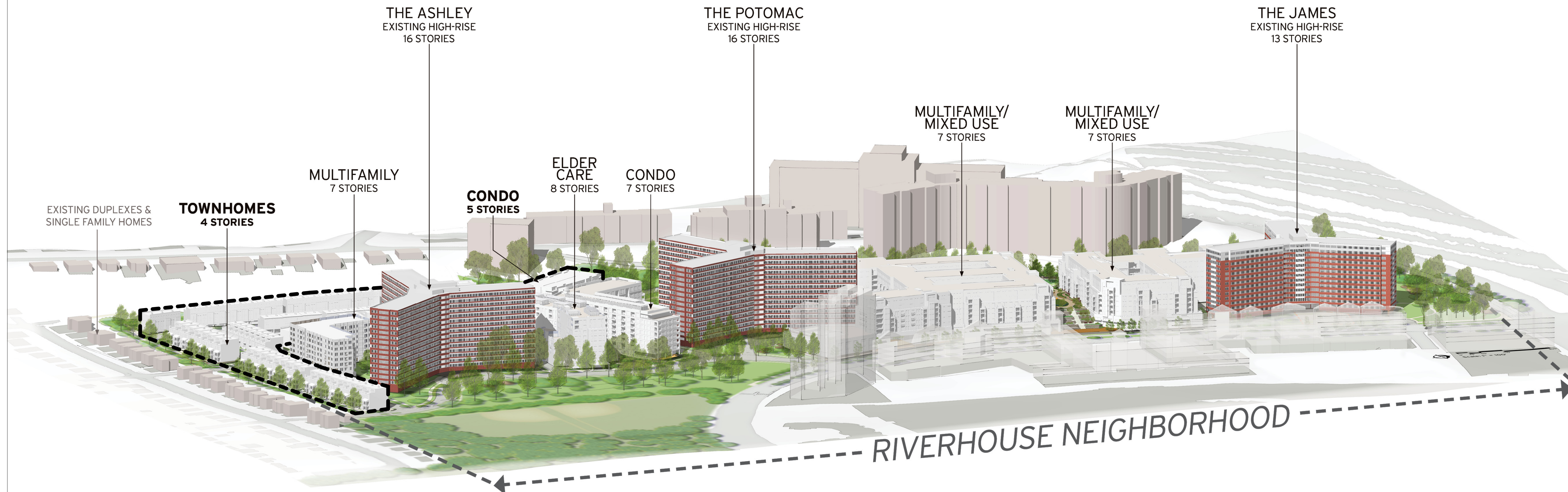


# RIVERHOUSE NEIGHBORHOOD

## LANDBAY S

1400 S. JOYCE STREET  
ARLINGTON, VA 22202



4.1 SUBMISSION  
July 22, 2024



1923 VERMONT AVE NW, 2<sup>nd</sup> 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**  
LESSARD DESIGN  
571.830.1800

**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

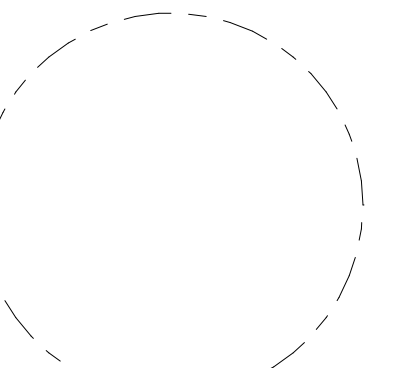
**STRUCTURAL ENGINEER**  
SK + A  
301.881.1441

### Issue

NO.	DATE
0 1	5/10/2023

### Revisions

NO.	DATE
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### Cover Sheet

**PRINCIPAL IN CHARGE**  
S.W.

**PROJECT ARCHITECT**  
A.D.

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

<b>DATE</b> 07.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b>	<b>JOB NO.</b> RVH 21448.00

**DRAWING NO.**  
OG-01

4.1 SUBMISSION



GENERAL SHEETS

Table with 2 columns: ID, Description. Includes OG-01 COVER SHEET, OG-02 SHEET INDEX, OG-03 OVERALL DENSITY TABULATION, etc.

CIVIL

Table with 2 columns: ID, Description. Includes CIV101S COVER SHEET, CIV102S SITE AERIAL PHOTOGRAPH, CIV103S SITE CONTEXT PLAN, etc.

LAND BAY S - ARCH GENERAL SHEETS

Table with 2 columns: ID, Description. Includes A.S-001 ARCHITECTURAL SITEPLAN, A.S-002 MIX PER PRODUCT TYPE, etc.

UNIT A - MULTI FAMILY TH - 24' X 52' RL STACKED TH

Table with 2 columns: ID, Description. Includes A.S-101 UNIT A - 24' X 52' RL STACKED TH - UNIT FLOOR PLANS, etc.

UNIT B - MULTI FAMILY TH - 20' X 42' RL TH

Table with 2 columns: ID, Description. Includes A.S-111 UNIT B - 20' X 42' RL TH - UNIT FLOOR PLANS, etc.

UNIT C - MULTI FAMILY TH - 24' X 42' FL TH

Table with 2 columns: ID, Description. Includes A.S-121 UNIT C - 24' X 42' FL TH - UNIT FLOOR PLANS, etc.

UNIT D - MULTI FAMILY TH - 24' X 45' FL TH

Table with 2 columns: ID, Description. Includes A.S-131 UNIT D - 24' X 45' FL TH - FLOOR PLANS, etc.

BUILDING SA - MULTI FAMILY - UNIT TYPE "C"

Table with 2 columns: ID, Description. Includes A.SA-001 BUILDING SA - STRIP PLANS "UNIT C", etc.

BUILDING SB - MULTI FAMILY - UNIT TYPE "C"

Table with 2 columns: ID, Description. Includes A.SB-001 BUILDING SB - STRIP PLANS "UNIT C", etc.

BUILDING SC - MULTI FAMILY - UNIT TYPE "C"

Table with 2 columns: ID, Description. Includes A.SC-001 BUILDING SC - STRIP PLANS "UNIT C", etc.

BUILDING SD - MULTI FAMILY - UNIT TYPE "D"

Table with 2 columns: ID, Description. Includes A.SD-001 BUILDING SD - STRIP PLANS "UNIT D", etc.

BUILDING SE - MULTI FAMILY - UNIT TYPE "D"

Table with 2 columns: ID, Description. Includes A.SE-001 BUILDING SE - STRIP PLANS "UNIT D", etc.

BUILDING SF - MULTI FAMILY - UNIT TYPE "D"

Table with 2 columns: ID, Description. Includes A.SF-001 BUILDING SF - STRIP PLANS "UNIT D", etc.

BUILDING SG - MULTI FAMILY - UNIT TYPE "D"

Table with 2 columns: ID, Description. Includes A.SG-001 BUILDING SG - STRIP PLANS "UNIT D", etc.

BUILDING SH - MULTI FAMILY - UNIT TYPE "B"

Table with 2 columns: ID, Description. Includes A.SH-001 BUILDING SH - STRIP PLANS "UNIT B", etc.

BUILDING SI - MULTI FAMILY - UNIT TYPE "B"

Table with 2 columns: ID, Description. Includes A.SI-001 BUILDING SI - STRIP PLANS "UNIT B", etc.

BUILDING SJ - MULTI FAMILY - UNIT TYPE "B"

Table with 2 columns: ID, Description. Includes A.SJ-001 BUILDING SJ - STRIP PLANS "UNIT B", etc.

BUILDING SK - MULTI FAMILY - UNIT TYPE "B"

Table with 2 columns: ID, Description. Includes A.SK-001 BUILDING SK - STRIP PLANS "UNIT B", etc.

BUILDING SL - MULTI FAMILY - UNIT TYPE "A"

Table with 2 columns: ID, Description. Includes A.SL-001 BUILDING SL - STRIP PLANS "UNIT A", etc.

BUILDING SM - MULTI FAMILY - UNIT TYPE "A"

Table with 2 columns: ID, Description. Includes A.SM-001 BUILDING SM - STRIP PLANS "UNIT A", etc.

BUILDING SN - SINGLE FAMILY - UNIT TYPE "A"

Table with 2 columns: ID, Description. Includes A.SN-001 BUILDING SN - STRIP PLANS "UNIT A", etc.

BUILDING SO - MULTI FAMILY

Table with 2 columns: ID, Description. Includes A.SO-001 BUILDING SO - CONDO FLATS - FLOOR PLANS, etc.

COLOR PALETTE

Table with 2 columns: ID, Description. Includes A.SZ-001 SITE PLAN PLOT MATRIX, A.SZ-002 COLOR PALETTE, etc.

LANDSCAPE

Table with 2 columns: ID, Description. Includes L-001S LANDSCAPE COVER SHEET, L-002S OVERALL PLAN, L-003S OVERALL OPEN SPACE PLAN, etc.

SOUTH PARCEL ARCHITECT:

lessard DESIGN

8521 Leesburg Pike | Suite 700  
Vienna, VA 22182  
P: 571.830.1800 | F: 571.830.1801  
www.Lessarddesign.com

RIVERHOUSE

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

OWNER / DEVELOPER  
JBG SMITH  
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CENTRAL PARCEL ARCHITECT  
BCT DESIGN GROUP  
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571.830.1800

CIVIL ENGINEER  
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202.524.5700

LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

ATTORNEY  
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202.344.4000

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PARTNERS  
703.970.2890

TRAFFIC ENGINEER  
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202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

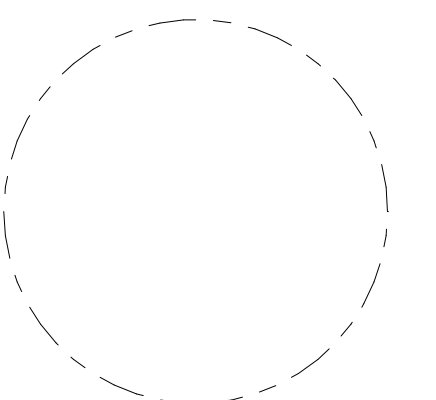
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



SHEET INDEX

PRINCIPAL IN CHARGE  
M.M.

PROJECT ARCHITECT  
M.N.

DRAWN  
R.C., M.S.

DATE  
05.22.2024

APPROVED  
X.Y.

SCALE:  
JOB NO.  
JBC.016F

DRAWING NO.  
OG-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  
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**SOUTH PARCEL ARCHITECT**  
LESSARD DESIGN  
571.830.1800

**CIVIL ENGINEER**  
BOHLER DC  
202.524.5700

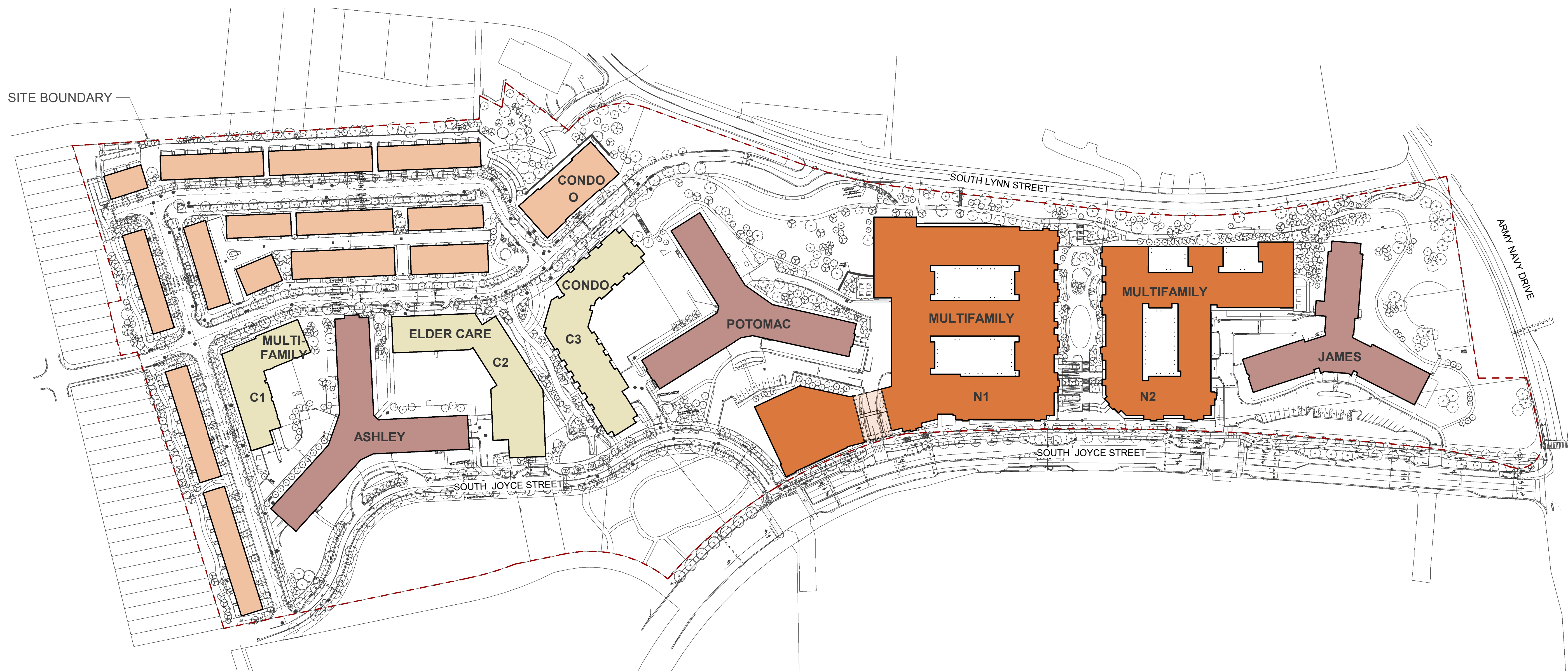
**LANDSCAPE ARCHITECT**  
BRADLEY SITE DESIGN  
202.695.8056

**ATTORNEY**  
VENABLE LLP  
202.344.4000

**SUSTAINABILITY CONSULTANT**  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

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**STRUCTURAL ENGINEER**  
SK + A  
301.881.1441



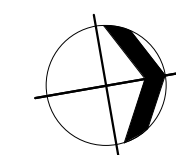
	Total Units	Units/Acre
"RA6-15" Site Plan Pentagon City Sector Plan Base Density	2,636	72.0
"RA6-15" Site Plan Pentagon City Sector Plan Maximum Density	5,493	150.0
4.1 Proposed Density	3,191	87.1

4.1 RiverHouse Neighborhood Proposed Density

	Units	GFA - Residential	GFA - Retail	GFA - Total
<b>Existing RiverHouse</b>				
James (Existing)	452	412,651	2,200	414,851
Potomac (Existing)	647	597,050	-	597,050
Ashley (Existing)	577	596,122	-	596,122
<b>Total Existing</b>	<b>1676</b>	<b>1,605,823</b>	<b>2,200</b>	<b>1,608,023</b>
<b>Landbay N - 4.1 New Density (Torti Gallas + Partners)</b>				
N1 - Multifamily	551	592,717	15,766	608,483
N2 - Multifamily	365	371,293	10,764	382,057
<b>Landbay C - 4.1 New Density (BCT Design Group)</b>				
C1 - Multifamily	102	125,317	-	125,317
C2 - Elder Care	185	233,960	-	233,960
C3 - Condo	162	231,418	-	231,418
<b>Landbay S - 4.1 New Density (Lessard Design)</b>				
O - Multifamily	32	56,802	-	56,802
Townhome Multifamily	118	409,235	-	409,235
<b>Total 4.1 New Density</b>	<b>1,515</b>	<b>2,020,742</b>	<b>26,530</b>	<b>2,047,272</b>
<b>Total Existing and New</b>	<b>3,191</b>	<b>3,626,565</b>	<b>28,730</b>	<b>3,655,295</b>
<b>Density Overall</b>	<b>87.1 units/acre</b>			

LANDBAY S

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



4.1 SUBMISSION

**Overall Density  
Tabulation**

**PRINCIPAL IN CHARGE**  
S.W.

**PROJECT ARCHITECT**  
A.D.

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

**DATE**  
05.22.2024

**APPROVED**  
X.Y.

**SCALE:**  
As indicated

**JOB NO.**  
RVH 21448.00

**DRAWING NO.**  
**OG-03**

**RIVERHOUSE**

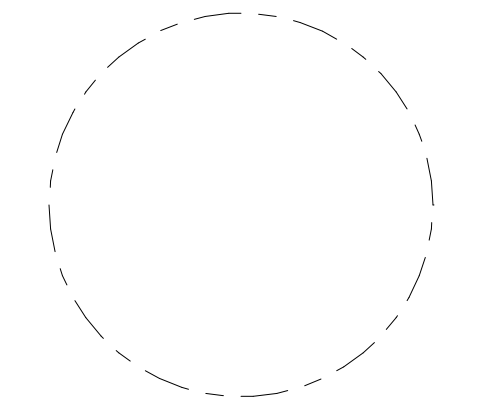
PROJECT STREET NUMBER  
1400 S. JOYCE STREET  
ARLINGTON, VA 22202  
OWNER / DEVELOPER  
JBG SMITH  
240.333.3600  
CENTRAL PARCEL ARCHITECT  
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SOUTH PARCEL ARCHITECT  
LESSARD DESIGN  
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BRADLEY SITE DESIGN  
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ATTORNEY  
VENABLE LLP  
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SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
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STRUCTURAL ENGINEER  
SK + A  
301.881.1441

**Issue**

NO.	DATE
0 1	5/10/2023

**Revisions**

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

PRINCIPAL IN CHARGE  
S.W.

PROJECT ARCHITECT  
A.D.

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

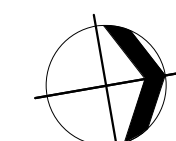
DATE 05.22.2024	APPROVED X.Y.
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SCALE: As indicated	JOB NO. RVH 21448.00
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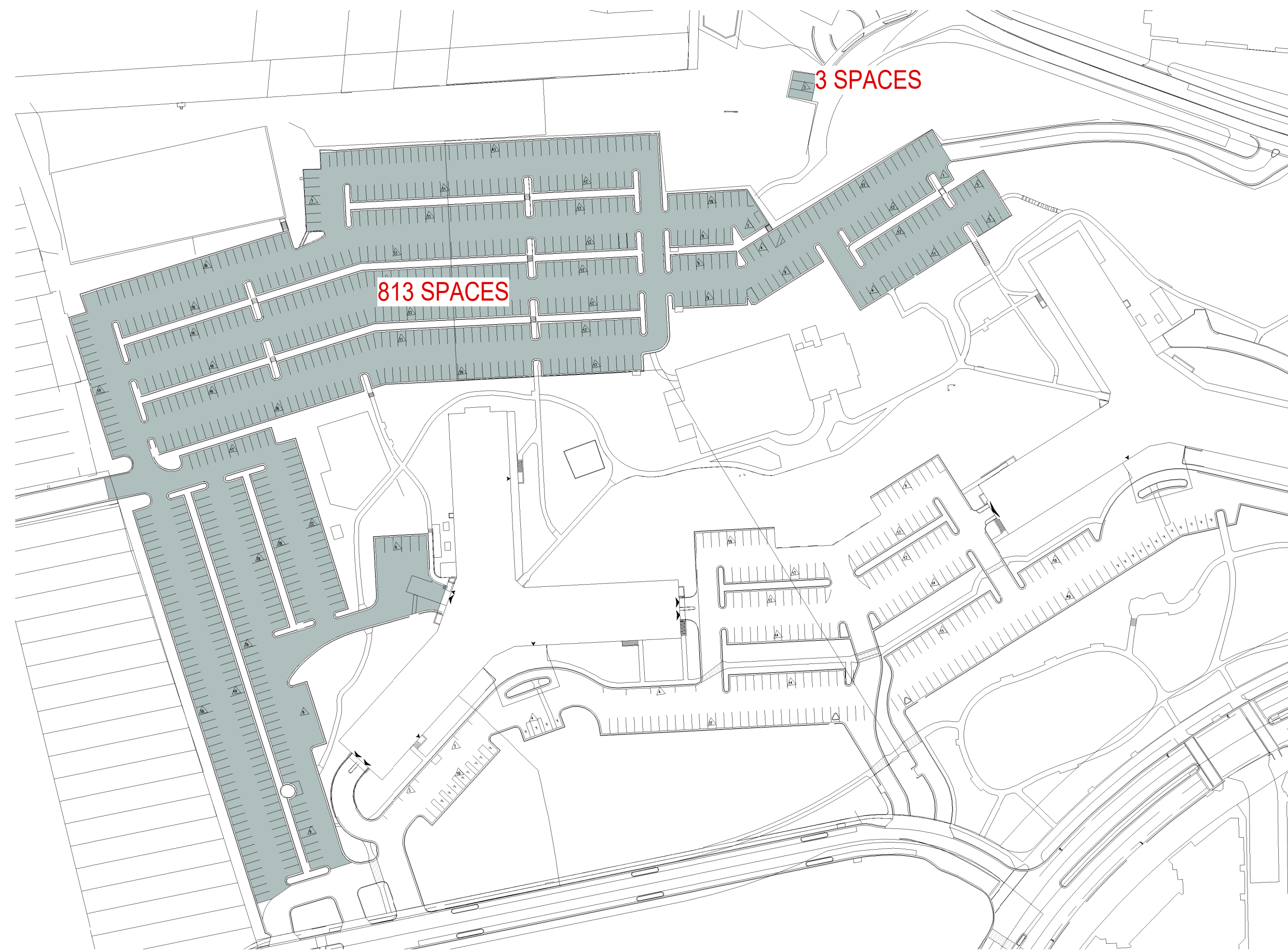
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**OG-04**

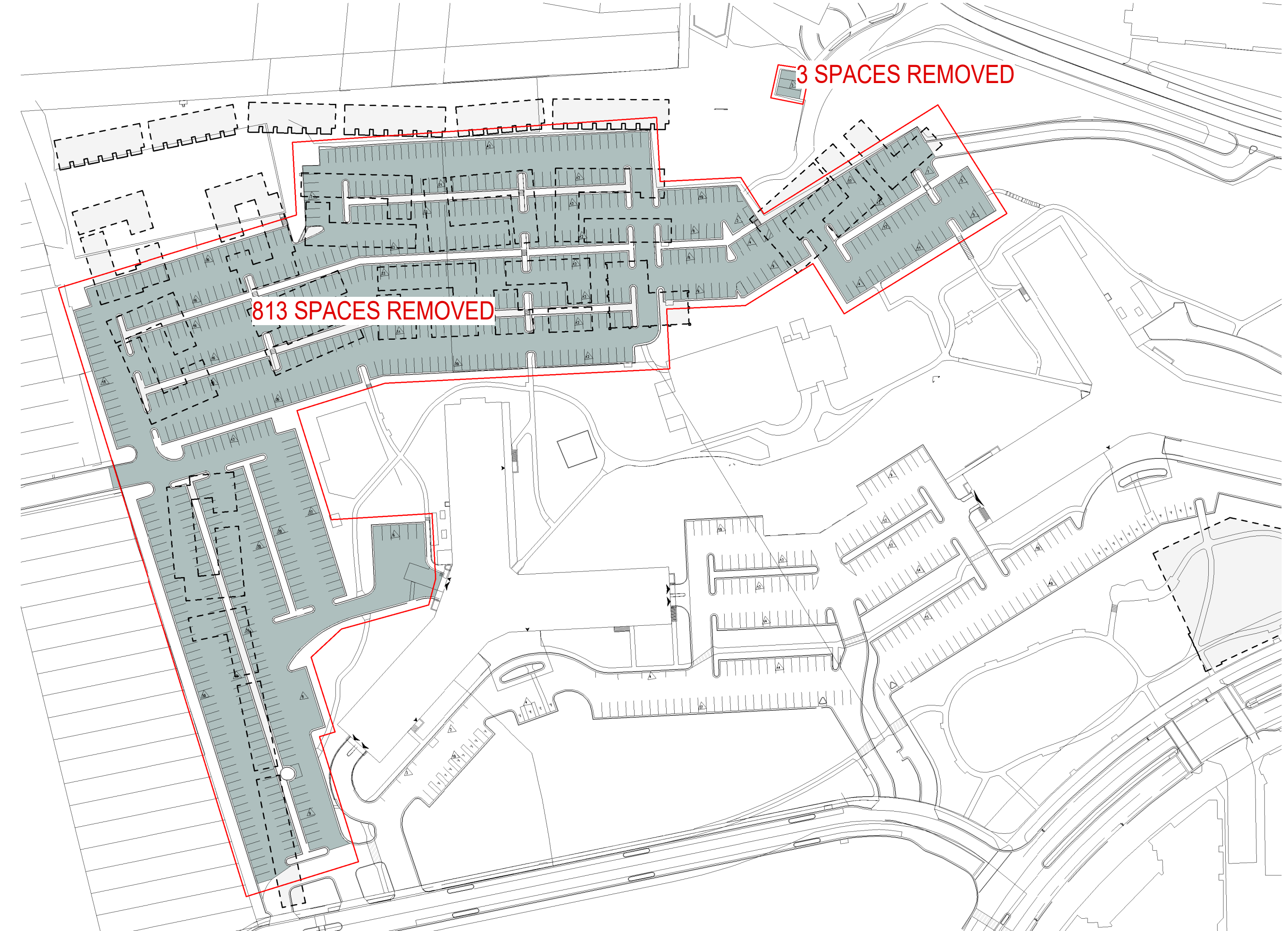
**4.1 SUBMISSION**



SURFACE PARKING



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



**2** LANDBAY S PARKING DIAGRAM - REMOVED  
1" = 100'-0"

**RIVERHOUSE**

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1400 S. JOYCE STREET  
ARLINGTON, VA 22202

**OWNER / DEVELOPER**  
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**CENTRAL PARCEL ARCHITECT**  
BCT DESIGN GROUP  
410.837.2727

**SOUTH PARCEL ARCHITECT**  
LESSARD DESIGN  
571.830.1800

**CIVIL ENGINEER**  
BOHLER DC  
202.524.5700

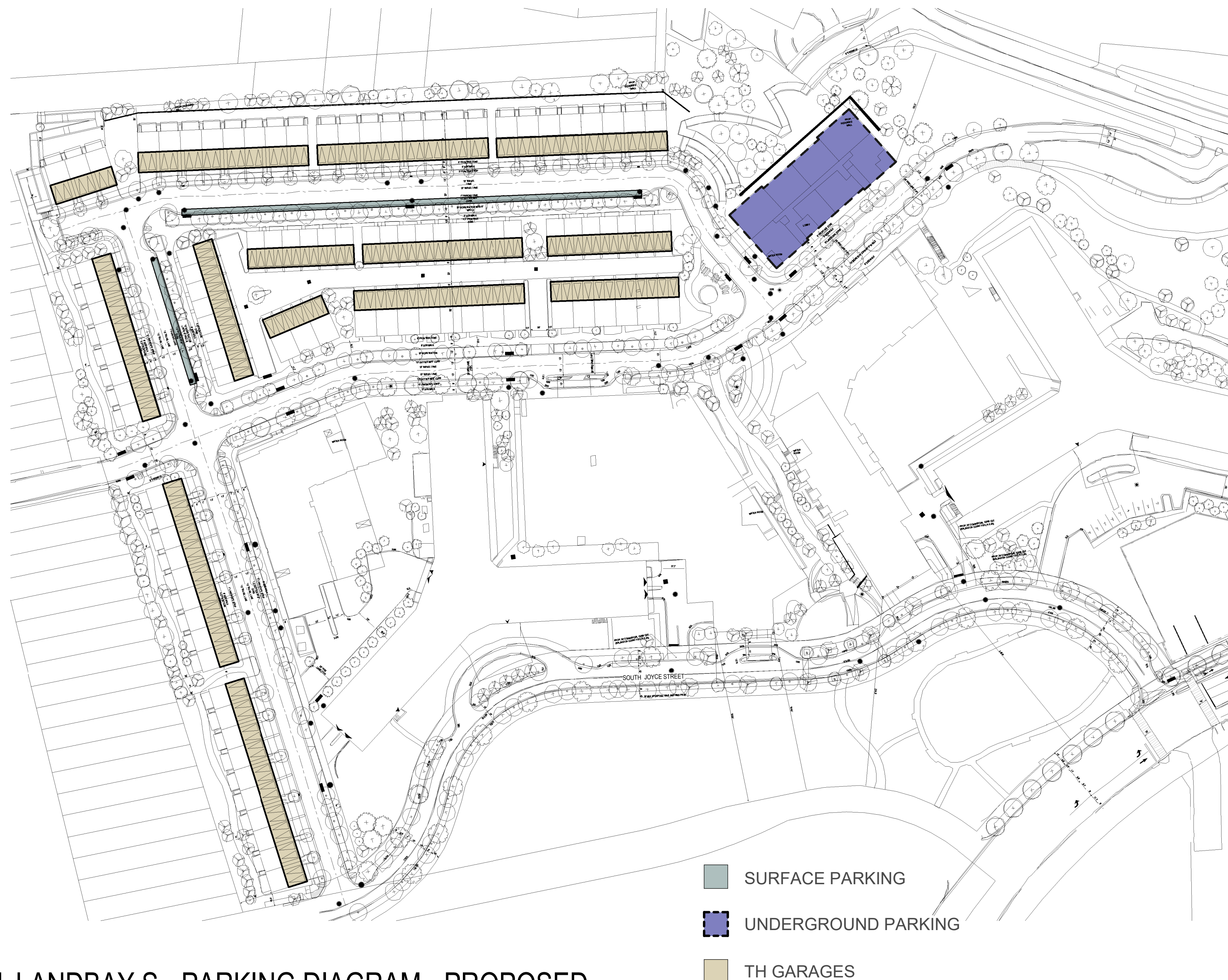
**LANDSCAPE ARCHITECT**  
BRADLEY SITE DESIGN  
202.695.8056

**ATTORNEY**  
VENABLE LLP  
202.344.4000

**SUSTAINABILITY CONSULTANT**  
SUSTAINABLE BUILDING  
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**STRUCTURAL ENGINEER**  
SK + A  
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**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 or Sq Ft	Zoning Requirement <sup>a</sup>	Parking Required
Residential	New Multifamily	Bldg. O	32	1 & 1/8 for each of the first 200 dwelling units in any structure. Plus 1 for each additional dwelling unit.	36
		TH Multifamily	118	1 & 1/8 for each of the first 200 dwelling units in any structure. Plus 1 for each additional dwelling unit.	133
<b>Total</b>					<b>169</b>

<sup>a</sup> Parking requirements per ACZO section 14.3.7.

**PARKING PROVIDED**

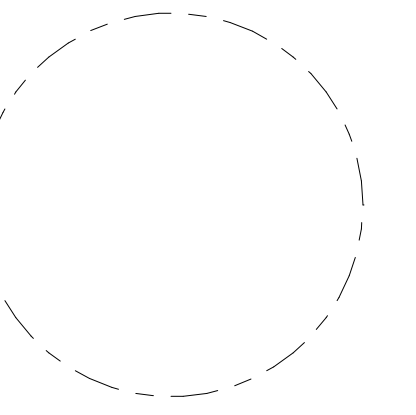
Use			Units or Sq Ft	Proposed Ratio	Proposed Spaces	Provided Location of Spaces
Residential	New Multifamily	O - Multifamily	32	1.34 Spaces/Unit	43	43 Condo Garage
		TH Multifamily	118	1.71 Spaces/Unit	202	202 TH Garage
<b>Total</b>					<b>245</b>	

**Issue**

NO.	DATE
0 1	5/10/2023

**Revisions**

NO.	DATE
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**Proposed Parking  
Tabulations -  
Landbay S**

PRINCIPAL IN CHARGE  
S.W.

PROJECT ARCHITECT  
A.D.

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

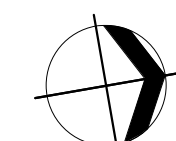
DATE  
07.22.2024

APPROVED  
X.Y.

SCALE:  
As indicated

JOB NO.  
RVH 21448.00

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

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571.830.1800

**CIVIL ENGINEER**  
BOHLER DC  
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**LANDSCAPE ARCHITECT**  
BRADLEY SITE DESIGN  
202.695.8056

**ATTORNEY**  
VENABLE LLP  
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SUSTAINABLE BUILDING  
PARTNERS  
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**TRAFFIC ENGINEER**  
NELSON NYGAARD  
202.315.5221

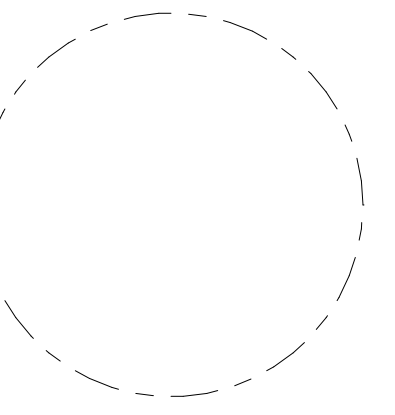
**STRUCTURAL ENGINEER**  
SK + A  
301.881.1441

**Issue**

NO.	DATE
0 1	05/10/23

**Revisions**

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



**Site Section**

**PRINCIPAL IN CHARGE**  
S.W.

**PROJECT ARCHITECT**  
A.D.

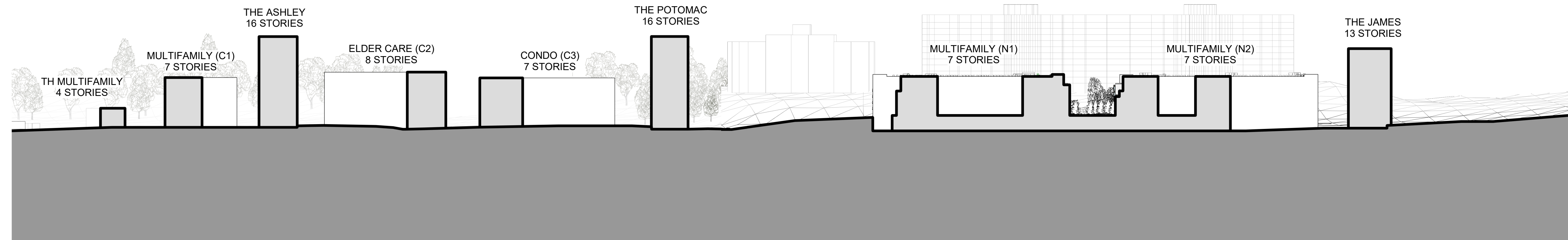
**DRAWN**  
A.D., S.C., M.K., J.C.

<b>DATE</b> 07.22.2024	<b>APPROVED</b> X.Y.
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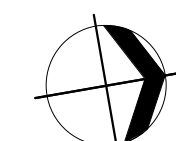
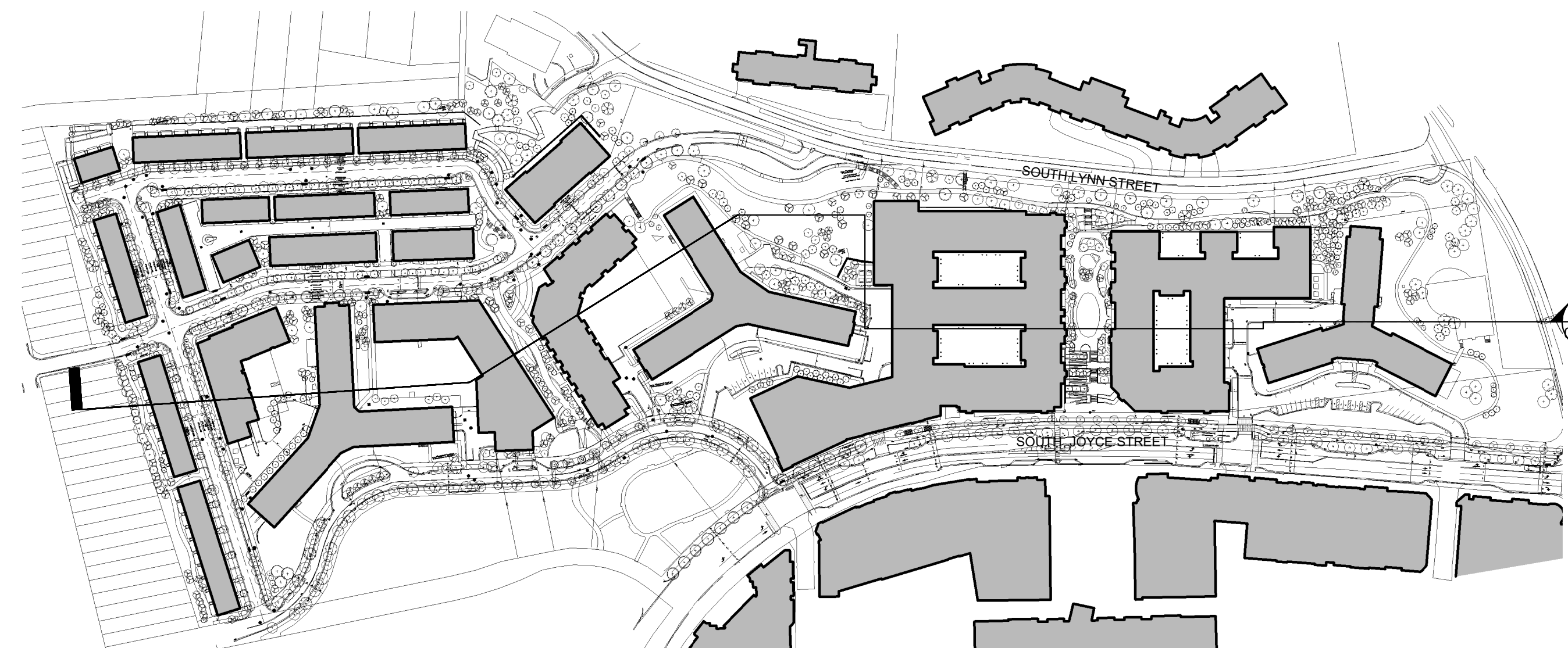
<b>SCALE:</b> As indicated	<b>JOB NO.</b> RVH 21448.00
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**DRAWING NO.**

**0G-06**



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



**4.1 SUBMISSION**

**RIVERHOUSE**

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

**OWNER / DEVELOPER**  
 JBG SMITH  
 240.333.3600

**CENTRAL PARCEL ARCHITECT**  
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**SOUTH PARCEL ARCHITECT**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

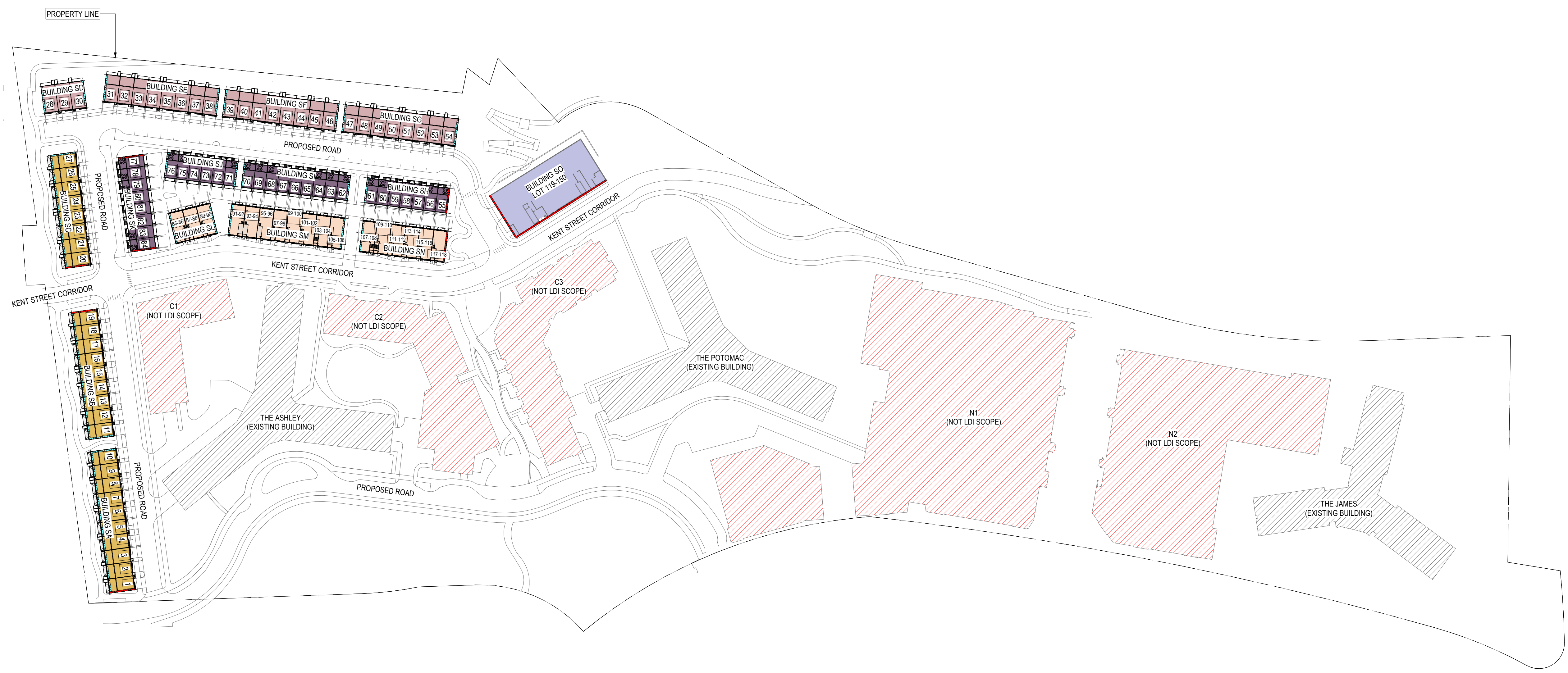
**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**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



**LEGEND:**

- ▬ STD SIDE ELEVATION
- ▬ HIGH VIZ SIDE ELEVATION
- EXISTING BUILDINGS
- NEW BUILDINGS ( BY OTHERS)

**SITE ANALYSIS:**

ZONE: RA6-15  
 AREA:  
 1,559,346 SQ FT / 35.798 ACRES LAND BAY S TBD  
 ALLOWABLE HEIGHT: 60'  
 PROPOSED HEIGHT : 43'  
 TOTAL GFA: ±418,580

**MIX:**

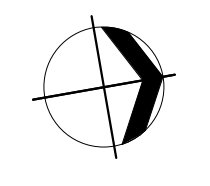
UNIT TYPE	SIZE	TYPE	# OF UNITS	UNIT DESCRIPTION
UNIT A	24' x 52' RL	MF 2-0-2	34 UNITS - MR	3BR + 1 CAR GARAGE
UNIT B	20' x 42' RL	MF TH	30 UNITS - MR	4BR + 2 CAR GARAGE
UNIT C	24' x 42' FL	MF TH	27 UNITS - MR	4BR + 2 CAR GARAGE
UNIT D	24' x 45' FL	MF TH	27 UNITS - MR	4BR + 2 CAR GARAGE
CONDO	80' x 180'	MF CONDO	32 UNITS - MR	CONDO FLATS
			<b>150 - TOTAL</b>	

**PARKING:**

TOTAL : 276  
 PARKING RATIO: 276/150 = 1.84 SPACES/UNIT  
 PARKING RATIO OF MF TH UNIT A1-A2: 34/34 = 1 SPACES/UNIT  
 PARKING RATIO OF MF TH UNIT B: 60/30 = 2 SPACE/UNIT  
 PARKING RATIO OF MF TH UNIT C: 54/27 = 2 SPACE/UNIT  
 PARKING RATIO OF MF TH UNIT D: 54/27 = 2 SPACE/UNIT  
 PARKING RATIO OF MF CONDO: 43/32 = 1.43 SPACES/UNIT  
 VISITOR PARKING FOR MF TH & MF CONDO = 31

\*\*\*REFER TO SHEET A-00e FOR THE FOLLOWING BREAKDOWN CALCULATIONS:

- UNIT MIX FOR SINGLE FAMILY
- UNIT MIX FOR CONDO
- PARKING COUNT CALCULATION
- BIKE COUNT CALCULATION
- DENSITY TABULATIONS



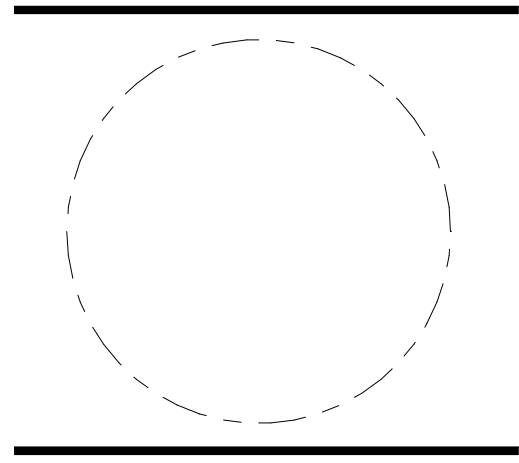
**Key Plan**

**Issue**

NO. DATE

**Revisions**

NO. DATE



**ARCHITECTURAL SITEPLAN**

PRINCIPAL IN CHARGE  
 M.M.  
 PROJECT ARCHITECT  
 M.N.  
 DRAWN  
 R.C., M.S.

DATE 05.22.2024	APPROVED X.Y.
SCALE: As indicated	JOB NO. JBC.016F

DRAWING NO.

**A.S-001**

**4.1 SUBMISSION**

**RIVERHOUSE**

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

**OWNER / DEVELOPER**  
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 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

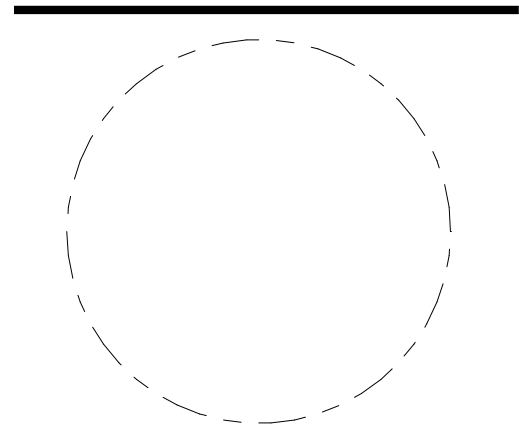
**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**Key Plan**

**Issue**  
 NO. DATE

**Revisions**  
 NO. DATE



**MIX PER PRODUCT TYPE**

**PRINCIPAL IN CHARGE**  
 M.M.

**PROJECT ARCHITECT**  
 M.N.

**DRAWN**  
 R.C., M.S.

<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> 1/16" = 1'-0"	<b>JOB NO.</b> JBC.016F

**DRAWING NO.**

**A.S-002**

	PRODUCT TYPE	UNIT NAME	UNIT GROSS	# OF UNITS	%
MULTI-FAMILY TH	1. UNIT A - 24' X 52' (RL) 2 OVER 2	UNIT A1 ELEV.1-END	± 1,644 SQFT	*6 UNITS	22.7%
		UNIT A2 ELEV.1-END	± 2,841 SQFT	*6 UNITS	
		UNIT A1 ELEV.2-INT	± 1,615 SQFT	*6 UNITS	
		UNIT A2 ELEV.2-INT	± 2,812 SQFT	*6 UNITS	
UNIT A1 ELEV.3-INT	± 1,615 SQFT	*5 UNITS			
UNIT A2 ELEV.3-INT	± 2,812 SQFT	*5 UNITS			
				TOTAL =	34 UNITS
MULTI-FAMILY TH	2. UNIT B - 20' X 42' (RL) TH.	UNIT B ELEV.1-END	± 2,589 SQFT	*8 UNITS	20%
		UNIT B ELEV.1-INT	± 2,589 SQFT	*10 UNITS	
		UNIT B ELEV.2-INT	± 2,589 SQFT	*12 UNITS	
MULTI-FAMILY TH	3. UNIT C - 24' X 42' (FL) TH.	UNIT C ELEV.1-END	± 3,280 SQFT	*3 UNITS	18%
		UNIT C ELEV.4-END	± 3,200 SQFT	*3 UNITS	
		UNIT C ELEV.1-INT	± 3,236 SQFT	*6 UNITS	
		UNIT C ELEV.2-INT	± 3,200 SQFT	*8 UNITS	
UNIT C ELEV.3-INT	± 3,238 SQFT	*4 UNITS			
UNIT C ELEV.4-INT	± 3,200 SQFT	*3 UNITS			
				TOTAL =	27 UNITS
MULTI-FAMILY TH	4. UNIT D - 24' X 45' (FL) TH.	UNIT D ELEV.1-END	± 3,503 SQFT	*1 UNITS	18%
		UNIT D ELEV.4-END	± 3,423 SQFT	*7 UNITS	
		UNIT D ELEV.1-INT	± 3,459 SQFT	*7 UNITS	
		UNIT D ELEV.2-INT	± 3,423 SQFT	*6 UNITS	
UNIT D ELEV.3-INT	± 3,463 SQFT	*4 UNITS			
UNIT D ELEV.4-INT	± 3,423 SQFT	*2 UNITS			
				TOTAL =	27 UNITS
MULTI-FAMILY	5. CONDO BUILDING 180' X 80'	2BR	± 1,385 SQFT	*8 UNITS	21.3%
		2.5BR.1	± 1,450 SQFT	*8 UNITS	
		2.5BR.2	± 1,609 SQFT	*8 UNITS	
		3BR	± 1,742 SQFT	*8 UNITS	
				TOTAL =	32 UNITS
					100%

TOTAL LAND BAY S = 150 UNITS

NOTE: SQ FT ARE APPROXIMATE & FOR REFERENCE ONLY, AREA AND DESIGN CHANGES MAY OCCUR DURING DD/CD DEVELOPMENT.  
 \*TBD

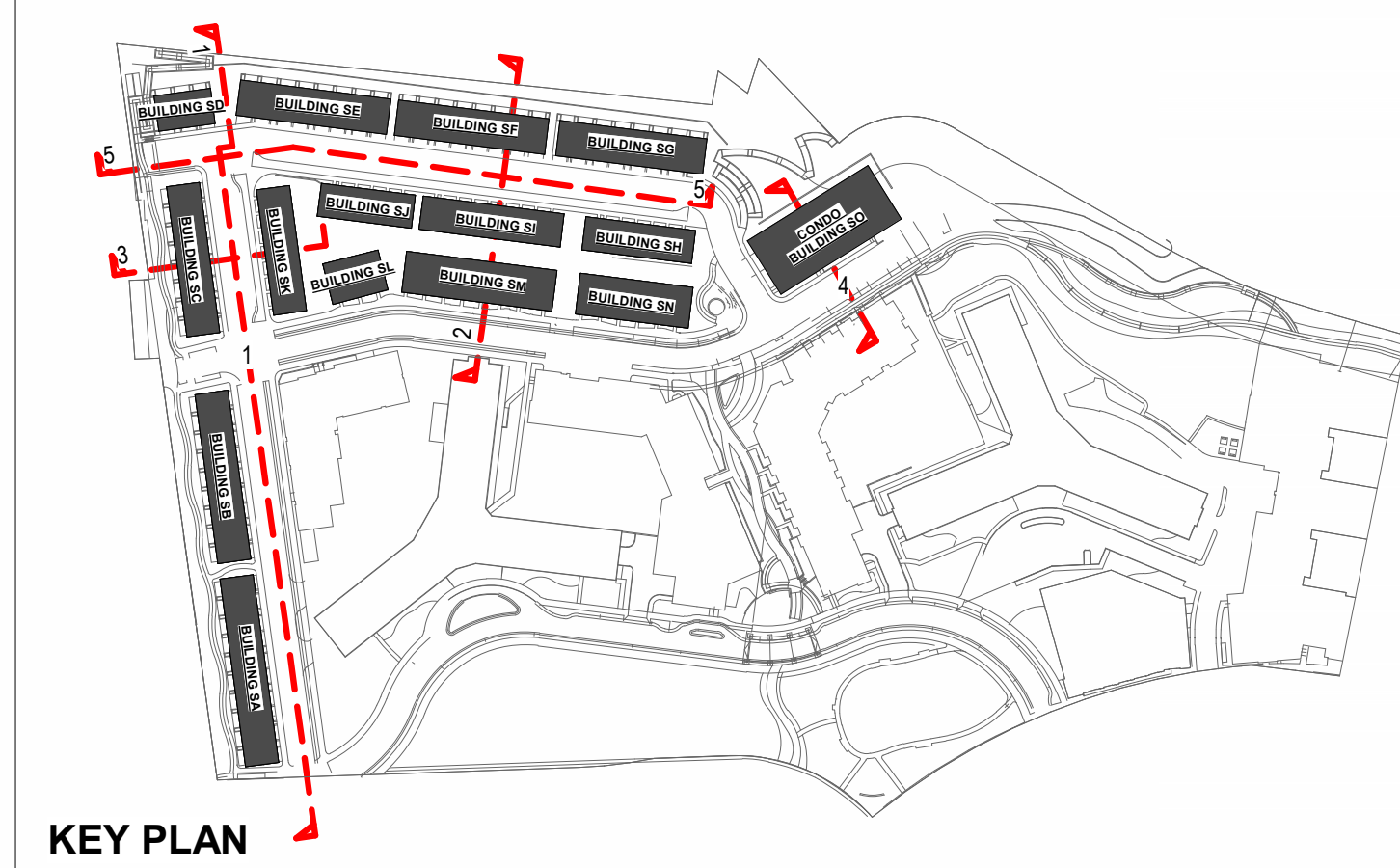
4.1 SUBMISSION





LEGEND FOR BUILDING SECTION/STREETSCAPE

- RESIDENTIAL
- GARAGE
- EXISTING BUILDING



SOUTH PARCEL ARCHITECT:  
**lessard DESIGN**  
 8521 Leesburg Pike | Suite 700  
 Vienna, VA 22182  
 P: 571.830.1800 | F: 571.830.1801  
 www.Lessarddesign.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  
 LESSARD DESIGN  
 571.830.1800

CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

ATTORNEY  
 VENABLE LLP  
 202.344.4000

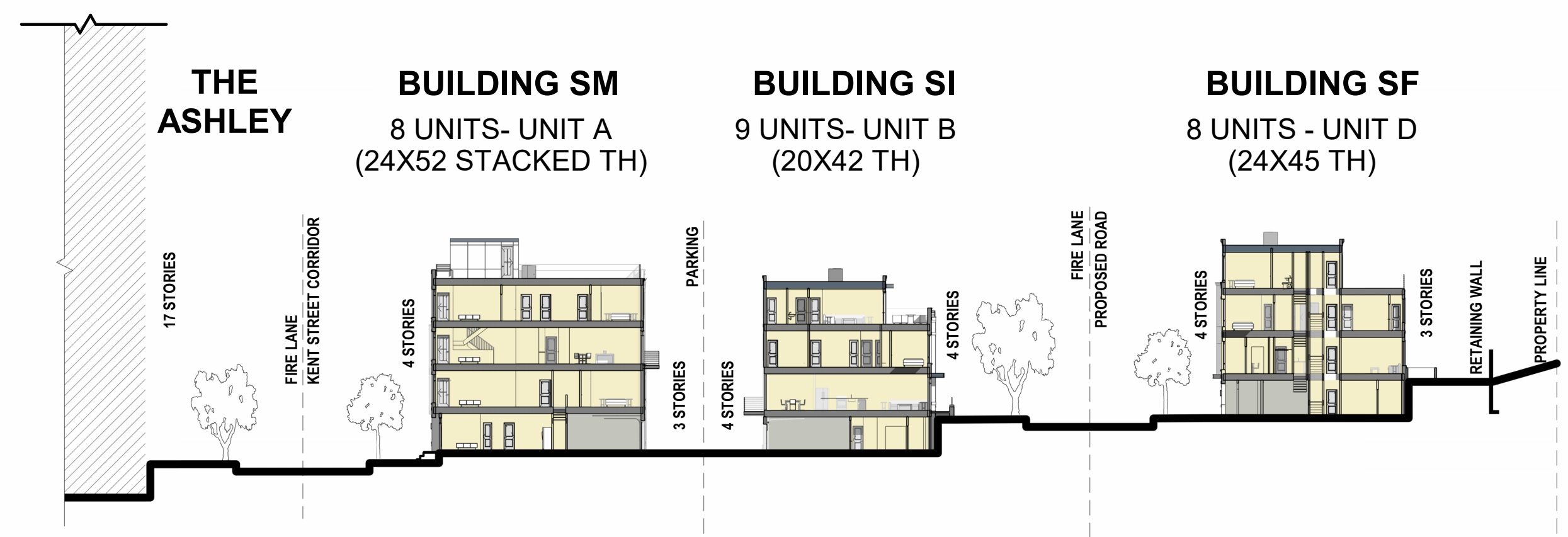
SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING PARTNERS  
 703.970.2890

TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

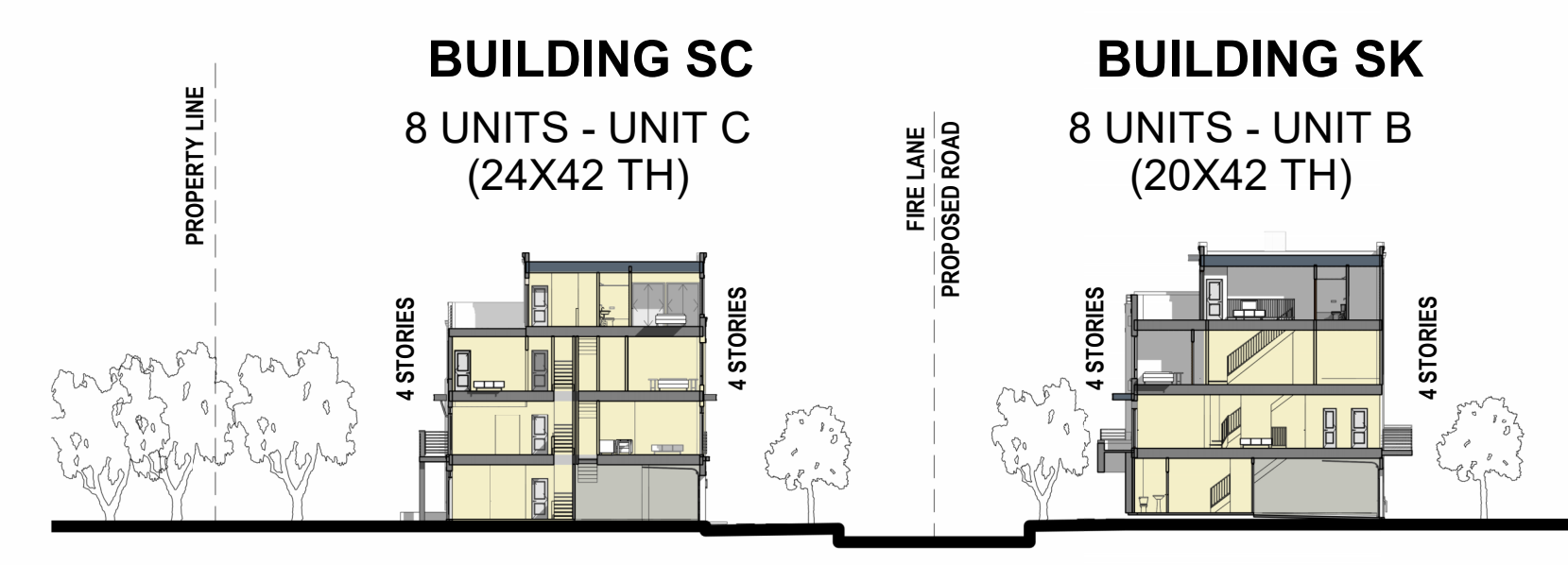
STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441



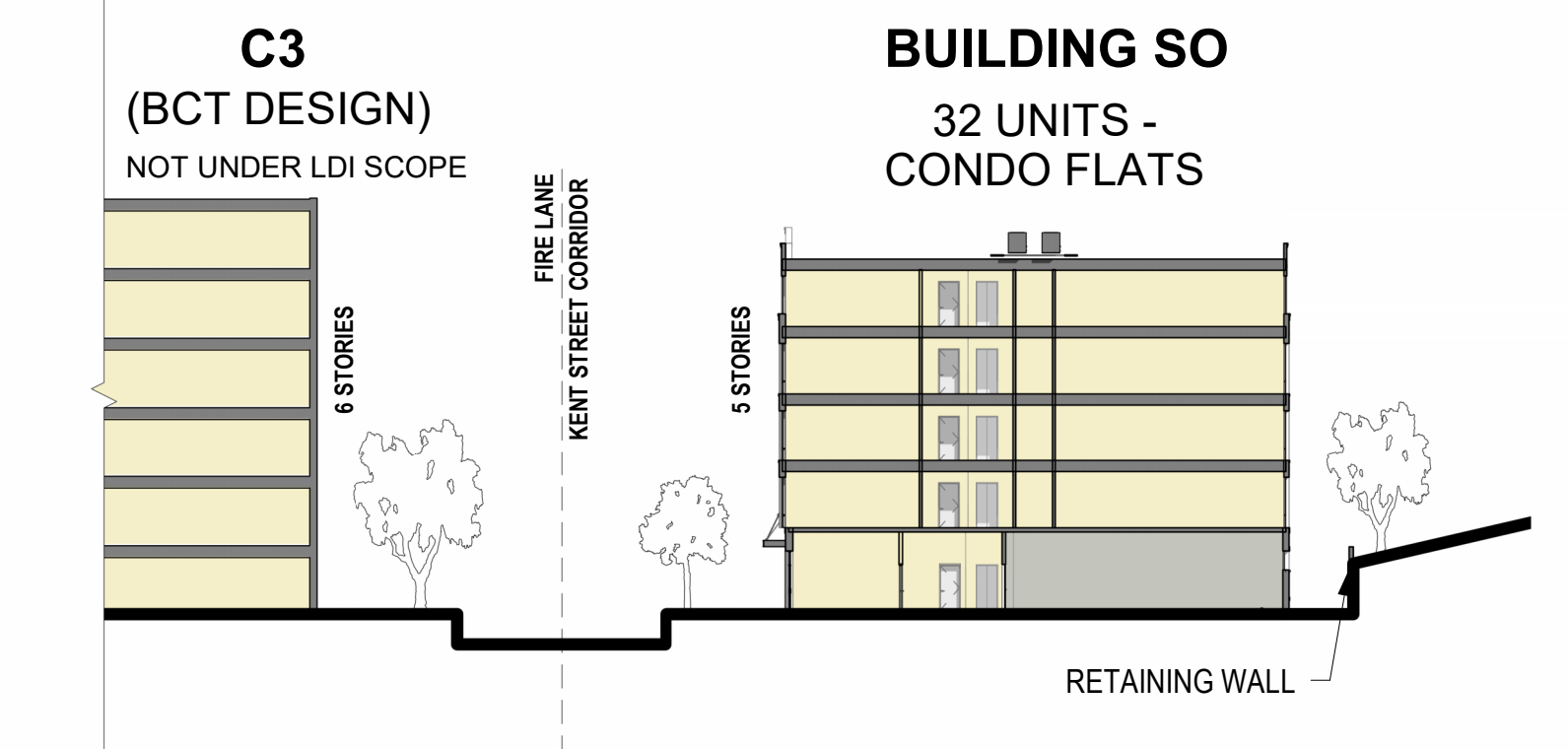
**1 | STREETScape 01**  
 A.S-004 1" = 30'-0"



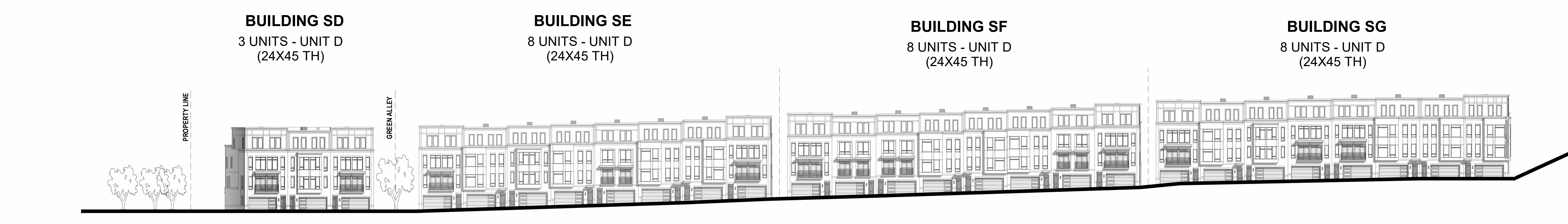
**2 | STREETScape 02**  
 A.S-004 1" = 30'-0"



**3 | STREETScape 03**  
 A.S-004 1" = 30'-0"



**4 | STREETScape 04**  
 A.S-004 1" = 30'-0"



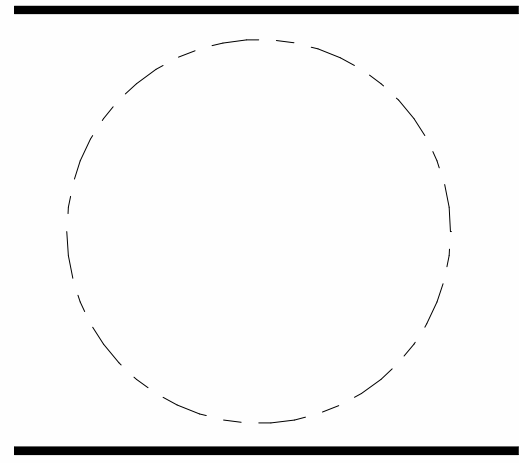
**5 | STREETScape 05**  
 A.S-004 1" = 30'-0"

**Issue**

NO. DATE

**Revisions**

NO. DATE



**STREETScape SECTIONS**

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE 05.22.2024	APPROVED X.Y.
SCALE: As indicated	JOB NO. JBC.016F

DRAWING NO.

4.1 SUBMISSION

**A.S-004**

**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**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

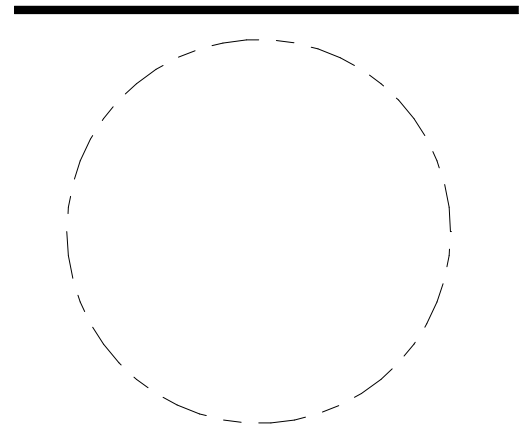
**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**Key Plan**

Issue	
NO.	DATE

Revisions	
NO.	DATE



**SUN STUDY**

**PRINCIPAL IN CHARGE**  
 M.M.

**PROJECT ARCHITECT**  
 M.N.

**DRAWN**  
 R.C., M.S.

<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> 1 1/2" = 1'-0"	<b>JOB NO.</b> JBC.016F

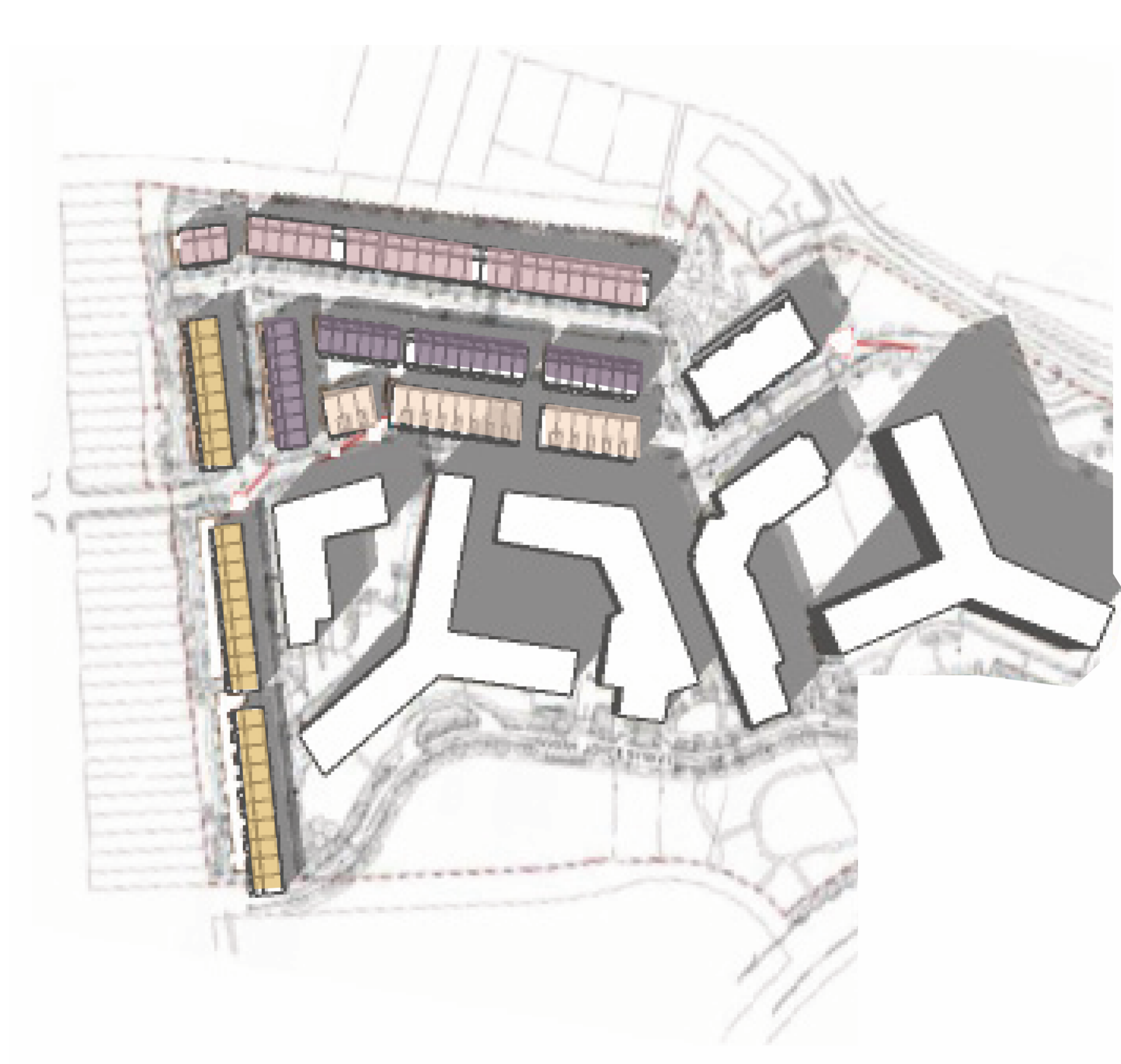
**DRAWING NO.**

**A.S-005**

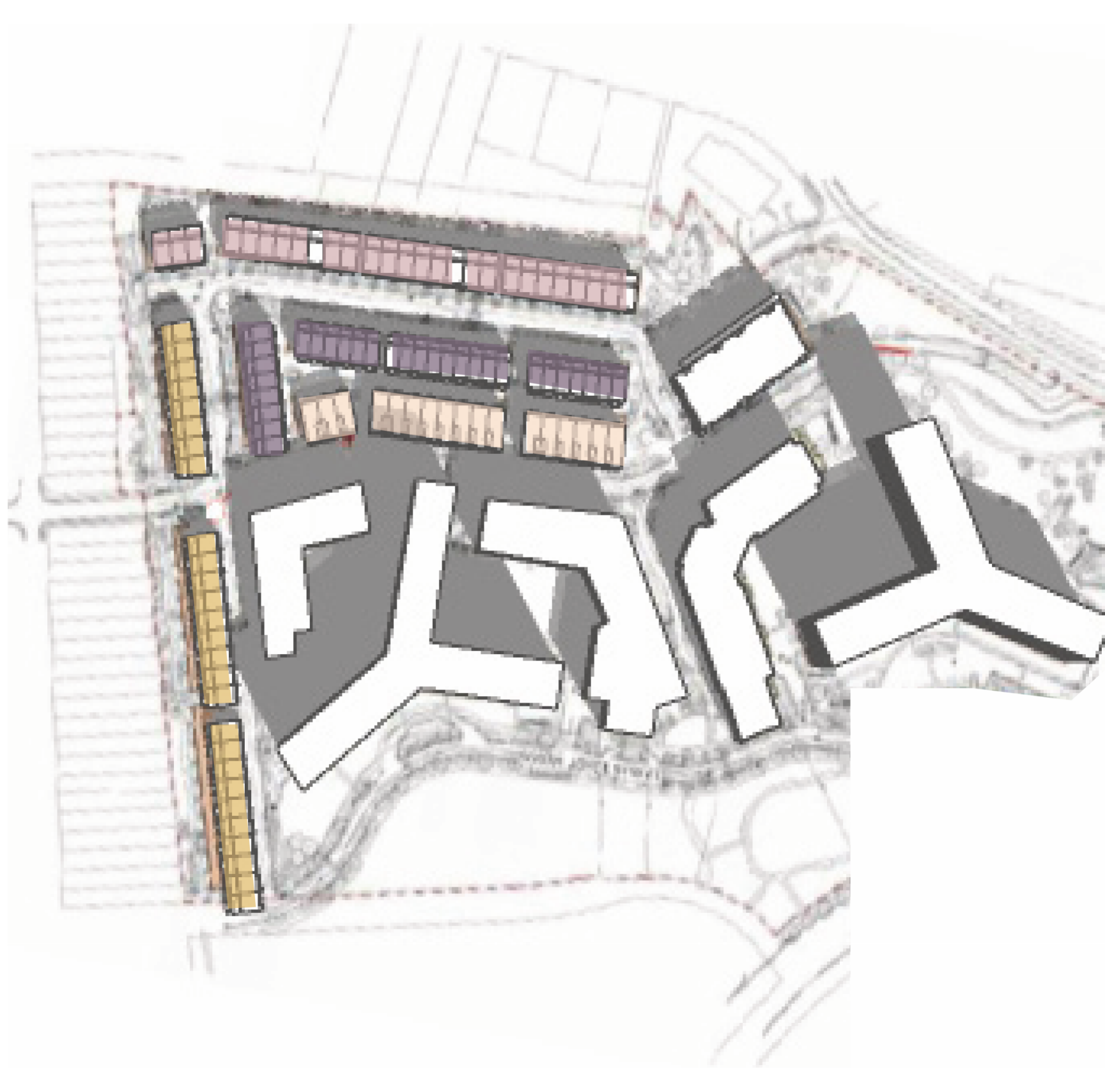
4.1 SUBMISSION



3 | BLDG N2 - SUN STUDY - MARCH 21 - 5PM  
 A.S-005 1 1/2" = 1'-0"



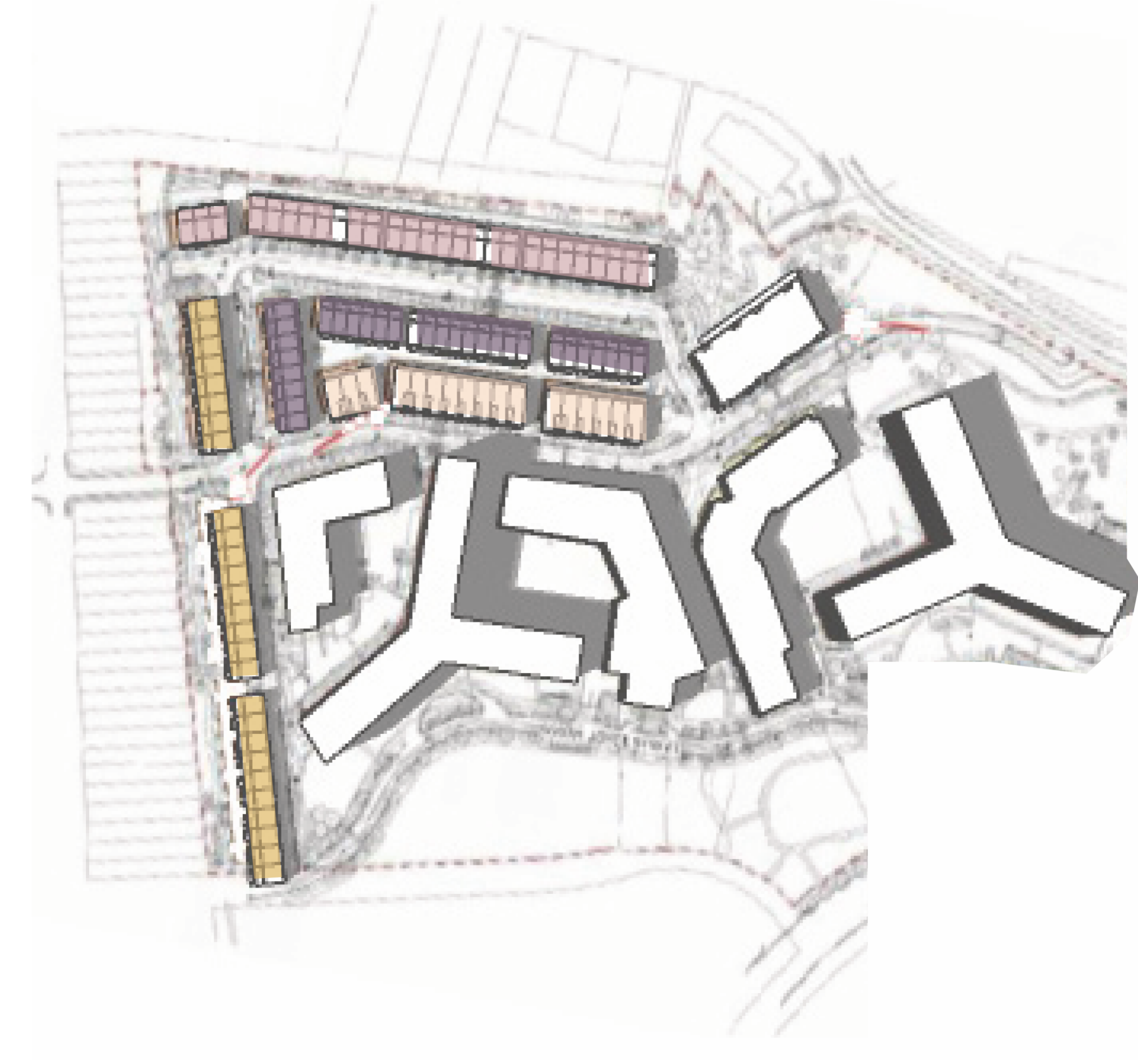
2 | BLDG N2 - SUN STUDY - MARCH 21 - 2PM  
 A.S-005 1 1/2" = 1'-0"



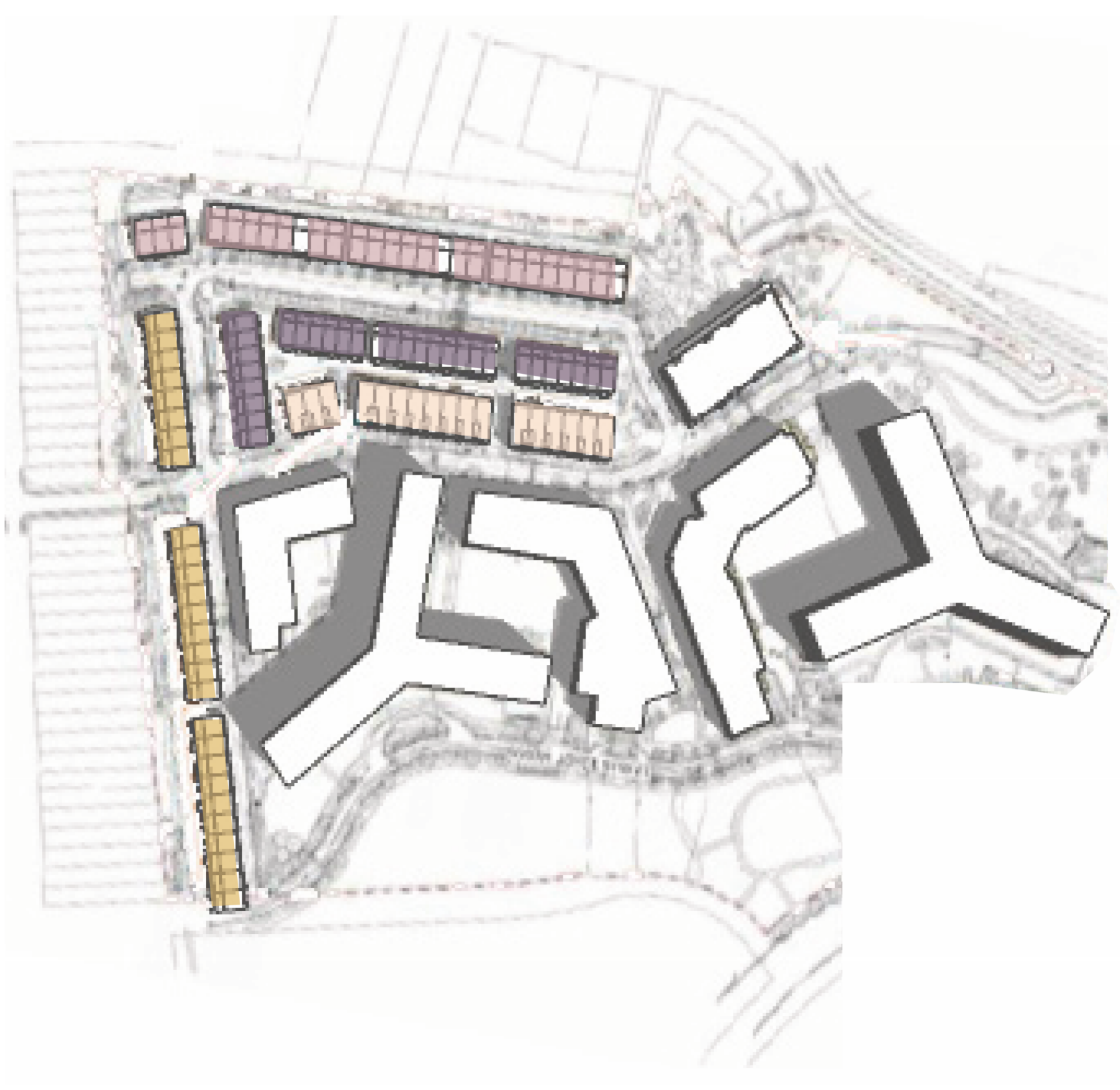
1 | BLDG N2 - SUN STUDY - MARCH 21 - 11 AM  
 A.S-005 1 1/2" = 1'-0"



6 | BLDG N2 - SUN STUDY - JUNE 21 - 5PM  
 A.S-005 1 1/2" = 1'-0"



5 | BLDG N2 - SUN STUDY - JUNE 21 - 2PM  
 A.S-005 1 1/2" = 1'-0"



4 | BLDG N2 - SUN STUDY - JUNE 21 - 11AM  
 A.S-005 1 1/2" = 1'-0"

RIVERHOUSE

PROJECT STREET NUMBER  
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ARLINGTON, VA 22202

OWNER / DEVELOPER  
JBG SMITH  
240.333.3600

CENTRAL PARCEL ARCHITECT  
BCT DESIGN GROUP  
410.837.2727

SOUTH PARCEL ARCHITECT  
LESSARD DESIGN  
571.830.1800

CIVIL ENGINEER  
BOHLER DC  
202.524.5700

LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
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ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

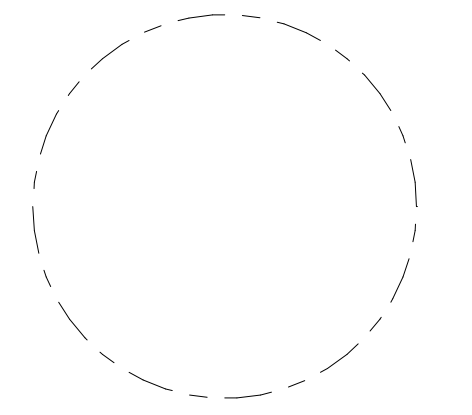
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



SUN STUDY

PRINCIPAL IN CHARGE  
M.M.

PROJECT ARCHITECT  
M.N.

DRAWN  
R.C., M.S.

DATE  
05.22.2024

SCALE:  
1 1/2" = 1'-0"

DRAWING NO.

A.S-006

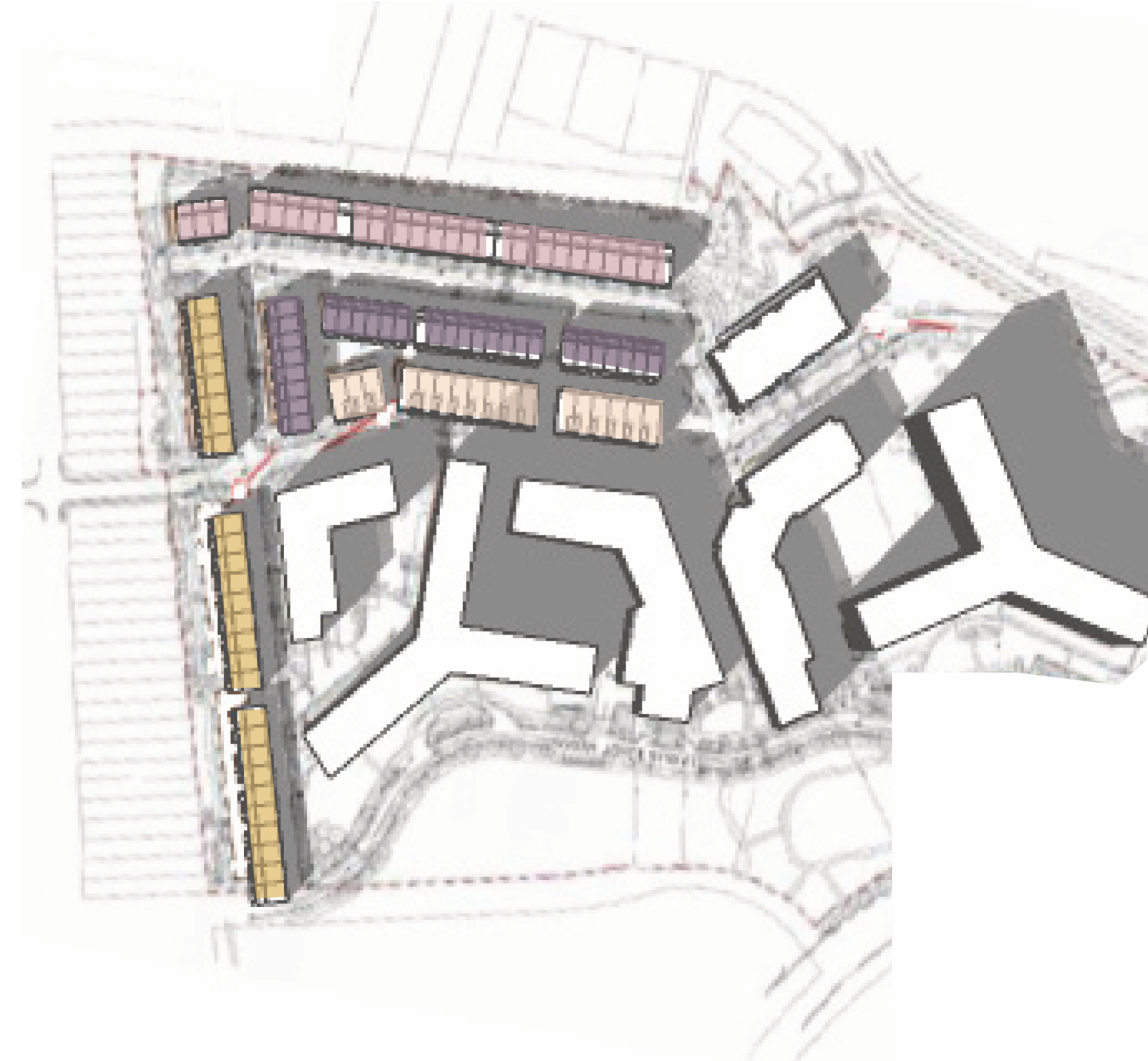
APPROVED  
X.Y.

JOB NO.  
JBC.016F

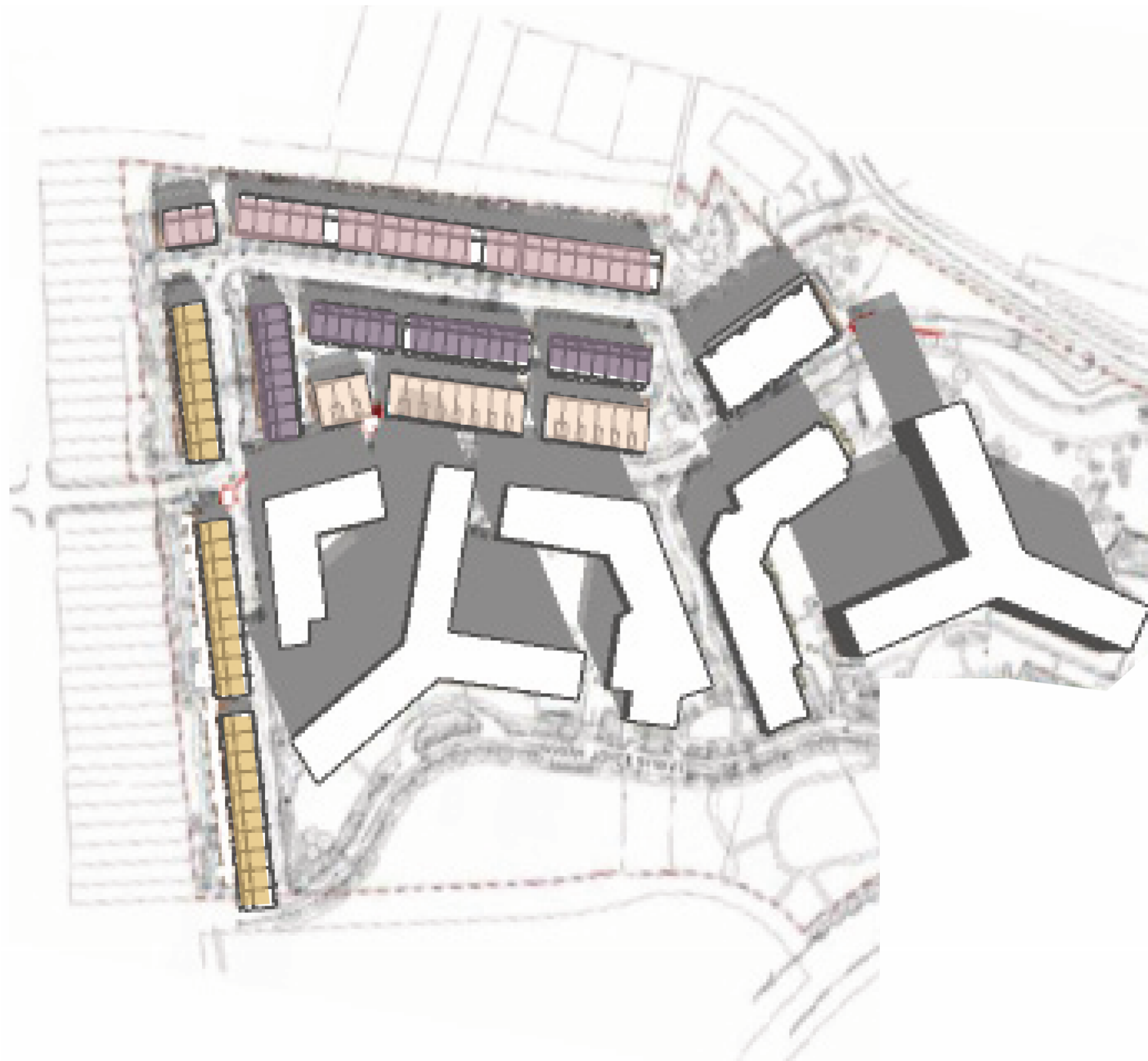
4.1 SUBMISSION



9 | BLDG N2 - SUN STUDY - SEPT. 21 - 5PM  
A.S-006 1 1/2" = 1'-0"



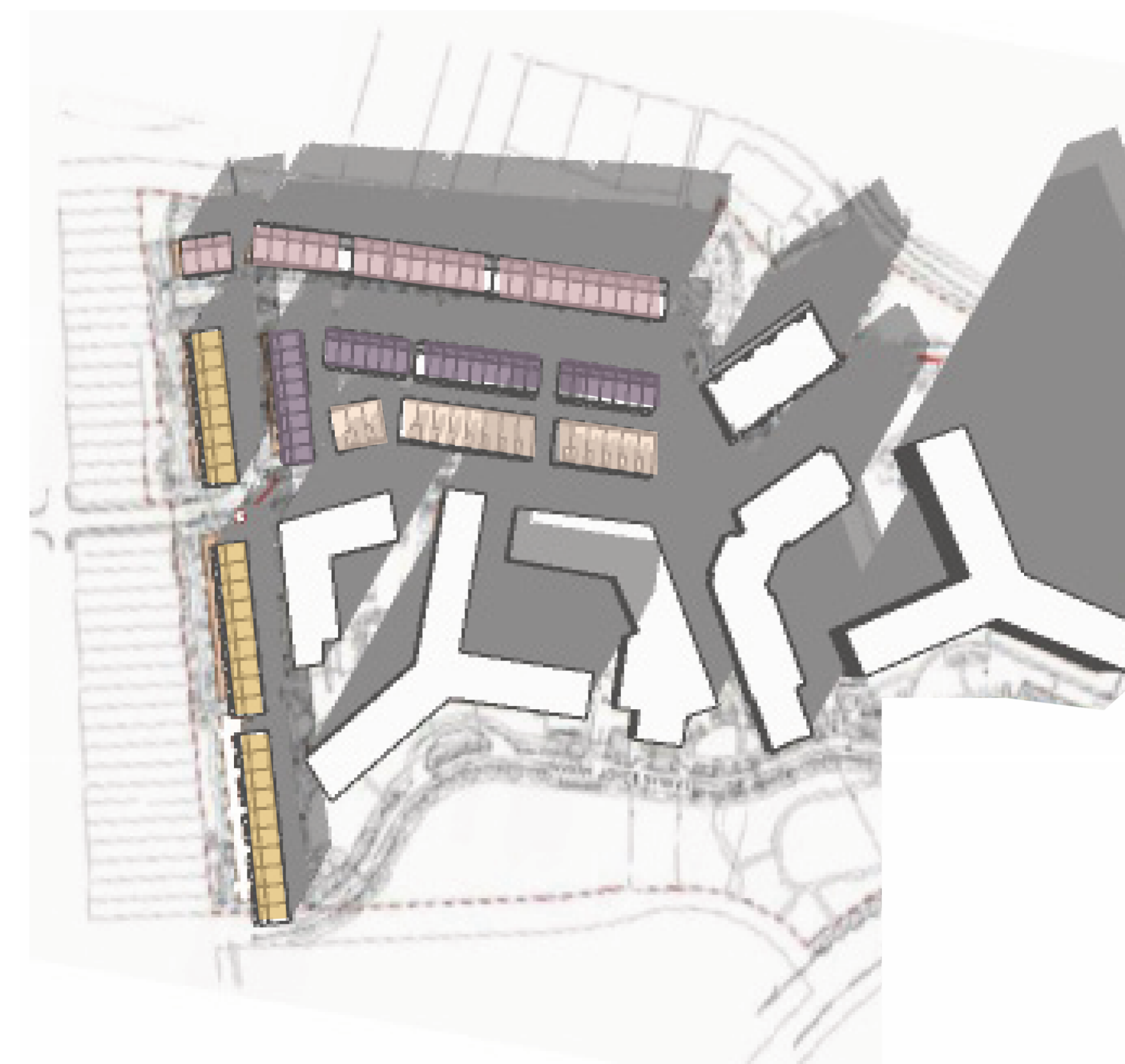
8 | BLDG N2 - SUN STUDY - SEPT. 21 - 2PM  
A.S-006 1 1/2" = 1'-0"



7 | BLDG N2 - SUN STUDY - SEPT. 21 - 11AM  
A.S-006 1 1/2" = 1'-0"



12 | BLDG N2 - SUN STUDY - DEC. 21 - 5PM  
A.S-006 1 1/2" = 1'-0"



11 | BLDG N2 - SUN STUDY - DEC. 21 - 2PM  
A.S-006 1 1/2" = 1'-0"



10 | BLDG N2 - SUN STUDY - DEC. 21 - 11AM  
A.S-006 1 1/2" = 1'-0"

# UNIT A1&A2 - 24' X 42' FRONT-LOAD STACKED TH UNIT MIX

4 STORY - 4 BR - 3 BATH  
1 UNIT/MODULE

UNIT TYPE	#1 END	#2 INT.	#3 INT.
UNIT A1	1,855 SQ FT	1,826 SQ FT	1,826 SQ FT
UNIT A2	3,206 SQ FT	3,129 SQ FT	3,129 SQ FT
<b>TOTAL</b>	<b>5,061 SQ FT</b>	<b>4,955 SQ FT</b>	<b>4,955 SQ FT</b>

ARTICLE 3.1.1.C. OF THE ZONING ORDINANCE DEFINES GROSS FLOOR AREA AS FOLLOWS:  
GROSS FLOOR AREA IS THE SUM OF THE AREA OF THE HORIZONTAL SURFACE OF THE SEVERAL FLOORS OF A BUILDING MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS, TO INCLUDE ALL FLOOR AREA NOT DEFINED AS GROSS PARKING AREA.

GROSS PARKING AREA IS DEFINED IN ARTICLE 18.2 OF THE ZONING ORDINANCE AS:  
THE SUM OF THE GROUND FLOOR SURFACE AREA ACTUALLY USED FOR PARKING SPACES AND THE AREA OF THE HORIZONTAL SURFACE OF THE FLOOR(S) OF A BUILDING, MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS, DEVOTED TO OFF-STREET PARKING, LOADING AND MANEUVERING SPACE INCLUDING ALL CORRIDORS, AIR SHAFTS, ELEVATORS, STAIRWELLS AND TOILETS INCIDENTAL THERETO, BUT NOT INCLUDING AREA DEVOTED TO PERMITTED AND ACCESSORY USES OTHER THAN PARKING AND LOADING.

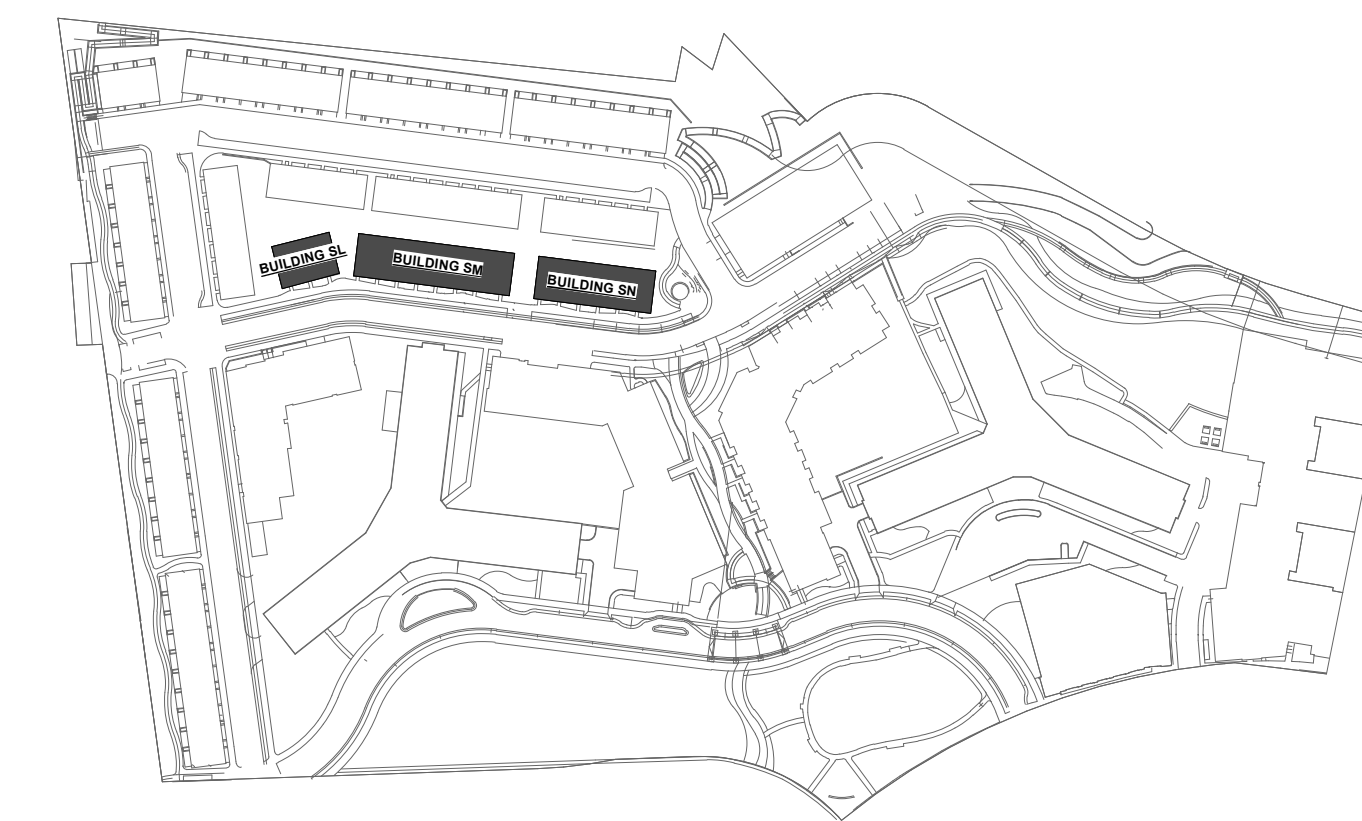
## TOTAL GFA CALCULATIONS PER FLOOR

LEVEL #		ELEV #1 END	ELEV #2 INT	ELEV #3 INT
LEVEL 01	UNIT A1	541 SQ FT	541 SQ FT	541 SQ FT
	UNIT A2	214 SQ FT	214 SQ FT	214 SQ FT
LEVEL 02	UNIT A1	1,103 SQ FT	1,074 SQ FT	1,074 SQ FT
	UNIT A2	143 SQ FT	143 SQ FT	143 SQ FT
LEVEL 03	UNIT A1			
	UNIT A2	1,246 SQ FT	1,217 SQ FT	1,217 SQ FT
LEVEL 04	UNIT A1			
	UNIT A2	1,217 SQ FT	1,217 SQ FT	1,217 SQ FT
TERRACE	UNIT A1			
	UNIT A2			
TOTAL	UNIT A1	1,644 SQ FT	1,615 SQ FT	1,615 SQ FT
	UNIT A2	2,820 SQ FT	2,791 SQ FT	2,791 SQ FT
TOTAL A1+A2		4,464 SQ FT	4,406 SQ FT	4,406 SQ FT

## EXTERIOR ELEVATION KEYNOTES:

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW

KEY PLAN



SOUTH PARCEL ARCHITECT:

**lessard**  
DESIGN  
8521 Leesburg Pike | Suite 700  
Vienna, VA 22182  
P: 571.830.1800 | F: 571.830.1801  
www.Lessarddesign.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  
LESSARD DESIGN  
571.830.1800

CIVIL ENGINEER  
BOHLER DC  
202.524.5700

LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

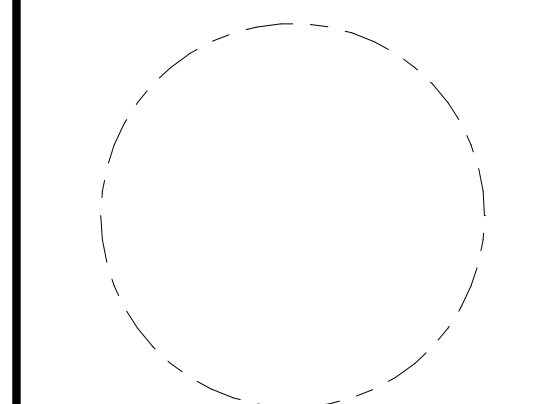
## Key Plan

## Issue

NO. DATE

## Revisions

NO. DATE



## UNIT A - 24' X 52' RL STACKED TH - UNIT FLOOR PLANS

PRINCIPAL IN CHARGE  
M.M.

PROJECT ARCHITECT  
M.N.

DRAWN  
R.C., M.S.

DATE  
05.22.2024

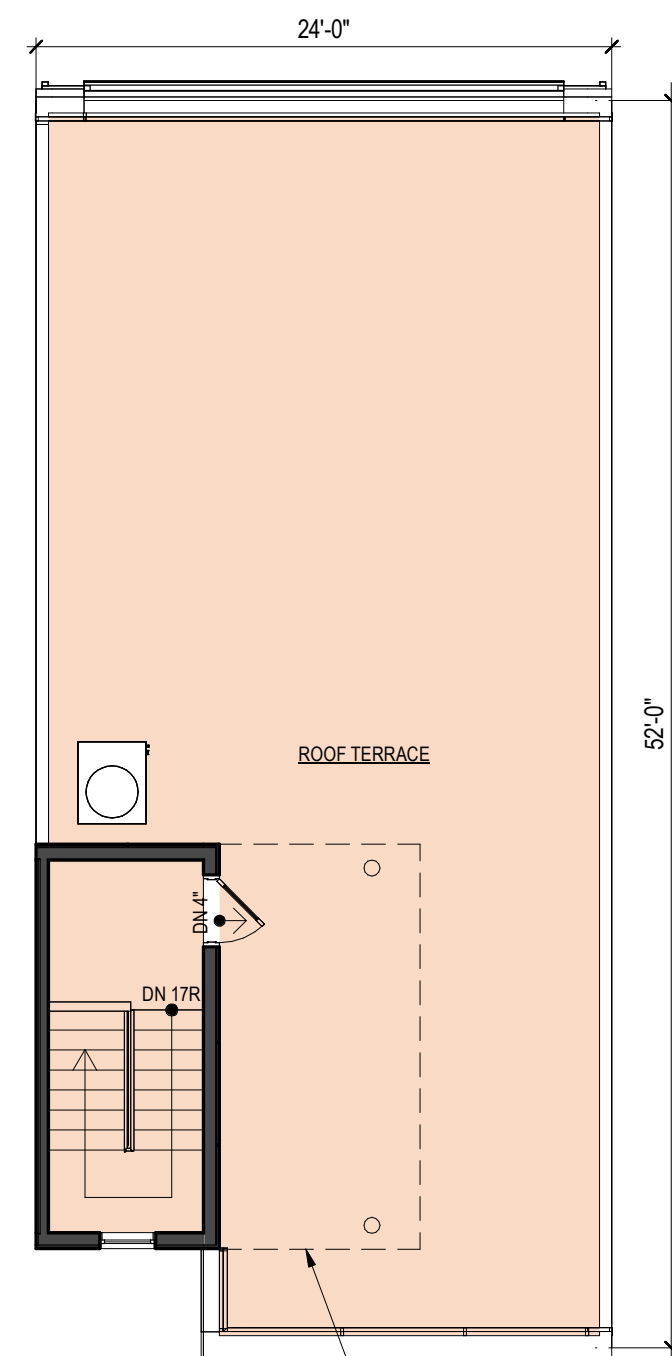
APPROVED  
X.Y.

