United States Department of Agriculture
Beltsville Agricultural Research Center
Building 002

Building Modernization
10300 Baltimore Avenue, Building 002
Beltsville, MD 20705

Preliminary Review Submission
National Capital Planning Commission
Filing Date: September 2, 2022
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Applicant
UNITED STATES DEPARTMENT OF AGRICULTURE
c/o Janice Rogers
Agricultural Research Service, Administrative and Facilities Management
5601 Sunny side Avenue
Beltsville, MD 20705
Janice.Rogers@usda.gov

UNITED STATES ARMY CORPS OF ENGINEERS,
BALTIMORE DISTRICT
C/o Nancy Zielinski
2 Hopkins Plaza
Baltimore, MD 21201
nancy.e.zielinski@usace.army.mil

Narrative Prepared by:
EHT TRACERIES, Inc.
440 Massachusetts Ave., NW
Washington, DC 20001
www.traceries.com

Drawings Prepared by:
GRUNLEY CONSTRUCTION
15020 Shady Grove Road
Rockville, MD 20850
www.grunley.com

PAGE SOUTHERLAND PAGE, INC.
1615 M Street, NW, Suite 700
Washington, DC 20036
pagethink.com
Figure 1: USDA BARC Building 002, USGS Beltsville, MD Quad, Scale 1:10,000.

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35% Submission
**PROJECT NARRATIVE**

**Existing Conditions**

The United States Department of Agriculture (USDA) Beltsville Agricultural Research Center (BARC) Building 002 is a 30,440 SF, three-story plus attic, reinforced-concrete and brick building designed in accordance with the Georgian Revival style with a slate roof and wood and limestone detailing. The building's facade is a symmetrical composition. The building houses offices and laboratories that serves the Crop and Food Research Units. The building sits on an approximately 1.47 acre site, west of Circle Road and off of US Route 1. The existing site is surrounded by a connection to Building 003 to the northeast, Circle Road, and an open grass field to the southeast, Building 001 to the southwest, and First Street followed by Building 008 to the northwest. A sidewalk and steps lead to the main entrance from the southeast.

Landscape and shrubbery are close to the front of the building. A sidewalk and steps lead to the main entrance from the southeast. Sidewalks connect each adjacent building to a pedestrian network around the site. On Circle Road there are parallel parking spaces along both sides of the curb. In order to drive to the rear of the building, the driver must turn on South Drive or Circle Road from Baltimore Avenue and then turn on First Street. Grade slopes from the southwest to the northeast of the site in all directions to adjacent drainage swales and storm drain inlets. The loading dock/service area and maintenance parking spaces to the northwest are accessed from First Street. There are handicap accessible ramps on either of the two main roads to the sidewalks. Existing underground utilities currently serve the building. These utilities include water, sewer, steam, gas, and storm lines. Areas for staging and laydown as well as haul routes will be coordinated with BARC prior to construction and will be identified in the plans.

**Historical Overview**

Building 002 is a contributing resource to the the BARC Historic District and to the BARC North Farm Historic District.

In October 1933, the Bureau of Plant Industry purchased part of what is now known as the North Farm of the Beltsville Agricultural Research Center to become the U.S. Horticultural Field Station at Beltsville, Maryland. Initial development included clearing the land, putting in utilities, constructing roads and walks, and constructing several buildings, including: a foreman's cottage (Building 018), various smaller utilitarian and service structures, preliminary work on the greenhouses and headhouses, and the construction of the Horticulture Laboratory (Building 004). Although the Cold Storage Building was initially planned as part of the first grouping of buildings at the site, insufficient funding delayed its construction until 1938, when a second round of expansion came to the site.

In 1938, the approximately 30,440 SF building was constructed to house the growing BARC's Cold Storage Building. Building 002 is a three-story reinforced concrete and brick Georgian-revival structure with a slate roof and wood and limestone detailing. At the basement and first floor levels the building's massing is largely rectangular. At the second floor, however, the building becomes U-shaped, as the part of the building constructed as the machine room does not continue to the second floor. The roof structure is gabled along the length of the front facade, and hipped over the ends of the "U." The front (southeast) elevation is a symmetrical composition with a slightly projecting central pedimented three-bay section. In 1940, as part of the construction of the Administration Building (Building 003), a three-bay brick connecting hyphen was built between this building and the Administration Building. The hyphen connects the basements and first floors of the two buildings. In the 1980s, a utilitarian one-story addition was added to the building's north wing for use by Verizon. The building is sited along a curved drive (Circle Drive) behind a large grassy lawn off of Route 1, Building 002 (along with adjacent Buildings 001, 003, 004, and 005) is considered to be one of the most public-facing buildings of the campus.
The majority of the buildings within BARC, and particularly within the North Farm campus, are designed in accordance with the Georgian Revival Style and feature brick cladding, slate roofs, and stone detailing. While possible that the design for the campus was influenced by the buildings on nearby University of Maryland’s campus, federal buildings constructed during the inter-war period in the northeast and mid-Atlantic (excluding the District) adhered to Colonial or Georgian Revival style of architecture.

Building 002 was constructed by John McShain, Inc. of Baltimore, Maryland and is executed in the Georgian Revival style. When completed, it was considered one of the best equipped laboratories for the study of the storage of produce and other plant-derived food products in the world. The building features limestone details and is clad with limestone at the basement story, while the first and second stories above are laid in red brick English bond.

The intent of the project is to restore the exterior of the building and completely modernize the interiors. Following the examples set forth in adjacent buildings, all exterior windows will be replaced in-kind. The interior will undergo an extensive renovation to update all utilities and laboratories, mitigate environmental concerns, and provide office/lab swing spaces as needed. While the goal is to completely renovate the interior of the building, aspects of the interior layout and the original corridors will be maintained. The doors throughout the building will be replaced in kind.

