

Proposed Public Open Space - Summary

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

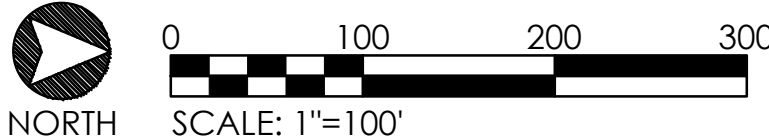
PUBLIC OPEN SPACE TABULATIONS			
NO.	NAME	(SF)	(AC)
1	JAMES PARK*	72,370	1.58
2	N1-2 OPEN SPACE*	44,050	1.00
3	VHP EXPANSION AND HOPPER PARK	120,873±	2.77
PUBLIC OPEN SPACE TOTAL AREA		237,293	5.35

OPEN SPACE LEGEND

- PUBLIC OPEN SPACE AREAS *
- GREEN RIBBON PUBLIC CORRIDOR

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

* PARK PROGRAMMING WILL BE PLANNED IN COORDINATION WITH THE COUNTY THROUGH A PUBLIC PARK MASTER PLAN PROCESS.
**PUBLIC OPEN SPACE DIMENSION EXCLUDES SQUARE FOOT COVERAGE FOR A 16' WIDE GREEN RIBBON DIMENSION
***SHADE STRUCTURE, COMBINED WITH BUILDINGS AND TREE CANOPY, PROVIDE 50% SHADE FOR MOST OF THE DAY IN THE SUMMER MONTHS.



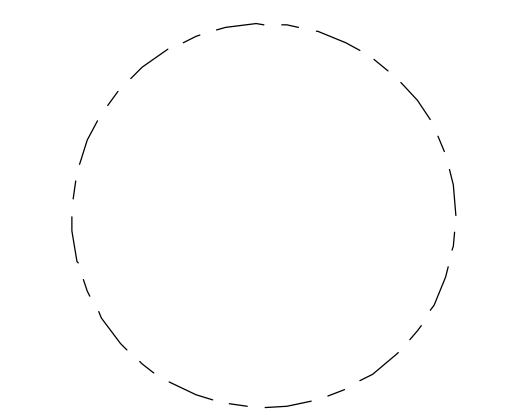
RIVERHOUSE
NEIGHBORHOOD

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
NORTH PARCEL ARCHITECT
TORTI GALLAS + PARTNERS, INC.
301.588.4800
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800
CIVIL ENGINEER
BOHLER DC
202.524.5700
ATTORNEY
VENABLE LLP
202.344.4000
SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue	
NO.	DATE