SCALE:  
As indicated

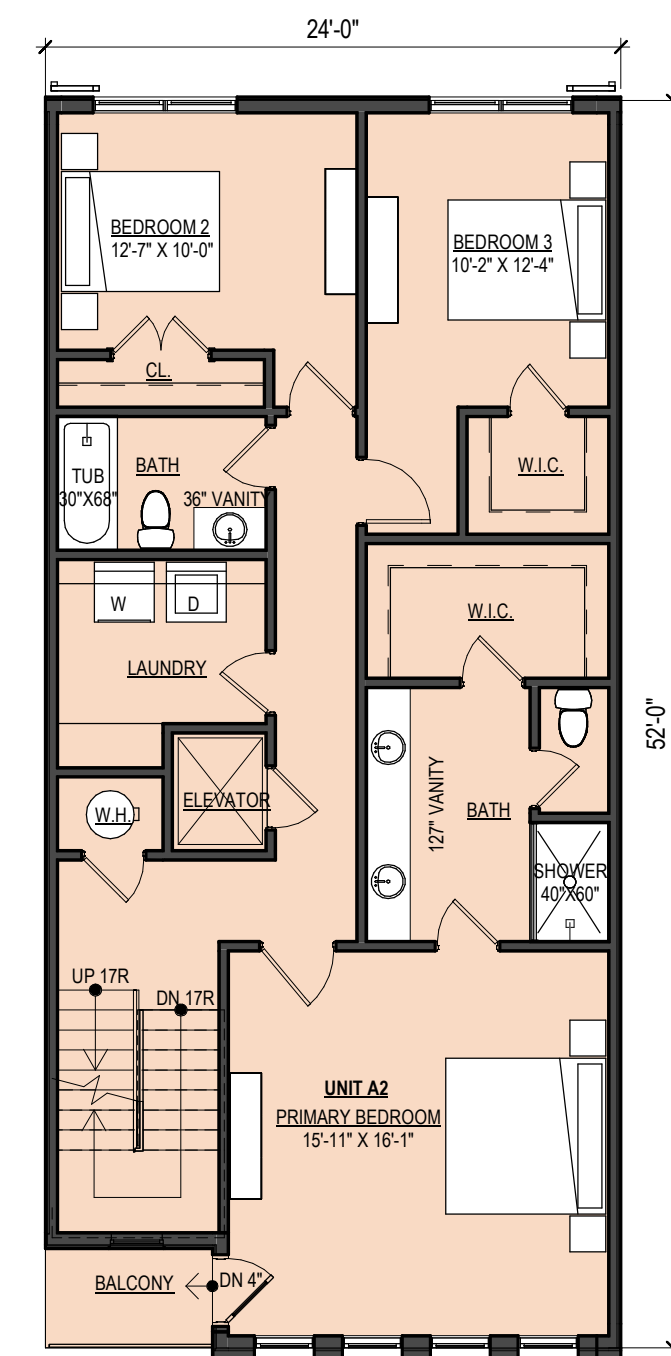
JOB NO.  
JBC.016F

DRAWING NO.  
**A.S-101**

4.1 SUBMISSION

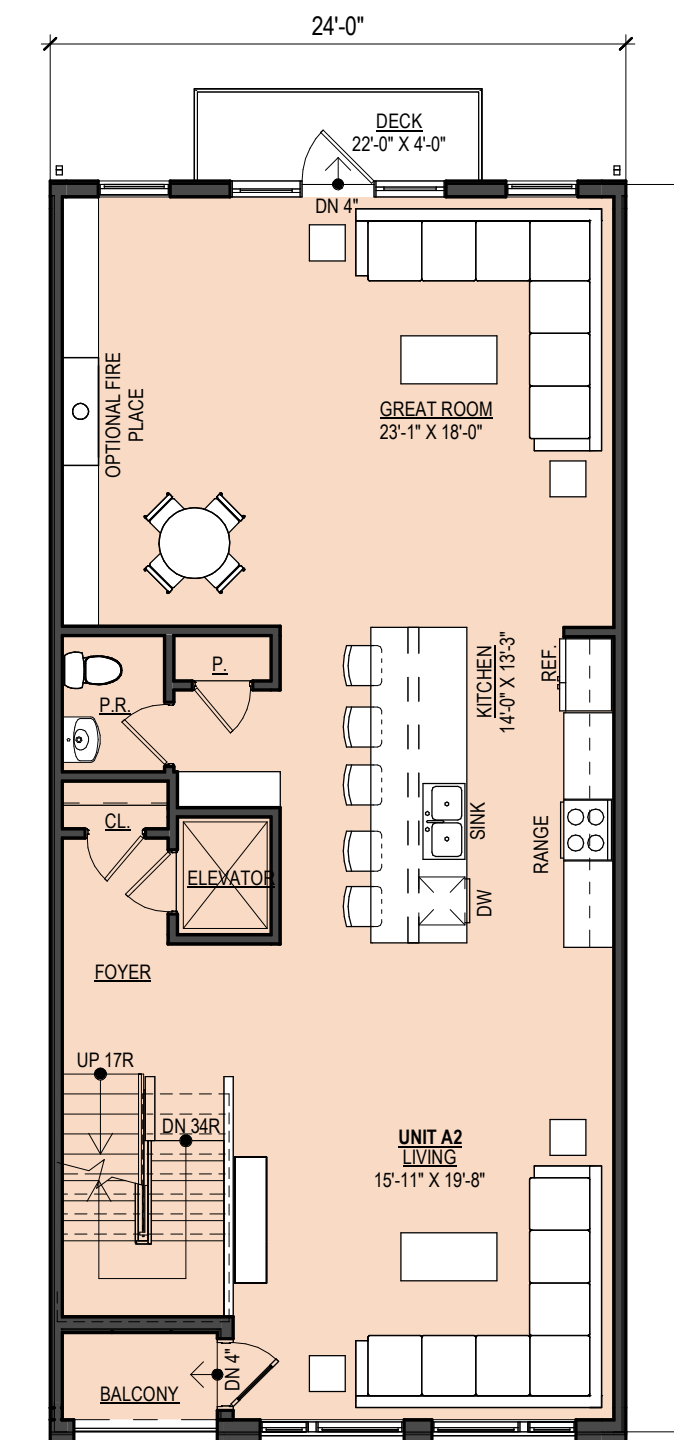


**5** ROOF  
A.S-101 1/8" = 1'-0"



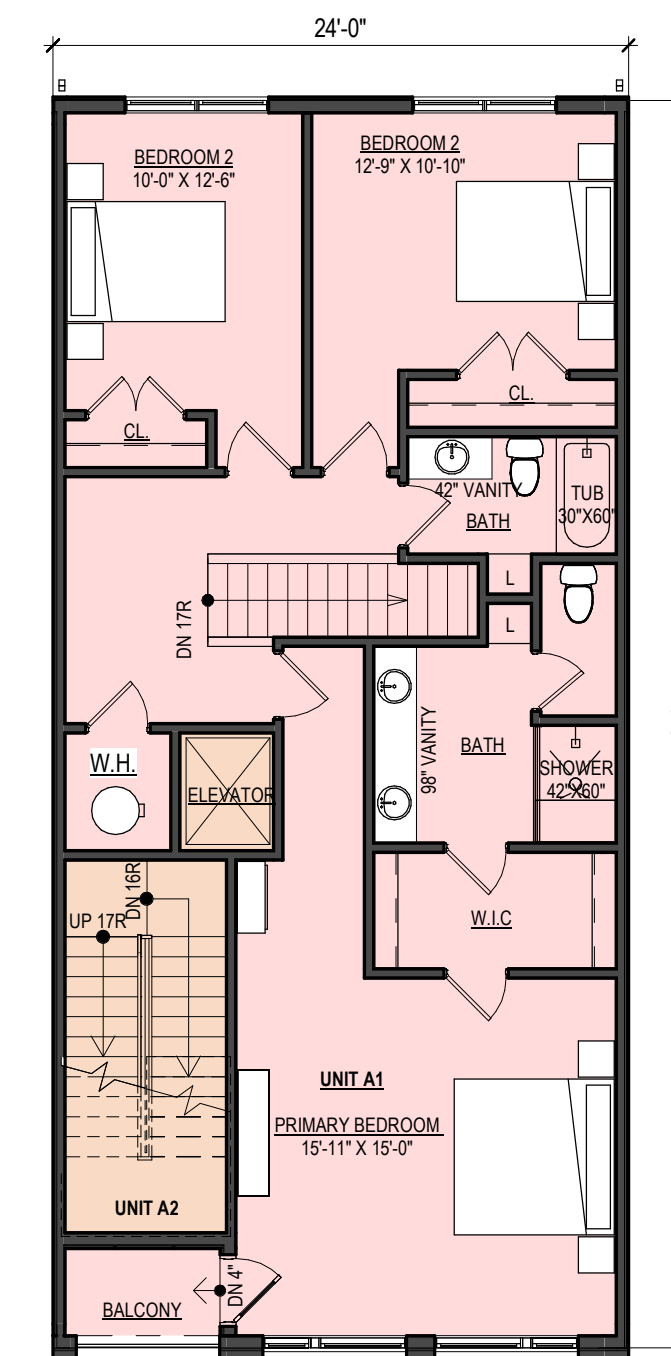
**4** 4TH FLOOR  
A.S-101 1/8" = 1'-0"

UNIT A2 = ±1217 SQ FT



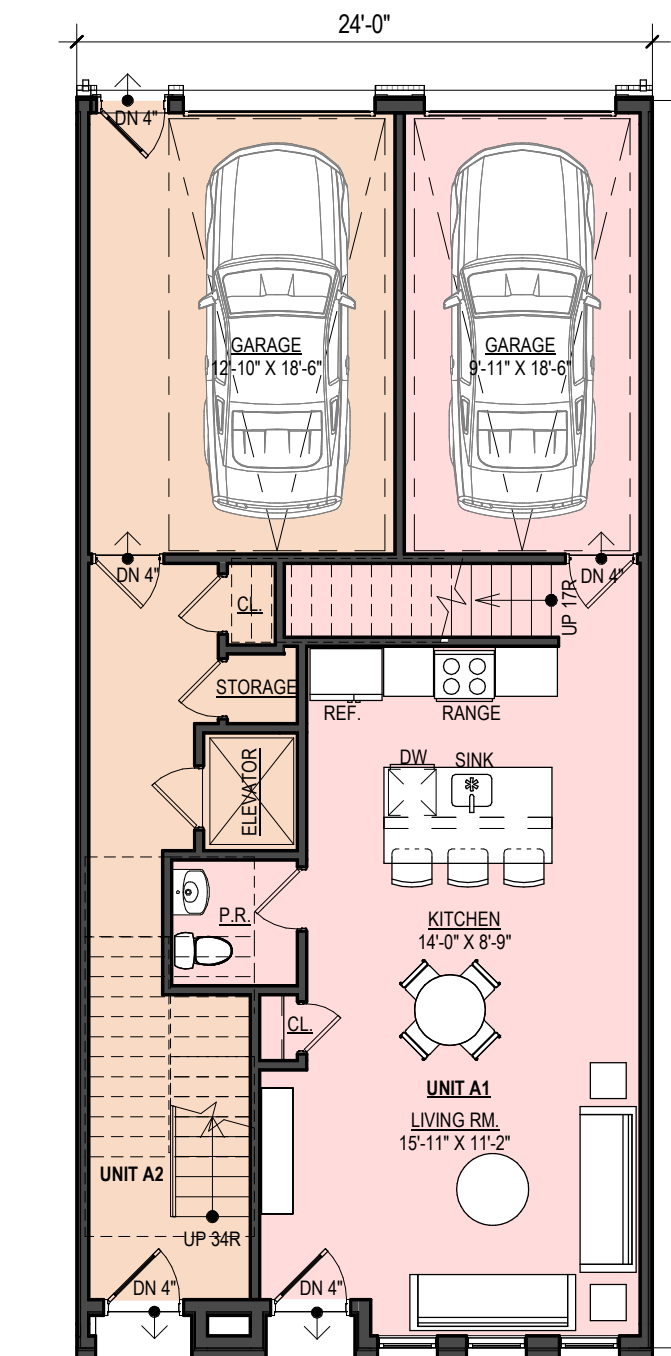
**3** 3RD FLOOR  
A.S-101 1/8" = 1'-0"

UNIT A2 = ±1246 SQ FT



**2** 2ND FLOOR  
A.S-101 1/8" = 1'-0"

UNIT A1 = ±1103 SQ FT  
UNIT A2 = ±143 SQ FT



**1** GROUND FLOOR  
A.S-101 1/8" = 1'-0"

UNIT A1 = ±552 SQ FT  
UNIT A2 = ±214 SQ FT

**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  
 LESSARD DESIGN  
 571.830.1800

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  
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TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

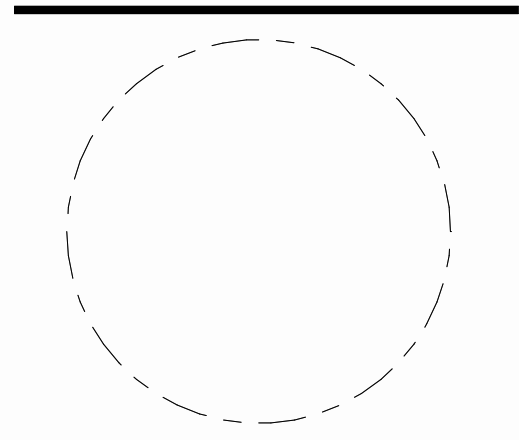
**Key Plan**

**Issue**

NO. DATE

**Revisions**

NO. DATE



**UNIT A - 24' X 52'  
 RL STACKED TH -  
 UNIT  
 ELEVATIONS**

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE  
 05.22.2024

SCALE:  
 As indicated

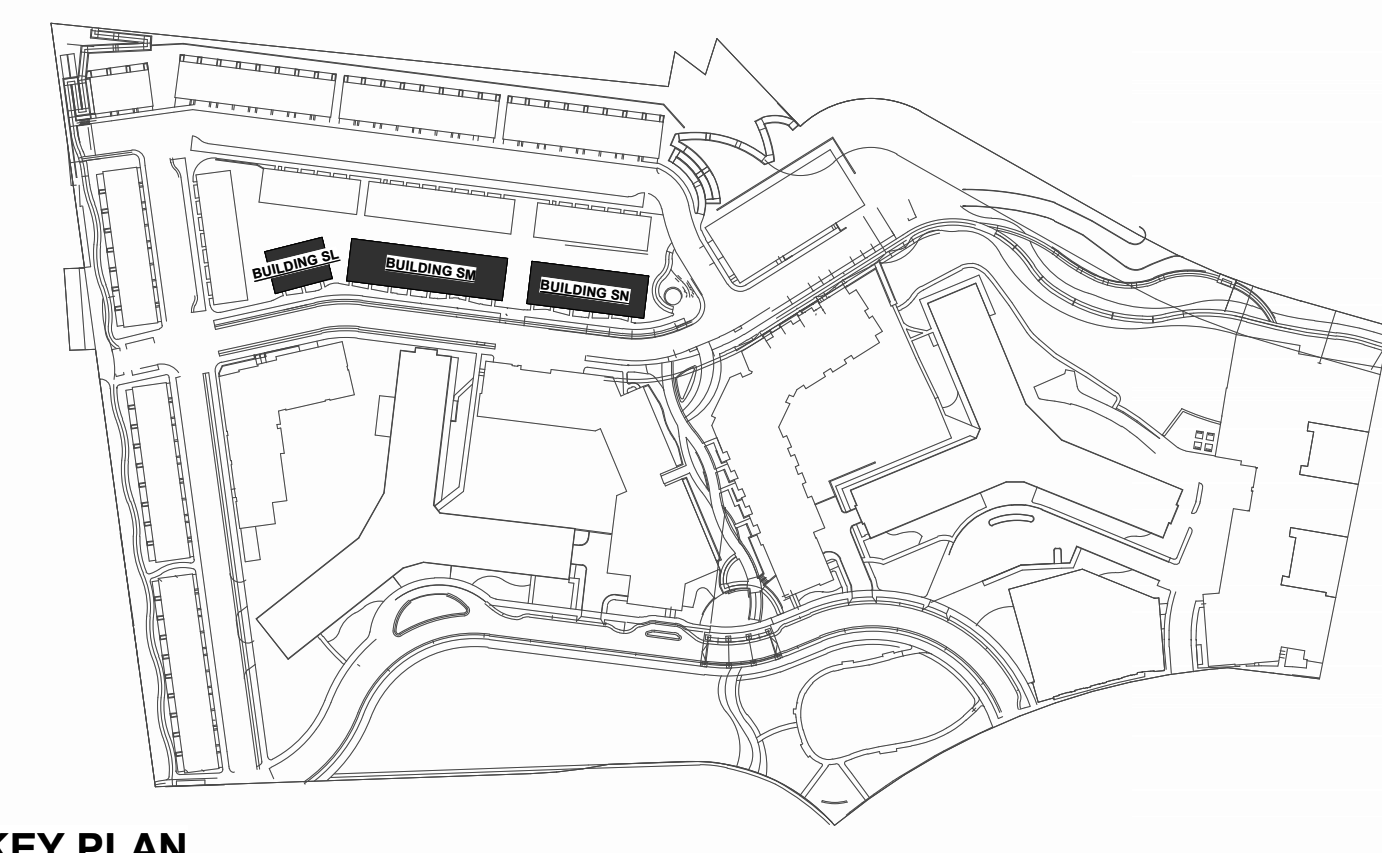
APPROVED  
 X.Y.

JOB NO.  
 JBC.016F

DRAWING NO.  
**A.S-102**

**EXTERIOR ELEVATION KEYNOTES:**

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**5 FRONT - ELEV. #3 INT.**  
 A.S-102 1/8" = 1'-0" WALL OPENING:33%

**4 FRONT - ELEV. #2 INT.**  
 A.S-102 1/8" = 1'-0" WALL OPENING:32%

**3 FRONT - ELEV. #1 INT.**  
 A.S-102 1/8" = 1'-0" WALL OPENING:29%

**1 FRONT - ELEV. #1 END HV / LV**  
 A.S-102 1/8" = 1'-0" WALL OPENING:28%



**8 REAR INT. ELEV.**  
 A.S-102 1/8" = 1'-0" WALL OPENING:37%

**7 REAR ELEV. - END LV**  
 A.S-102 1/8" = 1'-0" WALL OPENING:38%

**6 REAR ELEV. - END HV**  
 A.S-102 1/8" = 1'-0" WALL OPENING:38%

**4.1 SUBMISSION**

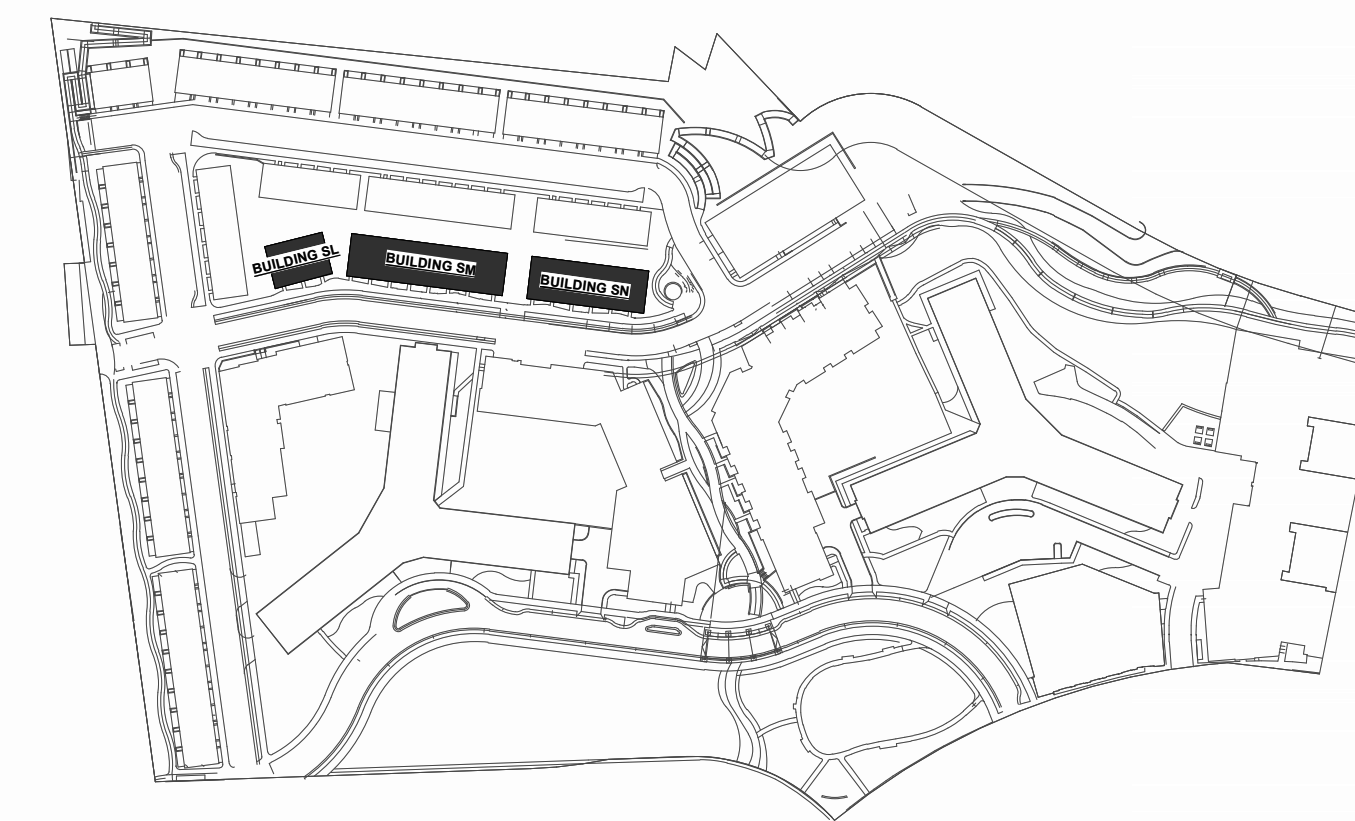
LEGEND FOR BUILDING SECTION/STREETSCAPE

- RESIDENTIAL
- GARAGE
- EXISTING BUILDING

EXTERIOR ELEVATION KEYNOTES:

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
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M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW

KEY PLAN



SOUTH PARCEL ARCHITECT:  
**lessard**  
**DESIGN**  
 8521 Leesburg Pike | Suite 700  
 Vienna, VA 22182  
 P: 571.830.1800 | F: 571.830.1801  
 www.Lessarddesign.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  
 LESSARD DESIGN  
 571.830.1800

CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

ATTORNEY  
 VENABLE LLP  
 202.344.4000

SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

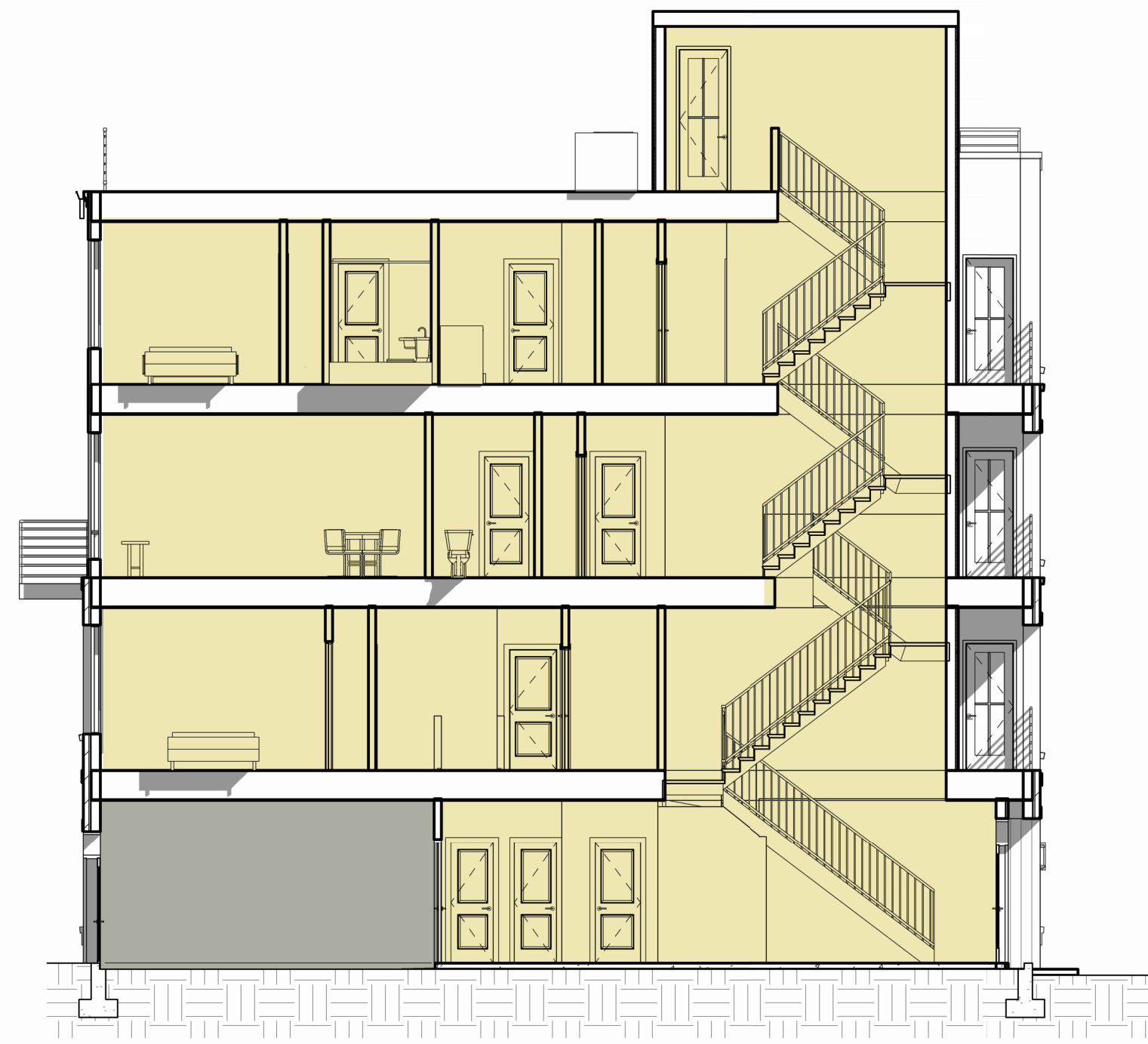
STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441



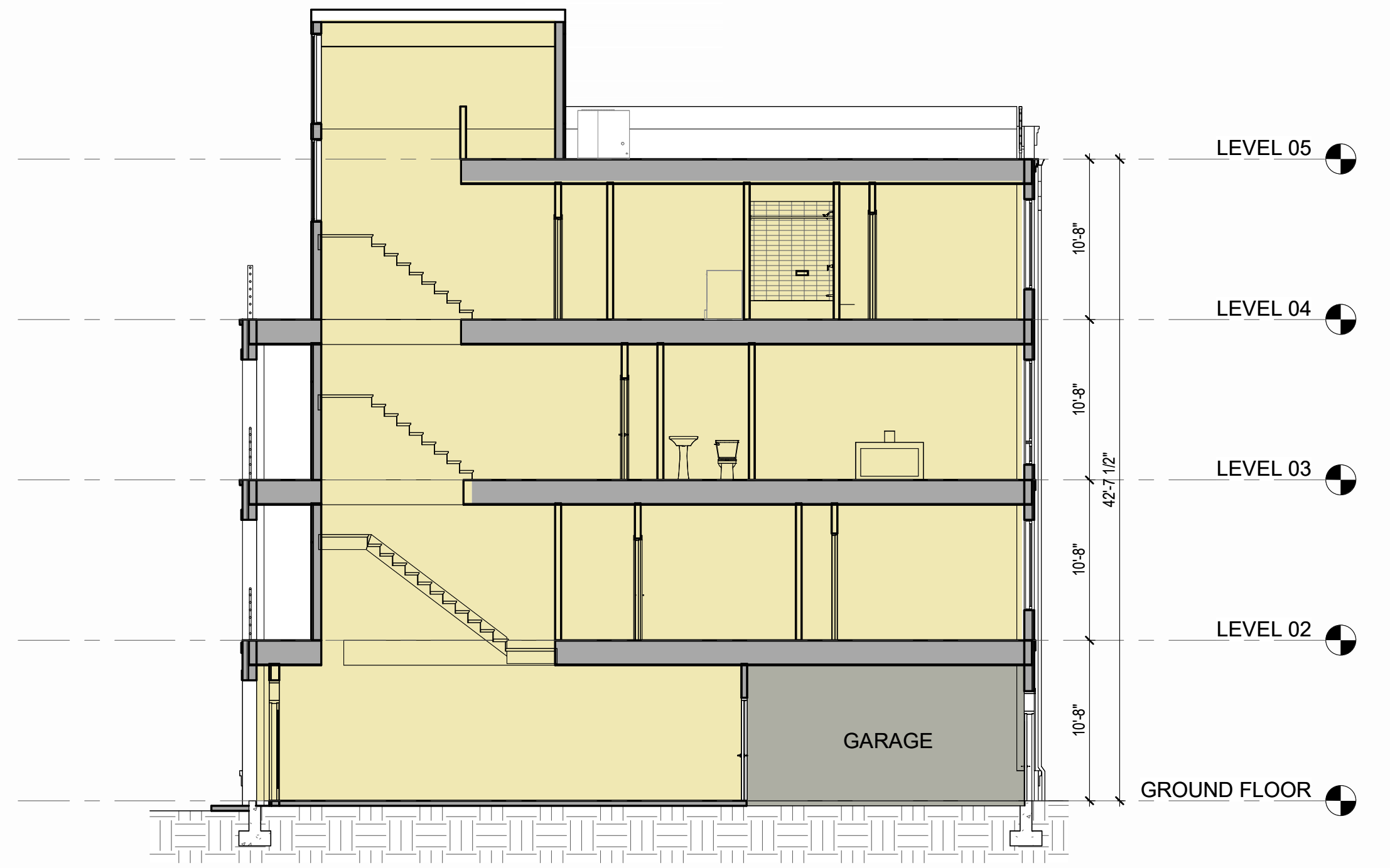
**2** SIDE ELEVATION - LV  
 A.S-103 1/8" = 1'-0" WALL OPENING:17%



**1** SIDE ELEVATION - HV  
 A.S-103 1/8" = 1'-0" WALL OPENING:22%



**4** SECTION 02  
 A.S-103 1/8" = 1'-0"



**3** SECTION 01  
 A.S-103 1/8" = 1'-0"

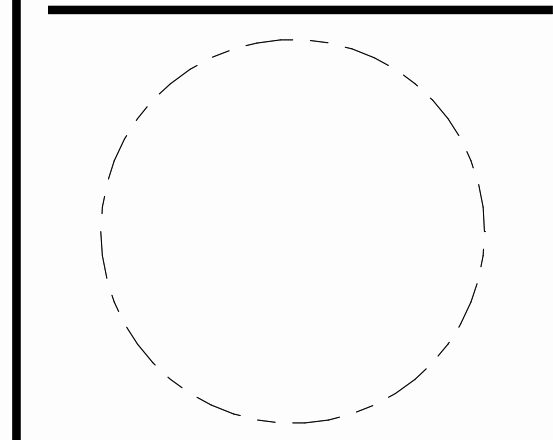
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



**UNIT A - 24' X 52'  
 RL STACKED TH -  
 UNIT ELEV. &  
 SECTIONS**

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE  
 05.22.2024

APPROVED  
 X.Y.

SCALE:  
 As indicated

JOB NO.  
 JBC.016F

DRAWING NO.

**A.S-103**

4.1 SUBMISSION

# UNIT B - 20' X 42' REAR-LOAD TH UNIT MIX

4 STORY - 4 BR - 3 BATH  
1 UNIT/MODULE

UNIT TYPE	ELEV #1 END	ELEV #1 INT	ELEV #2 INT
UNIT B	2,589	2,589	2,589

ARTICLE 3.1.1.C. OF THE ZONING ORDINANCE DEFINES GROSS FLOOR AREA AS FOLLOWS:  
GROSS FLOOR AREA IS THE SUM OF THE AREA OF THE HORIZONTAL SURFACE OF THE SEVERAL FLOORS OF A BUILDING MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS, TO INCLUDE ALL FLOOR AREA NOT DEFINED AS GROSS PARKING AREA.

GROSS PARKING AREA IS DEFINED IN ARTICLE 18.2 OF THE ZONING ORDINANCE AS:  
THE SUM OF THE GROUND FLOOR SURFACE AREA ACTUALLY USED FOR PARKING SPACES AND THE AREA OF THE HORIZONTAL SURFACE OF THE FLOOR(S) OF A BUILDING, MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS, DEVOTED TO OFF-STREET PARKING, LOADING AND MANEUVERING SPACE INCLUDING ALL CORRIDORS, AIR SHAFTS, ELEVATORS, STAIRWELLS AND TOILETS INCIDENTAL THERETO, BUT NOT INCLUDING AREA DEVOTED TO PERMITTED AND ACCESSORY USES OTHER THAN PARKING AND LOADING.

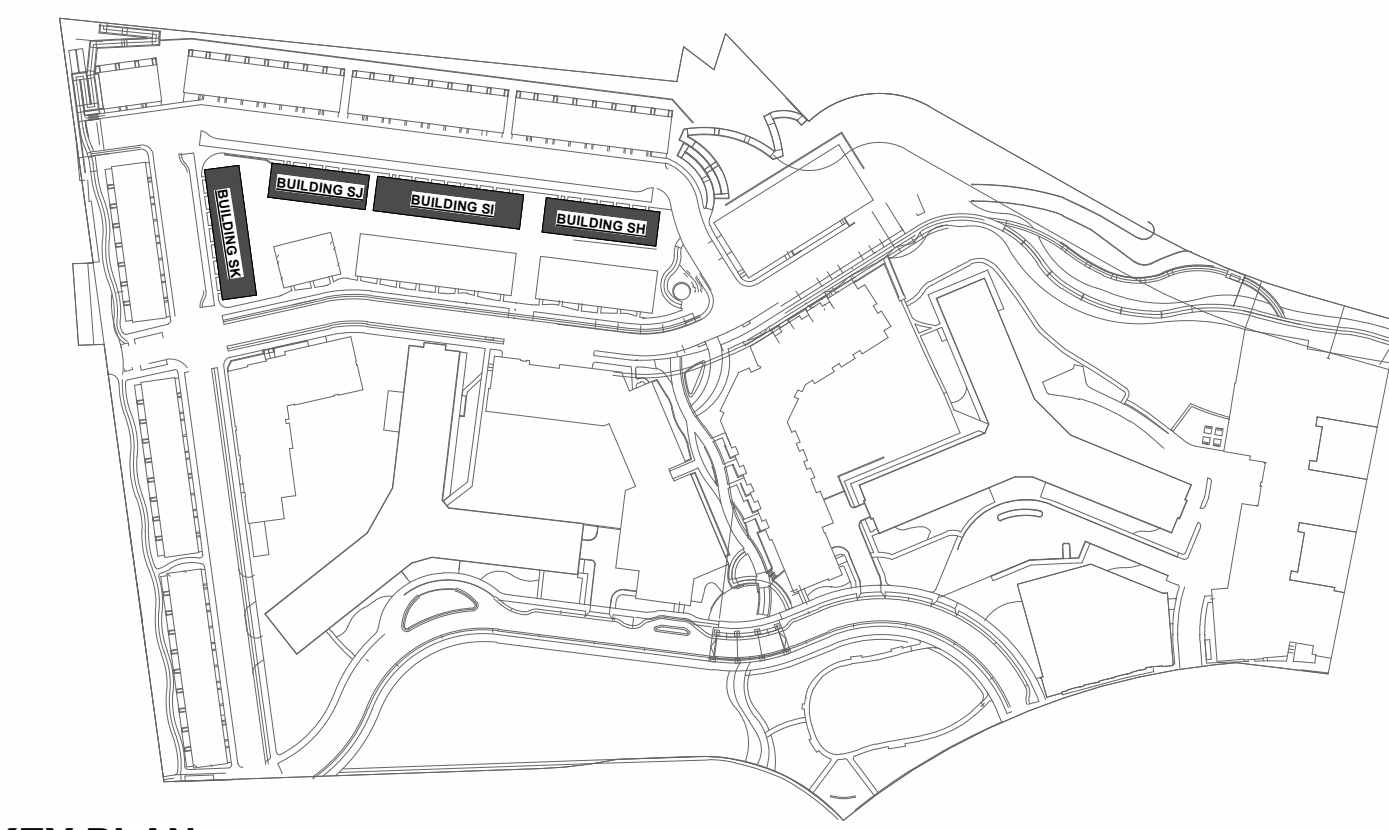
## TOTAL GFA CALCULATIONS PER FLOOR

LEVEL #	ELEV #1 END	ELEV #1 INT	ELEV #2 INT
LEVEL 01	UNIT 389 SQ FT	389 SQ FT	389 SQ FT
LEVEL 02	UNIT 831 SQ FT	831 SQ FT	831 SQ FT
LEVEL 03	UNIT 831 SQ FT	831 SQ FT	831 SQ FT
LEVEL 04	UNIT 538 SQ FT	538 SQ FT	538 SQ FT
TERRACE			
TOTAL	2,589 SQ FT	2,589 SQ FT	2,589 SQ FT

## EXTERIOR ELEVATION KEYNOTES:

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW

KEY PLAN



SOUTH PARCEL ARCHITECT:

**lessard**  
DESIGN  
8521 Leesburg Pike | Suite 700  
Vienna, VA 22182  
P: 571.830.1800 | F: 571.830.1801  
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## RIVERHOUSE

PROJECT STREET NUMBER  
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ARLINGTON, VA 22202

OWNER / DEVELOPER  
JBG SMITH  
240.333.3600

CENTRAL PARCEL ARCHITECT  
BCT DESIGN GROUP  
410.837.2727

SOUTH PARCEL ARCHITECT  
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571.830.1800

CIVIL ENGINEER  
BOHLER DC  
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LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

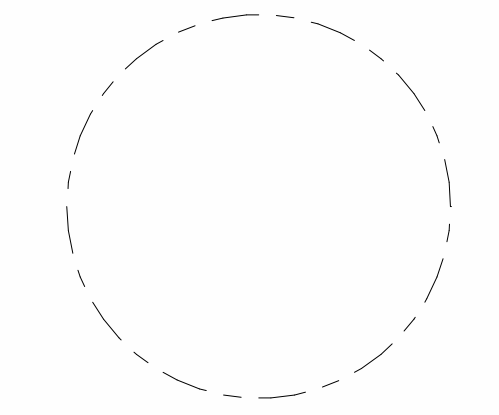
## Key Plan

## Issue

NO. DATE

## Revisions

NO. DATE



## UNIT B - 20' X 42' RL TH - UNIT FLOOR PLANS

PRINCIPAL IN CHARGE  
M.M.

PROJECT ARCHITECT  
M.N.

DRAWN  
R.C., M.S.

DATE  
05.22.2024

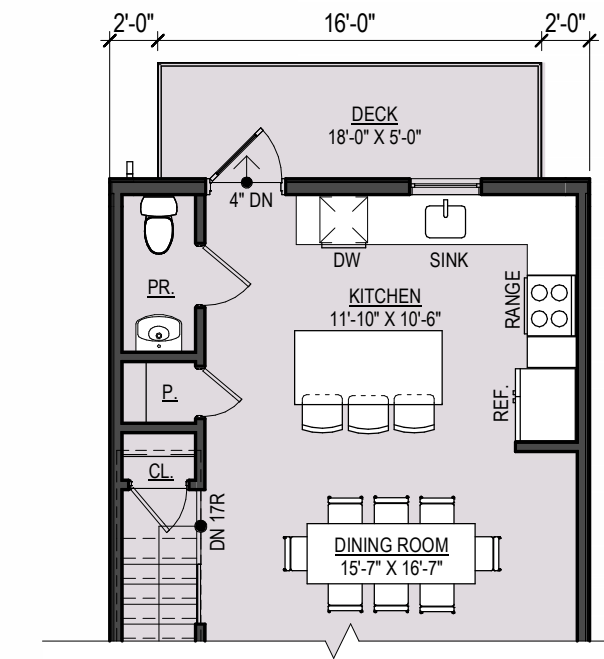
APPROVED  
X.Y.

SCALE:  
As indicated

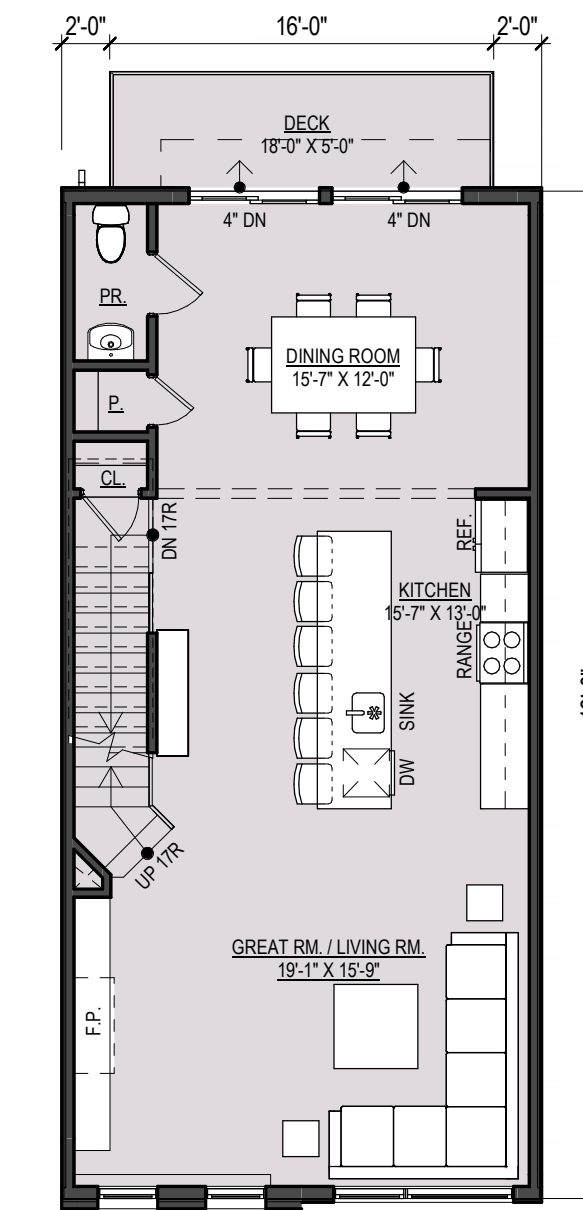
JOB NO.  
JBC.016F

DRAWING NO.  
**A.S-111**

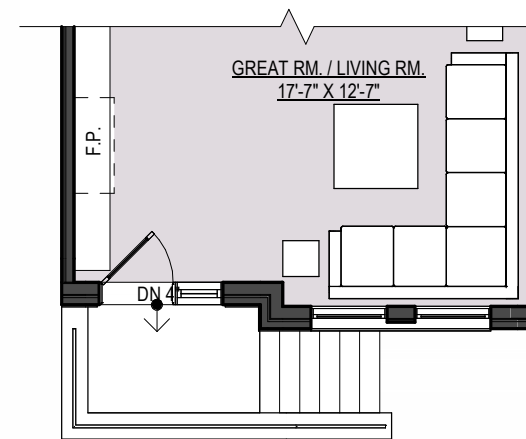
4.1 SUBMISSION



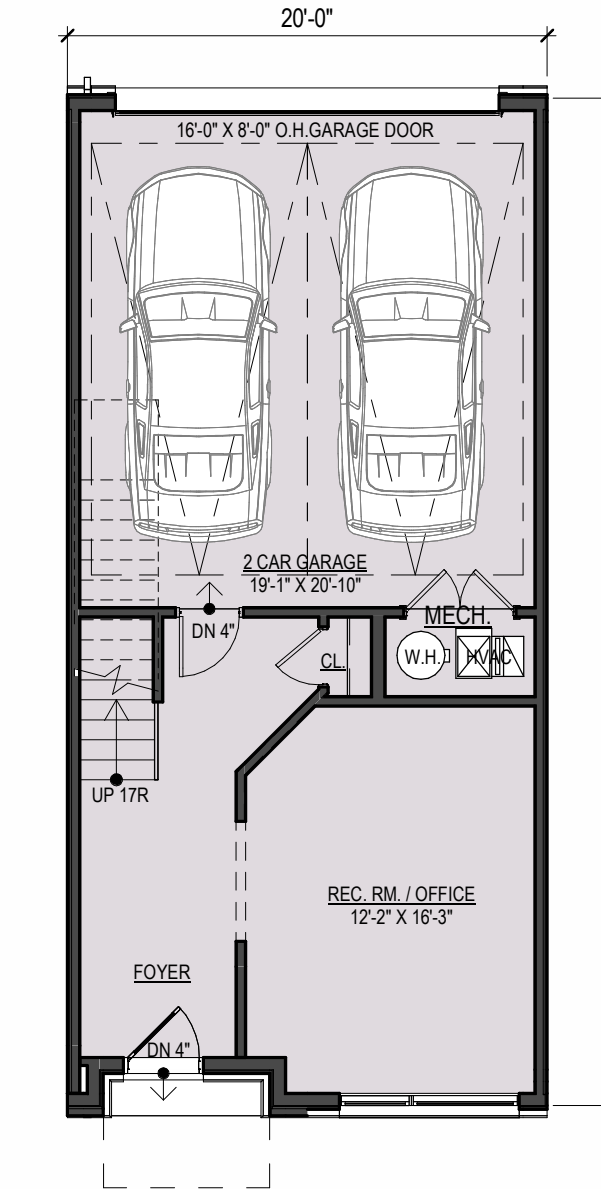
5 2ND FLOOR REAR KITCHEN ALT.  
A.S-111 1/8" = 1'-0"



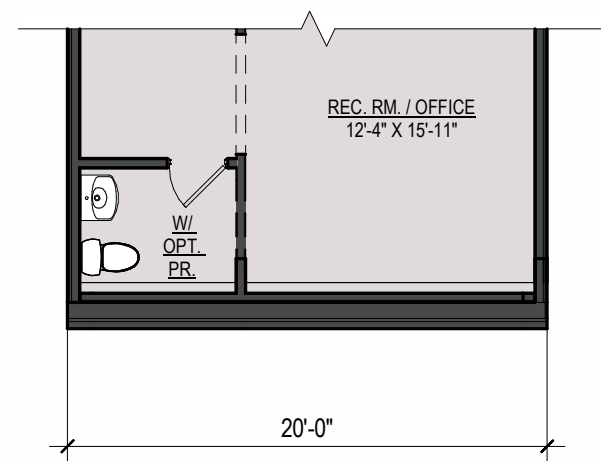
2 2ND FLOOR  
A.S-111 1/8" = 1'-0"



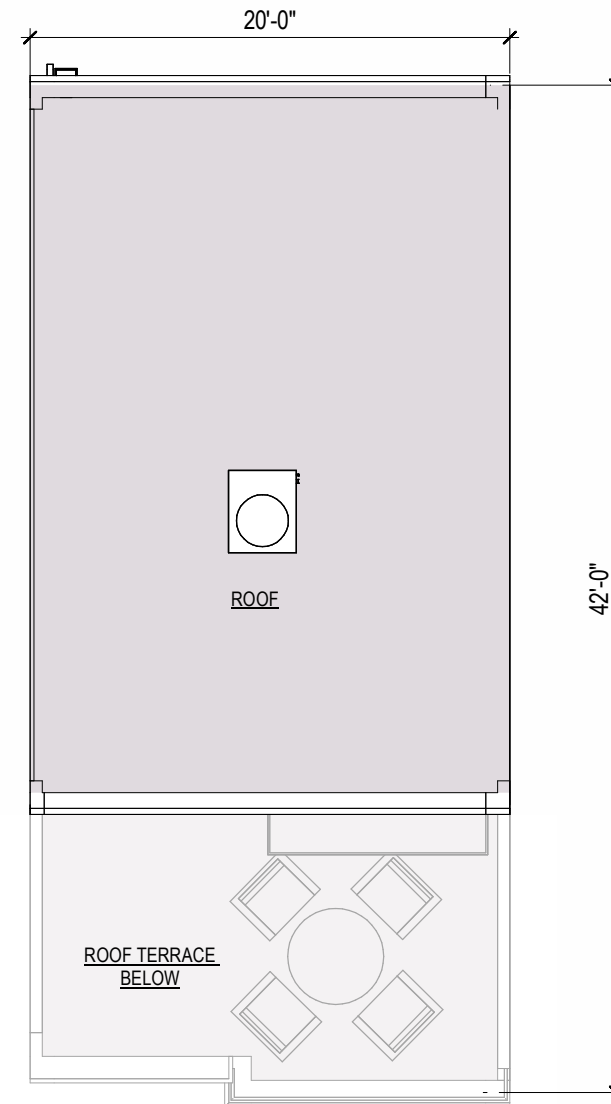
7 2ND FLOOR - FRONT  
A.S-111 1/8" = 1'-0"



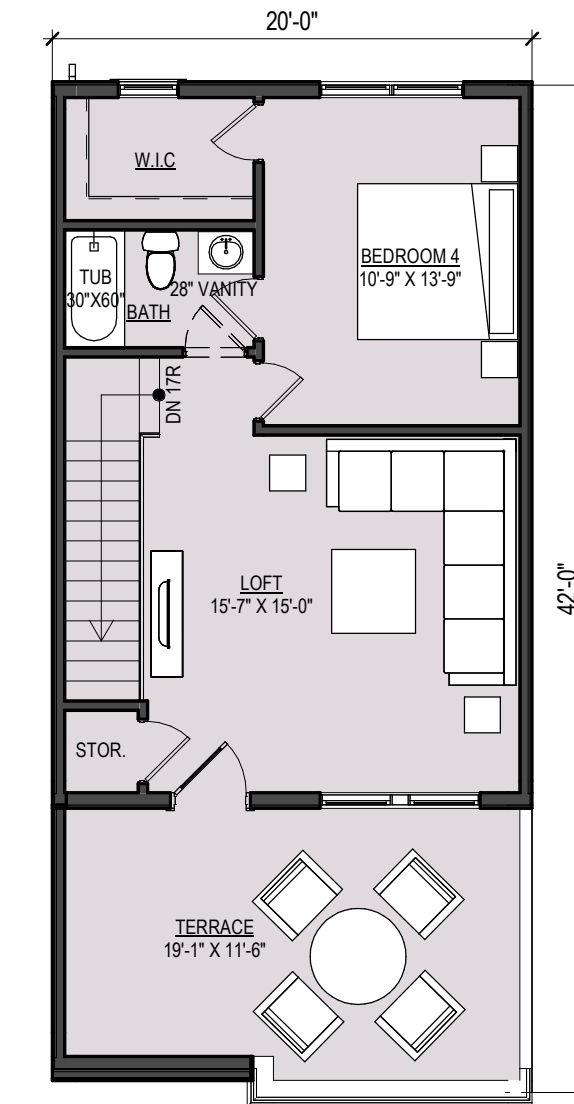
1 GROUND FLOOR  
A.S-111 1/8" = 1'-0"



6 OPT. GROUND FLOOR  
A.S-111 1/8" = 1'-0"

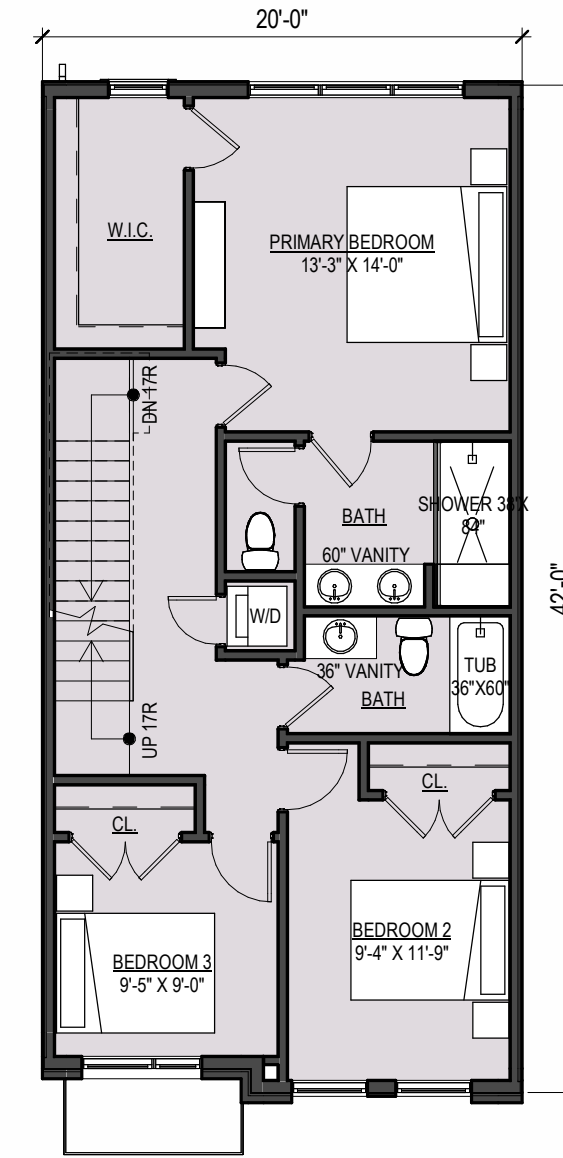


8 ROOF  
A.S-111 1/8" = 1'-0"



4 4TH FLOOR  
A.S-111 1/8" = 1'-0"

UNIT B = ±537 SQ FT



3 3RD FLOOR  
A.S-111 1/8" = 1'-0"

UNIT B = ±840 SQ FT

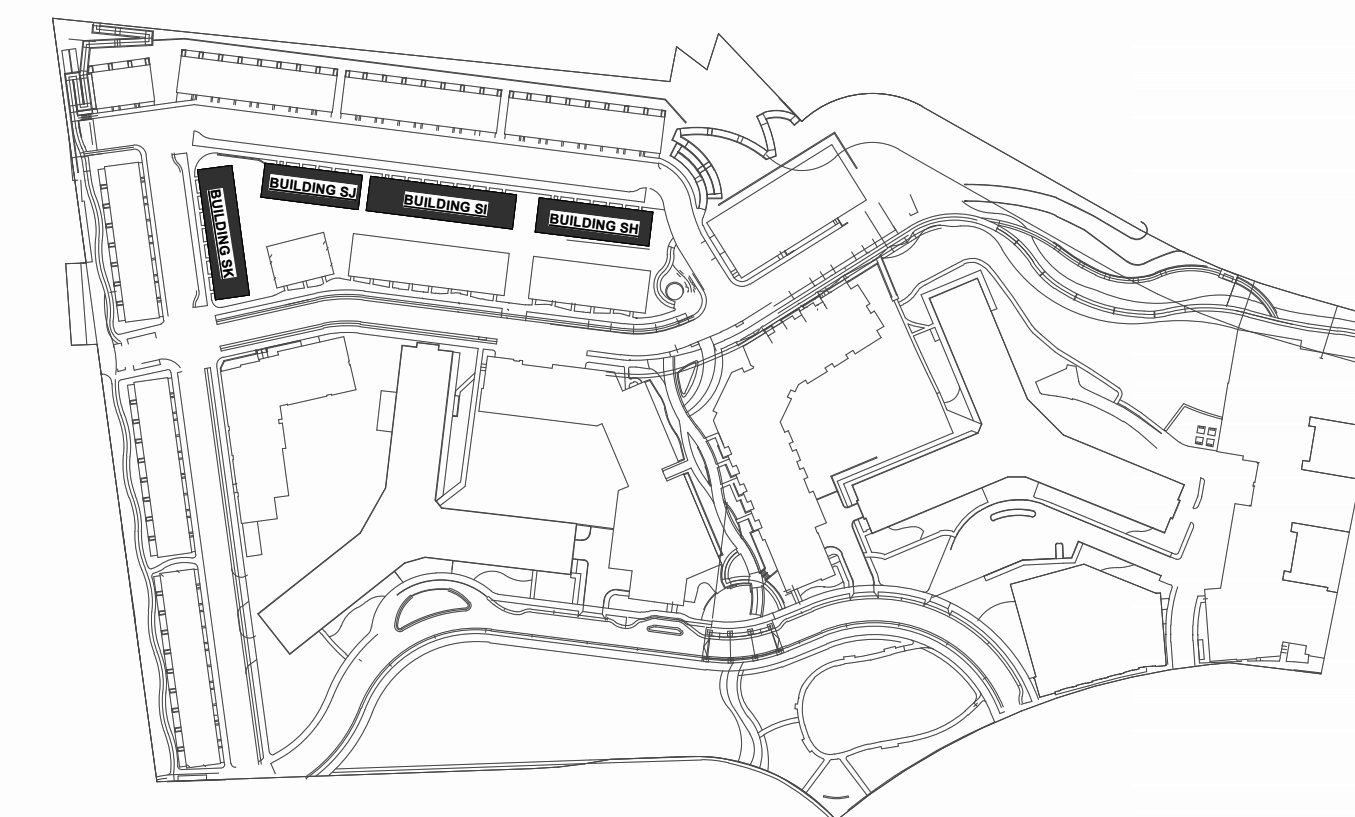


LEGEND FOR BUILDING SECTION/STREETSCAPE

- RESIDENTIAL
- GARAGE
- EXISTING BUILDING

EXTERIOR ELEVATION KEYNOTES:

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



KEY PLAN

SOUTH PARCEL ARCHITECT:  
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 240.333.3600

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 BCT DESIGN GROUP  
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CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

ATTORNEY  
 VENABLE LLP  
 202.344.4000

SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING PARTNERS  
 703.970.2890

TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

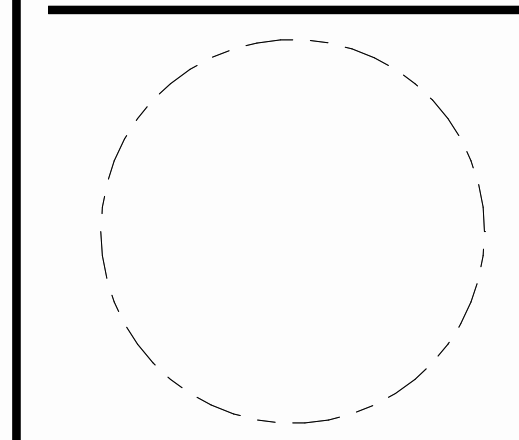
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



UNIT B - 20' X 42'  
 RL TH - UNIT  
 ELEVATIONS &  
 SECTIONS

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE 05.22.2024	APPROVED X.Y.
SCALE: As indicated	JOB NO. JBC.016F

DRAWING NO.

4.1 SUBMISSION

A.S-112



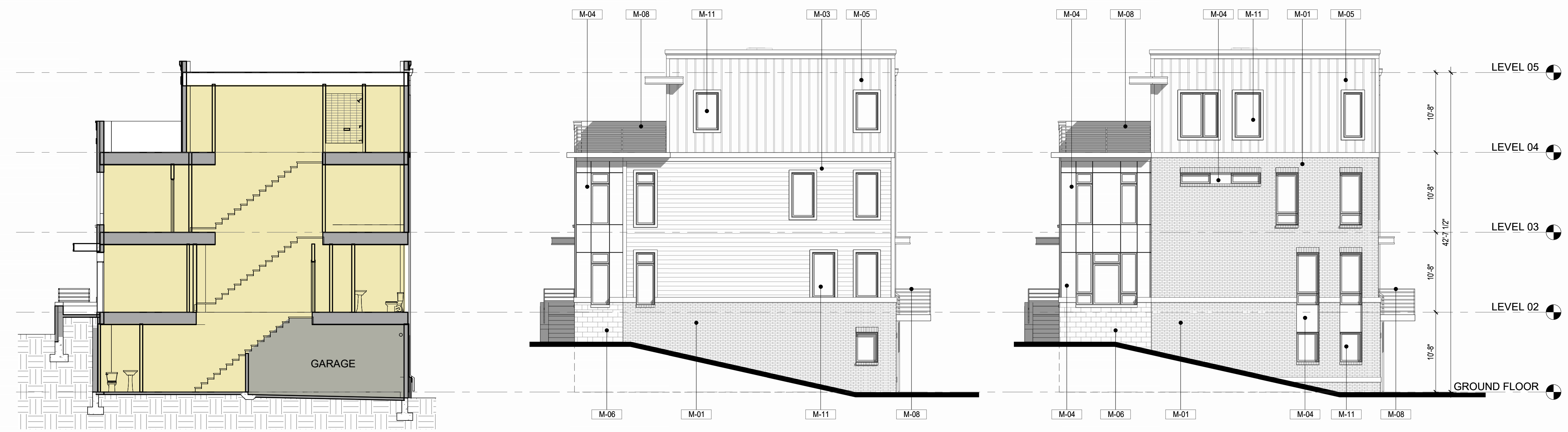
5 REAR ELEV. - END HV  
 A.S-112 1/8" = 1'-0" WALL OPENING:36%

4 REAR ELEV. - INT  
 A.S-112 1/8" = 1'-0" WALL OPENING:38%

3 FRONT - ELEV. #2 INT.  
 A.S-112 1/8" = 1'-0" WALL OPENING:27%

2 FRONT - ELEV. #1 INT.  
 A.S-112 1/8" = 1'-0" WALL OPENING:27%

1 FRONT - ELEV. #1 END  
 A.S-112 1/8" = 1'-0" WALL OPENING:30%



8 UNIT B BUILDING SECTION - BURRIED  
 A.S-112 1/8" = 1'-0"

7 UNIT B- SIDE ELEV LV - BURRIED  
 A.S-112 1/8" = 1'-0" WALL OPENING:10%

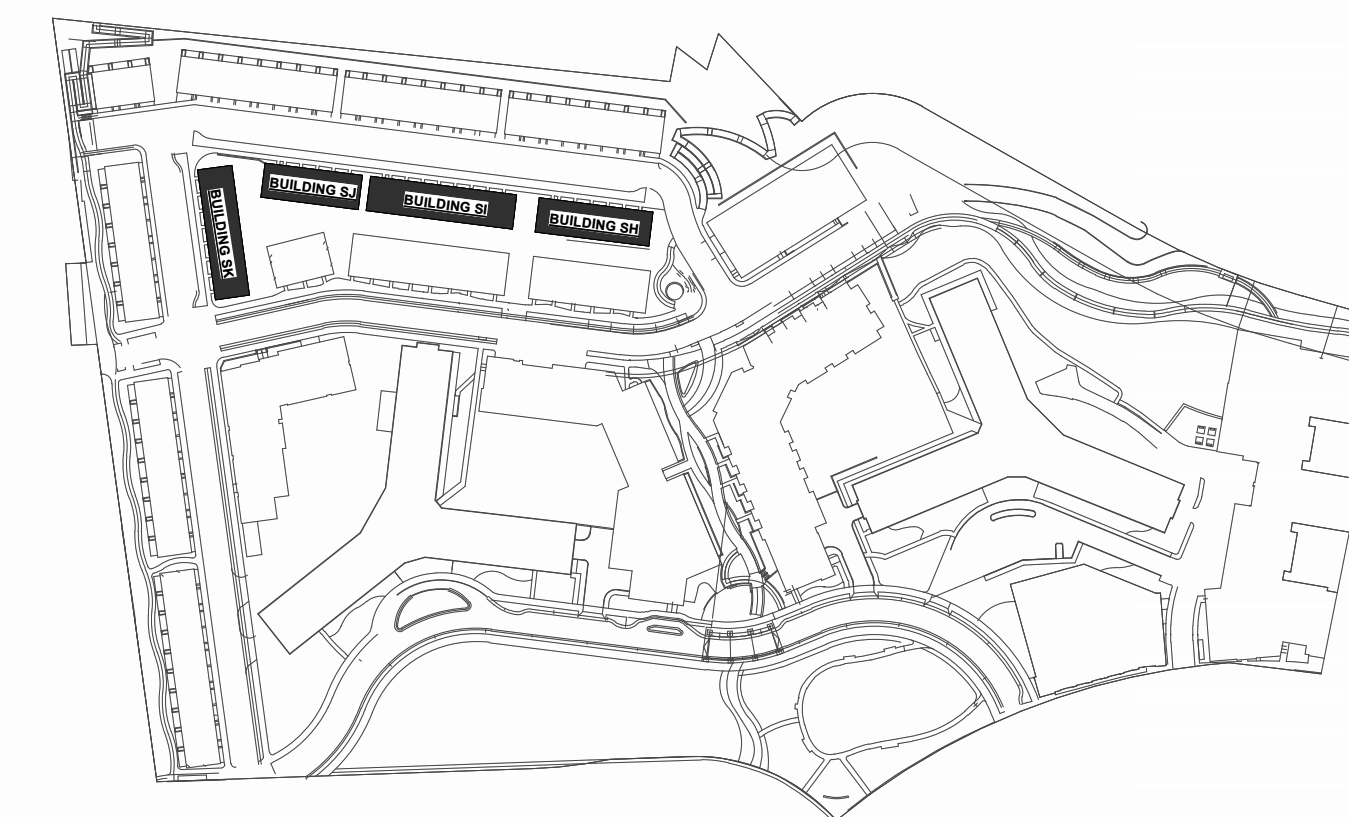
6 UNIT B- SIDE ELEV HV - BURRIED  
 A.S-112 1/8" = 1'-0" WALL OPENING:15%

LEGEND FOR BUILDING SECTION/STREETSCAPE

- RESIDENTIAL
- GARAGE
- EXISTING BUILDING

EXTERIOR ELEVATION KEYNOTES:

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



KEY PLAN

SOUTH PARCEL ARCHITECT:  
**lessard**  
**DESIGN**  
 8521 Leesburg Pike | Suite 700  
 Vienna, VA 22182  
 P: 571.830.1800 | F: 571.830.1801  
 www.Lessarddesign.com

RIVERHOUSE

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CENTRAL PARCEL ARCHITECT  
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 LESSARD DESIGN  
 571.830.1800

CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

ATTORNEY  
 VENABLE LLP  
 202.344.4000

SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

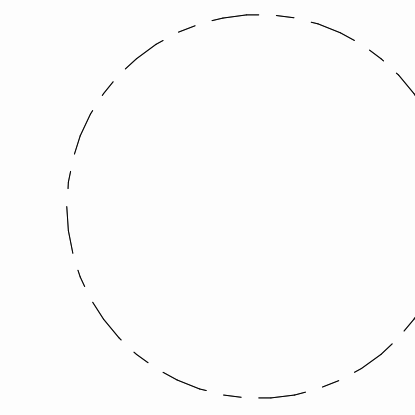
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



UNIT B - 20' X 42'  
 RL TH - UNIT  
 ELEVATIONS &  
 SECTIONS

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE  
 05.22.2024

APPROVED  
 X.Y.

SCALE:  
 As indicated

JOB NO.  
 JBC.016F

DRAWING NO.  
**A.S-113**



3 FRONT - ELEV. #2 INT.  
 A.S-113 1/8" = 1'-0" WALL OPENING:35%

2 FRONT - ELEV. #1 INT.  
 A.S-113 1/8" = 1'-0" WALL OPENING:37%

1 FRONT - ELEV. #1 END  
 A.S-113 1/8" = 1'-0" WALL OPENING:35%



6 UNIT B BUILDING SECTION  
 A.S-113 1/8" = 1'-0"

5 UNIT B- SIDE ELEV LV  
 A.S-113 1/8" = 1'-0" WALL OPENING:11%

4 UNIT B- SIDE ELEV HV  
 A.S-113 1/8" = 1'-0" WALL OPENING:17%

4.1 SUBMISSION

# UNIT C - 24' X 42' FRONT-LOAD TH UNIT MIX

4 STORY - 4 BR - 3 BATH  
1 UNIT/MODULE

UNIT TYPE	SQ FT
UNIT C	4,038 SQ FT

ARTICLE 3.1.1.C. OF THE ZONING ORDINANCE DEFINES GROSS FLOOR AREA AS FOLLOWS:  
GROSS FLOOR AREA IS THE SUM OF THE AREA OF THE HORIZONTAL SURFACE OF THE SEVERAL FLOORS OF A BUILDING MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS, TO INCLUDE ALL FLOOR AREA NOT DEFINED AS GROSS PARKING AREA.

GROSS PARKING AREA IS DEFINED IN ARTICLE 18.2 OF THE ZONING ORDINANCE AS:  
THE SUM OF THE GROUND FLOOR SURFACE AREA ACTUALLY USED FOR PARKING SPACES AND THE AREA OF THE HORIZONTAL SURFACE OF THE FLOOR(S) OF A BUILDING, MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS, DEVOTED TO OFF-STREET PARKING, LOADING AND MANEUVERING SPACE INCLUDING ALL CORRIDORS, AIR SHAFTS, ELEVATORS, STAIRWELLS AND TOILETS INCIDENTAL THERETO, BUT NOT INCLUDING AREA DEVOTED TO PERMITTED AND ACCESSORY USES OTHER THAN PARKING AND LOADING.

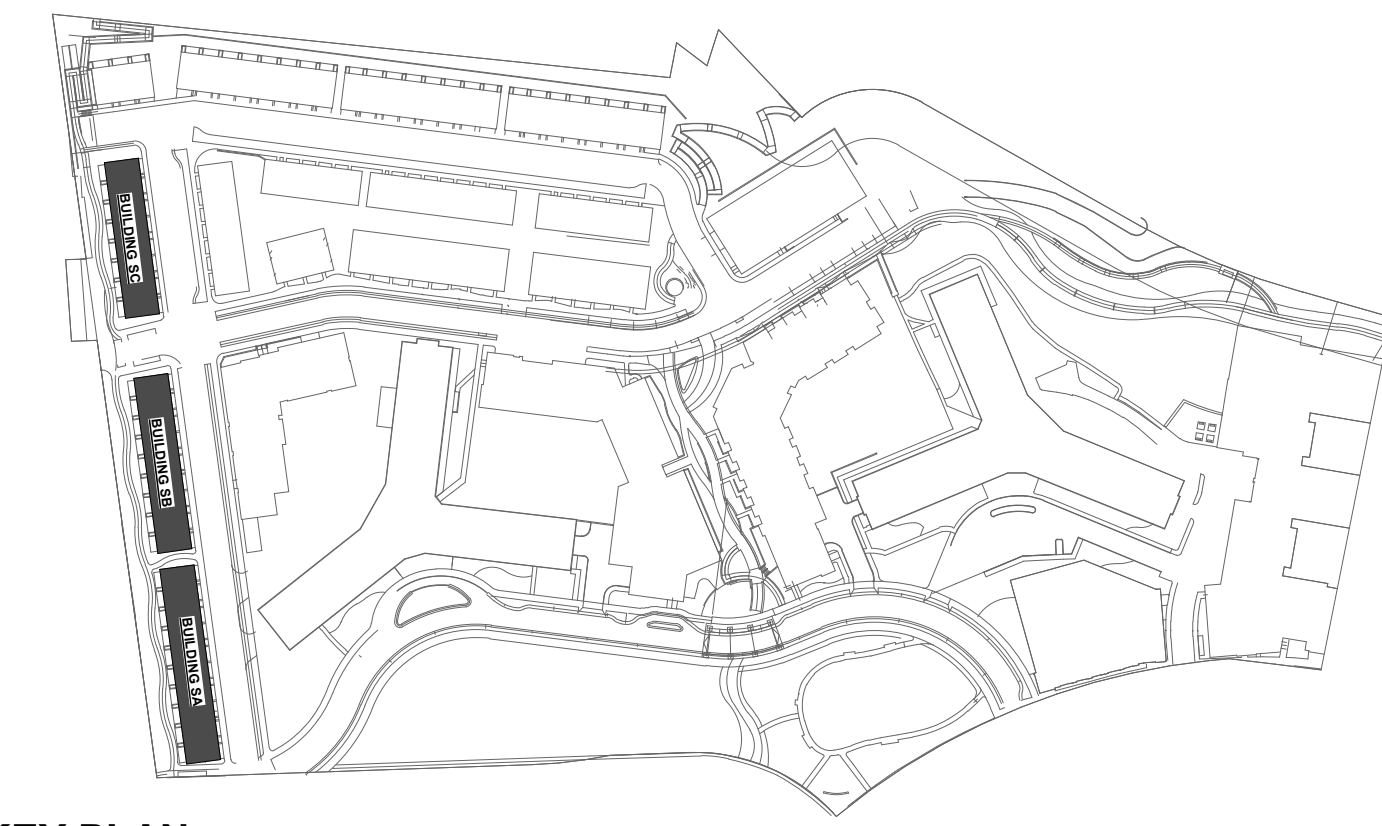
## TOTAL GFA CALCULATIONS PER FLOOR

LEVEL #	ELEV #1 END	ELEV #4 END	ELEV #1 INT	ELEV #2 INT	ELEV #3 INT	ELEV #4 INT
LEVEL 01	UNIT	529 SQ FT	529 SQ FT	529 SQ FT	529 SQ FT	529 SQ FT
LEVEL 02	UNIT	1,048 SQ FT	1,034 SQ FT	1,015 SQ FT	1,008 SQ FT	1,027 SQ FT
LEVEL 03	UNIT	1,048 SQ FT	1,034 SQ FT	1,015 SQ FT	1,008 SQ FT	1,027 SQ FT
LEVEL 04	UNIT	655 SQ FT	655 SQ FT	655 SQ FT	655 SQ FT	655 SQ FT
TERRACE	UNIT					
TOTAL	UNIT	3,280 SQ FT	3,252 SQ FT	3,214 SQ FT	3,200 SQ FT	3,238 SQ FT

## EXTERIOR ELEVATION KEYNOTES:

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW

KEY PLAN



SOUTH PARCEL ARCHITECT:

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## RIVERHOUSE

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240.333.3600

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CIVIL ENGINEER  
BOHLER DC  
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LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
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PARTNERS  
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TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

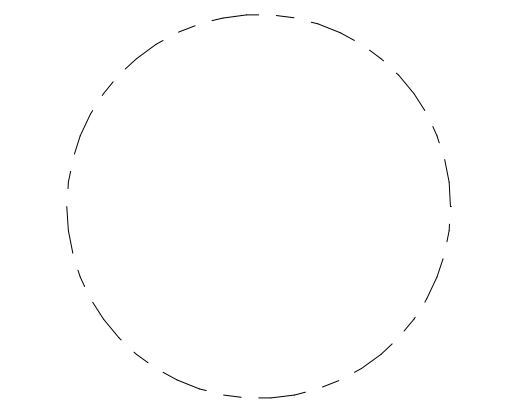
## Key Plan

## Issue

NO. DATE

## Revisions

NO. DATE



## UNIT C - 24' X 42' FL TH - UNIT FLOOR PLANS

PRINCIPAL IN CHARGE  
M.M.

PROJECT ARCHITECT  
M.N.

DRAWN  
R.C., M.S.

DATE  
05.22.2024

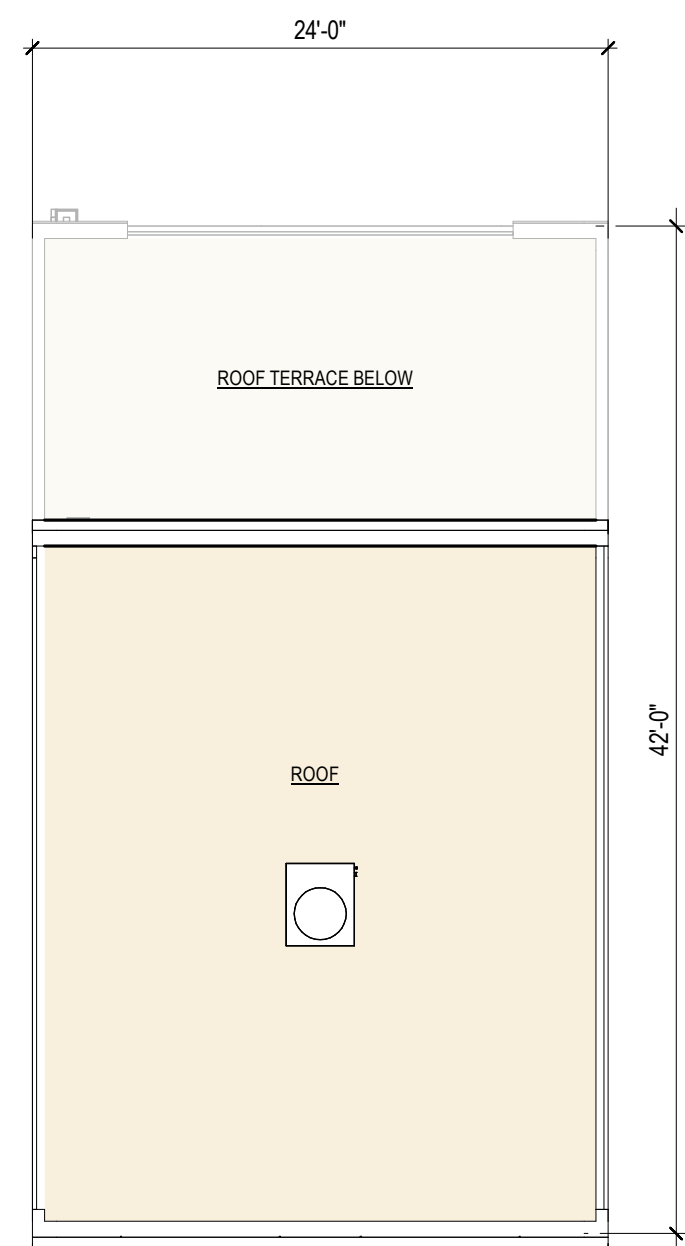
APPROVED  
X.Y.

SCALE:  
As indicated

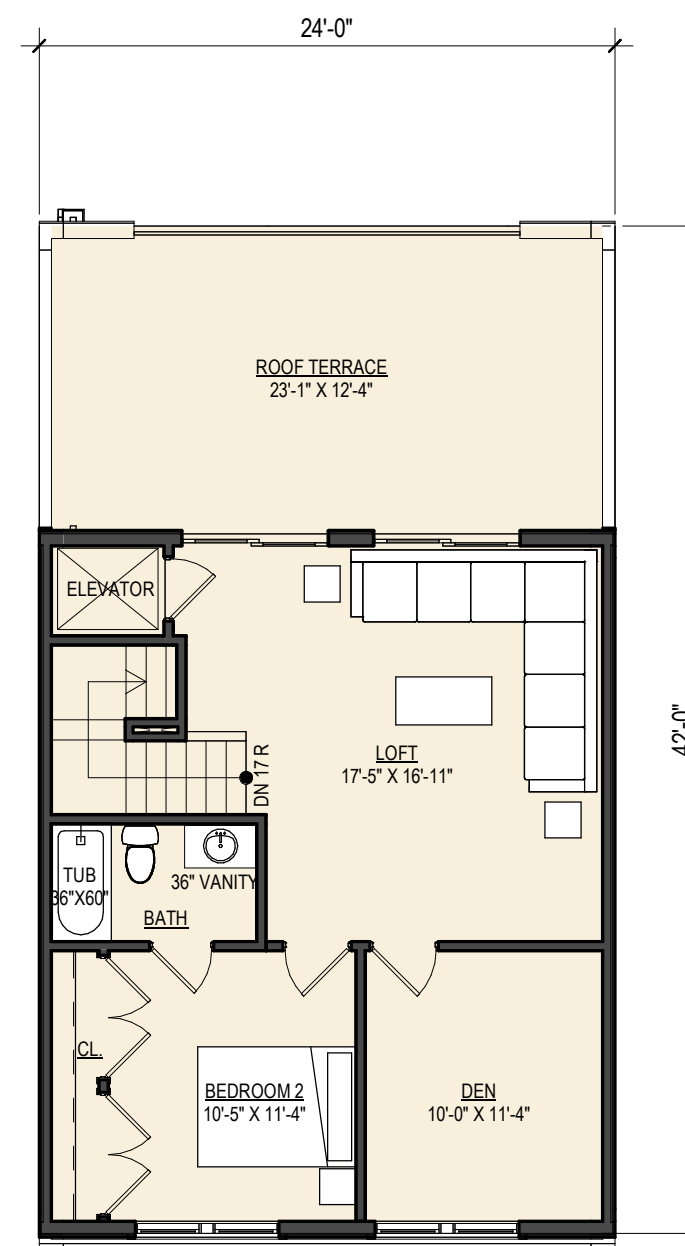
JOB NO.  
JBC.016F

DRAWING NO.  
**A.S-121**

4.1 SUBMISSION

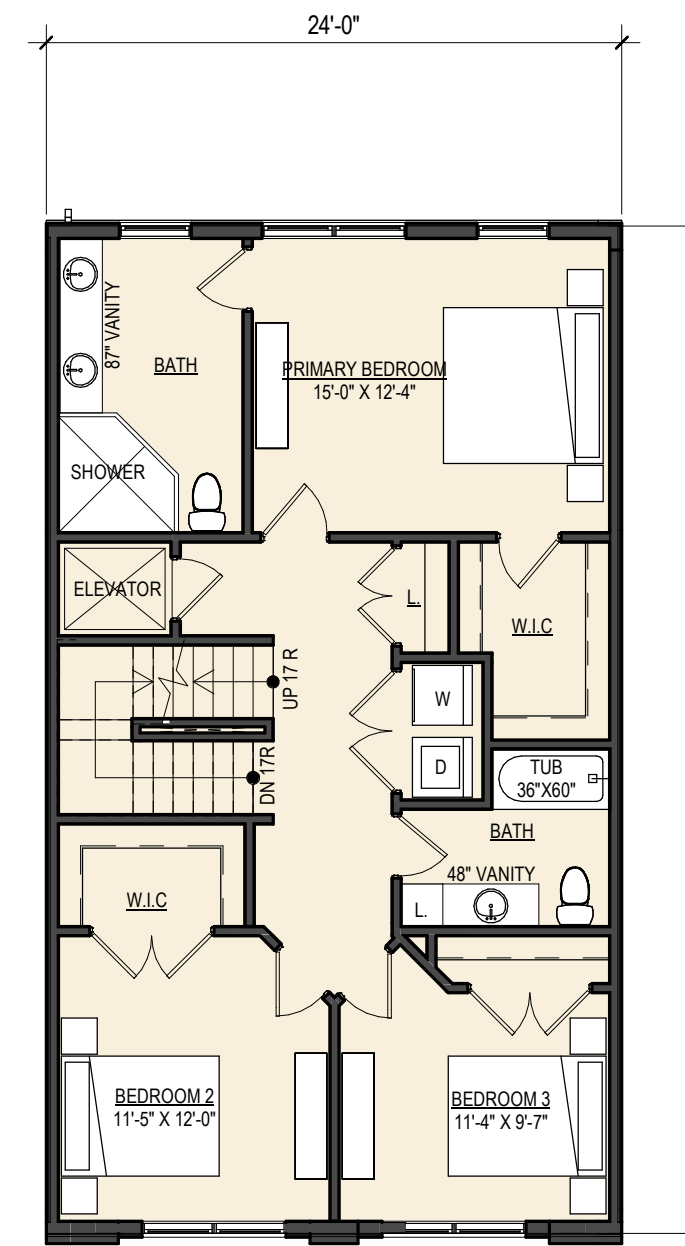


5 ROOF  
A.S-121 1/8" = 1'-0"



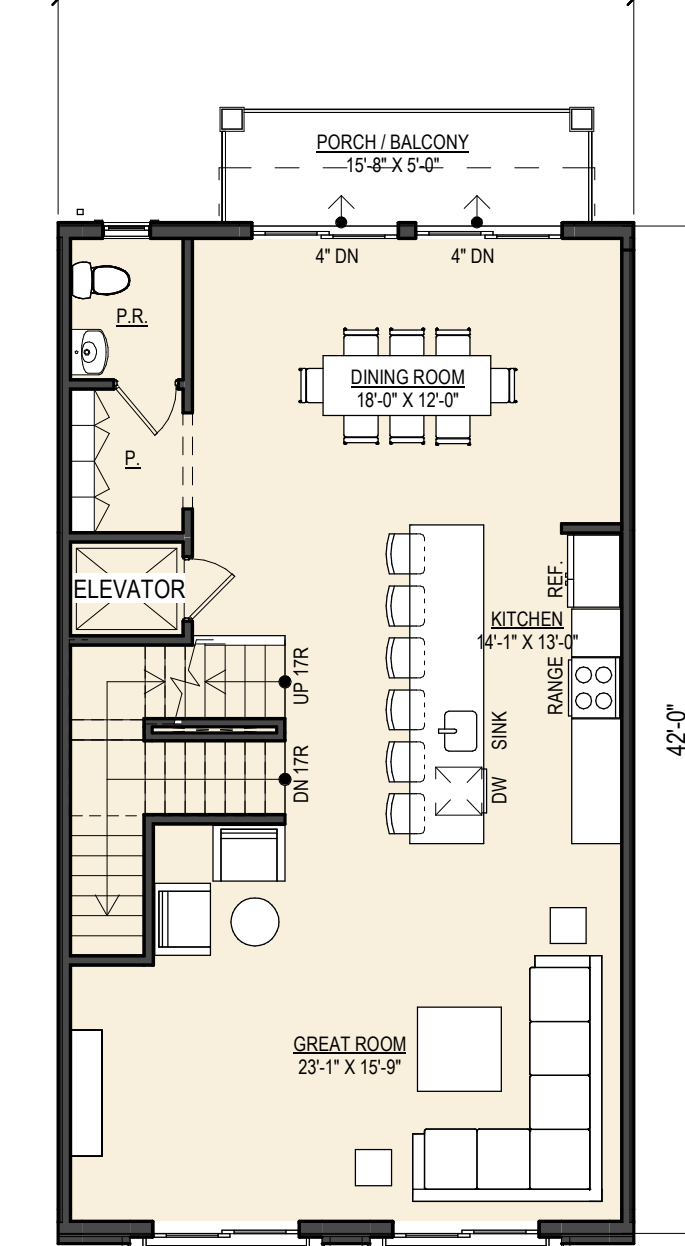
4 4TH FLOOR  
A.S-121 1/8" = 1'-0"

UNIT C = ±655 SQ FT



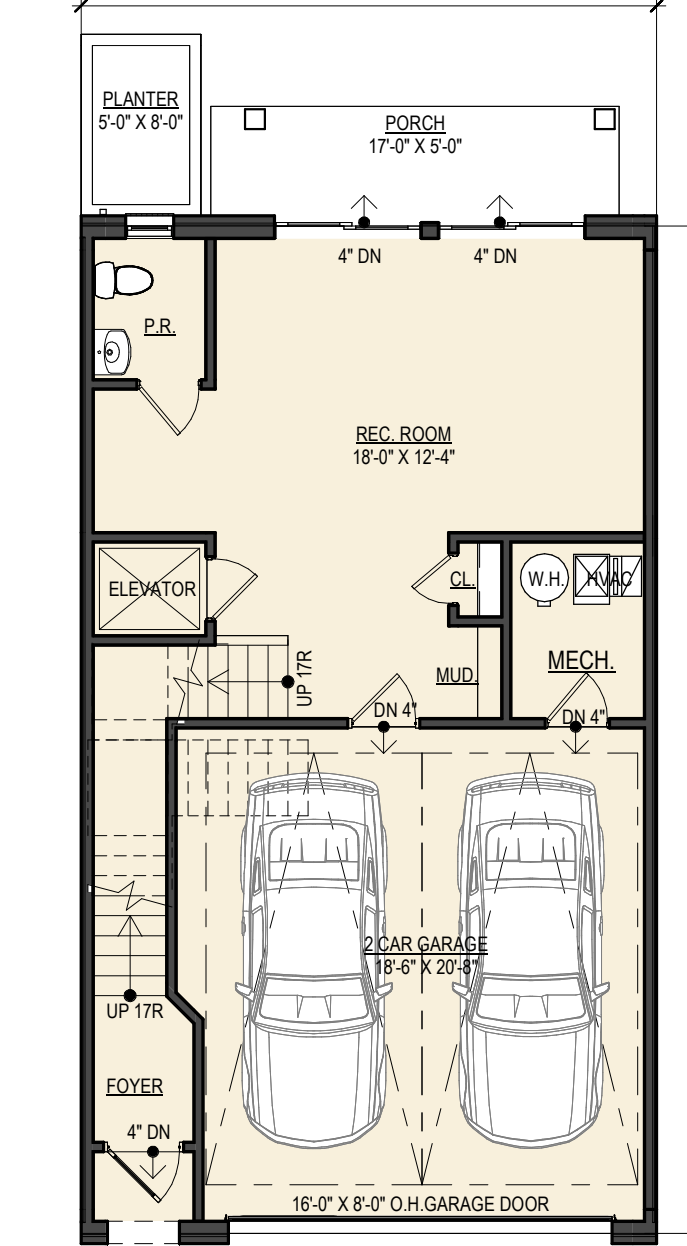
3 3RD FLOOR  
A.S-121 1/8" = 1'-0"

UNIT C = ±1034 SQ FT



2 2ND FLOOR  
A.S-121 1/8" = 1'-0"

UNIT C = ±1034 SQ FT



1 GROUND FLOOR  
A.S-121 1/8" = 1'-0"

UNIT C = ±529 SQ FT

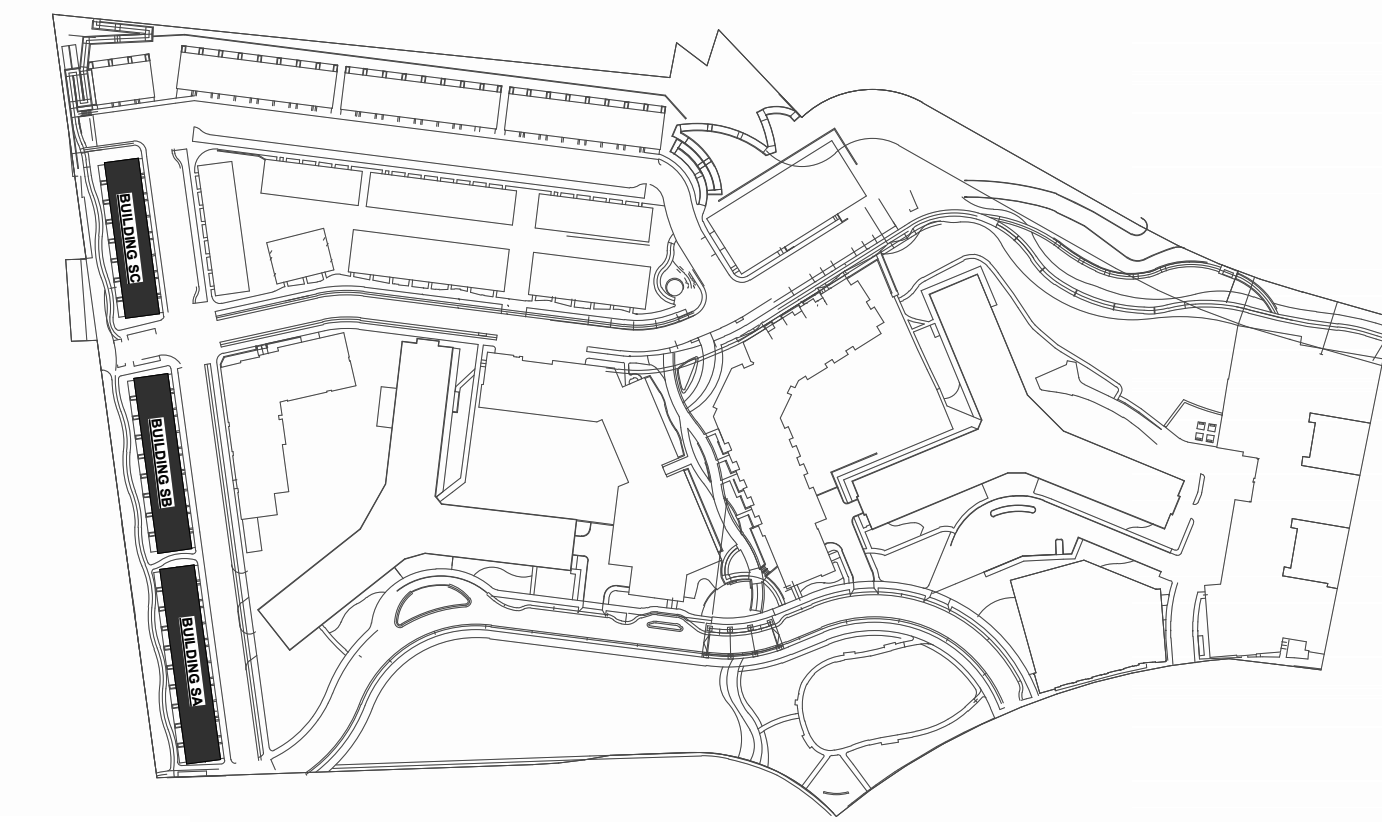
LEGEND FOR BUILDING SECTION/STREETSCAPE

- RESIDENTIAL
- GARAGE
- EXISTING BUILDING

EXTERIOR ELEVATION KEYNOTES:

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW

KEY PLAN



SOUTH PARCEL ARCHITECT:

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BOHLER DC  
202.524.5700

LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

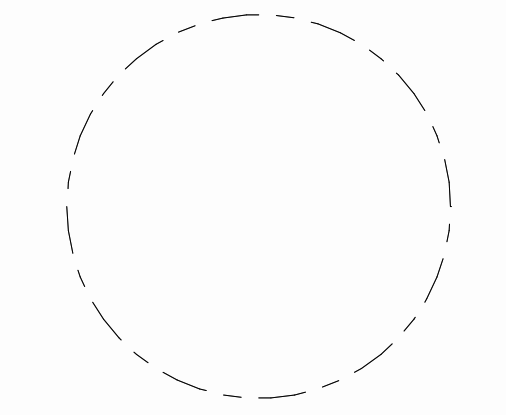
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



UNIT C - 24' X 42'  
FL TH - UNIT  
ELEV. &  
SECTIONS

PRINCIPAL IN CHARGE  
M.M.

PROJECT ARCHITECT  
M.N.

DRAWN  
R.C., M.S.

DATE  
05.22.2024

APPROVED  
X.Y.

SCALE:  
As indicated

JOB NO.  
JBC.016F

DRAWING NO.  
**A.S-122**



**6** FRONT - ELEV. #4 INT  
A.S-122 1/8" = 1'-0" WALL OPENING:44%

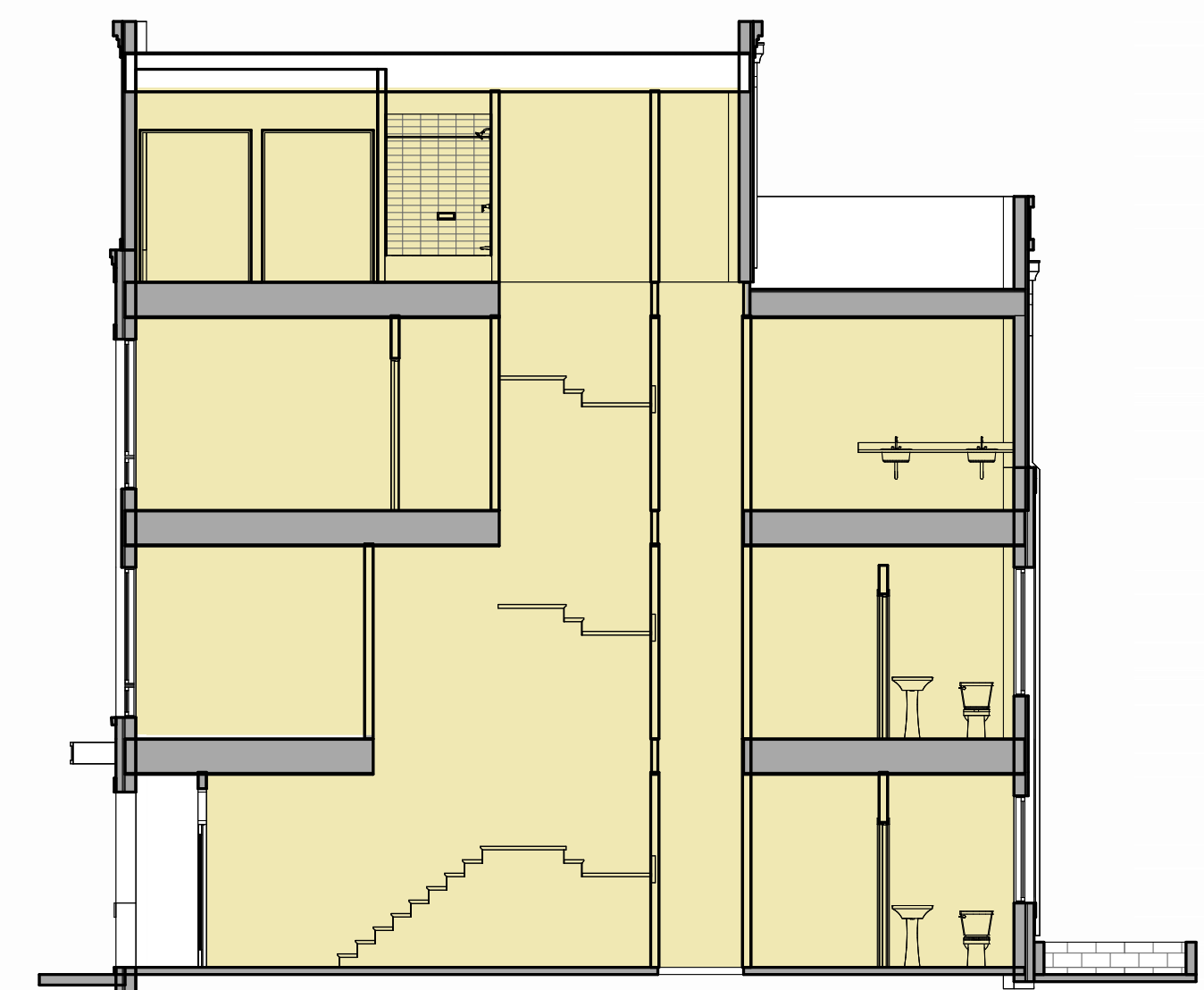
**5** FRONT - ELEV. #3 INT.  
A.S-122 1/8" = 1'-0" WALL OPENING:38%

**4** FRONT - ELEV. #2 INT.  
A.S-122 1/8" = 1'-0" WALL OPENING:37%

**3** FRONT - ELEV. #1 INT.  
A.S-122 1/8" = 1'-0" WALL OPENING:38%

**2** FRONT - ELEV. #4 END  
A.S-122 1/8" = 1'-0" WALL OPENING:41%

**1** FRONT - ELEV. #1 END  
A.S-122 1/8" = 1'-0" WALL OPENING:37%



**7** UNIT C BUILDING SECTION  
A.S-122 1/8" = 1'-0"

4.1 SUBMISSION

**RIVERHOUSE**

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

**OWNER / DEVELOPER**  
 JBG SMITH  
 240.333.3600

**CENTRAL PARCEL ARCHITECT**  
 BCT DESIGN GROUP  
 410.837.2727

**SOUTH PARCEL ARCHITECT**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

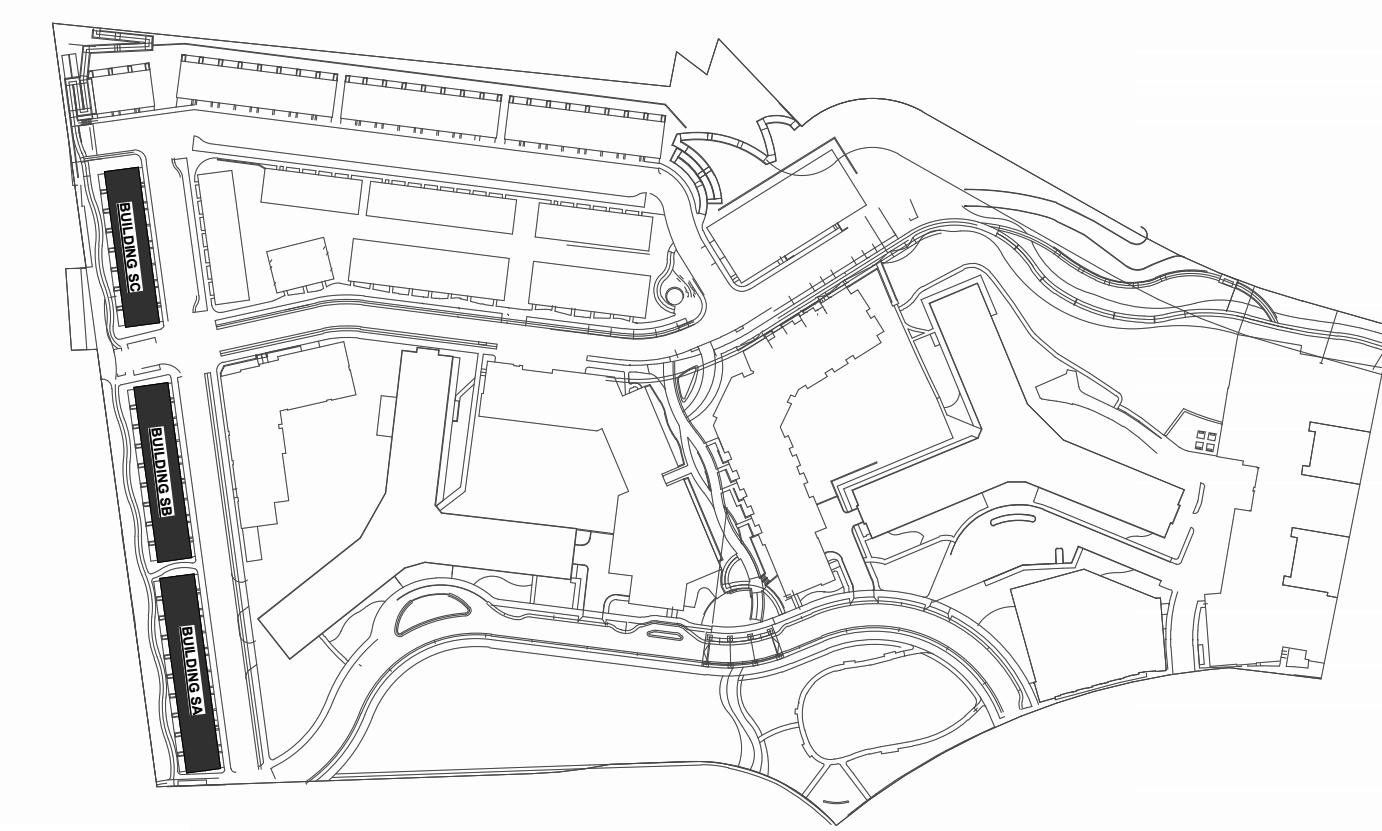
**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**EXTERIOR ELEVATION KEYNOTES:**

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**4 REAR ELEV. - INT - BURRIED** A.S-123 1/8" = 1'-0" WALL OPENING:26%

**3 REAR ELE. - END - BURRIED** A.S-123 1/8" = 1'-0" WALL OPENING:22%

**2 REAR ELEV. - INT** A.S-123 1/8" = 1'-0" WALL OPENING:36%

**1 REAR ELE. - END** A.S-123 1/8" = 1'-0" WALL OPENING:31%



**6 SIDE ELEVATION - HV** A.S-123 1/8" = 1'-0" WALL OPENING:14%

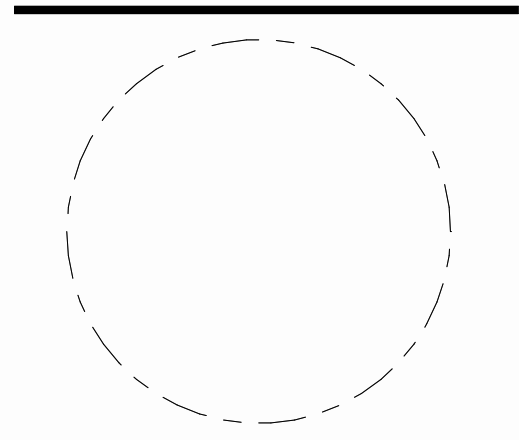
**5 SIDE ELEVATION - LV** A.S-123 1/8" = 1'-0" WALL OPENING:9%

**Issue**

NO. DATE

**Revisions**

NO. DATE



**UNIT C - 24' X 42'  
 FL TH - UNIT  
 ELEVATIONS**

**PRINCIPAL IN CHARGE**  
 M.M.

**PROJECT ARCHITECT**  
 M.N.

**DRAWN**  
 R.C., M.S.

**DATE**  
 05.22.2024

**APPROVED**  
 X.Y.

**SCALE:**  
 As indicated

**JOB NO.**  
 JBC.016F

**DRAWING NO.**

**A.S-123**

**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  
LESSARD DESIGN  
571.830.1800

CIVIL ENGINEER  
BOHLER DC  
202.524.5700

LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

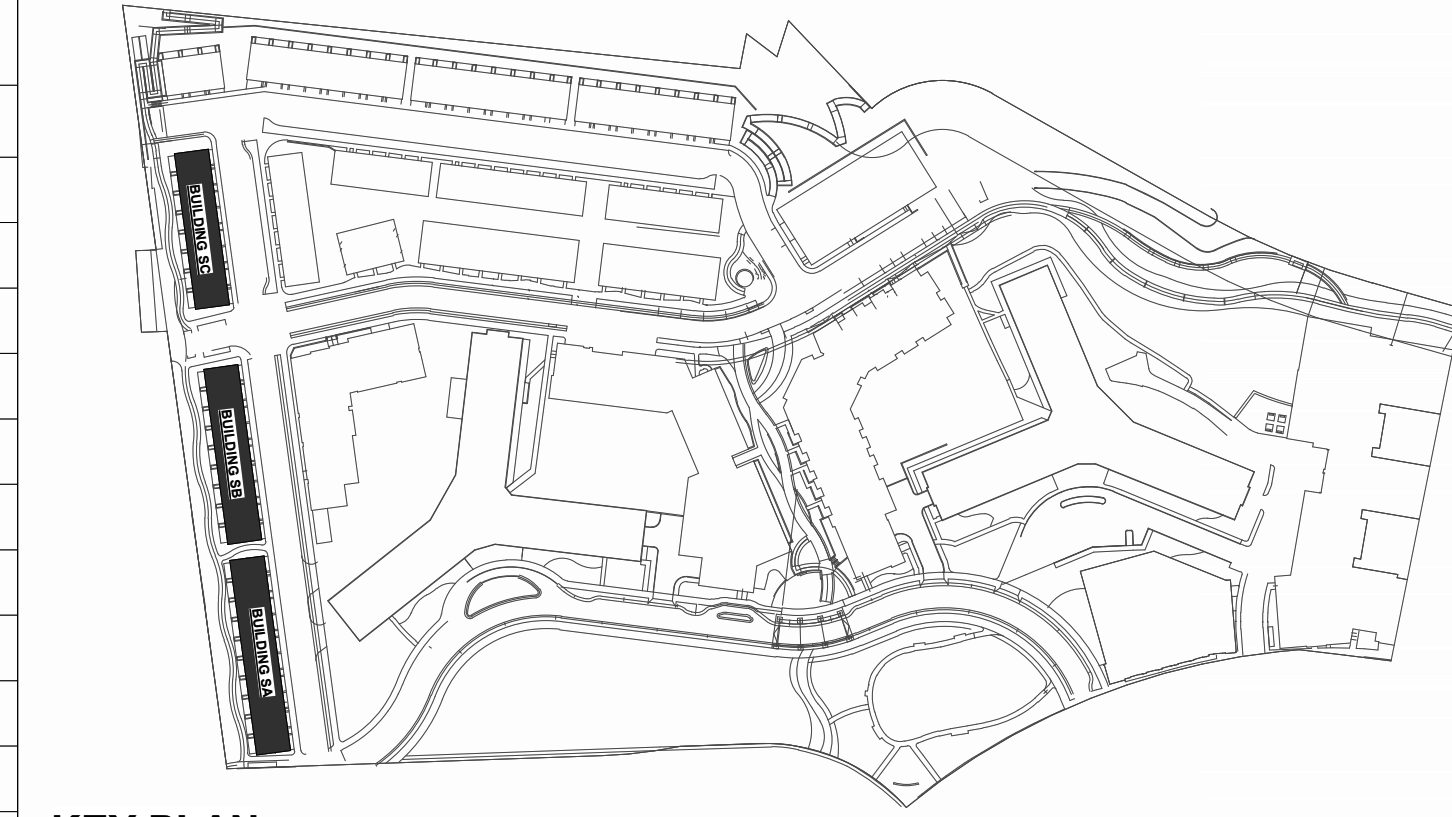
ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

### Key Plan



KEY PLAN

### EXTERIOR ELEVATION KEYNOTES:

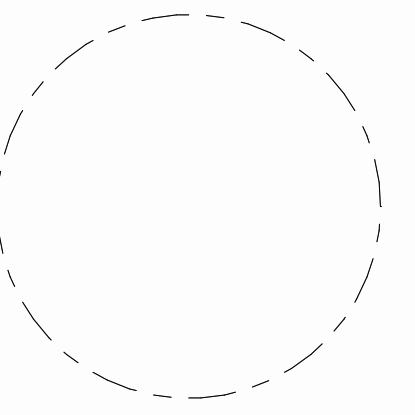
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW

### Issue

NO. DATE

### Revisions

NO. DATE



## UNIT C - 24' X 42' FL TH - UNIT ELEVATIONS

PRINCIPAL IN CHARGE  
M.M.

PROJECT ARCHITECT  
M.N.

DRAWN  
R.C., M.S.

DATE  
05.22.2024

SCALE:  
As indicated

DRAWING NO.  
A.S-124

APPROVED  
X.Y.

JOB NO.  
JBC.016F



**2** SIDE ELEVATION - HV - BURRIED  
A.S-124 1/8" = 1'-0" WALL OPENING:13%

**1** SIDE ELEVATION - LV - BURRIED  
A.S-124 1/8" = 1'-0" WALL OPENING:9%

4.1 SUBMISSION

# UNIT D - 24' X 45' FRONT-LOAD TH UNIT MIX

4 STORY - 4 BR - 3 BATH  
1 UNIT/MODULE

UNIT TYPE	SQ FT
UNIT D	4,328 SQ FT

**ARTICLE 3.1.1.C. OF THE ZONING ORDINANCE DEFINES GROSS FLOOR AREA AS FOLLOWS:**  
GROSS FLOOR AREA IS THE SUM OF THE AREA OF THE HORIZONTAL SURFACE OF THE SEVERAL FLOORS OF A BUILDING MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS, TO INCLUDE ALL FLOOR AREA NOT DEFINED AS GROSS PARKING AREA.

**GROSS PARKING AREA IS DEFINED IN ARTICLE 18.2 OF THE ZONING ORDINANCE AS:**  
THE SUM OF THE GROUND FLOOR SURFACE AREA ACTUALLY USED FOR PARKING SPACES AND THE AREA OF THE HORIZONTAL SURFACE OF THE FLOOR(S) OF A BUILDING, MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS, DEVOTED TO OFF-STREET PARKING, LOADING AND MANEUVERING SPACE INCLUDING ALL CORRIDORS, AIR SHAFTS, ELEVATORS, STAIRWELLS AND TOILETS INCIDENTAL THERETO, BUT NOT INCLUDING AREA DEVOTED TO PERMITTED AND ACCESSORY USES OTHER THAN PARKING AND LOADING.

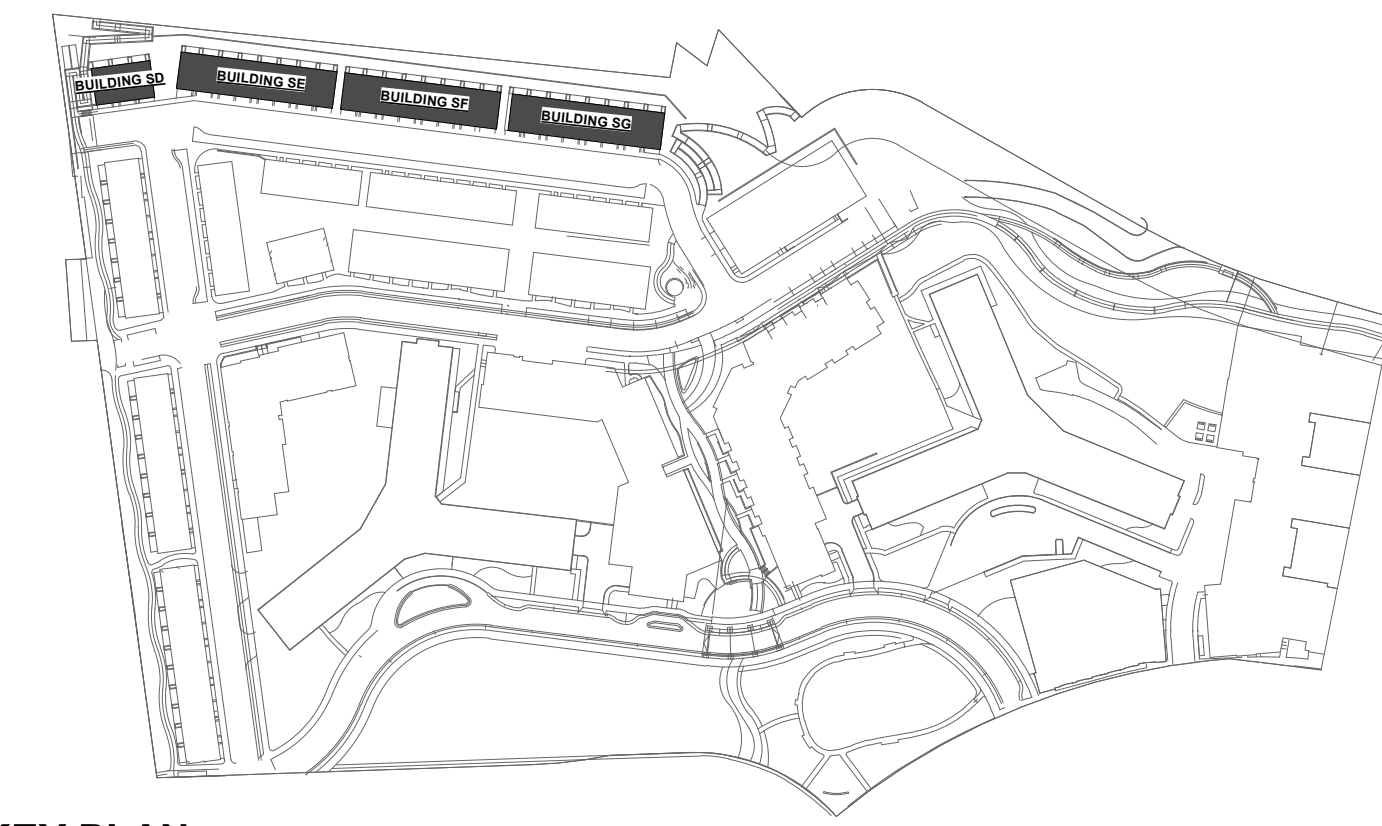
## TOTAL GFA CALCULATIONS PER FLOOR

LEVEL #	ELEV #1 END	ELEV #4 END	ELEV #1 INT	ELEV #2 INT	ELEV #3 INT	ELEV #4 INT
LEVEL 01	UNIT	603 SQ FT	603 SQ FT	603 SQ FT	603 SQ FT	603 SQ FT
LEVEL 02	UNIT	1,120 SQ FT	1,080 SQ FT	1,098 SQ FT	1,008 SQ FT	1,099 SQ FT
LEVEL 03	UNIT	1,120 SQ FT	1,080 SQ FT	1,098 SQ FT	1,008 SQ FT	1,099 SQ FT
LEVEL 04	UNIT	660 SQ FT	655 SQ FT	660 SQ FT	655 SQ FT	660 SQ FT
TERRACE	UNIT					
TOTAL	UNIT	3,503 SQ FT	3,418 SQ FT	3,459 SQ FT	3,274 SQ FT	3,461 SQ FT

## EXTERIOR ELEVATION KEYNOTES:

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
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M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW

KEY PLAN



SOUTH PARCEL ARCHITECT:  
**lessard DESIGN**  
8521 Leesburg Pike | Suite 700  
Vienna, VA 22182  
P: 571.830.1800 | F: 571.830.1801  
www.Lessarddesign.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  
LESSARD DESIGN  
571.830.1800

CIVIL ENGINEER  
BOHLER DC  
202.524.5700

LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING PARTNERS  
703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

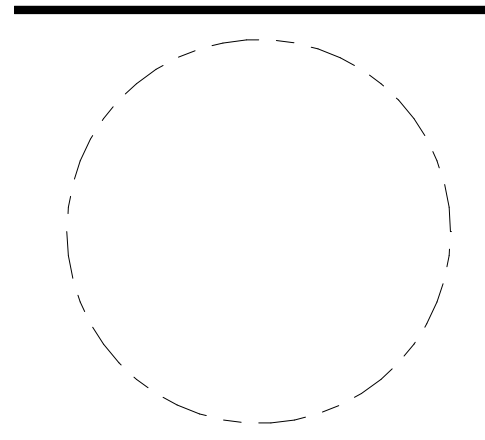
## Key Plan

## Issue

NO. DATE

## Revisions

NO. DATE



## UNIT D - 24' X 45' FL TH - FLOOR PLANS

PRINCIPAL IN CHARGE  
M.M.

PROJECT ARCHITECT  
M.N.

