

**2715 PENN**

It has been an adventurous time since we, EastBanc, decided to launch our effort for a temporary site activation given the ownership's decision to defer development into a different market under better conditions. For 12 months we have been struggling to find a way to reconnect utilities on the site, while at the same time trying to identify an appropriate way to advance some form of activation that helped to defray some of the carrying cost. With over 4 sites stalled in Georgetown, we felt it important to do so.

Within this context and continuous delays and supply chain constraints, it was difficult to schedule a timely sequencing, so our approach by default had to be dynamic. Having stated this, it is our plan to proceed as follows:

- The site will be activated by a cultural arts operator with a combination of a bar container and varied food options, in the form of food trucks and mobile vending food trailers that could park along the eastern side of the site for anywhere from one day to many days at a time.
- The site will be furnished with picnic tables that will allow for COVID-compliant spacing. When COVID regulations have lifted, more furniture can be added to add capacity to the site. Additional lighting will be provided for table seating.
- The vision for the site is something new to Georgetown. The site's operations are imagined as an all-day activation – from serving coffee in the morning to hosting an art exhibit during the day while lunch is served to hosting a sip and paint in the evening. Events organized on site will be focused on bringing the community together and providing a gathering space that is seasonal and ever evolving.

The temporary activation will have a termination date of December 31, 2021. In the meantime we welcome an ongoing commentary should the commission feel inclined to do so.

**SITE**



THE SITE

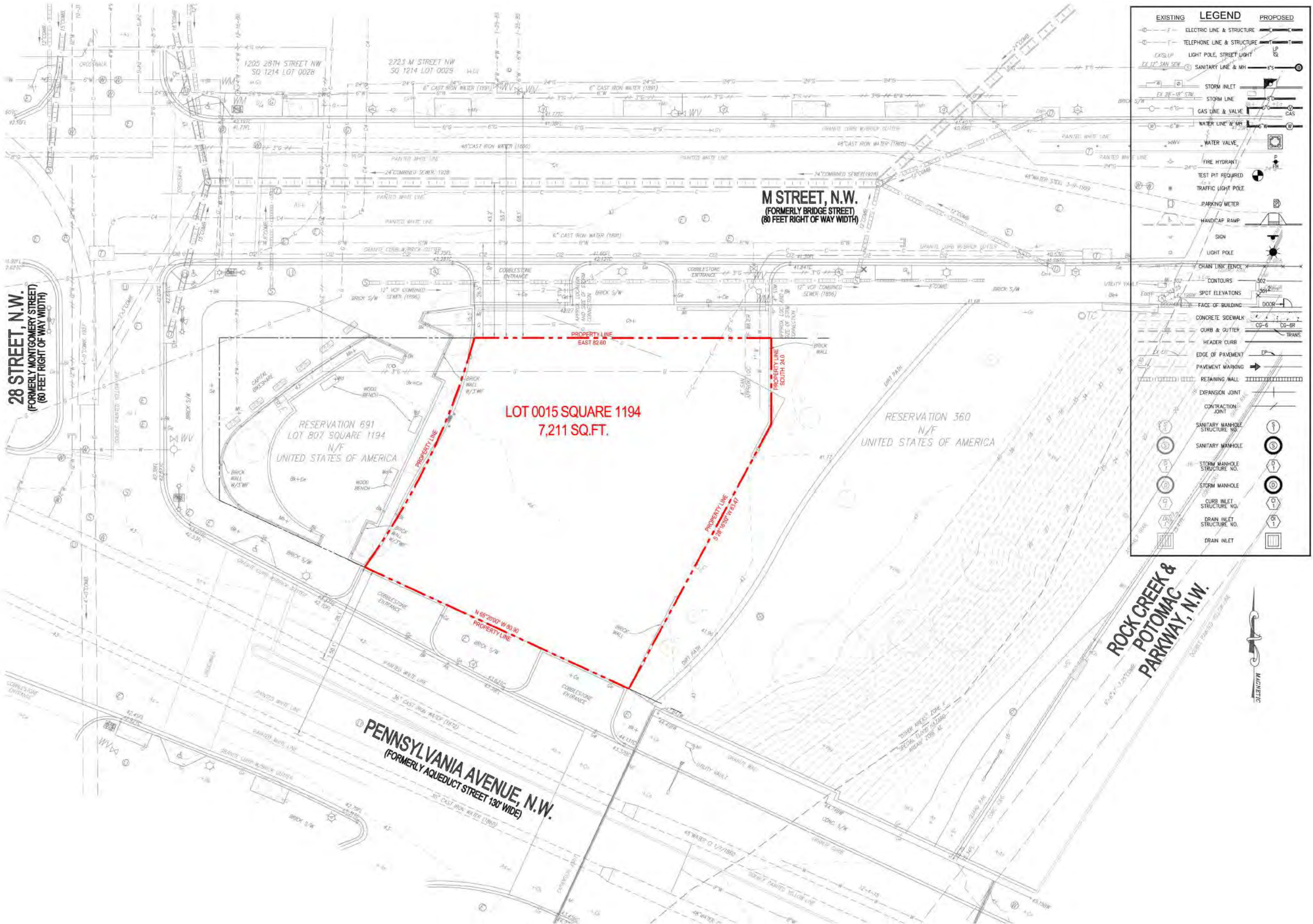


MARCH 4, 2021

INITIO



**PROPERTY LINE**



EXISTING	LEGEND	PROPOSED
	ELECTRIC LINE & STRUCTURE	
	TELEPHONE LINE & STRUCTURE	
	LIGHT POLE, STREET LIGHT	
	SANITARY LINE & MH	
	STORM INLET	
	STORM LINE	
	GAS LINE & VALVE	
	WATER LINE & MH	
	WATER VALVE	
	FIRE HYDRANT	
	TEST PIT REQUIRED	
	TRAFFIC LIGHT POLE	
	PARKING METER	
	HANDICAP RAMP	
	SIGN	
	LIGHT POLE	
	CHAIN LINK FENCE	
	CONTOURS	
	SPOT ELEVATIONS	
	FACE OF BUILDING	
	DOOR	
	CONCRETE SIDEWALK	
	CURB & GUTTER	
	HEADER CURB	
	EDGE OF PAVEMENT	
	PAVEMENT MARKING	
	RETAINING WALL	
	EXPANSION JOINT	
	CONTRACTION JOINT	
	SANITARY MANHOLE STRUCTURE NO.	
	SANITARY MANHOLE	
	STORM MANHOLE STRUCTURE NO.	
	STORM MANHOLE	
	CURB INLET STRUCTURE NO.	
	DRAIN INLET STRUCTURE NO.	
	DRAIN INLET	

MARCH 4, 2021

INITIO





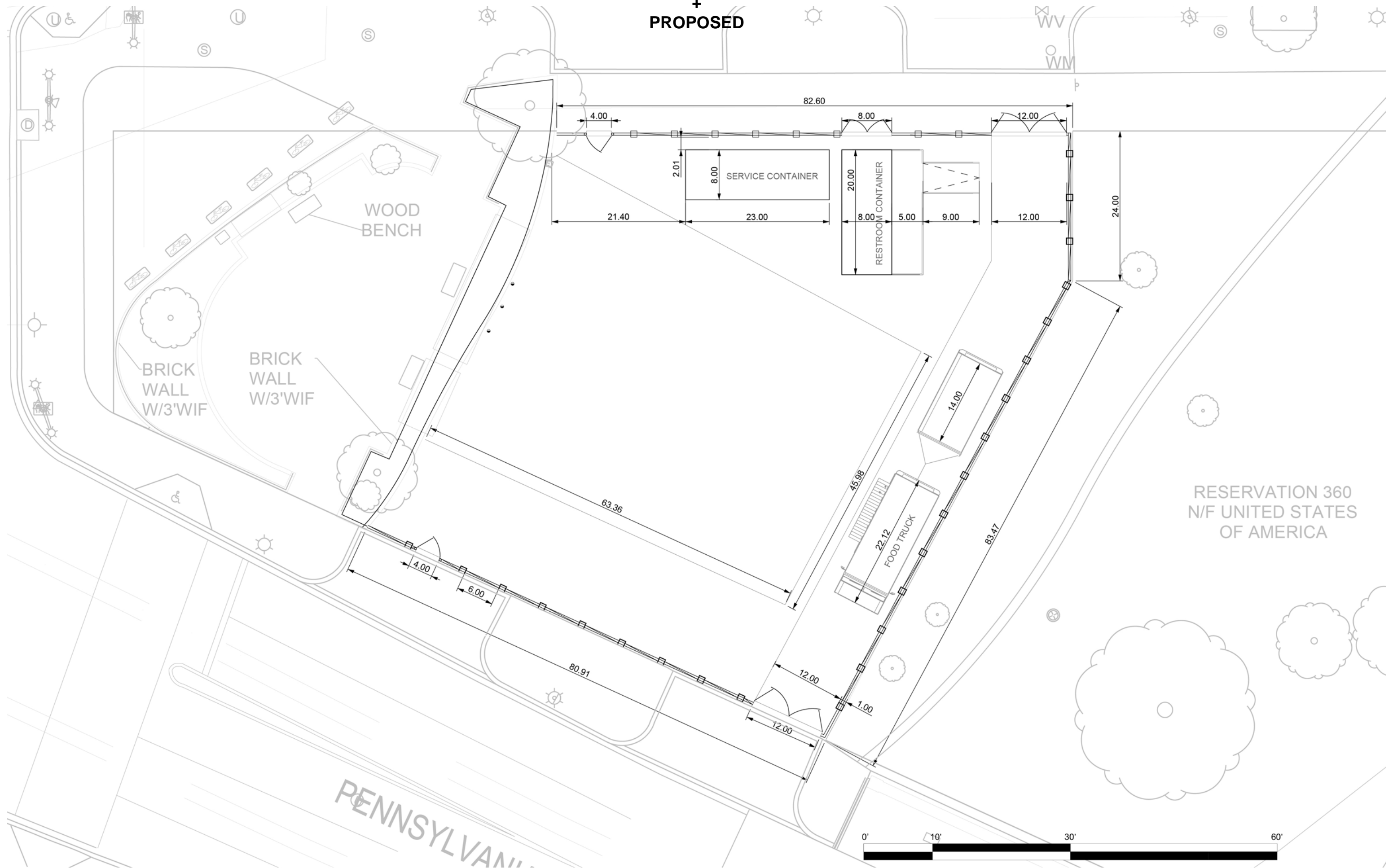
**CURRENT LIGHT LEVELS  
ON SITE. TAKEN FEBRUARY  
16TH. FOR CONTEXT, IT  
WAS A MOONLESS,  
CLOUDY NIGHT.**

