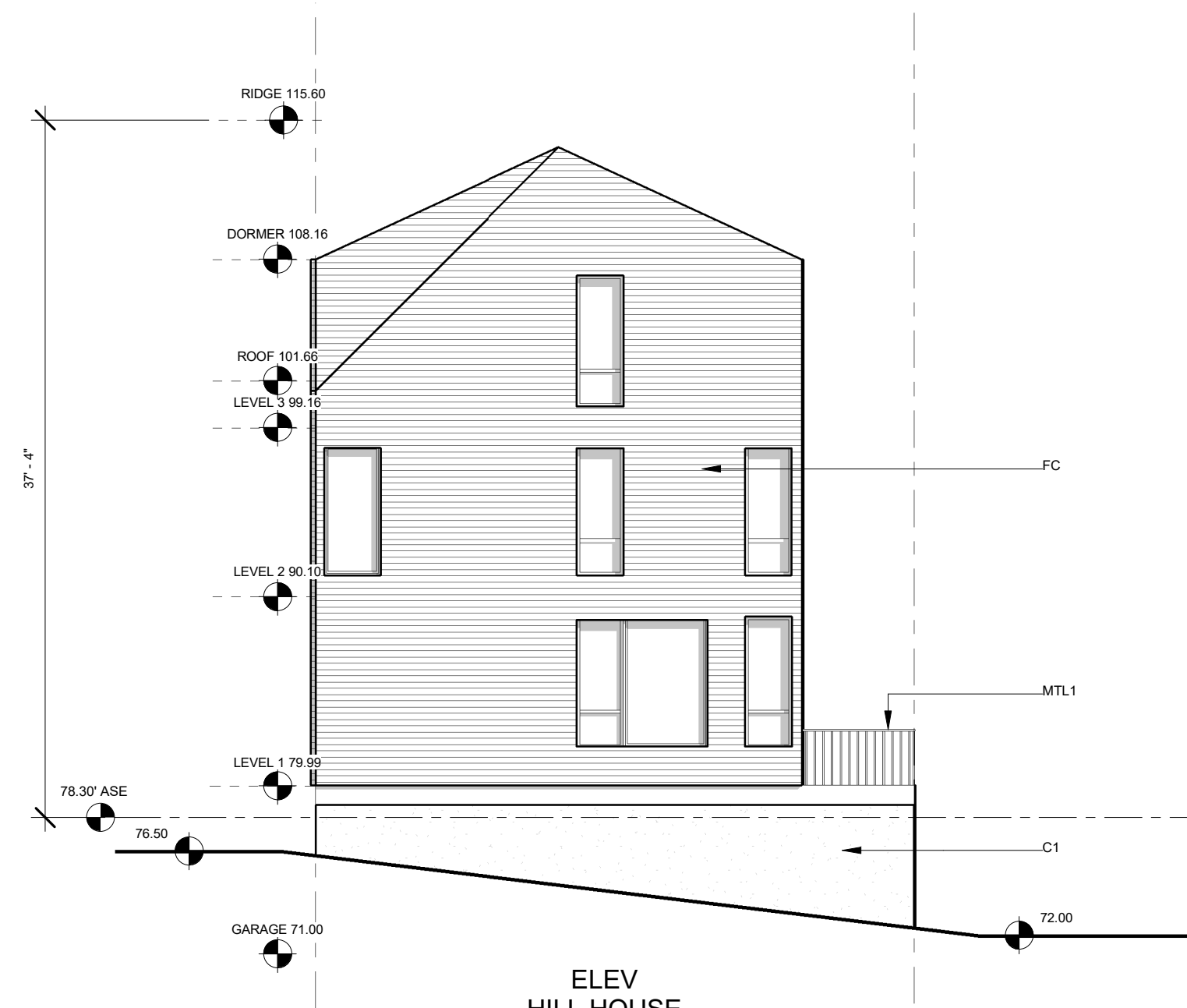
ELEV HILL HOUSE 25% OPENING

CLUSTER U - NORTH ELEVATION
1/8" = 1'-0"



ELEV HILL HOUSE 1 40% OPENING
ELEV HILL HOUSE 2 40% OPENING
ELEV HILL HOUSE 1 40% OPENING
ELEV HILL HOUSE 2 40% OPENING
ELEV HILL HOUSE 1 40% OPENING

CLUSTER U - WEST ELEVATION
1/8" = 1'-0"

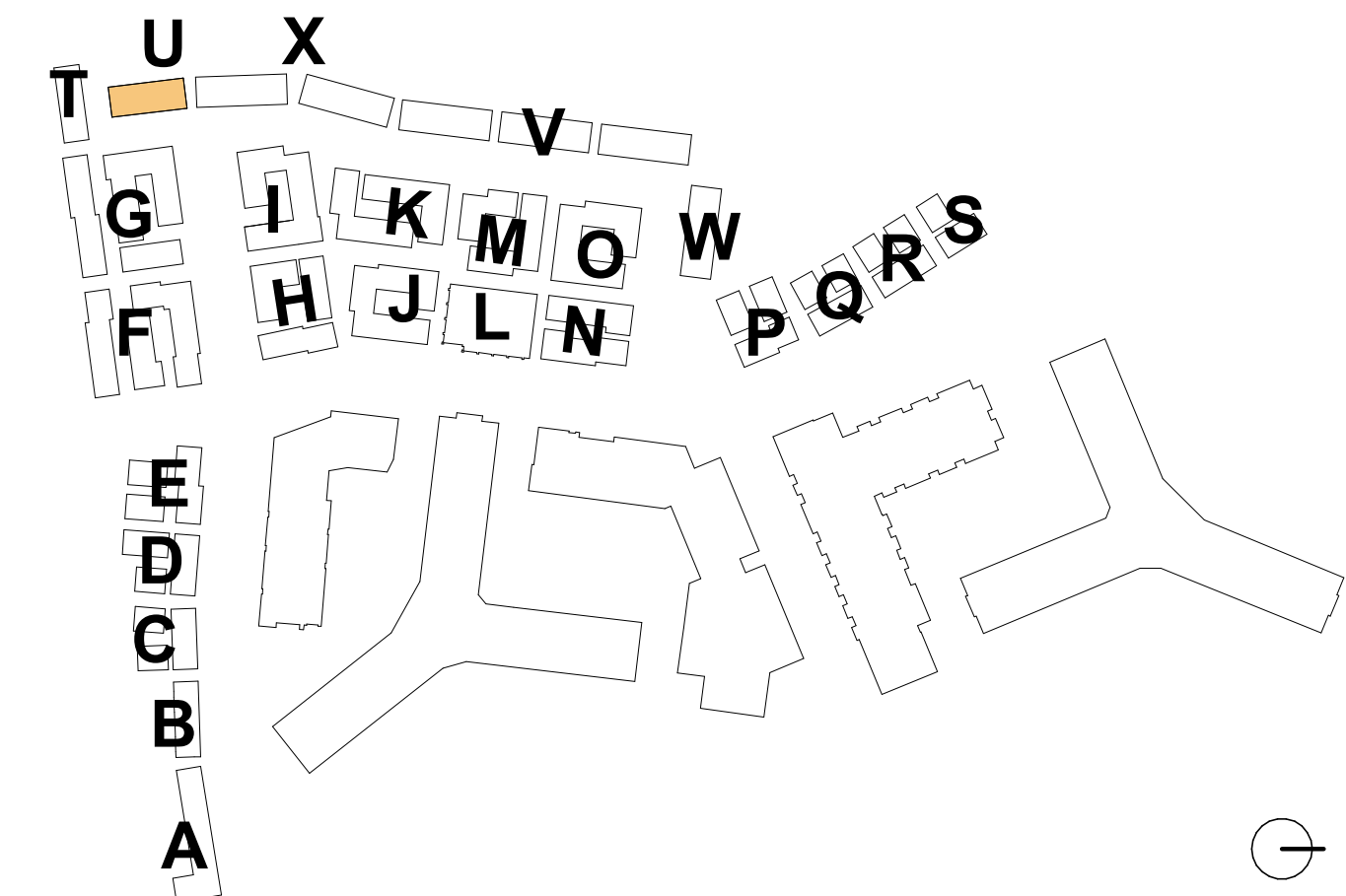


ELEV HILL HOUSE 25% OPENING

CLUSTER U - SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

MATERIAL	
FC	FIBER CEMENT SIDING
BR	BRICK SIDING
C1	CONCRETE WALL
C2	CONCRETE TREADS
WD	WOOD
R1	ROOF
MTL1	METAL
MTL2	METAL
D1	DOOR
D2	DOOR



4.1 Submission



1 | CLUSTER U - EAST ELEVATION RENDERED
1/8" = 1'-0"



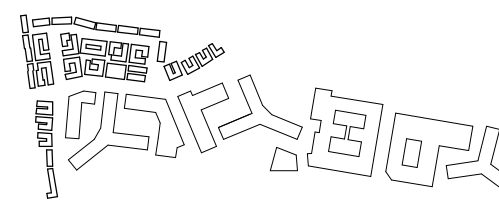
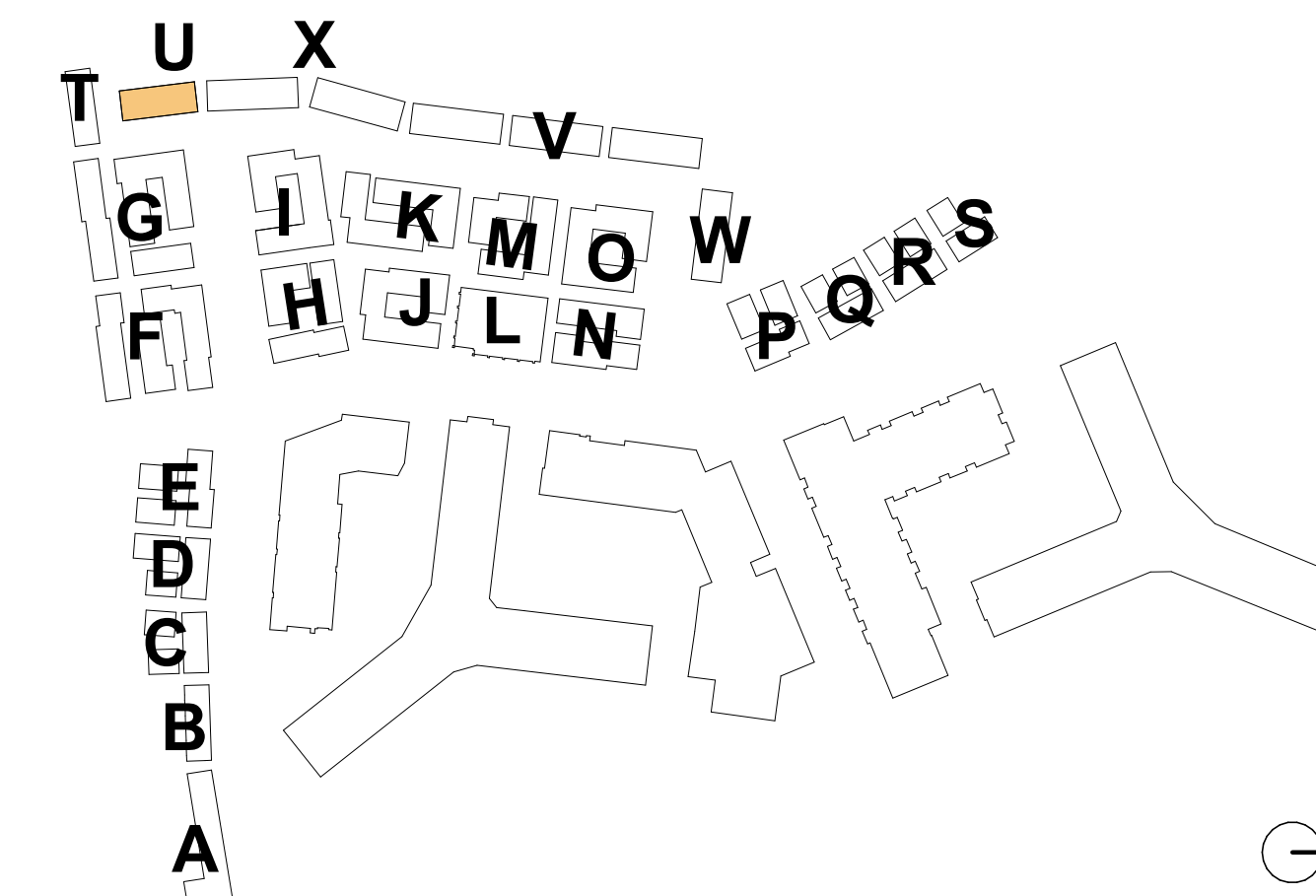
2 | CLUSTER U - NORTH ELEVATION RENDERED
1/8" = 1'-0"



4 | CLUSTER U - WEST ELEVATION RENDERED
1/8" = 1'-0"

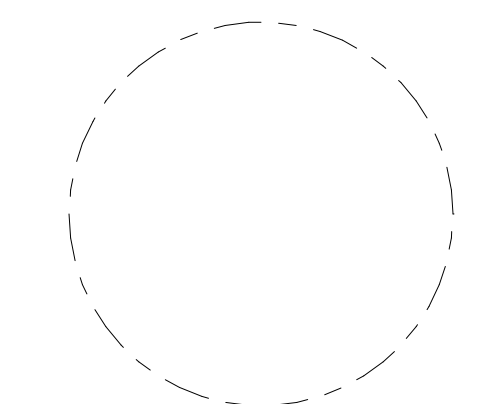


3 | CLUSTER U - SOUTH ELEVATION RENDERED
1/8" = 1'-0"



NO.	DATE
4.1 SUBMISSION	5/10/23

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



**RIVERHOUSE
NEIGHBORHOOD**

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

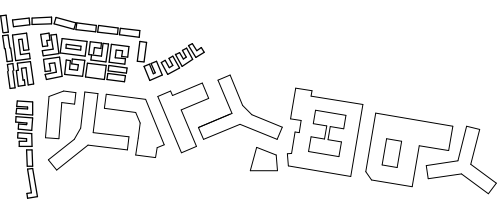
ATTORNEY
VENABLE LLP
202.344.4000

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
4.1 SUBMISSION	5/10/23

Revisions

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

**CLUSTER U -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

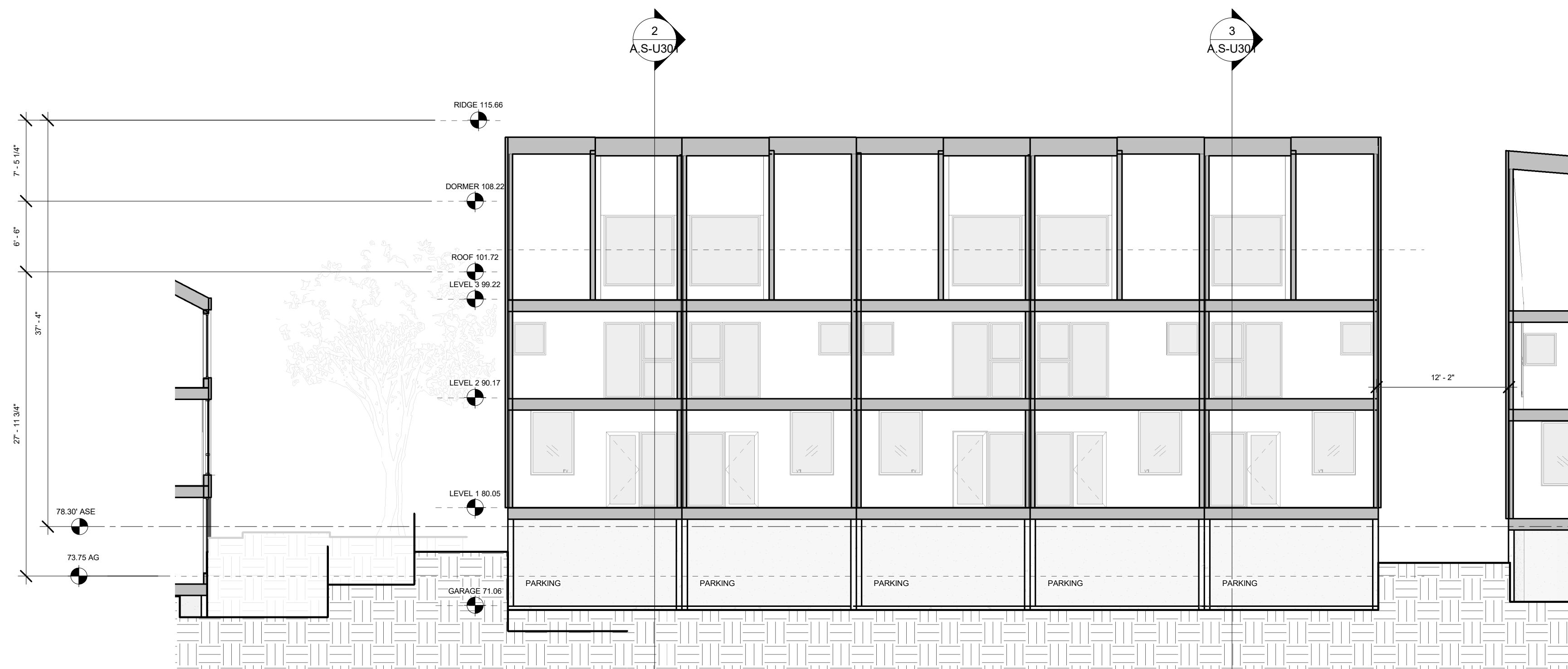
DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

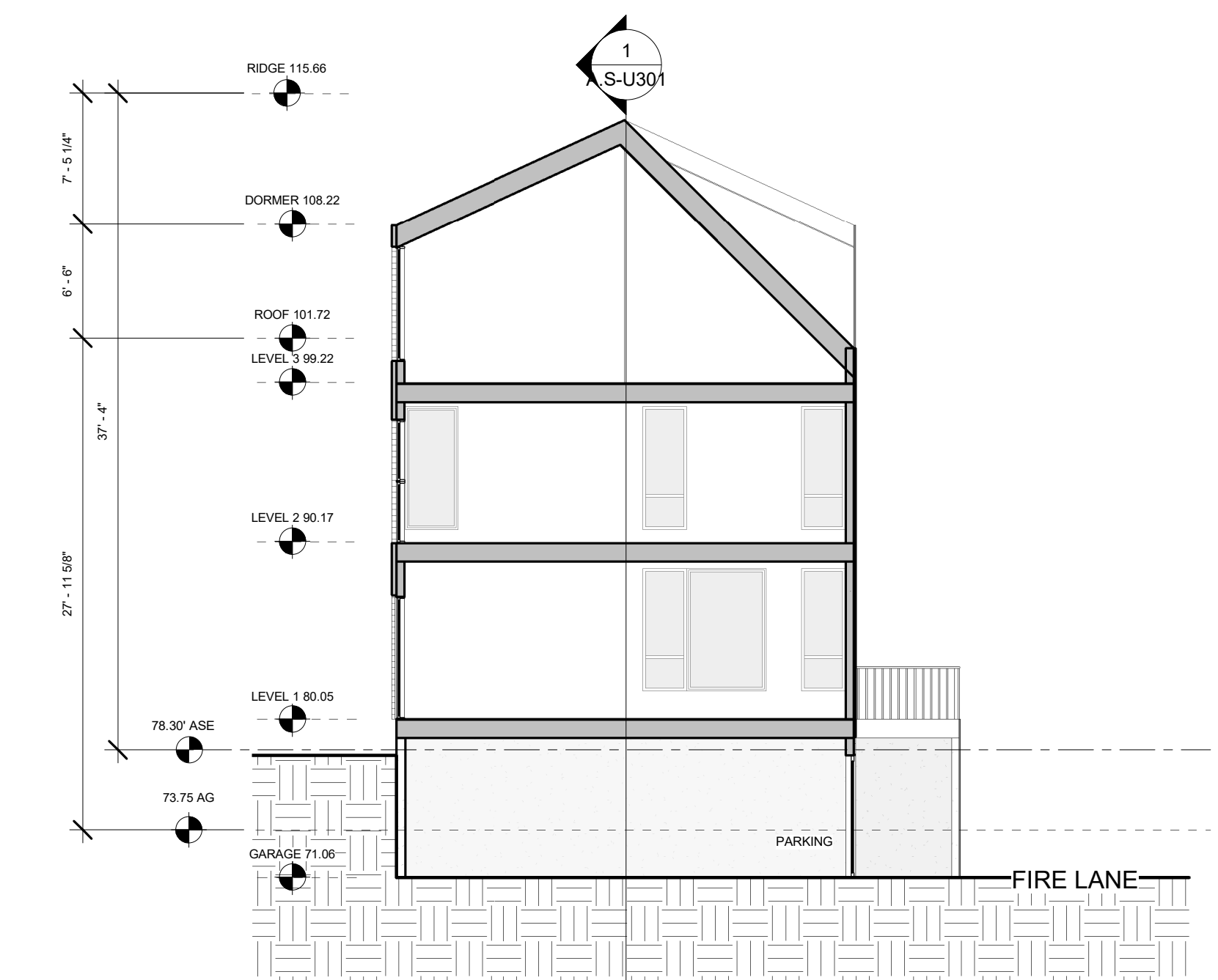
SCALE:	JOB NO.
As indicated	Project Number

DRAWING NO.

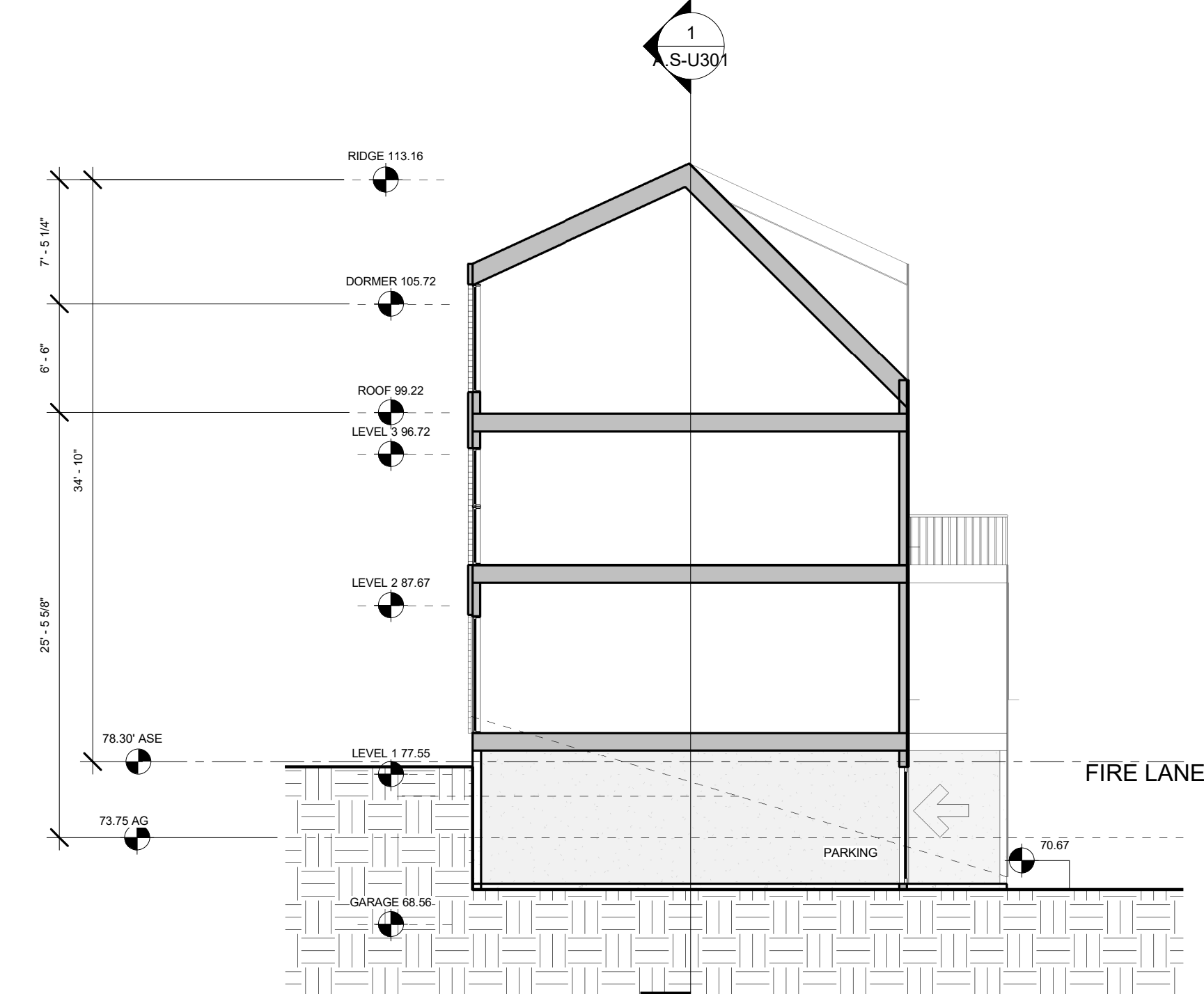
A.S-U301



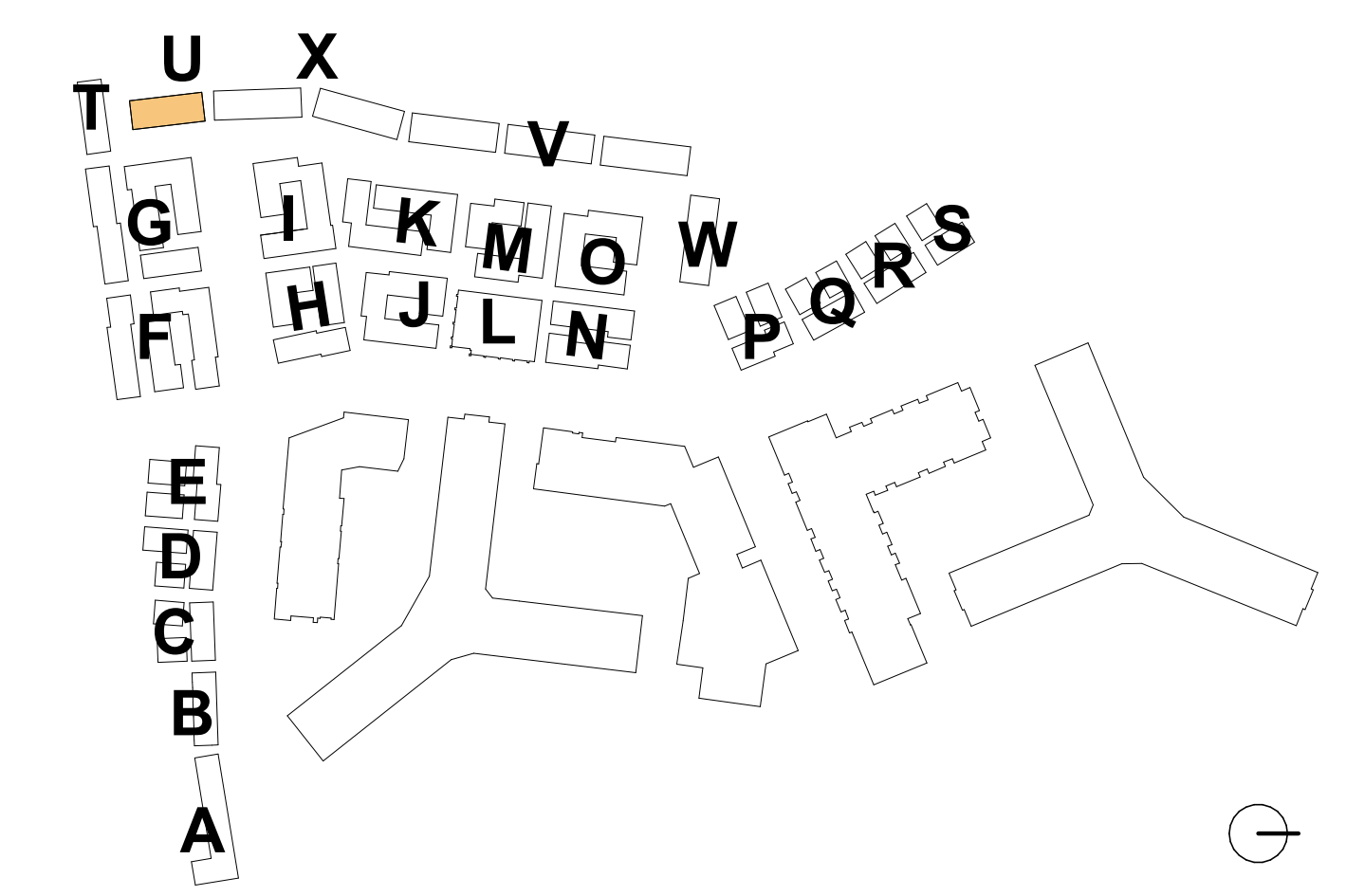
1 | CLUSTER U - SECTION LOOKING WEST
1/8" = 1'-0"



