

**RIVERHOUSE  
LANDBAY-S**

**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-S

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-001S	LANDSCAPE COVER SHEET
L-002S	OVERALL PLAN
L-003S	OVERALL OPEN SPACE PLAN
L-004S	OVERALL SITE RENDERING
L-101S	CONCEPT LANDSCAPE PLAN A
L-102S	CONCEPT LANDSCAPE PLAN B
L-103S	CONCEPT LANDSCAPE PLAN C
L-104S	CONCEPT LANDSCAPE PLAN D
L-400S	OVERALL TREE PLANTING PLAN
L-401S	TREE PLANTING PLAN A
L-402S	TREE PLANTING PLAN B
L-403S	TREE PLANTING PLAN C
L-404S	TREE PLANTING PLAN D
L-421S	UNDERSTORY PLANTING PLAN A
L-422S	UNDERSTORY PLANTING PLAN B
L-423S	UNDERSTORY PLANTING PLAN C
L-424S	UNDERSTORY PLANTING PLAN D
L-440S	TREE PLANTING SCHEDULE
L-441S	UNDERSTORY PLANTING SCHEDULE
L-442S	PLANT NOTES AND DETAILS
L-500S	PRECEDENT IMAGERY
L-501S	PRECEDENT IMAGERY
L-510S	PAVING DETAILS
L-600S	SITE SECTIONS
L-601S	SITE SECTIONS

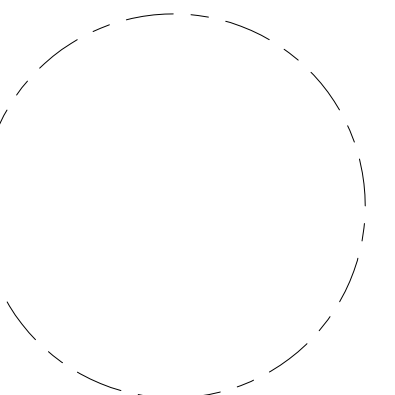
**Key Plan**

**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: JOB NO. 22-0013-JBG-RIV

DRAWING NO.

**L-001S**

**4.1 SUBMISSION**

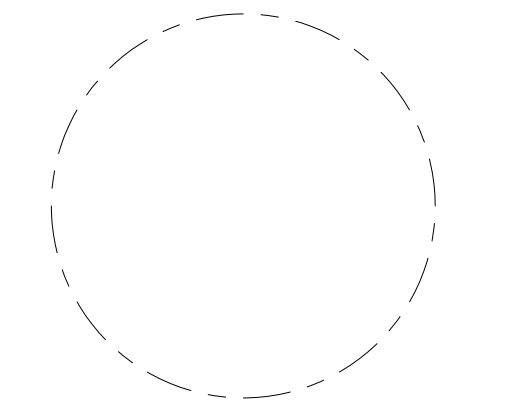
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HYBRID ARCHITECTURE  
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NELSON NYGAARD  
202.315.5221  
**STRUCTURAL ENGINEER**  
SK + A  
301.881.1441

**Key Plan**

**Issue**  
NO. DATE

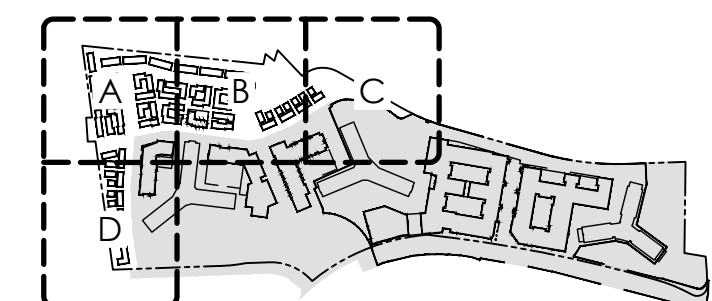
**Revisions**  
NO. DATE



**OVERALL PLAN**

**PRINCIPAL IN CHARGE**  
S.B.  
**PROJECT ARCHITECT**  
B.S.  
**DRAWN**  
P.T. L.S.  
**DATE**  
07.21.2023  
**APPROVED**  
S.B.  
**SCALE:**  
1" = 100'  
**JOB NO.**  
22-0013-JBG-RV  
**DRAWING NO.**

**L-002S**



KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**

**RIVERHOUSE  
LANDBAY-S**

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ARLINGTON, VA 22202

OWNER / DEVELOPER  
JBG SMITH  
240.333.3600

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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

ATTORNEY  
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703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

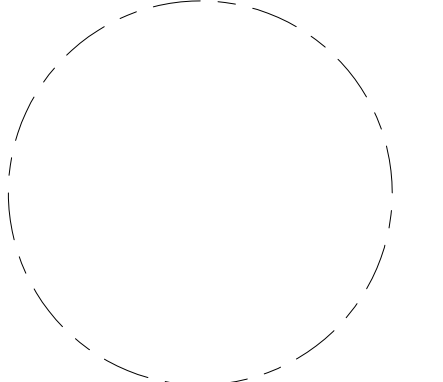
**Key Plan**

**Issue**

NO. DATE

**Revisions**

NO. DATE



**OVERALL 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-003S**

APPROVED  
S.B.

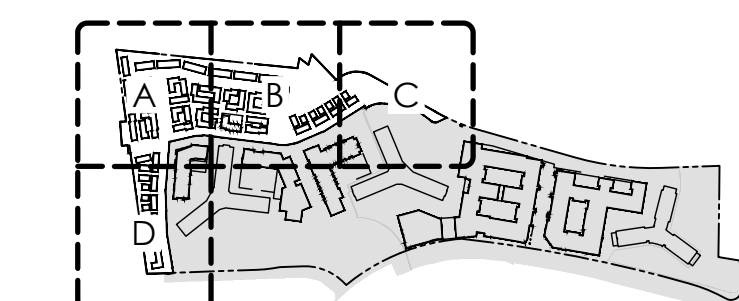
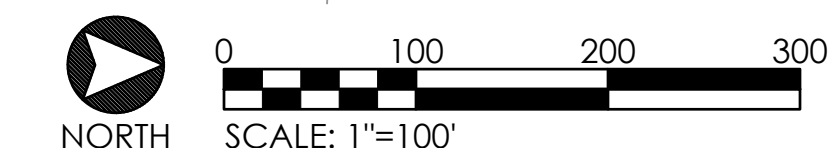
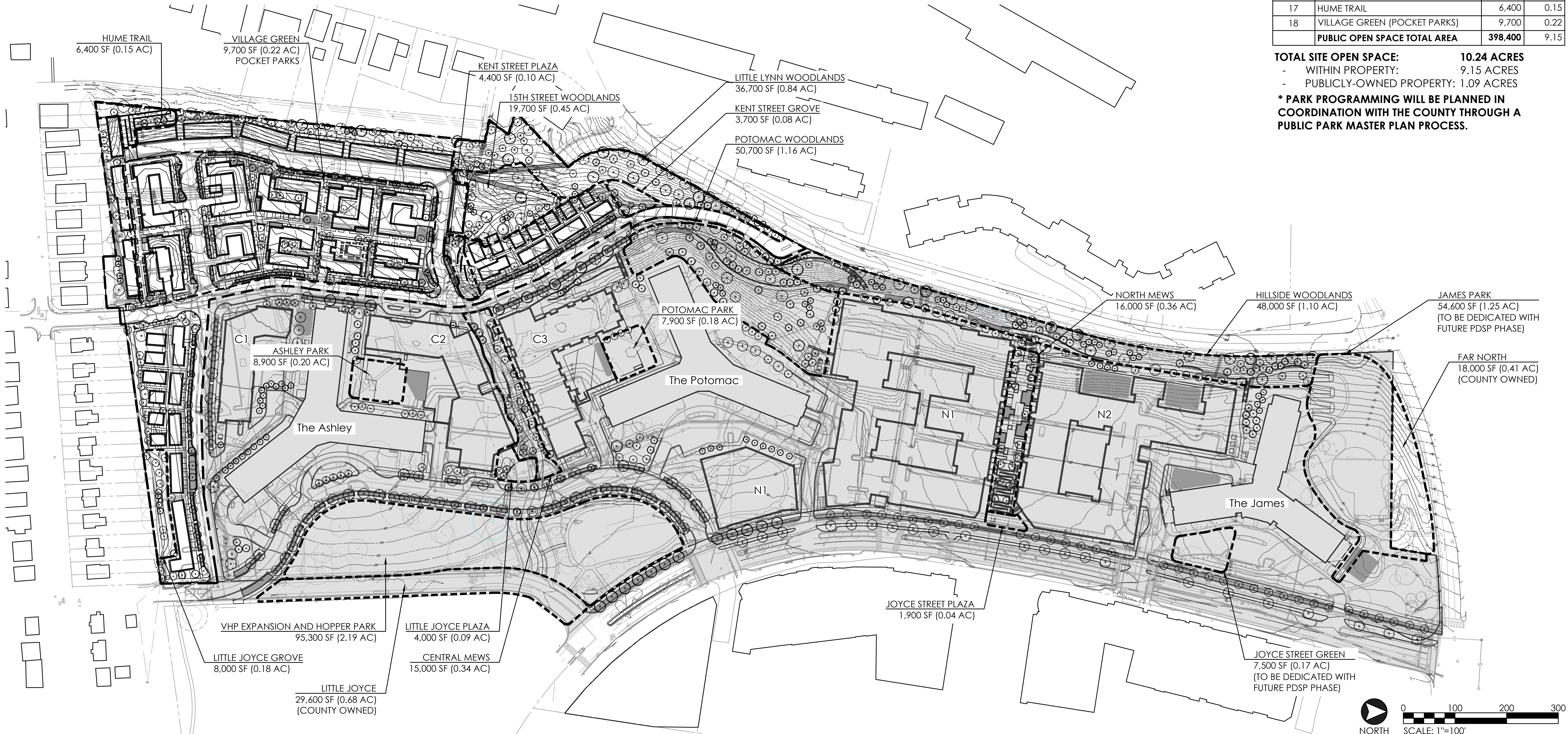
JOB NO.  
22-0013-JBG-VIV

PUBLICLY-OWNED SPACE TABULATIONS			
NO.	NAME	(SF)	(AC)
27	FAR NORTH	18,000	0.41
28	LITTLE JOYCE	29,600	0.68
<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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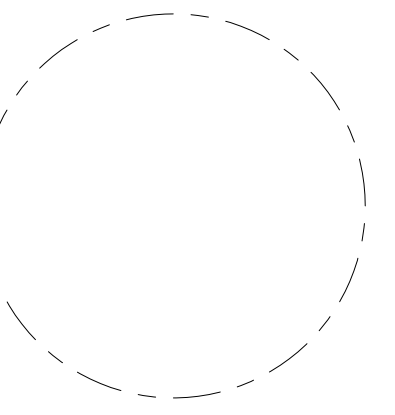
**TRAFFIC ENGINEER**  
NELSON NYGAARD  
202.315.5221

**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.

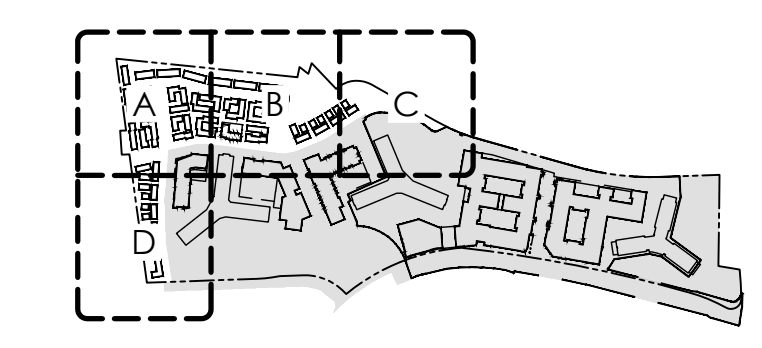
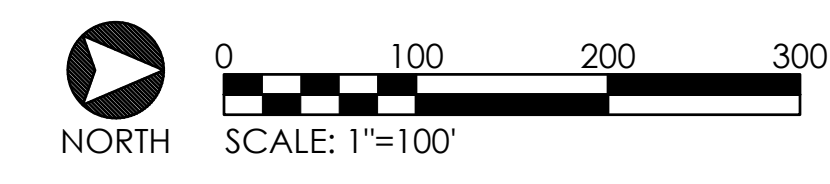
**DRAWN**  
P.T. L.S.

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

**DRAWING NO.**

**L-004S**

**4.1 SUBMISSION**



KEY PLAN (NOT TO SCALE)



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LANDBAY-S**

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ARLINGTON, VA 22202  
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STRUCTURAL ENGINEER  
SK + A  
301.881.1441

**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

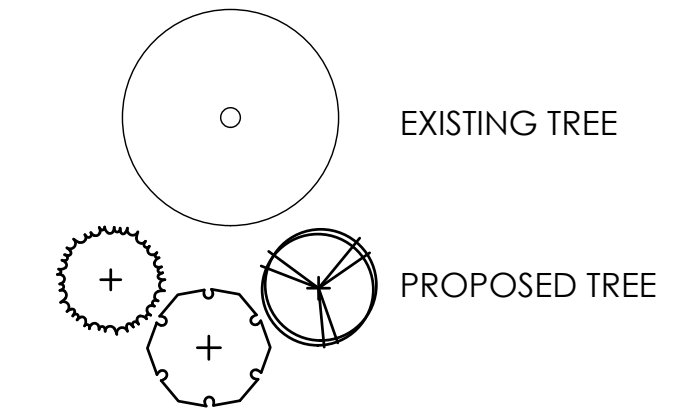
SCALE:  
1" = 25'

APPROVED  
S.B.

JOB NO.  
22-0013-JBG-RIV

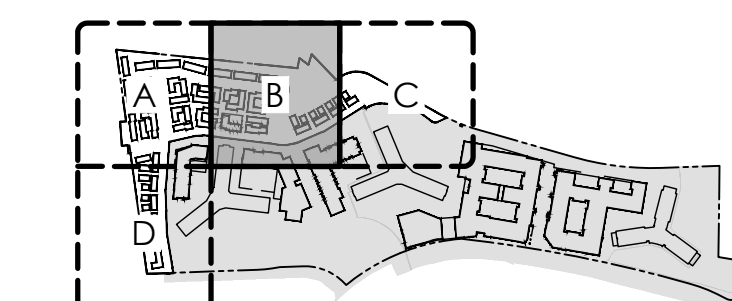
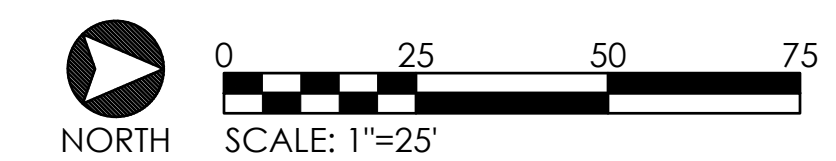
DRAWING NO.  
**L-102S**

- 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.)

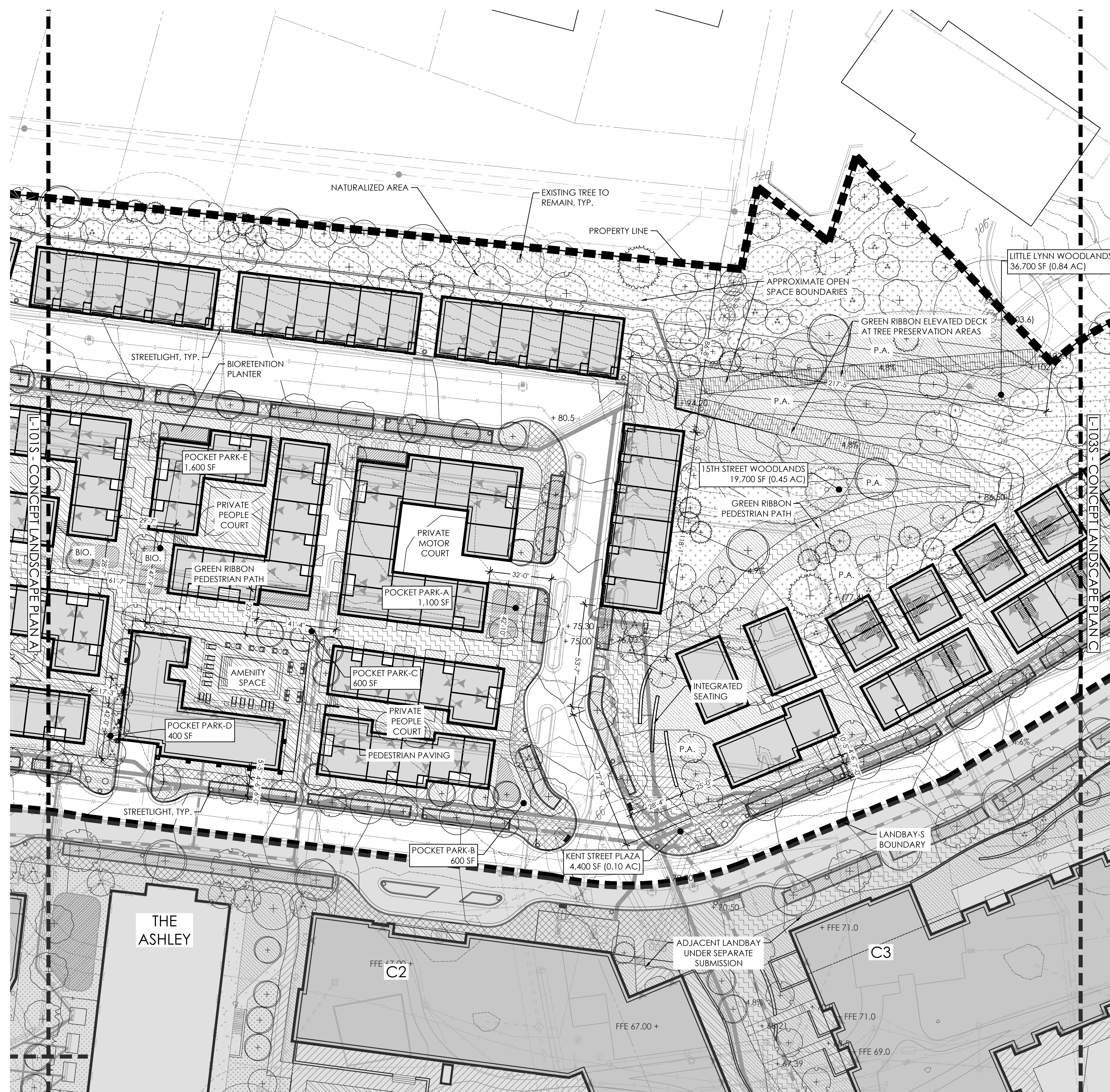


SEE L-003S - OVERALL OPEN SPACE PLAN FOR OPEN SPACE DELINEATIONS AND AREA TABULATIONS.

