



BRADLEY  
SITE  
DESIGN  
1010 Wisconsin Ave. NW Ste. 620  
Washington, DC 20007  
P: 202.695.8056  
www.bradleysitedesign.com

**RIVERHOUSE  
LANDBAY-N**

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

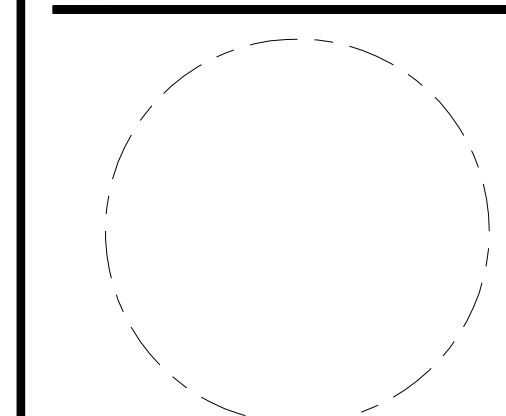
**Key Plan**

**Issue**

NO.	DATE
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**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.
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SCALE: NTS	JOB NO. 22-0013-JBG-RIV
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DRAWING NO.

**L-001N**

# RIVERHOUSE LANDBAY-N

1400 SOUTH JOYCE STREET  
ARLINGTON, VA 22202

## CONCEPTUAL LANDSCAPE SET 4.1 SUBMISSION

**SHEET INDEX**

SHEET NUMBER	SHEET TITLE
L-001N	LANDSCAPE COVER SHEET
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L-003N	OVERALL OPEN SPACE PLAN
L-004N	OVERALL SITE RENDERING
L-101N	CONCEPT LANDSCAPE PLAN A
L-102N	CONCEPT LANDSCAPE PLAN B
L-103N	CONCEPT LANDSCAPE PLAN C
L-104N	CONCEPT LANDSCAPE PLAN D
L-105N	CONCEPT LANDSCAPE PLAN MEWS ENLARGEMENT
L-400N	OVERALL TREE PLANTING PLAN
L-401N	TREE PLANTING PLAN A
L-402N	TREE PLANTING PLAN B
L-403N	TREE PLANTING PLAN C
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L-421N	UNDERSTORY PLANTING PLAN A
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L-440N	TREE PLANTING SCHEDULE
L-441N	UNDERSTORY PLANTING SCHEDULE
L-442N	PLANT NOTES AND DETAILS
L-500N	PRECEDENT IMAGERY
L-501N	PRECEDENT IMAGERY
L-510N	PAVING DETAILS
L-600N	SITE SECTIONS
L-601N	SITE SECTIONS
L-602N	SITE SECTIONS

**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.

**4.1 SUBMISSION**



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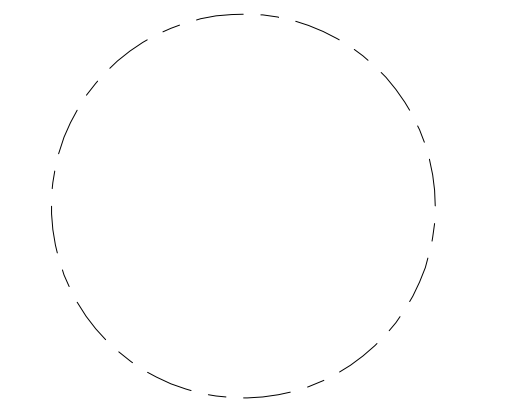
**TRAFFIC ENGINEER**  
NELSON NYGAARD  
202.315.5221

**STRUCTURAL ENGINEER**  
SK + A  
301.881.1441

**Key Plan**

**Issue**  
NO. DATE

**Revisions**  
NO. DATE



**OVERALL PLAN**

**PRINCIPAL IN CHARGE**  
S.B.

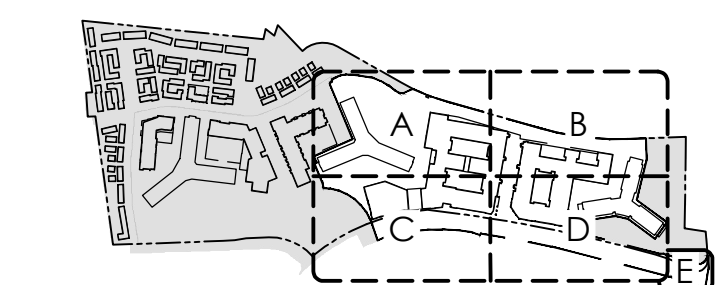
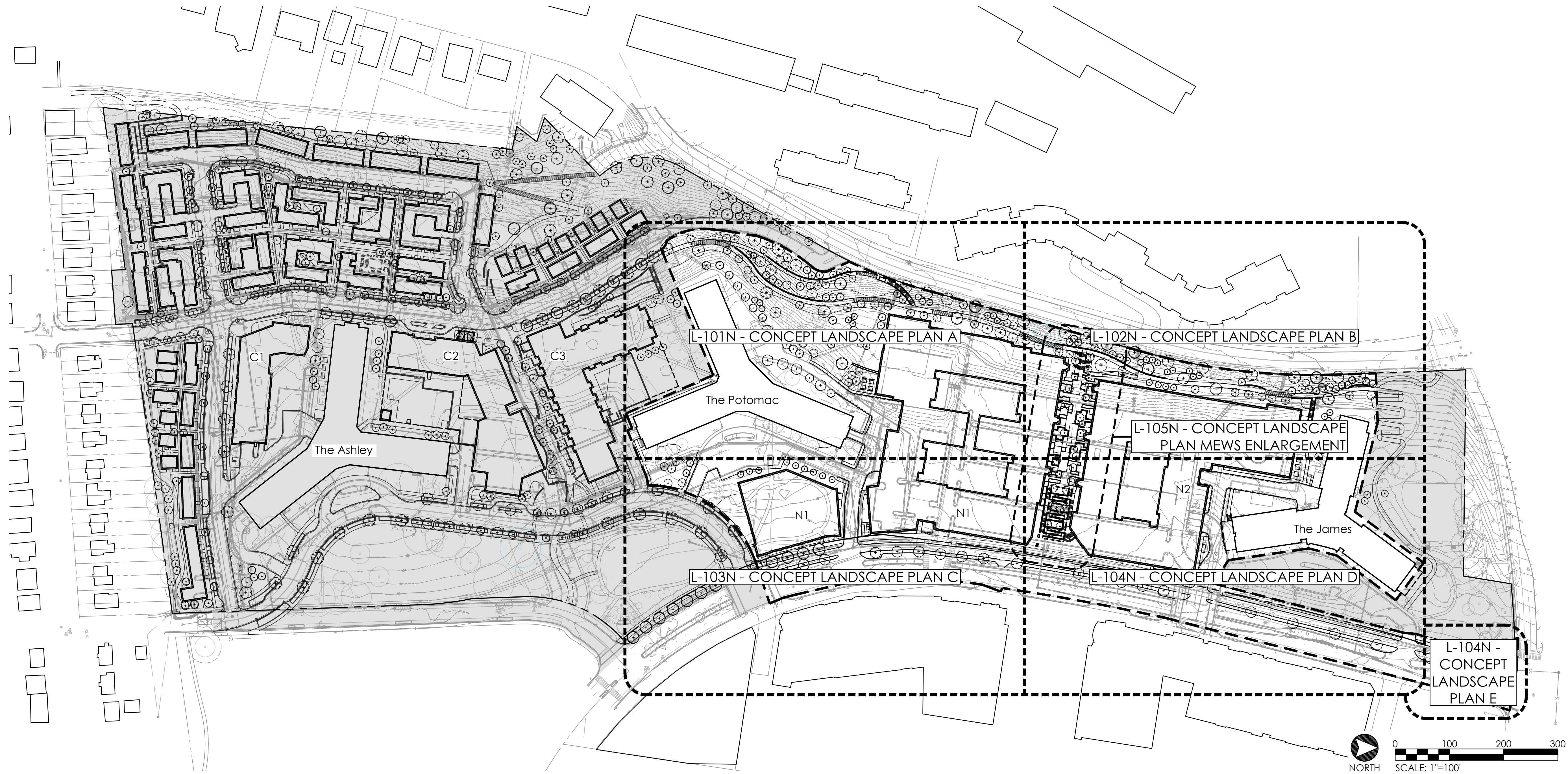
**PROJECT ARCHITECT**  
B.S.

**DRAWN**  
P.T. L.S.

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

**DRAWING NO.**

**L-002N**



KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**



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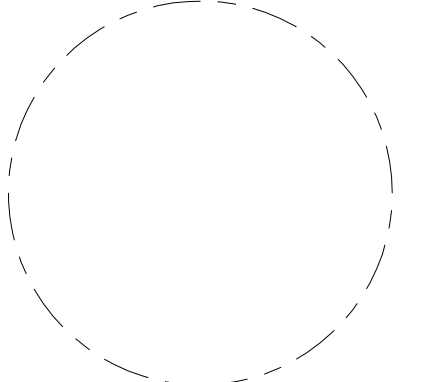
**Key Plan**

**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'

APPROVED  
 S.B.  
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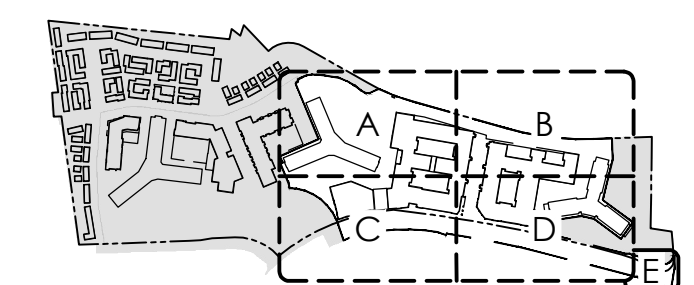
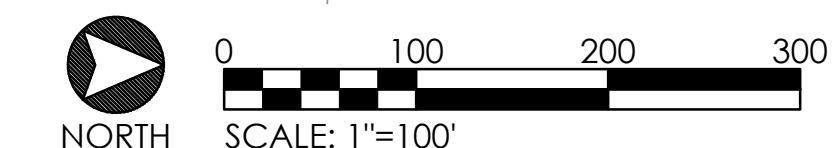
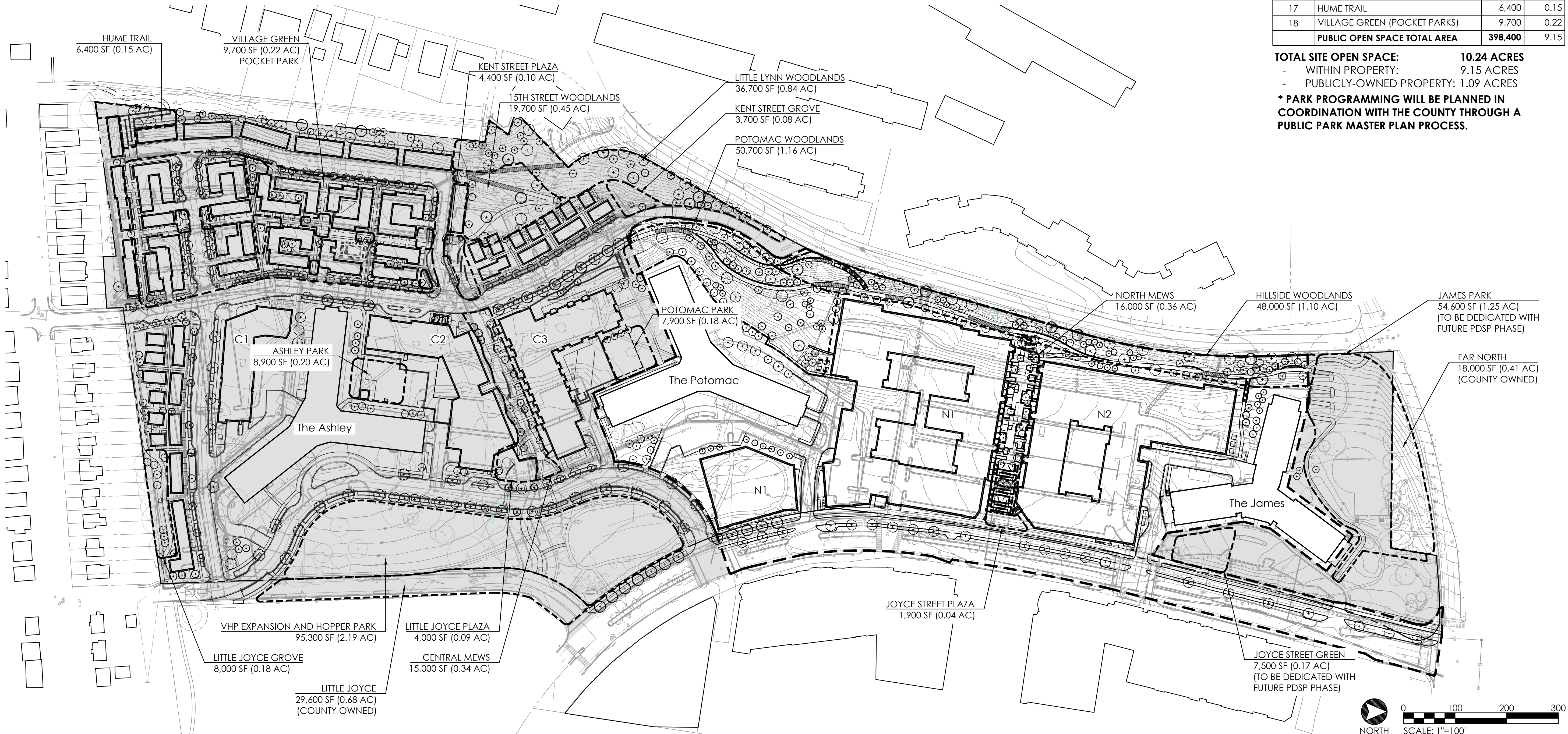
DRAWING NO.  
**L-003N**

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

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
<b>PUBLIC OPEN SPACE TOTAL AREA</b>		<b>398,400</b>	<b>9.15</b>

**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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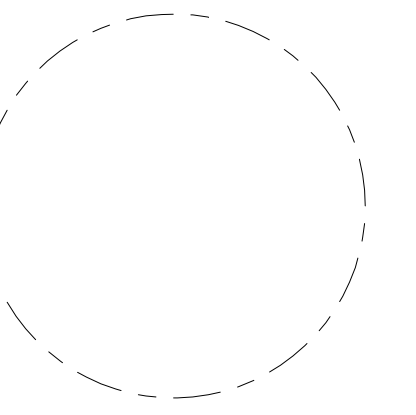
**TRAFFIC ENGINEER**  
NELSON NYGAARD  
202.315.5221

**STRUCTURAL ENGINEER**  
SK + A  
301.881.1441

**Key Plan**

Issue NO.	DATE

Revisions NO.	DATE



**OVERALL SITE  
RENDERING**

**PRINCIPAL IN CHARGE**  
S.B.

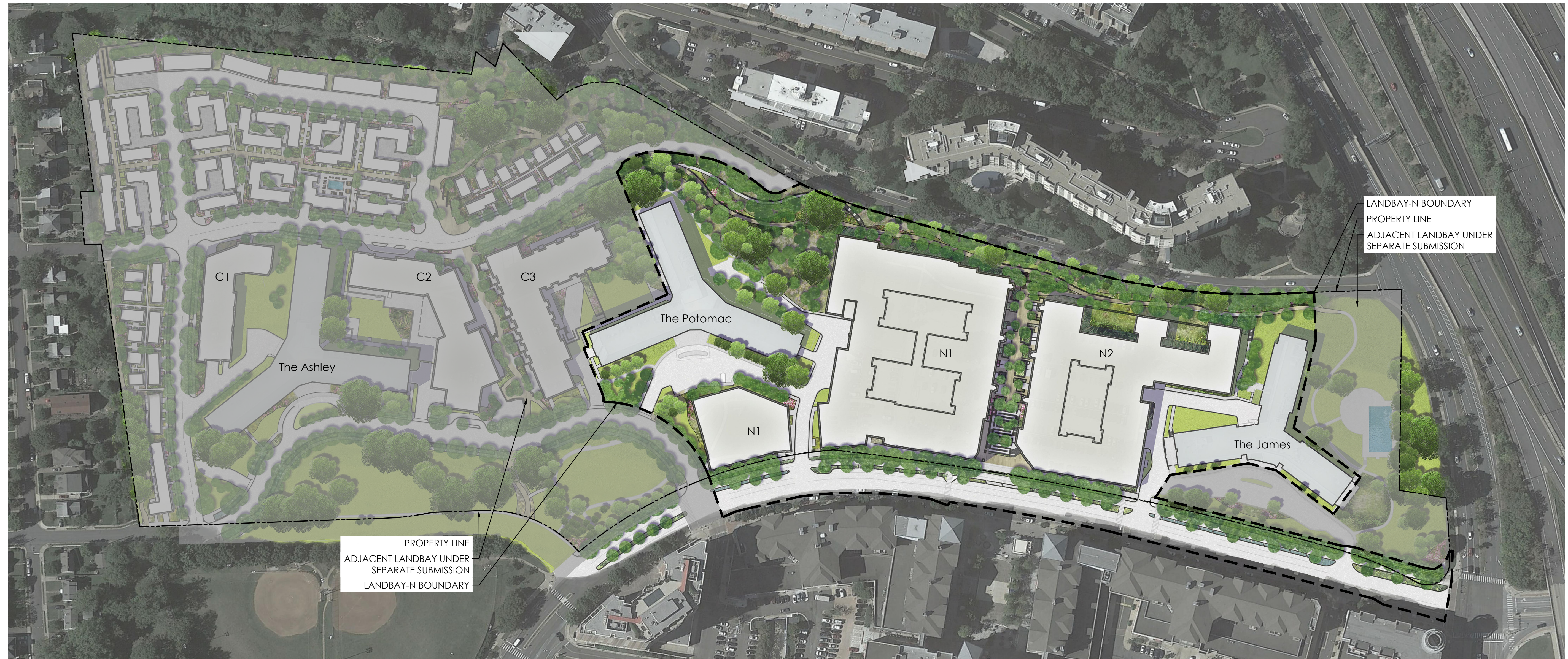
**PROJECT ARCHITECT**  
B.S.

**DRAWN**  
P.T. L.S.

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

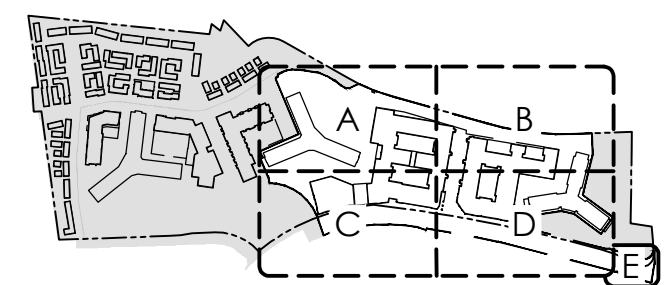
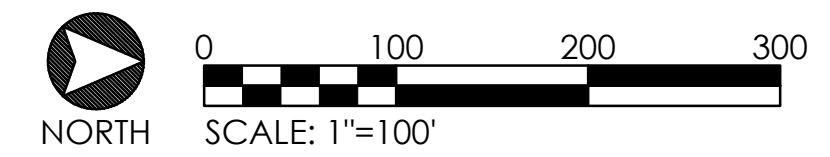
**DRAWING NO.**

**L-004N**



PROPERTY LINE  
ADJACENT LANDBAY UNDER  
SEPARATE SUBMISSION  
LANDBAY-N BOUNDARY

LANDBAY-N BOUNDARY  
PROPERTY LINE  
ADJACENT LANDBAY UNDER  
SEPARATE SUBMISSION



KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**



**RIVERHOUSE  
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**Key Plan**

Issue NO.	DATE

Revisions NO.	DATE

**CONCEPT  
 LANDSCAPE  
 PLAN A**

PRINCIPAL IN CHARGE  
 S.B.

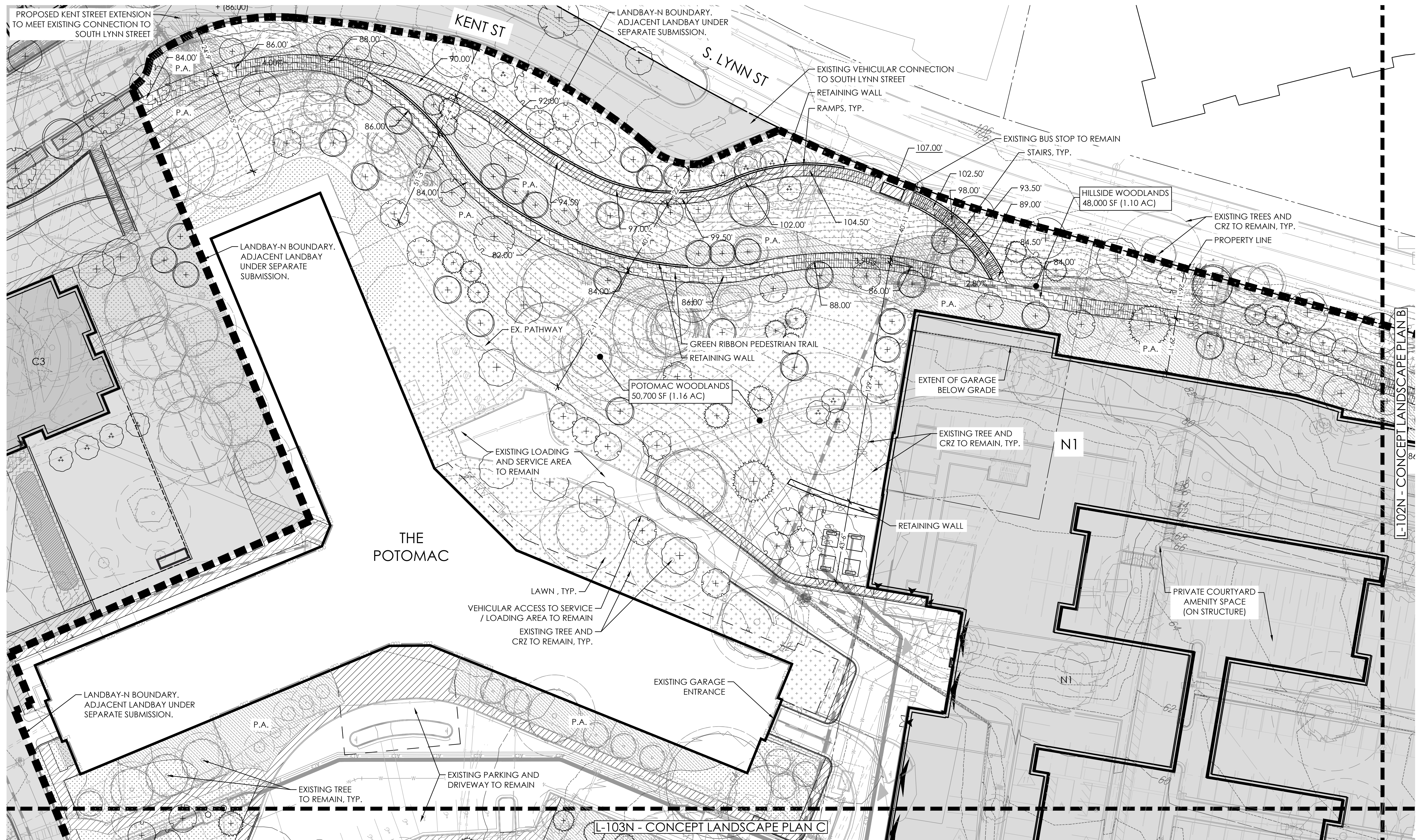
PROJECT ARCHITECT  
 B.S.

DRAWN  
 P.T. L.S.

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

DRAWING NO.