# PROPOSAL

EXISTING CONTAINERS

+  
PROPOSED

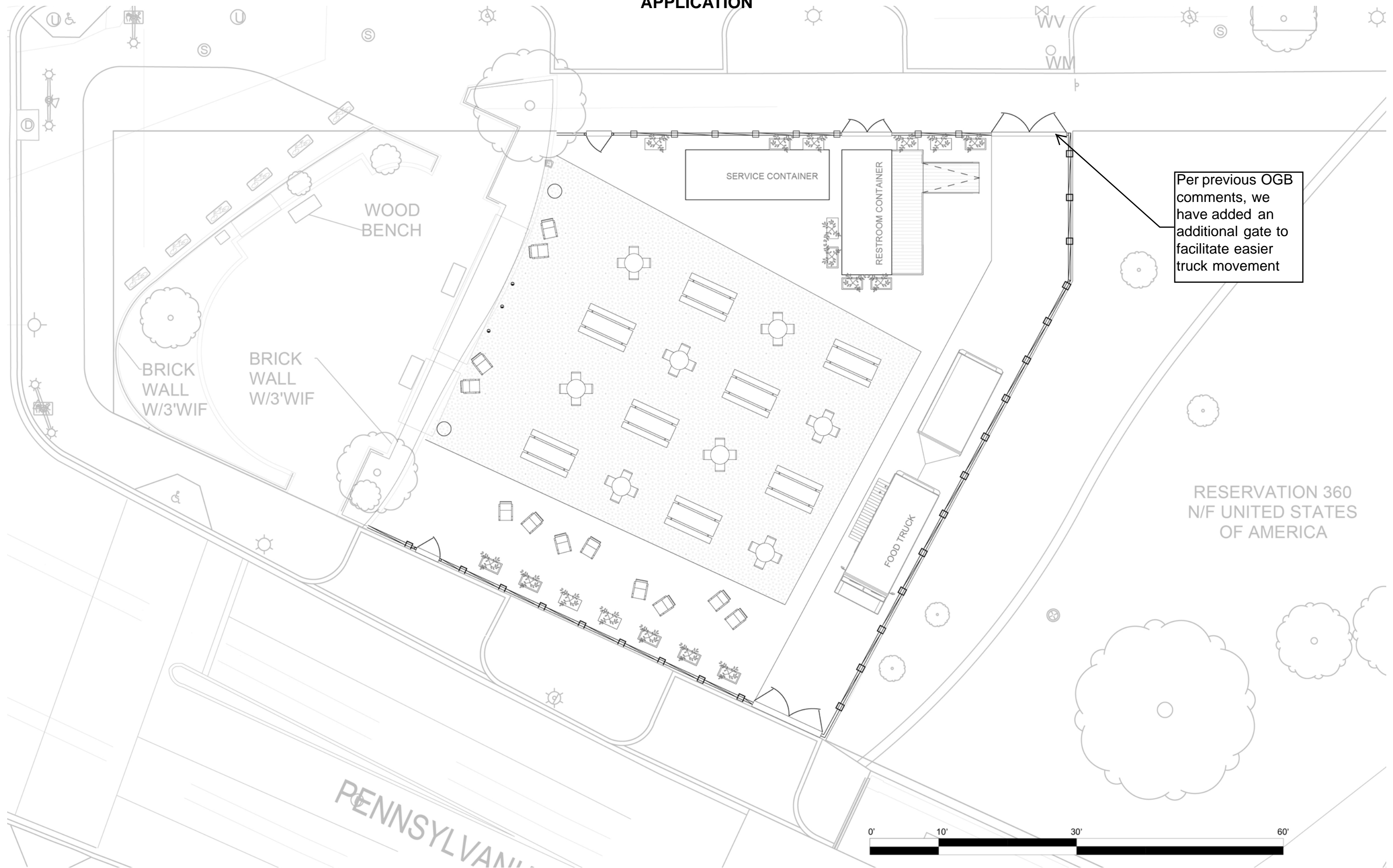
INITIO



MARCH 4, 2021



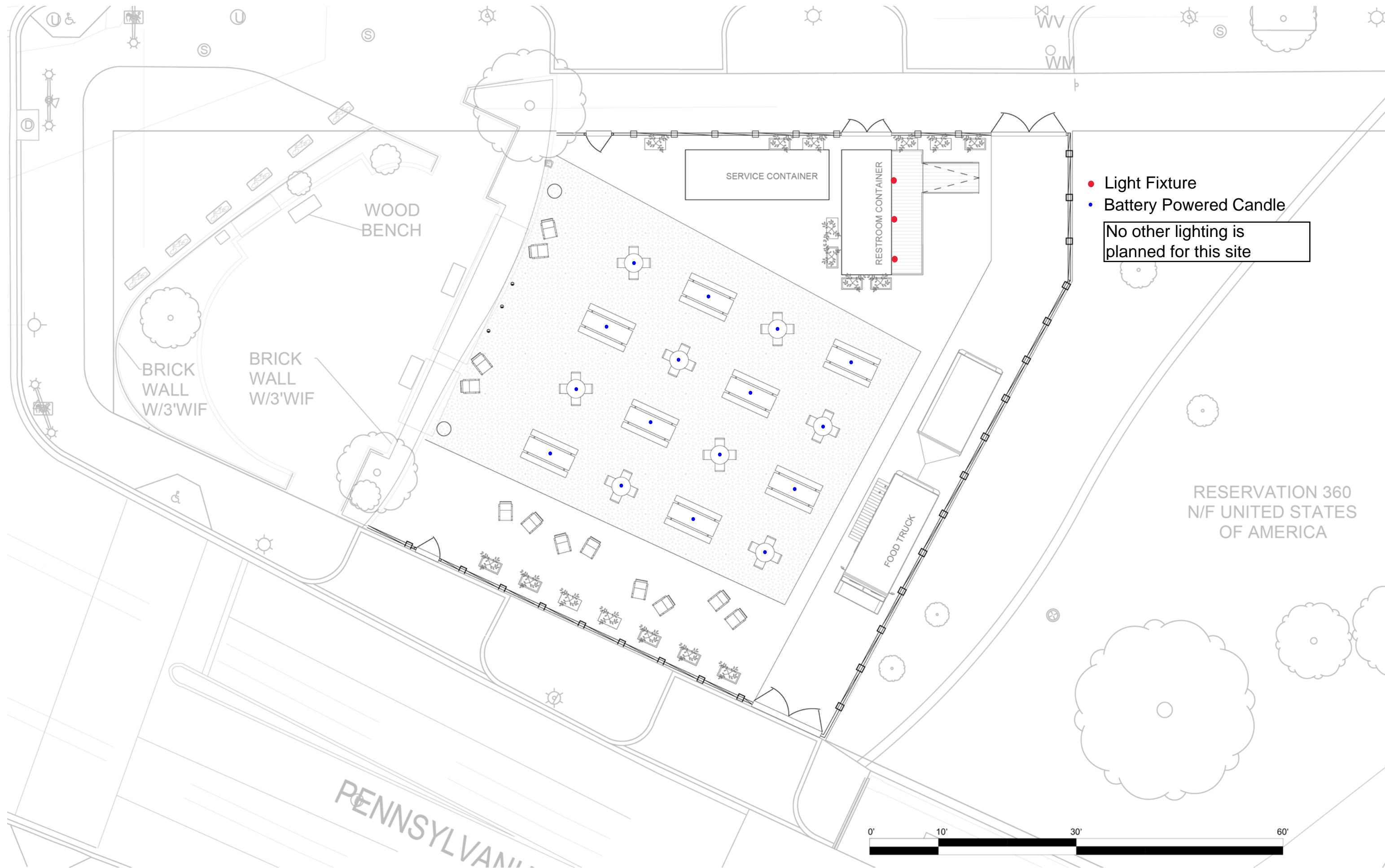
# FURNITURE / LANDSCAPE APPLICATION



Per previous OGB comments, we have added an additional gate to facilitate easier truck movement

MARCH 4, 2021

# EXTERIOR LIGHTING PLAN



- Light Fixture
  - Battery Powered Candle
- No other lighting is planned for this site

