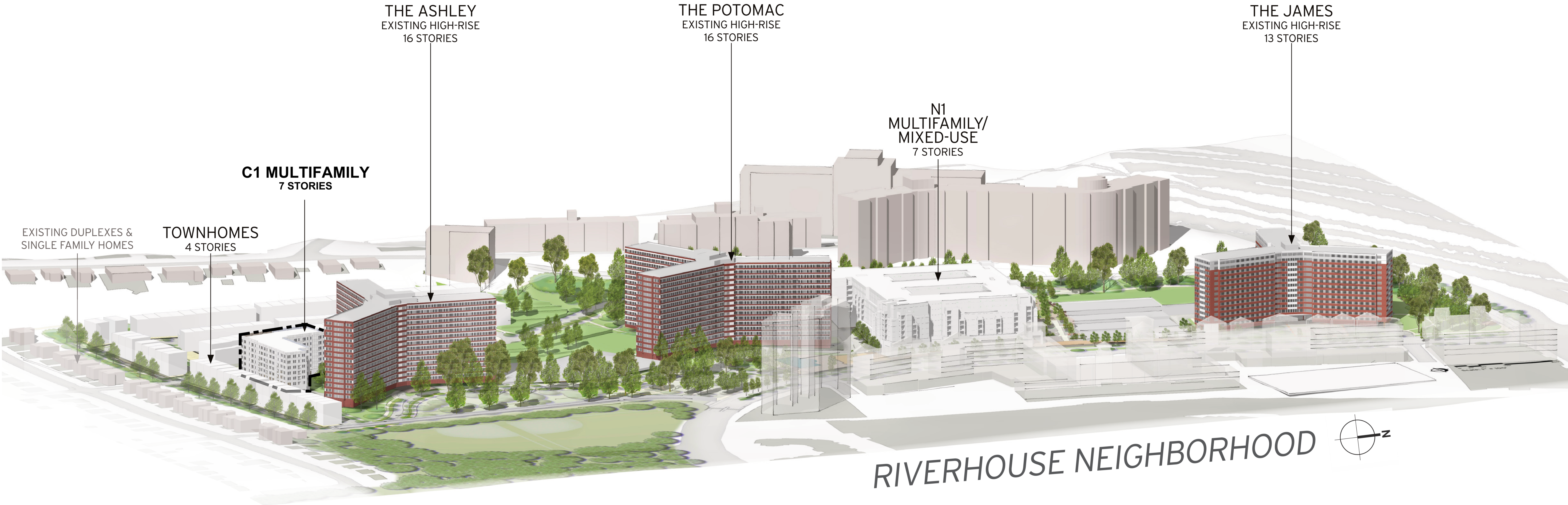


RIVERHOUSE NEIGHBORHOOD

BUILDING C1

1400 S. JOYCE STREET
ARLINGTON, VA 22202



4.1 SUBMISSION
October 17, 2025



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RIVERHOUSE

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Issue	
NO.	DATE
0 1	5/10/2023
0 2	6/22/2023
0 3	3/13/2025

Revisions	
NO.	DATE

Cover Sheet

PRINCIPAL IN CHARGE S.W.	
PROJECT ARCHITECT A.D.	
DRAWN A.D., S.C., M.K., J.C.	
DATE 10.17.2025	APPROVED X.Y.
SCALE:	JOB NO. RVH 21448.00

DRAWING NO.
OG-01

SHEET INDEX - 4.1 SUBMISSION - BUILDIN...			
#	Sheet Name	Current Revision	
		#	Date
01-GENERAL			
0G-01	COVER SHEET		
0G-02	SHEET INDEX		
0G-03	OVERALL DENSITY TABULATION		
0G-04	EXISTING PARKING - BUILDING C1		
0G-05	PROPOSED PARKING - BUILDING C1		
0G-06	SITE SECTION		
0G-07	BUILDING C1 TABULATIONS		
02-CIVIL			
CIV101C	COVER SHEET		
CIV102C	SITE AERIAL PHOTOGRAPH		
CIV103C	SITE CONTEXT PLAN		
CIV200C	OVERALL CERTIFIED SURVEY PLAT		
CIV201C-CIV204C	CERTIFIED SURVEY PLAT		
CIV300C	REZONING EXHIBIT		
CIV301C-CIV302C	SUBDIVISION PLAT		
CIV305C	AVERAGE SITE ELEVATION PLAN		
CIV400C	PLOT AND LOCATION PLAN		
CIV500C	PRESENTATION PLAN		
CIV600C	STRIPING AND MARKING PLAN		
CIV605C	FIRE MARSHAL PLAN		
CIV701C	ROAD CROSS SECTIONS		
CIV800C	PRE/POST LAND COVER PLAN		
CIV801C	STORMWATER MANAGEMENT PLAN		
CIV802C-CIV803C	STORMWATER MANAGEMENT COMPUTATIONS		
CIV900C	OVERALL EXISTING TREE INVENTORY PLAN		
CIV901C	TREE INVENTORY SCHEDULE		
CIV902C	OVERALL EXISTING TREE PRESERVATION PLAN		
CIV903C	INVASIVE SPECIES MANAGE PLAN AND PRESERVATION NOTES & DETAILS		
CIV904C	TREE PRESERVATION NOTES & DETAILS		
03 ARCHITECTURAL			
A.C1-001	BUILDING AREA PLANS		
A.C1-002	GARAGE TABULATIONS & BIKE STORAGE		
A.C1-100	FLOOR PLAN - LEVEL B1		
A.C1-101	FLOOR PLAN - LEVEL 1		
A.C1-102	FLOOR PLAN - LEVEL 2		
A.C1-103	FLOOR PLAN - TYPICAL (LEVELS 3-7)		
A.C1-104	ROOF PLAN		
A.C1-201	BUILDING ELEVATIONS		
A.C1-202	BUILDING ELEVATIONS		
A.C1-203	ENLARGED ELEVATIONS		
A.C1-210	BUILDING SECTION DIAGRAM		
A.C1-800	SUN STUDIES		
A.C1-901	EXTERIOR RENDERING		
04-LANDSCAPE			
L-001C	LANDSCAPE COVER SHEET		
L-002C	OVERALL PLAN		
L-003C	OVERALL OPEN SPACE PLAN		
L-004C	OVERALL SITE RENDERING		
L-101C	CONCEPT LANDSCAPE PLAN A		
L-400C	OVERALL TREE PLANTING PLAN		
L-401C	TREE PLANTING PLAN A		
L-421C	UNDERSTORY PLANTING PLAN A		
L-440C	TREE PLANTING SCHEDULE		
L-441C	UNDERSTORY PLANTING SCHEDULE		
L-442C	PLANT NOTES AND DETAILS		
L-500C	PRECEDENT IMAGERY		
L-501C	PRECEDENT IMAGERY		
L-502C	PRECEDENT IMAGERY		
L-510C	PAVING DETAILS		
L-511C	PUBLIC SPACE DETAILS		



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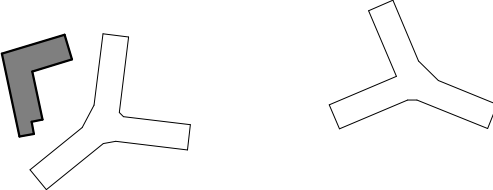
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Key Plan



Issue

NO. DATE

Revisions

NO. DATE

SHEET INDEX

PRINCIPAL IN CHARGE
J.M.

PROJECT ARCHITECT
Z.V., M.T., R.G.

DRAWN
Z.V., M.T., R.G.

DATE
10.17.2025

APPROVED
X.Y.

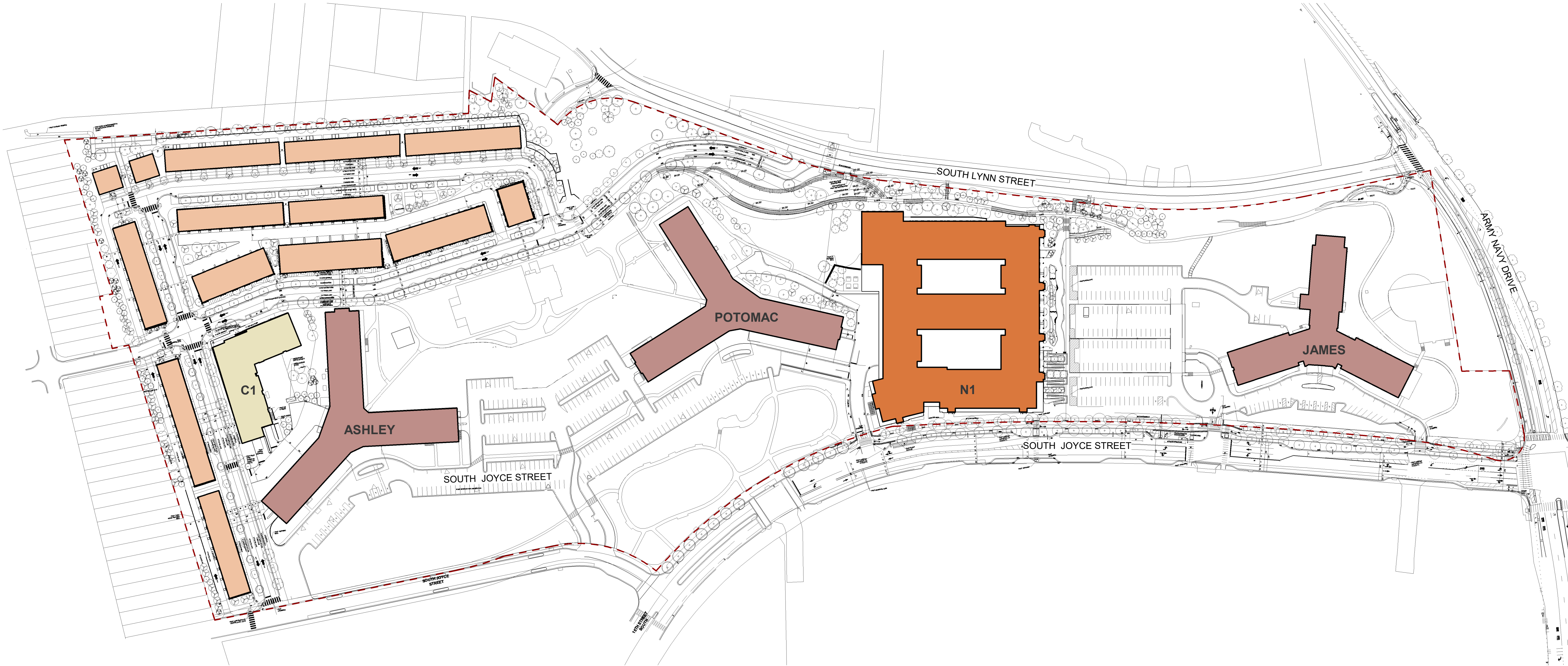
SCALE:

JOB NO.
22-211

DRAWING NO.

0G-02

4.1 SUBMISSION



1 SITE PLAN

1" = 100'-0"

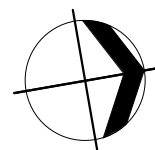
BUILDING C1

RiverHouse PDSP Proposed Density

	Units	GFA - Residential	GFA - Retail	GFA - Total	Building Height
Existing RiverHouse					
James (Existing)	452	413,721	1,130	414,851	123'-0"
Potomac (Existing)	647	597,050	-	597,050	148'-0"
Ashley (Existing)	577	596,122	-	596,122	158'-0"
Total Existing	1676	1,606,893	1,130	1,608,023	
Building N1 - 4.1 New Density (Torti Gallas + Partners)					
N1 - Multifamily	509	528,286	14,793	543,079	77'-10"
Building C1 - 4.1 New Density (BCT Design Group)					
C1 - Multifamily	102	124,435	-	124,435	81'-10"
Landbay S - 4.1 New Density (Lessard Design)					
Townhomes / Stacked Flats	132	347,068		347,068	VARIES***
Total 4.1 New Density	743	999,789	14,793	1,014,582	
Total Existing and 4.1 New Density**	2,419	2,606,682	15,923	2,622,605	

***Landbay S Townhomes/Stacked Flats Building Heights:

SA: 18'-8.5"	SH: 59'-8.5"
SB: 23'-2.5"	SI: 29'-6"
SC: 30'-11"	SJ: 32'-10.5"
SD: 42'-9.5"	SK: 35'-7"
SE: 43'-9.5"	SL: 41'-3"
SF: 49'-3"	SM: 48'-5.5"
SG: 56'-0.5"	SN: 49'-11.5"



4.1 SUBMISSION



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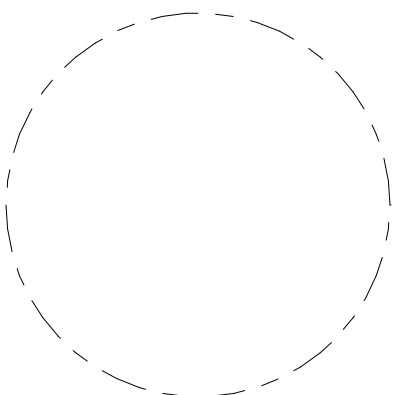
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Overall Density Tabulation

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A.D.

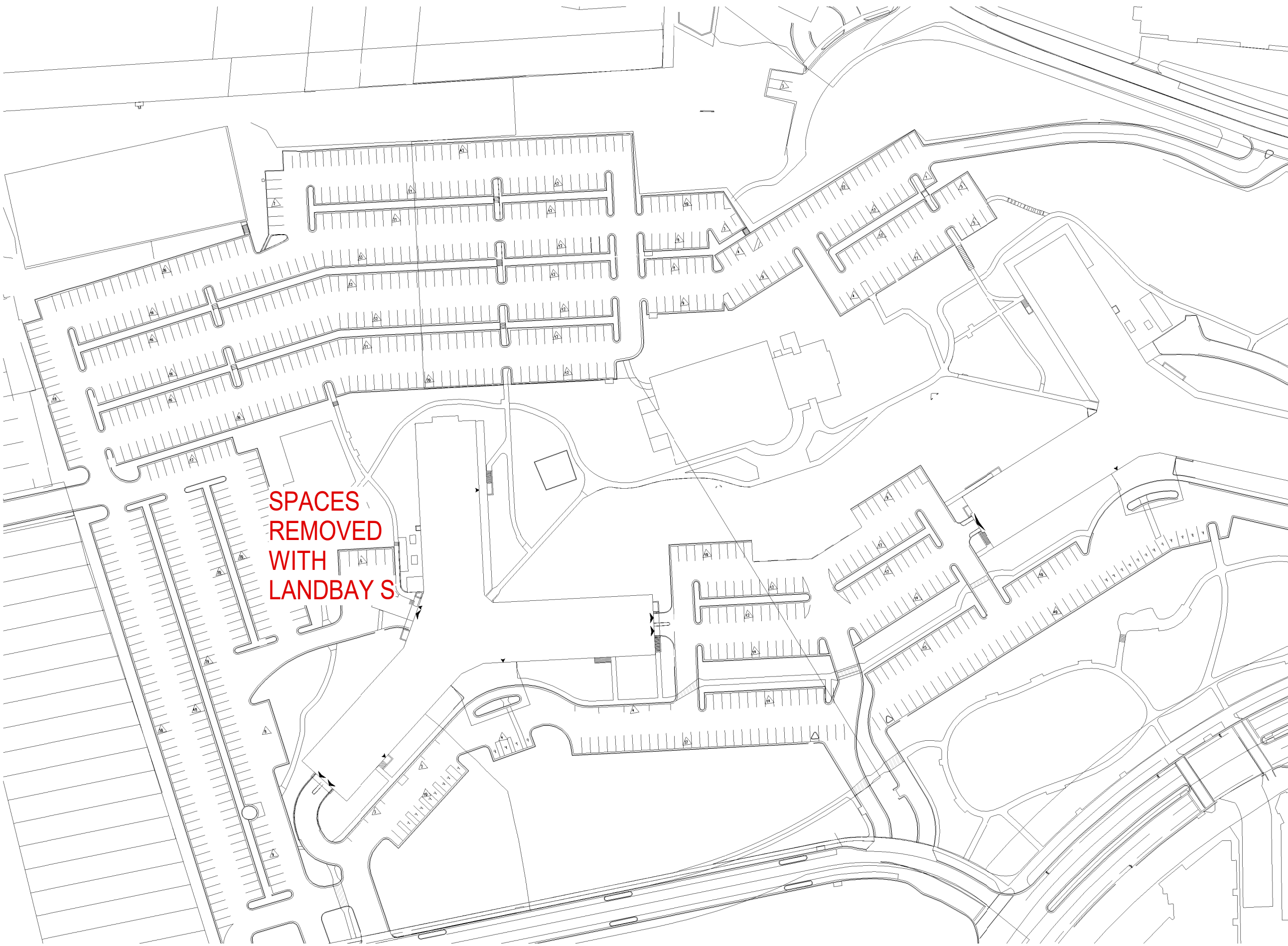
DRAWN
A.D., S.C., M.K., J.C.

DATE APPROVED
10.17.2025 X.Y.

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

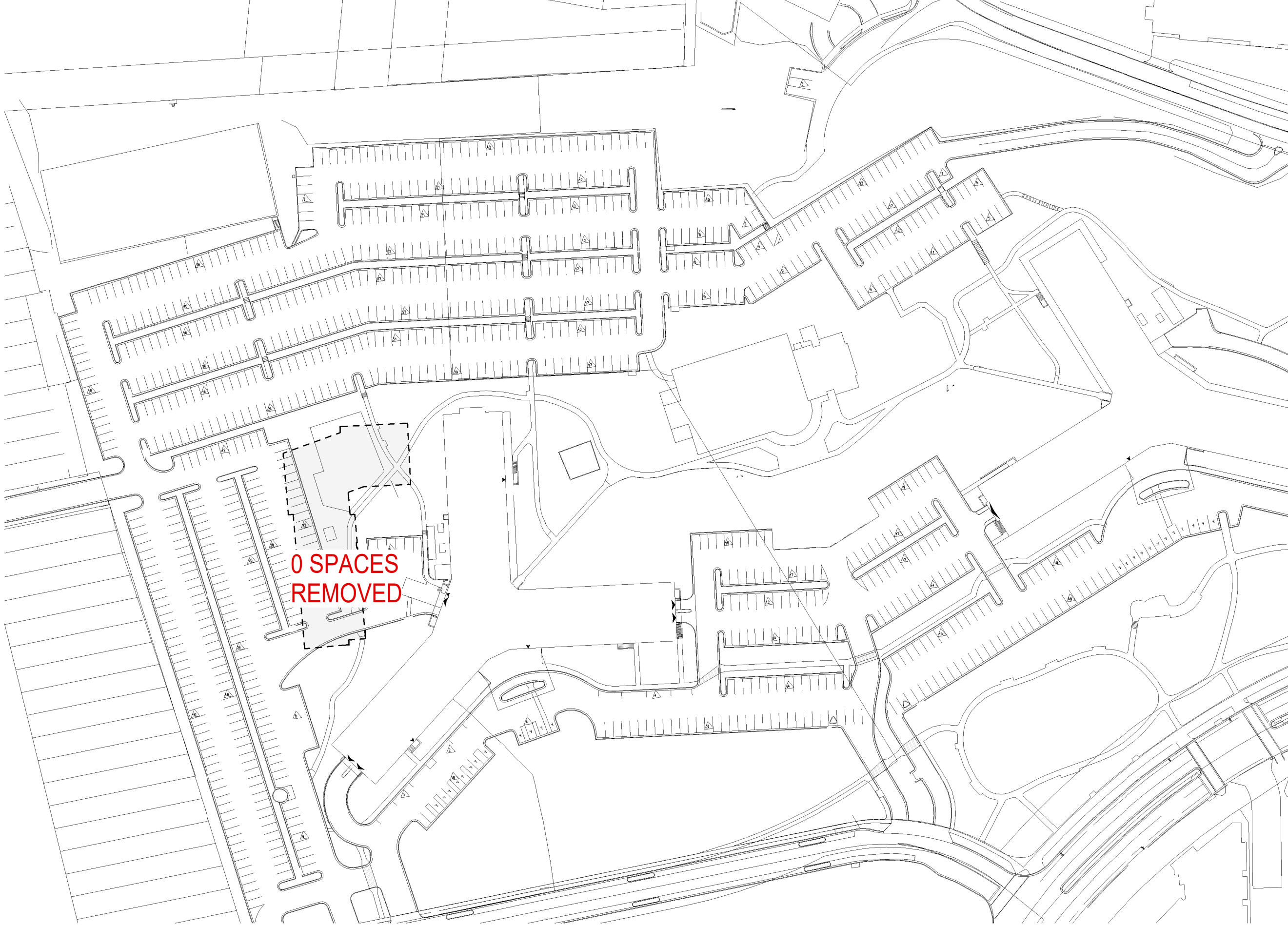
DRAWING NO.

