

**RIVERHOUSE
LANDBAY-C**

PROJECT STREET NUMBER
 1400 S. JOYCE STREET
 ARLINGTON, VA 22202
OWNER / DEVELOPER
 JBG SMITH
 240.333.3600
NORTH PARCEL ARCHITECT
 TORTI GALLAS + PARTNERS, INC.
 301.588.4800
CENTRAL PARCEL ARCHITECT
 BCT DESIGN GROUP
 410.837.2727
SOUTH PARCEL ARCHITECT
 HYBRID ARCHITECTURE
 206.267.9277
CIVIL ENGINEER
 BOHLER DC
 202.524.5700
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

RIVERHOUSE LANDBAY-C

1400 SOUTH JOYCE STREET
ARLINGTON, VA 22202

CONCEPTUAL LANDSCAPE SET 4.1 SUBMISSION

GENERAL PROJECT NOTES

1. THE PROPOSED PLANS ARE BASED ON THE SURVEY PREPARED BY BOHLER.
2. ALL EXISTING TREES SUBJECT TO BOHLER'S TREE PRESERVATION PLANS. REFER CIVIL SERIES FOR INFORMATION.
3. PROPOSED GRADING AND UTILITIES ARE SUBJECT TO CHANGE WITH FINAL LANDSCAPE PLAN. REFER CIVIL SERIES FOR INFORMATION.
4. ALL PATH DIMENSIONS INDICATED ARE CLEAR WIDTHS FROM EDGE OF PAVEMENT TO FACE OF WALL OR OUTSIDE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
5. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
6. DESIGN AND SIZE OF PUBLIC SPACES TO BE PLANNED IN COORDINATION WITH THE COUNTY THROUGH A PUBLIC PARK MASTER PLAN PROCESS.
7. 20% TREE CANOPY COVERAGE IS MET WITH PRESERVED TREE CANOPY COVERAGE (REFER CIVIL TREE PRESERVATION SHEETS)(193,109 SF) AND PROPOSED 20-YR CANOPY COVERAGE OF NEW TREES (152,701 SF) PER DES 20-YEAR TREE CANOPY COVERAGE WORKSHEET. PER PDSP DIAGRAM. REFERENCE PLANT SCHEDULE FOR TREE CANOPY COVERAGE ACHIEVED WITHIN LANDBAY.
8. AS SHOWN, 10% OF AT- AND NEAR- GRADE VEGETATION IS MET WITH 136,269 SF (8.5%) OF NATURALIZED AREAS, 42,909 SF (2.7%) OF PLANTED BIORETENTION AREAS AND 142,911 SF (9.0%) OF PLANTING AREAS. PER PDSP DIAGRAM.
9. FINAL DESIGN TO BE COORDINATED WITH FINAL LANDSCAPE PLAN.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
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-102C	CONCEPT LANDSCAPE PLAN B
L-103C	CONCEPT LANDSCAPE PLAN C
L-104C	CONCEPT LANDSCAPE PLAN D
L-400C	OVERALL TREE PLANTING PLAN
L-401C	TREE PLANTING PLAN A
L-402C	TREE PLANTING PLAN B
L-403C	TREE PLANTING PLAN C
L-404C	TREE PLANTING PLAN D
L-421C	UNDERSTORY PLANTING PLAN A
L-422C	UNDERSTORY PLANTING PLAN B
L-423C	UNDERSTORY PLANTING PLAN C
L-424C	UNDERSTORY PLANTING PLAN D
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-510C	PAVING DETAILS
L-600C	SITE SECTIONS
L-601C	SITE SECTIONS

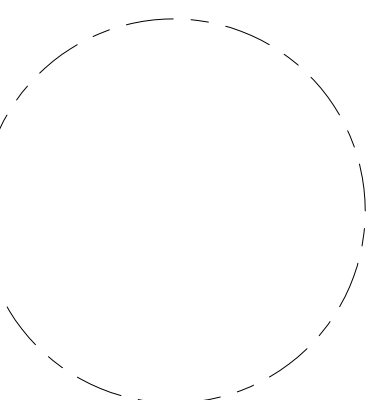
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



LANDSCAPE COVER SHEET

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE 07.21.2023 APPROVED S.B.

SCALE: NTS JOB NO. 22-0013-JBG-RV

DRAWING NO.

L-001C

4.1 SUBMISSION

**RIVERHOUSE
LANDBAY-C**

PROJECT STREET NUMBER
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410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
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ATTORNEY
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202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
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703.970.2890

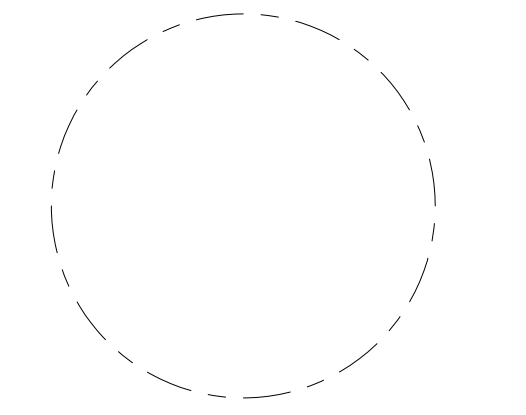
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
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301.881.1441

Key Plan

Issue
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OVERALL PLAN

PRINCIPAL IN CHARGE
S.B.

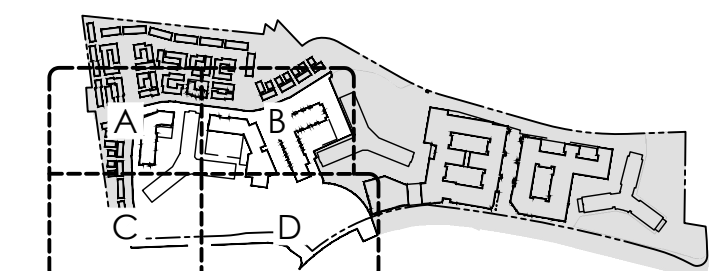
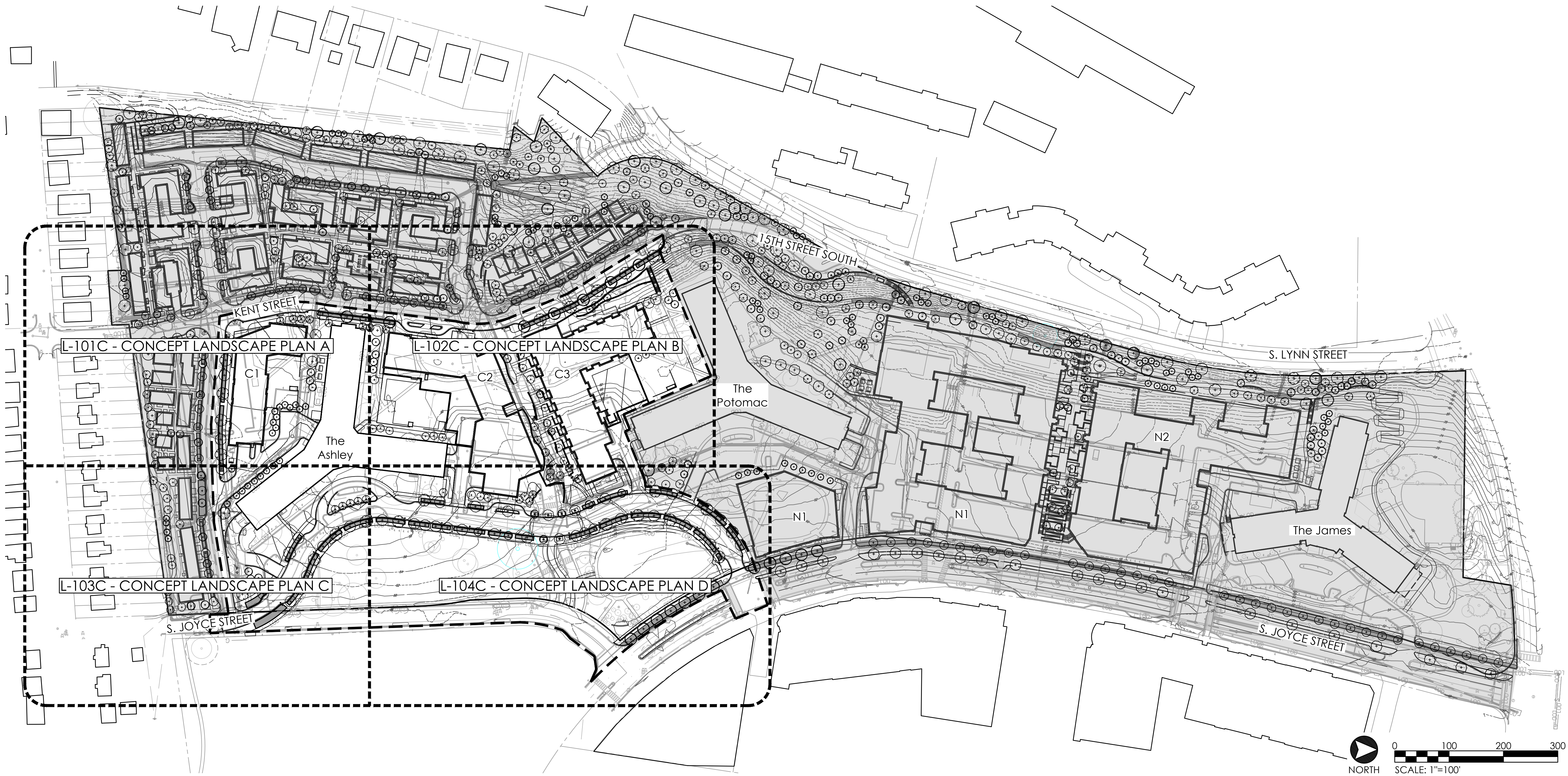
PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE 07.21.2023	APPROVED S.B.
SCALE: 1" = 100'	JOB NO. 22-0013-JBG-RV

DRAWING NO.

L-002C



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

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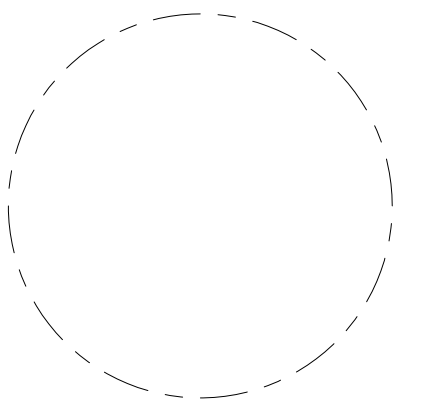
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



**OVERALL OPEN
SPACE PLAN**

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE
07.21.2023

SCALE:
1" = 100'

DRAWING NO.

L-003C

APPROVED
S.B.

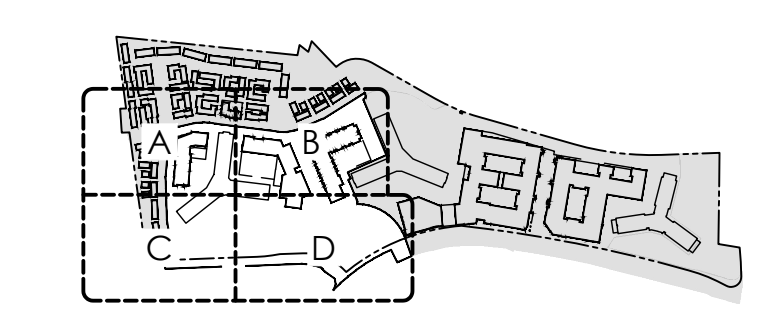
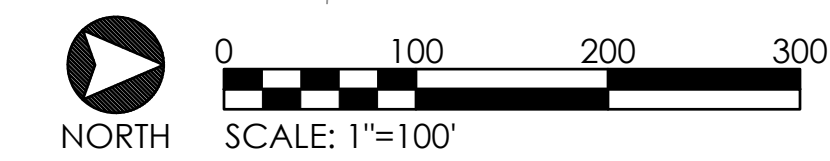
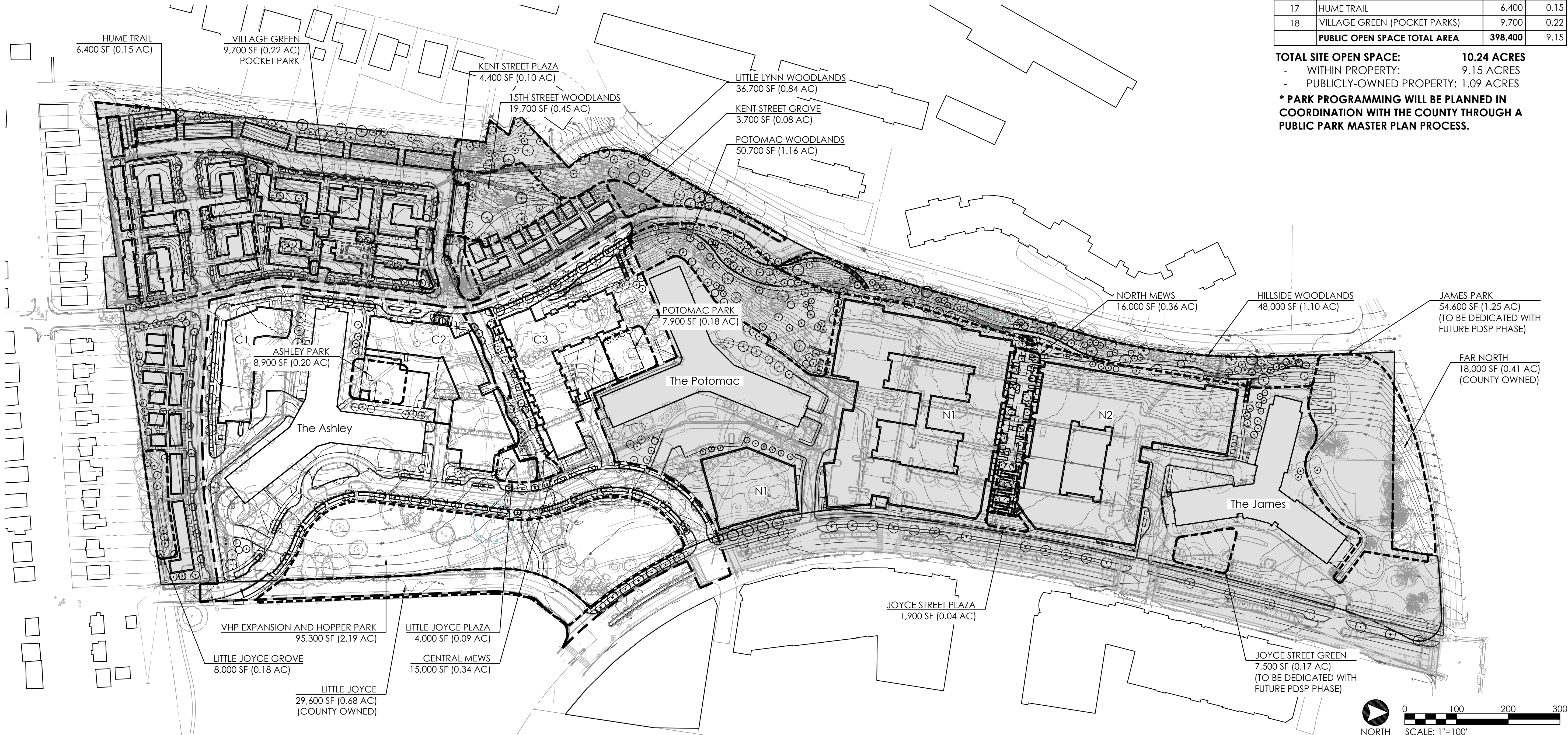
JOB NO.
22-0013-JBG-VIV

PUBLICLY-OWNED SPACE TABULATIONS			
NO.	NAME	(SF)	(AC)
27	FAR NORTH	18,000	0.41
28	LITTLE JOYCE	29,600	0.68
PUBLIC OPEN SPACE TOTAL AREA		47,600	1.09

PUBLIC OPEN SPACE TABULATIONS *			
NO.	NAME	(SF)	(AC)
1	JAMES PARK	54,600	1.25
2	JOYCE STREET GREEN	7,500	0.17
3	HILLSIDE WOODLANDS	48,000	1.10
4	NORTH MEWS	16,000	0.37
5	JOYCE STREET PLAZA	1,900	0.04
6	POTOMAC WOODLANDS	50,700	1.16
7	KENT STREET GROVE	3,700	0.08
8	LITTLE LYNN WOODLANDS	36,700	0.84
9	POTOMAC PARK	7,900	0.18
10	LITTLE JOYCE PLAZA	4,000	0.09
11	CENTRAL MEWS	15,000	0.34
12	15TH STREET WOODLANDS	19,700	0.45
13	KENT STREET PLAZA	4,400	0.10
14	ASHLEY PARK	8,900	0.20
15	VHP AND HOPPER PARK	95,300	2.19
16	LITTLE JOYCE GROVE	8,000	0.18
17	HUME TRAIL	6,400	0.15
18	VILLAGE GREEN (POCKET PARKS)	9,700	0.22
PUBLIC OPEN SPACE TOTAL AREA		398,400	9.15

TOTAL SITE OPEN SPACE: 10.24 ACRES
 - WITHIN PROPERTY: 9.15 ACRES
 - PUBLICLY-OWNED PROPERTY: 1.09 ACRES

*** PARK PROGRAMMING WILL BE PLANNED IN
COORDINATION WITH THE COUNTY THROUGH A
PUBLIC PARK MASTER PLAN PROCESS.**



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

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703.970.2890

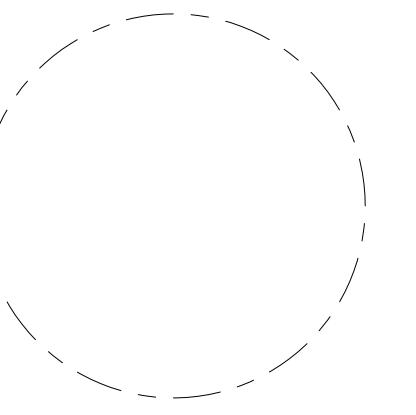
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue NO.	DATE

Revisions NO.	DATE



**OVERALL SITE
RENDERING**

PRINCIPAL IN CHARGE
S.B.

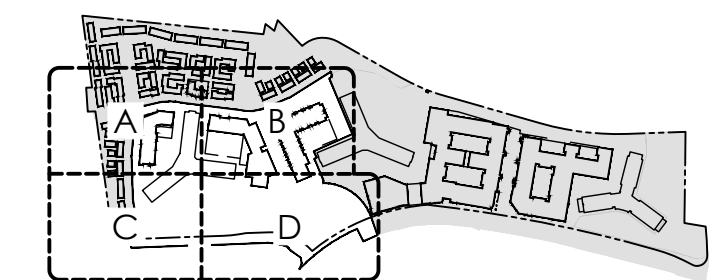
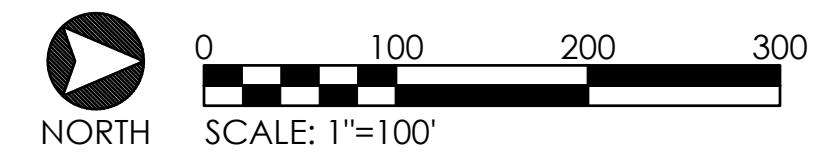
PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE 07.21.2023	APPROVED S.B.
SCALE: 1" = 100'	JOB NO. 22-0013-JBG-RIV

DRAWING NO.

L-004C



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

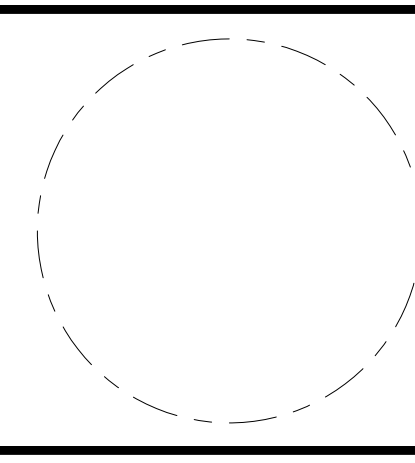
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301.881.1441

Key Plan

Issue NO.	DATE
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Revisions NO.	DATE
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CONCEPT
LANDSCAPE
PLAN A

PRINCIPAL IN CHARGE
S.B.
PROJECT ARCHITECT
B.S.
DRAWN
P.T. L.S.
DATE
07.21.2023
SCALE:
1" = XX'
APPROVED
S.B.
JOB NO.
22-0013-JBG-RIV

DRAWING NO.
L-101C



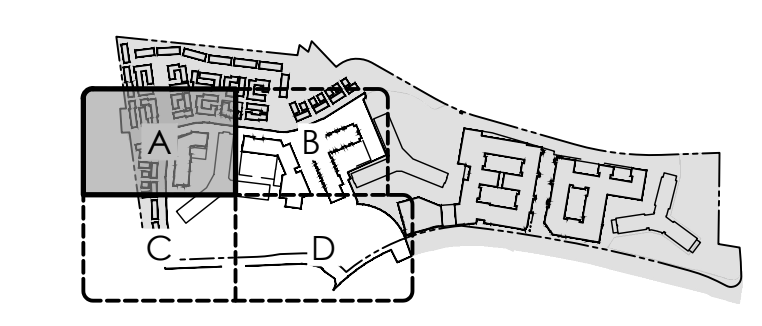
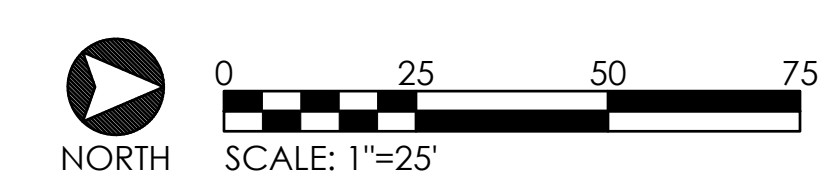
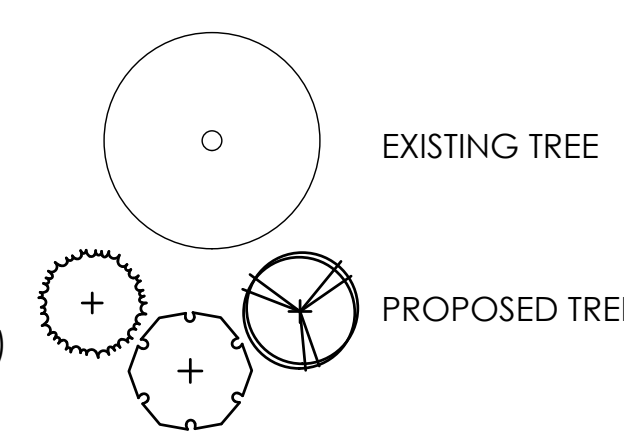
L-103C - CONCEPT LANDSCAPE PLAN C

SEE L-003C - OVERALL OPEN SPACE PLAN FOR
OPEN SPACE DELINEATIONS AND AREA
TABULATIONS.

OPEN SPACE NAME
XX.XXX SF (X.XX AC)

MATERIALS LEGEND

- PROPERTY LINE
- - - EXISTING FENCE
- o— FENCE 'TYPE A'
- x— FENCE 'TYPE B'
- [Pattern] EXISTING PEDESTRIAN PAVING
- [Pattern] STREETScape PEDESTRIAN PAVING
- [Pattern] TYPICAL PEDESTRIAN PAVING
- [Pattern] GREEN RIBBON PEDESTRIAN PAVING
- [Pattern] SPECIAL PEDESTRIAN PAVING
- [Pattern] PLANTING AREA (P.A.)
- [Pattern] NATURALIZED AREA
- [Pattern] LAWN
- [Pattern] BIORETENTION; REFER CIVIL FOR DEPTH AND SPECIFICATIONS (BIO.)



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

RIVERHOUSE LANDBAY-C

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Key Plan

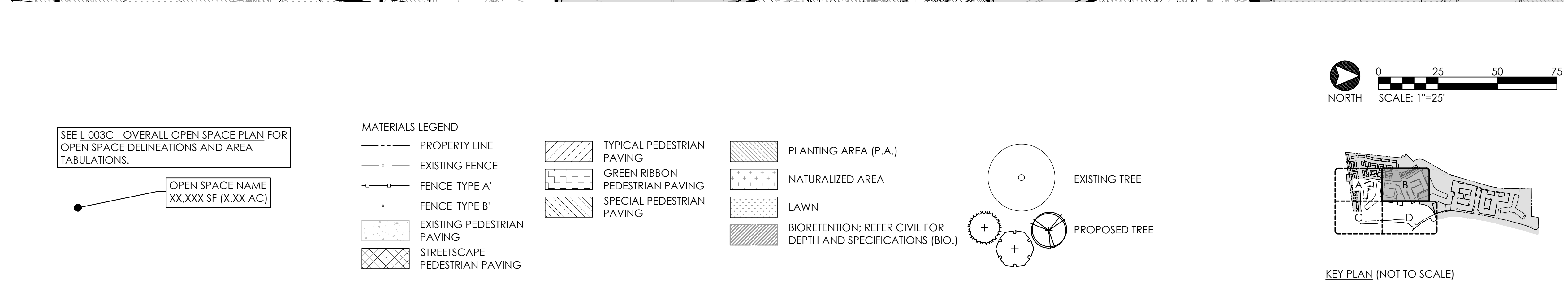
Issue
NO. DATE

Revisions
NO. DATE

CONCEPT LANDSCAPE PLAN B

PRINCIPAL IN CHARGE
S.B.
PROJECT ARCHITECT
B.S.
DRAWN
P.T. L.S.
DATE
07.21.2023
SCALE:
1" = 25'
APPROVED
S.B.
JOB NO.
22-0013-JBG-VR

DRAWING NO.
L-102C



4.1 SUBMISSION

**RIVERHOUSE
LANDBAY-C**

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STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue

NO.	DATE

Revisions

NO.	DATE

**CONCEPT
LANDSCAPE
PLAN C**

PRINCIPAL IN CHARGE
S.B.

