

**RIVERHOUSE  
LANDBAY-N**

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

# RIVERHOUSE LANDBAY-N

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-001N	LANDSCAPE COVER SHEET
L-002N	OVERALL PLAN
L-003N	OVERALL OPEN SPACE PLAN
L-004N	OVERALL SITE RENDERING
L-101N	CONCEPT LANDSCAPE PLAN A
L-102N	CONCEPT LANDSCAPE PLAN B
L-103N	CONCEPT LANDSCAPE PLAN C
L-104N	CONCEPT LANDSCAPE PLAN D
L-105N	CONCEPT LANDSCAPE PLAN MEWS ENLARGEMENT
L-400N	OVERALL TREE PLANTING PLAN
L-401N	TREE PLANTING PLAN A
L-402N	TREE PLANTING PLAN B
L-403N	TREE PLANTING PLAN C
L-404N	TREE PLANTING PLAN D
L-421N	UNDERSTORY PLANTING PLAN A
L-422N	UNDERSTORY PLANTING PLAN B
L-423N	UNDERSTORY PLANTING PLAN C
L-424N	UNDERSTORY PLANTING PLAN D
L-425N	UNDERSTORY PLANTING PLAN MEWS ENLARGEMENT
L-440N	TREE PLANTING SCHEDULE
L-441N	UNDERSTORY PLANTING SCHEDULE
L-442N	PLANT NOTES AND DETAILS
L-500N	PRECEDENT IMAGERY
L-501N	PRECEDENT IMAGERY
L-502N	PRECEDENT IMAGERY
L-510N	PAVING DETAILS
L-511N	PUBLIC SPACE DETAILS
L-600N	SITE SECTIONS
L-601N	SITE SECTIONS
L-602N	SITE SECTIONS

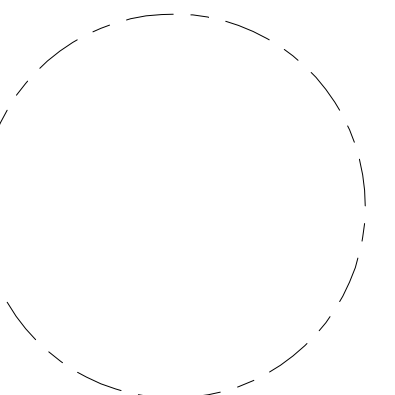
**Key Plan**

**Issue**

NO. DATE

**Revisions**

NO. DATE



**LANDSCAPE  
COVER SHEET**

PRINCIPAL IN CHARGE  
S.B.

PROJECT ARCHITECT  
B.S.

DRAWN  
P.T. L.S.

DATE 05.22.2024 APPROVED S.B.

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

DRAWING NO.

**L-001N**

**4.1 SUBMISSION**



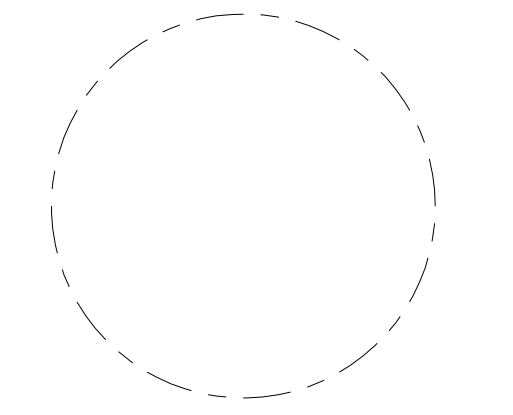
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SK + A  
301.881.1441

**Key Plan**

**Issue**  
NO. DATE

**Revisions**  
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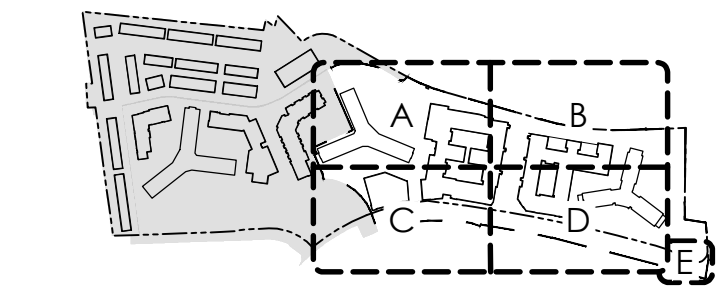
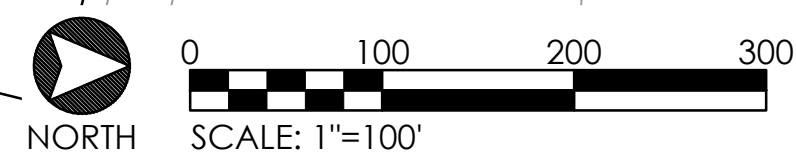
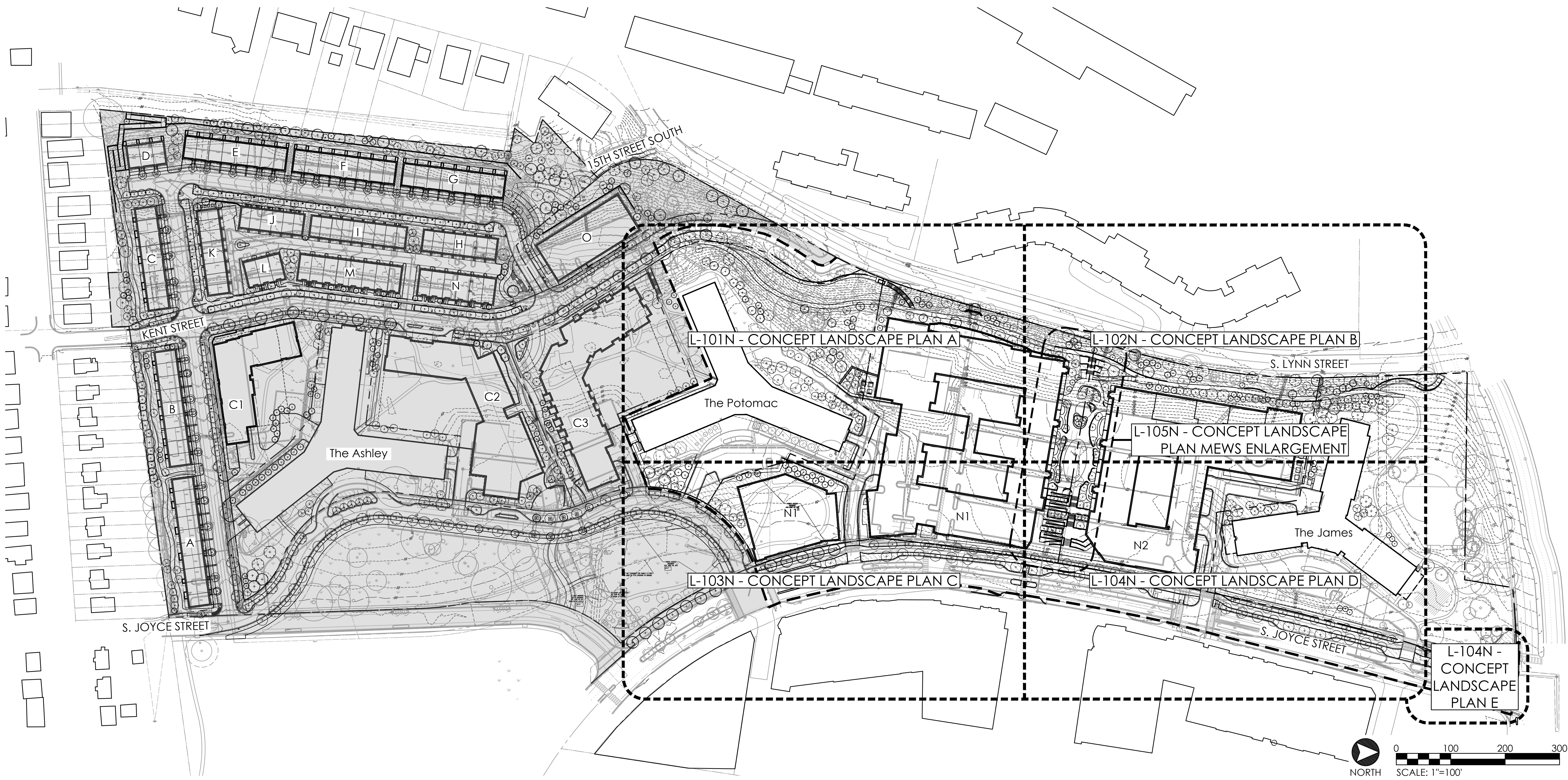


**OVERALL PLAN**

PRINCIPAL IN CHARGE  
S.B.  
PROJECT ARCHITECT  
B.S.  
DRAWN  
P.T. L.S.  
DATE  
05.22.2024  
SCALE:  
1" = 100'  
APPROVED  
S.B.  
JOB NO.  
22-0013-JBG-RV

DRAWING NO.  
**L-002N**

**4.1 SUBMISSION**



KEY PLAN (NOT TO SCALE)



**RIVERHOUSE  
 LANDBAY-N**

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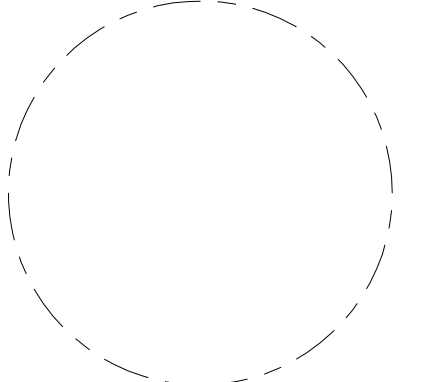
**Key Plan**

**Issue**

NO. DATE

**Revisions**

NO. DATE



**OVERALL OPEN  
 SPACE PLAN**

PRINCIPAL IN CHARGE  
 S.B.

PROJECT ARCHITECT  
 B.S.

DRAWN  
 P.T. L.S.

DATE  
 05.22.2024

SCALE:  
 1" = 100'

APPROVED  
 S.B.

JOB NO.  
 22-0013-JBG-VIV

DRAWING NO.

**L-003N**

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
<b>PUBLIC OPEN SPACE TOTAL AREA</b>		46,084	1.05

PUBLIC OPEN SPACE TABULATIONS *			
NO.	NAME	(SF)	(AC)
1	JAMES PARK	68,825	1.58
2	N1-2 OPEN SPACE	43,560	1.00
3	VHP EXPANSION AND HOPPER PARK	120,873±	2.77
<b>PUBLIC OPEN SPACE TOTAL AREA</b>		237,413	5.35

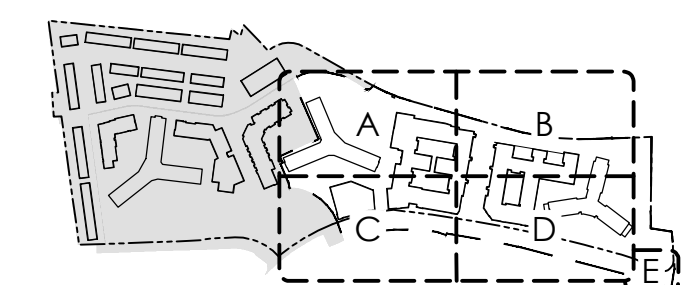
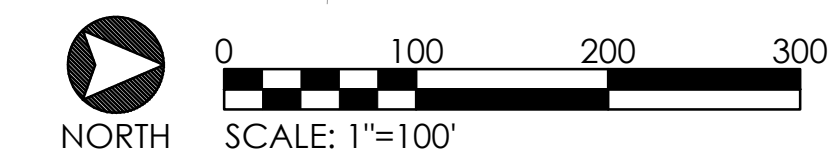
**OPEN SPACE LEGEND**

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.**



KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**



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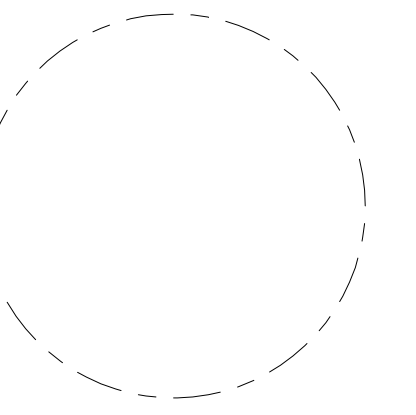
**TRAFFIC ENGINEER**  
NELSON NYGAARD  
202.315.5221

**STRUCTURAL ENGINEER**  
SK + A  
301.881.1441

**Key Plan**

**Issue**  
NO. DATE

**Revisions**  
NO. DATE



**OVERALL SITE  
RENDERING**

**PRINCIPAL IN CHARGE**  
S.B.

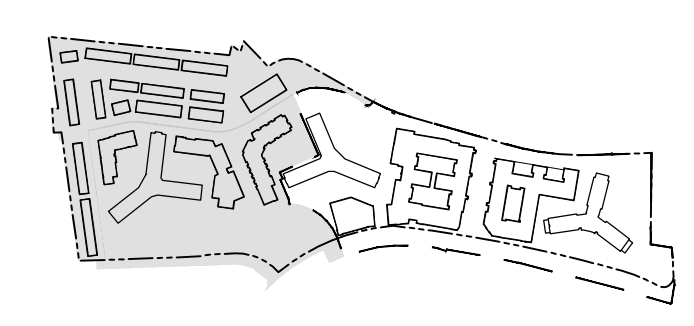
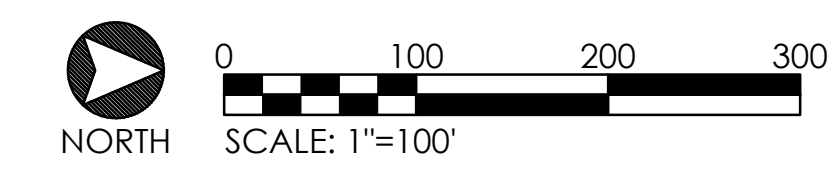
**PROJECT ARCHITECT**  
B.S.

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

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

**DRAWING NO.**

**L-004N**



KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**



**RIVERHOUSE  
LANDBAY-N**

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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 A**

PRINCIPAL IN CHARGE  
S.B.

PROJECT ARCHITECT  
B.S.

DRAWN  
P.T. L.S.

DATE  
05.22.2024

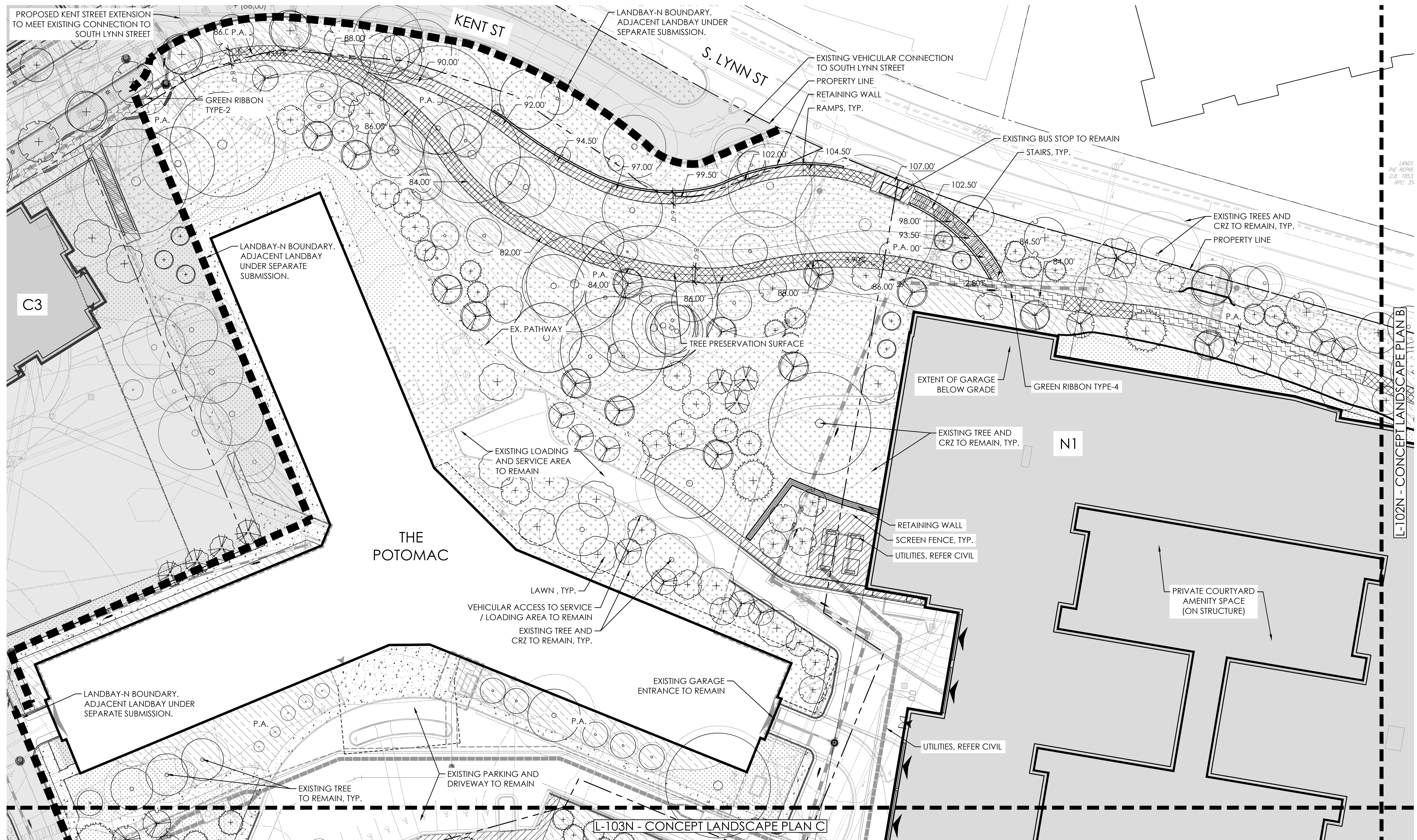
SCALE:  
1" = 25'

APPROVED  
S.B.

JOB NO.  
22-0013-JBG-VIV

DRAWING NO.

**L-101N**



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

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

**GENERAL NOTES**

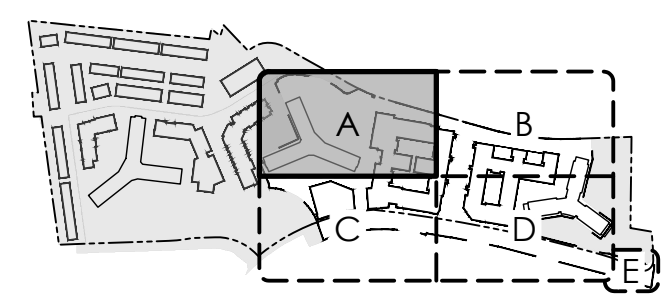
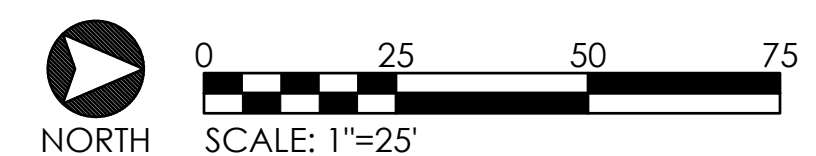
1. SEE SHEETS L-500N TO L-511N FOR HARDSCAPE PRECEDENT IMAGERY AND STANDARD DETAILS.
2. SEE SHEETS L-401N TO L-404N FOR TREE PLANTING AND SOILS PLANS.
3. SEE SHEETS L-421N TO L-425N FOR UNDERSTORY PLANTING PLANS.
4. SEE SHEETS L-440N TO L-442N FOR PLANTING SCHEDULES AND STANDARD DETAILS.

**MATERIALS LEGEND**

- PROPERTY LINE
- EXISTING FENCE
- SCREEN / PRIVACY FENCE
- ORNAMENTAL FENCE
- EXISTING PEDESTRIAN PAVING
- TYPICAL PEDESTRIAN PAVING
- GREEN RIBBON TYPE-1
- GREEN RIBBON TYPE-2
- GREEN RIBBON TYPE-3
- GREEN RIBBON TYPE-4
- SPECIAL PEDESTRIAN PAVING
- TREE PRESERVATION SURFACE
- MULTI-MODAL PATH

**LANDSCAPE LEGEND**

- PLANTING AREA (P.A.)
- NATURALIZED AREA
- LAWN
- BIORETENTION; REFER CIVIL FOR DEPTH AND SPECIFICATIONS (BIO.)
- EXISTING TREE
- PROPOSED TREE



KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**



**RIVERHOUSE  
 LANDBAY-N**

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**ATTORNEY**  
 VENABLE LLP  
 202.344.4000

**SUSTAINABILITY CONSULTANT**  
 SUSTAINABLE BUILDING PARTNERS  
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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

**CONCEPT  
 LANDSCAPE  
 PLAN B**

**PRINCIPAL IN CHARGE**  
 S.B.

**PROJECT ARCHITECT**  
 B.S.

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

**DATE**  
 05.22.2024

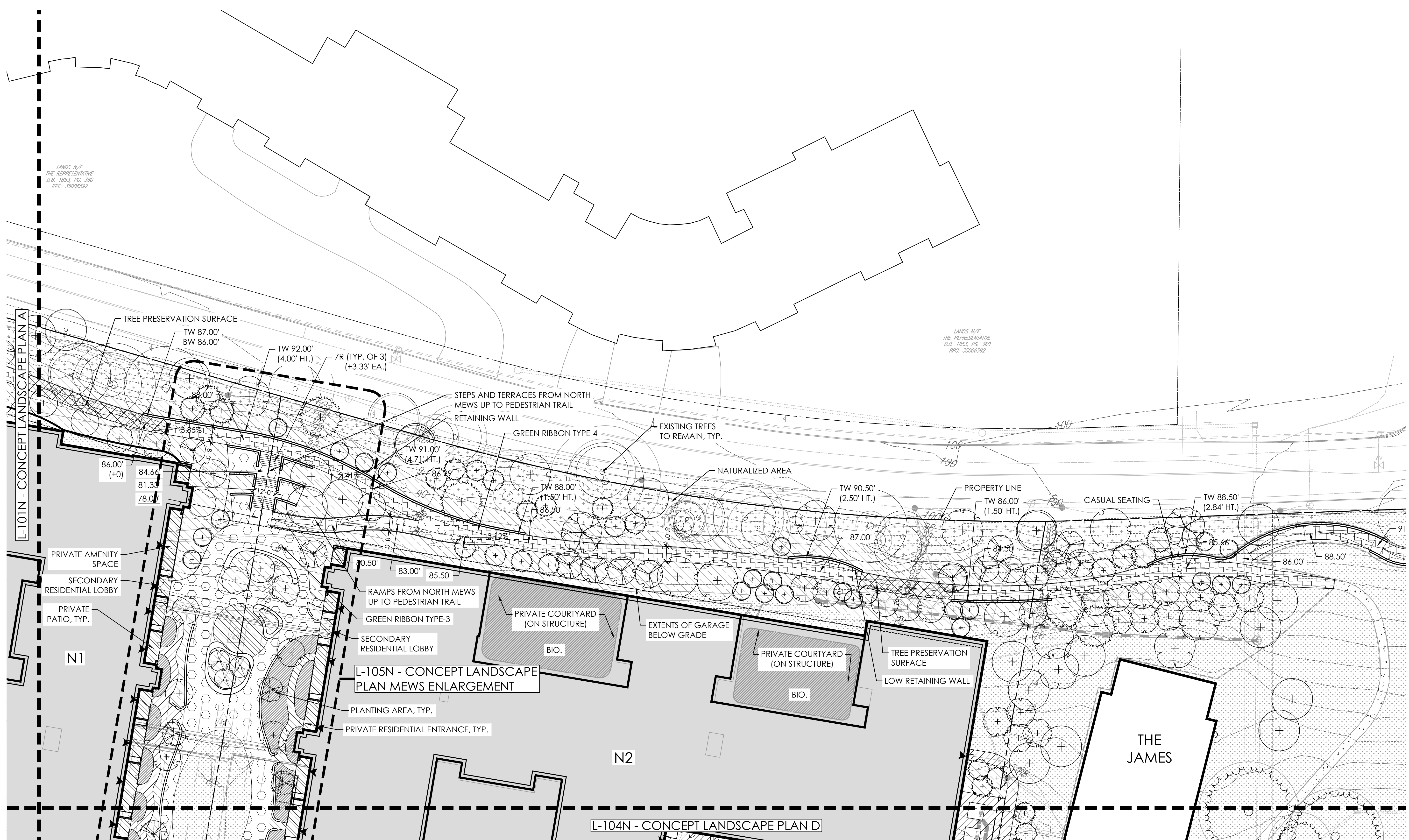
**APPROVED**  
 S.B.

**SCALE:**  
 1" = 25'

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

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

**4.1 SUBMISSION**



**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.
- 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-003N - 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-500N TO L-511N FOR HARDSCAPE PRECEDENT IMAGERY AND STANDARD DETAILS.
- SEE SHEETS L-401N TO L-404N FOR TREE PLANTING AND SOILS PLANS.
- SEE SHEETS L-421N TO L-425N FOR UNDERSTORY PLANTING PLANS.
- SEE SHEETS L-440N TO L-442N FOR PLANTING SCHEDULES AND STANDARD DETAILS.

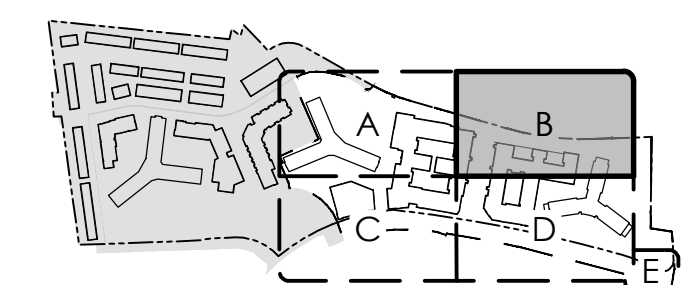
**MATERIALS LEGEND**

---	PROPERTY LINE	[Pattern]	GREEN RIBBON TYPE-2
---	EXISTING FENCE	[Pattern]	GREEN RIBBON TYPE-3
---	SCREEN / PRIVACY FENCE	[Pattern]	GREEN RIBBON TYPE-4
---	ORNAMENTAL FENCE	[Pattern]	SPECIAL PEDESTRIAN PAVING
[Pattern]	EXISTING PEDESTRIAN PAVING	[Pattern]	TREE PRESERVATION SURFACE
[Pattern]	TYPICAL PEDESTRIAN PAVING	[Pattern]	MULTI-MODAL PATH
[Pattern]	GREEN RIBBON TYPE-1		

**LANDSCAPE LEGEND**

[Pattern]	PLANTING AREA (P.A.)	[Symbol]	EXISTING TREE
[Pattern]	NATURALIZED AREA	[Symbol]	PROPOSED TREE
[Pattern]	LAWN		
[Pattern]	BIORETENTION; REFER CIVIL FOR DEPTH AND SPECIFICATIONS (BIO.)		

