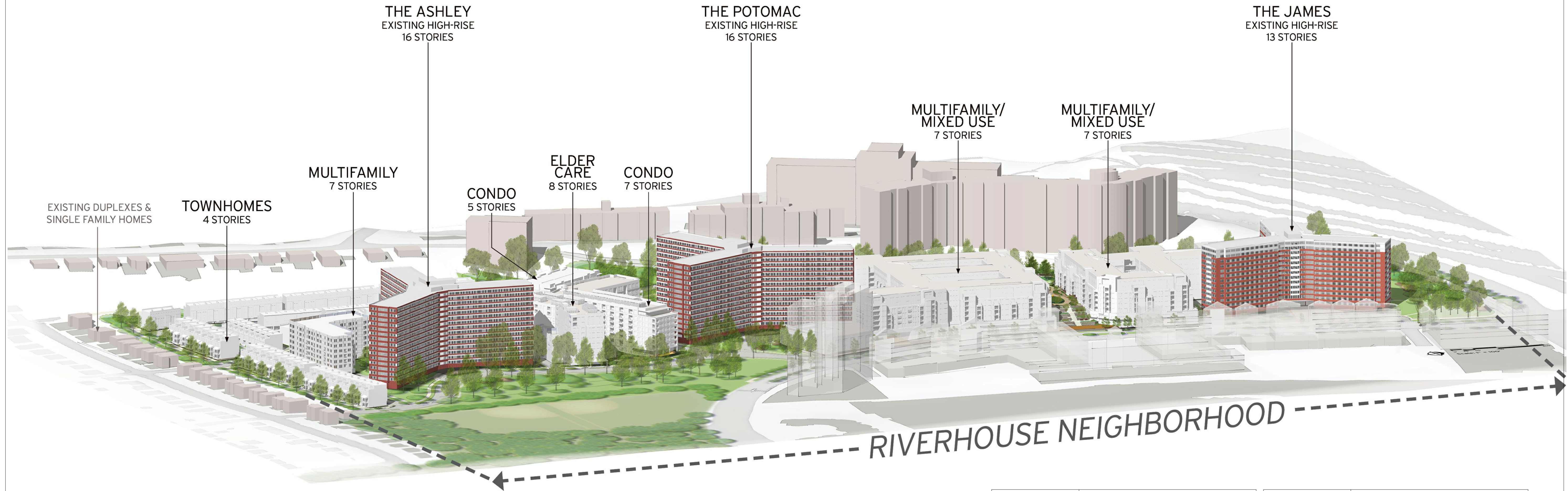


RIVERHOUSE NEIGHBORHOOD

1400 S. JOYCE STREET
ARLINGTON, VA 22202



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RIVERHOUSE

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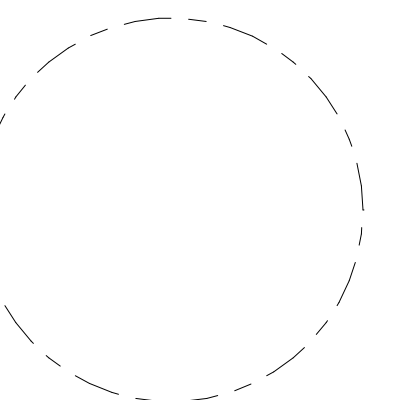
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Cover Sheet

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

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

DATE
07.22.2024

SCALE:

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X.Y.

JOB NO.
RVH 21448.00

PDSP SUBMISSION
July 22, 2024

SHEET NUMBER	SHEET TITLE
PDSP General Sheets	
G001	Cover Sheet
G002	Site Plan
G003	Building Coverage
G004	Existing Parking Diagrams
G005	Proposed Parking Tabulations
G006	Site Section
Civil	
CIV100	Cover Sheet
CIV103	Site Aerial Photograph
CIV104	Site Context Plan
CIV105	Key Map Plan
CIV200	Overall Certified Survey Plat
CIV201-214	Certified Survey Plat
CIV250	Rezoning Exhibit
CIV260	Overall Development Landbays
CIV270	Development Summary Plan
CIV280	Subdivision Exhibit
CIV300	Overall Plot and Location Plan
CIV300A	Plot and Location Plan - Truck Maneuvers
CIV301-311	Plot and Location Plan
CIV400	Easement Vacation Plat
CIV401-401A	Easement and Dedication Plat
CIV402	Master Utility Plan
CIV500	Overall Presentation Plan

