



□ SITE PLAN KEYNOTES

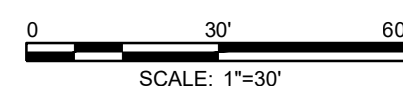
1. TEMPORARY ASPHALT PARKING LOT W/ FENCE & GATE BY SEPARATE CONTRACTOR UNDER SEPARATE PERMIT FOR INITIAL PROJECT PHASE, SHOWN GRAYSCALED. SEE INITIAL PHASE PLANS BY OTHERS.
2. TEMPORARY ASPHALT CURB
3. INSTALL TEMP ASPHALT PAVING OVER CONSTRUCTION STONE DRIVE AISLE AFTER SANITARY SEWER MAIN INSTALLATION. MATCH ADJACENT LOT ELEV. INSTALL AS A FIRST STEP IN CONSTRUCTION, PRIOR TO OCCUPATION OF EAST PARKING LOT FOR CONSTRUCTION.
4. 8' HEIGHT 20' CLEAR WIDTH LOCKABLE SWING CHAIN LINK GATE FOR VEHICLE ENTRANCE.
5. RIPRAP DRAINAGE OUTLET PROTECTION, TYP.
6. PLASTIC LUMBER CHECK DAM, TYP. SEE SWM PLAN
7. LIMITS OF DEVELOPMENT TAX LOT 804, AREA = 455,819 SF (10.46 AC)
8. 2-STORY OSSE OFFICE BUILDING
9. SURFACE OSSE BUS PARKING W/ 158 10.5'X23.5' BUS SPACES (UNLESS DIMENSIONED AS 10' WIDE) ORIENTED AT 60 DEGREES W/ MIN 18' WIDE ONE-WAY PARKING TRAVEL LANES
10. RAMP TO OSSE PARKING GARAGE UPPER LEVEL
11. LIMITS OF OSSE PARKING GARAGE UPPER LEVEL ABOVE
12. GASOLINE & DIESEL TANKS & FUEL STATION W/ VEHICLE RATED CONCRETE PAVING DRIVE AISLES, 2 DIESEL FUEL DISPENSERS IN NORTH LANE FOR FEMS & 2 GASOLINE FUEL DISPENSERS IN SOUTH LANE FOR OSSE.
13. GUARD BOOTH FOR MONITORING VEHICLE ACCESS
14. ROLL-UP VEHICLE ACCESS GATE. SEE ARCH PLANS
15. 8' HIGH BLACK PICKET STYLE SECURITY FENCE. SEE ARCH PLANS
16. VEHICLE RATED ASPHALT PAVEMENT
17. VEHICLE RATED CONCRETE PAVING, TYP
18. DDOT STD CONCRETE CURB & GUTTER, TYP
19. SIDEWALK, TYP
20. MODIFIED DDOT STD CONCRETE VEHICLE ENTRANCE & ADJACENT SIDEWALK / DRIVE AISLE FOR OSSE FUEL STATION
21. TRENCH DRAIN / CONCRETE DRAINAGE FLUME ACROSS VEHICLE ENTRANCE TO CONVEY LARGE STORM EVENT RUNOFF FROM UPPER BIORETENTION TO LOWER BIORETENTION
22. SOLID LID TRENCH DRAIN / CONCRETE DRAINAGE FLUME (42" INNER WIDTH) ACROSS SIDEWALK TO DISCHARGE ROAD RUNOFF TO BIORETENTION PLANTER
23. BIORETENTION PLANTER W/ MIN 42" HEIGHT BLACK PICKET STYLE FENCE/GUARDRAIL. SEE ARCH PLANS FOR FENCE & WALL LAYOUT.
24. BIOSWALE, TYP
25. TRENCH DRAIN, TYP
26. CONCRETE RETAINING WALL AT LIMITS OF OSSE SURFACE PARKING LOT W/ PEDESTRIAN GUARDRAIL. SEE ARCHITECTURAL & STRUCTURAL PLANS. TOP OF WALL IS FLUSH WITH PAVEMENT, TYP.
27. 8' LENGTH WHEEL STOPS INSTALLED ADJACENT RETAINING WALL, BUILDING/STRUCTURES, ETC.
28. OSSE GARAGE STAIR TOWER
29. OSSE GARAGE STAIR TOWER & ELEVATOR
30. BOLLARD, TYP
31. VEHICLE RATED CONCRETE PAVING FOR OSSE BUS LIGHT MAINTENANCE / EV CHARGING AREA
32. 6" HEIGHT ON-SITE CONCRETE CURB, TYP
33. ASPHALT PAVEMENT OVERLAY OVER MILLED EXISTING ASPHALT PARKING LOT
34. TEMPORARY MIN 8' HEIGHT CHAIN LINK FENCE AROUND TEMPORARY PARKING LOT
35. MODIFIED DDOT STD CONCRETE VEHICLE ENTRANCE & ADJACENT CONCRETE SIDEWALK / DRIVE AISLE FOR DEDICATED BUS ENTRANCE
36. MODIFIED DDOT STD CONCRETE VEHICLE ENTRANCE & ADJACENT CONCRETE SIDEWALK / DRIVE AISLE FOR DEDICATED BUS EXIT
37. MODIFIED DDOT STD CONCRETE VEHICLE ENTRANCE & ADJACENT CONCRETE SIDEWALK / DRIVE AISLE FOR VEHICLE ENTRANCE/EXIT FOR UPPER DECK PARKING
38. PEDESTRIAN GATE
39. 3 DDOT STD "U" STYLE BIKE RACKS FOR 6 LONG TERM BIKE PARKING SPACES
40. 1 DDOT STD "U" STYLE BIKE RACK FOR 2 LONG TERM BIKE PARKING SPACES
41. OSSE TRASH ENCLOSURE. SEE ARCH PLANS.
42. GATE ACCESS CALL BOX BEHIND CURB OR PROTECT BY BOLLARDS
43. PAD MOUNTED TRANSFORMER
44. DOUBLE SWING GATE
45. 4" HEIGHT CONCRETE STANDING CURB
46. BOLLARD, TYP
47. EV CHARGING STATION, TYP
48. FLAG POLE. SEE ARCH PLANS
49. TEMPORARY 8' HEIGHT CHAIN LINK FENCE
50. DDOT STD FULL DEPTH ASPHALT ROADWAY PAVEMENT (ASPHALT SURFACE COURSE OVER CONCRETE BASE) INSTALLED ADJACENT TO EXISTING DC VILLAGE LANE PAVEMENT
51. DDOT STD ASPHALT MILL & OVERLAY (2" DEPTH) OVER EXISTING CONCRETE PAVEMENT BASE
52. FUEL SPILL CONTAINMENT FOR A DUAL-WALL DOUBLE FUEL TANK (DIESEL & GASOLINE): AREAS UPSLOPE OF FUEL PAD FUEL PAD ARE INTERCEPTED AT THE FUEL PAD WITH A TRENCH DRAIN DISCHARGING TO THE ADJACENT BIORETENTION. FUEL PAD DRAINS TO SANITARY SEWER VIA A WATER-TIGHT TRENCH DRAIN SYSTEM WHICH FLOWS TO AN AUTOMATIC OIL STOP VALVE, OIL WATER SEPARATOR, AND TO THE DEDICATED SANITARY SEWER SYSTEM. SEE UTILITY PLAN. SEE ARCHITECTURE PLANS FOR FUEL TANKS & RELATED EQUIPMENT.
53. FREESTANDING SIGN. SEE ARCH PLANS
54. VEHICLE RATED CONCRETE ISLAND PAD WITH 6" RAISED CURB AND GUTTER. DOWEL CONCRETE SLAB TO GUTTER 18" ON CENTER
55. VEHICLE ENTRY SIGN. SEE ARCH PLANS
56. VEHICLE DO NOT ENTER SIGN. SEE ARCH PLANS
57. 4" WHITE PAVEMENT PAINT MARKING, TYP.
58. DDOT STD 2" MILL & OVERLAY OF FULL WIDTH OF DC VILLAGE LANE (ADJACENT TO THE PROPERTY) AFTER THE COMPLETION OF THE PHASE B WORK. SEAL/FILL EXPOSED CONCRETE BASE JOINTS. CONCRETE BASE TO REMAIN.
59. ACCESSIBLE PEDESTRIAN RAMP W/ HANDRAIL/GUARDRAIL FOR EGRESS. SEE ARCH PLANS

PHASE A HATCH LEGEND

- CONCRETE PAVEMENT
- VEHICLE HEAVY DUTY CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- ASPHALT PAVEMENT OVERLAY

SITE PLAN NOTES

1. ALL EXISTING FEATURES ARE NOT NECESSARILY DEPICTED ON THIS PLAN. SEE EXISTING CONDITIONS SHEETS.
2. REPLACEMENT OF PAVEMENT IN-KIND, SUCH AS FOR SUBSURFACE UTILITY INSTALLATION, IS NOT GRAPHICALLY DEPICTED ON THIS PLAN. BID PRICING SHALL INCLUDE IN-KIND REPLACEMENT OF PAVEMENT BASED ON EXTENT OF THE PROPOSED WORK.
3. REFER TO THE CIVIL COVER SHEET FOR ADDITIONAL INFORMATION.



#	Date	Change Description

DGS
DESIGN GROUP
OF COLUMBIA

**BUILD
MAINTAIN
SUSTAIN**

**ENGINEERS
ARCHITECTS
PLANNERS**

1525 18TH STREET N.W.
WASHINGTON, D.C. 20036
TEL 202/797-5000
FAX 202/797-5003

ALPHATEC PC

**ENGINEERS
ARCHITECTS
PLANNERS**

1525 18TH STREET N.W.
WASHINGTON, D.C. 20036
TEL 202/797-5000
FAX 202/797-5003

SUB-CONSULTANT:
AMT LLC
PROFESSIONAL ENGINEERS & LAND SURVEYORS
1010 STREET NE, SUITE 400
WASHINGTON, DC 20002
PHONE (202) 975-1822
FAX (202) 975-1822
EMAIL: JGARTH@AMTENGINEERING.COM

DISTRICT OF COLUMBIA
PROFESSIONAL ENGINEER
J. GARTH
10/12/2023
PE000000

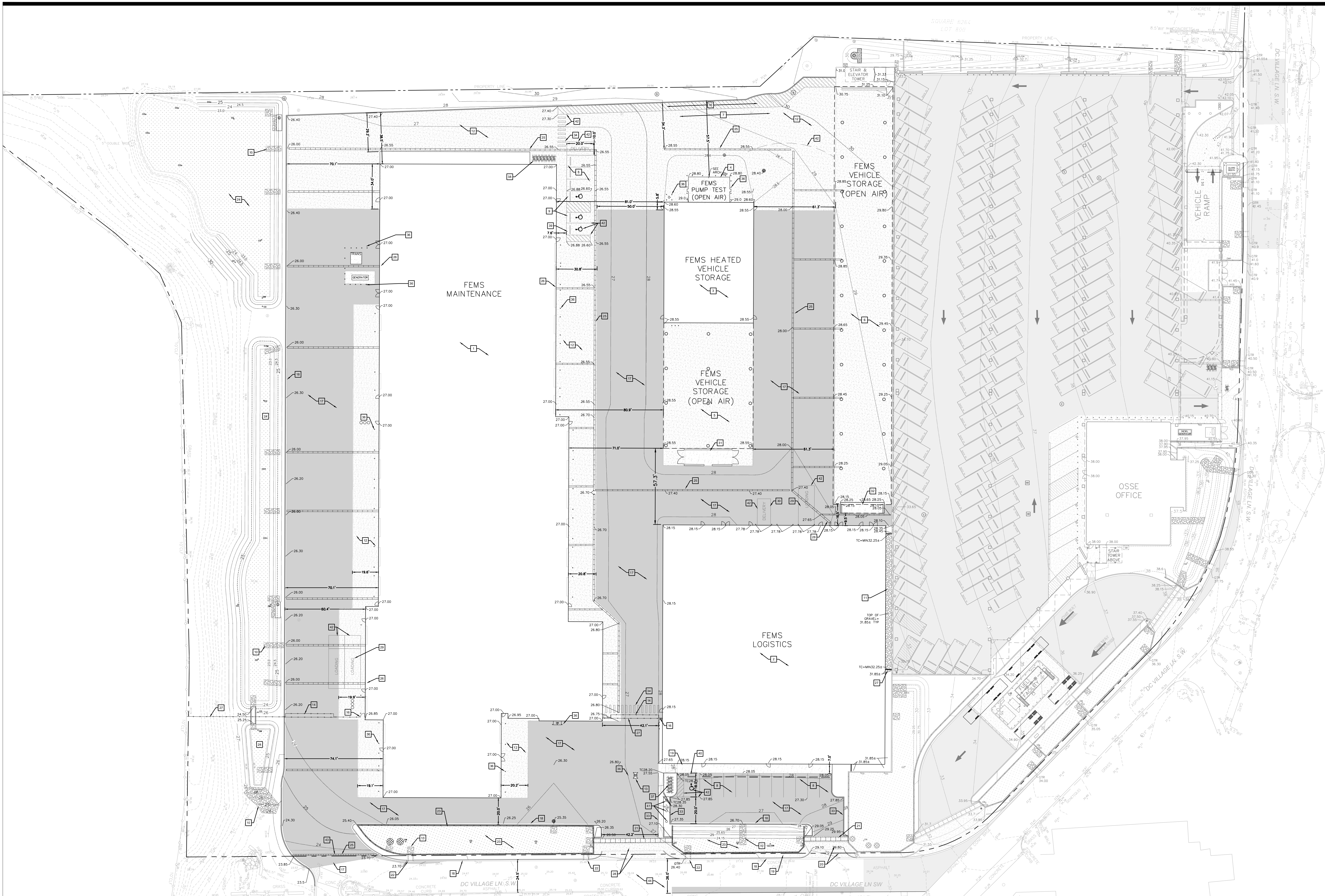
Dwg. Coord.: J.G.MLM Tech. Coord.: J.G.MLM Project No.: AMT 19-0749.001

