

Proposed Public Open Space - Summary

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

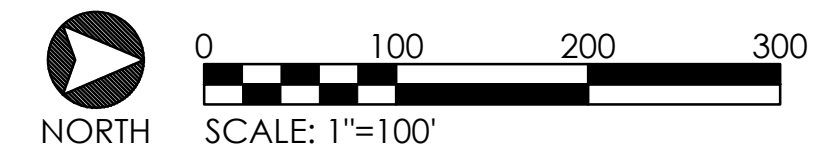
PUBLIC OPEN SPACE TABULATIONS *			
NO.	NAME	(SF)	(AC)
1	JAMES PARK	72,370	1.58
2	N1-2 OPEN SPACE	44,170	1.00
3	VHP EXPANSION AND HOPPER PARK	120,873±	2.77
PUBLIC OPEN SPACE TOTAL AREA		237,413	5.35

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.**



RIVERHOUSE NEIGHBORHOOD

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

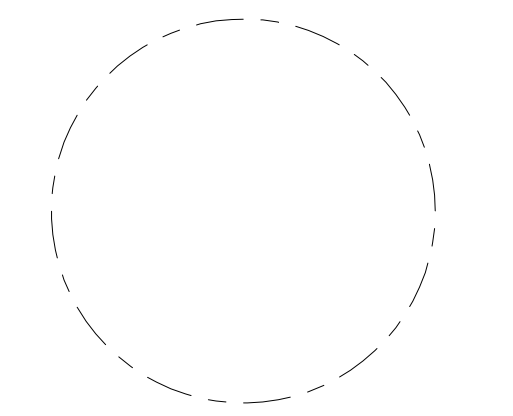
Key Plan

Issue

NO.	DATE

Revisions

NO.	DATE



PUBLIC OPEN SPACE - SUMMARY

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. 22-13-JBG-RIV

DRAWING NO.
L-1

PHASED DEVELOPMENT SITE PLAN

RIVERHOUSE NEIGHBORHOOD

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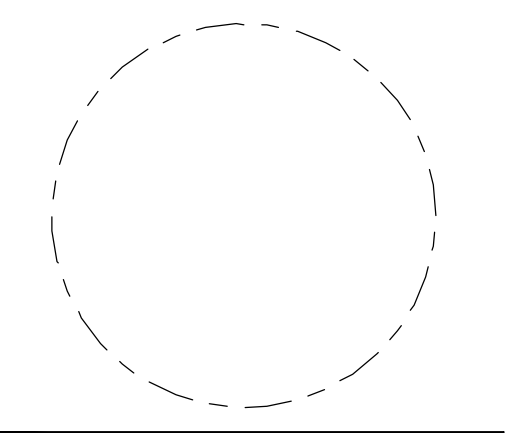
TRAFFIC ENGINEER
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Key Plan

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GREEN RIBBON TYPICAL SECTIONS

PRINCIPAL IN CHARGE
 S.B.

PROJECT ARCHITECT
 B.S.