DRAWN  
R.C., M.S.

DATE  
05.22.2024

SCALE:  
As indicated

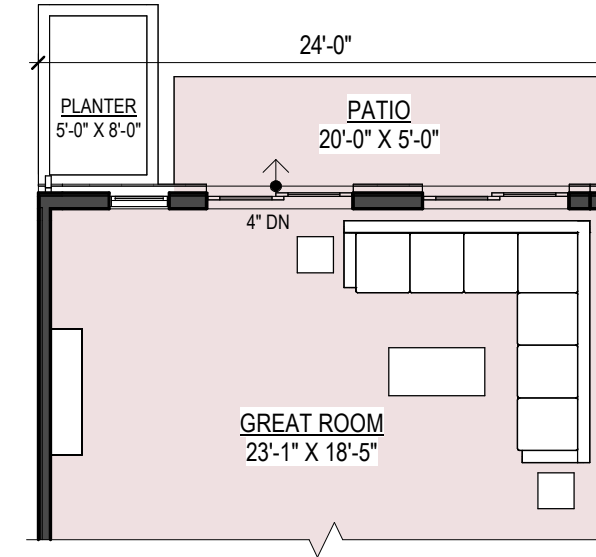
DRAWING NO.

APPROVED  
X.Y.

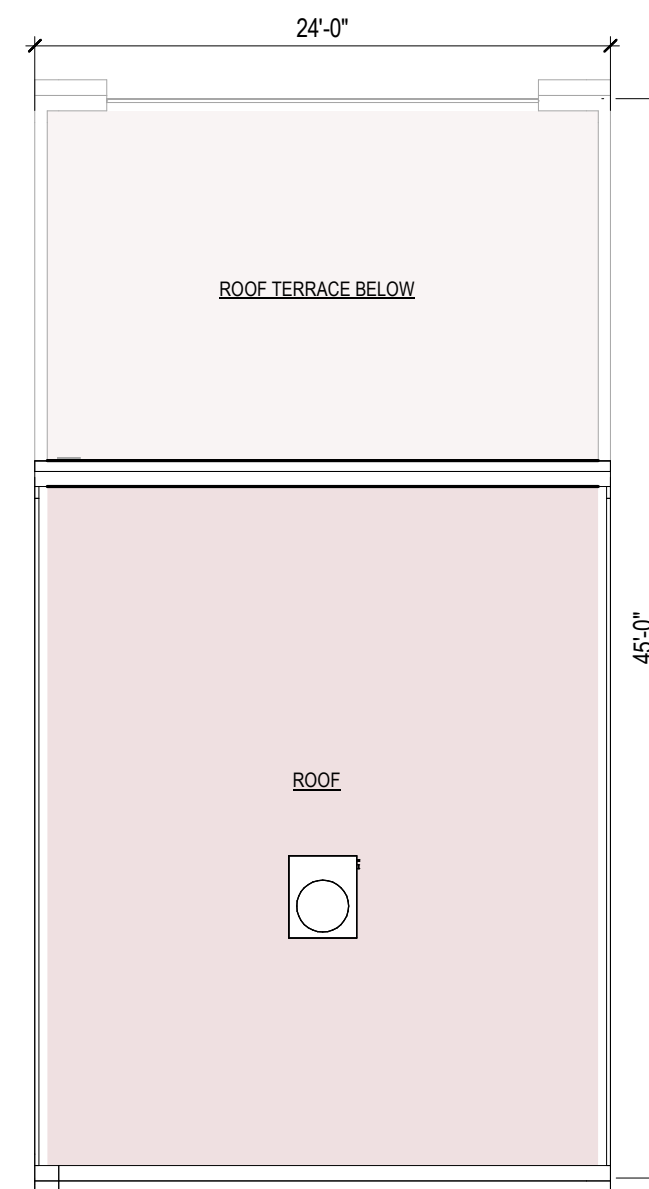
JOB NO.  
JBC.016F

# A.S-131

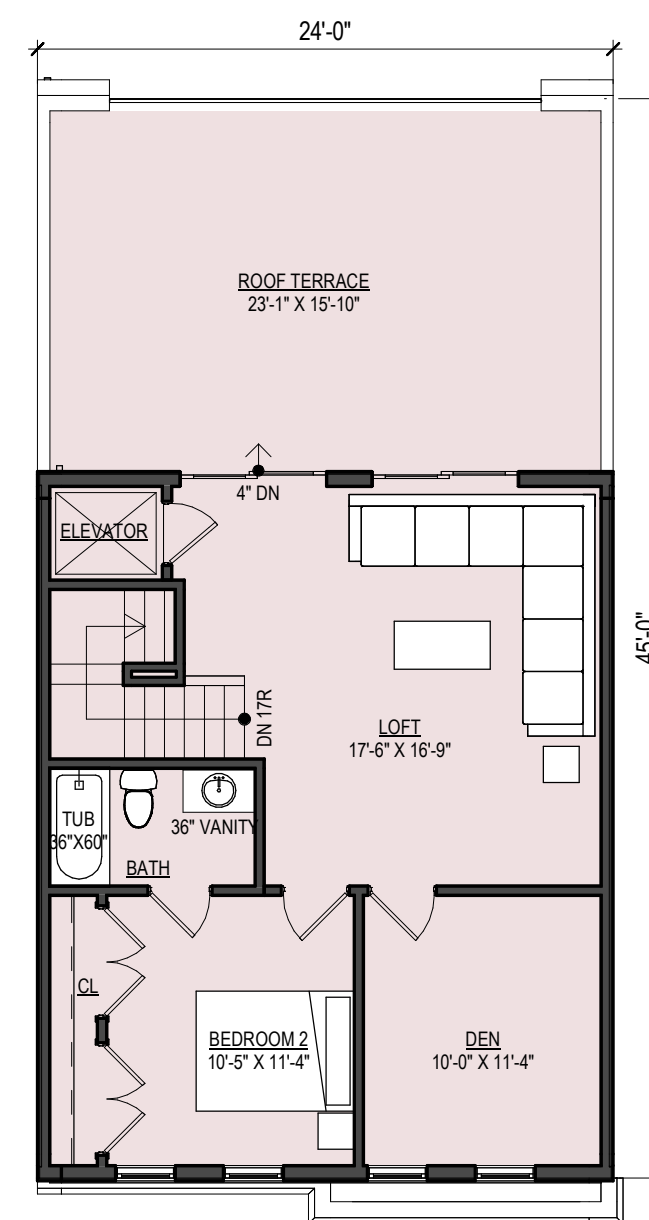
4.1 SUBMISSION



2a REAR ALT. DECK OPT.  
A.S-131 1/8" = 1'-0"

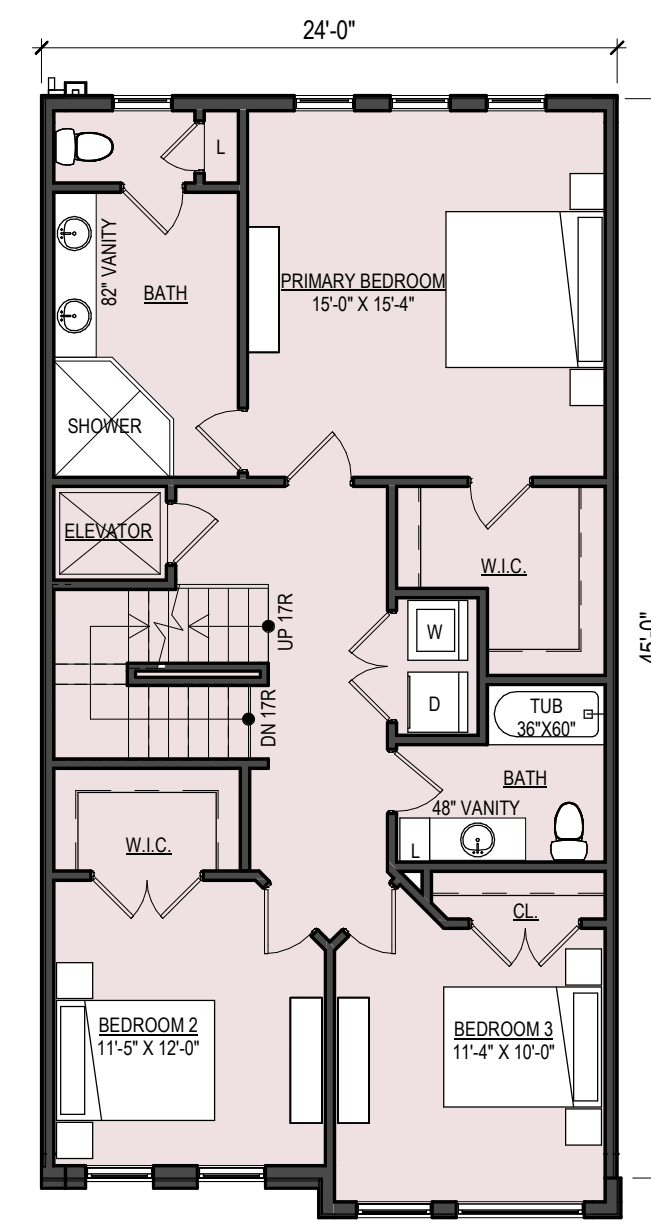


5 ROOF  
A.S-131 1/8" = 1'-0"



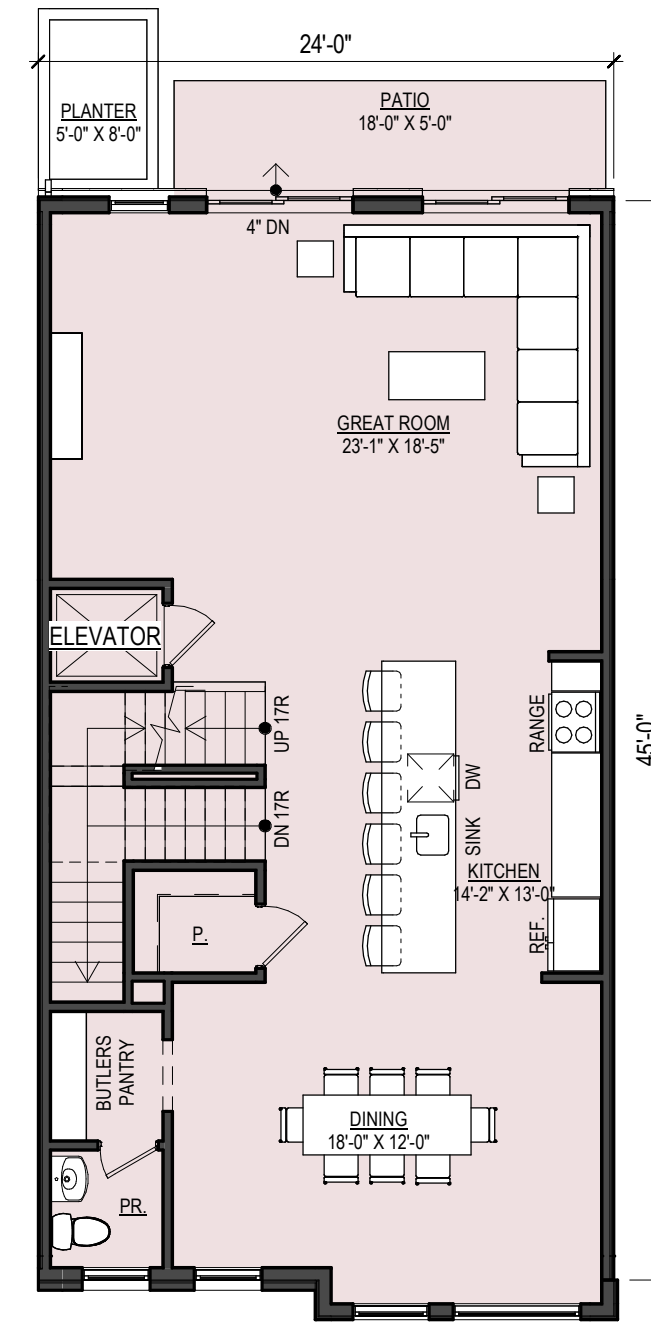
4 4TH FLOOR  
A.S-131 1/8" = 1'-0"

UNIT D = ±656.30 SQ FT



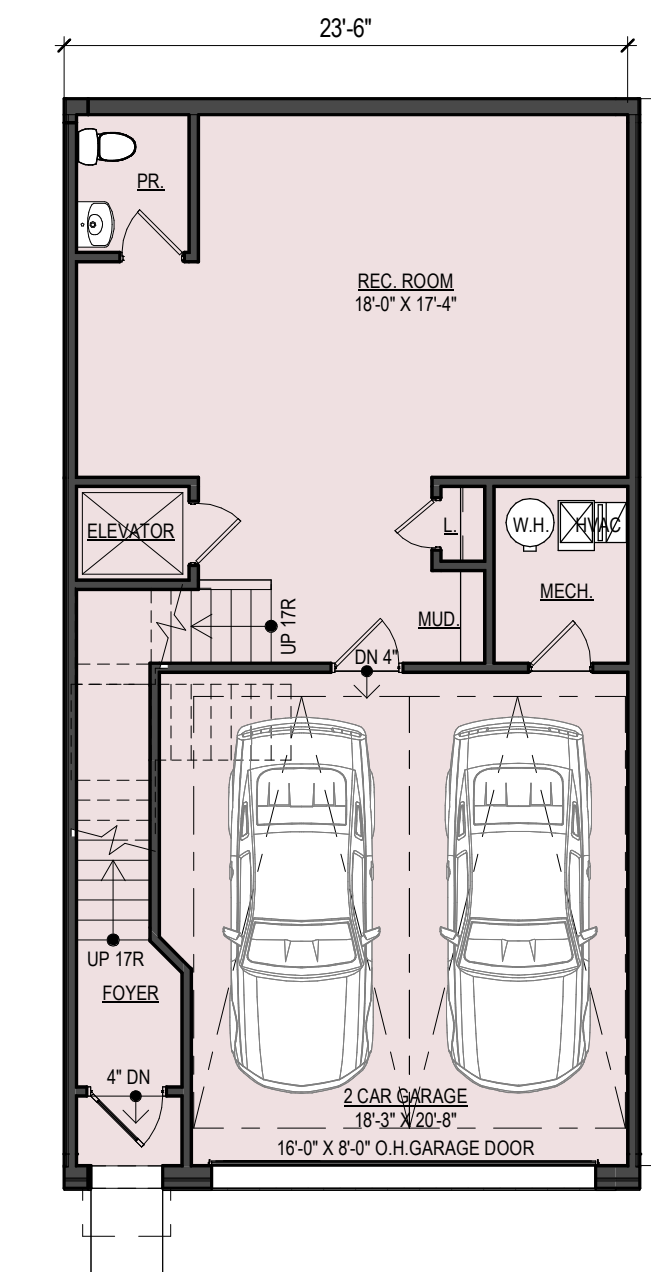
3 3RD FLOOR  
A.S-131 1/8" = 1'-0"

UNIT D = ±1080 SQ FT



2 2ND FLOOR  
A.S-131 1/8" = 1'-0"

UNIT D = ±1080 SQ FT



1 GROUND FLOOR  
A.S-131 1/8" = 1'-0"

UNIT D = ±600.81 SQ FT

**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**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

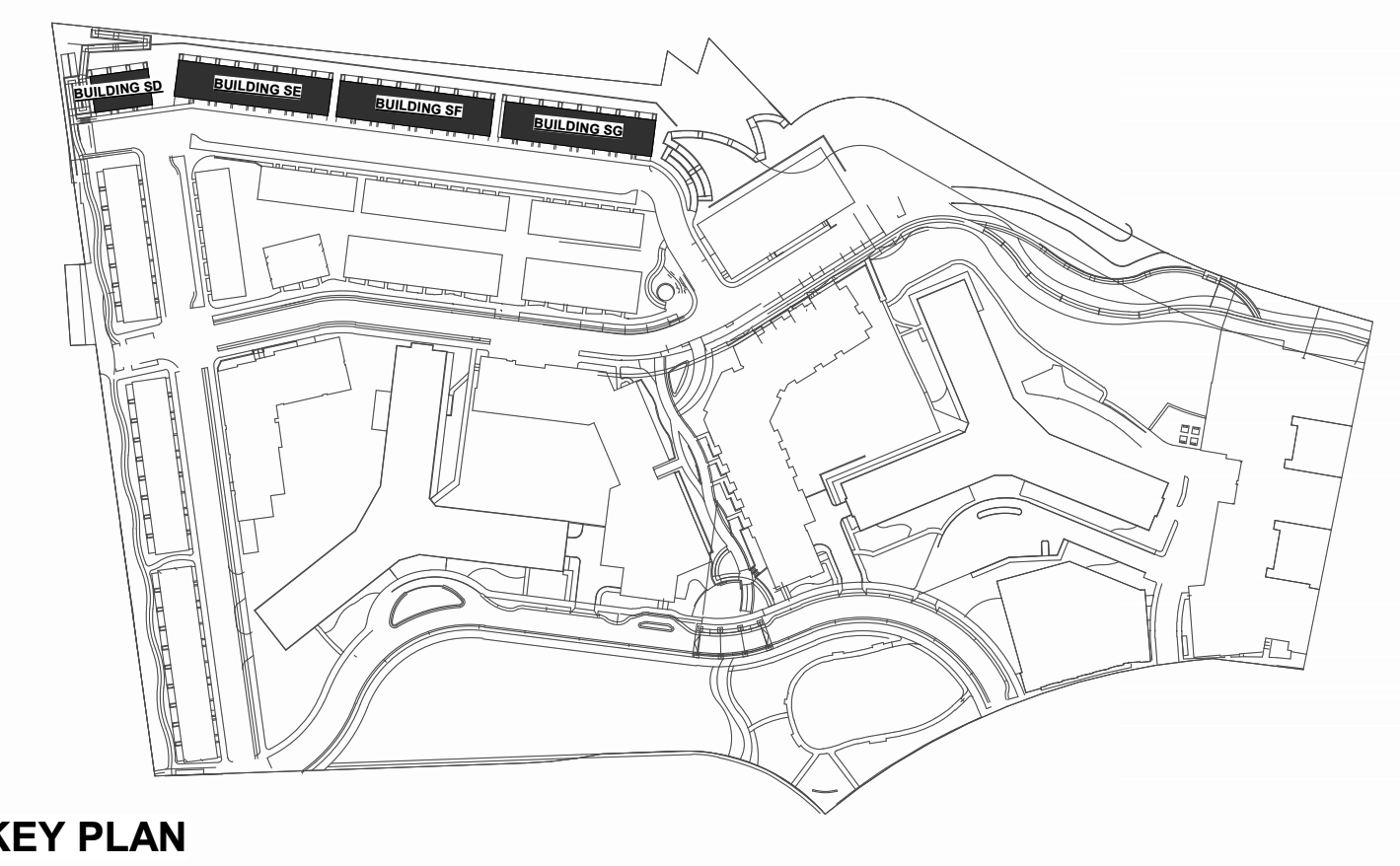
**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**LEGEND FOR BUILDING SECTION/STREETSCAPE**

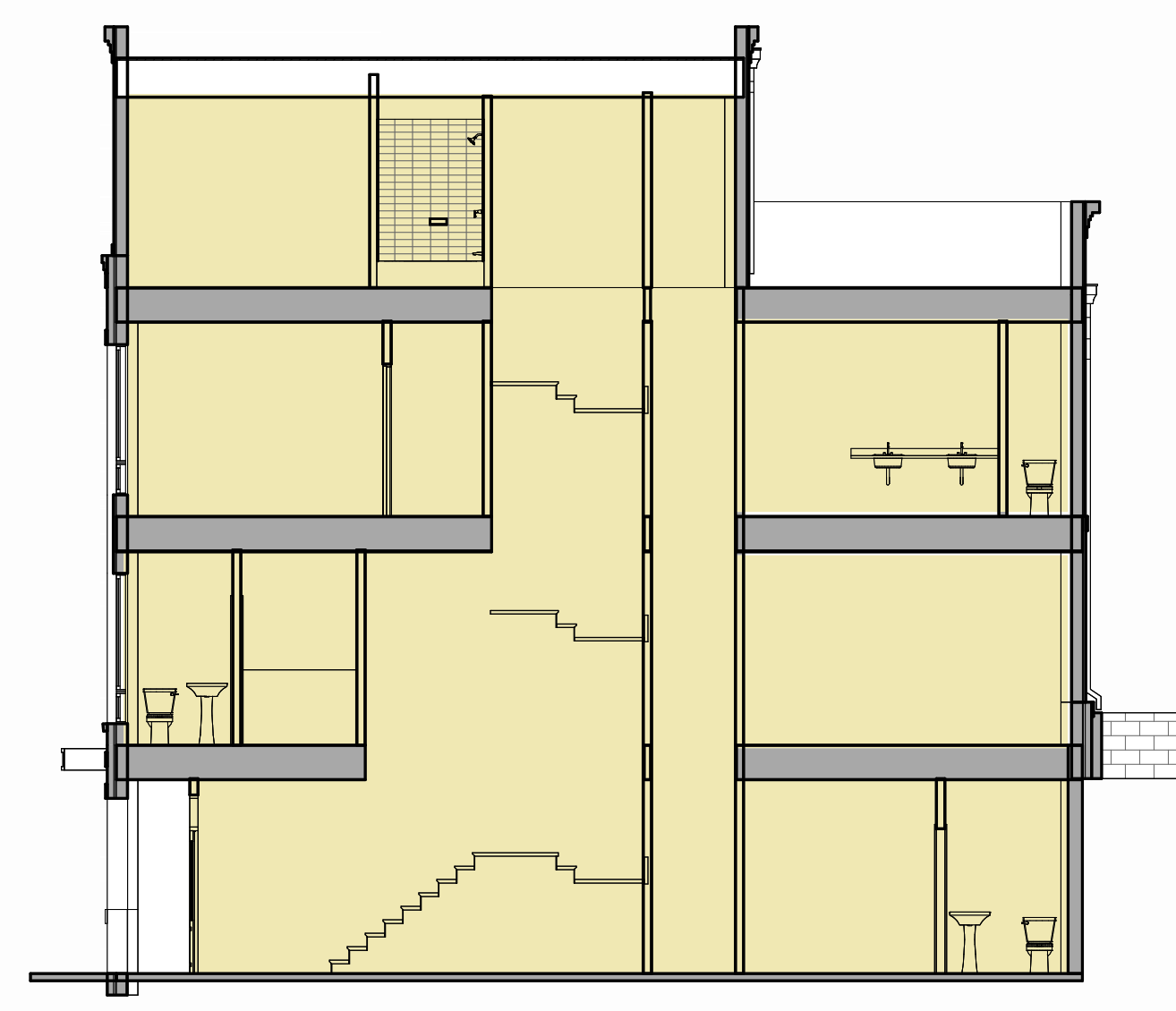
- RESIDENTIAL
- GARAGE
- EXISTING BUILDING



**KEY PLAN**



**6 FRONT - ELEV. #4 INT** WALL OPENING:43% **5 FRONT - ELEV. #3 INT** WALL OPENING:38% **3 FRONT - ELEV. #2 INT** WALL OPENING:37% **4 FRONT - ELEV. #1 INT** WALL OPENING:37% **2 FRONT - ELEV. #4 END** WALL OPENING:41% **1 FRONT - ELEV. #1 END** WALL OPENING:36%



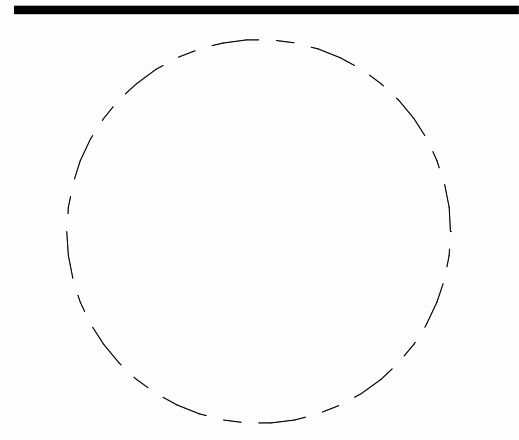
**10 SECTION**  
 1/8" = 1'-0"

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**UNIT D - 24' X 45'**  
**FL TH -**  
**ELEVATIONS**

**PRINCIPAL IN CHARGE**  
 M.M.

**PROJECT ARCHITECT**  
 M.N.

**DRAWN**  
 R.C., M.S.

<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> As indicated	<b>JOB NO.</b> JBC.016F

**DRAWING NO.**

**A.S-132**

**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**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

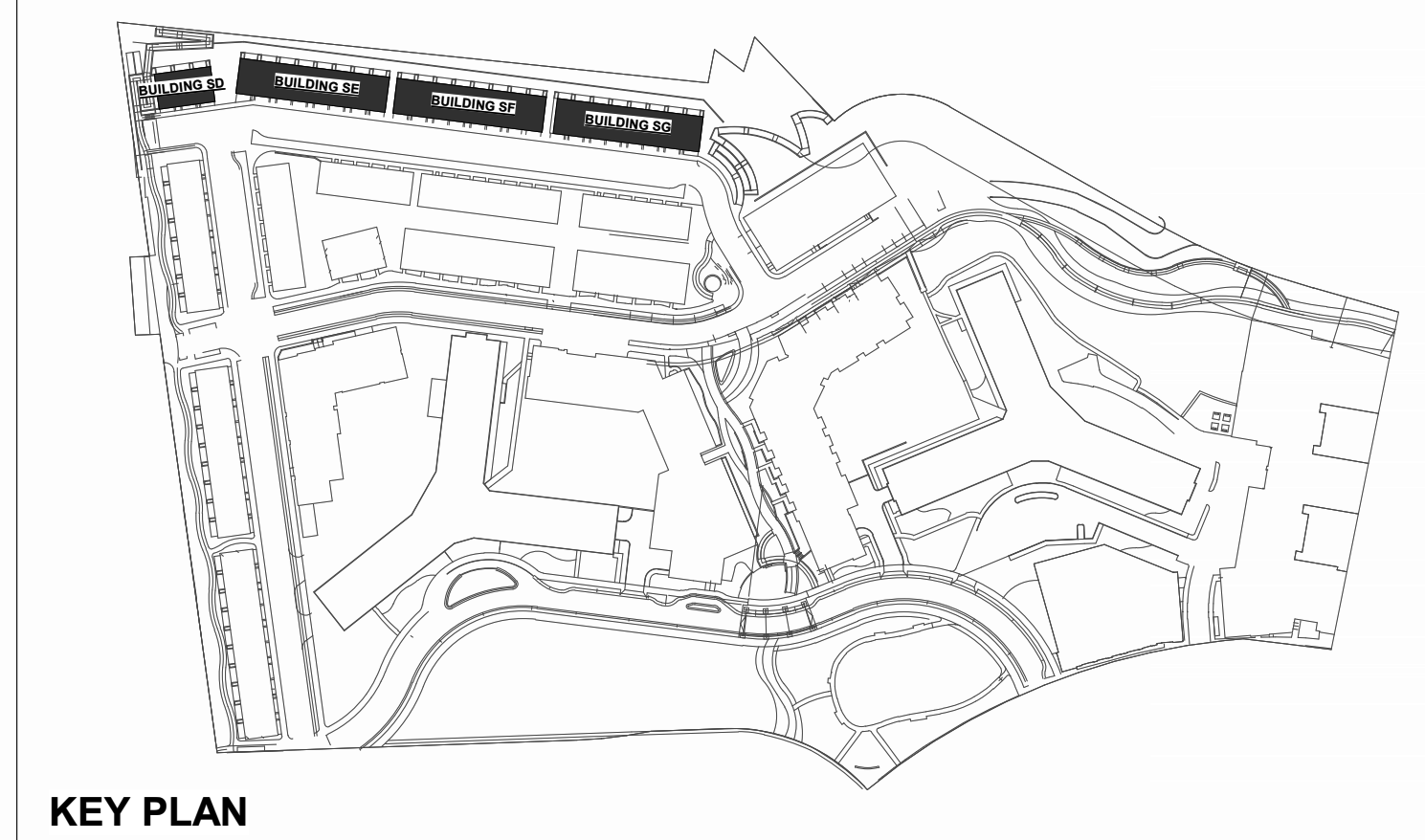
**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**LEGEND FOR BUILDING SECTION/STREETSCAPE**

- RESIDENTIAL
- GARAGE
- EXISTING BUILDING



**3 REAR ELEVATION #INT.** A.S-133 1/8" = 1'-0" WALL OPENING:26%

**2 REAR ELEVATION #4 END** A.S-133 1/8" = 1'-0" WALL OPENING:23%

**1 REAR ELEVATION #1 END** A.S-133 1/8" = 1'-0" WALL OPENING:24%



**5 SIDE ELEVATION - HIGH VIS** A.S-133 1/8" = 1'-0" WALL OPENING:12%

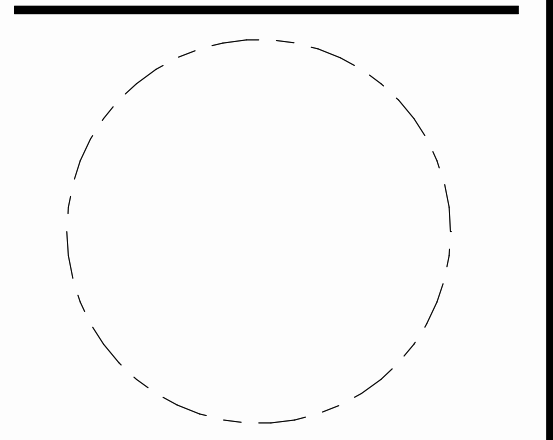
**4 SIDE ELEVATION - LOW VIS** A.S-133 1/8" = 1'-0" WALL OPENING:9%

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**UNIT D - 24' X 45'  
 FL TH -  
 ELEVATIONS &  
 SECTIONS**

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE 05.22.2024	APPROVED X.Y.
SCALE: As indicated	JOB NO. JBC.016F

DRAWING NO.  
**A.S-133**

**4.1 SUBMISSION**

**RIVERHOUSE**

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 1400 S. JOYCE STREET  
 ARLINGTON, VA 22202

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 240.333.3600

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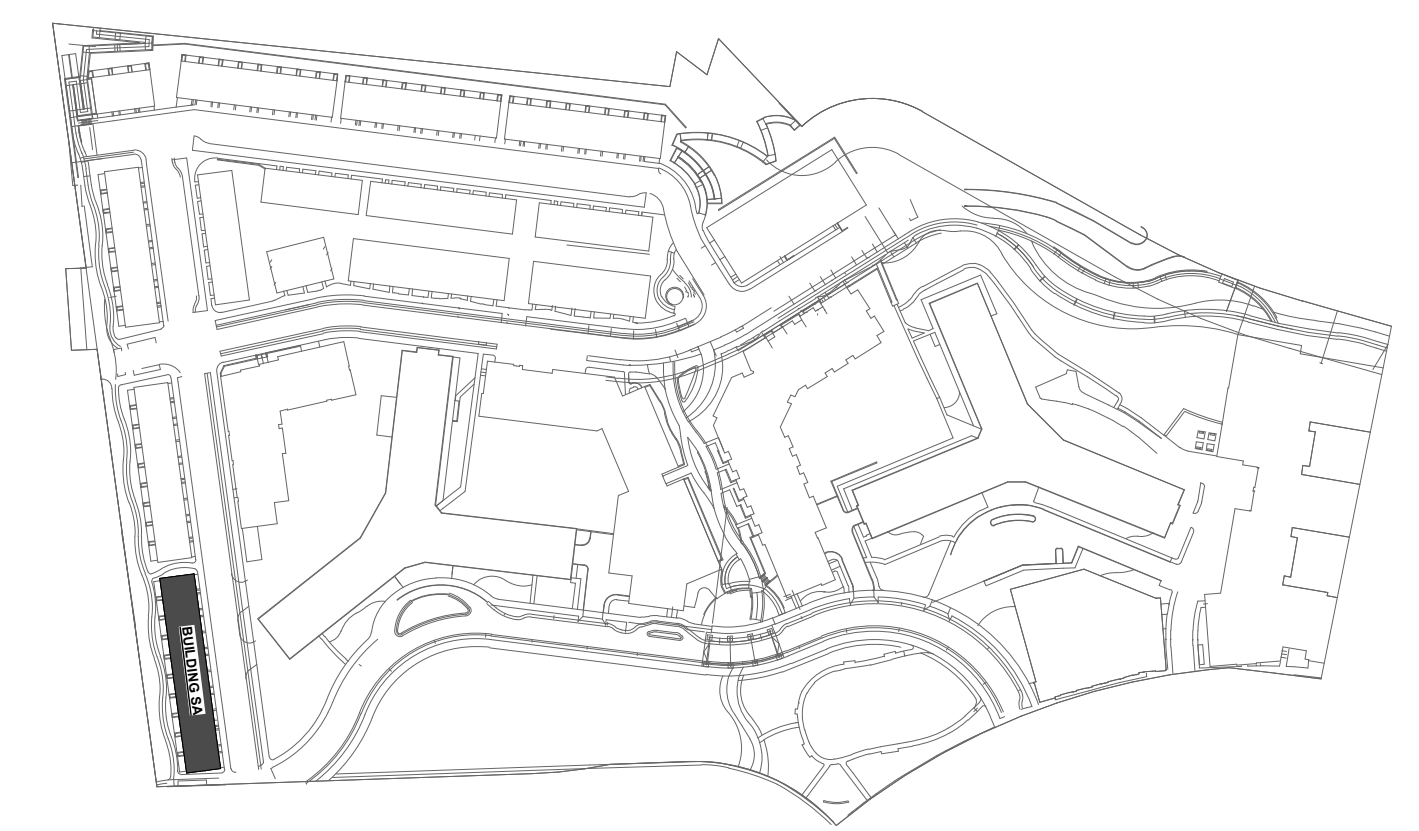
**SUSTAINABILITY CONSULTANT**  
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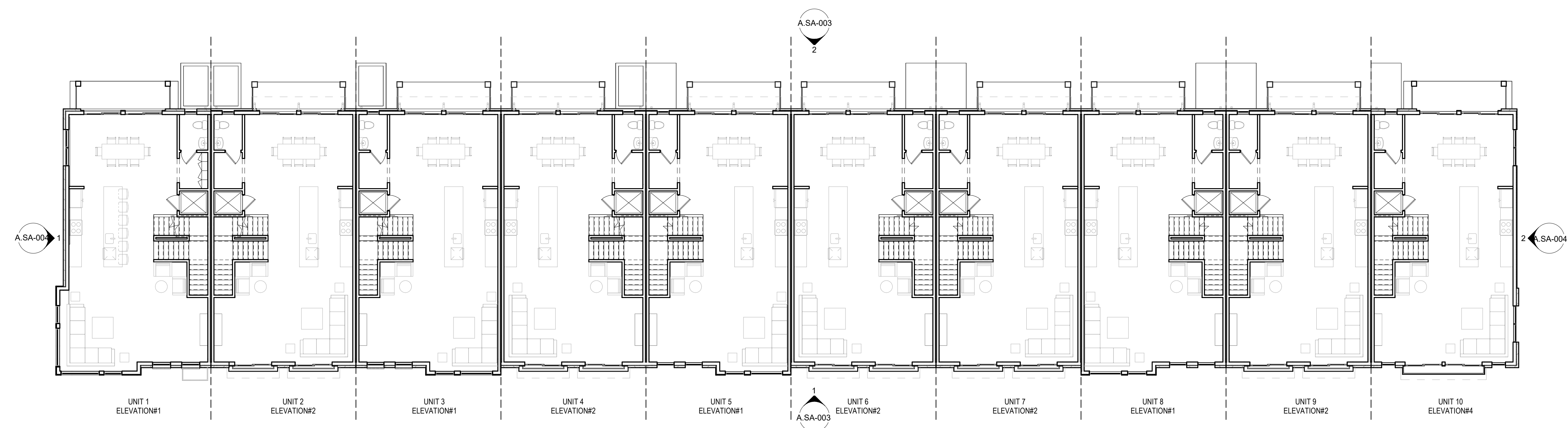
**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**EXTERIOR ELEVATION KEYNOTES:**

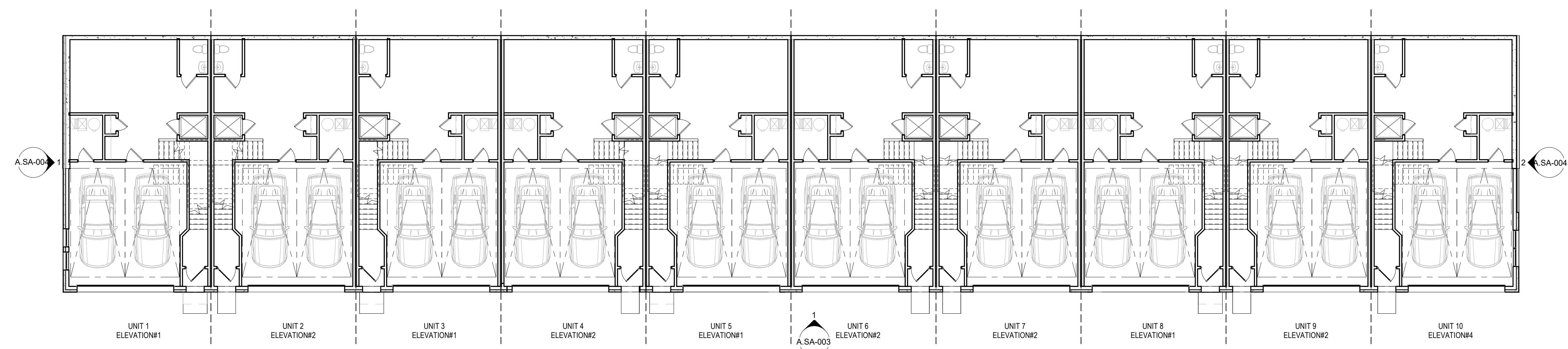
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING SA - STRIP PLAN LEVEL 02**  
 A.SA-001 1" = 10'-0"



**1 BUILDING SA - STRIP PLAN LEVEL 01**  
 A.SA-001 1" = 10'-0"

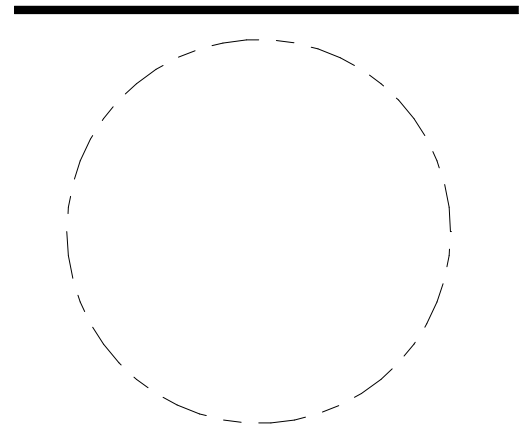
**Key Plan**

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SA - STRIP PLANS "UNIT C"**

**PRINCIPAL IN CHARGE**  
 M.M.

**PROJECT ARCHITECT**  
 M.N.

**DRAWN**  
 R.C., M.S.

<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> As indicated	<b>JOB NO.</b> JBC.016F

**DRAWING NO.**

**A.SA-001**

**4.1 SUBMISSION**

**RIVERHOUSE**

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

**OWNER / DEVELOPER**  
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 240.333.3600

**CENTRAL PARCEL ARCHITECT**  
 BCT DESIGN GROUP  
 410.837.2727

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 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
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**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

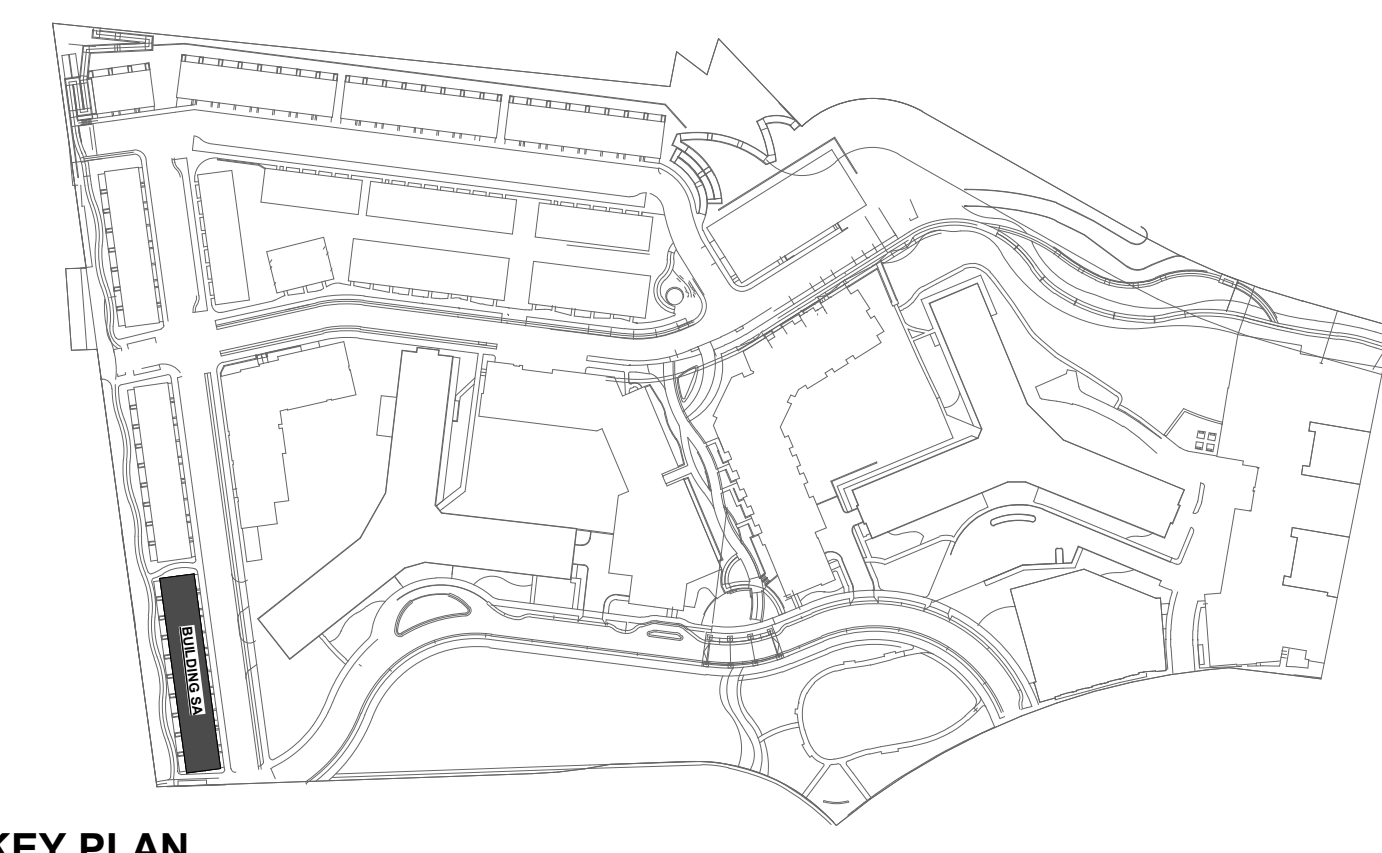
**SUSTAINABILITY CONSULTANT**  
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 PARTNERS  
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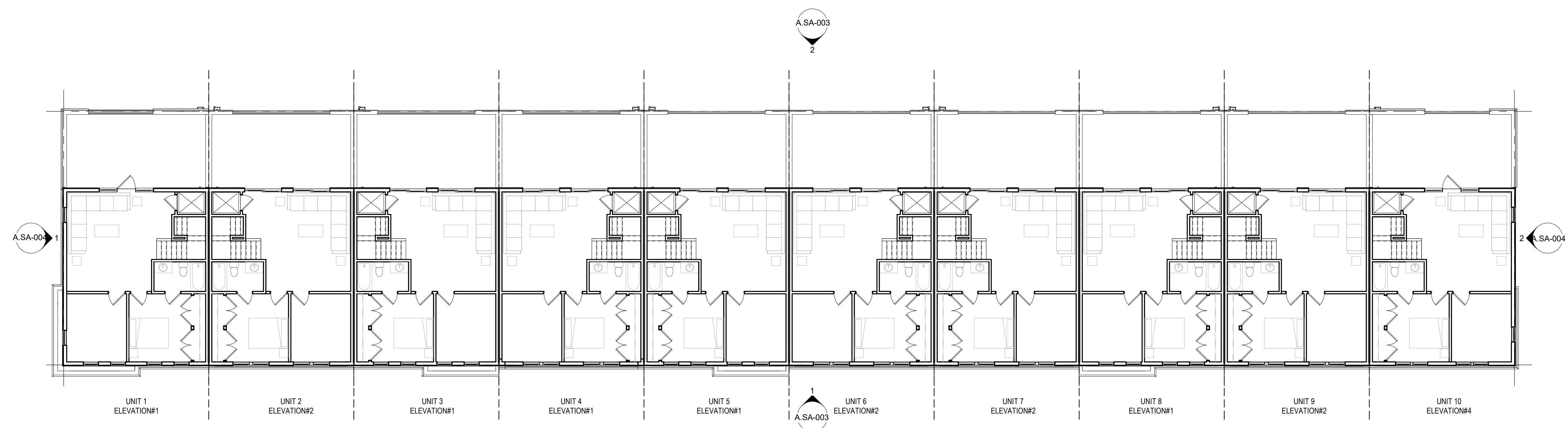
**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**EXTERIOR ELEVATION KEYNOTES:**

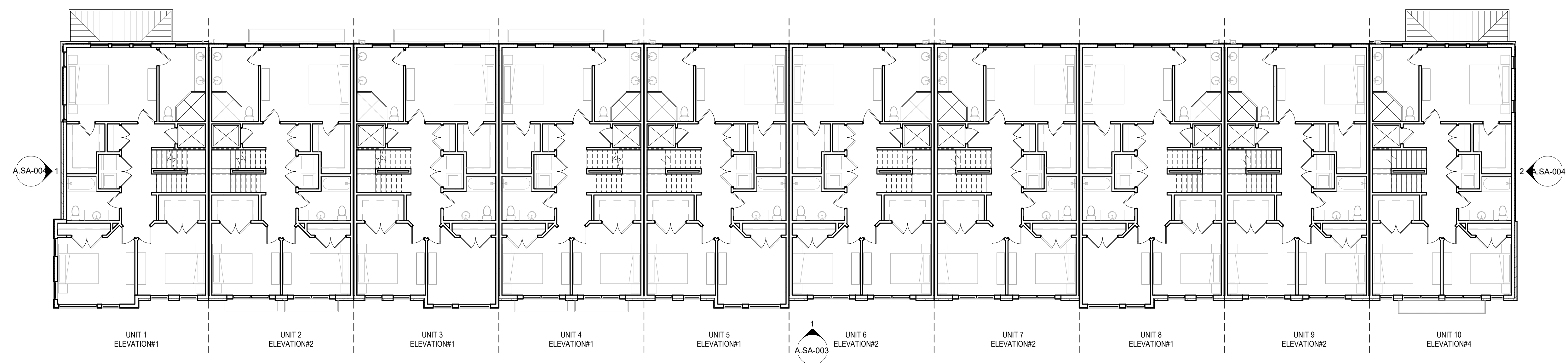
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING SA - STRIP PLAN LEVEL 04**  
 A.SA-002 1" = 10'-0"



**1 BUILDING SA - STRIP PLAN LEVEL 03**  
 A.SA-002 1" = 10'-0"

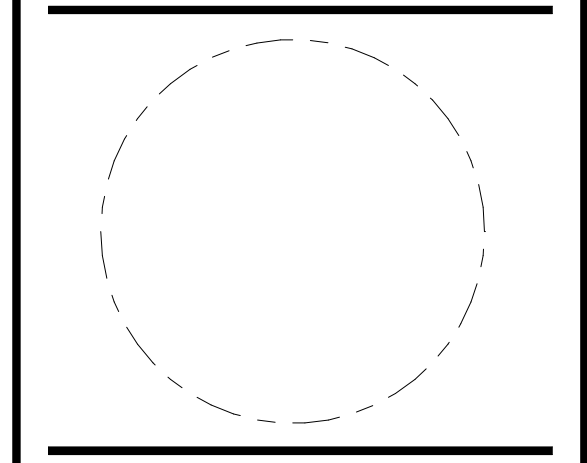
**Key Plan**

**Issue**

NO. DATE

**Revisions**

NO. DATE



**BUILDING SA - STRIP PLANS "UNIT C"**

**PRINCIPAL IN CHARGE**  
 M.M.

**PROJECT ARCHITECT**  
 M.N.

**DRAWN**  
 R.C., M.S.

<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> As indicated	<b>JOB NO.</b> JBC.016F

**DRAWING NO.**

**4.1 SUBMISSION**

**A.SA-002**

**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  
 LESSARD DESIGN  
 571.830.1800

CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

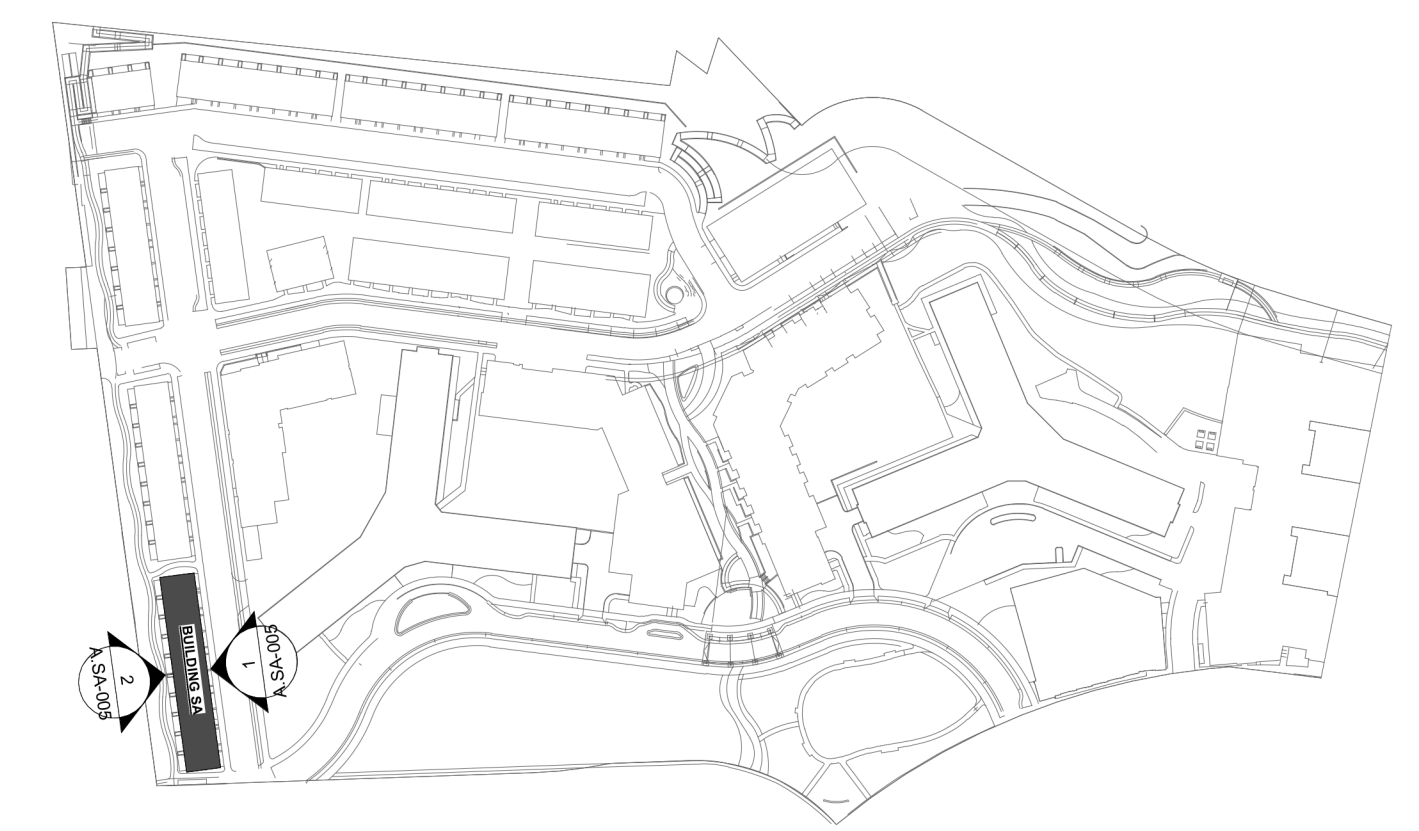
LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

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



**1** BUILDING SA - FRONT ELEVATION

A.SA-003 1" = 10'-0"



**2** BUILDING SA - REAR ELEVATION

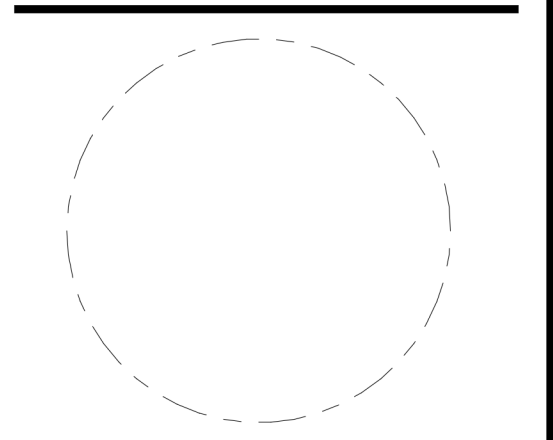
A.SA-003 1" = 10'-0"

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SA -  
 COLOR STRIP  
 ELEVATIONS  
 "UNIT C"**

PRINCIPAL IN CHARGE M.M.	
PROJECT ARCHITECT M.N.	
DRAWN R.C., M.S.	
DATE 05.22.2024	APPROVED X.Y.
SCALE: 1" = 10'-0"	JOB NO. JBC.016F
DRAWING NO.	

4.1 SUBMISSION

**A.SA-003**

## 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  
LESSARD DESIGN  
571.830.1800

CIVIL ENGINEER  
BOHLER DC  
202.524.5700

LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

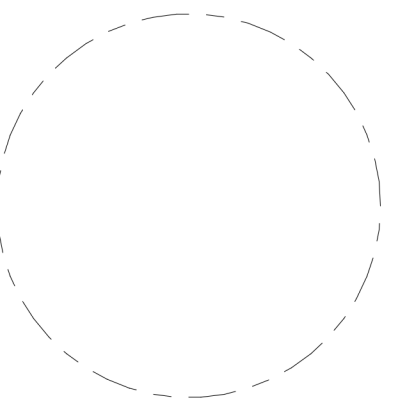
### Key Plan

### Issue

NO. DATE

### Revisions

NO. DATE



## BUILDING SA - COLOR STRIP ELEVATIONS "UNIT C"

PRINCIPAL IN CHARGE  
M.M.

PROJECT ARCHITECT  
M.N.

DRAWN  
R.C., M.S.

DATE  
05.22.2024

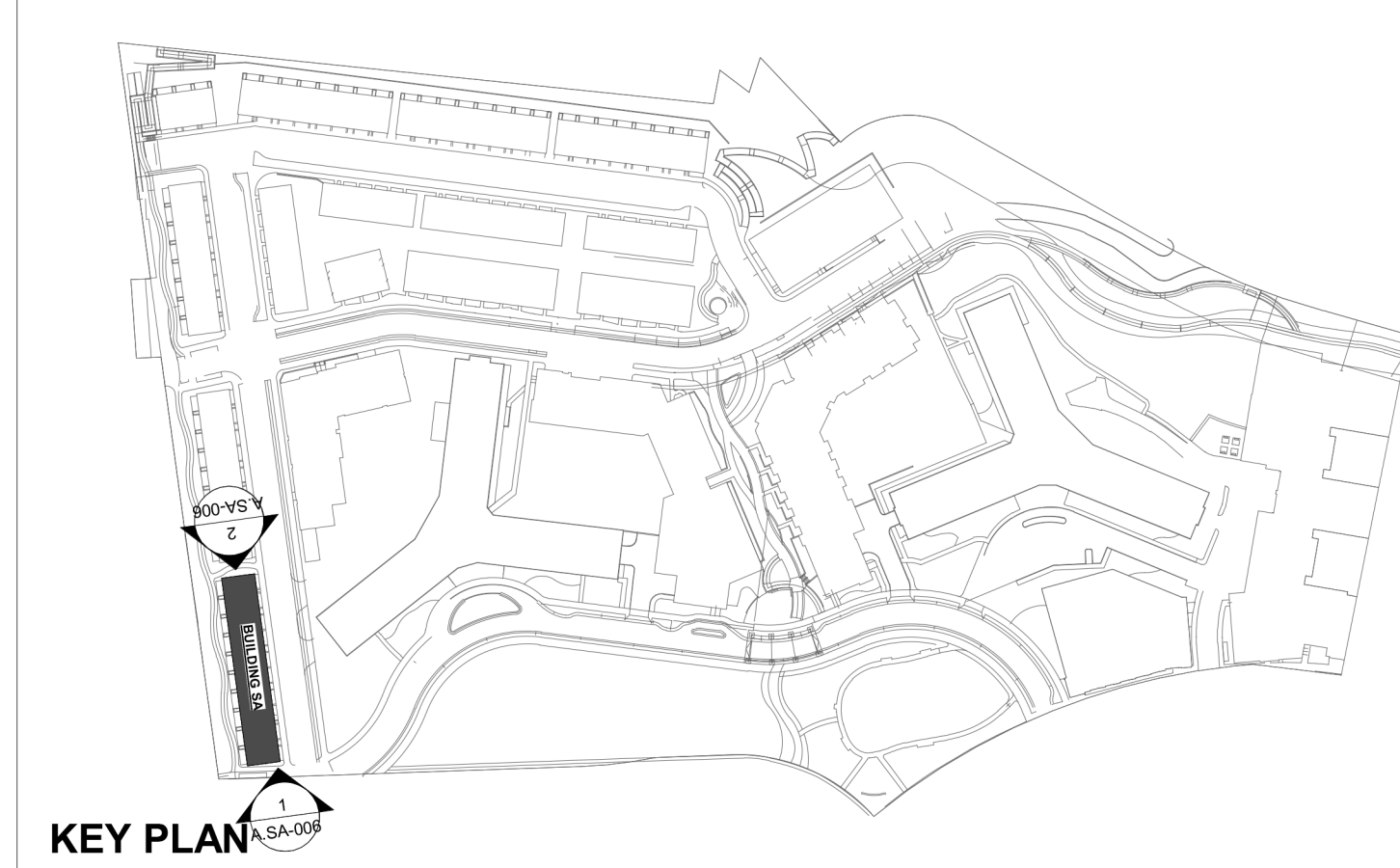
APPROVED  
X.Y.

SCALE:  
1" = 10'-0"

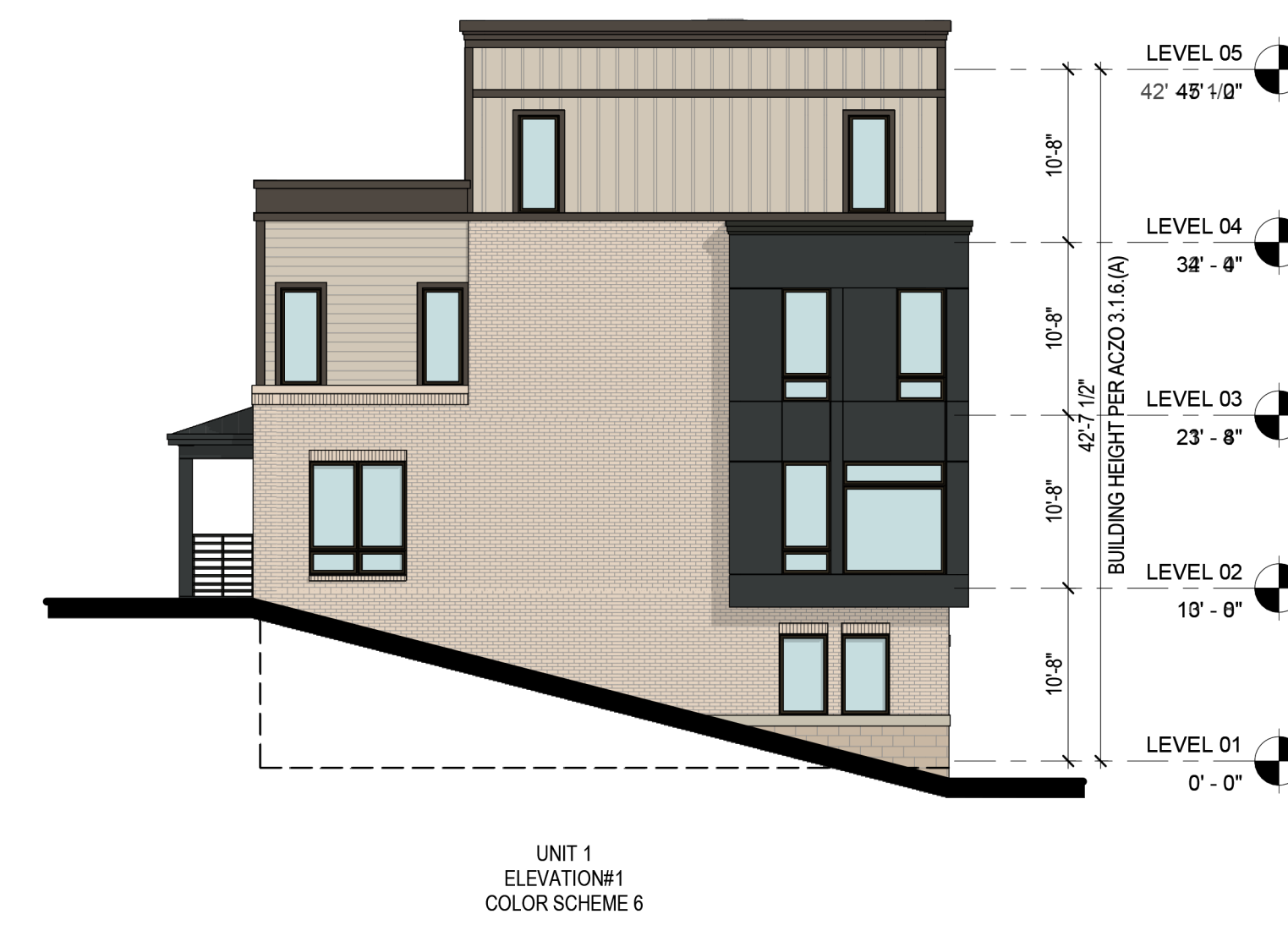
JOB NO.  
JBC.016F

DRAWING NO.

# A.SA-004



KEY PLAN



**1** BUILDING SA - LEFT ELEVATION  
A.SA-004 1" = 10'-0"



**2** BUILDING SA - RIGHT ELEVATION  
A.SA-004 1" = 10'-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**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

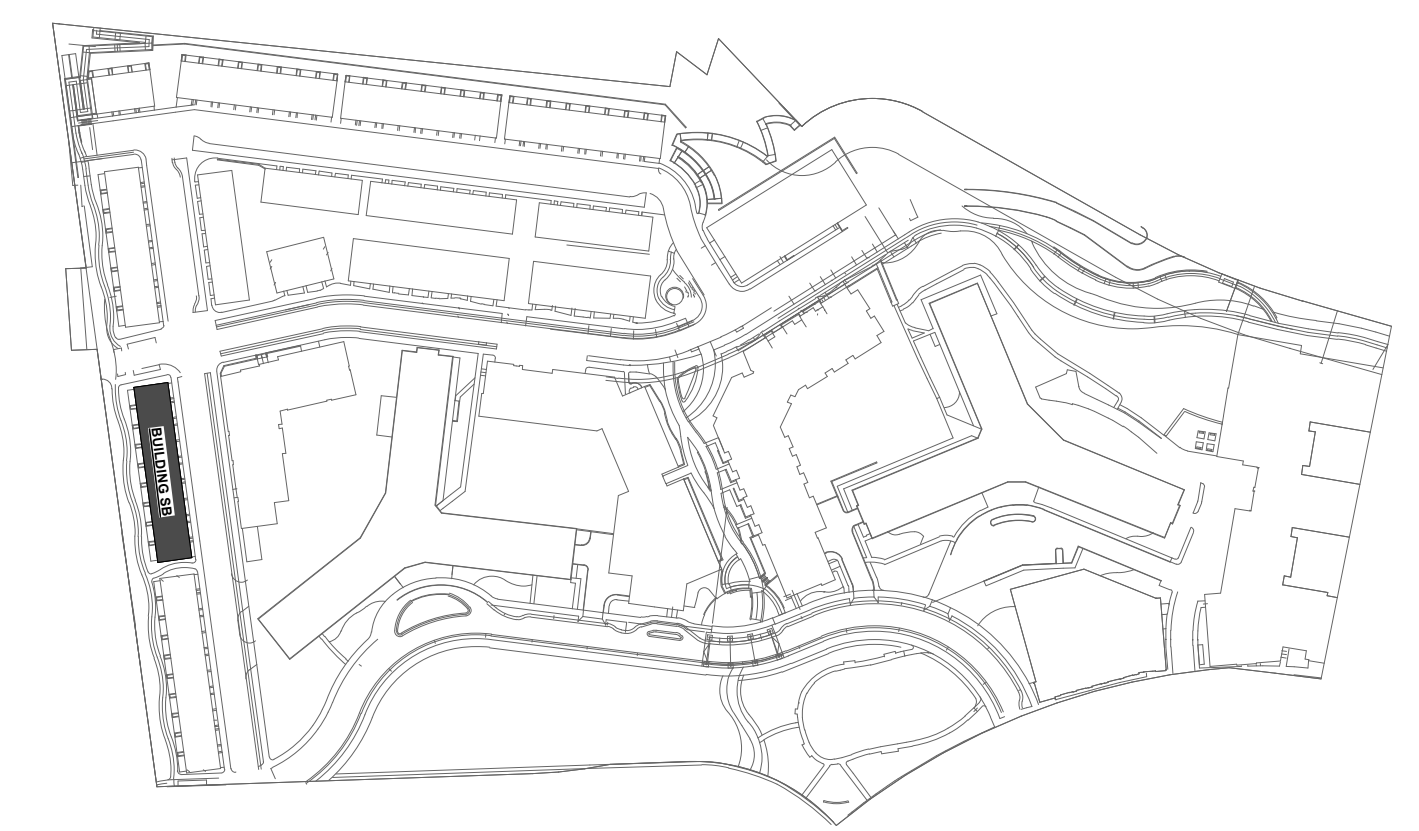
**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

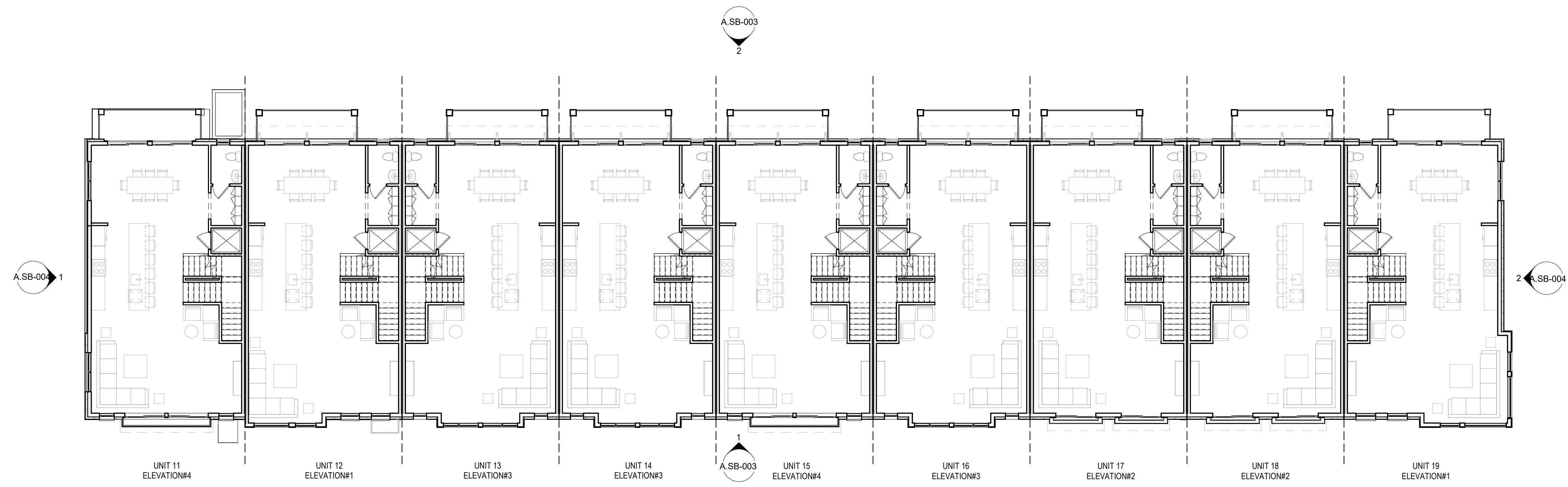
**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**EXTERIOR ELEVATION KEYNOTES:**

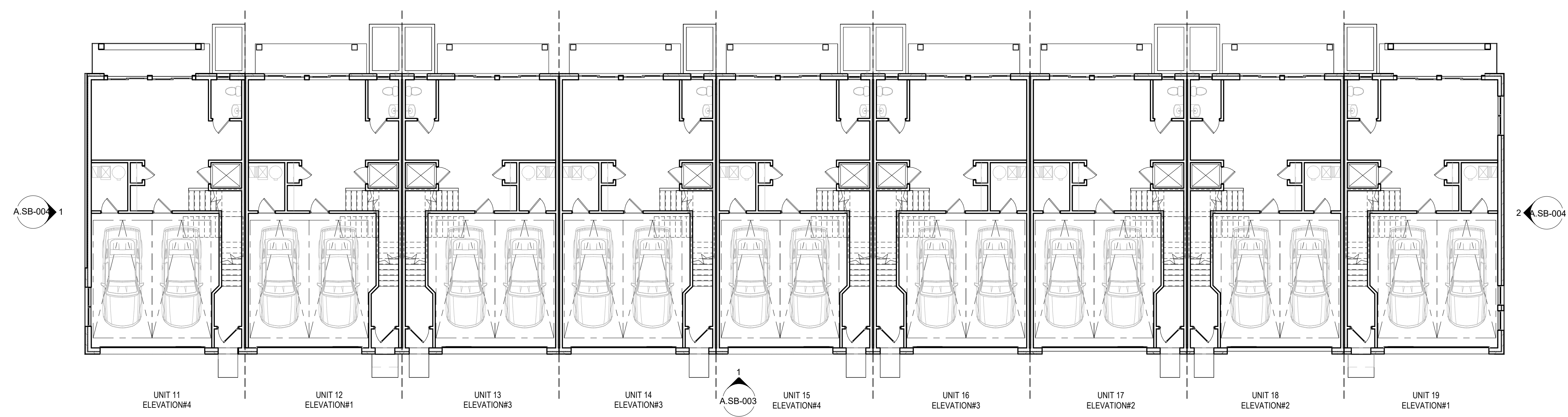
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING SB - STRIP PLAN LEVEL 02**  
 A.SB-001 1" = 10'-0"



**1 BUILDING SB - STRIP PLAN LEVEL 01**  
 A.SB-001 1" = 10'-0"

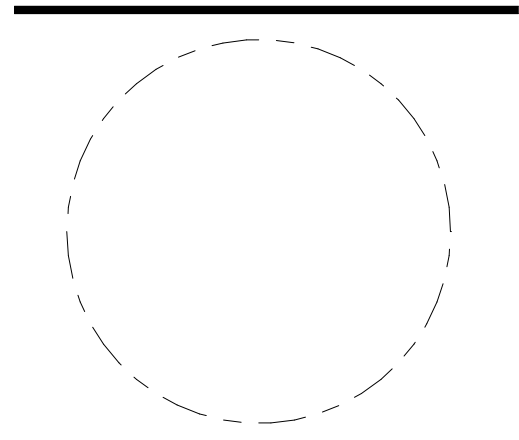
**Key Plan**

**Issue**

NO. DATE

**Revisions**

NO. DATE



**BUILDING SB - STRIP PLANS "UNIT C"**

**PRINCIPAL IN CHARGE**  
 M.M.

**PROJECT ARCHITECT**  
 M.N.

**DRAWN**  
 R.C., M.S.

**DATE**  
 05.22.2024

**APPROVED**  
 X.Y.

**SCALE:**  
 As indicated

**JOB NO.**  
 JBC.016F

**DRAWING NO.**

**A.SB-001**

**4.1 SUBMISSION**

**RIVERHOUSE**

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

**OWNER / DEVELOPER**  
 JBG SMITH  
 240.333.3600

**CENTRAL PARCEL ARCHITECT**  
 BCT DESIGN GROUP  
 410.837.2727

**SOUTH PARCEL ARCHITECT**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

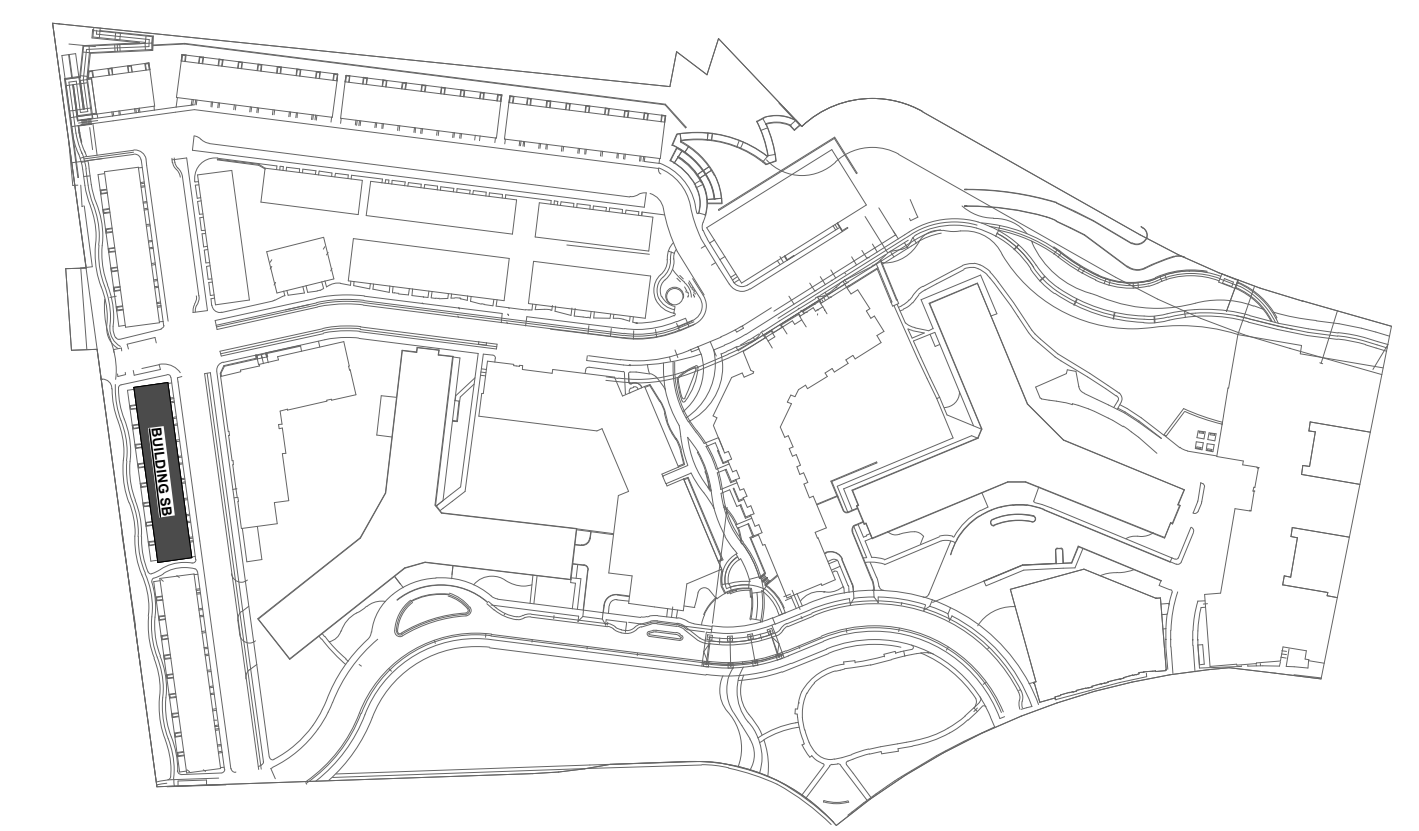
**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

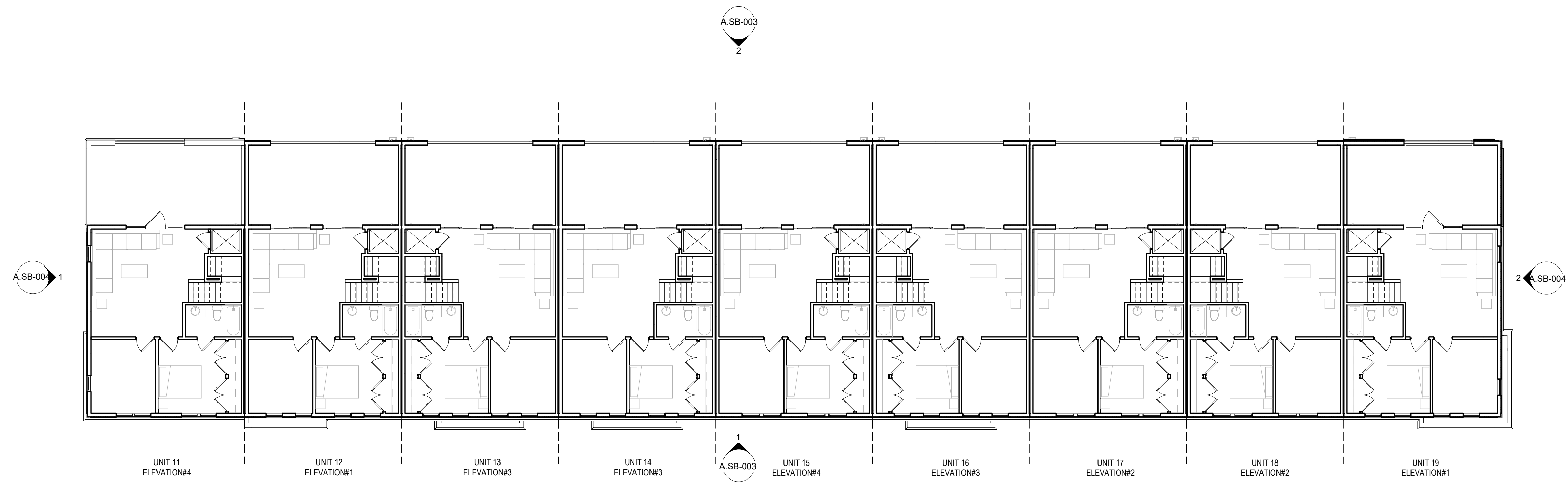
**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**EXTERIOR ELEVATION KEYNOTES:**

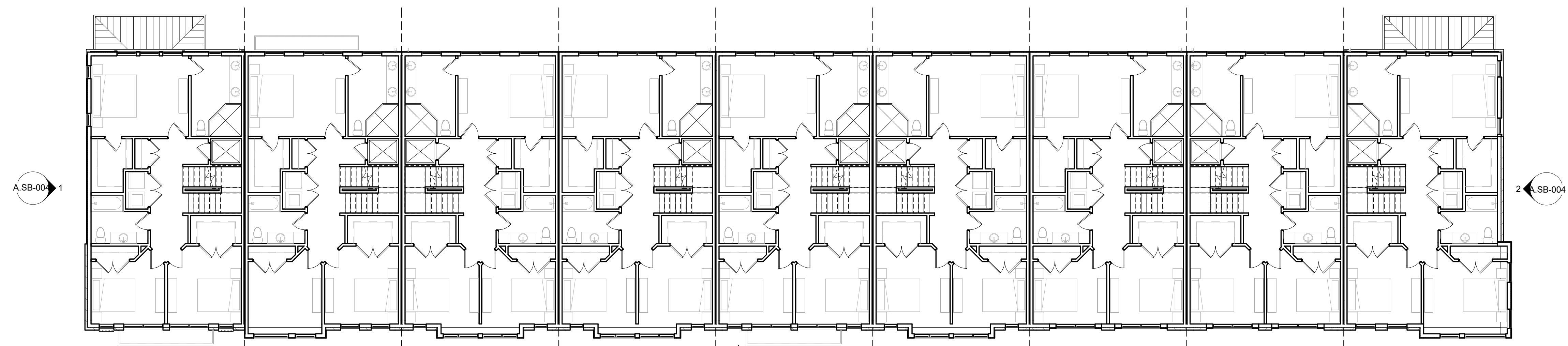
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M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING SB - STRIP PLAN LEVEL 04**  
 A.SB-002 1" = 10'-0"



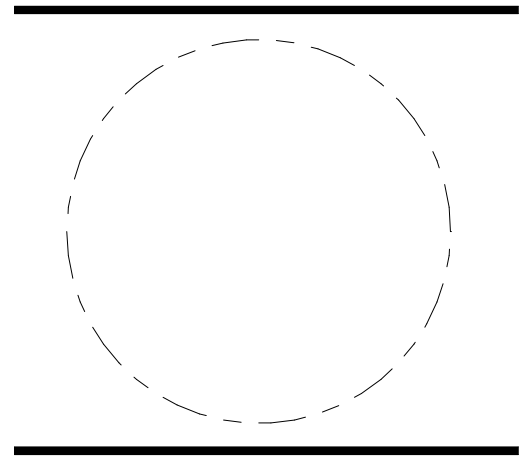
**1 BUILDING SB - STRIP PLAN LEVEL 03**  
 A.SB-002 1" = 10'-0"

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SB - STRIP PLANS "UNIT C"**

**PRINCIPAL IN CHARGE**  
 M.M.

**PROJECT ARCHITECT**  
 M.N.

**DRAWN**  
 R.C., M.S.

<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> As indicated	<b>JOB NO.</b> JBC.016F

**DRAWING NO.**

**A.SB-002**

**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**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

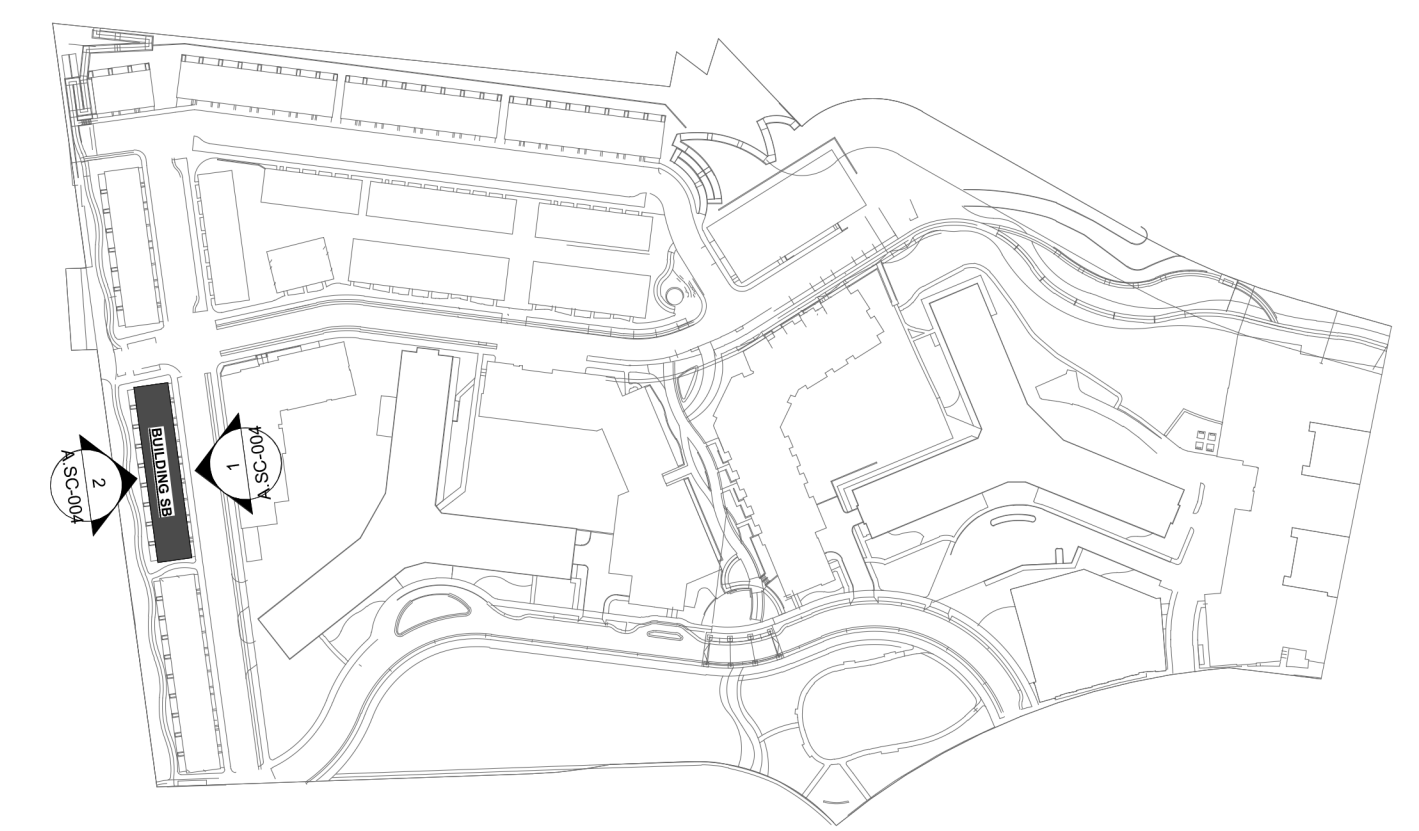
**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**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



**1 BUILDING B - FRONT ELEVATION**  
 A.SB-003 1" = 10'-0"

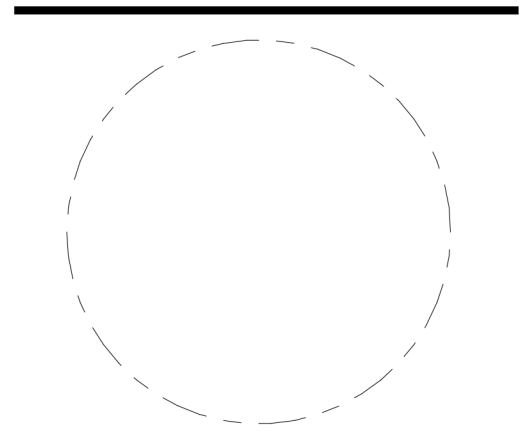


**2 BUILDING B - REAR ELEVATION**  
 A.SB-003 1" = 10'-0"

**Key Plan**

**Issue**  
 NO. DATE

**Revisions**  
 NO. DATE



**BUILDING SB -  
 COLOR STRIP  
 ELEVATIONS  
 "UNIT C"**

**PRINCIPAL IN CHARGE**  
 M.M.

**PROJECT ARCHITECT**  
 M.N.

**DRAWN**  
 R.C., M.S.

**DATE**  
 05.22.2024

**APPROVED**  
 X.Y.

**SCALE:**  
 1" = 10'-0"

**JOB NO.**  
 JBC.016F

**DRAWING NO.**  
**A.SB-003**

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  
LESSARD DESIGN  
571.830.1800

CIVIL ENGINEER  
BOHLER DC  
202.524.5700

LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

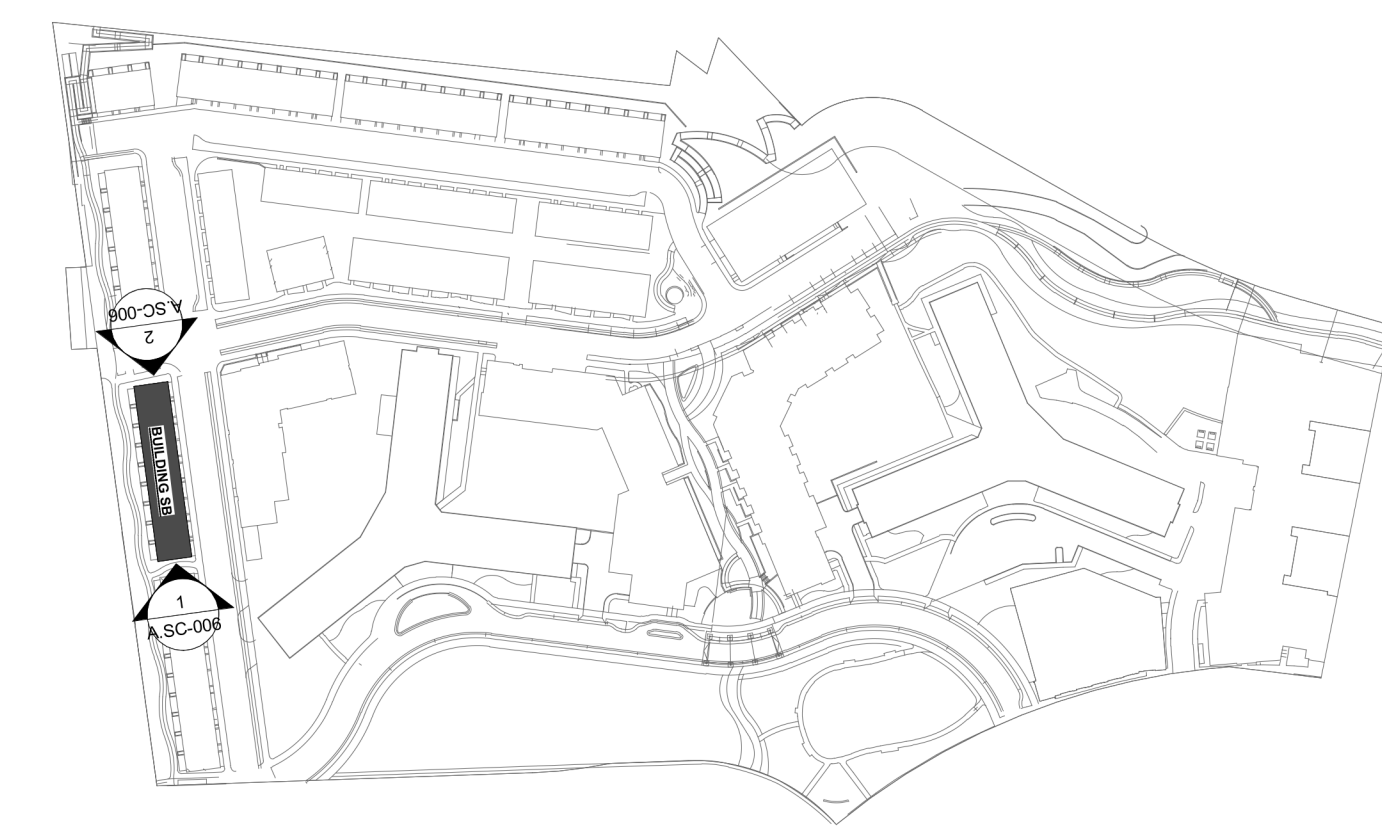
ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

### Key Plan



KEY PLAN



1 BUILDING SB - LEFT ELEVATION  
A.SB-004 1/8" = 1'-0"



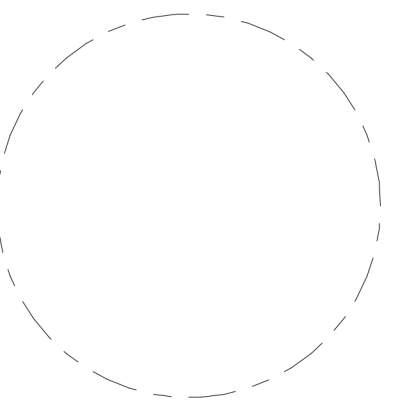
2 BUILDING SB - RIGHT ELEVATION  
A.SB-004 1/8" = 1'-0"

### Issue

NO. DATE

### Revisions

NO. DATE



### BUILDING SB - COLOR STRIP ELEVATIONS "UNIT C"

PRINCIPAL IN CHARGE  
M.M.

PROJECT ARCHITECT  
M.N.

DRAWN  
R.C., M.S.

DATE  
05.22.2024

APPROVED  
X.Y.

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

JOB NO.  
JBC.016F

DRAWING NO.

# A.SB-004

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  
 LESSARD DESIGN  
 571.830.1800

CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

ATTORNEY  
 VENABLE LLP  
 202.344.4000

SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

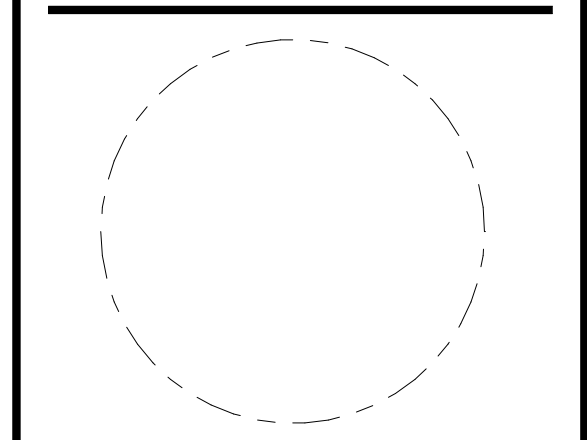
**Key Plan**

**Issue**

NO. DATE

**Revisions**

NO. DATE



**BUILDING SC - STRIP PLANS "UNIT C"**

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE  
 05.22.2024

SCALE:  
 As indicated

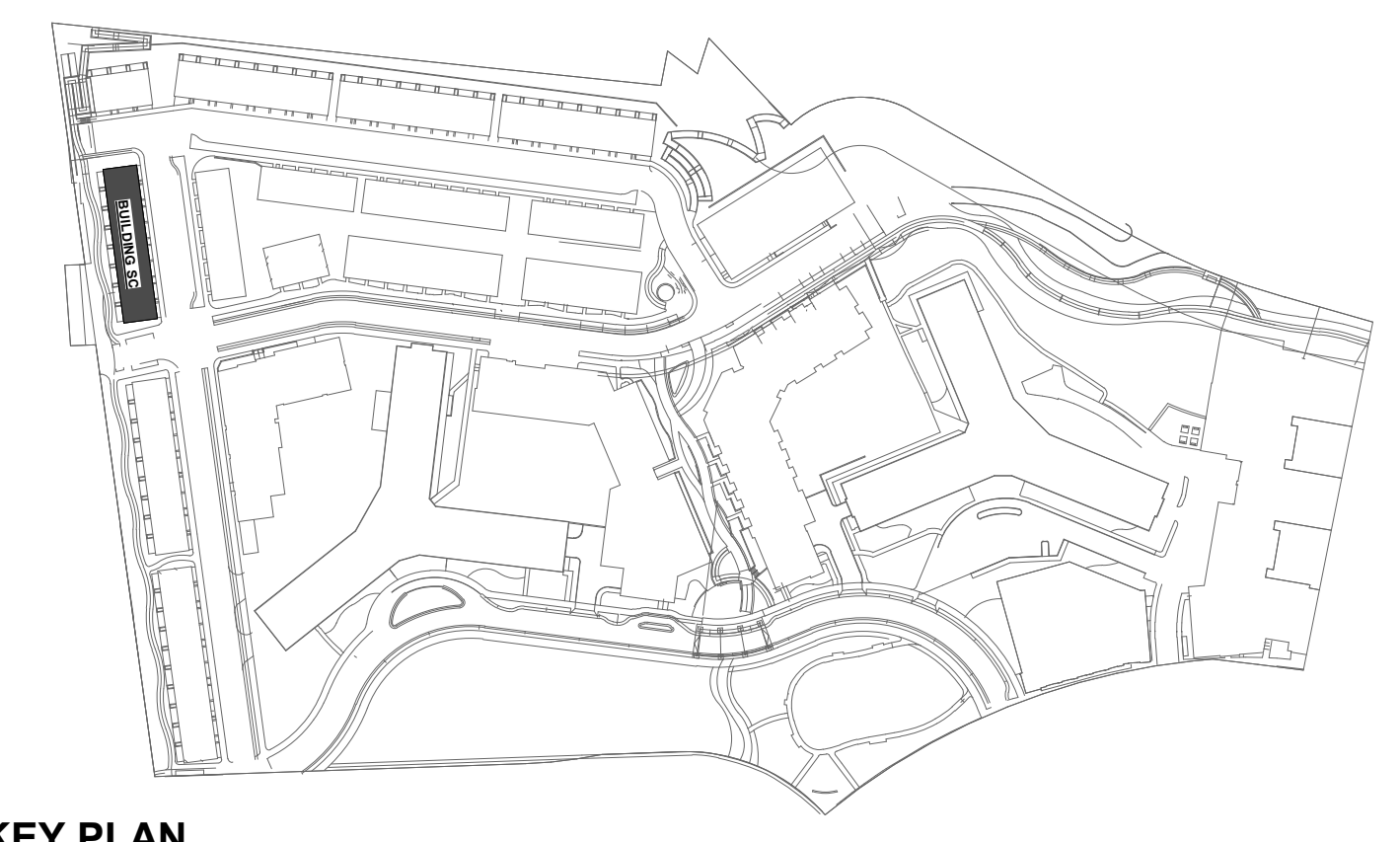
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 X.Y.

JOB NO.  
 JBC.016F

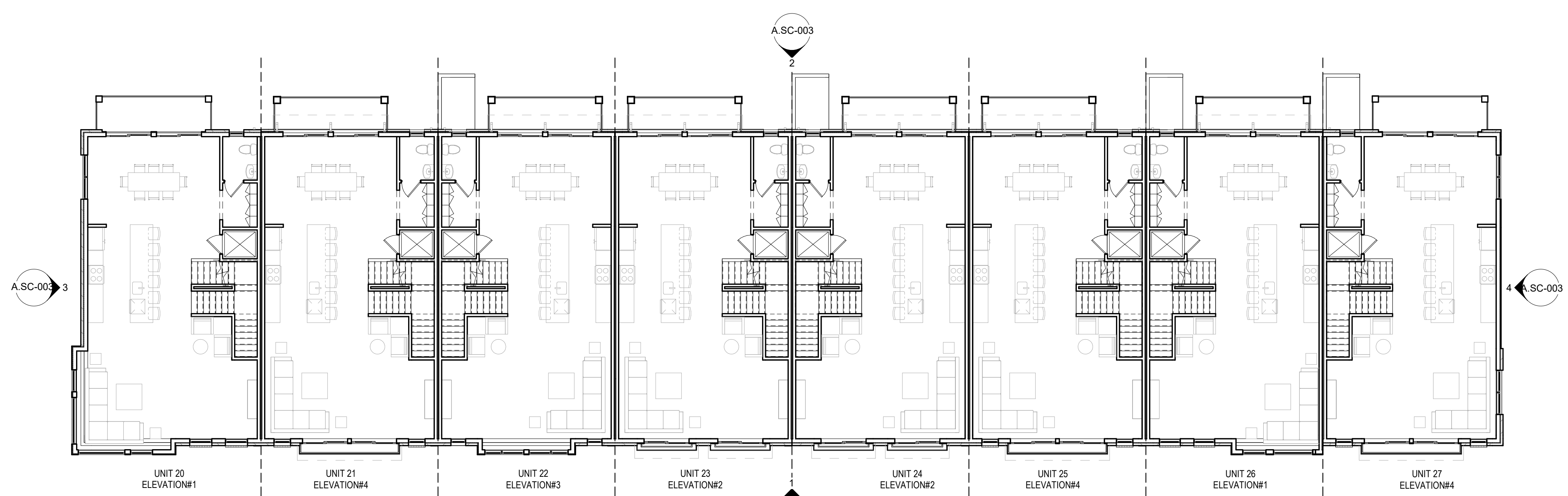
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**A.SC-001**

**EXTERIOR ELEVATION KEYNOTES:**

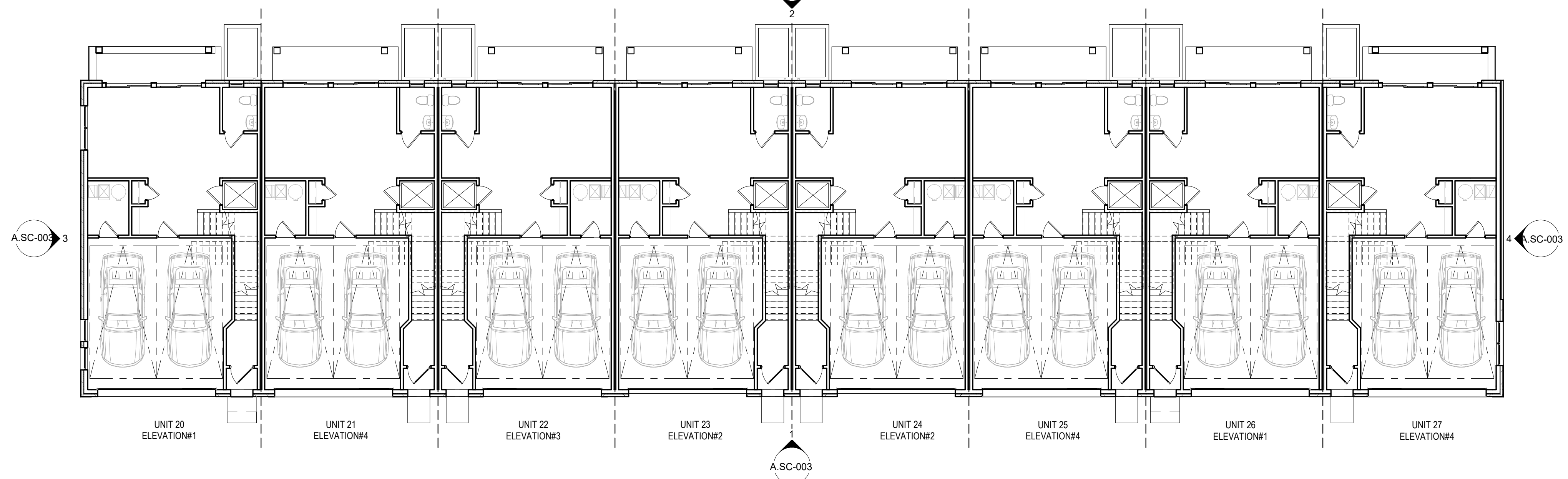
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING SC - STRIP PLAN LEVEL 02**  
 1" = 10'-0"



**1 BUILDING SC - STRIP PLAN LEVEL 01**  
 1" = 10'-0"

**4.1 SUBMISSION**

**RIVERHOUSE**

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

**OWNER / DEVELOPER**  
 JBG SMITH  
 240.333.3600

**CENTRAL PARCEL ARCHITECT**  
 BCT DESIGN GROUP  
 410.837.2727

**SOUTH PARCEL ARCHITECT**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

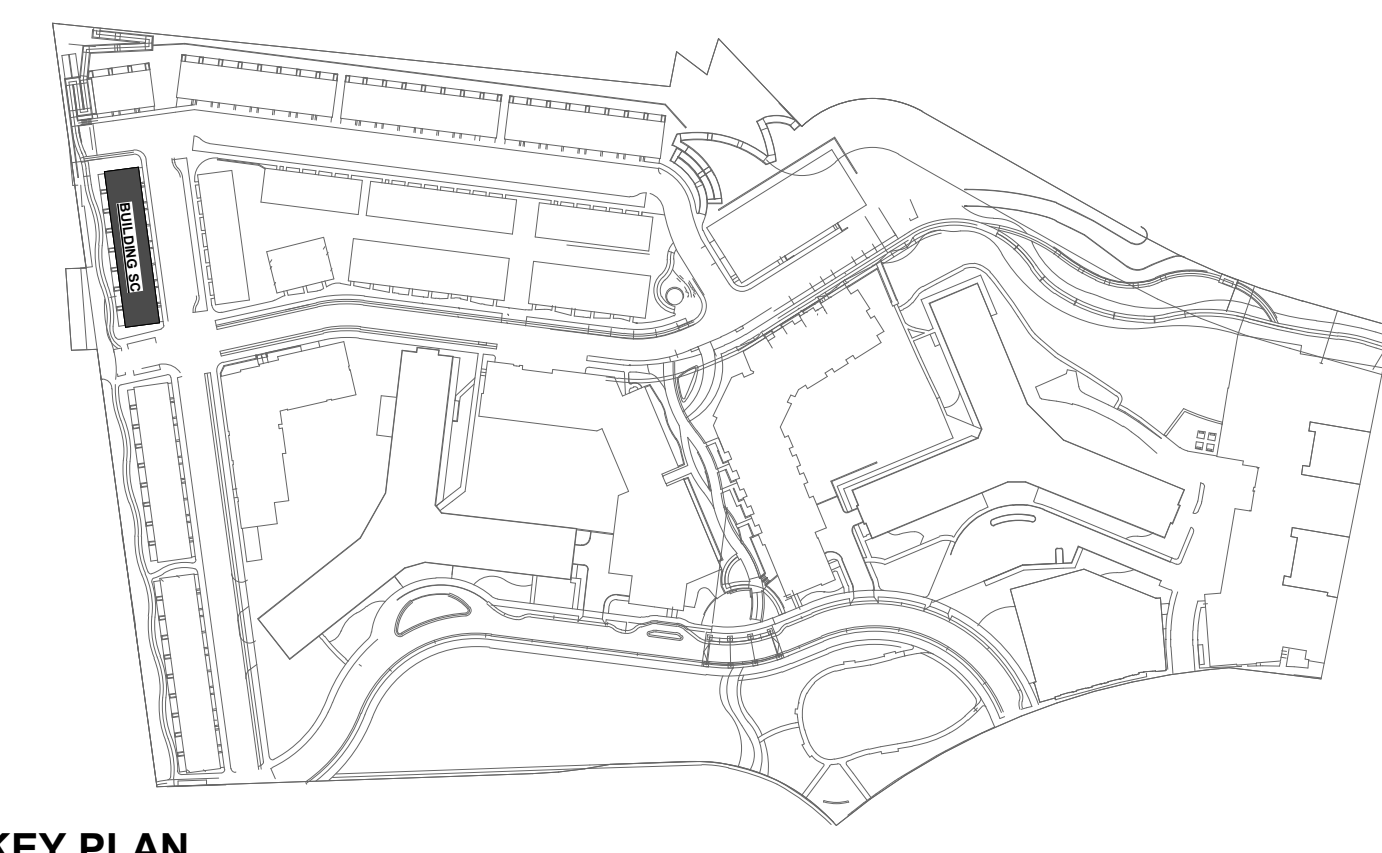
**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

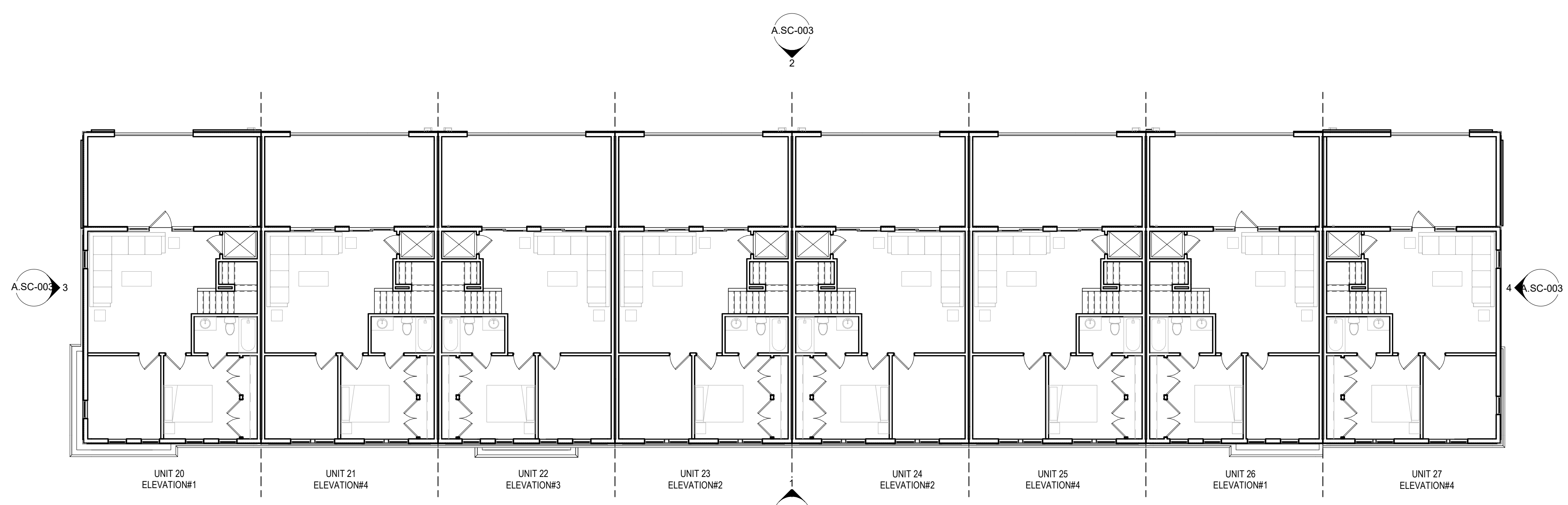
**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**EXTERIOR ELEVATION KEYNOTES:**

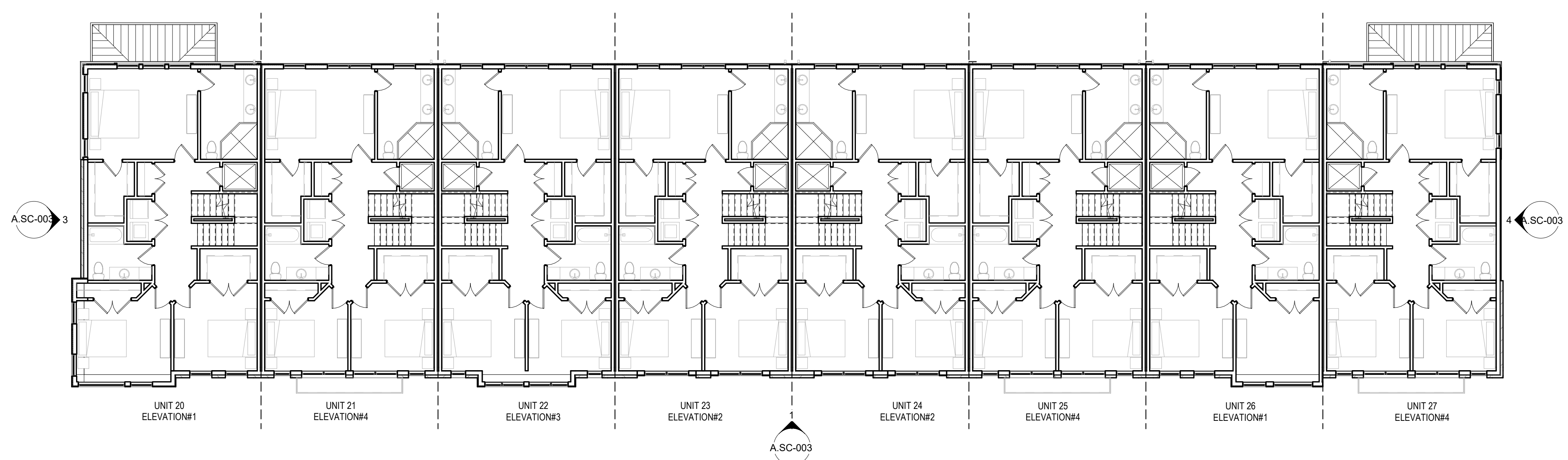
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING SC - STRIP PLAN LEVEL 04**  
 A.SC-002 1" = 10'-0"



**1 BUILDING SC - STRIP PLAN LEVEL 03**  
 A.SC-002 1" = 10'-0"

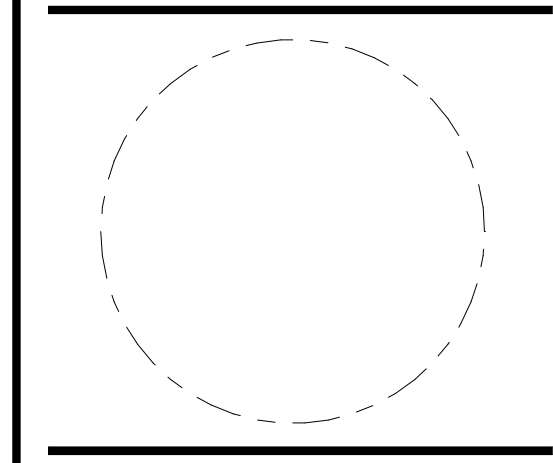
**Key Plan**

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



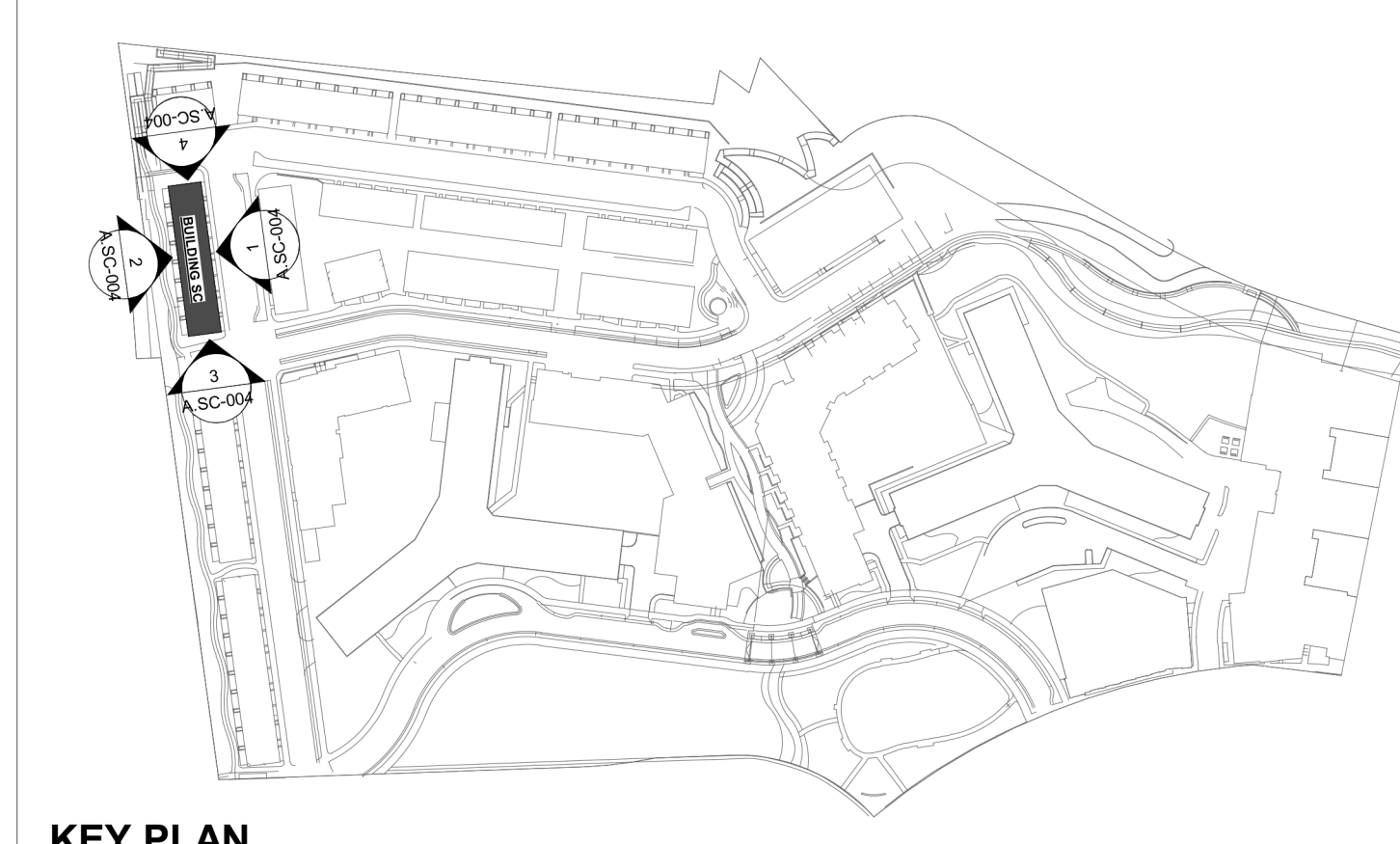
**BUILDING SC - STRIP PLANS "UNIT C"**

<b>PRINCIPAL IN CHARGE</b> M.M.	
<b>PROJECT ARCHITECT</b> M.N.	
<b>DRAWN</b> R.C., M.S.	
<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> As indicated	<b>JOB NO.</b> JBC.016F
<b>DRAWING NO.</b>	

**A.SC-002**

**4.1 SUBMISSION**

\*\*REFER TO SHEET A-001, A-00m & A-00n TO SEE COLOR SELECTION.



