

RIVERHOUSE NEIGHBORHOOD

1400 S. JOYCE STREET
ARLINGTON, VA 22202



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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

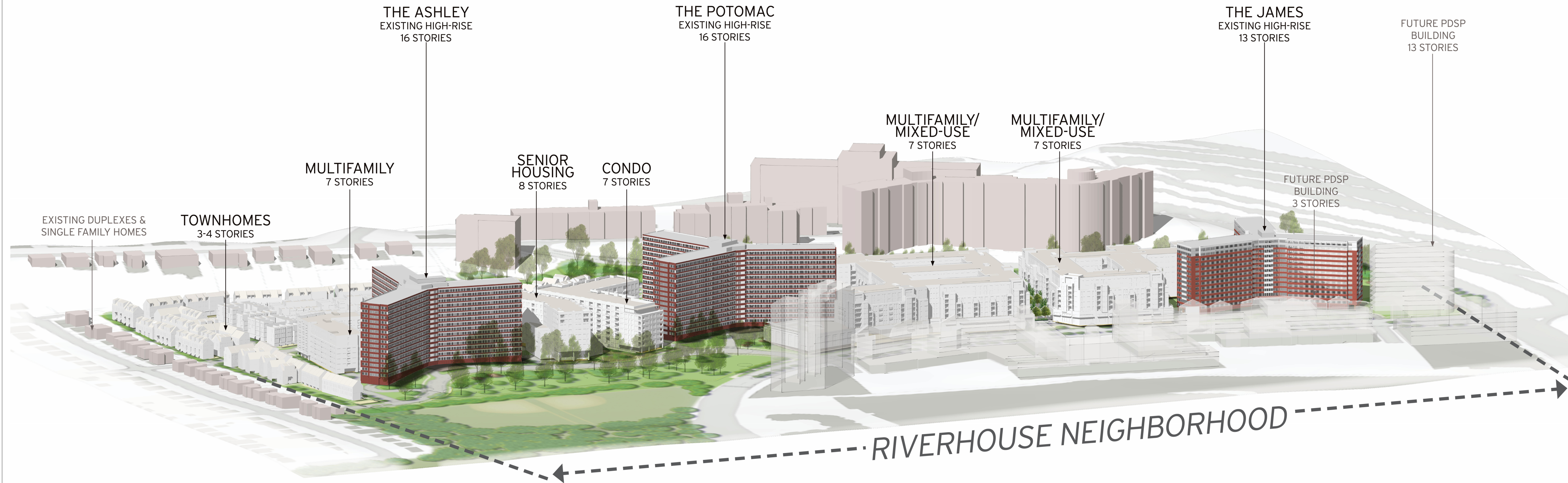
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

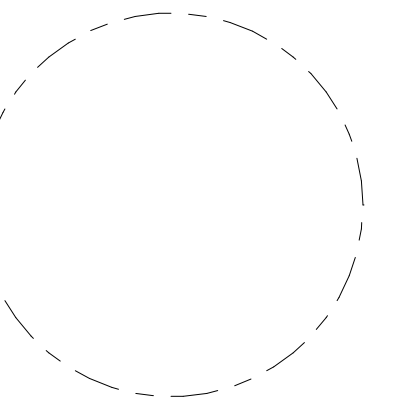
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.681.1441



Issue
NO. DATE

Revisions
NO. DATE



Cover Sheet

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

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

DATE
07.21.2023

APPROVED
X.Y.

SCALE:
JOB NO.
RVH 21448.00

DRAWING NO.
G001

PDSP SUBMISSION
July 20, 2023

SHEET NUMBER	SHEET TITLE
CIVIL	
CIV101	Civil Cover Sheet
CIV103	Site Aerial Photograph
CIV104	Site Context Plan
CIV105	Key Map Plan
CIV200	Overall Certified Survey Plat
CIV201-CIV214	Certified Survey Plat
CIV250	Rezoning Exhibit
CIV260	Landbay Breakdown
CIV270	Development Summary Plan
CIV300	Overall Plot and Location Plan
CIV301-CIV311	Plot and Location Plan
CIV400	Overall Vacation
CIV401	Overall Dedication
CIV402	Master Utility Plan
CIV500	Overall Presentation Plan
CIV501-CIV511	Presentation Plan
CIV600	Overall Striping and Marking Plan
CIV601-CIV611	Striping and Marking Plan
CIV612	Overall Fire Marshal Plan
CIV613-CIV623	Fire Marshal Plan
CIV703	Exst Road Cross Sections
CIV704	Proposed Road Cross Sections
CIV800-CIV802	Stormwater Management
CIV900	Overall Tree Inventory

SHEET NUMBER	SHEET TITLE
CIV901-CIV910	Tree Inventory
CIV911-CIV914	Tree Inventory Schedule
CIV915-CIV917	Tree Inventory Schedule
CIV918	Tree Replacement Fee (-8 In.)
CIV919	Tree Replacement Fee (+8 In.)
CIV920	Overall Tree Preservation
CIV921-CIV930	Tree Preservation
CIV931-CIV932	Tree Preservation Details
PDSP General Sheets	
G001	Cover Sheet
G002	Site Plan
G003	Building Coverage
G004	Existing Parking Diagrams
G005	Proposed Parking Tabulations
G006	Site Section
G007	Site Sections
LANDSCAPE	
L-1	Green Ribbon Grading Study
L-2	Green Ribbon Circulation
L-3	Green Ribbon Typical Sections
L-4	Public Open Space - North Mews
L-5	Public Open Space - Far North
L-6	Public Open Space - New Public Spaces
L-7	Public Open Space - VHP
L-8	Public Open Space - Overall
L-9	Public Open Space - Summary
L-10	Site Vegetation Coverage
L-11	Overall Tree Planting Schedule

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NO. DATE

Revisions

NO. DATE

Site Plan

PRINCIPAL IN CHARGE
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PROJECT ARCHITECT
A.D.

