

**RIVERHOUSE
LANDBAY-C**

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
NORTH PARCEL ARCHITECT
TORTI GALLAS + PARTNERS, INC.
301.588.4800
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800
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

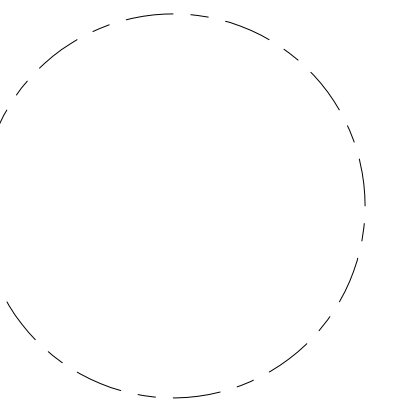
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



**LANDSCAPE
COVER SHEET**

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE 05.22.2024 **APPROVED**
S.B.

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

DRAWING NO.

L-001C

RIVERHOUSE LANDBAY-C

1400 SOUTH JOYCE STREET
ARLINGTON, VA 22202

CONCEPTUAL LANDSCAPE SET 4.1 SUBMISSION

GENERAL PROJECT NOTES

1. THE PROPOSED PLANS ARE BASED ON THE SURVEY PREPARED BY BOHLER.
2. ALL EXISTING TREES SUBJECT TO BOHLER'S TREE PRESERVATION PLANS. REFER CIVIL SERIES FOR INFORMATION.
3. PROPOSED GRADING AND UTILITIES ARE SUBJECT TO CHANGE WITH FINAL LANDSCAPE PLAN. REFER CIVIL SERIES FOR INFORMATION.
4. ALL PATH DIMENSIONS INDICATED ARE CLEAR WIDTHS FROM EDGE OF PAVEMENT TO FACE OF WALL OR OUTSIDE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
5. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
6. DESIGN AND SIZE OF PUBLIC SPACES TO BE PLANNED IN COORDINATION WITH THE COUNTY THROUGH A PUBLIC PARK MASTER PLAN PROCESS.
7. 20% TREE CANOPY COVERAGE IS MET WITH PRESERVED TREE CANOPY COVERAGE (REFER CIVIL TREE PRESERVATION SHEETS)(209,724 SF) AND PROPOSED 20-YR CANOPY COVERAGE OF NEW TREES (185,322 SF) PER DES 20-YEAR TREE CANOPY COVERAGE WORKSHEET. REFERENCE PLANT SCHEDULE FOR TREE CANOPY COVERAGE ACHIEVED WITHIN LANDBAY.
8. AS SHOWN, 10% OF AT- AND NEAR- GRADE VEGETATION IS MET WITH 136,269 SF (8.5%) OF NATURALIZED AREAS, 42,909 SF (2.7%) OF PLANTED BIORETENTION AREAS AND 142,911 SF (9.0%) OF PLANTING AREAS. PER PDSP DIAGRAM.
9. FINAL DESIGN TO BE COORDINATED WITH FINAL LANDSCAPE PLAN.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
L-001C	LANDSCAPE COVER SHEET
L-002C	OVERALL PLAN
L-003C	OVERALL OPEN SPACE PLAN
L-004C	OVERALL SITE RENDERING
L-101C	CONCEPT LANDSCAPE PLAN A
L-102C	CONCEPT LANDSCAPE PLAN B
L-103C	CONCEPT LANDSCAPE PLAN C
L-104C	CONCEPT LANDSCAPE PLAN D
L-400C	OVERALL TREE PLANTING PLAN
L-401C	TREE PLANTING PLAN A
L-402C	TREE PLANTING PLAN B
L-403C	TREE PLANTING PLAN C
L-404C	TREE PLANTING PLAN D
L-421C	UNDERSTORY PLANTING PLAN A
L-422C	UNDERSTORY PLANTING PLAN B
L-423C	UNDERSTORY PLANTING PLAN C
L-424C	UNDERSTORY PLANTING PLAN D
L-440C	TREE PLANTING SCHEDULE
L-441C	UNDERSTORY PLANTING SCHEDULE
L-442C	PLANT NOTES AND DETAILS
L-500C	PRECEDENT IMAGERY
L-501C	PRECEDENT IMAGERY
L-502C	PRECEDENT IMAGERY
L-510C	PAVING DETAILS
L-511C	PUBLIC SPACE DETAILS
L-600C	SITE SECTIONS
L-601C	SITE SECTIONS

4.1 SUBMISSION

**RIVERHOUSE
LANDBAY-C**

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SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
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703.970.2890

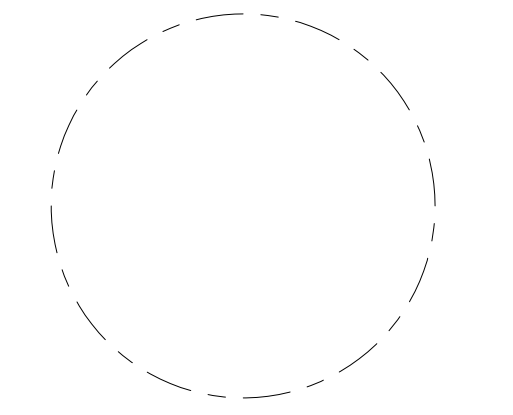
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



OVERALL PLAN

PRINCIPAL IN CHARGE
S.B.

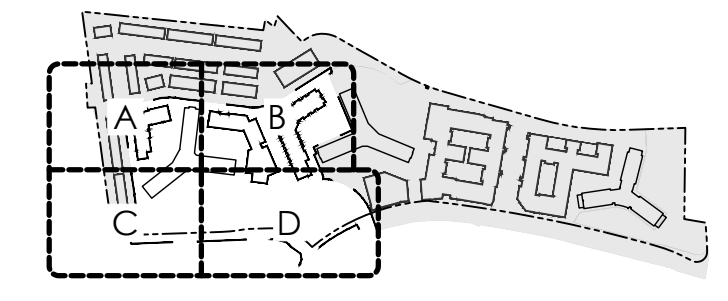
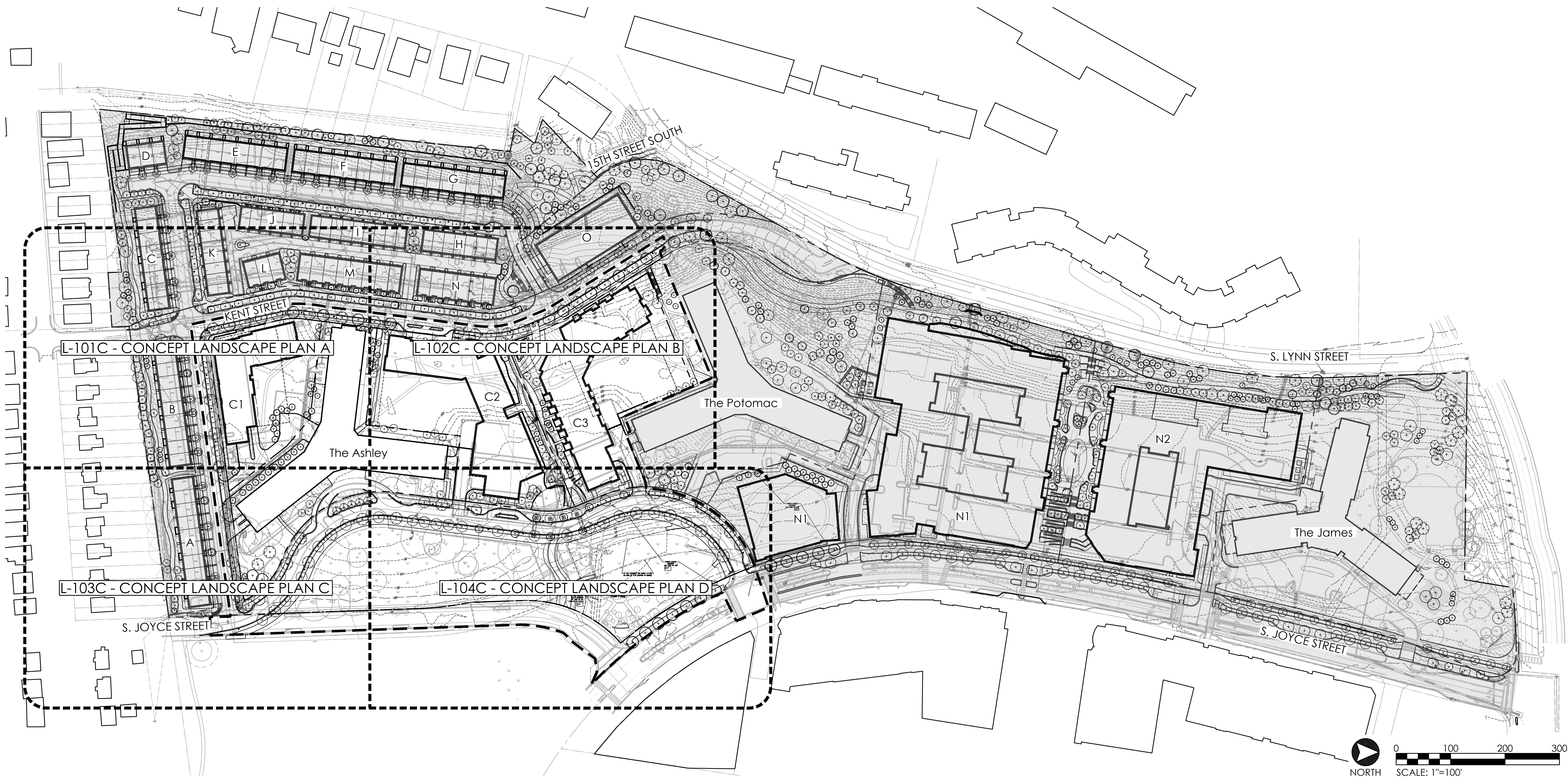
PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE 05.22.2024	APPROVED S.B.
SCALE: 1" = 100'	JOB NO. 22-0013-JBG-RIV

DRAWING NO.

L-002C



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

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 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
 05.22.2024

APPROVED
 S.B.

SCALE:
 1" = 100'

JOB NO.
 22-0013-JBG-VIR

DRAWING NO.
L-003C

**PUBLICLY-OWNED SPACE
 TABULATIONS**

NO.	NAME	(SF)	(AC)
4	FAR NORTH	18,000	0.41
5	LITTLE JOYCE R.O.W.	28,084±	0.64
PUBLIC OPEN SPACE TOTAL AREA		46,084	1.05

PUBLIC OPEN SPACE TABULATIONS *

NO.	NAME	(SF)	(AC)
1	JAMES PARK	72,370	1.58
2	N1-2 OPEN SPACE	44,170	1.00
3	VHP EXPANSION AND HOPPER PARK	120,873±	2.77
PUBLIC OPEN SPACE TOTAL AREA		237,413	5.35

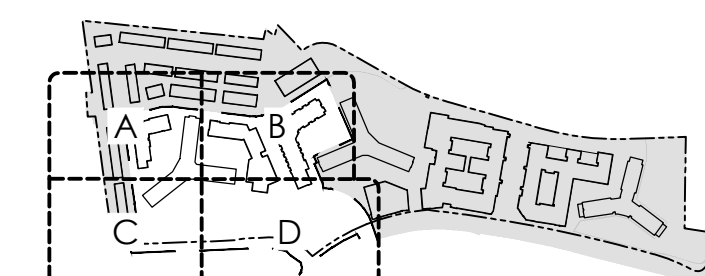
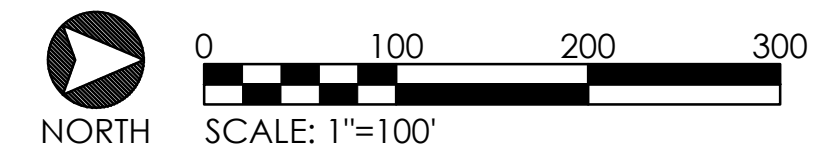
OPEN SPACE LEGEND

--- PUBLIC OPEN SPACE AREAS *

..... GREEN RIBBON PUBLIC CORRIDOR

TOTAL SITE OPEN SPACE: 6.40 ACRES
 - WITHIN PROPERTY: 5.35 ACRES
 - PUBLICLY-OWNED PROPERTY: 1.05 ACRES

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



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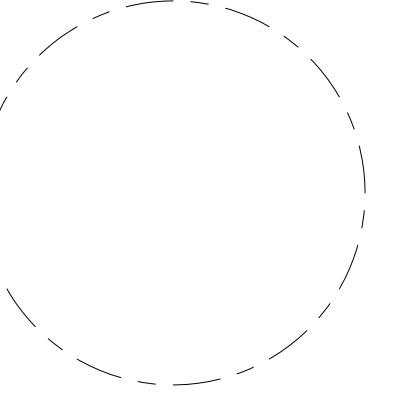
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NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



**OVERALL SITE
RENDERING**

PRINCIPAL IN CHARGE
S.B.

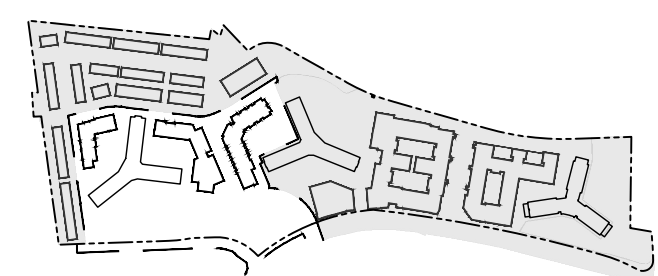
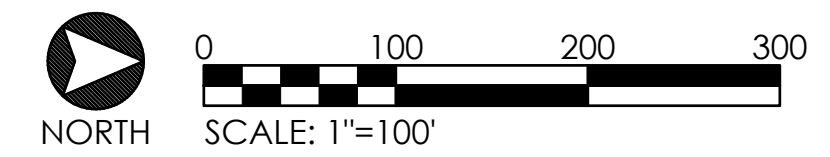
PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE 05.22.2024	APPROVED S.B.
SCALE: 1" = 100'	JOB NO. 22-0013-JBG-RIV

DRAWING NO.

L-004C



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

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Key Plan

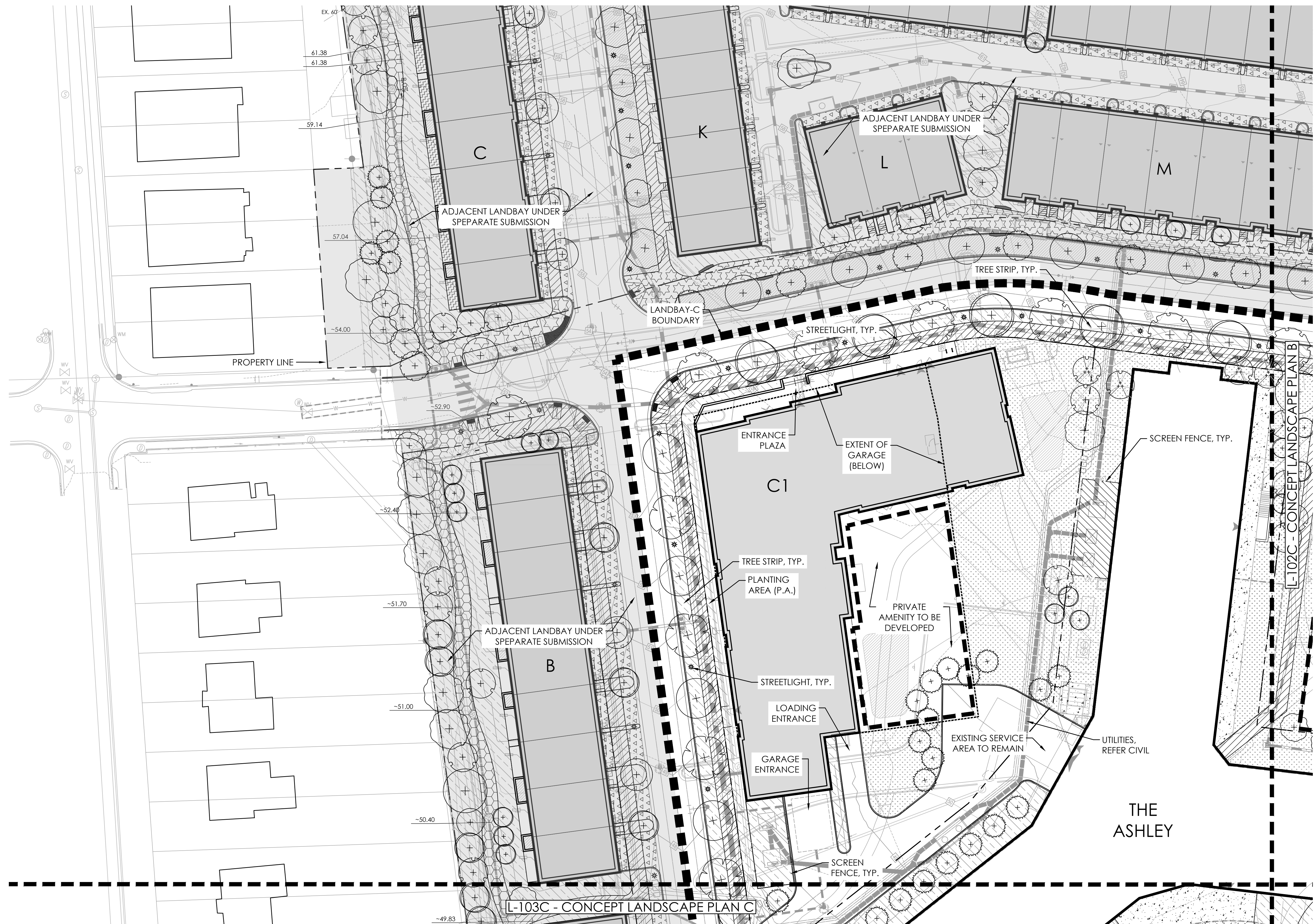
Issue
 NO. DATE

Revisions
 NO. DATE

**CONCEPT
 LANDSCAPE
 PLAN A**

PRINCIPAL IN CHARGE
 S.B.
 PROJECT ARCHITECT
 B.S.
 DRAWN
 P.T. L.S.
 DATE
 05.22.2024
 SCALE:
 1" = 25'
 APPROVED
 S.B.
 JOB NO.
 22-0013-JBG-REV
 DRAWING NO.

L-101C



GENERAL NOTES

- PROPOSED GRADING AND UTILITIES ARE SUBJECT TO CHANGE WITH FINAL LANDSCAPE PLAN. REFER CIVIL SERIES FOR INFORMATION.
- ALL PATH DIMENSIONS INDICATE CLEAR WIDTHS FROM EDGE OF PAVEMENT TO FACE OF WALL OR OUTSIDE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
- ALL PATHS TO COMPLY WITH ADA GUIDELINES.
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- PROPOSED SITE FURNISHINGS AND LIGHTING ARE SUBJECT TO CHANGE WITH THE FINAL LANDSCAPE PLAN.
- FINAL DESIGN TO BE COORDINATED WITH FINAL LANDSCAPE PLAN.

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

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

GENERAL NOTES

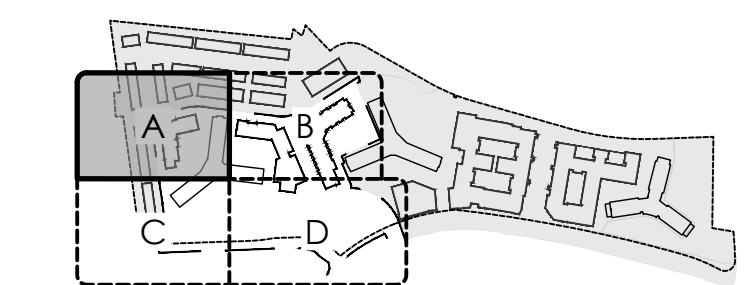
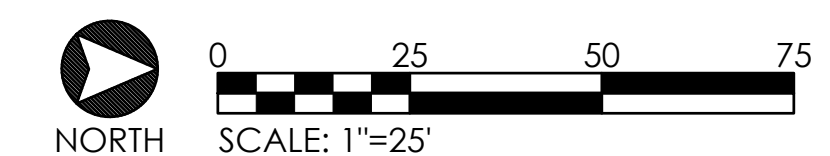
- SEE SHEETS L-500C TO L-511C FOR HARDSCAPE PRECEDENT IMAGERY AND STANDARD DETAILS.
- SEE SHEETS L-401C TO L-404C FOR TREE PLANTING AND SOILS PLANS.
- SEE SHEETS L-421C TO L-424C FOR UNDERSTORY PLANTING PLANS.
- SEE SHEETS L-440C TO L-442C FOR PLANTING SCHEDULES AND STANDARD DETAILS.

MATERIALS LEGEND

- PROPERTY LINE ASDF
- EXISTING FENCE
- SCREEN / PRIVACY FENCE
- ORNAMENTAL FENCE
- EXISTING PEDESTRIAN PAVING
- TYPICAL PEDESTRIAN PAVING
- GREEN RIBBON TYPE-1 (B/L-500C)

LANDSCAPE LEGEND

- GREEN RIBBON TYPE-2 (C/L-500C)
- GREEN RIBBON TYPE-3 (D/L-500C)
- GREEN RIBBON TYPE-4 (E/L-500C)
- SPECIAL PEDESTRIAN PAVING (F/L-500C)
- TREE PRESERVATION SURFACE (G/L-500C)
- MULTI-MODAL PATH (H/L-500C)
- VEHICULAR PAVING; REFER CIVIL
- 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

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 LANDBAY-C**

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TRAFFIC ENGINEER
 NELSON NYGAARD
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 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.

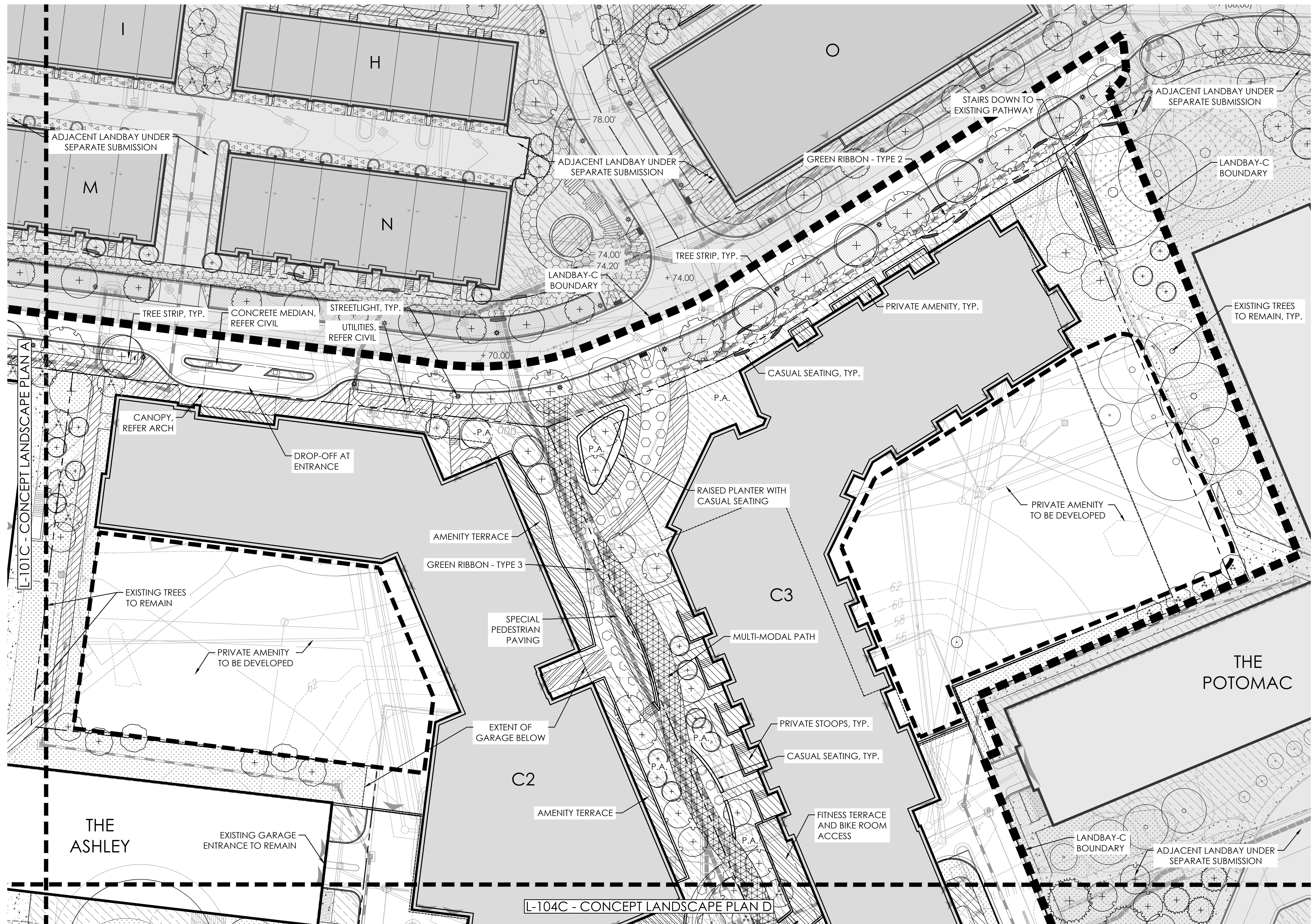
DATE
 05.22.2024

SCALE:
 1" = 25'

APPROVED
 S.B.

JOB NO.
 22-0013-JBG-VRV

DRAWING NO.
L-102C



GENERAL NOTES

- PROPOSED GRADING AND UTILITIES ARE SUBJECT TO CHANGE WITH FINAL LANDSCAPE PLAN. REFER CIVIL SERIES FOR INFORMATION.
- ALL PATH DIMENSIONS INDICATE CLEAR WIDTHS FROM EDGE OF PAVEMENT TO FACE OF WALL OR OUTSIDE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
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- PROPOSED BUILDINGS, DOOR LOCATIONS AND FINISHED FLOOR ELEVATIONS ARE SUBJECT TO CHANGE WITH THE FINAL LANDSCAPE PLAN.
- PROPOSED SITE FURNISHINGS AND LIGHTING ARE SUBJECT TO CHANGE WITH THE FINAL LANDSCAPE PLAN.
- FINAL DESIGN TO BE COORDINATED WITH FINAL LANDSCAPE PLAN.

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

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

GENERAL NOTES

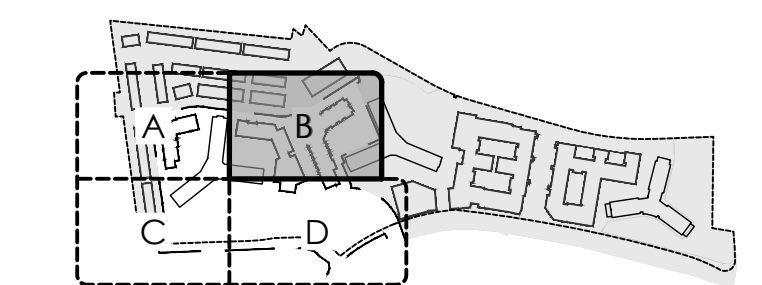
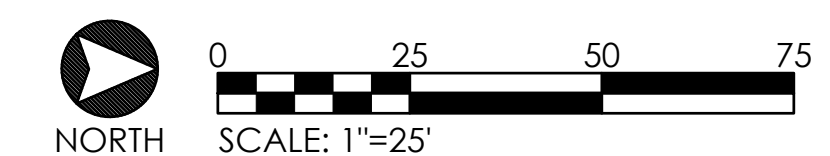
- SEE SHEETS L-500C TO L-511C FOR HARDSCAPE PRECEDENT IMAGERY AND STANDARD DETAILS.
- SEE SHEETS L-401C TO L-404C FOR TREE PLANTING AND SOILS PLANS.
- SEE SHEETS L-421C TO L-424C FOR UNDERSTORY PLANTING PLANS.
- SEE SHEETS L-440C TO L-442C FOR PLANTING SCHEDULES AND STANDARD DETAILS.

