

RIVERHOUSE
BUILDING-N1

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)(247,057 SF) AND PROPOSED 20-YR CANOPY COVERAGE OF NEW TREES (221,419) 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 List Table	
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-512N	LIGHTING DETAILS
L-600N	SITE SECTIONS
L-601N	SITE SECTIONS
L-602N	VIEWS AND SUN STUDIES

RIVERHOUSE
BUILDING N1

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600
NORTH PARCEL ARCHITECT
TORTI GALLAS + PARTNERS, INC.
301.588.4800

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

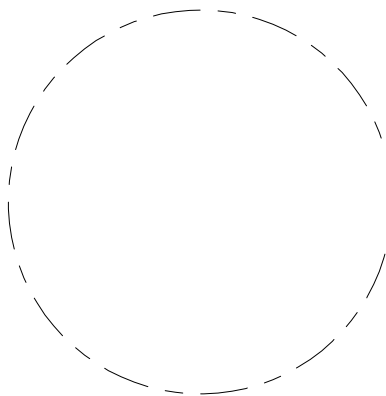
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



LANDSCAPE
COVER SHEET

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. Z.K. E.C.

DATE
10/17/2025

APPROVED
S.B.

SCALE:
NTS

JOB NO.
22-0013-JBG-RIV

DRAWING NO.

L-001N

RIVERHOUSE
BUILDING N1

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

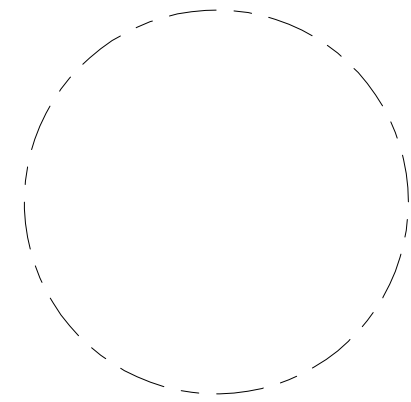
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



OVERALL PLAN

PRINCIPAL IN CHARGE
S.B.

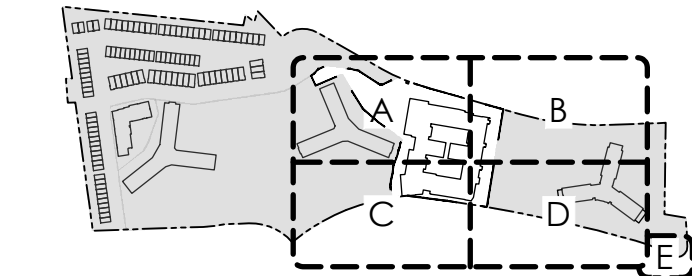
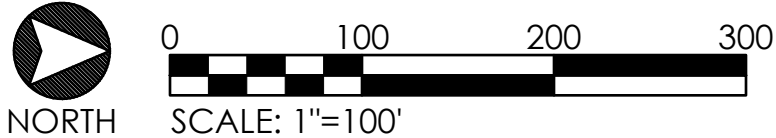
PROJECT ARCHITECT
B.S.

DRAWN
P.T. Z.K. E.C.

DATE 10/17/2025	APPROVED S.B.
SCALE: 1" = 100'	JOB NO. 22-0013-JBG-RIV

DRAWING NO.

L-002N



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

RIVERHOUSE
BUILDING N1

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

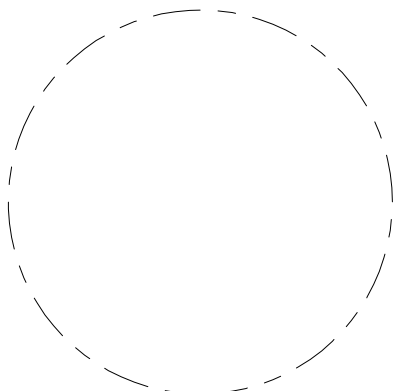
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



OVERALL OPEN
SPACE PLAN

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. Z.K. E.C.

DATE
10/17/2025

SCALE:
1" = 100'

DRAWING NO.

L-003N

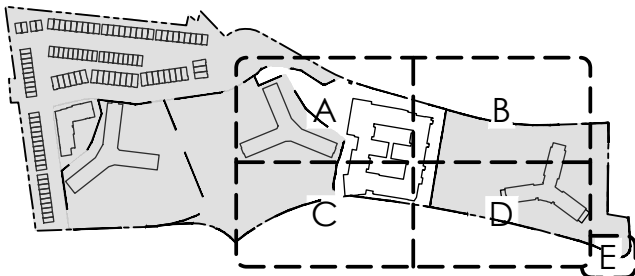
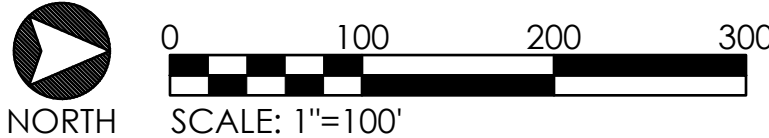
APPROVED
S.B.
JOB NO.
22-0013-JBG-RIV

OPEN SPACE LEGEND

- PUBLIC OPEN SPACE AREAS *
- GREEN RIBBON PUBLIC CORRIDOR

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

**PUBLIC OPEN SPACE DIMENSION EXCLUDES
SQUARE FOOT COVERAGE FOR A 16' WIDE
GREEN RIBBON DIMENSION THROUGH OPEN
SPACE.



KEY PLAN (NOT TO SCALE)

RIVERHOUSE
BUILDING N1

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

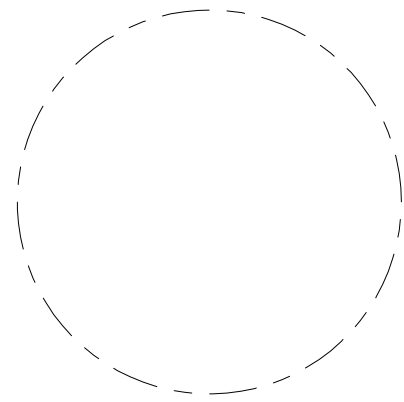
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



OVERALL SITE
RENDERING

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

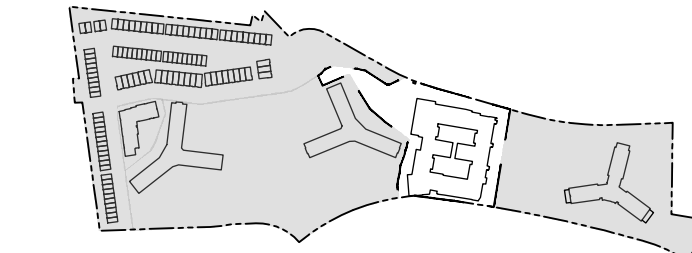
DRAWN
P.T. Z.K. E.C.

DATE 10/17/2025	APPROVED S.B.
SCALE: 1" = 100'	JOB NO. 22-0013-JBG-RIV

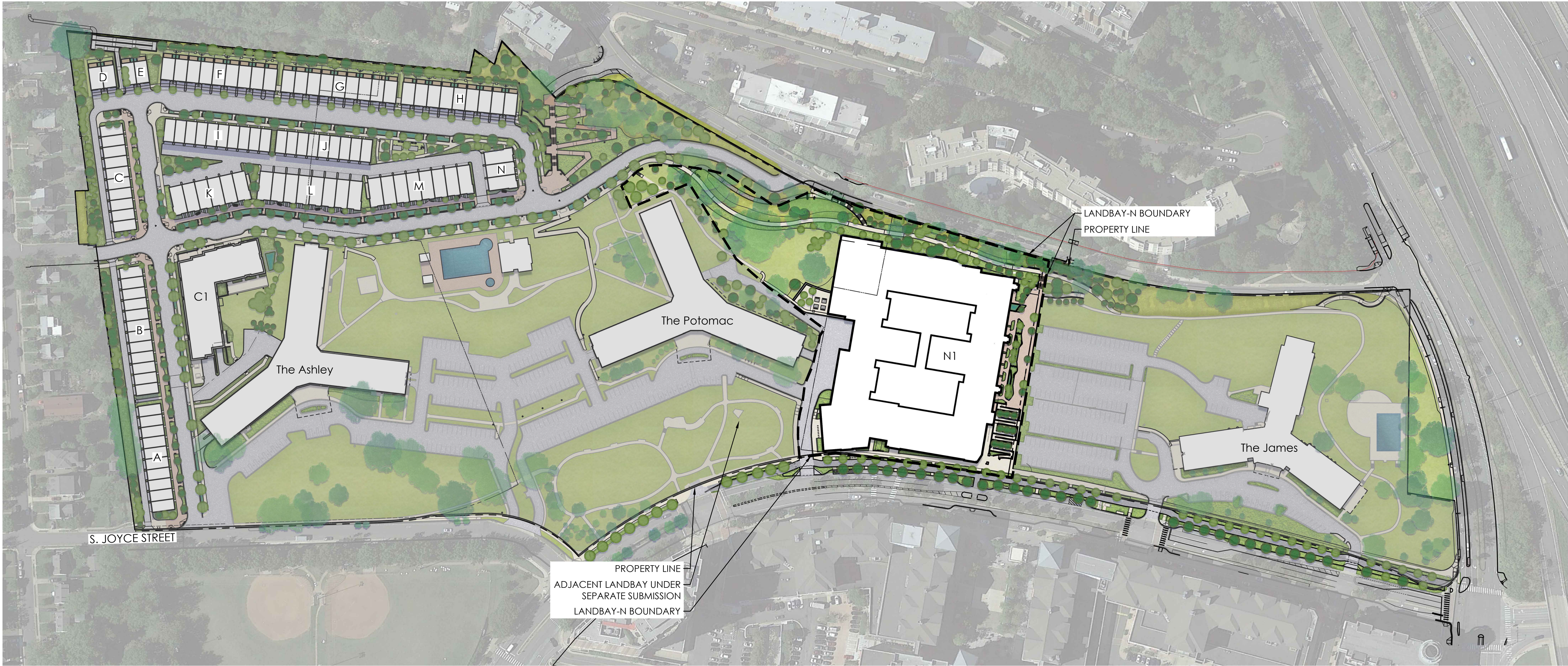
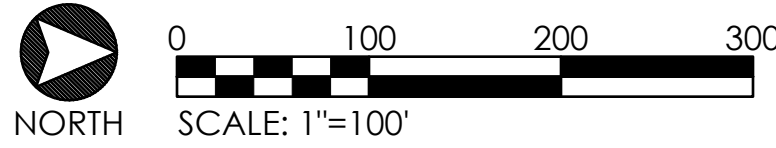
DRAWING NO.

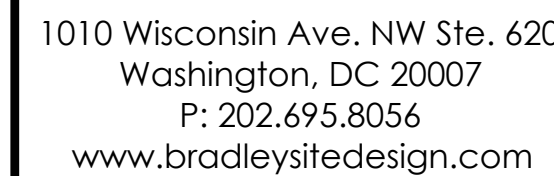
L-004N

4.1 SUBMISSION



KEY PLAN (NOT TO SCALE)





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

Issue
NO. _____ DATE _____

PRINCIPAL IN CHARGE S.B.	
PROJECT ARCHITECT B.S.	
DRAWN P.T. Z.K. E.C.	
DATE 10/17/2025	APPROVED S.B.
SCALE: 1" = 25'	JOB NO. 22-0013-JBG-RW

DRAWING NO.
L-101N



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.

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

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.

LEGEND		
	PROPERTY LINE	GREEN RIBBON TYPE-3
	EXISTING FENCE	GREEN RIBBON TYPE-4
	SCREEN / PRIVACY FENCE	GREEN RIBBON TYPE-5
	ORNAMENTAL FENCE	SPECIAL PEDESTRIAN PAVING
	EXISTING PEDESTRIAN PAVING	TYPICAL PEDESTRIAN PAVING
	TYPICAL PEDESTRIAN PAVING	TREE PRESERVATION SURFACE
	GREEN RIBBON TYPE-1	MULTI-MODAL PATH
	GREEN RIBBON TYPE-2	VEHICULAR PAVING; REFER CIVIL

PLANTING AREA (P.A.)

NATURALIZED AREA

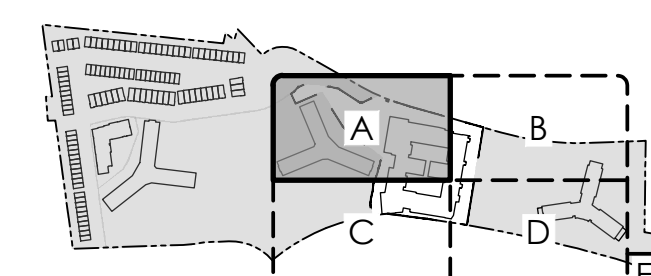
LAWN

BIORETENTION; REFER CIVIL FOR DEPTH AND SPECIFICATIONS (BIO.)

CRITICAL ROOT ZONE (CRZ)
EX. TREE CANOPY

EX. TREE TRUNK

PROPOSED TREES



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

RIVERHOUSE
BUILDING N1

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 B

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. Z.K. E.C.

DATE
10/17/2025

SCALE:
1" = 25'

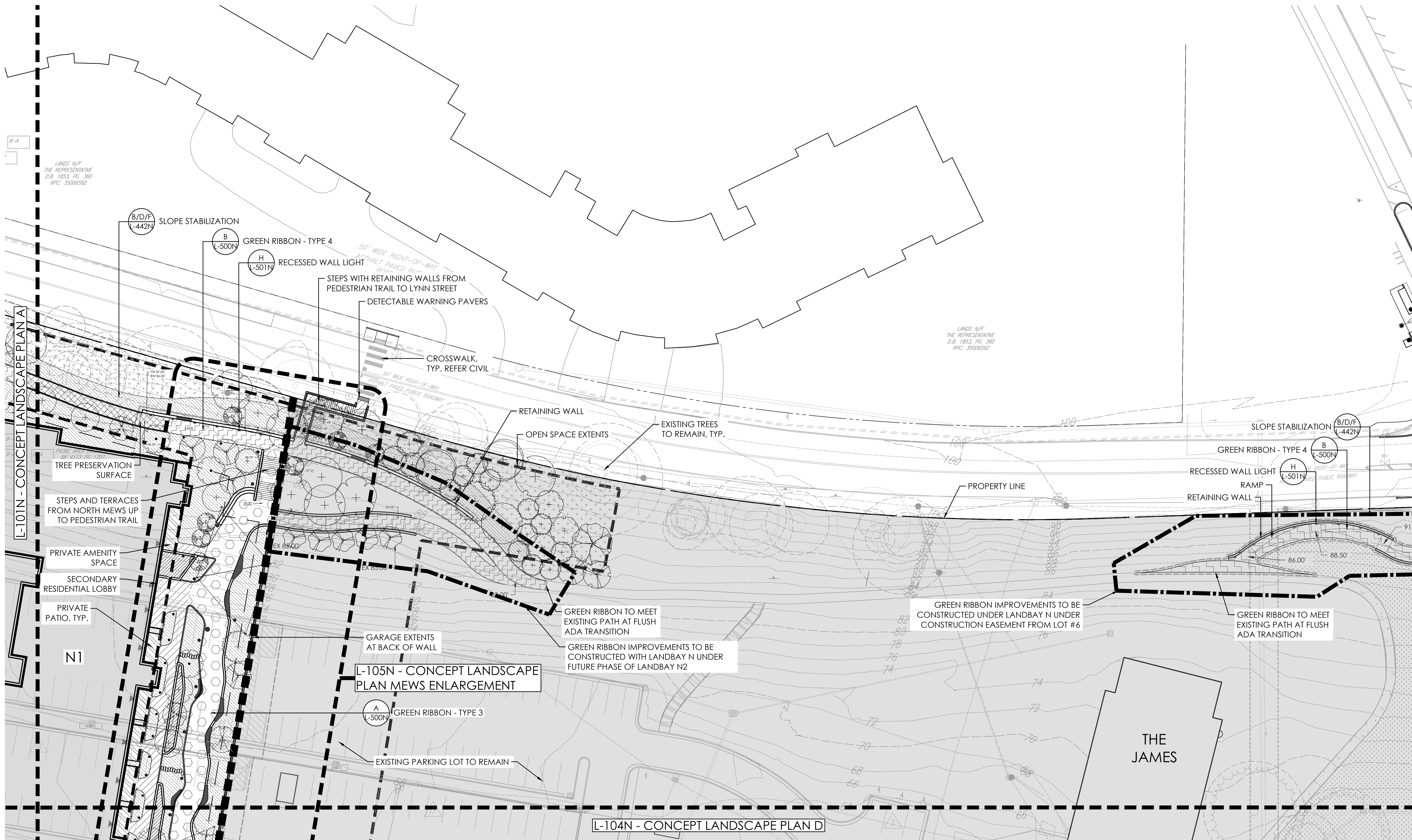
APPROVED
S.B.

JOB NO.
22-0013-JBG-REV

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		GREEN RIBBON TYPE-3
-x-	EXISTING FENCE		GREEN RIBBON TYPE-4
-o-o-	SCREEN / PRIVACY FENCE		GREEN RIBBON TYPE-5
-o-o-	ORNAMENTAL FENCE		SPECIAL PEDESTRIAN PAVING
	EXISTING PEDESTRIAN PAVING		TREE PRESERVATION SURFACE
	TYPICAL PEDESTRIAN PAVING		MULTI-MODAL PATH
	GREEN RIBBON TYPE-1		VEHICULAR PAVING; REFER CIVIL
	GREEN RIBBON TYPE-2		

LANDSCAPE LEGEND

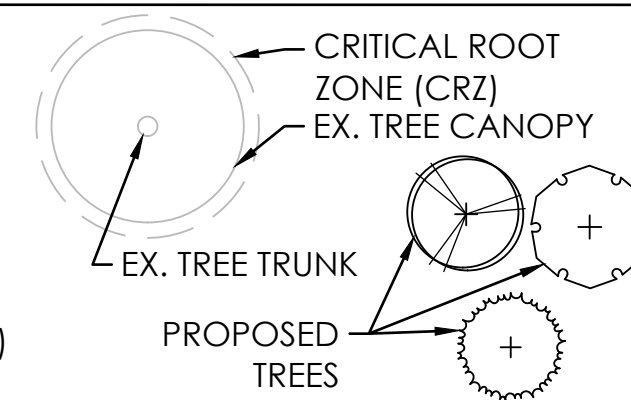
	PLANTING AREA (P.A.)
	NATURALIZED AREA
	LAWN
	BIORETENTION; REFER CIVIL FOR DEPTH AND SPECIFICATIONS (BIO.)

LIGHTING LEGEND

	STREETLIGHT, COBRA, REFER CIVIL
	STREETLIGHT, ACORN, REFER CIVIL
	POST-TOP LIGHT

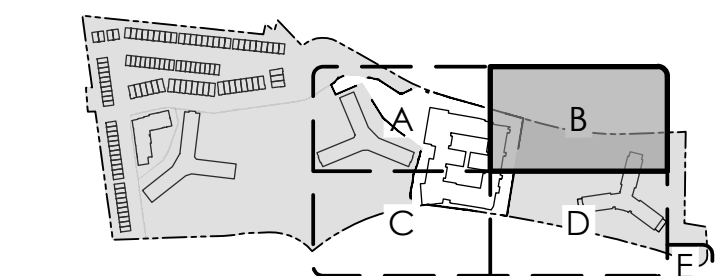
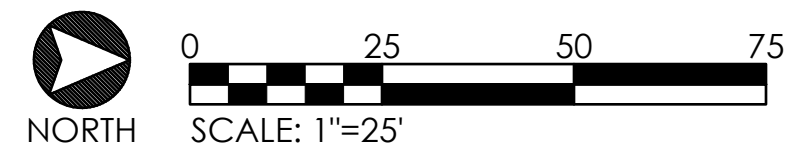
FURNITURE LEGEND

	WAYFINDING, COLUMNAR
	WAYFINDING, SCULPTURAL HABITAT
	WAYFINDING, FURNISHING ENHANCEMENT

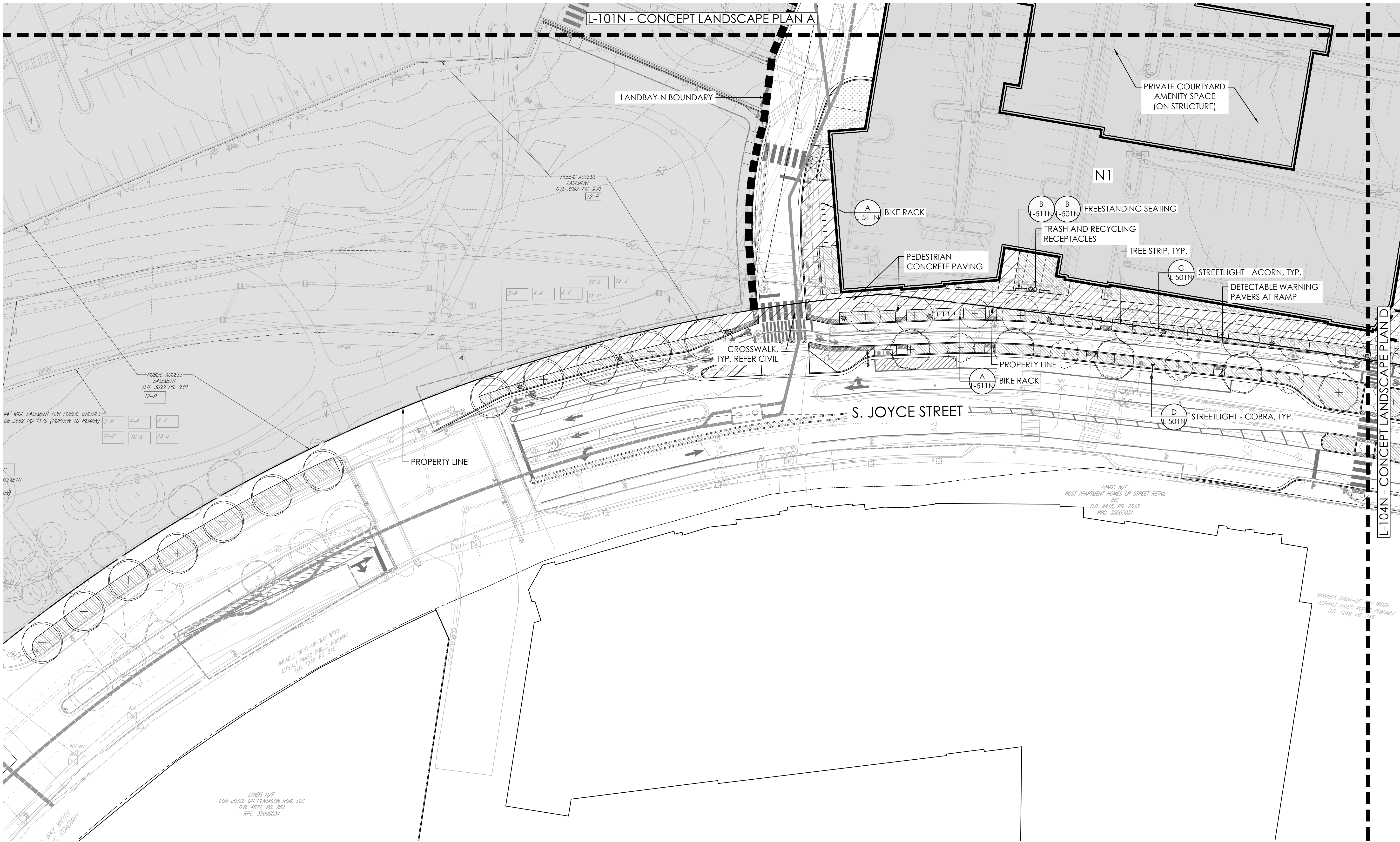


	BOLLARD LIGHT
	RECESSED WALL LIGHT
	RAIL LIGHT
	FACADE-MOUNTED LIGHT

	WAYFINDING, AT GRADE
	INTEGRATED SEATING
	FREESTANDING SEATING



KEY PLAN (NOT TO SCALE)



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

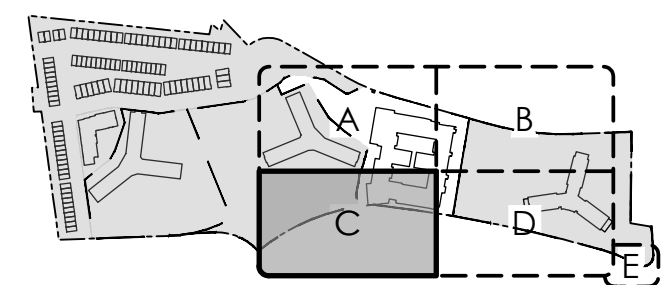
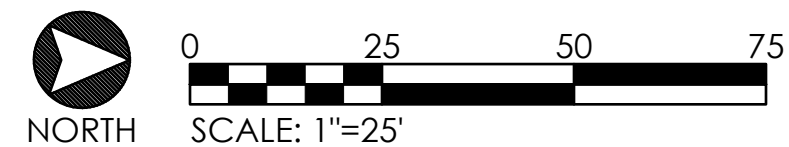
1. SEE SHEETS L-500N TO L-511N FOR HARDSCAPE PRECEDENT IMAGERY AND STANDARD DETAILS.
2. SEE SHEETS L-401N TO L-404N FOR TREE PLANTING AND SOILS PLANS.
3. SEE SHEETS L-421N TO L-425N FOR UNDERSTORY PLANTING PLANS.
4. SEE SHEETS L-440N TO L-442N FOR PLANTING SCHEDULES AND STANDARD DETAILS.

MATERIALS LEGEND

---	PROPERTY LINE		GREEN RIBBON TYPE-3
-x-	EXISTING FENCE		GREEN RIBBON TYPE-4
-o-o-	SCREEN / PRIVACY FENCE		GREEN RIBBON TYPE-5
-o-o-	ORNAMENTAL FENCE		SPECIAL PEDESTRIAN PAVING
	EXISTING PEDESTRIAN PAVING		TREE PRESERVATION SURFACE
	TYPICAL PEDESTRIAN PAVING		MULTI-MODAL PATH
	GREEN RIBBON TYPE-1		VEHICULAR PAVING; REFER CIVIL
	GREEN RIBBON TYPE-2		

LANDSCAPE LEGEND

	PLANTING AREA (P.A.)		CRITICAL ROOT ZONE (CRZ) EX. TREE CANOPY
	NATURALIZED AREA		EX. TREE TRUNK
	LAWN		PROPOSED TREES
	BIORETENTION; REFER CIVIL FOR DEPTH AND SPECIFICATIONS (BIO.)		
LIGHTING LEGEND			
	STREETLIGHT, COBRA, REFER CIVIL		BOLLARD LIGHT
	STREETLIGHT, ACORN, REFER CIVIL		RECESSED WALL LIGHT
	POST-TOP LIGHT		RAIL LIGHT
FURNITURE LEGEND			
	WAYFINDING, COLUMNAR		WAYFINDING, AT GRADE
	WAYFINDING, SCULPTURAL HABITAT		INTEGRATED SEATING
	WAYFINDING, FURNISHING ENHANCEMENT		FREESTANDING SEATING



KEY PLAN (NOT TO SCALE)

RIVERHOUSE
BUILDING N1

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. Z.K. E.C.

DATE
10/17/2025

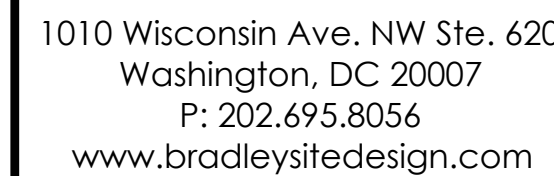
SCALE:
1" = 25'

DRAWING NO.

L-103N

APPROVED
S.B.

JOB NO.
22-0013-JBG-RIV

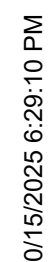


PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
NORTH PARCEL ARCHITECT
TORTI GALLAS + PARTNERS, INC.
301.588.4800
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800
CIVIL ENGINEER
BOHLER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

Issue
NO. _____ DATE _____

PRINCIPAL IN CHARGE S.B.	
PROJECT ARCHITECT B.S.	
DRAWN P.T. Z.K. E.C.	
DATE 10/17/2025	APPROVED S.B.
SCALE: 1" = 25'	JOB NO. 22-0013-JBG-RIV
DRAWING NO.	

4.1 SUBMISSION





KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

RIVERHOUSE
BUILDING N1

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.

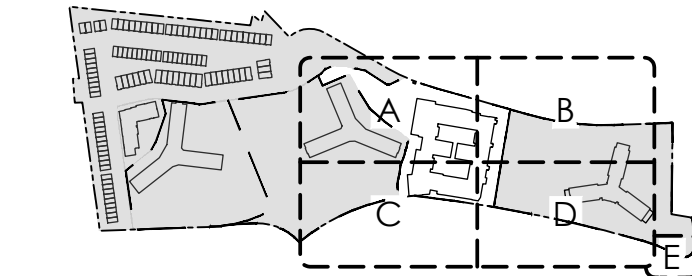
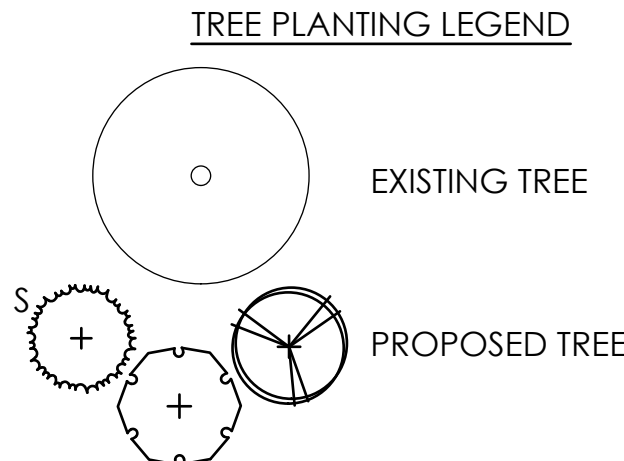
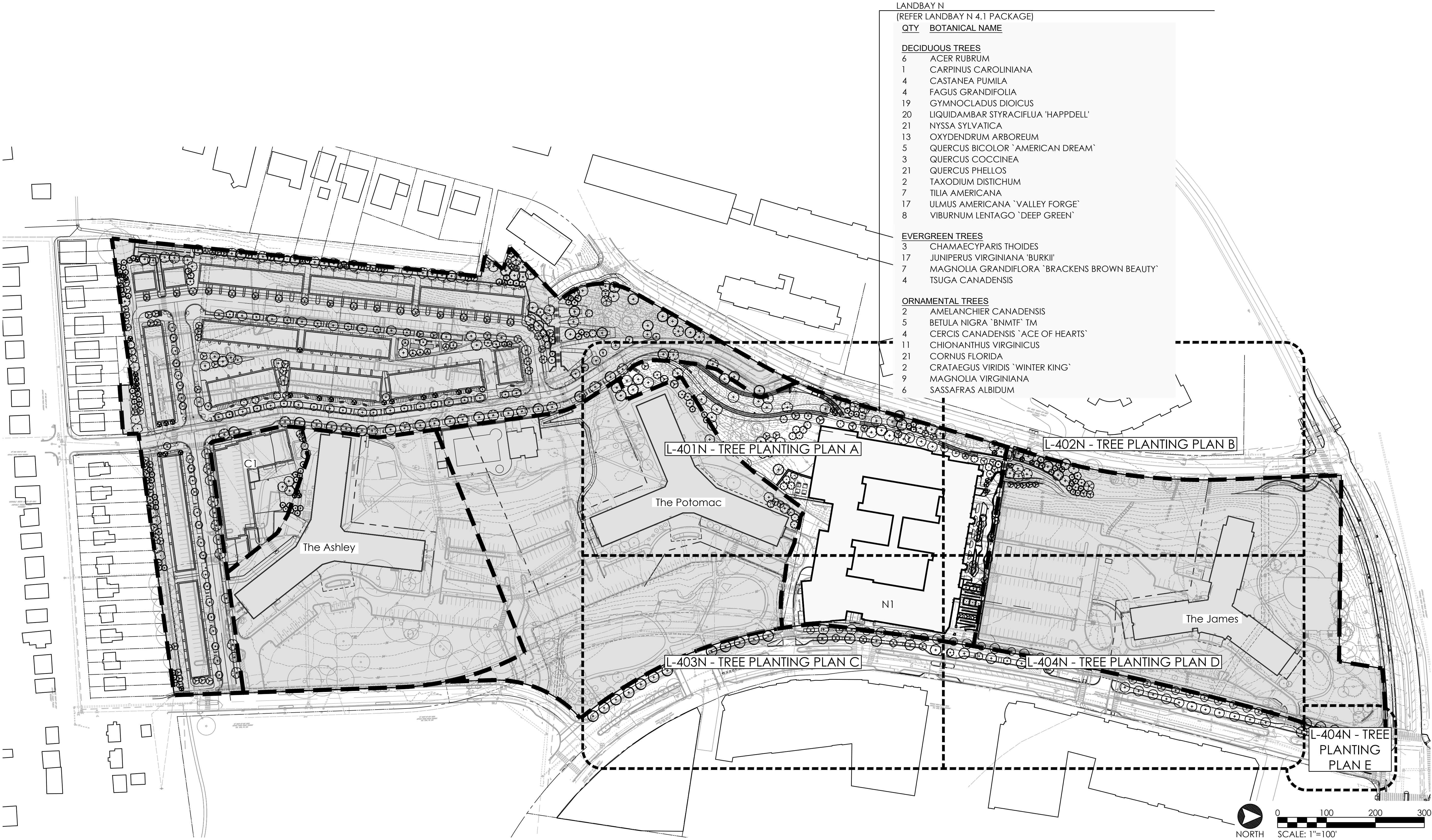
DRAWN
P.T. Z.K. E.C.

DATE 10/17/2025	APPROVED S.B.
SCALE: 1" = 100'	JOB NO. 22-0013-JBG-REV

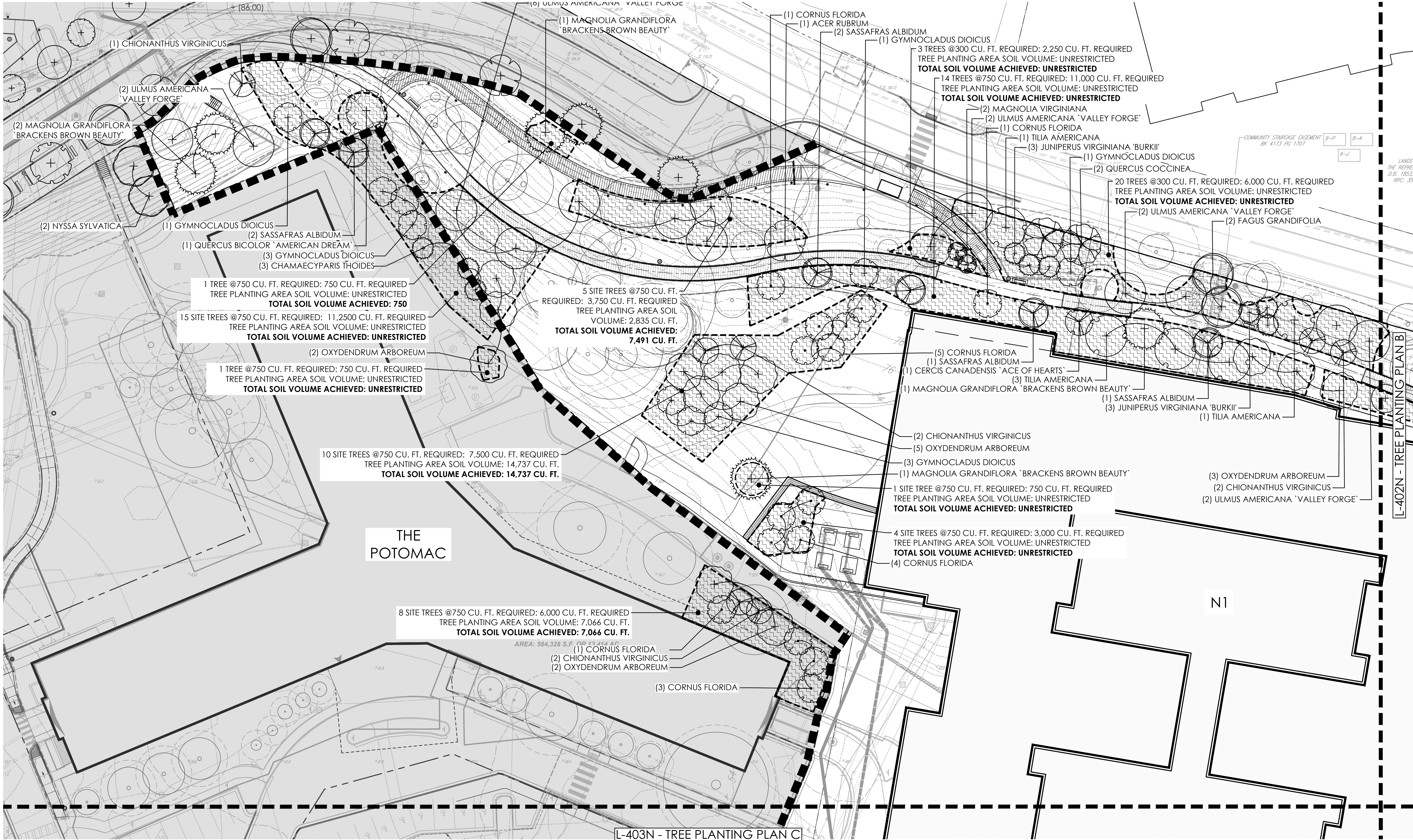
DRAWING NO.

L-400N

4.1 SUBMISSION



KEY PLAN (NOT TO SCALE)

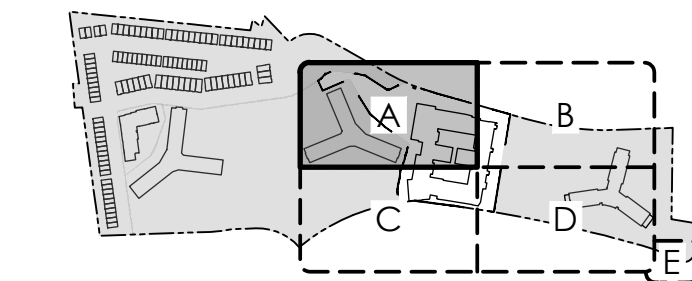
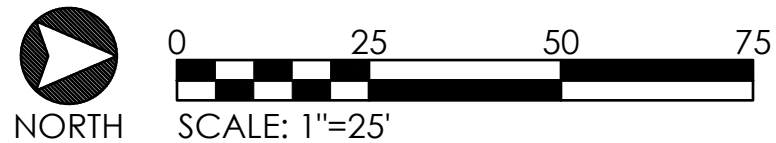
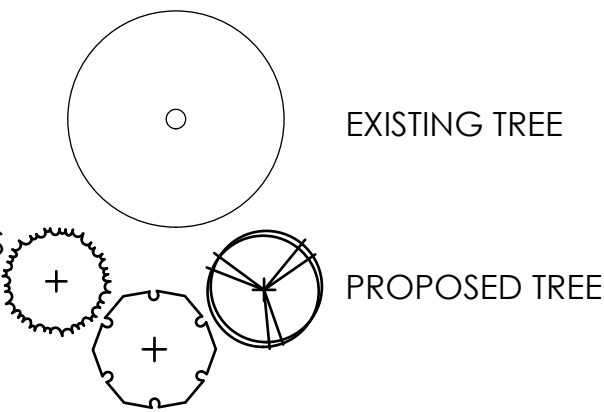


L-403N - TREE PLANTING PLAN C

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
- EXPANDED SOIL VOLUME - 36" MIN. DEPTH PREPARED PER SPECIFICATIONS
- BIORETENTION; REFER CIVIL FOR DEPTH AND SPECIFICATIONS (BIO.)



KEY PLAN (NOT TO SCALE)

RIVERHOUSE
BUILDING N1

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. Z.K. E.C.

DATE
10/17/2025

SCALE:
1" = 25'

DRAWING NO.

APPROVED
S.B.
JOB NO.
22-0013-JBG-RIV
L-401N

4.1 SUBMISSION

RIVERHOUSE
BUILDING N1

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. Z.K. E.C.

DATE
10/17/2025

SCALE:
1" = 25'

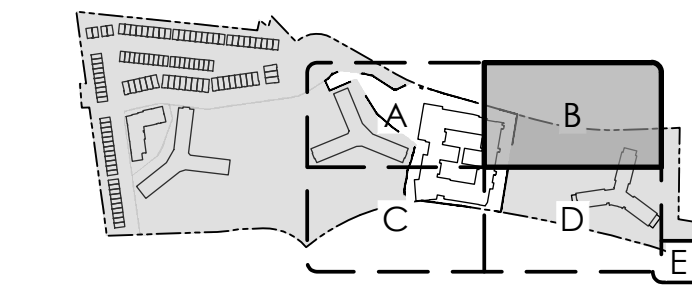
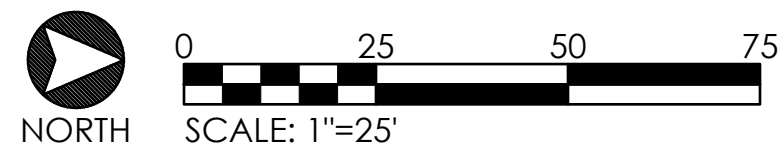
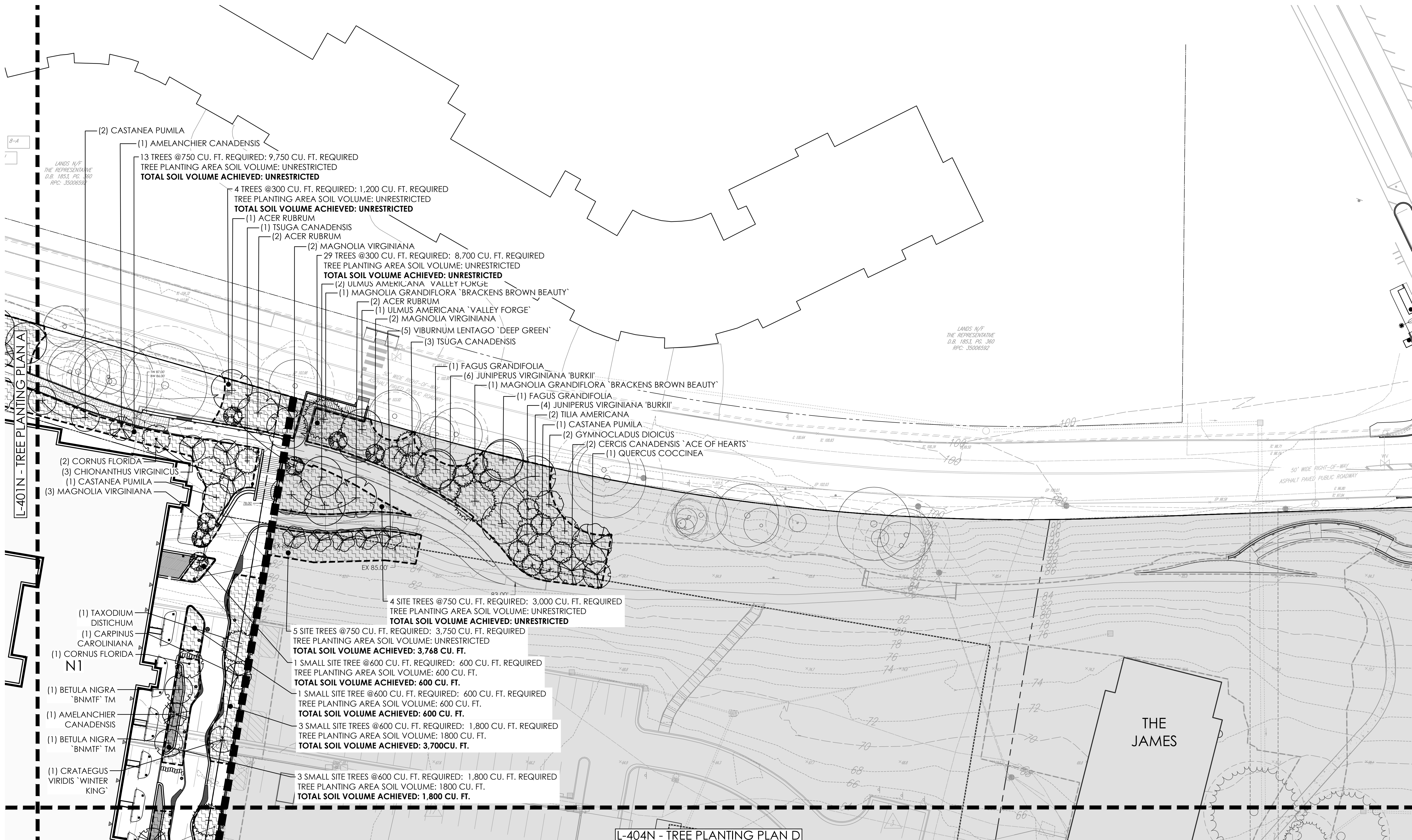
APPROVED
S.B.

JOB NO.
22-0013-JBG-REV

DRAWING NO.

L-402N

4.1 SUBMISSION

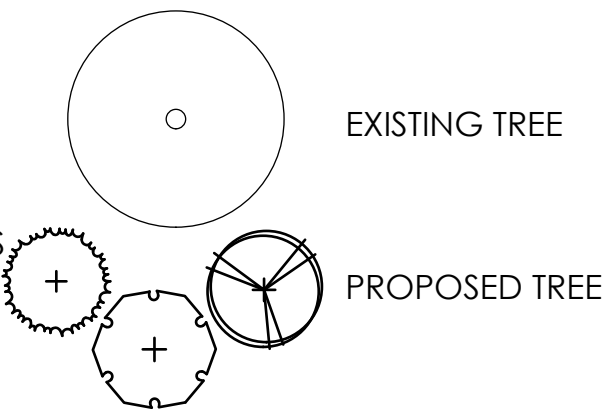


KEY PLAN (NOT TO SCALE)

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
- EXPANDED SOIL VOLUME - 36" MIN.
DEPTH PREPARED PER SPECIFICATIONS
- BIORETENTION; REFER CIVIL FOR
DEPTH AND SPECIFICATIONS (BIO.)



RIVERHOUSE
BUILDING N1

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. Z.K. E.C.

DATE
10/17/2025

SCALE:
1" = 25'

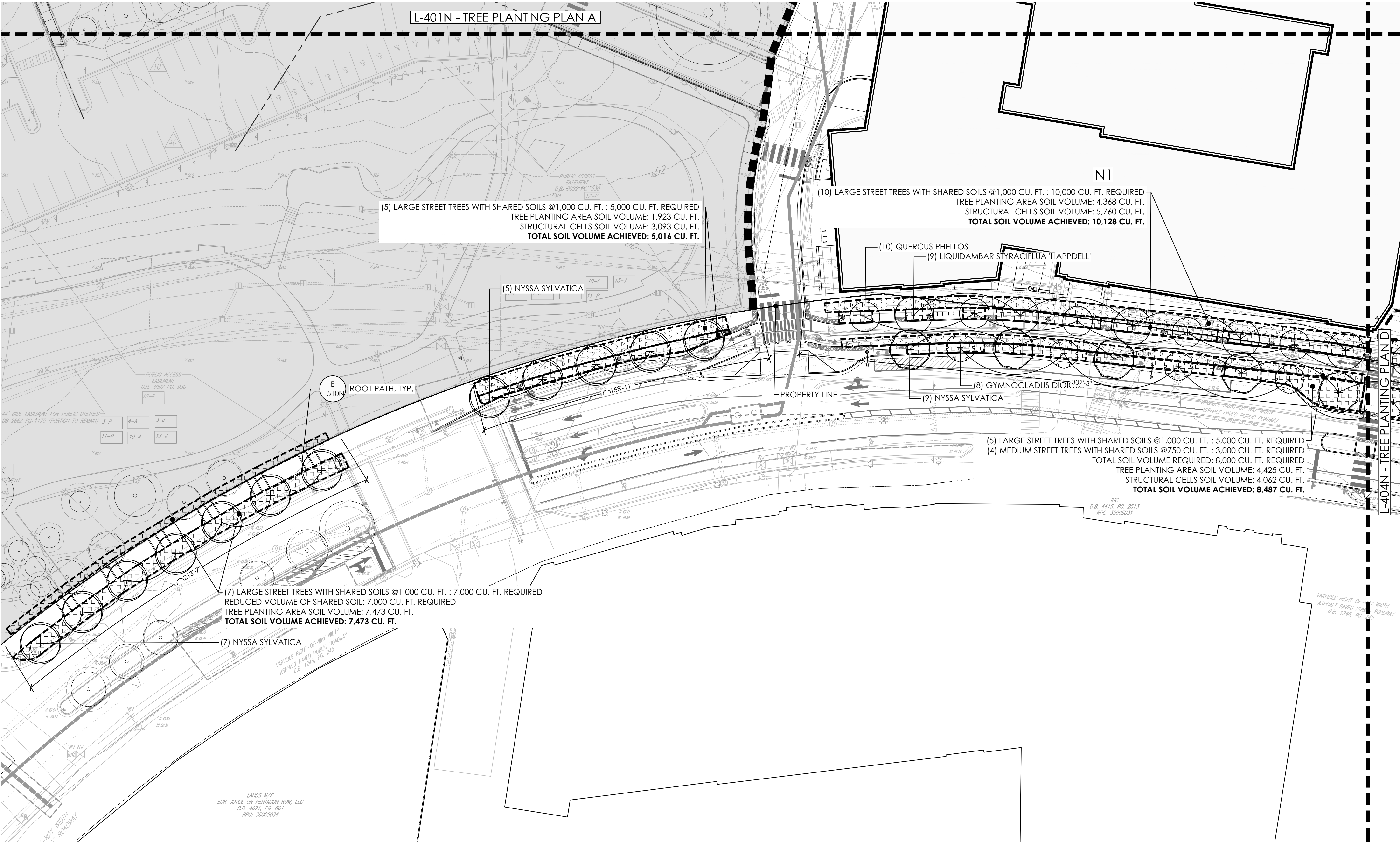
DRAWING NO.

L-403N

APPROVED
S.B.

JOB NO.
22-0013-JBG-RIV

4.1 SUBMISSION



SITE LANDSCAPE REQUIREMENTS

ARLINGTON COUNTY LANDSCAPE STANDARDS SECTION 14.2.2 B

STREET TREE REQUIREMENT

1 CANOPY TREE PER 35 LF OF PROPERTY LINE
ABUTTING ROW

PROVIDED ALONG SOUTH JOYCE STREET

FRONTAGE SECTION

REQUIREMENT

N1-A
N1-B
N1-C

1/35 LF X 214 = 6
1/35 LF X 159 = 5
1/35 LF X 307 = 9

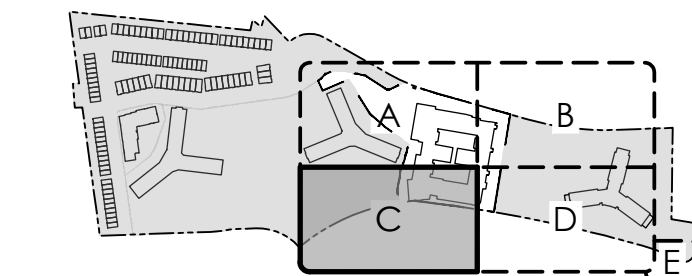
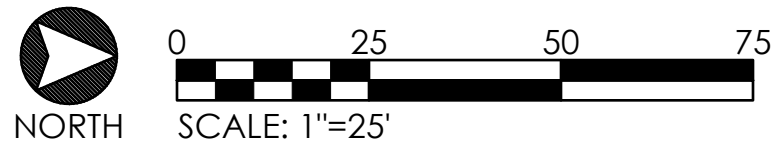
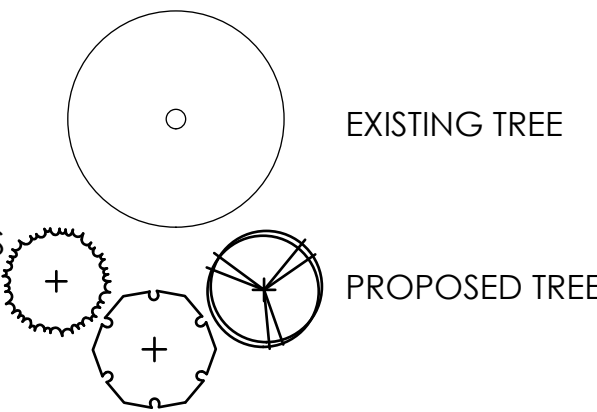
7
5
19

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
EXPANDED SOIL VOLUME - 36" MIN.
DEPTH PREPARED PER SPECIFICATIONS
BIORETENTION; REFER CIVIL FOR
DEPTH AND SPECIFICATIONS (BIO.)



KEY PLAN (NOT TO SCALE)

RIVERHOUSE
BUILDING N1

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. Z.K. E.C.

DATE
10/17/2025

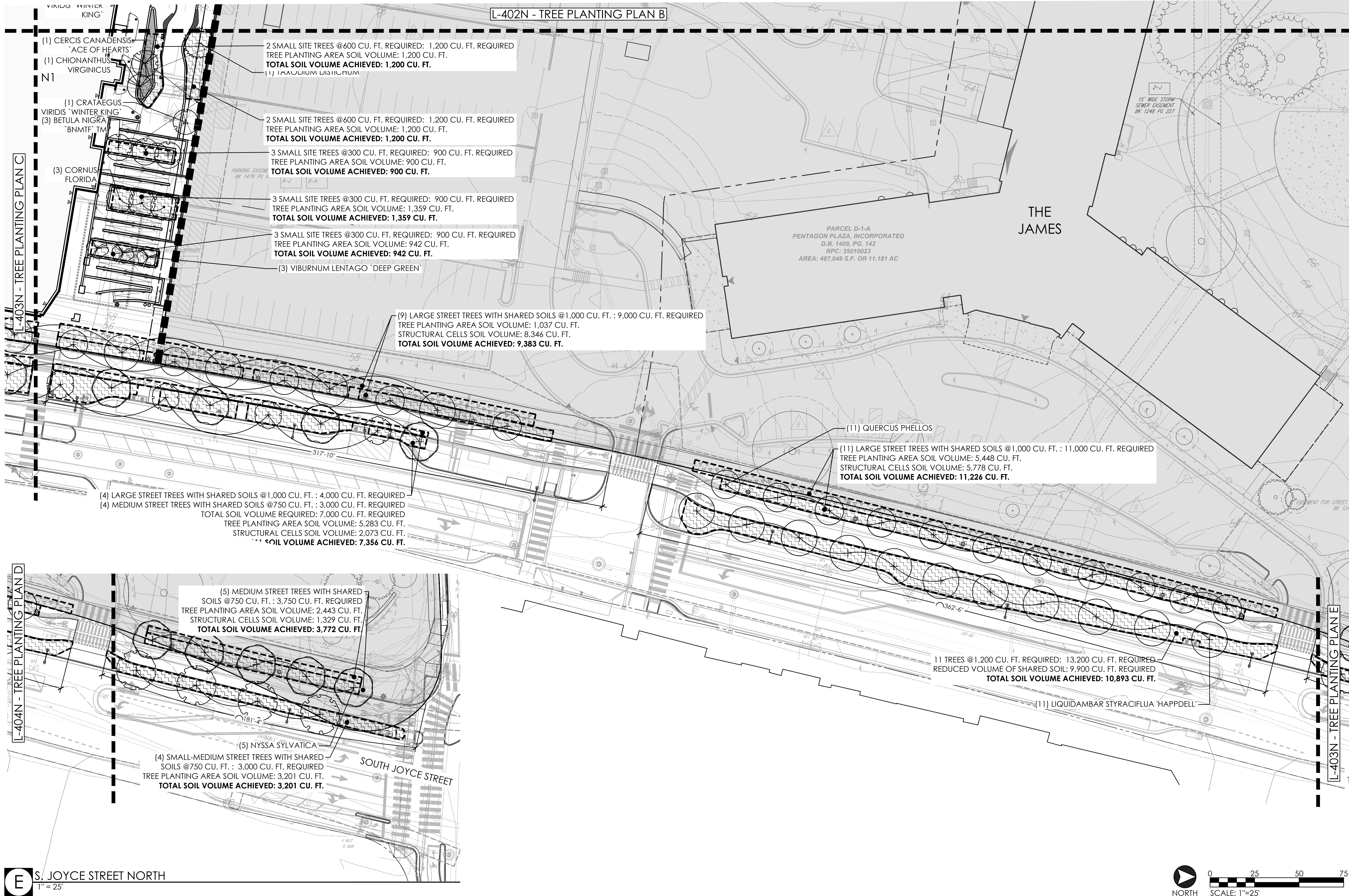
SCALE:
1" = 25'

APPROVED
S.B.

JOB NO.
22-0013-JBG-REV

DRAWING NO.

L-404N



SITE LANDSCAPE REQUIREMENTS

ARLINGTON COUNTY LANDSCAPE STANDARDS SECTION 14.2.2 B

STREET TREE REQUIREMENT

1 CANOPY TREE PER 35 LF OF PROPERTY LINE
ABUTTING ROW

FRONTAGE SECTION

REQUIREMENT

PROVIDED ALONG SOUTH JOYCE STREET

N1-D
N1-E
N1-F

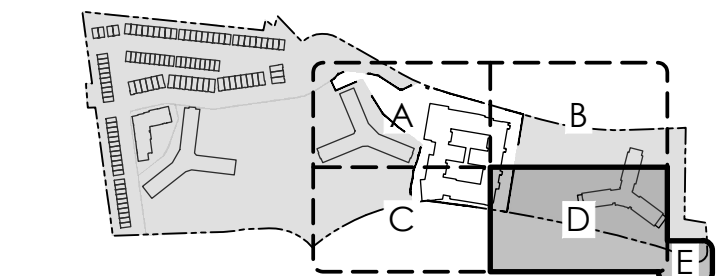
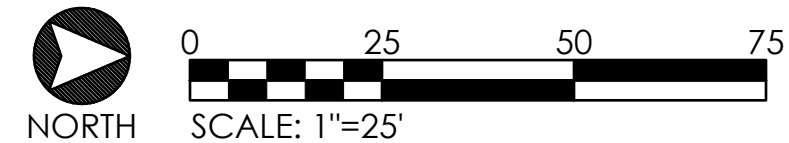
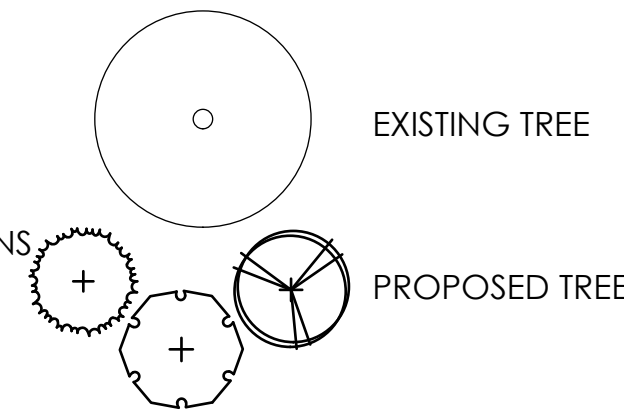
1/35 LF X 318 = 9
1/35 LF X 363 = 10
1/35 LF X 181 = 5

17
22
9

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

TREE SOILS LEGEND

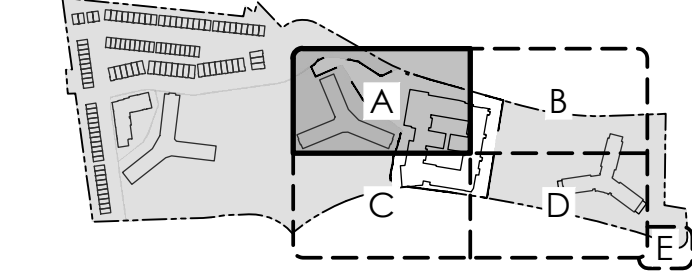
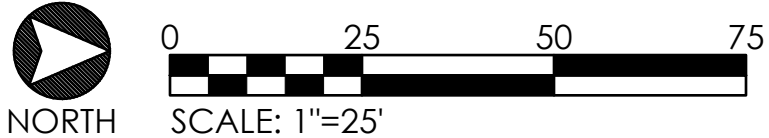
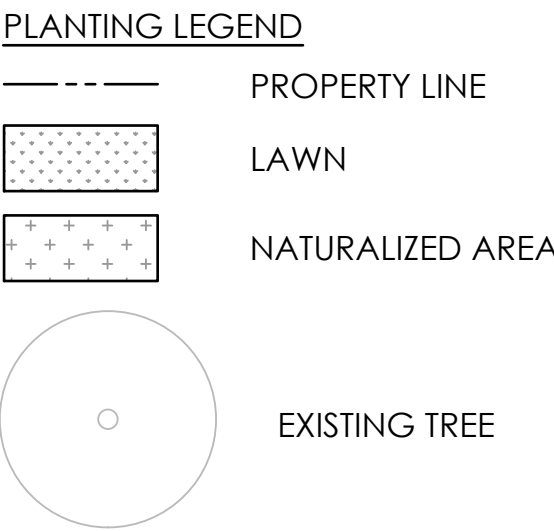
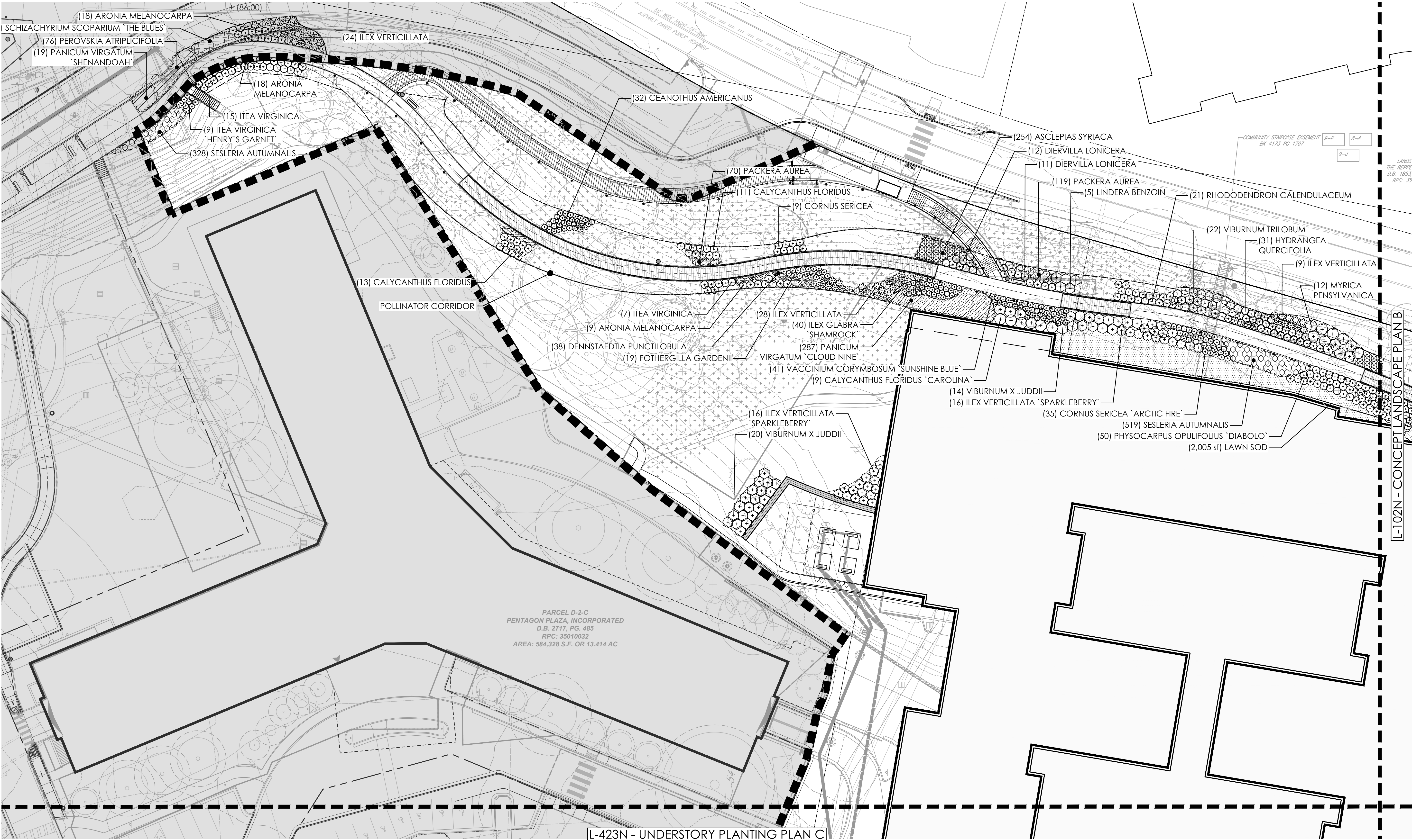
PROPERTY LINE
TREE PLANTING AREAS - 36" SOIL
PREPARED PER SPECIFICATIONS
EXPANDED SOIL VOLUME - 36" MIN.
DEPTH PREPARED PER SPECIFICATIONS
BIORETENTION; REFER CIVIL FOR
DEPTH AND SPECIFICATIONS (BIO.)



KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

10/15/2025 6:32:10 PM



4.1 SUBMISSION

RIVERHOUSE BUILDING N1

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. Z.K. E.C.

DATE
10/17/2025

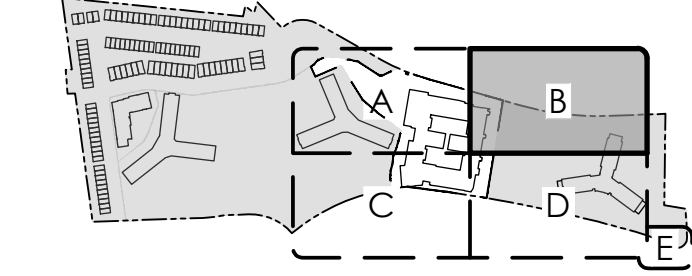
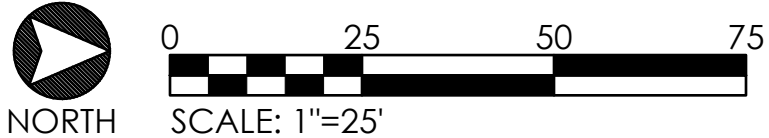
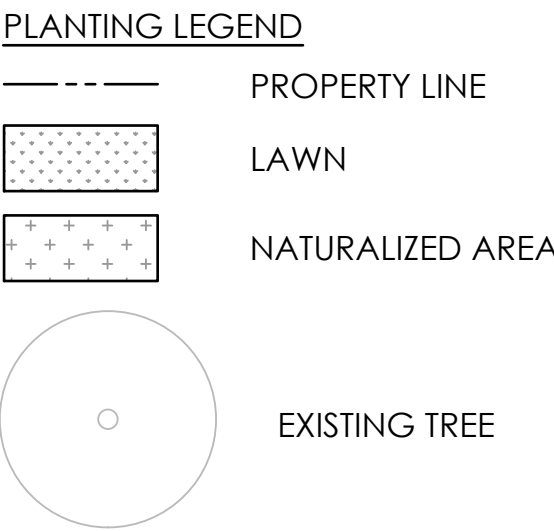
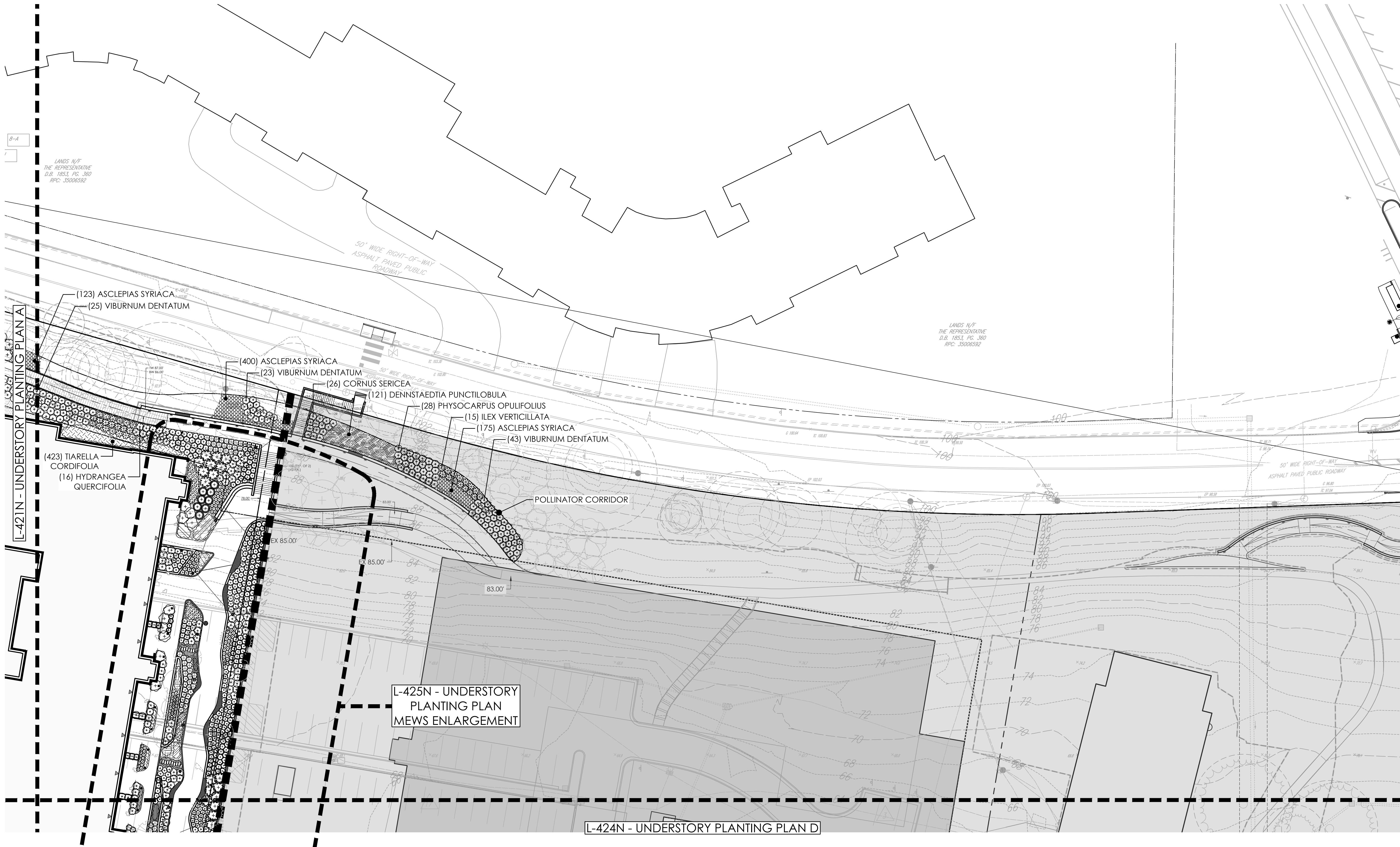
SCALE:
1" = 25'

DRAWING NO.

L-421N

APPROVED
S.B.

JOB NO.
22-0013-JBG-RIV



4.1 SUBMISSION

RIVERHOUSE BUILDING N1

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

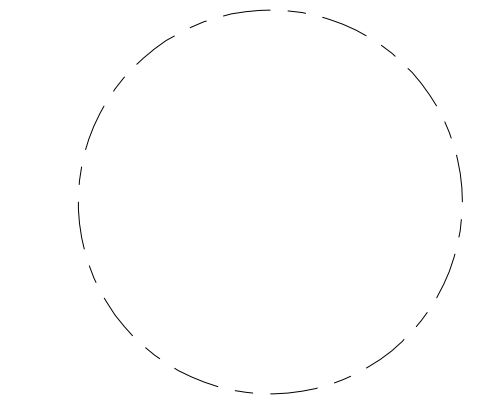
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue	
NO.	DATE

Revisions	
NO.	DATE

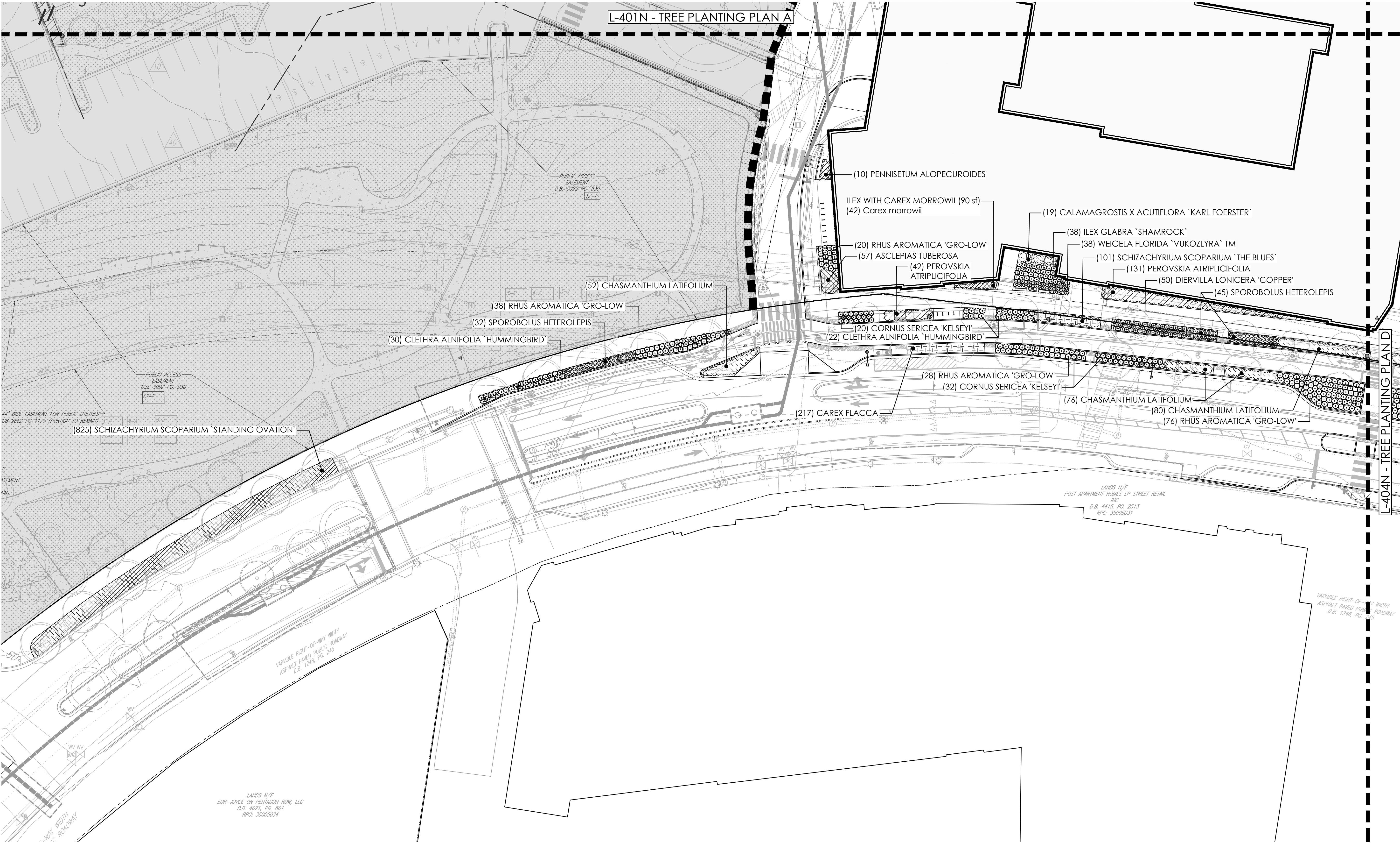


UNDERSTORY PLANTING PLAN B

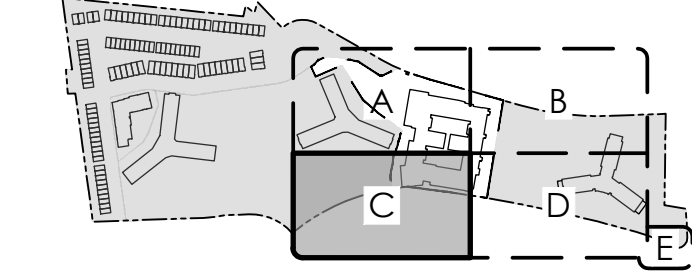
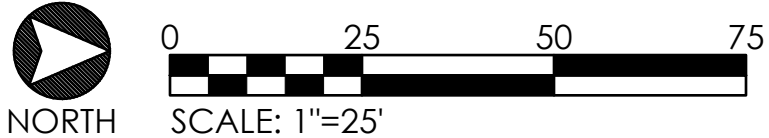
PRINCIPAL IN CHARGE S.B.	
PROJECT ARCHITECT B.S.	
DRAWN P.T. Z.K. E.C.	
DATE 10/17/2025	APPROVED S.B.
SCALE: 1" = 25'	JOB NO. 22-0013-JBG-RIV
DRAWING NO.	

L-422N

10/15/2025 6:32:33 PM



- PLANTING LEGEND
- PROPERTY LINE
 - LAWN
 - NATURALIZED AREA
 - EXISTING TREE



KEY PLAN (NOT TO SCALE)

**RIVERHOUSE
BUILDING N1**

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

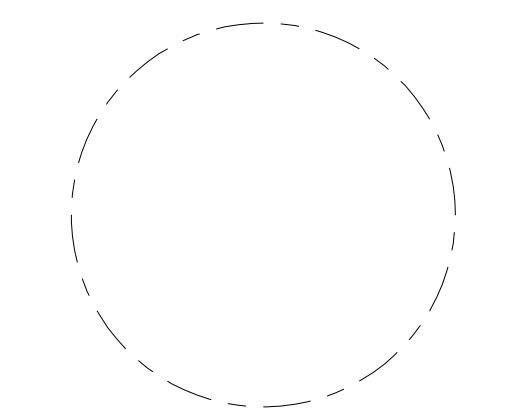
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

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. Z.K. E.C.

DATE
10/17/2025

APPROVED
S.B.

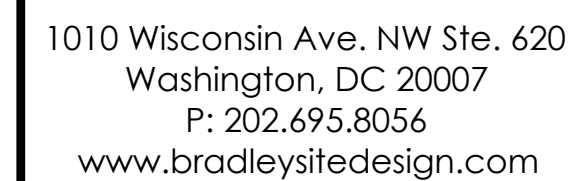
SCALE:
1" = 25'

JOB NO.
22-0013-JBG-RIV

DRAWING NO.

L-423N

4.1 SUBMISSION



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

Issue
NO. _____ DATE _____

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



PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. Z.K. E.C.

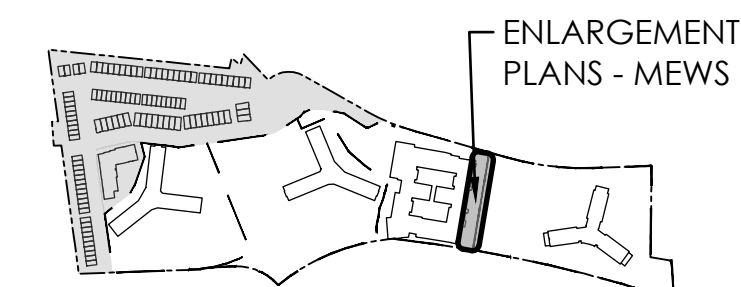
DATE 10/17/2025	APPROVED S.B.
--------------------	------------------

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

DRAWING NO.

L-424N







LEGEND

PROPOSED TREES

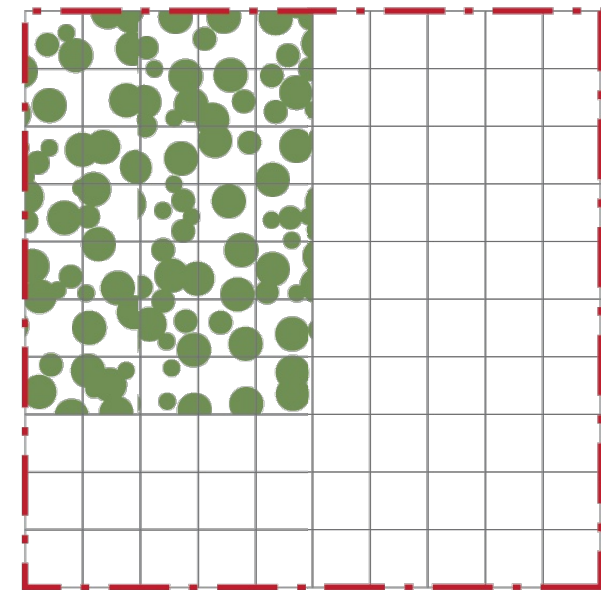
EXISTING TREES

AT- OR NEAR-GRADE VEGETATION

ALTERNATIVE VEGETATION



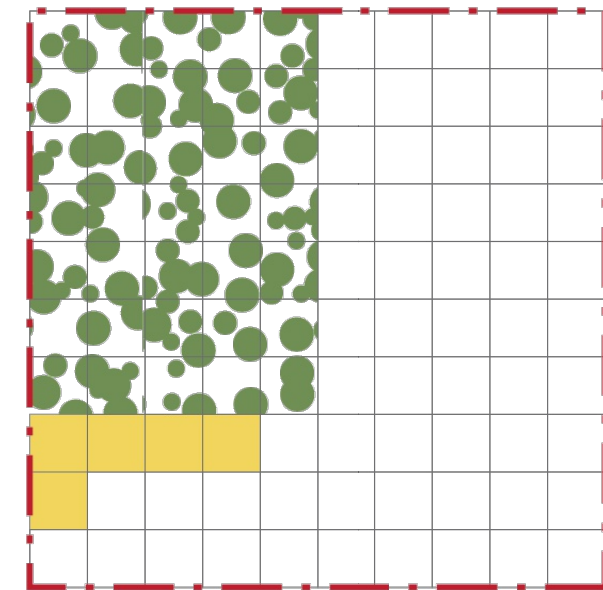
TREE CANOPY
TOTAL CANOPY COVERAGE 35%



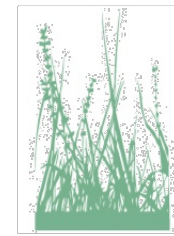
SECTOR PLAN REQUIREMENTS
PENTAGON CITY: 15%
RIVERHOUSE: 20%



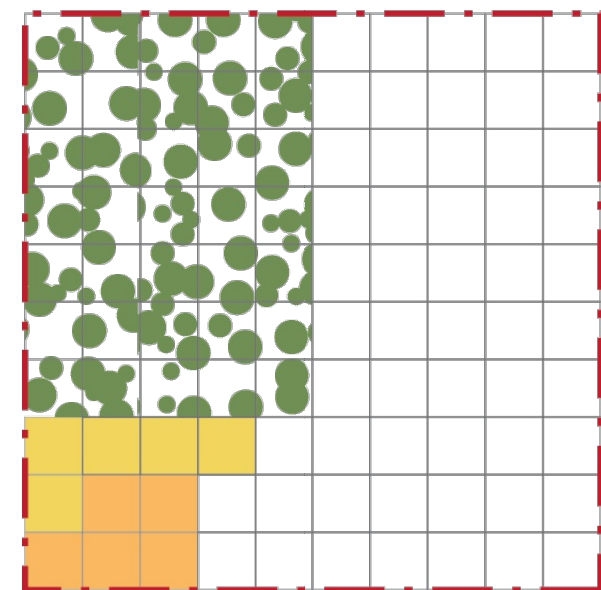
AT- OR NEAR-GRADE VEGETATION
TOTAL VEGETATION COVERAGE 5%



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



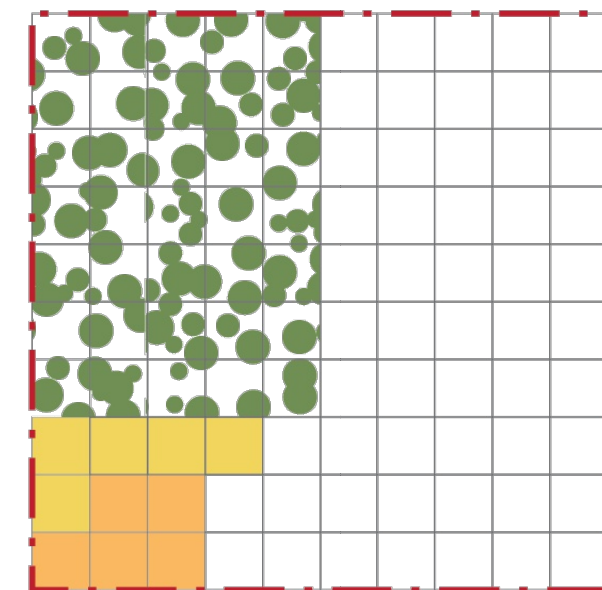
ADDITIONAL VEGETATION
TOTAL VEGETATION COVERAGE 5%



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



TREE CANOPY AND VEGETATION
TOTAL VEGETATION COVERAGE 45%



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

RIVERHOUSE VEGETATION COVERAGE

- REFER PDSP L-3 SHEET FOR OVERALL RIVERHOUSE VEGETATION / CANOPY COVERAGE REQUIREMENTS TO MEET PENTAGON SECTOR PLAN REQUIREMENTS.
- CONTRIBUTIONS PER LANDBAY INDICATED FOR OVERALL PDSP CALCULATION TRACKING.
- FINAL DESIGN TO BE COORDINATED WITH FINAL LANDSCAPE PLAN.

SITE TOTAL CANOPY COVERAGE

TOTAL PDSP PROPOSED CANOPY COVERAGE : 221,419 SF
TOTAL PRESERVED CANOPY COVERAGE : 247,057 SF
TOTAL RIVERHOUSE CANOPY COVERAGE : 468,476 SF
LOD : 1,405,504 SF
REQUIRED TREE CANOPY COVERAGE: 20% OR 281,100 SF

SITE TOTAL VEGETATION COVERAGE

TOTAL PDSP PROPOSED NATURAL COVERAGE : 136,269 SF
TOTAL PDSP PROPOSED BIORETENTION COVERAGE : 42,909 SF
TOTAL PDSP PROPOSED PLANTING AREA COVERAGE : 142,911 SF
LOD : 1,405,504 SF
REQUIRED AT- / NEAR- GRADE VEGETATION COVERAGE: 10% OR 140,551 SF

4.1 FINAL SITE PLANS - LANDBAY N1, C1 AND S CANOPY COVERAGE

TOTAL PROPOSED SF	153,981 SF
TOTAL EXISTING TO REMAIN SF	156,665 SF
TOTAL CANOPY COVERAGE SF	310,646 SF
LANDBAY N1, C1, & S LOD SF	705,592 SF
TOTAL CANOPY COVERAGE %	44%

4.1 FINAL SITE PLANS - LANDBAY N1, C1 AND S VEGETATION COVERAGE

TOTAL 4.1 PROPOSED NATURAL COVERAGE : 161,612 SF
TOTAL 4.1 PROPOSED BIORETENTION COVERAGE : 12,704 SF
TOTAL 4.1 PROPOSED PLANTING AREA COVERAGE : 108,436 SF
LANDBAY N1, C1, & S LOD : 705,592 SF
REQUIRED AT- / NEAR- GRADE VEGETATION COVERAGE: 10% OR 70,559 SF
REQUIRED AT- / NEAR- GRADE VEGETATION COVERAGE PROVIDED: 40% OR 282,752 SF

RIVERHOUSE
BUILDING N1

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

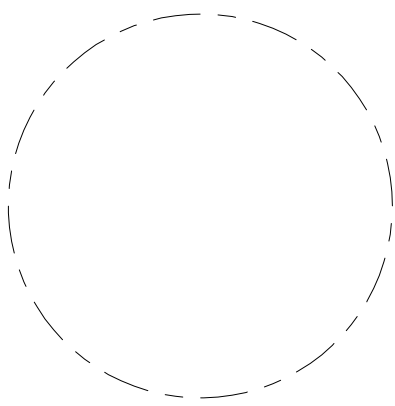
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



VEGETATION
COVERAGE
OVERALL

PRINCIPAL IN CHARGE
S.B.
PROJECT ARCHITECT
B.S.
DRAWN
P.T. Z.K. E.C.
DATE
10/17/2025
SCALE:
NTS
APPROVED
S.B.
JOB NO.
22-0013-JBG-RIV
DRAWING NO.

L-430N

4.1 SUBMISSION

RIVERHOUSE VEGETATION COVERAGE

- 1. REFER PDSP L-3 SHEET FOR OVERALL RIVERHOUSE VEGETATION / CANOPY COVERAGE REQUIREMENTS TO MEET PENTAGON SECTOR PLAN REQUIREMENTS.
- 2. CONTRIBUTIONS PER LANDBAY INDICATED FOR OVERALL PDSP CALCULATION TRACKING.
- 3. FINAL DESIGN TO BE COORDINATED WITH FINAL LANDSCAPE PLAN.

SITE TOTAL CANOPY COVERAGE

TOTAL PDSP PROPOSED CANOPY COVERAGE :	221,419 SF
TOTAL PRESERVED CANOPY COVERAGE :	247,057 SF
TOTAL RIVERHOUSE CANOPY COVERAGE :	468,476 SF
LOD :	1,405,504 SF
REQUIRED TREE CANOPY COVERAGE:	20% OR 281,100 SF

SITE TOTAL VEGETATION COVERAGE

TOTAL PDSP PROPOSED NATURAL COVERAGE :	136,269 SF
TOTAL PDSP PROPOSED BIORETENTION COVERAGE :	42,909 SF
TOTAL PDSP PROPOSED PLANTING AREA COVERAGE :	142,911 SF
LOD :	1,405,504 SF
REQUIRED AT- / NEAR- GRADE VEGETATION COVERAGE:	10% OR 140,551 SF

4.1 FINAL SITE PLANS - LANDBAY N1, C1 AND S CANOPY COVERAGE

TOTAL PROPOSED SF	153,981 SF
TOTAL EXISTING TO REMAIN SF	156,665 SF
TOTAL CANOPY COVERAGE SF	310,646 SF
LANDBAY N1, C1, & S LOD SF	705,592 SF
TOTAL CANOPY COVERAGE %	44%

4.1 FINAL SITE PLANS - LANDBAY N1, C1 AND S VEGETATION COVERAGE

TOTAL 4.1 PROPOSED NATURAL COVERAGE :	161,612 SF
TOTAL 4.1 PROPOSED BIORETENTION COVERAGE :	12,704 SF
TOTAL 4.1 PROPOSED PLANTING AREA COVERAGE :	108,436 SF
LANDBAY N1, C1, & S LOD :	705,592 SF
REQUIRED AT- / NEAR- GRADE VEGETATION COVERAGE:	10% OR 70,559 SF
REQUIRED AT- / NEAR- GRADE VEGETATION COVERAGE PROVIDED:	40% OR 282,752 SF

LANDBAY N1 CANOPY COVERAGE

TOTAL PROPOSED SF	61,644
TOTAL EXISTING TO REMAIN SF	25,072
TOTAL CANOPY COVERAGE SF	86,716
LANDBAY S LOD SF	223,372
TOTAL CANOPY COVERAGE %	39%

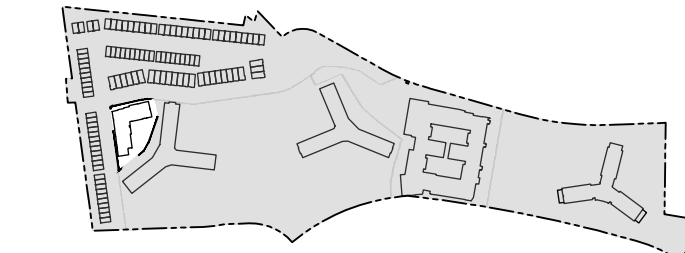
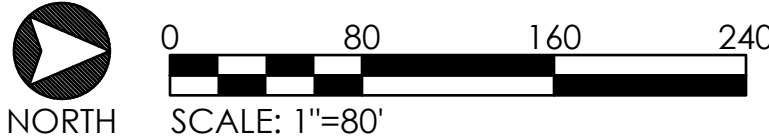
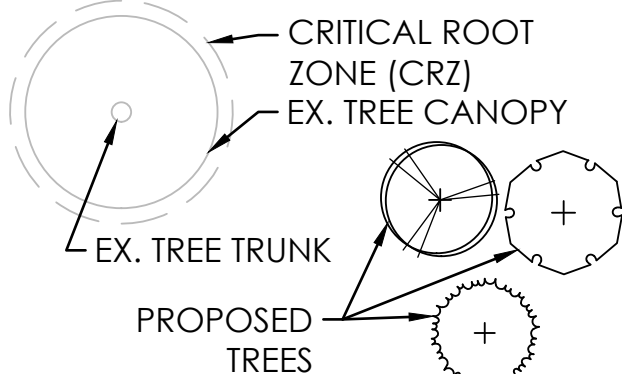
LANDBAY N1 VEGETATION COVERAGE

TOTAL N1 PROPOSED NATURAL COVERAGE :	97,405 SF
TOTAL N1 PROPOSED BIORETENTION COVERAGE :	612 SF
TOTAL N1 PROPOSED PLANTING AREA COVERAGE :	48,456 SF
LANDBAY N1 LOD :	223,372 SF
REQUIRED AT- / NEAR- GRADE VEGETATION COVERAGE:	10% OR 22,337 SF
REQUIRED AT- / NEAR- GRADE VEGETATION COVERAGE PROVIDED:	66% OR 146,473 SF



LANDSCAPE LEGEND

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



KEY PLAN (NOT TO SCALE)

RIVERHOUSE BUILDING N1

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

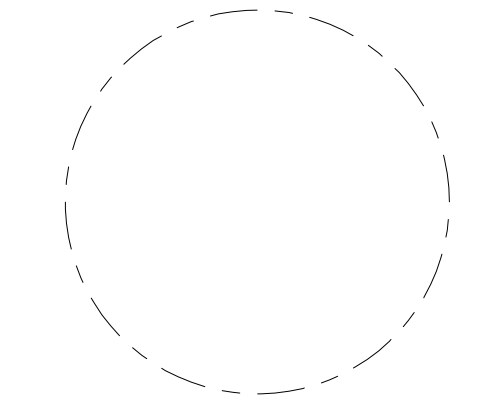
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



VEGETATION COVERAGE PLAN

PRINCIPAL IN CHARGE
S.B.
PROJECT ARCHITECT
B.S.
DRAWN
P.T. Z.K. E.C.
DATE
10/17/2025
SCALE:
1" = 25'
APPROVED
S.B.
JOB NO.
22-0013-JBG-RIV

DRAWING NO.

L-431N

4.1 SUBMISSION

OVERALL SITE TREE SCHEDULE - PDSP				
QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES				
32	ACER RUBRUM	RED MAPLE	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
21	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.	
12	CASTANEA PUMILA	CHINQUAPIN	2" CAL.	
14	FAGUS GRANDIFOLIA	AMERICAN BEECH	2.5" CAL.	
19	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
69	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5" CAL.	
42	LIQUIDAMBAR STYRACIFLUA 'HAPPDELL'	HAPPIDAZE® SWEET GUM	2" CAL.	
35	NYSSA SYLVATICA	SOUR GUM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
7	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
43	OXYDENDRUM ARBOREUM	SOURWOOD TREE	2" CAL.	
9	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CAL.	
31	QUERCUS BICOLOR 'AMERICAN DREAM'	AMERICAN DREAM SWAMP WHITE OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
6	QUERCUS COCCINEA	SCARLET OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
17	QUERCUS LYRAIA	OVERCUP OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
33	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
18	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
24	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL.	
31	ULMUS AMERICANA 'VALLEY FORGE'	AMERICAN ELM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
21	VIBURNUM LENTAGO 'DEEP GREEN'	TREE-FORM NANNYBERRY	1.75" CAL.	STRONG SINGLE LEADER/SPECIMEN
EVERGREEN TREES				
36	CHAMAECYPARIS THOIDES	ATLANTIC WHITECEDAR	6' HT.	
80	JUNIPERUS VIRGINIANA 'BURKII'	EASTERN REDCEDAR	8' HT.	SINGLE STRONG LEADER/SPECIMEN
22	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	BRACKEN'S SOUTHERN MAGNOLIA	10' HT.	SINGLE STRONG LEADER/SPECIMEN
22	TSUGA CANADENSIS	EASTERN HEMLOCK	2.5" CAL.	
ORNAMENTAL TREES				
19	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	8' HT.	MULISTEMMED SPECIMEN
9	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	10' HT.	MULISTEMMED SPECIMEN
11	BETULA NIGRA 'BNMTF' TM	DURA HEAT RIVER BIRCH	10' HT.	MULISTEMMED SPECIMEN
47	CERCIS CANADENSIS 'ACE OF HEARTS'	ACE OF HEARTS REDBUD	5' HT.	SPECIMEN
55	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	8' HT.	SPECIMEN
51	CORNUS FLORIDA	FLOWERING DOGWOOD	2" CAL.	
30	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2.5" CAL.	SINGLE STRONG LEADER/SPECIMEN
90	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2.5" CAL.	MULISTEMMED SPECIMEN
11	SASSAFRAS ALBIDUM	SASSAFRAS	2.5" CAL.	

20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF
315	312.50	10,000.00
110	137.50	2,887.00
175	137.50	1,650.00
315	393.75	5,512.50
315	312.50	5,937.50
250	312.50	21,562.50
175	393.75	16,537.50
250	218.75	7,656.25
175	137.50	962.50
250	137.50	5,912.50
175	393.75	3,543.75
315	312.50	9,687.50
315	393.75	2,362.50
315	312.50	5,312.50
250	312.50	10,312.50
250	312.50	5,625.00
315	393.75	9,450.00
315	393.75	12,206.25
250	62.50	1,312.50

110	218.75	7,875.00
62	218.75	17,500.00
315	393.75	8,662.50
218	312.50	6,875.00

SITE TOTAL CANOPY COVERAGE

TOTAL PDSP PROPOSED CANOPY COVERAGE : 221,419 SF
TOTAL PRESERVED CANOPY COVERAGE : 247,057 SF
TOTAL RIVERHOUSE CANOPY COVERAGE : 468,476 SF
LOD : 1,405,504 SF
REQUIRED TREE CANOPY : 20% OR 281,100 SF COVERAGE

- NOTES:
- FOR EXISTING CANOPY REMOVAL AND PRESERVATION INFORMATION REFER TO CIVIL SERIES (SPN23-00001; CIV900-901).
 - TOTAL PRESERVED CANOPY COVERAGE EXCLUDES TREE CANOPY TO REMAIN WITHIN THE VHP EXPANSION AND THE "JAMES PARK" OPEN SPACE BOUNDARIES. REFER RIVER HOUSE PDSP (SPLN 23-00001).
 - SITE TOTAL REPLACEMENTS REQUIRED: 958
 - SITE TOTAL REPLACEMENTS PROPOSED: 958

RIVERHOUSE CANOPY CALCULATIONS:

- RIVERHOUSE LANDBAY N (SPLN 23-00002) - PROPOSED CANOPY CONTRIBUTION: 61,644
- RIVERHOUSE LANDBAY S (SPLN 23-00003) - PROPOSED CANOPY CONTRIBUTION: 88,150 SF
- RIVERHOUSE LANDBAY C (SPLN 23-00004) - PROPOSED CANOPY CONTRIBUTION: 4,138 SF
- RIVERHOUSE NEIGHBORHOOD PDSP (SPLN 23-00011) - PROPOSED CANOPY CONTRIBUTION: 67,217 SF

PLANT SCHEDULE STREET TREES				
QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES				
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

- NOTES:
- TREES WITHIN STREET SCHEDULE ARE ASSOCIATED WITH JOYCE STREET REALIGNMENT FRONTING THE PROPOSED VHP EXPANSION DEDICATION AREA AND ARE NOT INCLUDED IN OVERALL RIVEROUSE SITE CANOPY CALCULATIONS.

PLANT SCHEDULE LANDBAY N1				
QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES				
6	ACER RUBRUM	RED MAPLE	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
1	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.	
4	CASTANEA PUMILA	CHINQUAPIN	2" CAL.	
4	FAGUS GRANDIFOLIA	AMERICAN BEECH	2.5" CAL.	
19	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5" CAL.	
20	LIQUIDAMBAR STYRACIFLUA 'HAPPDELL'	HAPPIDAZE® SWEET GUM	2" CAL.	
21	NYSSA SYLVATICA	SOUR GUM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
13	OXYDENDRUM ARBOREUM	SOURWOOD TREE	2" CAL.	
5	QUERCUS BICOLOR 'AMERICAN DREAM'	AMERICAN DREAM SWAMP WHITE OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
3	QUERCUS COCCINEA	SCARLET OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
21	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
2	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
7	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL.	
17	ULMUS AMERICANA 'VALLEY FORGE'	AMERICAN ELM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
8	VIBURNUM LENTAGO 'DEEP GREEN'	TREE-FORM NANNYBERRY	1.75" CAL.	STRONG SINGLE LEADER/SPECIMEN
EVERGREEN TREES				
3	CHAMAECYPARIS THOIDES	ATLANTIC WHITECEDAR	6' HT.	
17	JUNIPERUS VIRGINIANA 'BURKII'	EASTERN REDCEDAR	8' HT.	SINGLE STRONG LEADER/SPECIMEN
7	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	BRACKEN'S SOUTHERN MAGNOLIA	10' HT.	SINGLE STRONG LEADER/SPECIMEN
4	TSUGA CANADENSIS	EASTERN HEMLOCK	2.5" CAL.	
ORNAMENTAL TREES				
2	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	8' HT.	MULISTEMMED SPECIMEN
5	BETULA NIGRA 'BNMTF' TM	DURA HEAT RIVER BIRCH	10' HT.	MULISTEMMED SPECIMEN
4	CERCIS CANADENSIS 'ACE OF HEARTS'	ACE OF HEARTS REDBUD	5' HT.	SPECIMEN
11	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	8' HT.	SPECIMEN
21	CORNUS FLORIDA	FLOWERING DOGWOOD	2" CAL.	
2	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2.5" CAL.	SINGLE STRONG LEADER/SPECIMEN
9	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" CAL.	MULISTEMMED SPECIMEN
6	SASSAFRAS ALBIDUM	SASSAFRAS	2.5" CAL.	

* MAJOR DECIDUOUS TREE DIVERSITY: OF 11 MAJOR DECIDUOUS TREE SPECIES, THE SINGLE HIGHEST QUANTITY REPRESENTS 18% OF ALL MAJOR DECIDUOUS TREES.

20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF
315	393.75	2362.50
175	218.50	218.50
175	137.50	550.00
315	393.75	1575.00
250	312.50	5937.50
175	393.75	7875.00
250	218.75	4593.75
250	137.50	1787.50
175	393.75	1948.75
315	312.50	937.50
250	312.50	5662.50
250	312.50	625.00
315	393.75	2756.25
315	393.75	6693.75
250	62.50	500.00
110	218.75	656.25
110	218.75	3718.75
315	393.75	2362.00
110	312.50	1250.00
110	137.50	275.00
110	218.75	1093.75
175	137.50	550.00
110	62.50	687.00
175	137.50	2887.50
175	137.50	275.00
175	137.50	1237.50
175	218.75	1312.50

TOTAL PROPOSED SF	61,644
TOTAL EXISTING TO REMAIN SF	25,072
TOTAL CANOPY COVERAGE SF	86,716
LANDBAY N LOD SF	223,372
TOTAL CANOPY COVERAGE %	39%

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

OVERALL SITE TREE SCHEDULE - PHASE I				
QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES				
26	ACER RUBRUM	RED MAPLE	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
21	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.	
4	CASTANEA PUMILA	CHINQUAPIN	2" CAL.	
13	FAGUS GRANDIFOLIA	AMERICAN BEECH	2.5" CAL.	
13	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
50	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5" CAL.	
26	LIQUIDAMBAR STYRACIFLUA 'HAPPDELL'	HAPPIDAZE® SWEET GUM	2" CAL.	
35	NYSSA SYLVATICA	SOUR GUM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
7	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
37	OXYDENDRUM ARBOREUM	SOURWOOD TREE	2" CAL.	
18	QUERCUS BICOLOR 'AMERICAN DREAM'	AMERICAN DREAM SWAMP WHITE OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
5	QUERCUS COCCINEA	SCARLET OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
17	QUERCUS LYRATA	OVERCUP OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
33	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
18	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
20	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL.	
24	ULMUS AMERICANA 'VALLEY FORGE'	AMERICAN ELM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
8	VIBURNUM LENTAGO 'DEEP GREEN'	TREE-FORM NANNYBERRY	1.75" CAL.	STRONG SINGLE LEADER/SPECIMEN
EVERGREEN TREES				
27	CHAMAECYPARIS THOIDES	ATLANTIC WHITECEDAR	6' HT.	
47	JUNIPERUS VIRGINIANA 'BURKII'	EASTERN REDCEDAR	8' HT.	SINGLE STRONG LEADER/SPECIMEN
17	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	BRACKEN'S SOUTHERN MAGNOLIA	10' HT.	SINGLE STRONG LEADER/SPECIMEN
14	TSUGA CANADENSIS	EASTERN HEMLOCK	2.5" CAL.	
ORNAMENTAL TREES				
11	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	8' HT.	MULISTEMMED SPECIMEN
5	BETULA NIGRA 'BNMTF' TM	DURA HEAT RIVER BIRCH	10' HT.	MULISTEMMED SPECIMEN
16	CERCIS CANADENSIS 'ACE OF HEARTS'	ACE OF HEARTS REDBUD	5' HT.	SPECIMEN
43	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	8' HT.	SPECIMEN
36	CORNUS FLORIDA	FLOWERING DOGWOOD	2" CAL.	
12	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2.5" CAL.	SINGLE STRONG LEADER/SPECIMEN
39	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2.5" CAL.	MULISTEMMED SPECIMEN
7	SASSAFRAS ALBIDUM	SASSAFRAS	2.5" CAL.	

20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF
315	312.50	8,125.00
110	137.50	2,887.50
175	137.50	550.00
315	393.75	5,118.75
315	312.50	4,062.50
250	312.50	15,625.00
175	393.75	10,237.50
250	218.75	7,656.25
175	137.50	962.50
250	137.50	5,087.50
175	393.75	5,625.00
315	312.50	1,968.75
315	393.75	5,312.50
315	312.50	10,312.50
250	312.50	5,625.00
250	312.50	7,875.00
315	393.75	9,450.00
315	393.75	500.00

110	218.75	5,906.25
62	218.75	10,281.25
315	393.75	6,693.75
218	312.50	4,375.00

175	137.50	1,512.50
110	218.75	1,093.75
175	137.50	2,200.00
110	62.50	2,687.50
175	137.50	4,950.00
175	137.50	1,650.00
50	137.50	5,362.50
175	218.75	1,531.25

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

RIVERHOUSE
BUILDING N1

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

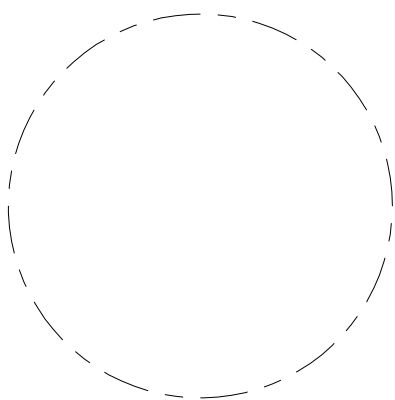
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



TREE
PLANTING
SCHEDULE

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. Z.K. E.C.

DATE 10/17/2025	APPROVED S.B.
--------------------	------------------

SCALE: N.T.S.	JOB NO. 22-0013-JBG-VIRV
------------------	-----------------------------

DRAWING NO.

L-440N

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
SHRUBS					
4	ARALIA CORDATA 'SUN KING'	SUN KING JAPANESE SPIKENARD	2' HT.	33" o.c.	MIN. 4 CANES
45	ARONIA MELANOCARPA	BLACK CHOKEBERRY	3' HT.	48" o.c.	MIN. 5 CANES
24	CALYCANTHUS FLORIDUS	SWEETSHRUB	3' HT.	48" o.c.	MIN. 5 CANES
9	CALYCANTHUS FLORIDUS 'CAROLINA'	CAROLINA ALLSPICE	2' HT.	72" o.c.	MIN. 4 CANES
32	CEANOTHUS AMERICANUS	NEW JERSEY TEA	2' HT.	36" o.c.	MIN. 4 CANES
140	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	2' HT.	36" o.c.	MIN. 4 CANES
23	CORNUS SERICEA	RED TWIG DOGWOOD	3' HT.	48" o.c.	MIN. 5 CANES
35	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	3' HT.	36" o.c.	MIN. 5 CANES
200	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	1.5' HT.	24" o.c.	MIN. 4 CANES
11	DEUTZIA GRACILIS 'NIKKO'	NIKKO DEUTZIA	2' HT.	48" o.c.	
23	DIERVILLA LONICERA	BUSH HONEYSUCKLE	1.5' HT.	24" o.c.	MIN. 4 CANES
154	DIERVILLA LONICERA 'COPPER'	COPPER LOW BUSH HONEYSUCKLE	1.5' HT.	24" o.c.	MIN. 4 CANES
57	DIERVILLA X 'G2X88544'	KODIAK® ORANGE DIERVILLA	1.5' HT.	36" o.c.	MIN. 4 CANES
18	DISTYLIUM X 'PIIDIST-II'	BLUE CASCADE® DISTYLIUM	3' HT.	48" o.c.	MIN. 5 CANES
40	FORSYTHIA X 'SHOW OFF' 'SUGAR BABY'	SUGAR BABY FORSYTHIA	1.5' HT.	30" o.c.	MULTISTEM CLUMP; FULL
8	FORSYTHIA X INTERMEDIA 'SHOW OFF'	FORSYTHIA	4' HT.	60" o.c.	MULTISTEM CLUM; FULL
19	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	1.5' HT.	30" o.c.	MIN. 4 CANES
29	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	3' HT.	36" o.c.	MIN. 5 CANES
60	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	4' HT.	60" o.c.	MIN. 5 CANES
15	HYDRANGEA SERRATA 'TINY TUFF STUFF'	MOUNTAIN HYDRANGEA	1' HT.	18" o.c.	MIN. 5 CANES
134	ILEX GLABRA 'SHAMROCK'	INKBERRY	2' HT.	30" o.c.	MIN. 4 CANES
97	ILEX VERTICILLATA	WINTERBERRY	4' HT.	48" o.c.	
6	ILEX VERTICILLATA 'BERRY POPPINS'	BERRY POPPINS WINTERBERRY	2' HT.	36" o.c.	MIN. 5 CANES
56	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	1.5' HT.	30" o.c.	MIN. 4 CANES
40	ILEX VERTICILLATA 'SPARKLEBERRY'	WINTERBERRY	3' HT.	60" o.c.	MIN. 5 CANES
22	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	2' HT.	36" o.c.	
50	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	2' HT.	36" o.c.	MIN. 4 CANES
162	JASMINUM NUDIFLORUM	WINTER JASMINE	2' HT.	36" o.c.	2' WIDTH, HEAVY SPECIMEN
31	JUNIPERUS CHINENSIS 'SARGENTII'	SARGENT JUNIPER	1' HT.	36" o.c.	MIN. 4 CANES
6	LEUCOTHOE FONTANESIANA 'ZEBLID'	SCARLETTA® DROOPING LEUCOTHOE	2' HT.	48" o.c.	
5	LINDERA BENZOIN	SPICEBUSH	4' HT.	72" o.c.	MIN. 5 CANES
12	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	5' HT.	72" o.c.	MIN. 6 CANES
28	PHYSOCARPUS OPULIFOLIUS	NINEBARK	3' HT.	48" o.c.	MIN. 5 CANES
59	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	DIABLO NINEBARK	3' HT.	48" o.c.	MIN. 5 CANES
25	PIERIS JAPONICA 'INTERSTELLA'	INTERSTELLA JAPANESE PIERIS	2.5' HT.	36" o.c.	MIN. 5 CANES
10	PIERIS JAPONICA 'MOUNTAIN FIRE'	MOUNTAIN FIRE PIERIS	3' HT.	48" o.c.	MIN. 5 CANES
7	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	3' HT.	48" o.c.	MIN. 5 CANES
21	RHODODENDRON CALENDULACEUM	FLAME AZALEA	3' HT.	48" o.c.	MIN. 5 CANES
567	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	1.5' HT.	36" o.c.	HEAVY SPECIMEN
48	SKIMMIA JAPONICA 'RUBELLA'	RUBELLA SKIMMIA	2' HT.	36" o.c.	MIN. 4 CANES
53	VACCINIUM CORYMBOSUM 'SUNSHINE BLUE'	HIGHBUSH BLUEBERRY	3' HT.	36" o.c.	MIN. 5 CANES
88	VIBURNUM CARLESII 'COMPACTUM'	KOREAN SPICE VIBURNUM	2' HT.	24" o.c.	MIN. 5 CANES
84	VIBURNUM DENTATUM	VIBURNUM	2.5' HT.	48" o.c.	
18	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	3' HT.	72" o.c.	MIN. 5 CANES
22	VIBURNUM TRILOBUM	AMERICAN CRANBERRYBUSH	5' HT.	60" o.c.	MIN. 8 CANES
34	VIBURNUM X JUDDII	JUDD VIBURNUM	3' HT.	72" o.c.	MIN. 5 CANES
19	WEIGELA FLORIDA 'SMNWFRP'™	SONIC BLOOM PURE PINK WEIGELA	3' HT.	48" o.c.	MIN. 5 CANES
50	WEIGELA FLORIDA 'VUKOZLYRA'™	SNIPPET DARK PINK WEIGELA	1.5' HT.	24" o.c.	MIN. 5 CANES
LAWN					
2,005 SF	LAWN		SOD		
PERENNIALS					
224	ALCHEMILLA MOLLIS	LADY'S MANTLE	#1	12" o.c.	
871	ASCLEPIAS SYRIACA	COMMON MILKWEED	#1	12" o.c.	
57	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	#1	18" o.c.	
34	ASTILBE CHINENSIS 'FIREWORKS PINK'	FIREWORKS PINK ASTILBE	#1	18" o.c.	
25	ASTILBE CHINENSIS 'PURPLE CANDLES'	CHINESE ASTILBE	#1	24" o.c.	
117	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1	30" o.c.	
33	CAREX EVERILLO	EVERCOLOR SEDGE	#1	18" o.c.	
521	CAREX FLACCA	BLUE SEDGE	#1	12" o.c.	
42	CAREX MORROWII	JAPANESE SEDGE	#2	18" o.c.	
191	CERATOSTIGMA PLUMBAGINOIDES	DWARF PLUMBAGO	#1	12" o.c.	
607	CHASMANTHIUM LATIFOLIUM	SEA OATS	#1	24" o.c.	
159	DENNSTAEDTIA PUNCTILOBULA	HAY-SCENTED FERN	#1	24" o.c.	
37	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	#1	36" o.c.	
255	EUPHORBIA AMYGDALOIDES ROBBIAE	ROBBIAE PURPLE WOOD SPURGE	#1	14" o.c.	
15	HYPERICUM DENSIFLORUM	BUSHY ST. JOHN'S WORT	#2	48" o.c.	
189	PACKERA AUREA	GOLDEN GROUNDSEL	#1	12" o.c.	
287	PANICUM VIRGATUM 'CLOUD NINE'	CLOUD NINE SWITCH GRASS	#1	18" o.c.	
19	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1	36" o.c.	
44	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1	30" o.c.	
416	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1	24" o.c.	
47	PHLOX STOLONIFERA	CREEPING PHLOX	#1	18" o.c.	
9	ROSA X 'MEIGALPIO'	RED DRIFT® GROUNDCOVER ROSE	#1	30" o.c.	
758	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	#1	18" o.c.	
675	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	#1	18" o.c.	
1,116	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	#1	12" o.c.	
76	SOLIDAGO SPHACELATA 'GOLDEN FLEECE'	GOLDEN FLEECE GOLDENROD	#1	24" o.c.	
132	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1	30" o.c.	
170	SYMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME'	NEW ENGLAND ASTER	#1	24" o.c.	
423	TIARELLA CORDIFOLIA	HEATLEAF FOAMFLOWER	#1	12" o.c.	
GROUND COVERS					
49,028	WOODLAND SEED MIX	PRAIRIE MOON NURSERY WOODLAND EDGE SEED MIX	SEED		



BRADLEY
SITE
DESIGN

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

RIVERHOUSE
BUILDING N1

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

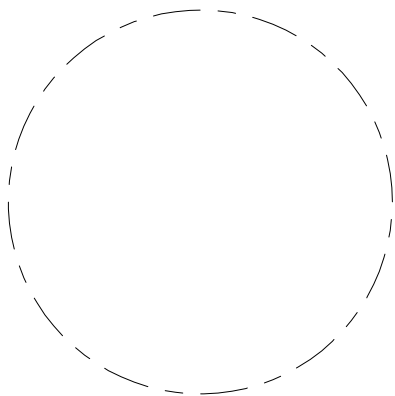
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



UNDERSTORY
PLANTING
SCHEDULE

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. Z.K. E.C.

DATE 10/17/2025	APPROVED S.B.
SCALE: N.T.S.	JOB NO. 22-0013-JBG-RIV

DRAWING NO.

L-441N

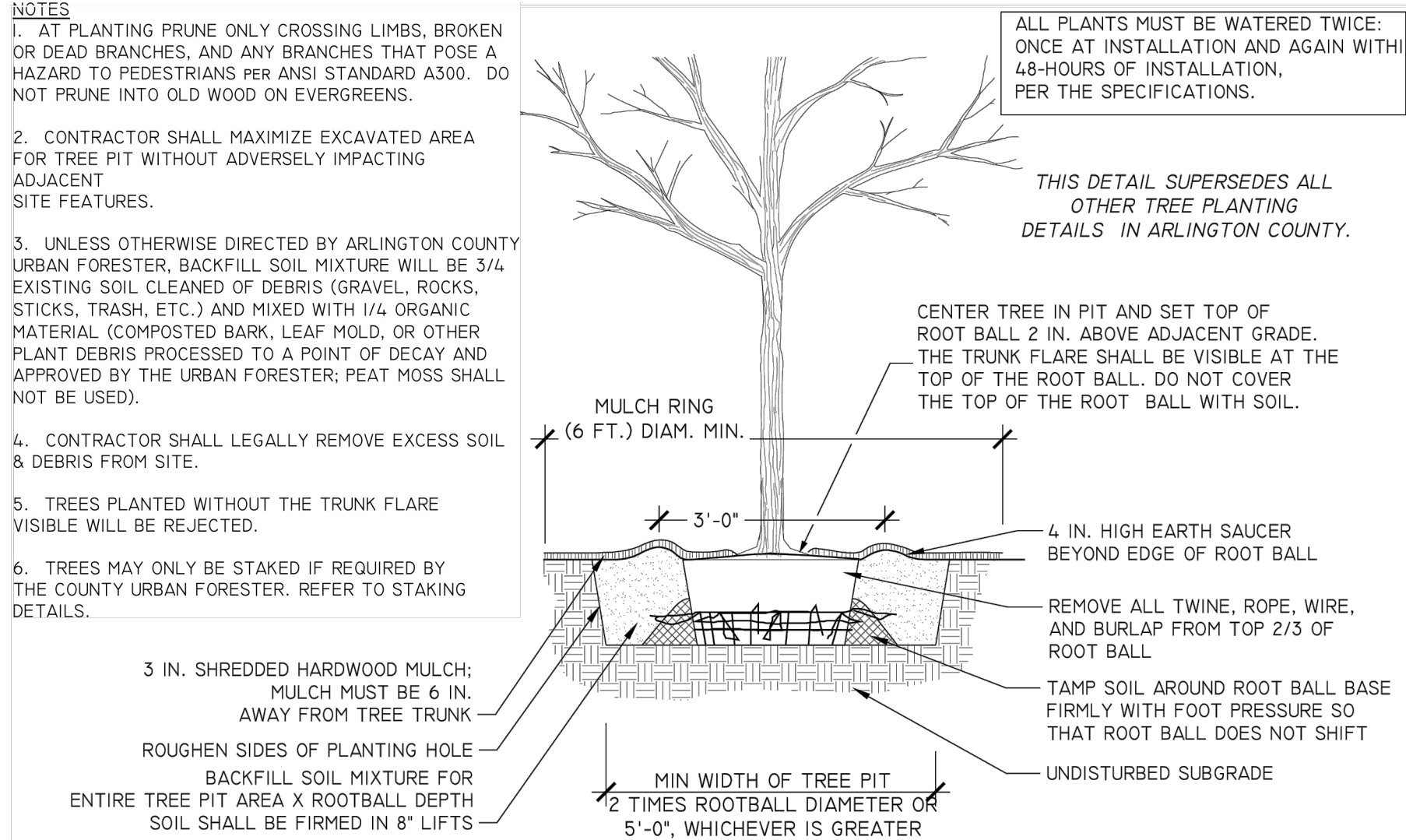
4.1 SUBMISSION

PLANTING NOTES

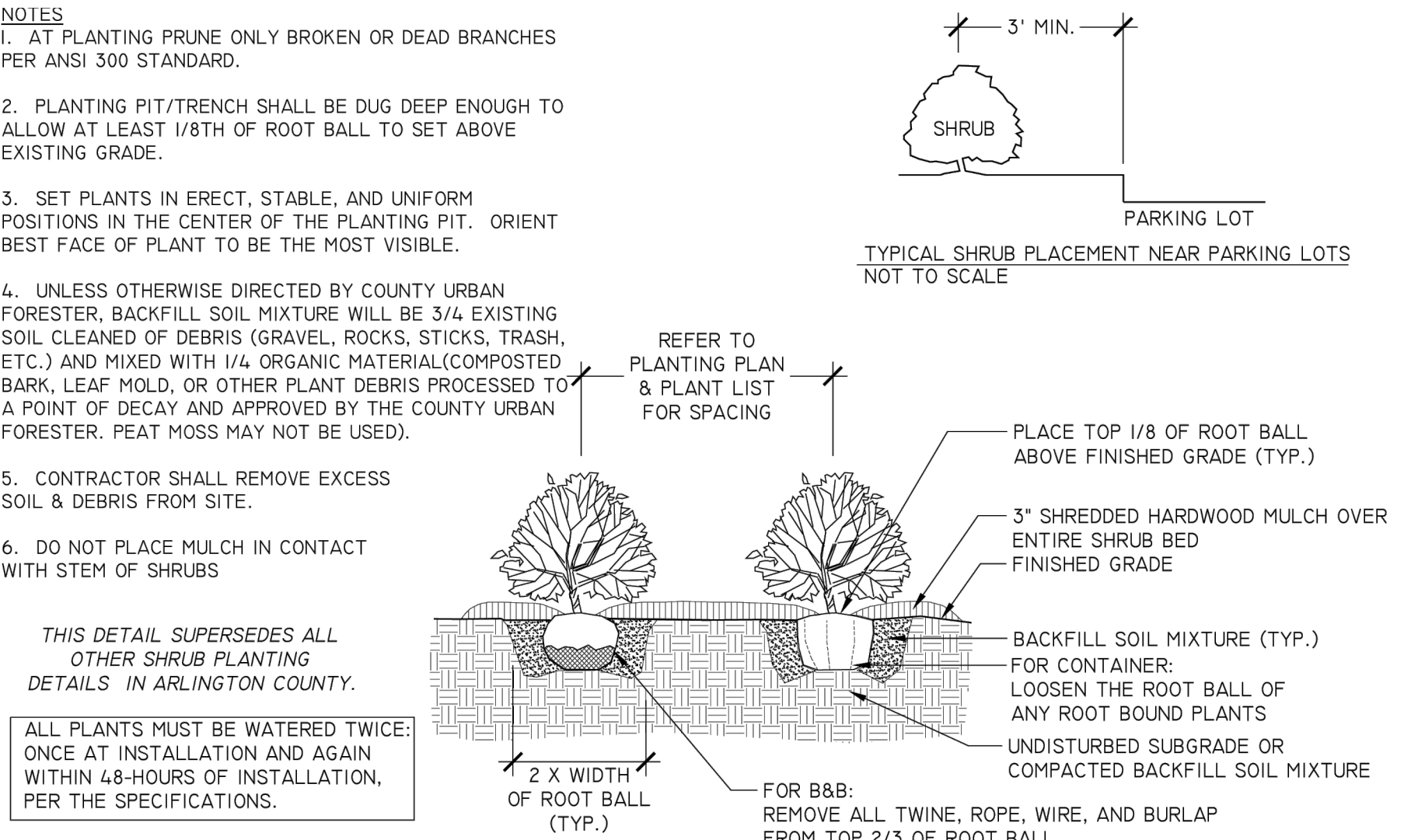
- REFER TO CIVIL ENGINEER'S UTILITY AND GRADING AND DRAINAGE PLANS FOR UTILITY LOCATION AND DRAINAGE INFORMATION. REFER TO CIVIL ENGINEER'S GRADING PLANS FOR GRADING INFORMATION. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS OR IF THERE ARE DISCREPANCIES BETWEEN THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
- VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
- PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
- MINIMIZE GRADING AND CONSTRUCTION OPERATIONS AS MUCH AS POSSIBLE IN THE ROOT ZONES OF EXISTING TREES TO REMAIN. CIVIL ENGINEER AND LANDSCAPE ARCHITECT TO APPROVE ALL GRADING, CONSTRUCTION, TRENCHING AND OTHER DISTURBANCE REQUIRED WITHIN THE ROOT ZONES OF THE TREES. DO NOT SHRED OR TEAR TREE ROOTS WITH EXCAVATION EQUIPMENT; CLEAN CUT ALL ROOT LARGER THAN 1-INCH WITH SAW OR CLIPPERS.
- ALL SLOPE AREAS GREATER THAN 30% MUST BE STABILIZED WITH EROSION CONTROL FABRIC BEFORE PLANTING. SLOPE AREAS THAT WILL NOT BE PLANTED MUST BE SODDED PER CIVIL'S SPECIFICATIONS.
- ALL LANDSCAPING SHALL BE PLANTED AS TO NOT INTERFERE WITH UTILITY LINES, SIGHT TRIANGLES, UNDERGROUND UTILITIES, OR PUBLIC WALKWAYS.
- TILL AND PREPARE SOIL IN ENTIRE PLANTING BED ACCORDING TO SPECIFICATIONS. HAVE SOIL SAMPLES FROM THE PREPARED BEDS TESTED TO ENSURE THAT THE CHEMICAL AND MECHANICAL PROPERTIES COMPLY WITH THE SPECIFICATIONS. SUPPLY LANDSCAPE ARCHITECT WITH COPIES OF THE LAB REPORTS AND OBTAIN APPROVAL OF THE PREPARED SOIL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- TOPSOIL TO BE FREE AND CLEAR OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, WEED, GRASS STOLONS, SEEDS [EG. CYPERUS SPECIES (COMMON NAME - NUTSEDGE)] AND OTHER EXTRANEEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- FINISH GRADES OF PLANTING AREAS SHALL BE 2 INCHES BELOW ADJACENT PAVING OR TOP OF WALL UNLESS OTHERWISE NOTED.
- DO NOT DRIVE MACHINERY OVER PREPARED PLANTING BEDS, OR OTHERWISE COMPACT THE SOIL AFTER PREPARATION.
- THE MINIMUM DEPTH OF TOPSOIL IN CURBED ISLAND PLANTERS MUST BE ONE FOOT FOR SHRUBS AND TWO FEET FOR TREES.
- ONLY NURSERY GROWN PLANT MATERIALS ARE ACCEPTABLE.
- LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.
- LANDS AND SHRUBS MUST HAVE A SPECIES IDENTIFICATION TAG FROM THE NURSERY TO REMAIN ON 2 OF EACH PLANTED SPECIES UNTIL THE LANDSCAPE ARCHITECT HAS REVIEWED. TAGS TO BE REMOVED AFTER FINAL INSPECTION TO PREVENT GIRDLING.
- ALL PLANT MATERIAL SHALL BE SUFFICIENTLY HARDY TO WITHSTAND THE EFFECTS OF POLLUTION, SALT, INSECT MANIFESTATIONS AND ANY OTHER HAZARD ASSOCIATED WITH THE SPECIFIC ENVIRONMENT.
- PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE PLANTS ARE BROUGHT TO THE SITE.
- EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
- TREES AND SHRUBS SHALL BE PLANTED ONLY WHEN THE SOIL IS FROST FREE.
- PLANTING SEASON SHALL BE MARCH 15 TO JUNE 30, OR SEPTEMBER 1 TO NOVEMBER 30, FOR ALL SHADE AND BUFFER TREES.
- ALL PLANTING BEDS MUST HAVE A MINIMUM OF 3" OF MULCH IN ALL NON-GRASSED LANDSCAPE BED AREAS.
- DISTURBED EXISTING LAWN AREAS ARE TO BE SEEDD UPON COMPLETION OF CONSTRUCTION.
- IF DISCREPANCIES BETWEEN THE PLANTING PLAN AND PLANT LIST OCCUR, THE PLANTING PLAN TAKES PRECEDENCE.
- EXISTING TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.
- TREES TO BE PLANTED A MINIMUM OF 15' FEET FROM FACE OF BUILDING, AND A MINIMUM OF 4' FROM PAVEMENT OR OTHER HARDSCAPE FEATURE EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
- ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS TREES AND SHRUBS AS DESIGNATED PER THESE NOTES AND DRAWINGS.
- FOR TREES WITH WIRE BASKET AROUND ROOT BALL, CUT WIRE BASKET IN FOUR PLACES AND FOLD DOWN 12" INTO PLANTING HOLE.
- CUT AND REMOVE OR TURN BACK 1/3 OF BURLAP AWAY FROM TOP OF ROOT BALL. CUT ROPE FROM TOP OF ROOT BALL.
- EXISTING LAWN AREAS AND ASSOCIATED SOILS TO BE PROTECTED THROUGHOUT DURATION OF CONSTRUCTION. ADDITIONAL AMENDMENTS NOT NECESSARY WITHIN PROTECTED AREAS UNLESS DISTURBED. IF DISTURBED, PREPARE/AMEND SOIL AS INDICATED IN DRAWINGS.
- PROTECTED LAWN AREAS WITH PRIOR SIGNIFICANT DAMAGE TO BE IMPROVED AS INDICATED IN DRAWINGS. COORDINATE WITH OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.

ARLINGTON COUNTY STANDARD TREE PLANTING NOTES

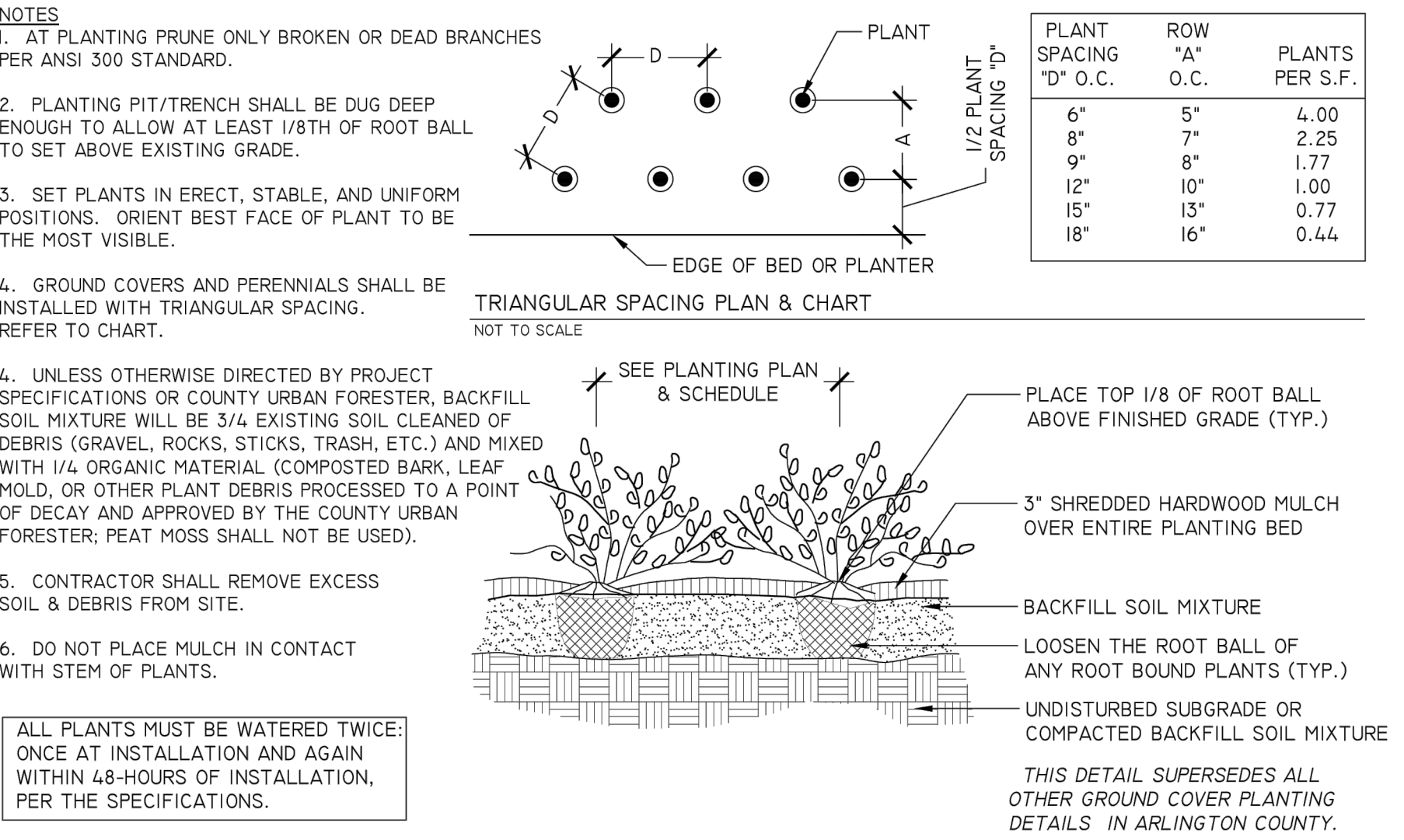
- PLANTS SHALL BE FURNISHED AND INSTALLED AS INDICATED ON THE LANDSCAPE PLAN.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, AND COMPLY WITH MOST RECENT ANSI Z60.1 STANDARDS.
- PLANTS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED. ALL PLANTS KEPT ON SITE FOR ANY PERIOD SHOULD BE WATERED AND CARED FOR USING ANSI A300 STANDARDS.
- NO STAKES SHALL BE USED TO STABILIZE TREES, UNLESS DIRECTED BY THE ARLINGTON COUNTY URBAN FORESTER.
- TREES PLANTED SHALL RECEIVE A 3 INCH THICK LAYER OF SHREDDED HARDWOOD MULCH, IN A 6 FOOT RING SURROUNDING THE TREE, WITH A 6 INCH CLEAR AREA NEAR THE TRUNK.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN MUDDY OR FROZEN CONDITION. TREES AND SHRUBS SHALL BE INSTALLED BETWEEN 09/15 AND 12/15 OR BETWEEN 03/15 AND 06/15. CONTACT THE ARLINGTON COUNTY URBAN FORESTER TO OBTAIN A DEFERRAL OR APPROVAL FOR PLANTING OUT OF SEASON.
- NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE PLANTED WITHIN TWO FEET OF A SIDEWALK, 5 FEET FROM A FENCE, 10 FEET FROM A BUILDING, OR 15 FEET FROM OVERHEAD UTILITY LINES.
- TREES AND SHRUBS SHALL BE PLANTED IN HOLES TWO TO THREE TIMES AS WIDE AND TO THE DEPTH OF THE ROOT BALL.
- PLANTS SHALL BE PLANTED IN HEALTHY, UNCOMPACTED SOIL. SEE THE PLANTING DETAIL FOR SOIL SPECIFICATIONS.
- SET ALL PLANTS PLUMB AND STRAIGHT AT SUCH LEVEL THAT NORMAL OR NATURAL RELATIONSHIP BETWEEN THE PLANT AND THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT.
- INJURED ROOTS SHALL BE PRUNED TO CLEAN ENDS BEFORE PLANTING WITH CLEAN, SHARP TOOLS. THE LEADER OF TREES SHALL NOT BE CUT BACK.
- AT THE END OF THE PROJECT, CONSERVED AND PLANTED TREES MUST BE INSPECTED AND APPROVED BY AN ARLINGTON COUNTY URBAN FORESTER.



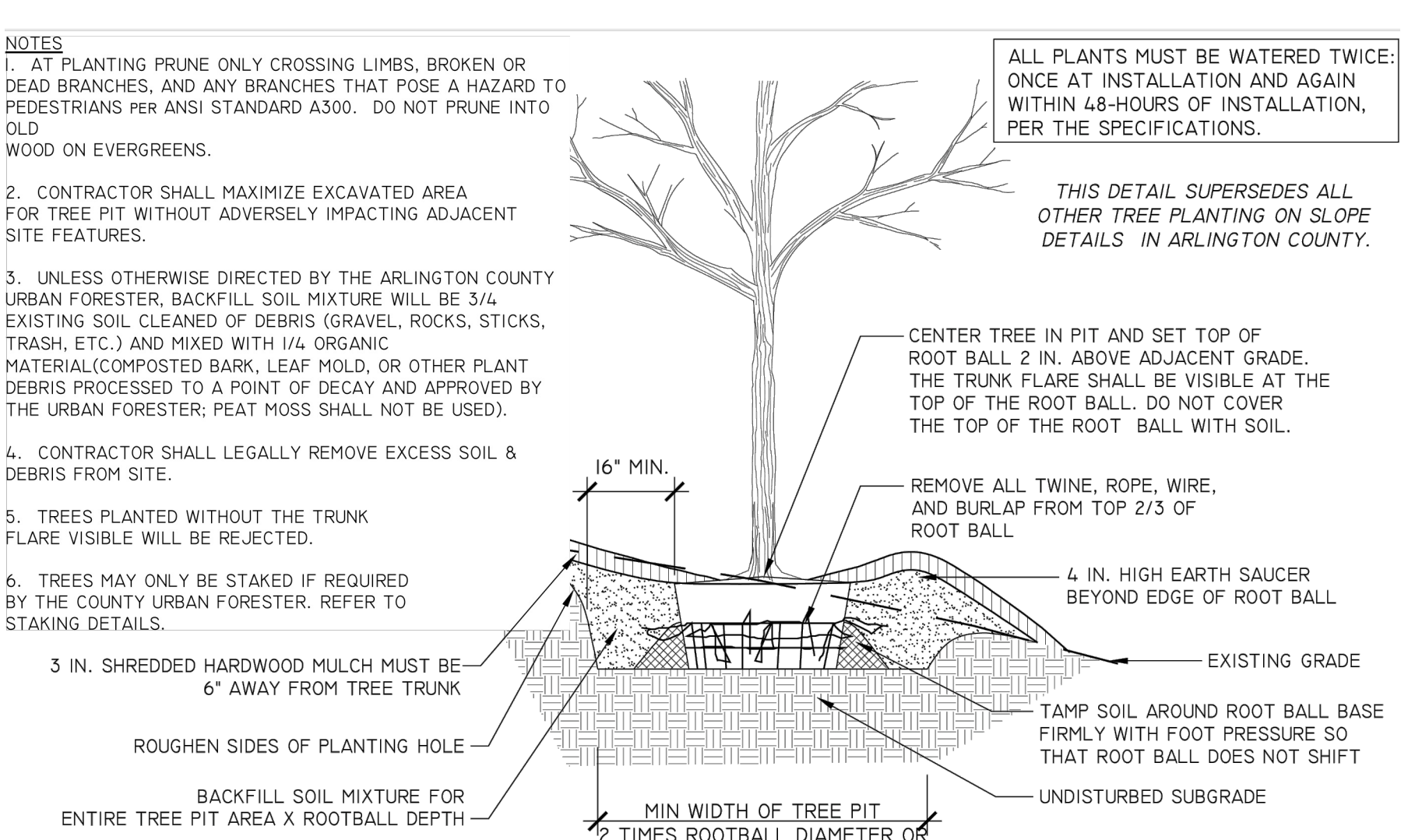
A TREE PLANTING N.T.S.



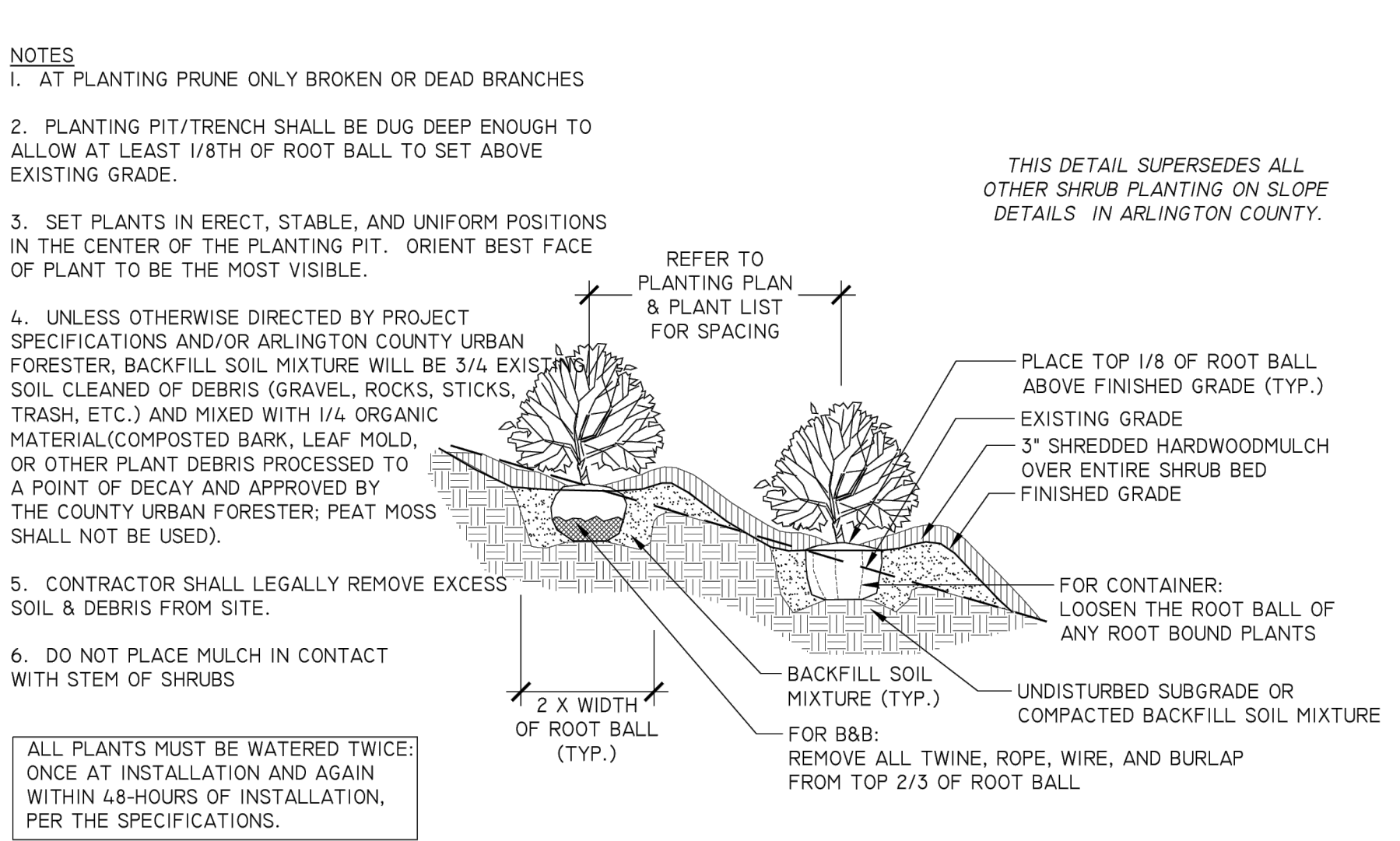
C SHRUB PLANTING N.T.S.



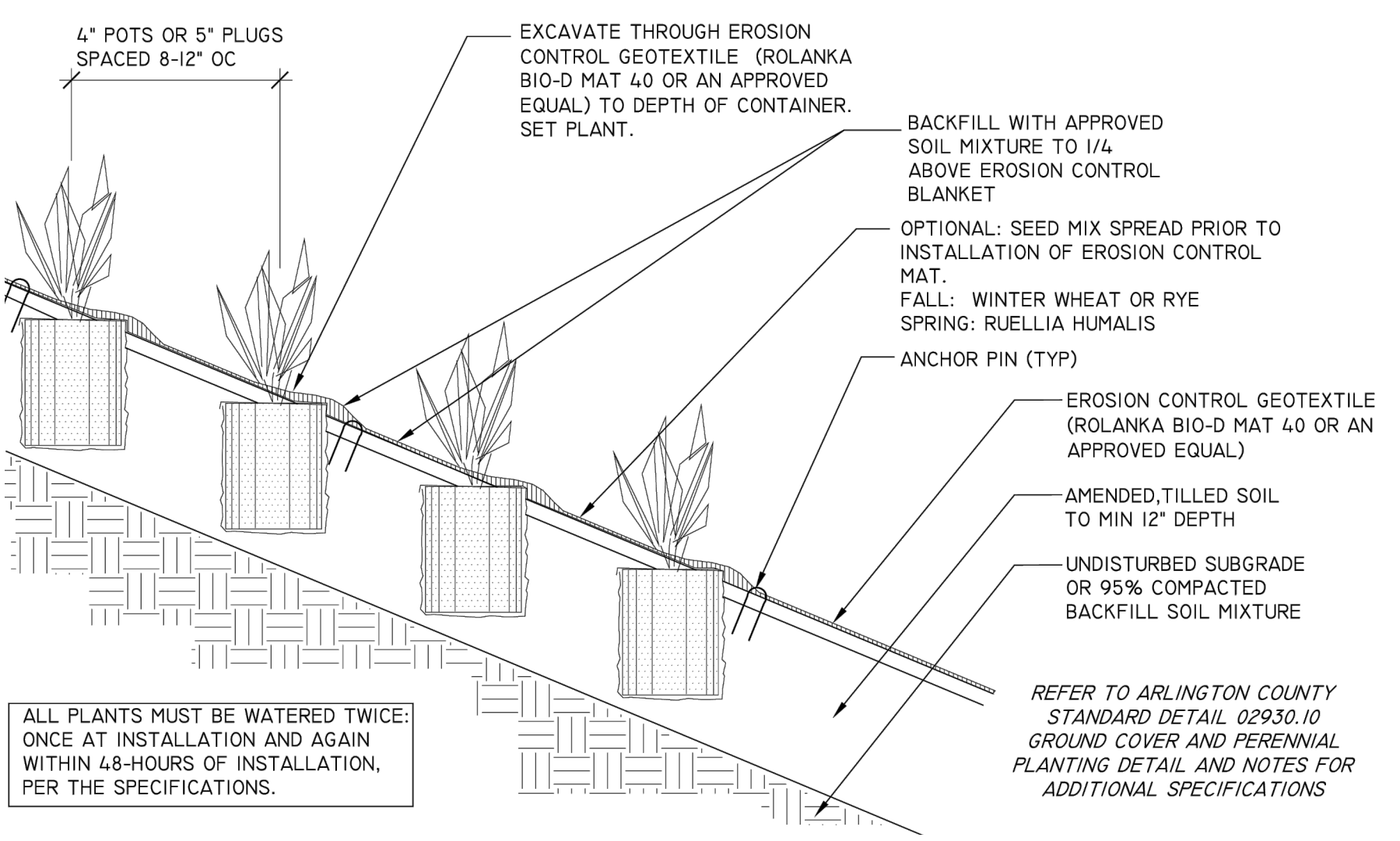
E GROUND COVERS & PERENNIAL PLANTING N.T.S.



B TREE PLANTING ON SLOPE N.T.S.



D SHRUB PLANTING ON SLOPE N.T.S.



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

RIVERHOUSE BUILDING N1

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

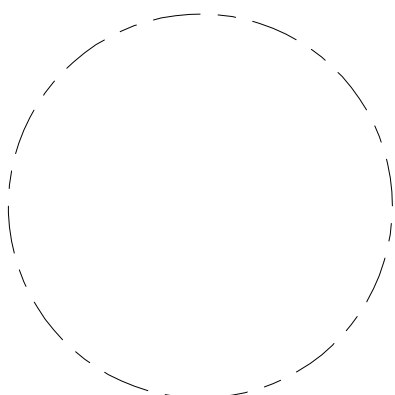
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



PLANT NOTES AND DETAILS

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. Z.K. E.C.

DATE
10/17/2025

APPROVED
S.B.

SCALE:

JOB NO.
22-0013-JBG-RIV

DRAWING NO.

L-442N



A GREEN RIBBON - TYPE 3

USE: ACTIVATED OPEN SPACE - SECONDARY GREEN RIBBON
DIMENSIONS: 16'+ OVERALL, 8' PEDESTRIAN CLEAR ZONE, 4' PLANTING ZONE ON EACH SIDE OR 8' PLANTING ZONE ON ONE SIDE
PEDESTRIAN PATH: CONCRETE PER PCSP PAGE 146 (B / L-510N)
PLANTING ZONE: PLANTING ZONES TO BE A COMBINATION OF PLANTING AREAS (E / L-502N), AND RAISED PLANTING AREAS WITH INTEGRATED SEATING
SEATING: INTEGRATED SEATING AT RAISED PLANTING WALLS (A / L-501N), FREESTANDING SEATING AT THE PLACEMAKING SPACE AT JOYCE STREET PLAZA (B / L-501N)
LIGHTING: BOLLARD LIGHTING (F / L-501N), POST-TOP LIGHTING (E / L-501N), WALL-MOUNTED LIGHTING AT WEST STAIRS (H / L-501N), AND FACADE LIGHTS AT BUILDING ENTRIES (G / L-501S)
WAYFINDING: COLUMNAR ELEMENTS AT REGULAR INTERVALS AND AT GREEN RIBBON INTERSECTIONS AND POINTS OF INTEREST (A / L-502N)
OTHER FURNISHINGS: TRASH RECEPTACLES

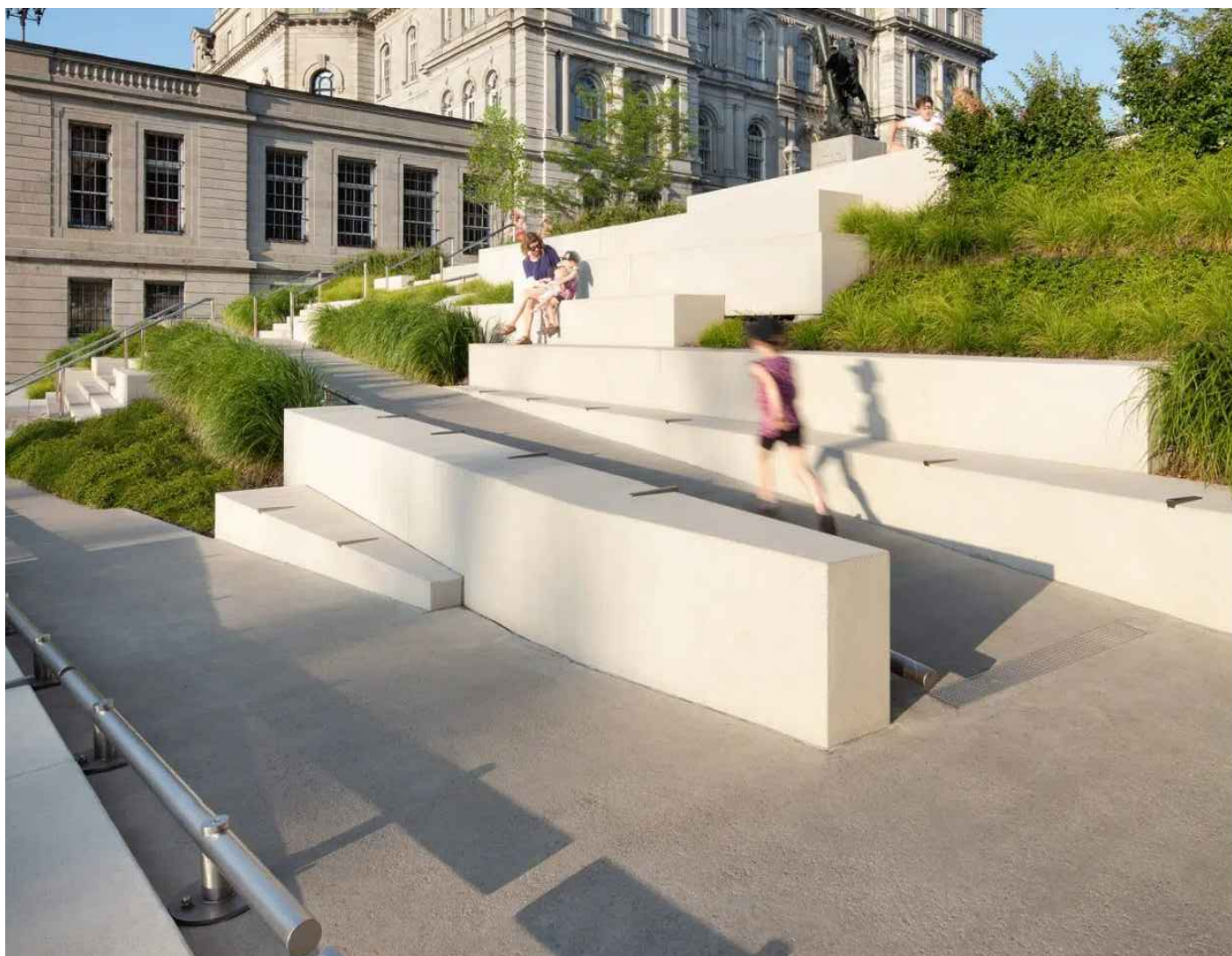


USE: WOODLAND PATH - SECONDARY GREEN RIBBON
DIMENSIONS: 16' OVERALL, 8' PEDESTRIAN CLEAR ZONE, 4' PLANTING ZONE ON EACH SIDE
PEDESTRIAN PATH: CONCRETE PER PCSP PAGE 146 (B / L-510N) AND TREE PRESERVATION DECKING TO MAXIMIZE PRESERVED CANOPY.
PLANTING ZONE: PLANTING ZONES (E / L-502N) TO BE DEFINED BY NATURALIZED PLANTINGS THAT UTILIZE NATIVE SPECIES AND MINIMAL USE OF CULTIVARS INSIDE POLLINATOR CORRIDOR
SEATING: INTEGRATED SEATING (A / L-501N) AT RETAINING WALLS AND CASUAL SEATING AT PATHWAY INTERSECTIONS AND AT REGULAR INTERVALS ALONG GREEN RIBBON ROUTE (B / L-501N)
LIGHTING: BOLLARD LIGHTING (F / L-501N), RECESSED WALL LIGHTING AT SEAT WALLS (H / L-501N), RAIL LIGHTING (I / L-501N)
WAYFINDING: COLUMNAR ELEMENTS THAT DOUBLE AS POLLINATOR HABITAT TO ACHIEVE BIOMIMICRY AND SUPPORT ADJACENT NATURALIZED PLANTINGS (C / L-502N)
OTHER FURNISHINGS: TRASH RECEPTACLES

B GREEN RIBBON - TYPE 4

Issue
NO. DATE

Revisions
NO. DATE

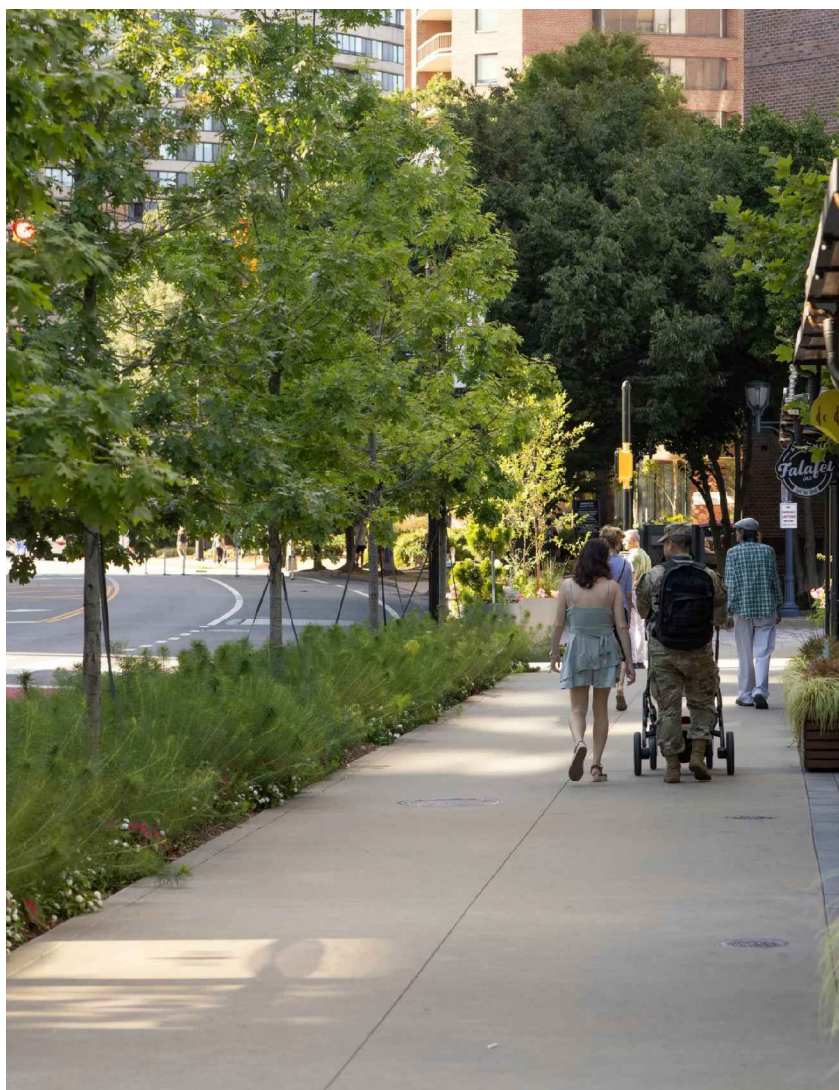


USE: SECONDARY GREEN RIBBON - ACCESSIBLE TERRACES
DIMENSIONS: VARIES - 5'+ PEDESTRIAN ADA RAMP & 8'+ LANDING, 8'+ PLANTING ZONE ON ONE SIDE WHERE POSSIBLE WITH TERRACING TO MEET ADA REQUIREMENTS. TYPOLOGY SERVES AS UNIVERSAL ACCESS DUE TO PHYSICAL CONSTRAINTS IN PHASE 1 DEVELOPMENT WITH FINAL GREEN RIBBON ALIGNMENT DELIVERED WITH OVERALL N OPEN SPACE UTILIZING GREEN RIBBON TYPE-3 (REFER SPLN23-00001).
PEDESTRIAN PATH: CONCRETE PER PCSP PAGE 146 (B / L-510N)
PLANTING ZONE: RAISED PLANTING ZONE (A / L-502S) ON ONE SIDE. SIZED TO PROVIDE ADEQUATE SOIL VOLUMES IN SUPPORT OF HEALTHY TREE CANOPY, UNDERSTORY PLANTING TO SOFTEN HARDSCAPE FEATURES.
SEATING: INTEGRATED SEATING AT OVERSIZED RAMP LANDINGS (A / L-501N)
LIGHTING: INTEGRATED WALL LIGHTS AT RAMP AS SHOWN ON (L-105N)
WAYFINDING: COLUMNAR ELEMENTS AT EACH ENTRY POINT (A / L-502N). DESIGN TO BE COORDINATED WITH DEVELOPER AND ARLINGTON COUNTY. APPROXIMATE DIMENSIONS OF 6" DIAMETER AND VARIABLE HEIGHTS FROM 6' TO 8'
OTHER FURNISHINGS: HANDRAILS AND RAILING PER ADA REQUIREMENTS, PUBLIC ART PER COORDINATION WITH ARLINGTON COUNTY

C GREEN RIBBON - TYPE 5



D STREETSCAPE

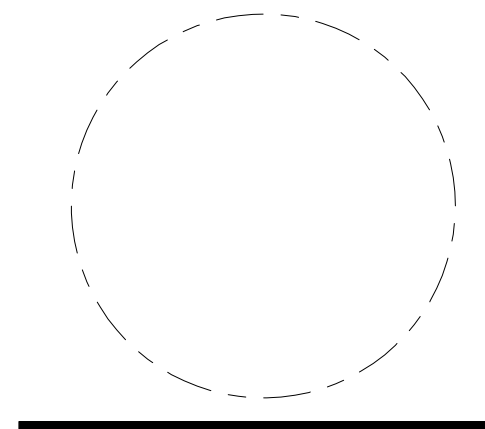


E SPECIAL PAVING

**RIVERHOUSE
BUILDING N1**

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

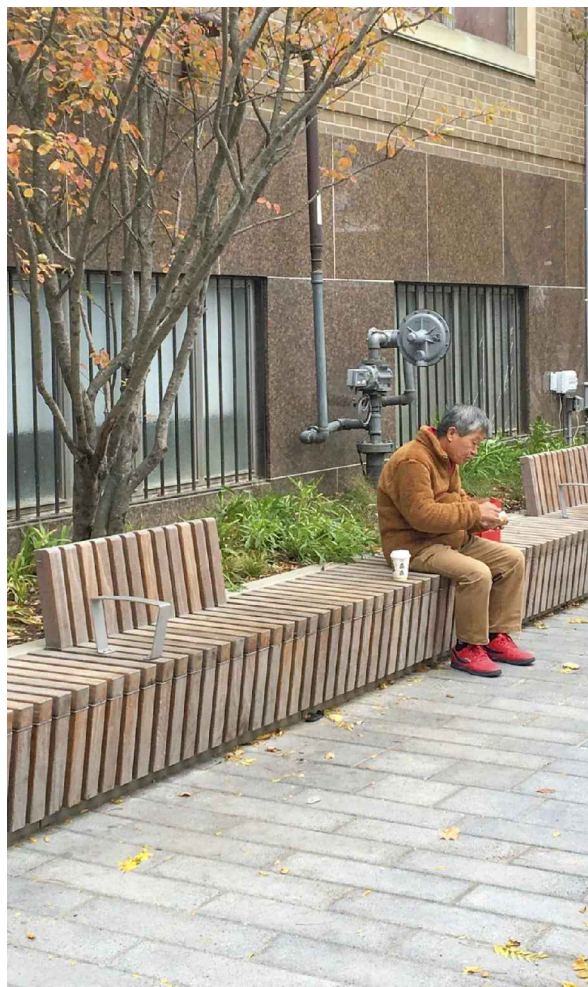
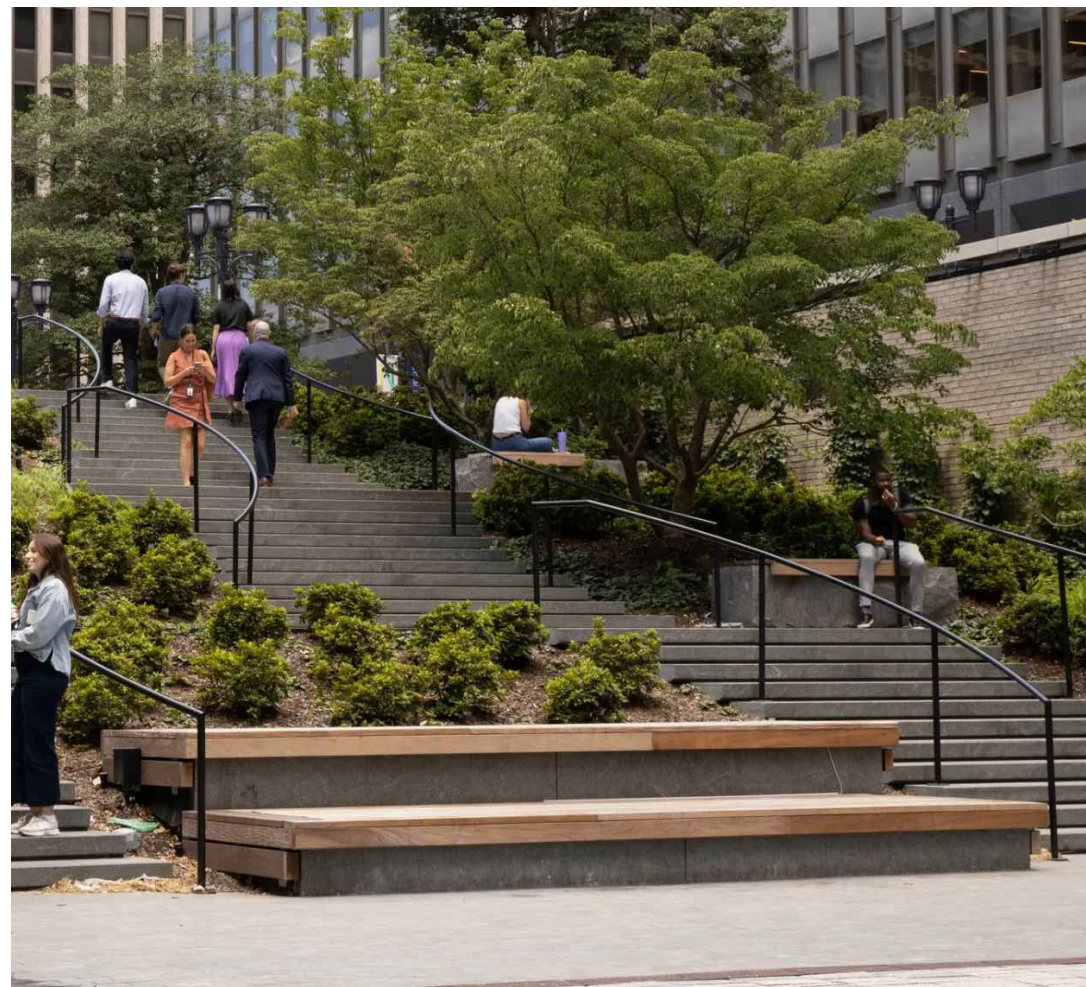
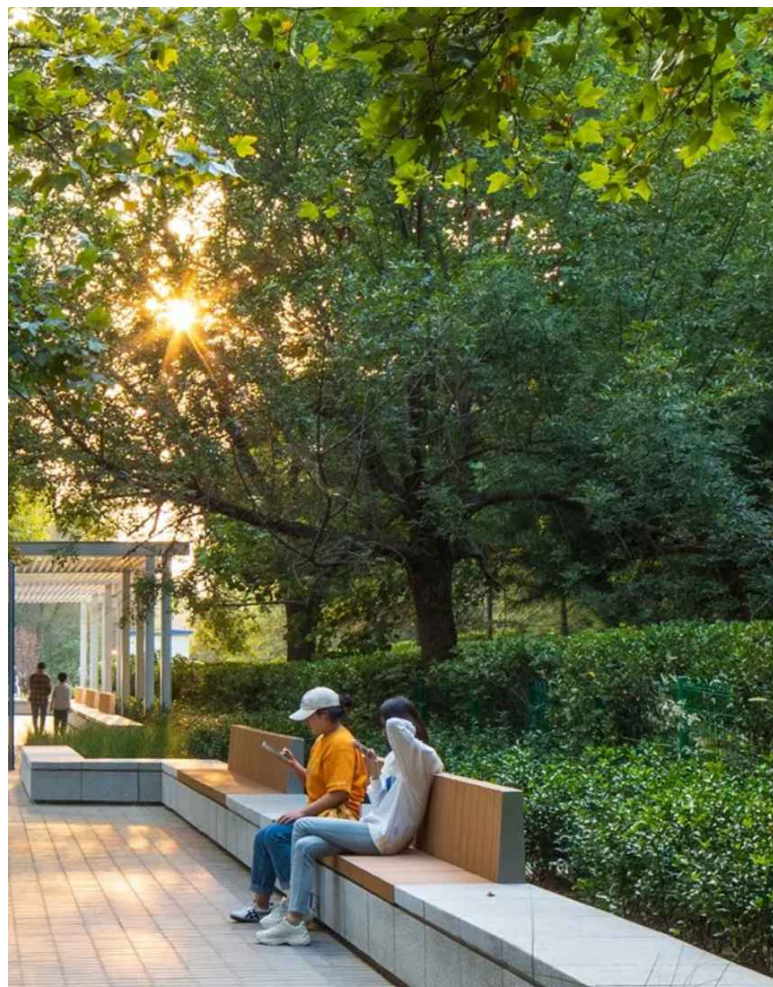
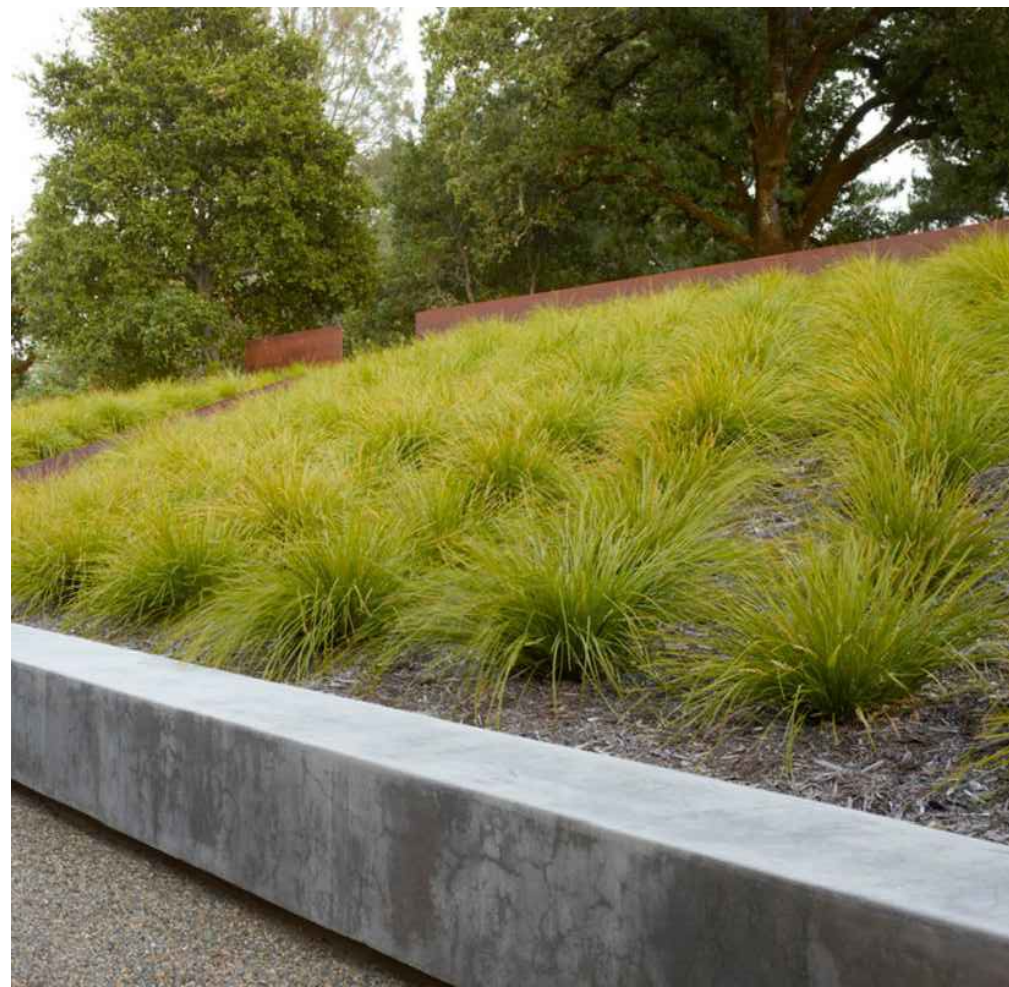


**PRECEDENT
IMAGERY**

PRINCIPAL IN CHARGE
S.B.
PROJECT ARCHITECT
B.S.
DRAWN
P.T. Z.K. E.C.
DATE
10/17/2025
SCALE:
APPROVED
S.B.
JOB NO.
22-0013-JBG-RIV

DRAWING NO.
L-500N

SEATING



USE: PROVIDE SEATING OPPORTUNITIES AT RAMP LANDINGS, RETAINING WALLS, AND SUBSTANTIAL, CHARACTER-DEFINING SEATING AT KEY POINTS ALONG GREEN RIBBON ROUTES.

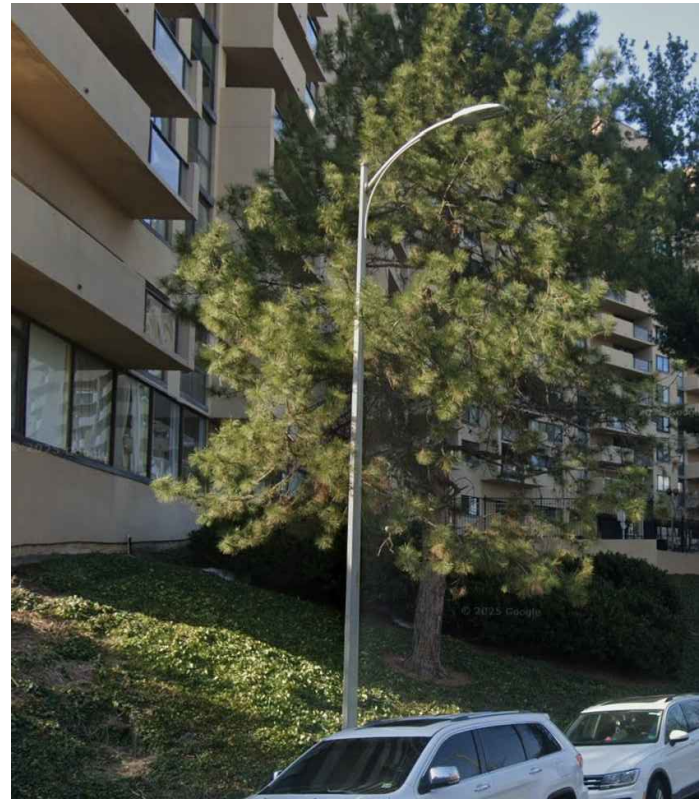
A INTEGRATED SEATING

LIGHTING



SCALE: PEDESTRIAN, VEHICULAR
USE: ILLUMINATE PATHWAYS AND ROADWAYS
DIMENSIONS: APPROXIMATELY 14' HEIGHT
NOTES:
1. REFER CIVIL DRAWINGS FOR LOCATIONS OF STREETLIGHTS IN PUBLIC RIGHT OF WAY.
2. REFER ELECTRICAL DRAWINGS FOR ARLINGTON COUNTY STANDARD STREETLIGHT EQUIPMENT SPECIFICATIONS AND DETAILS.

C STREETLIGHT - ACORN



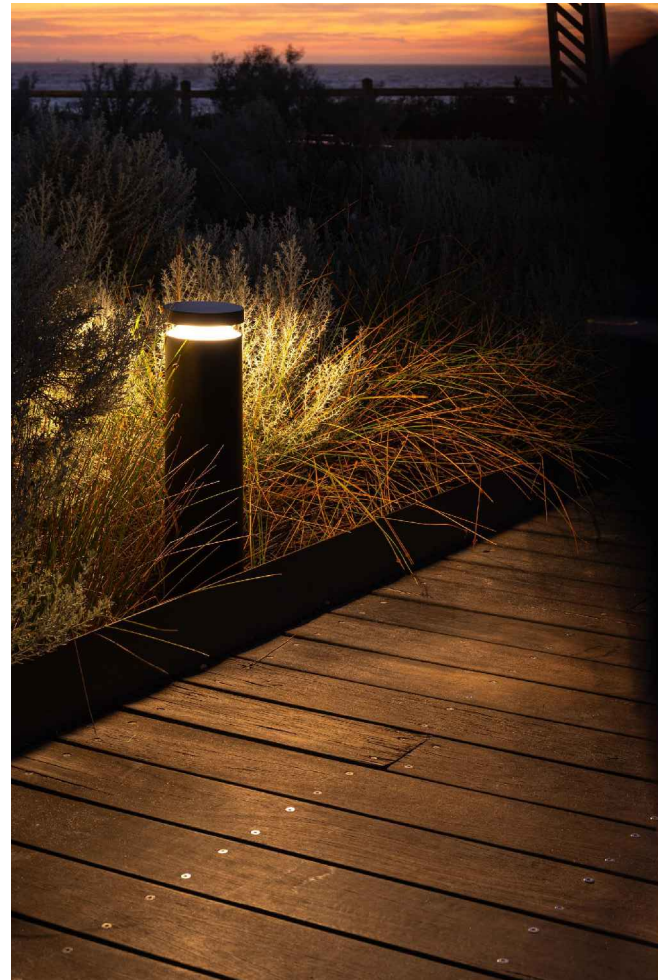
SCALE: VEHICULAR
USE: ILLUMINATE ROADWAYS
DIMENSIONS: APPROXIMATELY 25' HEIGHT
NOTES:
1. REFER CIVIL DRAWINGS FOR LOCATIONS OF STREETLIGHTS IN PUBLIC RIGHT OF WAY.
2. REFER ELECTRICAL DRAWINGS FOR ARLINGTON COUNTY STANDARD STREETLIGHT EQUIPMENT SPECIFICATIONS AND DETAILS.

D STREETLIGHT - COBRA



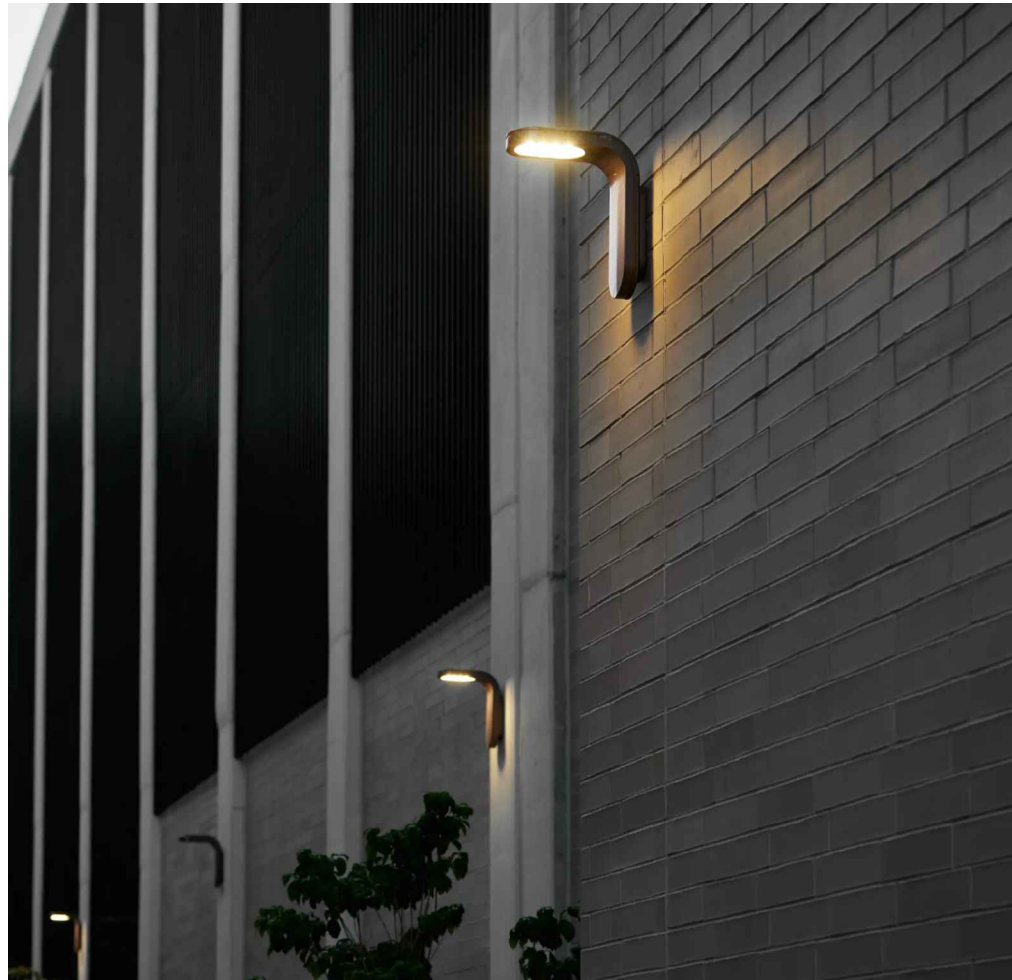
SCALE: PEDESTRIAN
USE: ILLUMINATE PATHWAYS AND PRIVATE OPEN SPACES
DIMENSIONS: APPROXIMATELY 14' HEIGHT

E POST-TOP LIGHT



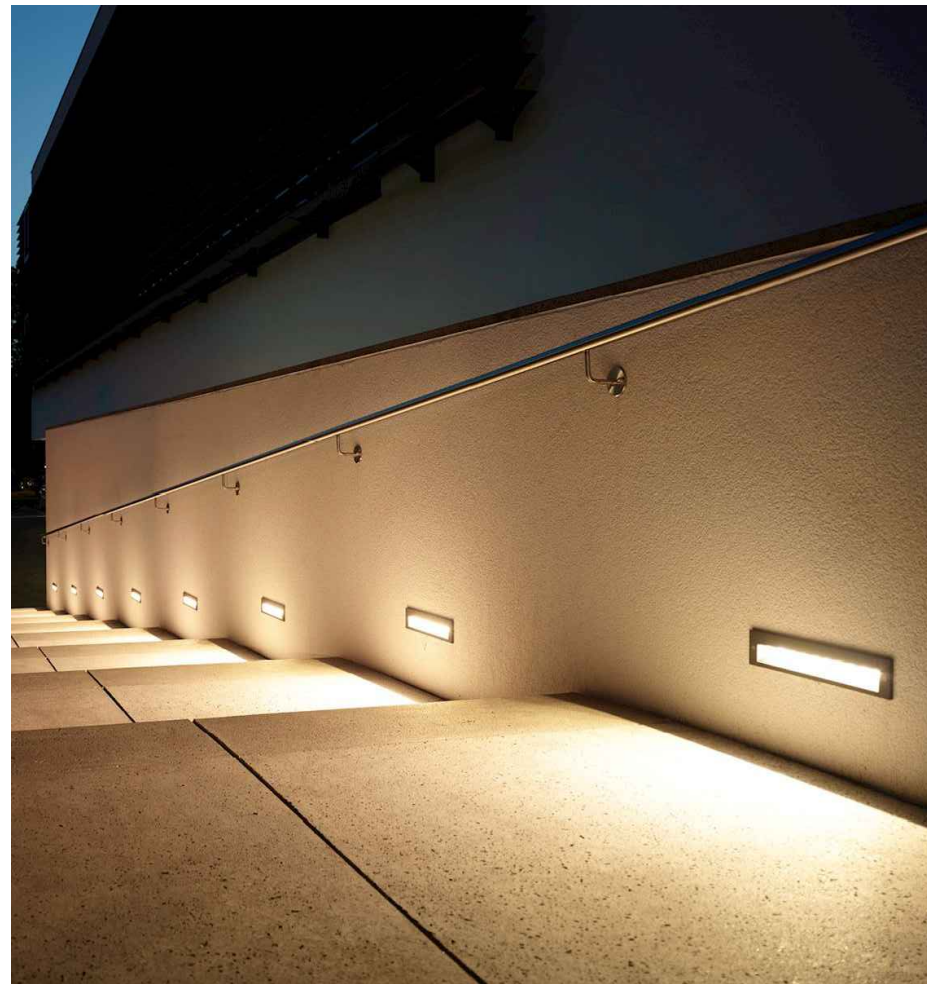
SCALE: PEDESTRIAN
USE: ILLUMINATE PATHWAYS
DIMENSIONS: APPROXIMATELY 30"-36" HEIGHT

F BOLLARD LIGHT



SCALE: PEDESTRIAN, VEHICULAR
USE: ILLUMINATE PATHWAYS AND ALLEYS
DIMENSIONS: APPROXIMATELY 12'-14' MOUNTING HEIGHT

G FACADE-MOUNTED LIGHT



SCALE: PEDESTRIAN
USE: ILLUMINATE PATHWAYS AND INDICATE DESTINATIONS
DIMENSIONS: APPROXIMATELY 18"-24" MOUNTING HEIGHT

H RECESSED WALL LIGHT



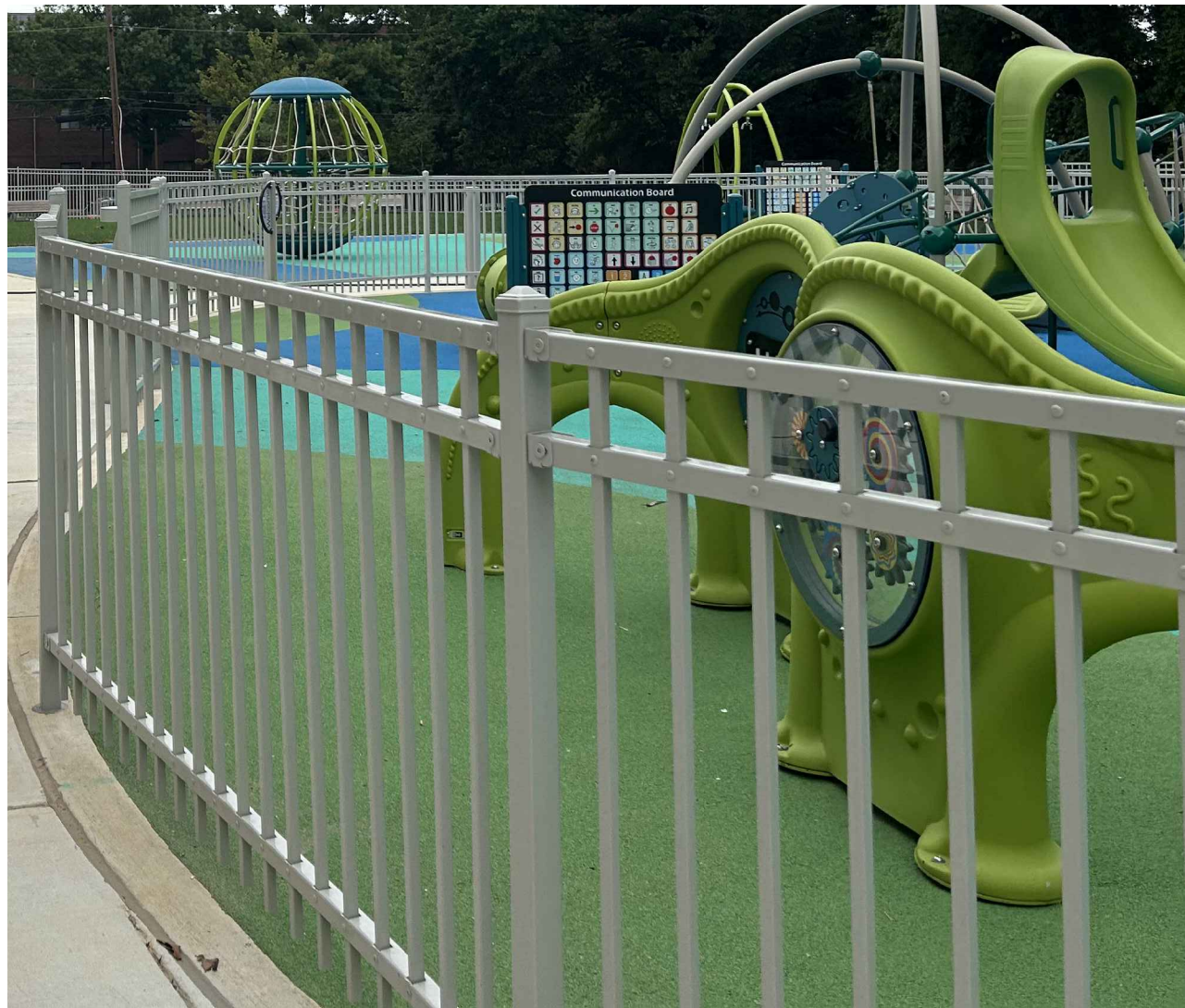
SCALE: PEDESTRIAN
USE: ILLUMINATE PATHWAYS
DIMENSIONS: APPROXIMATELY 30"-42" MOUNTING HEIGHT

I RAIL LIGHTS



NOTES: SHADE STRUCTURE IS TO BE A TENSILE FABRIC AND POLE CONSTRUCTION. SHADE STRUCTURES WILL BE USED TO PROVIDE ADDITIONAL SHADE IN THE SUMMER MONTHS, WITH THE FABRIC TO BE REMOVED NON-SUMMER MONTHS.

J SHADE STRUCTURE



K ORNAMENTAL FENCE

RIVERHOUSE
BUILDING N1

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

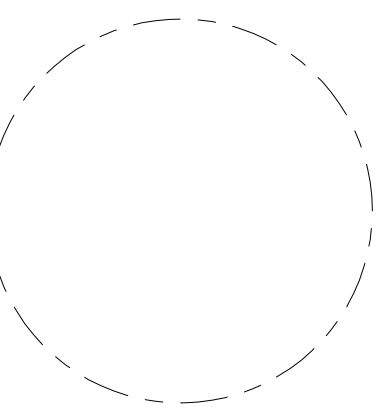
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



PRECEDENT
IMAGERY

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. Z.K. E.C.

DATE
10/17/2025

SCALE:

APPROVED
S.B.

JOB NO.
22-0013-JBG-RV

DRAWING NO.

L-501N

4.1 SUBMISSION

WAYFINDING



USE: PROVIDE CONSISTENT DESIGN LANGUAGE ALONG GREEN RIBBON ROUTE, INDICATE CONTINUATION AND DIRECTION OF GREEN RIBBON
FREQUENCY: EVERY ~250' AND AT EVERY INTERSECTION OR POINT OF INTEREST
DIMENSIONS: APPROXIMATELY 6'-8" HEIGHT, 6" - 1" DIAMETER

A WAYFINDING - COLUMNAR



USE: PROVIDE CONTINUITY ALONG GREEN RIBBON AT ROADWAY CROSSINGS
FREQUENCY: AS OCCURS AT CROSSWALK ALONG GREEN RIBBON
DIMENSIONS: INTEGRATED WITH STANDARD CROSSWALK PATTERN. DESIGN TO BE COORDINATED.

B WAYFINDING - AT GRADE



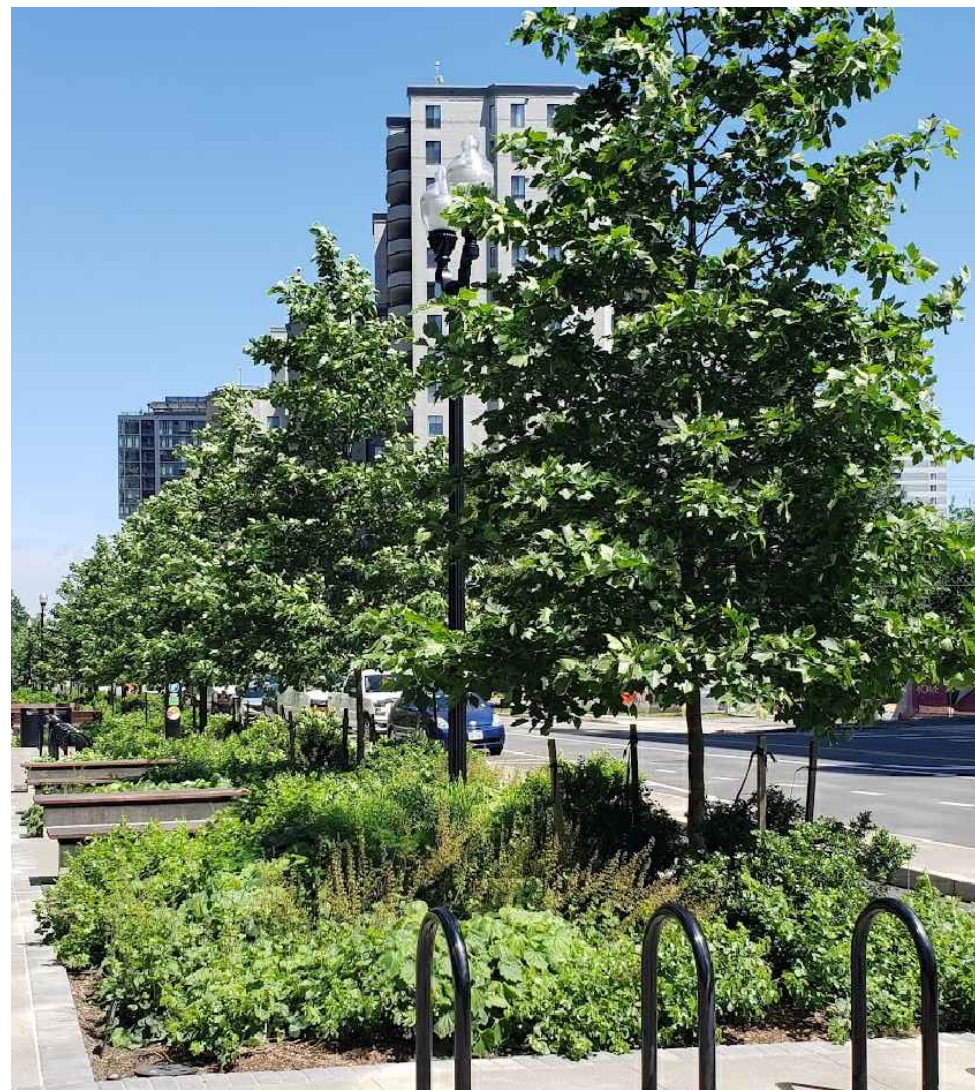
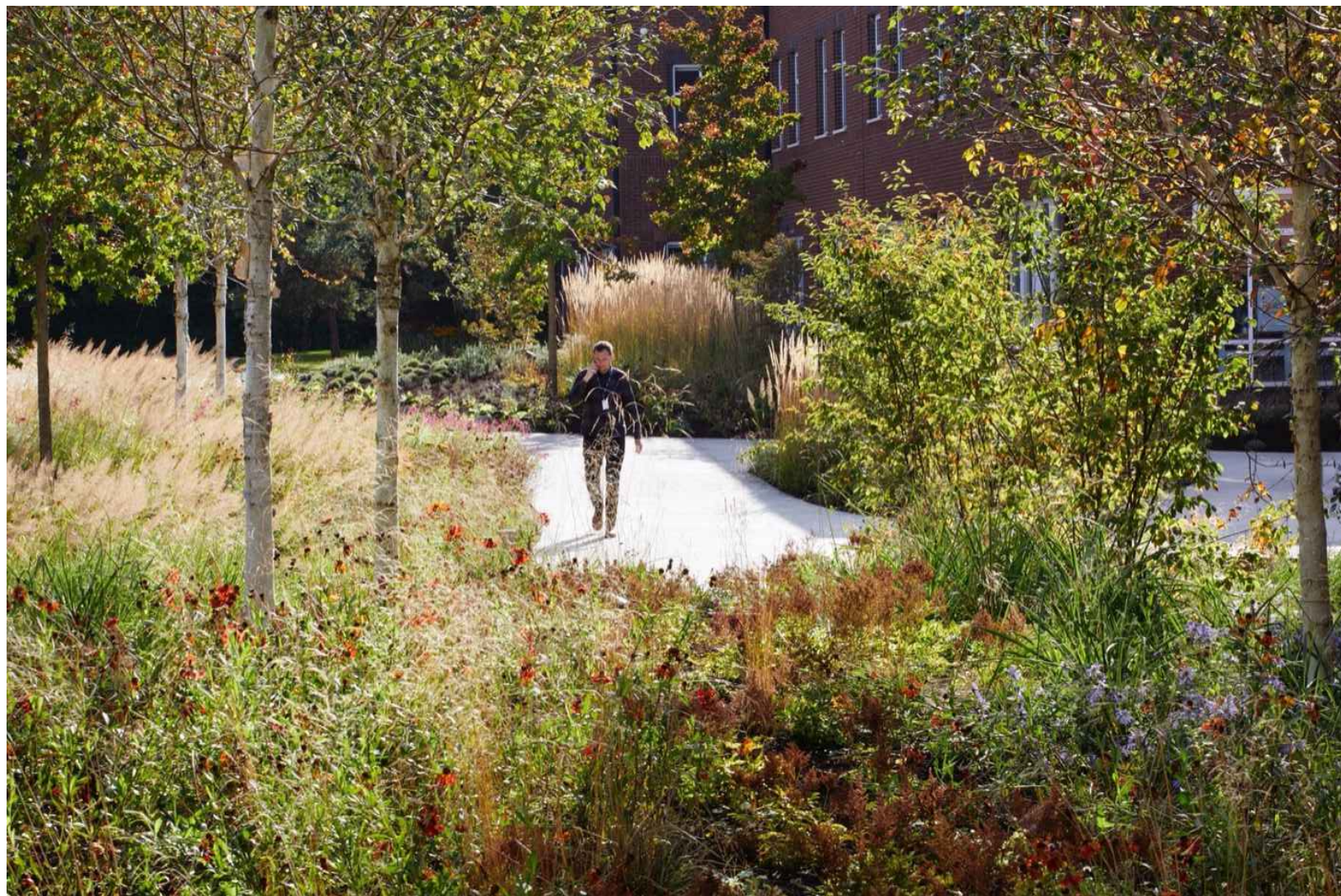
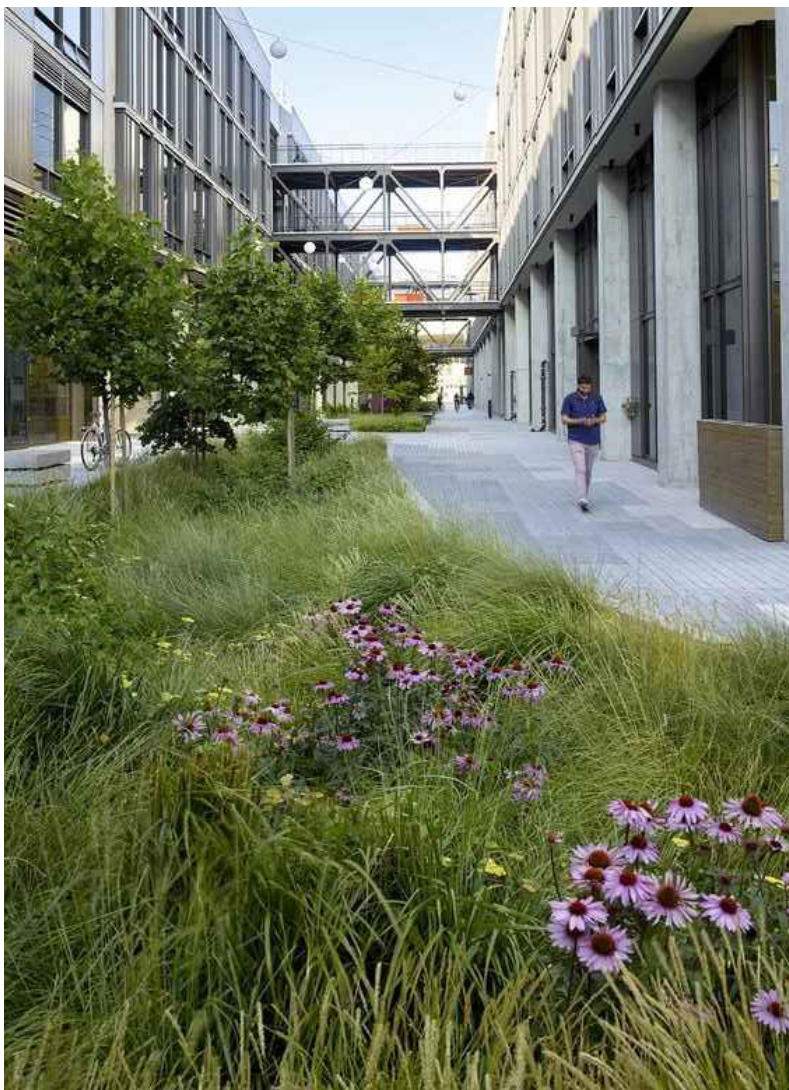
USE: PROVIDE HABITAT AND BIOPHILIC DESIGN AT POLLINATOR CORRIDORS ALONG GREEN RIBBON WHILE MAINTAINING CONSISTENT DESIGN LANGUAGE
FREQUENCY: EVERY ~250' AND AT EVERY POINT OF INTEREST OCCURRING WITHIN POLLINATOR CORRIDOR
DIMENSIONS: APPROXIMATELY 4'-8" HEIGHT, 6" - 1" DIAMETER

C WAYFINDING - SCULPTURAL HABITAT

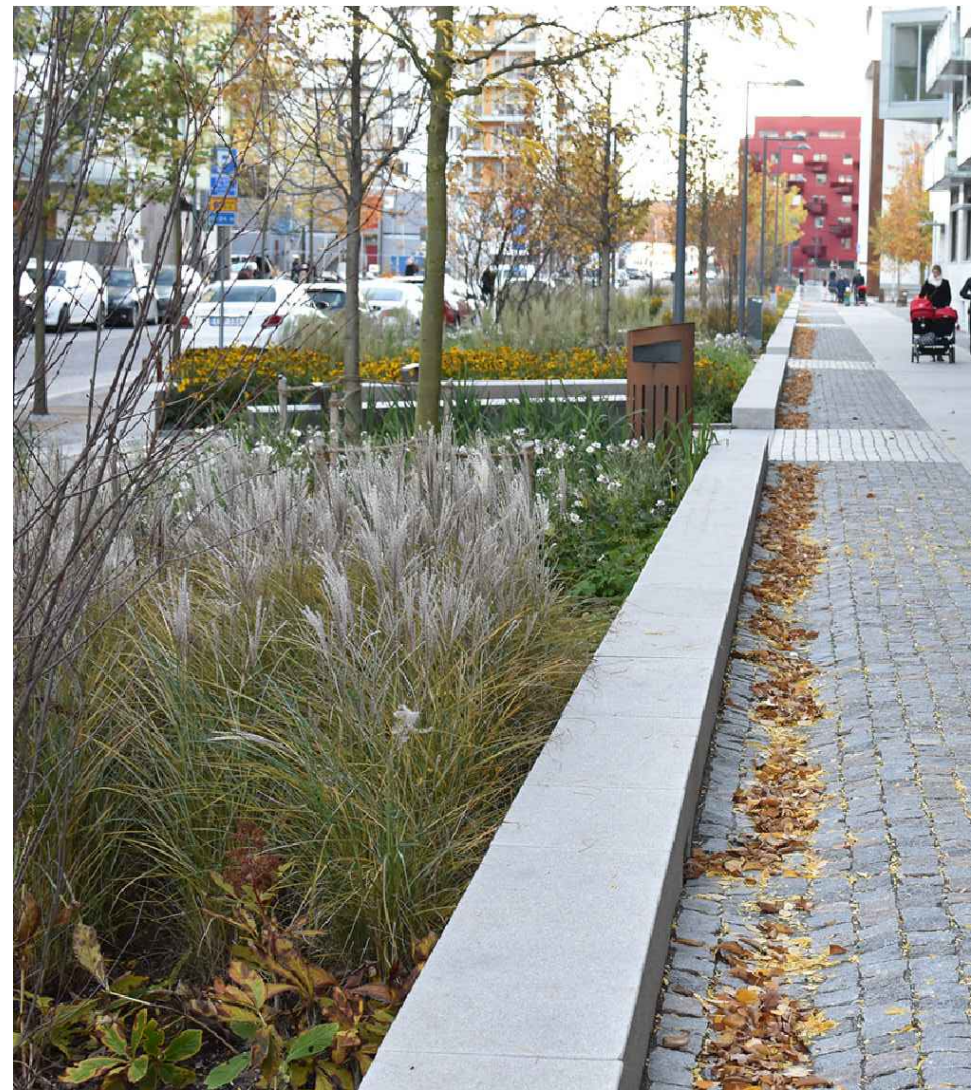


USE: APPLIED SOLUTION FOR INCORPORATION WITH EXISTING STRUCTURES (I.E. LIC POLES) ALONG GREEN RIBBON ROUTE
FREQUENCY: EVERY ~250' WHERE COORDINATED WITH EXISTING STRUCTURES
DIMENSIONS: VARIES

D WAYFINDING - FURNISHING ENHANCEMENTS



E PLANTING AREAS



F BIORETENTION PLANTINGS

RIVERHOUSE
BUILDING N1

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

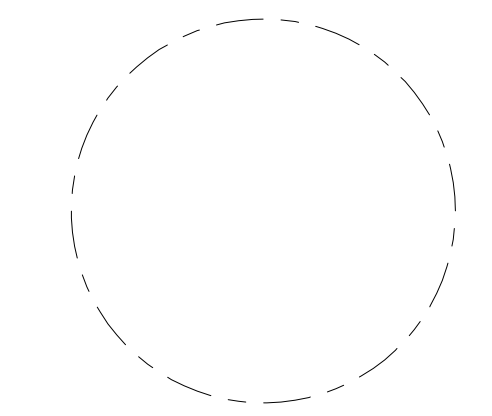
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



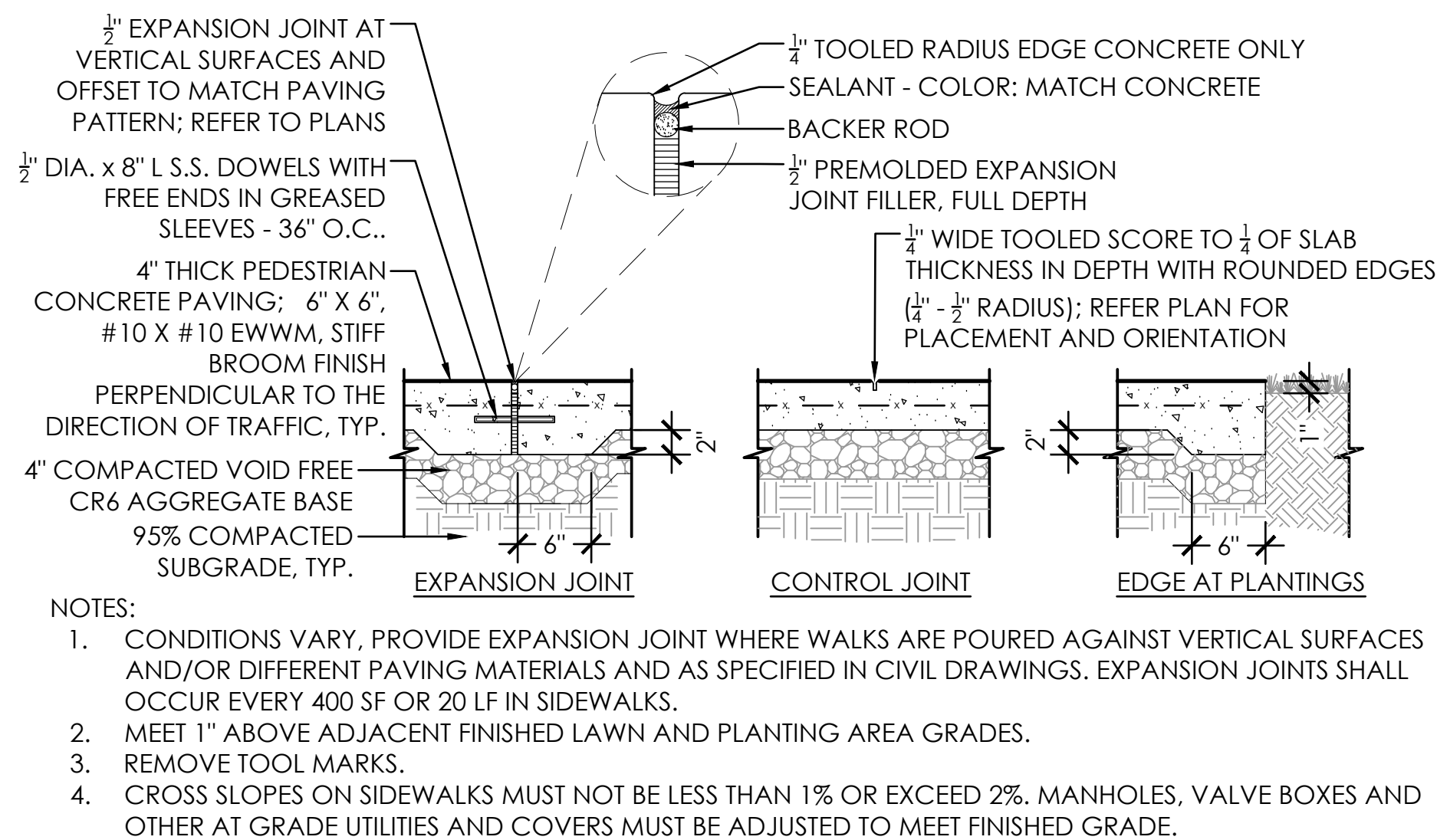
PRECEDENT
IMAGERY

PRINCIPAL IN CHARGE
S.B.
PROJECT ARCHITECT
B.S.
DRAWN
P.T. Z.K. E.C.
DATE
10/17/2025
SCALE:
APPROVED
S.B.
JOB NO.
22-0013-JBG-RIV

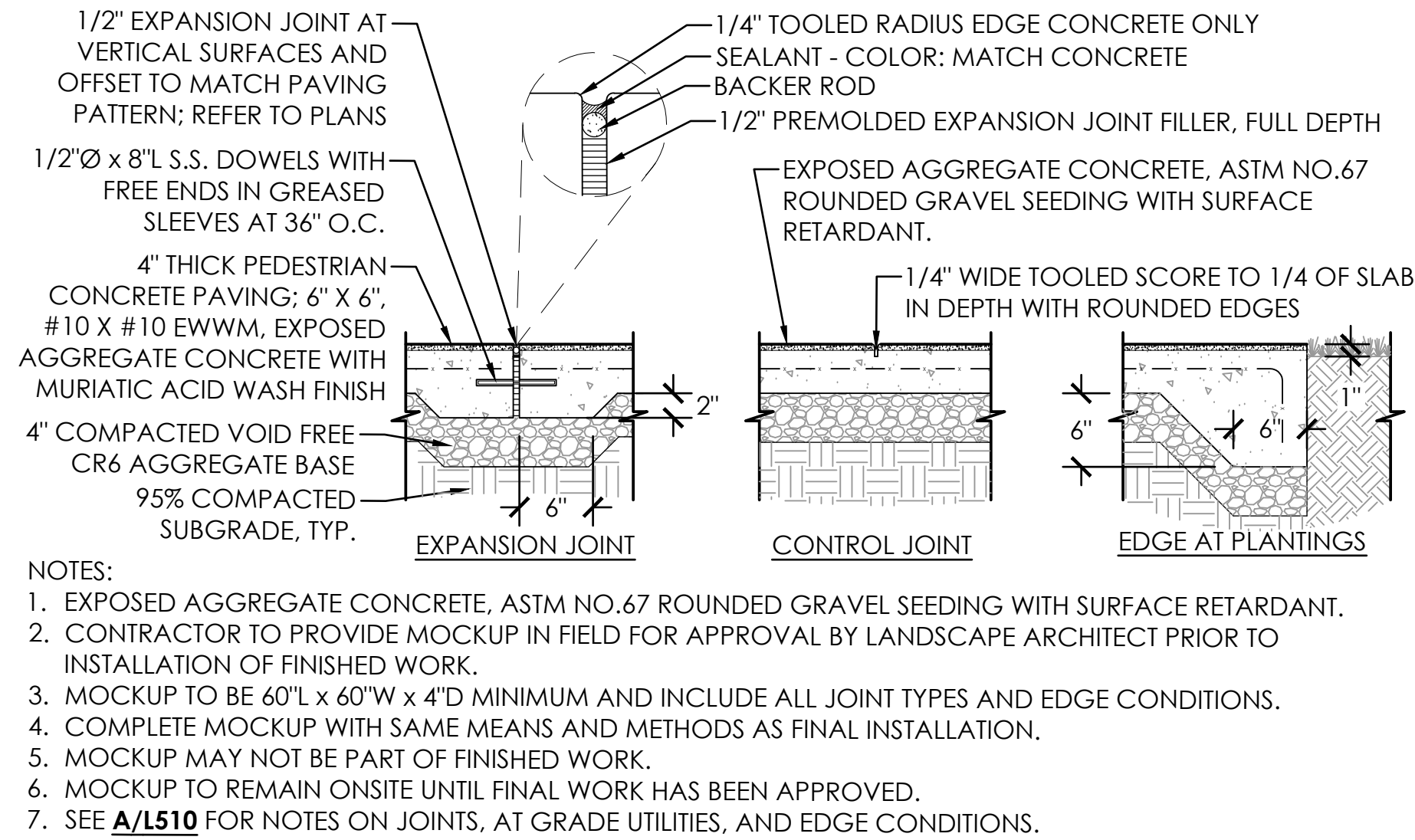
DRAWING NO.

L-502N

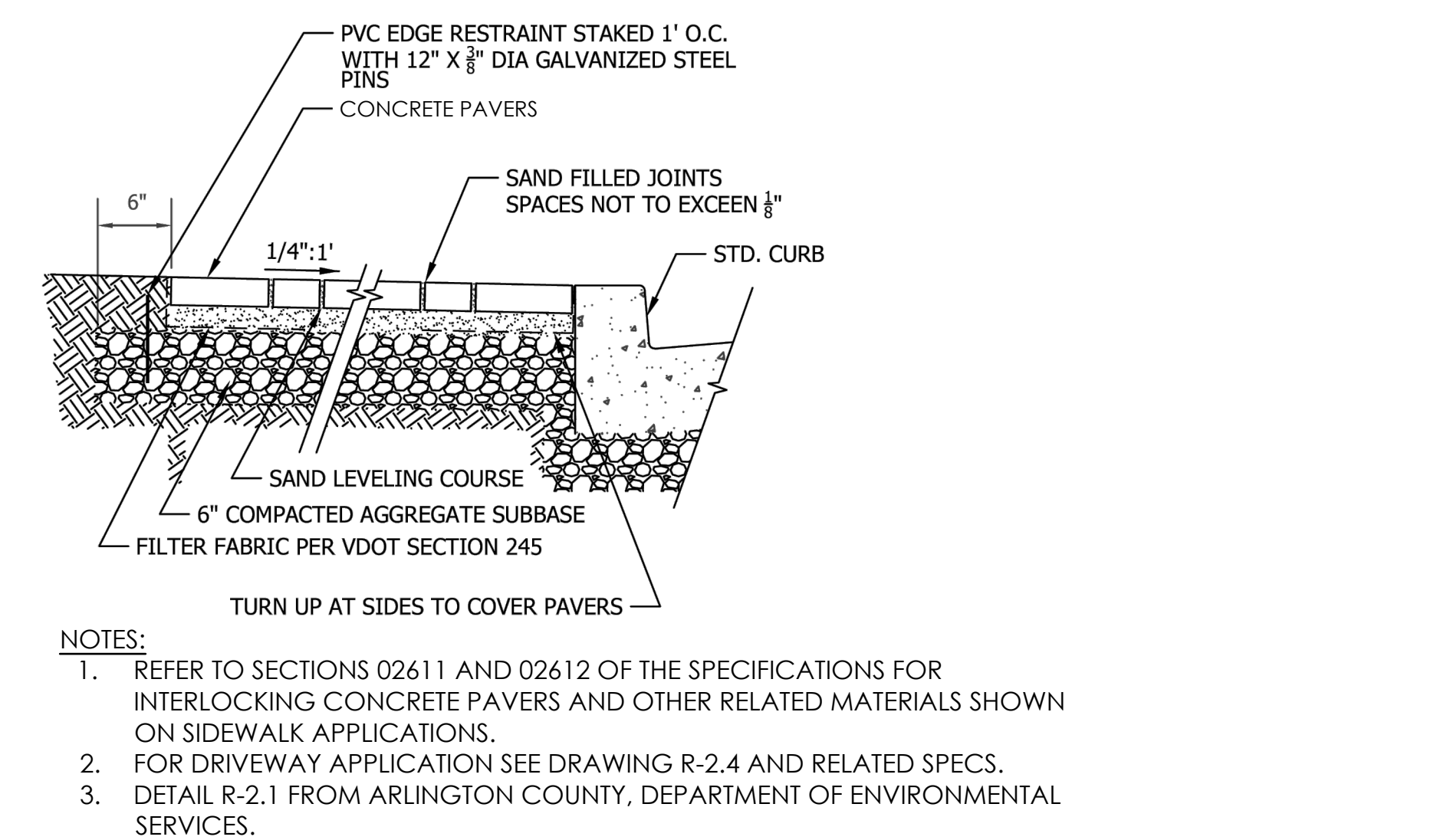
4.1 SUBMISSION



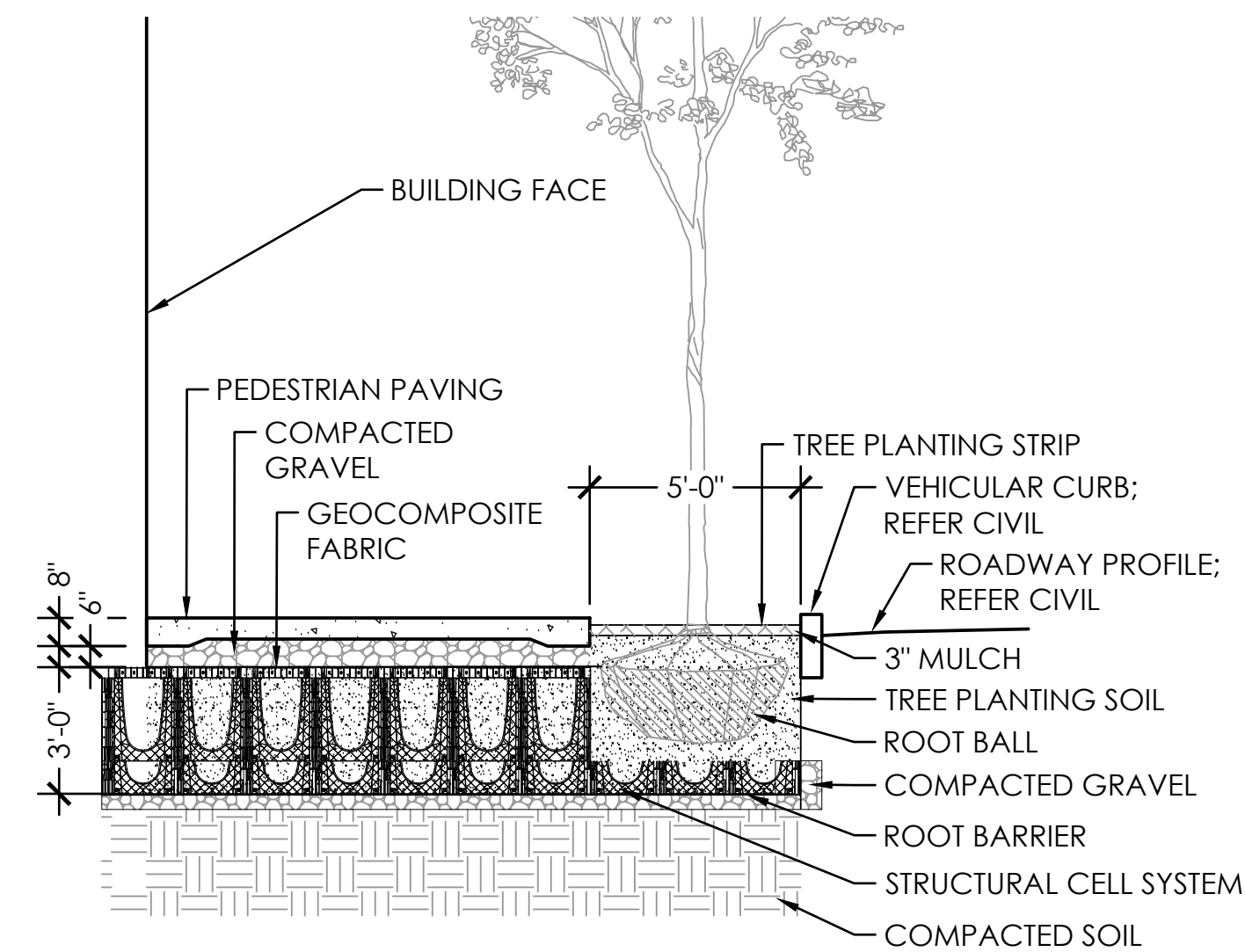
A PEDESTRIAN CONCRETE
1" = 1'-0"



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



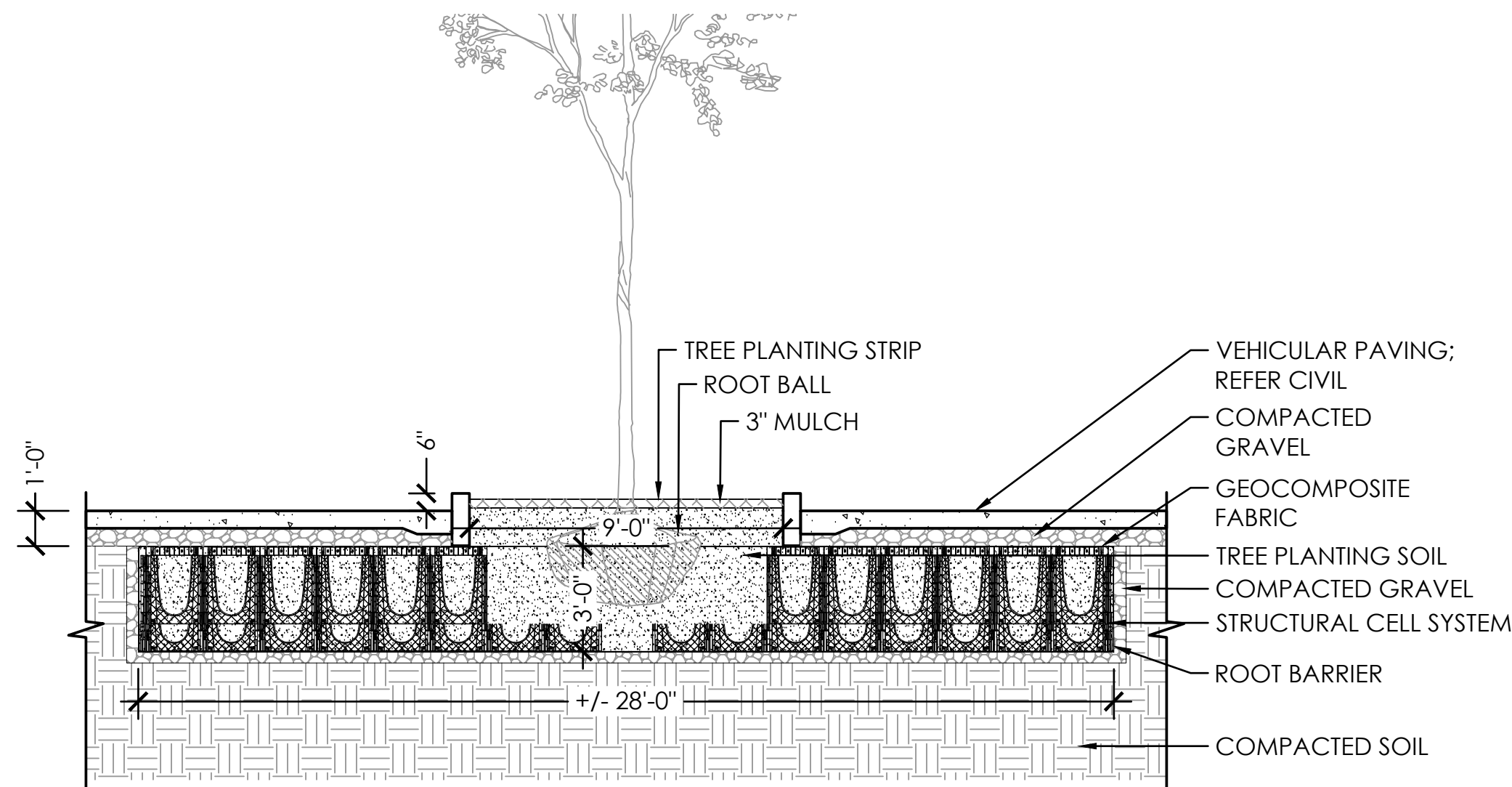
C CONCRETE PAVERS FOR SIDEWALK
1" = 1'-0"



NOTES:

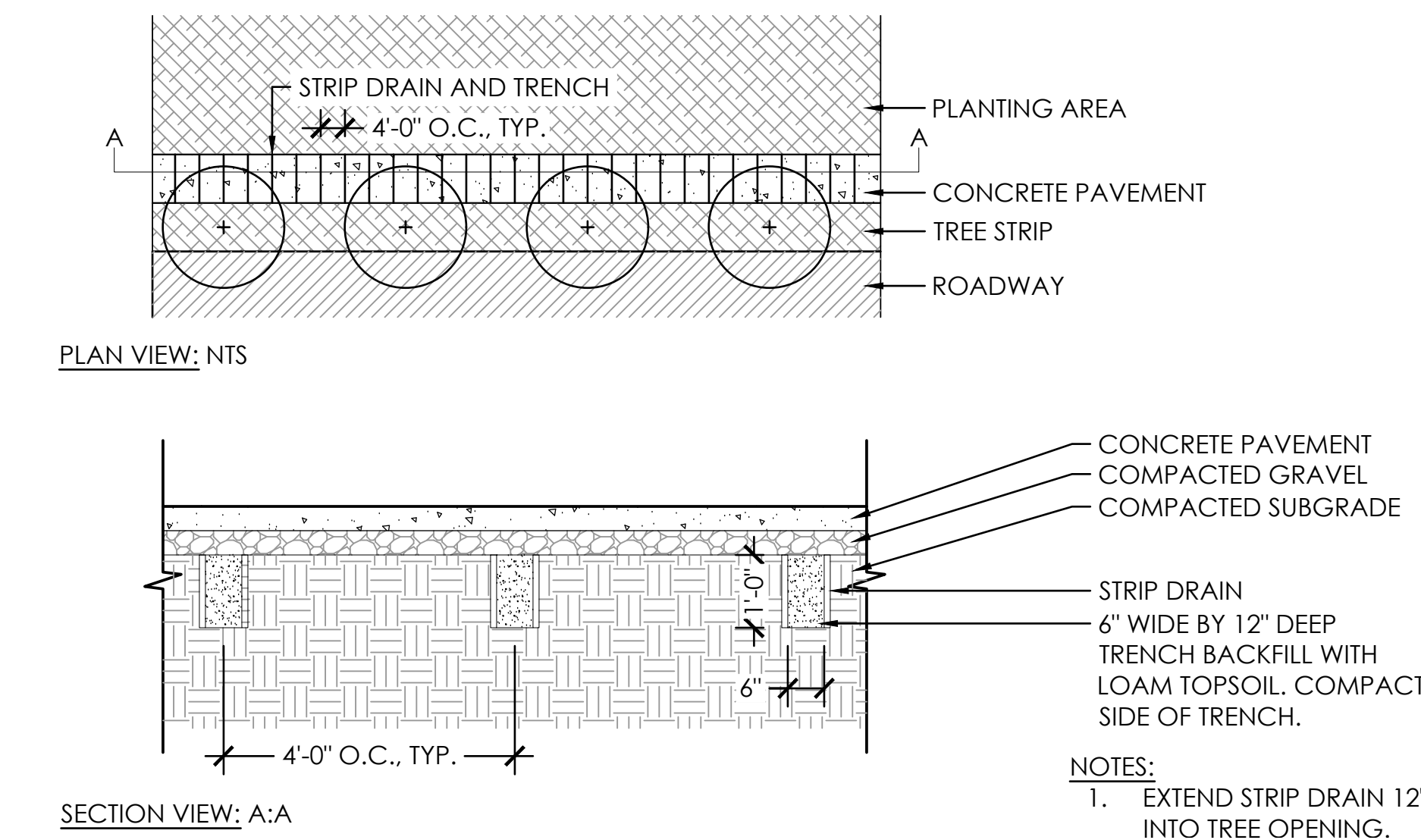
- REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION

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

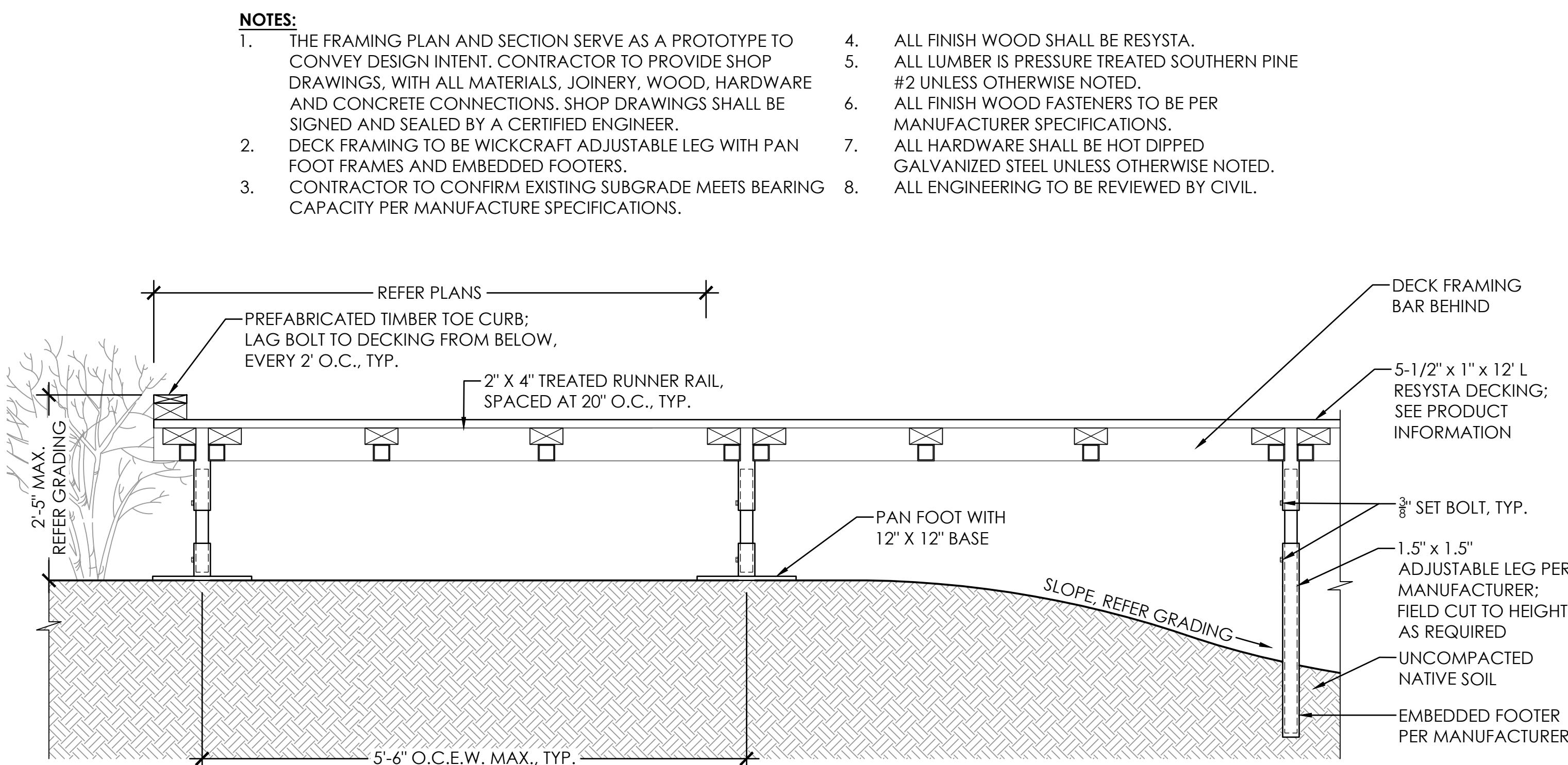


NOTES:

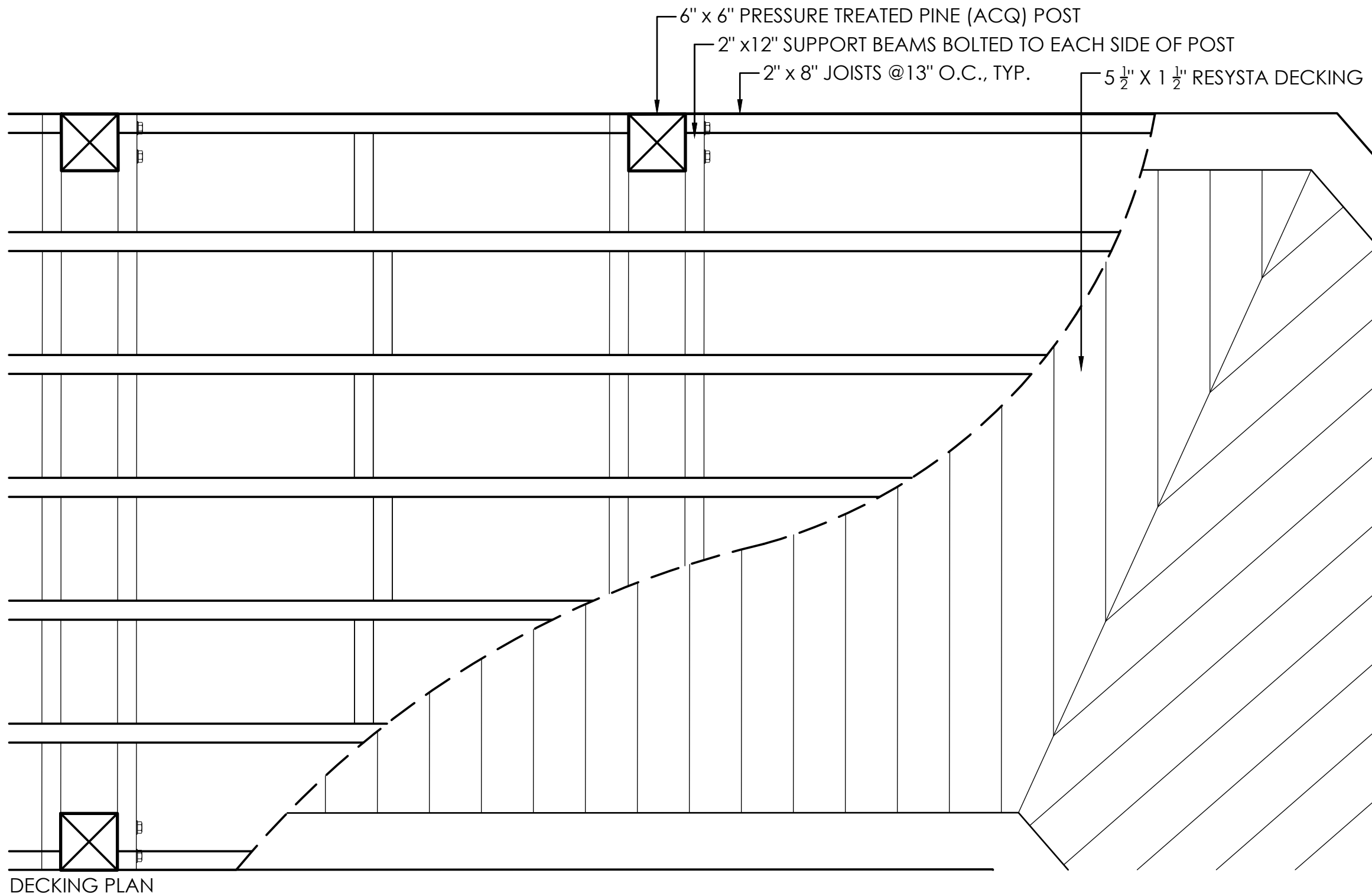
- REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION



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



F DECK
1" = 1'-0"



RIVERHOUSE BUILDING N1

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

PAVING DETAILS

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. Z.K. E.C.

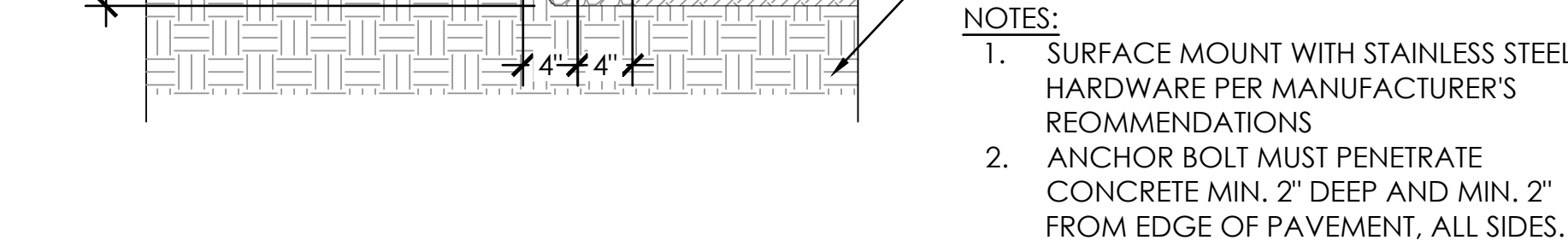
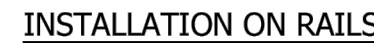
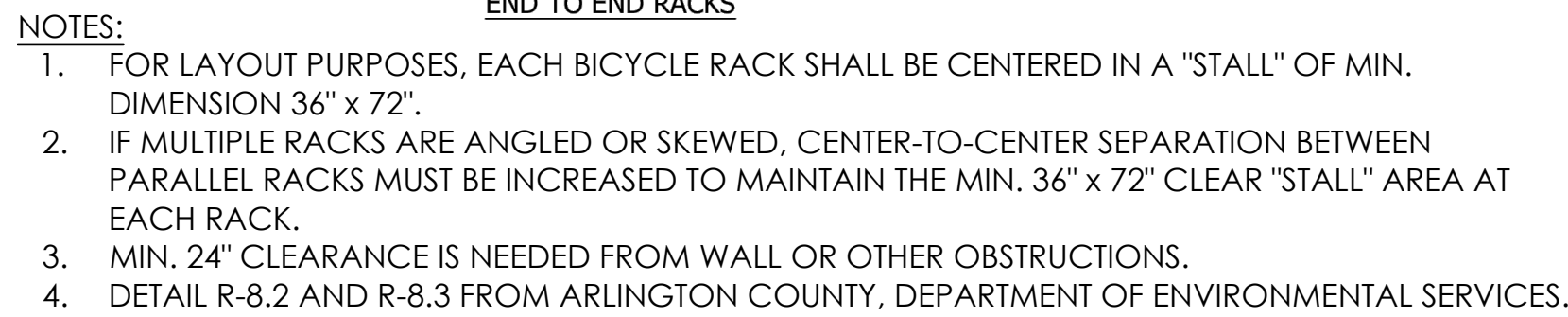
DATE
10/17/2025

APPROVED
S.B.

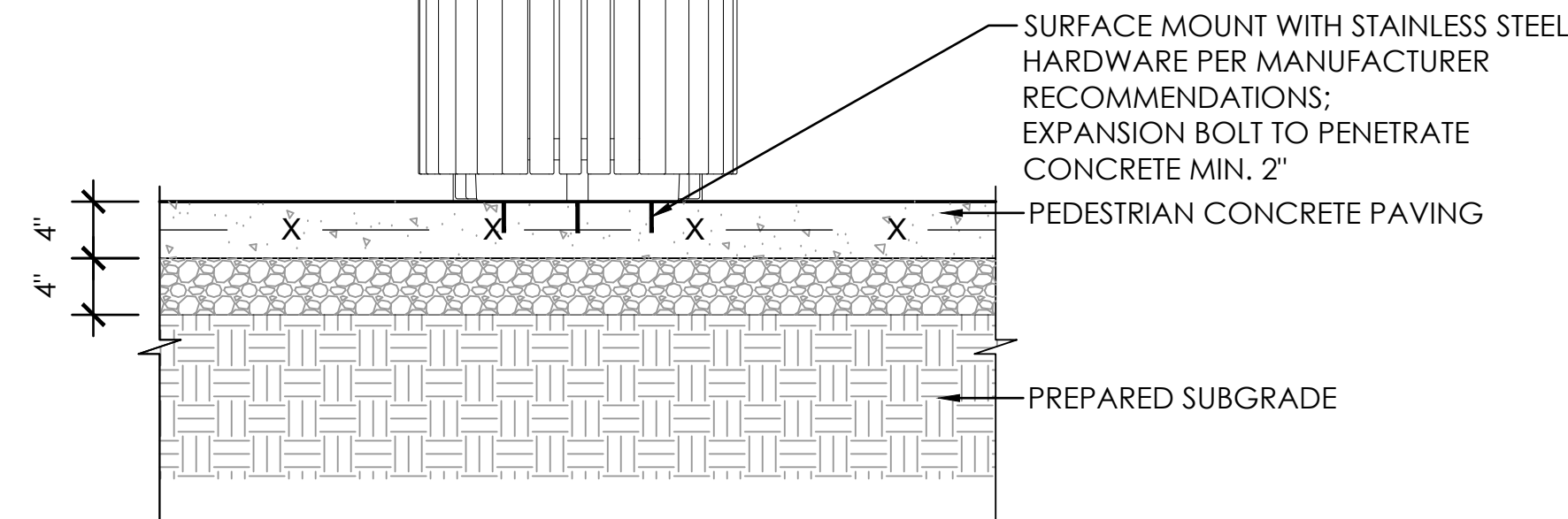
SCALE:

JOB NO.
22-0013-JBG-RIV

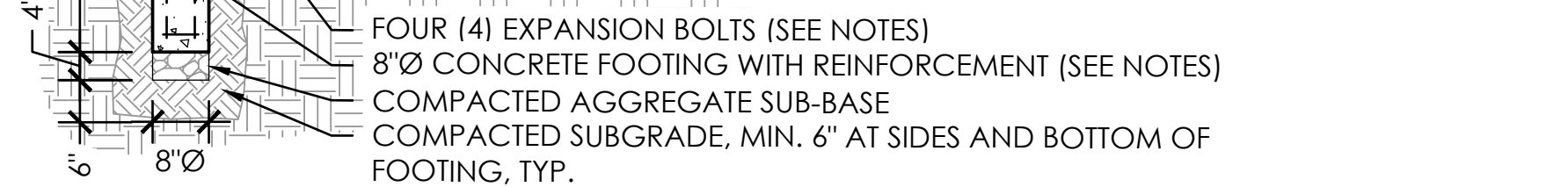
DRAWING NO.
L-510N



A	$1/4'' = 1'-0''$
---	------------------



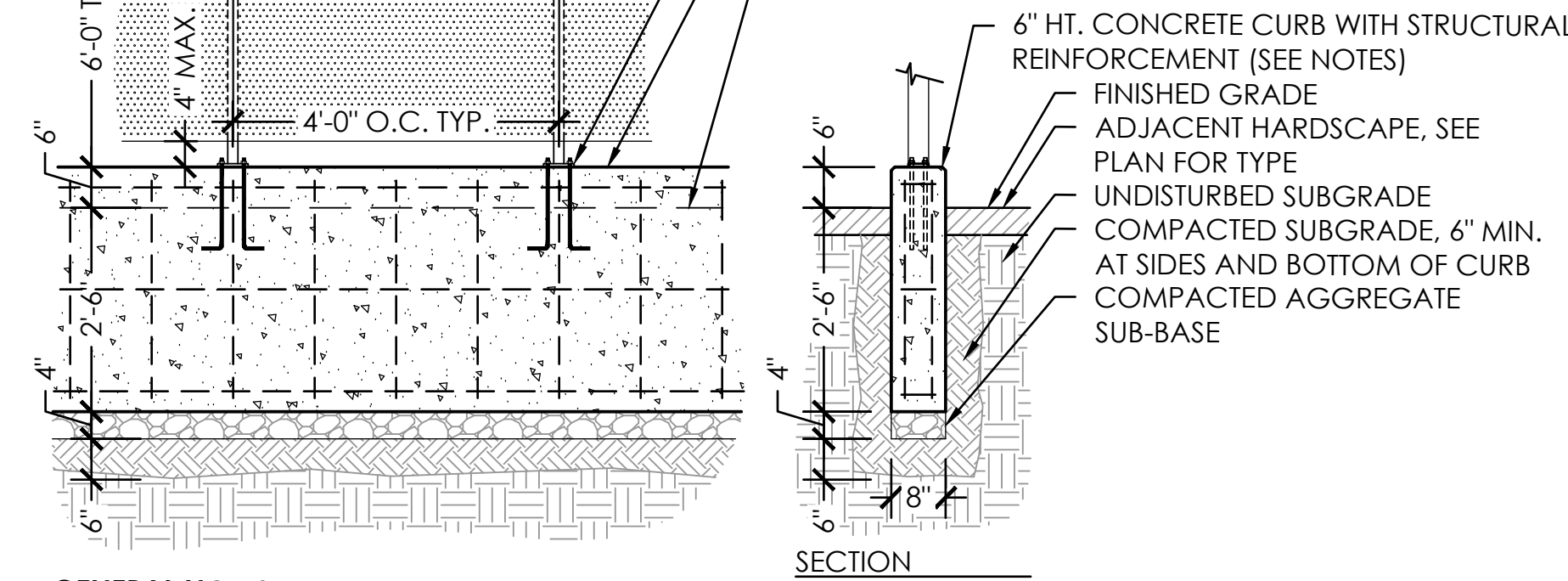
C TRASH
1" = 1'-0"



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

F PRIVACY
1/2" = 1'-0"

B	$1'' = 1'-0''$
---	----------------



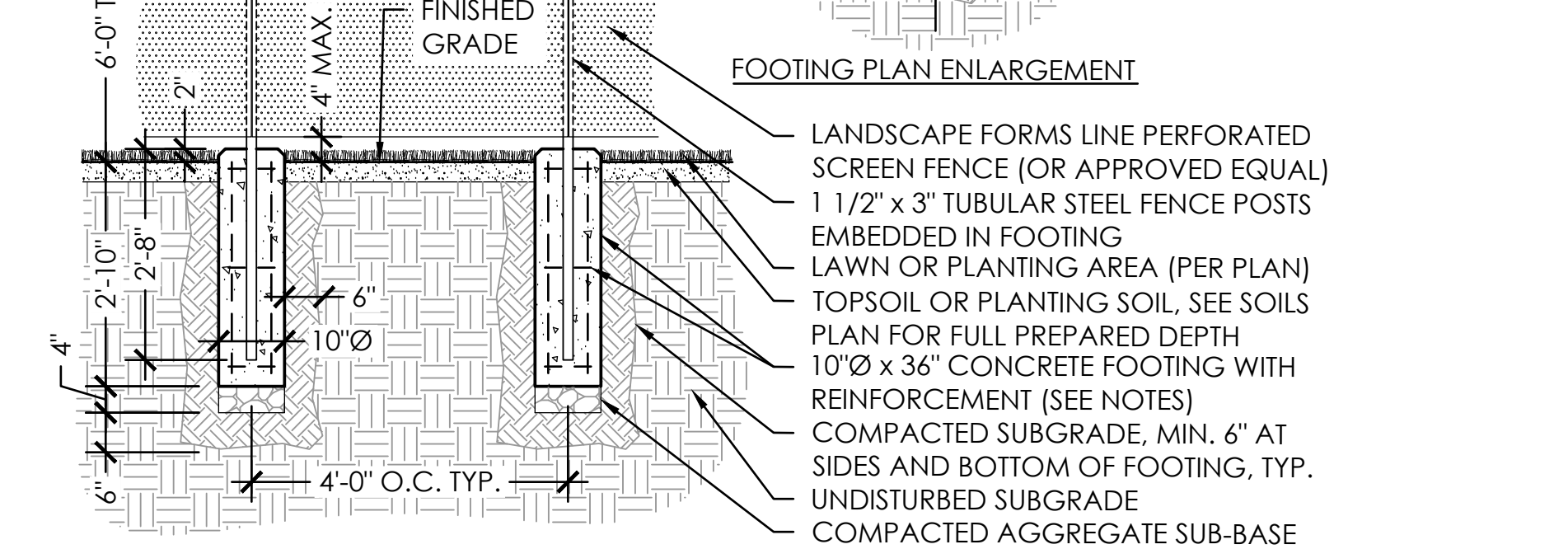
- GENERAL NOTES**
1. CURB DESIGN PER STRUCTURAL ENGINEER BASED ON HEIGHT AND WIND LOAD REQUIREMENTS.
 2. ATTACHMENT HARDWARE PER MANUFACTURER RECOMMENDATIONS.

D SCREEN
1/2" = 1'-0"



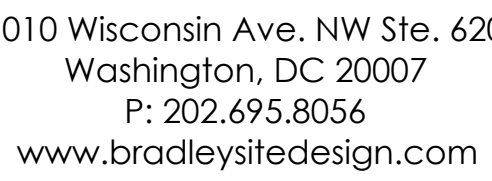
- NOTES:**
1. UPGRADE TO GUARDRAIL WHERE REQUIRED - 30" ADJACENT FALL HEIGHT.
 2. USE SWIVEL BRACKETS ONLY WHERE NEEDED.
 3. POST SIZE DEPENDS ON FENCE HT. AND WIND LOADS. SEE AEGIS II POST SIZING CHART.
 4. PANELS ALSO AVAILABLE ON 6' O.C. POST SPACING.
 5. TOP RAIL TO BE LEVEL.

ORNAMENT
1/2" = 1' 0"



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

E SCREEN
1/2" = 1'-0"



**RIVERHOUSE
BUILDING N1**

OWNER / DEVELOPER
JBG SMITH

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP

CIVIL ENGINEER
BOHLER DC
505-751-7733

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS

Key Plan

Key Plan

Issue NO. DATE

Revisions	
NO.	DATE

PUBLIC SPACE DETAILS

PROJECT ARCHITECT
B.S.

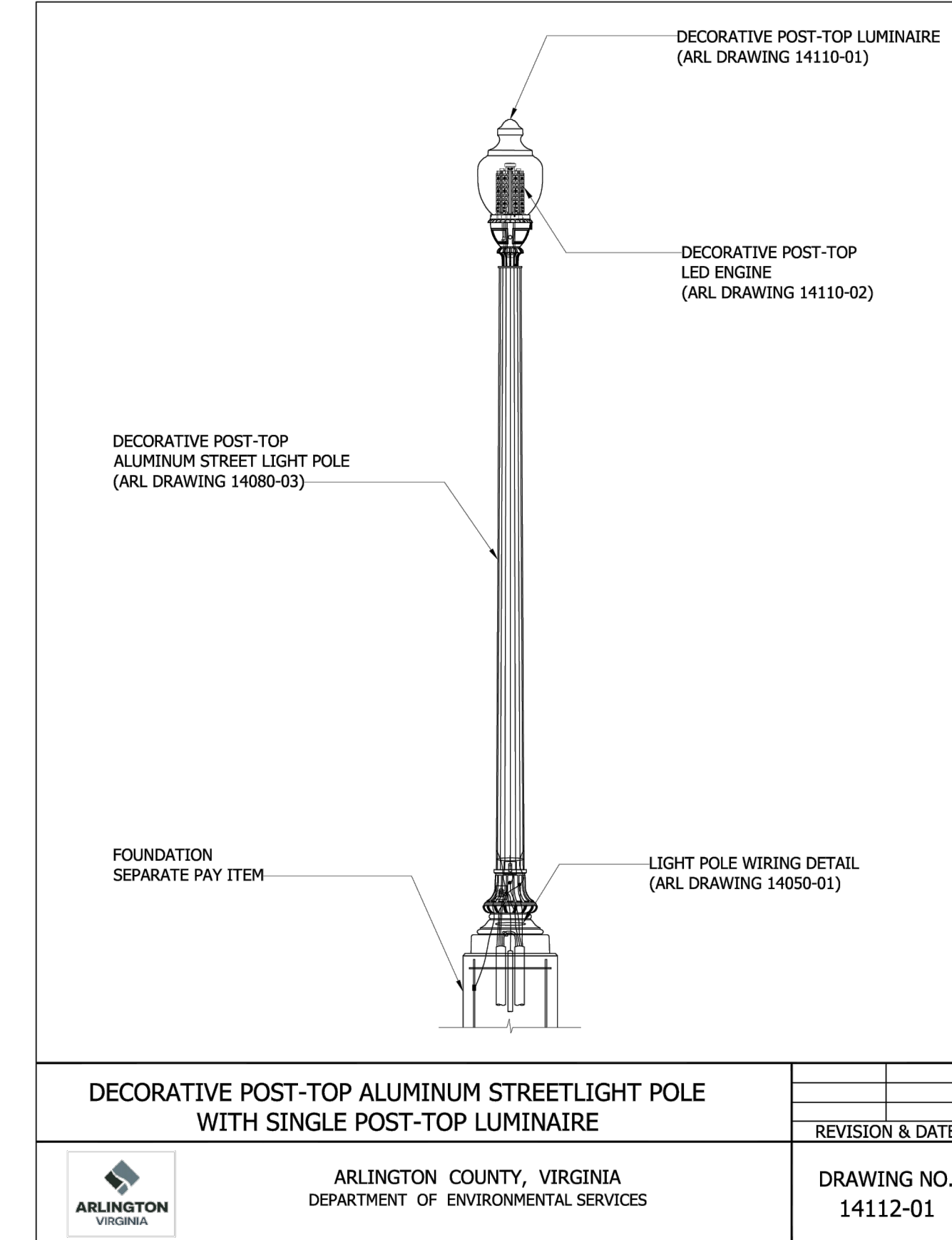
DATE 01/17/2025	APPROVED S B
--------------------	-----------------

DRAWING NO.

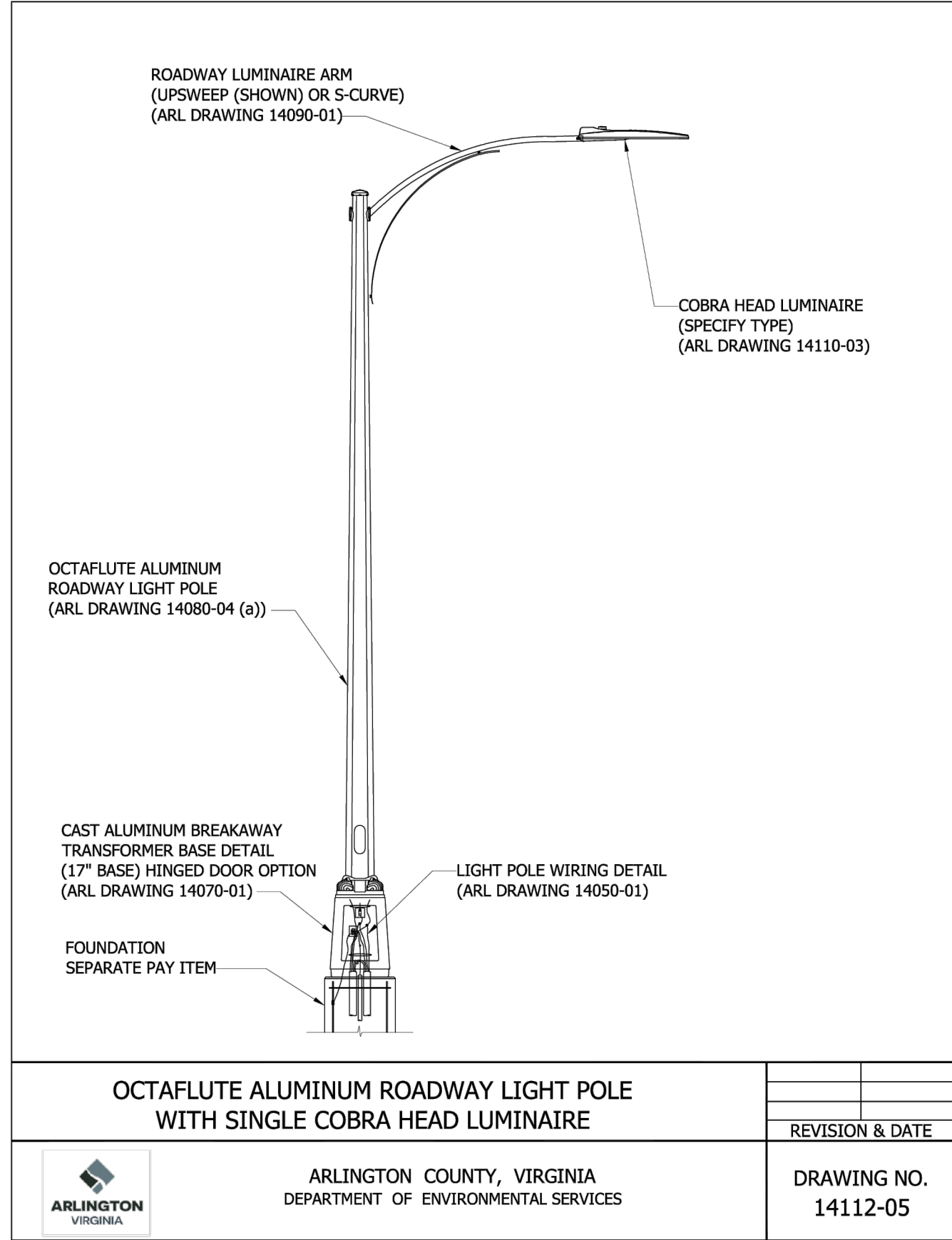
DRAWING NO.

L-511N

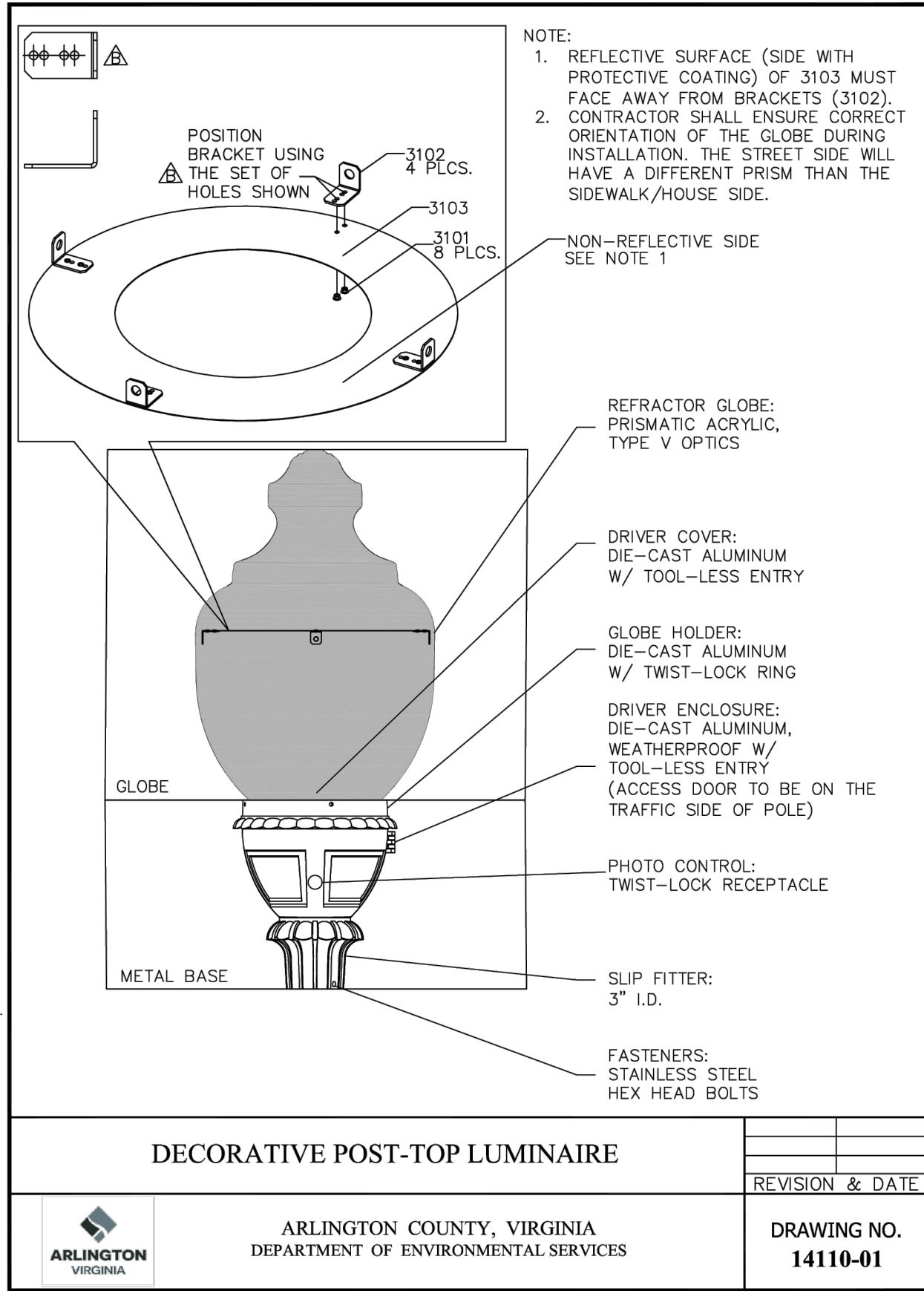
4.1 SUBMISSION



A STREETLIGHT - ACORN
NTS



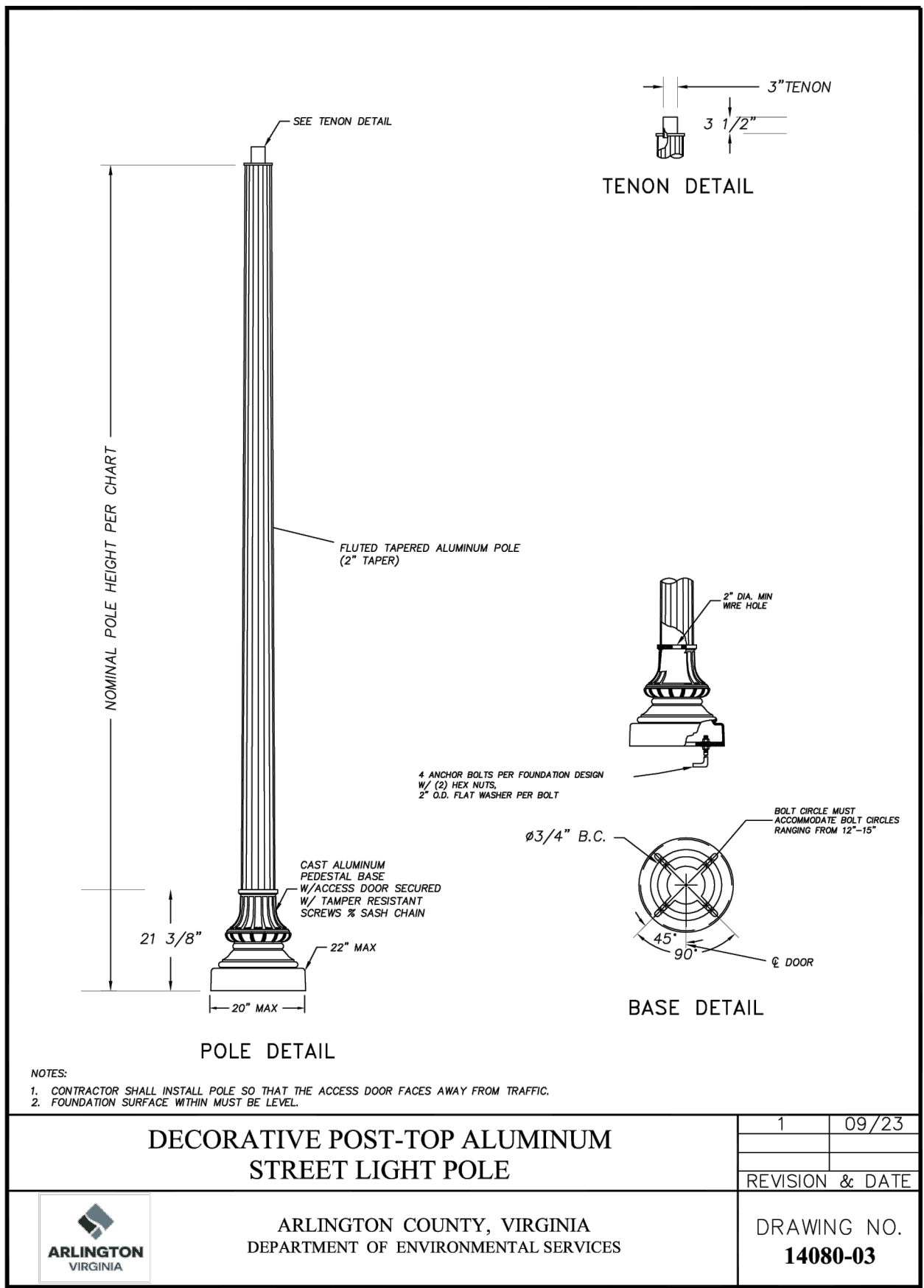
B STREETLIGHT - COBRA
NTS



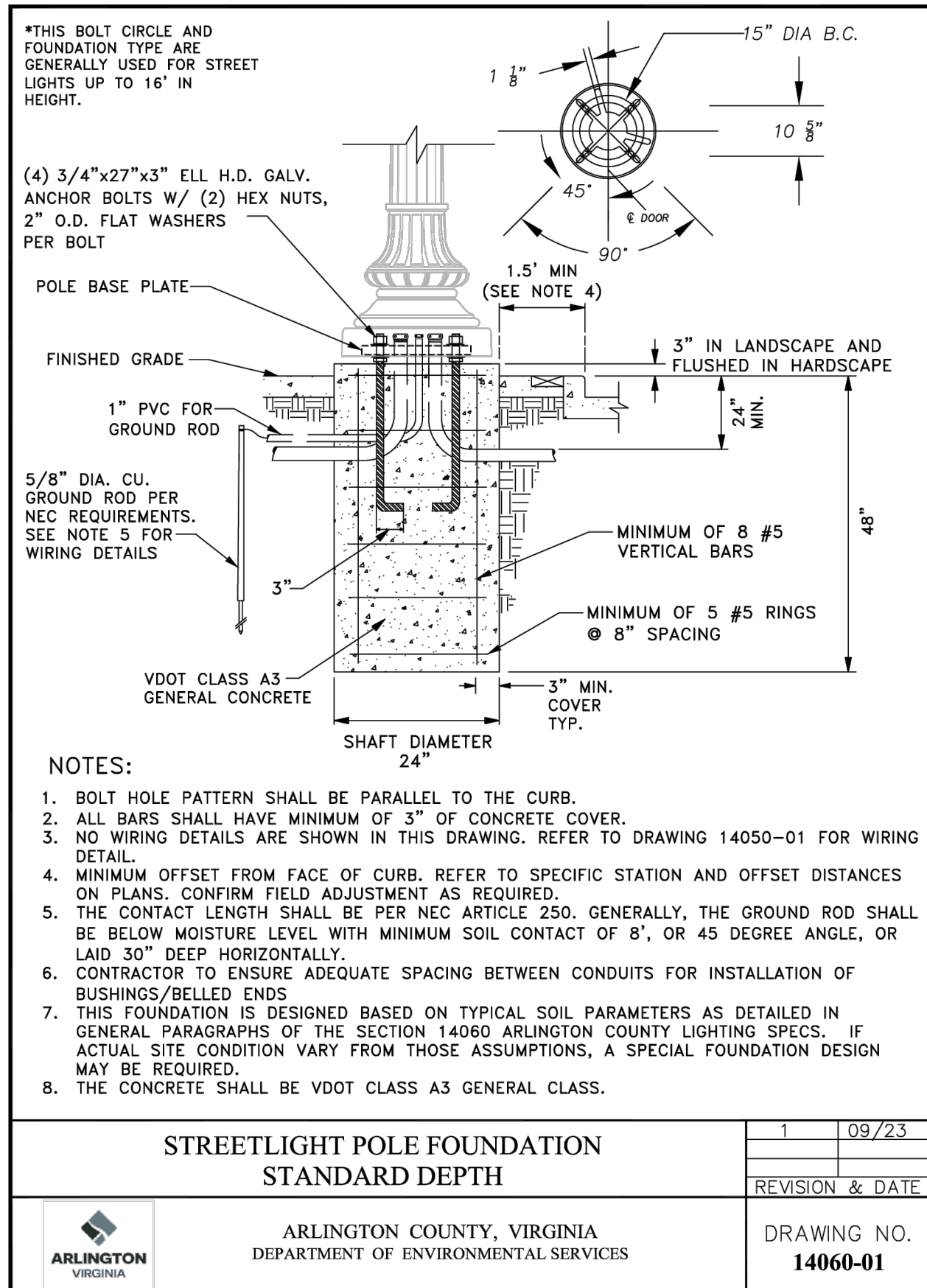
C POST-TOP LIGHT
NTS

ARLINGTON COUNTY STANDARD LIGHTING DETAILS

- REFER CIVIL DRAWINGS FOR LOCATIONS OF STREETLIGHTS IN PUBLIC RIGHT OF WAY.
- REFER ELECTRICAL DRAWINGS FOR ARLINGTON COUNTY STANDARD STREETLIGHT EQUIPMENT SCHEDULE, SPECIFICATIONS AND DETAILS.
- STANDARD DRAWINGS SHOWN HERE ARE SUBJECT TO CHANGE BY ARLINGTON COUNTY, REFER TO STANDARD DRAWING NUMBERS FOR CURRENT VERSIONS SHOULD UPDATES BECOME AVAILABLE.



D STREETLIGHT POLE
NTS



E STREETLIGHT POLE FOUNDATION
NTS

RIVERHOUSE
BUILDING N1

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

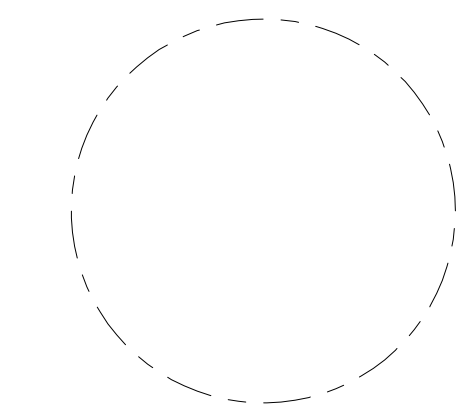
Key Plan

Issue
NO.

DATE

Revisions
NO.

DATE



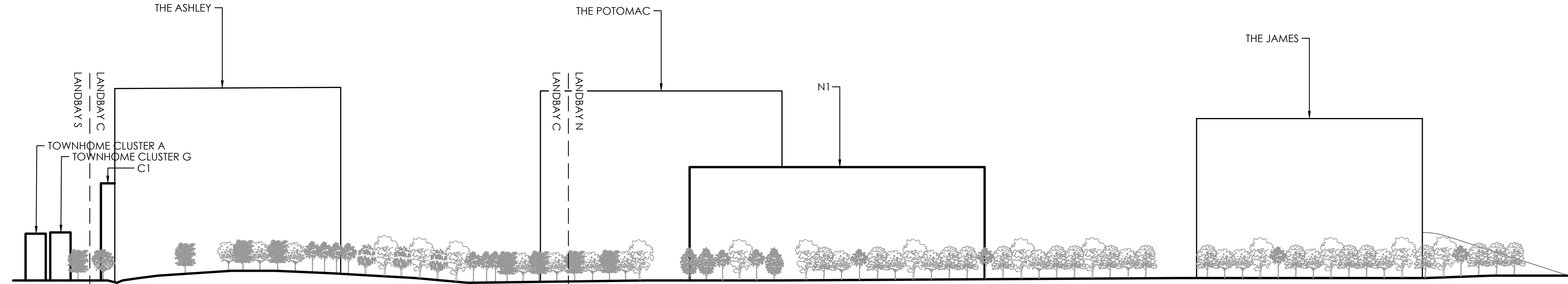
LIGHTING
DETAILS

PRINCIPAL IN CHARGE
S.B.
PROJECT ARCHITECT
B.S.
DRAWN
P.T. Z.K. E.C.
DATE
10/17/2025
SCALE:
VARIES
APPROVED
S.B.
JOB NO.
22-0013-JBG-RCV

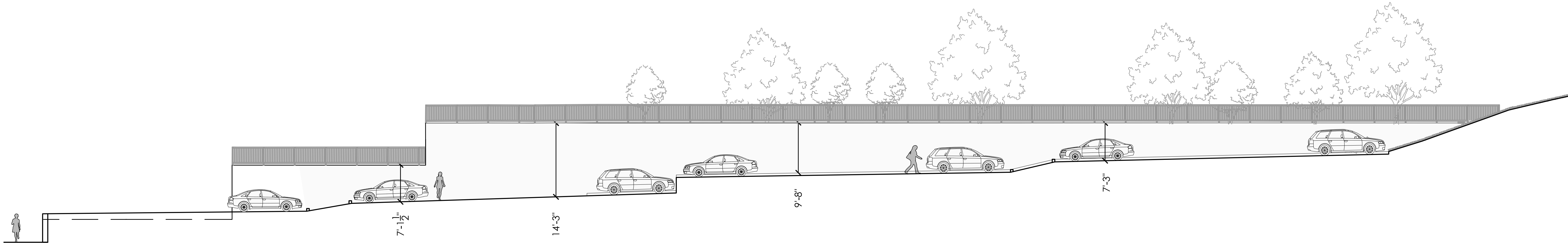
DRAWING NO.

L-512N

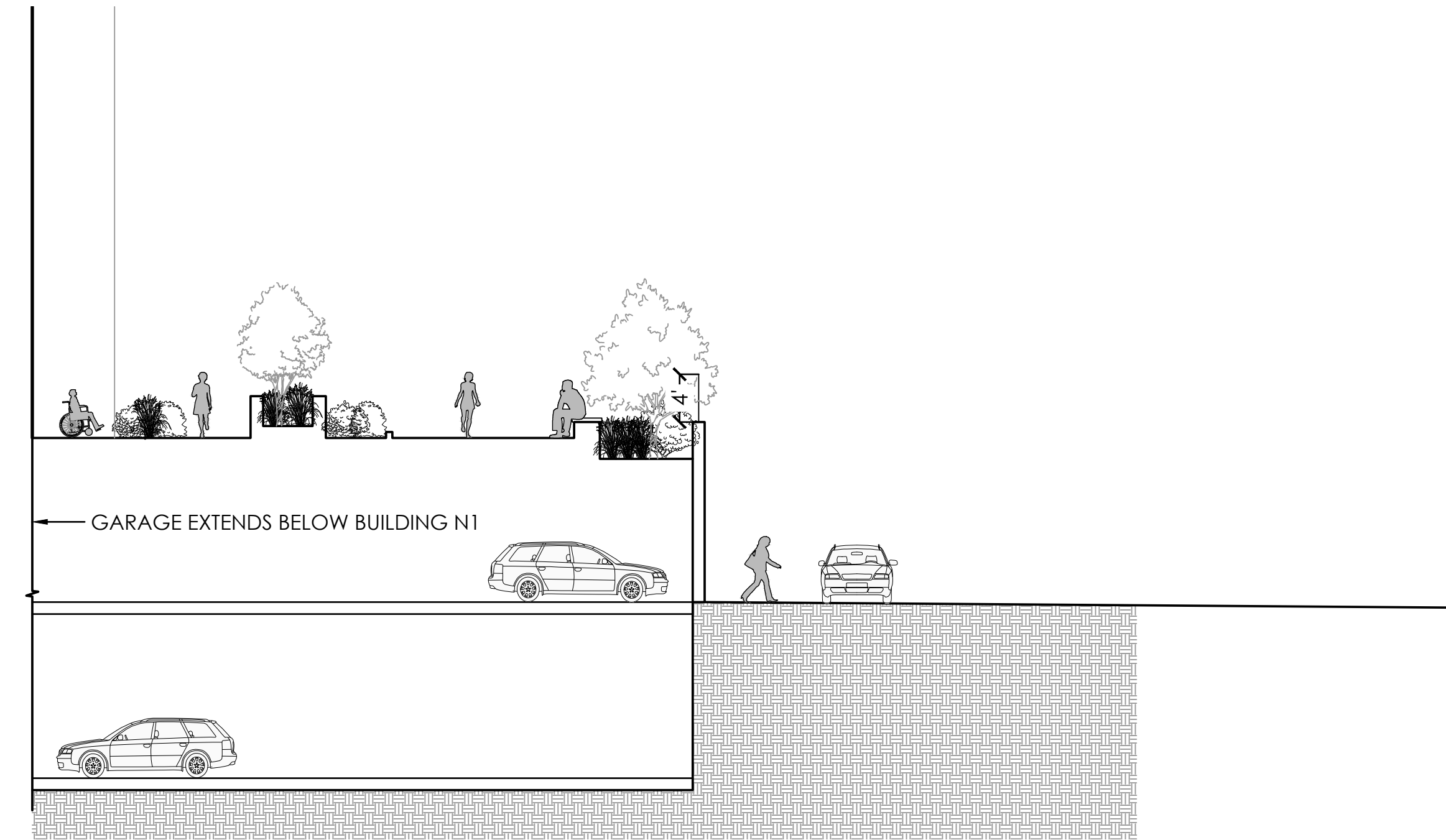
4.1 SUBMISSION



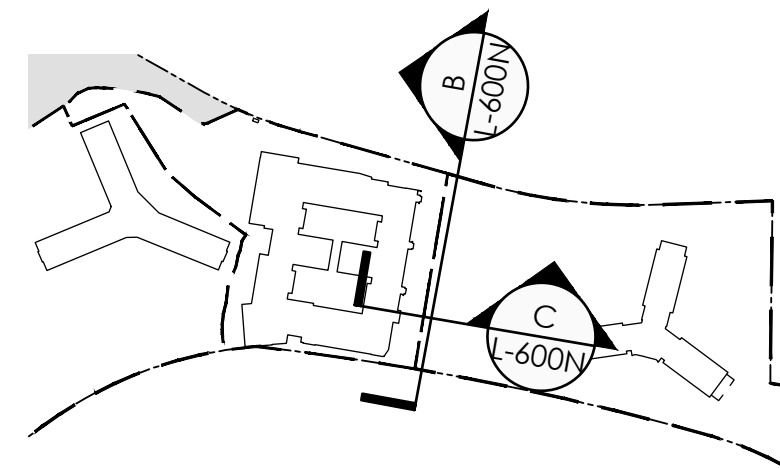
A SECTION - OVERALL SITE
SCALE 1"=100'



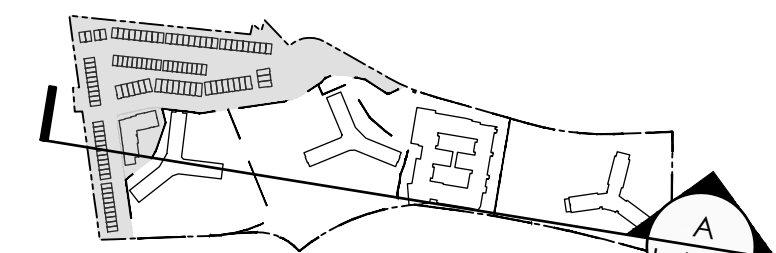
B NORTH OPEN SPACE INTERM - EW ELEVATION
SCALE: 1"=10'-0"



C NORTH OPEN SPACE INTERM - NS
SCALE: 1"=10'-0"



LANDBAY-N KEY PLAN (NOT TO SCALE)



OVERALL KEY PLAN (NOT TO SCALE)

RIVERHOUSE BUILDING N1

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

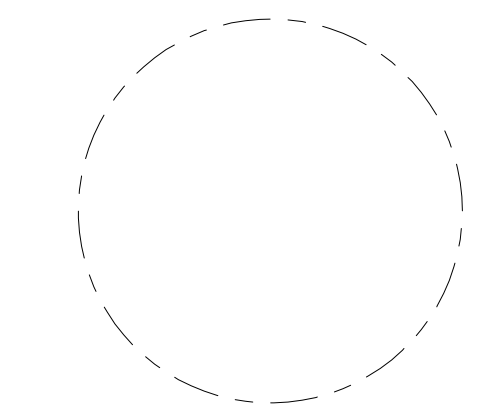
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



SITE SECTIONS

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. Z.K. E.C.

DATE
10/17/2025

SCALE:

APPROVED
S.B.

JOB NO.
22-0013-JBG-RIV

DRAWING NO.

L-600N

4.1 SUBMISSION

RIVERHOUSE
BUILDING N1

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

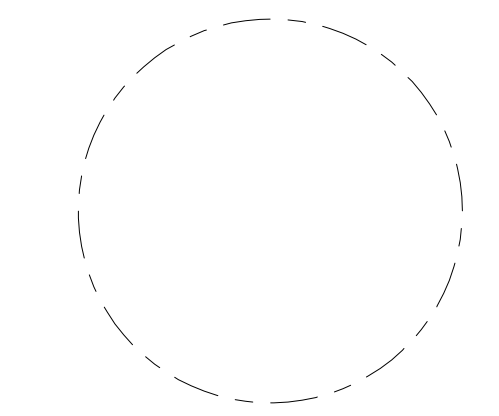
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



SITE SECTIONS

PRINCIPAL IN CHARGE
S.B.

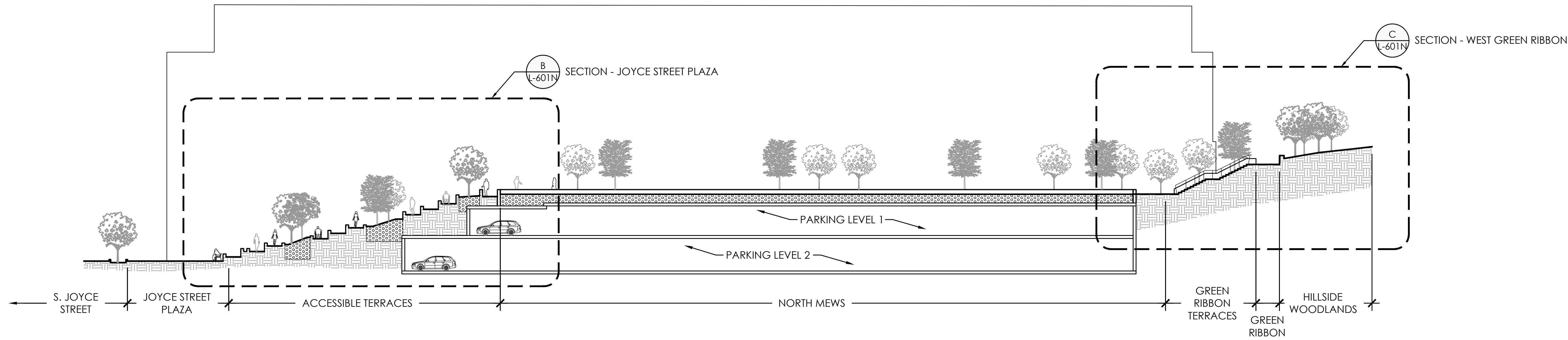
PROJECT ARCHITECT
B.S.

DRAWN
P.T. Z.K. E.C.

DATE 10/17/2025	APPROVED S.B.
SCALE:	JOB NO. 22-0013-JBG-RIV

DRAWING NO.

L-601N



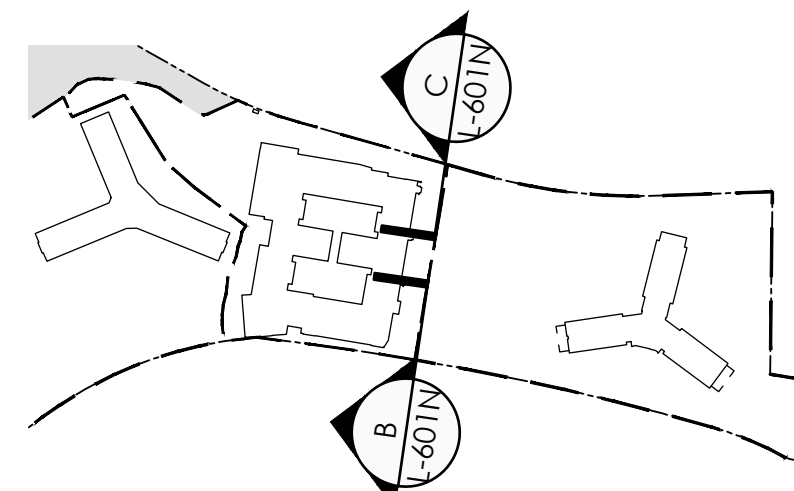
A SECTION - NORTH MEWS
SCALE: 1"=20"



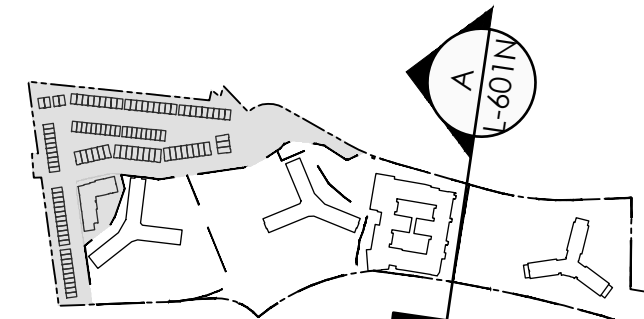
B SECTION - JOYCE STREET PLAZA
SCALE: 1"=10'-0"



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



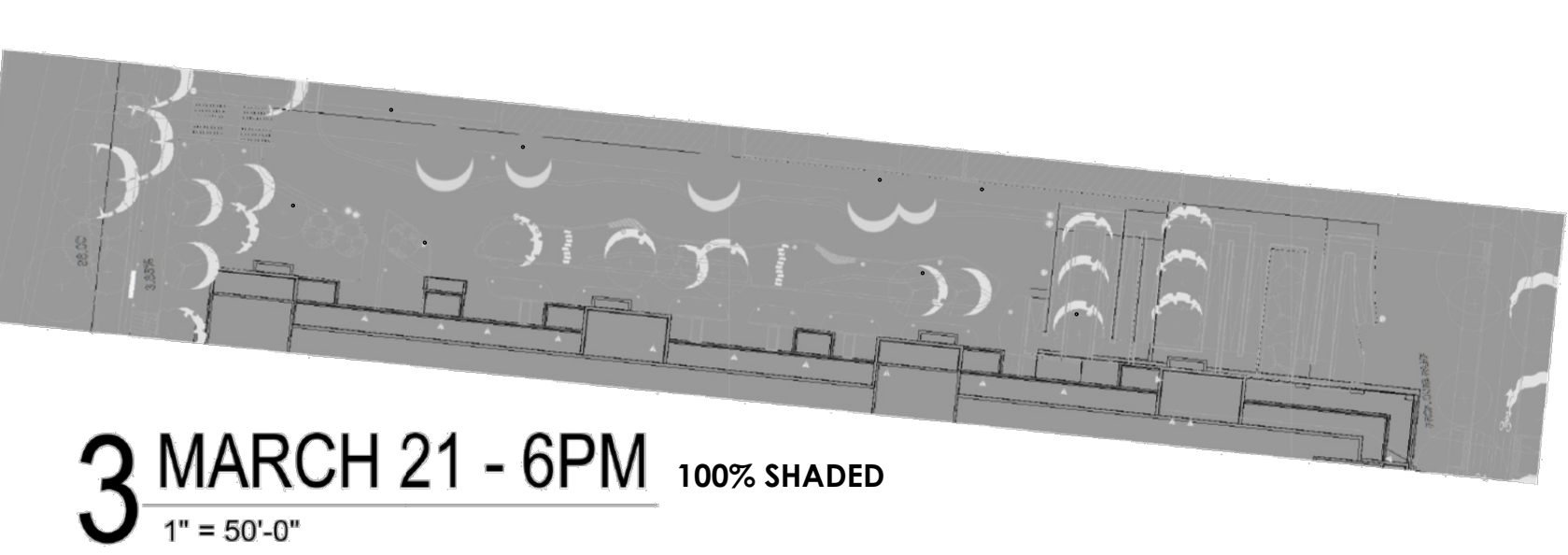
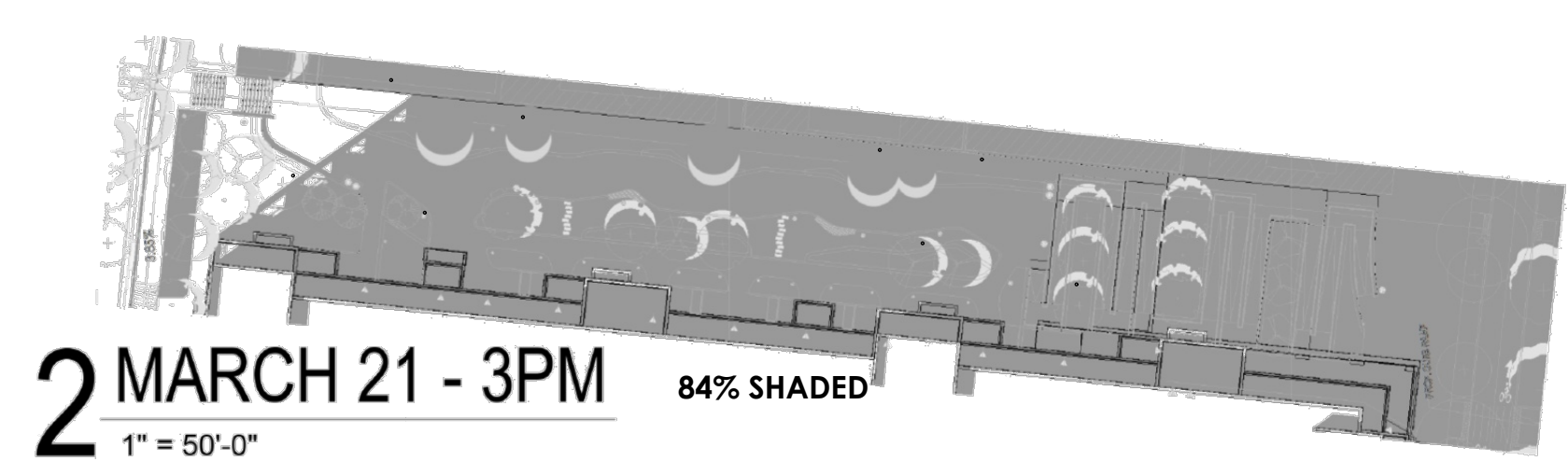
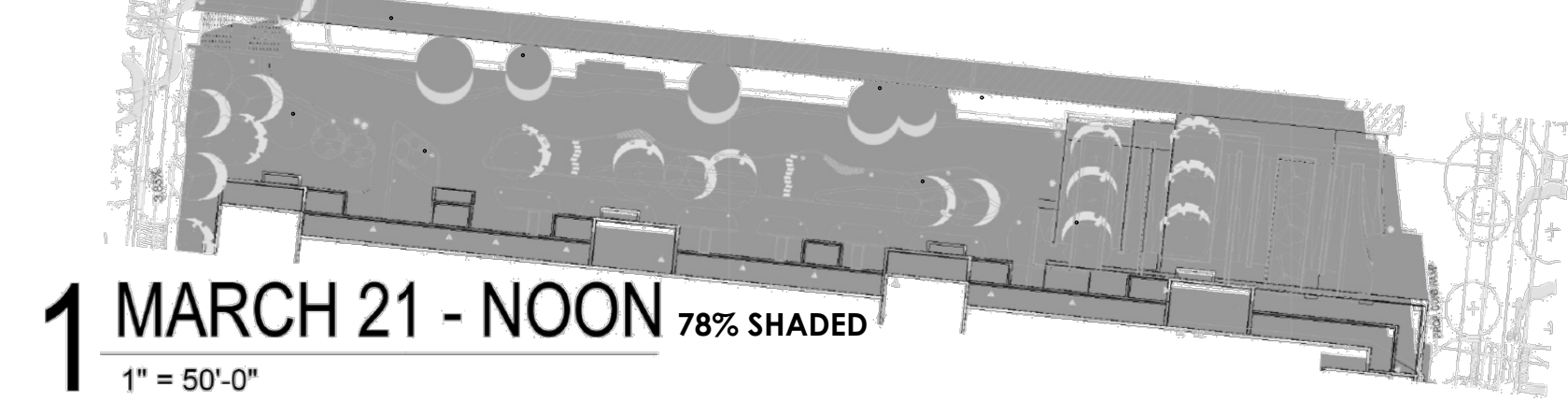
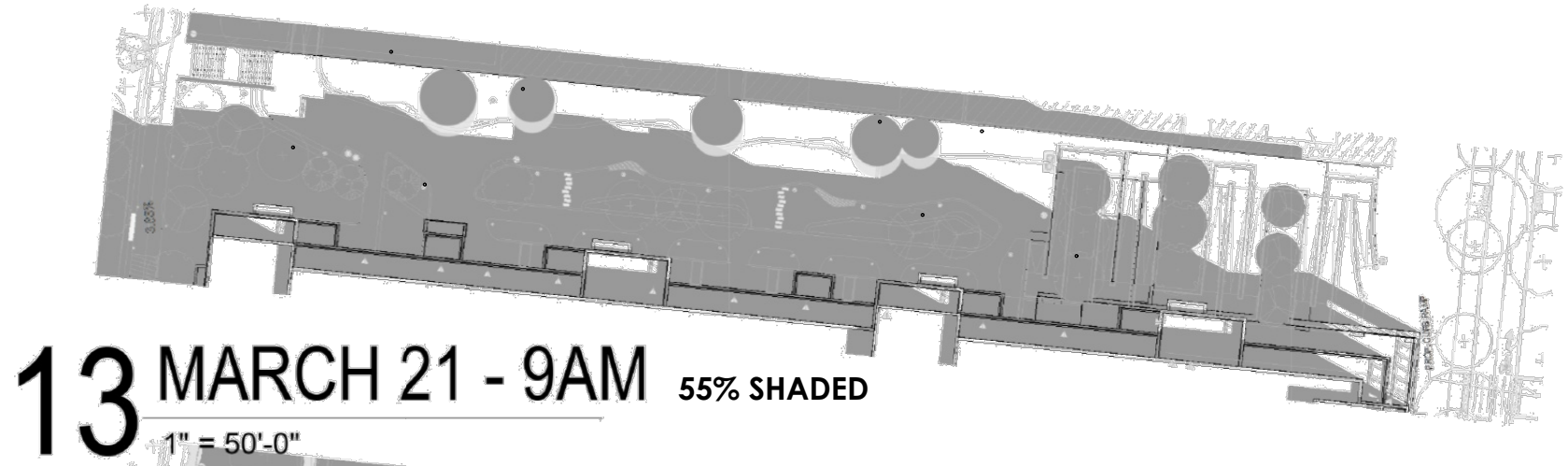
LANDBAY-N KEY PLAN (NOT TO SCALE)



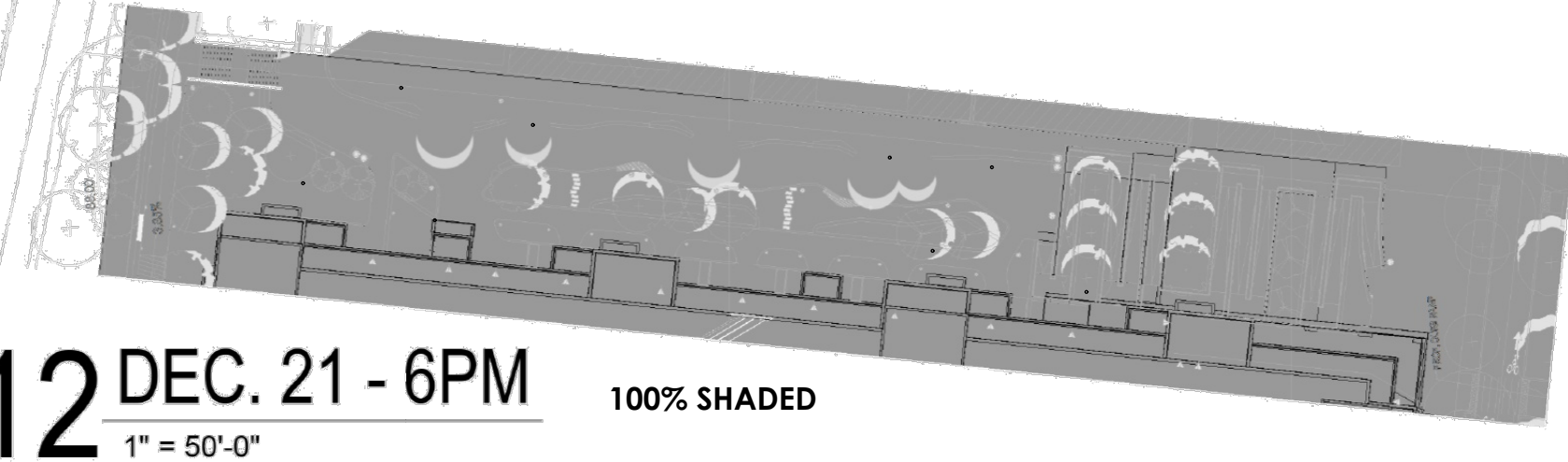
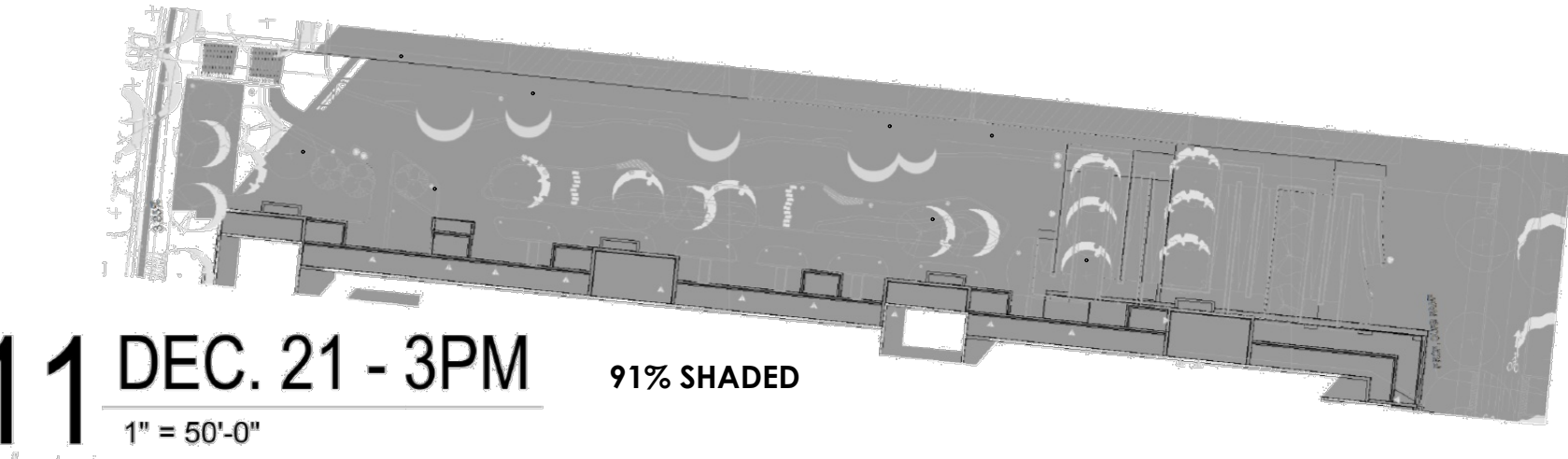
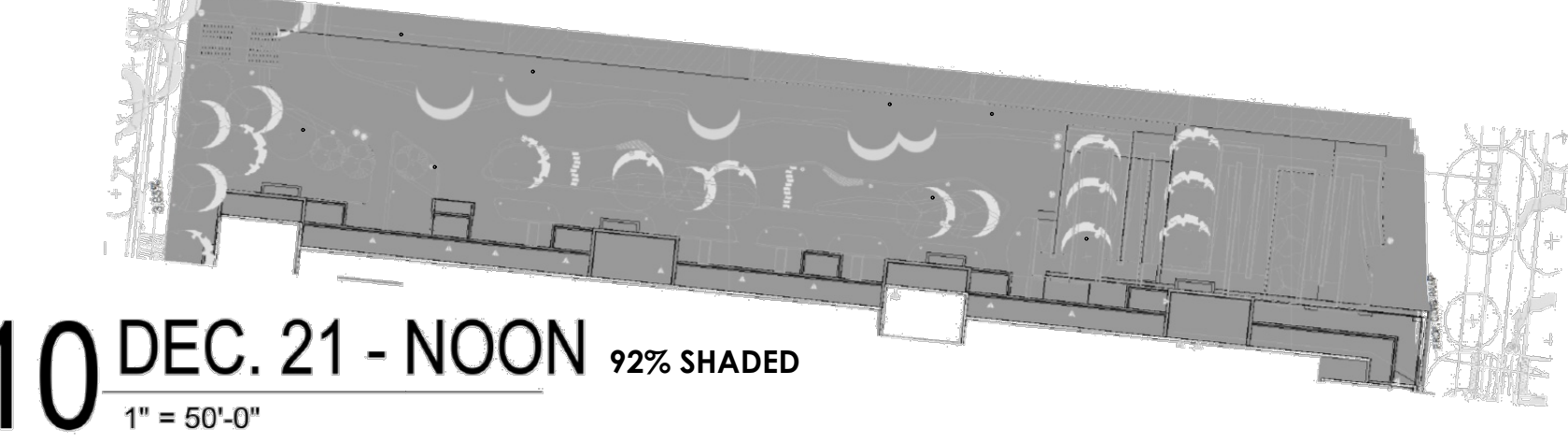
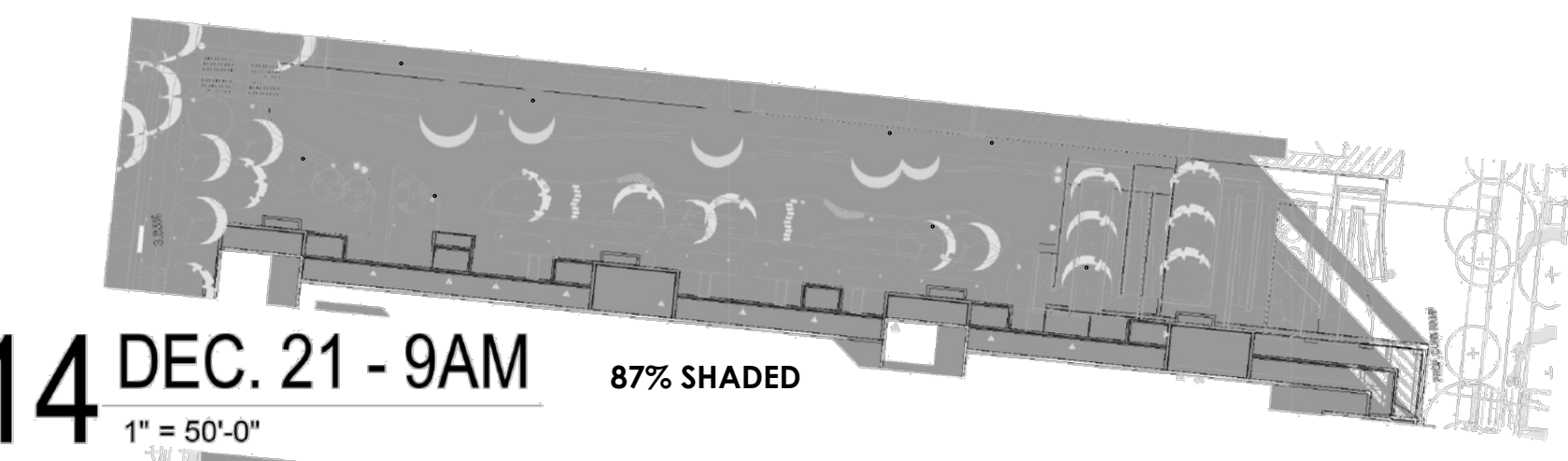
OVERALL KEY PLAN (NOT TO SCALE)

4.1 SUBMISSION

SPRING EQUINOX

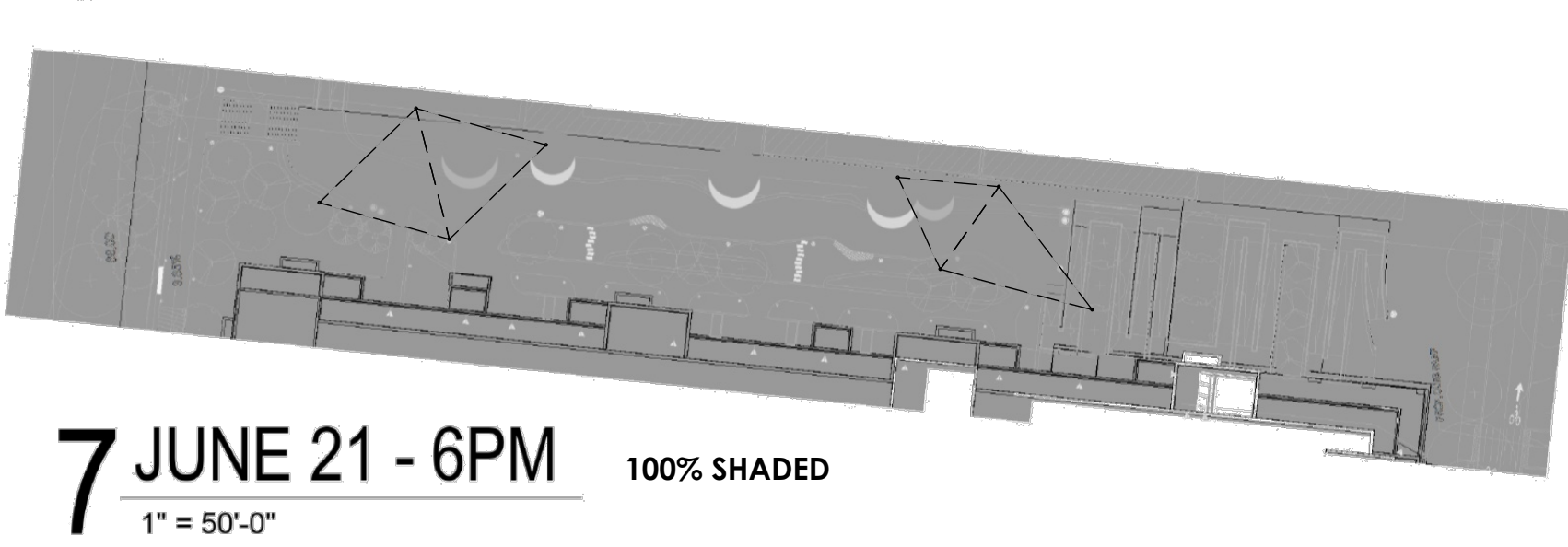
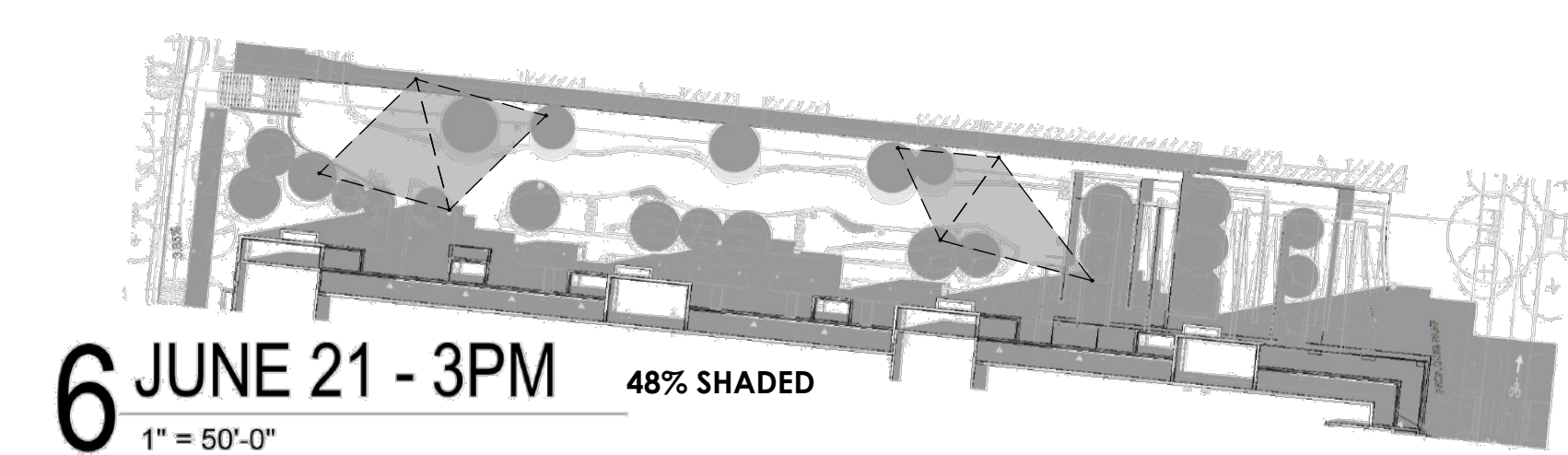
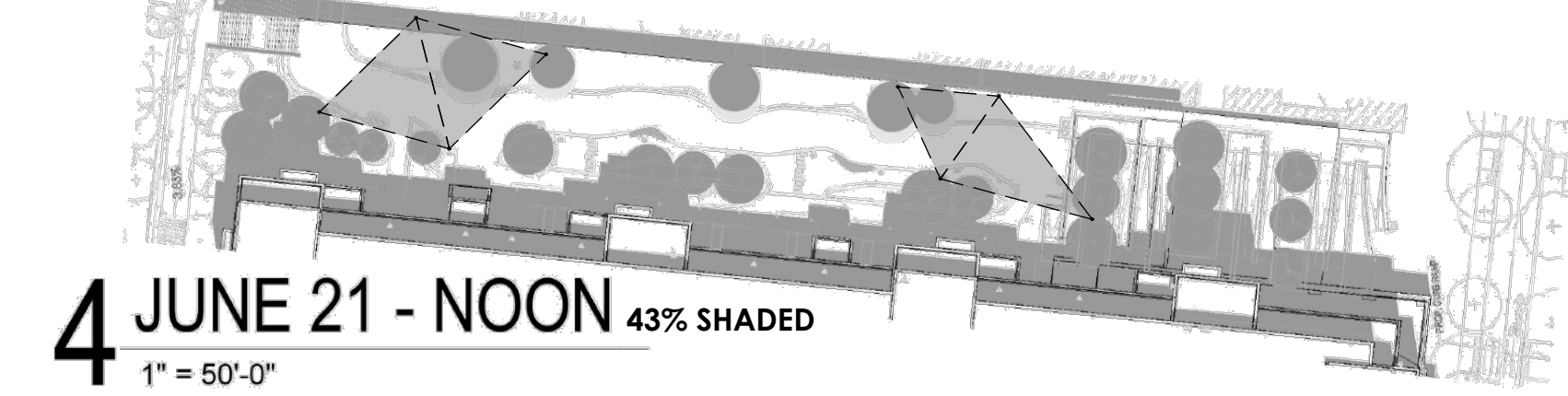
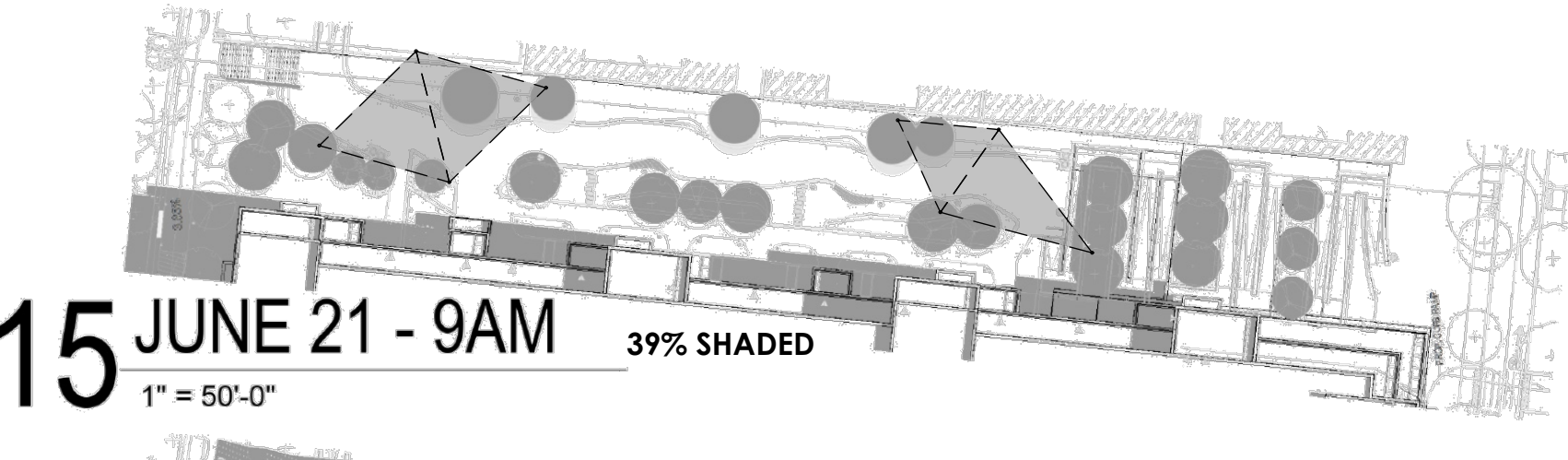


WINTER SOLSTICE



A SUN STUDY - N1 OPEN SPACE

SUMMER SOLSTICE



SHADOWS REPRESENT CONDITIONS AT 3:45 P.M. ON SUMMER SOLSTICE

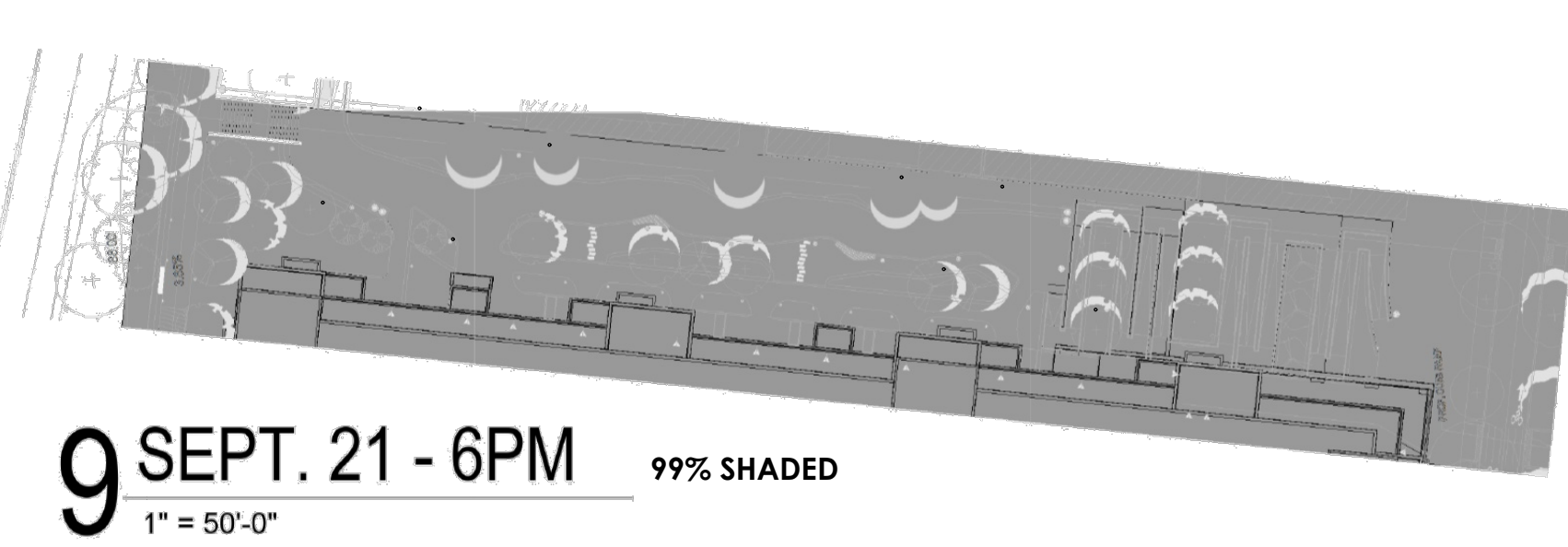
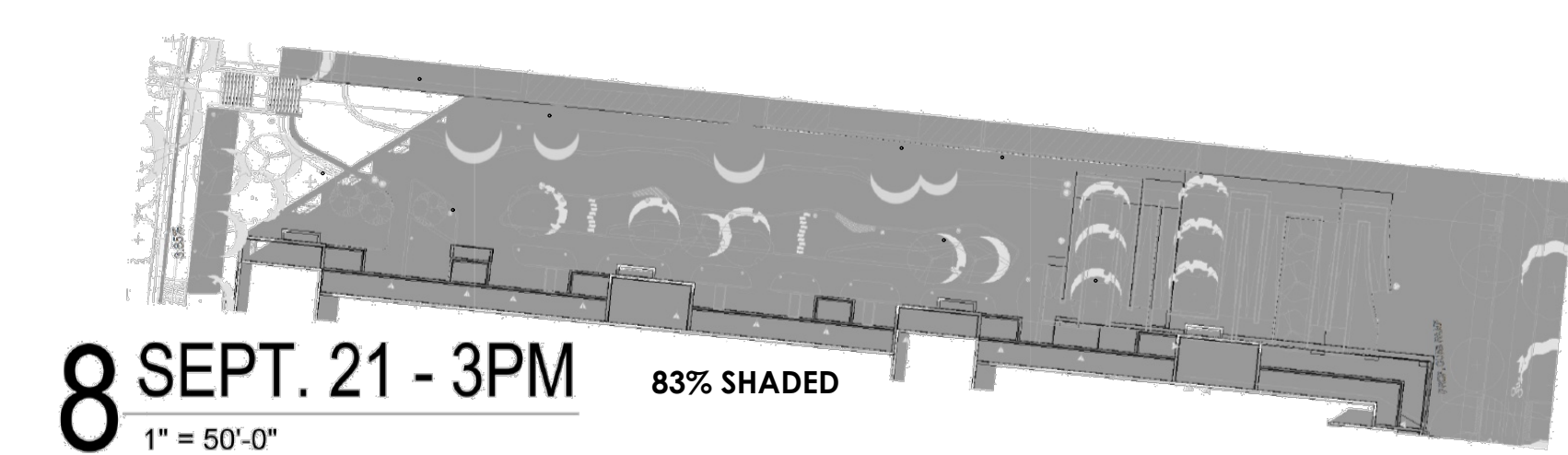
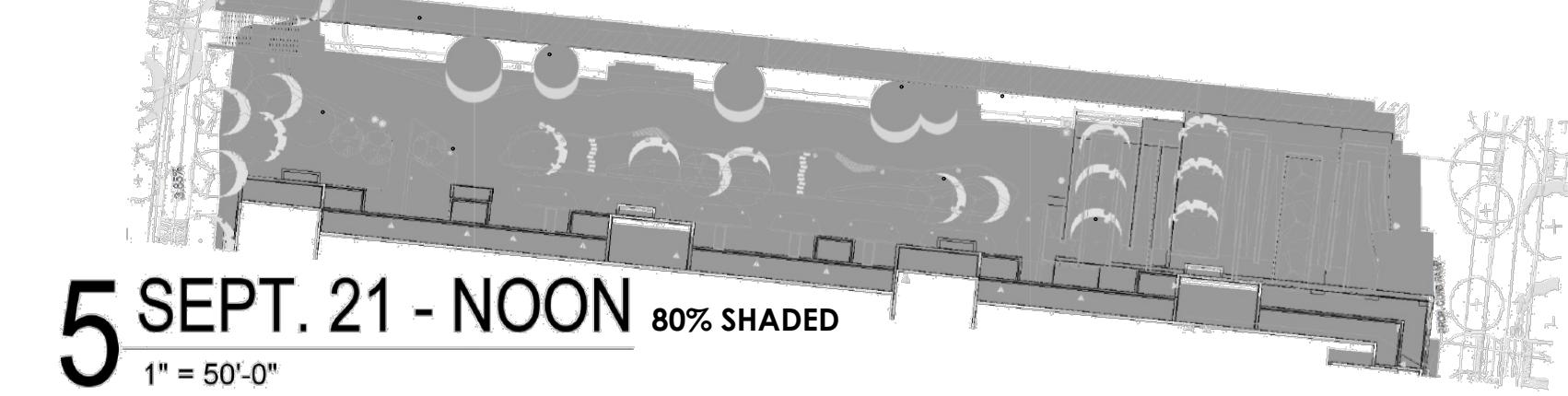
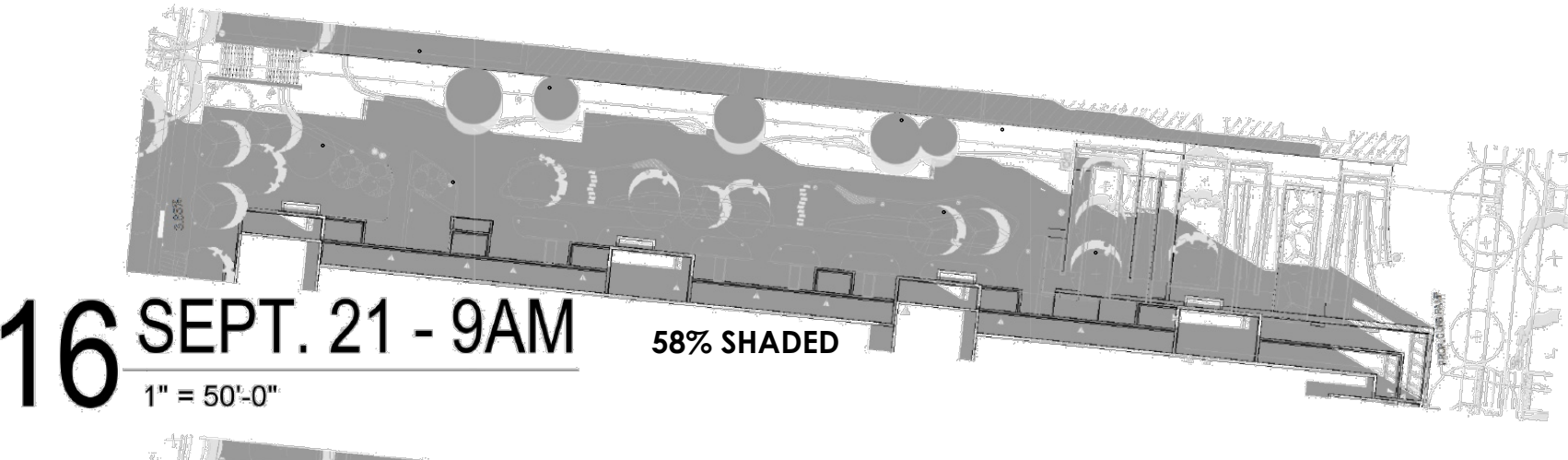
B VIEW - N1 INTERIM AT JOYCE STREET PLAZA



SHADOWS REPRESENT CONDITIONS AT 3:45 P.M. ON SUMMER SOLSTICE

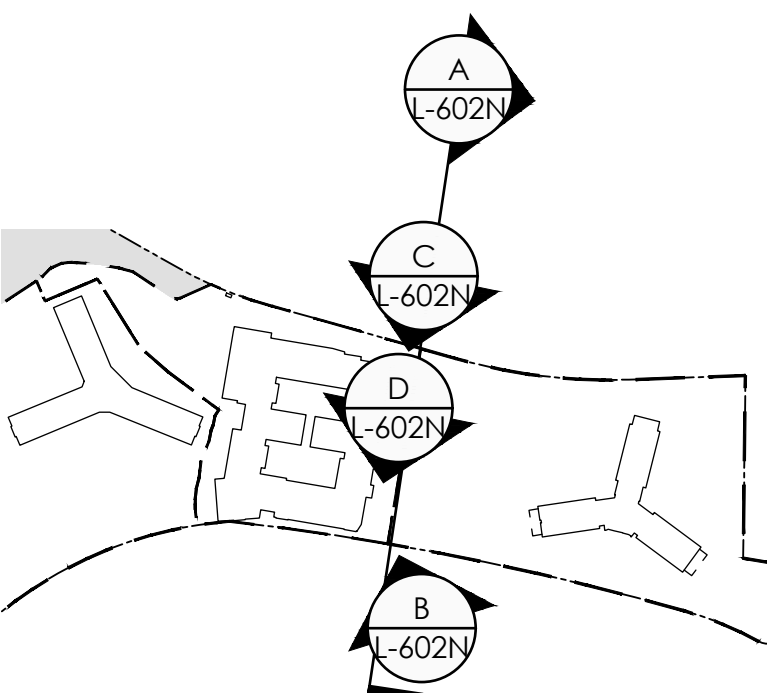
D VIEW - N1 INTERIM OPEN SPACE

FALL EQUINOX

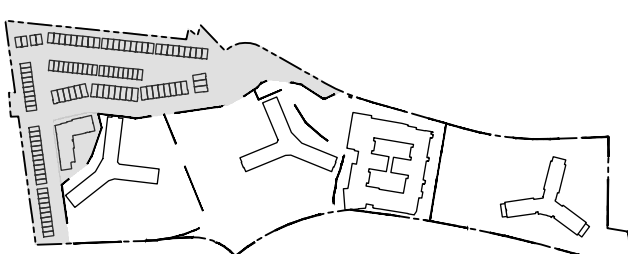


SHADOWS REPRESENT CONDITIONS AT 3:45 P.M. ON SUMMER SOLSTICE

C VIEW - N1 INTERIM AT WEST STAIR



LANDBAY-N KEY PLAN (NOT TO SCALE)



OVERALL KEY PLAN (NOT TO SCALE)

**RIVERHOUSE
BUILDING N1**

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

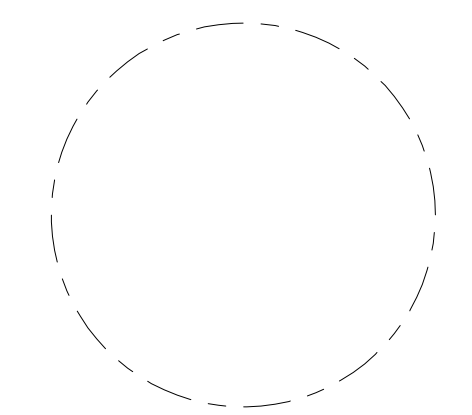
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



**VIEWS AND
SUN STUDIES**

PRINCIPAL IN CHARGE
S.B.
PROJECT ARCHITECT
B.S.
DRAWN
P.T. Z.K. E.C.
DATE
10/17/2025
SCALE:
APPROVED
S.B.
JOB NO.
22-0013-JBG-RIV

DRAWING NO.

L-602N

4.1 SUBMISSION