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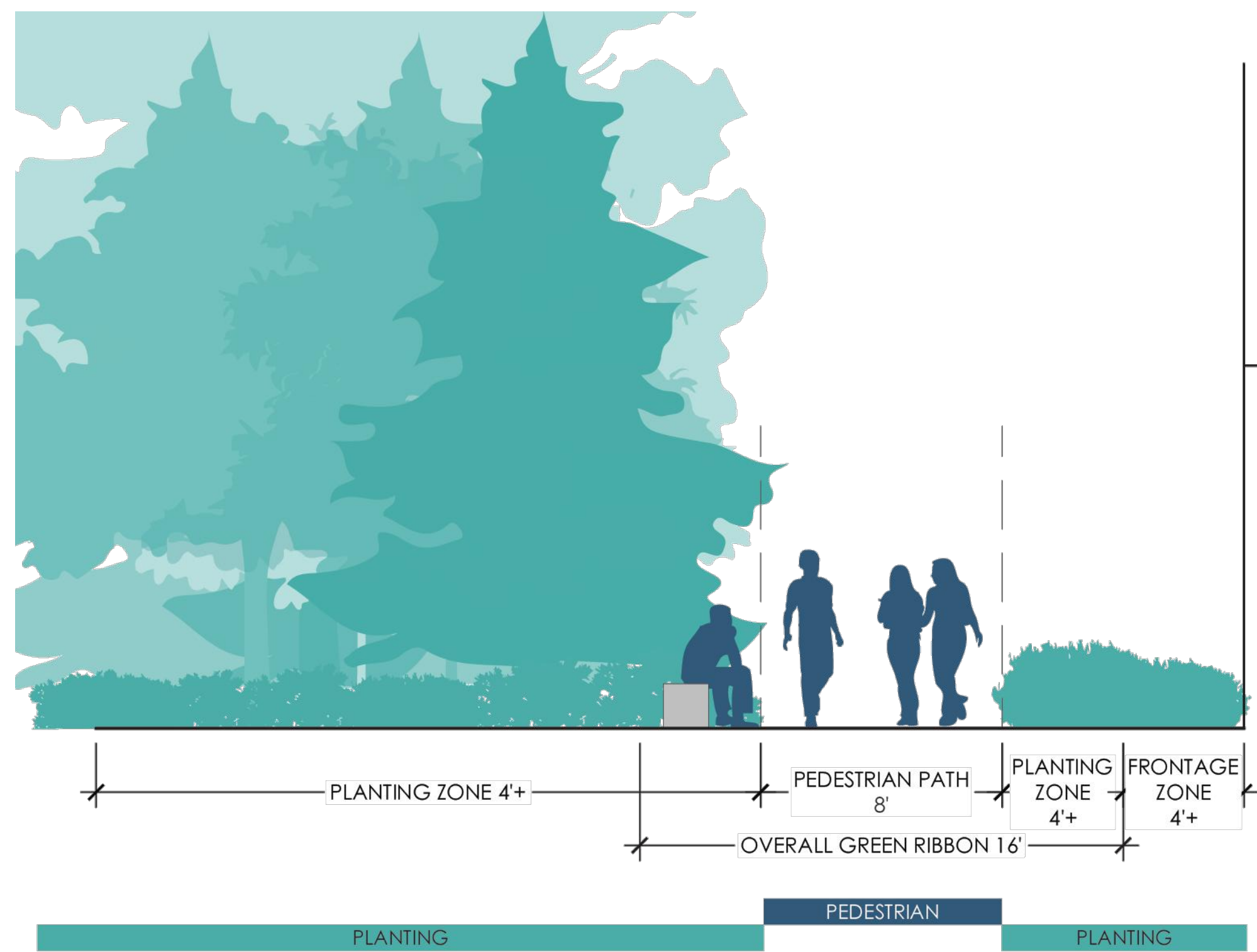
DATE
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APPROVED
