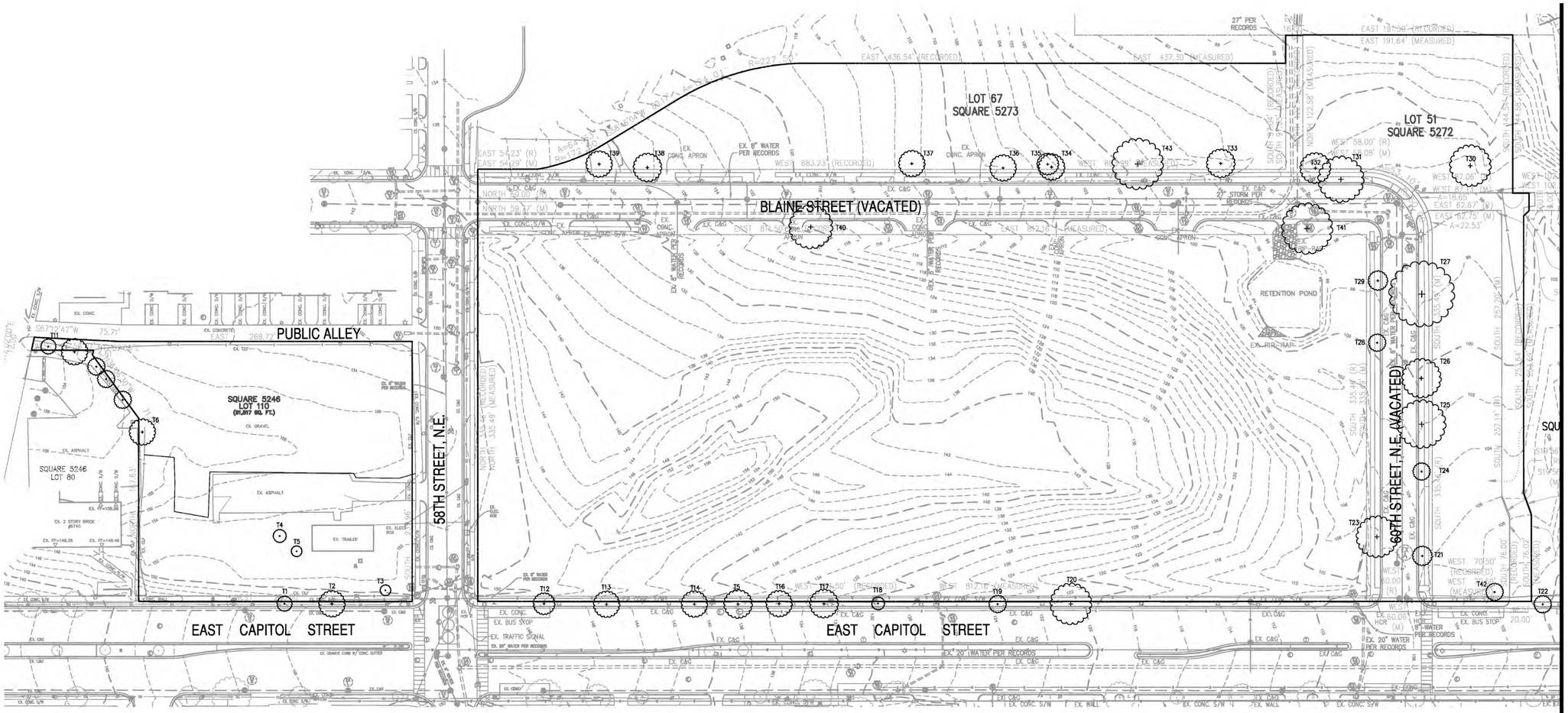

Existing Tree Inventory

Date of site visit (s): December 22, 2010
Certified Arborist: Gregg D. Eberly, MA-4616A