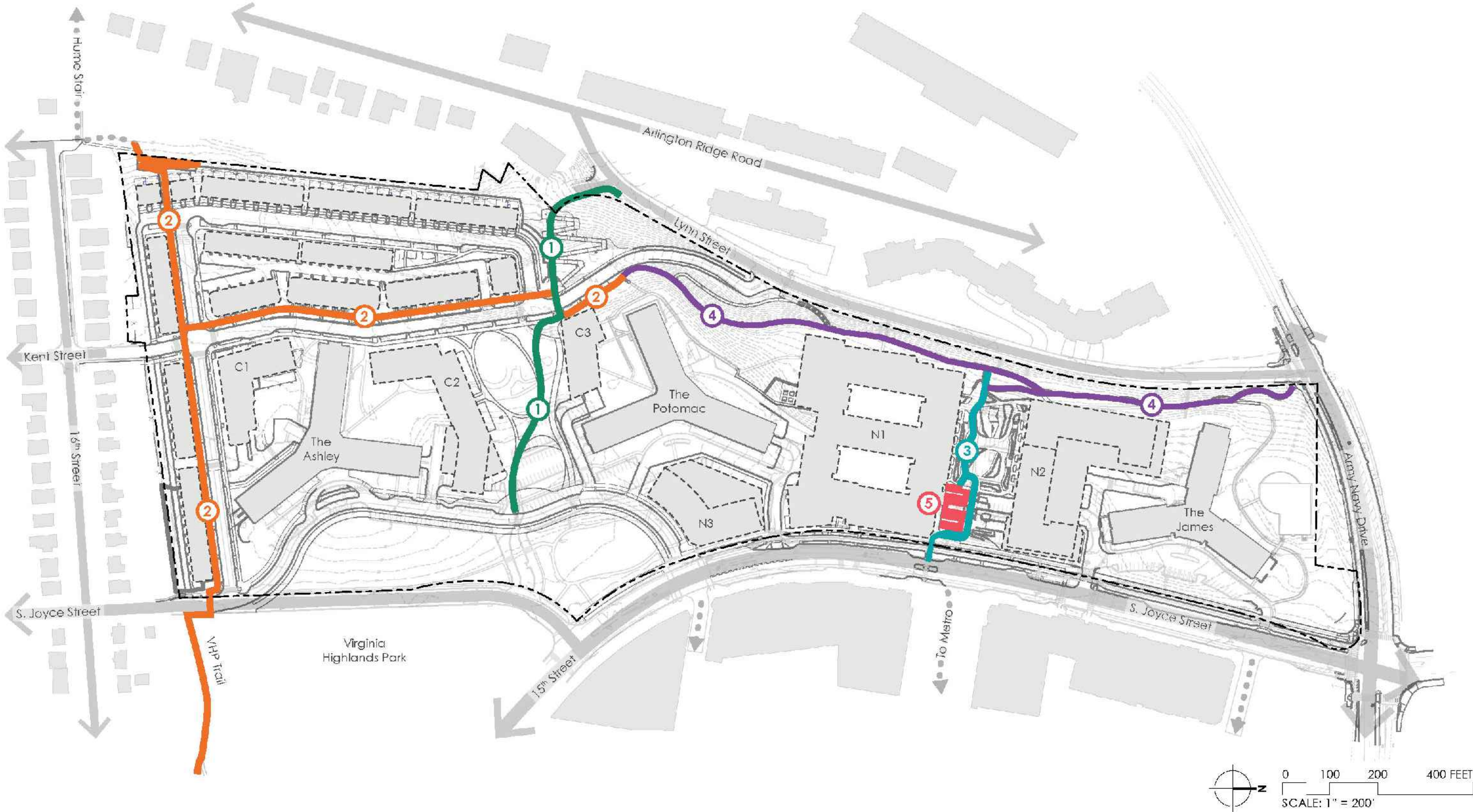
Revisions	
NO.	DATE



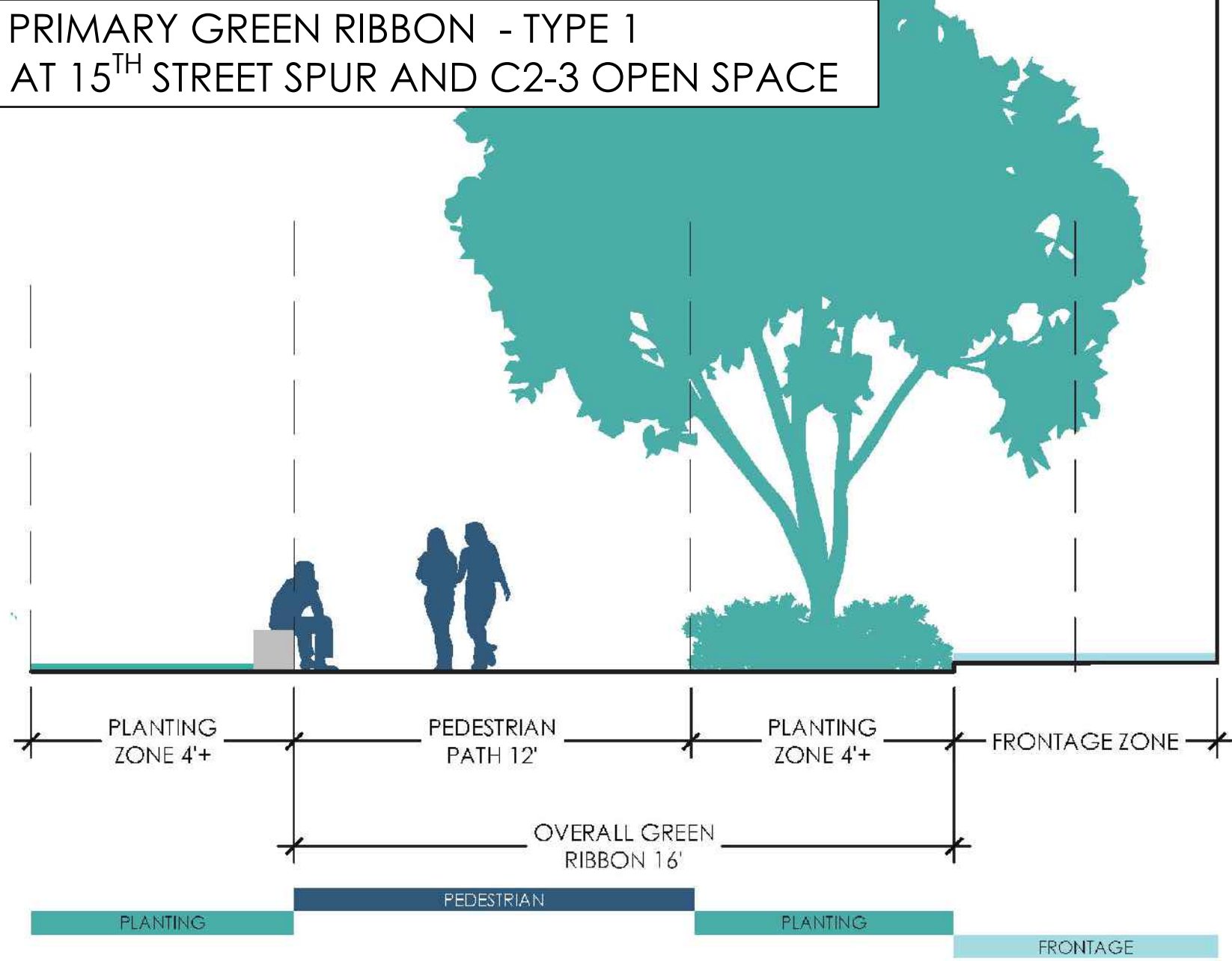
PUBLIC OPEN
SPACE -
SUMMARY

PRINCIPAL IN CHARGE
S.B.
PROJECT ARCHITECT
B.S.
DRAWN
P.T. Z.K. E.C.
DATE
10.17.2025
SCALE:
1" = 100'
APPROVED
S.B.
JOB NO.
22-13-JBG-RIV
DRAWING NO.

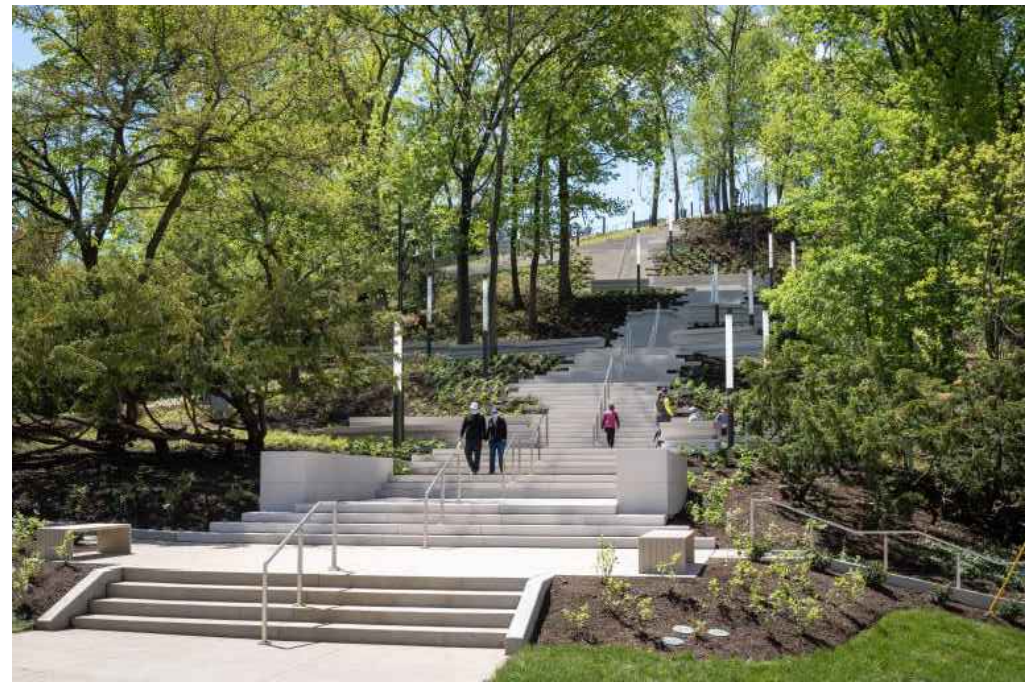
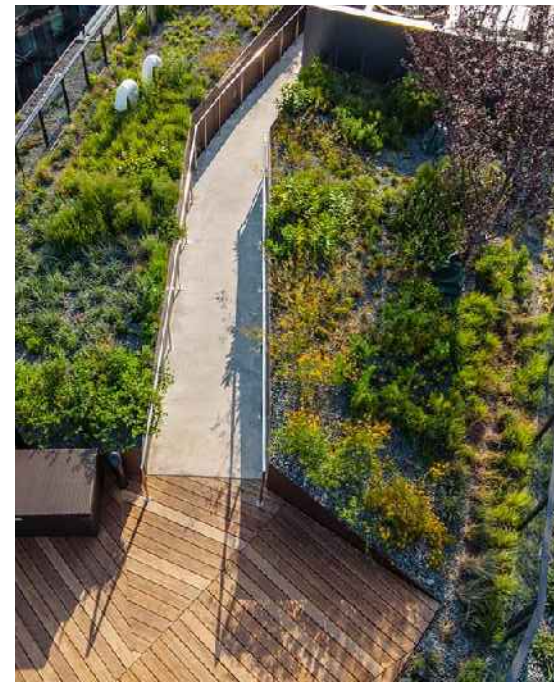
OVERALL PDSP GREEN RIBBON TYPES DIAGRAM