PHASE A SITE PLAN

PERMIT SUBMISSION

CIV200

10/12/2023



□ SITE PLAN KEYNOTES

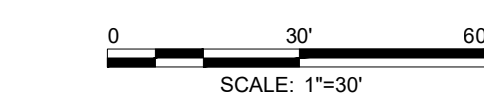
1. FEMS OFFICE & MAINTENANCE FACILITY
2. FEMS LOGISTICS WAREHOUSE
3. FEMS HEATED STORAGE
4. PUMP TEST BAY W/
5. FEMS COVERED PARKING
6. FEMS COVERED PARKING W/ SLOPED SLAB
7. LADDER TRUCK MAINTENANCE AREA
8. 9'X18' STANDARD PARKING SPACE & PARKING BLOCK, TYP.
9. 8'X18' VAN ACCESSIBLE ADA PARKING SPACE, 5'X18' AISLE, BUILDING-MOUNTED ADA SIGN, & PARKING BLOCK
10. RIPRAP DRAINAGE OUTLET PROTECTION, TYP
11. #2 STONE RIP RAP OVER CONCRETE SLAB - SEE ARCH PLANS
12. HEAVY DUTY CONCRETE PAVEMENT SURROUNDING FEMS MAINTENANCE BAYS, TYP
13. VEHICLE ACCESS INTERCOM / BADGE ACCESS IN CONCRETE ISLAND
14. ROLL-UP VEHICLE GATE, TYP
15. 8'± HEIGHT METAL PICKET SECURITY FENCE, TYP. SEE ARCH PLANS
16. PEDESTRIAN GATE, TYP
17. FULL DEPTH ASPHALT PAVEMENT, TYP
18. CONCRETE CURB & GUTTER, TYP
19. CONCRETE SIDEWALK, TYP
20. DDOT STD. CONCRETE VEHICLE ENTRANCE & ADJACENT SIDEWALK, BOTH W/ VEHICLE RATED CONCRETE SECTION
21. TRENCH DRAIN / CONCRETE DRAINAGE FLUME ACROSS VEHICLE ENTRANCE TO CONVEY LARGE STORM EVENT RUNOFF FROM UPPER BIORETENTION TO LOWER BIORETENTION, TYP
22. SOLID LID TRENCH DRAIN / CONCRETE DRAINAGE FLUME ACROSS SIDEWALK TO DISCHARGE ROAD RUNOFF TO BIORETENTION PLANTER, TYP
23. BIORETENTION PLANTER W/ MIN. 42" HEIGHT FENCE/GUARDRAIL INSTALLED IN TOP OF PLANTER CONCRETE WALL. SEE SWM PLAN, TYP
24. BIORETENTION, TYP
25. TRENCH DRAIN TO CONVEY SITE DRAINAGE AND ROOF DRAINAGE TO BIORETENTION FACILITIES, TYP
26. TRENCH DRAIN TO CONVEY DOWNSPOUT ROOF RUNOFF TO BIORETENTION TO MAINTAIN MINIMUM DISCHARGE DEPTH, TYP
27. 8'± HEIGHT CHAIN LINK SECURITY FENCE. SEE ARCH PLANS
28. DDOT STD. CONCRETE VEHICLE ENTRANCE & ADJACENT SIDEWALK, BOTH W/ HEAVY DUTY VEHICLE RATED CONCRETE SECTION
29. 12'X30' LOADING BERTH WITH 12'X10' LOADING PLATFORM, TYP
30. 10'X20' DELIVERY ZONE, TYP
31. DUMPSTER ENCLOSURE
32. TRASH / RECYCLING ENCLOSURE
33. CONCRETE CURB, TYP
34. WHITE PAVEMENT PAINT CROSSWALK, TYP
35. WHITE PAVEMENT PAINT ACCESSIBLE PATH TO OSSE STAIR TOWER/ELEVATOR
36. BOLLARDS, TYP. SEE ARCH PLANS FOR LOCATIONS
37. 5 BIKE RACKS (10 SPACES) FOR SHORT TERM BIKE PARKING
38. 7 BIKE RACKS (14 SPACES) FOR LONG TERM BIKE PARKING
39. 8'X18' ACCESSIBLE ADA PARKING SPACE, 5'X18' AISLE, BUILDING-MOUNTED ADA SIGN, & PARKING BLOCK, TYP
40. 12'X18' VAN ACCESSIBLE ADA PARKING SPACE, 5'X18' AISLE, BUILDING-MOUNTED ADA SIGN, & PARKING BLOCK
41. FLAG POLE, SEE ARCH PLANS
42. 4" WHITE PAVEMENT PAINT MARKING, TYP.
43. TRENCH DRAIN
44. DDOT STD ASPHALT MILL & OVERLAY DC VILLAGE LANE ADJACENT TO THE PROJECT. INSTALL AREAS OF FULL DEPTH ASPHALT PAVEMENT AS DIRECTED BY THE OWNER. DO NOT DISTURB PAVEMENT BASE STONE.

PHASE B HATCH LEGEND

- CONCRETE SIDEWALK & PAVEMENT
- VEHICLE RATED CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- BIORETENTION

SITE PLAN NOTES

1. ALL EXISTING FEATURES ARE NOT NECESSARILY DEPICTED ON THIS PLAN. SEE EXISTING CONDITIONS SHEETS.
2. REPLACEMENT OF PAVEMENT IN-KIND, SUCH AS FOR SUBSURFACE UTILITY INSTALLATION, IS NOT GRAPHICALLY DEPICTED ON THIS PLAN. BID PRICING SHALL INCLUDE IN-KIND REPLACEMENT OF PAVEMENT BASED ON EXTENT OF THE PROPOSED WORK.
3. REFER TO THE CIVIL COVER SHEET FOR ADDITIONAL INFORMATION.



#	Date	Change Description

DGS
DESIGN GROUP
INCORPORATED

**BUILD
MAINTAIN
SUSTAIN**

**NORTH AND SOUTH MPD
BUILDING RAZE**
BLUE PLAINS - D.C. VILLAGE LANE SW,
WASHINGTON D.C. 20032
FOR THE
GOVERNMENT OF THE DISTRICT
OF COLUMBIA

ALPHATEC PC
**ENGINEERS
ARCHITECTS
PLANNERS**

1525 18TH STREET N.W.
WASHINGTON, D.C. 20036
TEL 202/797-5000
FAX 202/797-5003

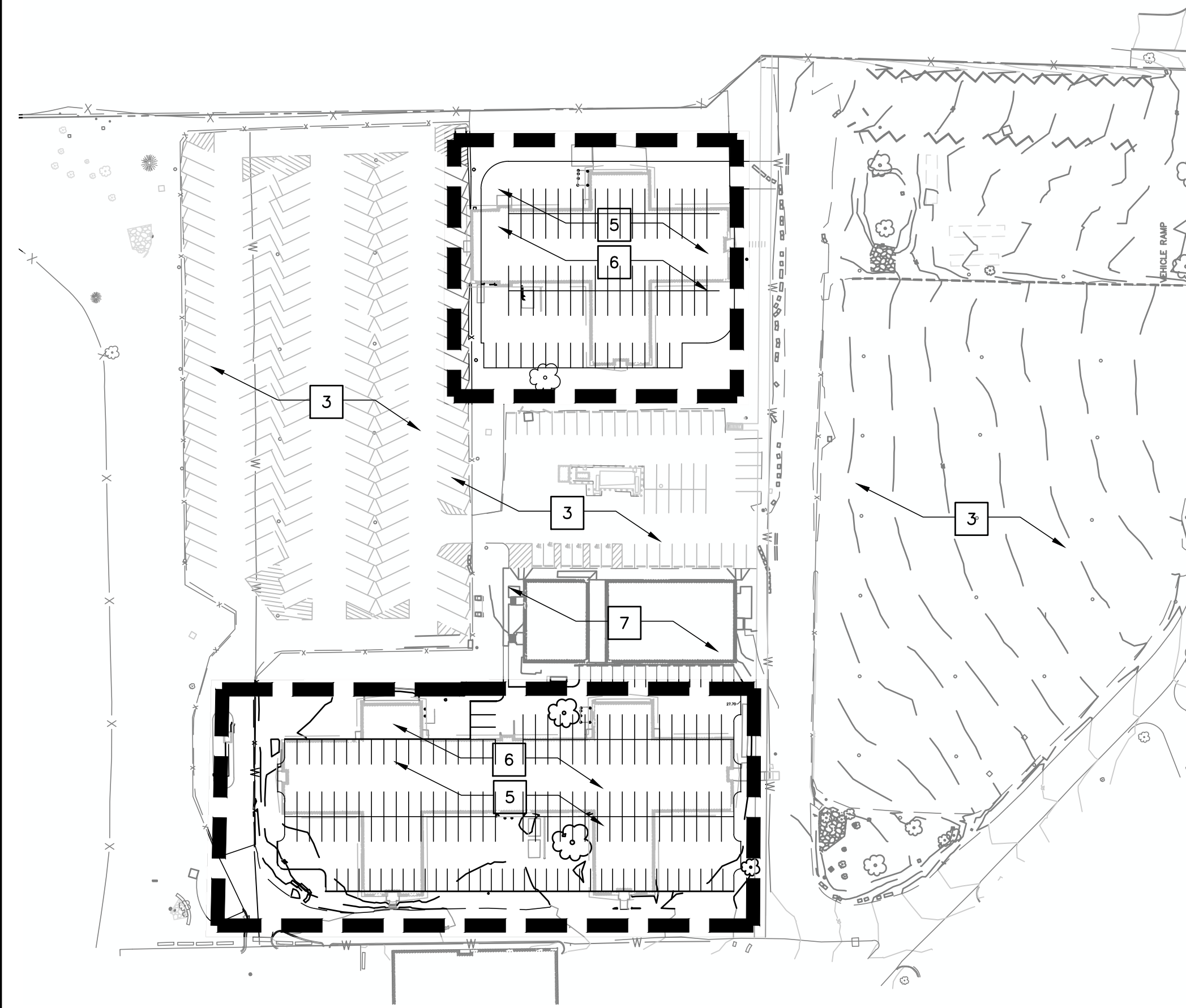
SUB-CONSULTANT:
AMT LLC
PROFESSIONAL ENGINEERS & LAND SURVEYORS
1010 STREET NE, SUITE 400
WASHINGTON, DC 20002
PHONE (202) 975-1822
EMAIL: JGARTH@AMTENGINEERING.COM

SEAL
DISTRICT OF COLUMBIA
PROFESSIONAL ENGINEER
10/12/2023
Project No: AMT 19-0749.001

Dwg. Coord.: J.G.MLM	Tech. Coord.: J.G.MLM	Project No: AMT 19-0749.001
PHASE B SITE PLAN		CIV700
PERMIT SUBMISSION		10/12/2023