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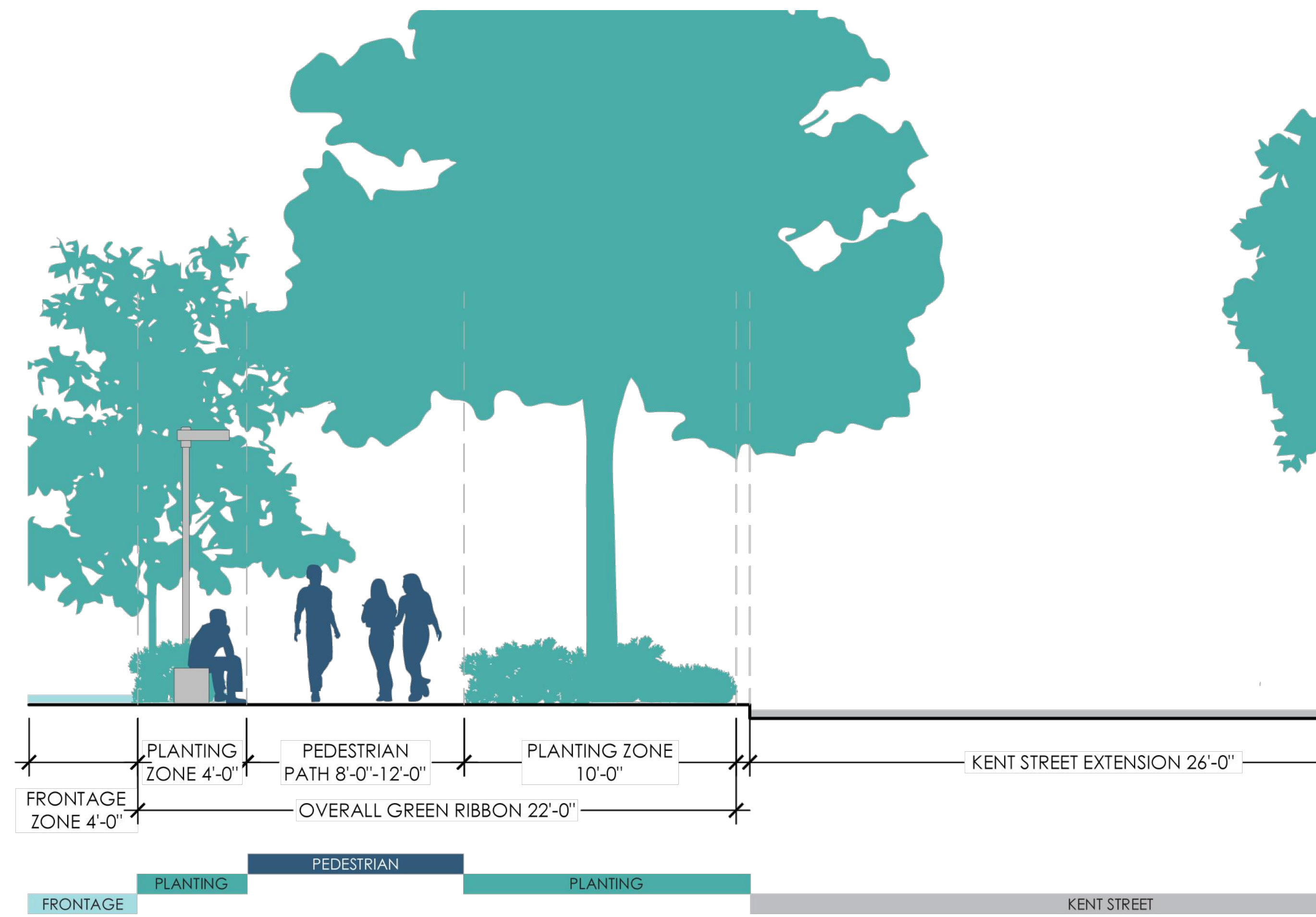
SCALE:
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JOB NO.
 22-13-JBG-RIV