3 | CLUSTER U - SECTION LOOKING SOUTH 2
1/8" = 1'-0"



2 | CLUSTER U - SECTION LOOKING SOUTH 1
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

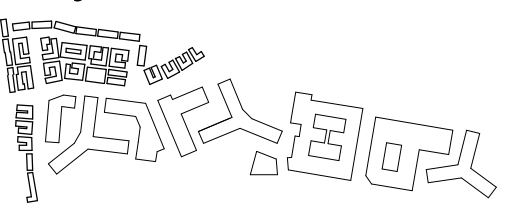
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

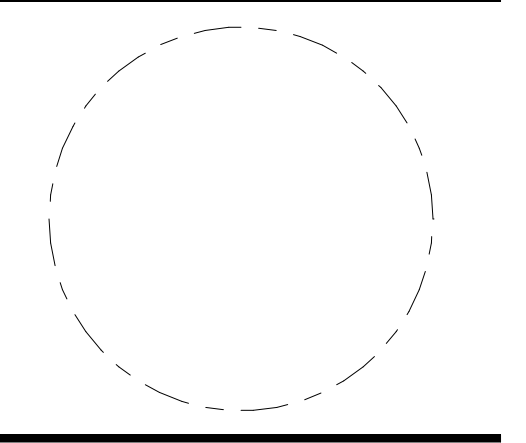


Issue

NO. DATE
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE



**CLUSTER V -
PLANS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

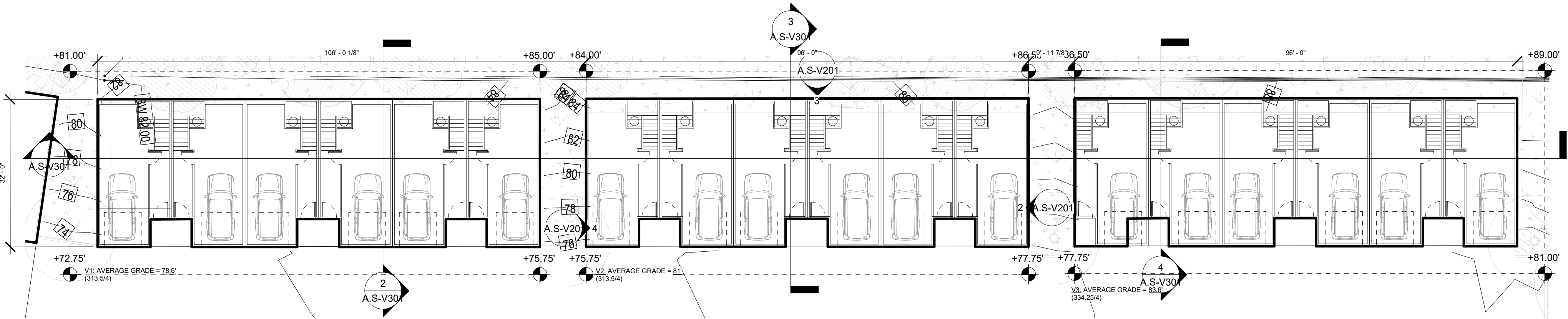
DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

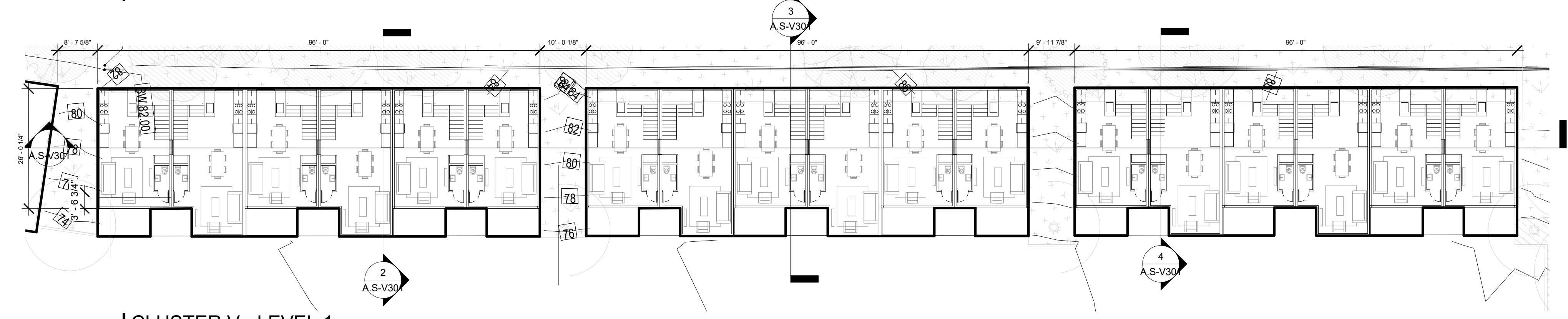
SCALE:
As indicated

JOB NO.
Project Number

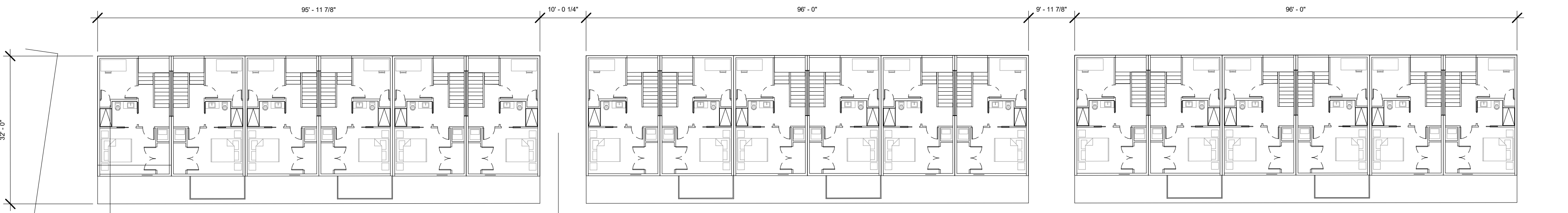
DRAWING NO.
A.S-V101



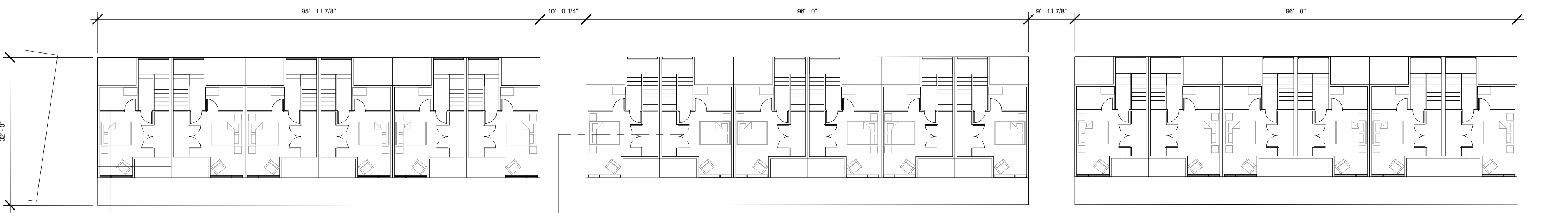
1 | CLUSTER V - BELOW GRADE (GARAGE)
1/16" = 1'-0"



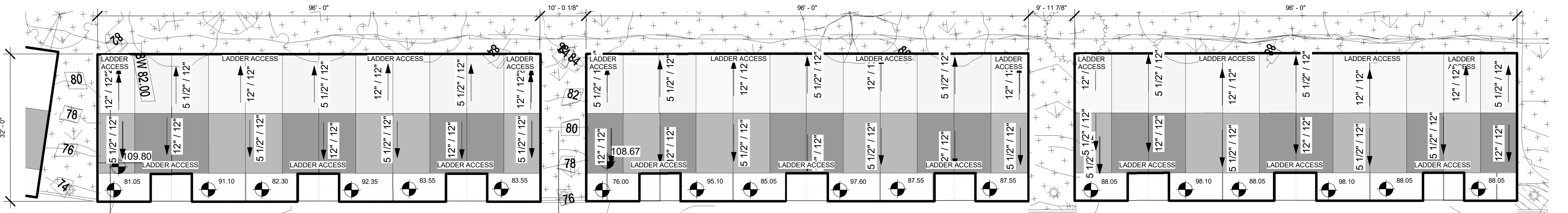
2 | CLUSTER V - LEVEL 1
1/16" = 1'-0"



3 | CLUSTER V - LEVEL 2
1/16" = 1'-0"

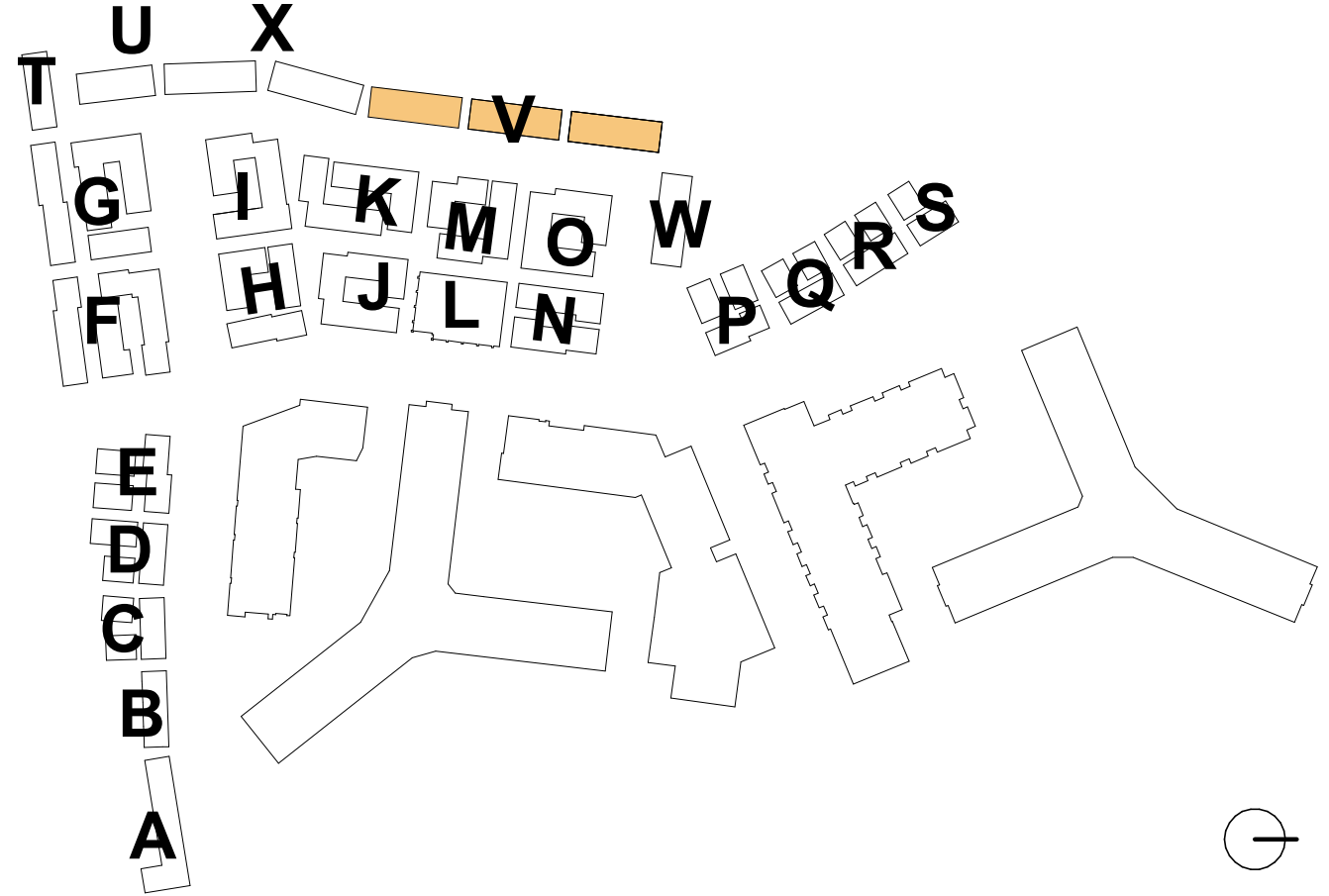


4 | CLUSTER V - LEVEL 3
1/16" = 1'-0"



5 | CLUSTER V - ROOF
1/16" = 1'-0"

GFA CLUSTER V						
USE	CLUSTER	UNITS	TOTAL GFA	BED	BATH	GARAGE PARKING
Unit	CLUSTER V	18	21,060 SF	54	45	18
Unit	18	18	21,060 SF	54	45	18



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

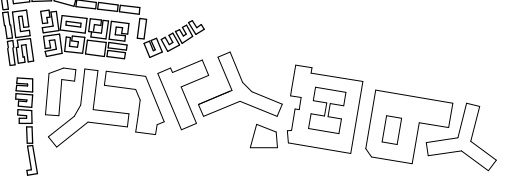
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

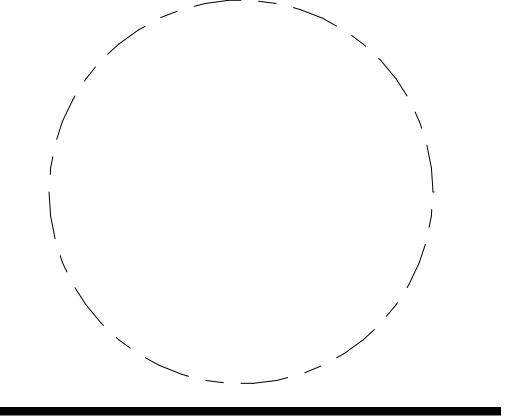


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER V -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

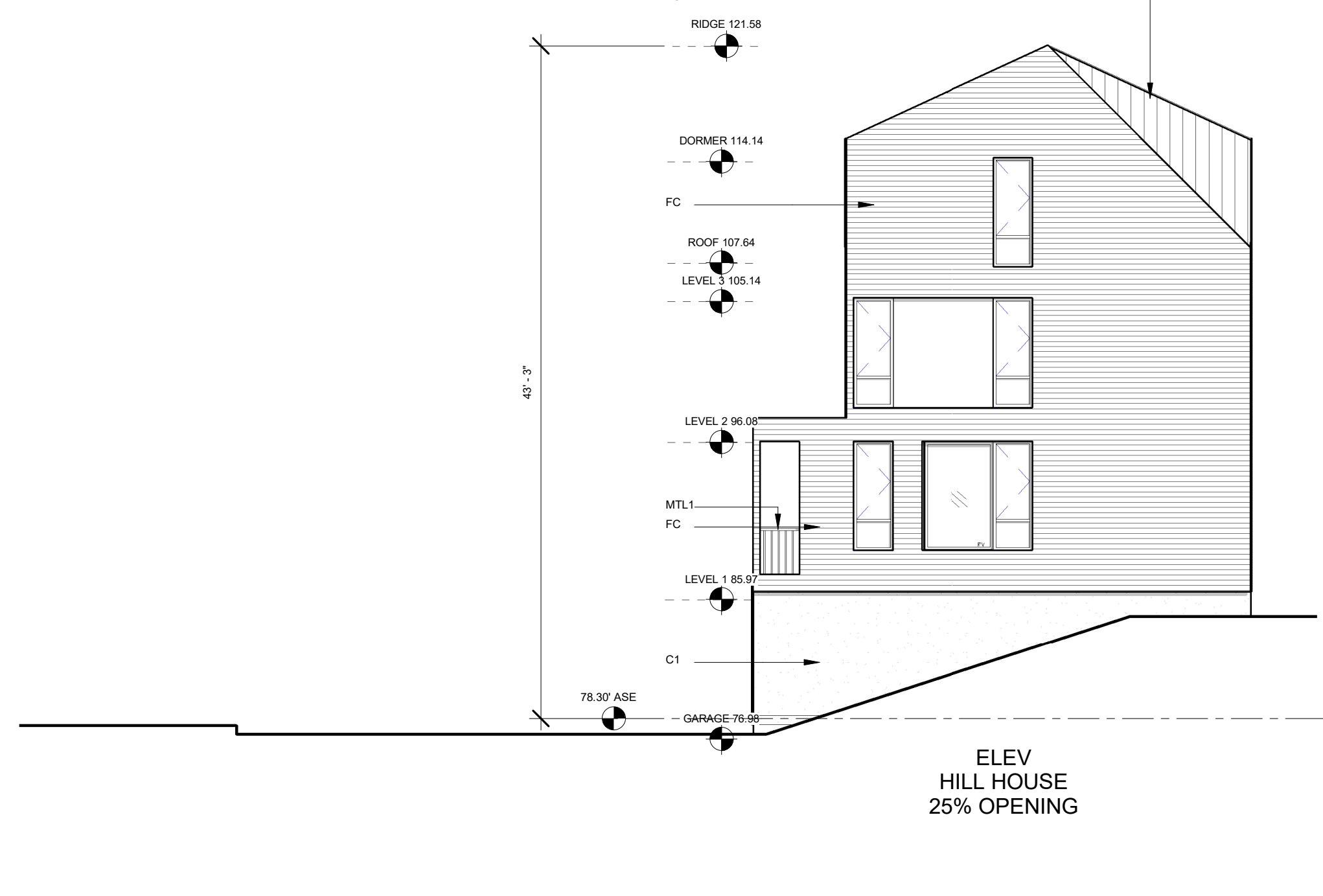
JOB NO.
Project Number

DRAWING NO.
A.S-V201

4.1 Submission



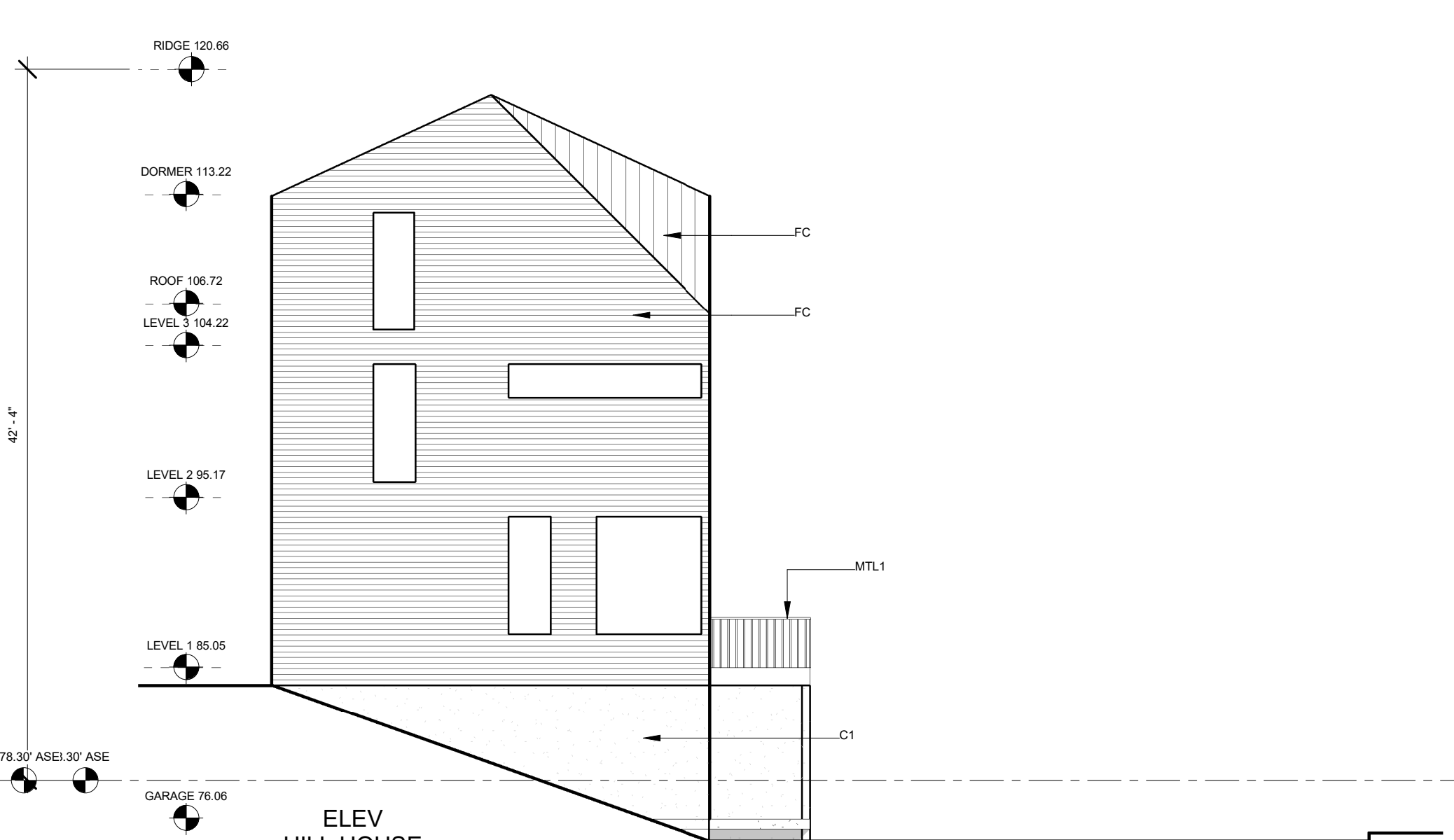
CLUSTER V - EAST ELEVATION
1/8" = 1'-0"



CLUSTER V NORTH ELEVATION
1/8" = 1'-0"



CLUSTER V WEST ELEVATION
1/8" = 1'-0"



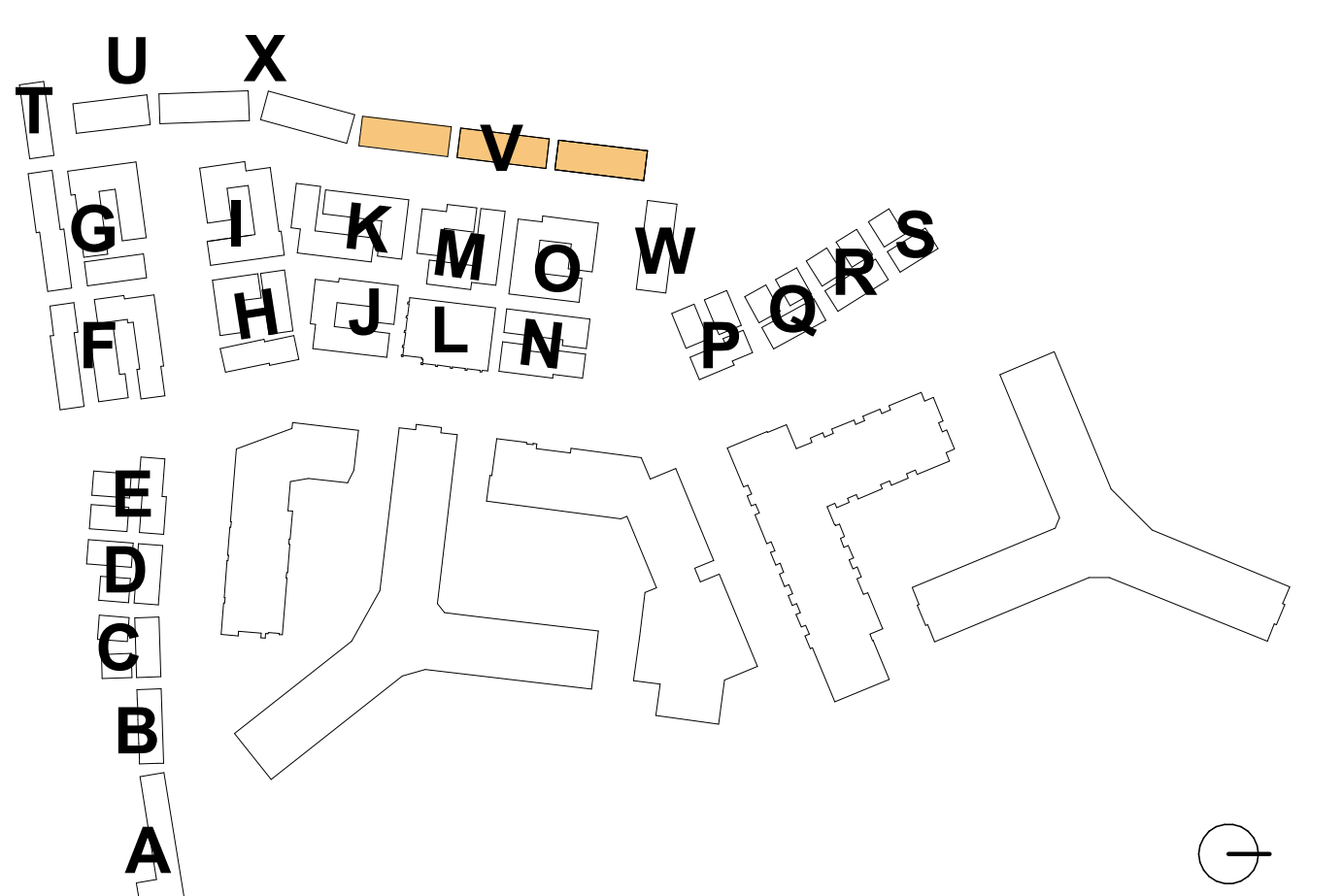
CLUSTER V SOUTH ELEVATION
1/8" = 1'-0"