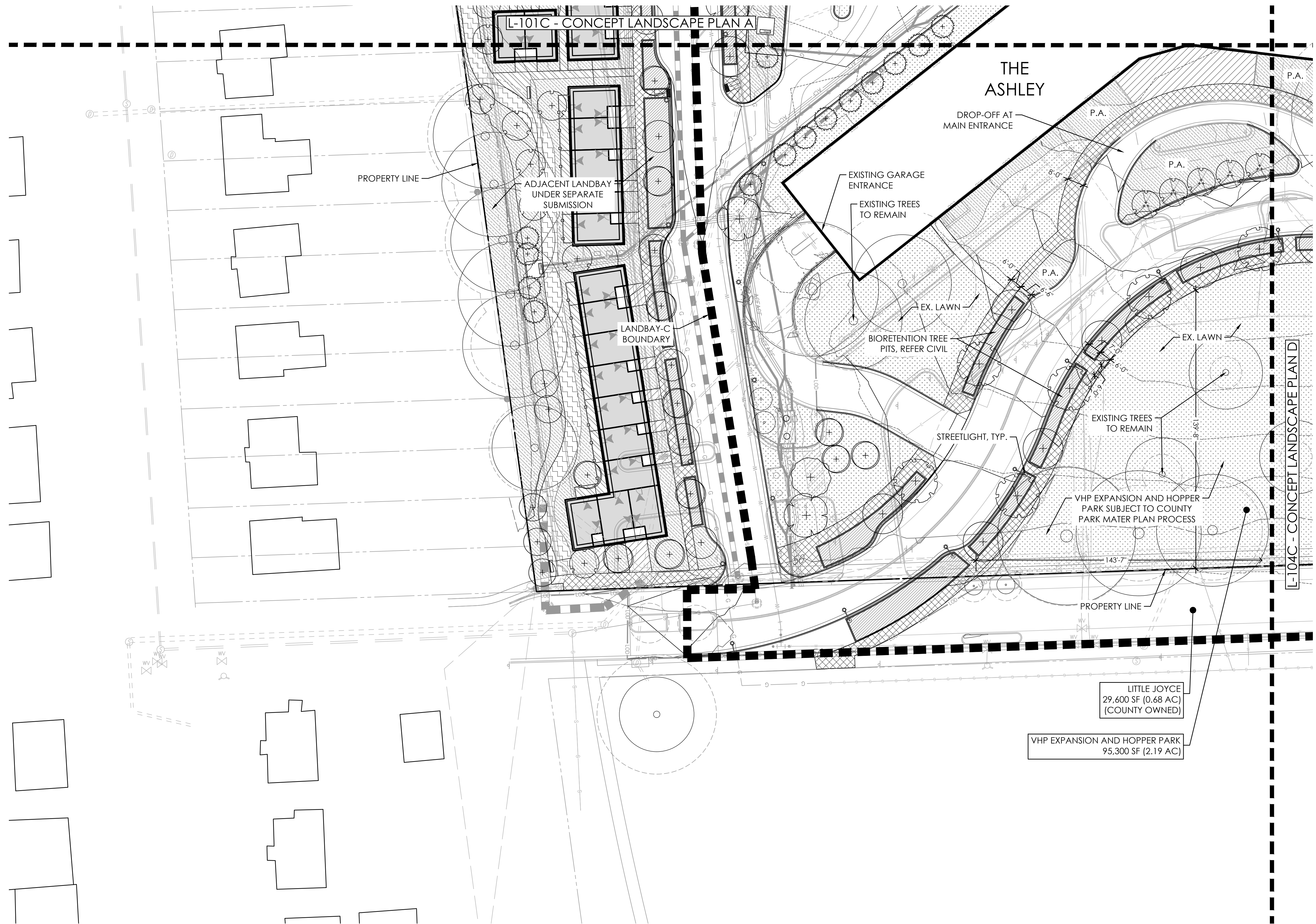
PROJECT ARCHITECT
B.S.

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DATE 07.21.2023	APPROVED S.B.
SCALE: 1" = 25'	JOB NO. 22-0013-JBG-RIV

DRAWING NO.

L-103C

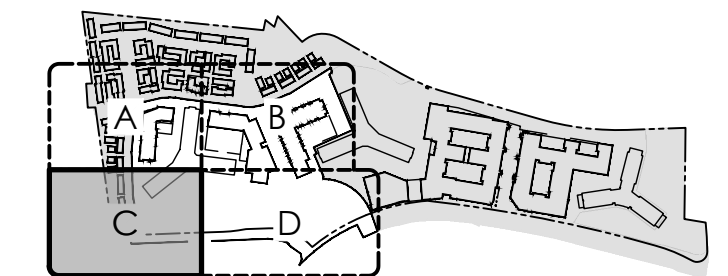
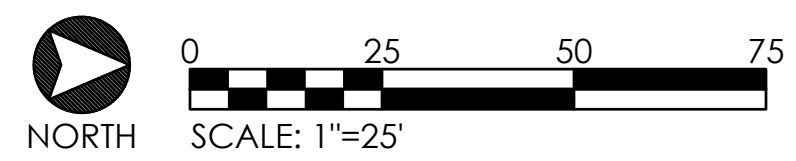
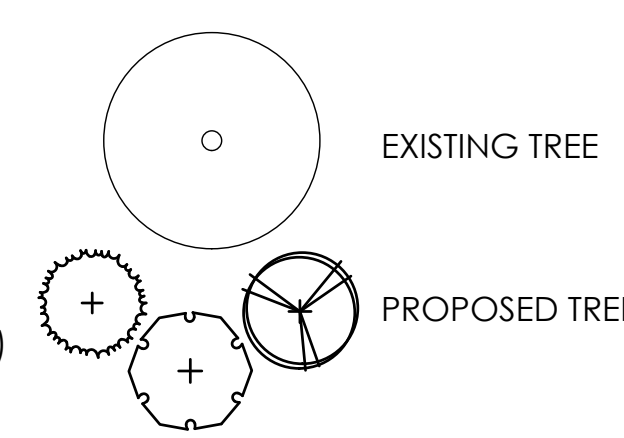


SEE L-003C - OVERALL OPEN SPACE PLAN FOR OPEN SPACE DELINEATIONS AND AREA TABULATIONS.

OPEN SPACE NAME
XX.XXX SF (X.XX AC)

MATERIALS LEGEND

- | | | |
|-------------------------------|--------------------------------|---|
| --- PROPERTY LINE | TYPICAL PEDESTRIAN PAVING | PLANTING AREA (P.A.) |
| - - - EXISTING FENCE | GREEN RIBBON PEDESTRIAN PAVING | NATURALIZED AREA |
| - · - FENCE 'TYPE A' | SPECIAL PEDESTRIAN PAVING | LAWN |
| - · - FENCE 'TYPE B' | EXISTING PEDESTRIAN PAVING | BIORETENTION; REFER CIVIL FOR DEPTH AND SPECIFICATIONS (BIO.) |
| EXISTING PEDESTRIAN PAVING | | |
| STREETScape PEDESTRIAN PAVING | | |



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

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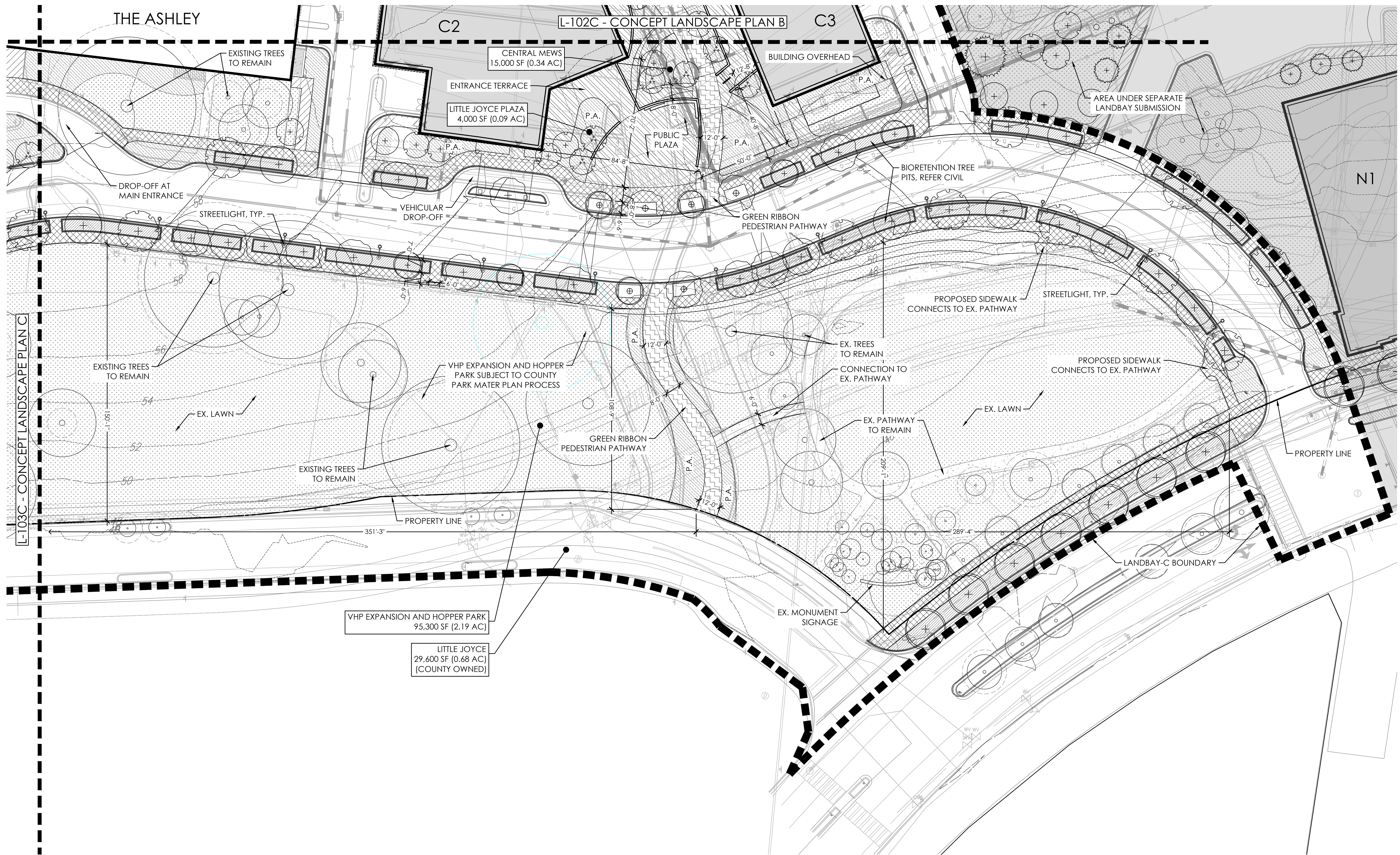
Revisions
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**CONCEPT
LANDSCAPE
PLAN D**

PRINCIPAL IN CHARGE
S.B.
PROJECT ARCHITECT
B.S.
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P.T. L.S.
DATE
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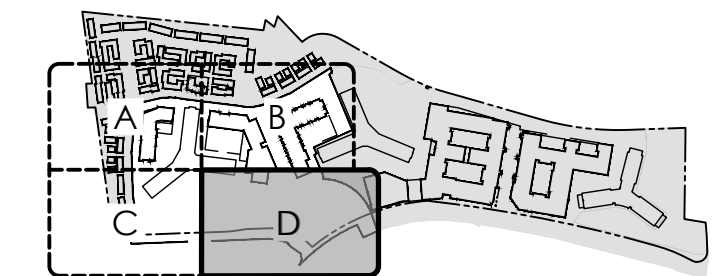
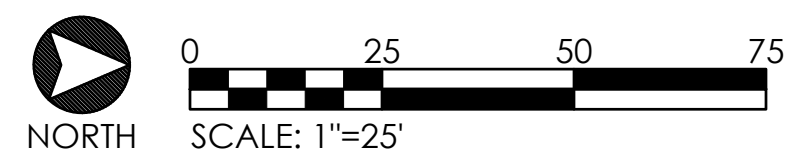
DRAWING NO.
L-104C

4.1 SUBMISSION



L-103C - CONCEPT LANDSCAPE PLAN C

L-102C - CONCEPT LANDSCAPE PLAN B



KEY PLAN (NOT TO SCALE)

SEE L-003C - OVERALL OPEN SPACE PLAN FOR OPEN SPACE DELINEATIONS AND AREA TABULATIONS.

OPEN SPACE NAME
XX.XXX SF (X.XX AC)

MATERIALS LEGEND

- PROPERTY LINE
- - - EXISTING FENCE
- - - FENCE 'TYPE A'
- - - FENCE 'TYPE B'
- [Pattern] EXISTING PEDESTRIAN PAVING
- [Pattern] STREETSCAPE PEDESTRIAN PAVING
- [Pattern] TYPICAL PEDESTRIAN PAVING
- [Pattern] GREEN RIBBON PEDESTRIAN PAVING
- [Pattern] SPECIAL PEDESTRIAN PAVING
- [Pattern] PLANTING AREA (P.A.)
- [Pattern] NATURALIZED AREA
- [Pattern] LAWN
- [Pattern] BIORETENTION; REFER CIVIL FOR DEPTH AND SPECIFICATIONS (BIO.)
- [Symbol] EXISTING TREE
- [Symbol] PROPOSED TREE

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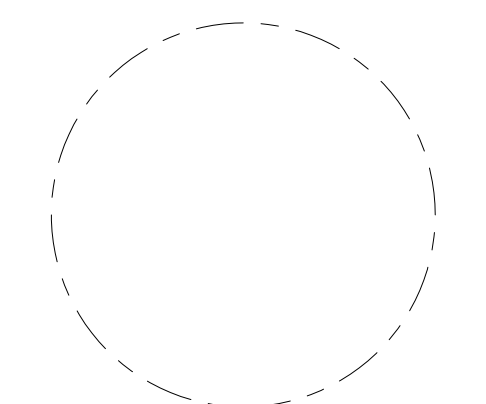
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**OVERALL TREE
PLANTING PLAN**

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE 07.21.2023	APPROVED S.B.
SCALE: 1" = 100'	JOB NO. 22-0013-JBG-VIR

DRAWING NO.

L-400C

4.1 SUBMISSION

LANDBAY S
(REFER LANDBAY S 4.1 PACKAGE)

QTY	DECIDUOUS TREES
7	ACER RUBRUM
10	CARPINUS CAROLINIANA
1	CERCIDIPHYLLUM JAPONICUM
9	FAGUS GRANDIFOLIA
20	GINKGO BILOBA
10	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
6	GYMNOCLADUS DIOICA
27	OXYDENDRUM ARBOREUM
5	PLATANUS OCCIDENTALIS
1	QUERCUS BICOLOR 'AMERICAN DREAM'
7	QUERCUS COCCINEA
10	QUERCUS PHELLOS
16	TAXODIUM DISTICHUM
9	TILIA AMERICANA
9	ULMUS AMERICANA 'VALLEY FORGE'

QTY	EVERGREEN TREES
3	CRYPTOMERIA JAPONICA
31	JUNIPERUS VIRGINIANA 'BURKII'
7	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'
9	TSUGA CANADENSIS

QTY	ORNAMENTAL TREES
13	AMELANCHIER CANADENSIS
23	CERCIS CANADENSIS 'ACE OF HEARTS'
19	CHIONANTHUS VIRGINICUS
27	CORNUS X 'RUTGAN'
9	CRATAEGUS VIRIDIS 'WINTER KING'
24	MAGNOLIA STELLATA
3	MAGNOLIA X SOULANGEANA
10	PRUNUS X YEDOENSIS
5	SASSAFRAS ALBIDUM
13	SYRINGA RETICULATA 'IVORY SILK'

LANDBAY N
(REFER LANDBAY N 4.1 PACKAGE)

QTY	DECIDUOUS TREES
3	ACER RUBRUM
5	CERCIDIPHYLLUM JAPONICUM
4	FAGUS GRANDIFOLIA
2	GINKGO BILOBA 'PRINCETON SENTRY'
11	GYMNOCLADUS DIOICA
13	OXYDENDRUM ARBOREUM
3	QUERCUS BICOLOR 'AMERICAN DREAM'
3	QUERCUS COCCINEA
7	TILIA AMERICANA
8	ULMUS AMERICANA 'PRINCETON'

QTY	EVERGREEN TREES
8	CRYPTOMERIA JAPONICA
34	ILEX X 'NELLIE R. STEVENS'
5	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'
12	TSUGA CANADENSIS

QTY	ORNAMENTAL TREES
12	AMELANCHIER CANADENSIS
1	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'
7	BETULA NIGRA 'BNMTF' TM
10	CERCIS CANADENSIS 'ACE OF HEARTS'
3	CHIONANTHUS VIRGINICUS
16	CORNUS X 'RUTGAN'
1	COTINUS COGGYGRIA
20	HAMAMELIS VIRGINIANA 'HARVEST MOON'
3	LAGERSTROEMIA X 'NATCHEZ'
29	MAGNOLIA STELLATA
16	SASSAFRAS ALBIDUM

LANDBAY F
(REFER LANDBAY F 4.1 PACKAGE)

QTY	DECIDUOUS TREES
3	AMELANCHIER CANADENSIS



LANDBAY C
(REFER LANDBAY C 4.1 PACKAGE)

QTY	DECIDUOUS TREES
6	ACER RUBRUM
3	CERCIDIPHYLLUM JAPONICUM
4	LIQUIDAMBAR STYRACIFLUA 'HAPPDELL'
7	NYSSA SYLVATICA
5	OXYDENDRUM ARBOREUM
1	PLATANUS OCCIDENTALIS
7	QUERCUS BICOLOR 'AMERICAN DREAM'
1	ULMUS AMERICANA 'VALLEY FORGE'

QTY	EVERGREEN TREES
11	CRYPTOMERIA JAPONICA
11	JUNIPERUS VIRGINIANA 'BURKII'
1	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'

QTY	ORNAMENTAL TREES
6	AMELANCHIER CANADENSIS
8	CERCIS CANADENSIS 'ACE OF HEARTS'
2	CHIONANTHUS VIRGINICUS
14	CRATAEGUS VIRIDIS 'WINTER KING'
17	MAGNOLIA STELLATA
6	MAGNOLIA X SOULANGEANA
6	PRUNUS X YEDOENSIS
3	SASSAFRAS ALBIDUM

PDSP SCOPE

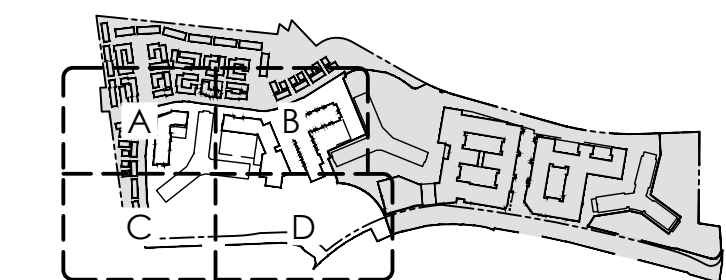
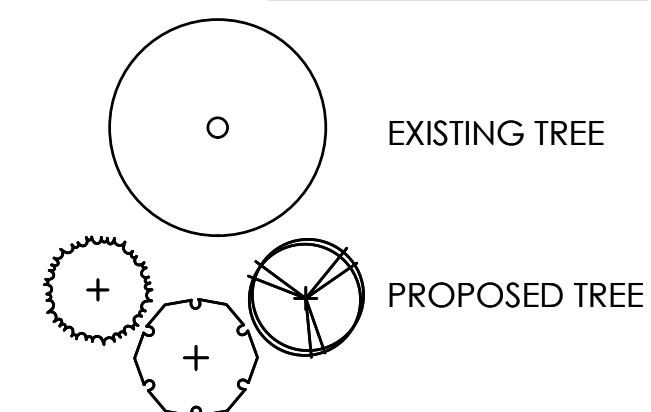
QTY	DECIDUOUS TREES
5	CRATAEGUS VIRIDIS 'WINTER KING'
7	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'
16	LIQUIDAMBAR STYRACIFLUA 'HAPPDELL'
7	OXYDENDRUM ARBOREUM
8	PLATANUS OCCIDENTALIS
15	QUERCUS BICOLOR 'AMERICAN DREAM'

STREET TREES

NOTE: DO NOT CONTRIBUTE TO CANOPY COVERAGE

QTY	DECIDUOUS TREES
12	NYSSA SYLVATICA
22	OXYDENDRUM ARBOREUM
35	QUERCUS PHELLOS

TREE PLANTING LEGEND



KEY PLAN (NOT TO SCALE)

**RIVERHOUSE
 LANDBAY-C**

PROJECT STREET NUMBER
 1400 S. JOYCE STREET
 ARLINGTON, VA 22202
 OWNER / DEVELOPER
 JBG SMITH
 240.333.3600
 NORTH PARCEL ARCHITECT
 TORTI GALLAS + PARTNERS, INC.
 301.588.4800
 CENTRAL PARCEL ARCHITECT
 BCT DESIGN GROUP
 410.837.2727
 SOUTH PARCEL ARCHITECT
 HYBRID ARCHITECTURE
 206.267.9277
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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