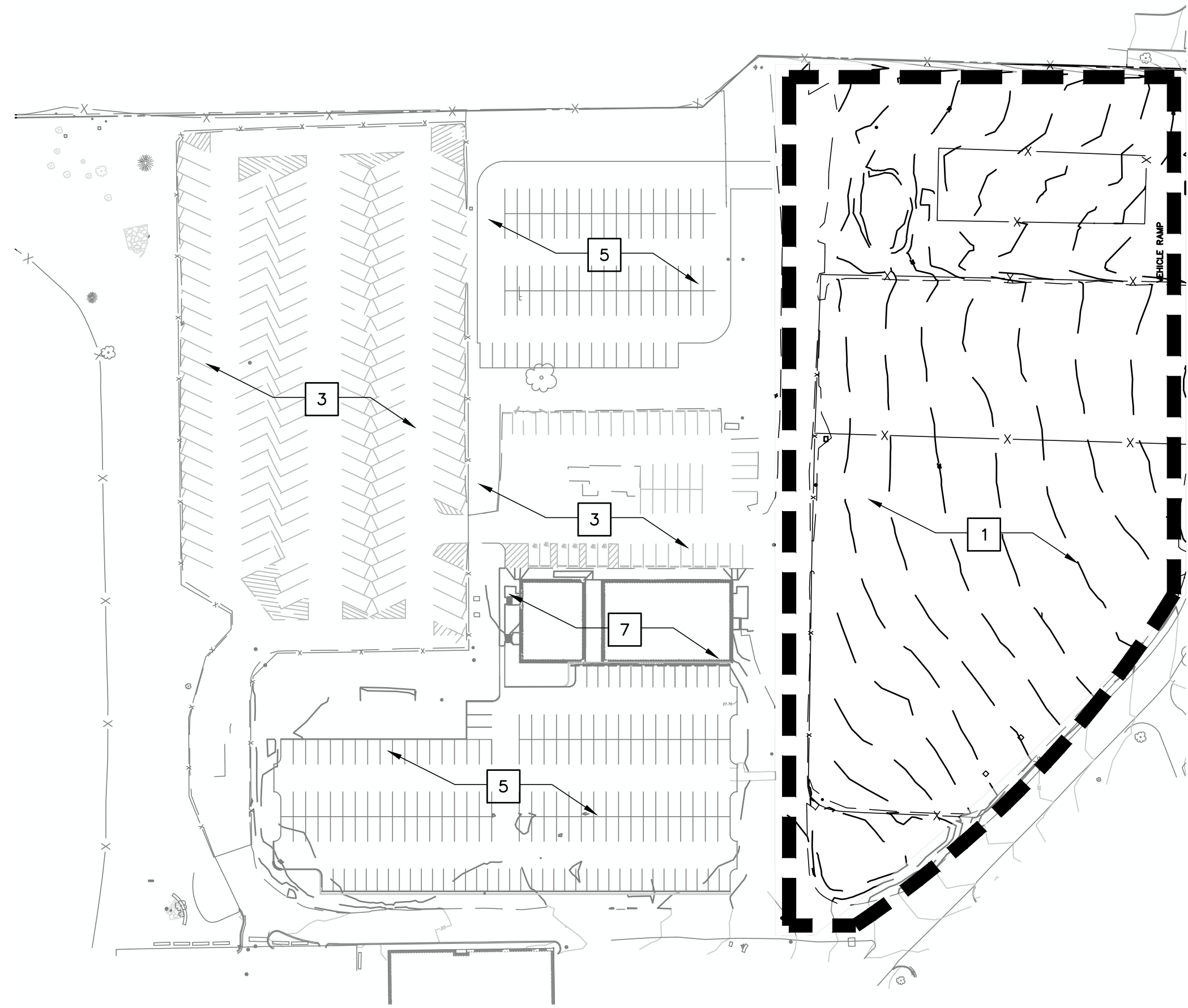
AA	ADHESIVE APPLIED	CG	CORNER GUARD	EG	EXHAUST GRILLE	OFOI	OWNER FURNISHED – OWNER INSTALLED	LT	LIGHT	OW	OWNER INSTALLED	REV	REVIS (ED) (ION)	TC	TOP OF CURB
AB	ANCHOR BOLT	CH	CEILING HEIGHT	EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	GFCI	GOVERNMENT FURNISHED– CONTRACTOR INSTALLED	LTG	LIGHTING	OH	OVERHEAD	RFP	REQUEST FOR PROPOSAL	TD	TOP OF DECK
A/C	AIR CONDITION	CI	CAST IRON	EJ	EXPANSION JOINT	GL	GLASS	m	METER (S)	OPG	OPENING	RFPD	REFER FIRE PROTECTION DRAWINGS	TEL	TELEPHONE
ACC	ACCESS	CJ	CONTROL JOINT	EL	ELEVATION	GND	GROUND	mm	MILLIMETER (S)	OPNG	OPENING	RL	RAIN LEADER	TEMP	TEMPERED
ACP	ACOUSTICAL CEILING PANEL	CL	CENTER LINE	ELAS	ELASTOMERIC	GOVT.	GOVERNMENT	MACH	MACHINE	OPP	OPOSTITE	RM	ROOM	THR	THRESHOLD
ACST	ACOUSTICAL	CLG	CEILING	ELEV	ELEVATOR	GPR	GROUND PENETRATING RADAR	MAS	MASONRY	ORIG	ORIGINAL	RMD	REFER MECHANICAL DRAWINGS	TK	THICK
ACT	ACOUSTICAL CEILING TILE	CLKG	CAULKING	EMT	ELECTRIC METAL TUBING	GR	GRADE	MATL	MATERIAL	OWSJ	OPEN WEB STEEL JOISTS	RO	ROUGH OPENING	TP	TOP OF PAVEMENT
AD	AREA DRAIN	CLO	CLOSET	ENCL	ENCLOSURE	GSFT	GLAZED STRUCTURAL FACING TILE	MAX	MAXIMUM	OZ	OUNCE	R.P.S.	RECESSED PROJECTION SCREEN	TOD	TOP OF DECK
ADA	AMERICANS WITH DISABILITIES ACT	CMU	CONCRETE MASONRY UNIT	ENT	ENTRANCE	GWB/GYP	BO GYPSUM BOARD	MCR	MARKETING COMMUNITY RELATIONS	PART.	PARTITION	RROT	RAPID RESPONSE OUTREACH TEAM	TRT	TREATED
ADH	ADHESIVE	CNR	CORNER	EQ	EQUAL	HC	HANDICAPPED	MECH	MECHANICAL	PC	PRECAST	RUB	RUBBER	TST	TOP OF STEEL
ADJ	ADJUSTABLE	CO	CLEAN OUT	EQUIP	EQUIPMENT	HOWD	HARDWOOD	M/P/E/FP	MECHANICAL/PLUMBING/ELECTRICAL	PCP	PRECAST CONCRETE PLANK	RPD	REFER PLUMBING DRAWINGS	TW	TOP OF WALL
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	COL	COLUMN	EST	ESTIMATE (D)	HOWR	HARDWARE	MEC	MECHANICAL	PC.C	PRECAST CONCRETE	RSD	REFER STRUCTURAL DRAWINGS	TYP	TYPICAL
AFF	ABOVE FINISH FLOOR SLAB	CONC	CONCRETE	EST	ESTIMATE (D)	HJHR	HORIZONTAL JOINT REINFORCEMENT	MEMB	MEMBRANE	PER	PERIMETER	SC	SOLID CORE	UC	UNDERCUT
AGG	AGGREGATE	CONF	CONFERENCE	EST	ESTIMATE (D)	HJHR	HORIZONTAL JOINT REINFORCEMENT	MEB	MEDIUM	PL	PLATE	SCH	SCHEDULE(D)	UL	UNDERWRITER'S LABORATORIES INC.
AHU	AIR HANDLING UNIT	CONST	CONSTRUCTION	EW	ELECTRIC WATER COOLER	HJR	HORIZONTAL JOINT REINFORCEMENT	MEMB	MEMBRANE	PLAM	PLASTIC LAMINATE	SJT	SCORED JOINT	UM	UTILIZATION MANAGEMENT
AL	ALUMINUM	COR	CORRIDOR	EXH	EXHAUST	HM	HOLLOW METAL	MEP	MECHANICAL/ELECTRICAL/PLUMBING	PNL	PANEL	SECT	SECTION	UNF	UNFINISHED
ALT	ALTERNATE	COTR	CONTRACTING OFFICER'S TECHNICAL REPRESENTATIVE	(E)	EXIST/ EXISTING	HORIZ	HORIZONTAL	MEZZ	MEZZANINE	PNM	PROVIDER NETWORK MANAGEMENT	SF	SQUARE FEET (FOOT)	UON	(U.O.N)UNLESS OTHERWISE NOTED
A.P.	ACCESS PANEL	CP	CENTER POINT	EXT	EXTERIOR	HP	HIGH POINT	MFR	MANUFACTURER	PNO	PROVIDER NETWORK OPERATIONS	SHL	SHELF	UTL	UTILITY
APC	ACOUSTIC PANEL CEILING	CPT	CARPET	F	FILLER	HR	HOUR	MIN	MINIMUM	POLY	POLYETHYLENE	SHT	SHEET	VAT	VINYL ASBESTOS TILE
APPROX	APPROXIMATELY	CTR	CERAMIC TILE	FCU	FAN COIL UNIT	HT	HEIGHT	MISC	MISCELLANEOUS	PR	PAIR	SIM	SIMILAR	VB	VAPOR BARRIER
AQT	ABRASIVE QUARRY TILE	CT	CERAMIC TILE	FD	FLOOR DRAIN	HVAC	HEAT-VENTILATING– AIR-CONDITIONING	MLDG	MOLDING	PROJ (N)	PROJECT (ED) (ION)	SL	SLIDING	VCT	VINYL COMPOSITION TILE
ARCH.	ARCHITECT (URAL)	CTSK	COUNTERSINK	FDN	FOUNDATION	IDM	INSIDE DIAMETER	MOD	MODIFIED	PSF	POUNDS PER SQUARE FOOT	SLT	SEALANT	VEND	VENDING
AUTO	AUTOMATIC	CUH	CABINET UNIT HEATER RMD	FE	FIRE EXTINGUISHER	INSUL	INSULATE (E) (ED) (ION)	MOV	MOVABLE	PS. WM.	PROJECTION SCREEN WALL MOUNTED	SNV	SANITARY NAPKIN VENDOR	VENT	VENTILATE
AVG	AVERAGE	D.B.	DIRECTORY BOARD	FEC	FIRE EXTINGUISHER & CABINET	INT	INTERIOR	MR	MOISTURE RESISTANT	PTD	PAINT (ED)	SPEC (S)	SPECIFICATION (SPECIFIED)	VERT	VERTICAL
BA	BLAST ANCHOR	DCFEMS	DISTRICT OF COLUMBIA FIRE AND EMERGENCY MEDICAL SERVICE	FF	FINISHED FLOOR	INV	INVERT	MS	MARBLE SADDLE	PTH	PASS THROUGH	SPF	SPRAYED FIREPROOFING	VEST	VESTIBULE
BC	BRICK COURSE (S)	DEPT	DEPARTMENT	FFE	FURNITURE FIXTURE & EQUIPMENT	INSV	INSULATED WALL SYSTEM	MTD	MOUNTED/MOUNTING	PTR	PAPER TOWEL RECEPTACLE	SQ / SQFT	SQUARE (FEET)	VIF / V.I.F.	VERIFY IN FIELD
BD	BOARD	DELIV	DELIVERY	FIG	FIGURE	JAN	JANITOR	MTH	METAL THRESHOLD	PVC	POLYVINYL CHLORIDE	SSK	SERVICE SINK	VOC	VOLATILE ORGANIC COMPOUND
BET	BETWEEN	DEPT	DEPARTMENT	FIN	FINISH	JB	JUNCTION BOX	MTL	METAL	PVG	PAVING	SS	STAINLESS STEEL	VT	VINYL TILE
BIT	BITUMINOUS	DEPT	DEPARTMENT	FL	FLOOR	JST	JOIST	MULL	MULLION	PWD	PLYWOOD	STAC	STAGGERED	VWC	VINYL WALL COVERING
BL	BORROWED LIGHT	DET	DETAIL	FLAM	FLAMMABLE	JT	JOINT	N	NORTH	QT	QUARRY TILE	STD	STANDARD	W/	WITH
BLDG	BUILDING	DF	DRINKING FOUNTAIN	FLASH	FLASHING	KD	KNOCKED-DOWN	NIC	NOT IN CONTRACT	R	RADIUS	STOR	STORAGE	WAIN	WAINSCOT
BLKD	BULKHEAD	DH	DOUBLE HUNG	FLEX	FLEXIBLE	KH	KNEE HOLE	NO. (#)	NUMBER	R	RISER	STR	STRUCTURAL	WC	WATER CLOSET
B.M.	BENCH MARK	DIA	DIAMETER	FLUOR	FLUORESCENT	KIT	KITCHEN	NOM	NOMINAL	RD	ROUND	ST	STEEL	WD	WOOD
BM	BEAM	DIAG	DIAGONAL	FO	FINISH OPENING	KND	KILN DRIED	NRC	NOISE REDUCTION COEFFICIENT	R.A.	ROOF DRAIN	SUB	SUBSTITUTE	W	WINDOW
BOT	BOTTOM	DISP	DISPENSER	FR	FRAME (ED) (ING)	KO	KNOCK OUT	NTS	NOT TO SCALE	R.C.D.	REFER CIVIL DRAWINGS	SUP	SUPPLY	WDP	WOOD PANELING
BRT	BEARING	DIST	DISTANCE	FRPF	FIREPROOFING	L	LENGTH	OA	OVERALL	REC	RECESSED	SUSP	SUSPENDED	WID	WIDTH
B.S.	BRICK SHELF	DIV	DIVISION (DIVIDED)	FS	FULL SIZE	LAM	LAMINATE (ED)	OC	ON CENTER	REC	RECEIVED	SW	SWITCH	W/O	WITHOUT
C	CHANNEL	DN	DOWN	FT	FOOT/FEET	LAV	LAVATORY	OD	OUTSIDE DIAMETER	RECP	RECEPTACLE	SWD	STORM WATER DRAIN	WP	WATERPROOF
CAB	CABINET	DR	DOOR	FTG	FOOTING	LB	POUND	OF	OUTSIDE FACE	RED	REFER ELECTRICAL DRAWINGS	SYM	SYMMETRICAL	WS	WEATHERSTRIPPING
CB	CATCH BASIN	DS	DOWN SPOUT	FUR	FURRING	LIN	LINEAR/LINEAL	OFCI	OWNER FURNISHED – CONTRACTOR INSTALLED	REF	REFER (ENCE)	SY	SYSTEM	WT	WEIGHT
CE	CATCH BASIN	DW	DISHWASHER	GA	GAUGE	LL	LIVE LOAD	OFF.	OFFICE	REFR	REFRIGERATOR	T	TREAD	WWF	WELDED WIRE FABRIC
CEC	CARPET EDGE STRIP	DWG(S)	DRAWING(S)	GALV	GALVANIZED	LP	LOW POINT	OFQI	OWNER FURNISHED –	REFR	REFRIGERATOR	T	TREAD	WWM	WELDED WIRE MESH
CF	CUBIC FEET (FOOT)	EA	EACH	GEN	GENERAL					REIN	REINFORC (E) (ED) (ING)	T	TREAD		
CFCI	CONTRACTOR FURNISHED – CONTRACTOR INSTALLED									REQ'D	REQUIRED	T	TREAD		
CFM	CUBIC FEET PER MINUTE									RES	RESILIENT EDGE STRIP	T	TREAD		
CFMF	COLD FORMED METAL FRAMING											T.BOLT	TOGGLE BOLT		

5	G-005	ABBREVIATIONS	4	G-005	PROJECT DESCRIPTION
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	GENERAL NOTES
3	G-005	SYMBOL LEGEND	2.1	G-005	MATERIALS
2	G-005		2	G-005	SYSTEM NOMENCLATURE
1	G-005		1	G-005	



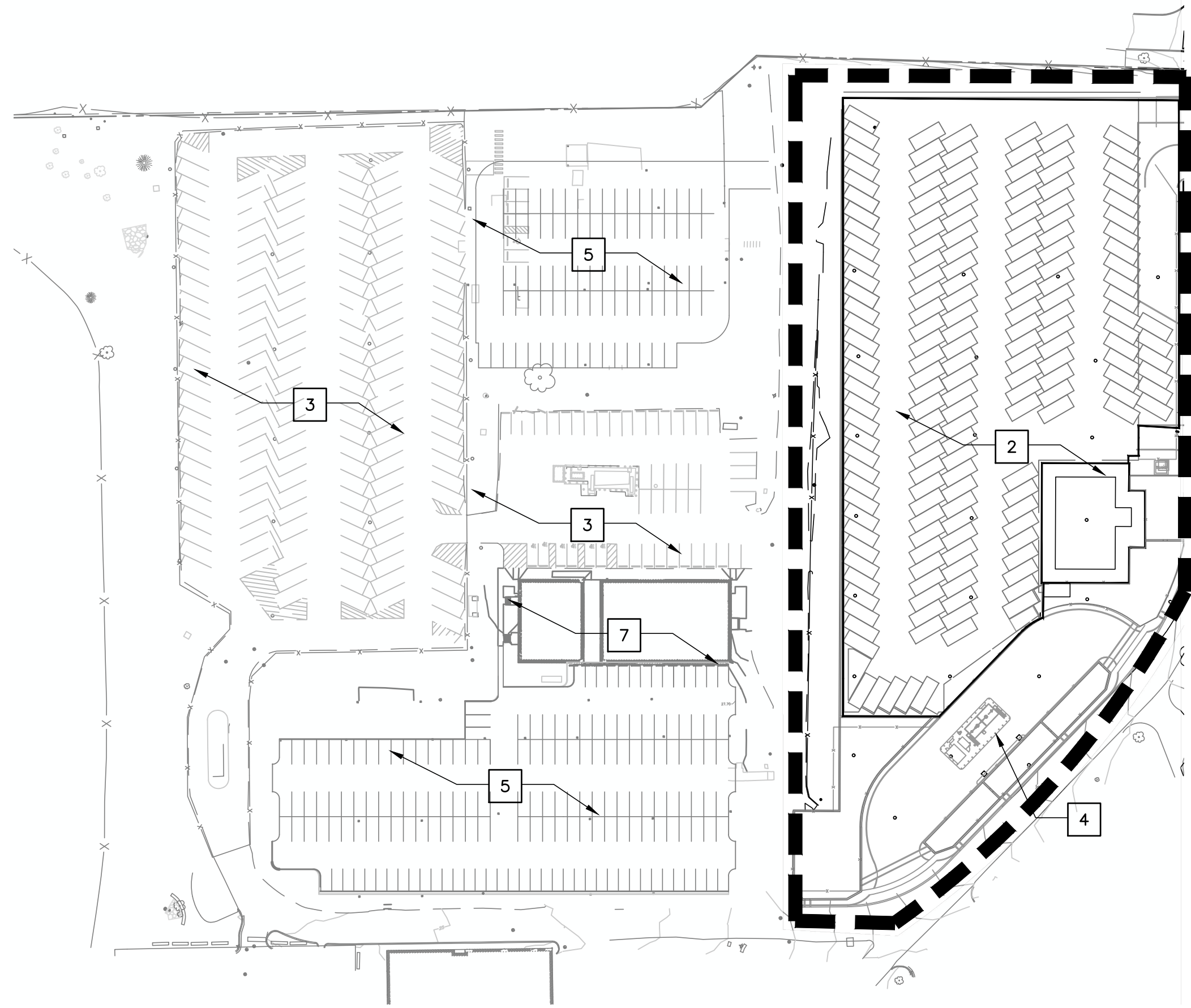
A1
TEMPORARY SITE LIGHTING OF TEMPORARY PARKING TO ACCOMMODATE UNINTERRUPTED OSSE OPERATIONS AND TEMPORARY PARKING USE

