

NAVFAC WNY B76 RENOVATION BRIEF

3.4.2026



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JOINT VENTURE



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BUILDING 76, WASHINGTON NAVY YARD

Main central building built in 1889

OVERALL GSF:

- ~62,000 existing
- Planned renovation work: No additional SF
- Land disturbance ~14,200 SF

USES OVER THE YEARS:

- 1889: U.S. Naval Gun Factory's Breech Mechanism Shop
- 1961: Converted to Naval Historic Display Center
- 1982: Dedication of Navy Memorial Museum
- 2024/5: Museum closed to the public / renovation prep

CURRENT PROJECT:

- Full facility renovation for National Museum of the United States Navy (NMUSN) support facility (admin & support spaces for artifact processing, conservation, and museum support (workshops, etc.)

SHPO / CULTURAL:

- Contributing element to a National Historic District (WNY is on the National Register of Historic Places (Property category, District). WNY founded in 1799)
- Ongoing coordination w/ DC SHPO and NHH (Naval History and Heritage Command) cultural resources staff throughout the design
- Follow the National Park Service, Secretary of the Interior's Standard for the Treatment of Historic Properties

SCHEDULE:

- 36 months, starting January 2027

SITE MAP – WASHINGTON NAVY YARD





SITE MAP – WASHINGTON NAVY YARD





EAST

EAST AERIAL





SOUTH





WEST



ORIGINAL
1889



ORIGINAL 1889

ENTRY INFILL 1981

EAST ADDITION 1917

- REPLACE OPENINGS (AT MAIN BLDG.)
- REPAIR, REPOINT BRICK
- REPLACE ROOFS & DRAINAGE
- REMOVE PERISCOPES
- REMOVE PAINT

SOUTH



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ORIGINAL 1889

ADDITION 1917

ADDITION BELIEVED TO BE 1940s

WINDOWS INFILLED



- REPLACE OPENINGS TO MATCH ORIGINAL

- REPAIR, REPOINT BRICK

- REPLACE ROOFS & DRAINAGE

- MAINTAIN INFILL AREAS

- REMOVE AWNING

EAST – SOUTH END





- REPLACE OPENINGS TO MATCH ORIGINAL

- REPAIR, REPOINT BRICK

- REPLACE ROOFS & DRAINAGE

- MAINTAIN INFILL AREAS

- DEMOLISH LEAN-TOS

EAST – NORTH END



ADDITION BELIEVED TO BE BUILT OR REBUILT AFTER ADJACENT ADDITION



ADDITION BELIEVED TO BE 1917 – 1942



- REBUILD ADDITION (HEIGHT DOES NOT MEET REQUIREMENTS FOR MISSION)

- REPLACE OPENINGS

- REPAIR, REPOINT BRICK

- REPLACE ROOFS & DRAINAGE

WEST – MID BUMPOUT



REBUILT 1977

BUILDING 41
DEMOLISHED

- REPLACE BRICK EJS
- REPLACE ROOFS & DRAINAGE
- MAINTAIN INFILL AREAS



WINDOW
INFILL

NORTH



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BUILDING 76, WASHINGTON NAVY YARD

LAND DISTURBANCE:

- 14,258 SF

PARKING:

- No new parking. Minimal parking mods required for exterior elevated building services / fire lane requirements

STORMWATER MANAGEMENT:

- Renovation is over 50% of assessed value so DOEE regs apply
- 6 bioretention planter BMPs planned to treat runoff from B76
- Planned BMPs are similar to existing BMPs at WNY, but mulch is utilized as coordinated with NAVFAC

TREE INVENTORY & PRESERVATION:

- Removal of trees necessary for BMPs and relocations of site artifacts due to BMPs
- Follow 2017 DC ESC specifications
- Follow NCPC Tree Preservation and Replacement Policy