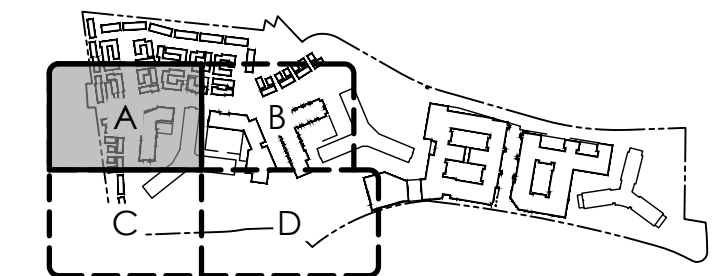
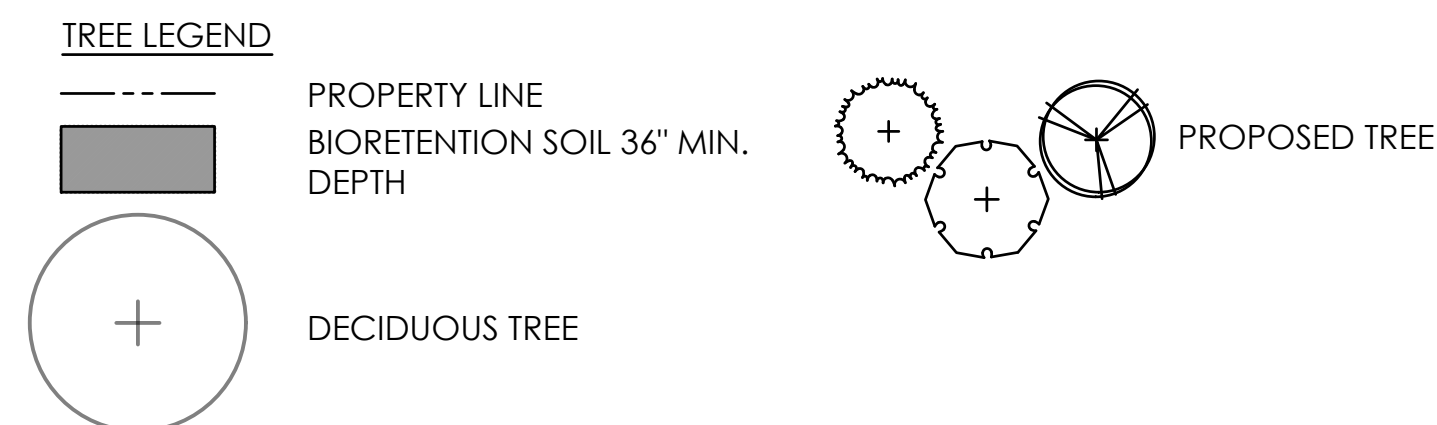
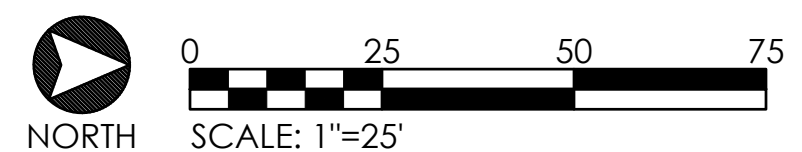
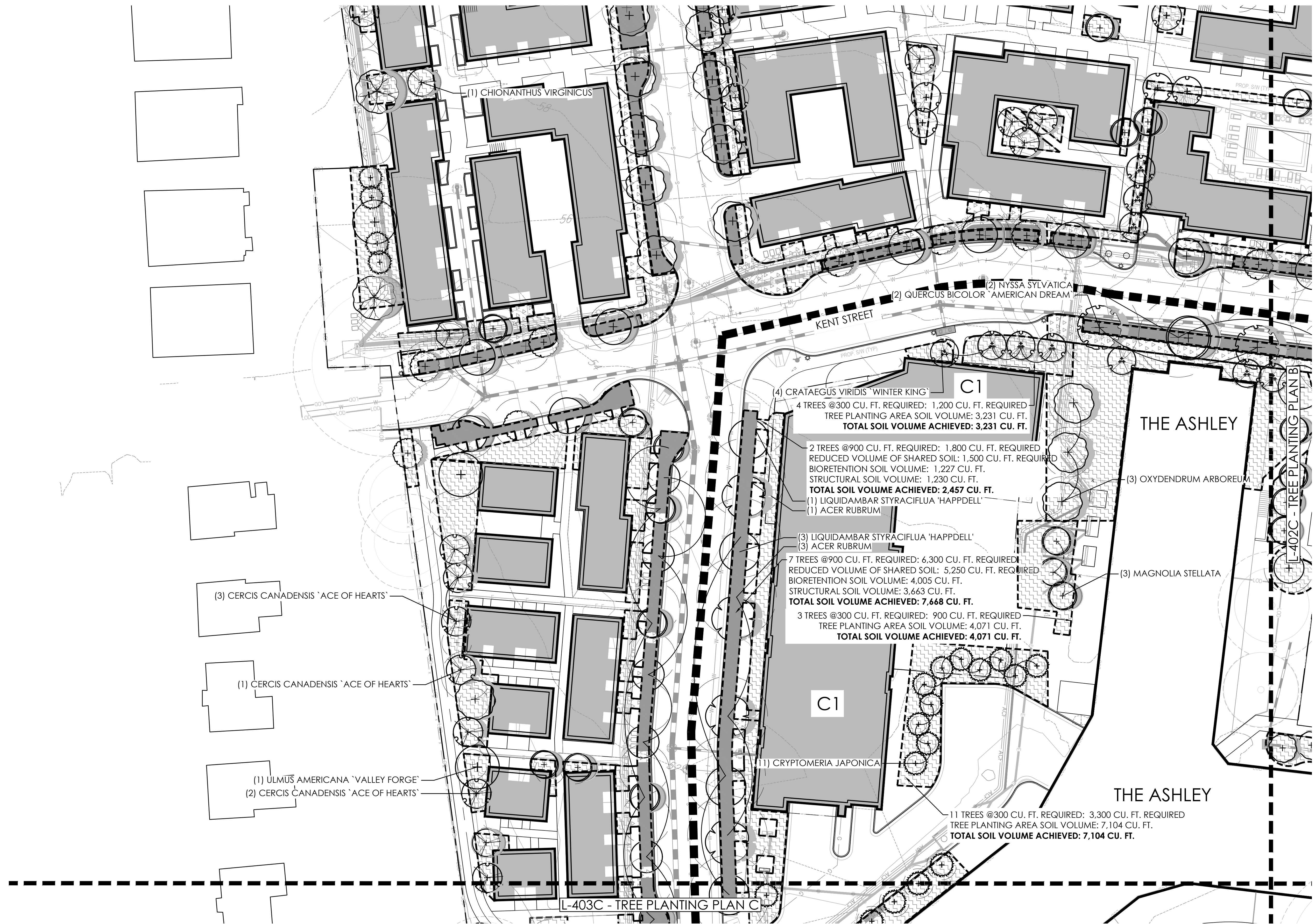
Issue NO.	DATE

Revisions NO.	DATE

**TREE
 PLANTING
 PLAN A**

PRINCIPAL IN CHARGE
 S.B.
 PROJECT ARCHITECT
 B.S.
 DRAWN
 P.T. L.S.
 DATE
 07.21.2023
 SCALE:
 1" = 25'
 APPROVED
 S.B.
 JOB NO.
 22-0013-JBG-RIV
 DRAWING NO.

L-401C



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

**RIVERHOUSE
 LANDBAY-C**

PROJECT STREET NUMBER
 1400 S. JOYCE STREET
 ARLINGTON, VA 22202
 OWNER / DEVELOPER
 JBG SMITH
 240.333.3600
 NORTH PARCEL ARCHITECT
 TORTI GALLAS + PARTNERS, INC.
 301.588.4800
 CENTRAL PARCEL ARCHITECT
 BCT DESIGN GROUP
 410.837.2727
 SOUTH PARCEL ARCHITECT
 HYBRID ARCHITECTURE
 206.267.9277
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 TRAFFIC ENGINEER
 NELSON NYGAARD
 202.315.5221
 STRUCTURAL ENGINEER
 SK + A
 301.881.1441

Key Plan

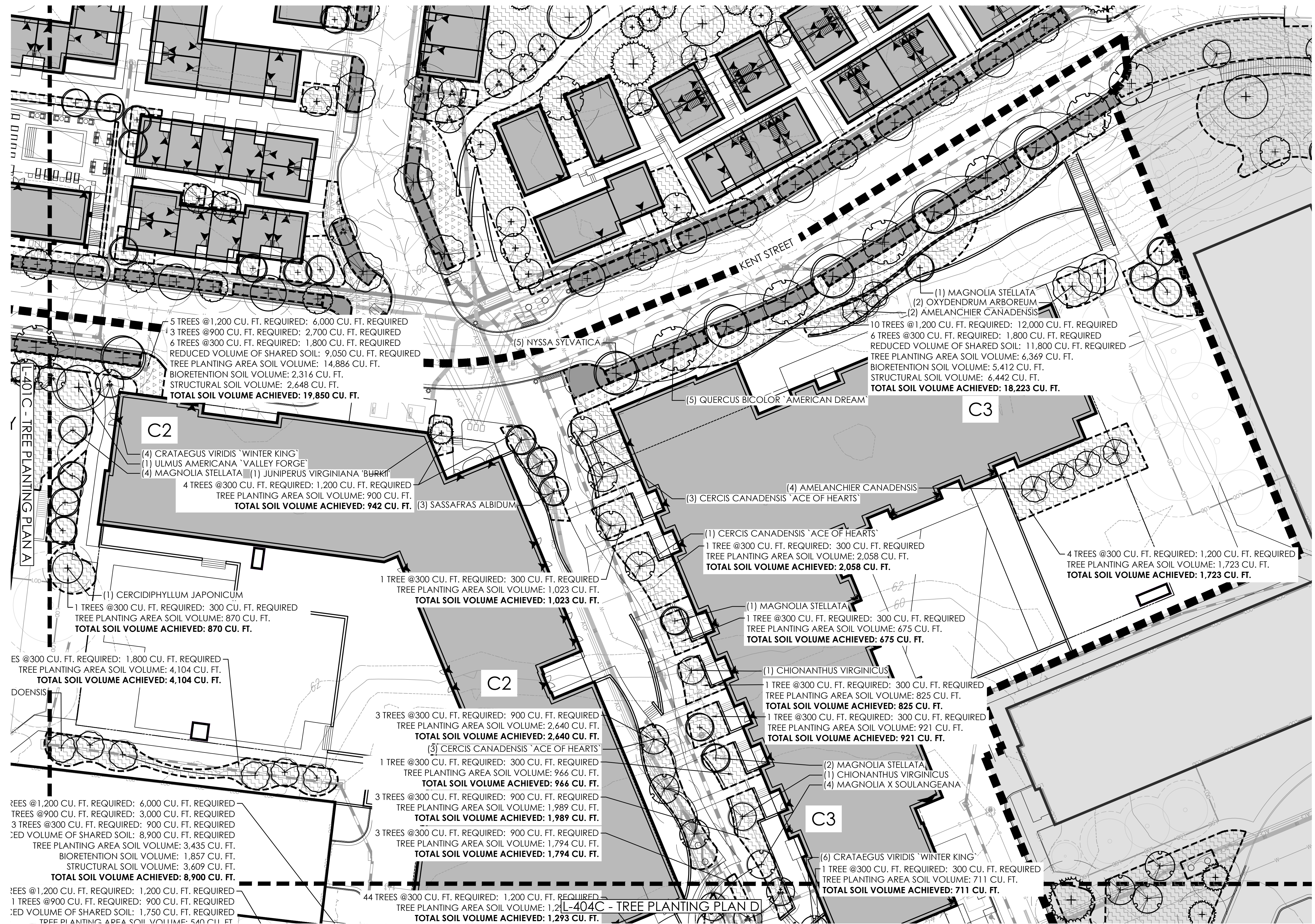
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 NO. DATE

Revisions
 NO. DATE

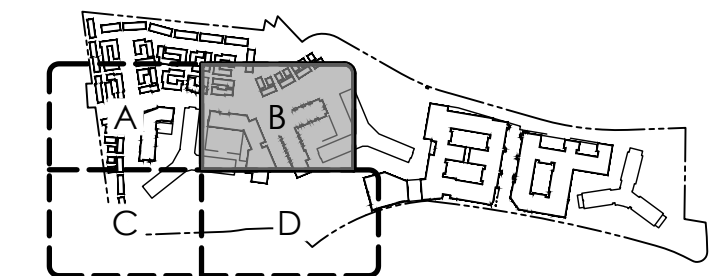
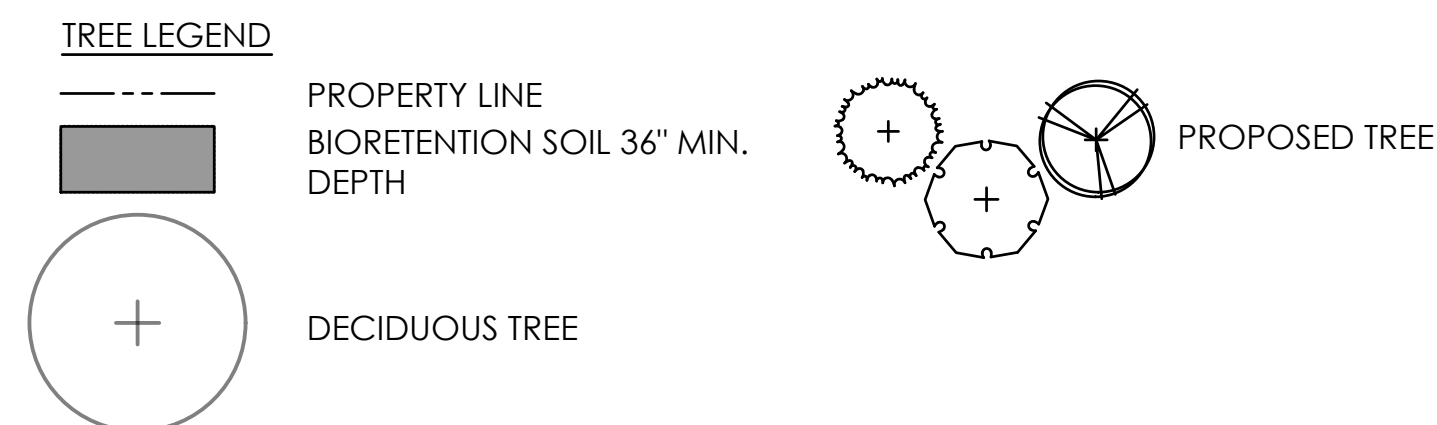
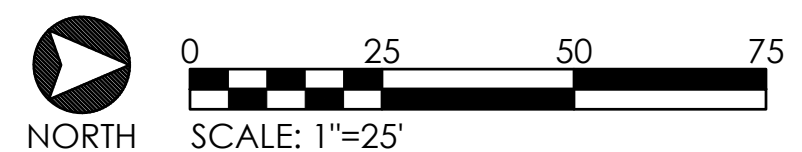
**TREE
 PLANTING
 PLAN B**

PRINCIPAL IN CHARGE
 S.B.
 PROJECT ARCHITECT
 B.S.
 DRAWN
 P.T. L.S.
 DATE
 07.21.2023
 SCALE:
 1" = 25'
 APPROVED
 S.B.
 JOB NO.
 22-0013-JBG-VIV
 DRAWING NO.

L-402C



L-404C - TREE PLANTING PLAN D



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

**RIVERHOUSE
 LANDBAY-C**

PROJECT STREET NUMBER
 1400 S. JOYCE STREET
 ARLINGTON, VA 22202
 OWNER / DEVELOPER
 JBG SMITH
 240.333.3600
 NORTH PARCEL ARCHITECT
 TORTI GALLAS + PARTNERS, INC.
 301.588.4800
 CENTRAL PARCEL ARCHITECT
 BCT DESIGN GROUP
 410.837.2727
 SOUTH PARCEL ARCHITECT
 HYBRID ARCHITECTURE
 206.267.9277
 CIVIL ENGINEER
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 202.524.5700
 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

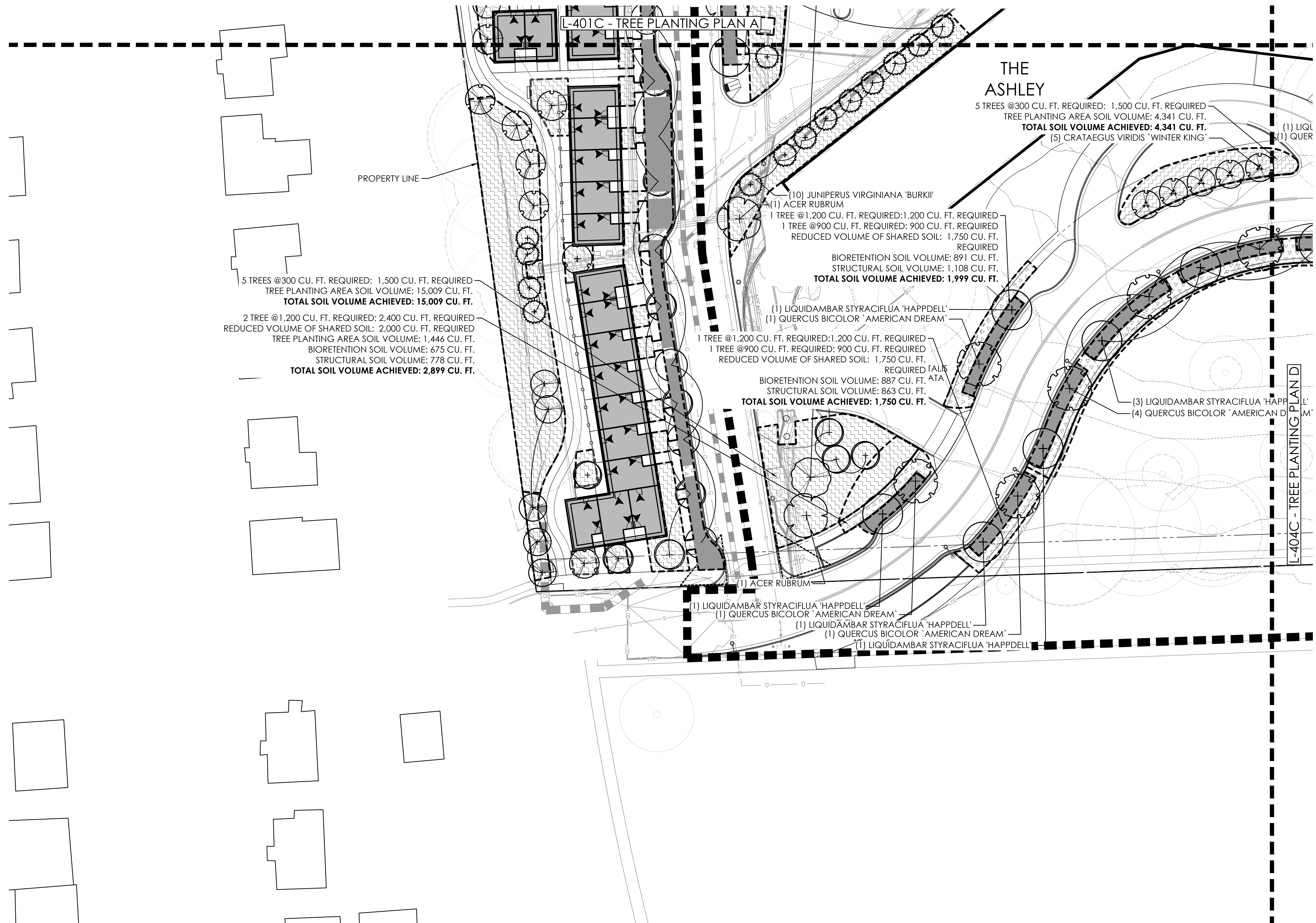
Issue NO.	DATE

Revisions NO.	DATE

**TREE
 PLANTING
 PLAN C**

PRINCIPAL IN CHARGE
 S.B.
 PROJECT ARCHITECT
 B.S.
 DRAWN
 P.T. L.S.
 DATE
 07.21.2023
 SCALE:
 1" = 25'
 APPROVED
 S.B.
 JOB NO.
 22-0013-JBG-RIV
 DRAWING NO.

L-403C



5 TREES @300 CU. FT. REQUIRED: 1,500 CU. FT. REQUIRED
 TREE PLANTING AREA SOIL VOLUME: 15,009 CU. FT.
TOTAL SOIL VOLUME ACHIEVED: 15,009 CU. FT.
 2 TREE @1,200 CU. FT. REQUIRED: 2,400 CU. FT. REQUIRED
 REDUCED VOLUME OF SHARED SOIL: 2,000 CU. FT. REQUIRED
 TREE PLANTING AREA SOIL VOLUME: 1,446 CU. FT.
 BIORETENTION SOIL VOLUME: 675 CU. FT.
 STRUCTURAL SOIL VOLUME: 778 CU. FT.
TOTAL SOIL VOLUME ACHIEVED: 2,899 CU. FT.

(10) JUNIPERUS VIRGINIANA 'BURKII'
 (1) ACER RUBRUM
 1 TREE @1,200 CU. FT. REQUIRED: 1,200 CU. FT. REQUIRED
 1 TREE @900 CU. FT. REQUIRED: 900 CU. FT. REQUIRED
 REDUCED VOLUME OF SHARED SOIL: 1,750 CU. FT. REQUIRED
 BIORETENTION SOIL VOLUME: 891 CU. FT.
 STRUCTURAL SOIL VOLUME: 1,108 CU. FT.
TOTAL SOIL VOLUME ACHIEVED: 1,999 CU. FT.

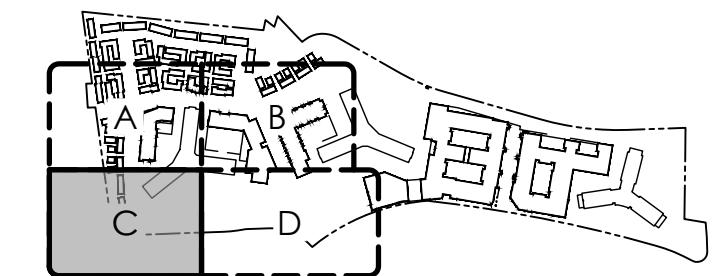
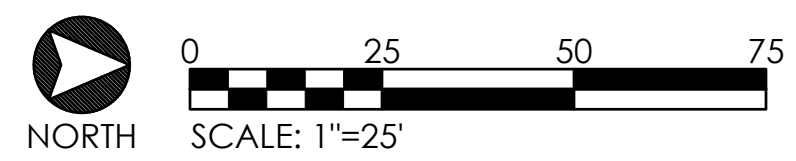
(1) LIQUIDAMBAR STYRACIFLUA 'HAPPDELL'
 (1) QUERCUS BICOLOR 'AMERICAN DREAM'
 1 TREE @1,200 CU. FT. REQUIRED: 1,200 CU. FT. REQUIRED
 1 TREE @900 CU. FT. REQUIRED: 900 CU. FT. REQUIRED
 REDUCED VOLUME OF SHARED SOIL: 1,750 CU. FT. REQUIRED
 BIORETENTION SOIL VOLUME: 887 CU. FT. AT A
 STRUCTURAL SOIL VOLUME: 863 CU. FT.
TOTAL SOIL VOLUME ACHIEVED: 1,750 CU. FT.

(1) ACER RUBRUM
 (1) LIQUIDAMBAR STYRACIFLUA 'HAPPDELL'
 (1) QUERCUS BICOLOR 'AMERICAN DREAM'
 (1) LIQUIDAMBAR STYRACIFLUA 'HAPPDELL'
 (1) QUERCUS BICOLOR 'AMERICAN DREAM'
 (1) LIQUIDAMBAR STYRACIFLUA 'HAPPDELL'

**THE
 ASHLEY**
 5 TREES @300 CU. FT. REQUIRED: 1,500 CU. FT. REQUIRED
 TREE PLANTING AREA SOIL VOLUME: 4,341 CU. FT.
TOTAL SOIL VOLUME ACHIEVED: 4,341 CU. FT.
 (5) CRATAEGUS VIRIDIS 'WINTER KING'

TREE LEGEND

- PROPERTY LINE
- BIORETENTION SOIL 36" MIN. DEPTH
- DECIDUOUS TREE
- ⊕ PROPOSED TREE



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

**RIVERHOUSE
 LANDBAY-C**

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

OWNER / DEVELOPER
 JBG SMITH
 240.333.3600

NORTH PARCEL ARCHITECT
 TORTI GALLAS + PARTNERS, INC.
 301.588.4800

CENTRAL PARCEL ARCHITECT
 BCT DESIGN GROUP
 410.837.2727

SOUTH PARCEL ARCHITECT
 HYBRID ARCHITECTURE
 206.267.9277

CIVIL ENGINEER
 BOHLER DC
 202.524.5700

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

**TREE
 PLANTING
 PLAN D**

PRINCIPAL IN CHARGE
 S.B.

PROJECT ARCHITECT
 B.S.

DRAWN
 P.T. L.S.

DATE
 07.21.2023

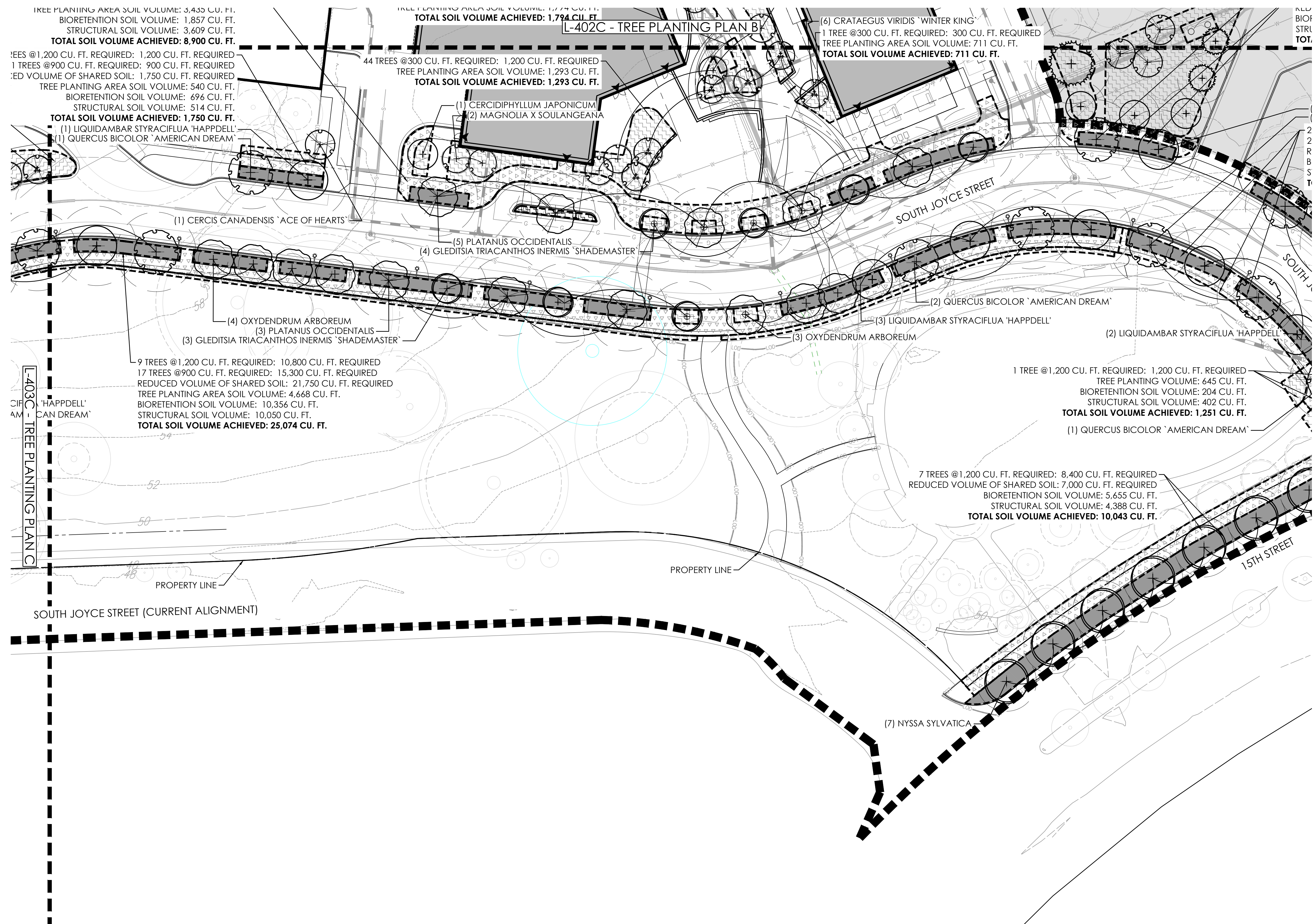
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DRAWING NO.