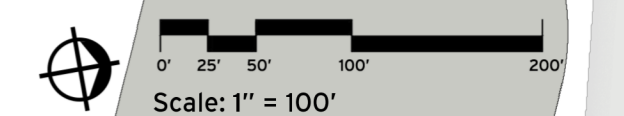
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DATE 07.21.2023	APPROVED X.Y.
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G002



Proposed Multifamily
 Proposed Townhomes
 Existing Buildings



PDSP Submission

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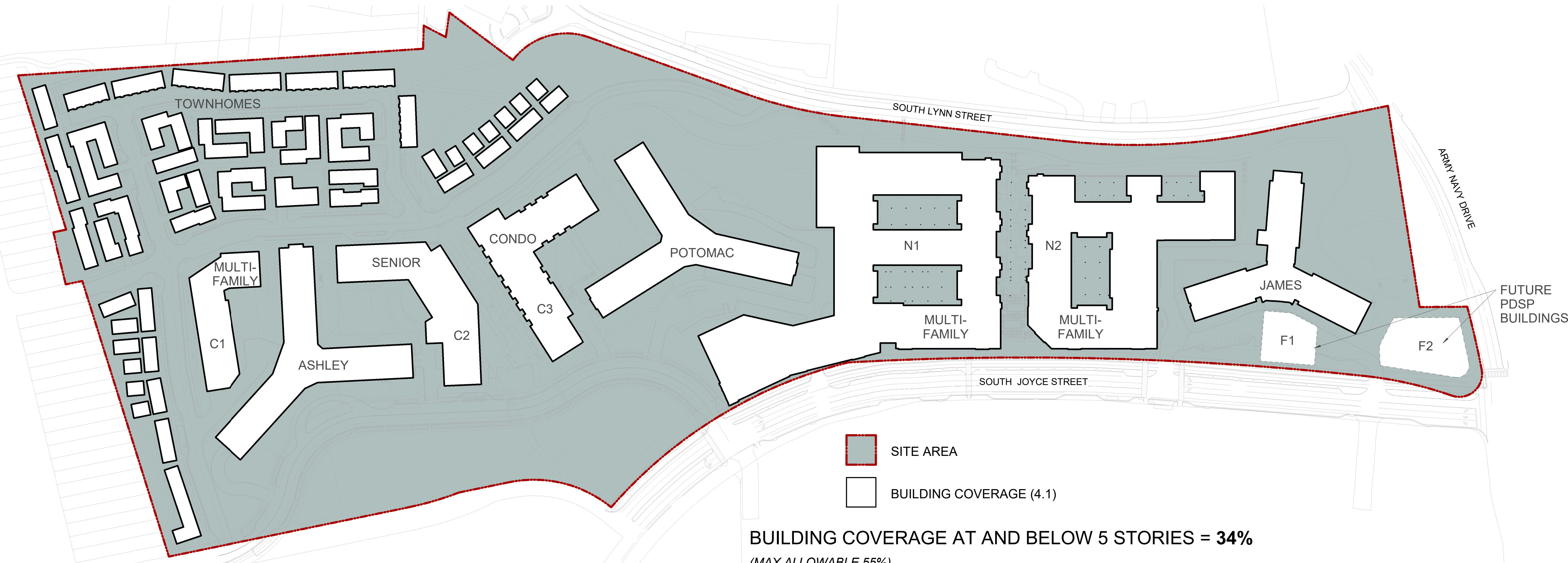
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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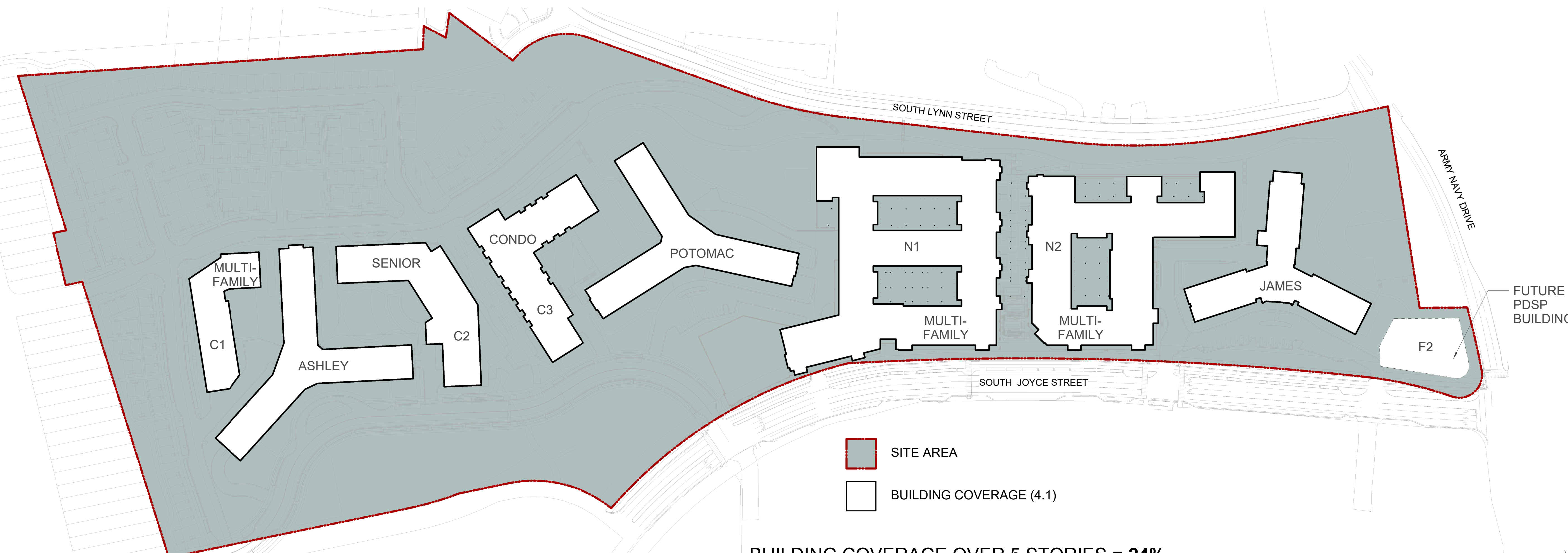
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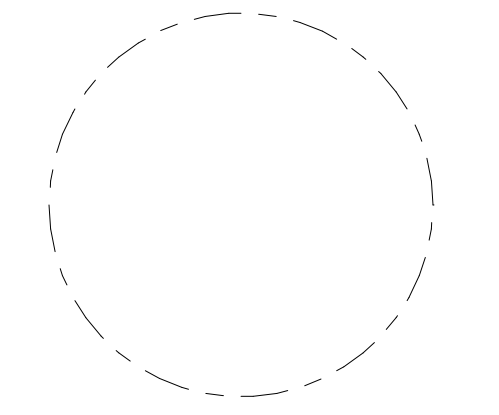
2 BUILDING COVERAGE - 5 STORIES AND BELOW (PDSP)
1" = 100'-0"