MATERIALS LEGEND

- PROPERTY LINE
- - - EXISTING FENCE
- SCREEN / PRIVACY FENCE
- ORNAMENTAL FENCE
- EXISTING PEDESTRIAN PAVING
- TYPICAL PEDESTRIAN PAVING
- GREEN RIBBON TYPE-1 (B/L-500C)

LANDSCAPE LEGEND

- PLANTING AREA (P.A.)
- NATURALIZED AREA
- LAWN
- BIORETENTION; REFER CIVIL FOR DEPTH AND SPECIFICATIONS (BIO.)
- EXISTING TREE
- PROPOSED TREE
- GREEN RIBBON TYPE-2 (C/L-500C)
- GREEN RIBBON TYPE-3 (D/L-500C)
- GREEN RIBBON TYPE-4 (E/L-500C)
- SPECIAL PEDESTRIAN PAVING (F/L-500C)
- TREE PRESERVATION SURFACE (G/L-500C)
- MULTI-MODAL PATH (H/L-500C)
- VEHICULAR PAVING; REFER CIVIL



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

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Key Plan

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**CONCEPT
LANDSCAPE
PLAN C**

PRINCIPAL IN CHARGE
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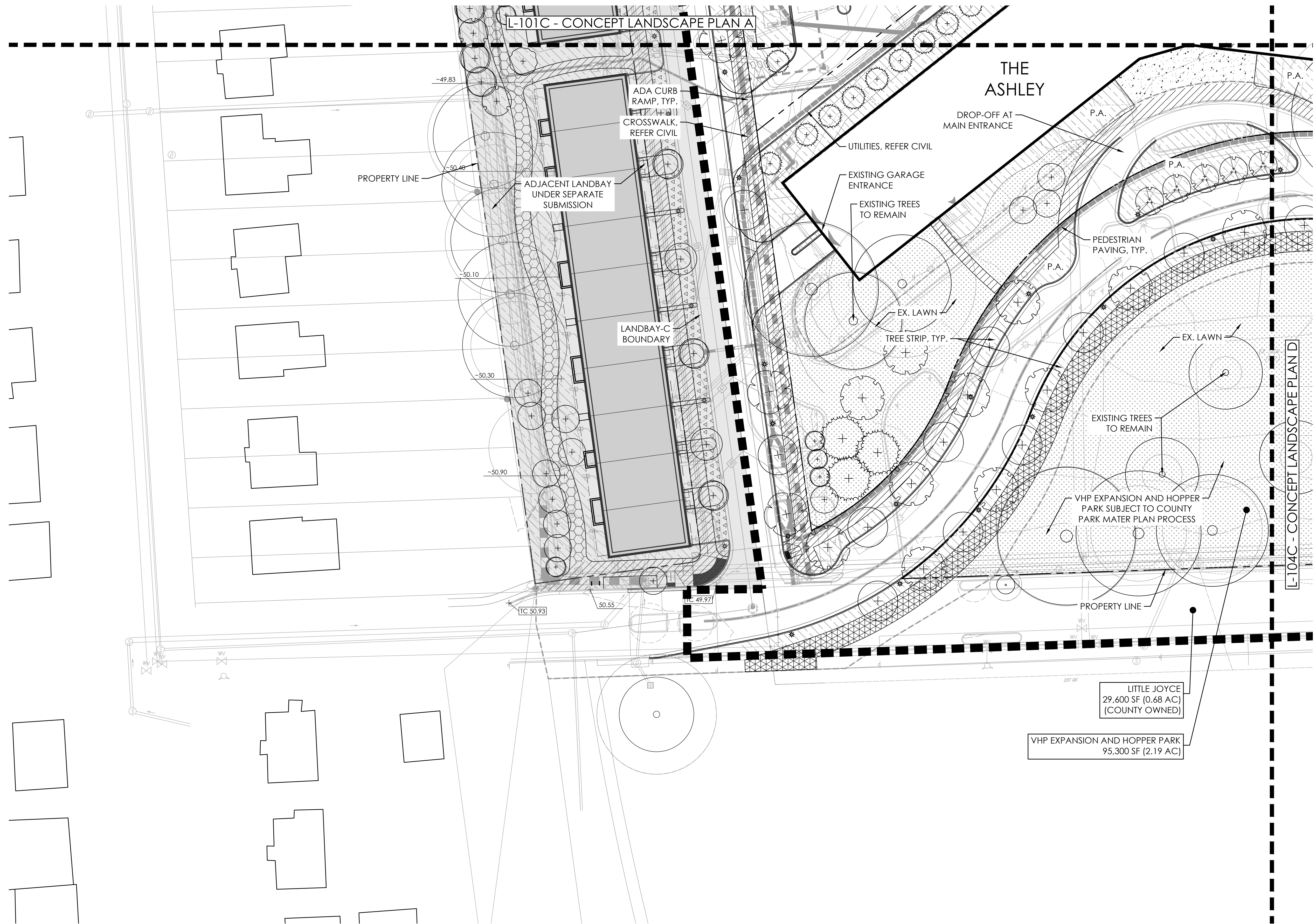
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APPROVED
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22-0013-JBG-RIV

DRAWING NO.
L-103C



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

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

GENERAL NOTES

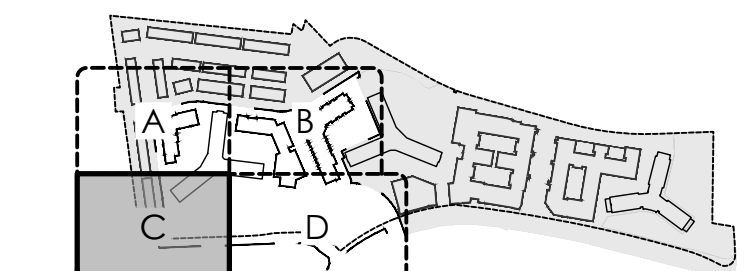
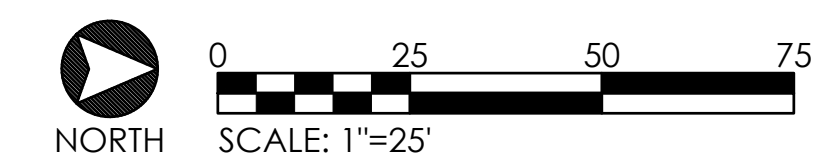
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MATERIALS LEGEND

- PROPERTY LINE
- - - EXISTING FENCE
- SCREEN / PRIVACY FENCE
- ORNAMENTAL FENCE
- [Pattern] EXISTING PEDESTRIAN PAVING
- [Pattern] TYPICAL PEDESTRIAN PAVING
- [Pattern] GREEN RIBBON TYPE-1 (B/L-500C)

LANDSCAPE LEGEND

- [Pattern] GREEN RIBBON TYPE-2 (C/L-500C)
- [Pattern] GREEN RIBBON TYPE-3 (D/L-500C)
- [Pattern] GREEN RIBBON TYPE-4 (E/L-500C)
- [Pattern] SPECIAL PEDESTRIAN PAVING (F/L-500C)
- [Pattern] TREE PRESERVATION SURFACE (G/L-500C)
- [Pattern] MULTI-MODAL PATH (H/L-500C)
- [Pattern] VEHICULAR PAVING; REFER CIVIL
- [Pattern] PLANTING AREA (P.A.)
- [Pattern] NATURALIZED AREA
- [Pattern] LAWN
- [Pattern] BIORETENTION; REFER CIVIL FOR DEPTH AND SPECIFICATIONS (BIO.)
- EXISTING TREE
- PROPOSED TREE



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 NELSON NYGAARD
 202.315.5221
 STRUCTURAL ENGINEER
 SK + A
 301.881.1441

Key Plan

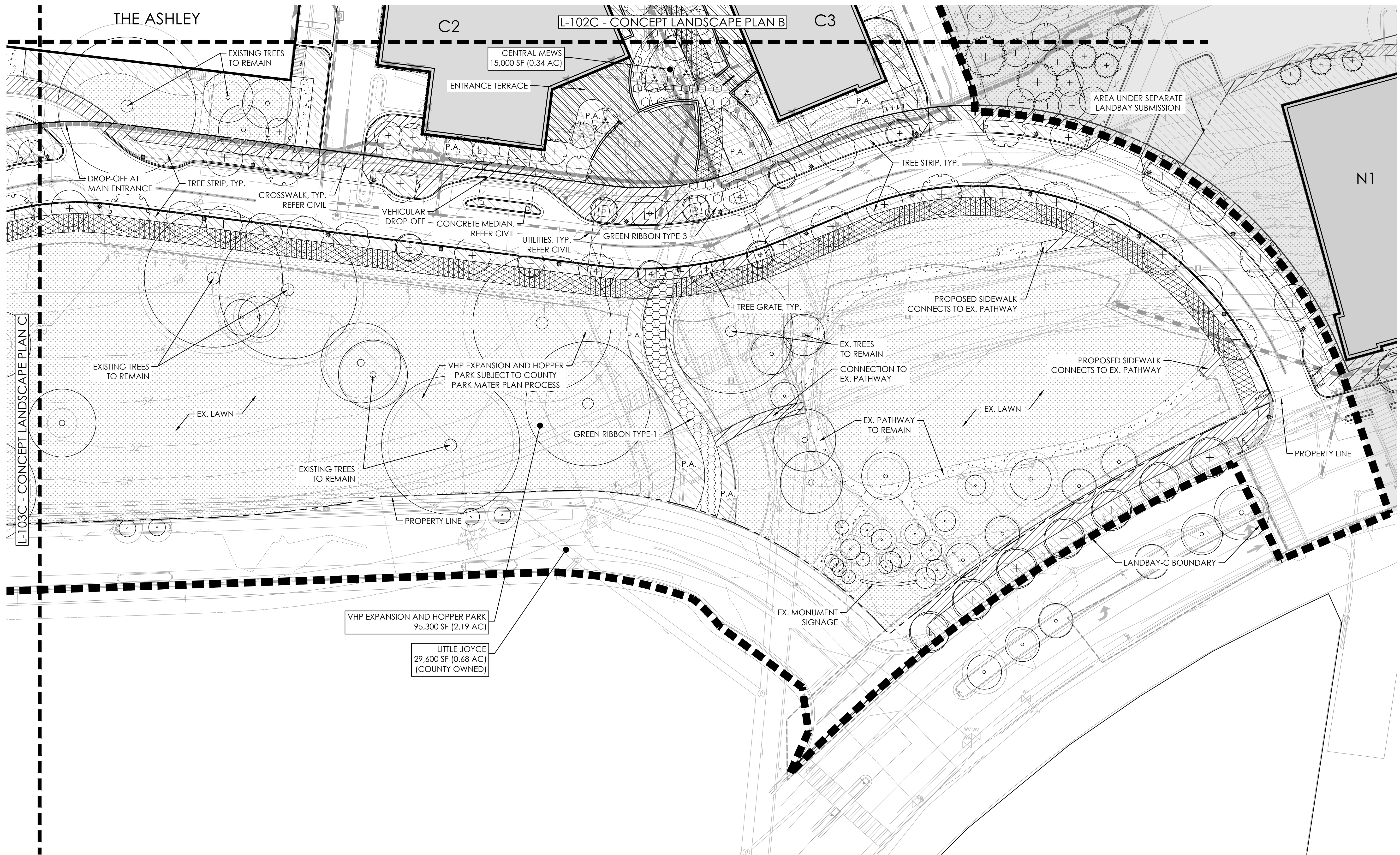
Issue
 NO. DATE

Revisions
 NO. DATE

**CONCEPT
 LANDSCAPE
 PLAN D**

PRINCIPAL IN CHARGE
 S.B.
 PROJECT ARCHITECT
 B.S.
 DRAWN
 P.T. L.S.
 DATE
 05.22.2024
 SCALE:
 1" = 25'
 APPROVED
 S.B.
 JOB NO.
 22-0013-JBG-RIV
 DRAWING NO.

L-104C



- GENERAL NOTES**
1. PROPOSED GRADING AND UTILITIES ARE SUBJECT TO CHANGE WITH FINAL LANDSCAPE PLAN. REFER CIVIL SERIES FOR INFORMATION.
 2. ALL PATH DIMENSIONS INDICATE CLEAR WIDTHS FROM EDGE OF PAVEMENT TO FACE OF WALL OR OUTSIDE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
 3. ALL PATHS TO COMPLY WITH ADA GUIDELINES.
 4. PROPOSED BUILDINGS, DOOR LOCATIONS AND FINISHED FLOOR ELEVATIONS ARE SUBJECT TO CHANGE WITH THE FINAL LANDSCAPE PLAN.
 5. PROPOSED SITE FURNISHINGS AND LIGHTING ARE SUBJECT TO CHANGE WITH THE FINAL LANDSCAPE PLAN.
 6. FINAL DESIGN TO BE COORDINATED WITH FINAL LANDSCAPE PLAN.

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

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

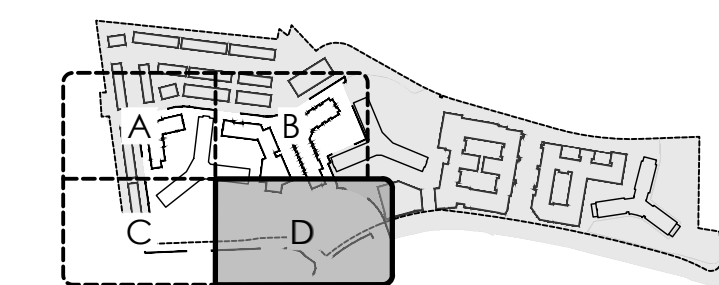
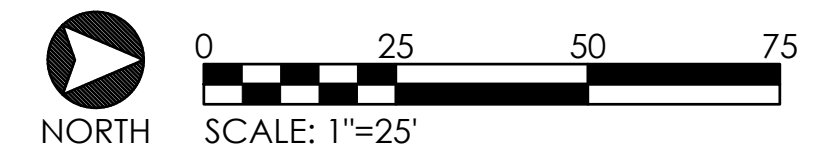
- GENERAL NOTES**
1. SEE SHEETS L-500C TO L-511C FOR HARDSCAPE PRECEDENT IMAGERY AND STANDARD DETAILS.
 2. SEE SHEETS L-401C TO L-404C FOR TREE PLANTING AND SOILS PLANS.
 3. SEE SHEETS L-421C TO L-424C FOR UNDERSTORY PLANTING PLANS.
 4. SEE SHEETS L-440C TO L-442C FOR PLANTING SCHEDULES AND STANDARD DETAILS.

MATERIALS LEGEND

- PROPERTY LINE
- - - EXISTING FENCE
- SCREEN / PRIVACY FENCE
- ORNAMENTAL FENCE
- EXISTING PEDESTRIAN PAVING
- TYPICAL PEDESTRIAN PAVING
- GREEN RIBBON TYPE-1 (B/L-500C)

LANDSCAPE LEGEND

- GREEN RIBBON TYPE-2 (C/L-500C)
- GREEN RIBBON TYPE-3 (D/L-500C)
- GREEN RIBBON TYPE-4 (E/L-500C)
- SPECIAL PEDESTRIAN PAVING (F/L-500C)
- TREE PRESERVATION SURFACE (G/L-500C)
- MULTI-MODAL PATH (H/L-500C)
- VEHICULAR PAVING; REFER CIVIL
- 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-C**

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

NORTH PARCEL ARCHITECT
TORTI GALLAS + PARTNERS, INC.
301.588.4800

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

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

LANDBAY S
(REFER LANDBAY S 4.1 PACKAGE)

QTY	DECIDUOUS TREES
7	ACER RUBRUM
25	CARPINUS CAROLINIANA
10	FAGUS GRANDIFOLIA
19	GINKGO BILOBA
13	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
26	GYMNOCLADUS DIOICUS
20	OXYDENDRUM ARBOREUM
3	PLATANUS OCCIDENTALIS
2	QUERCUS BICOLOR 'AMERICAN DREAM'
4	QUERCUS COCCINEA
9	QUERCUS PHELLOS
15	TAXODIUM DISTICHUM
11	TILIA AMERICANA
9	ULMUS AMERICANA 'VALLEY FORGE'

QTY	EVERGREEN TREES
23	JUNIPERUS VIRGINIANA 'BURKII'
7	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'
3	TSUGA CANADENSIS

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

LANDBAY N
(REFER LANDBAY N 4.1 PACKAGE)

DECIDUOUS TREES	BOTANICAL NAME
5	ACER RUBRUM
9	CERCIDIPHYLLUM JAPONICUM
3	FAGUS GRANDIFOLIA
6	GINKGO BILOBA 'PRINCETON SENTRY'
23	GYMNOCLADUS DIOICUS
11	LIQUID AMBAR STYRACIFLUA 'HAPPDELL'
7	NYSSA SYLVATICA
34	OXYDENDRUM ARBOREUM
2	QUERCUS BICOLOR 'AMERICAN DREAM'
3	QUERCUS COCCINEA
36	QUERCUS PHELLOS
7	TILIA AMERICANA
8	ULMUS AMERICANA 'VALLEY FORGE'

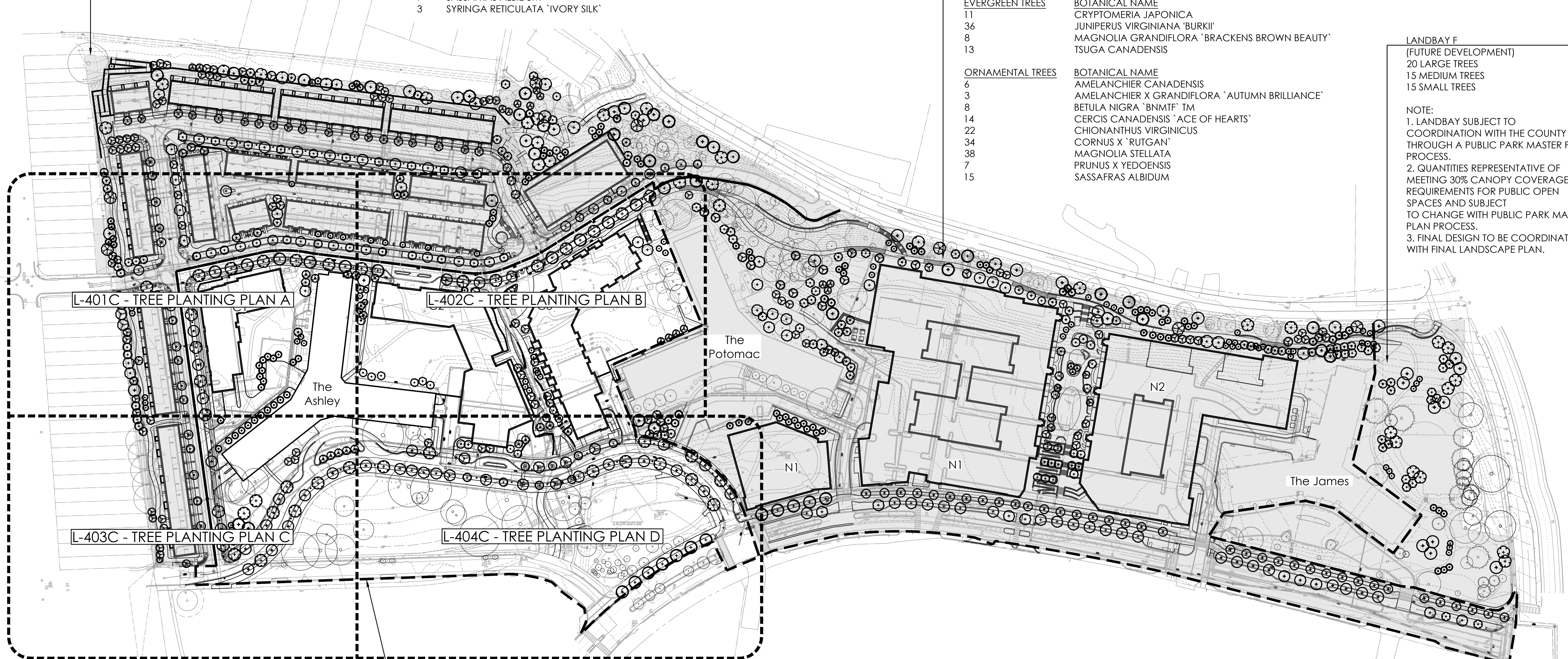
EVERGREEN TREES	BOTANICAL NAME
11	CRYPTOMERIA JAPONICA
36	JUNIPERUS VIRGINIANA 'BURKII'
8	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'
13	TSUGA CANADENSIS

ORNAMENTAL TREES	BOTANICAL NAME
6	AMELANCHIER CANADENSIS
3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'
8	BETULA NIGRA 'BNMTF' TM
14	CERCIS CANADENSIS 'ACE OF HEARTS'
22	CHIONANTHUS VIRGINICUS
34	CORNUS X 'RUTGAN'
38	MAGNOLIA STELLATA
7	PRUNUS X YEDOENSIS
15	SASSAFRAS ALBIDUM

LANDBAY F
(FUTURE DEVELOPMENT)

20 LARGE TREES
15 MEDIUM TREES
15 SMALL TREES

NOTE:
1. LANDBAY SUBJECT TO COORDINATION WITH THE COUNTY THROUGH A PUBLIC PARK MASTER PLAN PROCESS.
2. QUANTITIES REPRESENTATIVE OF MEETING 30% CANOPY COVERAGE REQUIREMENTS FOR PUBLIC OPEN SPACES AND SUBJECT TO CHANGE WITH PUBLIC PARK MASTER PLAN PROCESS.
3. FINAL DESIGN TO BE COORDINATED WITH FINAL LANDSCAPE PLAN.

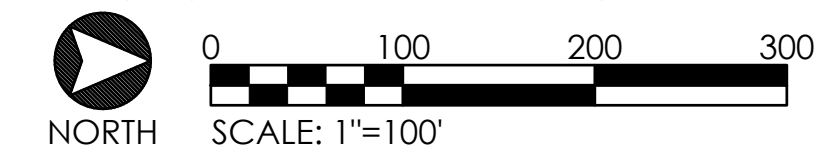


LANDBAY C
(REFER LANDBAY C 4.1 PACKAGE)

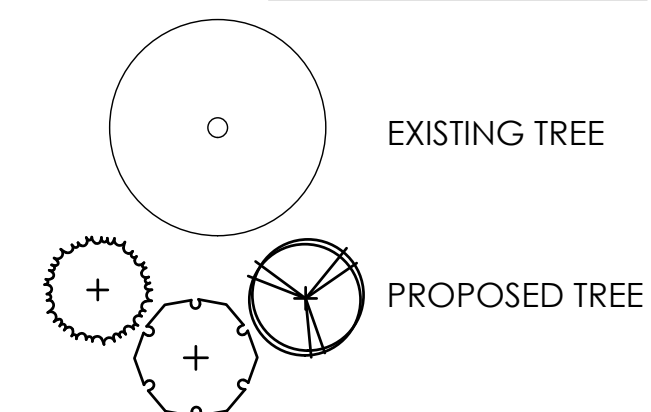
QTY	DECIDUOUS TREES
6	ACER RUBRUM
3	CERCIDIPHYLLUM JAPONICUM
6	LIQUIDAMBAR STYRACIFLUA 'HAPPDELL'
10	NYSSA SYLVATICA
3	OXYDENDRUM ARBOREUM
3	PLATANUS OCCIDENTALIS
13	QUERCUS BICOLOR 'AMERICAN DREAM'
1	ULMUS AMERICANA 'VALLEY FORGE'

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

QTY	ORNAMENTAL TREES
4	AMELANCHIER CANADENSIS
11	CERCIS CANADENSIS 'ACE OF HEARTS'
7	CHIONANTHUS VIRGINICUS
2	CORNUS X 'RUTGAN'
14	CRATAEGUS VIRIDIS 'WINTER KING'
21	MAGNOLIA STELLATA
4	MAGNOLIA X SOULANGEANA
6	PRUNUS X YEDOENSIS
3	SASSAFRAS ALBIDUM



TREE PLANTING LEGEND



KEY PLAN (NOT TO SCALE)

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
05.22.2024

APPROVED
S.B.

SCALE:
1" = 100'

JOB NO.
22-0013-JBG-VIV

DRAWING NO.
L-400C

4.1 SUBMISSION

**RIVERHOUSE
 LANDBAY-C**

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

OWNER / DEVELOPER
 JBG SMITH
 240.333.3600

NORTH PARCEL ARCHITECT
 TORTI GALLAS + PARTNERS, INC.
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SOUTH PARCEL ARCHITECT
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CIVIL ENGINEER
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ATTORNEY
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TRAFFIC ENGINEER
 NELSON NYGAARD
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STRUCTURAL ENGINEER
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 301.881.1441

Key Plan

Issue

NO.	DATE

Revisions

NO.	DATE

**TREE
 PLANTING
 PLAN A**

PRINCIPAL IN CHARGE
 S.B.

PROJECT ARCHITECT
 B.S.

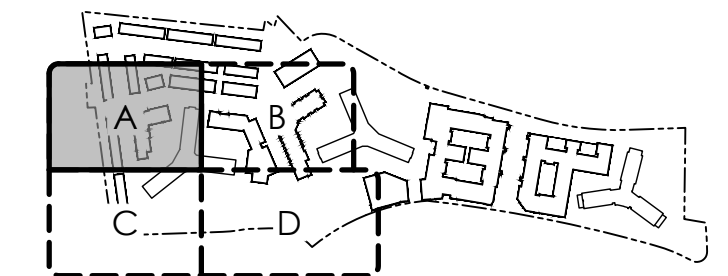
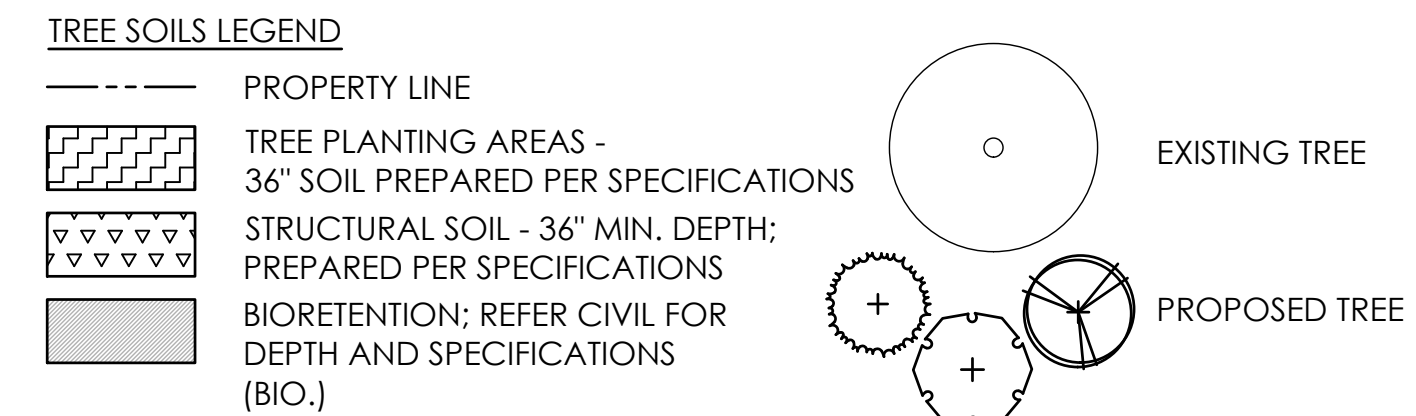
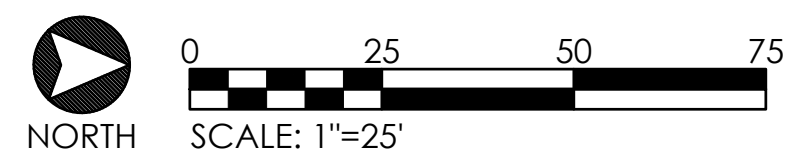
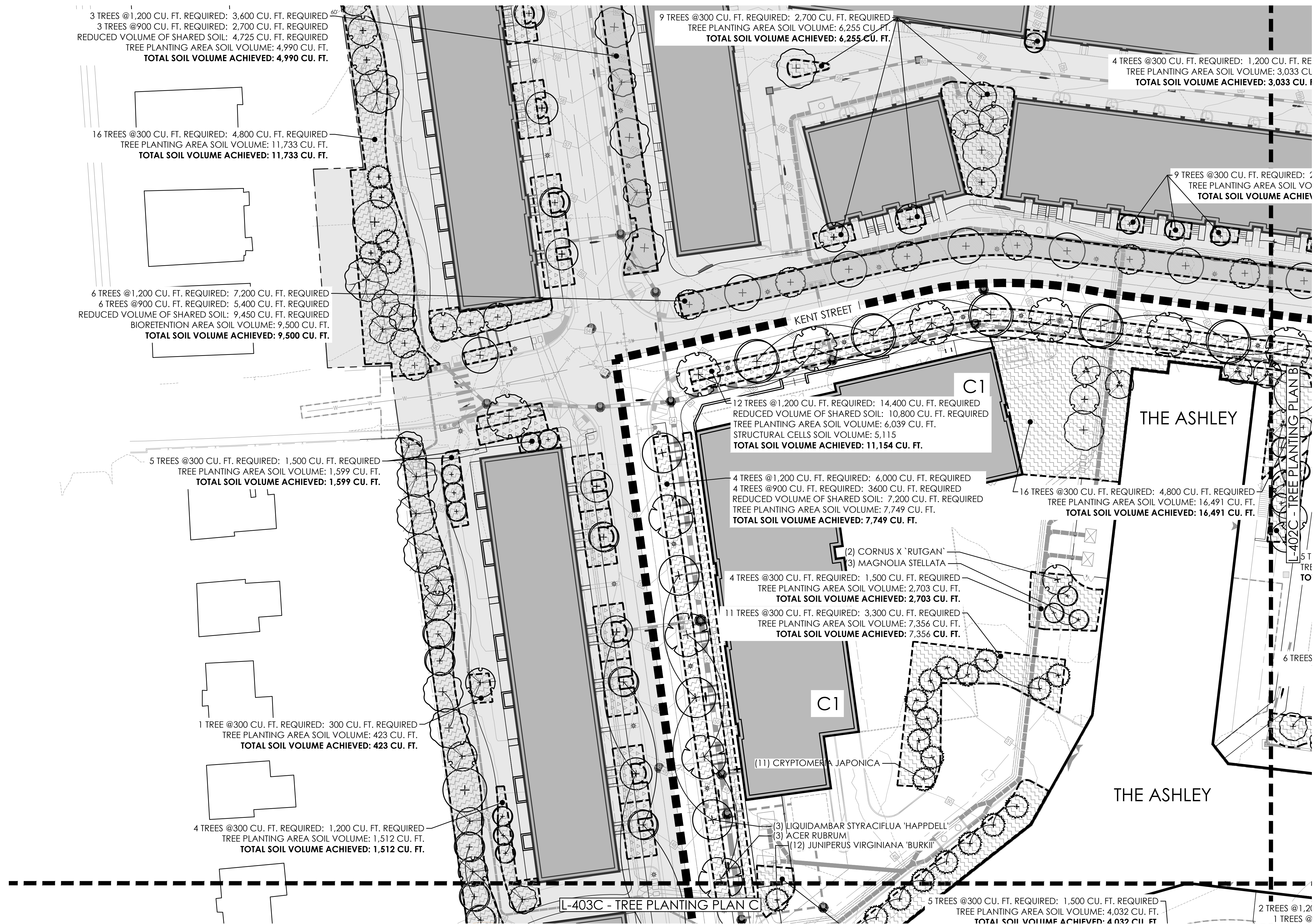
DRAWN
 P.T. L.S.

DATE 05.22.2024	APPROVED S.B.
SCALE: 1" = 25'	JOB NO. 22-0013-JBG-VIR

DRAWING NO.