The intent of the project is to restore the exterior of the building and modernize the interiors while being respectful of the historic corridor arrangements and the buildings lobby. Following the examples set forth in adjacent buildings, all exterior windows will be replaced in-kind. The windows within the dormers on the two rear wings will be removed and replaced with louvers to provide venting for the mechanical equipment housed within the attic. The interior will undergo an extensive renovation to update all utilities and laboratories, mitigate environmental concerns, and provide office/lab swing spaces as needed. The doors throughout the building will be replaced in kind.

A unique aspect of the program within Building 002 is the public-interaction requirements of the FQL sensory laboratory. After staff interviews and an extensive POR study, it was determined that an addition would be required to house the FQL public-interaction program. By placing the public-facing areas in the new addition, public foot-traffic can be isolated to a small area of the building with accessible exterior access, keeping the public away from research and collection areas.

The 2,060 SF, one-story brick addition is compatible with the historic Building 002. Taking cues from the one-story Verizon addition, the proposed addition has prefinished metal coping and a flat roof. It reads as a separate component that is connected to Building 002 via an appropriately sized glazed hyphen attached to the historic building’s southwest corner. Due to site constraints, it is not feasible for the addition to be completely tucked behind the building; however, every effort has been made to minimize adverse effects of the addition. The design of the addition will clearly read as a new construction, and is intended to be compatible with the historic building.

**Preliminary Submission**

The Commission approved comments on the concept proposal for Building 002 at their meeting held on June 3, 2021. This 35% submission includes a complete set of project plans.

**Transportation and Circulation**

The completed project, while providing new and renovated program space, will be staffed by personnel currently employed and working on the BARC campus. Additionally, the public-interaction component is a current research exercise on the ground floor of Building 002, and occupancy numbers will remain the same for its new location in the addition. Both visitors and site personnel park in a large lot located on First Street. The addition entrance has been oriented to face Circle Drive. Parking for VIPs and temporary visitors is provided on Circle Drive, which will not be impacted by this project. Accessible parking is located both on Circle Drive and in the lot on First Street. Since the overall number of personnel and visitors is not changing, no additional parking is required.

BARC is a campus-style environment where personnel move not only from their vehicle to their primary place of work (ie. office or lab), but also between buildings, laboratories, greenhouses, etc. on site utilizing the existing system of sidewalks. The addition will interrupt an existing perpendicular sidewalk running between the sidewalks of Circle Drive and First Street. As a result, the addition provides a new sidewalk to continue to permit pedestrian movement along an accessible, paved surface between Circle Drive and First Street.

**Historic Preservation Documentation**

USDA initiated consultation with the Maryland Historical Trust (MHT) on April 15, 2021. On November 1, 2021, USDA, vis-a-vis project consultant EHT Traceries, submitted a letter to MHT assessing the effects to historic properties in accordance with Section 106 of the National Historic Preservation Act. In this letter, USDA determined that this undertaking will have “no adverse effect” on historic properties. In their response, dated November 30, 2021, MHT preliminarily concurred with the finding of no adverse effect, but requested that the 35% and 100% drawings be submitted to the agency for review and comment.

**Environmental Documentation**

USDA has prepared an Environmental Assessment to consider the project’s effects on environmental resources. The EA has previously been submitted to staff.

**Schedule**

It is anticipated that the project will begin in FY2023.

**Funding**

The funding source is Congressional - Building and Facilities No-Year funding.

**Site Improvements and Stormwater Management**

In order to install the addition, several site features and utilities will need to be demolished and relocated, including...
but not limited to: generators, sidewalks, curb ramps, storm pipes, water pipes, electrical lines, telecom lines, gas lines, and steam lines. The existing storm drainage in this area consists of the collection of room drains, a yard inlet, and a grate drain located at an existing depressed entrance to the basement of Building 002. The flow from these are directed into an existing 12" storm drain that flows under the neighboring First Street. The proposed storm drainage will reroute these existing flows along the roof drains from the proposed building into two proposed bioretention facilities. These facilities will provide water quality and quantity treatment before out-falling into the existing 12" storm drain flowing under First Street.

The existing sanitary sewer consists of a 12" sanitary sewer line that collects the sanitary flow from laterals serving the existing building. This existing line is located directly in conflict with the proposed addition; thus, the sanitary sewer line will be rerouted. The proposed plan also calls for the replacement of the existing water service line with an 8" line that can account for the additional anticipated flows resulting from the improved Building 002 and its addition. Existing electrical and telecommunications lines and steam lines that are in conflict with the proposed addition are to be abandoned and rerouted around the proposed addition.

Two approximately 500 SF bioretention facilities are proposed, and will be located south and north of the new building addition. The bioretention basins will be planted with native species that meet MDE criteria and can survive in wet and dry climates and with fluctuating water levels. Typical selections for shrubs within the middle to upland section of the bioretention facility include a mix of inkberry, spicebush, tall coneflowers, and Arrowhead or broomsedge. The low lying area of the facility will be planted with a grass selection that is maintainable and also can be inundated. The remaining area of the site landscaping efforts will be limited and consistent with the existing site conditions. A new sidewalk will be constructed along the western side of the site to provide pedestrian access to the front of entrance of the addition and to provide a connection between the rear parking lot and Circle Drive.

**Floodplain Management and Wetlands Protection**

In accordance to FEMA National Flood Hazard Maps, the project is not located within or near a floodplain or wetland.
EXISTING EXTERIOR VIEWS
Campus Plan

USDA BARC Building 002 Modernization - NCPC Preliminary Submission

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LANDSCAPE PLAN

1. The site plan shown is for note.
2. Building areas are shown for note.
3. Exterior areas to have main plantings.

LANDSCAPE LAYOUT
ACCOUNT TO BE PLANTED.
2. DEDICATED DRAIN PLANTING.
GENERAL DEMOLITION NOTES

1. EXISTING CONDITIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT SHOW ALL CONDITIONS THAT MAY AFFECT THE WORK OF THIS CONTRACT. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION.