OG-03



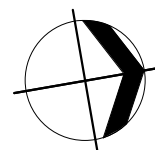
1 BUILDING C1 PARKING DIAGRAM - EXISTING

1" = 100'-0"



2 BUILDING C1 PARKING DIAGRAM - REMOVED

1" = 100'-0"



4.1 SUBMISSION



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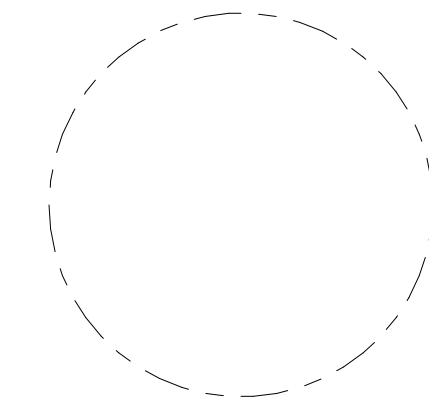
DATE

5/10/2023

Revisions

NO.

DATE



Existing Parking -
Building C1

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

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

DATE

10.17.2025

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SCALE:

1" = 100'-0"

JOB NO.

RVH 21448.00

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0G-04



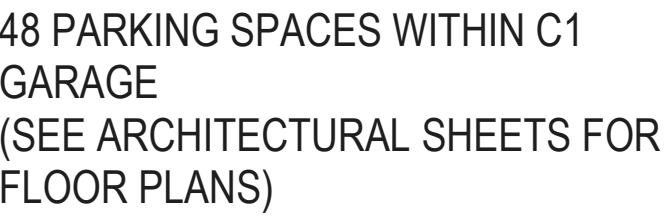
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0 1	5/10/2023

NO. DATE



DRAWING NO.



1" = 60'-0" *ILLUSTRATIVE ONLY. SEE ARCHITECTURAL DRAWINGS FOR FLOOR PLANS

Type	Use		Units or Sq Ft	Proposed Ratio	Proposed Spaces	Provided Location of Spaces	
Off-Street	Residential	C1	102	0.41 Spaces/Unit	48	42	C1 Garage (See 0G-07 for detail)
		C1 Visitor Parking		0.05 Spaces/Unit		6	

RIVERHOUSE

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Issue

NO.

0 1

DATE

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.

DATE

10.17.2025

APPROVED

X.Y.

SCALE:

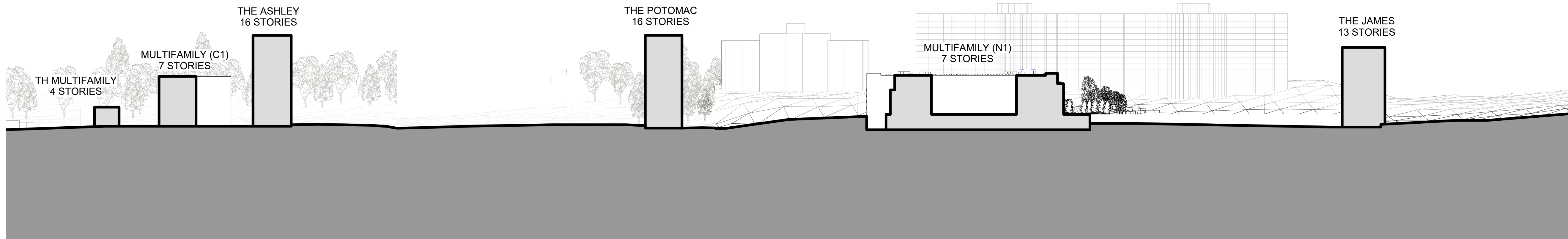
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JOB NO.

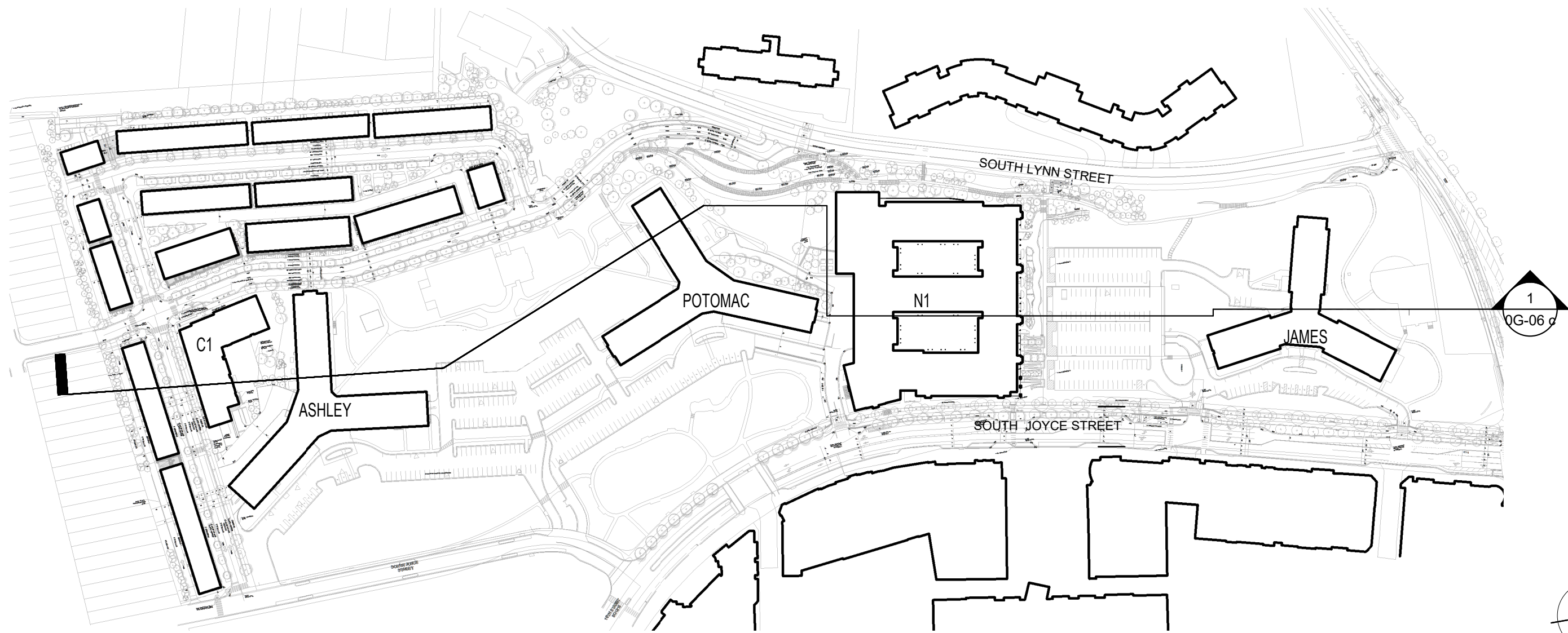
RVH 21448.00

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0G-06



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



4.1 SUBMISSION

MEASUREMENT METHODS

RESIDENTIAL GFA (RESI)
INCLUDES TOTAL UNIT GFA PLUS ANY CIRCULATION. INCLUDED BOH AND AMENITY GFA THAT IS SHOWN ON PLAN

BOH GFA (BOH) - SHOWN ON PLANS (GREY) INCLUDED IN RESIDENTIAL
INCLUDES ALL SPACES FOR MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER GENERAL SUPPORT AREAS WITHIN THE BUILDING

AMENITY GFA (AMEN) - SHOWN ON PLANS (YELLOW) INCLUDED IN RESIDENTIAL
INCLUDES ANY SPACE USED FOR AMENITY PURPOSES INCLUDING, BUT NOT LIMITED TO FITNESS, LOUNGE, KITCHENETTE, ETC.

GROSS PARKING AREA
INCLUDES ALL STAIRS, ELEVATORS, AND OTHER INCIDENTAL SPACES THAT ARE USED FOR PARKING LEVELS

AVERAGE SITE ELEVATION
IS CALCULATED BASED ON LOCAL JURISDICTION REQUIREMENTS PER ZONING ORDINANCE

UNIT GROSS FLOOR AREA (GFA):
IS CALCULATED FROM THE CENTER OF DEMISING TO CENTER OF DEMISING AND FROM OUTSIDE OF BUILDING SHEATHING TO INTERIOR FINISH OF CORRIDOR WALL.

ALL MECHANICAL, ELECTRICAL, AND PLUMBING SHAFTS ARE NOT INCLUDED WITHIN CALCULATIONS

SITE AREA TABLE

SITE INFORMATION (C1)	
SITE AREA	38,936 SF
POST DEDICATION AREA	38,936 SF

BUILDING C1 - TOTAL TABULATIONS

BUILDING C1 TOTAL - GFA	
RESIDENTIAL GFA	124,435 SF
TOTAL GFA	124,435 SF
TOTAL UNIT COUNT	102 UNITS

BIKE PARKING TABULATIONS

BIKE PARKING TABULATIONS				
	# OF UNITS	RATIO	REQUIRED	PROVIDED
RES. RENTAL	102 UNITS	1 BIKE SPACE PER EVERY 2.5 RESIDENTIAL UNITS.	41 SPACES	46 SPACES
		HORIZONTAL SPACES	MIN. 30% (13)	30.4% (14)
		VERTICAL SPACES		69.6% (32)
RES. VISITOR	102 UNITS	1 BIKE SPACE PER EVERY 50 RESIDENTIAL UNITS.	3 SPACES	3 SPACES
TOTAL			44 SPACES	49 SPACES

PARKING TABULATIONS

OVERALL PARKING TABULATIONS					
	STANDARD	COMPACT	ACCESSIBLE	VAN	TOTAL PER FLOOR
LEVEL B1	42 SPACES	4 SPACES	1 SPACE	1 SPACE	48 SPACES
TOTAL	42 SPACES	4 SPACES	1 SPACE	1 SPACE	48 SPACES

PARKING RATIO = 0.47 SPACES PER UNIT

LOADING TABULATIONS

C1 LOADING DOCK SPACES				
UNITS OR GFA		RATIO	REQUIRED	PROVIDED
C1 RESIDENTIAL	102	1 SPACES PER 200 UNITS	1	1
TOTAL				1

DENSITY TABULATIONS - BUILDING C1

RESIDENTIAL					PARKING		PROJECT TOTALS
LEVEL	FLOOR HEIGHT	RESIDENTIAL GFA	TOTAL BUILDING GFA	NUMBER OF UNITS	PARKING SPACES	GROSS PARKING AREA	TOTAL AREA
LEVEL B1	10'-0"	--	--	--	48	18,456	18,456
LEVEL 1	12'-0"	16,441	16,441	6	0	0	16,441
LEVEL 2	10'-0"	17,999	17,999	16	0	0	17,999
LEVEL 3	10'-8"	17,999	17,999	16	0	0	17,999
LEVEL 4	10'-8"	17,999	17,999	16	0	0	17,999
LEVEL 5	10'-8"	17,999	17,999	16	0	0	17,999
LEVEL 6	10'-8"	17,999	17,999	16	0	0	17,999
LEVEL 7	12'-0"	17,999	17,999	16	0	0	17,999
TOTAL	SEE SECTIONS	124,435	124,435	102	48	18,456	142,891
TOTAL UNIT COUNT							102
TOTAL RESIDENTIAL GFA							124,435
TOTAL BUILDING GFA							124,435

UNIT SUMMARY - BUILDING C1

PROVIDED				UNIT TOTALS
UNIT TYPE	1 BED	2 BED	3 BED	
AVG. UNIT NFA	688	1,015	1,225	TOTAL
LEVEL 1	2	3	1	6
LEVEL 2	6	7	3	16
LEVEL 3	6	7	3	16
LEVEL 4	6	7	3	16
LEVEL 5	6	7	3	16
LEVEL 6	6	7	3	16
LEVEL 7	6	7	3	16
TOTAL BY TYPE				102
PERCENTAGE OF UNITS BY TYPE	37.3%	44.1%	18.6%	



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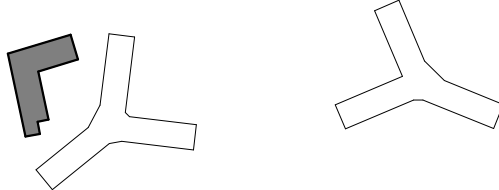
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Key Plan



Issue

NO. DATE

Revisions

NO. DATE

BUILDING C1
TABULATIONS

PRINCIPAL IN CHARGE
J.M.

PROJECT ARCHITECT
Z.V., M.T., R.G.

DRAWN
Z.V., M.T., R.G.

DATE 10.17.2025	APPROVED X.Y.
SCALE: 12" = 1'-0"	JOB NO. 22-211

DRAWING NO.

0G-07

4.1 SUBMISSION

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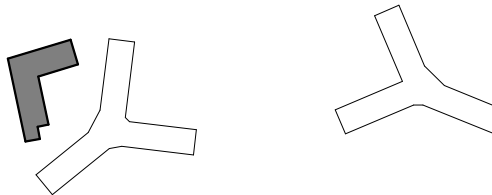
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Key Plan



Issue

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BUILDING AREA
PLANS

PRINCIPAL IN CHARGE
J.M.

PROJECT ARCHITECT
Z.V., M.T., R.G.

DRAWN
Z.V., M.T., R.G.

DATE
10.17.2025

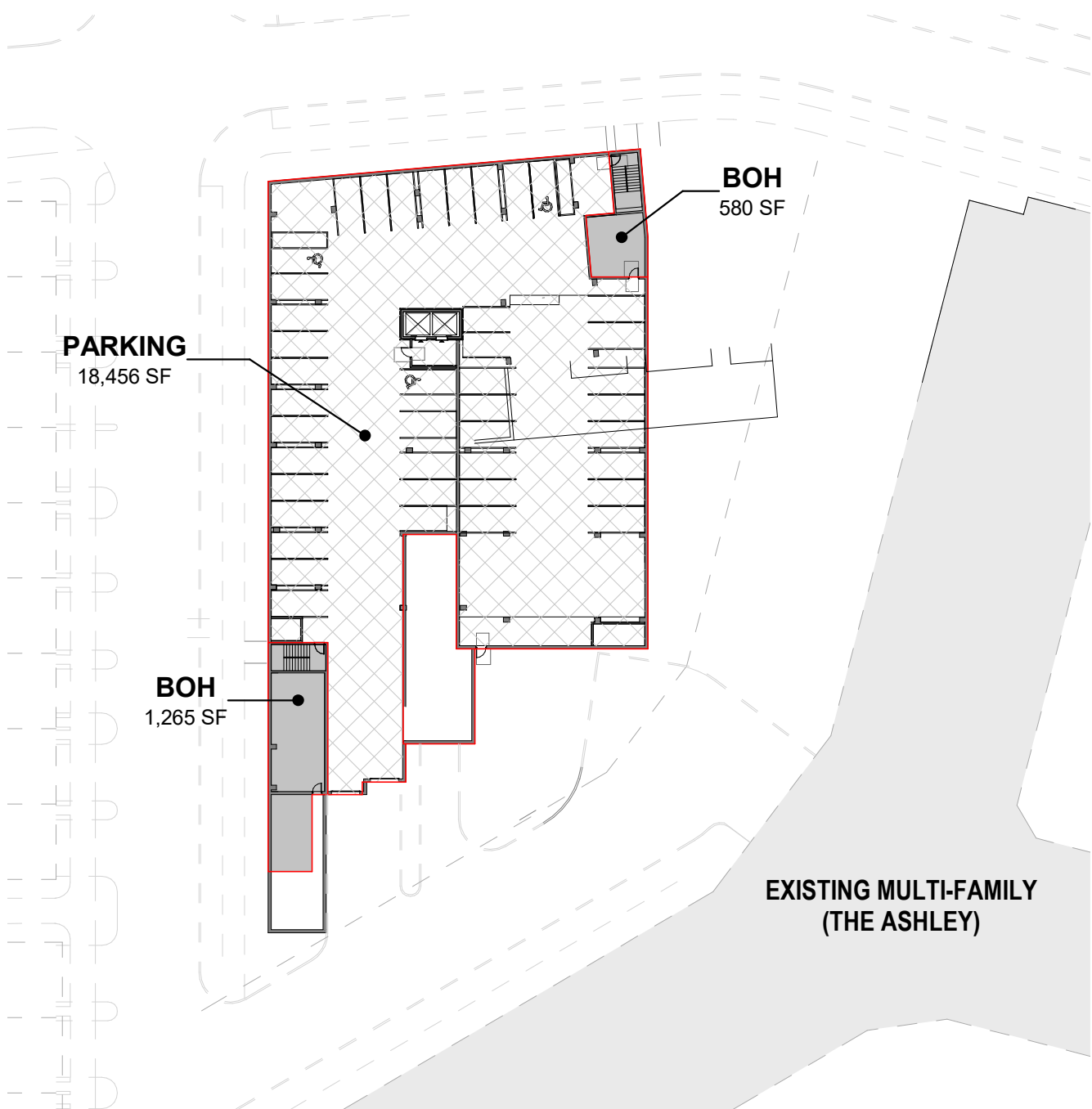
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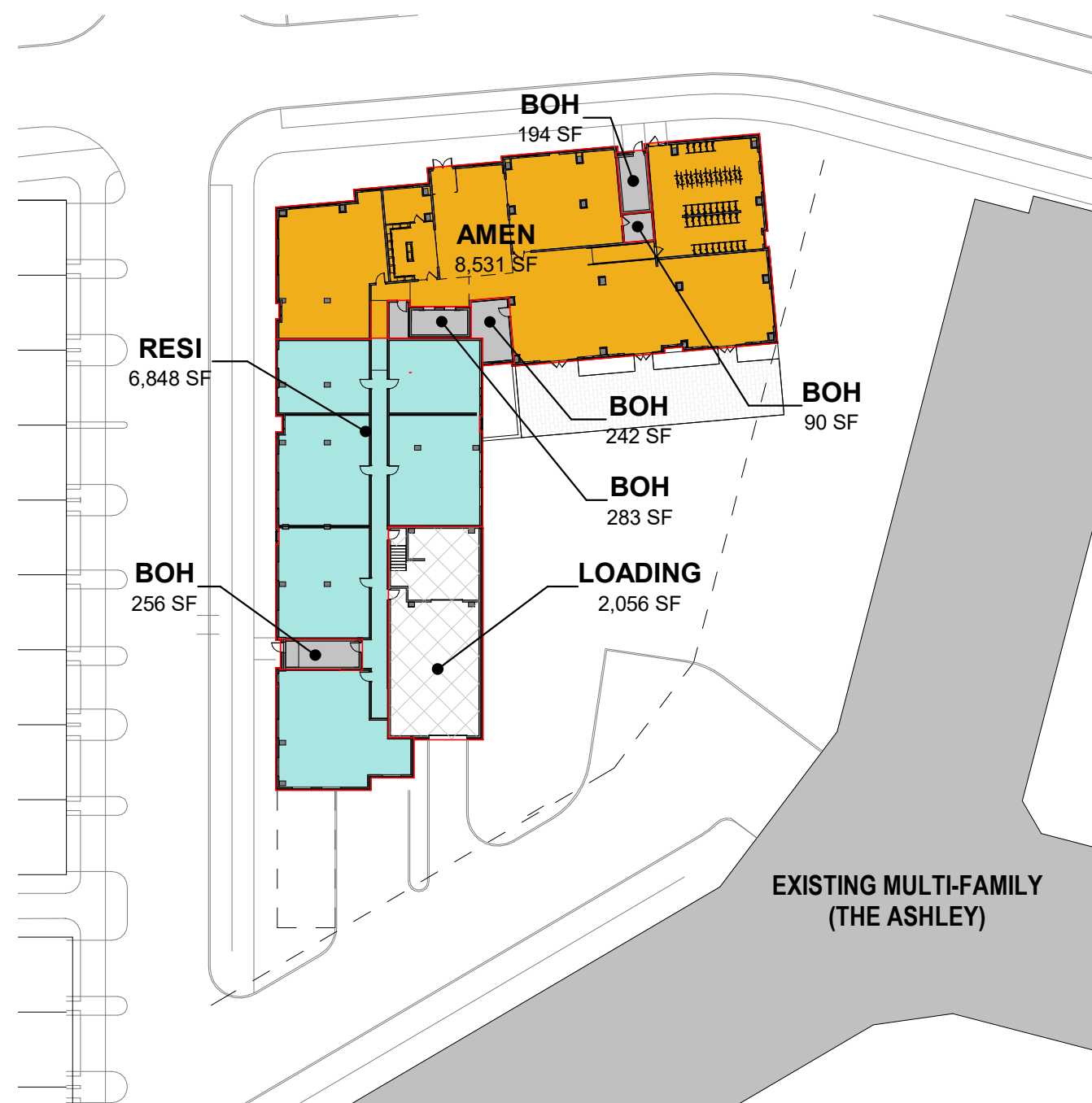
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A.C1-001