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



KEY PLAN (NOT TO SCALE)



4.1 SUBMISSION



**MATERIALS LEGEND**

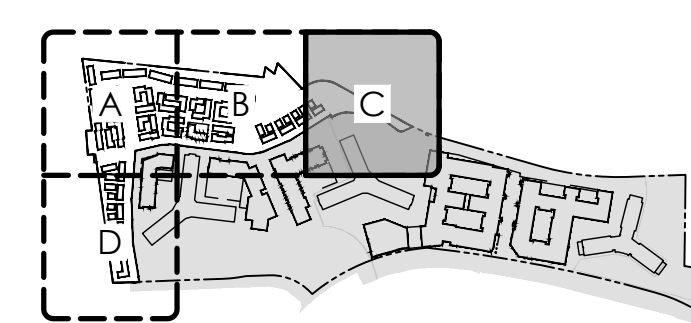
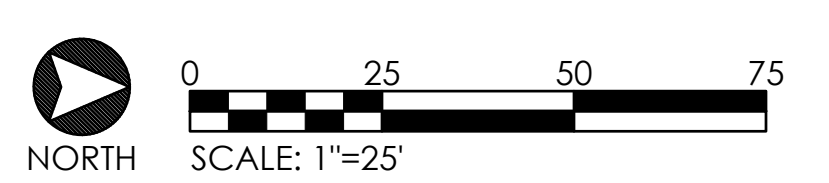
- PROPERTY LINE
- - - EXISTING FENCE
- FENCE 'TYPE A'
- × FENCE 'TYPE B'
- [Pattern] EXISTING PEDESTRIAN PAVING
- [Pattern] STREETScape PEDESTRIAN PAVING
- [Pattern] TYPICAL PEDESTRIAN PAVING
- [Pattern] GREEN RIBBON PEDESTRIAN PAVING
- [Pattern] SPECIAL PEDESTRIAN PAVING
- [Pattern] PLANTING AREA (P.A.)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

○ EXISTING TREE

⊕ PROPOSED TREE

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

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



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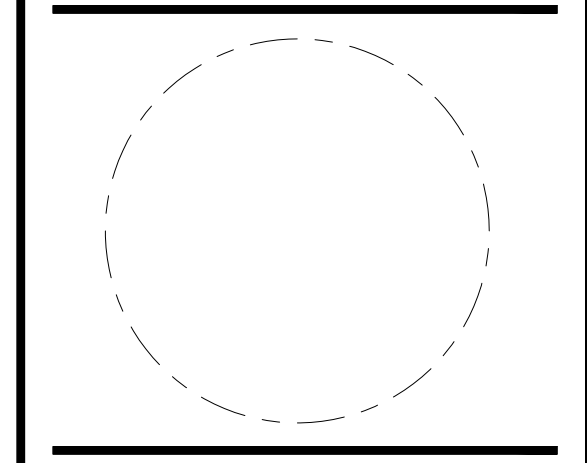
**Key Plan**

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**CONCEPT LANDSCAPE 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.

4.1 SUBMISSION

**L-103S**





**RIVERHOUSE  
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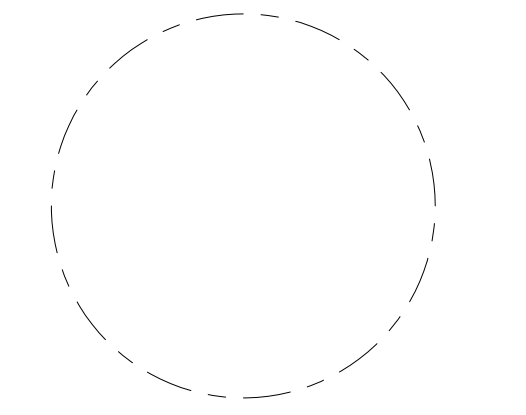
**TRAFFIC ENGINEER**  
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301.881.1441

**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.

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

**DRAWING NO.**

**L-400S**

**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

L-401S - TREE PLANTING PLAN A

L-402S - TREE PLANTING PLAN B

L-403S - TREE PLANTING PLAN C

L-404S - TREE PLANTING PLAN D

**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

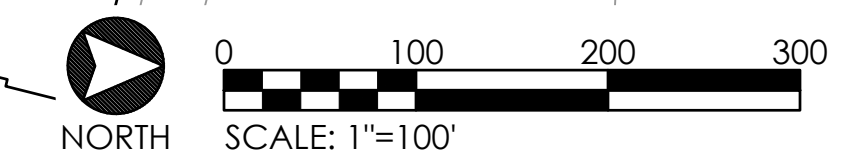
**PDSP SCOPE**

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'

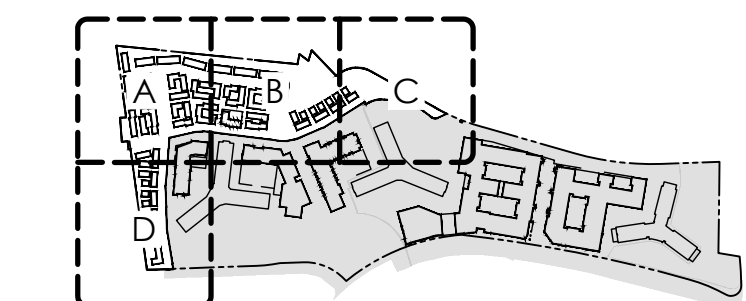
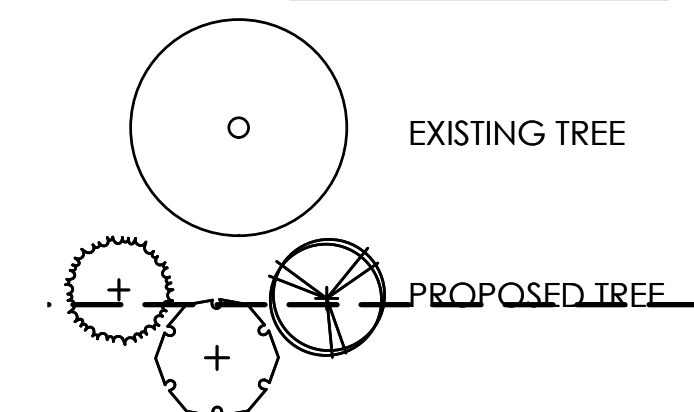
**STREET TREES**

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-S**

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.

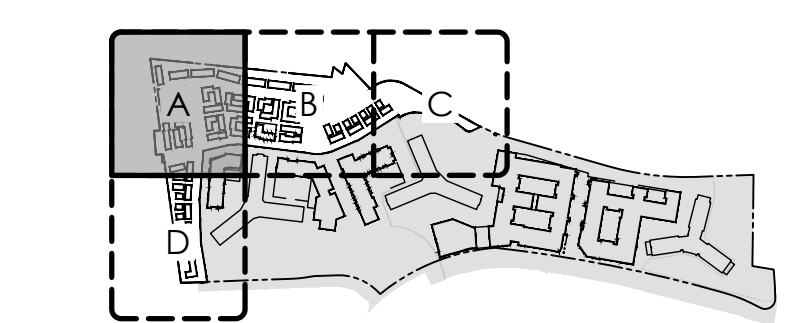
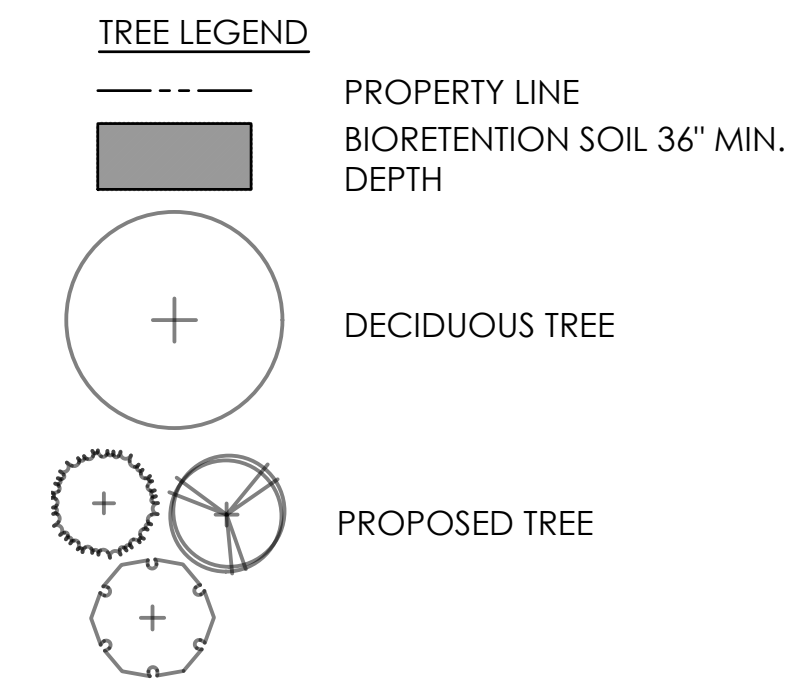
DATE  
07.21.2023

SCALE:  
1" = 25'

DRAWING NO.

**L-401S**

APPROVED  
S.B.  
JOB NO.  
22-0013-JBG-1V



KEY PLAN (NOT TO SCALE)



**RIVERHOUSE  
LANDBAY-S**

**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

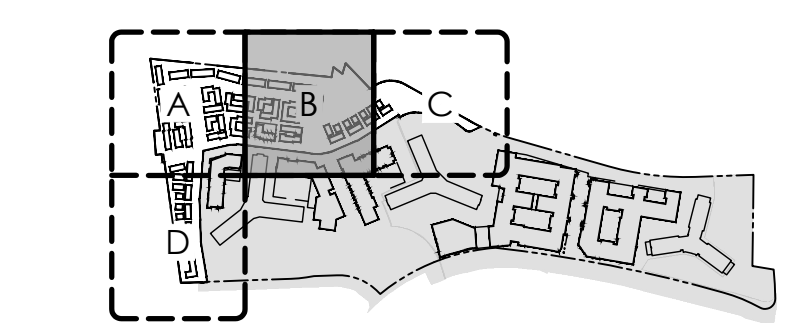
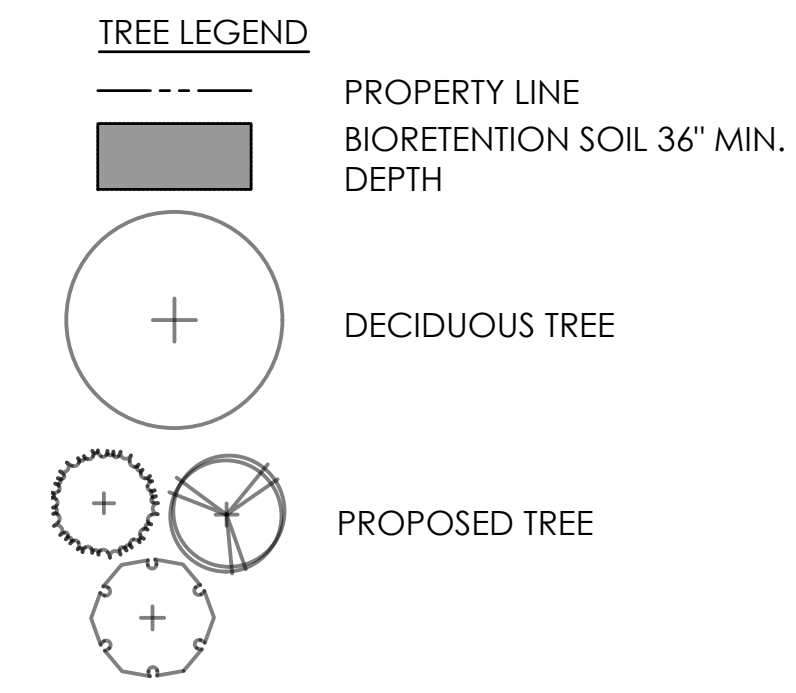
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DRAWING NO.  
L-402S

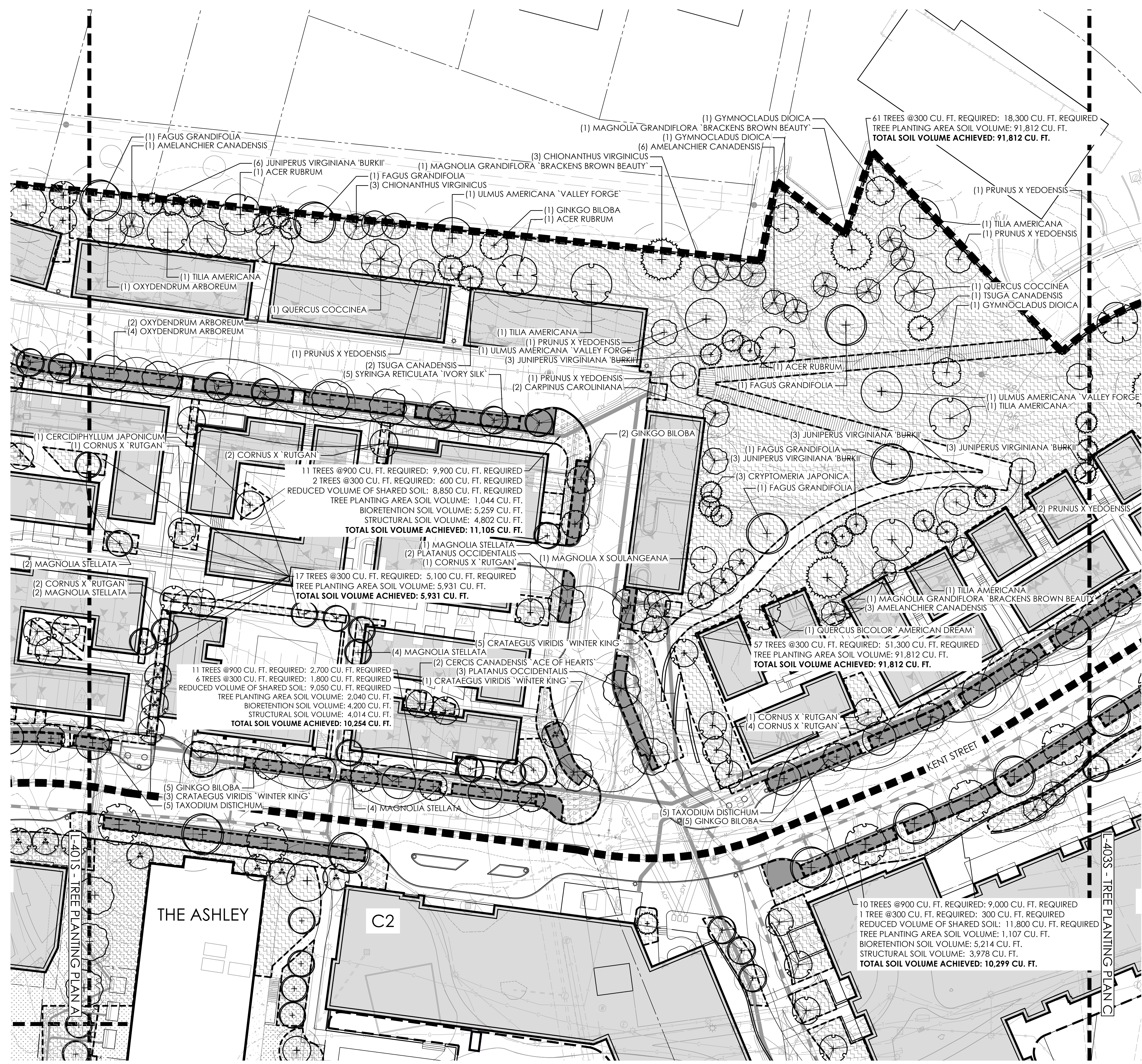
APPROVED  
S.B.