**MATERIAL
LEGEND**

MATERIAL
FC FIBER CEMENT SIDING
BR BRICK SIDING
C1 CONCRETE WALL
C2 CONCRETE TREADS
WD WOOD
R1 ROOF
MTL1 METAL
MTL2 METAL
D1 DOOR
D2 DOOR



8 ACCESS LOOP SECTION 3 LOOKING WEST 1-50
1/16" = 1'-0"



**RIVERHOUSE
NEIGHBORHOOD**

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

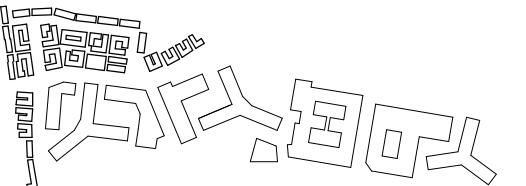
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

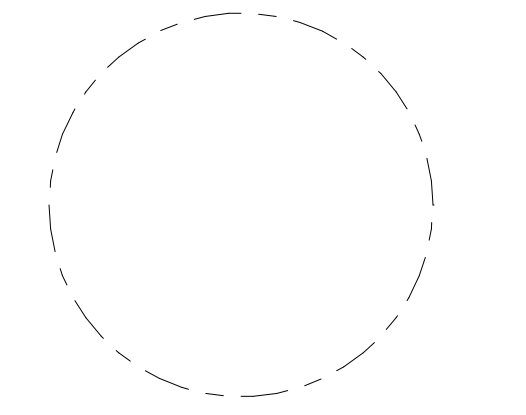


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER V -
RENDERED
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.
A.S-V202



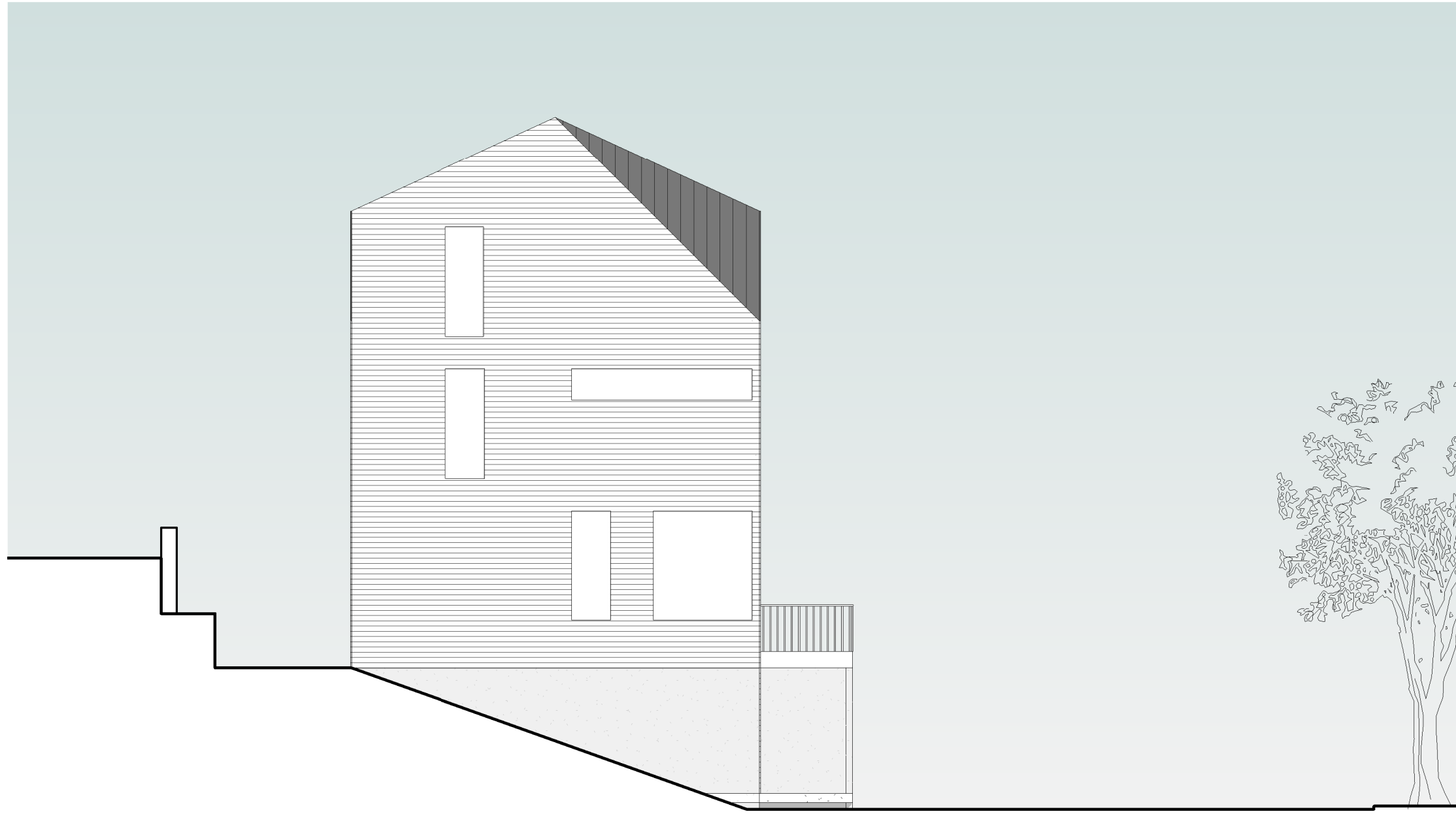
CLUSTER V - EAST ELEVATION RENDERED
1/8" = 1'-0"



CLUSTER V NORTH ELEVATION RENDERED
1/8" = 1'-0"



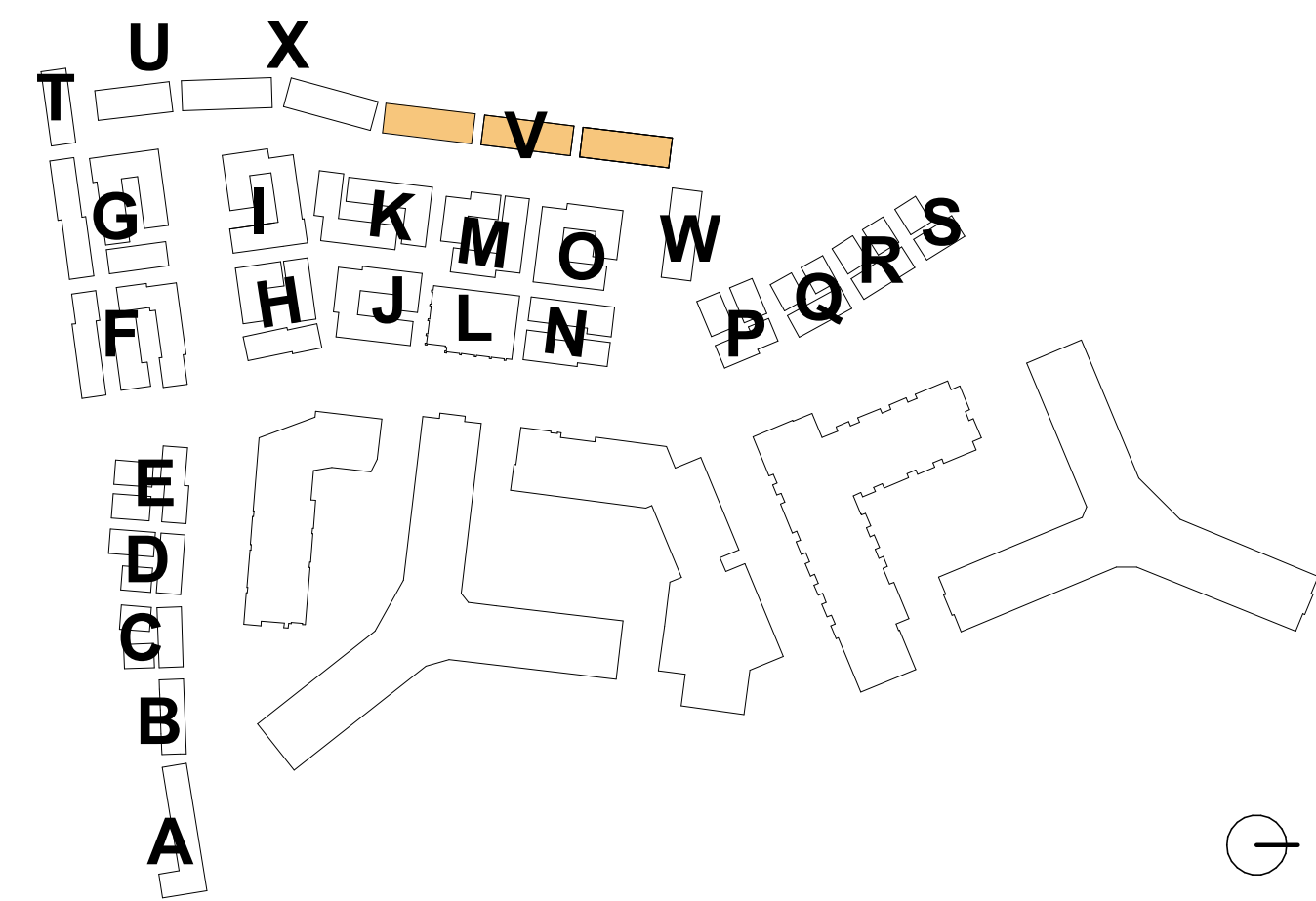
CLUSTER V WEST ELEVATION RENDERED
1/8" = 1'-0"



CLUSTER V SOUTH ELEVATION RENDERED
1/8" = 1'-0"



5 ACCESS LOOP SECTION LOOKING WEST - HILL HOUSES
1" = 50'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

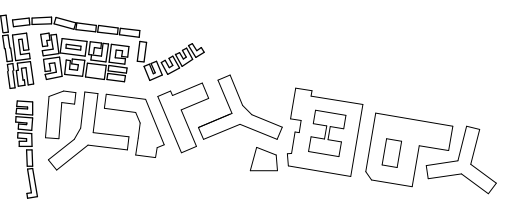
ATTORNEY
VENABLE LLP
202.344.4000

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
4.1 SUBMISSION	5/10/23

Revisions

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

**CLUSTER V -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

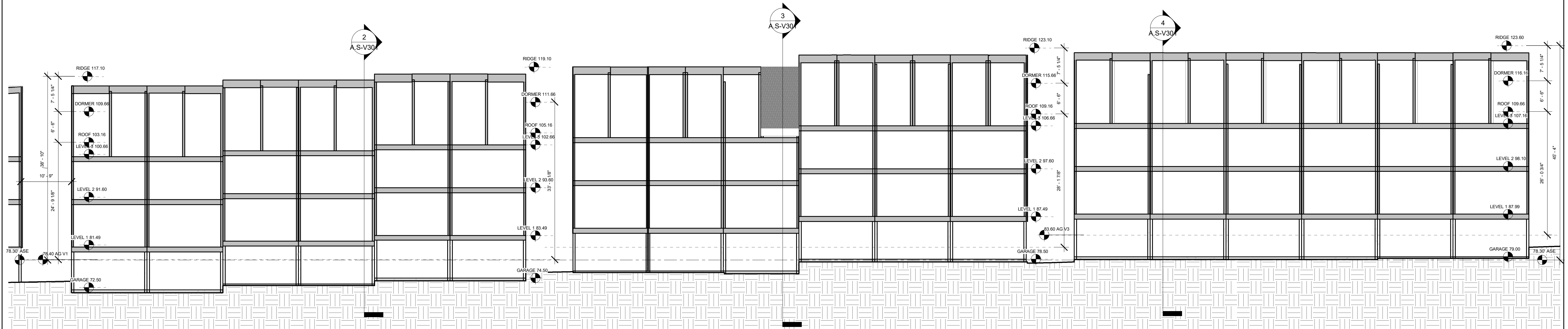
DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

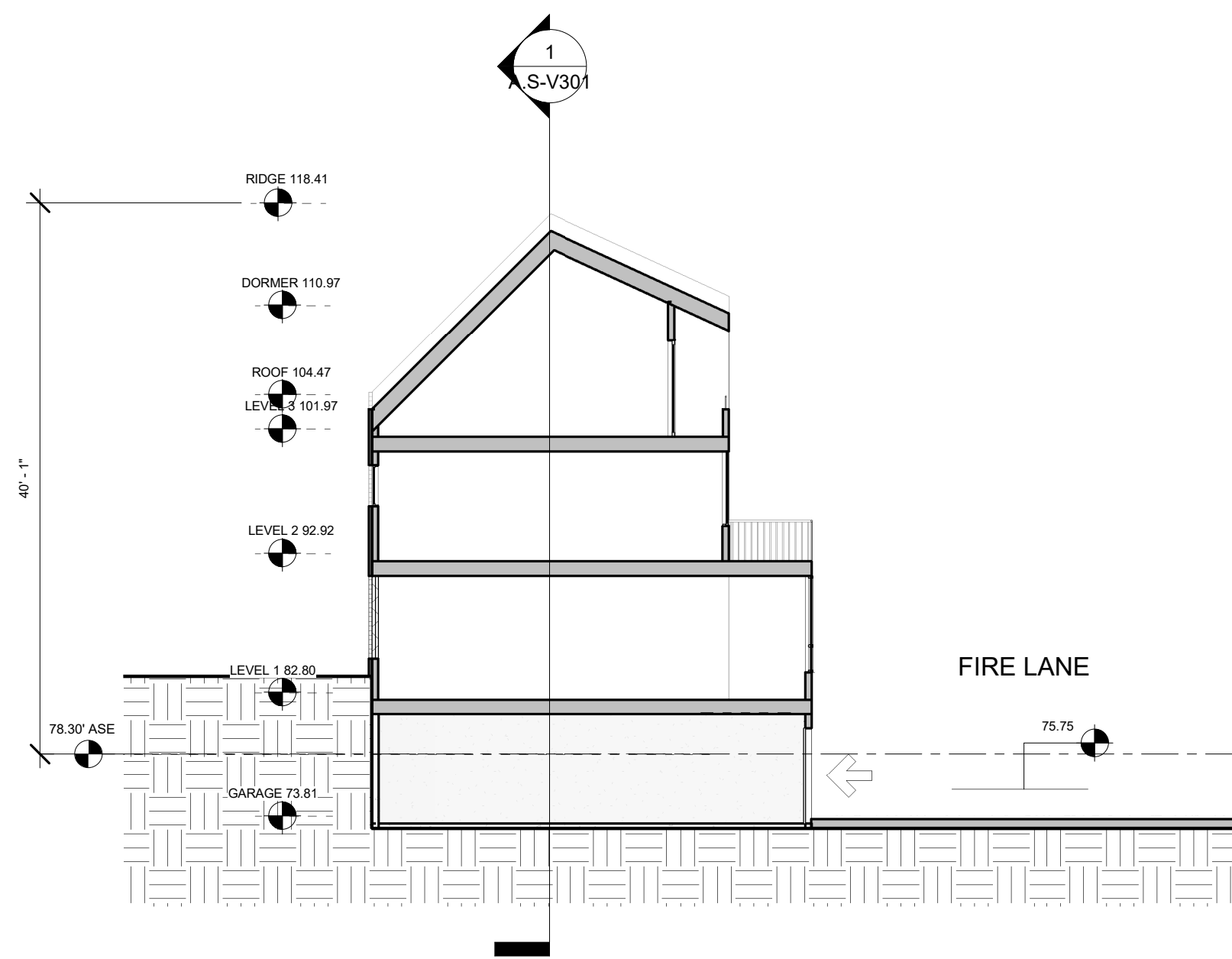
SCALE:
As indicated

JOB NO.
Project Number

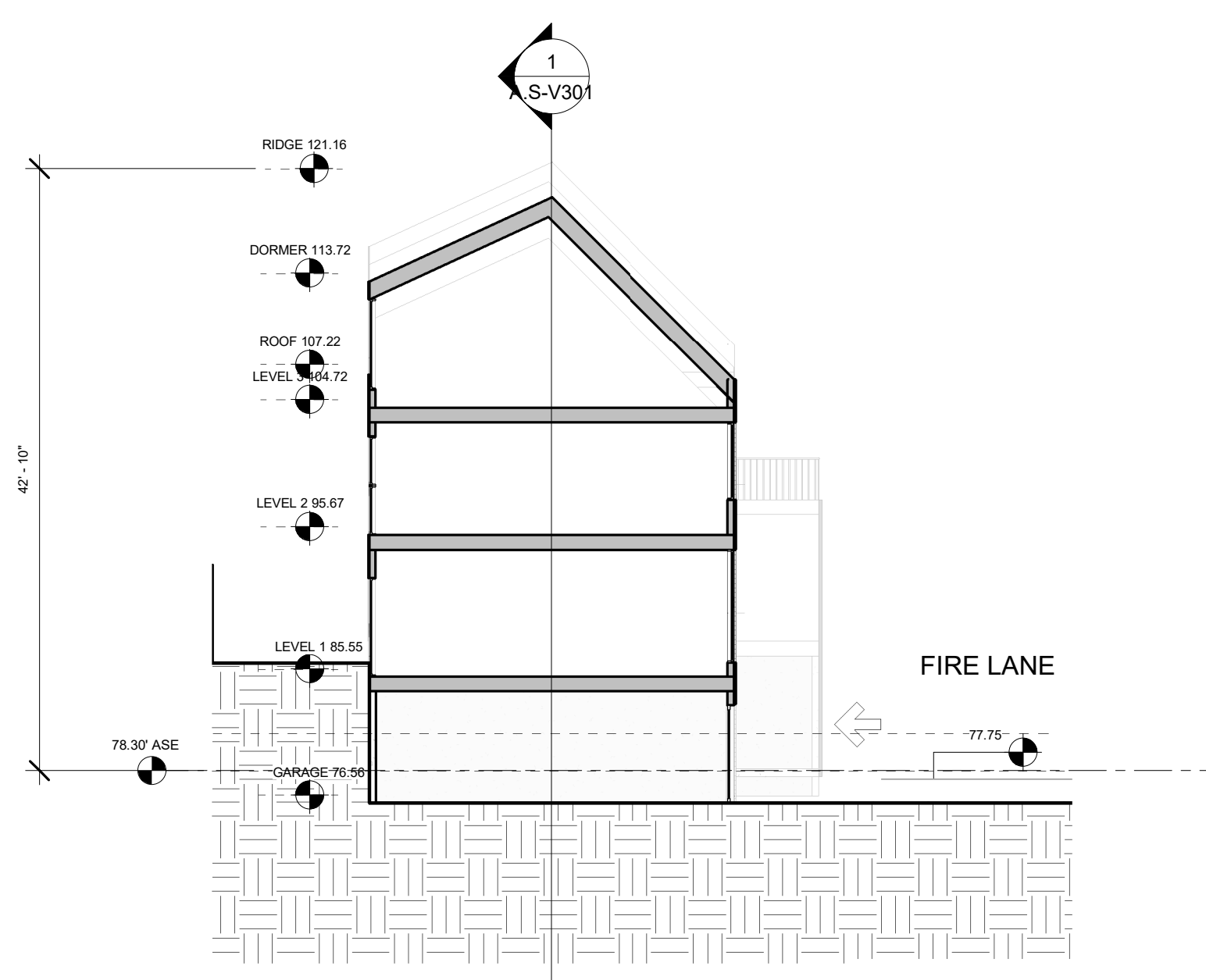
DRAWING NO.
A.S-V301



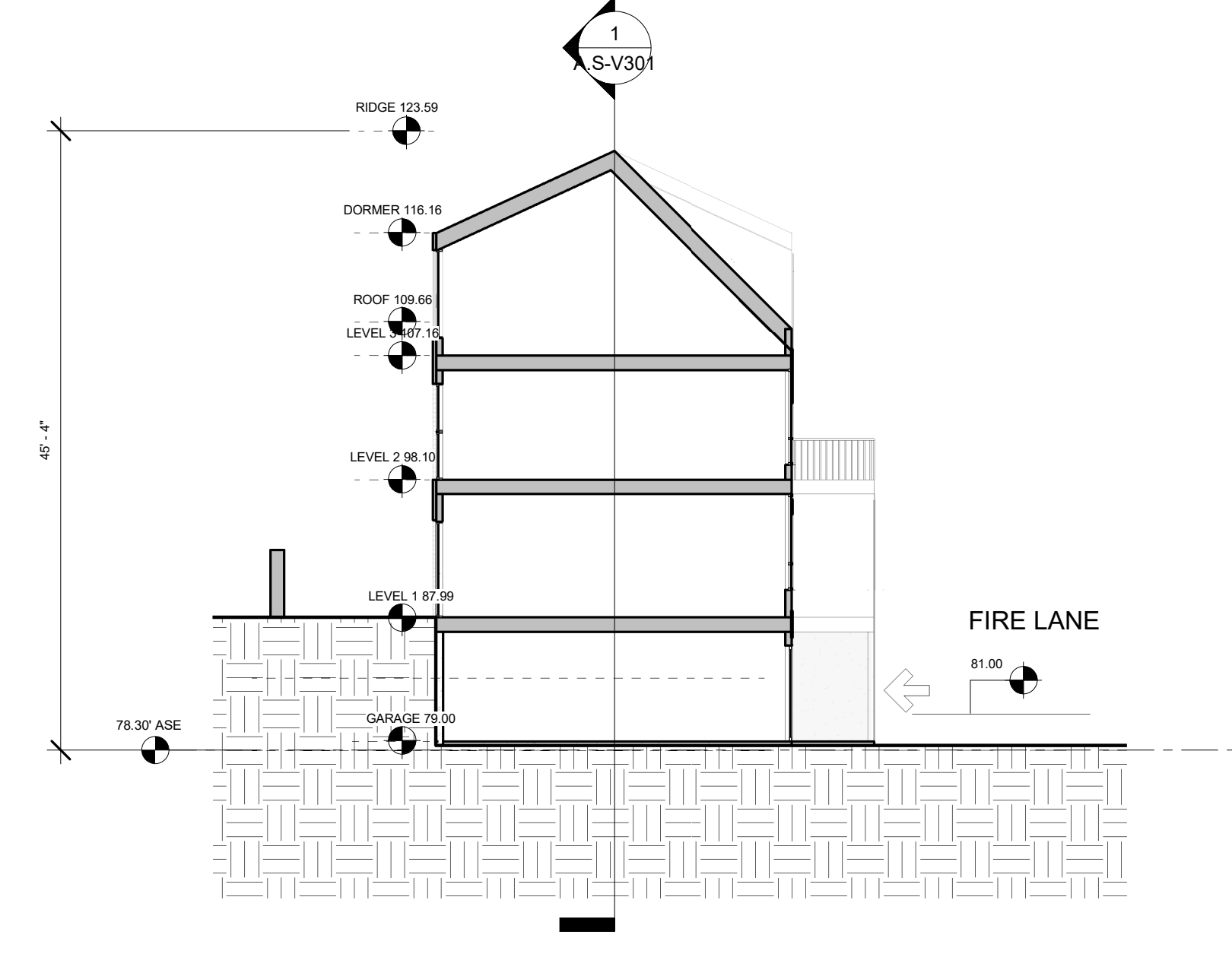
1 | CLUSTER V - SECTION LOOKING NORTH
3/32" = 1'-0"



