

## **3000 M ST NW Patio Lounge Proposal**

For far too long the space at 3000 M St NW has been neglected and been an eyesore in our otherwise historic and beautiful neighborhood. I am a 20-year home owner and resident of Georgetown, I feel it's time something was done about it. The site needs to be activated back for economic prosperity and neighborhood vitality. We have been in talks with Thor Equities for over a year now to activate this site. Thor Equities is on board with this plan.

We propose to open a Patio Lounge at the site in front of the former Latham hotel. The business hours will be determined by the desires of the ANC, CAG, Georgetown BID and the operators.

### **Our Proposal:**

- \*300+ seat Patio Lounge on the platform space at the corner of 30<sup>th</sup> ST and M ST.
- \*High quality portable restrooms for men, women along with ADA compliant ramps and restrooms
- \*Beer, wine, spirits will be served with along with ZERO PROOF mock cocktails.
- \*Security will be available at all times for ID checks as well as for the safety of the patrons.
- \*Movies or Art installations will be projected on the westside wall on occasion. The audio will be provide by Audio Fetch app that transmits audio to you cell phone. No external speakers will be heard out on the street
- \*Hours will be restricted in compliance with ANC , BID and CAG suggestions.
- \* Food trucks will provide food.

- 1.map and satellite pictures are provided of 3000 M ST NW
- 2.Photos are attached clearly marked
3. We plan to open up as soon as we can get approval and permits
- 4.Clear route is marked for food trucks. There are curb cuts on both 30th & M St
- 5 Movie screen is 20 x 15 feet and is only the wall on the Westside building. No movie screen
- 6.Handrail details are attached
- 7 . No repaving will occur or is necessary.
8. The reconditioning of the space will be all brought up to code by our Contractors . This includes the decking to be the same as used by Georgetown BID to extend the sidewalks. This was already approved by CFA. All other repair is clean up and brick point up.

Leasee: Villa Services, LLC.

Operator: TBD several interested

Contractor: Winmar Construction/Ace Construction

Legal: Andrew Kline: Veritas Law Firm

Architect: Citadel Architects



- KEY NOTES
- 1

NEW ADA CONCRETE RAMP  
W/ 48" HIGH GUARDRAIL TO PLATFORM
- 2

NEW STEPS TO PLATFORM AT EXISTING  
OPENING
- 3

24" HIGH PLANTER BOX
- 4

EXISTING CONCRETE DRIVEWAY TO REAR  
LOWER LEVEL
- 5

EXISTING STAIR TO REAR LEVEL  
PROVIDE HANDRAIL AS NEEDED
- 6

PROVIDE 48" HIGH METAL GUARD RAIL AS  
NEEDED ALL AROUND PLATFORM ( PAINTED)
- 7

NEW TREX COMPOSITE DECKING OVER  
EXISTING CONCRETE PLATFORM
- 8

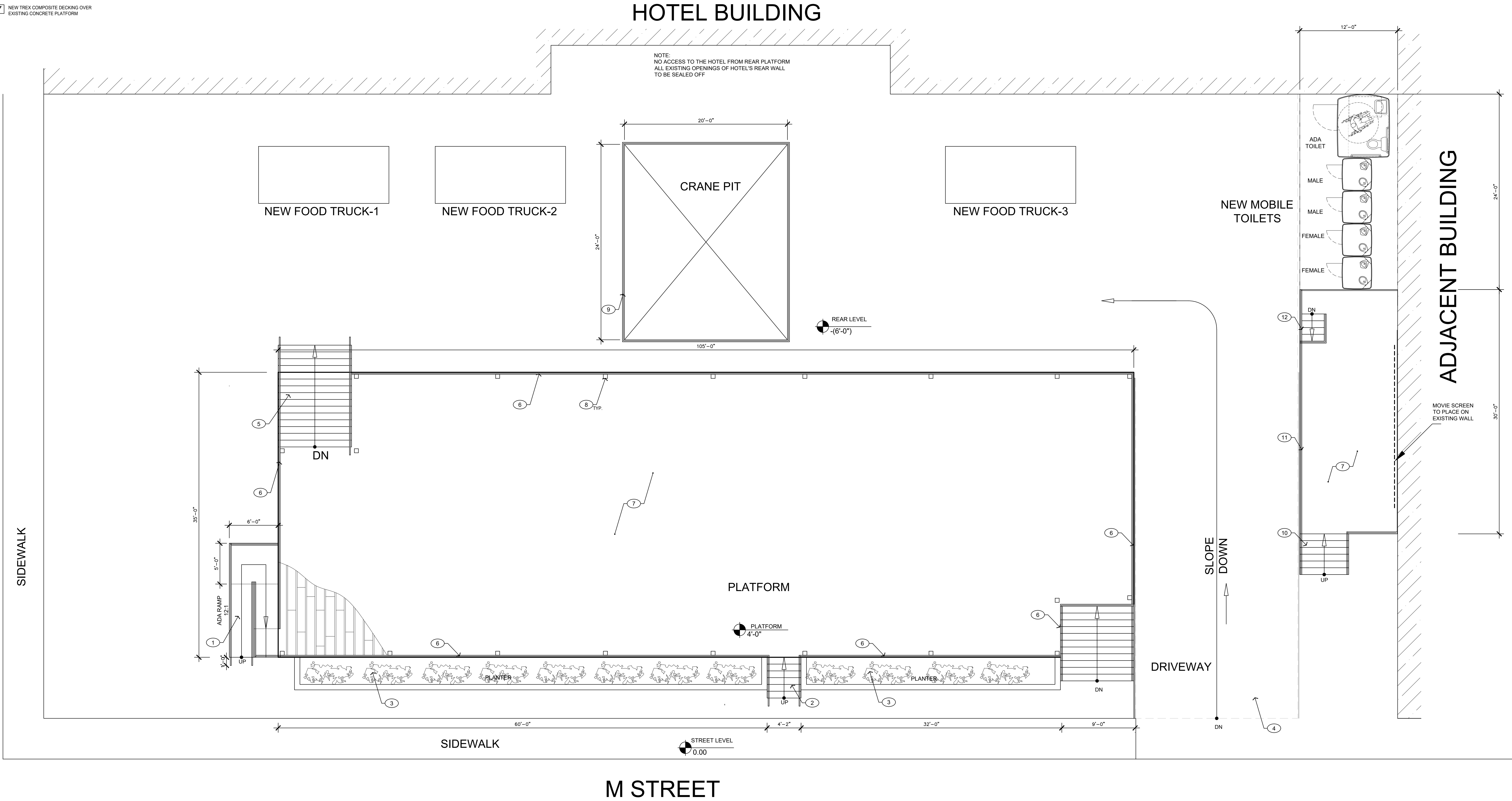
NEW 7 FT HIGH STEEL POST FOR STRING  
LIGHTING
- 9