SOUTH PARCEL ARCHITECT:  
**lessard DESIGN**  
 8521 Leesburg Pike | Suite 700  
 Vienna, VA 22182  
 P: 571.830.1800 | F: 571.830.1801  
 www.Lessarddesign.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  
 LESSARD DESIGN  
 571.830.1800

CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

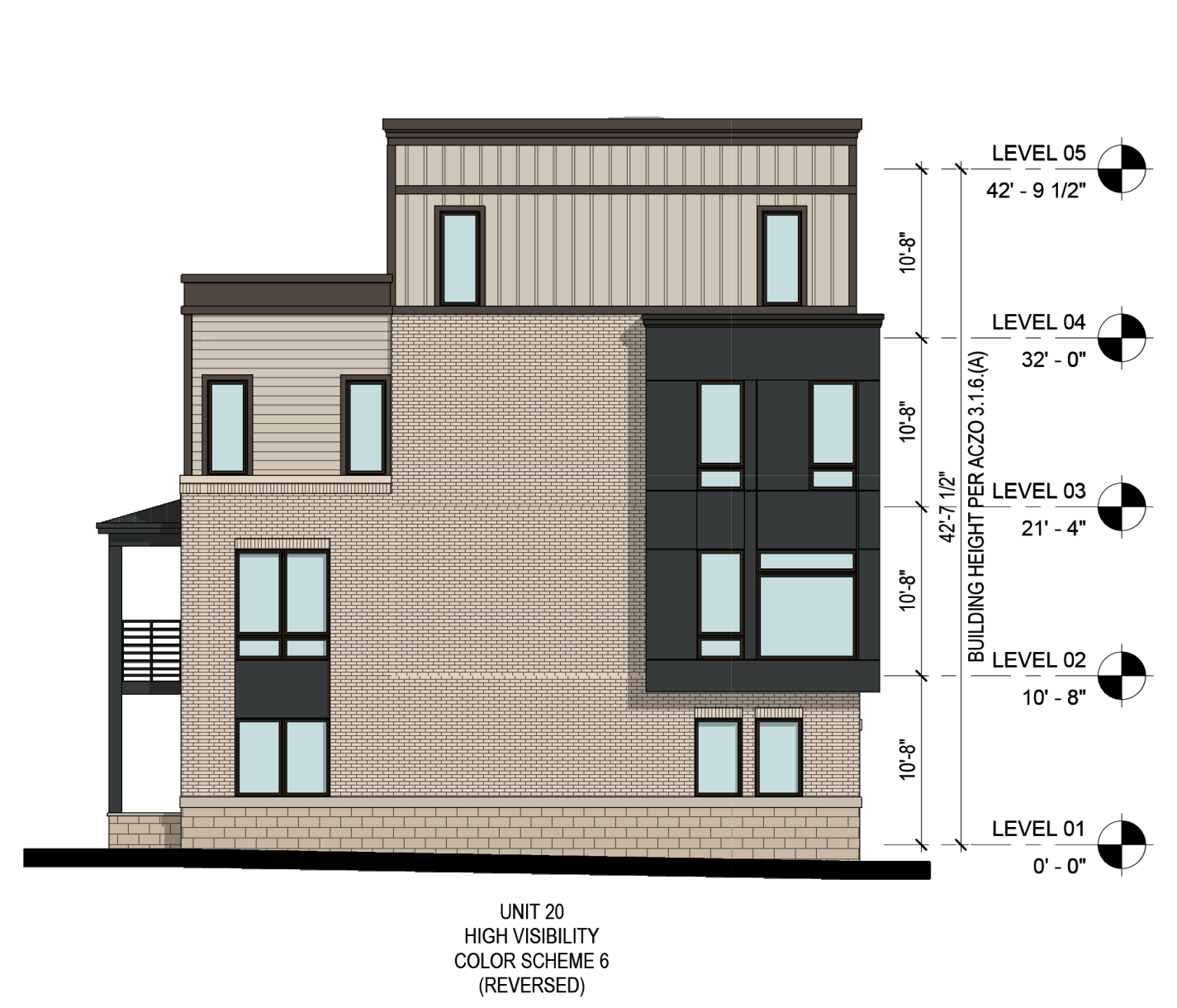
LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

ATTORNEY  
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 202.344.4000

SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING PARTNERS  
 703.970.2890

TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

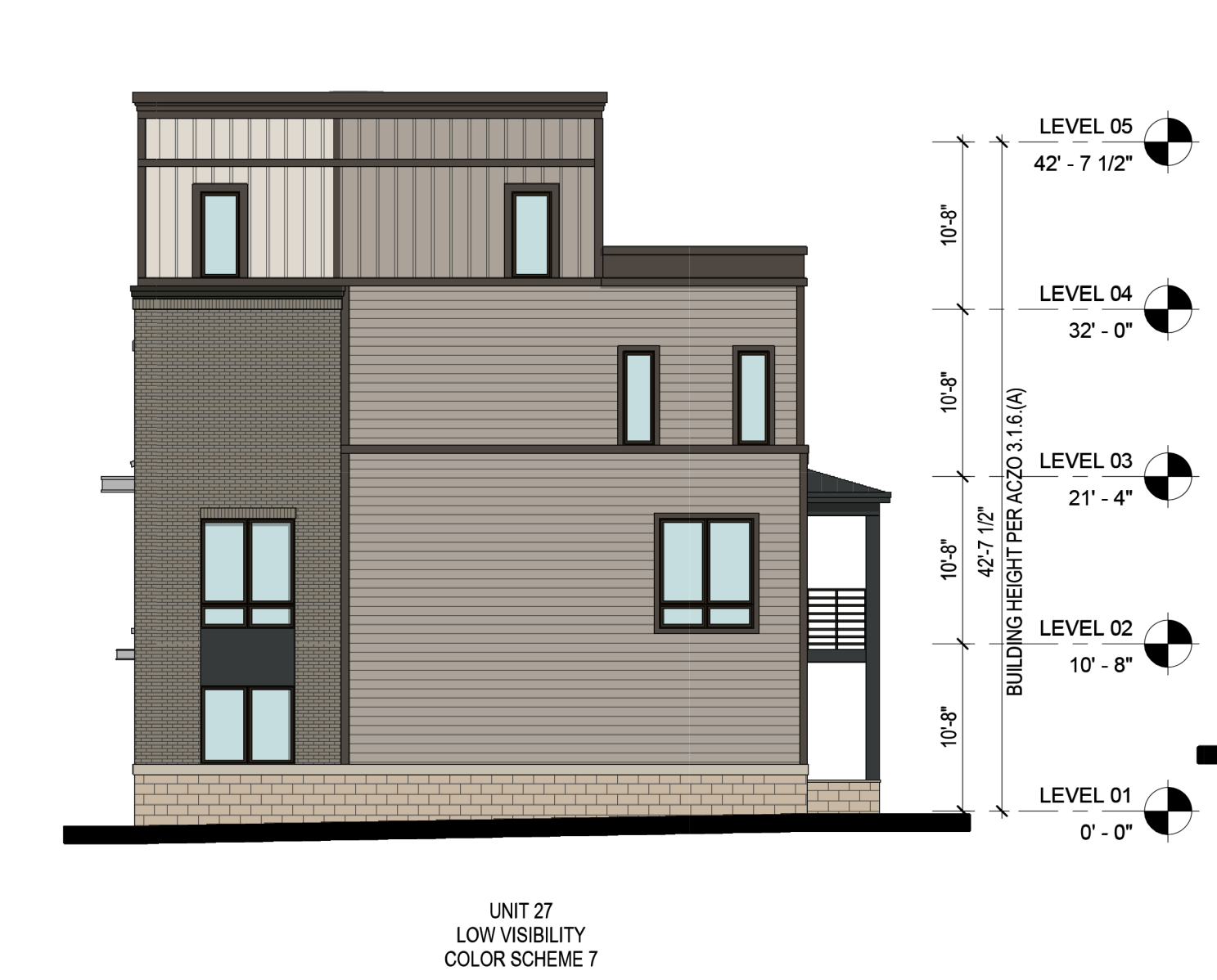
STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441



**3 BUILDING SC- LEFT ELEVATION**  
 A.SC-003 1" = 10'-0"



**1 BUILDING SC- FRONT ELEVATION**  
 A.SC-003 1" = 10'-0"



**4 BUILDING SC- RIGHT ELEVATION**  
 A.SC-003 1" = 10'-0"



**2 BUILDING SC- REAR ELEVATION**  
 A.SC-003 1" = 10'-0"

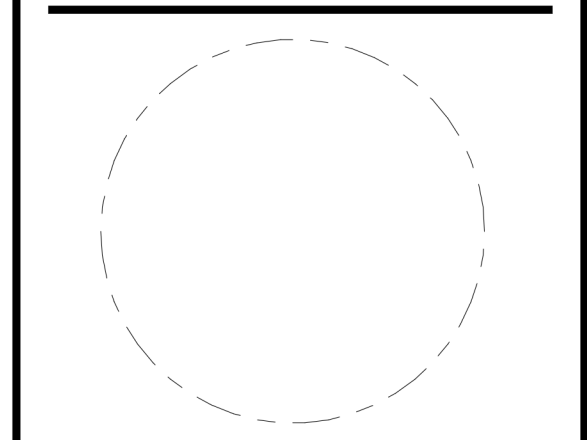
**Key Plan**

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SC - COLOR STRIP ELEVATIONS "UNIT C"**

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE 05.22.2024	APPROVED X.Y.
SCALE: 1" = 10'-0"	JOB NO. JBC.016F

DRAWING NO.

**4.1 SUBMISSION**

**A.SC-003**

**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**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

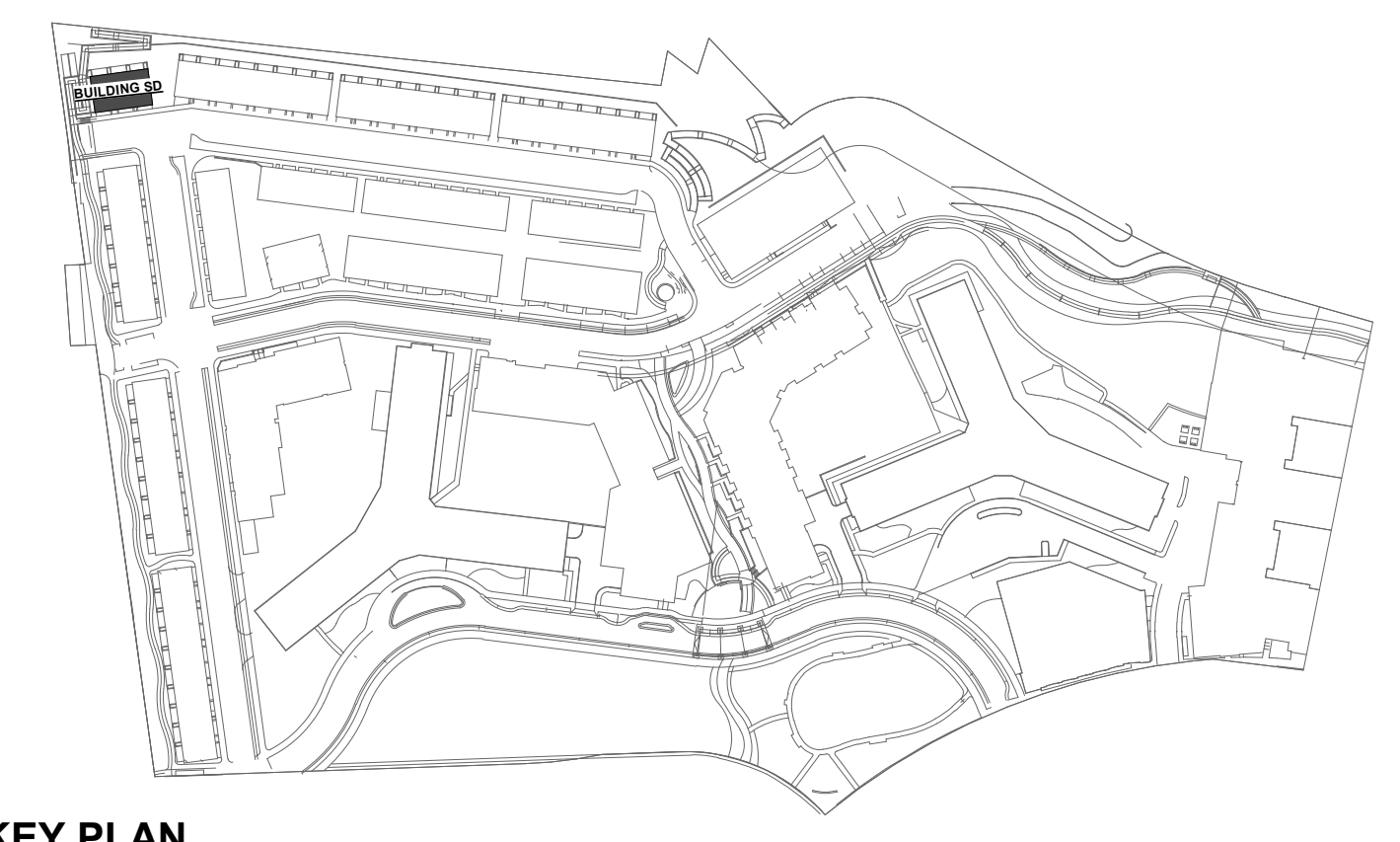
**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

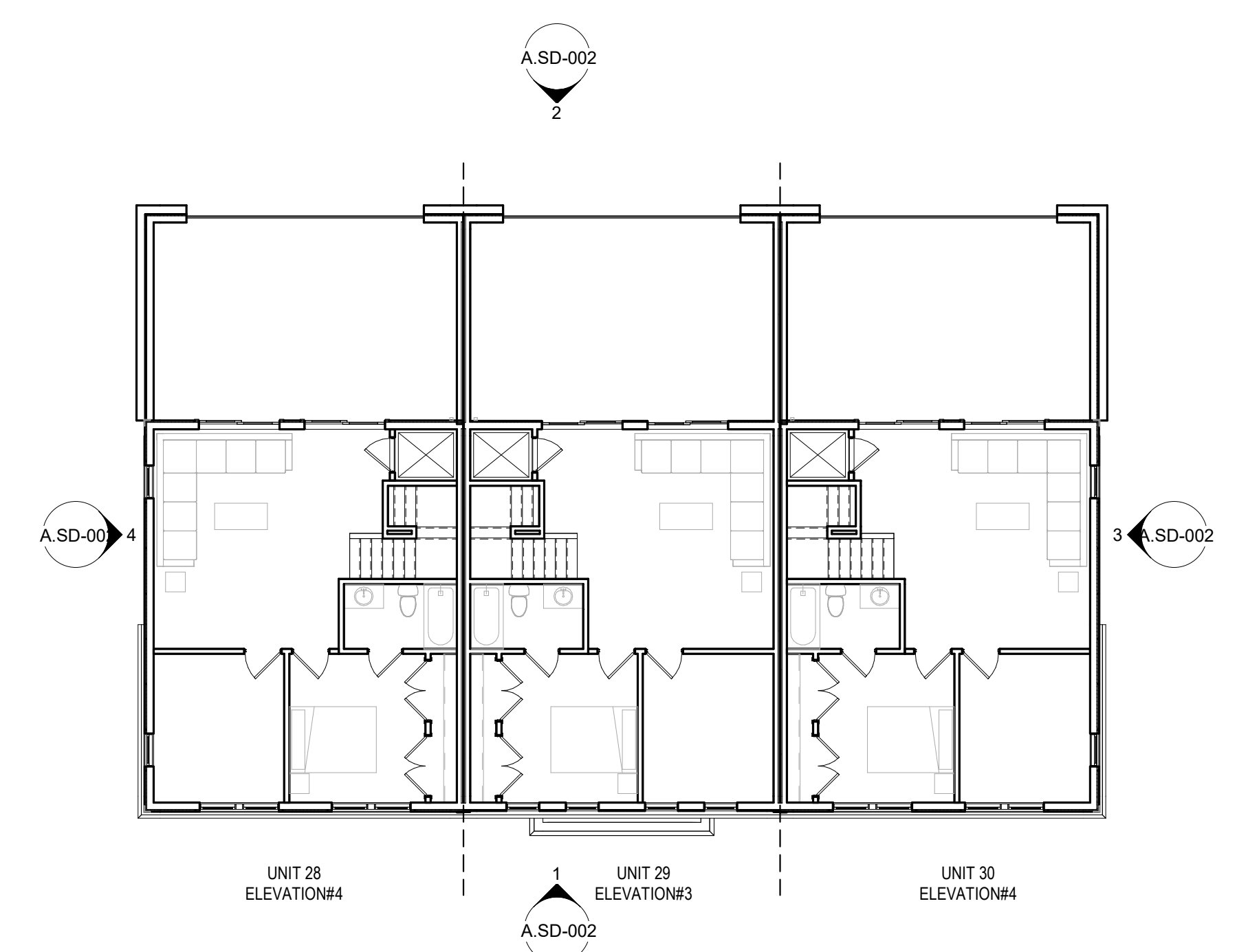
**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**EXTERIOR ELEVATION KEYNOTES:**

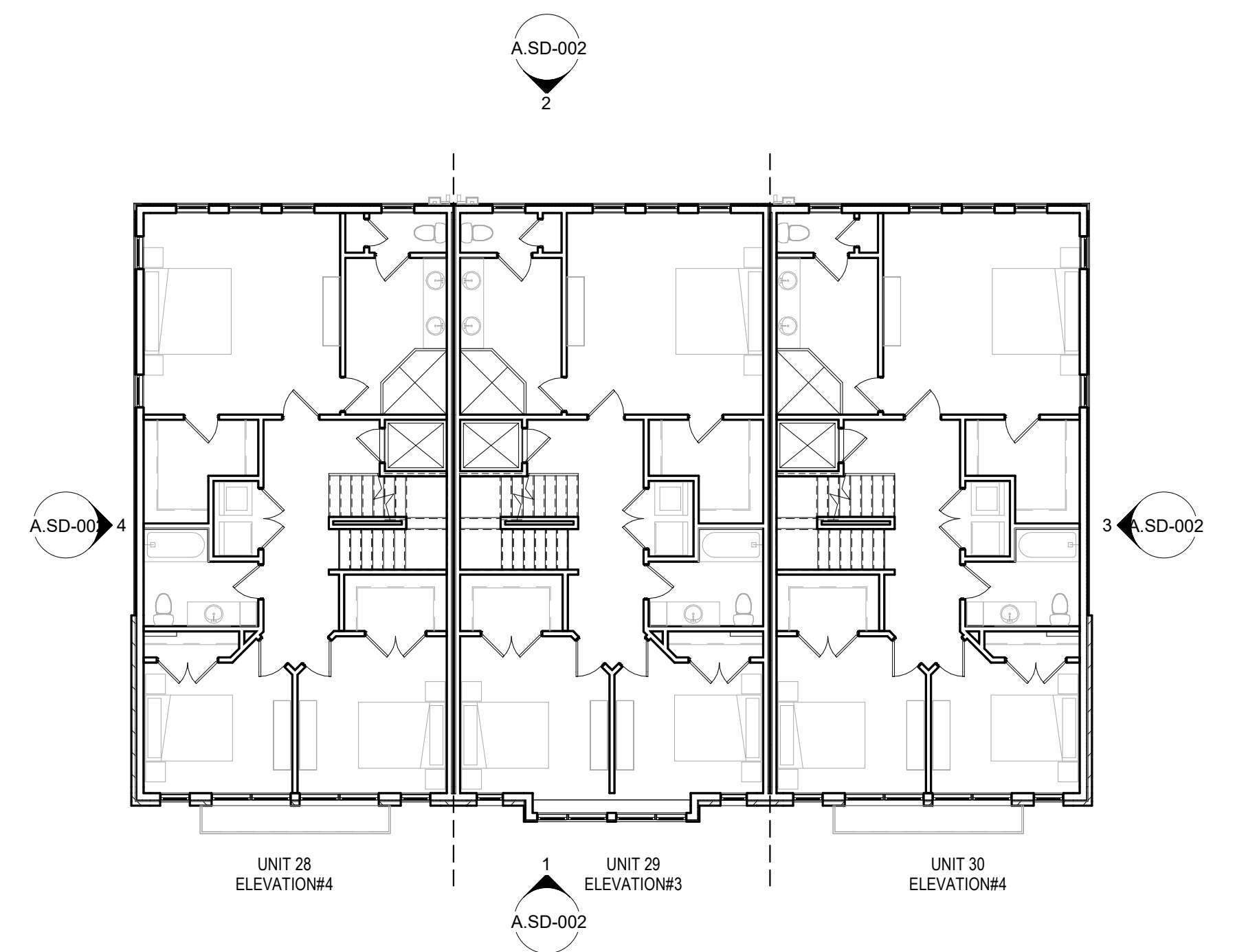
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



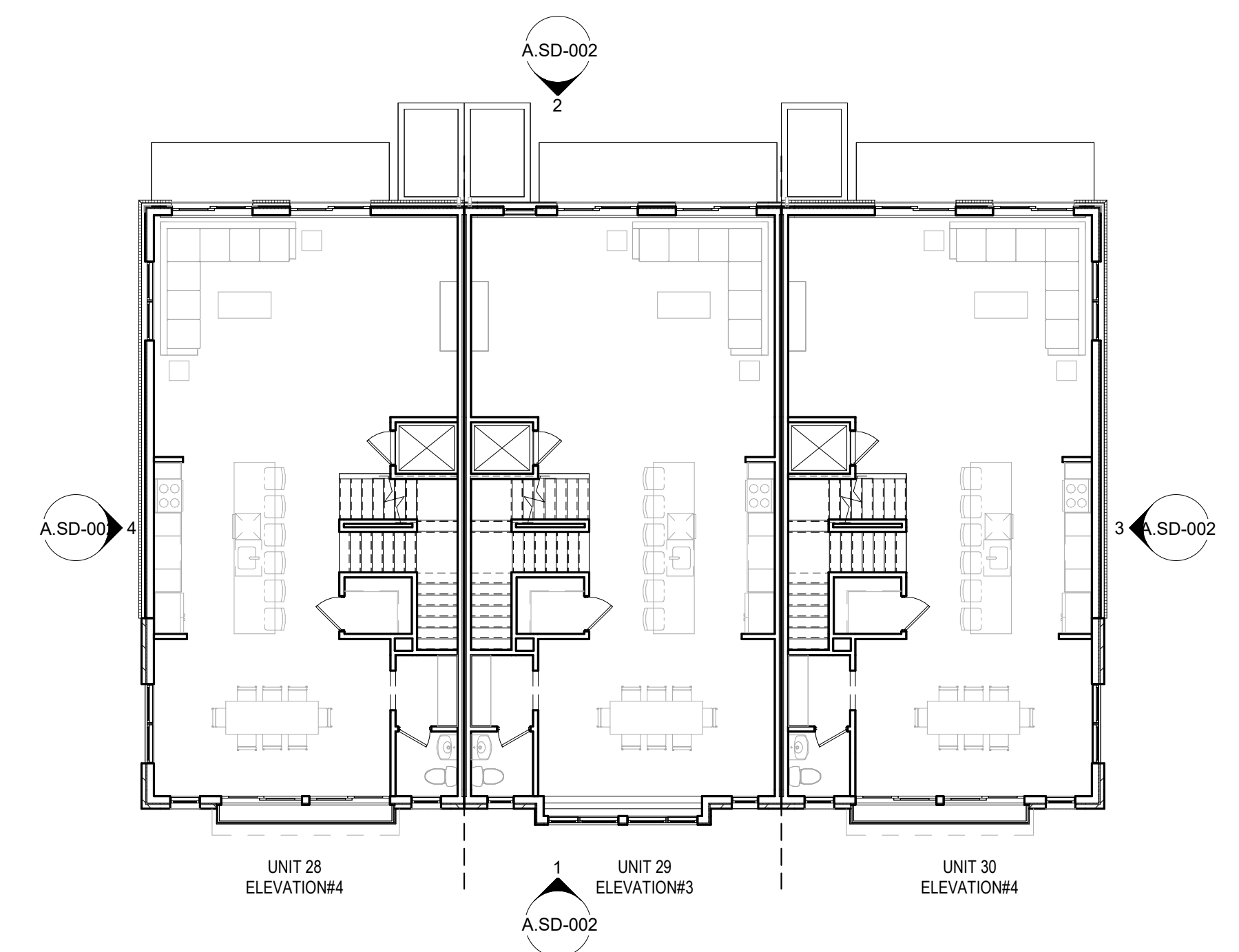
**KEY PLAN**



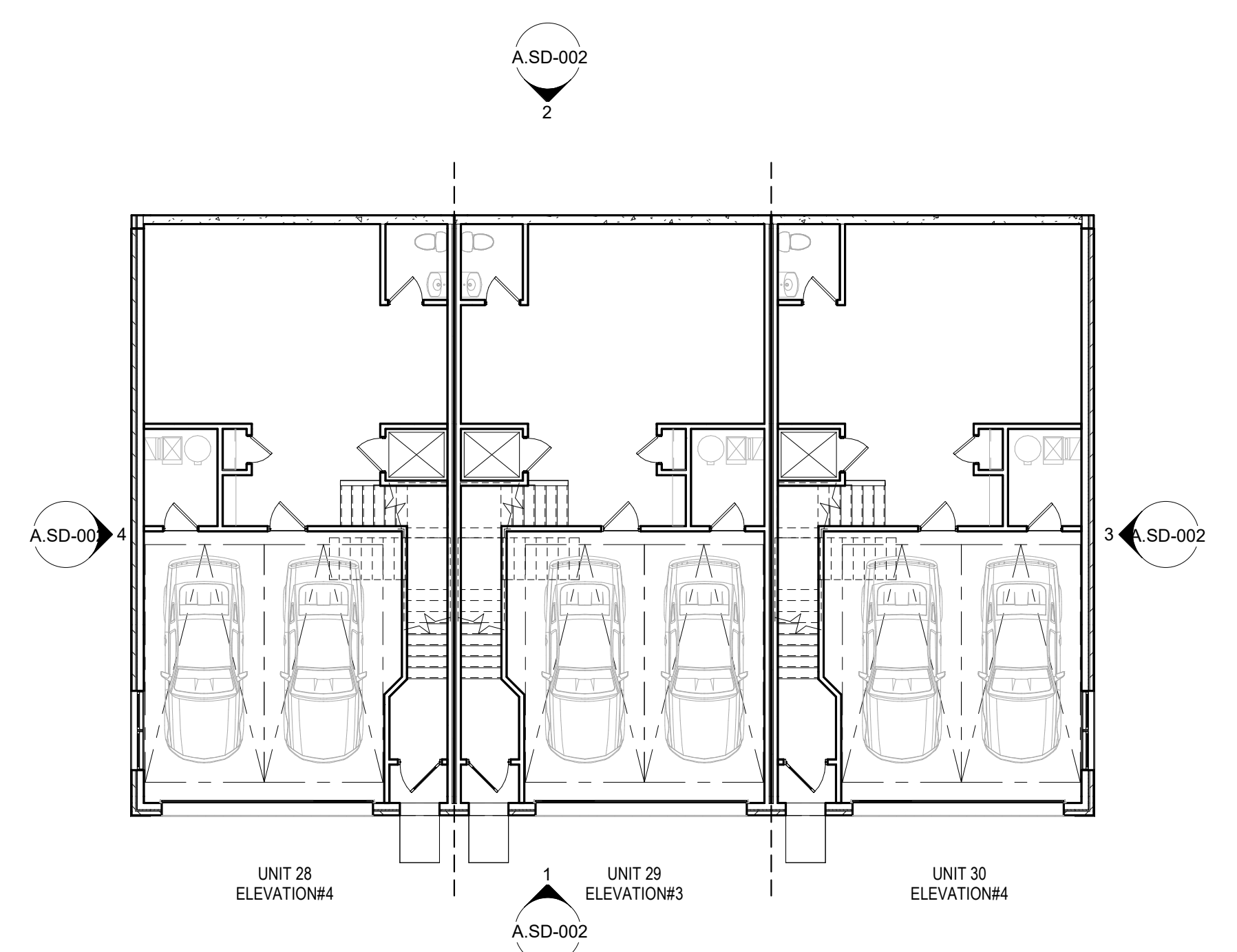
**4 BUILDING SD - STRIP PLAN LEVEL 04**  
 A.SD-001 1" = 10'-0"



**3 BUILDING SD - STRIP PLAN LEVEL 03**  
 A.SD-001 1" = 10'-0"



**2 BUILDING SD - STRIP PLAN LEVEL 02**  
 A.SD-001 1" = 10'-0"



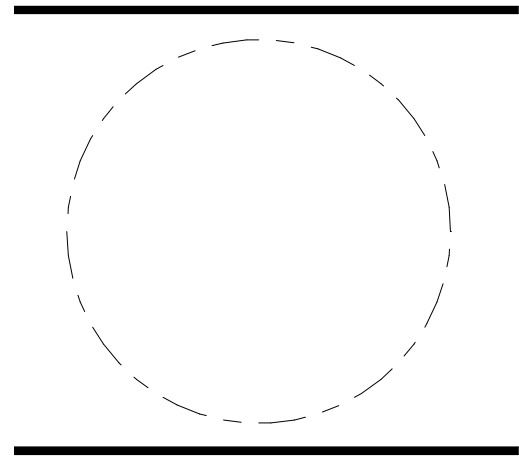
**1 BUILDING SD - STRIP PLAN LEVEL 01**  
 A.SD-001 1" = 10'-0"

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SD - STRIP PLANS "UNIT D"**

**PRINCIPAL IN CHARGE**  
 M.M.

**PROJECT ARCHITECT**  
 M.N.

**DRAWN**  
 R.C., M.S.

<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> As indicated	<b>JOB NO.</b> JBC.016F

**DRAWING NO.**

**A.SD-001**

**4.1 SUBMISSION**

**RIVERHOUSE**

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

**OWNER / DEVELOPER**  
 JBG SMITH  
 240.333.3600

**CENTRAL PARCEL ARCHITECT**  
 BCT DESIGN GROUP  
 410.837.2727

**SOUTH PARCEL ARCHITECT**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

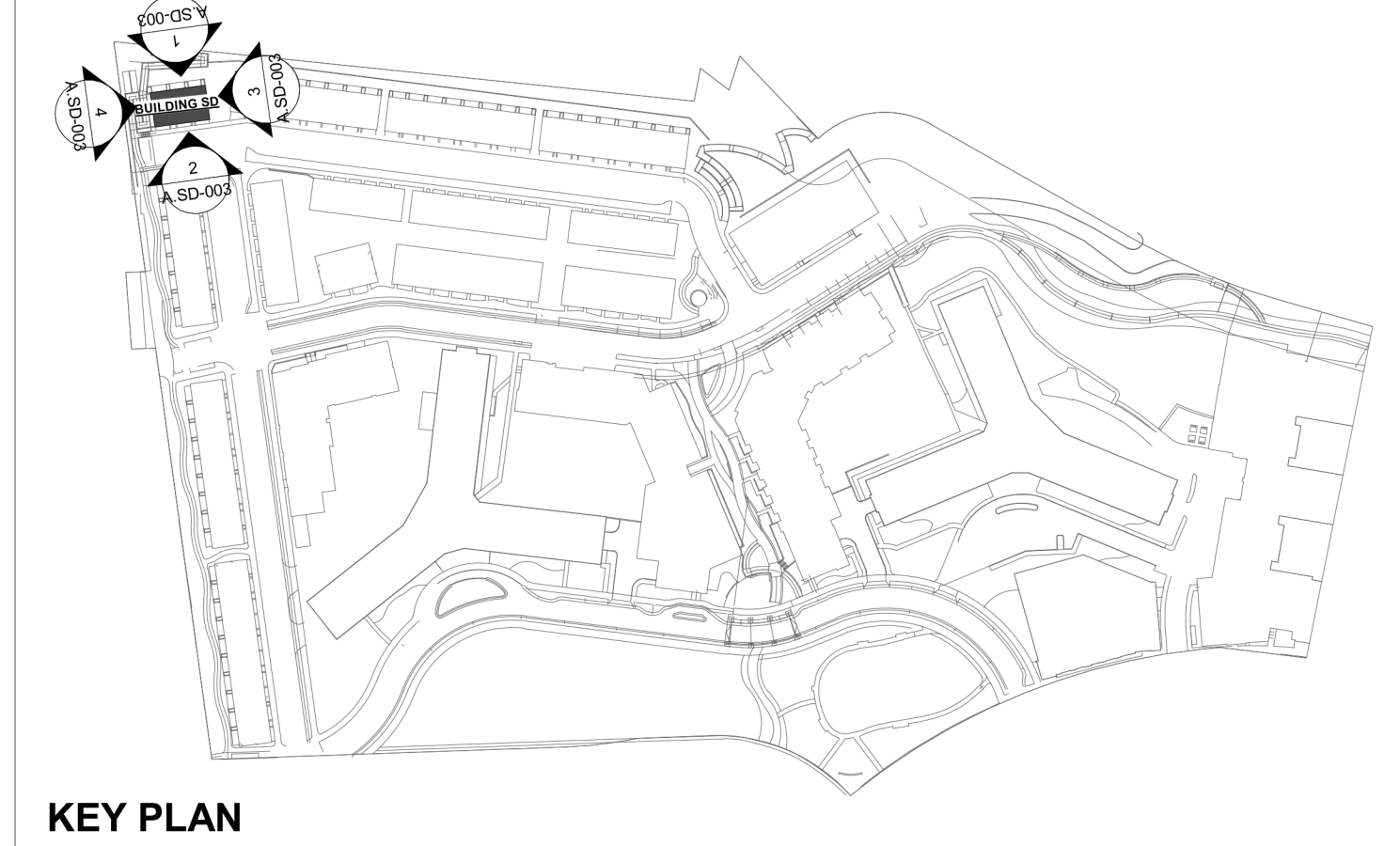
**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

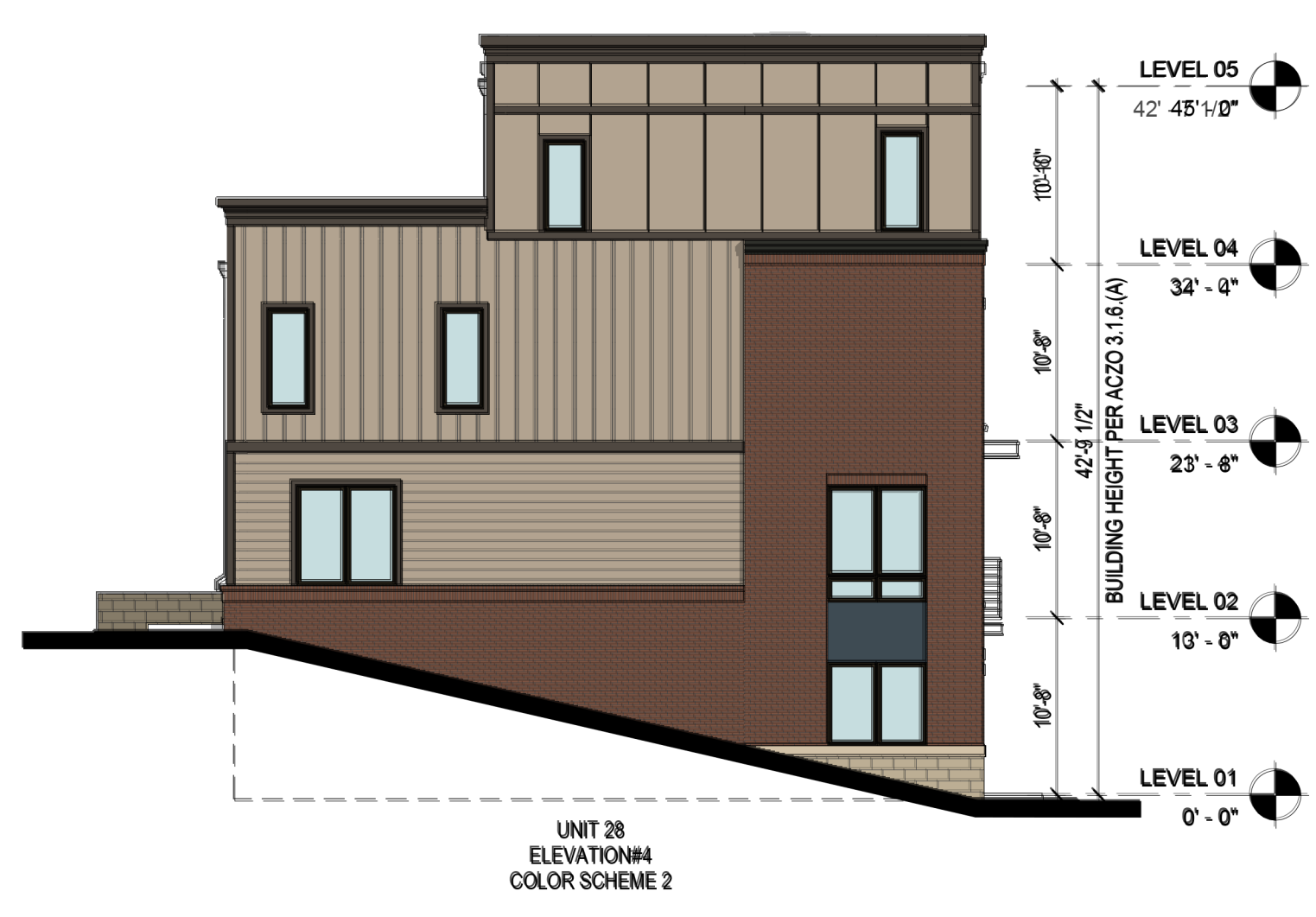
**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441



**KEY PLAN**



**4 | BUILDING SD - LEFT ELEVATION**  
 A.SD-002 1" = 10'-0"



**1 | BUILDING SD - FRONT ELEVATION**  
 A.SD-002 1" = 10'-0"



**3 | BUILDING SD - RIGHT ELEVATION**  
 A.SD-002 1" = 10'-0"



**2 | BUILDING SD - REAR ELEVATION**  
 A.SD-002 1" = 10'-0"

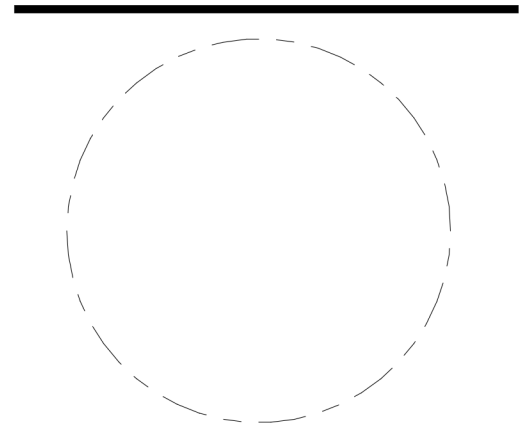
**Key Plan**

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SD -  
 COLOR STRIP  
 ELEVATIONS  
 "UNIT D"**

**PRINCIPAL IN CHARGE**  
 M.M.

**PROJECT ARCHITECT**  
 M.N.

**DRAWN**  
 R.C., M.S.

<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> 1" = 10'-0"	<b>JOB NO.</b> JBC.016F

**DRAWING NO.**  
**A.SD-002**

**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**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

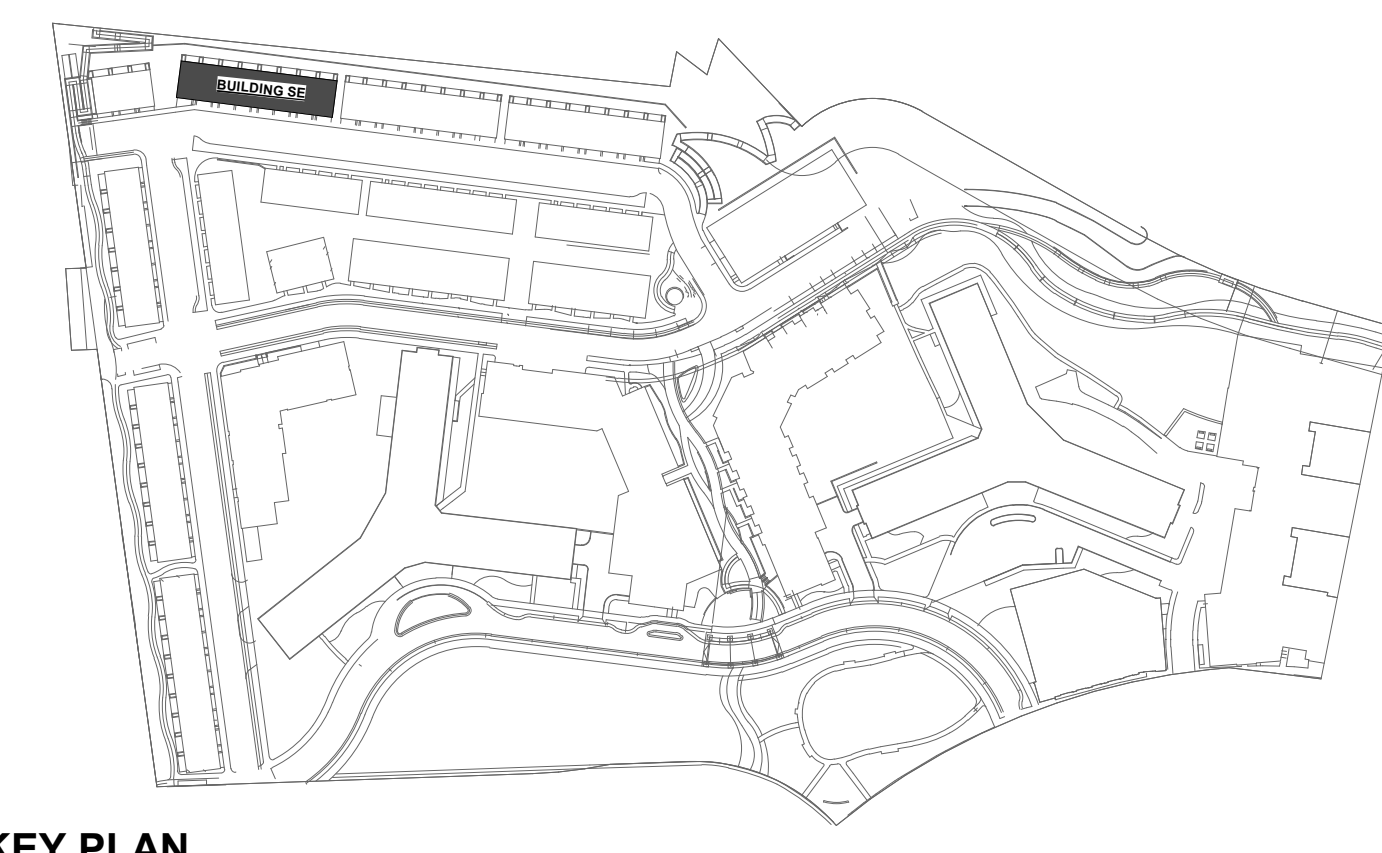
**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

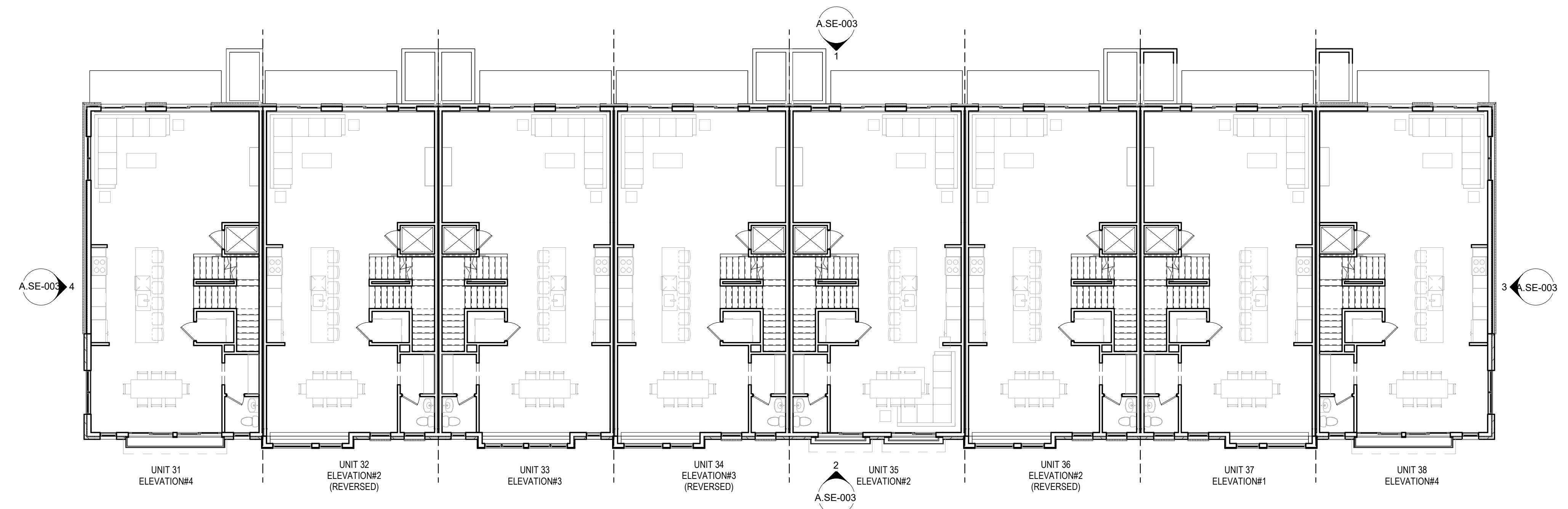
**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**EXTERIOR ELEVATION KEYNOTES:**

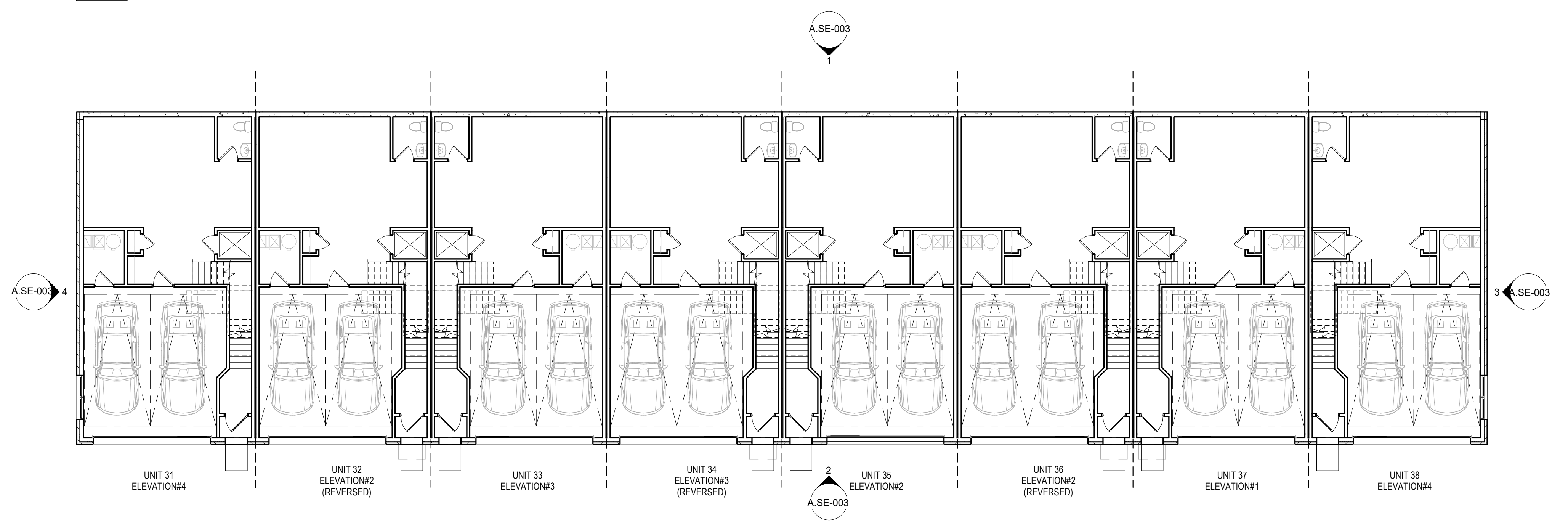
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING SE - STRIP PLAN LEVEL 02**  
 A.SE-001 1" = 10'-0"



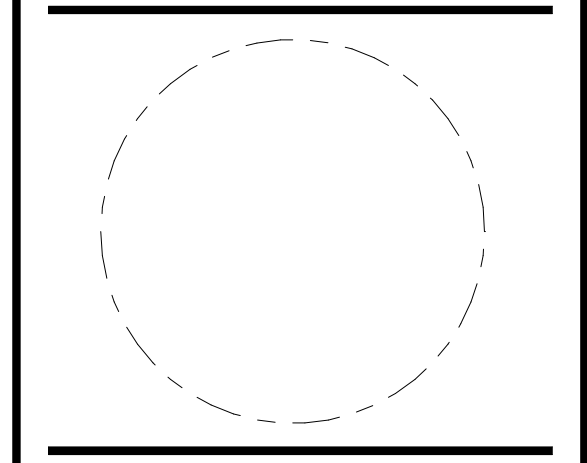
**1 BUILDING SE - STRIP PLAN LEVEL 01**  
 A.SE-001 1" = 10'-0"

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SE - STRIP PLANS "UNIT D"**

<b>PRINCIPAL IN CHARGE</b> M.M.	
<b>PROJECT ARCHITECT</b> M.N.	
<b>DRAWN</b> R.C., M.S.	
<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> As indicated	<b>JOB NO.</b> JBC.016F
<b>DRAWING NO.</b>	

**A.SE-001**

**4.1 SUBMISSION**

**RIVERHOUSE**

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

**OWNER / DEVELOPER**  
 JBG SMITH  
 240.333.3600

**CENTRAL PARCEL ARCHITECT**  
 BCT DESIGN GROUP  
 410.837.2727

**SOUTH PARCEL ARCHITECT**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

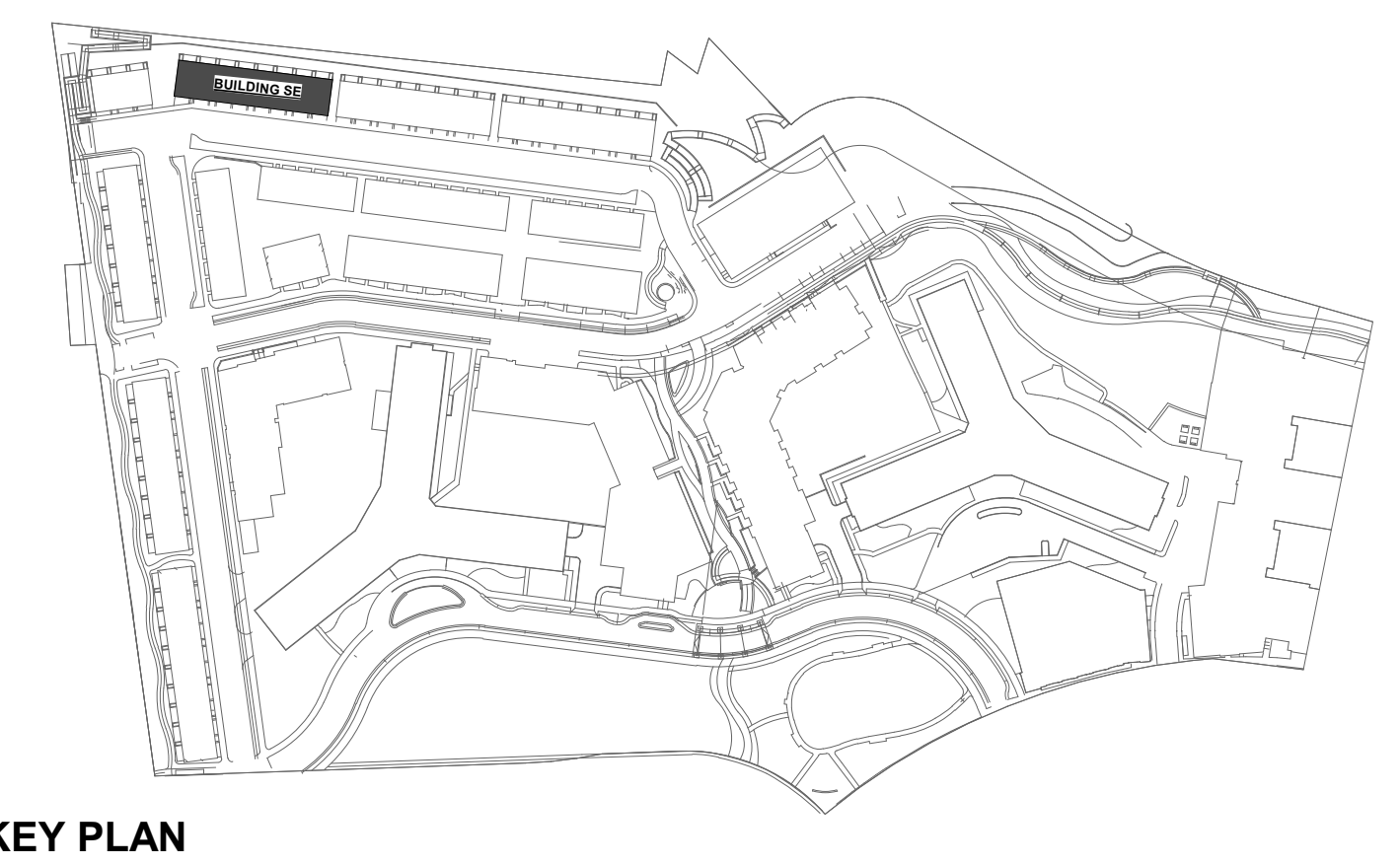
**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

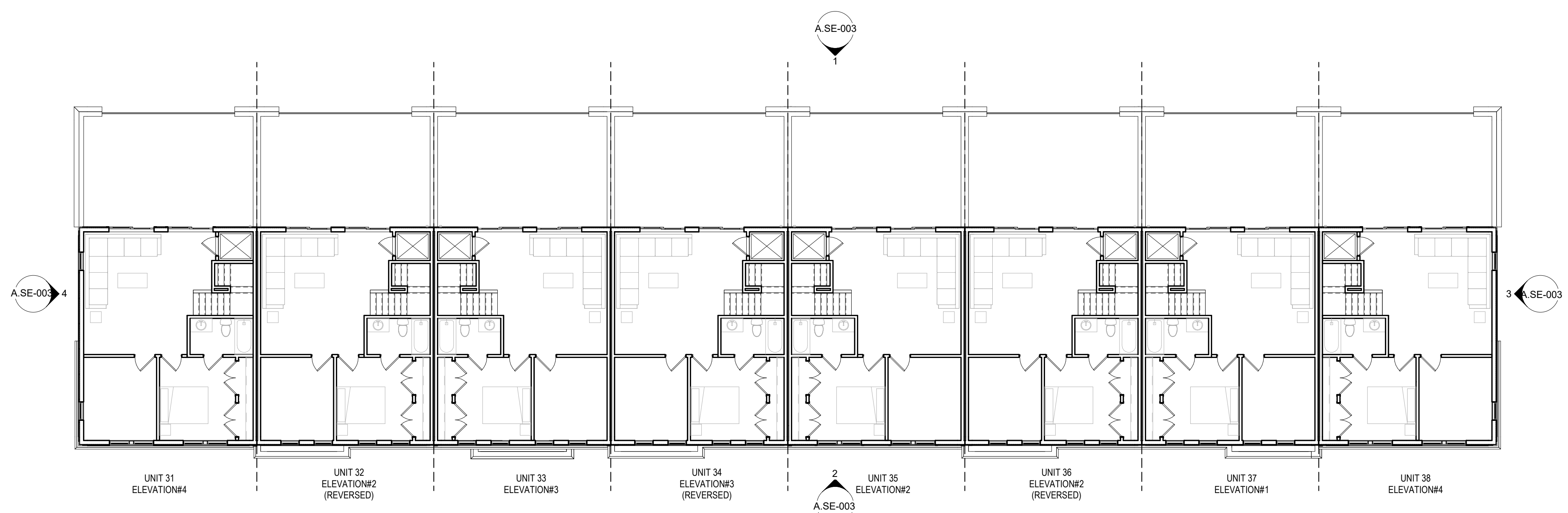
**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**EXTERIOR ELEVATION KEYNOTES:**

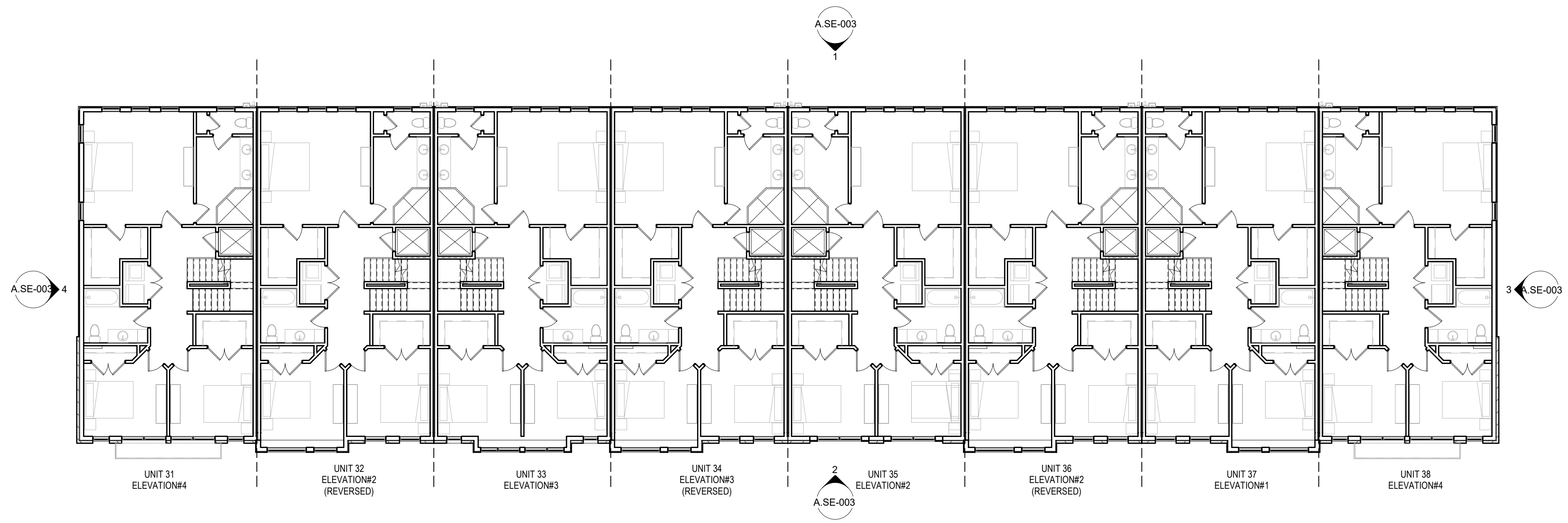
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING SE - STRIP PLAN LEVEL 04**  
 A.SE-002 1" = 10'-0"



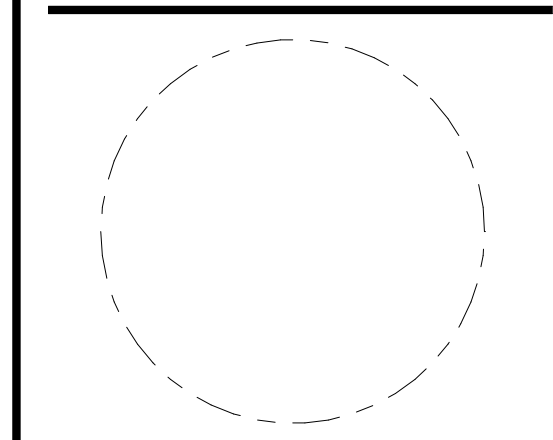
**1 BUILDING SE - STRIP PLAN LEVEL 03**  
 A.SE-002 1" = 10'-0"

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SE - STRIP PLANS "UNIT D"**

<b>PRINCIPAL IN CHARGE</b> M.M.	
<b>PROJECT ARCHITECT</b> M.N.	
<b>DRAWN</b> R.C., M.S.	
<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> As indicated	<b>JOB NO.</b> JBC.016F
<b>DRAWING NO.</b>	

**A.SE-002**

**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  
 LESSARD DESIGN  
 571.830.1800

CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

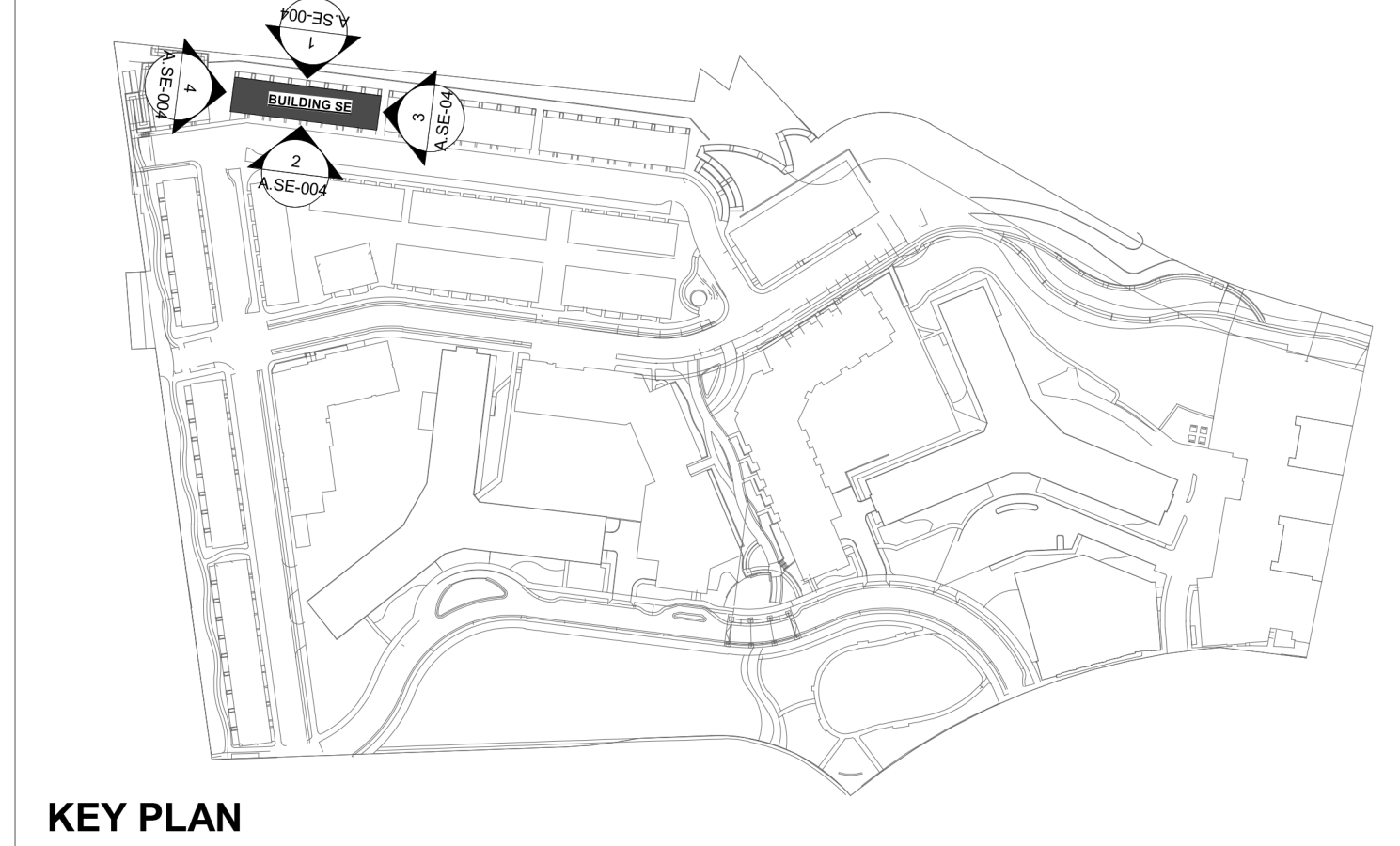
LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

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



**3 BUILDING SE - RIGHT ELEVATION**  
 A.SE-003 1" = 10'-0"

**2 BUILDING SE - FRONT ELEVATION**  
 A.SE-003 1" = 10'-0"



**4 BUILDING SE - LEFT ELEVATION**  
 A.SE-003 1" = 10'-0"

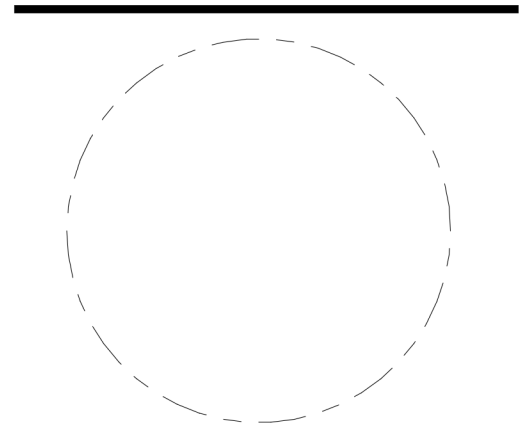
**1 BUILDING SE - REAR ELEVATION**  
 A.SE-003 1" = 10'-0"

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SE -  
 COLOR STRIP  
 ELEVATIONS  
 "UNIT D"**

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE 05.22.2024	APPROVED X.Y.
SCALE: 1" = 10'-0"	JOB NO. JBC.016F

DRAWING NO.

4.1 SUBMISSION

**A.SE-003**

**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**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

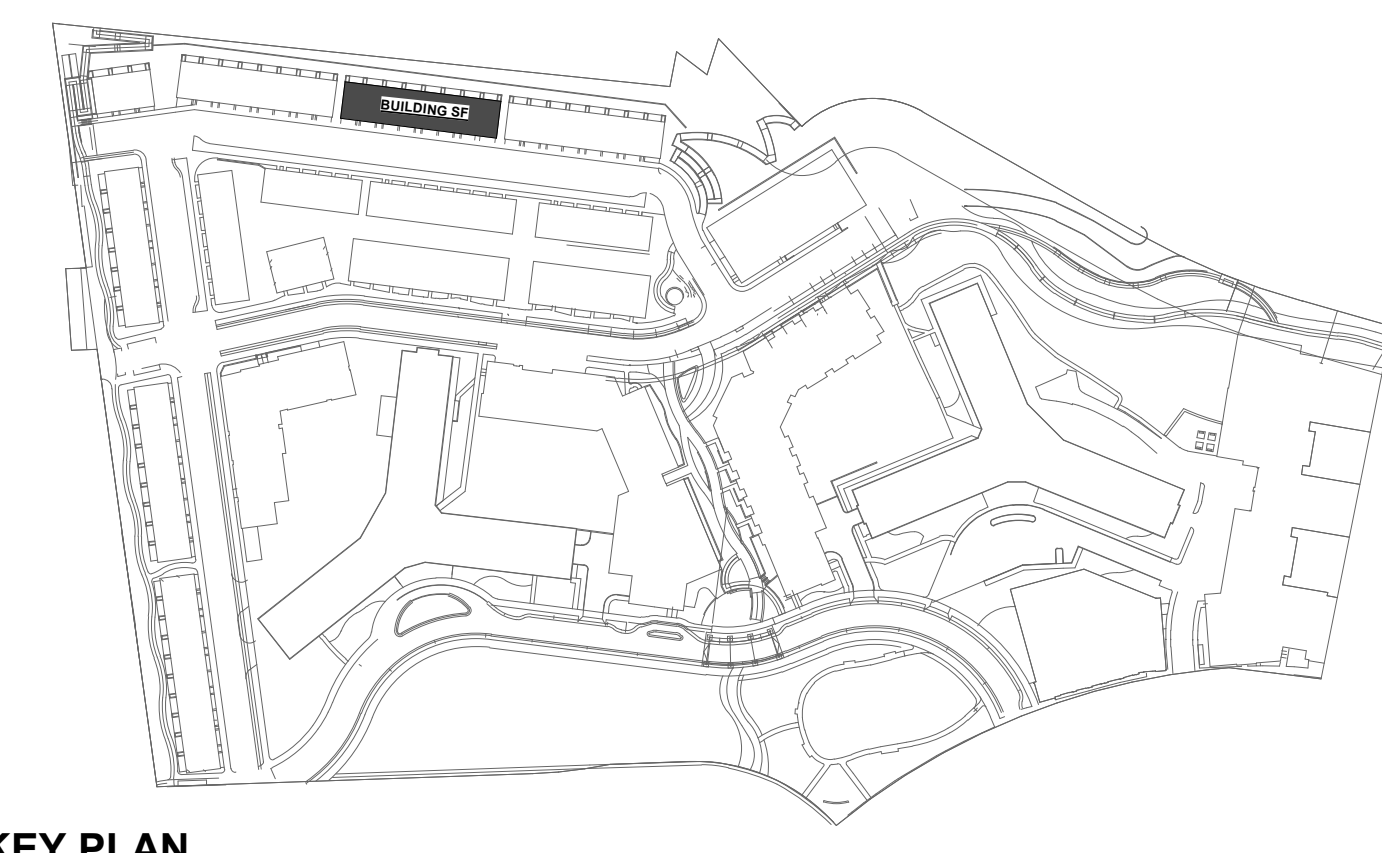
**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

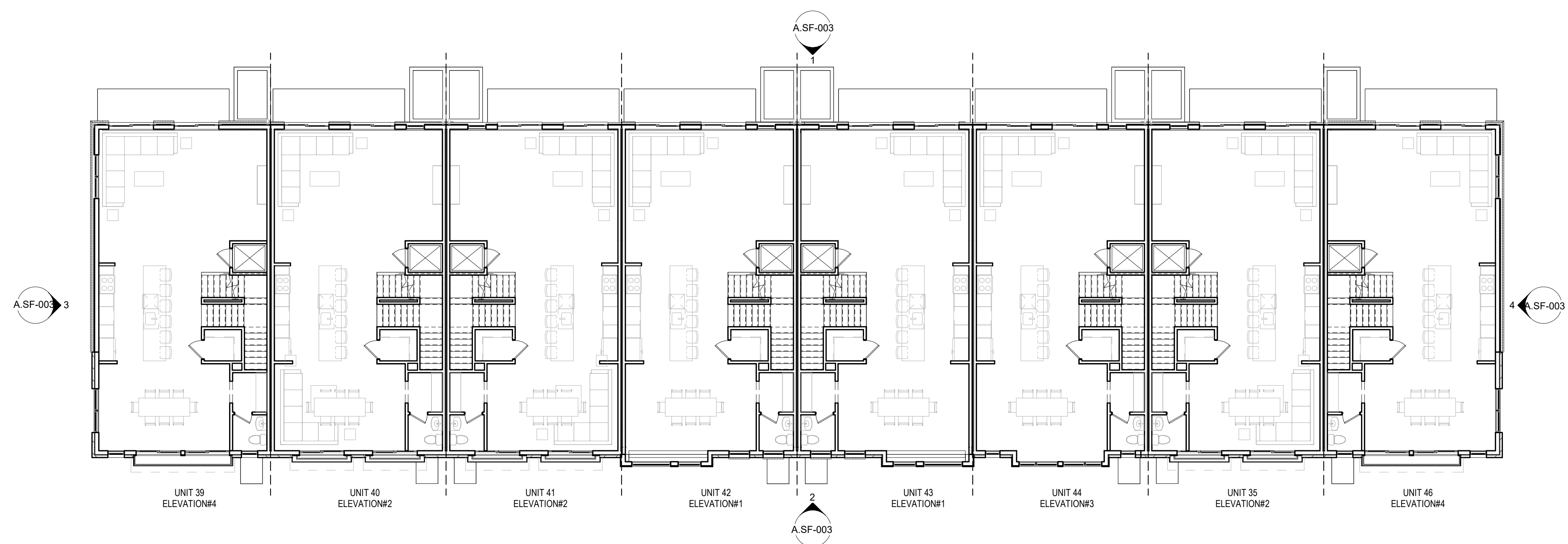
**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**EXTERIOR ELEVATION KEYNOTES:**

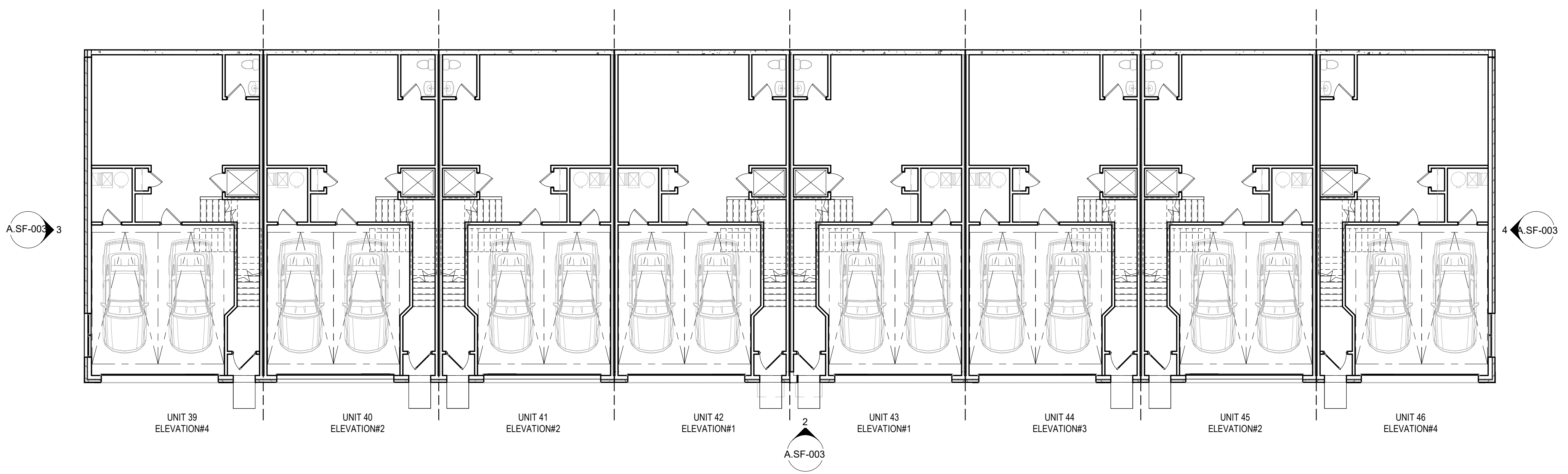
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 | BUILDING SF - STRIP PLAN LEVEL 02**  
 A.SF-001 1" = 10'-0"



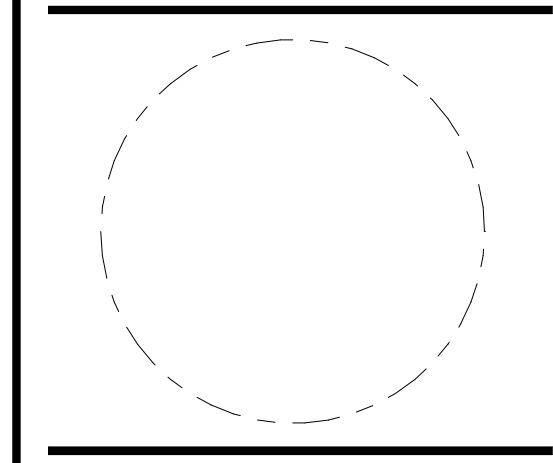
**1 | BUILDING SF - STRIP PLAN LEVEL 01**  
 A.SF-001 1" = 10'-0"

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SF - STRIP PLANS "UNIT D"**

<b>PRINCIPAL IN CHARGE</b> M.M.	
<b>PROJECT ARCHITECT</b> M.N.	
<b>DRAWN</b> R.C., M.S.	
<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> As indicated	<b>JOB NO.</b> JBC.016F
<b>DRAWING NO.</b>	

**A.SF-001**

**4.1 SUBMISSION**

**RIVERHOUSE**

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

**OWNER / DEVELOPER**  
 JBG SMITH  
 240.333.3600

**CENTRAL PARCEL ARCHITECT**  
 BCT DESIGN GROUP  
 410.837.2727

**SOUTH PARCEL ARCHITECT**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

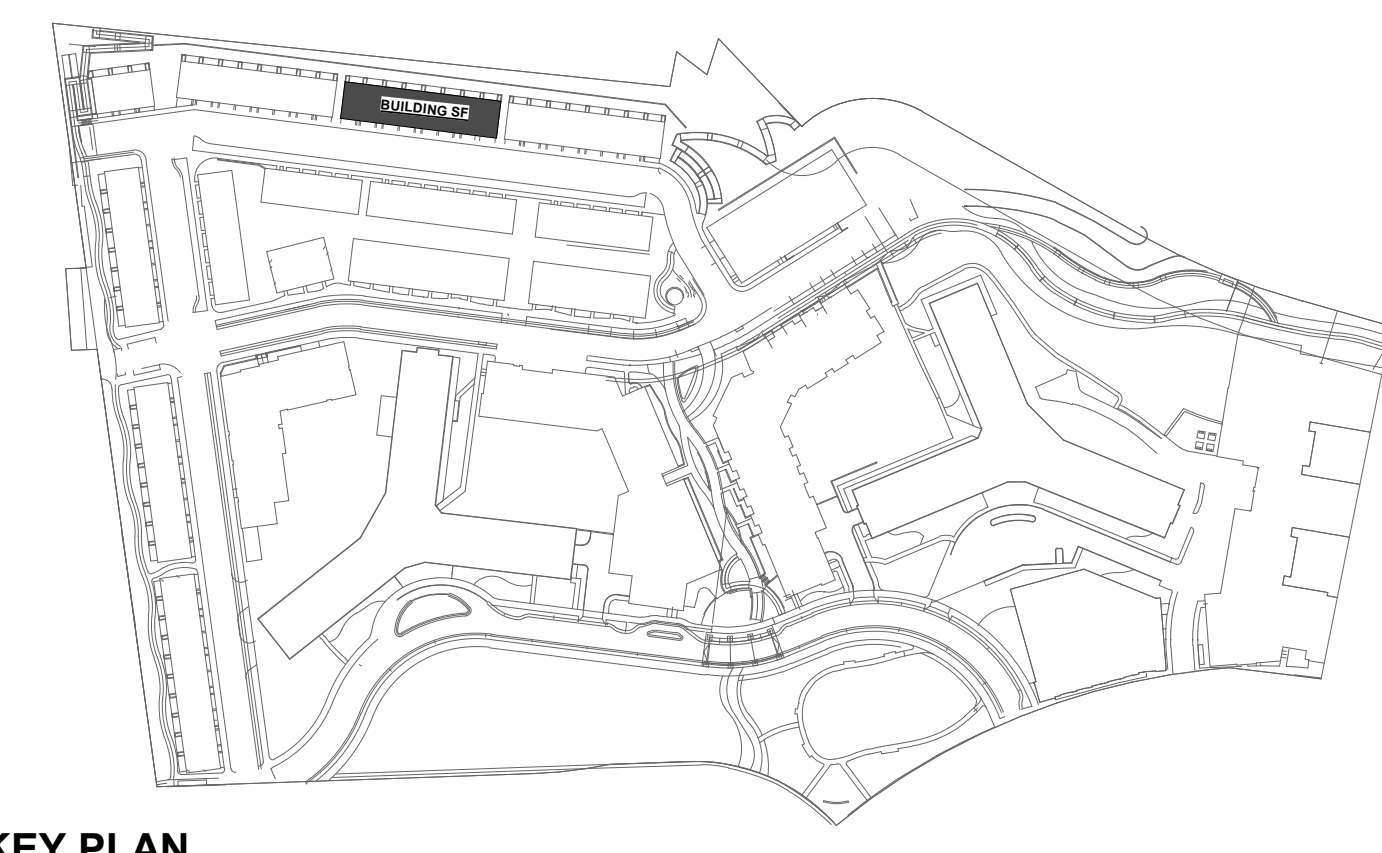
**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

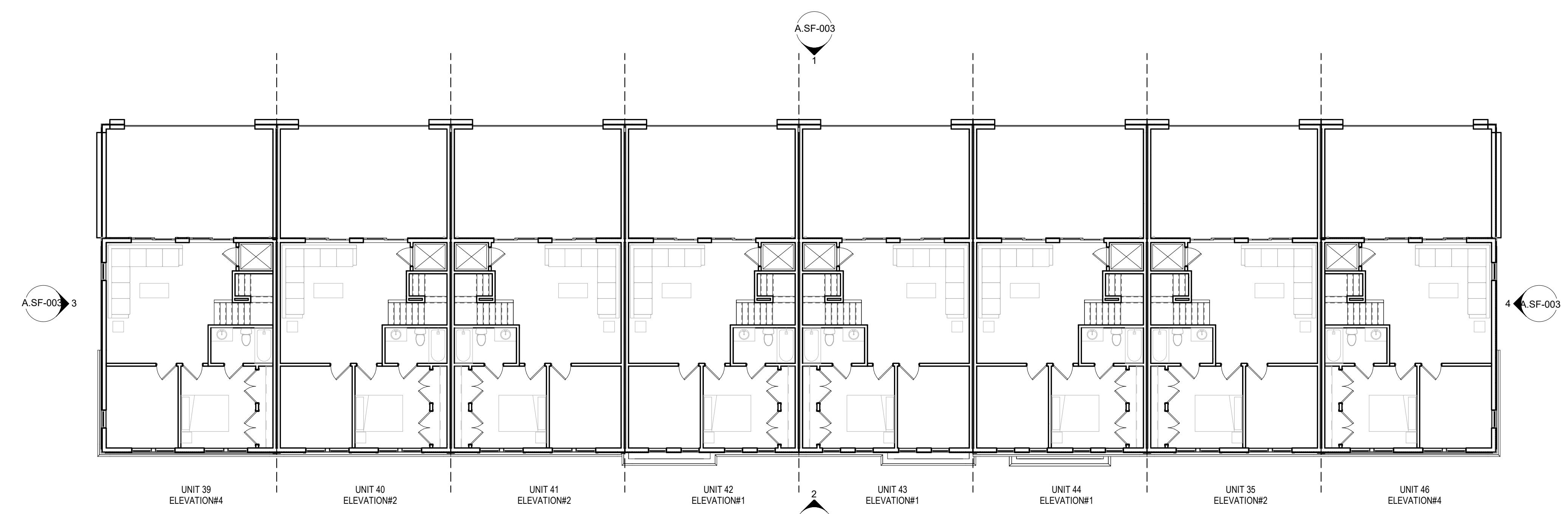
**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**EXTERIOR ELEVATION KEYNOTES:**

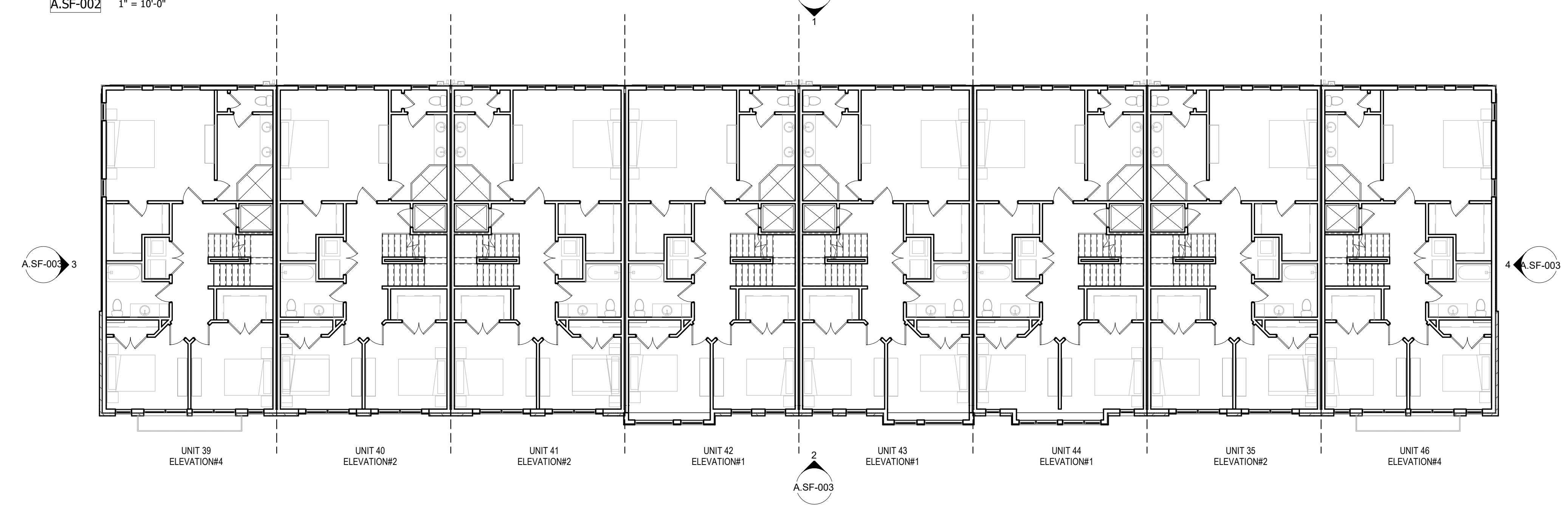
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING SF - STRIP PLAN LEVEL 04**  
 A.SF-002 1" = 10'-0"



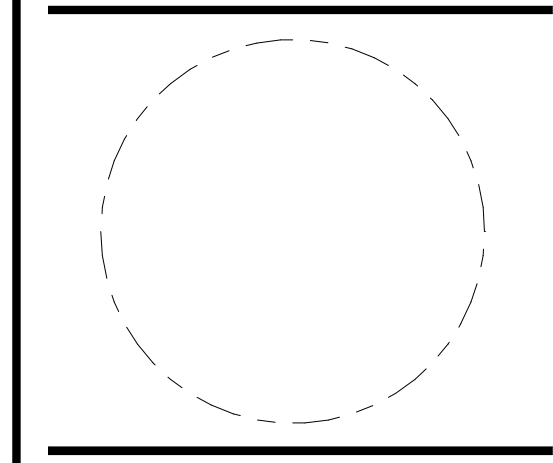
**1 BUILDING SF - STRIP PLAN LEVEL 03**  
 A.SF-002 1" = 10'-0"

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SF - STRIP PLANS "UNIT D"**

**PRINCIPAL IN CHARGE**  
 M.M.

**PROJECT ARCHITECT**  
 M.N.

**DRAWN**  
 R.C., M.S.

<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> As indicated	<b>JOB NO.</b> JBC.016F

**DRAWING NO.**

**A.SF-002**

**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  
 LESSARD DESIGN  
 571.830.1800

CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

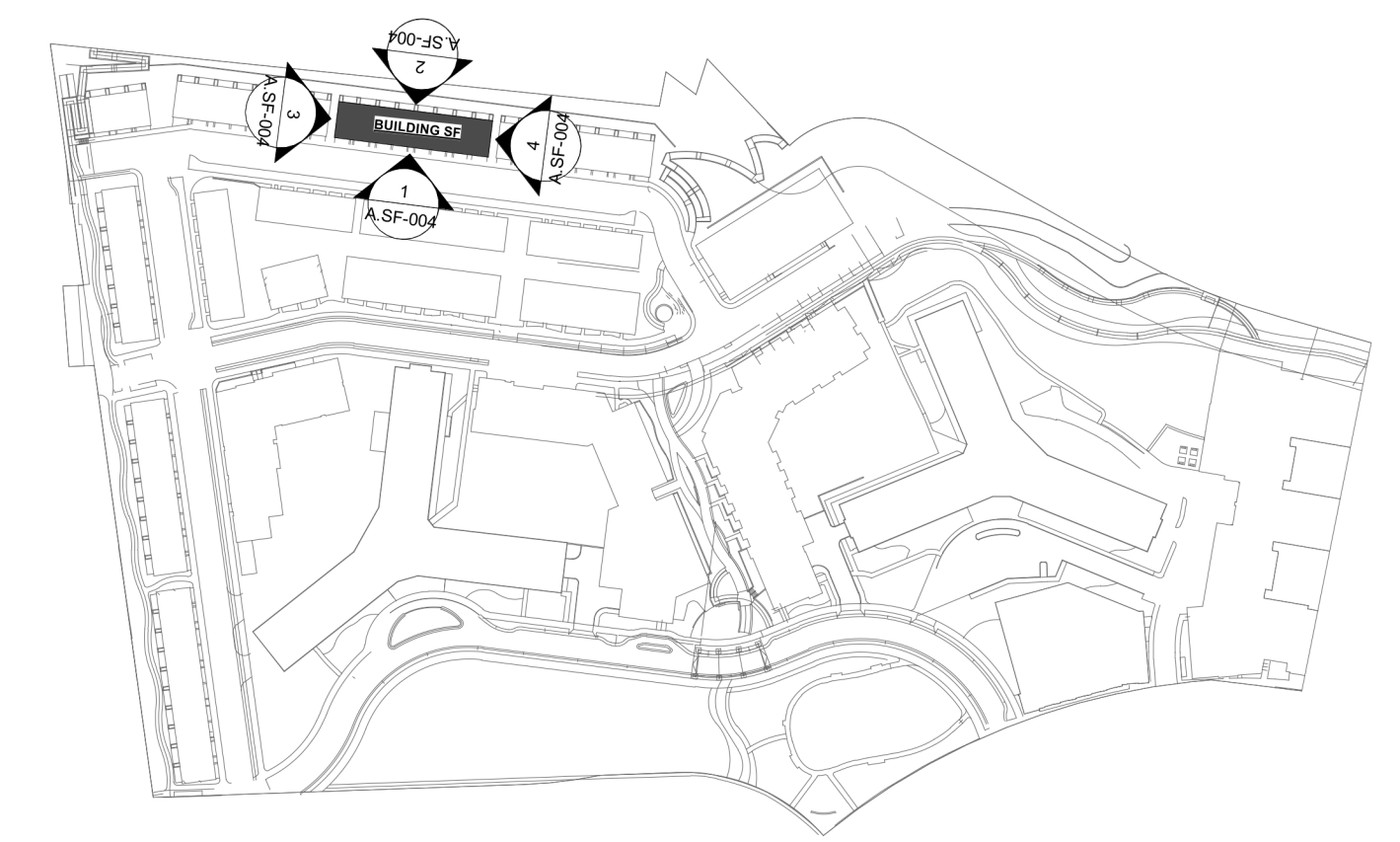
LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

ATTORNEY  
 VENABLE LLP  
 202.344.4000

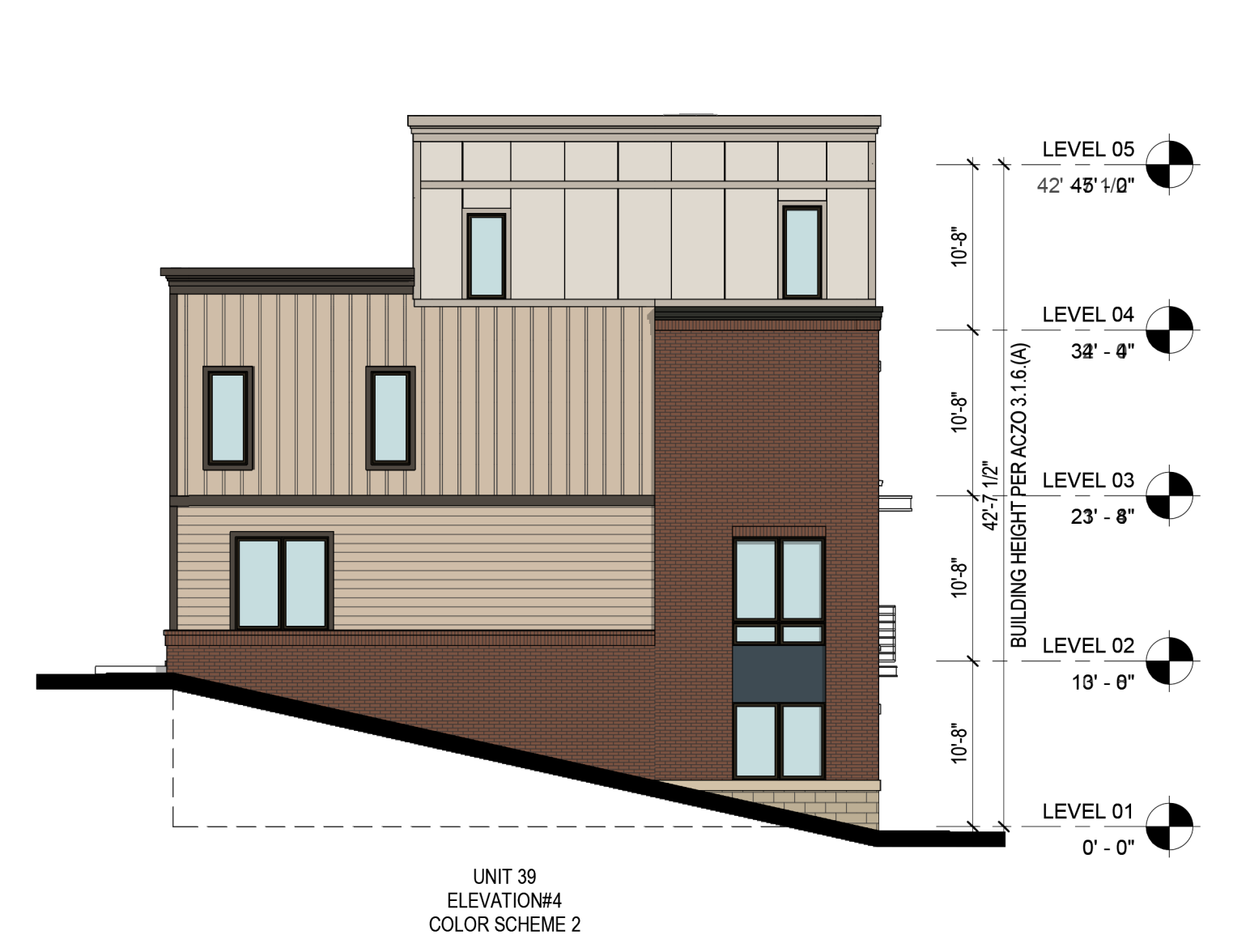
SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441



KEY PLAN



3 BUILDING SF - LEFT ELEVATION  
 A.SF-003 1" = 10'-0"



2 BUILDING SF - FRONT ELEVATION  
 A.SF-003 1" = 10'-0"



4 BUILDING SF - RIGHT ELEVATION  
 A.SF-003 1" = 10'-0"



1 BUILDING SF - REAR ELEVATION  
 A.SF-003 1" = 10'-0"

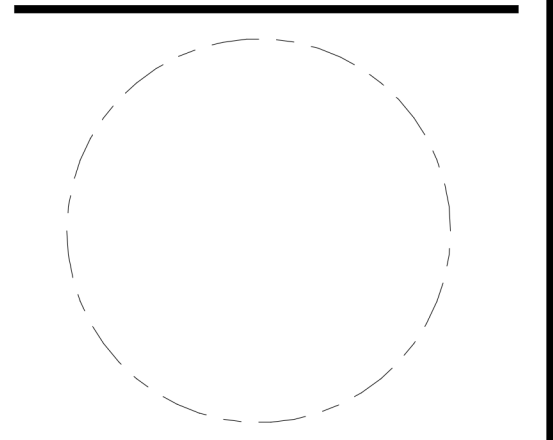
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



BUILDING SF -  
 COLOR STRIP  
 ELEVATIONS  
 "UNIT D"

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE 05.22.2024 APPROVED X.Y.

SCALE: 1" = 10'-0" JOB NO. JBC.016F

DRAWING NO.