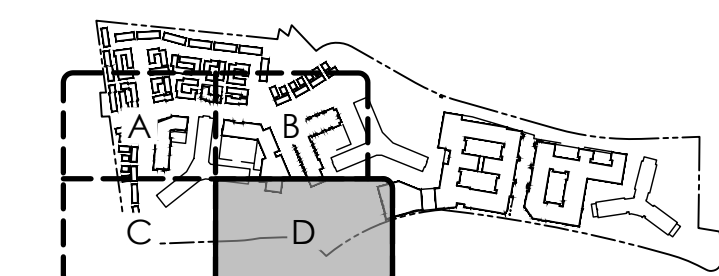
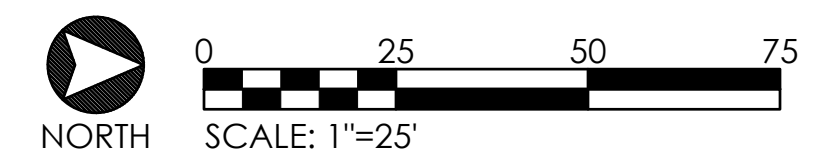
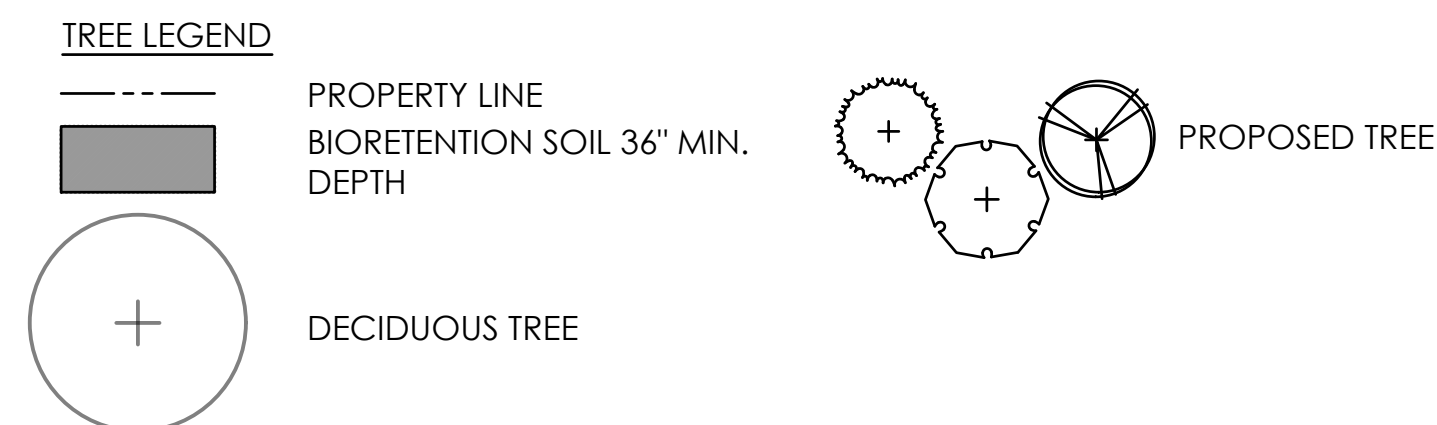
L-404C

APPROVED
 S.B.

JOB NO.
 22-0013-JBG-VIR



L-403C - TREE PLANTING PLAN C



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

**RIVERHOUSE
LANDBAY-C**

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

NORTH PARCEL ARCHITECT
TORTI GALLAS + PARTNERS, INC.
301.588.4800

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

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

**UNDERSTORY
PLANTING
PLAN A**

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE 07.21.2023	APPROVED S.B.
SCALE: 1" = 25'	JOB NO. 22-0013-JBG-VIV

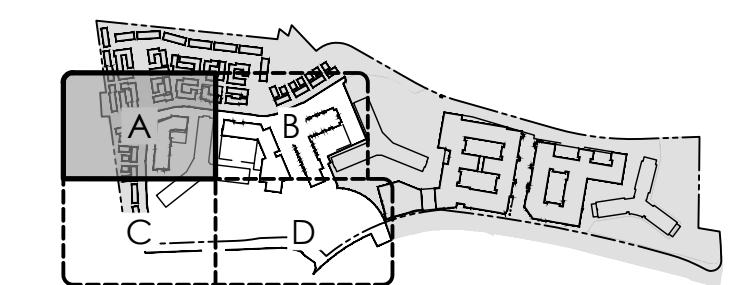
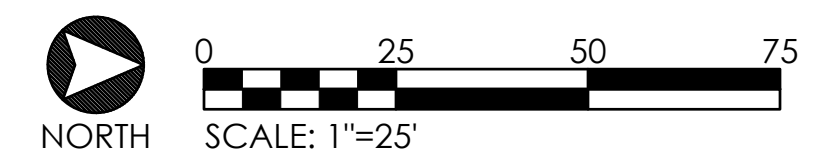
DRAWING NO.

L-421C



PLANTING LEGEND

- PROPERTY LINE
- LAWN
- NATURALIZED AREA
- EXISTING TREE
- PROPOSED TREE



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

**RIVERHOUSE
LANDBAY-C**

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

NORTH PARCEL ARCHITECT
TORTI GALLAS + PARTNERS, INC.
301.588.4800

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

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

**UNDERSTORY
PLANTING
PLAN B**

PRINCIPAL IN CHARGE
S.B.

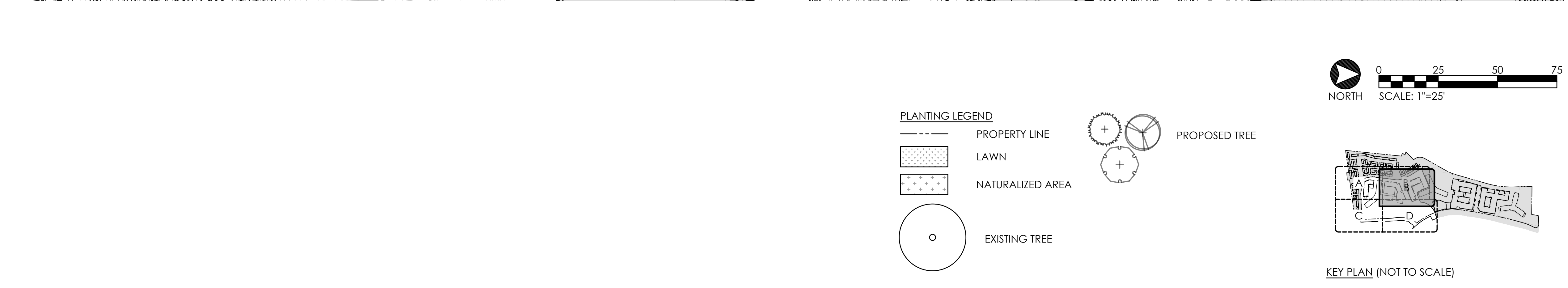
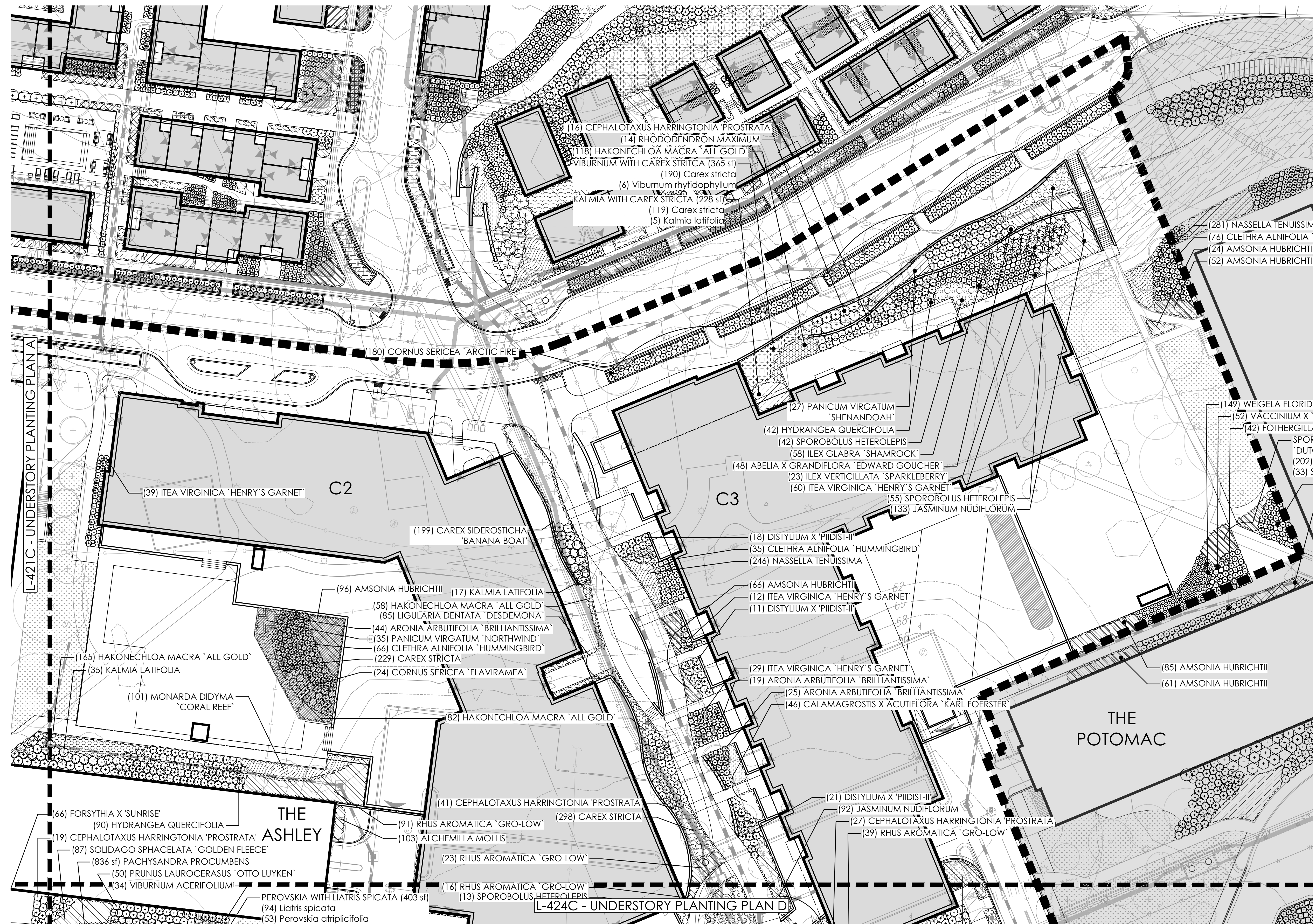
PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE 07.21.2023	APPROVED S.B.
SCALE: 1" = 25'	JOB NO. 22-0013-JBG-VIR

DRAWING NO.

L-422C



4.1 SUBMISSION

**RIVERHOUSE
LANDBAY-C**

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

NORTH PARCEL ARCHITECT
TORTI GALLAS + PARTNERS, INC.
301.588.4800

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

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BOHLER DC
202.524.5700

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

**UNDERSTORY
PLANTING
PLAN C**

PRINCIPAL IN CHARGE
S.B.

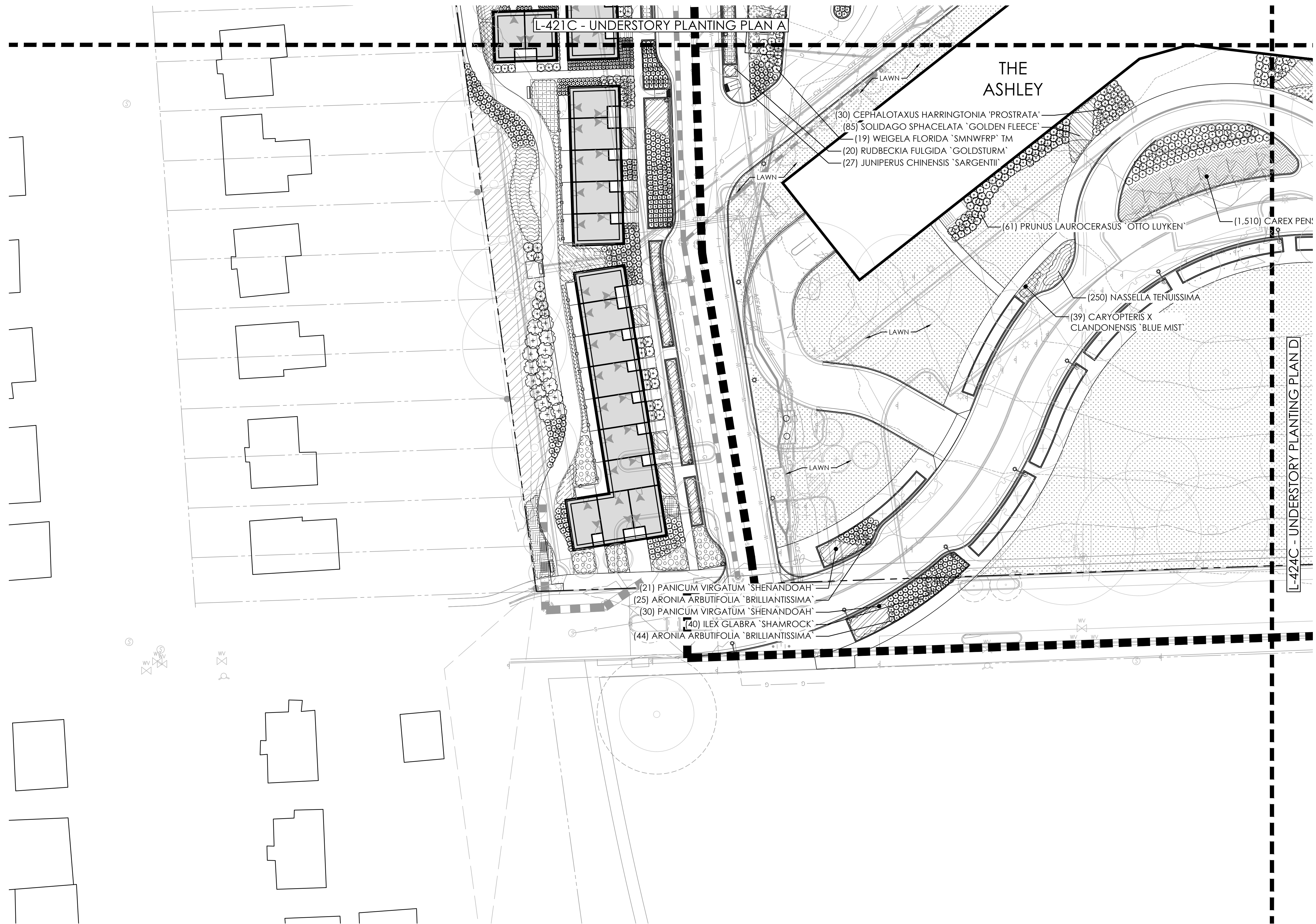
PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE 07.21.2023	APPROVED S.B.
SCALE: 1" = 25'	JOB NO. 22-0013-JBG-RIV

DRAWING NO.

L-423C



L-421C - UNDERSTORY PLANTING PLAN A

**THE
ASHLEY**

- (30) CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'
- (85) SOLIDAGO SPHACELATA 'GOLDEN FLEECE'
- (19) WEIGELA FLORIDA 'SMNWERP'™
- (20) RUDBECKIA FULGIDA 'GOLDSTURM'
- (27) JUNIPERUS CHINENSIS 'SARGENTII'

(61) PRUNUS LAUROCERASUS 'OTTO LUYKEN'

(1,510) CAREX PENN.

(250) NASSELLA TENUISSIMA

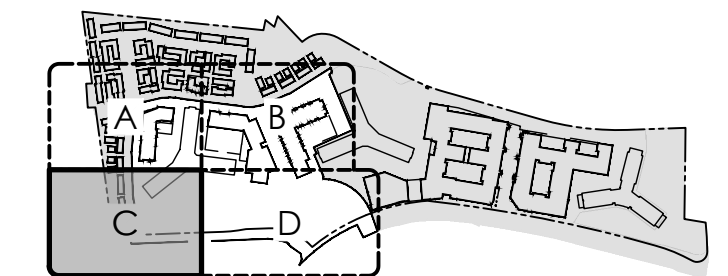
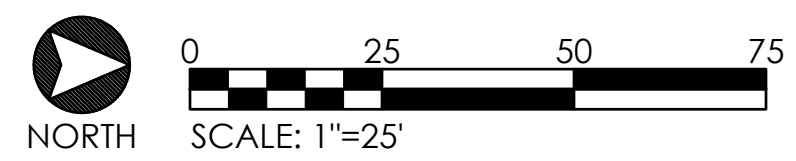
(39) CARYOPTERIS X CLANDONENSIS 'BLUE MIST'

- (21) PANICUM VIRGATUM 'SHENANDOAH'
- (25) ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'
- (30) PANICUM VIRGATUM 'SHENANDOAH'
- (40) ILEX GLABRA 'SHAMROCK'
- (44) ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'

L-424C - UNDERSTORY PLANTING PLAN D

PLANTING LEGEND

- PROPERTY LINE
- LAWN
- NATURALIZED AREA
- EXISTING TREE
- PROPOSED TREE



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

**RIVERHOUSE
LANDBAY-C**

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
NORTH PARCEL ARCHITECT
TORTI GALLAS + PARTNERS, INC.
301.588.4800
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
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CIVIL ENGINEER
BOHLER DC
202.524.5700
ATTORNEY
VENABLE LLP
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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

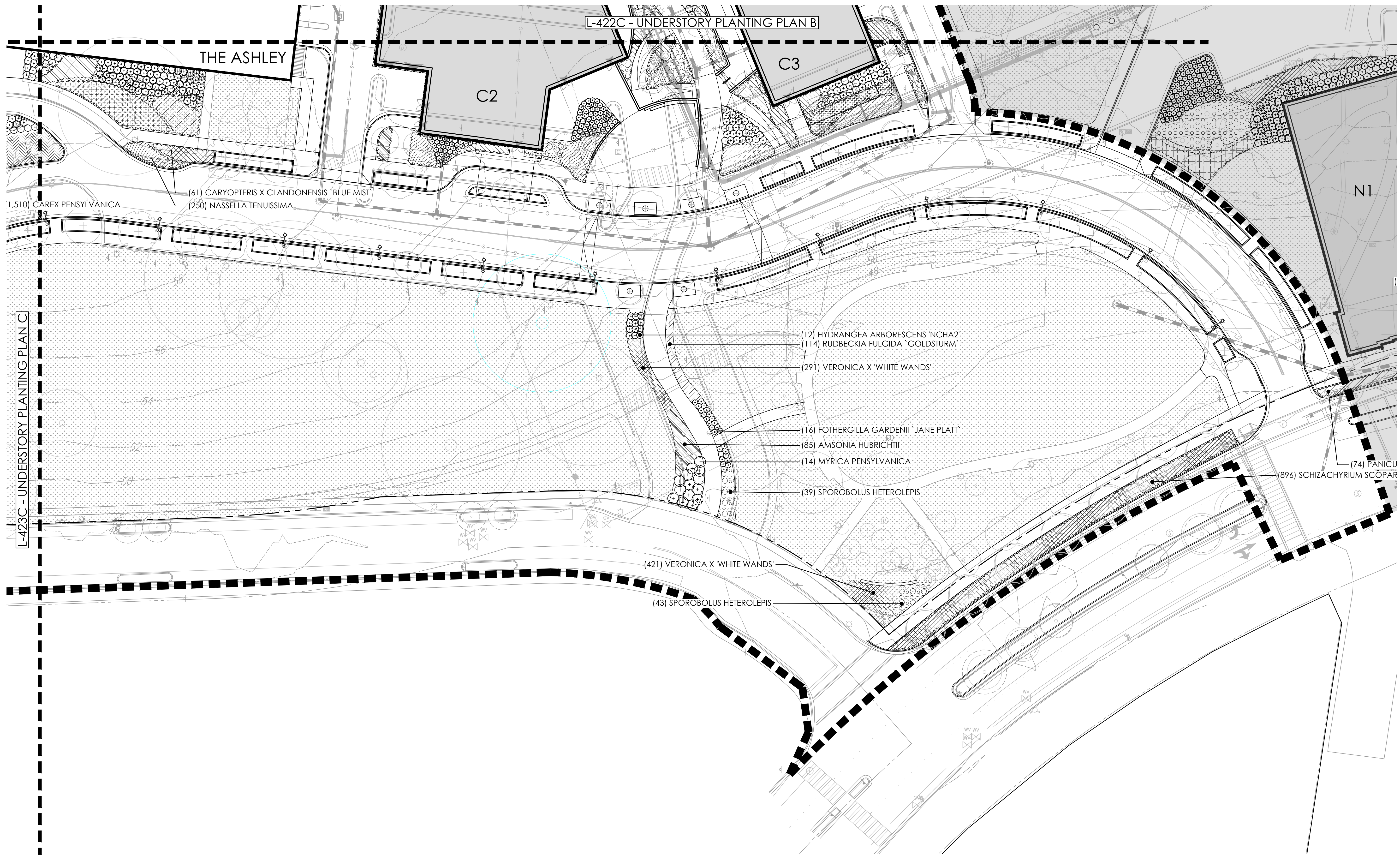
Revisions
NO. DATE

**UNDERSTORY
PLANTING
PLAN D**

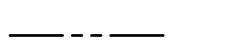




PRINCIPAL IN CHARGE
S.B.
PROJECT ARCHITECT
B.S.
DRAWN
P.T. L.S.
DATE
07.21.2023
APPROVED
S.B.
SCALE:
1" = 25'
JOB NO.
22-0013-JBG-RIV
DRAWING NO.

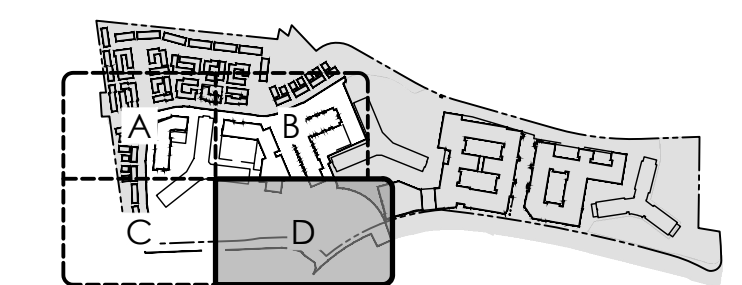
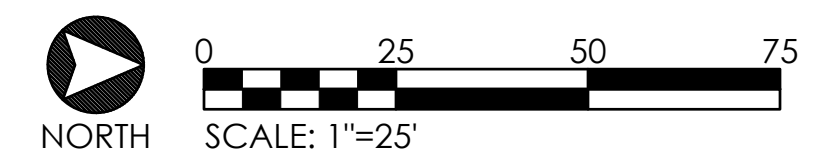
L-424C

4.1 SUBMISSION



PLANTING LEGEND

-  PROPERTY LINE
-  LAWN
-  NATURALIZED AREA
-  EXISTING TREE
-  PROPOSED TREE



KEY PLAN (NOT TO SCALE)

**RIVERHOUSE
LANDBAY-C**

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
NORTH PARCEL ARCHITECT
TORTI GALLAS + PARTNERS, INC.
301.588.4800

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
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SOUTH PARCEL ARCHITECT
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CIVIL ENGINEER
BOHLER DC
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ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
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STRUCTURAL ENGINEER
SK + A
301.881.1441

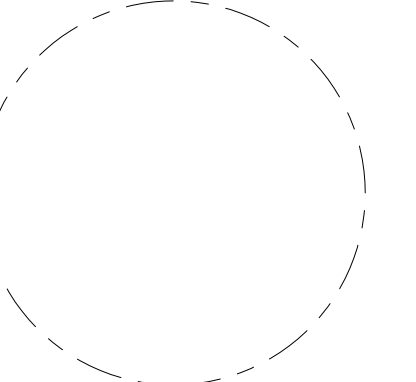
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



**TREE
PLANTING
SCHEDULE**

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE
07.21.2023

APPROVED
S.B.