**L-101N**



L-103N - CONCEPT LANDSCAPE PLAN C

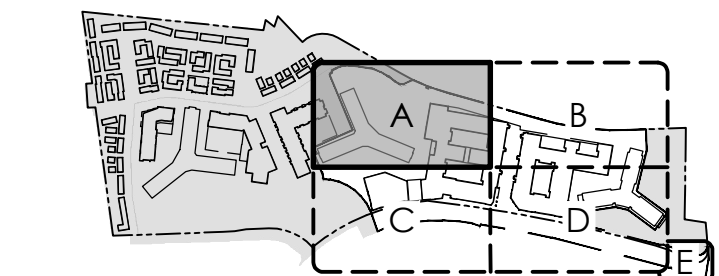
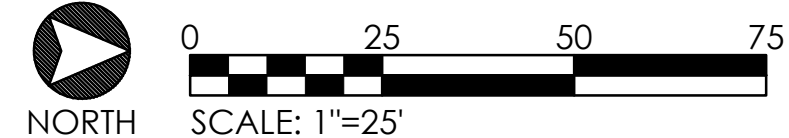
L-102N - CONCEPT LANDSCAPE PLAN B

SEE L-003N - 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



KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**



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**STRUCTURAL ENGINEER**  
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 301.881.1441

**Key Plan**

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**CONCEPT  
 LANDSCAPE  
 PLAN B**

**PRINCIPAL IN CHARGE**  
 S.B.

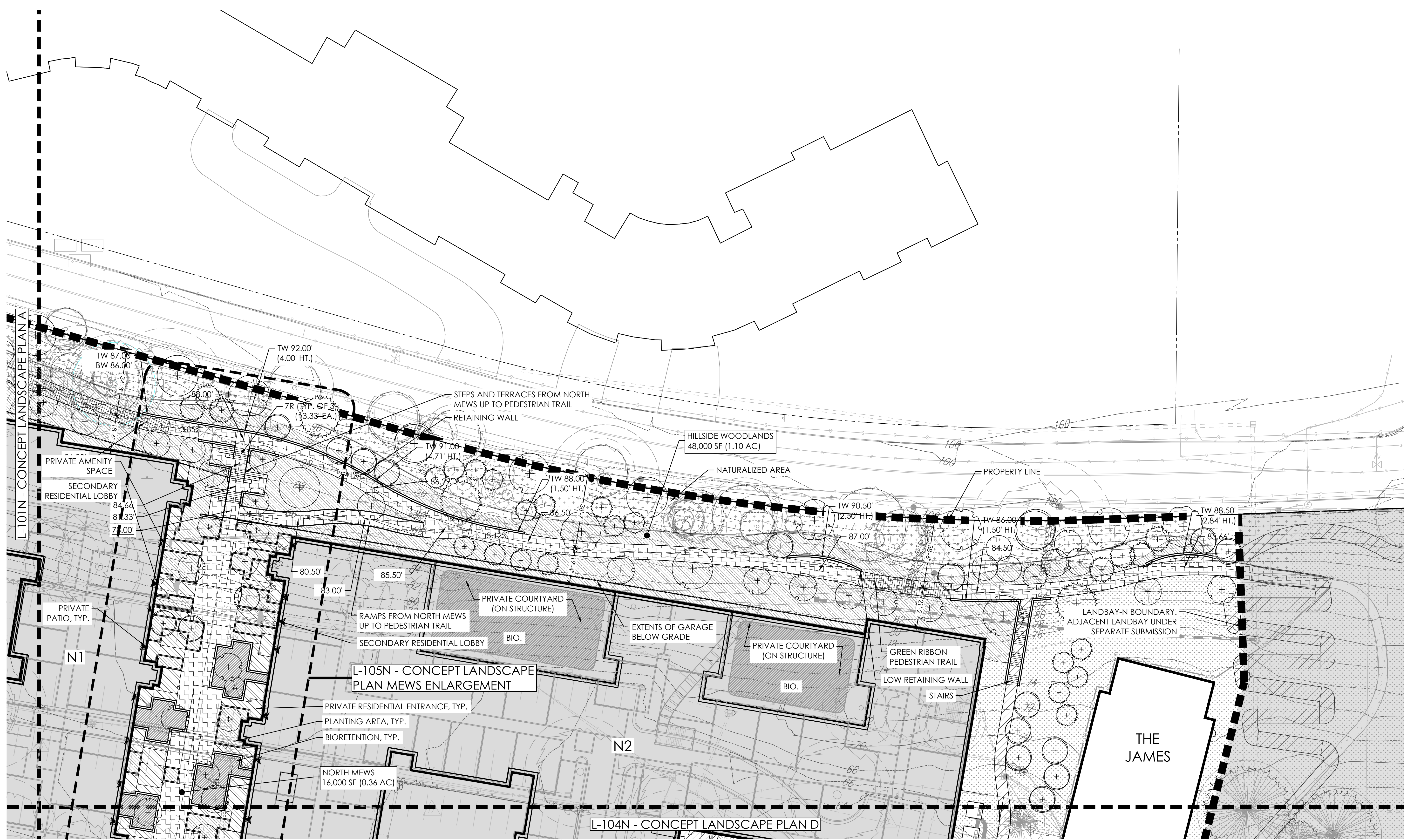
**PROJECT ARCHITECT**  
 B.S.

**DRAWN**  
 P.T. L.S.

<b>DATE</b> 07.21.2023	<b>APPROVED</b> S.B.
<b>SCALE:</b> 1" = 25'	<b>JOB NO.</b> 22-0013-JBG-19V

**DRAWING NO.**  
**L-102N**

**4.1 SUBMISSION**

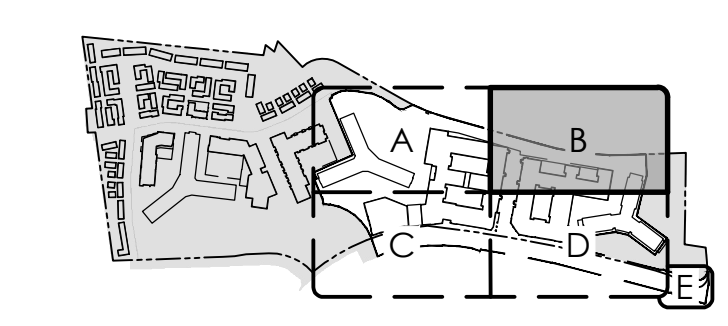
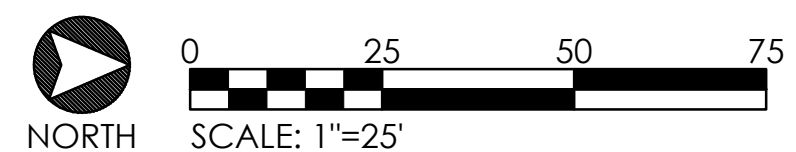


SEE L-003N - OVERALL OPEN SPACE PLAN FOR OPEN SPACE DELINEATIONS AND AREA TABULATIONS.

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

**MATERIALS LEGEND**

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



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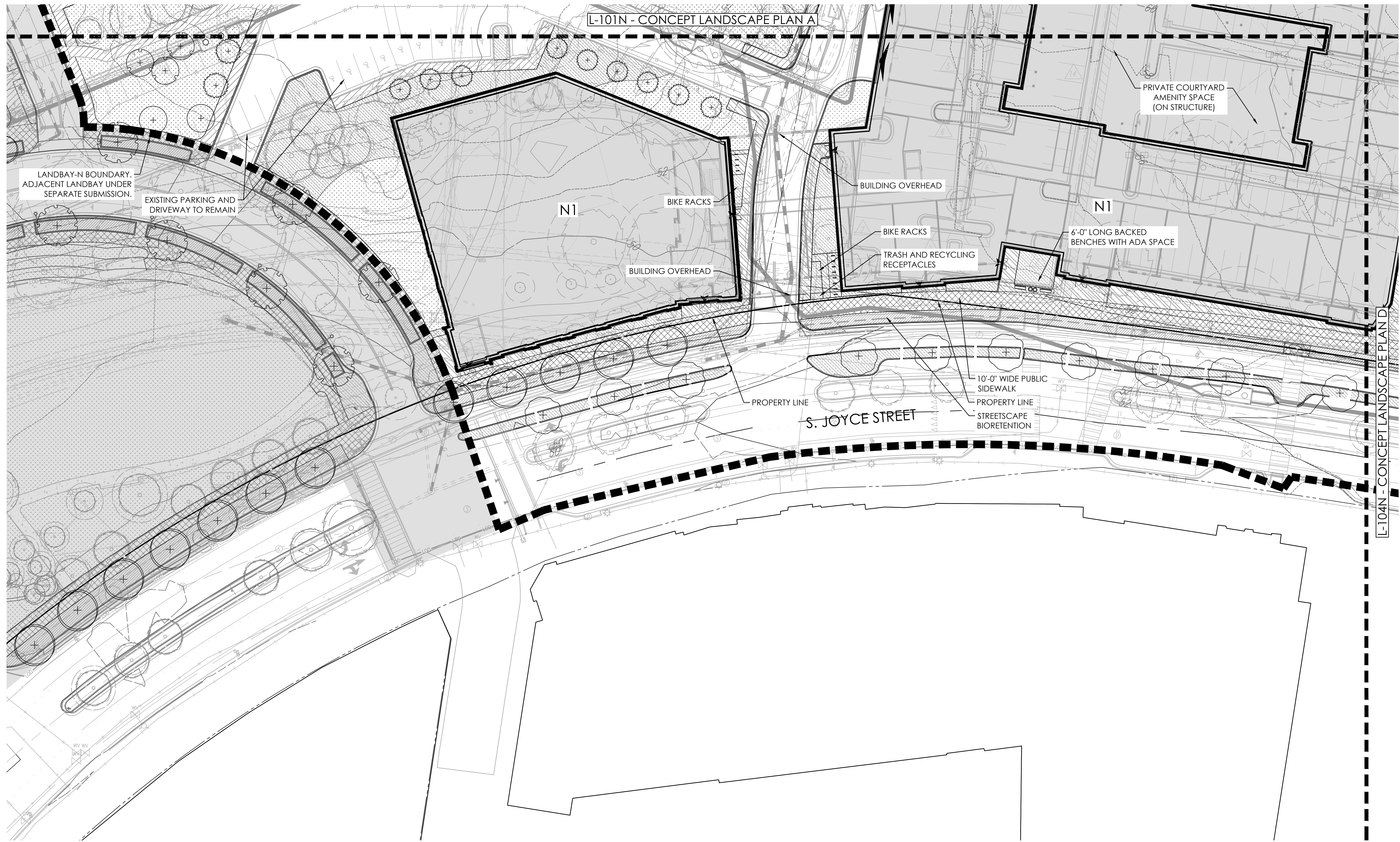
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**CONCEPT  
 LANDSCAPE  
 PLAN C**

PRINCIPAL IN CHARGE  
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 DRAWN  
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DRAWING NO.  
**L-103N**



L-101N - CONCEPT LANDSCAPE PLAN A

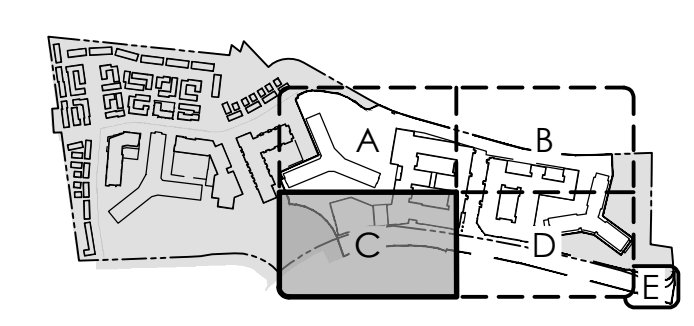
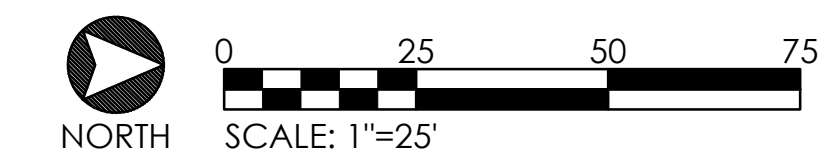
L-104N - CONCEPT LANDSCAPE PLAN D

SEE L-003N - 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
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- [Pattern] BIORETENTION; REFER CIVIL FOR DEPTH AND SPECIFICATIONS (BIO.)
- EXISTING TREE
- + PROPOSED TREE



KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**



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301.881.1441

**Key Plan**

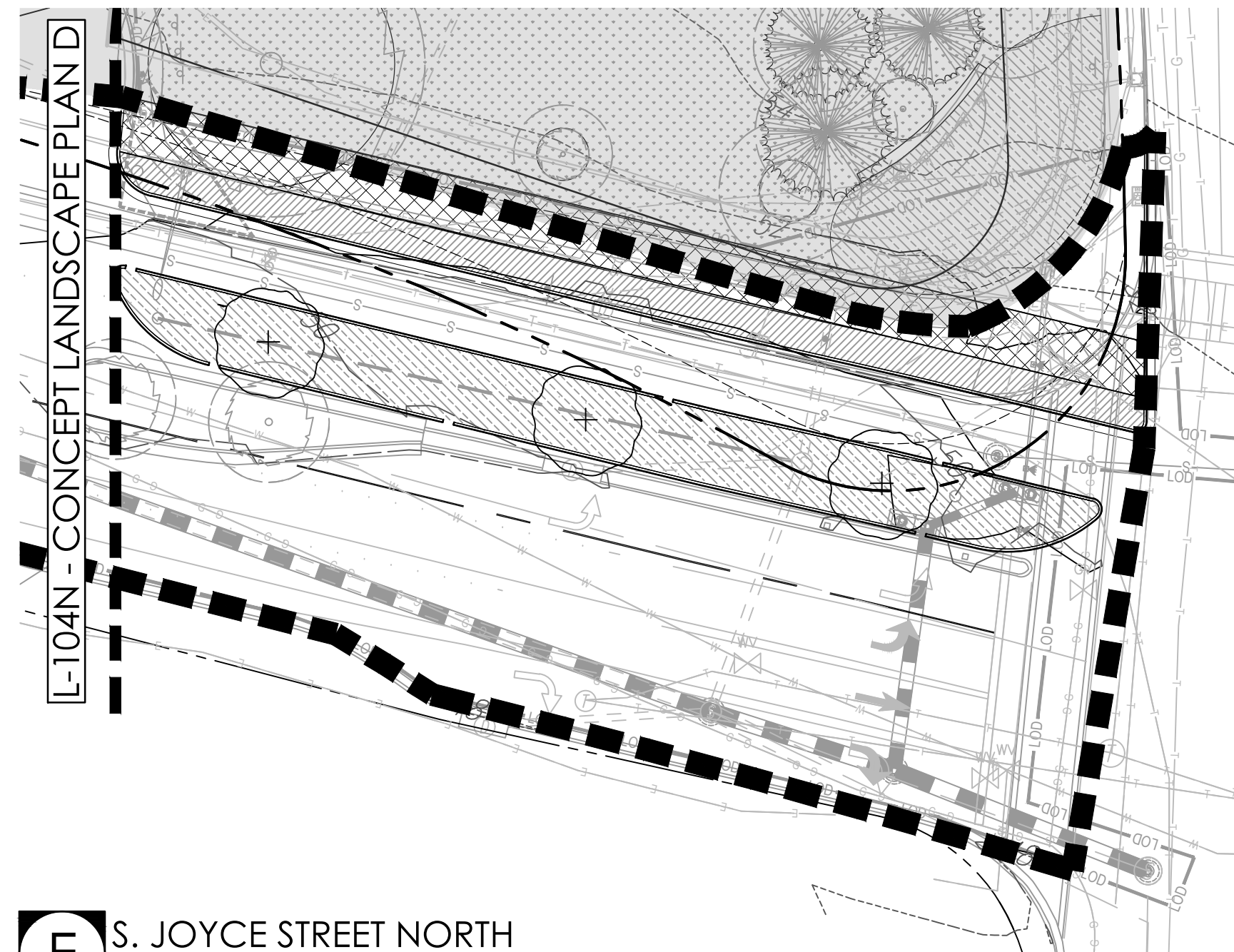
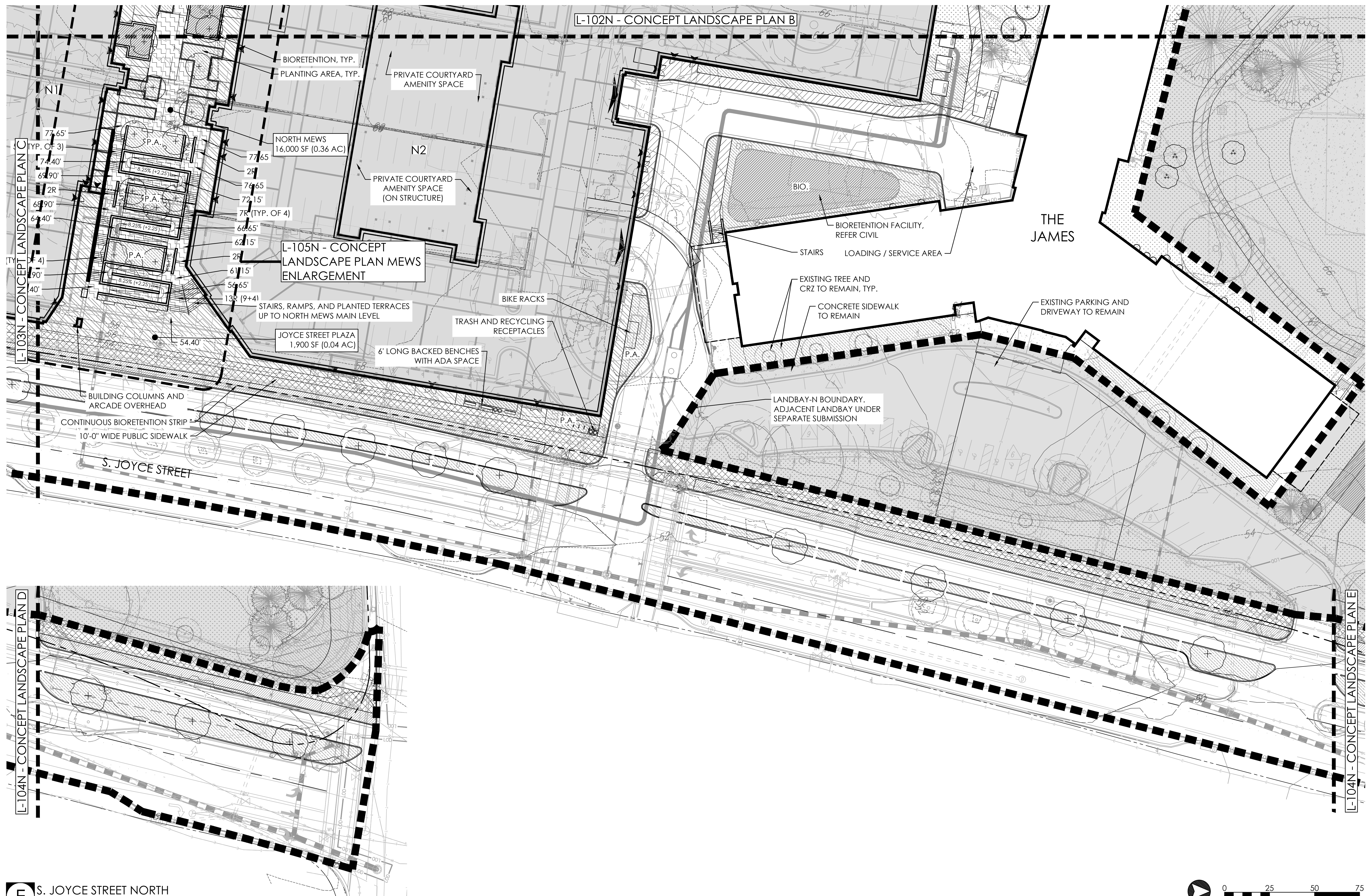
Issue NO.	DATE

Revisions NO.	DATE

**CONCEPT  
LANDSCAPE  
PLAN D**

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-104N**



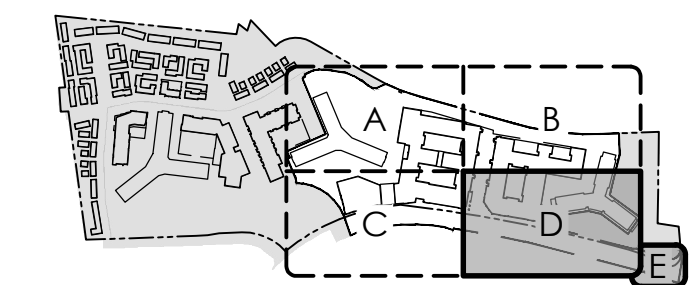
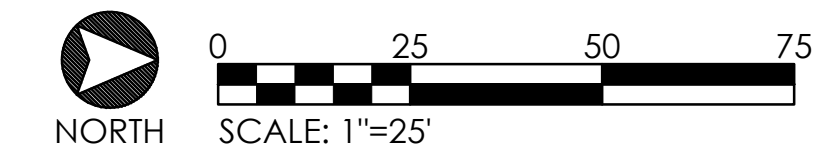
**F** S. JOYCE STREET NORTH  
1" = 25'

SEE L-003N - 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'
- ▨ EXISTING PEDESTRIAN PAVING
- ▩ STREETScape PEDESTRIAN PAVING
- ▨ TYPICAL PEDESTRIAN PAVING
- ▩ GREEN RIBBON PEDESTRIAN PAVING
- ▨ SPECIAL PEDESTRIAN PAVING
- ▨ PLANTING AREA (P.A.)
- ▨ NATURALIZED AREA
- ▨ LAWN
- ▨ BIORETENTION; REFER CIVIL FOR DEPTH AND SPECIFICATIONS (BIO.)
- EXISTING TREE
- + PROPOSED TREE



KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**



**RIVERHOUSE  
LANDBAY-N**

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

**CONCEPT  
LANDSCAPE  
PLAN MEWS  
ENLARGEMENT**

PRINCIPAL IN CHARGE  
S.B.

PROJECT ARCHITECT  
B.S.

DRAWN  
P.T. L.S.

DATE  
07.21.2023

SCALE:  
1" = 10'

DRAWING NO.  
L-105N

APPROVED  
S.B.