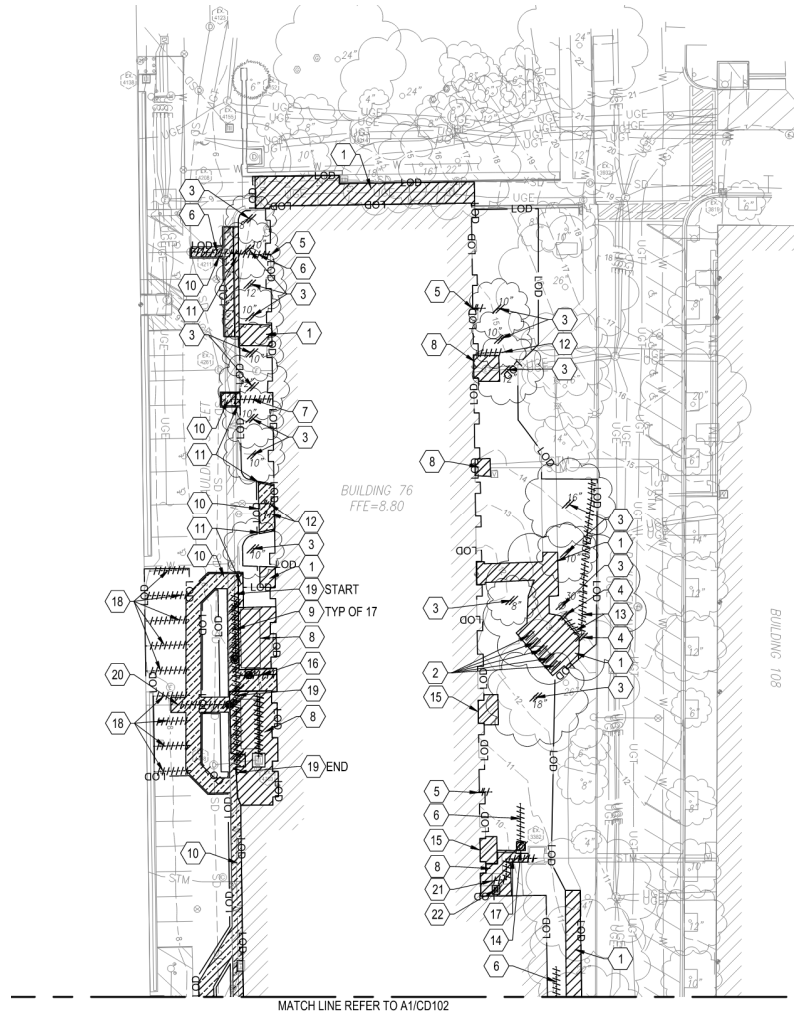
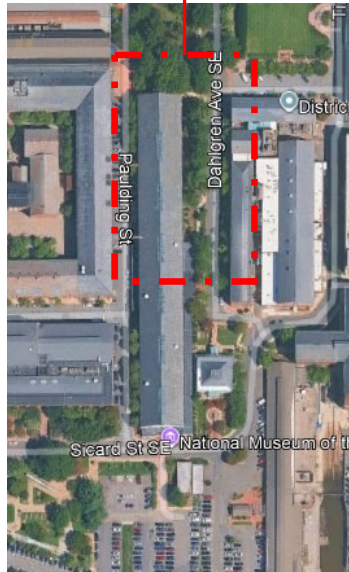
LANDSCAPING:

- Native of adapted species
- Mulch, shrubs, turf grass, replace tree species removed

SITE WORK – WASHINGTON NAVY YARD



AREA THIS SHEET

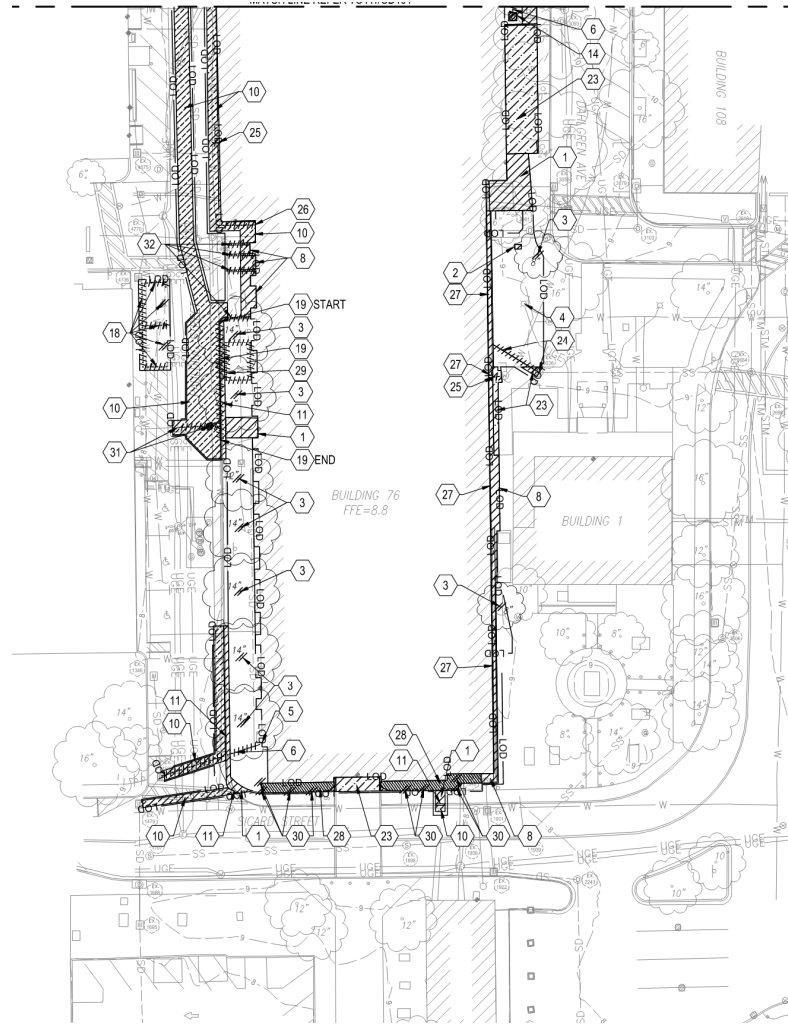
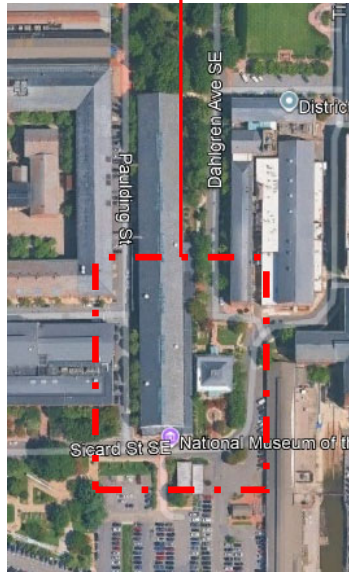