1 BUILDING COVERAGE - OVER 5 STORIES (PDSP)
1" = 100'-0"

Issue	
NO.	DATE

Revisions	
NO.	DATE



Building Coverage

PRINCIPAL IN CHARGE
S.W.

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A.D.

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

DATE 07.21.2023	APPROVED X.Y.
SCALE: 1" = 100'-0"	JOB NO. RVH 21448.00

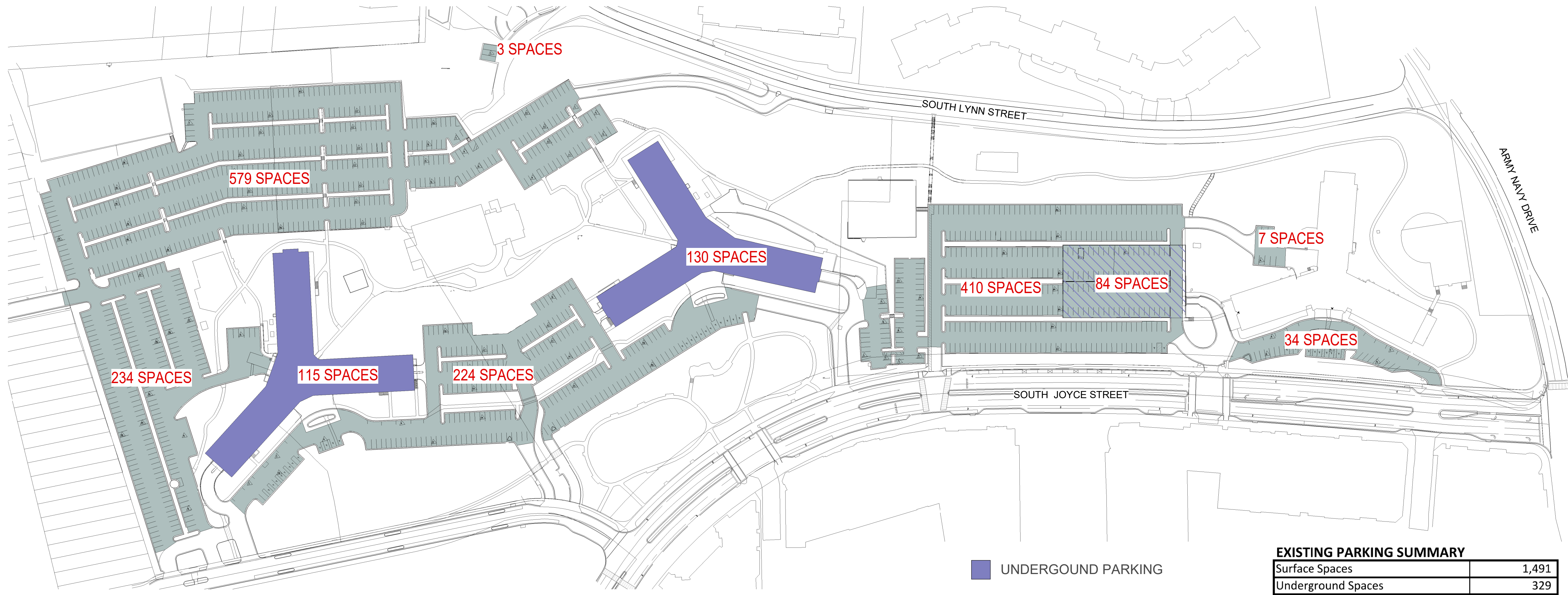
DRAWING NO.
G003

PDSP Submission



RIVERHOUSE

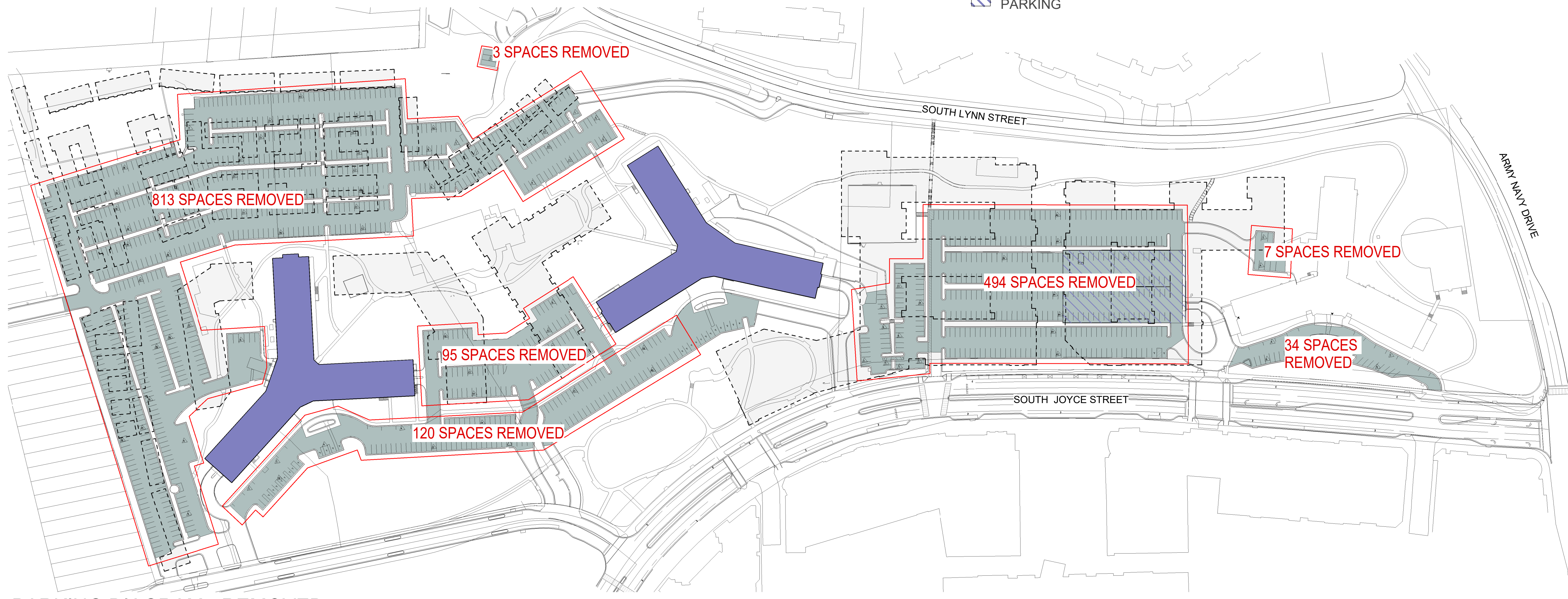
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EXISTING PARKING SUMMARY

Surface Spaces	1,491
Underground Spaces	329
Total Overall Parking Spaces	1,820

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



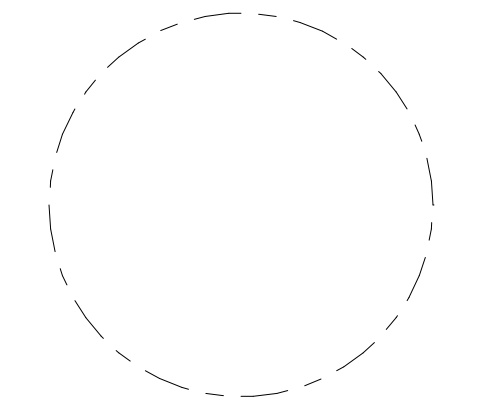
2 PARKING DIAGRAM - REMOVED
1" = 100'-0"