KEY PLAN (NOT TO SCALE)





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**Key Plan**

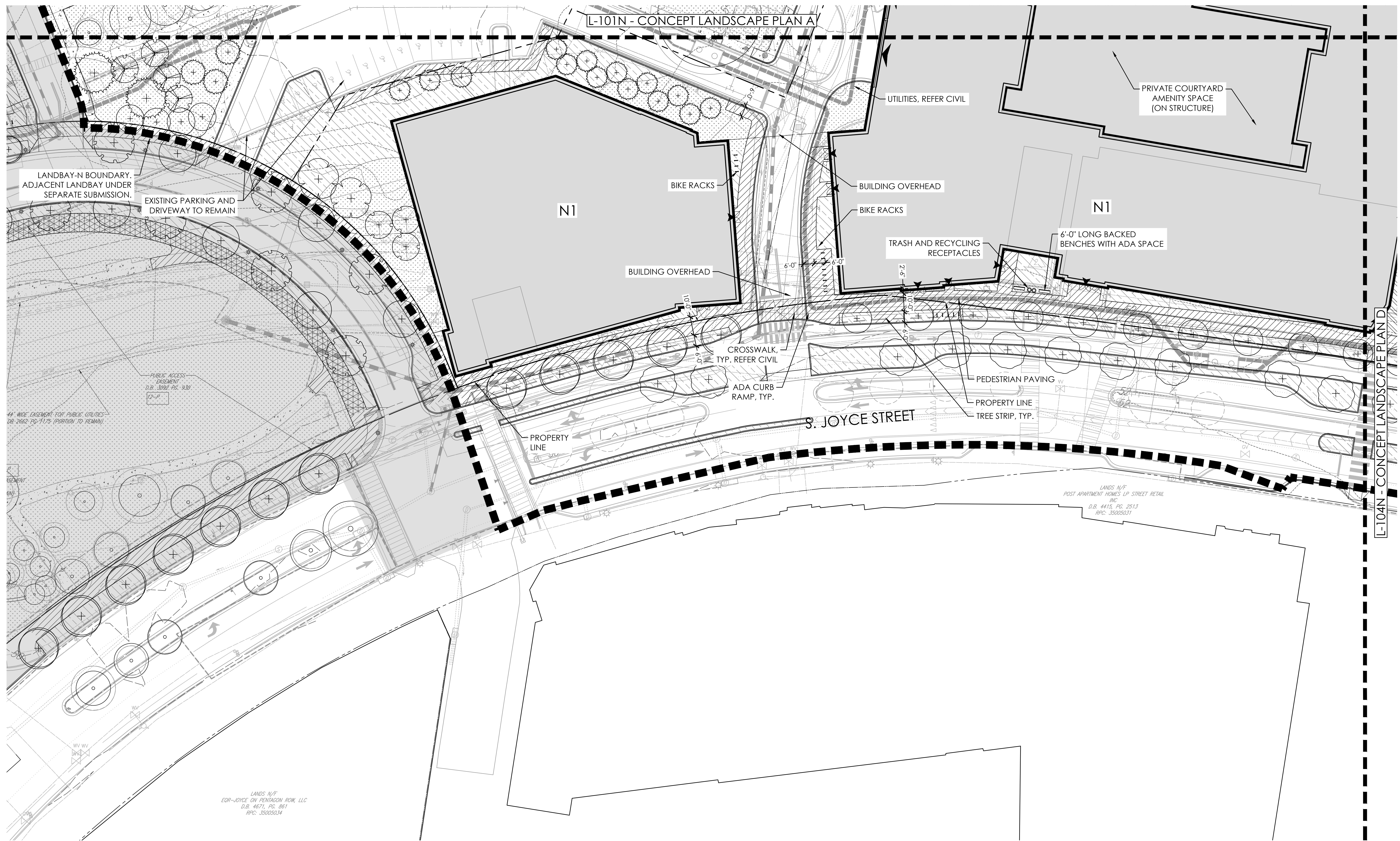
Issue NO.	DATE

Revisions NO.	DATE

**CONCEPT LANDSCAPE PLAN C**

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

**L-103N**



**GENERAL NOTES**

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- FINAL DESIGN TO BE COORDINATED WITH FINAL LANDSCAPE PLAN.

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

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

**GENERAL NOTES**

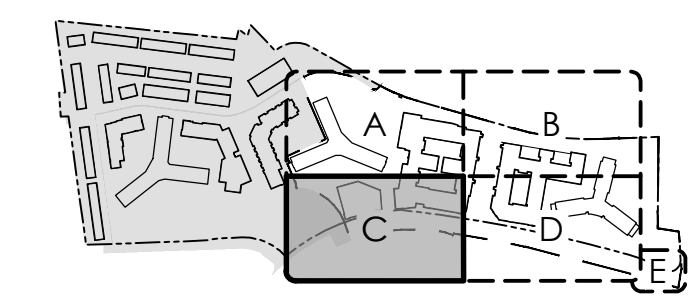
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- SEE SHEETS L-421N TO L-425N FOR UNDERSTORY PLANTING PLANS.
- SEE SHEETS L-440N TO L-442N FOR PLANTING SCHEDULES AND STANDARD DETAILS.

**MATERIALS LEGEND**

	PROPERTY LINE		GREEN RIBBON TYPE-2
	EXISTING FENCE		GREEN RIBBON TYPE-3
	SCREEN / PRIVACY FENCE		GREEN RIBBON TYPE-4
	ORNAMENTAL FENCE		SPECIAL PEDESTRIAN PAVING
	EXISTING PEDESTRIAN PAVING		TREE PRESERVATION SURFACE
	TYPICAL PEDESTRIAN PAVING		MULTI-MODAL PATH
	GREEN RIBBON TYPE-1		

**LANDSCAPE LEGEND**

	PLANTING AREA (P.A.)		EXISTING TREE
	NATURALIZED AREA		PROPOSED TREE
	LAWN		
	BIORETENTION; REFER CIVIL FOR DEPTH AND SPECIFICATIONS (BIO.)		



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION



**RIVERHOUSE LANDBAY-N**

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

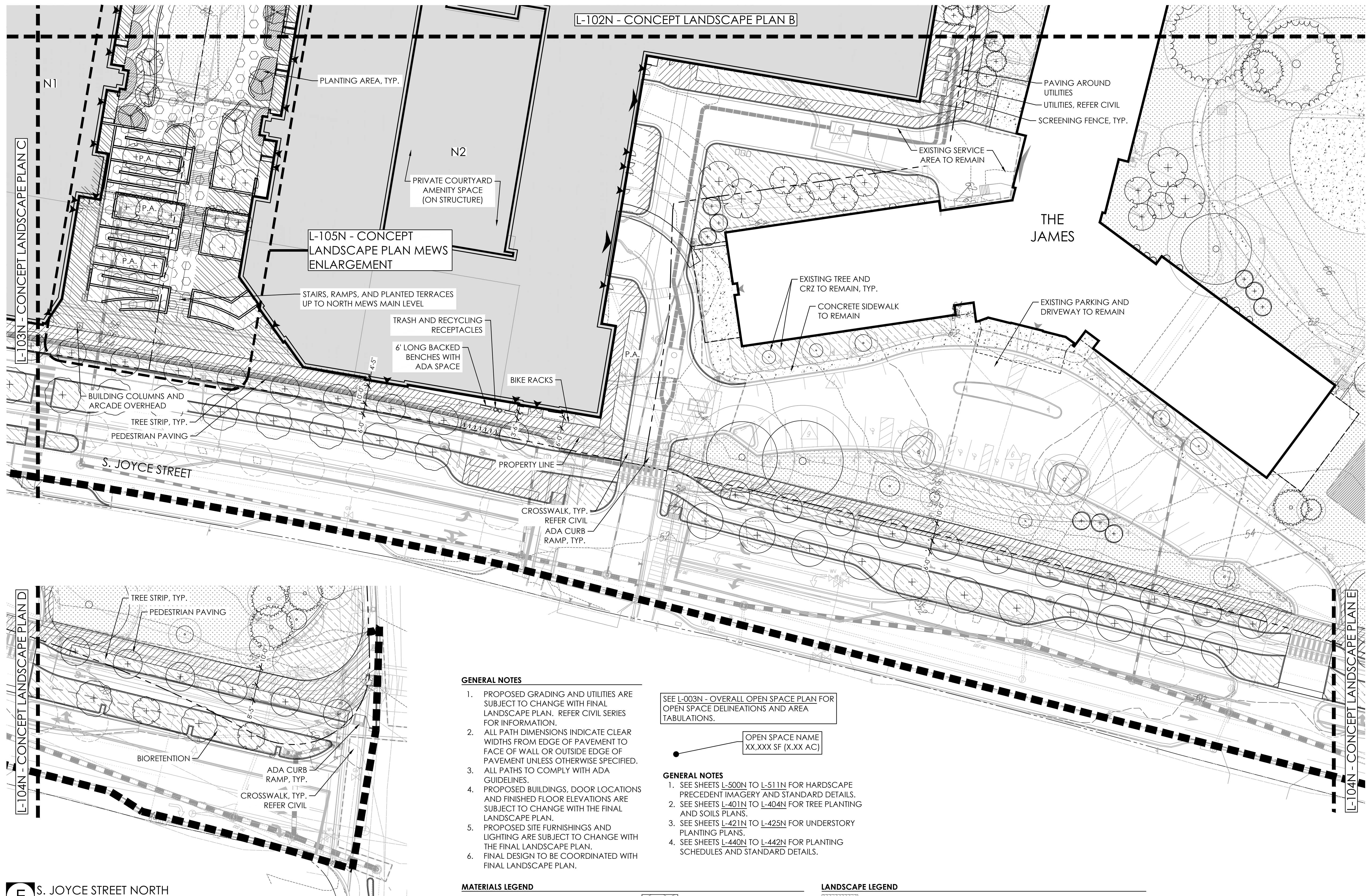
**Revisions**  
 NO. DATE

**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-VIV  
 DRAWING NO.

**L-104N**

4.1 SUBMISSION



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

**GENERAL NOTES**

1. SEE SHEETS L-500N TO L-511N FOR HARDSCAPE PRECEDENT IMAGERY AND STANDARD DETAILS.
2. SEE SHEETS L-401N TO L-404N FOR TREE PLANTING AND SOILS PLANS.
3. SEE SHEETS L-421N TO L-425N FOR UNDERSTORY PLANTING PLANS.
4. SEE SHEETS L-440N TO L-442N 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

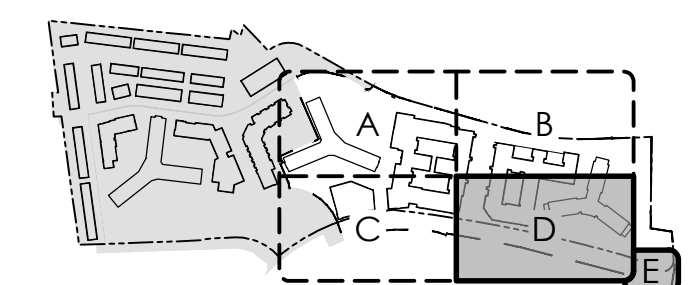
- GREEN RIBBON TYPE-2
- GREEN RIBBON TYPE-3
- GREEN RIBBON TYPE-4
- SPECIAL PEDESTRIAN PAVING
- TREE PRESERVATION SURFACE
- MULTI-MODAL PATH

**LANDSCAPE LEGEND**

- PLANTING AREA (P.A.)
- NATURALIZED AREA
- LAWN
- BIURETENTION; REFER CIVIL FOR DEPTH AND SPECIFICATIONS (BIO.)
- EXISTING TREE
- PROPOSED TREE

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

KEY PLAN (NOT TO SCALE)









**RIVERHOUSE  
 LANDBAY-N**

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

**OWNER / DEVELOPER**  
 JBG SMITH  
 240.333.3600

**NORTH PARCEL ARCHITECT**  
 TORTI GALLAS + PARTNERS, INC.  
 301.588.4800

**CENTRAL PARCEL ARCHITECT**  
 BCT DESIGN GROUP  
 410.837.2727

**SOUTH PARCEL ARCHITECT**  
 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

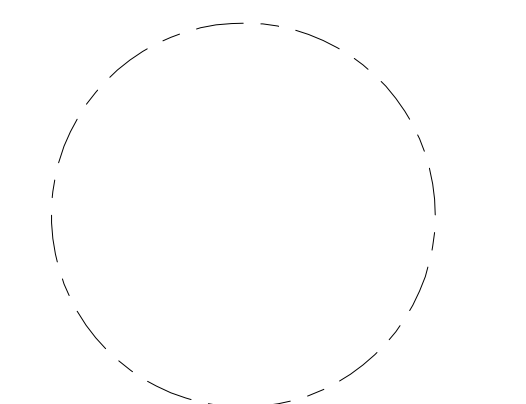
**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**Key Plan**

Issue NO.	DATE

Revisions NO.	DATE



**OVERALL TREE  
 PLANTING PLAN**

**PRINCIPAL IN CHARGE**  
 S.B.

**PROJECT ARCHITECT**  
 B.S.

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

<b>DATE</b> 05.22.2024	<b>APPROVED</b> S.B.
<b>SCALE:</b> 1" = 100'	<b>JOB NO.</b> 22-0013-JBG-VIV

**DRAWING NO.**  
**L-400N**

**4.1 SUBMISSION**

**LANDBAY S**  
 (REFER LANDBAY S 4.1 PACKAGE)

QTY	DECIDUOUS TREES
7	ACER RUBRUM
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'

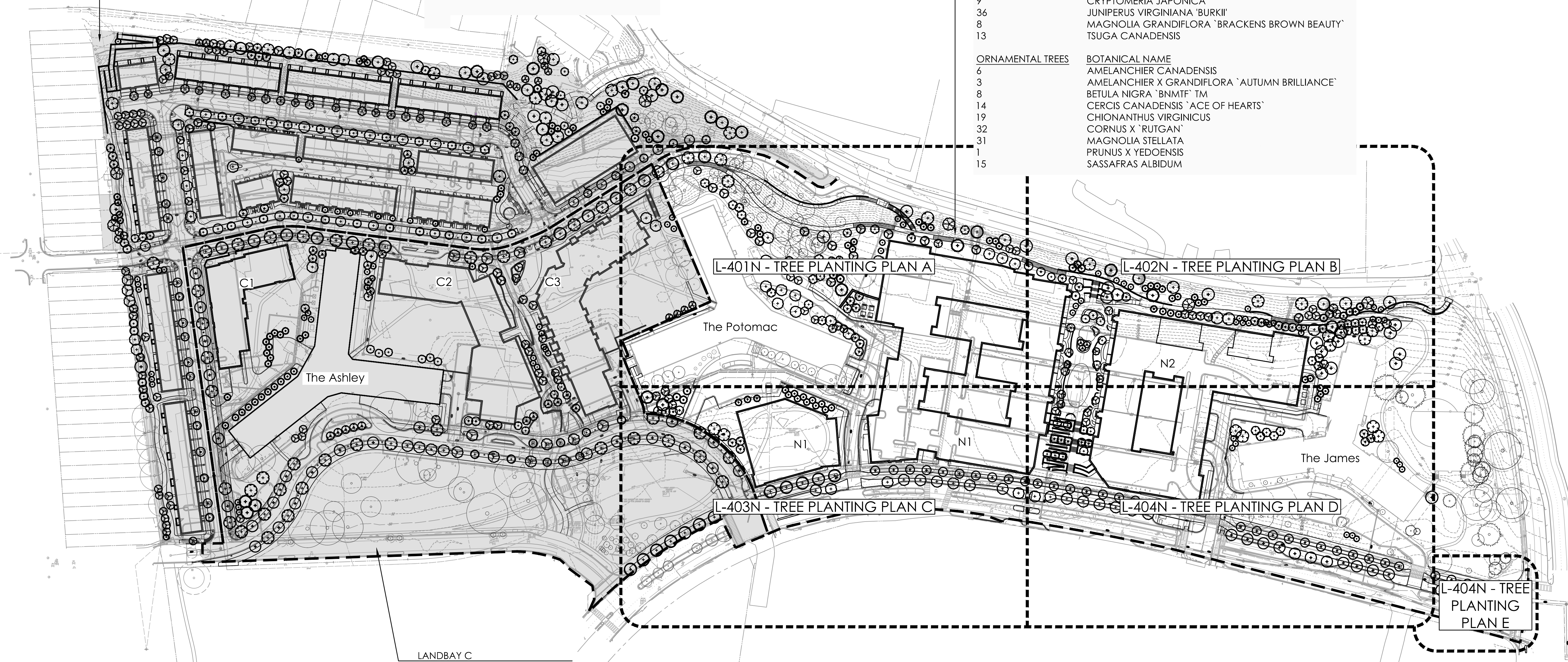
**LANDBAY N**  
 (REFER LANDBAY N 4.1 PACKAGE)

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

EVERGREEN TREES	BOTANICAL NAME
9	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'
19	CHIONANTHUS VIRGINICUS
32	CORNUS X 'RUTGAN'
31	MAGNOLIA STELLATA
1	PRUNUS X YEDOENSIS
15	SASSAFRAS ALBIDUM



**LANDBAY C**  
 (REFER LANDBAY C 4.1 PACKAGE)

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

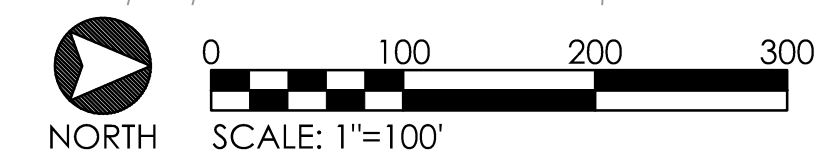
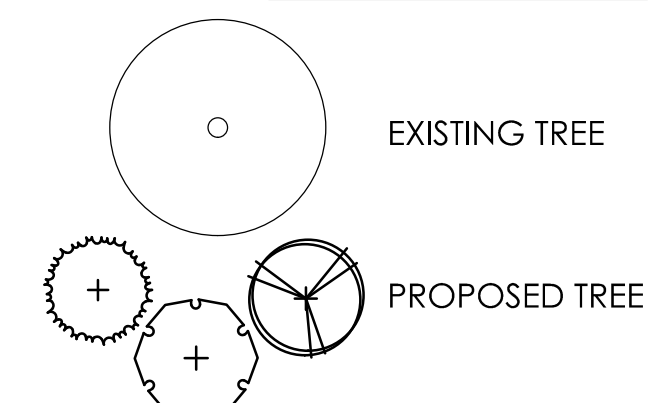
  

QTY	EVERGREEN TREES
11	CRYPTOMERIA JAPONICA
13	JUNIPERUS VIRGINIANA 'BURKII'
3	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'

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)



**RIVERHOUSE  
 LANDBAY-N**

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

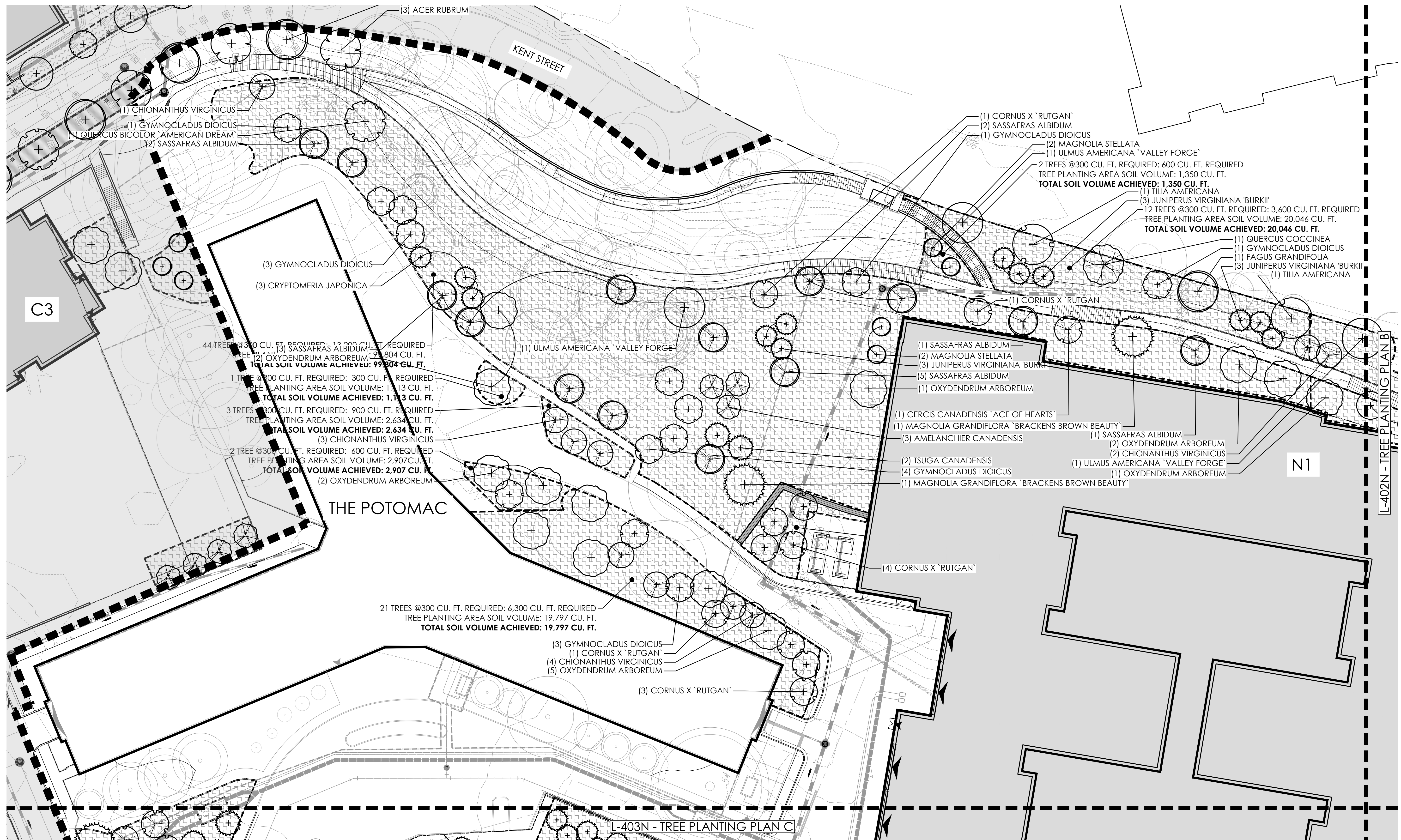
**Issue**  
 NO. DATE

**Revisions**  
 NO. DATE

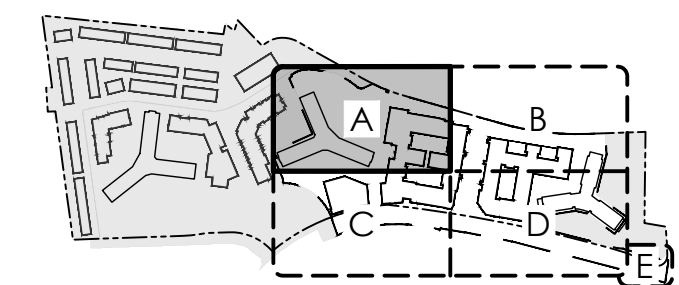
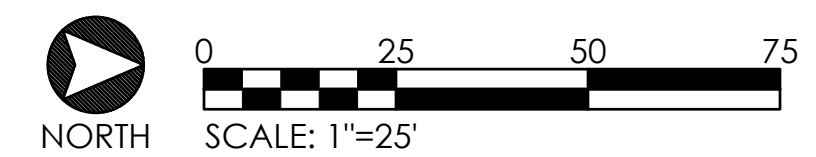
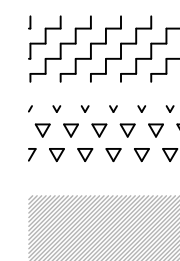
**TREE  
 PLANTING  
 PLAN A**

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-1V  
 DRAWING NO.

**L-401N**



NOTE:  
 1. CONTRIBUTING SOIL WITHIN EXISTING TREE  
 TO REMAIN CRITICAL ROOT ZONE ASSUMED  
 AS UNDISTURBED SOIL DEPTH.



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION



**RIVERHOUSE  
 LANDBAY-N**

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

**OWNER / DEVELOPER**  
 JBG SMITH  
 240.333.3600

**NORTH PARCEL ARCHITECT**  
 TORTI GALLAS + PARTNERS, INC.  
 301.588.4800

**CENTRAL PARCEL ARCHITECT**  
 BCT DESIGN GROUP  
 410.837.2727

**SOUTH PARCEL ARCHITECT**  
 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

**TREE  
 PLANTING  
 PLAN B**

**PRINCIPAL IN CHARGE**  
 S.B.

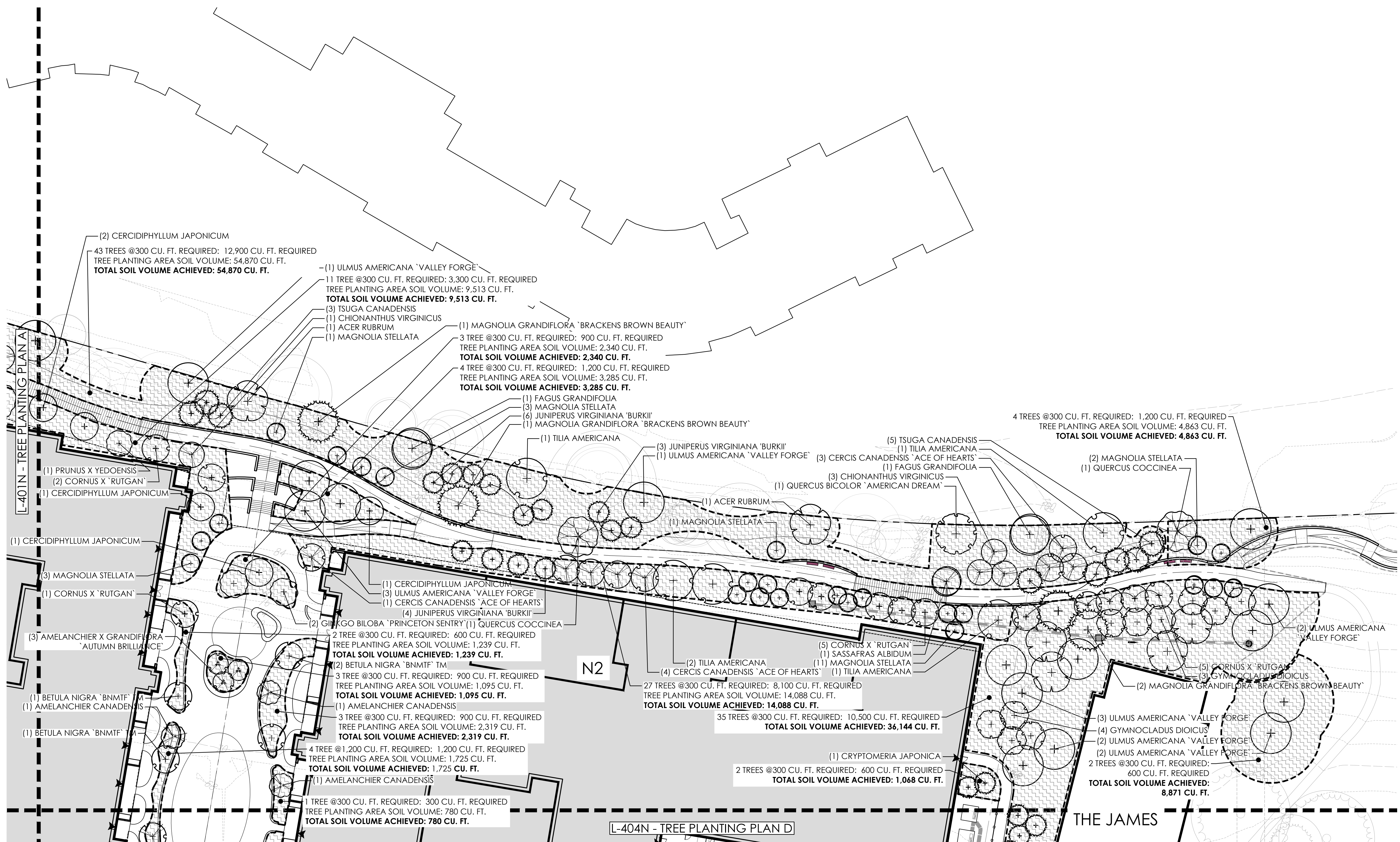
**PROJECT ARCHITECT**  
 B.S.