JOB NO.  
22-0013-JBG-VIV

**4.1 SUBMISSION**



KEY PLAN (NOT TO SCALE)



**RIVERHOUSE  
 LANDBAY-S**

**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.

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

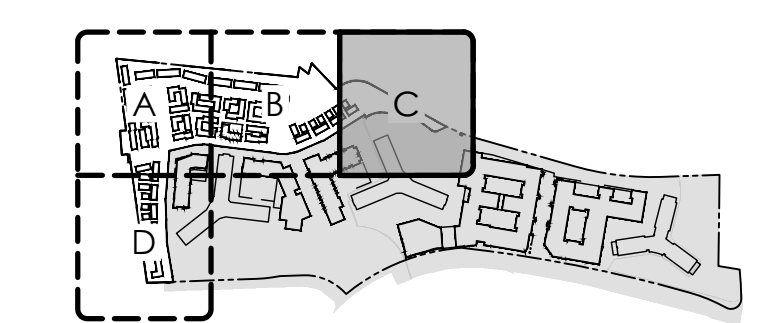
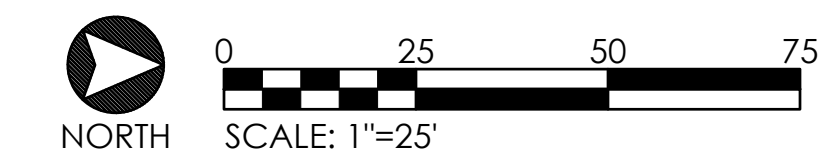
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<b>SCALE:</b> 1" = 25'	<b>JOB NO.</b> 22-0013-JBG-RV

**DRAWING NO.**

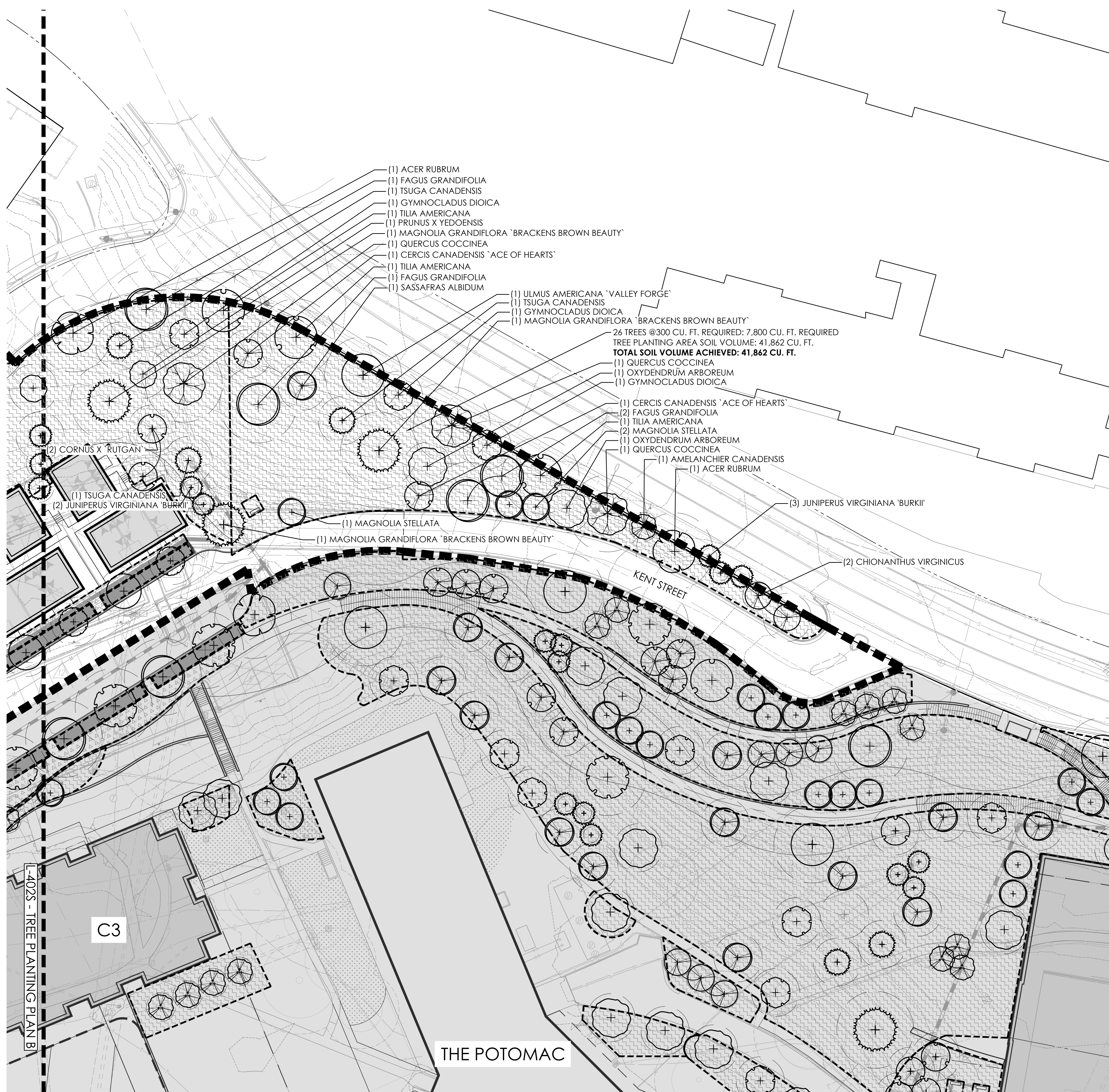
**L-403S**

**TREE LEGEND**

- PROPERTY LINE
- BIORETENTION SOIL 36" MIN. DEPTH
- (+) DECIDUOUS TREE
- (+) with star PROPOSED TREE



KEY PLAN (NOT TO SCALE)



4.1 SUBMISSION

**RIVERHOUSE  
 LANDBAY-S**

**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.

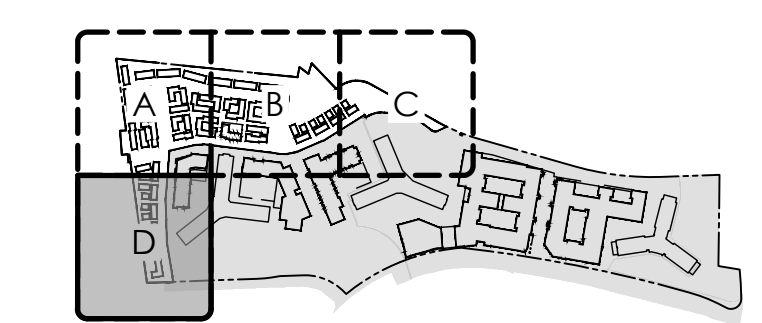
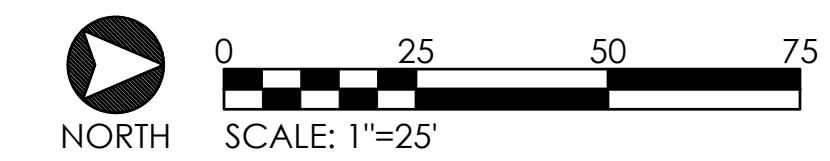
<b>DATE</b> 07.21.2023	<b>APPROVED</b> S.B.
<b>SCALE:</b> 1" = 25'	<b>JOB NO.</b> 22-0013-JBG-RIV

**DRAWING NO.**

**L-404S**

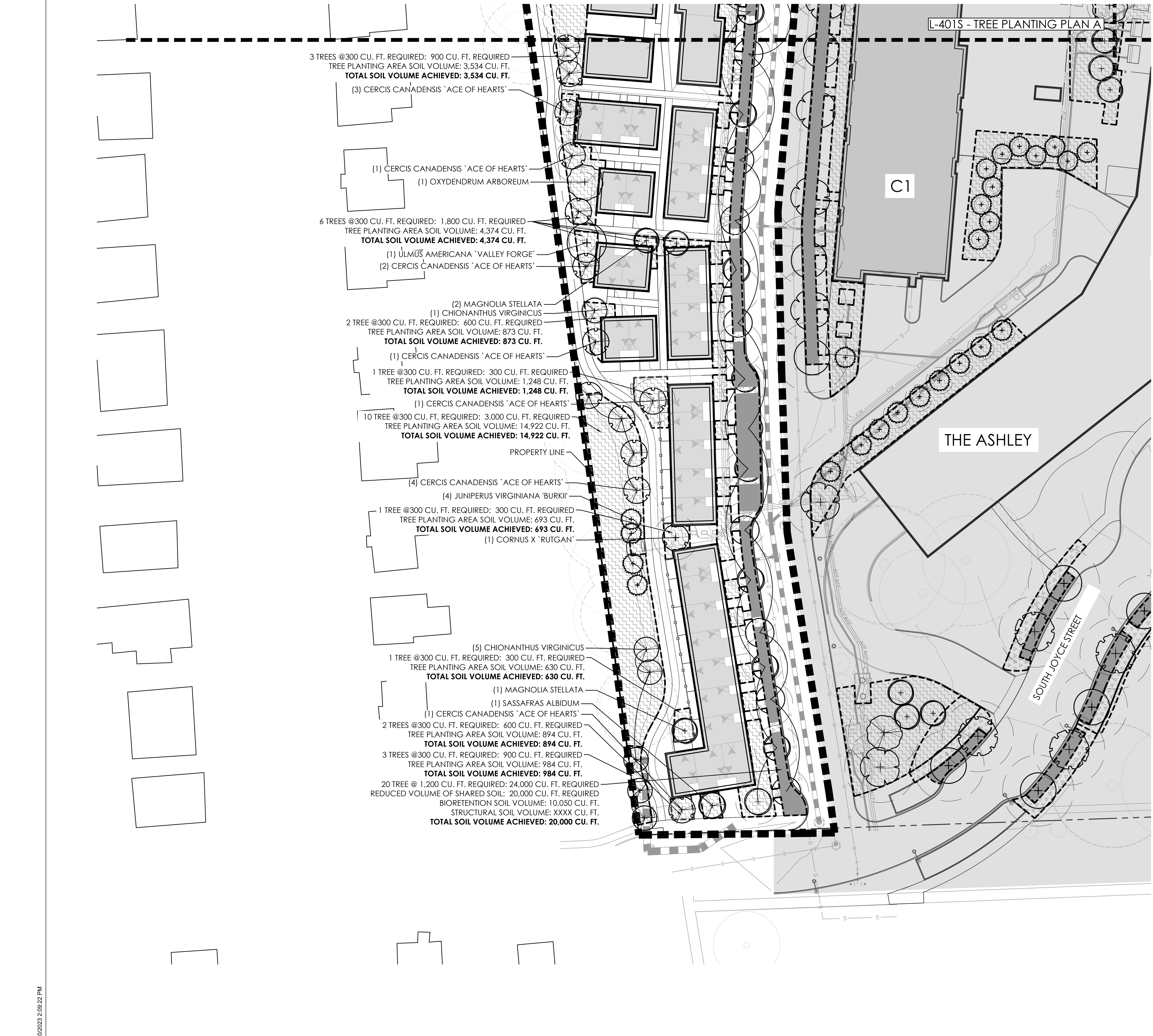
**TREE LEGEND**

- PROPERTY LINE
- BIORETENTION SOIL 36" MIN. DEPTH
- (+) DECIDUOUS TREE
- (+) (with cross-hatch) PROPOSED TREE



KEY PLAN (NOT TO SCALE)

**L-401S - TREE PLANTING PLAN A**



4.1 SUBMISSION

**RIVERHOUSE  
 LANDBAY-S**

**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

**SCALE:**  
 1" = 25'

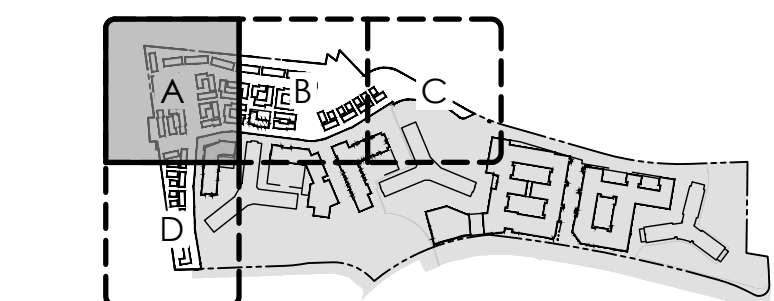
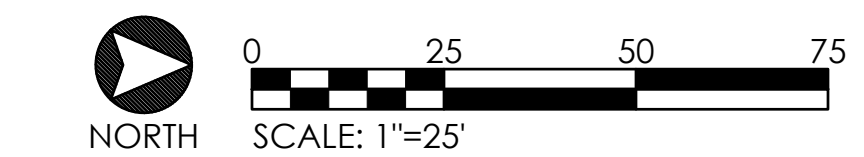
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**L-421S**

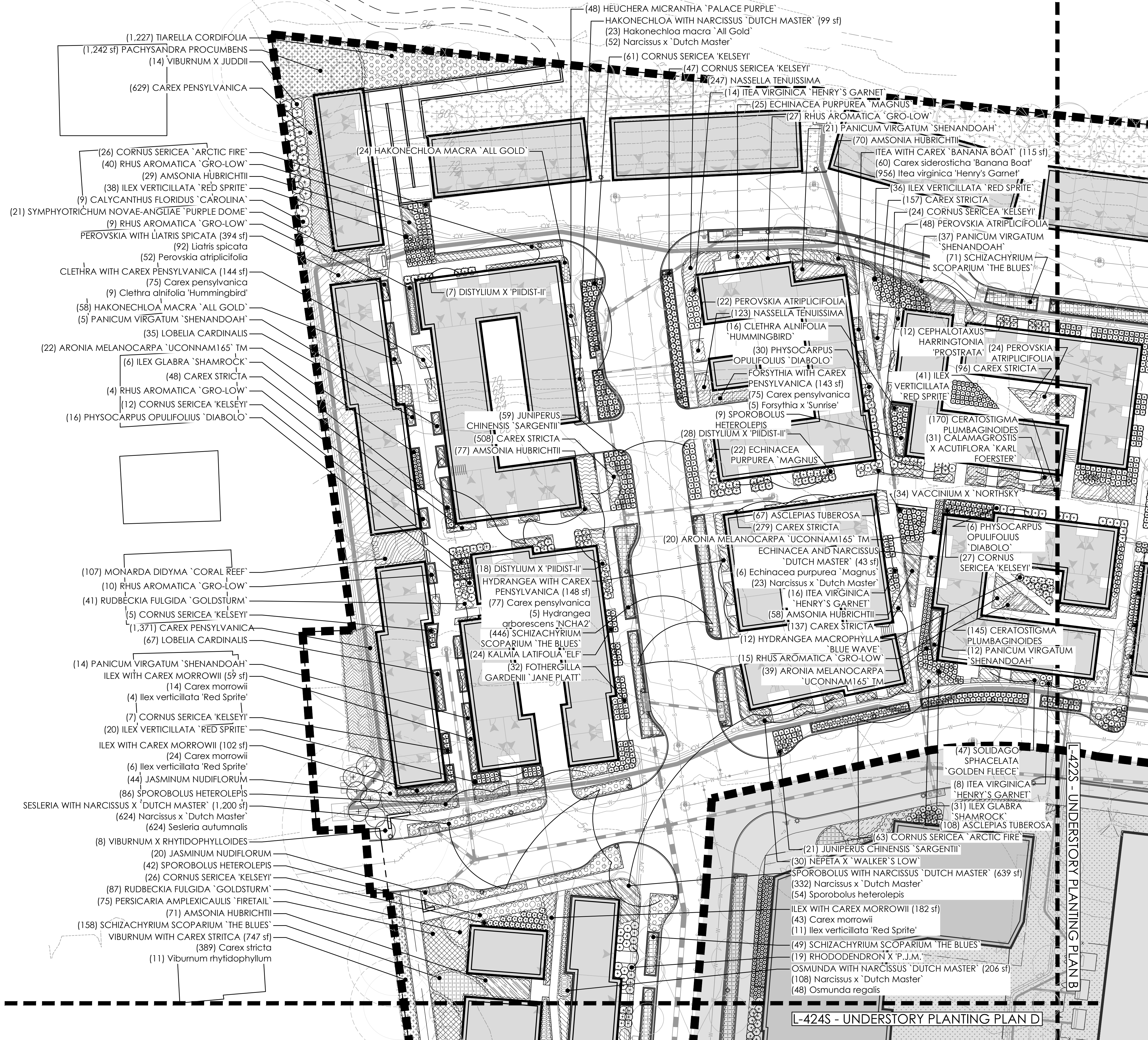
**APPROVED**  
 S.B.  
**JOB NO.**  
 22-0013-JBG-1V

**PLANTING LEGEND**

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



KEY PLAN (NOT TO SCALE)



4.1 SUBMISSION

**RIVERHOUSE  
LANDBAY-S**

**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.

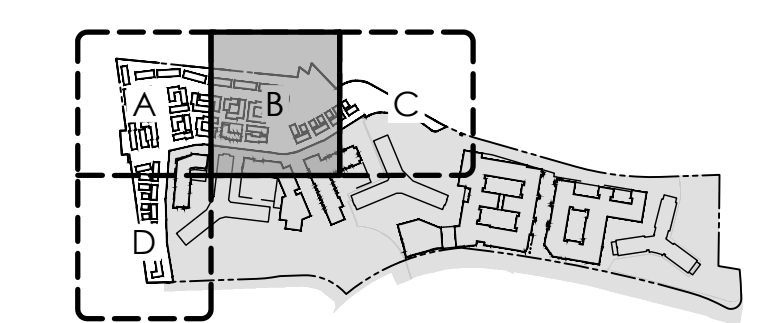
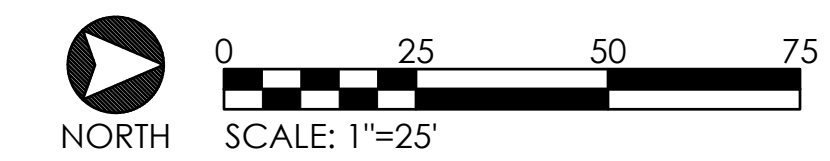
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P.T. L.S.