Issue

NO. DATE

Revisions

NO. DATE

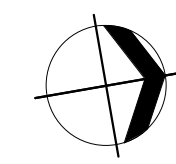


Existing Parking Diagrams

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

DRAWING NO.
G004

PDSP Submission



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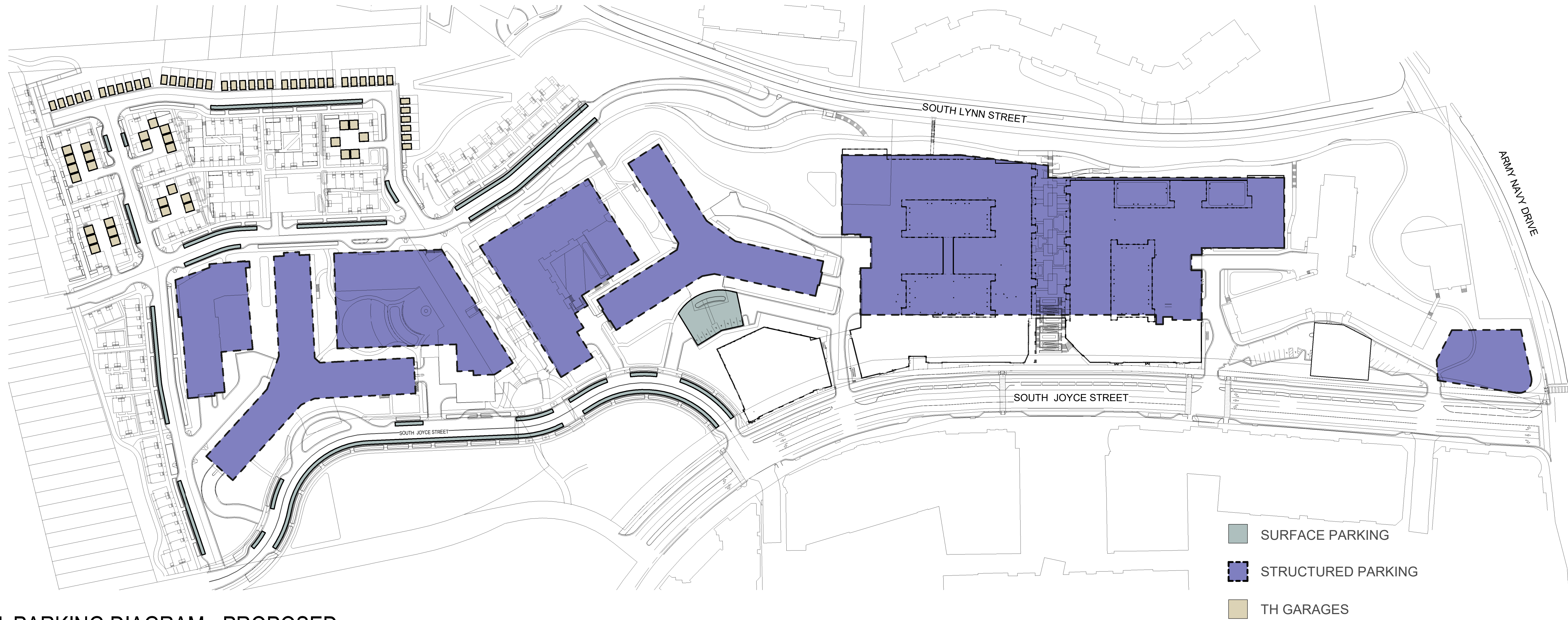
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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1 PARKING DIAGRAM - PROPOSED

1" = 100'-0" *ILLUSTRATIVE ONLY. SEE CIVIL SHEETS BY BOHLER FOR SITE PLAN AND SURFACE PARKING.

LOADING DOCK SPACES PROVIDED

Use		Units or SF	Proposed Ratio	Proposed Loading Spaces
Residential	New Multifamily	C1	1 space/102 units	1
		C2	1 space/92.5 units	2
		C3	1 space/164 units	1
	New TH Multifamily	N1	1 space/184 units	3
		N2	1 space/200.5 units	2
		TH Multifamily	1 space/132.5 units	2
Landbay F Future New Multifamily	F1	24,000	-	0
	F2	210	1 space/105 units	2
Retail	N1/N2 Retail	27,759	1 space/9,253 SF	3
Total				16

BICYCLE PARKING PROVIDED

Use		Units or SF	Proposed Ratio	Proposed Spaces	
Residential	New Multifamily	C1 Resident	1 space/2.5 units	41	
		C1 Visitor	1 space/50 units	3	
		C2 Resident	1 space/2.5 units	50	
		C2 Visitor	1 space/50 units	4	
		C2 Employee	0.5 space/employee	10	
		C3 Resident	1 space/2.5 units	70	
		C3 Visitor	1 space/50 units	8	
		N1/N2 Resident	1 space/2.5 units	384	
		N1/N2 Visitor	1 space/50 units	21	
	New TH Multifamily	TH Multifamily Resident	1 space/2.5 units	106	
		TH Multifamily Visitor	1 space/50 units	6	
		F1 Residential Amenity	24,000	-	0
	Landbay F Future New Multifamily	F2 Resident	210	1 space/2.5 units	84
		F2 Visitor	210	1 space/50 units	5
	Retail	N1/N2 Retail	27,759	2 space/10,000 SF	6
N1/N2 Retail Employee			1 space/25,000 SF	2	
Total				800	