JOB NO.  
22-0013-JBG-VIV

**4.1 SUBMISSION**

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

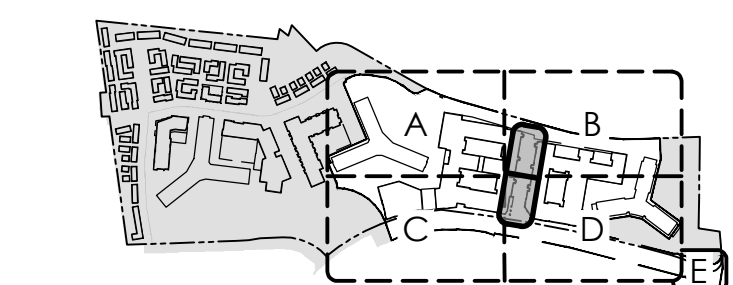
OPEN SPACE NAME  
XX.XXX SF (X.XX AC)

**MATERIALS LEGEND**

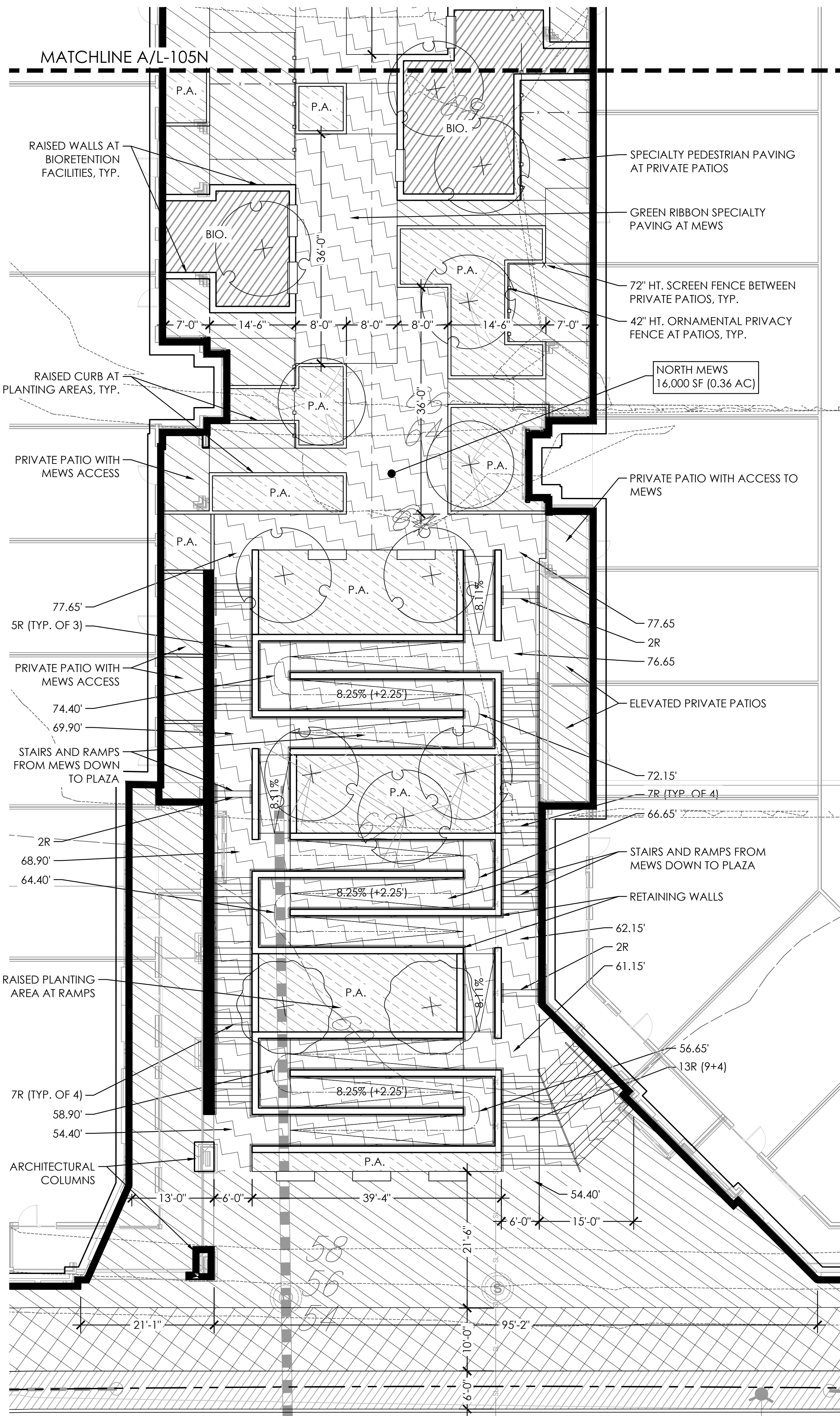
- PROPERTY LINE
- - - EXISTING FENCE
- FENCE 'TYPE A'
- FENCE 'TYPE B'
- ▨ EXISTING PEDESTRIAN PAVING
- ▨ STREETSCAPE PEDESTRIAN PAVING
- ▨ TYPICAL PEDESTRIAN PAVING
- ▨ GREEN RIBBON PEDESTRIAN PAVING
- ▨ SPECIAL PEDESTRIAN PAVING
- ▨ PLANTING AREA (P.A.)
- ▨ NATURALIZED AREA
- ▨ LAWN
- ▨ BIORETENTION;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

- EXISTING TREE
- ⊕ PROPOSED TREE

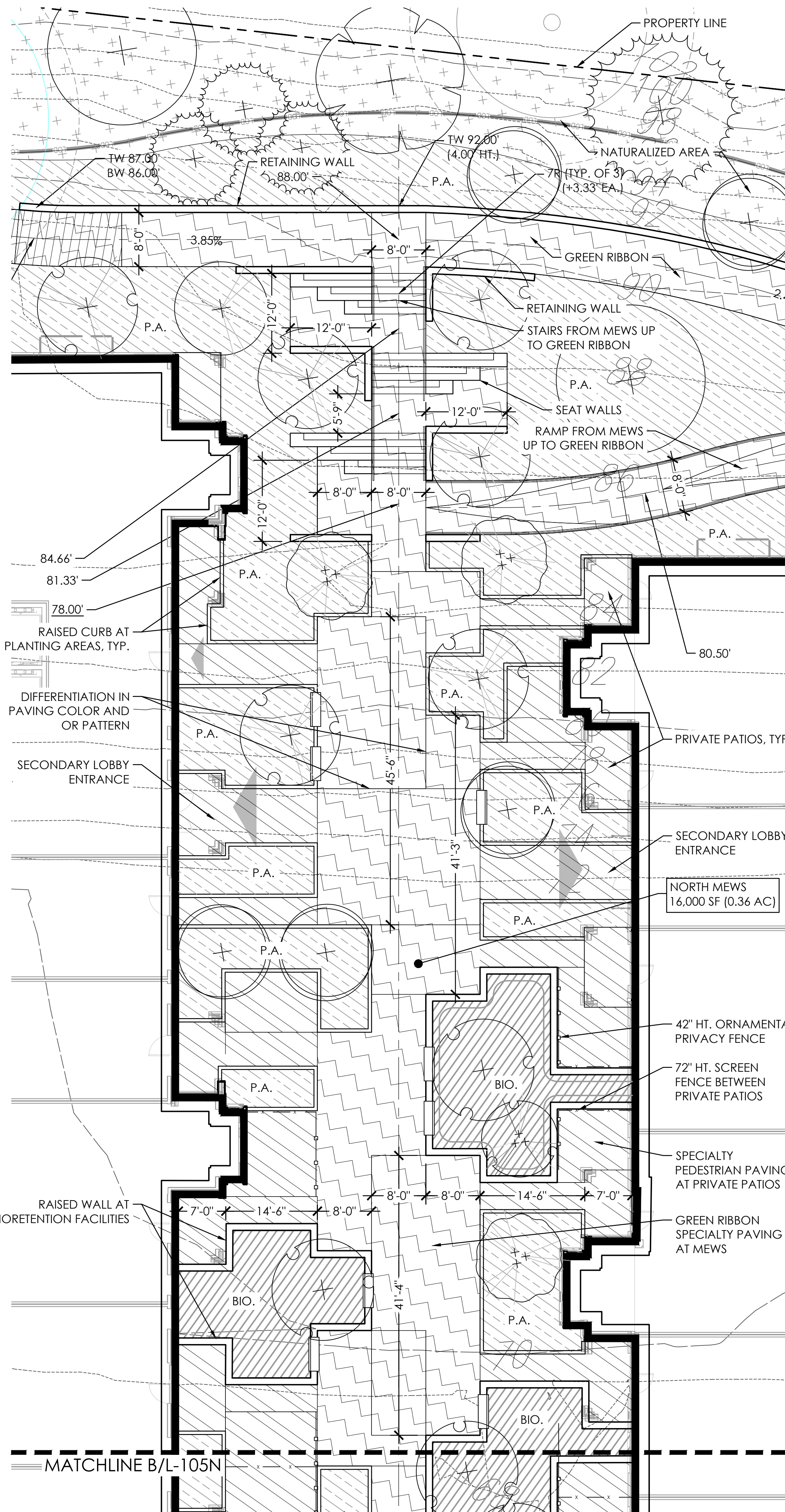
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SCALE: 1" = 10'



KEY PLAN (NOT TO SCALE)



**B** MEWS ENLARGEMENT - B  
1" = 10'



**A** MEWS ENLARGEMENT - A  
1" = 10'



**RIVERHOUSE  
LANDBAY-N**

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

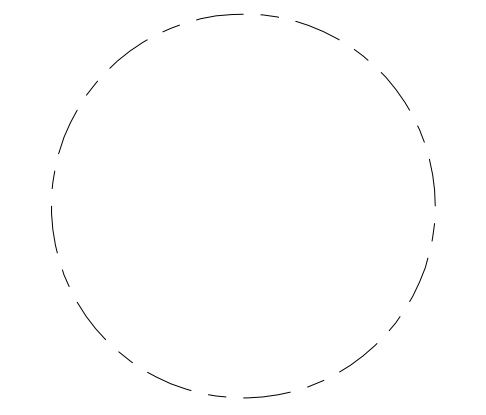
TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

**Key Plan**

**Issue**  
NO. DATE

**Revisions**  
NO. DATE



**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-VIV

DRAWING NO.

**L-400N**

**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 COGGYRIA
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'

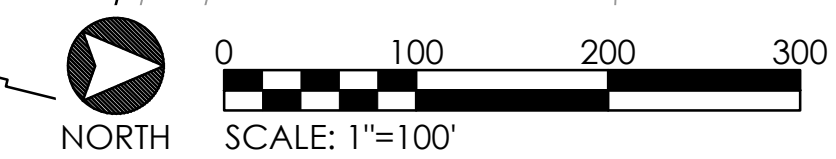
QTY	ORNAMENTAL TREES
6	AMELANCHIER CANADENSIS
8	CERCIS CANADENSIS 'ACE OF HEARTS'
2	CHIONANTHUS VIRGINICUS
14	CRATAEGUS VIRIDIS 'WINTER KING'
17	MAGNOLIA STELLATA
6	MAGNOLIA X SOULANGEANA
6	PRUNUS X YEDOENSIS
3	SASSAFRAS ALBIDUM

**PDSP SCOPE**

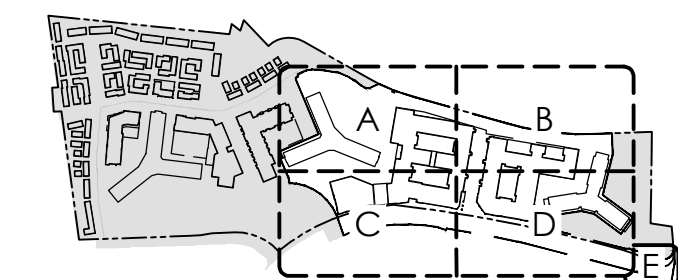
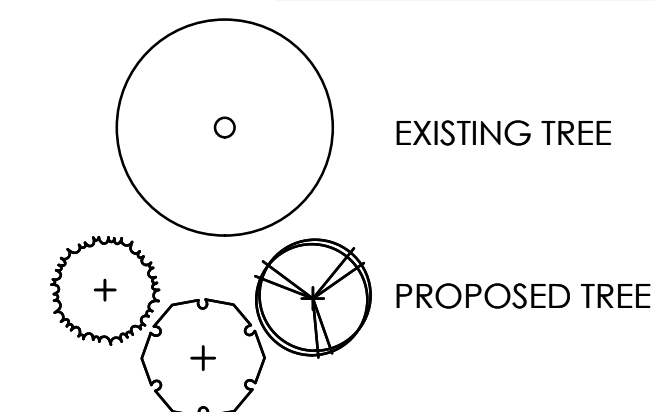
QTY	DECIDUOUS TREES
5	CRATAEGUS VIRIDIS 'WINTER KING'
7	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'
16	LIQUIDAMBAR STYRACIFLUA 'HAPPDELL'
7	OXYDENDRUM ARBOREUM
8	PLATANUS OCCIDENTALIS
15	QUERCUS BICOLOR 'AMERICAN DREAM'

**STREET TREES**

QTY	DECIDUOUS TREES
NOTE: DO NOT CONTRIBUTE TO CANOPY COVERAGE	
12	NYSSA SYLVATICA
22	OXYDENDRUM ARBOREUM
35	QUERCUS PHELLOS



**TREE PLANTING LEGEND**



KEY PLAN (NOT TO SCALE)



**RIVERHOUSE  
 LANDBAY-N**

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**

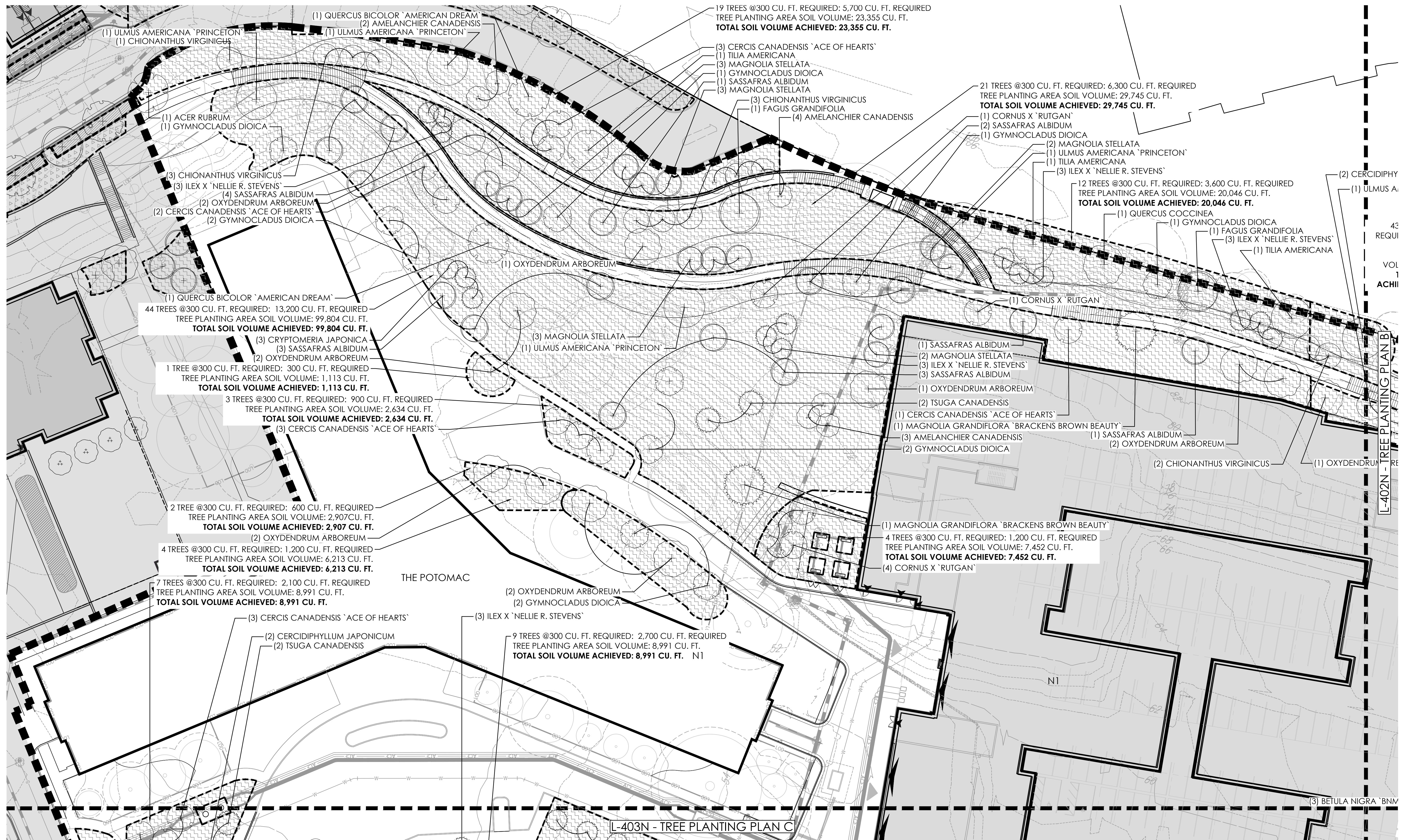
**Issue**  
 NO. DATE

**Revisions**  
 NO. DATE

**TREE  
 PLANTING  
 PLAN A**

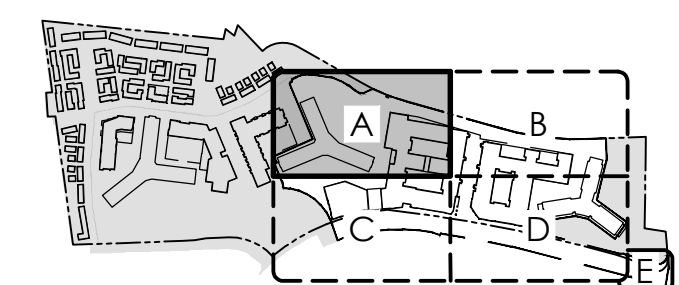
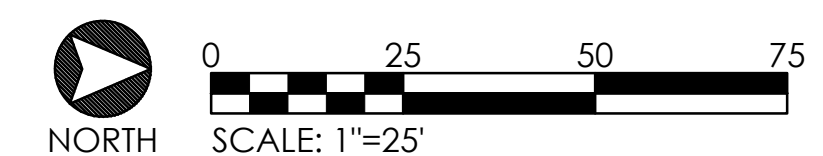
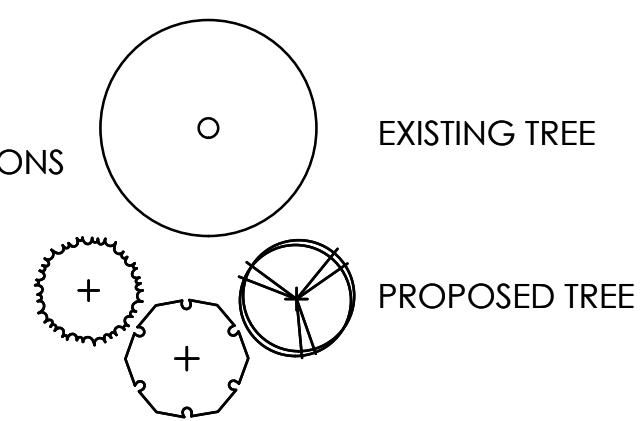
PRINCIPAL IN CHARGE  
 S.B.  
 PROJECT ARCHITECT  
 B.S.  
 DRAWN  
 P.T. L.S.  
 DATE  
 07.21.2023  
 SCALE:  
 1" = 25'  
 APPROVED  
 S.B.  
 JOB NO.  
 22-0013-JBG-VIV

**L-401N**



**TREE SOILS LEGEND**

- PROPERTY LINE
- [Hatched Box] TREE PLANTING AREAS - 36" SOIL PREPARED PER SPECIFICATIONS
- [Dotted Box] STRUCTURAL SOIL - 36" MIN. DEPTH; PREPARED PER SPECIFICATIONS
- [Solid Box] BIORETENTION SOIL 36" MIN. DEPTH



**4.1 SUBMISSION**



**RIVERHOUSE  
 LANDBAY-N**

**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 B**

PRINCIPAL IN CHARGE  
 S.B.

PROJECT ARCHITECT  
 B.S.

DRAWN  
 P.T. L.S.

DATE  
 07.21.2023

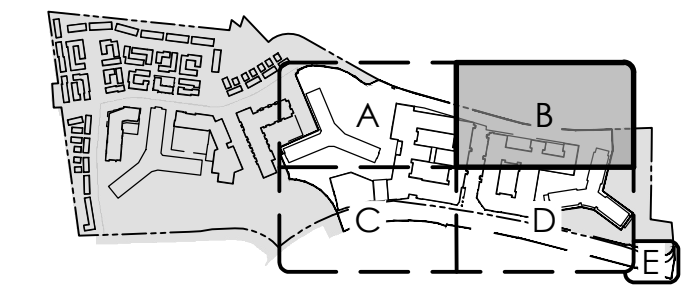
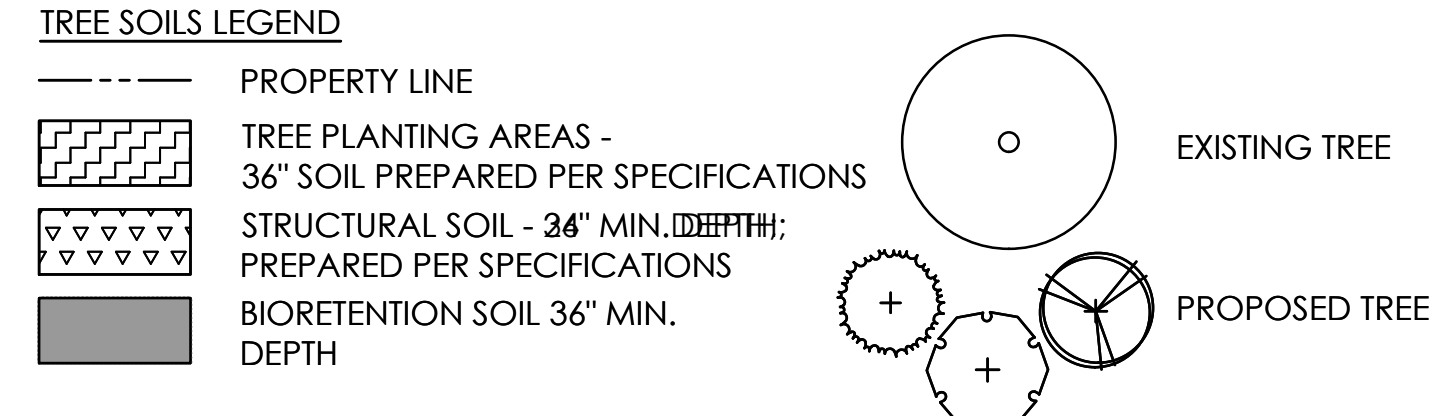
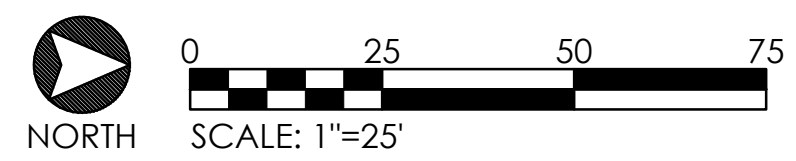
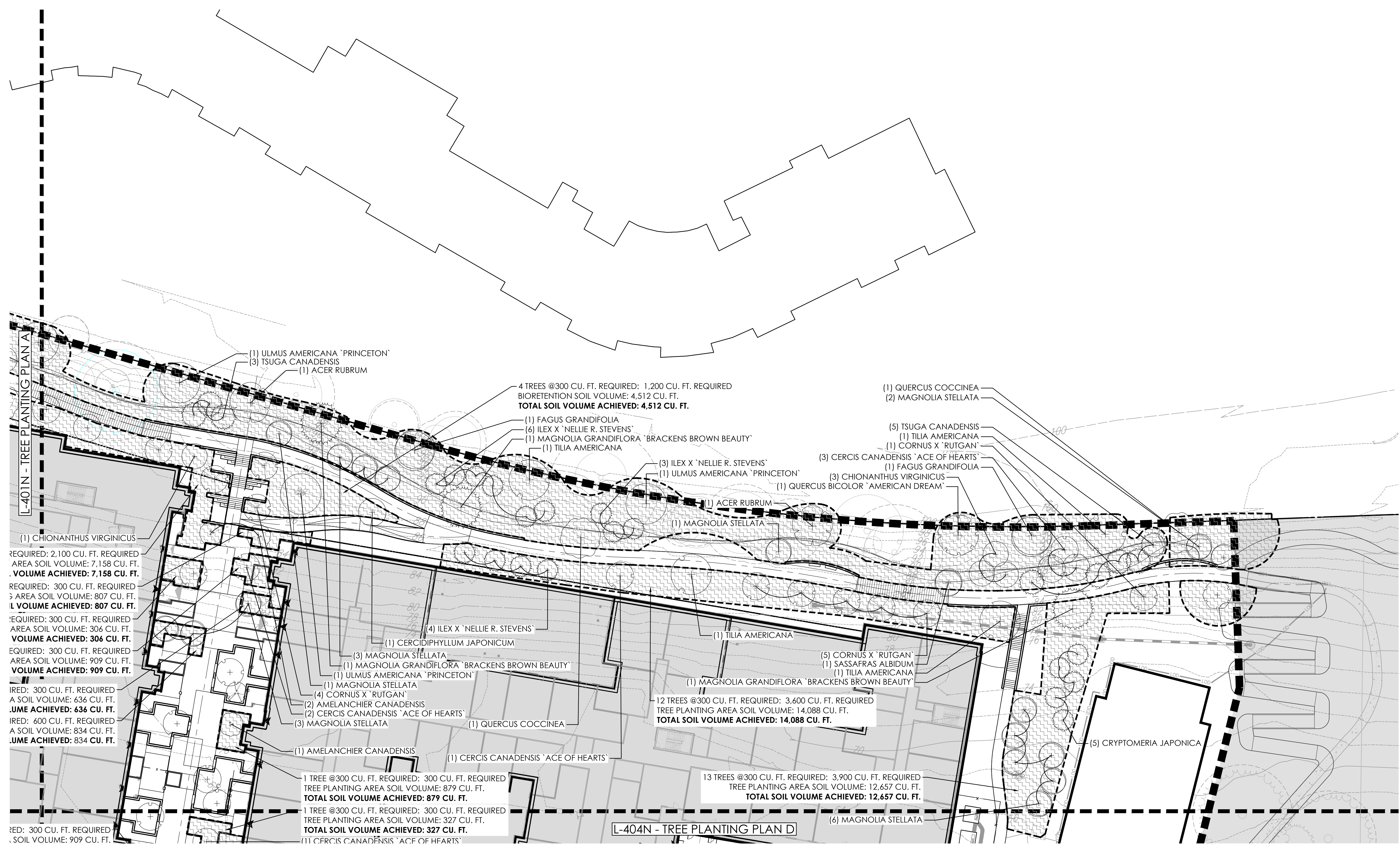
SCALE:  
 1" = 25'

DRAWING NO.  
 L-402N

APPROVED  
 S.B.