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

<b>DATE</b> 05.22.2024	<b>APPROVED</b> S.B.
<b>SCALE:</b> 1" = 25'	<b>JOB NO.</b> 22-0013-JBG-VIV

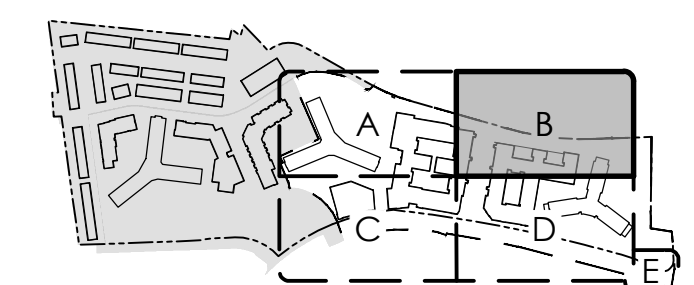
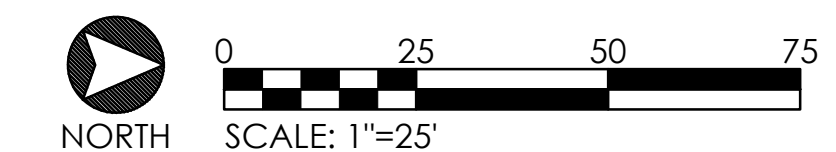
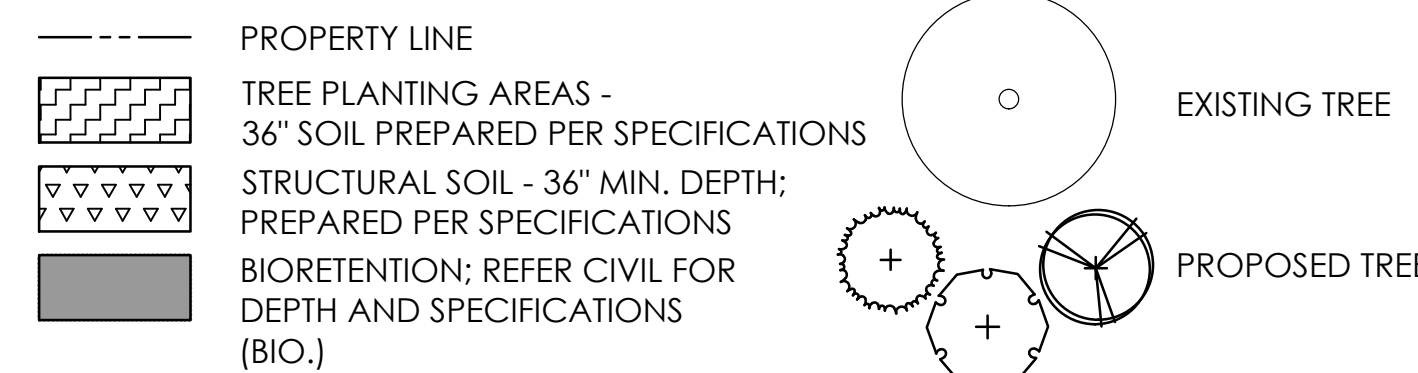
**DRAWING NO.**  
**L-402N**

**4.1 SUBMISSION**



**NOTE:**  
 1. CONTRIBUTING SOIL WITHIN EXISTING TREE TO REMAIN CRITICAL ROOT ZONE ASSUMED AS UNDISTURBED SOIL DEPTH.

**TREE SOILS LEGEND**



KEY PLAN (NOT TO SCALE)



**RIVERHOUSE  
 LANDBAY-N**

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

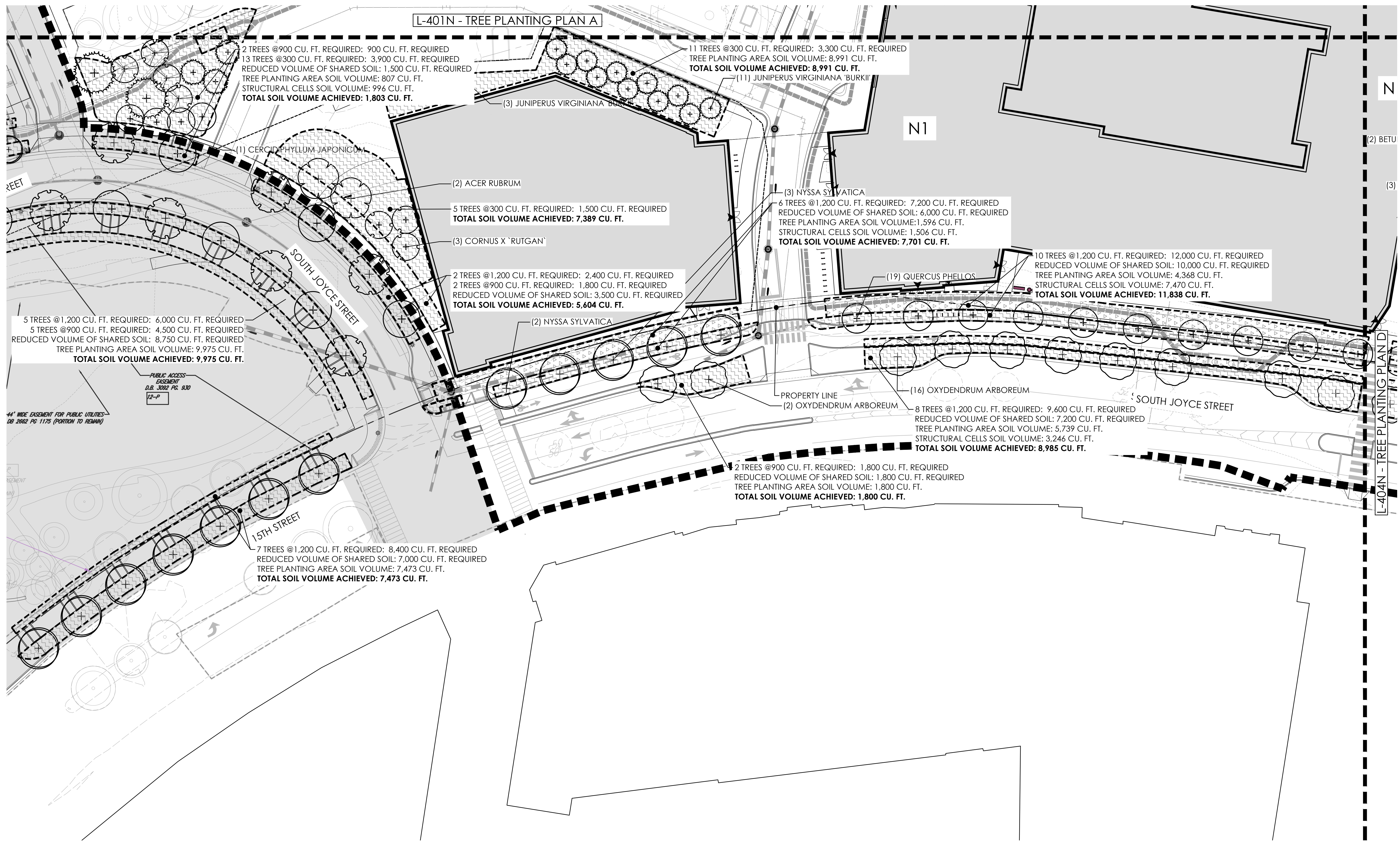
Issue NO.	DATE

Revisions NO.	DATE

**TREE  
 PLANTING  
 PLAN C**

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-VIV  
 DRAWING NO.

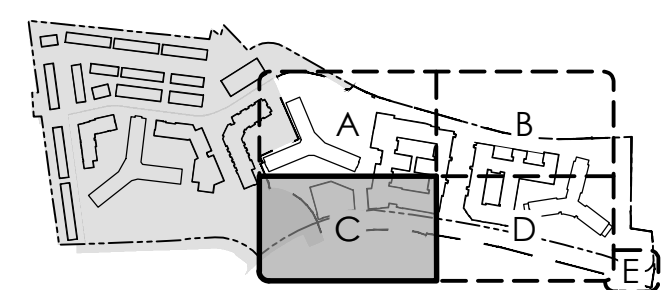
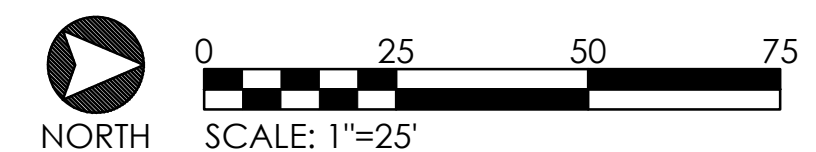
**L-403N**



NOTE:  
 1. CONTRIBUTING SOIL WITHIN EXISTING TREE TO REMAIN CRITICAL ROOT ZONE ASSUMED AS UNDISTURBED SOIL DEPTH.

**TREE SOILS LEGEND**

- PROPERTY LINE
- TREE PLANTING AREAS - 36" SOIL PREPARED PER SPECIFICATIONS
- STRUCTURAL SOIL - 36" MIN. DEPTH; PREPARED PER SPECIFICATIONS
- BIORETENTION: REFER CIVIL FOR DEPTH AND SPECIFICATIONS (BIO.)
- EXISTING TREE
- PROPOSED TREE



KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**



**RIVERHOUSE  
 LANDBAY-N**

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

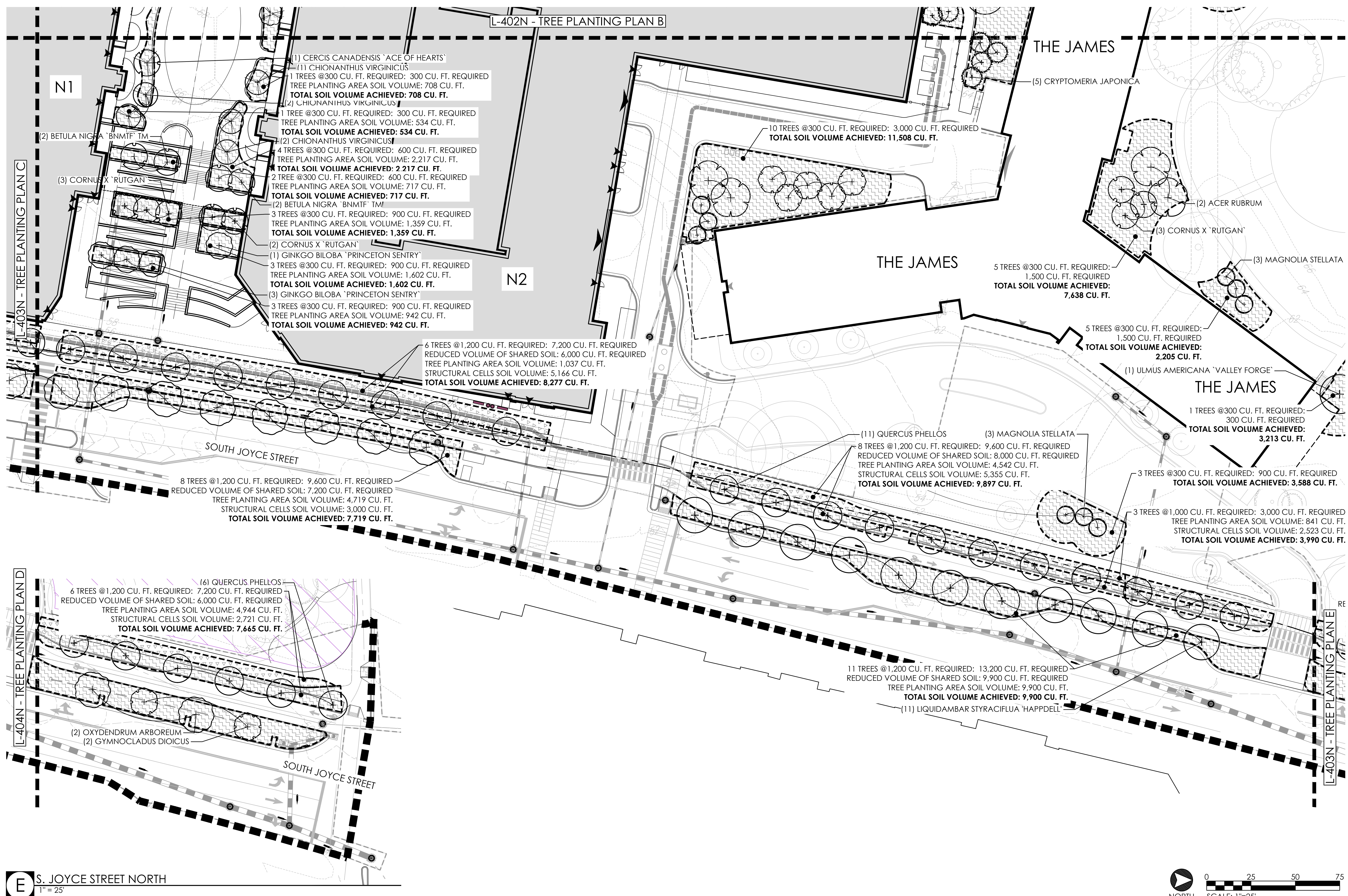
NO.	DATE

**TREE  
 PLANTING  
 PLAN D**

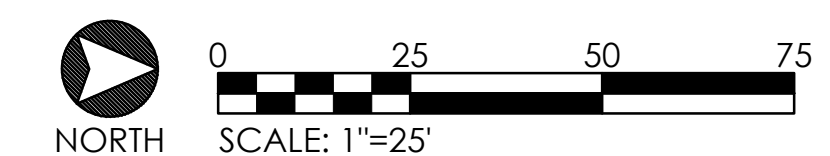
PRINCIPAL IN CHARGE  
 S.B.  
 PROJECT ARCHITECT  
 B.S.  
 DRAWN  
 P.T. L.S.  
 DATE  
 05.22.2024  
 SCALE:  
 1" = 25'  
 APPROVED  
 S.B.  
 JOB NO.  
 22-0013-JBG-REV  
 DRAWING NO.

**L-404N**

**4.1 SUBMISSION**



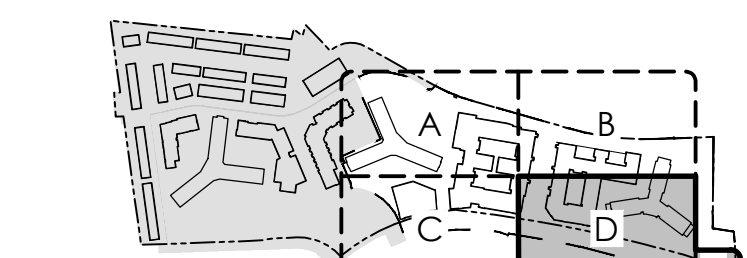
**E** S. JOYCE STREET NORTH  
 1" = 25'



NOTE:  
 1. CONTRIBUTING SOIL WITHIN EXISTING TREE  
 TO REMAIN CRITICAL ROOT ZONE ASSUMED  
 AS UNDISTURBED SOIL DEPTH.

**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 Center] EXISTING TREE
- [Circle with Cross] PROPOSED TREE



KEY PLAN (NOT TO SCALE)







**RIVERHOUSE  
LANDBAY-N**

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

OWNER / DEVELOPER  
JBG SMITH  
240.333.3600

NORTH PARCEL ARCHITECT  
TORTI GALLAS + PARTNERS, INC.  
301.588.4800

CENTRAL PARCEL ARCHITECT  
BCT DESIGN GROUP  
410.837.2727

SOUTH PARCEL ARCHITECT  
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

**UNDERSTORY  
PLANTING  
PLAN B**

PRINCIPAL IN CHARGE  
S.B.

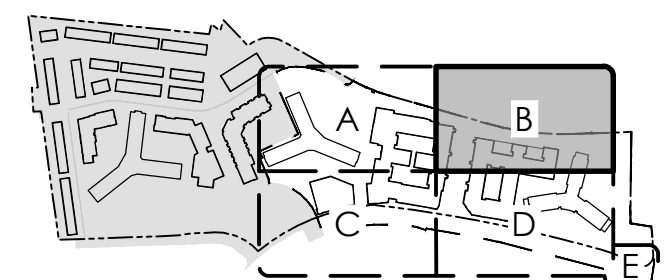
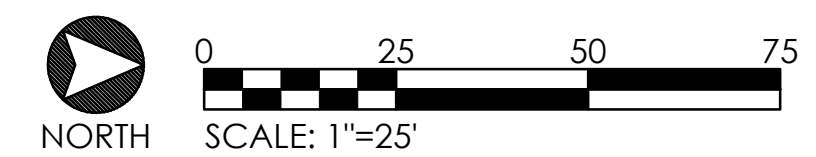
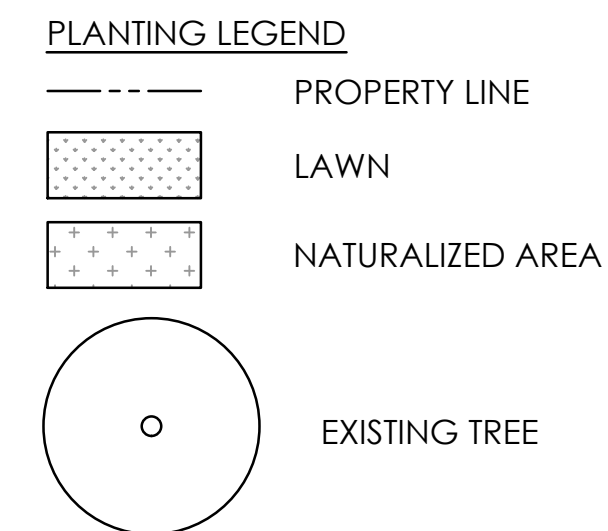
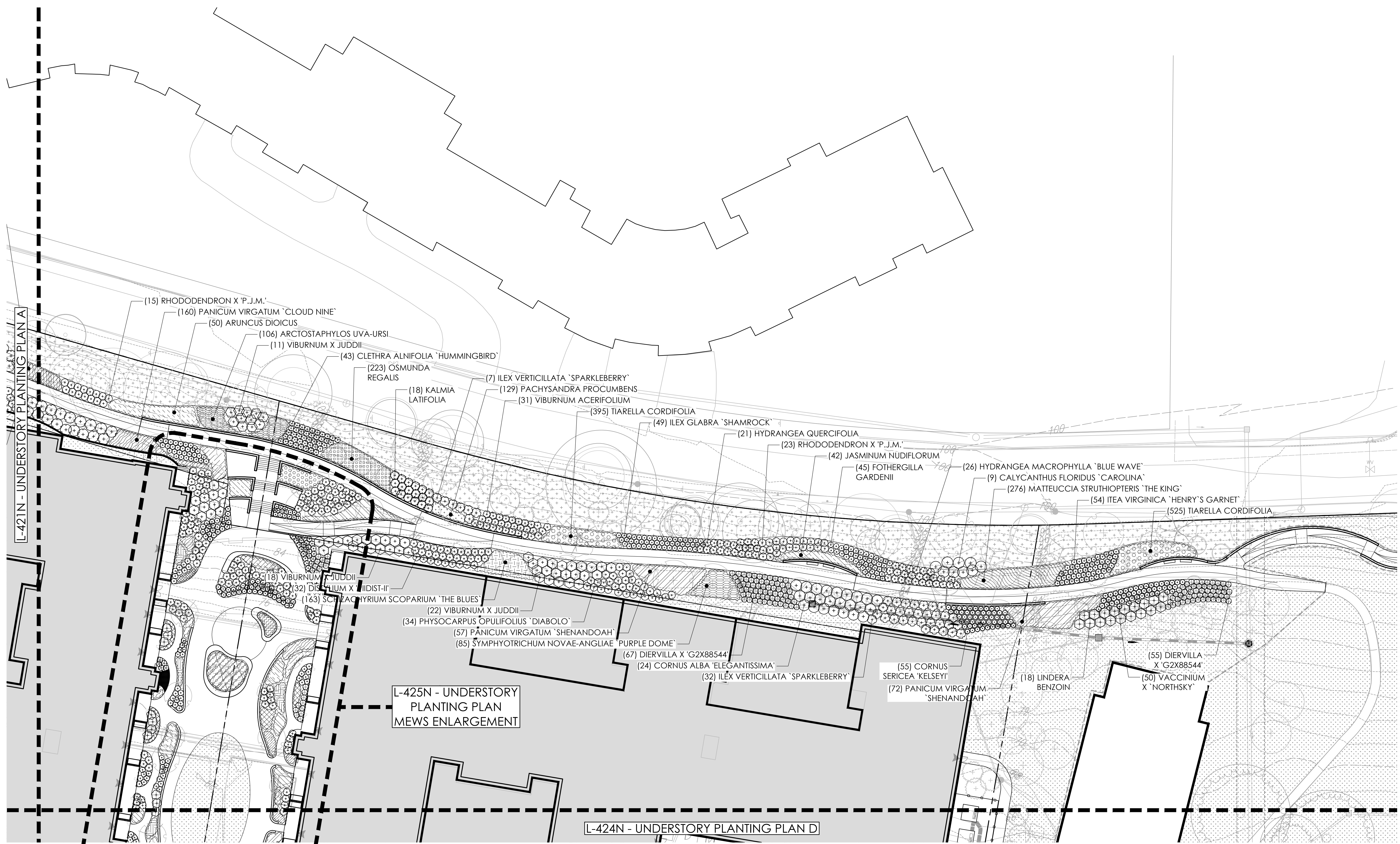
PROJECT ARCHITECT  
B.S.

DRAWN  
P.T. L.S.

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

DRAWING NO.

**L-422N**



**4.1 SUBMISSION**



**RIVERHOUSE  
LANDBAY-N**

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

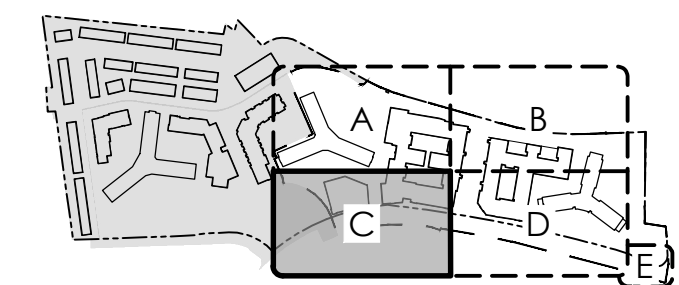
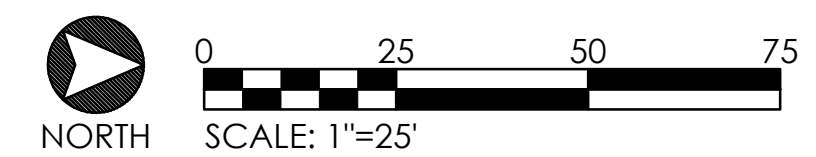
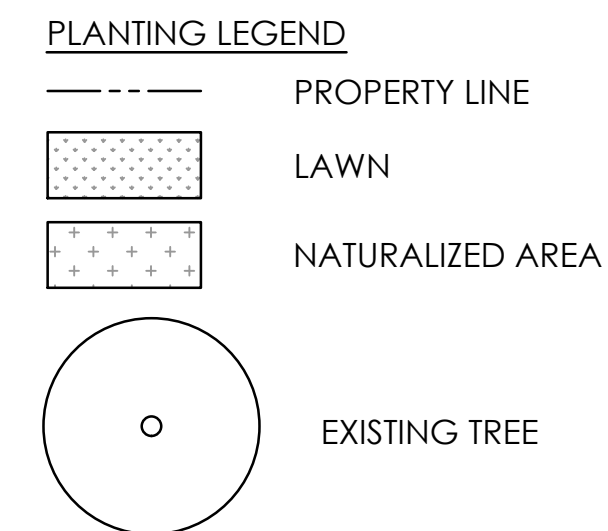
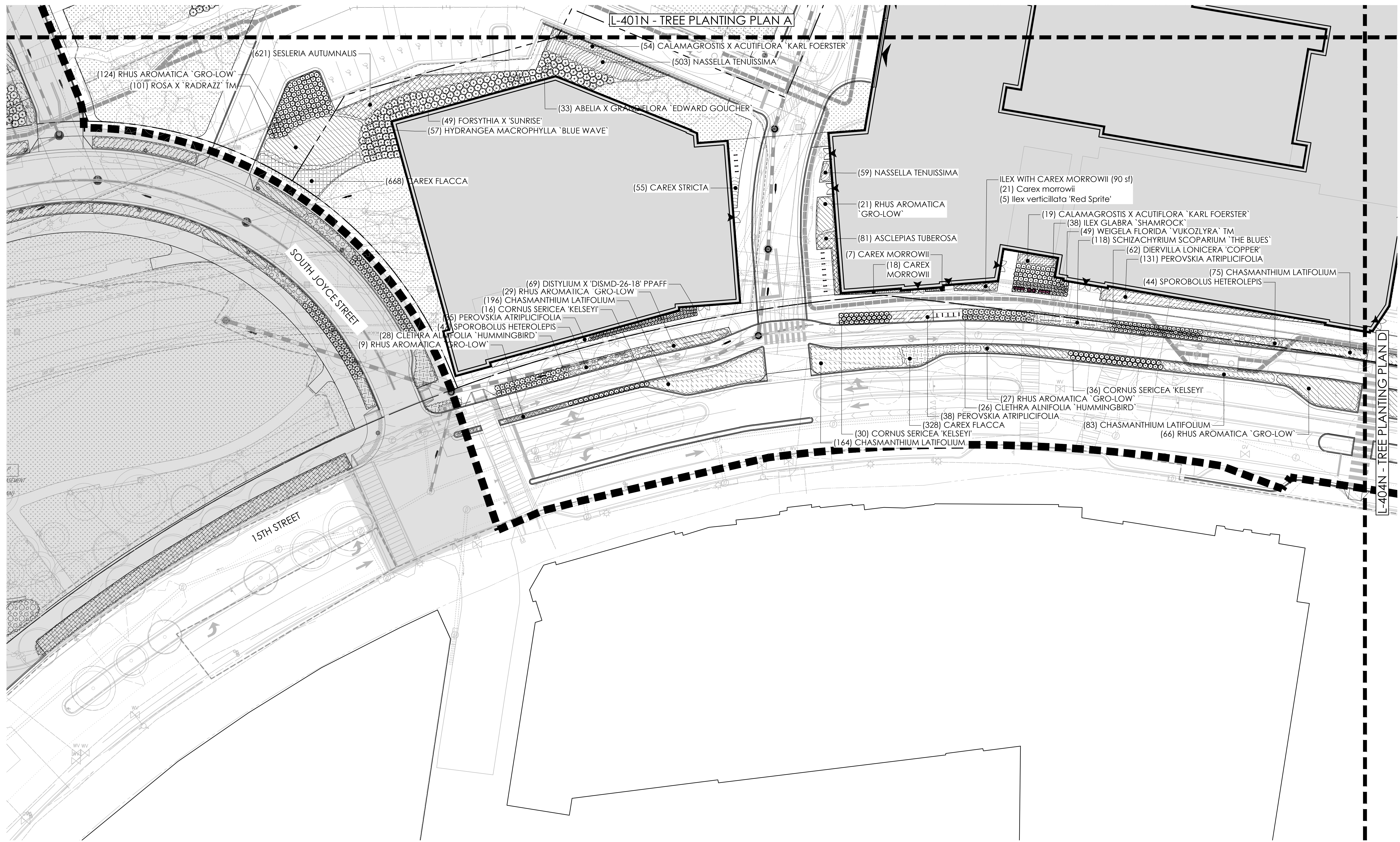
**Issue**  
NO. DATE

**Revisions**  
NO. DATE

**UNDERSTORY  
PLANTING  
PLAN C**

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-VIV  
DRAWING NO.

**L-423N**



KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**



**RIVERHOUSE  
 LANDBAY-N**

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

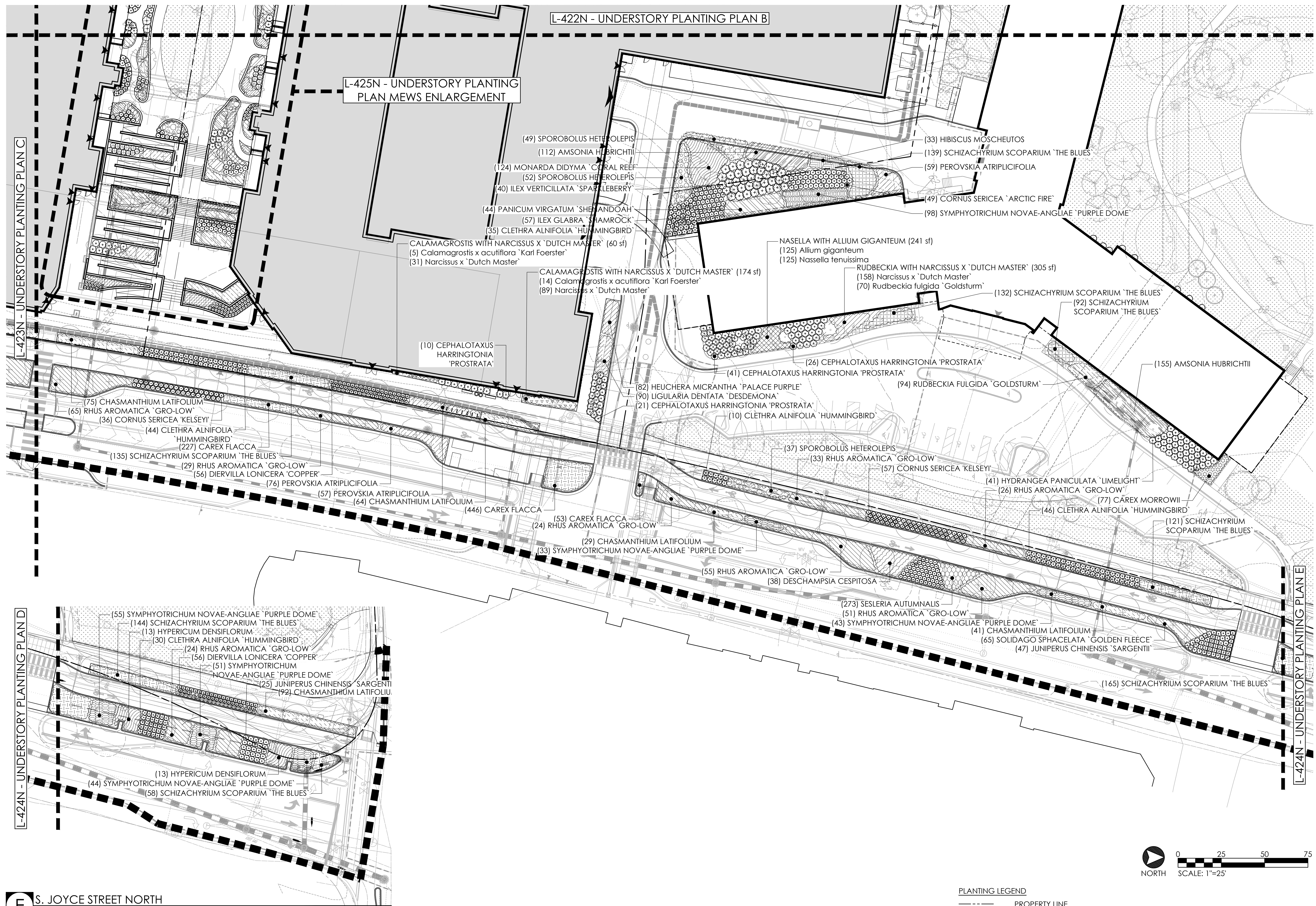
**Issue**  
 NO. DATE

**Revisions**  
 NO. DATE

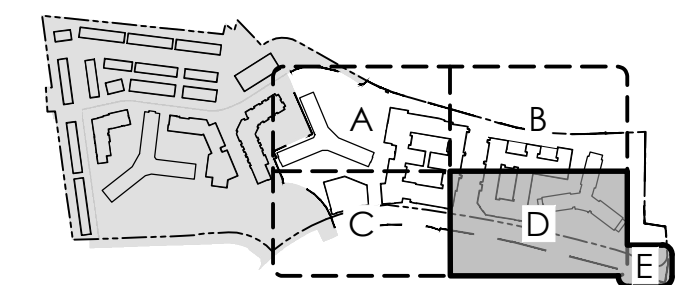
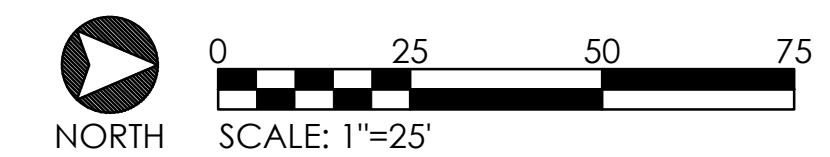
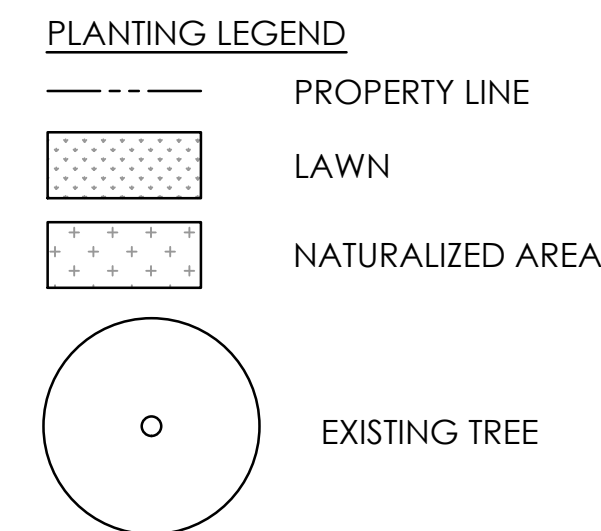
**UNDERSTORY  
 PLANTING  
 PLAN D**

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

**L-424N**



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



KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**



**RIVERHOUSE  
LANDBAY-N**

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

**OWNER / DEVELOPER**  
JBG SMITH  
240.333.3600

**NORTH PARCEL ARCHITECT**  
TORTI GALLAS + PARTNERS, INC.  
301.588.4800

**CENTRAL PARCEL ARCHITECT**  
BCT DESIGN GROUP  
410.837.2727

**SOUTH PARCEL ARCHITECT**  
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

**UNDERSTORY  
PLANTING  
PLAN MEWS  
ENLARGEMENT**

PRINCIPAL IN CHARGE  
S.B.