**A.SF-003**

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**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

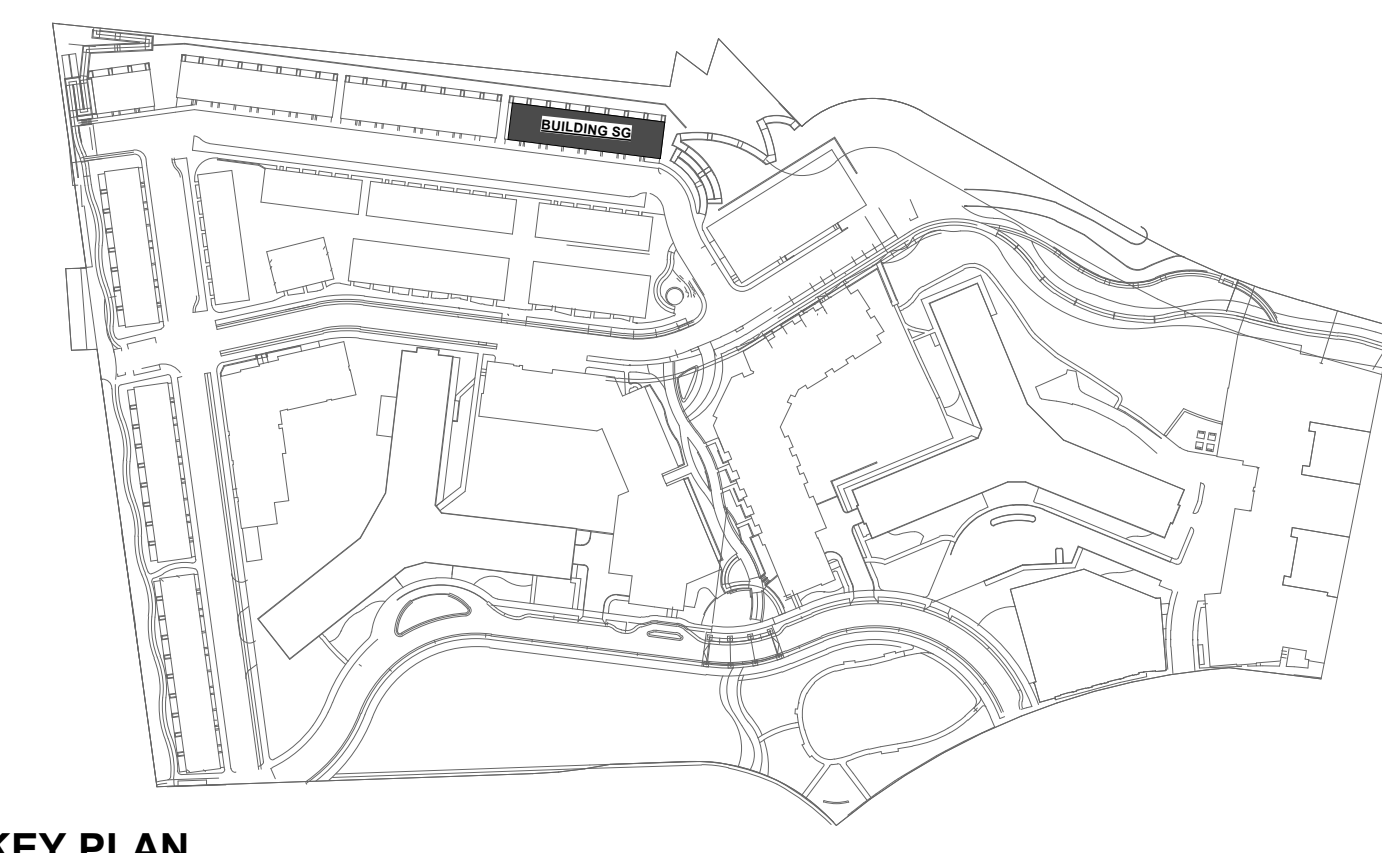
**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

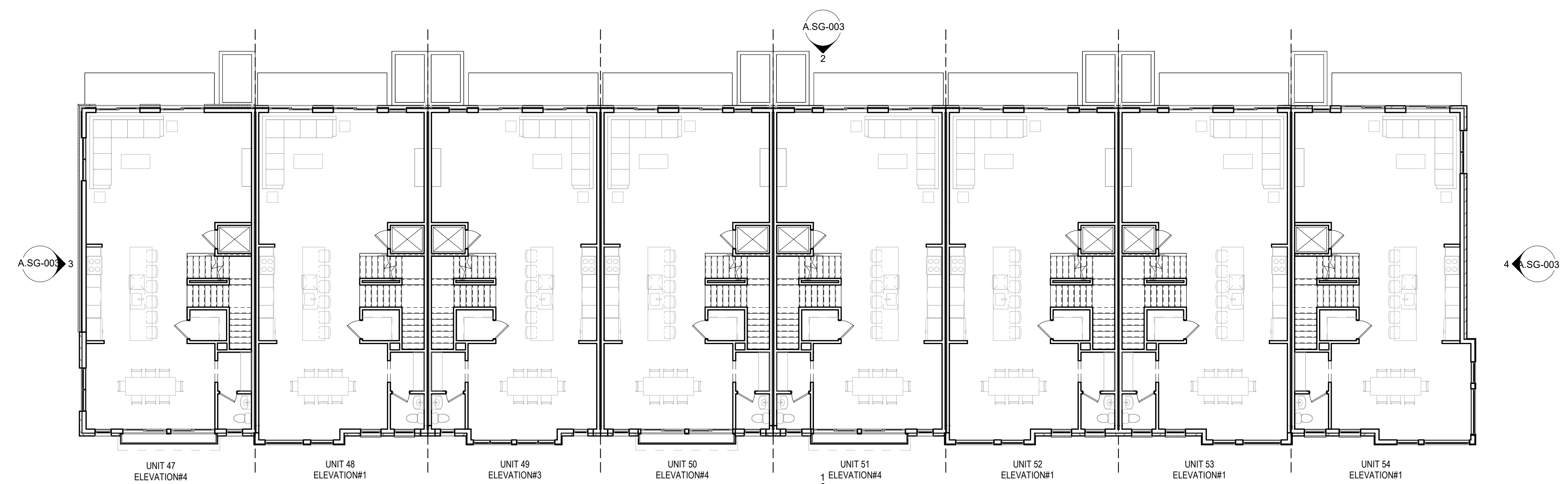
**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**EXTERIOR ELEVATION KEYNOTES:**

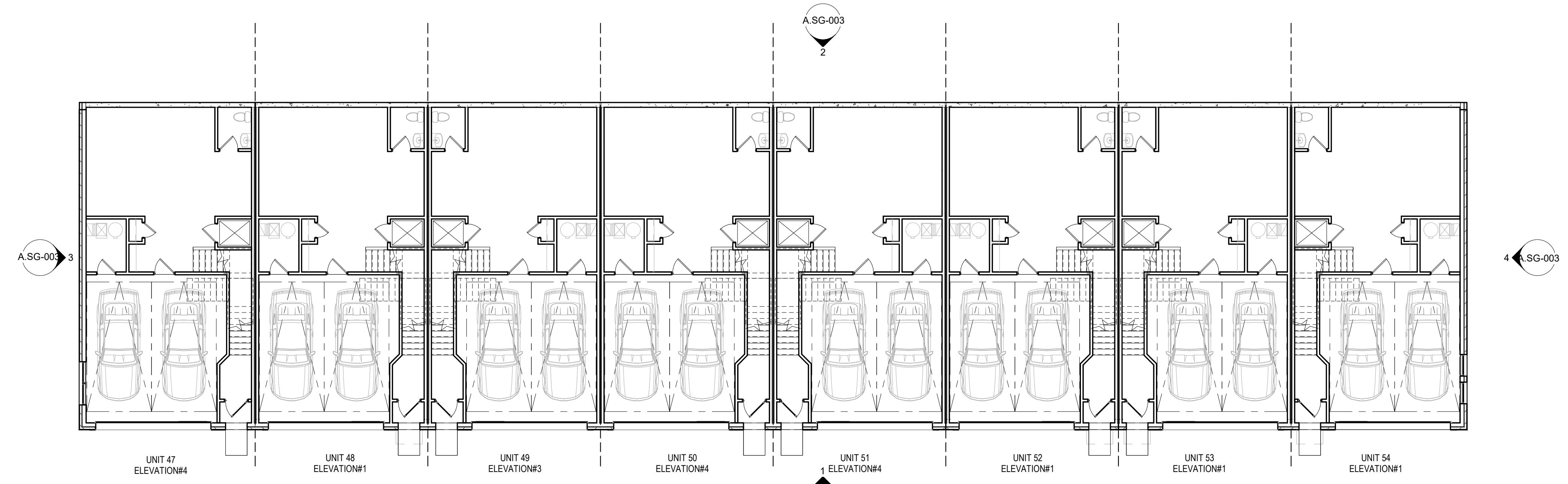
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M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING SG - STRIP PLAN LEVEL 02**  
 A.S.G.-001 1" = 10'-0"



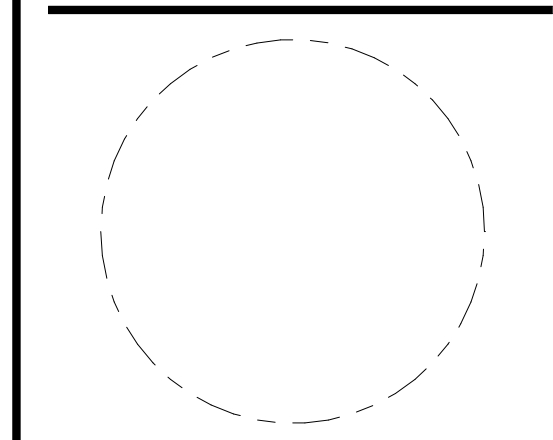
**1 BUILDING SG - STRIP PLAN LEVEL 01**  
 A.S.G.-001 1" = 10'-0"

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SG - STRIP PLANS "UNIT D"**

<b>PRINCIPAL IN CHARGE</b> M.M.	
<b>PROJECT ARCHITECT</b> M.N.	
<b>DRAWN</b> R.C., M.S.	
<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> As indicated	<b>JOB NO.</b> JBC.016F
<b>DRAWING NO.</b>	

**A.S.G.-001**

**4.1 SUBMISSION**

**RIVERHOUSE**

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

**OWNER / DEVELOPER**  
 JBG SMITH  
 240.333.3600

**CENTRAL PARCEL ARCHITECT**  
 BCT DESIGN GROUP  
 410.837.2727

**SOUTH PARCEL ARCHITECT**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

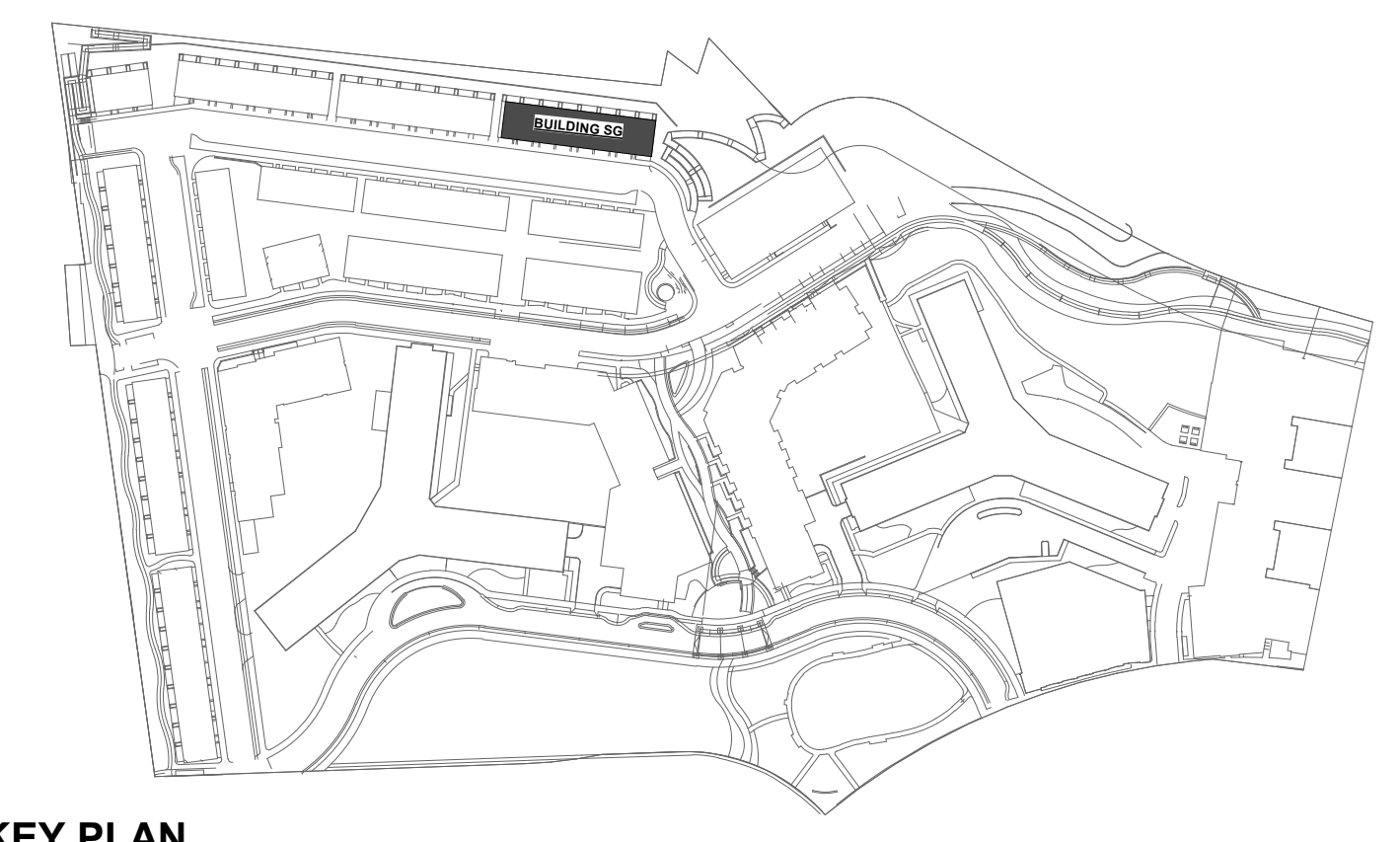
**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

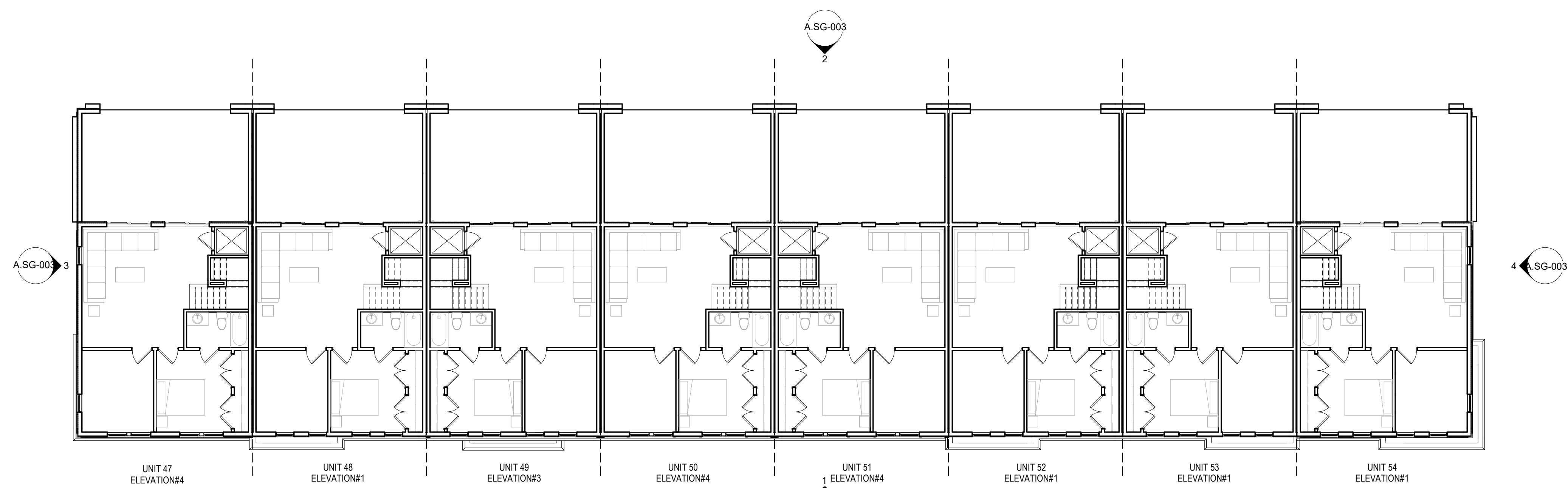
**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**EXTERIOR ELEVATION KEYNOTES:**

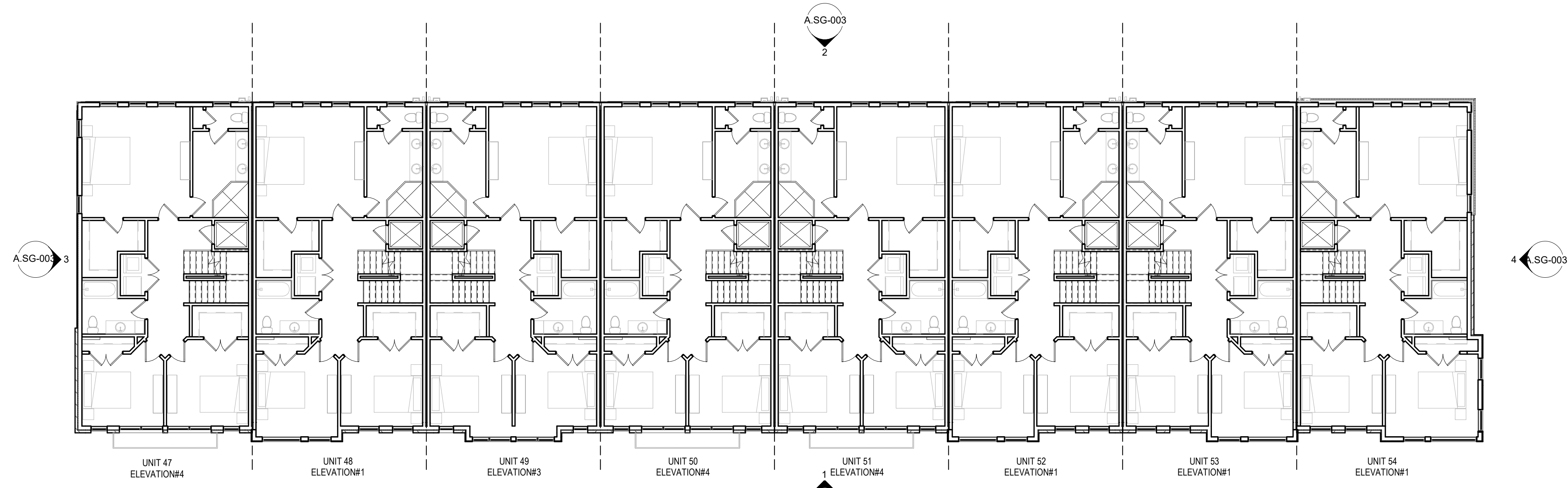
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING SG - STRIP PLAN LEVEL 04**  
 A.SG-002 1" = 10'-0"



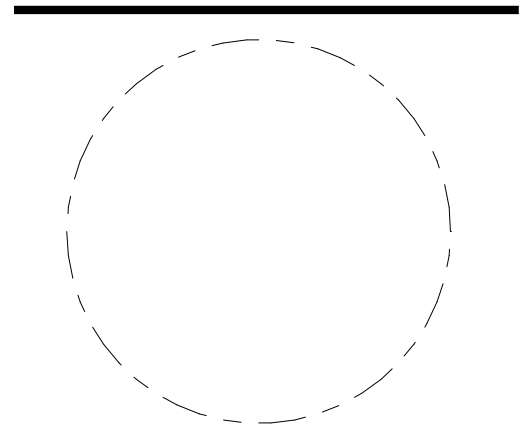
**1 BUILDING SG - STRIP PLAN LEVEL 03**  
 A.SG-002 1" = 10'-0"

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



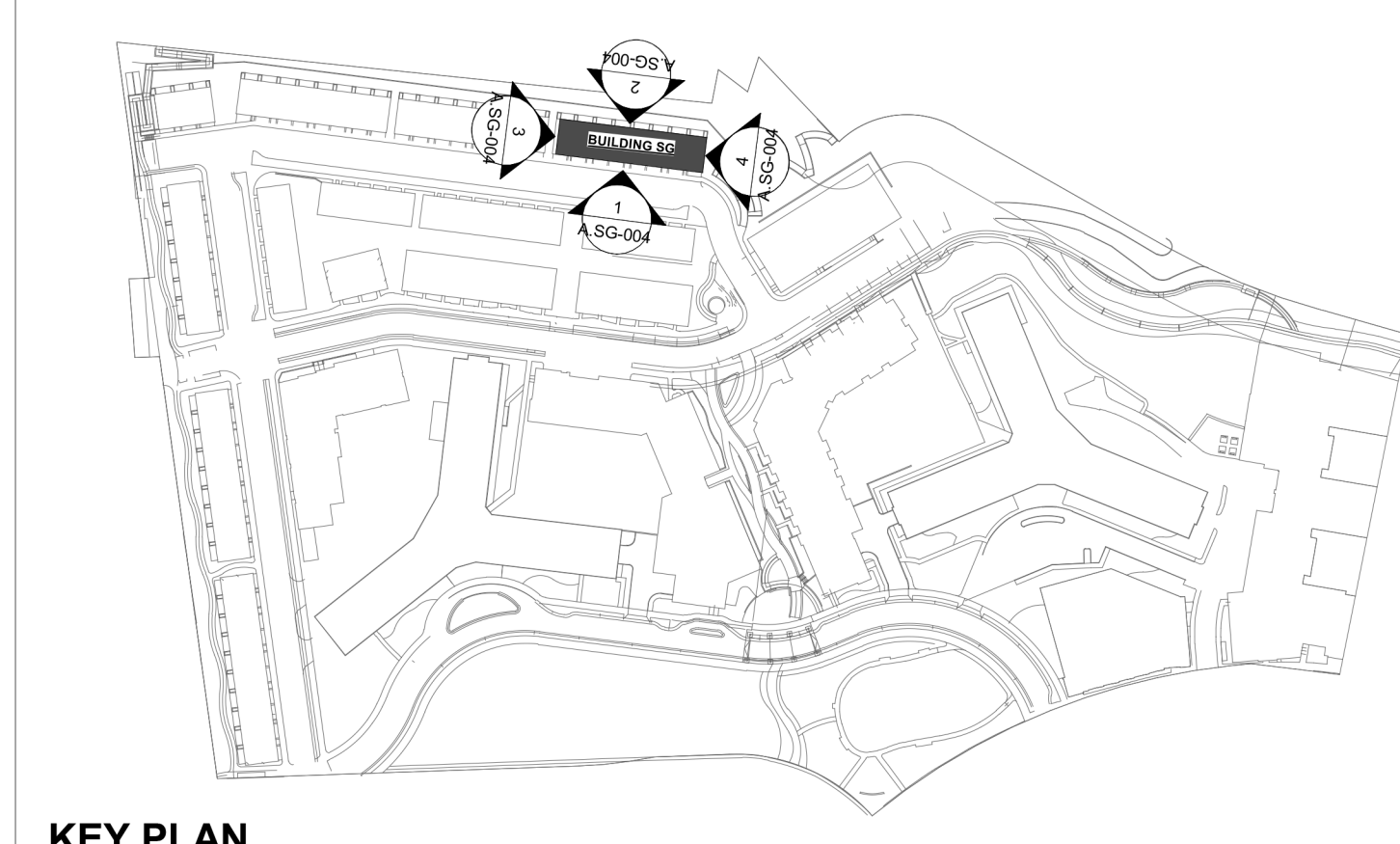
**BUILDING SG - STRIP PLANS "UNIT D"**

<b>PRINCIPAL IN CHARGE</b> M.M.	
<b>PROJECT ARCHITECT</b> M.N.	
<b>DRAWN</b> R.C., M.S.	
<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> As indicated	<b>JOB NO.</b> JBC.016F
<b>DRAWING NO.</b>	

**A.SG-002**

**4.1 SUBMISSION**

\*\*REFER TO SHEET A-001, A-00m & A-00n TO SEE COLOR SELECTION.



SOUTH PARCEL ARCHITECT:  
**lessard DESIGN**  
 8521 Leesburg Pike | Suite 700  
 Vienna, VA 22182  
 P: 571.830.1800 | F: 571.830.1801  
 www.Lessarddesign.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  
 LESSARD DESIGN  
 571.830.1800

CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

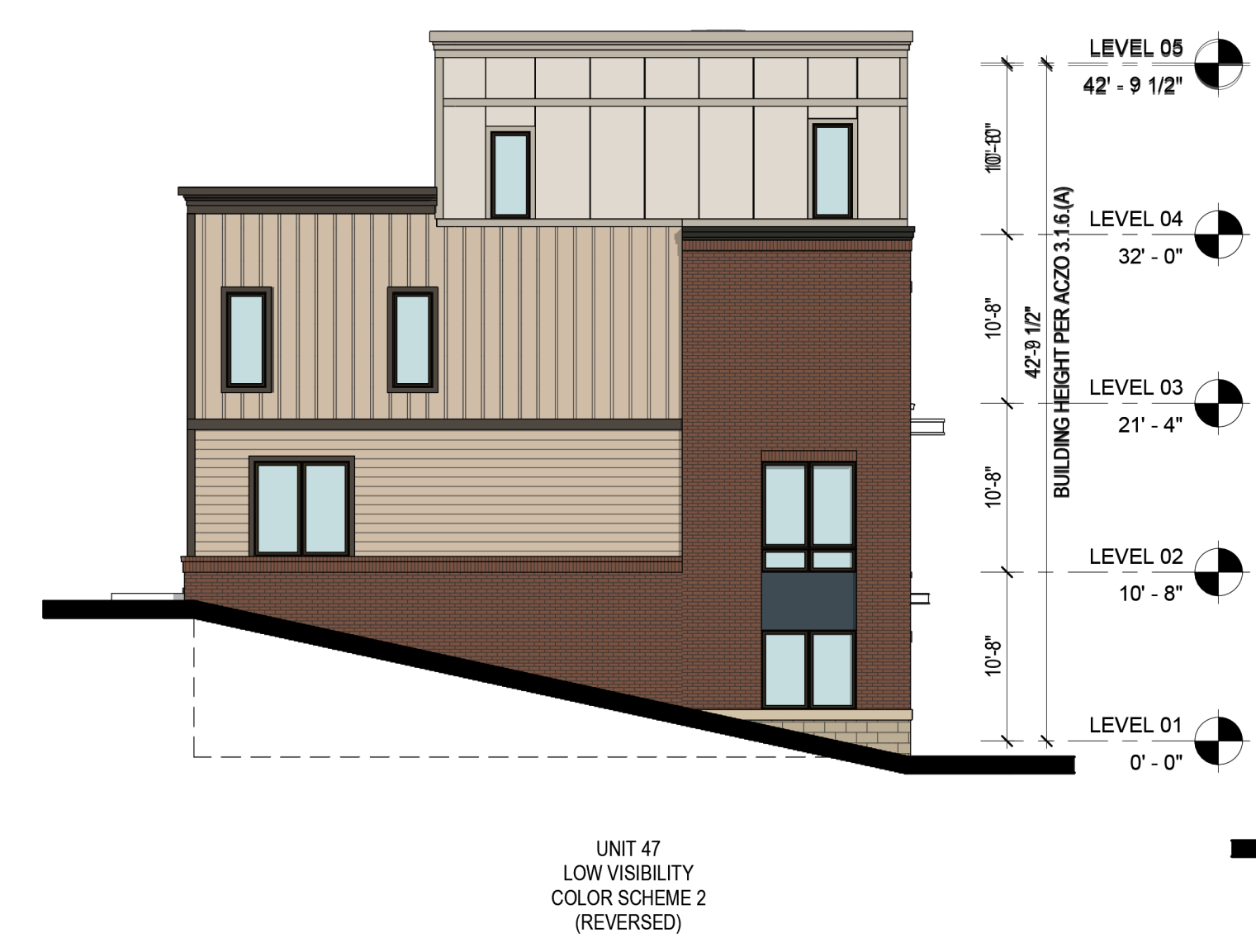
ATTORNEY  
 VENABLE LLP  
 202.344.4000

SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING PARTNERS  
 703.970.2890

TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

KEY PLAN



3 BUILDING SG - LEFT ELEVATION  
 A.SG-003 1" = 10'-0"



1 BUILDING SG - FRONT ELEVATION  
 A.SG-003 1" = 10'-0"



4 BUILDING SG - RIGHT ELEVATION  
 A.SG-003 1" = 10'-0"



2 BUILDING SG - REAR ELEVATION  
 A.SG-003 1" = 10'-0"

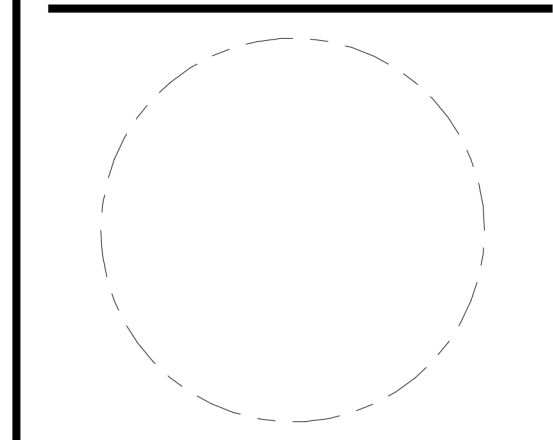
**Key Plan**

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SG - COLOR STRIP ELEVATIONS "UNIT D"**

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE  
 05.22.2024

APPROVED  
 X.Y.

SCALE:  
 1" = 10'-0"

JOB NO.  
 JBC.016F

DRAWING NO.

4.1 SUBMISSION

**A.SG-003**

**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**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

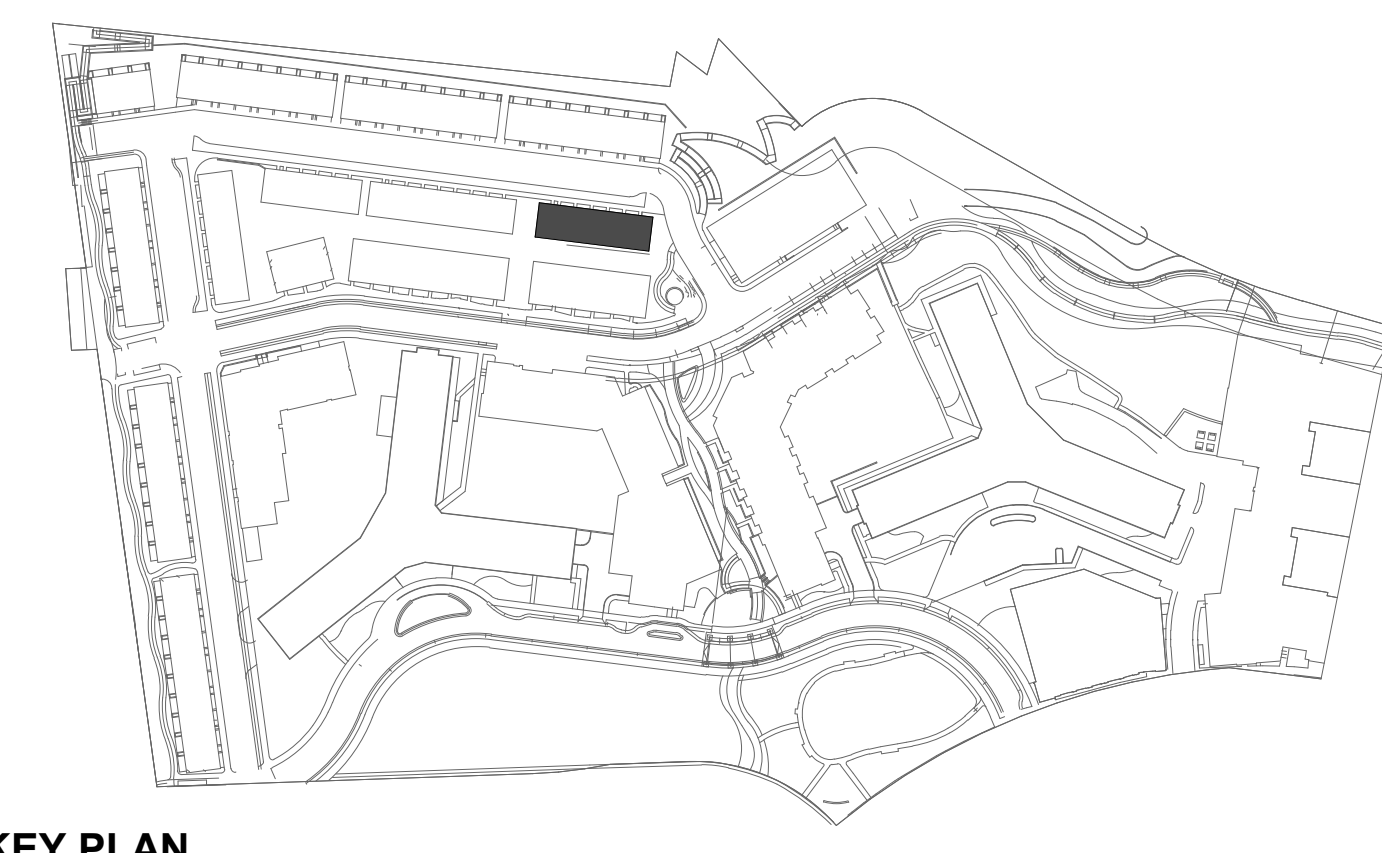
**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

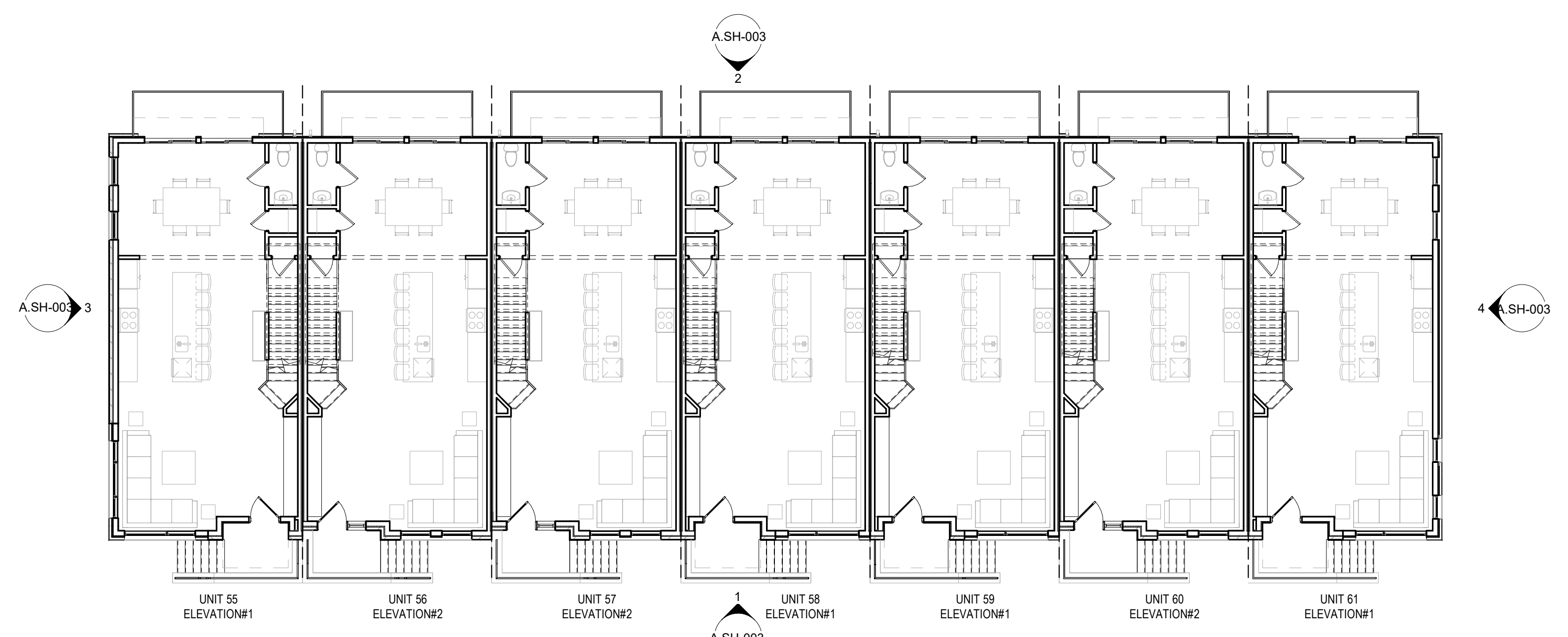
**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**EXTERIOR ELEVATION KEYNOTES:**

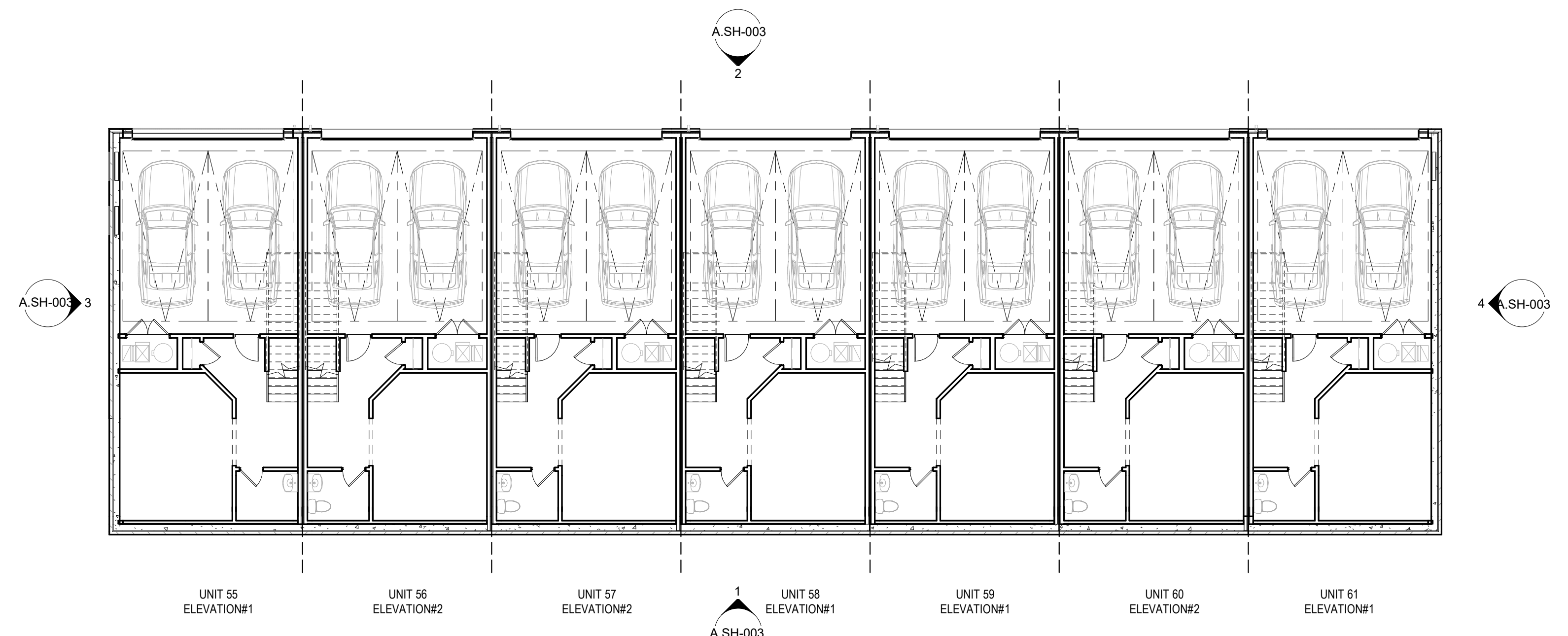
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M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING SH - STRIP PLAN LEVEL 02**  
 A.SH-001 1" = 10'-0"



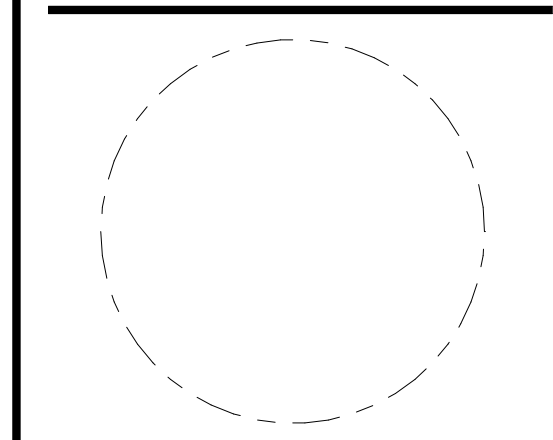
**1 BUILDING SH - STRIP PLAN LEVEL 01**  
 A.SH-001 1" = 10'-0"

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SH - STRIP PLANS "UNIT B"**

<b>PRINCIPAL IN CHARGE</b> M.M.	
<b>PROJECT ARCHITECT</b> M.N.	
<b>DRAWN</b> R.C., M.S.	
<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> As indicated	<b>JOB NO.</b> JBC.016F
<b>DRAWING NO.</b>	

**A.SH-001**

**4.1 SUBMISSION**



**RIVERHOUSE**

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

**OWNER / DEVELOPER**  
 JBG SMITH  
 240.333.3600

**CENTRAL PARCEL ARCHITECT**  
 BCT DESIGN GROUP  
 410.837.2727

**SOUTH PARCEL ARCHITECT**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

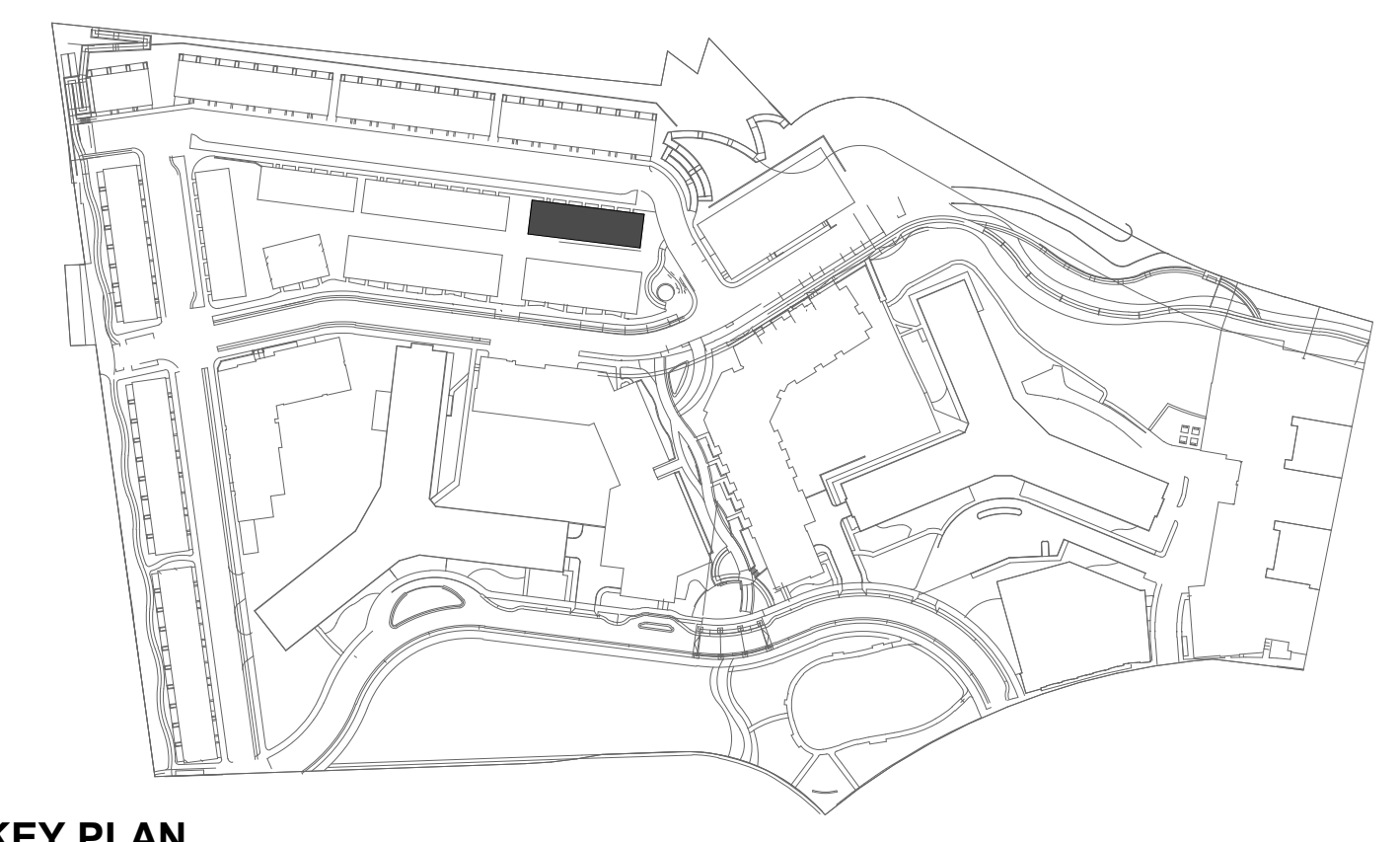
**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

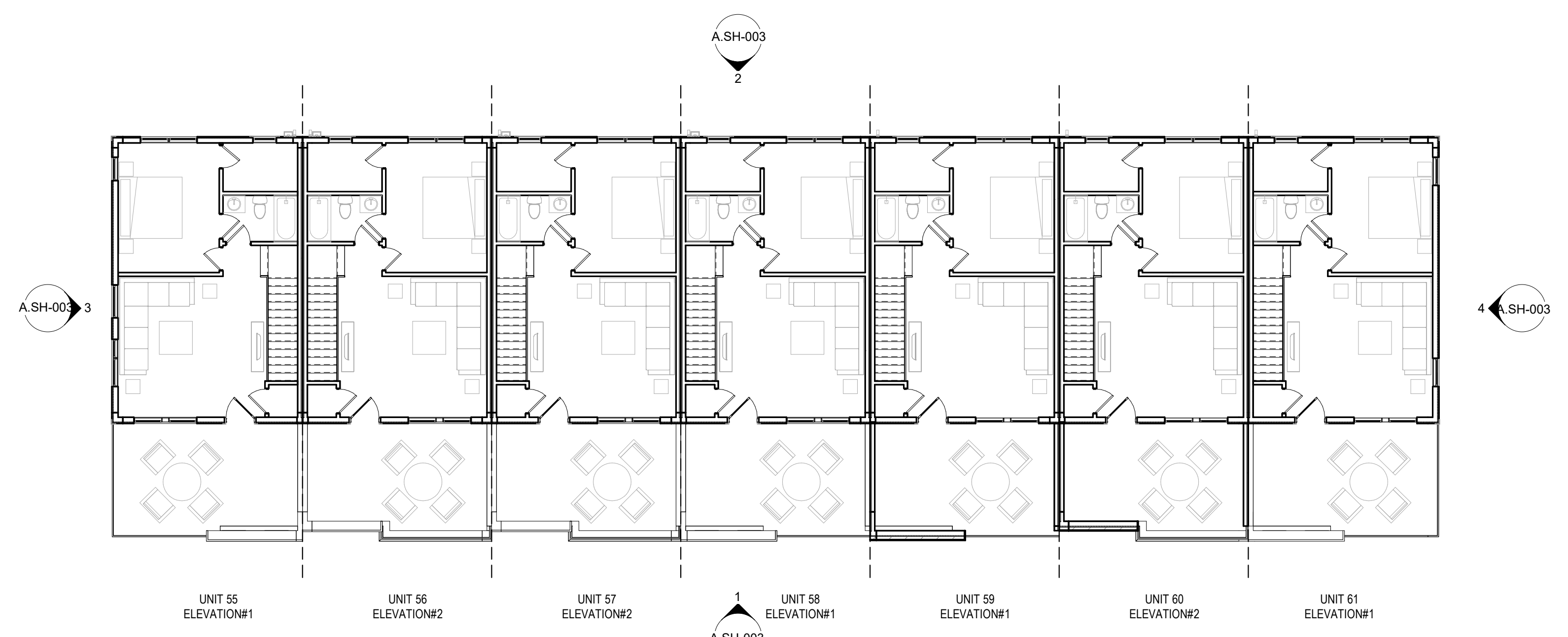
**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**EXTERIOR ELEVATION KEYNOTES:**

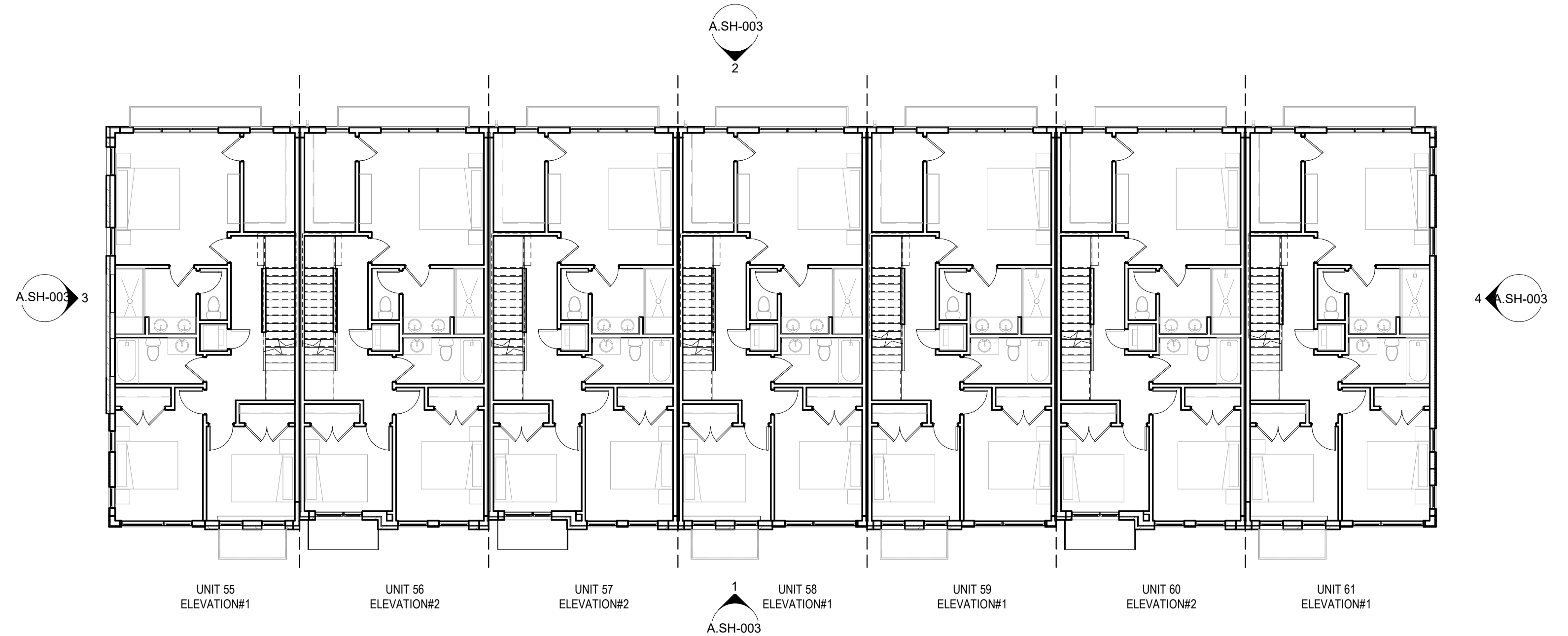
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING SH - STRIP PLAN LEVEL 04**  
 A.SH-002 1" = 10'-0"



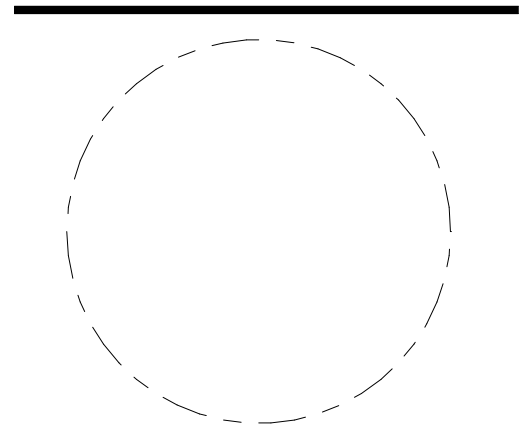
**1 BUILDING SH - STRIP PLAN LEVEL 03**  
 A.SH-002 1" = 10'-0"

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SH - STRIP PLANS "UNIT B"**

<b>PRINCIPAL IN CHARGE</b> M.M.	
<b>PROJECT ARCHITECT</b> M.N.	
<b>DRAWN</b> R.C., M.S.	
<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> As indicated	<b>JOB NO.</b> JBC.016F
<b>DRAWING NO.</b>	

**A.SH-002**

**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  
LESSARD DESIGN  
571.830.1800

CIVIL ENGINEER  
BOHLER DC  
202.524.5700

LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

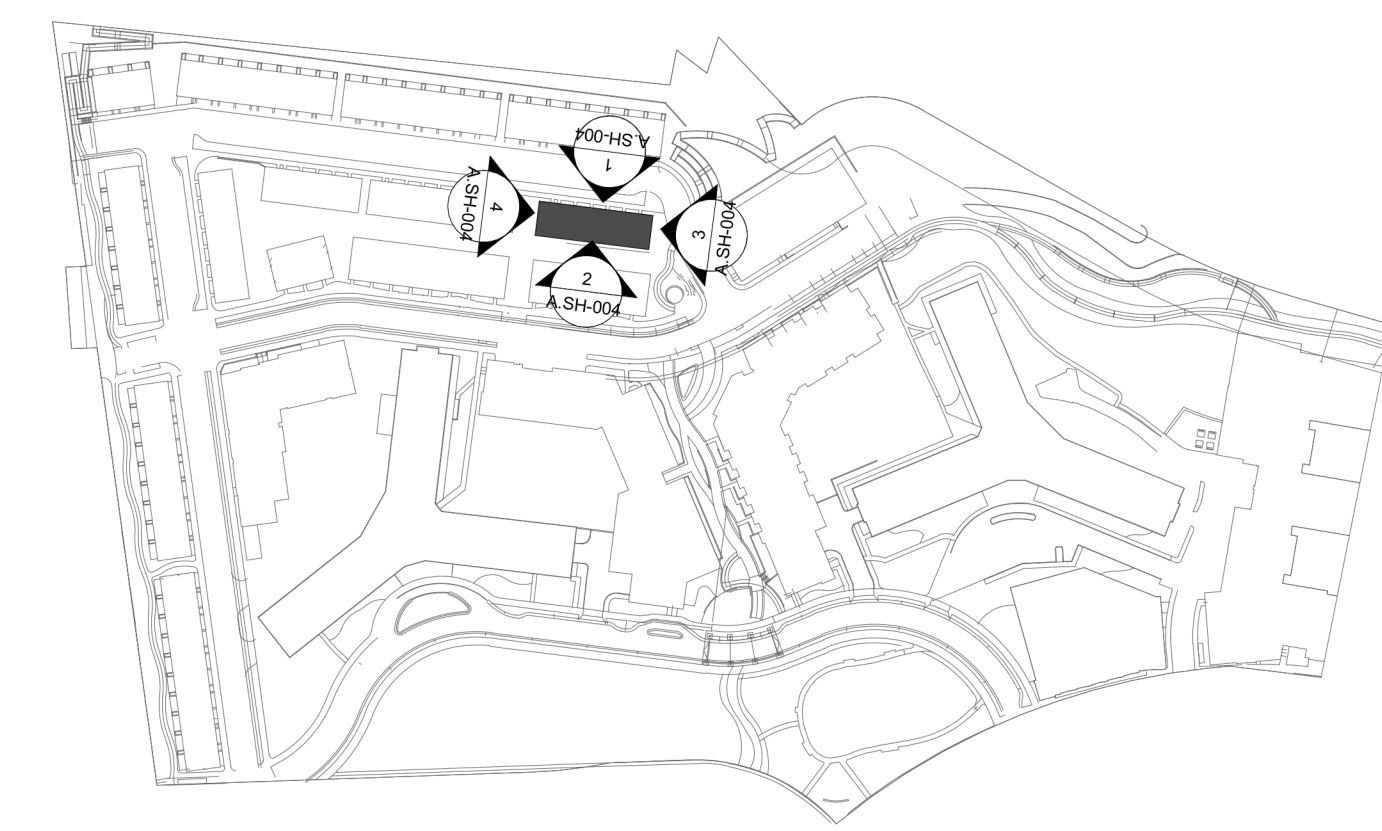
ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

### Key Plan



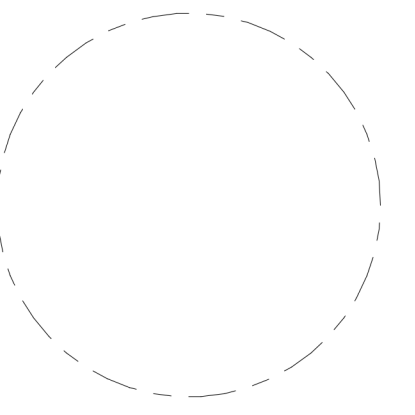
KEY PLAN

### Issue

NO. DATE

### Revisions

NO. DATE



### BUILDING SH - COLOR STRIP ELEVATIONS "UNIT B"

PRINCIPAL IN CHARGE  
M.M.

PROJECT ARCHITECT  
M.N.

DRAWN  
R.C., M.S.

DATE  
05.22.2024

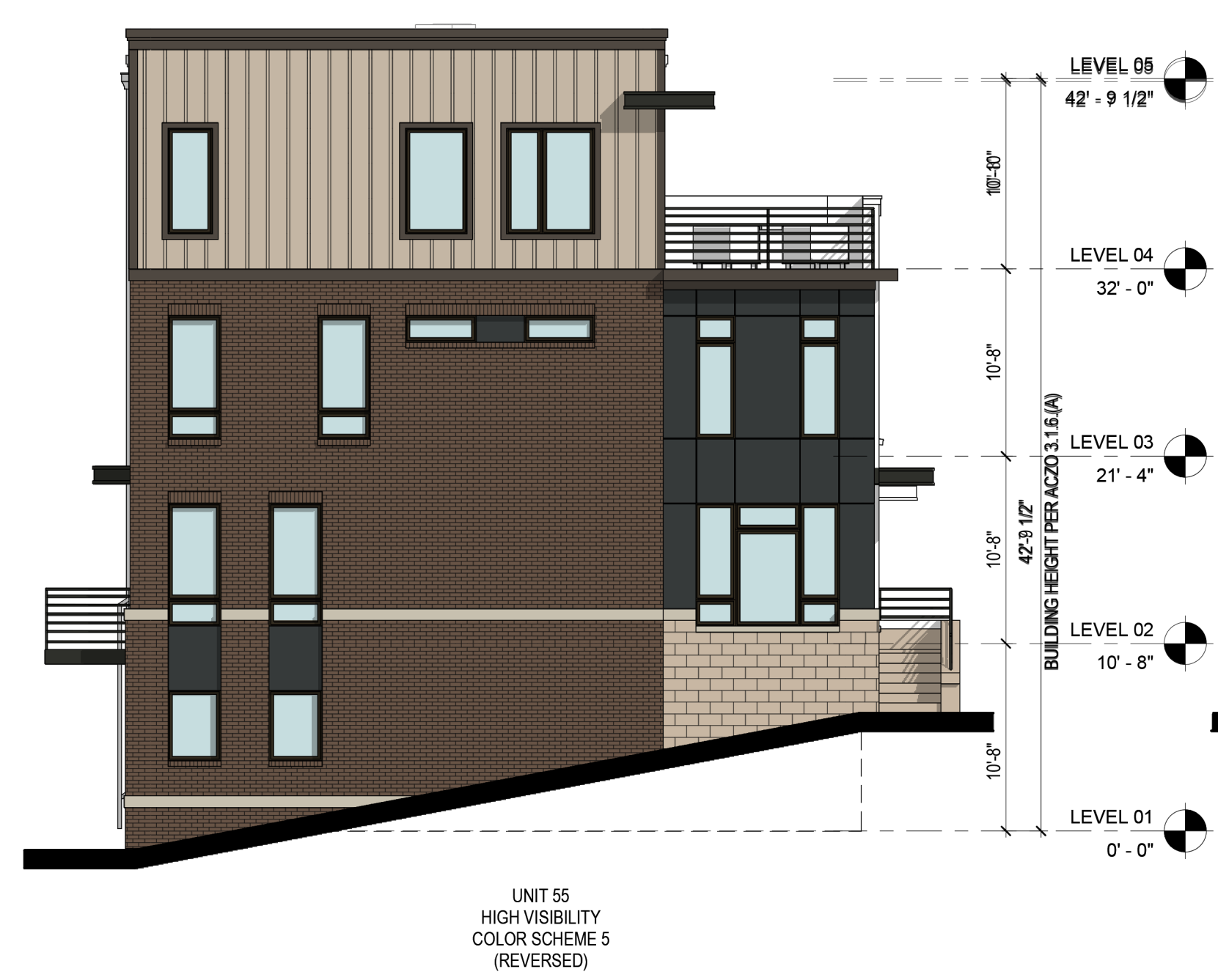
APPROVED  
X.Y.

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

JOB NO.  
JBC.016F

DRAWING NO.  
**A.SH-003**

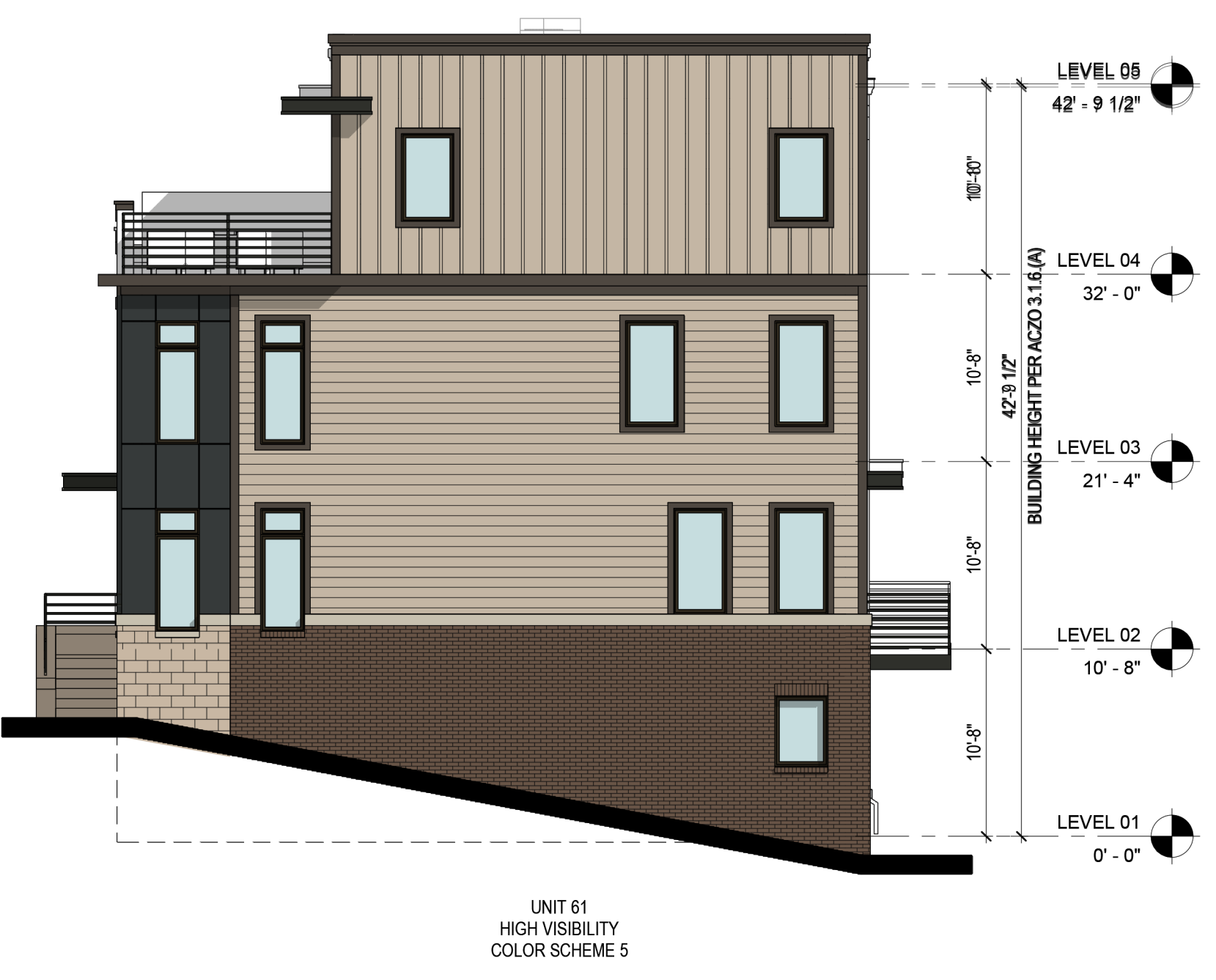
4.1 SUBMISSION



**3** BUILDING SH - LEFT ELEVATION  
A.SH-003 1/8" = 1'-0"



**1** BUILDING SH - FRONT ELEVATION  
A.SH-003 1/8" = 1'-0"



**4** BUILDING SH - RIGHT ELEVATION  
A.SH-003 1/8" = 1'-0"



**2** BUILDING SH - REAR ELEVATION  
A.SH-003 1/8" = 1'-0"

**RIVERHOUSE**

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

**OWNER / DEVELOPER**  
 JBG SMITH  
 240.333.3600

**CENTRAL PARCEL ARCHITECT**  
 BCT DESIGN GROUP  
 410.837.2727

**SOUTH PARCEL ARCHITECT**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

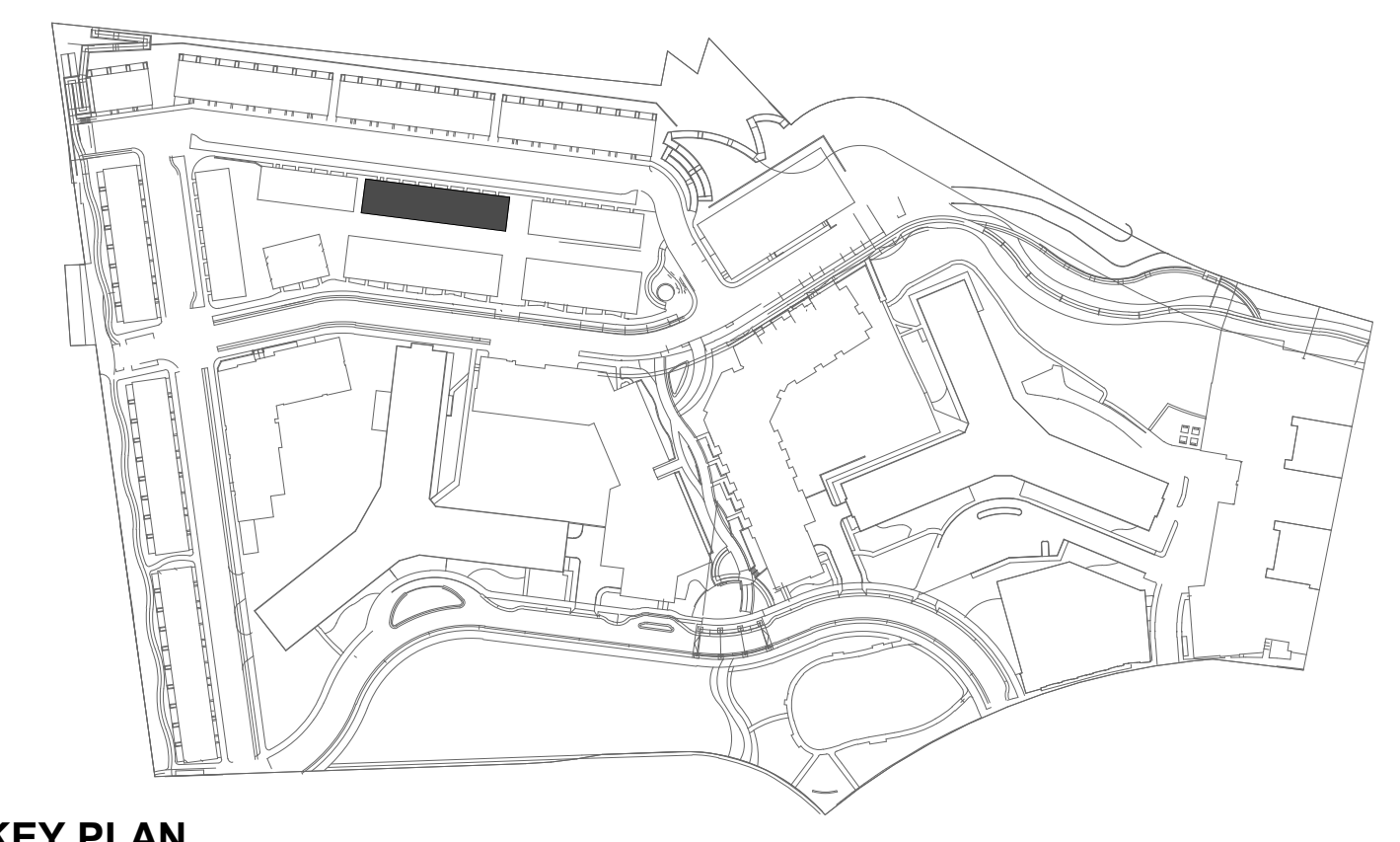
**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

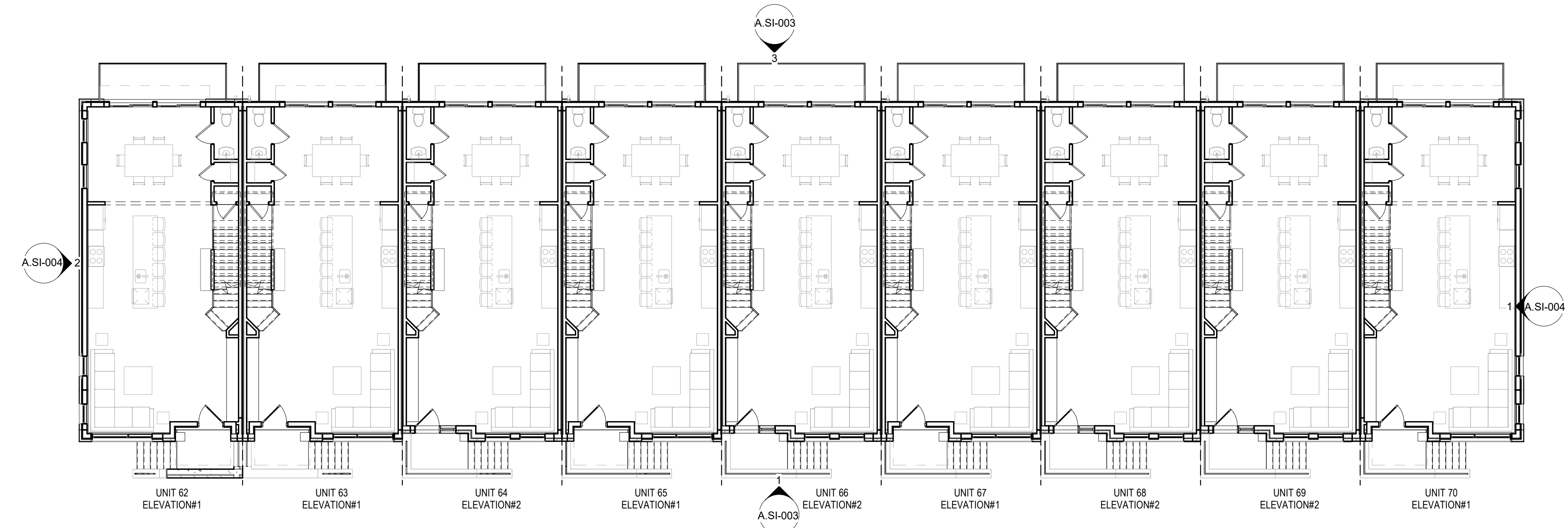
**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**EXTERIOR ELEVATION KEYNOTES:**

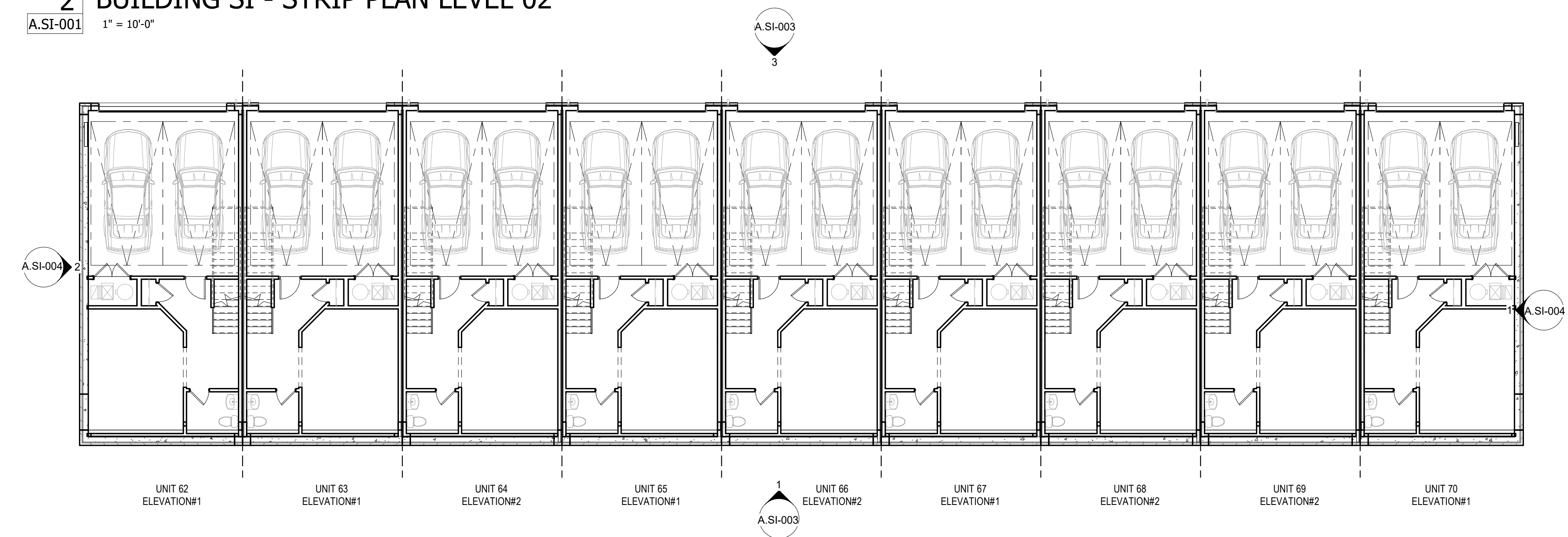
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING SI - STRIP PLAN LEVEL 02**  
 A.SI-001 1" = 10'-0"



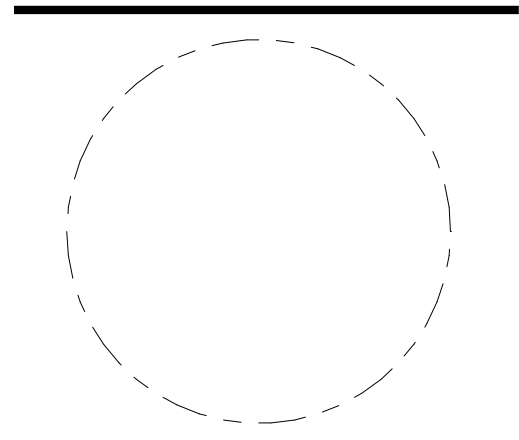
**1 BUILDING SI - STRIP PLAN LEVEL 01**  
 A.SI-001 1" = 10'-0"

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SI - STRIP PLANS "UNIT B"**

<b>PRINCIPAL IN CHARGE</b> M.M.	
<b>PROJECT ARCHITECT</b> M.N.	
<b>DRAWN</b> R.C., M.S.	
<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> As indicated	<b>JOB NO.</b> JBC.016F
<b>DRAWING NO.</b>	

**A.SI-001**

**4.1 SUBMISSION**

**RIVERHOUSE**

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

OWNER / DEVELOPER  
 JBG SMITH  
 240.333.3600

CENTRAL PARCEL ARCHITECT  
 BCT DESIGN GROUP  
 410.837.2727

SOUTH PARCEL ARCHITECT  
 LESSARD DESIGN  
 571.830.1800

CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

ATTORNEY  
 VENABLE LLP  
 202.344.4000

SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

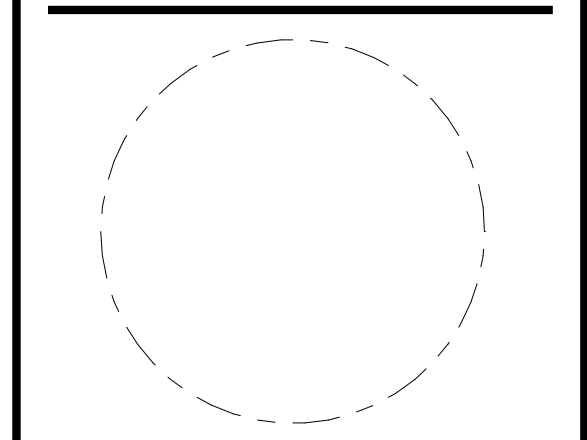
**Key Plan**

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SI - STRIP PLANS "UNIT B"**

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE 05.22.2024	APPROVED X.Y.
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SCALE: As indicated	JOB NO. JBC.016F
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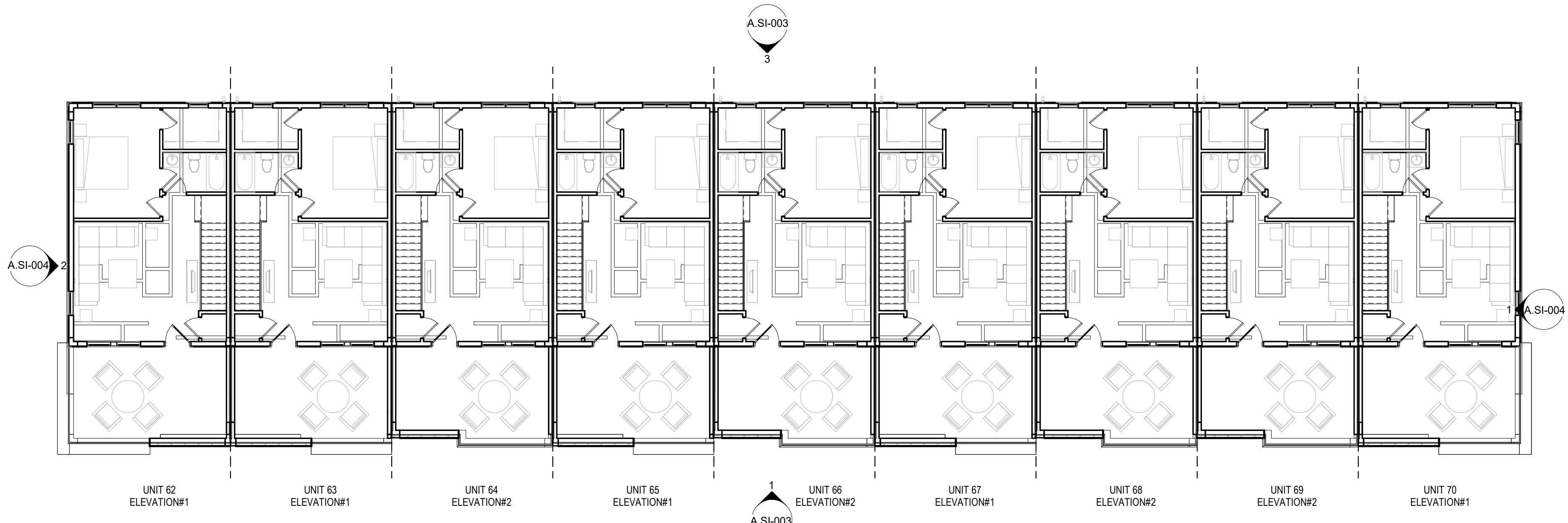
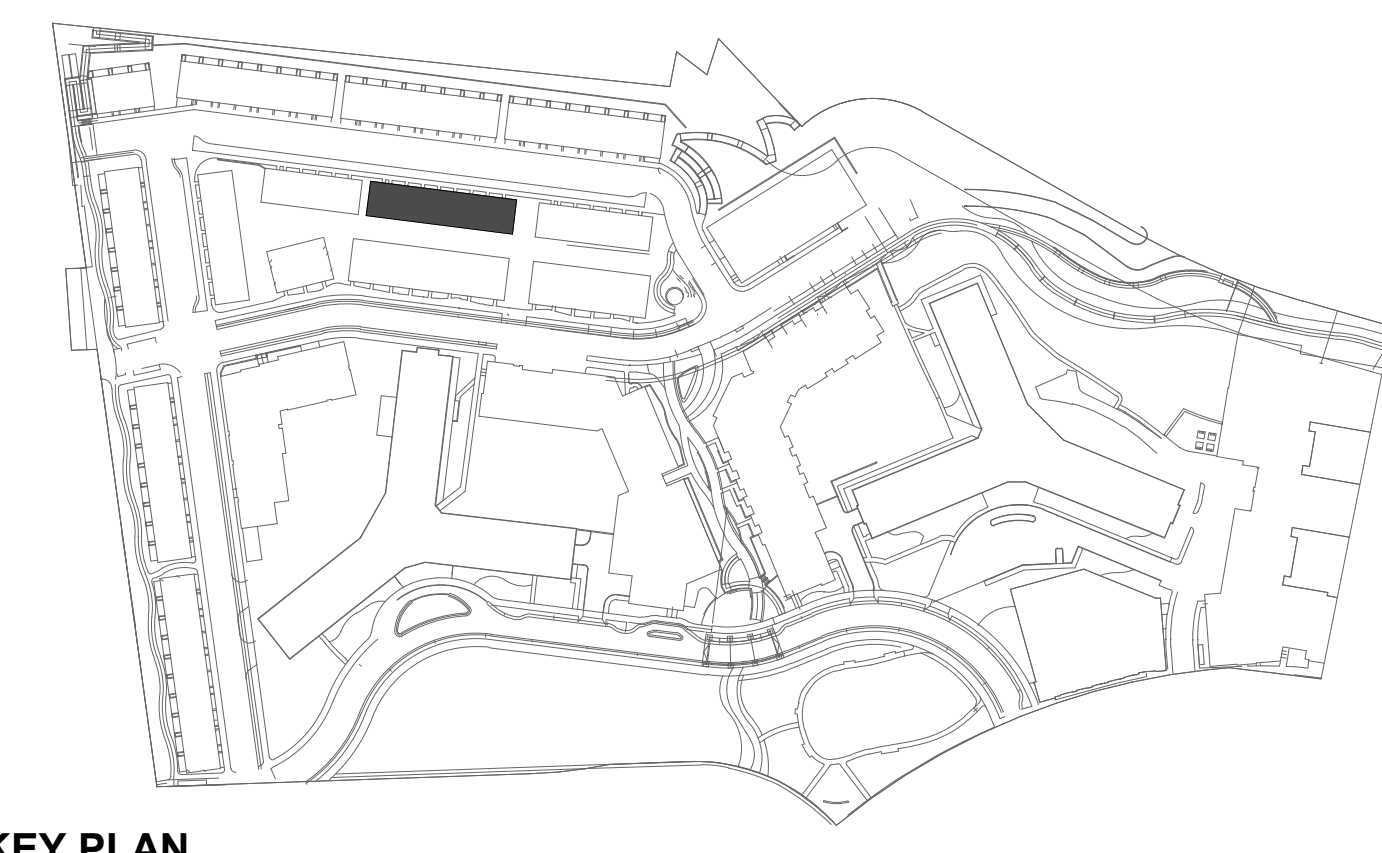
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**A.SI-002**

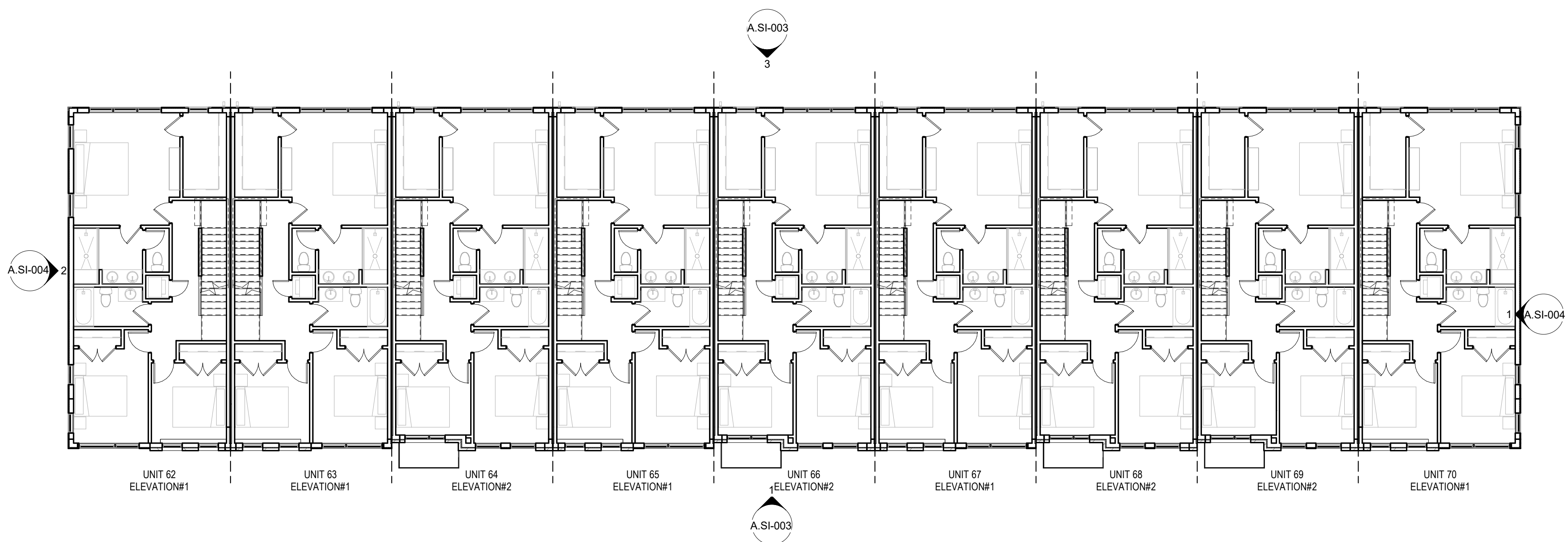
**4.1 SUBMISSION**

**EXTERIOR ELEVATION KEYNOTES:**

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**2 BUILDING SI - STRIP PLAN LEVEL 04**  
 A.SI-002 1" = 10'-0"



**1 BUILDING SI - STRIP PLAN LEVEL 03**  
 A.SI-002 1" = 10'-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  
 LESSARD DESIGN  
 571.830.1800

CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

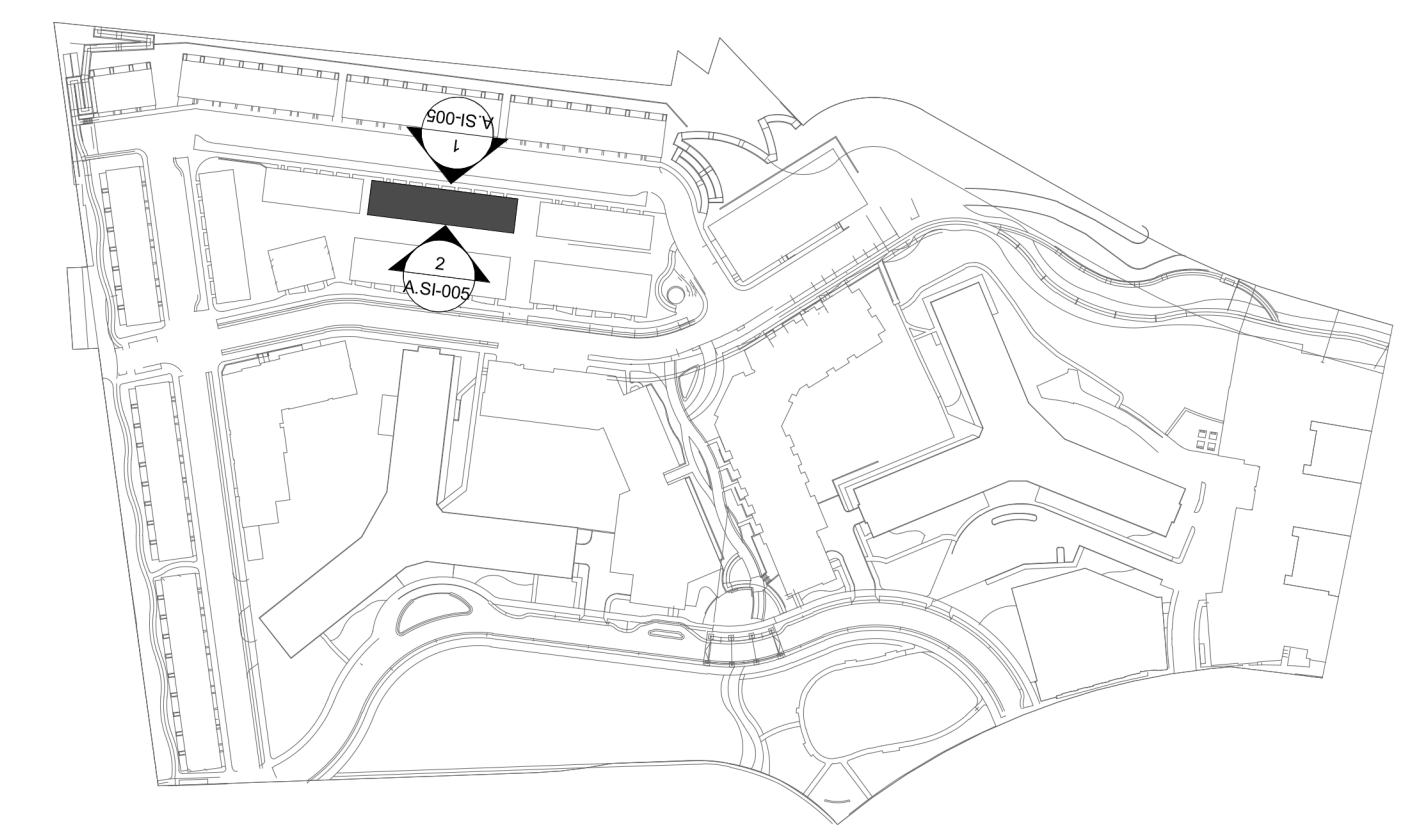
LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

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



**1 BUILDING SI - FRONT ELEVATION**  
 A.SI-003 1/8" = 1'-0"



**3 BUILDING SI - REAR ELEVATION**  
 A.SI-003 1/8" = 1'-0"

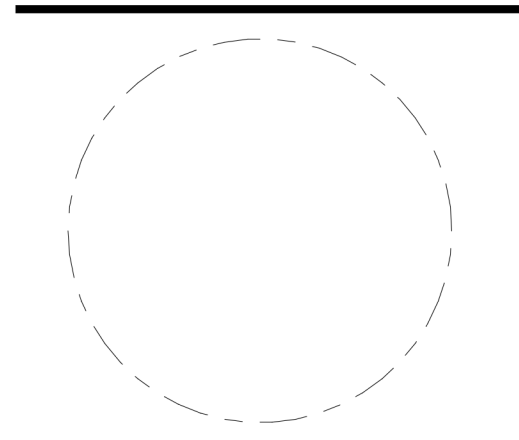
Key Plan

Issue

NO.	DATE

Revisions

NO.	DATE



**BUILDING SI -  
 COLOR STRIP  
 ELEVATIONS  
 "UNIT B"**

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE 05.22.2024	APPROVED X.Y.
SCALE: 1/8" = 1'-0"	JOB NO. JBC.016F

DRAWING NO.  
**A.SI-003**

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  
LESSARD DESIGN  
571.830.1800

CIVIL ENGINEER  
BOHLER DC  
202.524.5700

LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

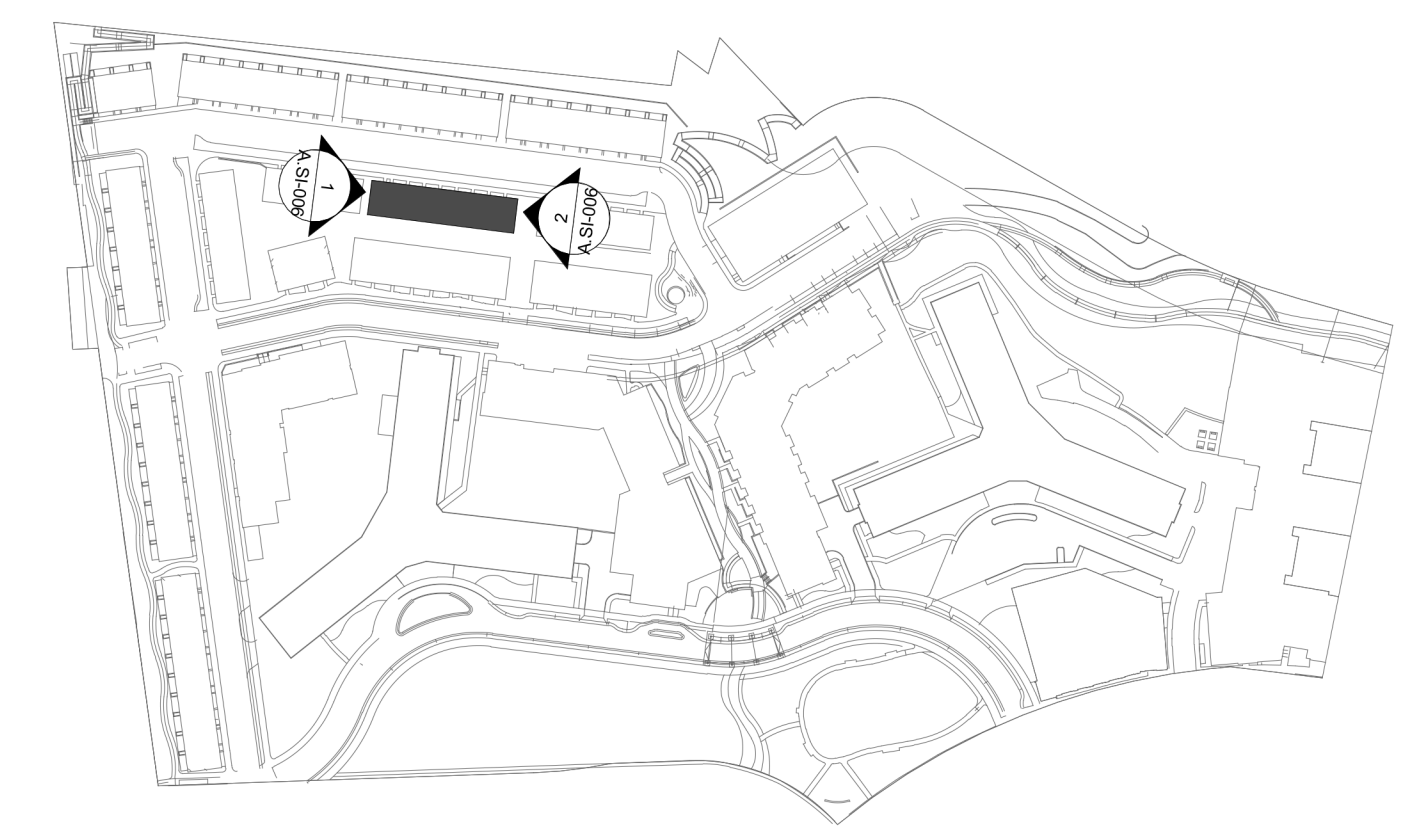
ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

### Key Plan



KEY PLAN



1 BUILDING SI - RIGHT ELEVATION

A.SI-004 1/8" = 1'-0"



2 BUILDING SI - LEFT ELEVATION

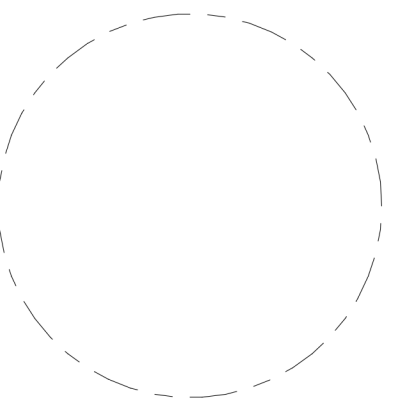
A.SI-004 1/8" = 1'-0"

### Issue

NO. DATE

### Revisions

NO. DATE



### BUILDING SI - COLOR STRIP ELEVATIONS "UNIT B"

PRINCIPAL IN CHARGE  
M.M.

PROJECT ARCHITECT  
M.N.

DRAWN  
R.C., M.S.

DATE  
05.22.2024

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

APPROVED  
X.Y.

JOB NO.  
JBC.016F

DRAWING NO.  
**A.SI-004**

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  
 LESSARD DESIGN  
 571.830.1800

CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

ATTORNEY  
 VENABLE LLP  
 202.344.4000

SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

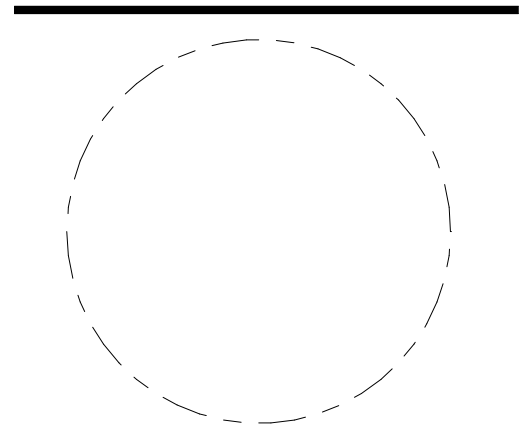
**Key Plan**

**Issue**

NO. DATE

**Revisions**

NO. DATE



**BUILDING SJ -  
 STRIP PLANS  
 "UNIT B"**

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE 05.22.2024 APPROVED X.Y.

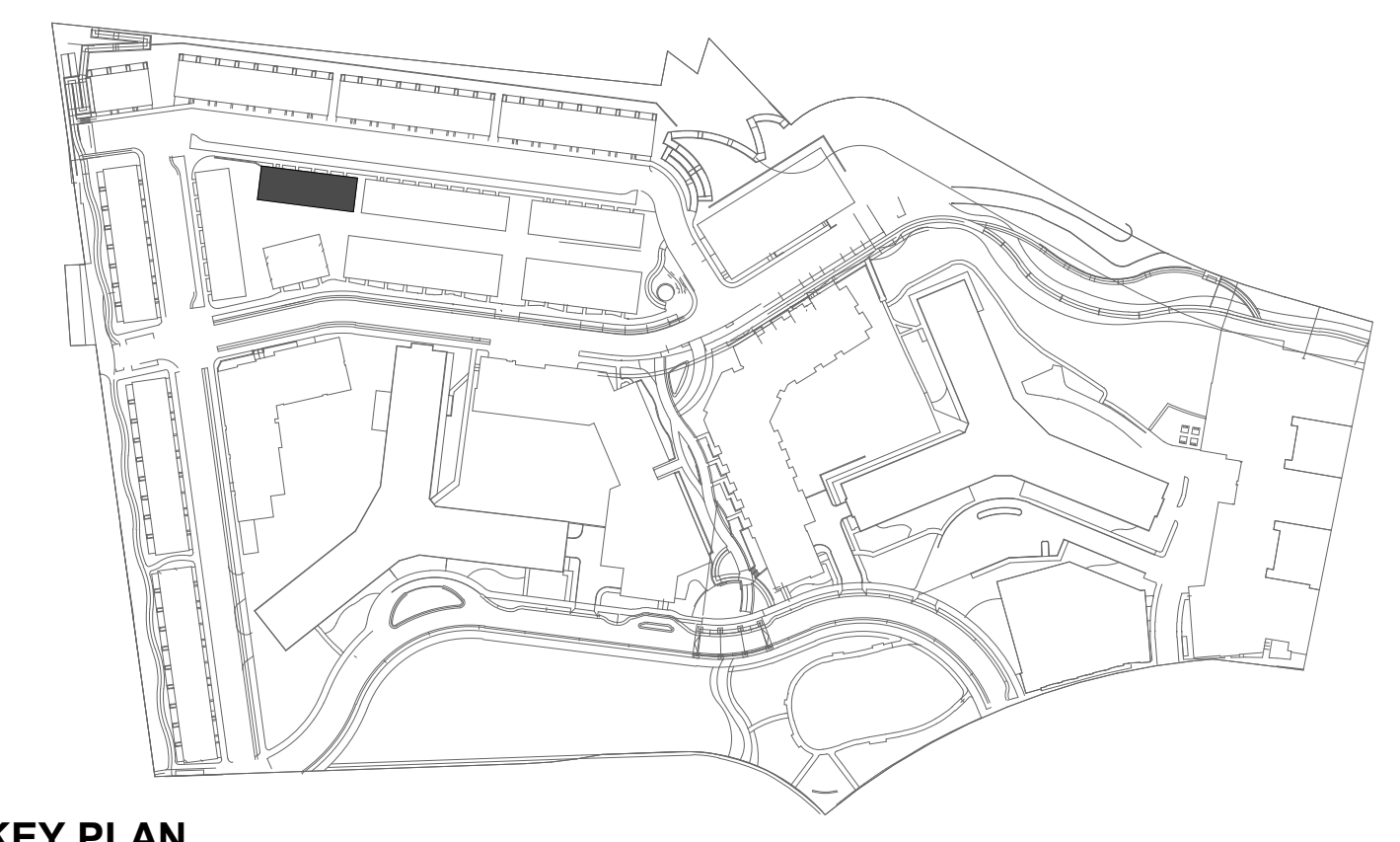
SCALE: As indicated JOB NO. JBC.016F

DRAWING NO.

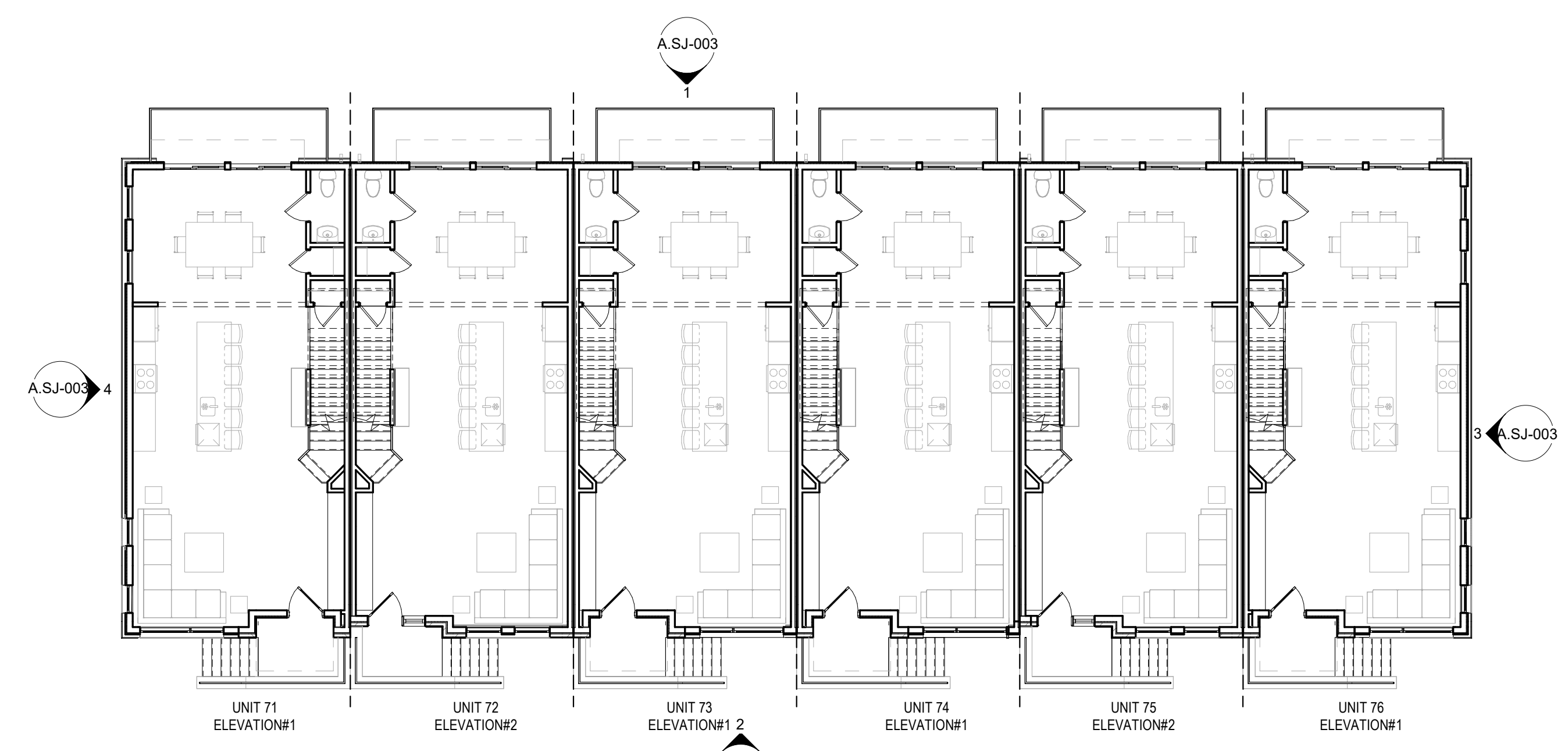
**A.SJ-001**

**EXTERIOR ELEVATION KEYNOTES:**

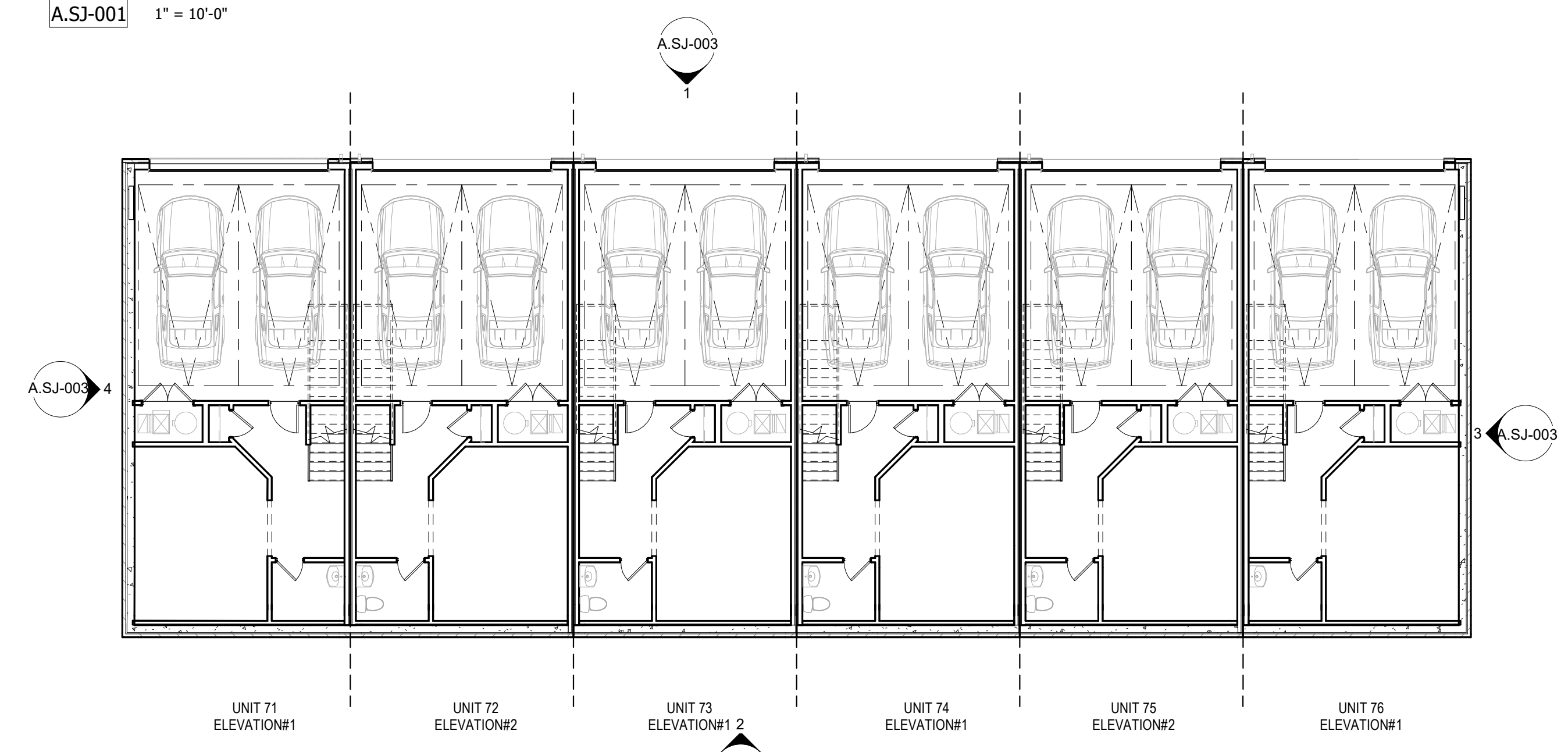
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING SJ - STRIP PLAN LEVEL 02**  
 A.SJ-001 1" = 10'-0"



**1 BUILDING SJ - STRIP PLAN LEVEL 01**  
 A.SJ-001 1" = 10'-0"

**4.1 SUBMISSION**

**RIVERHOUSE**

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

**OWNER / DEVELOPER**  
 JBG SMITH  
 240.333.3600

**CENTRAL PARCEL ARCHITECT**  
 BCT DESIGN GROUP  
 410.837.2727

**SOUTH PARCEL ARCHITECT**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

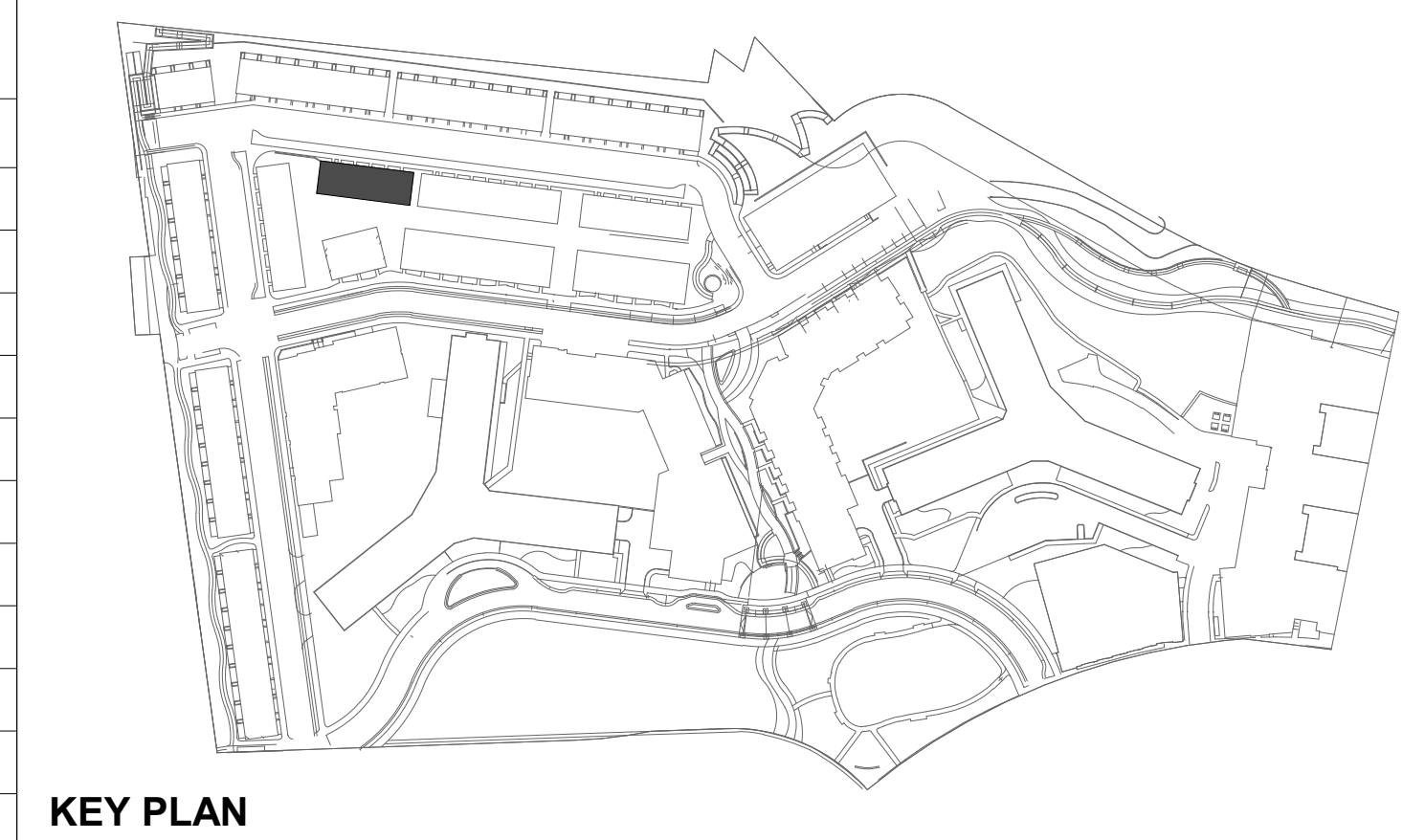
**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

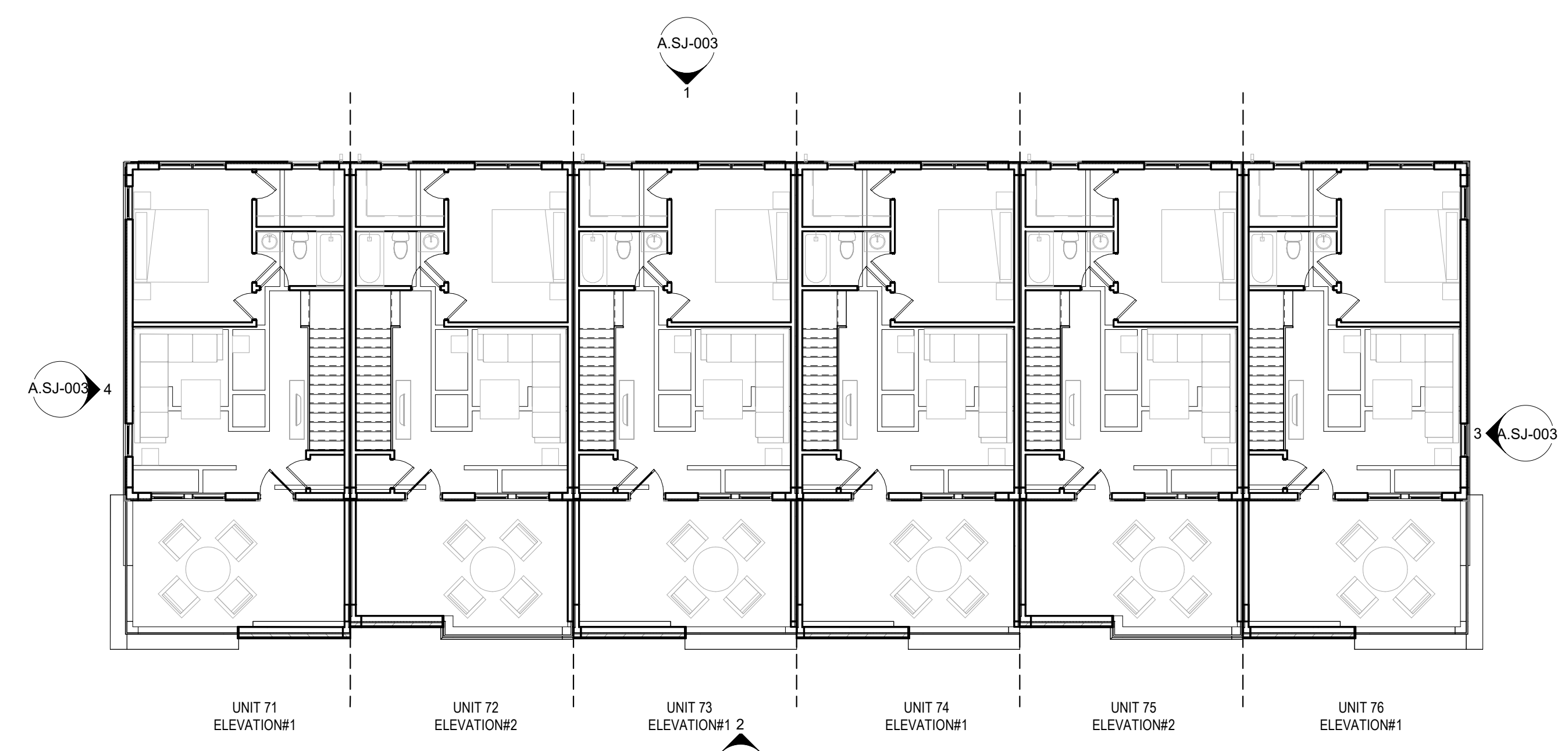
**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441



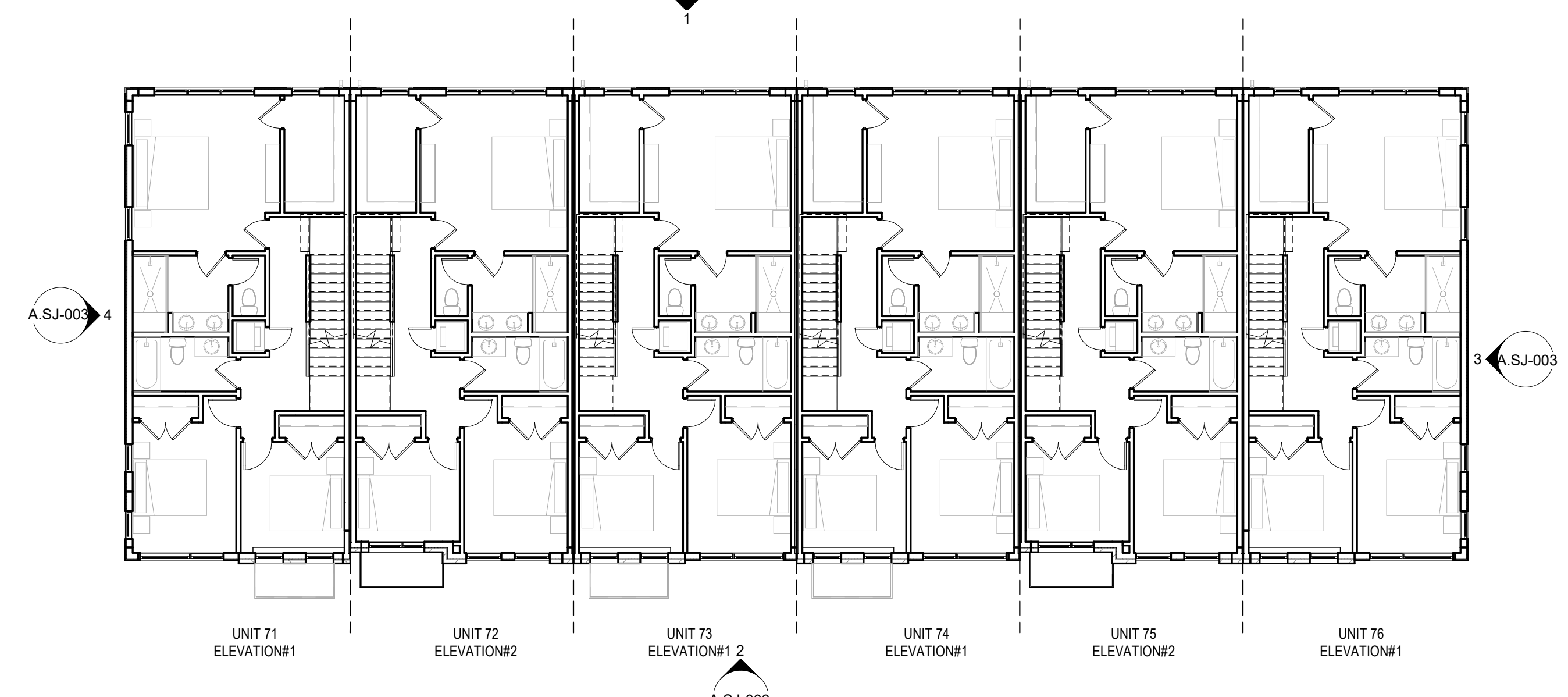
**KEY PLAN**

**EXTERIOR ELEVATION KEYNOTES:**

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**2 BUILDING SJ - STRIP PLAN LEVEL 04**  
 1" = 10'-0"



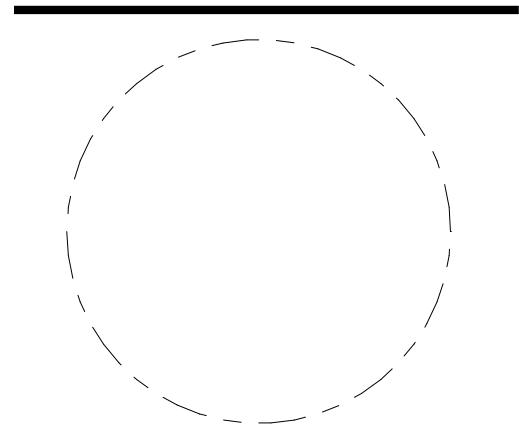
**1 BUILDING SJ - STRIP PLAN LEVEL 03**  
 1" = 10'-0"

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SJ - STRIP PLANS "UNIT B"**

PRINCIPAL IN CHARGE  
M.M.

PROJECT ARCHITECT  
M.N.

DRAWN  
R.C., M.S.

DATE 05.22.2024	APPROVED X.Y.
SCALE: As indicated	JOB NO. JBC.016F

DRAWING NO.