L-401C

4.1 SUBMISSION



KEY PLAN (NOT TO SCALE)

**RIVERHOUSE
LANDBAY-C**

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

NORTH PARCEL ARCHITECT
TORTI GALLAS + PARTNERS, INC.
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LESSARD DESIGN, INC.
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SUSTAINABLE BUILDING
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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

**TREE
PLANTING
PLAN B**

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE
05.22.2024

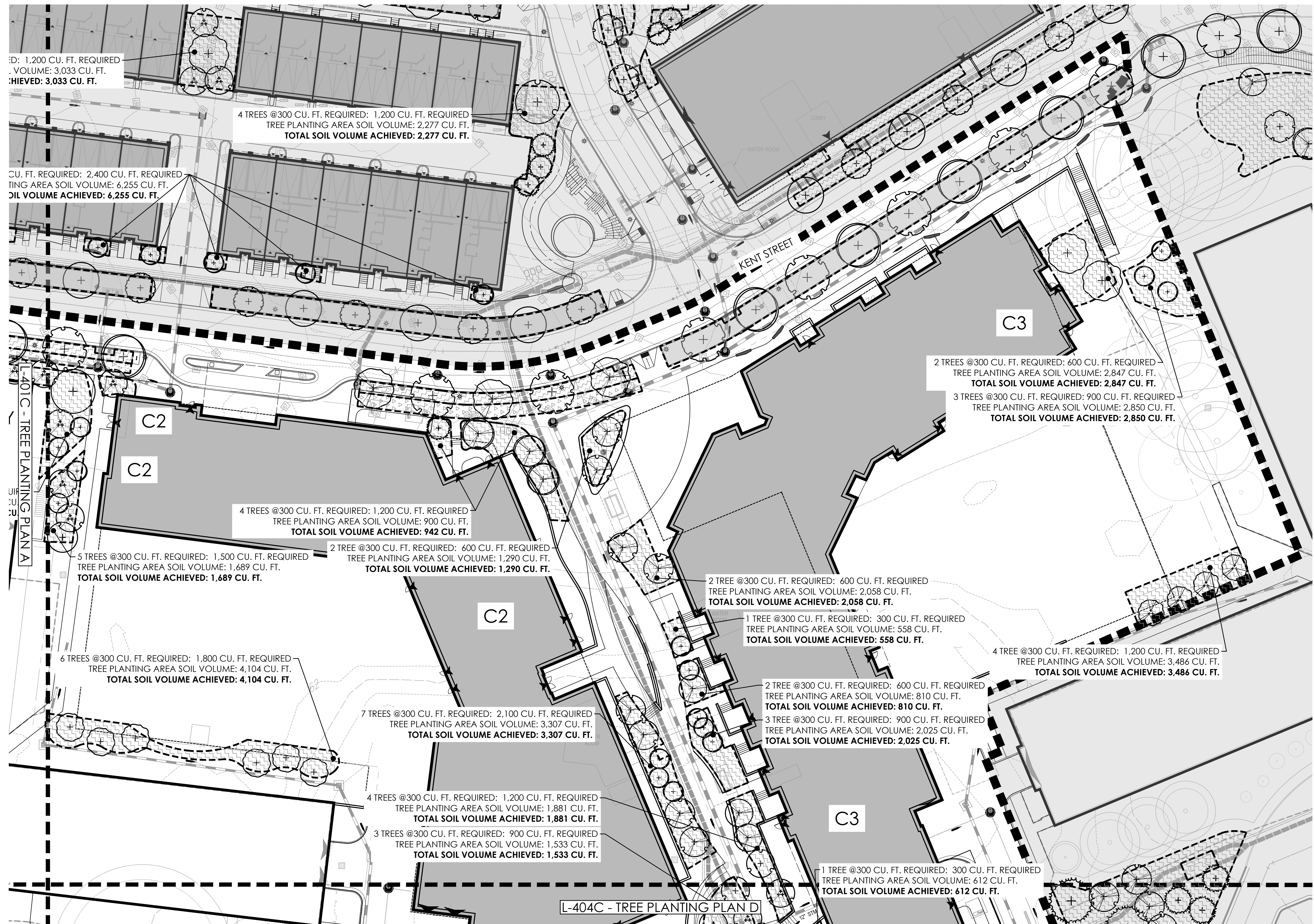
APPROVED
S.B.

SCALE:
1" = 25'

JOB NO.
22-0013-JBG-19V

DRAWING NO.

L-402C

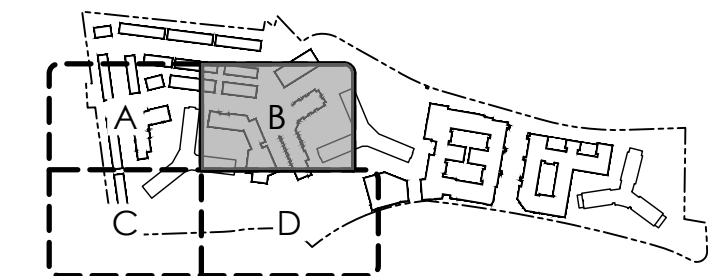
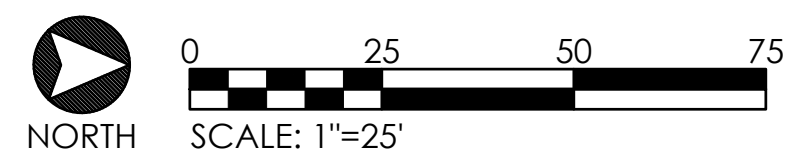


L-401C - TREE PLANTING PLAN A

L-404C - TREE PLANTING PLAN D

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
- [Grey Box] BIORETENTION; REFER CIVIL FOR DEPTH AND SPECIFICATIONS (BIO.)
- [Circle with +] EXISTING TREE
- [Circle with + and lines] PROPOSED TREE



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

**RIVERHOUSE
LANDBAY-C**

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

NORTH PARCEL ARCHITECT
TORTI GALLAS + PARTNERS, INC.
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202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

**TREE
PLANTING
PLAN C**

PRINCIPAL IN CHARGE
S.B.

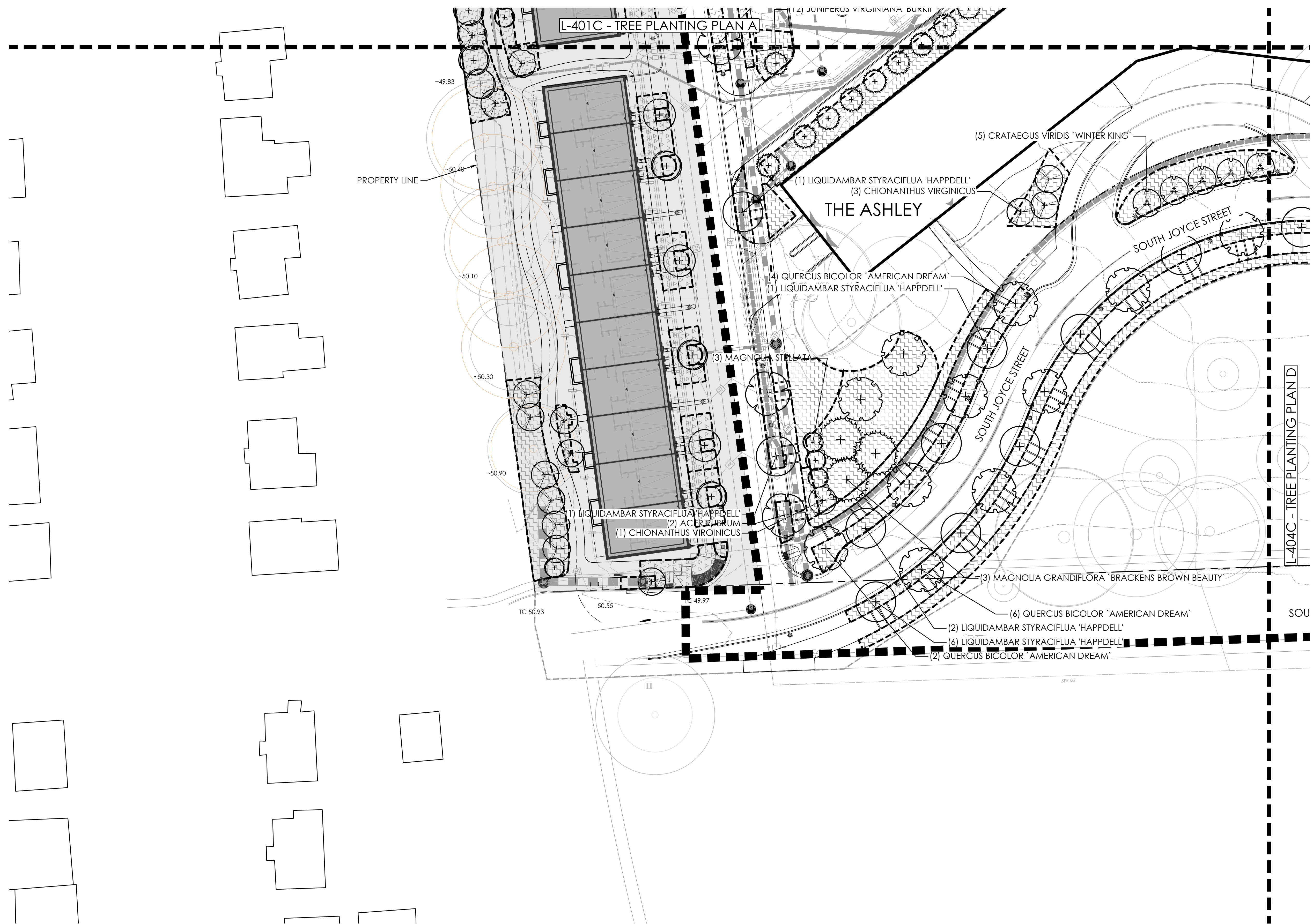
PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE 05.22.2024	APPROVED S.B.
SCALE: 1" = 25'	JOB NO. 22-0013-JBG-REV

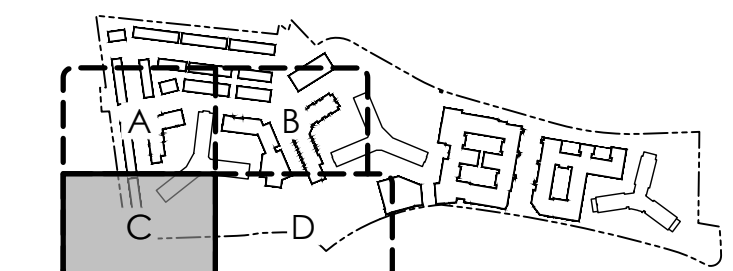
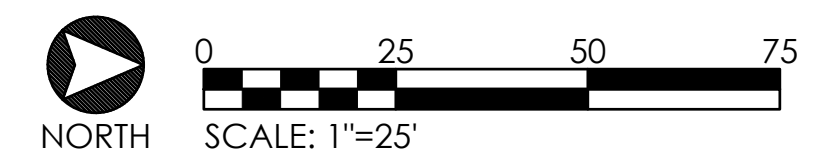
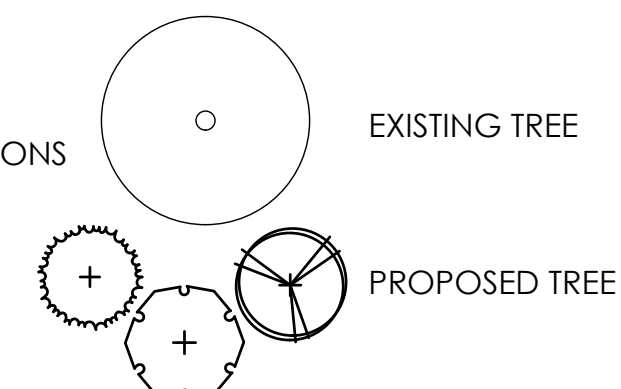
DRAWING NO.
L-403C

4.1 SUBMISSION



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; REFER CIVIL FOR DEPTH AND SPECIFICATIONS (BIO.)



KEY PLAN (NOT TO SCALE)

RIVERHOUSE
LANDBAY-C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
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TORTI GALLAS + PARTNERS, INC.
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CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800
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BOHLER DC
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TRAFFIC ENGINEER
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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
05.22.2024

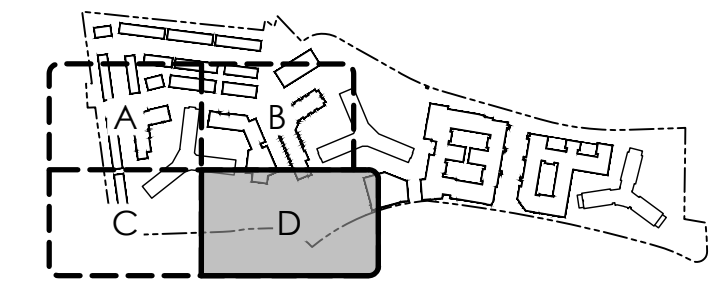
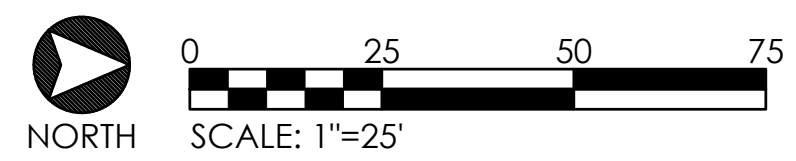
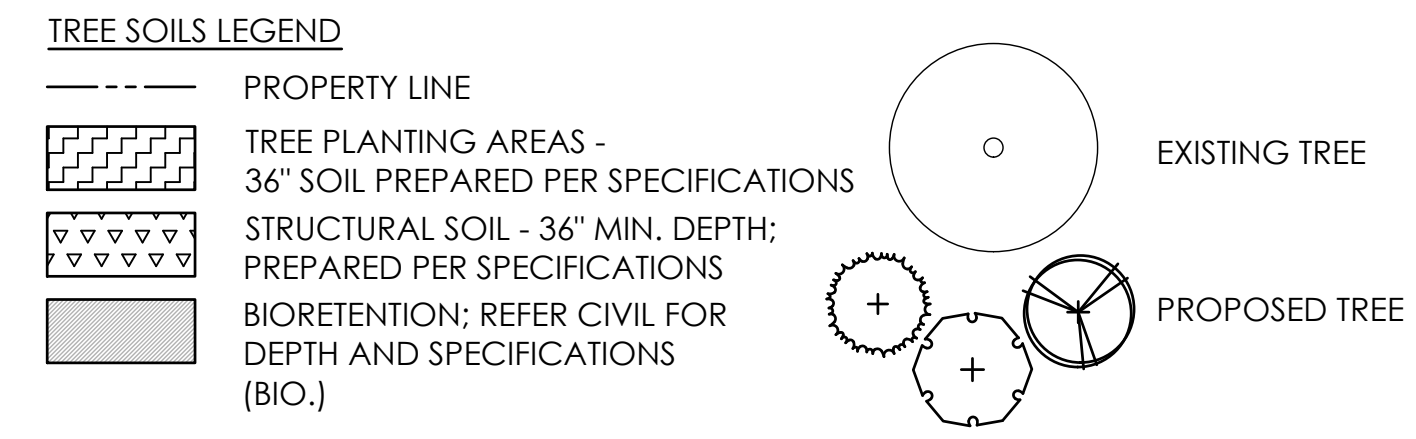
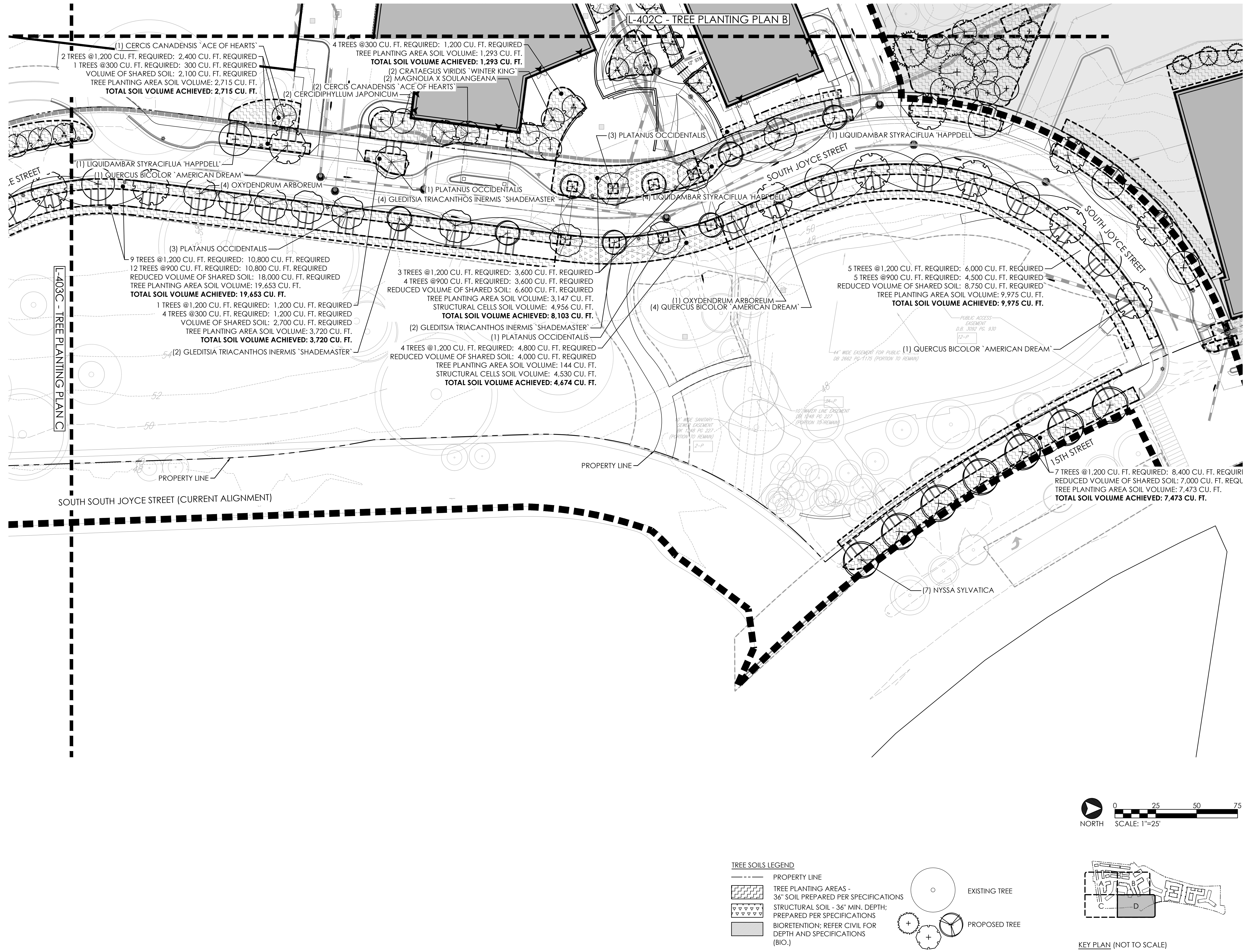
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APPROVED
S.B.

JOB NO.
22-0013-JBG-VIR

DRAWING NO.
L-404C

4.1 SUBMISSION



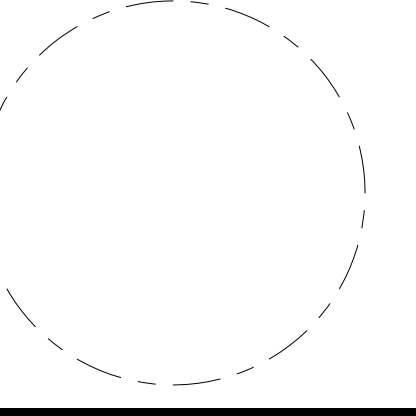
**RIVERHOUSE
 LANDBAY-C**

PROJECT STREET NUMBER
 1400 S. JOYCE STREET
 ARLINGTON, VA 22202
 OWNER / DEVELOPER
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 240.333.3600
 NORTH PARCEL ARCHITECT
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Key Plan

Issue
 NO. DATE

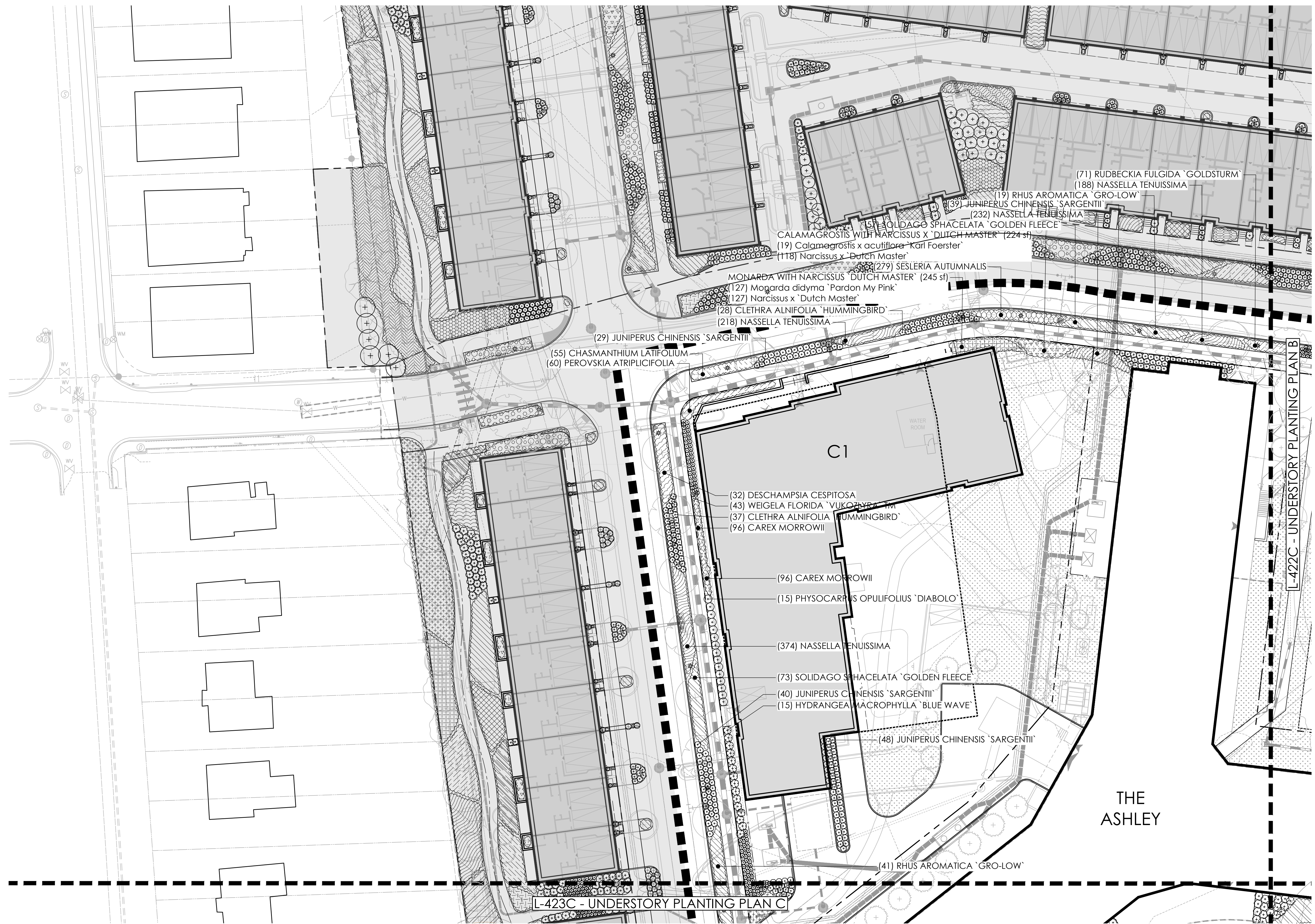
Revisions
 NO. DATE



**UNDERSTORY
 PLANTING
 PLAN A**

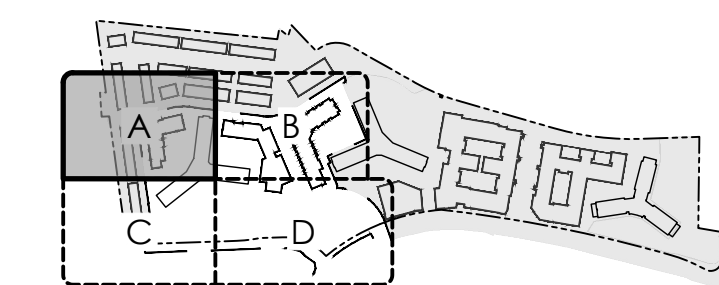
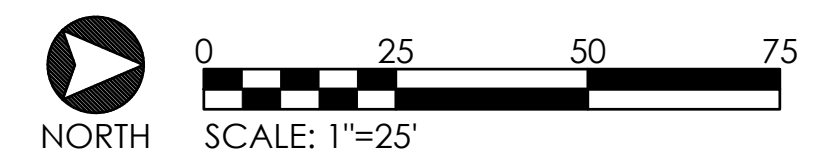
PRINCIPAL IN CHARGE
 S.B.
 PROJECT ARCHITECT
 B.S.
 DRAWN
 P.T. L.S.
 DATE
 05.22.2024
 APPROVED
 S.B.
 SCALE:
 1" = 25'
 JOB NO.
 22-0013-JBG-RIV
 DRAWING NO.

L-421C



PLANTING LEGEND

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



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

**RIVERHOUSE
 LANDBAY-C**

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

OWNER / DEVELOPER
 JBG SMITH
 240.333.3600

NORTH PARCEL ARCHITECT
 TORTI GALLAS + PARTNERS, INC.
 301.588.4800

CENTRAL PARCEL ARCHITECT
 BCT DESIGN GROUP
 410.837.2727

SOUTH PARCEL ARCHITECT
 LESSARD DESIGN, INC.
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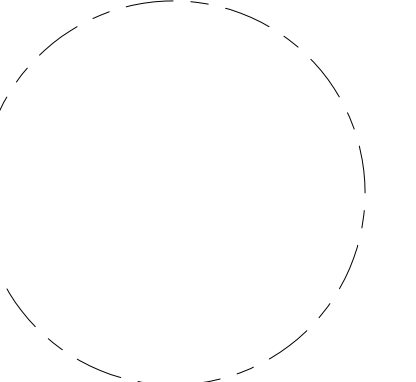
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



**UNDERSTORY
 PLANTING
 PLAN B**

PRINCIPAL IN CHARGE
 S.B.

PROJECT ARCHITECT
 B.S.

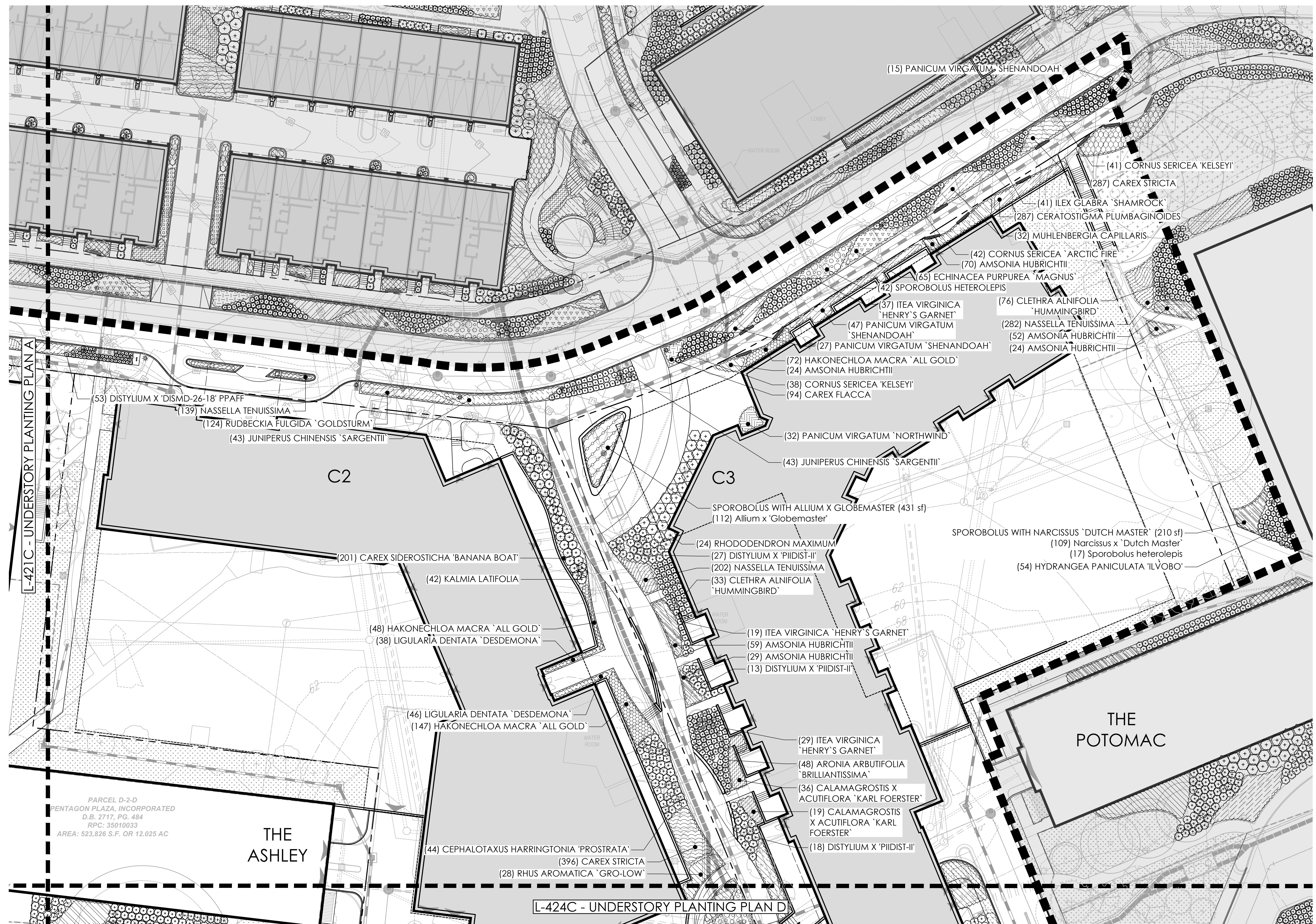
DRAWN
 P.T. L.S.