PROJECT ARCHITECT  
B.S.

DRAWN  
P.T. L.S.

DATE  
05.22.2024

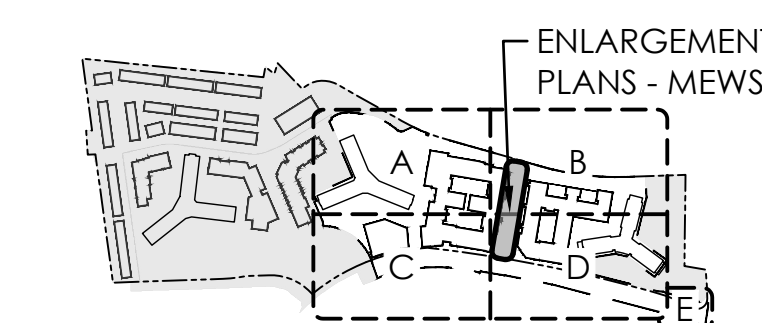
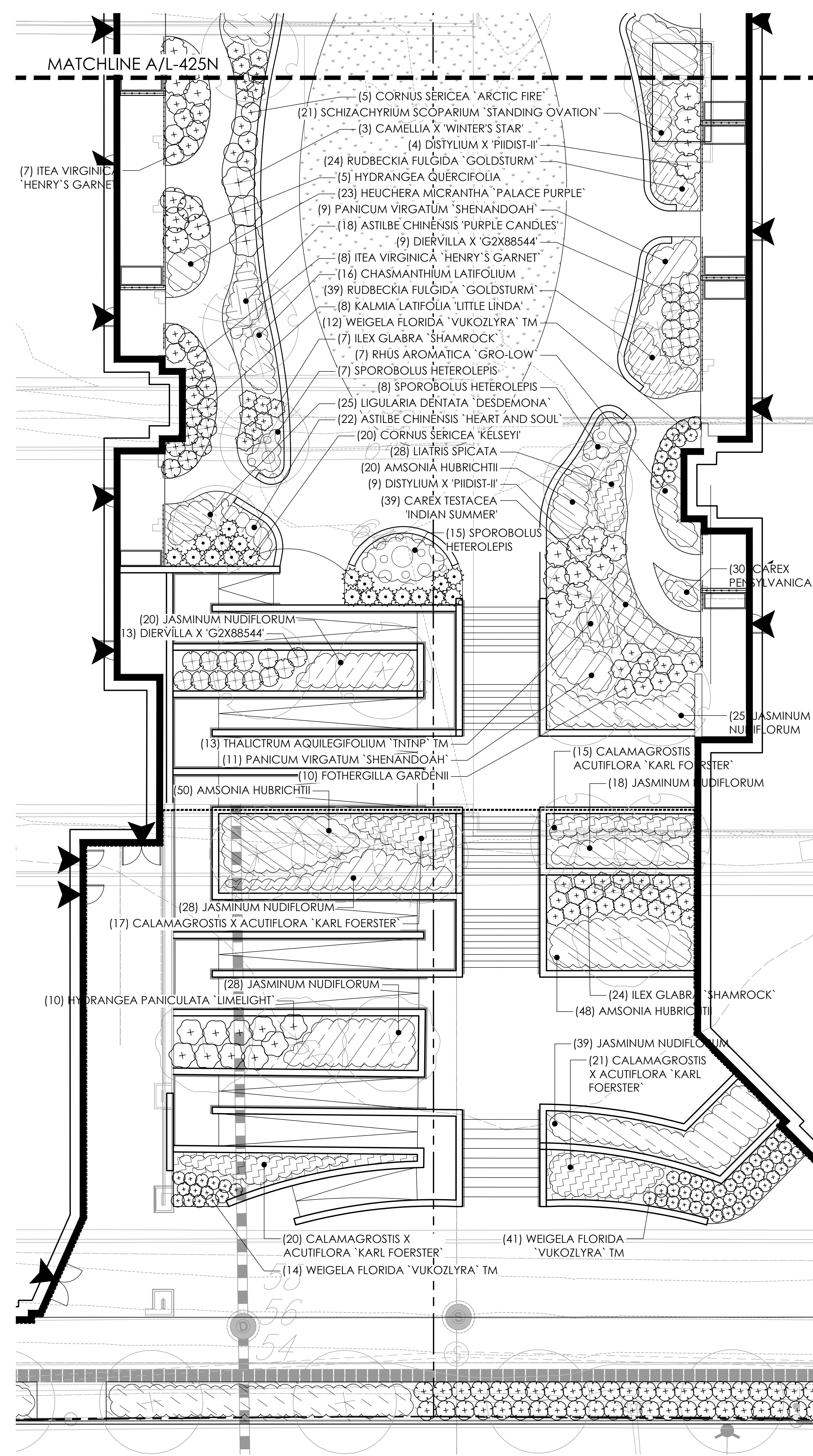
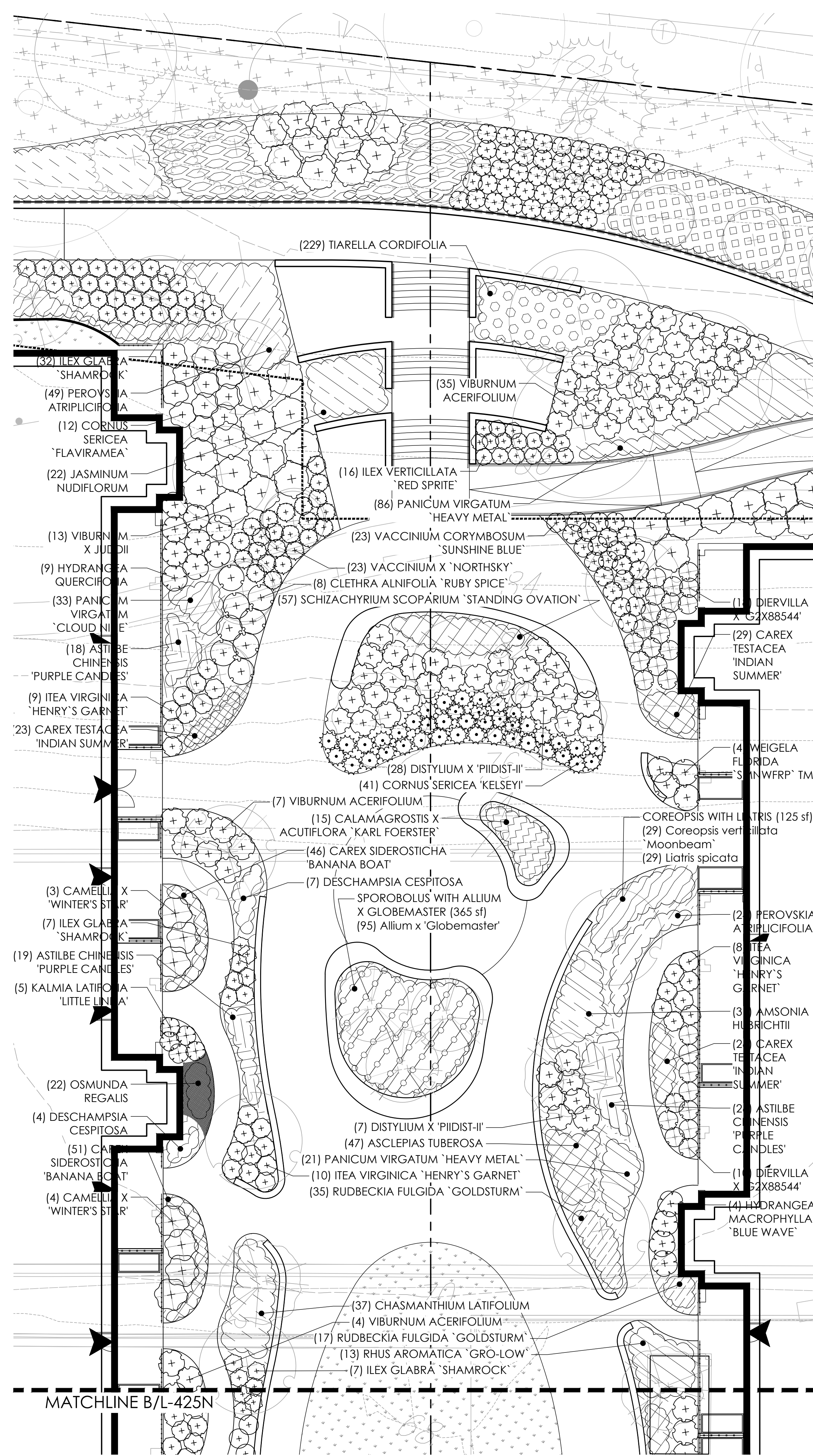
SCALE:  
1" = 10'

DRAWING NO.  
L-425N

APPROVED  
S.B.

JOB NO.  
22-0013-JBG-1V

**L-425N**



KEY PLAN (NOT TO SCALE)

5/20/2024 8:33:04 PM

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

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

**4.1 SUBMISSION**



**RIVERHOUSE  
LANDBAY-N**

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

CENTRAL PARCEL ARCHITECT  
BCT DESIGN GROUP  
410.837.2727  
SOUTH PARCEL ARCHITECT  
LESSARD DESIGN, INC.  
571.830.1800  
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703.970.2890  
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NELSON NYGAARD  
202.315.5221  
STRUCTURAL ENGINEER  
SK + A  
301.881.1441

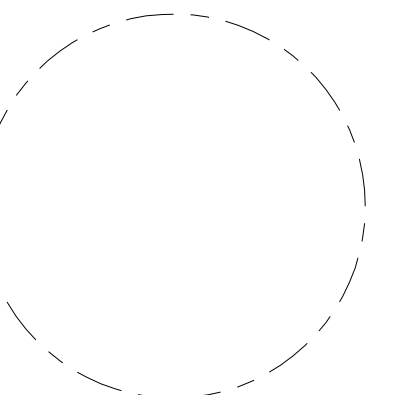
**Key Plan**

**Issue**

NO. DATE

**Revisions**

NO. DATE



**TREE  
PLANTING  
SCHEDULE**

PRINCIPAL IN CHARGE  
S.B.

PROJECT ARCHITECT  
B.S.

DRAWN  
P.T. L.S.

DATE  
05.22.2024

APPROVED  
S.B.

SCALE:  
N.T.S.

JOB NO.  
22-0013-JBG-VI

DRAWING NO.  
**L-440N**

**4.1 SUBMISSION**

PLANT SCHEDULE SITE TREES							
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF
28	ACER RUBRUM	RED MAPLE	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	11,025
25	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.		110	137.5000	3,437.5
12	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2.5" CAL.		175		2,100
13	FAGUS GRANDIFOLIA	AMERICAN BEECH	2.5" CAL.		315	393.7500	5,118
19	GINKGO BILOBA	MAIDENHAIR TREE	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	175		3,325
6	GINKGO BILOBA "PRINCETON SENTRY"	PRINCETON SENTRY GINKGO	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	175		1,050
17	GLEDITSIA TRIACANTHOS INERMIS "SHADEMASTER"	SHADEMASTER LOCUST	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250		4,250
56	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5" CAL.		175		9,800
24	LIQUIDAMBAR STYRACIFLUA "HAPPELLE"	HAPPIDAZE® SWEET GUM	2" CAL.		250		6,000
17	NYSSA SYLVATICA	SOUR GUM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250	312.5000	5,312.5
56	OXYDENDRUM ARBOREUM	SOURWOOD TREE	2" CAL.		175		9,800
10	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CAL.		315	393.7500	3,937.5
26	QUERCUS BICOLOR "AMERICAN DREAM"	AMERICAN DREAM SWAMP WHITE OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	10,237.5
7	QUERCUS COCCINEA	SCARLET OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	2,756.25
45	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250	312.5000	14,062.5
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	7,087.5
29	ULMUS AMERICANA "VALLEY FORGE"	AMERICAN ELM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	11,418.75
EVERGREEN TREES							
BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF	
20	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	2.5" CAL.		110		2,200
72	JUNIPERUS VIRGINIANA "BURKII"	EASTERN REDCEDAR	8" HT.	SINGLE STRONG LEADER/SPECIMEN	62		4,464
18	MAGNOLIA GRANDIFLORA "BRACKENS BROWN BEAUTY"	BRACKEN'S SOUTHERN MAGNOLIA	10" HT.	SINGLE STRONG LEADER/SPECIMEN	315		5,670
16	TSUGA CANADENSIS	EASTERN HEMLOCK	2.5" CAL.		218		3,488
ORNAMENTAL 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	4,156.25
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	7,437.5
54	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	8" HT.	SPECIMEN	110	137.5000	7,425
54	CORNUS X "RUTGAN"	STELLAR PINK DOGWOOD	1.75" CAL.	SPECIMEN	175	218.7500	11,812.5
22	CRATAEGUS VIRIDIS "WINTER KING"	WINTER KING HAWTHORN	2.5" CAL.	SINGLE STRONG LEADER/SPECIMEN	175	218.7500	4,812.5
77	MAGNOLIA STELLATA	STAR MAGNOLIA	2.5" CAL.	MULISTEMMED SPECIMEN	50	137.5000	10,587.5
7	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	1.75" CAL.	SPECIMEN	110		770
11	PRUNUS X YEDOENSIS	YOSHINO CHERRY	2.5" CAL.	SINGLE STRONG LEADER/SPECIMEN	110		1,210
19	SASSAFRAS ALBIDUM	SASSAFRAS	2.5" CAL.		175	218.7500	4,156.25
3	SYRINGA RETICULATA "IVORY SILK"	IVORY SILK JAPANESE TREE LILAC	2.5" CAL.	SPECIMEN	110		330

**SITE TOTAL CANOPY COVERAGE**

TOTAL NEW CANOPY COVERAGE : 179,679 SF
TOTAL PRESERVED CANOPY COVERAGE : 209,724 SF
<b>TOTAL CANOPY COVERAGE : 389,403 SF</b>
LOD : 1,405,504 SF
REQUIRED TREE CANOPY : 20% OR 218,101 SF COVERAGE

- NOTES:  
1. FOR EXISTING CANOPY REMOVAL AND PRESERVATION INFORMATION REFER TO CIVIL SERIES.  
2. TOTAL PRESERVED CANOPY COVERAGE EXCLUDES TREE CANOPY TO REMAIN WITHIN THE VHP EXPANSION OPEN SPACE BOUNDARY

PLANT SCHEDULE STREET TREES					
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
4	GLEDITSIA TRIACANTHOS INERMIS "SHADEMASTER"	SHADEMASTER LOCUST	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	
10	LIQUIDAMBAR STYRACIFLUA "HAPPELLE"	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	

PLANT SCHEDULE PARCEL N							
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF
13	ACER RUBRUM	RED MAPLE	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	5,118.75
9	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2.5" CAL.		175		1,575
3	FAGUS GRANDIFOLIA	AMERICAN BEECH	2.5" CAL.		315		945
6	GINKGO BILOBA "PRINCETON SENTRY"	PRINCETON SENTRY GINKGO	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	175		1,050
29	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5" CAL.		175		5,075
11	LIQUIDAMBAR STYRACIFLUA "HAPPELLE"	HAPPIDAZE® SWEET GUM	2" CAL.		250	312.5000	3,437.5
7	NYSSA SYLVATICA	SOUR GUM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	175		1,225
33	OXYDENDRUM ARBOREUM	SOURWOOD TREE	2" CAL.		315	393.7500	12,993.75
2	QUERCUS BICOLOR "AMERICAN DREAM"	AMERICAN DREAM SWAMP WHITE OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	787.55
3	QUERCUS COCCINEA	SCARLET OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250	312.5000	937.5
36	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	14,175
7	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL.		315	393.7500	2,756.25
13	ULMUS AMERICANA "VALLEY FORGE"	AMERICAN ELM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	5,118.75
EVERGREEN TREES							
BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF	
9	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	2.5" CAL.		110		990
36	JUNIPERUS VIRGINIANA "BURKII"	EASTERN REDCEDAR	8" HT.	SINGLE STRONG LEADER/SPECIMEN	110		3,960
8	MAGNOLIA GRANDIFLORA "BRACKENS BROWN BEAUTY"	BRACKEN'S SOUTHERN MAGNOLIA	10" HT.	SINGLE STRONG LEADER/SPECIMEN	315		2,520
13	TSUGA CANADENSIS	EASTERN HEMLOCK	2.5" CAL.		110		1,430
ORNAMENTAL TREES							
BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF	
6	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	8" HT.	MULISTEMMED SPECIMEN	110	137.5000	825
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	175	218.7500	1,750
14	CERCIS CANADENSIS "ACE OF HEARTS"	ACE OF HEARTS REDBUD	5" HT.	SPECIMEN	110	137.5000	1,925
19	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	8" HT.	SPECIMEN	175	218.7500	4,156.25
32	CORNUS X "RUTGAN"	STELLAR PINK DOGWOOD	1.75" CAL.	SPECIMEN	175	218.7500	7,000
31	MAGNOLIA STELLATA	STAR MAGNOLIA	2.5" CAL.	MULISTEMMED SPECIMEN	175	218.7500	6,781.25
1	PRUNUS X YEDOENSIS	YOSHINO CHERRY	2.5" CAL.	SINGLE STRONG LEADER/SPECIMEN	110	218.7500	218
15	SASSAFRAS ALBIDUM	SASSAFRAS	2.5" CAL.		175	218.7500	3,281.25

TOTAL NEW CANOPY COVERAGE LANDBAY N : 90,444.3 SF

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



PLANT SCHEDULE LANDBAY - NORTH

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
<b>SHRUBS</b>					
33	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA	2' HT.	48" o.c.	MIN. 4 CANES
31	CALYCANTHUS FLORIDUS 'CAROLINA'	CAROLINA ALLSPICE	2' HT.	72" o.c.	MIN. 4 CANES
10	CAMELLIA X 'WINTER'S STAR'	WINTER'S STAR CAMELLIA	---	60" o.c.	
166	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	PROSTRATE PLUM YEW	---	48" o.c.	
36	CIMICIFUGA RACEMOSA	BLACK COHOSH	3' HT.	36" o.c.	
270	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	2' HT.	36" o.c.	MIN. 4 CANES
8	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA	2' HT.	48" o.c.	MIN. 4 CANES
45	CORNUS ALBA 'ELEGANTISSIMA'	SILVEREDGE DOGWOOD	4' HT.	72" o.c.	
188	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	3' HT.	36" o.c.	MIN. 5 CANES
12	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	3' HT.	48" o.c.	MIN. 5 CANES
305	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	2' HT.	36" o.c.	
237	DIERVILLA LONICERA 'COPPER'	COPPER LOW BUSH HONEYSUCKLE	2' HT.	30" o.c.	
210	DIERVILLA X 'G2X88544'	KODIAK® ORANGE DIERVILLA	2.5' HT.	36" o.c.	
80	DISTYLIUM X 'IIDIST-II'	BLUE CASCADE® DISTYLIUM	3' HT.	48" o.c.	
49	FORSYTHIA X 'SUNRISE'	SUNRISE FORSYTHIA	4' HT.	48" o.c.	
153	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	2' HT.	36" o.c.	MIN. 4 CANES
42	FOTHERGILLA GARDENII 'JANE PLATT'	JANE PLATT DWARF FOTHERGILLA	3' HT.	36" o.c.	MIN. 5 CANES
88	HYDRANGEA MACROPHYLLA 'BLUE WAVE'	BLUE WAVE LACECAP HYDRANGEA	4' HT.	48" o.c.	MIN. 5 CANES
51	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	4' HT.	48" o.c.	MIN. 5 CANES
66	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3' HT.	48" o.c.	MIN. 5 CANES
261	ILEX GLABRA 'SHAMROCK'	INKBERRY	1.5' HT.	36" o.c.	MIN. 4 CANES
72	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	1.5' HT.	30" o.c.	MIN. 4 CANES
169	ILEX VERTICILLATA 'SPARKLEBERRY'	WINTERBERRY	3' HT.	60" o.c.	MIN. 5 CANES
223	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	2' HT.	36" o.c.	MIN. 4 CANES
72	JUNIPERUS CHINENSIS 'SARGENTII'	SARGENT JUNIPER	2' HT.	36" o.c.	MIN. 4 CANES
95	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	2.5' HT.	48" o.c.	MIN. 5 CANES
18	KALMIA LATIFOLIA	MOUNTAIN LAUREL	3' HT.	60" o.c.	MIN. 5 CANES
13	KALMIA LATIFOLIA 'LITTLE LINDA'	LITTLE LINDA MOUNTAIN LAUREL	1.5' HT.	36" o.c.	
35	LINDERA BENZOIN	SPICEBUSH	4' HT.	72" o.c.	MIN. 5 CANES
32	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	5' HT.	72" o.c.	MIN. 6 CANES
64	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	DIABLO NINEBARK	3' HT.	48" o.c.	MIN. 5 CANES
26	RHODODENDRON CALENDULACEUM	FLAME AZALEA	3' HT.	48" o.c.	MIN. 5 CANES
38	RHODODENDRON X 'P.J.M.'	PJM RHODODENDRON	3' HT.	48" o.c.	MIN. 5 CANES
101	ROSA X 'RADRAZZ' TM	KNOCK OUT SHRUB ROSE	3' HT.	36" o.c.	MIN. 5 CANES
156	VACCINIUM CORYMBOSUM 'SUNSHINE BLUE'	HIGHBUSH BLUEBERRY	3' HT.	36" o.c.	MIN. 5 CANES
73	VACCINIUM X 'NORTHSKY'	NORTHSKY BLUEBERRY	2' HT.	36" o.c.	MIN. 4 CANES
150	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	3' HT.	48" o.c.	MIN. 5 CANES
14	VIBURNUM TRILOBUM	AMERICAN CRANBERRYBUSH	5' HT.	60" o.c.	MIN. 8 CANES
143	VIBURNUM X JUDDII	JUDD VIBURNUM	3' HT.	72" o.c.	MIN. 5 CANES
4	WEIGELA FLORIDA 'SMNWFRP' TM	SONIC BLOOM PURE PINK WEIGELA	3' HT.	48" o.c.	MIN. 5 CANES
116	WEIGELA FLORIDA 'VUKOZLYRA' TM	SNIPPET DARK PINK WEIGELA	3' HT.	24" o.c.	MIN. 5 CANES
<b>SHRUB AREAS</b>					
222	JASMINUM NUDIFLORUM	WINTER JASMINE	2.5' HT.	30" o.c.	MIN. 5 CANES
747	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	2' HT.	36" o.c.	MIN. 4 CANES

747	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	2' HT.	36" o.c.	MIN. 4 CANES
<b>PERENNIALS</b>					
477	AMSONIA HUBRICHTII	ARKANSAS BLUE-STAR	#1	24" o.c.	
106	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK, BEARBERRY	#1	24" o.c.	
50	ARUNCUS DIOICUS	GOAT'S BEARD	#1	36" o.c.	
265	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	#1	18" o.c.	
22	ASTILBE CHINENSIS 'HEART AND SOUL'	CHINESE ASTILBE	#1	18" o.c.	
81	ASTILBE CHINENSIS 'PURPLE CANDLES'	CHINESE ASTILBE	#1	24" o.c.	
256	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1	30" o.c.	
1,844	CAREX FLACCA	BLUE SEDGE	#1	12" o.c.	
84	CAREX MORROWII	JAPANESE SEDGE	#2	18" o.c.	
30	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	#1	12" o.c.	
97	CAREX SIDEROSTICHA 'BANANA BOAT'	BANANA BOAT BROADLEAF SEDGE	#1	12" o.c.	
144	CAREX STRICTA	TUSOCK SEDGE	#1	12" o.c.	
117	CAREX TESTACEA 'INDIAN SUMMER'	INDIAN SUMMER ORANGE SEDGE	#1	18" o.c.	
872	CHASMANTHIUM LATIFOLIUM	SEA OATS	#1	24" o.c.	
49	DESCHAMPسيا CESPITOSA	TUFTED HAIR GRASS	#1	36" o.c.	
85	HAKONECHLOA MACRA 'ALL GOLD'	JAPANESE FOREST GRASS	#1	18" o.c.	
105	HEUCHERA MICRANTHA 'PALACE PURPLE'	ALUMROOT CORAL BELLS	#1	18" o.c.	
33	HIBISCUS MOSCHEUTOS	SWAMP MALLOW	#1	30" o.c.	
26	HYPERICUM DENSIFLORUM	BUSHY ST. JOHN'S WORT	#2	48" o.c.	
28	LIATRIS SPICATA	DENSE BLAZING STAR	#1	18" o.c.	
115	LIGULARIA DENTATA 'DESDEMONA'	LEOPARD PLANT	#1	18" o.c.	
276	MATTEUCCIA STRUTHIOPTERIS 'THE KING'	OSTRICH FERN	#1	18" o.c.	
124	MONARDA DIDYMA 'CORAL REEF'	CORAL REEF BEE BALM	#1	24" o.c.	
562	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#1	12" o.c.	
245	OSMUNDA REGALIS	ROYAL FERN	#1	18" o.c.	
550	PACHYSANDRA PROCUMBENS	ALLEGHENY SPURGE	#1	12" o.c.	
1,256	PACKERA AUREA	GOLDEN GROUNDSEL	#1	12" o.c.	
636	PANICUM VIRGATUM 'CLOUD NINE'	CLOUD NINE SWITCH GRASS	#1	18" o.c.	
107	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	24" o.c.	
43	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	#1	24" o.c.	
254	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1	36" o.c.	
473	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1	24" o.c.	
209	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	18" o.c.	
78	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	#1	18" o.c.	
1,398	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	#1	18" o.c.	
1,611	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	#1	12" o.c.	
621	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	#1	12" o.c.	
65	SOLIDAGO SPHACELATA 'GOLDEN FLEECE'	GOLDEN FLEECE GOLDENROD	#1	24" o.c.	
259	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1	30" o.c.	
409	SYMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME'	NEW ENGLAND ASTER	#1	24" o.c.	
13	THALICTRUM AQUILEGIFOLIUM 'TINTN' TM	NIMBUS PINK COLUMBINE MEADOW RUE	#1	24" o.c.	
1,149	TIARELLA CORDIFOLIA	HEATLEAF FOAMFLOWER	#1	12" o.c.	