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

**DRAWING NO.**  
L-422S

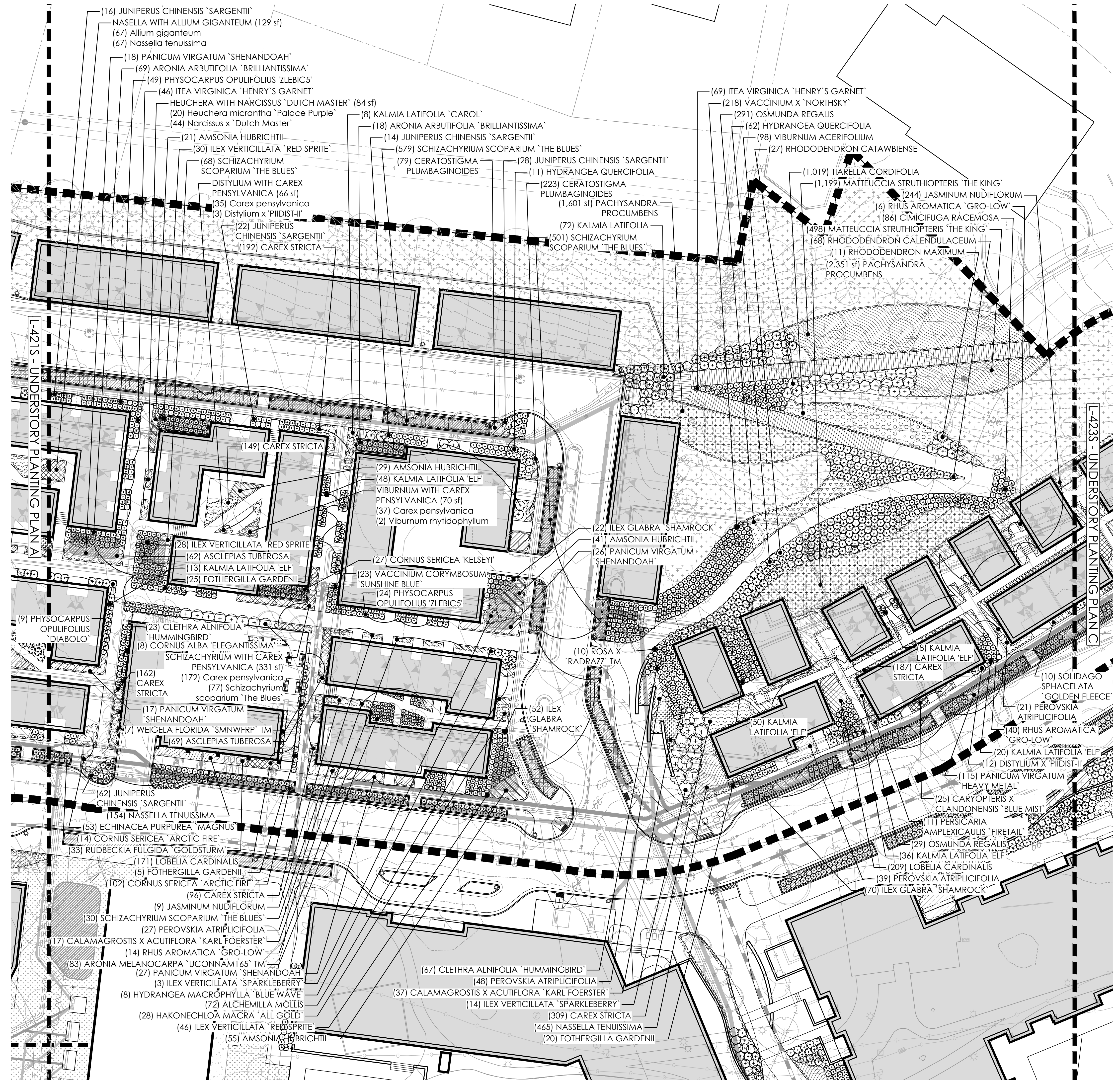
**PLANTING LEGEND**

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



KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**



**RIVERHOUSE  
LANDBAY-S**

**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'

**DRAWING NO.**  
L-423S

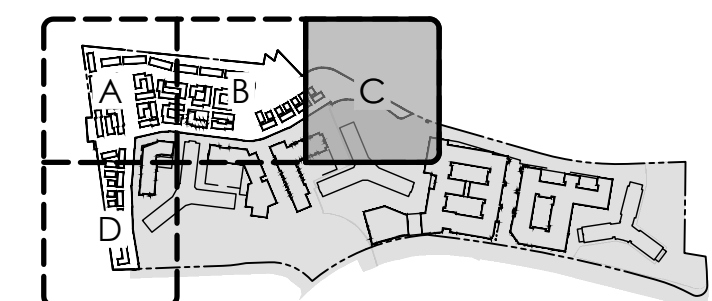
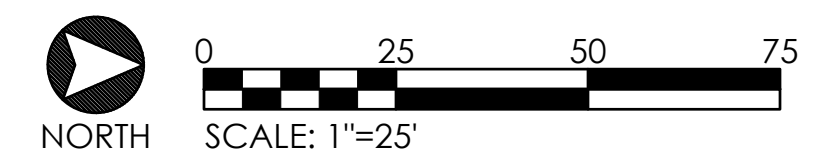
**APPROVED**  
S.B.

**JOB NO.**  
22-0013-JBG-RV

**4.1 SUBMISSION**

**PLANTING LEGEND**

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



KEY PLAN (NOT TO SCALE)





**RIVERHOUSE  
LANDBAY-S**

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

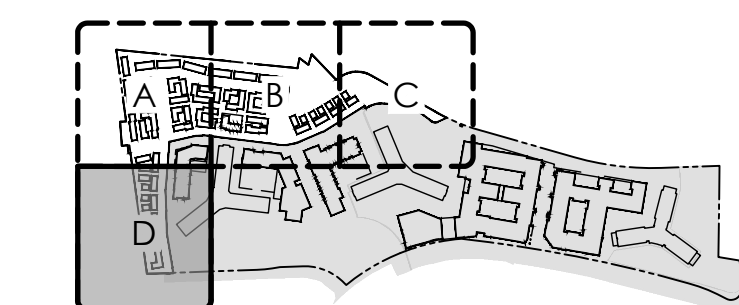
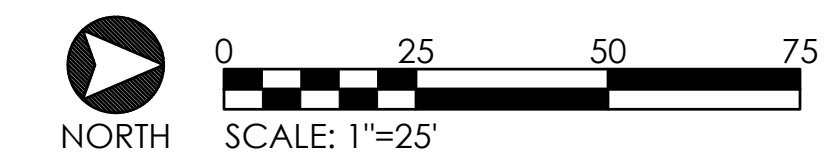
**UNDERSTORY  
PLANTING  
PLAN D**

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-424S**

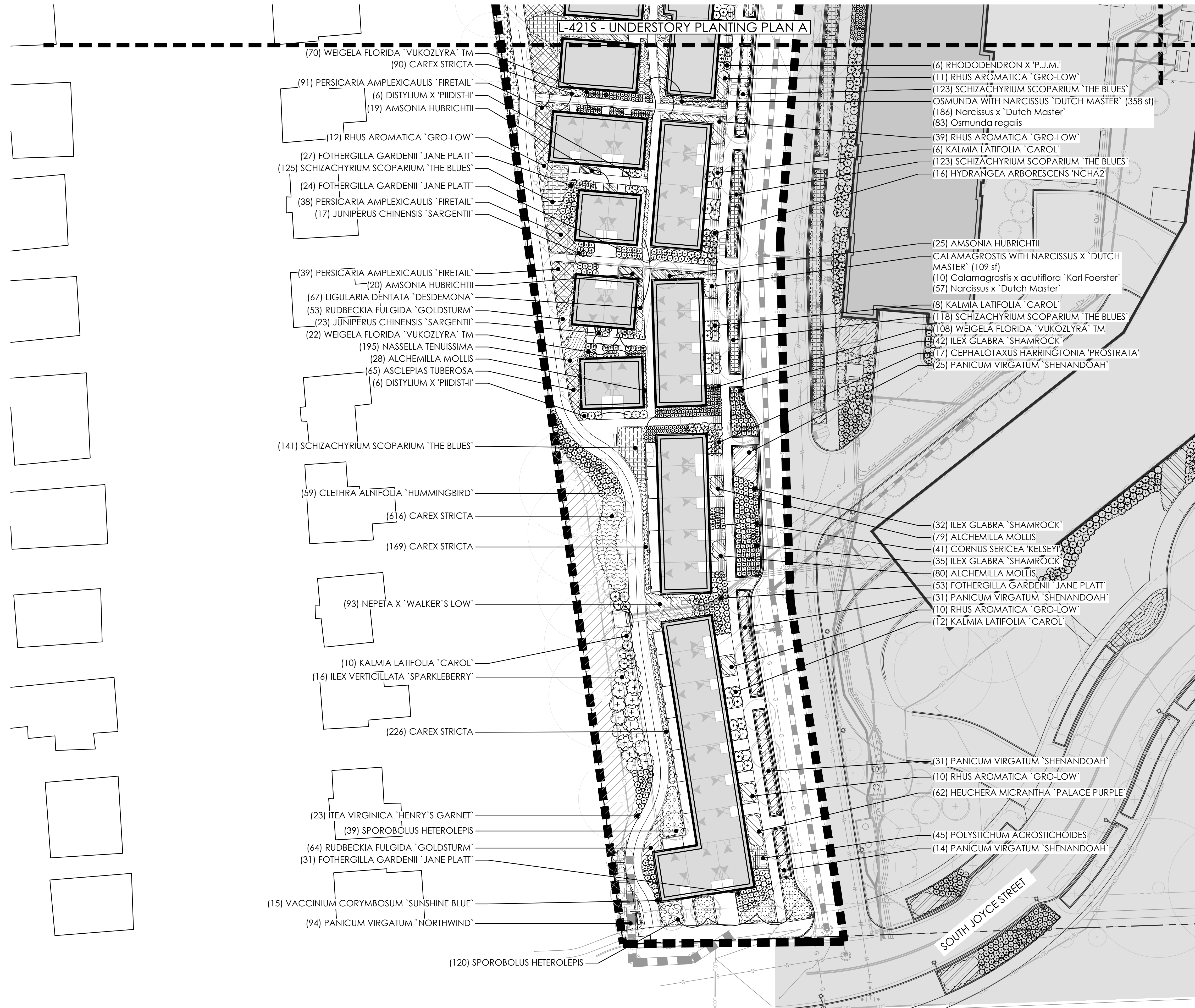
**PLANTING LEGEND**

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



KEY PLAN (NOT TO SCALE)

**L-421S - UNDERSTORY PLANTING PLAN A**



- (70) WEIGELA FLORIDA 'VUKOZLYRA' TM
- (90) CAREX STRICTA
- (91) PERSICARIA AMPLEXICAULIS 'FIRETAIL'
- (6) DISTYLUM X 'PIDIST-II'
- (19) AMSONIA HUBRICHTII
- (12) RHUS AROMATICA 'GRO-LOW'
- (27) FOTHERGILLA GARDENII 'JANE PLATT'
- (125) SCHIZACHYRIUM SCOPARIUM 'THE BLUES'
- (24) FOTHERGILLA GARDENII 'JANE PLATT'
- (38) PERSICARIA AMPLEXICAULIS 'FIRETAIL'
- (17) JUNIPERUS CHINENSIS 'SARGENTII'
- (39) PERSICARIA AMPLEXICAULIS 'FIRETAIL'
- (20) AMSONIA HUBRICHTII
- (67) LIGULARIA DENTATA 'DESDEMONA'
- (53) RUDBECKIA FULGIDA 'GOLDSTURM'
- (23) JUNIPERUS CHINENSIS 'SARGENTII'
- (22) WEIGELA FLORIDA 'VUKOZLYRA' TM
- (195) NASSELLA TENUISSIMA
- (28) ALCHEMILLA MOLLIS
- (65) ASCLEPIAS TUBEROSA
- (6) DISTYLUM X 'PIDIST-II'
- (141) SCHIZACHYRIUM SCOPARIUM 'THE BLUES'
- (59) CLETHRA ALNIFOLIA 'HUMMINGBIRD'
- (616) CAREX STRICTA
- (169) CAREX STRICTA
- (93) NEPETA X 'WALKER'S LOW'
- (10) KALMIA LATIFOLIA 'CAROL'
- (16) ILEX VERTICILLATA 'SPARKLEBERRY'
- (226) CAREX STRICTA
- (23) ITEA VIRGINICA 'HENRY'S GARNET'
- (39) SPOROBOLUS HETEROLEPIS
- (64) RUDBECKIA FULGIDA 'GOLDSTURM'
- (31) FOTHERGILLA GARDENII 'JANE PLATT'
- (15) VACCINIUM CORYMBOSUM 'SUNSHINE BLUE'
- (94) PANICUM VIRGATUM 'NORTHWIND'
- (120) SPOROBOLUS HETEROLEPIS

- (6) RHODODENDRON X 'P.J.M.'
- (11) RHUS AROMATICA 'GRO-LOW'
- (123) SCHIZACHYRIUM SCOPARIUM 'THE BLUES'
- OSMUNDA WITH NARCISSUS 'DUTCH MASTER' (358 sf)
- (186) Narcissus x 'Dutch Master'
- (83) Osmunda regalis
- (39) RHUS AROMATICA 'GRO-LOW'
- (6) KALMIA LATIFOLIA 'CAROL'
- (123) SCHIZACHYRIUM SCOPARIUM 'THE BLUES'
- (16) HYDRANGEA ARBORESCENS 'NCHA2'

- (25) AMSONIA HUBRICHTII
- CALAMAGROSTIS WITH NARCISSUS X 'DUTCH MASTER' (109 sf)
- (10) Calamagrostis x acutiflora 'Karl Foerster'
- (57) Narcissus x 'Dutch Master'
- (8) KALMIA LATIFOLIA 'CAROL'
- (118) SCHIZACHYRIUM SCOPARIUM 'THE BLUES'
- (108) WEIGELA FLORIDA 'VUKOZLYRA' TM
- (42) ILEX GLABRA 'SHAMROCK'
- (17) CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'
- (25) PANICUM VIRGATUM 'SHENANDOAH'

- (32) ILEX GLABRA 'SHAMROCK'
- (79) ALCHEMILLA MOLLIS
- (41) CORNUS SERICEA 'KELSEY'
- (35) ILEX GLABRA 'SHAMROCK'
- (80) ALCHEMILLA MOLLIS
- (53) FOTHERGILLA GARDENII 'JANE PLATT'
- (31) PANICUM VIRGATUM 'SHENANDOAH'
- (10) RHUS AROMATICA 'GRO-LOW'
- (12) KALMIA LATIFOLIA 'CAROL'

- (31) PANICUM VIRGATUM 'SHENANDOAH'
- (10) RHUS AROMATICA 'GRO-LOW'
- (62) HEUCHERA MICRANTHA 'PALACE PURPLE'
- (45) POLYSTICHUM ACROSTICHOIDES
- (14) PANICUM VIRGATUM 'SHENANDOAH'

4.1 SUBMISSION

**RIVERHOUSE  
 LANDBAY-S**

**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  
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 703.970.2890