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PENNSYLVANIA

RESERVATION 360  
N/F UNITED STATES  
OF AMERICA



PENN AVE NW

Uber Eats



SEATING ZONE



M STREET NW

- █ SERVICE ACCESS- PRIVATE
- █ SANDLOT NW PATRON ENTRANCE









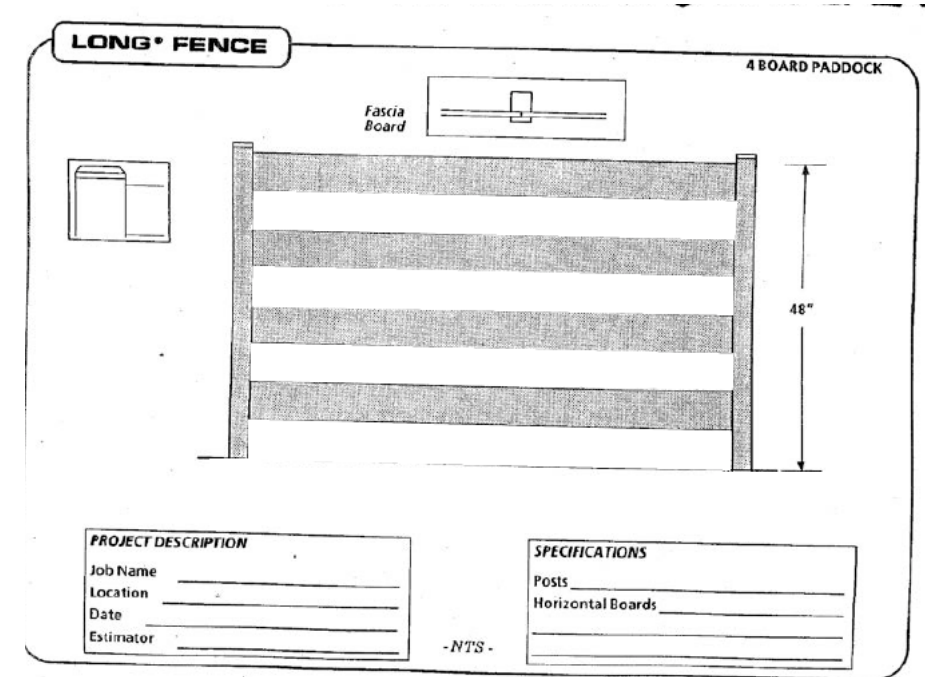






# LANDSCAPE

# FENCE PROPOSAL



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VEGETATION



 **EarthPlanter**  
The Leader in Commercial Self-Watering Planter Systems





**ULINE**



furniture design house®  
Handcrafted European Café Furniture... Built to last!



**POLYWOOD**  
rethink outdoor.



**CALIFORNIA UMBRELLA**  
since 1949

**GEORGETOWN ★ DC**  
BUSINESS IMPROVEMENT DISTRICT



LIGHT



EXPOWER





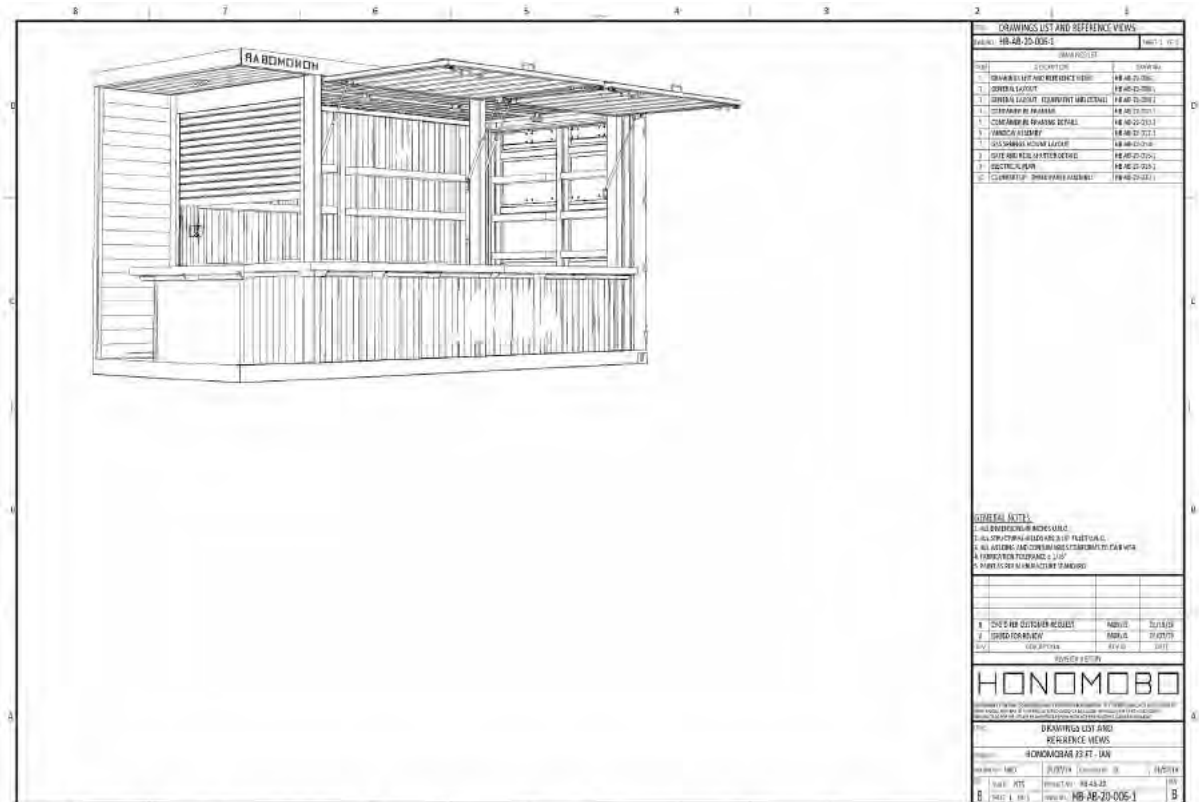
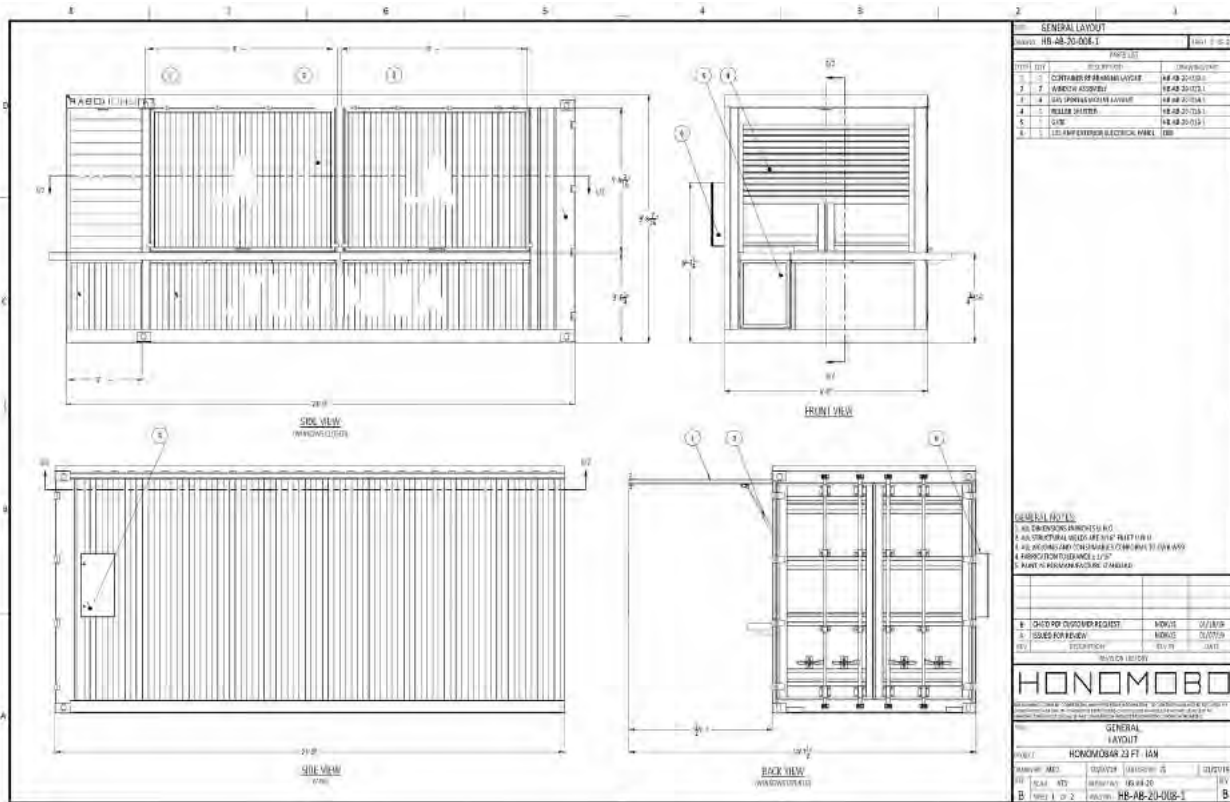
**2715 PENN**