1
G-007 SITE PLAN - PHASE A1



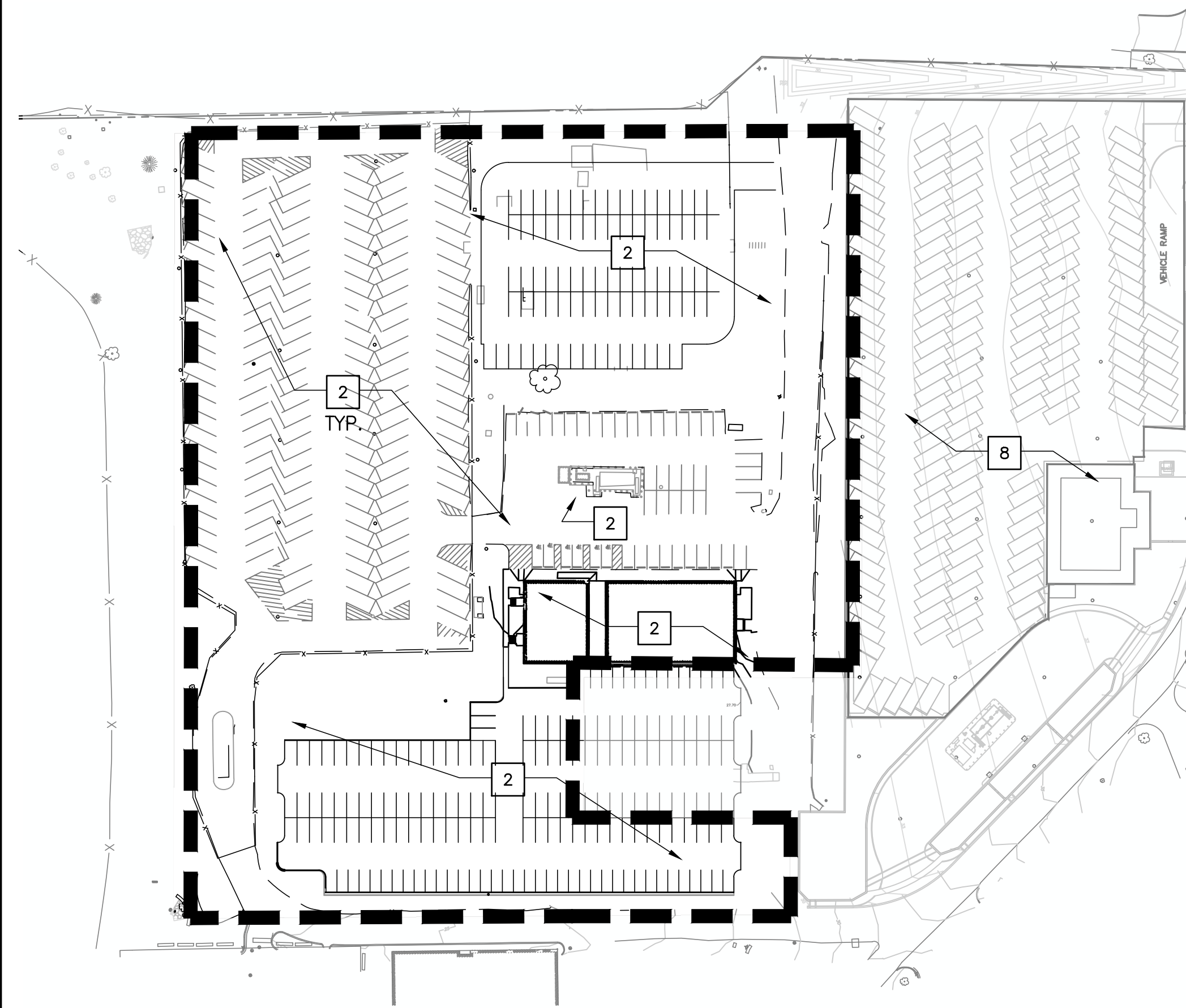
A2
SITE CLEARING TO ACCOMMODATE NEW OSSE OPERATIONS AND UNINTERRUPTED EXISTING OSSE OPERATIONS.

2
G-007 SITE PLAN - PHASE A2



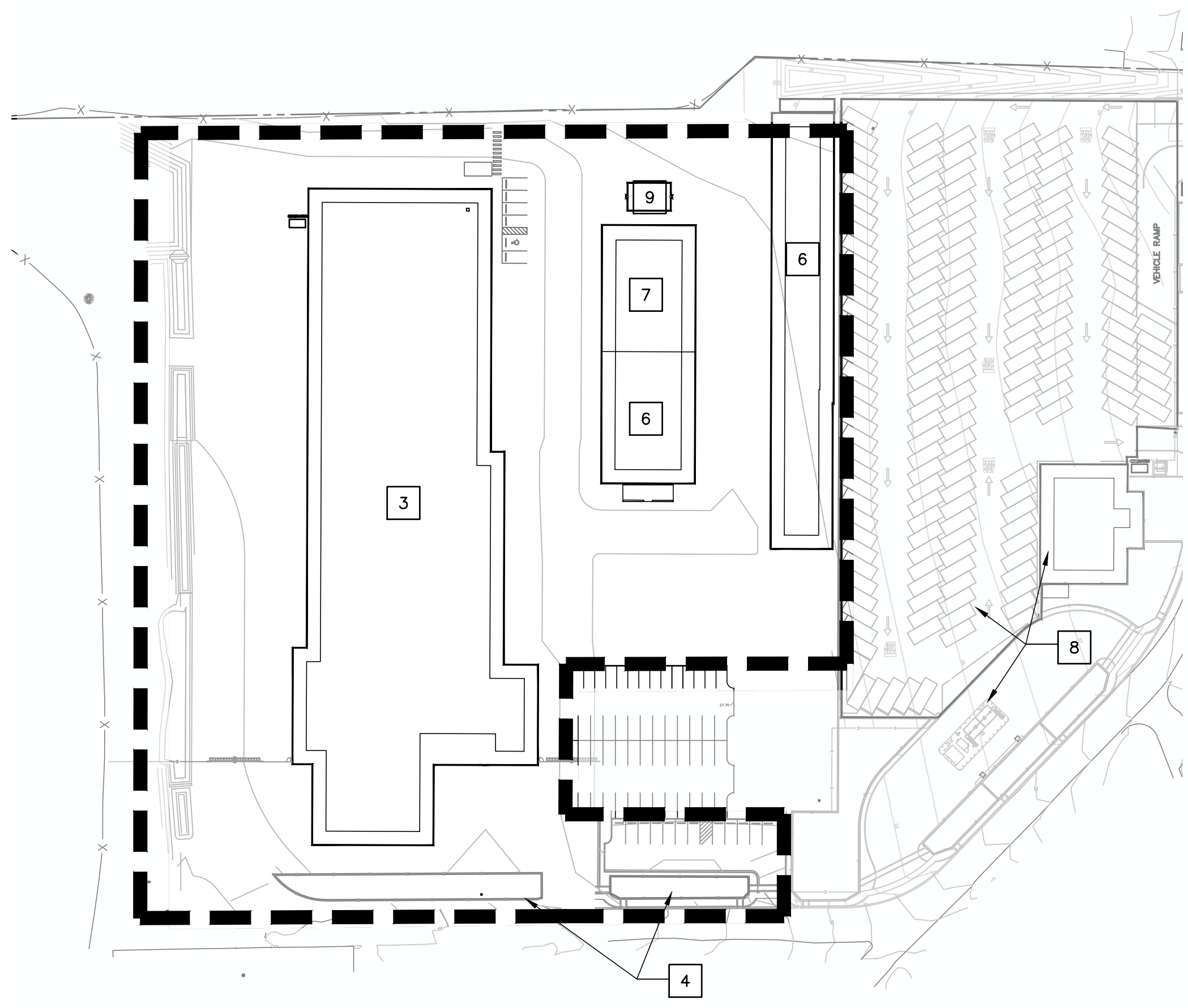
A3
CONSTRUCTION OF NEW OSSE PARKING STRUCTURE, FUELING STATION AND ADMINISTRATION BUILDING. UNINTERRUPTED EXISTING OSSE OPERATIONS.

3
G-007 SITE PLAN - PHASE A3



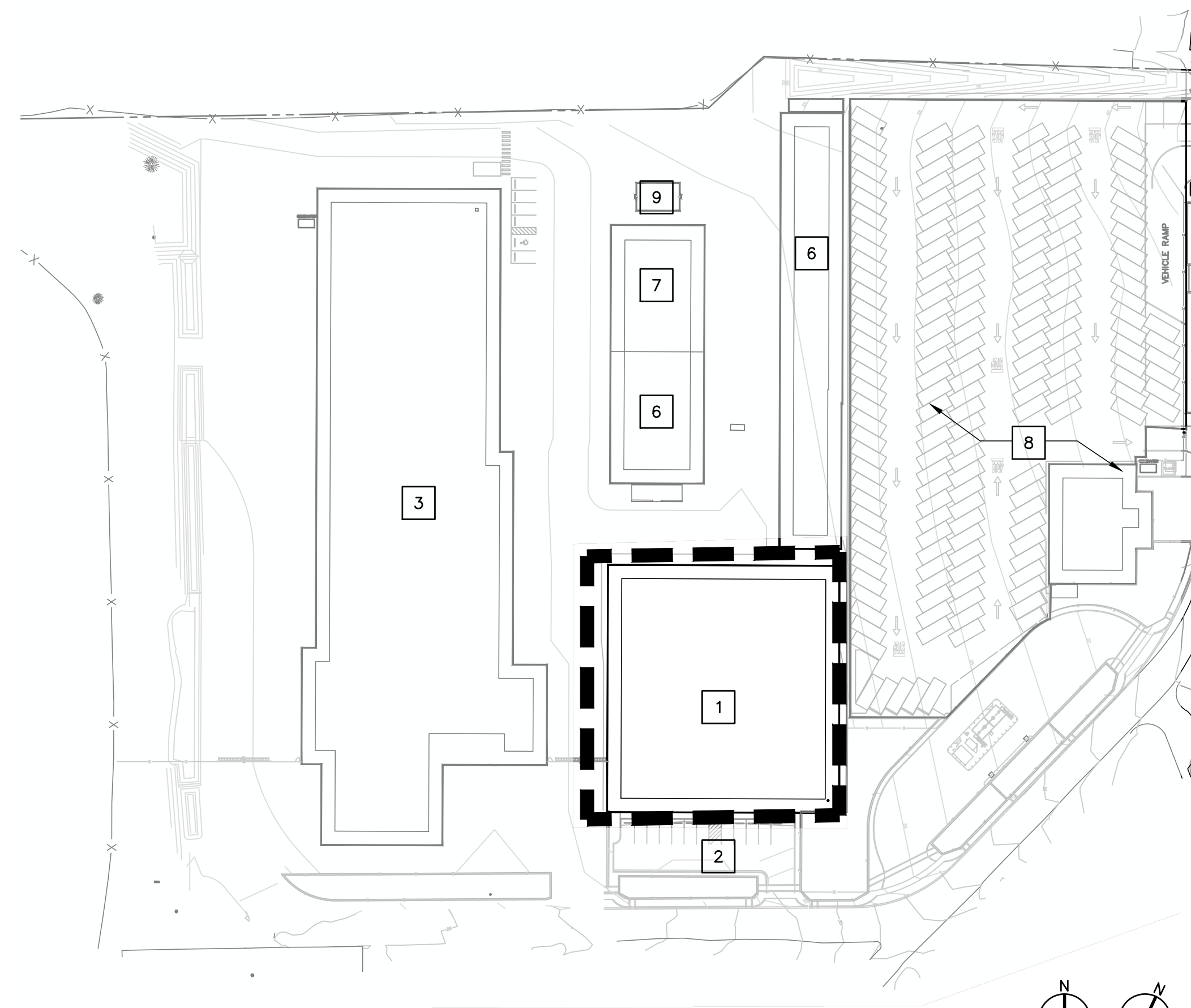
B1
SITE CLEARING AND RAZE OF OSSE AREAS (SITE-WEST) TO ACCOMMODATE NEW FEMS OPERATIONS. COMPLETED OSSE FACILITY OPERATIONAL AND TO REMAIN UNDISTURBED,

4
G-007 SITE PLAN - PHASE B1



B2
CONSTRUCTION OF NEW FEMS FACILITIES EXCLUDING LOGISTICS BUILDING.

5
G-007 SITE PLAN - PHASE B2



C1
CONSTRUCTION OF NEW LOGISTICS FACILITY AND PARKING

6
G-007 SITE PLAN - PHASE C1 SCALE: 1/64" = 1'-0"

GENERAL NOTES

1. PROVIDE CONSTRUCTION SCREEN AT PERIMETER OF SITE.
2. PROVIDE TEMPORARY CONSTRUCTION FENCING TO SECURE THE PERIMETER OF PHASED WORK.
3. PROVIDE SIGNAGE FOR CLEAR DESIGNATION OF A DEDICATED CONSTRUCTION ENTRANCE AND OSSE ENTRANCE. OSSE SHALL ACCESS THE SITE, PARK BUSES ON THE SITE AND OPERATE IN EXISTING TRAILER OFFICES DURING CONSTRUCTION PHASING.
4. VISIT TO THE SITE: THE CONTRACTOR SHALL VISIT THE SITE AND SHALL OBSERVE ALL EXISTING CONDITIONS, EQUIPMENT, FIXTURES, FINISHES, ETC. PRIOR TO SUBMITTING THEIR BID. AND INCLUDE IN THEIR BID PRICE ALL LABOR AND MATERIAL THAT MAY AFFECT THEIR WORK.
5. CIVIL INFORMATION ON GENERAL, PHASING AND ARCHITECTURAL SHEETS IS FOR INFORMATION AND REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR SITE WORK
6. RELOCATE AND ABANDON THE SANITARY SEWER CROSSING THE SITE IN EAST-WEST DIRECTION. RELOCATE & THEN ABANDON THE WATER LINE CROSSING THE SITE IN NORTH-SOUTH DIRECTION.