PARKING PROVIDED

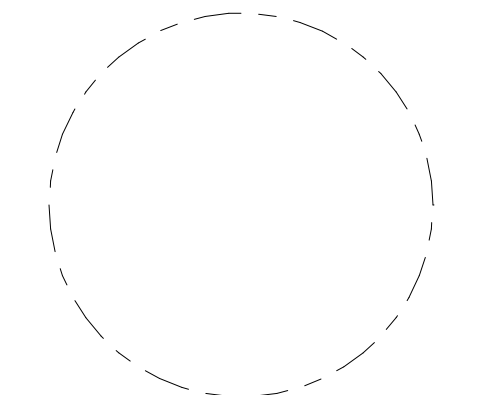
Use		Units/SF	Proposed Ratio	Proposed Spaces	Provided Location of Spaces	
Residential	Existing Multifamily	James (Existing)	452	0.46 Spaces/Unit	198	0 Surface 198 N1/N2 Garage
		Potomac (Existing)	647	0.52 Spaces/Unit	331	130 Potomac Garage 9 Surface 192 N1/N2 Garage 115 Ashley Garage
		Ashley (Existing)	577	0.6 Spaces/Unit	339	89 C1 Garage 135 C2 Garage
	New Multifamily	C1	102	0.5 Spaces/Unit	51	51 C1 Garage
		C1 Visitor Parking		0.05 Spaces/Unit	6	6 C1 Garage
		C2	185	0.74 Spaces/Unit	126	126 C2 Garage
		C2 Visitor Parking		0.05 Spaces/Unit	10	10 C2 Garage
		C3	164	1.6 Spaces/Unit	248	248 C3 Garage
		C3 Visitor Parking		0.05 Spaces/Unit	9	9 C3 Garage
	New TH Multifamily	N1	952	0.5 Spaces/Unit	276	276 N1/N2 Garage
		N2		0.05 Spaces/Unit	201	201 N1/N2 Garage
		N1/N2 Visitor Parking		0.05 Spaces/Unit	10	10 N1/N2 Garage
	Landbay F Future New Multifamily	TH Multifamily Res.	265	0.45 Spaces/Unit	162	101 Garage 61 On-street
		TH Multifamily Visitor		0.05 Spaces/Unit	14	14 On-street
	Retail*	F1	24,000		0	0