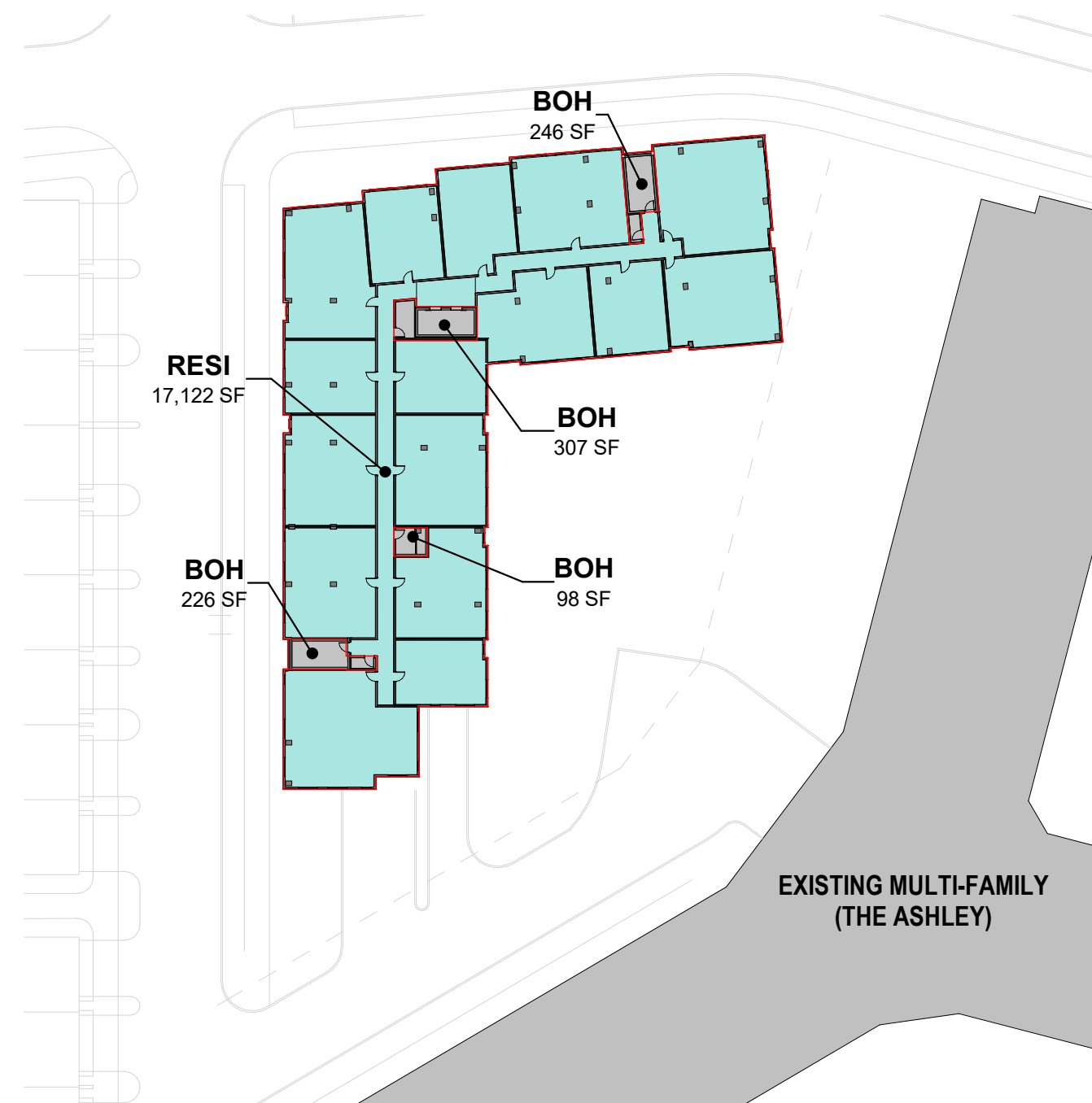
1 PARKING LEVEL B1

A.C1-001 1" = 50'-0"



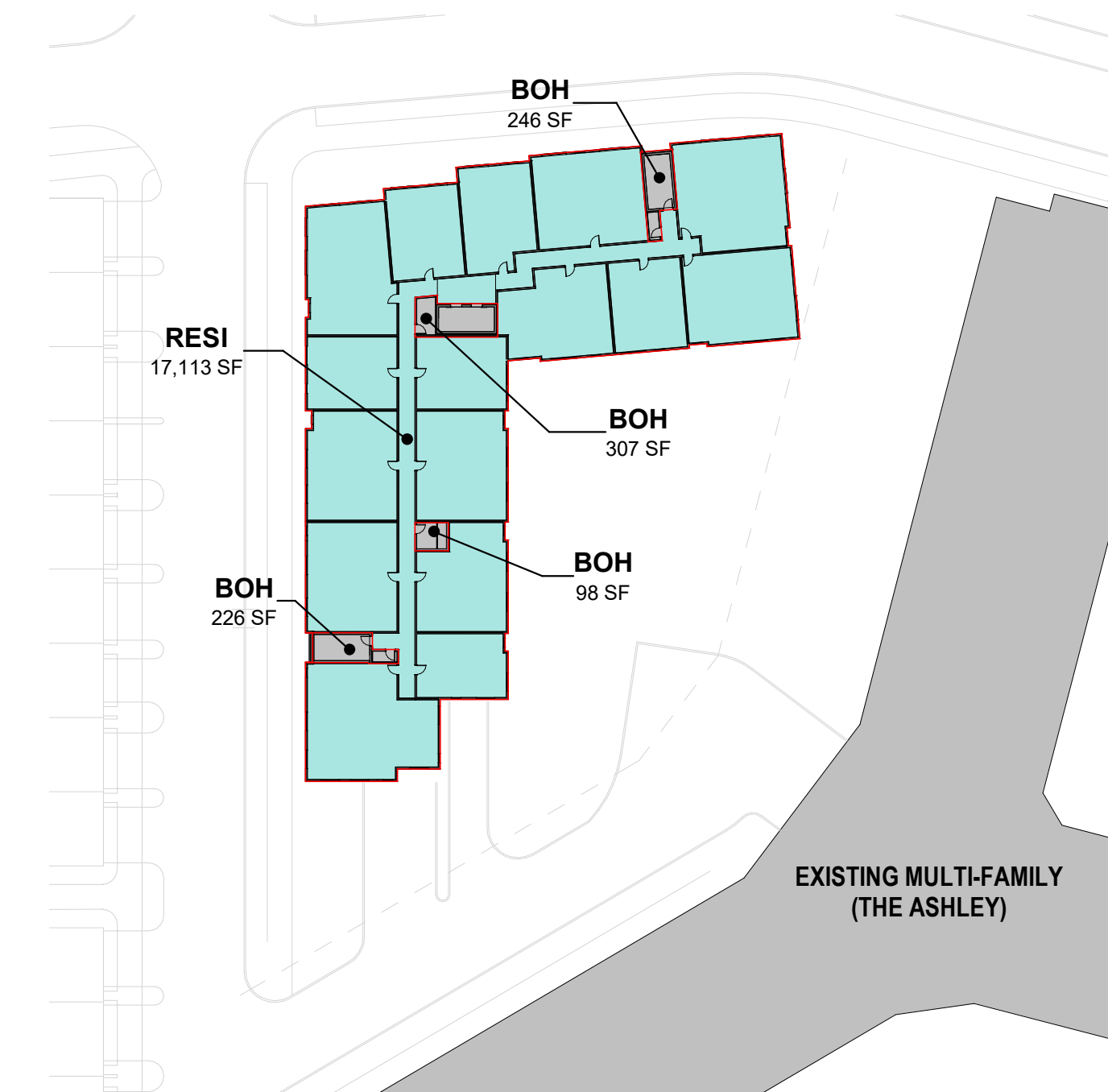
2 LEVEL 1

A.C1-001 1" = 50'-0"



3 LEVEL 2

A.C1-001 1" = 50'-0"



4 TYPICAL (LEVELS 3-7)

A.C1-001 1" = 50'-0"

MEASUREMENT METHODS

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INCLUDES TOTAL UNIT GFA PLUS ANY CIRCULATION. INCLUDED BOH AND AMENITY GFA THAT IS SHOWN ON PLAN

BOH GFA (BOH) - SHOWN ON PLANS (GREY) INCLUDED IN RESIDENTIAL
INCLUDES ALL SPACES FOR MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER GENERAL SUPPORT AREAS WITHIN THE BUILDING

AMENITY GFA (AMEN) - SHOWN ON PLANS (YELLOW) INCLUDED IN RESIDENTIAL
INCLUDES ANY SPACE USED FOR AMENITY PURPOSES INCLUDING, BUT NOT LIMITED TO FITNESS, LOUNGE, KITCHENETTE, ETC.

GROSS PARKING AREA
INCLUDES ALL STAIRS, ELEVATORS, AND OTHER INCIDENTAL SPACES THAT ARE USED FOR PARKING LEVELS

AVERAGE SITE ELEVATION
IS CALCULATED BASED ON LOCAL JURISDICTION REQUIREMENTS PER ZONING ORDINANCE

UNIT GROSS FLOOR AREA (GFA):
IS CALCULATED FROM THE CENTER OF DEMISING TO CENTER OF DEMISING AND FROM OUTSIDE OF BUILDING SHEATHING TO INTERIOR FINISH OF CORRIDOR WALL.

ALL MECHANICAL, ELECTRICAL, AND PLUMBING SHAFTS ARE NOT INCLUDED WITHIN CALCULATIONS

COLOR LEGEND

- RESIDENTIAL
- PARKING
- AMENITY
- BACK OF HOUSE

DENSITY TABULATIONS - BUILDING C1

RESIDENTIAL					PARKING		PROJECT TOTALS	
LEVEL	FLOOR HEIGHT	RESIDENTIAL GFA	TOTAL BUILDING GFA	NUMBER OF UNITS	PARKING SPACES	GROSS PARKING AREA	TOTAL AREA	
LEVEL B1	10'-0"	--	--	--	48	18,456	18,456	
LEVEL 1	12'-0"	16,441	16,441	6	0	0	16,441	
LEVEL 2	10'-0"	17,999	17,999	16	0	0	17,999	
LEVEL 3	10'-8"	17,999	17,999	16	0	0	17,999	
LEVEL 4	10'-8"	17,999	17,999	16	0	0	17,999	
LEVEL 5	10'-8"	17,999	17,999	16	0	0	17,999	
LEVEL 6	10'-8"	17,999	17,999	16	0	0	17,999	
LEVEL 7	12'-0"	17,999	17,999	16	0	0	17,999	
TOTAL	SEE SECTIONS	124,435	124,435	102	48	18,456	142,891	
TOTAL UNIT COUNT							102	
TOTAL RESIDENTIAL GFA							124,435	
TOTAL BUILDING GFA							124,435	

UNIT SUMMARY - BUILDING C1

PROVIDED					UNIT TOTALS
UNIT TYPE	1 BED	2 BED	3 BED		
AVG. UNIT NFA	688	1,015	1,225		TOTAL
LEVEL 1	2	3	1		6
LEVEL 2	6	7	3		16
LEVEL 3	6	7	3		16
LEVEL 4	6	7	3		16
LEVEL 5	6	7	3		16
LEVEL 6	6	7	3		16
LEVEL 7	6	7	3		16
TOTAL BY TYPE	38	45	19		102
PERCENTAGE OF UNITS BY TYPE	37.3%	44.1%	18.6%		

RIVERHOUSE

PROJECT STREET NUMBER
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ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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TORTI GALLAS + PARTNERS
301.588.4800

SOUTH PARCEL ARCHITECT
LESSARD DESIGN
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

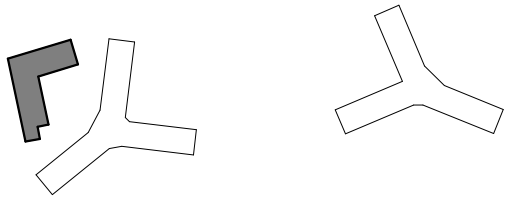
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Key Plan



Issue

NO. DATE

Revisions

NO. DATE

GARAGE
TABULATIONS &
BIKE STORAGE

PRINCIPAL IN CHARGE
J.M.

PROJECT ARCHITECT
Z.V., M.T., R.G.

DRAWN
Z.V., M.T., R.G.

DATE
10.17.2025

APPROVED
X.Y.

SCALE:
As indicated

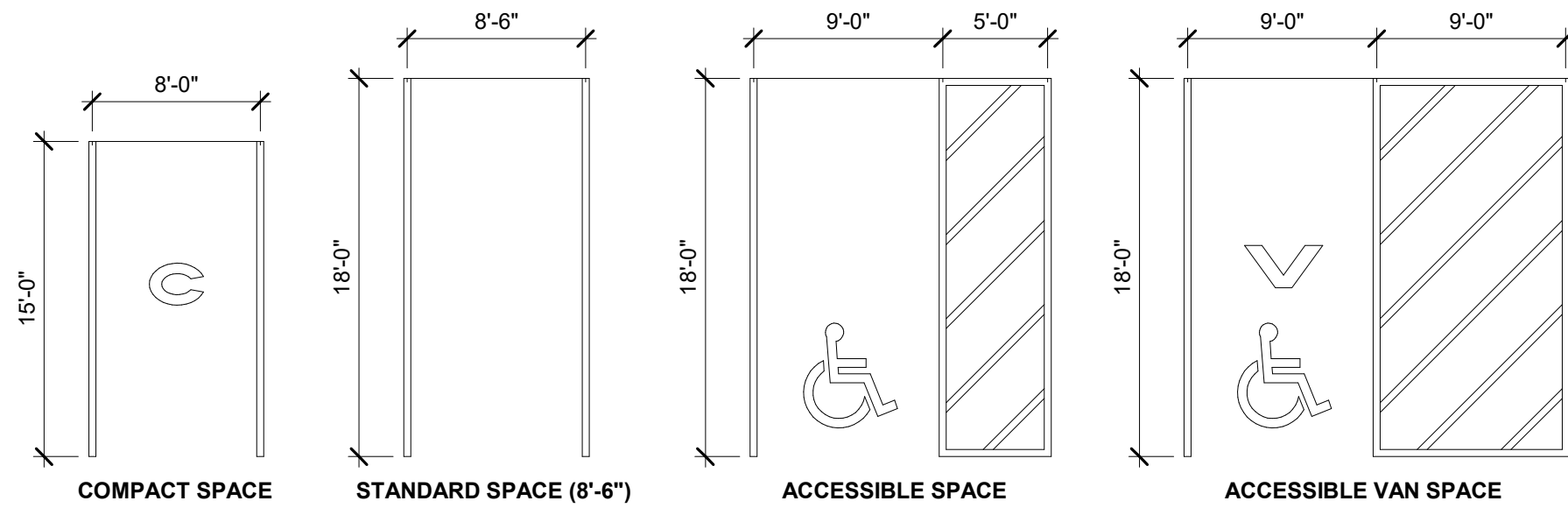
JOB NO.
22-211

DRAWING NO.