DATE 05.22.2024	APPROVED S.B.
SCALE: 1" = 25'	JOB NO. 22-0013-JBG-VIR

DRAWING NO.

L-422C

4.1 SUBMISSION



PLANTING LEGEND

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

SCALE: 1"=25'

KEY PLAN (NOT TO SCALE)

**RIVERHOUSE
LANDBAY-C**

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ARLINGTON, VA 22202

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301.588.4800

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SOUTH PARCEL ARCHITECT
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703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
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STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

**UNDERSTORY
PLANTING
PLAN C**

PRINCIPAL IN CHARGE
S.B.

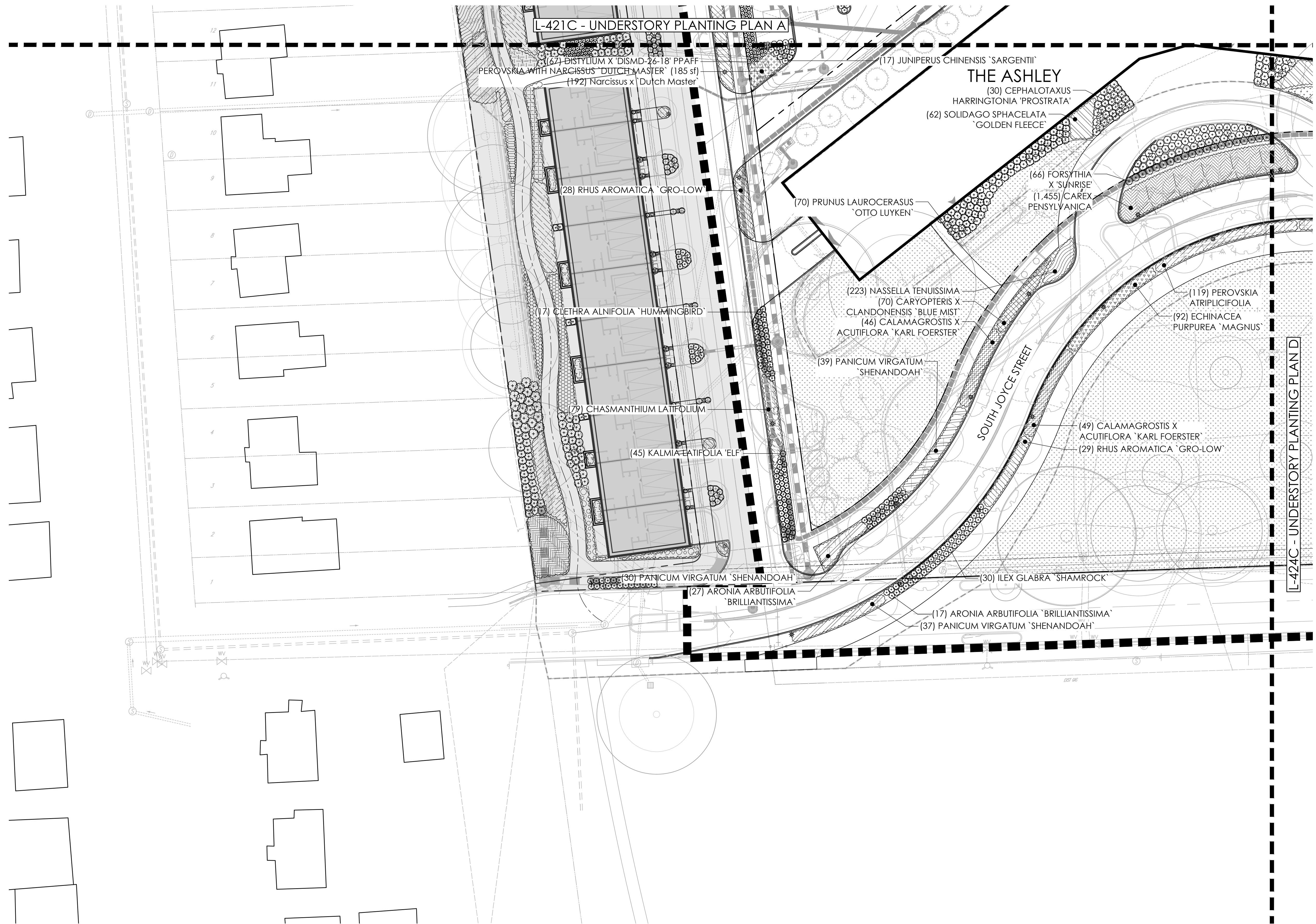
PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE 05.22.2024	APPROVED S.B.
SCALE: 1" = 25'	JOB NO. 22-0013-JBG-RIV

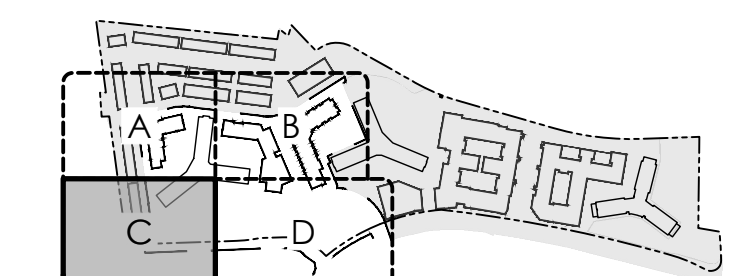
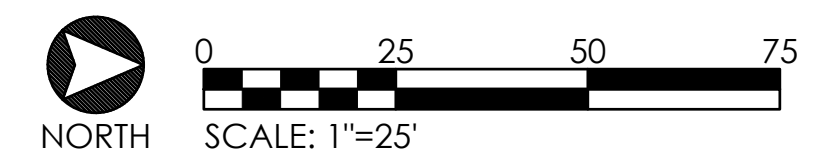
DRAWING NO.

L-423C



PLANTING LEGEND

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



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

**RIVERHOUSE
LANDBAY-C**

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

Issue
NO. DATE

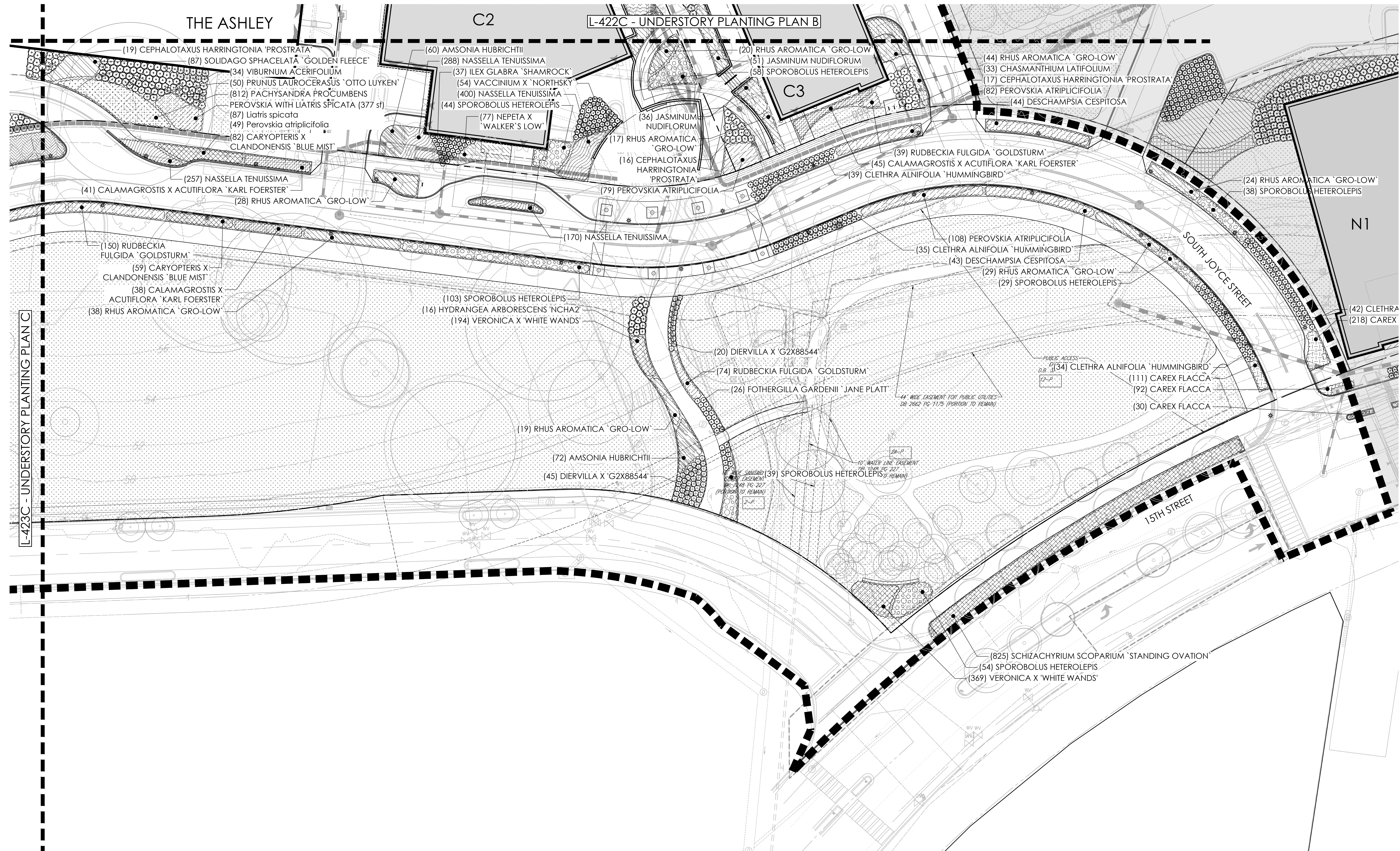
Revisions
NO. DATE

**UNDERSTORY
PLANTING
PLAN D**

PRINCIPAL IN CHARGE
S.B.
PROJECT ARCHITECT
B.S.
DRAWN
P.T. L.S.
DATE
05.22.2024
SCALE:
1" = 25'
DRAWING NO.
L-424C

APPROVED
S.B.
JOB NO.
22-0013-JBG-19V

4.1 SUBMISSION

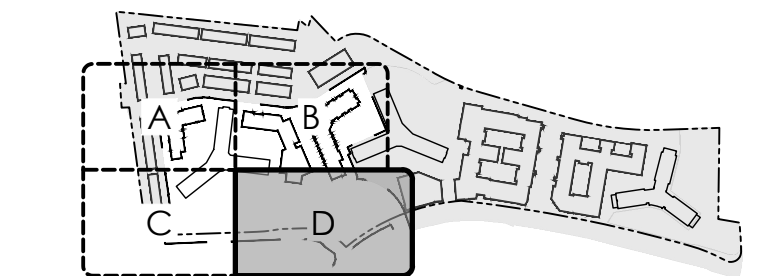
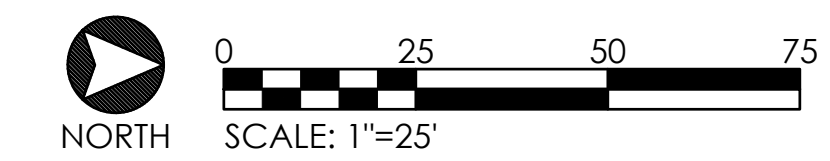


L-423C - UNDERSTORY PLANTING PLAN C

L-422C - UNDERSTORY PLANTING PLAN B

PLANTING LEGEND

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



KEY PLAN (NOT TO SCALE)

**RIVERHOUSE
LANDBAY-C**

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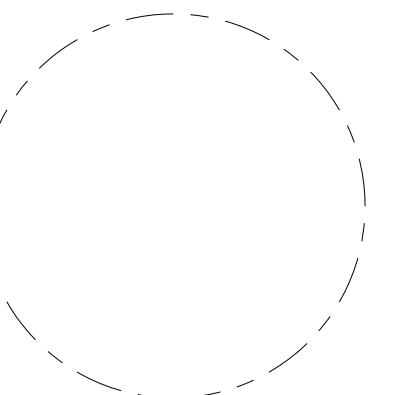
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



**TREE
PLANTING
SCHEDULE**

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE 05.22.2024 APPROVED S.B.

SCALE: 1" = XX' JOB NO. 22-0013-JBG-VIV

DRAWING NO.

L-440C

4.1 SUBMISSION

PLANT SCHEDULE SITE TREES							
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF
28	ACER RUBRUM	RED MAPLE	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	6,300
25	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.		110	137.5000	2887.0000
12	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2.5" CAL.		175		1,925
13	FAGUS GRANDIFOLIA	AMERICAN BEECH	2.5" CAL.		315	393.7500	3543
19	GINKGO BILOBA	MAIDENHAIR TREE	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	175		3,675
6	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINGKO	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	175		1,050
17	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250		5,500
59	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5" CAL.		175		5950
24	LIQUIDAMBAR STYRACIFLUA 'HAPPEL'	HAPPIDAZE@ SWEET GUM	2" CAL.		250		5250
17	NYSSA SYLVATICA	SOUR GUM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250	312.5000	2,187.5
57	OXYDENDRUM ARBOREUM	SOURWOOD TREE	2" CAL.		175		7175
10	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CAL.		315	393.7500	4725
26	QUERCUS BICOLOR 'AMERICAN DREAM'	AMERICAN DREAM SWAMP WHITE OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	10,631.25
7	QUERCUS COCCINEA	SCARLET OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	3,150
45	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250	312.5000	2,812
15	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250		3,750
18	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL.		315	393.7500	5512
29	ULMUS AMERICANA 'VALLEY FORGE'	AMERICAN ELM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	7481

EVERGREEN TREES							
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF
28	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	2.5" CAL.		110		2420
72	JUNIPERUS VIRGINIANA 'BURKII'	EASTERN REDCEDAR	8" HT.	SINGLE STRONG LEADER/SPECIMEN	62		4,898
18	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S SOUTHERN MAGNOLIA	10' HT.	SINGLE STRONG LEADER/SPECIMEN	315		4,095
16	TSUGA CANADENSIS	EASTERN HEMLOCK	2.5" CAL.		218		3,488

ORNAMENTAL TREES							
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF
19	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	8" HT.	MULISTEMMED SPECIMEN	175	218.7500	4593
3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	10" HT.	MULISTEMMED SPECIMEN	110	137.5000	412.5
8	BETULA NIGRA 'BNMTF' TM	DURA HEAT RIVER BIRCH	10" HT.	MULISTEMMED SPECIMEN	110	218.7500	1,750
34	CERCIS CANADENSIS 'ACE OF HEARTS'	ACE OF HEARTS REDBUD	5" HT.	SPECIMEN	175	218.7500	9,406
57	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	8" HT.	SPECIMEN	110	137.5000	6,050
60	CORNUS X 'RUTGAN'	STELLAR PINK DOGWOOD	1.75" CAL.	SPECIMEN	175	218.7500	13125.0000
22	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2.5" CAL.	SINGLE STRONG LEADER/SPECIMEN	175	218.7500	7218
87	MAGNOLIA STELLATA	STAR MAGNOLIA	2.5" CAL.	MULISTEMMED SPECIMEN	50	137.5000	11412
7	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	1.75" CAL.	SPECIMEN	110		1,100
18	PRUNUS X YEDOENSIS	YOSHINO CHERRY	2.5" CAL.	SINGLE STRONG LEADER/SPECIMEN	110		1980
19	SASSAFRAS ALBIDUM	SASSAFRAS	2.5" CAL.		175	218.7500	4156
3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5" CAL.	SPECIMEN	110		440

PLANT SCHEDULE STREET TREES							
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF
4	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	2" CAL.	STRONG SINGLE LEADER/SPECIMEN			
10	LIQUIDAMBAR STYRACIFLUA 'HAPPEL'	HAPPIDAZE@ SWEET GUM	2" CAL.				
7	NYSSA SYLVATICA	SOUR GUM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN			
5	OXYDENDRUM ARBOREUM	SOURWOOD TREE	2" CAL.				
4	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CAL.				
11	QUERCUS BICOLOR 'AMERICAN DREAM'	AMERICAN DREAM SWAMP WHITE OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN			

SITE TOTAL CANOPY COVERAGE

TOTAL NEW CANOPY COVERAGE : 185,322 SF
TOTAL PRESERVED CANOPY COVERAGE : 209,724 SF
TOTAL CANOPY COVERAGE : 395,046 SF
LOT SIZE : 1,595,202 SF
REQUIRED TREE CANOPY : 20% OR 319,040 SF COVERAGE

- NOTES:
1. FOR EXISTING CANOPY REMOVAL AND PRESERVATION INFORMATION REFER TO CIVIL SERIES.
2. TOTAL PRESERVED CANOPY COVERAGE EXCLUDES TREE

PLANT SCHEDULE LANDBAY - C							
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF
6	ACER RUBRUM	RED MAPLE	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	1968.75
3	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2.5" CAL.		175		525
6	LIQUIDAMBAR STYRACIFLUA 'HAPPEL'	HAPPIDAZE@ SWEET GUM	2" CAL.		250		1000
10	NYSSA SYLVATICA	SOUR GUM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250	312.5000	2187.5
3	OXYDENDRUM ARBOREUM	SOURWOOD TREE	2" CAL.		175		875
3	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CAL.		315	393.7500	393.75
13	QUERCUS BICOLOR 'AMERICAN DREAM'	AMERICAN DREAM SWAMP WHITE OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	2362.5
1	ULMUS AMERICANA 'VALLEY FORGE'	AMERICAN ELM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	393.75
EVERGREEN TREES							
11	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	2.5" CAL.		110		1210
13	JUNIPERUS VIRGINIANA 'BURKII'	EASTERN REDCEDAR	8" HT.	SINGLE STRONG LEADER/SPECIMEN	110		1540
3	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S SOUTHERN MAGNOLIA	10' HT.	SINGLE STRONG LEADER/SPECIMEN	315		315
ORNAMENTAL TREES							
4	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	8" HT.	MULISTEMMED SPECIMEN	110	137.5000	550
11	CERCIS CANADENSIS 'ACE OF HEARTS'	ACE OF HEARTS REDBUD	5" HT.	SPECIMEN	110	137.5000	1512
7	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	8" HT.	SPECIMEN	110	137.5000	412
2	CORNUS X 'RUTGAN'	STELLAR PINK DOGWOOD	1.75" CAL.	SPECIMEN	175	218.7500	1312.0000
14	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2.5" CAL.	SINGLE STRONG LEADER/SPECIMEN	175	218.7500	3718.75
21	MAGNOLIA STELLATA	STAR MAGNOLIA	2.5" CAL.	MULISTEMMED SPECIMEN	50		1050
4	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	1.75" CAL.	SPECIMEN	110		660
6	PRUNUS X YEDOENSIS	YOSHINO CHERRY	2.5" CAL.	SINGLE STRONG LEADER/SPECIMEN	110		660
3	SASSAFRAS ALBIDUM	SASSAFRAS	2.5" CAL.		175	218.7500	656.25

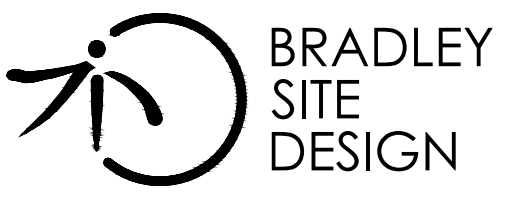
TOTAL NEW CANOPY COVERAGE LANDBAY C : 26,256 SF

- NOTES:
1. FOR EXISTING CANOPY REMOVAL AND PRESERVATION INFORMATION REFER TO CIVIL SERIES.

12/2023 TOTAL NEW CANOPY COVERAGE LANDBAY C : 23,303 SF

PLANT SCHEDULE LANDBAY - CENTRAL					
QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
SHRUBS					
92	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	2' HT.	36" o.c.	MIN. 4 CANES
126	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	PROSTRATE PLUM YEW	---	48" o.c.	
272	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	2' HT.	36" o.c.	MIN. 4 CANES
42	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	3' HT.	36" o.c.	MIN. 5 CANES
79	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	2' HT.	36" o.c.	
72	DIERVILLA X 'G2X88544'	KODIAK® ORANGE DIERVILLA	2.5' HT.	36" o.c.	
127	DISTYLIUM X 'DISMD-26-18' PPAFF	LITTLE CHAMP DISTYLIUM	2 GAL.	24" o.c.	
58	DISTYLIUM X 'PIDIST-II'	BLUE CASCADE® DISTYLIUM	3' HT.	48" o.c.	
66	FORSYTHIA X 'SUNRISE'	SUNRISE FORSYTHIA	4' HT.	48" o.c.	
26	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.	
15	HYDRANGEA MACROPHYLLA 'BLUE WAVE'	BLUE WAVE LACECAP HYDRANGEA	4' HT.	48" o.c.	MIN. 5 CANES
54	HYDRANGEA PANICULATA 'ILVOBO'	BOBO® PANICLE HYDRANGEA	3' HT.	36" o.c.	
108	ILEX GLABRA 'SHAMROCK'	INKBERRY	1.5' HT.	36" o.c.	MIN. 4 CANES
85	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	2' HT.	36" o.c.	MIN. 4 CANES
216	JUNIPERUS CHINENSIS 'SARGENTII'	SARGENT JUNIPER	2' HT.	36" o.c.	MIN. 4 CANES
42	KALMIA LATIFOLIA	MOUNTAIN LAUREL	3' HT.	60" o.c.	MIN. 5 CANES
45	KALMIA LATIFOLIA 'ELF'	ELF DWARF MOUNTAIN LAUREL	3' HT.	36" o.c.	
15	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	DIABLO NINEBARK	3' HT.	48" o.c.	MIN. 5 CANES
120	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	3' HT.	48" o.c.	MIN. 5 CANES
24	RHODODENDRON MAXIMUM	GREAT LAUREL	3' HT.	72" o.c.	MIN. 5 CANES
54	VACCINIUM X 'NORTHSKY'	NORTHSKY BLUEBERRY	2' HT.	36" o.c.	MIN. 4 CANES
34	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	3' HT.	48" o.c.	MIN. 5 CANES
SHRUB AREAS					
87	JASMINUM NUDIFLORUM	WINTER JASMINE	2.5' HT.	30" o.c.	MIN. 5 CANES
345	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	2' HT.	36" o.c.	MIN. 4 CANES
PERENNIALS					
390	AMSONIA HUBRICHTII	ARKANSAS BLUE-STAR	#1	24" o.c.	
320	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1	30" o.c.	
545	CAREX FLACCA	BLUE SEDGE	#1	12" o.c.	
96	CAREX MORROWII	JAPANESE SEDGE	#2	18" o.c.	
1,455	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	#1	12" o.c.	
201	CAREX SIDEROSTICHA 'BANANA BOAT'	BANANA BOAT BROADLEAF SEDGE	#1	12" o.c.	
683	CAREX STRICTA	TUSSOCK SEDGE	#1	12" o.c.	
211	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	#1	24" o.c.	
287	CERATOSTIGMA PLUMBAGINOIDES	DWARF PLUMBAGO	#1	12" o.c.	
250	CHASMANTHIUM LATIFOLIUM	SEA OATS	#1	24" o.c.	
87	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	#1	36" o.c.	
157	ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	#1	24" o.c.	
267	HAKONECHLOA MACRA 'ALL GOLD'	JAPANESE FOREST GRASS	#1	18" o.c.	
84	LIGULARIA DENTATA 'DESDEMONA'	LEOPARD PLANT	#1	18" o.c.	
2,599	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#1	12" o.c.	
77	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1	24" o.c.	
812	PACHYSANDRA PROCUMBENS	ALLEGHENY SPURGE	#1	12" o.c.	
32	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	#1	24" o.c.	
195	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1	36" o.c.	
388	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1	24" o.c.	
458	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	18" o.c.	

825	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	#1	18" o.c.	
786	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	#1	12" o.c.	
279	SOLIDAGO SPHACELATA 'GOLDEN FLEECE'	GOLDEN FLEECE GOLDENROD	#1	24" o.c.	
369	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1	30" o.c.	
563	VERONICA X 'WHITE WANDS'	MAGIC SHOW® WHITE WANDS SPEEDWELL	#1	12" o.c.	



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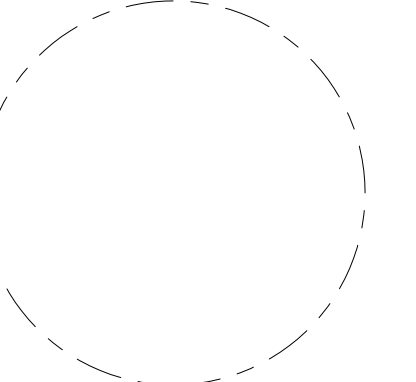
Key Plan

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UNDERSTORY PLANTING SCHEDULE

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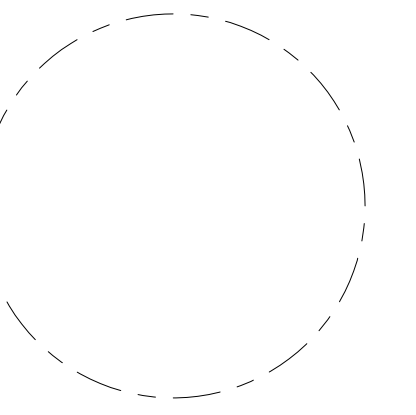
Key Plan

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
05.22.2024

APPROVED
S.B.

SCALE:
1" = XX'

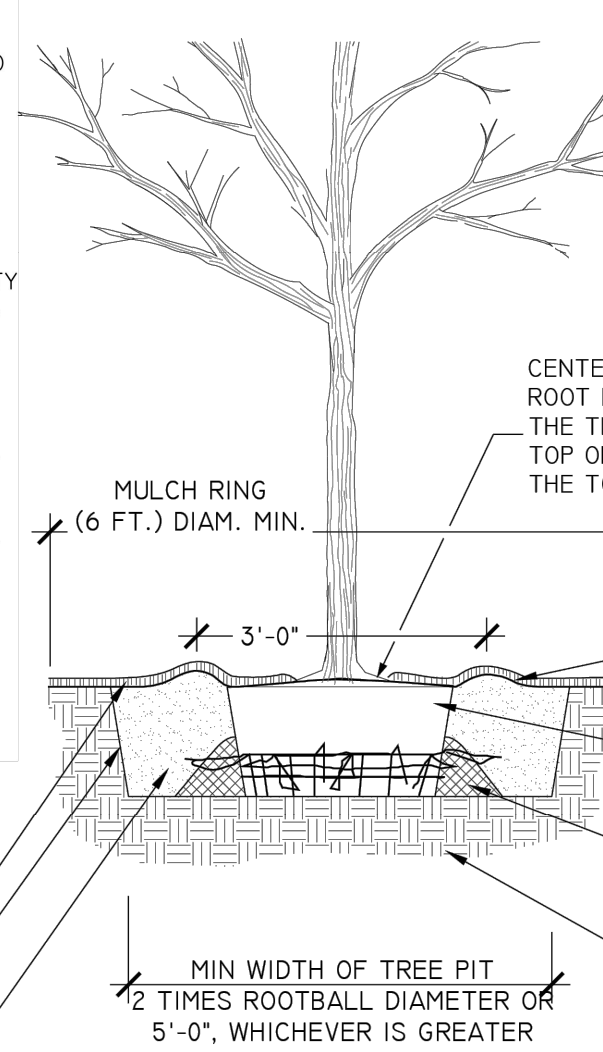
JOB NO.
22-0013-JBG-VIR

DRAWING NO.
L-442C

4.1 SUBMISSION

NOTES

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

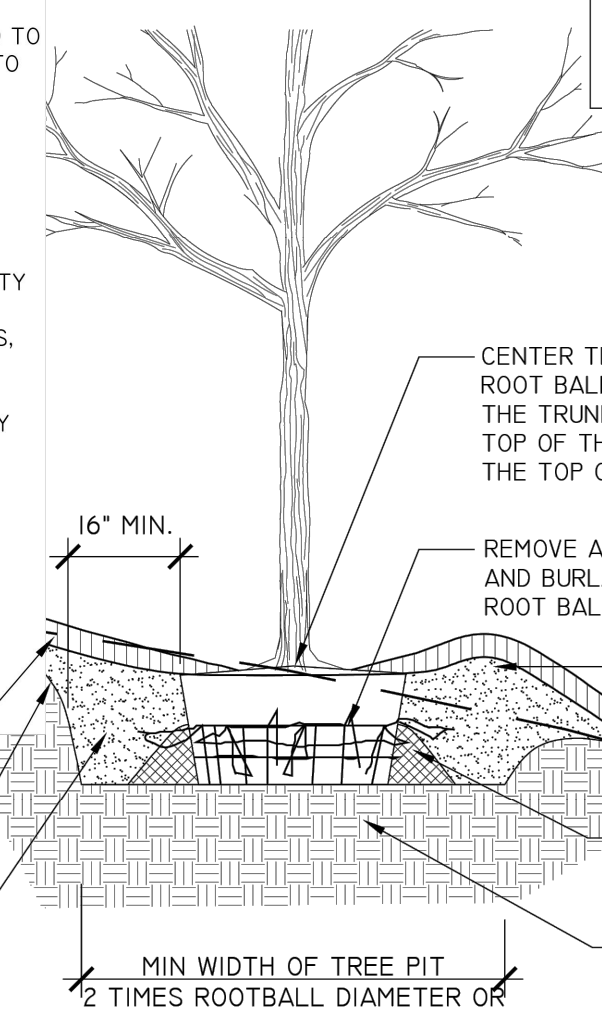


ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

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

NOTES

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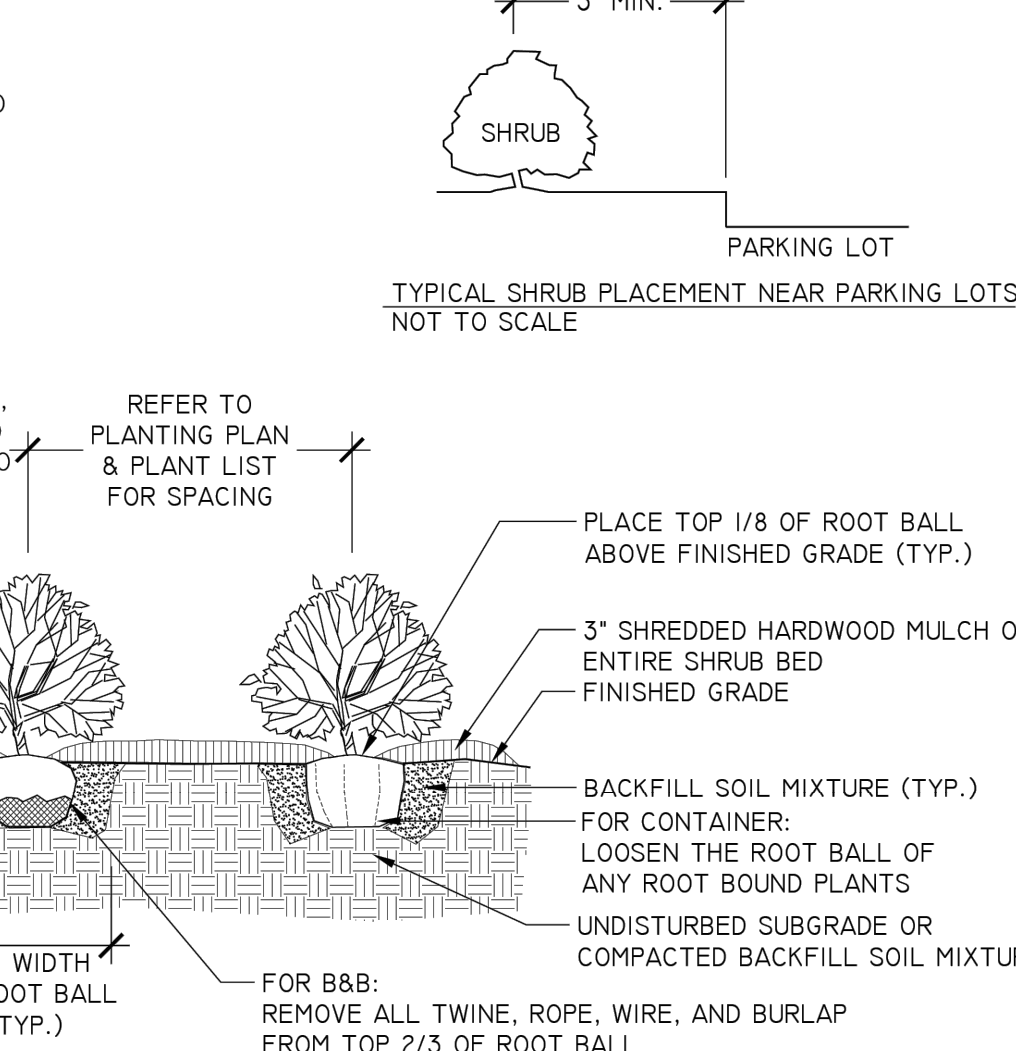
ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