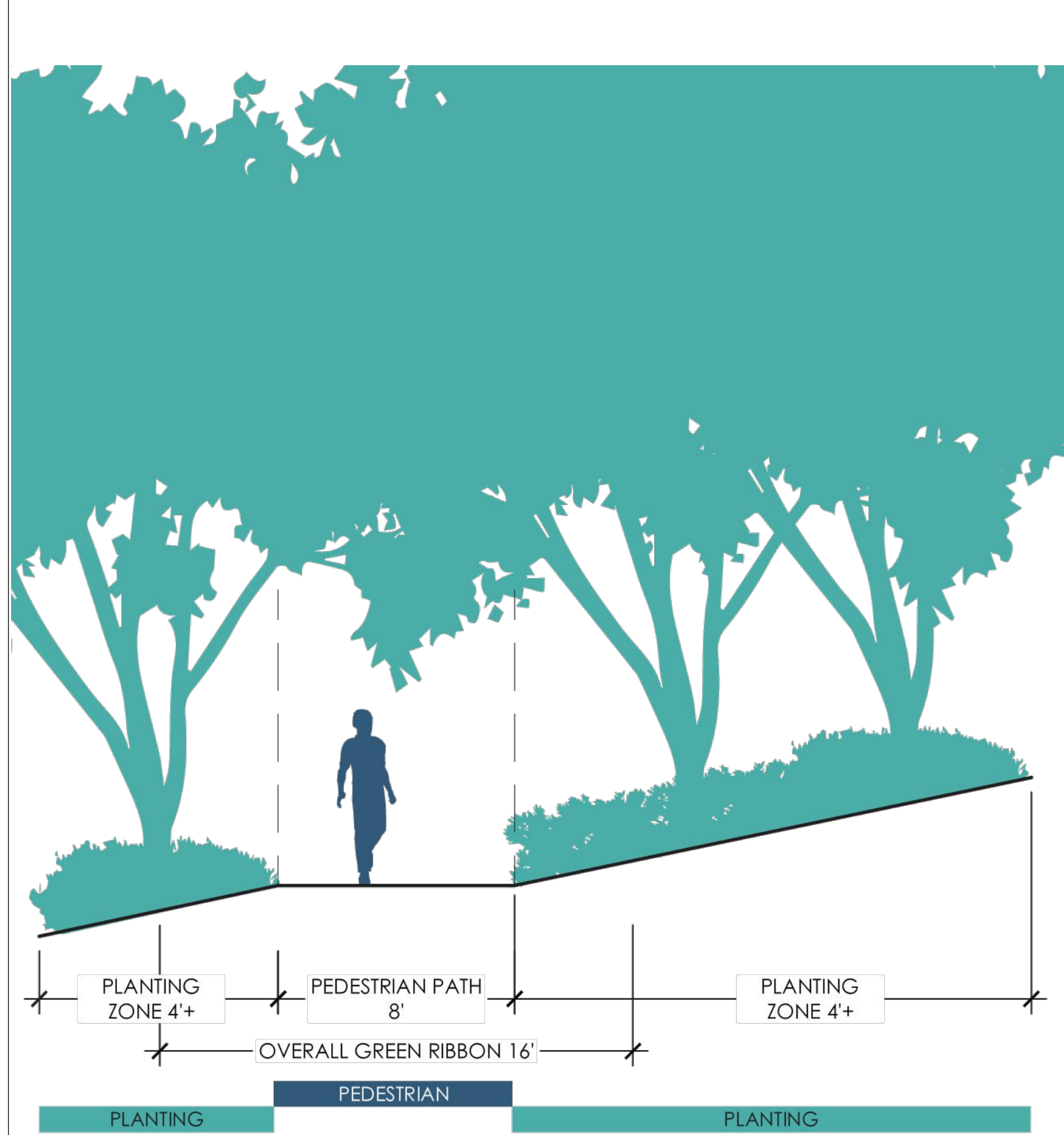
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