SHEET KEYNOTES

1. SAWCUT FULL DEPTH AND REMOVE CONCRETE SIDEWALK AND BASE COURSE B1
CSS01
2. REMOVE CANNON FEATURES AND STORE FOR RE-USE. DOCUMENT CONDITIONS OF HISTORICAL CANNONS PRIOR TO REMOVAL AND STORAGE
3. REMOVE TREE
4. REMOVE CANNON LIGHTING, SEE ELECTRICAL
5. REMOVE 4" UNDERGROUND ROOF DRAIN
6. REMOVE 12" PVC STORM DRAIN PIPE
7. REMOVE 6" WATER LINE. SEE SHEET NOTE 3.
8. SAWCUT FULL DEPTH AND REMOVE CONCRETE AND BASE COURSE
9. REMOVE BOLLARDS D1
CSS01
10. REMOVE ASPHALT PAVEMENT
11. REMOVE CONCRETE CURB
12. CAP AND REMOVE 4" DOMESTIC WATER SERVICE TO BUILDING
13. REMOVE ELECTRIC CONDUIT. REFER TO ELECTRICAL
14. REMOVE BMP OUTLET STRUCTURE
15. REMOVE BUILDING SECTION. SEE STRUCTURAL
16. REMOVE 6" DOMESTIC WATER SERVICE LINE AND VALVE TO BUILDING
17. REMOVE 8" STEAM LINE TO BUILDING. SEE MECHANICAL
18. ERADICATE PAVEMENT MARKINGS
19. REMOVE 12" WATER LINE AND ASSOCIATED FITTINGS AND VALVES. PROVIDE PHASING PLAN TO MINIMIZE DISRUPTIONS
20. REMOVE 4" WATER LINE AND VALVE TO BUILDING. PROVIDE PHASING PLAN TO MINIMIZE DISRUPTIONS
21. REMOVE STEAM VAULT TO EXTENTS SHOWN
22. REMOVE INLET STRUCTURE



AREA THIS SHEET



SHEET KEYNOTES

1. SAWCUT FULL DEPTH AND REMOVE CONCRETE SIDEWALK AND BASE COURSE B1
CSS01
2. REMOVE CANNON FEATURES AND STORE FOR RE-USE. DOCUMENT CONDITIONS OF HISTORICAL CANNONS PRIOR TO REMOVAL AND STORAGE
3. REMOVE TREE
4. REMOVE CANNON LIGHTING, SEE ELECTRICAL
5. REMOVE 4" UNDERGROUND ROOF DRAIN
6. REMOVE 12" PVC STORM DRAIN PIPE
8. SAWCUT FULL DEPTH AND REMOVE CONCRETE AND BASE COURSE
10. REMOVE ASPHALT PAVEMENT D1
CSS01
11. REMOVE CONCRETE CURB
14. REMOVE BMP OUTLET STRUCTURE
18. ERADICATE PARKING MARKINGS
19. REMOVE 12" WATER LINE AND ASSOCIATED FITTINGS AND VALVES. PROVIDE PHASING PLAN TO MINIMIZE DISRUPTIONS
23. REMOVE AND SALVAGE BRICK PAVERS B3
CSS01
24. PLUG 4" SEWER LATERAL FROM NORTH AND ABANDON IN PLACE
25. CAP AND REMOVE 2.5" DOMESTIC SERVICE TO BUILDING
26. CAP AND REMOVE 6" DOMESTIC SERVICE TO BUILDING
27. REMOVE CONCRETE GUTTER
28. REMOVE RIVER STONE AND STORE FOR REUSE
29. REMOVE OVERHEAD SHELTER. SEE STRUCTURAL
30. REMOVE DECORATIVE BOLLARD AND STORE FOR RE-USE. DOCUMENT CONDITIONS OF BOLLARDS PRIOR TO REMOVAL AND STORAGE
31. REMOVE 6" FIRE WATER LINE AND VALVE TO FIRE HYDRANT. PROVIDE PHASING PLAN TO MINIMIZE DISRUPTIONS
32. REMOVE CONCRETE WALL