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

**RIVERHOUSE  
LANDBAY-N**

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

CENTRAL PARCEL ARCHITECT  
BCT DESIGN GROUP  
410.837.2727

SOUTH PARCEL ARCHITECT  
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

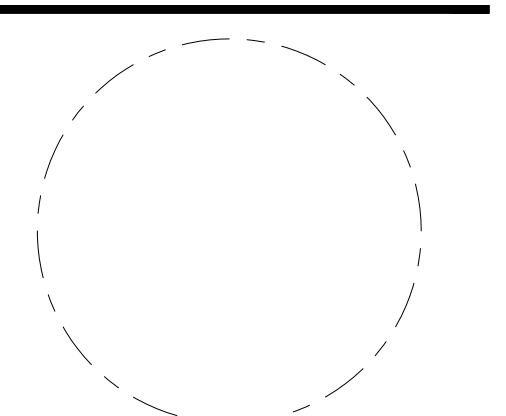
TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

**Key Plan**

**Issue**  
NO. DATE

**Revisions**  
NO. DATE



**UNDERSTORY  
PLANTING  
SCHEDULE**

PRINCIPAL IN CHARGE  
S.B.

PROJECT ARCHITECT  
B.S.

DRAWN  
P.T. L.S.

DATE  
05.22.2024

APPROVED  
S.B.

SCALE:  
N.T.S.

JOB NO.  
22-0013-JBG-RV

DRAWING NO.

**L-441N**

4.1 SUBMISSION



**RIVERHOUSE  
LANDBAY-N**

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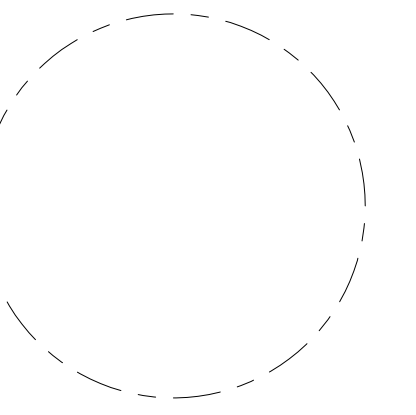
**Key Plan**

**Issue**

NO. DATE

**Revisions**

NO. DATE



**PLANT NOTES  
AND DETAILS**

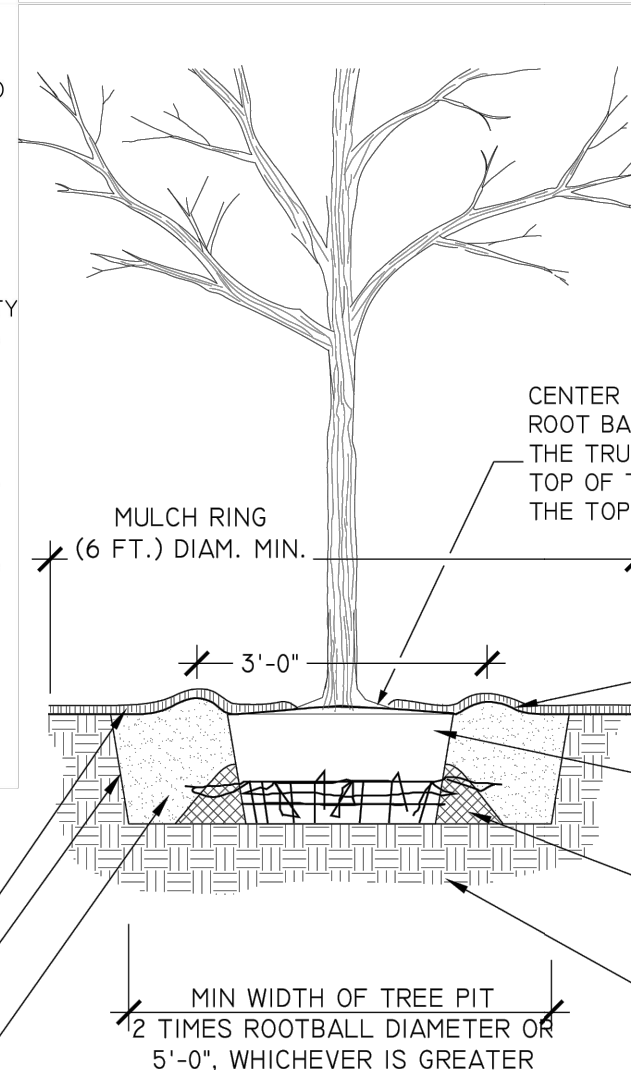
**PRINCIPAL IN CHARGE**  
S.B.  
**PROJECT ARCHITECT**  
B.S.  
**DRAWN**  
P.T. L.S.  
**DATE**  
05.22.2024  
**SCALE:**  
**APPROVED**  
S.B.  
**JOB NO.**  
22-0013-JBG-RV

**DRAWING NO.**  
**L-442N**

**4.1 SUBMISSION**

**NOTES**

1. 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.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE PIT WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES.
3. 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).
4. CONTRACTOR SHALL LEGALLY REMOVE EXCESS SOIL & DEBRIS FROM SITE.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. TREES MAY ONLY BE STAKED IF REQUIRED BY THE COUNTY URBAN FORESTER. REFER TO STAKING DETAILS.

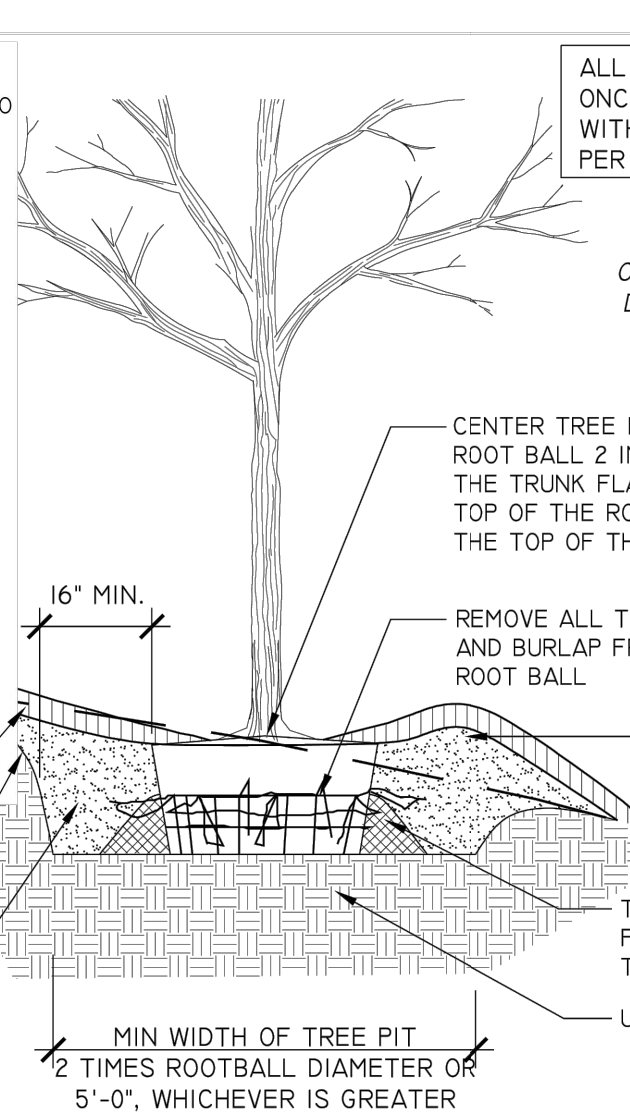


ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

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

**NOTES**

1. 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.
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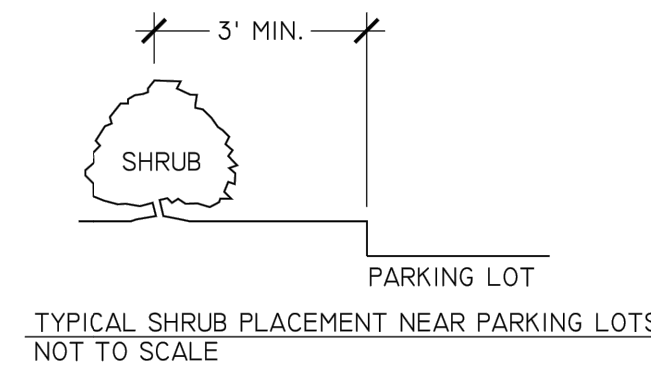
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THIS DETAIL SUPERSEDES ALL OTHER TREE PLANTING ON SLOPE DETAILS IN ARLINGTON COUNTY.

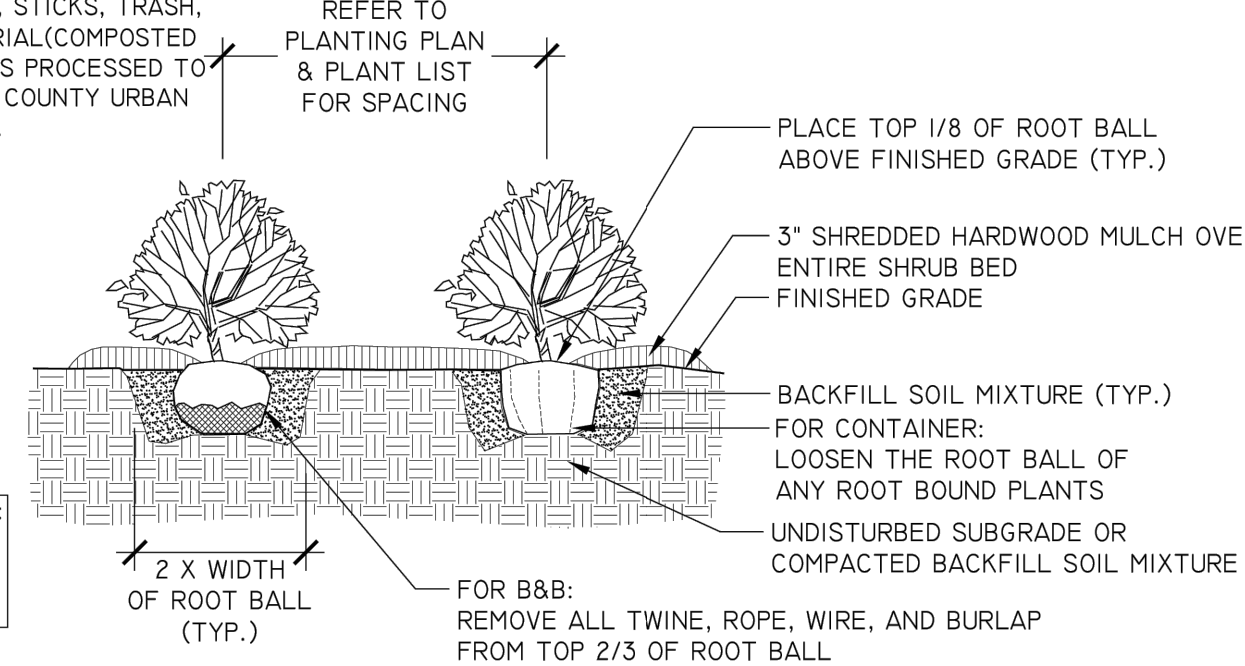
**A TREE PLANTING**  
N.T.S.

**NOTES**

1. AT PLANTING PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
2. PLANTING PIT/TRENCH SHALL BE DUG DEEP ENOUGH TO ALLOW AT LEAST 1/8TH OF ROOT BALL TO SET ABOVE EXISTING GRADE.
3. 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.
4. 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).
5. CONTRACTOR SHALL REMOVE EXCESS SOIL & DEBRIS FROM SITE.
6. DO NOT PLACE MULCH IN CONTACT WITH STEM OF SHRUBS



TYPICAL SHRUB PLACEMENT NEAR PARKING LOTS  
NOT TO SCALE



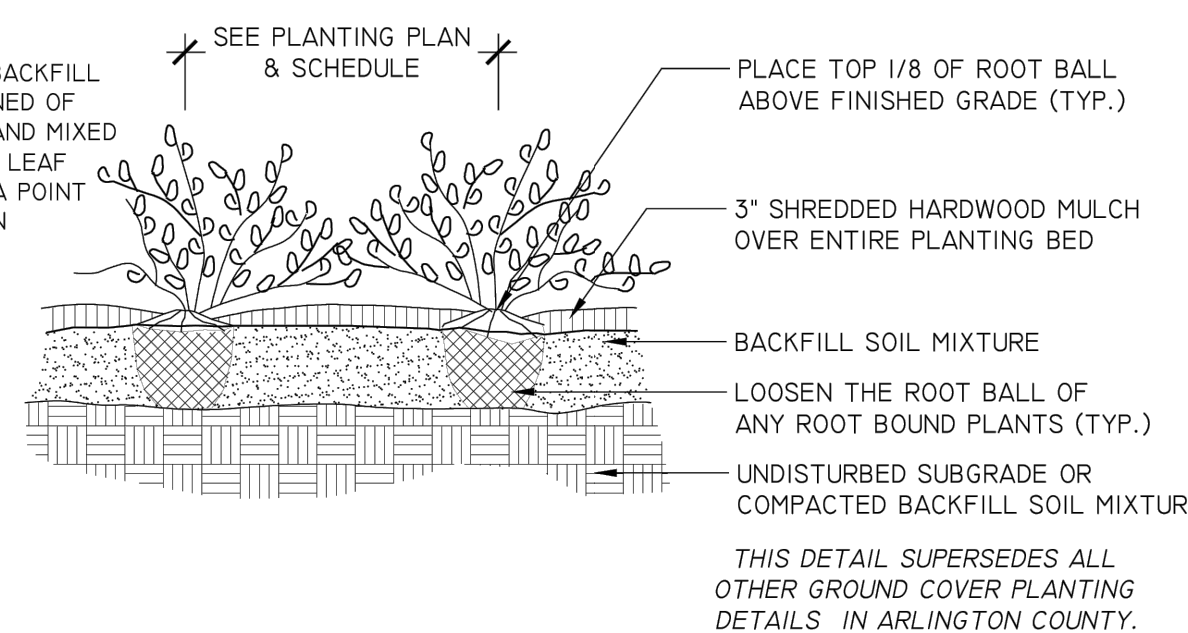
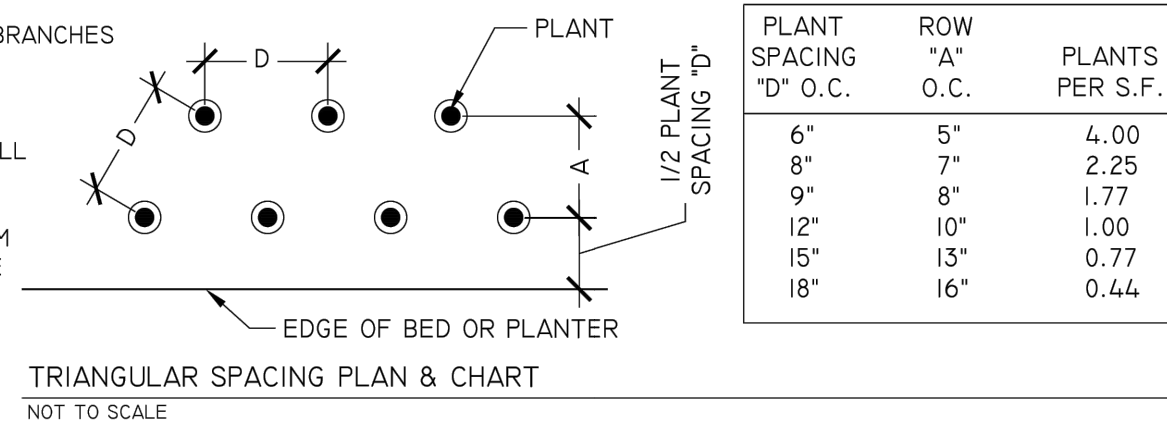
THIS DETAIL SUPERSEDES ALL OTHER SHRUB PLANTING DETAILS IN ARLINGTON COUNTY.

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

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

**NOTES**

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2. PLANTING PIT/TRENCH SHALL BE DUG DEEP ENOUGH TO ALLOW AT LEAST 1/8TH OF ROOT BALL TO SET ABOVE EXISTING GRADE.
3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE THE MOST VISIBLE.
4. GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING. REFER TO CHART.
4. 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).
5. CONTRACTOR SHALL REMOVE EXCESS SOIL & DEBRIS FROM SITE.
6. DO NOT PLACE MULCH IN CONTACT WITH STEM OF PLANTS.



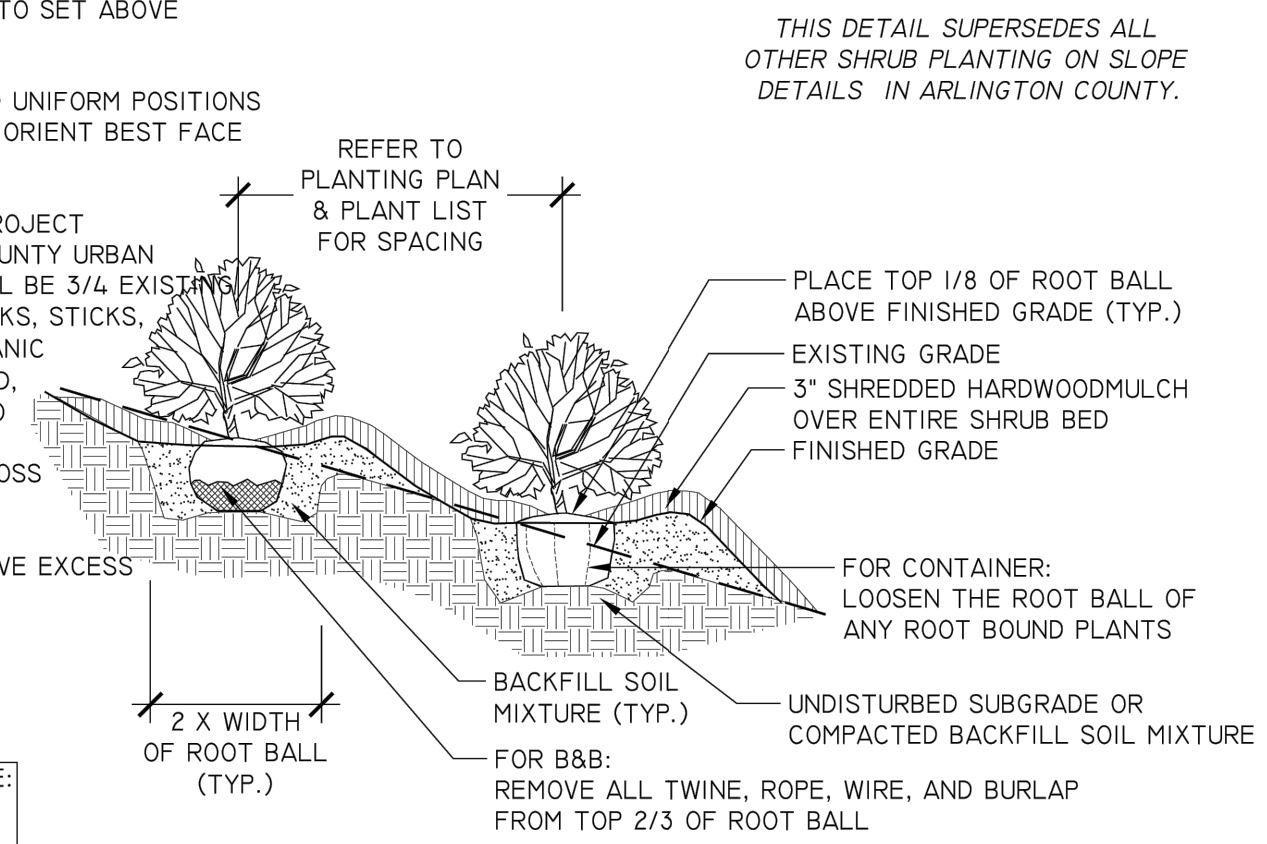
ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

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

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

**NOTES**

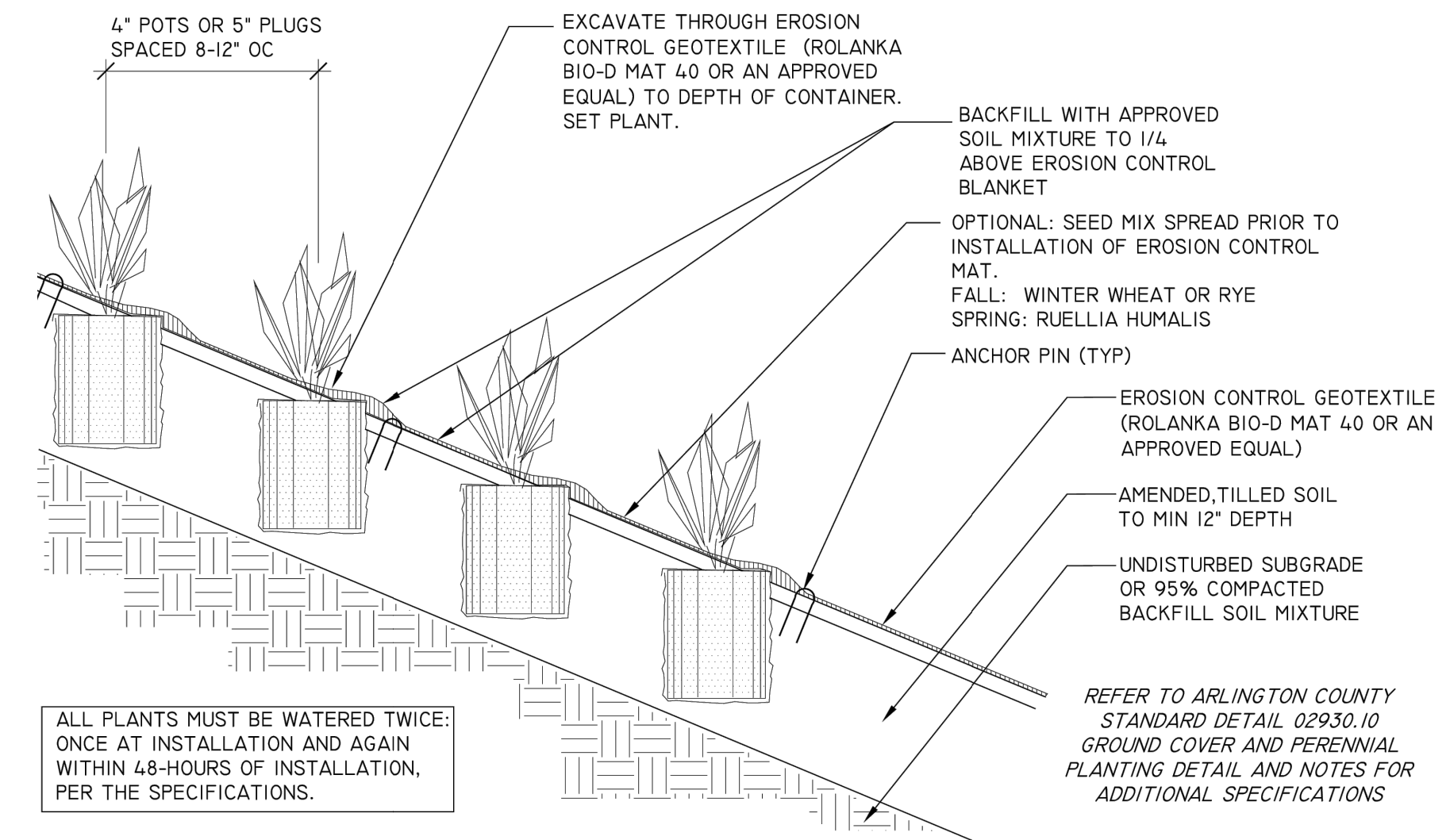
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3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS IN THE CENTER OF THE PLANTING PIT. ORIENT BEST FACE OF PLANT TO BE THE MOST VISIBLE.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS AND/OR ARLINGTON COUNTY URBAN FORESTER, BACKFILL SOIL 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).
5. CONTRACTOR SHALL LEGALLY REMOVE EXCESS SOIL & DEBRIS FROM SITE.
6. 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.



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

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



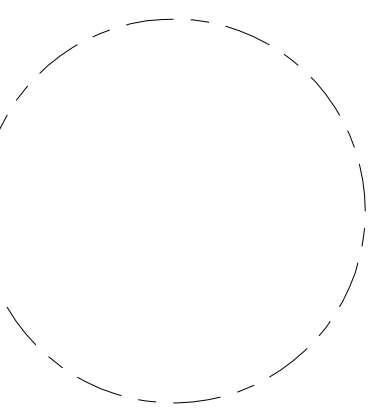
**RIVERHOUSE  
LANDBAY-N**

**PROJECT STREET NUMBER**  
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**STRUCTURAL ENGINEER**  
SK + A  
301.881.1441

**Key Plan**

Issue	
NO.	DATE

Revisions	
NO.	DATE



**PRECEDENT  
IMAGERY**

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

DRAWING NO.