Tree Number	Caliper (D.B.H.)	Botanical Name	Common Name	Condition Rating	Species Rating
1	10	Ulmus americana	American Elm	0.6	0.6
2	10	Celtis occidentalis	Hackberry	0.6	0.6
3	3	Thuja occidentalis	Eastern Arborvitae	0.72	0.6
4	3	Quercus phellos	Willow Oak	0.72	0.7
5	3	Quercus phellos	Willow Oak	0.72	0.7
6	6	Acer rubrum	Red Maple	0.72	0.7
11	6	Acer rubrum	Red Maple	0.72	0.7
12	14	Ulmus americana	American Elm	0.76	0.6
13	14	Celtis occidentalis	Hackberry	0.72	0.6
14	12	Celtis occidentalis	Hackberry	0.72	0.6
15	16	Celtis occidentalis	Hackberry	0.72	0.6
16	12	Ulmus americana	American Elm	0.6	0.6
17	14	Celtis occidentalis	Hackberry	0.76	0.6
18	6	Celtis occidentalis	Hackberry	0.76	0.6
19	14	Ulmus americana	American Elm	0.48	0.6
20	22	Ulmus americana	American Elm	0.6	0.6
21	12	Quercus rubra	Red Oak	0.76	0.7
22	8	Celtis occidentalis	Hackberry	0.68	0.6

Tree Number	Caliper (D.B.H.)	Botanical Name	Common Name	Condition Rating	Species Rating
23	20	Quercus rubra	Red Oak	0.76	0.7
24	10	Quercus rubra	Red Oak	0.8	0.7
25	22	Quercus rubra	Red Oak	DEAD	0.7
26	18	Quercus rubra	Red Oak	0.76	0.7
27	30	Quercus rubra	Red Oak	0.72	0.7
28	12	Quercus rubra	Red Oak	0.48	0.7
29	12	Quercus rubra	Red Oak	0.6	0.7
30	20	Quercus phellos	Willow Oak	0.76	0.7
31	22	Quercus rubra	Red Oak	0.72	0.7
32	16	Quercus phellos	Willow Oak	0.76	0.7
33	14	Pinus virginiana	Virginia Pine	0.8	0.5
34	12	Ulmus americana	American Elm	0.48	0.6
35	14	Pinus virginiana	Virginia Pine	0.8	0.5
36	24	Quercus phellos	Willow Oak	0.8	0.7
37	14	Pinus virginiana	Virginia Pine	0.8	0.5
38	16	Quercus phellos	Willow Oak	0.8	0.7
39	14	Pinus virginiana	Virginia Pine	0.8	0.5
40	20	Quercus rubra	Red Oak	DEAD	0.7
41	22	Quercus rubra	Red Oak	DEAD	0.7
42	10	Ulmus americana	American Elm	0.72	0.6
43	24	Quercus phellos	Willow Oak	DEAD	0.7

LEGEND

EXISTING INVENTORY TREE

EXISTING TREE

Note:

1. Condition Rating based on formula provided by the Guide for Plant Appraisal published by the ISA.
   Rating: .90-100 (Excellent), .70-.89 (Good), .50-.69 (Fair), .25-.49 (Poor), .05-.24 (Very Poor)
2. Species Rating based on Mid-Atlantic Tree Species Rating Guide.
3. All trees indicated as "Remove" are to be cleared from the site due to construction impacts.
4. Trees included in this inventory had critical root zones located in or near subject area
5. NEITHER THE PROJECT ARBORIST NOR BOWMAN CONSULTING CONDONE THE IMPLEMENTING OF ANY SUGGESTED REMOVAL TECHNIQUES WITHOUT THE AGREEMENT OF THE ADJACENT PROPERTY OWNER.
6. All trees with a minimum of 3" D.B.H. were rated.
7. Special Tree as defined by the Washington D.C. Urban Forest Preservation Act of 2002, is a tree within the District of Columbia that has a minimum circumference of fifty-five inches or a diameter of 17.50 inches. Special trees must get a removal permit in order to be removed. Special trees must be replaced by (A) a quantity of saplings whose aggregated circumference equals or exceeds the circumference of the Special Tree to be removed, (B) by paying into the Tree Fund, at a tree replacement fee of $35 per inch of circumference of each Special Tree to be removed, (C) or a combination of both.

Scale: 1" = 50' - 0"

25' 0' 25' 50' 100'

N

APPLICANT
A&R COMPANIES

LAND USE ATTORNEY
Holland & Knight

MASTER PLANNER
ARCHITECT
PERKINS + WILL

ARCHITECT - WALMART
MMA

LANDSCAPE ARCHITECT
cgla

CIVIL ENGINEER
LANDSCAPE ARCHITECT
Bowman CONSULTING

CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC

DATE
02.04.13

TITLE
EXISTING TREE SURVEY

SHEET
L01.01

ZONING COMMISSION
District of Columbia
CASE NO. 13-03
EXHIBIT NO.13A8

SHADE TREES

1

2

3

4

ORNAMENTAL TREES

5

6

7

EVERGREENS & SHRUBS

8

9

10

11

12

13

14

15

GRASSES & GROUNDCOVERS

16

17

18

19

20

21

22

23

VERTICAL PLANTING

24

25

26

LEGEND:

TREES
1. HONEY LOCUST
2. WILLOW OAK
3. PRINCETON ELM
4. JAPANESE ZALKOVA
5. OKAME CHERRY
6. STAR MAGNOLIA
7. AMELANCHIER

SHRUBS & EVERGREENS
8. BARBERRY
9. BLACKHOW VIBURNUM
10. NELLY STEVENS HOLLY
11. MILKWEED
12. WITCH HAZEL
13. YEW
14. YELLOW TWIG DOGWOOD
15. BUFFORD HOLLY

GRASSES AND GROUNDCOVER
16. HEAVY METAL SWITCH GRASS
17. FOUNTAIN GRASS
18. LIRIOPE
19. PACHYSANDRA
20. DAYLILY
21. PERIWINKLE
22. HANSE HERNS SWITCH GRASS
23. JOE RYE WEED

VERTICAL PLANTING
24. EUONYMOUS VINE
25. CLIMBING HYDRANGEA
26. FERN LIVING WALL

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Bowman CONSULTING

CAPITOL GATEWAY MARKETPLACE
WASHINGTON, DC

DATE
02.04.13

TITLE
PLANT LIST AND IMAGES

SHEET
L02-01

"TWIG" PRECAST BENCH BY ESCOFET WITH BIO-RENTION AREA AT GATEWAY PLAZA

NEOCOMBO METAL BENCH BY LANDSCAPE FORMS ALONG E. CAPITOL STREET

STEEL BIKE RACK OPTIONS ALONG STREETSCAPES

STAINLESS STEEL BOLLARDS

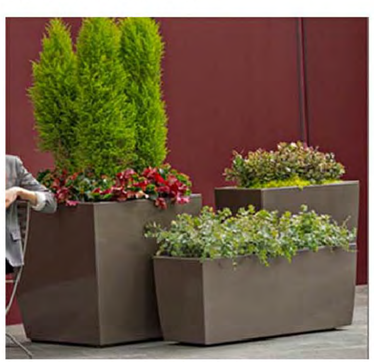
AUSTIN TRASH RECEPTACLE BY LANDSCAPE FORMS

"CHARLIE" TABLE AND BENCHES BY LANDSCAPE FORMS AT MIXED-USE BUILDING COURTYARD AND RETAIL FRONTAGES AT GATEWAY PLAZA

COURTYARD FURNITURE FOR MIXED-USE BUILDING COURTYARD

10" X 24" CONCRETE PAVERS ALONG E. CAPITOL STREET FRONTAGE

LIGHT COLUMNS BY HESS AMERICA AT GATEWAY PLAZA AND WALMART PLAZA

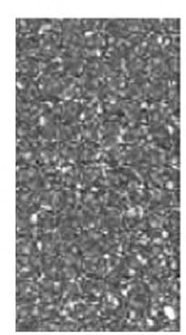


SOLARA PLANTERS BY LANDSCAPE FORMS AT MIXED-USE BUILDING COURTYARD AND RESTAURANT TERRACE

4" SQ. GRANITE COBBLE STONES AT GATEWAY PLAZA AND ALONG E. CAPITOL STREET ROW

GRASS PAVE AT OFFICE URBAN COURT

PLANKSTONE PAVERS BY HANOVER PAVERS ALONG E. CAPITOL STREET FRONTAGE, MIXED-USE BUILDING COURTYARD AND RESTAURANT TERRACE



CHARCOAL (BANDS)

NATURAL

BLUE STONE (BANDS)

GRAY

HANOVER PAVERS SELECTED PAVING COLORS ALONG GATEWAY PLAZA, E. CAPITOL STREET FRONTAGE, MULTI-FAMILY COURTYARD AND RESTAURANT TERRACE

NOTE:
MATERIALS ARE REPRESENTATIVE AND ARE SUBJECT TO CHANGE

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CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC

DATE
02.04.13

TITLE
HARDSCAPE IMAGES

SHEET
L02-02

COMMUNITY BEACON INTERNALLY LIT

HISTORICALLY FOCUSED INTERPRETIVE SIGN

CUSTOM METAL SCULPTURE ART COLUMN

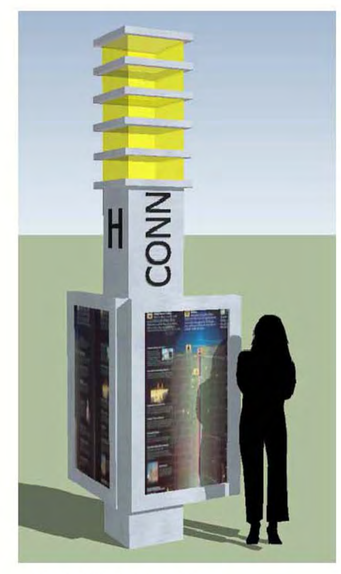
LIGHT ART COLUMN

COMMUNITY ACTIVISM INSPIRED ART

INTERPRETIVE COLUMN

MOSAIC ART COLUMNS

STREAMING LED COLUMN



INFORMATION SIGN/ LIGHT BEACON

REFER TO SHEETS L03-10 ADN L03-14 FOR PROPOSED PUBLIC ART LOCATIONS ALONG E. CAPITOL STREET

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CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC

DATE
02.04.13

TITLE
PUBLIC ART PRECEDENCE IMAGES

SHEET
L02-03

N

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CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC

DATE
02.04.13

TITLE
LANDSCAPE KEY PLAN

SHEET
L03-01

N

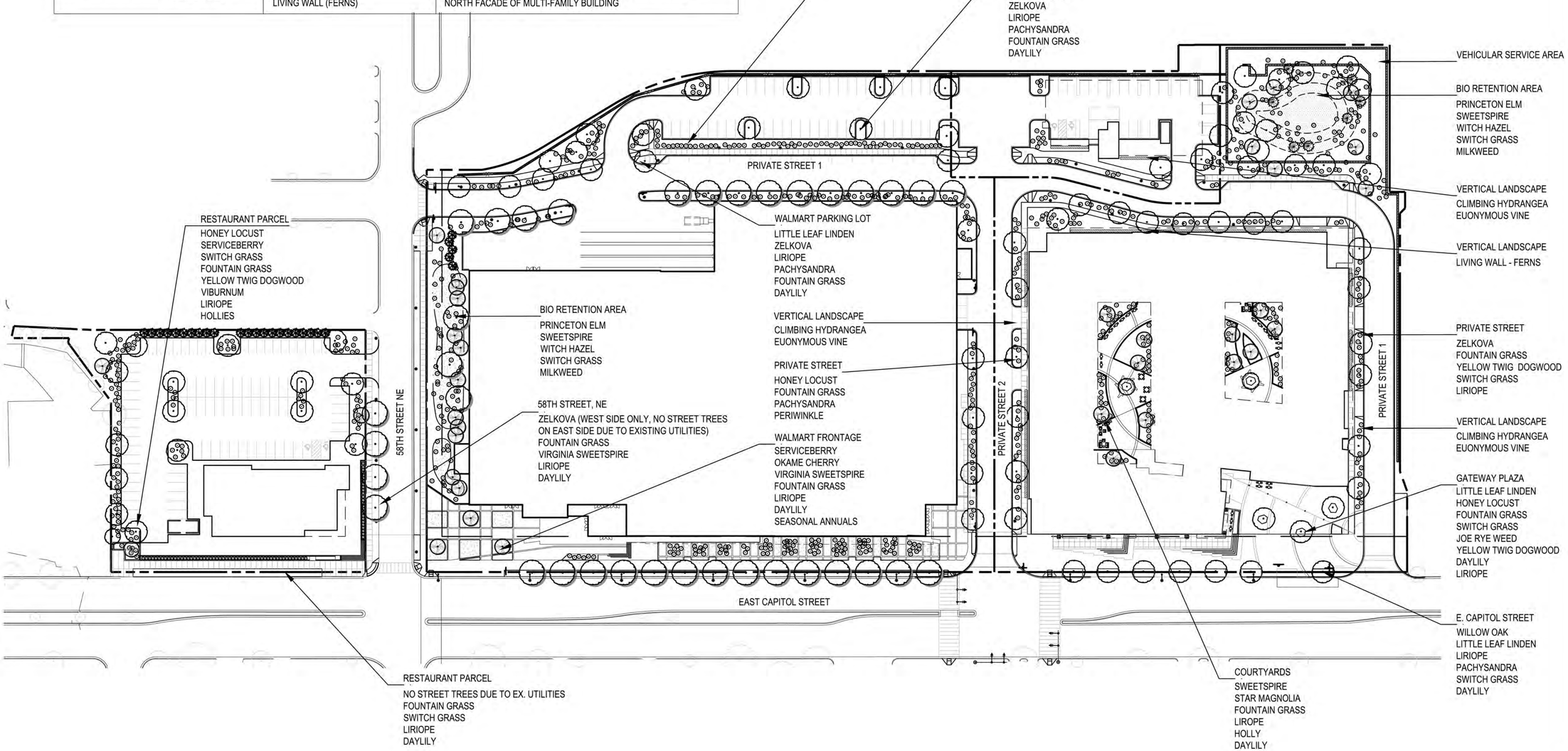
PRELIMINARY PLANT PALETTE

SYMBOL/ DESIGNATION	COMMON NAME	LOCATION
STREET TREE/ LARGE SHADE TREE	WILLOW OAK ZELKOVA HONEY LOCUST LITTLE LEAF LINDEN	STREET TREE ALONG E. CAPITOL STREET STREET TREE ALONG 58 TH STREET AND PRIVATE STREETS STREET TREE ALONG PRIVATE STREET 2 AND PARKING LOT TREE STREET TREE ALONG PRIVATE STREETS AND PARKING LOT TREE
ORNAMENTAL TREE	SERVICEBERRY (AMELANCHIER) OKAME CHERRY STAR MAGNOLIA	ACCENT AREAS, PARKING LOT AREAS, MULTI-FAMILY COURTYARD ACCENT AREAS, PLAZAS ACCENT AREAS, PLAZAS, MULTI-FAMILY COURTYARD
EVERGREENS & SHRUBS	BARBERRY MILKWEED WITCH HAZEL VIBURNUM YEW YELLOW TWIG DOGWOOD BUFFORD HOLLY VIRGINIA SWEETSPIRE	NATIVE AND ADAPTIVE SHRUBS TO BE UTILIZED WITHIN BIO-RENTETION AREAS, PARKING LOT ISLANDS AND LANDSCAPE VERGES ALONG PRIVATE ROADS.
GROUNDCOVERS AND GRASSES	BROOMSEDGE SWITCH GRASSES LIRIOPE PERIWINKLE PACHYSANDRA MILKWEED DAYLILY JOE RYE WEED	NATIVE AND ADAPTIVE SHRUBS TO BE UTILIZED WITHIN BIO-RENTETION AREAS, PARKING LOT ISLANDS AND LANDSCAPE VERGES ALONG PRIVATE ROADS.
VERTICAL LANDSCAPES	EUONYMOUS VINE CLIMBING HYDRANGEA LIVING WALL (FERNS)	EAST AND WEST FACADE OF MULTI-FAMILY BUILDING & SOUTH FACADE OF OFFICE BUILDING, COMBINE WITH CLIMBING HYDRANGEA NORTH FACADE OF MULTI-FAMILY BUILDING

SURFACE PARKING LANDSCAPE CALCULATIONS

RESTAURANT PARCEL	TOTAL AREA DEVOTED TO PARKING 10% REQUIRED LANDSCAPE AREA LANDSCAPE AREA PROVIDED CANOPY TREES REQUIRED CANOPY TREES PROVIDED	29,768 SF 2,977 SF 3,551 SF 17 17
WALMART	TOTAL AREA DEVOTED TO PARKING 10% REQUIRED LANDSCAPE AREA LANDSCAPE AREA PROVIDED CANOPY TREES REQUIRED CANOPY TREES PROVIDED	17,880 SF 1,788 SF 5,019 SF 11 14
OFFICE	TOTAL AREA DEVOTED TO PARKING 10% REQUIRED LANDSCAPE AREA LANDSCAPE AREA PROVIDED CANOPY TREES REQUIRED CANOPY TREES PROVIDED	N/A N/A 2,660 SF N/A 8
MIXED USE	TOTAL AREA DEVOTED TO PARKING 10% REQUIRED LANDSCAPE AREA LANDSCAPE AREA PROVIDED CANOPY TREES REQUIRED CANOPY TREES PROVIDED	N/A N/A N/A N/A N/A

