

**RIVERHOUSE  
LANDBAY-S**

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

**OWNER / DEVELOPER**  
JBG SMITH  
240.333.3600

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

**CENTRAL PARCEL ARCHITECT**  
BCT DESIGN GROUP  
410.837.2727

**SOUTH PARCEL ARCHITECT**  
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-S

1400 SOUTH JOYCE STREET  
ARLINGTON, VA 22202

## CONCEPTUAL LANDSCAPE SET 4.1 SUBMISSION

**GENERAL PROJECT NOTES**

1. THE PROPOSED PLANS ARE BASED ON THE SURVEY PREPARED BY BOHLER.
2. ALL EXISTING TREES SUBJECT TO BOHLER'S TREE PRESERVATION PLANS. REFER CIVIL SERIES FOR INFORMATION.
3. PROPOSED GRADING AND UTILITIES ARE SUBJECT TO CHANGE WITH FINAL LANDSCAPE PLAN. REFER CIVIL SERIES FOR INFORMATION.
4. ALL PATH DIMENSIONS INDICATED ARE CLEAR WIDTHS FROM EDGE OF PAVEMENT TO FACE OF WALL OR OUTSIDE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
5. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
6. DESIGN AND SIZE OF PUBLIC SPACES TO BE PLANNED IN COORDINATION WITH THE COUNTY THROUGH A PUBLIC PARK MASTER PLAN PROCESS.
7. 20% TREE CANOPY COVERAGE IS MET WITH PRESERVED TREE CANOPY COVERAGE (REFER CIVIL TREE PRESERVATION SHEETS)(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-001S	LANDSCAPE COVER SHEET
L-002S	OVERALL PLAN
L-003S	OVERALL OPEN SPACE PLAN
L-004S	OVERALL SITE RENDERING
L-101S	CONCEPT LANDSCAPE PLAN A
L-102S	CONCEPT LANDSCAPE PLAN B
L-103S	CONCEPT LANDSCAPE PLAN C
L-104S	CONCEPT LANDSCAPE PLAN D
L-400S	OVERALL TREE PLANTING PLAN
L-401S	TREE PLANTING PLAN A
L-402S	TREE PLANTING PLAN B
L-403S	TREE PLANTING PLAN C
L-404S	TREE PLANTING PLAN D
L-421S	UNDERSTORY PLANTING PLAN A
L-422S	UNDERSTORY PLANTING PLAN B
L-423S	UNDERSTORY PLANTING PLAN C
L-424S	UNDERSTORY PLANTING PLAN D
L-440S	TREE PLANTING SCHEDULE
L-441S	UNDERSTORY PLANTING SCHEDULE
L-442S	PLANT NOTES AND DETAILS
L-500S	PRECEDENT IMAGERY
L-501S	PRECEDENT IMAGERY
L-502S	PRECEDENT IMAGERY
L-510S	PAVING DETAILS
L-511S	PUBLIC SPACE DETAILS
L-600S	SITE SECTIONS
L-601S	SITE SECTIONS

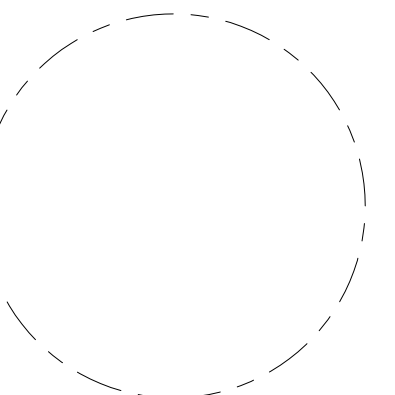
**Key Plan**

**Issue**

NO. DATE

**Revisions**

NO. DATE



**LANDSCAPE  
COVER SHEET**

PRINCIPAL IN CHARGE  
S.B.

PROJECT ARCHITECT  
B.S.

DRAWN  
P.T. L.S.

DATE  
05.22.2024

APPROVED  
S.B.

SCALE:

JOB NO.  
22-0013-JBG-RIV

DRAWING NO.

**L-001S**

**4.1 SUBMISSION**

**RIVERHOUSE  
LANDBAY-S**

**PROJECT STREET NUMBER**  
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410.837.2727

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571.830.1800

**CIVIL ENGINEER**  
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202.524.5700

**ATTORNEY**  
VENABLE LLP  
202.344.4000

**SUSTAINABILITY CONSULTANT**  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

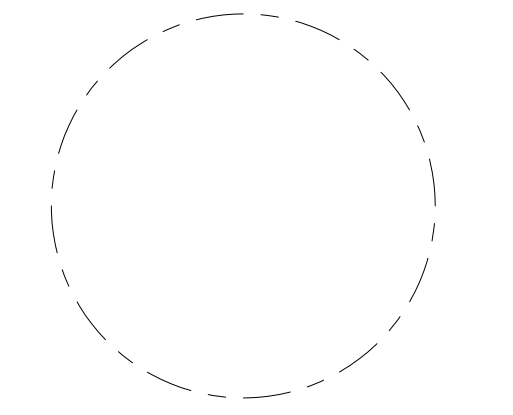
**TRAFFIC ENGINEER**  
NELSON NYGAARD  
202.315.5221

**STRUCTURAL ENGINEER**  
SK + A  
301.881.1441

**Key Plan**

**Issue**  
NO. DATE

**Revisions**  
NO. DATE



**OVERALL PLAN**

**PRINCIPAL IN CHARGE**  
S.B.

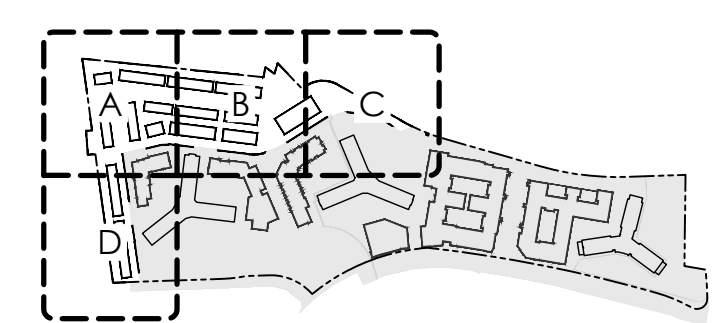
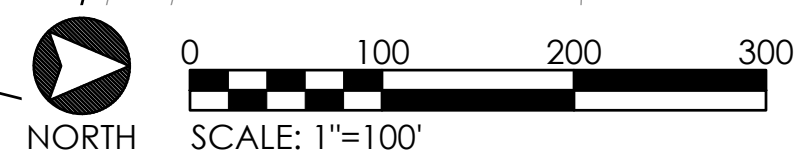
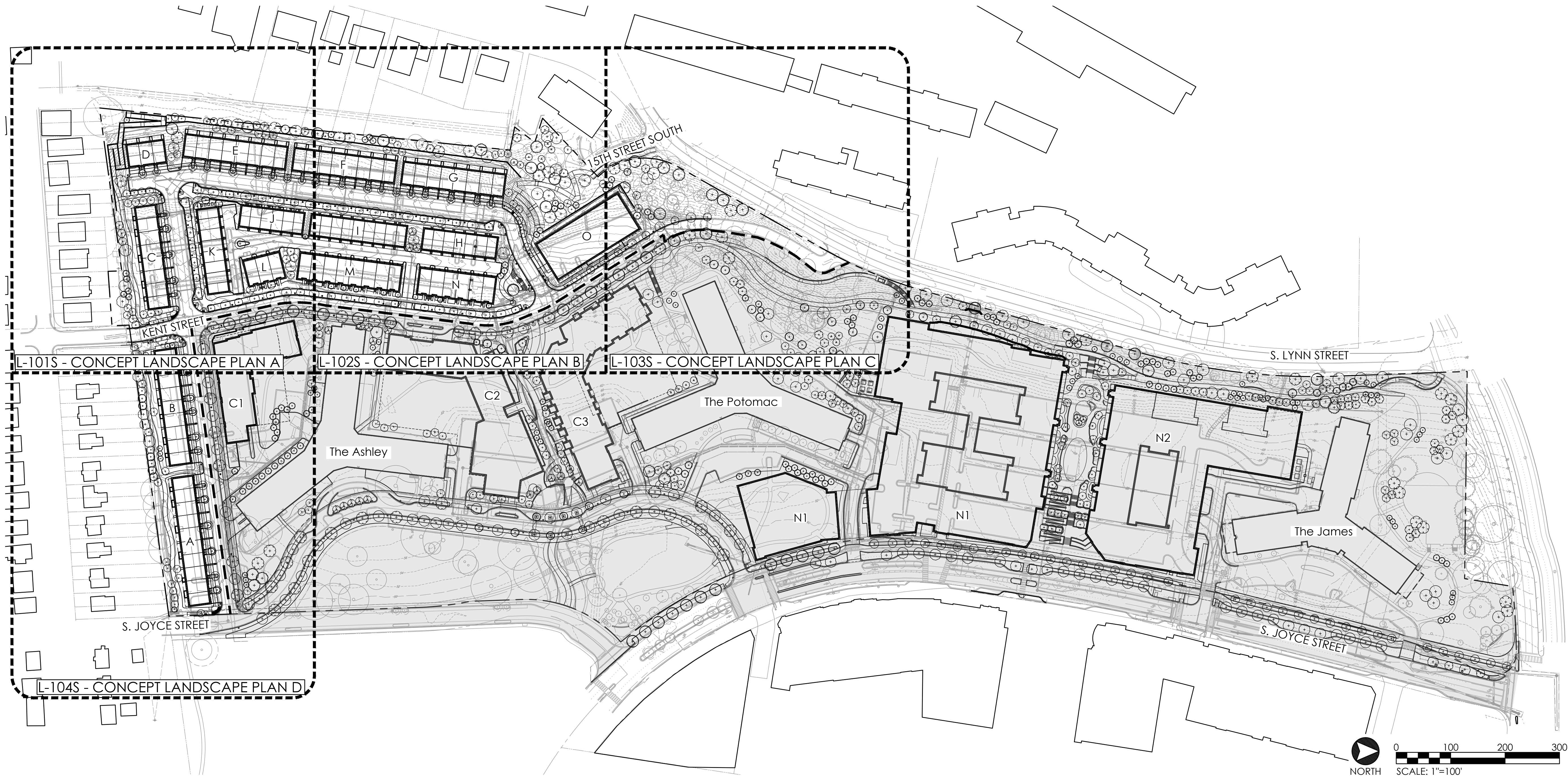
**PROJECT ARCHITECT**  
B.S.

**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-RV

**DRAWING NO.**

**L-002S**



KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**



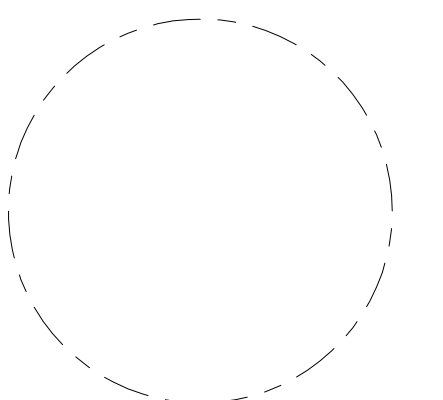
**RIVERHOUSE  
 LANDBAY-S**

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 ARLINGTON, VA 22202  
 OWNER / DEVELOPER  
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 410.837.2727  
 SOUTH PARCEL ARCHITECT  
 LESSARD DESIGN, INC.  
 571.830.1800  
 CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700  
 ATTORNEY  
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 SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890  
 TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221  
 STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

**Key Plan**

**Issue**  
 NO. DATE

**Revisions**  
 NO. DATE



**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-003S**

**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>		<b>46,084</b>	<b>1.05</b>

**PUBLIC OPEN SPACE TABULATIONS \***

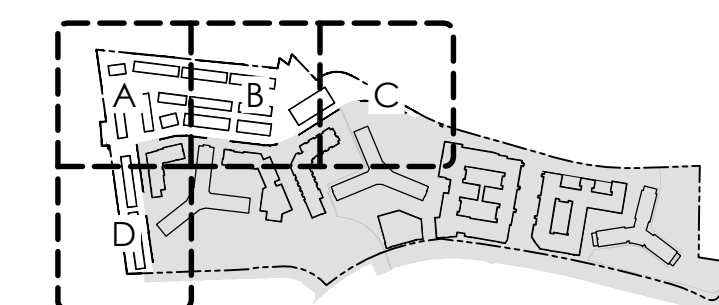
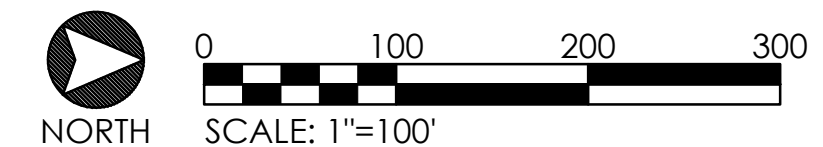
NO.	NAME	(SF)	(AC)
1	JAMES PARK	72,370	1.58
2	N1-2 OPEN SPACE	44,170	1.00
3	VHP EXPANSION AND HOPPER PARK	120,873±	2.77
<b>PUBLIC OPEN SPACE TOTAL AREA</b>		<b>237,413</b>	<b>5.35</b>

**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)

**3. VHP EXPANSION AND HOPPER PARK**  
 103,370 SF (2.37 AC) TOTAL  
 (SUBJECT TO COUNTY-LED VHP PUBLIC  
 PARK MASTER PLAN PROCESS)

**5. LITTLE JOYCE R.O.W.**  
 29,460 SF (0.68 AC)  
 (COUNTY OWNED)

**2. N1-2 OPEN SPACE**  
 43,850 SF (1.00 AC)

**1. JAMES PARK**  
 72,370 SF (1.58 AC)

**4. FAR NORTH**  
 18,000 SF (0.41 AC)  
 (COUNTY OWNED)



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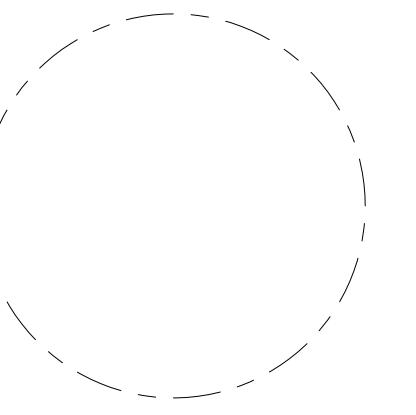
**TRAFFIC ENGINEER**  
NELSON NYGAARD  
202.315.5221

**STRUCTURAL ENGINEER**  
SK + A  
301.881.1441

**Key Plan**

**Issue**  
NO. DATE

**Revisions**  
NO. DATE



**OVERALL SITE  
RENDERING**

**PRINCIPAL IN CHARGE**  
S.B.

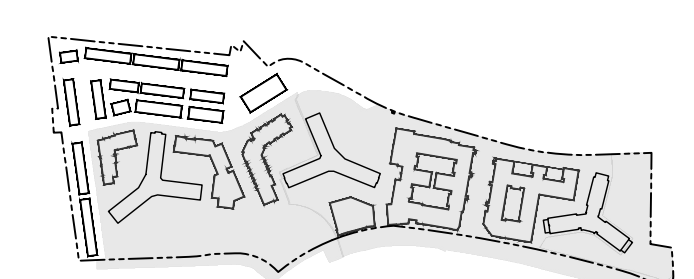
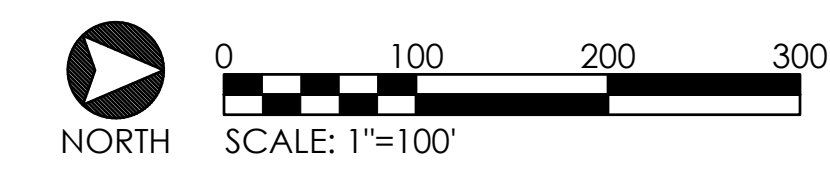
**PROJECT ARCHITECT**  
B.S.

**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-004S**



KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**



**RIVERHOUSE  
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NELSON NYGAARD  
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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-19V

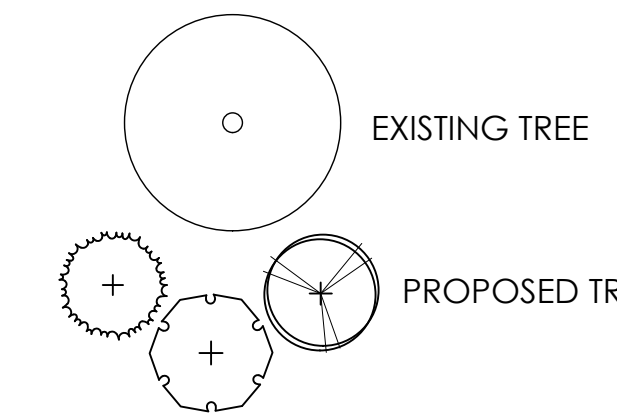
DRAWING NO.  
**L-101S**

**MATERIALS LEGEND**

- PROPERTY LINE
- - - EXISTING FENCE
- SCREEN / PRIVACY FENCE
- ORNAMENTAL FENCE
- EXISTING PEDESTRIAN PAVING
- TYPICAL PEDESTRIAN PAVING
- GREEN RIBBON TYPE-1 (B/L-500S)
- GREEN RIBBON TYPE-2 (C/L-500S)
- GREEN RIBBON TYPE-3 (D/L-500S)
- GREEN RIBBON TYPE-4 (E/L-500S)
- SPECIAL PEDESTRIAN PAVING (F/L-500S)
- TREE PRESERVATION SURFACE (G/L-500S)
- MULTI-MODAL PATH (H/L-500S)
- VEHICULAR PAVING; REFER CIVIL

**LANDSCAPE LEGEND**

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



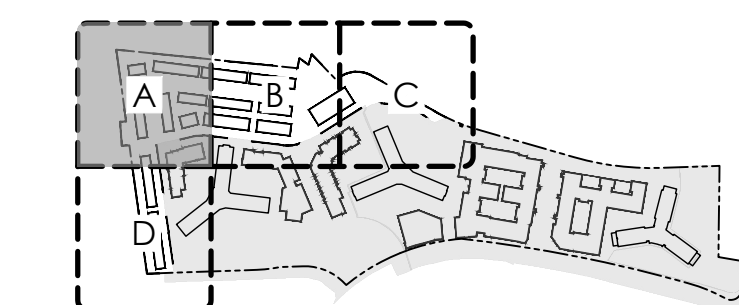
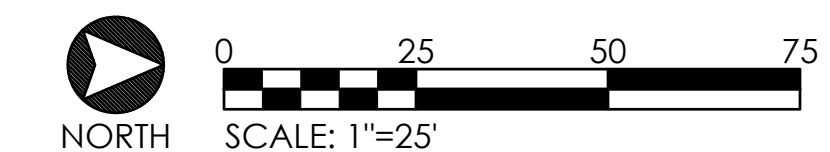
SEE L-003S - OVERALL OPEN SPACE PLAN FOR OPEN SPACE DELINEATIONS AND AREA TABULATIONS.

**GENERAL NOTES**

1. SEE SHEETS L-500S, L-501S, L-510S FOR HARDSCAPE PRECEDENT IMAGERY AND STANDARD DETAILS.
2. SEE SHEETS L-401S TO L-404S FOR TREE PLANTING AND SOILS PLANS.
3. SEE SHEETS L-421S TO L-424S FOR UNDERSTORY PLANTING PLANS.
4. SEE SHEETS L-440S TO L-442S FOR PLANTING SCHEDULES AND STANDARD DETAILS.

**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.



KEY PLAN (NOT TO SCALE)



L-104S - CONCEPT LANDSCAPE PLAN D

L-102S - CONCEPT LANDSCAPE PLAN B

4.1 SUBMISSION



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LANDBAY-S**

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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

SCALE:  
1" = 25'

APPROVED  
S.B.

JOB NO.  
22-0013-JBG-VIV

DRAWING NO.  
**L-102S**

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

**LANDSCAPE LEGEND**

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

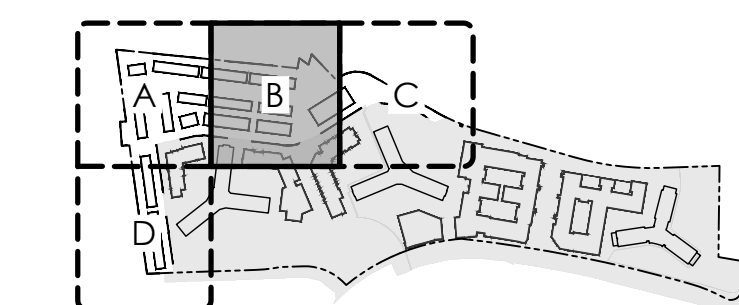
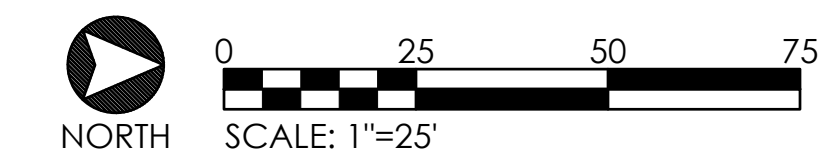
SEE L-003S - OVERALL OPEN SPACE PLAN FOR OPEN SPACE DELINEATIONS AND AREA TABULATIONS.

**GENERAL NOTES**

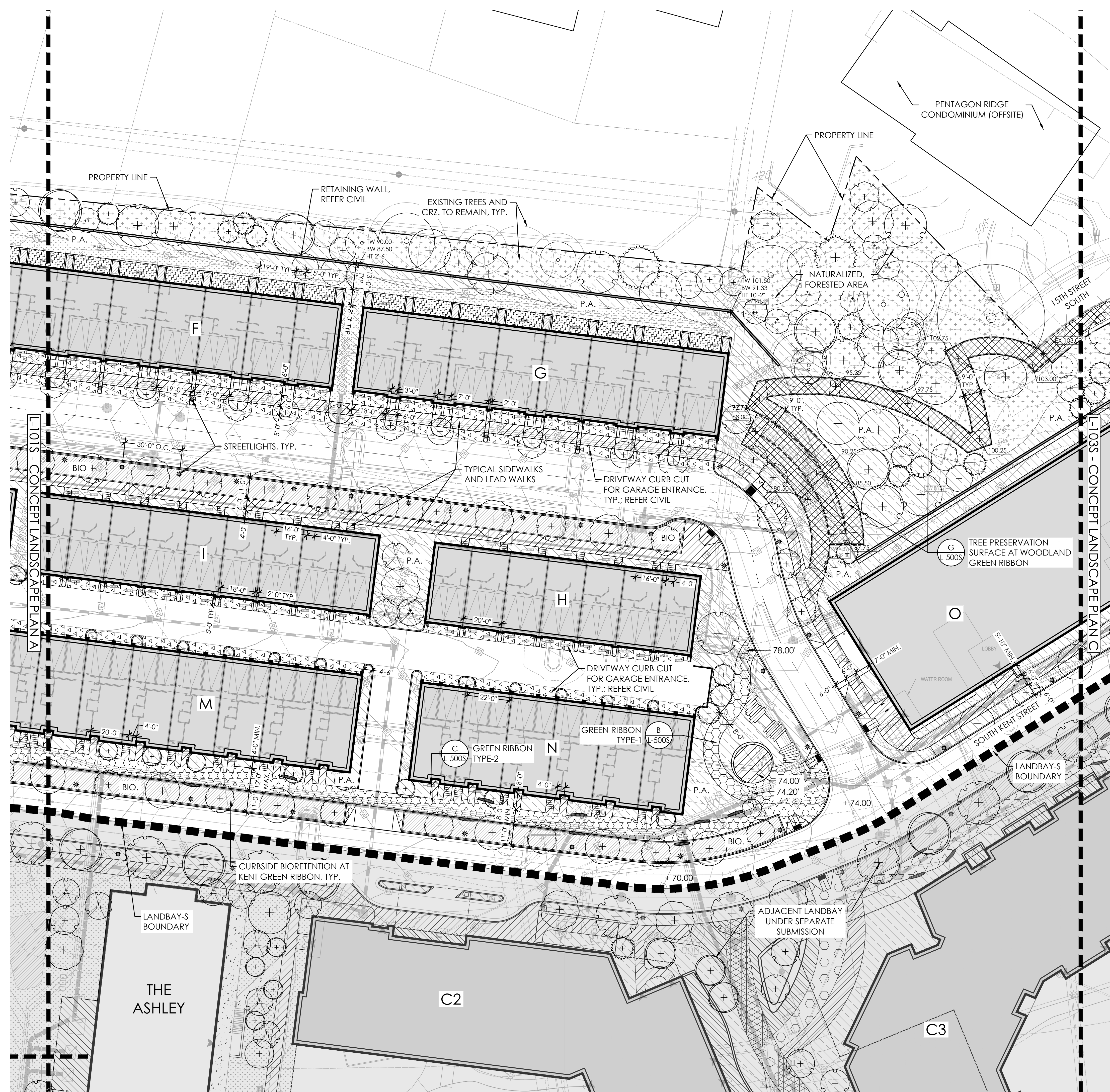
1. SEE SHEETS L-500S, L-501S, L-510S FOR HARDSCAPE PRECEDENT IMAGERY AND STANDARD DETAILS.
2. SEE SHEETS L-401S TO L-404S FOR TREE PLANTING AND SOILS PLANS.
3. SEE SHEETS L-421S TO L-424S FOR UNDERSTORY PLANTING PLANS.
4. SEE SHEETS L-440S TO L-442S FOR PLANTING SCHEDULES AND STANDARD DETAILS.

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6. FINAL DESIGN TO BE COORDINATED WITH FINAL LANDSCAPE PLAN.



KEY PLAN (NOT TO SCALE)



**4.1 SUBMISSION**





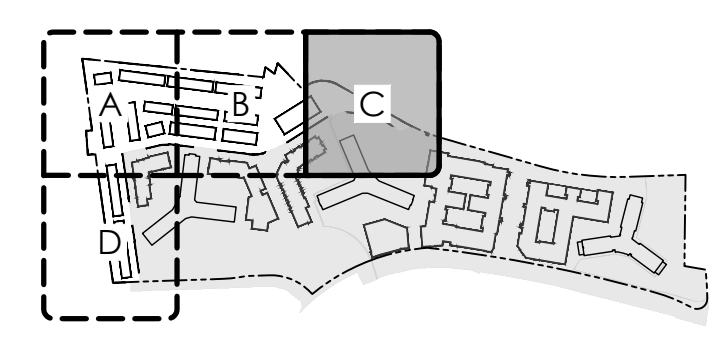
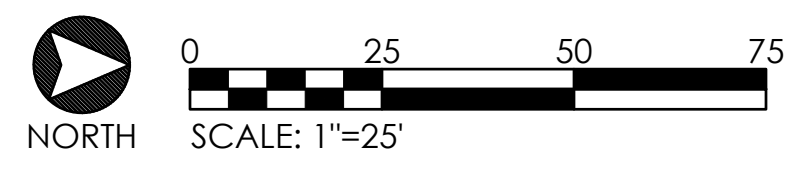
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- LANDSCAPE LEGEND**
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  - NATURALIZED AREA
  - LAWN
  - BIORETENTION; REFER CIVIL FOR DEPTH AND SPECIFICATIONS (BIO.)
  - EXISTING TREE
  - PROPOSED TREE

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

- GENERAL NOTES**
- SEE SHEETS L-500S, L-501S, L-510S FOR HARDSCAPE PRECEDENT IMAGERY AND STANDARD DETAILS.
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  - FINAL DESIGN TO BE COORDINATED WITH FINAL LANDSCAPE PLAN.



**RIVERHOUSE LANDBAY-S**

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

**OWNER / DEVELOPER**  
 JBG SMITH  
 240.333.3600

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

**CENTRAL PARCEL ARCHITECT**  
 BCT DESIGN GROUP  
 410.837.2727

**SOUTH PARCEL ARCHITECT**  
 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

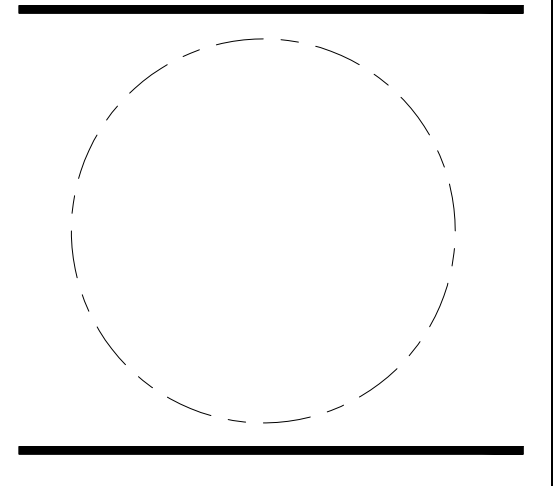
**Key Plan**

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**CONCEPT LANDSCAPE PLAN C**

**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.**

**4.1 SUBMISSION**

**L-103S**



**RIVERHOUSE  
 LANDBAY-S**

**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.  
 301.588.4800

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 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'

**DRAWING NO.**

**L-104S**

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

**MATERIALS LEGEND**

- PROPERTY LINE
- - - EXISTING FENCE
- SCREEN / PRIVACY FENCE
- ORNAMENTAL FENCE
- EXISTING PEDESTRIAN PAVING
- TYPICAL PEDESTRIAN PAVING
- GREEN RIBBON TYPE-1 (B/L-500S)
- GREEN RIBBON TYPE-2 (C/L-500S)
- GREEN RIBBON TYPE-3 (D/L-500S)
- GREEN RIBBON TYPE-4 (E/L-500S)
- SPECIAL PEDESTRIAN PAVING (F/L-500S)
- TREE PRESERVATION SURFACE (G/L-500S)
- MULTI-MODAL PATH (H/L-500S)
- VEHICULAR PAVING; REFER CIVIL

**LANDSCAPE LEGEND**

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

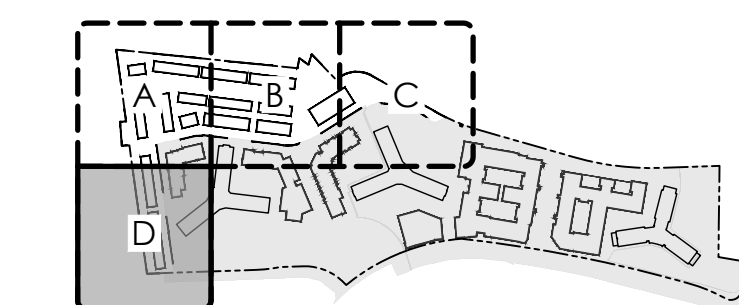
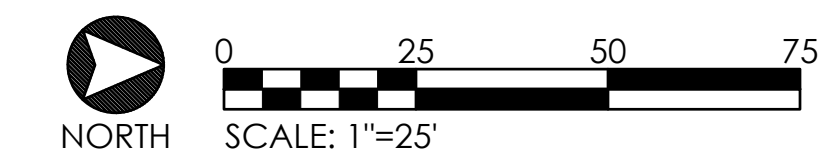
SEE L-003S - OVERALL OPEN SPACE PLAN FOR OPEN SPACE DELINEATIONS AND AREA TABULATIONS.

**GENERAL NOTES**

- SEE SHEETS L-500S, L-501S, L-510S FOR HARDSCAPE PRECEDENT IMAGERY AND STANDARD DETAILS.
- SEE SHEETS L-401S TO L-404S FOR TREE PLANTING AND SOILS PLANS.
- SEE SHEETS L-421S TO L-424S FOR UNDERSTORY PLANTING PLANS.
- SEE SHEETS L-440S TO L-442S FOR PLANTING SCHEDULES AND STANDARD DETAILS.

**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.



KEY PLAN (NOT TO SCALE)



**4.1 SUBMISSION**



**RIVERHOUSE  
LANDBAY-S**

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

OWNER / DEVELOPER  
JBG SMITH  
240.333.3600

NORTH PARCEL ARCHITECT  
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571.830.1800

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202.524.5700

ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING PARTNERS  
703.970.2890

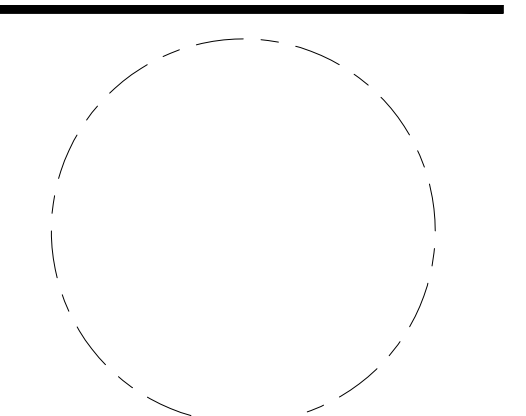
TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

**Key Plan**

Issue NO.	DATE

Revisions NO.	DATE



**OVERALL TREE  
PLANTING PLAN**

PRINCIPAL IN CHARGE  
S.B.

PROJECT ARCHITECT  
B.S.

DRAWN  
P.T. L.S.

DATE  
05.22.2024

APPROVED  
S.B.

SCALE:  
1" = 100'

JOB NO.  
22-0013-JBG-VIR

DRAWING NO.  
**L-400S**

**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'

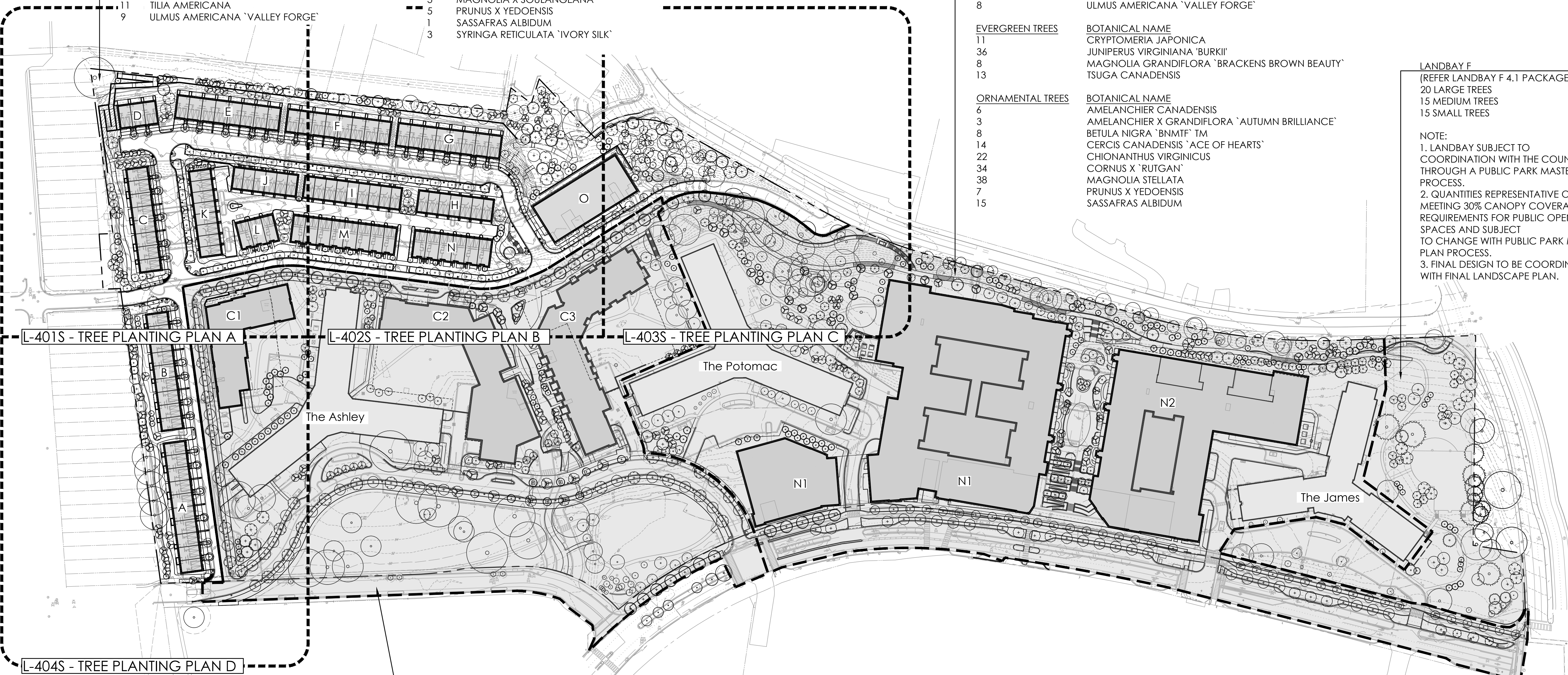
EVERGREEN TREES	BOTANICAL NAME
11	CRYPTOMERIA JAPONICA
36	JUNIPERUS VIRGINIANA 'BURKII'
8	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'
13	TSUGA CANADENSIS

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 F**  
(REFER LANDBAY F 4.1 PACKAGE)

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 'HAPPEL'
10	NYSSA SYLVATICA
3	OXYDENDRUM ARBOREUM
3	PLATANUS OCCIDENTALIS
13	QUERCUS BICOLOR 'AMERICAN DREAM'
1	ULMUS AMERICANA 'VALLEY FORGE'

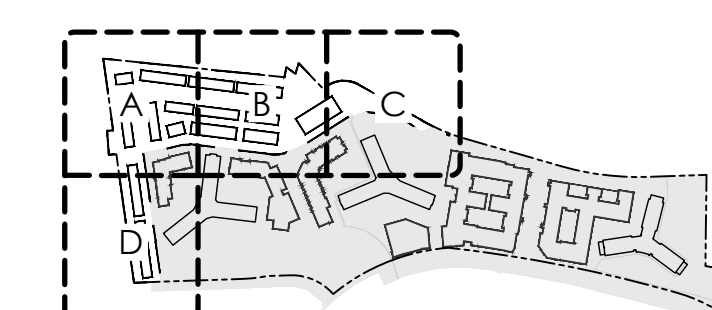
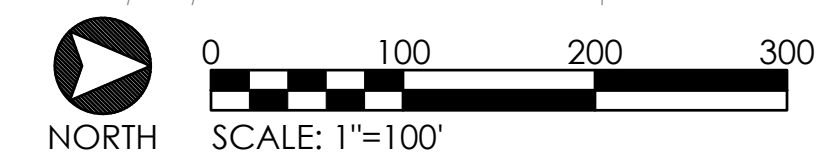
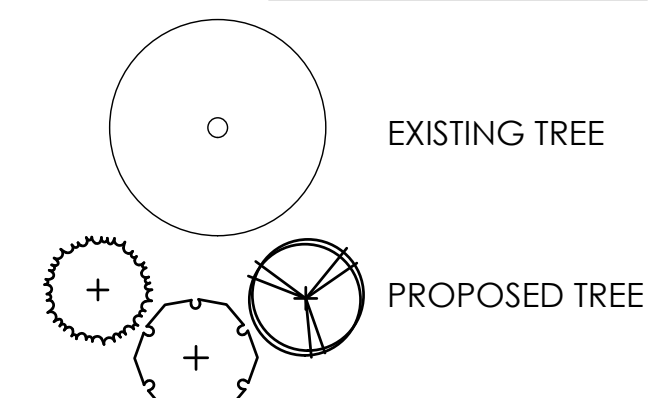
  

QTY	EVERGREEN TREES
11	CRYPTOMERIA JAPONICA
13	JUNIPERUS VIRGINIANA 'BURKII'
3	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'

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)

**4.1 SUBMISSION**



**RIVERHOUSE  
LANDBAY-S**

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

**OWNER / DEVELOPER**  
JBG SMITH  
240.333.3600

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

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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**  
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703.970.2890

**TRAFFIC ENGINEER**  
NELSON NYGAARD  
202.315.5221

**STRUCTURAL ENGINEER**  
SK + A  
301.881.1441

**Key Plan**

**Issue**

NO.	DATE

**Revisions**

NO.	DATE

**TREE  
PLANTING  
PLAN A**

**PRINCIPAL IN CHARGE**  
S.B.

**PROJECT ARCHITECT**  
B.S.

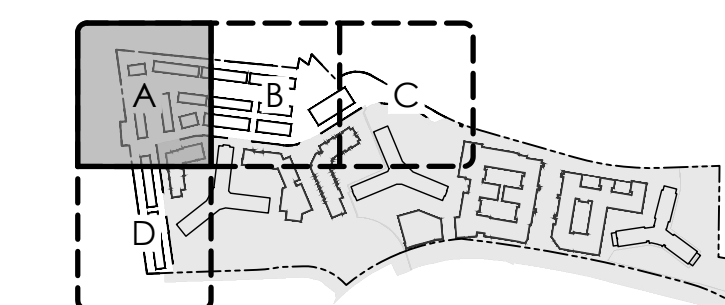
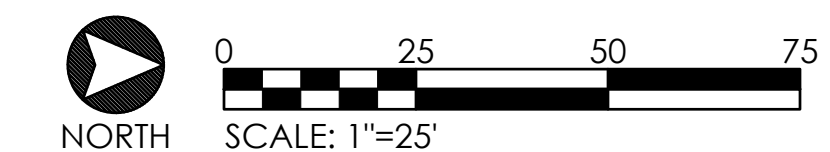
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P.T. L.S.

<b>DATE</b> 05.22.2024	<b>APPROVED</b> S.B.
<b>SCALE:</b> 1" = 25'	<b>JOB NO.</b> 22-0013-JBG-19V

**DRAWING NO.**

**L-401S**

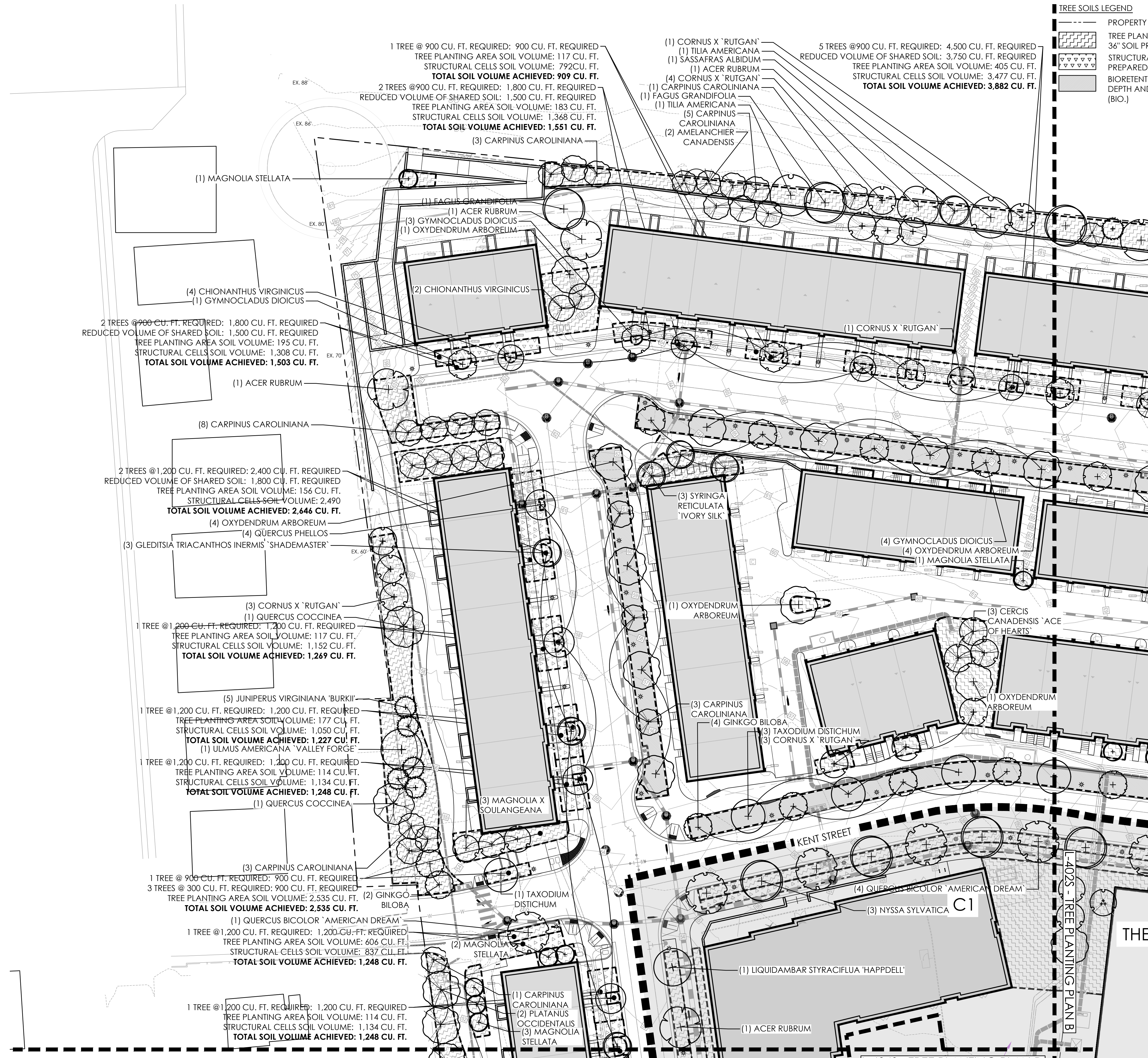
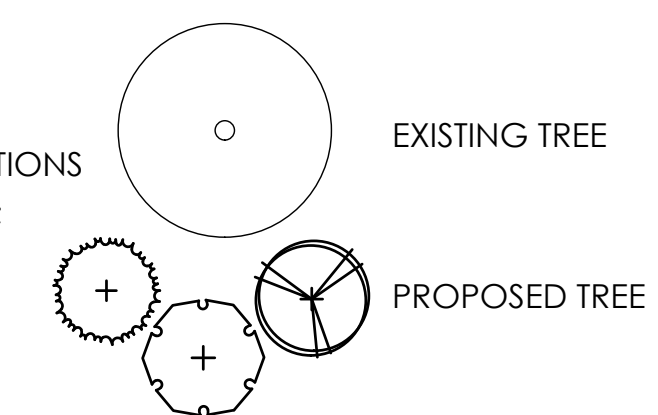
**4.1 SUBMISSION**



KEY PLAN (NOT TO SCALE)

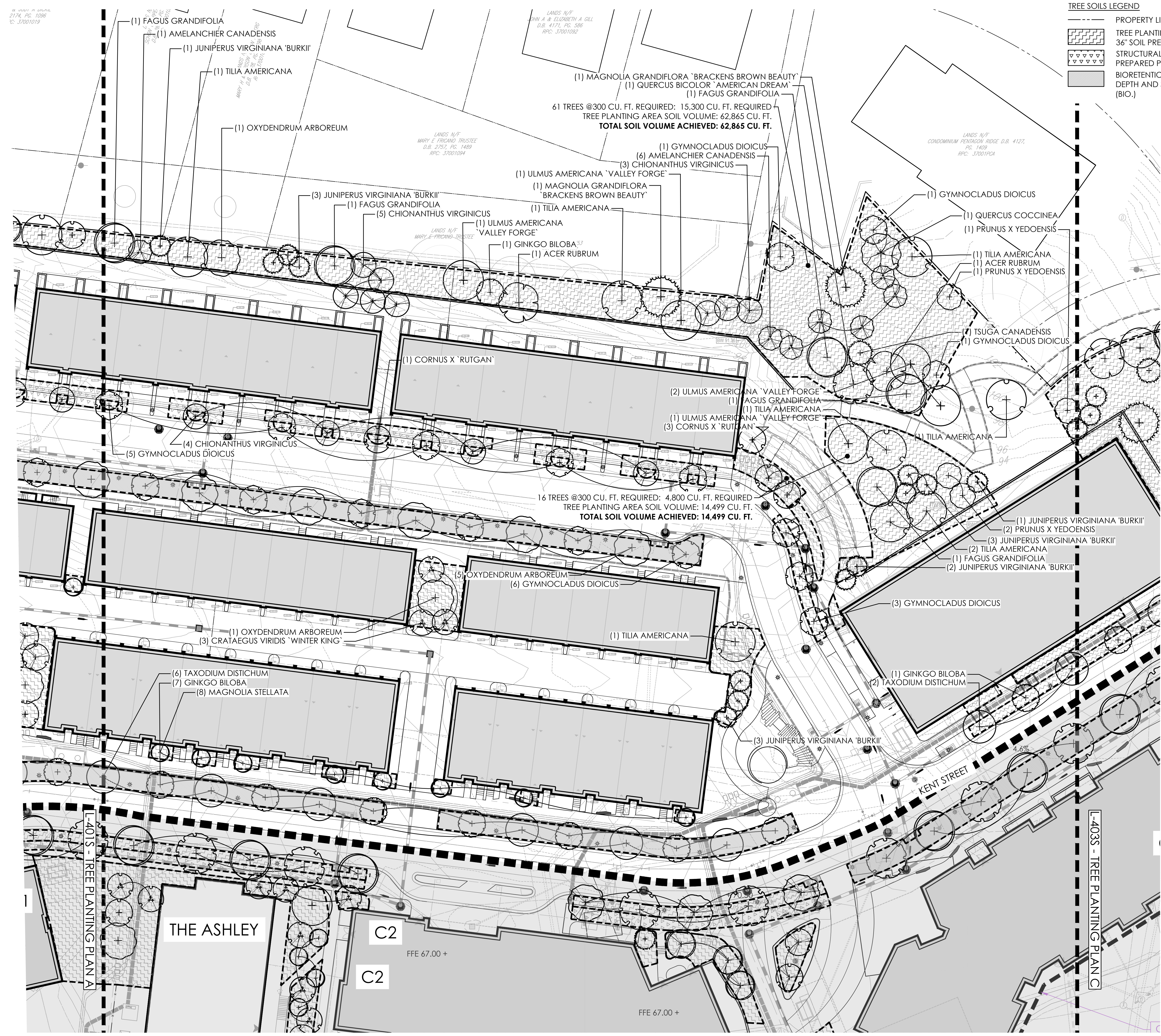
**TREE SOILS LEGEND**

- 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.)



L-404S - 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 Center] EXISTING TREE
- [Circle with Cross] PROPOSED TREE

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

**RIVERHOUSE  
LANDBAY-S**

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

**OWNER / DEVELOPER**  
JBG SMITH  
240.333.3600

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

**CENTRAL PARCEL ARCHITECT**  
BCT DESIGN GROUP  
410.837.2727

**SOUTH PARCEL ARCHITECT**  
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

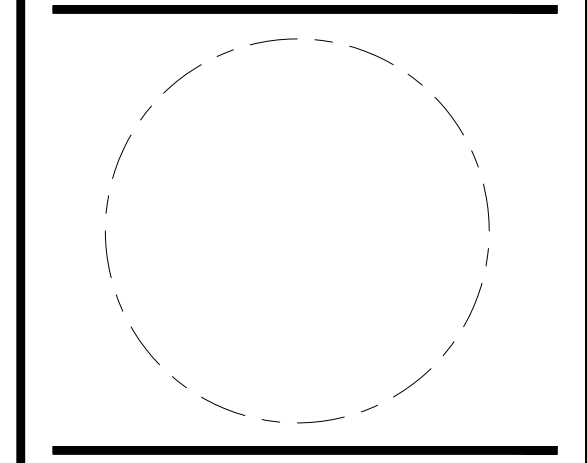
**Key Plan**

**Issue**

NO.	DATE

**Revisions**

NO.	DATE



**TREE  
PLANTING  
PLAN B**

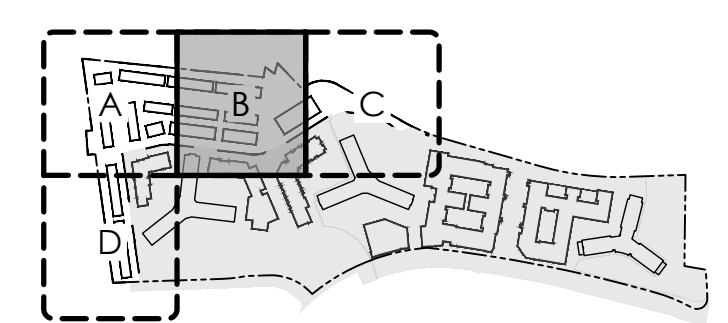
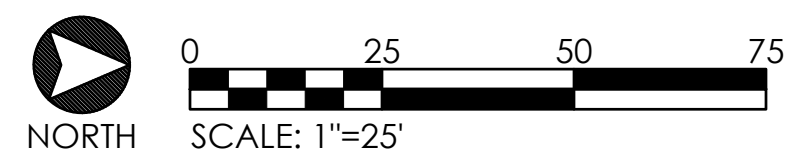
**PRINCIPAL IN CHARGE**  
S.B.

**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-19V

**DRAWING NO.**



KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**

**L-402S**



**RIVERHOUSE  
 LANDBAY-S**

**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

**TREE  
 PLANTING  
 PLAN C**

**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

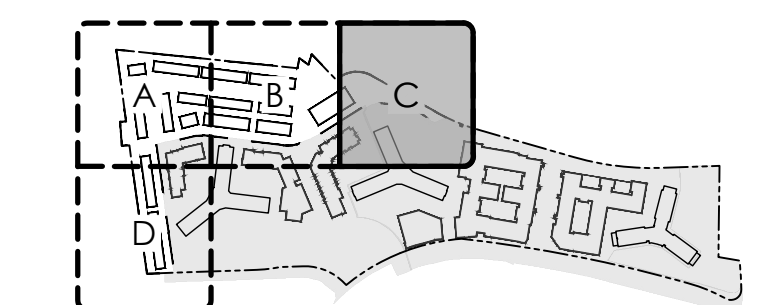
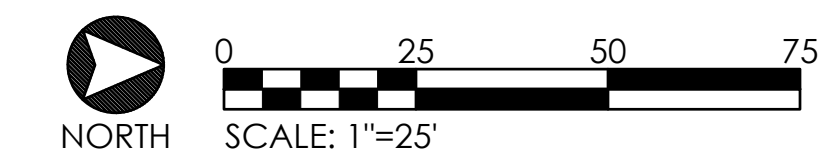
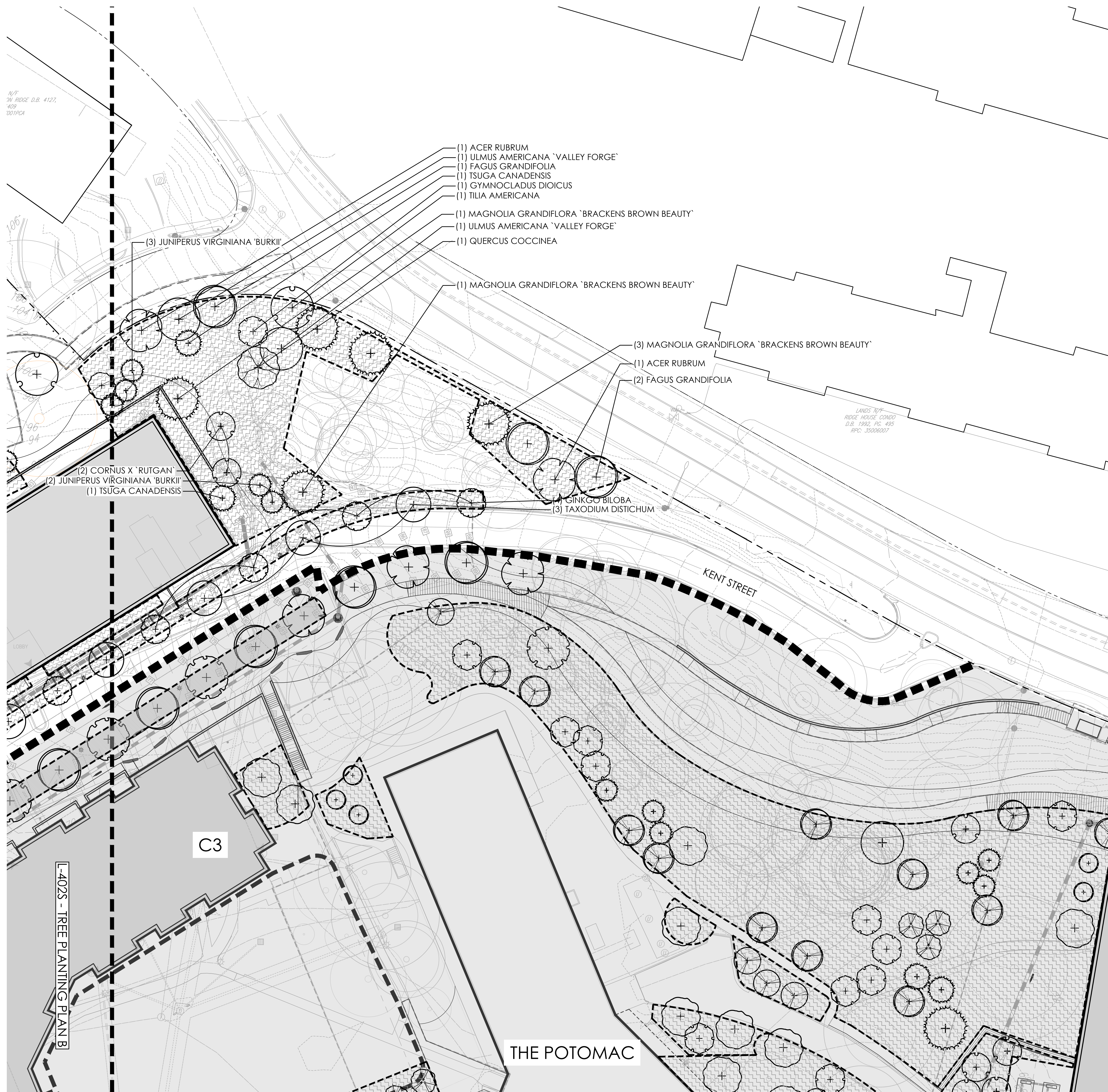
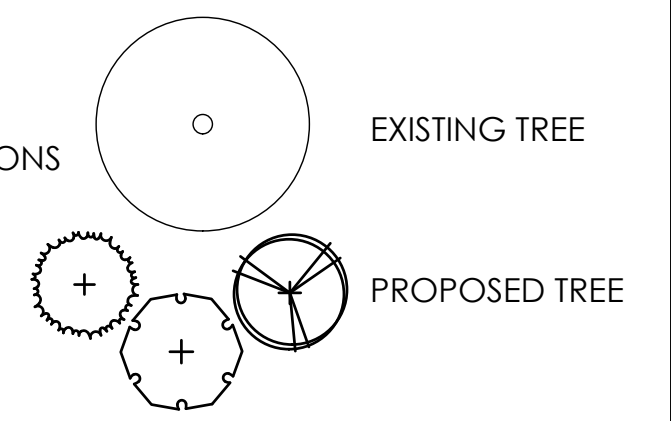
**DRAWING NO.**

**L-403S**

**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
- [Grey Box] BIORETENTION; REFER CIVIL FOR DEPTH AND SPECIFICATIONS (BIO.)



KEY PLAN (NOT TO SCALE)



**RIVERHOUSE  
LANDBAY-S**

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

**OWNER / DEVELOPER**  
JBG SMITH  
240.333.3600

**NORTH PARCEL ARCHITECT**  
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**CENTRAL PARCEL ARCHITECT**  
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**TRAFFIC ENGINEER**  
NELSON NYGAARD  
202.315.5221

**STRUCTURAL ENGINEER**  
SK + A  
301.881.1441

**Key Plan**

**Issue**

NO.	DATE

**Revisions**

NO.	DATE

**TREE  
PLANTING  
PLAN D**

**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-VIR

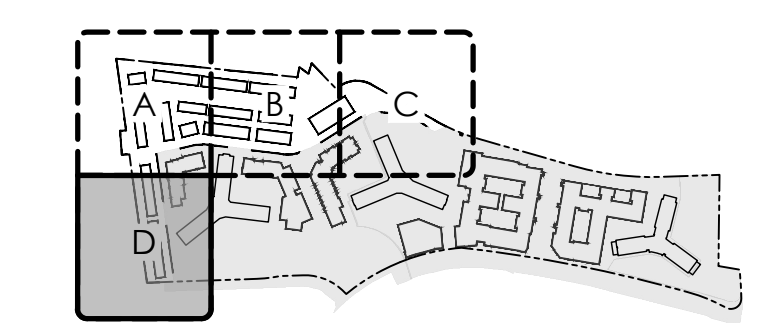
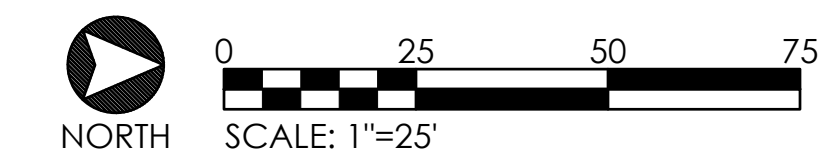
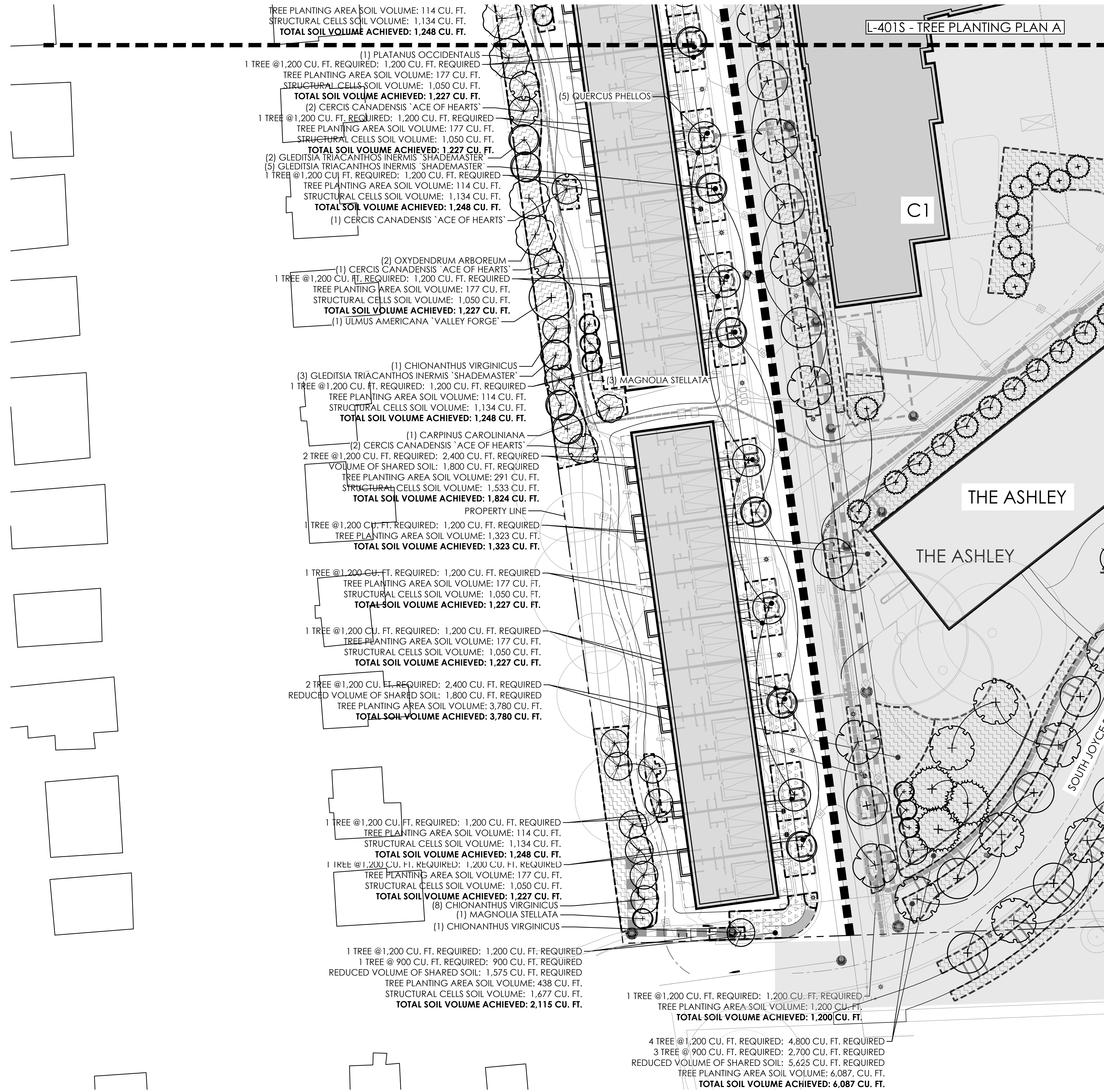
**DRAWING NO.**

**L-404S**

**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 Plus] PROPOSED TREE

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



KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**



**RIVERHOUSE  
LANDBAY-S**

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

**OWNER / DEVELOPER**  
JBG SMITH  
240.333.3600

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

**CENTRAL PARCEL ARCHITECT**  
BCT DESIGN GROUP  
410.837.2727

**SOUTH PARCEL ARCHITECT**  
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 A**

PRINCIPAL IN CHARGE  
S.B.

PROJECT ARCHITECT  
B.S.

DRAWN  
P.T. L.S.

DATE  
05.22.2024

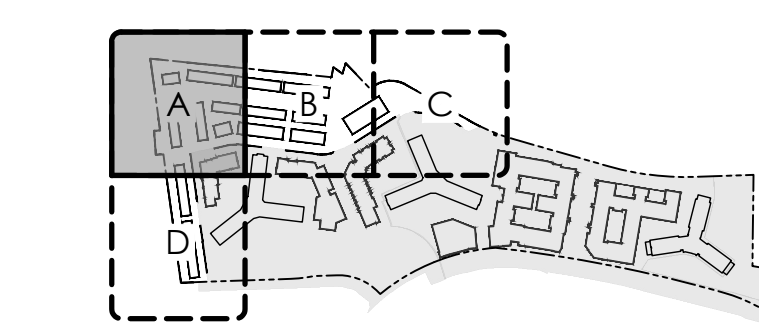
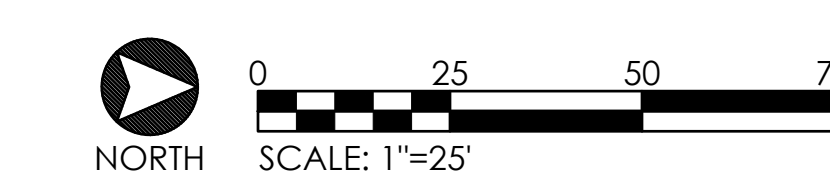
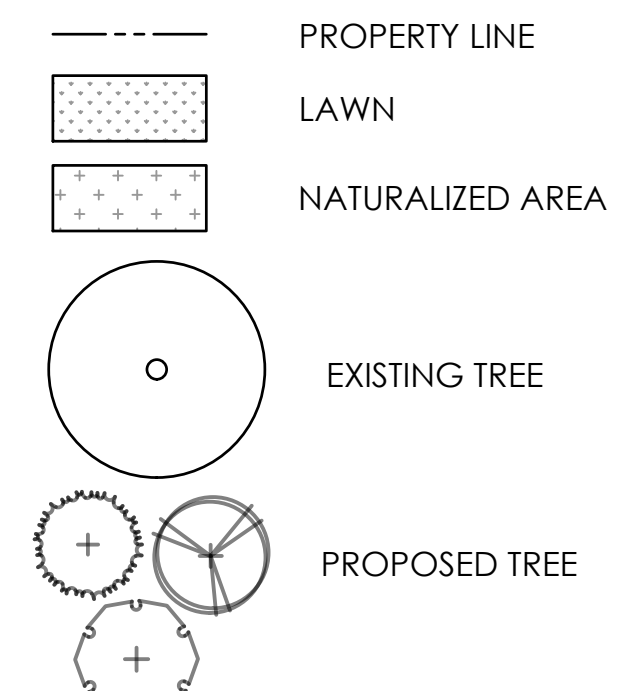
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APPROVED  
S.B.

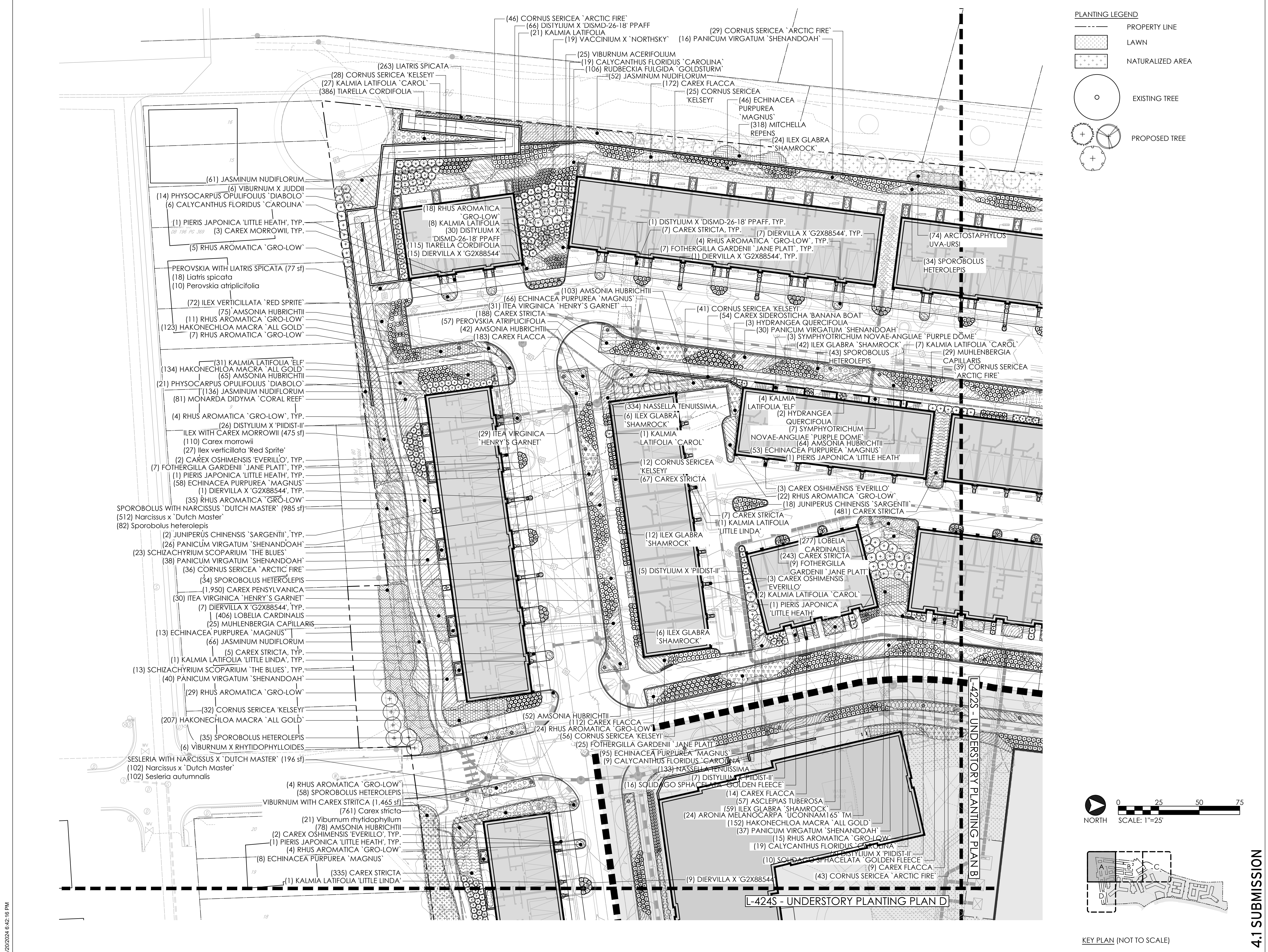
JOB NO.  
22-0013-JBG-VIV

DRAWING NO.  
**L-421S**

**PLANTING LEGEND**



KEY PLAN (NOT TO SCALE)





**RIVERHOUSE  
 LANDBAY-S**

PROJECT STREET NUMBER  
 1400 S. JOYCE STREET  
 ARLINGTON, VA 22202  
 OWNER / DEVELOPER  
 JBG SMITH  
 240.333.3600  
 NORTH PARCEL ARCHITECT  
 TORTI GALLAS + PARTNERS, INC.  
 301.588.4800  
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 571.830.1800  
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 SUSTAINABILITY CONSULTANT  
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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

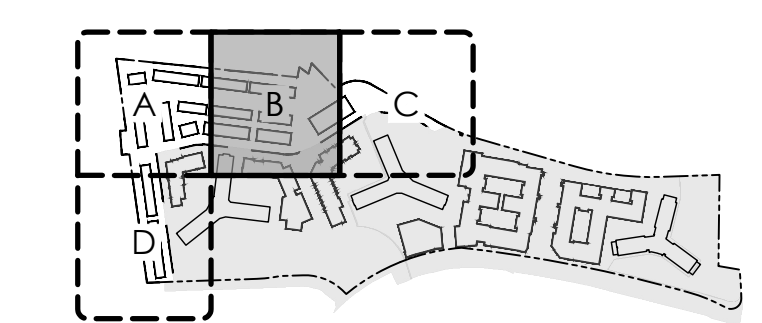
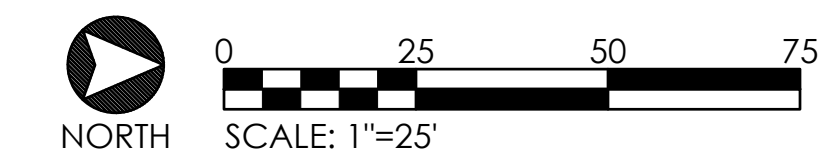
**UNDERSTORY  
 PLANTING  
 PLAN B**

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-VIV  
 DRAWING NO.

**L-422S**

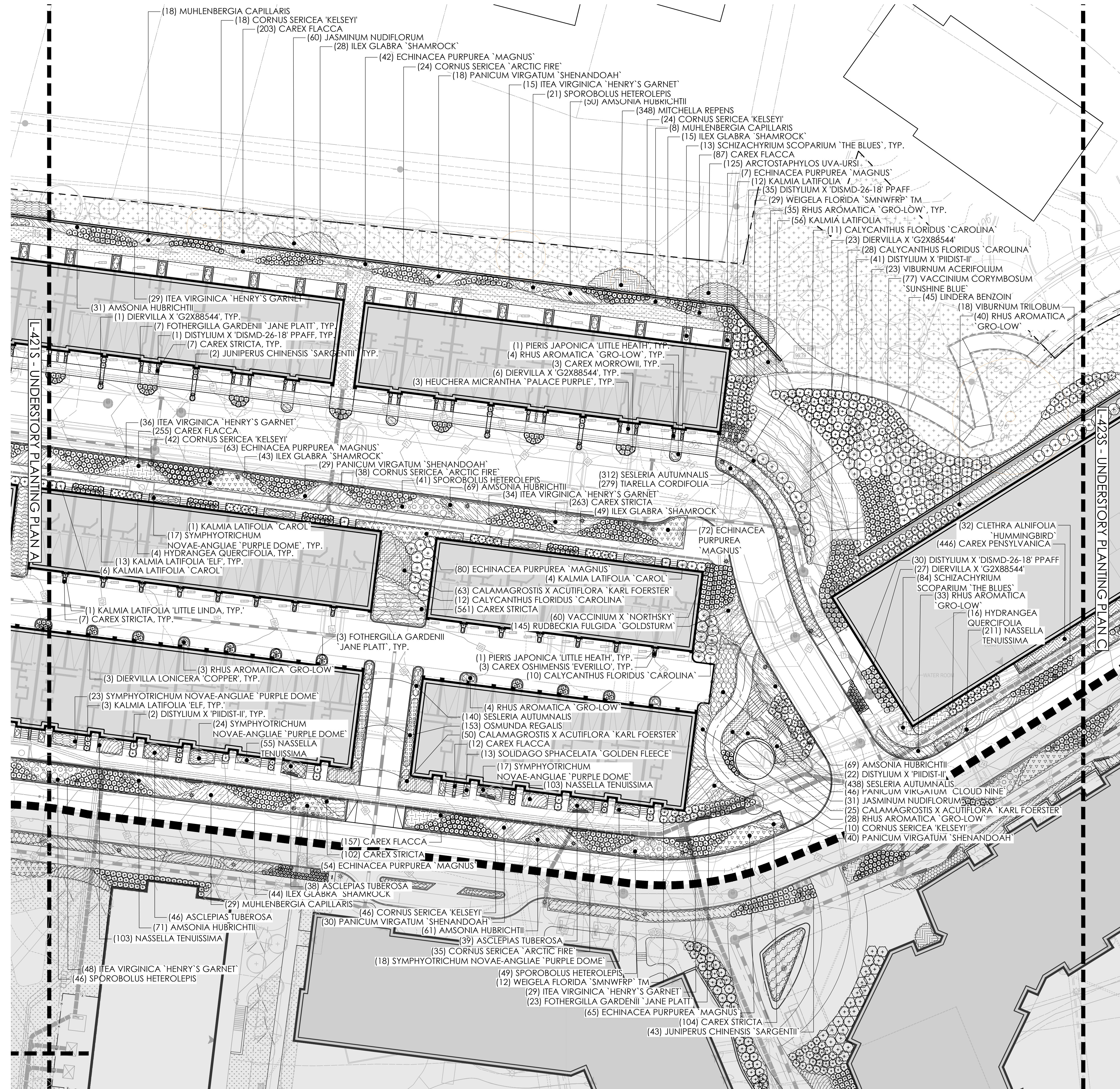
**PLANTING LEGEND**

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



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION





**RIVERHOUSE  
LANDBAY-S**

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

**OWNER / DEVELOPER**  
JBG SMITH  
240.333.3600

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

**CENTRAL PARCEL ARCHITECT**  
BCT DESIGN GROUP  
410.837.2727

**SOUTH PARCEL ARCHITECT**  
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

**APPROVED**  
S.B.

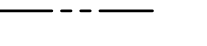

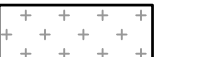
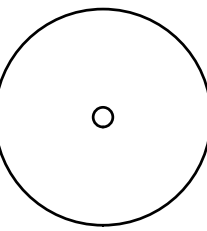
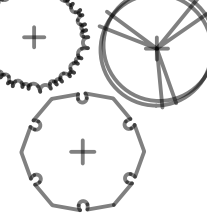
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1" = 25'

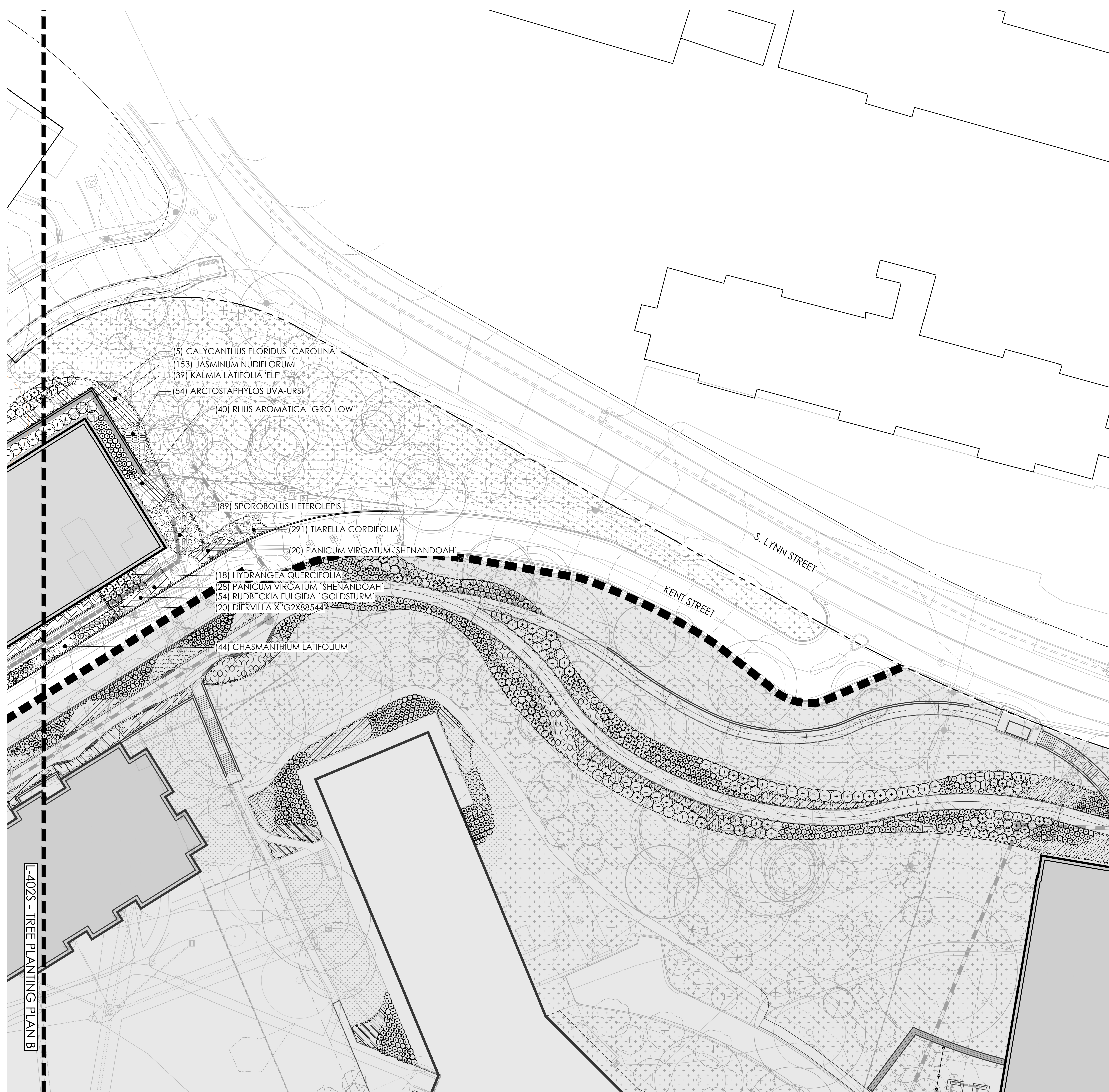
**JOB NO.**  
22-0013-JBG-RIV

**DRAWING NO.**

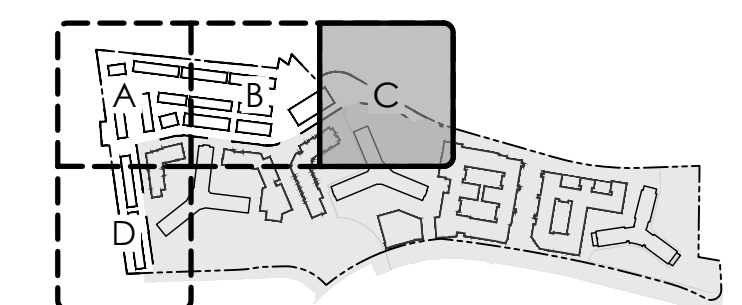
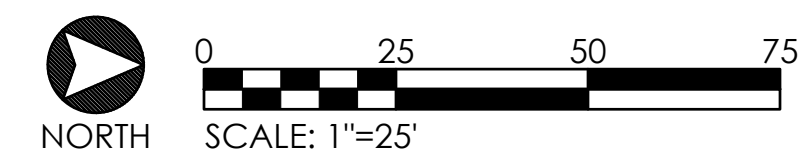
**L-423S**

**PLANTING LEGEND**

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



L-402S - TREE PLANTING PLAN B



KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**

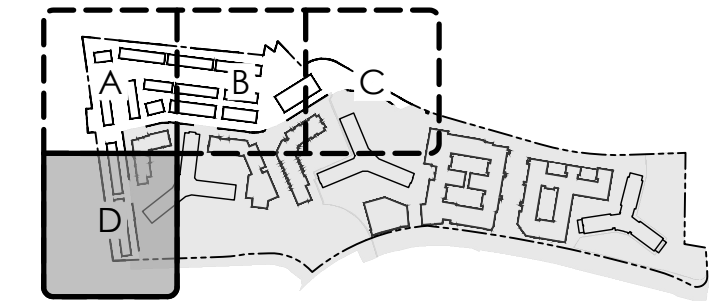
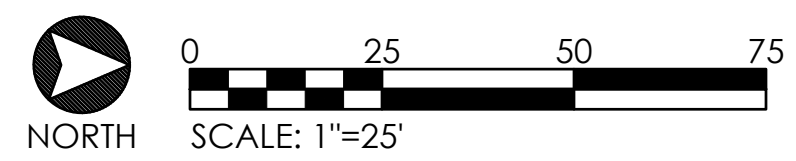


L-421S - UNDERSTORY PLANTING PLAN A



**PLANTING LEGEND**

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



KEY PLAN (NOT TO SCALE)

**RIVERHOUSE  
 LANDBAY-S**

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

OWNER / DEVELOPER  
 JBG SMITH  
 240.333.3600

NORTH PARCEL ARCHITECT  
 TORTI GALLAS + PARTNERS, INC.  
 301.588.4800

CENTRAL PARCEL ARCHITECT  
 BCT DESIGN GROUP  
 410.837.2727

SOUTH PARCEL ARCHITECT  
 LESSARD DESIGN, INC.  
 571.830.1800

CIVIL ENGINEER  
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 202.524.5700

ATTORNEY  
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 202.344.4000

SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING PARTNERS  
 703.970.2890

TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

**Key Plan**

**Issue**

NO.	DATE

**Revisions**

NO.	DATE

**UNDERSTORY  
 PLANTING  
 PLAN D**

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-424S**

4.1 SUBMISSION



## RIVERHOUSE LANDBAY-S

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

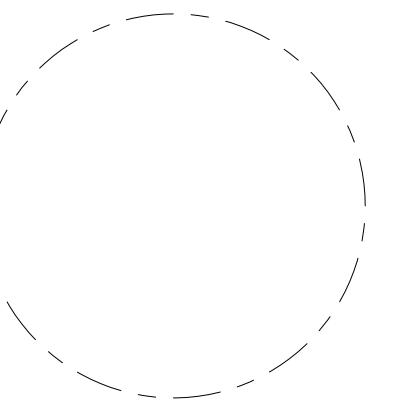
CENTRAL PARCEL ARCHITECT  
 BCT DESIGN GROUP  
 410.837.2727  
 SOUTH PARCEL ARCHITECT  
 LESSARD DESIGN, INC.  
 571.830.1800

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

### Key Plan

**Issue**  
 NO. DATE

**Revisions**  
 NO. DATE



## TREE PLANTING SCHEDULE

PRINCIPAL IN CHARGE  
 S.B.

PROJECT ARCHITECT  
 B.S.

DRAWN  
 P.T. L.S.

DATE  
 05.22.2024 APPROVED  
 S.B.

SCALE:  
 1" = 25' JOB NO.  
 22-0013-JBG-RV

DRAWING NO.

# L-440S

4.1 SUBMISSION

PLANT SCHEDULE SITE TREES							
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF
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 "HAPPDELL"	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	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS			
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	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS			
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
4	GLEDITSIA TRIACANTHOS INERMIS "SHADEMASTER"	SHADEMASTER LOCUST	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
10	LIQUIDAMBAR STYRACIFLUA "HAPPDELL"	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

PLANT SCHEDULE LANDBAY - S							
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF
7	ACER RUBRUM	RED MAPLE	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	2362.5
25	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.		110	137.5000	2887.5
10	FAGUS GRANDIFOLIA	AMERICAN BEECH	2.5" CAL.		315	393.7500	2362.5
19	GINKGO BILOBA	MAIDENHAIR TREE	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	175		3675
13	GLEDITSIA TRIACANTHOS INERMIS "SHADEMASTER"	SHADEMASTER LOCUST	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250		3500
26	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5" CAL.		175		2100
20	OXYDENDRUM ARBOREUM	SOURWOOD TREE	2" CAL.		175		3150
3	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CAL.		315	393.7500	1181.25
2	QUERCUS BICOLOR "AMERICAN DREAM"	AMERICAN DREAM SWAMP WHITE OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	393.75
4	QUERCUS COCCINEA	SCARLET OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	1968.75
9	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250	312.5000	2814.75
15	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250		3750
11	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL.		315	393.7500	2756.25
9	ULMUS AMERICANA "VALLEY FORGE"	AMERICAN ELM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	3543.75
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS			
23	JUNIPERUS VIRGINIANA "BURKII"	EASTERN REDCEDAR	8" HT.	SINGLE STRONG LEADER/SPECIMEN	110		3190
7	MAGNOLIA GRANDIFLORA "BRACKENS BROWN BEAUTY"	BRACKEN'S SOUTHERN MAGNOLIA	10" HT.	SINGLE STRONG LEADER/SPECIMEN	315		1575
3	TSUGA CANADENSIS	EASTERN HEMLOCK	2.5" CAL.		110		330
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS			
9	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	8" HT.	MULISTEMMED SPECIMEN	110	137.5000	1512.5000
9	CERCIS CANADENSIS "ACE OF HEARTS"	ACE OF HEARTS REDBUD	5" HT.	SPECIMEN	175	218.7500	3937.5000
28	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	8" HT.	SPECIMEN	110	137.5000	2612.5000
18	CORNUS X "RUTGAN"	STELLAR PINK DOGWOOD	1.75" CAL.	SPECIMEN	175	218.7500	4375.0000
3	CRATAEGUS VIRIDIS "WINTER KING"	WINTER KING HAWTHORN	2.5" CAL.	SINGLE STRONG LEADER/SPECIMEN	110	137.5000	1512
19	MAGNOLIA STELLATA	STAR MAGNOLIA	2.5" CAL.	MULISTEMMED SPECIMEN	50		1200
3	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	1.75" CAL.	SPECIMEN	110		440
5	PRUNUS X YEDOENSIS	YOSHINO CHERRY	2.5" CAL.	SINGLE STRONG LEADER/SPECIMEN	110		550
1	SASSAFRAS ALBIDUM	SASSAFRAS	2.5" CAL.		175	218.7500	218,7500
3	SYRINGA RETICULATA "IVORY SILK"	IVORY SILK JAPANESE TREE LILAC	2.5" CAL.	SPECIMEN	110		440

TOTAL NEW CANOPY COVERAGE LANDBAY S : 54,748 SF

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

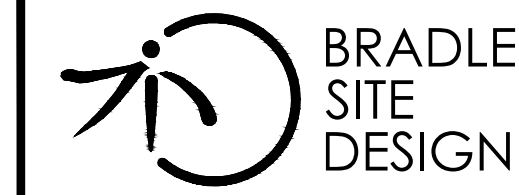
12/2023 TOTAL NEW CANOPY COVERAGE LANDBAY S : 58,338 SF



PLANT SCHEDULE LANDBAY - SOUTH

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
<b>SHRUBS</b>					
23	ARONIA ARBUTIFOLIA "BRILLIANTISSIMA"	BRILLIANT RED CHOKEBERRY	2' HT.	36" o.c.	MIN. 4 CANES
24	ARONIA MELANOCARPA "UCONNAM165" TM	LOW SCAPE MOUND CHOKEBERRY	2' HT.	24" o.c.	MIN. 4 CANES
127	CALYCANTHUS FLORIDUS "CAROLINA"	CAROLINA ALLSPICE	2' HT.	72" o.c.	MIN. 4 CANES
21	CEPHALOTAXUS HARRINGTONIA "PROSTRATA"	PROSTRATE PLUM YEW	---	48" o.c.	
69	CLETHRA ALNIFOLIA "HUMMINGBIRD"	SUMMERSWEET	2' HT.	36" o.c.	MIN. 4 CANES
305	CORNUS SERICEA "ARCTIC FIRE"	ARCTIC FIRE DOGWOOD	3' HT.	36" o.c.	MIN. 5 CANES
346	CORNUS SERICEA "KELSEY"	KELSEY'S DWARF RED TWIG DOGWOOD	2' HT.	36" o.c.	
22	DIERVILLA LONICERA "COPPER"	COPPER LOW BUSH HONEYSUCKLE	2' HT.	30" o.c.	
183	DIERVILLA X "G2X88544"	KODIAK® ORANGE DIERVILLA	2.5' HT.	36" o.c.	
177	DISTYLIIUM X "DISMD-26-18" PPAFF	LITTLE CHAMP DISTYLIIUM	2 GAL.	24" o.c.	
117	DISTYLIIUM X "PIIDIST-II"	BLUE CASCADE® DISTYLIIUM	3' HT.	48" o.c.	
55	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	2' HT.	36" o.c.	MIN. 4 CANES
158	FOTHERGILLA GARDENII "JANE PLATT"	JANE PLATT DWARF FOTHERGILLA	3' HT.	36" o.c.	MIN. 5 CANES
55	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3' HT.	48" o.c.	MIN. 5 CANES
340	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
21	ILEX VERTICILLATA "SPARKLEBERRY"	WINTERBERRY	3' HT.	60" o.c.	MIN. 5 CANES
308	ITEA VIRGINICA "HENRY'S GARNET"	HENRY'S GARNET SWEETSPIRE	2' HT.	36" o.c.	MIN. 4 CANES
44	JUNIPERUS CHINENSIS "SARGENTII"	SARGENT JUNIPER	2' HT.	36" o.c.	MIN. 4 CANES
100	KALMIA LATIFOLIA	MOUNTAIN LAUREL	3' HT.	60" o.c.	MIN. 5 CANES
42	KALMIA LATIFOLIA "CAROL"	CAROL MOUNTAIN LAUREL	5' HT.	60" o.c.	MIN. 6 CANES
139	KALMIA LATIFOLIA "ELF"	ELF DWARF MOUNTAIN LAUREL	3' HT.	36" o.c.	
31	KALMIA LATIFOLIA "LITTLE LINDA"	LITTLE LINDA MOUNTAIN LAUREL	1.5' HT.	36" o.c.	
45	LINDERA BENZOIN	SPICEBUSH	4' HT.	72" o.c.	MIN. 5 CANES
35	PHYSOCARPUS OPULIFOLIUS "DIABOLO"	DIABLO NINEBARK	3' HT.	48" o.c.	MIN. 5 CANES
54	PIERIS JAPONICA "LITTLE HEATH"	LITTLE HEATH JAPANESE PIERIS	1' HT.	24" o.c.	
77	VACCINIUM CORYMBOSUM "SUNSHINE BLUE"	HIGHBUSH BLUEBERRY	3' HT.	36" o.c.	MIN. 5 CANES
80	VACCINIUM X "NORTHSKY"	NORTHSKY BLUEBERRY	2' HT.	36" o.c.	MIN. 4 CANES
122	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	3' HT.	48" o.c.	MIN. 5 CANES
18	VIBURNUM TRILOBUM	AMERICAN CRANBERRYBUSH	5' HT.	60" o.c.	MIN. 8 CANES
6	VIBURNUM X JUDDII	JUDD VIBURNUM	3' HT.	72" o.c.	MIN. 5 CANES
6	VIBURNUM X RHYTIDOPHYLLOIDES	LANTANAPHYLLUM VIBURNUM	5' HT.	120" o.c.	
69	WEIGELA FLORIDA "SMNWFRP" TM	SONIC BLOOM PURE PINK WEIGELA	3' HT.	48" o.c.	MIN. 5 CANES
113	WEIGELA FLORIDA "VUKOZLYRA" TM	SNIPPET DARK PINK WEIGELA	3' HT.	24" o.c.	MIN. 5 CANES
<b>SHRUB AREAS</b>					
559	JASMINUM NUDIFLORUM	WINTER JASMINE	2.5' HT.	30" o.c.	MIN. 5 CANES
484	RHUS AROMATICA "GRO-LOW"	GRO-LOW FRAGRANT SUMAC	2' HT.	36" o.c.	MIN. 4 CANES

<b>PERENNIALS</b>					
1,004	AMSONIA HUBRICHTII	ARKANSAS BLUE-STAR	#1	24" o.c.	
253	ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK, BEARBERRY	#1	24" o.c.	
180	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	#1	18" o.c.	
138	CALAMAGROSTIS X ACUTIFLORA "KARL FOERSTER"	FEATHER REED GRASS	#1	30" o.c.	
1,204	CAREX FLACCA	BLUE SEDGE	#1	12" o.c.	
48	CAREX MORROWII	JAPANESE SEDGE	#2	18" o.c.	
92	CAREX OSHIMENSIS "EVERILLO"	EVERCOLOR® EVERILLO JAPANESE SEDGE	1 GAL.	18" o.c.	
2,396	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	#1	12" o.c.	
54	CAREX SIDEROSTICHA "BANANA BOAT"	BANANA BOAT BROADLEAF SEDGE	#1	12" o.c.	
2,704	CAREX STRICTA	TUSSOCK SEDGE	#1	12" o.c.	
157	CHASMANTHIUM LATIFOLIUM	SEA OATS	#1	24" o.c.	
32	DESCHAMPSIA CESPIIOSA	TUFTED HAIR GRASS	#1	36" o.c.	
898	ECHINACEA PURPUREA "MAGNUS"	PURPLE CONEFLOWER	#1	24" o.c.	
830	HAKONECHLOA MACRA "ALL GOLD"	JAPANESE FOREST GRASS	#1	18" o.c.	
30	HEUCHERA MICRANTHA "PALACE PURPLE"	ALUMROOT CORAL BELLS	#1	18" o.c.	
263	LIATRIS SPICATA	DENSE BLAZING STAR	#1	18" o.c.	
174	LIGULARIA DENTATA "DESDEMONA"	LEOPARD PLANT	#1	18" o.c.	
683	LOBELIA CARDINALIS	CARDINAL FLOWER	#1	12" o.c.	
666	MITCHELLA REPENS	PARTRIDGE BERRY	#1	12" o.c.	
81	MONARDA DIDYMA "CORAL REEF"	CORAL REEF BEE BALM	#1	24" o.c.	
109	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	#1	36" o.c.	
1,924	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#1	12" o.c.	
116	NEPETA X "WALKER'S LOW"	WALKER'S LOW CATMINT	#1	24" o.c.	
153	OSMUNDA REGALIS	ROYAL FERN	#1	18" o.c.	
46	PANICUM VIRGATUM "CLOUD NINE"	CLOUD NINE SWITCH GRASS	#1	18" o.c.	
151	PANICUM VIRGATUM "NORTHWIND"	NORTHWIND SWITCH GRASS	#1	24" o.c.	
420	PANICUM VIRGATUM "SHENANDOAH"	SHENANDOAH SWITCH GRASS	#1	36" o.c.	
117	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1	24" o.c.	
64	PERSICARIA AMPLEXICAULIS "FIRETAIL"	FLEECEFLOWER	#1	30" o.c.	
737	RUDBECKIA FULGIDA "GOLDSTURM"	BLACK-EYED SUSAN	#1	18" o.c.	
146	SCHIZACHYRIUM SCOPARIUM "STANDING OVATION"	STANDING OVATION LITTLE BLUESTEM	#1	18" o.c.	
916	SCHIZACHYRIUM SCOPARIUM "THE BLUES"	THE BLUES LITTLE BLUESTEM	#1	18" o.c.	
890	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	#1	12" o.c.	
112	SOLIDAGO SPHACELATA "GOLDEN FLEECE"	GOLDEN FLEECE GOLDENROD	#1	24" o.c.	
513	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1	30" o.c.	
160	SYMPHYOTRICHUM NOVAE-ANGLIAE "PURPLE DOME"	NEW ENGLAND ASTER	#1	24" o.c.	
1,071	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-S**

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

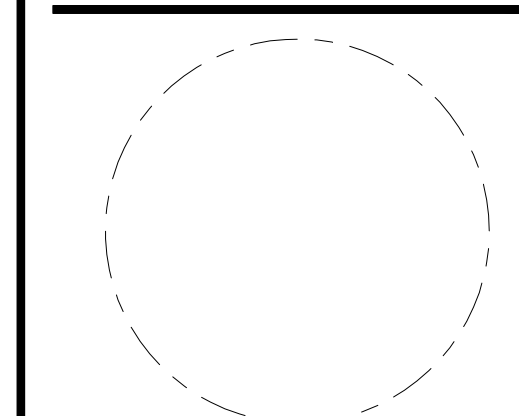
**Key Plan**

**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:  
1" = 25'  
JOB NO.  
22-0013-JBG-RV  
DRAWING NO.

4.1 SUBMISSION

**L-441S**



**RIVERHOUSE  
LANDBAY-S**

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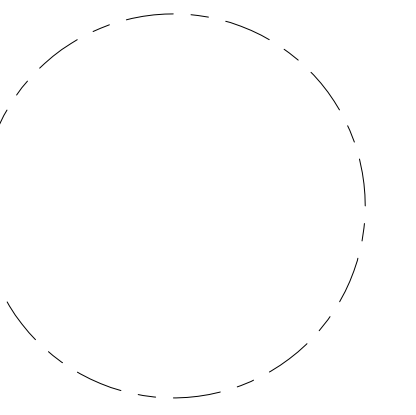
**Key Plan**

**Issue**

NO. DATE

**Revisions**

NO. DATE



**PLANT NOTES  
AND DETAILS**

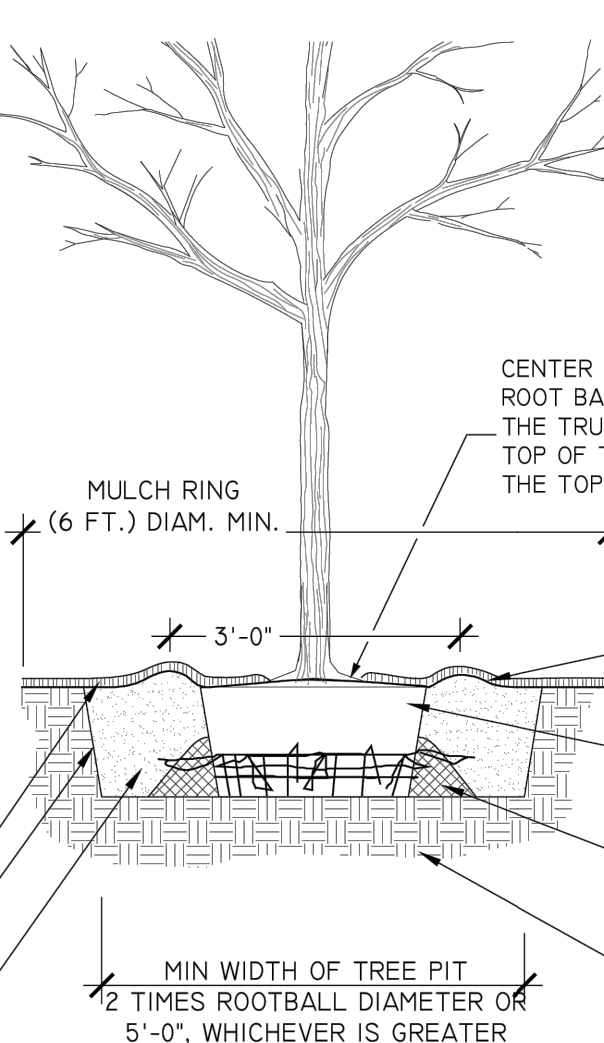
**PRINCIPAL IN CHARGE**  
S.B.  
**PROJECT ARCHITECT**  
B.S.  
**DRAWN**  
P.T. L.S.  
**DATE**  
05.22.2024  
**SCALE:**  
**APPROVED**  
S.B.  
**JOB NO.**  
22-0013-JBG-19V

**DRAWING NO.**  
**L-442S**

**4.1 SUBMISSION**

**NOTES**

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

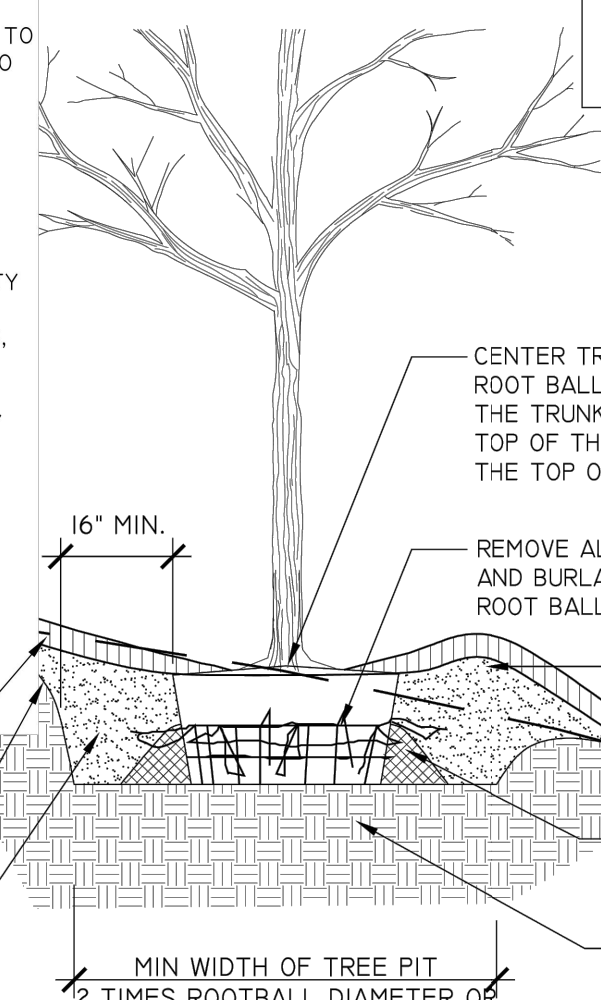


ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

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

**NOTES**

- AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARD A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
- CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE PIT WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES.
- UNLESS OTHERWISE DIRECTED BY THE ARLINGTON COUNTY URBAN FORESTER, BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL, CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT OF DECAY AND APPROVED BY THE URBAN FORESTER; PEAT MOSS SHALL NOT BE USED).
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- TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
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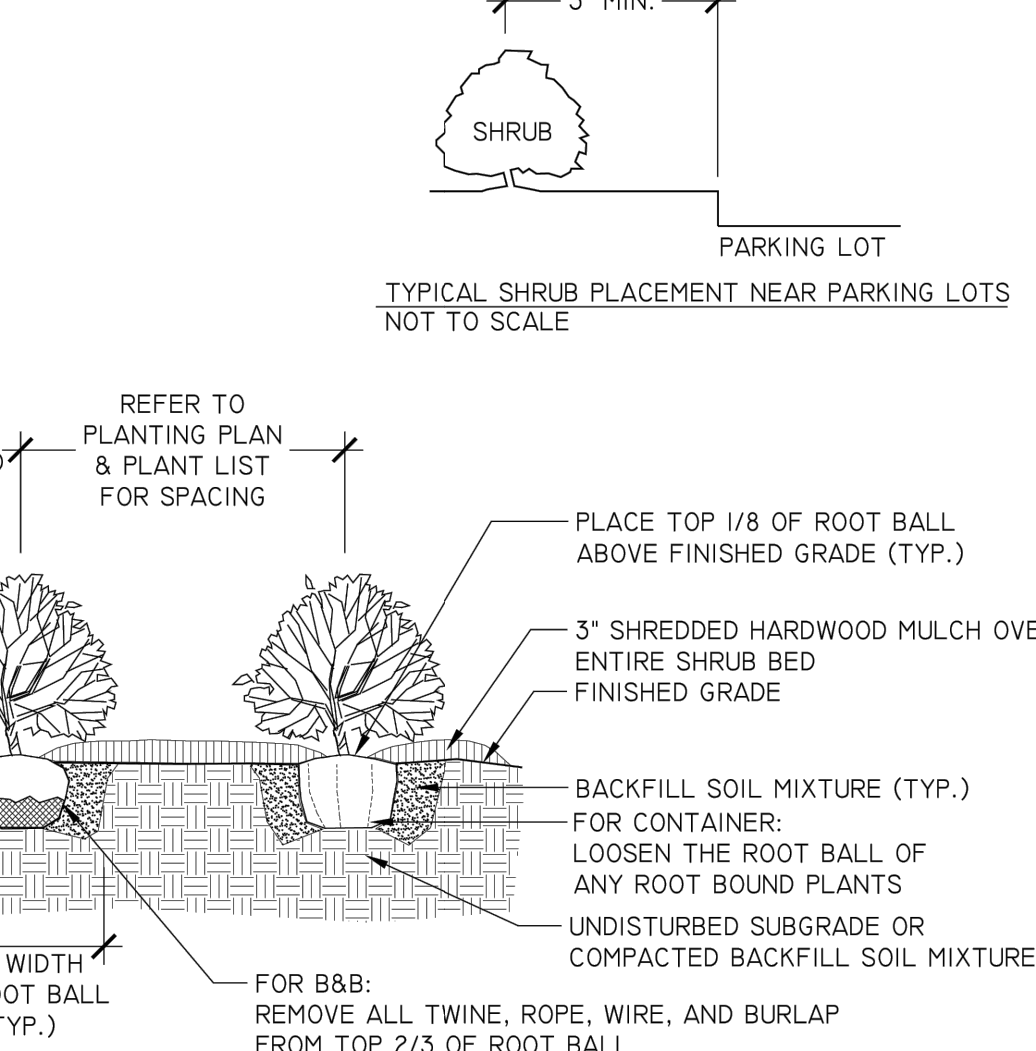
ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

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



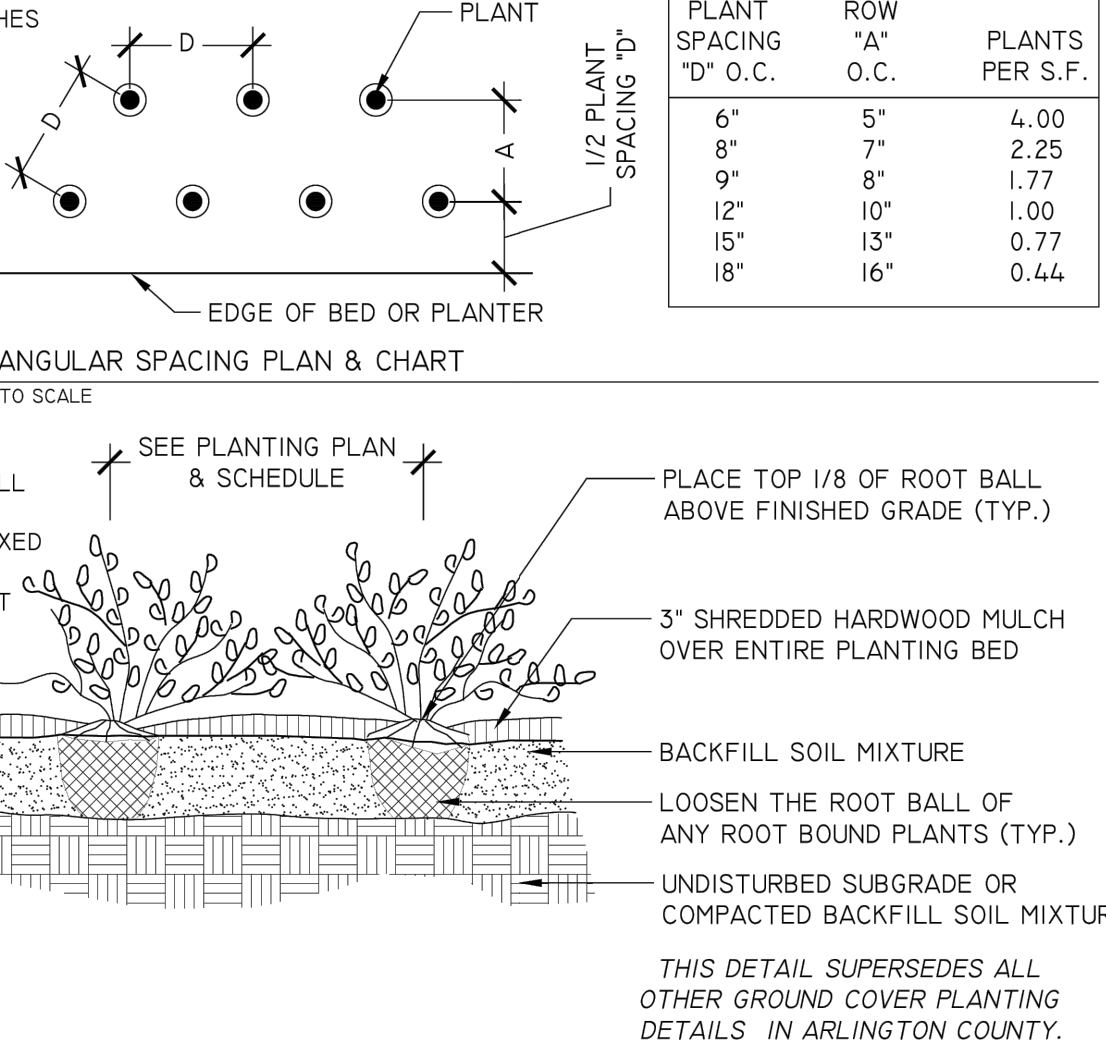
THIS DETAIL SUPERSEDES ALL OTHER SHRUB PLANTING DETAILS IN ARLINGTON COUNTY.

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

**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.



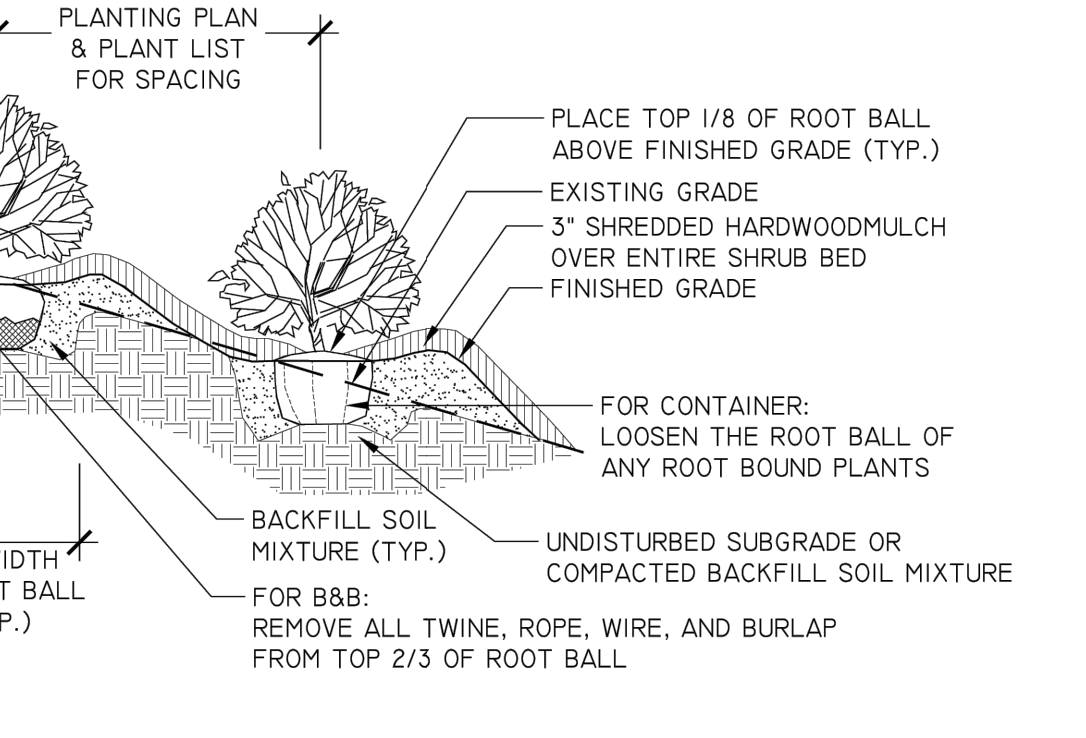
ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

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

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

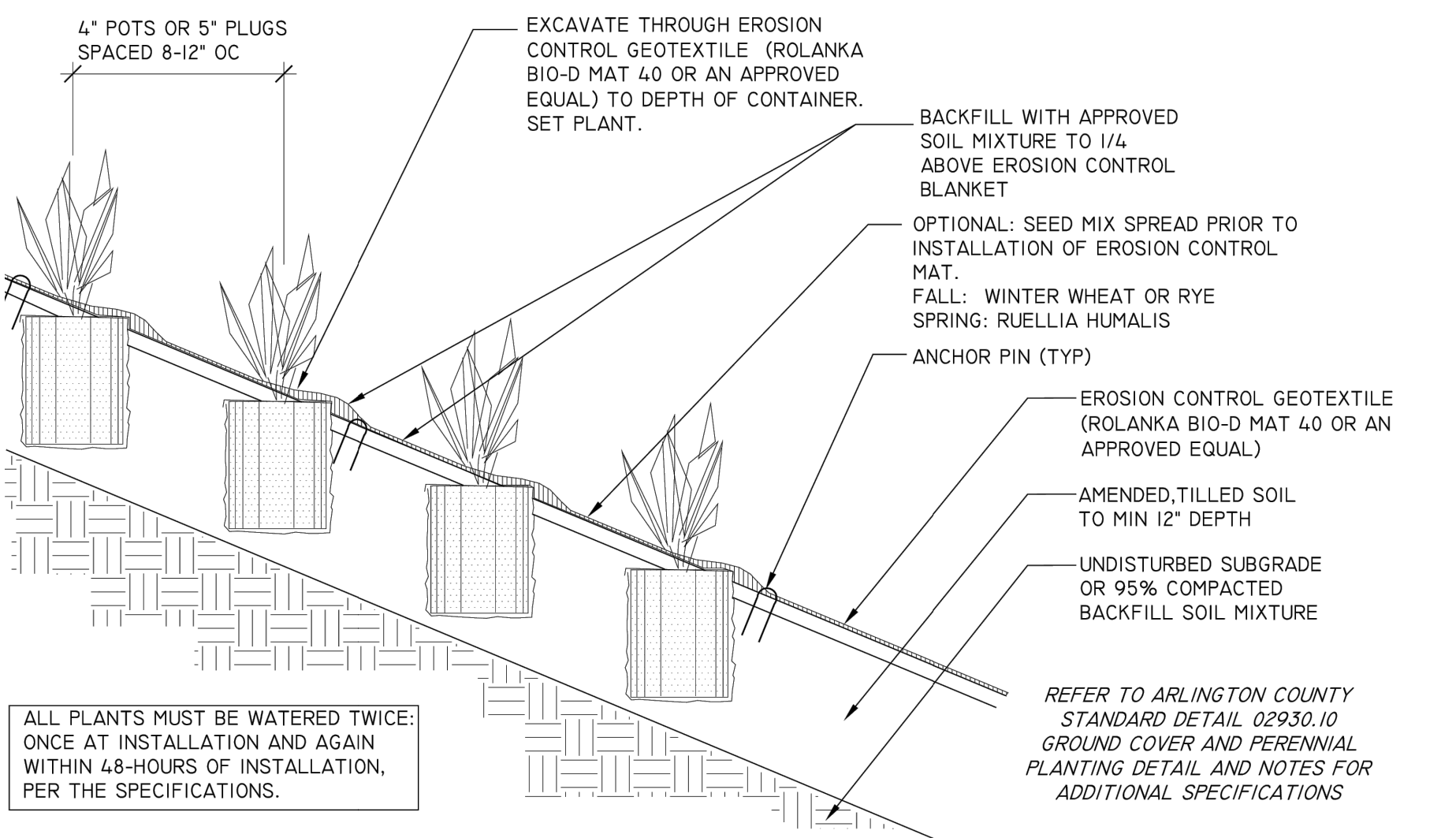
**NOTES**

- 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).
- CONTRACTOR SHALL LEGALLY REMOVE EXCESS SOIL & DEBRIS FROM SITE.
- DO NOT PLACE MULCH IN CONTACT WITH STEM OF SHRUBS



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.



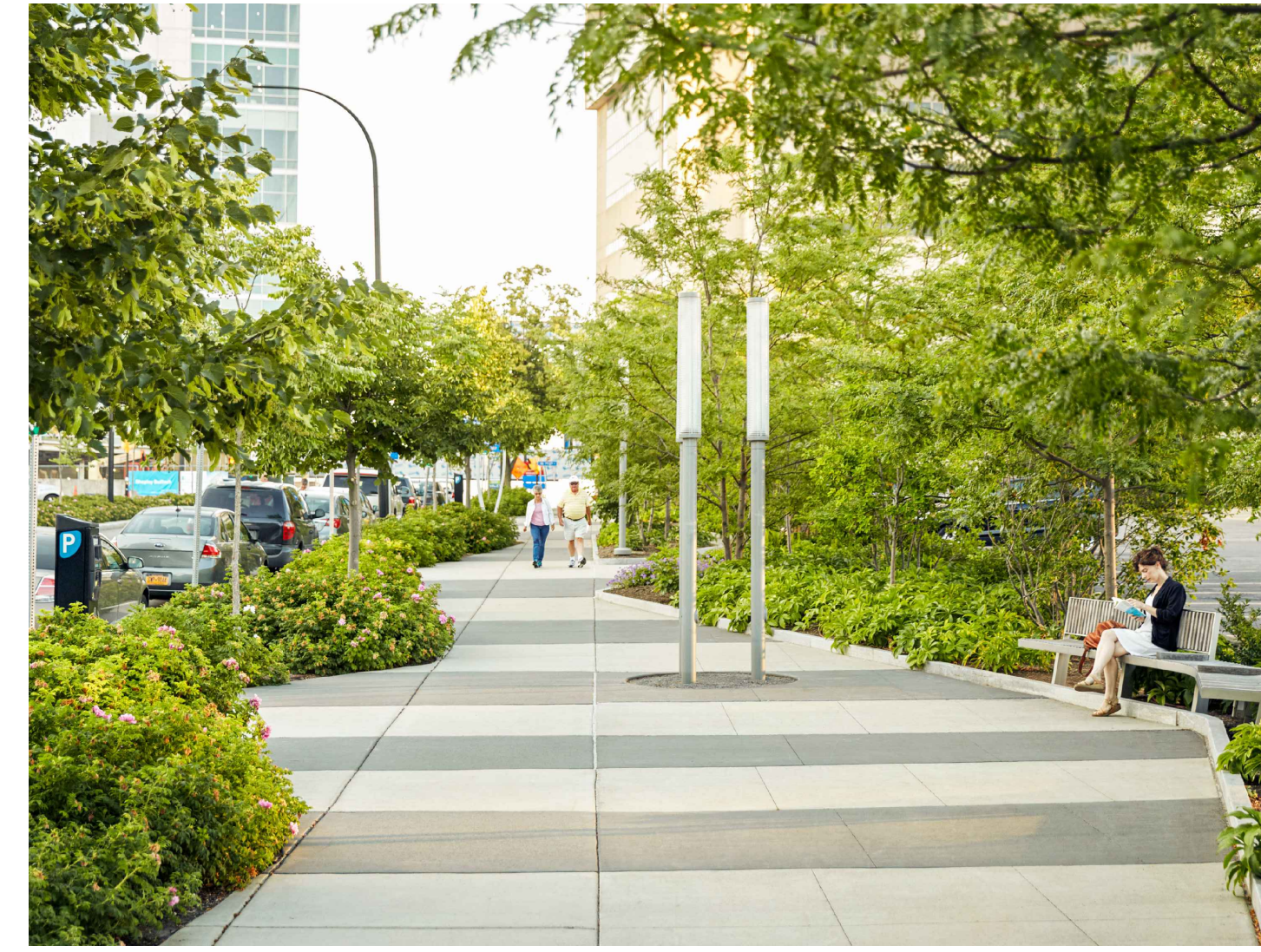


**A** STREETScape



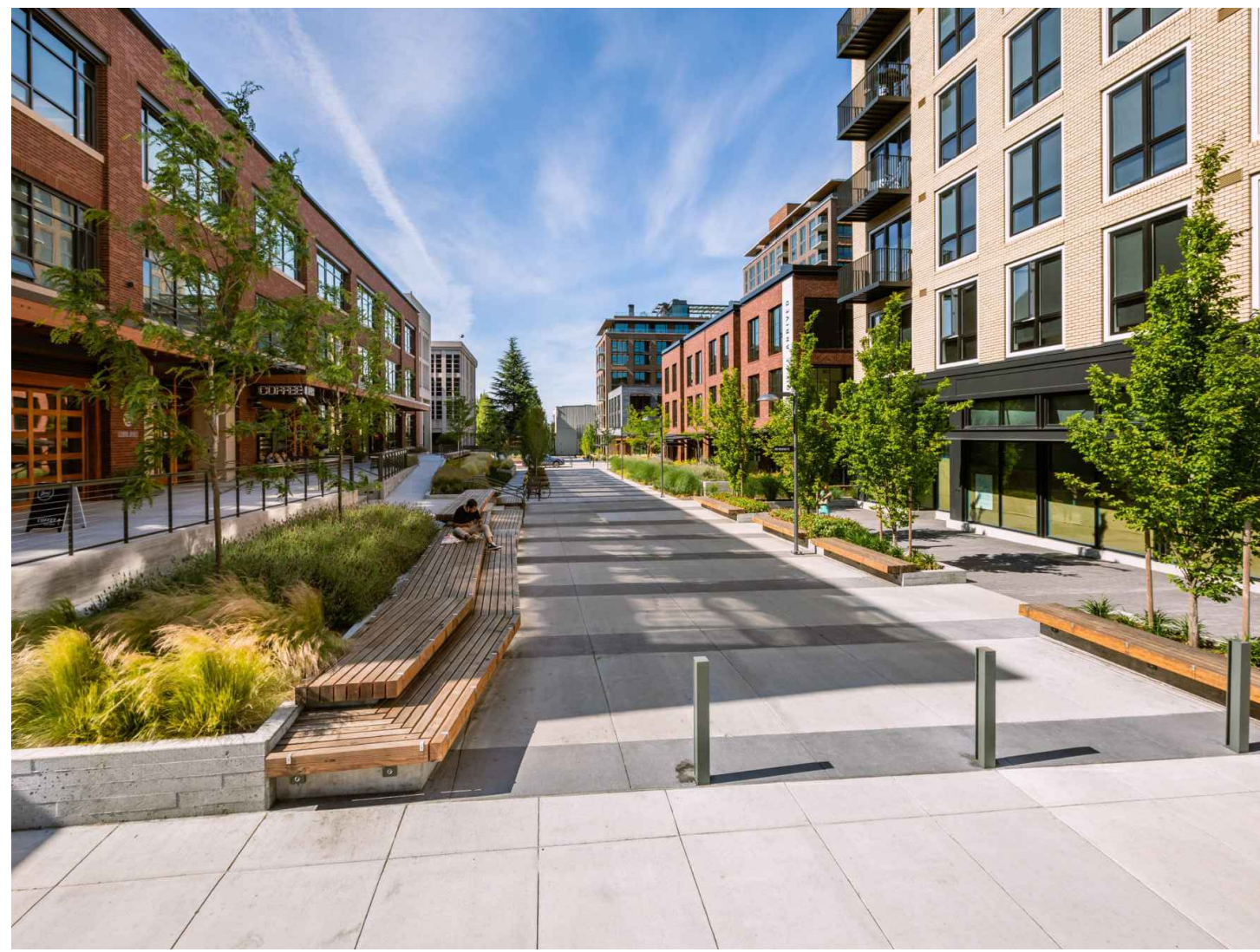
**B** GREEN RIBBON TYPE-1

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

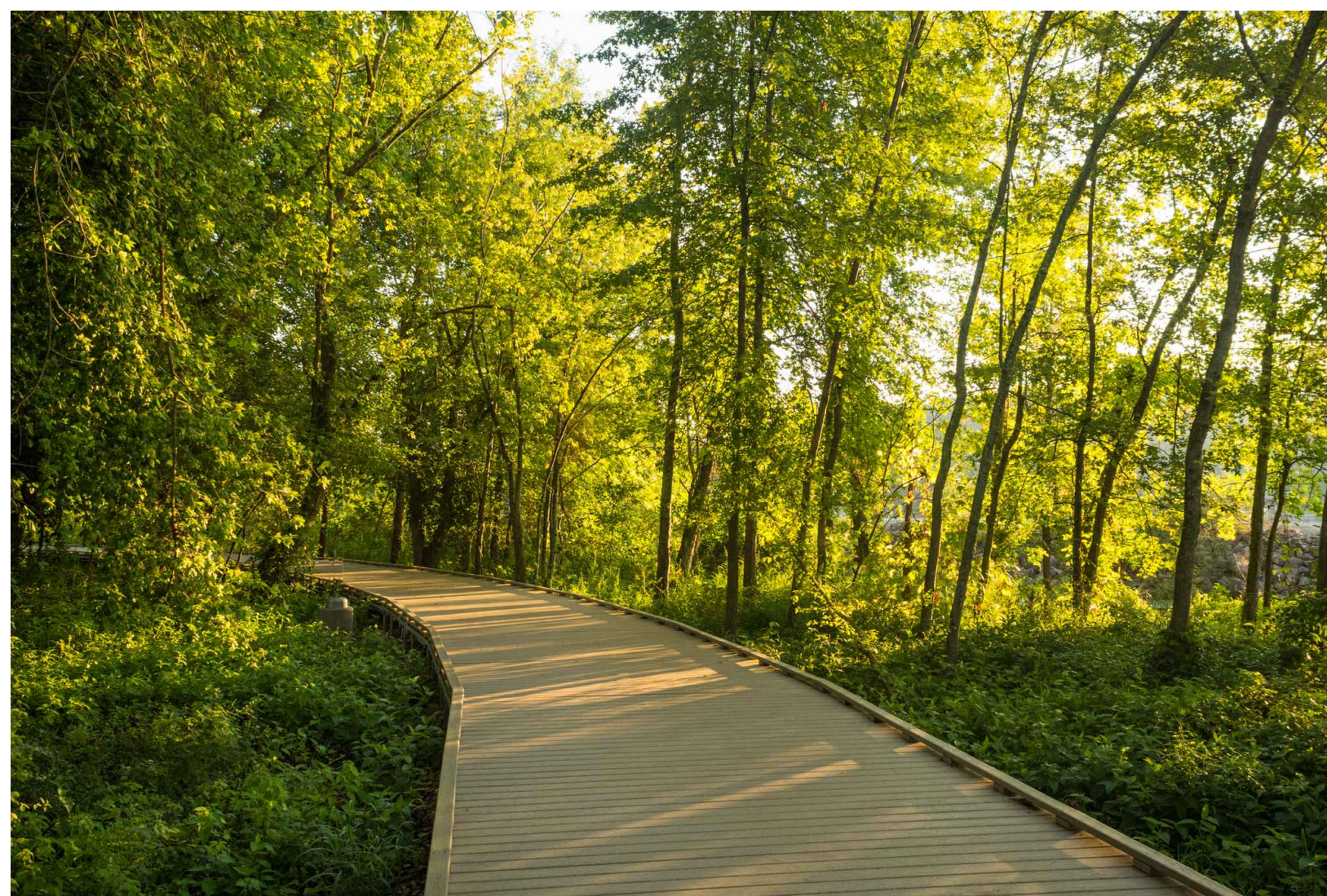


**E** GREEN RIBBON TYPE-4

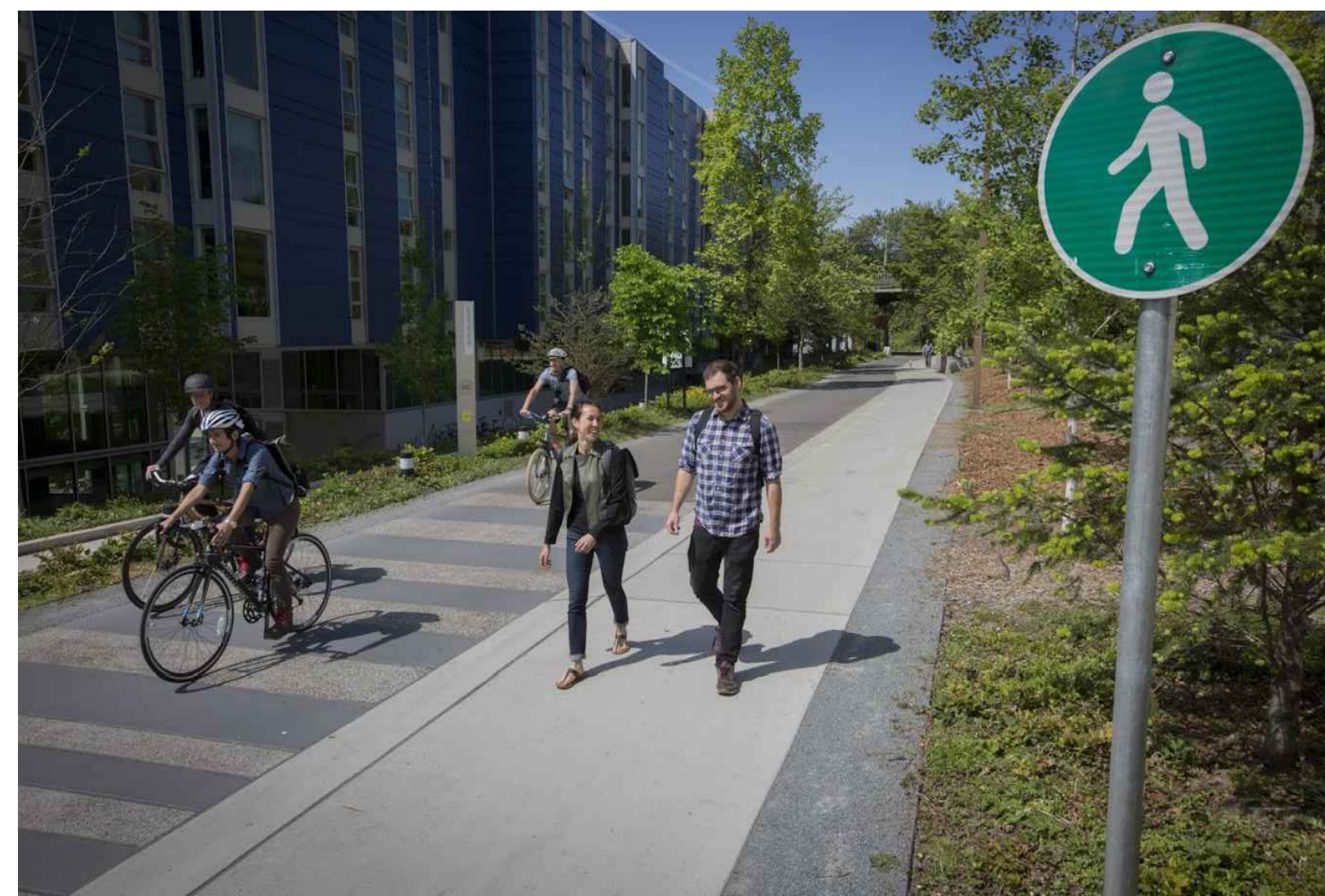
USE: ACTIVATED OPEN SPACE  
 OVERALL DIMENSION: 16'  
 PEDESTRIAN PATH: EXPOSED AGGREGATE CONCRETE  
 PEDESTRIAN CLEAR ZONE: 8'  
 MATERIAL(S): EXPOSED AGGREGATE CONCRETE  
 PLANTING ZONE: 4' PLANTING ZONE ON EACH SIDE  
 CHARACTERISTICS: CASUAL SEATING, PEDESTRIAN LIGHTING, WAYFINDING



**F** SPECIAL PEDESTRIAN PAVING



**G** TREE PRESERVATION SURFACE



**H** MULTI-MODAL PATH



**I** PUBLIC ART

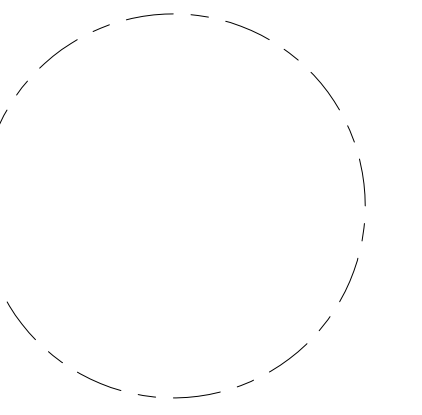
**RIVERHOUSE LANDBAY-S**

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



**PRECEDENT IMAGERY**

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

DRAWING NO.

**L-500S**

4.1 SUBMISSION



**RIVERHOUSE  
LANDBAY-S**

PROJECT STREET NUMBER  
1400 S. JOYCE STREET  
ARLINGTON, VA 22202  
OWNER / DEVELOPER  
JBG SMITH  
240.333.3600  
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**Key Plan**

**Issue**  
NO. DATE

**Revisions**  
NO. DATE

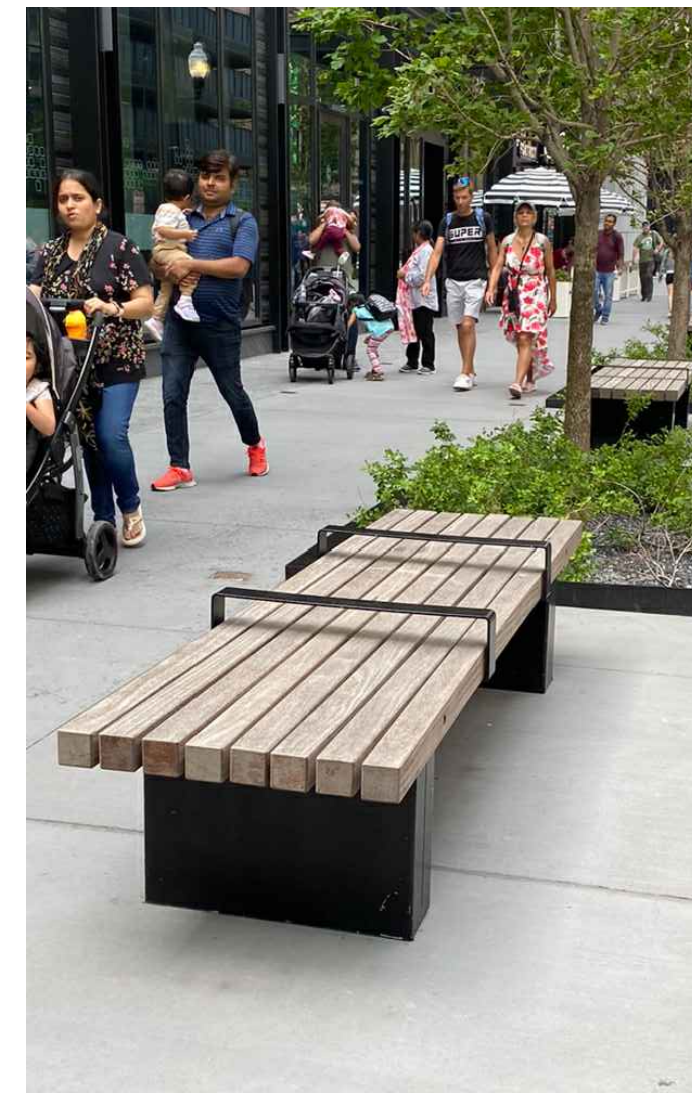
**PRECEDENT  
IMAGERY**

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

DRAWING NO.

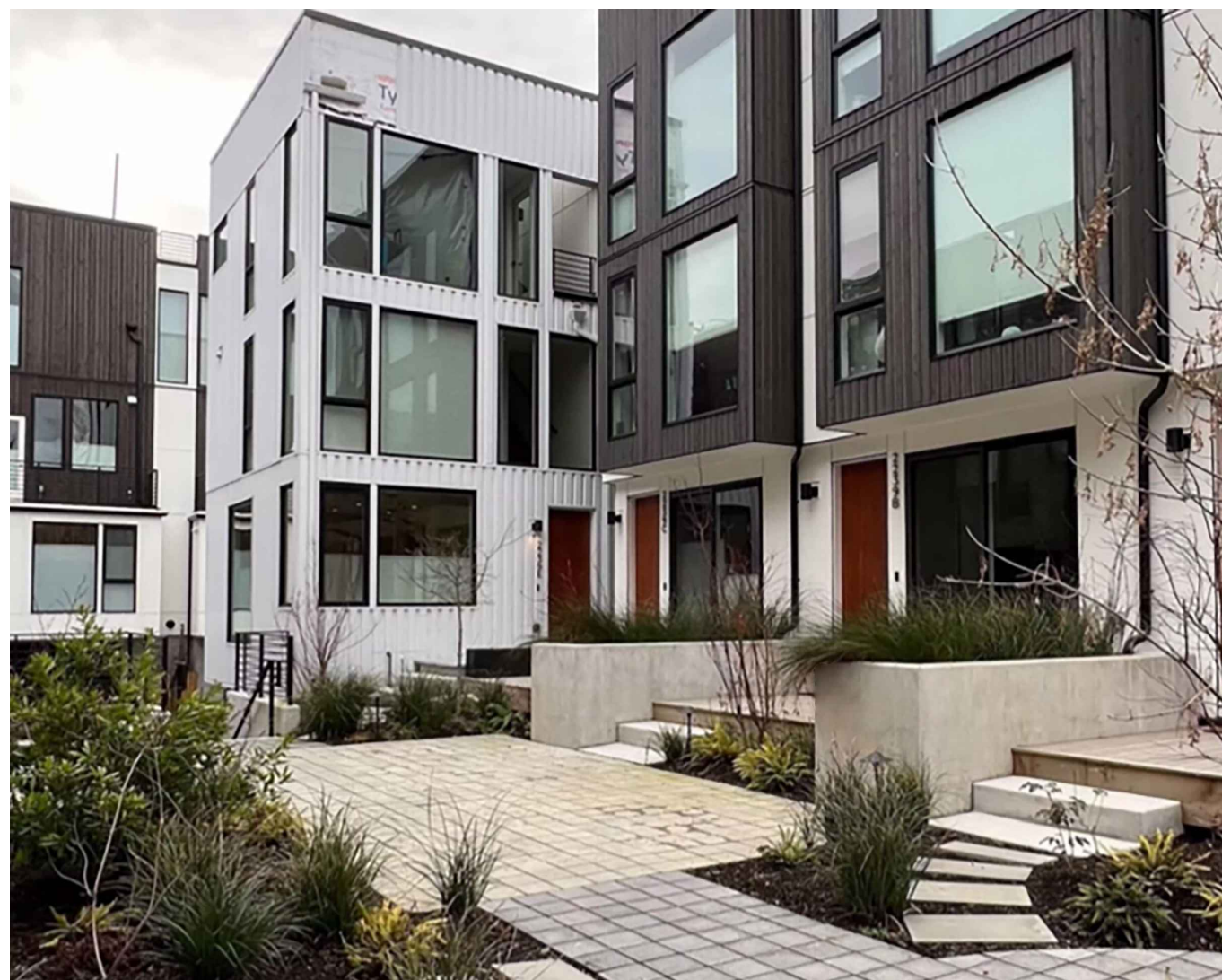
**L-501S**

**4.1 SUBMISSION**

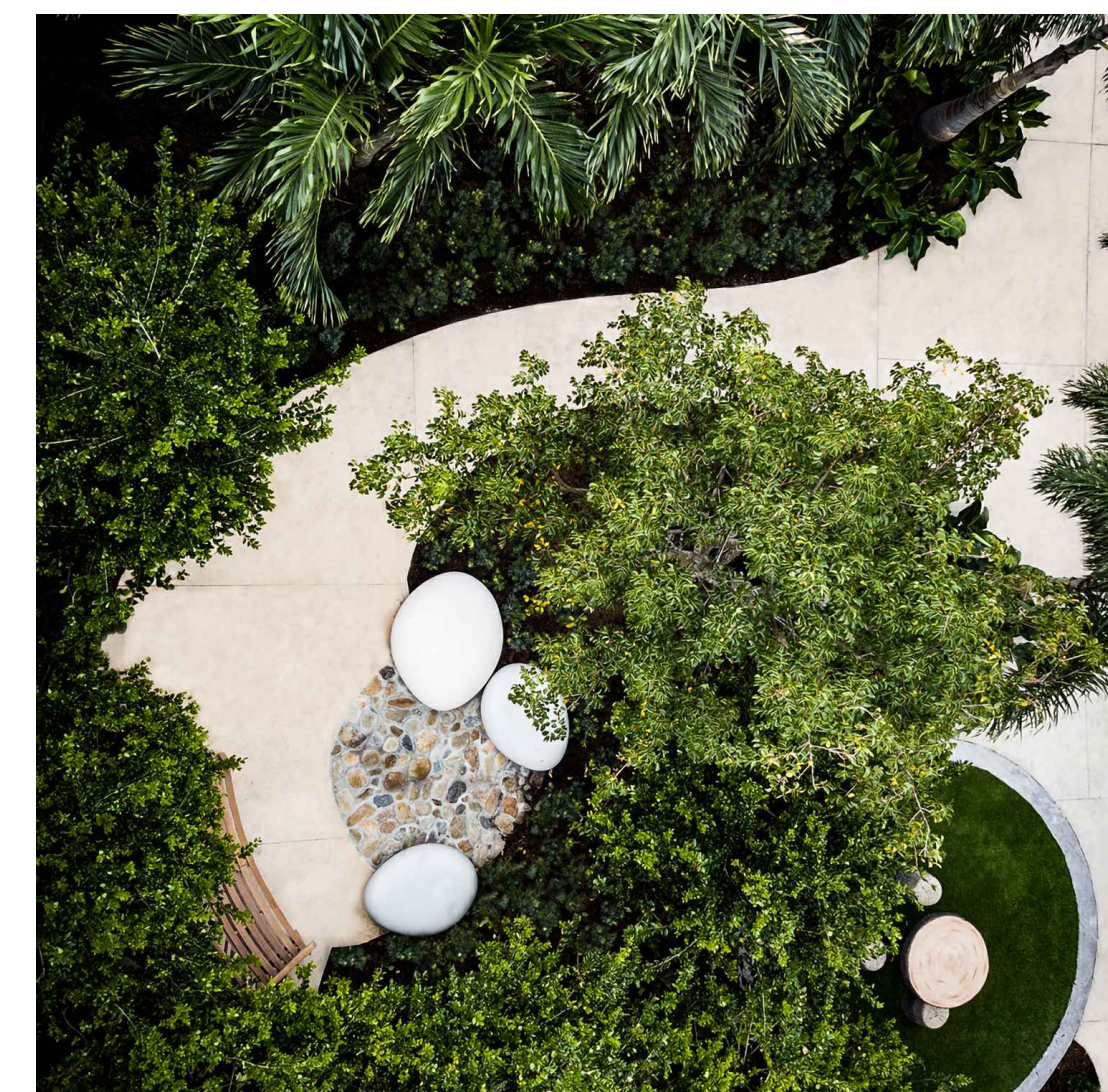
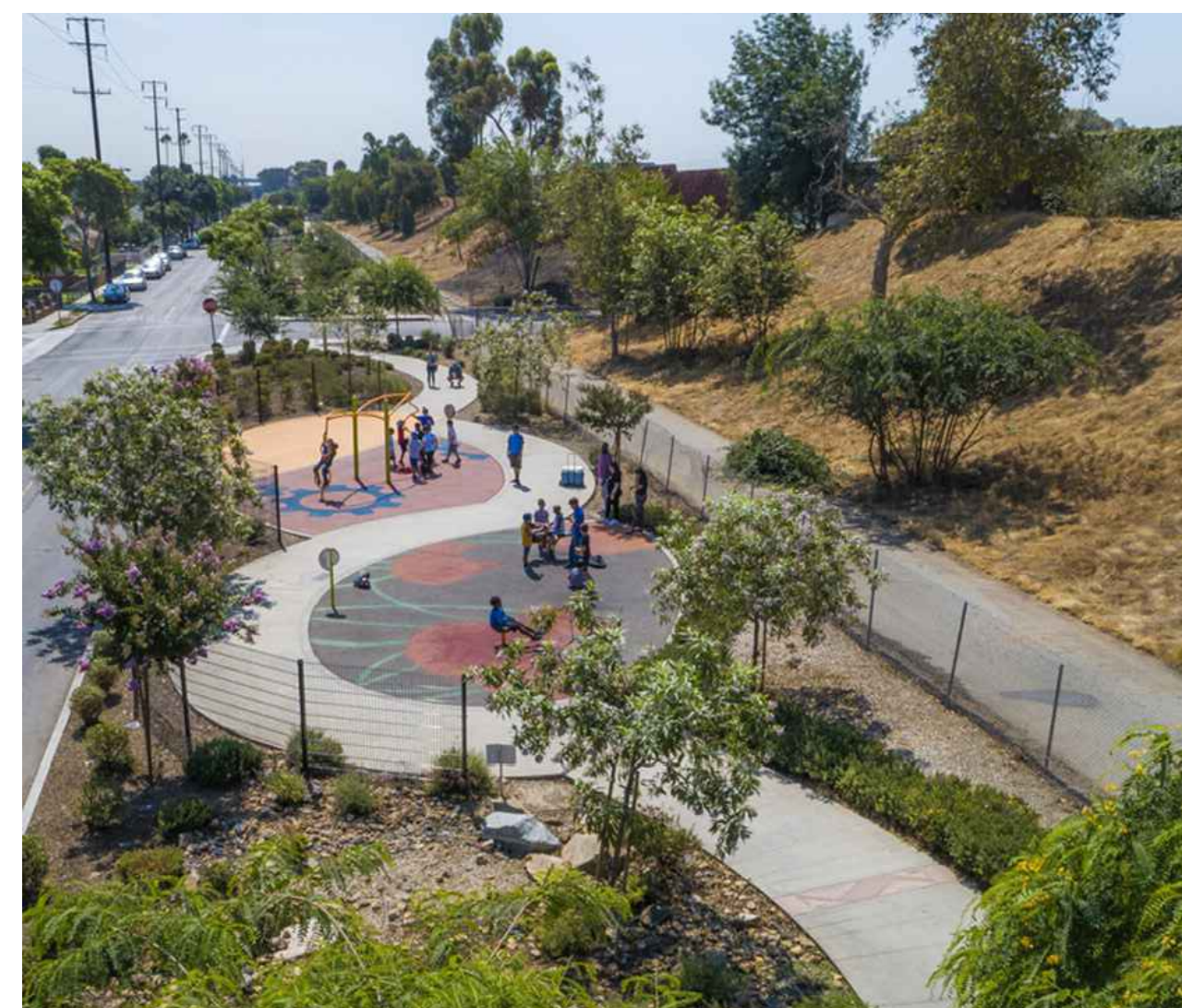


**A** INTEGRATED SEATING

**B** STREETScape FURNISHINGS



**C** SEMI-PRIVATE SPACES



**D** NEIGHBORHOOD POCKET PARK



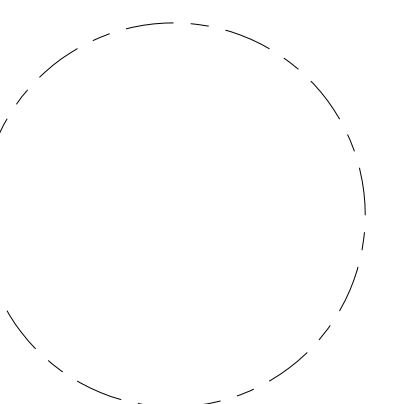
**RIVERHOUSE  
LANDBAY-S**

PROJECT STREET NUMBER  
1400 S. JOYCE STREET  
ARLINGTON, VA 22202  
OWNER / DEVELOPER  
JBG SMITH  
240.333.3600  
NORTH PARCEL ARCHITECT  
TORTI GALLAS + PARTNERS, INC.  
301.588.4800  
CENTRAL PARCEL ARCHITECT  
BCT DESIGN GROUP  
410.837.2727  
SOUTH PARCEL ARCHITECT  
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.
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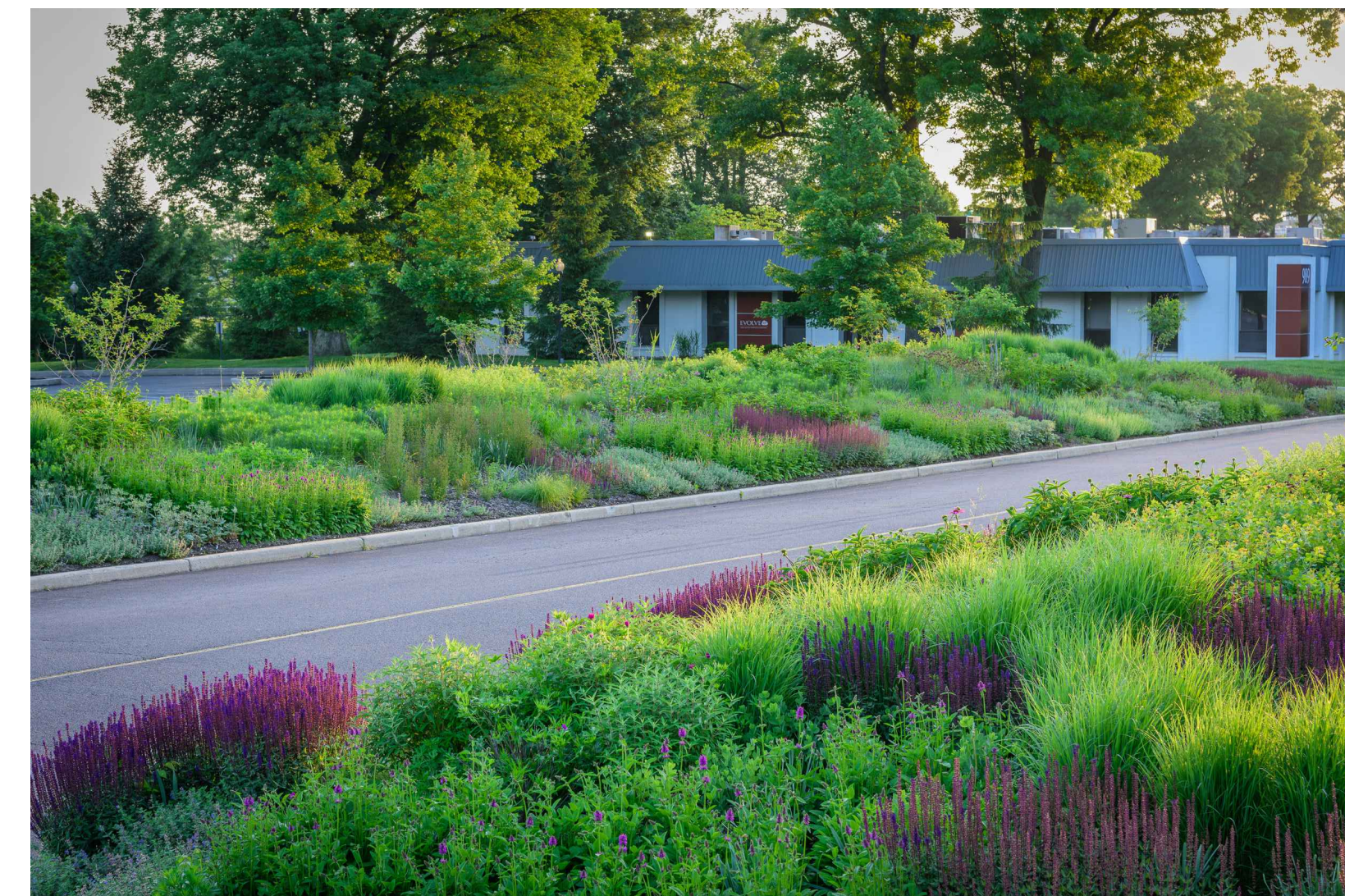
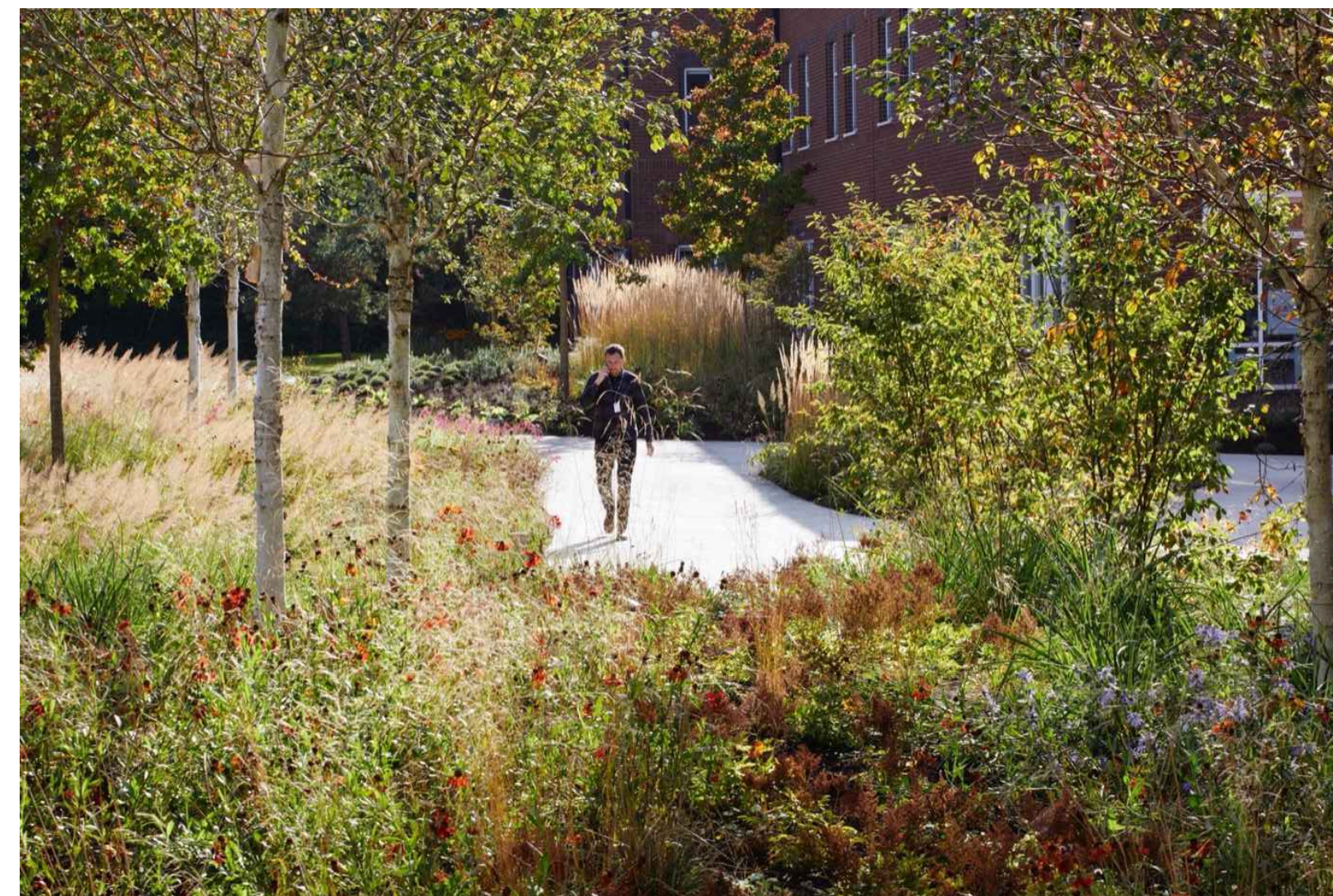
DRAWING NO.

**L-502S**

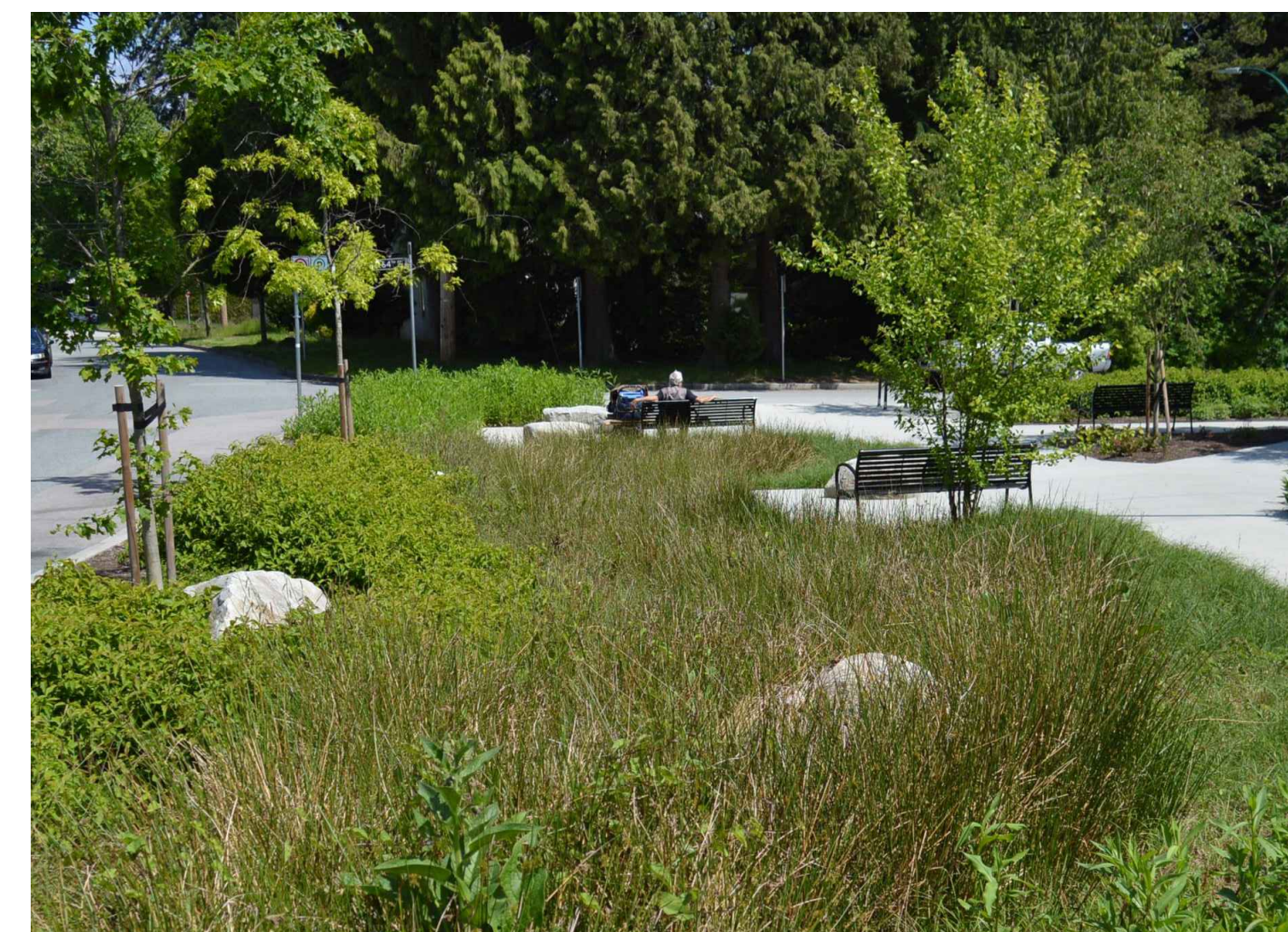
**4.1 SUBMISSION**



**A** PLACEMAKING



**B** PLANTING AREAS



**C** BIORETENTION PLANTINGS



**RIVERHOUSE  
LANDBAY-S**

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301.588.4800

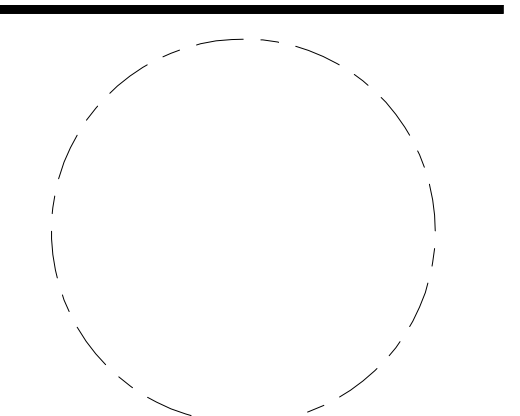
CENTRAL PARCEL ARCHITECT  
BCT DESIGN GROUP  
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SOUTH PARCEL ARCHITECT  
LESSARD DESIGN, INC.  
571.830.1800

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**Key Plan**

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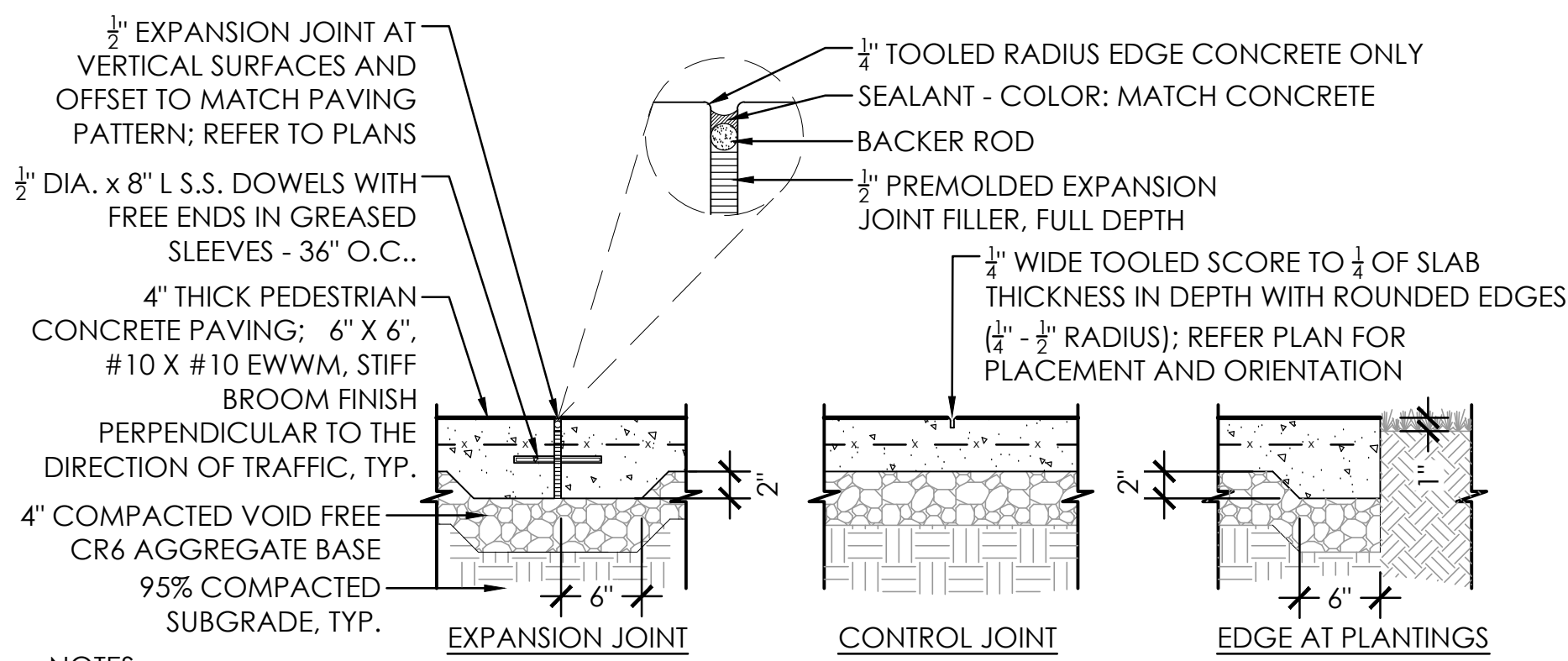


**PAVING  
DETAILS**

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-VIV

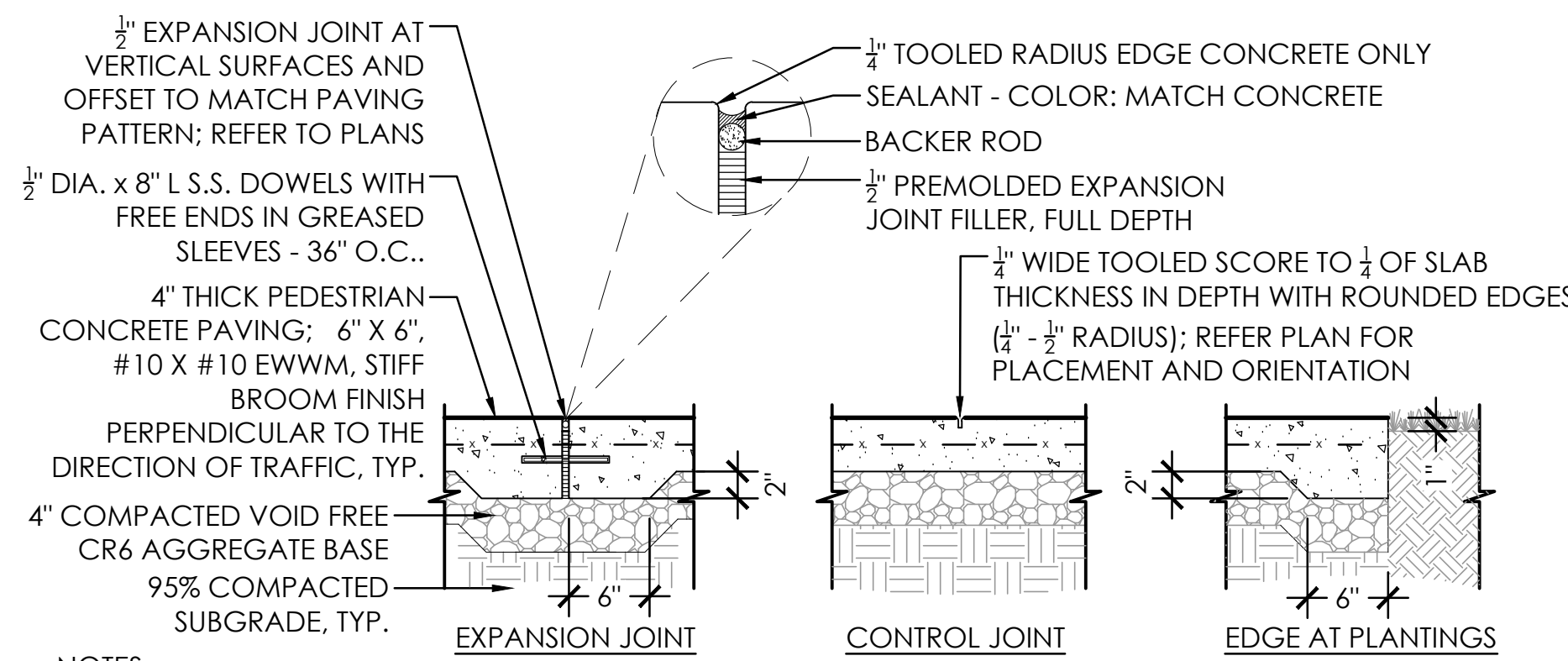
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**4.1 SUBMISSION**



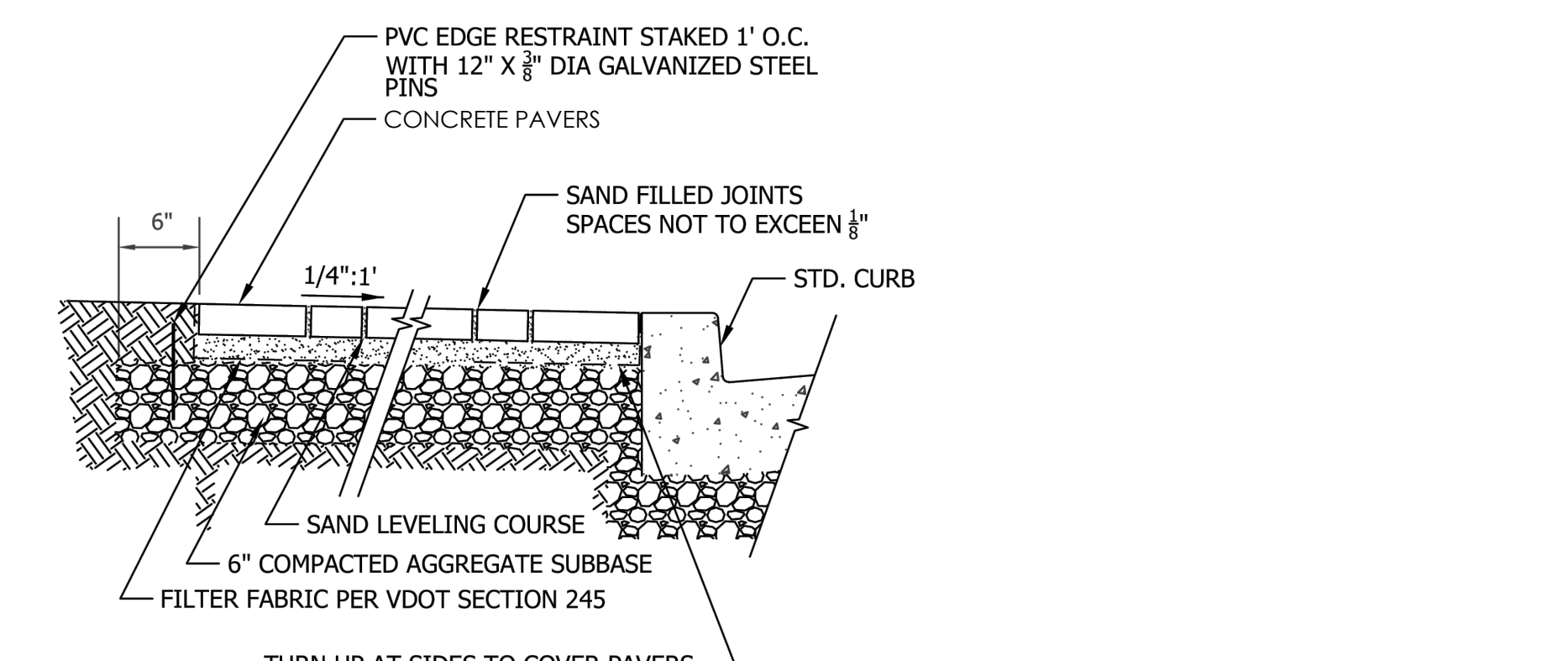
- NOTES:**
- CONDITIONS VARY, PROVIDE EXPANSION JOINT WHERE WALKS ARE POURED AGAINST VERTICAL SURFACES AND/OR DIFFERENT PAVING MATERIALS AND AS SPECIFIED IN CIVIL DRAWINGS. EXPANSION JOINTS SHALL OCCUR EVERY 400 SF OR 20 LF IN SIDEWALKS.
  - MEET 1" ABOVE ADJACENT FINISHED LAWN AND PLANTING AREA GRADES.
  - REMOVE TOOL MARKS.
  - CROSS SLOPES ON SIDEWALKS MUST NOT BE LESS THAN 1% OR EXCEED 2%. MANHOLES, VALVE BOXES AND OTHER AT GRADE UTILITIES AND COVERS MUST BE ADJUSTED TO MEET FINISHED GRADE.

**A** PEDESTRIAN CONCRETE  
1"=1'-0"



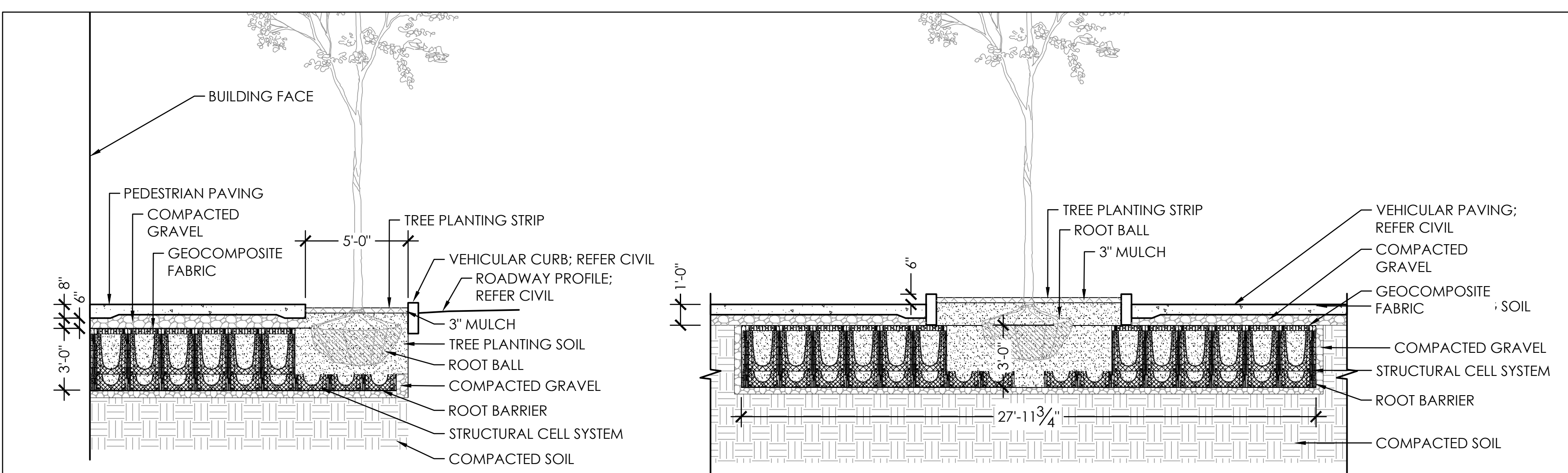
- NOTES:**
- CONDITIONS VARY, PROVIDE EXPANSION JOINT WHERE WALKS ARE POURED AGAINST VERTICAL SURFACES AND/OR DIFFERENT PAVING MATERIALS AND AS SPECIFIED IN CIVIL DRAWINGS. EXPANSION JOINTS SHALL OCCUR EVERY 400 SF OR 20 LF IN SIDEWALKS.
  - MEET 1" ABOVE ADJACENT FINISHED LAWN AND PLANTING AREA GRADES.
  - REMOVE TOOL MARKS.
  - CROSS SLOPES ON SIDEWALKS MUST NOT BE LESS THAN 1% OR EXCEED 2%. MANHOLES, VALVE BOXES AND OTHER AT GRADE UTILITIES AND COVERS MUST BE ADJUSTED TO MEET FINISHED GRADE.

**B** SEEDED AGGREGATE PAVEMENT  
1"=1'-0"



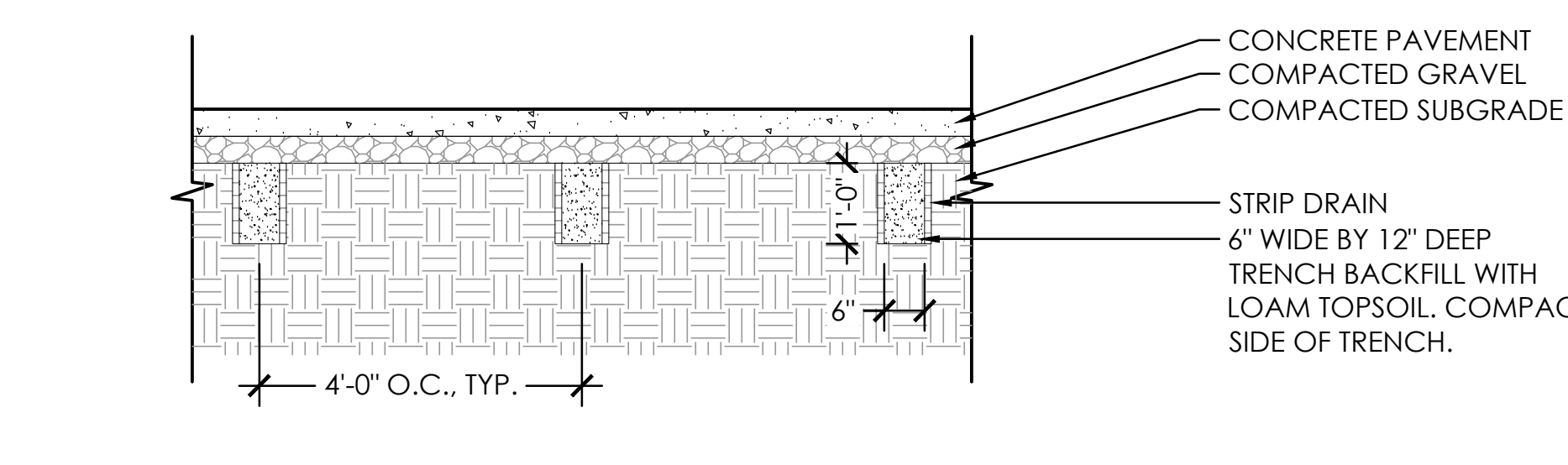
- NOTES:**
- REFER TO SECTIONS 02611 AND 02612 OF THE SPECIFICATIONS FOR INTERLOCKING CONCRETE PAVERS AND OTHER RELATED MATERIALS SHOWN ON SIDEWALK APPLICATIONS.
  - FOR DRIVEWAY APPLICATION SEE DRAWING R-2.4 AND RELATED SPECS.

**C** CONCRETE PAVERS FOR SIDEWALK  
1"=1'-0"



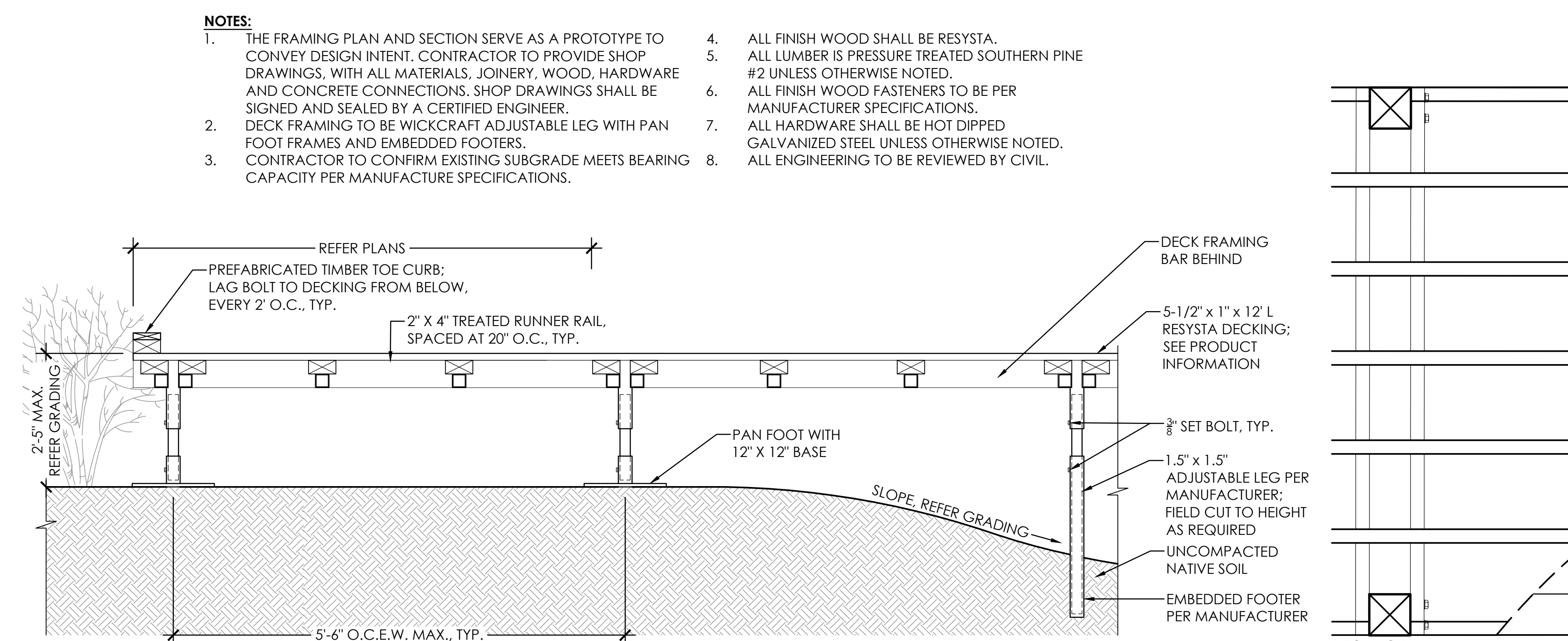
- NOTES:**
- REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION

**D** SOIL CELL SYSTEM  
1/4"=1'-0"



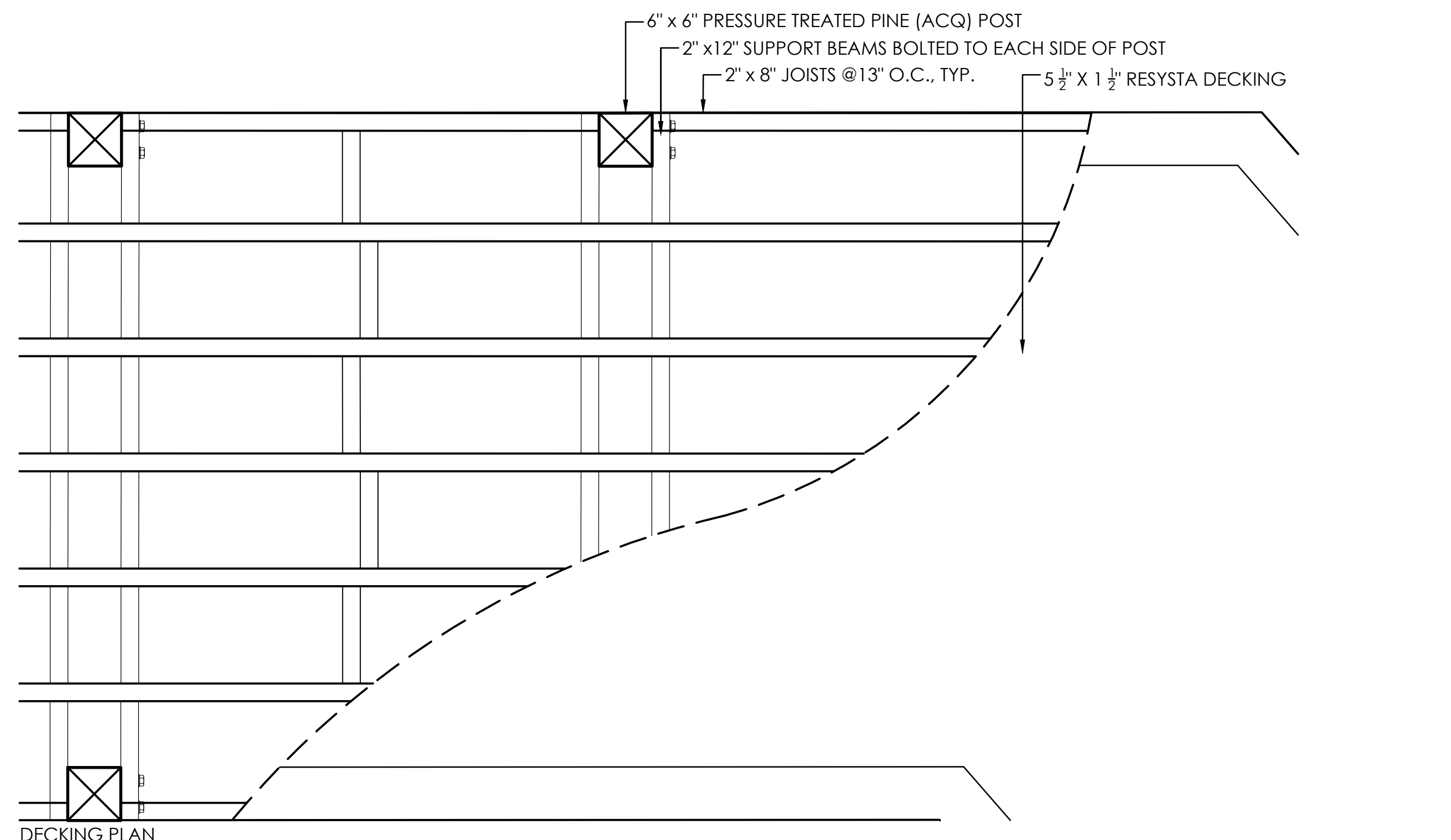
- NOTES:**
- EXTEND STRIP DRAIN 12" INTO TREE OPENING.

**E** ROOT PATH  
1/2"=1'-0"



- NOTES:**
- THE FRAMING PLAN AND SECTION SERVE AS A PROTOTYPE TO CONVEY DESIGN INTENT. CONTRACTOR TO PROVIDE SHOP DRAWINGS, WITH ALL MATERIALS, JOINERY, WOOD, HARDWARE AND CONCRETE CONNECTIONS. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A CERTIFIED ENGINEER.
  - DECK FRAMING TO BE WICKCRAFT ADJUSTABLE LEG WITH PAN FOOT FRAMES AND EMBEDDED FOOTERS.
  - CONTRACTOR TO CONFIRM EXISTING SUBGRADE MEETS BEARING CAPACITY PER MANUFACTURE SPECIFICATIONS.
  - ALL FINISH WOOD SHALL BE RESYSTA.
  - ALL LUMBER IS PRESSURE TREATED SOUTHERN PINE #2 UNLESS OTHERWISE NOTED.
  - ALL FINISH WOOD FASTENERS TO BE PER MANUFACTURER SPECIFICATIONS.
  - ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL UNLESS OTHERWISE NOTED.
  - ALL ENGINEERING TO BE REVIEWED BY CIVIL.

**F** DECK  
1"=1'-0"





**RIVERHOUSE  
LANDBAY-S**

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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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**Revisions**

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

**PUBLIC SPACE  
DETAILS**

PRINCIPAL IN CHARGE  
S.B.

PROJECT ARCHITECT  
B.S.

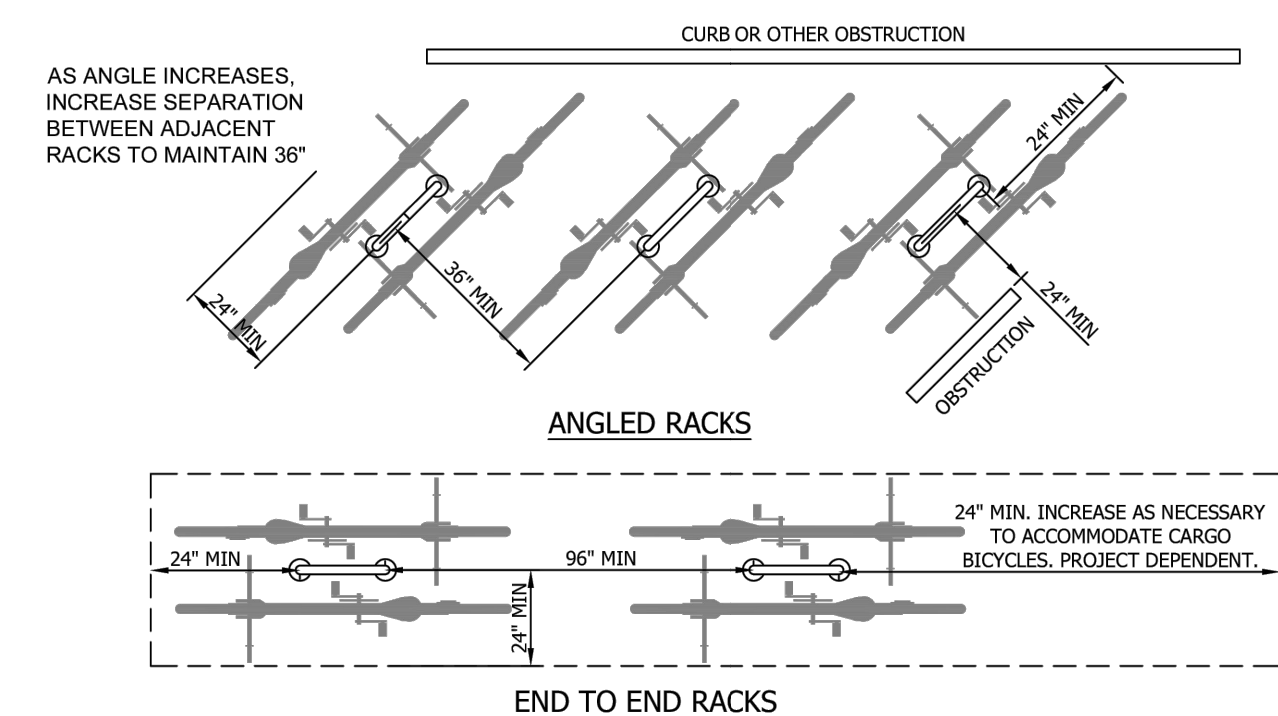
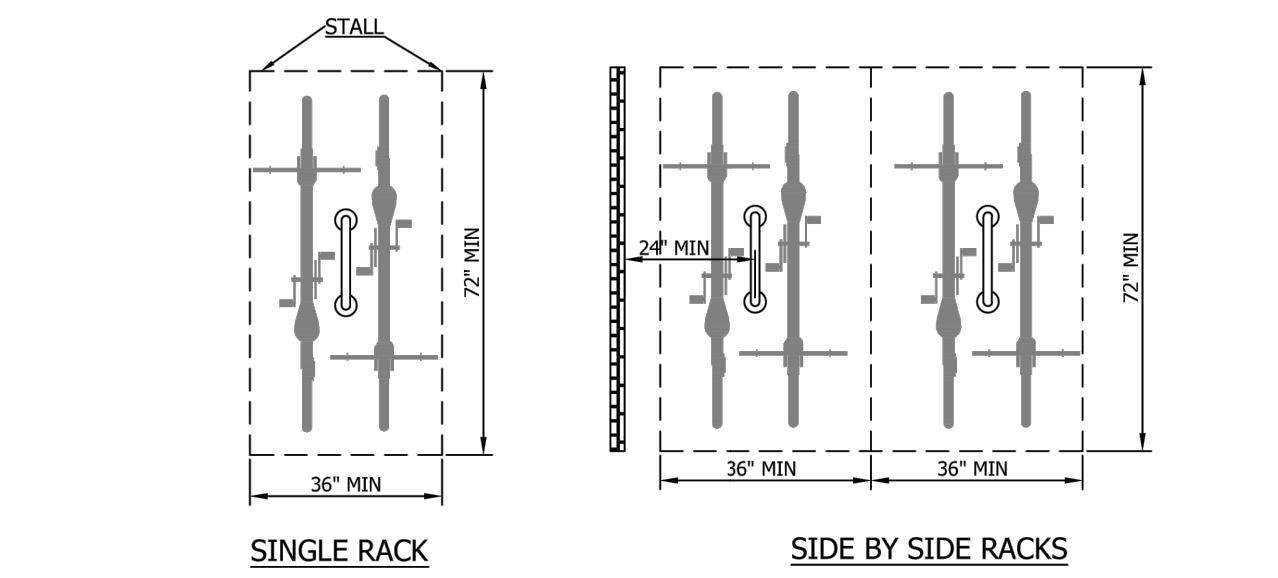
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P.T. L.S.

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

DRAWING NO.

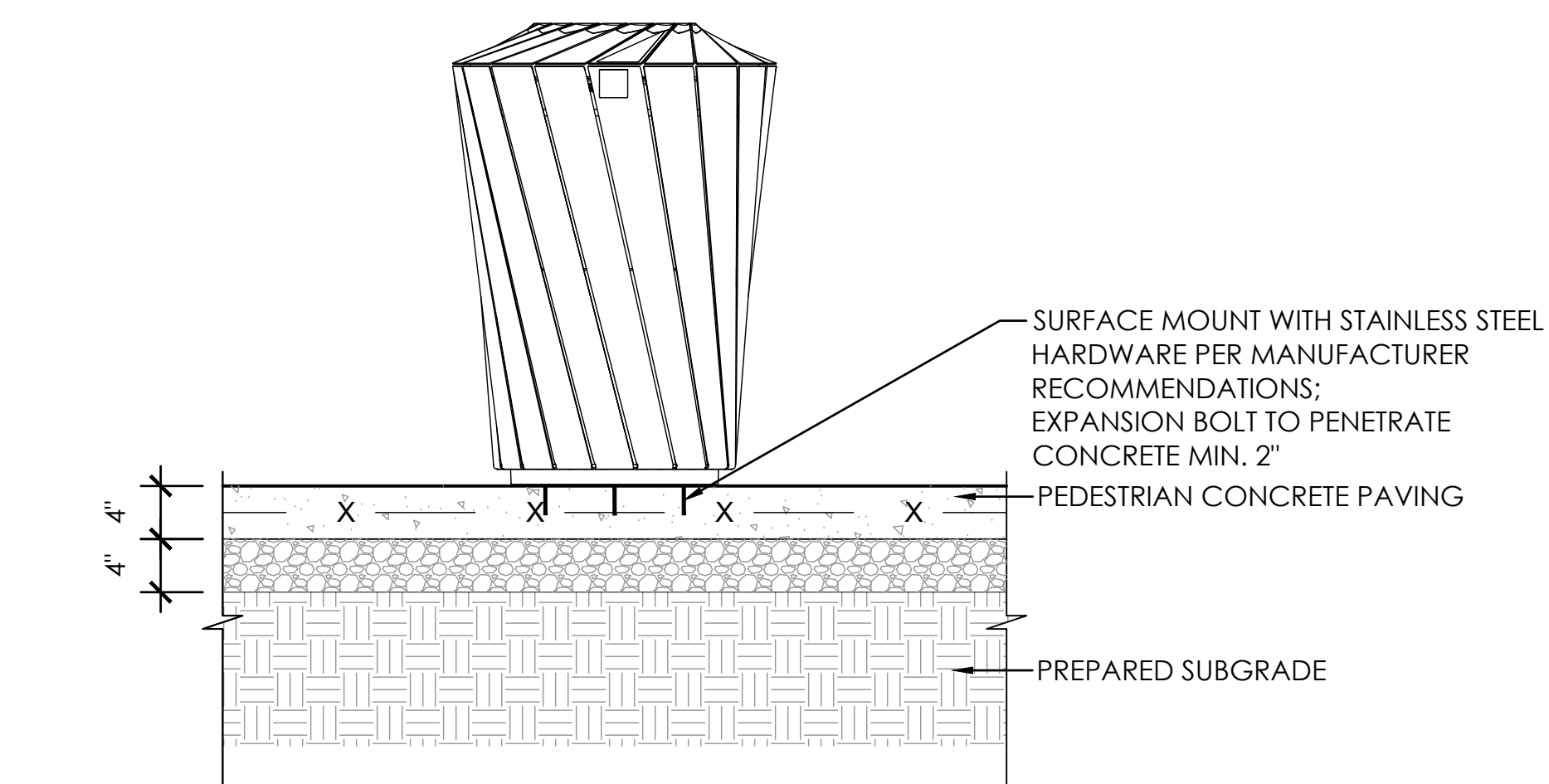
**L-511S**

4.1 SUBMISSION

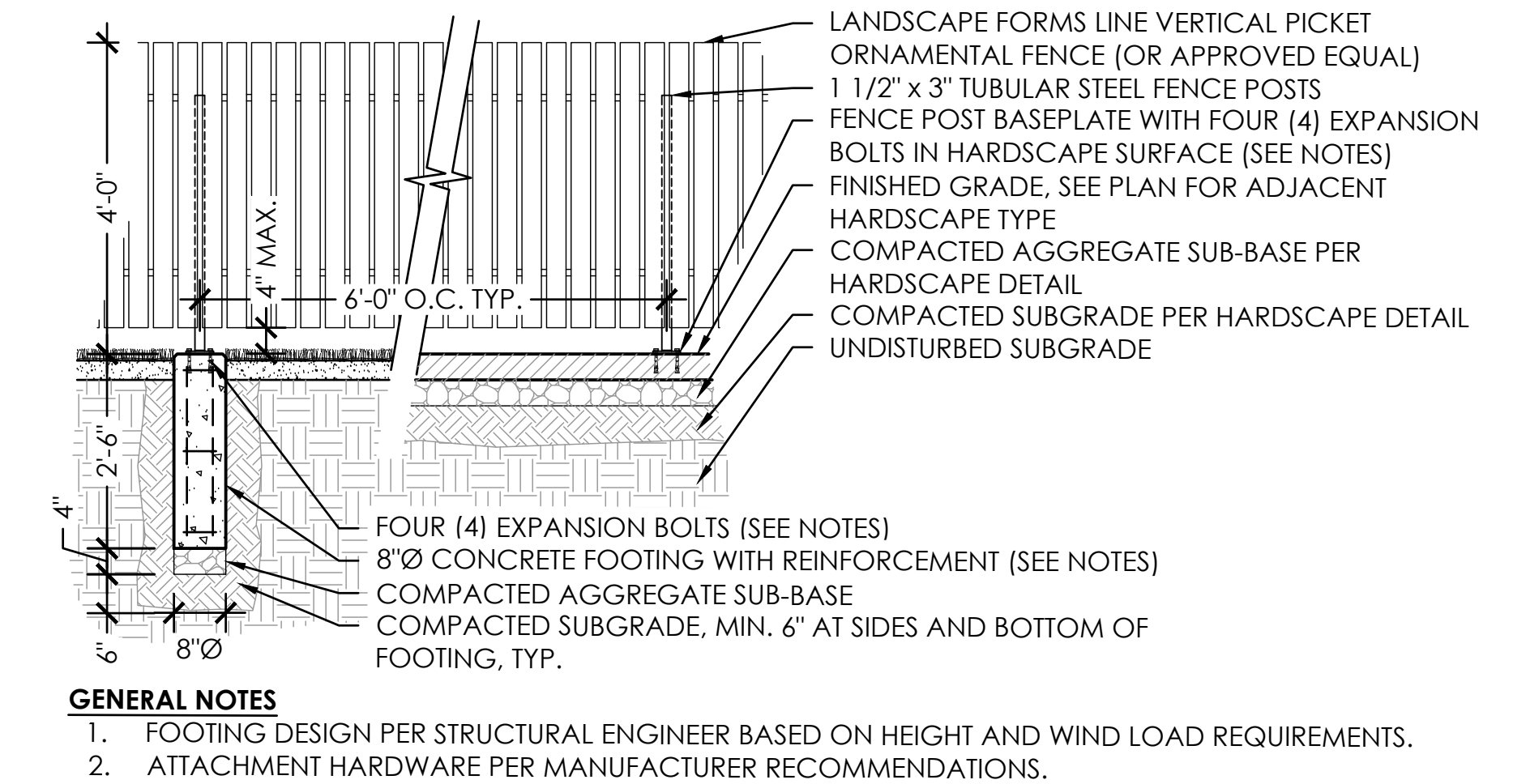


- NOTES:**
- FOR LAYOUT PURPOSES, EACH BICYCLE RACK SHALL BE CENTERED IN A "STALL" OF MIN. DIMENSION 36" x 72".
  - IF MULTIPLE RACKS ARE ANGLED OR SKEWED, CENTER-TO-CENTER SEPARATION BETWEEN PARALLEL RACKS MUST BE INCREASED TO MAINTAIN THE MIN. 36" x 72" CLEAR "STALL" AREA AT EACH RACK.
  - MIN. 24"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

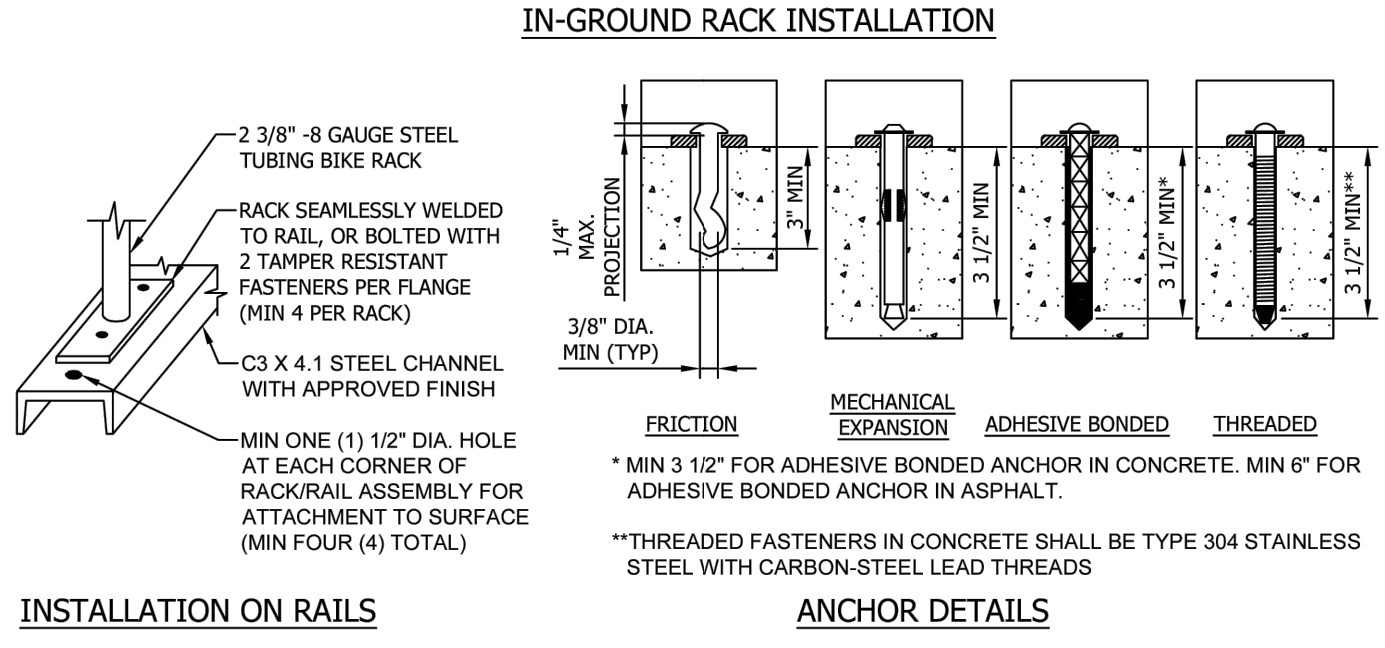
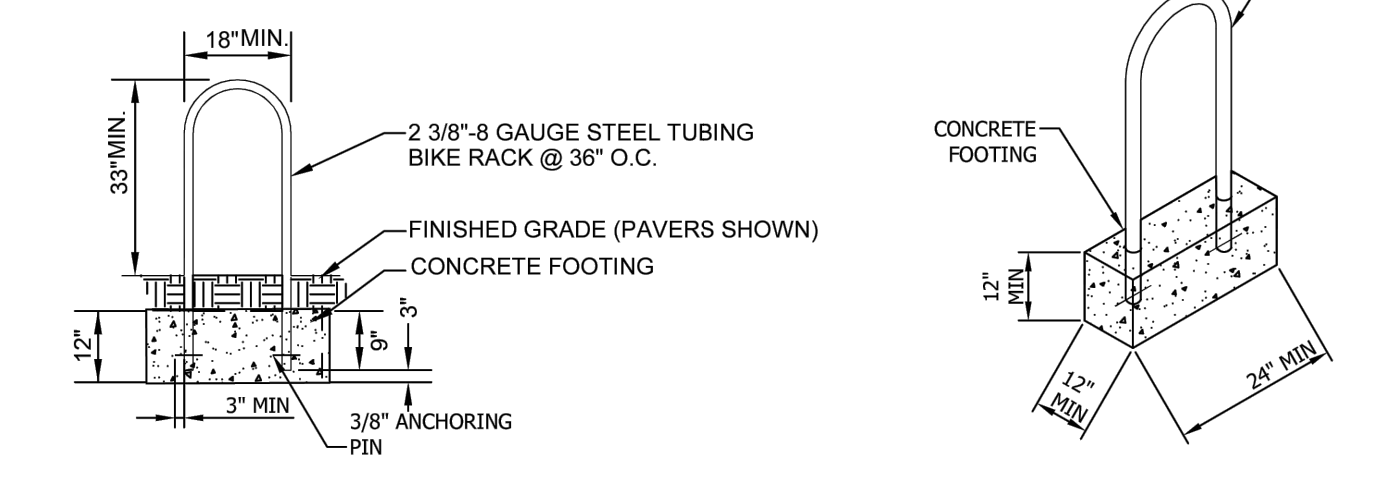
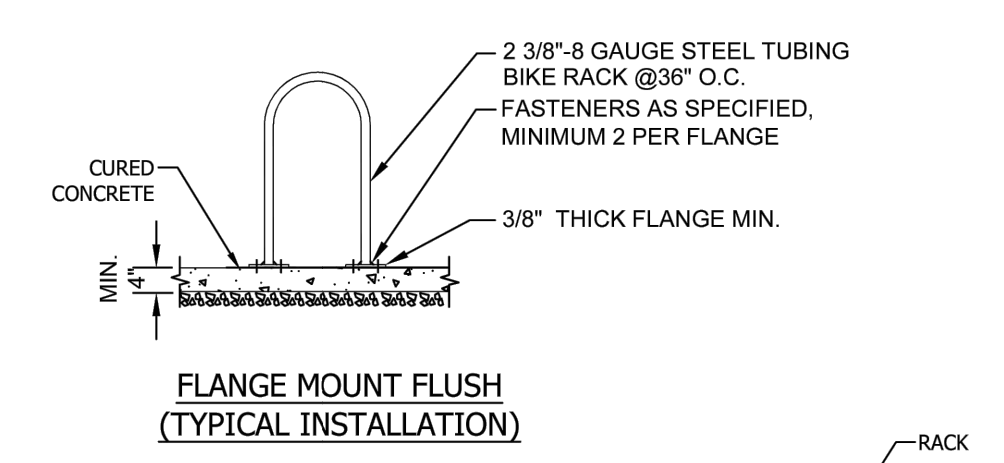
**A BICYCLE RACK LAYOUT & INSTALLATION**  
1/4" = 1'-0"



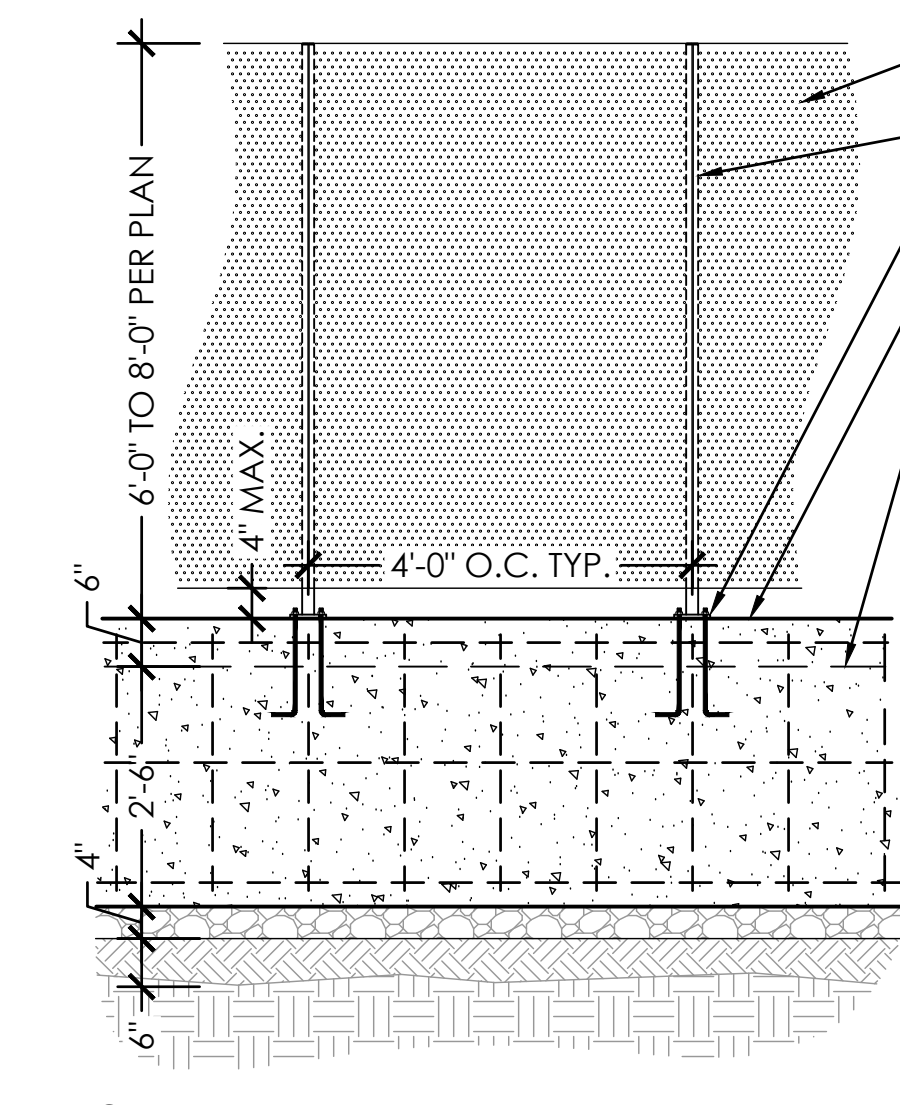
**C TRASH AND RECYCLING RECEPTACLE ON CONCRETE**  
1" = 1'-0"



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

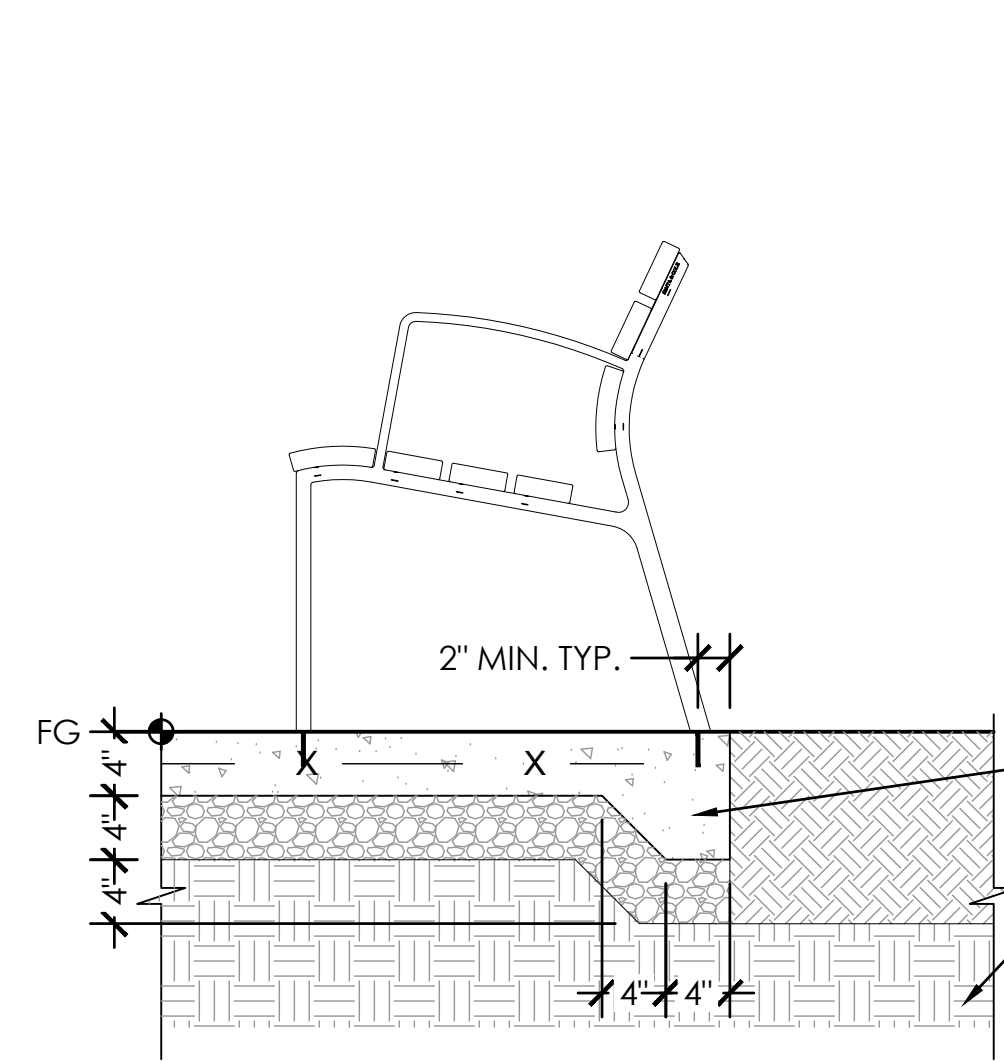


**ANCHOR DETAILS**



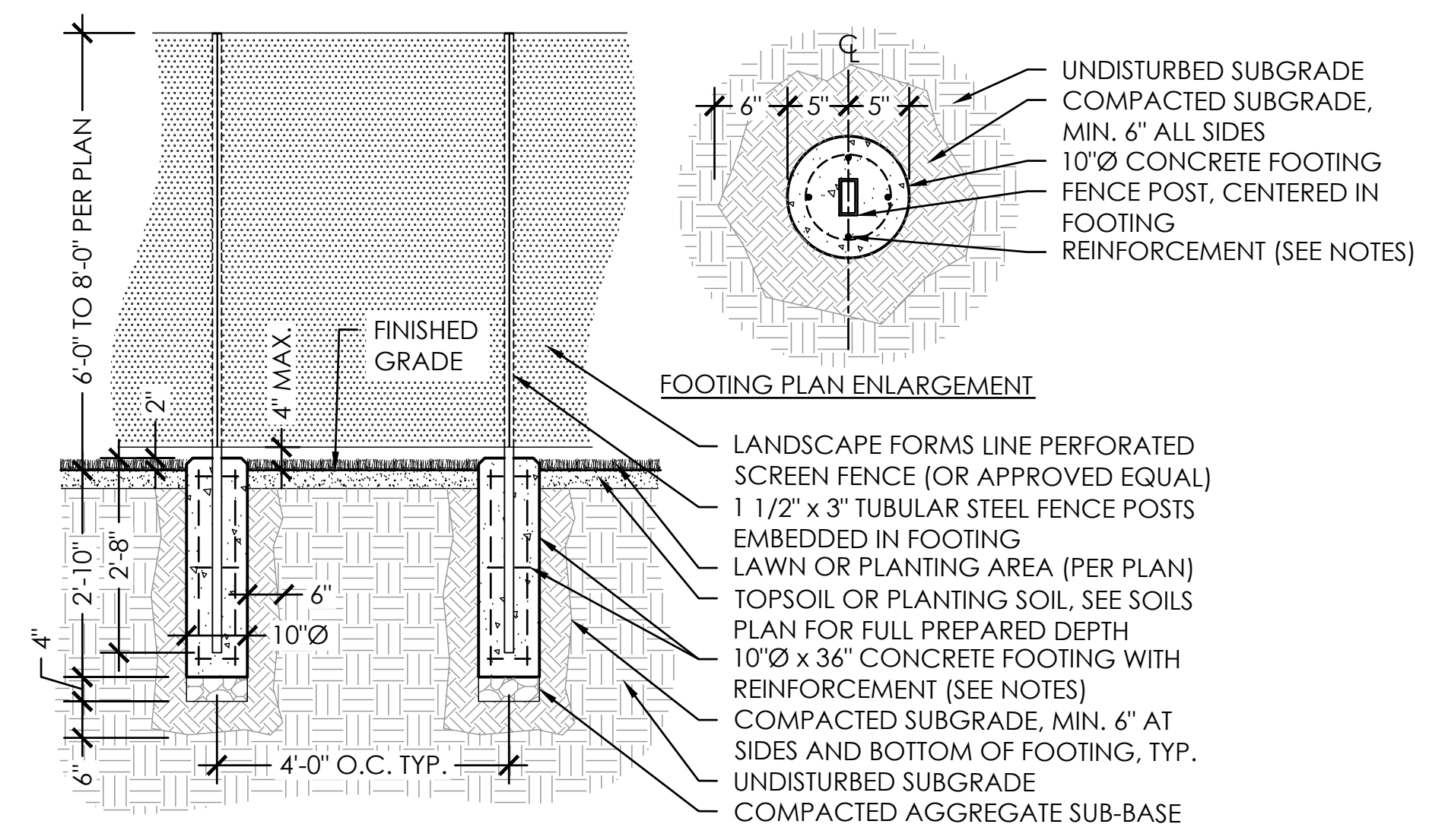
- GENERAL NOTES**
- CURB DESIGN PER STRUCTURAL ENGINEER BASED ON HEIGHT AND WIND LOAD REQUIREMENTS.
  - ATTACHMENT HARDWARE PER MANUFACTURER RECOMMENDATIONS.

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



- 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"



- 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"



**RIVERHOUSE  
 LANDBAY-S**

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 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

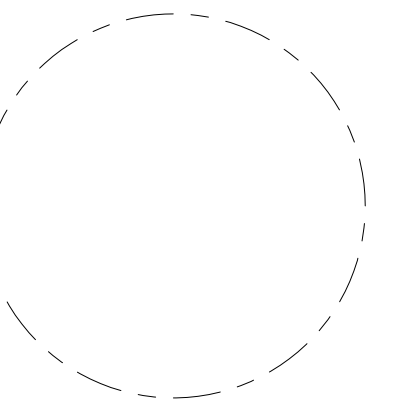
TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

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.

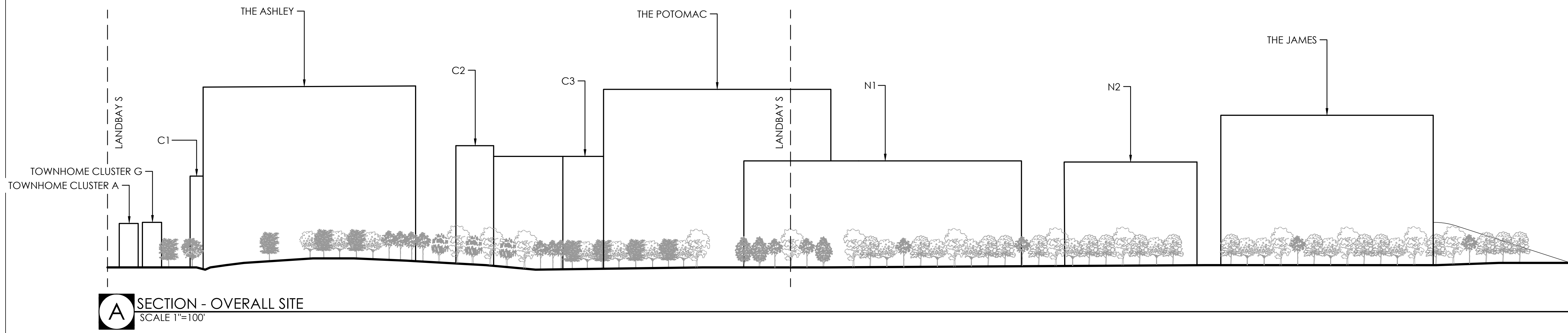
DRAWN  
 P.T. L.S.

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

DRAWING NO.

**4.1 SUBMISSION**

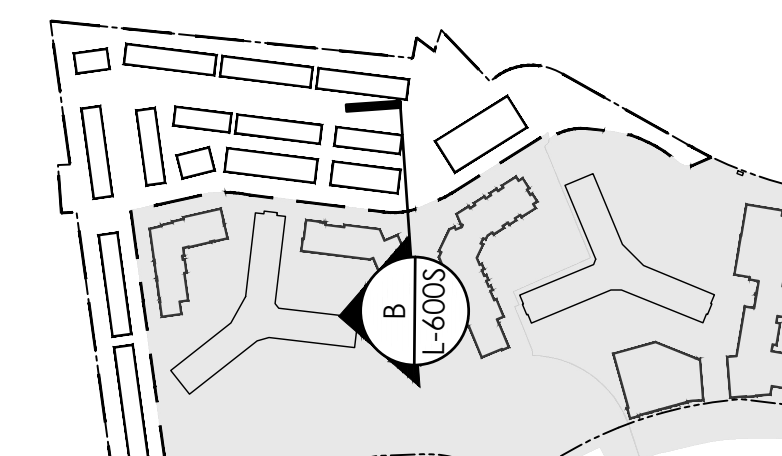
**L-600S**



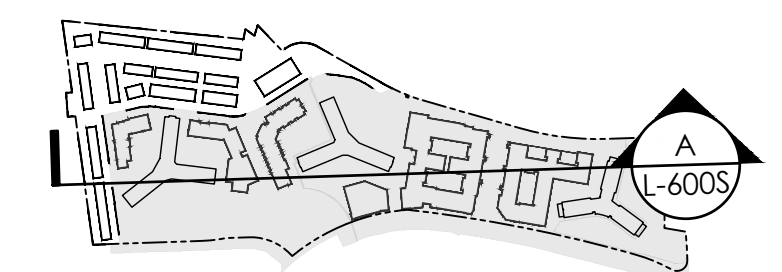
**A** SECTION - OVERALL SITE  
 SCALE 1"=100'



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



LANDBAY-S KEY PLAN (NOT TO SCALE)



OVERALL KEY PLAN (NOT TO SCALE)



**RIVERHOUSE  
LANDBAY-S**

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1400 S. JOYCE STREET  
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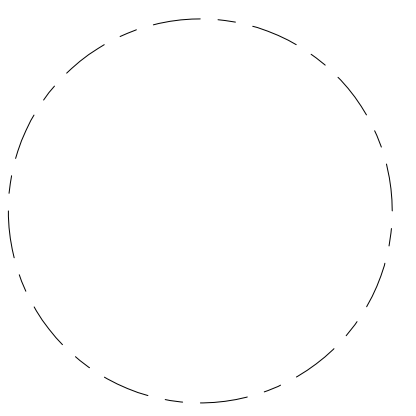
**TRAFFIC ENGINEER**  
NELSON NYGAARD  
202.315.5221

**STRUCTURAL ENGINEER**  
SK + A  
301.881.1441

**Key Plan**

**Issue**  
NO. DATE

**Revisions**  
NO. DATE



**SITE SECTIONS**

**PRINCIPAL IN CHARGE**  
S.B.

**PROJECT ARCHITECT**  
B.S.

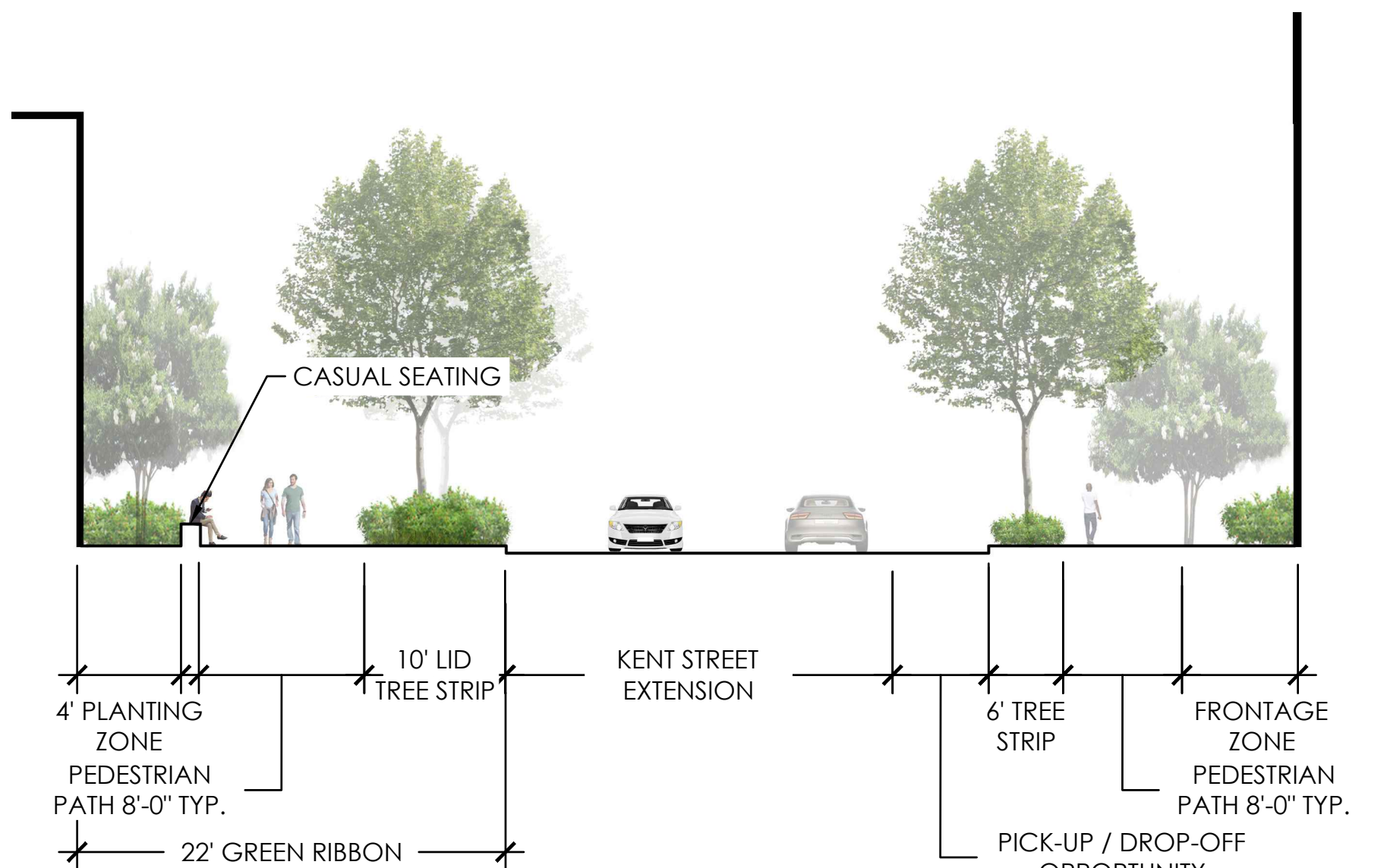
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P.T. L.S.

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

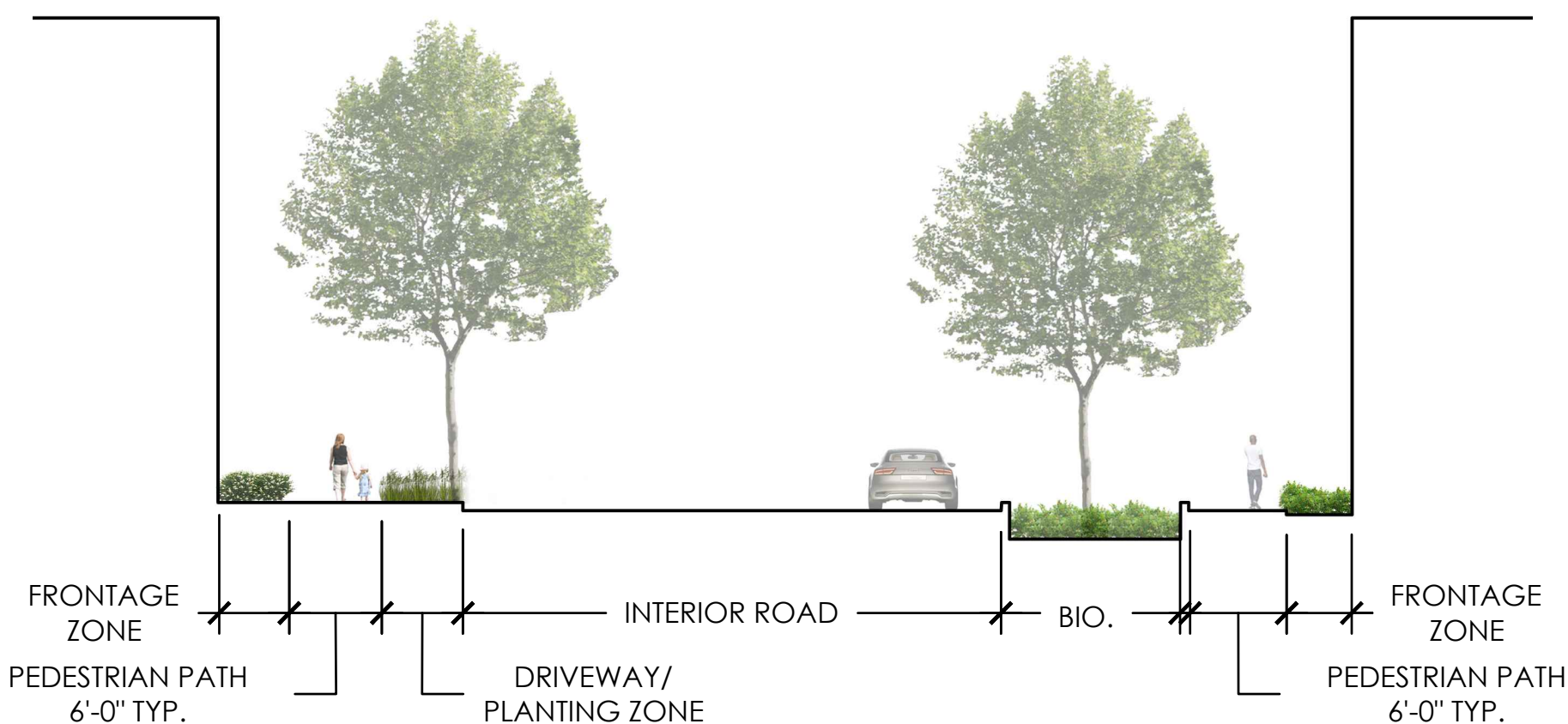
**DRAWING NO.**  
L-601S



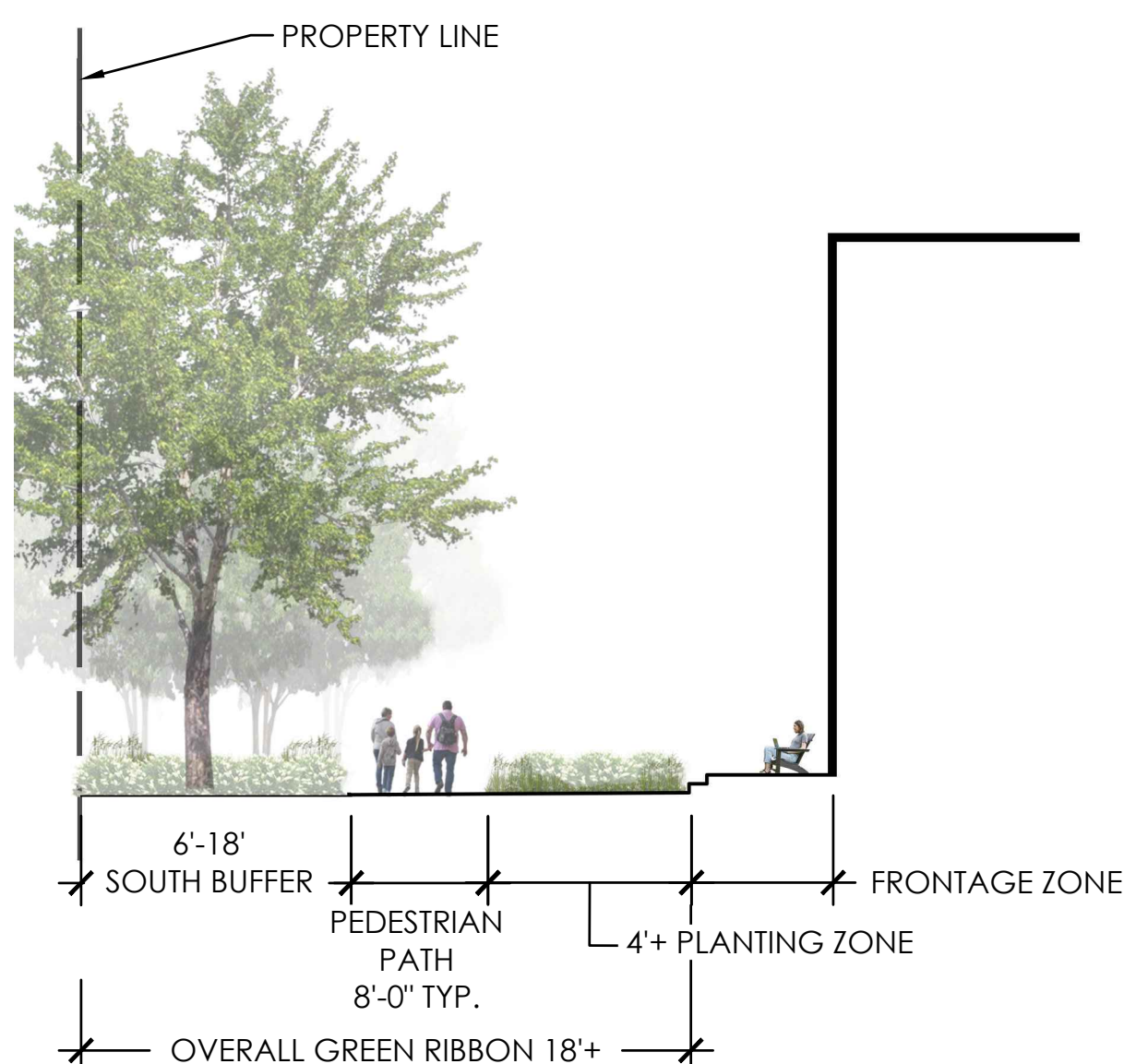
**A** 15TH STREET WOODLANDS  
NTS



**B** SECTION - GREEN RIBBON AND STREETSCAPE  
SCALE 1"=10'



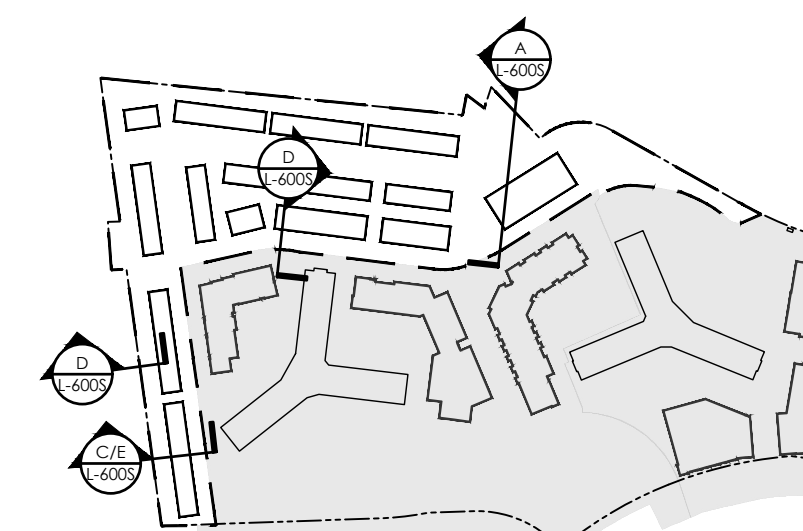
**C** SECTION - STREETScape AT INTERIOR ROAD  
SCALE 1"=10'



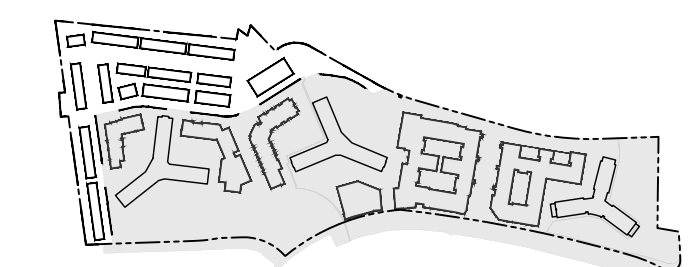
**D** SECTION - GREEN RIBBON AT SOUTH BUFFER  
SCALE 1"=10'



**E** INTERIOR ROAD  
NTS



LANDBAY-S KEY PLAN (NOT TO SCALE)



OVERALL KEY PLAN (NOT TO SCALE)

**4.1 SUBMISSION**