A.C1-002

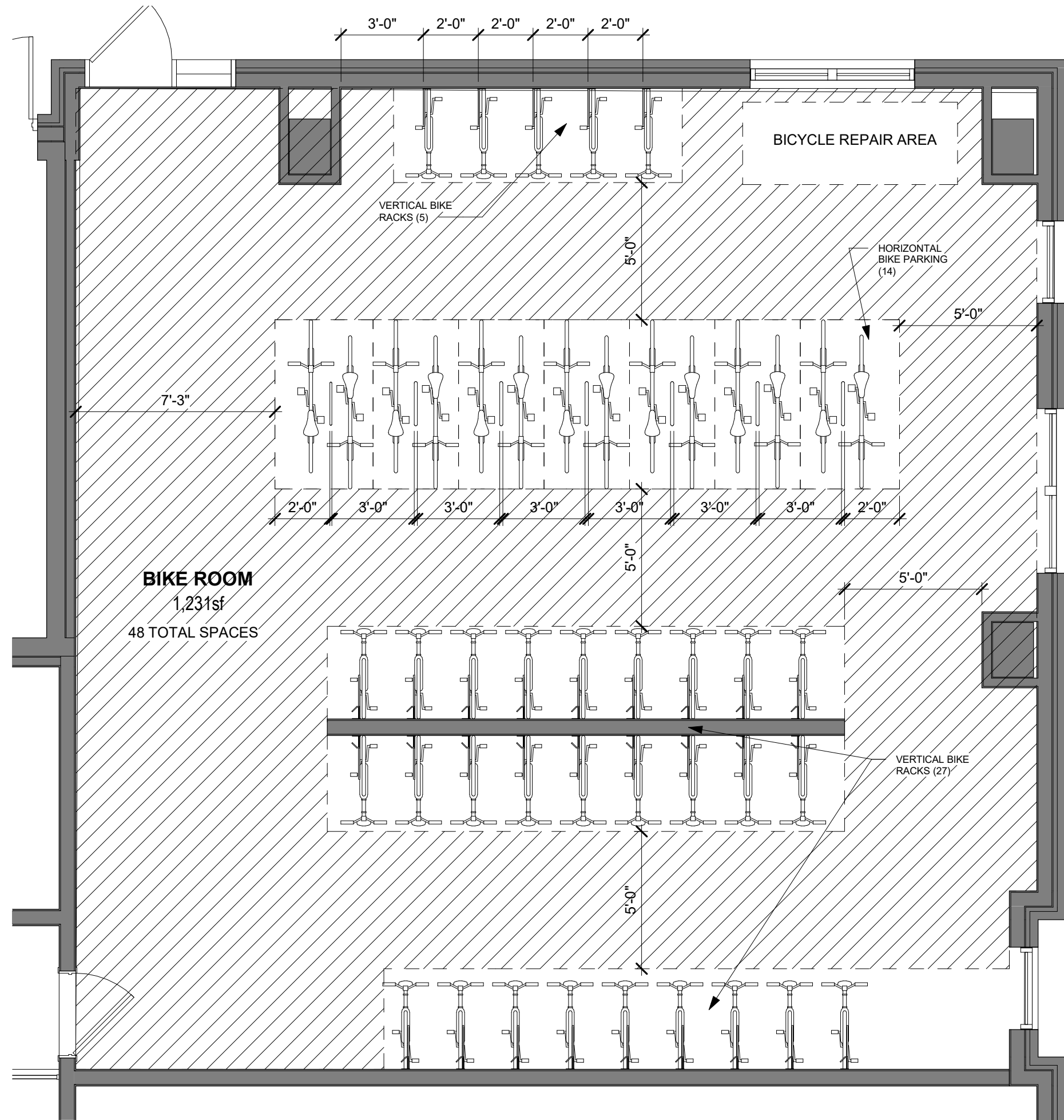
OVERALL PARKING TABULATIONS					
	STANDARD	COMPACT	ACCESSIBLE	VAN	TOTAL PER FLOOR
LEVEL B1	42 SPACES	4 SPACES	1 SPACE	1 SPACE	48 SPACES
TOTAL	42 SPACES	4 SPACES 8.3% COMPACT SPACES	1 SPACE	1 SPACE	48 SPACES

PARKING RATIO = 0.47 SPACES PER UNIT



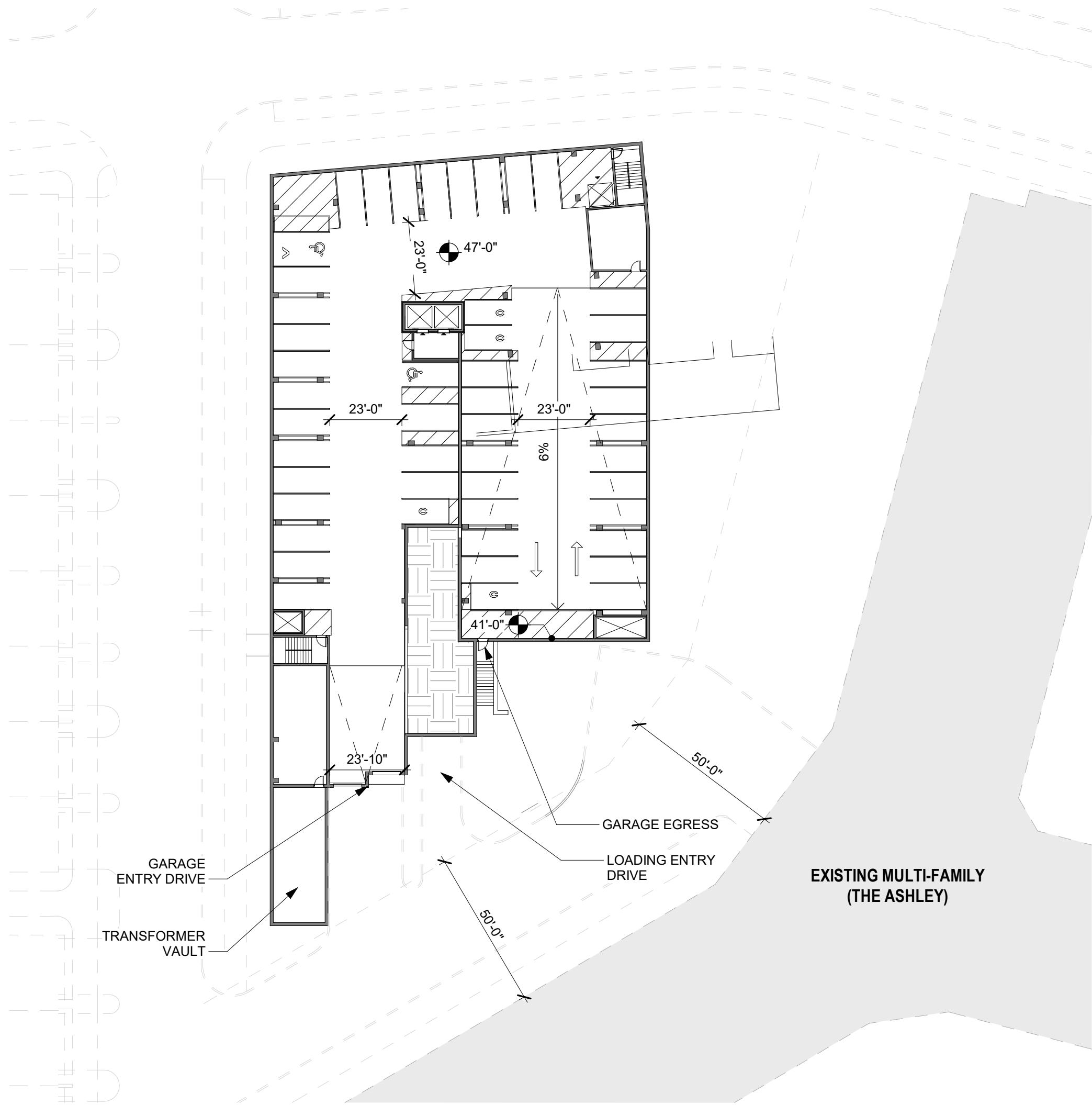
PARKING SPACE DETAILS

BIKE PARKING TABULATIONS				
	# OF UNITS	RATIO	REQUIRED	PROVIDED
RES. RENTAL	102 UNITS	1 BIKE SPACE PER EVERY 2.5 RESIDENTIAL UNITS.	41 SPACES	46 SPACES
		HORIZONTAL SPACES	MIN. 30% (13)	30.4% (14)
		VERTICAL RACKS		69.6% (32)
RES. VISITOR	102 UNITS	1 BIKE SPACE PER EVERY 50 RESIDENTIAL UNITS.	3 SPACES	3 SPACES
TOTAL			44 SPACES	49 SPACES



2 BIKE STORAGE PLAN

A.C1-002 1/4" = 1'-0"



1 LEVEL B1 PARKING

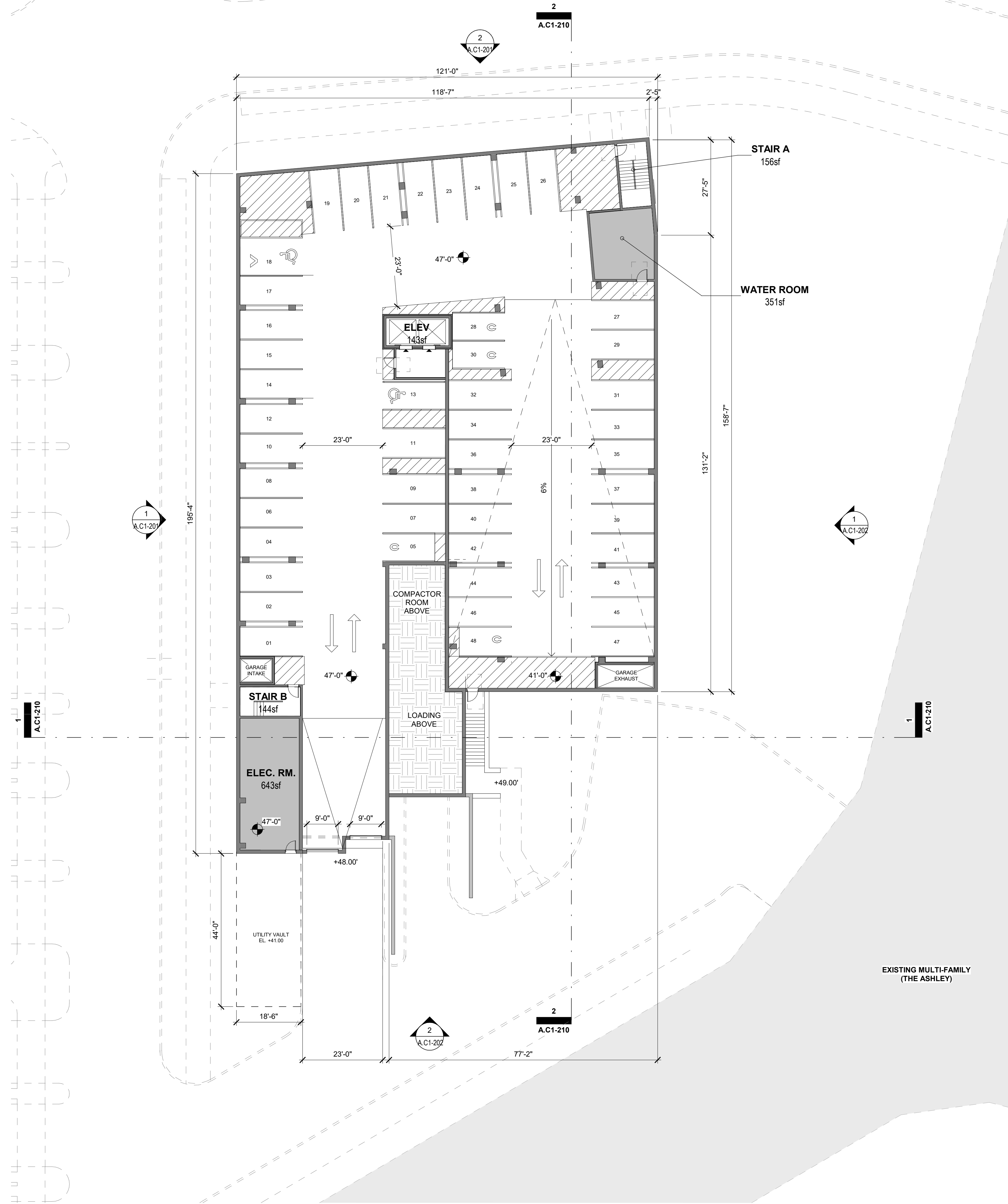
A.C1-002 1/32" = 1'-0"

4.1 SUBMISSION

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1 FLOOR PLAN - LEVEL B1

A.C1-100 1/16" = 1'-0"



GENERAL NOTES

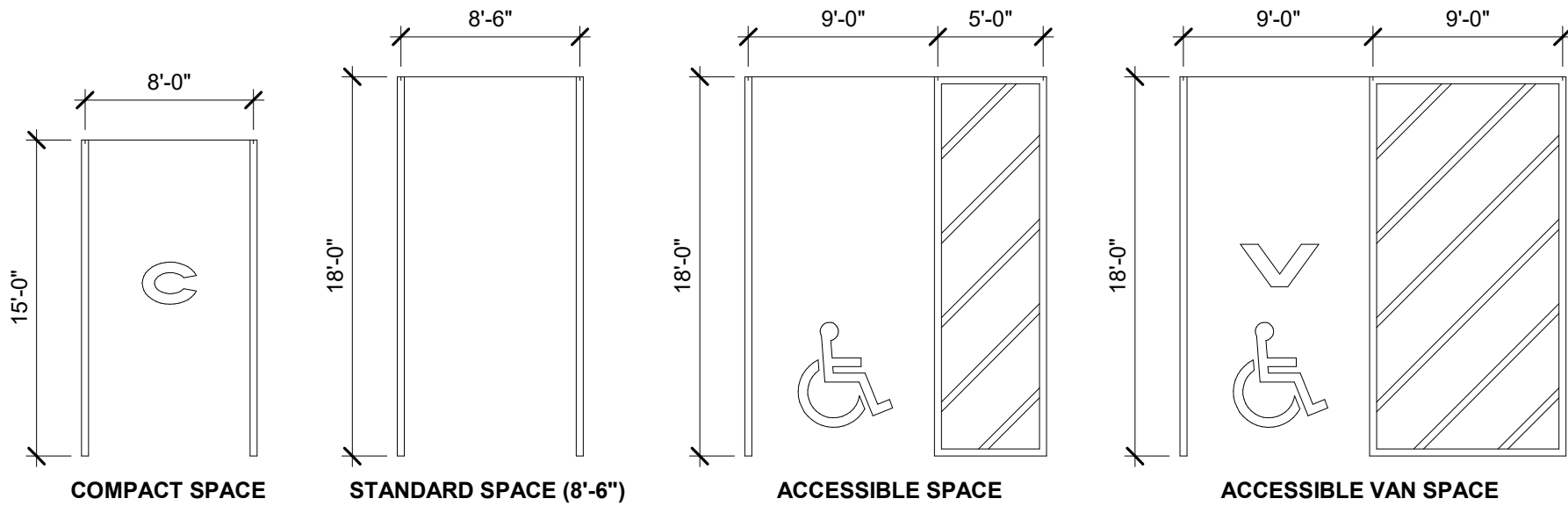
- DIMENSIONS AND DEMISING WALLS SHOWN ARE SUBJECT TO ADJUSTMENT PENDING FURTHER DESIGN DEVELOPMENT
- ALL VENT LOCATIONS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT IN FINAL DESIGN
- ELEVATOR BASIS OF DESIGN: OTIS GEN 2 UNDERSLUNG 3500 LB PASSENGER ELEVATOR
- SEE BUILDING ELEVATIONS SHEETS FOR EXTERIOR DESIGN NOTES, BUILDING HEIGHT INFORMATION, FENESTRATION, AND VENT LOCATION

COLOR LEGEND

- BUILDING C1 UNITS - 1 BR
- BUILDING C1 UNITS - 2 BR
- BUILDING C1 UNITS - 3 BR
- BUILDING C1 - AMENITY
- BACK OF HOUSE

OVERALL PARKING TABULATIONS					
	STANDARD	COMPACT	ACCESSIBLE	VAN	TOTAL PER FLOOR
LEVEL B1	42 SPACES	4 SPACES	1 SPACE	1 SPACE	48 SPACES
TOTAL	42 SPACES	4 SPACES 8.3% COMPACT SPACES	1 SPACE	1 SPACE	48 SPACES

PARKING RATIO = 0.47 SPACES PER UNIT



PROPOSED GROSS FLOOR AREA (GFA):
RESIDENTIAL GFA = 0 SF
GROSS PARKING AREA = 18,456 SF
TOTAL GFA = 18,456 SF

UNIT COUNT: 0



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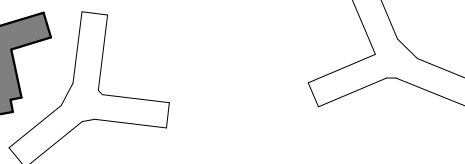
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Key Plan



Issue

NO. DATE

Revisions

NO. DATE

FLOOR PLAN - LEVEL B1

PRINCIPAL IN CHARGE
J.M.

PROJECT ARCHITECT
Z.V., M.T., R.G.

DRAWN
Z.V., M.T., R.G.

DATE
10.17.2025

SCALE:
As indicated

DRAWING NO.

A.C1-100

4.1 SUBMISSION

GENERAL NOTES

- 1. DIMENSIONS AND DEMISING WALLS SHOWN ARE SUBJECT TO ADJUSTMENT PENDING FURTHER DESIGN DEVELOPMENT
- 2. ALL VENT LOCATIONS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT IN FINAL DESIGN
- 3. ELEVATOR BASIS OF DESIGN: OTIS GEN 2 UNDERSLUNG 3500 LB PASSENGER ELEVATOR
- 4. SEE BUILDING ELEVATIONS SHEETS FOR EXTERIOR DESIGN NOTES, BUILDING HEIGHT INFORMATION, FENESTRATION, AND VENT LOCATION

COLOR LEGEND

- BUILDING C1 UNITS - 1 BR
- BUILDING C1 UNITS - 2 BR
- BUILDING C1 UNITS - 3 BR
- BUILDING C1 - AMENITY
- BACK OF HOUSE



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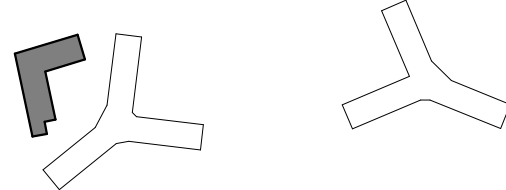
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Issue

NO. DATE

Revisions

NO. DATE

FLOOR PLAN -
LEVEL 1

PRINCIPAL IN CHARGE
J.M.

PROJECT ARCHITECT
Z.V., M.T., R.G.

DRAWN
Z.V., M.T., R.G.

DATE
10.17.2025

SCALE:
As indicated

DRAWING NO.

A.C1-101

4.1 SUBMISSION

PROPOSED GROSS FLOOR AREA (GFA):
RESIDENTIAL GFA = 16,441 SF
GROSS PARKING AREA = 0 SF
TOTAL GFA = 16,441 SF

UNIT COUNT: 6

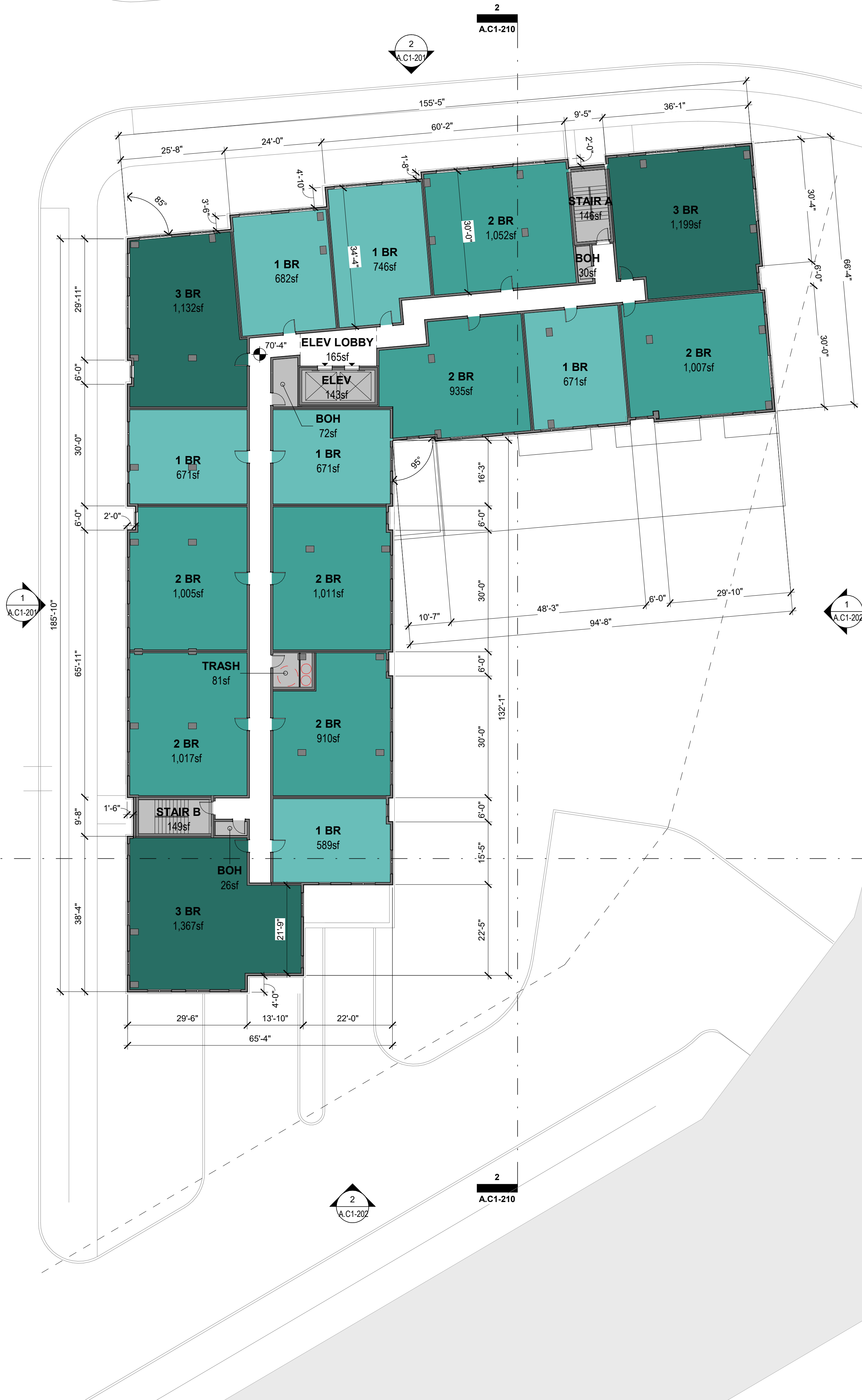


1 FLOOR PLAN - LEVEL 1
A.C1-101 1/16" = 1'-0"

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1 FLOOR PLAN - LEVEL 2

A.C1-102 1/16" = 1'-0"



GENERAL NOTES

- DIMENSIONS AND DEMISING WALLS SHOWN ARE SUBJECT TO ADJUSTMENT PENDING FURTHER DESIGN DEVELOPMENT
- ALL VENT LOCATIONS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT IN FINAL DESIGN
- ELEVATOR BASIS OF DESIGN: OTIS GEN 2 UNDERSLUNG 3500 LB PASSENGER ELEVATOR
- SEE BUILDING ELEVATIONS SHEETS FOR EXTERIOR DESIGN NOTES, BUILDING HEIGHT INFORMATION, FENESTRATION, AND VENT LOCATION

COLOR LEGEND

- BUILDING C1 UNITS - 1 BR
- BUILDING C1 UNITS - 2 BR
- BUILDING C1 UNITS - 3 BR
- BUILDING C1 - AMENITY
- BACK OF HOUSE

PROPOSED GROSS FLOOR AREA (GFA):
RESIDENTIAL GFA = 17,999 SF
GROSS PARKING AREA = 0 SF
TOTAL GFA = 17,999 SF

UNIT COUNT: 16



4.1 SUBMISSION



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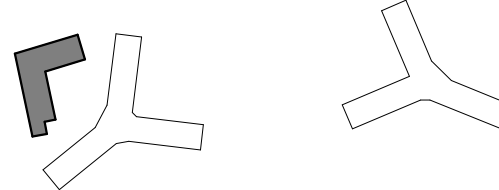
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Key Plan



Issue

NO. DATE

Revisions

NO. DATE

FLOOR PLAN - LEVEL 2

PRINCIPAL IN CHARGE
J.M.