SHEET NUMBER	SHEET TITLE
CIV501-511	Presentation Plan
CIV600	Overall Striping and Marking Plan
CIV601-611	Striping and Marking Plan
CIV612-612A	Overall Fire Marshal Plan
CIV613-623	Fire Marshal Plan
CIV702	Transportation Network Diagram
CIV703	Existing Road Cross Sections
CIV704	Proposed Road Cross Sections
CIV800	Stormwater Management Plan
CIV801-802	Stormwater Management Computations
CIV900-910	Existing Tree Inventory Plan
CIV911-914	Existing Tree Schedule
CIV915-917	Tree Replacement Schedule
CIV918	Tree Replacement Fee (-8 in.)
CIV919	Tree Replacement Fee (+8 in.)
CIV920-930	Existing Tree Preservation Plan
CIV931	Invasive Species Manage Plan and Preservation Notes & Details
CIV932	Tree Preservation Plan Notes and Details
Landscape	
L-1	Public Open Space - Summary
L-2	Green Ribbon Typical Sections
L-3	Site Vegetation Coverage
L-4	Overall Tree Planting Plan
L-5	Overall Tree Planting Schedule

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Site Plan

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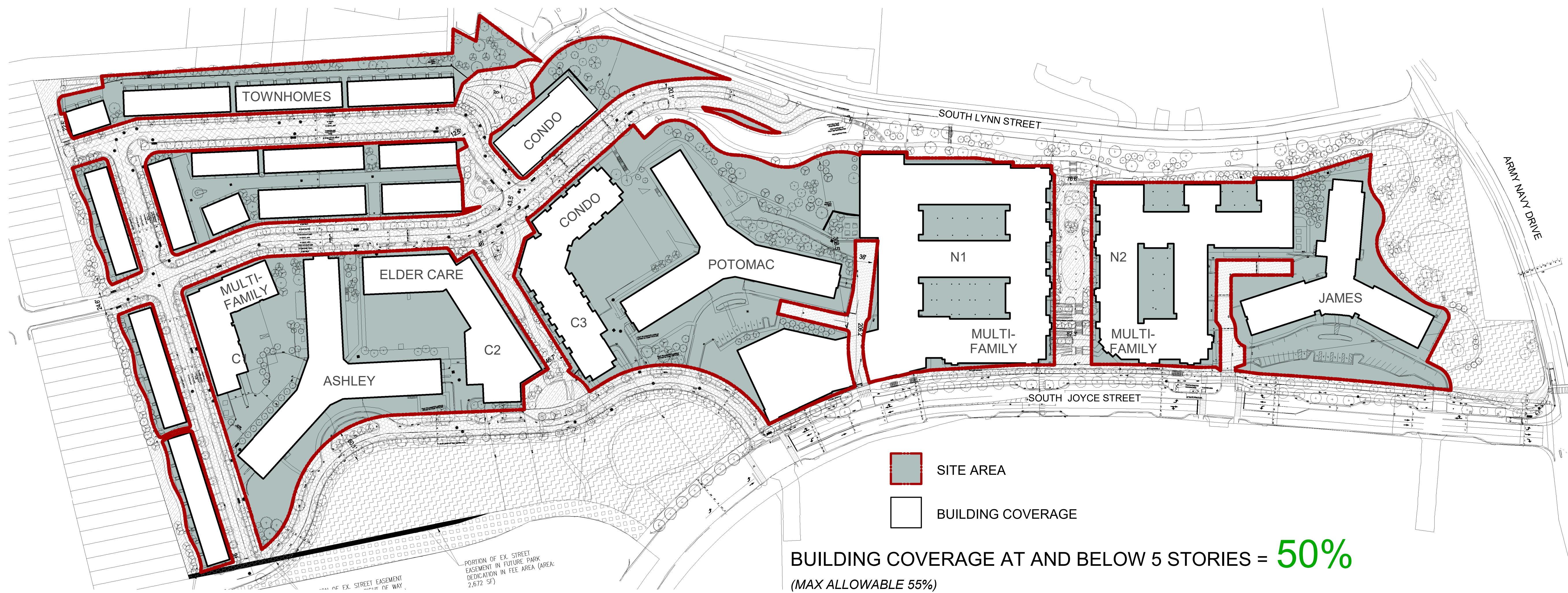
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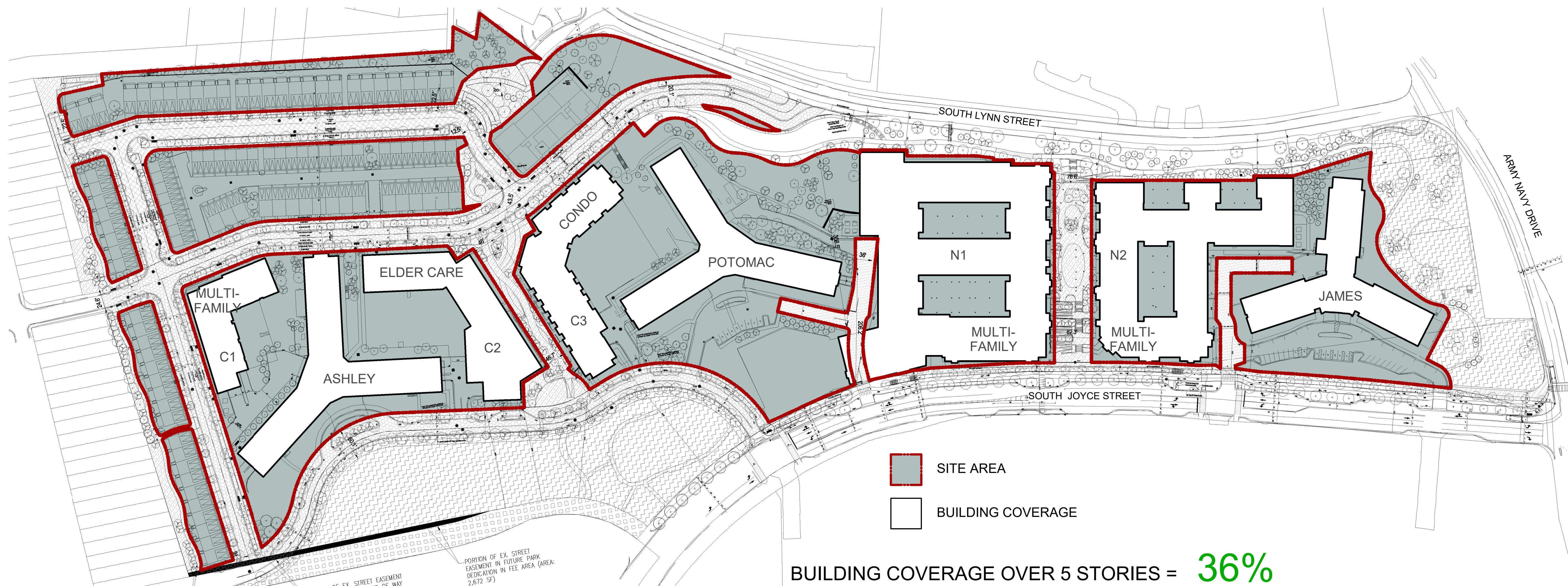
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BUILDING COVERAGE AT AND BELOW 5 STORIES = **50%**
(MAX ALLOWABLE 55%)

2 BUILDING COVERAGE - 5 STORIES AND BELOW
1" = 100'-0"

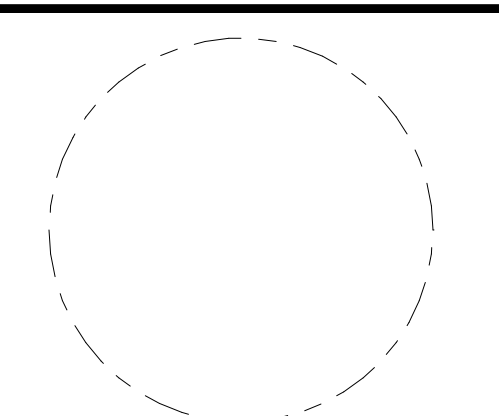


BUILDING COVERAGE OVER 5 STORIES = **36%**
(MAX ALLOWABLE 40%)

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

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NO. DATE



Building Coverage

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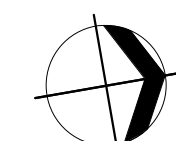
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DATE 07.22.2024 APPROVED X.Y.