2. Field verify existing conditions before commencing any work.

3. Remove existing construction to the extent indicated on the drawings. Property lines, property improvements, existing electrical service, and utilities are not shown on these drawings.

4. Field verify existing conditions prior to demolition. Property lines, property improvements, existing electrical service, and utilities are not shown on these drawings.

5. Protect all existing construction noted to remain from damage and/or damage occurs. Remove debris regularly as necessary to eliminate tripping hazards.

6. Except for items or materials indicated to be reused, salvaged, or otherwise indicated, all demolished materials will be removed from the site.

7. Existing walls shown graphically with solid lines to remain. Protect all existing construction noted to remain from damage and/or damage occurs. Remove debris regularly as necessary to eliminate tripping hazards.

8. All demolished materials must be legally disposed of promptly. Do not allow demolished materials to accumulate on site. No burning is allowed.

9. Existing walls shown graphically with solid lines to remain. Protect all existing construction noted to remain from damage and/or damage occurs. Remove debris regularly as necessary to eliminate tripping hazards.

10. Limits of contract to extend up to, and include, the property lines, property improvements, existing electrical service, and utilities. Limits of contract do not extend beyond these limits on public or private properties from damage throughout construction. Should any damage occur to any existing construction on adjacent properties or from adjacent connecting buildings, erect and maintain dust-proof barriers. Eject and maintain dust-proof barriers until completion of work. Prune, paint, and repair to accept new work. Patch, and repair to accept new work.

11. Coordinate with the owner regarding the schedule and disruption of business operations.

12. All furniture shall be removed or relocated at the owner’s expense. Field verify existing conditions prior to demolition.

13. Care should be taken to ensure that all existing conditions are fully protected and that no damage occurs.

14. Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and/or remaining structures.

15. Floors must be free of dust, debris, and dirt. Remove paint or any residues that could affect adherence of the carpet modules to the floor.

16. Patch anchor holes where ceiling, walls, and floors are to remain. Patch anchor holes where ceiling, walls, and floors are to remain.

17. Elevator partitions: remove gypsum board, steel framing, lumber, and all associated components in their entirety. Patch, paint, and repair to accept new work. Doors and all associated components in their entirety. Patch, paint, and repair to accept new work. Steaks, doors, and associated components in their entirety. Patch, paint, and repair to accept new work.

18. Pull all electrical and gas service to the vicinity of existing exterior walls and incorporated into the building.

19. Linoleum floor topping to be demolished with existing finish floor. Linoleum floor topping to be demolished with existing finish floor.

20. Plastic systems to be removed at vicinity of existing exterior walls and incorporated into the building.

21. Linoleum floor topping to be demolished with existing finish floor. Linoleum floor topping to be demolished with existing finish floor.

22. Sheet metal, millwork, and all associated components in their entirety. Remove, paint, and repair to accept new work. Doors and all associated components in their entirety. Remove, paint, and repair to accept new work. Doors and all associated components in their entirety. Remove, paint, and repair to accept new work.

23. All existing structures, components, and finishes. Remove, paint, and repair to accept new work. Doors and all associated components in their entirety. Remove, paint, and repair to accept new work. Doors and all associated components in their entirety. Remove, paint, and repair to accept new work.

24. Demolish existing elevator pit floor, pit walls to remain. Demolish existing elevator pit floor, pit walls to remain.

25. Remove spray foam insulation to expose wall and deck substrates in adjacent locations. Remove, paint, and repair to accept new work. Doors and all associated components in their entirety. Remove, paint, and repair to accept new work. Doors and all associated components in their entirety. Remove, paint, and repair to accept new work.

26. Coordinate with the owner with regard to schedule and disruption of business operations.

27. Coordinate with the owner with regard to schedule and disruption of business operations.

28. EXISTING CONDITIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT SHOW ALL CONDITIONS THAT MAY AFFECT THE WORK OF THIS CONTRACT. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION.

29. Field verify existing conditions before commencing any work.

30. Remove existing construction to the extent indicated on the drawings. Property lines, property improvements, existing electrical service, and utilities are not shown on these drawings.

31. Field verify existing conditions prior to demolition. Property lines, property improvements, existing electrical service, and utilities are not shown on these drawings.

32. Protect all existing construction noted to remain from damage and/or damage occurs. Remove debris regularly as necessary to eliminate tripping hazards.

33. Except for items or materials indicated to be reused, salvaged, or otherwise indicated, all demolished materials will be removed from the site.

34. All demolished materials must be legally disposed of promptly. Do not allow demolished materials to accumulate on site. No burning is allowed.

35. Existing walls shown graphically with solid lines to remain. Protect all existing construction noted to remain from damage and/or damage occurs. Remove debris regularly as necessary to eliminate tripping hazards.

36. All furniture shall be removed or relocated at the owner’s expense. Field verify existing conditions prior to demolition.

37. Care should be taken to ensure that all existing conditions are fully protected and that no damage occurs.

38. Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and/or remaining structures.

39. Floors must be free of dust, debris, and dirt. Remove paint or any residues that could affect adherence of the carpet modules to the floor.

40. Patch anchor holes where ceiling, walls, and floors are to remain. Patch anchor holes where ceiling, walls, and floors are to remain.

41. Elevator partitions: remove gypsum board, steel framing, lumber, and all associated components in their entirety. Patch, paint, and repair to accept new work. Doors and all associated components in their entirety. Remove, paint, and repair to accept new work.

42. All existing structures, components, and finishes. Remove, paint, and repair to accept new work. Doors and all associated components in their entirety. Remove, paint, and repair to accept new work.

43. All existing structures, components, and finishes. Remove, paint, and repair to accept new work. Doors and all associated components in their entirety. Remove, paint, and repair to accept new work.

44. Remove spray foam insulation to expose wall and deck substrates in adjacent locations. Remove, paint, and repair to accept new work. Doors and all associated components in their entirety. Remove, paint, and repair to accept new work.