SCALE:
1" = XX'

JOB NO.
22-0013-JBG-VI

DRAWING NO.
L-440C

4.1 SUBMISSION

PLANT SCHEDULE SITE TREES							
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF
16	ACER RUBRUM	RED MAPLE	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	6,300
10	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.		110	137.5000	1,3750
9	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2.5" CAL.		175		1,575
13	FAGUS GRANDIFOLIA	AMERICAN BEECH	2.5" CAL.		315	393.7500	4858
20	GINKGO BILOBA	MAIDENHAIR TREE	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	175		3,500
2	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINGKO	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	175		350
17	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250		4,250
17	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2.5" CAL.		175		2975
20	LIQUIDAMBAR STYRACIFLUA 'HAPPELL'	HAPPIDAZE® SWEET GUM	2" CAL.		250		5000
7	NYSSA SYLVATICA	SOUR GUM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250	312.5000	2187.5
52	OXYDENDRUM ARBOREUM	SOURWOOD TREE	2" CAL.		175		9100
14	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CAL.		315	393.7500	5512
27	QUERCUS BICOLOR 'AMERICAN DREAM'	AMERICAN DREAM SWAMP WHITE OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	10,631.25
10	QUERCUS COCCINEA	SCARLET OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	3,937.5
10	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250	312.5000	3,125
16	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250		4000
16	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL.		315	393.7500	5980
19	ULMUS AMERICANA 'VALLEY FORGE'	AMERICAN ELM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	7101

EVERGREEN TREES							
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF
22	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	2.5" CAL.		110		2420
76	JUNIPERUS VIRGINIANA 'BURKII'	EASTERN REDCEDAR	8" HT.	SINGLE STRONG LEADER/SPECIMEN	110		8,360
13	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S SOUTHERN MAGNOLIA	10' HT.	SINGLE STRONG LEADER/SPECIMEN	315		4,095
21	TSUGA CANADENSIS	EASTERN HEMLOCK	2.5" CAL.		110		2,310

ORNAMENTAL TREES							
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF
34	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	8" HT.	MULISTEMMED SPECIMEN	175	218.7500	7437
2	BETULA NIGRA 'BNMTF'™	DURA HEAT RIVER BIRCH	10" HT.	MULISTEMMED SPECIMEN	110	137.5000	275
50	CERCIS CANADENSIS 'ACE OF HEARTS'	ACE OF HEARTS REDBUD	5" HT.	SPECIMEN	110	137.5000	6,875
36	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	8" HT.	SPECIMEN	175	218.7500	7,875
46	CORNUS X 'RUTGAN'	STELLAR PINK DOGWOOD	1.75" CAL.	SPECIMEN	110	137.5000	6,325
28	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2.5" CAL.	SINGLE STRONG LEADER/SPECIMEN	175	218.7500	6,125
70	MAGNOLIA STELLATA	STAR MAGNOLIA	2.5" CAL.	MULISTEMMED SPECIMEN	110	137.5000	9,625
9	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	1.75" CAL.	SPECIMEN	50		450
19	PRUNUS X YEDOENSIS	YOSHINO CHERRY	2.5" CAL.	SINGLE STRONG LEADER/SPECIMEN	110		2090
24	SASSAFRAS ALBIDUM	SASSAFRAS	2.5" CAL.		175	218.7500	5250
13	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5" CAL.	SPECIMEN	110		1,430

PLANT SCHEDULE STREET TREES					
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
12	NYSSA SYLVATICA	SOUR GUM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	
22	OXYDENDRUM ARBOREUM	SOURWOOD TREE	2" CAL.		
35	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	

TOTAL NEW CANOPY COVERAGE : 152,701 SF
TOTAL PRESERVED CANOPY COVERAGE : 193,109 SF
TOTAL CANOPY COVERAGE : 345,810 SF
LOT SIZE : 1,595,202 SF
REQUIRED TREE CANOPY : 20% OR 319,040 SF COVERAGE

PLANT SCHEDULE LANDBAY - C							
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF
6	ACER RUBRUM	RED MAPLE	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	2362.5
3	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2.5" CAL.		175		525
4	LIQUIDAMBAR STYRACIFLUA 'HAPPELL'	HAPPIDAZE® SWEET GUM	2" CAL.		250		1000
7	NYSSA SYLVATICA	SOUR GUM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250	312.5000	2187.5
5	OXYDENDRUM ARBOREUM	SOURWOOD TREE	2" CAL.		175		875
1	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CAL.		315	393.7500	393.75
7	QUERCUS BICOLOR 'AMERICAN DREAM'	AMERICAN DREAM SWAMP WHITE OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	2756.25
1	ULMUS AMERICANA 'VALLEY FORGE'	AMERICAN ELM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	393.75

EVERGREEN TREES							
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF
11	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	2.5" CAL.		110		1210
11	JUNIPERUS VIRGINIANA 'BURKII'	EASTERN REDCEDAR	8" HT.	SINGLE STRONG LEADER/SPECIMEN	110		1210
1	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S SOUTHERN MAGNOLIA	10' HT.	SINGLE STRONG LEADER/SPECIMEN	315		315

ORNAMENTAL TREES							
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF
6	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	8" HT.	MULISTEMMED SPECIMEN	110	137.5000	
8	CERCIS CANADENSIS 'ACE OF HEARTS'	ACE OF HEARTS REDBUD	5" HT.	SPECIMEN	110	137.5000	825
2	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	8" HT.	SPECIMEN	110	137.5000	275
14	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2.5" CAL.	SINGLE STRONG LEADER/SPECIMEN	175	218.7500	1750
17	MAGNOLIA STELLATA	STAR MAGNOLIA	2.5" CAL.	MULISTEMMED SPECIMEN	50		850
6	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	1.75" CAL.	SPECIMEN	110		660
6	PRUNUS X YEDOENSIS	YOSHINO CHERRY	2.5" CAL.	SINGLE STRONG LEADER/SPECIMEN	110		660
3	SASSAFRAS ALBIDUM	SASSAFRAS	2.5" CAL.		175	218.7500	656.25

TOTAL NEW CANOPY COVERAGE LANDBAY C : 21,317 SF

SITE TOTAL CANOPY COVERAGE		
TOTAL NEW CANOPY COVERAGE : 152,701 SF		
TOTAL PRESERVED CANOPY COVERAGE : 193,109 SF		
TOTAL CANOPY COVERAGE : 345,810 SF		
LOT SIZE : 1,595,202 SF		
REQUIRED TREE CANOPY : 20% OR 319,040 SF COVERAGE		

RIVERHOUSE LANDBAY-C

PROJECT STREET NUMBER
 1400 S. JOYCE STREET
 ARLINGTON, VA 22202
 OWNER / DEVELOPER
 JBG SMITH
 240.333.3600
 NORTH PARCEL ARCHITECT
 TORTI GALLAS + PARTNERS, INC.
 301.588.4800

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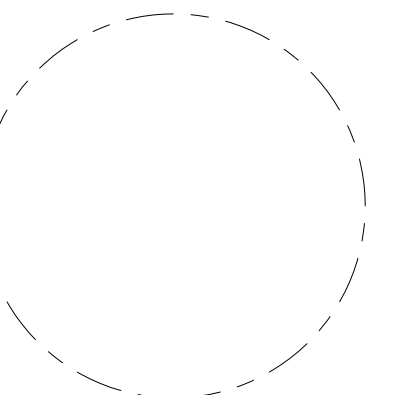
Key Plan

Issue

NO.	DATE

Revisions

NO.	DATE



UNDERSTORY PLANTING SCHEDULE

PRINCIPAL IN CHARGE
 S.B.
 PROJECT ARCHITECT
 B.S.
 DRAWN
 P.T. L.S.
 DATE
 07.21.2023
 SCALE:
 1" = XX'
 APPROVED
 S.B.
 JOB NO.
 22-0013-JBG-RIV
 DRAWING NO.

L-441C

4.1 SUBMISSION

PLANT SCHEDULE LANDBAY - C					
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
48	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA	2' HT.	48" o.c.	MIN. 4 CANES
88	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	2' HT.	36" o.c.	MIN. 4 CANES
166	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	PROSTRATE PLUM YEW	---	48" o.c.	
177	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	2' HT.	36" o.c.	MIN. 4 CANES
180	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	3' HT.	36" o.c.	MIN. 5 CANES
24	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	3' HT.	48" o.c.	MIN. 5 CANES
50	DISTYLUM X 'PIIDIST-II'	BLUE CASCADE® DISTYLUM	3' HT.	48" o.c.	
66	FORSYTHIA X 'SUNRISE'	SUNRISE FORSYTHIA	4' HT.	48" o.c.	
42	FOTHERGILLA GARDENII 'JANE PLATT'	JANE PLATT DWARF FOTHERGILLA	3' HT.	36" o.c.	MIN. 5 CANES
27	HYDRANGEA MACROPHYLLA 'BLUE WAVE'	BLUE WAVE LACECAP HYDRANGEA	4' HT.	48" o.c.	MIN. 5 CANES
52	HYDRANGEA PANICULATA 'ILVOBO'	BOBO® PANICLE HYDRANGEA	3' HT.	36" o.c.	
132	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3' HT.	48" o.c.	MIN. 5 CANES
95	ILEX GLABRA 'SHAMROCK'	INKBERRY	1.5' HT.	36" o.c.	MIN. 4 CANES
23	ILEX VERTICILLATA 'SPARKLEBERRY'	WINTERBERRY	3' HT.	96" o.c.	MIN. 5 CANES
140	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	2' HT.	36" o.c.	MIN. 4 CANES
87	JUNIPERUS CHINENSIS 'SARGENTII'	SARGENT JUNIPER	2' HT.	36" o.c.	MIN. 4 CANES
17	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	2.5' HT.	48" o.c.	MIN. 5 CANES
52	KALMIA LATIFOLIA	MOUNTAIN LAUREL	3' HT.	60" o.c.	MIN. 5 CANES
18	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	DIABLO NINEBARK	3' HT.	48" o.c.	MIN. 5 CANES
111	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	3' HT.	48" o.c.	MIN. 5 CANES
14	RHODODENDRON MAXIMUM	GREAT LAUREL	3' HT.	72" o.c.	MIN. 5 CANES
106	VACCINIUM X 'NORTHSKY'	NORTHSKY BLUEBERRY	2' HT.	36" o.c.	MIN. 4 CANES
34	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	3' HT.	48" o.c.	MIN. 5 CANES
19	WEIGELA FLORIDA 'SMNWFRP' TM	SONIC BLOOM PURE PINK WEIGELA	3' HT.	48" o.c.	MIN. 5 CANES
272	WEIGELA FLORIDA 'VUKOZLYRA' TM	SNIPPET DARK PINK WEIGELA	3' HT.	24" o.c.	MIN. 5 CANES
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
225	JASMINUM NUDIFLORUM	WINTER JASMINE	2.5' HT.	30" o.c.	MIN. 5 CANES
211	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	2' HT.	36" o.c.	MIN. 4 CANES
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
836 SF	PACHYSANDRA PROCUMBENS	ALLEGHENY SPURGE	#1		
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
103	ALCHEMILLA MOLLIS	LADY'S MANTLE	#1	12" o.c.	
418	AMSONIA HUBRICHTII	ARKANSAS BLUE-STAR	#1	24" o.c.	
83	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	#1	18" o.c.	
117	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1	30" o.c.	
30	CAREX MORROWII	JAPANESE SEDGE	#2	18" o.c.	
199	CAREX SIDEROSTICHA 'BANANA BOAT'	BANANA BOAT BROADLEAF SEDGE	#1	12" o.c.	
527	CAREX STRICTA	TUSSOCK SEDGE	#1	12" o.c.	
33	CHASMANTHIUM LATIFOLIUM	SEA OATS	#1	24" o.c.	
423	HAKONECHLOA MACRA 'ALL GOLD'	JAPANESE FOREST GRASS	#1	18" o.c.	
85	LIGULARIA DENTATA 'DESDEMONA'	LEOPARD PLANT	#1	18" o.c.	
101	MONARDA DIDYMA 'CORAL REEF'	CORAL REEF BEE BALM	#1	24" o.c.	
1,648	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#1	12" o.c.	
31	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1	24" o.c.	
35	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	#1	24" o.c.	
27	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1	36" o.c.	
137	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1	24" o.c.	
367	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	18" o.c.	
666	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	#1	18" o.c.	
172	SOLIDAGO SPHACELATA 'GOLDEN FLEECE'	GOLDEN FLEECE GOLDENROD	#1	24" o.c.	
198	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1	30" o.c.	

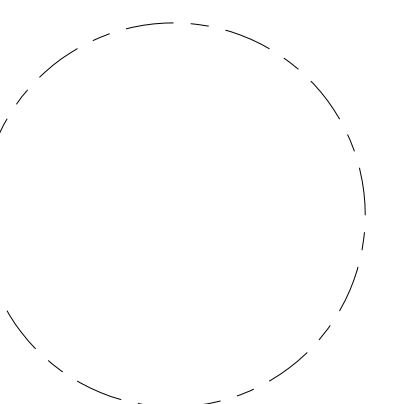
**RIVERHOUSE
LANDBAY-C**

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Key Plan

Issue NO.	DATE

Revisions NO.	DATE



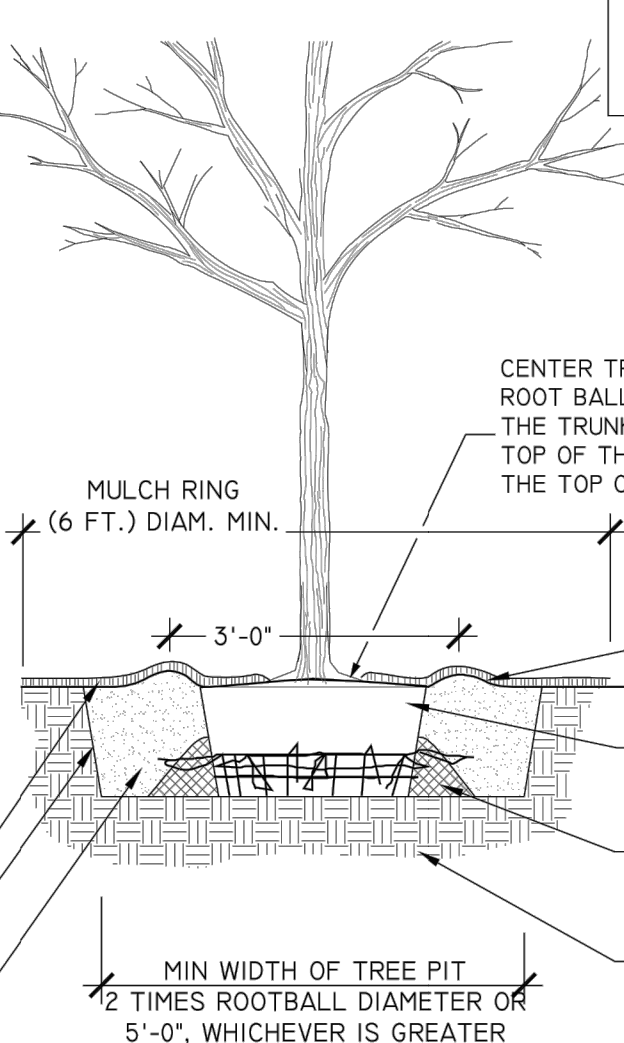
**PLANT NOTES
AND DETAILS**

PRINCIPAL IN CHARGE
S.B.
PROJECT ARCHITECT
B.S.
DRAWN
P.T. L.S.
DATE
07.21.2023
APPROVED
S.B.
SCALE:
1" = XX'
JOB NO.
22-0013-JBG-19
DRAWING NO.
L-442C

4.1 SUBMISSION

NOTES

- AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARD A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
- CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE PIT WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES.
- UNLESS OTHERWISE DIRECTED BY ARLINGTON COUNTY URBAN FORESTER, BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL, CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT OF DECAY AND APPROVED BY THE URBAN FORESTER; PEAT MOSS SHALL NOT BE USED).
- CONTRACTOR SHALL LEGALLY REMOVE EXCESS SOIL & DEBRIS FROM SITE.
- TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
- TREES MAY ONLY BE STAKED IF REQUIRED BY THE COUNTY URBAN FORESTER. REFER TO STAKING DETAILS.



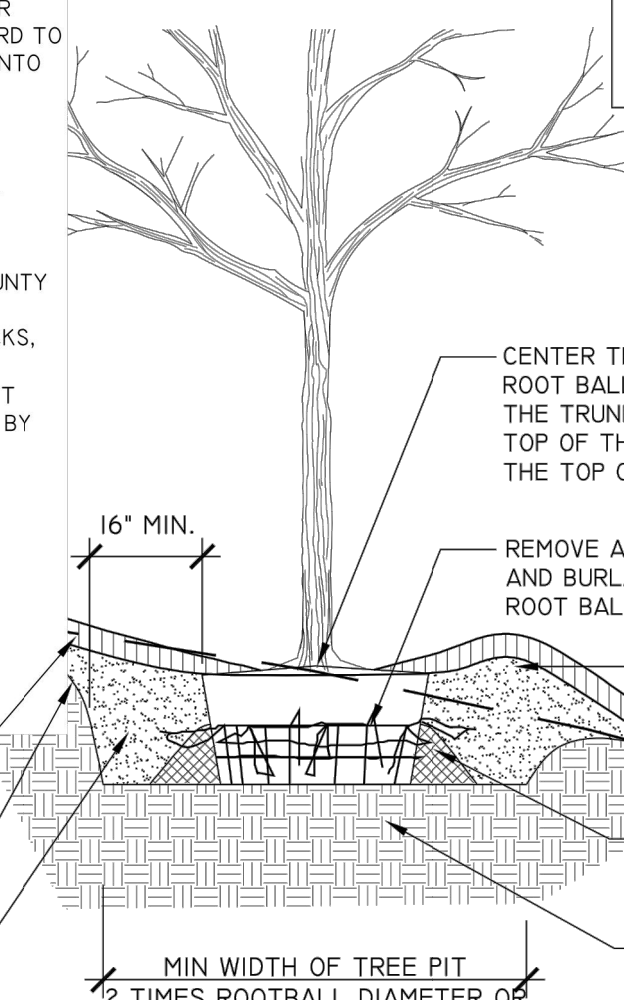
ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

THIS DETAIL SUPERSEDES ALL OTHER TREE PLANTING DETAILS IN ARLINGTON COUNTY.

A TREE PLANTING
N.T.S.

NOTES

- AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARD A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
- CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE PIT WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES.
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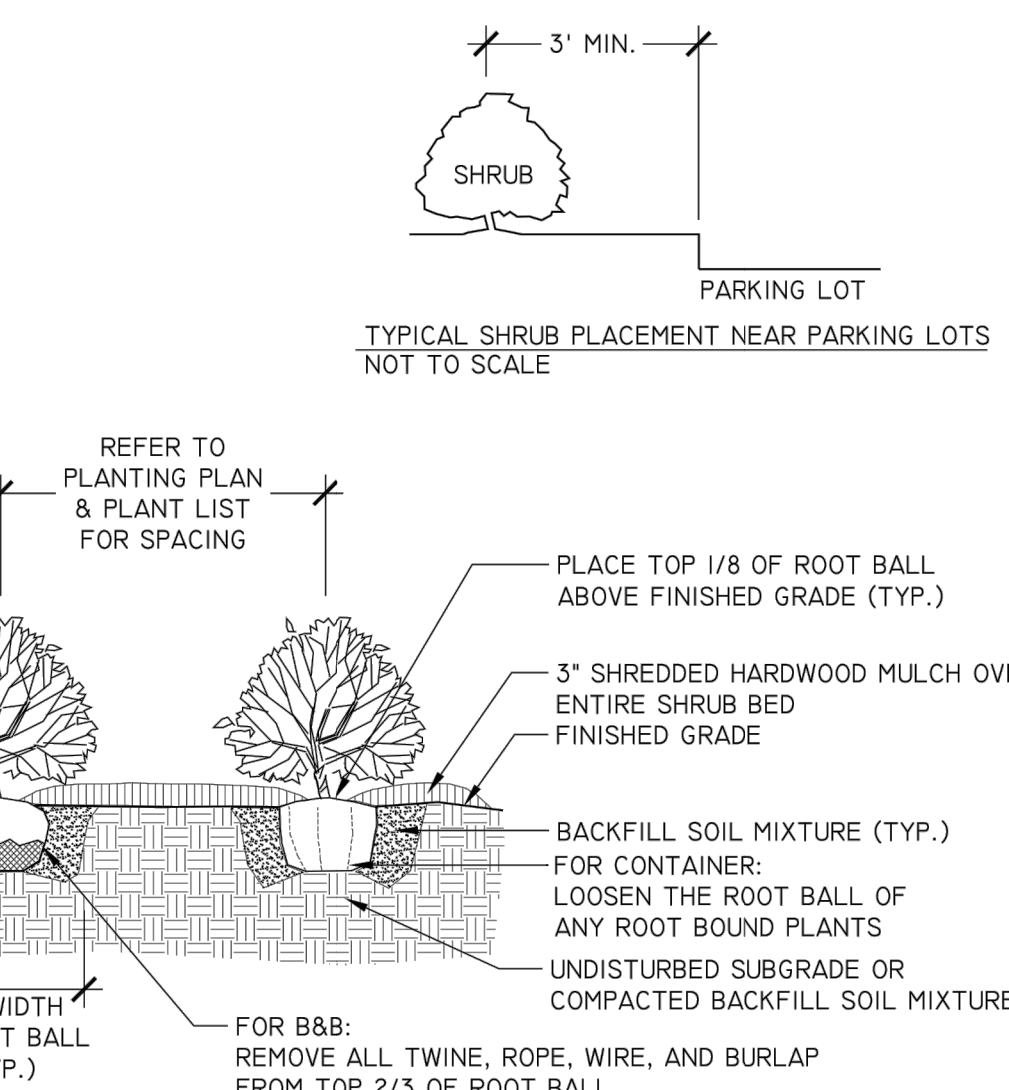
ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

THIS DETAIL SUPERSEDES ALL OTHER TREE PLANTING ON SLOPE DETAILS IN ARLINGTON COUNTY.

B TREE PLANTING ON SLOPE
N.T.S.

NOTES

- AT PLANTING PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
- PLANTING PIT/TRENCH SHALL BE DUG DEEP ENOUGH TO ALLOW AT LEAST 1/8TH OF ROOT BALL TO SET ABOVE EXISTING GRADE.
- SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS IN THE CENTER OF THE PLANTING PIT. ORIENT BEST FACE OF PLANT TO BE THE MOST VISIBLE.
- UNLESS OTHERWISE DIRECTED BY COUNTY URBAN FORESTER, BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL, CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT OF DECAY AND APPROVED BY THE COUNTY URBAN FORESTER. PEAT MOSS MAY NOT BE USED).
- CONTRACTOR SHALL REMOVE EXCESS SOIL & DEBRIS FROM SITE.
- DO NOT PLACE MULCH IN CONTACT WITH STEM OF SHRUBS



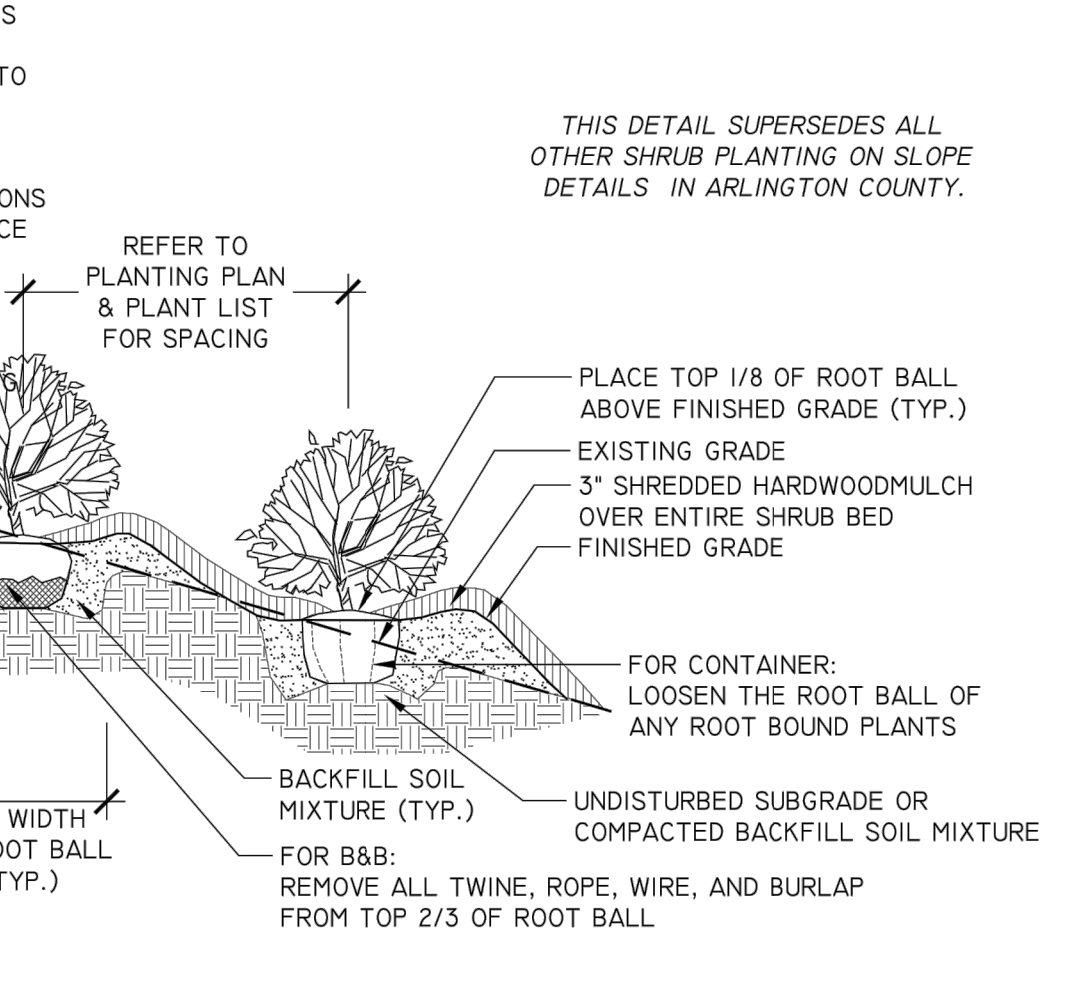
THIS DETAIL SUPERSEDES ALL OTHER SHRUB PLANTING DETAILS IN ARLINGTON COUNTY.

ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

C SHRUB PLANTING
N.T.S.

NOTES

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- SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS IN THE CENTER OF THE PLANTING PIT. ORIENT BEST FACE OF PLANT TO BE THE MOST VISIBLE.
- UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS AND/OR ARLINGTON COUNTY URBAN FORESTER, BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL, CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT OF DECAY AND APPROVED BY THE COUNTY URBAN FORESTER; PEAT MOSS SHALL NOT BE USED).
- CONTRACTOR SHALL LEGALLY REMOVE EXCESS SOIL & DEBRIS FROM SITE.
- DO NOT PLACE MULCH IN CONTACT WITH STEM OF SHRUBS



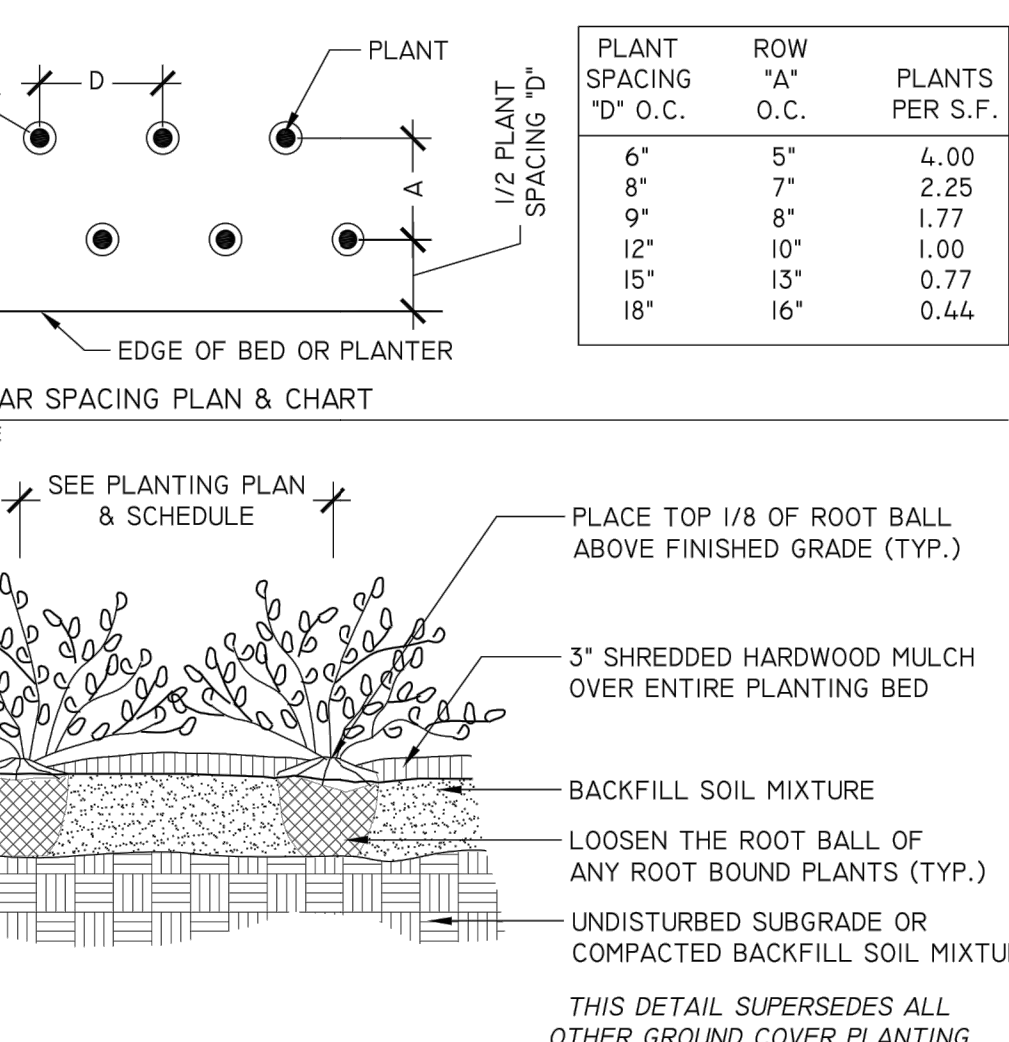
THIS DETAIL SUPERSEDES ALL OTHER SHRUB PLANTING ON SLOPE DETAILS IN ARLINGTON COUNTY.

ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

D SHRUB PLANTING ON SLOPE
N.T.S.

NOTES

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- PLANTING PIT/TRENCH SHALL BE DUG DEEP ENOUGH TO ALLOW AT LEAST 1/8TH OF ROOT BALL TO SET ABOVE EXISTING GRADE.
- SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE THE MOST VISIBLE.
- GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING. REFER TO CHART.
- UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR COUNTY URBAN FORESTER, BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL, CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT OF DECAY AND APPROVED BY THE COUNTY URBAN FORESTER; PEAT MOSS SHALL NOT BE USED).
- CONTRACTOR SHALL REMOVE EXCESS SOIL & DEBRIS FROM SITE.
- DO NOT PLACE MULCH IN CONTACT WITH STEM OF PLANTS.

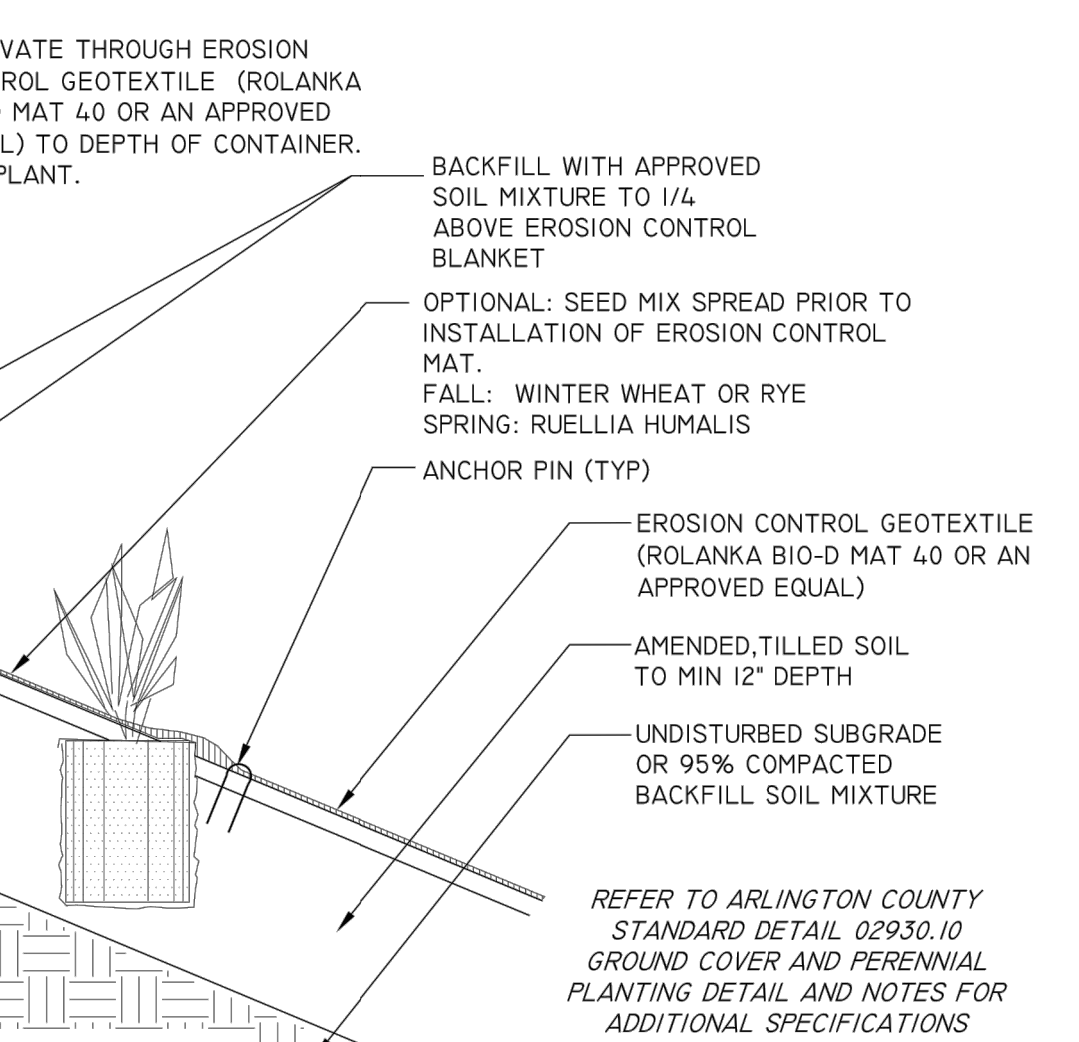


ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

E GROUND COVERS & PERENNIAL PLANTING
N.T.S.

NOTES

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- CONTRACTOR SHALL REMOVE EXCESS SOIL & DEBRIS FROM SITE.
- DO NOT PLACE MULCH IN CONTACT WITH STEM OF PLANTS.

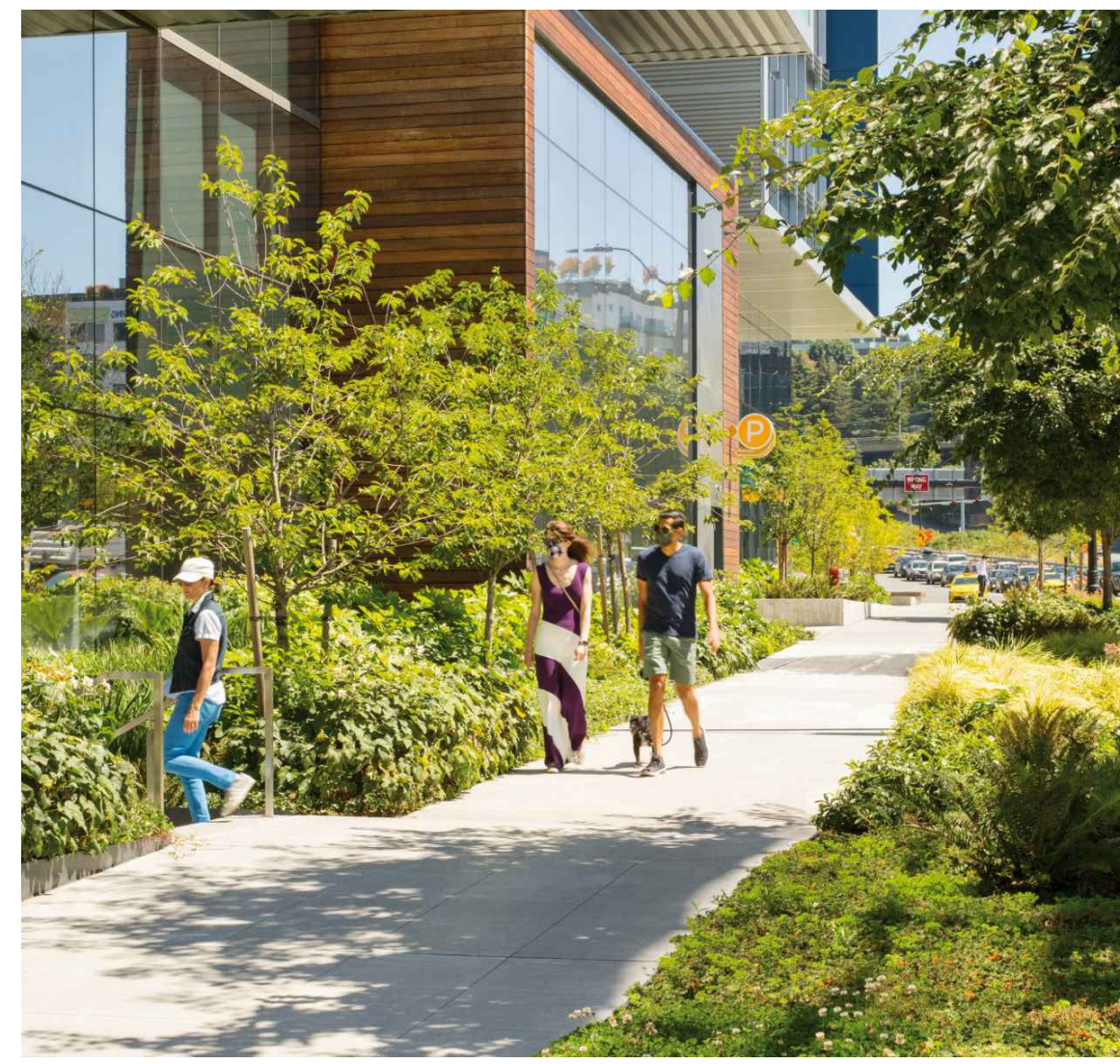


ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

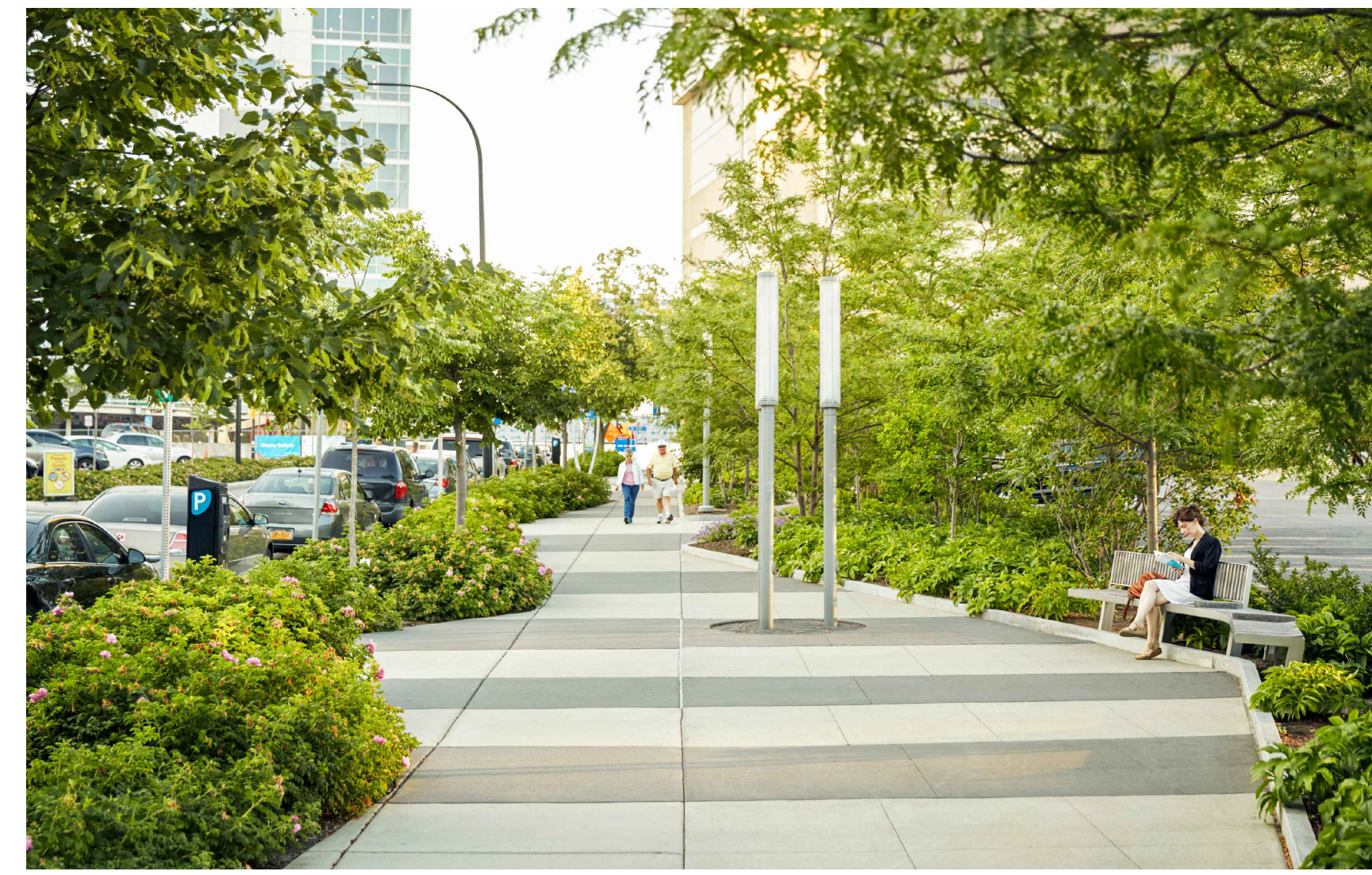
F GROUND COVERS & PERENNIAL PLANTING ON SLOPE
N.T.S.