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

A TREE PLANTING
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



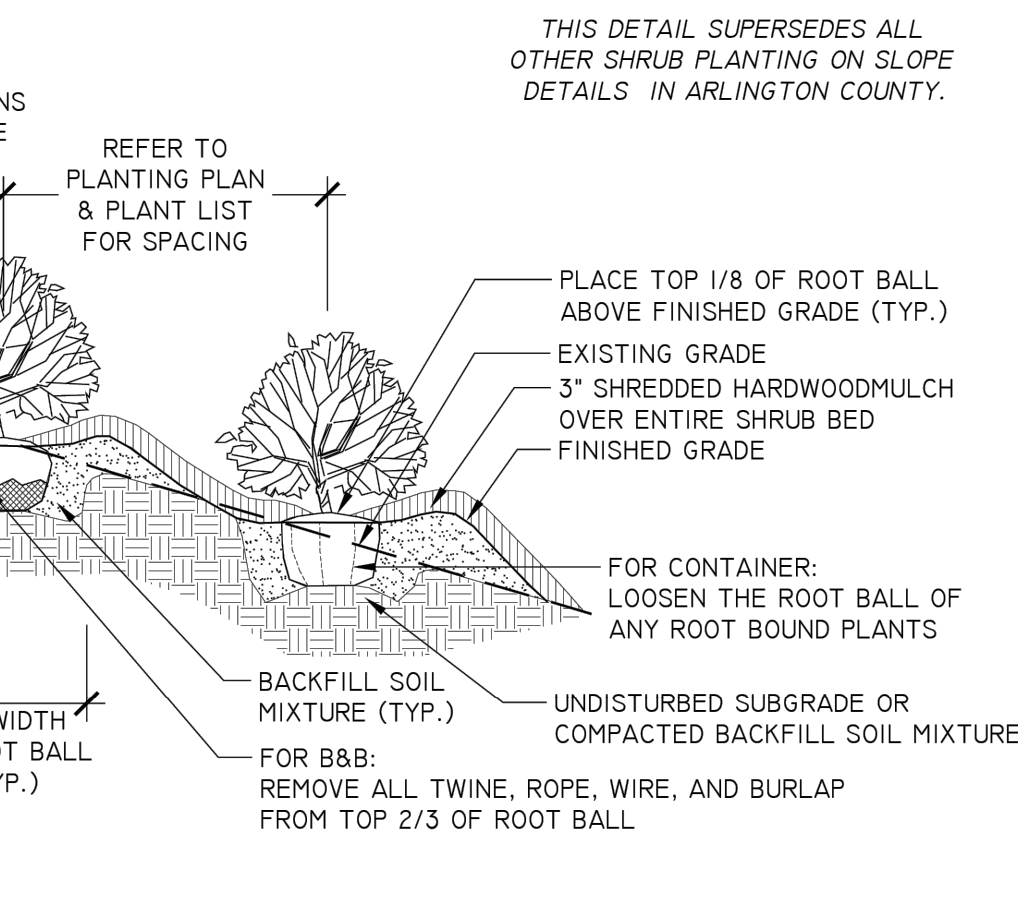
THIS DETAIL SUPERSEDES ALL OTHER SHRUB PLANTING DETAILS IN ARLINGTON COUNTY.

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

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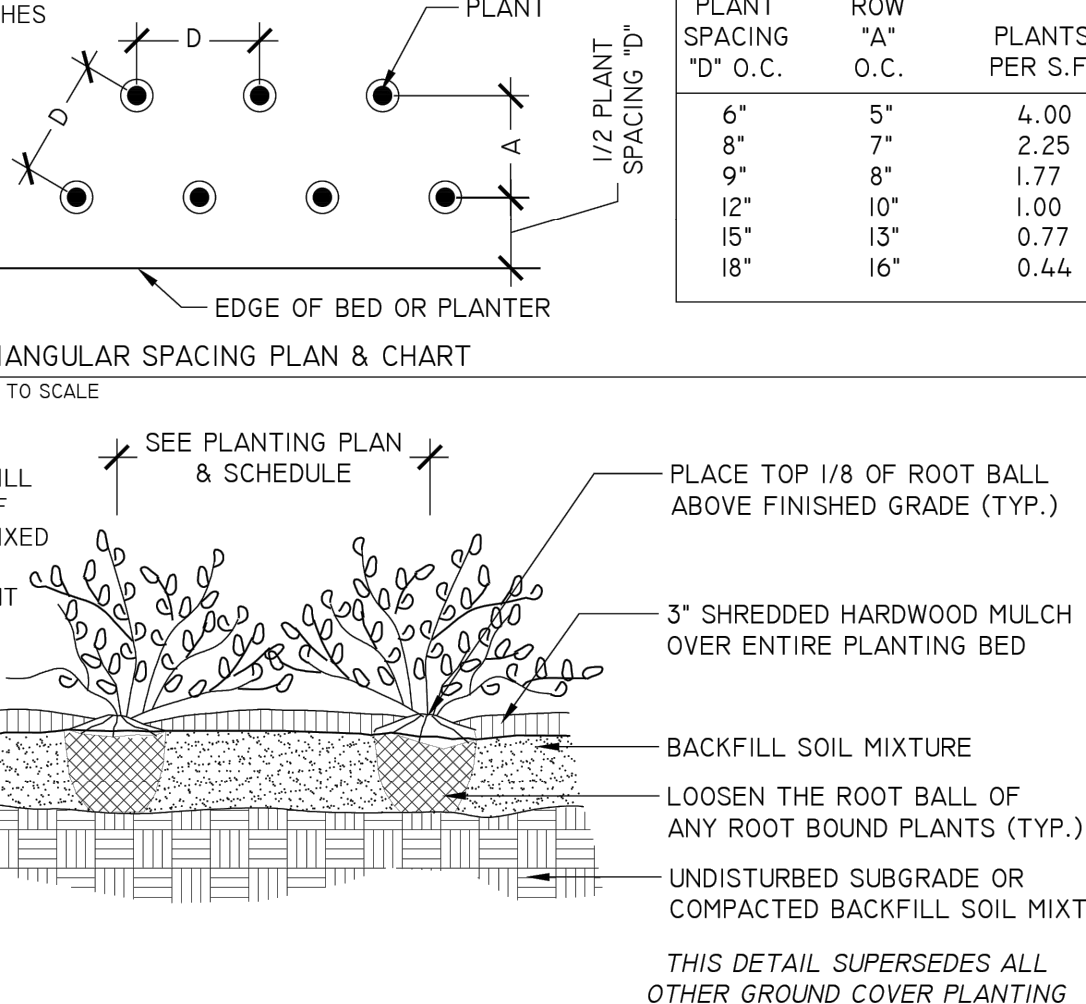
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THIS DETAIL SUPERSEDES ALL OTHER SHRUB PLANTING ON SLOPE DETAILS IN ARLINGTON COUNTY.

C SHRUB PLANTING
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.

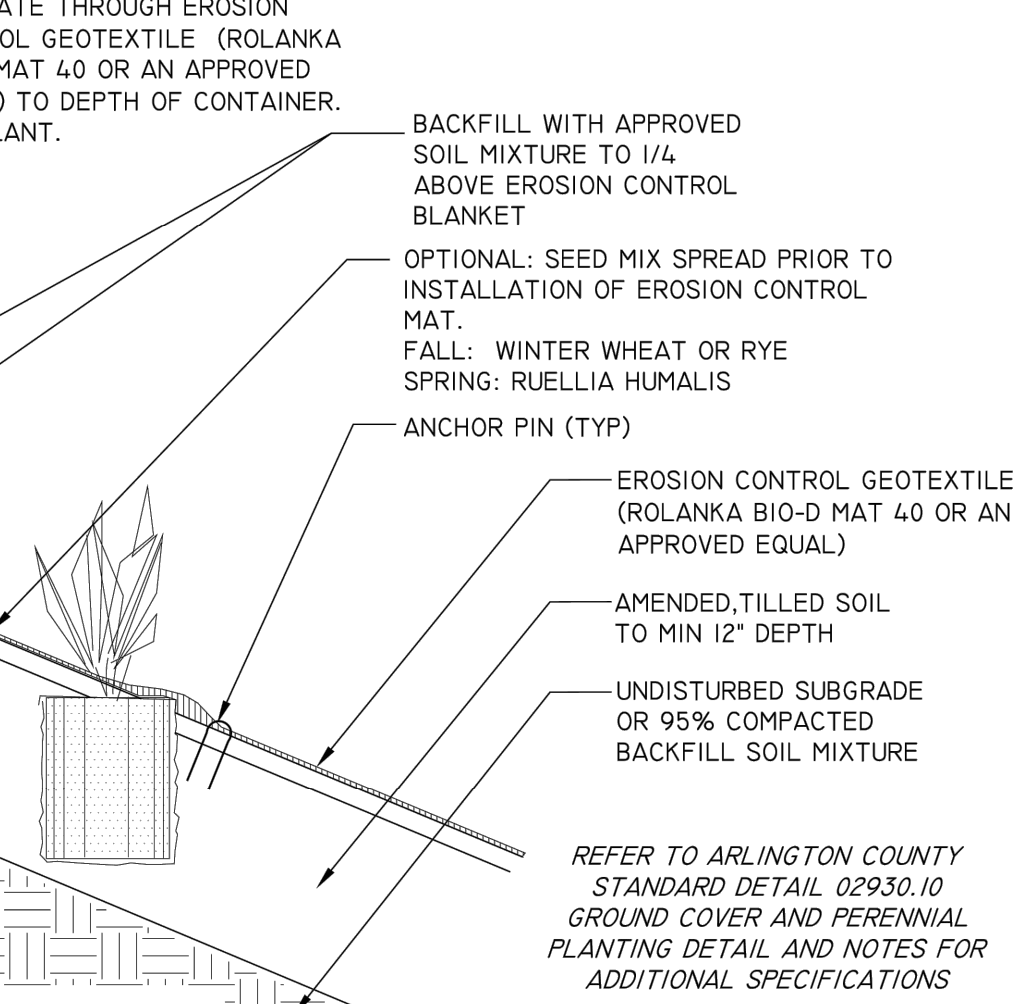


ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

D SHRUB PLANTING ON SLOPE
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.

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

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

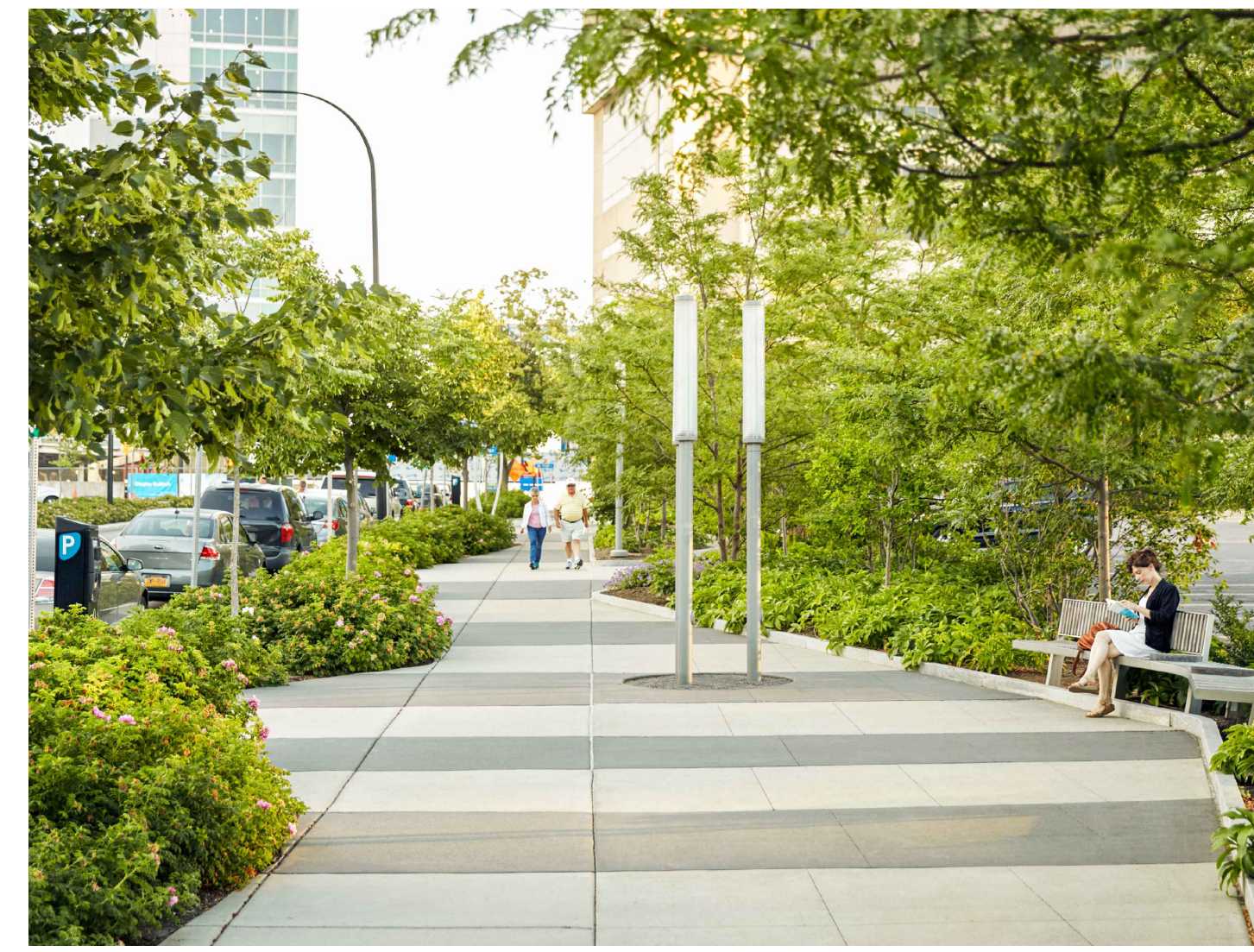


A STREETScape



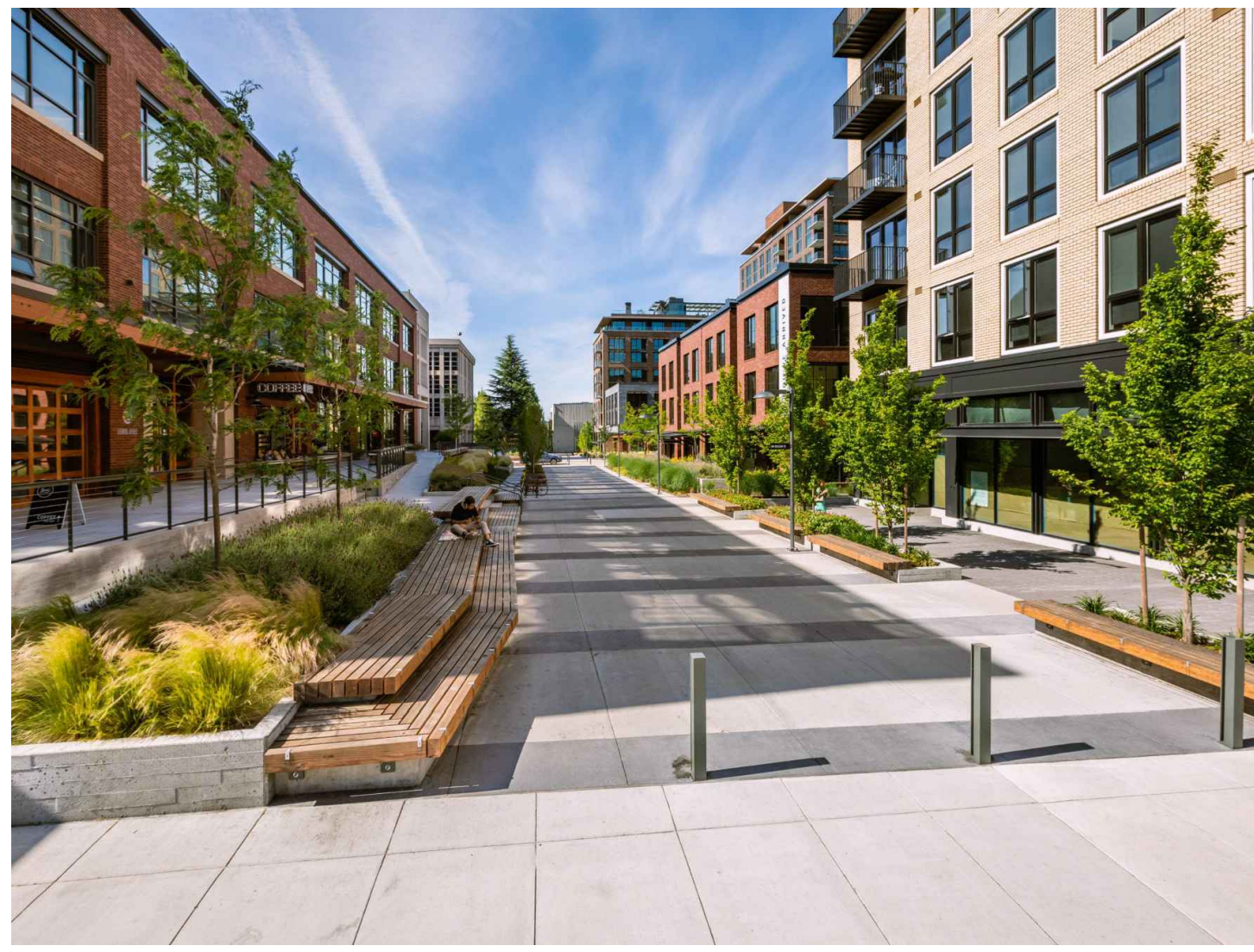
B GREEN RIBBON - TYPE 1

USE: SECONDARY ALIGNMENT AT SOUTH LOT LINE
 OVERALL DIMENSION: 16'+
 PEDESTRIAN PATH: EXPOSED AGGREGATE CONCRETE
 PEDESTRIAN CLEAR ZONE: 8'
 MATERIAL(S): EXPOSED AGGREGATE CONCRETE
 PLANTING ZONE: 4' PLANTING ZONE EACH SIDE
 CHARACTERISTICS: CASUAL SEATING, PATH AND PEDESTRIAN LIGHTING, WAYFINDING



C GREEN RIBBON - TYPE 2

USE: PUBLIC RIGHT OF WAY
 OVERALL DIMENSION: 22'+
 PEDESTRIAN PATH: CURVILINEAR PAVING PATTERN
 PEDESTRIAN CLEAR ZONE: 8'-10'
 MATERIAL(S): EXPOSED AGGREGATE CONCRETE AND BROOM FINISH CONCRETE
 PLANTING ZONE: 10'
 BIORETENTION TREE STRIP AND 4' LANDSCAPED FRONTAGE ZONE
 CHARACTERISTICS: CASUAL SEATING, PATH AND PEDESTRIAN LIGHTING, WAYFINDING



D GREEN RIBBON - TYPE 3

USE: ACTIVATED OPEN SPACE
 OVERALL DIMENSION: 16'
 PEDESTRIAN PATH: TESSELLATED PAVER AS NATURAL ANALOGUES
 PEDESTRIAN CLEAR ZONE: 8'
 MATERIAL(S): TESSELLATED PAVERS
 PLANTING ZONE: 4' PLANTING ZONE EACH SIDE OR 8'
 PLANTING ZONE ONE SIDE
 CHARACTERISTICS: CASUAL SEATING, PEDESTRIAN LIGHTING, WAYFINDING

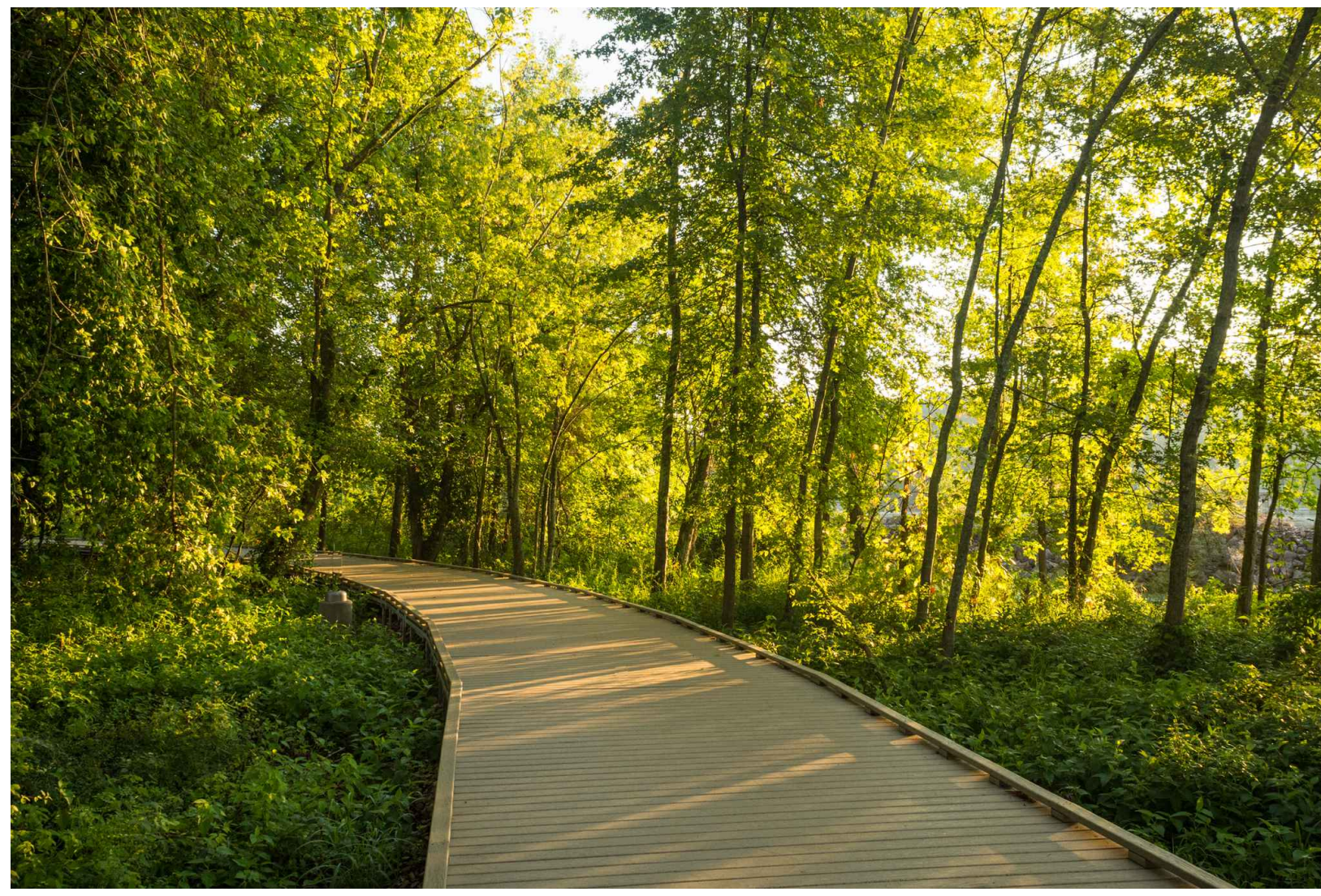


E GREEN RIBBON - TYPE 4

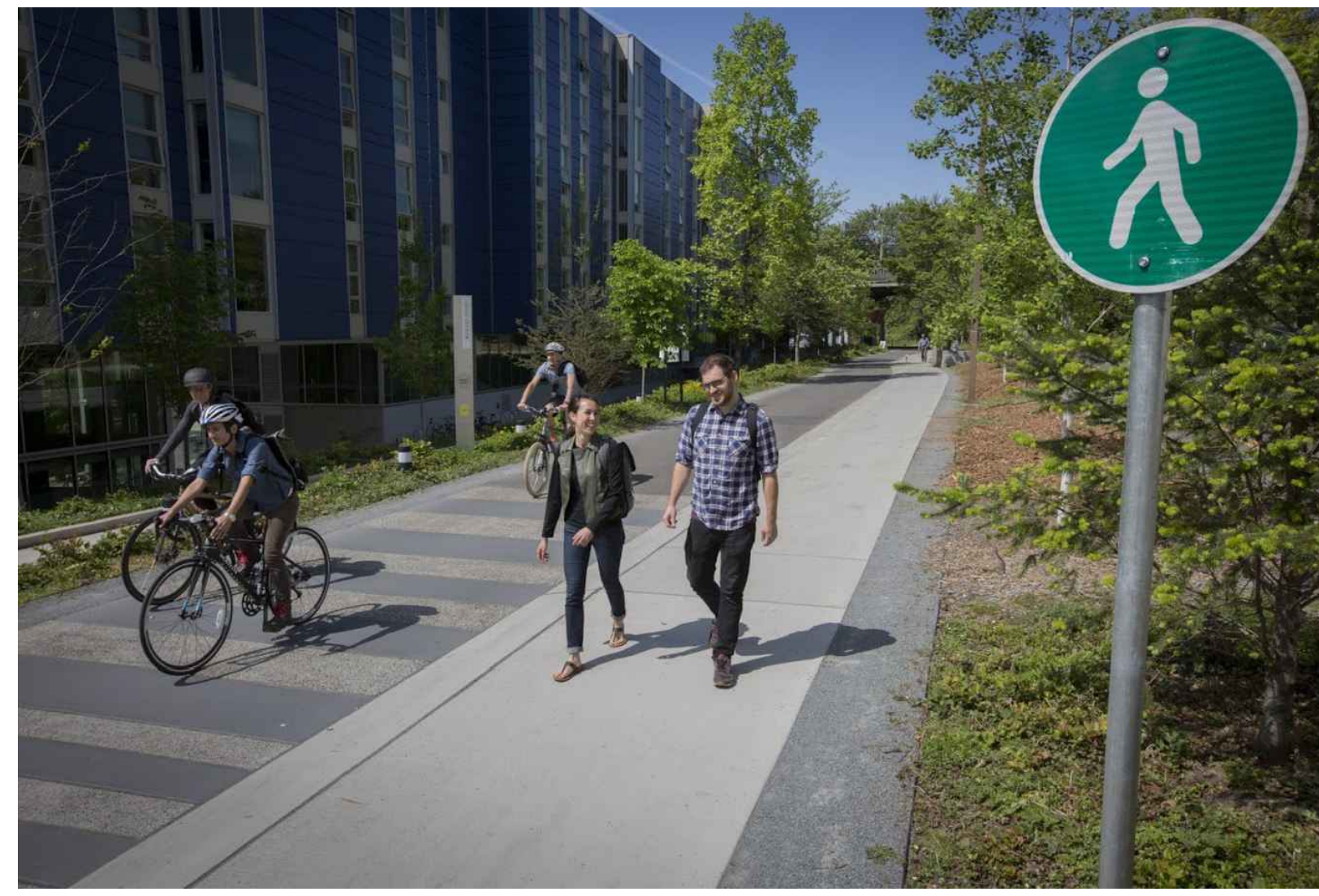
USE: ACTIVATED OPEN SPACE
 OVERALL DIMENSION: 16'
 PEDESTRIAN PATH: EXPOSED AGGREGATE CONCRETE
 PEDESTRIAN CLEAR ZONE: 8'
 MATERIAL(S): EXPOSED AGGREGATE CONCRETE
 PLANTING ZONE: 4' PLANTING ZONE ON EACH SIDE
 CHARACTERISTICS: CASUAL SEATING, PEDESTRIAN LIGHTING, WAYFINDING



F SPECIAL PAVING



G TREE PRESERVATION



H MULTI-MODAL PATH



I PUBLIC ART

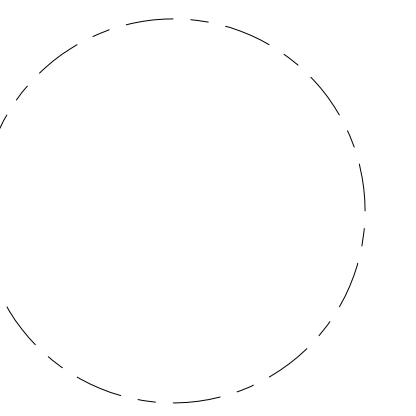
RIVERHOUSE LANDBAY-C

PROJECT STREET NUMBER
 1400 S. JOYCE STREET
 ARLINGTON, VA 22202
 OWNER / DEVELOPER
 JBG SMITH
 240.333.3600
 NORTH PARCEL ARCHITECT
 TORTI GALLAS + PARTNERS, INC.
 301.588.4800
 CENTRAL PARCEL ARCHITECT
 BCT DESIGN GROUP
 410.837.2727
 SOUTH PARCEL ARCHITECT
 LESSARD DESIGN, INC.
 571.830.1800
 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.	
DATE 05.22.2024	APPROVED S.B.
SCALE:	JOB NO. 22-0013-JBG-RV

DRAWING NO.
L-500C

4.1 SUBMISSION

**RIVERHOUSE
LANDBAY-C**

PROJECT STREET NUMBER
1400 S. JOYCE STREET
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OWNER / DEVELOPER
JBG SMITH
240.333.3600
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Key Plan

Issue	
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Revisions	
NO.	DATE

**PRECEDENT
IMAGERY**

PRINCIPAL IN CHARGE
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PROJECT ARCHITECT
B.S.
DRAWN
P.T. L.S.
DATE
05.22.2024
SCALE:
APPROVED
S.B.
JOB NO.
22-0013-JBG-RIV

DRAWING NO.