**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

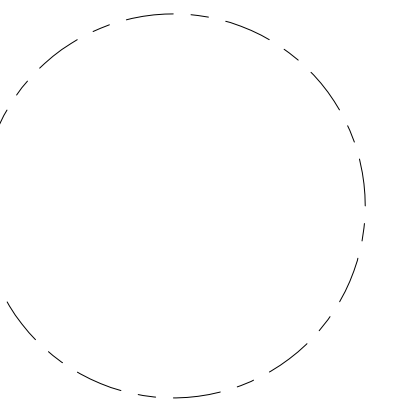
**Key Plan**

**Issue**

NO. DATE

**Revisions**

NO. DATE



**TREE  
 PLANTING  
 SCHEDULE**

**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-VI

**DRAWING NO.**  
**L-440S**

**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 GINKGO	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 "HAPPDELL"	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	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 - S							
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF
7	ACER RUBRUM	RED MAPLE	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	2362.5
10	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.		110	137.5000	1375
1	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2.5" CAL.		175		175
9	FAGUS GRANDIFOLIA	AMERICAN BEECH	2.5" CAL.		315	393.7500	3363
20	GINKGO BILOBA	MAIDENHAIR TREE	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	175		3500
10	GLEDITSIA TRIACANTHOS INERMIS "SHADEMASTER"	SHADEMASTER LOCUST	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250		2500
6	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2.5" CAL.		175		1050
27	OXYDENDRUM ARBOREUM	SOURWOOD TREE	2" CAL.		175		4725
5	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CAL.		315	393.7500	1868.75
1	QUERCUS BICOLOR "AMERICAN DREAM"	AMERICAN DREAM SWAMP WHITE OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	393.75
7	QUERCUS COCCINEA	SCARLET OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	2756.25
10	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250	312.5000	3125
16	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250		4000
9	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL.		315	393.7500	3543.75
9	ULMUS AMERICANA "VALLEY FORGE"	AMERICAN ELM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	3543.75
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS			
3	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	2.5" CAL.		110		330
31	JUNIPERUS VIRGINIANA "BURKII"	EASTERN REDCEDAR	8" HT.	SINGLE STRONG LEADER/SPECIMEN	110		3410
7	MAGNOLIA GRANDIFLORA "BRACKENS BROWN BEAUTY"	BRACKEN'S SOUTHERN MAGNOLIA	10" HT.	SINGLE STRONG LEADER/SPECIMEN	315		2205
9	TSUGA CANADENSIS	EASTERN HEMLOCK	2.5" CAL.		110		990
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS			
13	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	8" HT.	MULISTEMMED SPECIMEN	110	137.5000	1787.5000
23	CERCIS CANADENSIS "ACE OF HEARTS"	ACE OF HEARTS REDBUD	5" HT.	SPECIMEN	175	218.7500	5031.2500
19	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	8" HT.	SPECIMEN	110	137.5000	2612.5000
27	CORNUS X "RUTGAN"	STELLAR PINK DOGWOOD	1.75" CAL.	SPECIMEN	175	218.7500	5906.2500
9	CRATAEGUS VIRIDIS "WINTER KING"	WINTER KING HAWTHORN	2.5" CAL.	SINGLE STRONG LEADER/SPECIMEN	110	137.5000	12375
24	MAGNOLIA STELLATA	STAR MAGNOLIA	2.5" CAL.	MULISTEMMED SPECIMEN	50		1200
3	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	1.75" CAL.	SPECIMEN	110		330
10	PRUNUS X YEDOENSIS	YOSHINO CHERRY	2.5" CAL.	SINGLE STRONG LEADER/SPECIMEN	110		1100
5	SASSAFRAS ALBIDUM	SASSAFRAS	2.5" CAL.		175	218.7500	1093.7500
13	SYRINGA RETICULATA "IVORY SILK"	IVORY SILK JAPANESE TREE LILAC	2.5" CAL.	SPECIMEN	110		1430

**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

TOTAL NEW CANOPY COVERAGE LANDBAY S : 67,340 SF

## RIVERHOUSE LANDBAY-S

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

OWNER / DEVELOPER  
JBG SMITH  
240.333.3600

NORTH PARCEL ARCHITECT  
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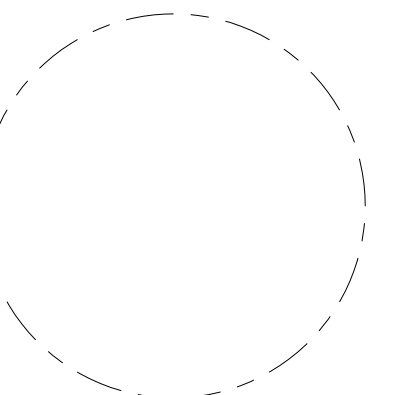
### Key Plan

### 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	APPROVED S.B.
SCALE: 1" = 25'	JOB NO. 22-0013-JBG-19

DRAWING NO.

4.1 SUBMISSION

PLANT SCHEDULE LANDBAY - S					
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
87	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	2' HT.	36" o.c.	MIN. 4 CANES
164	ARONIA MELANOCARPA 'UCONNAM165' TM	LOW SCAPE MOUND CHOKEBERRY	2' HT.	24" o.c.	MIN. 4 CANES
9	CALYCANTHUS FLORIDUS 'CAROLINA'	CAROLINA ALLSPICE	2' HT.	72" o.c.	MIN. 4 CANES
29	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	PROSTRATE PLUM YEW	---	48" o.c.	
86	CIMICIFUGA RACEMOSA	BLACK COHOSH	3' HT.	36" o.c.	
165	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	2' HT.	36" o.c.	MIN. 4 CANES
8	CORNUS ALBA 'ELEGANTISSIMA'	SILVEREDGE DOGWOOD	4' HT.	72" o.c.	
205	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	3' HT.	36" o.c.	MIN. 5 CANES
277	CORNUS SERICEA 'KELSEYI'	KELSEY'S DWARF RED TWIG DOGWOOD	2' HT.	36" o.c.	
79	DISTYLIUM X 'PIIDIST-II'	BLUE CASCADE® DISTYLIUM	3' HT.	48" o.c.	
50	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	2' HT.	36" o.c.	MIN. 4 CANES
167	FOTHERGILLA GARDENII 'JANE PLATT'	JANE PLATT DWARF FOTHERGILLA	3' HT.	36" o.c.	MIN. 5 CANES
16	HYDRANGEA ARBORESCENS 'NCHA2'	INVINCIBELLE® SPIRIT II HYDRANGEA	3' HT.	48" o.c.	
20	HYDRANGEA MACROPHYLLA 'BLUE WAVE'	BLUE WAVE LACECAP HYDRANGEA	4' HT.	48" o.c.	MIN. 5 CANES
73	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3' HT.	48" o.c.	MIN. 5 CANES
326	ILEX GLABRA 'SHAMROCK'	INKBERRY	1.5' HT.	36" o.c.	MIN. 4 CANES
239	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	1.5' HT.	30" o.c.	MIN. 4 CANES
33	ILEX VERTICILLATA 'SPARKLEBERRY'	WINTERBERRY	3' HT.	96" o.c.	MIN. 5 CANES
176	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	2' HT.	36" o.c.	MIN. 4 CANES
262	JUNIPERUS CHINENSIS 'SARGENTII'	SARGENT JUNIPER	2' HT.	36" o.c.	MIN. 4 CANES
72	KALMIA LATIFOLIA	MOUNTAIN LAUREL	3' HT.	60" o.c.	MIN. 5 CANES
44	KALMIA LATIFOLIA 'CAROL'	CAROL MOUNTAIN LAUREL	5' HT.	60" o.c.	MIN. 6 CANES
213	KALMIA LATIFOLIA 'ELF'	ELF DWARF MOUNTAIN LAUREL	3' HT.	36" o.c.	
61	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	DIABLO NINEBARK	3' HT.	48" o.c.	MIN. 5 CANES
73	PHYSOCARPUS OPULIFOLIUS 'ZLEBIC5'	SWEET CHERRY TEA™ NINEBARK	3' HT.	36" o.c.	
68	RHODODENDRON CALENDULACEUM	FLAME AZALEA	3' HT.	48" o.c.	MIN. 5 CANES
27	RHODODENDRON CATAWBIENSE	CATAWBA RHODODENDRON	4' HT.	72" o.c.	
11	RHODODENDRON MAXIMUM	GREAT LAUREL	3' HT.	72" o.c.	MIN. 5 CANES
25	RHODODENDRON X 'P.J.M.'	PJM RHODODENDRON	3' HT.	48" o.c.	MIN. 5 CANES
10	ROSA X 'RADRAZZ' TM	KNOCK OUT SHRUB ROSE	3' HT.	36" o.c.	MIN. 5 CANES
38	VACCINIUM CORYMBOSUM 'SUNSHINE BLUE'	HIGHBUSH BLUEBERRY	3' HT.	36" o.c.	MIN. 5 CANES
252	VACCINIUM X 'NORTHSKY'	NORTHSKY BLUEBERRY	2' HT.	36" o.c.	MIN. 4 CANES
98	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	3' HT.	48" o.c.	MIN. 5 CANES
14	VIBURNUM X JUDDII	JUDD VIBURNUM	3' HT.	72" o.c.	MIN. 5 CANES
8	VIBURNUM X RHYTIDOPHYLLOIDES	LANTANAPHYLLUM VIBURNUM	5' HT.	120" o.c.	
7	WEIGELA FLORIDA 'SMNWFRP' TM	SONIC BLOOM PURE PINK WEIGELA	3' HT.	48" o.c.	MIN. 5 CANES
200	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
342	JASMINUM NUDIFLORUM	WINTER JASMINE	2.5' HT.	30" o.c.	MIN. 5 CANES
269	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
5,194 SF	PACHYSANDRA PROCUMBENS	ALLEGHENY SPURGE	#1		
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
259	ALCHEMILLA MOLLIS	LADY'S MANTLE	#1	12" o.c.	
515	AMSONIA HUBRICHTII	ARKANSAS BLUE-STAR	#1	24" o.c.	
371	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	#1	18" o.c.	
85	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1	30" o.c.	
2,000	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	#1	12" o.c.	
3,421	CAREX STRICTA	TUSSOCK SEDGE	#1	12" o.c.	
43	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	#1	24" o.c.	
617	CERATOSTIGMA PLUMBAGINOIDES	DWARF PLUMBAGO	#1	12" o.c.	
100	ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	#1	24" o.c.	
110	HAKONECHLOA MACRA 'ALL GOLD'	JAPANESE FOREST GRASS	#1	18" o.c.	
110	HEUCHERA MICRANTHA 'PALACE PURPLE'	ALUMROOT CORAL BELLS	#1	18" o.c.	
67	LIGULARIA DENTATA 'DESDEMONA'	LEOPARD PLANT	#1	18" o.c.	
604	LOBELIA CARDINALIS	CARDINAL FLOWER	#1	12" o.c.	
1,697	MATTEUCCIA STRUTHIOPTERIS 'THE KING'	OSTRICH FERN	#1	18" o.c.	
107	MONARDA DIDYMA 'CORAL REEF'	CORAL REEF BEE BALM	#1	24" o.c.	
1,184	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#1	12" o.c.	
123	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1	24" o.c.	
320	OSMUNDA REGALIS	ROYAL FERN	#1	18" o.c.	
182	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	24" o.c.	
94	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	#1	24" o.c.	
278	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1	36" o.c.	
229	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1	24" o.c.	
275	PERSICARIA AMPLEXICAULIS 'FIRETAIL'	FLEECEFLOWER	#1	30" o.c.	
45	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	#1	18" o.c.	
278	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	18" o.c.	
2,533	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	#1	18" o.c.	
70	SOLIDAGO SPHACELATA 'GOLDEN FLEECE'	GOLDEN FLEECE GOLDENROD	#1	24" o.c.	
402	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPS EED	#1	30" o.c.	
21	SYMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME'	NEW ENGLAND ASTER	#1	24" o.c.	
2,835	TIARELLA CORDIFOLIA	HEATLEAF FOAMFLOWER	#1	12" o.c.	

**RIVERHOUSE  
LANDBAY-S**

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ARLINGTON, VA 22202  
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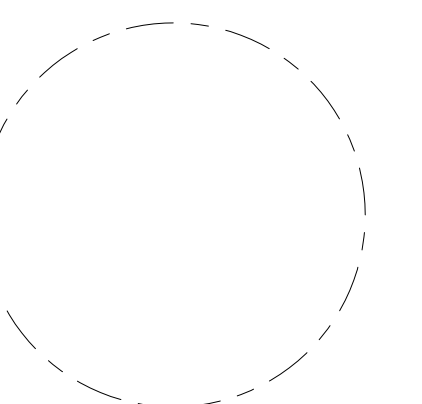
**Key Plan**

**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  
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S.B.  
**JOB NO.**  
22-0013-JBG-19

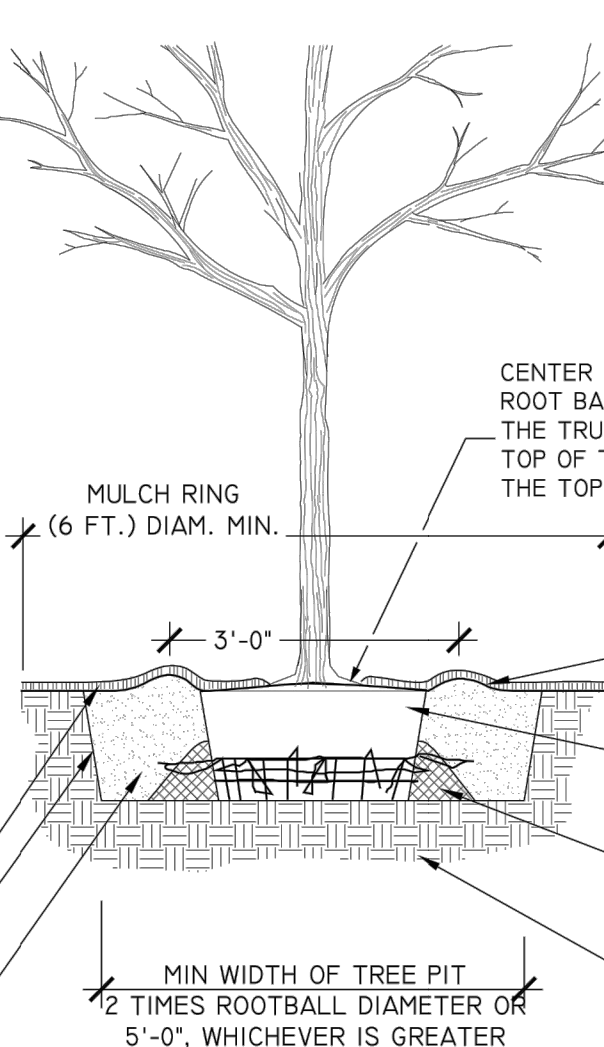
**DRAWING NO.**

**L-442S**

**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.

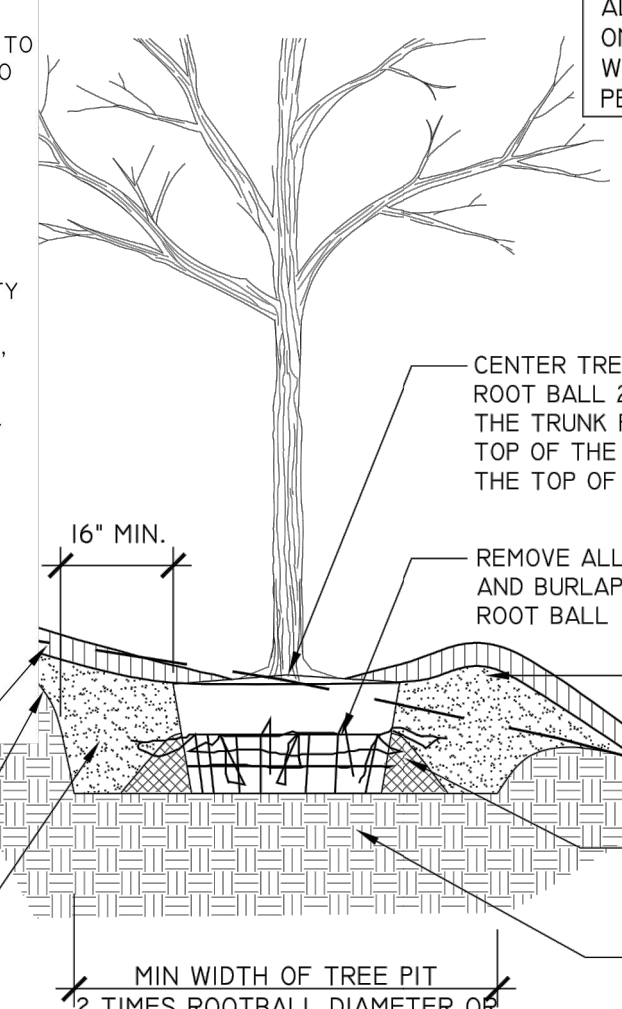
THIS DETAIL SUPERSEDES ALL OTHER TREE PLANTING DETAILS IN ARLINGTON COUNTY.