PROJECT ARCHITECT
Z.V., M.T., R.G.

DRAWN
Z.V., M.T., R.G.

DATE
10.17.2025

SCALE:
As indicated

DRAWING NO.

A.C1-102

APPROVED
X.Y.

JOB NO.
22-211

GENERAL NOTES

1.

DIMENSIONS AND DEMISING WALLS SHOWN ARE SUBJECT TO ADJUSTMENT PENDING FURTHER DESIGN DEVELOPMENT
2.

ALL VENT LOCATIONS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT IN FINAL DESIGN
3.

ELEVATOR BASIS OF DESIGN: OTIS GEN 2 UNDERSLUNG 3500 LB PASSENGER ELEVATOR
4.

SEE BUILDING ELEVATIONS SHEETS FOR EXTERIOR DESIGN NOTES, BUILDING HEIGHT INFORMATION, FENESTRATION, AND VENT LOCATION

COLOR LEGEND

- BUILDING C1 UNITS - 1 BR
- BUILDING C1 UNITS - 2 BR
- BUILDING C1 UNITS - 3 BR
- BUILDING C1 - AMENITY
- BACK OF HOUSE



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BRADLEY SITE DESIGN
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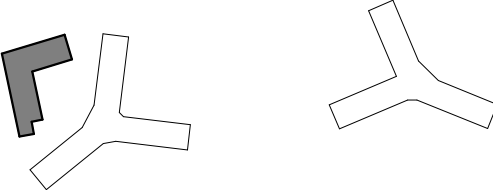
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Key Plan



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NO. DATE

Revisions

NO. DATE

FLOOR PLAN -
TYPICAL (LEVELS
3-7)

PRINCIPAL IN CHARGE J.M.	
PROJECT ARCHITECT Z.V., M.T., R.G.	
DRAWN Z.V., M.T., R.G.	
DATE 10.17.2025	APPROVED X.Y.
SCALE: As indicated	JOB NO. 22-211

DRAWING NO.

A.C1-103

4.1 SUBMISSION

PROPOSED GROSS FLOOR AREA (GFA):
RESIDENTIAL GFA = 17,999 SF
GROSS PARKING AREA = 0 SF
TOTAL GFA = 17,999 SF

UNIT COUNT: 16



1 FLOOR PLAN - TYPICAL (LEVELS 3-7)

A.C1-103 1/16" = 1'-0"

GENERAL NOTES

- 1. DIMENSIONS AND DEMISING WALLS SHOWN ARE SUBJECT TO ADJUSTMENT PENDING FURTHER DESIGN DEVELOPMENT
- 2. ALL VENT LOCATIONS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT IN FINAL DESIGN
- 3. ELEVATOR BASIS OF DESIGN: OTIS GEN 2 UNDERSLUNG 3500 LB PASSENGER ELEVATOR
- 4. SEE BUILDING ELEVATIONS SHEETS FOR EXTERIOR DESIGN NOTES, BUILDING HEIGHT INFORMATION, FENESTRATION, AND VENT LOCATION

COLOR LEGEND

- BUILDING C1 UNITS - 1 BR
- BUILDING C1 UNITS - 2 BR
- BUILDING C1 UNITS - 3 BR
- BUILDING C1 - AMENITY
- BACK OF HOUSE



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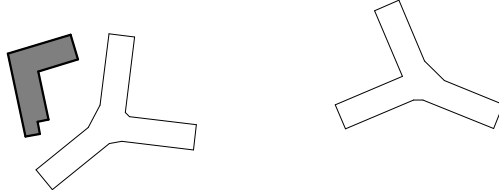
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Key Plan



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Revisions

NO. DATE

ROOF PLAN

PRINCIPAL IN CHARGE
J.M.

PROJECT ARCHITECT
Z.V., M.T., R.G.

DRAWN
Z.V., M.T., R.G.

DATE
10.17.2025

APPROVED
X.Y.

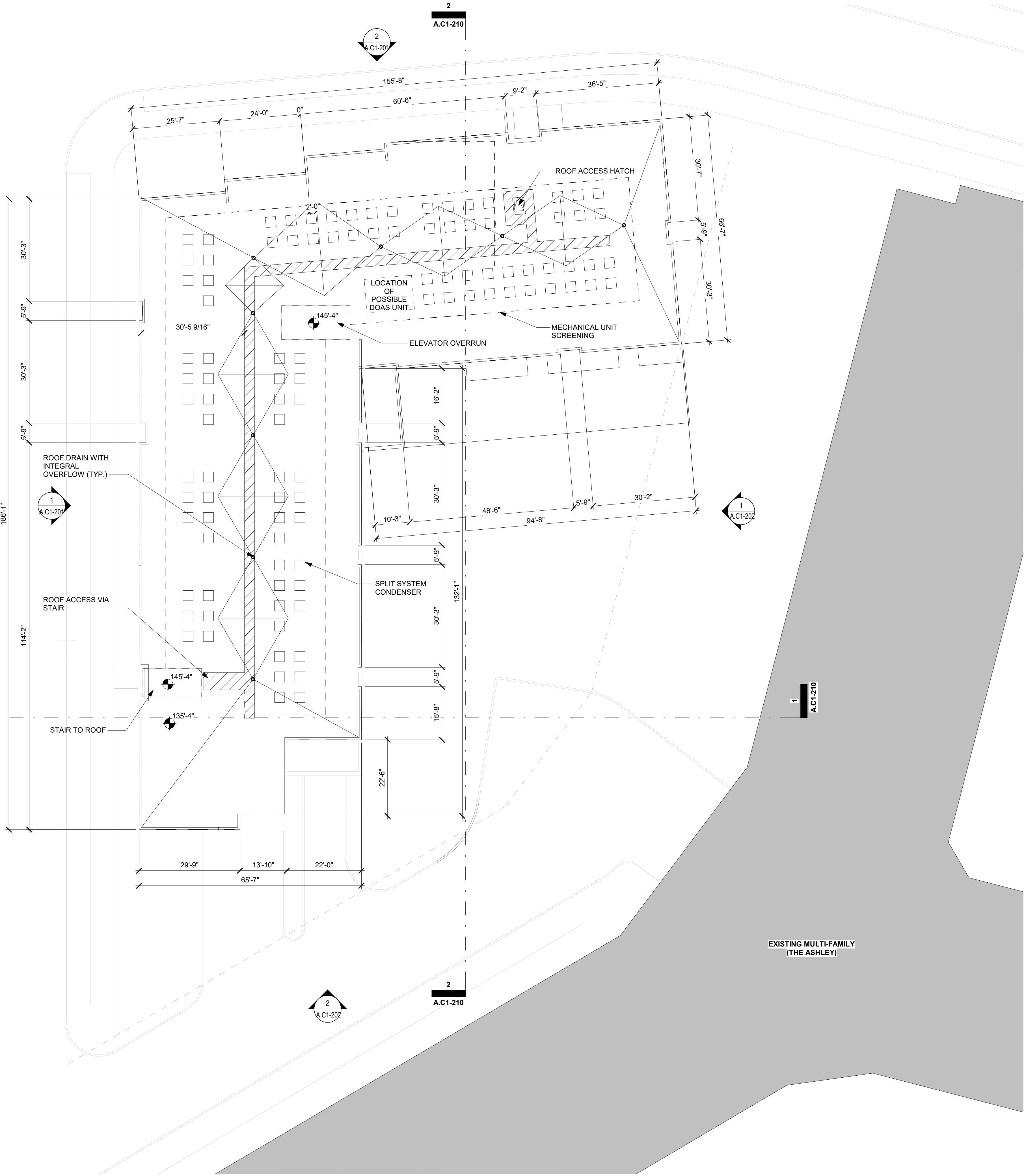
SCALE:
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JOB NO.
22-211

DRAWING NO.

A.C1-104

4.1 SUBMISSION



1 TOP OF ROOF

A.C1-104 1/16" = 1'-0"

* ALL VENT LOCATIONS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT IN FINAL DESIGN

MATERIAL LEGEND	
LABEL	MATERIAL
FC-1	FIBER CEMENT SIDING
FC-2	FIBER CEMENT SIDING
FC-3	FIBER CEMENT PANEL
FC-4	FIBER CEMENT SIDING
FC-5	BOARD & BATTEN FIBER CEMENT PANEL
FC-6	FIBER CEMENT PANEL
FC-7	FIBER CEMENT PANEL
FC-8	FIBER CEMENT SIDING
BR-1	MASONRY FIELD MIX
BR-2	MASONRY FIELD MIX
BR-3	MASONRY FIELD MIX
BR-4	MASONRY FIELD MIX
CS-1	CAST STONE
CS-2	CAST STONE
CS-3	CAST STONE
MT-1	METAL PANEL
MT-2	METAL PANEL
MT-3	METAL PANEL
MT-4	METAL BOARD & PATTERN PANEL
ST-1	MODERN LINEAR STONE FIELD MIX
ST-2	MODERN LINEAR PLANK
RL-1	METAL RAILING
RL-2	GLASS RAILING



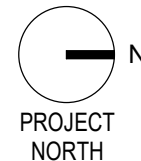
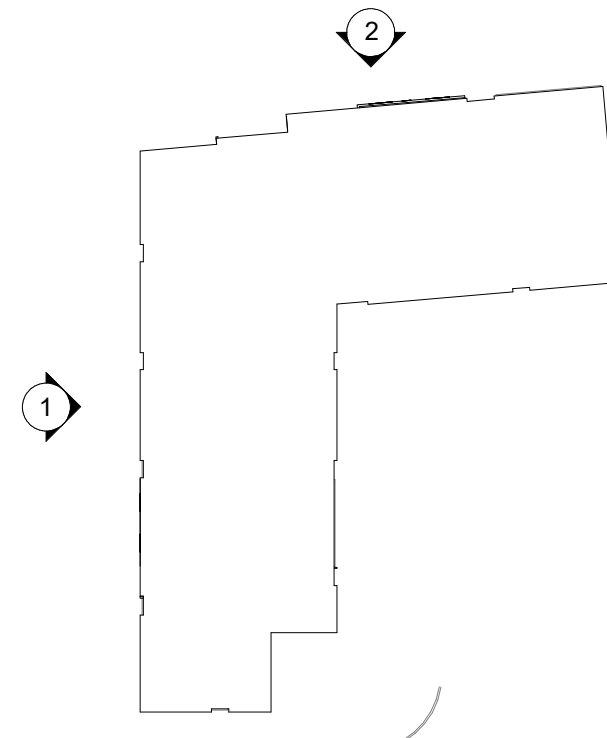
2 WEST ELEVATION

A.C1-200 1/16" = 1'-0"



1 SOUTH ELEVATION

A.C1-200 1/16" = 1'-0"



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RIVERHOUSE

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ATTORNEY

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SUSTAINABILITY CONSULTANT

SUSTAINABLE BUILDING
PARTNERS

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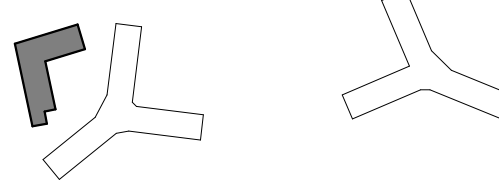
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Key Plan



Issue

NO. DATE

Revisions

NO. DATE

BUILDING ELEVATIONS

PRINCIPAL IN CHARGE

J.M.

PROJECT ARCHITECT

Z.V., M.T., R.G.

DRAWN

Z.V., M.T., R.G.

DATE

10.17.2025

APPROVED

X.Y.

SCALE:

As Indicated

JOB NO.

22-211

DRAWING NO.

A.C1-201

4.1 SUBMISSION

* ALL VENT LOCATIONS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT IN FINAL DESIGN

MATERIAL LEGEND	
LABEL	MATERIAL
FC-1	FIBER CEMENT SIDING
FC-2	FIBER CEMENT SIDING
FC-3	FIBER CEMENT PANEL
FC-4	FIBER CEMENT SIDING
FC-5	BOARD & BATTEN FIBER CEMENT PANEL
FC-6	FIBER CEMENT PANEL
FC-7	FIBER CEMENT PANEL
FC-8	FIBER CEMENT SIDING
BR-1	MASONRY FIELD MIX
BR-2	MASONRY FIELD MIX
BR-3	MASONRY FIELD MIX
BR-4	MASONRY FIELD MIX
CS-1	CAST STONE
CS-2	CAST STONE
CS-3	CAST STONE
MT-1	METAL PANEL
MT-2	METAL PANEL
MT-3	METAL PANEL
MT-4	METAL BOARD & PATTERN PANEL
ST-1	MODERN LINEAR STONE FIELD MIX
ST-2	MODERN LINEAR PLANK
RL-1	METAL RAILING
RL-2	GLASS RAILING



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ATTORNEY

VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT

SUSTAINABLE BUILDING
PARTNERS
703.970.2890

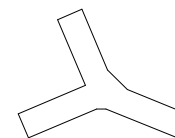
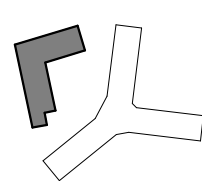
TRAFFIC ENGINEER

NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER

SK + A
301.881.1441

Key Plan



Issue

NO.

DATE

Revisions

NO.

DATE

ENLARGED ELEVATIONS

PRINCIPAL IN CHARGE
J.M.

PROJECT ARCHITECT
Z.V., M.T., R.G.

DRAWN
Z.V., M.T., R.G.

DATE

10.17.2025

APPROVED

X.Y.

SCALE:

As Indicated

JOB NO.

22-211

DRAWING NO.

A.C1-203

4.1 SUBMISSION



2 ELEVATION - PARKING GARAGE ENTRY

A.C1-202 1/16" = 1'-0"



1 ELEVATION LOBBY ENTRY

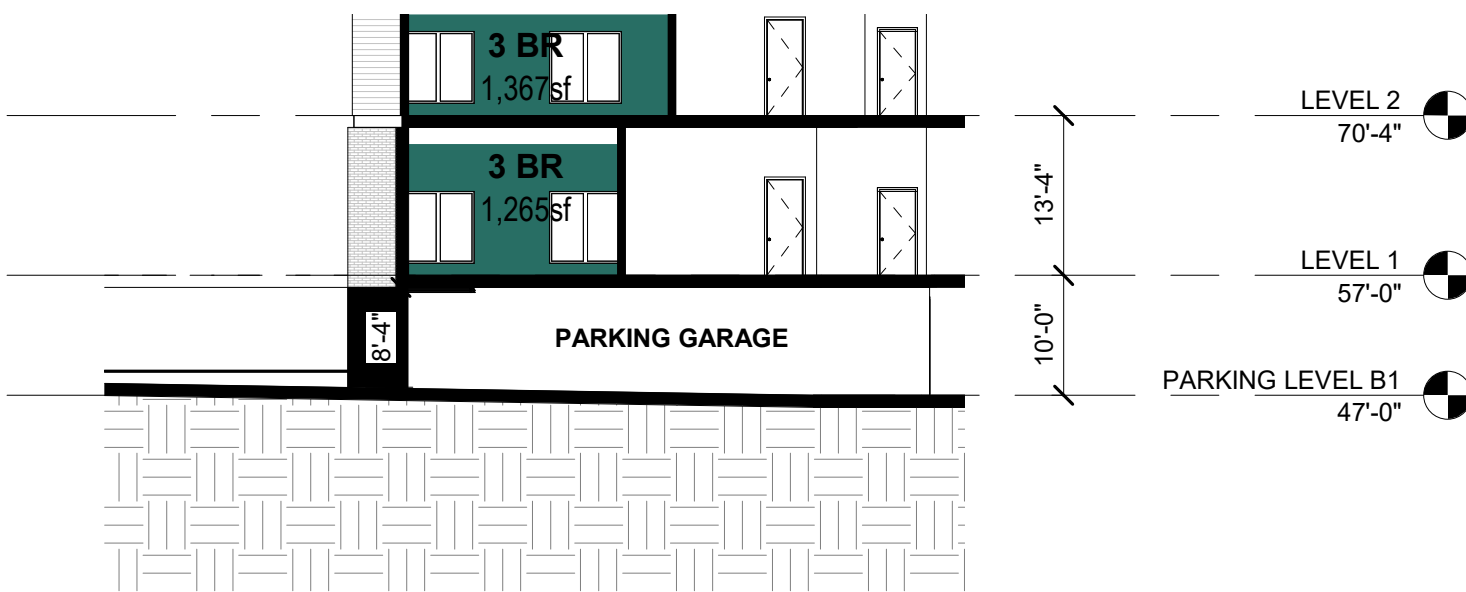
A.C1-202 1/16" = 1'-0"