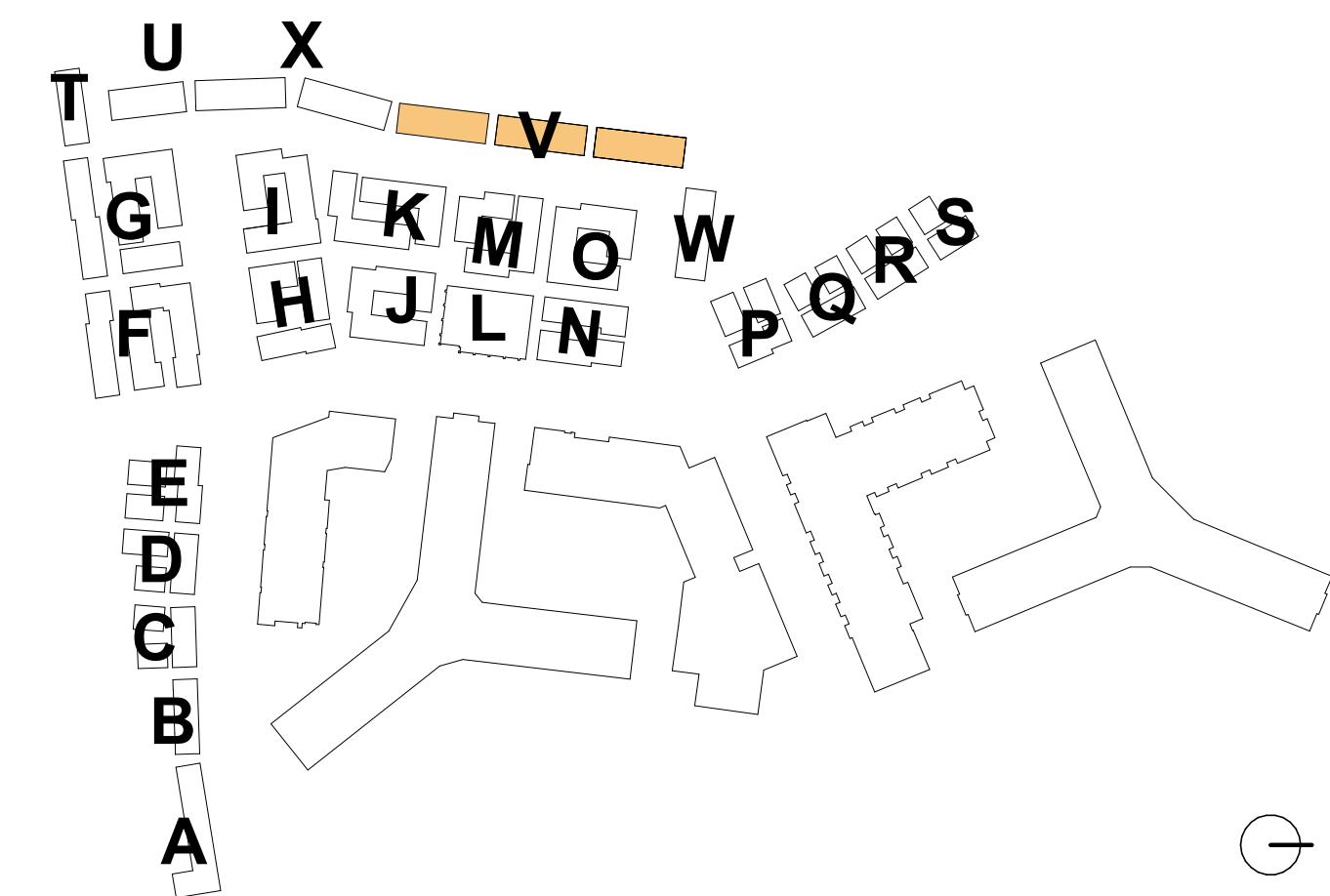
2 | CLUSTER V - SECTION LOOKING NORTH 1
3/32" = 1'-0"



3 | CLUSTER V - SECTION LOOKING NORTH 2
3/32" = 1'-0"



4 | CLUSTER V - SECTION LOOKING NORTH 3
3/32" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

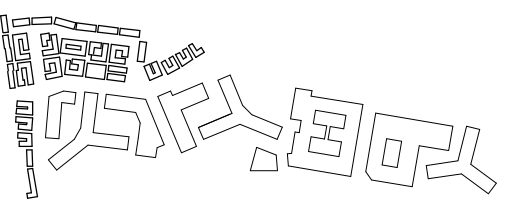
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

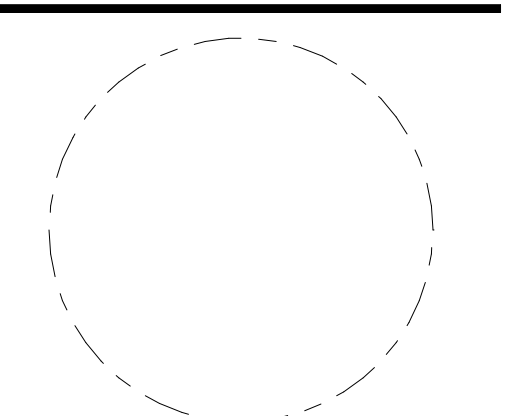


Issue

NO. DATE
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE



**CLUSTER W -
PLANS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

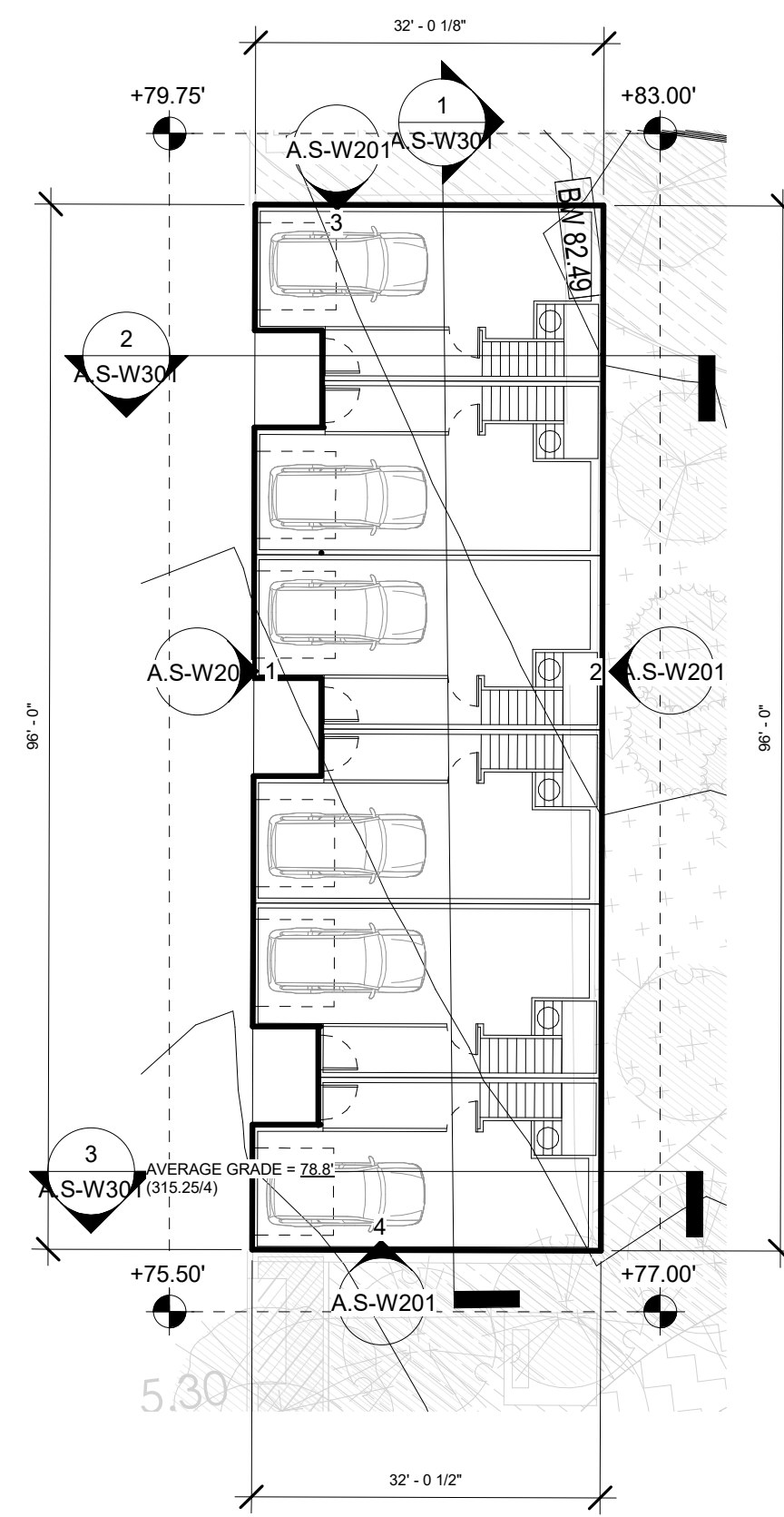
DATE
07/21/2023

SCALE:
As indicated

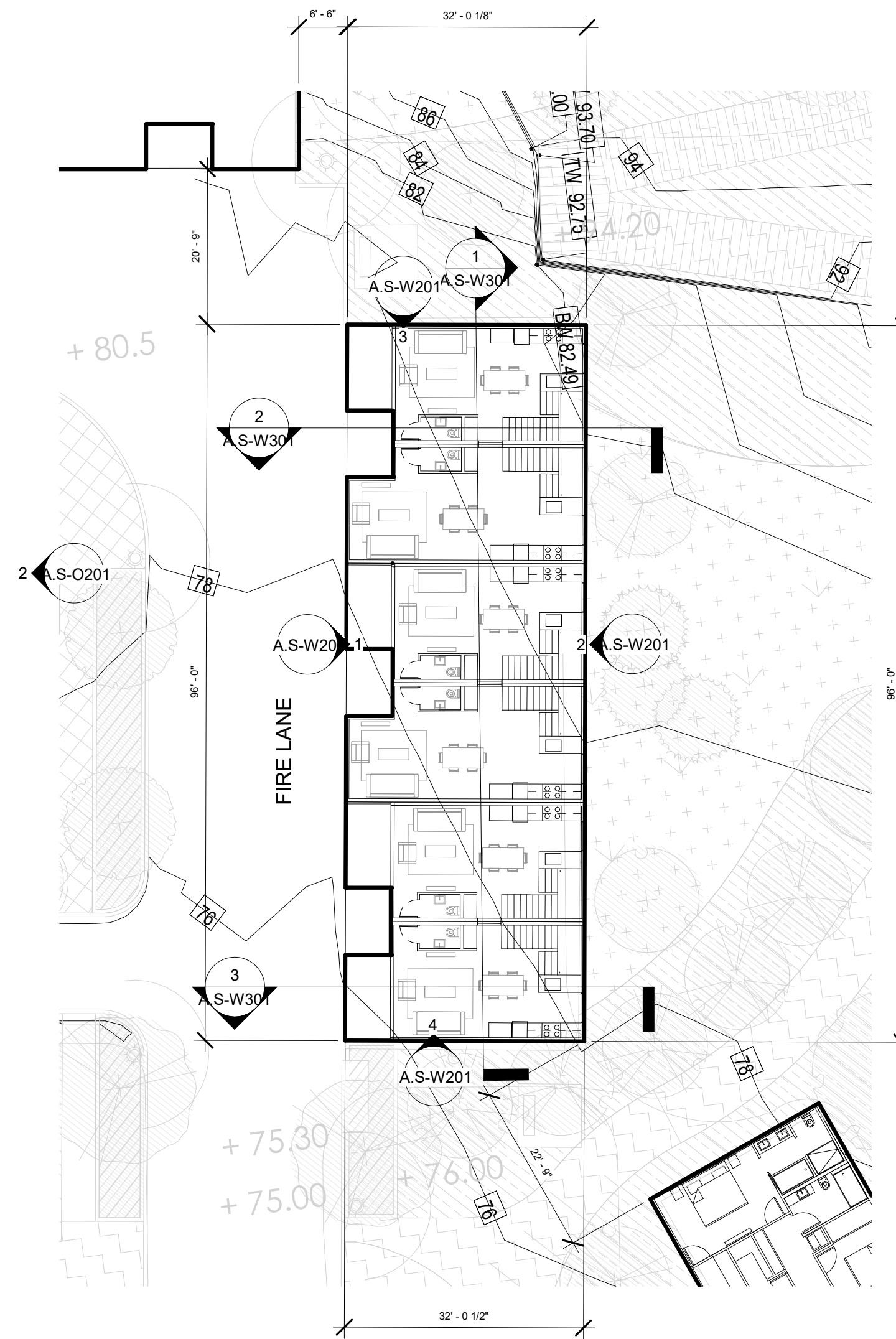
JOB NO.
Project Number

DRAWING NO.

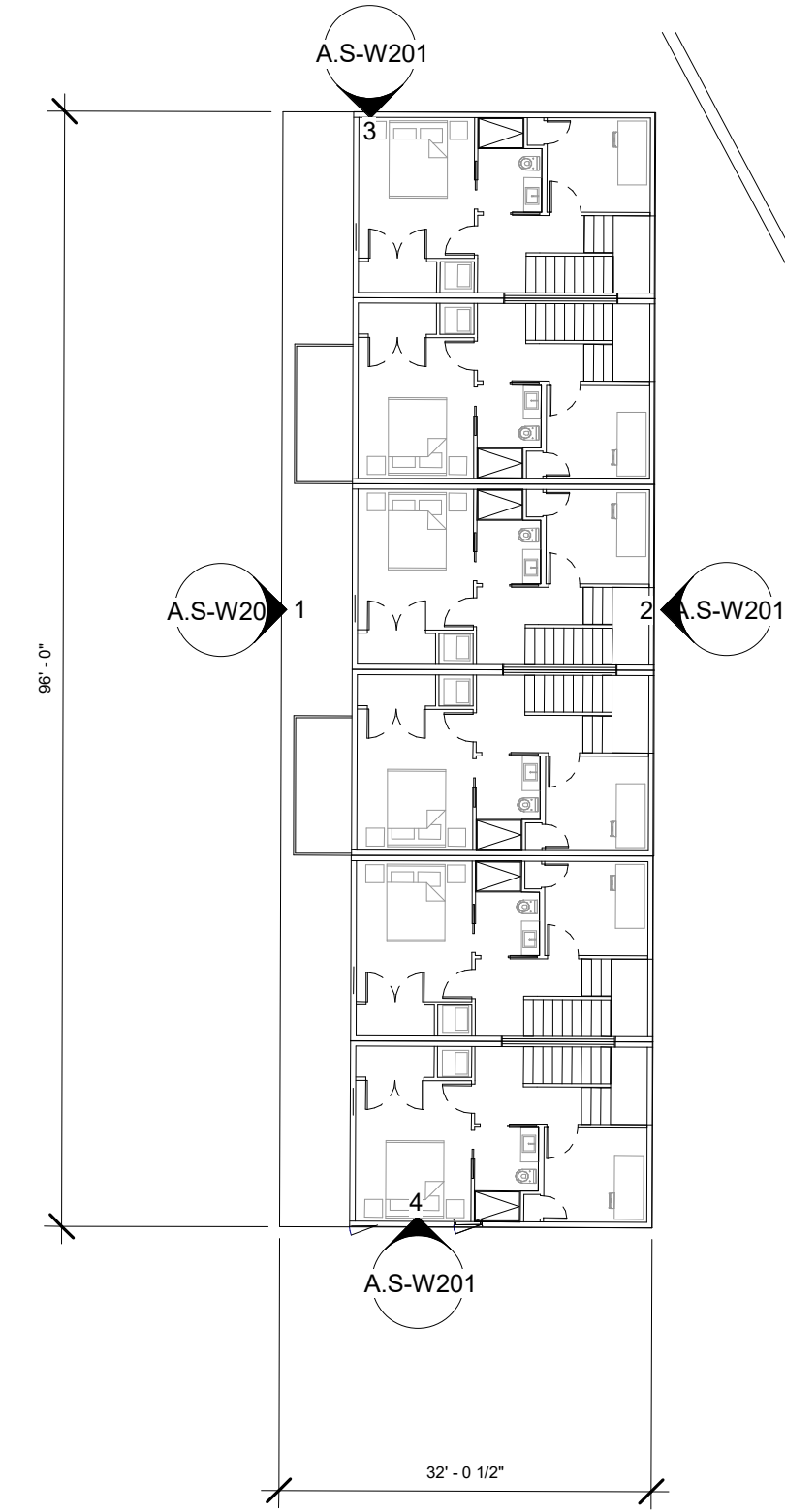
A.S-W101



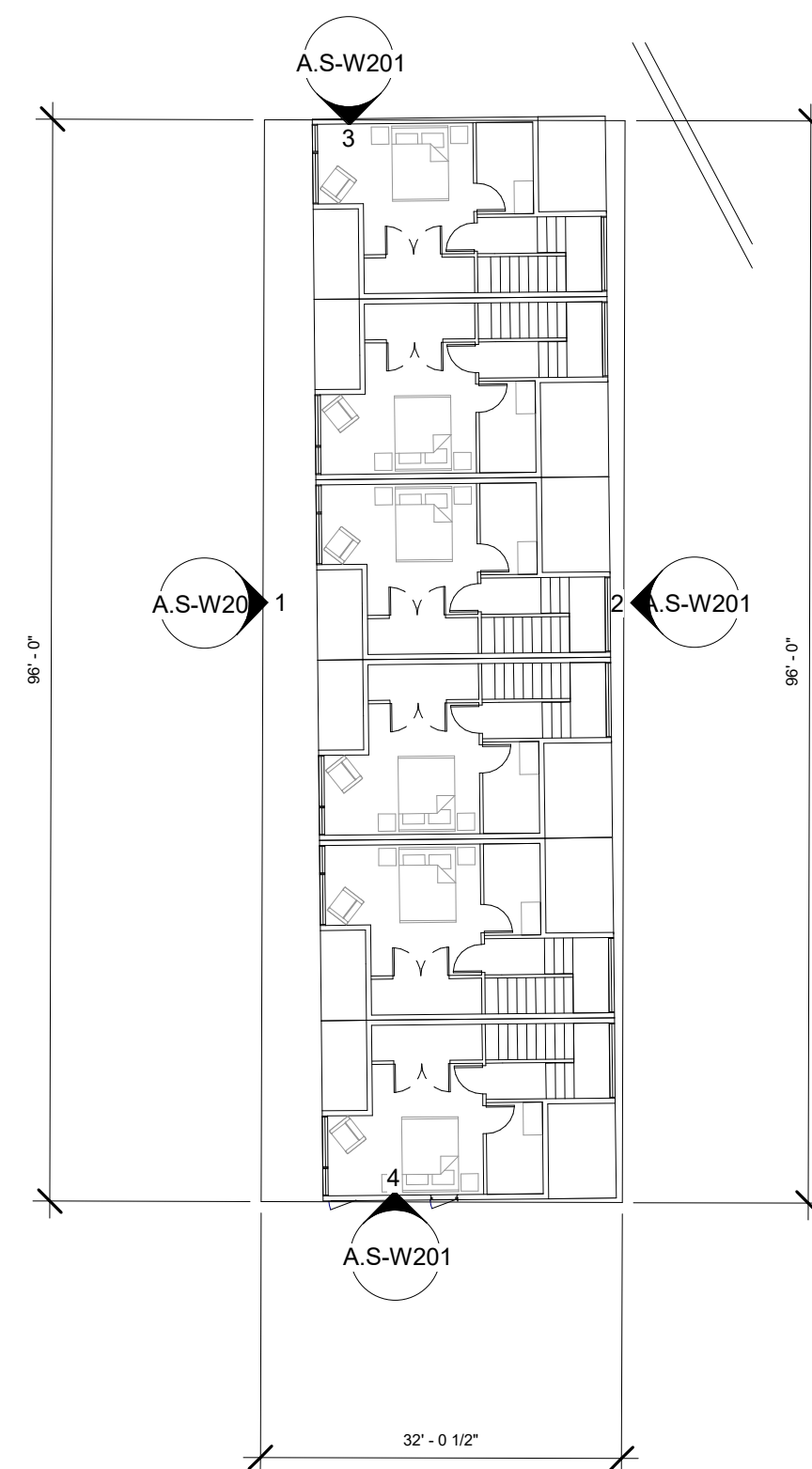
1 | CLUSTER W - (BELOW GRADE) GARAGE
1/16" = 1'-0"



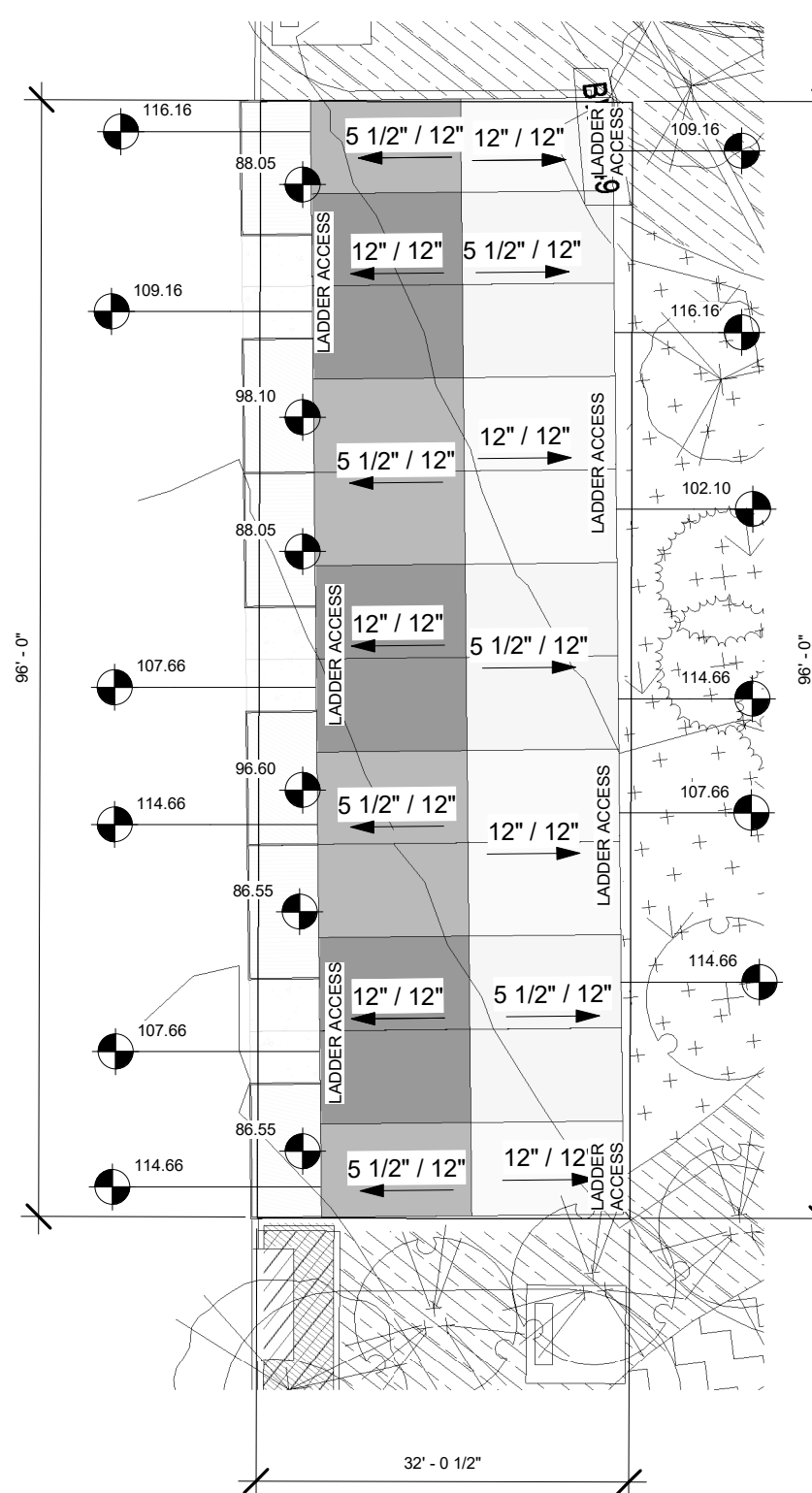
2 | CLUSTER W - LEVEL 1
1/16" = 1'-0"



3 | CLUSTER W - LEVEL 2
1/16" = 1'-0"

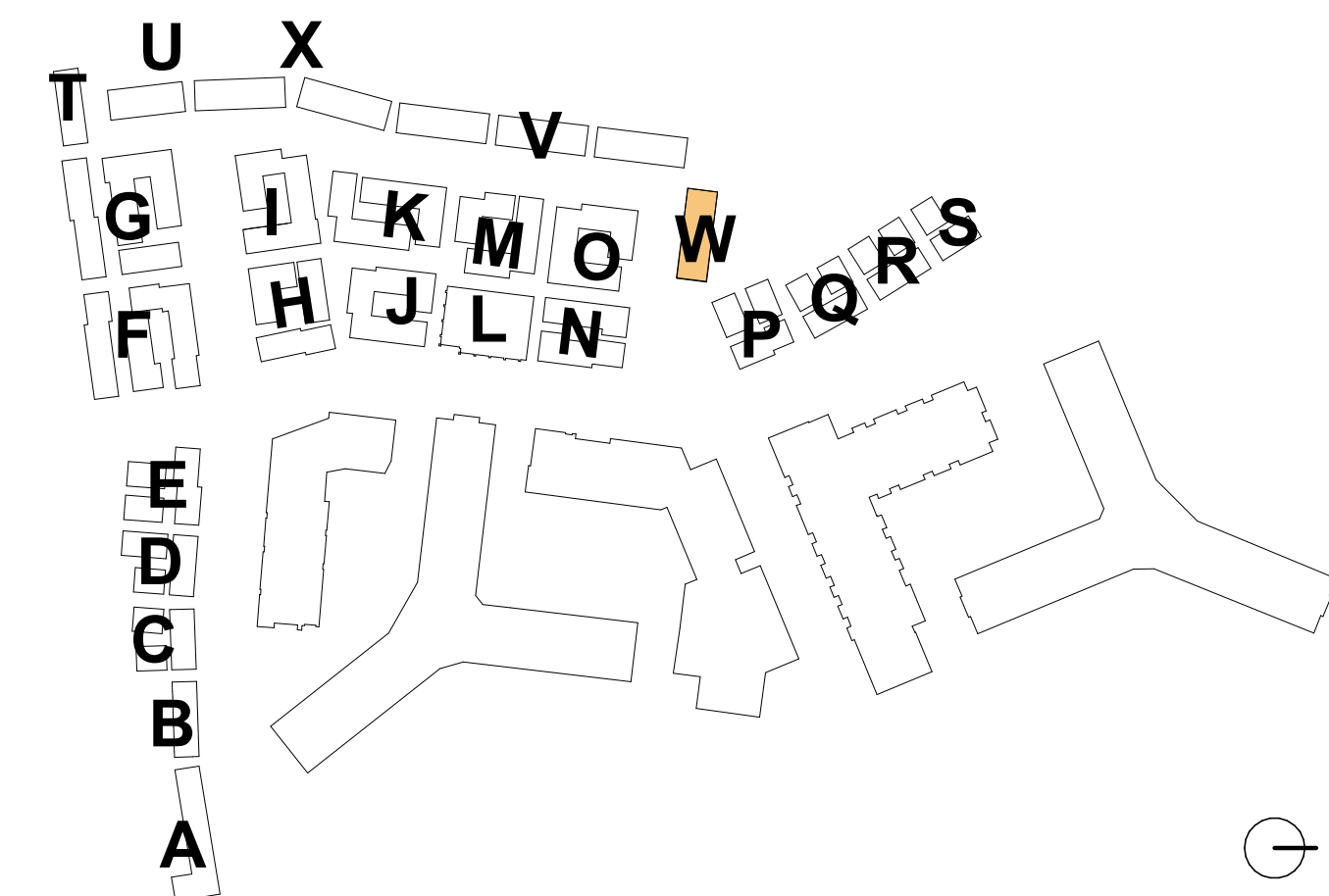


4 | CLUSTER W - LEVEL 3
1/16" = 1'-0"