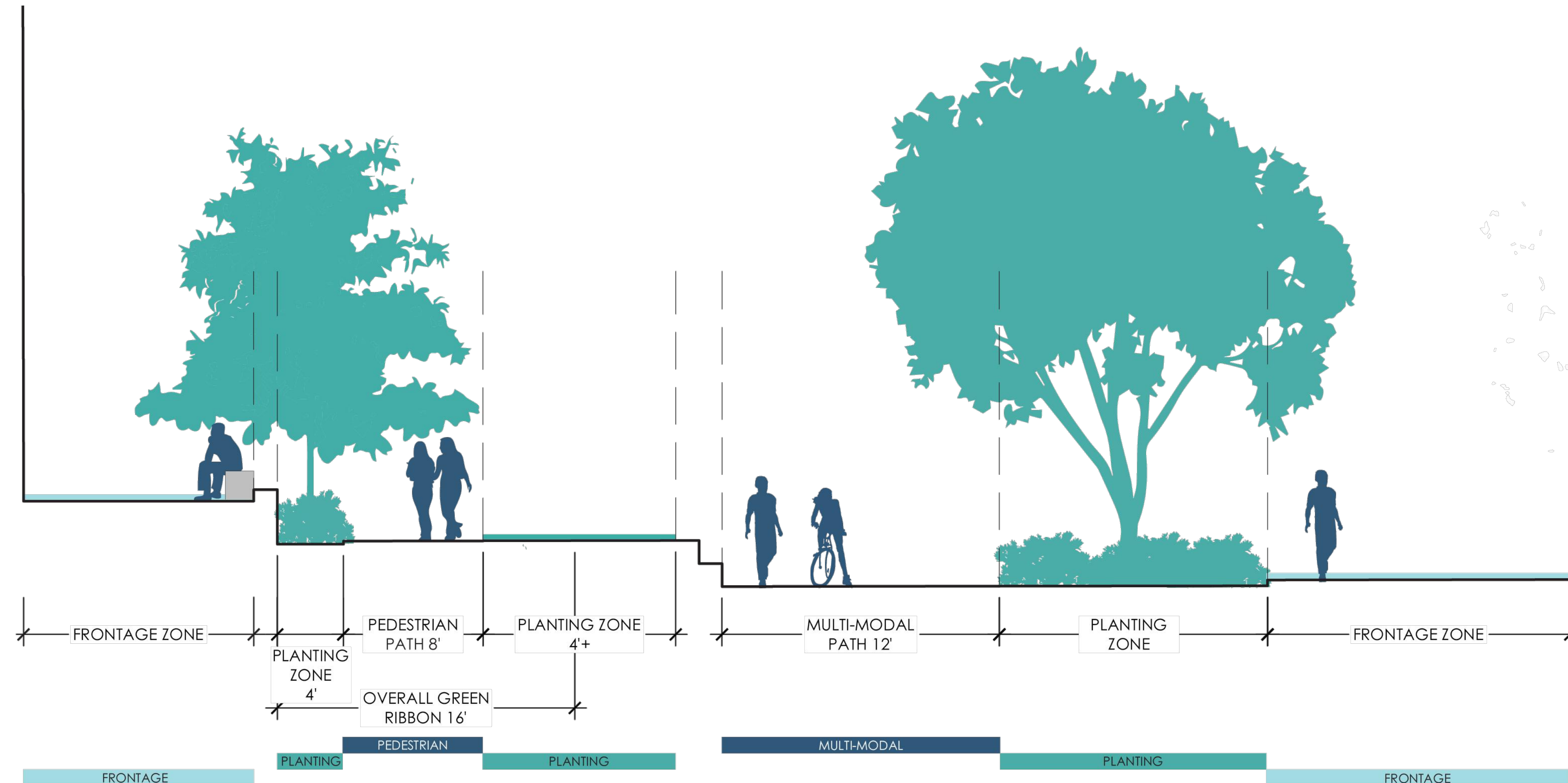
TYPICAL GREEN RIBBON - SOUTH BUFFER