**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.
- UNLESS OTHERWISE DIRECTED BY THE 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).
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ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

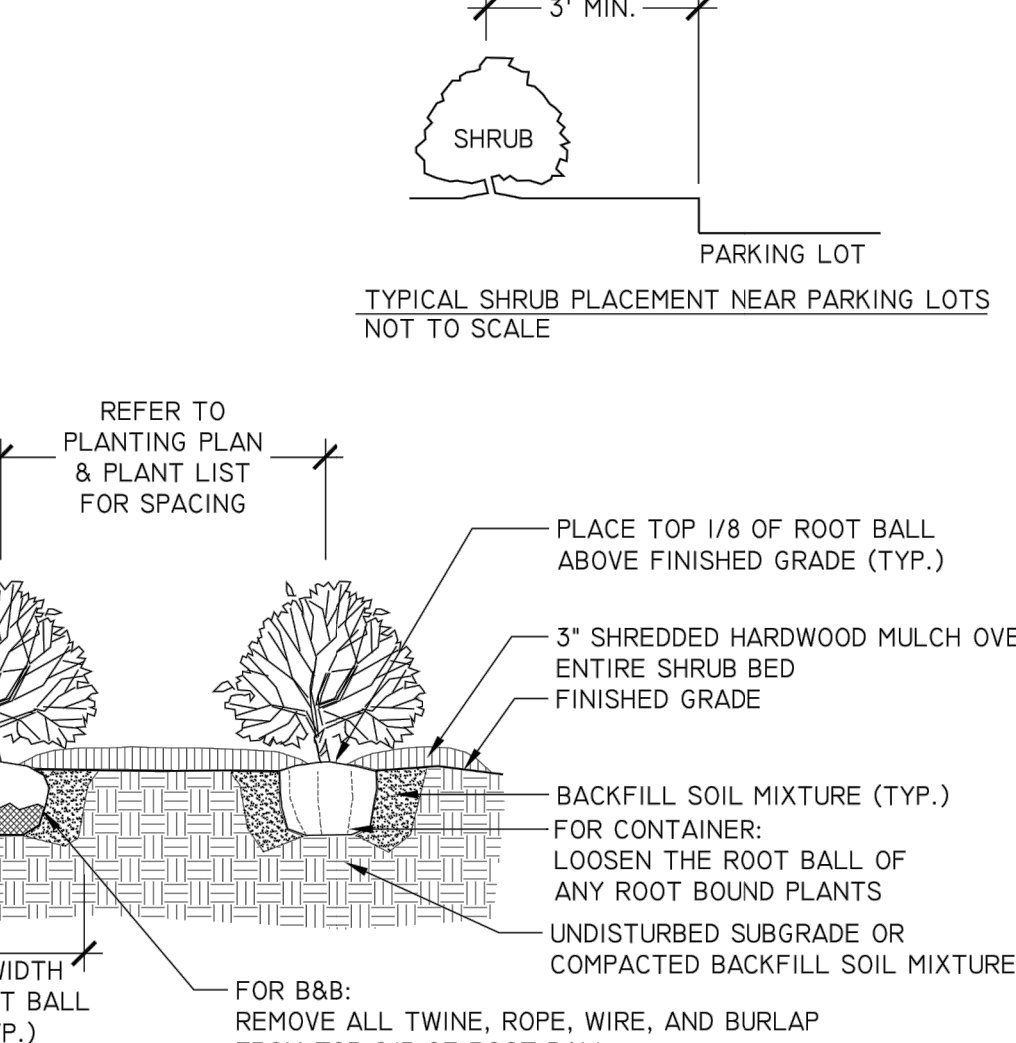
THIS DETAIL SUPERSEDES ALL OTHER TREE PLANTING ON SLOPE DETAILS IN ARLINGTON COUNTY.

**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.

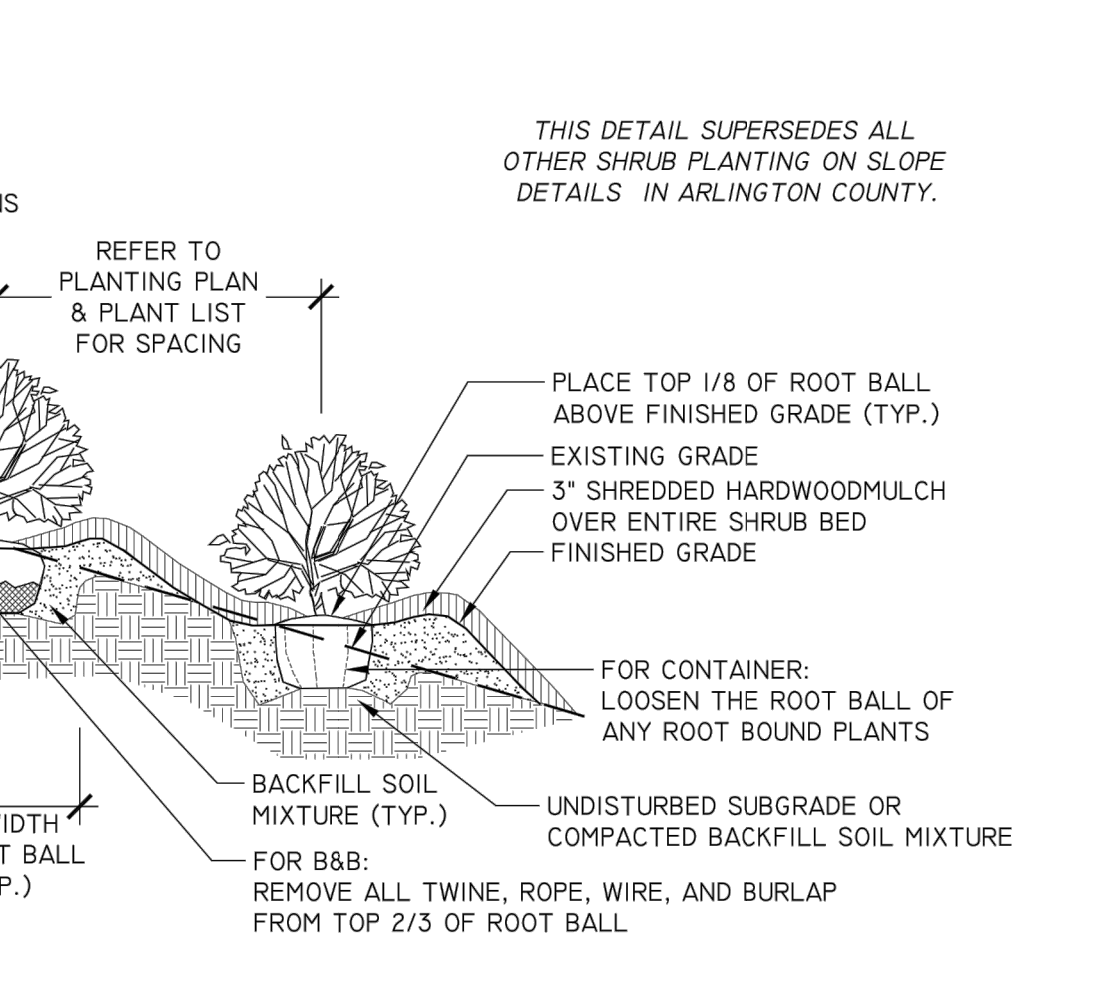
ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

**C SHRUB PLANTING**

N.T.S.

**NOTES**

- AT PLANTING PRUNE ONLY BROKEN OR DEAD BRANCHES
- 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 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.

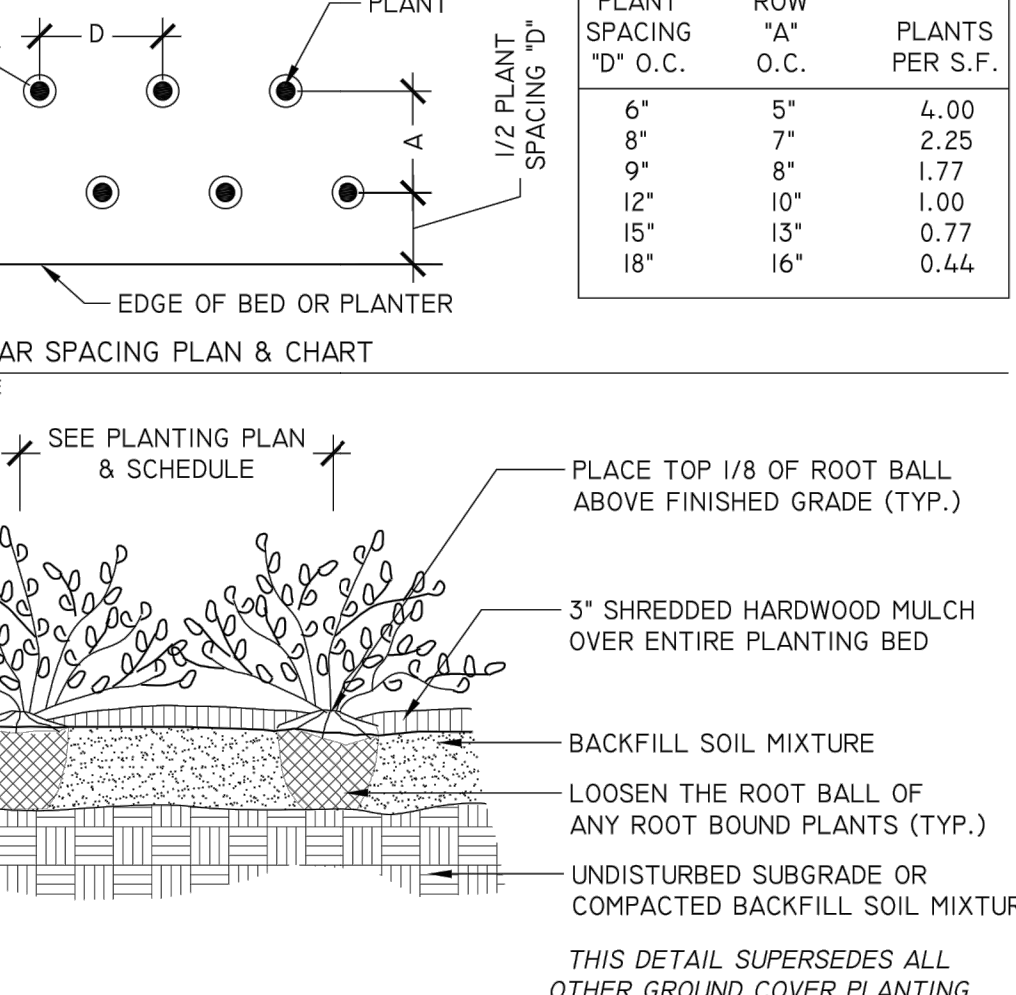
ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

**D SHRUB PLANTING ON SLOPE**

N.T.S.

**NOTES**

- 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. 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.



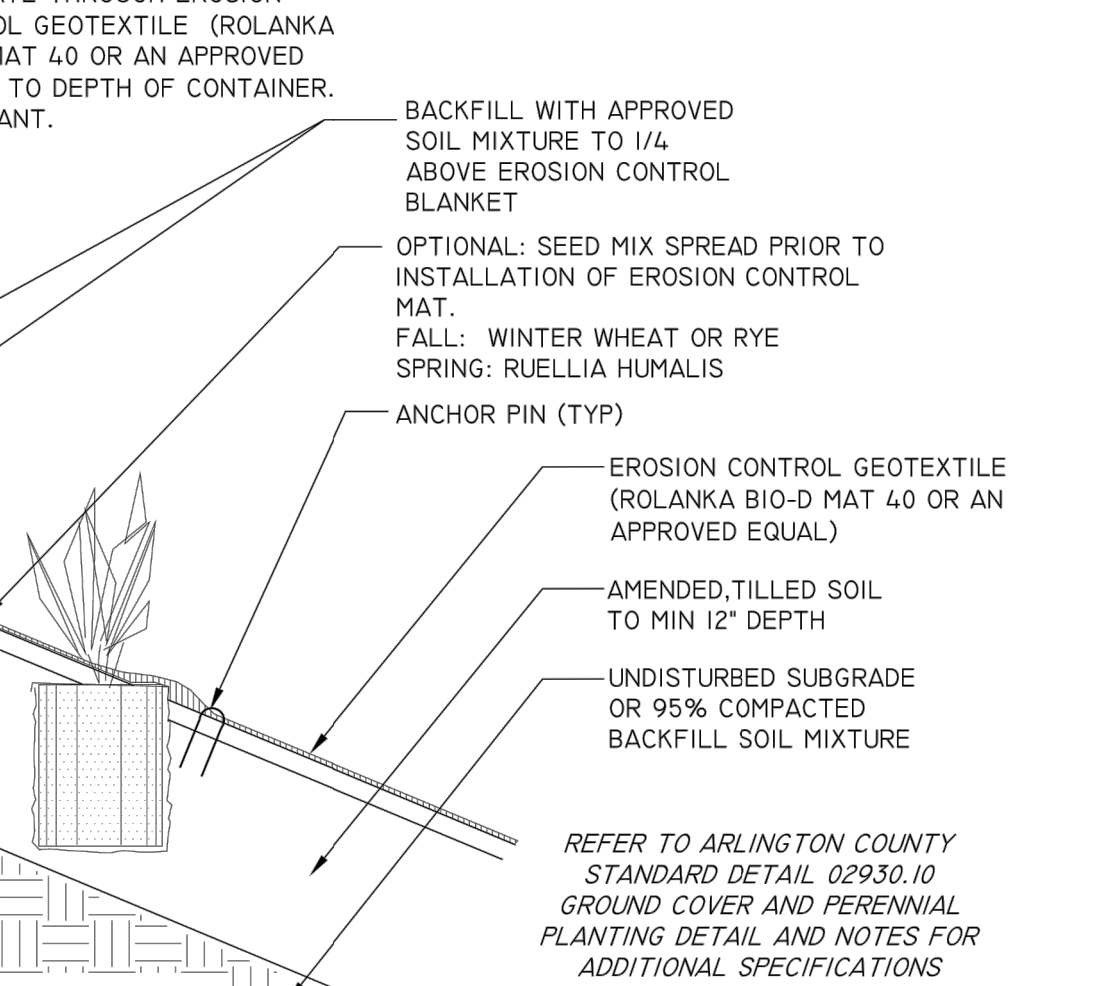
ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

**E GROUND COVERS & PERENNIAL PLANTING**

N.T.S.

**NOTES**

- 4" POTS OR 5" PLUGS SPACED 8-12" OC
- EXCAVATE THROUGH EROSION CONTROL GEOTEXTILE (ROLANKA BIO-D MAT 40 OR AN APPROVED EQUAL) TO DEPTH OF CONTAINER. SET PLANT.
- BACKFILL WITH APPROVED SOIL MIXTURE TO 1/2 ABOVE EROSION CONTROL BLANKET
- OPTIONAL: SEED MIX SPREAD PRIOR TO INSTALLATION OF EROSION CONTROL MAT. FALL: WINTER WHEAT OR RYE SPRING: RUELLIA HUMALIS
- ANCHOR PIN (TYP)
- EROSION CONTROL GEOTEXTILE (ROLANKA BIO-D MAT 40 OR AN APPROVED EQUAL)
- AMENDED, TILLED SOIL TO MIN 12" DEPTH
- UNDISTURBED SUBGRADE OR 95% COMPACTED BACKFILL SOIL MIXTURE



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

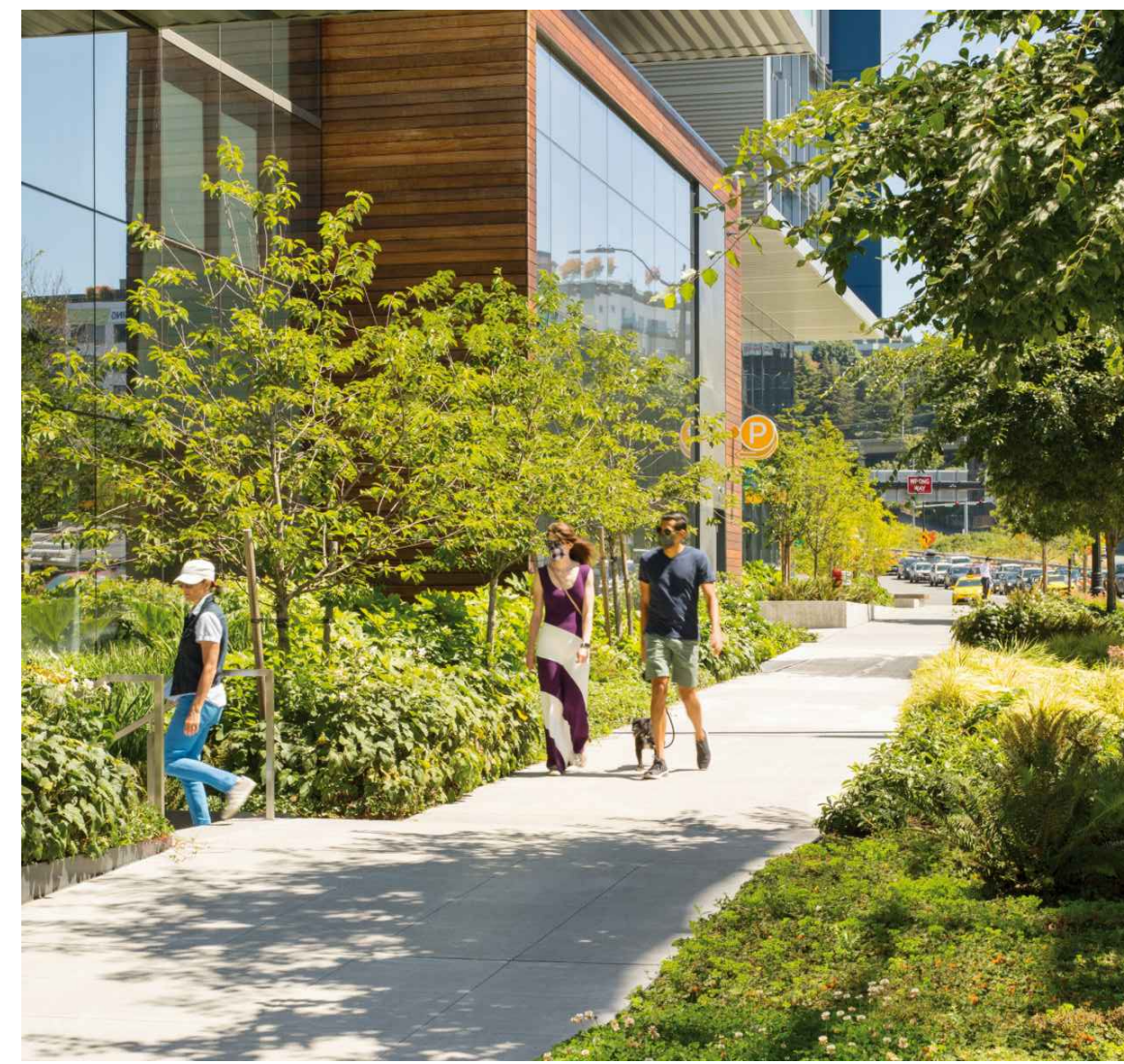
REFER TO ARLINGTON COUNTY STANDARD DETAIL 02930.10 GROUND COVER AND PERENNIAL PLANTING DETAIL AND NOTES FOR ADDITIONAL SPECIFICATIONS