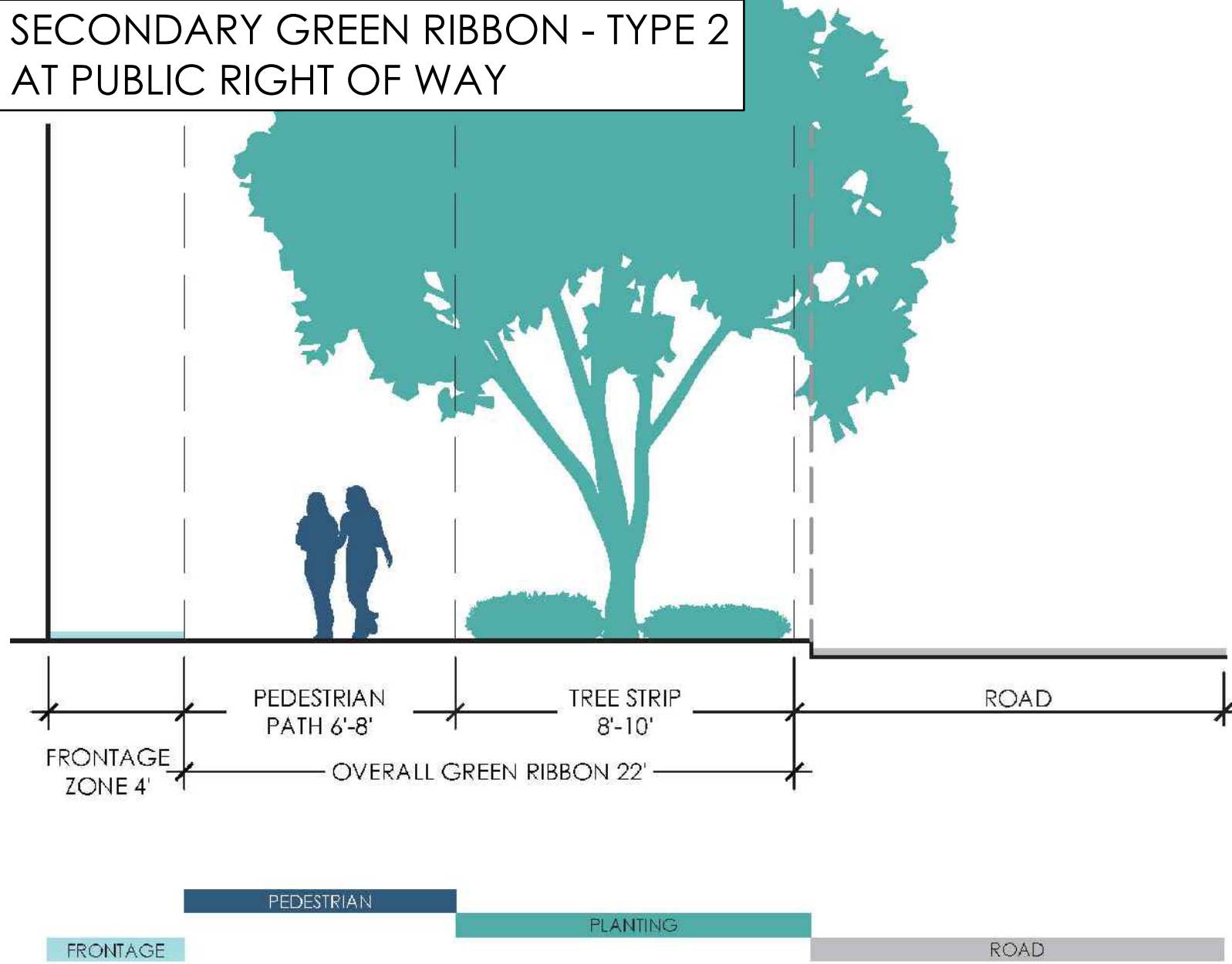
PRIMARY GREEN RIBBON - TYPE 1
AT 15TH STREET SPUR AND C2-3 OPEN SPACE



USE: PRIMARY GREEN RIBBON AT 15TH STREET SPUR
DIMENSIONS: 16'+ OVERALL, 10' PEDESTRIAN STAIRS AND 8' PEDESTRIAN ADA RAMP, 4' PLANTING ZONE ON EACH SIDE
PEDESTRIAN PATH: CONCRETE PER PCSP PAGE 146 AND TREE PRESERVATION DECKING WHERE REQUIRED AT NATIVE AREAS TO PROTECT EXISTING TREES TO REMAIN.
PLANTING ZONE: PLANTING ZONES DEFINED BY NATURALIZED PLANTINGS THAT UTILIZE NATIVE SPECIES AND PROTECT HEALTHY NATIVE CANOPY
SEATING: INTEGRATED SEATING AT RAMP LANDINGS AND CASUAL SEATING AT PLACEMAKING SPACE NEAR INTERSECTION OF KENT STREET
LIGHTING: PEDESTRIAN POLE LIGHTS INTEGRATED INTO RAMP
WAYFINDING: COLUMNAR ELEMENTS THAT DOUBLE POLLINATOR HABITAT TO ACHIEVE BIOMIMICRY AND SUPPORT ADJACENT NATURALIZED PLANTINGS. DESIGN TO BE COORDINATED WITH DEVELOPER AND ARLINGTON COUNTY. APPROXIMATE DIMENSIONS OF 6'-1' DIAMETER AND VARIABLE HEIGHTS FROM 6' TO 8' HT.
OTHER FURNISHINGS: TRASH RECEPTACLES, BIKE RUNNEL AT STAIRS, PUBLIC ART PER COORDINATION WITH ARLINGTON COUNTY