GREEN RIBBON WITHIN THE PUBLIC RIGHT OF WAY - KENT STREET CORRIDOR



GREEN RIBBON - WOODLANDS

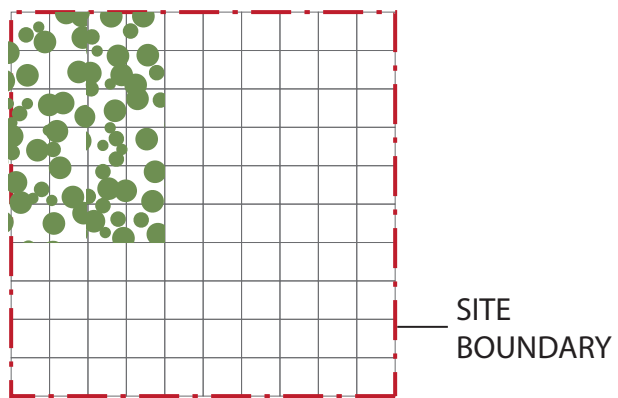


GREEN RIBBON IN OPEN SPACE - CENTRAL LANDBAY

PHASED DEVELOPMENT SITE PLAN



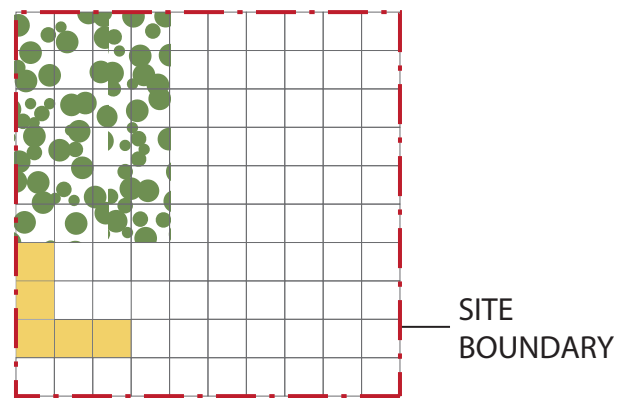
TREE CANOPY
TOTAL CANOPY COVERAGE **24%**



SECTOR PLAN REQUIREMENTS
PENTAGON CITY: 15%
RIVERHOUSE: 20%



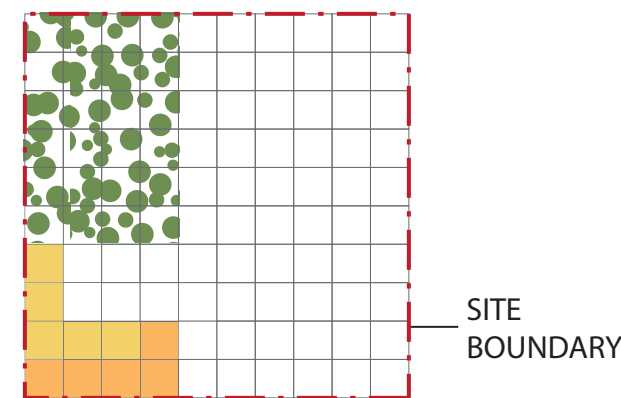
AT- OR NEAR-GRADE VEGETATION
TOTAL VEGETATION COVERAGE **5%**



SECTOR PLAN REQUIREMENTS
PENTAGON CITY: 5%
RIVERHOUSE: 5%



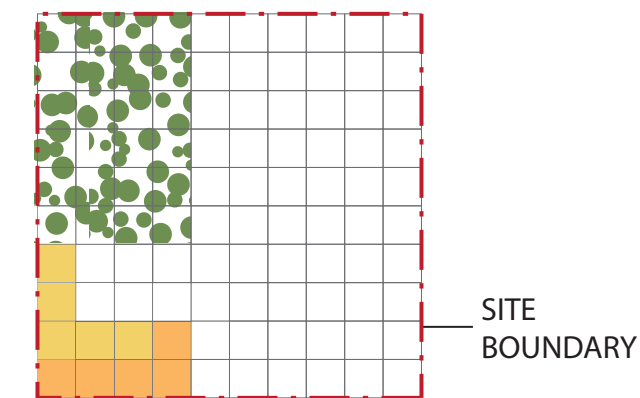
ADDITIONAL VEGETATION
TOTAL VEGETATION COVERAGE **5%**



SECTOR PLAN REQUIREMENTS
PENTAGON CITY: 5%
RIVERHOUSE: 5%



TREE CANOPY AND VEGETATION
TOTAL VEGETATION COVERAGE **34%**



SECTOR PLAN REQUIREMENTS
PENTAGON CITY: 25%
RIVERHOUSE: 30%

RIVERHOUSE NEIGHBORHOOD

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

OWNER / DEVELOPER
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NORTH PARCEL ARCHITECT
TORTI GALLAS + PARTNERS, INC.
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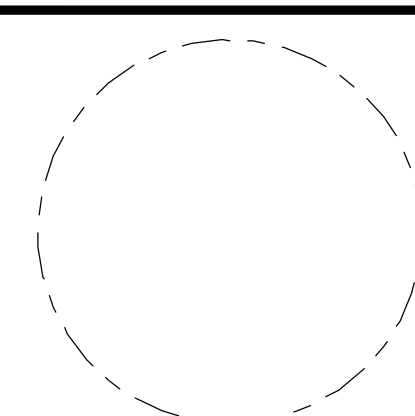
TRAFFIC ENGINEER
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202.315.5221

STRUCTURAL ENGINEER
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301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



OVERALL TREE PLANTING PLAN

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE
05.22.2024

SCALE:
1" = 100'

DRAWING NO.
L-4

APPROVED
S.B.

JOB NO.
22-13-JBG-RIV

PHASED DEVELOPMENT SITE PLAN

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 'HAPPEL'
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

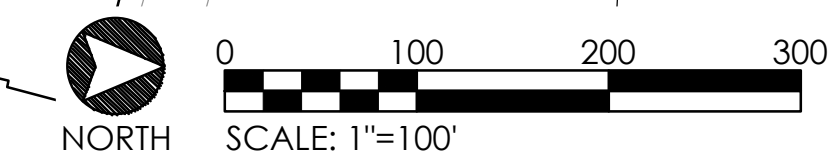
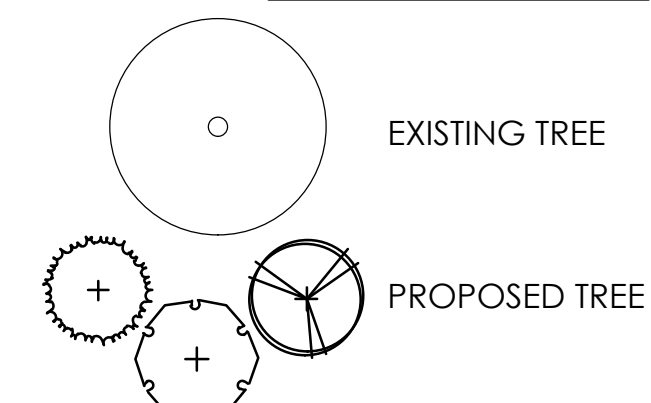
LANDBAY C
(REFER LANDBAY C 4.1 PACKAGE)

QTY	DECIDUOUS TREES
6	ACER RUBRUM
3	CERCIDIPHYLLUM JAPONICUM
6	LIQUIDAMBAR STYRACIFLUA 'HAPPEL'
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 NEIGHBORHOOD

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 ARLINGTON, VA 22202

OWNER / DEVELOPER
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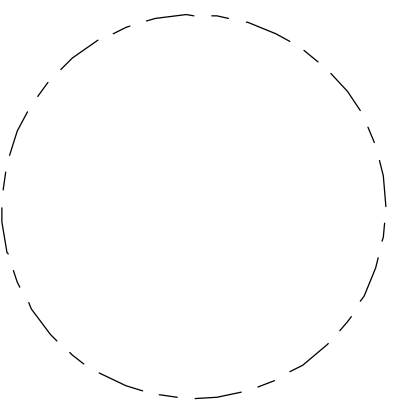
SUSTAINABILITY CONSULTANT
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 PARTNERS
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 NELSON NYGAARD
 202.315.5221
STRUCTURAL ENGINEER
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 301.881.1441

Key Plan

Issue
 NO. DATE

Revisions
 NO. DATE



OVERALL 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:

JOB NO.
 22-13-JBG-RIV

DRAWING NO.
L-5

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 GINKGO	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 'HAPPEDELL'	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 'BRACKENS 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'™	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
4	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
10	LIQUIDAMBAR STYRACIFLUA 'HAPPEDELL'	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:

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

PHASED DEVELOPMENT SITE PLAN