45. Coordinate with the owner with regard to schedule and disruption of business operations.

46. Coordinate with the owner with regard to schedule and disruption of business operations.
GENERAL DEMOLITION NOTES

1. FOR GENERAL DEMOLITION NOTES SEE SHEET AD101.

US Army Corps of Engineers

SHEET KEYNOTES

D1 DEMOLISH EXISTING PARTITION AS SHOWN DASHED ON DEMO PLANS. VERIFY WALL CONSTRUCTION AND HEIGHT OF WALL IN FIELD PRIOR TO DEMOLITION AND BRACE AS REQUIRED. PATCH, REPAIR, AND PAINT ADJACENT WALLS TO REMAIN AS REQUIRED FOR NEW WORK.

D2 DEMOLISH EXISTING INTERIOR DOOR, FRAME HARDWARE AS SHOWN DASHED ON DEMO PLANS; TYPICAL.

D4 DEMOLISH EXISTING WINDOWS/LOUVERS IN THEIR ENTIRETY INCLUDING INTERIOR TRIM AS SHOWN DASHED ON DEMO PLANS: TYPICAL.

D5 DEMOLISH ALL EXISTING WALL, FLOOR AND CEILING FINISHES BACK TO EXISTING STRUCTURE. PATCH AND REPAIR TO ACCEPT NEW WORK. DEMOLISH ALL EXISTING MILLWORK, CASEWORK, MATERIALS AND EQUIPMENT ON ALL FLOORS INCLUDING BUT NOT LIMITED TO, GROWTH CHAMBERS, COOLERS, STORAGE UNIT, CAGES, AND ALL MECHANICAL/ELECTRICAL/PLUMBING EQUIPMENT. REFER TO MEP DRAWINGS.

LEGEND

\[\text{NOT IN SCOPE}\]

BASEMENT FLOOR - DEMOLITION PLAN
BUILDING 003

PLAN NORTH

A
B
C
D
E
F
G

SHEET ID: B002
AD102
GENERAL ELEVATION NOTES

DUTCHES AND DOWNSPOUTS NOT SHOWN. PROVIDE NEW DUTCHES AND DOWNSPOUTS IN ACCORDANCE WITH APPLICABLE CODES AND CRITERIA. REFER TO ROOF PLAN FOR ADDITIONAL NOTES.

SHEET KEYNOTES

1A NOT IN SCOPE
7B SLATE ROOFING ASSEMBLY, TYP.
7D PREFINISHED METAL COPING
8C REPLACE ALL EXISTING WINDOWS ON BUILDING 002 WITH NEW, OPERABLE DOUBLE HUNG WOOD WINDOWS. PROFILE AND LITE PATTERN TO MATCH EXISTING. COORDINATE WINDOW SIZE WITH ACTUAL OPENING SIZE. MASONRY OPENING VARIES.
8G ALUMINUM LOUVER, RE: MECH.

ROOF LEVEL
125' - 4"

SECOND FLOOR
11' - 2" 11' - 2"

FIRST FLOOR
114' - 2"

BASEMENT FLOOR
92' - 0"

SECOND FLOOR
103' - 0"

FIRST FLOOR
11' - 0" 11' - 2"

BASEMENT FLOOR
92' - 0"

SOUTHWEST ELEVATION

NORTHEAST ELEVATION

SOUTH ELEVATION
GENERAL RESTROOM NOTES

1. START FLOOR & WALL TILE AT THE CENTER OF THE ROOM. UNO. ALIGN FLOOR JOINTS WITH WALL JOINTS WHERE APPLICABLE. UNO.

2. CEILING FIXTURES SHOWN FOR INFORMATION ONLY. RE: ELECTRICAL, MECHANICAL & PLUMBING INFORMATION.

3. MATERIAL FINISH SCHEDULE A-641 FOR FINISH INFORMATION.

4. SPECIALTY EQUIPMENT & TOILET ACCESSORY SCHEDULE A-631 FOR TOILET ACCESSORY INFORMATION.

5. A-XXX SERIES TYPICAL FLOOR TRANSITION DETAILS FOR FLOOR TRANSITIONS.

6. CENTER FLOOR, WALL AND BASE TILE ON UNO.

7. DIMENSIONS ARE TO THE FACE OF FINISHES. UNO.

8. TOP OF MIRROR TO ALIGN WITH WALL TILE GROUT JOINT.

RE: DOOR SCHEDULES A-601 SERIES FOR DOOR INFORMATION.

3. CEILING FIXTURES SHOWN FOR INFORMATION ONLY; RE: ELECTRICAL, MECHANICAL & PLUMBING INFORMATION.

4. SPECIALTY EQUIPMENT & TOILET ACCESSORY SCHEDULE A-631 FOR TOILET ACCESSORY INFORMATION.

5. A-XXX SERIES TYPICAL FLOOR TRANSITION DETAILS FOR FLOOR TRANSITIONS.

6. CENTER FLOOR, WALL AND BASE TILE ON UNO.

7. DIMENSIONS ARE TO THE FACE OF FINISHES. UNO.

8. TOP OF MIRROR TO ALIGN WITH WALL TILE GROUT JOINT.

RE: ELECTRICAL, MECHANICAL & PLUMBING INFORMATION.
GENERAL RESTROOM NOTES

1. START FLOOR & WALL TILE AT THE CENTER OF THE ROOM UNO. ALIGN FLOOR JOINTS WITH WALL JOINTS WHERE APPLICABLE UNO.

2. RE: REFLECTED CEILING PLANS A-150 SERIES FOR CEILING FINISHES & ELECTRICAL/Mechanical fixtures SYMBOL LEGEND.

3. Center floor, wall and base tile on UNO.

4. Dimensions are to the face of finished walls, UNO.

5. Top of mirror to align with wall tile joint.

6. SPECIALTY EQUIPMENT & TOILET ACCESSORY SCHEDULE A-631 FOR TOILET ACCESSORY INFORMATION.

7. RE: A-XXX SERIES TYPICAL FLOOR TRANSITION DETAILS FOR FLOOR TRANSITIONS.

8. CENTER FLOOR, WALL AND BASE TILE ON UNO.

9. DIAGRAM: CONTRACTOR FURNISHED, CONTRACTOR INSTALLED.

10. DIMENSIONS ARE TO THE FACE OF FINISHED WALLS, UNO.

RESTERoom LEGEND

ROOM TAG LEGEND:

CONF RM ROOM NAME

ARCHITECTURAL ROOM #

SYMBOLS:

- MENS
- WOMENS

RESTROOM LEGEND

D1 MENS 111 - WEST ELEVATION

D2 WOMENS 113 - EAST ELEVATION

CEILING LEGEND

GYPSUM BOARD - PAINT

2 X 2 LED - RECESSED

RECESSED LIGHT

VANITY LIGHT

CEILING HEIGHT ABOVE FLOOR

HVAC AIR SUPPLY DIFFUSER

HVAC LINEAR AIR SUPPLY DIFFUSER

HVAC EXHAUST OR RETURN DIFFUSER

11/113/212/215 RESTROOM - RCP

11/113/212/215 RESTROOM - FLOOR PLAN

11/113/212/215 RESTROOM - FLOOR FINISH PLAN
GENERAL FINISH NOTES
1. REFER TO ELECTRICAL DRAWINGS, MECHANICAL DRAWINGS, STRUCTURAL DRAWINGS, AND COMMUNICATION DRAWINGS FOR COORDINATION OF BUILDING FINISHES TO BUILDING SYSTEMS.
2. REFER TO ELECTRICAL DRAWINGS, MECHANICAL DRAWINGS, STRUCTURAL DRAWINGS, AND COMMUNICATION DRAWINGS FOR COORDINATION OF BUILDING FINISHES TO BUILDING SYSTEMS.
3. INTERIOR CAULKING TO MATCH ADJACENT WALL FINISH COLOR.
4. ALL EXPOSED CONCRETE FLOORS MUST BE SEALED.
5. WALL CORNER GUARDS TO BE INSTALLED STARTING AT THE TOP OF THE SCHEDULED WALL BASE.
6. DO NOT PAINT PRE-FINISHED ITEMS, FINISHED METAL SURFACES, OPERATING PARTS, LABELS OR WARNINGS.
7. MATCH FLOOR MATERIALS TO EXISTING ACCESSIBLE BASE CABINETS & APPLIANCES.
8. MATCH FLOOR MATERIALS TO EXISTING ACCESSIBLE BASE CABINETS & APPLIANCES.
9. INTERIOR CAULKING TO MATCH ADJACENT WALL FINISH COLOR.
10. WALL CORNER GUARDS TO BE INSTALLED STARTING AT THE TOP OF THE SCHEDULED WALL BASE.
11. MATERIAL LEGEND A-XXX/A-XXX SERIES FOR SPECIFIC FINISH INFORMATION.
12. ROOM FINISH SCHEDULES A3-641 FOR ROOM FINISH INFORMATION.
13. XV3-771 FOR ELEVATOR CAB PLANS AND ELEVATION FOR FINISHES.
14. A3-911 SERIES FOR TYPICAL BASE DETAILS AND FLOOR TRANSITION DETAILS.
15. FLOOR FINISH LEGEND

BASEMENT FLOOR FINISH PLAN - BUILDING 003

PLAN NORTH

BASEMENT FLOOR FINISH PLAN - BUILDING ADDITION

PLAN NORTH

ROOM FINISH LEGEND

ROOM FINISH LEGEND

FINISH PLAN LEGEND

ROOM TAG LEGEND:

A SHEET ID
B002
C

BASEMENT FLOOR FINISH PLAN - BUILDING 003

BASEMENT FLOOR FINISH PLAN - BUILDING ADDITION

GENERAL FINISH NOTES
1. REFER TO ELECTRICAL DRAWINGS, MECHANICAL DRAWINGS, STRUCTURAL
DRAWINGS, AND COMMUNICATION DRAWINGS FOR COORDINATION OF BUILDING
FINISHES TO BUILDING SYSTEMS.
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11. MATERIAL LEGEND A-XXX/A-XXX SERIES FOR SPECIFIC FINISH INFORMATION.
12. ROOM FINISH SCHEDULES A3-641 FOR ROOM FINISH INFORMATION.
13. XV3-771 FOR ELEVATOR CAB PLANS AND ELEVATION FOR FINISHES.
14. A3-911 SERIES FOR TYPICAL BASE DETAILS AND FLOOR TRANSITION DETAILS.
15. FLOOR FINISH LEGEND

BASEMENT FLOOR FINISH PLAN - BUILDING 003

PLAN NORTH

BASEMENT FLOOR FINISH PLAN - BUILDING ADDITION

PLAN NORTH

ROOM FINISH LEGEND

ROOM FINISH LEGEND

FINISH PLAN LEGEND

ROOM TAG LEGEND:

A SHEET ID
B002
C

BASEMENT FLOOR FINISH PLAN - BUILDING 003

BASEMENT FLOOR FINISH PLAN - BUILDING ADDITION

GENERAL FINISH NOTES
1. REFER TO ELECTRICAL DRAWINGS, MECHANICAL DRAWINGS, STRUCTURAL
DRAWINGS, AND COMMUNICATION DRAWINGS FOR COORDINATION OF BUILDING
FINISHES TO BUILDING SYSTEMS.
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APPLIANCES.
9. INTERIOR CAULKING TO MATCH ADJACENT WALL FINISH COLOR.
10. WALL CORNER GUARDS TO BE INSTALLED STARTING AT THE TOP OF THE
SCHEDULED WALL BASE.
11. MATERIAL LEGEND A-XXX/A-XXX SERIES FOR SPECIFIC FINISH INFORMATION.
12. ROOM FINISH SCHEDULES A3-641 FOR ROOM FINISH INFORMATION.
13. XV3-771 FOR ELEVATOR CAB PLANS AND ELEVATION FOR FINISHES.
14. A3-911 SERIES FOR TYPICAL BASE DETAILS AND FLOOR TRANSITION DETAILS.
15. FLOOR FINISH LEGEND

BASEMENT FLOOR FINISH PLAN - BUILDING 003

PLAN NORTH

BASEMENT FLOOR FINISH PLAN - BUILDING ADDITION

PLAN NORTH

ROOM FINISH LEGEND

ROOM FINISH LEGEND

FINISH PLAN LEGEND

ROOM TAG LEGEND:

A SHEET ID
B002
C

BASEMENT FLOOR FINISH PLAN - BUILDING 003

BASEMENT FLOOR FINISH PLAN - BUILDING ADDITION

GENERAL FINISH NOTES
1. REFER TO ELECTRICAL DRAWINGS, MECHANICAL DRAWINGS, STRUCTURAL
DRAWINGS, AND COMMUNICATION DRAWINGS FOR COORDINATION OF BUILDING
FINISHES TO BUILDING SYSTEMS.
2. REFER TO ELECTRIC
GENERAL FINISH NOTES

1. REFER TO ELECTRICAL DRAWINGS, MECHANICAL DRAWINGS, STRUCTURAL DRAWINGS AND COMMUNICATION DRAWINGS FOR COORDINATION OF BUILDING FINISHES TO BUILDING SYSTEMS.

2. INTERIOR CALKED TO MATCH ADJACENT WALL FINISH COLOR.

3. WALL CORNER GUARD TO BE INSTALLED STARTING AT THE TOP OF THE SCHEDULED WALL BASE.

4. COORDINATE WITH MECHANICAL ELECTRICAL FOR FINISHES ON MECHANICAL OR ELECTRICAL EQUIPMENT.

5. MATCH FINISH OF COVER FOR RETURN AIR DUCTS, VENTS AND REGISTERS IN DRYWALL CEILINGS AND WALLS TO ADJACENT SURFACES.

6. CENTER CERAMIC TILE AND RESILIENT FLOOR TILE IN EACH ROOM.

7. MATCH FINISH OF COVERS FOR RETURN AIR DUCTS, VENTS AND REGISTERS IN DRYWALL CEILINGS AND WALLS TO ADJACENT SURFACES.

8. CENTER CERAMIC TILE AND RESILIENT FLOOR TILE IN EACH ROOM.

9. CENTER CERAMIC TILE AND RESILIENT FLOOR TILE IN EACH ROOM.

10. CENTER CERAMIC TILE AND RESILIENT FLOOR TILE IN EACH ROOM.

11. CENTER CERAMIC TILE AND RESILIENT FLOOR TILE IN EACH ROOM.

12. CENTER CERAMIC TILE AND RESILIENT FLOOR TILE IN EACH ROOM.

13. CENTER CERAMIC TILE AND RESILIENT FLOOR TILE IN EACH ROOM.

14. CENTER CERAMIC TILE AND RESILIENT FLOOR TILE IN EACH ROOM.

15. CENTER CERAMIC TILE AND RESILIENT FLOOR TILE IN EACH ROOM.

16. CENTER CERAMIC TILE AND RESILIENT FLOOR TILE IN EACH ROOM.

17. CENTER CERAMIC TILE AND RESILIENT FLOOR TILE IN EACH ROOM.

18. CENTER CERAMIC TILE AND RESILIENT FLOOR TILE IN EACH ROOM.

19. CENTER CERAMIC TILE AND RESILIENT FLOOR TILE IN EACH ROOM.

20. CENTER CERAMIC TILE AND RESILIENT FLOOR TILE IN EACH ROOM.

21. CENTER CERAMIC TILE AND RESILIENT FLOOR TILE IN EACH ROOM.

22. CENTER CERAMIC TILE AND RESILIENT FLOOR TILE IN EACH ROOM.

23. CENTER CERAMIC TILE AND RESILIENT FLOOR TILE IN EACH ROOM.

24. CENTER CERAMIC TILE AND RESILIENT FLOOR TILE IN EACH ROOM.

25. CENTER CERAMIC TILE AND RESILIENT FLOOR TILE IN EACH ROOM.

FINISH PLAN LEGEND

ROOM FINISH LEGEND

FLOOR FINISH LEGEND

A1 / A-702

FIRST FLOOR FINISH PLAN - BUILDING 002

PLN NORTH

0 60 120 180 240 300 360

PAGE southerland page, Inc. Grunley construction
11615 M St, NW, suite 700 Washington, DC 20036
240.399.2001

SCHEDULED WALL BASE.

NORTH

STAIR 1 STAIR 2 ST11 ST12 HIGH LAB OPEN TO BELOW (SEL) POSTHARVEST

ARCHITECTURAL ROOM # WALK IN EPOXY FLOORING

SUPERST AN CPT-1 LAB (FQL) ELEC CARPET TILER

FREEZER NANOSCIENCE ROOM MUSEUM CPT-1 LAB (FQL) ELEC CARPET TILER

MENS JAN SPECIALIST

TELECOM

FLOOR MATERIALS INTO/UNDER ACCESSIBLE BASE CABINETS & APPLIANCES.

ADHESIVE MISTRESS FOR SPECIFIC FINISH INFORMATION.

ARCHITECTURAL ROOM # WALK IN

SUPERST AN CPT-1 LAB (FQL) ELEC CARPET TILER

FREEZER NANOSCIENCE ROOM MUSEUM CPT-1 LAB (FQL) ELEC CARPET TILER

MENS JAN SPECIALIST

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MENS JAN SPECIALIST

TELECOM

FLOOR MATERIALS INTO/UNDER ACCESSIBLE BASE CABINETS & APPLIANCES.

ADHESIVE MISTRESS FOR SPECIFIC FINISH INFORMATION.

ARCHITECTURAL ROOM # WALK IN
GENERAL FURNITURE NOTES

1. FURNITURE FOOTPRINT PLANS PROVIDED FOR COORDINATION WITH BUILDING SYSTEMS ONLY. USERS TO CONFIRM REQUIRED FF&E AND AV ITEMS AND SENSORY KITCHEN EVALUATION QUANTITIES NEEDED IN EACH SPACE.

2. REFER TO ARCHITECTURAL FLOOR PLANS FOR BUILDING LAYOUT, DIMENSIONS, AND COORDINATION TO BUILDING SYSTEMS AND STRUCTURE.

3. RE: ENLARGED FURNITURE PLANS A-XXX SERIES FOR CFCI/GFCI/GFGI FF&E.

4. RE: ENLARGED RESTROOM PLANS AND ELEVATIONS A-XXX SERIES FOR TOILET ACCESSORY TAGS AT RESTROOMS.

5. RE: FF&E SCHEDULE A-631 FOR FURNITURE INFORMATION.

6. RE: EQUIPMENT SCHEDULE A-631 EQUIPMENT INFORMATION.

7. RE: FF&E SCHEDULE A-XXX TO A-XXX FOR ROOM BASED FURNITURE & EQUIPMENT INFORMATION.

8. RE: SPECIALTY EQUIPMENT & TOILET ACCESSORY SCHEDULE A-631 FOR SPECIALTY EQUIPMENT INFORMATION.

9. RE: REFLECTED CEILING PLANS A-XXX SERIES FOR WINDOW TREATMENT TAGS.

10. RE: LAB PLANS Q-200 SERIES FOR LABORATORY INFORMATION.

11. RE: ELECTRICAL DRAWINGS, MECHANICAL DRAWINGS, STRUCTURAL DRAWINGS, AND COMMUNICATION DRAWINGS FOR COORDINATION OF BUILDING SYSTEMS AND BUILDING SYSTEMS.

12. RE: A-150 SERIES TO REFLECTED CEILING DRAWINGS FOR CEILING HEIGHTS AND CEILING MATERIAL EXTENTS.

13. PROVIDE BLOCKING AS REQUIRED TO SECURE ALL WALL MOUNTED ITEMS INCLUDING TOILET FIXTURES, TOILET ACCESSORIES, TOILET PARTITIONS, ENGINEERING MILLWORK, SHELVES, COUNTERTOP SUPPORTS, MARKERBOARDS, TACKBOARDS, FLAT PANEL DISPLAYS, CAMERAS, ACOUSTICAL WALL PANELS, AND ANY OTHER WALL MOUNTED OBJECT.

FURNITURE PLAN LEGEND

ROOM TAG LEGEND:

CONF RM ROOM NAME

AV CLOSET

CONFERENCE SECRETARY

OFFICE

SECRETARY

OFFICE

FLEX OFFICE

FLEX OFFICE

FLEX OFFICE

FLEX OFFICE

FLEX OFFICE

BASEMENT FURNITURE PLAN - BUILDING ADDITION

BASEMENT FURNITURE PLAN - BUILDING 003
1. REFER TO FA001 FOR GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND SYMBOLS.

2. WALL MOUNTED NOTIFICATION DEVICES ARE PERMITTED IN UNFINISHED AREAS WITH CONGESTED CEILINGS SUCH AS A PUMP ROOM OR MECHANICAL ROOM.

SHEET KEYNOTES

1. AREA NOT IN SCOPE. SEE ARCHITECT PLANS FOR MORE DETAILS.
1. REFER TO FX001 FOR GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND SYMBOLS.

2. PROVIDE DRY TYPE SIDEWALL SPRINKLER(S).

HAZARD SCHEDULE

<table>
<thead>
<tr>
<th>MARK</th>
<th>HAZARD CLASSIFICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>AREA NOT IN SCOPE</td>
</tr>
<tr>
<td>B</td>
<td>LIGHT HAZARD</td>
</tr>
<tr>
<td>C</td>
<td>ORDINARY HAZARD GROUP 1</td>
</tr>
<tr>
<td>D</td>
<td>ORDINARY HAZARD GROUP 2</td>
</tr>
</tbody>
</table>

1. AREA NOT IN SCOPE. SEE ARCHITECT PLANS FOR MORE DETAILS.

2. PROVIDE DRY TYPE SIDEWALL SPRINKLER(S).
GENERAL NOTES

A. REFER TO SHEET M-001 FOR ALL GENERAL NOTES, LEGENDS, SYMBOLS AND ABBREVIATIONS.

B. DRAWINGS ARE DIAGRAMMATIC IN NATURE, FIELD COORDINATE ALL CROSSINGS, PENETRATIONS ETC PRIOR TO COMMENCEMENT OF WORK.

MECHANICAL - HVAC PLAN - BASEMENT FLOOR - BUILDING ADDITION

MECHANICAL - HVAC PLAN - BASEMENT FLOOR - BUILDING 003

KEYED NOTES

E1 FLOOR - BUILDING ADDITION

1/8" = 1'-0"
GENERAL NOTES

A. REFER TO SHEET M-001 FOR ALL GENERAL NOTES, LEGENDS, SYMBOLS AND ABBREVIATIONS.
B. DRAWINGS ARE DIAGRAMMATIC IN NATURE. FIELD COORDINATE ALL CROSSINGS, PENETRATIONS ETC PRIOR TO COMMENCEMENT OF WORK.

ROOM NAME BLDG 002 ADDITION

A. REFER TO SHEET M-001 FOR ALL GENERAL NOTES, LEGENDS, SYMBOLS AND ABBREVIATIONS.
B. DRAWINGS ARE DIAGRAMMATIC IN NATURE. FIELD COORDINATE ALL CROSSINGS, PENETRATIONS ETC PRIOR TO COMMENCEMENT OF WORK.

ROOM NAME BLDG 003

A. REFER TO SHEET M-001 FOR ALL GENERAL NOTES, LEGENDS, SYMBOLS AND ABBREVIATIONS.
B. DRAWINGS ARE DIAGRAMMATIC IN NATURE. FIELD COORDINATE ALL CROSSINGS, PENETRATIONS ETC PRIOR TO COMMENCEMENT OF WORK.

KEYED NOTES

1. MECHANICAL - PIPING PLAN - BASEMENT
   FLOOR - BUILDING ADDITION

2. MECHANICAL - PIPING PLAN - BASEMENT
   FLOOR - BUILDING 003

CUT OF SCOPE
GENERAL NOTES

SHEET KEYNOTES

26A EXISTING 300 KW DIESEL GENERATOR TO BE REMOVED
26B EXISTING UTILITY TRANSFORMER AND AUTOMATIC TRANSFER SWITCH TO BE REMOVED
26C DEMOLISH ASSUMED PRIMARY LOOP FED FROM UNDER PROPOSED ADDITIONAL AREA. WORK PROVIDED BY PEPCO.
26D EXISTING PEPCO MANHOLE TO BE REUSED.
26E EXISTING SERVICE ENTRANCE CONDUITS TO BE DEMO'D BACK TO THE SOURCE.

EXISTING SITE PLAN

GRASS

RIM=186.05

INV(A) 6" PVC=177.75

INV(B) 6" TCP=177.27

INV(C) 6" TCP=177.14

RIM=187.99

RIM=188.27

GRASS

RIM=188.33

RIM=188.43

GRASS

RIM=188.96

GRASS

GRASS

RIM=187.52

RIM=185.45

GRASS

26A

RIM=187.10

RIM=187.09

3" D

26C

RIM=187.06

26D

C RIM=186.30

A

S

9" E

B 3" 3"

RIM=185.41

19" INV(A) 6" PVC =169.93

INV(B) 6" PVC =169.96

INV(C) 12" RECESSED=169.83

GRASS 3"

RIM=185.49

26B

RIM=185.45

RIM=185.78

26E
GENERAL NOTES

1. PROVIDE NEW COUNTERPOISE GROUNDING SYSTEM AROUND THE PERIMETER OF THE BUILDING. PROVIDE COMPLETE LIGHTNING PROTECTION SYSTEM.

2. PROVIDE MANHOLES EVERY (3) 90 DEGREE TURNS OR EVERY 100 FEET.

SHEET KEYNOTES

26A PROVIDE NEW MEDIUM VOLTAGE PRIMARY LOOP WORK BY PEPCO.

26B PROVIDE NEW 13.2KV/480V LIQUID FILLED TRANSFORMER.

26C PROVIDE (1) 1000 KW DIESEL GENERATOR WITH 24 HOUR RUNTIME.

26D PROVIDE PARALLELING SWITCHBOARD.

26E PROVIDE 1200A SERVICE RATED AUTOMATIC TRANSFER SWITCH WITH MAINTENANCE BYPASS.

26F PROVIDE (4) SETS OF 4#500 KCMIL, 4" PVC (6) WAY DIRECT BURIED DUCT BANK. (4) CONDUITS TO BE UTILIZED FOR FEEDERS AND (2) SPARES.

26G PROVIDE (1) SET OF 4#4/0 KCMIL, 2" PVC (2) WAY DIRECT BURIED DUCT BANK. (1) CONDUIT TO BE UTILIZED FOR FEEDERS AND (1) SPARE.

26H PROVIDE (4) SETS OF 4#500 KCMIL, 1#4/0G in 4" PVC (6) WAY DIRECT BURIED DUCT BANK. (4) CONDUITS TO BE UTILIZED FOR FEEDERS AND (2) SPARES.

26I PROVIDE (4) SETS OF 4#500 KCMIL, 1#4/0G in 4" PVC (6) WAY DIRECT BURIED DUCT BANK. (4) CONDUITS TO BE UTILIZED FOR FEEDERS AND (2) SPARES.

26J PROVIDE (1) SET OF 4#4/0 KCMIL, 1#4G in 2" PVC (2) WAY DIRECT BURIED DUCT BANK. (1) CONDUIT TO BE UTILIZED FOR FEEDERS AND (1) SPARE.

26K PROVIDE (4) SETS OF 4#500 KCMIL, 1#4/0G in 2" PVC (6) WAY DIRECT BURIED DUCT BANK. (4) CONDUITS TO BE UTILIZED FOR FEEDERS AND (2) SPARES.

26L PROVIDE (4) SETS OF 4#500 KCMIL, 1#4/0G in 2" PVC (6) WAY DIRECT BURIED DUCT BANK. (4) CONDUITS TO BE UTILIZED FOR FEEDERS AND (2) SPARES.

26M PROVIDE (1) SET OF 4#4/0 KCMIL, 1#4G in 2" PVC (2) WAY DIRECT BURIED DUCT BANK. (1) CONDUIT TO BE UTILIZED FOR FEEDERS AND (1) SPARE.

26N PROVIDE (5) SETS OF 4#500 KCMIL, 1#4/0G in 2" PVC (5) WAY DIRECT BURIED DUCT BANK. (5) CONDUITS TO BE UTILIZED FOR FEEDERS AND (1) SPARE.

26O PROVIDE (4) SETS OF 4#500 KCMIL, 1#4/0G in 2" PVC (5) WAY DIRECT BURIED DUCT BANK. (4) CONDUITS TO BE UTILIZED FOR FEEDERS AND (1) SPARE.

26P PROVIDE (1) SET OF 4#4/0 KCMIL in 2" PVC (2) WAY DIRECT BURIED DUCT BANK. (1) CONDUIT TO BE UTILIZED FOR FEEDERS AND (1) SPARE.