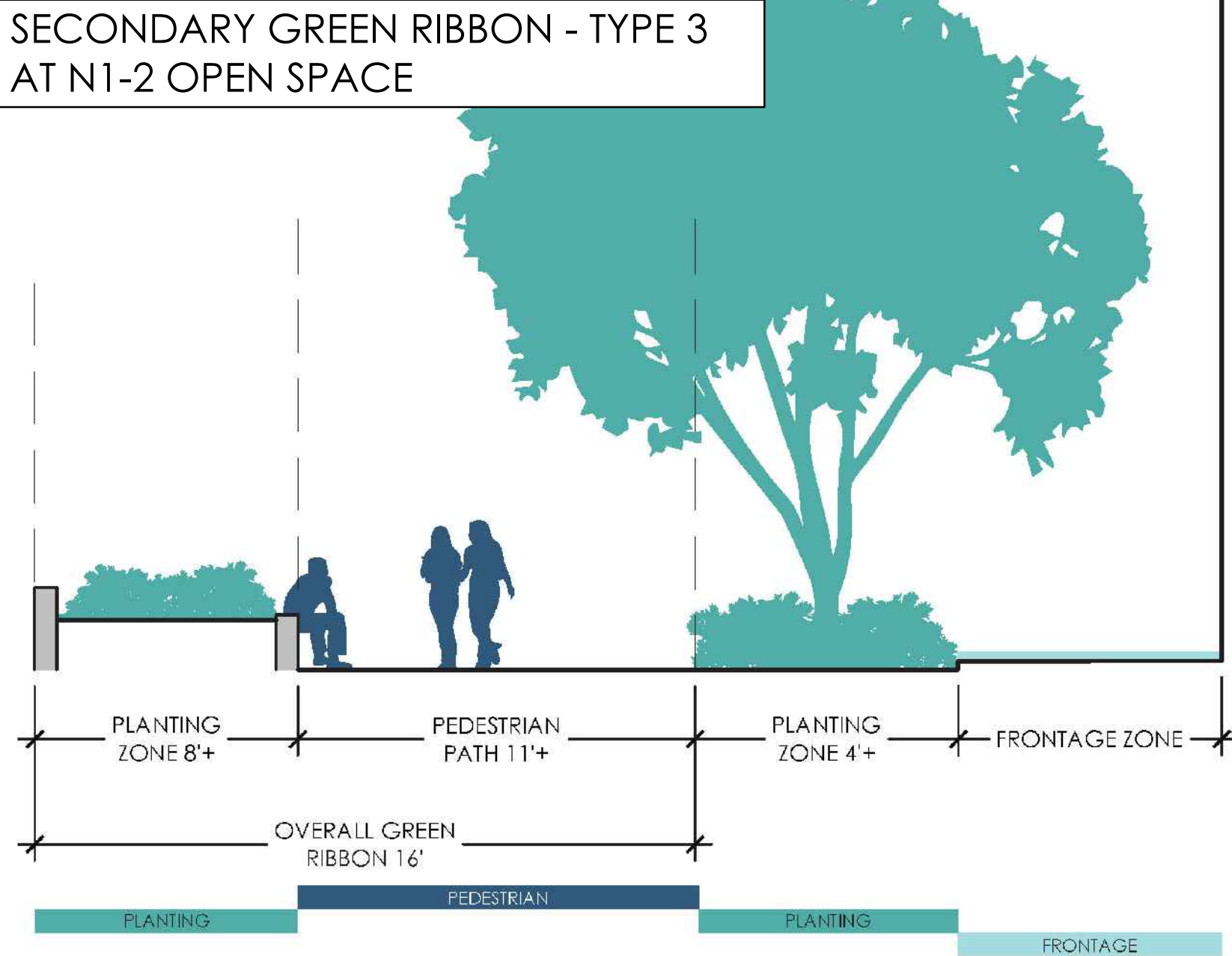


SECONDARY GREEN RIBBON - TYPE 2
AT PUBLIC RIGHT OF WAY



USE: SECONDARY GREEN RIBBON AT RIGHT OF WAY
DIMENSIONS: 16'+ OVERALL, VARIABLE 8' PEDESTRIAN CLEAR ZONE, 6'-10' PLANTING ZONE COMPRISED OF TREE STRIP DIMENSION
PEDESTRIAN PATH: CONCRETE TO MEET COUNTY CONSTRUCTION AND MAINTENANCE STANDARDS PER PCSP PAGE 146. ALIGNMENT WITH VARIABLE BORDER PLANTING ZONE: PLANTING ZONES DEFINED BY NATURALIZED PLANTINGS UTILIZING A MAJORITY OF NATIVE SPECIES LOCATED WITHIN THE TREE STRIP DIMENSION. WHEN BIOTRETENTION AREAS ARE BEING UTILIZED AS GREEN RIBBON PLANTING ZONES WILL HAVE NO FENCING AND WILL ACCOMMODATE STREET TREES IN ACCORDANCE WITH UFD STANDARDS.
SEATING: CASUAL SEATING AT CUT-THROUGHS AND PERIODICALLY ALONG PATH AS COORDINATED WITH ARLINGTON COUNTY AT KENT STREET.
LIGHTING: BOLLARD LIGHTING AND ACORN STREETLIGHTS
WAYFINDING: COLUMNAR ELEMENTS INTEGRATED WITH THE LANDSCAPE AT GREEN RIBBON INTERSECTIONS AND POINTS OF INTEREST. DESIGN TO BE COORDINATED WITH DEVELOPER AND ARLINGTON COUNTY. APPROXIMATE DIMENSIONS OF 6'-1' DIAMETER AND VARIABLE HEIGHTS FROM 6' TO 8' HT.
OTHER FURNISHINGS: TRASH RECEPTACLES, PUBLIC ART PER COORDINATION WITH ARLINGTON COUNTY.

SECONDARY GREEN RIBBON - TYPE 3
AT N1-2 OPEN SPACE



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
PLANTING ZONE: PLANTING ZONES TO BE A COMBINATION OF PLANTING AREAS, AND RAISED PLANTING AREAS WITH INTEGRATED SEATING
SEATING: INTEGRATED SEATING AT RAISED PLANTING WALLS, FREESTANDING SEATING AT THE PLACEMAKING SPACE AT JOYCE STREET PLAZA
LIGHTING: BOLLARD LIGHTING, POST-TOP LIGHTING, WALL-MOUNTED LIGHTING AT WEST STAIRS, AND FACADE LIGHTS AT BUILDING ENTRIES
WAYFINDING: COLUMNAR ELEMENTS AT REGULAR INTERVALS AND AT GREEN RIBBON INTERSECTIONS AND POINTS OF INTEREST
OTHER FURNISHINGS: TRASH RECEPTACLES



RIVERHOUSE
NEIGHBORHOOD

PROJECT STREET NUMBER

1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER

JBC 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

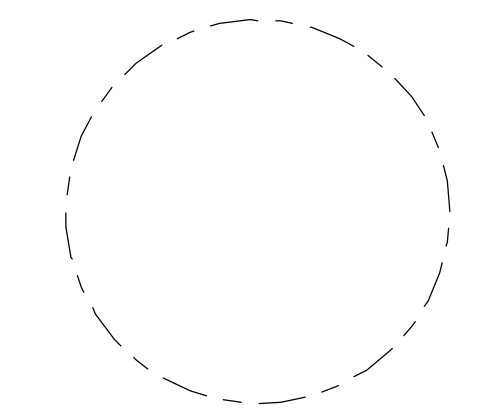
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



GREEN RIBBON
TYPICAL
SECTIONS

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN

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

DATE

10.17.2025

SCALE:

NTS

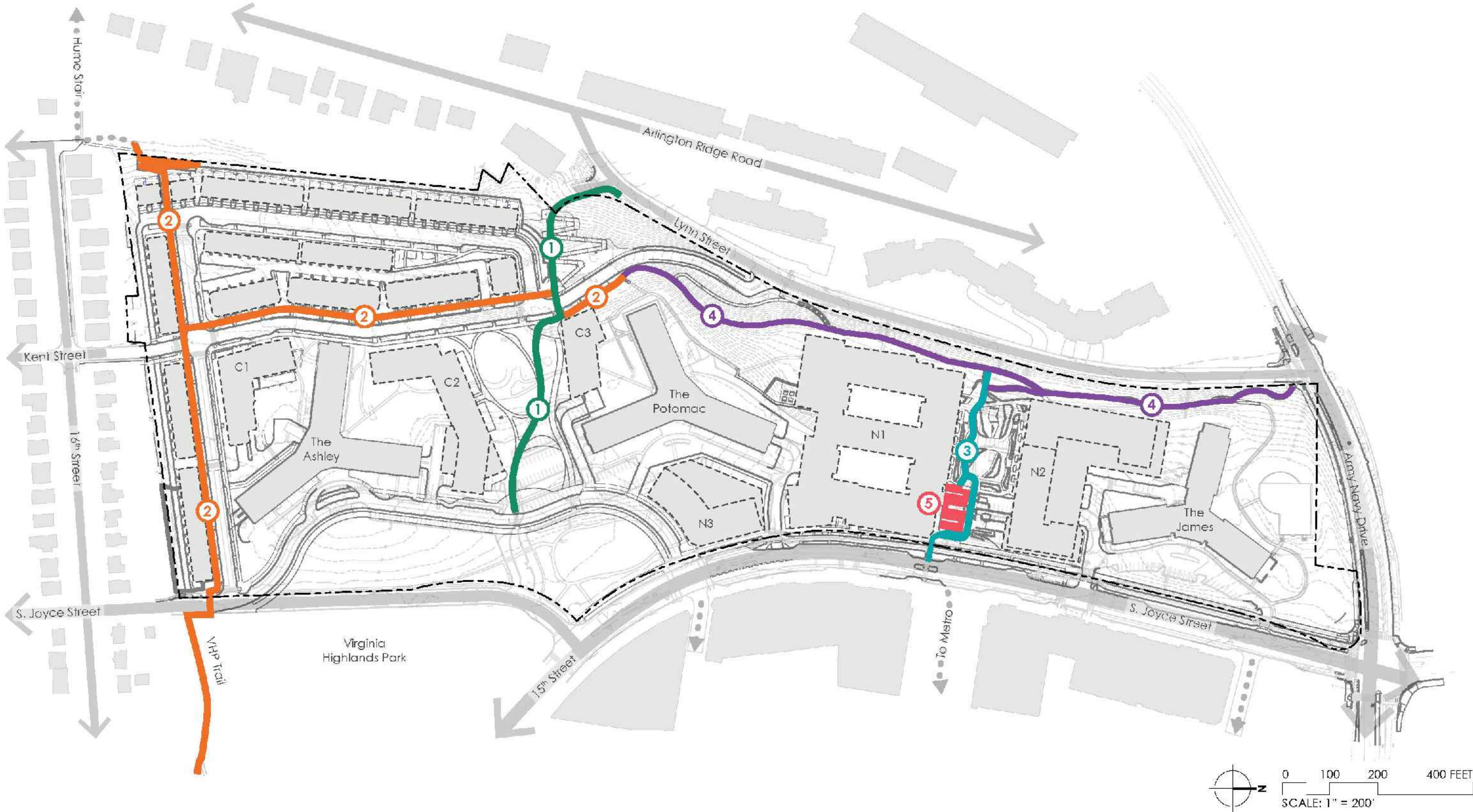
JOB NO.