AREA THIS SHEET

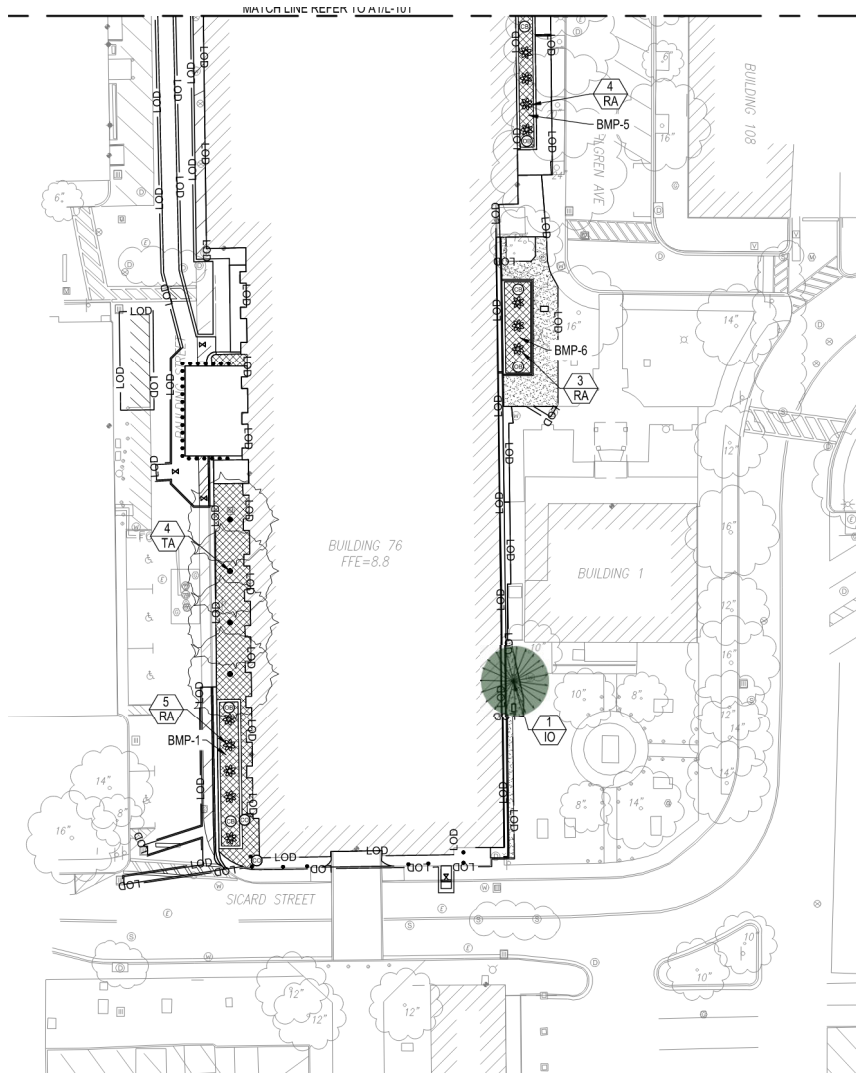
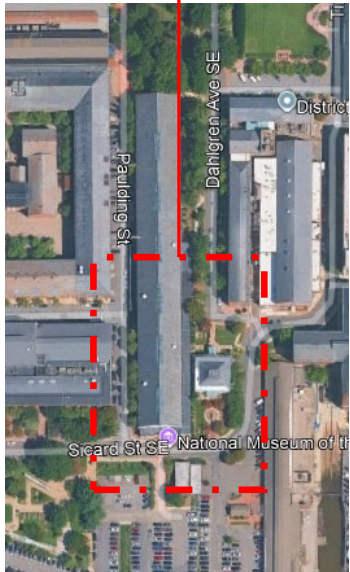


LEGEND	
	DWARF AZALEA
	AMERICAN LINDEN
	WILLOW OAK
	OKAME CHERRY
	AMERICAN HOLLY
	TREE QUANTITY SEE SHEET L-501
	TREE SPECIES SEE SHEET L-501
	SHREDDED HARDWOOD MULCH SEE SHEET L-501
	CREeping RED FESCUE AND/OR KENTUCKY BLUEGRASS SEE SHEET L-501










SITE WORK – LANDSCAPING



AREA THIS SHEET



LEGEND

-  DWARF AZALEA
-  AMERICAN LINDEN
-  WILLOW OAK
-  OKAME CHERRY
-  AMERICAN HOLLY
-  TREE QUANTITY SEE SHEET L-501
-  TREE SPECIES SEE SHEET L-501
-  SHREDDED HARDWOOD MULCH SEE SHEET L-501
-  CREEPING RED FESCUE AND/OR KENTUCKY BLUEGRASS SEE SHEET L-501

SITE WORK – LANDSCAPING



TREE REPLACEMENT QUANTITY						
TREE ID	SPECIES	DBH	SPECIES RATING	CONDITION RATING	SCORE	QUANTITY
101	AMERICAN LINDEN	8	85%	100%	-	1
102	AMERICAN LINDEN	10	85%	100%	8.5	2
103	AMERICAN LINDEN	12	85%	100%	10.2	3
104	AMERICAN LINDEN	10	85%	100%	8.5	2
105	AMERICAN LINDEN	10	85%	100%	8.5	2
106	AMERICAN LINDEN	12	85%	100%	10.2	3
107	AMERICAN LINDEN	10	85%	100%	8.5	2
108	AMERICAN LINDEN	10	85%	100%	8.5	2
109	AMERICAN LINDEN	10	85%	100%	8.5	2
110	OKAME CHERRY	10	75%	100%	7.5	2
111	OKAME CHERRY	10	75%	100%	7.5	2
112	OKAME CHERRY	12	75%	100%	9	2
113	OKAME CHERRY	8	75%	100%	-	1
114	WILLOW OAK	16	90%	100%	14.4	3
115	WILLOW OAK	10	90%	100%	9	2
116	WILLOW OAK	30	90%	100%	27	6
117	CHERRY	18	75%	100%	13.5	3
118	CRAPE MYRTLE	8	85%	100%	-	1
119	AMERICAN HOLLY	8	85%	100%	-	1
120	AMERICAN LINDEN	14	85%	100%	11.9	3
121	AMERICAN LINDEN	14	85%	100%	11.9	3
122	AMERICAN LINDEN	12	85%	100%	10.2	3
123	AMERICAN LINDEN	14	85%	100%	11.9	3
124	AMERICAN LINDEN	14	85%	100%	11.9	3
125	AMERICAN LINDEN	14	85%	100%	11.9	3
126	AMERICAN LINDEN	14	85%	100%	11.9	3