PROVIDE 48" HIGH METAL GUARD RAIL AS  
NEEDED ALL AROUND OPENINGS ( PAINTED)
- 10

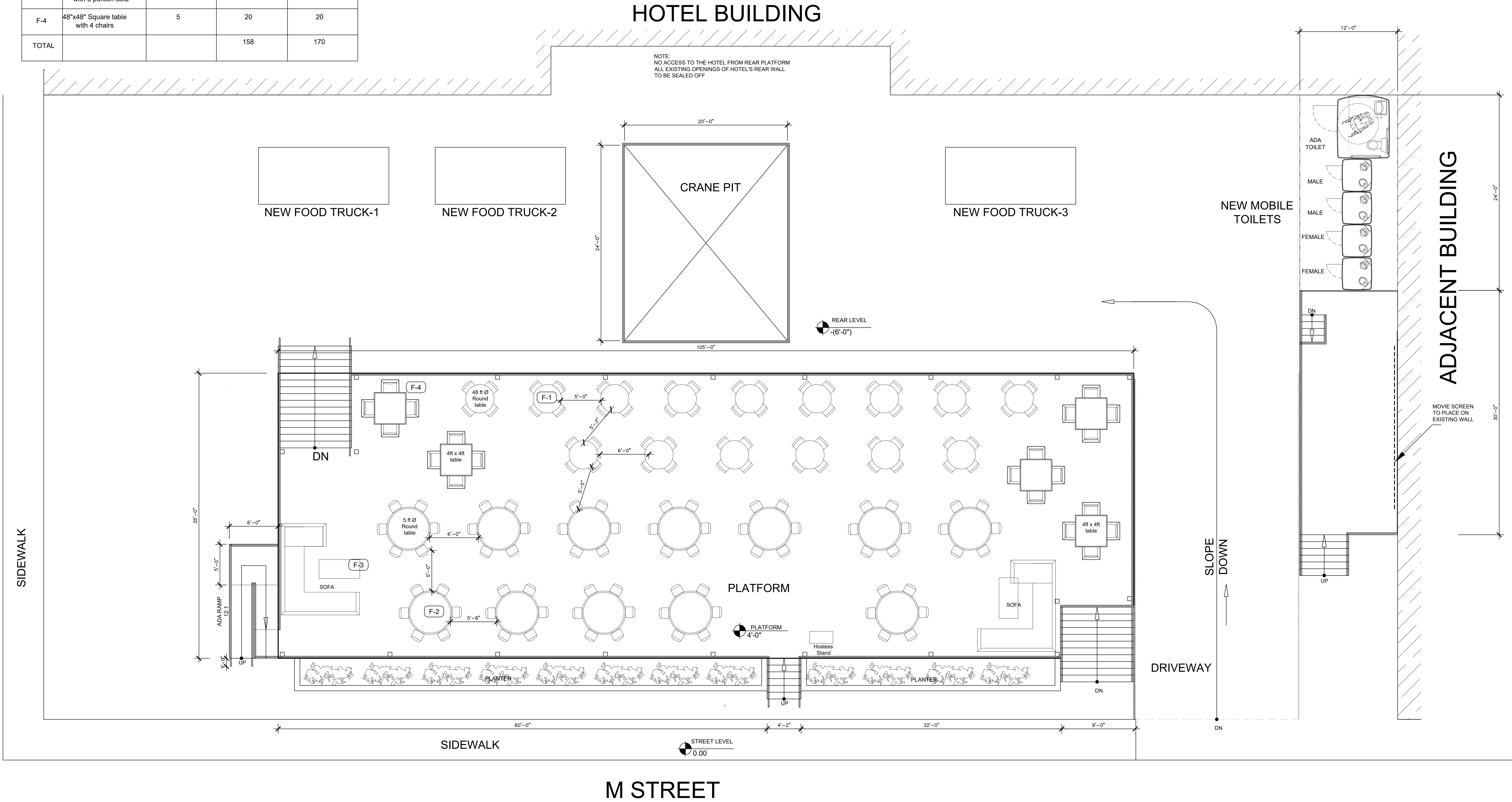
NEW STAIR WITH HANDRAIL TO SERVICE  
BAR
- 11

PROVIDE 48" HIGH METAL GUARD RAIL AS  
NEEDED AROUND BAR PLATFORM ( PAINTED)
- 12

EXISTING STAIRCASE TO REMAIN



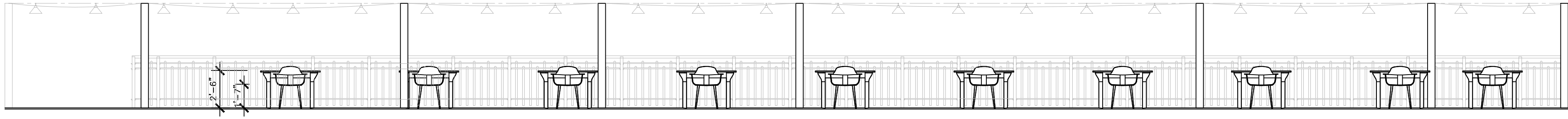
SEAT SCHEDULE				
TYPE	TYPE	NUMBER OF TABLE	NUMBER OF CHAIRS	NUMBER OF PERSON
F-1	42"Ø Round table with 4 chairs	15	60	60
F-2	60"Ø Round table with 6 chairs	13	78	78
F-3	28"x60" table with 6 person sofa	2	-	12
F-4	48"x48" Square table with 4 chairs	5	20	20
TOTAL			158	170



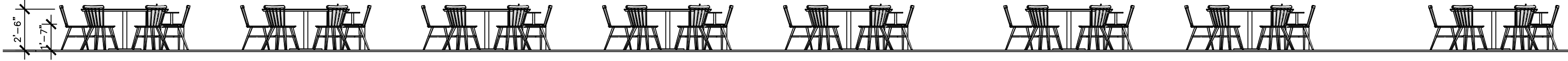


- 1 NEW LIGHTING WITH STRING
- 2 NEW 7 FT HIGH STEEL POST FOR STRING LIGHTING
- 3 NEW LIGHTING WITH POLE FOR BAR AREA

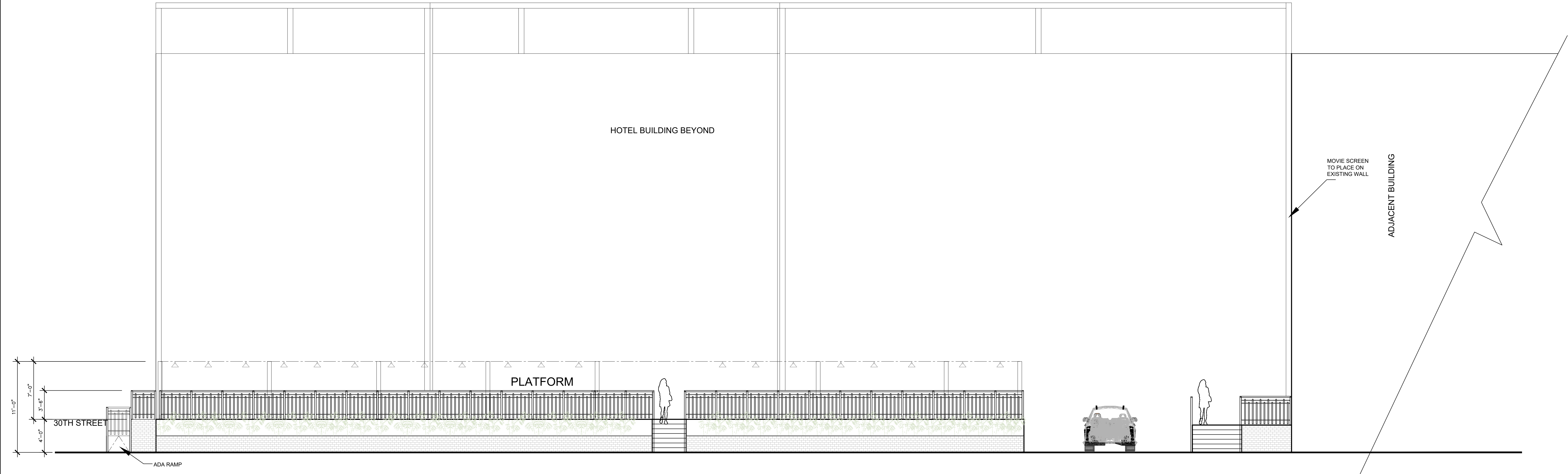




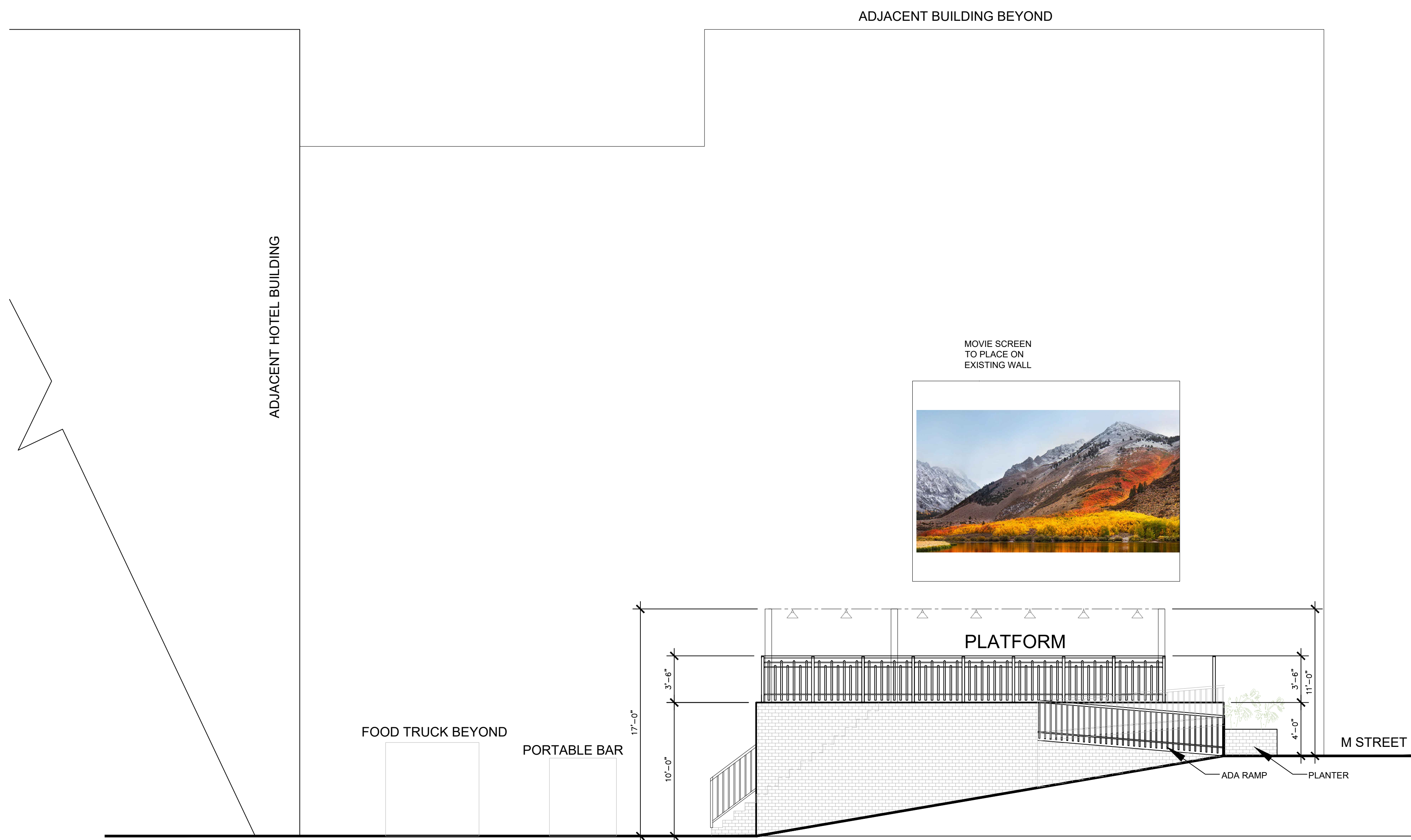
SEATING AREA ELEVATION ③  
SCALE: 3/16"=1'-0"



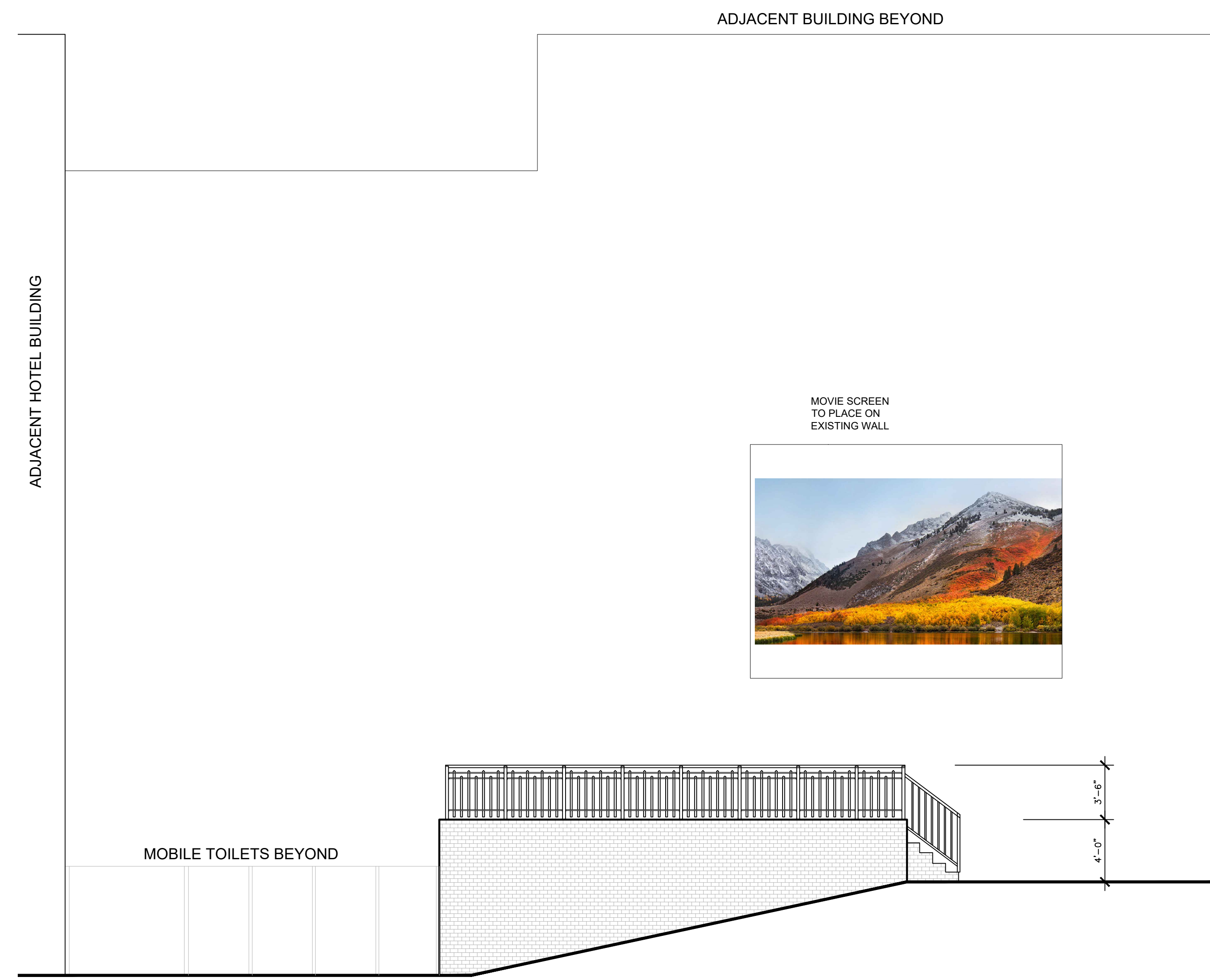
SEATING AREA ELEVATION ②  
SCALE: 3/16"=1'-0"



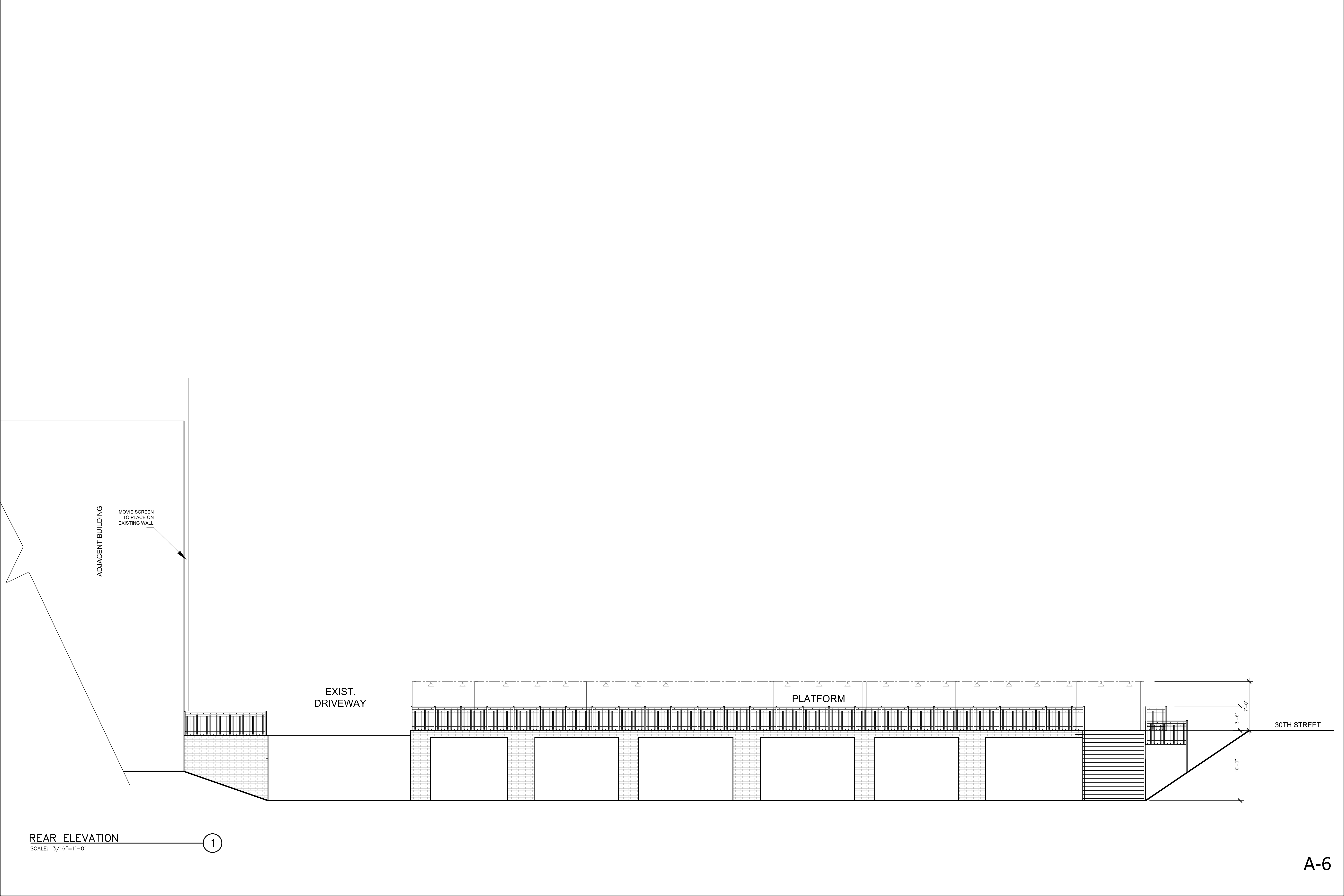
FRONT ELEVATION - M STREET ①  
SCALE: 3/16"=1'-0"



LEFT ELEVATION — 30TH ST. ①  
SCALE: 3/16"=1'-0"



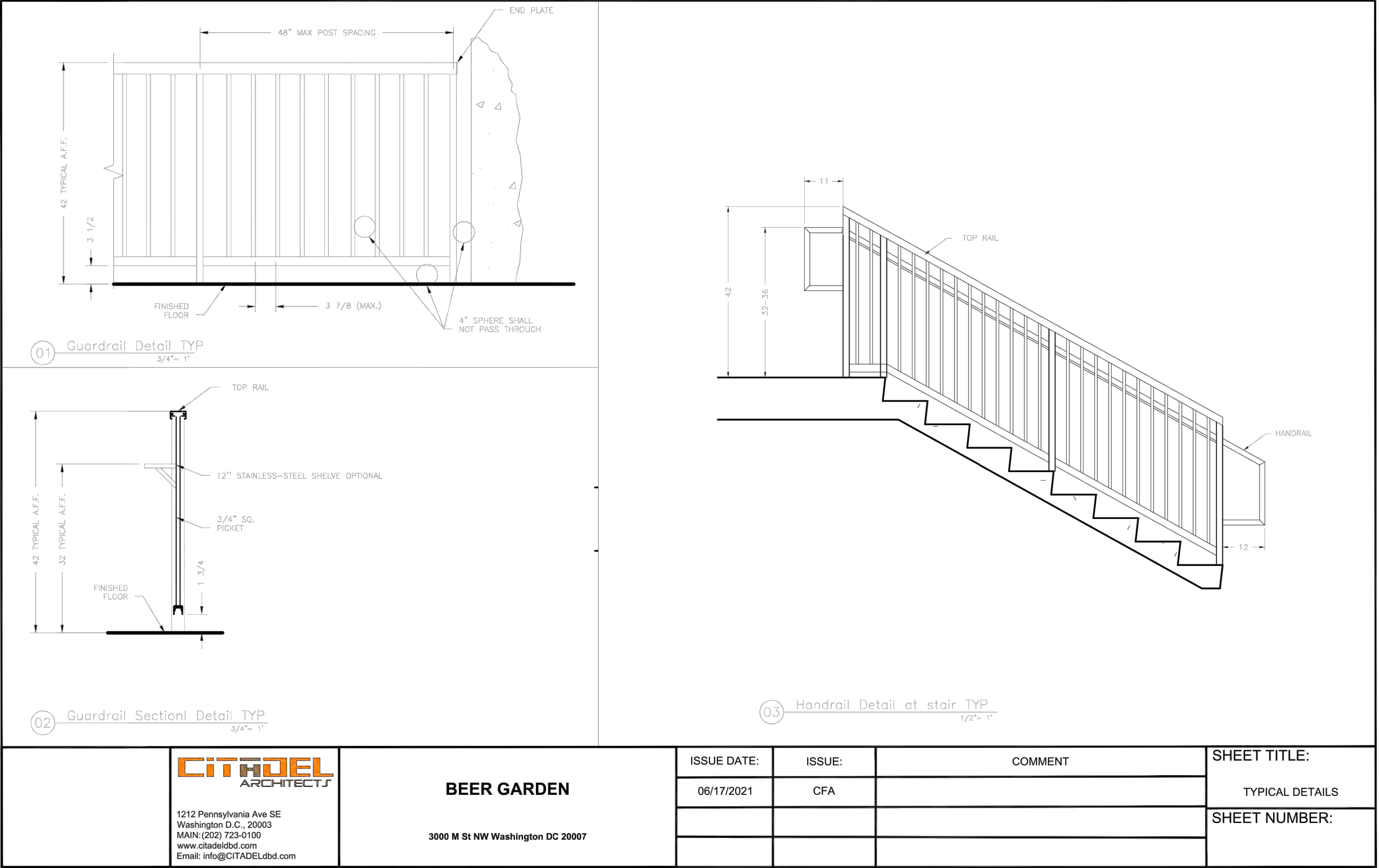
LEFT ELEVATION ②  
SCALE: 3/16"=1'-0"



REAR ELEVATION  
SCALE: 3/16"=1'-0"

1





INNOVATIVE ALUMINUM RAILING SYSTEMS

New ConstructionRetrofitInstallation



PICKET RAILING



CABLE RAILING



GLASS RAILING

GLASS RAILING



Use Hansen glass railing for properties that are view-oriented. Glass railings give buildings a sophisticated appeal. Our various systems will accept any 1/4" or 3/8" clear or tinted glass infill options. Glass railings also serve as effective wind barriers, further enhancing the outdoor balcony environment.

CABLE RAILING



Hansen wire rope railing is perfect for projects that desire a more commercial or nautical feel. Using quality 316 alloy cable and stainless steel hardware, our wire rope railing performs in the harshest of conditions. Typical applications utilize horizontal cables spaced 3" o.c.

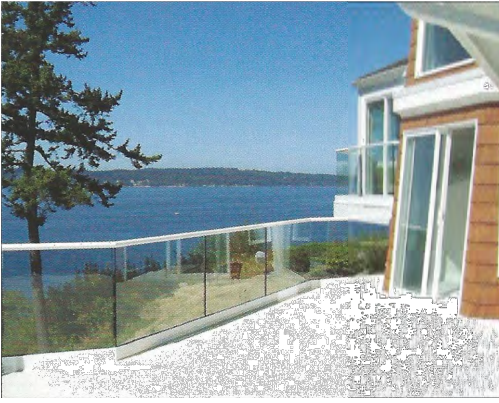
PICKET RAILING



Hansen Picket Railing is simple, attractive, & strong. Widely specified for commercial and residential applications, Hansen picket railing utilizes 3/4" square or round vertical pickets. Choose any one of our standard top rail options.

Add our decorative infill panels to create a unique architectural accent. Call us about your custom requirement.

STRUCTURAL GLASS RAILING



Structural glass railing incorporates an aluminum base with 1/2" thick, tempered glass panels. Since the glass panels are structural, this system does not require vertical support posts. This is the most elegant of all glass railing systems. This system is engineered for hurricane zones and our newest design allows rain water to flow under the glass base.

POOL SURROUNDS / TECHWALL



Glass pool surrounds and windbreaks (techwall) are very popular in hotel and condo applications. These products create an effective barrier while limiting the confining effects of a typical fence. Used in conjunction with a concrete slab or masonry wall, these innovative systems are highly adaptable, structurally sound and attractive.

CUSTOM APPLICATIONS



\* Most jurisdictions require a top rail for guard rail applications. Be sure to check with your local building department.

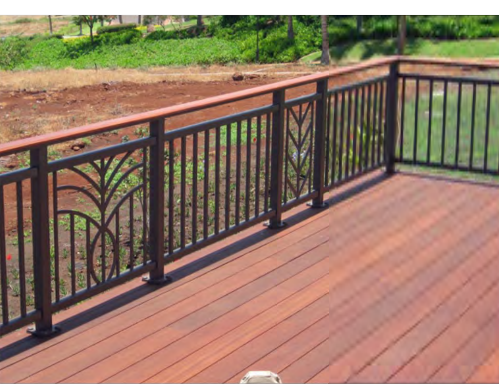
RAILING OPTIONS



Gates



Low-Voltage Post Lights

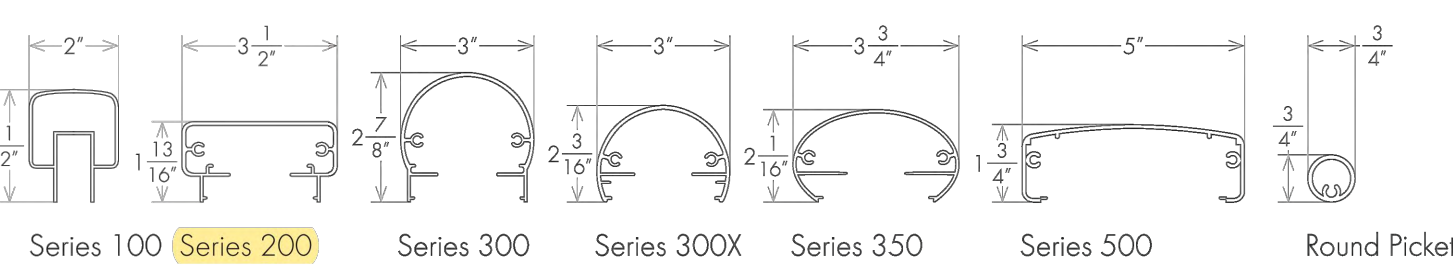


Custom Waterjet Panels

COLOR OPTIONS



TOP RAIL OPTIONS



(800) 599-2965

Fax: (503) 356-8478  
E-Mail: Info@AluminumRailing.com

AutoCAD details and specifications on our website.







LOCATION MAP



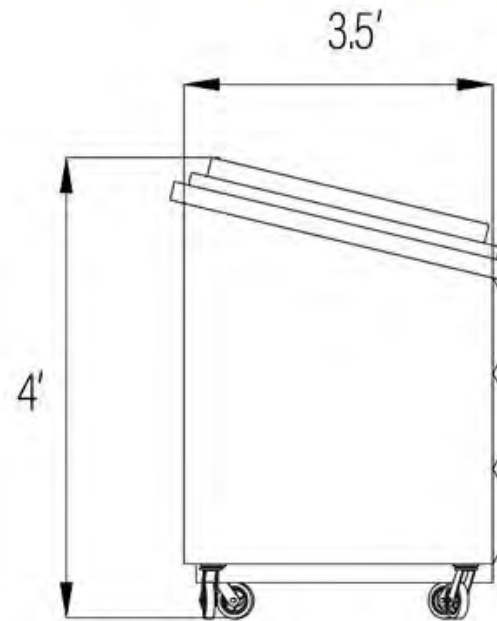
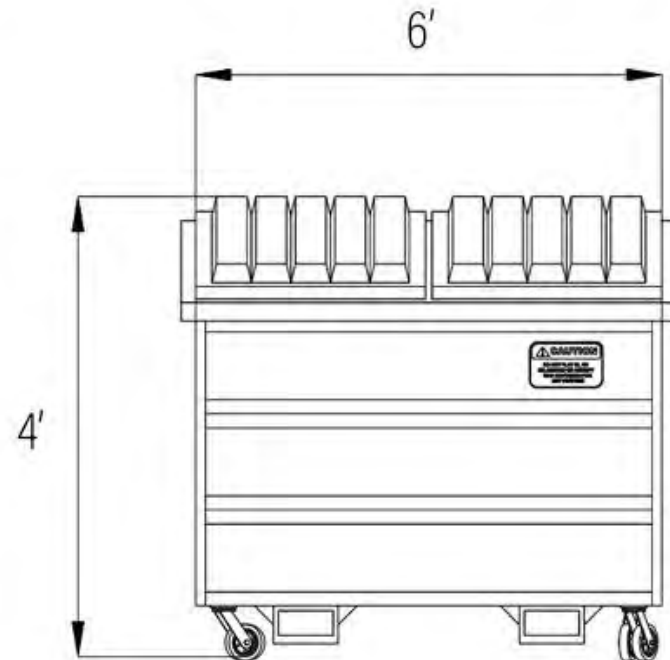


An aerial, isometric view of a modern rooftop terrace or outdoor lounge area. The terrace is furnished with several dark-colored sofas and armchairs arranged in a relaxed layout. String lights are strung along the edges of the terrace, adding a warm, ambient glow. A red vintage-style van is parked on the terrace near the edge. The terrace is bordered by a low wall and a metal railing. In the background, a large, stylized mural of a face is visible on the wall. The surrounding area includes a paved plaza with some trees and a street with a white car. The overall scene is set during the day with soft lighting.

# Specs Sheet

# Trash can (Dumpster)

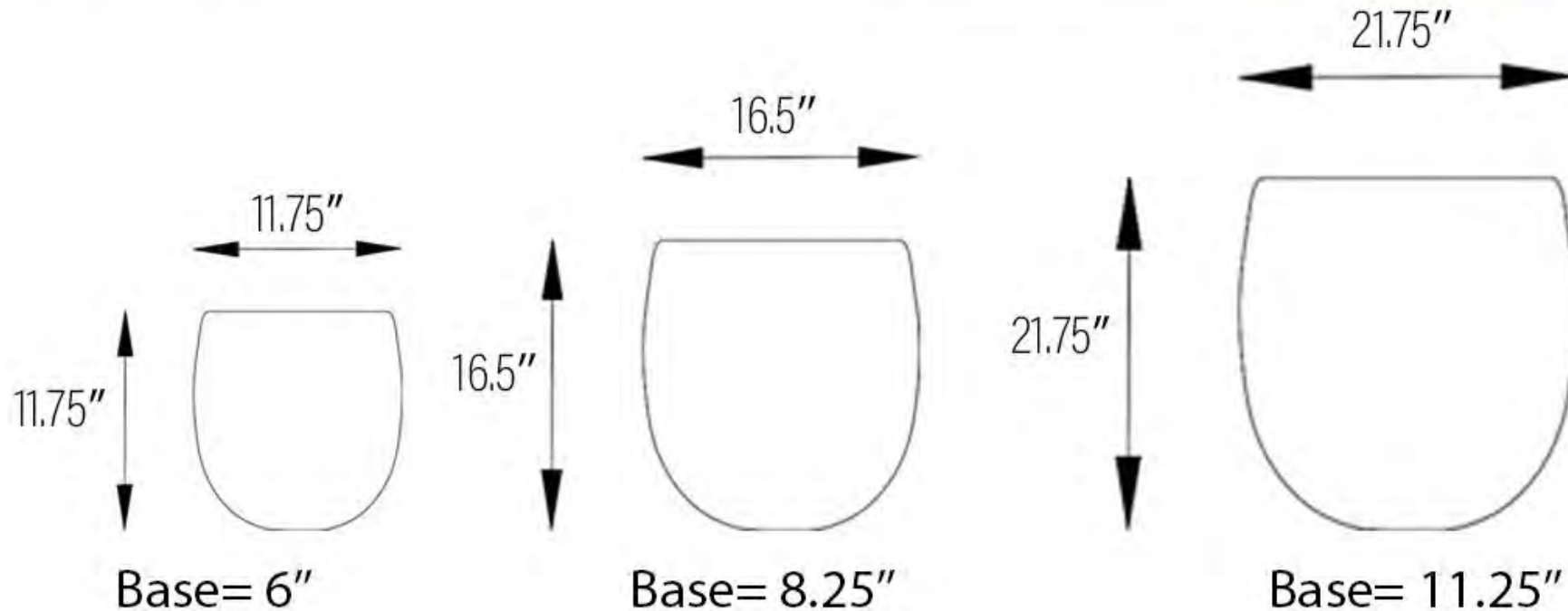
6 feet long by 3.5 feet wide by 4 feet high. The dumpster is moveable by one person and can easily be rolled down a driveway. Black cover and blue body.





## Black Round planters

Modern minimalist plant pots for contemporary outdoor decor. a clean, smooth design with a wide round form and rimless opening. They are made from a lightweight fiber cement material for deck or porch and areas .

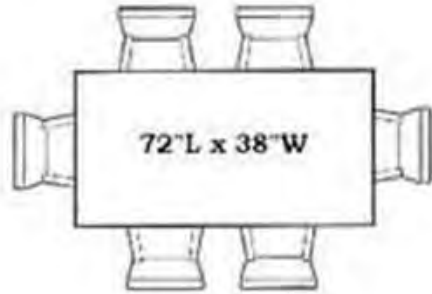


## Table dining Set

modern outdoor patio dining set  
that offers trendy styling, clean lines,  
comfort and durability.



Table Height: 29 "  
7 Piece

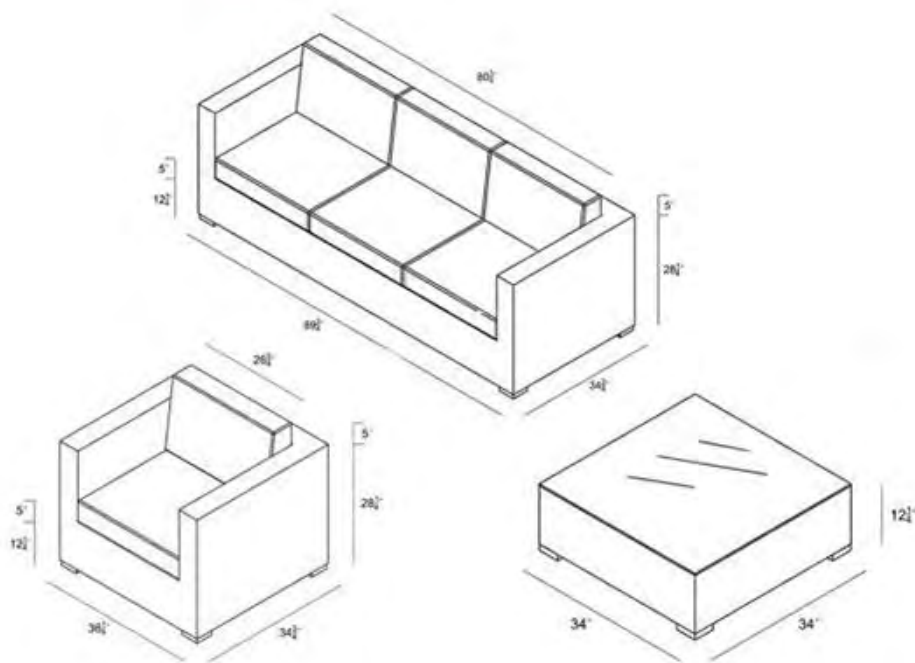


6 ft table with 6 chairs



# outdoor sofa set

The 7 Piece District Sofa Set.  
High-Density Polyethylene wicker.





# Parasol

3m square garden Parasol The stands for the unique "Double twist and Tilt" system , rotates to a full 360 degrees.



# Out light

Outdoor Light Poles for Lightweight String Lights.

Stainless Steel Anti-Rust Stand

Holder LED Solar Hanging Bulbs.  
Railings around the platform with posts every 10 feet to hang string lights.



# Welcome sign







REAR OF PLATFORM



M ST Curb cut access for food trucks



West side wall where movies and art will be projected.



East side of platform



Curb cut driveway access from 30th ST for food truck access

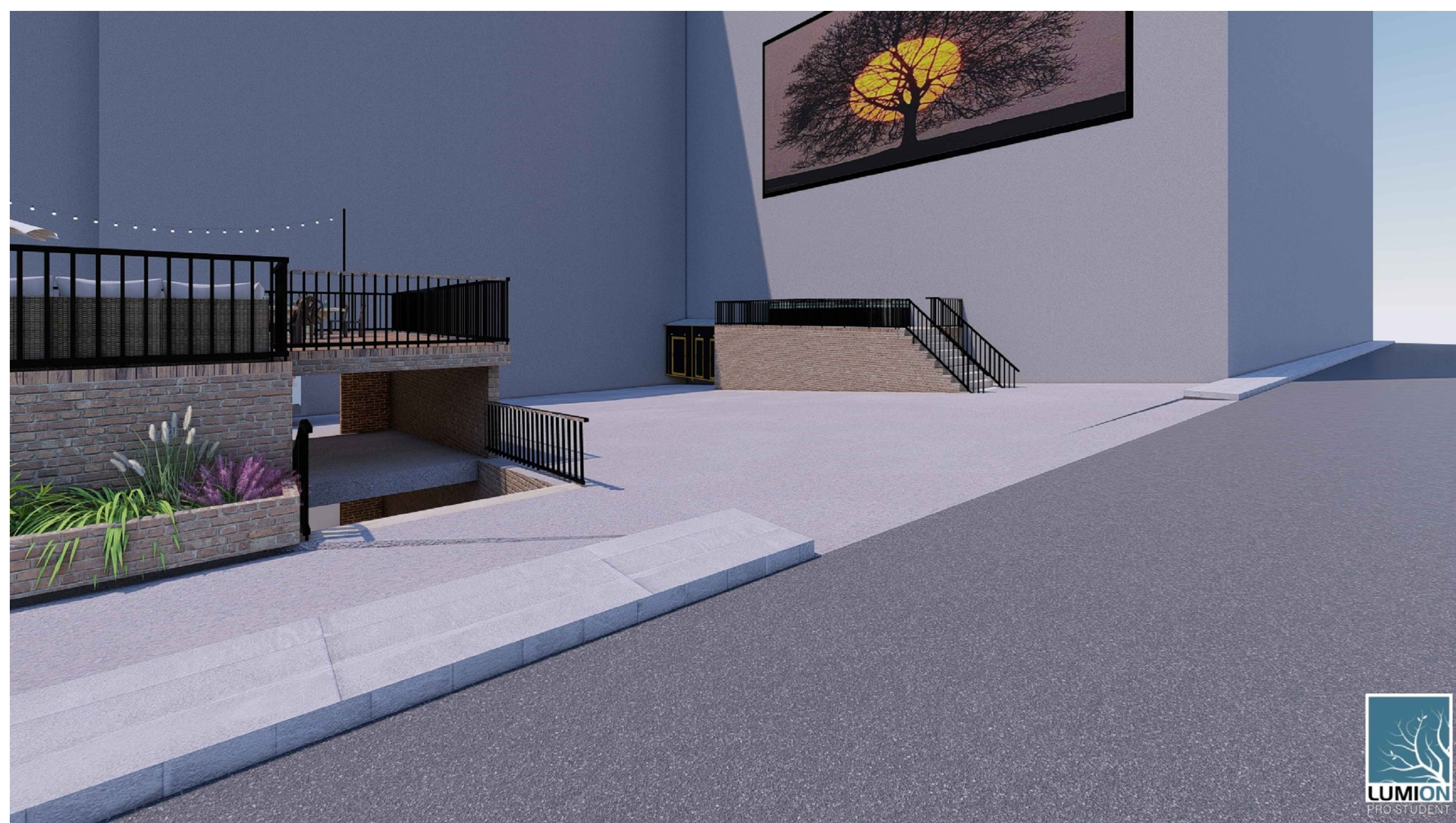
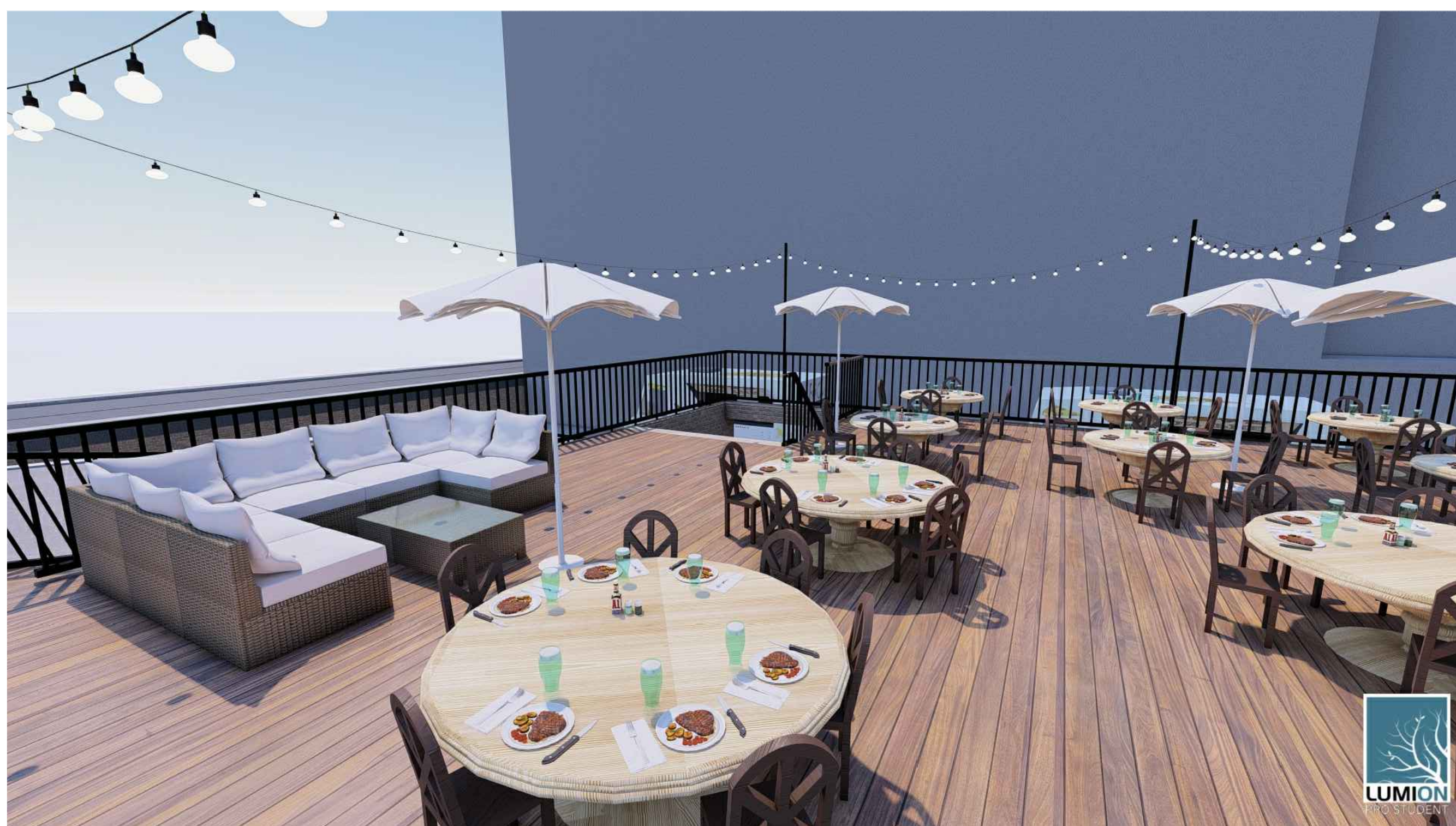
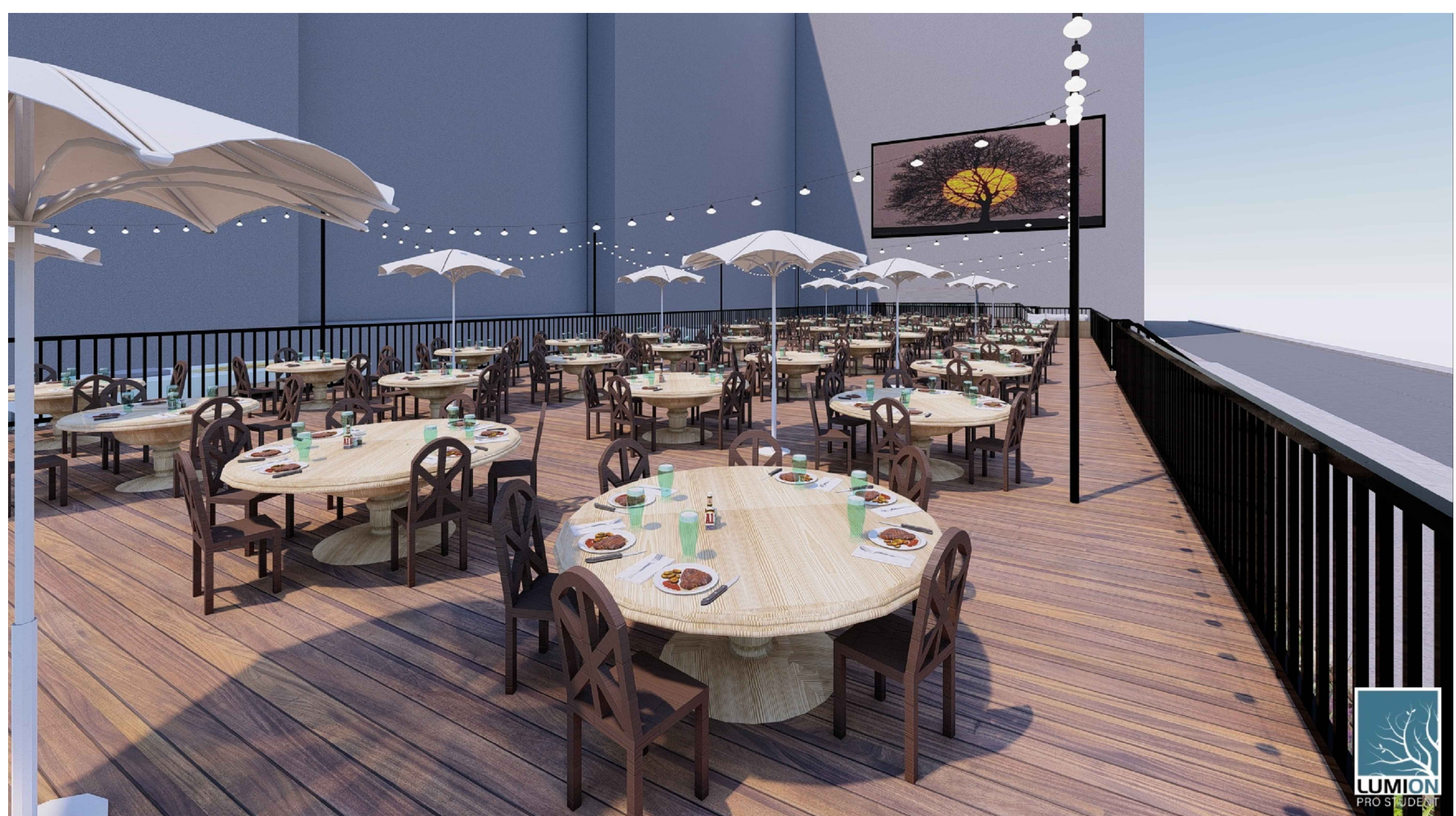


Front of Platform Ground viewpoint

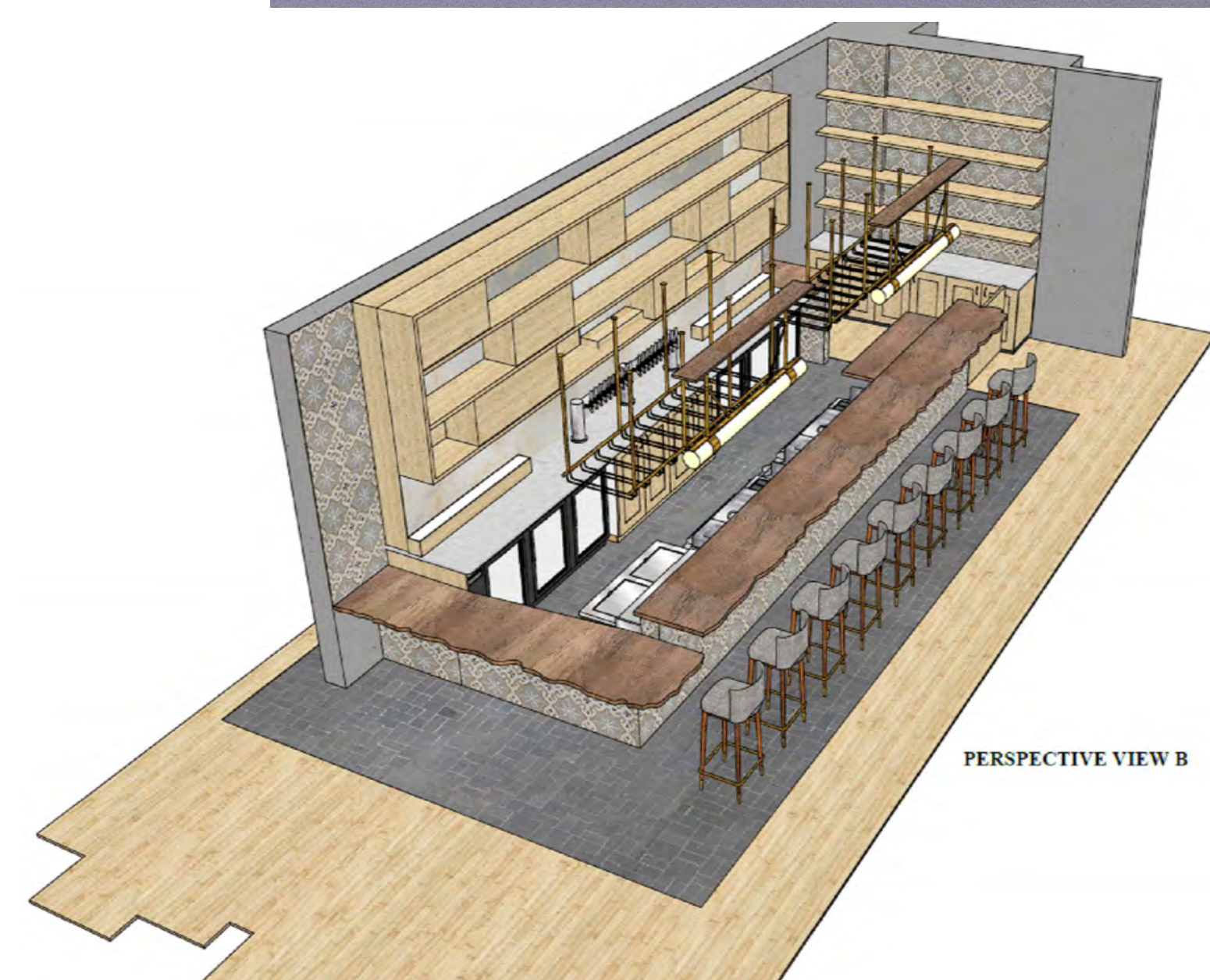
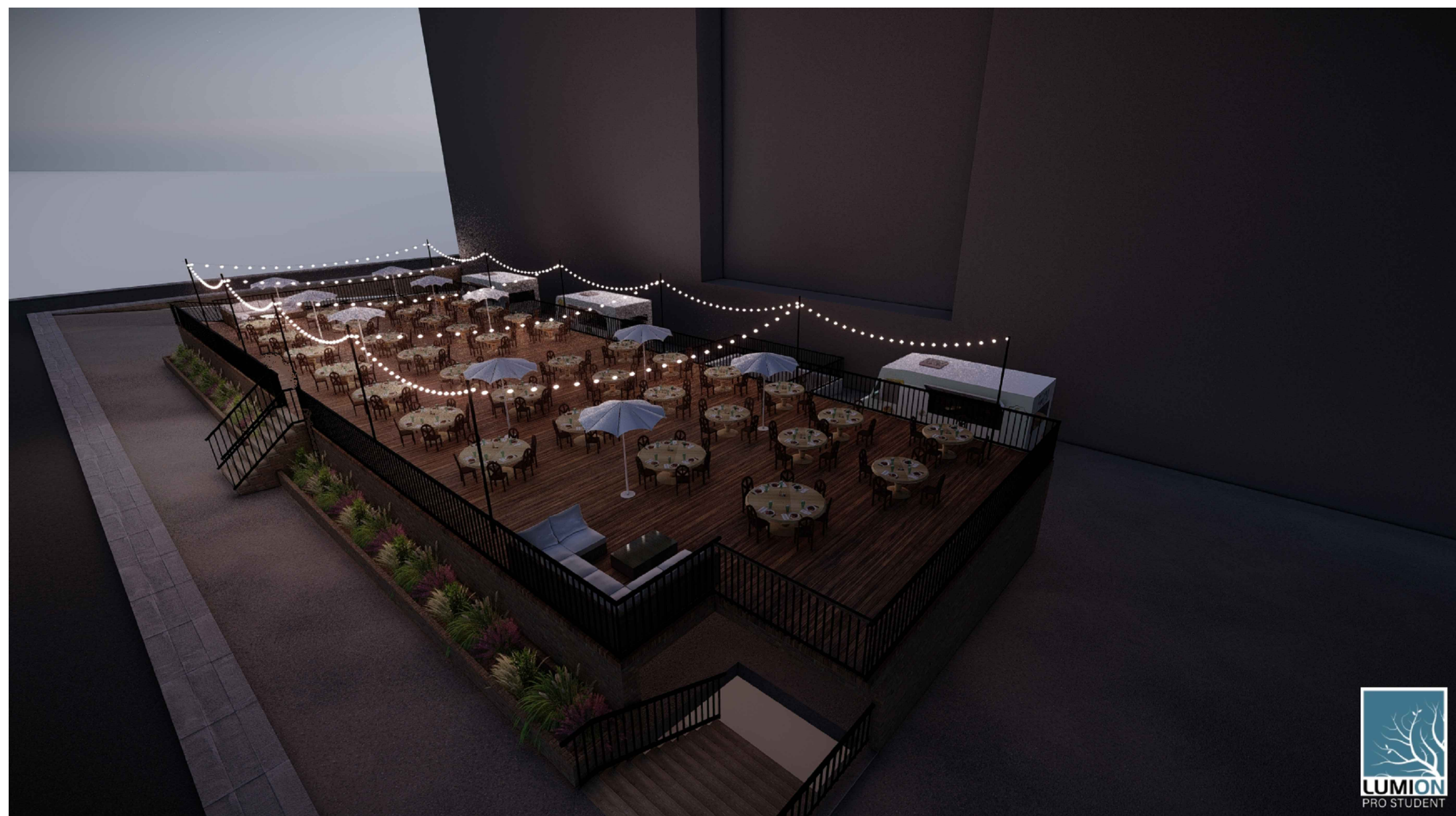
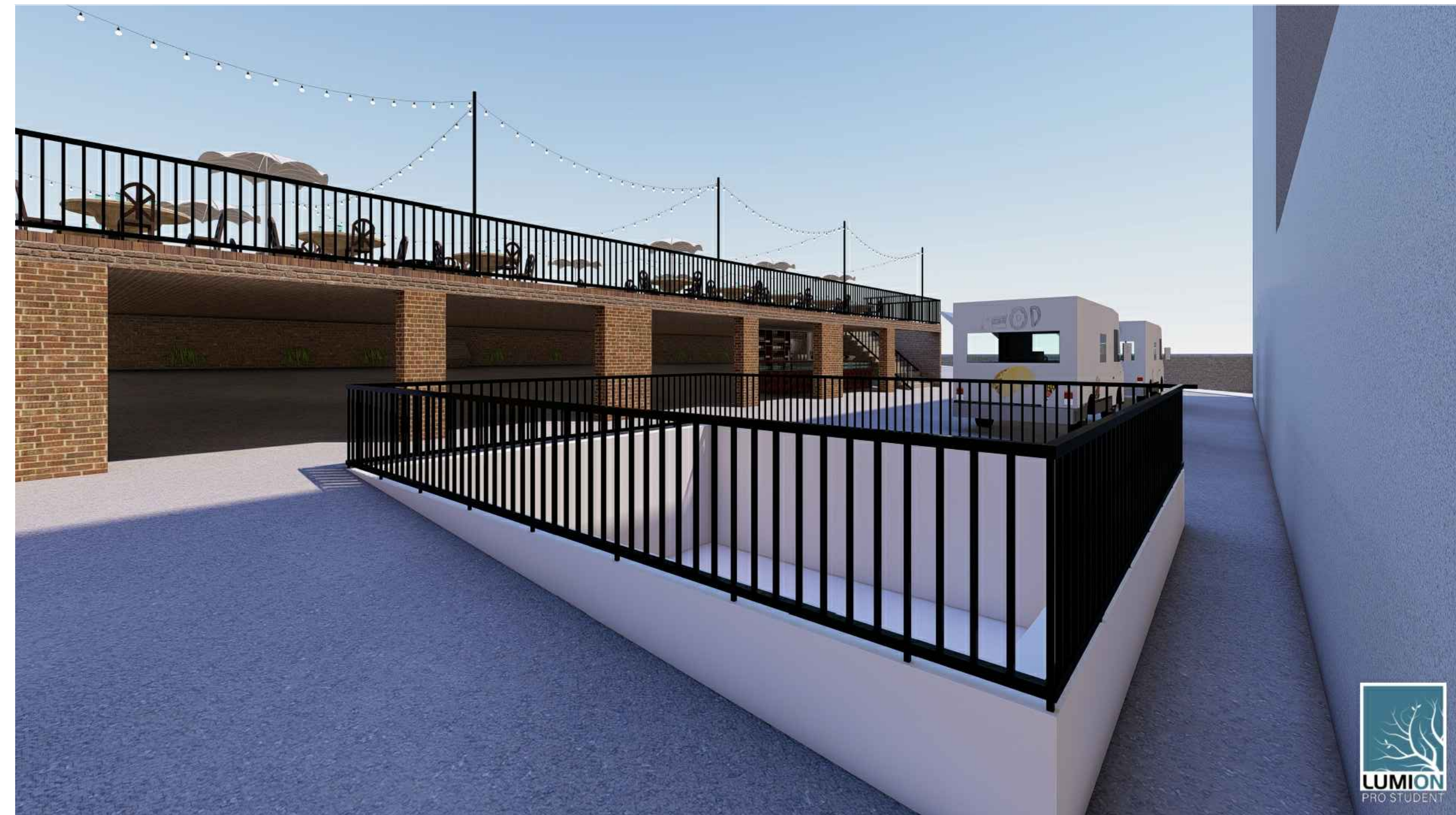


Top of platform









PERSPECTIVE VIEW B

SMALL BAR UNDER THE PLATFORM