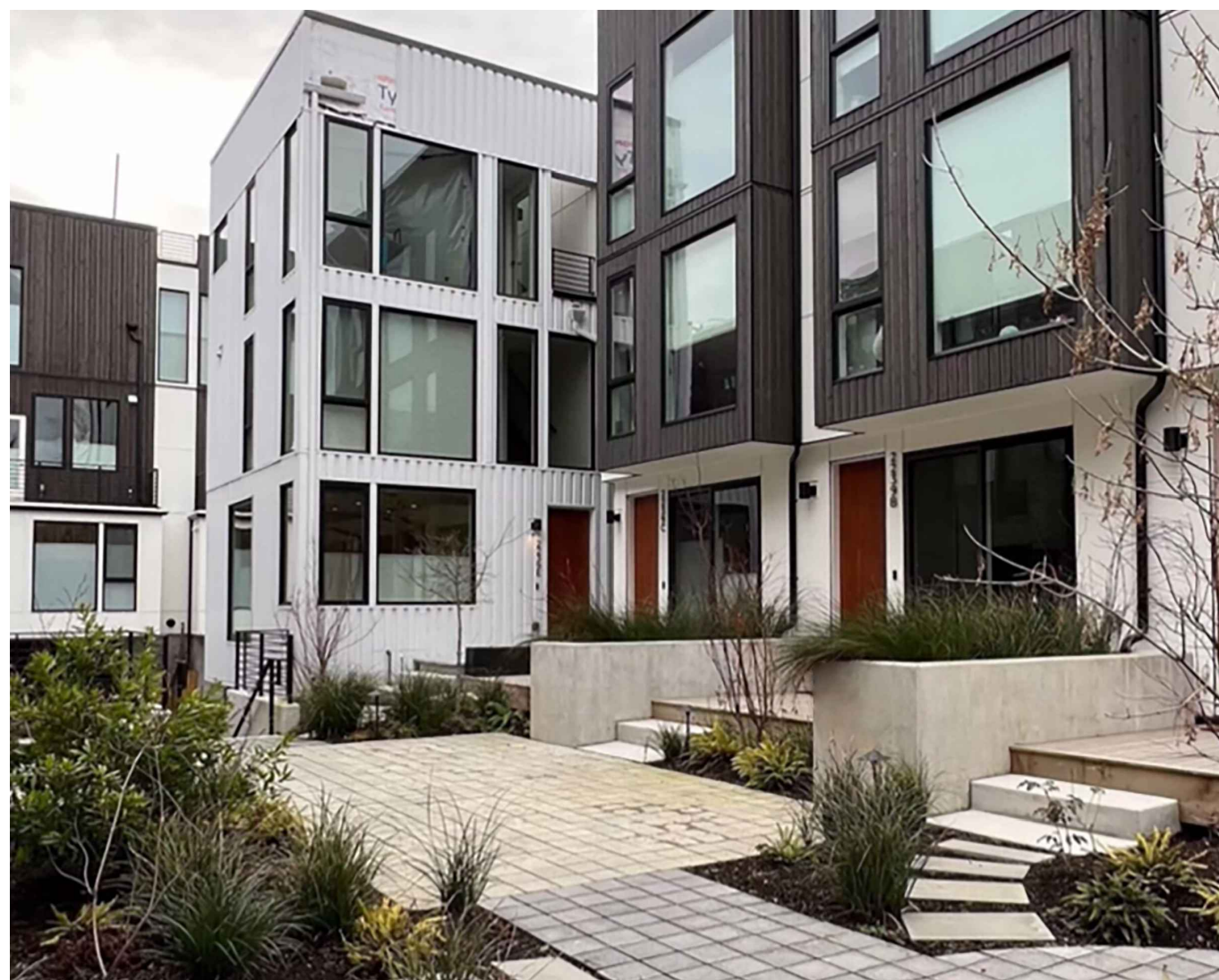
L-501C

4.1 SUBMISSION

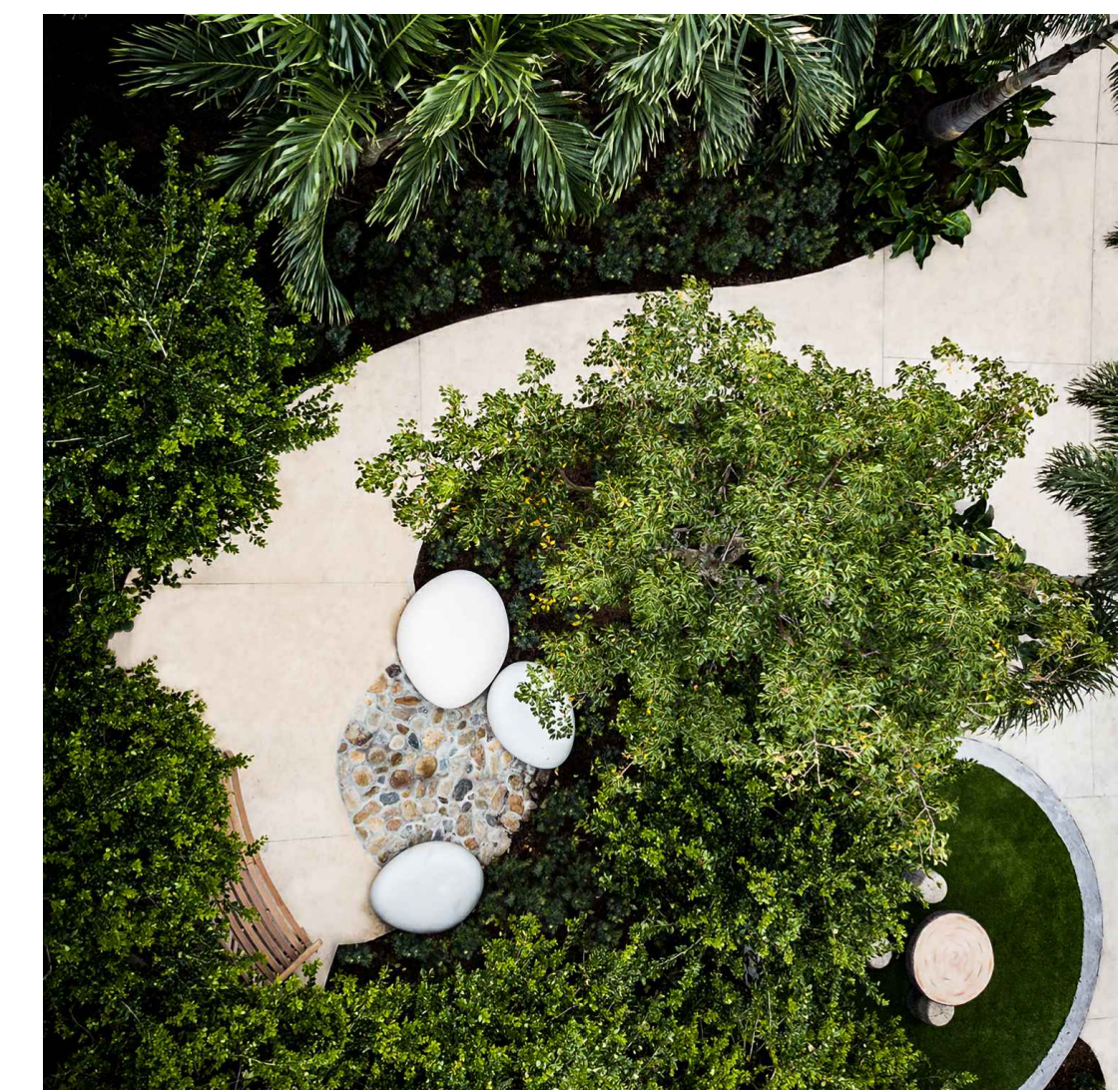
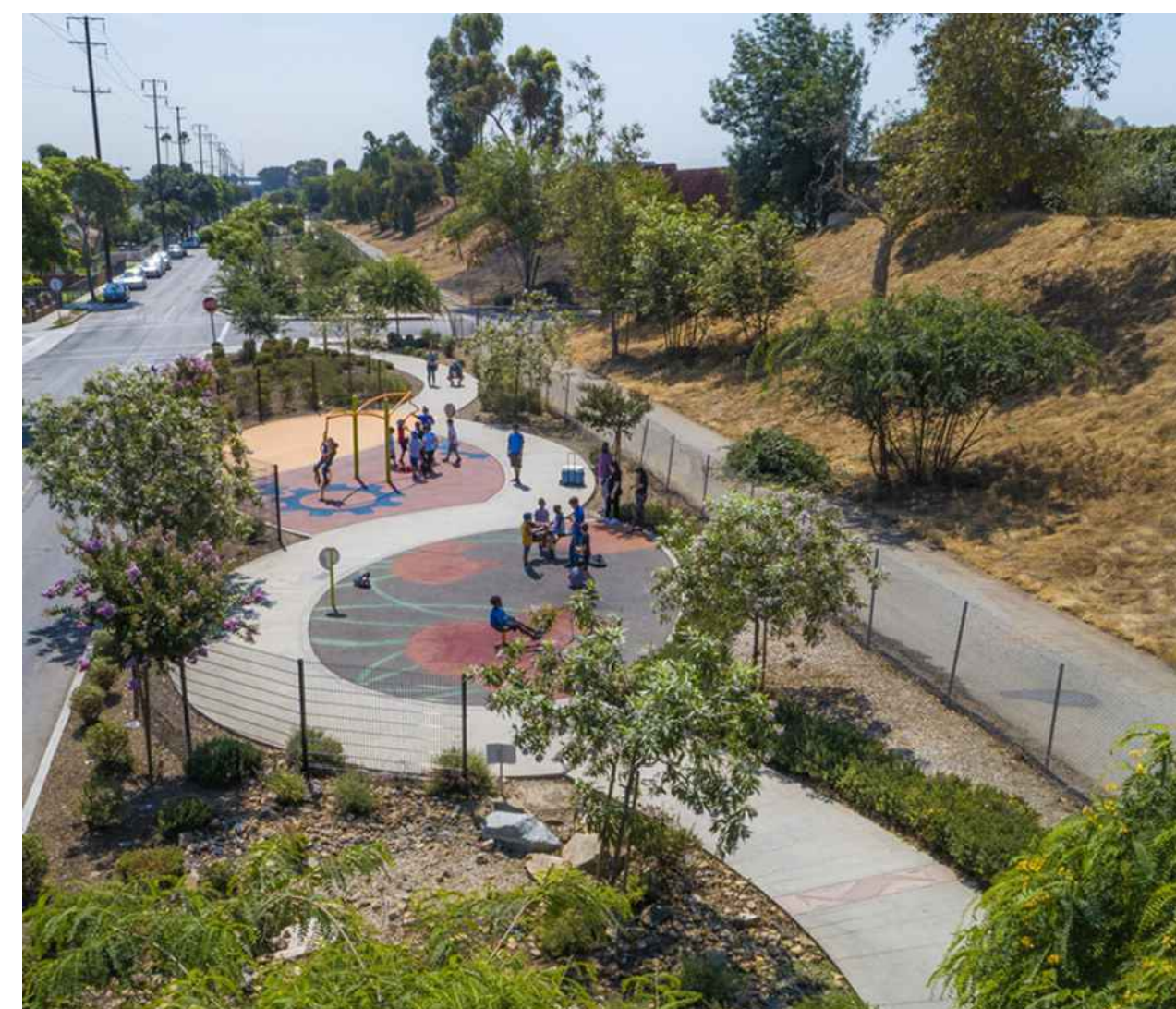


A INTEGRATED SEATING

B STREETScape FURNISHINGS



C SEMI-PRIVATE SPACES



D NEIGHBORHOOD POCKET PARK

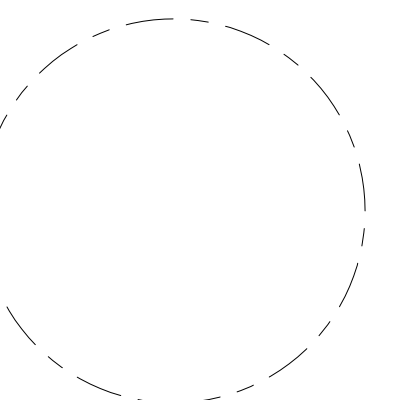
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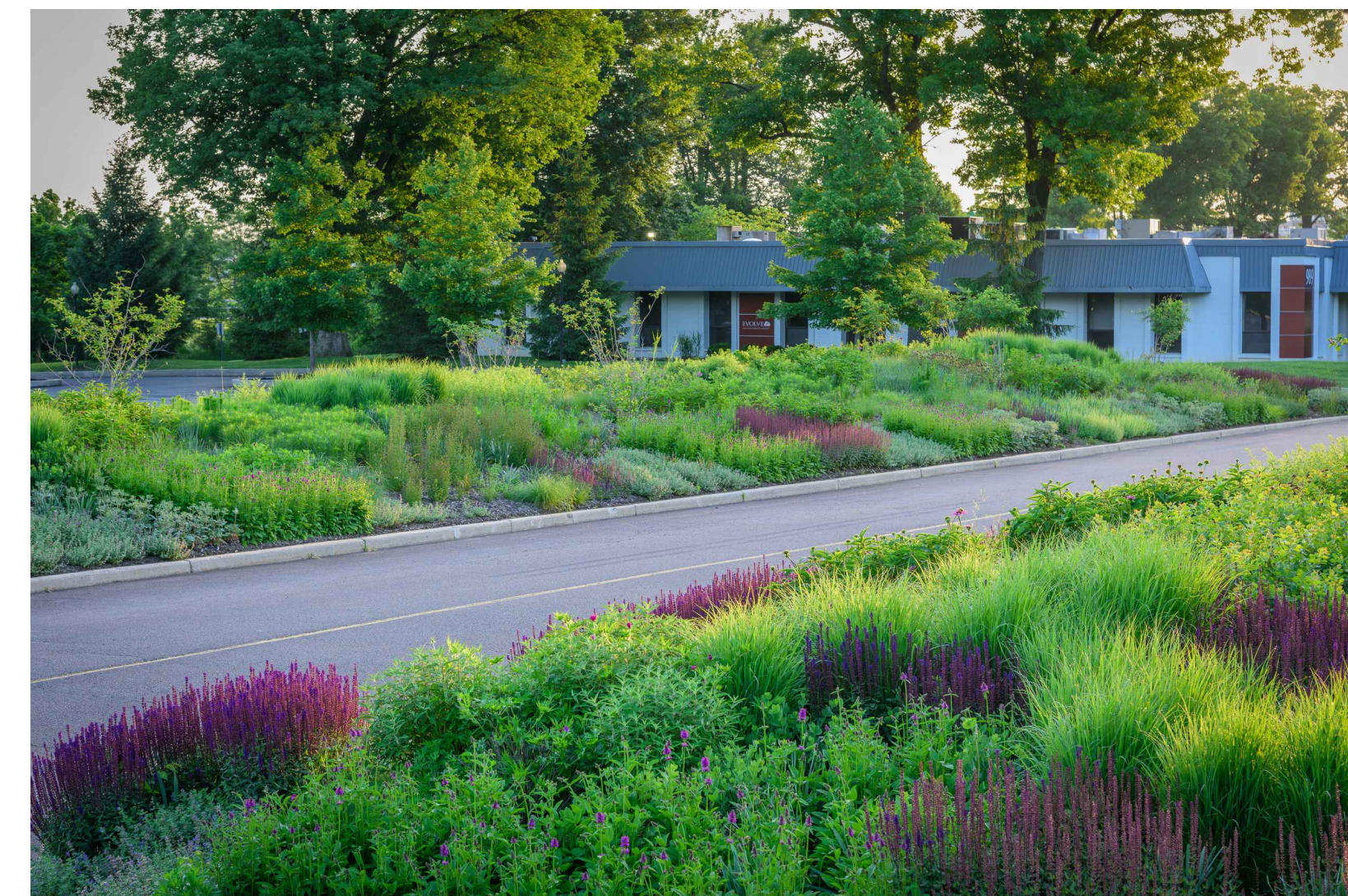
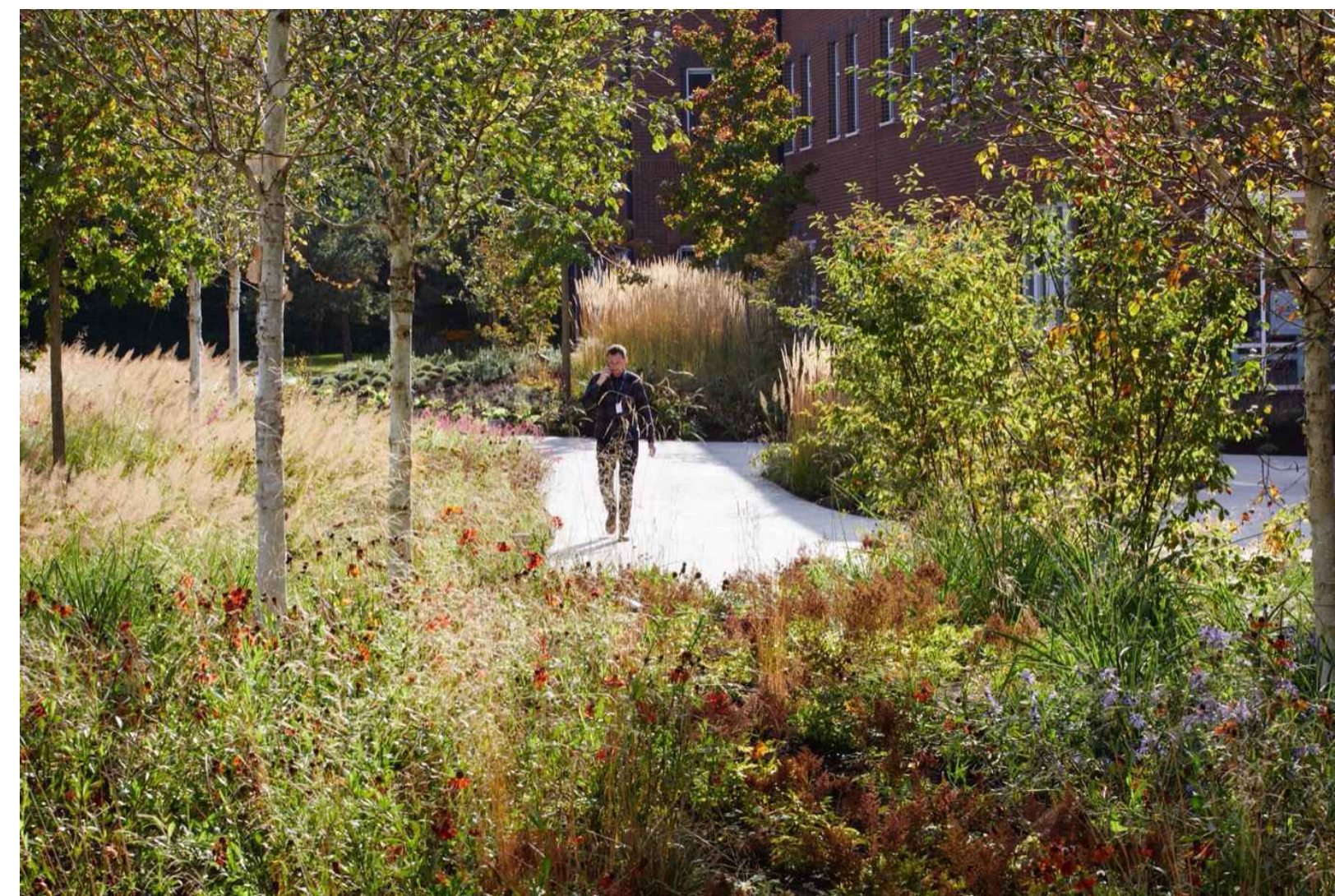
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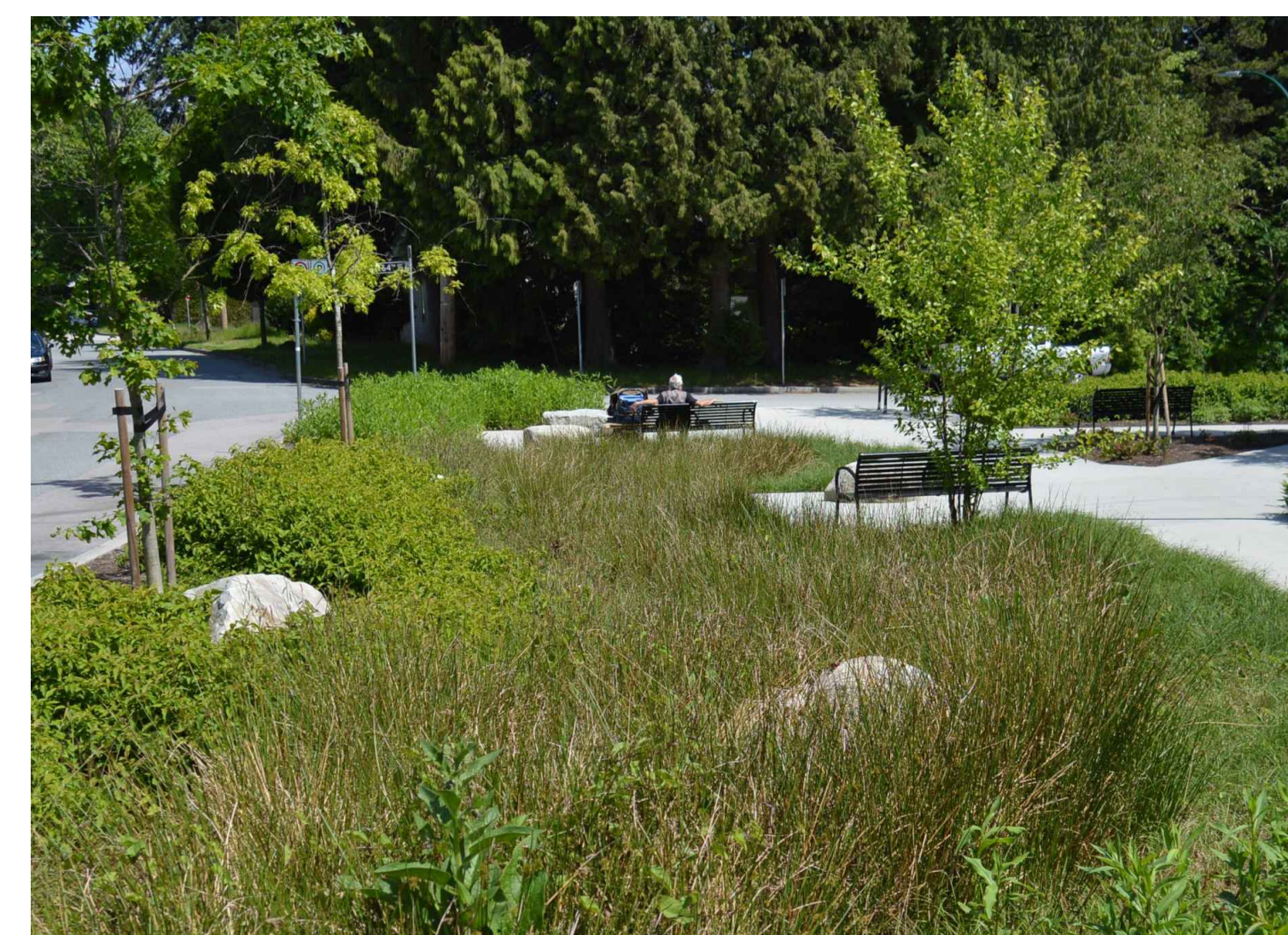
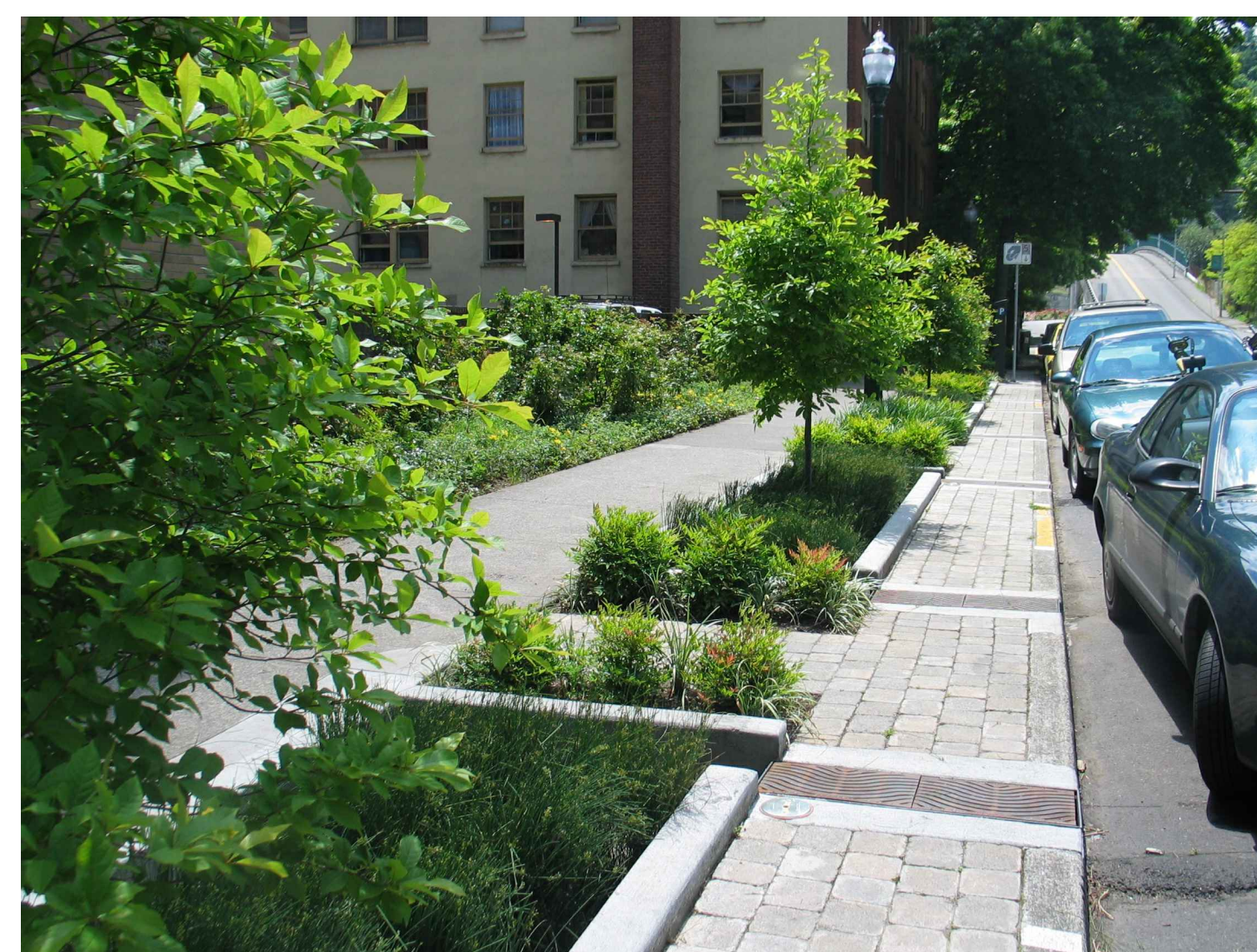
4.1 SUBMISSION



A PLACEMAKING



B PLANTING AREAS



C BIORETENTION PLANTINGS

**RIVERHOUSE
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Key Plan

Issue

NO. DATE

Revisions

NO. DATE

**PUBLIC SPACE
DETAILS**

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PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE
05.22.2024