22-13-JBC-RIV

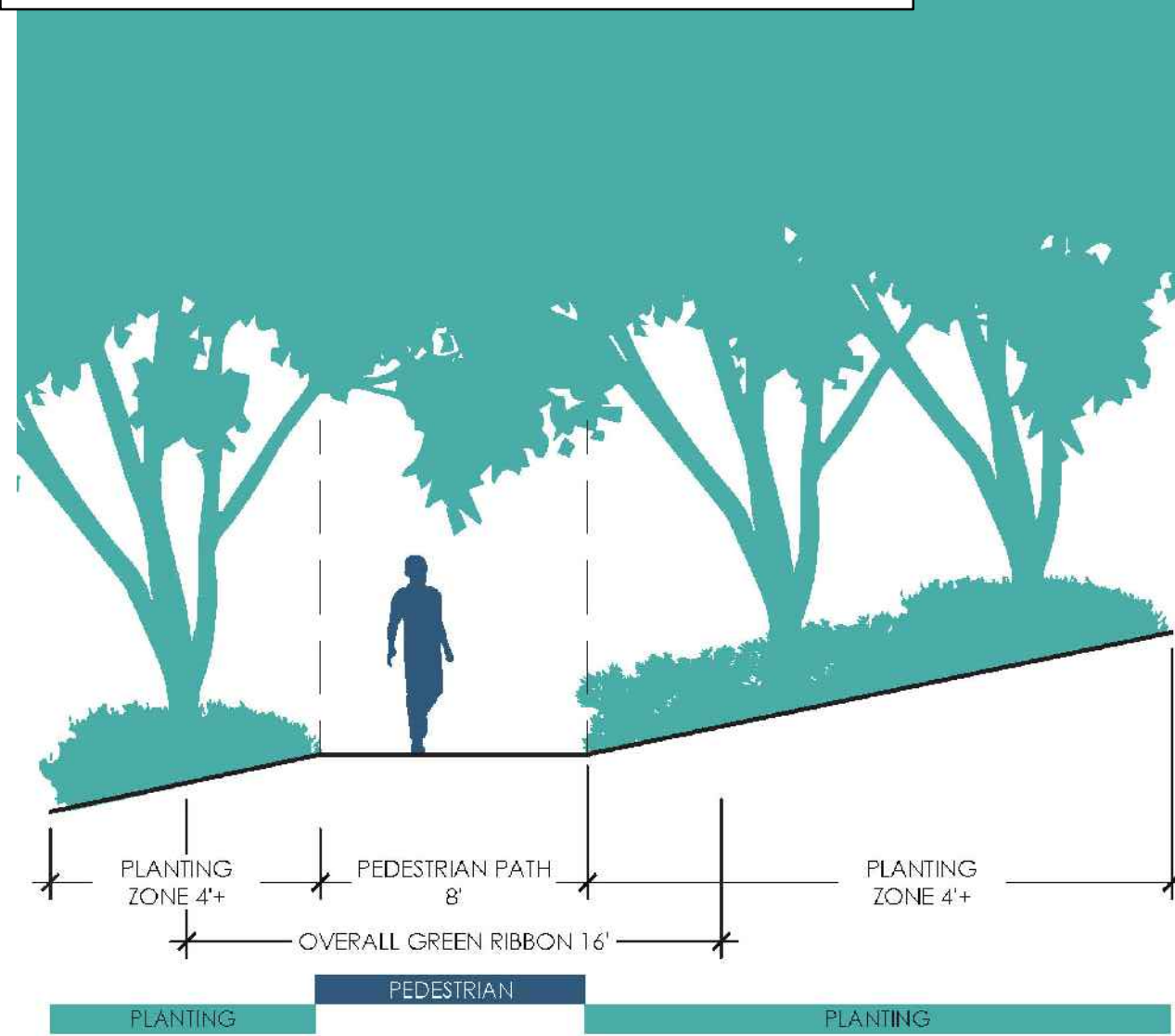
DRAWING NO.