PROJECT NORTH

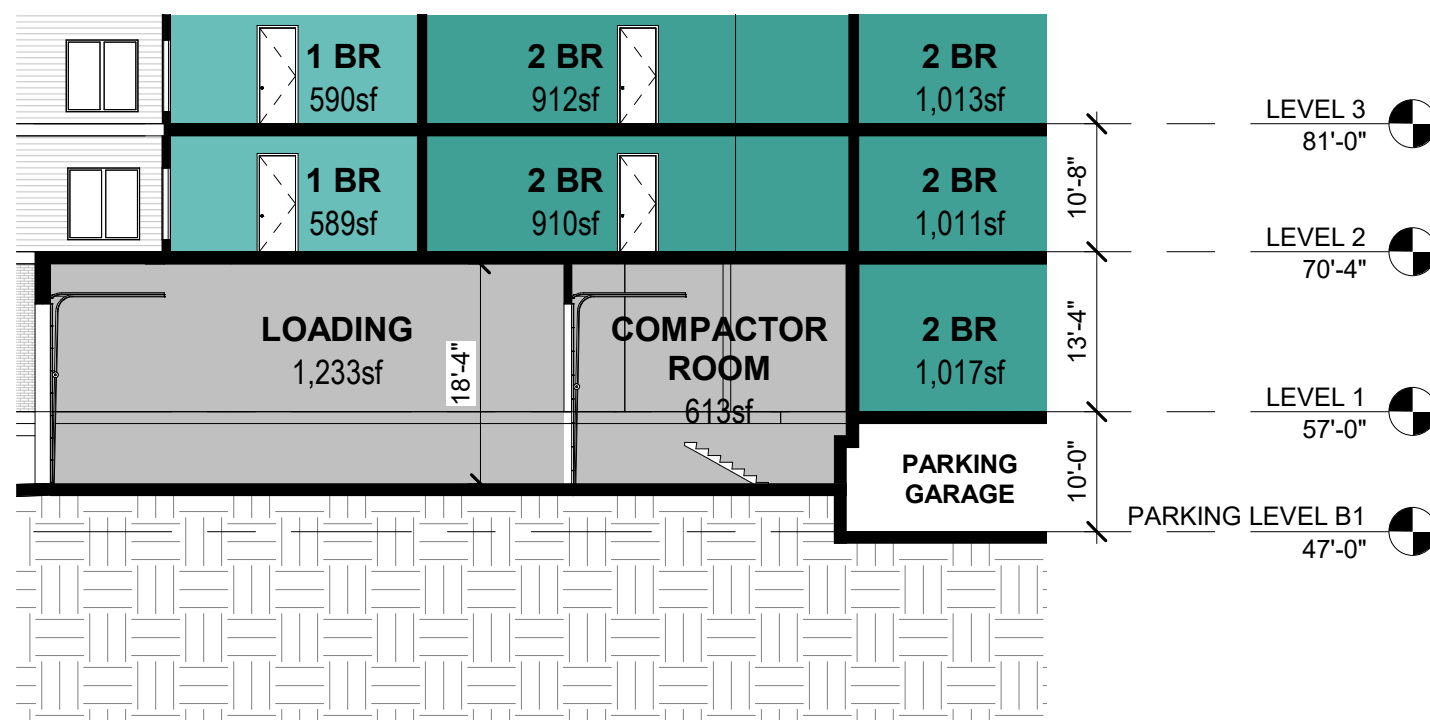
* ALL VENT LOCATIONS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT IN FINAL DESIGN

MATERIAL LEGEND	
LABEL	MATERIAL
FC-1	FIBER CEMENT SIDING
FC-2	FIBER CEMENT SIDING
FC-3	FIBER CEMENT PANEL
FC-4	FIBER CEMENT SIDING
FC-5	BOARD & BATTEN FIBER CEMENT PANEL
FC-6	FIBER CEMENT PANEL
FC-7	FIBER CEMENT PANEL
FC-8	FIBER CEMENT SIDING
BR-1	MASONRY FIELD MIX
BR-2	MASONRY FIELD MIX
BR-3	MASONRY FIELD MIX
BR-4	MASONRY FIELD MIX
CS-1	CAST STONE
CS-2	CAST STONE
CS-3	CAST STONE
MT-1	METAL PANEL
MT-2	METAL PANEL
MT-3	METAL PANEL
MT-4	METAL BOARD & PATTERN PANEL
ST-1	MODERN LINEAR STONE FIELD MIX
ST-2	MODERN LINEAR PLANK
RL-1	METAL RAILING
RL-2	GLASS RAILING



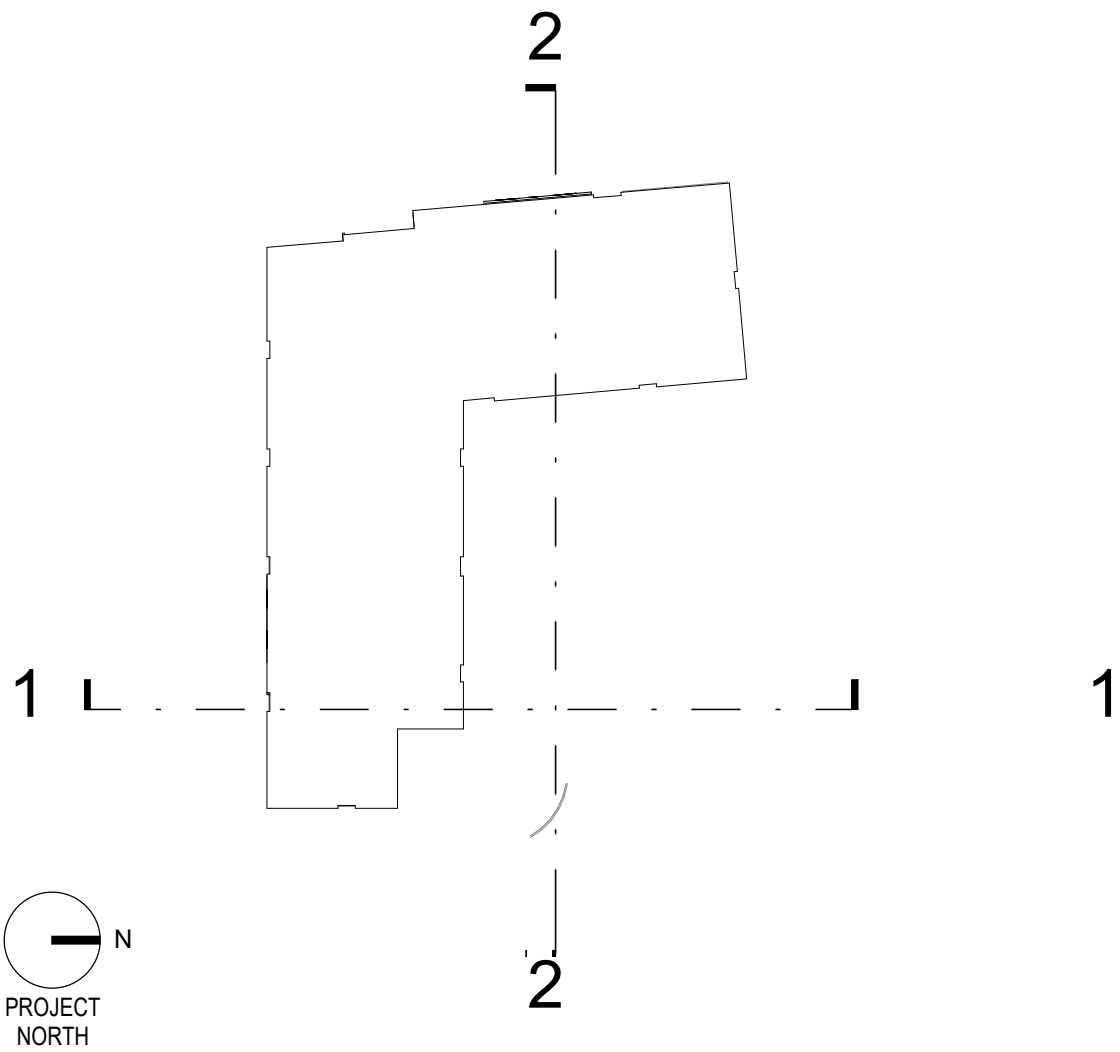
2 EAST TO WEST BUILDING SECTION
A.C1-210 1/16" = 1'-0"

4 PARKING ENTRY SECTION
A.C1-210 1/16" = 1'-0"



3 LOADING DOCK SECTION
A.C1-210 1/16" = 1'-0"

1 SOUTH TO NORTH BUILDING SECTION
A.C1-210 1/16" = 1'-0"



RIVERHOUSE

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NORTH PARCEL ARCHITECT
TORTI GALLAS + PARTNERS
301.588.4800

SOUTH PARCEL ARCHITECT
LESSARD DESIGN
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

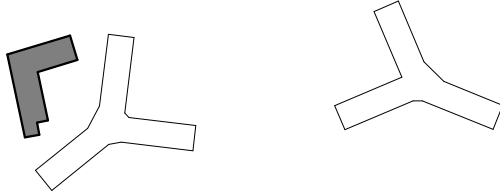
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BUILDING
SECTION
DIAGRAM

PRINCIPAL IN CHARGE
J.M.

PROJECT ARCHITECT
Z.V., M.T., R.G.

DRAWN
Z.V., M.T., R.G.

DATE
10.17.2025

SCALE:
As indicated

APPROVED
X.Y.

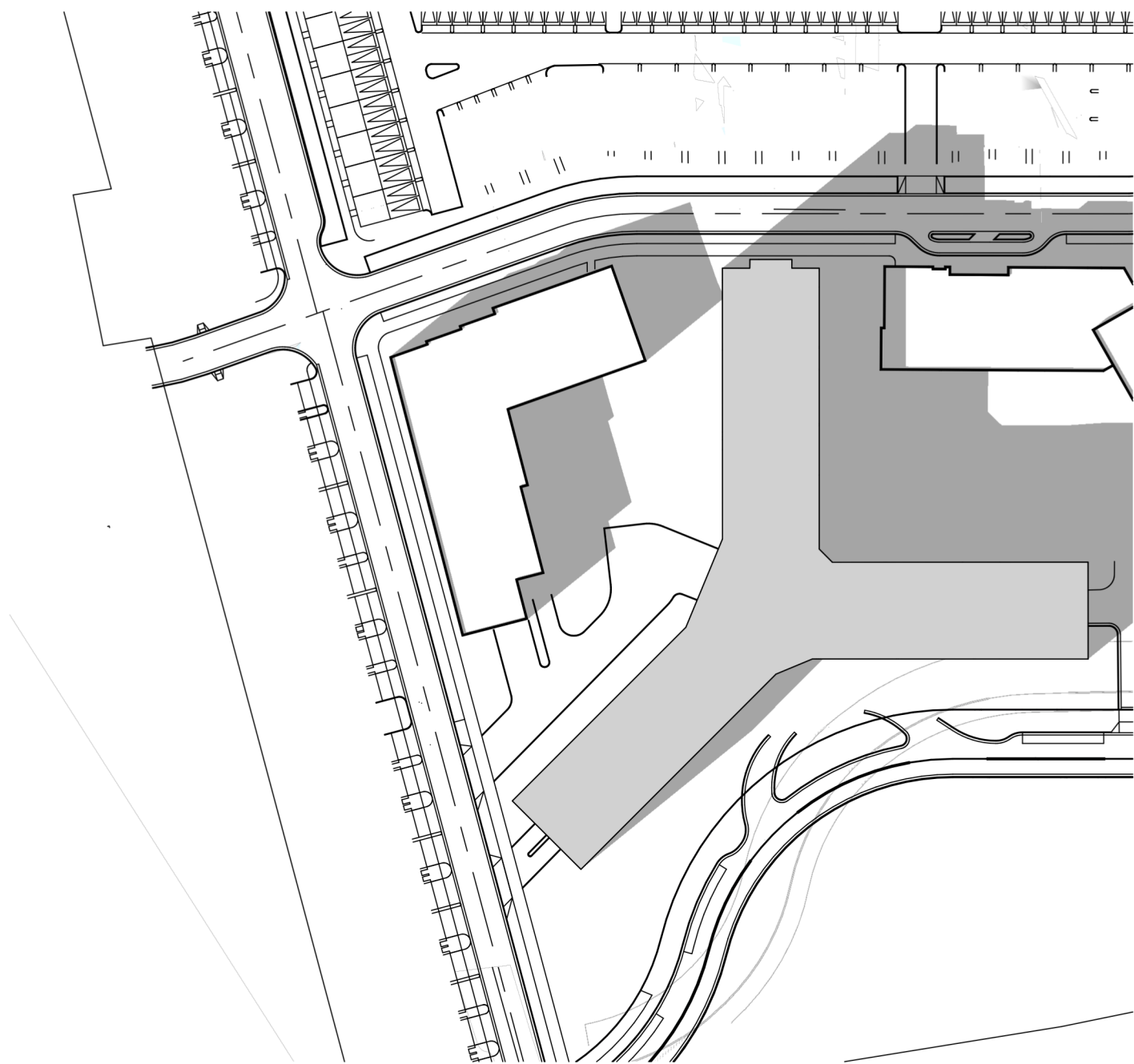
JOB NO.
22-211

DRAWING NO.

A.C1-210

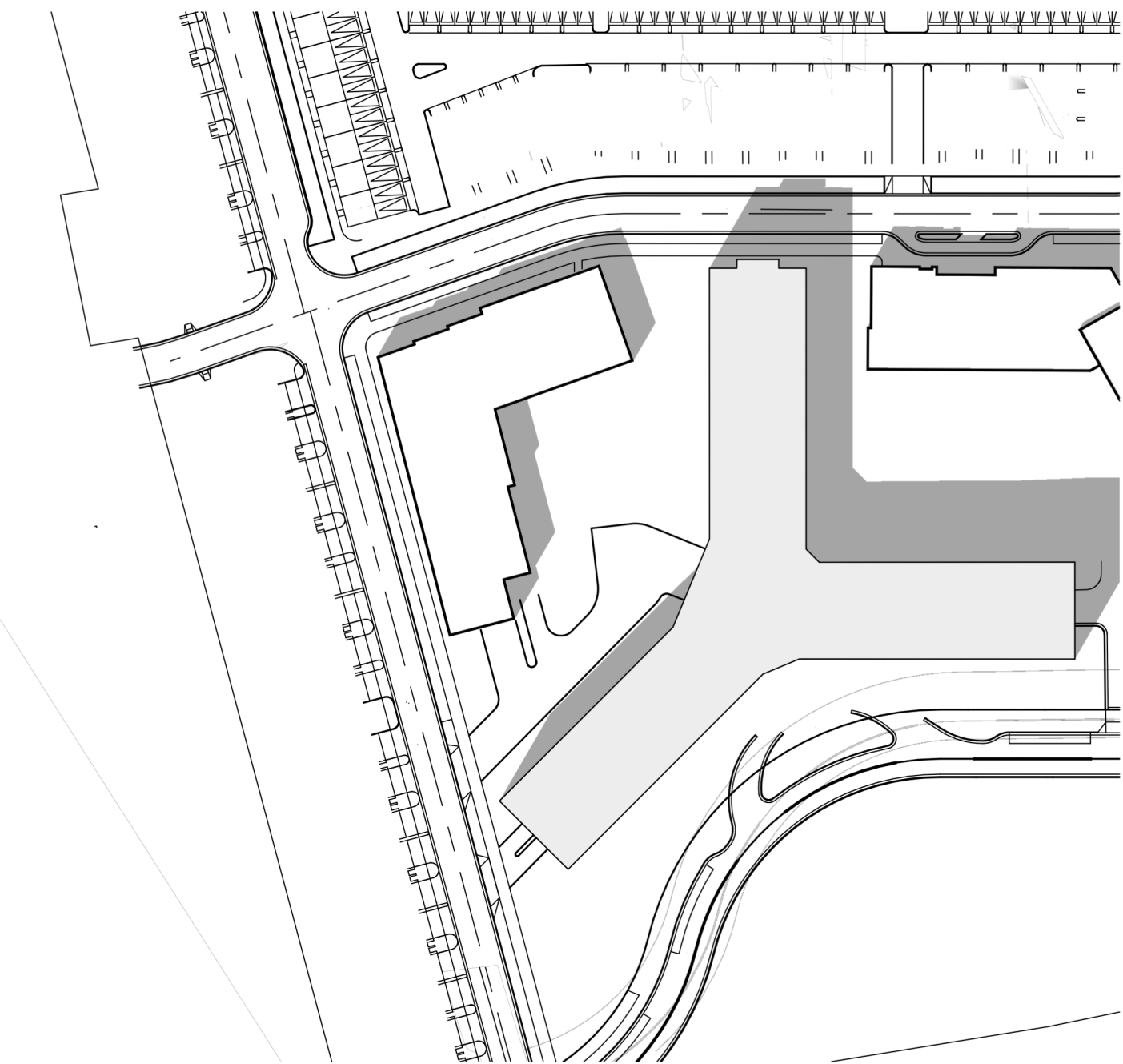
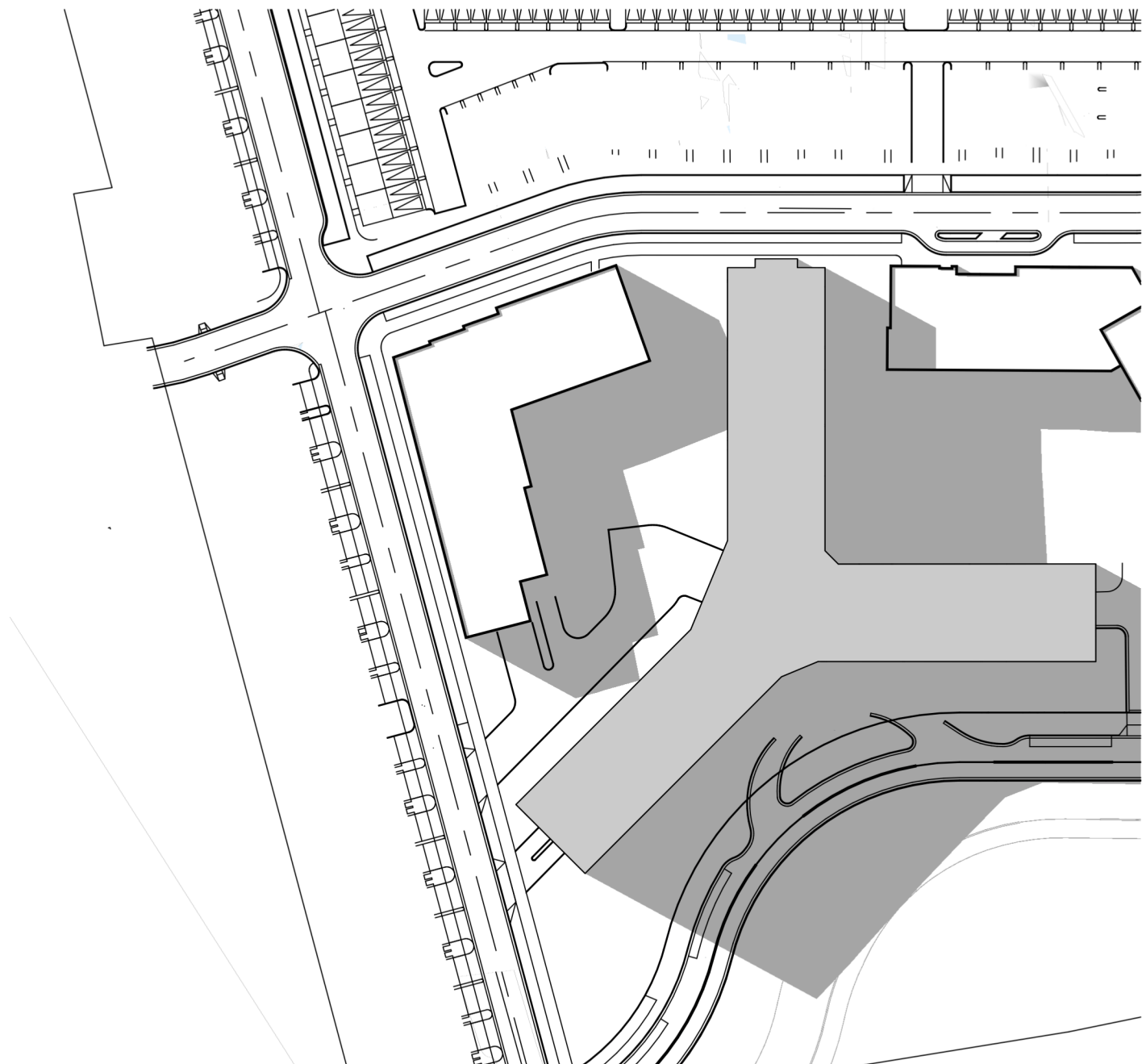
4.1 SUBMISSION