**F GROUND COVERS & PERENNIAL PLANTING ON SLOPE**

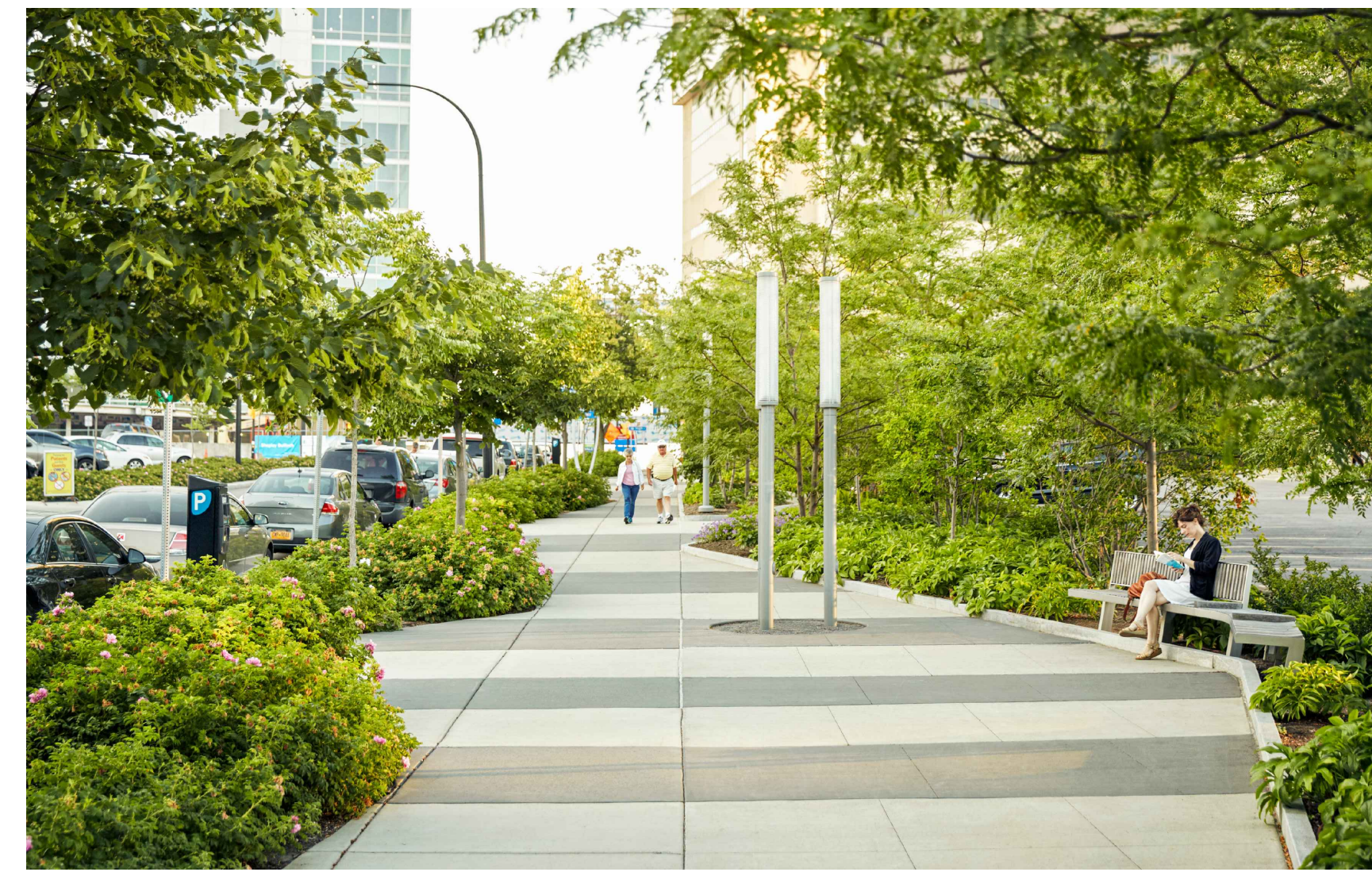
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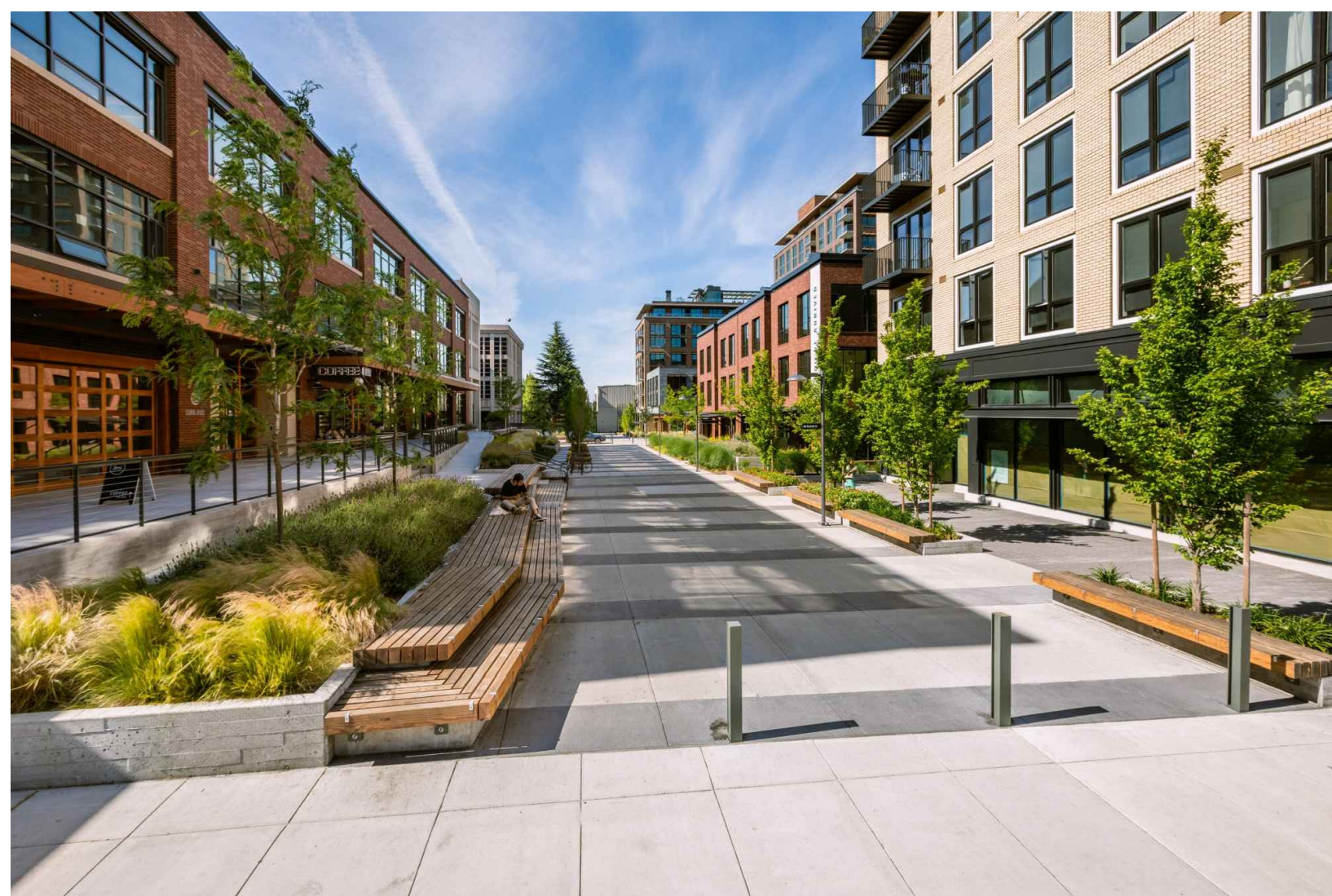
**A** STREETScape



**B** GREEN RIBBON - TYPE 1



**C** GREEN RIBBON - TYPE 2



**D** GREEN RIBBON - TYPE 3



**E** GREEN RIBBON - TYPE 4



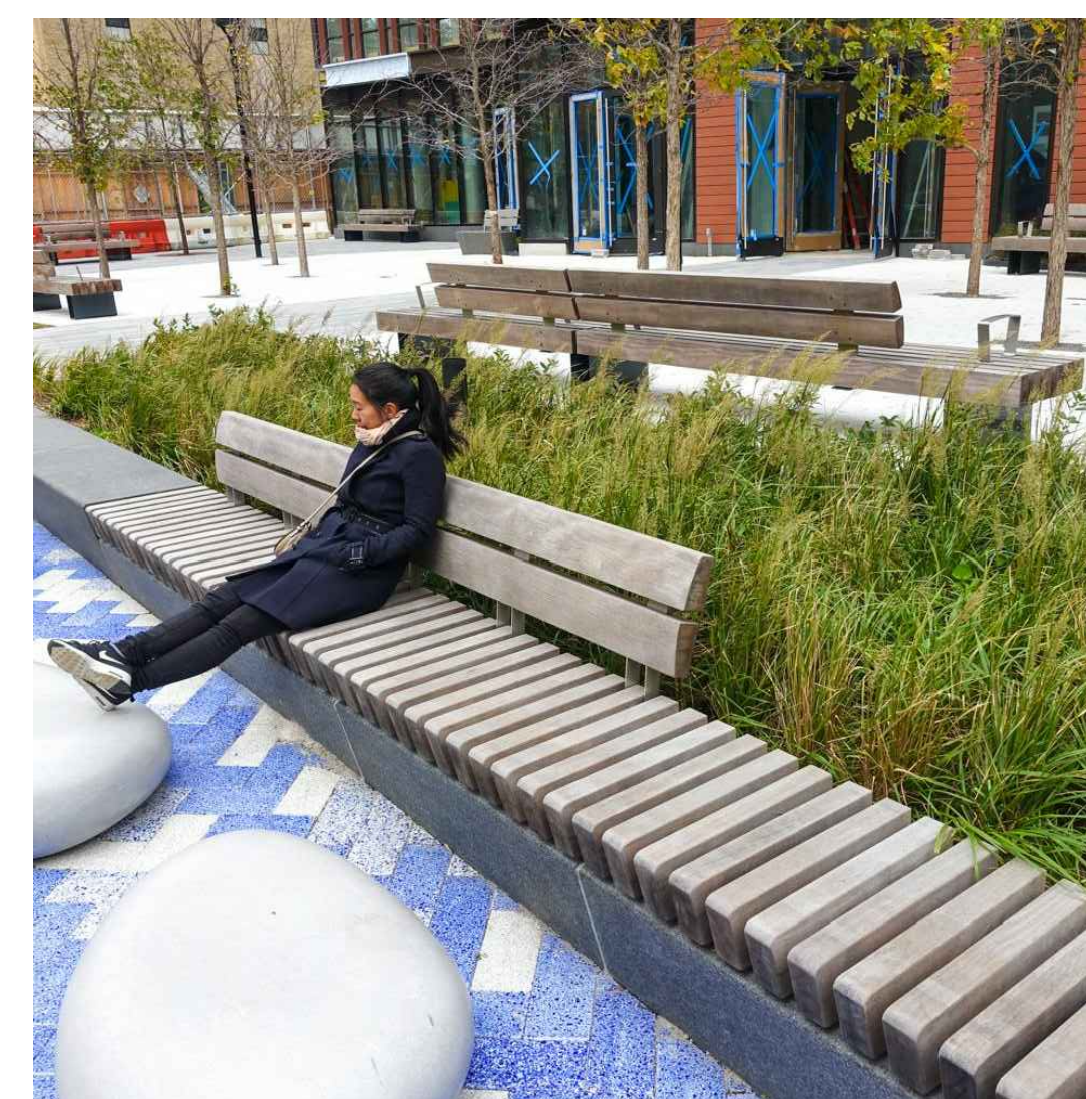
**F** SPECIAL PAVING



**G** PUBLIC ART



**H** STREETScape FURNISHINGS



**I** INTEGRATED SEATING

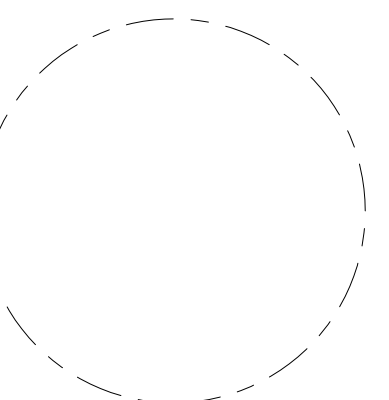
**RIVERHOUSE  
LANDBAY-S**

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.

4.1 SUBMISSION

**L-500S**



**A** PLACEMAKING SEATING



**B** SEMI-PRIVATE SPACES



**C** NEIGHBORHOOD POCKET PARK



**D** PLACEMAKING



**E** PLANTING AREAS



**F** BIORETENTION PLANTINGS

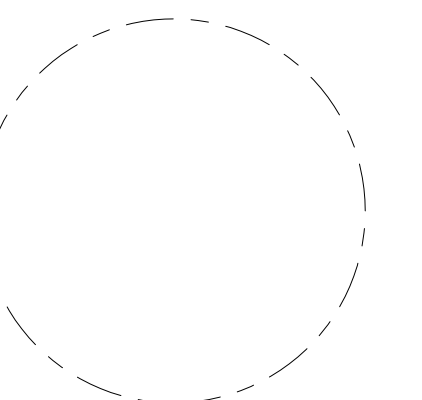
**RIVERHOUSE  
LANDBAY-S**

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**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-501S**

4.1 SUBMISSION



**RIVERHOUSE  
LANDBAY-S**

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

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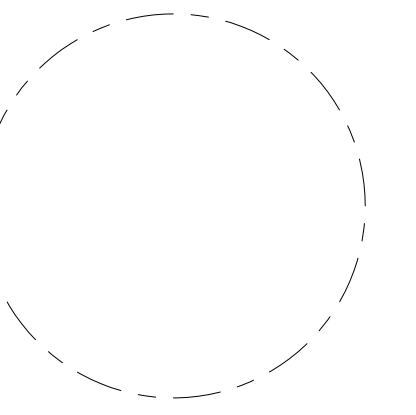
**Key Plan**

**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

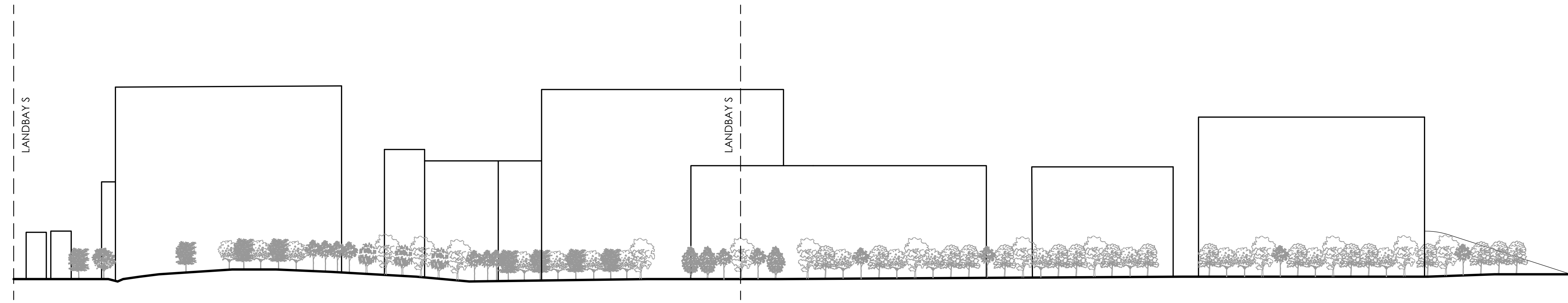
**SCALE:**  
1" = 100'