JOB NO.  
 22-0013-JBG-VIV

**4.1 SUBMISSION**



KEY PLAN (NOT TO SCALE)



**RIVERHOUSE  
LANDBAY-N**

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 C**

PRINCIPAL IN CHARGE  
S.B.

PROJECT ARCHITECT  
B.S.

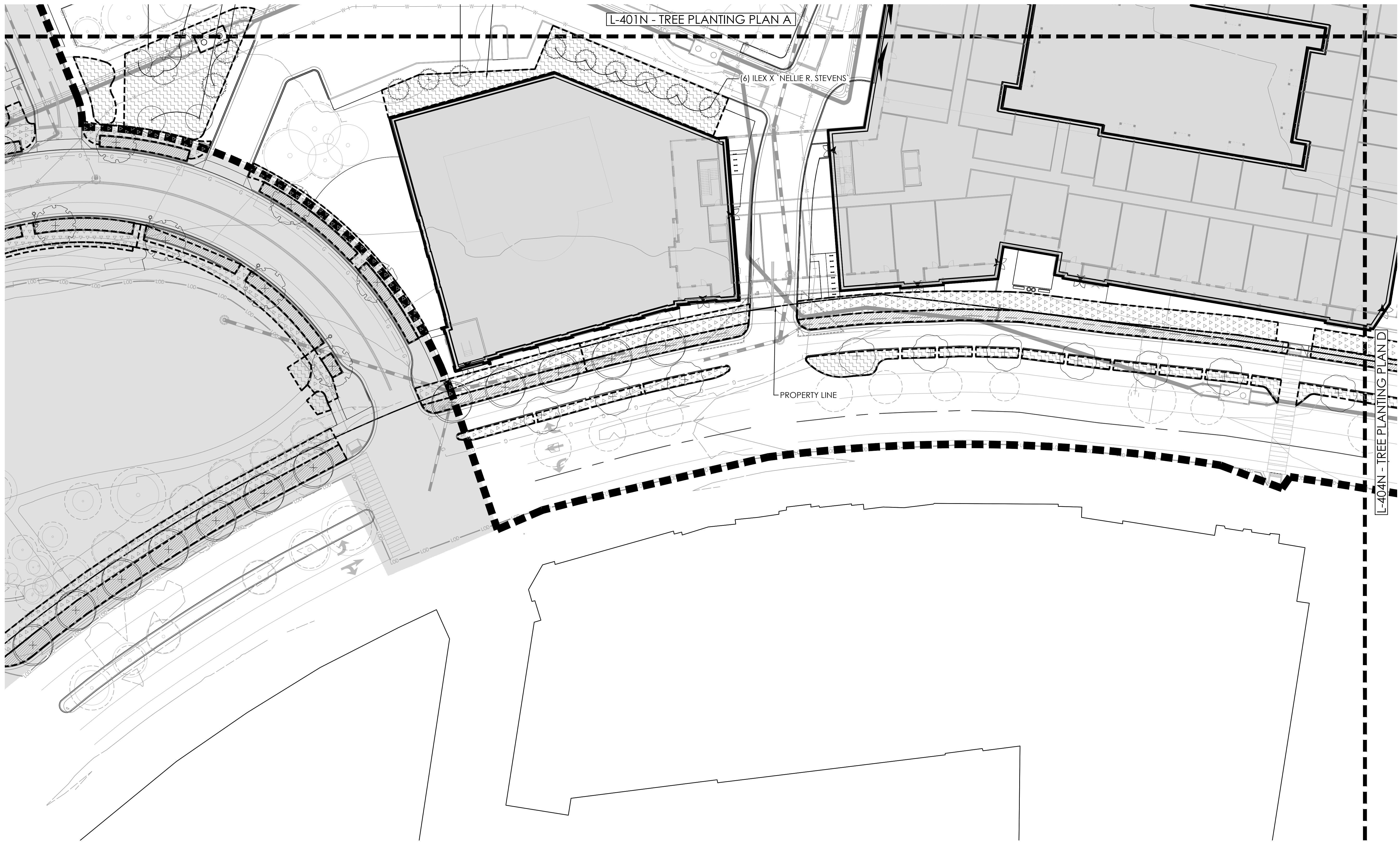
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P.T. L.S.

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

DRAWING NO.

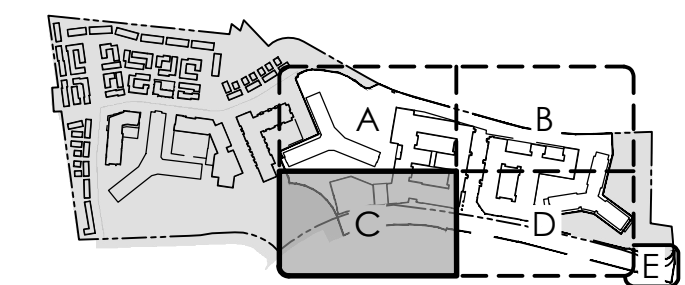
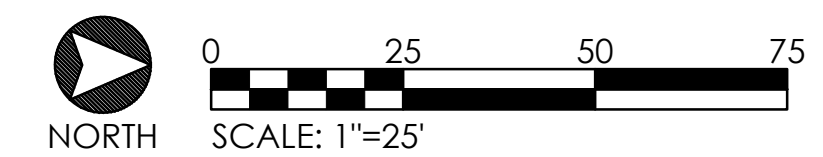
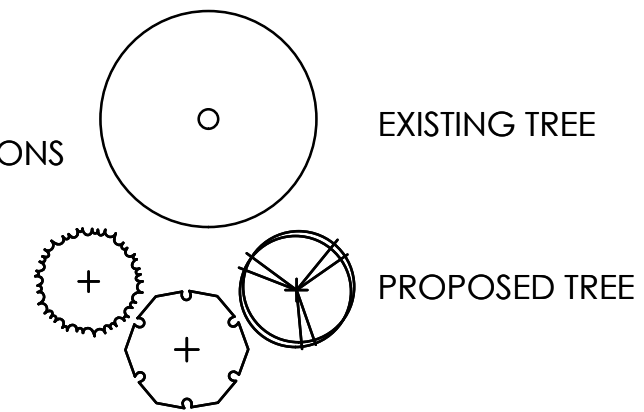
**L-403N**

**4.1 SUBMISSION**



**TREE SOILS LEGEND**

- PROPERTY LINE
- [Hatched Box] TREE PLANTING AREAS - 36" SOIL PREPARED PER SPECIFICATIONS
- [Dotted Box] STRUCTURAL SOIL - 24" MIN. DEPTH; PREPARED PER SPECIFICATIONS
- [Solid Grey Box] BIORETENTION SOIL 36" MIN. DEPTH



KEY PLAN (NOT TO SCALE)



**RIVERHOUSE  
 LANDBAY-N**

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

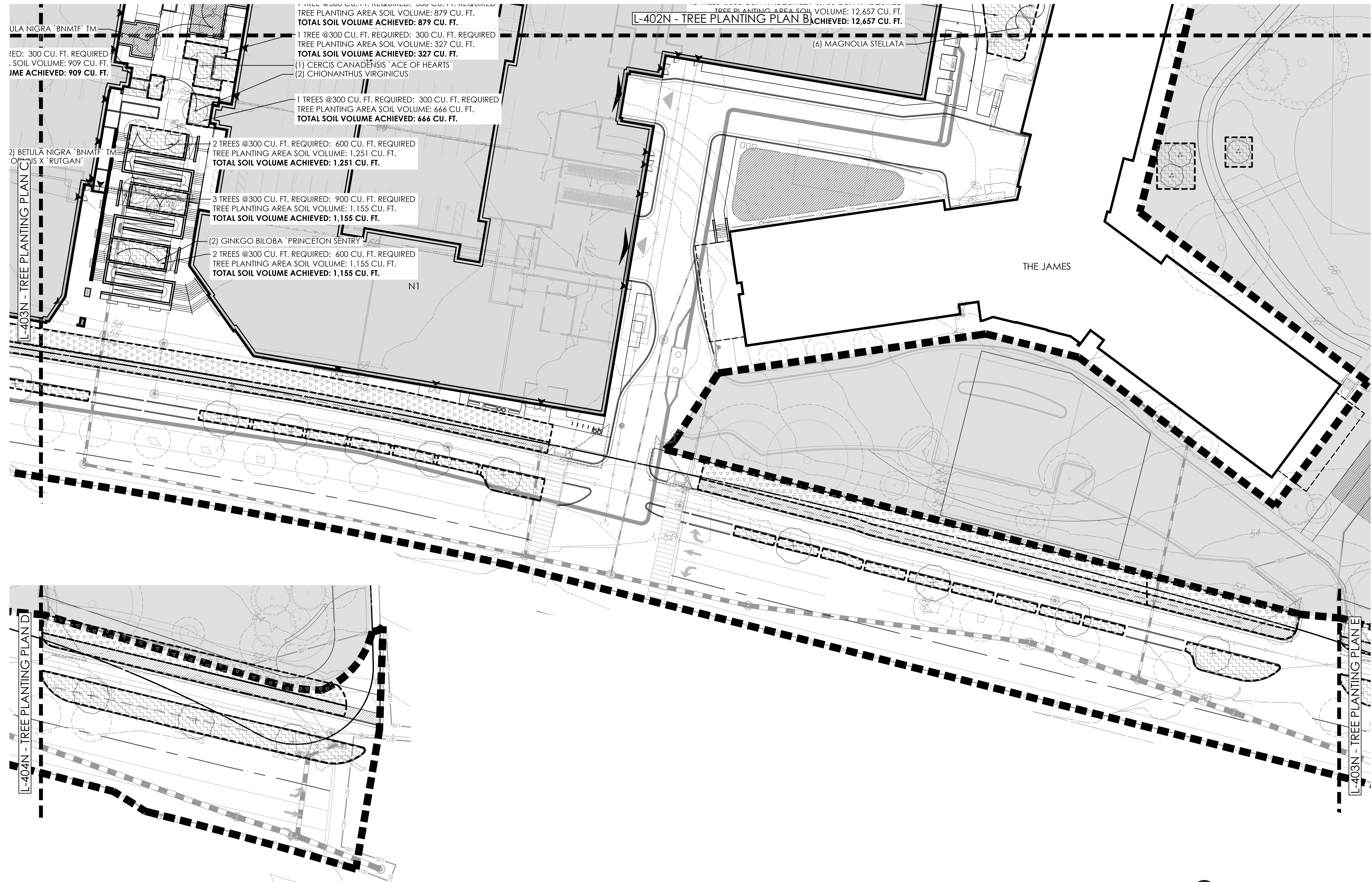
Revisions NO.	DATE

**TREE  
 PLANTING  
 PLAN D**

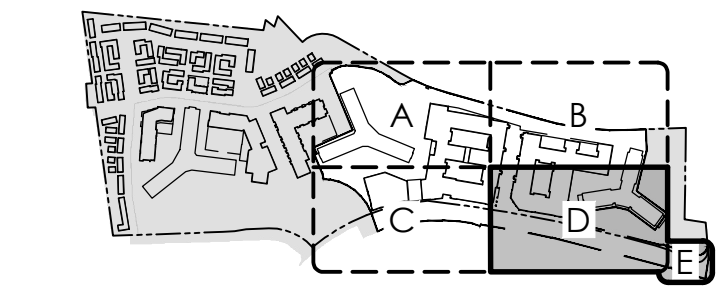
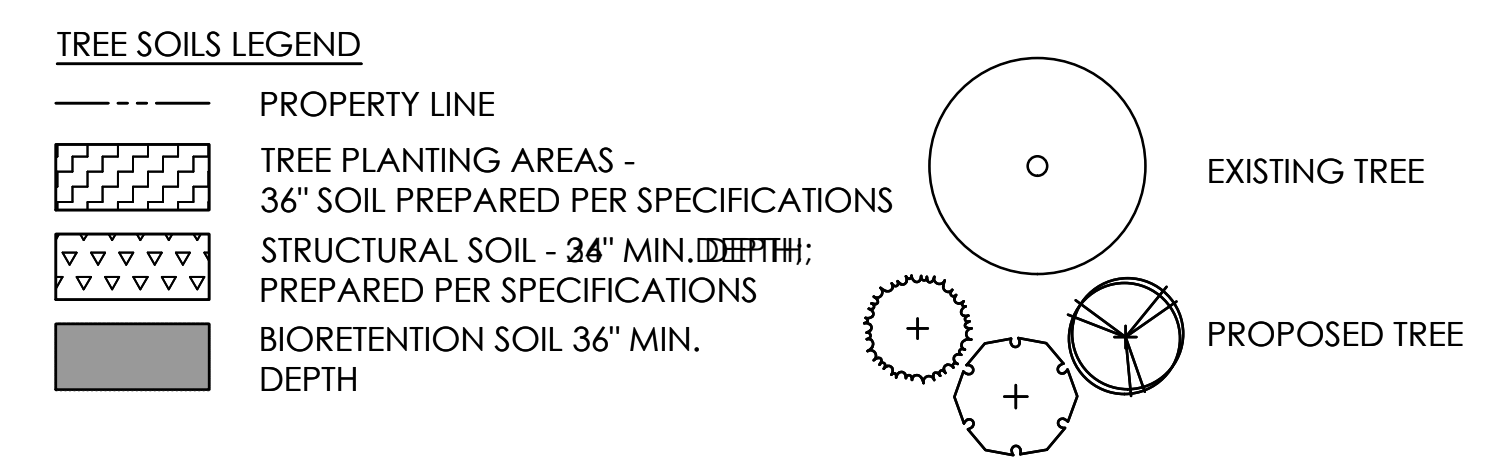
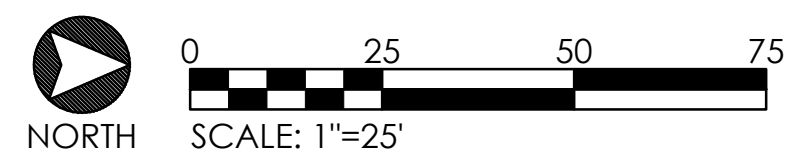
PRINCIPAL IN CHARGE  
 S.B.  
 PROJECT ARCHITECT  
 B.S.  
 DRAWN  
 P.T. L.S.  
 DATE  
 07.21.2023  
 SCALE:  
 1" = 25'  
 APPROVED  
 S.B.  
 JOB NO.  
 22-0013-JBG-VIV

**L-404N**

**4.1 SUBMISSION**



**F** S. JOYCE STREET NORTH  
 1" = 25'





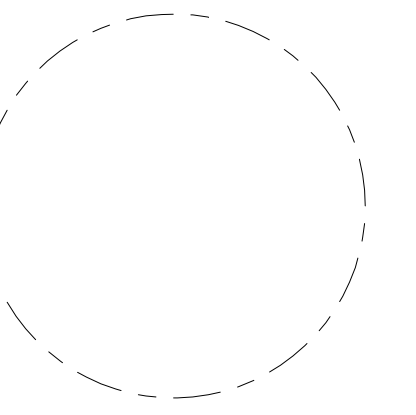
**RIVERHOUSE  
 LANDBAY-N**

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  
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 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 A**

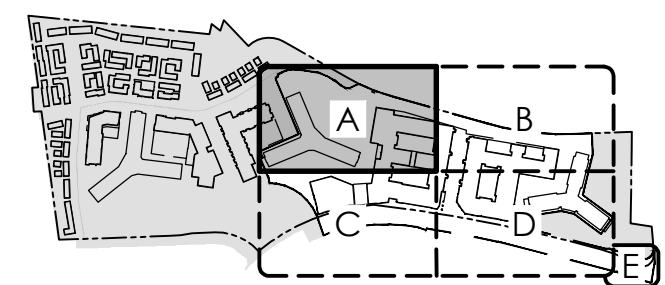
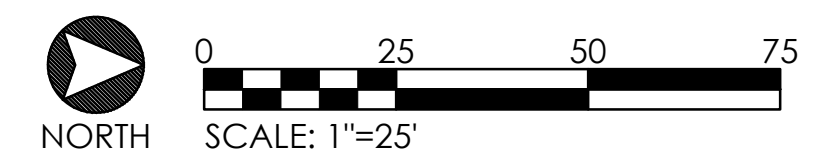
PRINCIPAL IN CHARGE  
 S.B.  
 PROJECT ARCHITECT  
 B.S.  
 DRAWN  
 P.T. L.S.  
 DATE  
 07.21.2023  
 SCALE:  
 1" = 25'  
 APPROVED  
 S.B.  
 JOB NO.  
 22-0013-JBG-RIV  
 DRAWING NO.

**L-421N**



**PLANTING LEGEND**

- PROPERTY LINE
- [Pattern] LAWN
- [Pattern] NATURALIZED AREA
- EXISTING TREE



KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**



**RIVERHOUSE  
LANDBAY-N**

**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.

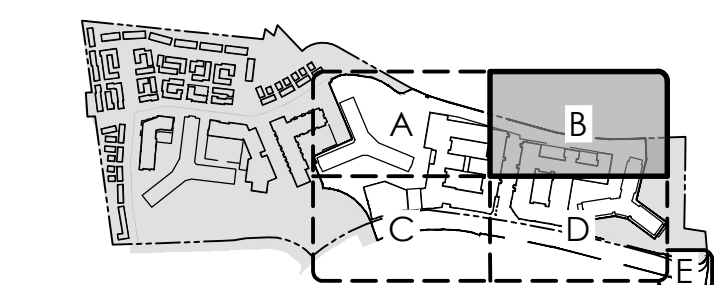
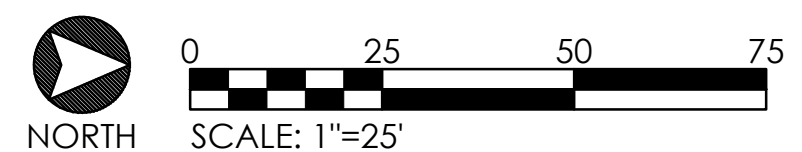
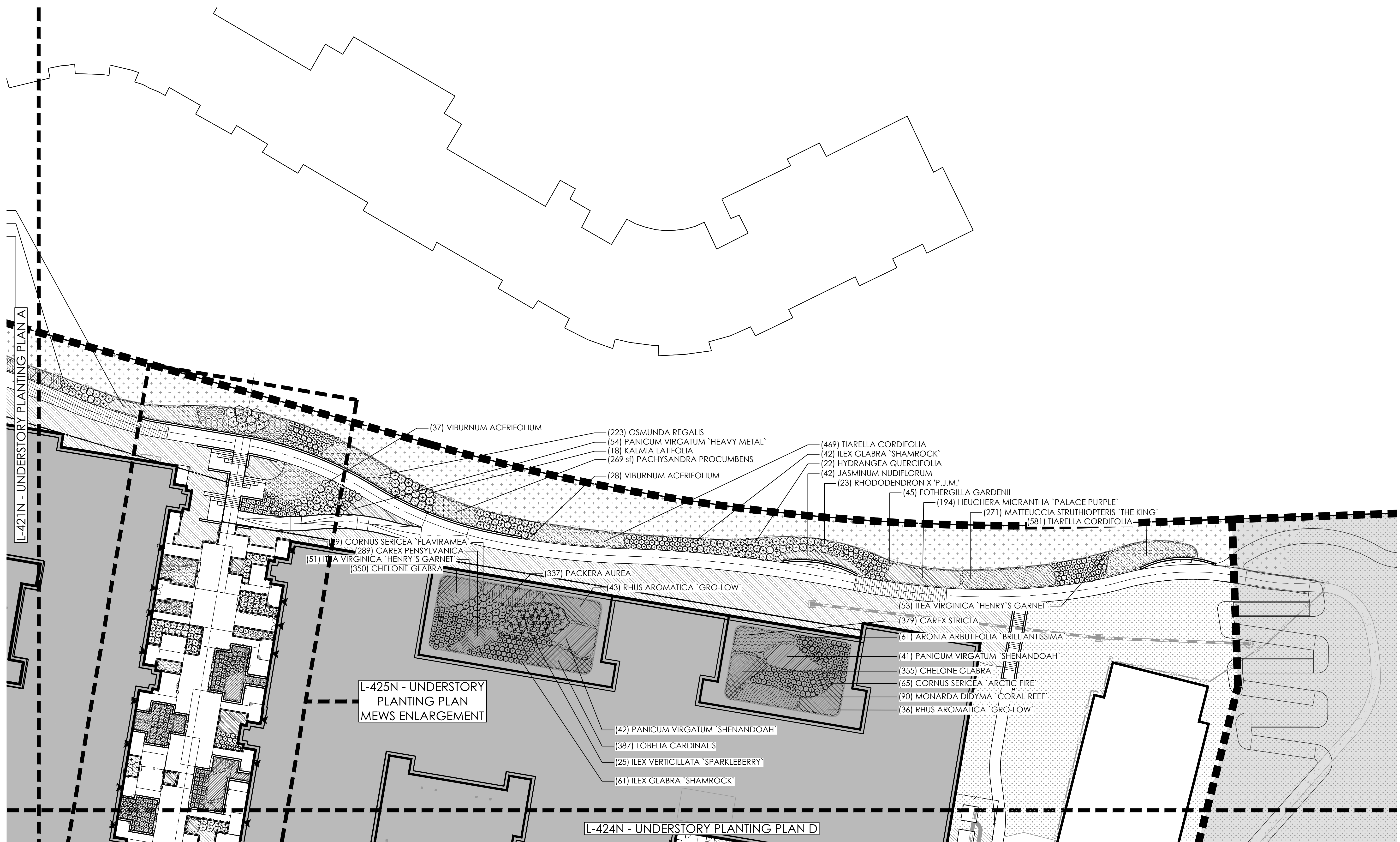
**PROJECT ARCHITECT**  
B.S.