SCALE: 1" = 100'-0" JOB NO. RVH 21448.00

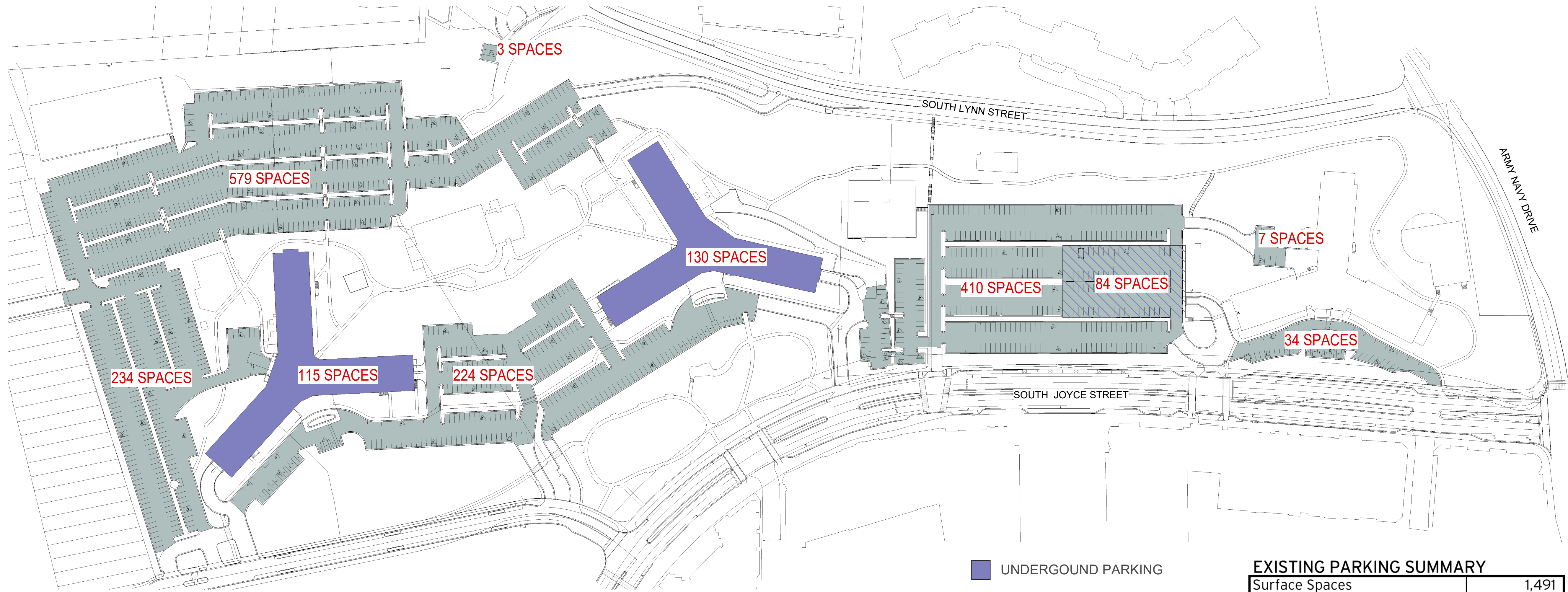
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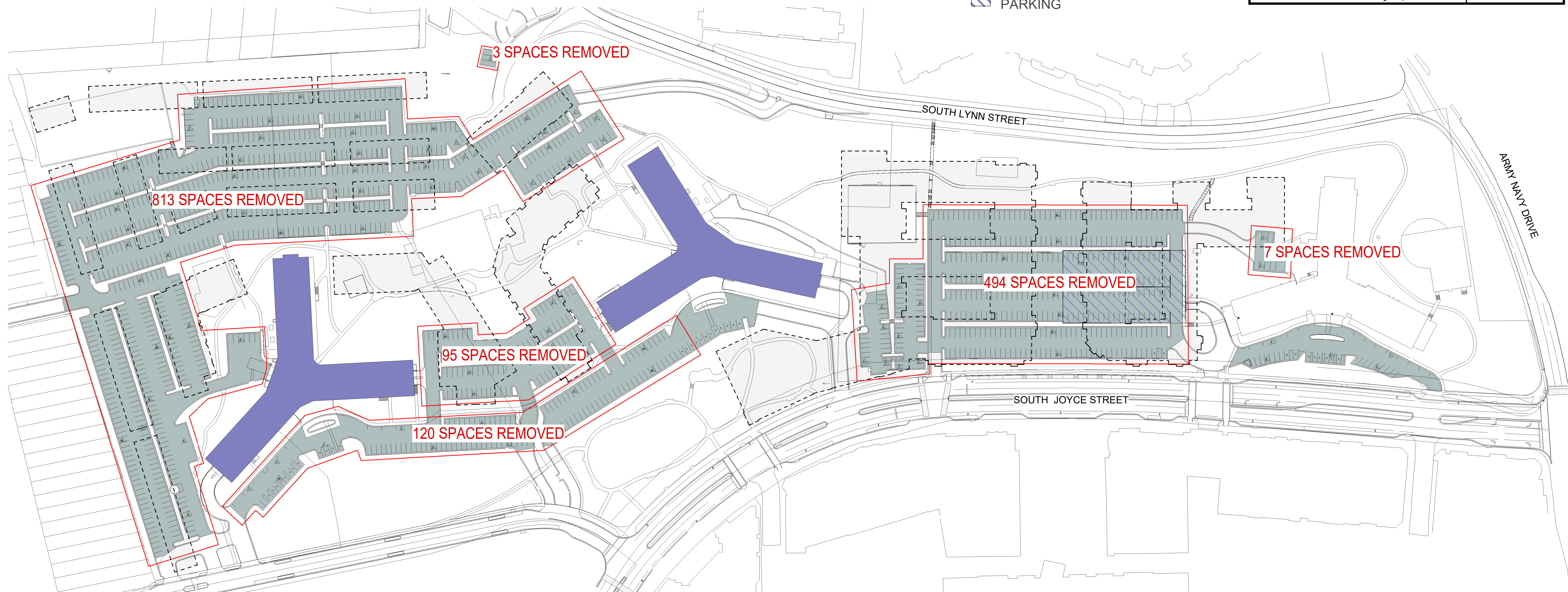


1 PARKING DIAGRAM - EXISTING
1" = 100'-0"

- UNDERGROUND PARKING
- SURFACE PARKING
- GARAGE BELOW SURFACE PARKING

EXISTING PARKING SUMMARY

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



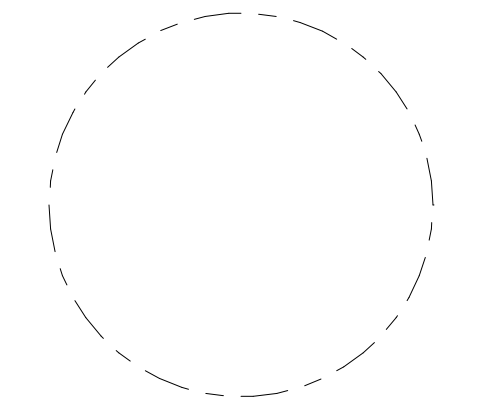
2 PARKING DIAGRAM - REMOVED
1" = 100'-0"

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NO. DATE

Revisions

NO. DATE



Existing Parking Diagrams

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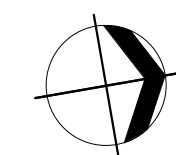
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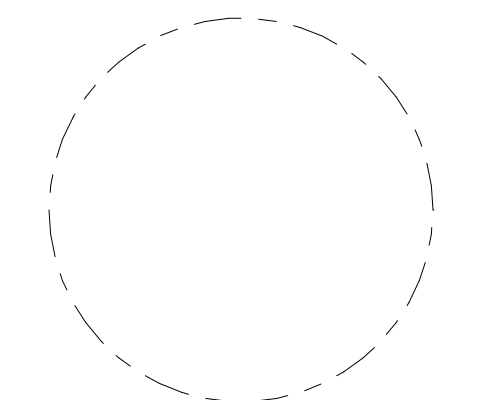
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**Proposed Parking
Tabulations**

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PROJECT ARCHITECT
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DATE
07.22.2024

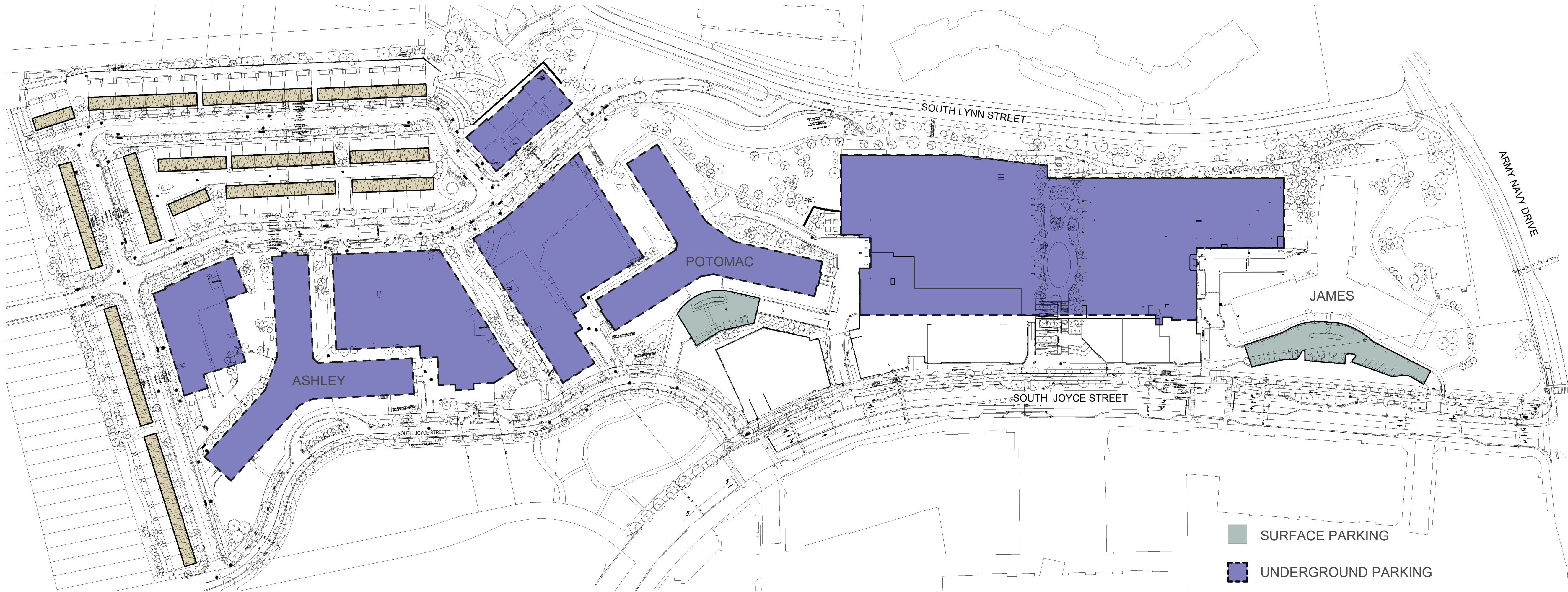
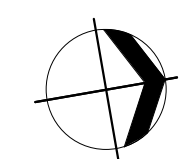
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1 PARKING DIAGRAM - PROPOSED

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

LOADING DOCK SPACES PROVIDED

Use		Units or Sq Ft	Ratio	Loading Spaces	
Residential	Existing Multifamily	James (Existing)	452	1 space/151 units	3
		Potomac (Existing)	647	1 space/216 units	3
		Ashley (Existing)	577	1 space/193 units	3
	New Development	C1	102	1 space/102 units	1
		C2	185	1 space/92.5 units	2
		C3	162	1 space/162 units	1
		N1	551	1 space/184 units	3
		N2	365	1 space/183 units	2
		O	32	-	0
		TH Multifamily	118	-	0
Retail	N1 Retail	15,766 SF	1 space/7,883 SF	2	
	N2 Retail	10,764 SF	1 space/10,764 SF	1	
Total				21	

BICYCLE PARKING PROVIDED

Use		Units or Sq Ft	Ratio	Proposed Spaces	
Residential	New Development	C1 Resident	102	1 space/2.5 units	41
		C1 Visitor		1 space/50 units	3
		C2 Resident	185	1 space/2.5 Independent Living units (98)	50
		C2 Visitor		1 space/50 units	4
		C2 Employee		0.5 space/employee	10
		C3 Resident	162	1 space/2.5 units	70
		C3 Visitor		1 space/50 units	8
		N1 Resident	551	1 space/2.5 units	228
		N1 Visitor		1 space/50 units	12
		N2 Resident	365	1 space/2.5 units	152
	N2 Visitor		1 space/50 units	8	
	TH Multifamily Resident*	118		*	
	TH Multifamily Visitor		1 space/50 units	8	
	O Resident	32	1 space/2.5 units	13	
	O Visitor		1 space/50 units	4	
	Retail	N1 Retail	15,766 SF	2 space/10,000 SF	12
		N1 Retail Employee		1 space/25,000 SF	2
N2 Retail		10,764 SF	2 space/10,000 SF	4	
N2 Retail Employee			1 space/25,000 SF	2	
Total				631	

* EACH TH GARAGE CAN ACCOMMODATE BIKES

PARKING PROVIDED

Use		Units or Sq Ft	Proposed Ratio	Proposed Spaces	Provided Location of Spaces			
Residential	Existing Multifamily	James (Existing)	452	0.52 Spaces/Unit	233	34 Surface 199 N1/N2 Garage		
		Potomac (Existing)	647	0.53 Spaces/Unit	341	130 Potomac Garage 9 Surface		
		Ashley (Existing)	577	0.60 Spaces/Unit	345	202 N1/N2 Garage 115 Ashley Garage 95 C1 Garage 135 C2 Garage		
		C1	102	0.44 Spaces/Unit	51	45 C1 Garage		
		C1 Visitor Parking		0.05 Spaces/Unit (first 200 units)		6 C1 Garage		
		C2	185	0.68 Spaces/Unit	136	126 C2 Garage		
	New Development	C2 Visitor Parking		0.05 Spaces/Unit (first 200 units)		10 C2 Garage		
		C3	162	1.52 Spaces/Unit	255	246 C3 Garage		
		C3 Visitor Parking		0.05 Spaces/Unit (first 200 units)		9 C3 Garage		
		N1	916	0.50 Spaces/Unit	458	277 N1/N2 Garage		
		N2				181 N1/N2 Garage		
		N1/N2 Visitor Parking		0.05 Spaces/Unit (first 200 units)	10	10 N1/N2 Garage		
		O	32	1.34 Spaces/Unit	43	43 Condo Garage		
		TH Multifamily	118	1.71 Spaces/Unit	202	202 TH Garage		
		Total Residential		3,191	0.65 Spaces/Unit	2,074		
		Retail	Existing Retail	James (Existing)	2,200		0	0 n/a
				N1	15,766	1/1,000 Sq Ft	32	32 N1/N2 Garage - 1st Floor
N2	10,764							
Total				2,106				

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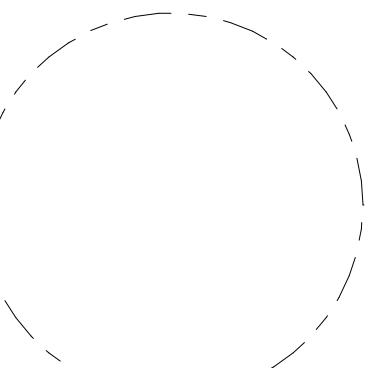
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Site Section