KEY NOTES - PHASE A

- 1 DEMOLISH ALL EXISTING SITE FEATURES U.O.N. WHICH INCLUDES BUT IS NOT LIMITED TO EXISTING FENCING, PARKING LOT FEATURES, CONCRETE SLABS, BELOW GRADE STRUCTURES, ABOVE GRADE STRUCTURES AND EXISTING VEGETATION TO ACCOMMODATE NEW OSSE PARKING STRUCTURE AND OFFICE SPACE
- 2 NEW OSSE PARKING STRUCTURE AND OFFICE SPACE
- 3 CONTINUOUS OSSE OPERATIONS AND EMPLOYEE PARKING
- 4 NEW FUELING STATION LOCATION
- 5 PROVIDE TEMPORARY PARKING LIGHTING IN THE PARKING LOT AT AN AVERAGE FOOT-CANDLE LEVEL OF 0.5 MINIMUM HORIZONTAL ILLUMINANCE, PRIOR TO SITE CLEARING OF (E) OSSE PARKING LOT.
- 6 EXISTING TEMPORARY PARKING AND MPD BUILDINGS SLAB AND FOUNDATION BEYOND
- 7 EXISTING OSSE TRAILER AND UTILITY SYSTEMS INFRASTRUCTURE TO REMAIN UNDISTURBED

KEY NOTES - PHASE B

- 1 NOT USED
- 2 DEMOLISH ALL EXISTING SITE FEATURES U.O.N. WHICH INCLUDES BUT IS NOT LIMITED TO EXISTING FENCING, PARKING LOT FEATURES, CONCRETE SLABS, BELOW GRADE STRUCTURES, ABOVE GRADE STRUCTURES AND SITE STRUCTURES TO ACCOMMODATE NEW FEMS FACILITY
- 3 NEW FEMS MAINTENANCE BUILDING
- 4 NEW VISITOR PARKING AND BIORETENTION AREAS. SEE CIVIL DRAWINGS.
- 5 NOT USED
- 6 COVERED VEHICLE PARKING
- 7 HEATED VEHICLE STORAGE
- 8 COMPLETED OSSE FACILITY AND FUEL STATION
- 9 FEMS PUMP TEST

KEY NOTES - PHASE C

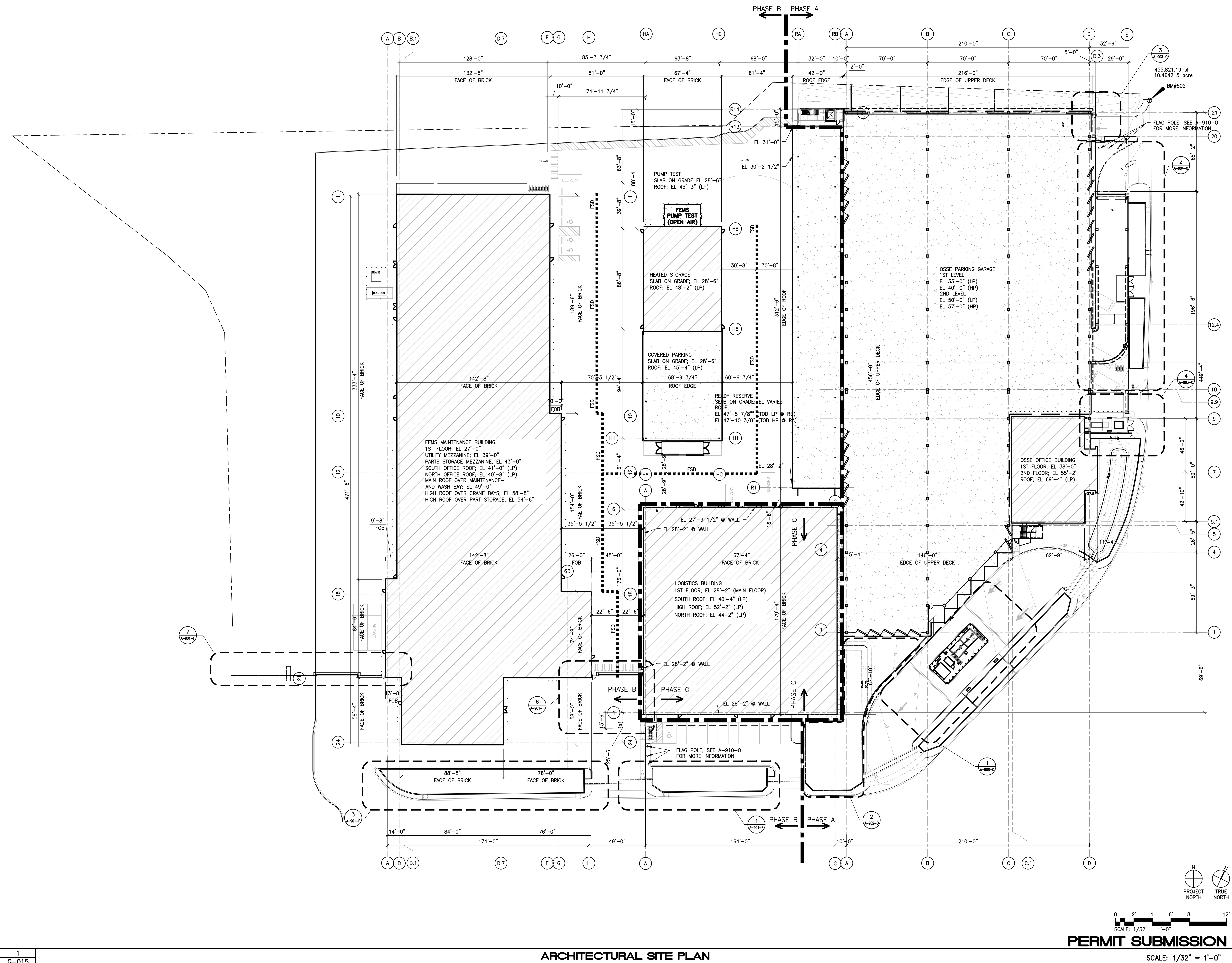
- 1 NEW FEMS LOGISTICS WAREHOUSE
- 2 COMPLETED VISITOR PARKING
- 3 COMPLETED NEW FEMS MAINTENANCE BUILDING
- 6 COMPLETED COVERED VEHICLE PARKING
- 7 COMPLETED HEATED VEHICLE STORAGE
- 8 COMPLETED OSSE FACILITY
- 9 COMPLETED FEMS PUMP TEST

#	Date	Change Description

DGS BUILD MAINTAIN SUSTAIN
FEMS FLEET MAINTENANCE FACILITY
BLUE PLAINS - D.C. VILLAGE LANE SW.,
WASHINGTON D.C. 20032
FOR THE
GOVERNMENT OF THE DISTRICT
OF COLUMBIA

ALPHATEC PC
ENGINEERS
ARCHITECTS
PLANNERS
1025 18TH STREET N.W.
WASHINGTON, D.C. 20036
TEL. 202/797-5000
FAX 202/797-5003

SUB-CONSULTANT	SEAL
Dwg. Coord.:	Tech. Coord.:
Project NO.:	SEE PLOT STAMP
SITE PHASING KEY PLAN	G-007
PERMIT SUBMISSION	10/12/2023

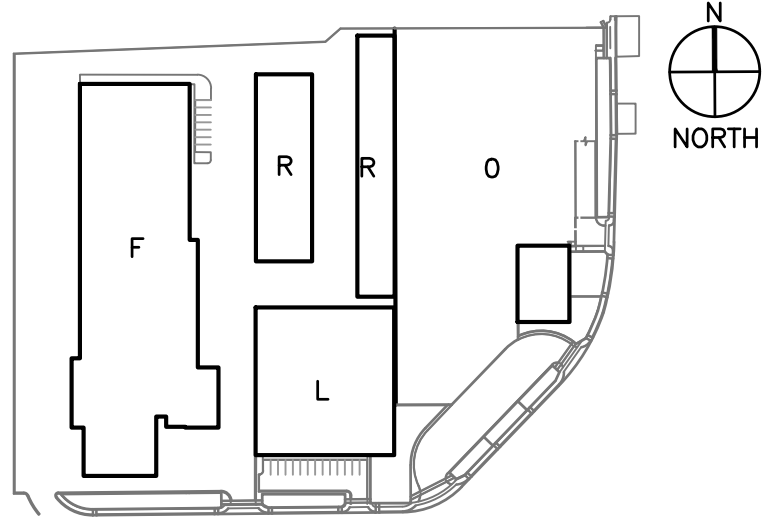


GENERAL NOTES

1. ALL CIVIL ELEMENTS ARE FOR REFERENCE ONLY. SEE CIVIL DWGS FOR INFORMATION.
2. REFER TO G-005 FOR SYSTEM NOMENCLATURE.
3. REFER TO CIVIL DRAWINGS FOR ALL GRADE LEVELS AND APRONS.
4. COORDINATE UNDER SLAB UTILITIES AND EQUIPMENT WITH ALL DISCIPLINES.
5. SLOPE GRADE AWAY FROM BUILDING.
6. REFER TO CIVIL DRAWINGS FOR PHASING INFORMATION.

KEYNOTES

KEYPLAN

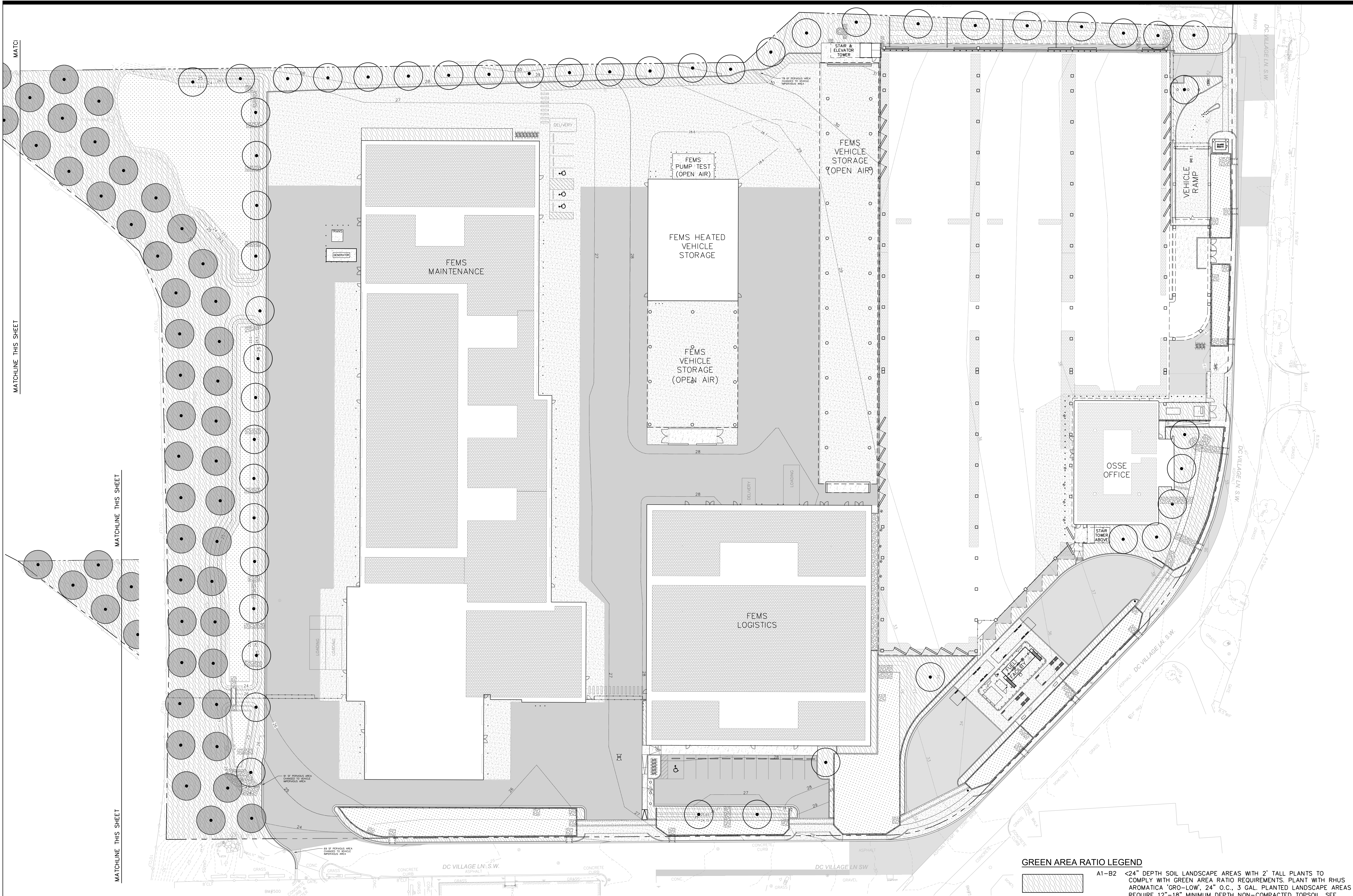


#	Date	Change Description

DGS BUILD MAINTAIN SUSTAIN
FEMS FLEET MAINTENANCE FACILITY
BLUE PLAINS - D.C. VILLAGE LANE SW,
WASHINGTON D.C. 20032
FOR THE
GOVERNMENT OF THE DISTRICT
OF COLUMBIA

ALPHATEC PC
ENGINEERS
ARCHITECTS
PLANNERS
1625 18TH STREET N.W.
WASHINGTON, D.C. 20036
TEL: 202/797-9000
FAX: 202/797-5003

SUB-CONSULTANT:	SEAL:
Dwg. Coord.:	Tech. Coord.:
Project NO.:	SEE PLOT STAMP
ARCHITECTURAL SITE PLAN	G-015
PERMIT SUBMISSION	10/12/2023



STATEMENT BY CERTIFIED LANDSCAPE EXPERT:

THIS IS TO CERTIFY THAT I HAVE EXAMINED ALL REQUIRED GAR PLAN SUBMITTALS PRIOR TO SUBMISSION. I FURTHER CERTIFY THAT ALL GAR-RELATED ELEMENTS OF THE SUBMITTAL, INCLUDING LANDSCAPE ELEMENTS WITHIN THE LOT AND THE LISTED GAR SCORE, MEET THE SPECIFICATIONS REQUIRED UNDER CHAPTER 34 OF TITLE 11 OF THE DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS.

NAME AND TITLE: MARY MARCINKO, RLA, CERTIFIED ARBORIST
ADDRESS: 10 G STREET, NE, SUITE 430, WASHINGTON, DC, 20002
PHONE NO: 202-289-4545

DATE: October 12, 2023

SIGNATURE: *Mary Marcinko*

CERTIFYING ORGANIZATION: INTERNATIONAL SOCIETY OF ARBORICULTURE

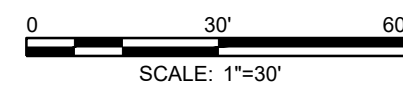
CERTIFICATION NUMBER: MA-5128A

GAR SUMMARY

LANDSCAPE AREA WITH A SOIL DEPTH <24":	68,638 SF
BIORETENTION FACILITIES:	24,489 SF
PLANTS > 2' HEIGHT AT MATURITY:	24,652 EA
NEW TREES <40' CANOPY SPREAD:	49 EA
NEW TREES >40' CANOPY SPREAD:	46 EA
GREEN ROOF, 2"-8" DEPTH GROWTH MEDIUM:	76,988 SF
*SEE ON-SITE / GAR LANDSCAPE SCHEDULE AND GAR SCORE SHEET FOR MORE INFORMATION.	