5 | CLUSTER W - ROOF
1/16" = 1'-0"

GFA CLUSTER W						
USE	CLUSTER	UNITS	TOTAL GFA	BED	BATH	GARAGE PARKING
Unit	CLUSTER W	6	7,020 SF	18	15	6
Unit: 6		6	7,020 SF	18	15	6



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

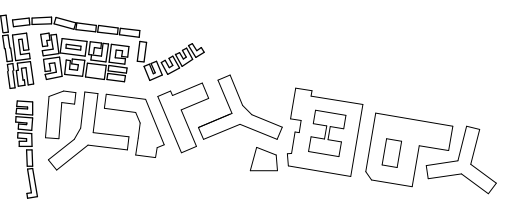
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

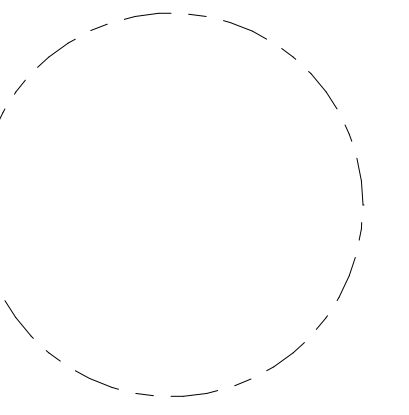


Issue

NO. DATE
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE



**CLUSTER W -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

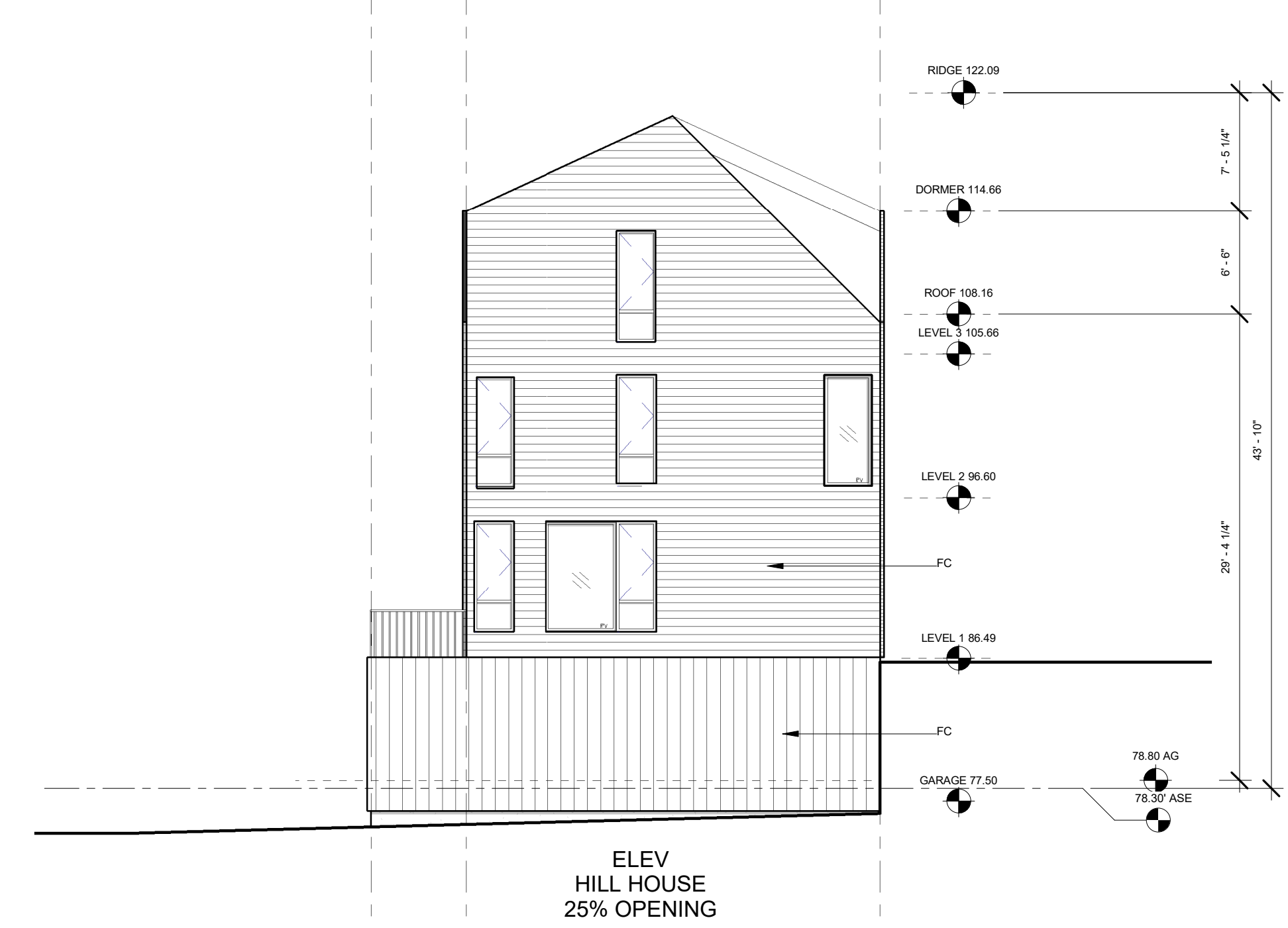
DRAWING NO.

A.S-W201



CLUSTER W - SOUTH ELEVATION

1/8" = 1'-0"



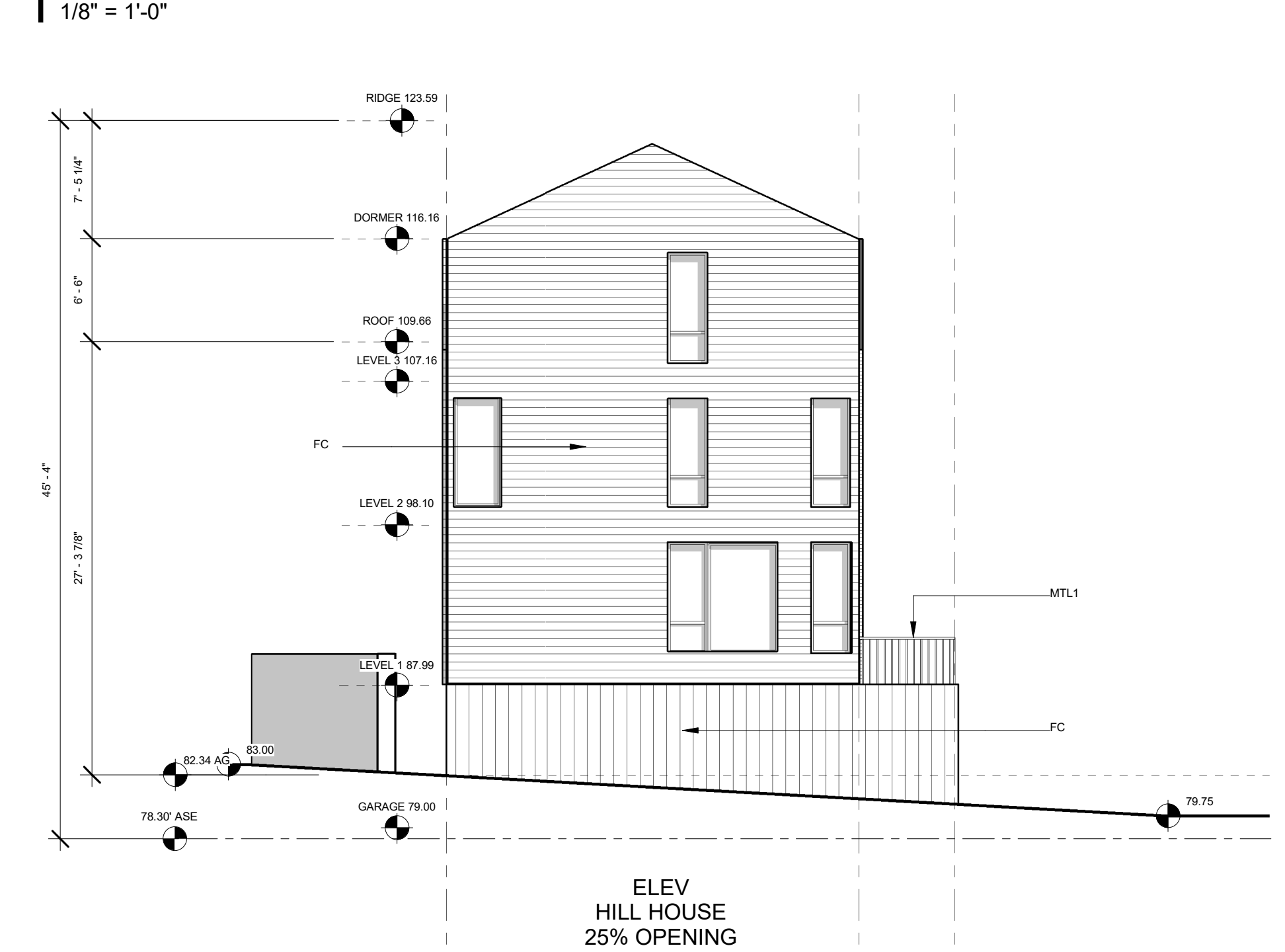
CLUSTER W - EAST ELEVATION

1/8" = 1'-0"



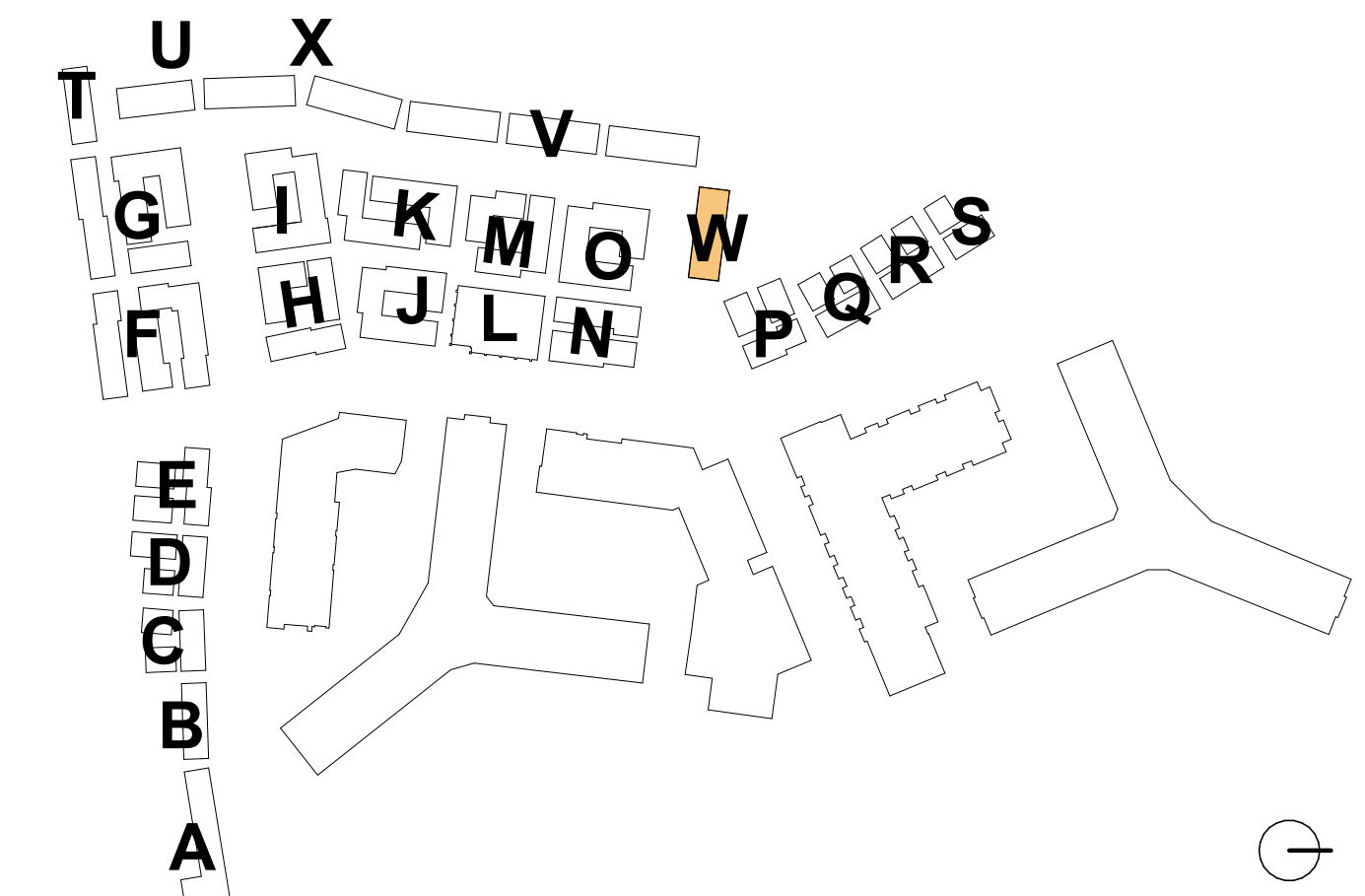
CLUSTER W - NORTH ELEVATION

1/8" = 1'-0"



CLUSTER W - WEST ELEVATION

1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

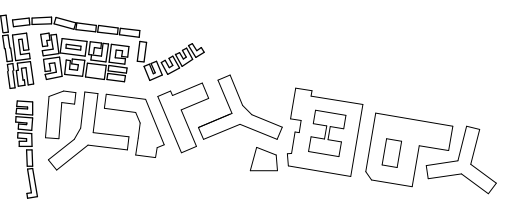
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

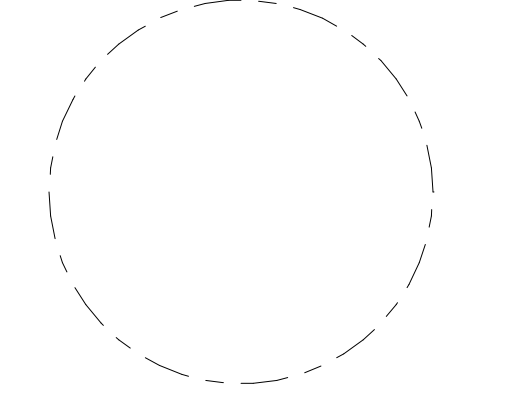


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER W -
RENDERED
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

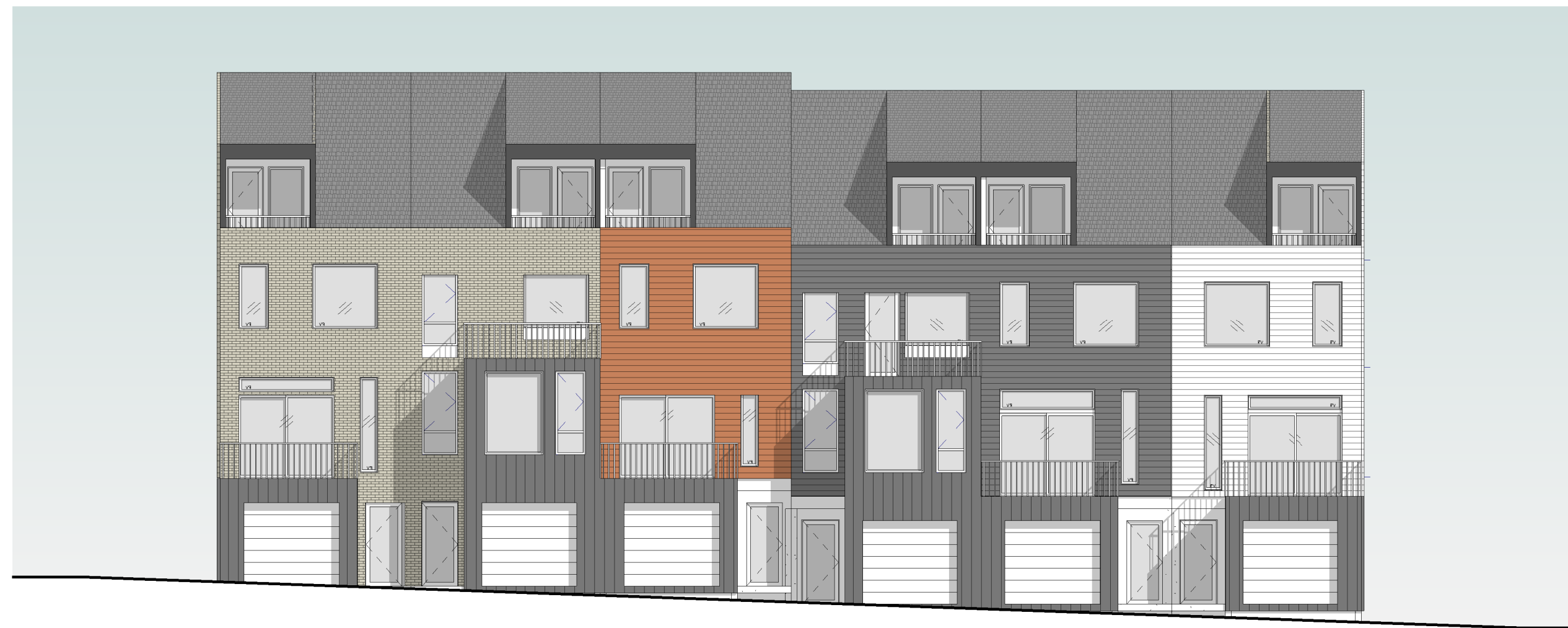
DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.

A.S-W202



1 | CLUSTER W - SOUTH ELEVATION RENDERED
1" = 10'-0"



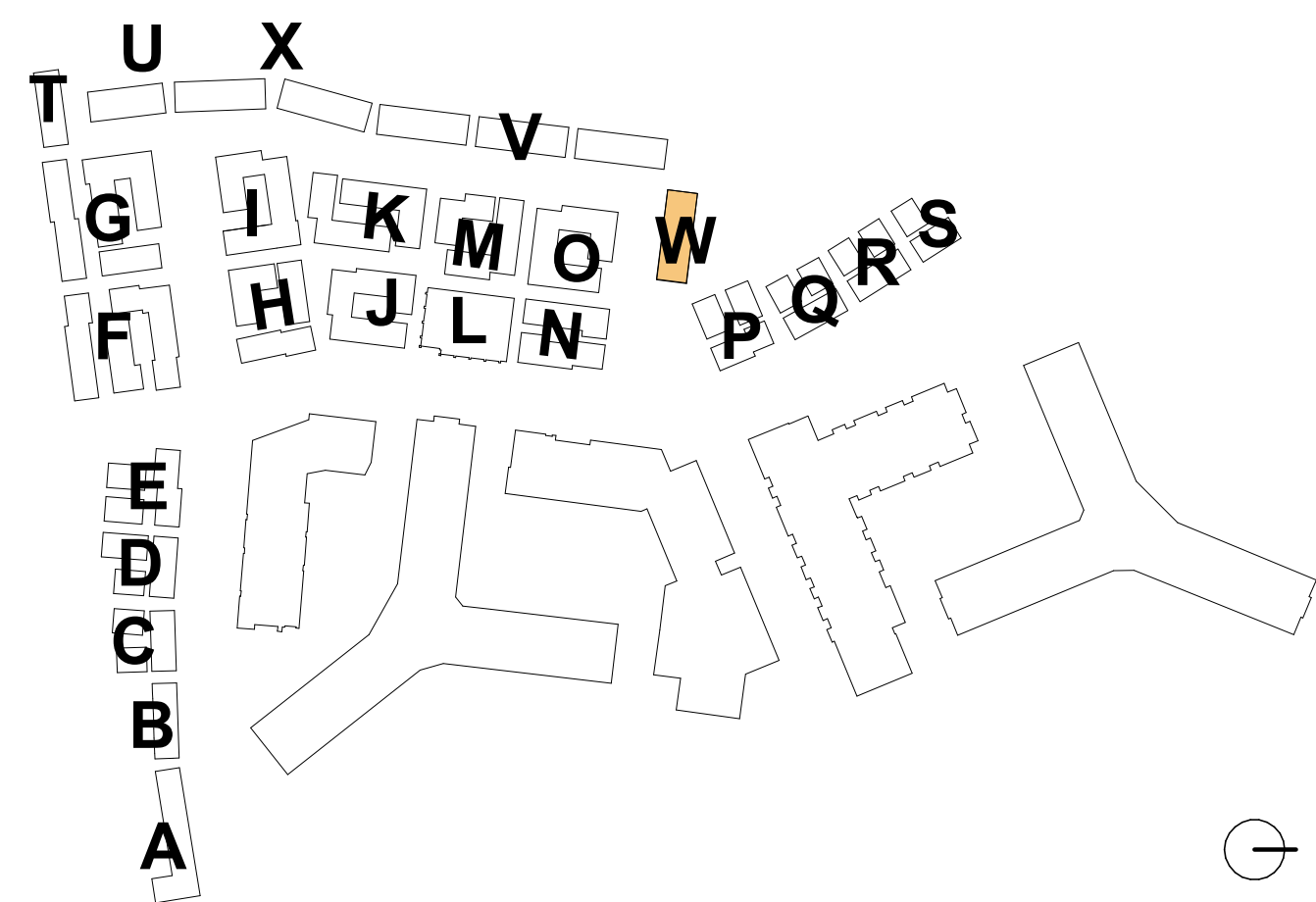
4 | CLUSTER W - EAST ELEVATION RENDERED
1" = 10'-0"



3 | CLUSTER W - NORTH ELEVATION RENDERED
1" = 10'-0"



2 | CLUSTER W - WEST ELEVATION RENDERED
1" = 10'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

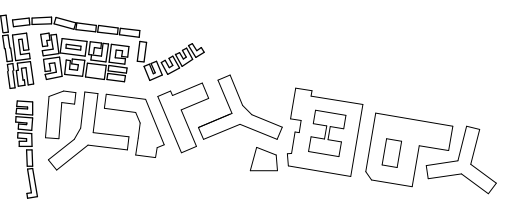
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

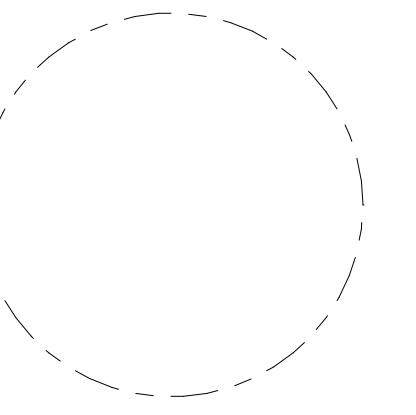


Issue

NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions

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



**CLUSTER W -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

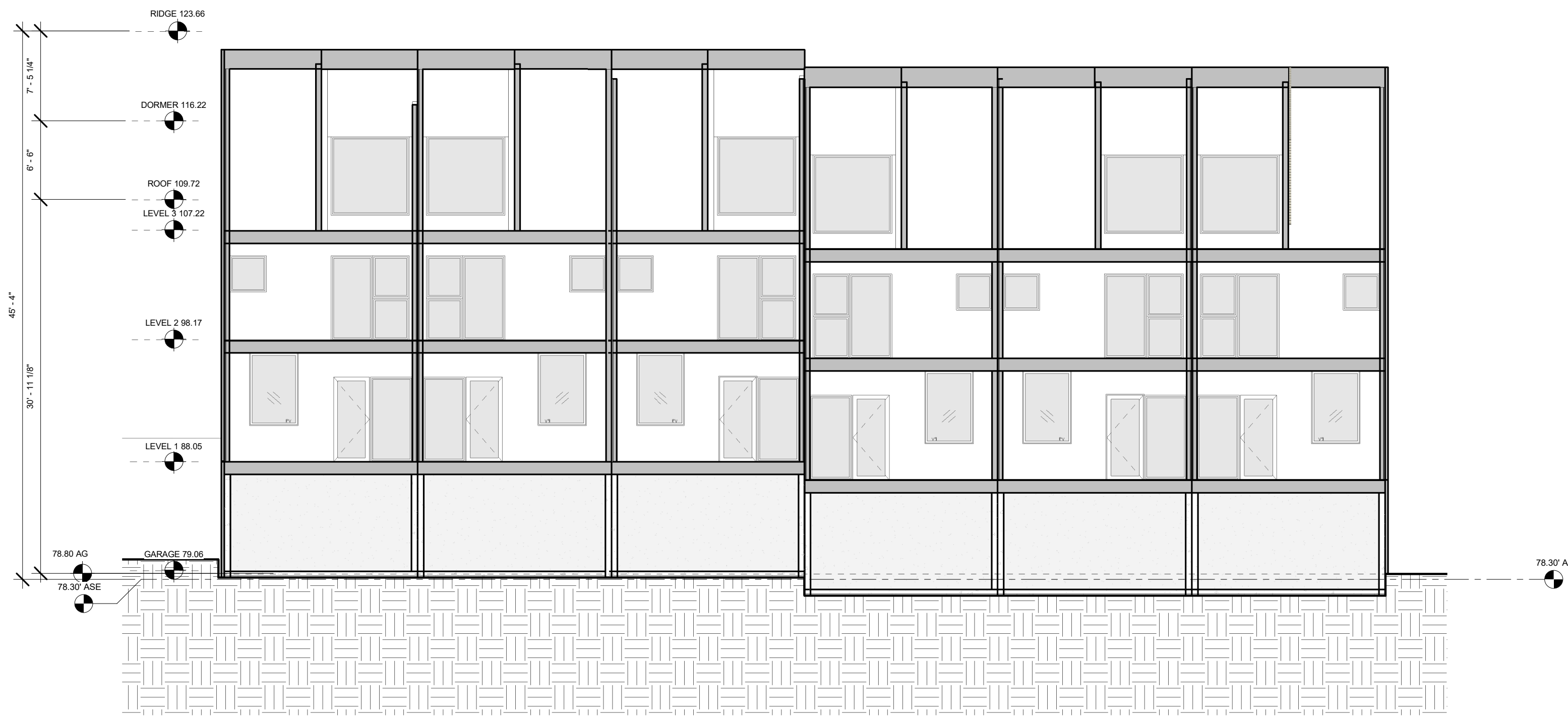
DATE
07/21/2023

SCALE:
As indicated

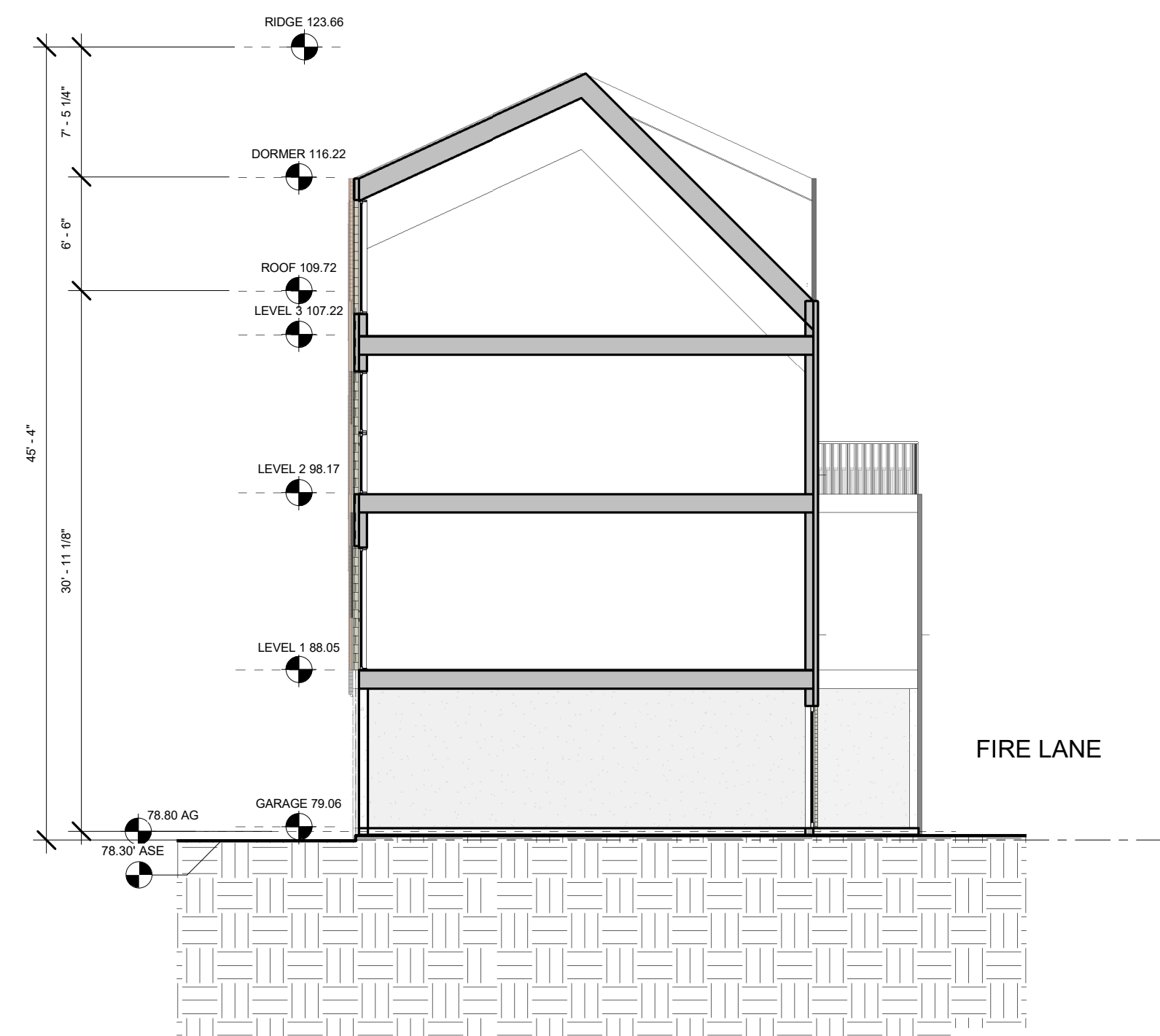
JOB NO.
Project Number

DRAWING NO.