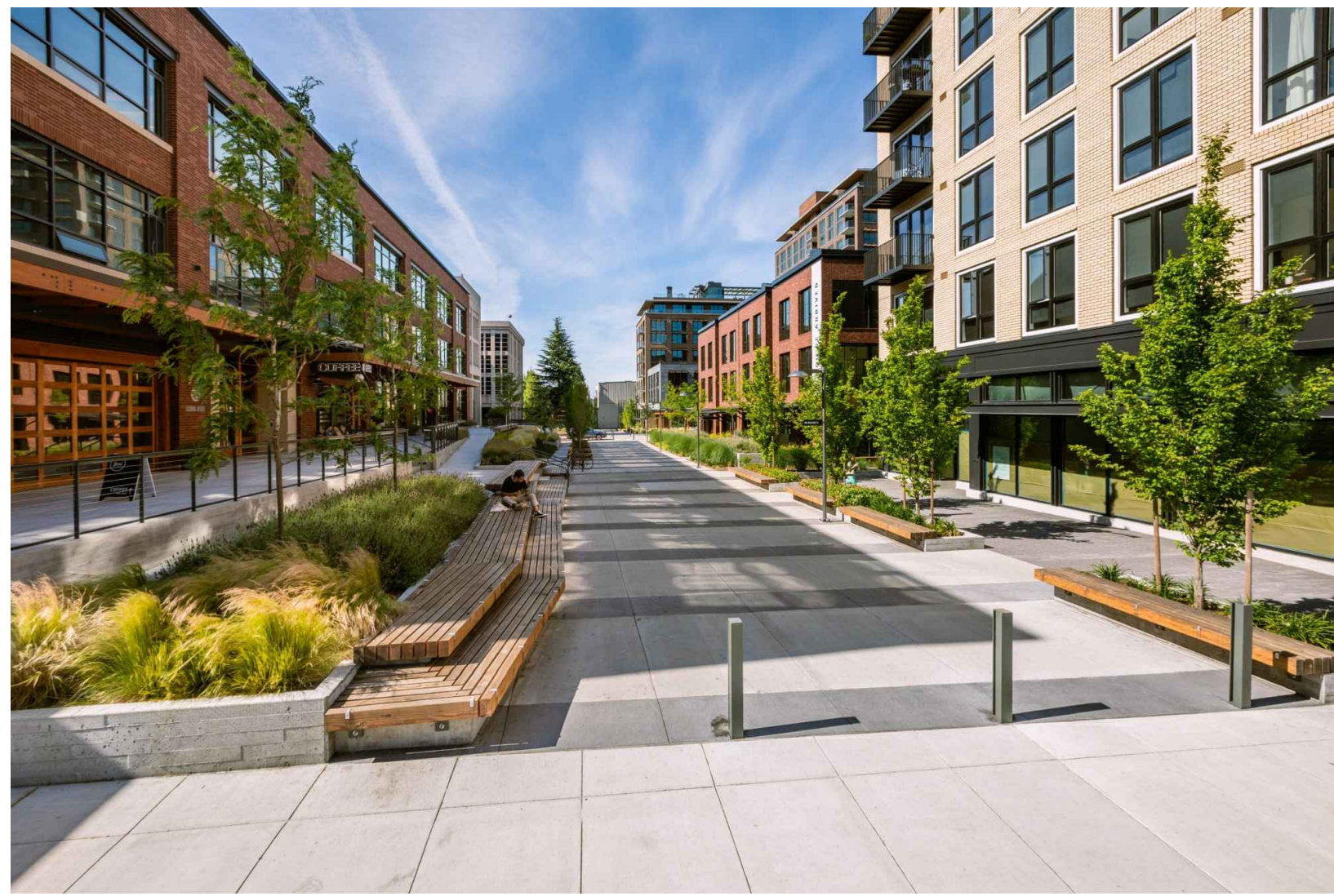
A STREETScape



B GREEN RIBBON - TYPE 1



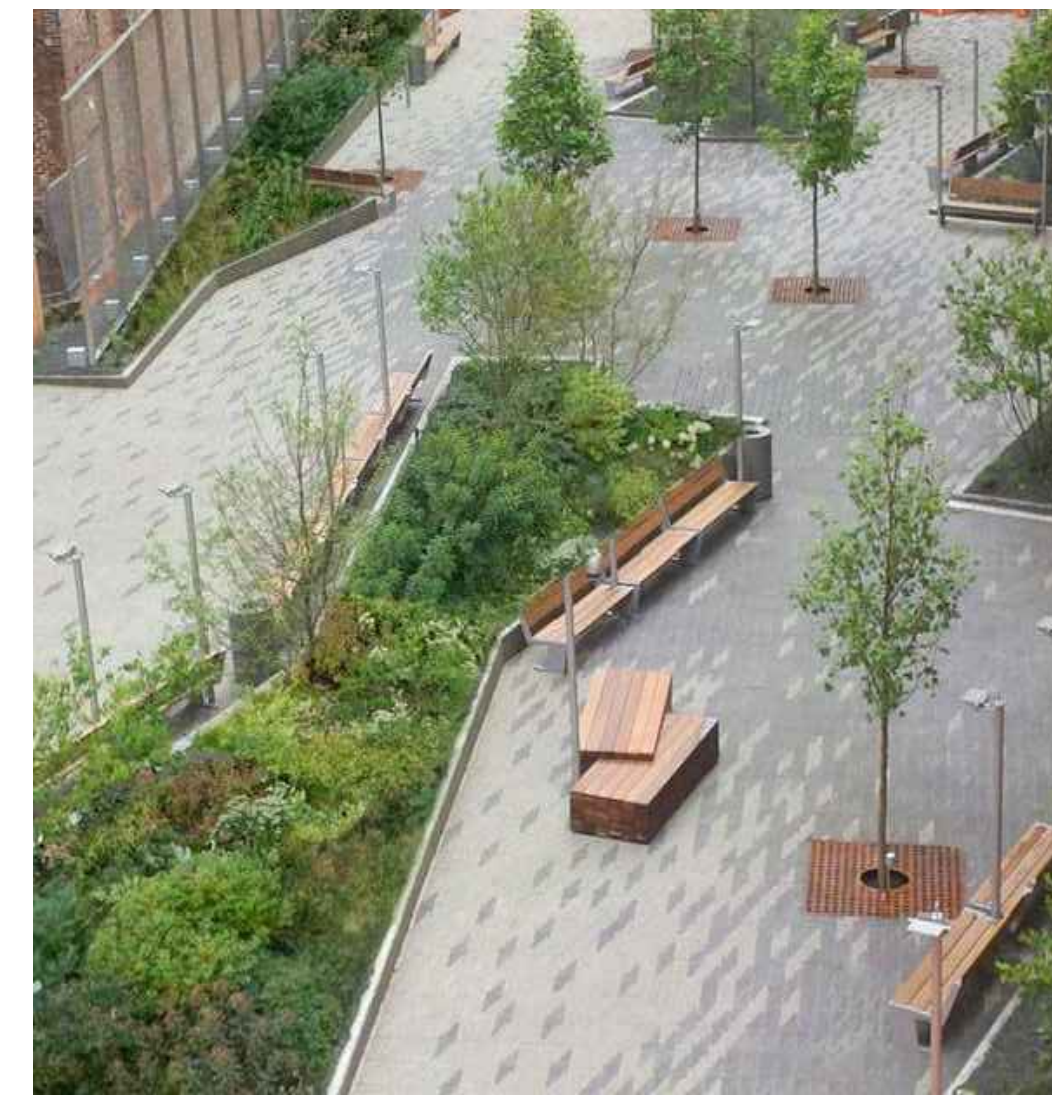
C GREEN RIBBON - TYPE 2



D GREEN RIBBON - TYPE 3



E GREEN RIBBON - TYPE 4



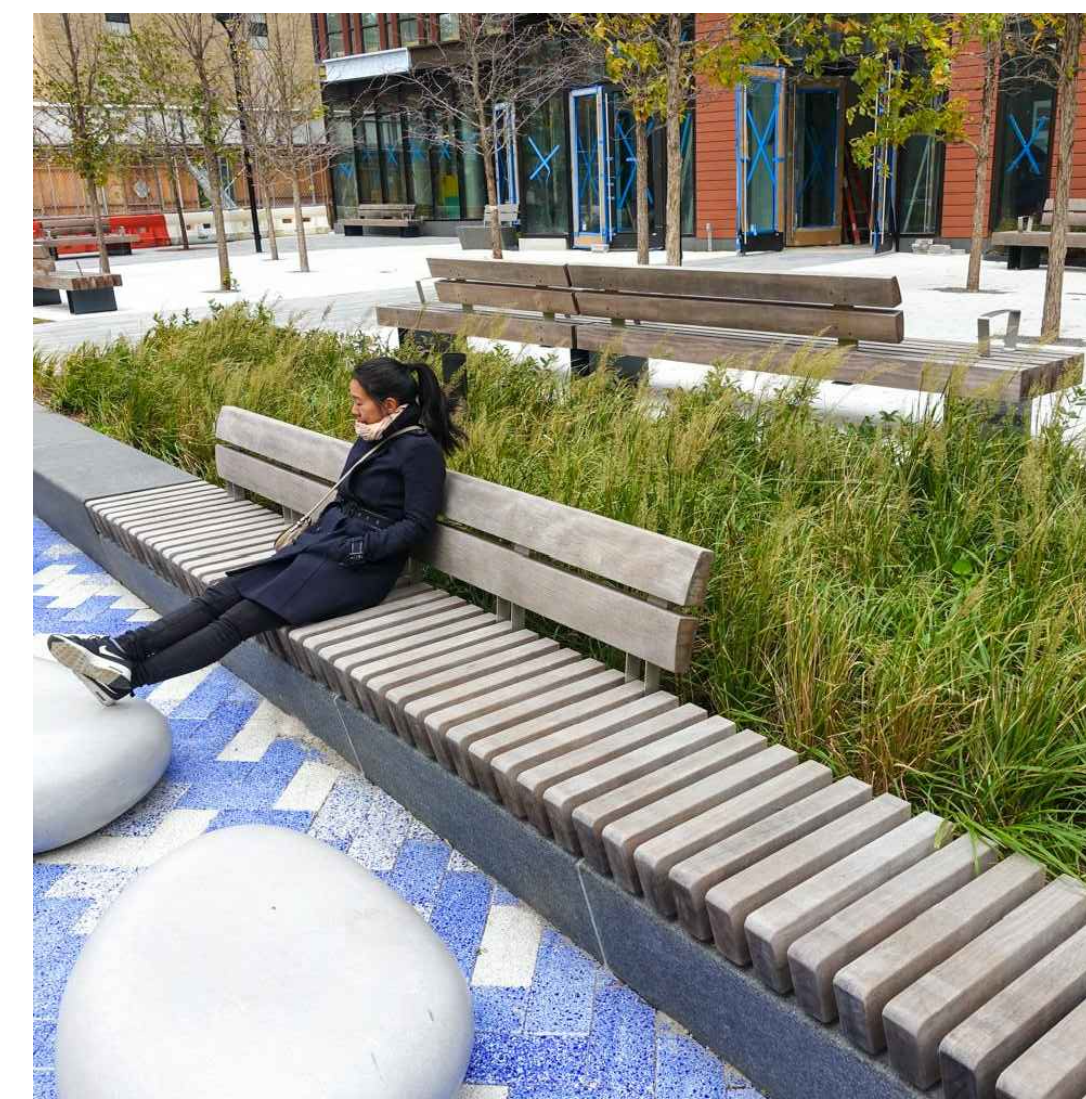
F SPECIAL PAVING



G PUBLIC ART



H STREETScape FURNISHINGS



I INTEGRATED SEATING

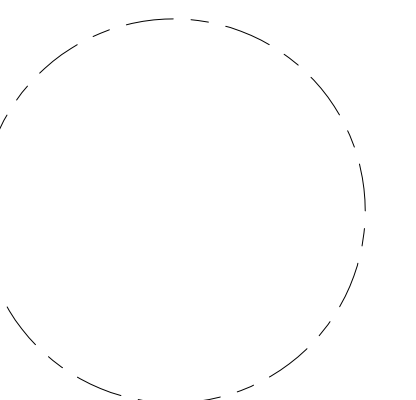
**RIVERHOUSE
LANDBAY-C**

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
NORTH PARCEL ARCHITECT
TORTI GALLAS + PARTNERS, INC.
301.588.4800
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277
CIVIL ENGINEER
BOHLER DC
202.524.5700
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



**PRECEDENT
IMAGERY**

PRINCIPAL IN CHARGE
S.B.
PROJECT ARCHITECT
B.S.
DRAWN
P.T. L.S.
DATE
07.21.2023
SCALE:
APPROVED
S.B.
JOB NO.
22-0013-JBG-RIV

DRAWING NO.
L-500C

4.1 SUBMISSION



A PLACEMAKING SEATING



B SEMI-PRIVATE SPACES



C NEIGHBORHOOD POCKET PARK



D PLACEMAKING



E PLANTING AREAS



F BIORETENTION PLANTINGS

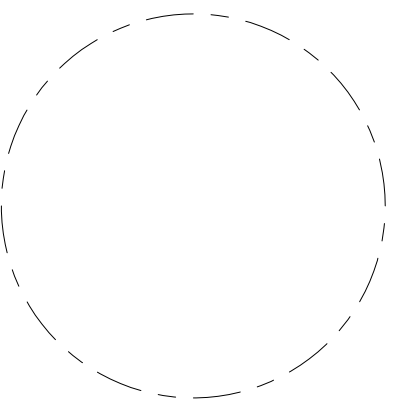
**RIVERHOUSE
LANDBAY-C**

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Key Plan

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IMAGERY**

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B.S.
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P.T. L.S.
DATE 07.21.2023 APPROVED S.B.
SCALE: JOB NO. 22-0013-JBG-RIV

DRAWING NO.
L-501C

4.1 SUBMISSION

**RIVERHOUSE
LANDBAY-C**

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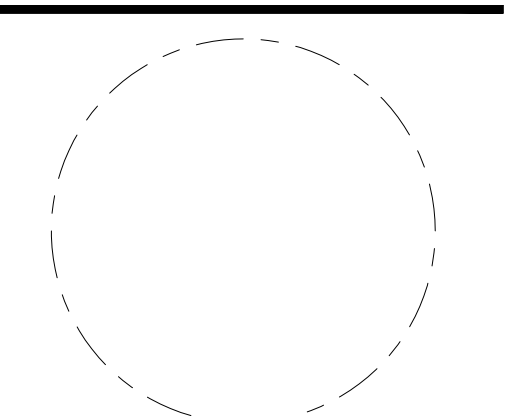
Key Plan

Issue

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Revisions

NO. DATE



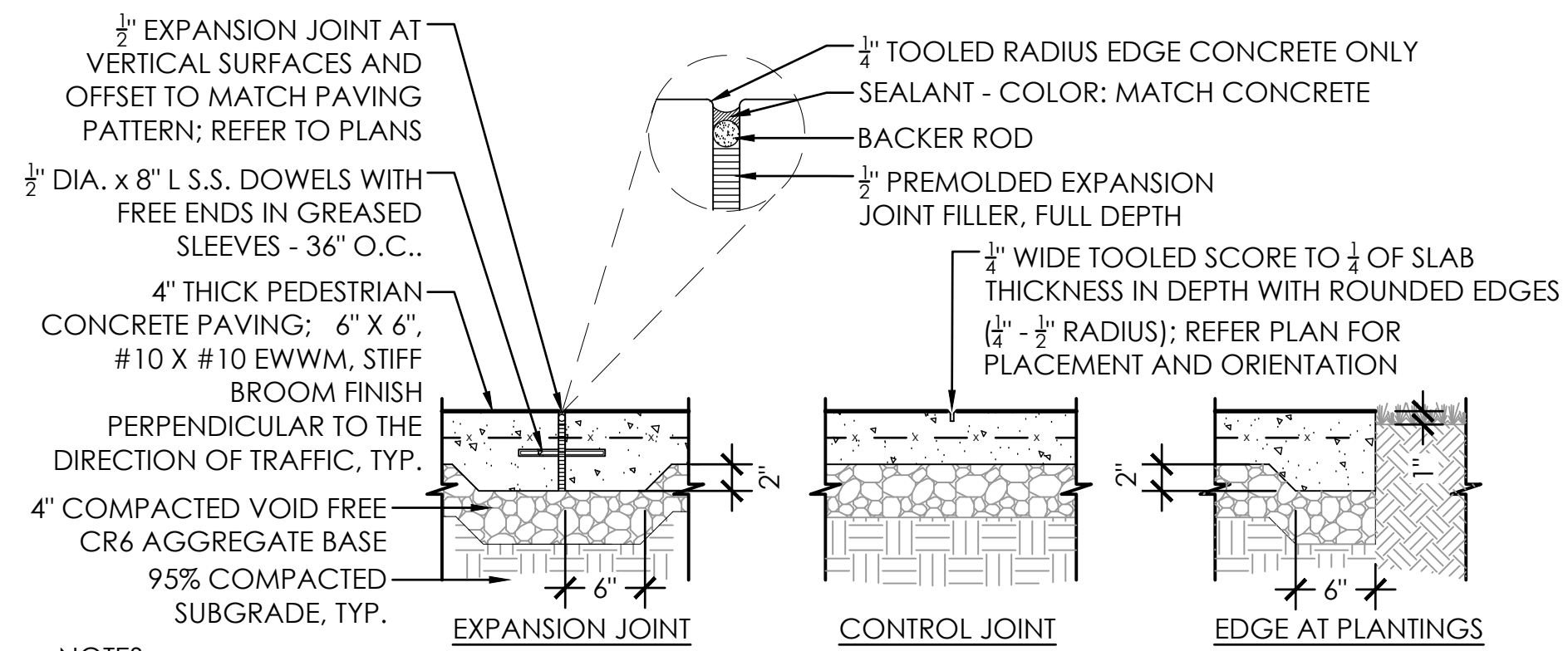
**PAVING
DETAILS**

PRINCIPAL IN CHARGE
S.B.
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B.S.
DRAWN
P.T. L.S.
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22-0013-JBG-RV

DRAWING NO.

L-510C

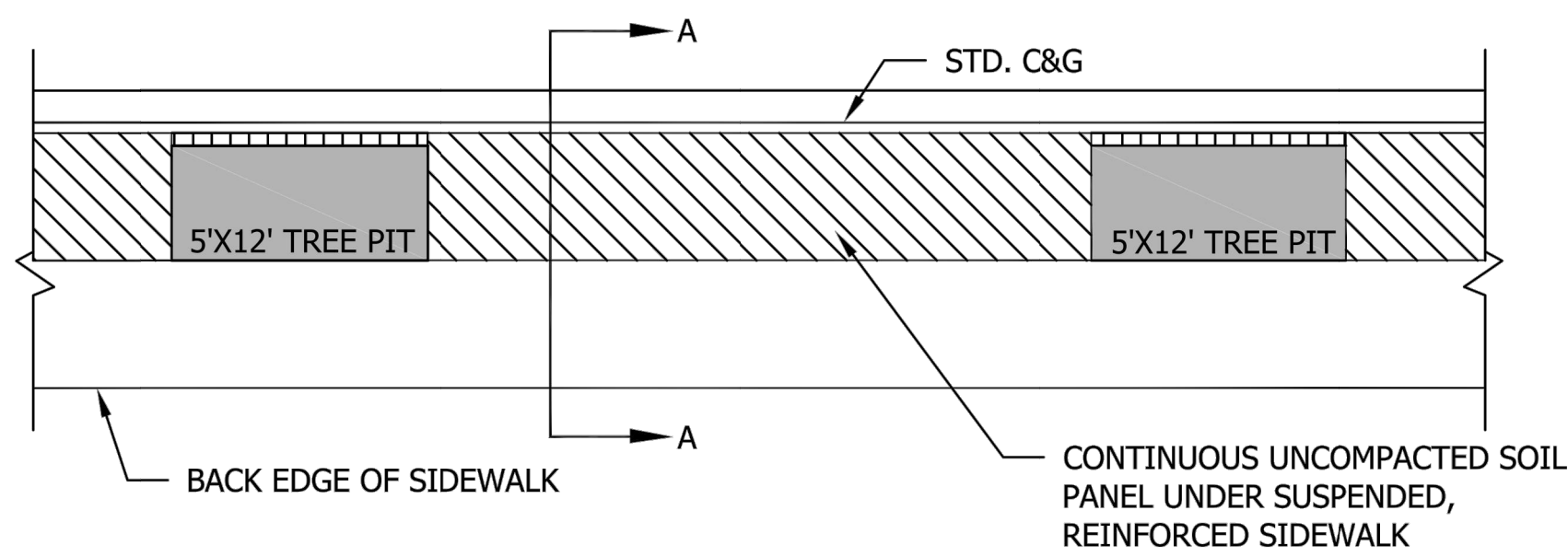
4.1 SUBMISSION



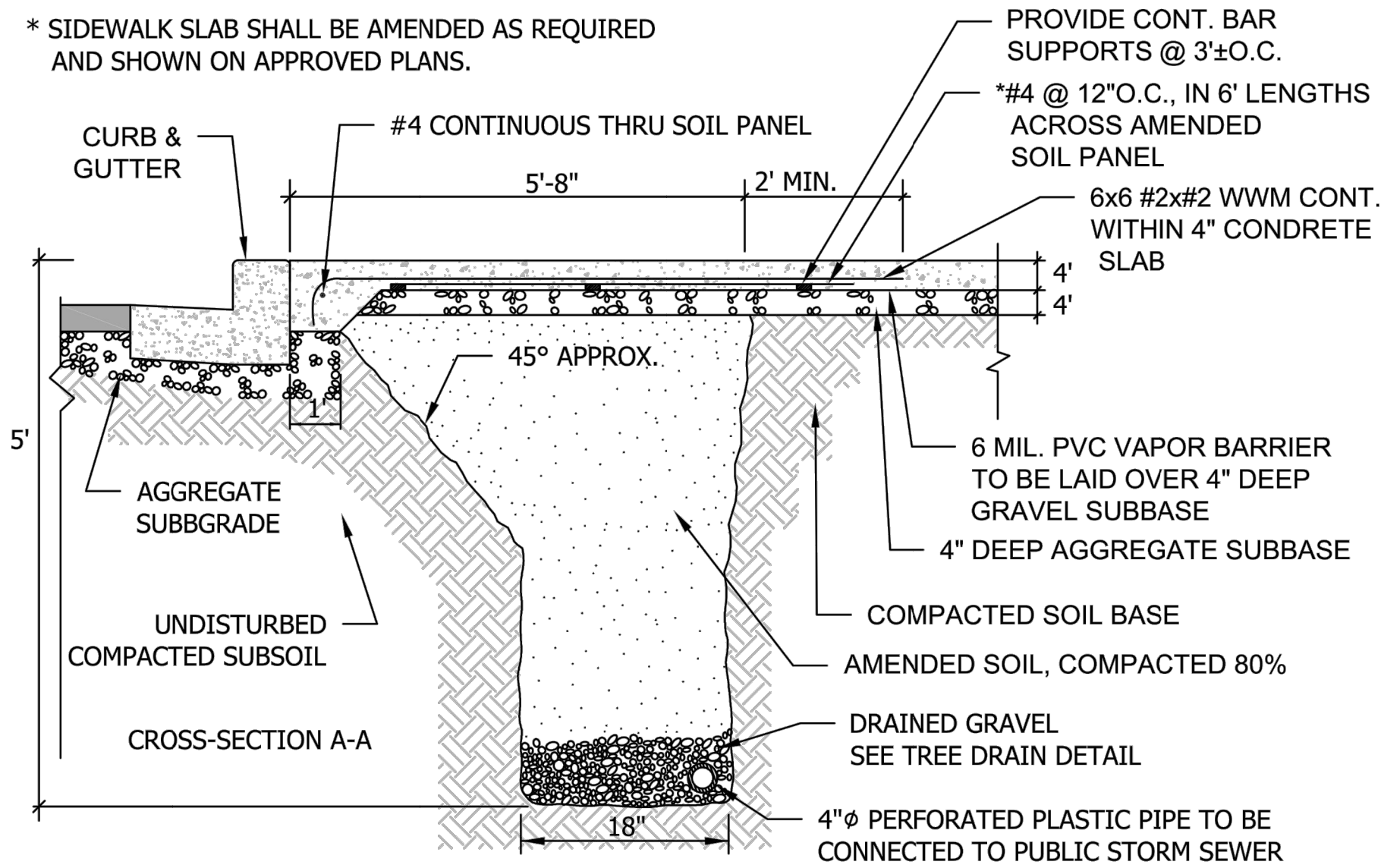
- NOTES:
- CONDITIONS VARY, PROVIDE EXPANSION JOINT WHERE WALKS ARE POURED AGAINST VERTICAL SURFACES AND/OR DIFFERENT PAVING MATERIALS AND AS SPECIFIED IN CIVIL DRAWINGS. EXPANSION JOINTS SHALL OCCUR EVERY 400 SF OR 20 LF IN SIDEWALKS.
 - MEET 1" ABOVE ADJACENT FINISHED LAWN AND PLANTING AREA GRADES.
 - REMOVE TOOL MARKS.
 - CROSS SLOPES ON SIDEWALKS MUST NOT BE LESS THAN 1% OR EXCEED 2%. MANHOLES, VALVE BOXES AND OTHER AT GRADE UTILITIES AND COVERS MUST BE ADJUSTED TO MEET FINISHED GRADE.

A PEDESTRIAN CONCRETE

1" = 1'-0"

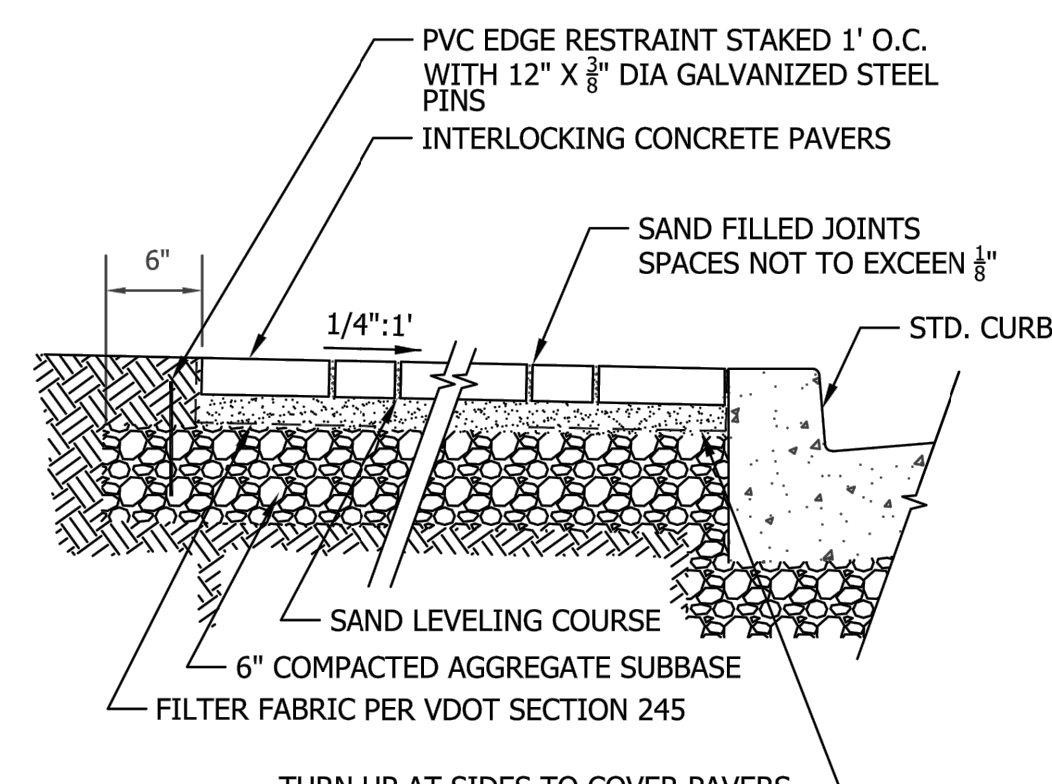


* SIDEWALK SLAB SHALL BE AMENDED AS REQUIRED AND SHOWN ON APPROVED PLANS.



C CONTINUOUS SOIL PANEL

3/4" = 1'-0"

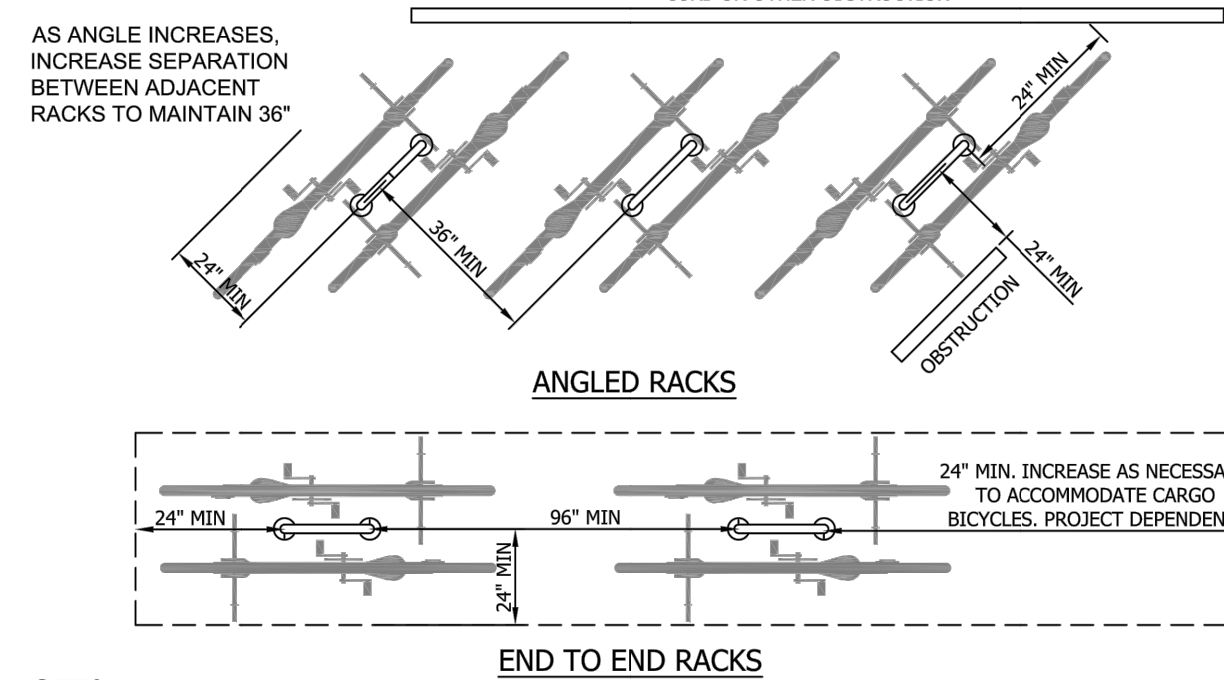
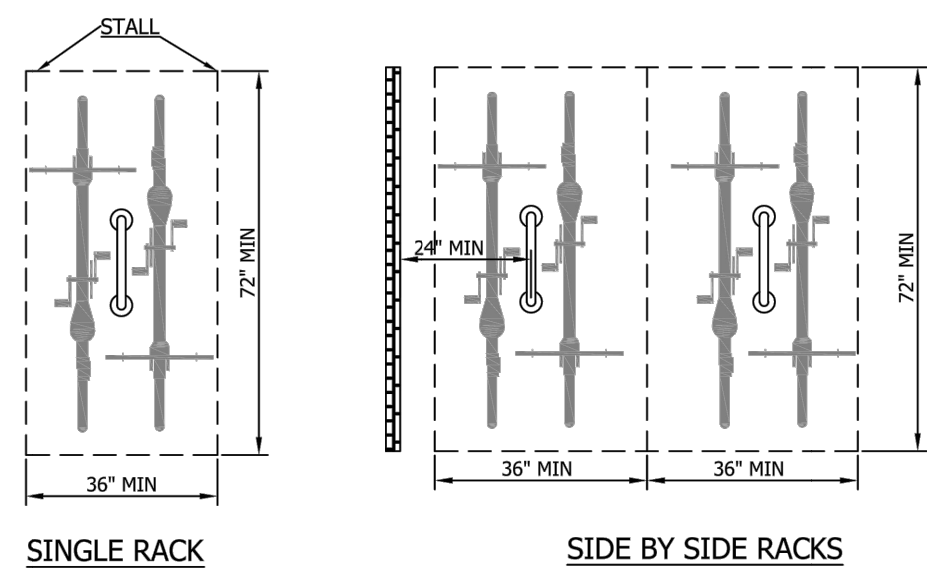


STANDARD INTERLOCKING CONCRETE PAVERS

- NOTES:
- REFER TO SECTIONS 02611 AND 02612 OF THE SPECIFICATIONS FOR INTERLOCKING CONCRETE PAVERS AND OTHER RELATED MATERIALS SHOWN ON SIDEWALK APPLICATIONS.
 - FOR DRIVEWAY APPLICATION SEE DRAWING R-2.4 AND RELATED SPECS.