GREEN AREA RATIO LEGEND

	A1-B2	<24" DEPTH SOIL LANDSCAPE AREAS WITH 2' TALL PLANTS TO COMPLY WITH GREEN AREA RATIO REQUIREMENTS. PLANT WITH RHUS AROMATICA 'GRO-LOW', 24" O.C., 3 GAL. PLANTED LANDSCAPE AREAS REQUIRE 12"-18" MINIMUM DEPTH NON-COMPACTED TOPSOIL. SEE PLANTING AREA TYPICAL PLANT LIST.
	A3-B2	BIORETENTION/DRY SWALE AREAS TO COMPLY WITH GREEN AREA RATIO REQUIREMENTS, SEE SWM PLANS. SEE BIORETENTION TYPICAL PLANT LIST.
	N/A	LARGE RIPRAP UNDER OVERHANG
	C1	GREEN ROOF WITH OVER AT LEAST 2" AND LESS THAN 8" OF GROWTH MEDIUM TO COMPLY WITH GREEN AREA RATIO REQUIREMENTS. SEE SWM PLANS. PLANT WITH PRE-GROWN SEDUM TILES. SEE ARCHITECTURAL PLANS FOR GREEN ROOF SYSTEM DETAILS. SEE GREEN ROOF TYPICAL PLANT LIST.
	B3	NEW TREES WITH LESS THAN 40-FOOT CANOPY TO COMPLY WITH GREEN AREA RATIO REQUIREMENTS. B&B, 2.5" CAL.
	B4	NEW TREES WITH 40-FOOT OR GREATER CANOPY TO COMPLY WITH GREEN AREA RATIO REQUIREMENTS. B&B, 2.5" CAL.



#	Date	Change Description

DGS BUILD MAINTAIN SUSTAIN

NORTH AND SOUTH MPD
BUILDING RAZE
BLUE PLAINS - D.C. VILLAGE LANE SW.
WASHINGTON D.C. 20002
FOR THE
GOVERNMENT OF THE DISTRICT
OF COLUMBIA

ALPHATEC PC

ENGINEERS
ARCHITECTS
PLANNERS

1525 18TH STREET N.W.
WASHINGTON, D.C. 20036
TEL: 202/797-5000
FAX: 202/797-5003

SUB-CONSULTANT:

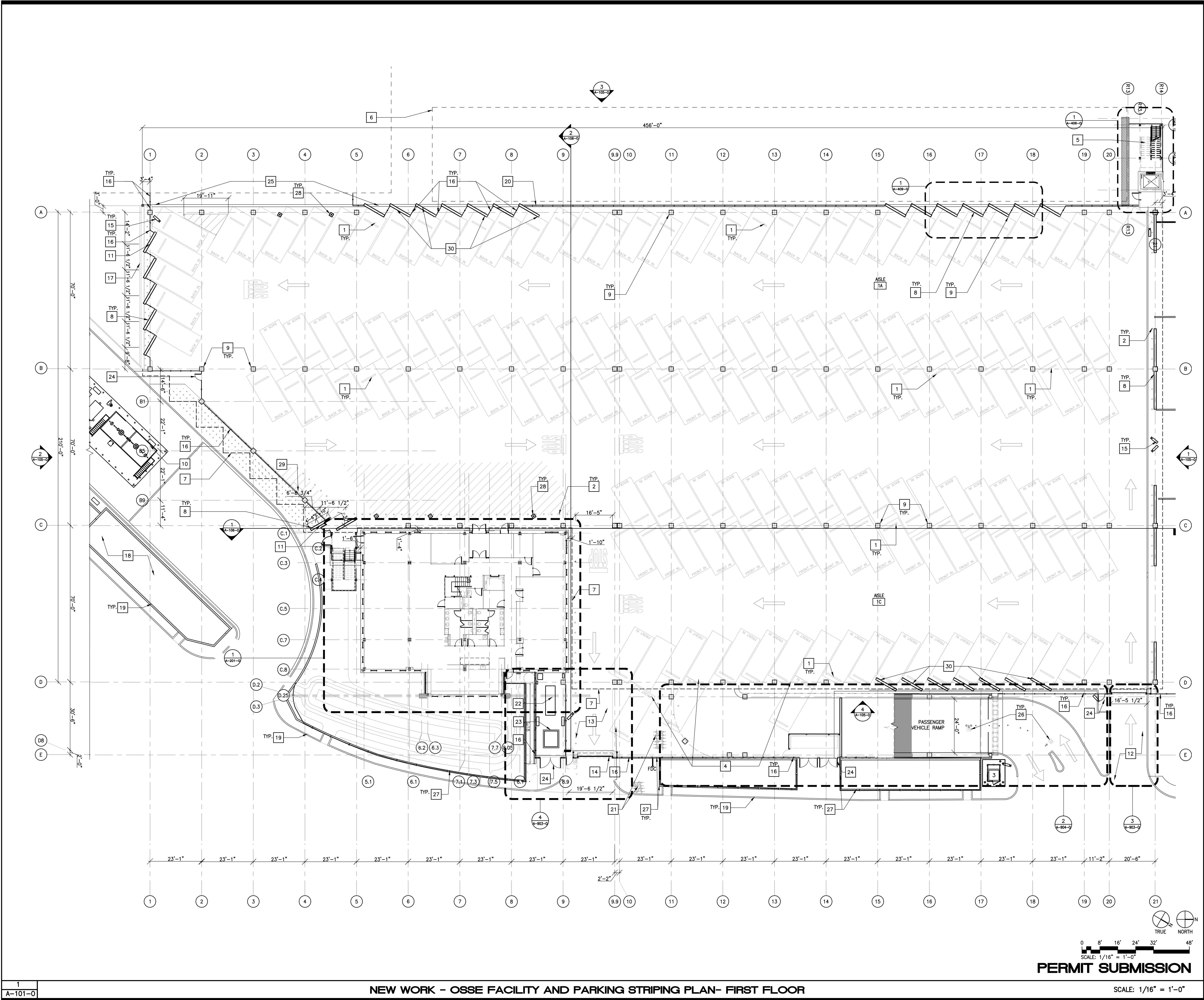
AMT LLC

PROFESSIONAL ENGINEERS & LAND SURVEYORS
10 G STREET NE, SUITE 430
WASHINGTON, DC 20002
PHONE: (202) 975-1822
EMAIL: JGARTHRSK@AMTEENGINEERING.COM

10/12/2023

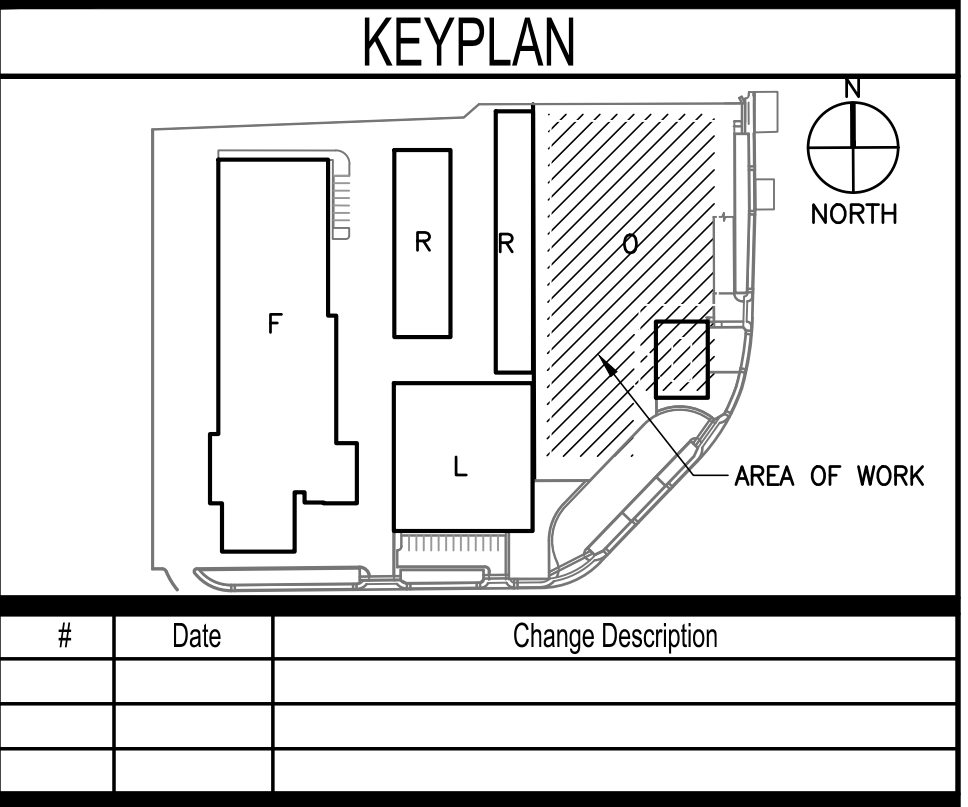
PROJECT NO: AMT 19-0749.001

LANDSCAPE - GAR PLAN	LA100
PERMIT SUBMISSION	10/12/2023



- ### GENERAL NOTES
- GRADE LEVEL OSSE BUS PARKING ONLY.
 - OSSE BUS PARKING SPACES 158 IN TOTAL. SPACES ORIENTED AT DEGREES WITH 20' WIDE ONE WAY TRAVEL LANES. SEE A-908-O FOR FUELING STATION PLANS AND INFORMATION.
 - ALL CIVIL ELEMENTS ARE FOR REFERENCE ONLY. SEE CIVIL DWGS.
 - REFER TO G-005 FOR SYSTEM NOMENCLATURE.
 - REFER TO A-200-O SERIES SHEETS FOR ENLARGED PLANS AND REFLECTED CEILING PLANS.
 - REFER TO A-300-O SERIES SHEETS FOR ELEVATIONS & SECTIONS.
 - REFER TO A-400-O SHEETS FOR ENLARGED PLANS, DETAILS AND INTERIOR ELEVATIONS.
 - REFER TO A-500-O SERIES SHEETS FOR DETAILS AND PARTITION TYPES.
 - REFER TO A-600-O SERIES SHEETS FOR FINISH SCHEDULES AND PLANS.
 - REFER TO A-700-O SERIES SHEETS FOR FURNITURE FINISH SCHEDULES AND PLANS.
 - REFER TO CIVIL DRAWINGS FOR ALL GRADE LEVELS AND APRONS.
 - COORDINATE UNDER SLAB UTILITIES AND EQUIPMENT WITH ALL DISCIPLINES.
 - SLOPE GRADE AWAY FROM BUILDING.
 - REFER TO ELECTRICAL DRAWINGS FOR ACCESS CONTROL INFO.

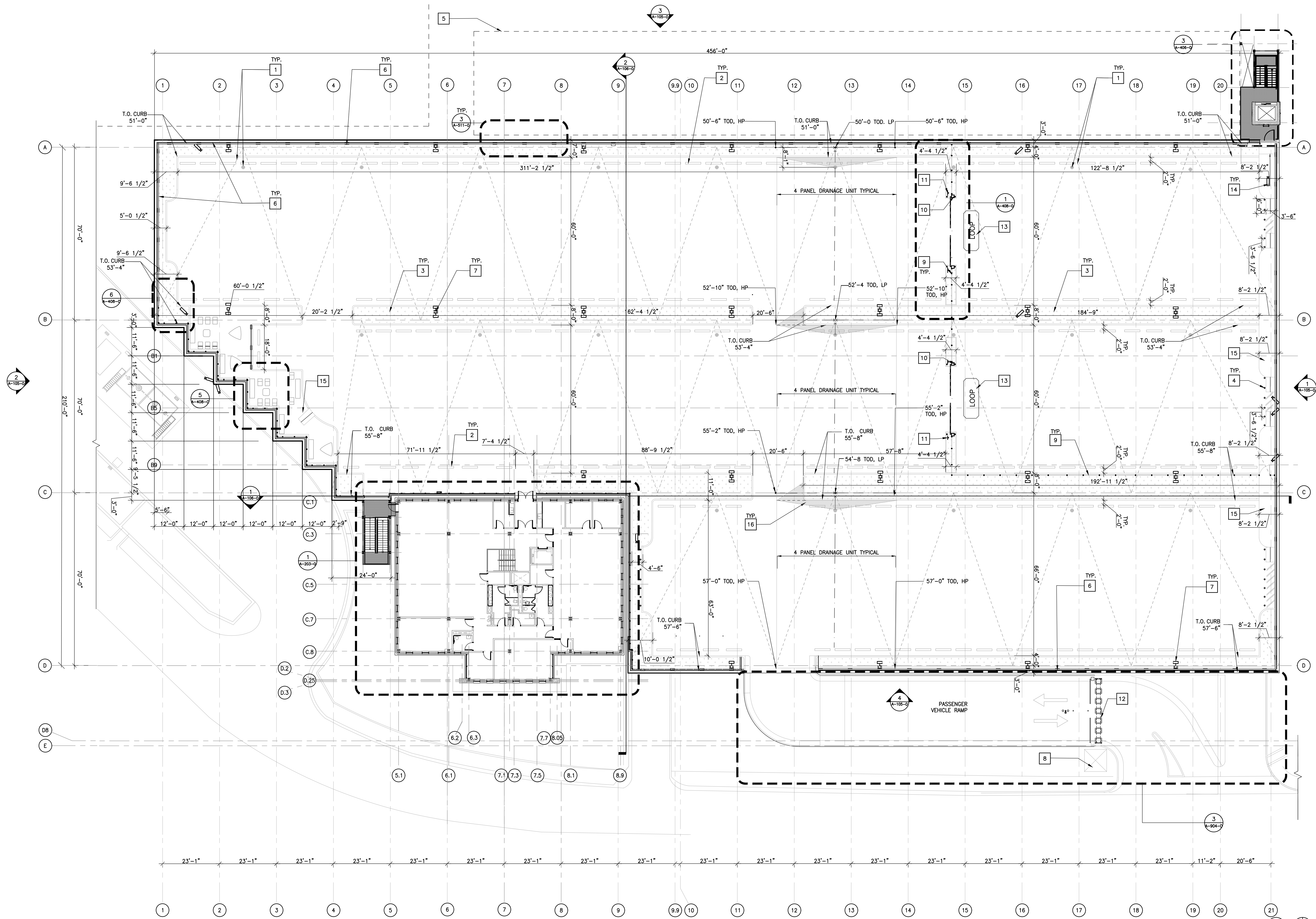
- ### KEYNOTES
- | | |
|----|---|
| 1 | WHEEL STOP |
| 2 | BOLLARDS 3'-6" O.C. REFER TO A-907-O |
| 3 | GUARD BOOTH, REFER TO A-901-O |
| 4 | DOUBLE STACKED PARKING UNDER PASSENGER VEHICLE RAMP TO TOP DECK |
| 5 | NORTH STAIR TOWER, SEE A-406-O |
| 6 | READY RESERVE STRUCTURE OUTLINE, SEE SHEET A-101-R |
| 7 | EDGE OF TOP DECK ABOVE AND EDGE OF SLAB |
| 8 | SHEAR WALL. SEE STRUCTURAL DRAWINGS |
| 9 | HEAVY DUTY CORNER GUARDS BASIS OF DESIGN CORNER ENTRY CNR42. 42" HEIGHT 4" WIDTH ON EACH SIDE OF THE CORNER |
| 10 | FUELING STATION, SEE SHEET A-908-O |
| 11 | SHEAR WALL W.P. FACE OF WALL |
| 12 | BUS ENTRY |
| 13 | BUS EXIT |
| 14 | GATE FOR THE BUS EXIT ROUTE, REFER TO A-903-O |
| 15 | POST MOUNT SECURITY CAMERA, REFER TO ELECTRICAL DRAWINGS |
| 16 | OSSE SW-2 PERIMETER FENCE, REFER TO 1/A-907-O FOR TYPICAL ELEVATION |
| 17 | FACE OF CURB WALL |
| 18 | STORM WATER MANAGEMENT FACILITY. REFER TO CIVIL DRAWING |
| 19 | CURB EDGE, REFER TO CIVIL DRAWINGS |
| 20 | RETAINING WALL CRASH BARRIER. REFER TO CIVIL DRAWINGS |
| 21 | DDOT STD U STYLE BIKE RACKS FOR LONG TERM BIKE PARKING SPACE |
| 22 | GENERATOR, R.E.D |
| 23 | TRANSFORMER, R.E.D |
| 24 | MAN GATE, REFER TO 900-O SERIES FOR ENLARGED PLANS |
| 25 | TEMPORARY FENCE TO BE INSTALLED ON PHASE ONE |
| 26 | ACCESS CONTROL DEVICES, R.E.D |
| 27 | FALL PROTECTION GUARDRAIL SW-5, REFER TO 2/A-907-O |
| 28 | EV CHARGING STATIONS, REFER TO A-909-O |
| 29 | SHORT TERM BIKE PARKING PER LEED REQUIREMENTS |
| 30 | SEE A-409-O FOR SHEAR WALL LAYOUT |