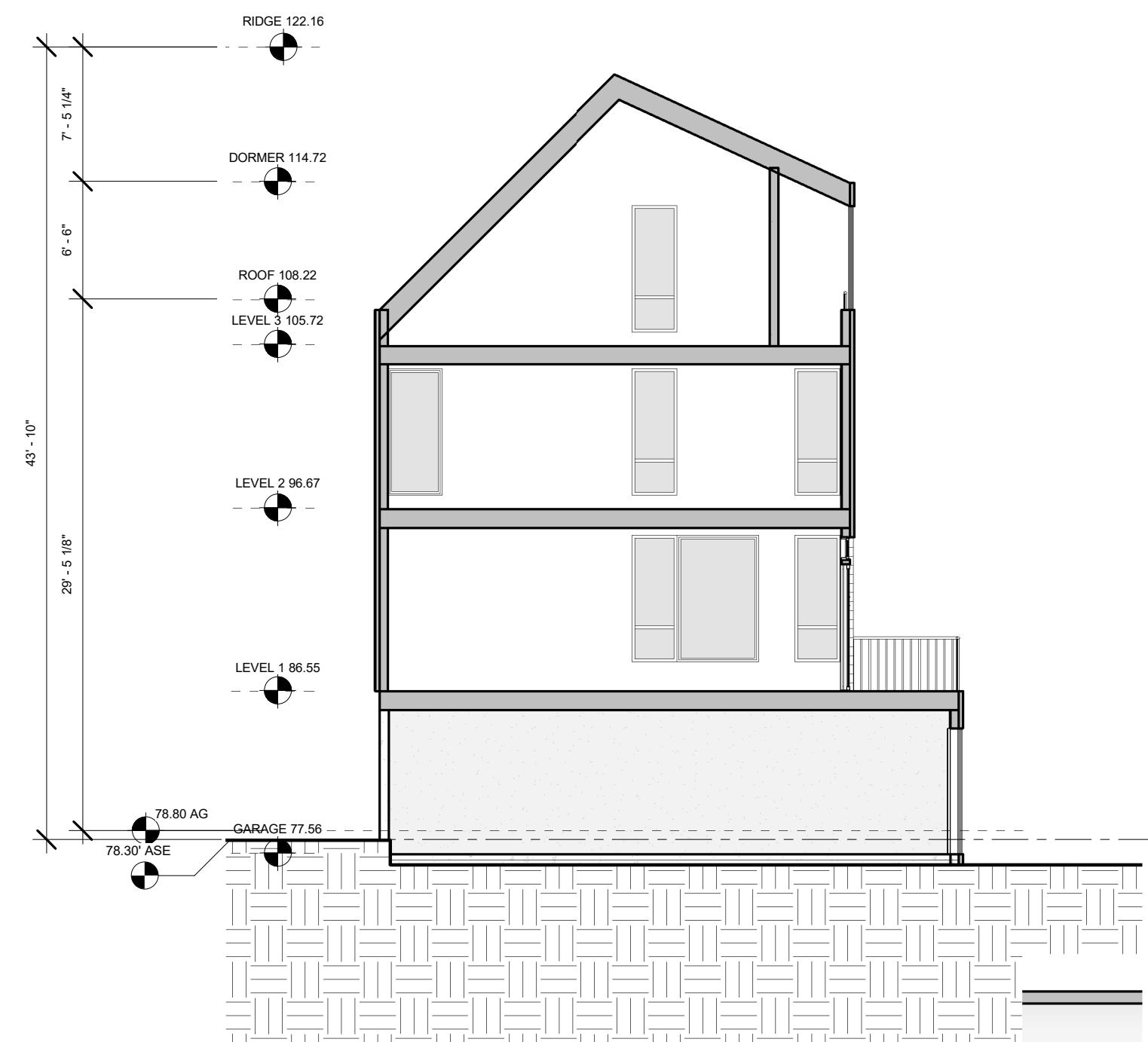
A.S-W301



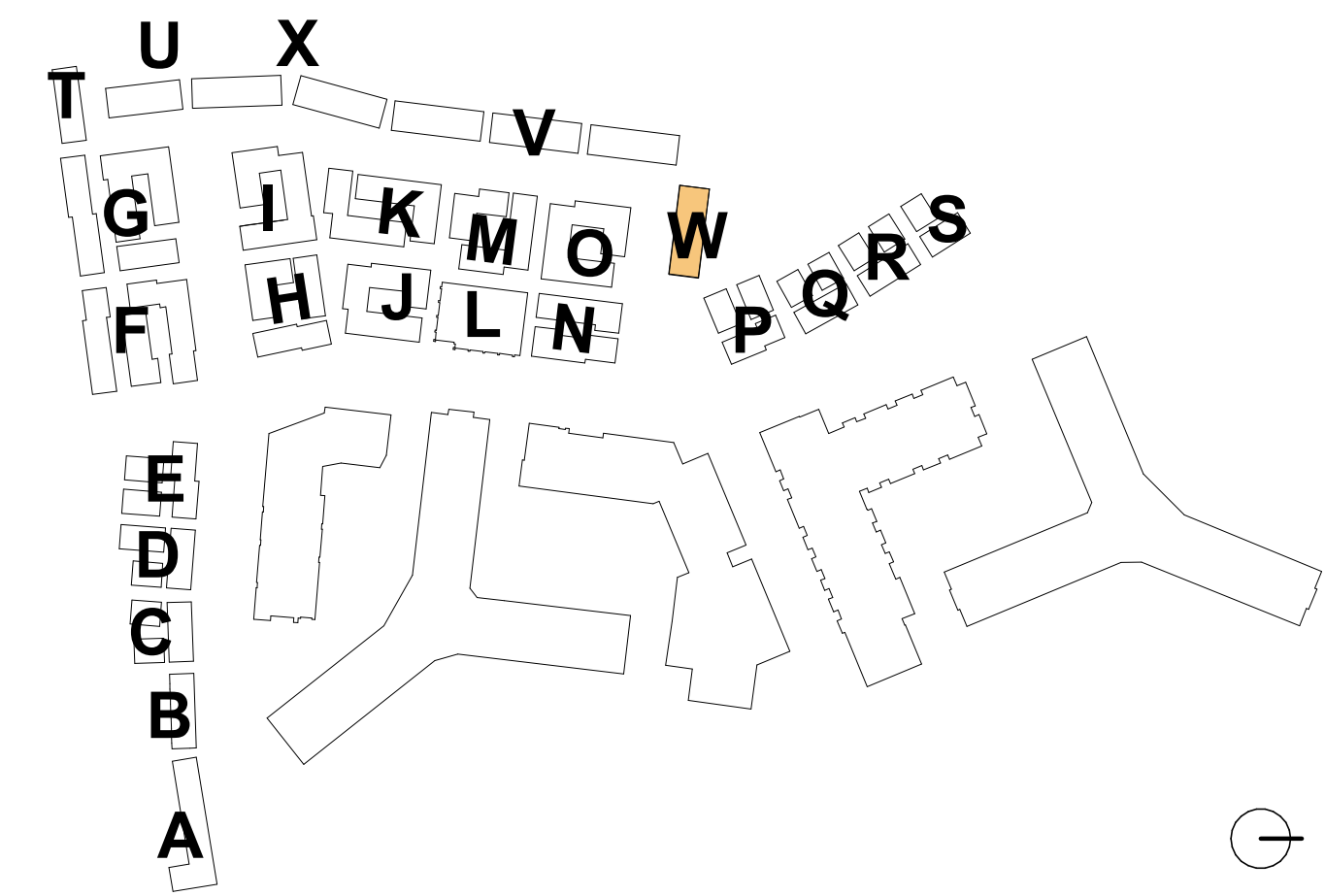
1 CLUSTER W - SECTION LOOKING NORTH
1/8" = 1'-0"



2 CLUSTER W - SECTION LOOKING WEST 1
1/8" = 1'-0"



3 CLUSTER W - SECTION LOOKING WEST 2
1/8" = 1'-0"



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

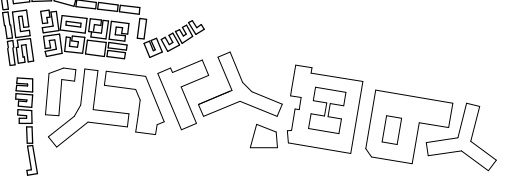
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

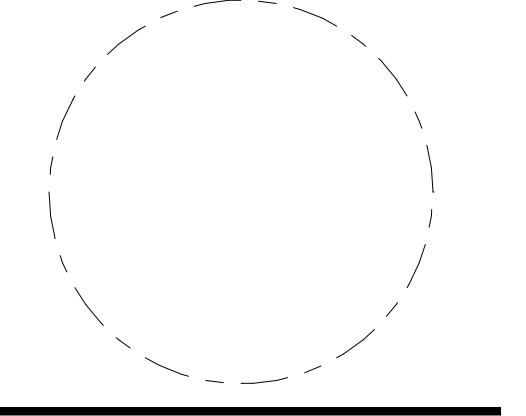


Issue

NO. DATE
4.1 SUBMISSION 5/10/23

Revisions

NO. DATE



**CLUSTER X -
PLANS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

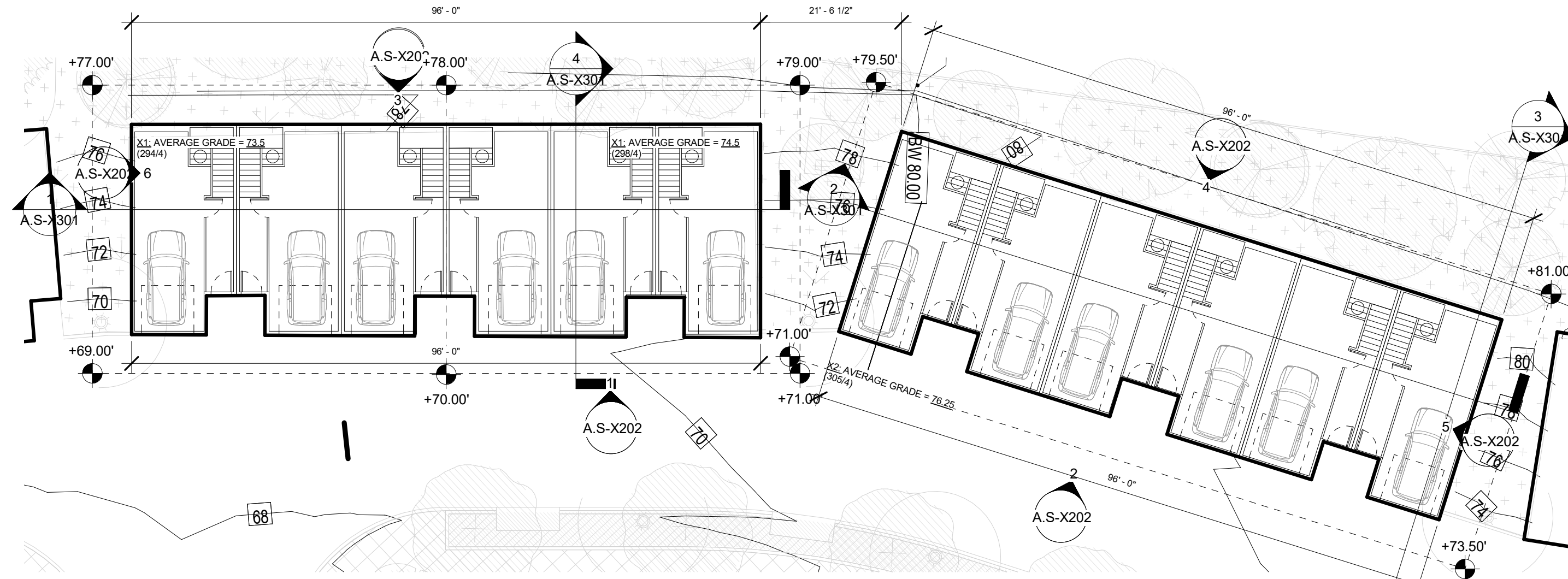
DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

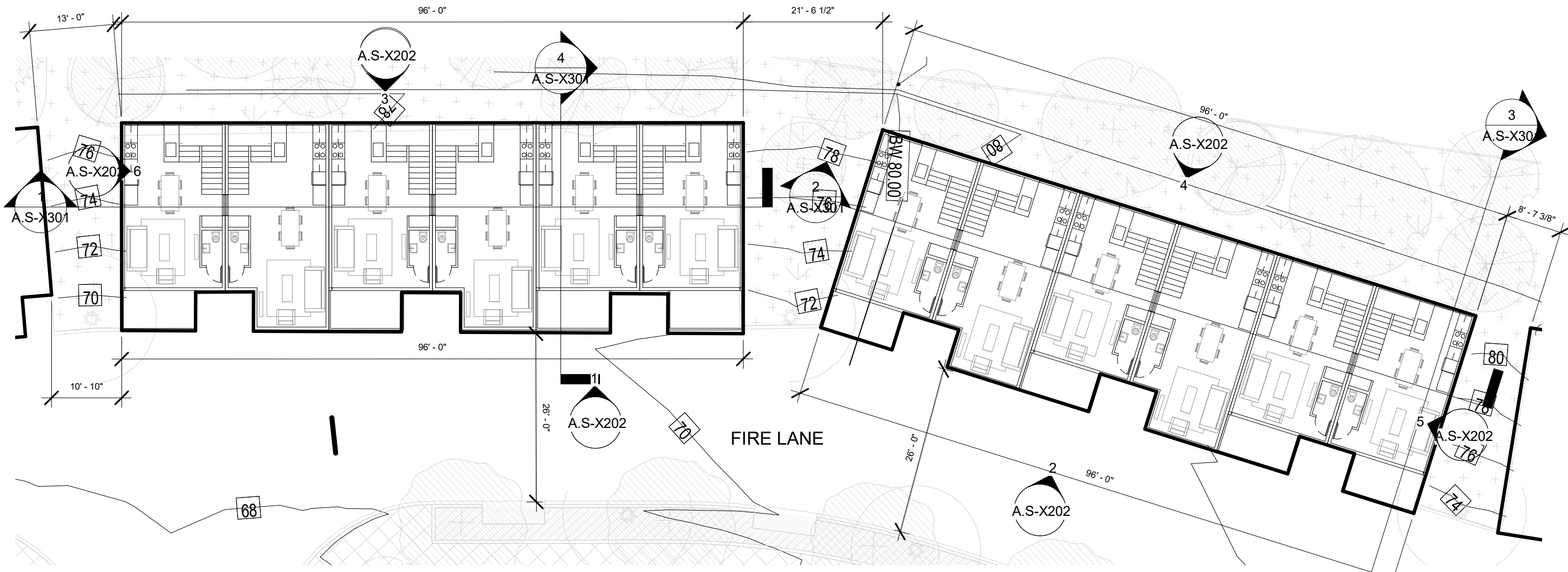
SCALE:
As indicated

JOB NO.
Project Number

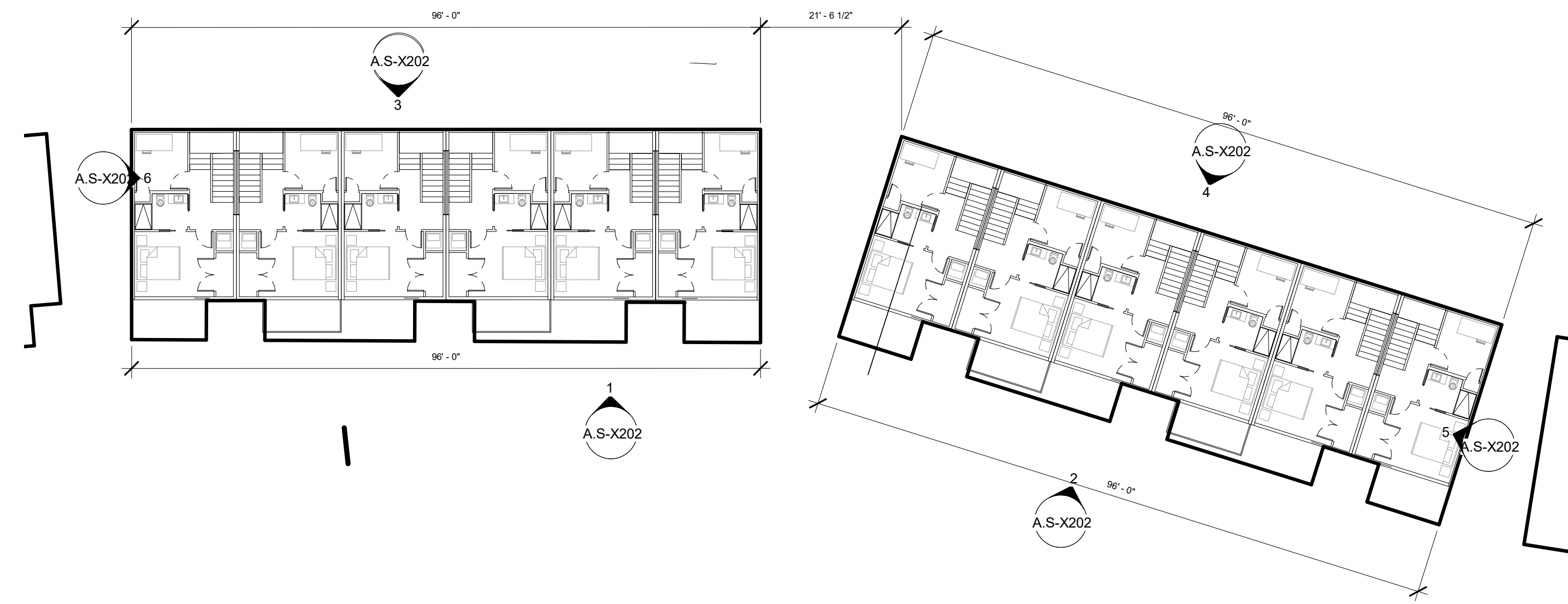
DRAWING NO.
A.S-X101



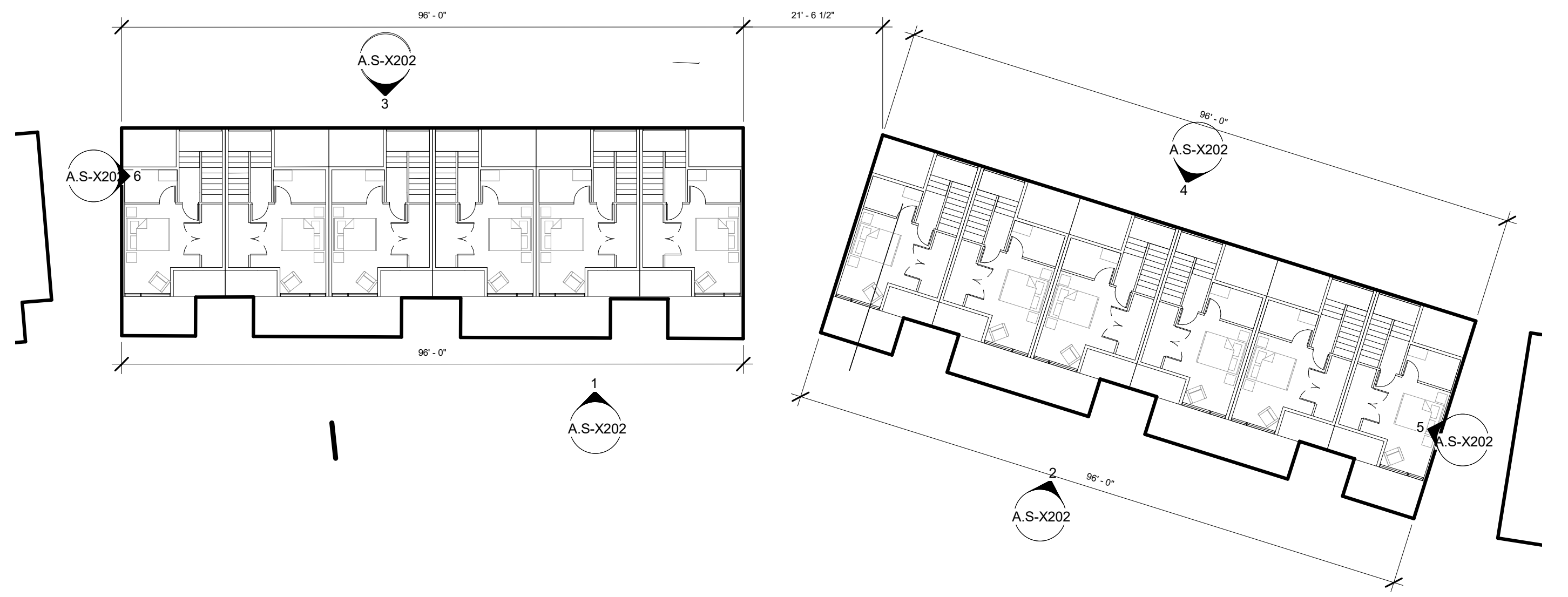
1 | CLUSTER X - BELOW GRADE (GARAGE)
1/16" = 1'-0"