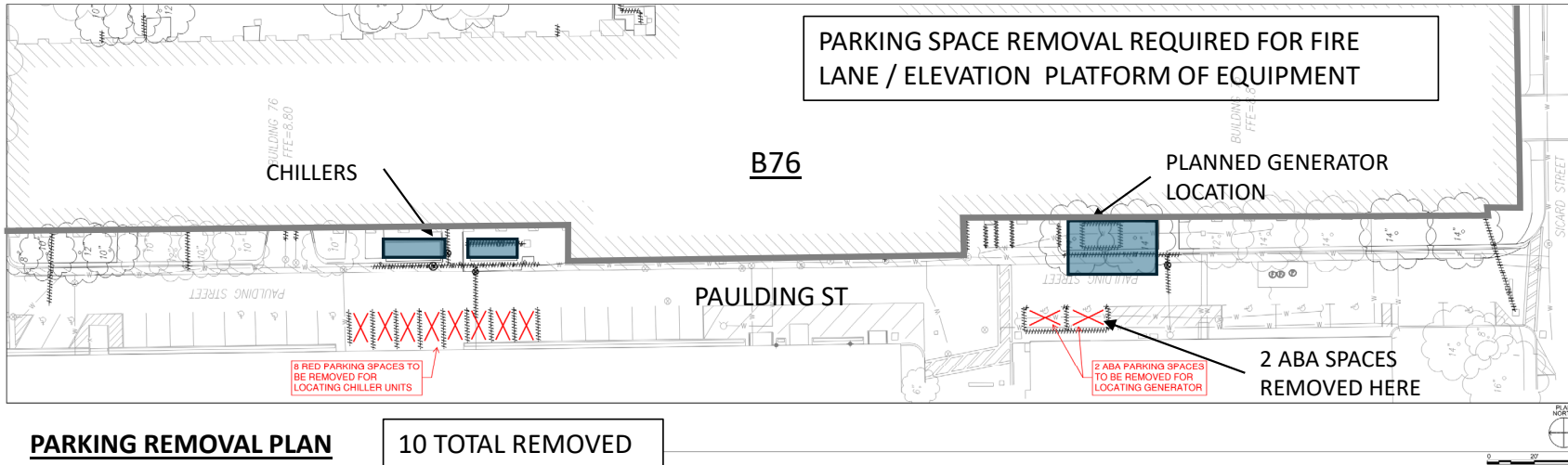
NOTE:

1. TREE SPECIES, SPECIES RATING, AND CONDITION RATING ARE ASSUMED FOR BIDDING PURPOSES TO OBTAIN TREE REPLACEMENT QUANTITIES. A LICENSED ARBORIST MUST CONFIRM TREE SPECIES, SPECIES RATING, AND TREE CONDITION RATING PRIOR TO CONSTRUCTION.
2. TREE REPLACEMENT QUANTITIES ARE ESTIMATED USING THE FOLLOWING WORST CASE VALUES:
 - 2.1. SPECIES RATING:
 AMERICAN HOLLY = 85%
 AMERICAN LINDEN = 85%
 CHERRY = 75%
 CRAPE MYRTLE = 85%
 OKAME CHERRY = 75%
 WILLOW OAK = 90%
 - 2.2. SPECIES CONDITION:
 ALL TREE SPECIES CONDITION ARE ASSUMED TO BE IN EXCELLENT CONDITION IN CALCULATING QUANTITY OF REPLACEMENT TREES.
 EXCELLENT SPECIES CONDITION = 100%
3. REFER TO THE NCPG TREE PRESERVATION AND REPLACEMENT RESOURCE GUIDE FOR FORMULAS AND PROCEDURES IN DETERMINING TREE REPLACEMENT QUANTITY.
4. THE TOTAL QUANTITY OF REPLACEMENT TREES IS ESTIMATED TO BE 63.
 - 4.1. REPLACEMENT QUANTITIES OF EACH SPECIES INCLUDE:
 AMERICAN HOLLY = 1
 AMERICAN LINDEN = 40
 CHERRY = 3
 CRAPE MYRTLE = 1
 OKAME CHERRY = 7
 WILLOW OAK = 11
5. SEE SHEETS L-101, L-102, AND L-501 FOR LANDSCAPE PLANS, DETAILS, AND TREE REPLACEMENT ON SITE. A TOTAL OF 17 TREES MAY BE REPLACED ON SITE. THE ESTIMATED REMAINING 46 TREES REQUIRED TO BE REPLACED MUST BE PLANTED IN A LOCATION APPROVED BY THE COR.

A3 TREE REPLACEMENT QUANTITY - ESTIMATE
 NOT TO SCALE

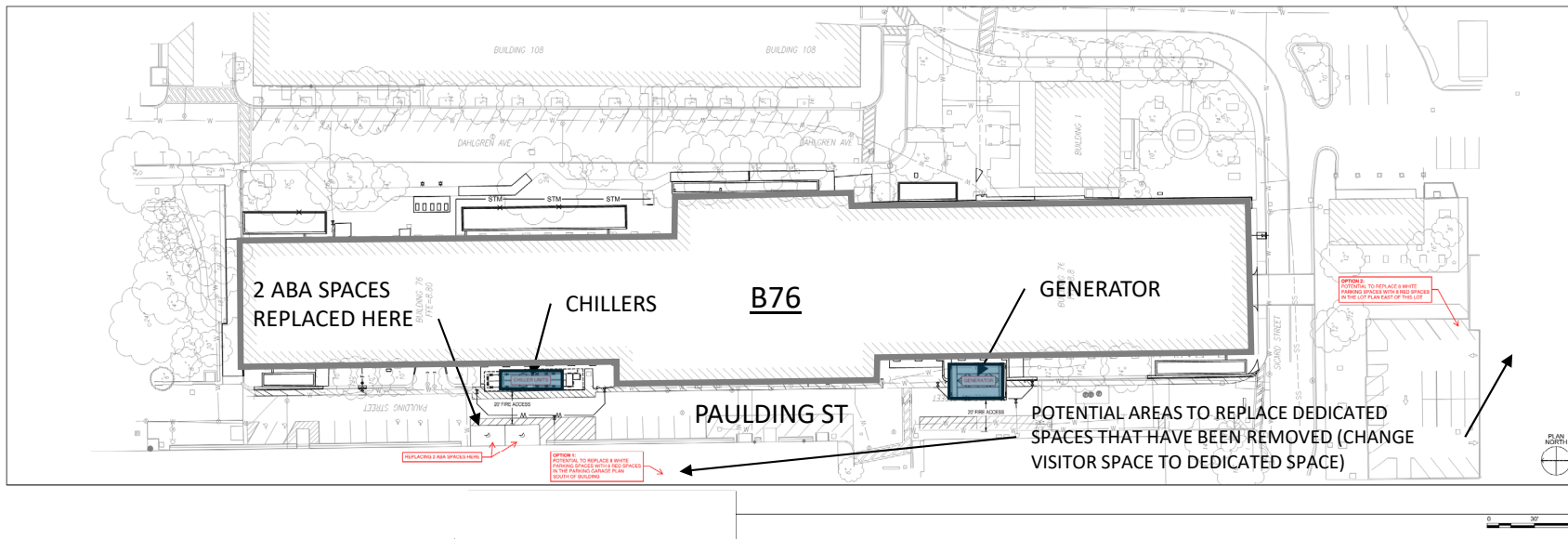
SITE WORK – LANDSCAPING





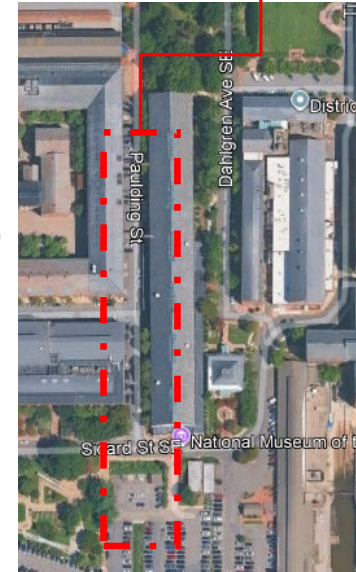
PARKING REMOVAL PLAN

10 TOTAL REMOVED



PARKING – WASHINGTON NAVY YARD

PARKING MOD AREAS THIS SHEET

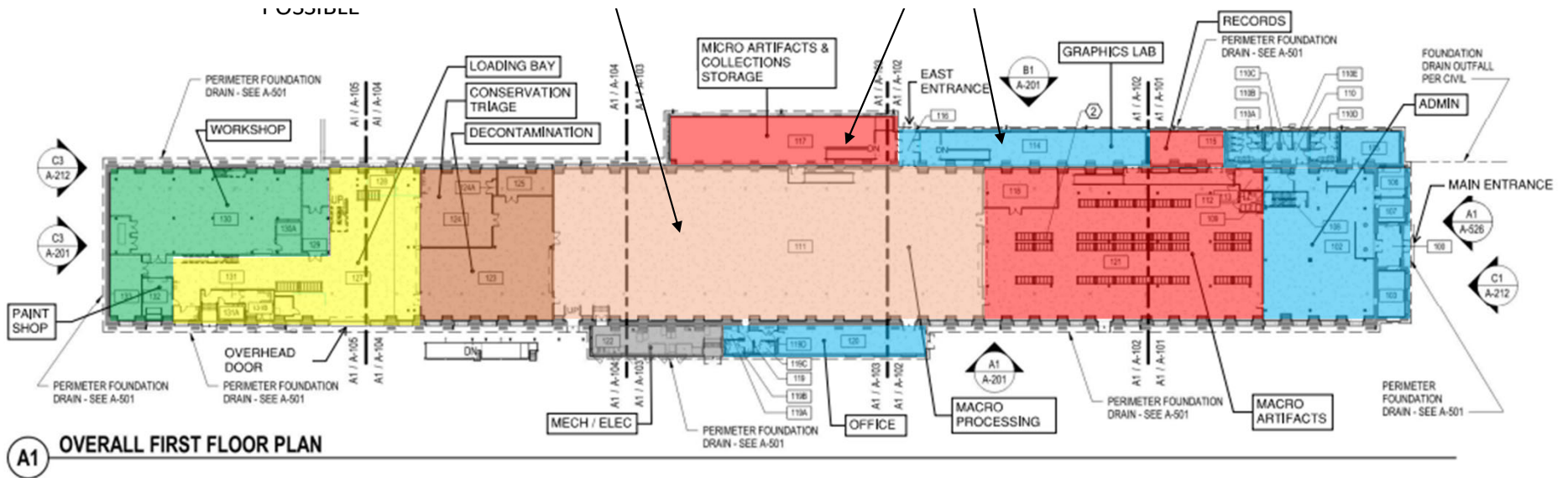




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NEW INTERIOR – CMU AND GYP/MTL STUDS. MAXIMIZE EXISTING VIEWS TO ROOF STRUCTURE AND INTERIOR

UTILITIES AND CERTAIN STORAGE AREAS ELEVATED TO ABOVE FLOOD PLAIN ELEVATION



LEGEND

	ADMIN		ARTIFACT DECONTAMINATION
	ARTIFACTS		LOADING
	ARTIFACT PROCESSING		DISPLAY WORKSHOPS

FIRST FLOOR PLAN / PROGRAM



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Maintain view to roof structure and skylights where aligns with program

Maintain bridge crane structure

Demo floor & replace w/ sealed conc for program (carts / FLs)



All artifacts relocated prior to renovation

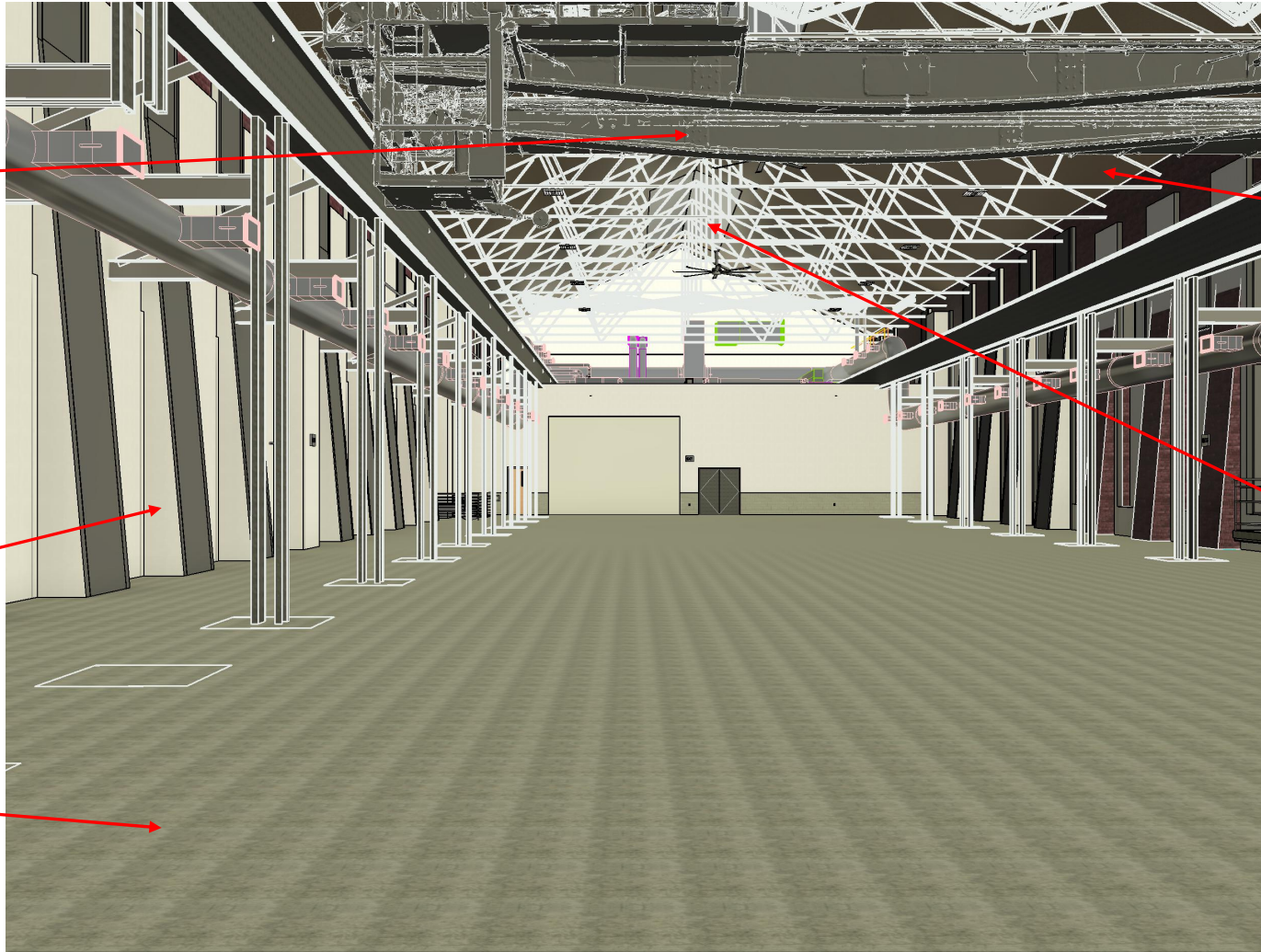


RENOVATION SUMMARY

Maintain all
bridge
cranes

Maintain
bridge crane
structure

Demo floor
& replace
w/ sealed
conc for
program
(carts / FLs)



Underside of
roof deck will
remain current
color (not as
shown in this
spatial view)

Maintain view
to roof
structure and
skylights where
aligns with
program

RENOVATION SUMMARY

CENTRAL MACRO ARTIFACTS AREA



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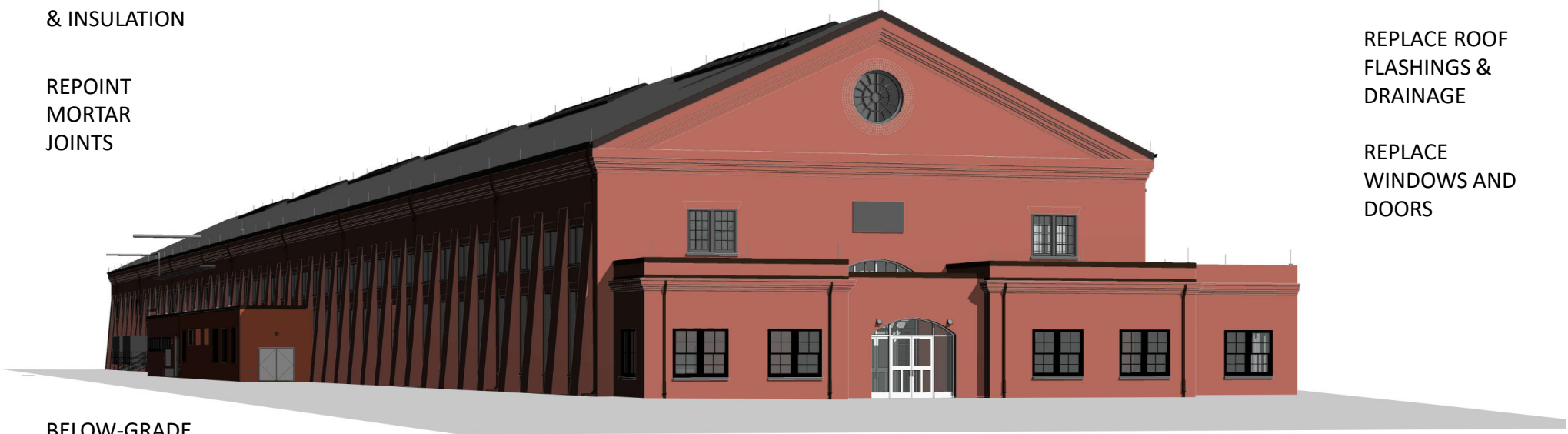
REPLACE SLATE
ROOF
& INSULATION

REPOINT
MORTAR
JOINTS

REPLACE
SKYLIGHTS

REPLACE ROOF
FLASHINGS &
DRAINAGE

REPLACE
WINDOWS AND
DOORS



BELOW-GRADE
WATERPROOFING
& DRAIN

VIEW TOWARDS MAIN ENTRANCE

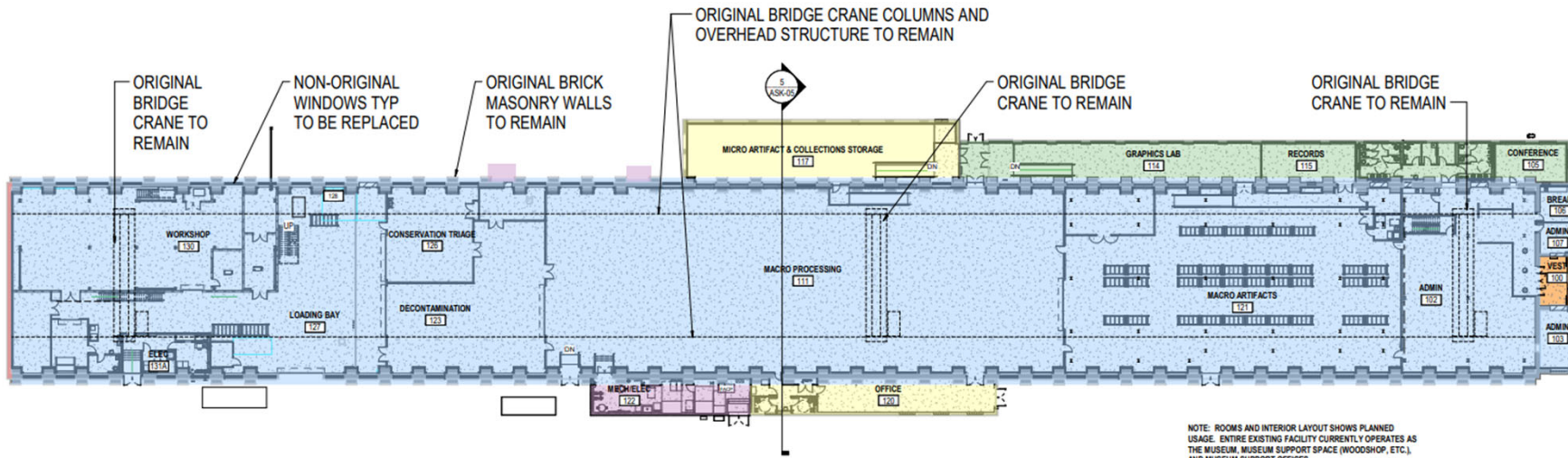
NOT TO SCALE

HAZMAT ABATEMENT:
ASBESTOS-CONTAINING
MATERIALS & LEAD-BASED PAINT

DEMO ALL MECH, ELEC, PLUMB,
FIRE ALARM, FIRE SUPPRESSION,
& COMMS

RENOVATION SUMMARY











NOTE: ROOMS AND INTERIOR LAYOUT SHOWS PLANNED USAGE. ENTIRE EXISTING FACILITY CURRENTLY OPERATES AS THE MUSEUM, MUSEUM SUPPORT SPACE (WOODSHOP, ETC.), AND MUSEUM SUPPORT OFFICES.

B76 TIMELINE DIAGRAM

SCALE: 3/8" = 1'-0"



LEGEND

- | | | | |
|---|-------------------------------------|---|--|
|  | 1899 ORIGINAL BREECH MECHANISM SHOP |  | NON-ORIGINAL ADDITION, DATE UNKNOWN |
|  | 1917 BREECH MECHANISM SHOP ANNEX |  | NON-ORIGINAL ADDITION, DATE UNKNOWN TO BE DEMOLISHED |
|  | 1981 ENTRY INFILL |  | 1977 RE-BUILT EXTERIOR WALL |

WNY B76 MUSEUM RENOVATION

WASHINGTON NAVAL YARD
WASHINGTON, DC

BUILDING TIMELINE