F2		210	0.4 Spaces/Unit	84	84 Garage	
Additional Parking	N1	14,680	1/1,000 SF	15	15 N1 Garage - Ground Floor	
	N2	13,079	1/1,000 SF	13	13 N2 Garage - Ground Floor	
Total	on-street			60	60 On-street	
Total				2,153		

Issue

NO. DATE

Revisions

NO. DATE



**Proposed Parking
Tabulations**

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

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

DATE
07.21.2023

SCALE:
As indicated

APPROVED
X.Y.

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RVH 21448.00

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G005

PDSP Submission



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STRUCTURAL ENGINEER
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301.881.1441

Issue

NO.	DATE
0 1	05/10/23

Revisions

NO.	DATE
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Site Section

PRINCIPAL IN CHARGE

PROJECT ARCHITECT

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DATE
07.21.2023

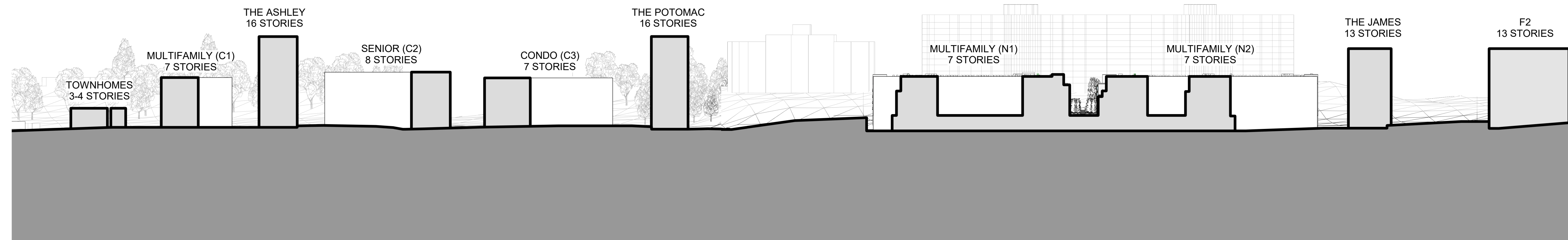
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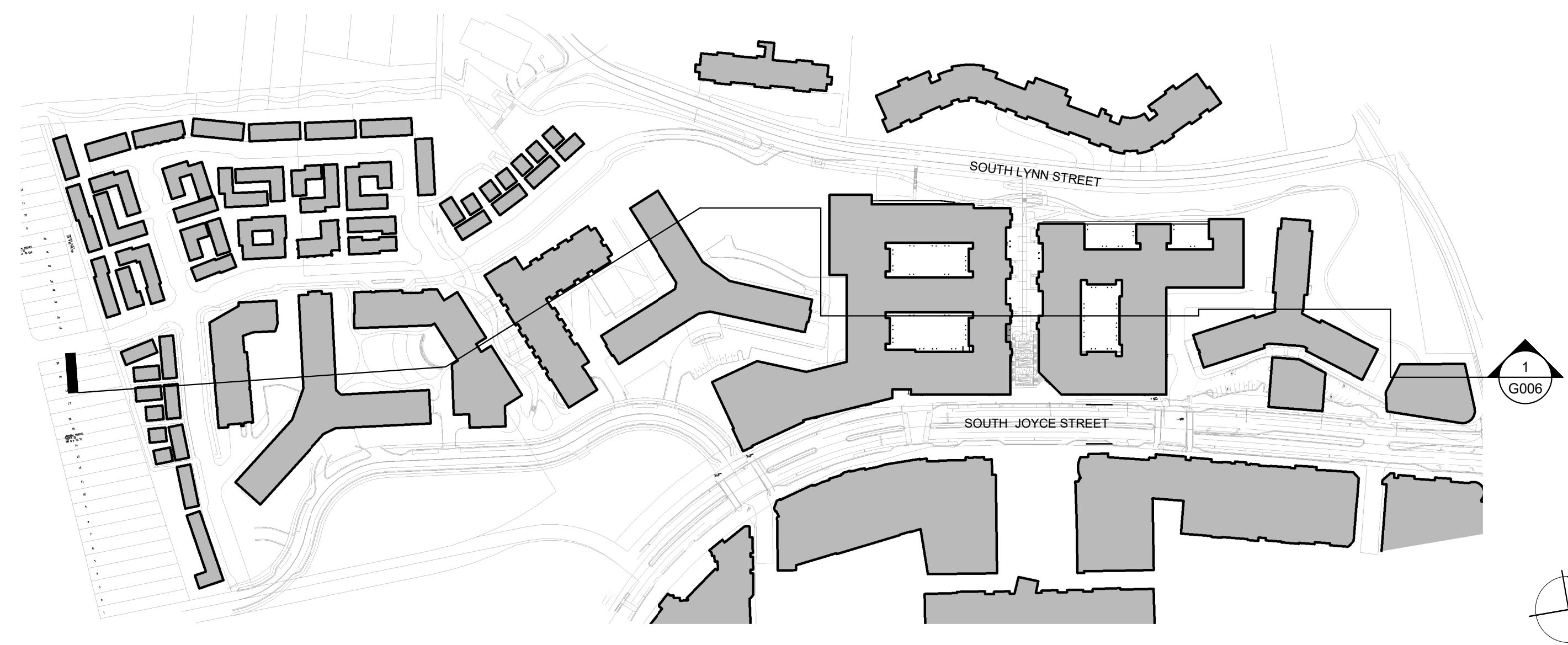
G006