SCALE:

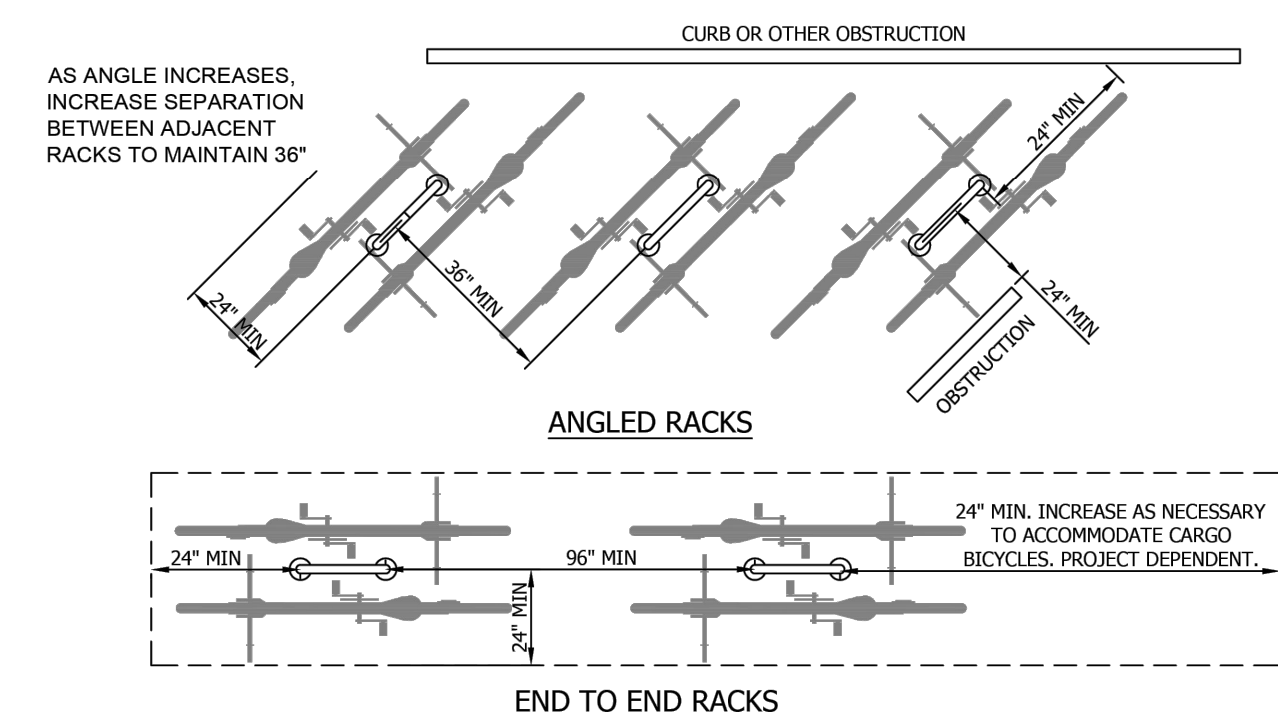
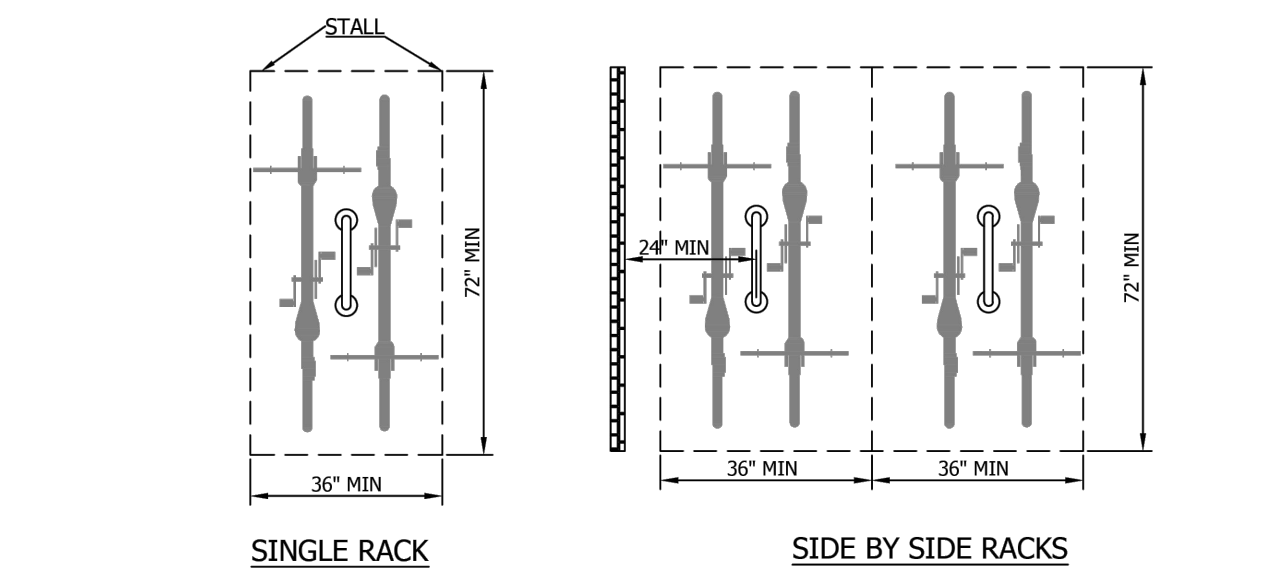
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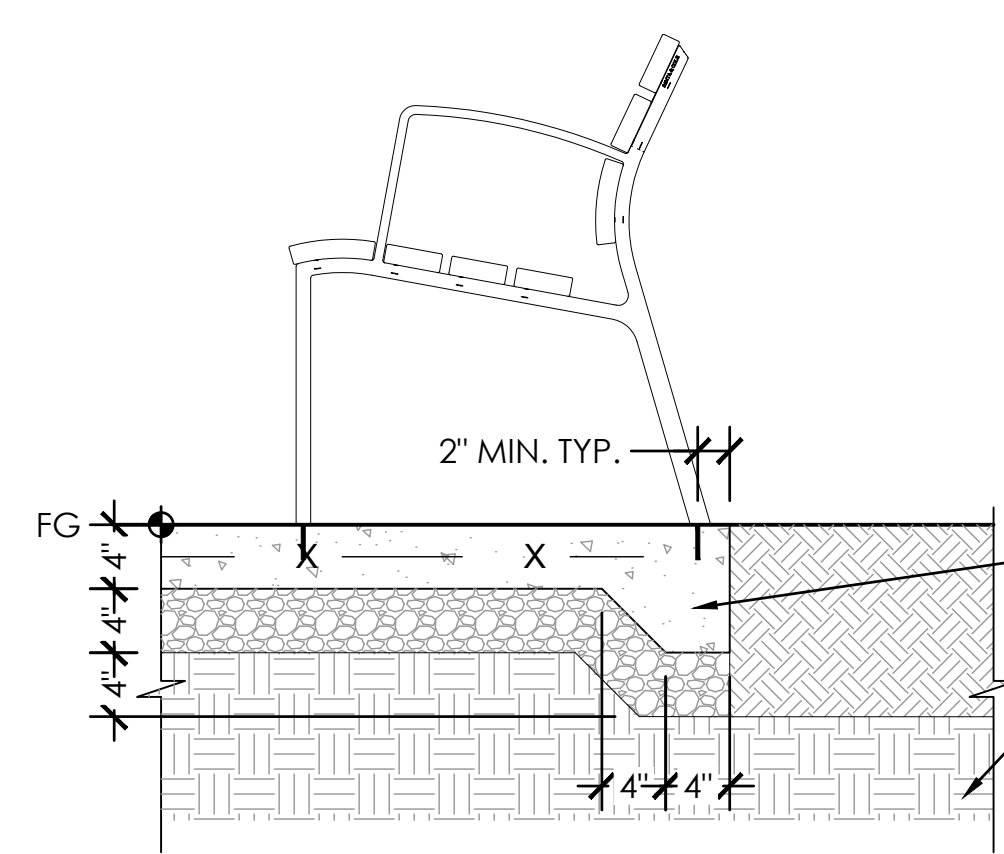
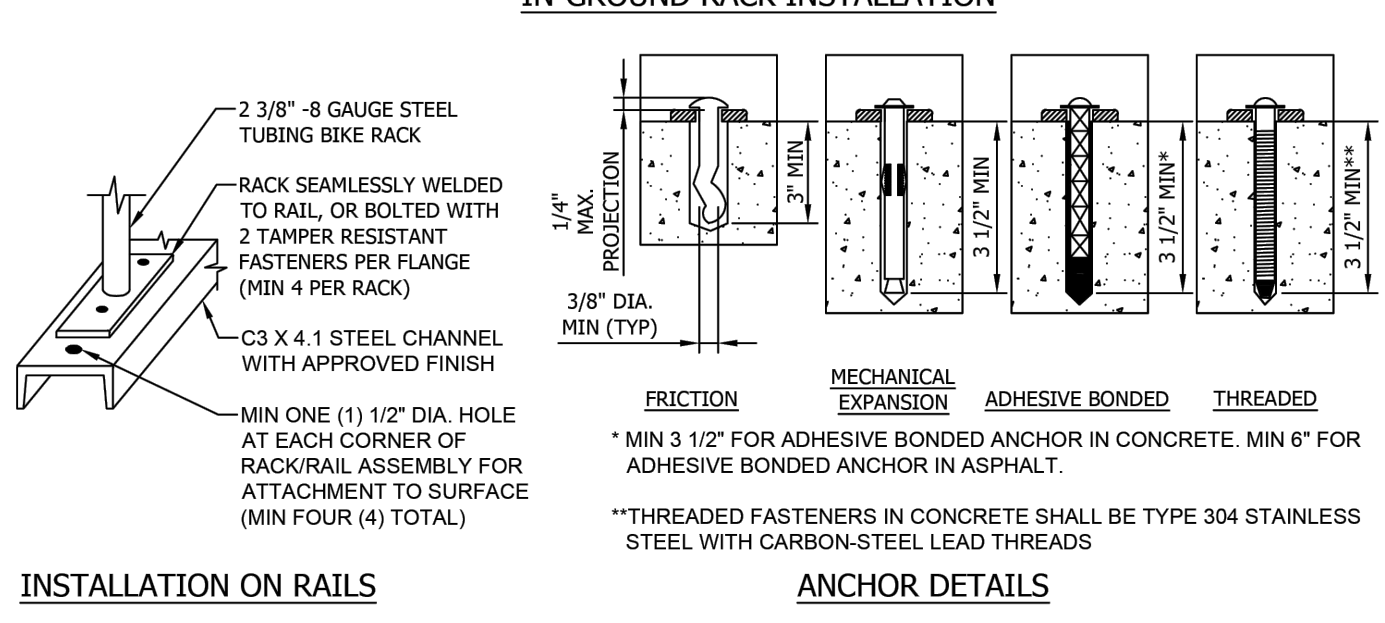
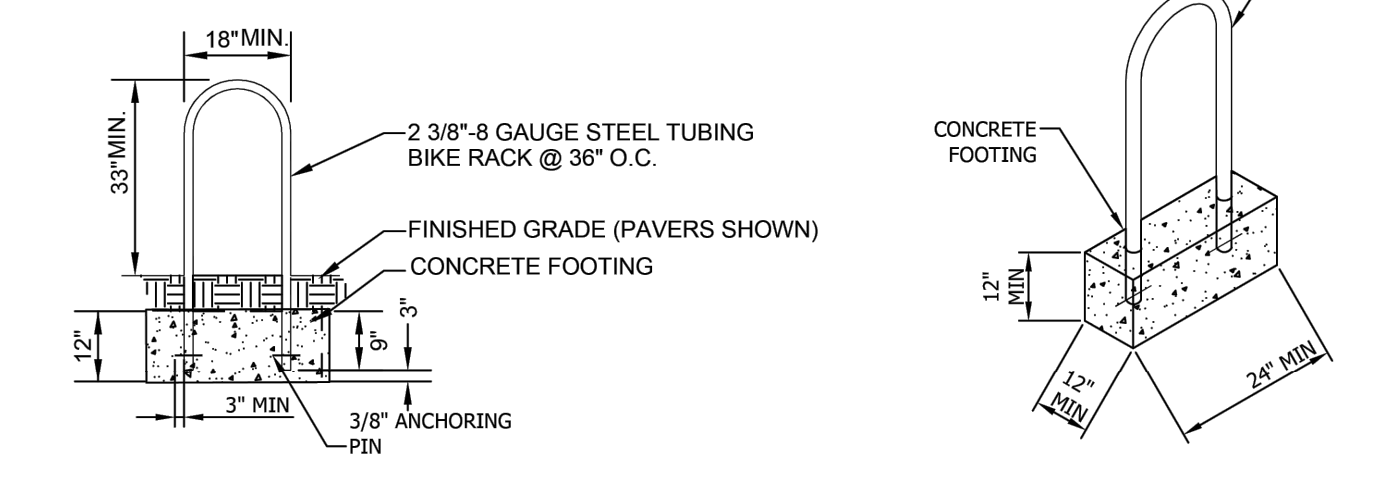
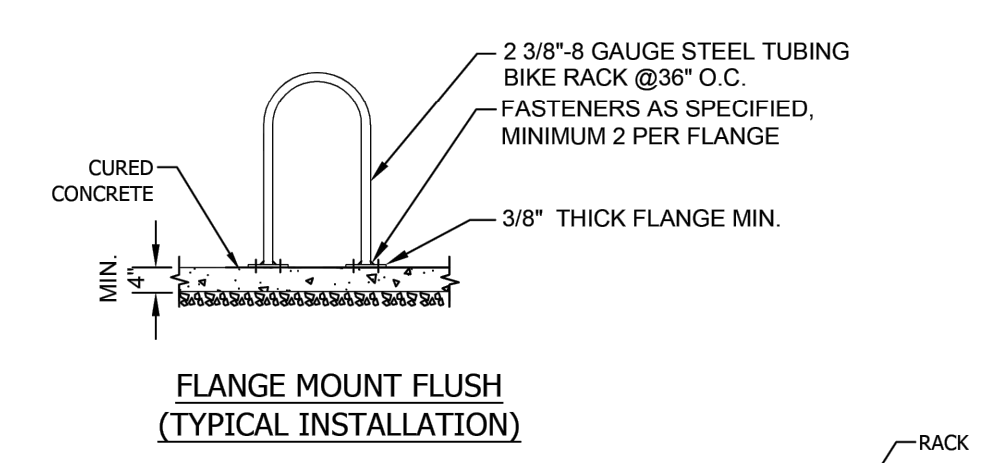
L-511C

4.1 SUBMISSION



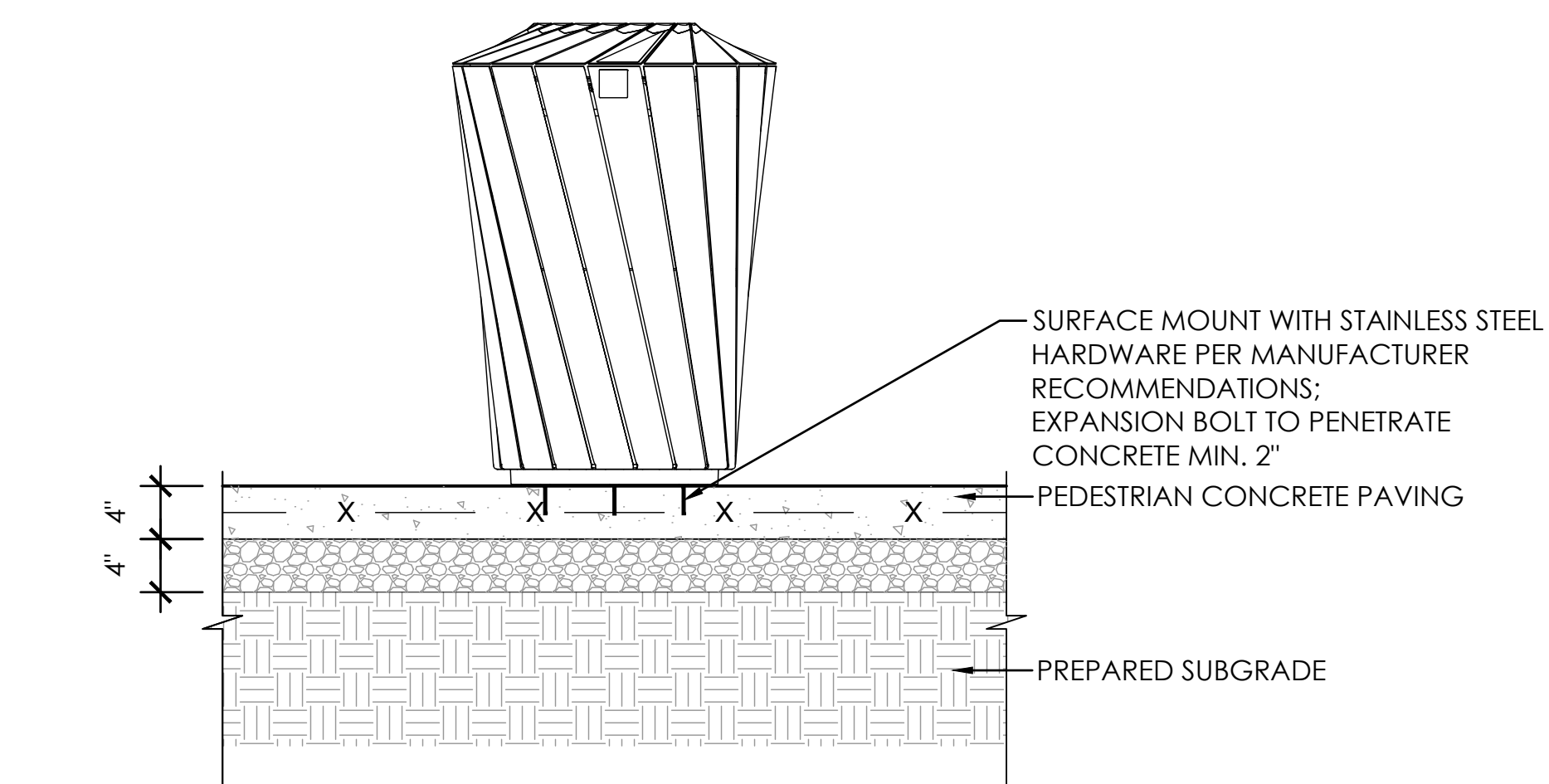
- NOTES:**
- FOR LAYOUT PURPOSES, EACH BICYCLE RACK SHALL BE CENTERED IN A "STALL" OF MIN. DIMENSION 36" x 72".
 - IF MULTIPLE RACKS ARE ANGLD OR SKEWED, CENTER-TO-CENTER SEPARATION BETWEEN PARALLEL RACKS MUST BE INCREASED TO MAINTAIN THE MIN. 36" x 72" CLEAR "STALL" AREA AT EACH RACK.
 - MIN. 24" CLEARANCE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

A BICYCLE RACK LAYOUT & INSTALLATION
1/4" = 1'-0"

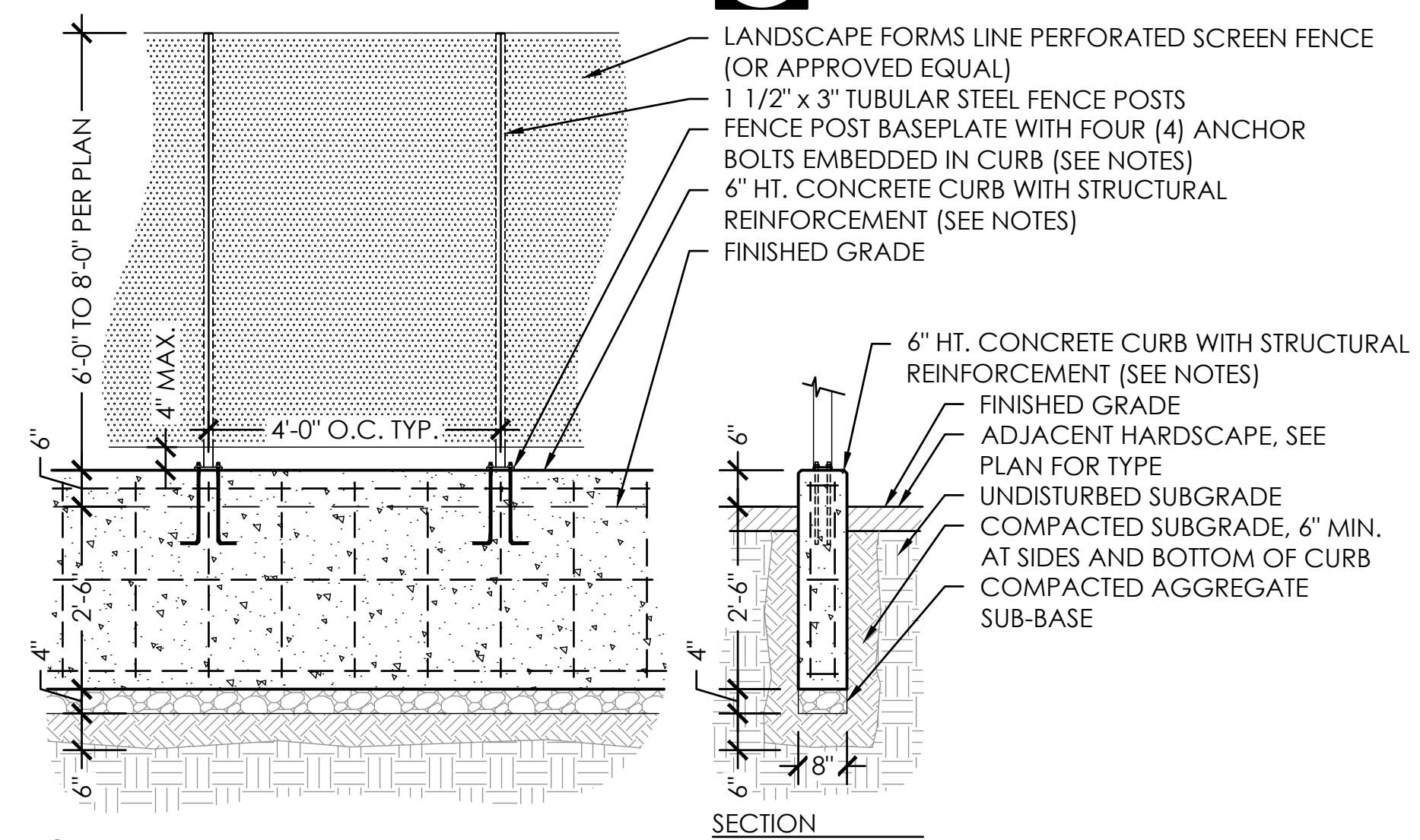


- NOTES:**
- SURFACE MOUNT WITH STAINLESS STEEL HARDWARE PER MANUFACTURER'S RECOMMENDATIONS
 - ANCHOR BOLT MUST PENETRATE CONCRETE MIN. 2" DEEP AND MIN. 2" FROM EDGE OF PAVEMENT, ALL SIDES.

B BENCH ON CONCRETE
1" = 1'-0"

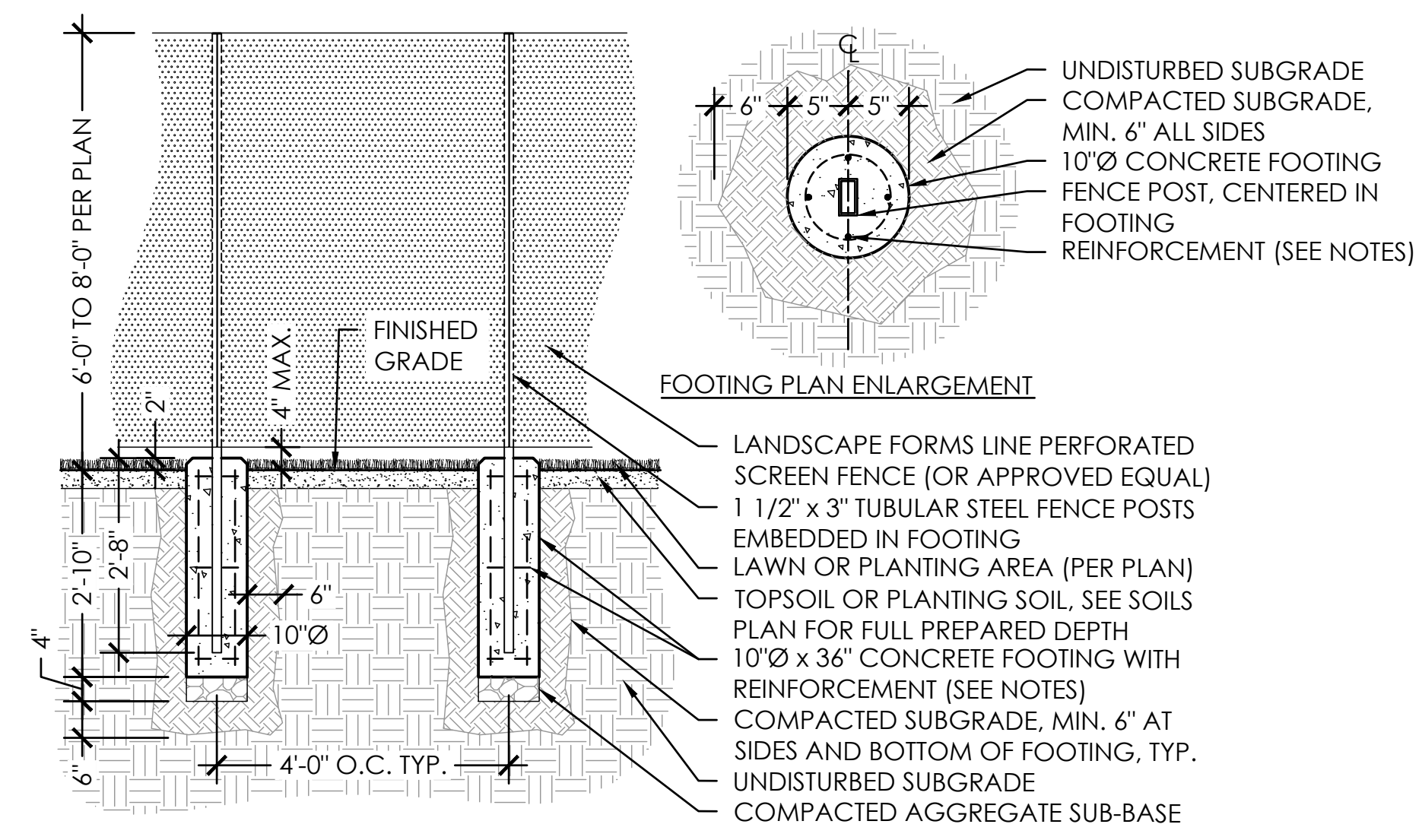


C TRASH AND RECYCLING RECEPTACLE ON CONCRETE
1" = 1'-0"



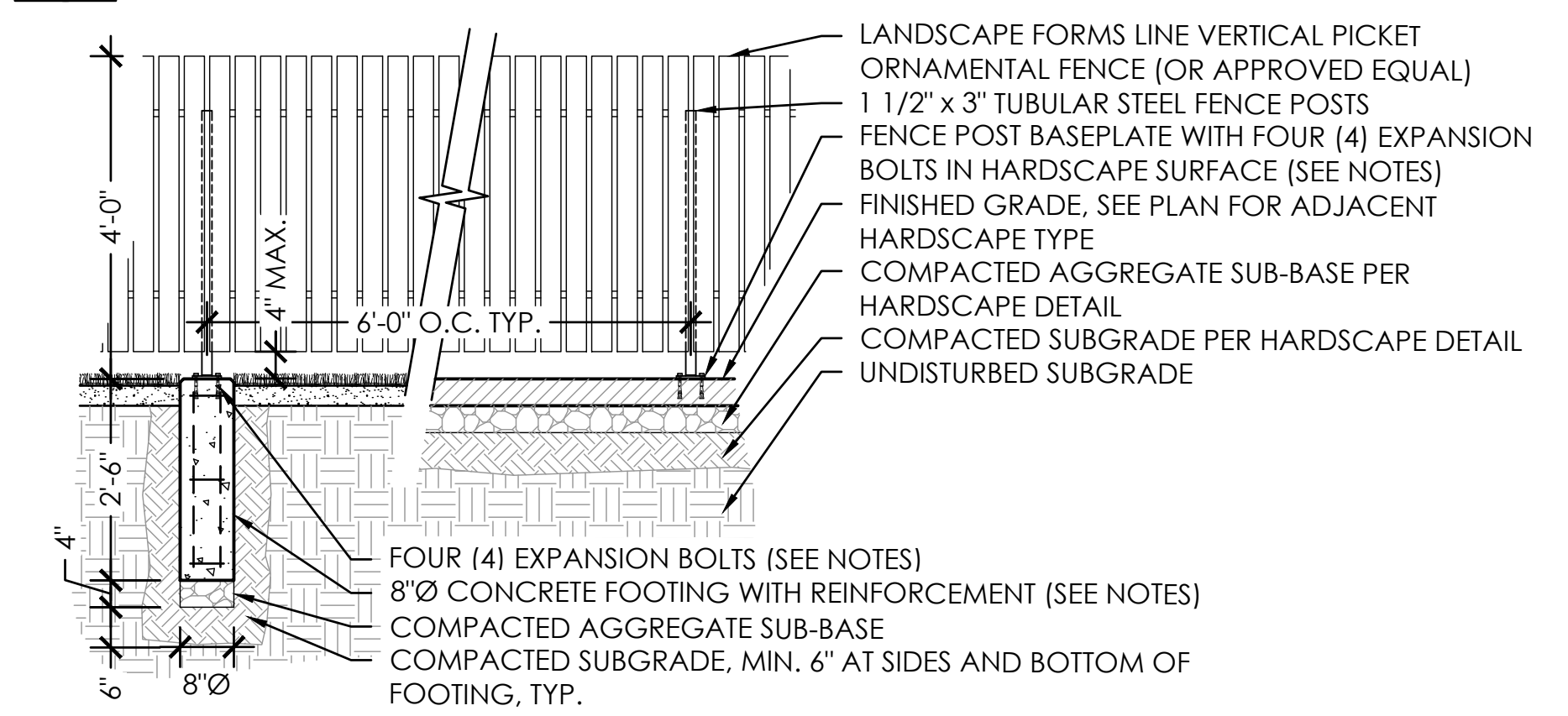
- GENERAL NOTES**
- CURB DESIGN PER STRUCTURAL ENGINEER BASED ON HEIGHT AND WIND LOAD REQUIREMENTS.
 - ATTACHMENT HARDWARE PER MANUFACTURER RECOMMENDATIONS.