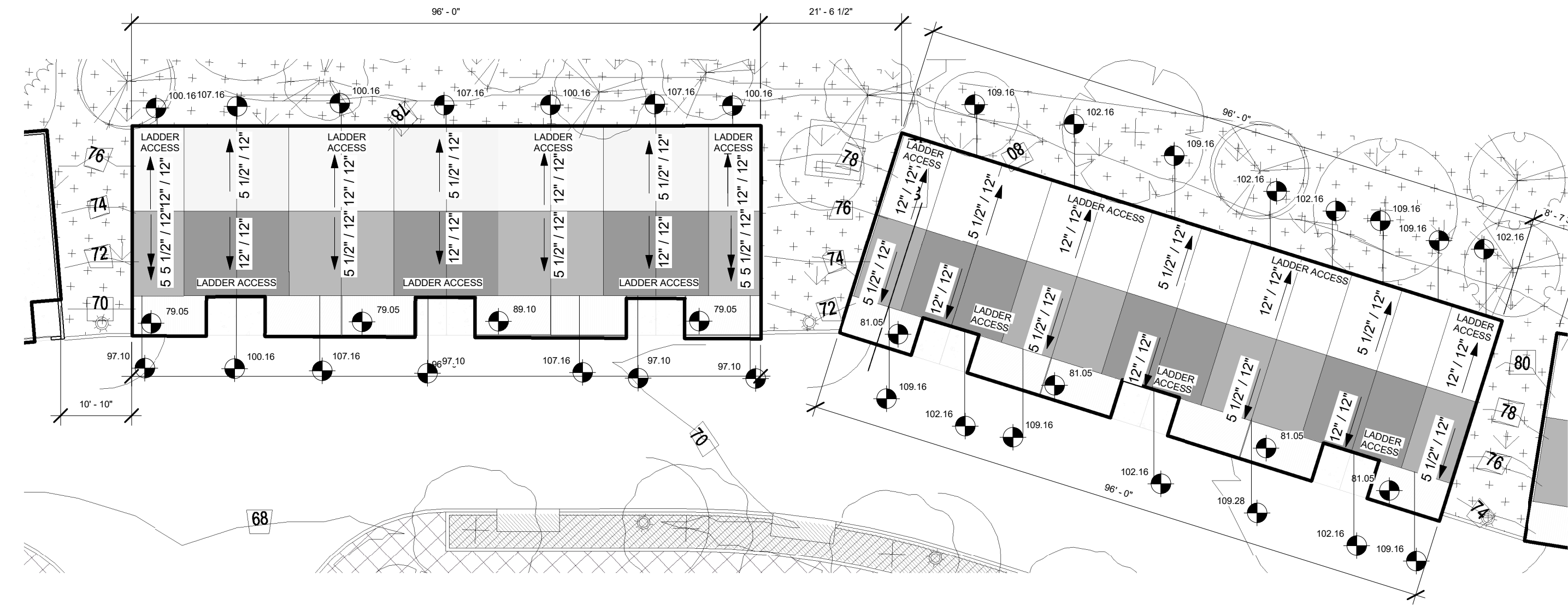
2 | CLUSTER X - LEVEL 1
1/16" = 1'-0"



3 | CLUSTER X - LEVEL 2
1/16" = 1'-0"

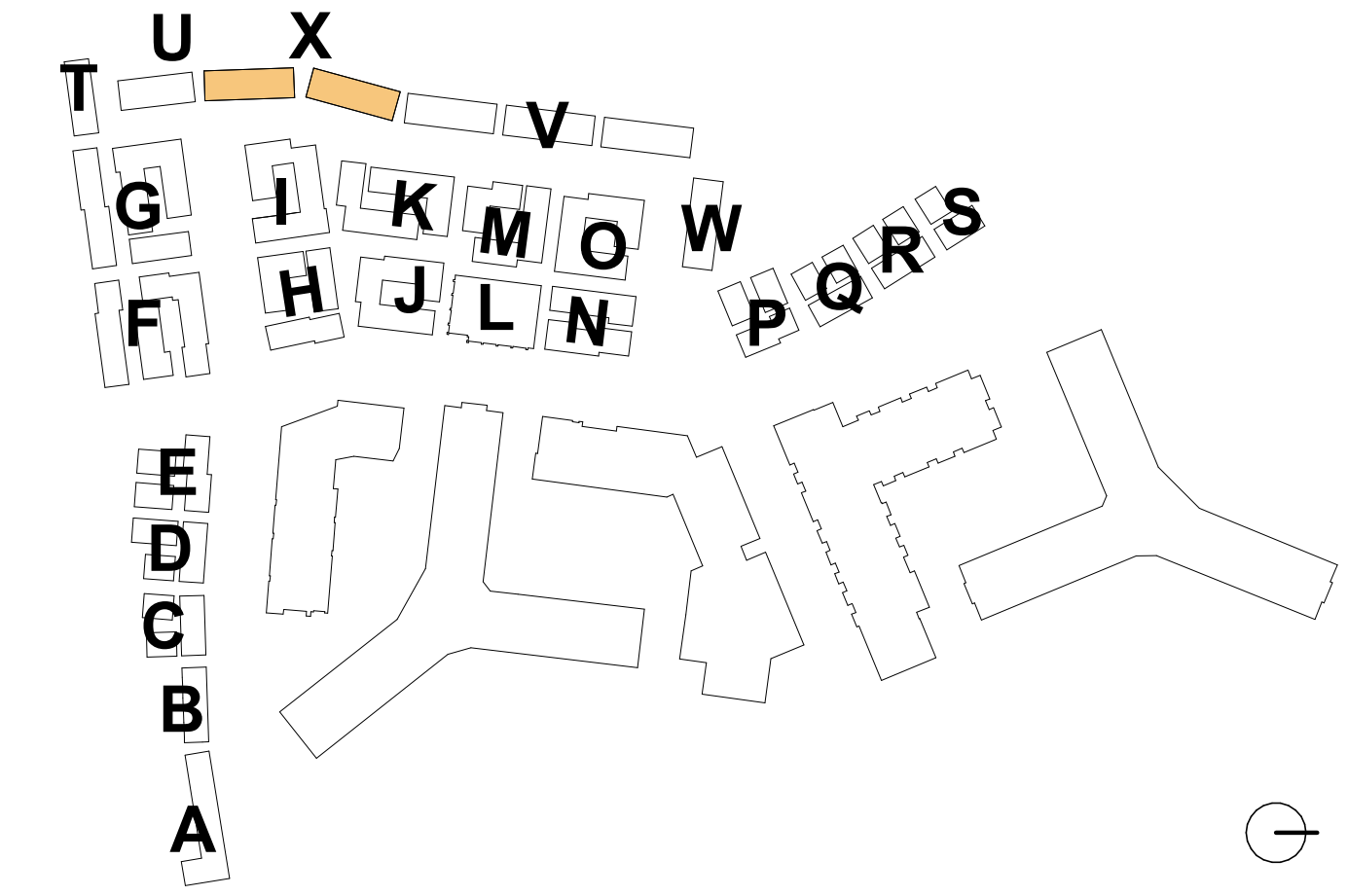


4 | CLUSTER X - LEVEL 3
1/16" = 1'-0"



5 | CLUSTER X - ROOF
1/16" = 1'-0"

GFA CLUSTER X						
USE	CLUSTER	UNITS	TOTAL GFA	BED	BATH	GARAGE PARKING
Unit: CLUSTER X	12	14,040 SF	36	30	12	
Unit: 12	12	14,040 SF	36	30	12	



4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

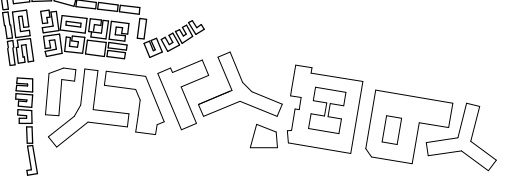
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

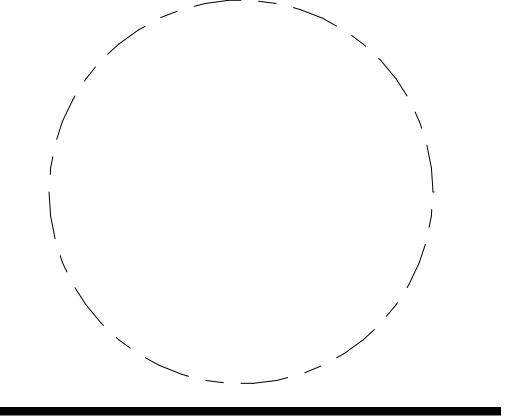
Key Plan



Issue
NO. 4.1 SUBMISSION DATE 5/10/23

Revisions

NO.	DATE



**CLUSTER X -
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.
PROJECT ARCHITECT
B.E.
DRAWN
M.E., G.G., S.M., A.B., J.A.

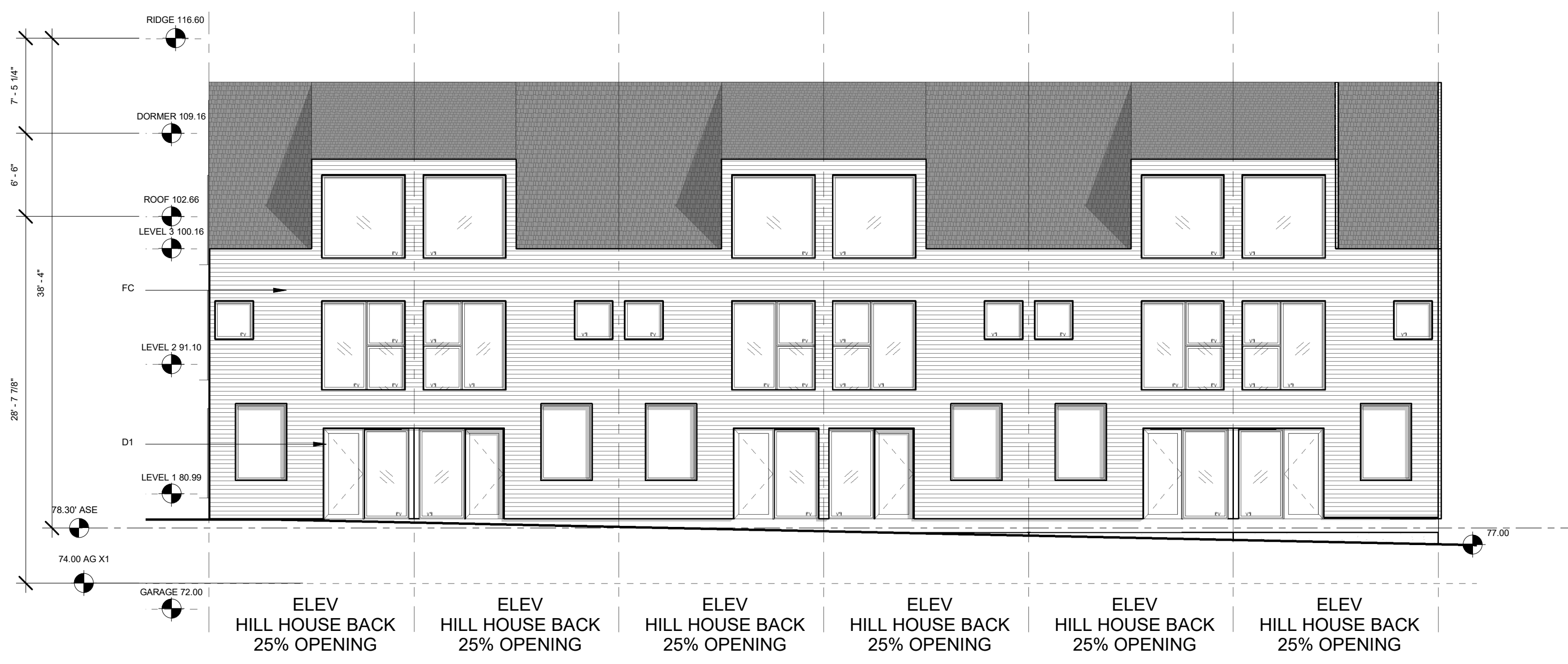
DATE
07/21/2023
SCALE:
As indicated
JOB NO.
Project Number

DRAWING NO.
A.S-X201

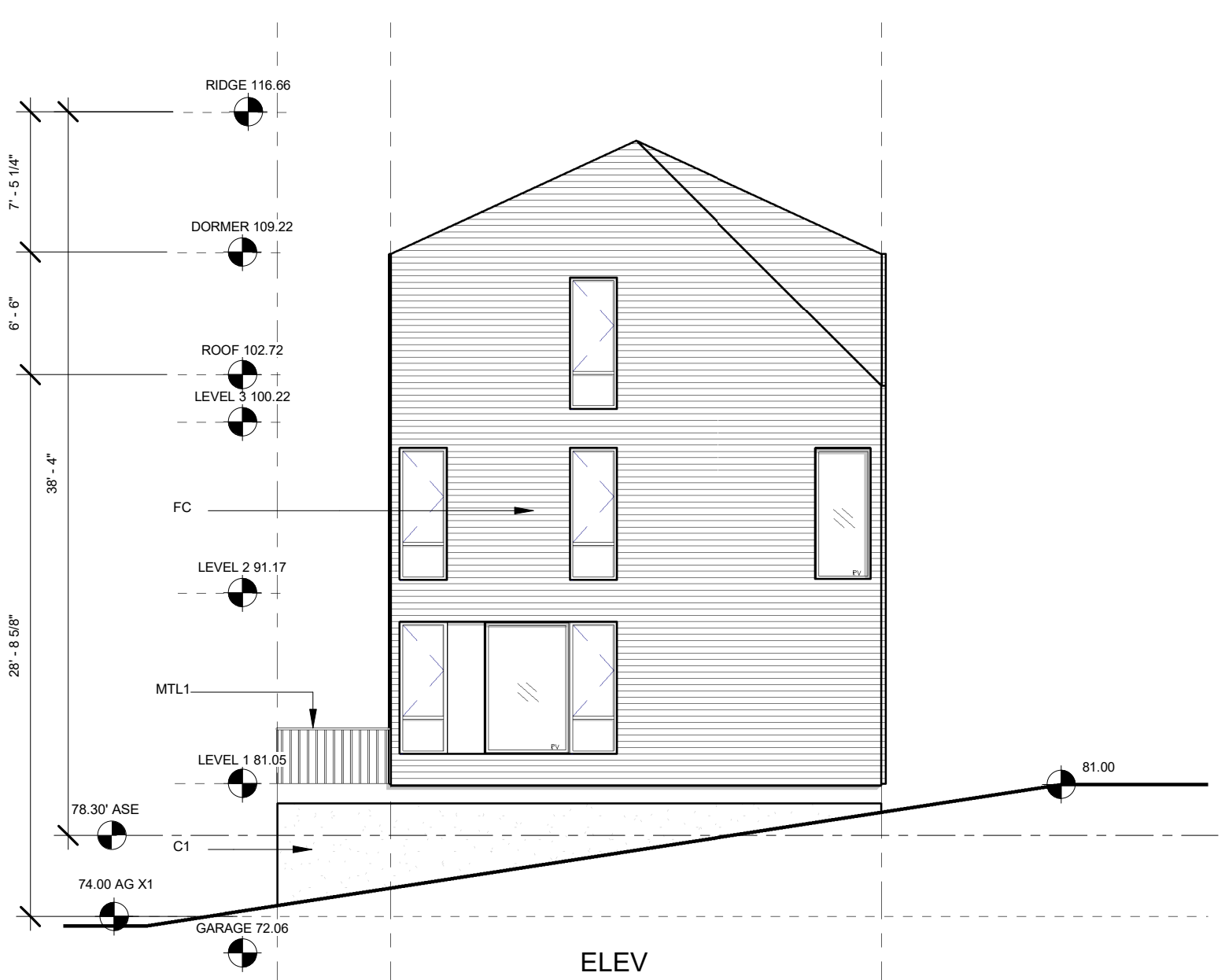
4.1 Submission



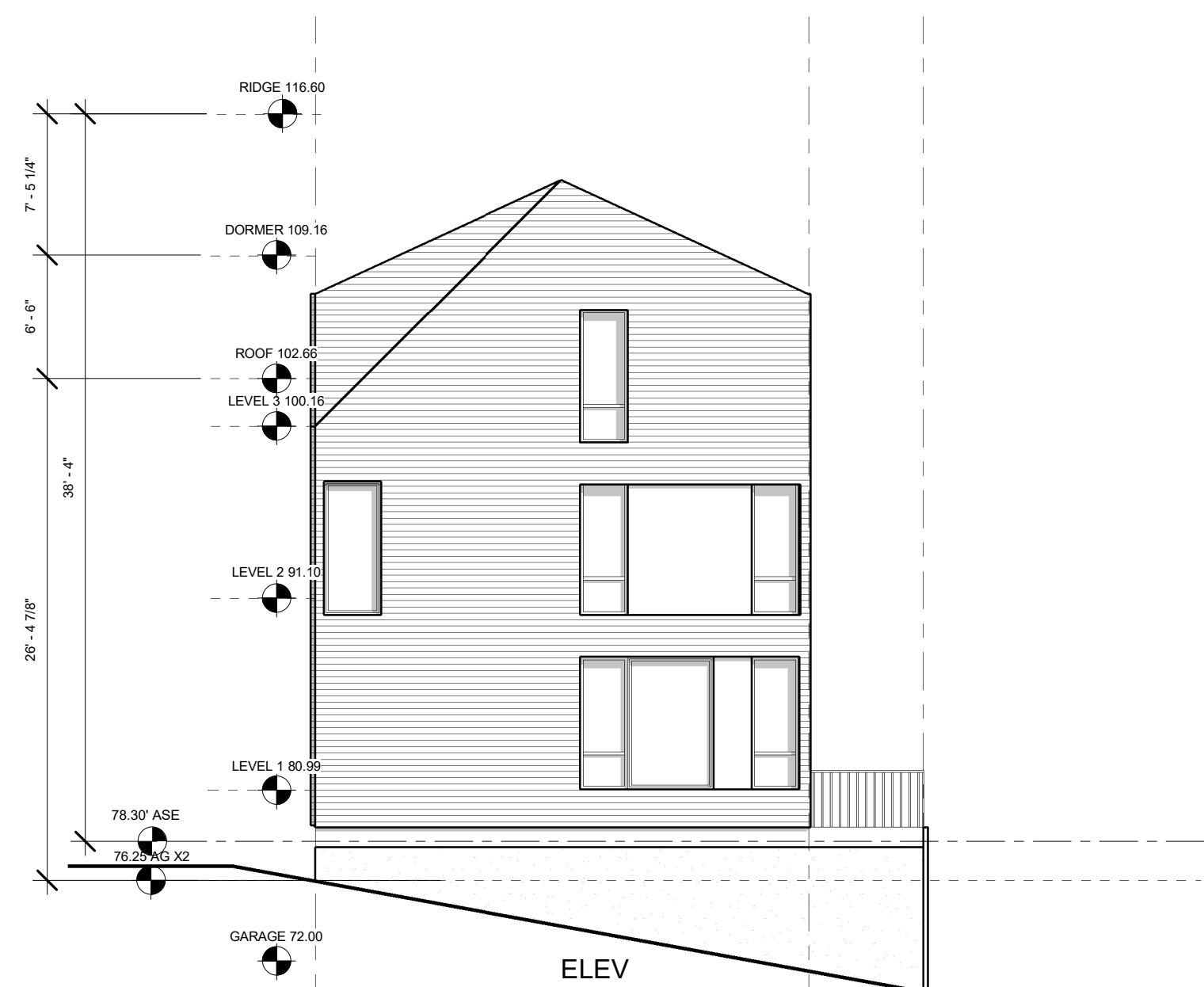
1 | CLUSTER X - EAST ELEVATION 1
1/8" = 1'-0"



3 | CLUSTER X - WEST ELEVATION 1
1/8" = 1'-0"



5 | CLUSTER X - NORTH ELEVATION
1/8" = 1'-0"



6 | CLUSTER X - SOUTH ELEVATION
1/8" = 1'-0"



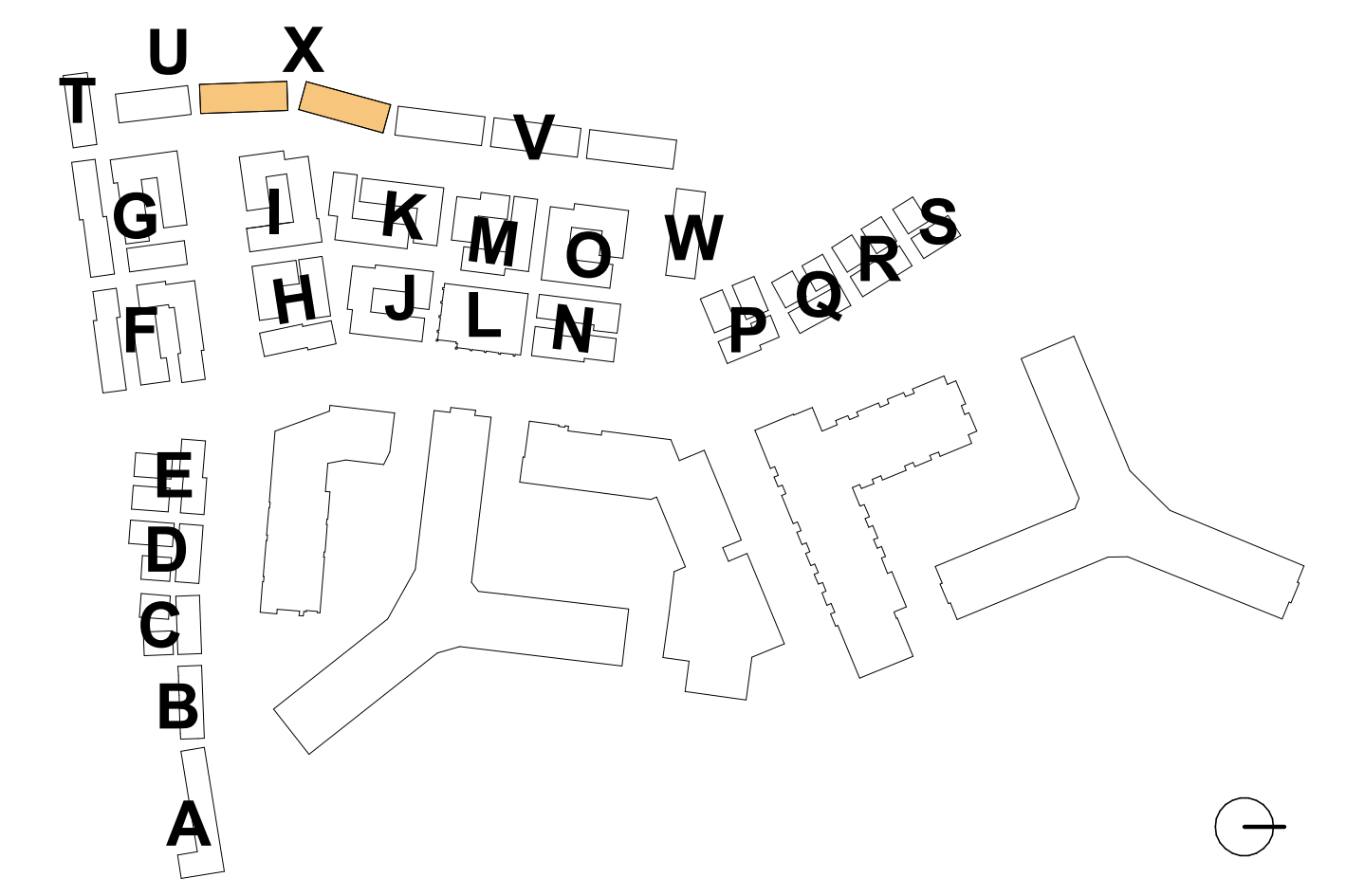
2 | CLUSTER X - EAST ELEVATION 2
1/8" = 1'-0"



4 | CLUSTER X - WEST ELEVATION 2
1/8" = 1'-0"

MATERIAL LEGEND

MATERIAL	DESCRIPTION
FC	FIBER CEMENT SIDING
BR	BRICK SIDING
C1	CONCRETE WALL
C2	CONCRETE TREADS
WD	WOOD
R1	ROOF
MTL1	METAL
MTL2	METAL
D1	DOOR
D2	DOOR





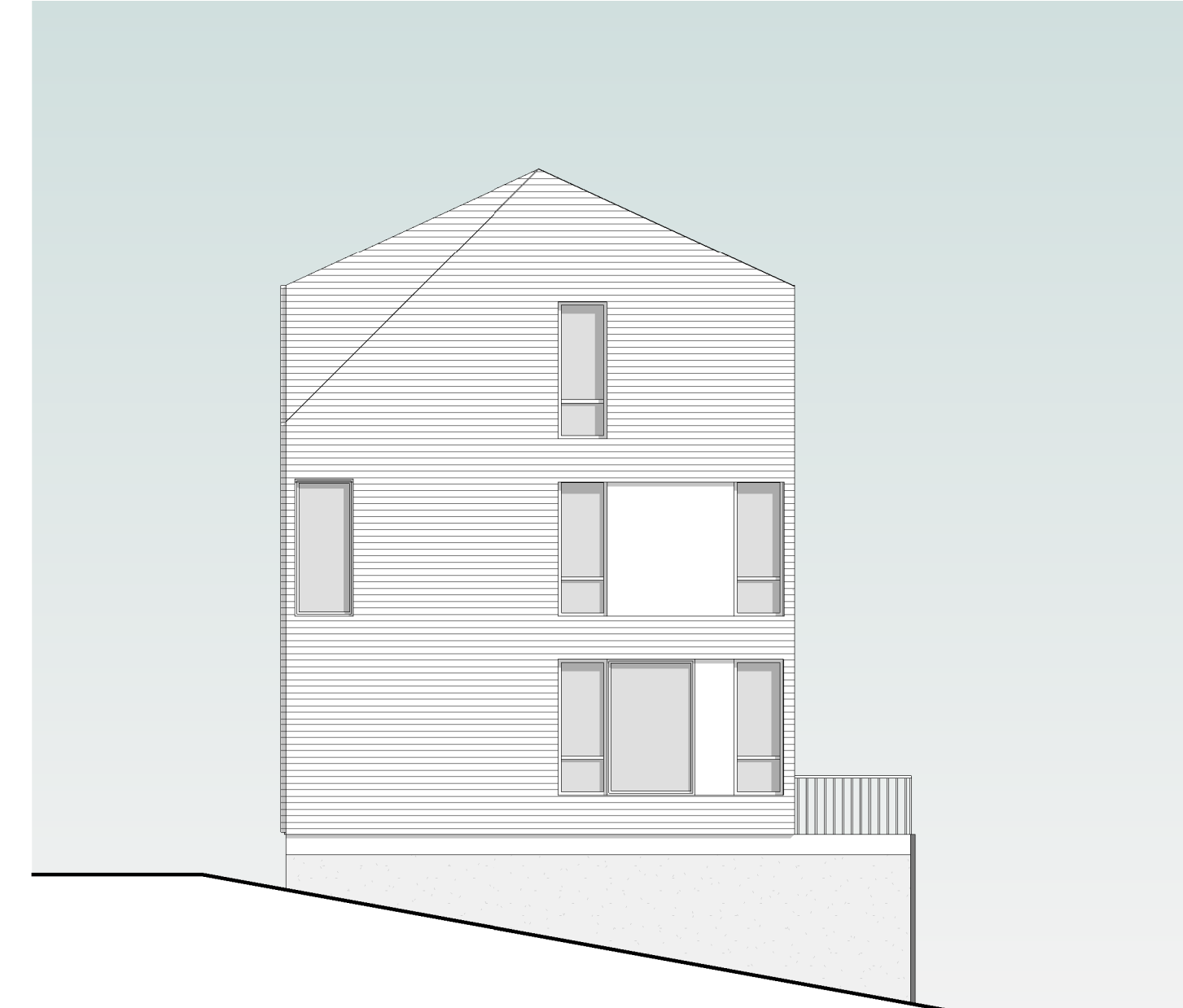
1 | CLUSTER X - EAST ELEVATION 1 RENDERED
1/8" = 1'-0"