NOTES:
1. LANDSCAPING AND PAVING IN PUBLIC ROW SUBJECT TO DDOT APPROVAL
2. TREES SHALL BE PLANTED A MIN. OF 4FT FROM ANY PROTECTIVE BARRIER
3. SURFACE PARKING AREAS SHALL PROVIDE THE EQUIVALENT OF ONE (1) CANOPY TREE FOR EVERY FIVE (5) PARKING SPACES
4. LANDSCAPING AND THE PERIMETER OF THE PARKING AREA MAY COUNT TOWARDS THE AREA REQUIREMENT OF 1510.3 UP TO A DISTANCE OF 6FT FROM THE PAVEMENT



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MMA

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cgla

CIVIL ENGINEER
LANDSCAPE ARCHITECT
Bowman CONSULTING

CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC

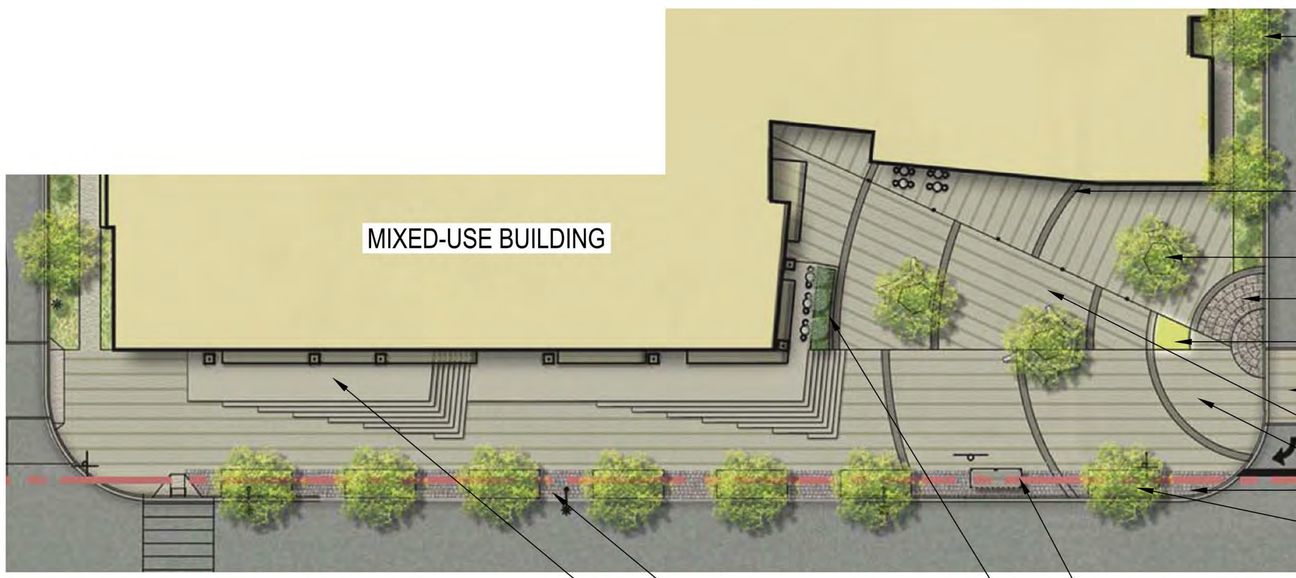
DATE
02.04.13

TITLE
OVERALL PLANTING PLAN

SHEET
L03-02

N

0 10' 20' 40' 80'



SHADE TREES IN LINEAR BIO-FILTRATION AREAS

DECORATIVE PAVER BANDS

PRE-CAST DECORATIVE BENCHES, BIO-FILTRATION PLANTERS & SHADE TREE REFER TO SHEET L02-02

GRANITE COBBLES

PUBLIC ART REFER TO PRECEDENCE IMAGES ON SHEET L02-03

DECORATIVE PAVER RAISED CROSSWALK

URBAN PLAZA

DECORATIVE CONCRETE PAVING

PERVIOUS PAVERS [PER DDOT STANDARDS

SHADE TREES IN 5' X 16' TREE PITS PER DDOT STANDARDS

RELOCATED BUS STOP

TERRACED PLANTER:

BENCHES, TRASH RECEPTACLES AND BIKE RACKS. REFER TO SHEET L02-02

RETAIL TERRACE

APPLICANT

A&R COMPANIES

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PERKINS + WILL

ARCHITECT – WALMART

MMA

LANDSCAPE ARCHITECT

cgla

CIVIL ENGINEER LANDSCAPE ARCHITECT

Bowman CONSULTING

CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC

DATE

02.04.13

TITLE

LANDSCAPE DETAIL PLAN "GATEWAY PLAZA"

SHEET

L03-10