**DRAWN**  
P.T. L.S.

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

**DRAWING NO.**

**L-422N**



KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**



**RIVERHOUSE  
 LANDBAY-N**

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**

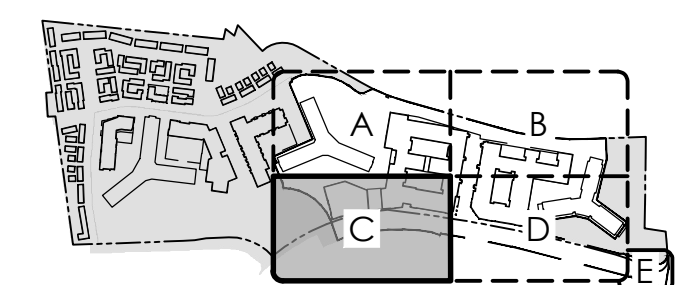
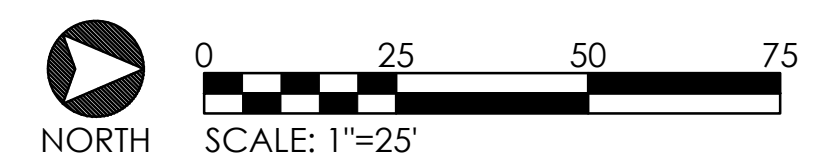
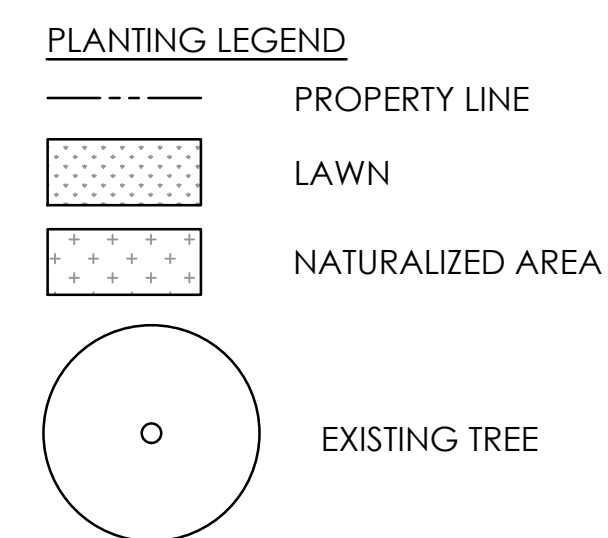
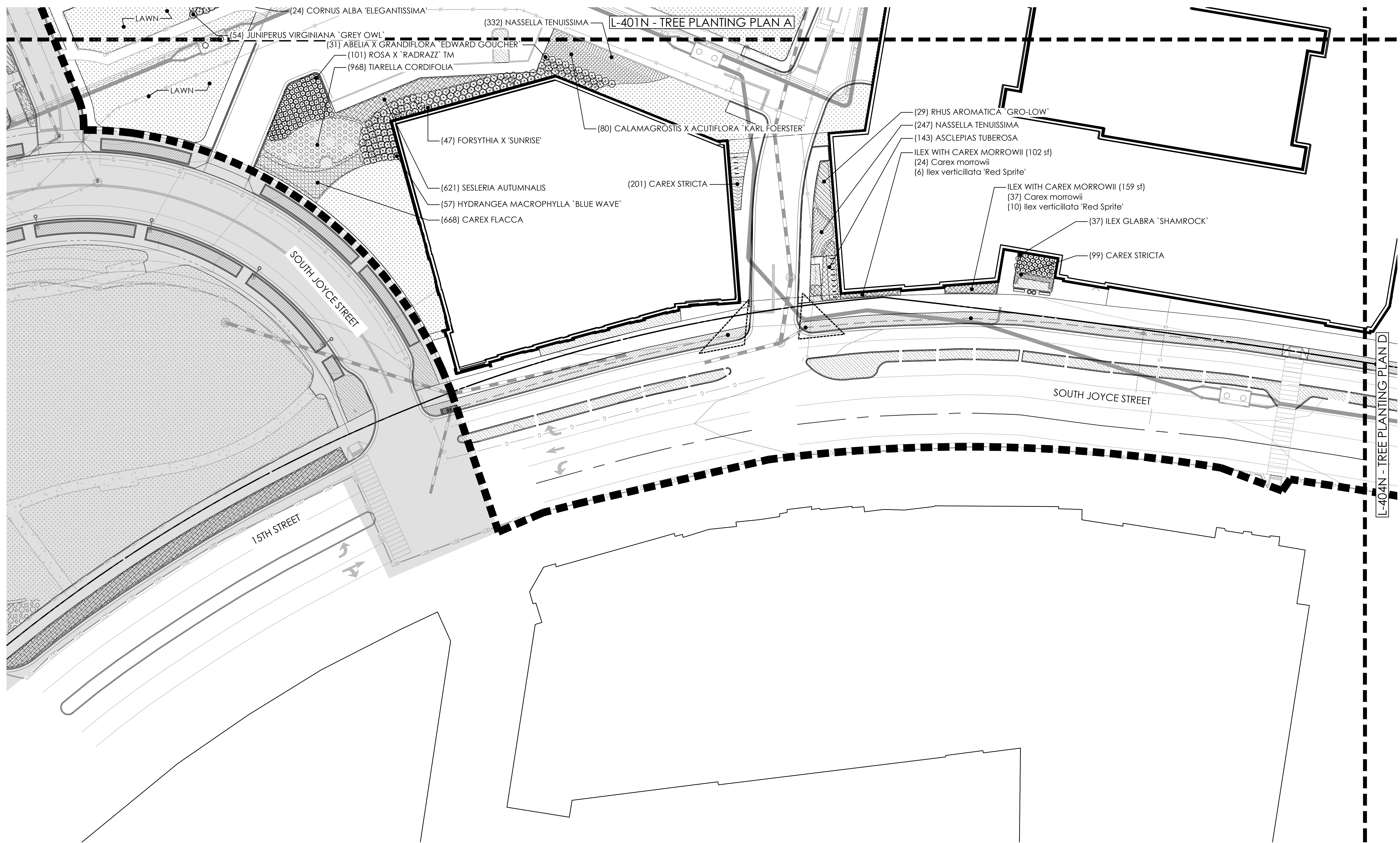
Issue NO.	DATE

Revisions NO.	DATE

**UNDERSTORY  
 PLANTING  
 PLAN 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-VIV

**L-423N**



**4.1 SUBMISSION**



**RIVERHOUSE  
 LANDBAY-N**

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  
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 410.837.2727  
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 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**

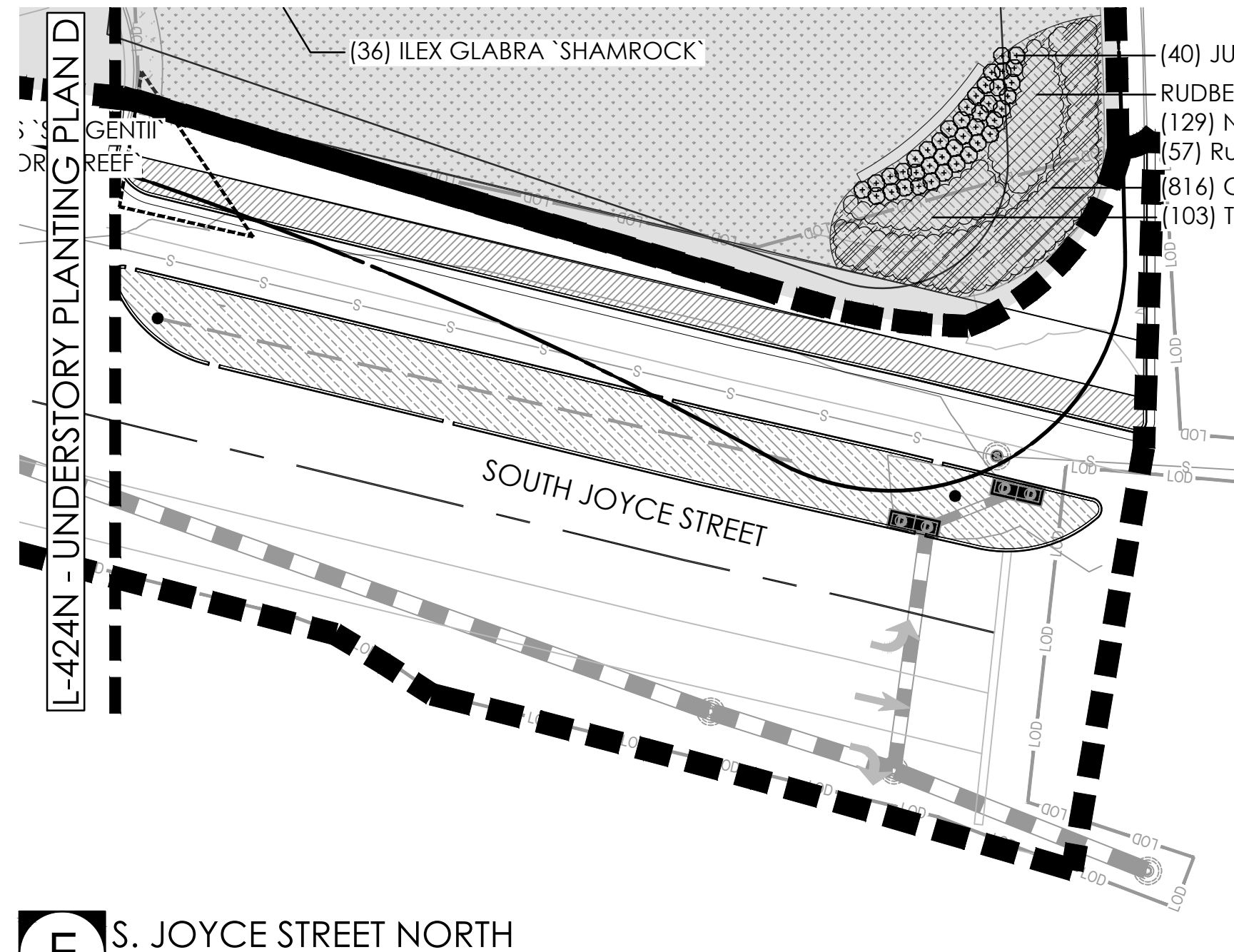
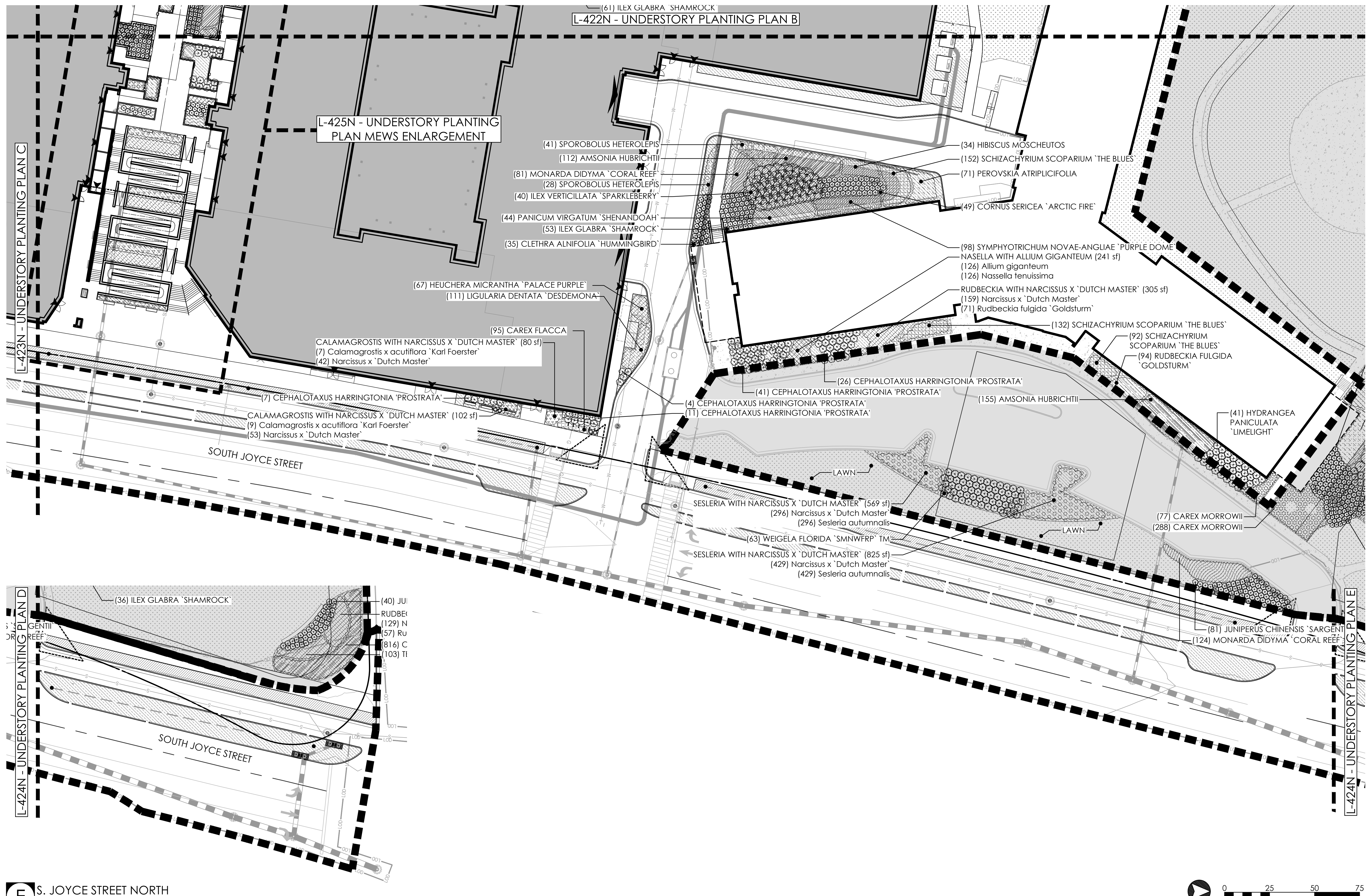
NO. DATE

**UNDERSTORY  
 PLANTING  
 PLAN D**

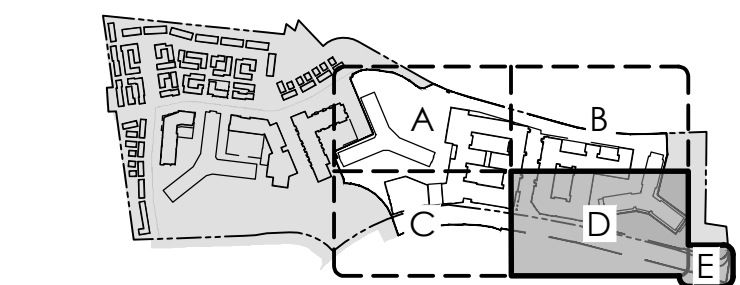
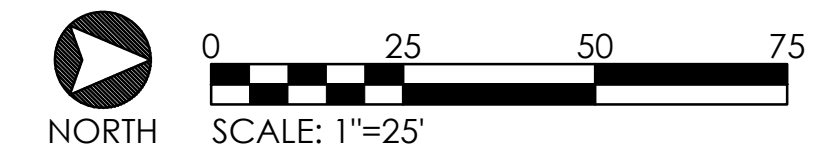
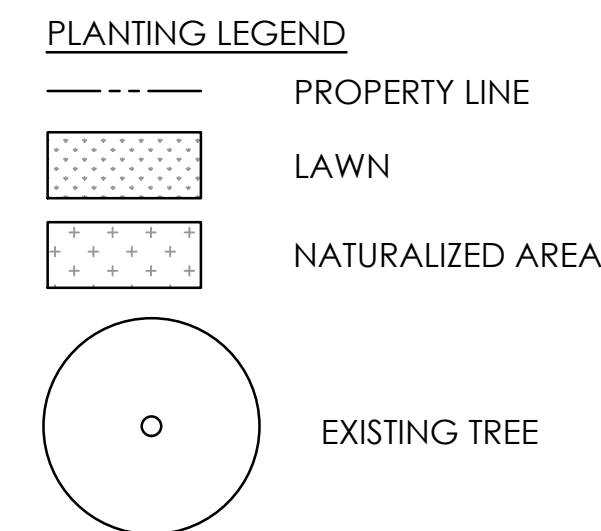
PRINCIPAL IN CHARGE  
 S.B.  
 PROJECT ARCHITECT  
 B.S.  
 DRAWN  
 P.T. L.S.  
 DATE  
 07.21.2023  
 SCALE:  
 1" = 25'  
 APPROVED  
 S.B.  
 JOB NO.  
 22-0013-JBG-VIV

**L-424N**

**4.1 SUBMISSION**



**S. JOYCE STREET NORTH**  
 1" = 25'



KEY PLAN (NOT TO SCALE)



**RIVERHOUSE  
 LANDBAY-N**

**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

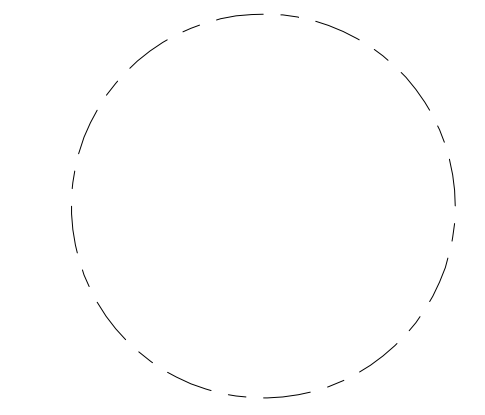
**Key Plan**

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**UNDERSTORY  
 PLANTING  
 PLAN MEWS  
 ENLARGEMENT**

**PRINCIPAL IN CHARGE**  
 S.B.

**PROJECT ARCHITECT**  
 B.S.

**DRAWN**  
 P.T. L.S.

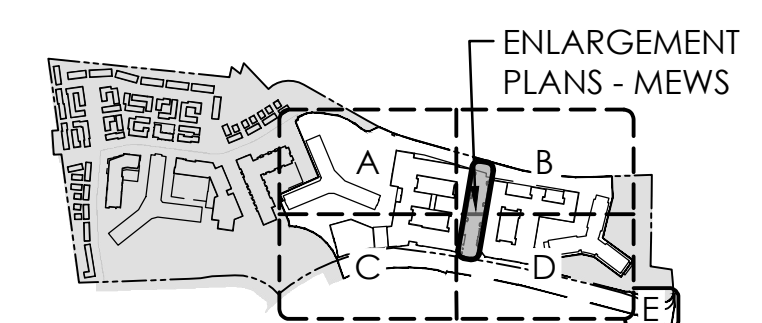
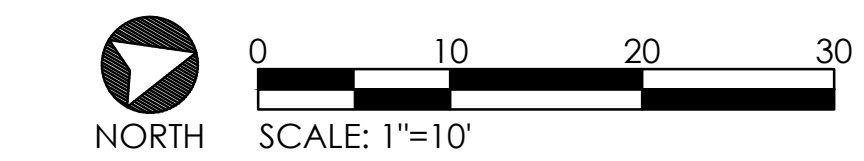
<b>DATE</b> 07.21.2023	<b>APPROVED</b> S.B.
<b>SCALE:</b> 1" = 10'	<b>JOB NO.</b> 22-0013-JBG-1V

**DRAWING NO.**

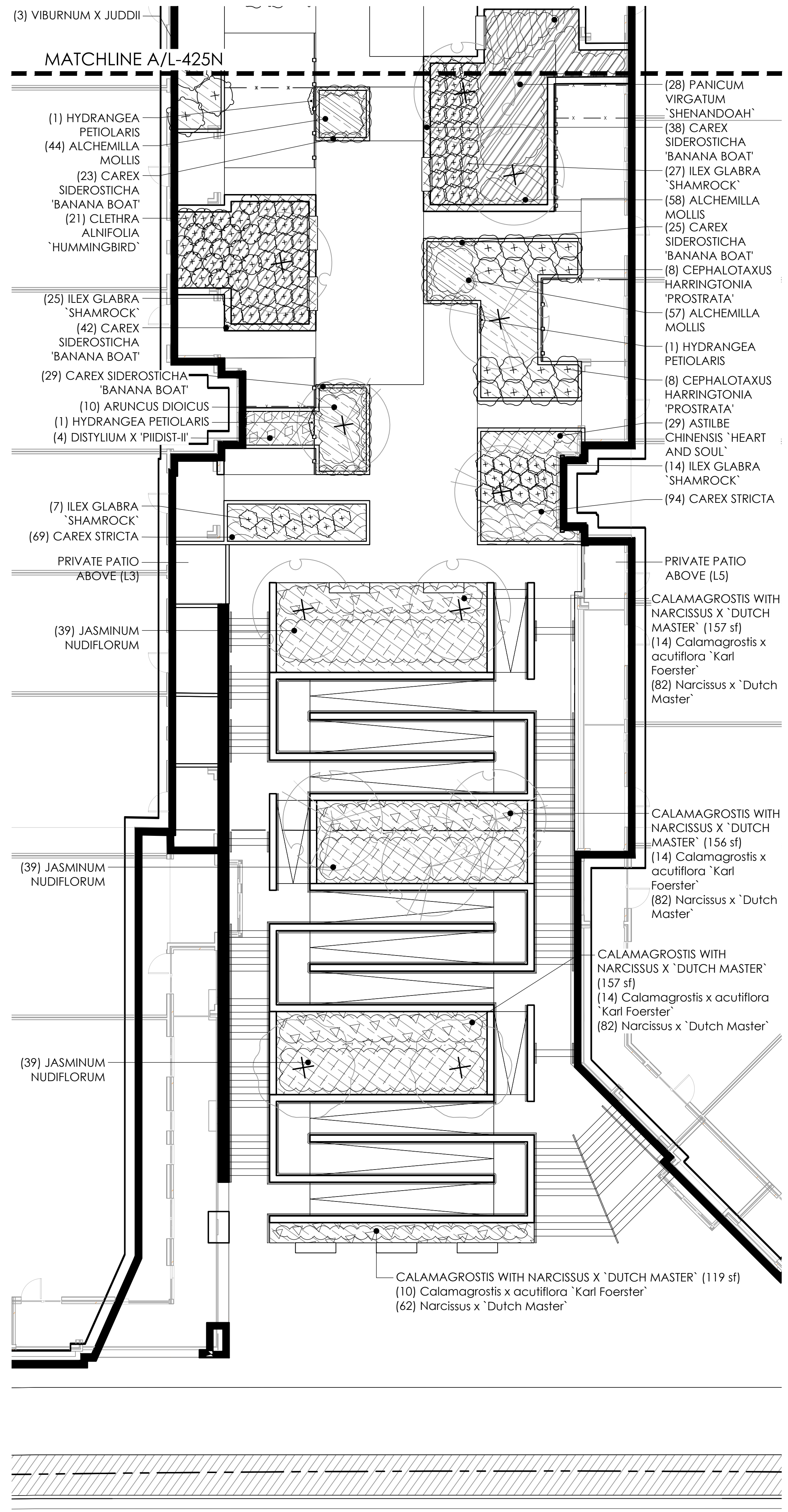
**L-425N**

**PLANTING LEGEND**

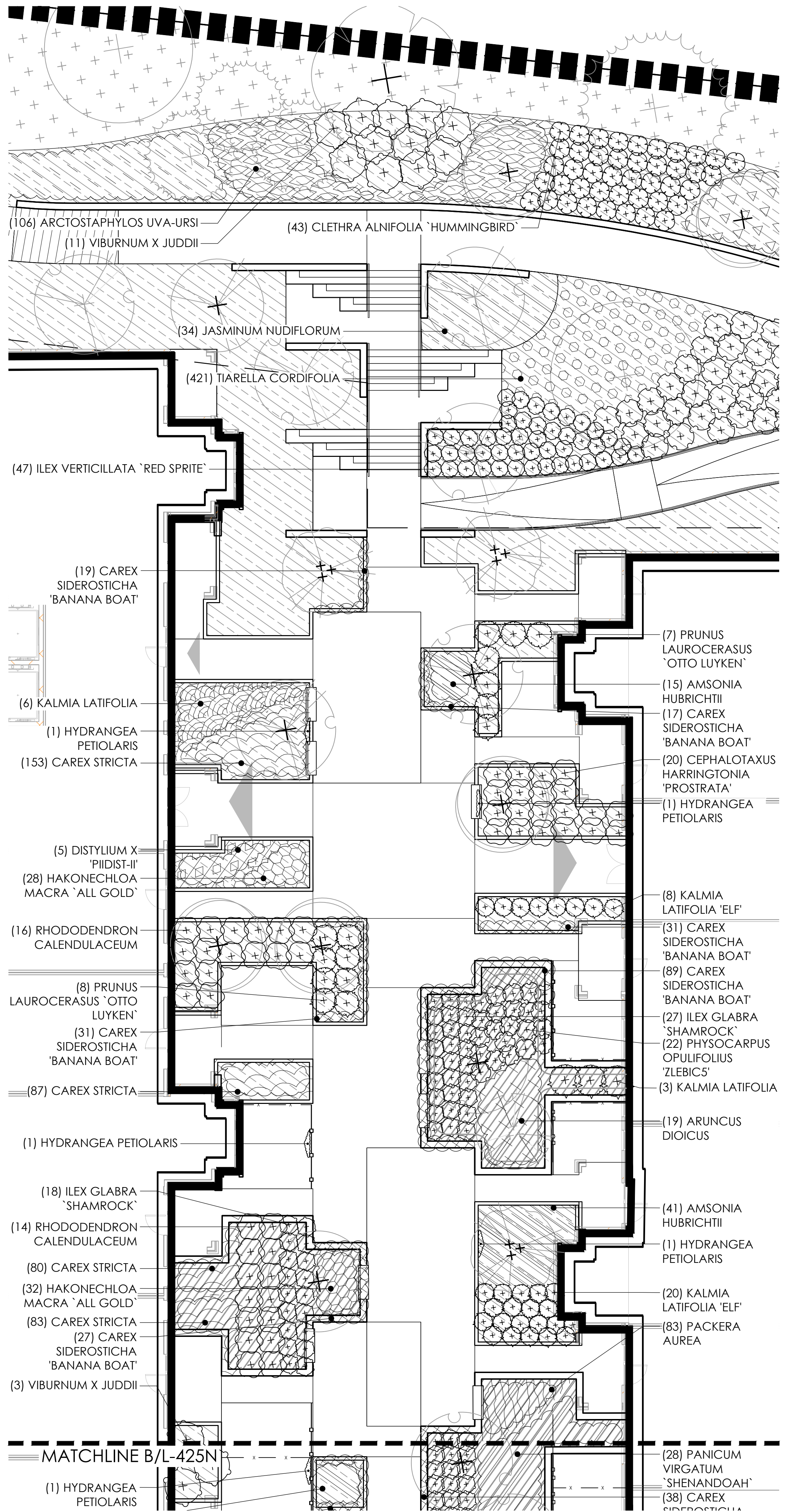
- PROPERTY LINE
- LAWN
- NATURALIZED AREA
- EXISTING TREE
- PROPOSED TREE



KEY PLAN (NOT TO SCALE)



**B** MEWS UNDERSTORY PLANTING ENLARGEMENT - B  
 1" = 10'



**A** MEWS UNDERSTORY PLANTING ENLARGEMENT - A  
 1" = 10'

4.1 SUBMISSION



**RIVERHOUSE  
LANDBAY-N**

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

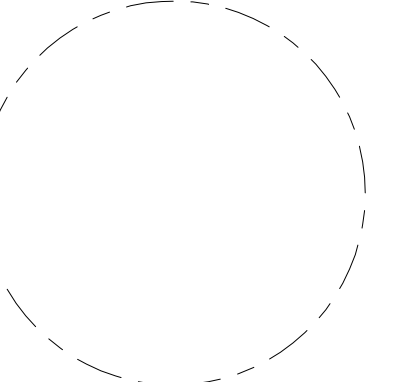
**Key Plan**

**Issue**

NO. DATE

**Revisions**

NO. DATE



**TREE  
PLANTING  
SCHEDULE**

PRINCIPAL IN CHARGE  
S.B.