2 | CLUSTER X - EAST ELEVATION 2 RENDERED
1/8" = 1'-0"



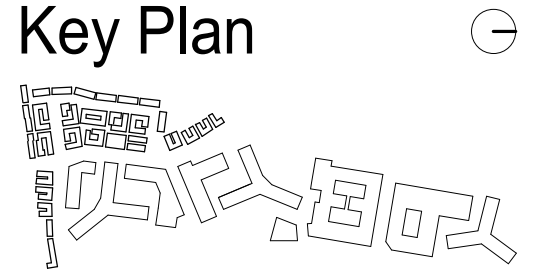
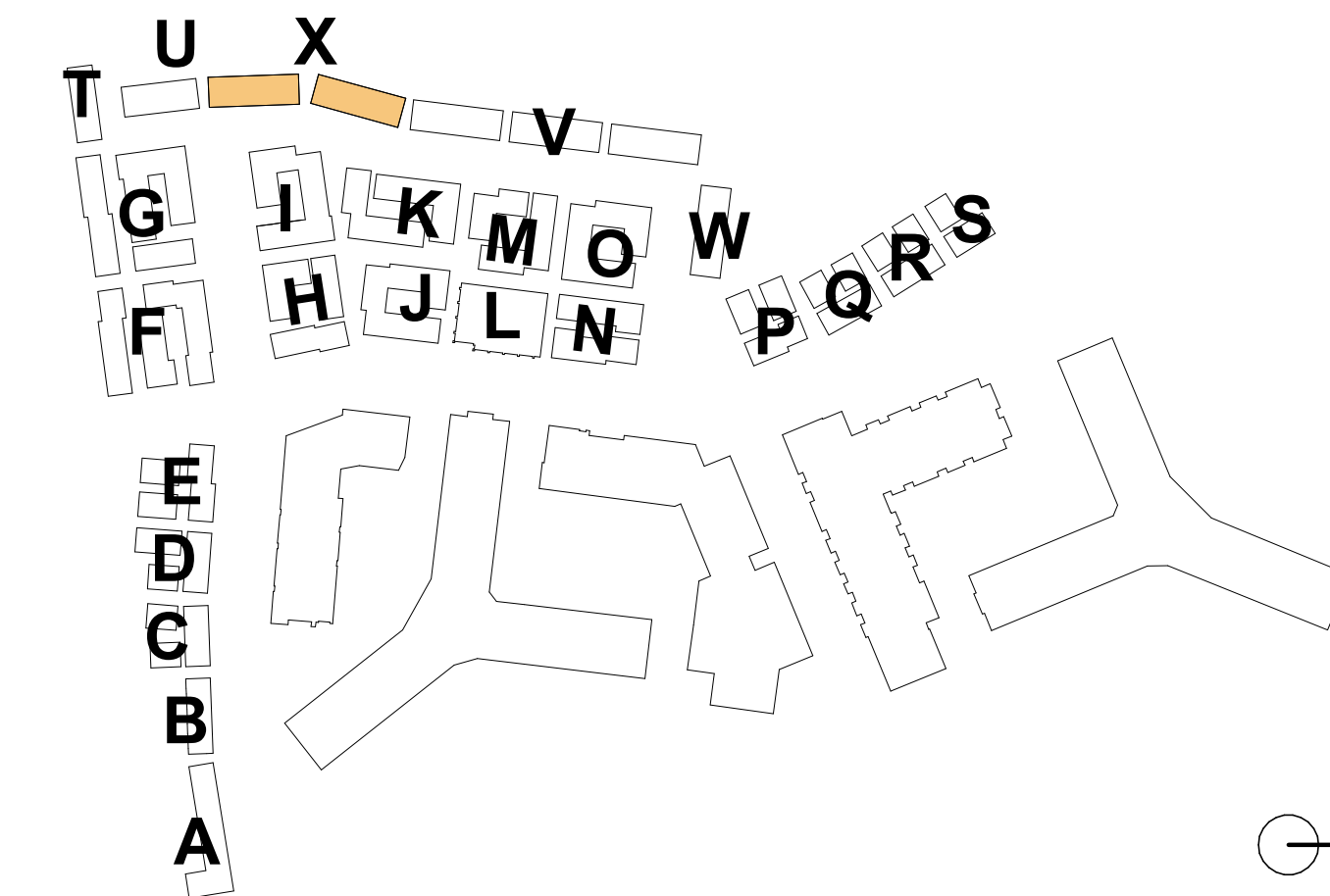
3 | CLUSTER X - WEST ELEVATION 1 RENDERED
1/8" = 1'-0"

4 | CLUSTER X - WEST ELEVATION 2 RENDERED
1/8" = 1'-0"



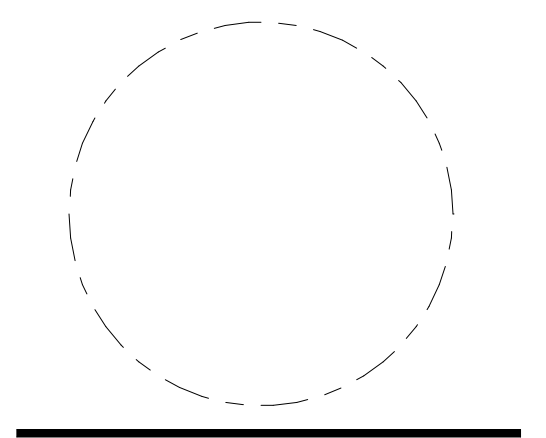
5 | CLUSTER X - NORTH ELEVATION RENDERED
1/8" = 1'-0"

6 | CLUSTER X - SOUTH ELEVATION RENDERED
1/8" = 1'-0"



Issue	
NO.	DATE
4.1 SUBMISSION	5/10/23

Revisions	
NO.	DATE



**CLUSTER X -
RENDERED
ELEVATIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

SCALE:
As indicated

JOB NO.
Project Number

DRAWING NO.
A.S-X202

4.1 Submission

**RIVERHOUSE
NEIGHBORHOOD**

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

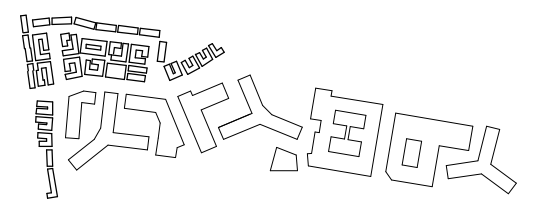
ATTORNEY
VENABLE LLP
202.344.4000

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
4.1 SUBMISSION	5/10/23

Revisions

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

**CLUSTER X -
SECTIONS**

PRINCIPAL IN CHARGE
R.H.

PROJECT ARCHITECT
B.E.

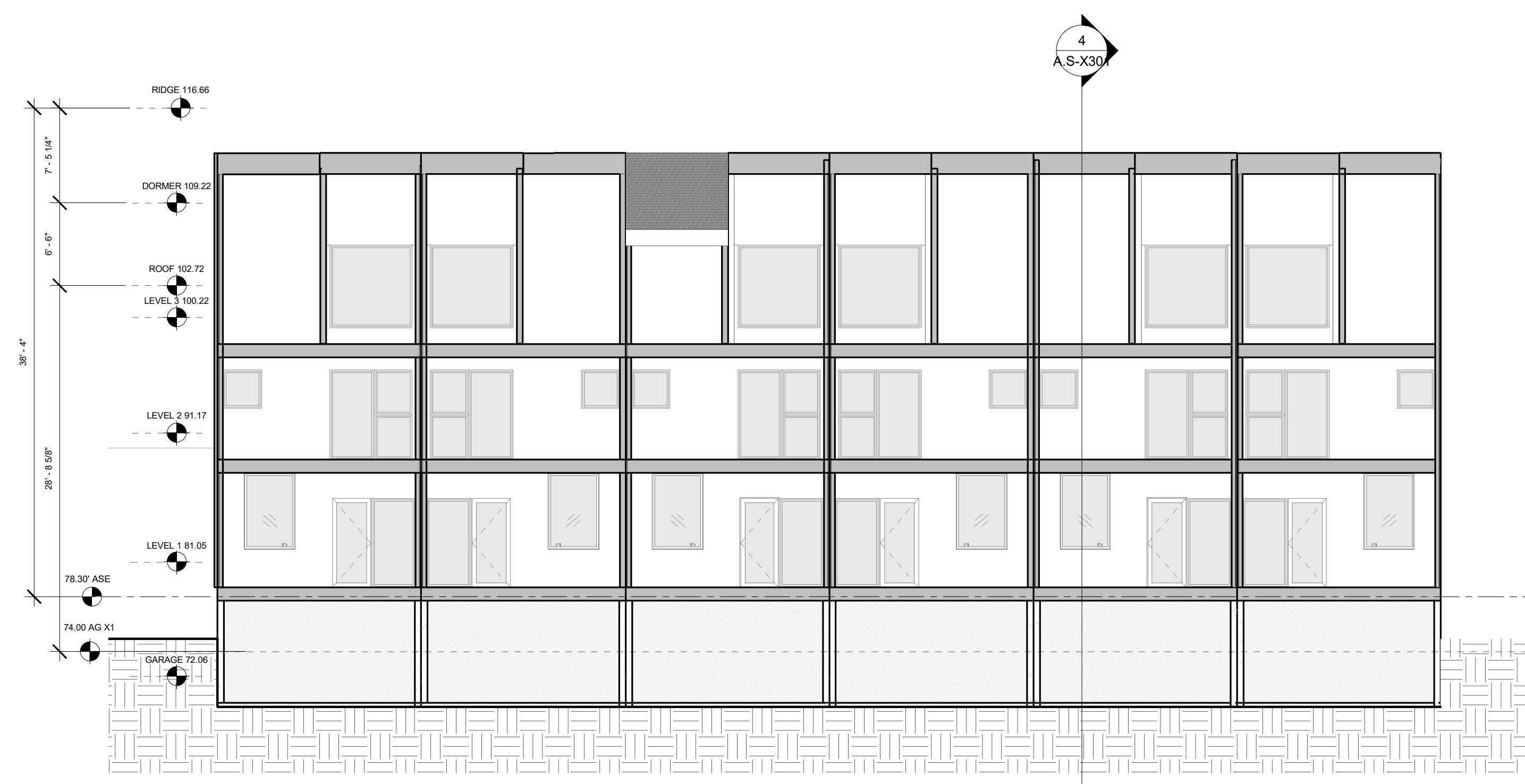
DRAWN
M.E., G.G., S.M., A.B., J.A.

DATE
07/21/2023

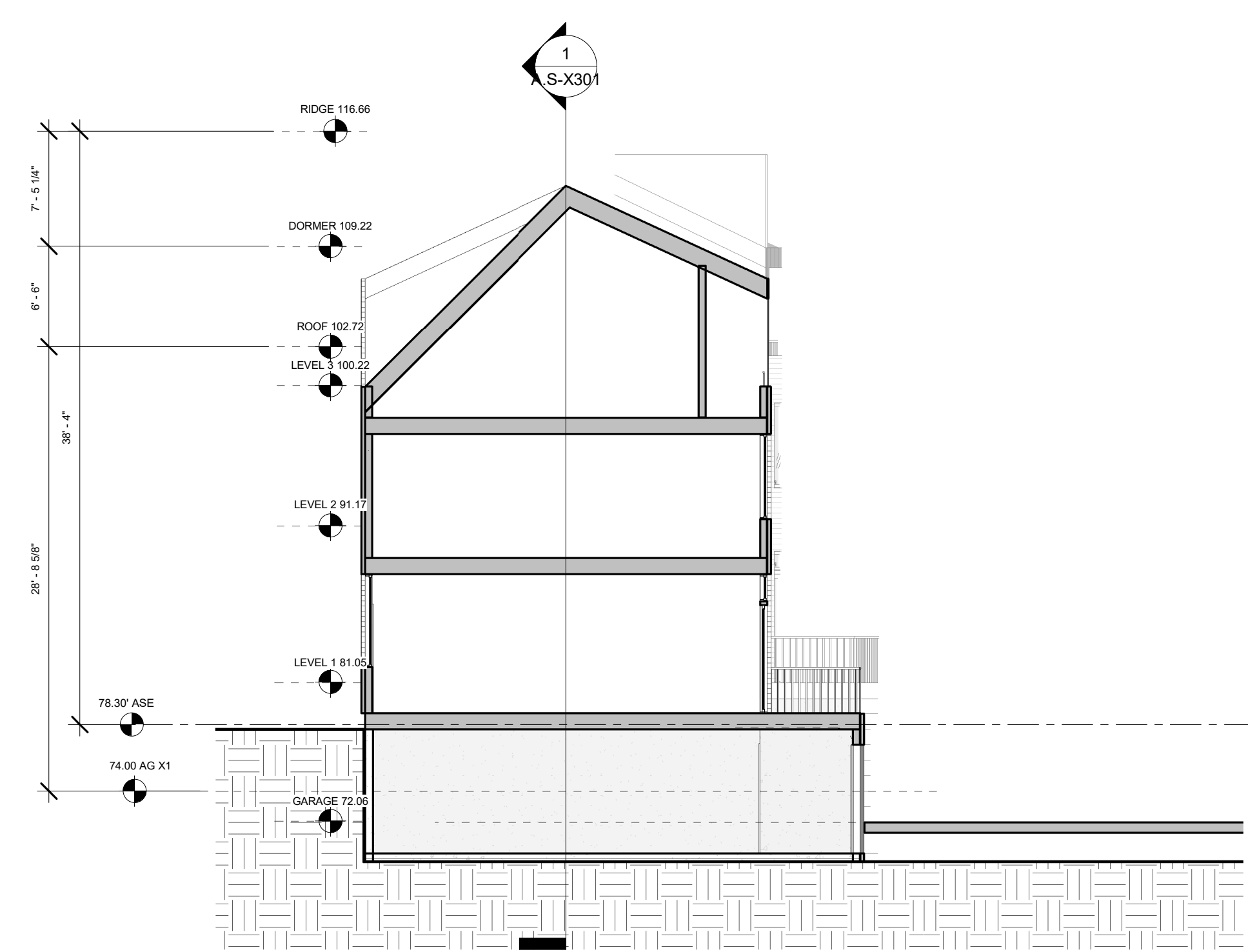
SCALE:
As indicated

DRAWING NO.
A.S-X301

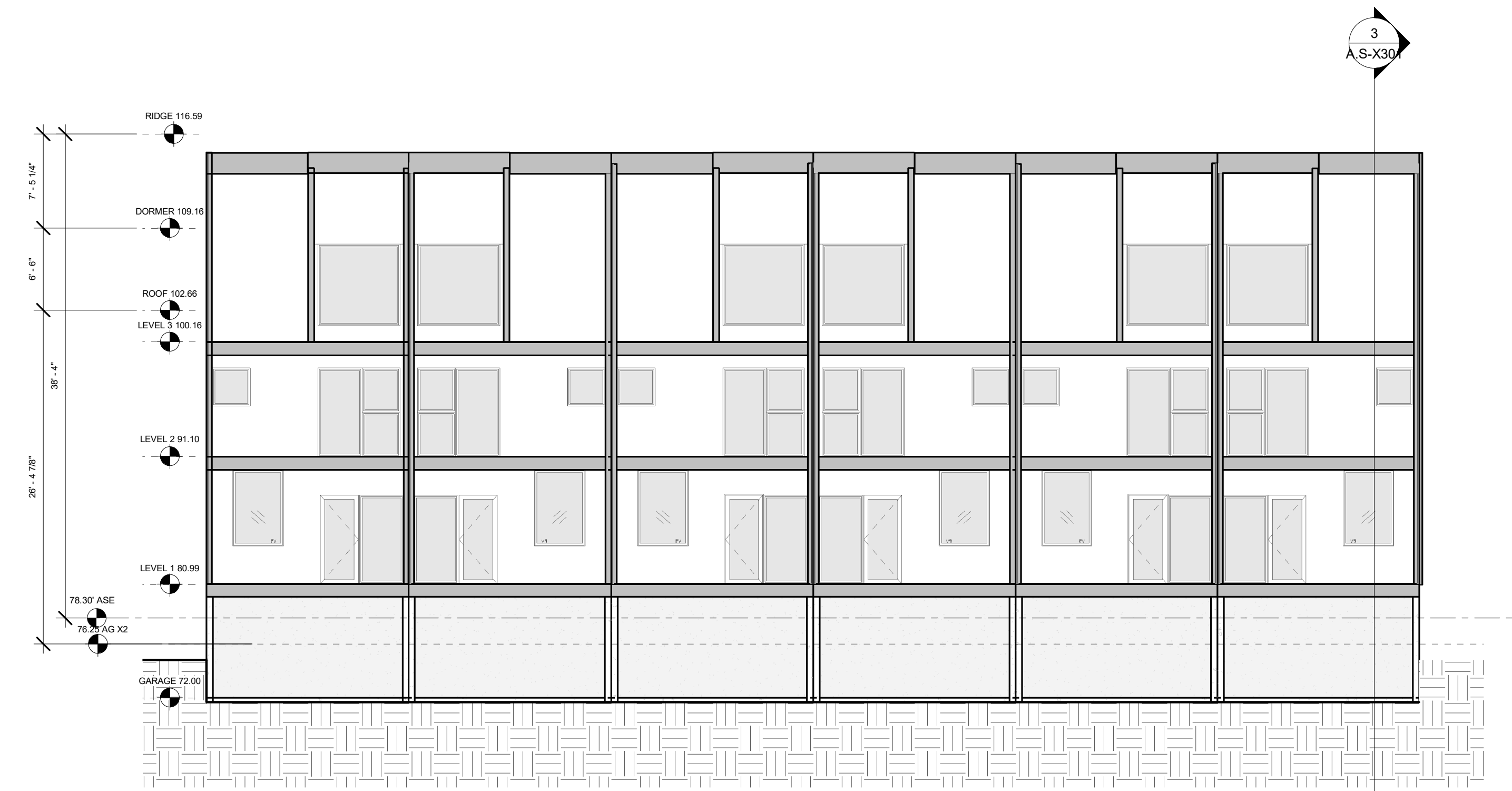
JOB NO.
Project Number



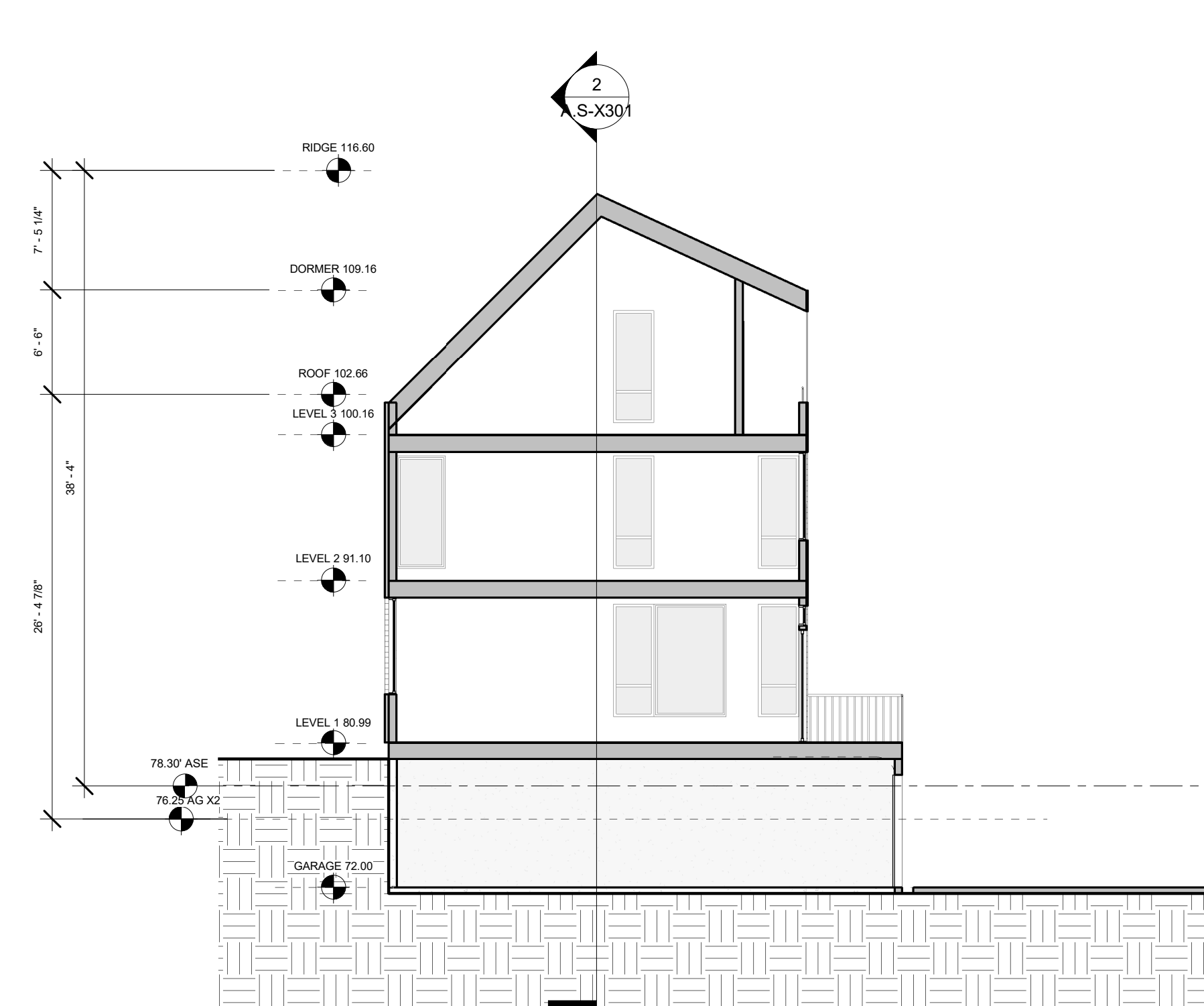
1 | CLUSTER X - SECTION LOOKING WEST 1
1/8" = 1'-0"



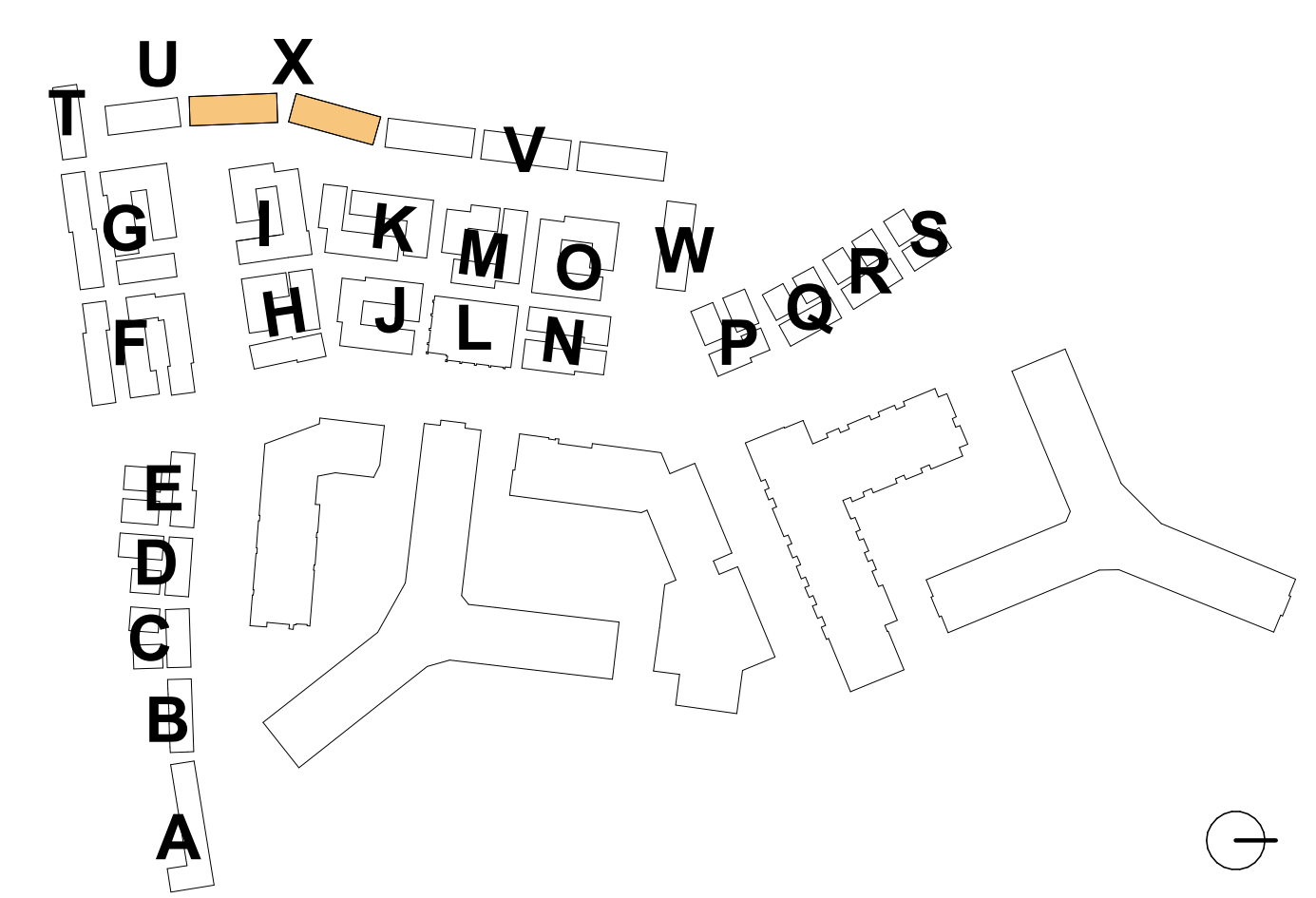
4 | CLUSTER X - SECTION LOOKING NORTH 1
1/8" = 1'-0"



2 | CLUSTER X - SECTION LOOKING WEST 2
1/8" = 1'-0"



3 | CLUSTER X - SECTION LOOKING NORTH 2
1/8" = 1'-0"



4.1 Submission