**A.SJ-002**

**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**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

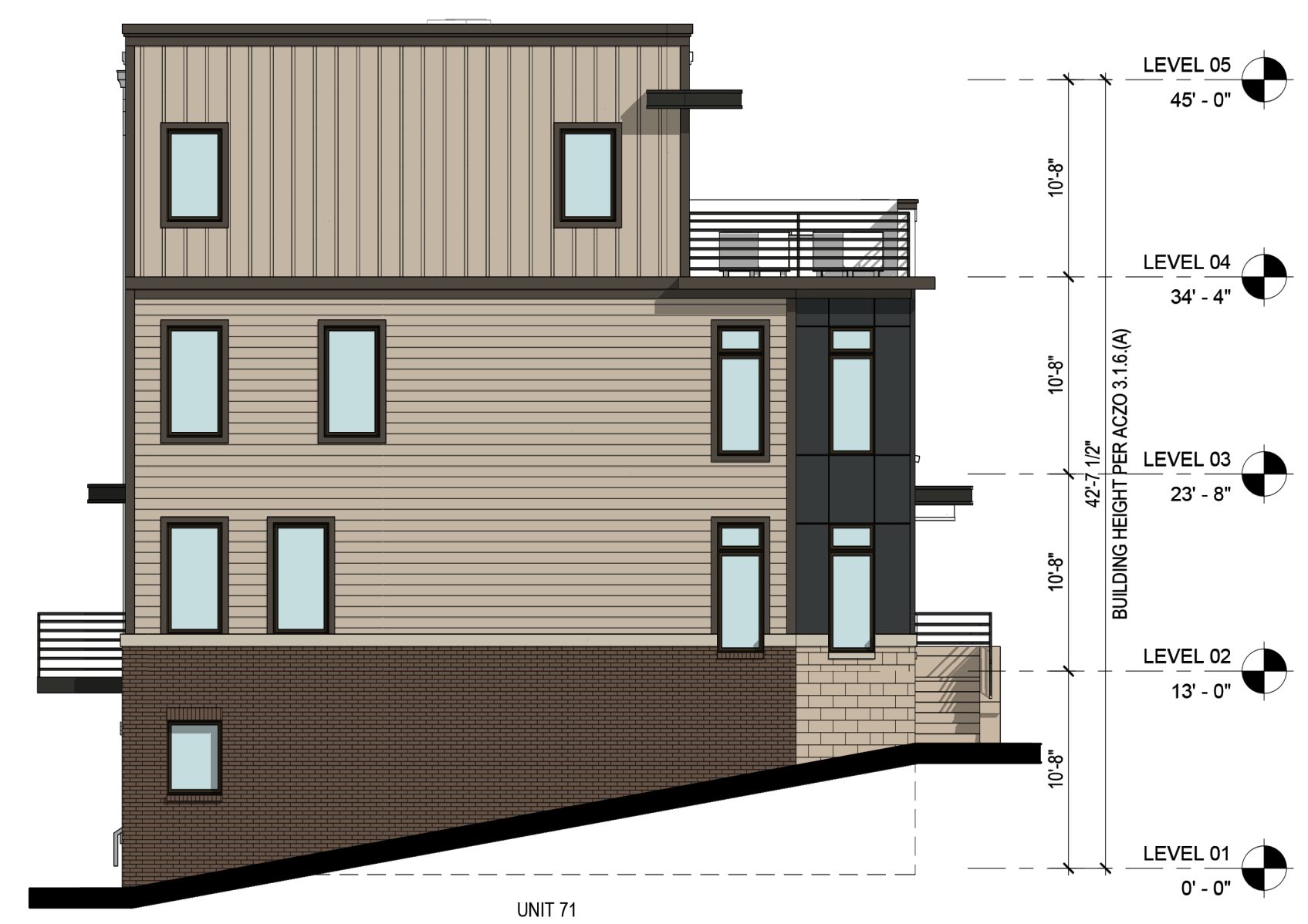
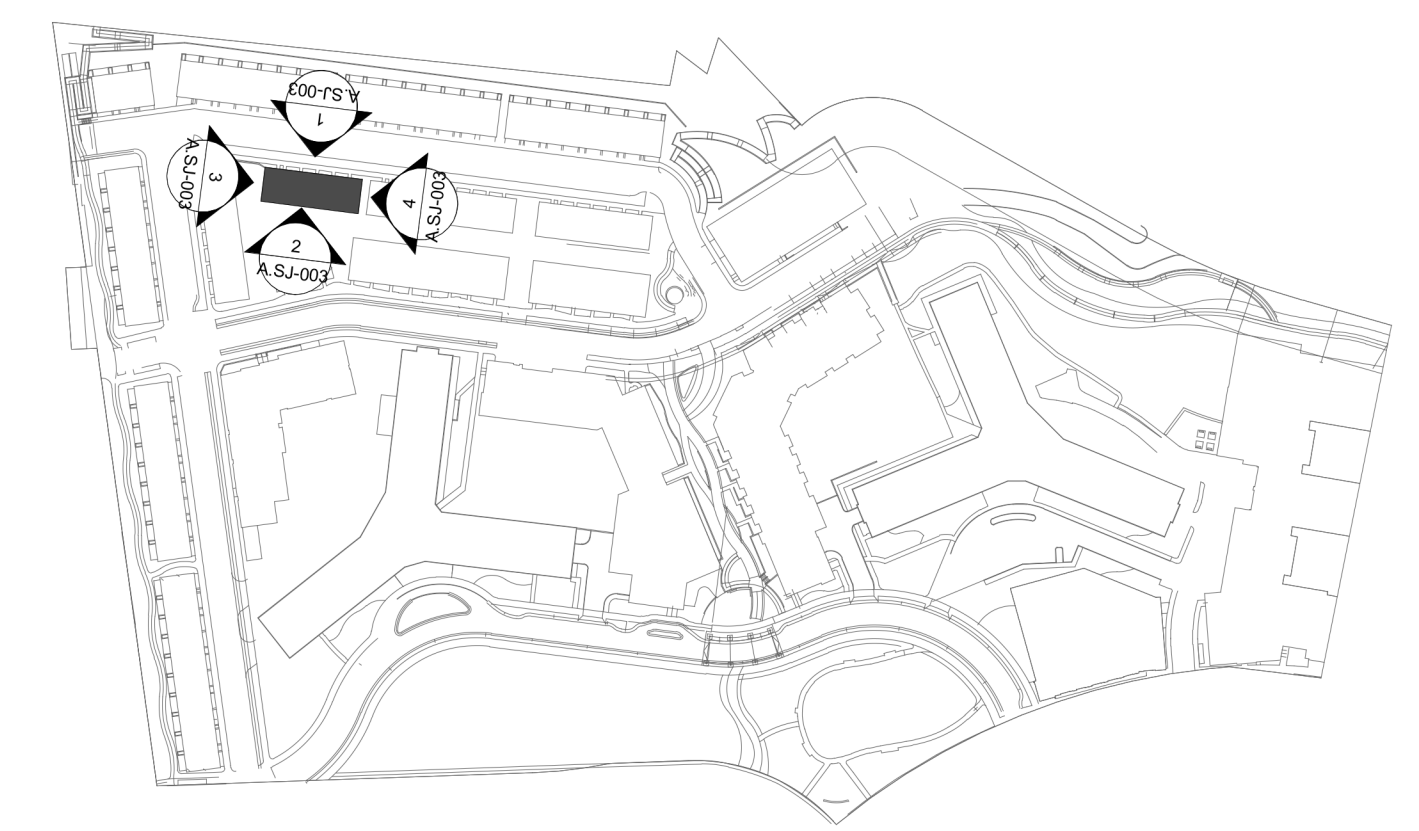
**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

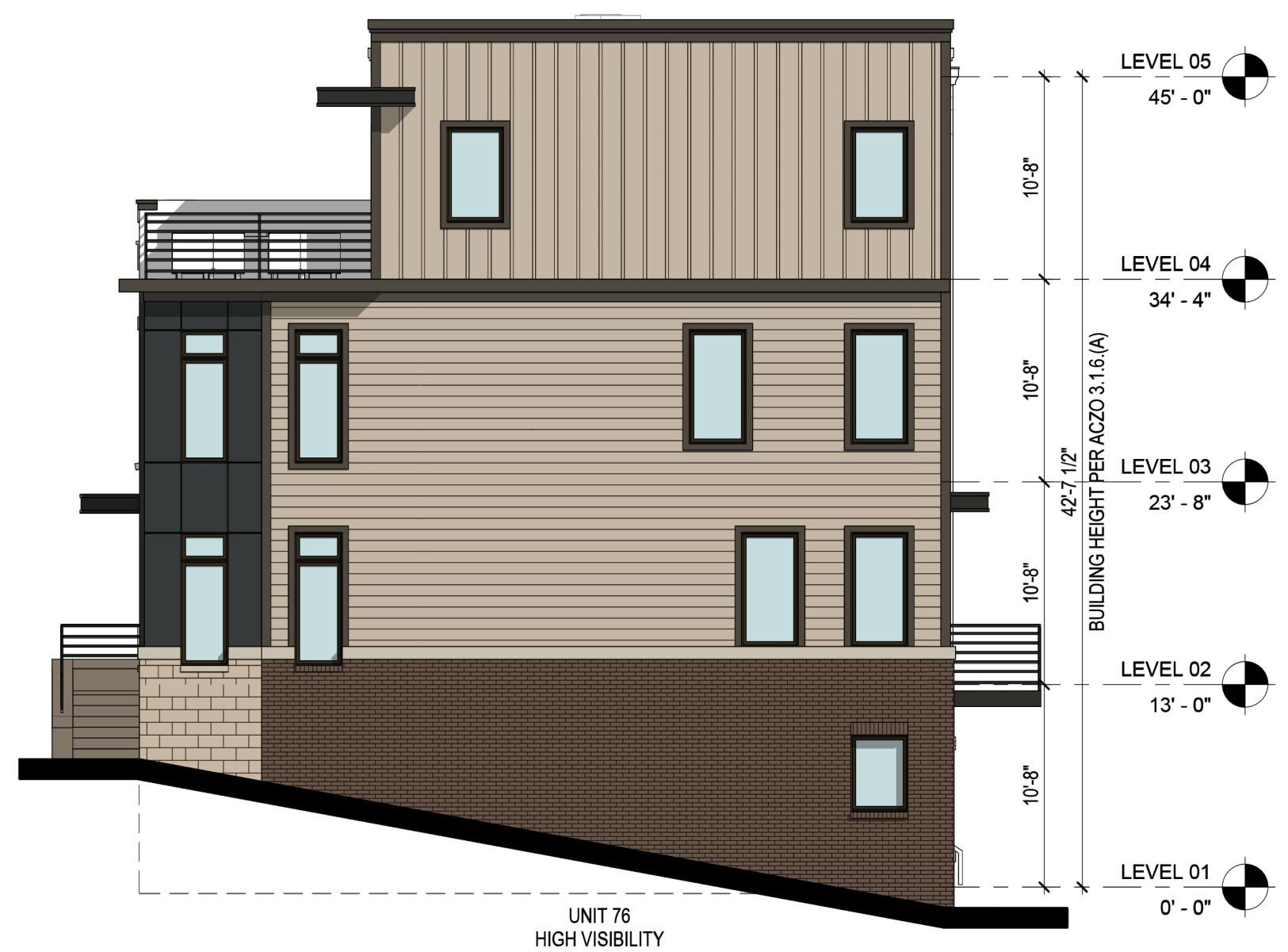
**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441



**4 BUILDING SJ - LEFT ELEVATION**  
 A.SJ-003 1/8" = 1'-0"



**2 BUILDING SJ - FRONT ELEVATION**  
 A.SJ-003 1/8" = 1'-0"



**3 BUILDING SJ - RIGHT ELEVATION**  
 A.SJ-003 1/8" = 1'-0"



**1 BUILDING SJ - REAR ELEVATION**  
 A.SJ-003 1/8" = 1'-0"

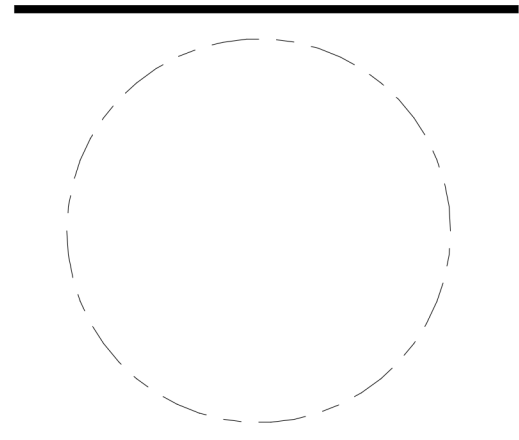
**Key Plan**

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SJ -  
 COLOR STRIP  
 ELEVATIONS  
 "UNIT B"**

**PRINCIPAL IN CHARGE**  
 M.M.

**PROJECT ARCHITECT**  
 M.N.

**DRAWN**  
 R.C., M.S.

<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> 1/8" = 1'-0"	<b>JOB NO.</b> JBC.016F

**DRAWING NO.**  
**A.SJ-003**

**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**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

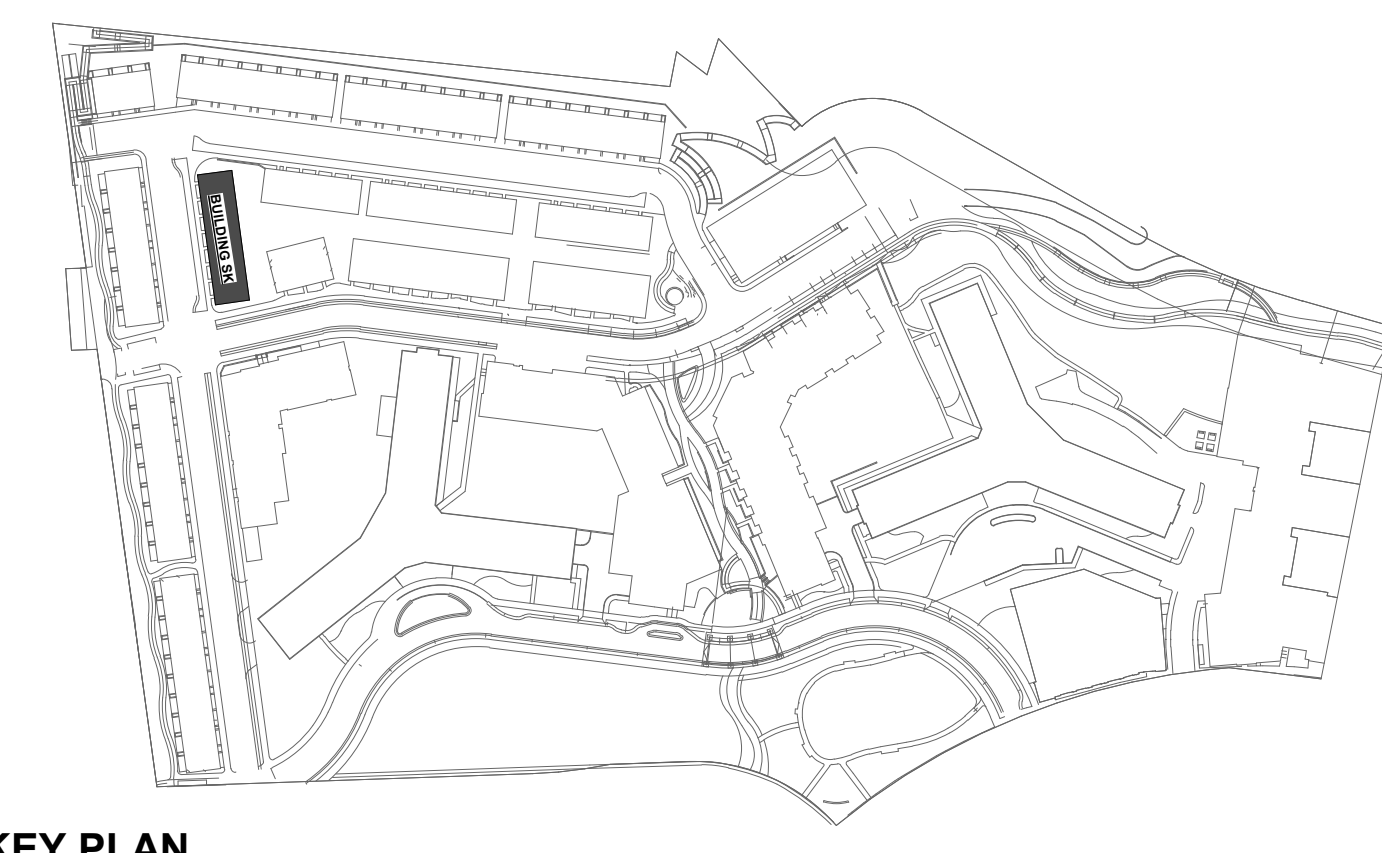
**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

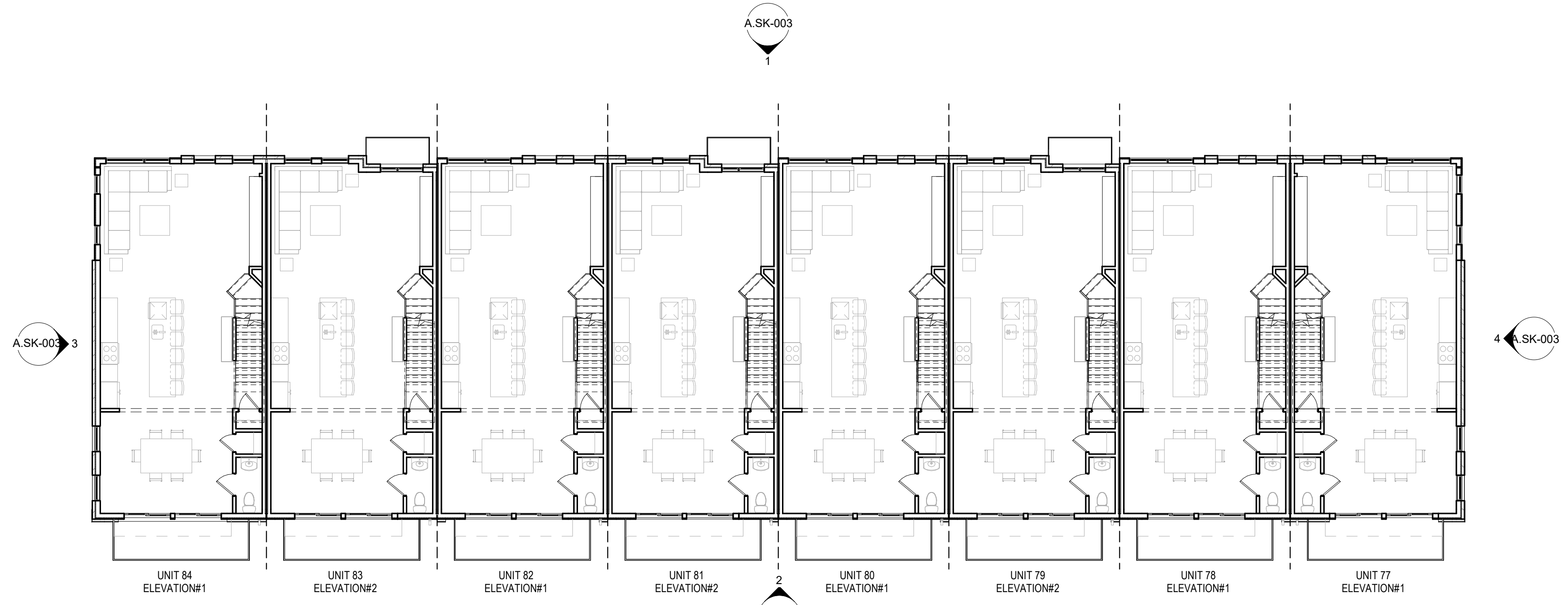
**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**EXTERIOR ELEVATION KEYNOTES:**

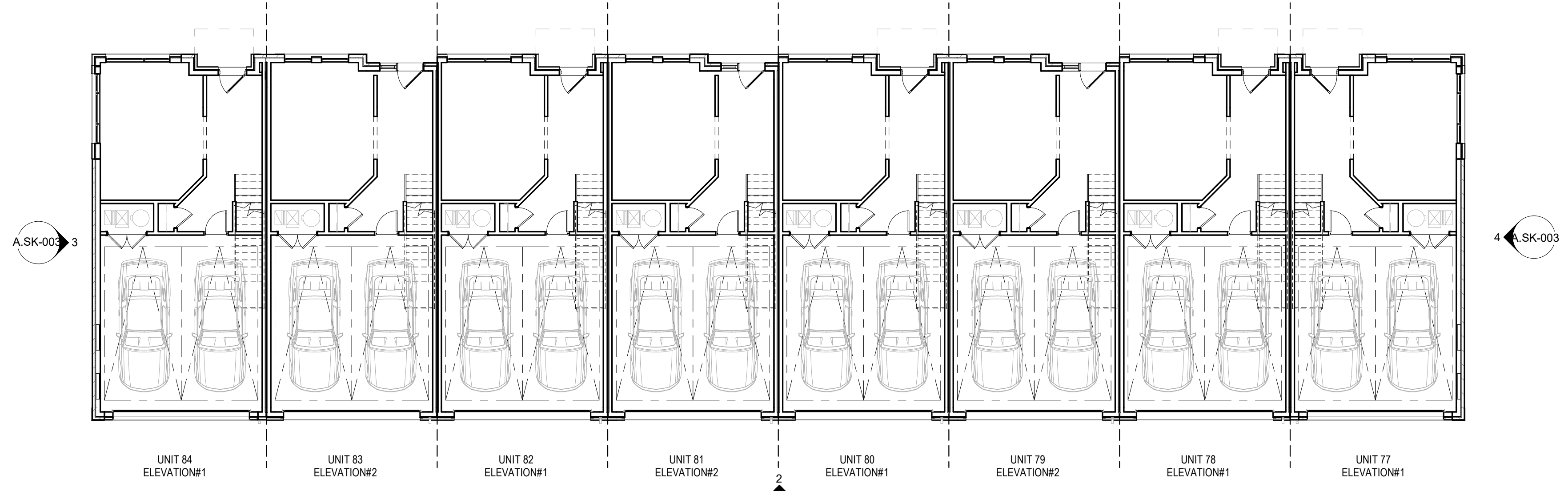
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING SK - STRIP PLAN LEVEL 02**  
 A.SK-001 1" = 10'-0"



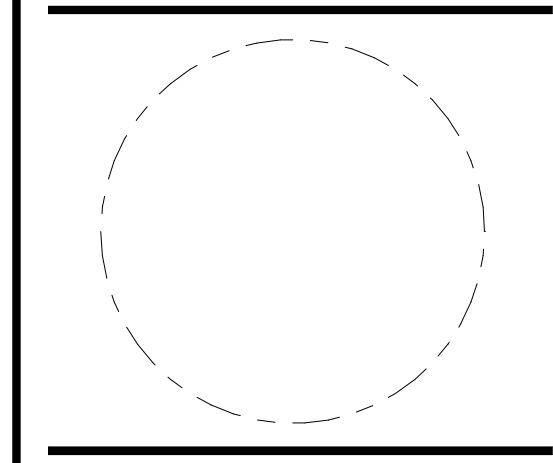
**1 BUILDING SK - STRIP PLAN LEVEL 01**  
 A.SK-001 1" = 10'-0"

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SK - STRIP PLANS "UNIT B"**

**PRINCIPAL IN CHARGE**  
 M.M.

**PROJECT ARCHITECT**  
 M.N.

**DRAWN**  
 R.C., M.S.

<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> As indicated	<b>JOB NO.</b> JBC.016F

**DRAWING NO.**

**A.SK-001**

**4.1 SUBMISSION**

**RIVERHOUSE**

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

**OWNER / DEVELOPER**  
 JBG SMITH  
 240.333.3600

**CENTRAL PARCEL ARCHITECT**  
 BCT DESIGN GROUP  
 410.837.2727

**SOUTH PARCEL ARCHITECT**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

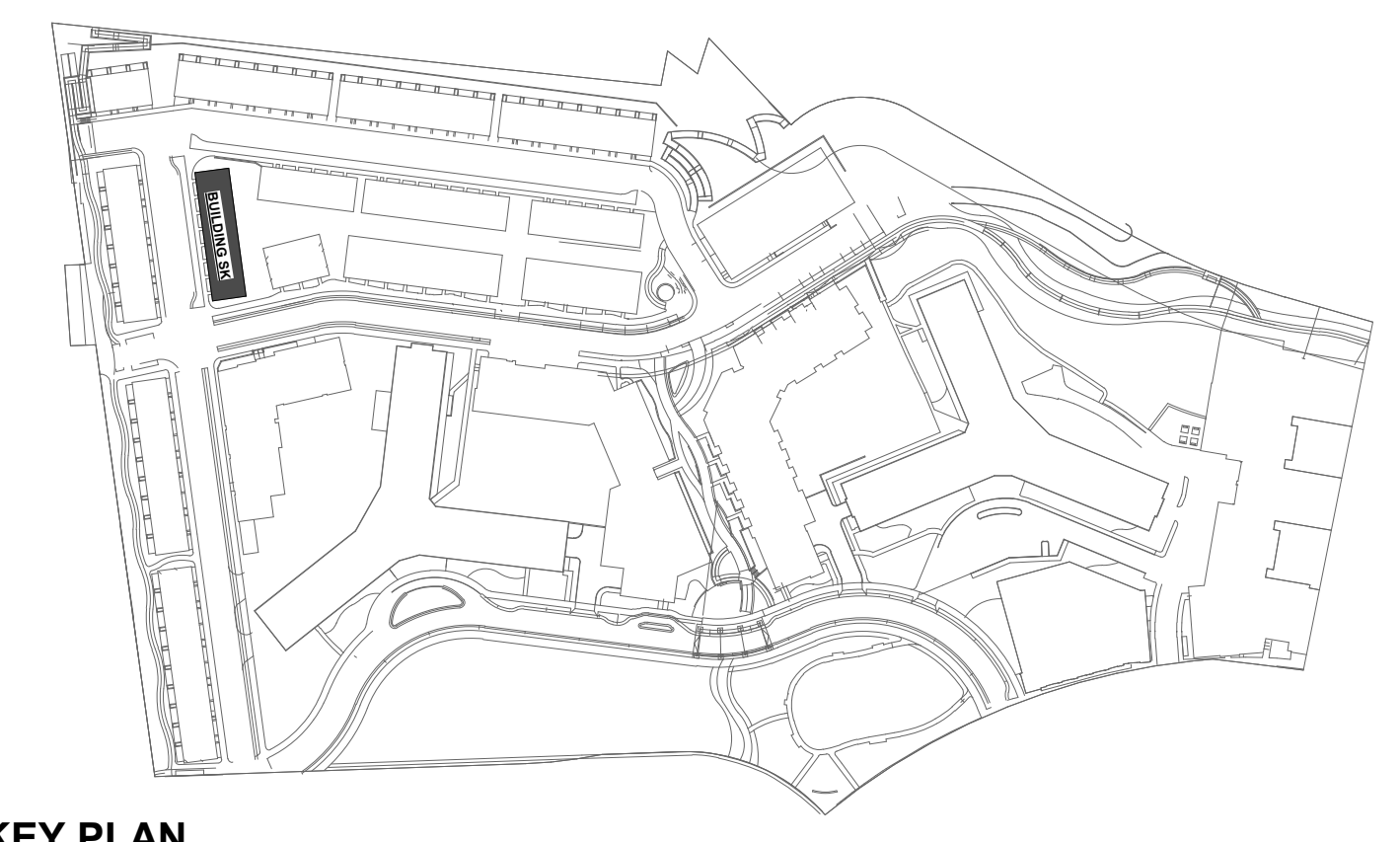
**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

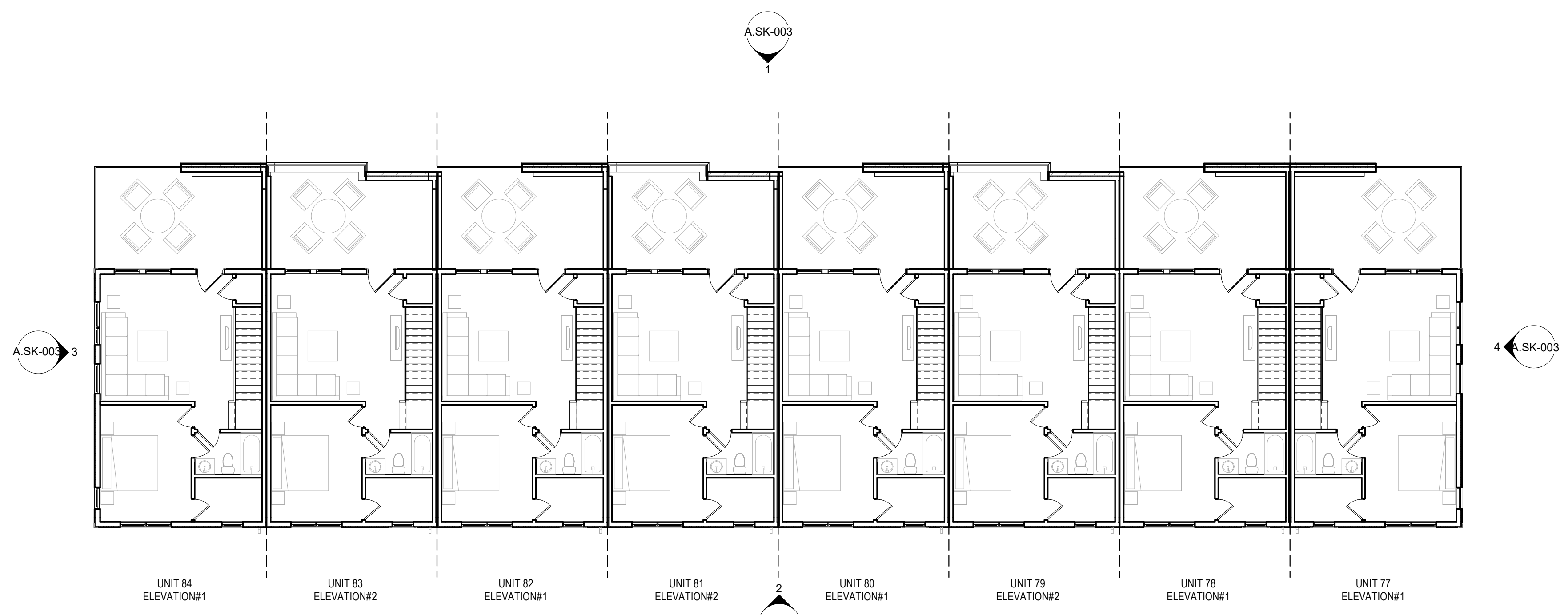
**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**EXTERIOR ELEVATION KEYNOTES:**

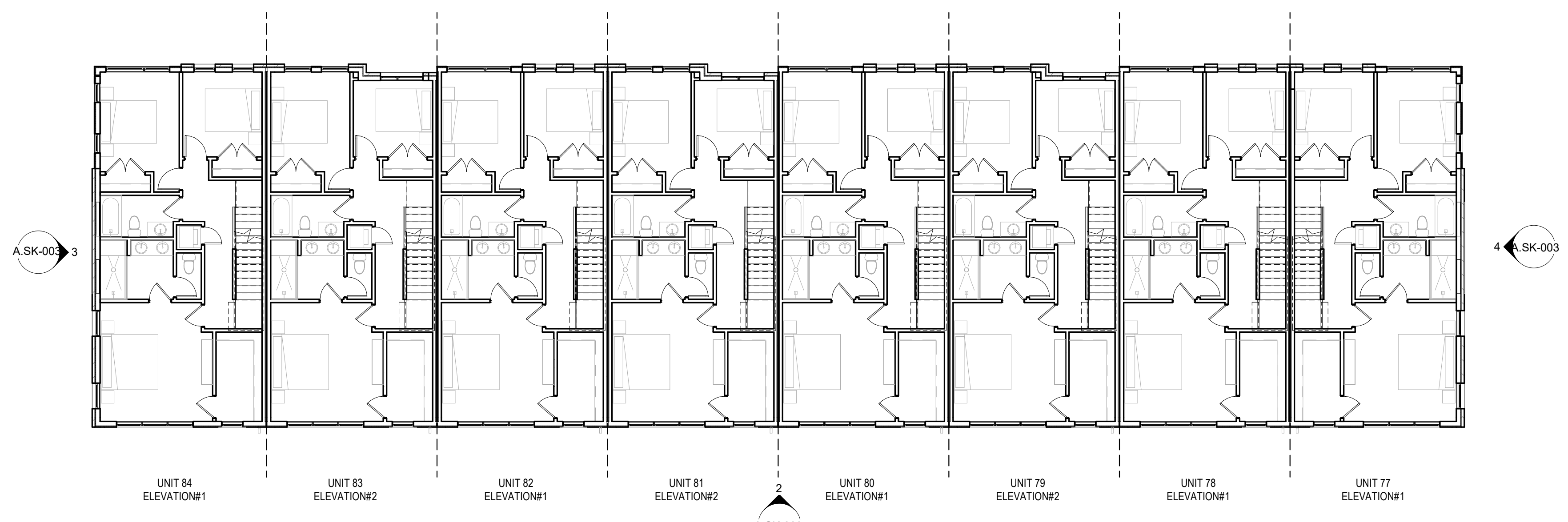
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING SK - STRIP PLAN LEVEL 04**  
 A.SK-002 1" = 10'-0"



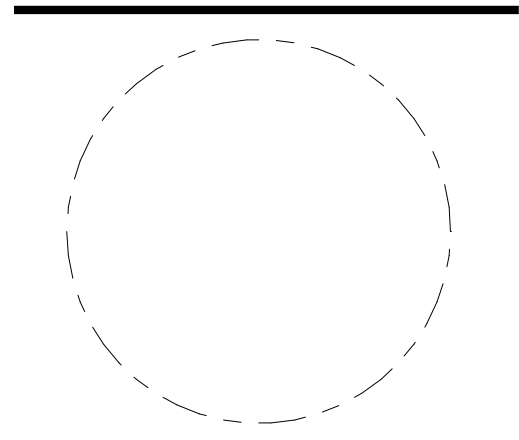
**1 BUILDING SK - STRIP PLAN LEVEL 03**  
 A.SK-002 1" = 10'-0"

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SK - STRIP PLANS "UNIT B"**

**PRINCIPAL IN CHARGE**  
 M.M.

**PROJECT ARCHITECT**  
 M.N.

**DRAWN**  
 R.C., M.S.

<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> As indicated	<b>JOB NO.</b> JBC.016F

**DRAWING NO.**

**A.SK-002**

**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**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

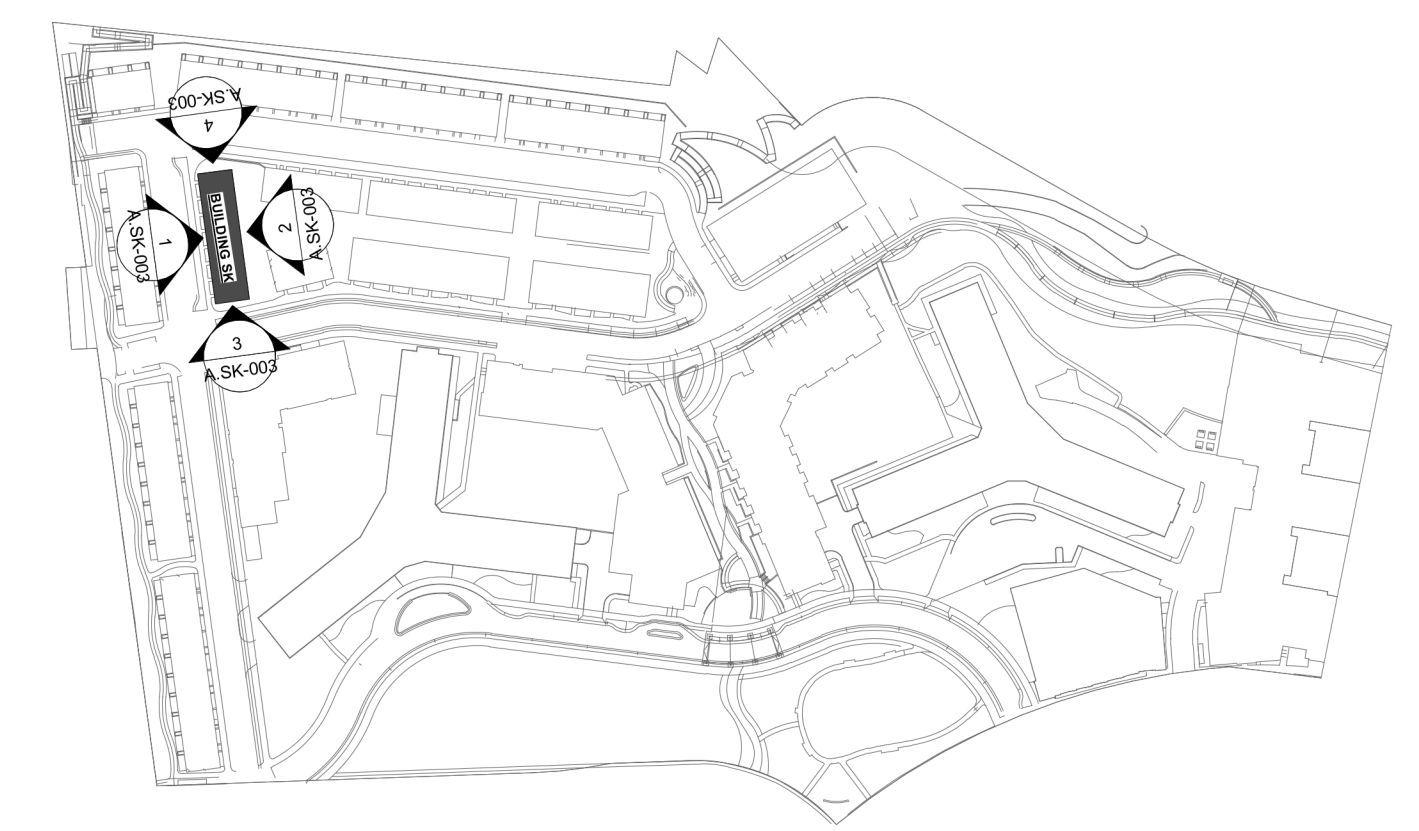
**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**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



**1 BUILDING SK - FRONT ELEVATION**  
 A.SK-003 1/8" = 1'-0"

UNIT 77 HIGH VISIBILITY COLOR SCHEME 5  
 UNIT 78 LOW VISIBILITY COLOR SCHEME 6  
 UNIT 79 LOW VISIBILITY COLOR SCHEME 7  
 UNIT 80 LOW VISIBILITY COLOR SCHEME 8  
 UNIT 81 LOW VISIBILITY COLOR SCHEME 7  
 UNIT 82 LOW VISIBILITY COLOR SCHEME 6  
 UNIT 83 LOW VISIBILITY COLOR SCHEME 7  
 UNIT 84 HIGH VISIBILITY COLOR SCHEME 5

**4 BUILDING SK - LEFT ELEVATION**  
 A.SK-003 1/8" = 1'-0"

UNIT 77 HIGH VISIBILITY COLOR SCHEME 5



**2 BUILDING SK - REAR ELEVATION**  
 A.SK-003 1/8" = 1'-0"

UNIT 84 HIGH VISIBILITY COLOR SCHEME 5  
 UNIT 83 LOW VISIBILITY COLOR SCHEME 7  
 UNIT 82 LOW VISIBILITY COLOR SCHEME 6  
 UNIT 81 LOW VISIBILITY COLOR SCHEME 7  
 UNIT 80 LOW VISIBILITY COLOR SCHEME 8  
 UNIT 79 LOW VISIBILITY COLOR SCHEME 7  
 UNIT 78 LOW VISIBILITY COLOR SCHEME 6  
 UNIT 77 HIGH VISIBILITY COLOR SCHEME 5

**3 BUILDING SK - RIGHT ELEVATION**  
 A.SK-003 1/8" = 1'-0"

UNIT 84 HIGH VISIBILITY COLOR SCHEME 5

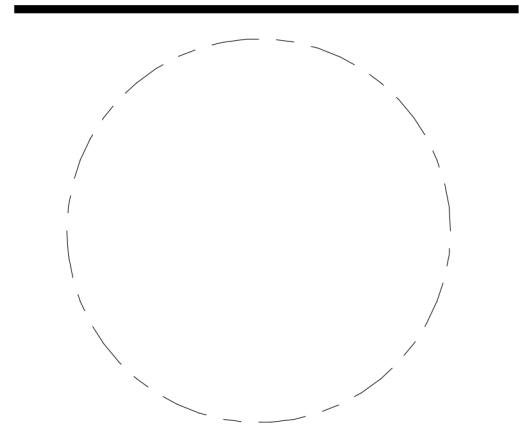
**Key Plan**

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SK - COLOR STRIP ELEVATIONS "UNIT B"**

**PRINCIPAL IN CHARGE**  
 M.M.

**PROJECT ARCHITECT**  
 M.N.

**DRAWN**  
 R.C., M.S.

<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> 1/8" = 1'-0"	<b>JOB NO.</b> JBC.016F

**DRAWING NO.**

4.1 SUBMISSION

**A.SK-003**

**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**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

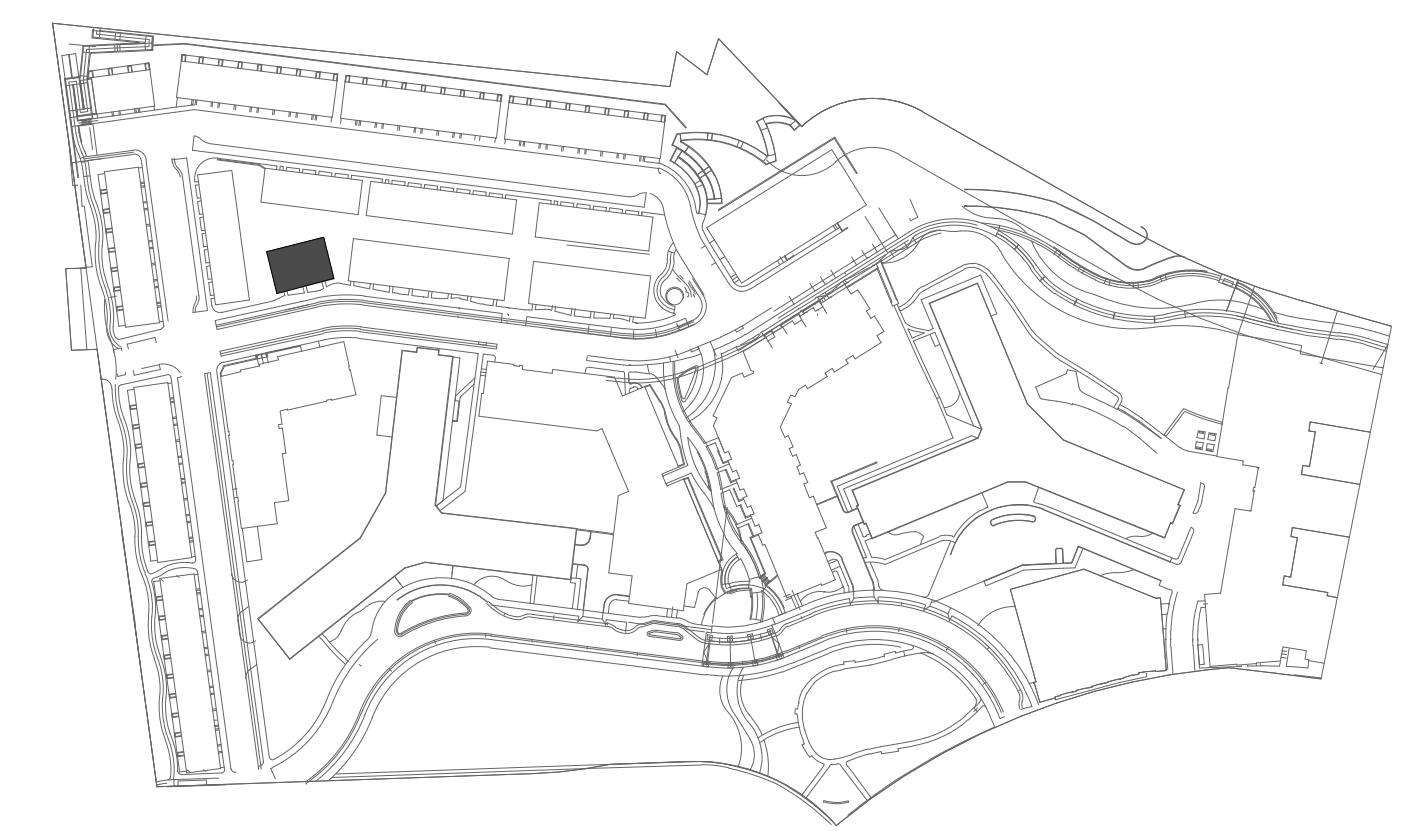
**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

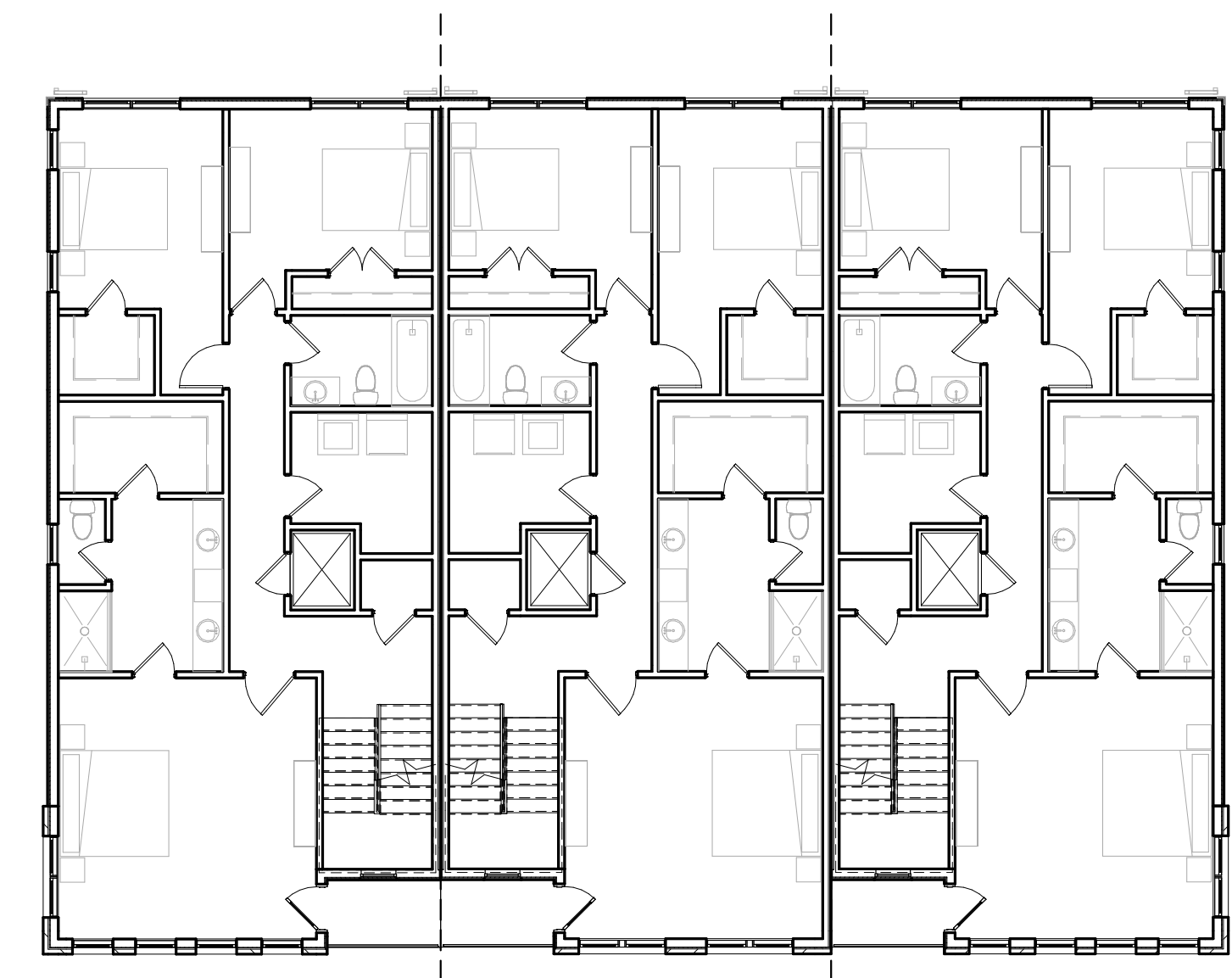
**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**EXTERIOR ELEVATION KEYNOTES:**

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



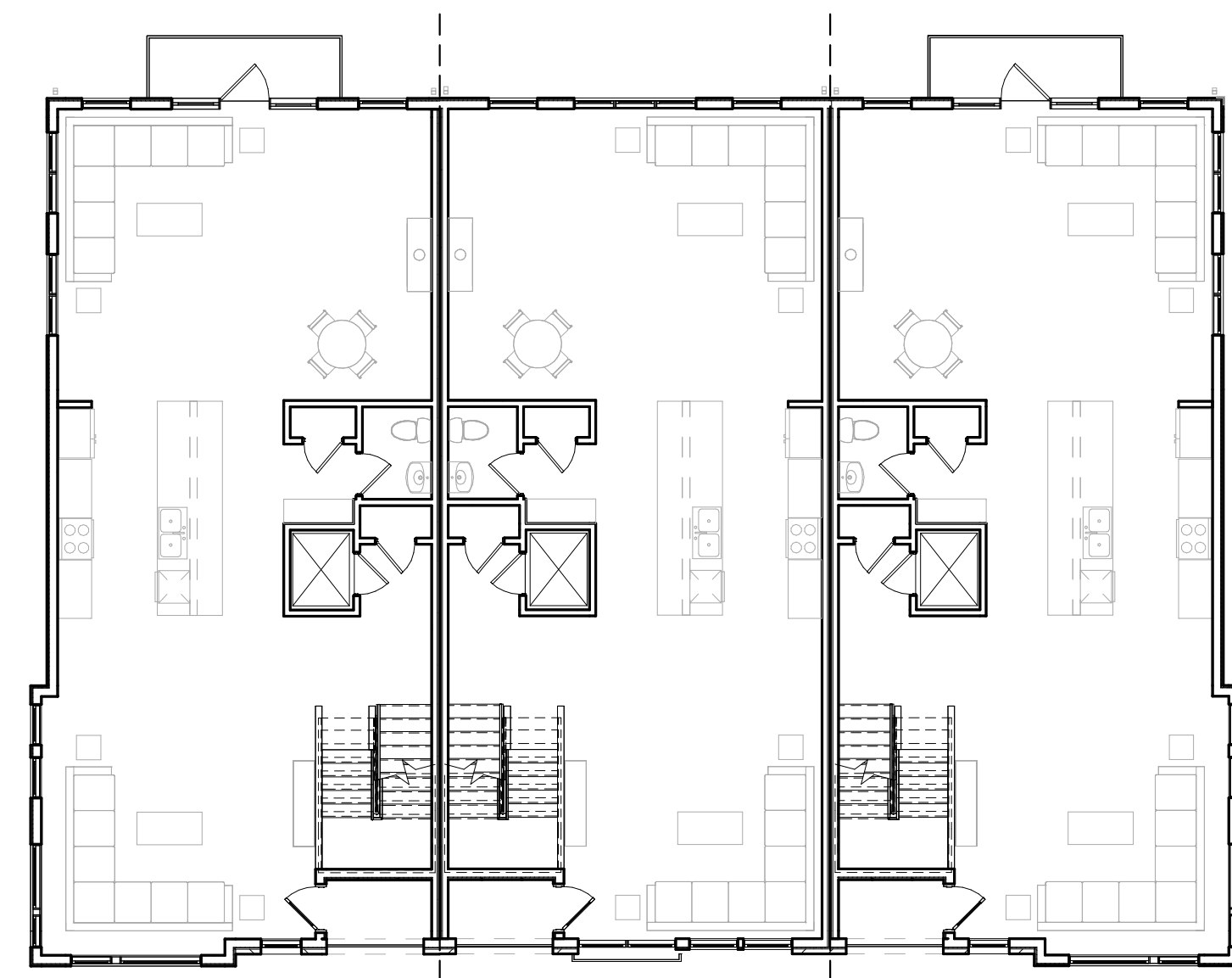
**KEY PLAN**



UNITS 85 - 86 ELEVATION #1    UNITS 87 - 88 ELEVATION #3    UNITS 89 - 90 ELEVATION #1

**4 BUILDING SL - STRIP PLAN LEVEL 04**

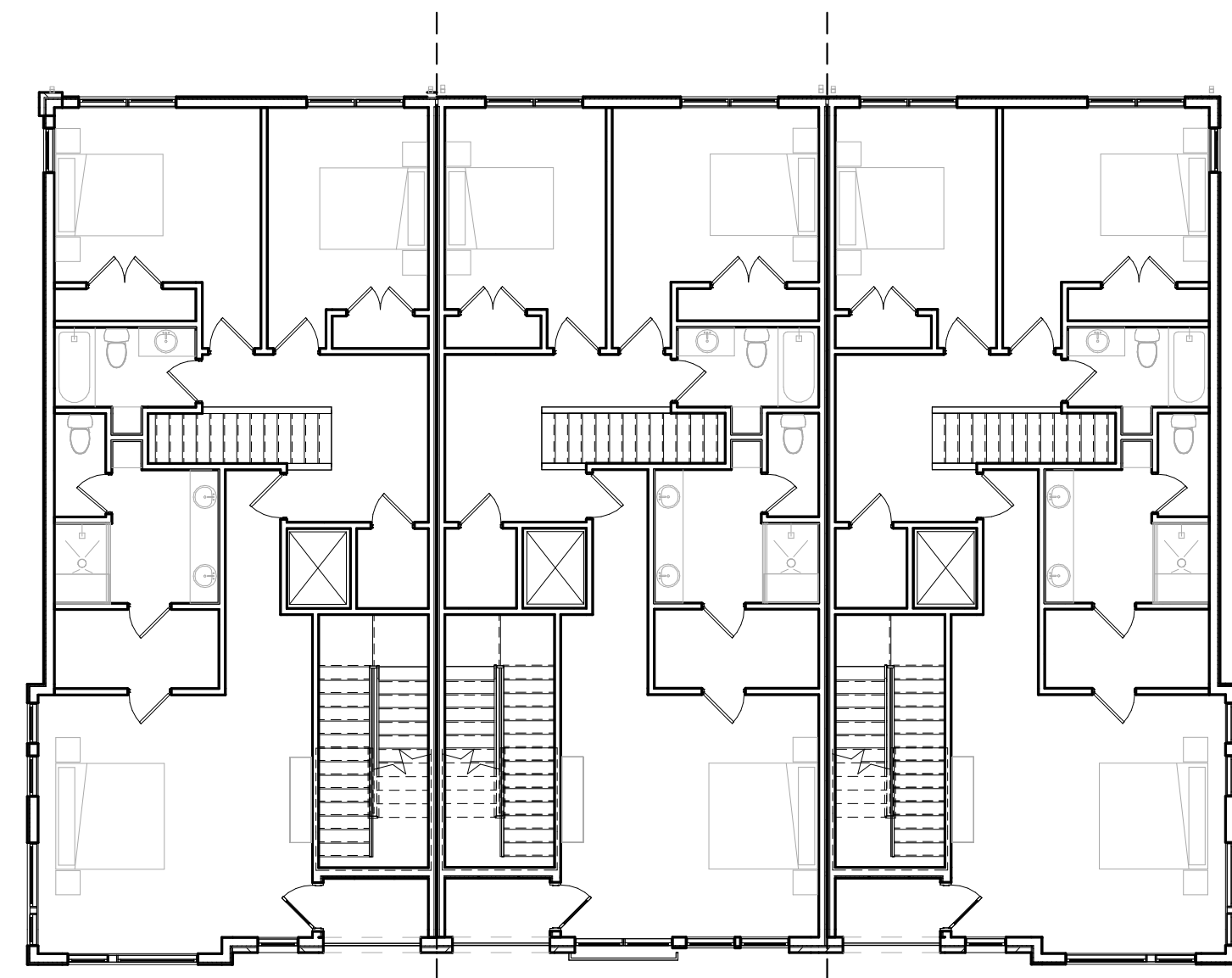
A.SL-001 1" = 10'-0"



UNITS 85 - 86 ELEVATION #1    UNITS 87 - 88 ELEVATION #3    UNITS 89 - 90 ELEVATION #1

**3 BUILDING SL - STRIP PLAN LEVEL 03**

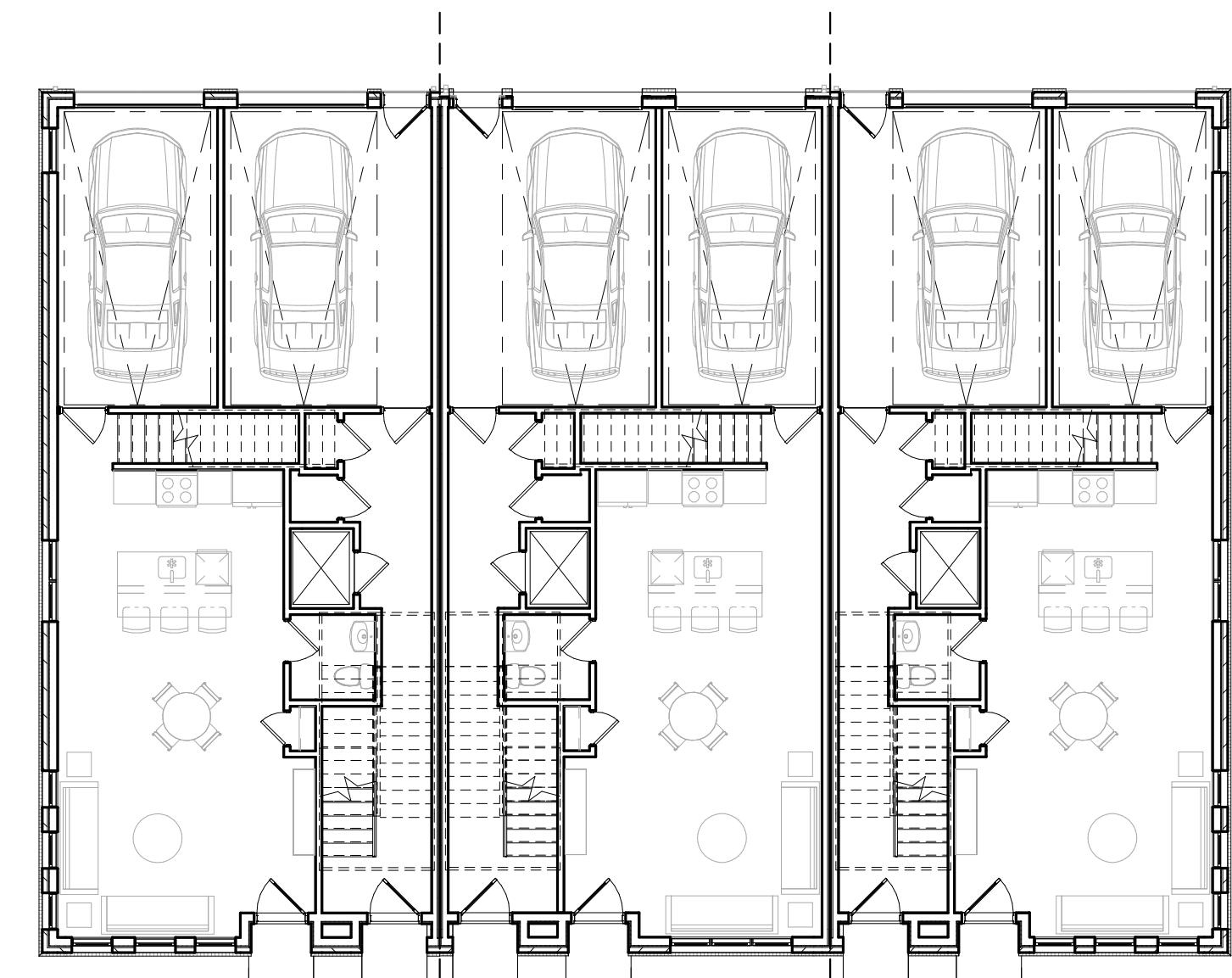
A.SL-001 1" = 10'-0"



UNITS 85 - 86 ELEVATION #1    UNITS 87 - 88 ELEVATION #3    UNITS 89 - 90 ELEVATION #1

**2 BUILDING SL - STRIP PLAN LEVEL 02**

A.SL-001 1" = 10'-0"



UNITS 85 - 86 ELEVATION #1    UNITS 87 - 88 ELEVATION #3    UNITS 89 - 90 ELEVATION #1

**1 BUILDING SL - STRIP PLAN LEVEL 01**

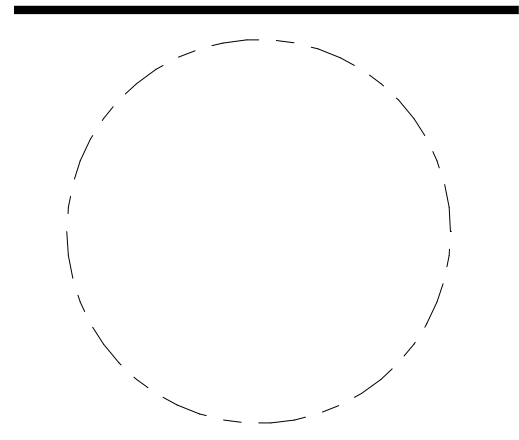
A.SL-001 1" = 10'-0"

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SL - STRIP PLANS "UNIT A"**

**PRINCIPAL IN CHARGE**  
 M.M.

**PROJECT ARCHITECT**  
 M.N.

**DRAWN**  
 R.C., M.S.

<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> As indicated	<b>JOB NO.</b> JBC.016F

**DRAWING NO.**

**A.SL-001**

**4.1 SUBMISSION**

**RIVERHOUSE**

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

OWNER / DEVELOPER  
 JBG SMITH  
 240.333.3600

CENTRAL PARCEL ARCHITECT  
 BCT DESIGN GROUP  
 410.837.2727

SOUTH PARCEL ARCHITECT  
 LESSARD DESIGN  
 571.830.1800

CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

ATTORNEY  
 VENABLE LLP  
 202.344.4000

SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

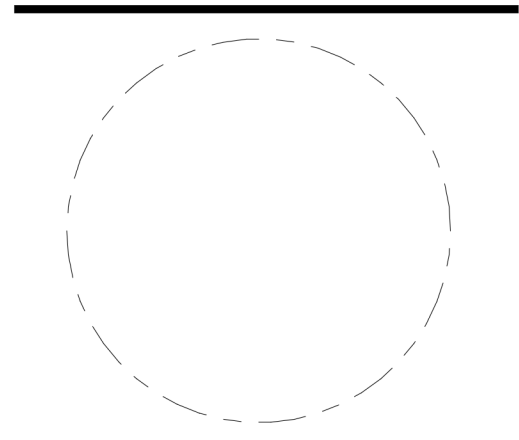
**Key Plan**

**Issue**

NO. DATE

**Revisions**

NO. DATE



**BUILDING SL -  
 COLOR STRIP  
 ELEVATIONS  
 "UNIT A"**

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE  
 05.22.2024

APPROVED  
 X.Y.

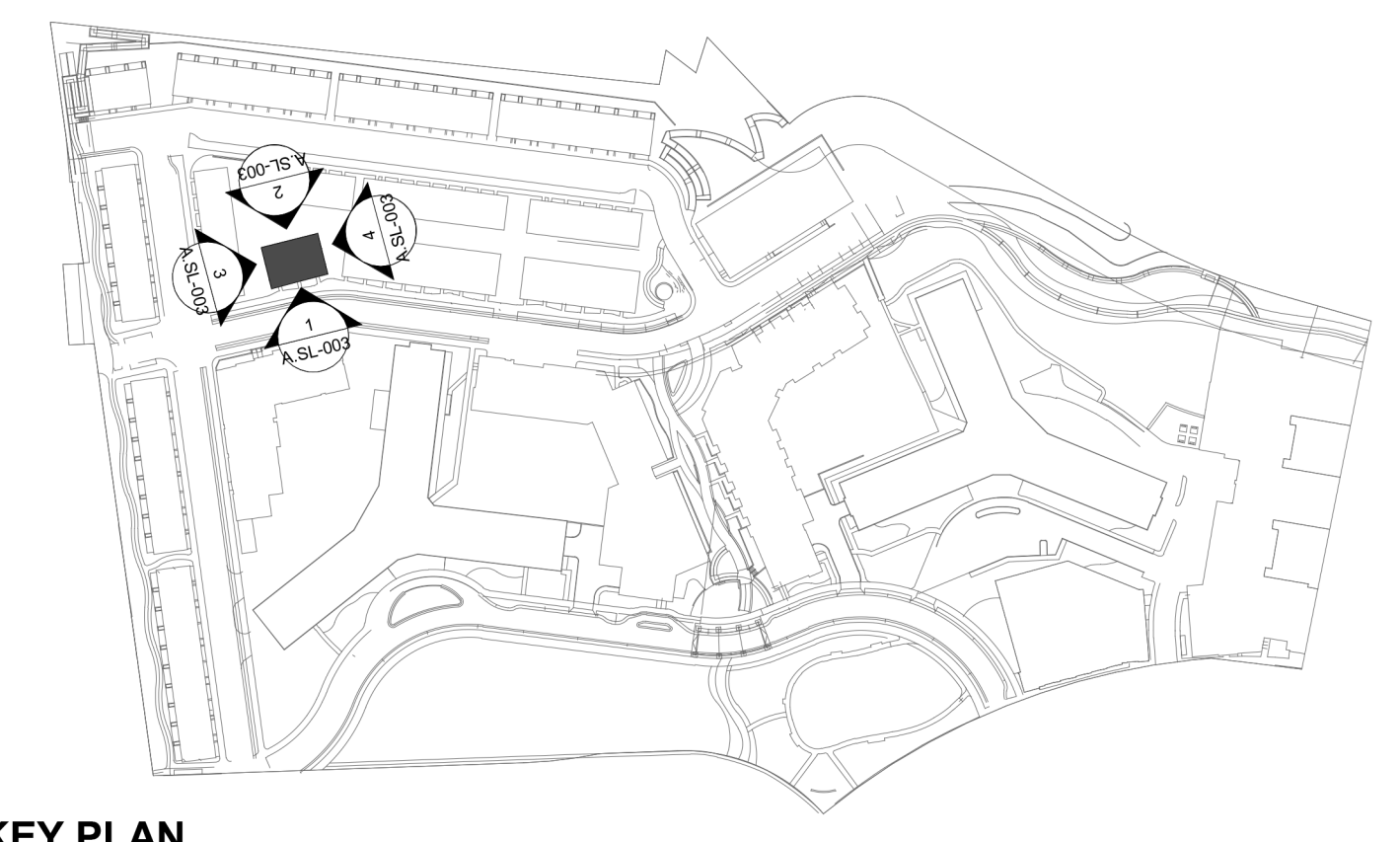
SCALE:  
 As indicated

JOB NO.  
 JBC.016F

DRAWING NO.  
**A.SL-002**

**EXTERIOR ELEVATION KEYNOTES:**

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING SL - SIDE ELEVATION**  
 A.SL-002 1" = 10'-0"



**1 BUILDING SL - FRONT ELEVATION**  
 A.SL-002 1" = 10'-0"



**3 BUILDING SL - SIDE ELEVATION**  
 A.SL-002 1" = 10'-0"



**4 BUILDING SL - REAR ELEVATION**  
 A.SL-002 1" = 10'-0"

**4.1 SUBMISSION**

**RIVERHOUSE**

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

**OWNER / DEVELOPER**  
 JBG SMITH  
 240.333.3600

**CENTRAL PARCEL ARCHITECT**  
 BCT DESIGN GROUP  
 410.837.2727

**SOUTH PARCEL ARCHITECT**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

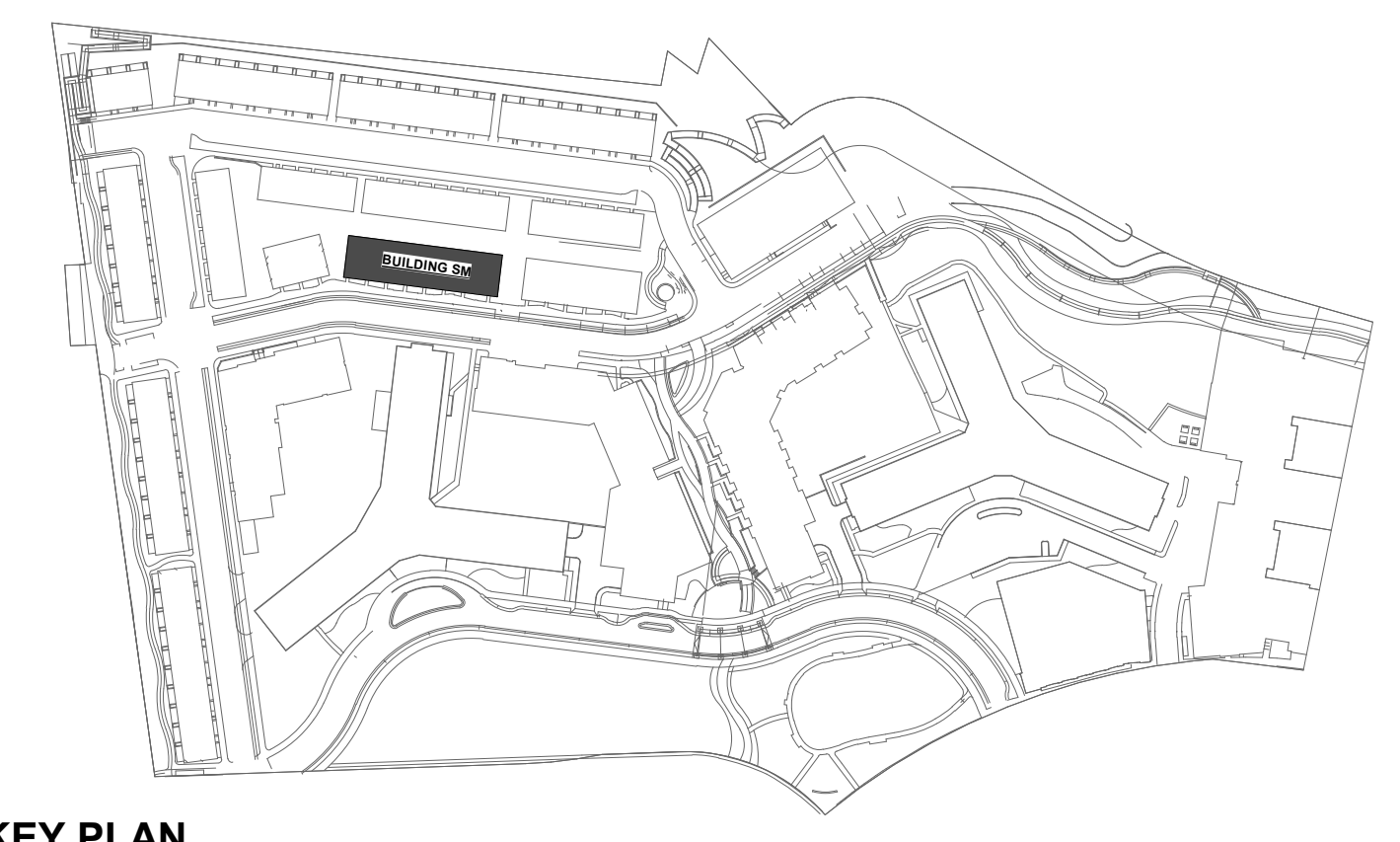
**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

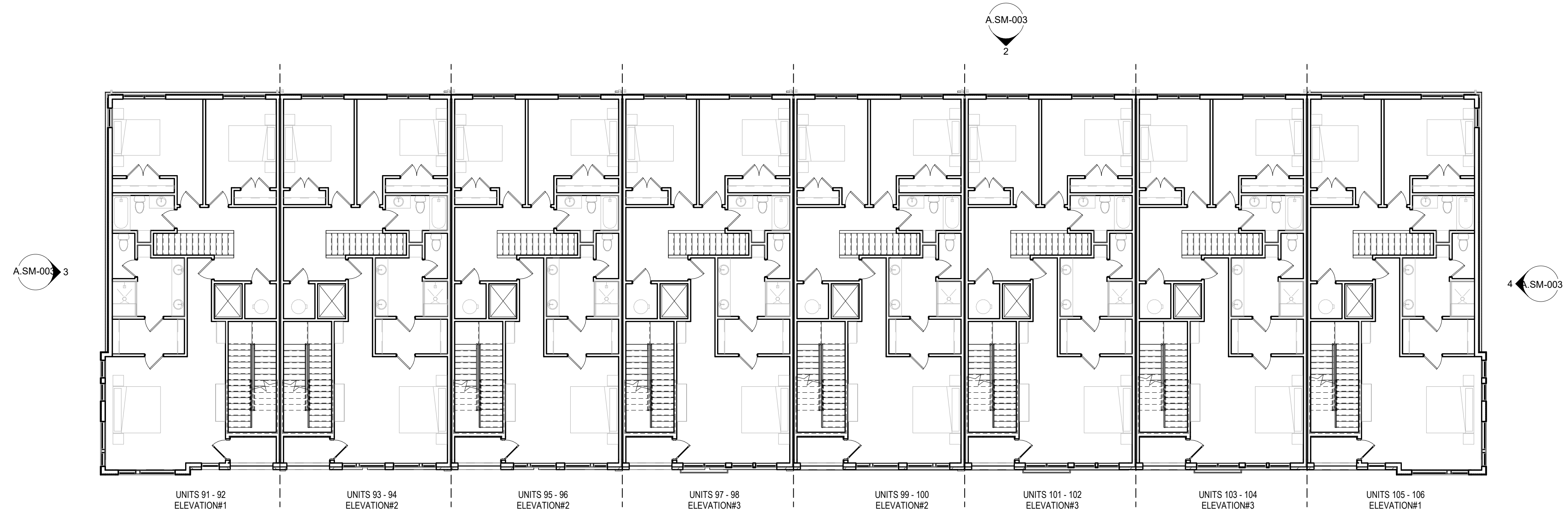
**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**EXTERIOR ELEVATION KEYNOTES:**

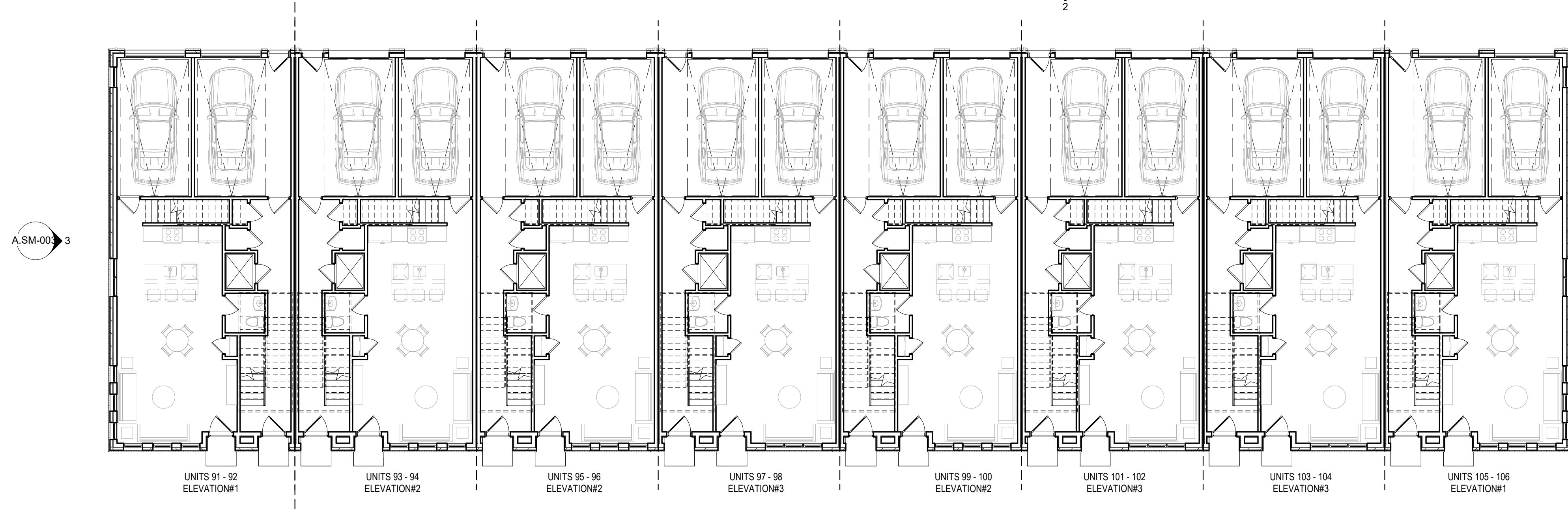
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING M - STRIP PLAN LEVEL 02**  
 A.SM-001 1" = 10'-0"



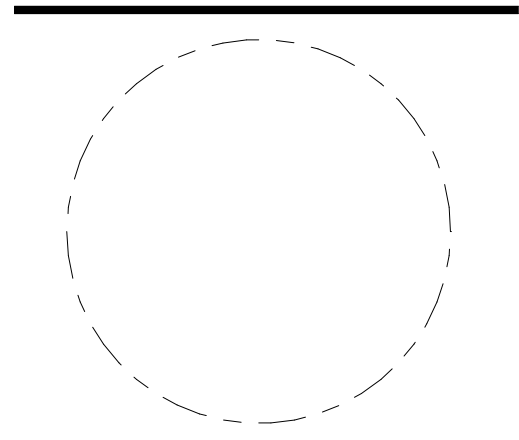
**1 BUILDING M - STRIP PLAN LEVEL 01**  
 A.SM-001 1" = 10'-0"

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SM - STRIP PLANS "UNIT A"**

**PRINCIPAL IN CHARGE**  
 M.M.

**PROJECT ARCHITECT**  
 M.N.

**DRAWN**  
 R.C., M.S.

<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> As indicated	<b>JOB NO.</b> JBC.016F

**DRAWING NO.**

**A.SM-001**

**4.1 SUBMISSION**

**RIVERHOUSE**

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

OWNER / DEVELOPER  
 JBG SMITH  
 240.333.3600

CENTRAL PARCEL ARCHITECT  
 BCT DESIGN GROUP  
 410.837.2727

SOUTH PARCEL ARCHITECT  
 LESSARD DESIGN  
 571.830.1800

CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

ATTORNEY  
 VENABLE LLP  
 202.344.4000

SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

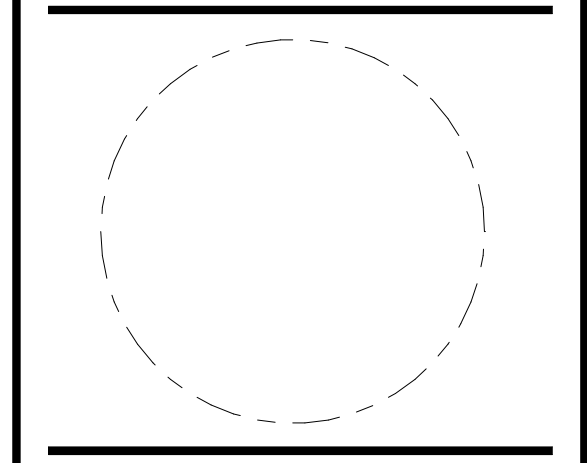
TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

**Key Plan**

Issue	
NO.	DATE

Revisions	
NO.	DATE



**BUILDING SM - STRIP PLANS "UNIT A"**

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE 05.22.2024	APPROVED X.Y.
--------------------	------------------

SCALE: As indicated	JOB NO. JBC.016F
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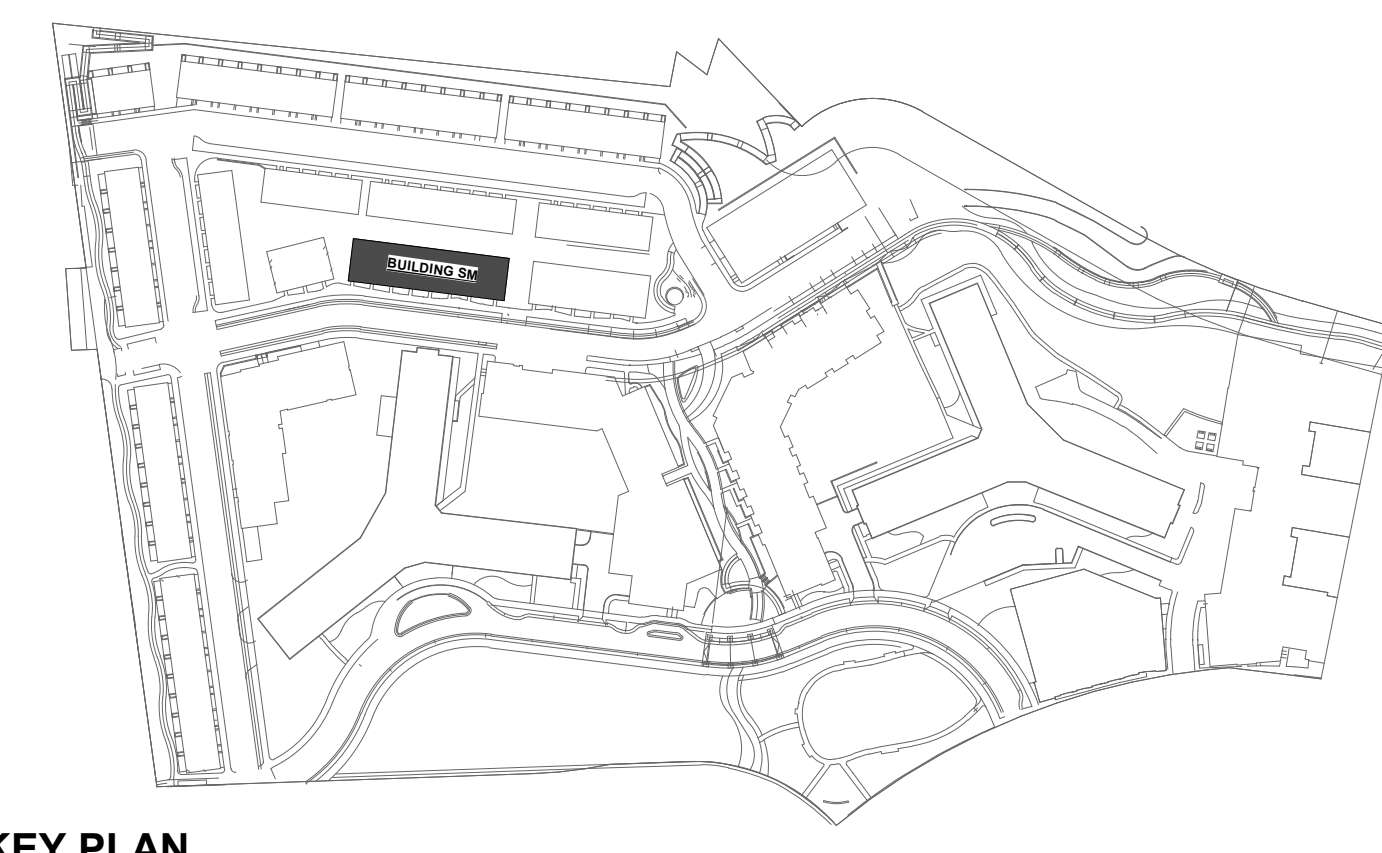
DRAWING NO.

**A.SM-002**

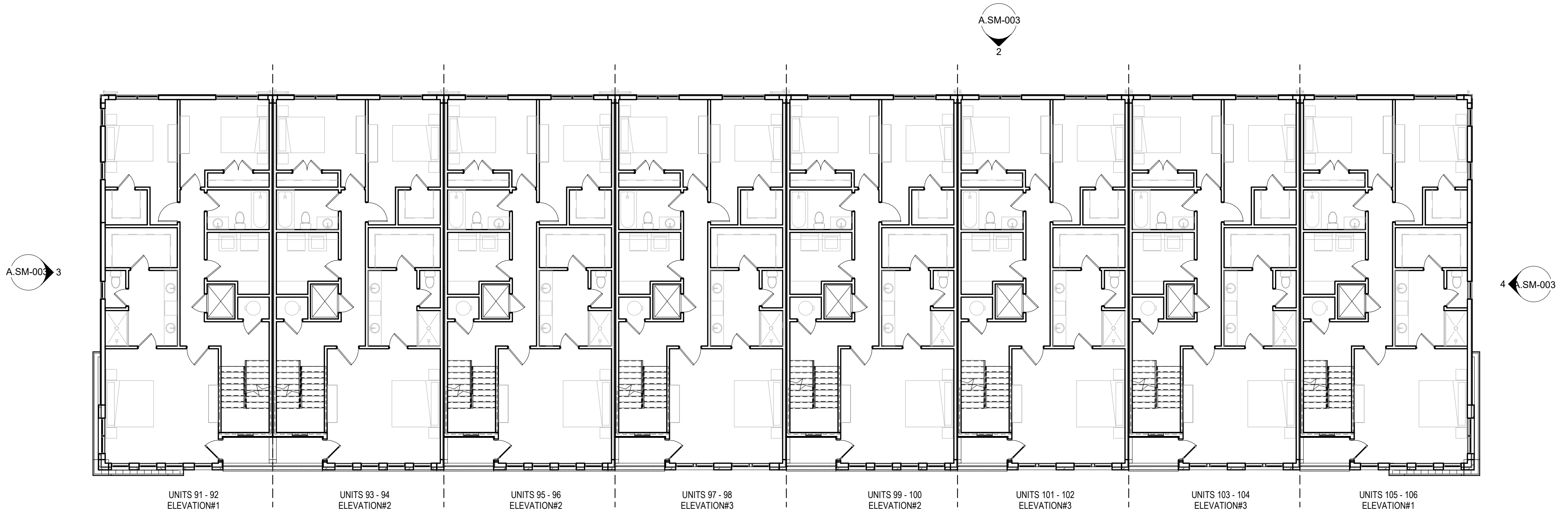
4.1 SUBMISSION

**EXTERIOR ELEVATION KEYNOTES:**

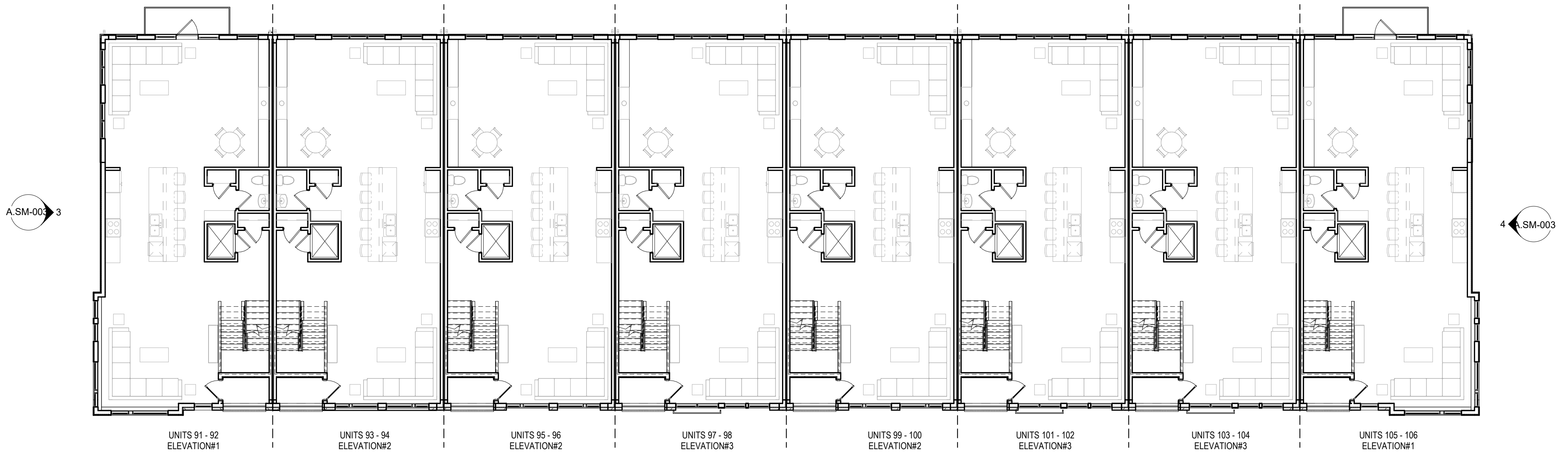
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING M - STRIP PLAN LEVEL 04**  
 A.SM-002 1" = 10'-0"



**1 BUILDING M - STRIP PLAN LEVEL 03**  
 A.SM-002 1" = 10'-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**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

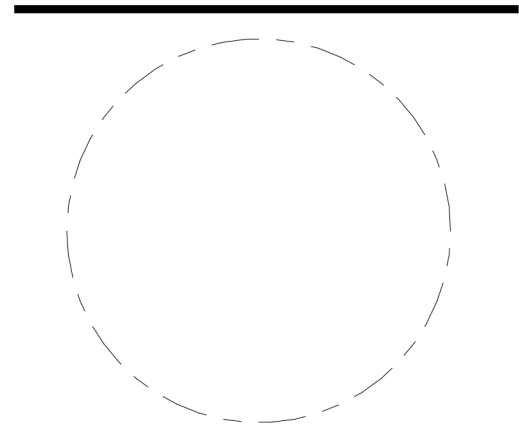
**Key Plan**

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SM -  
 COLOR STRIP  
 ELEVATIONS  
 "UNIT A"**

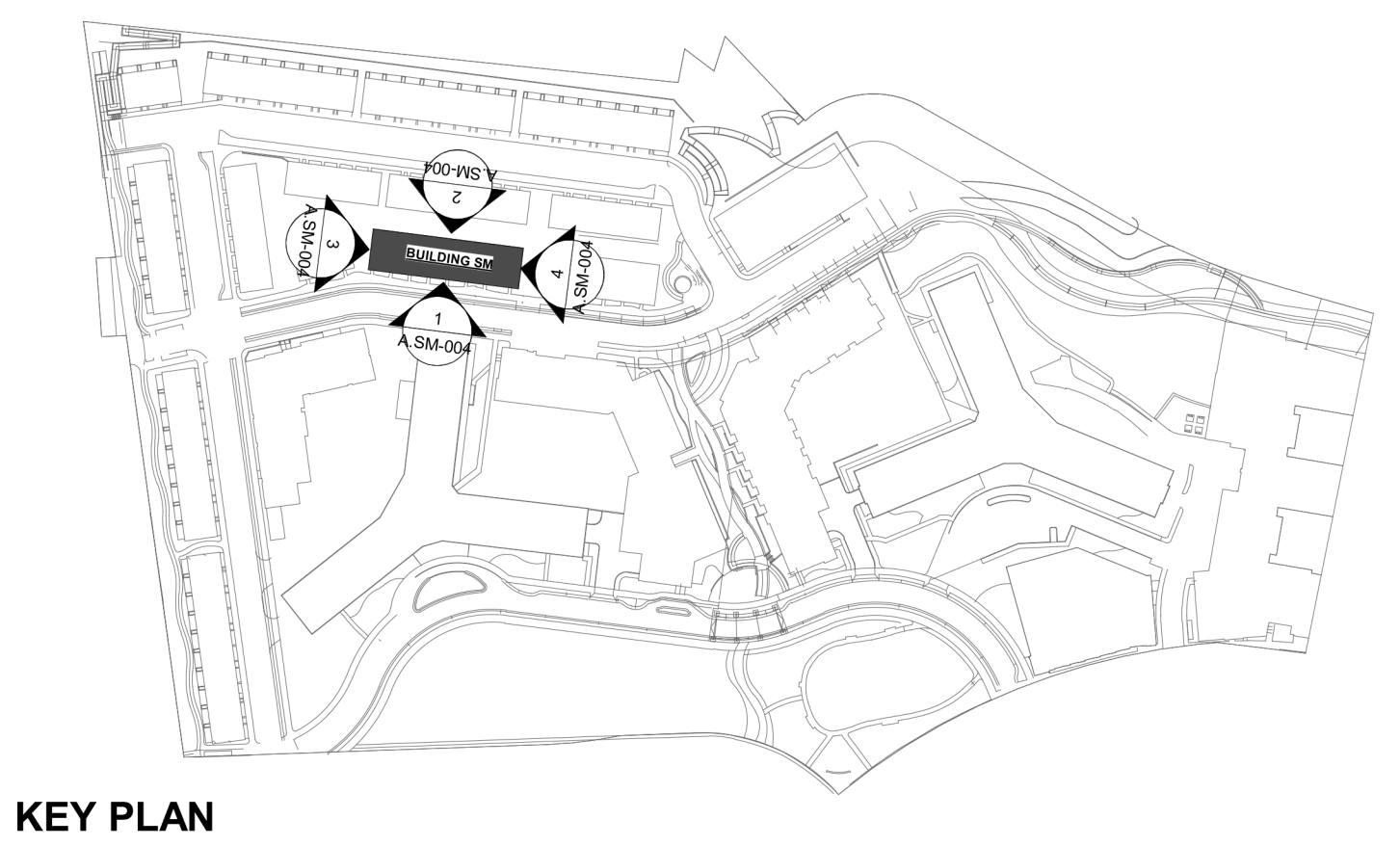
**PRINCIPAL IN CHARGE**  
 M.M.

**PROJECT ARCHITECT**  
 M.N.

**DRAWN**  
 R.C., M.S.

<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> As indicated	<b>JOB NO.</b> JBC.016F

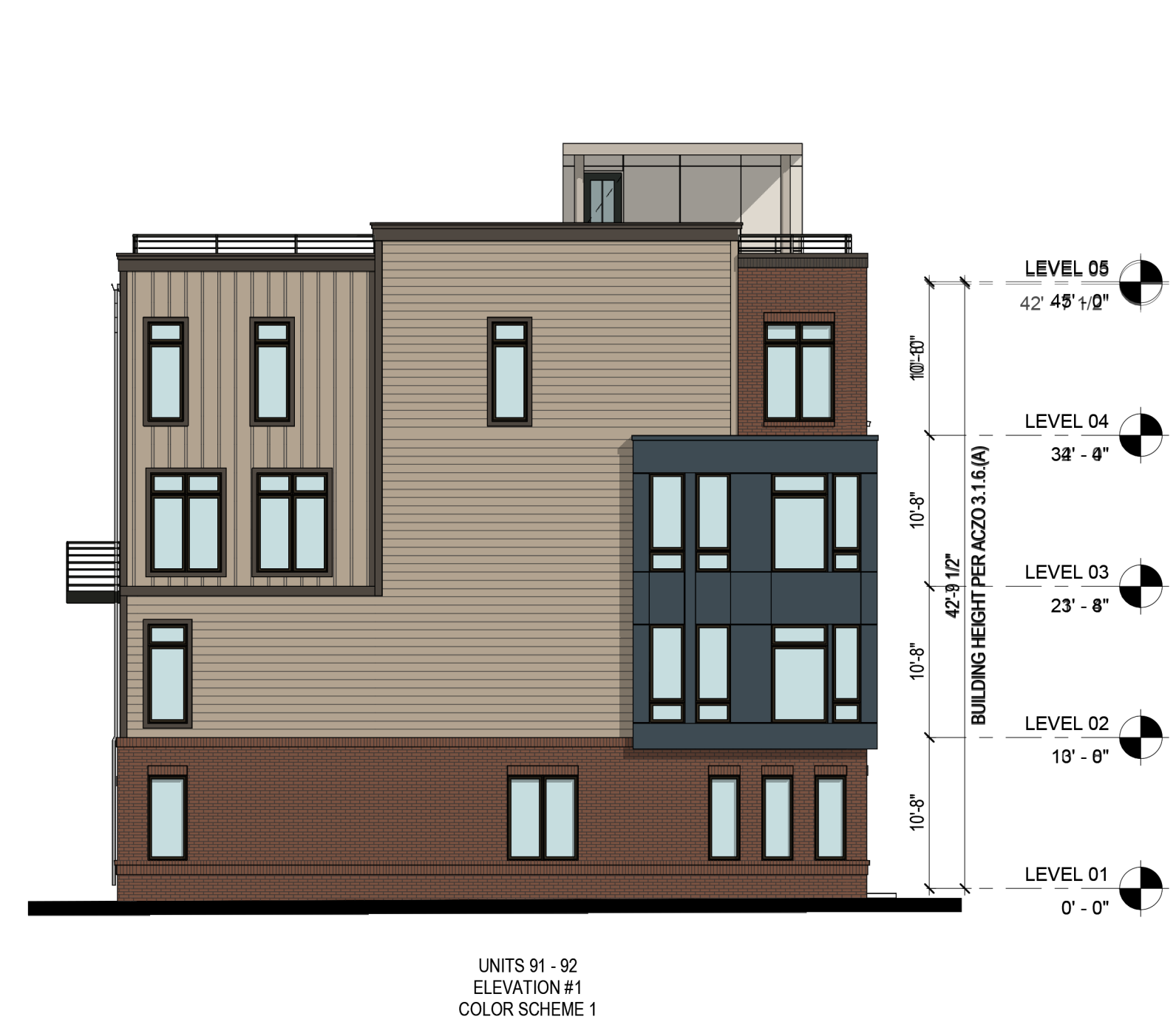
**DRAWING NO.**  
**A.SM-003**



**EXTERIOR ELEVATION KEYNOTES:**

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW

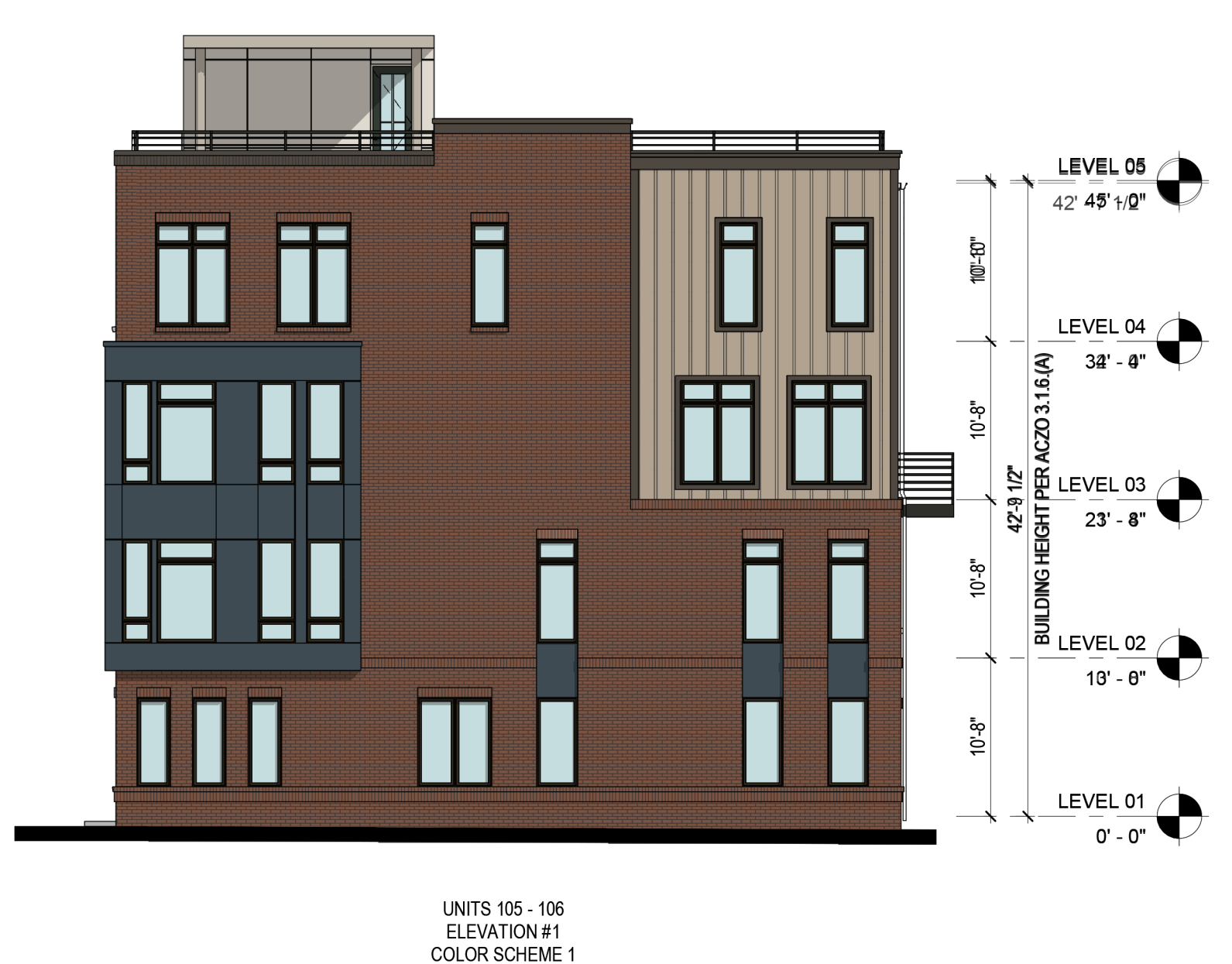
**KEY PLAN**



**3 BUILDING M - LEFT ELEVATION**  
 A.SM-003 1" = 10'-0"



**1 BUILDING M - FRONT ELEVATION**  
 A.SM-003 1" = 10'-0"



**4 BUILDING M - RIGHT ELEVATION**  
 A.SM-003 1" = 10'-0"



**2 BUILDING M - REAR ELEVATION**  
 A.SM-003 1" = 10'-0"

**4.1 SUBMISSION**

**RIVERHOUSE**

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

**OWNER / DEVELOPER**  
 JBG SMITH  
 240.333.3600

**CENTRAL PARCEL ARCHITECT**  
 BCT DESIGN GROUP  
 410.837.2727

**SOUTH PARCEL ARCHITECT**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

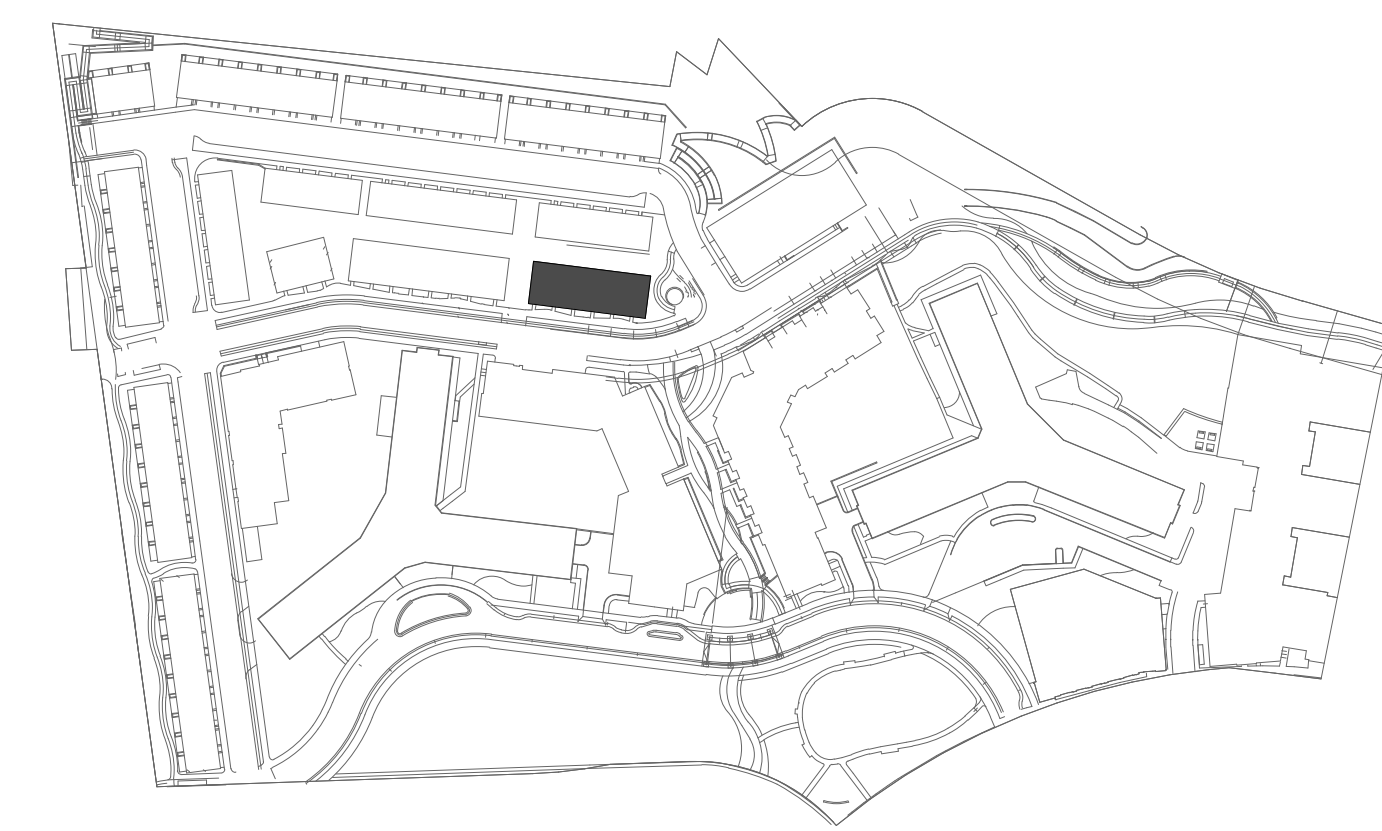
**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

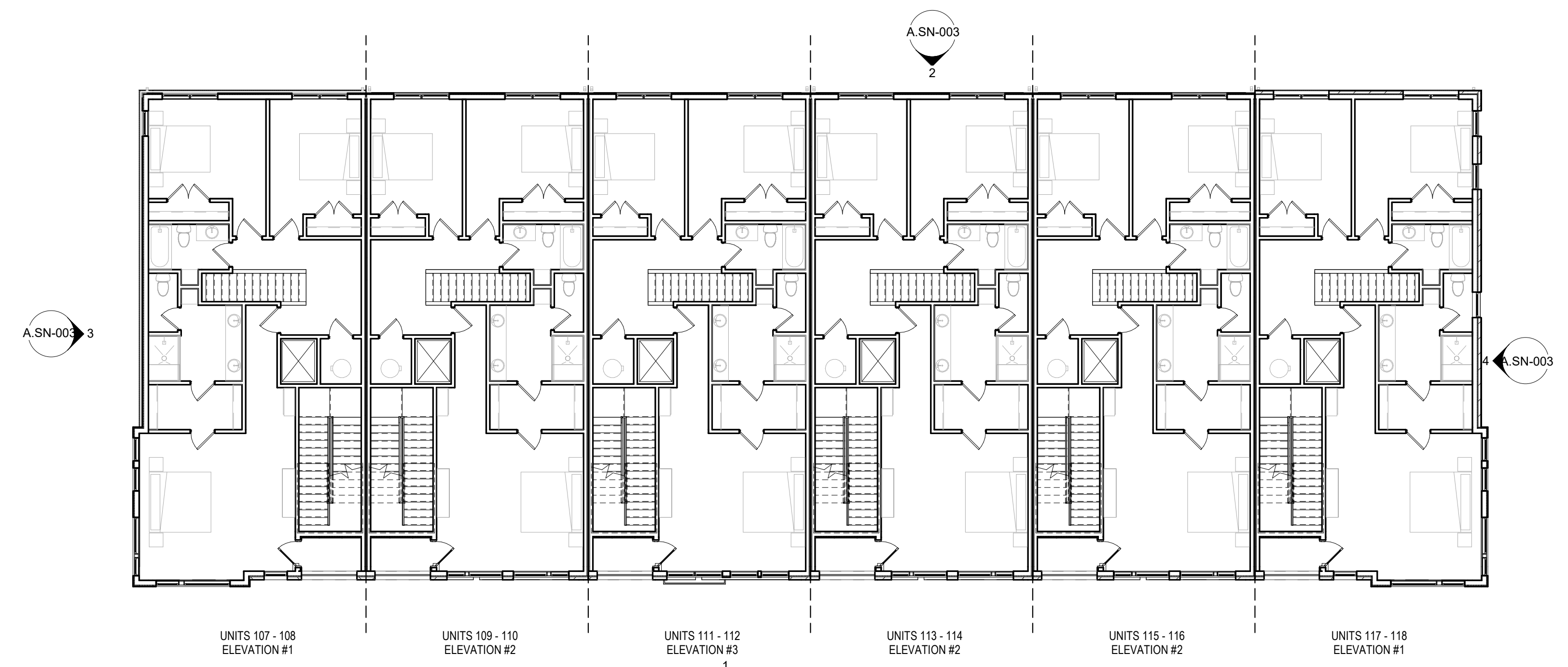
**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**EXTERIOR ELEVATION KEYNOTES:**

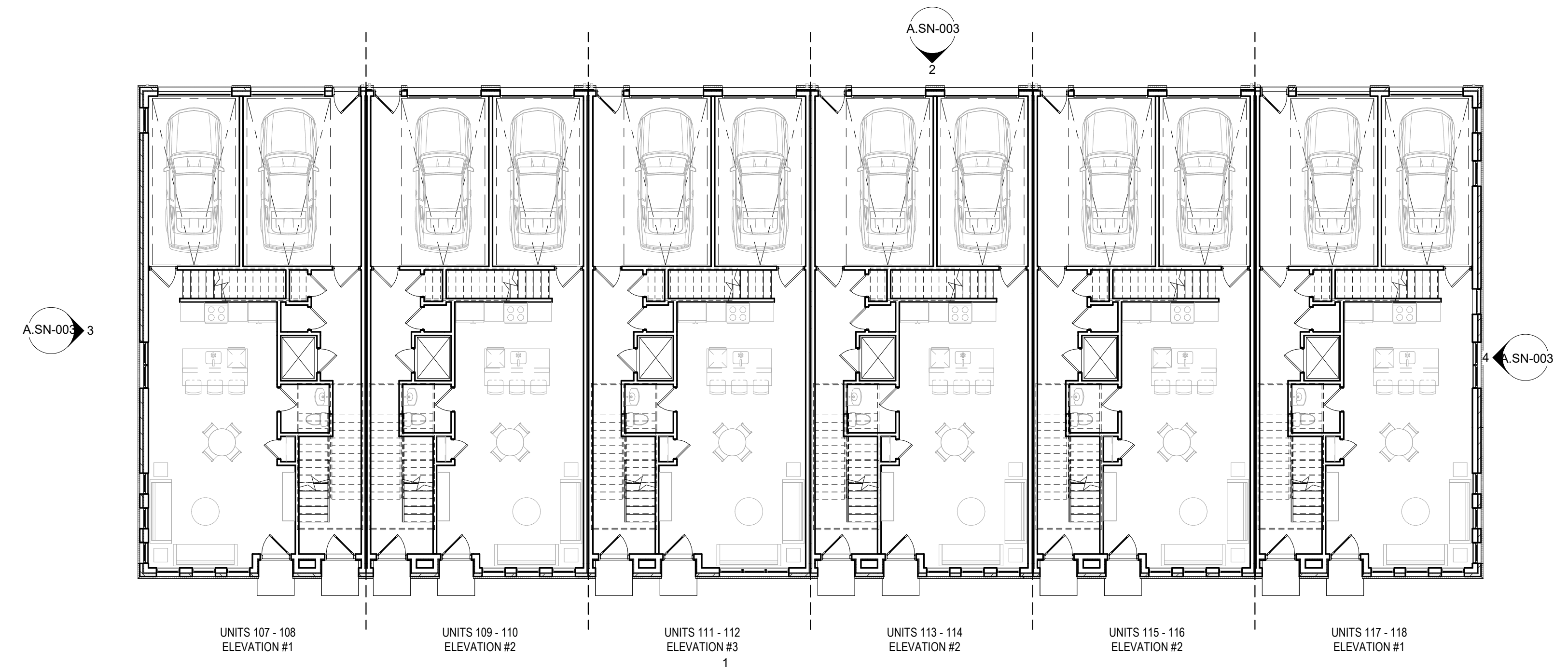
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING SN - STRIP PLAN LEVEL 02**  
 A.SN-001 1" = 10'-0"



**1 BUILDING SN - STRIP PLAN LEVEL 01**  
 A.SN-001 1" = 10'-0"

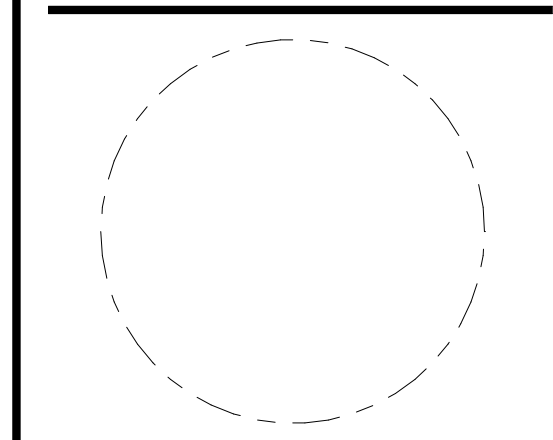
**Key Plan**

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SN - STRIP PLANS "UNIT A"**

**PRINCIPAL IN CHARGE**  
 M.M.

**PROJECT ARCHITECT**  
 M.N.

**DRAWN**  
 R.C., M.S.

<b>DATE</b> 05.22.2024	<b>APPROVED</b> X.Y.
<b>SCALE:</b> As indicated	<b>JOB NO.</b> JBC.016F

**DRAWING NO.**

**4.1 SUBMISSION**

**A.SN-001**

**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  
 LESSARD DESIGN  
 571.830.1800

CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

ATTORNEY  
 VENABLE LLP  
 202.344.4000

SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

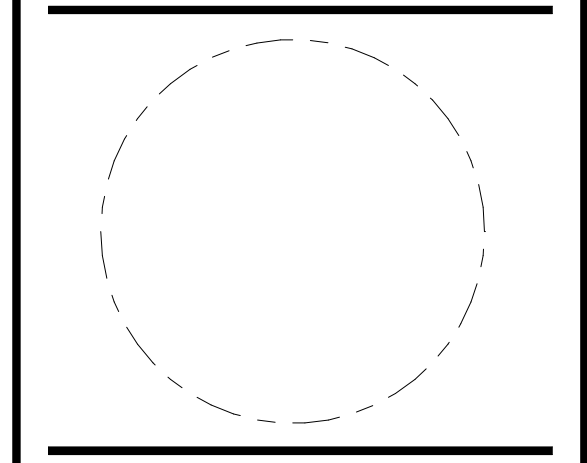
TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

**Key Plan**

Issue	
NO.	DATE

Revisions	
NO.	DATE



**BUILDING SN -  
 STRIP PLANS  
 "UNIT A"**

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE  
 05.22.2024

SCALE:  
 As indicated

DRAWING NO.  
 A.SN-002

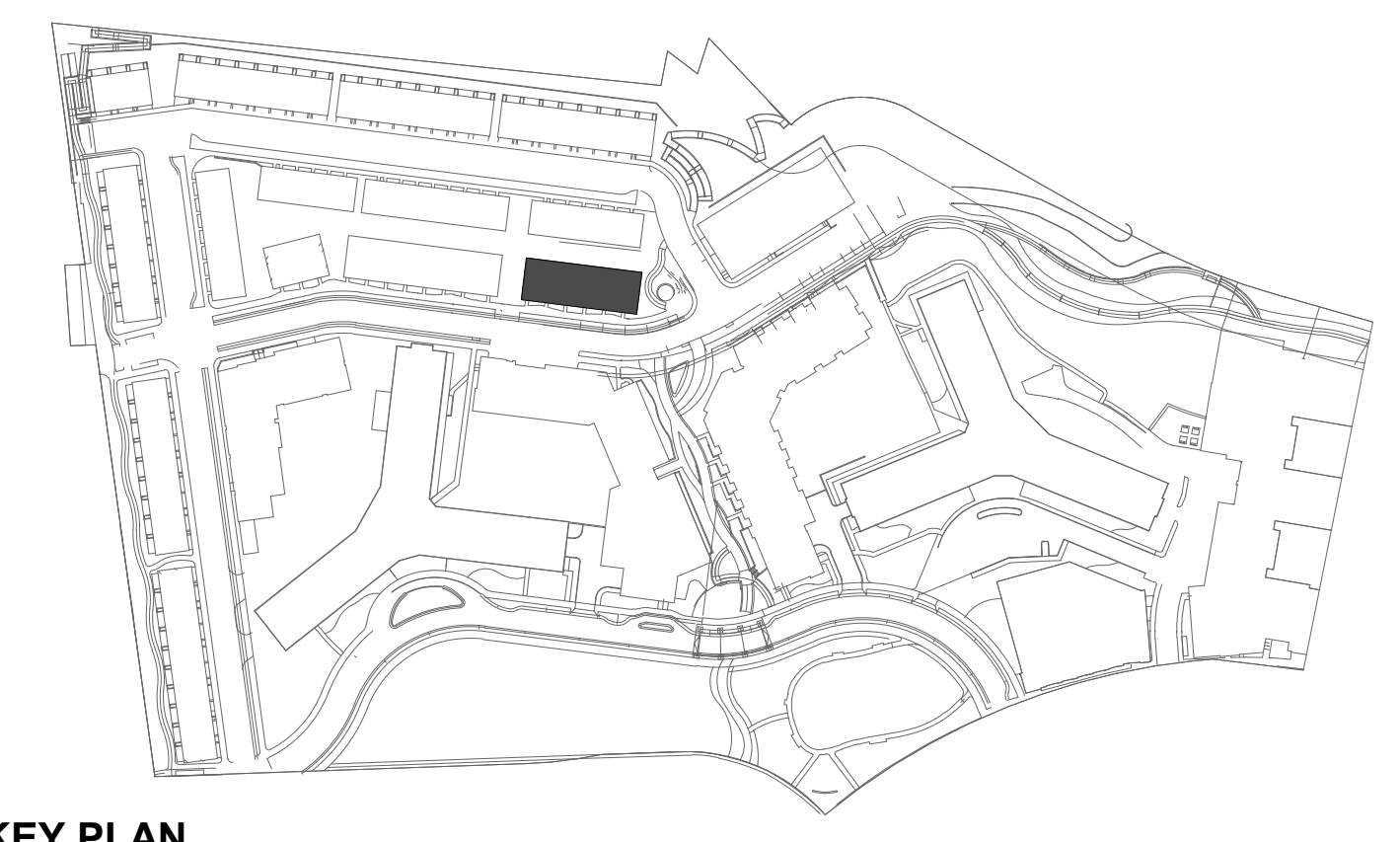
APPROVED  
 X.Y.