**L-500N**

**4.1 SUBMISSION**

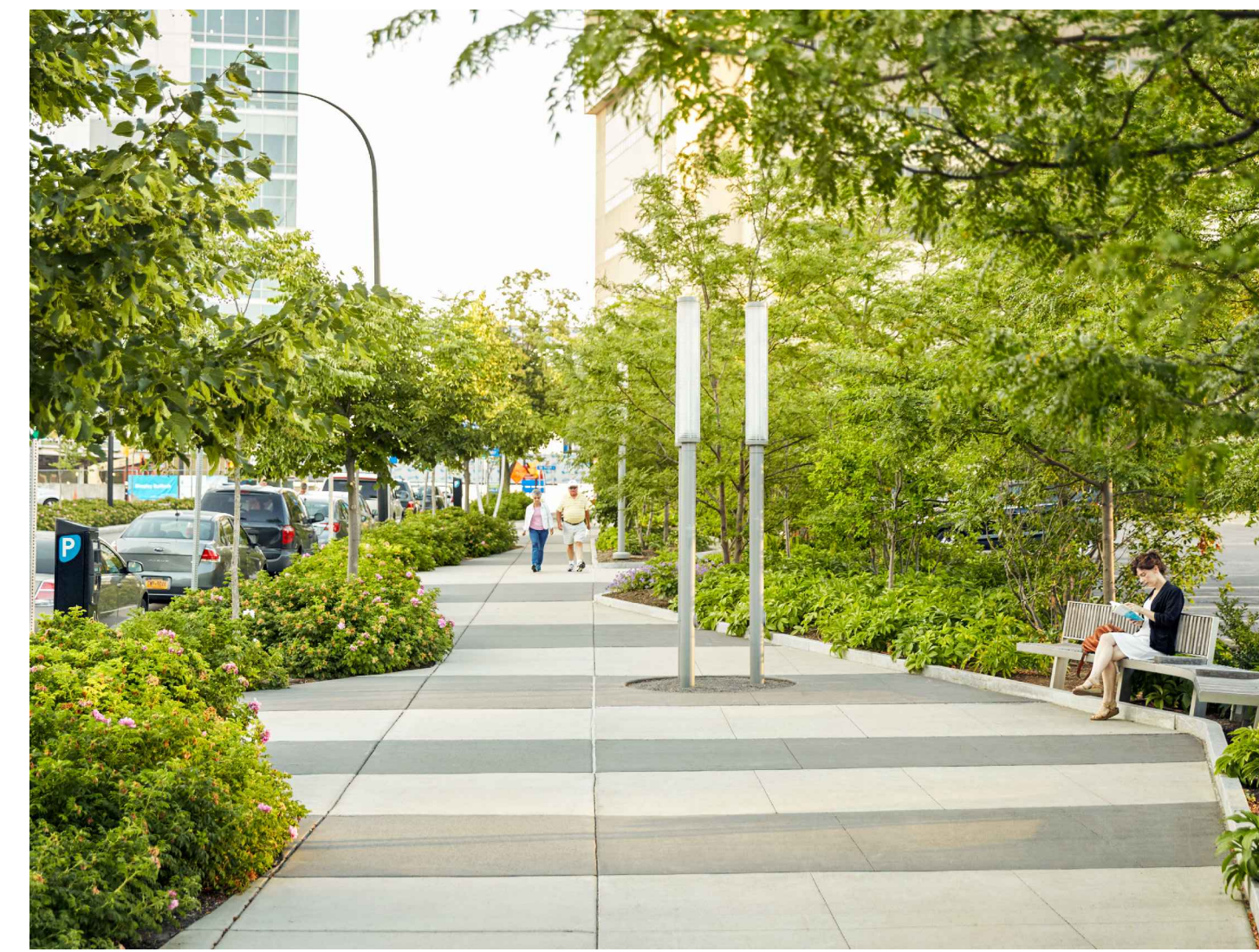


**A** STREETScape



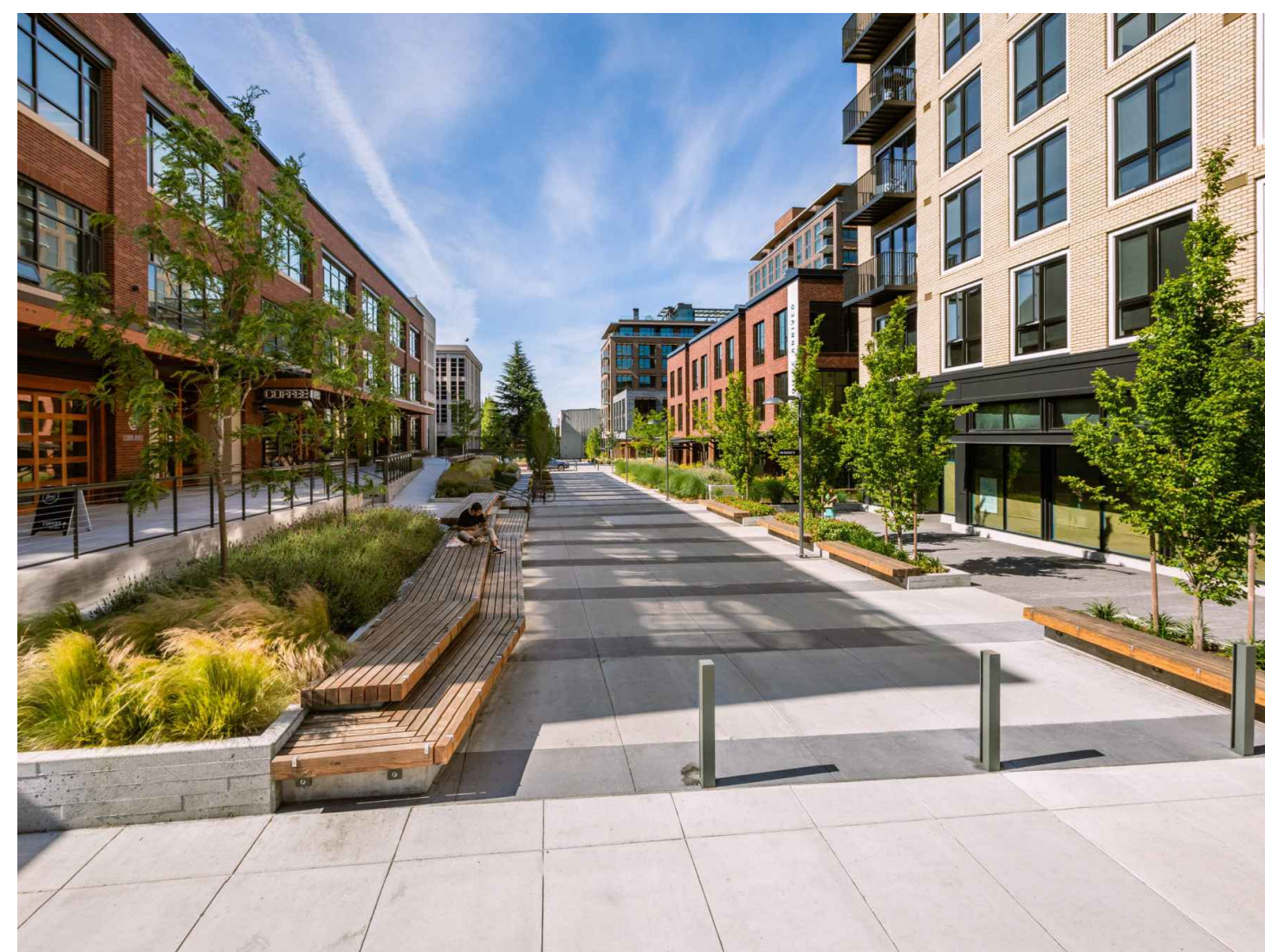
**B** GREEN RIBBON - TYPE 1

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

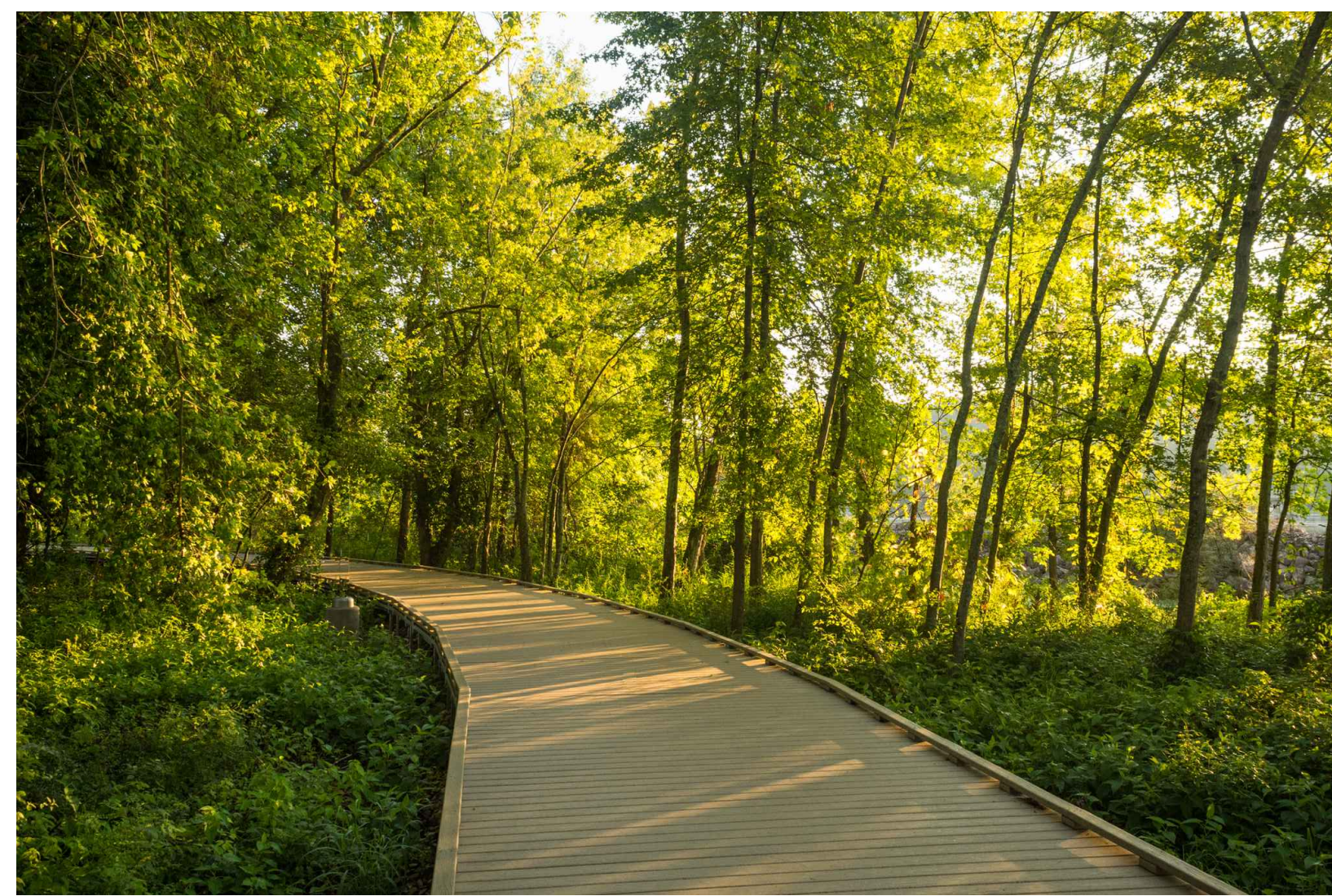


**E** GREEN RIBBON - TYPE 4

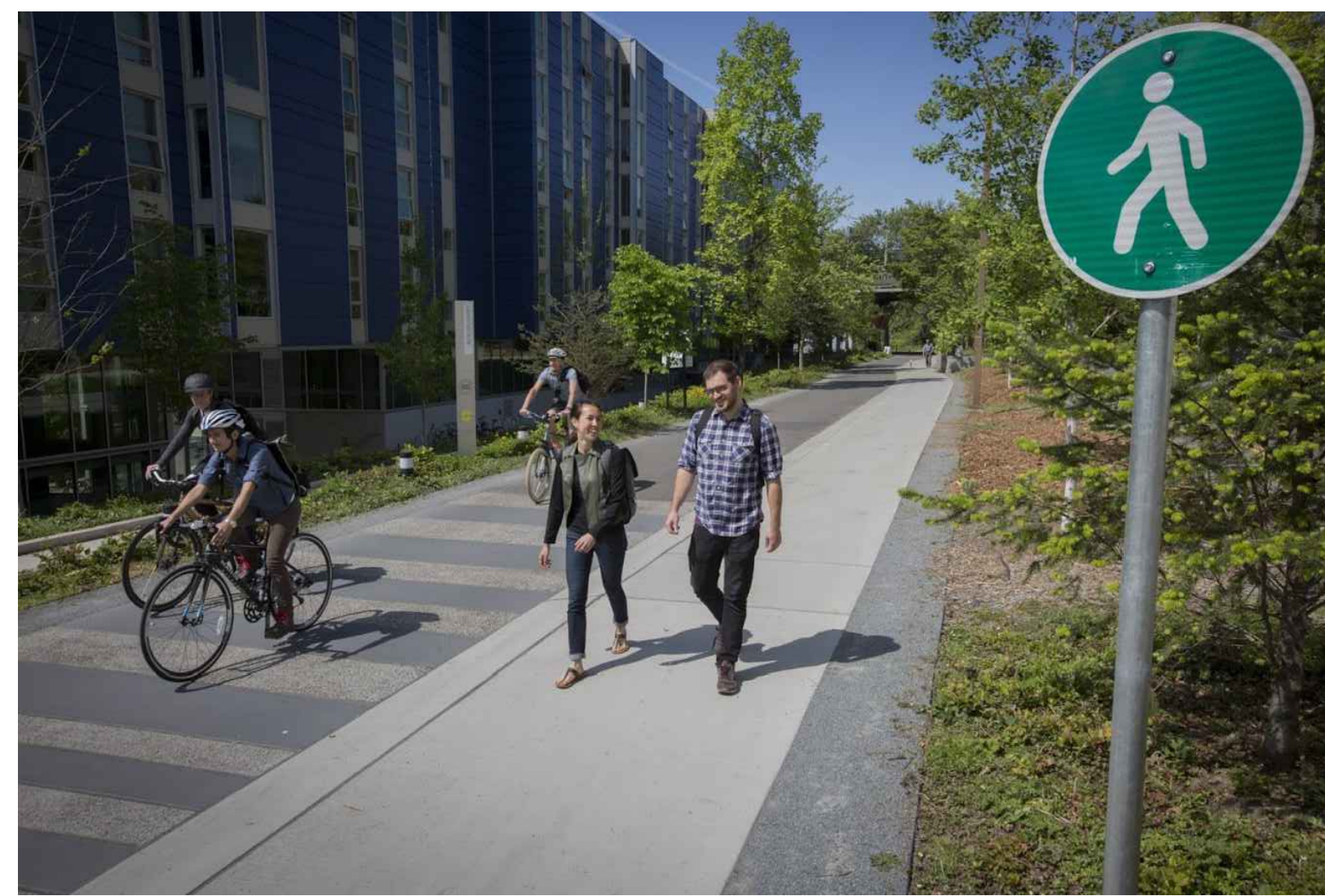
USE: ACTIVATED OPEN SPACE  
OVERALL DIMENSION: 16'  
PEDESTRIAN PATH: EXPOSED AGGREGATE  
CONCRETE  
PEDESTRIAN CLEAR ZONE: 8'  
MATERIAL(S): EXPOSED AGGREGATE CONCRETE  
PLANTING ZONE: 4' PLANTING ZONE ON EACH SIDE  
CHARACTERISTICS: CASUAL SEATING,  
PEDESTRIAN LIGHTING, WAYFINDING



**F** SPECIAL PAVING



**G** TREE PRESERVATION



**H** MULTI-MODAL PATH



**I** PUBLIC ART



**RIVERHOUSE  
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**Key Plan**

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**PRECEDENT  
IMAGERY**

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22-0013-JBG-RIV

DRAWING NO.

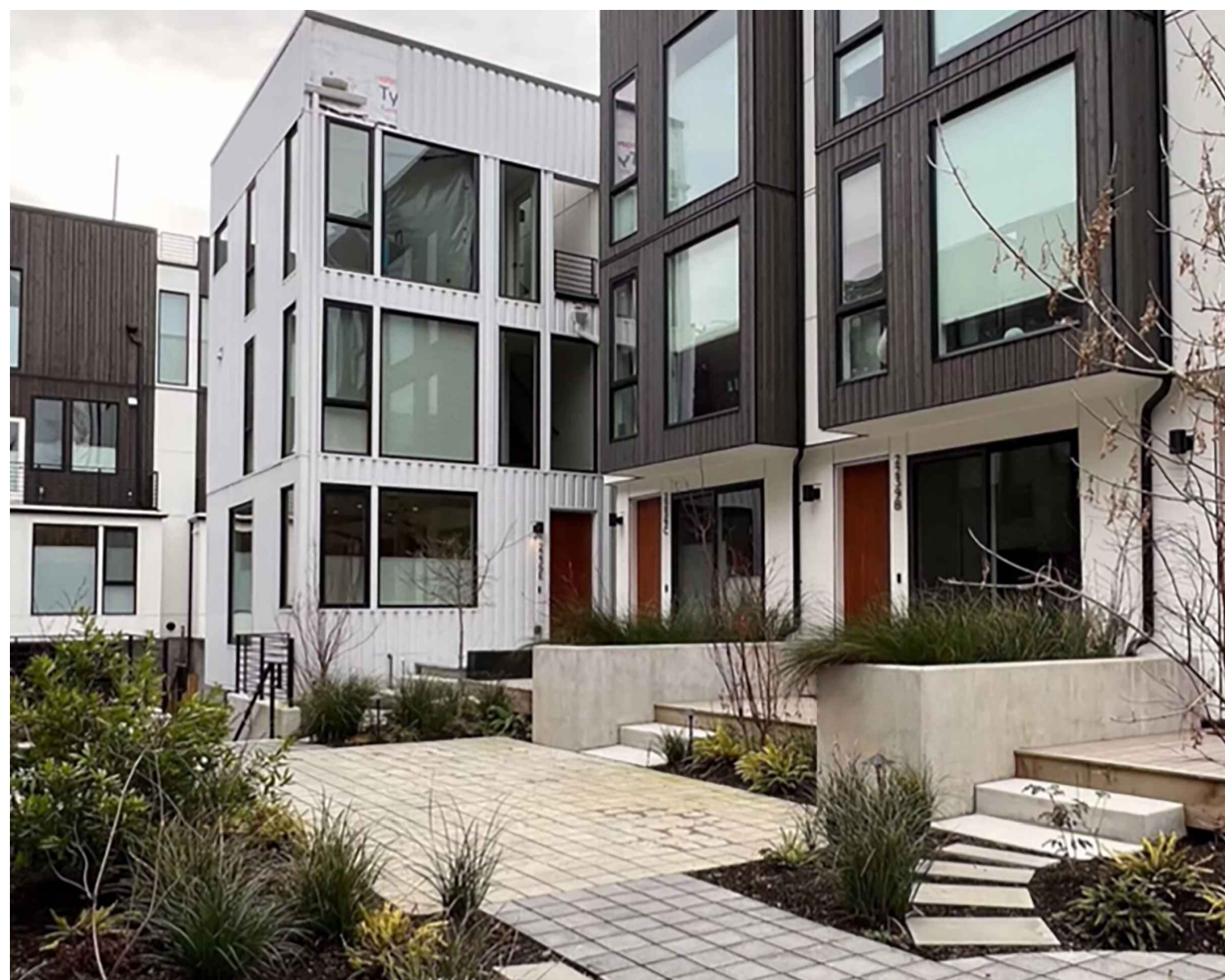
**L-501N**

**4.1 SUBMISSION**

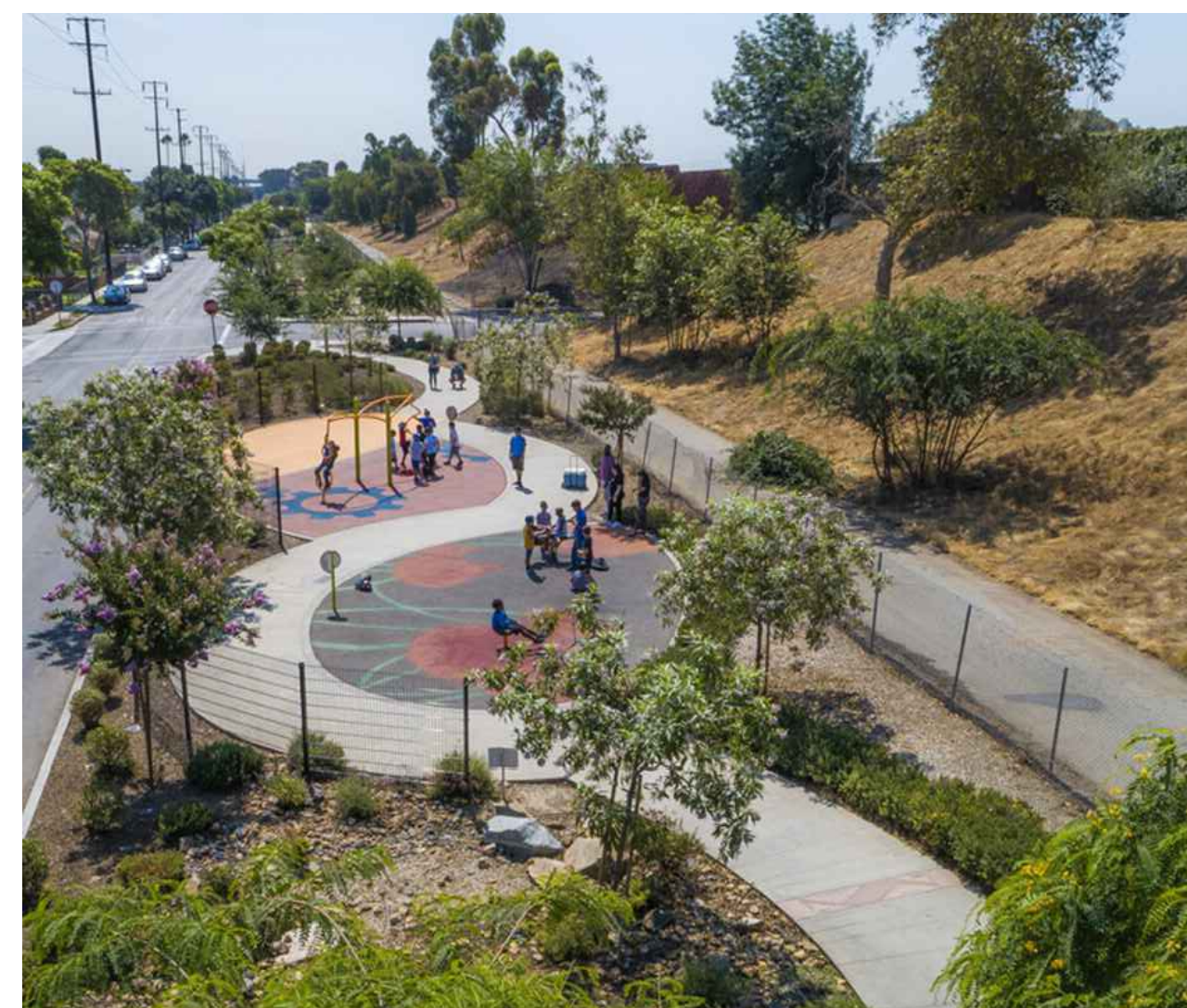
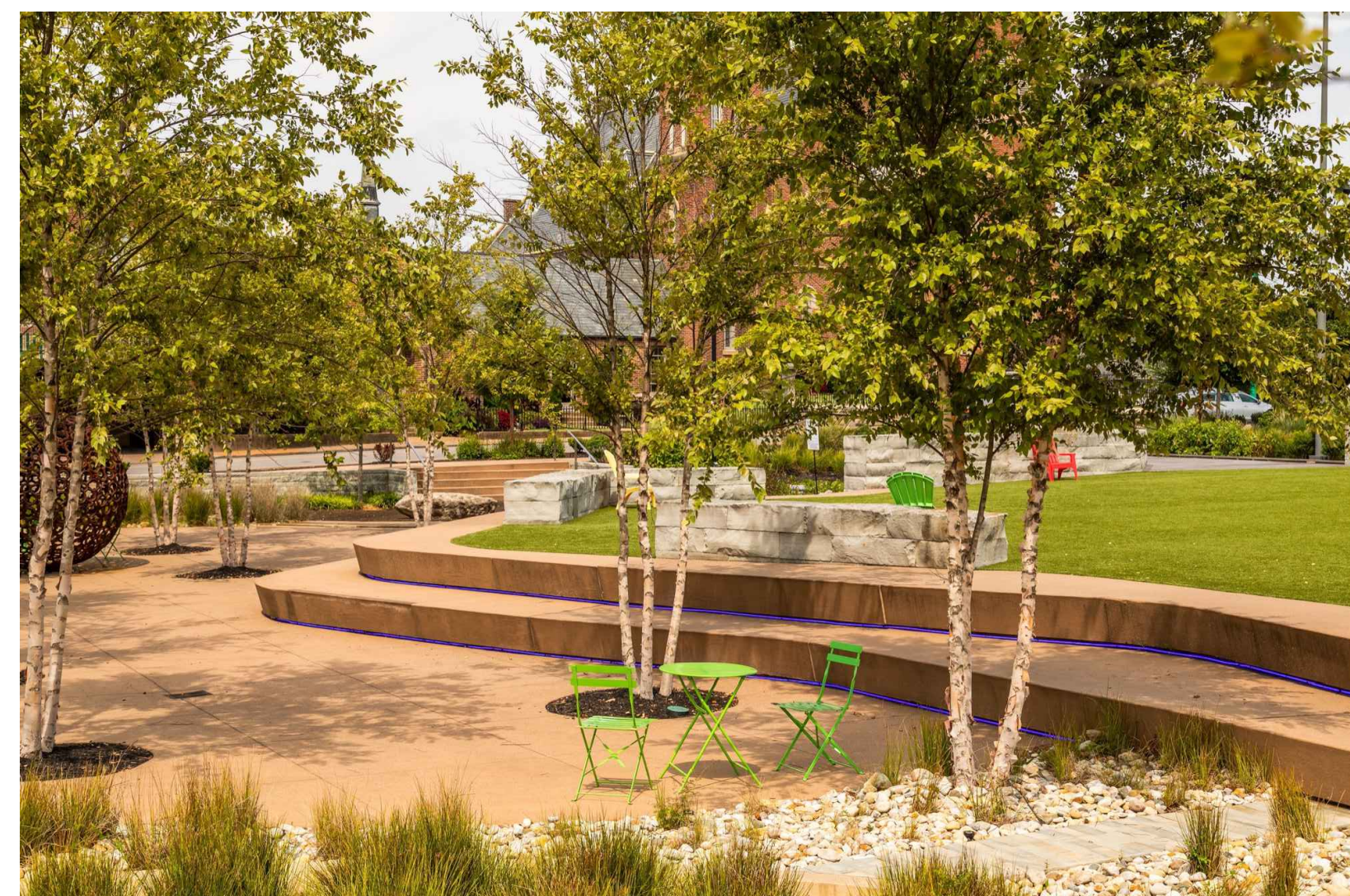


**A** INTEGRATED SEATING

**B** STREETScape FURNISHINGS



**C** SEMI-PRIVATE SPACES



**D** NEIGHBORHOOD POCKET PARK



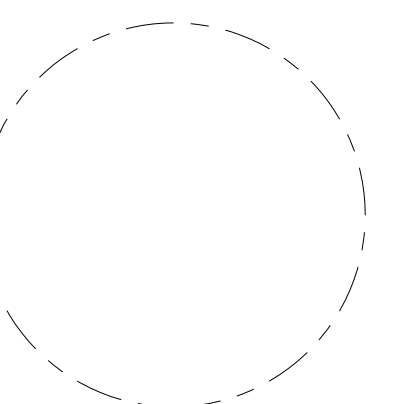
**RIVERHOUSE  
LANDBAY-N**

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

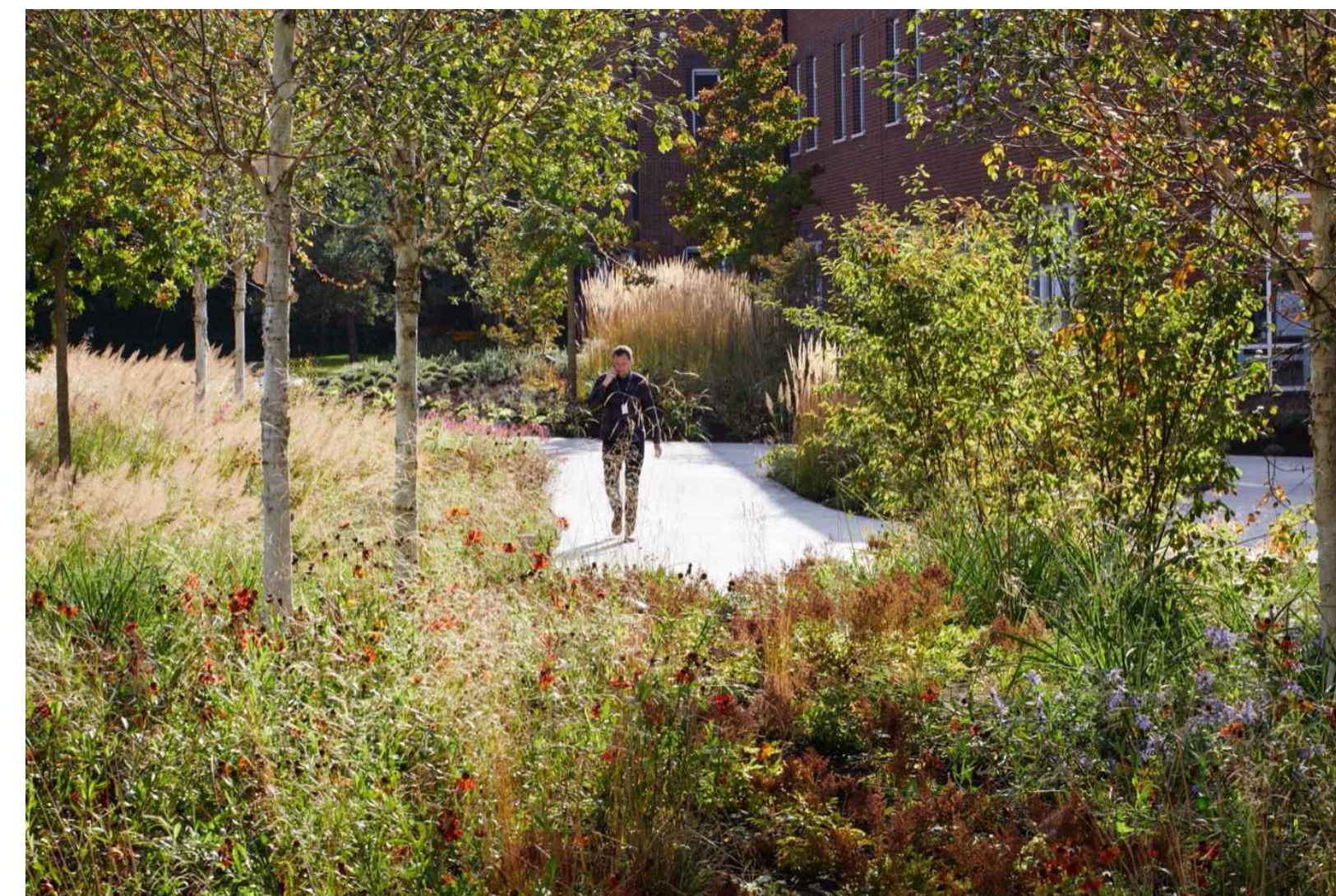
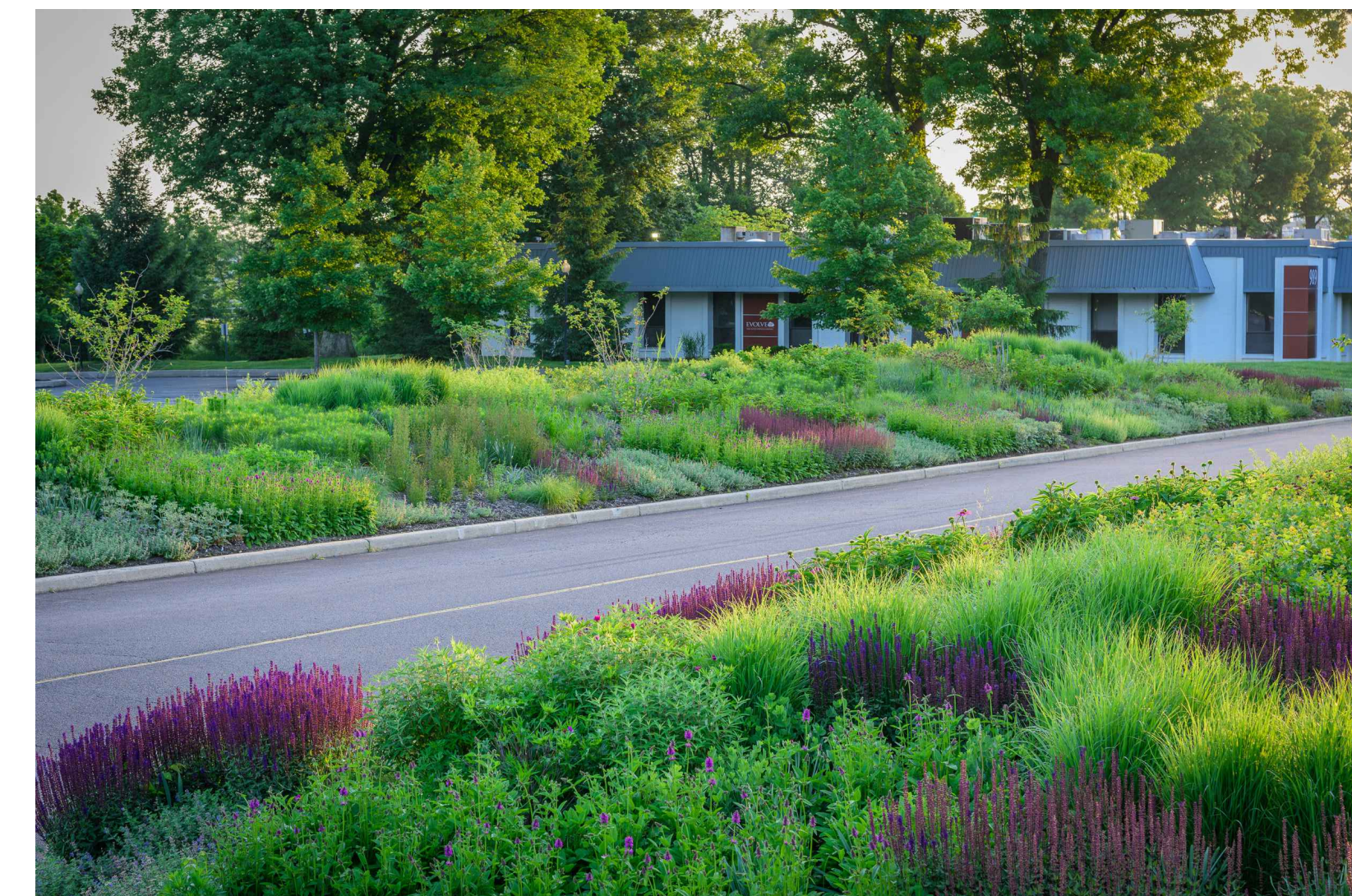
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**L-502N**