# APPENDIX

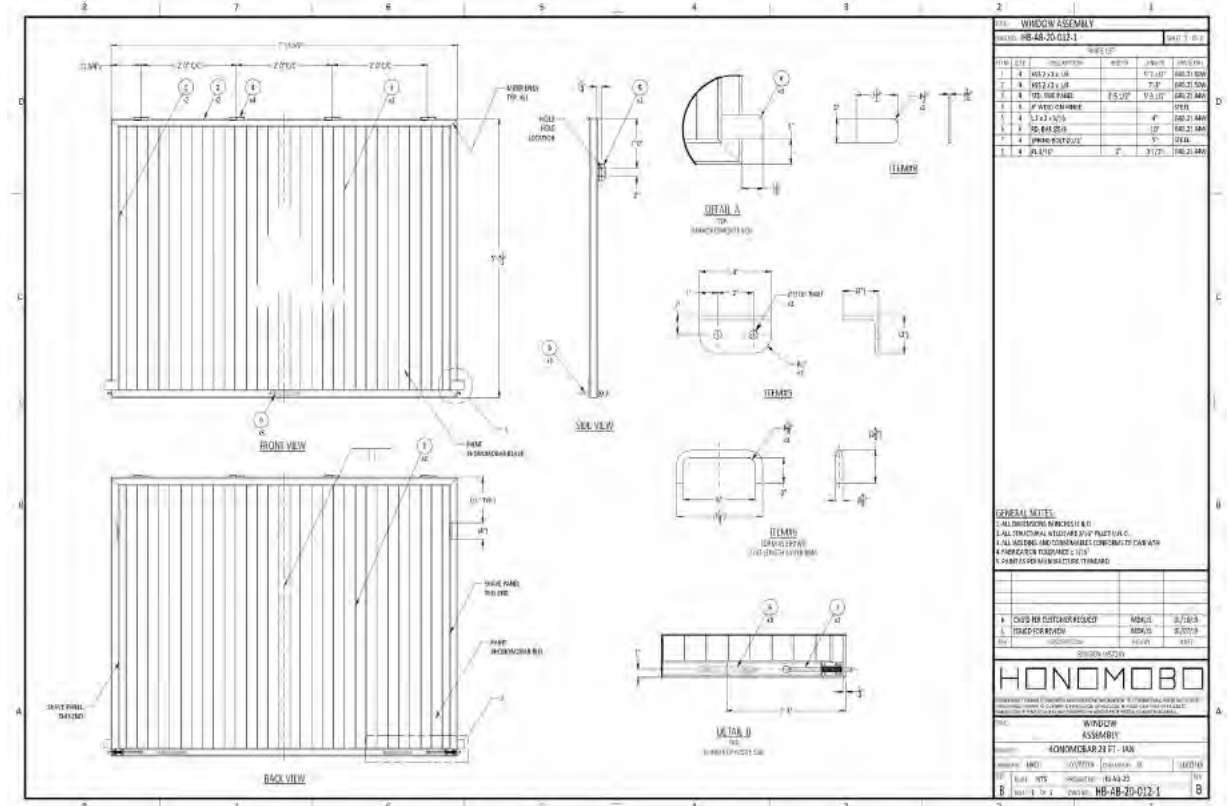
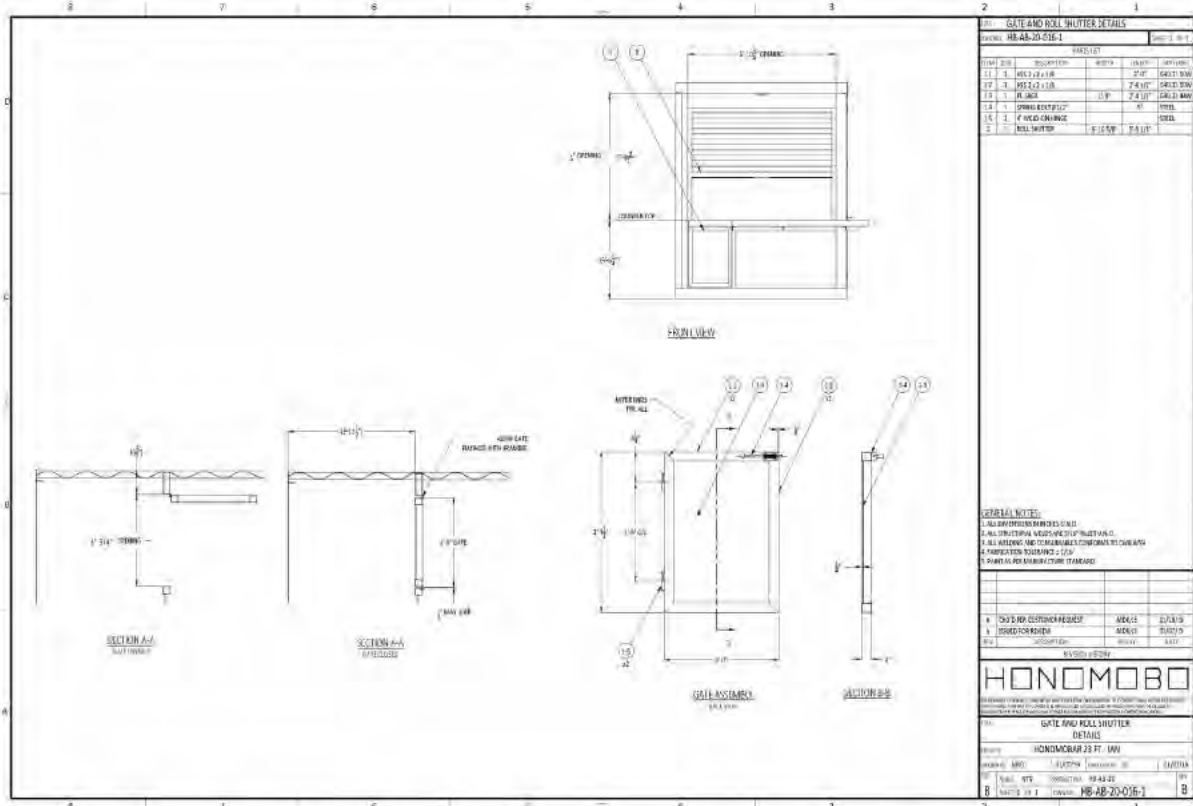


# Service Container



Owner: INITIO, LP c/d EastBanc, Inc. Applicant: Olusola Pyne on behalf of Ian Callender for SANDLOT

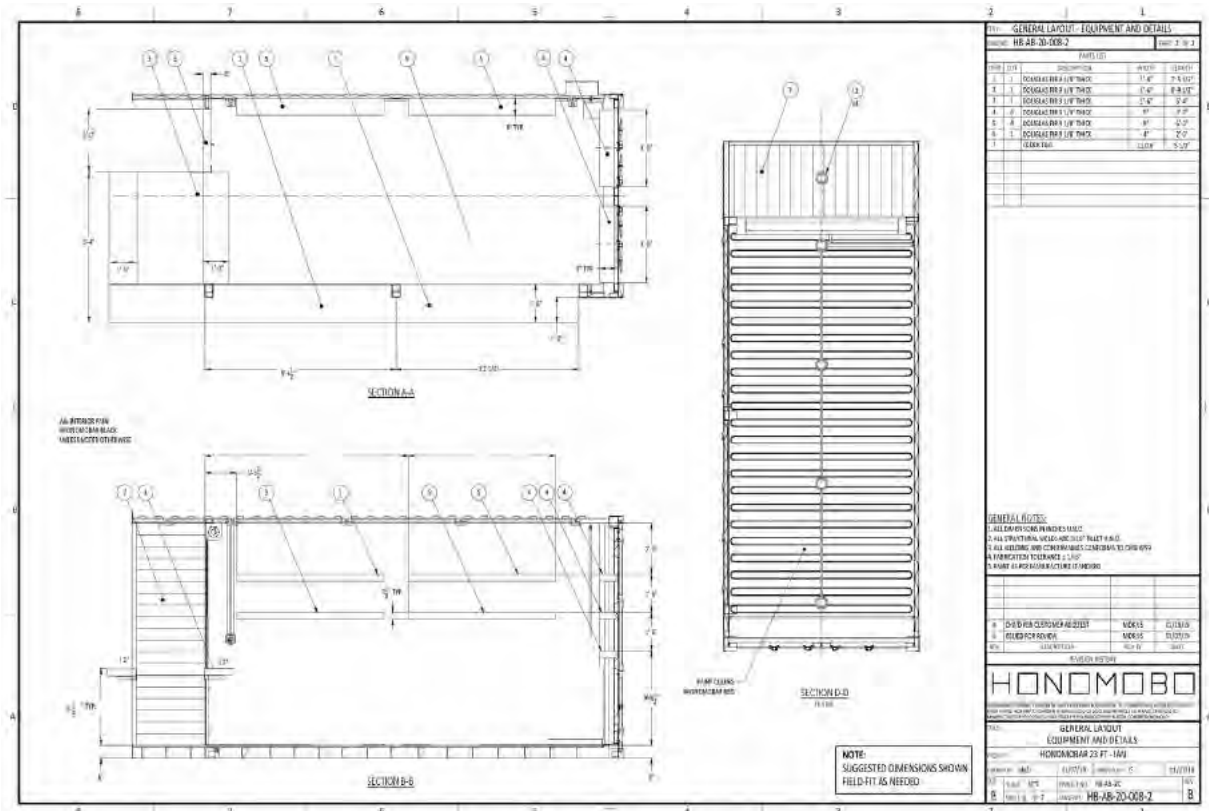
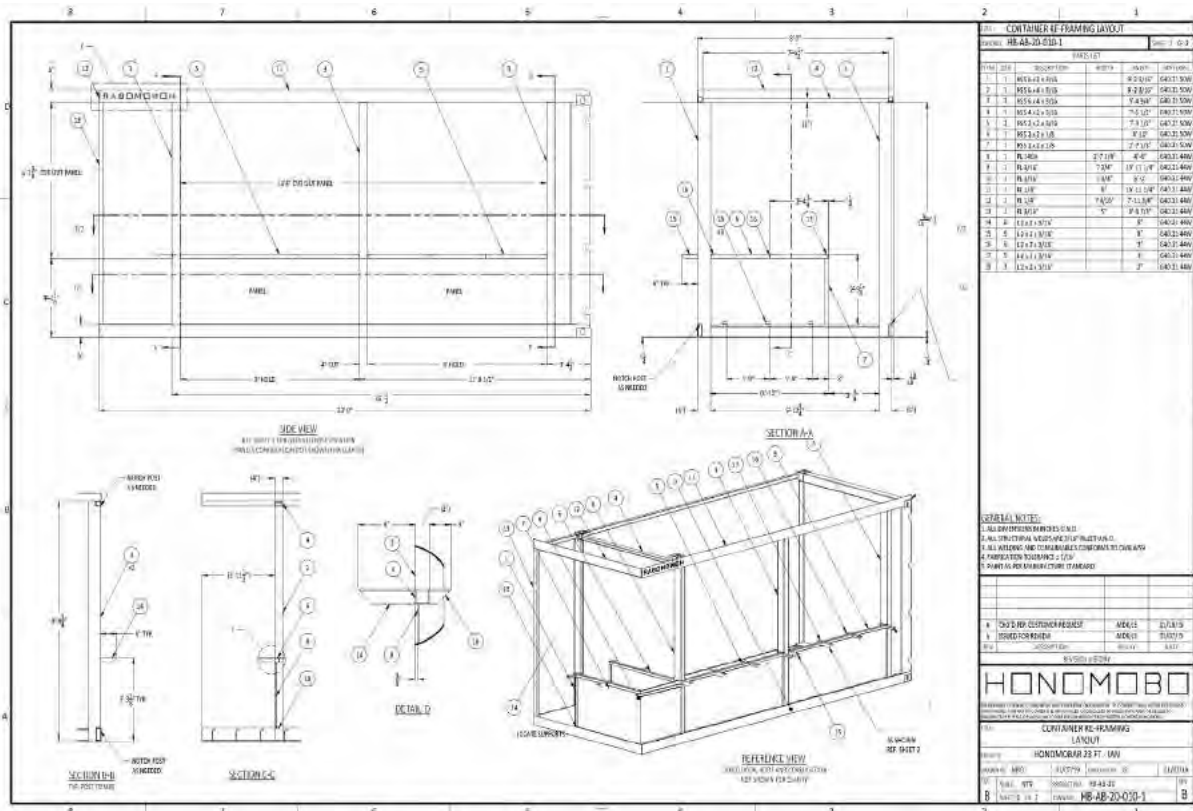
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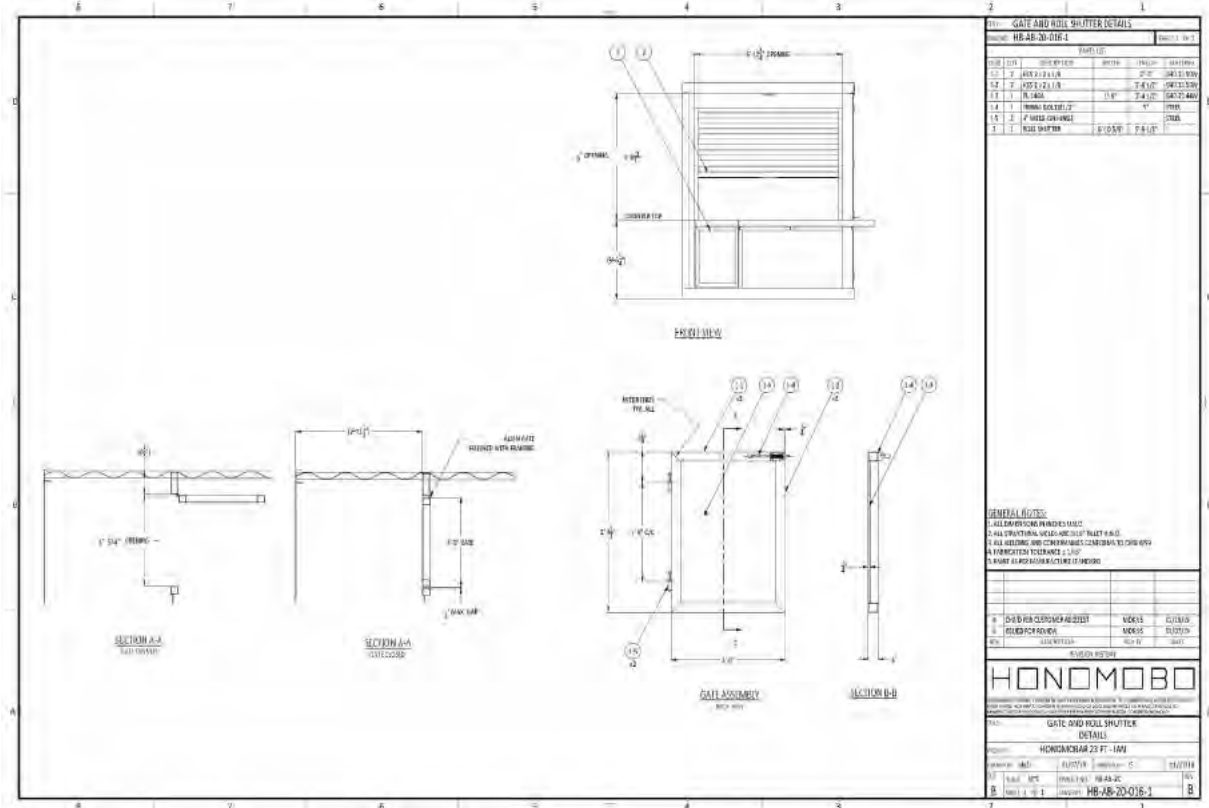
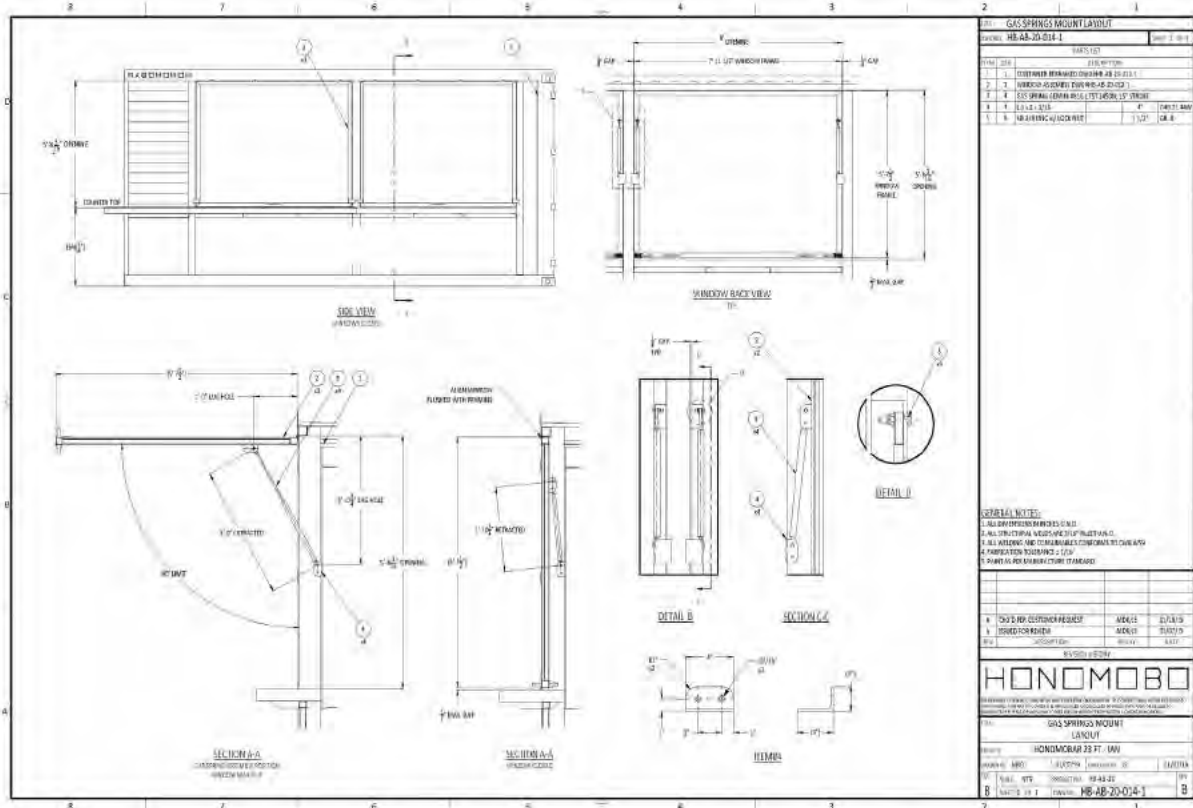


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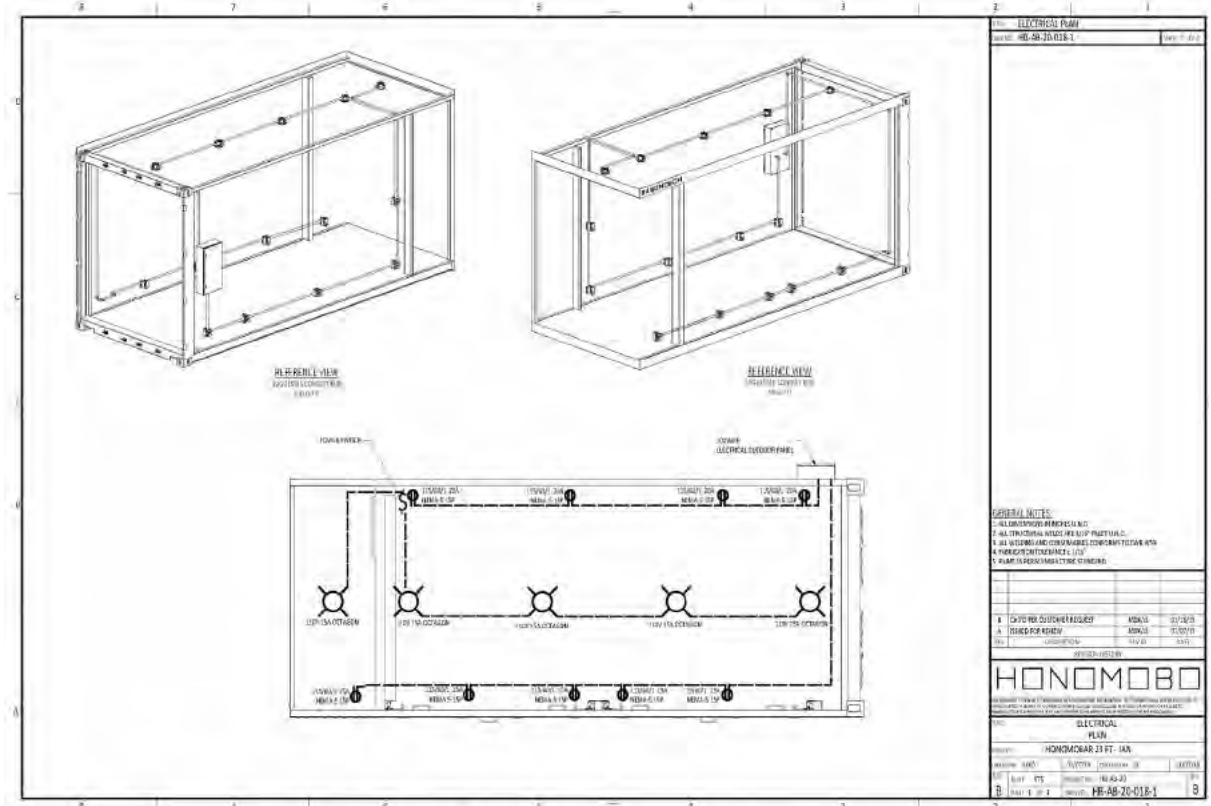
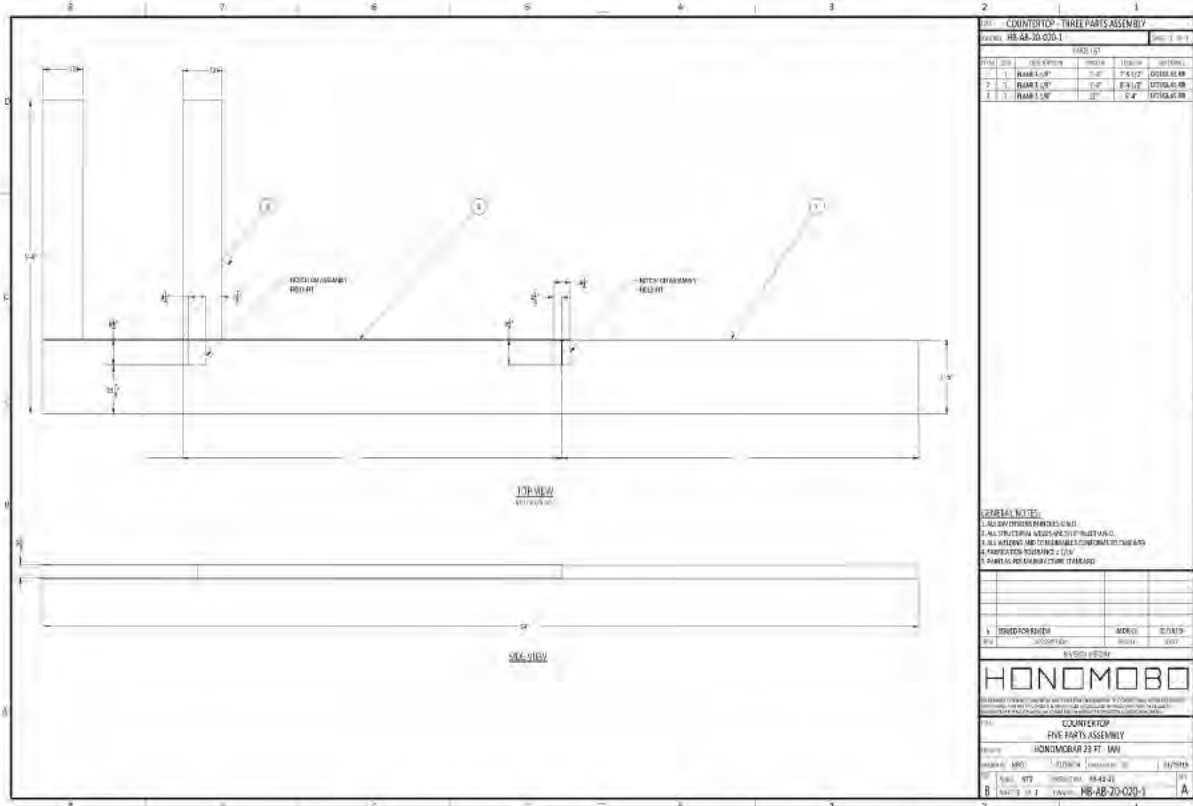
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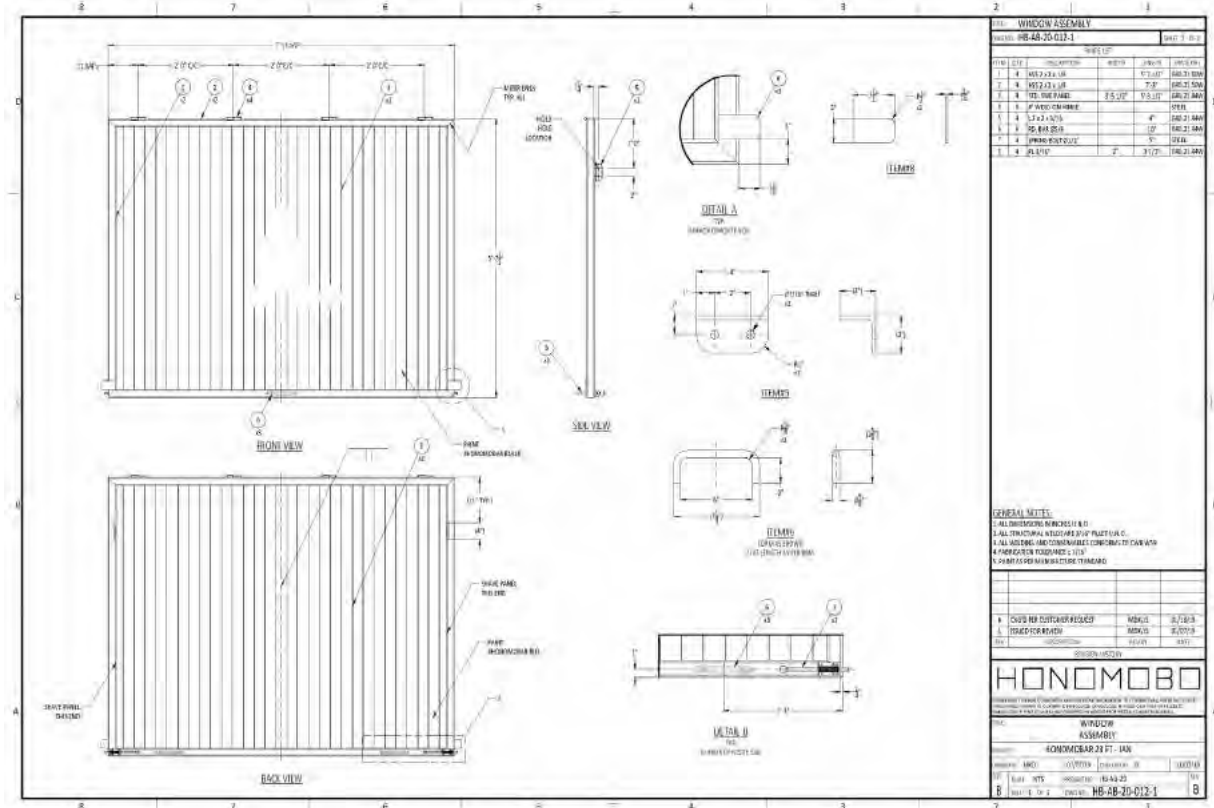
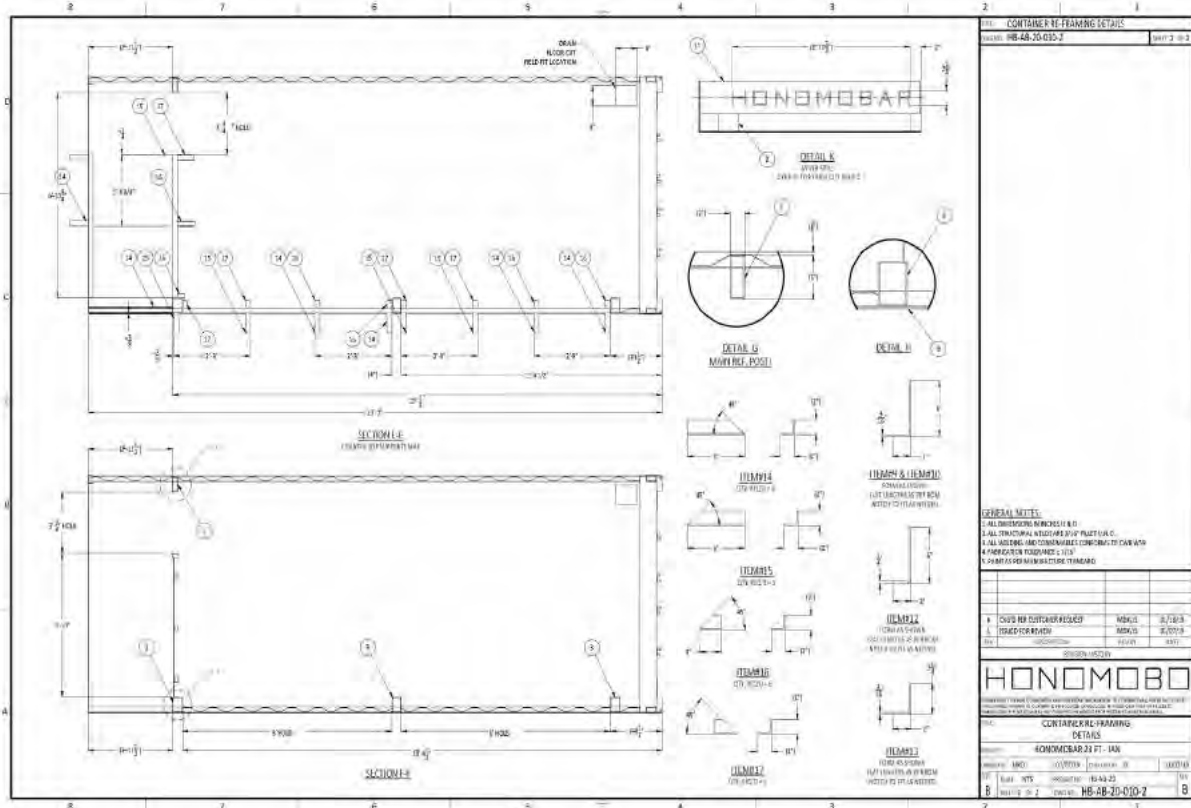




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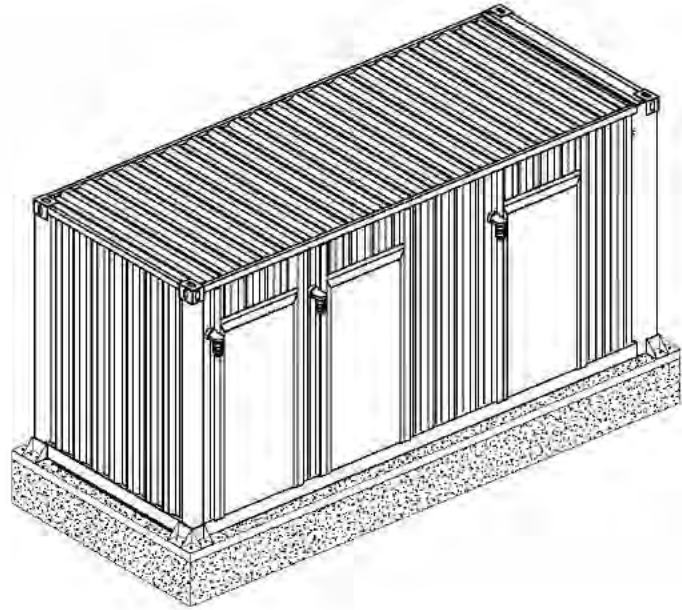


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1 RESTROOM 3D VIEW

**GENERAL NOTES**

- Plumbing fixtures shall be provided on site by others in accordance with Table 3002.1 and the Plumbing Code.
- Trap seals will be installed by client on site.

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**GENERAL STATISTICS:**

PROJECT: CUSTOM 80FT RESTROOM  
 PROJECT NAME: EASTBANC RESTROOM  
 LOCATION: 2715 PENNSYLVANIA AVENUE NW WASHINGTON, DC 20007  
 TYPICAL PLAN NUMBER:  
 SQUARE FOOTAGE: 150  
 ZONING:  
 EXISTING USE CODE:  
 PROPOSED USE CODE:  
 CONSTRUCTION TYPE: Assembly Group A-2  
 CURRENT OCCUPANCY:  
 PROPOSED OCCUPANCY:  
 STORIES: 1  
 FIRE SPRINKLERS (CURRENT): NO  
 FIRE SPRINKLERS (PROPOSED): NO  
 LOT AREA:  
 LEASE AREA INTERIOR: 150 SF  
 EXTERIOR: 150 SF

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**APPLICABLE CODES:**

- 2017 DCMR 12A (2015 IRC)
- 2017 DCMR 12E (2015 IMC)
- 2017 DCMR 12F (2015 IPC)
- 2017 DCMR 12D (2014 NEC)
- 2017 DCMR 12I (2019 ASHRAE)
- 2017 DCMR 19A (2015 IFCS)
- 2017 DCMR 12D (2015 IFGC)
- 2017 DCMR 12K (2015 IGCC)
- REGULATED SUBSTANCES — 3, 1BTS

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**NOTES:**

- THIS BUILDING IS NOT TO BE PLACED IN A FLOOD HAZARD AREA.
- THE DATA PLATE, THIRD PARTY AND STATE INSIGNIAS WILL BE INSTALLED INSIDE THE ELECTRICAL PANEL.

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Sheet:	Sheet List
Number:	Sheet Name

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00	COVER
A101	RESTROOM FLOOR PLAN
A102	RESTROOM ELEVATIONS/ SECTIONS
E101	ELECTRICAL/ PLUMBING
P101	SANITARY

CONTEKPRO

8808 SW TIGARD ST.  
 PORTLAND, OR 97225  
 TEL: 503-253-8888  
 WWW.CONTEKPRO.COM

REGISTERED PROFESSIONAL ENGINEER

Digitally signed by COMODO TRUST SYSTEMS

Date: 2020.12.29 12:44:04 -08'00'

ENGINEER

# Restroom Container

Owner: INITIO, LP c/d EastBanc, Inc. Applicant: Olusola Pyne on behalf of Ian Callender for SANDLOT

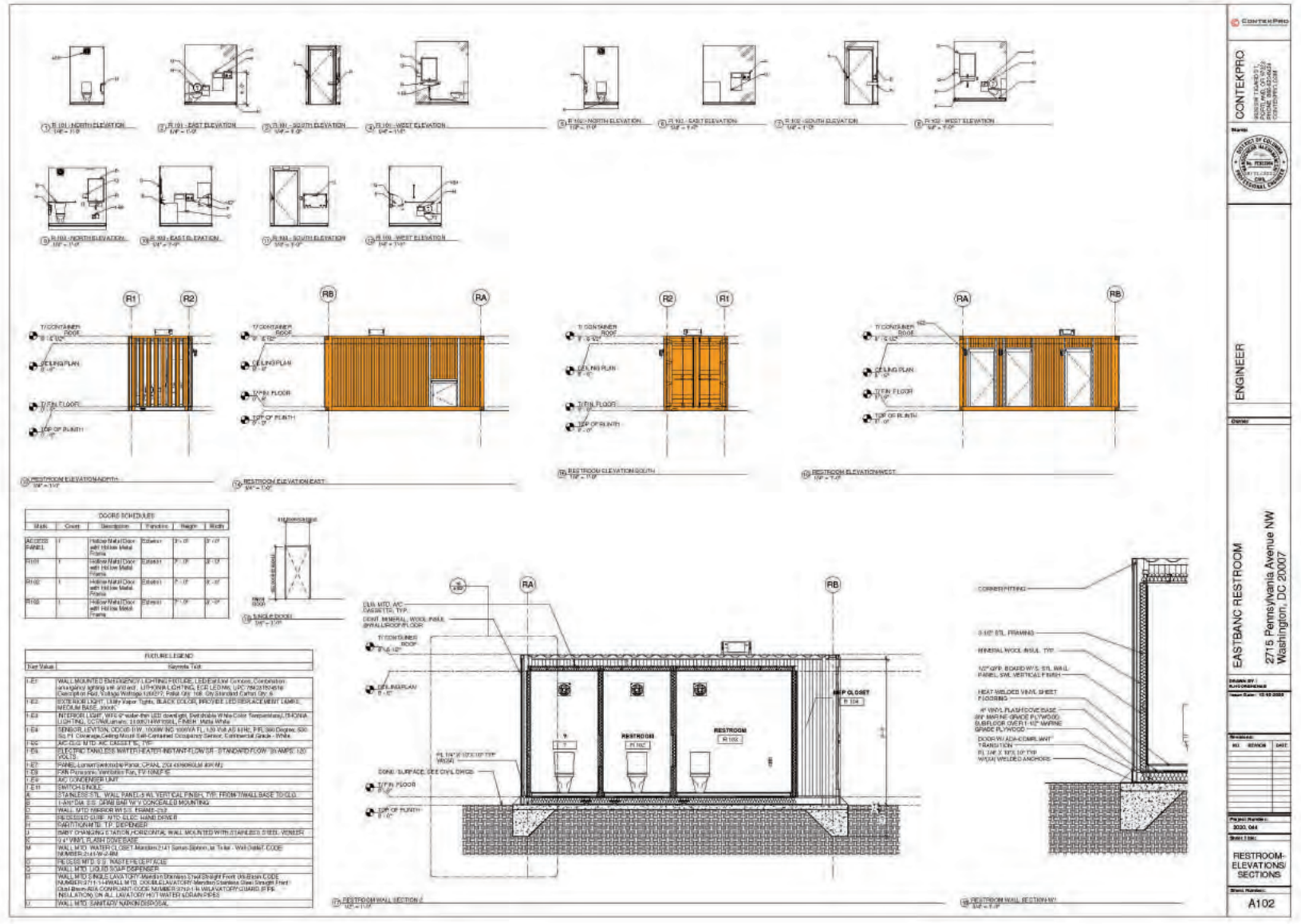
EASTBANC ; RESTROOM

2715 Pennsylvania Avenue NW  
 Washington, DC 20007



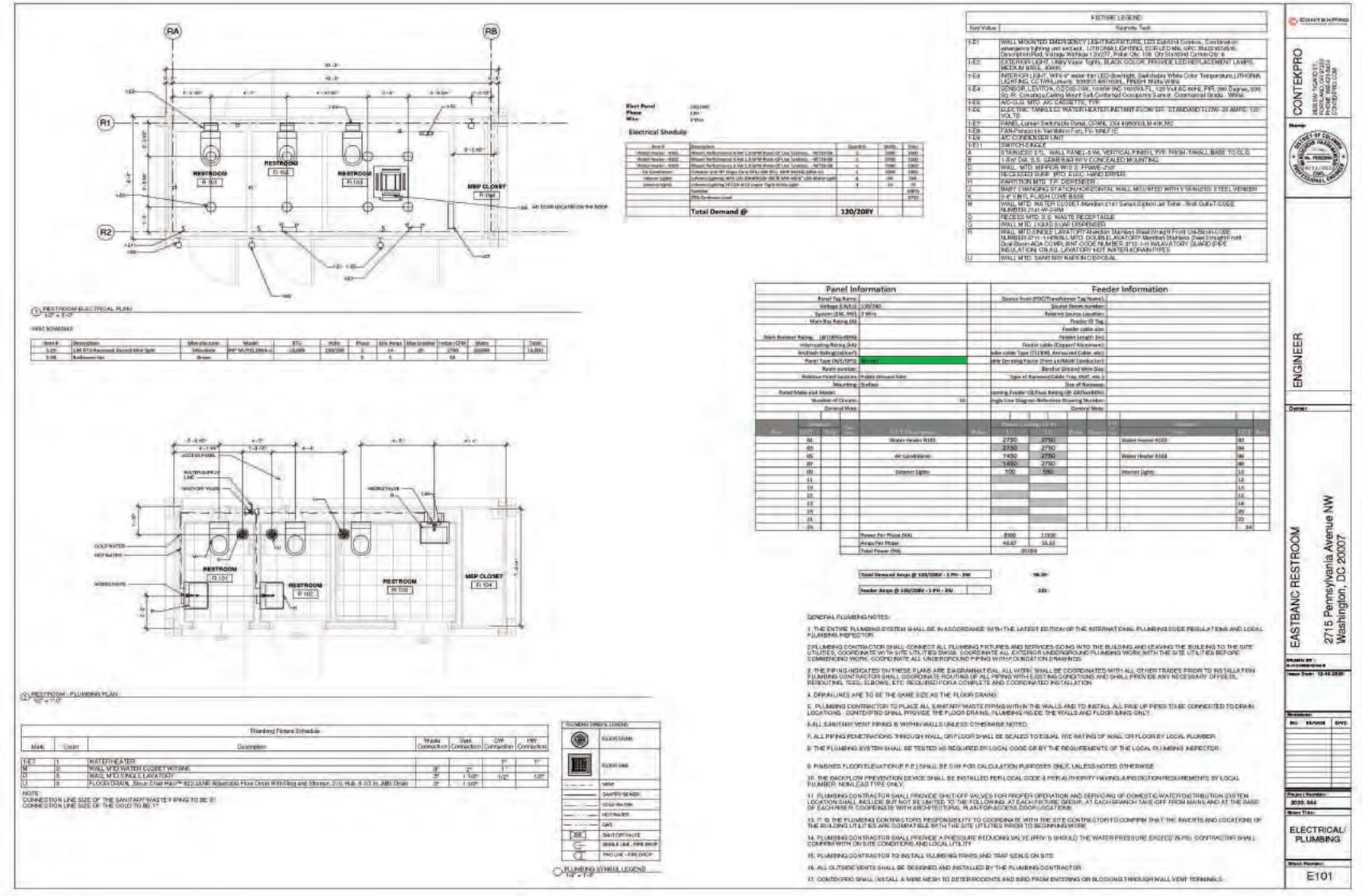


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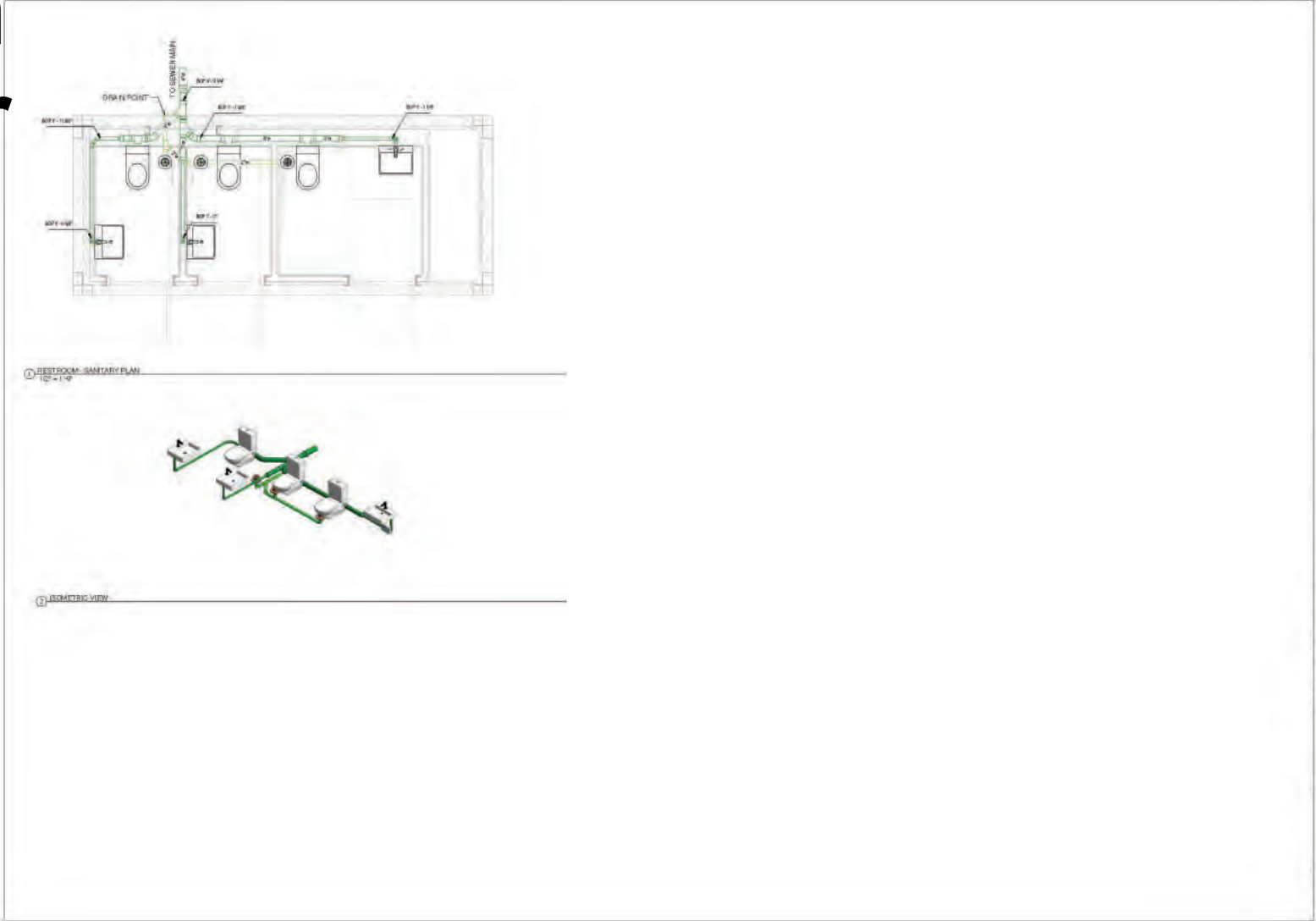
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# Restroom Container





# Restroom Container



**EASTBANC RESTROOM**  
 2715 Pennsylvania Avenue NW  
 Washington, DC 20007



DESIGNER: NP
DRAWN BY: PLY
DATE: 10/20/21
PROJECT: EASTBANC RESTROOM
SCALE: AS SHOWN

SANITARY

P101