JOB NO.  
 JBC.016F

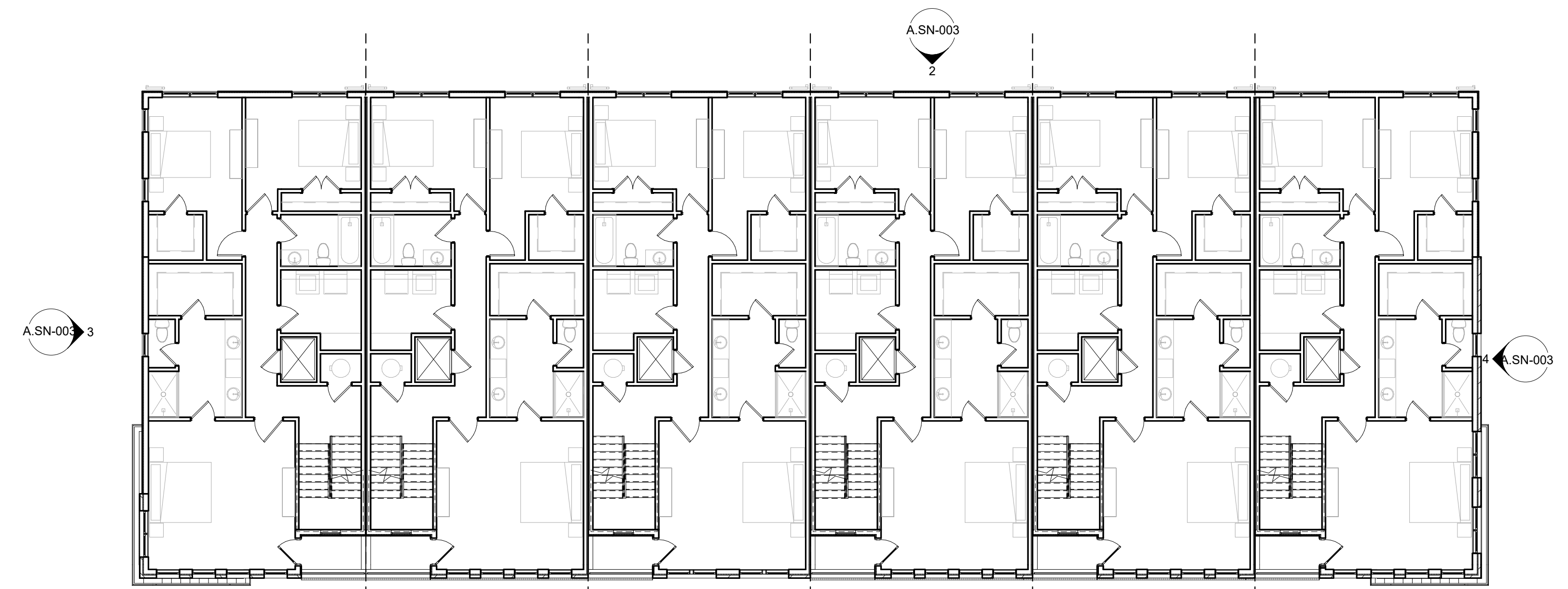
4.1 SUBMISSION

**EXTERIOR ELEVATION KEYNOTES:**

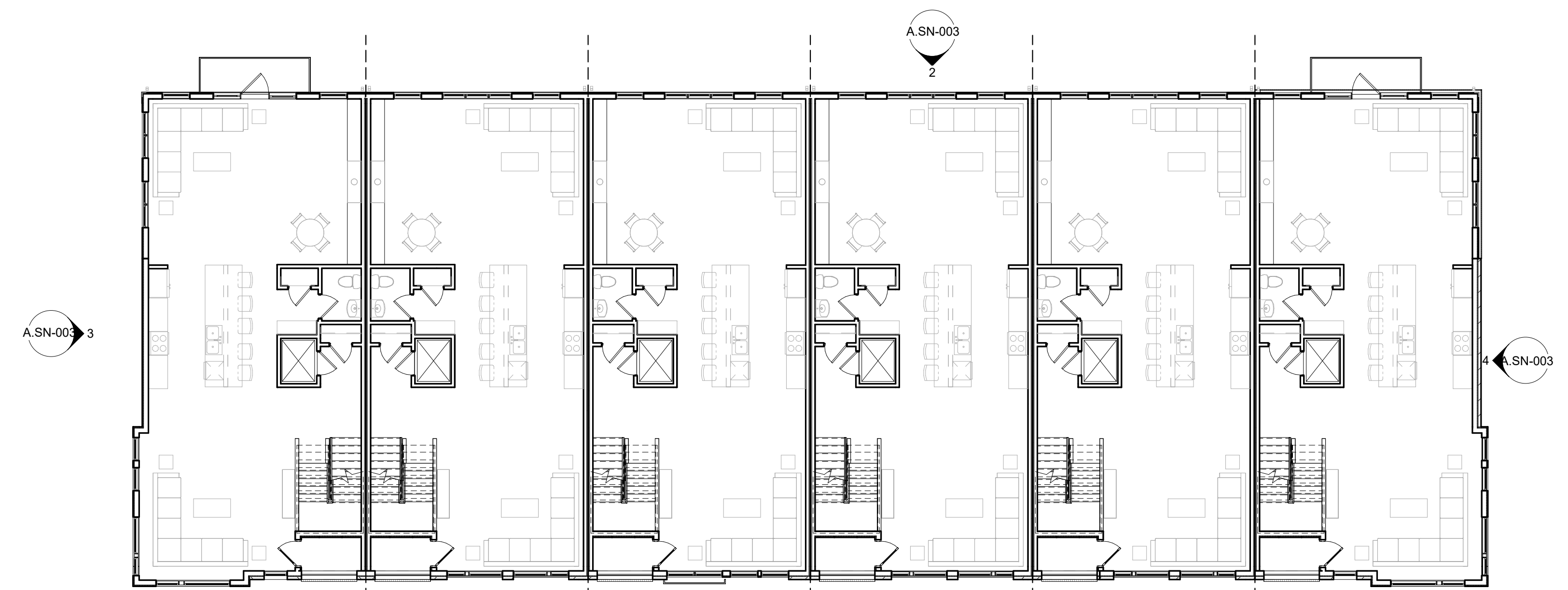
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING SN - STRIP PLAN LEVEL 04**  
 A.SN-002 1" = 10'-0"

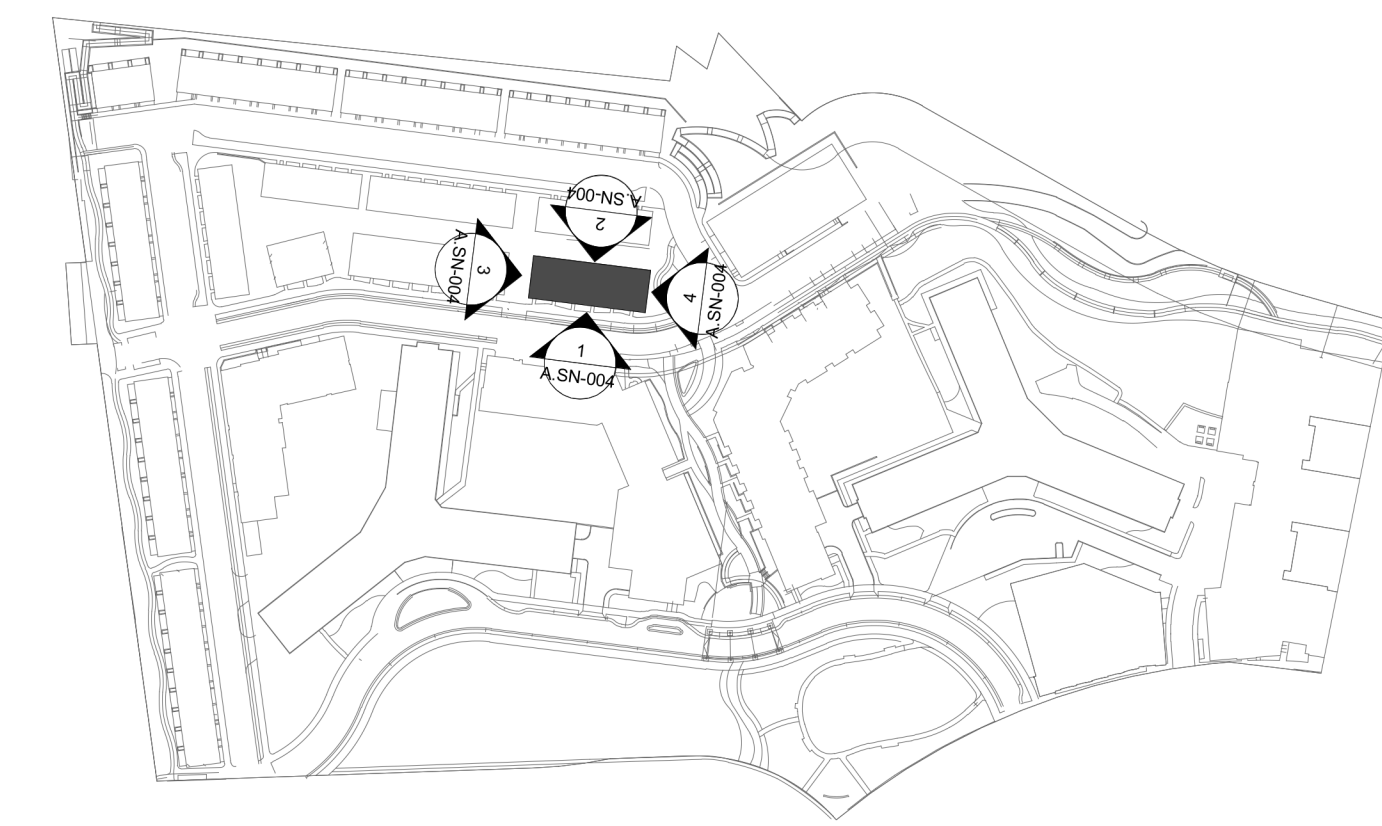


**1 BUILDING SN - STRIP PLAN LEVEL 03**  
 A.SN-002 1" = 10'-0"

\*\*REFER TO SHEET A-001, A-00m & A-00n TO SEE COLOR SELECTION.

EXTERIOR ELEVATION KEYNOTES:

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



KEY PLAN

SOUTH PARCEL ARCHITECT:  
**lessard DESIGN**  
 8521 Leesburg Pike | Suite 700  
 Vienna, VA 22182  
 P: 571.830.1800 | F: 571.830.1801  
 www.Lessarddesign.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  
 LESSARD DESIGN  
 571.830.1800

CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

ATTORNEY  
 VENABLE LLP  
 202.344.4000

SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING PARTNERS  
 703.970.2890

TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

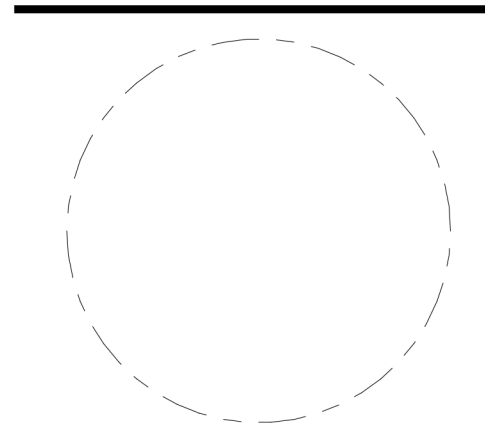
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



BUILDING SN - COLOR STRIP ELEVATIONS "UNIT A"

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE  
 05.22.2024

APPROVED  
 X.Y.

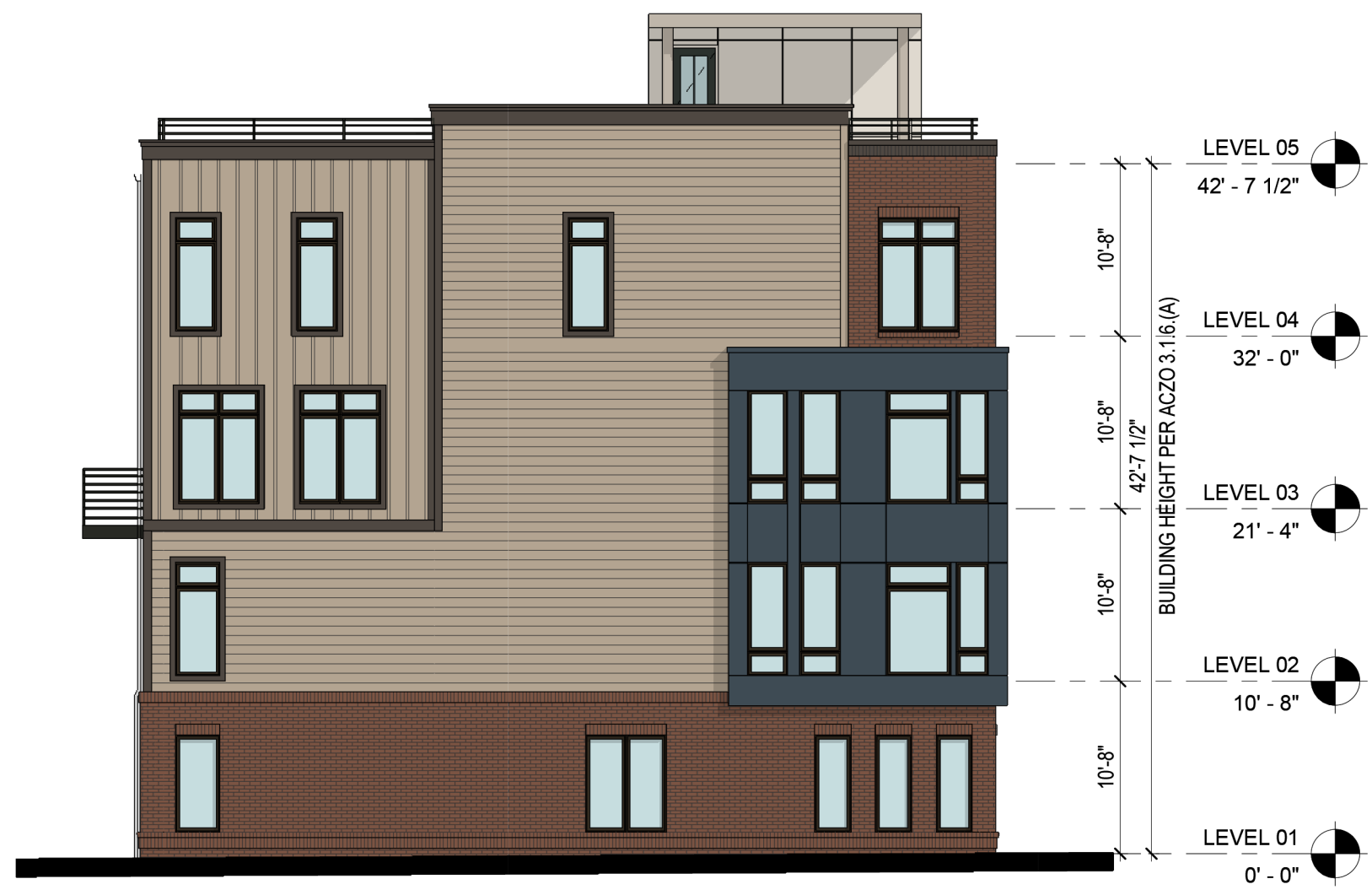
SCALE:  
 As indicated

JOB NO.  
 JBC.016F

DRAWING NO.

A.SN-003

4.1 SUBMISSION



3 BUILDING SN - SIDE ELEVATION  
 A.SN-003 1" = 10'-0"



1 BUILDING SN - FRONT ELEVATION  
 A.SN-003 1" = 10'-0"



4 BUILDING SN - SIDE ELEVATION  
 A.SN-003 1" = 10'-0"



2 BUILDING SN - REAR ELEVATION  
 A.SN-003 1" = 10'-0"

TOTAL SQ FT CALCULATIONS PER FLOOR					
GROUND LEVEL		3RD LEVEL		5TH LEVEL	
GARAGE PARKING (EXCL. FROM GFA)	12,720 SQ FT	RESIDENTIAL AREA	12,340 SQ FT	RESIDENTIAL AREA	12,340 SQ FT
GARAGE UTILITY AREA (EXCL. FROM GFA)	677 SQ FT	RESIDENTIAL COMMON AREA	82 SQ FT	RESIDENTIAL COMMON AREA	82 SQ FT
GARAGE LOBBY	426 SQ FT	RESIDENTIAL ELEVATOR LOBBY	113 SQ FT	RESIDENTIAL ELEVATOR LOBBY	113 SQ FT
VERTICAL CIRCULATION	546 SQ FT	VERTICAL CIRCULATION	628 SQ FT	VERTICAL CIRCULATION	628 SQ FT
TOTAL	14,183 SQ FT	CORRIDOR CIRCULATION	791 SQ FT	CORRIDOR CIRCULATION	791 SQ FT
		TOTAL	13,955 SQ FT	TOTAL	13,955 SQ FT
<b>GROSS AREA</b>					
2ND LEVEL		4TH LEVEL		GROSS PER FLOOR	
RESIDENTIAL AREA	12,340 SQ FT	RESIDENTIAL AREA	12,340 SQ FT	GROUND LEVEL	972 SQ FT
RESIDENTIAL COMMON AREA	82 SQ FT	RESIDENTIAL COMMON AREA	82 SQ FT	2ND LEVEL	13,955 SQ FT
RESIDENTIAL ELEVATOR LOBBY	113 SQ FT	RESIDENTIAL ELEVATOR LOBBY	113 SQ FT	3RD LEVEL	13,955 SQ FT
VERTICAL CIRCULATION	628 SQ FT	VERTICAL CIRCULATION	628 SQ FT	4TH LEVEL	13,955 SQ FT
CORRIDOR CIRCULATION	791 SQ FT	CORRIDOR CIRCULATION	791 SQ FT	5TH LEVEL	13,955 SQ FT
TOTAL	13,955 SQ FT	TOTAL	13,955 SQ FT	TOTAL	56,792 SQ FT

**GROSS FLOOR AREA LEGEND**

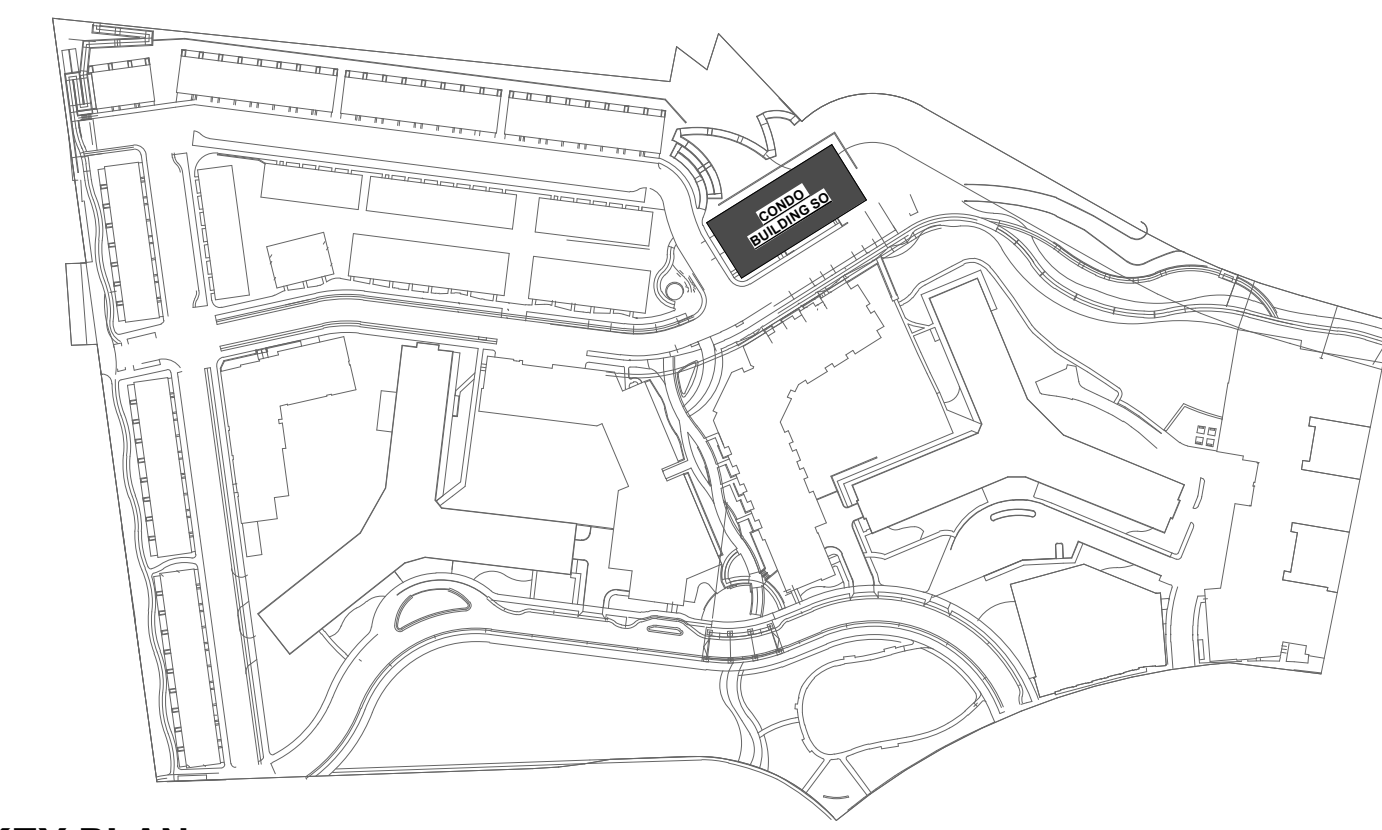
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<span style="display: inline-block; width: 15px; height: 15px; background-color: lightorange; border: 1px solid black;"></span> RESIDENTIAL 2 BR	<span style="display: inline-block; width: 15px; height: 15px; background-color: darkgray; border: 1px solid black;"></span> STORAGE ROOMS	
<span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> RESIDENTIAL 2.5 BR		
<span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> RESIDENTIAL 3 BR		
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> STAIRS/ELEV/BOH		
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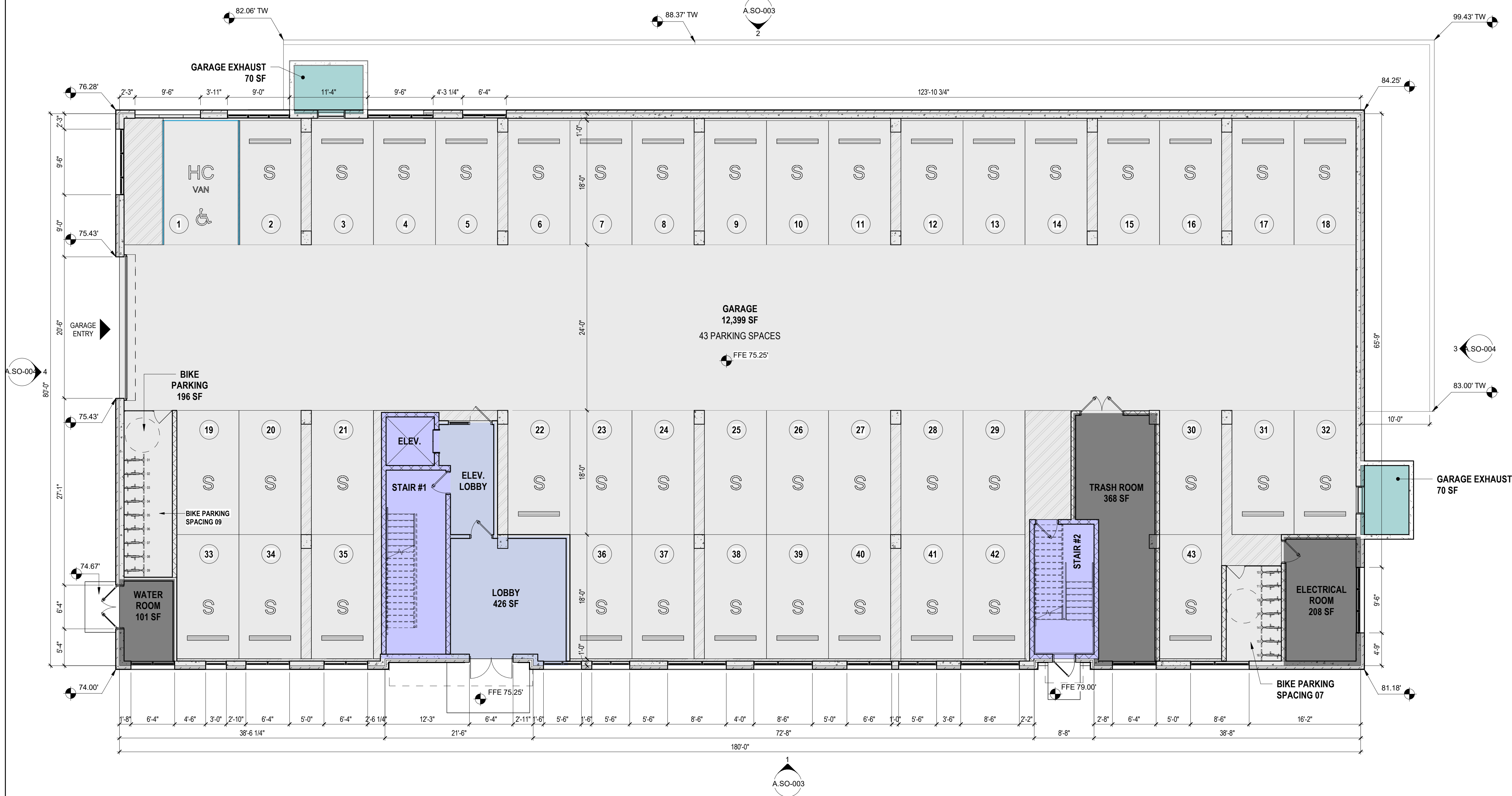
<b>GFA EXCLUSIONS</b>	<b>UNACCOUNTED</b>	
<b>PARKING SCHEDULE</b>		
LEVEL	TYPE	TOTAL
G1 FLOOR	STANDARD - 9' X 18'	31
G1 FLOOR	STANDARD - 9' X 18' TANDEM	11
G1 FLOOR	HC VAN - 11' X 18'	1
<b>TOTAL</b>		<b>43</b>

**EXTERIOR ELEVATION KEYNOTES:**

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**1 CONDO - GROUND LEVEL**  
A.SO-001 1/8" = 1'-0"

SOUTH PARCEL ARCHITECT:  
**lessard DESIGN**  
 8521 Leesburg Pike | Suite 700  
 Vienna, VA 22182  
 P: 571.830.1800 | F: 571.830.1801  
 www.Lessarddesign.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  
 LESSARD DESIGN  
 571.830.1800

CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

ATTORNEY  
 VENABLE LLP  
 202.344.4000

SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING PARTNERS  
 703.970.2890

TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

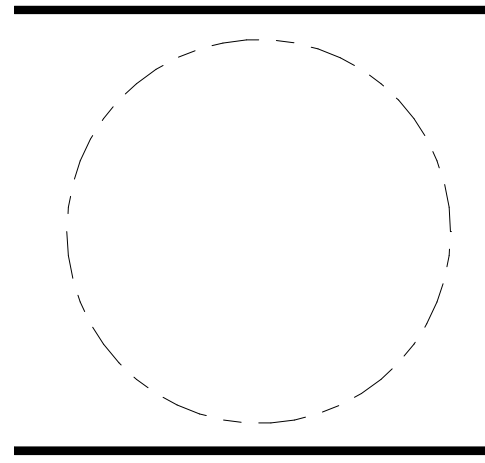
**Key Plan**

**Issue**

NO. DATE

**Revisions**

NO. DATE



**BUILDING SO - CONDO FLATS - FLOOR PLANS**

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE  
 05.22.2024

APPROVED  
 X.Y.

SCALE:  
 As indicated

JOB NO.  
 JBC.016F

DRAWING NO.  
**A.SO-001**

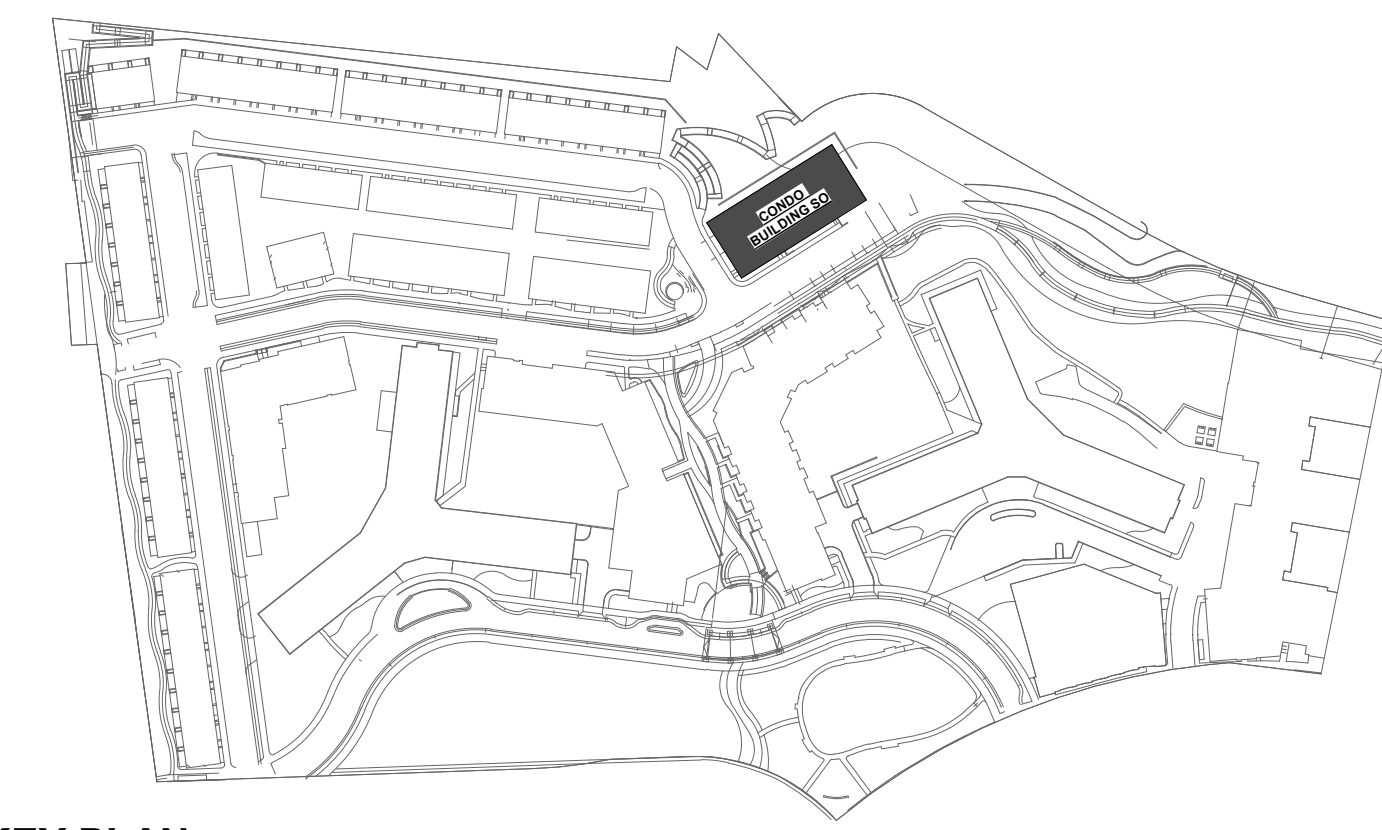
**4.1 SUBMISSION**

TOTAL SQ FT CALCULATIONS PER FLOOR					
GROUND LEVEL		3RD LEVEL		5TH LEVEL	
GARAGE PARKING (EXCL. FROM GFA)	12,720 SQ FT	RESIDENTIAL AREA	12,340 SQ FT	RESIDENTIAL AREA	12,340 SQ FT
GARAGE UTILITY AREA (EXCL. FROM GFA)	677 SQ FT	RESIDENTIAL COMMON AREA	82 SQ FT	RESIDENTIAL COMMON AREA	82 SQ FT
GARAGE LOBBY	426 SQ FT	RESIDENTIAL ELEVATOR LOBBY	113 SQ FT	RESIDENTIAL ELEVATOR LOBBY	113 SQ FT
VERTICAL CIRCULATION	546 SQ FT	VERTICAL CIRCULATION	628 SQ FT	VERTICAL CIRCULATION	628 SQ FT
TOTAL	14,183 SQ FT	CORRIDOR CIRCULATION	791 SQ FT	CORRIDOR CIRCULATION	791 SQ FT
		TOTAL	13,955 SQ FT	TOTAL	13,955 SQ FT
<b>GROSS AREA</b>					
2ND LEVEL		4TH LEVEL		GROSS PER FLOOR	
RESIDENTIAL AREA	12,340 SQ FT	RESIDENTIAL AREA	12,340 SQ FT	GROUND LEVEL	972 SQ FT
RESIDENTIAL COMMON AREA	82 SQ FT	RESIDENTIAL COMMON AREA	82 SQ FT	2ND LEVEL	13,955 SQ FT
RESIDENTIAL ELEVATOR LOBBY	113 SQ FT	RESIDENTIAL ELEVATOR LOBBY	113 SQ FT	3RD LEVEL	13,955 SQ FT
VERTICAL CIRCULATION	628 SQ FT	VERTICAL CIRCULATION	628 SQ FT	4TH LEVEL	13,955 SQ FT
CORRIDOR CIRCULATION	791 SQ FT	CORRIDOR CIRCULATION	791 SQ FT	5TH LEVEL	13,955 SQ FT
TOTAL	13,955 SQ FT	TOTAL	13,955 SQ FT	TOTAL	56,792 SQ FT

GROSS FLOOR AREA LEGEND		
	CIRCULATION	UTILITY AND MECHANICAL ROOMS
	RESIDENTIAL 2 BR	STORAGE ROOMS
	RESIDENTIAL 2.5 BR	
	RESIDENTIAL 3 BR	
	STAIRS/ELEV/BOH	
	LOBBY	
<b>GFA INCLUSIONS</b>		
<b>GFA EXCLUSIONS</b>		
<b>UNACCOUNTED</b>		

EXTERIOR ELEVATION KEYNOTES:	
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW

KEY PLAN



SOUTH PARCEL ARCHITECT:  
**lessard DESIGN**  
 8521 Leesburg Pike | Suite 700  
 Vienna, VA 22182  
 P: 571.830.1800 | F: 571.830.1801  
 www.Lessarddesign.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  
 LESSARD DESIGN  
 571.830.1800

CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

ATTORNEY  
 VENABLE LLP  
 202.344.4000

SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING PARTNERS  
 703.970.2890

TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

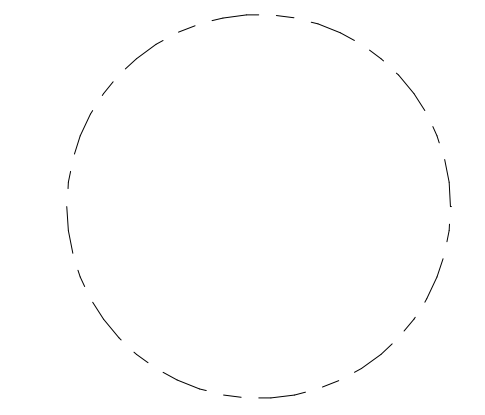
**Key Plan**

**Issue**

NO. DATE

**Revisions**

NO. DATE



**BUILDING SO - CONDO FLATS - FLOOR PLANS**

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE  
 05.22.2024

APPROVED  
 X.Y.

SCALE:  
 As indicated

JOB NO.  
 JBC.016F

DRAWING NO.  
**A.SO-002**

4.1 SUBMISSION



**1 | TYPICAL FLOOR (2ND TO 5TH FLOOR)**

A.SO-002 1/8" = 1'-0"

**UNIT MIX**

	SQ-FT	G/L1	L2	L3	L4	L5	TOTAL
2BR	1421	0	2	2	2	2	8
2.5BR-1	1568	0	2	2	2	2	8
2.5BR-2	1550	0	2	2	2	2	8
3BR	1631	0	2	2	2	2	8
<b>TOTAL</b>		0	8	8	8	8	32

**RIVERHOUSE**

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OWNER / DEVELOPER  
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 240.333.3600

CENTRAL PARCEL ARCHITECT  
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SOUTH PARCEL ARCHITECT  
 LESSARD DESIGN  
 571.830.1800

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 BOHLER DC  
 202.524.5700

LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
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 NELSON NYGAARD  
 202.315.5221

STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

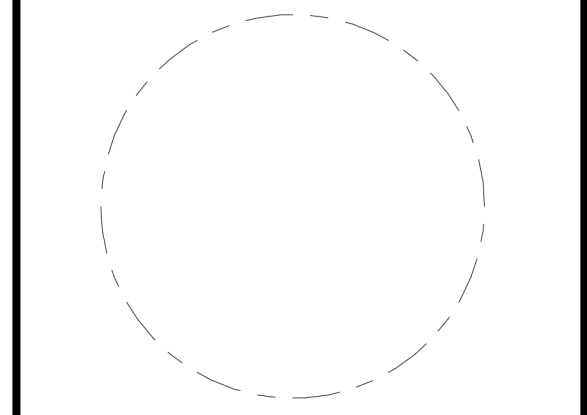
**Key Plan**

**Issue**

NO. DATE

**Revisions**

NO. DATE



**BUILDING SO -  
 CONDO FLATS -  
 COLOR  
 ELEVATIONS**

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE  
 05.22.2024

SCALE:  
 As indicated

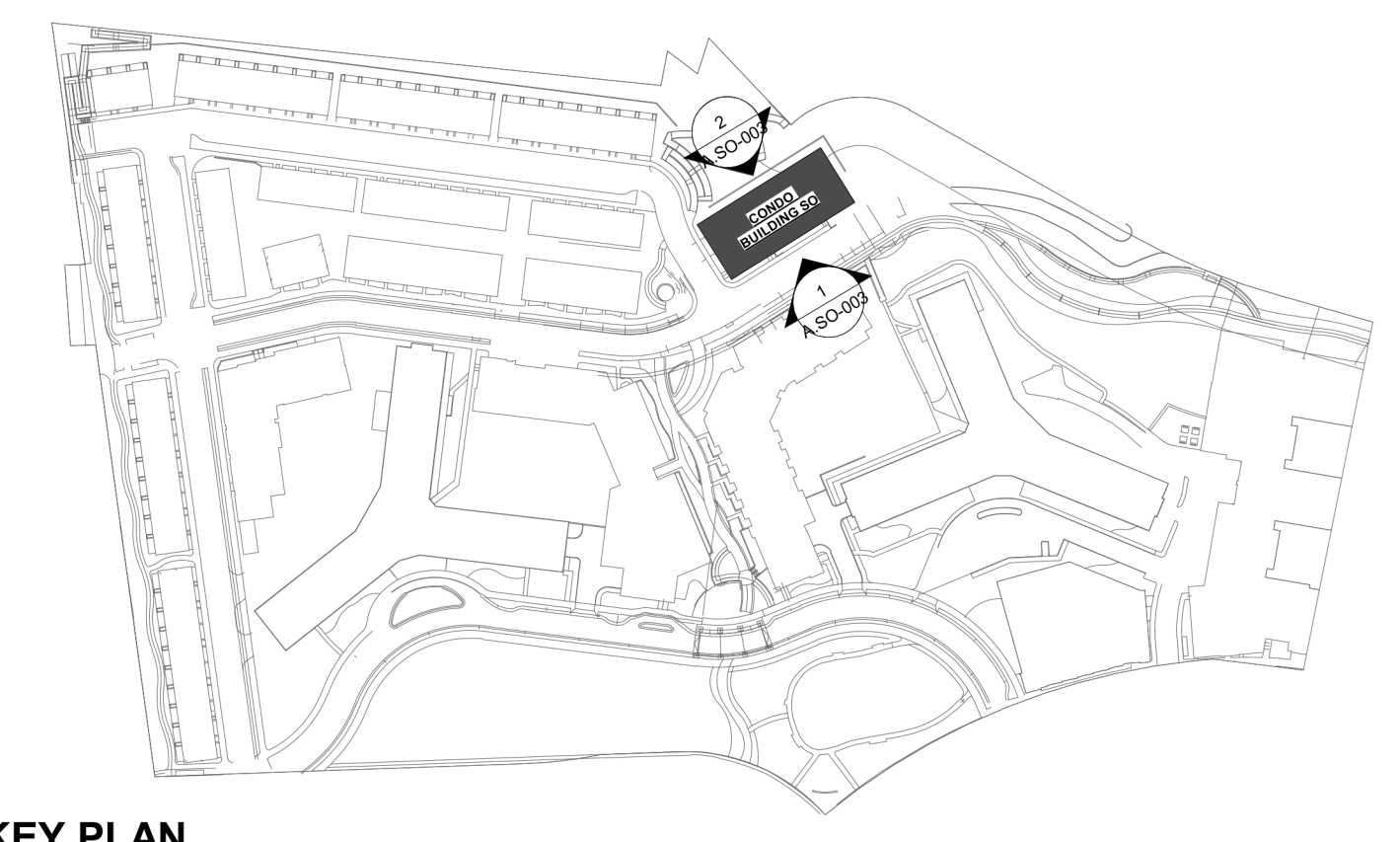
APPROVED  
 X.Y.

JOB NO.  
 JBC.016F

DRAWING NO.  
**A.SO-003**

**EXTERIOR ELEVATION KEYNOTES:**

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



**KEY PLAN**



**2 BUILDING SO - REAR ELEV**

A.SO-003 1/8" = 1'-0"  
 @COLOR SCHEME 01 (CONDO)



**1 BUILDING SO - FRONT ELEVATION**

A.SO-003 1/8" = 1'-0"  
 @COLOR SCHEME 01 (CONDO)

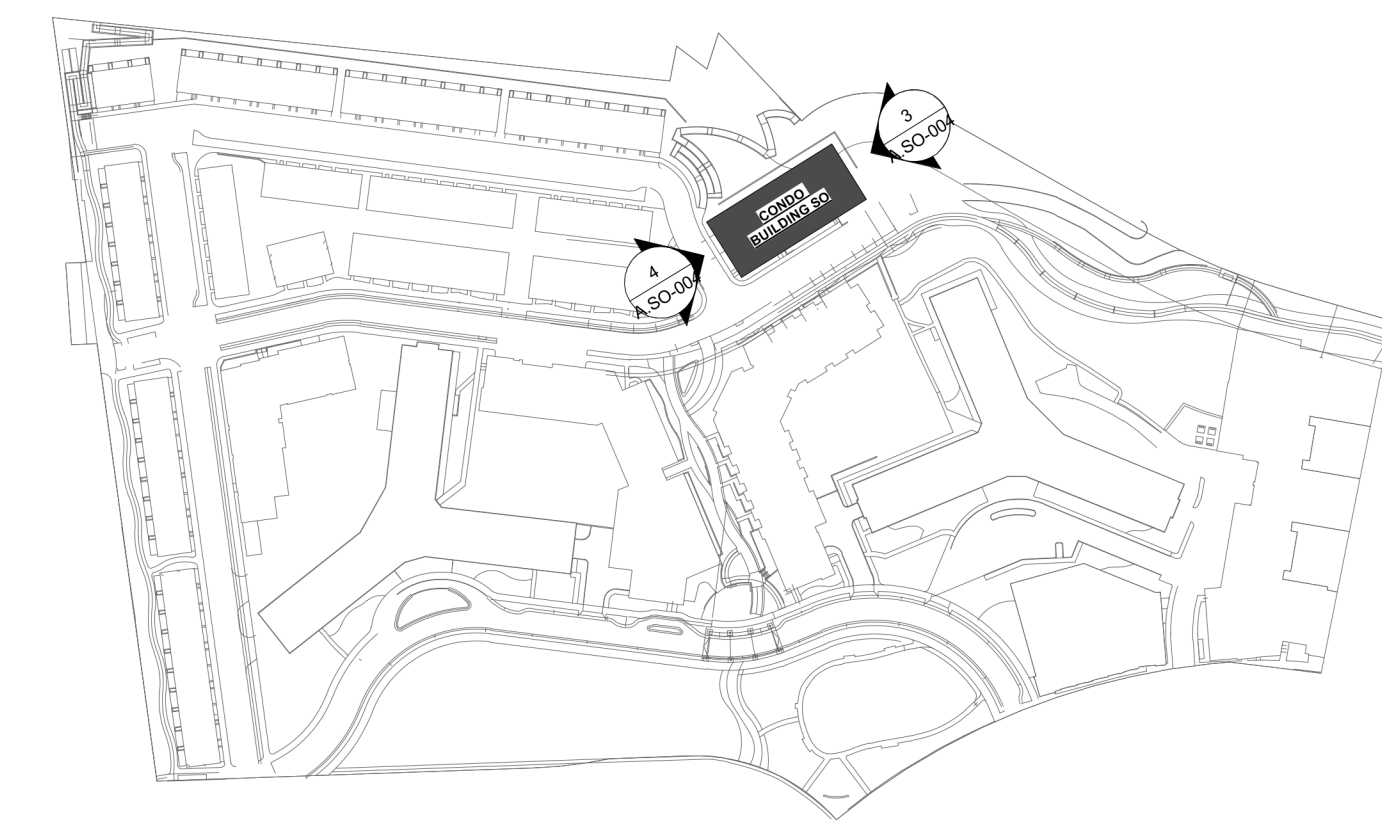
**4.1 SUBMISSION**

\*\*REFER TO SHEET A-00I, A-00m & A-00n TO SEE COLOR SELECTION.

EXTERIOR ELEVATION KEYNOTES:

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW

KEY PLAN



SOUTH PARCEL ARCHITECT:  
**lessard**  
 DESIGN  
 8521 Leesburg Pike | Suite 700  
 Vienna, VA 22182  
 P: 571.830.1800 | F: 571.830.1801  
 www.Lessarddesign.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  
 LESSARD DESIGN  
 571.830.1800

CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

ATTORNEY  
 VENABLE LLP  
 202.344.4000

SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

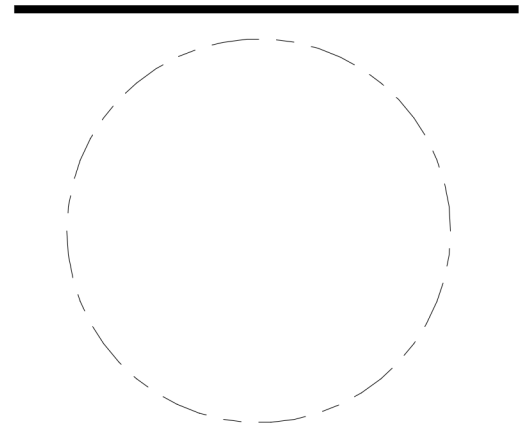
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



BUILDING SO -  
 CONDO FLATS -  
 COLOR  
 ELEVATIONS

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE  
 05.22.2024

APPROVED  
 X.Y.

SCALE:  
 As indicated

JOB NO.  
 JBC.016F

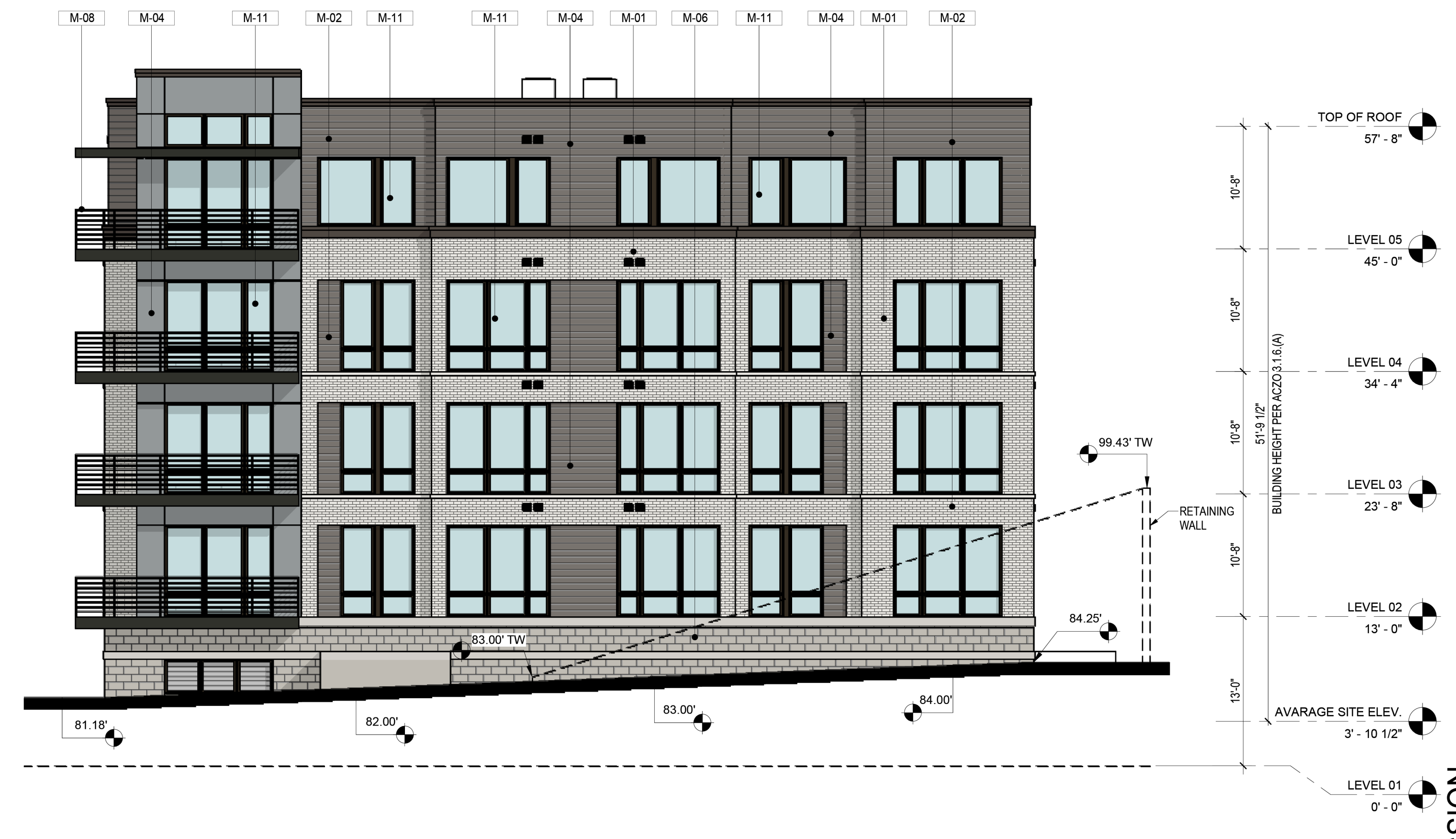
DRAWING NO.

A.SO-004

4.1 SUBMISSION



4 BUILDING SO - SIDE ELEV. 2  
 A.SO-004 1/8" = 1'-0" @COLOR SCHEME 01 (CONDO)



3 BUILDING SO - SIDE ELEV. 1  
 A.SO-004 1/8" = 1'-0" @COLOR SCHEME 01 (CONDO)



**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  
 LESSARD DESIGN  
 571.830.1800

CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

ATTORNEY  
 VENABLE LLP  
 202.344.4000

SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING PARTNERS  
 703.970.2890

TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

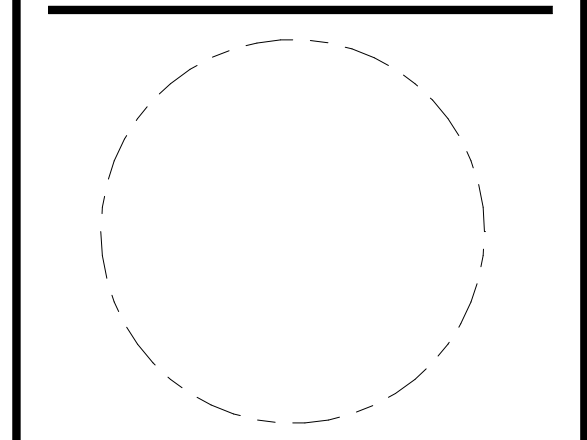
**Key Plan**

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**BUILDING SO - CONDO FLATS - BUILDING SECTIONS**

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

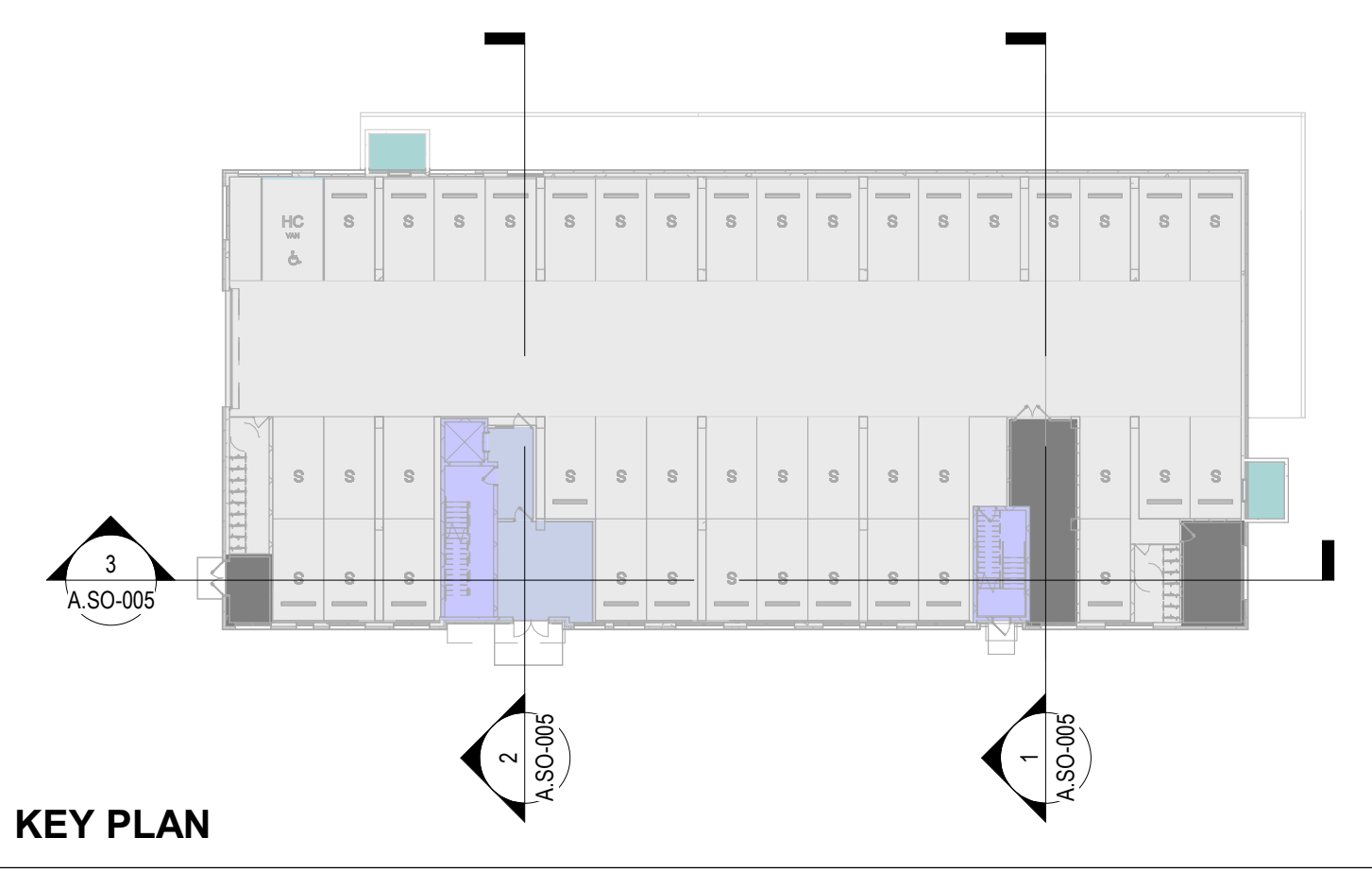
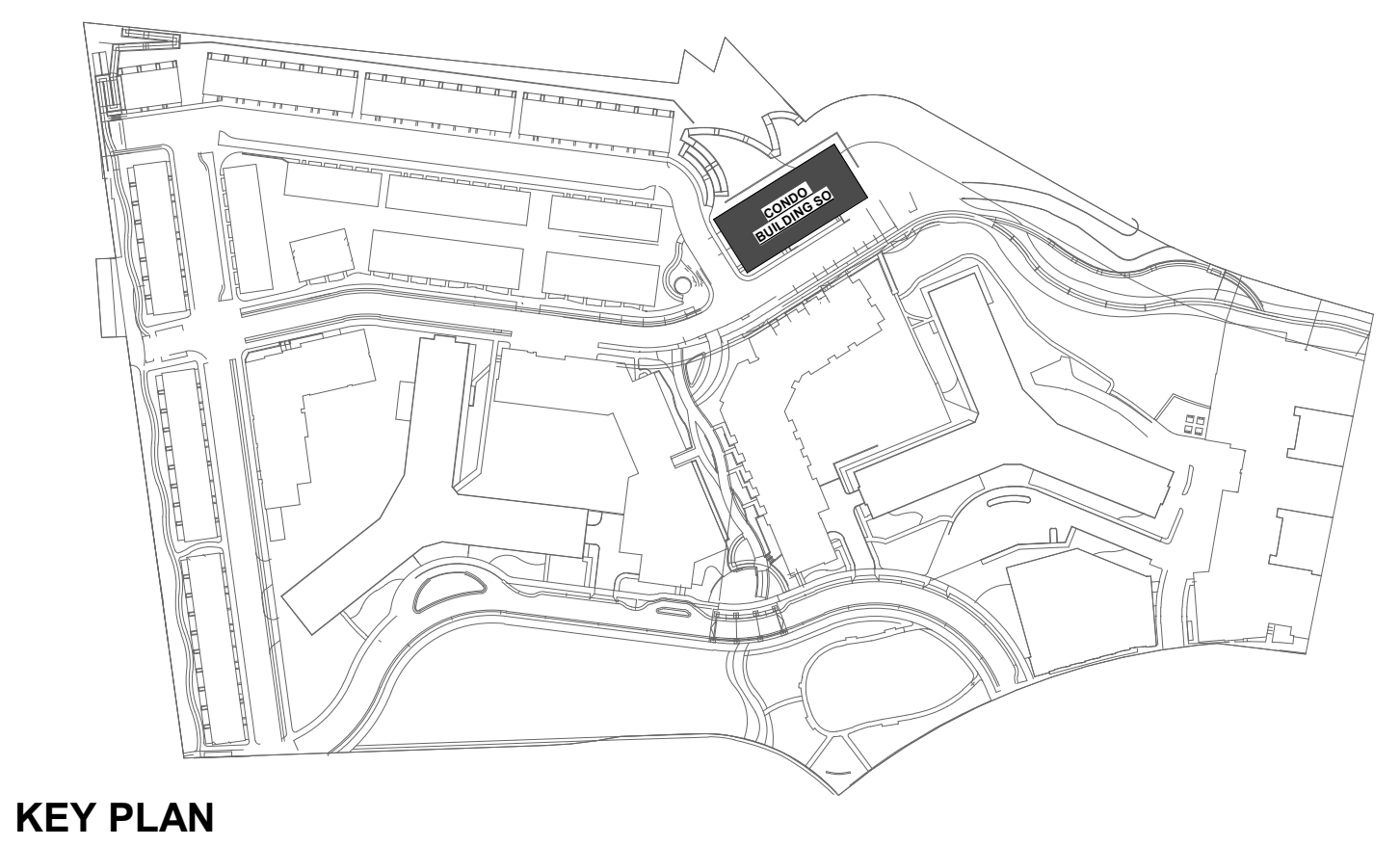
DRAWN  
 R.C., M.S.

DATE 05.22.2024	APPROVED X.Y.
SCALE: As indicated	JOB NO. JBC.016F

DRAWING NO.

4.1 SUBMISSION

**A.SO-005**

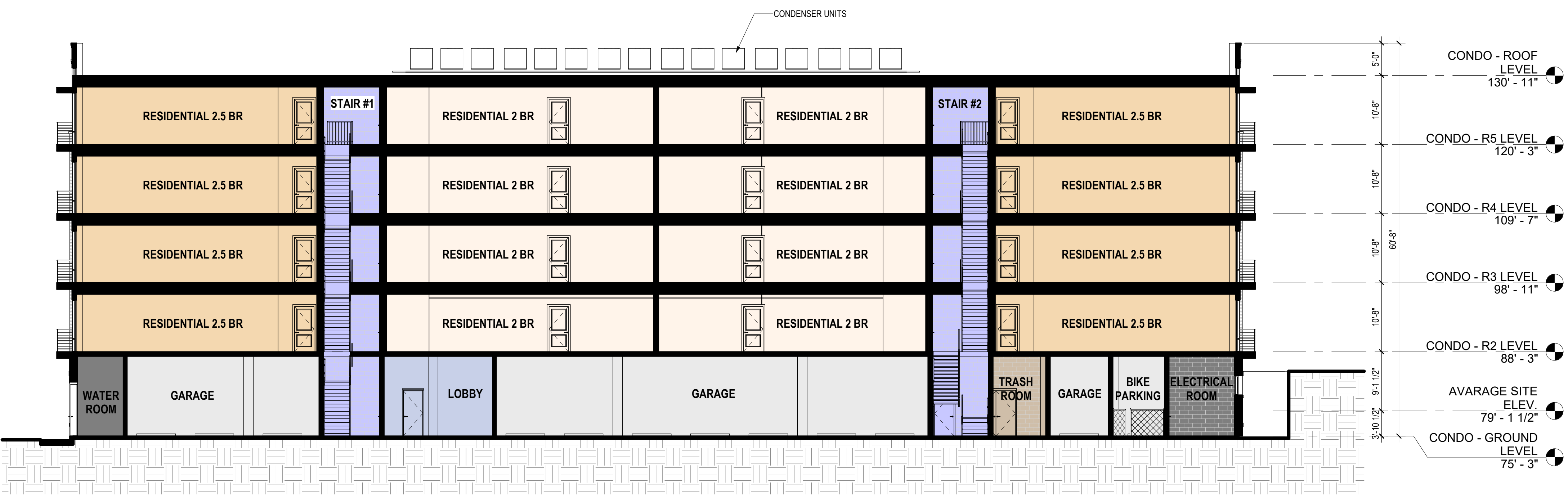


**EXTERIOR ELEVATION KEYNOTES:**

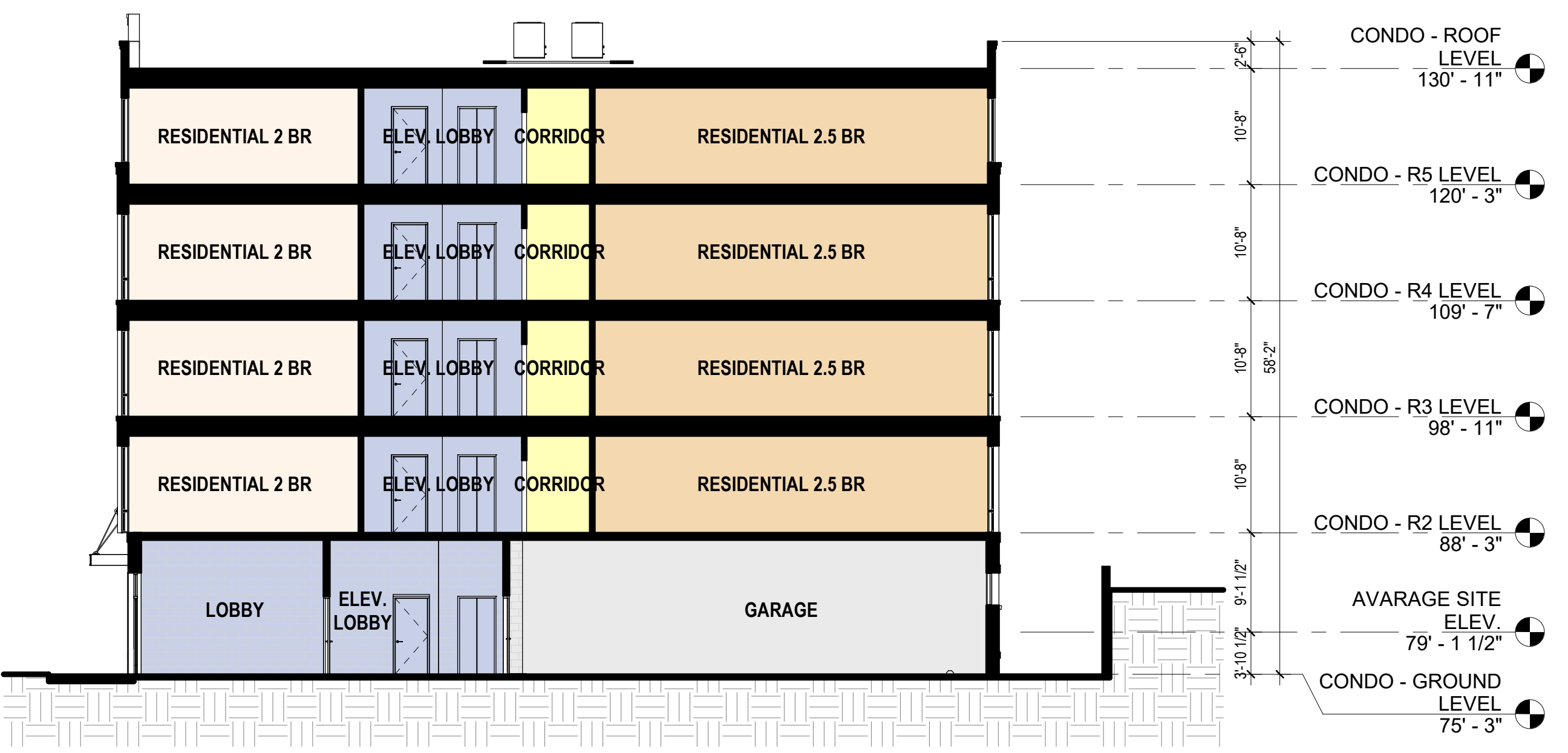
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW

**GROSS FLOOR AREA LEGEND**

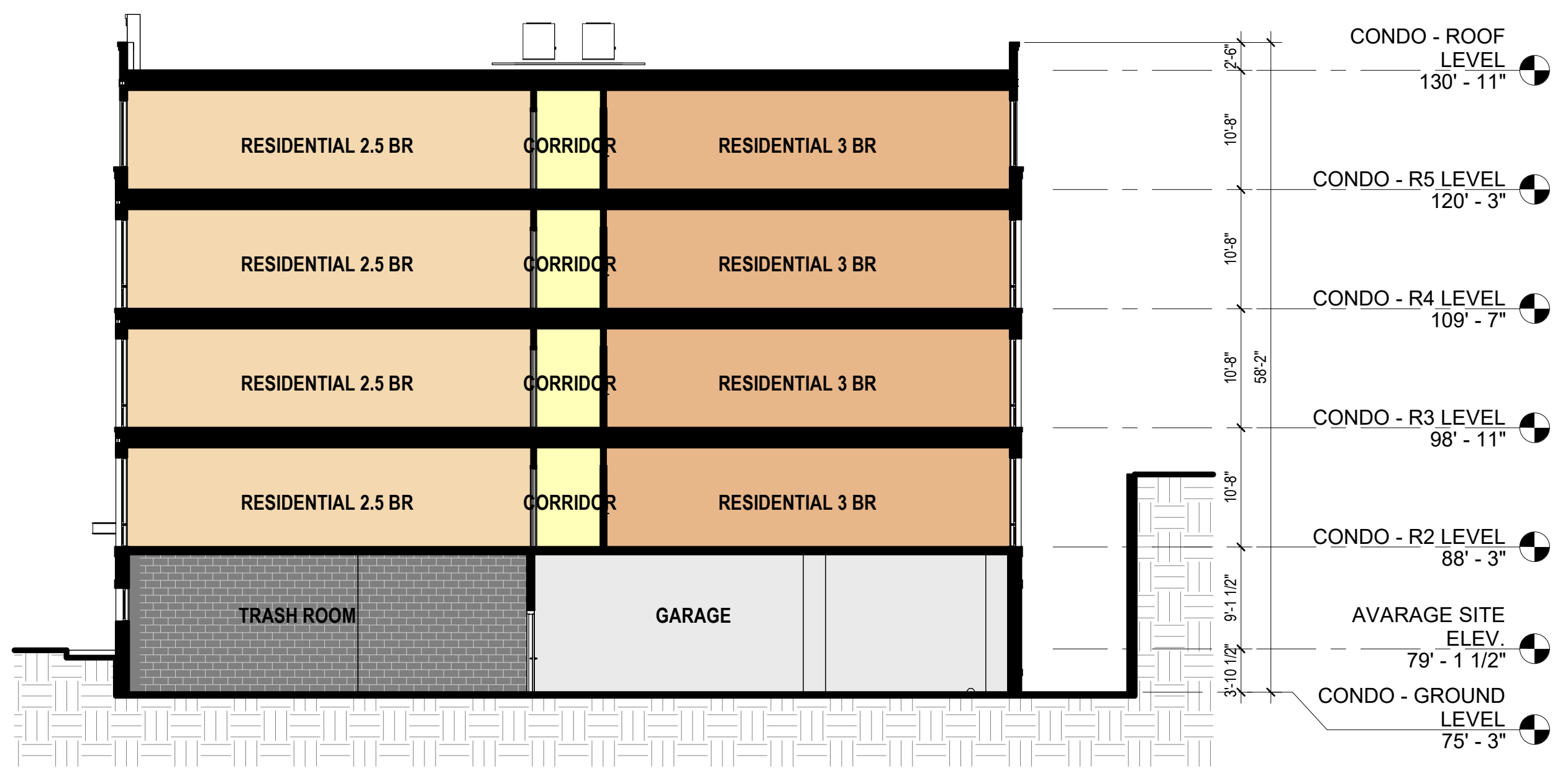
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<span style="background-color: #f9cb9c; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> RESIDENTIAL 2 BR	<span style="background-color: #808080; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> STORAGE ROOMS	
<span style="background-color: #f4cccc; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> RESIDENTIAL 2.5 BR		
<span style="background-color: #fce4d6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> RESIDENTIAL 3 BR		
<span style="background-color: #cfe2f3; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> STAIRS/ELEV/BOH		
<span style="background-color: #b1cde3; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> LOBBY		
<b>GFA EXCLUSIONS</b>		<b>UNACCOUNTED</b>
<b>GFA INCLUSIONS</b>		



**3 COLOR BUILDING SECTION 3**  
 A.SO-005 3/32" = 1'-0"



**2 COLOR BUILDING SECTION 2**  
 A.SO-005 3/32" = 1'-0"

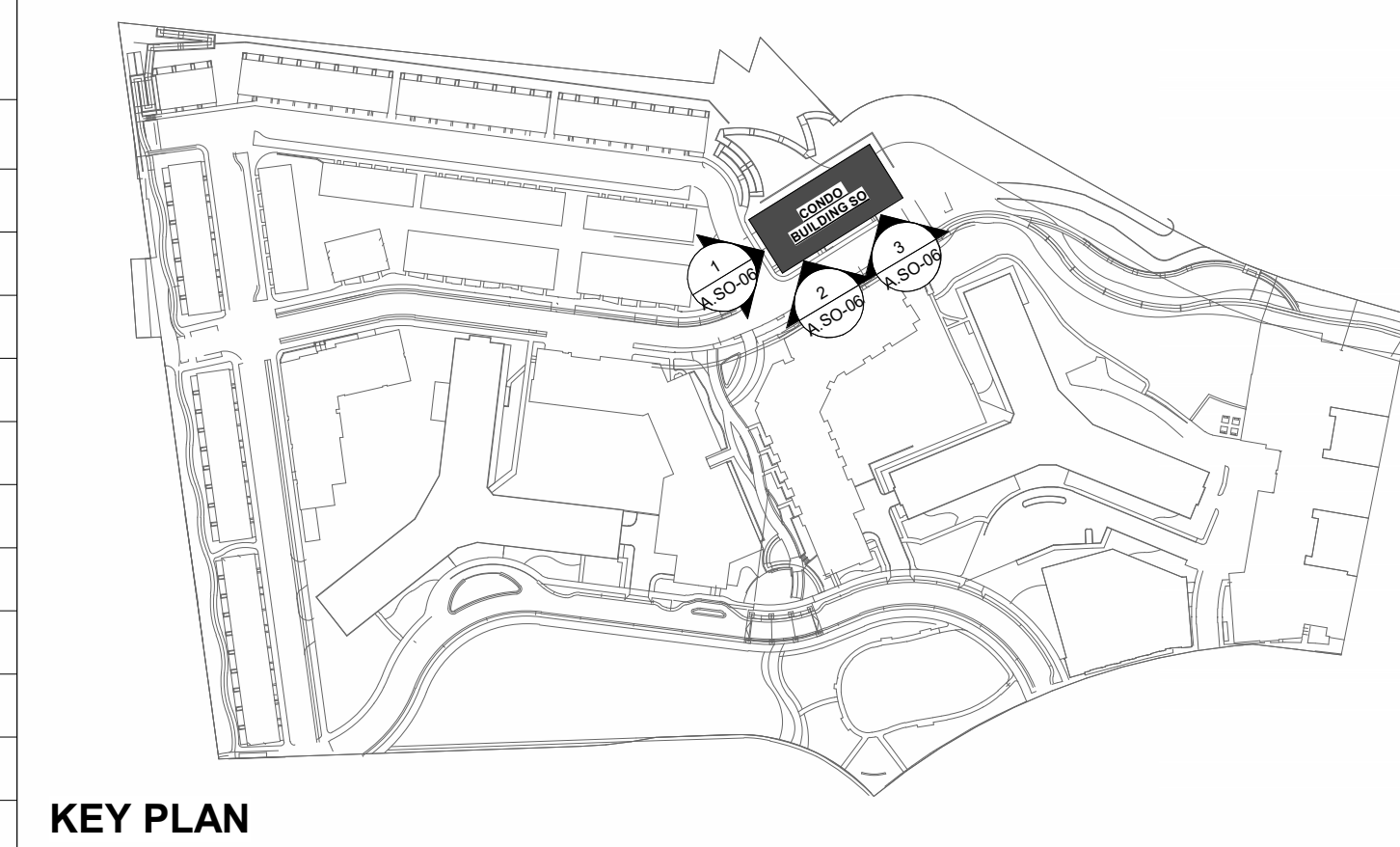


**1 COLOR BUILDING SECTION 1**  
 A.SO-005 3/32" = 1'-0"

NOTE: FINAL LOCATION OF VENTS TO BE DETERMINED THROUGH MEP

EXTERIOR ELEVATION KEYNOTES:

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



KEY PLAN

SOUTH PARCEL ARCHITECT:  
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RIVERHOUSE

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 ARLINGTON, VA 22202

OWNER / DEVELOPER  
 JBG SMITH  
 240.333.3600

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 BCT DESIGN GROUP  
 410.837.2727

SOUTH PARCEL ARCHITECT  
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LANDSCAPE ARCHITECT  
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ATTORNEY  
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SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

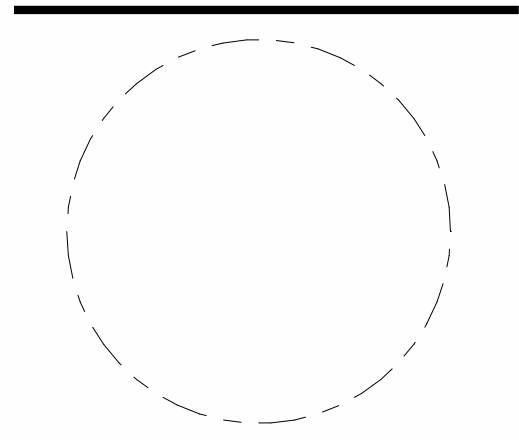
TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

Key Plan

Issue  
 NO. DATE

Revisions  
 NO. DATE



BUILDING SO -  
 CONDO FLATS -  
 ENTRIES  
 ELEVATIONS

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE  
 05.22.2024

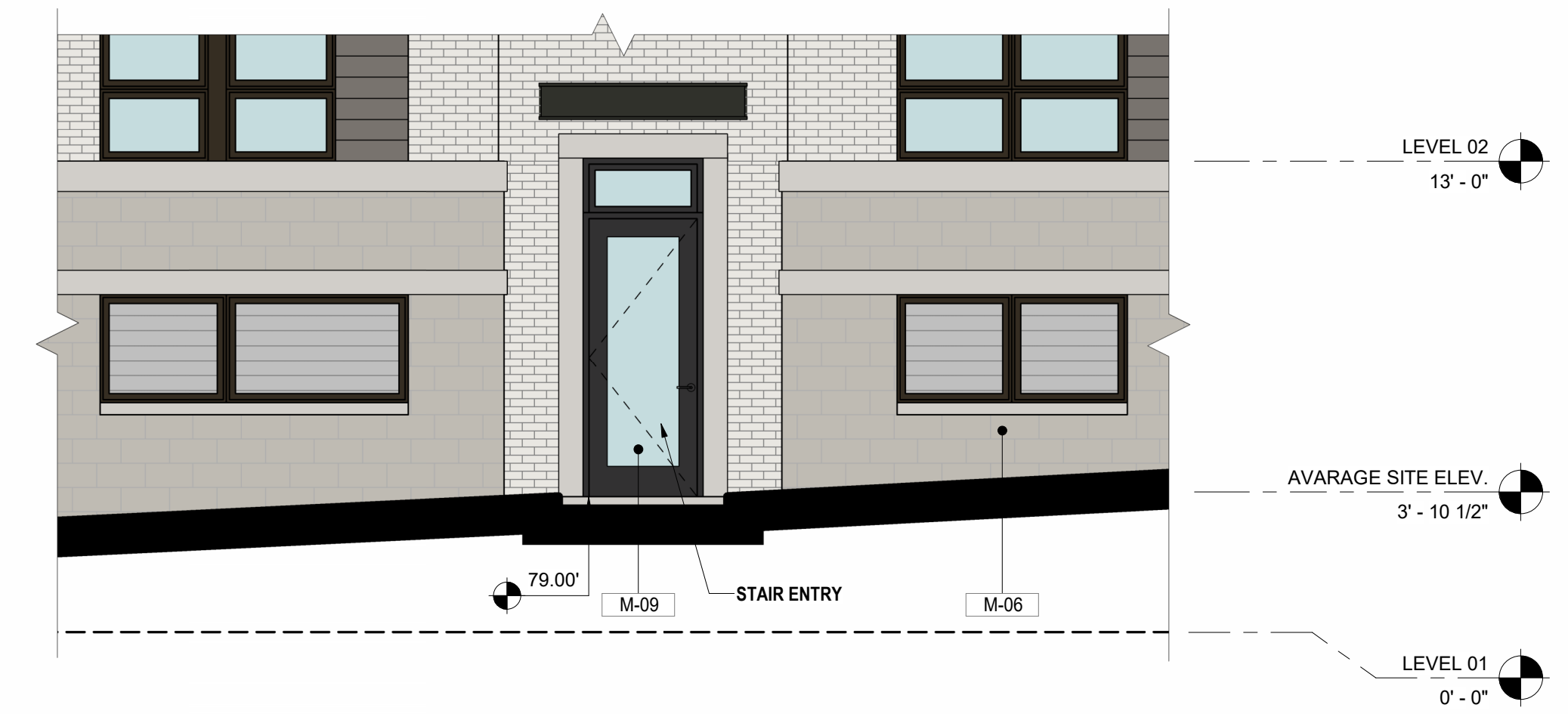
APPROVED  
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SCALE:  
 As indicated

JOB NO.  
 JBC.016F

DRAWING NO.

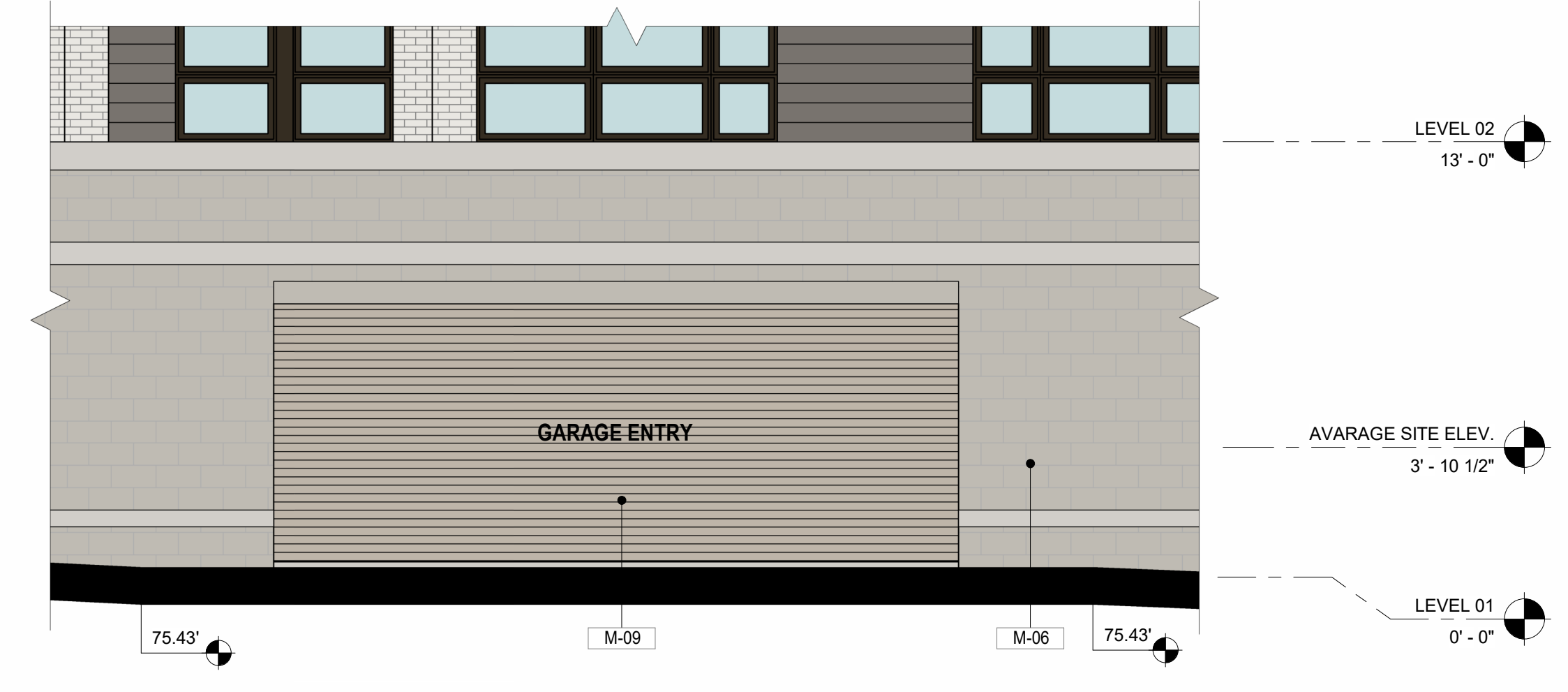
A.SO-006



3 MAIN ENTRY ELEVATION1  
 A.SO-006 1/4" = 1'-0"



2 MAIN ENTRY ELEVATION  
 A.SO-006 1/4" = 1'-0"



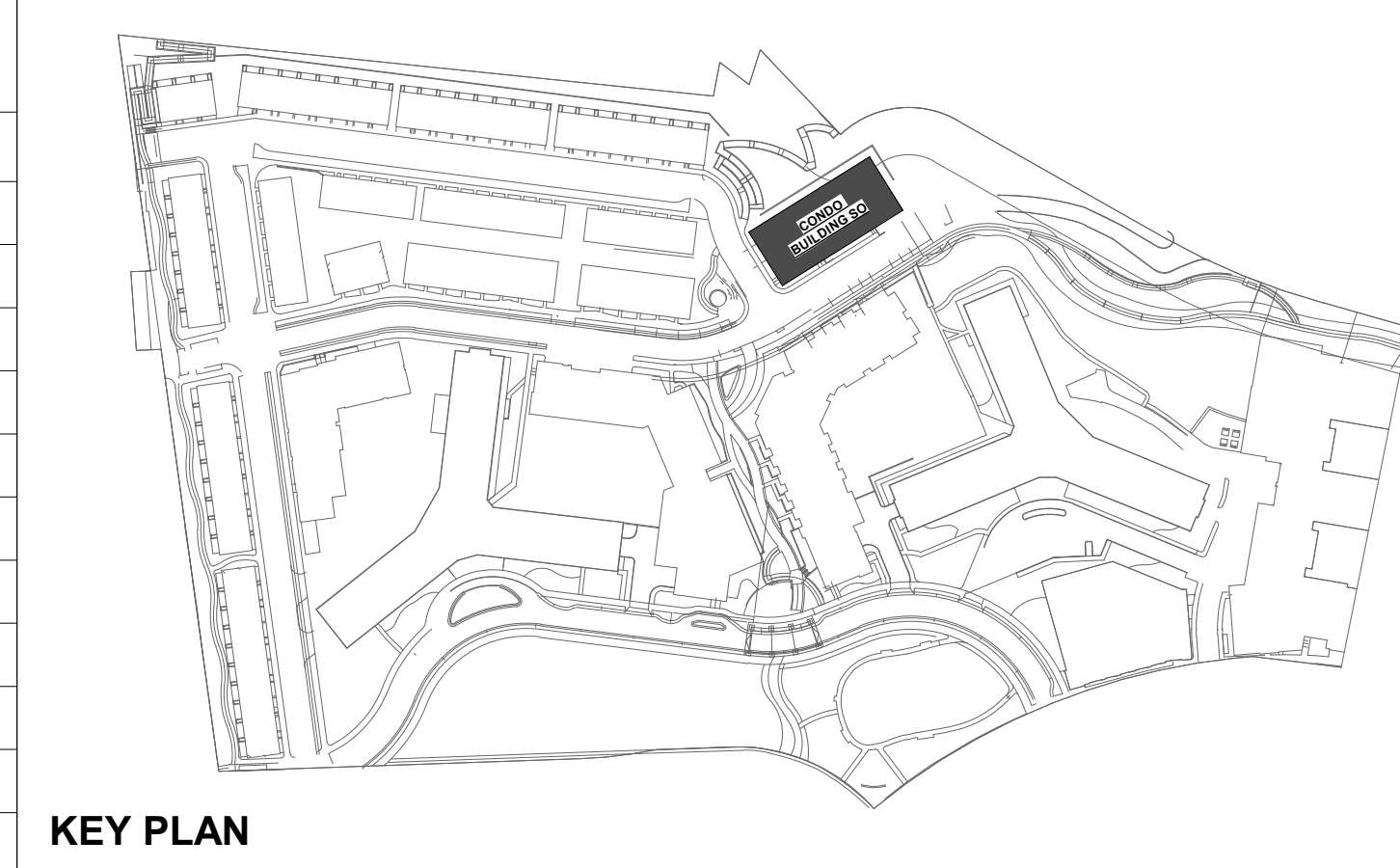
1 GARAGE ENTRY ELEVATION  
 A.SO-006 1/4" = 1'-0"

4.1 SUBMISSION

TOTAL SQ FT CALCULATIONS PER FLOOR					
GROUND LEVEL		3RD LEVEL		5TH LEVEL	
GARAGE PARKING (EXCL. FROM GFA)	12,720 SQ FT	RESIDENTIAL AREA	12,340 SQ FT	RESIDENTIAL AREA	12,340 SQ FT
GARAGE UTILITY AREA (EXCL. FROM GFA)	677 SQ FT	RESIDENTIAL COMMON AREA	82 SQ FT	RESIDENTIAL COMMON AREA	82 SQ FT
GARAGE LOBBY	426 SQ FT	RESIDENTIAL ELEVATOR LOBBY	113 SQ FT	RESIDENTIAL ELEVATOR LOBBY	113 SQ FT
VERTICAL CIRCULATION	546 SQ FT	VERTICAL CIRCULATION	628 SQ FT	VERTICAL CIRCULATION	628 SQ FT
TOTAL	14,183 SQ FT	CORRIDOR CIRCULATION	791 SQ FT	CORRIDOR CIRCULATION	791 SQ FT
		TOTAL	13,955 SQ FT	TOTAL	13,955 SQ FT
<b>GROSS AREA</b>					
2ND LEVEL		4TH LEVEL		GROSS PER FLOOR	
RESIDENTIAL AREA	12,340 SQ FT	RESIDENTIAL AREA	12,340 SQ FT	GROUND LEVEL	972 SQ FT
RESIDENTIAL COMMON AREA	82 SQ FT	RESIDENTIAL COMMON AREA	82 SQ FT	2ND LEVEL	13,955 SQ FT
RESIDENTIAL ELEVATOR LOBBY	113 SQ FT	RESIDENTIAL ELEVATOR LOBBY	113 SQ FT	3RD LEVEL	13,955 SQ FT
VERTICAL CIRCULATION	628 SQ FT	VERTICAL CIRCULATION	628 SQ FT	4TH LEVEL	13,955 SQ FT
CORRIDOR CIRCULATION	791 SQ FT	CORRIDOR CIRCULATION	791 SQ FT	5TH LEVEL	13,955 SQ FT
TOTAL	13,955 SQ FT	TOTAL	13,955 SQ FT	TOTAL	56,792 SQ FT

GROSS FLOOR AREA LEGEND		
	CIRCULATION	
	RESIDENTIAL 2 BR	
	RESIDENTIAL 2.5 BR	UTILITY AND MECHANICAL ROOMS
	RESIDENTIAL 3 BR	STORAGE ROOMS
	STAIRS/ELEV/BOH	
	LOBBY	
<b>GFA INCLUSIONS</b>		
<b>GFA EXCLUSIONS</b>		
<b>UNACCOUNTED</b>		

EXTERIOR ELEVATION KEYNOTES:	
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



SOUTH PARCEL ARCHITECT:  
**lessard DESIGN**  
 8521 Leesburg Pike | Suite 700  
 Vienna, VA 22182  
 P: 571.830.1800 | F: 571.830.1801  
 www.Lessarddesign.com

**RIVERHOUSE**

PROJECT STREET NUMBER  
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 ARLINGTON, VA 22202

OWNER / DEVELOPER  
 JBG SMITH  
 240.333.3600

CENTRAL PARCEL ARCHITECT  
 BCT DESIGN GROUP  
 410.837.2727

SOUTH PARCEL ARCHITECT  
 LESSARD DESIGN  
 571.830.1800

CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

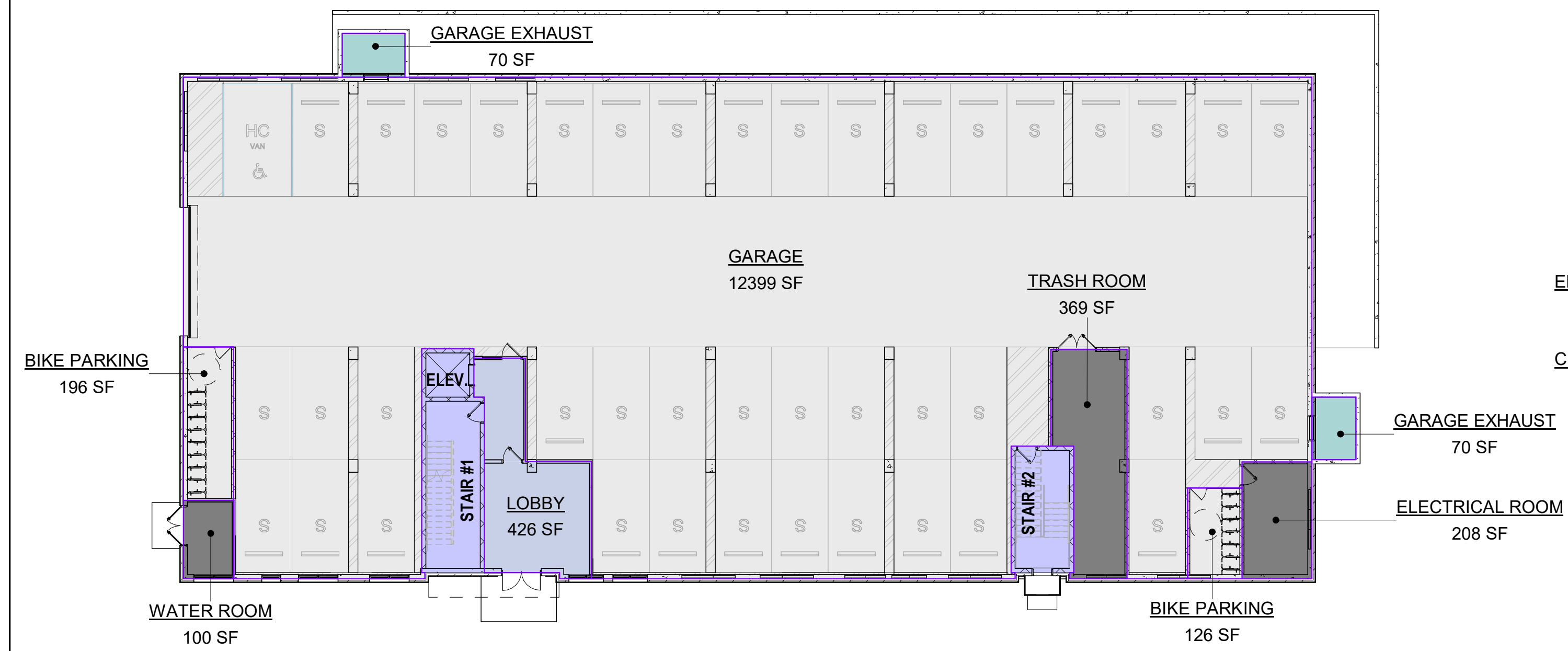
LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

ATTORNEY  
 VENABLE LLP  
 202.344.4000

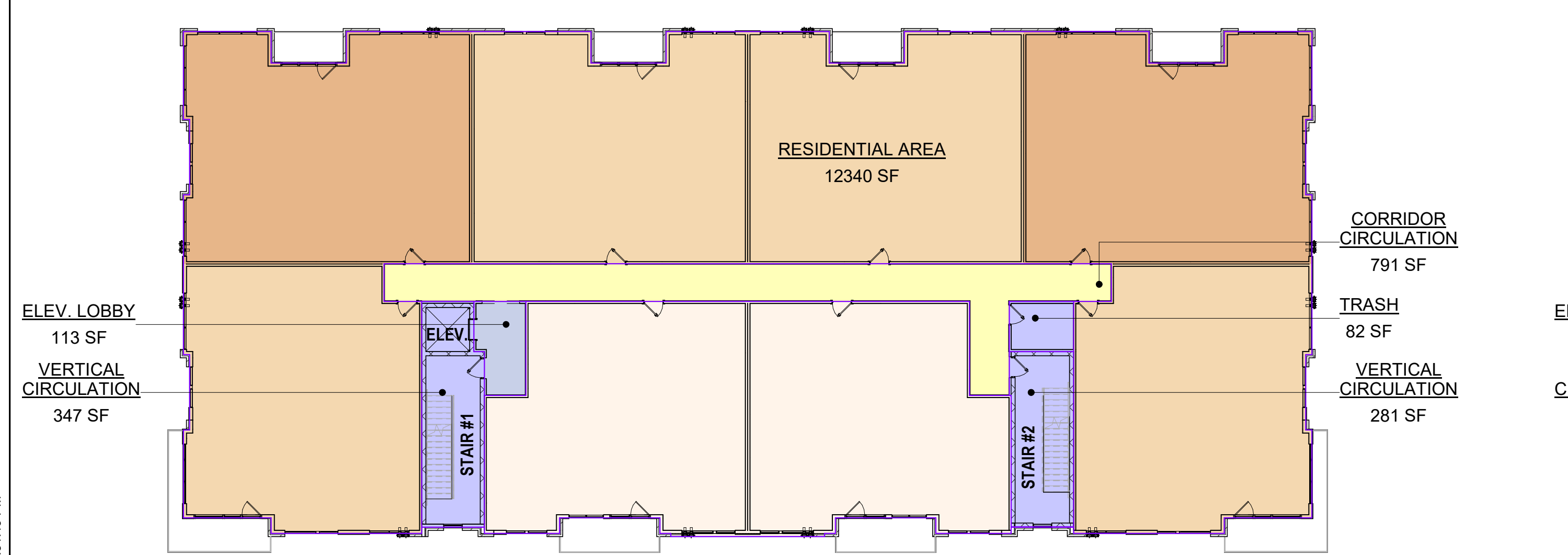
SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING PARTNERS  
 703.970.2890

TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

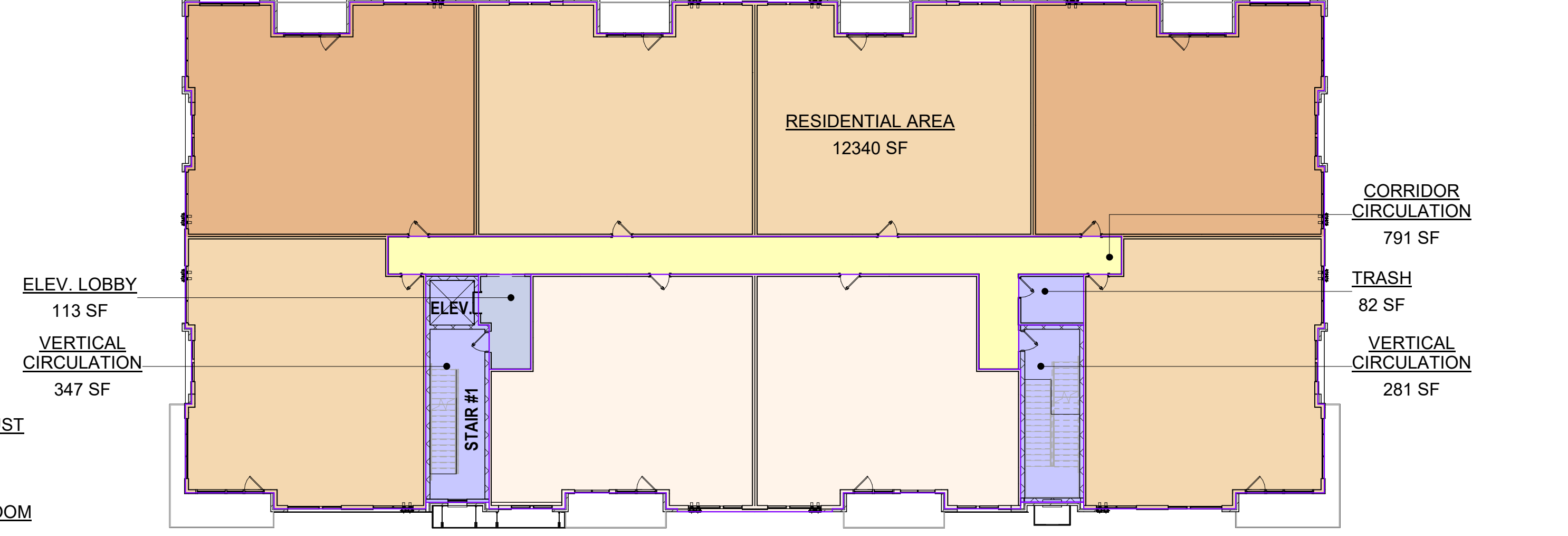


**1 CONDO - GROUND LEVEL**  
 A.SO-007 1/16" = 1'-0"

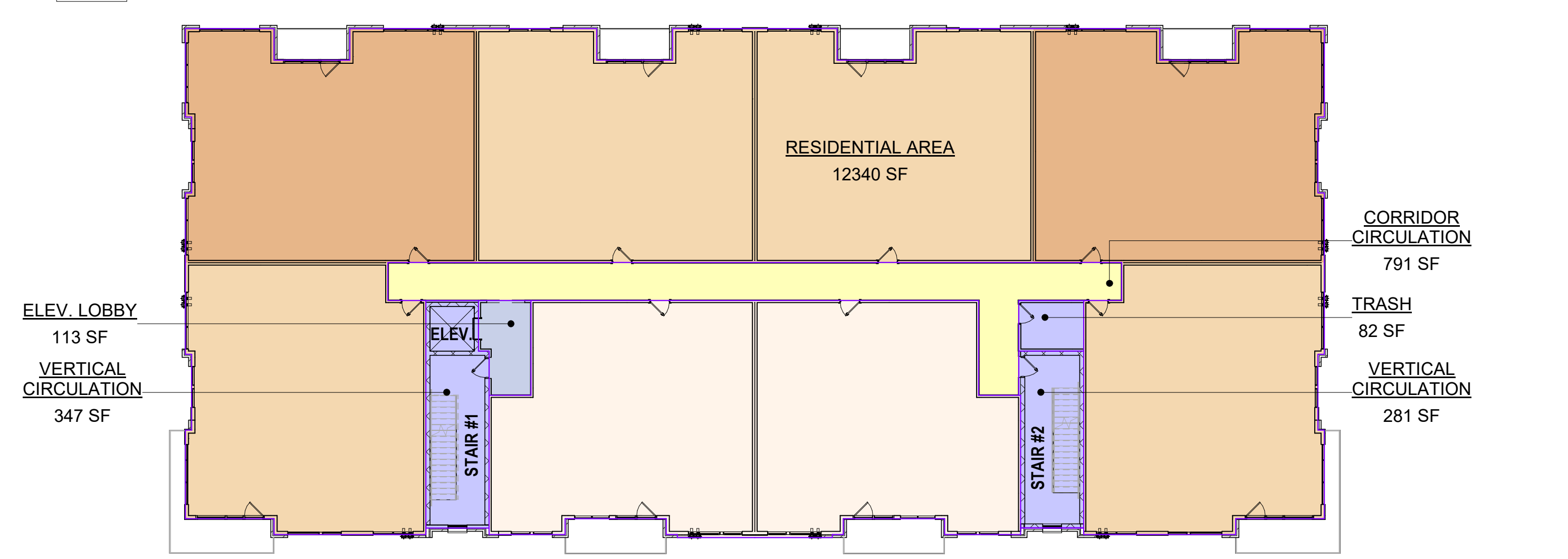


**3 CONDO - R3 LEVEL**  
 A.SO-007 1/16" = 1'-0"

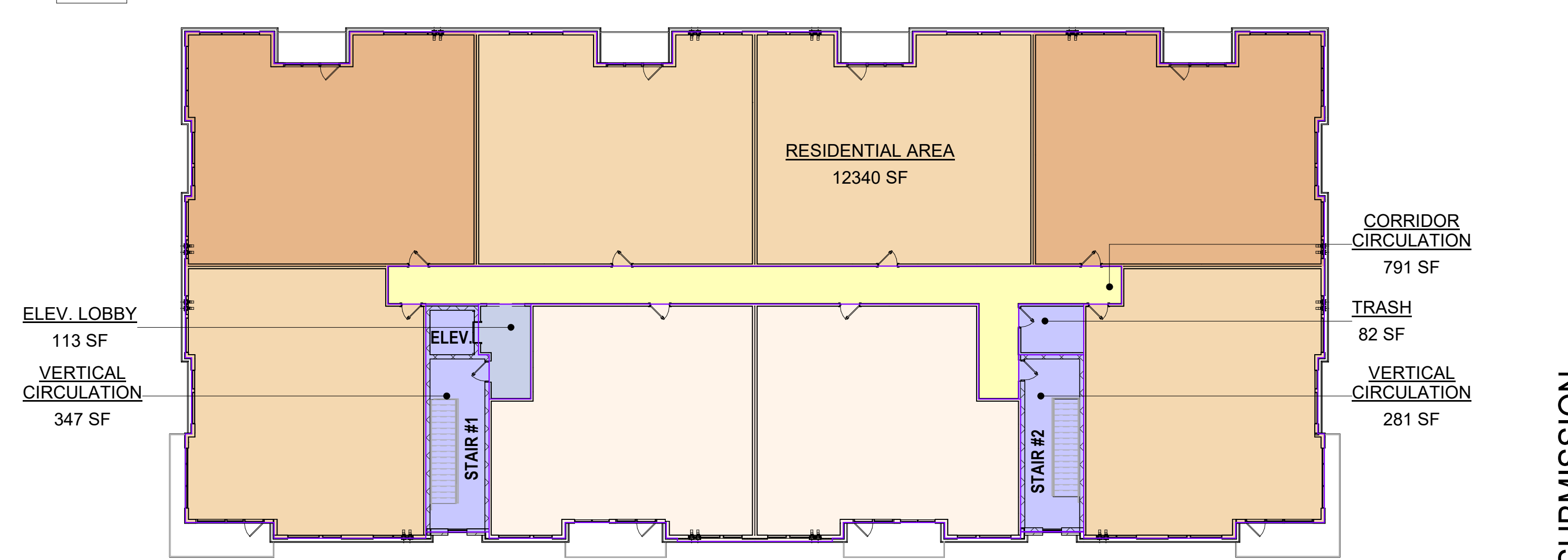
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**2 CONDO - R2 LEVEL**  
 A.SO-007 1/16" = 1'-0"



**4 CONDO - R4 LEVEL**  
 A.SO-007 1/16" = 1'-0"



**5 CONDO - R5 LEVEL**  
 A.SO-007 1/16" = 1'-0"

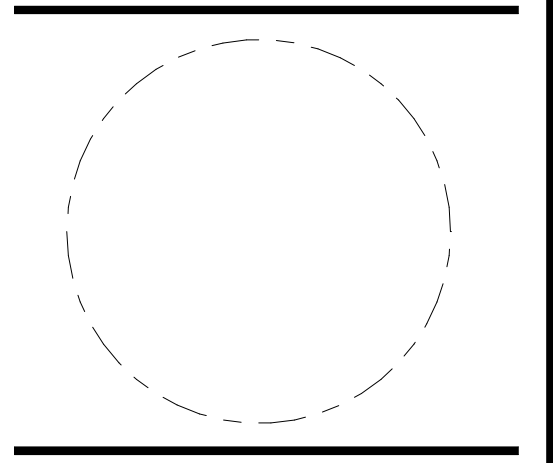
**Key Plan**

**Issue**

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

**Revisions**

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



**BUILDING SO - CONDO FLATS - AREA PLANS**

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE 05.22.2024	APPROVED X.Y.
SCALE: As indicated	JOB NO. JBC.016F

DRAWING NO.