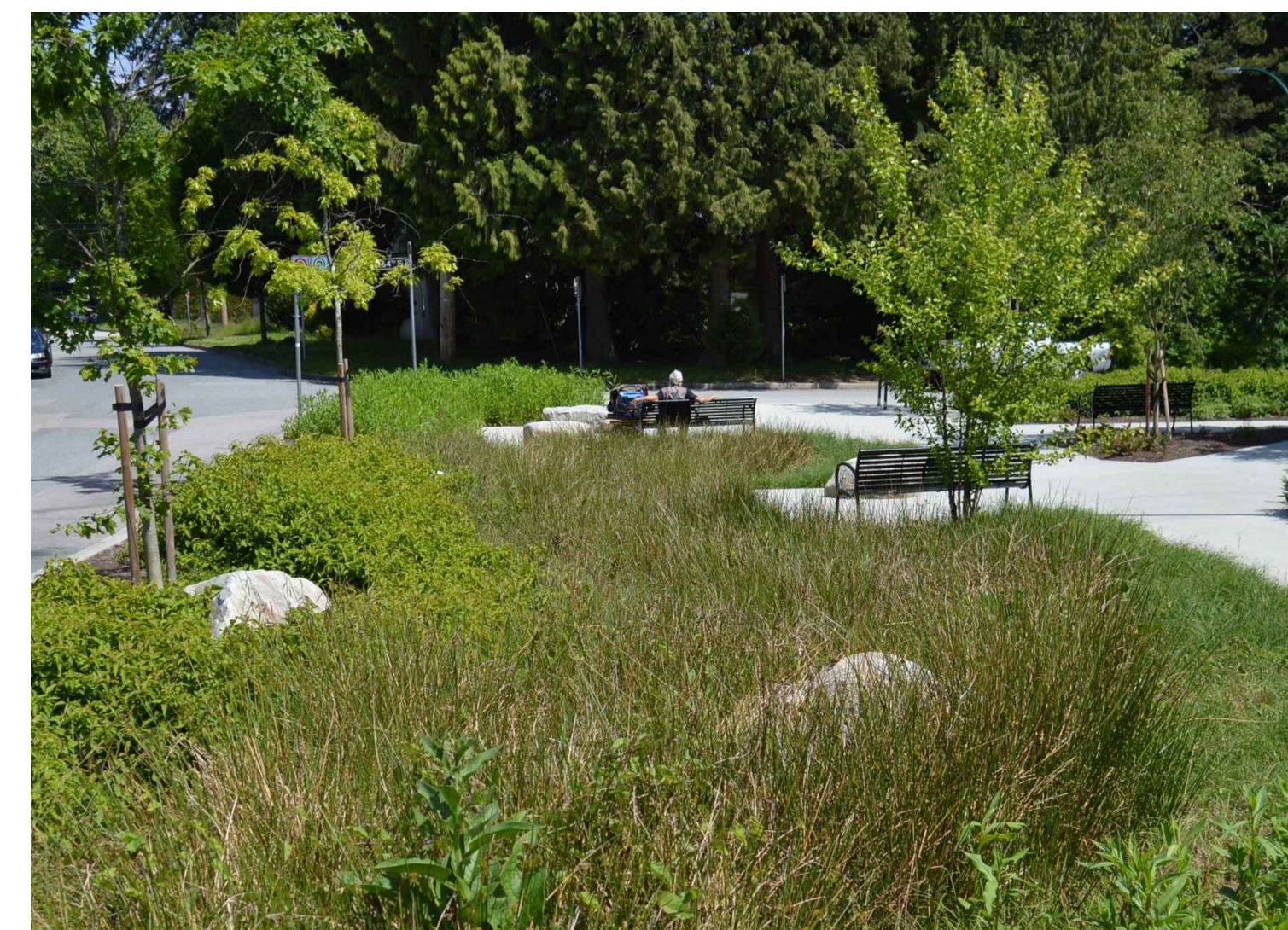
**4.1 SUBMISSION**



**A** PLACEMAKING



**B** PLANTING AREAS



**C** BIORETENTION PLANTINGS







**RIVERHOUSE  
LANDBAY-N**

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

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NORTH PARCEL ARCHITECT  
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CENTRAL PARCEL ARCHITECT  
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NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

**Key Plan**

**Issue**

NO.	DATE
-----	------

**Revisions**

NO.	DATE
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**PUBLIC SPACE  
DETAILS**

PRINCIPAL IN CHARGE  
S.B.

PROJECT ARCHITECT  
B.S.

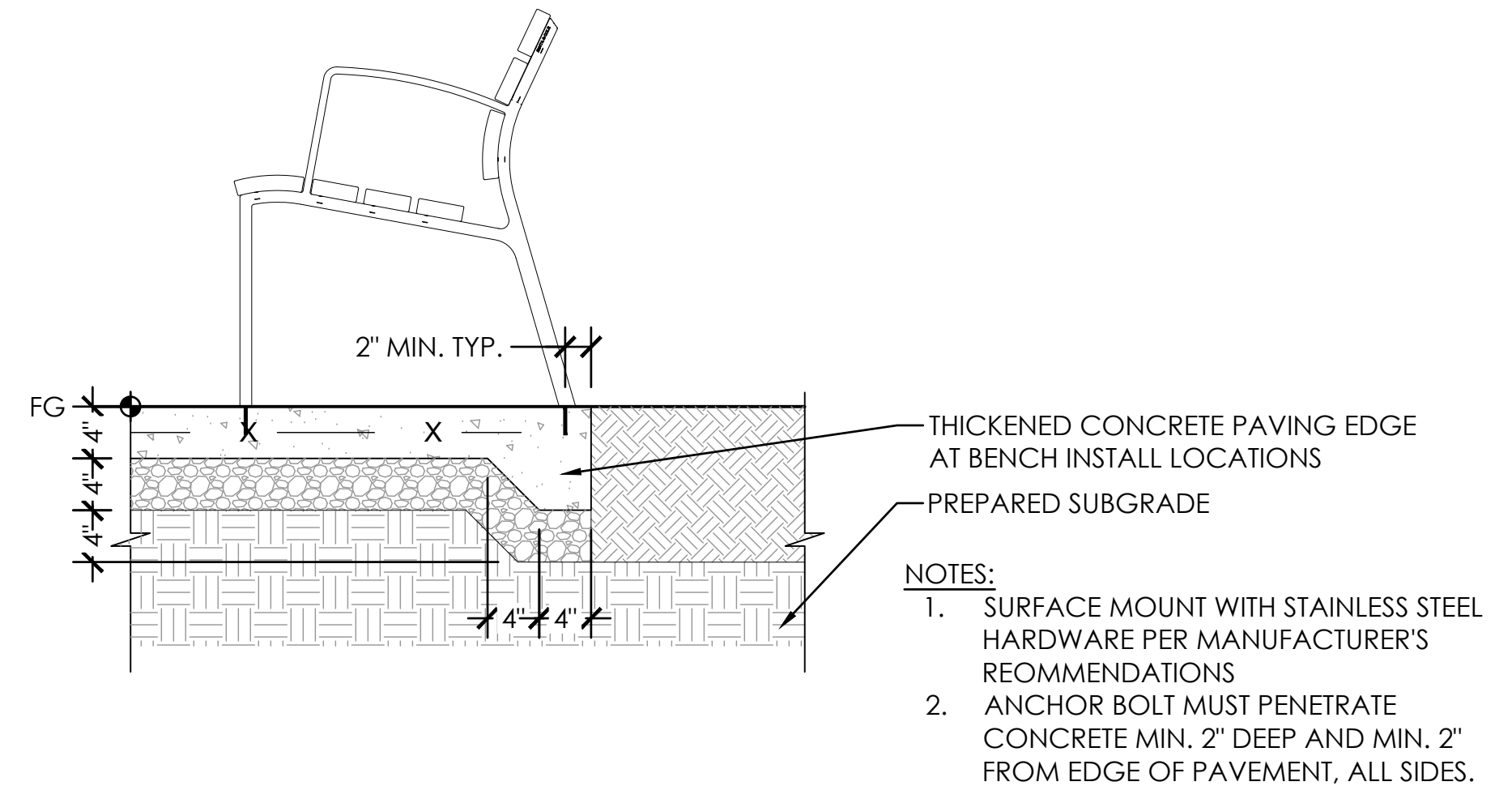
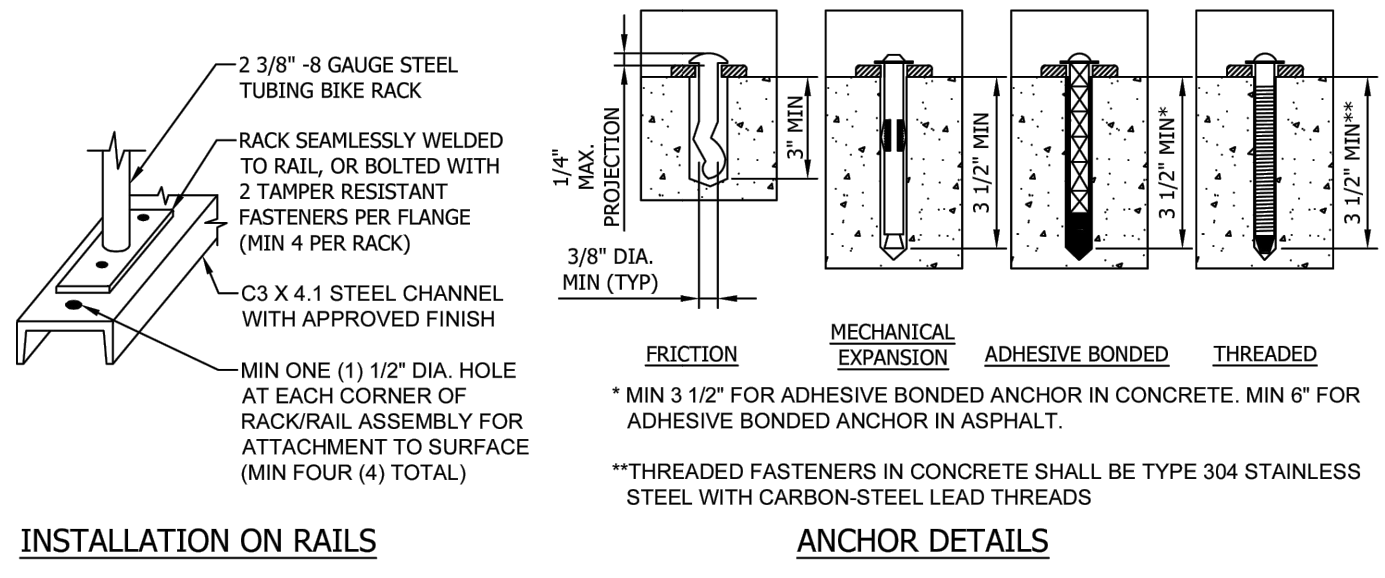
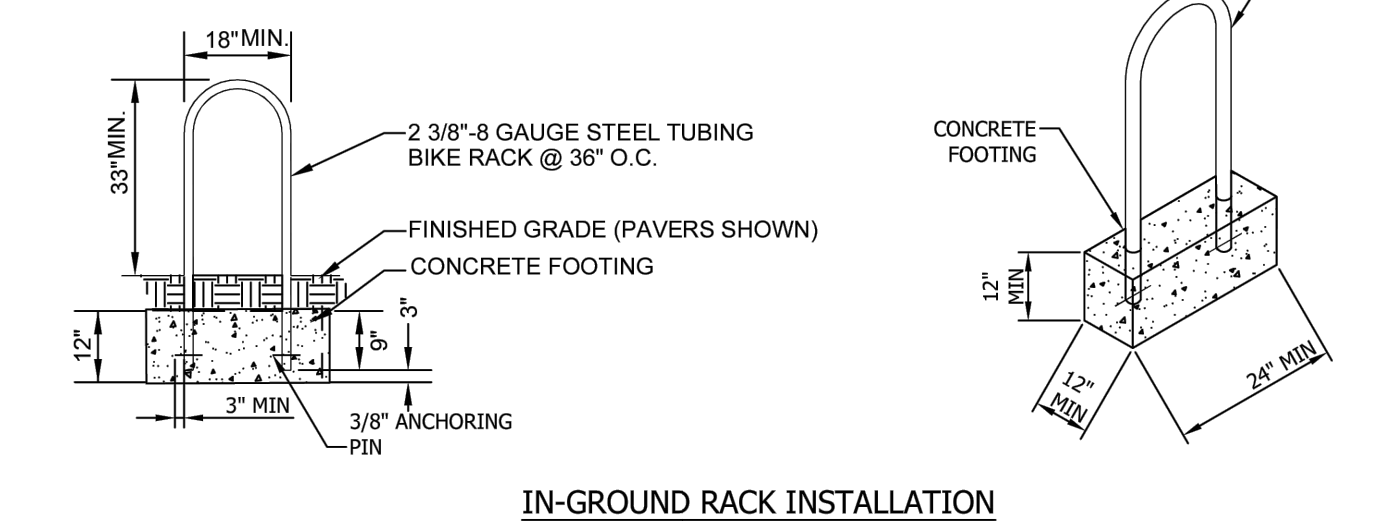
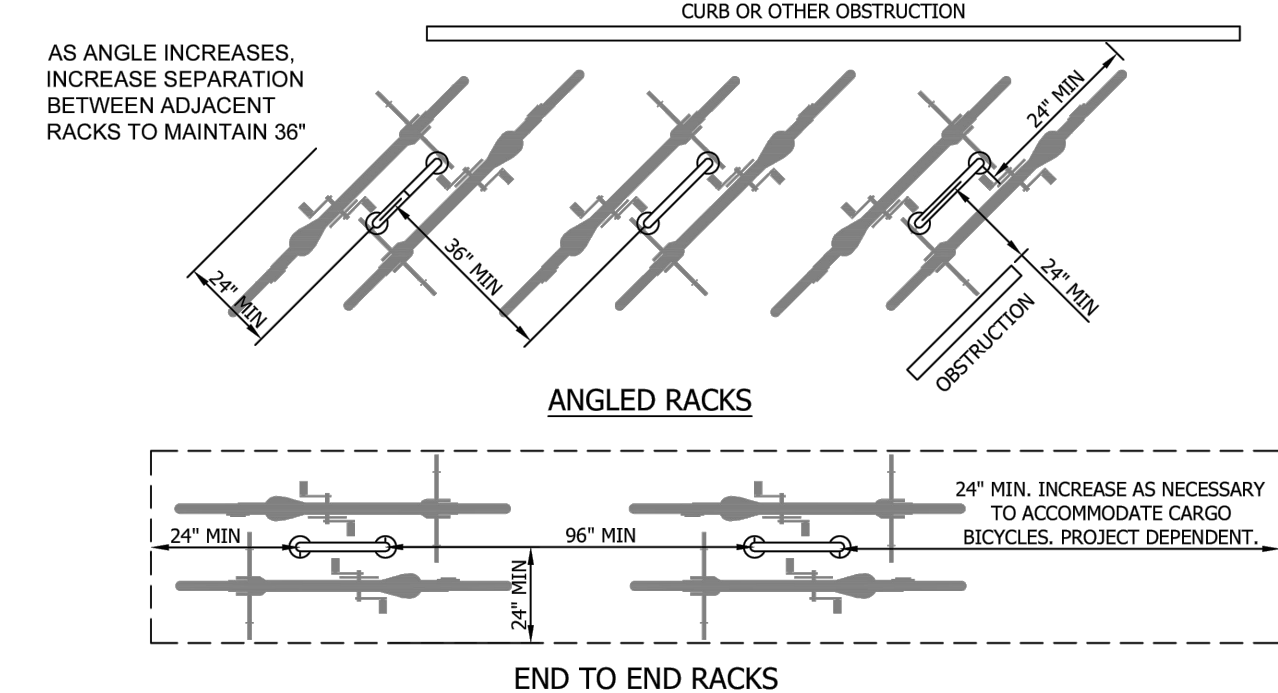
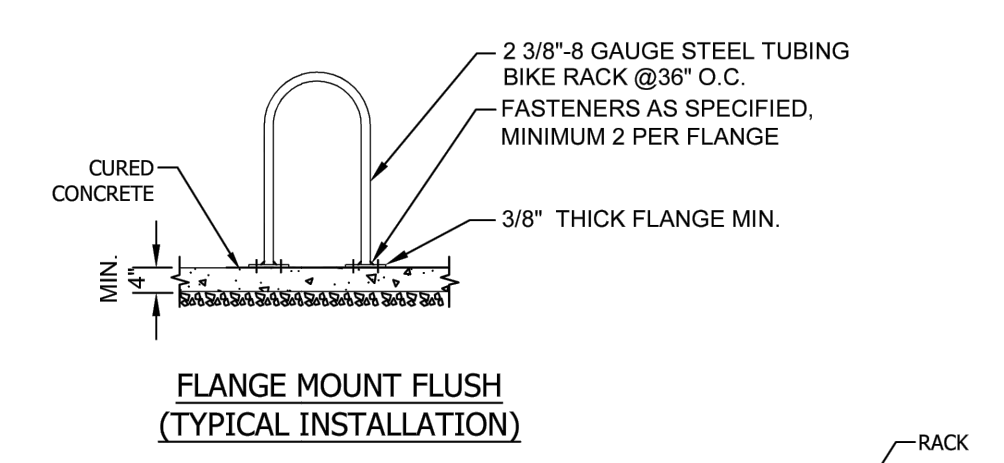
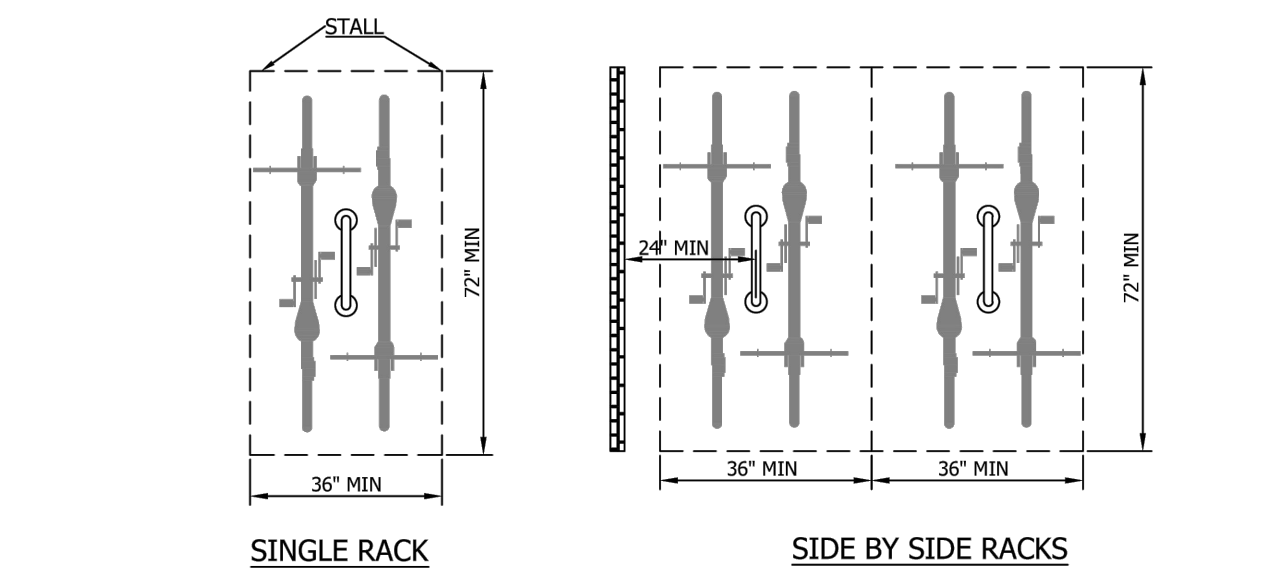
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P.T. L.S.

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

DRAWING NO.

**L-511N**

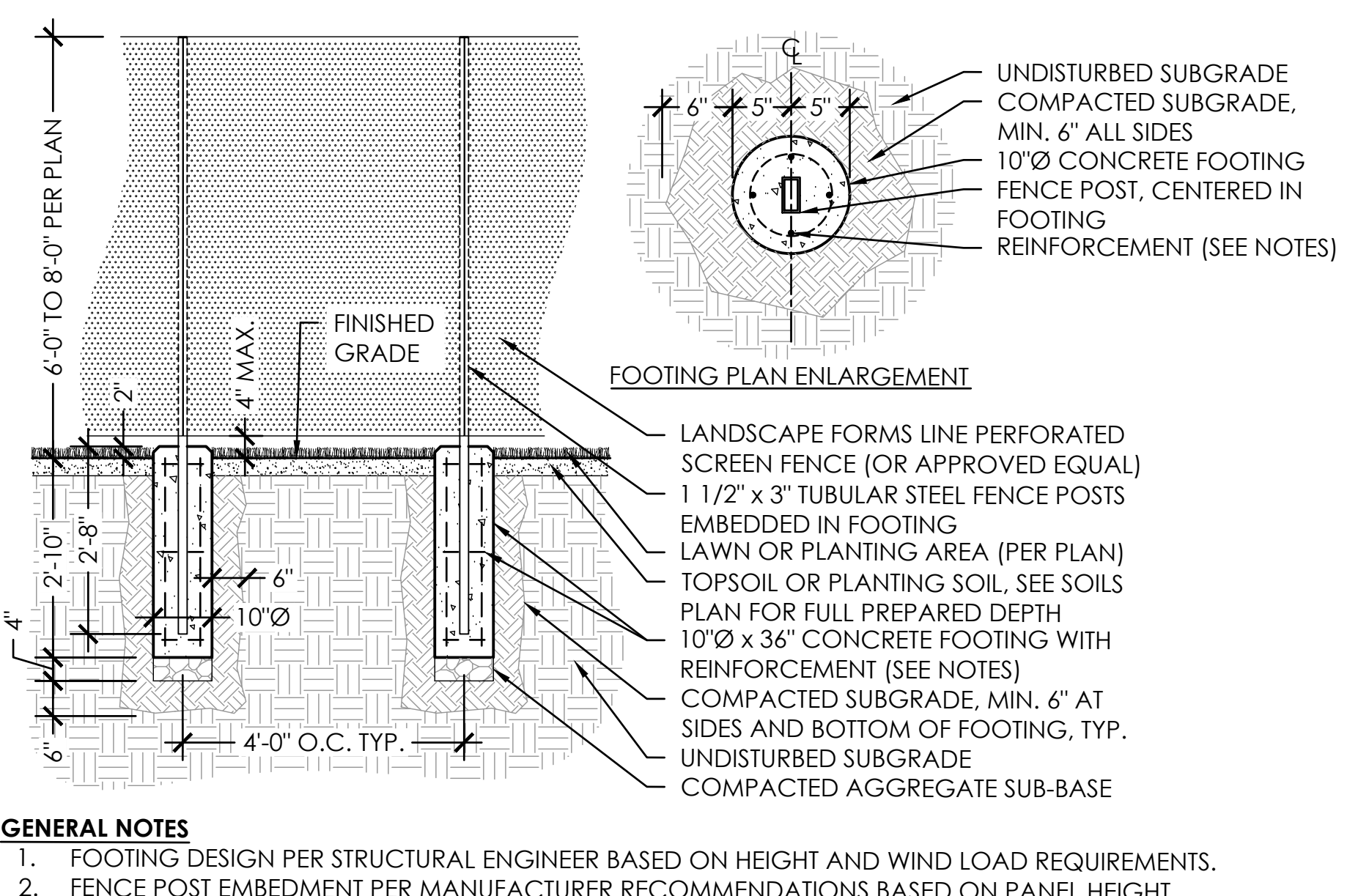
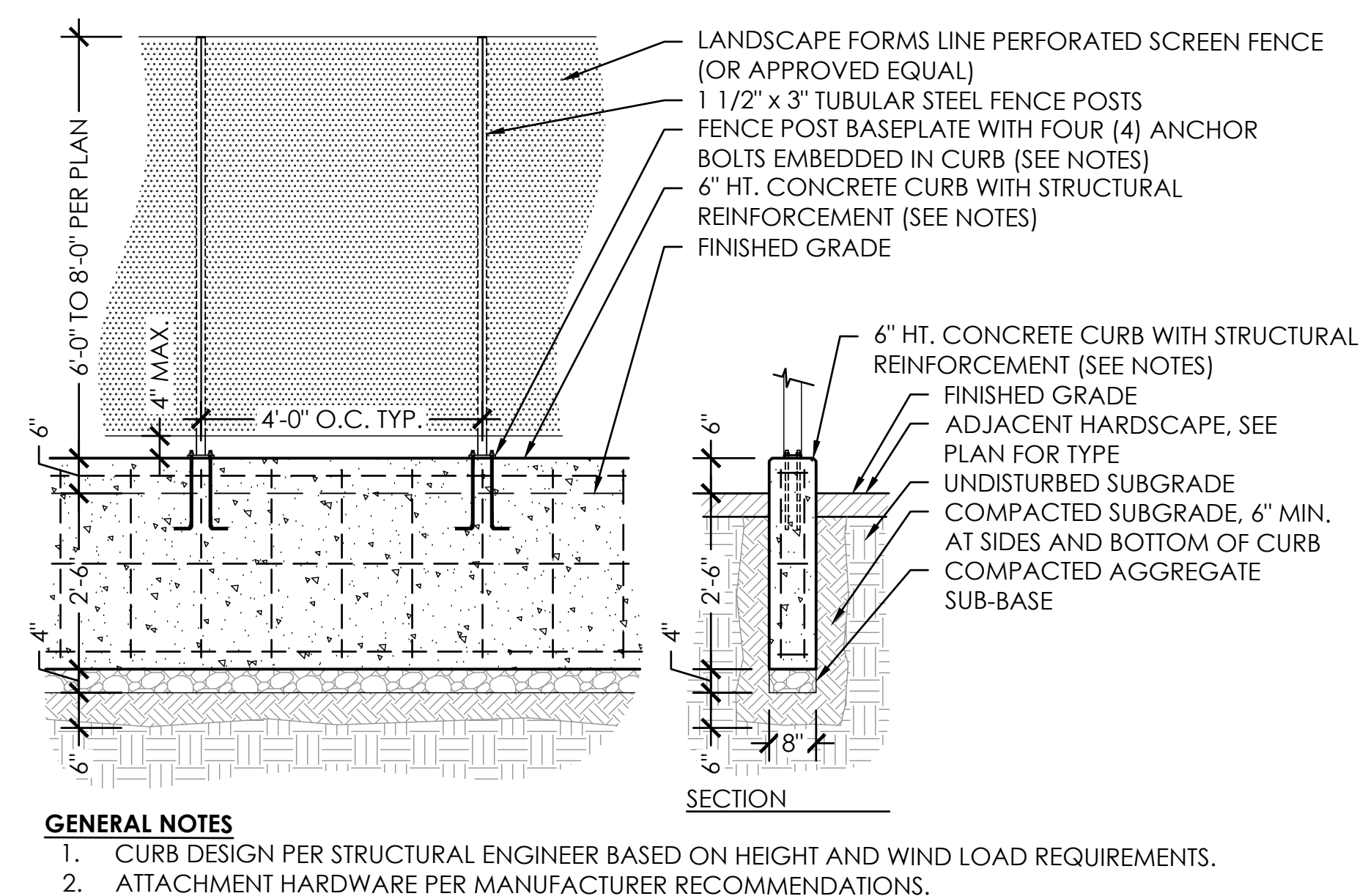
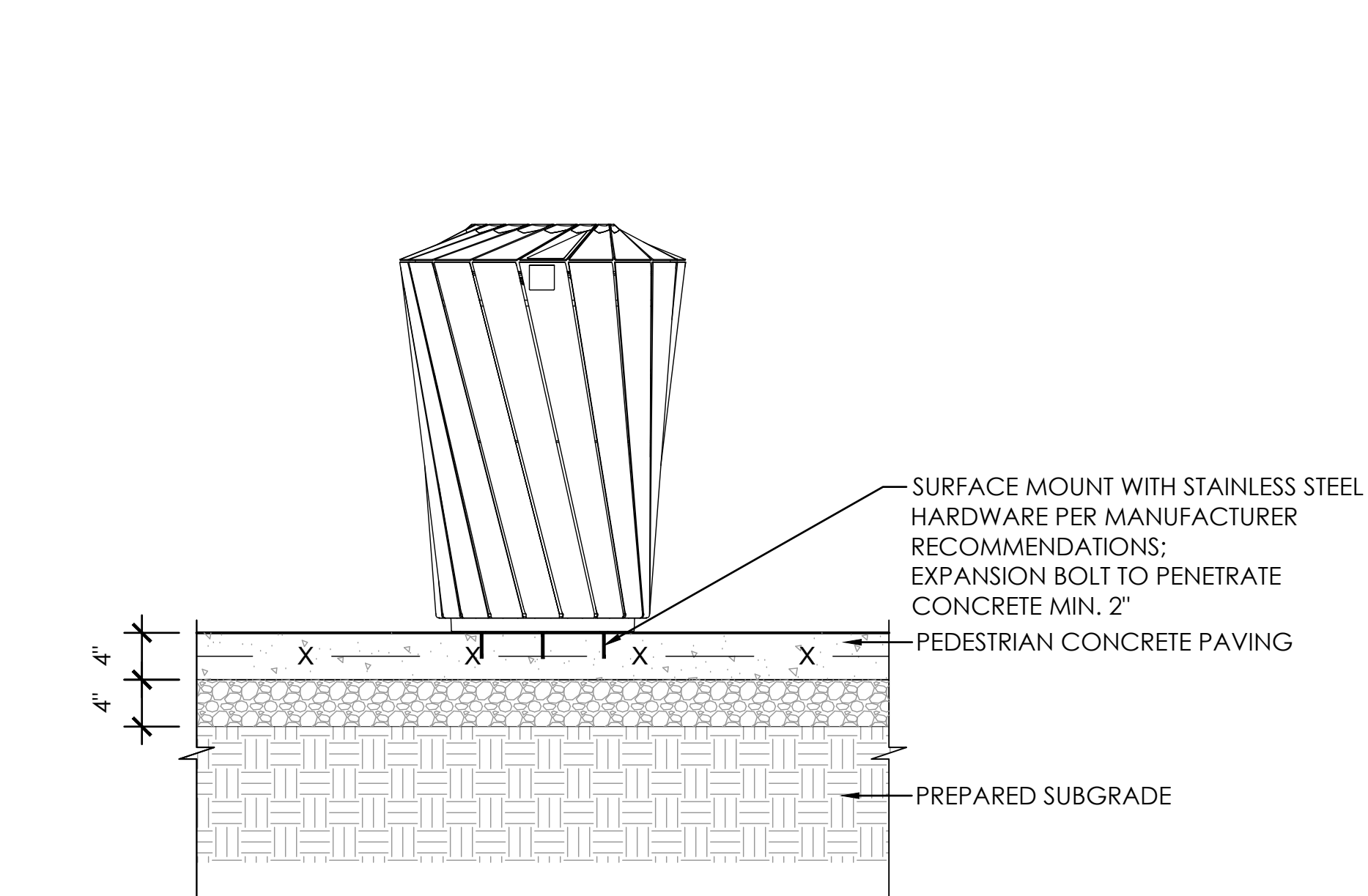
4.1 SUBMISSION



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

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

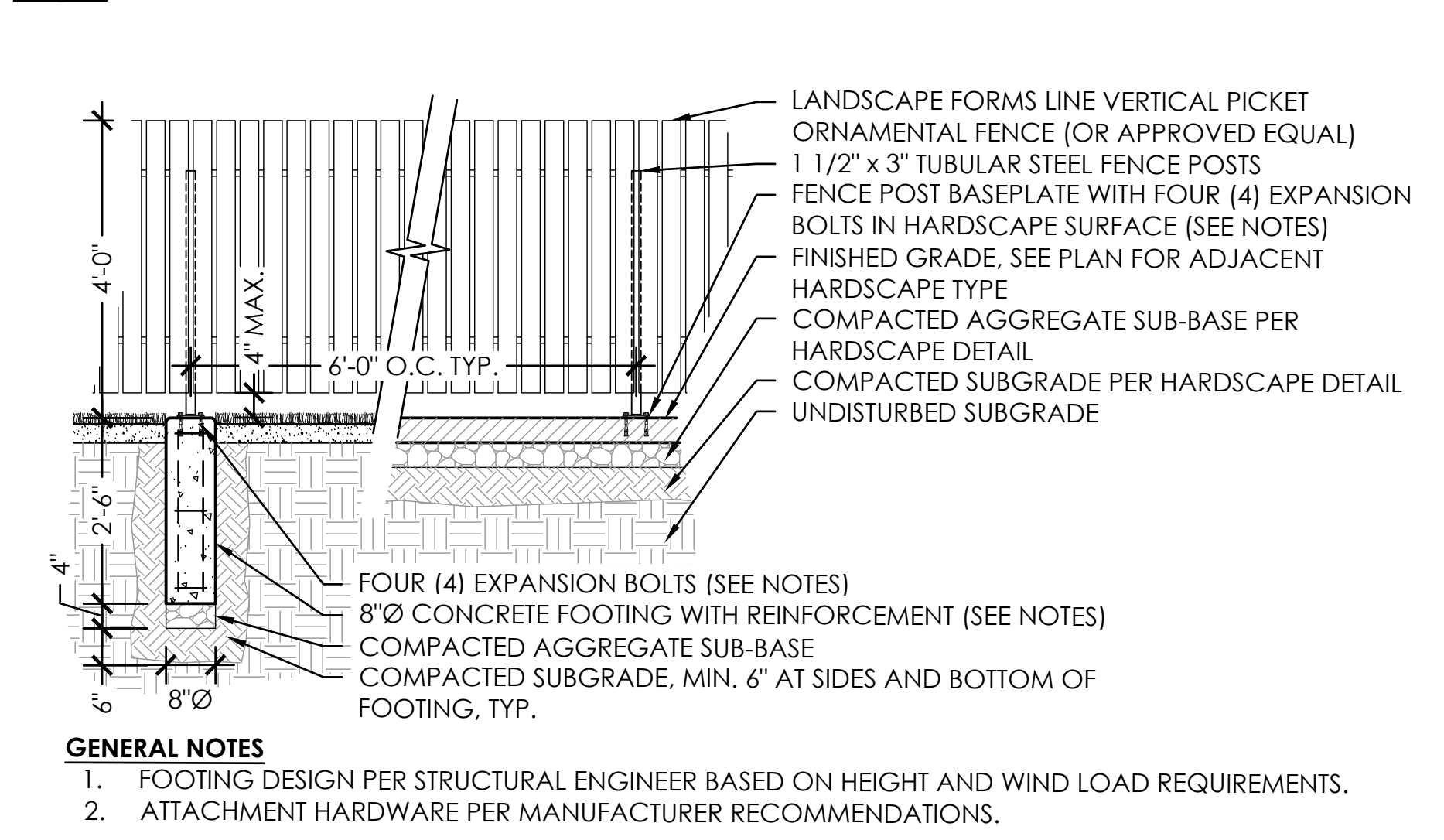
**B BENCH ON CONCRETE**  
1" = 1'-0"



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

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

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



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



**RIVERHOUSE  
LANDBAY-N**

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

**OWNER / DEVELOPER**  
JBG SMITH  
240.333.3600

**NORTH PARCEL ARCHITECT**  
TORTI GALLAS + PARTNERS, INC.  
301.588.4800

**CENTRAL PARCEL ARCHITECT**  
BCT DESIGN GROUP  
410.837.2727

**SOUTH PARCEL ARCHITECT**  
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

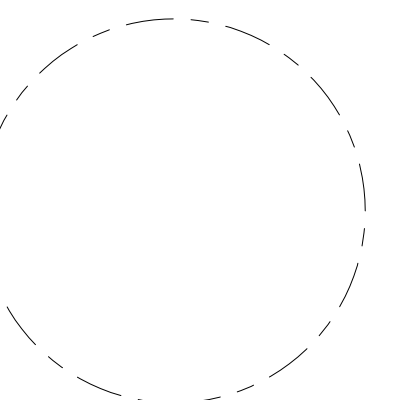
**Key Plan**

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**SITE SECTIONS**

**PRINCIPAL IN CHARGE**  
S.B.

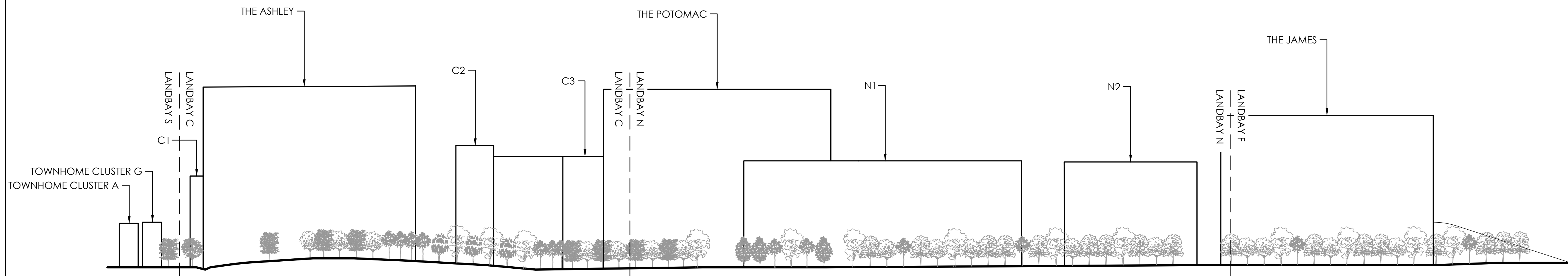
**PROJECT ARCHITECT**  
B.S.

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

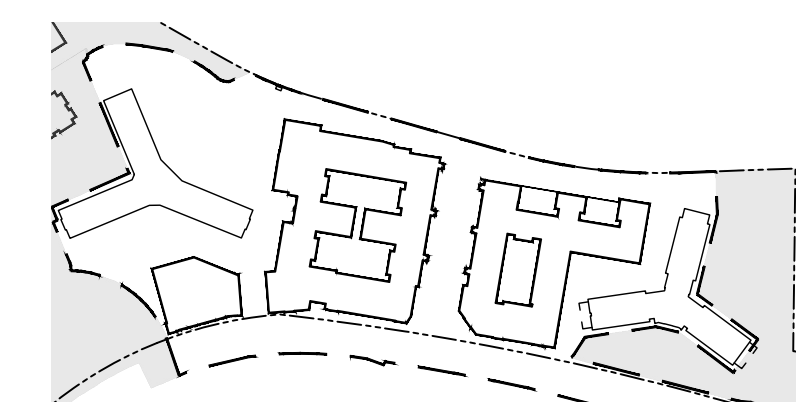
<b>DATE</b> 05.22.2024	<b>APPROVED</b> S.B.
<b>SCALE:</b>	<b>JOB NO.</b> 22-0013-JBG-RIV

**DRAWING NO.**

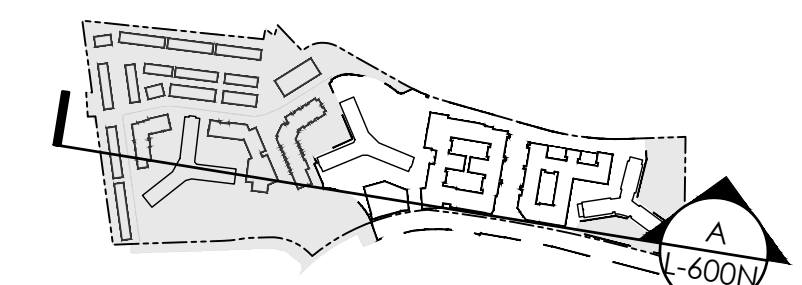
**L-600N**



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



LANDBAY-N KEY PLAN (NOT TO SCALE)



OVERALL KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**



**RIVERHOUSE  
LANDBAY-N**

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

**OWNER / DEVELOPER**  
JBG SMITH  
240.333.3600

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NELSON NYGAARD  
202.315.5221

**STRUCTURAL ENGINEER**  
SK + A  
301.881.1441

**Key Plan**

Issue NO.	DATE

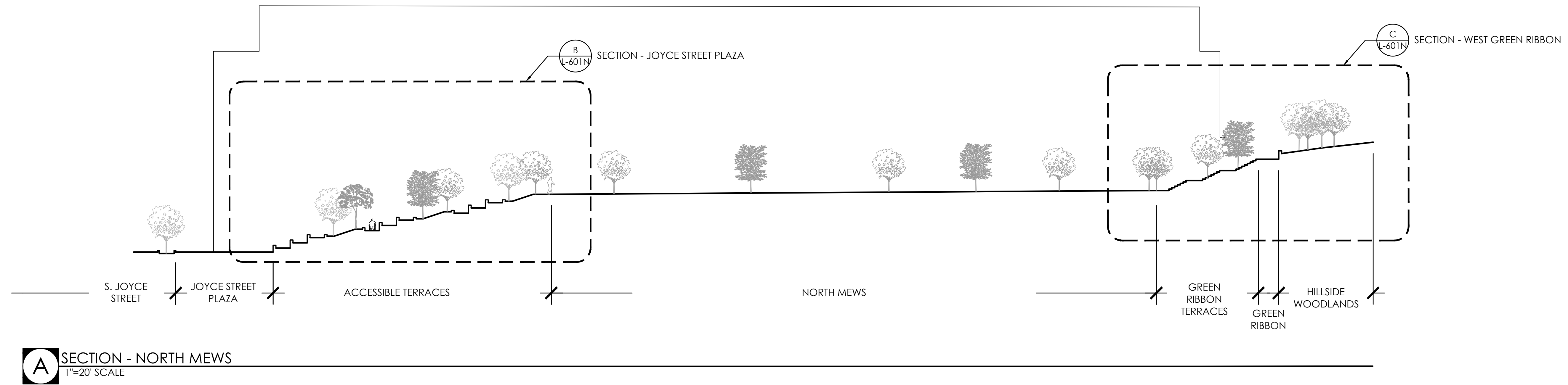
Revisions NO.	DATE

**SITE SECTIONS**

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

DRAWING NO.

**L-601N**



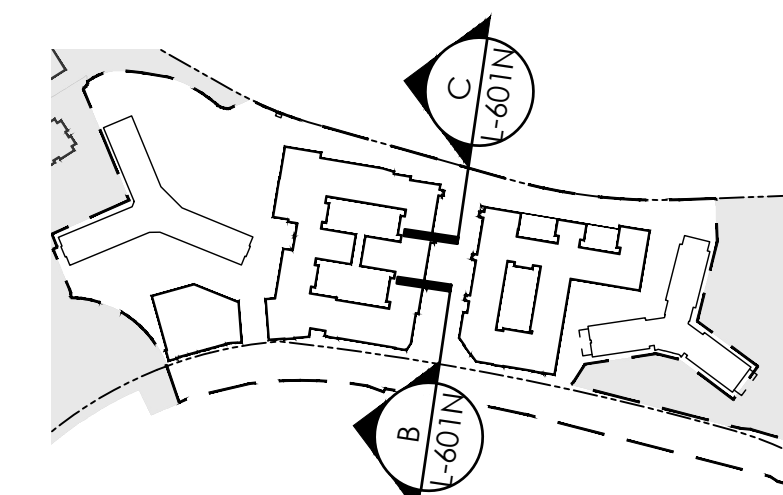
**A SECTION - NORTH MEWS**  
1"=20" SCALE



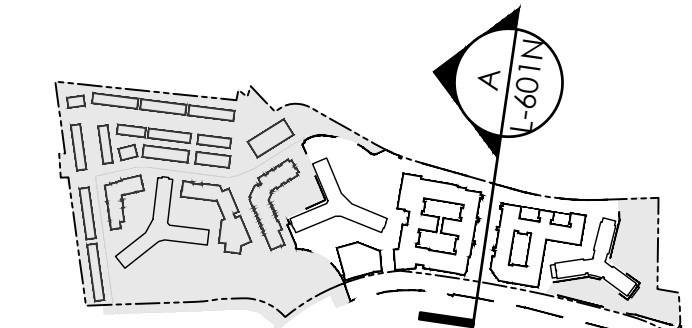
**B SECTION - JOYCE STREET PLAZA**  
1"=10'-0" SCALE



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



LANDBAY-N KEY PLAN (NOT TO SCALE)



OVERALL KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**



**RIVERHOUSE  
 LANDBAY-N**

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

**OWNER / DEVELOPER**  
 JBG SMITH  
 240.333.3600

**NORTH PARCEL ARCHITECT**  
 TORTI GALLAS + PARTNERS, INC.  
 301.588.4800

**CENTRAL PARCEL ARCHITECT**  
 BCT DESIGN GROUP  
 410.837.2727

**SOUTH PARCEL ARCHITECT**  
 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

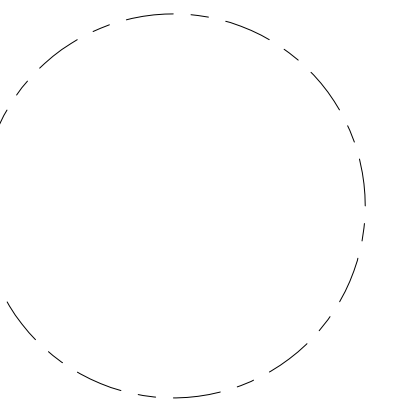
**TRAFFIC ENGINEER**  
 NELSON NYGAARD  
 202.315.5221

**STRUCTURAL ENGINEER**  
 SK + A  
 301.881.1441

**Key Plan**

Issue	
NO.	DATE

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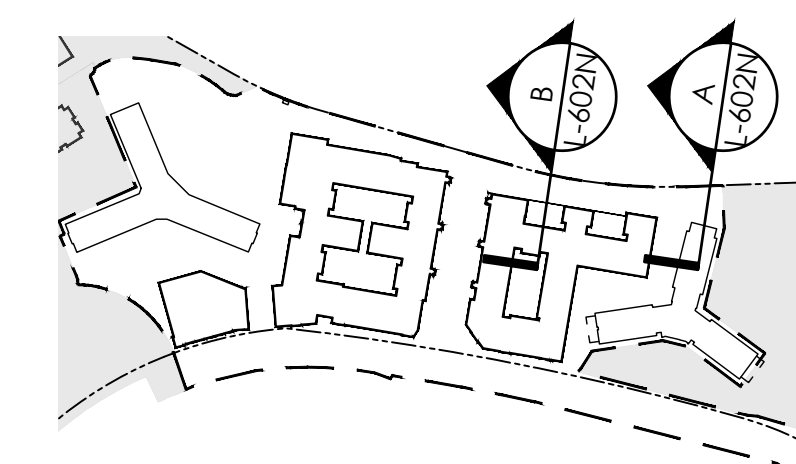
**SITE SECTIONS**

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

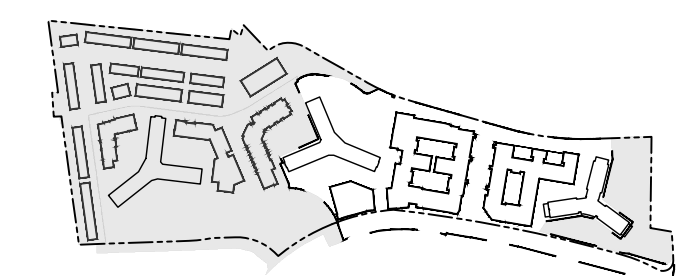
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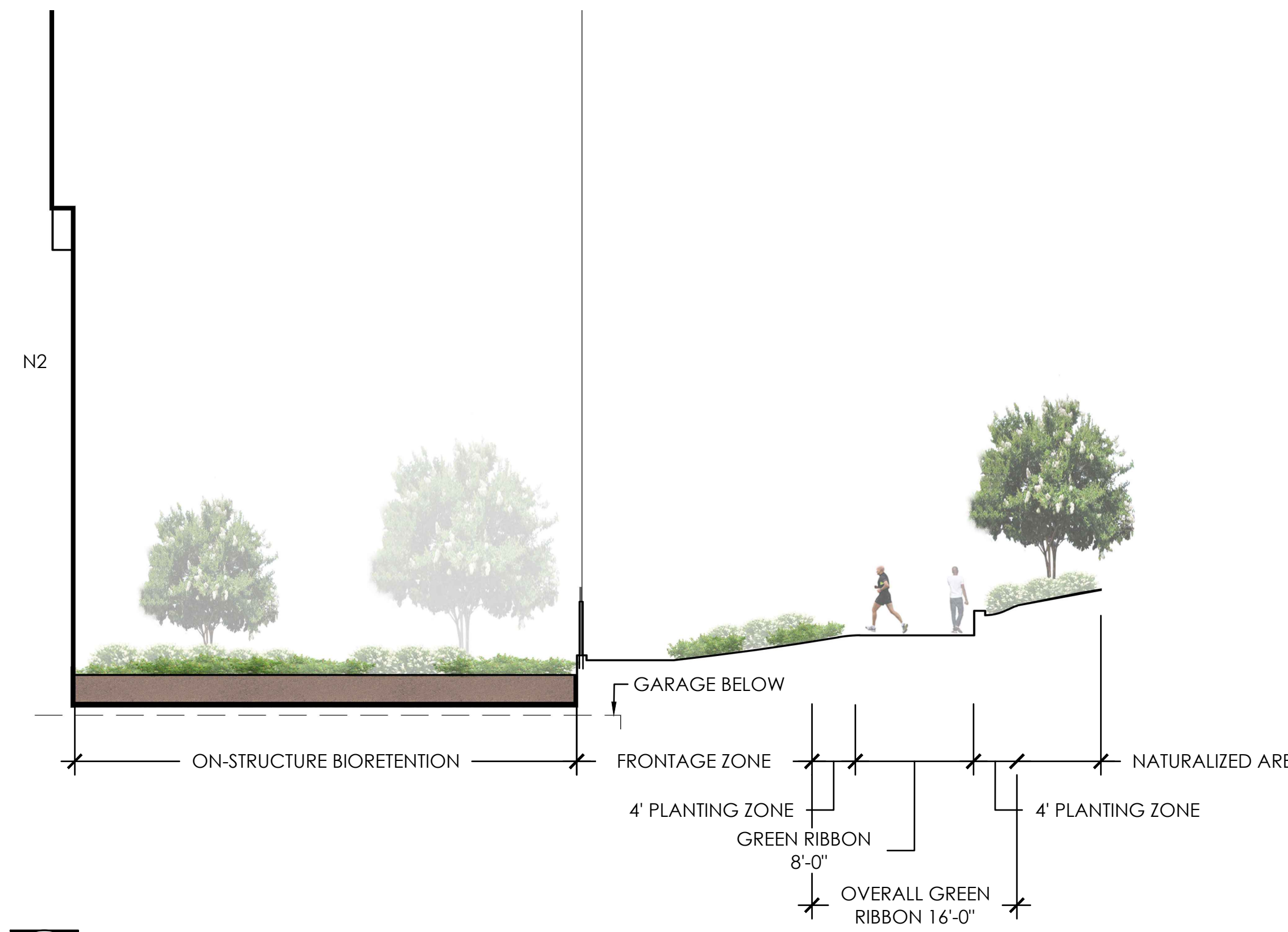
**4.1 SUBMISSION**



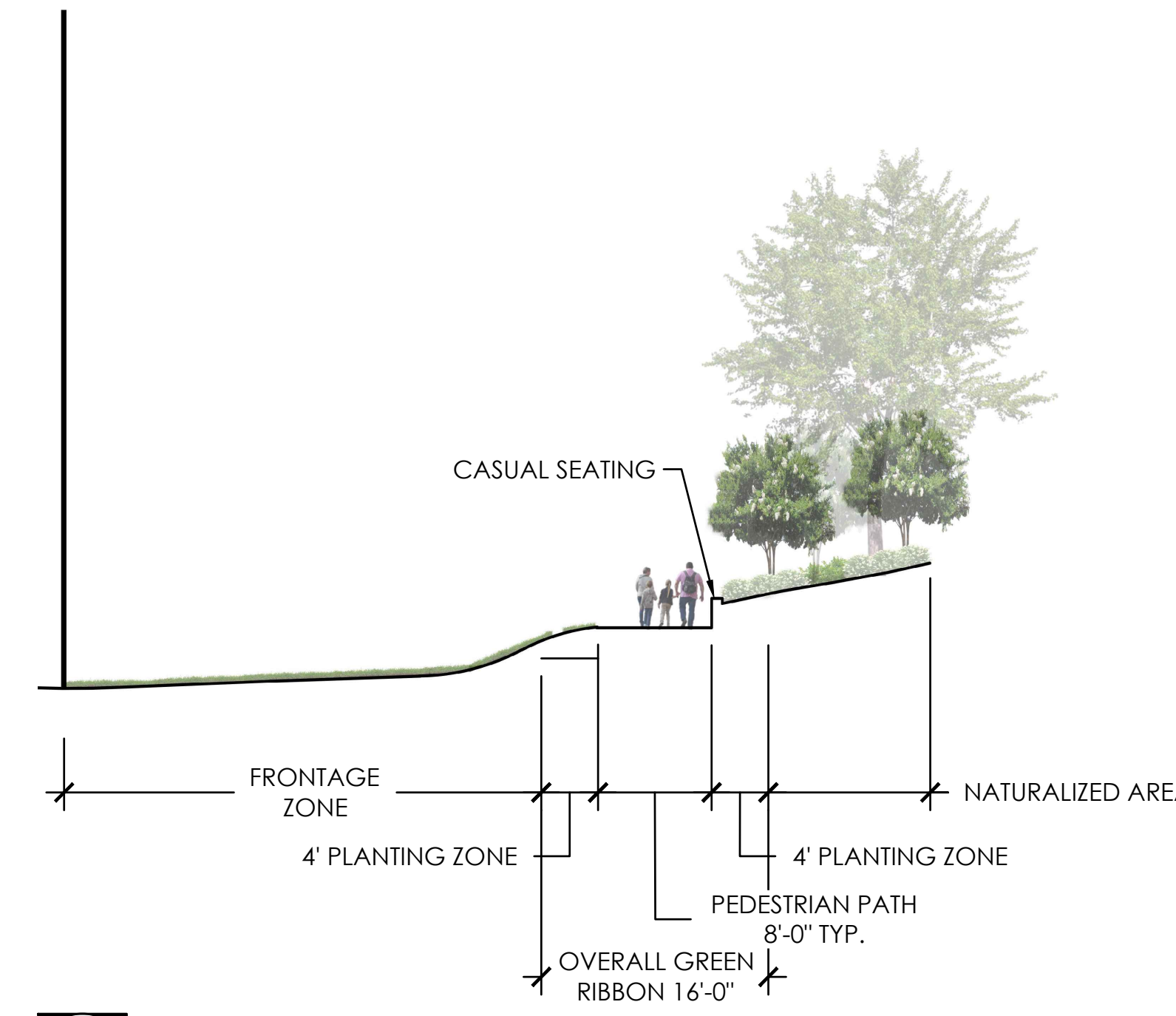
LANDBAY-N KEY PLAN (NOT TO SCALE)



OVERALL KEY PLAN (NOT TO SCALE)



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



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