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JOB NO.



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



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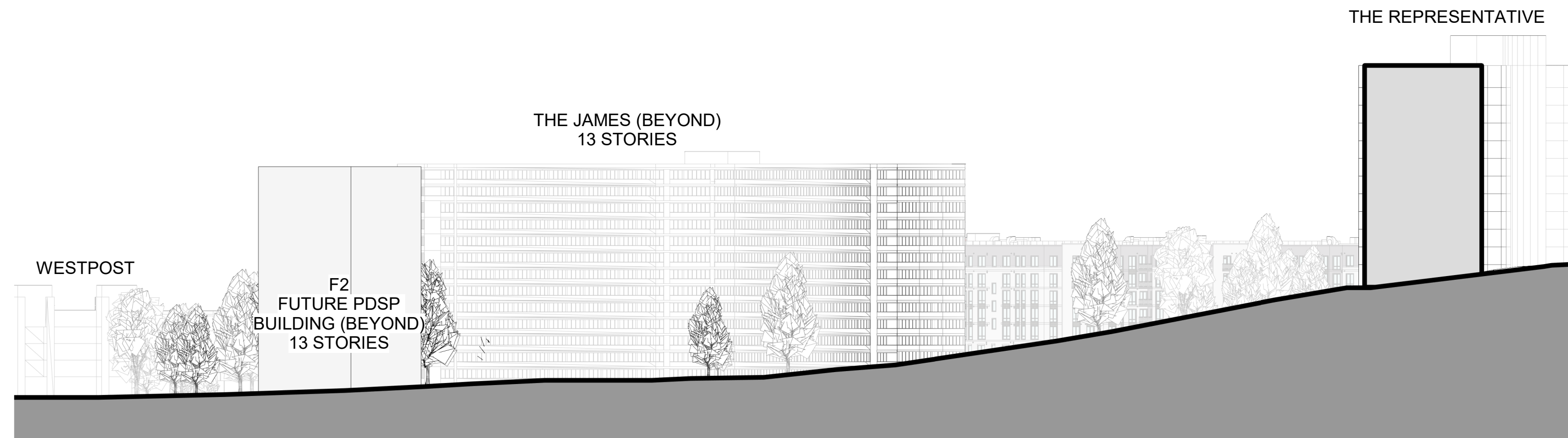
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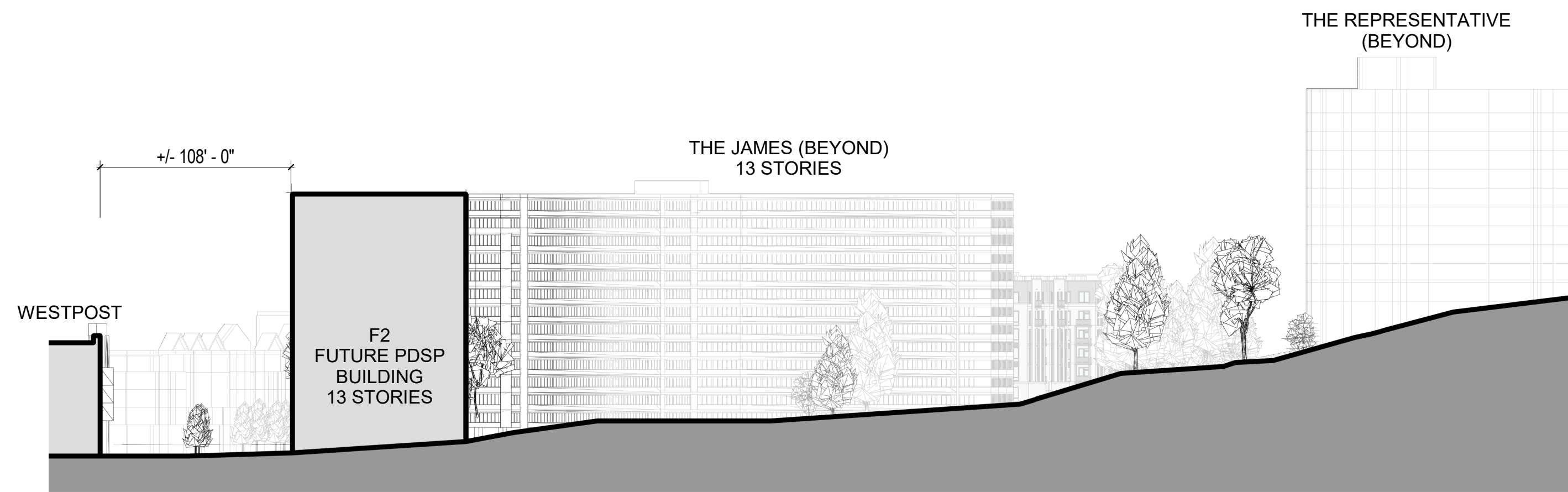
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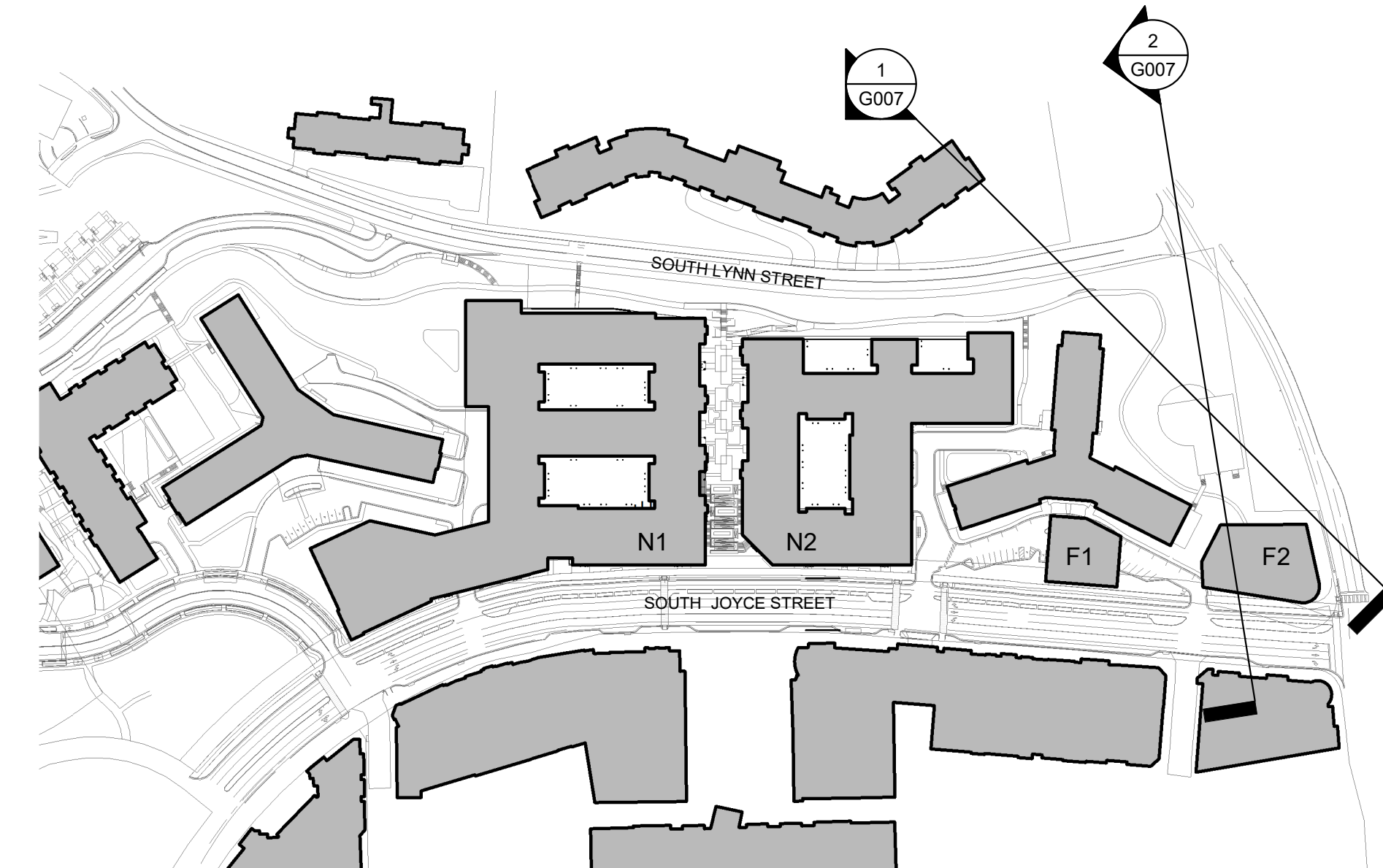
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1 PDSP Section 1
1" = 60'-0"

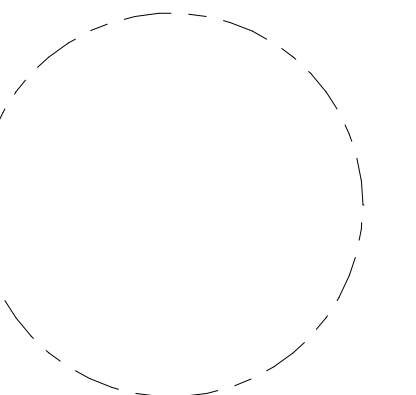


2 PDSP Section 2
1" = 60'-0"



Issue
NO. DATE

Revisions
NO. DATE



Site Sections

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SCALE: As indicated JOB NO. RVH 21448.00

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PDSP Submission