**4.1 SUBMISSION**

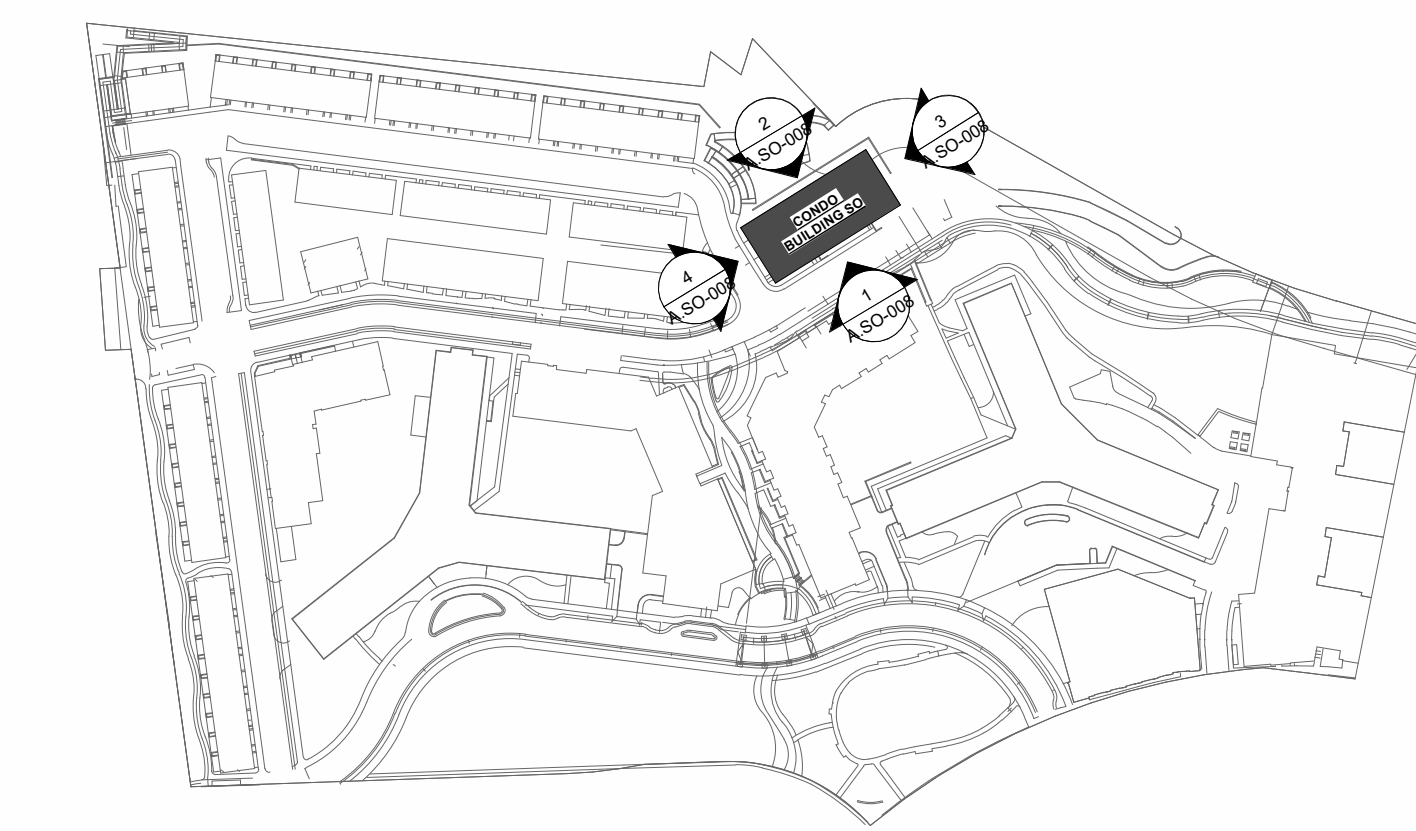
**A.SO-007**

PERCENTAGE OF OPENINGS				
	TOTAL (SF)	SOLID (SF)	WINDOW (SF)	% GLAZING
FRONT ELEVATION	10,650 SF	6,686 SF	3,964 SF	37 %
REAR ELEVATION	10,473 SF	7,154 SF	3,319 SF	32 %
SIDE ELEVATION 1	4,739 SF	3,139 SF	1,600 SF	34 %
SIDE ELEVATION 2	4,758 SF	2,942 SF	1,816 SF	58 %
TOTAL / AVG.	30,620 SF	19,921 SF	10,699 SF	35 %

NOTE: FINAL LOCATION OF VENTS TO BE DETERMINED THROUGH MEP

EXTERIOR ELEVATION KEYNOTES:

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



KEY PLAN

SOUTH PARCEL ARCHITECT:  
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 8521 Leesburg Pike | Suite 700  
 Vienna, VA 22182  
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CIVIL ENGINEER  
 BOHLER DC  
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LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

ATTORNEY  
 VENABLE LLP  
 202.344.4000

SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING PARTNERS  
 703.970.2890

TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

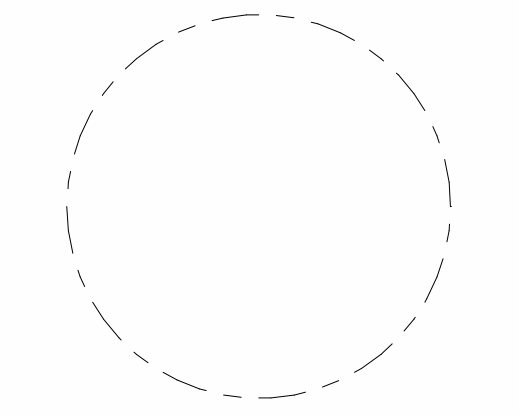
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



BUILDING SO - CONDO FLATS - OPENING CALCULATIONS

PRINCIPAL IN CHARGE  
 M.M.

PROJECT ARCHITECT  
 M.N.

DRAWN  
 R.C., M.S.

DATE  
 05.22.2024

APPROVED  
 X.Y.

SCALE:  
 As indicated

JOB NO.  
 JBC.016F

DRAWING NO.

A.SO-008

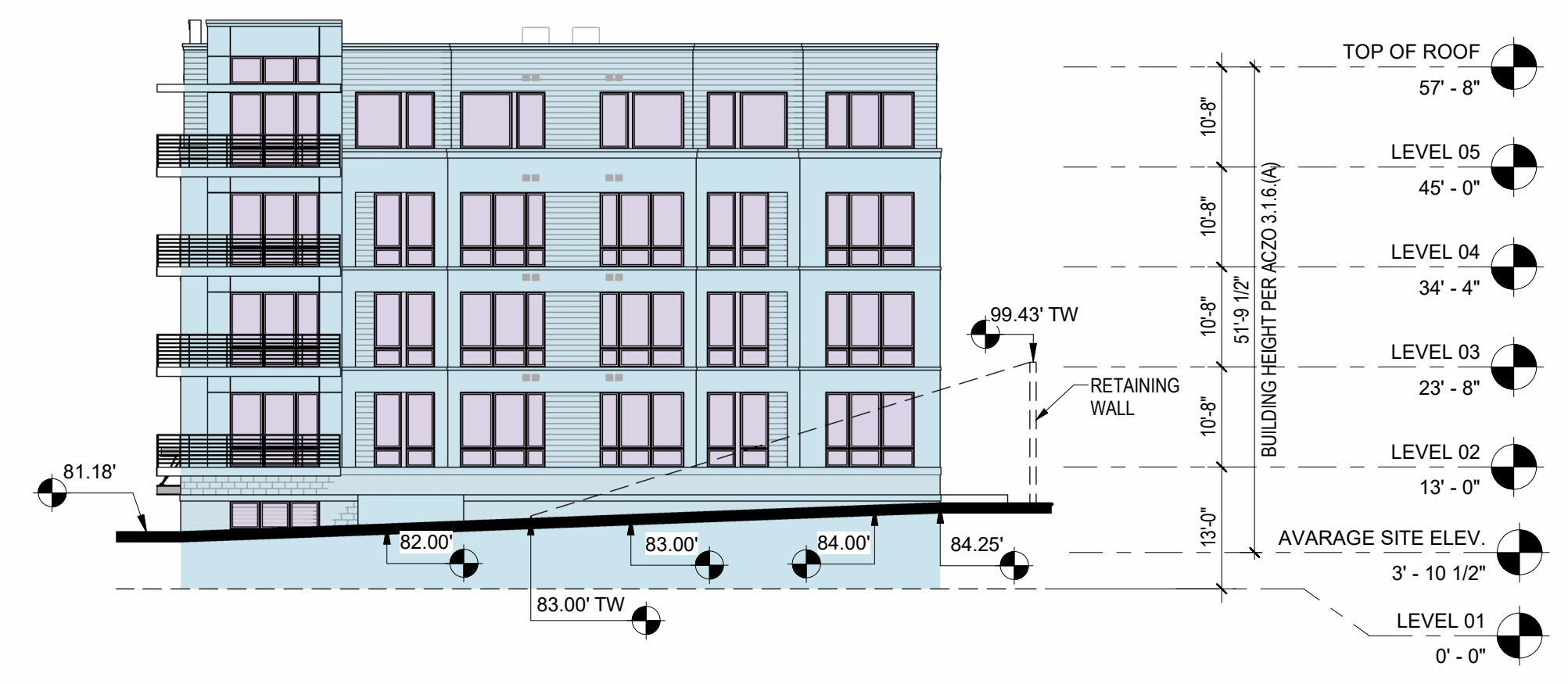
4.1 SUBMISSION



4 BUILDING SO - SIDE ELEV. 2 - OPENING CALCULATIONS  
 A.SO-008 1/16" = 1'-0" WALL OPENING:38%



2 BUILDING SO - REAR ELEV.- OPENING CALCULATIONS  
 A.SO-008 1/16" = 1'-0" WALL OPENING:32%



3 BUILDING SO - SIDE ELEV. 1 - OPENING CALCULATIONS  
 A.SO-008 1/16" = 1'-0" WALL OPENING:34%

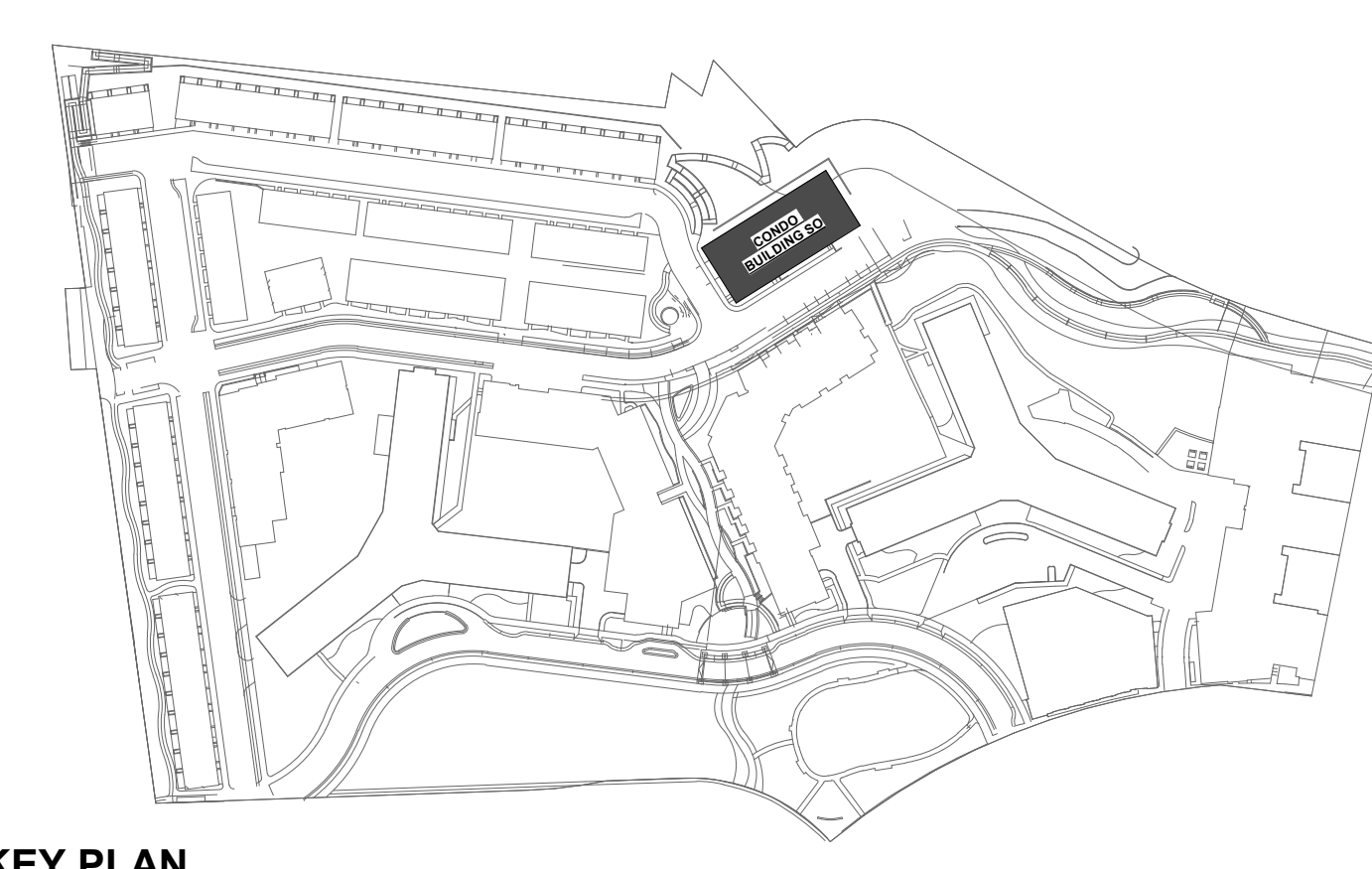


1 BUILDING SO - FRONT ELEV. - OPENING CALCULATIONS  
 A.SO-008 1/16" = 1'-0" WALL OPENING:37%

OVERALL PARKING TABULATIONS				
	STANDARD	TANDEM	HC-VAN	TOTAL PER FLOOR
G1 LEVEL	31 SPACES	11 SPACES	1 SPACES	43 SPACES
<b>TOTAL</b>				<b>43 SPACES</b>
<b>TOTAL PARKING PROVIDED:</b>				<b>43 SPACES</b>
<b>PROVIDED MULTI-FAMILY PARKING</b> 0.5 SPACES PER UNIT 32 UNITS * 0.5 SPACES				<b>16 SPACES</b>
<b>PROVIDED REPLACEMENT PARKING</b> TOTAL PARKING - MULTI-FAMILY PARKING 43 SPACES - 16 SPACES				<b>27 SPACES</b>

BIKE PARKING TABULATIONS				
	# OF UNIT	RATIO	REQUIRED	PROVIDED
RES. RENTAL	32 UNITS	1 BIKE SPACE PER EVERY 2.5 RESIDENTIAL UNITS.	13	15
RES. VISITOR	32 UNITS	1 BIKE SPACE PER EVERY 50 RESIDENTIAL UNITS.	1	1
<b>TOTAL</b>			<b>14 SPACES</b>	<b>16 SPACES</b>

EXTERIOR ELEVATION KEYNOTES:	
KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW



SOUTH PARCEL ARCHITECT:  
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**DESIGN**  
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 www.Lessarddesign.com

**RIVERHOUSE**

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 ARLINGTON, VA 22202

**OWNER / DEVELOPER**  
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 240.333.3600

**CENTRAL PARCEL ARCHITECT**  
 BCT DESIGN GROUP  
 410.837.2727

**SOUTH PARCEL ARCHITECT**  
 LESSARD DESIGN  
 571.830.1800

**CIVIL ENGINEER**  
 BOHLER DC  
 202.524.5700

**LANDSCAPE ARCHITECT**  
 BRADLEY SITE DESIGN  
 202.695.8056

**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

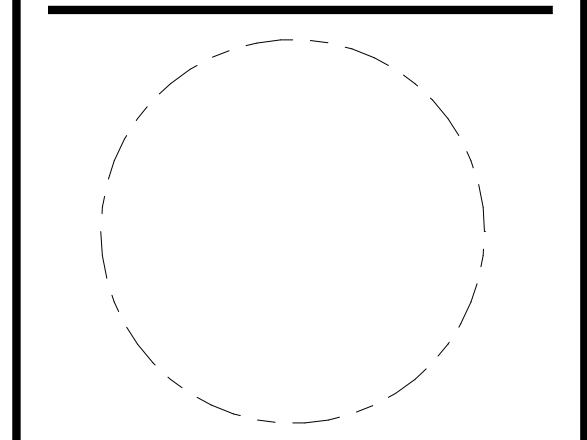
**Key Plan**

**Issue**

NO. DATE

**Revisions**

NO. DATE



**BUILDING SO - CONDO FLATS - ENLARGED PLANS**

**PRINCIPAL IN CHARGE**  
 M.M.

**PROJECT ARCHITECT**  
 M.N.

**DRAWN**  
 R.C., M.S.

**DATE**  
 05.22.2024

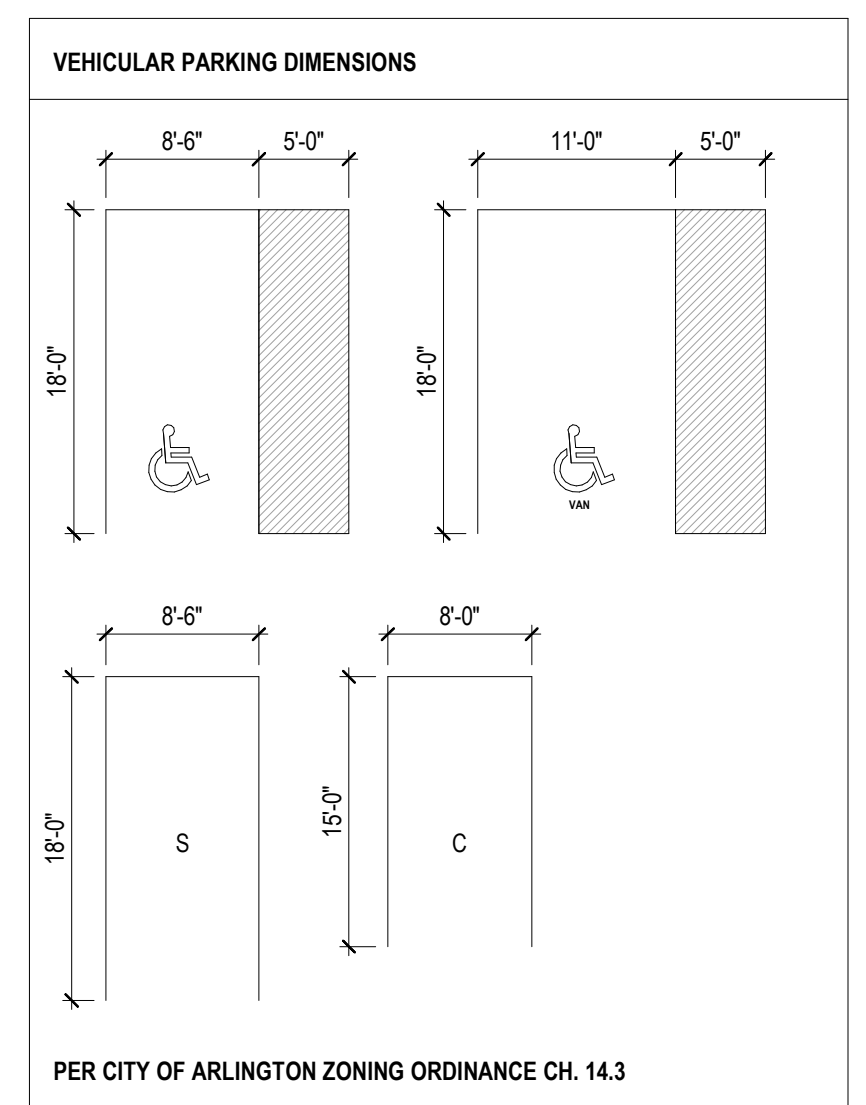
**APPROVED**  
 X.Y.

**SCALE:**  
 As indicated

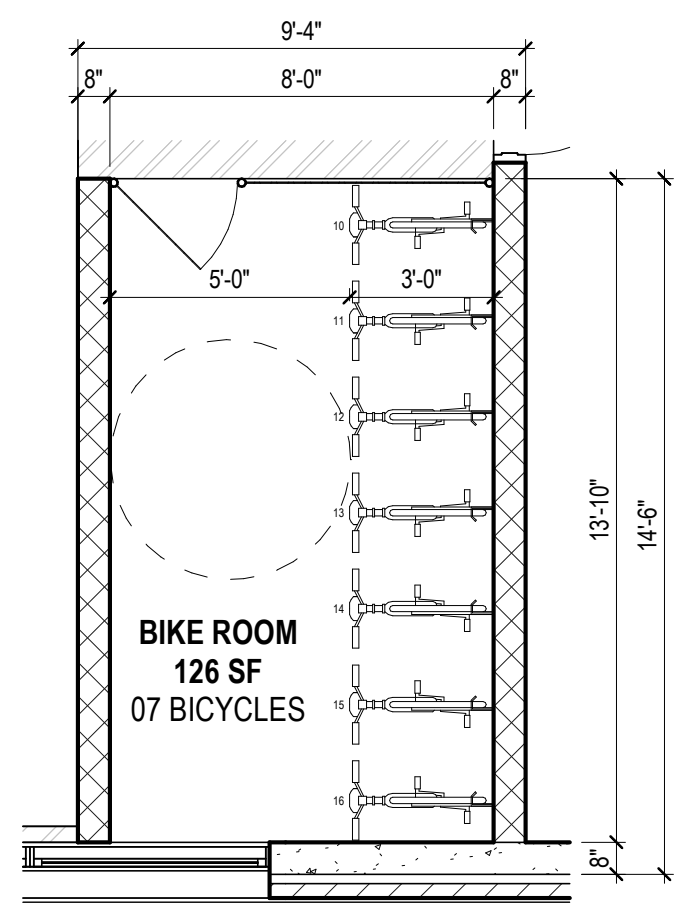
**JOB NO.**  
 JBC.016F

**DRAWING NO.**

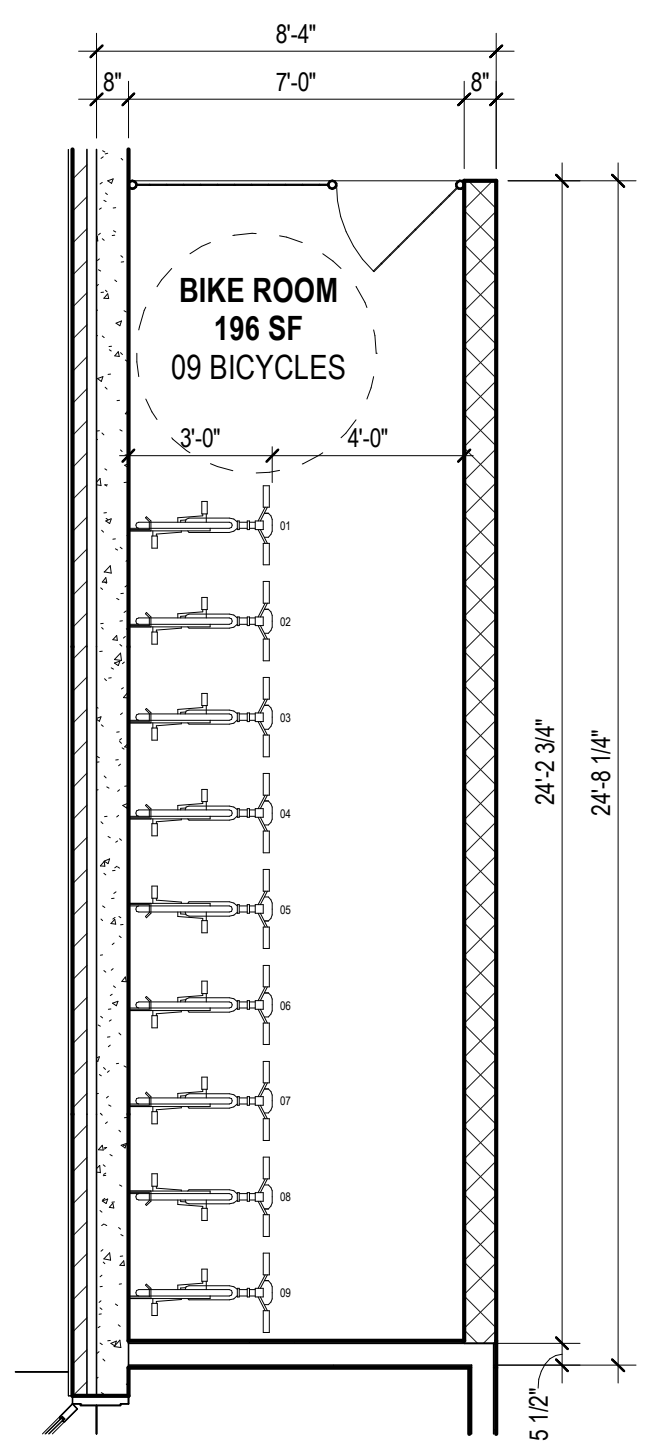
**A.SO-009**



**3** PARKING SPACE DIMENSIONS  
 A-5a 3/32" = 1'-0"



**2** ENLARGED BIKE PARKING  
 A.SO-009 1/4" = 1'-0"



**1** ENLARGED BIKE PARKING  
 A.SO-009 1/4" = 1'-0"

**4.1 SUBMISSION**

ELEVATION TYPE & COLOR SCHEME - MATRIX

SOUTH PARCEL ARCHITECT:

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8521 Leesburg Pike | Suite 700  
Vienna, VA 22182  
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BCT DESIGN GROUP  
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SOUTH PARCEL ARCHITECT  
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CIVIL ENGINEER  
BOHLER DC  
202.524.5700

LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

Key Plan

Issue

NO. DATE

Revisions

NO. DATE

SITE PLAN PLOT MATRIX

PRINCIPAL IN CHARGE  
M.M.

PROJECT ARCHITECT  
M.N.

DRAWN  
R.C., M.S.

DATE  
05.22.2024

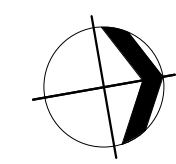
SCALE:  
1" = 50'-0"

DRAWING NO.  
A.SZ-001

APPROVED  
X.Y.

JOB NO.  
JBC.016F

4.1 SUBMISSION



MULTI-FAMILY TH		
UNIT NUMBER	ELEVATION TYPE	COLOR SCHEME
UNIT 1	ELEV 1 - END	COLOR SCHEME 6
UNIT 2	ELEV 2	COLOR SCHEME 7
UNIT 3	ELEV 1 - INTERIOR	COLOR SCHEME 8
UNIT 4	ELEV 1 - INTERIOR	COLOR SCHEME 7
UNIT 5	ELEV 1 - INTERIOR	COLOR SCHEME 8
UNIT 6	ELEV 2	COLOR SCHEME 7
UNIT 7	ELEV 2	COLOR SCHEME 6
UNIT 8	ELEV 1 - INTERIOR	COLOR SCHEME 8
UNIT 9	ELEV 2	COLOR SCHEME 7
UNIT 10	ELEV 4	COLOR SCHEME 7
UNIT 11	ELEV 4 - END	COLOR SCHEME 7
UNIT 12	ELEV 1 - INTERIOR	COLOR SCHEME 8
UNIT 13	ELEV 3	COLOR SCHEME 8
UNIT 14	ELEV 3	COLOR SCHEME 8
UNIT 15	ELEV 4 - INTERIOR	COLOR SCHEME 5
UNIT 16	ELEV 3	COLOR SCHEME 8
UNIT 17	ELEV 2	COLOR SCHEME 6
UNIT 18	ELEV 2	COLOR SCHEME 7
UNIT 19	ELEV 1 - END	COLOR SCHEME 6
UNIT 20	ELEV 1 - END	COLOR SCHEME 6
UNIT 21	ELEV 4 - INTERIOR	COLOR SCHEME 9
UNIT 22	ELEV 3	COLOR SCHEME 8
UNIT 23	ELEV 2	COLOR SCHEME 7
UNIT 24	ELEV 2	COLOR SCHEME 6
UNIT 25	ELEV 4 - INTERIOR	COLOR SCHEME 9
UNIT 26	ELEV 1 - INTERIOR	COLOR SCHEME 8
UNIT 27	ELEV 4 - END	COLOR SCHEME 7
UNIT 28	ELEV 4 - END	COLOR SCHEME 2
UNIT 29	ELEV 3	COLOR SCHEME 3
UNIT 30	ELEV 4 - END	COLOR SCHEME 2
UNIT 31	ELEV 4 - END	COLOR SCHEME 2
UNIT 32	ELEV 4 - INTERIOR	COLOR SCHEME 1
UNIT 33	ELEV 3	COLOR SCHEME 3
UNIT 34	ELEV 3	COLOR SCHEME 1
UNIT 35	ELEV 2	COLOR SCHEME 5
UNIT 36	ELEV 2	COLOR SCHEME 1
UNIT 37	ELEV 1 - INTERIOR	COLOR SCHEME 1
UNIT 38	ELEV 4 - END	COLOR SCHEME 2
UNIT 39	ELEV 4 - END	COLOR SCHEME 2
UNIT 40	ELEV 2	COLOR SCHEME 5
UNIT 41	ELEV 2	COLOR SCHEME 5
UNIT 42	ELEV 1 - INTERIOR	COLOR SCHEME 3
UNIT 43	ELEV 1 - INTERIOR	COLOR SCHEME 4
UNIT 44	ELEV 1 - INTERIOR	COLOR SCHEME 3
UNIT 45	ELEV 2	COLOR SCHEME 5
UNIT 46	ELEV 4 - END	COLOR SCHEME 6
UNIT 47	ELEV 4 - END	COLOR SCHEME 2
UNIT 48	ELEV 1 - INTERIOR	COLOR SCHEME 1
UNIT 49	ELEV 3	COLOR SCHEME 3
UNIT 50	ELEV 4 - INTERIOR	COLOR SCHEME 4
UNIT 51	ELEV 4 - INTERIOR	COLOR SCHEME 2
UNIT 52	ELEV 1 - INTERIOR	COLOR SCHEME 3
UNIT 53	ELEV 1 - INTERIOR	COLOR SCHEME 3
UNIT 54	ELEV 1 - END	COLOR SCHEME 1
UNIT 55	ELEV 1 - END	COLOR SCHEME 5
UNIT 56	ELEV 2	COLOR SCHEME 6
UNIT 57	ELEV 2	COLOR SCHEME 7
UNIT 58	ELEV 1 - INTERIOR	COLOR SCHEME 8
UNIT 59	ELEV 1 - INTERIOR	COLOR SCHEME 6
UNIT 60	ELEV 2	COLOR SCHEME 7
UNIT 61	ELEV 1 - END	COLOR SCHEME 5
UNIT 62	ELEV 1 - END	COLOR SCHEME 5
UNIT 63	ELEV 1 - INTERIOR	COLOR SCHEME 8
UNIT 64	ELEV 2	COLOR SCHEME 6
UNIT 65	ELEV 1 - INTERIOR	COLOR SCHEME 8
UNIT 66	ELEV 2	COLOR SCHEME 7
UNIT 67	ELEV 1 - INTERIOR	COLOR SCHEME 8
UNIT 68	ELEV 2	COLOR SCHEME 7
UNIT 69	ELEV 2	COLOR SCHEME 6
UNIT 70	ELEV 1 - END	COLOR SCHEME 5
UNIT 71	ELEV 1 - END	COLOR SCHEME 5
UNIT 72	ELEV 2	COLOR SCHEME 6
UNIT 73	ELEV 1 - INTERIOR	COLOR SCHEME 8
UNIT 74	ELEV 1 - INTERIOR	COLOR SCHEME 6
UNIT 75	ELEV 2	COLOR SCHEME 7
UNIT 76	ELEV 1 - END	COLOR SCHEME 5
UNIT 77	ELEV 1 - END	COLOR SCHEME 5
UNIT 78	ELEV 1 - INTERIOR	COLOR SCHEME 6
UNIT 79	ELEV 2	COLOR SCHEME 7
UNIT 80	ELEV 1 - INTERIOR	COLOR SCHEME 8
UNIT 81	ELEV 2	COLOR SCHEME 7
UNIT 82	ELEV 1 - INTERIOR	COLOR SCHEME 6
UNIT 83	ELEV 2	COLOR SCHEME 7
UNIT 84	ELEV 1 - END	COLOR SCHEME 5
UNITS 85 - 88	ELEV 1 - END	COLOR SCHEME 1
UNITS 87 - 88	ELEV 3	COLOR SCHEME 3
UNITS 89 - 90	ELEV 1 - END	COLOR SCHEME 1
UNITS 91 - 92	ELEV 1 - END	COLOR SCHEME 1
UNITS 93 - 94	ELEV 2	COLOR SCHEME 2
UNITS 95 - 96	ELEV 2	COLOR SCHEME 2
UNITS 97 - 98	ELEV 3	COLOR SCHEME 3
UNITS 99 - 100	ELEV 2	COLOR SCHEME 2
UNITS 101 - 102	ELEV 3	COLOR SCHEME 3
UNITS 103 - 104	ELEV 3	COLOR SCHEME 3
UNITS 105 - 106	ELEV 1 - END	COLOR SCHEME 1
UNITS 107 - 108	ELEV 1	COLOR SCHEME 1
UNITS 109 - 110	ELEV 2	COLOR SCHEME 2
UNITS 111 - 112	ELEV 3	COLOR SCHEME 3
UNITS 113 - 114	ELEV 2	COLOR SCHEME 4
UNITS 115 - 116	ELEV 2	COLOR SCHEME 2
UNITS 117 - 118	ELEV 1	COLOR SCHEME 1
UNITS 119 - 150	ELEV	COLOR SCHEME 1

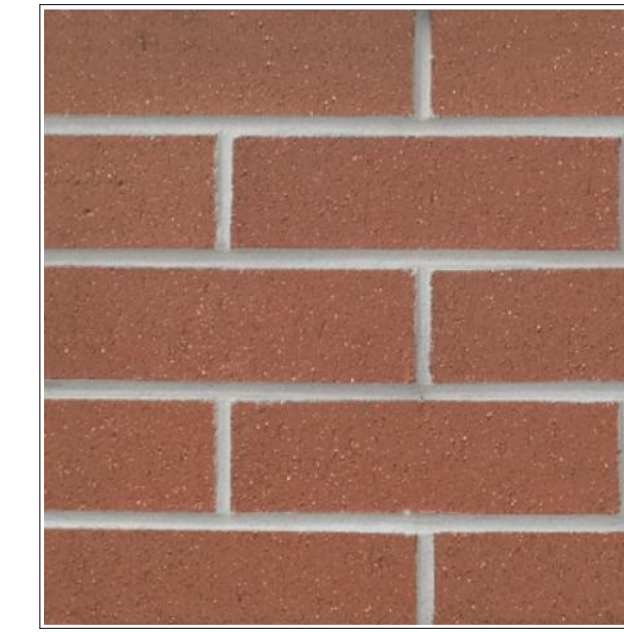
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1 SITE PLAN - PLOT MATRIX  
A.SZ-001 1" = 50'-0"

# COLOR SCHEMES

BRICK	COLOR SCHEME 1 (MF TH)	COLOR SCHEME 2 (MF TH)	COLOR SCHEME 3 (MF TH)	COLOR SCHEME 4 (MF TH)	COLOR SCHEME 5 (MF TH)	COLOR SCHEME 6 (MF TH)	COLOR SCHEME 7 (MF TH)	COLOR SCHEME 8 (MF TH)	COLOR SCHEME 1 (MF CONDO)
	BRICK 1 RED CLIFF GLEN-GARY	BRICK 2 761 LIGHT GRAY MERIDIAN	BRICK 3 OYSTER WHITE GENERAL SHALE	BRICK 4 BURGUNDY GLEN GERY	BRICK 5 MOCHA PALMETTO	BRICK 6 CORAL VELOUR GENERAL SHALE	BRICK 7 FRENCH GRAY TAYLOR	BRICK 8 WHITE STONE PALMETTO	BRICK 3 OYSTER WHITE GENERAL SHALE
BASE VENEER	B VENEER 1 SANDRIFT ARRISCRAFT REINSASSANCE				B VENEER 2 NUTMEG ARRISCRAFT REINSASSANCE				B VENEER 3
PRECAST BAND	PRECAST 1				PRECAST 2				PRECAST 3
SIDING	SIDING 1 SW7507 STONE LION HARDIE W/ SHERWIN WILLIAMS	SIDING 2	SIDING 3	SIDING 4	SIDING 5	SIDING 6	SIDING 7	SIDING 8	SIDING 9
	FCA 1 SW 7615 SEA SERPENT HARDIE W/ SHERWIN WILLIAMS				FCA 2 SW6994 GREENBLACK HARDIE W/ SHERWIN WILLIAMS				FCA 3
FIBER CEMENT (ACCENT PANEL)	FCL 1 SW7570 EGRET WHITE HARDIE W/ SHERWIN WILLIAMS								
FIBER CEMENT (LOFT PANEL)	TRIM 1 SW 7030 ANEW GRAY HARDIE W/ SHERWIN WILLIAMS								
TRIM / CORNICE (LOFT)	TRIM 2								
TRIM / CORNICE (GENERAL)	WINDOW 1								
WINDOW	F DOOR 1								
FRONT DOOR	G DOOR 1								
GARAGE DOOR	METAL								
METAL (RAILINGS/CANOPY/IDS)									

# MATERIAL BOARD



M-01 - BRICK VENEER



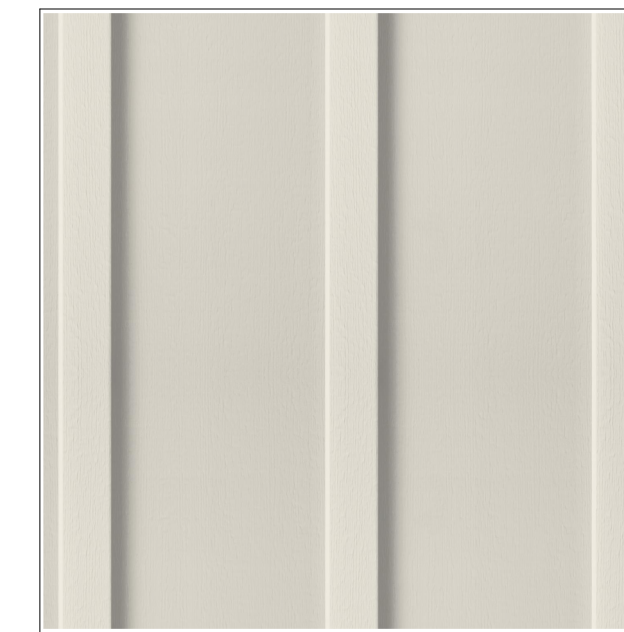
M-02 - HOR. SIDING



M-03 - VERTICAL SIDING



M-04 - F.C PANEL



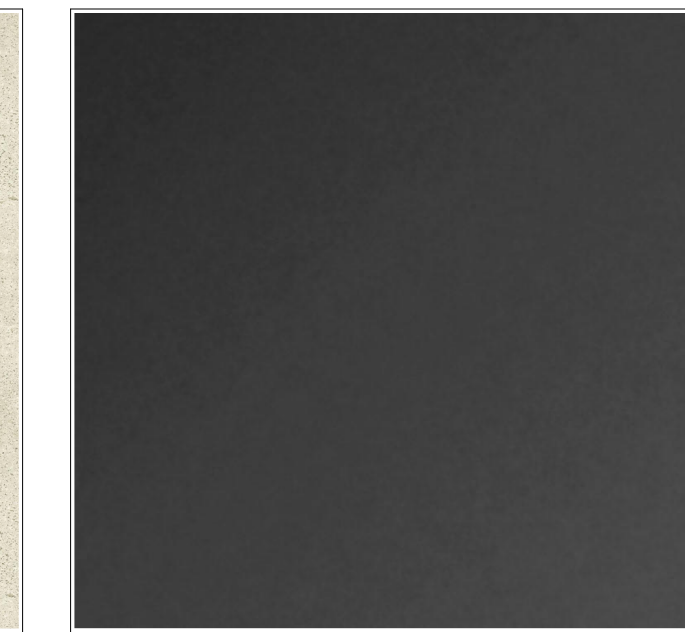
M-05 - BOARD & BATTEN



M-06 - STONE/CMU



M-05 - PRECAST STONE



M-07 - METAL  
- RAILINGS  
- CANOPY  
- DOWNSPOUT



M-09 - GARAGE DOOR

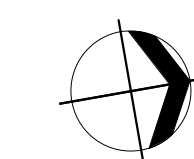


M-10 - DOOR



M-11 - WINDOWS

\*MATERIALS AND COLORS ARE FOR ILLUSTRATIVE PURPOSES ONLY.  
SUBJECT TO CHANGE



4.1 SUBMISSION

SOUTH PARCEL ARCHITECT:  
**lessard**  
DESIGN  
8521 Leesburg Pike | Suite 700  
Vienna, VA 22182  
P: 571.830.1800 | F: 571.830.1801  
www.Lessarddesign.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  
LESSARD DESIGN  
571.830.1800

CIVIL ENGINEER  
BOHLER DC  
202.524.5700

LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

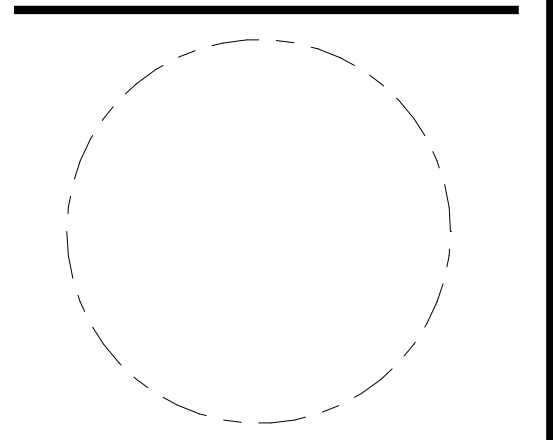
TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

## Key Plan

Issue	
NO.	DATE

Revisions	
NO.	DATE



## COLOR PALETTE

PRINCIPAL IN CHARGE  
M.M.

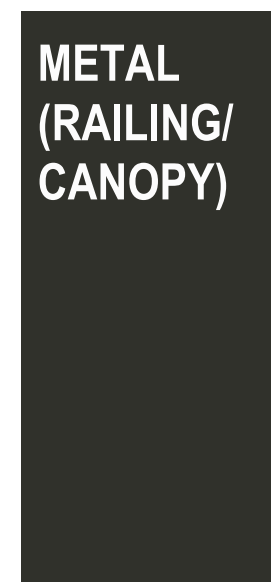
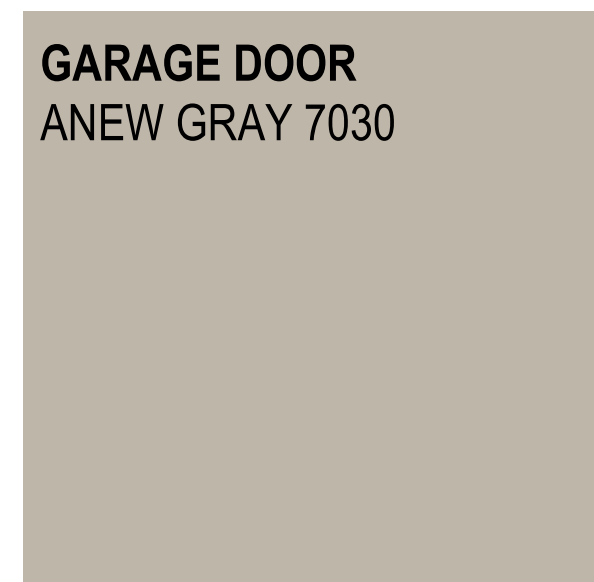
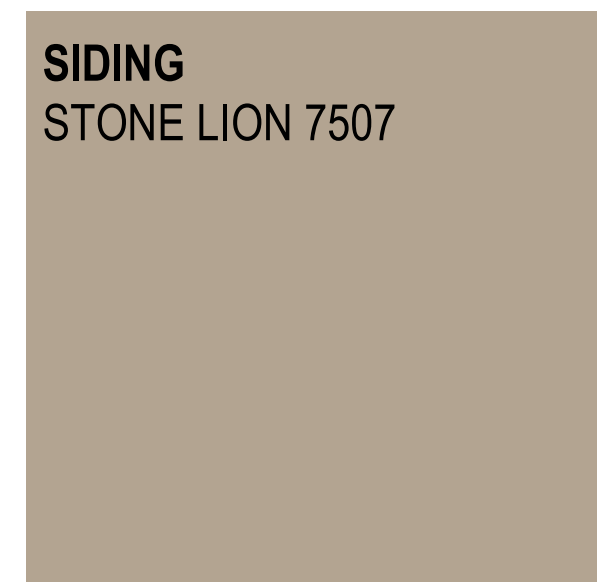
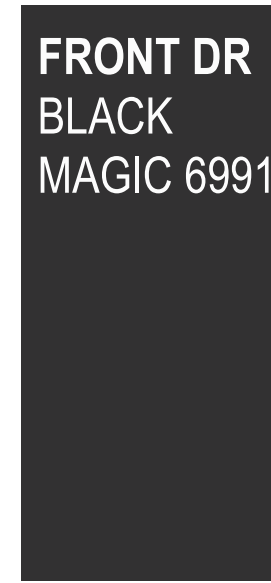
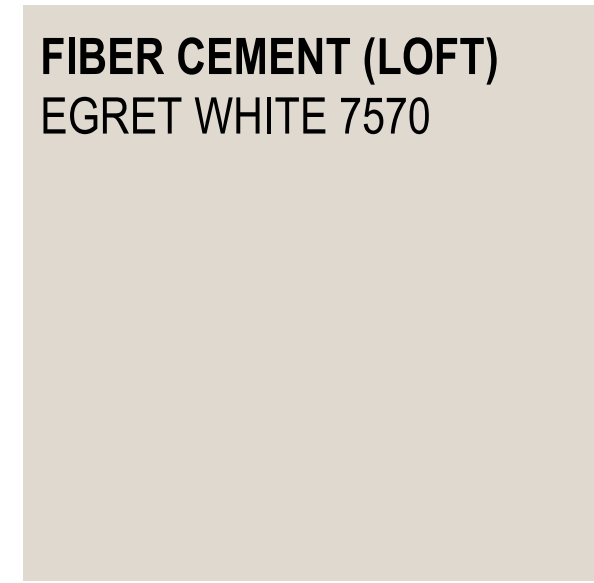
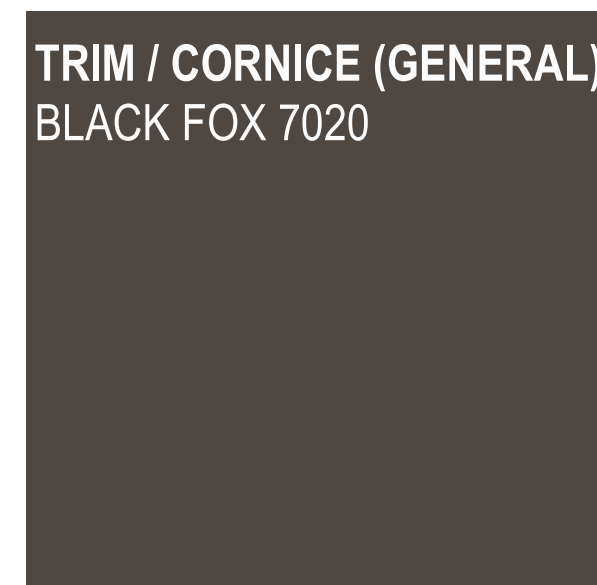
PROJECT ARCHITECT  
M.N.

DRAWN  
R.C., M.S.

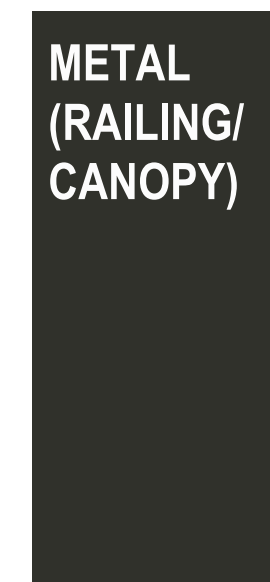
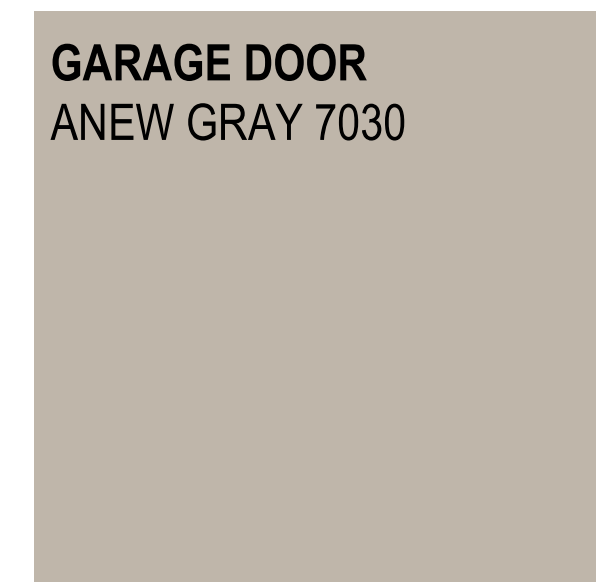
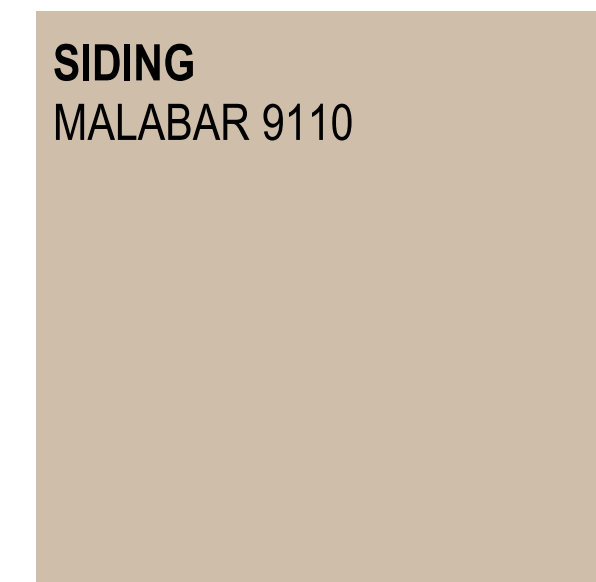
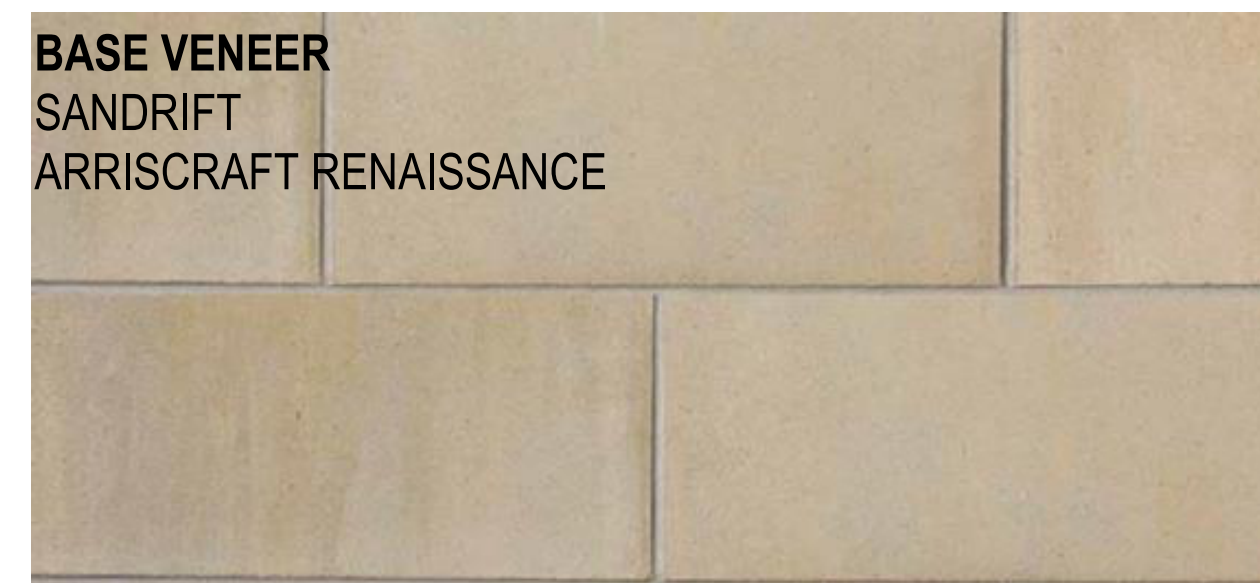
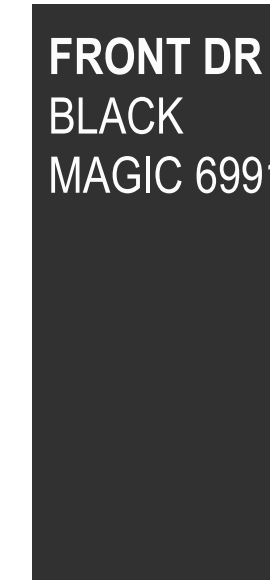
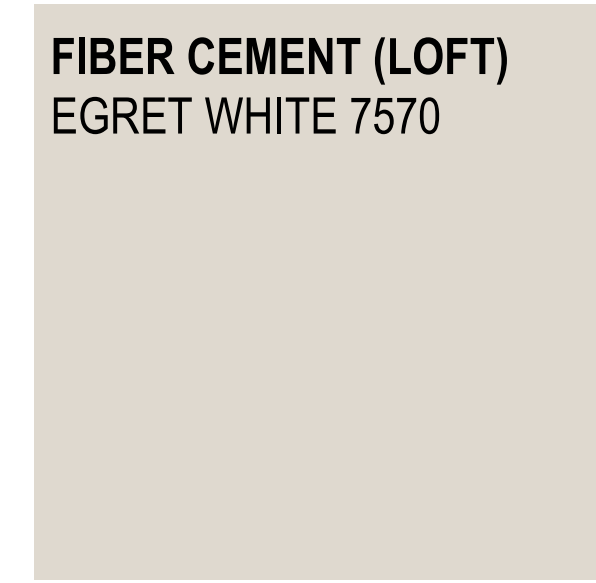
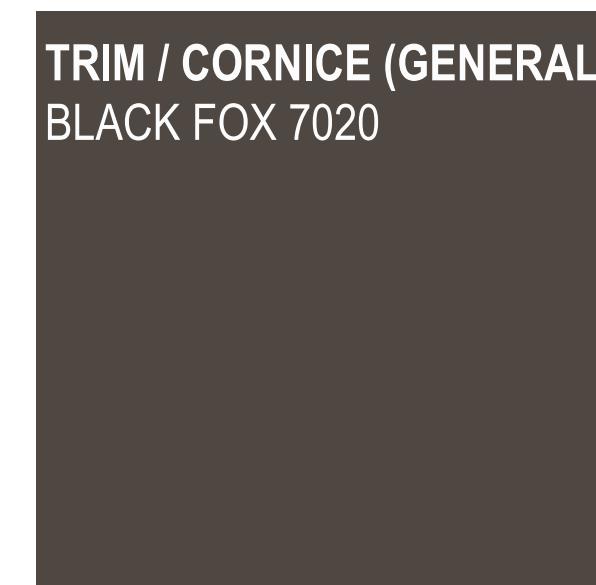
DATE 05.22.2024	APPROVED X.Y.
SCALE: 1/2" = 1'-0"	JOB NO. JBC.016F

DRAWING NO.  
A.SZ-002

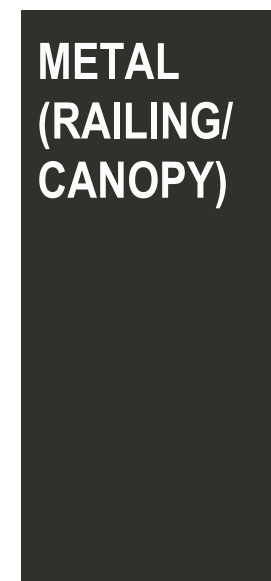
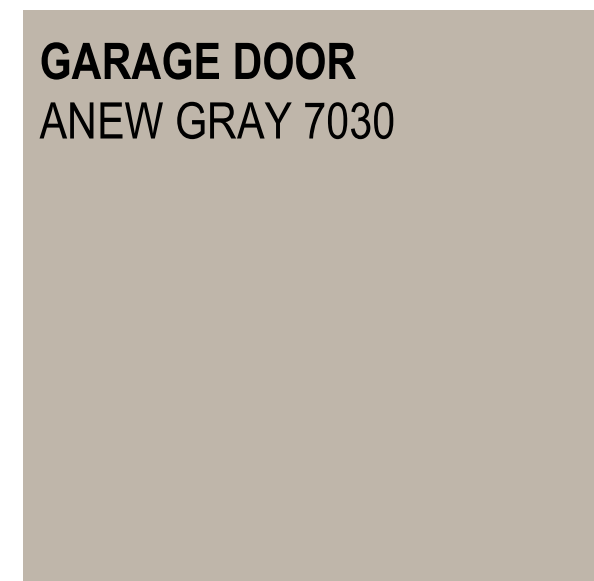
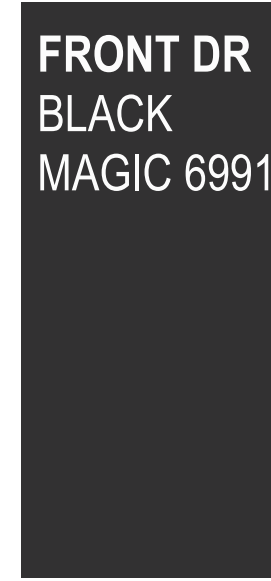
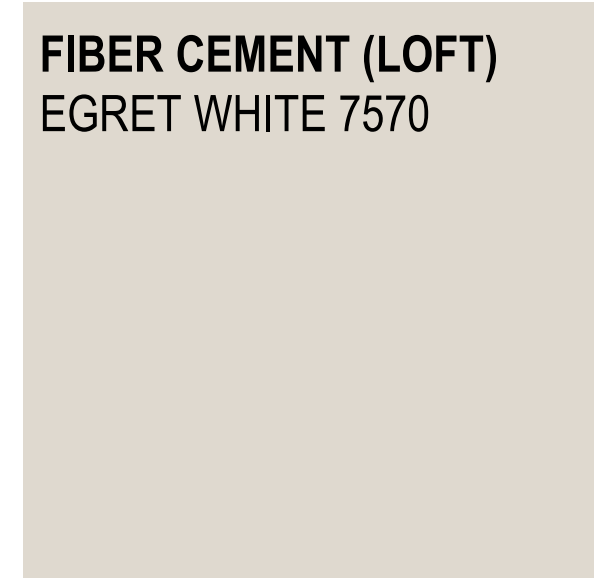
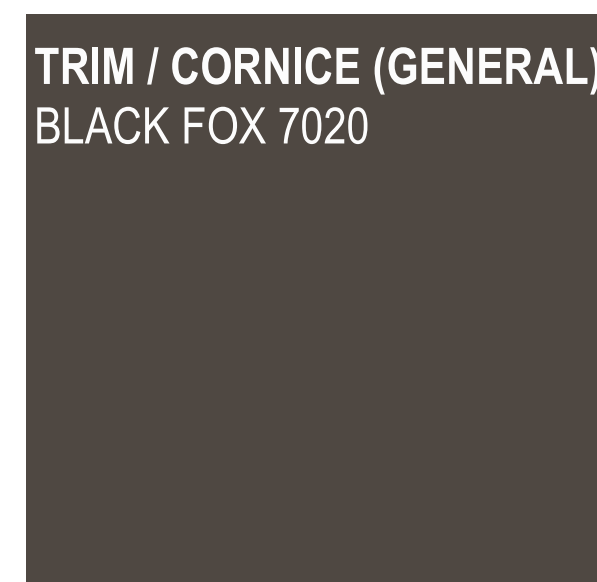
**COLOR SCHEME 1 (TH)**



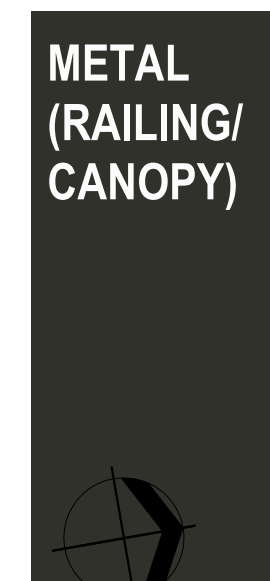
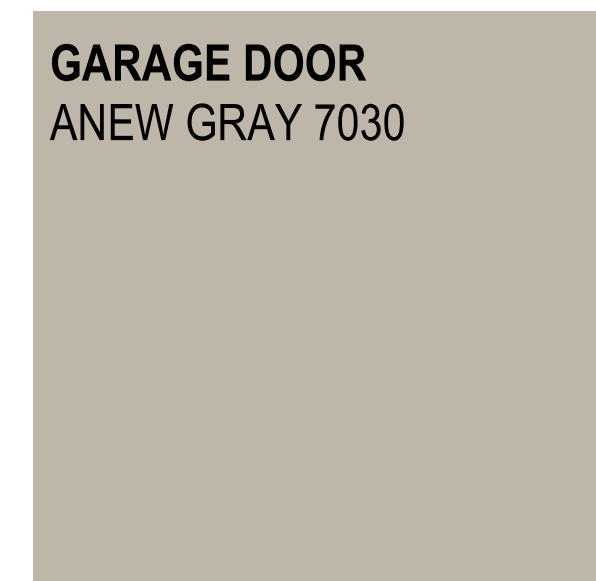
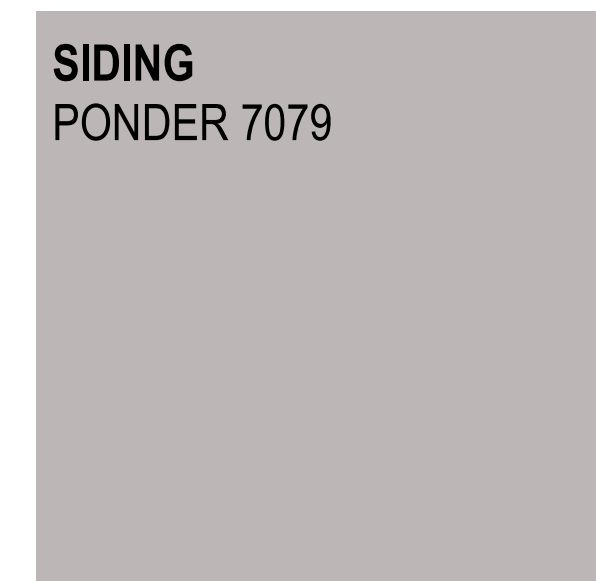
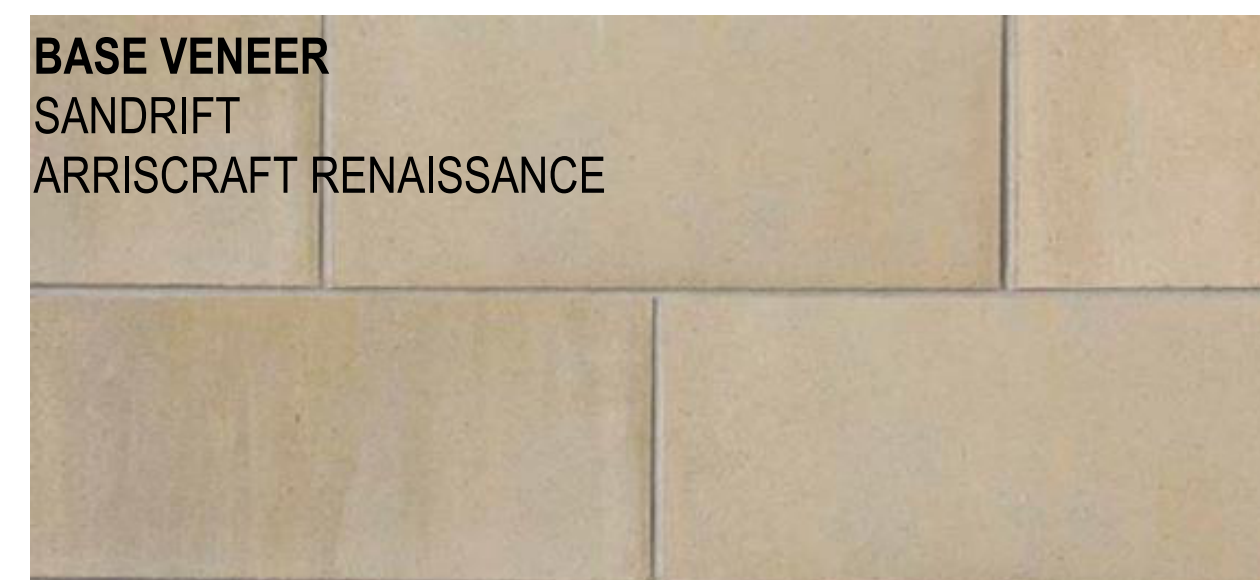
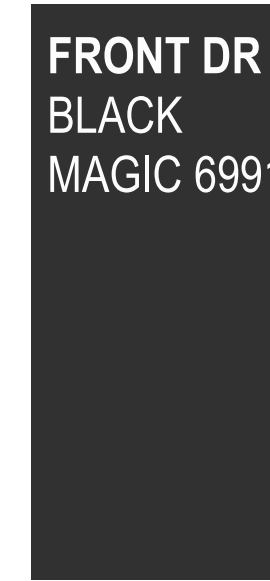
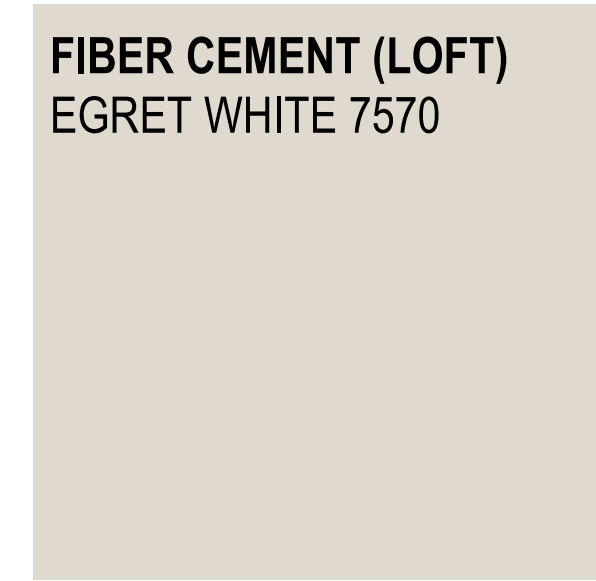
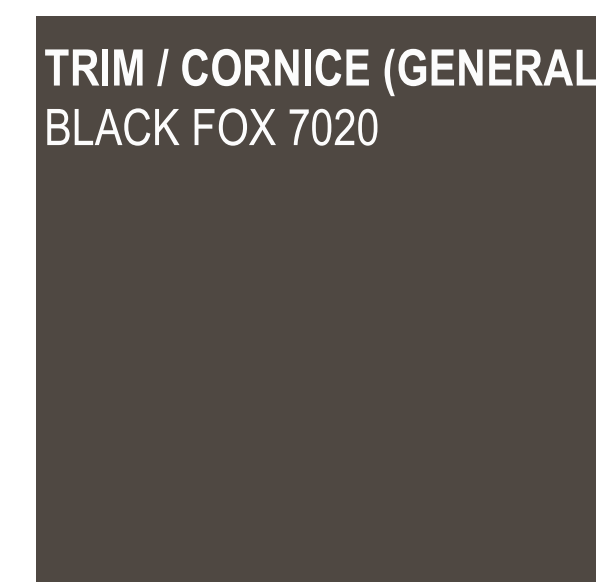
**COLOR SCHEME 2 (TH)**



**COLOR SCHEME 3 (TH)**



**COLOR SCHEME 4 (TH)**



**RIVERHOUSE**

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ARLINGTON, VA 22202

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410.837.2727

SOUTH PARCEL ARCHITECT  
LESSARD DESIGN  
571.830.1800

CIVIL ENGINEER  
BOHLER DC  
202.524.5700

LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

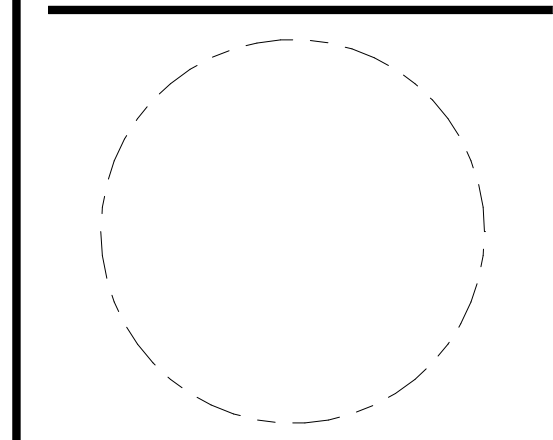
**Key Plan**

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**COLOR SCHEMES**

PRINCIPAL IN CHARGE  
M.M.

PROJECT ARCHITECT  
M.N.

DRAWN  
R.C., M.S.

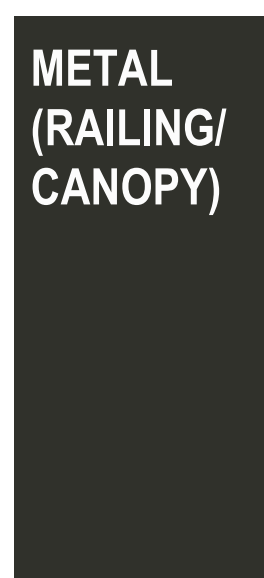
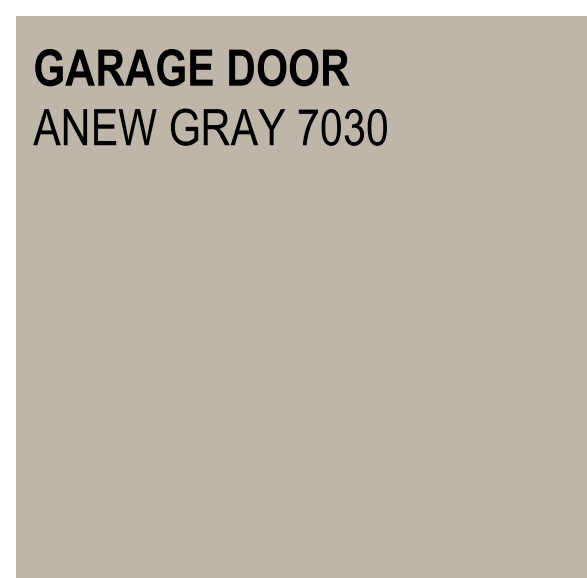
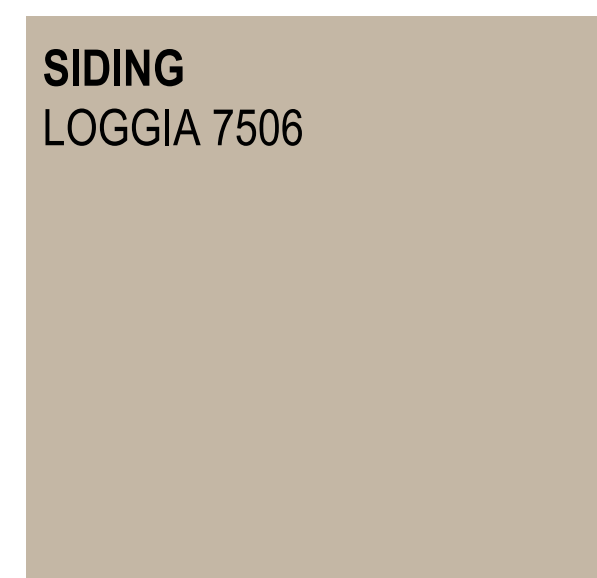
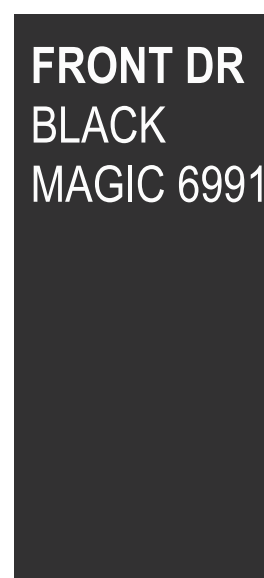
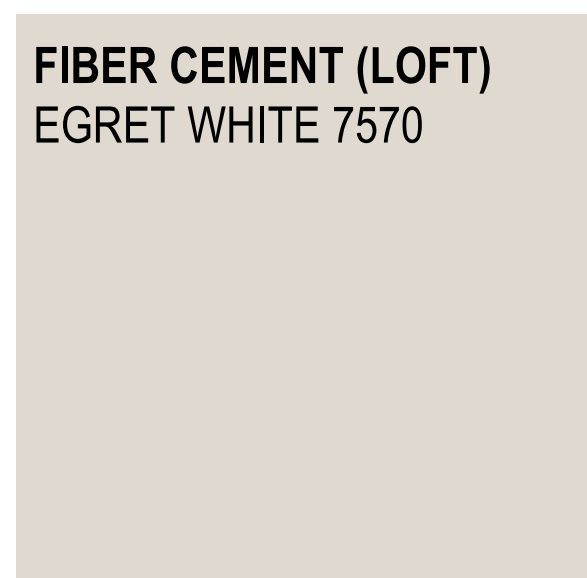
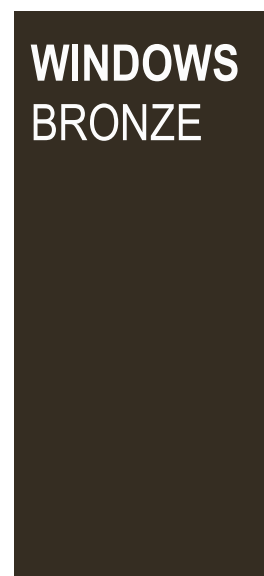
DATE 05.22.2024	APPROVED X.Y.
SCALE: 1/2" = 1'-0"	JOB NO. JBC.016F

DRAWING NO.  
A.SZ-003

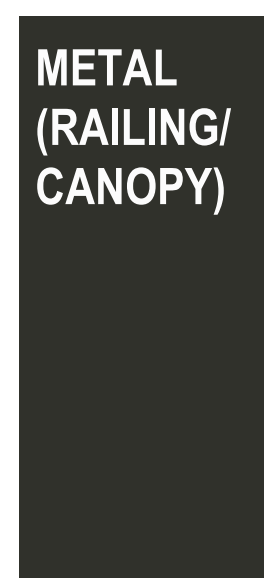
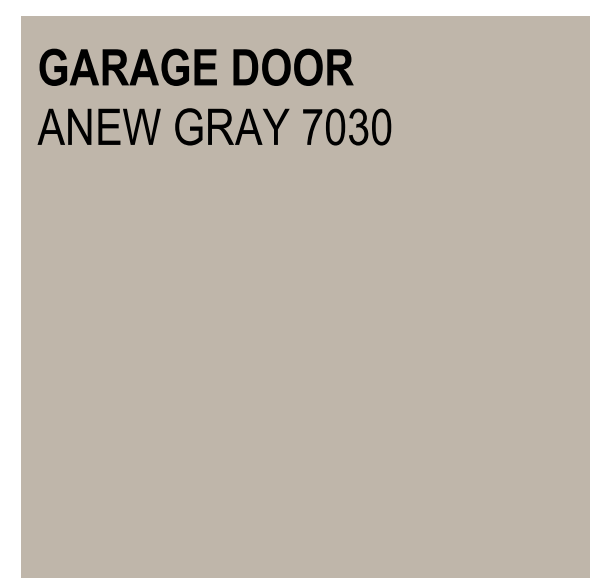
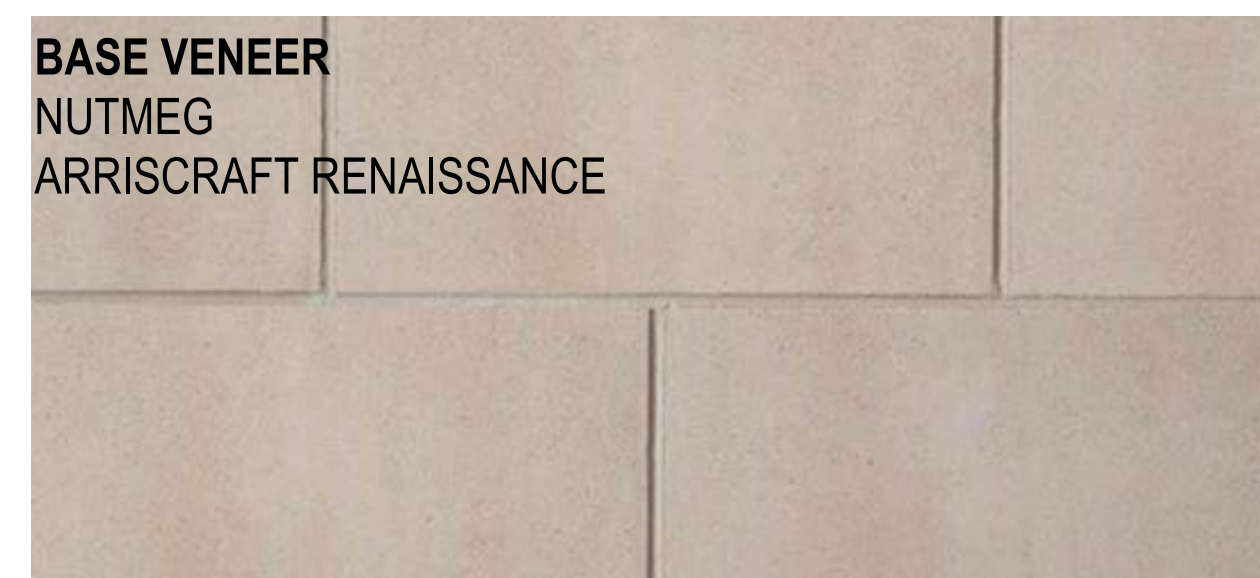
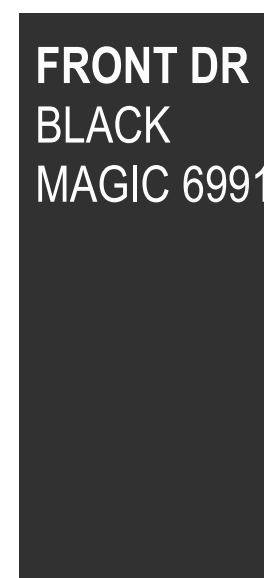
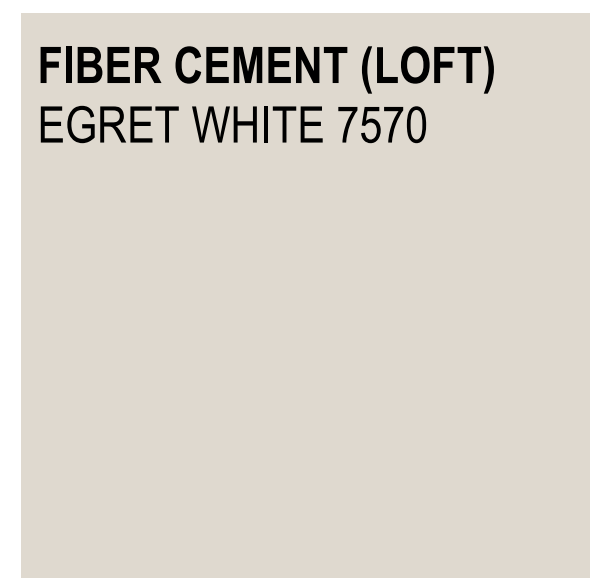
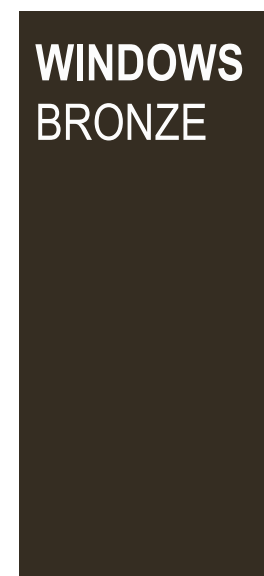
4.1 SUBMISSION



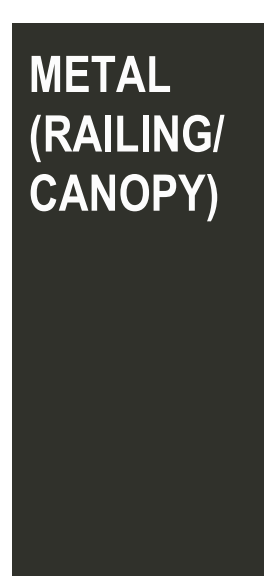
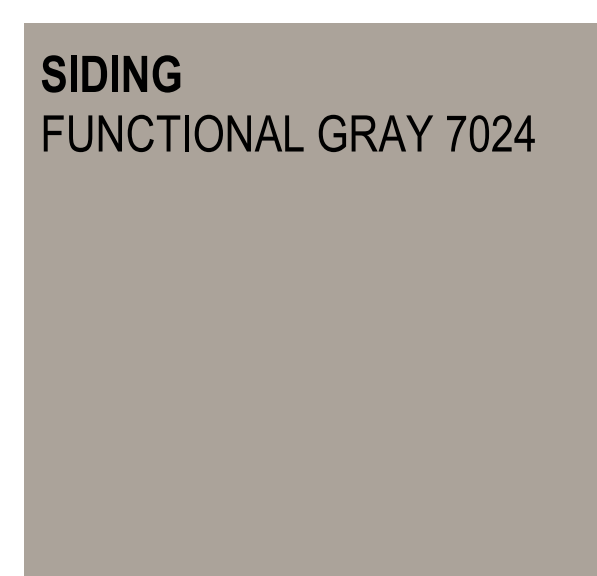
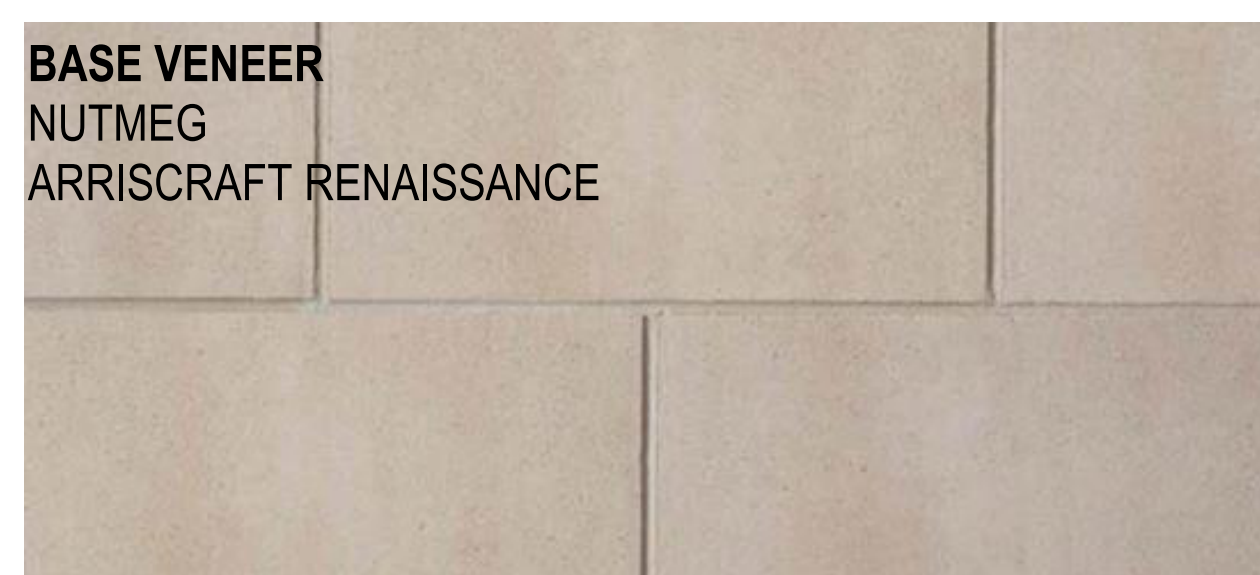
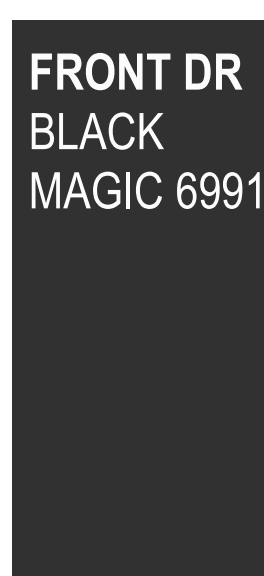
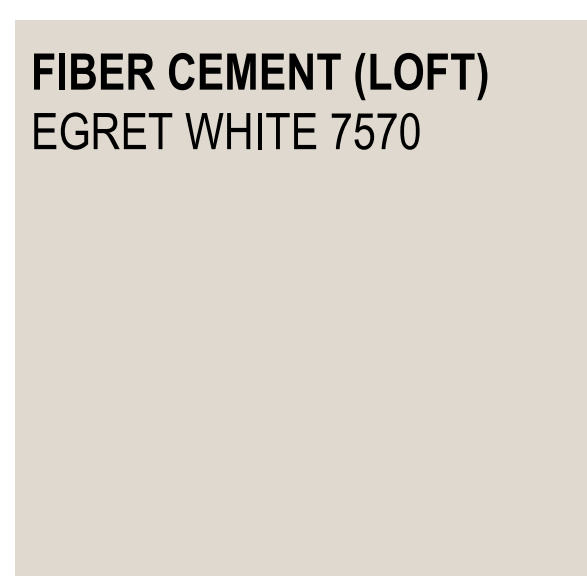
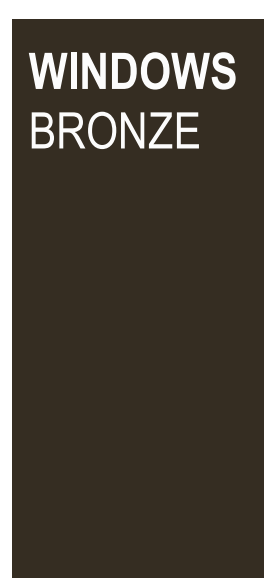
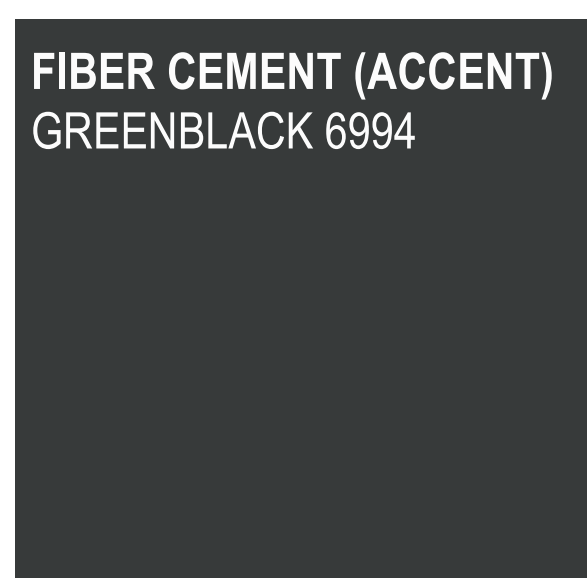
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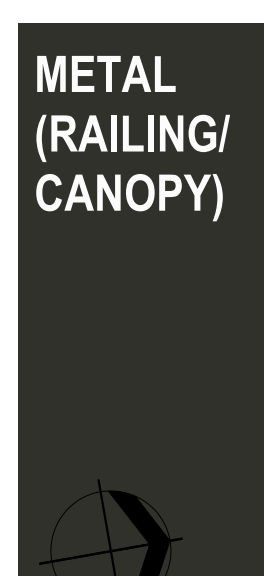
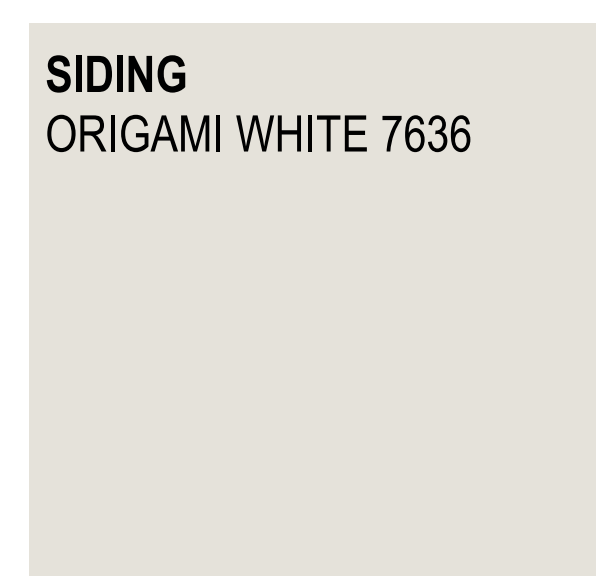
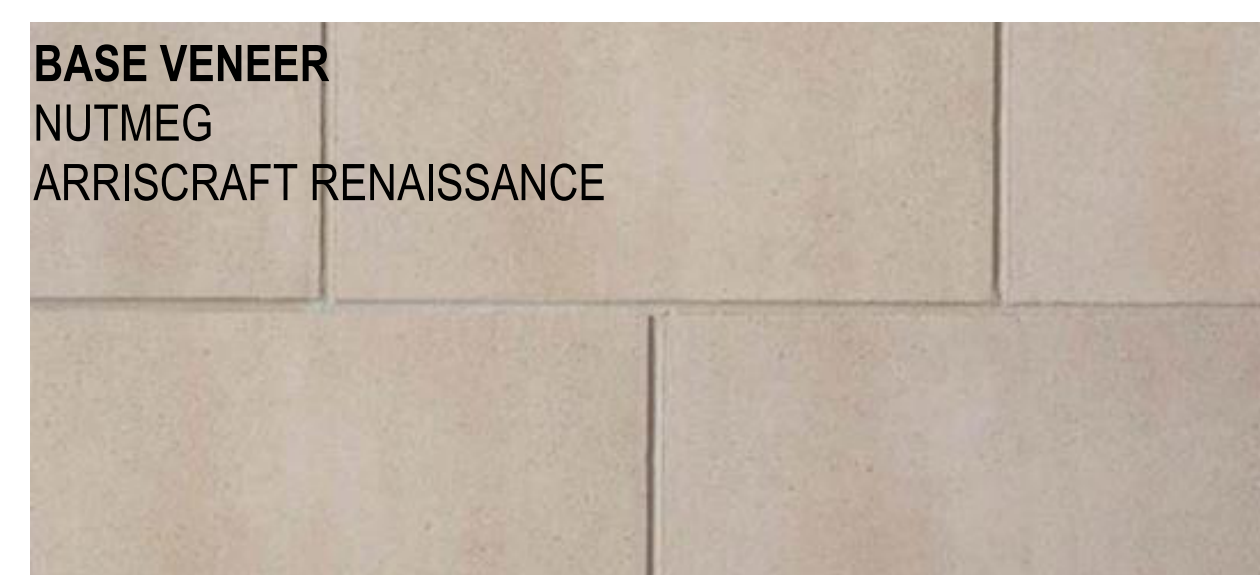
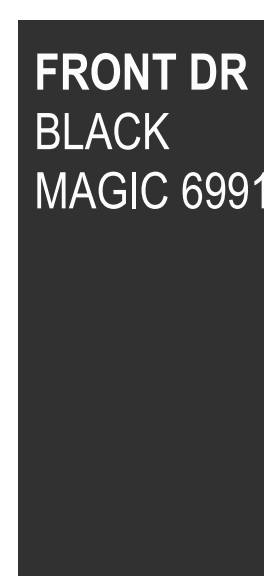
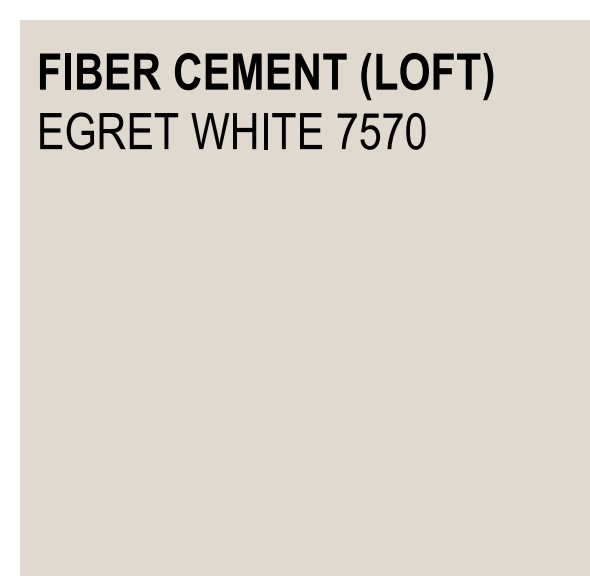
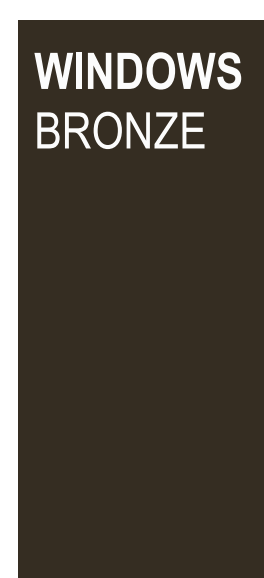
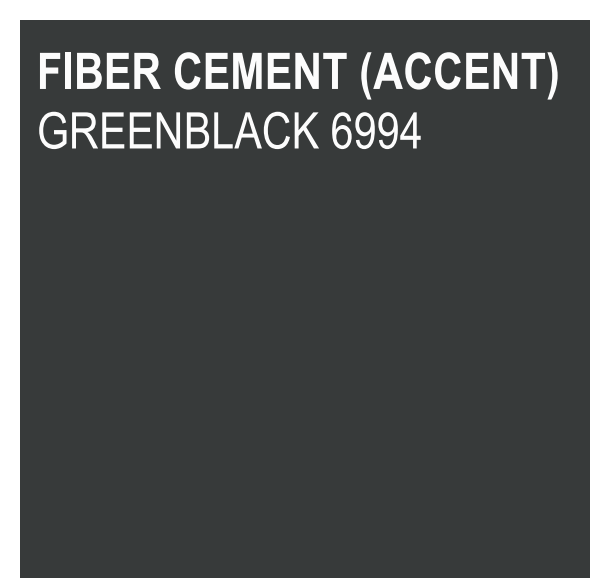
**COLOR SCHEME 6 (TH)**



**COLOR SCHEME 7 (TH)**



**COLOR SCHEME 8 (TH)**



**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  
LESSARD DESIGN  
571.830.1800

CIVIL ENGINEER  
BOHLER DC  
202.524.5700

LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

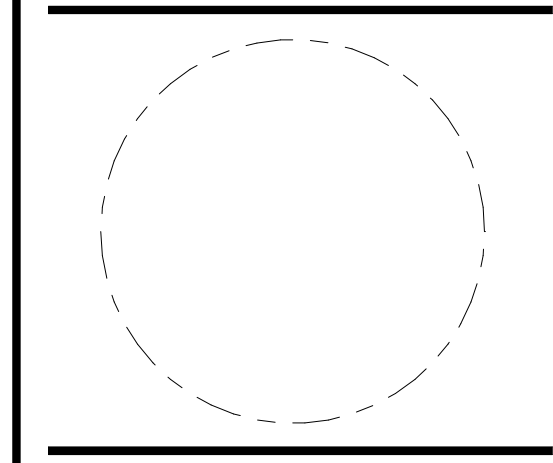
**Key Plan**

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**COLOR SCHEMES**

PRINCIPAL IN CHARGE  
M.M.

PROJECT ARCHITECT  
M.N.

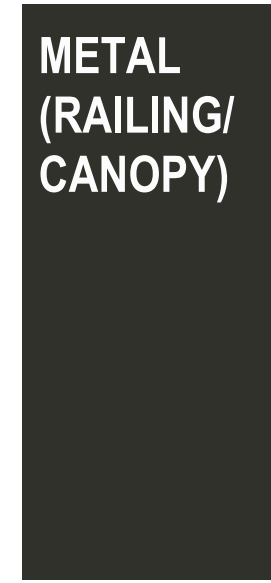
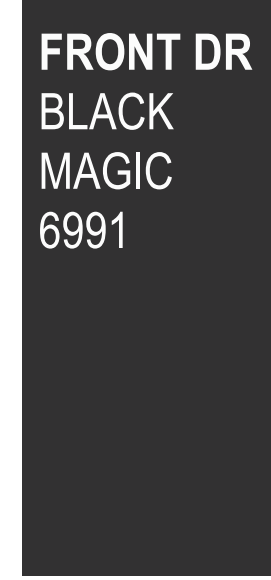
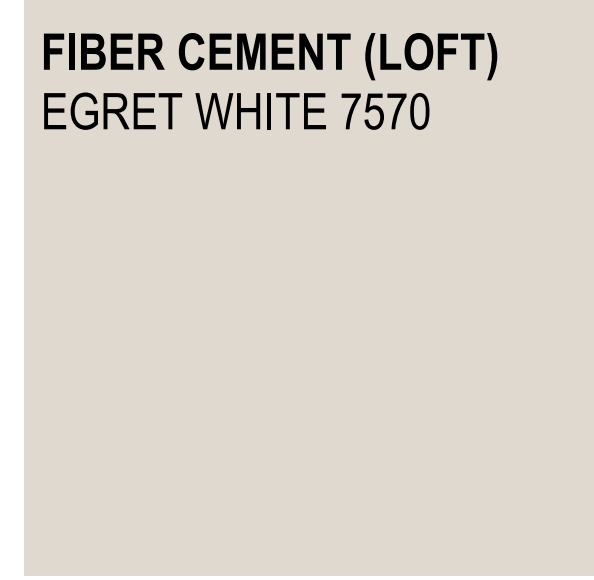
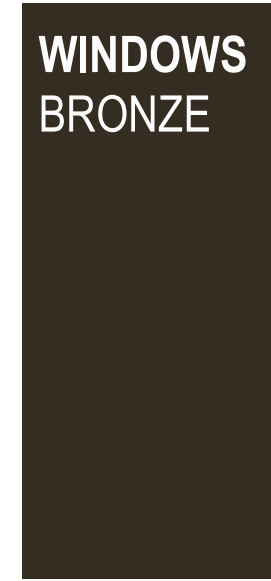
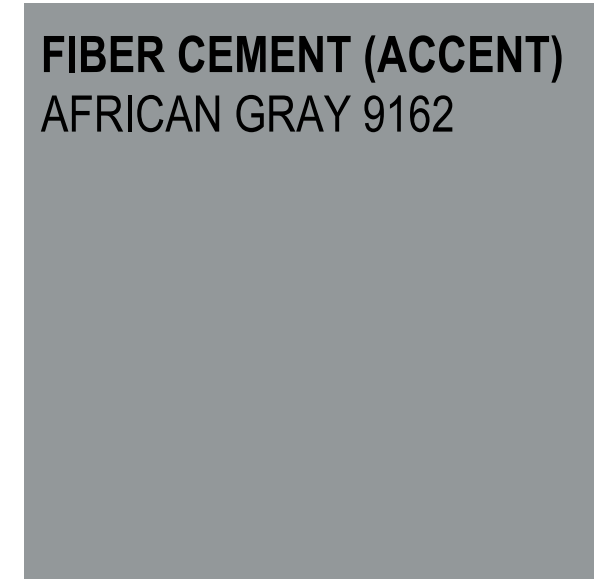
DRAWN  
R.C., M.S.

DATE 05.22.2024	APPROVED X.Y.
SCALE: 1/2" = 1'-0"	JOB NO. JBC.016F

DRAWING NO.  
**A.SZ-004**

4.1 SUBMISSION

**COLOR SCHEME 9 (CONDO)**



SOUTH PARCEL ARCHITECT:

**lessard**  
DESIGN

8521 Leesburg Pike | Suite 700  
Vienna, VA 22182  
P: 571.830.1800 | F: 571.830.1801  
www.Lessarddesign.com

**RIVERHOUSE**

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

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JBG SMITH  
240.333.3600

**CENTRAL PARCEL ARCHITECT**  
BCT DESIGN GROUP  
410.837.2727

**SOUTH PARCEL ARCHITECT**  
LESSARD DESIGN  
571.830.1800

**CIVIL ENGINEER**  
BOHLER DC  
202.524.5700

**LANDSCAPE ARCHITECT**  
BRADLEY SITE DESIGN  
202.695.8056

**ATTORNEY**  
VENABLE LLP  
202.344.4000

**SUSTAINABILITY CONSULTANT**  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

**TRAFFIC ENGINEER**  
NELSON NYGAARD  
202.315.5221

**STRUCTURAL ENGINEER**  
SK + A  
301.881.1441

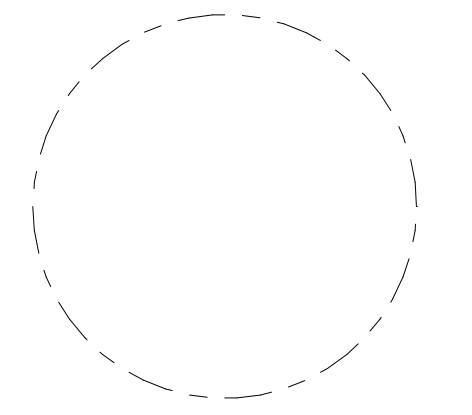
**Key Plan**

**Issue**

NO. DATE

**Revisions**

NO. DATE



**COLOR SCHEMES**

**PRINCIPAL IN CHARGE**  
M.M.

**PROJECT ARCHITECT**  
M.N.

**DRAWN**  
R.C., M.S.

**DATE**  
05.22.2024

**APPROVED**  
X.Y.

**SCALE:**  
1/2" = 1'-0"

**JOB NO.**  
JBC.016F

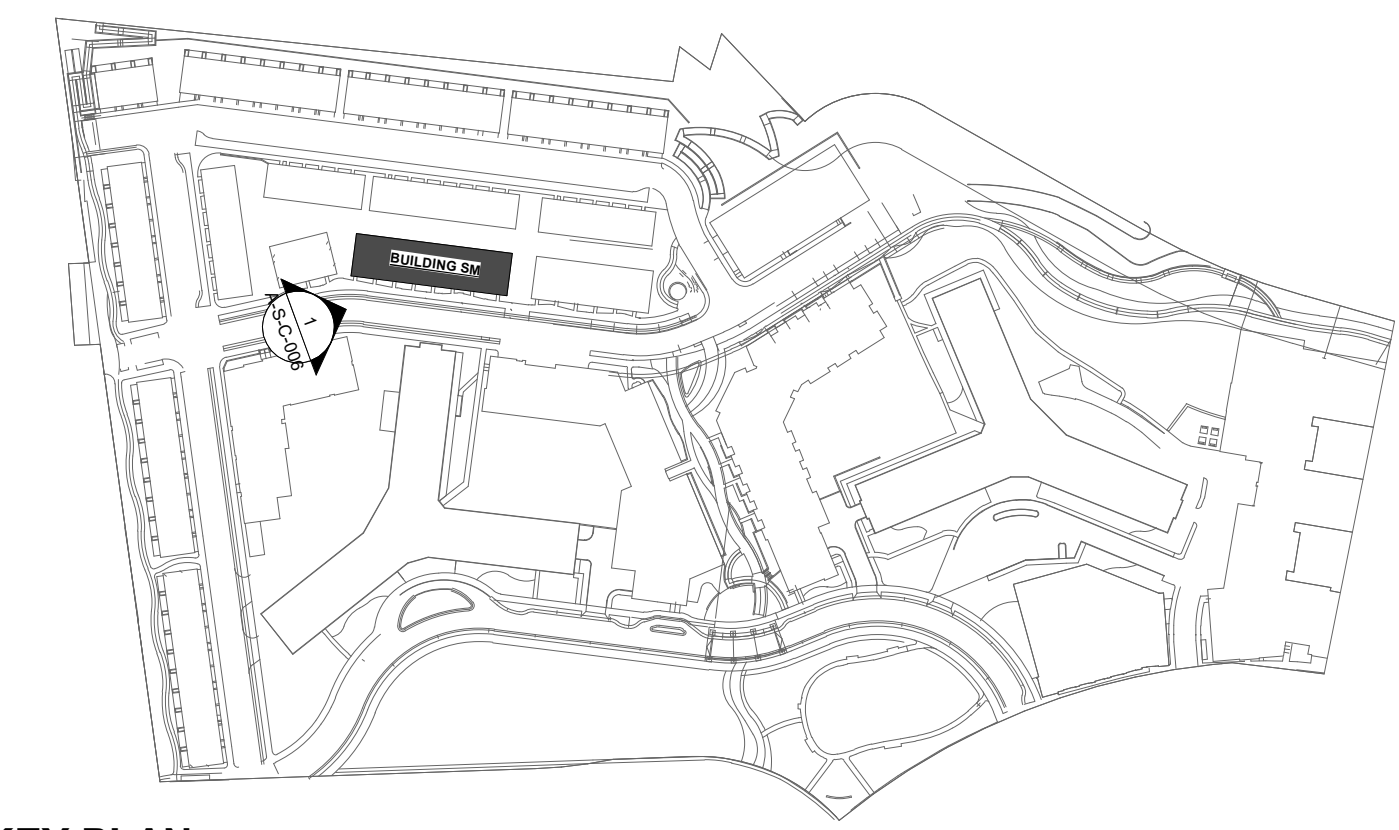
**DRAWING NO.**  
A.SZ-005

4.1 SUBMISSION

EXTERIOR ELEVATION KEYNOTES:

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW

KEY PLAN



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DESIGN  
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SK + A  
301.881.1441

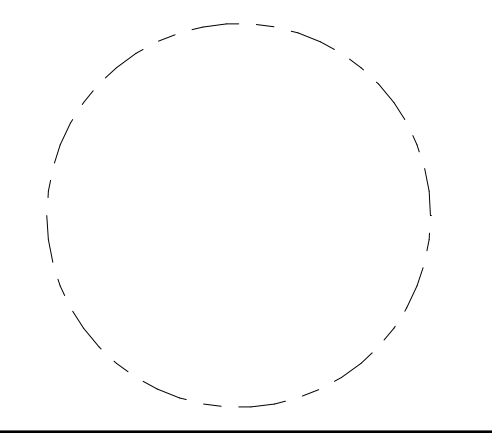
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



3D PERSPECTIVE

PRINCIPAL IN CHARGE  
M.M.

PROJECT ARCHITECT  
M.N.

DRAWN  
R.C., M.S.

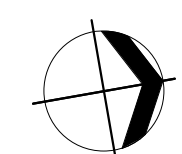
DATE 05.22.2024 APPROVED X.Y.

SCALE: As indicated JOB NO. JBC.016F

DRAWING NO.

A.SZ-006

4.1 SUBMISSION



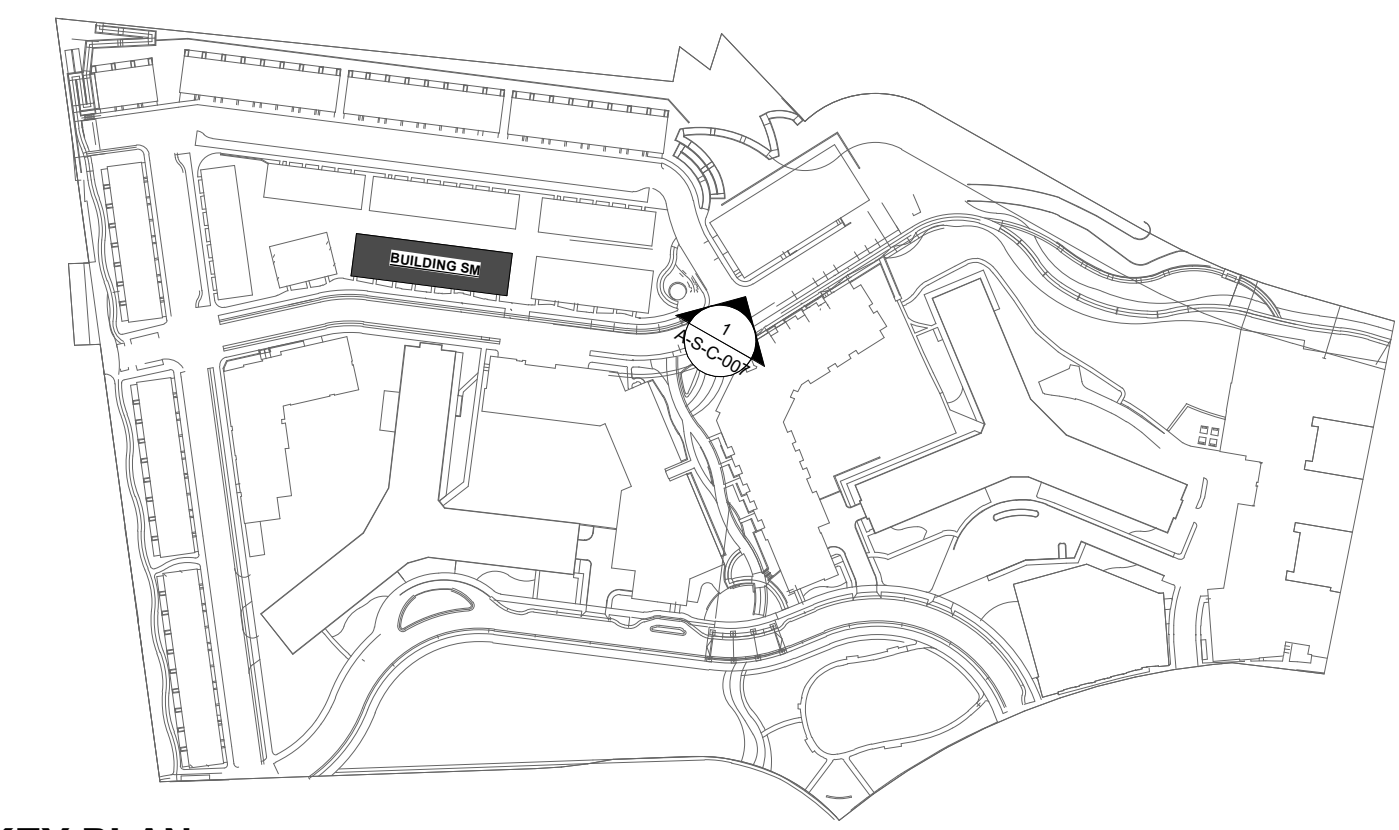
1 MULTIFAMILY TH - 3D PERSPECTIVE (2-OVER-2) - BUILDING "SM"

A.SZ-006 1 1/2" = 1'-0"

EXTERIOR ELEVATION KEYNOTES:

KEY	DESCRIPTION
M-01	BRICK VENEER
M-02	FIBER CEMENT SIDING - HORIZONTAL
M-03	FIBER CEMENT SIDING - VERTICAL
M-04	FIBER CEMENT PANEL
M-05	BOARD & BATTEN
M-06	STONE VENEER/CMU
M-07	PRECAST STONE
M-08	METAL
M-09	GARAGE DOOR
M-10	DOOR
M-11	WINDOW

KEY PLAN



SOUTH PARCEL ARCHITECT:

**lessard**  
DESIGN  
8521 Leesburg Pike | Suite 700  
Vienna, VA 22182  
P: 571.830.1800 | F: 571.830.1801  
www.Lessarddesign.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  
LESSARD DESIGN  
571.830.1800

CIVIL ENGINEER  
BOHLER DC  
202.524.5700

LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

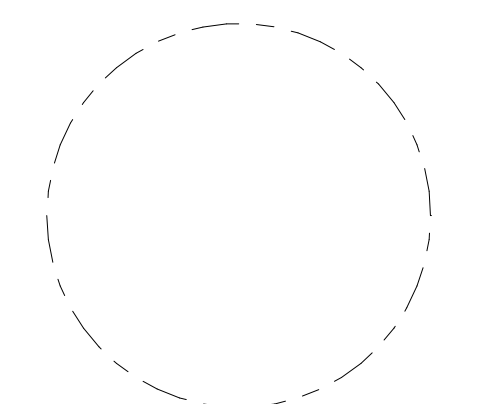
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



3D PERSPECTIVE

PRINCIPAL IN CHARGE  
M.M.

PROJECT ARCHITECT  
M.N.

DRAWN  
R.C., M.S.

DATE 05.22.2024 APPROVED X.Y.

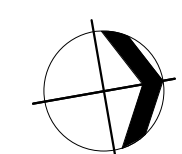
SCALE: As indicated JOB NO. JBC.016F

DRAWING NO.

A.SZ-007



1 MULTIFAMILY CONDO - 3D PERSPECTIVE - BUILDING "SO"  
A.SZ-007 1 1/2" = 1'-0"



4.1 SUBMISSION