L-2

OVERALL PDSP GREEN RIBBON TYPES DIAGRAM

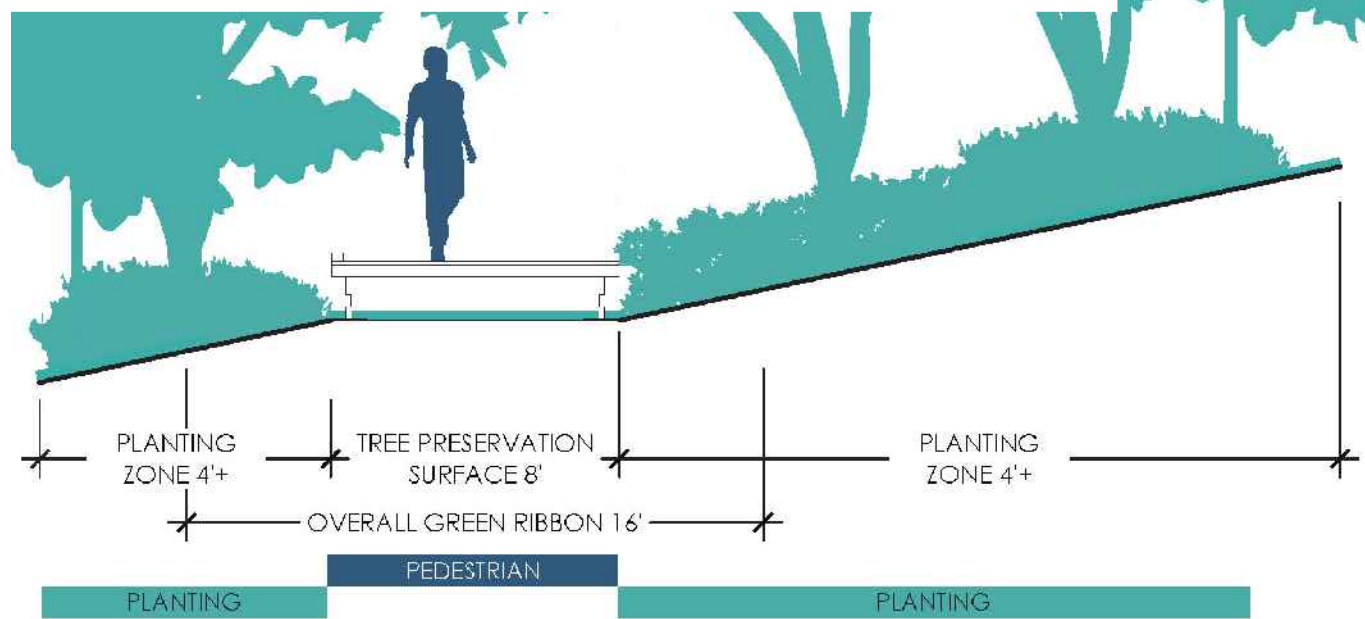


SECONDARY GREEN RIBBON - TYPE 4
AT WOODLANDS

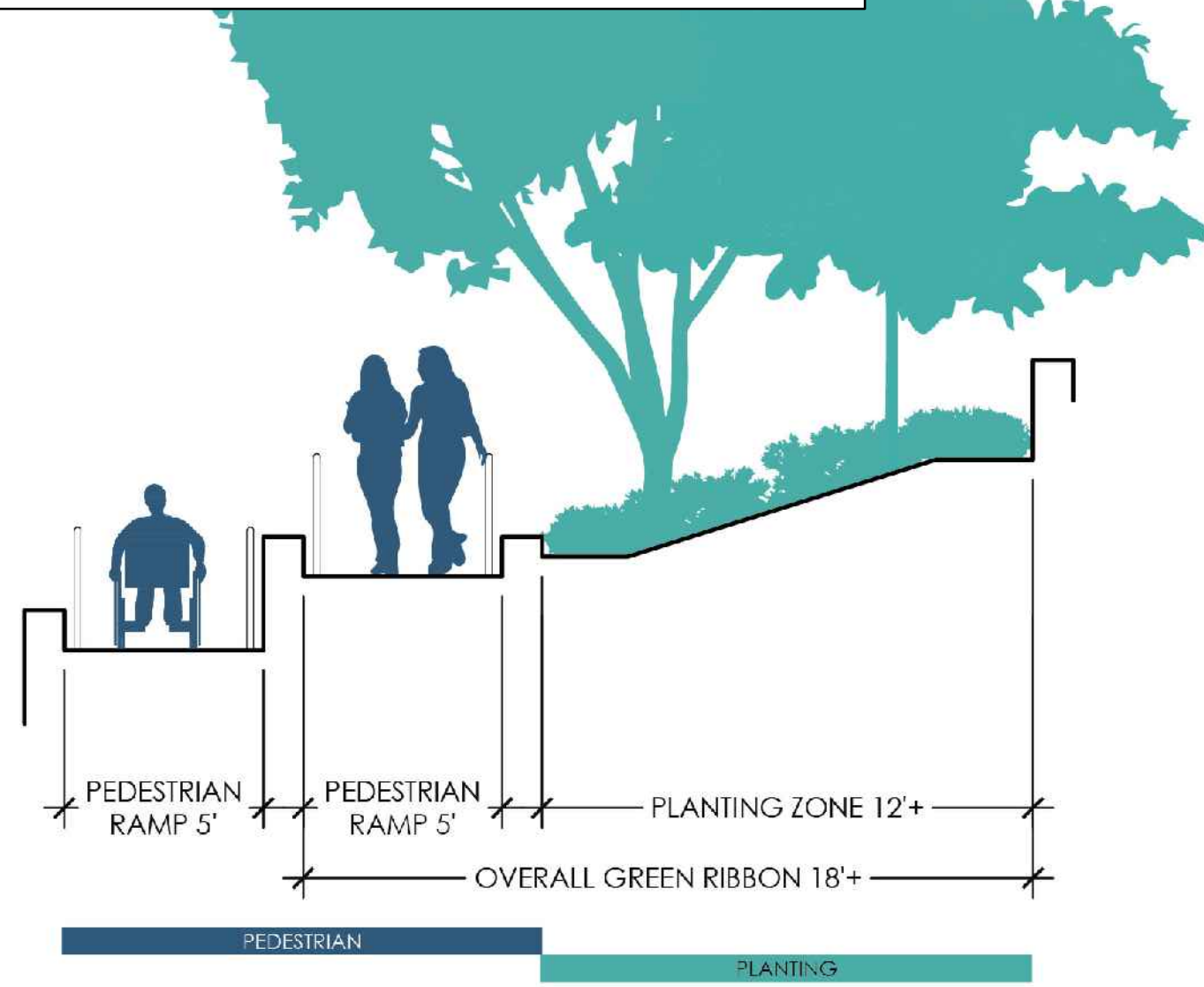


USE: WOODLAND PATH - SECONDARY GREEN RIBBON
DIMENSIONS: 16' OVERALL, 8' PEDESTRIAN CLEAR ZONE, 4' PLANTING ZONE ON EACH SIDE
PEDESTRIAN PATH: CONCRETE PER PCSP PAGE 146 AND TREE PRESERVATION DECKING TO MAXIMIZE PRESERVED CANOPY.
PLANTING ZONE: PLANTING ZONES TO BE DEFINED BY NATURALIZED PLANTINGS THAT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

TREE PRESERVATION AT SELECT LOCATIONS



SECONDARY GREEN RIBBON - TYPE 5
AT ACCESSIBLE TERRACES



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
PLANTING ZONE: RAISED PLANTING ZONE 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
LIGHTING: INTEGRATED WALL LIGHTS AT RAMP
WAYFINDING: COLUMNAR ELEMENTS AT EACH ENTRY POINT. 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



PHASED DEVELOPMENT SITE PLAN

**RIVERHOUSE
NEIGHBORHOOD**

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
NORTH PARCEL ARCHITECT
TORTI GALLAS + PARTNERS, INC.
301.588.4800
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800
CIVIL ENGINEER
BOHLER DC
202.524.5700
ATTORNEY
VENABLE LLP
202.344.4000
SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221
STRUCTURAL ENGINEER
SK + A
301.881.1441

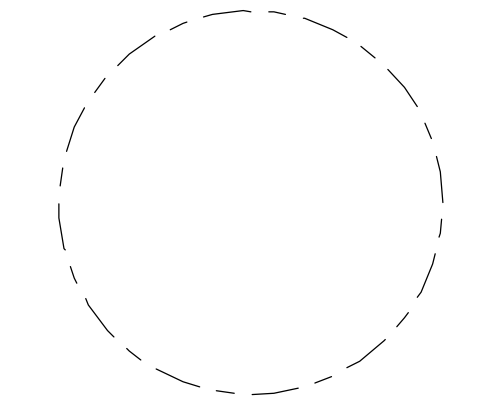
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



**GREEN RIBBON
TYPICAL
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:
NTS

JOB NO.
22-13-JBG-RIV

DRAWING NO.

L-2B

RIVERHOUSE
NEIGHBORHOOD

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

NORTH PARCEL ARCHITECT
TORTI GALLAS + PARTNERS, INC.
301.588.4800

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

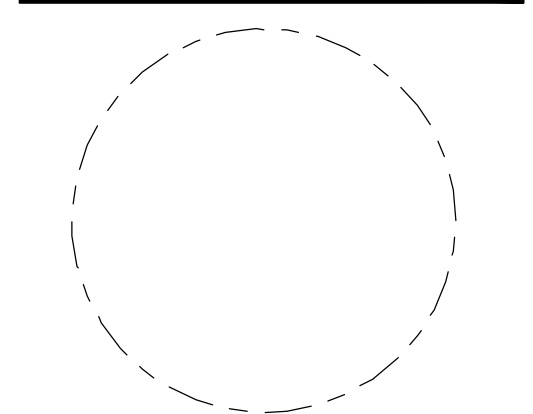
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue	
NO.	DATE

Revisions	
NO.	DATE



SITE
VEGETATION
COVERAGE

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. 22-13-JBG-RIV

DRAWING NO.
L-3



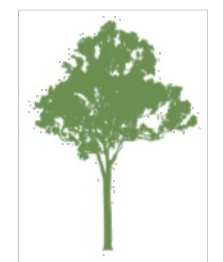
LEGEND

PROPOSED TREES

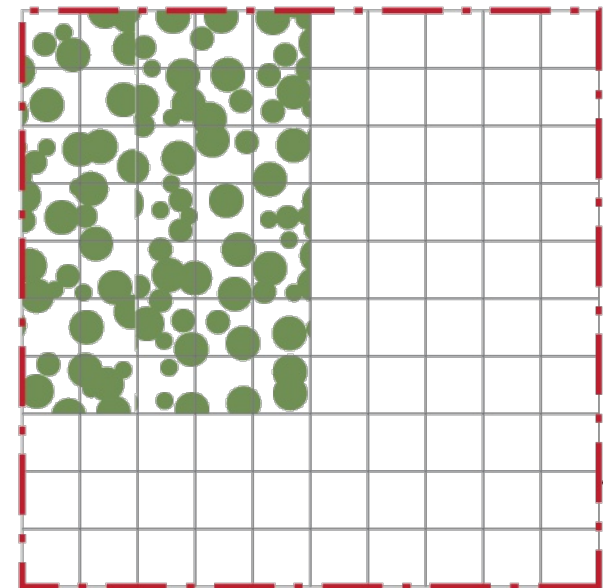
EXISTING TREES

AT- OR NEAR-GRADE
VEGETATION

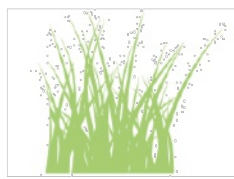
ALTERNATIVE
VEGETATION



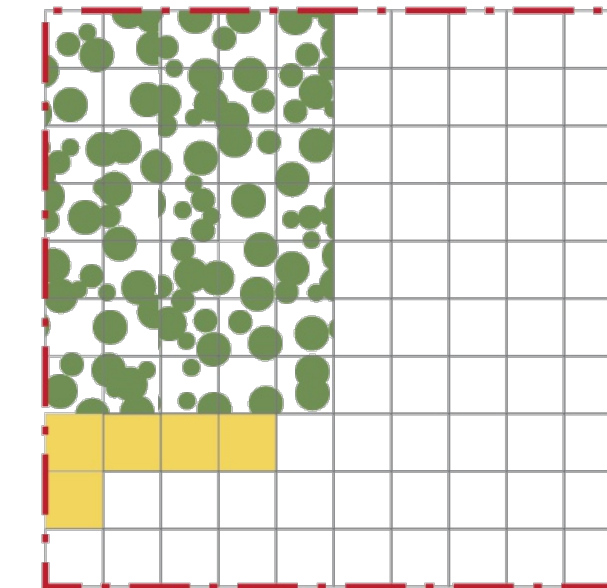
TREE CANOPY
TOTAL CANOPY COVERAGE 35%



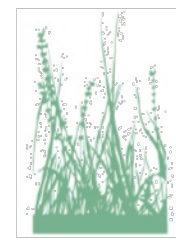
SECTOR PLAN REQUIREMENTS	
PENTAGON CITY:	15%
RIVERHOUSE:	20%



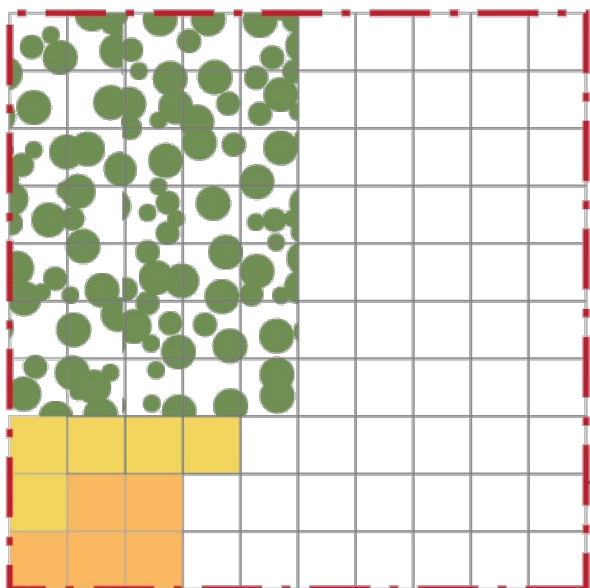
AT- OR NEAR-GRADE VEGETATION
TOTAL VEGETATION COVERAGE 5%



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



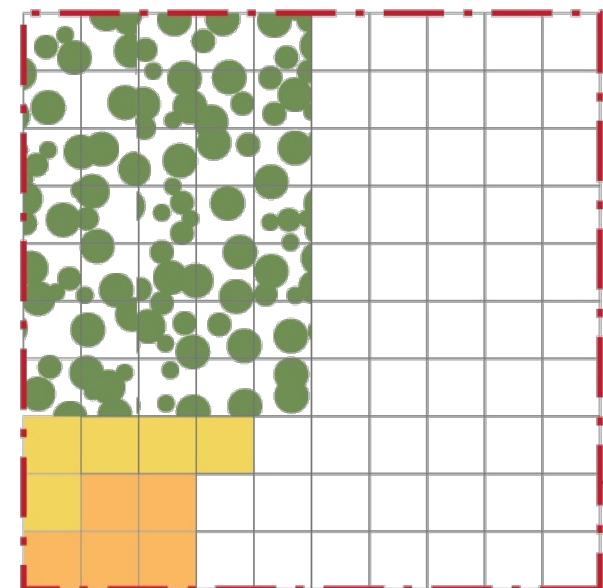
ADDITIONAL VEGETATION
TOTAL VEGETATION COVERAGE 5%



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



TREE CANOPY AND VEGETATION
TOTAL VEGETATION COVERAGE 45%



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

PHASED DEVELOPMENT SITE PLAN

RIVERHOUSE
NEIGHBORHOOD

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

NORTH PARCEL ARCHITECT
TORTI GALLAS + PARTNERS, INC.
301.588.4800

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

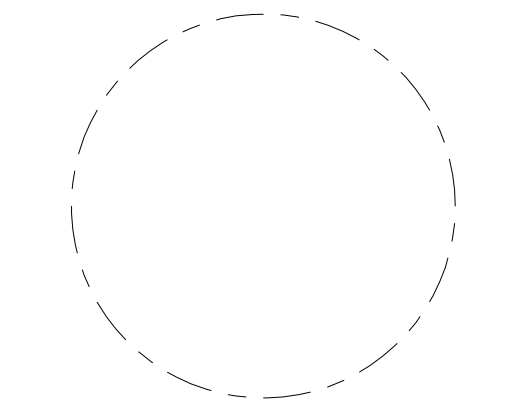
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



OVERALL TREE
PLANTING
PLAN

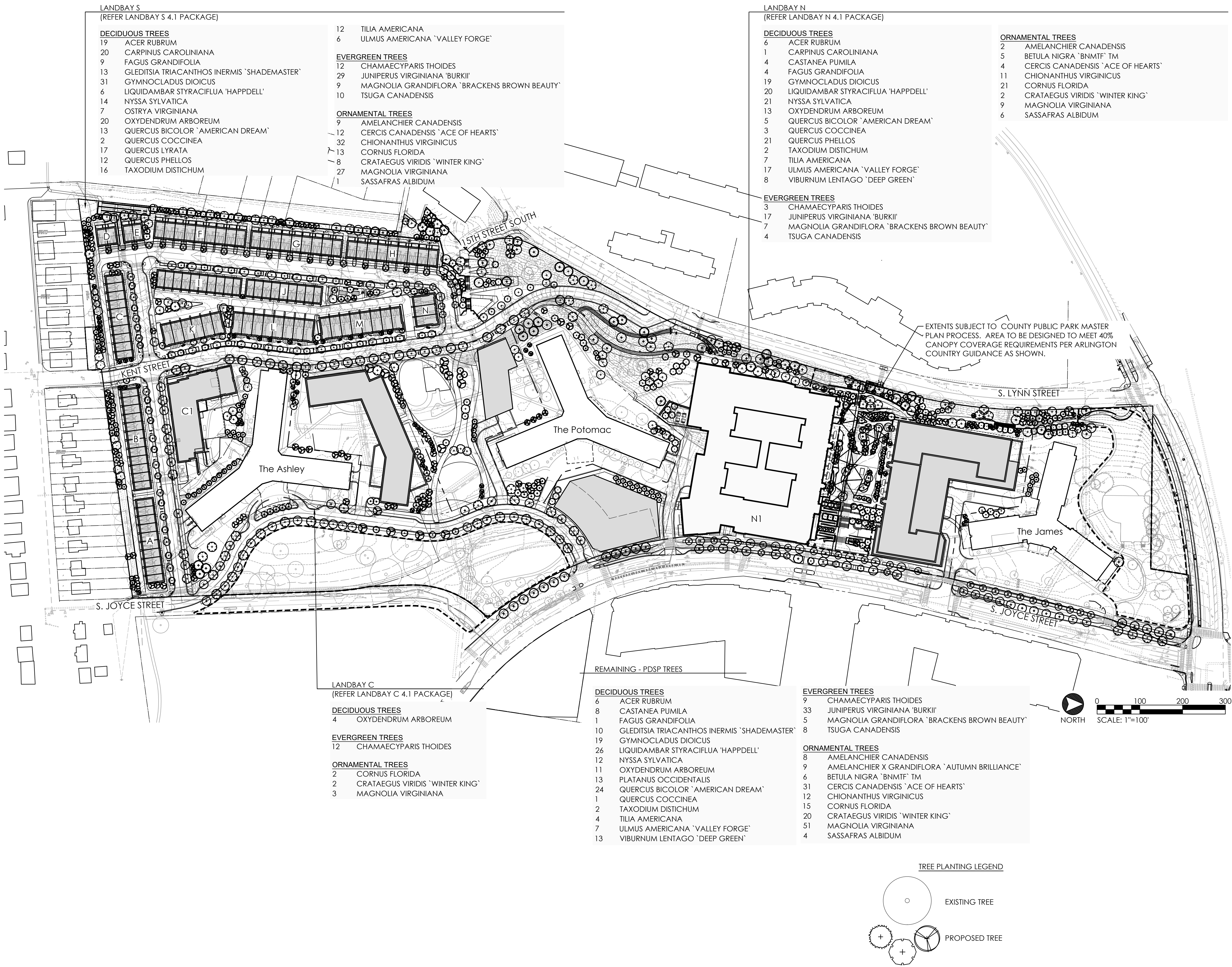
PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

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

DATE 10.17.2025	APPROVED S.B.
SCALE: 1" = 100'	JOB NO. 22-13-JBG-RIV

DRAWING NO.



PHASED DEVELOPMENT SITE PLAN

OVERALL SITE TREE SCHEDULE - PDSP

QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF
DECIDUOUS TREES							
32	ACER RUBRUM	RED MAPLE	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	312.50	10,000.00
21	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.		110	137.50	2,887.00
12	CASTANEA PUMILA	CHINQUAPIN	2" CAL.		175	137.50	1,650.00
14	FAGUS GRANDIFOLIA	AMERICAN BEECH	2.5" CAL.		315	393.75	5,512.50
19	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	312.50	5,937.50
69	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5" CAL.		250	312.50	21,562.50
42	LIQUIDAMBAR STYRACIFLUA 'HAPPELL'	HAPPIDAZE® SWEET GUM	2" CAL.		175	393.75	16,537.50
35	NYSSA SYLVATICA	SOUR GUM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250	218.75	7,656.25
7	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	175	137.50	962.50
43	OXYDENDRUM ARBOREUM	SOURWOOD TREE	2" CAL.		250	137.50	5,912.50
9	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CAL.		175	393.75	3,543.75
31	QUERCUS BICOLOR 'AMERICAN DREAM'	AMERICAN DREAM SWAMP WHITE OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	312.50	9,687.50
6	QUERCUS COCCINEA	SCARLET OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.75	2,362.50
17	QUERCUS LYRATA	OVERCUP OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	312.50	5,312.50
33	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250	312.50	10,312.50
18	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250	312.50	5,625.00
24	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL.		315	393.75	9,450.00
31	ULMUS AMERICANA 'VALLEY FORGE'	AMERICAN ELM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.75	12,206.25
21	VIBURNUM LENTAGO 'DEEP GREEN'	TREE-FORM NANNYBERRY	1.75" CAL.	STRONG SINGLE LEADER/SPECIMEN	250	62.50	1,312.50
EVERGREEN TREES							
36	CHAMAECYPARIS THOIDES	ATLANTIC WHITECEDAR	6" HT.		110	218.75	7,875.00
80	JUNIPERUS VIRGINIANA 'BURKII'	EASTERN REDCEDAR	8" HT.	SINGLE STRONG LEADER/SPECIMEN	62	218.75	17,500.00
22	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	BRACKEN'S SOUTHERN MAGNOLIA	10" HT.	SINGLE STRONG LEADER/SPECIMEN	315	393.75	8,662.50
22	TSUGA CANADENSIS	EASTERN HEMLOCK	2.5" CAL.		218	312.50	6,875.00
ORNAMENTAL TREES							
19	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	8" HT.	MULISTEMMED SPECIMEN	175	137.50	2,612.50
9	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	10" HT.	MULISTEMMED SPECIMEN	110	137.50	1,237.50
11	BETULA NIGRA 'BNMTF' TM	DURA HEAT RIVER BIRCH	10" HT.	MULISTEMMED SPECIMEN	110	218.75	2,406.25
47	CERCIS CANADENSIS 'ACE OF HEARTS'	ACE OF HEARTS REDBUD	5" HT.	SPECIMEN	175	137.50	6,462.50
55	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	8" HT.	SPECIMEN	110	62.50	3,437.50
51	CORNUS FLORIDA	FLOWERING DOGWOOD	2" CAL.		175	137.50	7,012.50
30	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2.5" CAL.	SINGLE STRONG LEADER/SPECIMEN	175	137.50	4,125.00
90	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2.5" CAL.	MULISTEMMED SPECIMEN	50	137.50	12,375.00
11	SASSAFRAS ALBIDUM	SASSAFRAS	2.5" CAL.		175	218.75	2,406.25

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 'HAPPELL'	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 RIVERHOUSE SITE CANOPY CALCULATIONS.

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 23-0001) - PROPOSED CANOPY CONTRIBUTION: 67,217 SF



BRADLEY
SITE
DESIGN

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

RIVERHOUSE
NEIGHBORHOOD

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

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

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221
STRUCTURAL ENGINEER
SK + A
301.881.1441

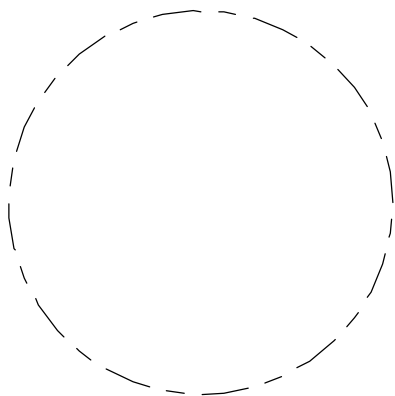
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



OVERALL 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:

JOB NO.
22-13-JBG-RIV

DRAWING NO.

L-5

PHASED DEVELOPMENT SITE PLAN