**APPROVED**  
S.B.

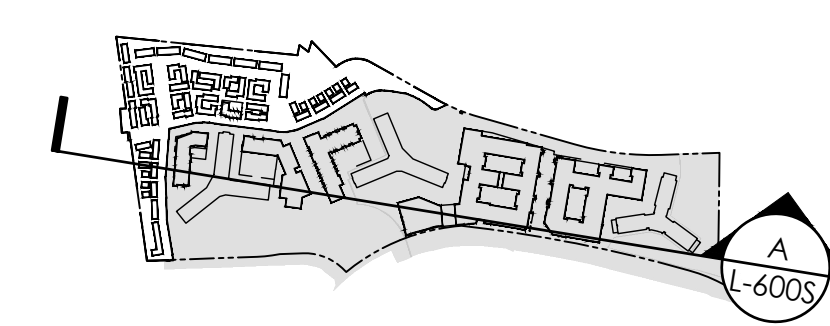
**JOB NO.**  
22-0013-JBG-INV

**DRAWING NO.**

**L-600S**



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



KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**



**RIVERHOUSE  
LANDBAY-S**

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

**OWNER / DEVELOPER**  
JBG SMITH  
240.333.3600

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301.588.4800

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410.837.2727

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**SUSTAINABILITY CONSULTANT**  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

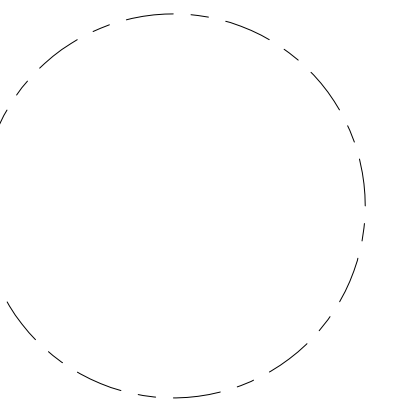
**TRAFFIC ENGINEER**  
NELSON NYGAARD  
202.315.5221

**STRUCTURAL ENGINEER**  
SK + A  
301.881.1441

**Key Plan**

Issue NO.	DATE

Revisions NO.	DATE



**SITE SECTIONS**

**PRINCIPAL IN CHARGE**  
S.B.

**PROJECT ARCHITECT**  
B.S.

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

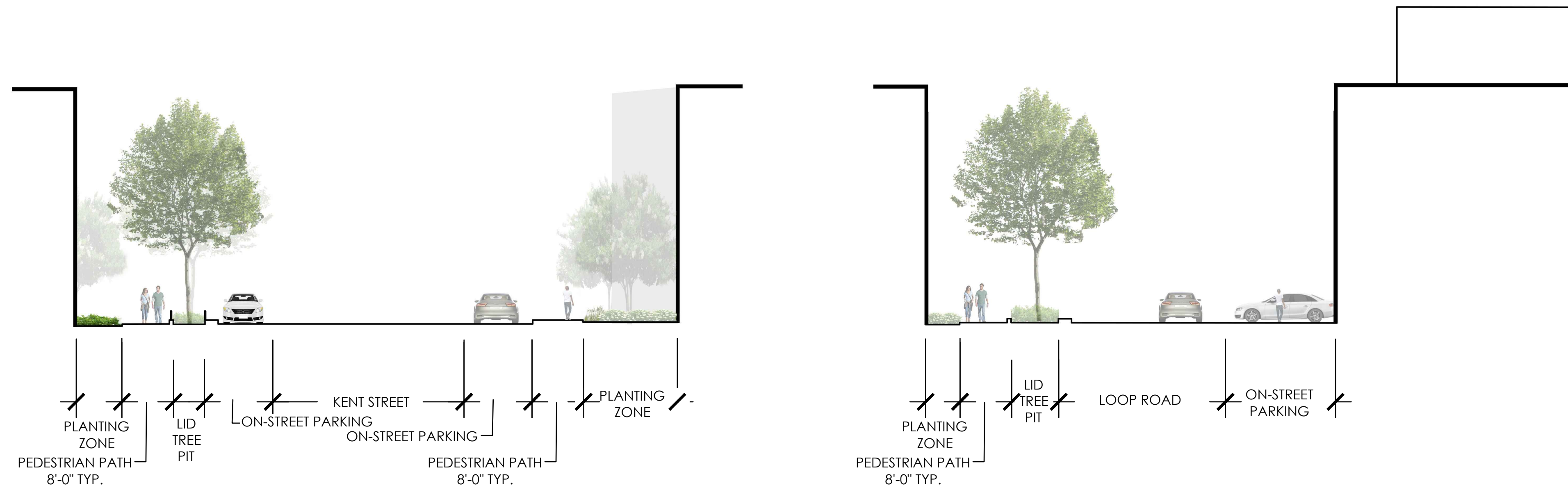
<b>DATE</b> 07.21.2023	<b>APPROVED</b> S.B.
<b>SCALE:</b>	<b>JOB NO.</b> 22-0013-JBG-RIV

**DRAWING NO.**

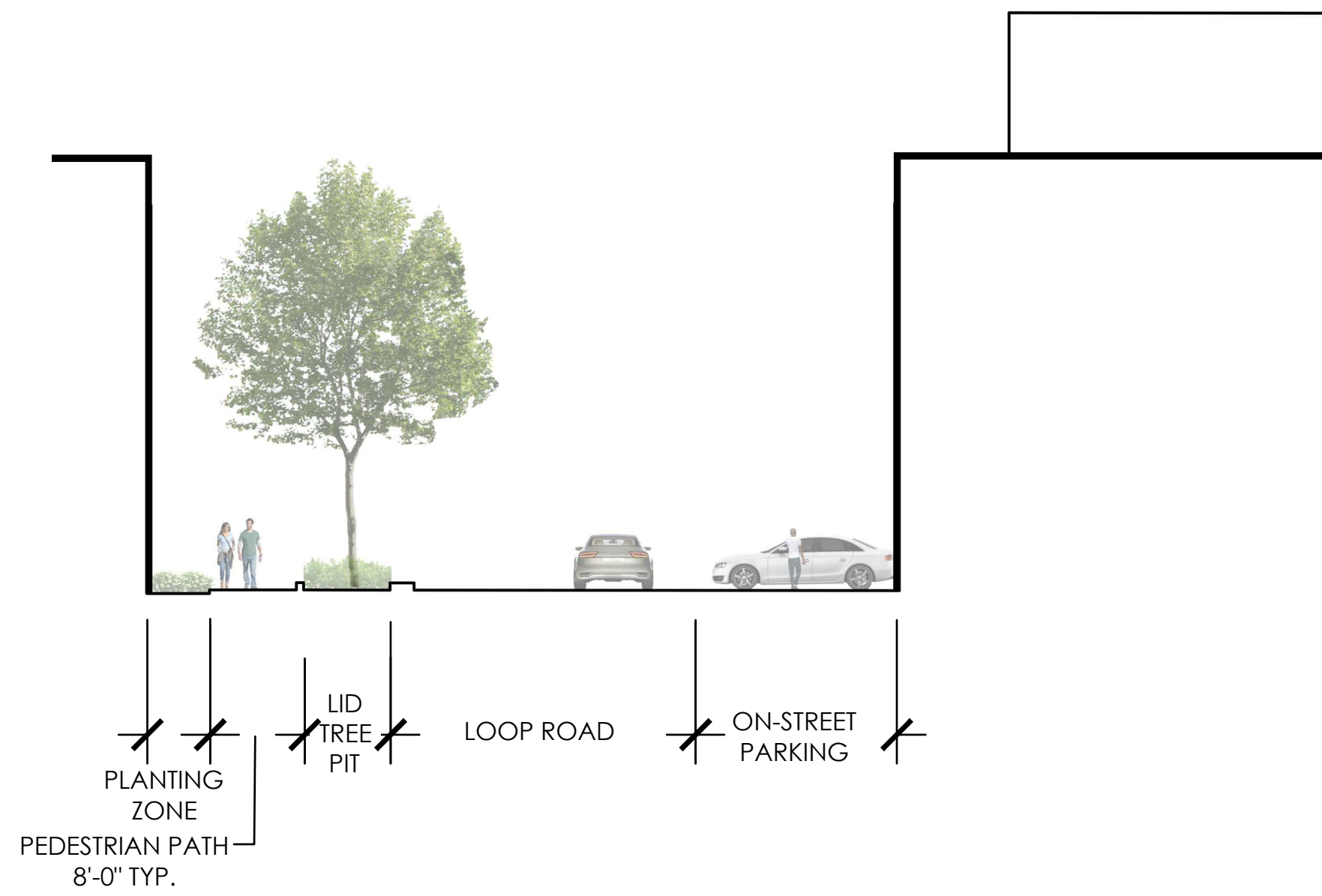
**L-601S**



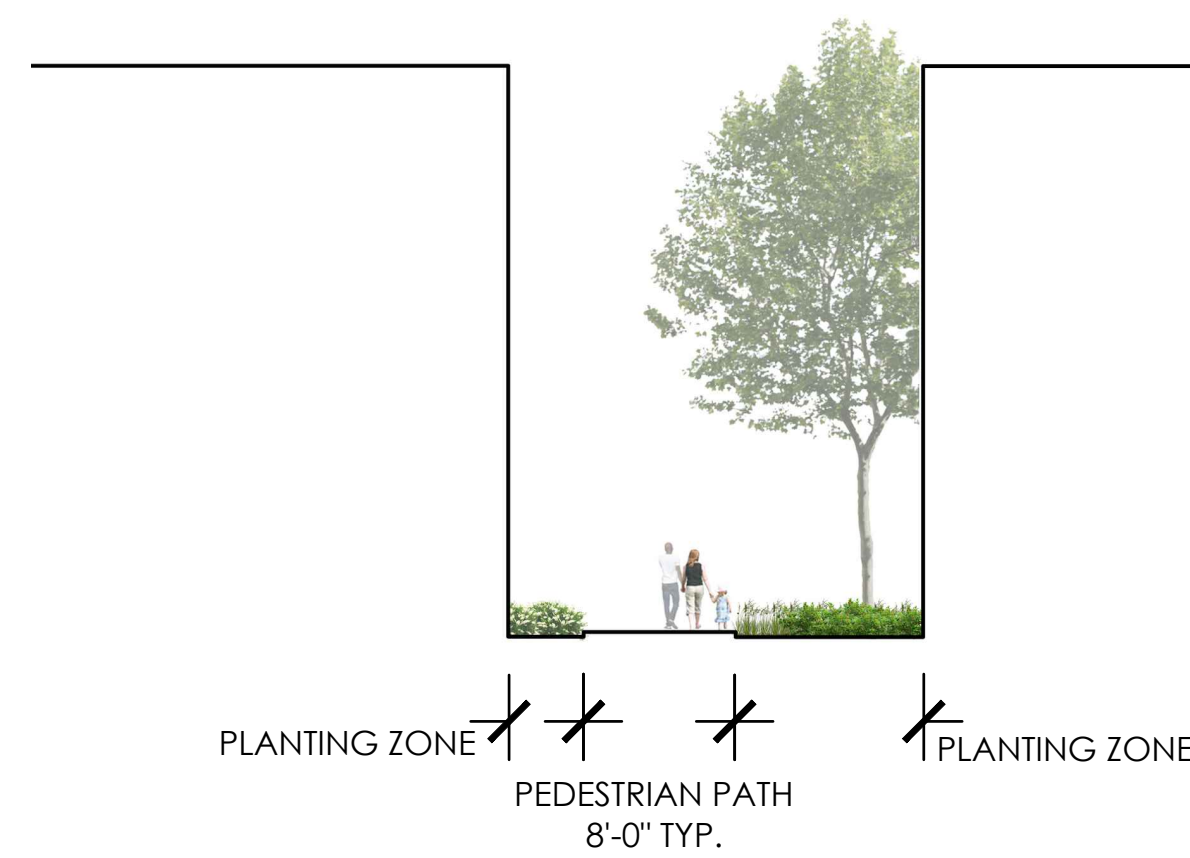
**A** SECTION - 15TH STREET WOODLANDS  
SCALE 1" = 20'-0"



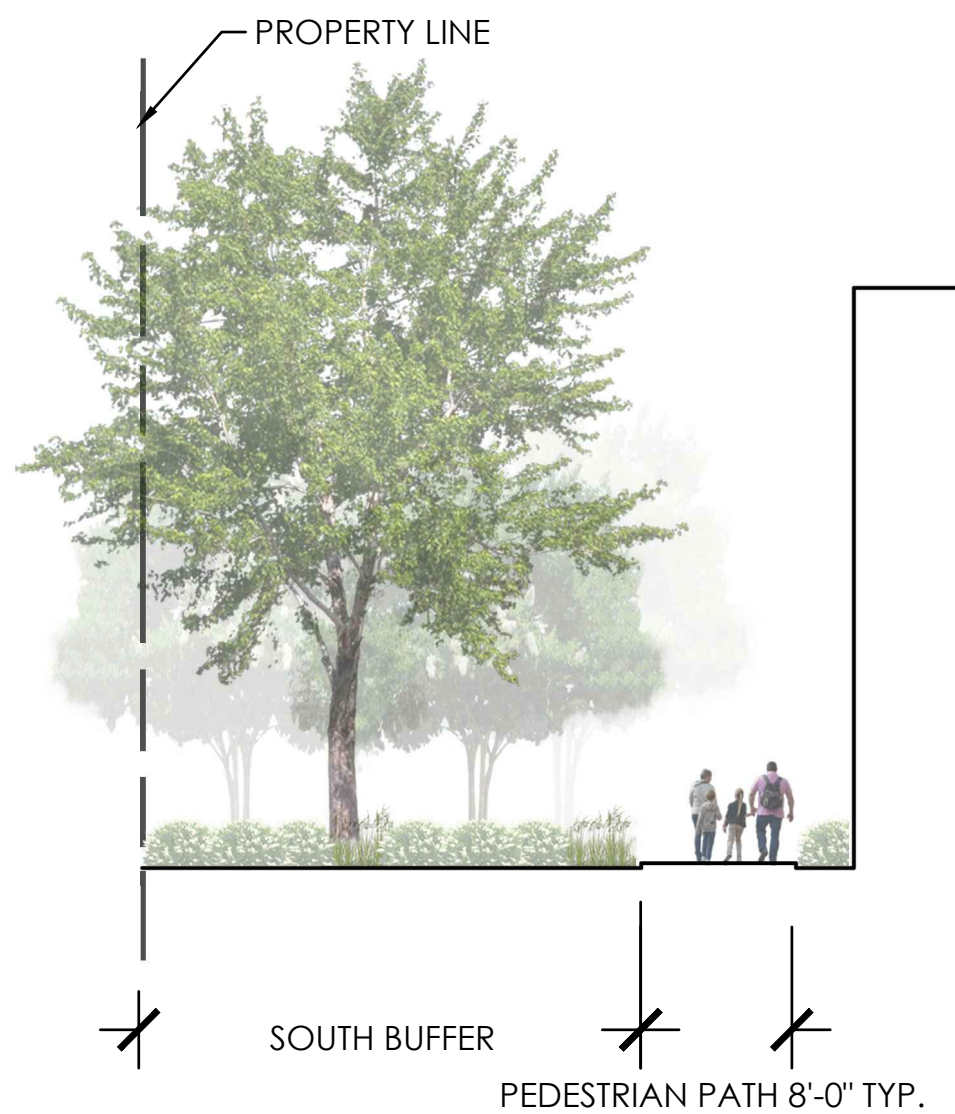
**B** SECTION - STREETScape AT VILLAGE GREEN  
SCALE 1" = 10'



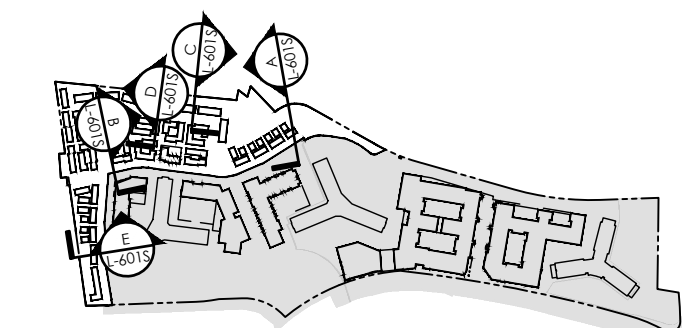
**C** SECTION - STREETScape AT LOOP ROAD  
SCALE 1" = 10'



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



**E** SECTION - GREEN RIBBON AT SOUTH BUFFER  
SCALE 1" = 10'



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION