

FARMERS FISHERS BAKERS CANOPY CONCEPT DESIGN OLD GEORGETOWN BOARD CONCEPT DESIGN SUBMISSION

3000 K STREET, NW FARMERS FISHERS BAKERS TENANT
WASHINGTON, DC | 09.01.22

Project Narrative

The project goal is to design an all-weather exterior canopy for the restaurant, Farmers Fishers Bakers (FFB), located within Washington Harbor, that respects the existing building and creates a pleasant experience for the users. In a world that has greatly changed since Farmer's expanded patio of 2012, they now need to guarantee reservations outdoors, independent of weather forecasts. The concept design proposes only the removal of non-original patio canopy pieces including railing, glass partitions, black metal posts, and fabric canopies. The new design proposes a thin metal structure to reduce the visual impact of the canopy on the overall building elevation. The new canopy's beams flank each of the 3-story columns, canopy coverage between the bays lowers to better define the existing columns. Transparent vinyl roller shades are proposed for the fountain basin side – to be rolled down only when needed.

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3000 K Street NW, Harbor Basin

CANOPY CONCEPT DESIGN
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Project Address: 3000 K Street, NW Washington DC
Owner: Farmers Restaurant Group
Square: 1173
Suffix/Lot: 0102
Zoning District: MU-14
Year Built: 1986 (Washington Harbor), 2012 (Farmers Fishers Bakers)
Tenant Exterior Area: 1,120 gsf

NEIGHBORHOOD CONTEXT PLAN



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WASHINGTON HARBOR CANOPY PHOTOGRAPHS



1. Northwest Building Entrance



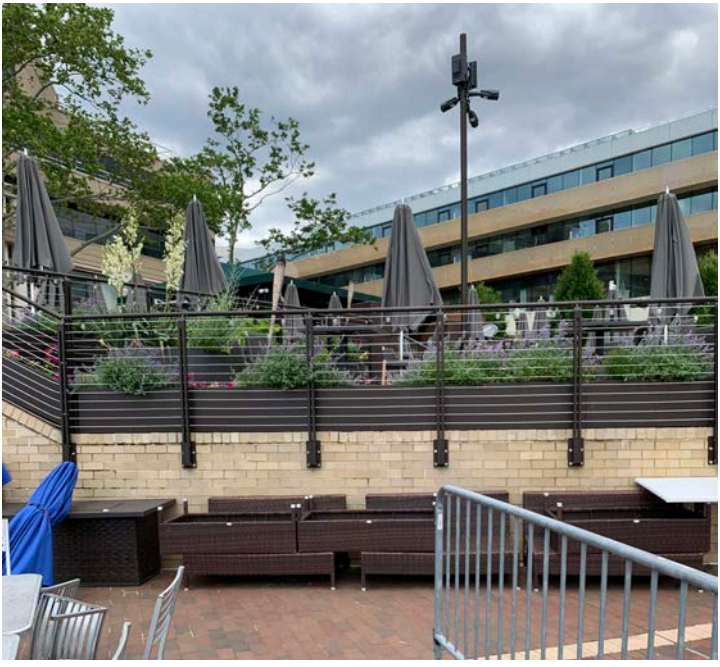
2. Inner walkway Building Entrance



3. West Building, Fiola Mare Covered Patio



4. Inner walkway, Starbucks Canopy



5. Harbor side, Tony and Joe's extended seating

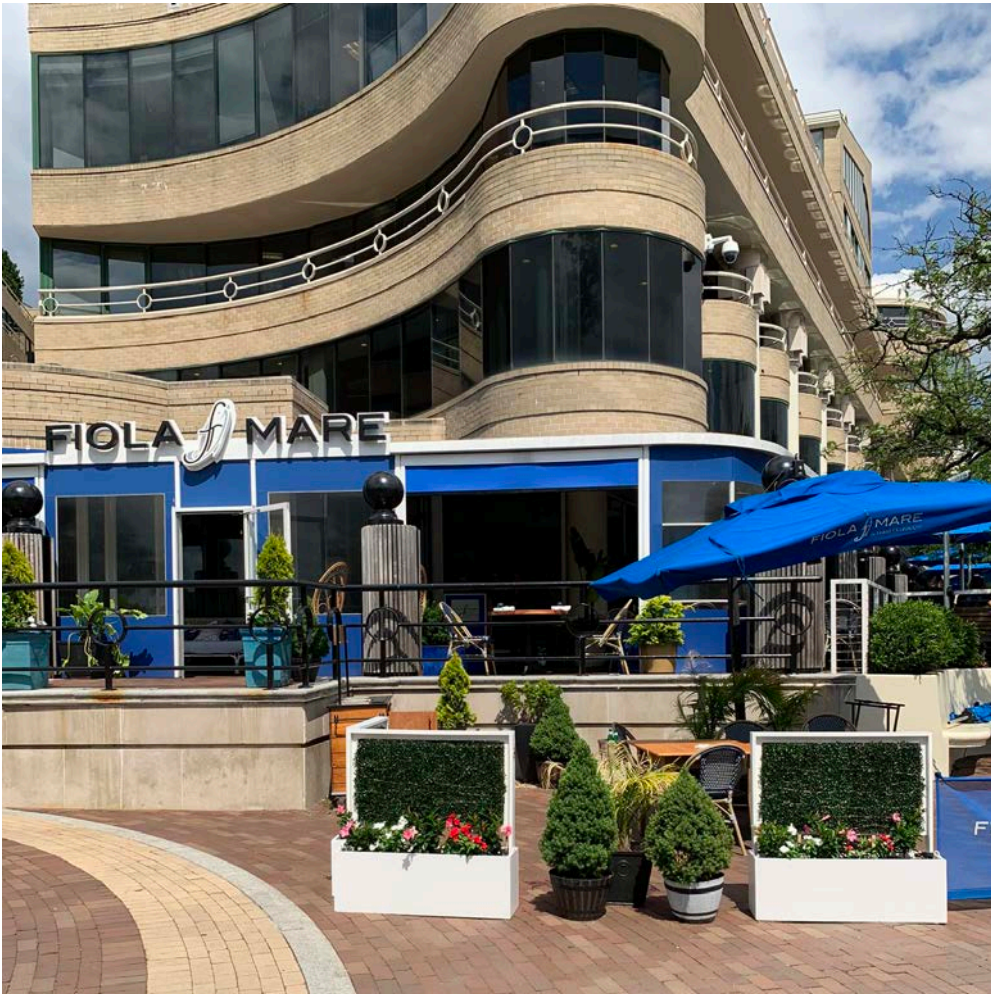


6. 31st Street NW passageway



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FIOLA MARE COVERED PATIO



1. Canopy Exterior, Connection to Existing Building Facade



2. Canopy Exterior,
CUNNINGHAM | QUILL ARCHITECTS



3. Canopy Structure, Sliding Door Perimeter



4. Canopy Structure, Drop Curtain System on Interior Facade

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WASHINGTON HARBOR BASIN CANOPY PHOTOGRAPHS



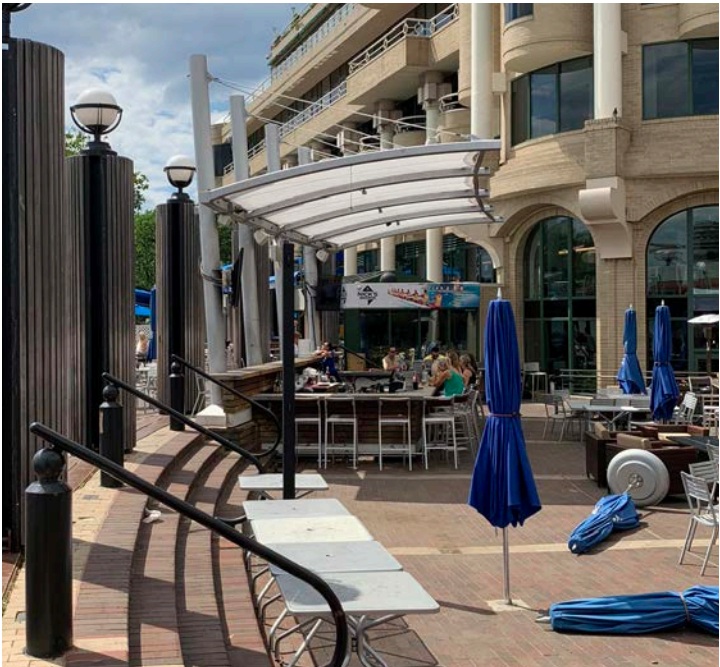
1. Guapo's of Georgetown



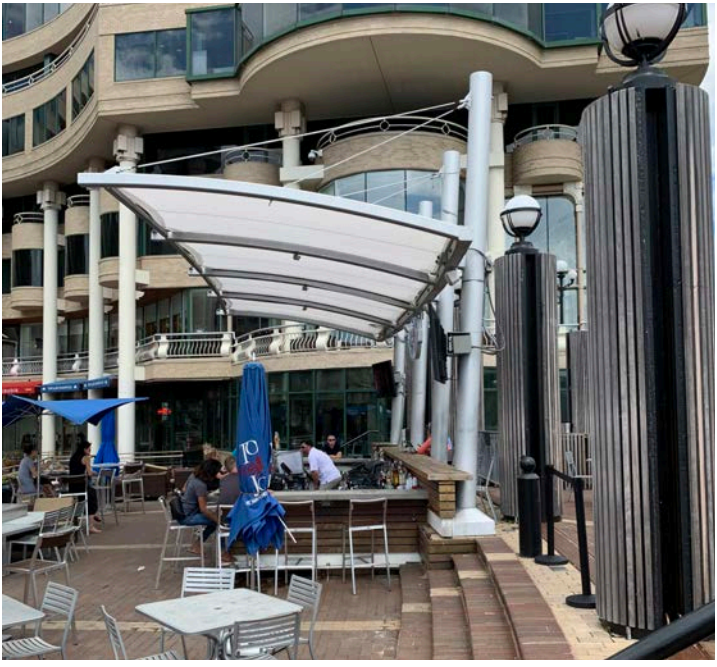
2. Guapo's of Georgetown



3. Nick's Riverside Grill



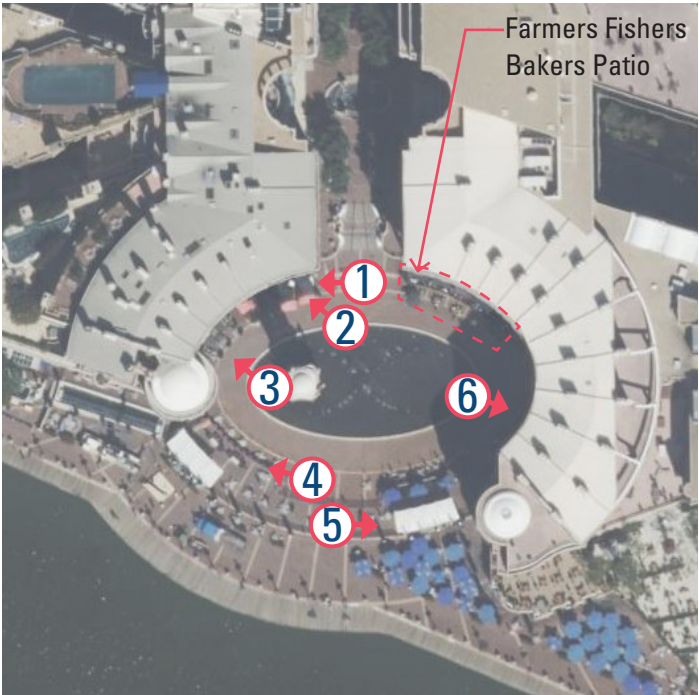
4. Nick's Riverside Grill - Bar



5. Tony and Joe's Seafood Place Bar



6. Tony and Joe's Seafood Place

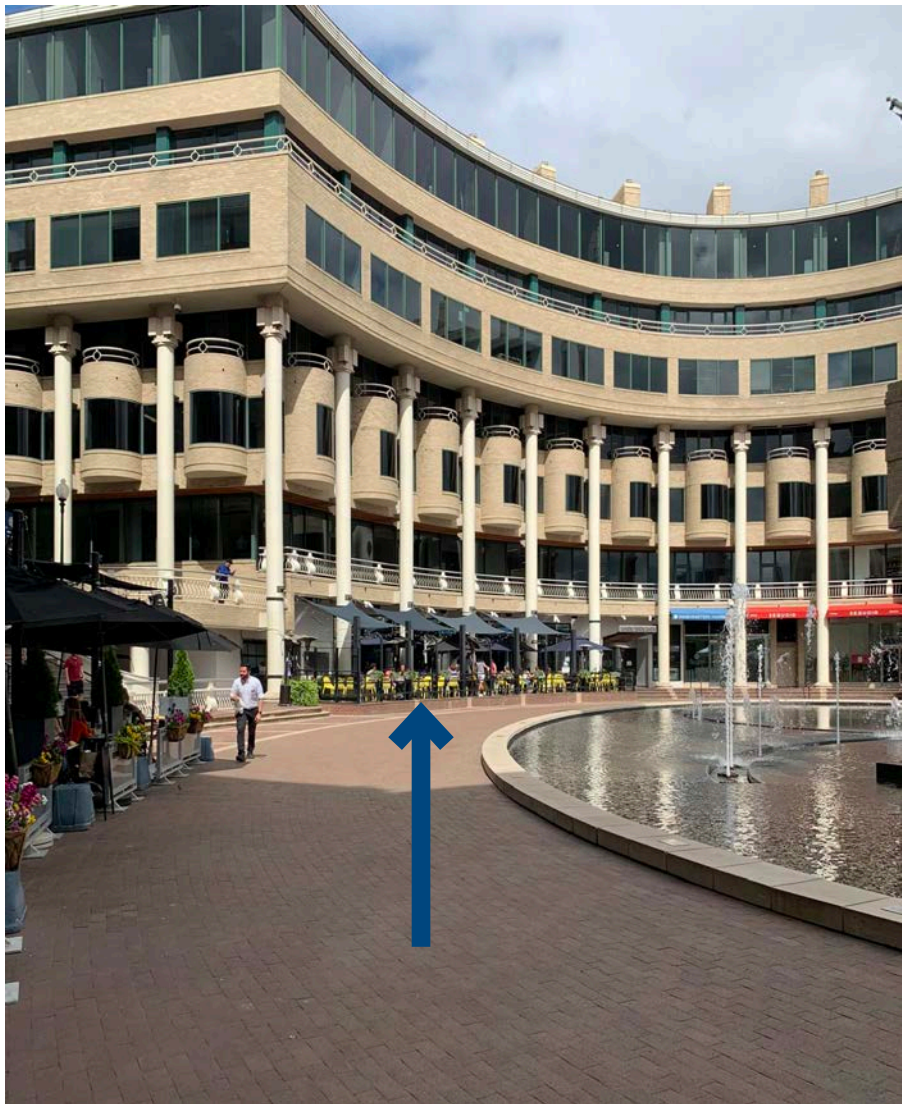


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PATIO CONTEXT PHOTOGRAPHS



1. East Building From Harbor looking to K St NW



2. FFB from west looking east



3. Public path through FFB

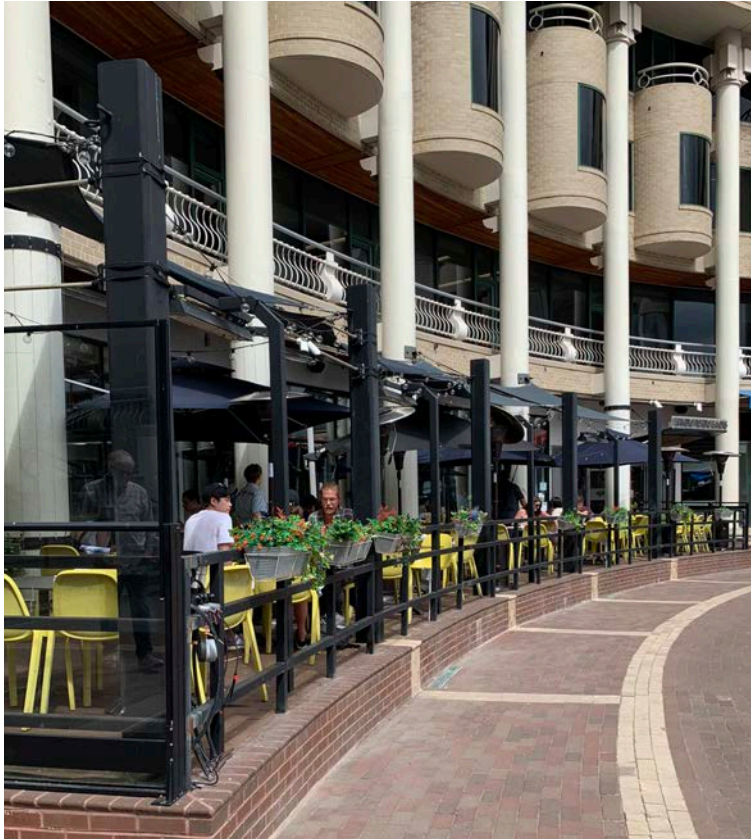


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EXISTING PATIO PHOTOGRAPHS



Existing patio w/ glass partition and canopy



View along public path



East side of existing patio



Overhang of Wash Harbor



Washington Harbor balcony detail



West Entrance to Patio / Public walkway



Brick curb / railing detail



Restaurant Entry

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EXISTING PATIO DETAILS



Washington Harbor Column w/ current canopy connection



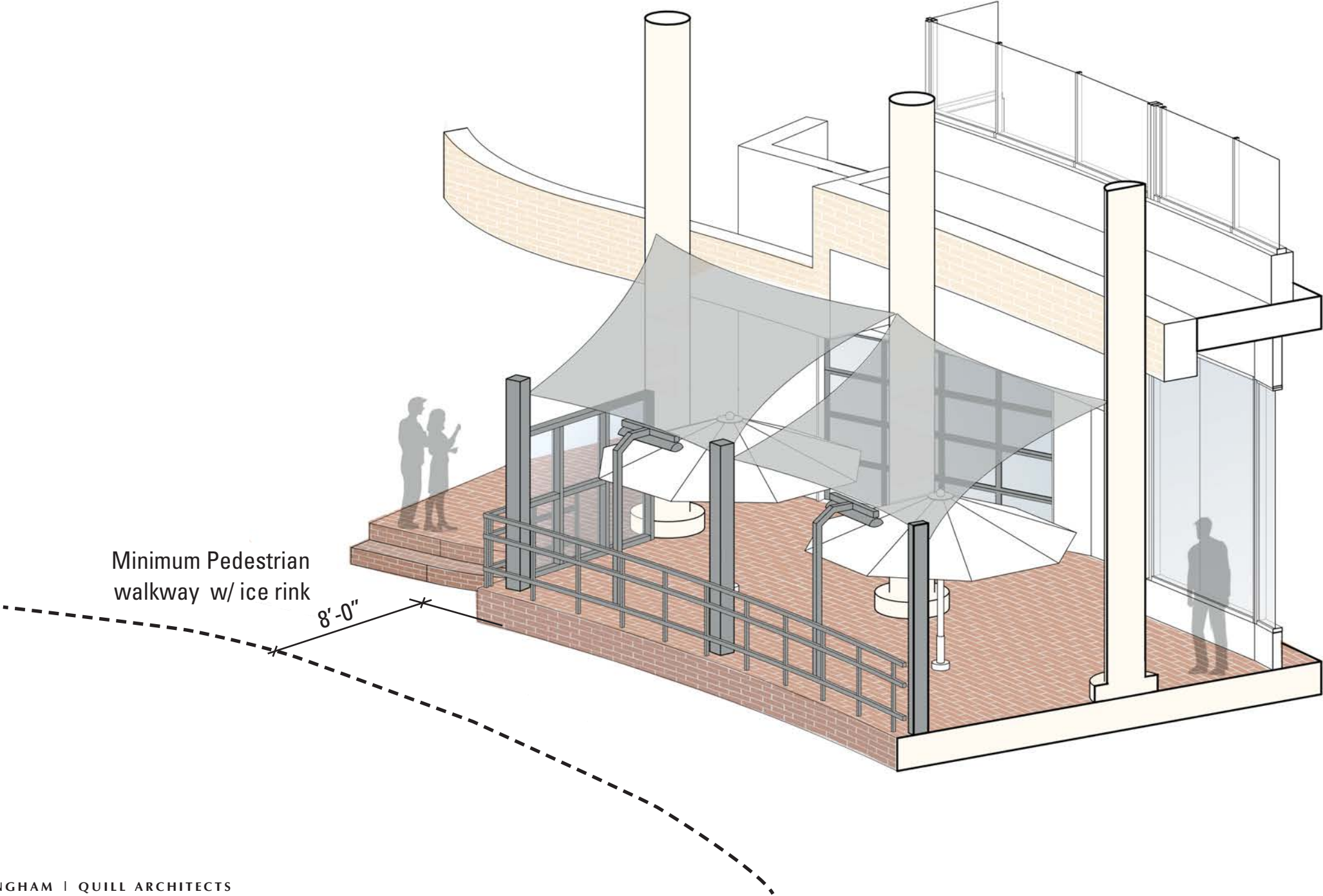
Current Railing and brick patio condition



Current Railing w/ Glass Partition

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EXISTING PATIO AXON SECTION



CANOPY CONCEPT DESIGN

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CANOPY DESIGN

- The proposed new canopy is a high-quality glass and pre-finished metal framed system which will span the entire length of patio in front of Farmers Fishers Bakers. This system will replace the existing tensile fabric canopy that spans between the 8'-6" tall black metal posts and anchor hooks that are fastened to the three-story tall Washington Harbor columns. The existing fabric shades distort portions of the existing building and do not follow the Washington Harbor awning precedent which typically span between the columns. The proposed work includes removal of the existing black metal vertical posts that are aligned with the columns and replace them with two smaller, lighter posts that are offset from the column grid., The two-post organization intends to visually frame each three-story column. This proposed design follows the rhythm of the Washington Harbor architectural and structural forms, where elements are offset from one another, establishing a visual hierarchy
- A minimal, reduced canopy slope profile, aligned with the bottom of coping from the central balcony height, lowers the top of canopy and allows for more light to fall on to the building. To protect from the intense sun, an integrated fabric roller shade will be designed with a concealed shade pocket fastened to the beam structure below the canopy glazing and within each bay between columns.

NEW CLERESTORY

- In lowering the canopy, the structural attachment to the building changes from being on the face of the second-floor balcony to the underside of the balcony. By lowering the canopy and aligning it with the lower balcony, a void is created. The new clear glass clerestory creates a visual gap between canopy and building, allows more natural light in and provides weather protection, with new structural posts creating the support for the glass canopy. A structural metal and glazing system fixed to the bottom of canopy gives a light, almost floating connection to the canopy without having to add additional structural members that span to the ground plane.

NEW RAILING

- The existing metal railing around the extended patio area has not fared well since the patio was extended and the railing was installed in 2012-2013. The new design proposes to replace the railing in same location, and reduces the west side's length to increase public access. The new proposed railing will be square 2"x2" top rail and posts with 1"x1" square intermediate horizontal rails. The goal is to create a clean railing, that is lighter in appearance and which references the other railings around the fountain plaza, while still allowing the clients to hang their flowerboxes along the outside edge.

PREVIOUSLY PROPOSED SCOPE OF WORK GENERAL NOTES

Presented at 07/07/2022 OGB Meeting

UPDATED PUBLIC ACCESS + WALKWAY

- The proposed updates include separating the public walkway and the restaurant's seating and service. As organized now, the public circulation moves along under the building's balcony overhang, where, additionally, the restaurant servers and guests use this space. By shifting the public way access to the inner, fountain side more people get direct views to the fountain and harbor, and which eliminates potential collisions with the restaurant activity. This update will be aided by reducing the extent of the west side railing, and the proposed move inward and update to the taller glass partitions currently located on the east and west sides of the extended patio, gives clear definition to both the public circulation and restaurant activity. The updated public access walkway will be under the proposed glass canopy to give some protection and has the ability to have lighting along the canopy path.

GLASS PARTITION + LOCATION

- Currently located at the east and west ends of the extended patio, glass and metal partitions are mounted into the patio with the ability to manually fold down to rail height. These partitions attempt to help with wind control. The new design proposes two things: 1) to remove the current partitions; and 2) to install a new system on the inner side of the new public walk. The removal of the current partitions will make for a more open corner, and the new system inset into the canopy will be less visually apparent. The proposed partition system is a glass paneled assembly that slides on an upper track and a minimum recessed guide at the base, which will allow for total and smooth operability. This design will allow for a fully open patio space on nice days, while still offering protection on harsher weather days.

RAISING HEATERS OFF GROUND

- By creating a structured glass and metal canopy there is the opportunity to integrate or attach any heating, lighting or cooling element to the structure itself. This ability will declutter the eye level view of the patio and allow more flexibility for the restaurant tenants. This will include removal of the post mounted heaters currently along the outer edge of the patio.

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PROPOSED SCOPE OF WORK

CANOPY DESIGN

- Proposed and enclosed are two new canopy designs. One of glass and prefinished metal frame with a shade system integrated and one of an operable fabric canopy with prefinished metal frame. Both create a system to define the space between the existing columns as individual bays. At each column glass spans from one bay to the next at a lower elevation than the bay’s system allowing coverage and definition. The proposed work includes removal of the existing black metal vertical posts that are aligned with the columns and replace them with two smaller, lighter posts that are offset from the column grid., The two-post organization visually frame each three-story column. This proposed design follows the rhythm of the Washington Harbor architectural and structural forms, where elements are offset from one another, establishing a visual hierarchy
- A minimal, reduced canopy slope profile, aligned with the bottom of coping from the central balcony height, lowers the top of canopy. Two options will be shown on canopy attachment, one attaching to the underside of the second-floor walkway and the other posting down with four columns to make the canopy. Integrated gutters into the radial beams keeps the canopy light

NEW RAILING

- The existing metal railing around the extended patio area has not weathered well since the patio was extended and the railing was installed in 2012-2013. The new design replaces the railing in same location, but with breaks between the bays. The new proposed railing will be square 2”x2” top rail and posts with stainless steel cable rails as intermediate horizontal rails. The goal is to create a railing that is lighter in appearance and which references the other railings around the fountain plaza.

PUBLIC ACCESS + WALKWAY

- The public access through Farmers Fishers Bakers moves through the extended patio section regardless of option proposed. Currently this access has limited use in general. Other than the actual location of the public able to walk, the location effects the location of the proposed vertical weather protection along the front of the extended patio. The current path, which is adopted for Option 1, gives the public a direct route through the outdoor seating and gives restaurant guests nice views of the harbor and fountain. For appropriate weather protection, the vertical protection is proposed along the outer edge of the patio. Drawbacks include, public view is restricted and server circulation mixed with the public. In Option 2, like previously proposed at the 07/07 OGB meeting, the public access is moved to the front of the extended patio. This allows the public better views of the harbor and fountain and allows more defined separation between restaurant guests and the public.

GLASS PARTITION + LOCATION

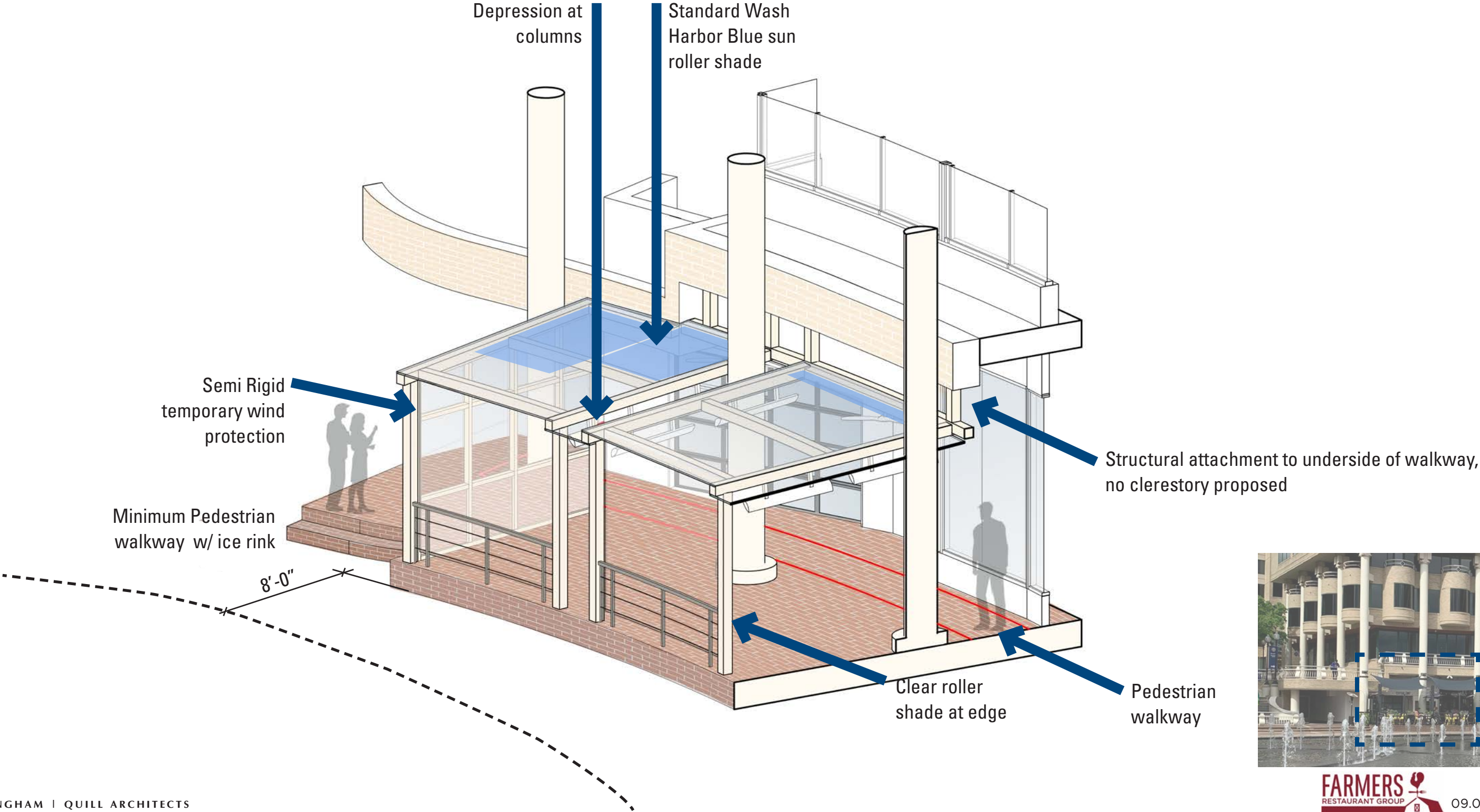
- Currently located at the east and west ends of the extended patio, glass and metal partitions are mounted into the patio with the ability to manually fold down to rail height. These partitions attempt to help with wind control. The new design proposes two things: 1) to remove the current partitions; and 2) to install a new system. Based on discussion during 07/07 OGB meeting, two options of replacement systems are proposed. Option 1’s system proposes a light gage metal frame with semi rigid polycarbonate system of temporary walls able to be taken apart. Option 2’s system is a glass paneled assembly that slides and folds on an upper track and a minimum recessed guide at the base, which will allow for total and smooth operability. This design will allow for a fully open patio space on nice days, while still offering protection on harsher weather days.

RAISING HEATERS OFF GROUND

- By creating a structured glass and metal canopy we will integrate or attach any heating, lighting or cooling element to the structure itself. This ability will declutter the patio and allow more flexibility for the restaurant tenants. This will include removal of the post mounted heaters currently along the outer edge of the patio.

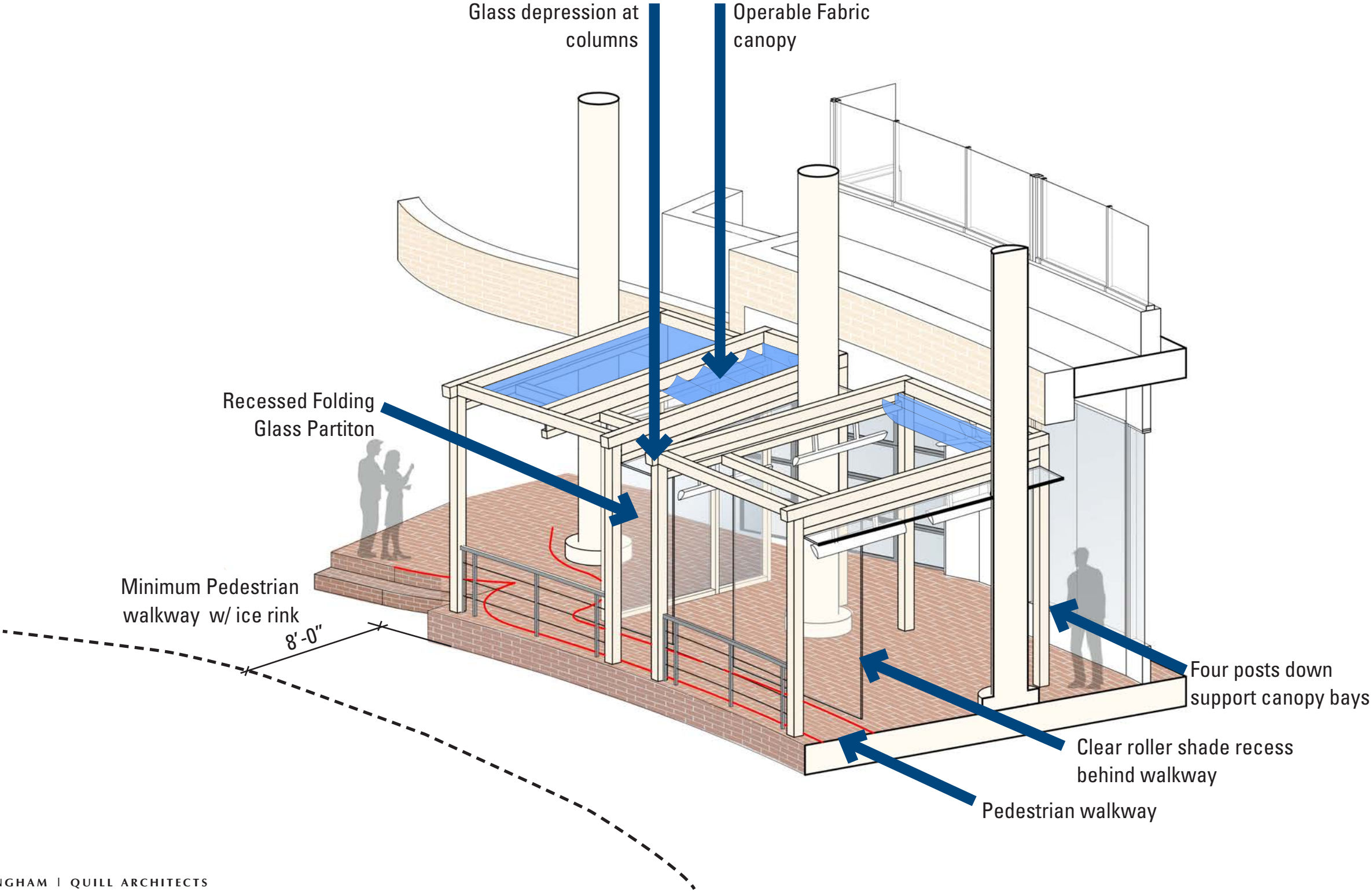
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PROPOSED PATIO AXON SECTION OPT 1



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PROPOSED PATIO AXON SECTION OPT 2



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EXISTING PATIO PLAN

Presented at 07/07/2022 OGB Meeting



2 Public Access through seating



6 Existing Railing



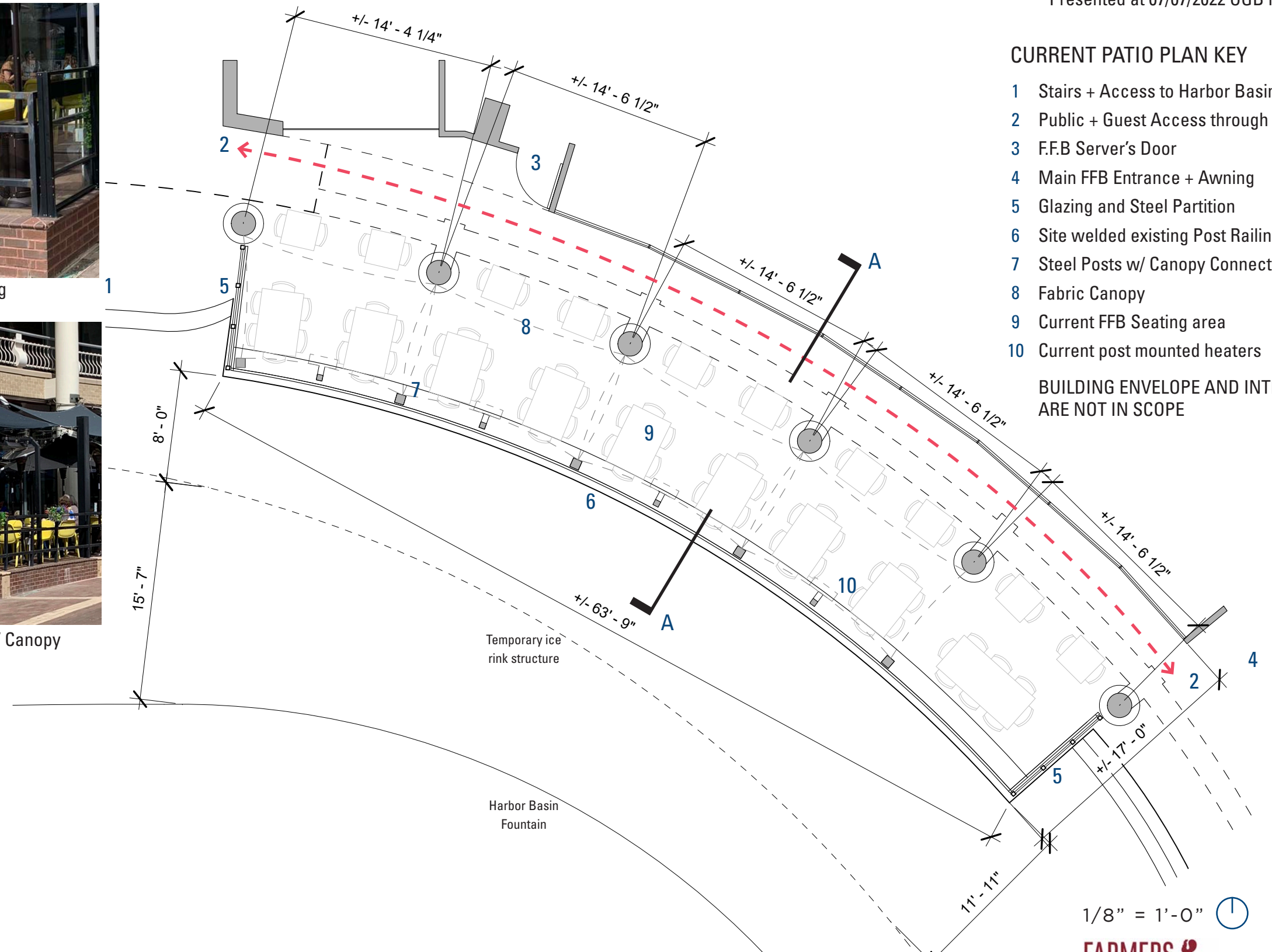
4 Main FFB Entrance + Awning



7 Steel Posts w/ Canopy Connections




5 Glazing and Steel Partition



CURRENT PATIO PLAN KEY

- 1 Stairs + Access to Harbor Basin
- 2 Public + Guest Access through seating
- 3 F.F.B Server's Door
- 4 Main FFB Entrance + Awning
- 5 Glazing and Steel Partition
- 6 Site welded existing Post Railing
- 7 Steel Posts w/ Canopy Connections
- 8 Fabric Canopy
- 9 Current FFB Seating area
- 10 Current post mounted heaters

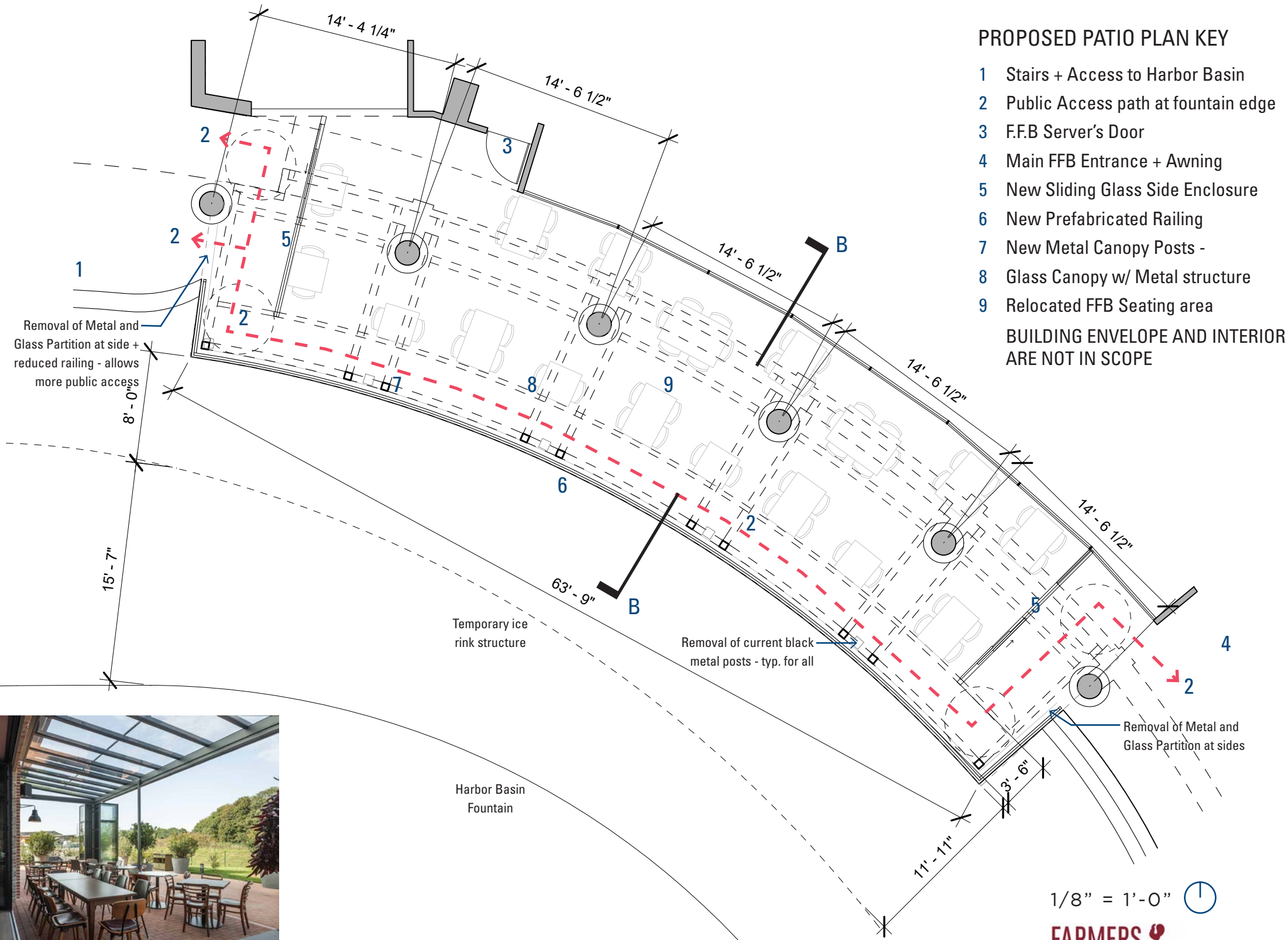
BUILDING ENVELOPE AND INTERIOR
ARE NOT IN SCOPE

$1/8'' = 1'-0''$ 

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PREVIOUSLY PROPOSED ARCHITECTURAL PATIO PLAN

Presented at 07/07/2022 OGB Meeting



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PROPOSED ARCHITECTURAL PATIO PLAN OPTION 1



Glass and Metal Canopy

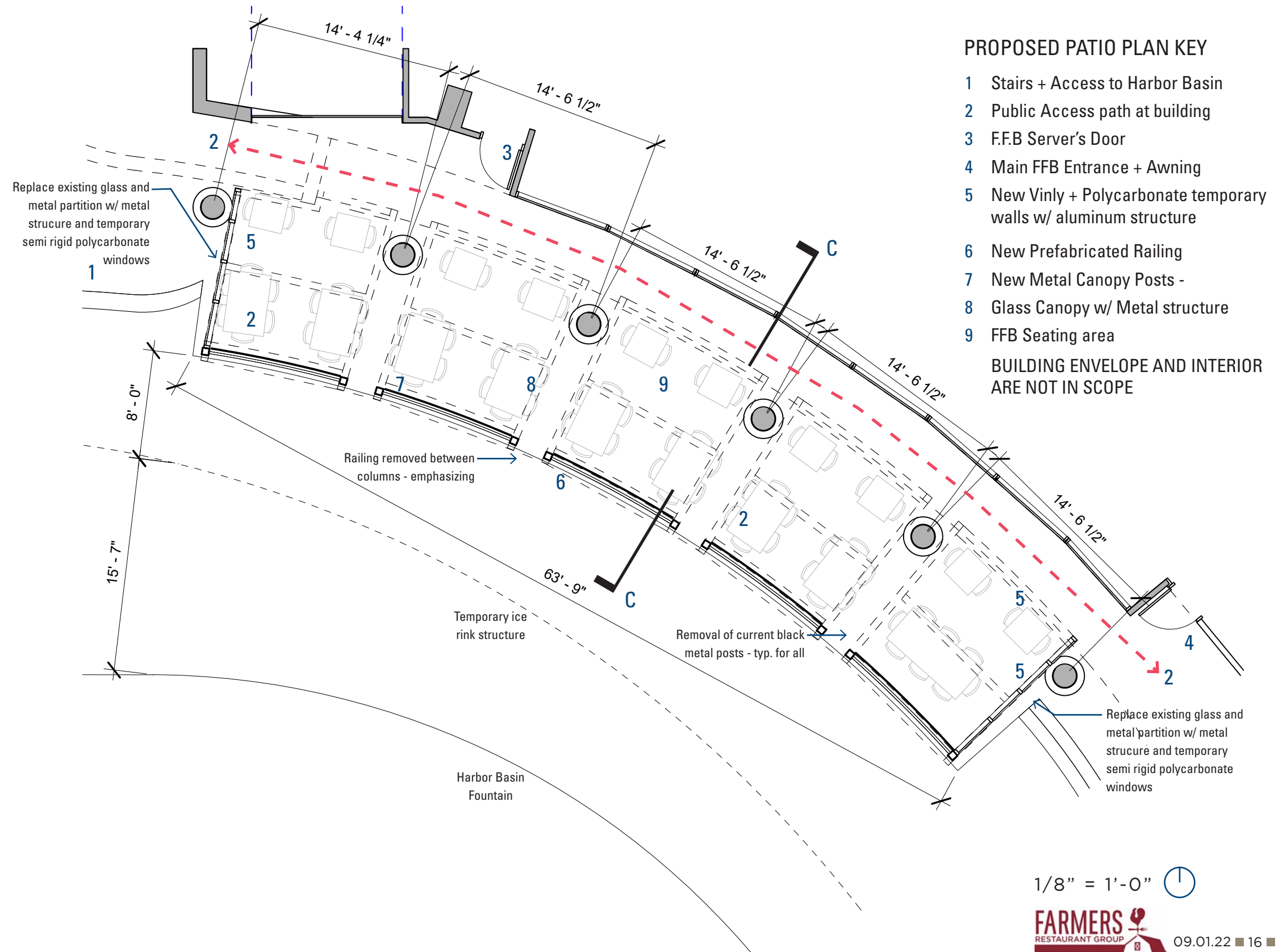



Temporary Semi Rigid Polycarbonate Window System (East and West)



Temporary Semi Rigid Polycarbonate Window System (East and West)

CUNNINGHAM | QUILL ARCHITECTS



$1/8'' = 1'-0''$ 

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PROPOSED ARCHITECTURAL PATIO PLAN OPTION 2



Metal and Fabric Canopy - closed

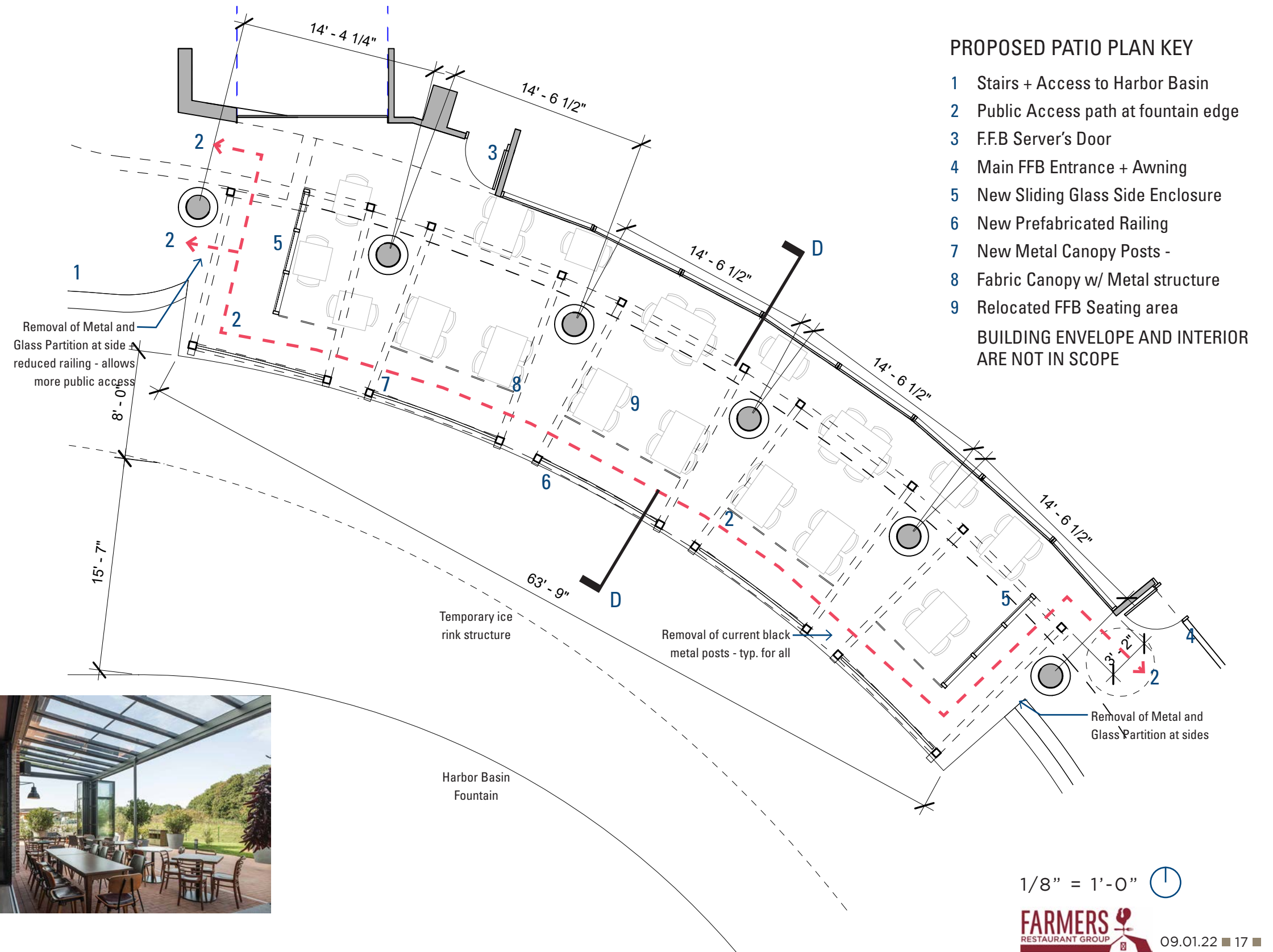



Metal and Fabric Canopy - Retracted



Folding Glass Partitions for East and West sides (closed and open)

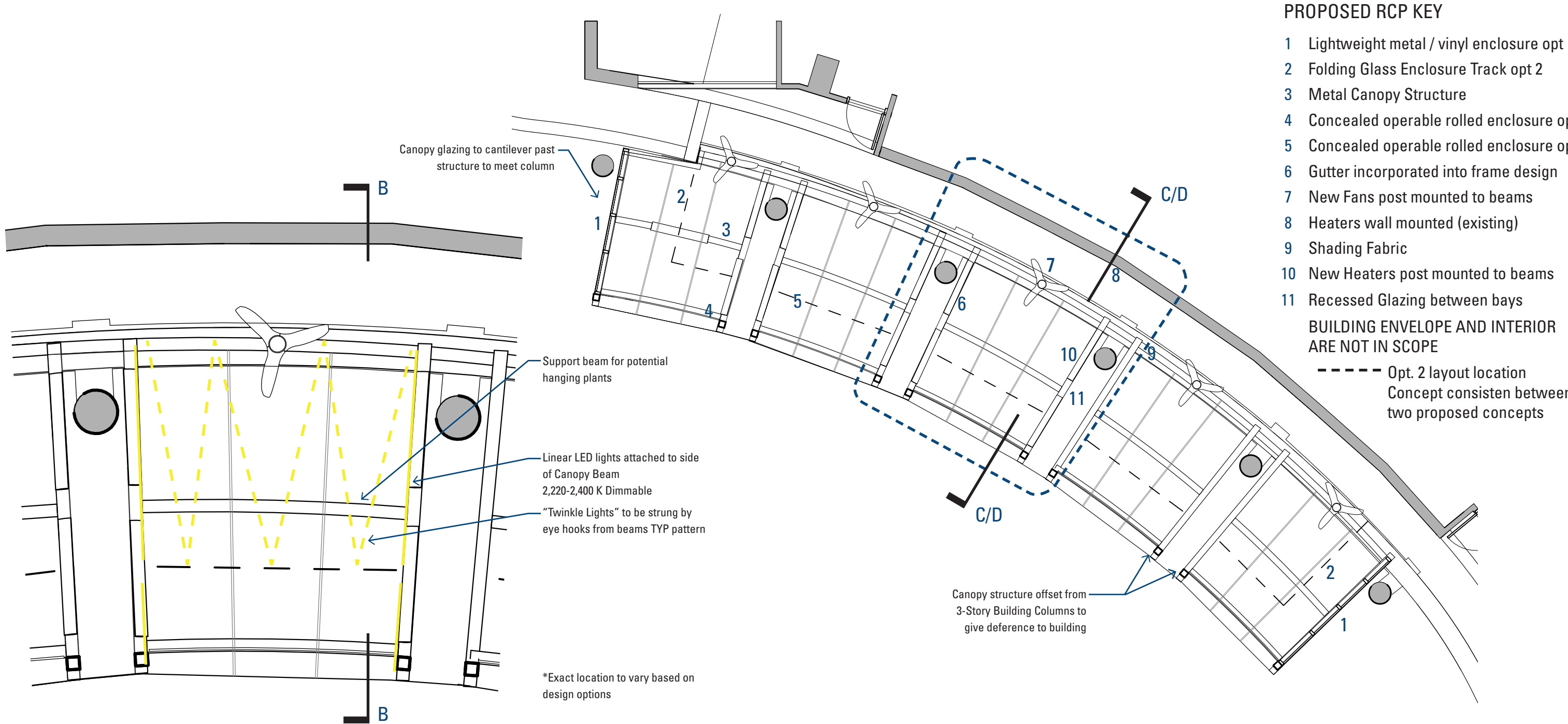
CUNNINGHAM | QUILL ARCHITECTS



$1/8'' = 1'-0''$ 

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PROPOSED ARCHITECTURAL REFLECTED CEILING PLAN



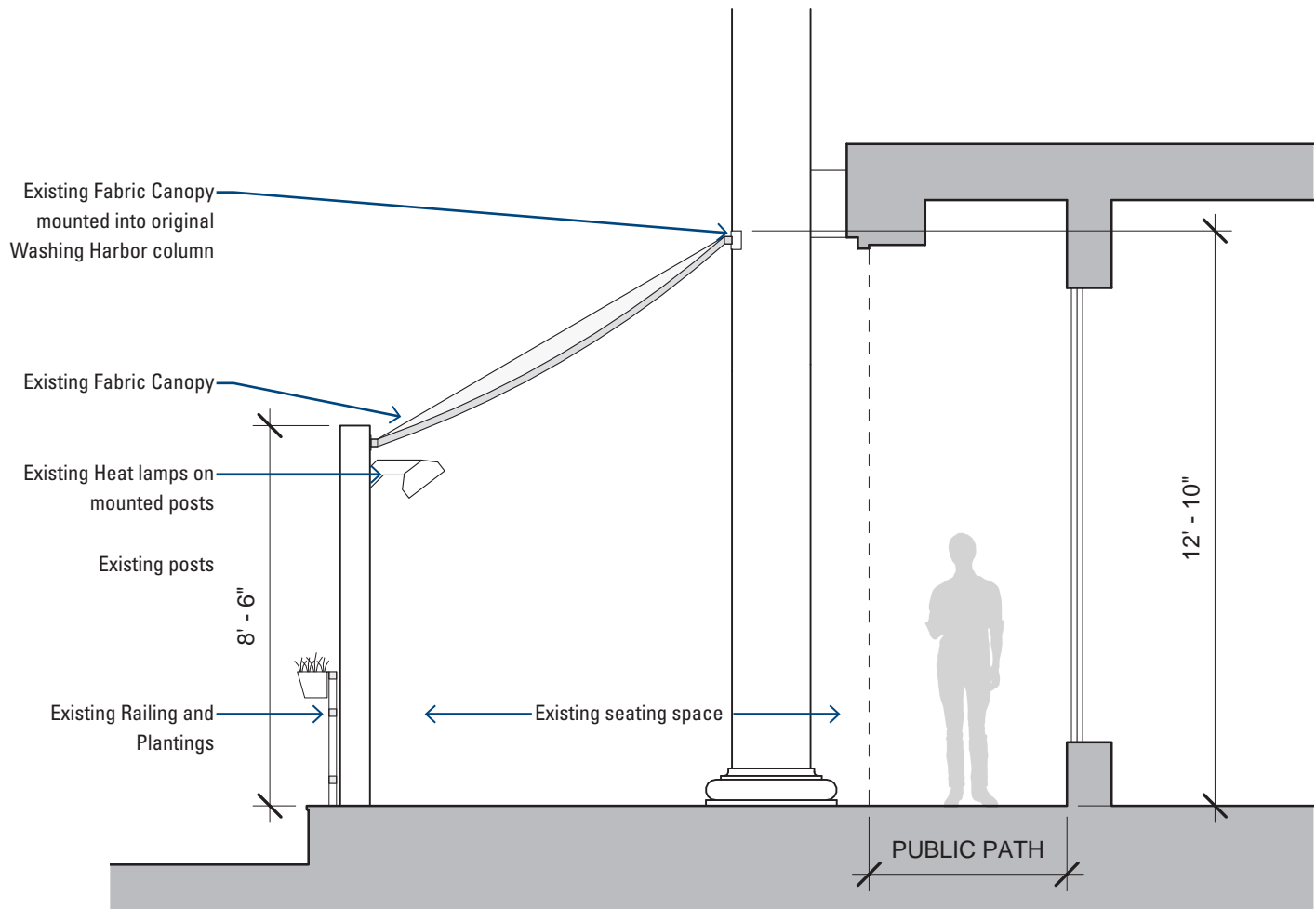
ENLARGED BAY RCP
 1/4" = 1'-0"

PROPOSED RCP - FULL
 1/8" = 1'-0"

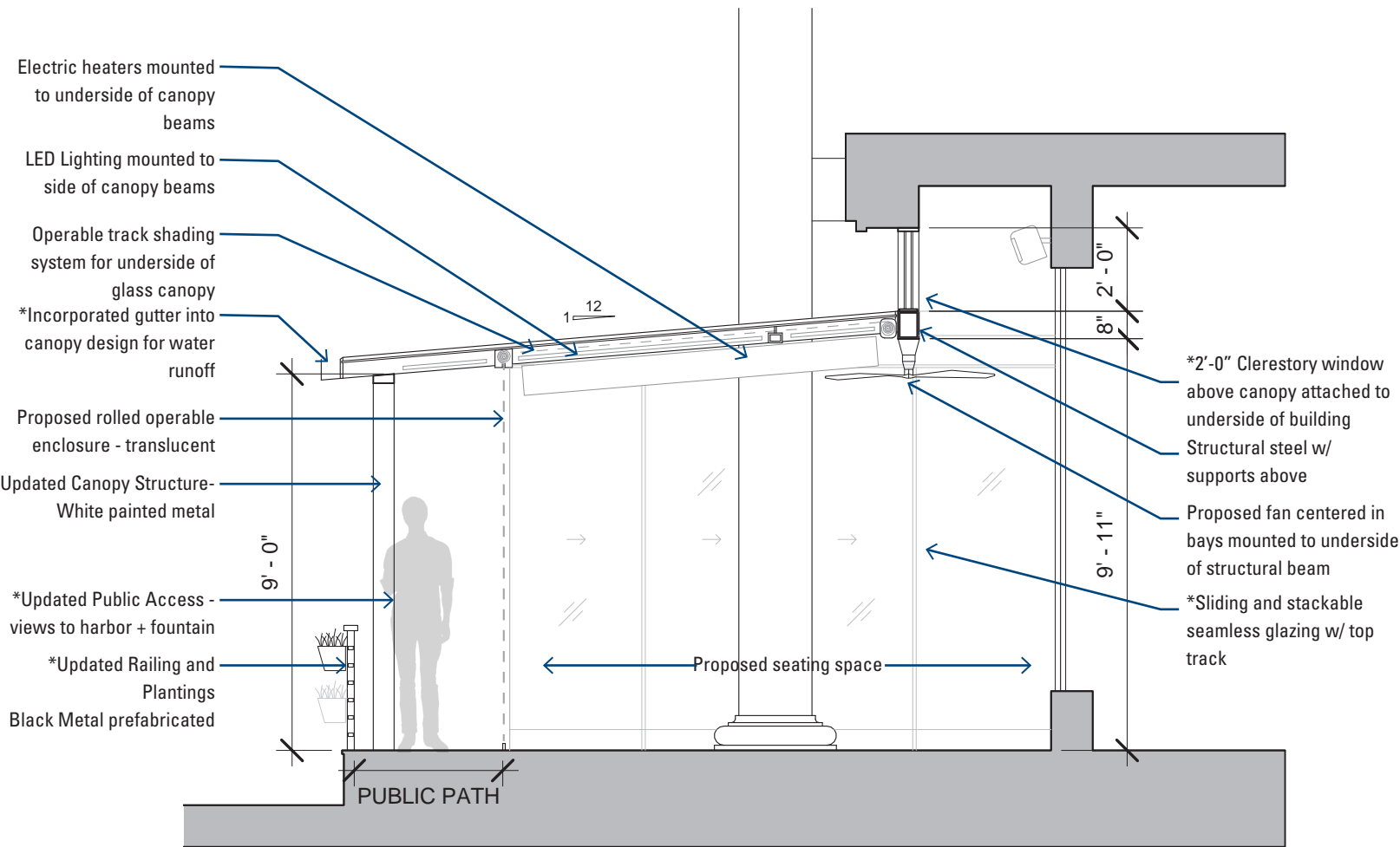
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EXISTING AND PREVIOUSLY PROPOSED SECTION

BUILDING ENVELOPE AND INTERIOR
ARE NOT IN SCOPE



EXISTING CANOPY SECTION A-A
1/4" = 1'-0"



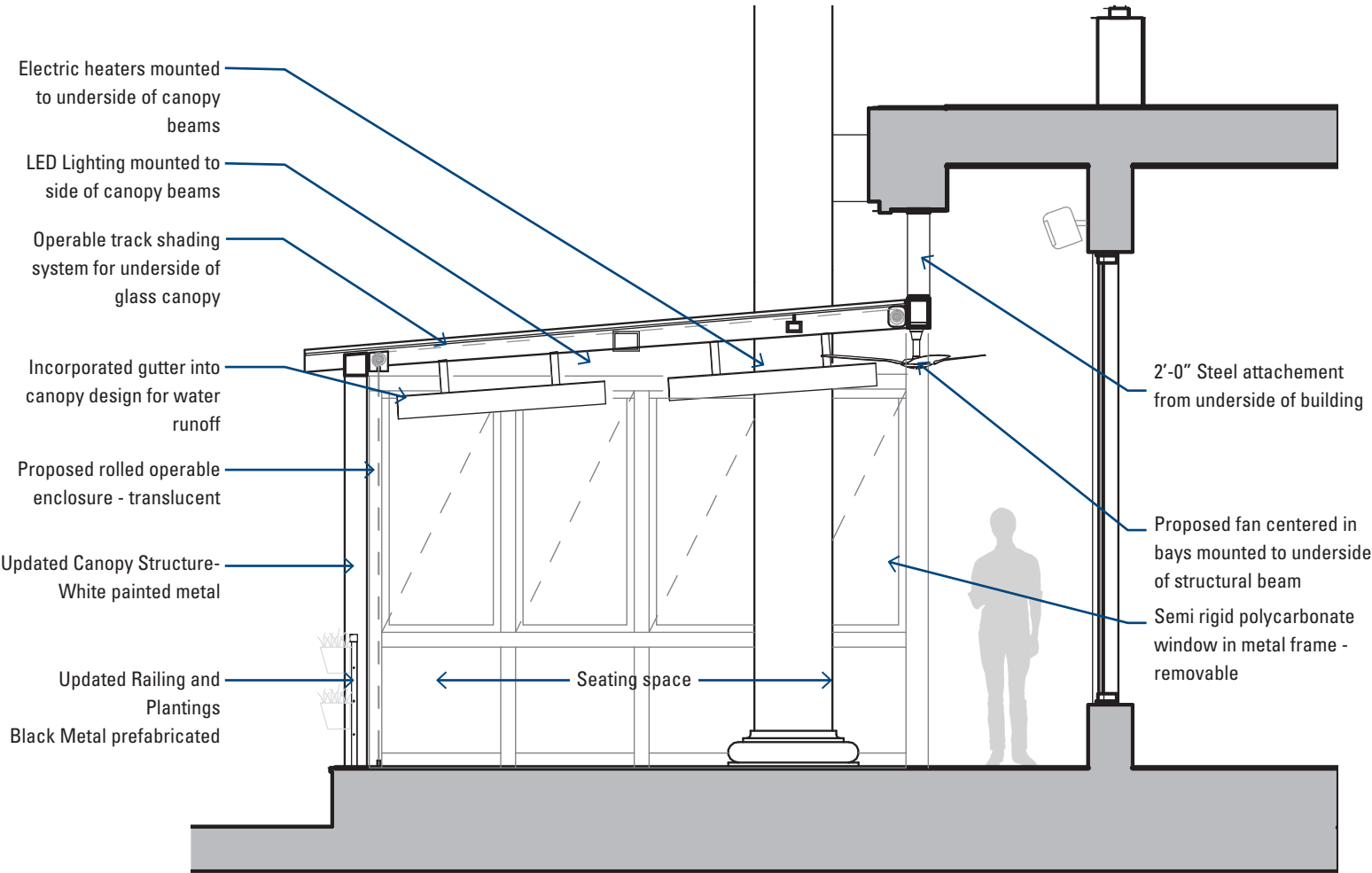
PREVIOUSLY PROPOSED CANOPY SECTION B-B
1/4" = 1'-0"

* Previously proposed concept items altered based on OGB Review comments from 07/07 meeting

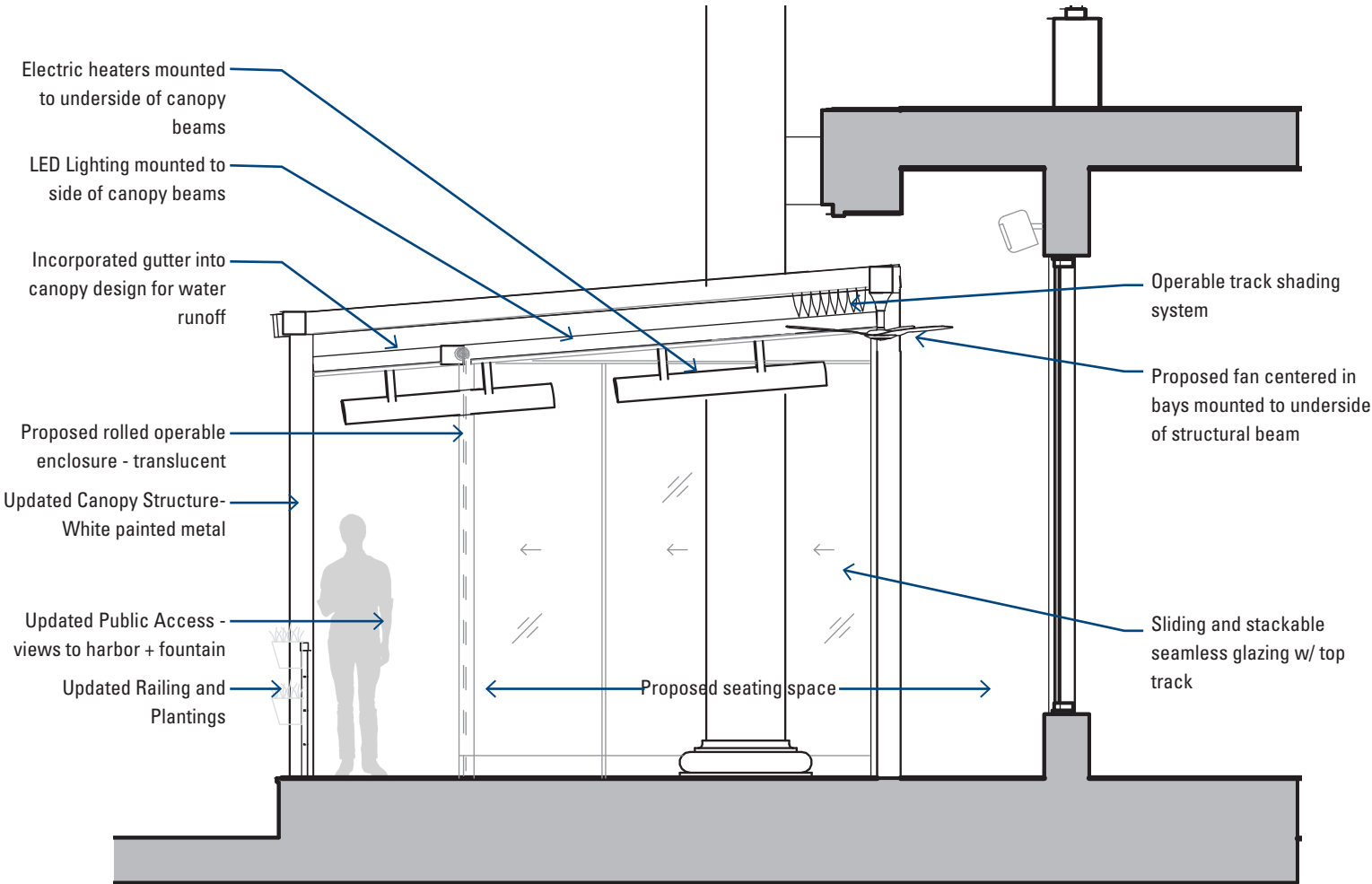
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PROPOSED SECTIONS OPTIONS 1 + 2

BUILDING ENVELOPE AND INTERIOR
ARE NOT IN SCOPE



PROPOSED CANOPY SECTION C-C
METAL AND GLASS CANOPY
1/4" = 1'-0"

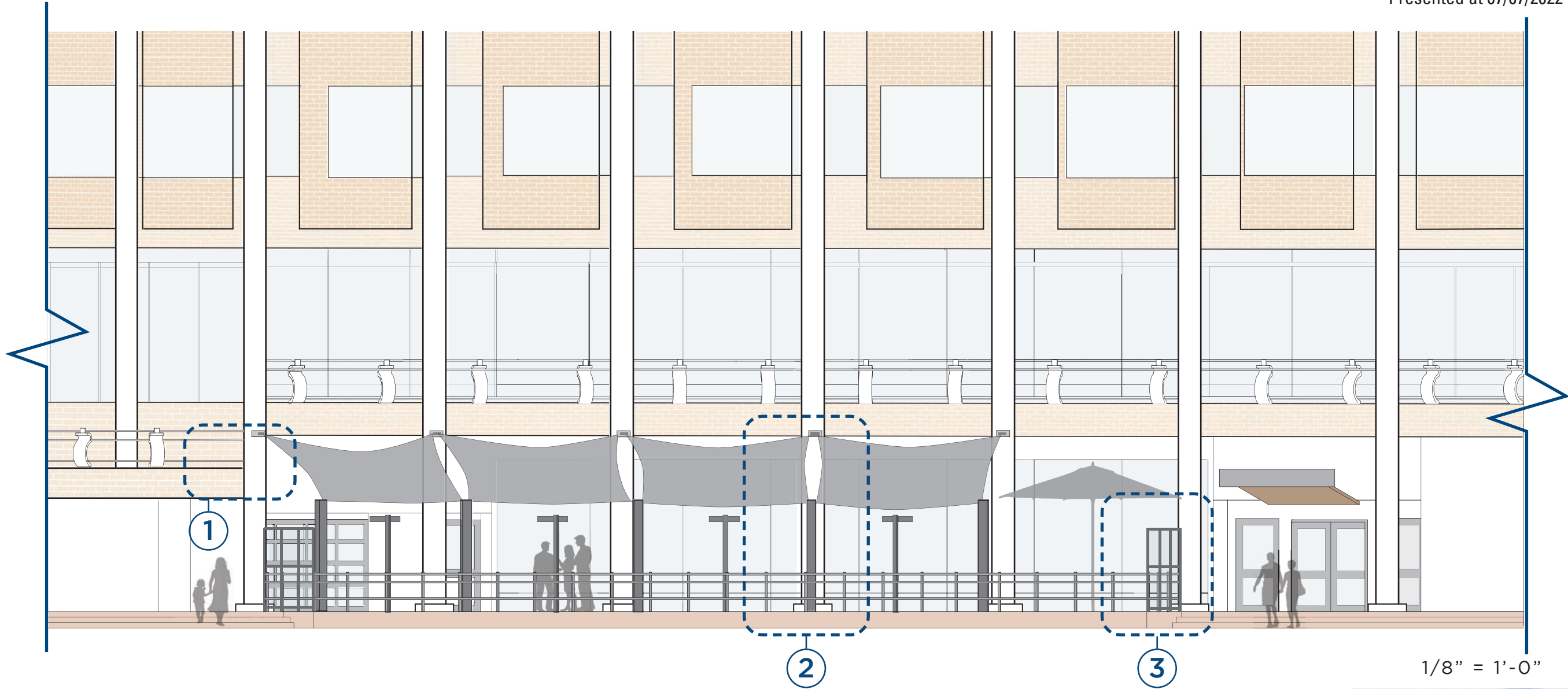


PROPOSED CANOPY SECTION D-D
METAL FRAME AND FABRIC CANOPY
1/4" = 1'-0"

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SOUTHWEST ELEVATION - EXISTING

Presented at 07/07/2022 OGB Meeting



BUILDING ELEVATION KEY:

- ① Current canopy design hides the Washington Harbor Architecture
- ② Current canopy design aligns with columns, hiding them and bolt into them
- ③ Current patio corners, cluttered with glass partitions, heat lamps, and umbrellas

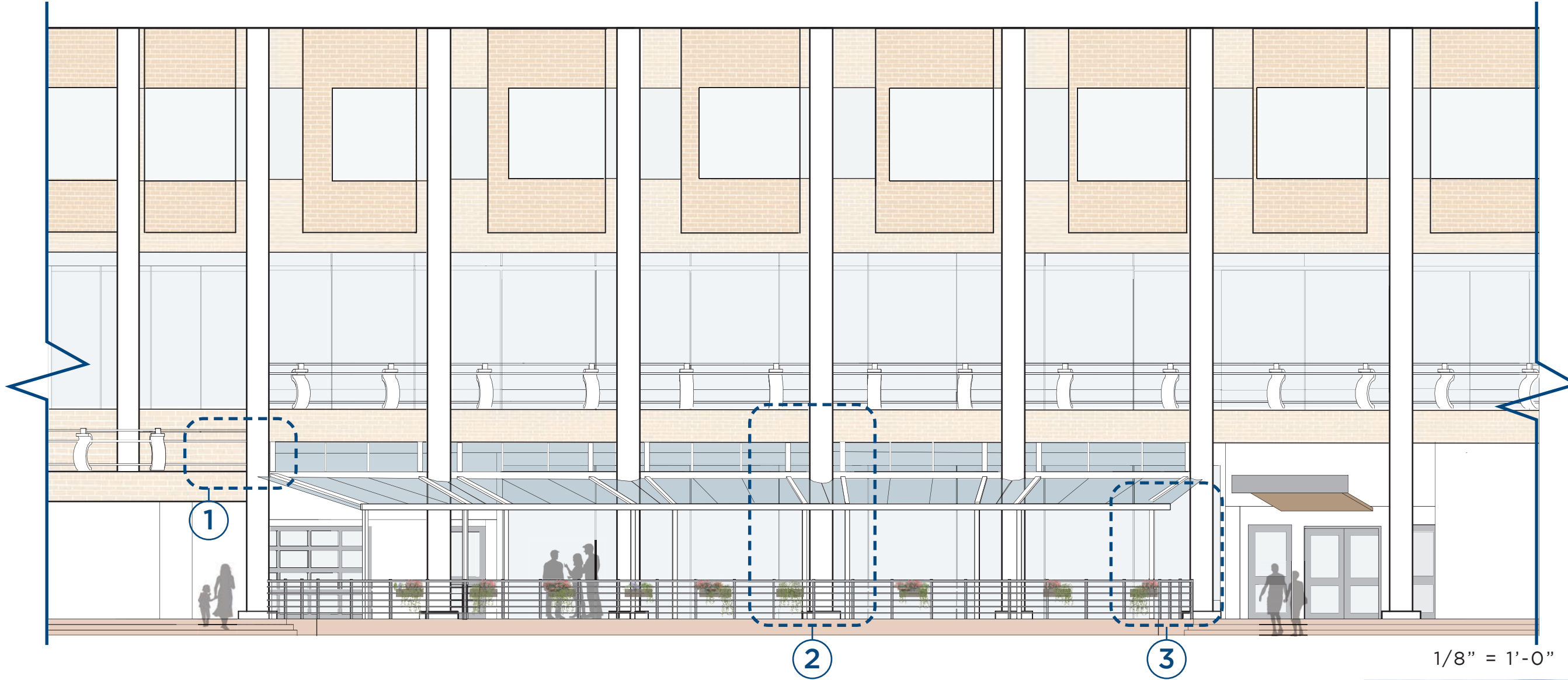
1/8" = 1'-0"



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SOUTHWEST ELEVATION - PREVIOUSLY PROPOSED

Presented at 07/07/2022 OGB Meeting



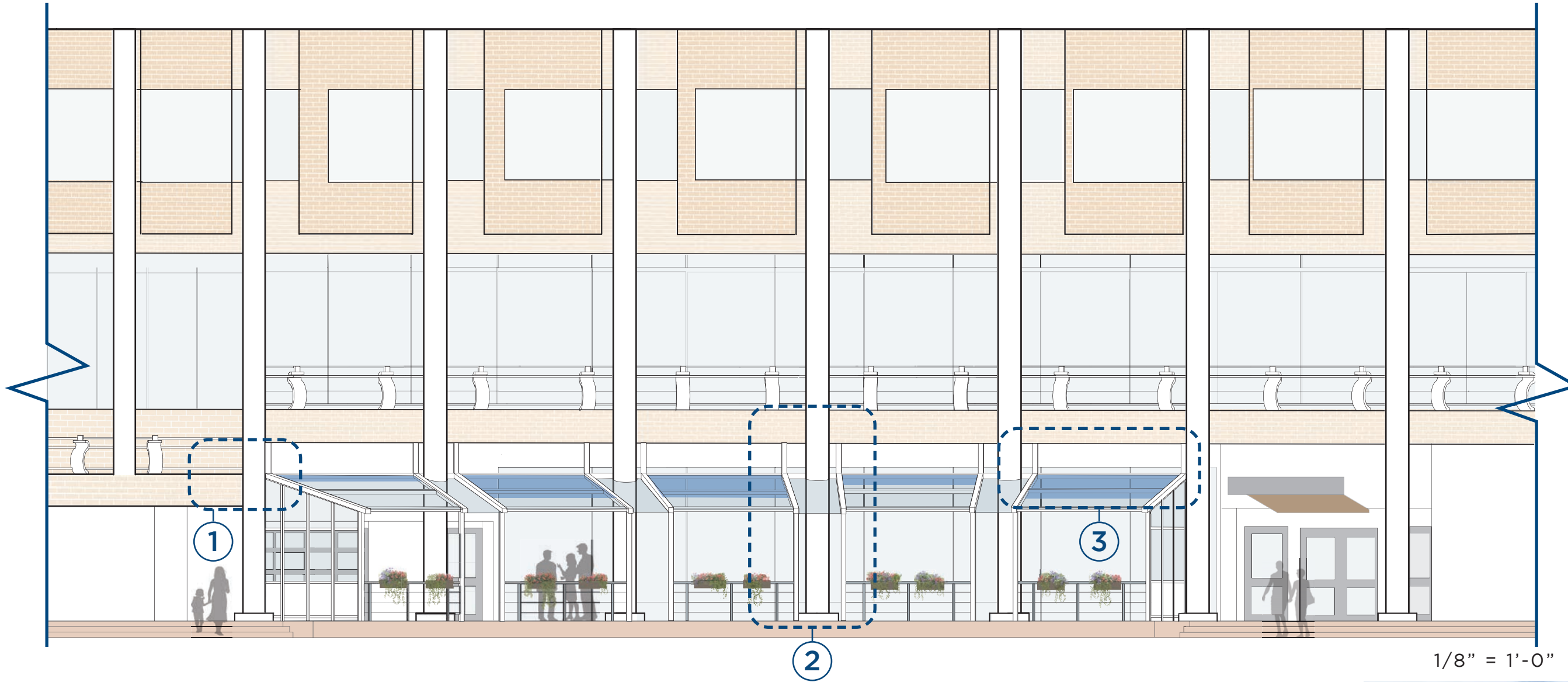
BUILDING ELEVATION KEY:

- ① Proposed canopy design aligns with the Washington Harbor Architecture
- ② Proposed structure frames Washington Harbor 3 story columns
- ③ Proposed relocation of glass partitions visually opens corner



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SOUTHWEST ELEVATION - PROPOSED OPTION 1



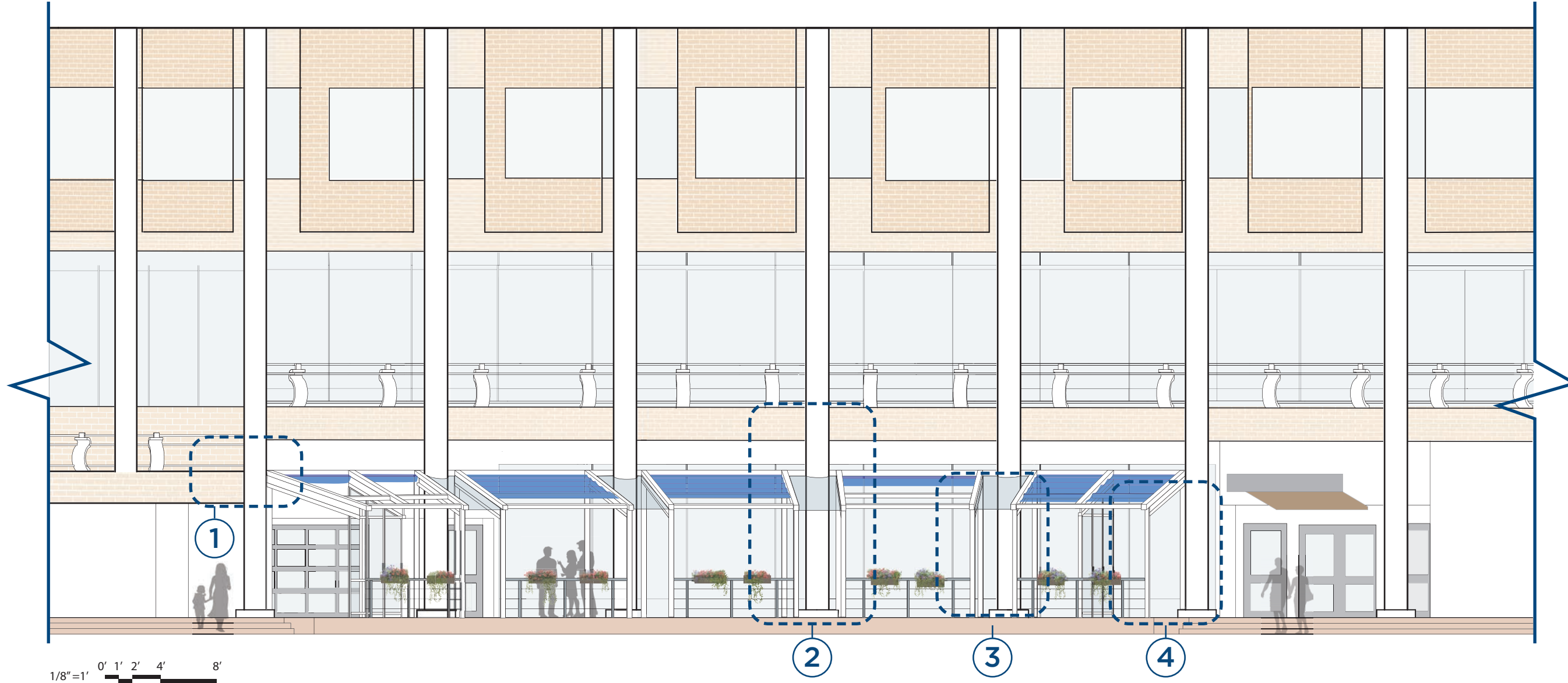
METAL AND GLASS CANOPY
BUILDING ELEVATION KEY:

- ① Proposed canopy design aligns with the Washington Harbor Architecture
- ② Proposed structure frames Washington Harbor 3 story columns, Per OGB comments on 07/ 07 front gutter is removed and glazing broken to emphasize framing
- ③ Removed glazing from canopy attachment, per comments at OGB 07/07 meeting



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SOUTHWEST ELEVATION - PROPOSED OPTION 2

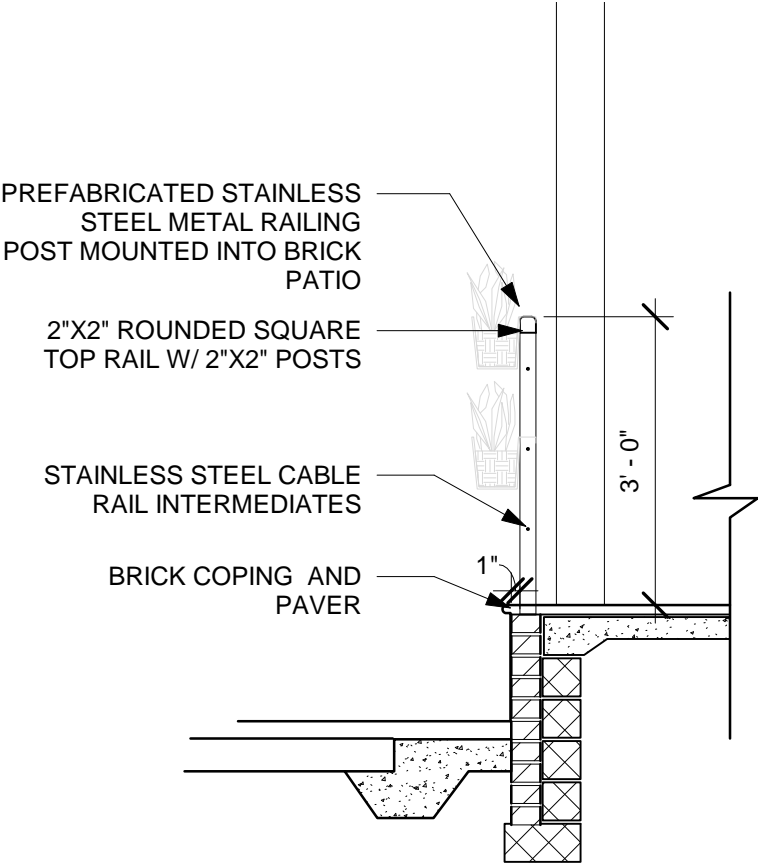


METAL AND FABRIC CANOPY
BUILDING ELEVATION KEY:

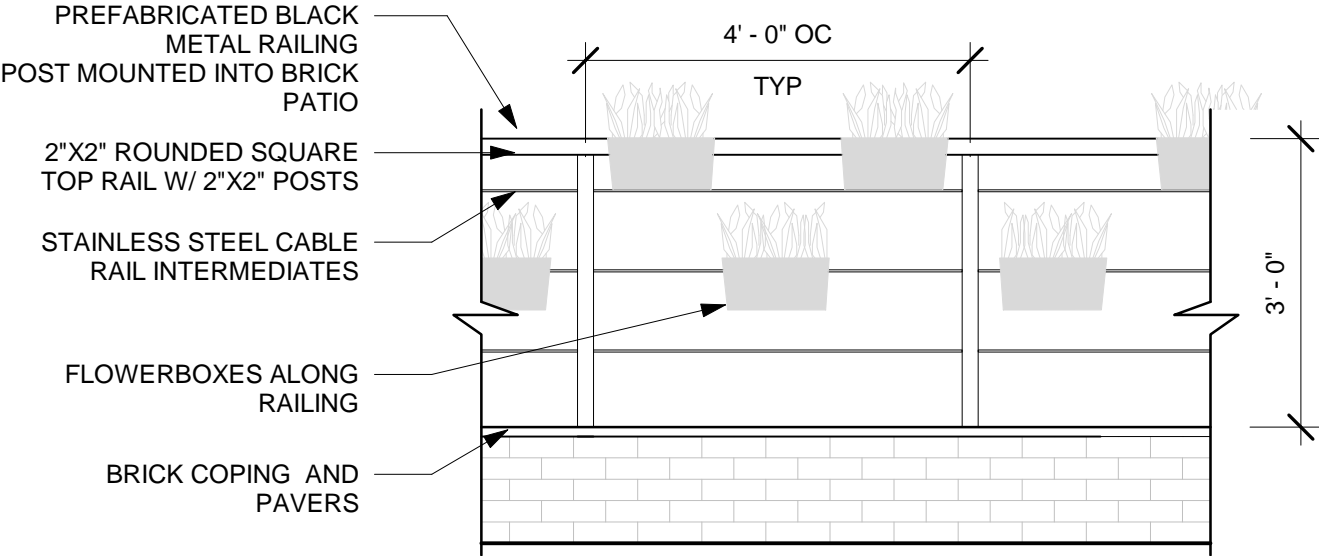
- ① Proposed canopy design aligns with the Washington Harbor Architecture
- ② Proposed structure frames Washington Harbor 3 story columns with glazing between fabric bays.
- ③ Canopy Structure uses four beams per bay, removing attachment to the underside of existing building
- ④ Proposed relocation of glass partitions visually opens corner

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PROPOSED RAILING CONCEPT



PROPOSED RAILING DESIGN SECTION
1/2" = 1'-0"



PROPOSED RAILING DESIGN ELEVATION
1/2" = 1'-0"

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PREVIOUSLY PROPOSED VIEWS



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PROPOSED CANOPY VIEW 1



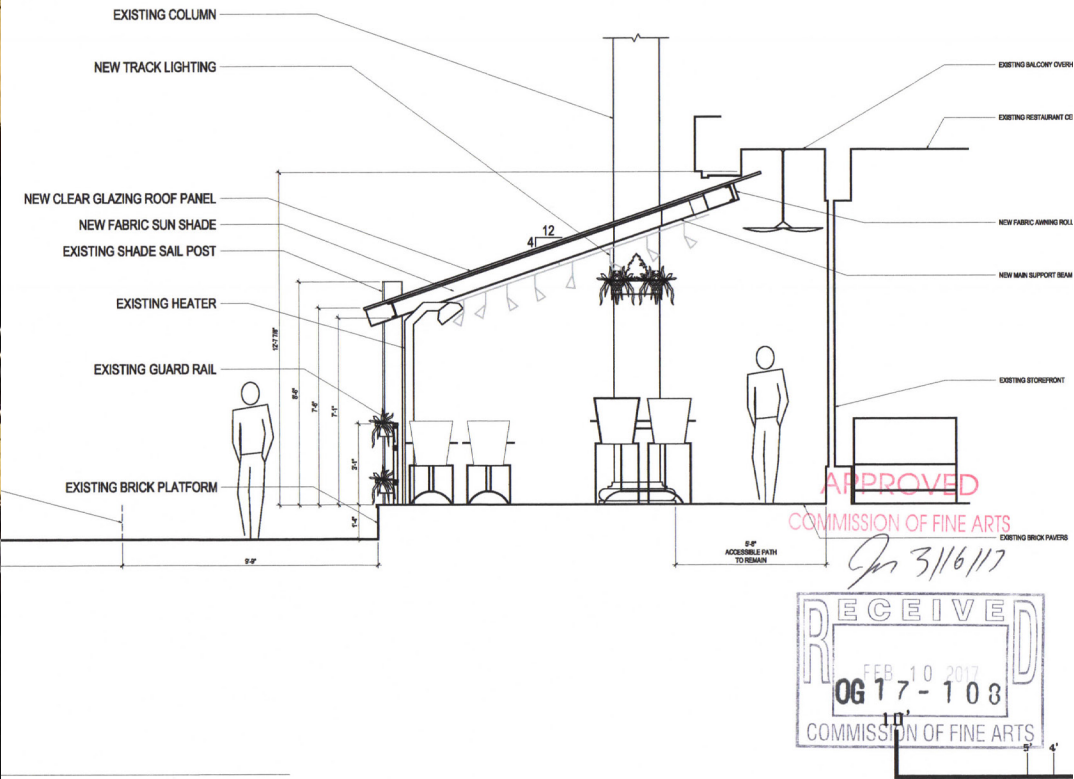
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PROPOSED CANOPY VIEW 2



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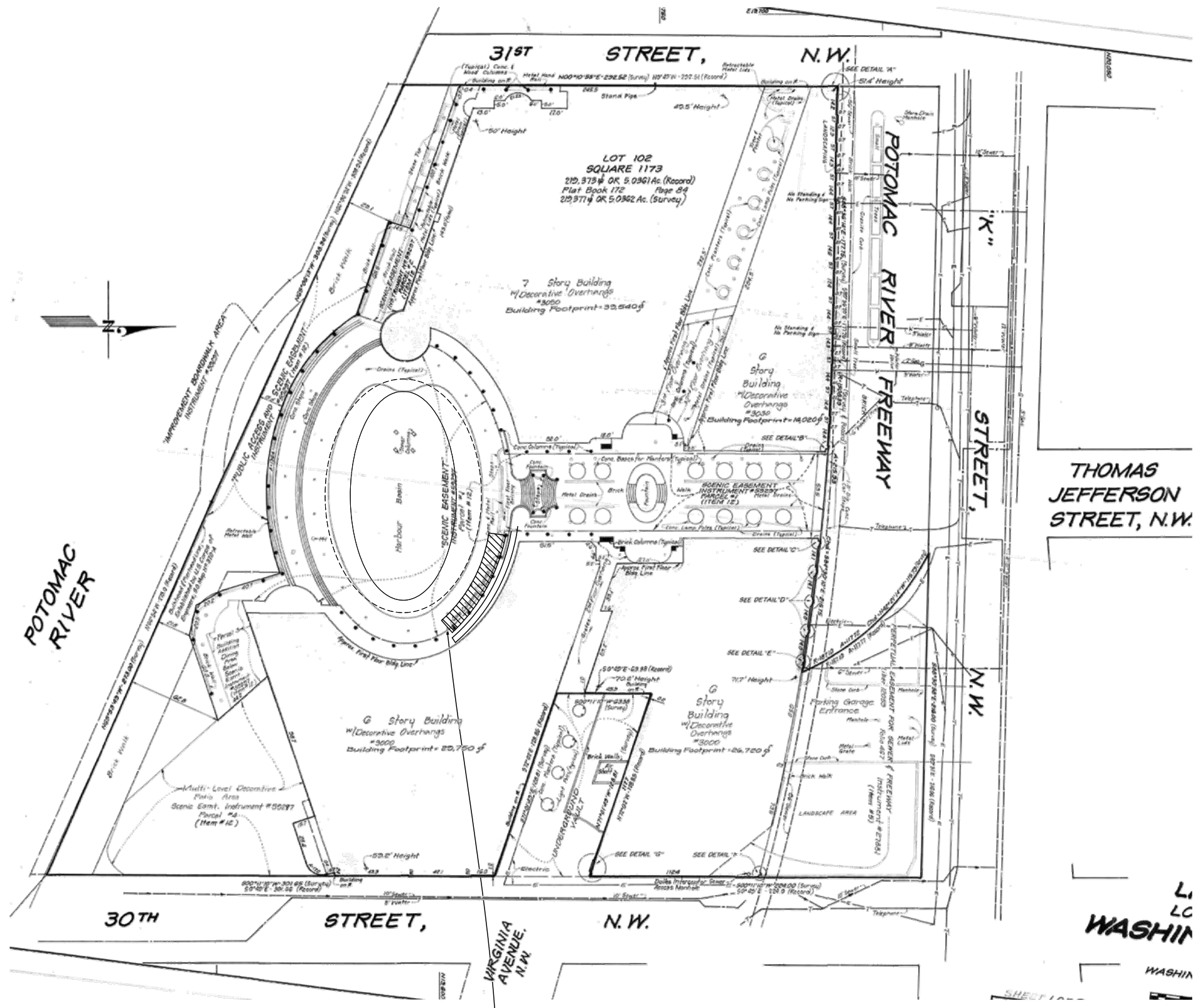
APPENDIX: 2017 APPROVED PATIO



New Canopy Structure + Awning Color: Grey
Awning State: Retracted
Wind Screen: Removed

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APPENDIX: ORIGINAL SITE PLAN



NOT TO SCALE

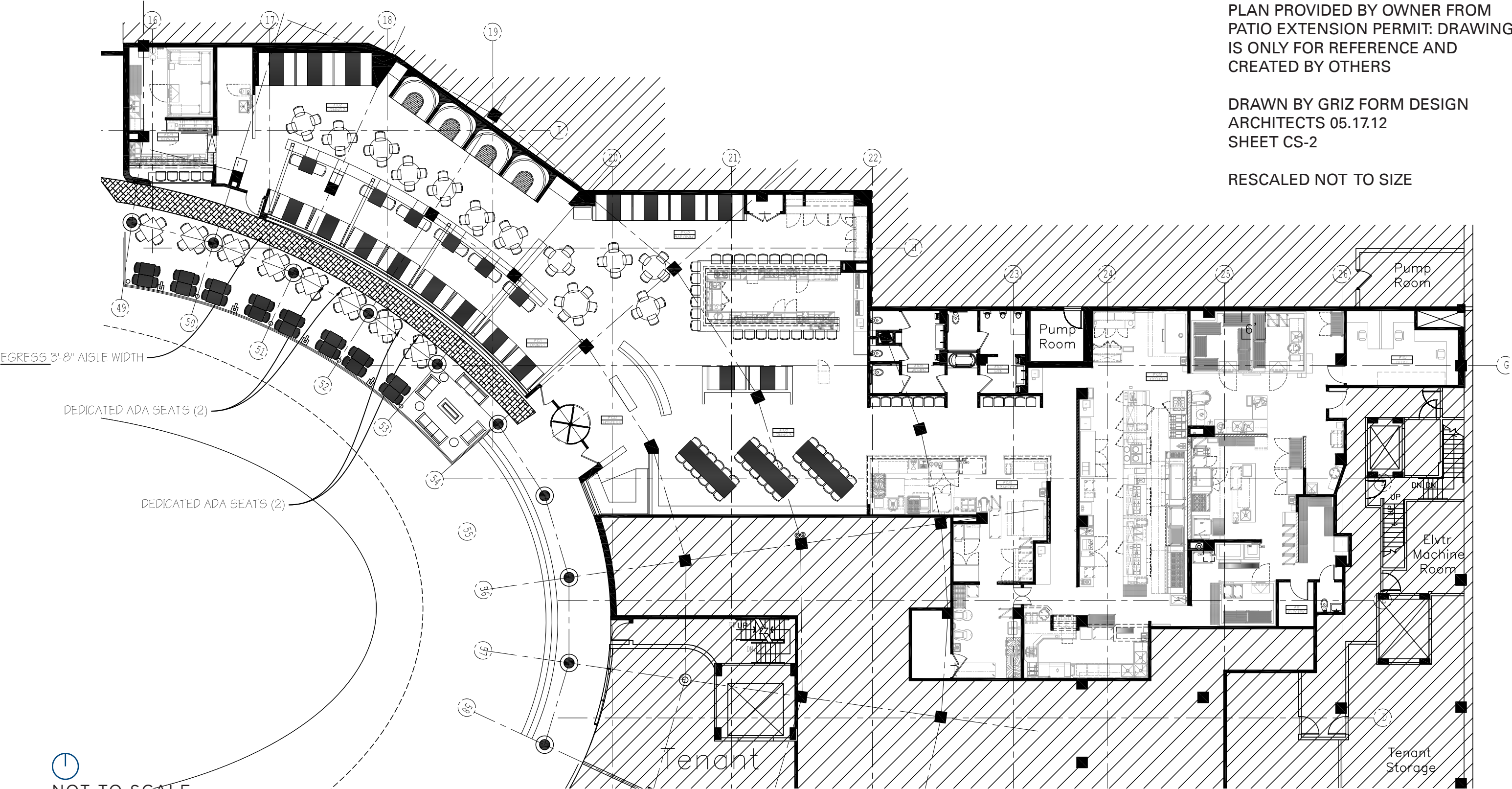
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APPENDIX: FULL TENANT PLAN

PLAN PROVIDED BY OWNER FROM
PATIO EXTENSION PERMIT: DRAWINGS
IS ONLY FOR REFERENCE AND
CREATED BY OTHERS

DRAWN BY GRIZ FORM DESIGN
ARCHITECTS 05.17.12
SHEET CS-2

RESCALED NOT TO SIZE



NOT TO SCALE