10/15/2025 5:44:09 PM



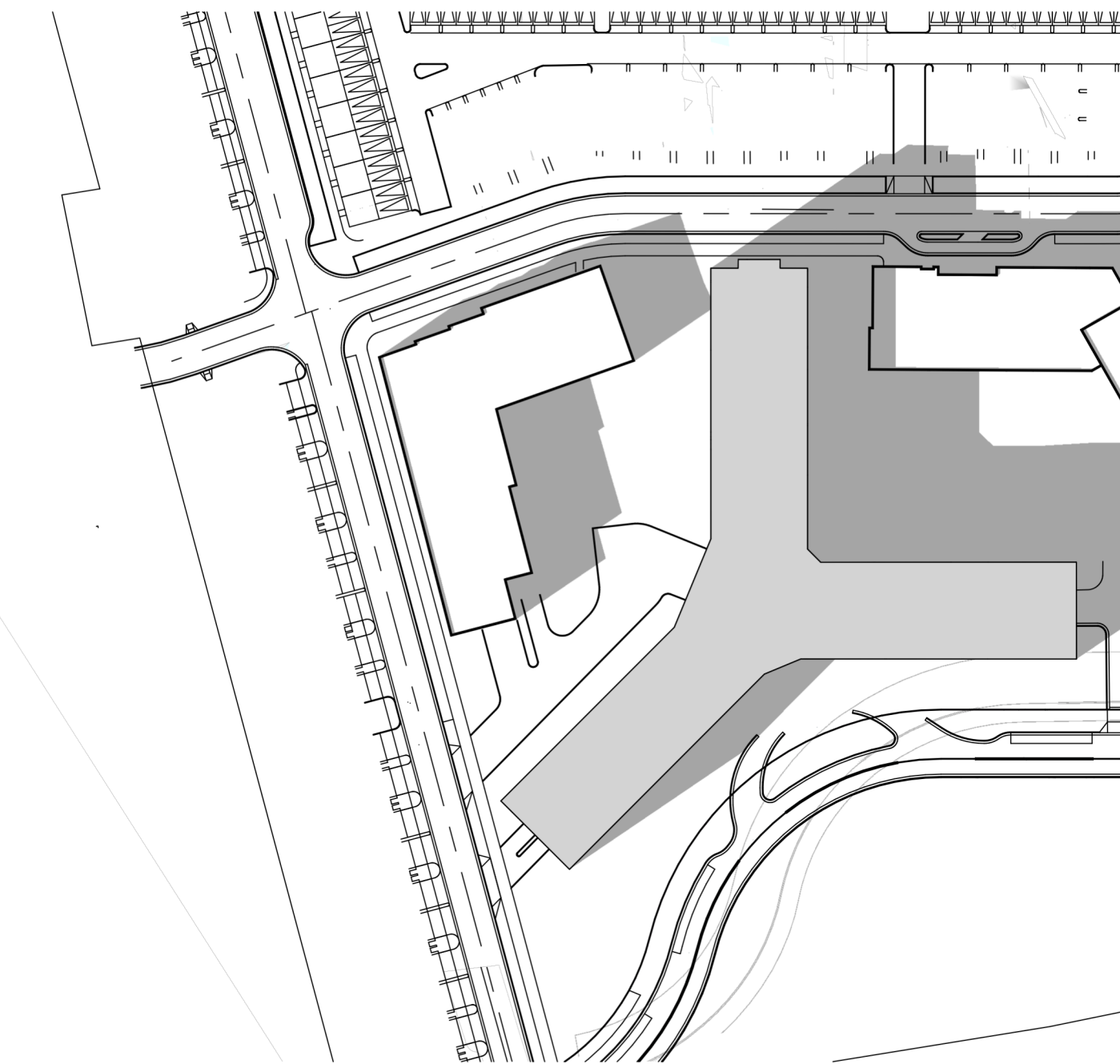
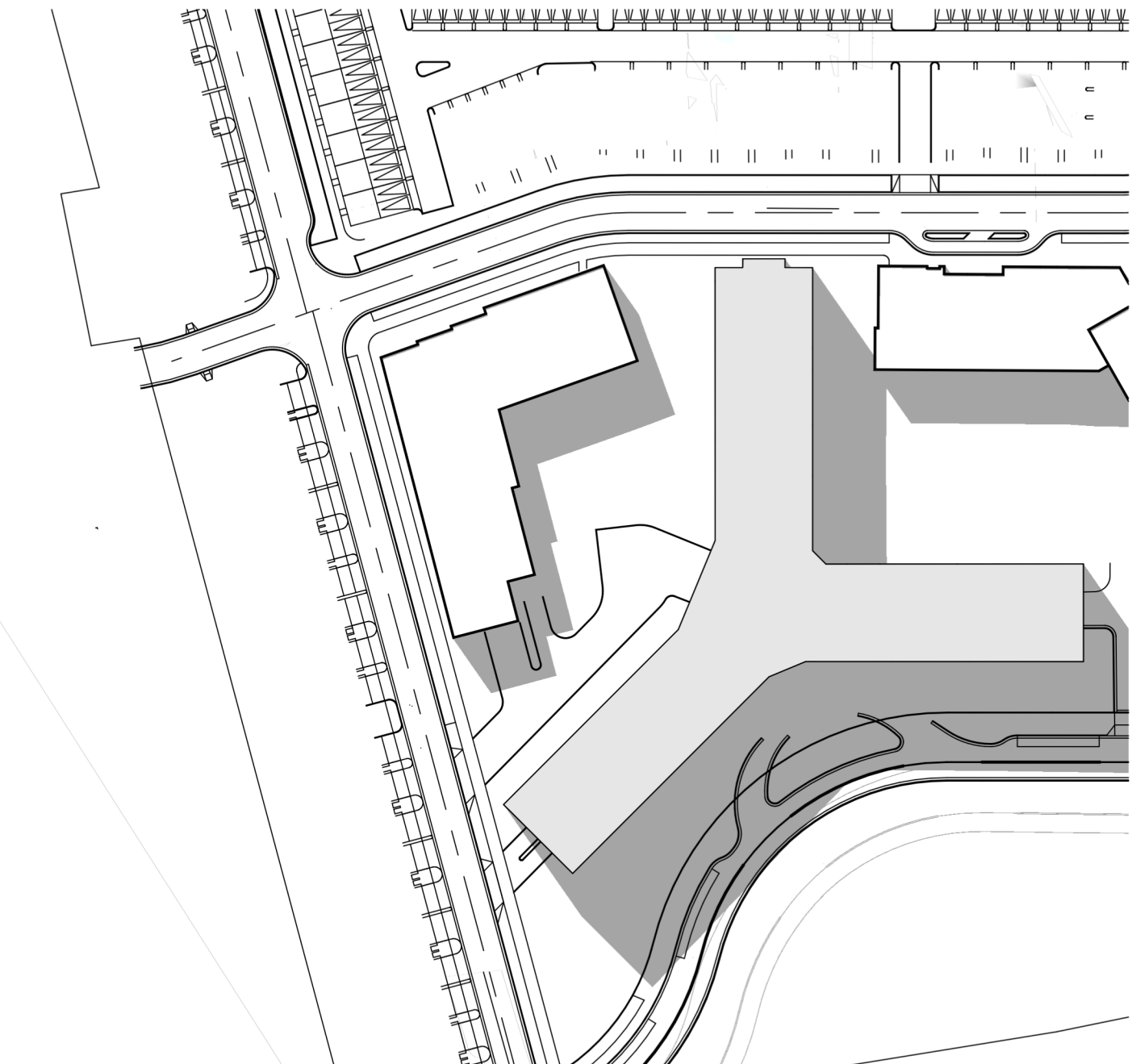
1 MARCH 21st - 11am

A.C1-800 1"= 100'-0"



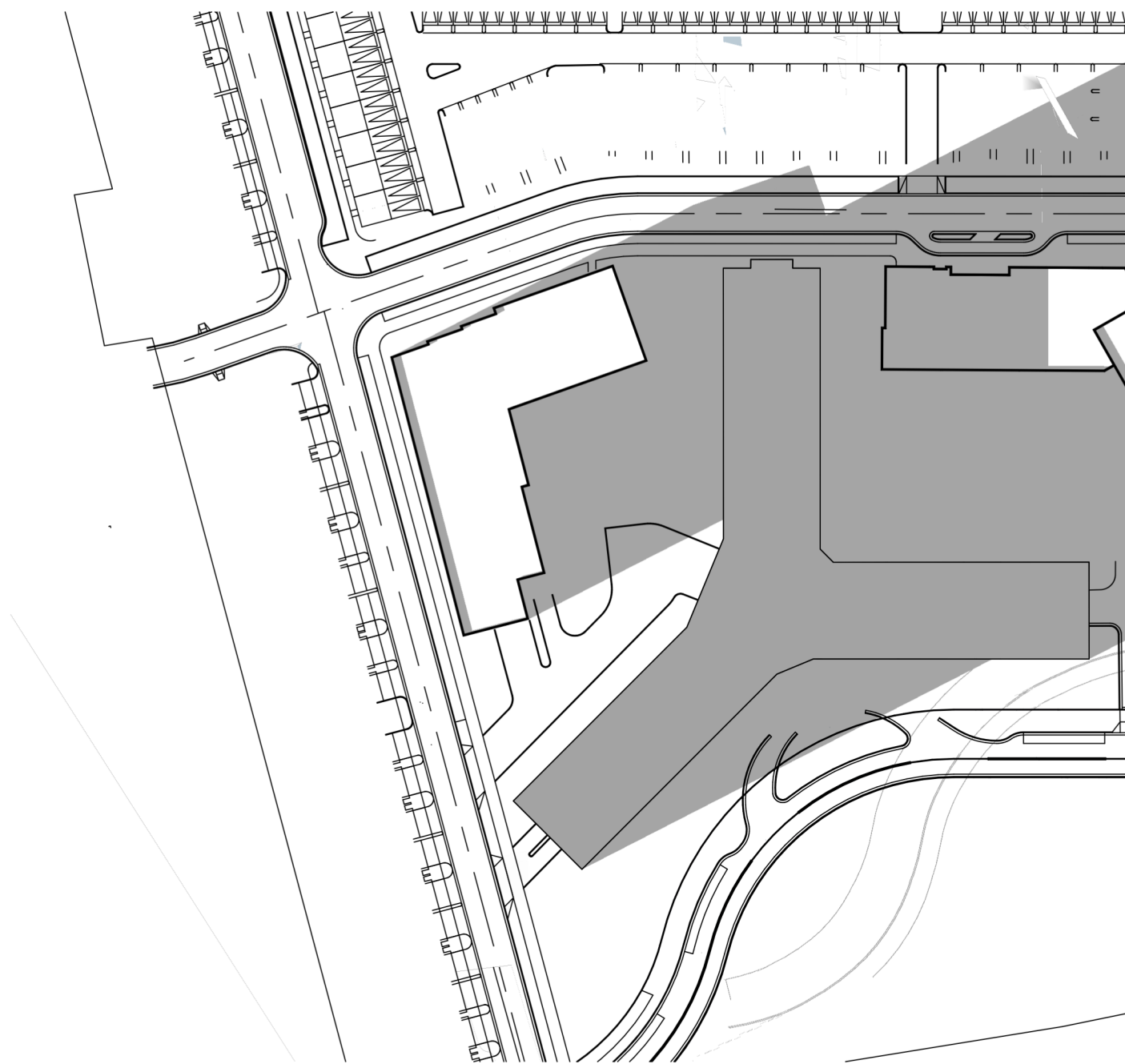
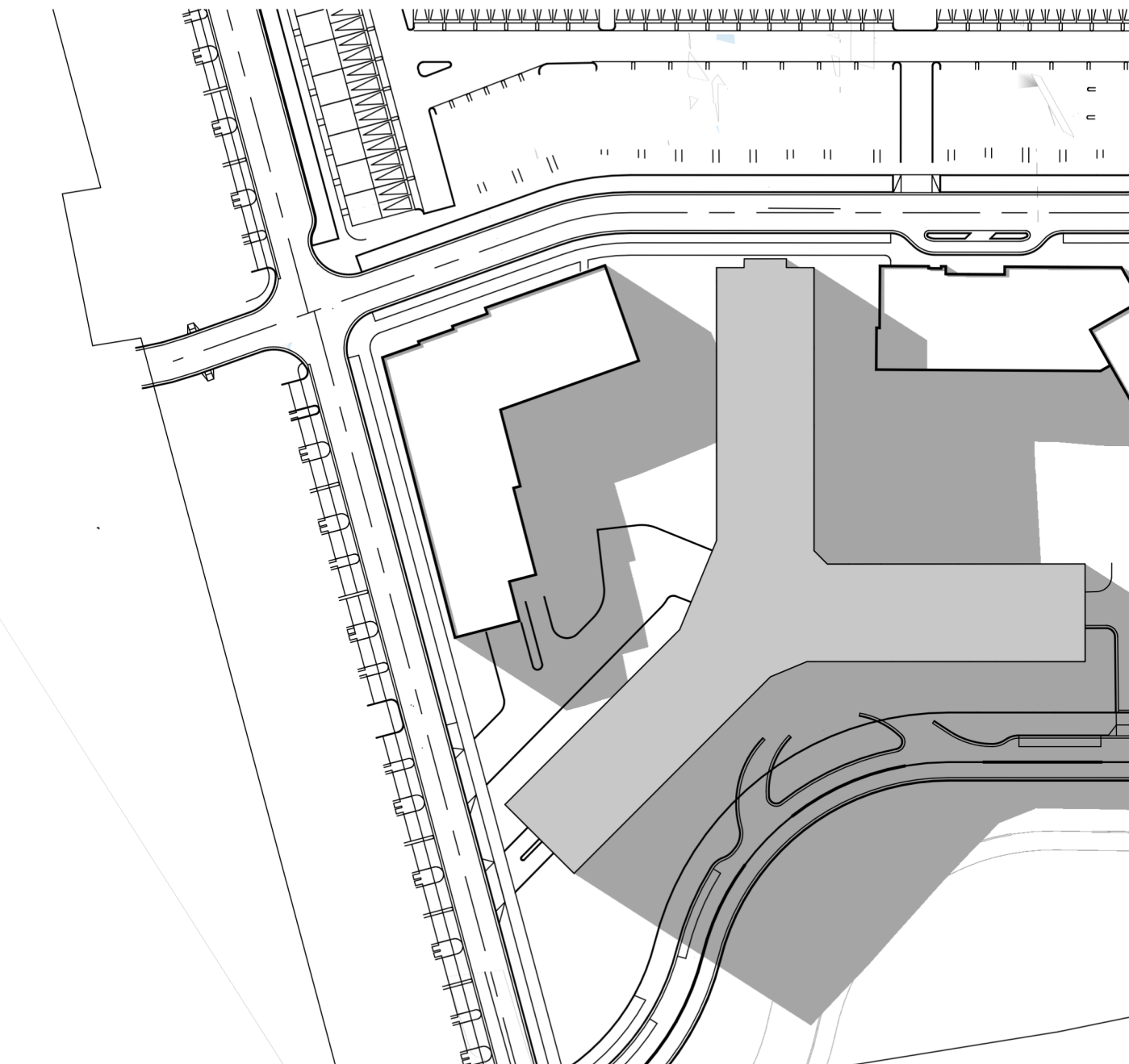
2 JUNE 21st - 11am

A.C1-800 1"= 100'-0"



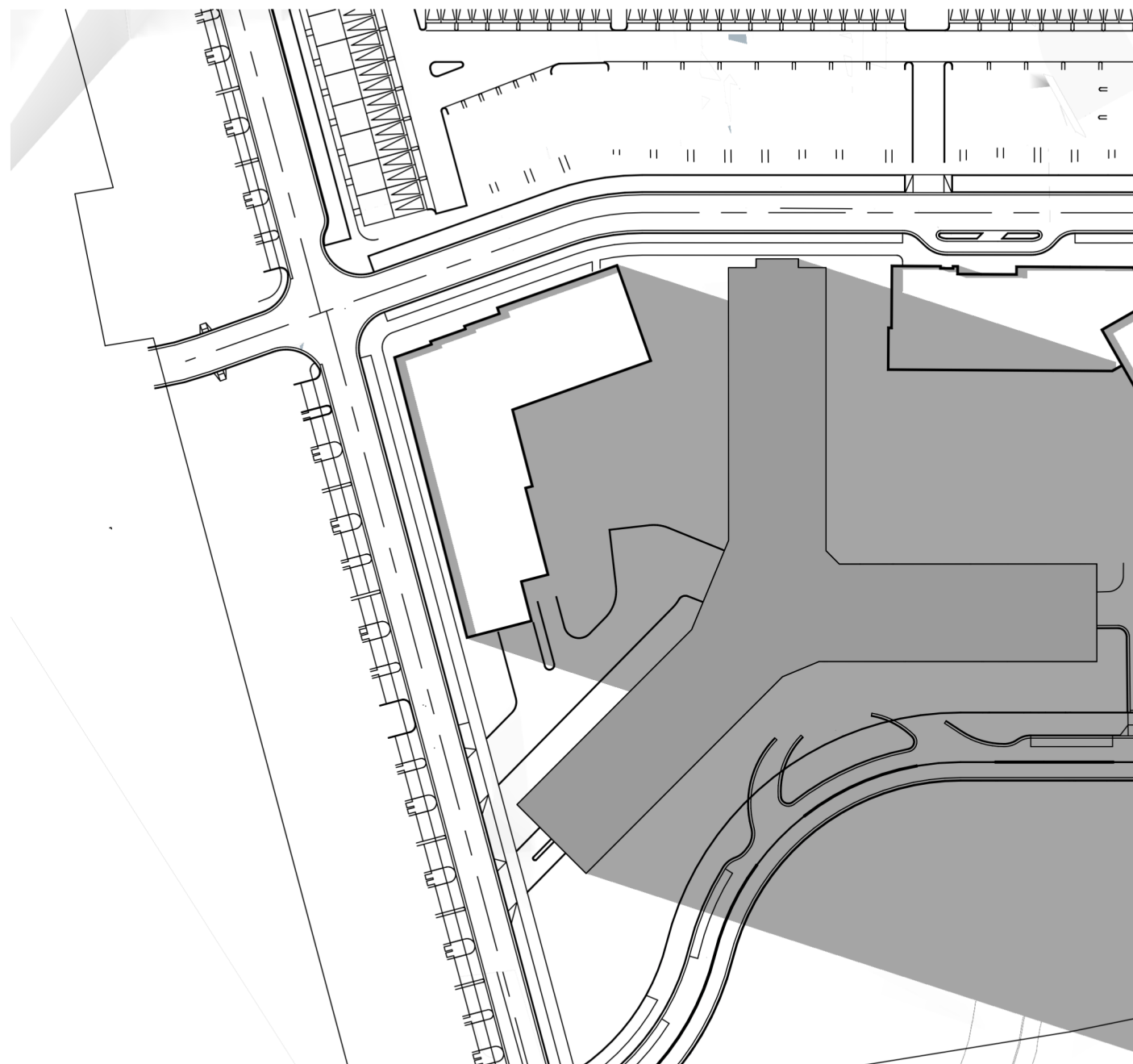
3 SEPTEMBER 21st - 11am

A.C1-800 1"= 100'-0"



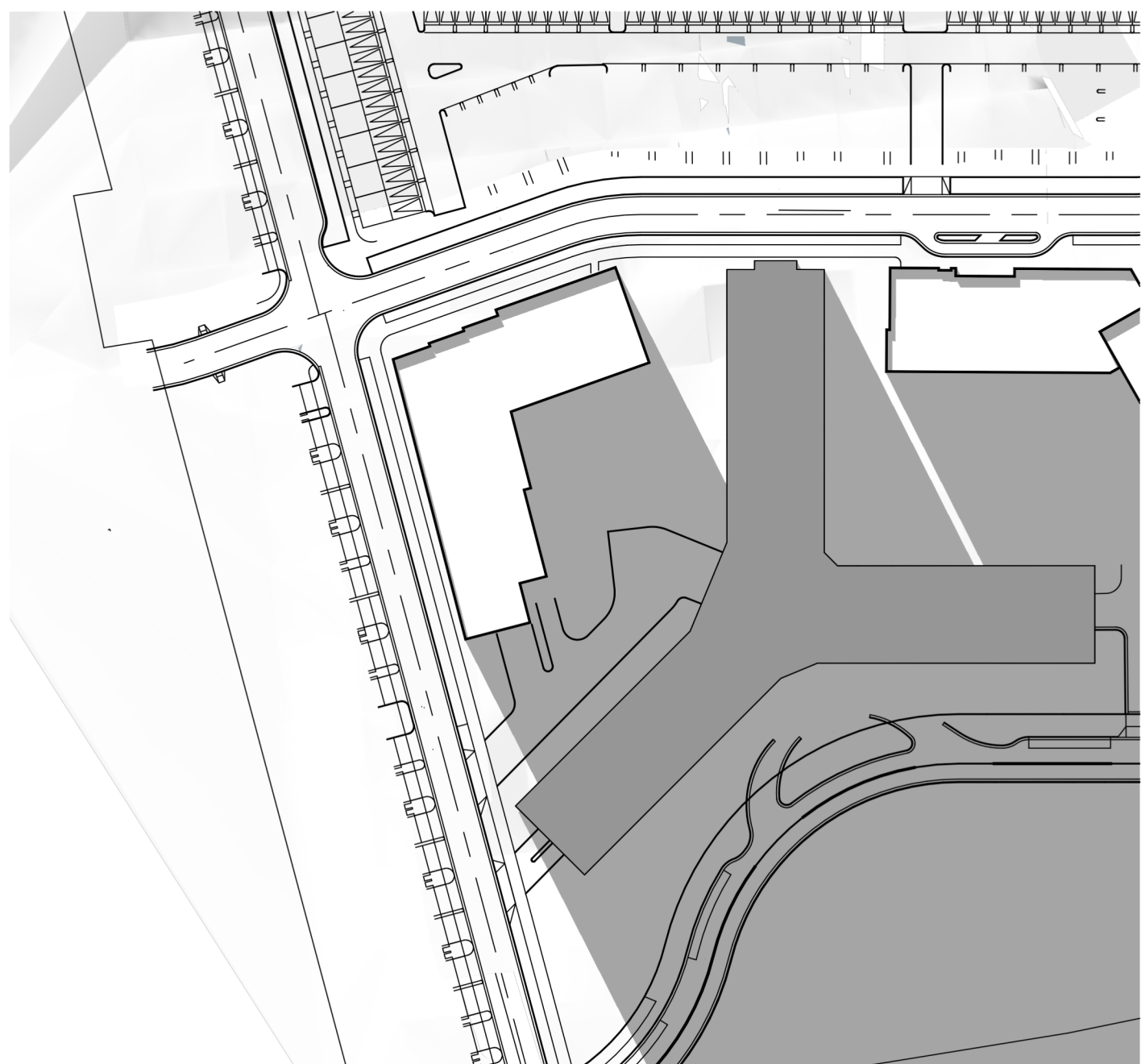
4 DECEMBER 21st - 11am

A.C1-800 1"= 100'-0"



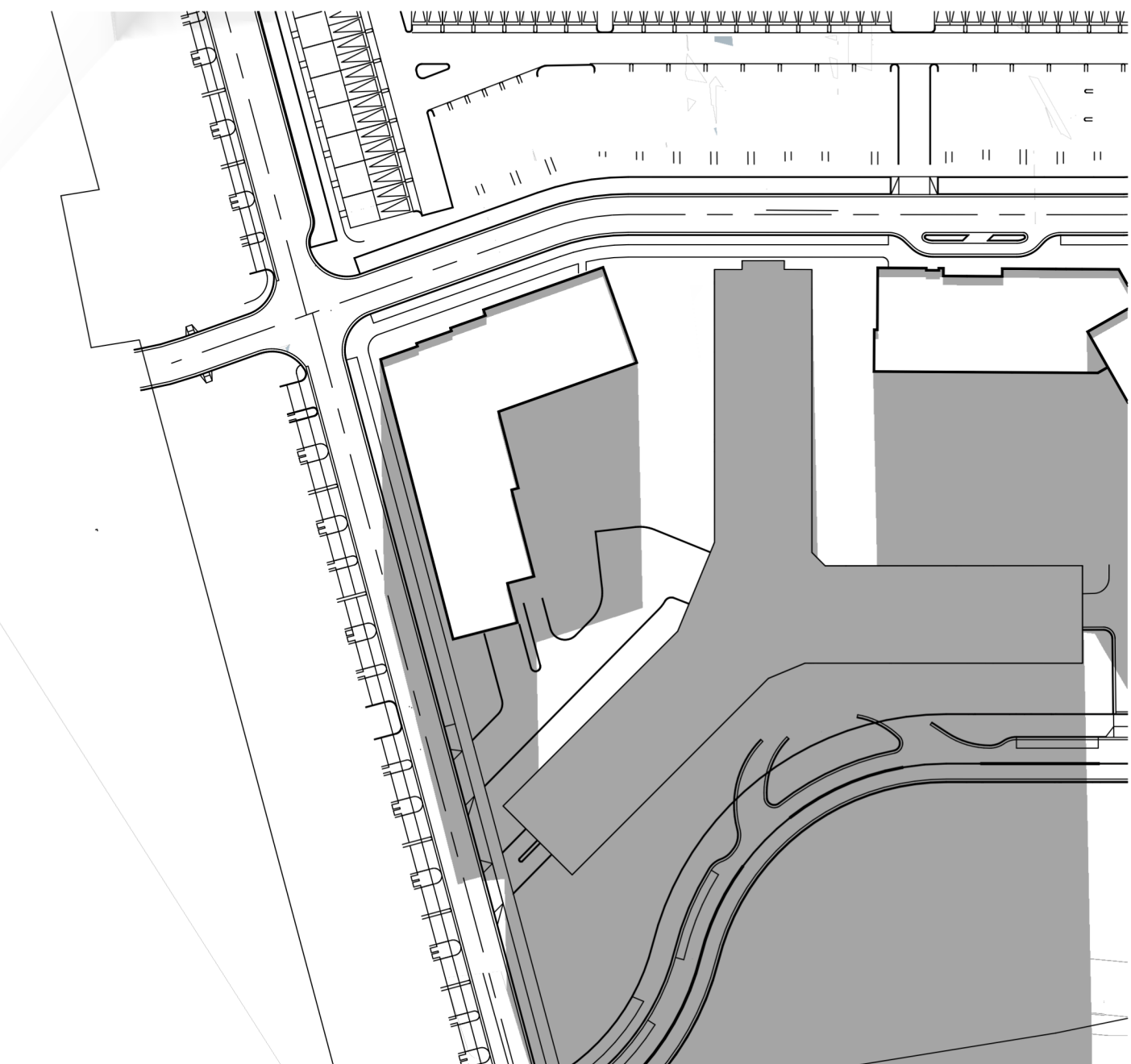
5 MARCH 21st - 2pm

A.C1-800 1"= 100'-0"



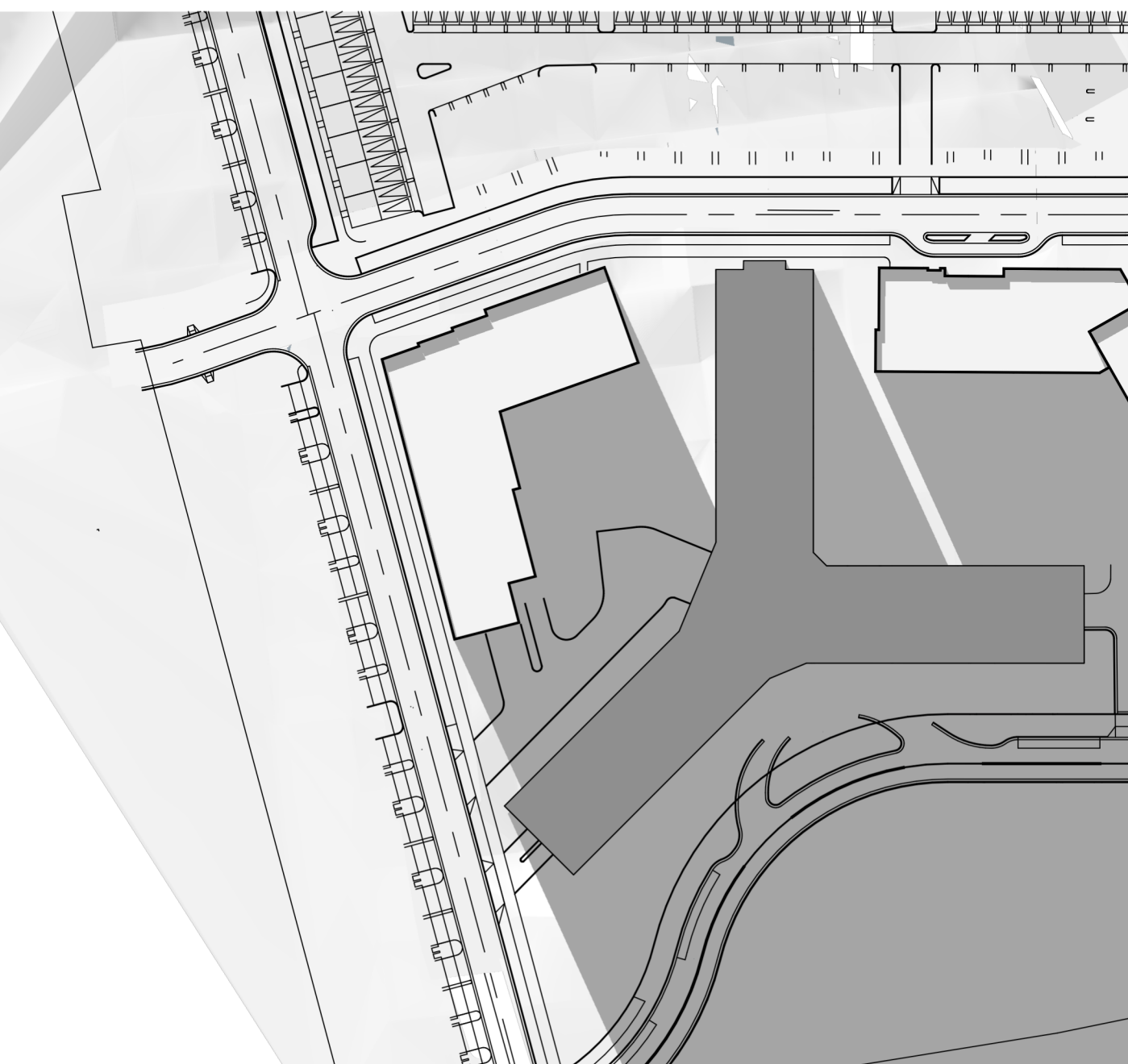
6 JUNE 21st - 2pm

A.C1-800 1"= 100'-0"



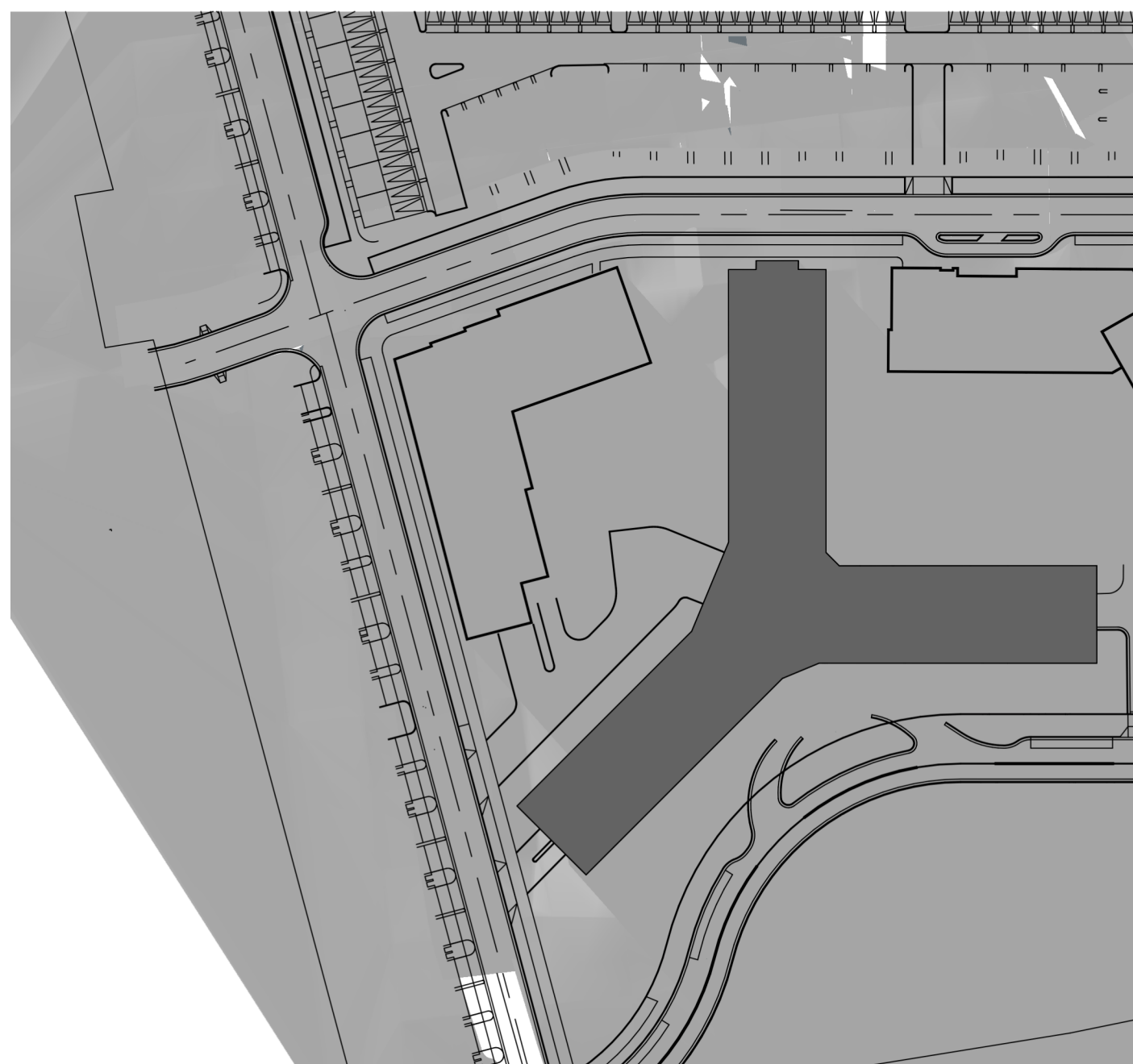
7 SEPTEMBER 21st - 2pm

A.C1-800 1"= 100'-0"



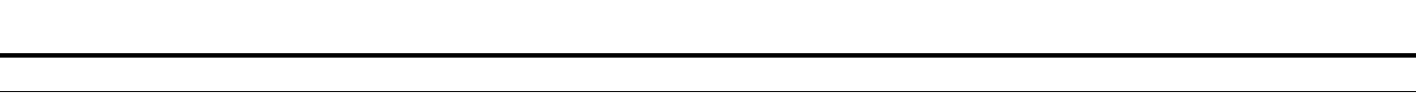
8 DECEMBER 21st - 2pm

A.C1-800 1"= 100'-0"



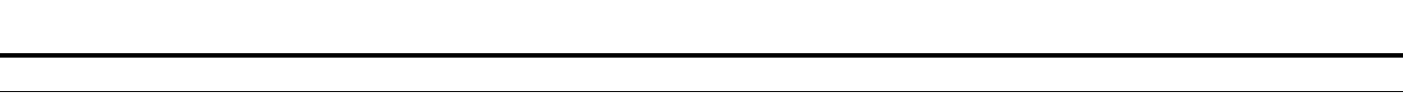
9 MARCH 21st - 5pm

A.C1-800 1"= 100'-0"



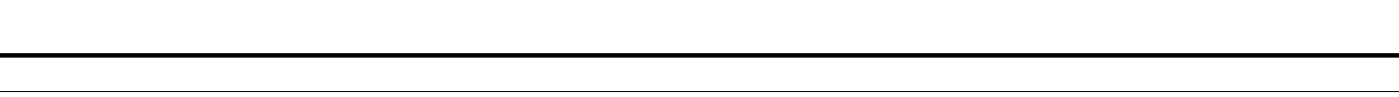
10 JUNE 21st - 5pm

A.C1-800 1"= 100'-0"



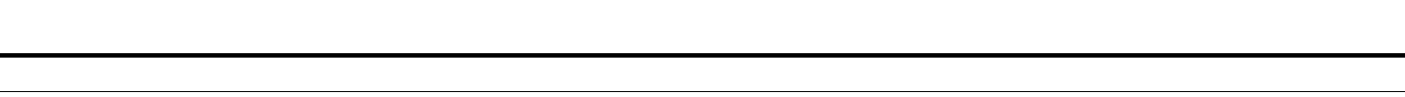
11 SEPTEMBER 21st - 5pm

A.C1-800 1"= 100'-0"



12 DECEMBER 21st - 5pm

A.C1-800 1"= 100'-0"



RIVERHOUSE

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CIVIL ENGINEER
BOHLER DC
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LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

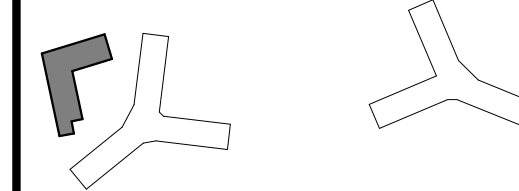
ATTORNEY
VENABLE LLP
202.344.4000

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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 STUDIES

PRINCIPAL IN CHARGE
J.M.

PROJECT ARCHITECT
Z.V., M.T., R.G.

DRAWN
Z.V., M.T., R.G.

DATE
10.17.2025

SCALE:

APPROVED
X.Y.

JOB NO.
22-211

DRAWING NO.

A.C1-800



RIVERHOUSE

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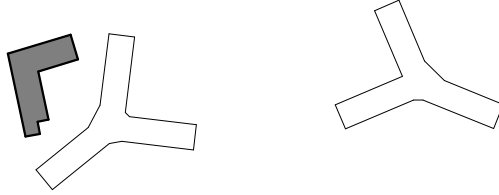
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Key Plan



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Revisions

NO. DATE

EXTERIOR
RENDERING

PRINCIPAL IN CHARGE
J.M.

PROJECT ARCHITECT
Z.V., M.T., R.G.

DRAWN
Z.V., M.T., R.G.

<u>DATE</u> 10.17.2025	<u>APPROVED</u> X.Y.
<u>SCALE:</u> 1/64" = 1'-0"	<u>JOB NO.</u> 22-211

DRAWING NO.

A.C1-901

4.1 SUBMISSION