D SCREEN FENCE ON CURB
1/2" = 1'-0"



- GENERAL NOTES**
- FOOTING DESIGN PER STRUCTURAL ENGINEER BASED ON HEIGHT AND WIND LOAD REQUIREMENTS.
 - FENCE POST EMBEDMENT PER MANUFACTURER RECOMMENDATIONS BASED ON PANEL HEIGHT.

E SCREEN FENCE ON FOOTINGS
1/2" = 1'-0"



- GENERAL NOTES**
- FOOTING DESIGN PER STRUCTURAL ENGINEER BASED ON HEIGHT AND WIND LOAD REQUIREMENTS.
 - ATTACHMENT HARDWARE PER MANUFACTURER RECOMMENDATIONS.

F ORNAMENTAL FENCE
1/2" = 1'-0"

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PARTNERS
703.970.2890
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221
STRUCTURAL ENGINEER
SK + A
301.881.1441

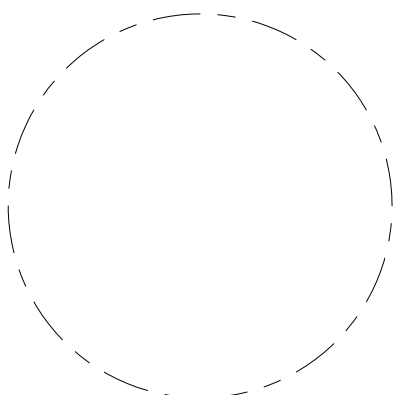
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



SITE SECTIONS

PRINCIPAL IN CHARGE

S.B.

PROJECT ARCHITECT

B.S.

DRAWN

P.T. L.S.

DATE

05.22.2024

APPROVED

S.B.

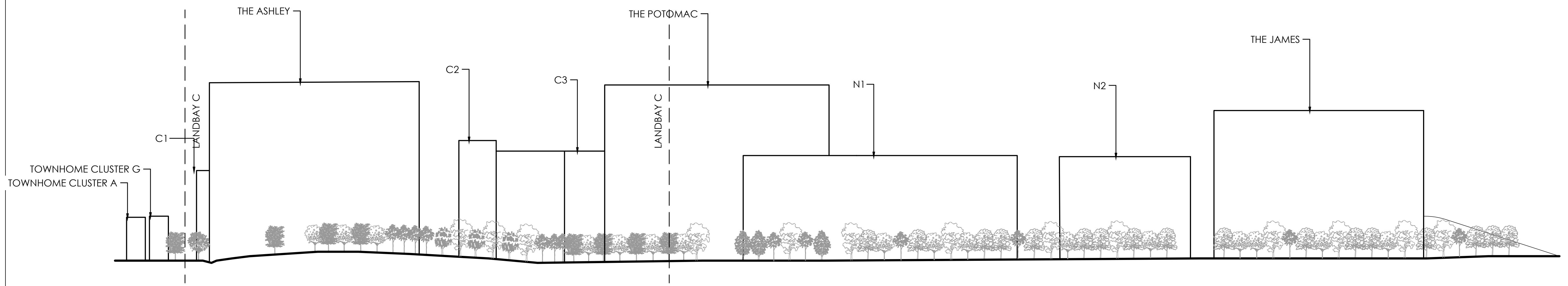
SCALE:

JOB NO.

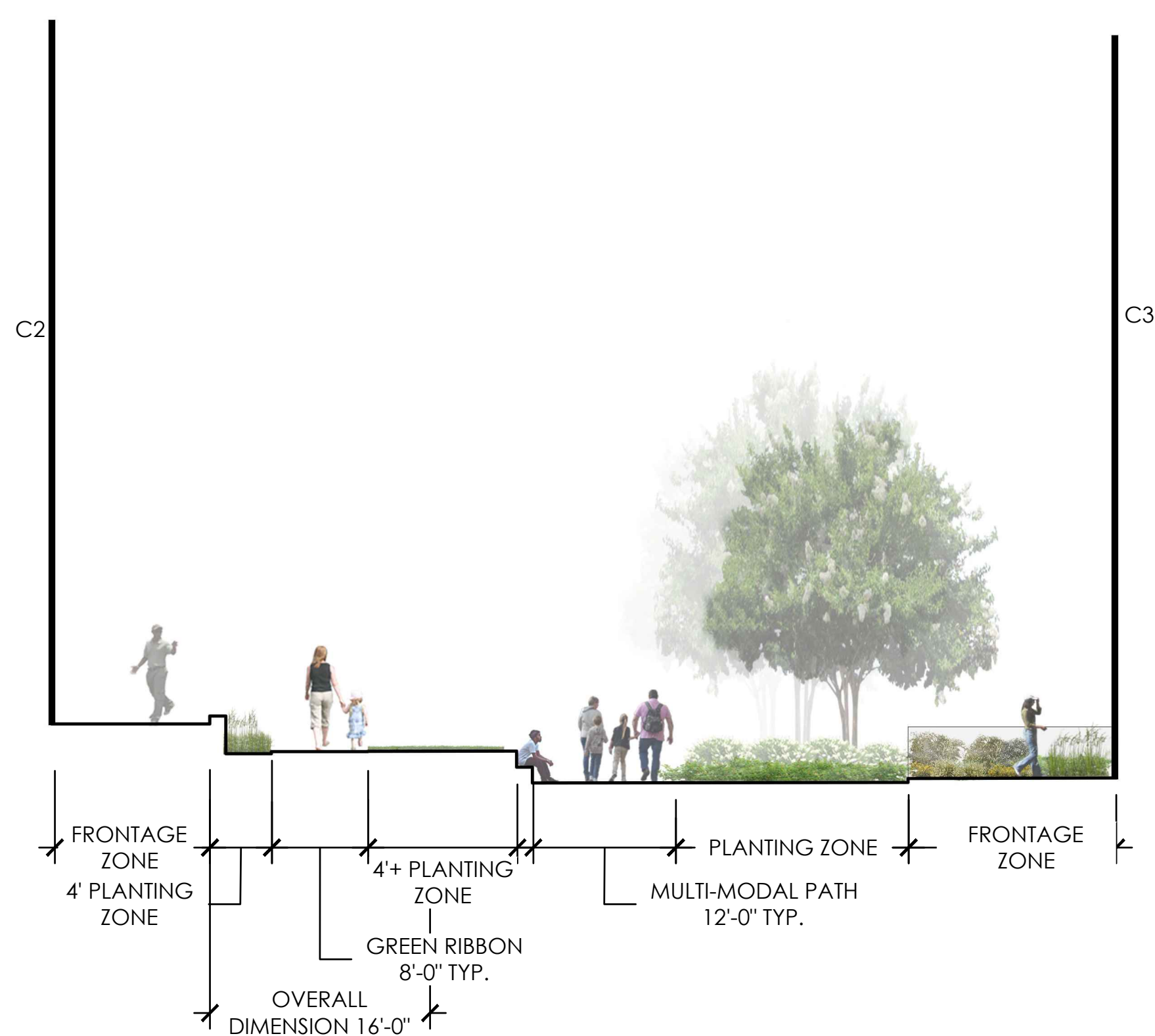
22-0013-JBG-RIV

DRAWING NO.

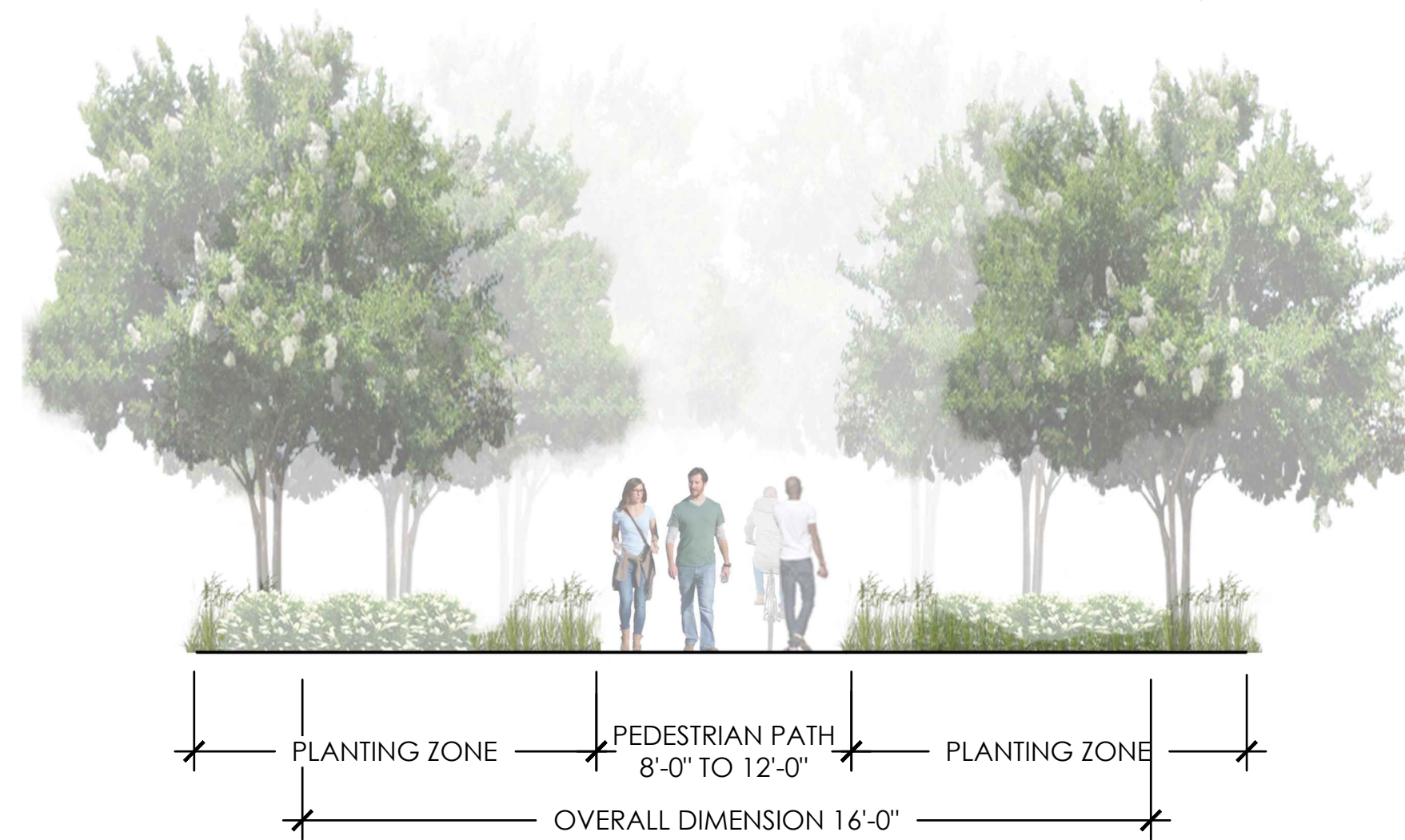
L-600C



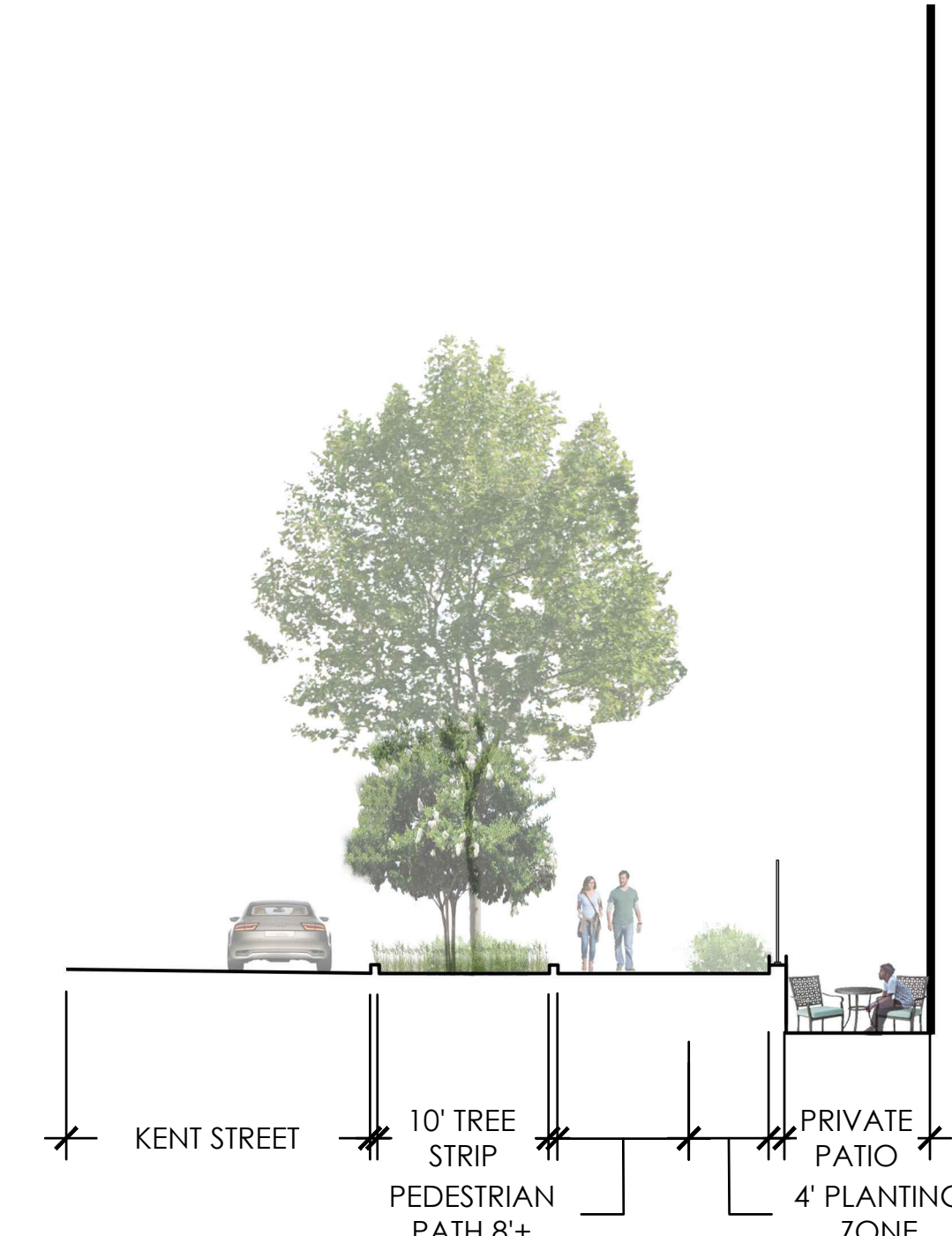
A SECTION - OVERALL SITE
SCALE 1"=100'



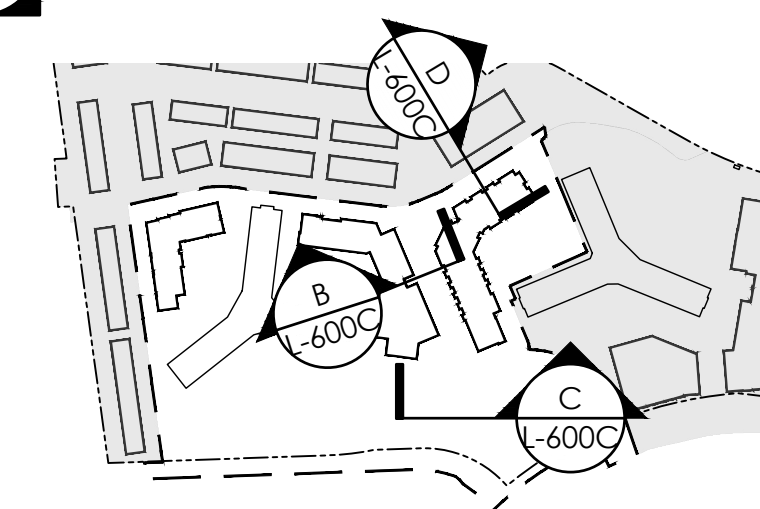
B SECTION - EAST WEST PRIMARY GREEN RIBBON
SCALE 1"=10'



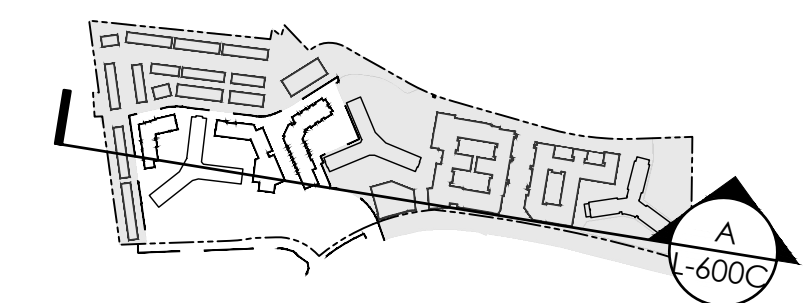
C SECTION - GREEN RIBBON - TYPICAL
SCALE 1"=5'



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



LANDBAY-C KEY PLAN (NOT TO SCALE)



OVERALL KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

**RIVERHOUSE
LANDBAY-C**

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

NORTH PARCEL ARCHITECT
TORTI GALLAS + PARTNERS, INC.
301.588.4800

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

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.

PROJECT ARCHITECT
B.S.

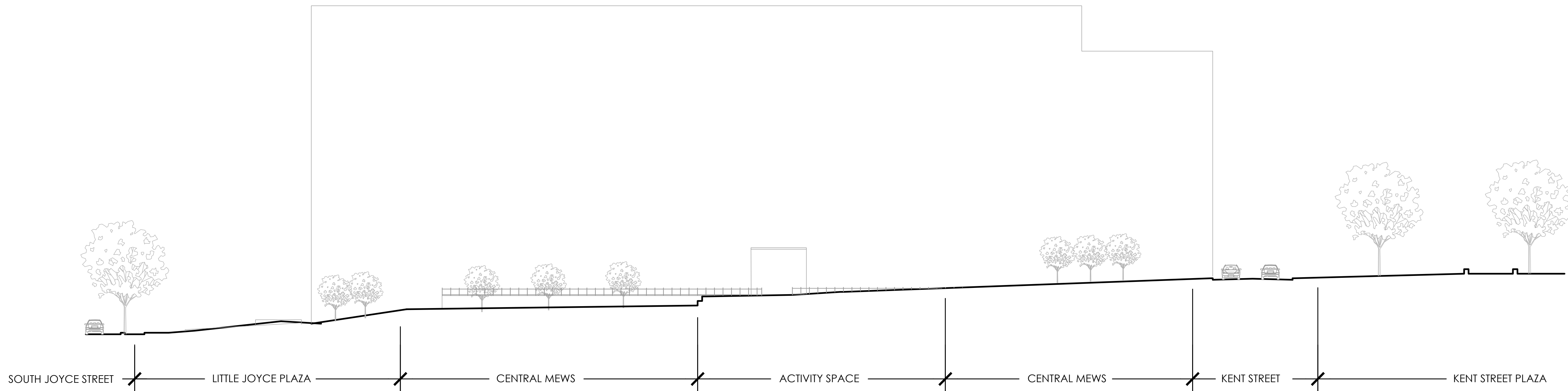
DRAWN
P.T. L.S.

DATE 05.22.2024	APPROVED S.B.
SCALE:	JOB NO. 22-0013-JBG-RIV

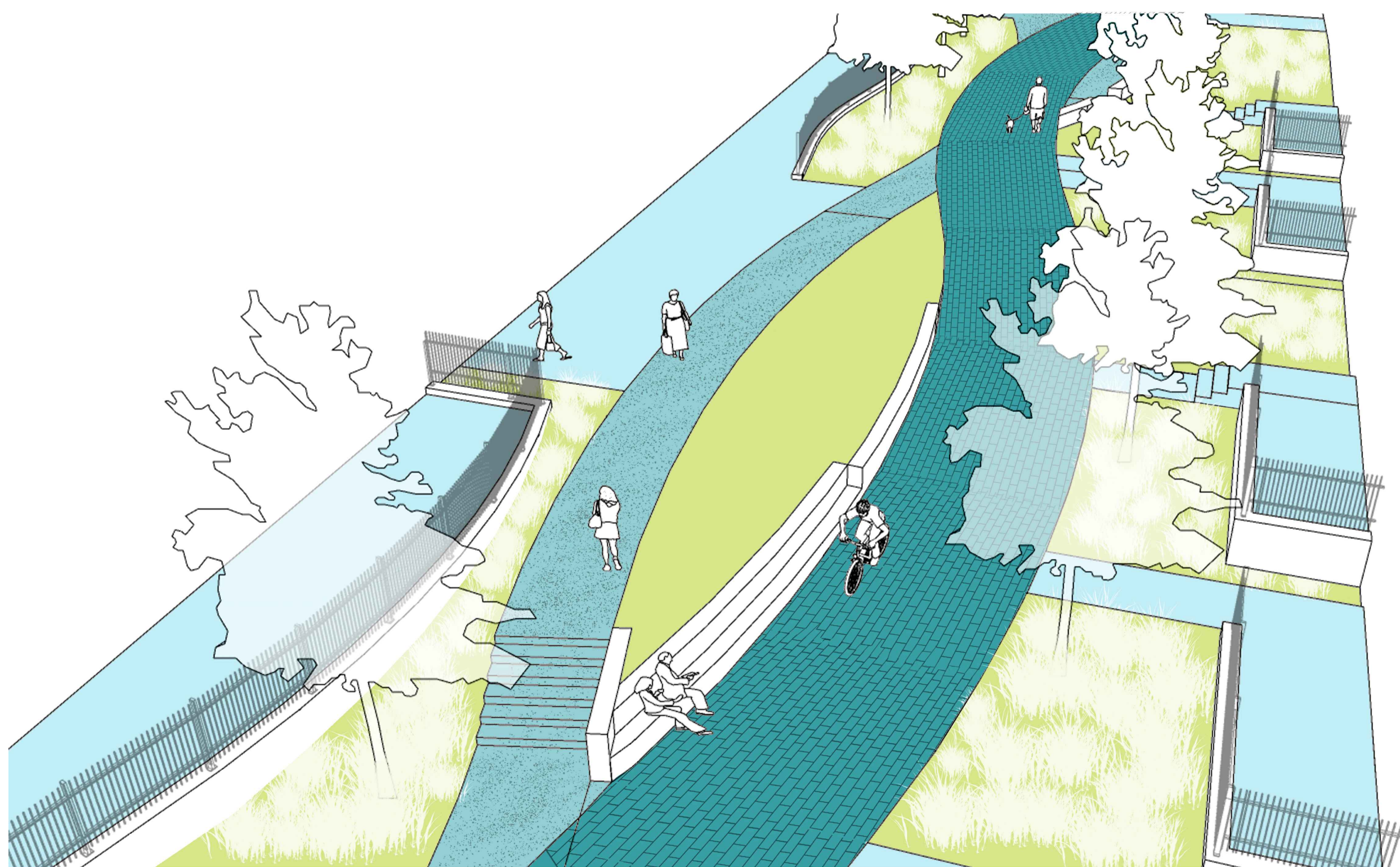
DRAWING NO.

L-601C

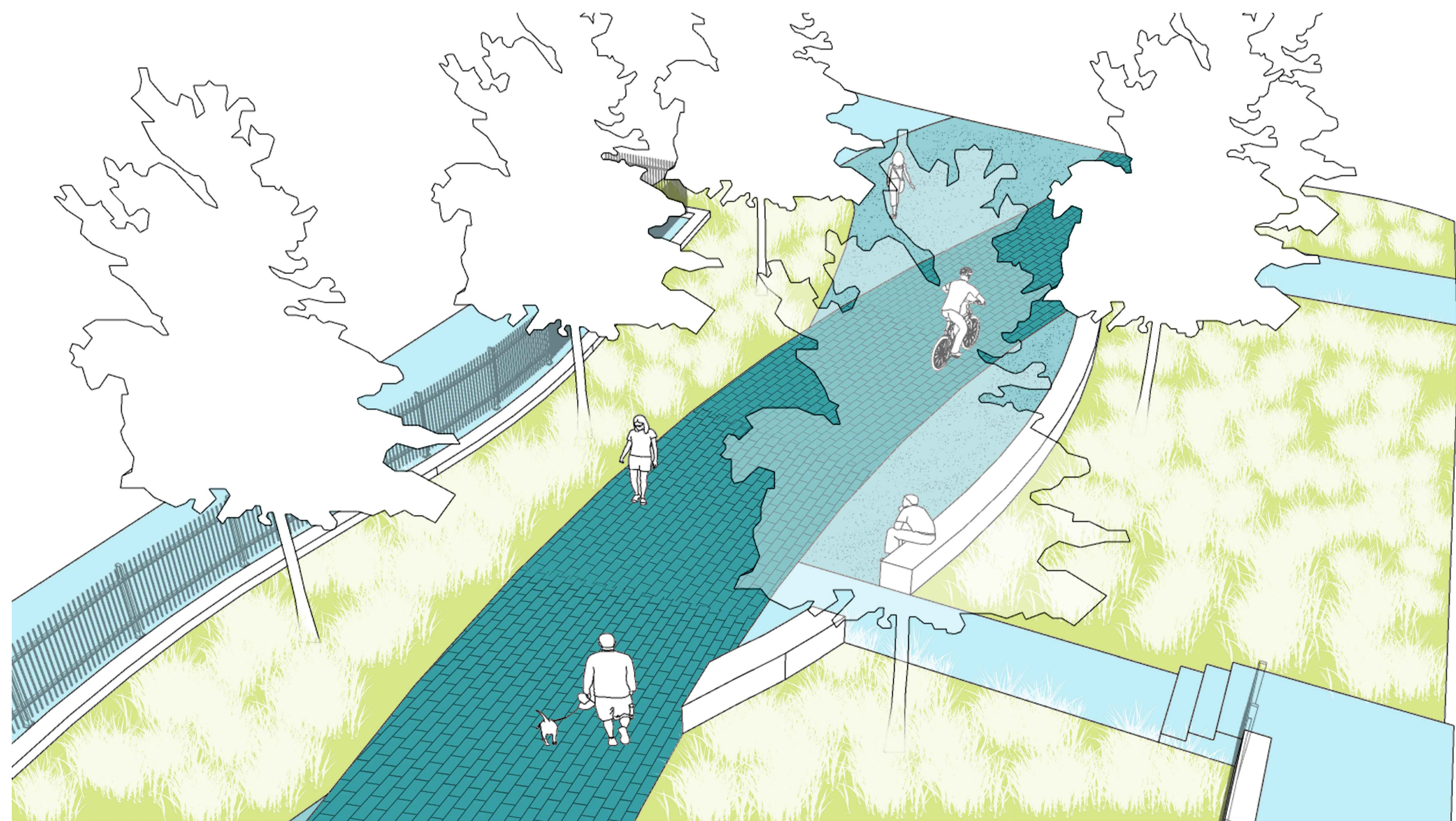
4.1 SUBMISSION



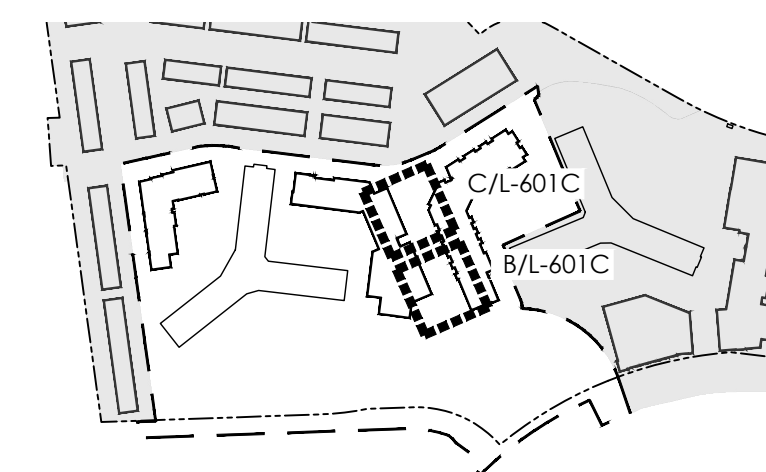
A SECTION - CENTRAL MEWS
1"= 20'-0" SCALE



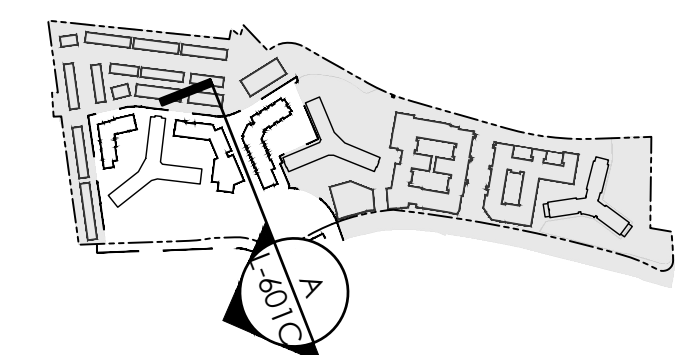
B EAST-WEST PRIMARY GREEN RIBBON 1



C EAST-WEST PRIMARY GREEN RIBBON 2



LANDBAY-C KEY PLAN (NOT TO SCALE)



OVERALL KEY PLAN (NOT TO SCALE)