B INTERLOCKING CONCRETE PAVERS FOR SIDEWALK

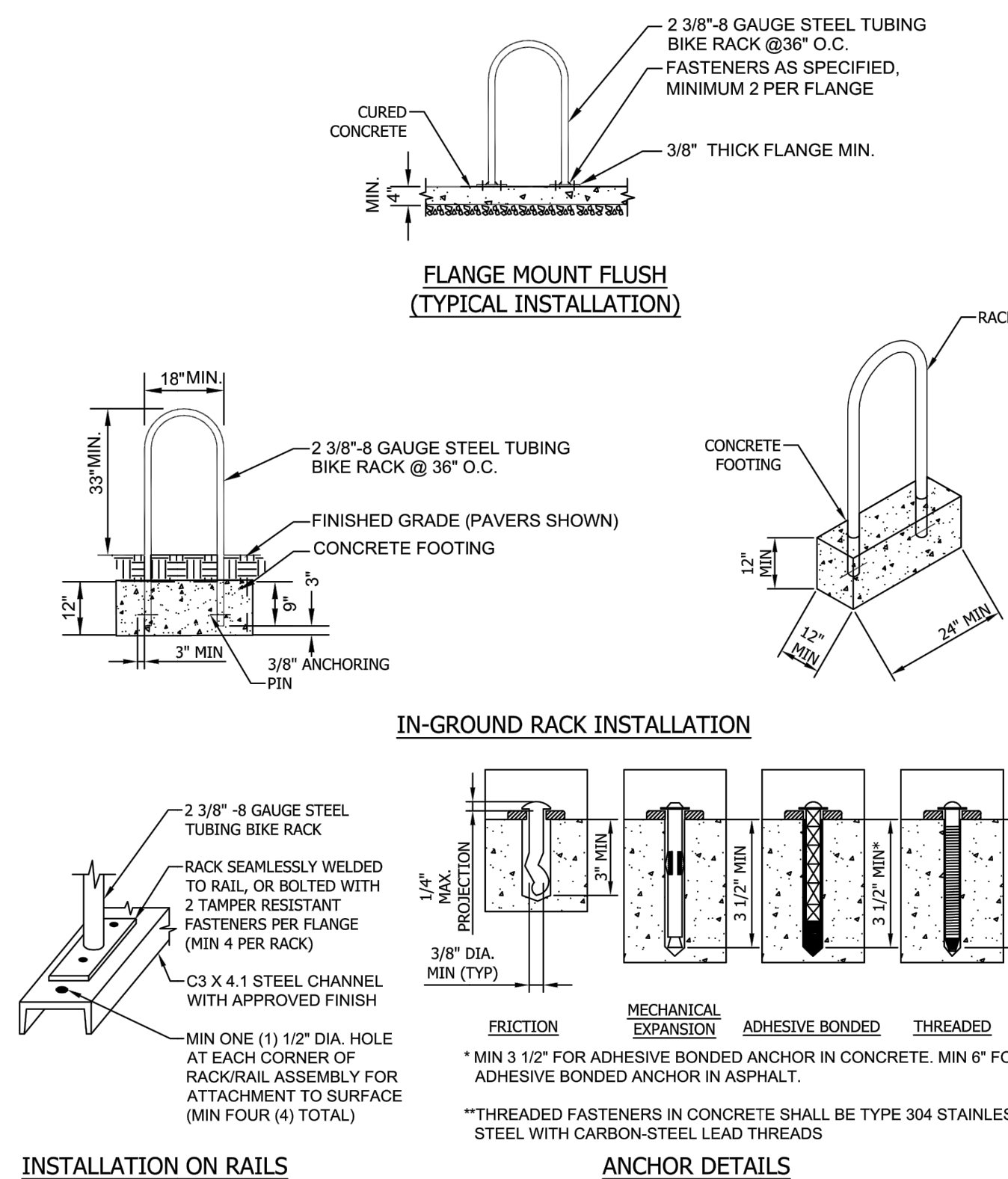
1" = 1'-0"



- NOTES:
- FOR LAYOUT PURPOSES, EACH BICYCLE RACK SHALL BE CENTERED IN A "STALL" OF MIN. DIMENSION 36" x 72".
 - IF MULTIPLE RACKS ARE ANGLED OR SKEWED, CENTER-TO-CENTER SEPARATION BETWEEN PARALLEL RACKS MUST BE INCREASED TO MAINTAIN THE MIN. 36" x 72" CLEAR "STALL" AREA AT EACH RACK.
 - MIN. 24" CLEARANCE IS NEEDED FROM WALL OR OTHER OBSTRUCTIONS.

D BICYCLE RACK LAYOUT & INSTALLATION

1/4" = 1'-0"



INSTALLATION ON RAILS
ANCHOR DETAILS

**RIVERHOUSE
LANDBAY-C**

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

OWNER / DEVELOPER
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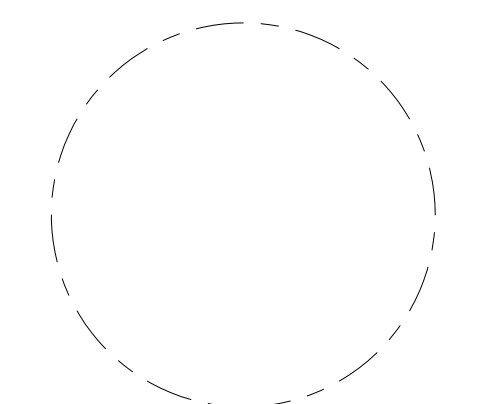
Key Plan

Issue

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SITE SECTIONS

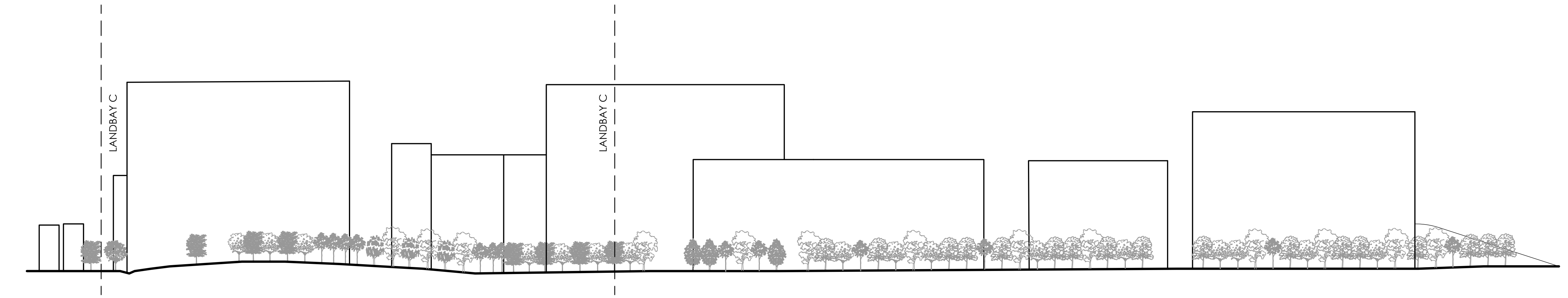
PRINCIPAL IN CHARGE
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PROJECT ARCHITECT
B.S.

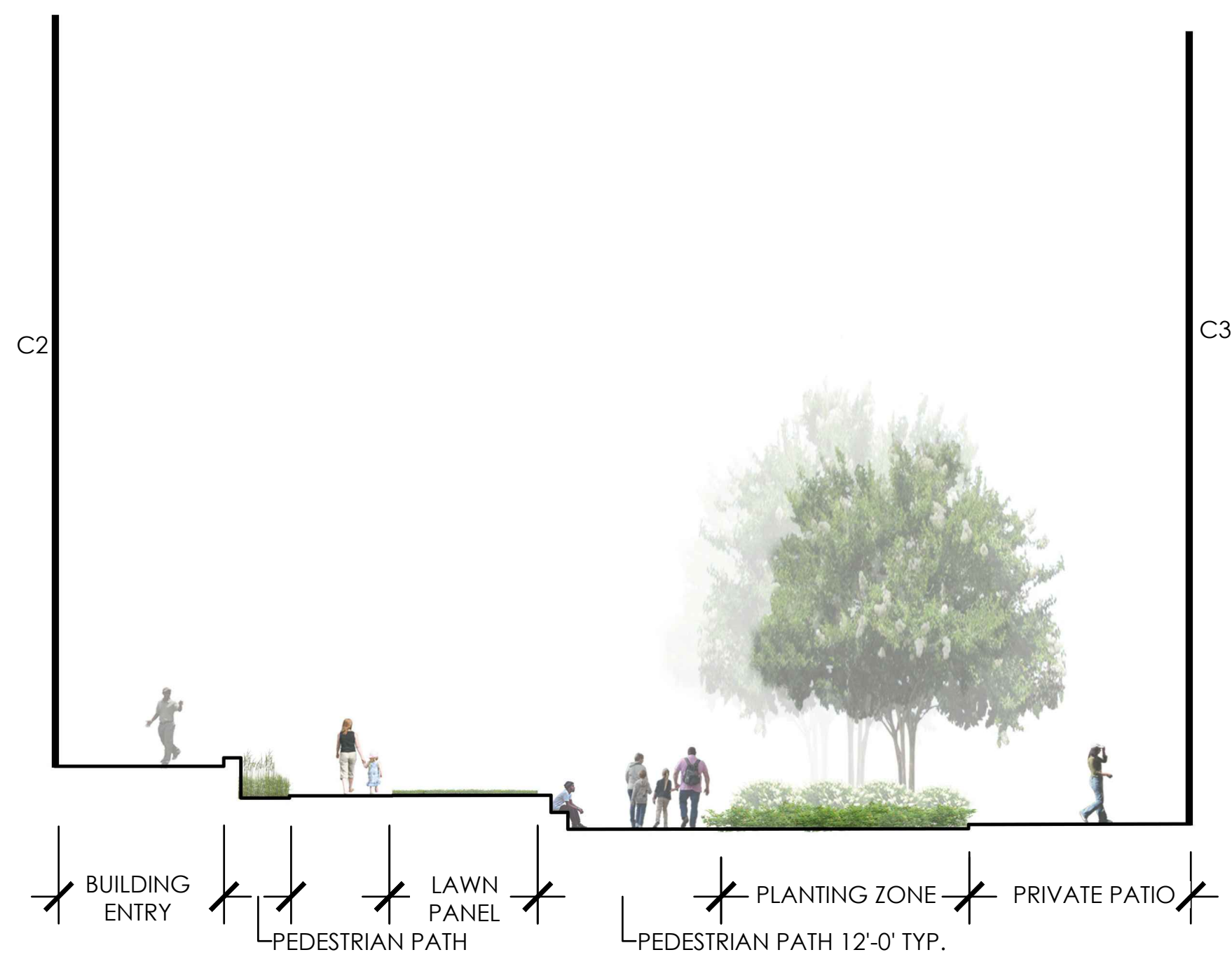
DRAWN
P.T. L.S.

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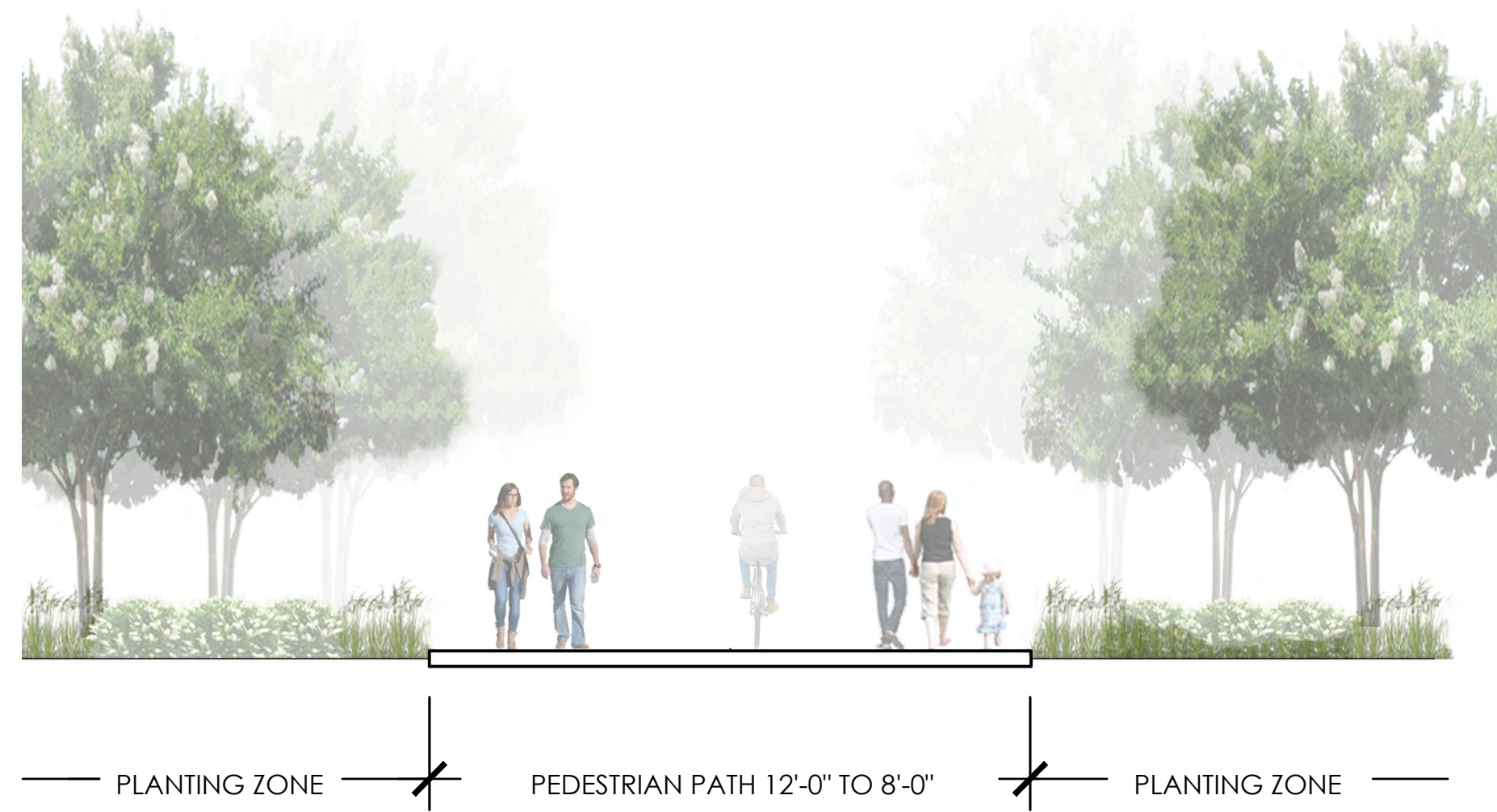
DRAWING NO.
L-600C



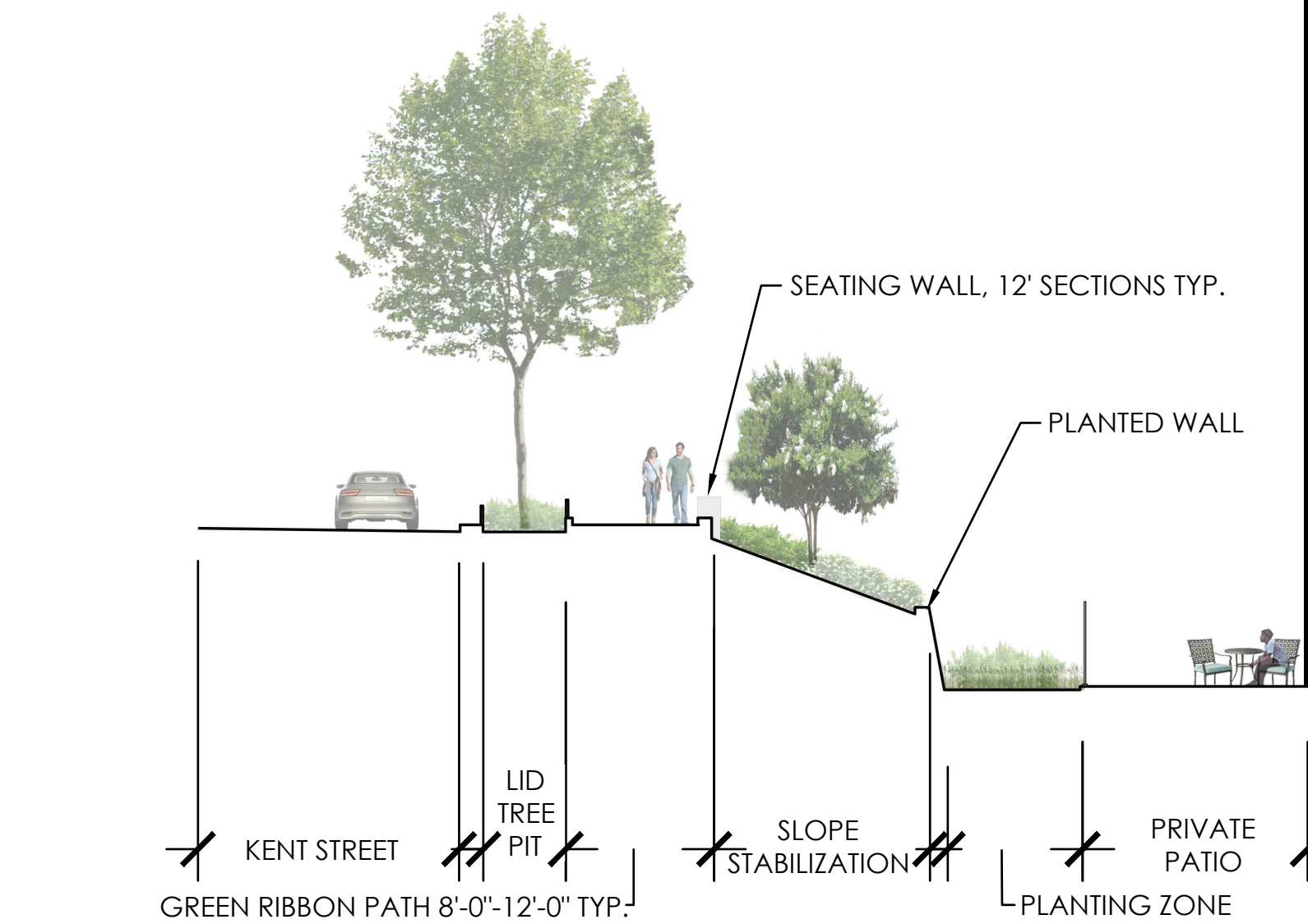
A SECTION - OVERALL SITE
SCALE 1"=100'



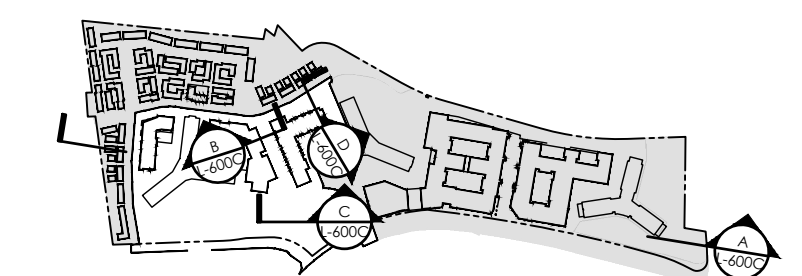
B SECTION - CENTRAL MEWS - NORTH TO SOUTH
SCALE 1"=5'



C SECTION - GREEN RIBBON - TYPICAL
SCALE 1"=5'



D SECTION - GREEN RIBBON AT STREETSCAPE
SCALE 1"=10'



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

**RIVERHOUSE
LANDBAY-C**

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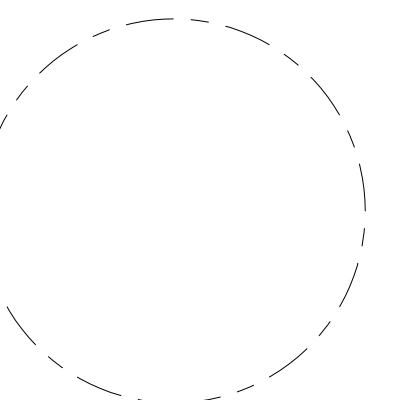
TRAFFIC ENGINEER
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Key Plan

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Revisions NO.	DATE



SITE SECTIONS

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PROJECT ARCHITECT
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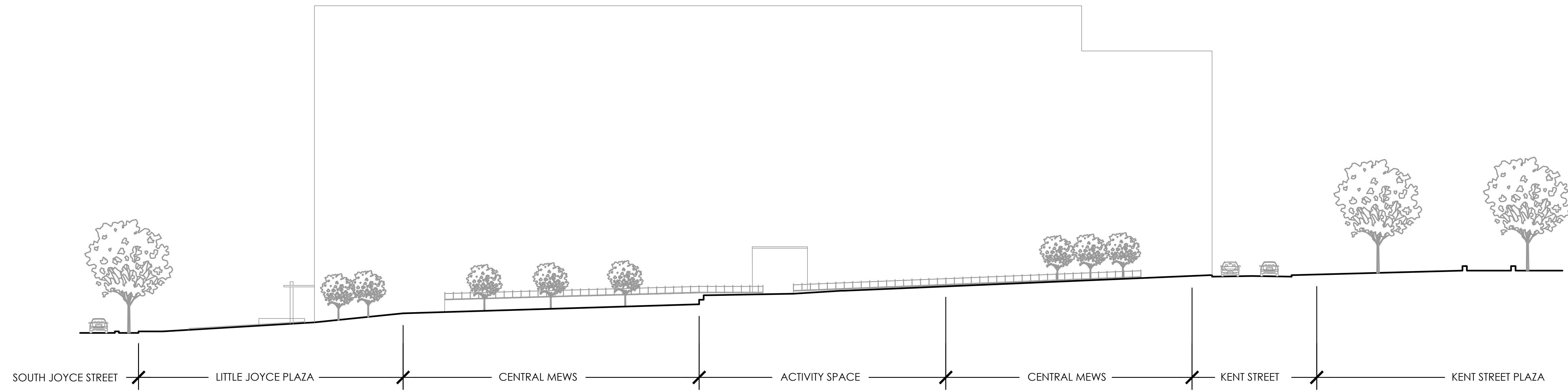
DRAWN
P.T. L.S.

DATE 07.21.2023	APPROVED S.B.
SCALE:	JOB NO. 22-0013-JBG-RIV

DRAWING NO.

4.1 SUBMISSION

L-601C



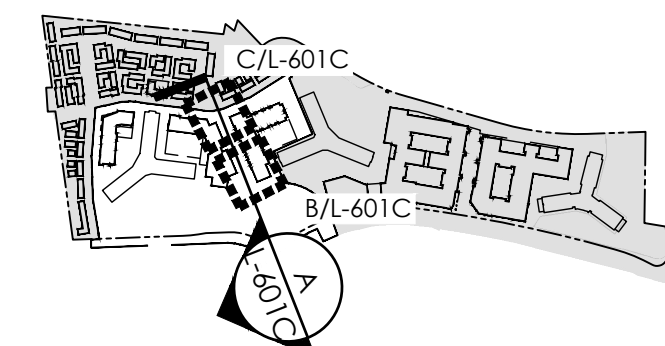
A SECTION - CENTRAL MEWS
1"= 20'-0" SCALE



B SECTION - LITTLE JOYCE PLAZA
1"= 10'-0" SCALE



C SECTION - KENT STREET PLAZA
1"= 10'-0" SCALE



KEY PLAN (NOT TO SCALE)