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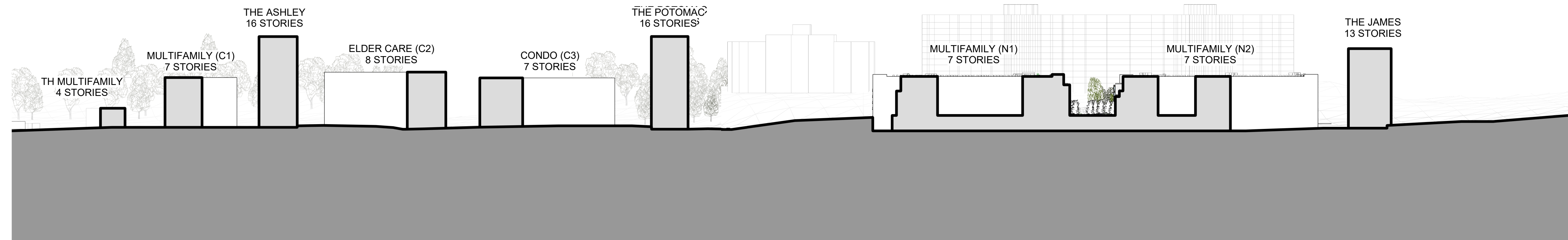
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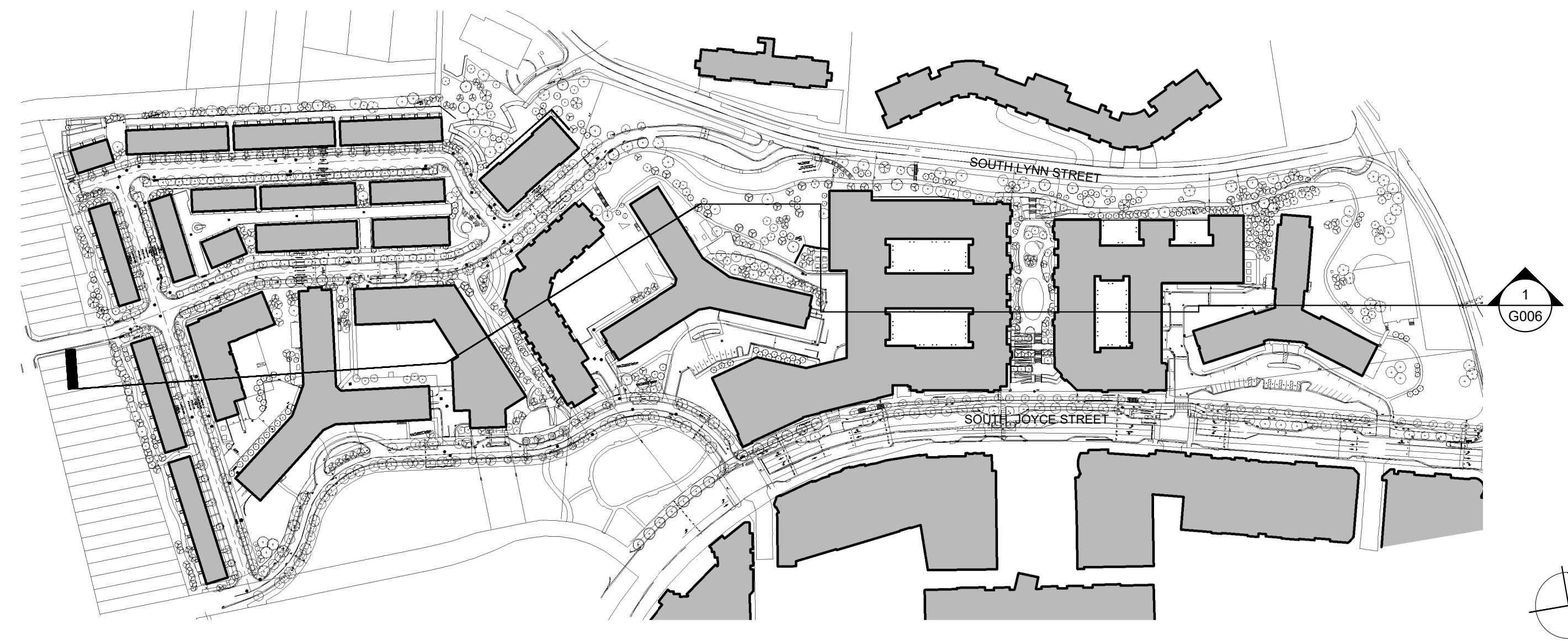
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1 Overall North-South Site Section
1" = 100'-0"



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