PROJECT ARCHITECT  
B.S.

DRAWN  
P.T. L.S.

DATE  
07.21.2023

APPROVED  
S.B.

SCALE:  
N.T.S.

JOB NO.  
22-0013-JBG-VI

DRAWING NO.  
**L-440N**

**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'	HAPPIDAZEB® 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	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS			
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 'BRACKENS 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	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS			
34	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	8" HT.	MULISTEMMED SPECIMEN	175	218.7500	7437
2	BETULA NIGRA 'BNMTF' TM	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 - N							
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF
3	ACER RUBRUM	RED MAPLE	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	1181.2500
5	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2.5" CAL.		175		875
4	FAGUS GRANDIFOLIA	AMERICAN BEECH	2.5" CAL.		315	393.7500	1575
2	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINGKO	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	175		350
11	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2.5" CAL.		175		1925
13	OXYDENDRUM ARBOREUM	SOURWOOD TREE	2" CAL.		175		2275
3	QUERCUS BICOLOR 'AMERICAN DREAM'	AMERICAN DREAM SWAMP WHITE OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	1181.25
3	QUERCUS COCCINEA	SCARLET OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	1181.25
7	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL.		315	393.7500	2756.25
8	ULMUS AMERICANA 'VALLEY FORGE'	AMERICAN ELM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	3150
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS			
8	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	2.5" CAL.				880
34	JUNIPERUS VIRGINIANA 'BURKII'	EASTERN REDCEDAR	8" HT.	SINGLE STRONG LEADER/SPECIMEN			3740
5	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	BRACKEN'S SOUTHERN MAGNOLIA	10" HT.	SINGLE STRONG LEADER/SPECIMEN			1575
12	TSUGA CANADENSIS	EASTERN HEMLOCK	2.5" CAL.				2625
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS			
12	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	8" HT.	MULISTEMMED SPECIMEN	110	137.5000	1650
1	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	10" HT.	MULISTEMMED SPECIMEN	110	137.5000	137.5
7	BETULA NIGRA 'BNMTF' TM	DURA HEAT RIVER BIRCH	10" HT.	MULISTEMMED SPECIMEN	110	137.5000	962.5
19	CERCIS CANADENSIS 'ACE OF HEARTS'	ACE OF HEARTS REDBUD	5" HT.	SPECIMEN	175	218.7500	2187.5
15	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	8" HT.	SPECIMEN	110	137.5000	412.5
19	CORNUS X 'RUTGAN'	STELLAR PINK DOGWOOD	1.75" CAL.	SPECIMEN	175	218.7500	3500
29	MAGNOLIA STELLATA	STAR MAGNOLIA	2.5" CAL.	MULISTEMMED SPECIMEN	50		1450
16	SASSAFRAS ALBIDUM	SASSAFRAS	2.5" CAL.		175	218.7500	3500

TOTAL NEW CANOPY COVERAGE LANDBAY NORTH : 40,760 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-N

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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ATTORNEY  
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SUSTAINABILITY CONSULTANT  
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 703.970.2890

TRAFFIC ENGINEER  
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 301.881.1441

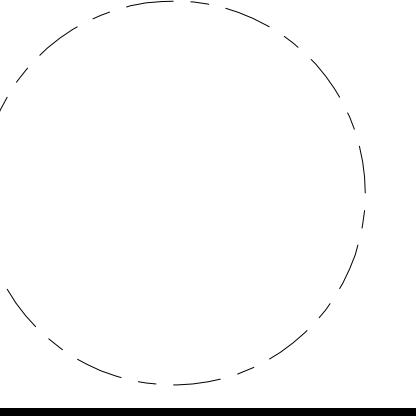
## Key Plan

## 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	APPROVED S.B.
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SCALE: N.T.S.	JOB NO. 22-0013-JBG-VIV
------------------	----------------------------

DRAWING NO.

# L-441N

PLANT SCHEDULE LANDBAY-NORTH					
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
31	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA	2' HT.	48" o.c.	MIN. 4 CANES
61	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	2' HT.	36" o.c.	MIN. 4 CANES
48	CALYCANTHUS FLORIDUS 'CAROLINA'	CAROLINA ALLSPICE	2' HT.	72" o.c.	MIN. 4 CANES
126	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	PROSTRATE PLUM YEW	---	48" o.c.	
288	CIMICIFUGA RACEMOSA	BLACK COHOSH	3' HT.	36" o.c.	
155	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	2' HT.	36" o.c.	MIN. 4 CANES
82	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA	2' HT.	48" o.c.	MIN. 4 CANES
110	CORNUS ALBA 'ELEGANTISSIMA'	SILVEREDGE DOGWOOD	4' HT.	72" o.c.	
191	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	3' HT.	36" o.c.	MIN. 5 CANES
29	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	3' HT.	48" o.c.	MIN. 5 CANES
47	FORSYTHIA X 'SUNRISE'	SUNRISE FORSYTHIA	4' HT.	48" o.c.	
96	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	2' HT.	36" o.c.	MIN. 4 CANES
57	HYDRANGEA MACROPHYLLA 'BLUE WAVE'	BLUE WAVE LACECAP HYDRANGEA	4' HT.	48" o.c.	MIN. 5 CANES
7	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA	1' HT.	48" o.c.	
63	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3' HT.	48" o.c.	MIN. 5 CANES
377	ILEX GLABRA 'SHAMROCK'	INKBERRY	1.5' HT.	36" o.c.	MIN. 4 CANES
47	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	1.5' HT.	30" o.c.	MIN. 4 CANES
76	ILEX VERTICILLATA 'SPARKLEBERRY'	WINTERBERRY	3' HT.	96" o.c.	MIN. 5 CANES
316	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	2' HT.	36" o.c.	MIN. 4 CANES
95	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	2.5' HT.	48" o.c.	MIN. 5 CANES
86	KALMIA LATIFOLIA	MOUNTAIN LAUREL	3' HT.	60" o.c.	MIN. 5 CANES
28	KALMIA LATIFOLIA 'ELF'	ELF DWARF MOUNTAIN LAUREL	3' HT.	36" o.c.	
22	PHYSOCARPUS OPULIFOLIUS 'ZLEBICS'	SWEET CHERRY TEA™ NINEBARK	3' HT.	36" o.c.	
15	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	3' HT.	48" o.c.	MIN. 5 CANES
103	RHODODENDRON CALENDULACEUM	FLAME AZALEA	3' HT.	48" o.c.	MIN. 5 CANES
38	RHODODENDRON X 'P.J.M.'	PJM RHODODENDRON	3' HT.	48" o.c.	MIN. 5 CANES
101	ROSA X 'RADRAZZ' TM	KNOCK OUT SHRUB ROSE	3' HT.	36" o.c.	MIN. 5 CANES
119	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	3' HT.	48" o.c.	MIN. 5 CANES
68	VIBURNUM TRILOBUM	AMERICAN CRANBERRYBUSH	5' HT.	60" o.c.	MIN. 8 CANES
34	VIBURNUM X JUDDII	JUDD VIBURNUM	3' HT.	72" o.c.	MIN. 5 CANES
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
9	DISTYLUM X 'PIIDIST-II'	BLUE CASCADE® DISTYLUM	3' HT.	48" o.c.	
193	JASMINUM NUDIFLORUM	WINTER JASMINE	2.5' HT.	30" o.c.	MIN. 5 CANES
6	KALMIA LATIFOLIA	MOUNTAIN LAUREL	3' HT.	60" o.c.	
149	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
673 SF	PACHYANDRA PROCUMBENS	ALLEGHENY SPURGE	#1		
1,289	PACKERA AUREA	GOLDEN GROUNDSEL	#1	12" o.c.	
621	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	#1	12" o.c.	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
159	ALCHEMILLA MOLLIS	LADY'S MANTLE	#1	12" o.c.	
168	AMSONIA HUBRICHTII	ARKANSAS BLUE-STAR	#1	24" o.c.	
106	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK, BEARBERRY	#1	24" o.c.	
139	ARUNCUS DIOICUS	GOAT'S BEARD	#1	36" o.c.	
143	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	#1	18" o.c.	
29	ASTILBE CHINENSIS 'HEART AND SOUL'	CHINESE ASTILBE	#1	18" o.c.	
149	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1	30" o.c.	
763	CAREX FLACCA	BLUE SEDGE	#1	12" o.c.	
289	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	#1	12" o.c.	
371	CAREX SIDEROSTICHA 'BANANA BOAT'	BANANA BOAT BROADLEAF SEDGE	#1	12" o.c.	
1,052	CAREX STRICTA	TUSSOCK SEDGE	#1	12" o.c.	
705	CHELONE GLABRA	WHITE TURTLE-HEAD	#1	12" o.c.	
145	HAKONECHLOA MACRA 'ALL GOLD'	JAPANESE FOREST GRASS	#1	18" o.c.	
261	HEUCHERA MICRANTHA 'PALACE PURPLE'	ALUMROOT CORAL BELLS	#1	18" o.c.	
60	HIBISCUS MOSCHEUTOS	SWAMP MALLOW	#1	30" o.c.	
111	LIGULARIA DENTATA 'DESDEMONA'	LEOPARD PLANT	#1	18" o.c.	
387	LOBELIA CARDINALIS	CARDINAL FLOWER	#1	12" o.c.	
271	MATTEUCCIA STRUTHIOPTERIS 'THE KING'	OSTRICH FERN	#1	18" o.c.	
171	MONARDA DIDYMA 'CORAL REEF'	CORAL REEF BEE BALM	#1	24" o.c.	
750	NASSELLA TENUSSIMA	MEXICAN FEATHER GRASS	#1	12" o.c.	
223	OSMUNDA REGALIS	ROYAL FERN	#1	18" o.c.	
105	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	24" o.c.	
199	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1	36" o.c.	
71	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1	24" o.c.	
152	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	#1	18" o.c.	
69	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1	30" o.c.	
98	SYMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME'	NEW ENGLAND ASTER	#1	24" o.c.	
2,439	TIARELLA CORDIFOLIA	HEATLEAF FOAMFLOWER	#1	12" o.c.	

4.1 SUBMISSION



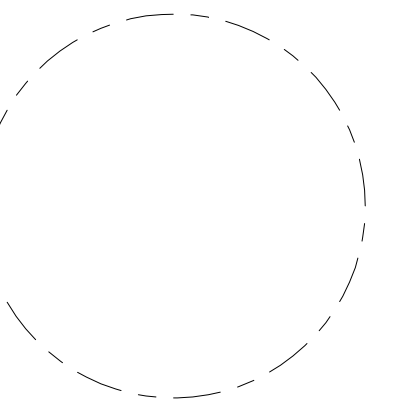
**RIVERHOUSE  
LANDBAY-N**

**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

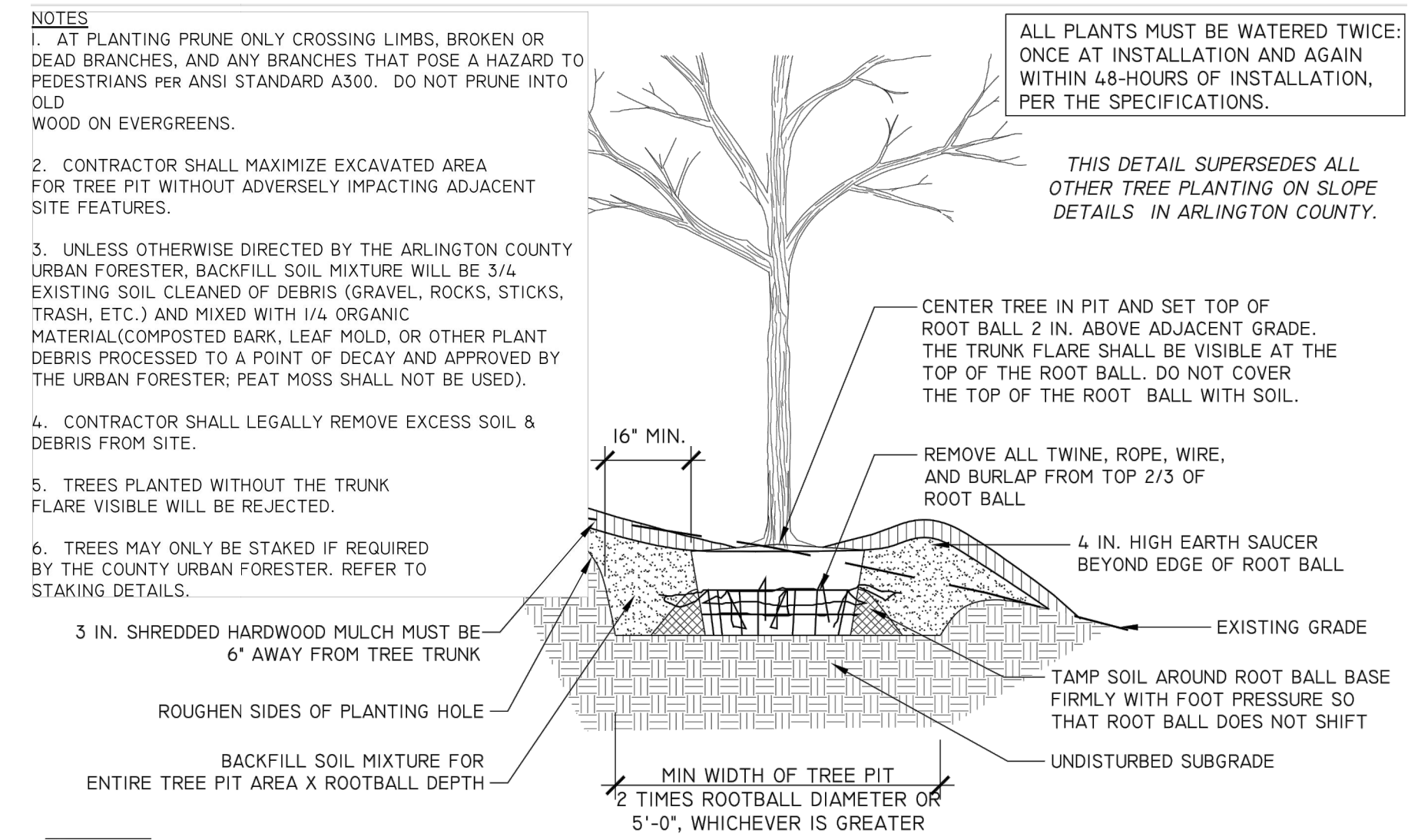


**PLANT NOTES  
AND DETAILS**

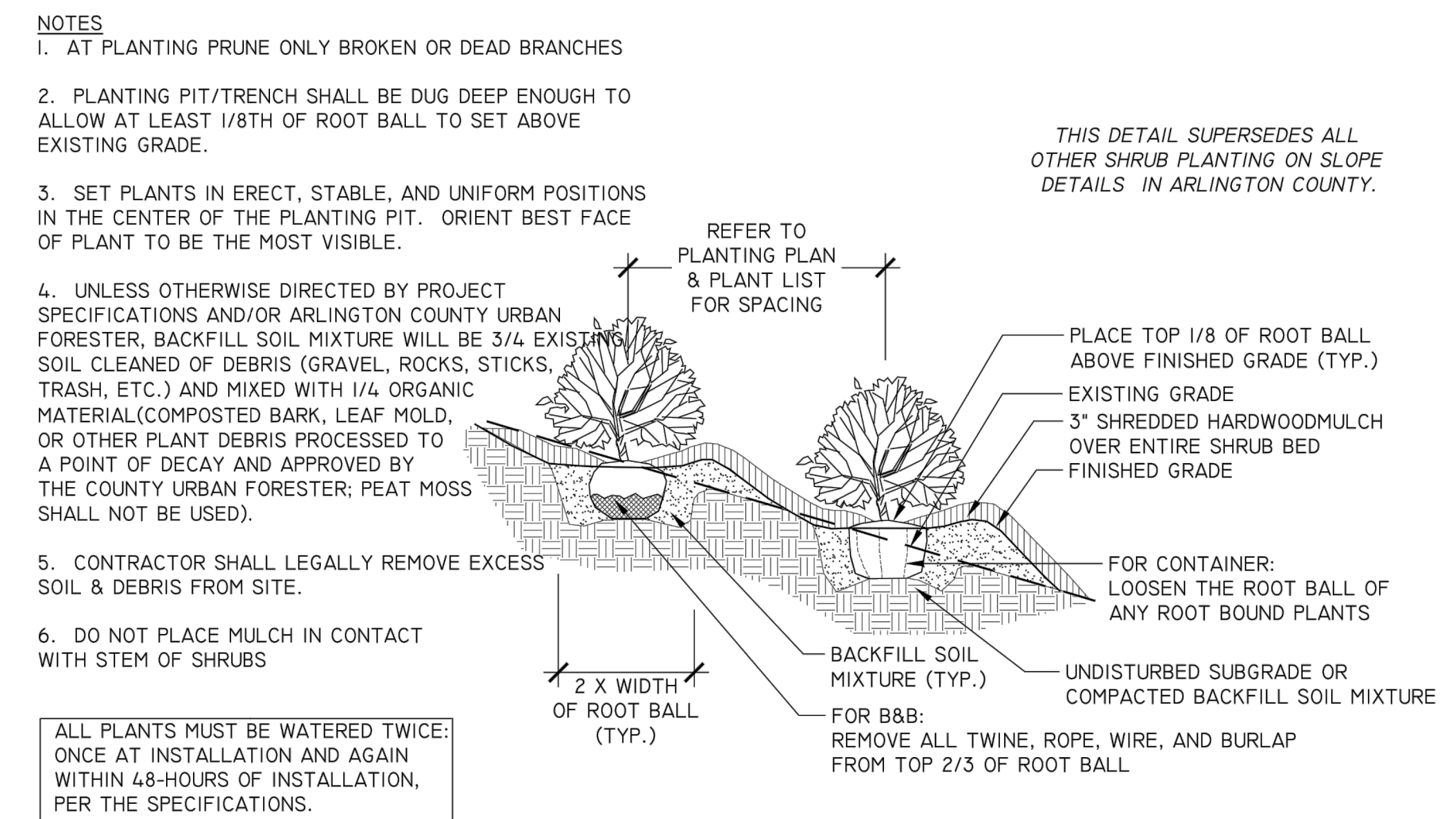
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<b>PROJECT ARCHITECT</b> B.S.	
<b>DRAWN</b> P.T. L.S.	
<b>DATE</b> 07.21.2023	<b>APPROVED</b> S.B.
<b>SCALE:</b>	<b>JOB NO.</b> 22-0013-JBG-RV
<b>DRAWING NO.</b>	

**L-442N**

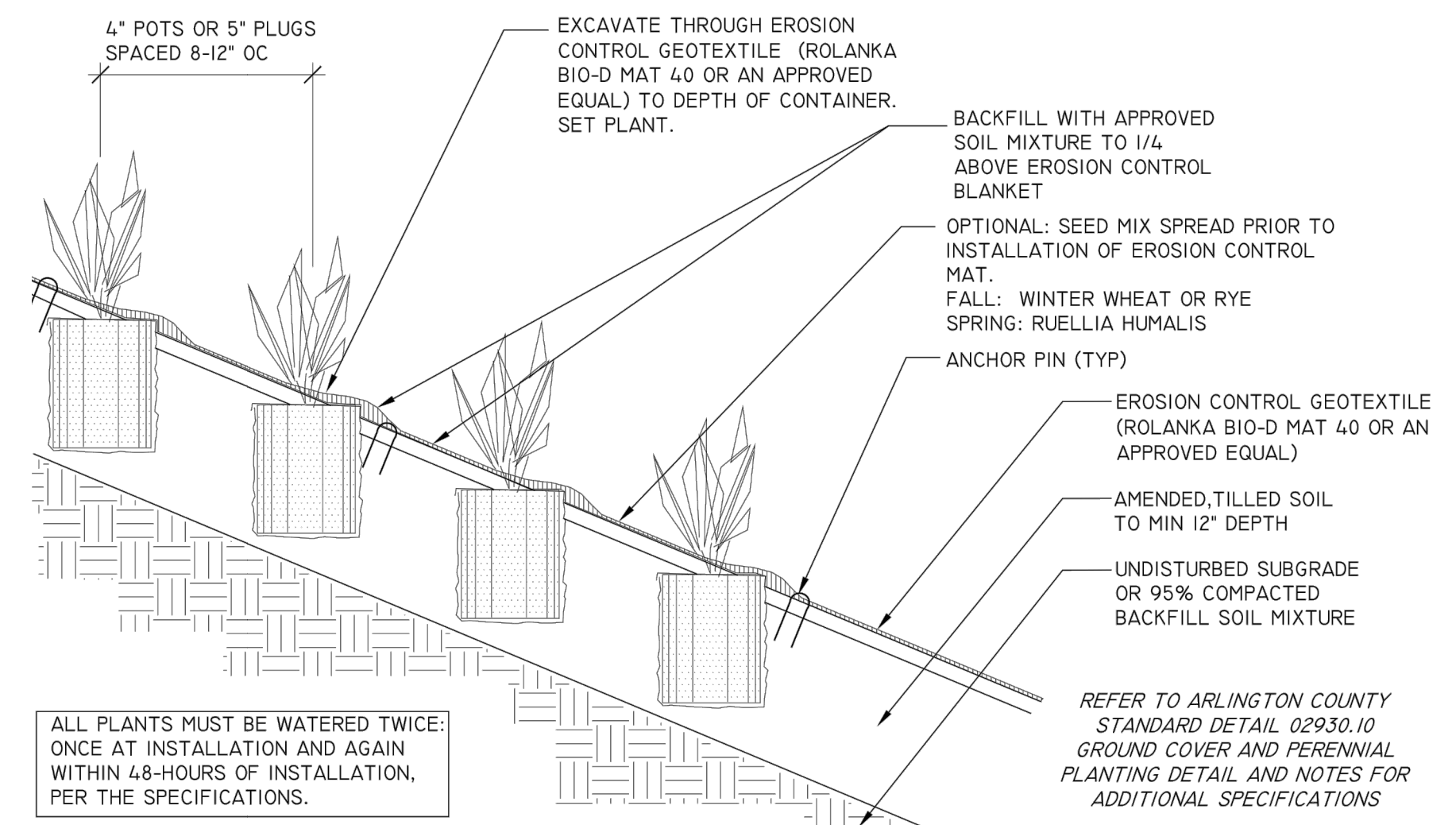
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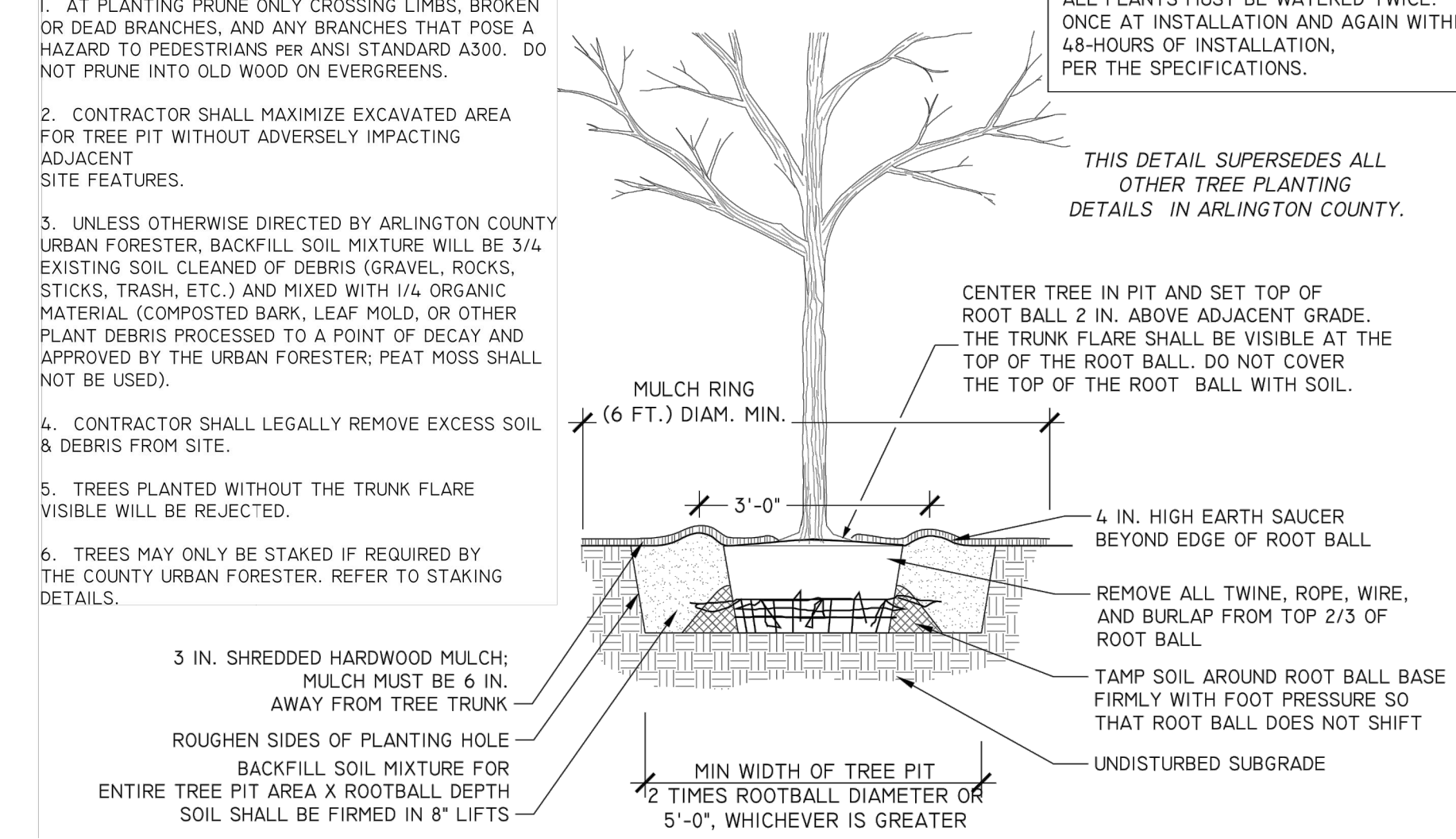
**B TREE PLANTING ON SLOPE**  
N.T.S.