FEMS FLEET MAINTENANCE FACILITY
BLUE PLAINS - D.C. VILLAGE LANE SW, WASHINGTON D.C. 20032
FOR THE GOVERNMENT OF THE DISTRICT OF COLUMBIA

ALPHATEC PC
ENGINEERS
ARCHITECTS
PLANNERS
1625 18TH STREET N.W.
WASHINGTON, D.C. 20036
TEL: 202/797-9000
FAX: 202/797-9003

SUB-CONSULTANT:	SEAL:
Dwg. Coord:	Tech. Coord:
Project NO:	SEE PLOT STAMP
OSSE FACILITY & PARKING LAYOUT - FIRST FLOOR	A-101-O
PERMIT SUBMISSION	10/12/2023



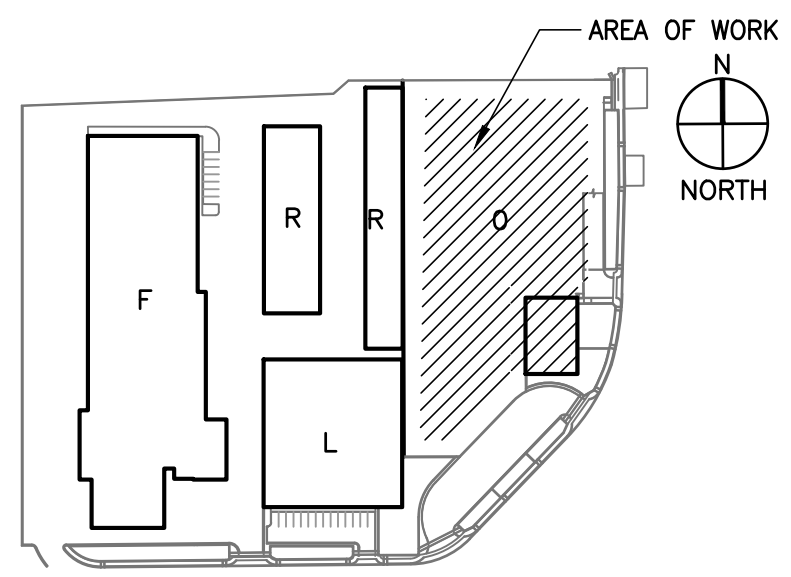
GENERAL NOTES

1. ALL CIVIL ELEMENTS ARE FOR REFERENCE ONLY, SEE CIVIL DRAWINGS FOR INFORMATION.
2. TOTAL NUMBER OF AVAILABLE PARKING SPACES 231. 175 PARKING SPACES ARE DEDICATED TO COMPACT CARS.
3. REFER TO G-005 FOR SYSTEM NOMENCLATURE.
4. REFER TO A-200-0 SERIES SHEETS FOR ENLARGED PLANS AND REFLECTED CEILING PLANS.
5. REFER TO A-300-0 SERIES SHEETS FOR ELEVATIONS & SECTIONS.
6. REFER TO A-400-0 SERIES SHEETS FOR ENLARGED PLANS, DETAILS AND INTERIOR ELEVATIONS.
7. REFER TO A-500-0 SERIES SHEETS FOR DETAILS AND PARTITION TYPES.
8. REFER TO A-600-0 SERIES SHEETS FOR FINISH SCHEDULES AND PLANS.
9. REFER TO A-700-0 SERIES SHEETS FOR FURNITURE SCHEDULES AND PLANS.
10. REFER TO CIVIL DRAWINGS FOR ALL GRADE LEVELS AND APRONS.
11. COORDINATE UNDER SLAB UTILITIES AND EQUIPMENT WITH ALL DISCIPLINES.
12. SLOPE GRADE AWAY FROM BUILDING.

KEYNOTES

- 1 48'-0" UNIT OF DRAINAGE PLATE. ELEVATIONS INDICATING CORNER POINTS OF EACH PLATE
- 2 PARKING CURB
- 3 GREEN AREA
- 4 BOLLARDS 3'-6" O.C. REFER TO 5/A-907-0
- 5 READY RESERVE OUTLINE BELOW, SEE A-101-R
- 6 VEHICLE BARRIER SYSTEM, REFER TO A-511-0 FOR DETAILS
- 7 LIGHT FIXTURES, REFER TO ELECTRICAL DRAWINGS
- 8 GUARD BOOTH BELOW, REFER TO A-901-0
- 9 42" SW-4 FENCE SECURING FEMS PARKING ZONE, SEE 3/A-907-0
- 10 VEHICLE ARM GATE FOR FEMS PARKING ZONE. BOD DOORING
- 11 FEMS POST MOUNTED SIGNAGE, REFER TO A-408-0
- 12 OVERHEAD GATE STRUCTURE, REFER TO 2/A-905-0
- 13 FREE EXIT VEHICLE LOOP, REFER TO ELECTRICAL DRAWINGS
- 14 POST MOUNT SECURITY CAMERA, REFER TO ELECTRICAL DRAWINGS
- 15 CONCRETE PAVING ON STRUCTURAL FILL
- 16 SHADED AREA INDICATES TOPPING CONCRETE TO FEATHER SLOPE TO DRAIN

KEYPLAN

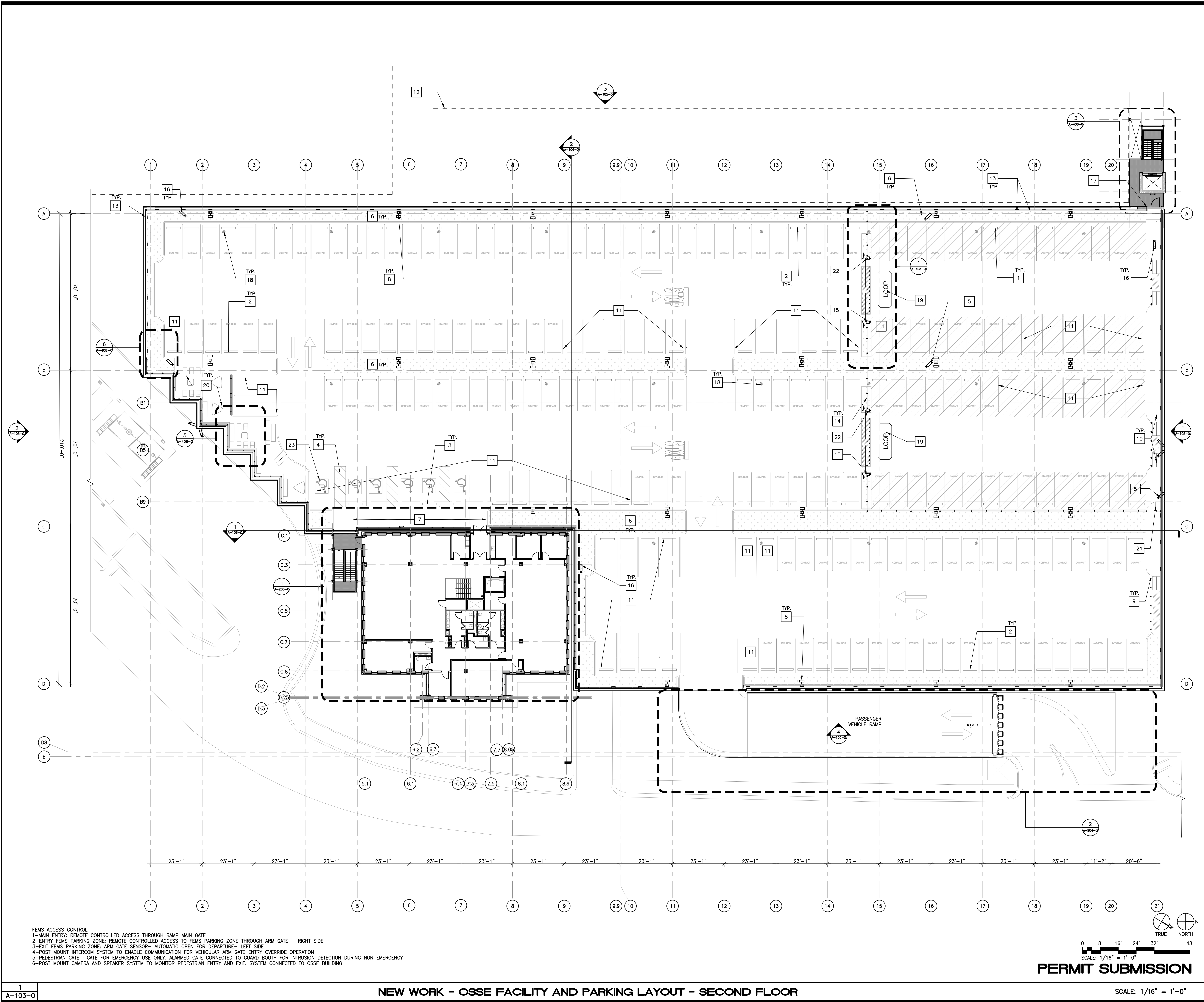


#	Date	Change Description

DGS BUILD MAINTAIN SUSTAIN
FEMS FLEET MAINTENANCE FACILITY
BLUE PLAINS - D.C. VILLAGE LANE SW, WASHINGTON D.C. 20032
FOR THE GOVERNMENT OF THE DISTRICT OF COLUMBIA

ALPHATEC PC
ENGINEERS ARCHITECTS PLANNERS
1625 18TH STREET N.W. WASHINGTON D.C. 20036
TEL: 202/797-9000 FAX: 202/797-9003

SUB-CONSULTANT:	SEAL:
Dwg. Coord:	Tech. Coord:
Project NO:	SEE PLOT STAMP
OSSE FACILITY & PARKING STRUCTURE - SECOND FLOOR	A-102-0
PERMIT SUBMISSION	10/12/2023



GENERAL NOTES

1. TOTAL # OF AVAILABLE PARKING SPACES 231. 51 SPACES ARE DEDICATED TO STANDARD 9'-0" CARS INCLUDING 6 HANDICAP SPOTS. THE REMAINING 176 SPACES ARE DEDICATED TO COMPACT CARS.
2. REFER TO G-005 FOR SYSTEM NOMENCLATURE.
3. REFER TO A-200-0 SERIES FOR ENLARGED PLANS & RCP.
4. REFER TO A-300-0 SERIES SHEETS FOR ELEVATIONS & SECTIONS.
5. REFER TO A-400-0 SERIES FOR ENLARGED PLANS, DETAILS AND INTERIOR ELEVATIONS.
6. REFER TO A-500-0 SERIES FOR DETAILS & PARTITION TYPES.
7. REFER TO A-600-0 SERIES FOR FINISH SCHEDULES & PLANS.
8. REFER TO A-700-0 SERIES SHEETS FOR FURNITURE INFORMATION.
9. REFER TO CIVIL DRAWINGS FOR ALL GRADE LEVELS AND APRONS.
10. COORDINATE UNDER SLAB UTILITIES AND EQUIPMENT WITH ALL DISCIPLINES. SLOPE GRADE AWAY FROM BUILDING.

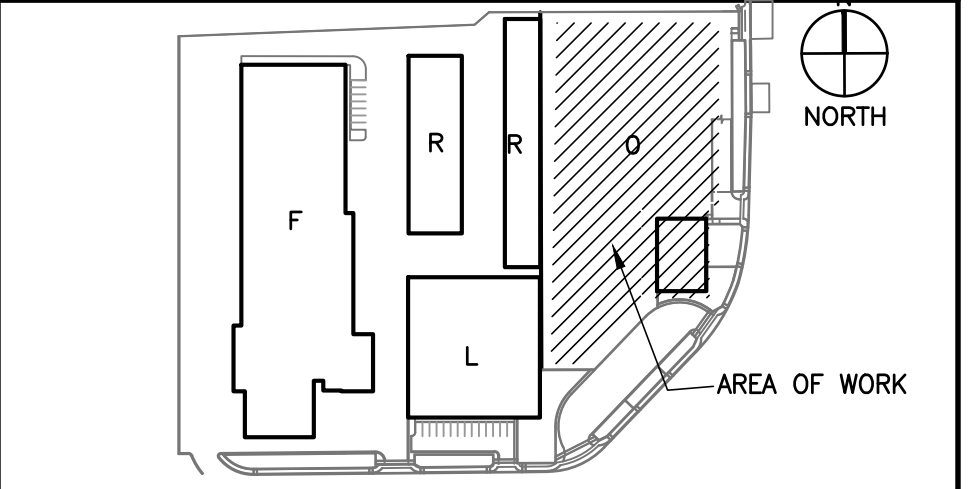
KEYNOTES

- 1 FEMS PARKING CURB. PAINT RED
- 2 OSSE PARKING CURB. PAINT YELLOW
- 3 ALL HANDICAP PARKING CURBS SHALL BE PAINTED BLUE
- 4 NO PARKING 5'-0" MIN AT ACCESSIBLE STALL
- 5 SECURITY CAMERA CONNECTED TO OSSE BUILDING TO MONITOR UPPER DECK
- 6 GREEN AREA
- 7 ACCESSIBLE PATHWAY TO MAIN ENTRANCE
- 8 POST LIGHTING, REFER TO ELECTRICAL DRAWINGS
- 9 BOLLARDS 3'-6" O.C. REFER TO 5/A-907-0
- 10 ACCESSIBLE WALKWAY PATH
- 11 STANDARD 9'-0" PARKING SPACE ZONE
- 12 READY RESERVE STRUCTURE OUTLINE, SEE SHEET A-101-R
- 13 VEHICLE BARRIER SYSTEM, REFER TO A-511-0 FOR DETAILS
- 14 42" FENCE SECURING FEMS PARKING ZONE, REFER TO 2/A-408-0
- 15 REMOTE CONTROLLED ARM GATE FOR FEMS PARKING ZONE ENTRY WITH PARKING SIGNAGE, REFER TO 1/A-408-0
- 16 POST MOUNT SECURITY CAMERA, REFER TO ELECTRICAL DRAWINGS
- 17 FENCE CONTINUES TO PROVIDE RESTRICTED ACCESS OF STAIR WALL
- 18 FLOOR DRAIN, R.M.D
- 19 FREE EXIT VEHICLE LOOP, R.E.D
- 20 6" RAISED CONCRETE WITH SEATING AREA, REFER TO A-704-0
- 21 SWING GATE WITH ALARM SYSTEM CONNECTED TO GUARD BOOTH, BOD AMETCO, REFER TO 7/A-408-0
- 22 REMOTE CONTROLLED ARM GATE FOR FEMS PARKING ZONE EXIT WITH PARKING SIGNAGE, REFER TO A-408-0
- 23 VAN ACCESSIBLE PARKING STALL

LEGEND

- FEMS PARKING (58 RESERVED SPACES)
- OSSE PARKING (173 RESERVED SPACES)

KEYPLAN

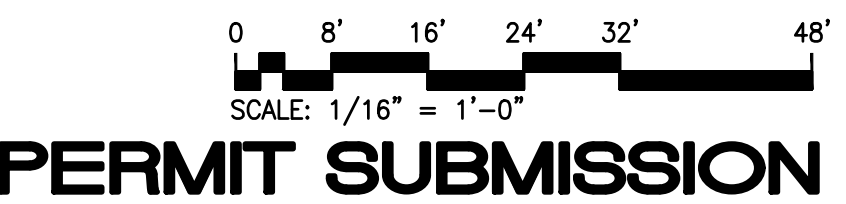


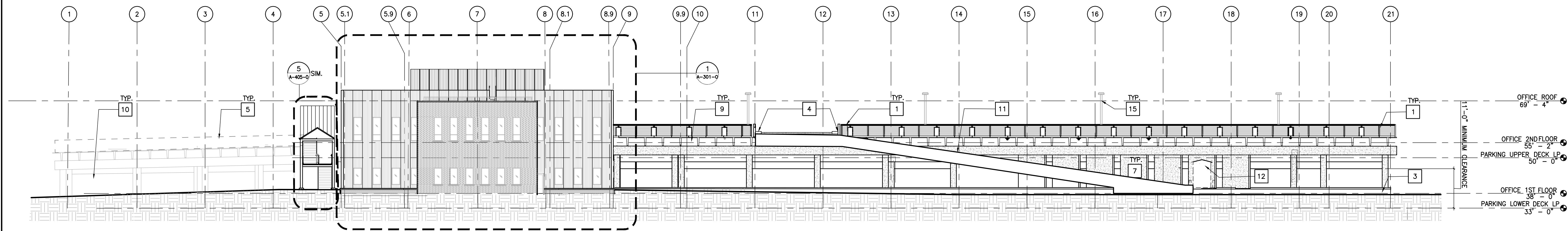
#	Date	Change Description

DGS BUILD MAINTAIN SUSTAIN
FOR THE GOVERNMENT OF THE DISTRICT OF COLUMBIA
FEMS FLEET MAINTENANCE FACILITY
BLUE PLAINS - D.C. VILLAGE LANE SW, WASHINGTON D.C. 20032

ALPHATEC PC
ENGINEERS ARCHITECTS PLANNERS
1625 18TH STREET N.W. WASHINGTON, D.C. 20036
TEL: 202/797-9000 FAX: 202/797-9003

SUB-CONSULTANT:	SEAL:
Dwg. Coord:	Tech. Coord:
Project No:	SEE PLOT STAMP
OSSE FACILITY & PARKING LAYOUT - SECOND FLOOR	A-103-0
PERMIT SUBMISSION	10/12/2023

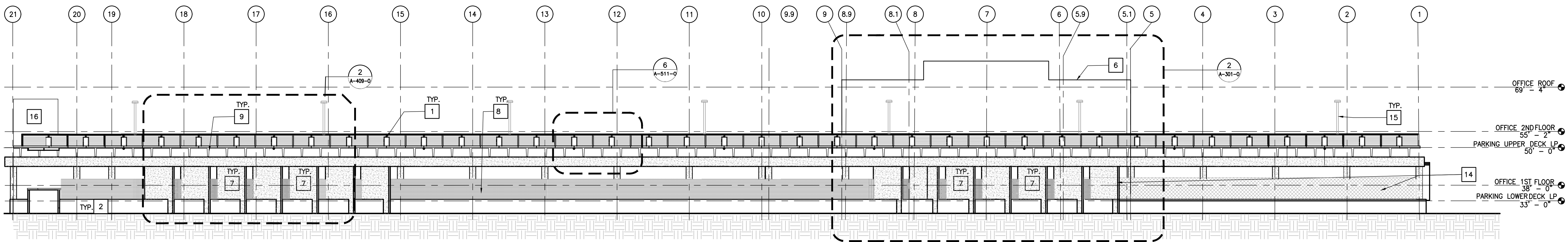




4
A-105-0

ELEVATIONS - OSSE FACILITY AND PARKING STRUCTURE -EAST

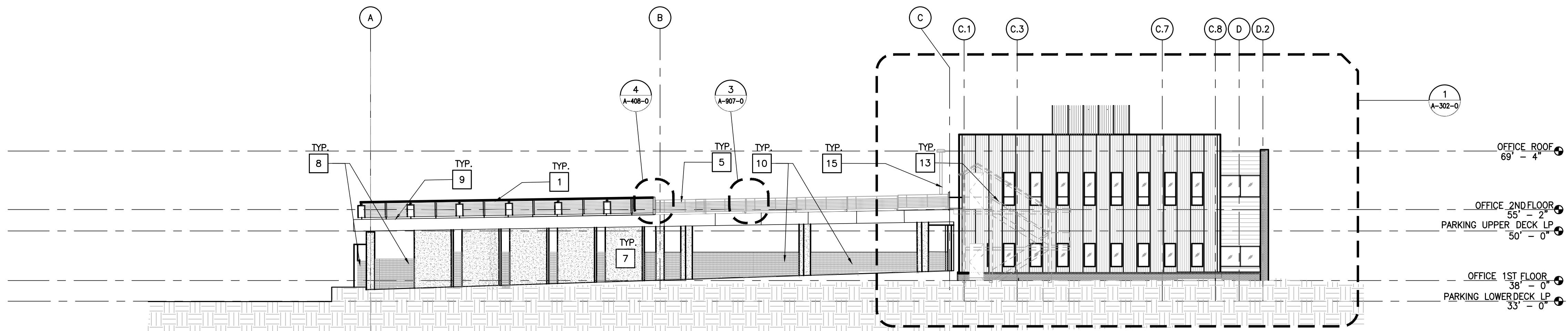
SCALE : 1/16" = 1'-0"



3
A-105-0

ELEVATIONS - OSSE FACILITY AND PARKING STRUCTURE -WEST

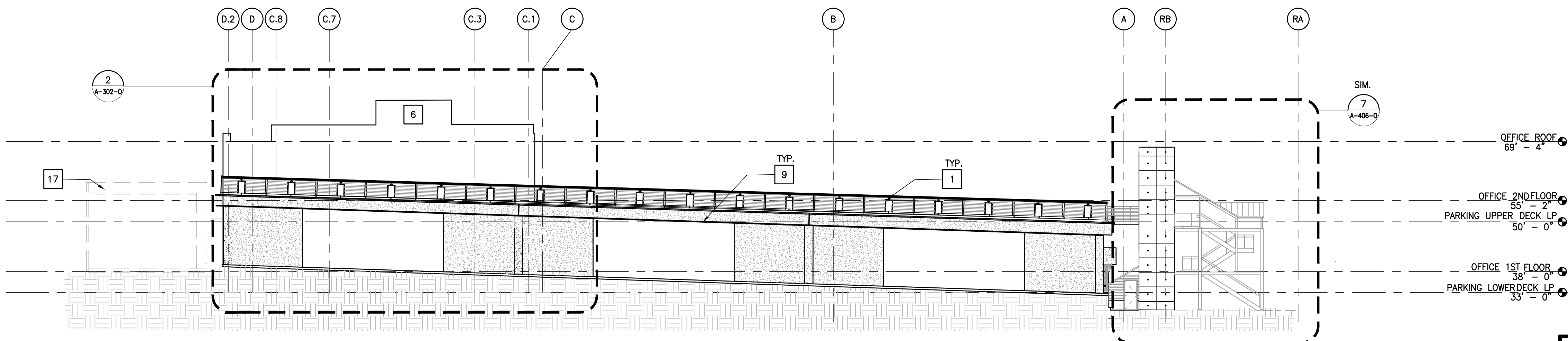
SCALE : 1/16" = 1'-0"



2
A-105-0

ELEVATIONS - OSSE FACILITY AND PARKING STRUCTURE -SOUTH

SCALE : 1/16" = 1'-0"



1
A-105-0

ELEVATIONS - OSSE FACILITY AND PARKING STRUCTURE -NORTH

SCALE : 1/16" = 1'-0"

PERMIT SUBMISSION

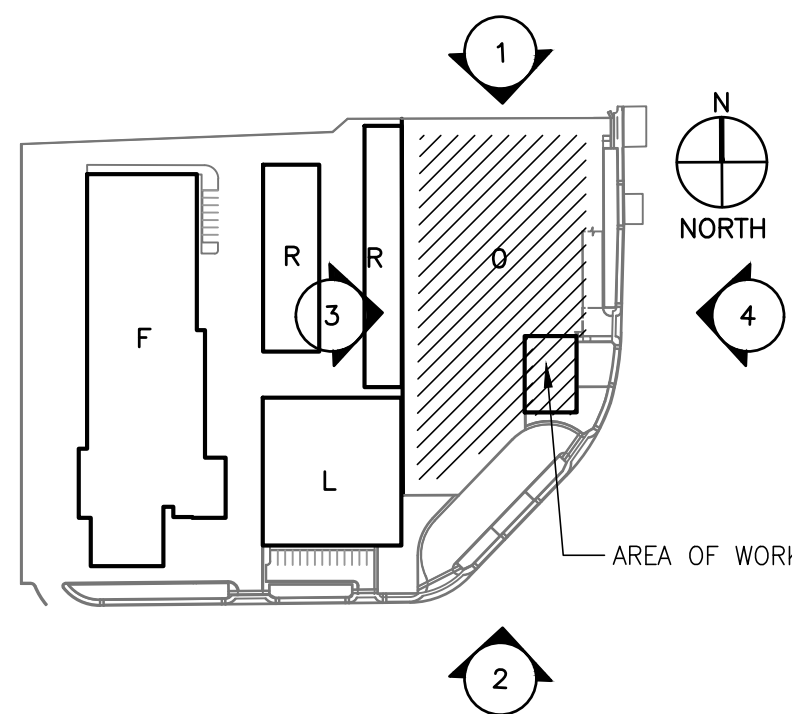
GENERAL NOTES

1. REFER TO A-300-0 SERIES SHEETS FOR DETAILED ELEVATION INFORMATION. KEY ELEVATIONS ARE FOR REFERENCE ONLY.
2. REFER TO ELECTRICAL SHEETS FOR LIGHTNING PROTECTION.
3. REFER TO CIVIL DRAWINGS FOR GRADE LEVELS. GRADE LEVELS ARE SHOWN FOR REFERENCE ONLY.
4. REFER TO A-903-0, & A-904-0 FOR ELEVATION OF OSSE PROPERTY FENCE.
5. REFER TO A-907-0 FOR FENCE DETAILS.
6. FENCE SHOWN DIAGRAMMATICALLY. REFER TO REFERENCED SHEETS FOR DETAILS.

KEY NOTES

- 1 VEHICLE BARRIER SYSTEM, SEE A-511-0 FOR INFO
- 2 RETAINING WALL SEPARATING OSSE AND COVERED PARKING STRUCTURE, REFER TO CIVIL DRAWINGS
- 3 CURB, REFER TO CIVIL
- 4 TOP DECK VEHICLE ENTRY/EXIT AREA
- 5 SW-4 FALL PROTECTION GUARDRAIL, REFER TO 3/A-907-0
- 6 OSSE BUILDING BEYOND
- 7 SHEAR WALL, REFER TO STRUCTURAL DRAWINGS.
- 8 PROPERTY FENCE-SW-2. REFER TO 1/A-907-0
- 9 12" DOUBLE T PRECAST CONCRETE DECK, REFER TO STRUCTURAL DRAWINGS
- 10 PROPERTY FENCE BEYOND
- 11 RAMP OUTLINE
- 12 GUARD BOOTH OUTLINE, REFER TO A-901-0
- 13 OUTLINE OF SOUTH EXIT STAIR, REFER TO A-405-0
- 14 TEMPORARY FENCE FOR PHASE ONE CONSTRUCTION
- 15 EXTERIOR LIGHT POLE BOD LITHONIA D SERIES AT 15'-0" HEIGHT, R.E.D
- 16 OSSE NORTH STAIR TOWER BEYOND, REFER TO A-406-0
- 17 COVERED PARKING OUTLINE, REFER TO A-101-R

KEYPLAN



#	Date	Change Description

DGS BUILD MAINTAIN SUSTAIN
DESIGN • CONSTRUCTION • MAINTENANCE • SUSTAINANCE

FEMS FLEET MAINTENANCE FACILITY
BLUE PLAINS - D.C. VILLAGE LANE SW.
WASHINGTON D.C. 20032
FOR THE
GOVERNMENT OF THE DISTRICT
OF COLUMBIA

ALPHATEC
ENGINEERS ARCHITECTS PLANNERS

1225 9TH STREET NW
WASHINGTON, D.C. 20005
TEL 202/797-5000
FAX 202/797-5003

SUB-CONSULTANT:	SEAL:
Dwg. Coord.:	Tech. Coord.:
Project No:	SEE PLOT STAMP
OSSE FACILITY AND PARKING STRUCTURE - ELEVATIONS	A-105-0
PERMIT SUBMISSION	10/12/2023