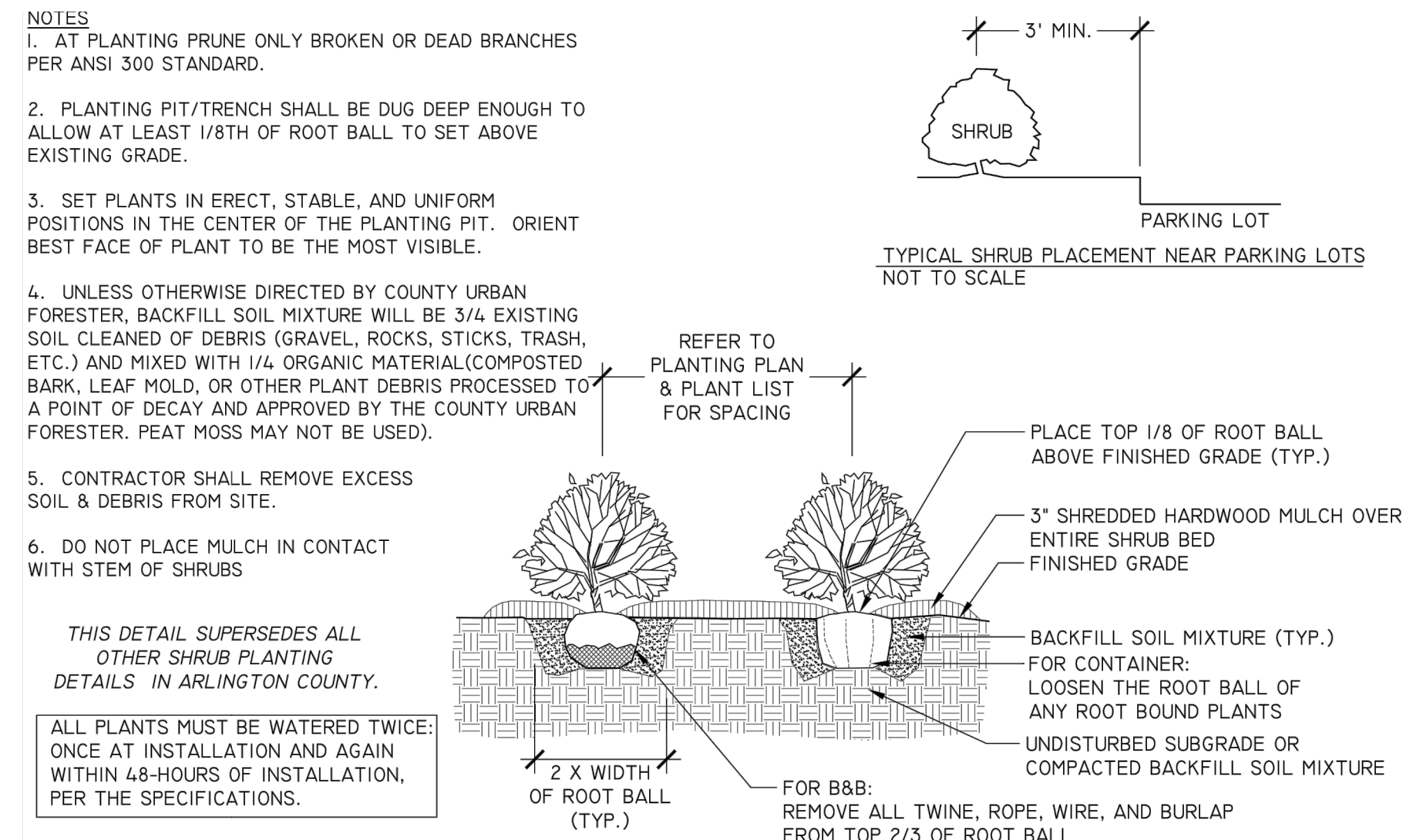
**D SHRUB PLANTING ON SLOPE**  
N.T.S.



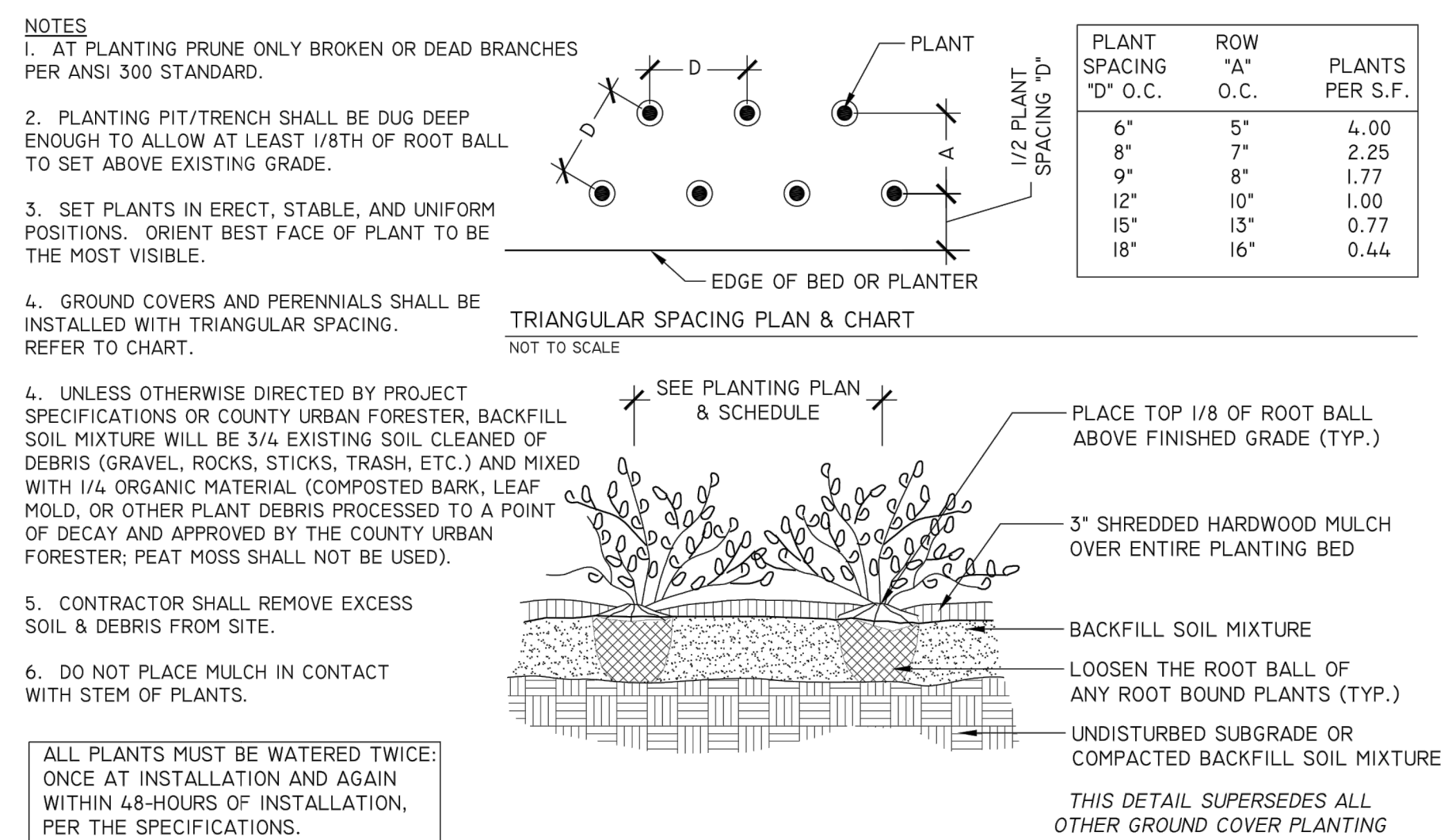
**F GROUND COVERS & PERENNIAL PLANTING ON SLOPE**  
N.T.S.



**A TREE PLANTING**  
N.T.S.

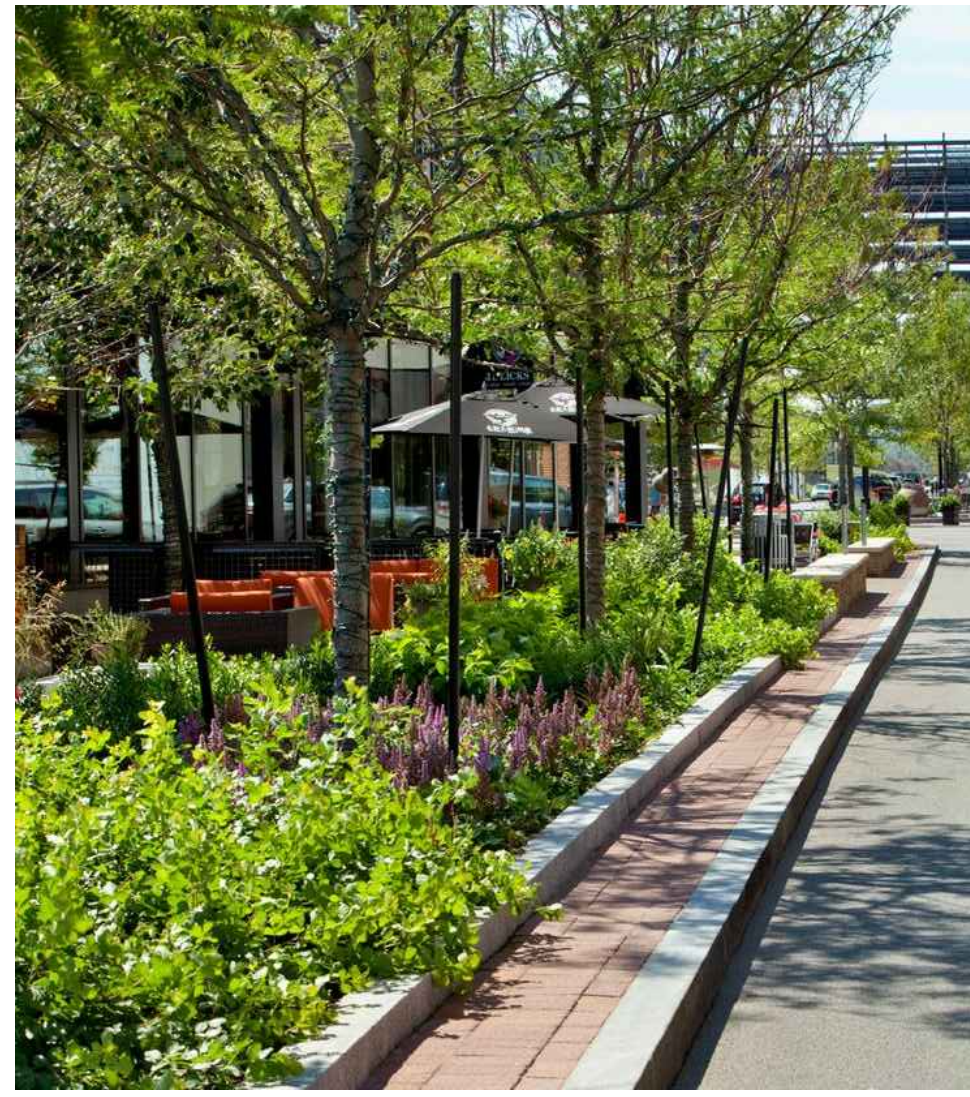


**C SHRUB PLANTING**  
N.T.S.



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

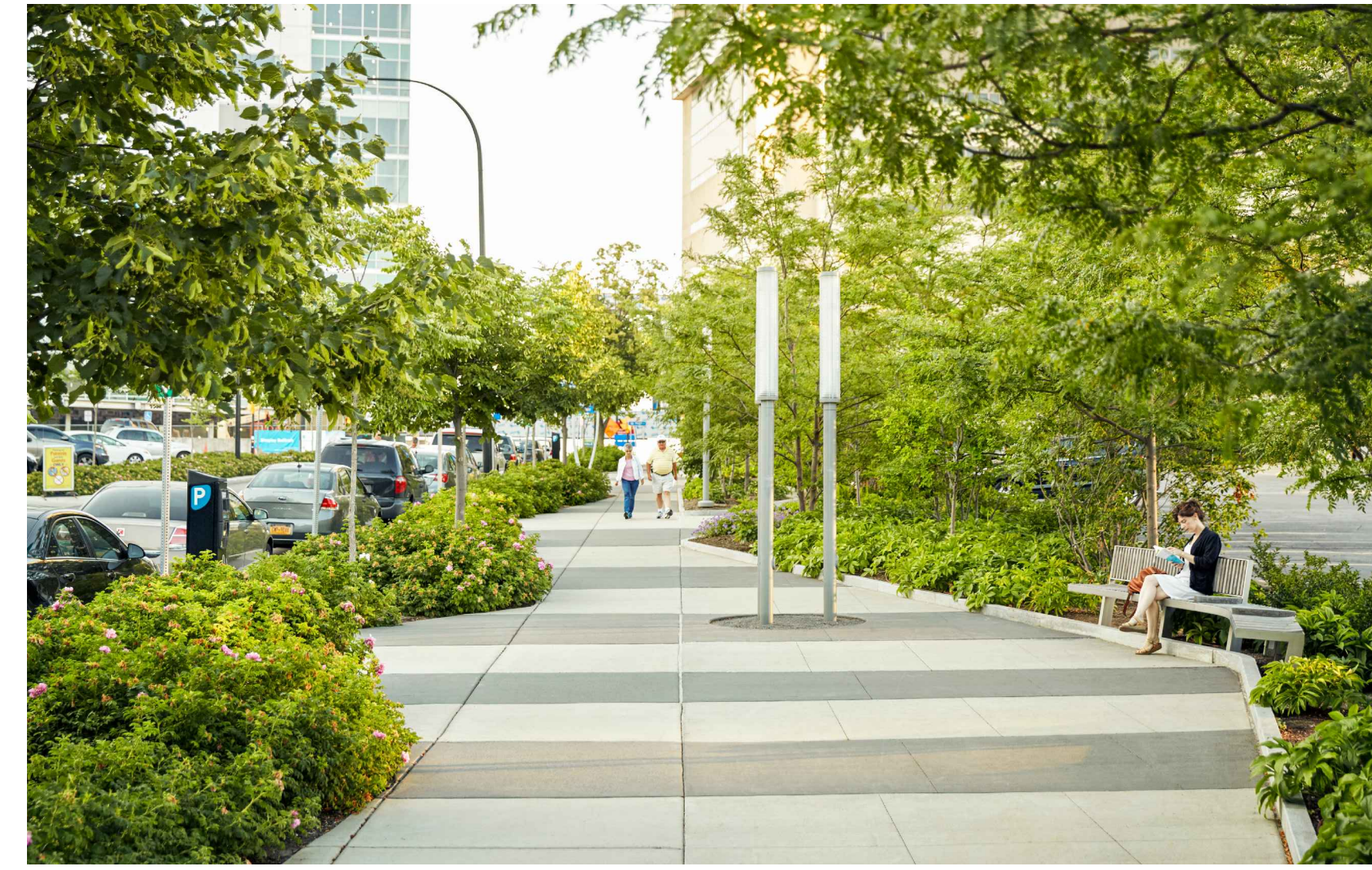




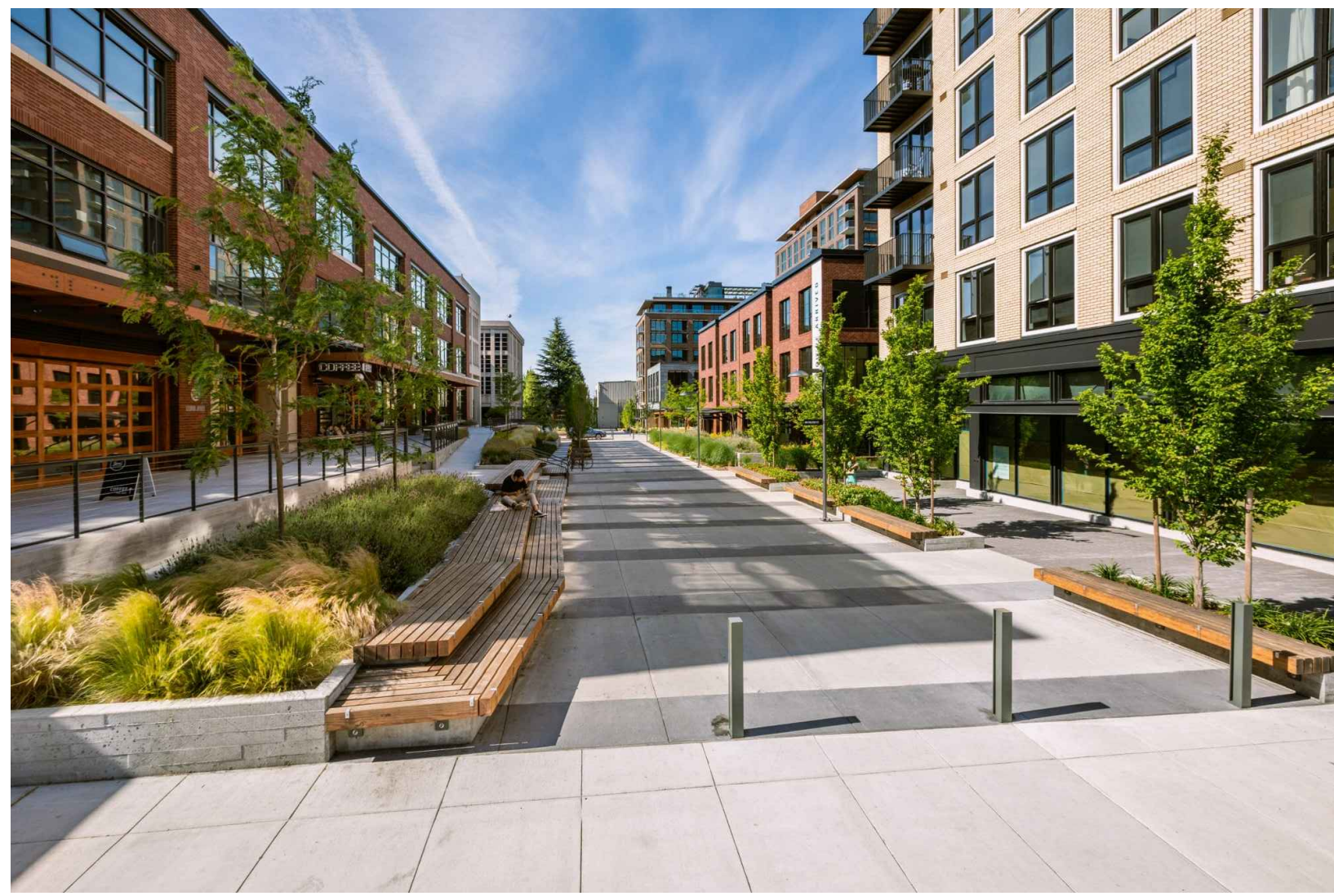
**A** STREETScape



**B** GREEN RIBBON - TYPE 1



**C** GREEN RIBBON - TYPE 2



**D** GREEN RIBBON - TYPE 3



**E** GREEN RIBBON - TYPE 4



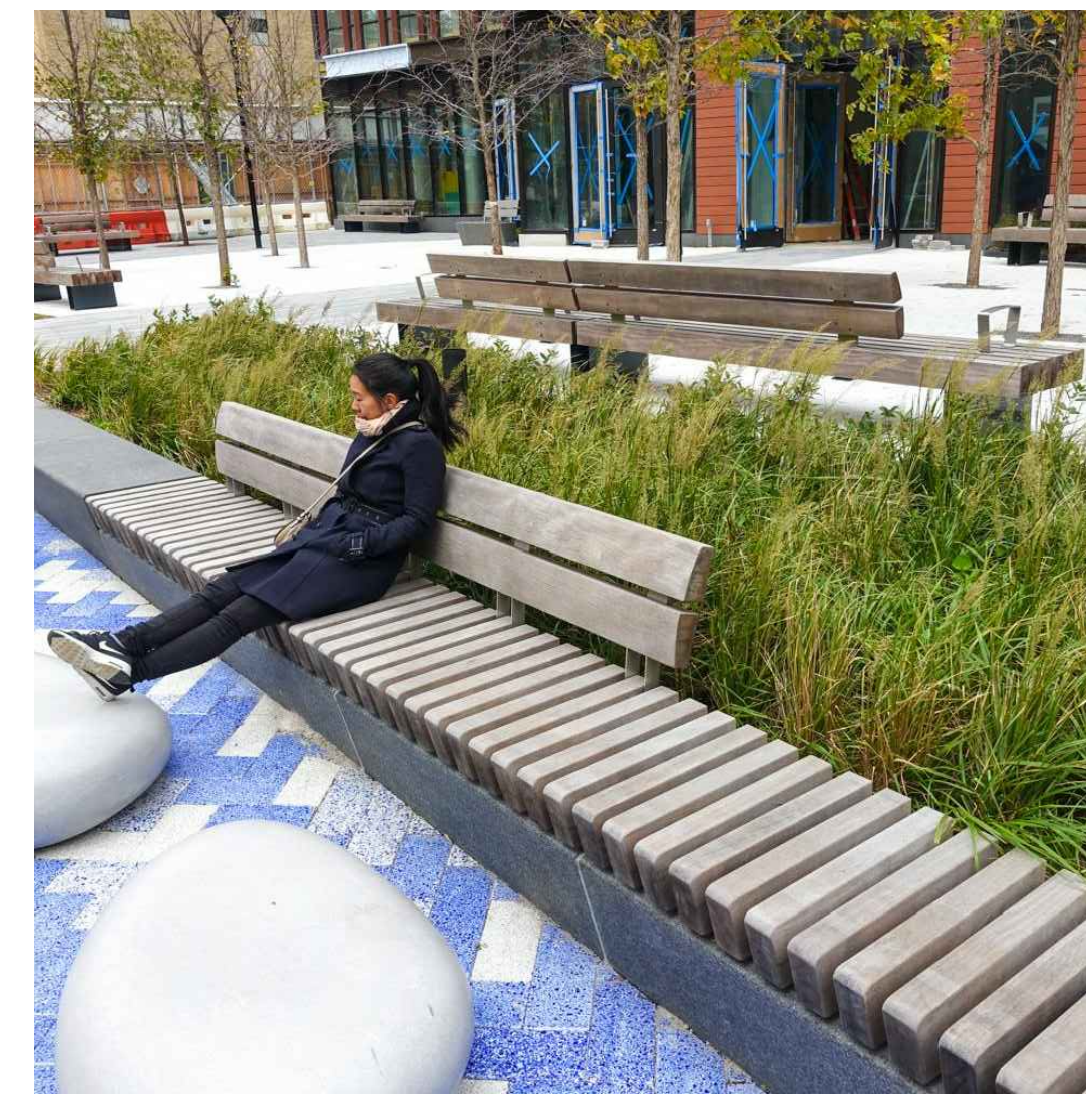
**F** SPECIAL PAVING



**G** PUBLIC ART



**H** STREETScape FURNISHINGS



**I** INTEGRATED SEATING

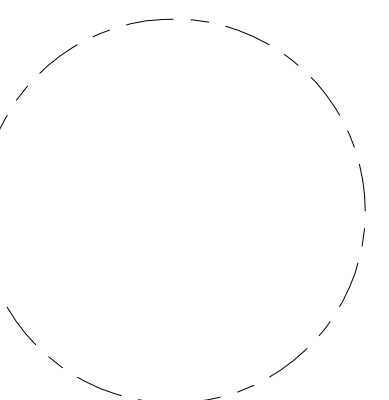
**RIVERHOUSE  
LANDBAY-N**

PROJECT STREET NUMBER  
1400 S. JOYCE STREET  
ARLINGTON, VA 22202  
OWNER / DEVELOPER  
JBG SMITH  
240.333.3600  
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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  
APPROVED  
S.B.  
SCALE:  
JOB NO.  
22-0013-JBG-RIV

**4.1 SUBMISSION**

DRAWING NO.  
**L-500N**





**A** PLACEMAKING SEATING



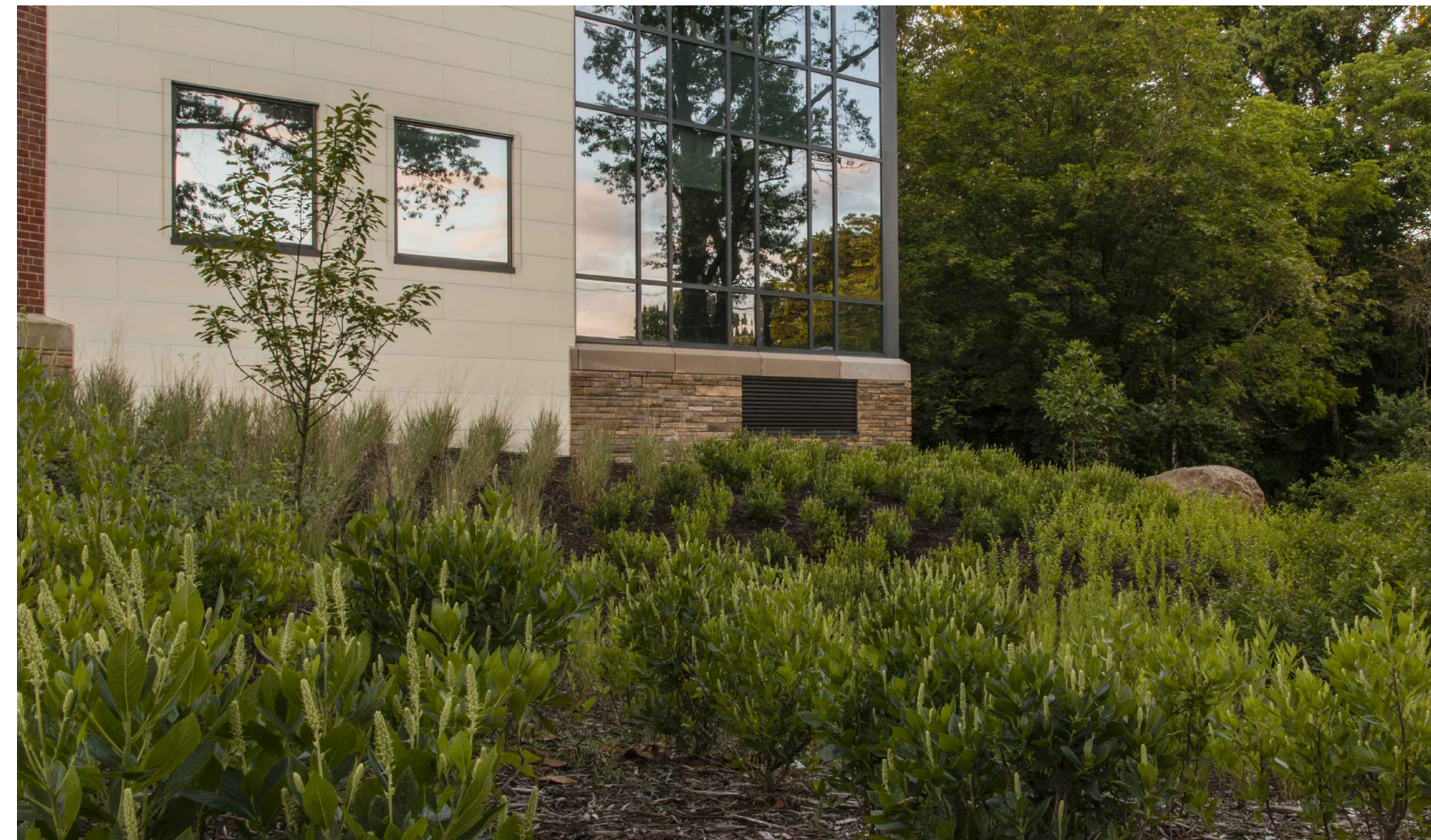
**B** SEMI-PRIVATE SPACES



**C** NEIGHBORHOOD POCKET PARK



**D** PLACEMAKING



**E** PLANTING AREAS



**F** BIORETENTION PLANTINGS

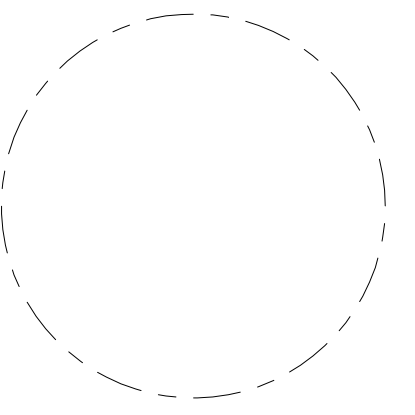
**RIVERHOUSE  
LANDBAY-N**

PROJECT STREET NUMBER  
1400 S. JOYCE STREET  
ARLINGTON, VA 22202  
OWNER / DEVELOPER  
JBG SMITH  
240.333.3600  
NORTH PARCEL ARCHITECT  
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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  
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202.344.4000  
SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890  
TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221  
STRUCTURAL ENGINEER  
SK + A  
301.881.1441

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

DRAWING NO.  
**L-501N**

**4.1 SUBMISSION**







**RIVERHOUSE  
LANDBAY-N**

**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

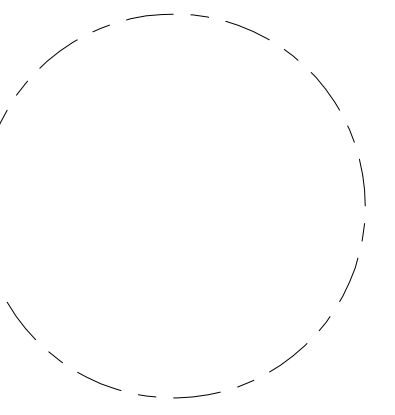
**TRAFFIC ENGINEER**  
NELSON NYGAARD  
202.315.5221

**STRUCTURAL ENGINEER**  
SK + A  
301.881.1441

**Key Plan**

Issue	
NO.	DATE

Revisions	
NO.	DATE



**SITE SECTIONS**

**PRINCIPAL IN CHARGE**  
S.B.

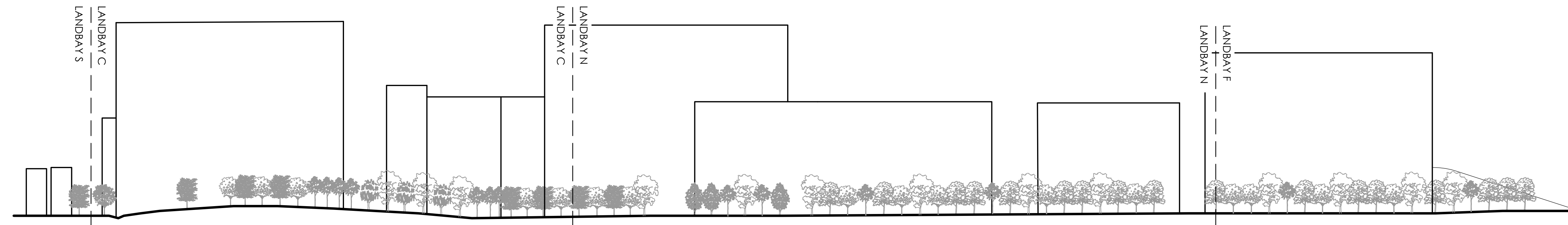
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B.S.

**DRAWN**  
P.T. L.S.

<b>DATE</b> 07.21.2023	<b>APPROVED</b> S.B.
<b>SCALE:</b>	<b>JOB NO.</b> 22-0013-JBG-RIV

**DRAWING NO.**

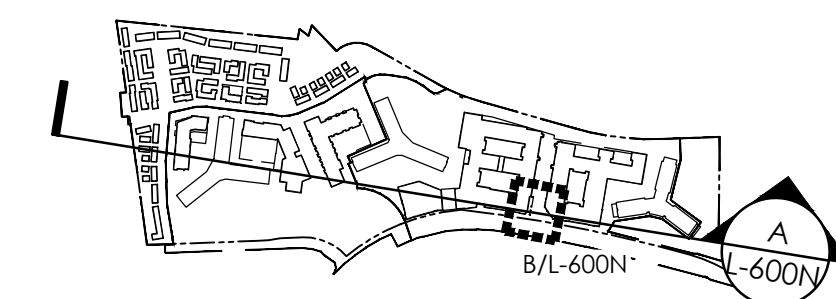
**L-600N**



**A** SECTION - OVERALL SITE  
SCALE 1"=100'



**B** MEWS SECTION ELEVATION  
NOT TO SCALE



KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**



**RIVERHOUSE  
 LANDBAY-N**

**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

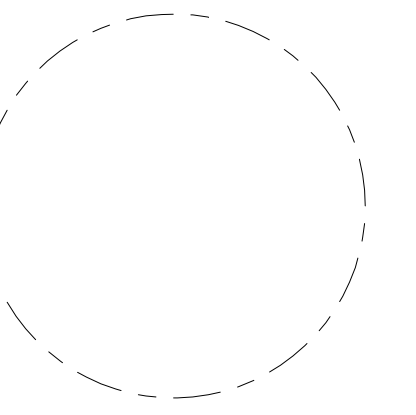
**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**Key Plan**

Issue NO.	DATE

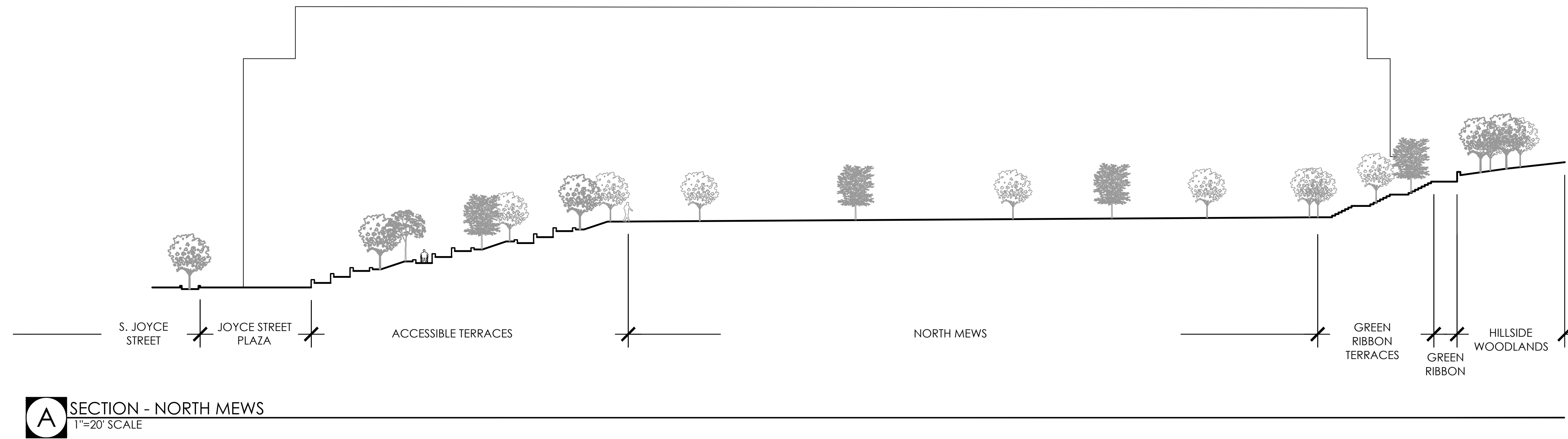
Revisions NO.	DATE



**SITE SECTIONS**

<b>PRINCIPAL IN CHARGE</b> S.B.	
<b>PROJECT ARCHITECT</b> B.S.	
<b>DRAWN</b> P.T. L.S.	
<b>DATE</b> 07.21.2023	<b>APPROVED</b> S.B.
<b>SCALE:</b>	<b>JOB NO.</b> 22-0013-JBG-NV
<b>DRAWING NO.</b>	

**L-601N**



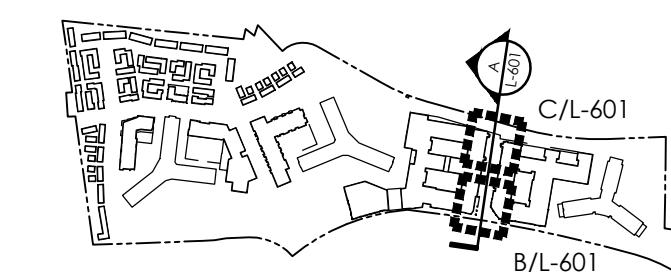
**A SECTION - NORTH MEWS**  
 1"=20" SCALE



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



**C SECTION - WEST GREEN RIBBON**  
 1"=10'-0" SCALE



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION



**RIVERHOUSE  
LANDBAY-N**

**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

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301.881.1441

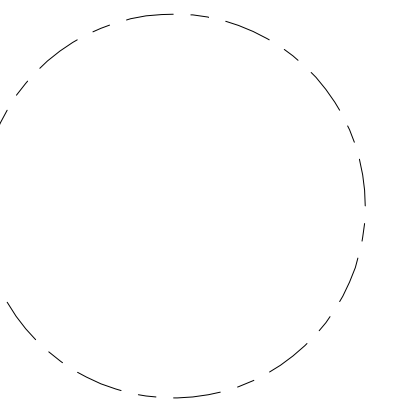
**Key Plan**

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**SITE SECTIONS**

PRINCIPAL IN CHARGE  
S.B.

PROJECT ARCHITECT  
B.S.

DRAWN  
P.T. L.S.

DATE  
07.21.2023

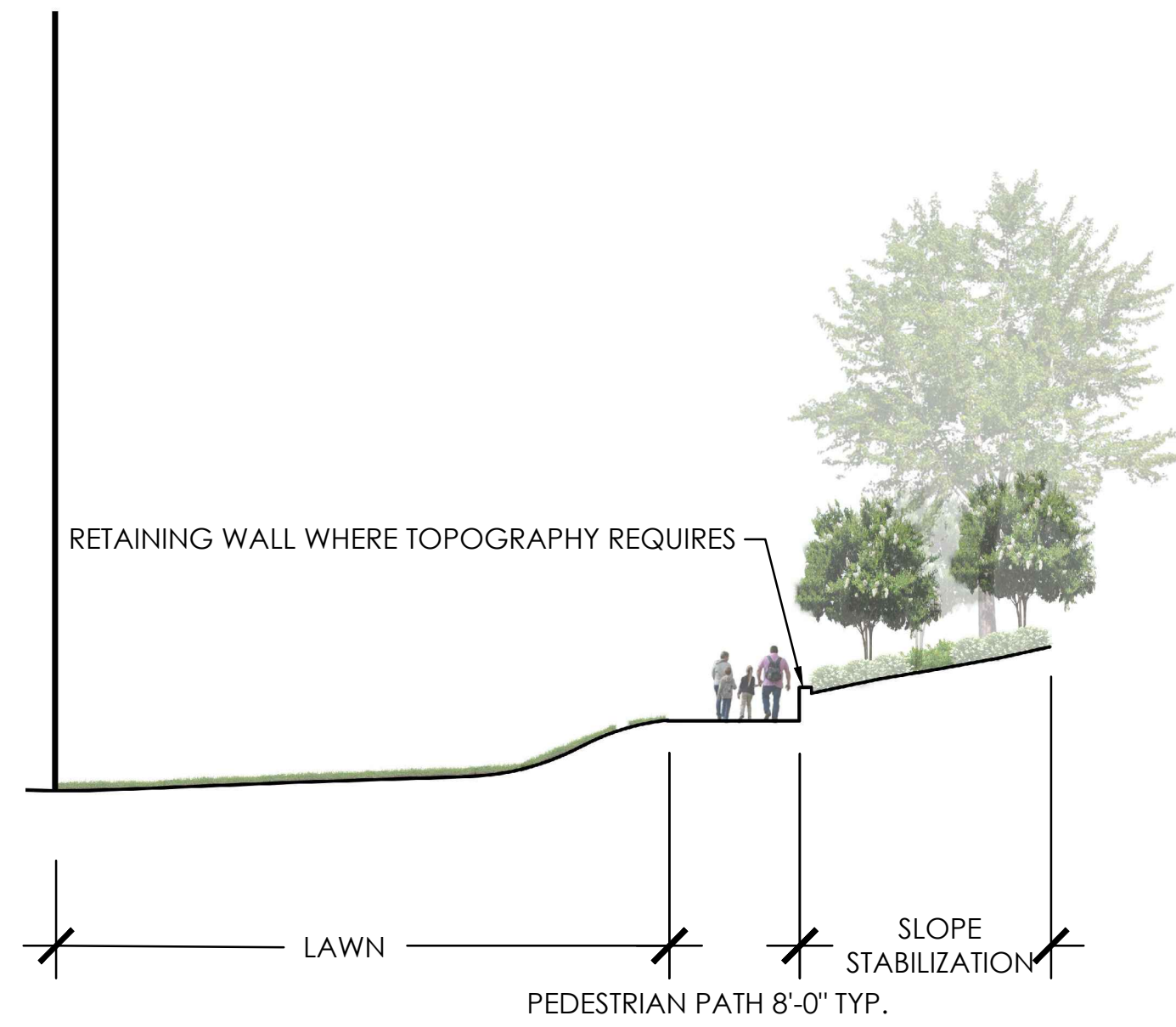
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S.B.

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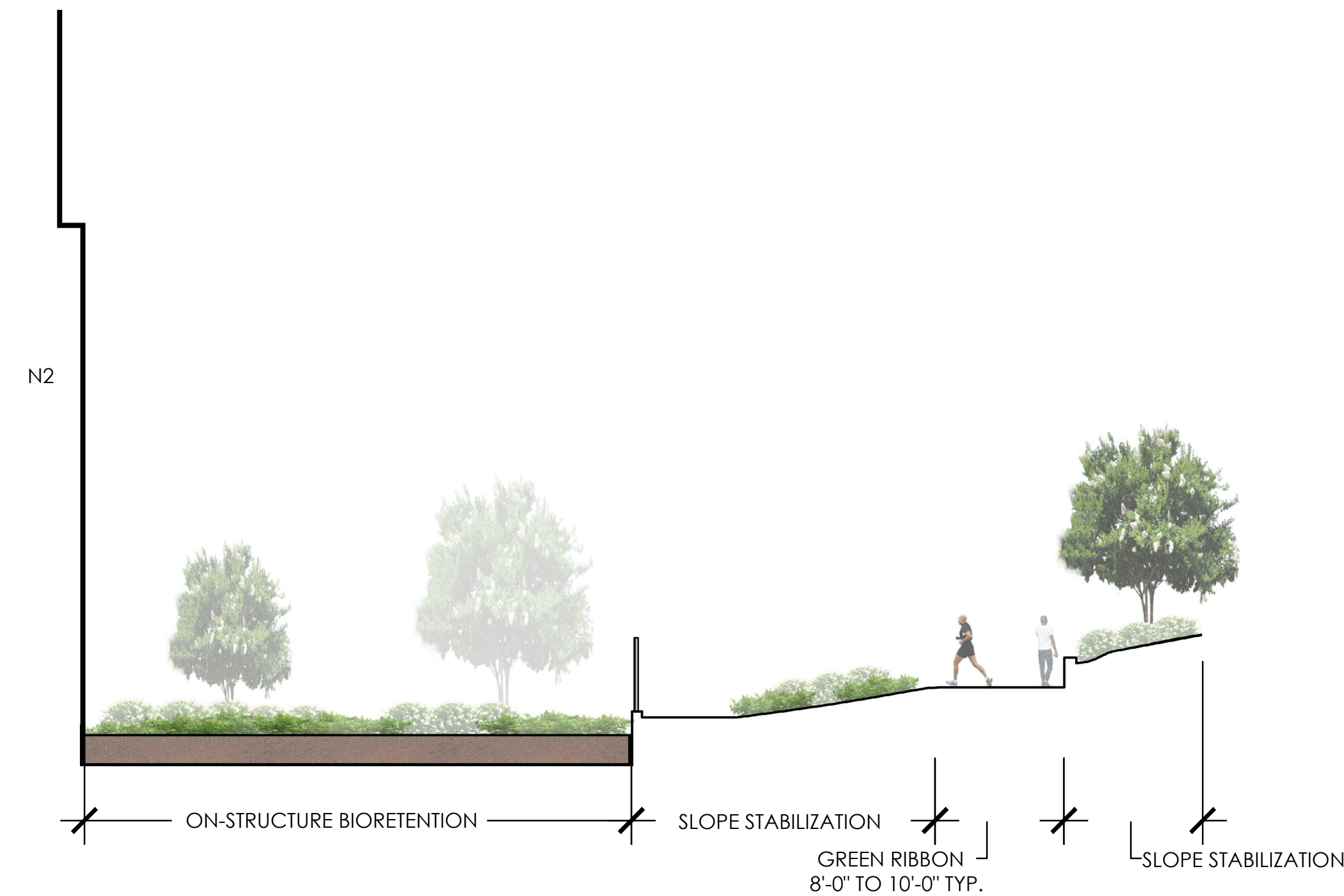
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22-0013-JBG-RIV

DRAWING NO.

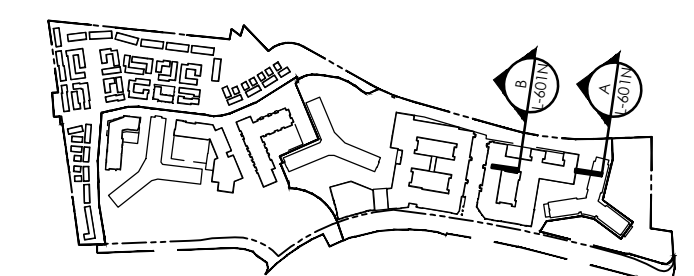
**L-602N**



**A** SECTION - GREEN RIBBON AT HILLSIDE WOODLANDS  
SCALE 1"=10'



**B** SECTION - ON STRUCTURE BIORETENTION  
SCALE 1"=10'



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION