

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

3000 K STREET, NW FARMERS FISHERS BAKERS TENANT  
WASHINGTON, DC | 07.07.22

### 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. 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 glass and metal canopy assembly 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, as the glass canopy cantilevers to meet the existing columns. The updated circulation path allows the public more direct access and views to the harbor and fountain. To better define public walking space and restaurant seating, sliding glass walls on a top track are proposed for the East and West sides of the seating.

### LIST OF DRAWINGS

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3000 K Street NW, Harbor Basin



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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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WASHINGTON HARBOR BASIN CANOPY PHOTOGRAPHS



1. Guapo's of Georgetown



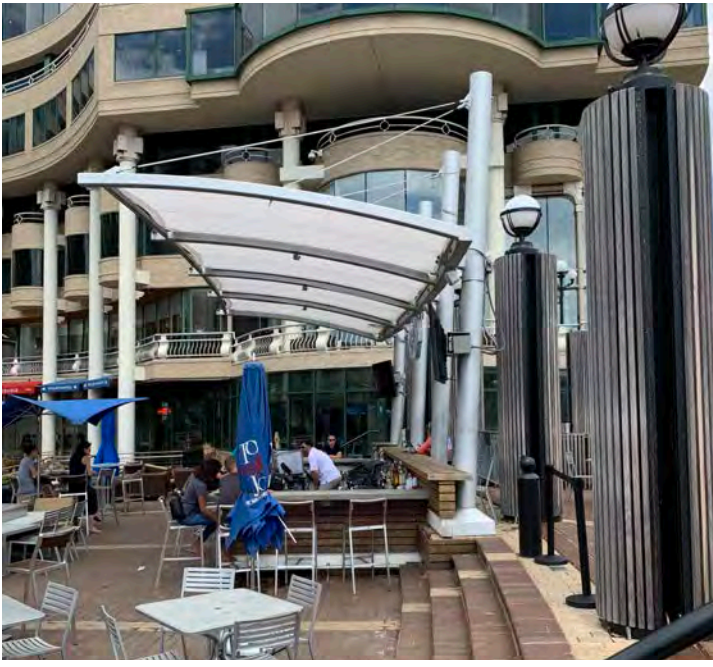
2. Guapo's of Georgetown



3. Nick's Riverside Grill



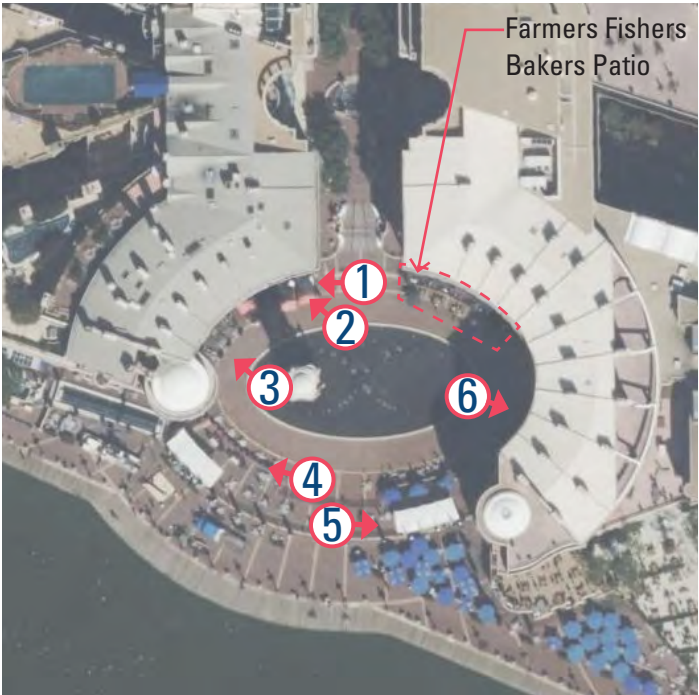
4. Nick's Riverside Grill - Bar



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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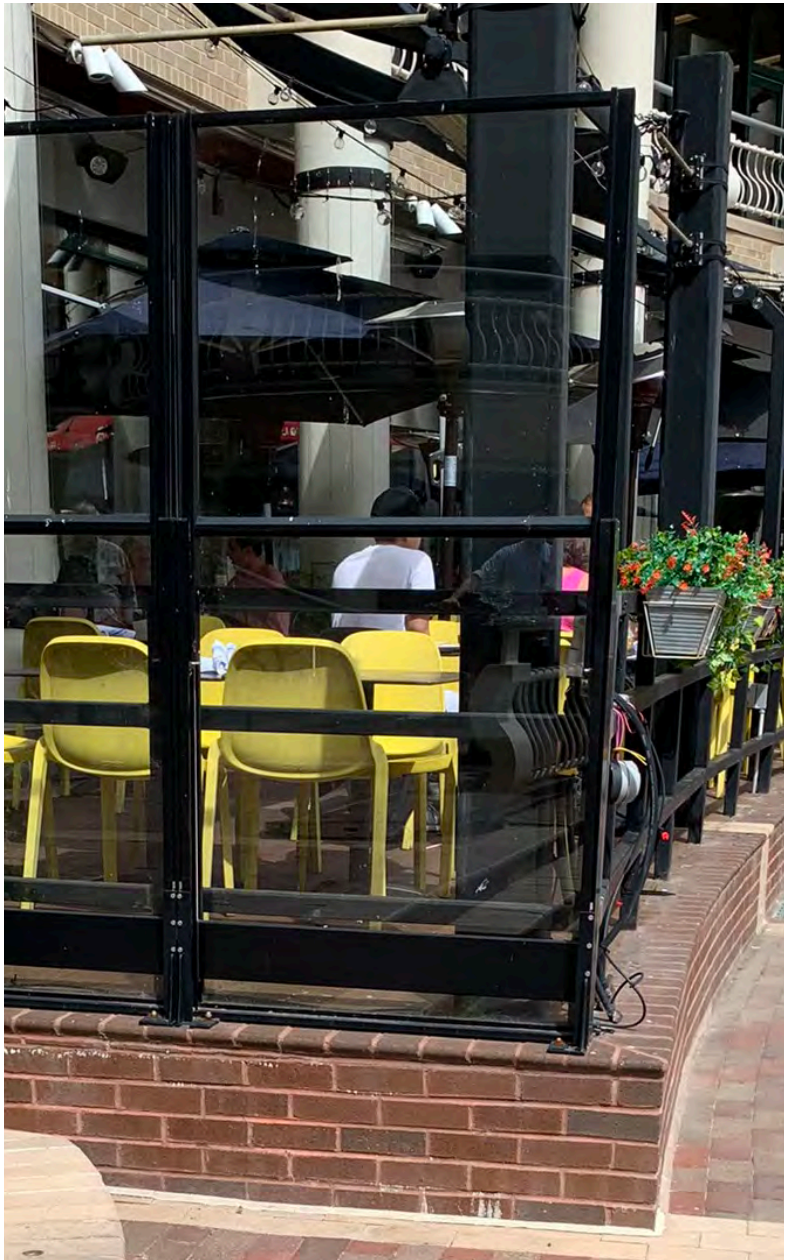
EXISTING PATIO DETAILS



Washington Harbor Column w/ current canopy connection



Current Railing and brick patio condition



Current Railing w/ Glass Partition



## CANOPY CONCEPT DESIGN

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## PROPOSED SCOPE OF WORK GENERAL NOTES

### 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.

### 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.

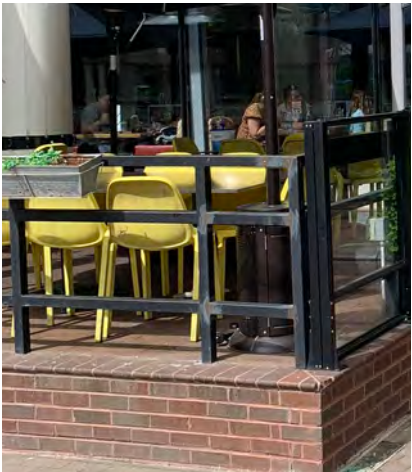


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EXISTING PATIO PLAN



2 Public Access through seating



6 Existing Railing



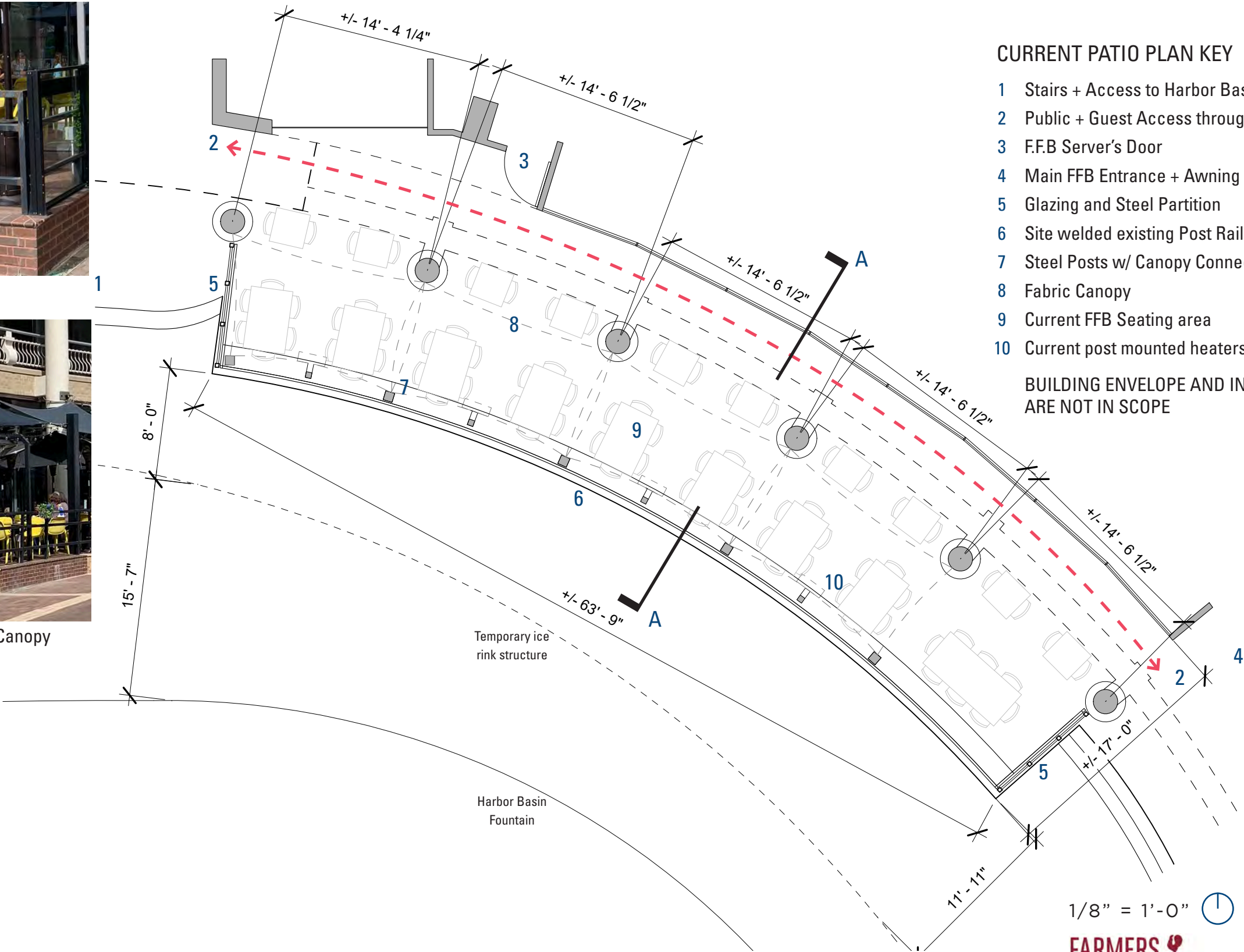
4 Main FFB Entrance + Awning



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"

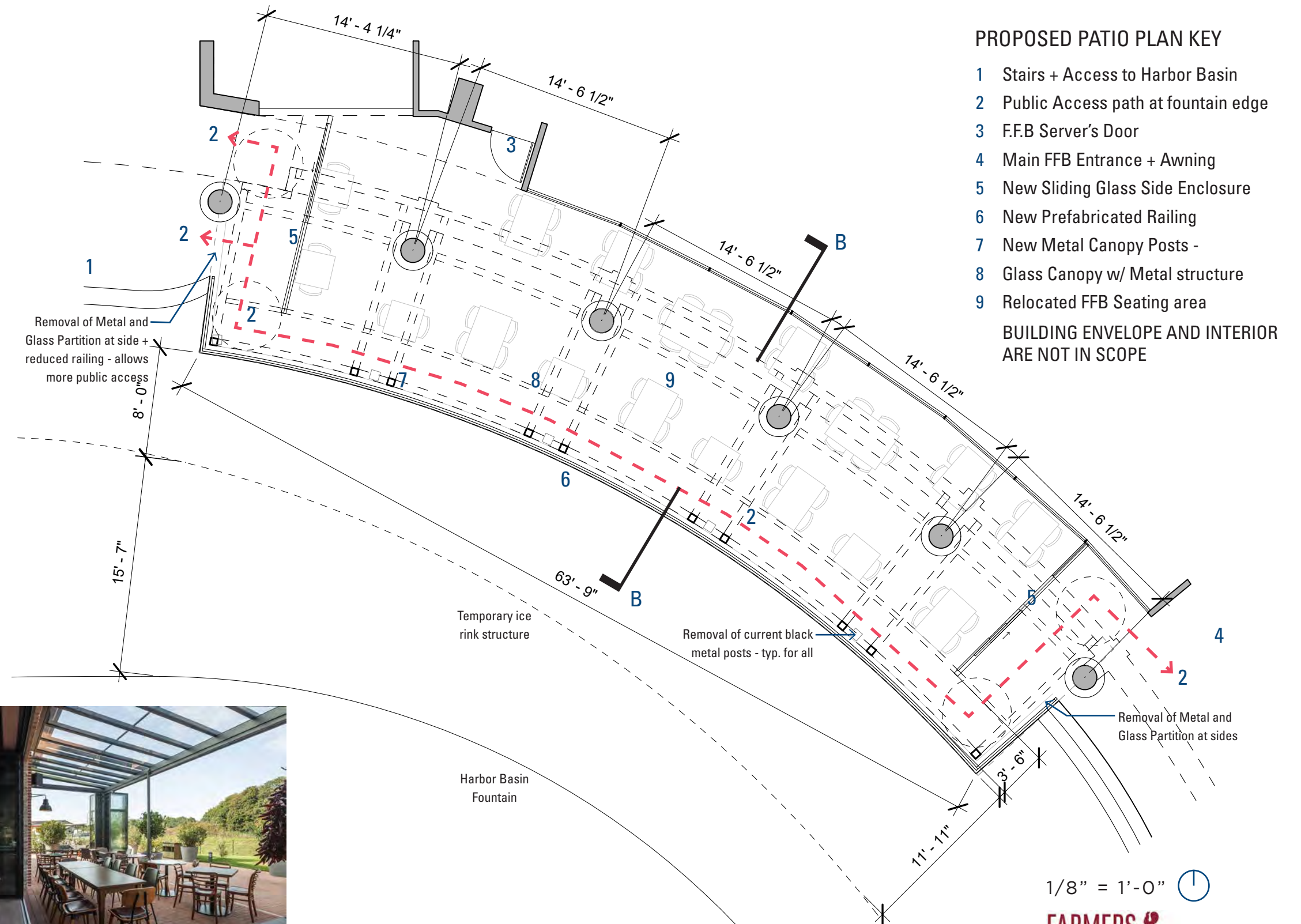


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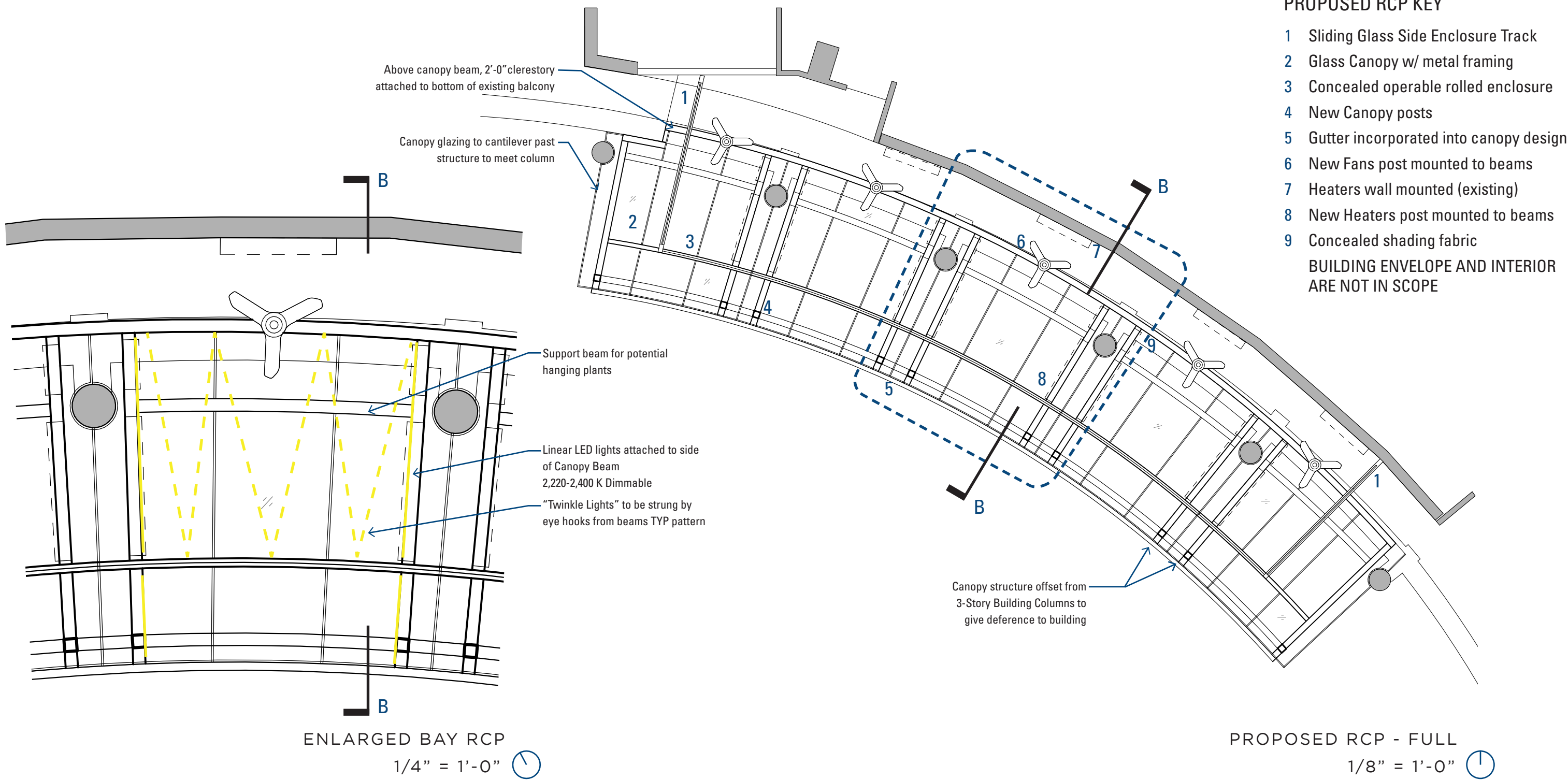
## PROPOSED ARCHITECTURAL PATIO PLAN





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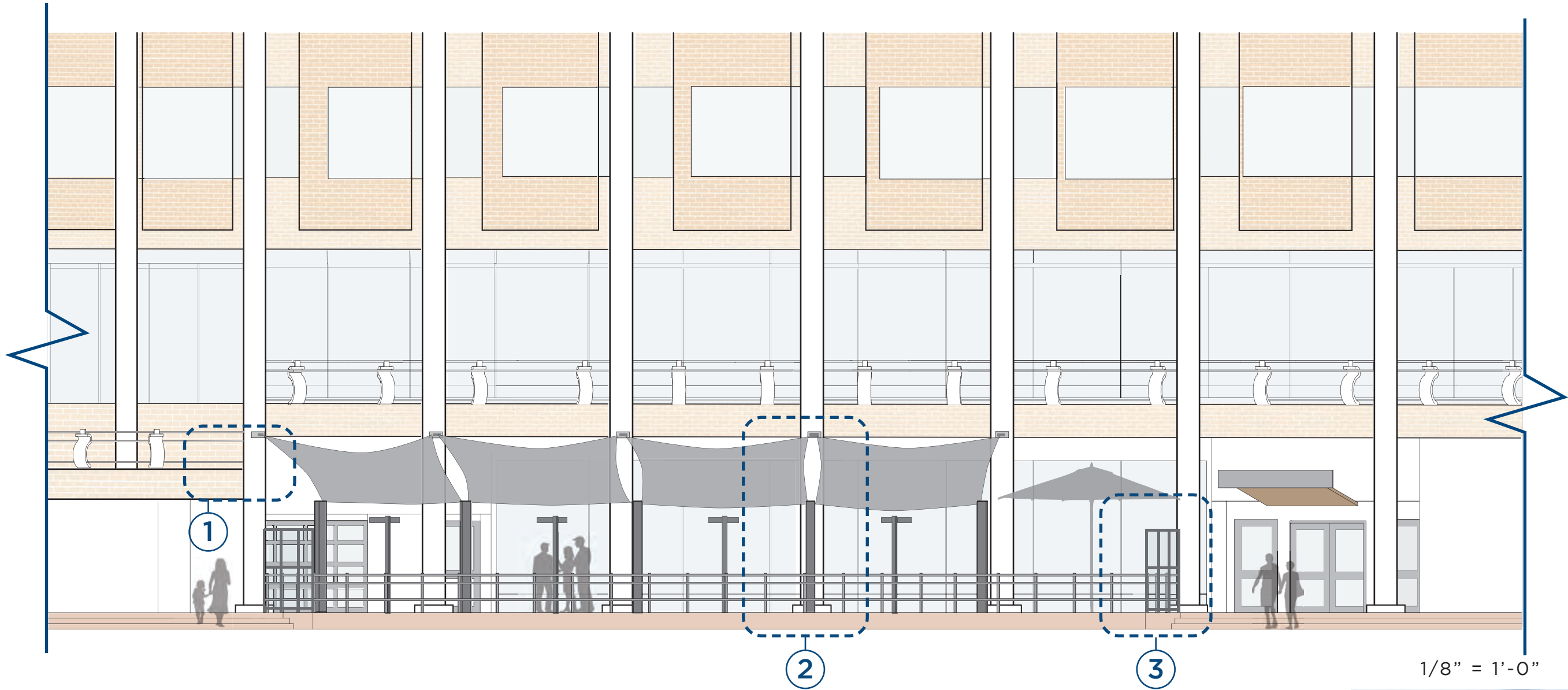
PROPOSED ARCHITECTURAL REFLECTED CEILING PLAN





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SOUTHWEST ELEVATION - EXISTING



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

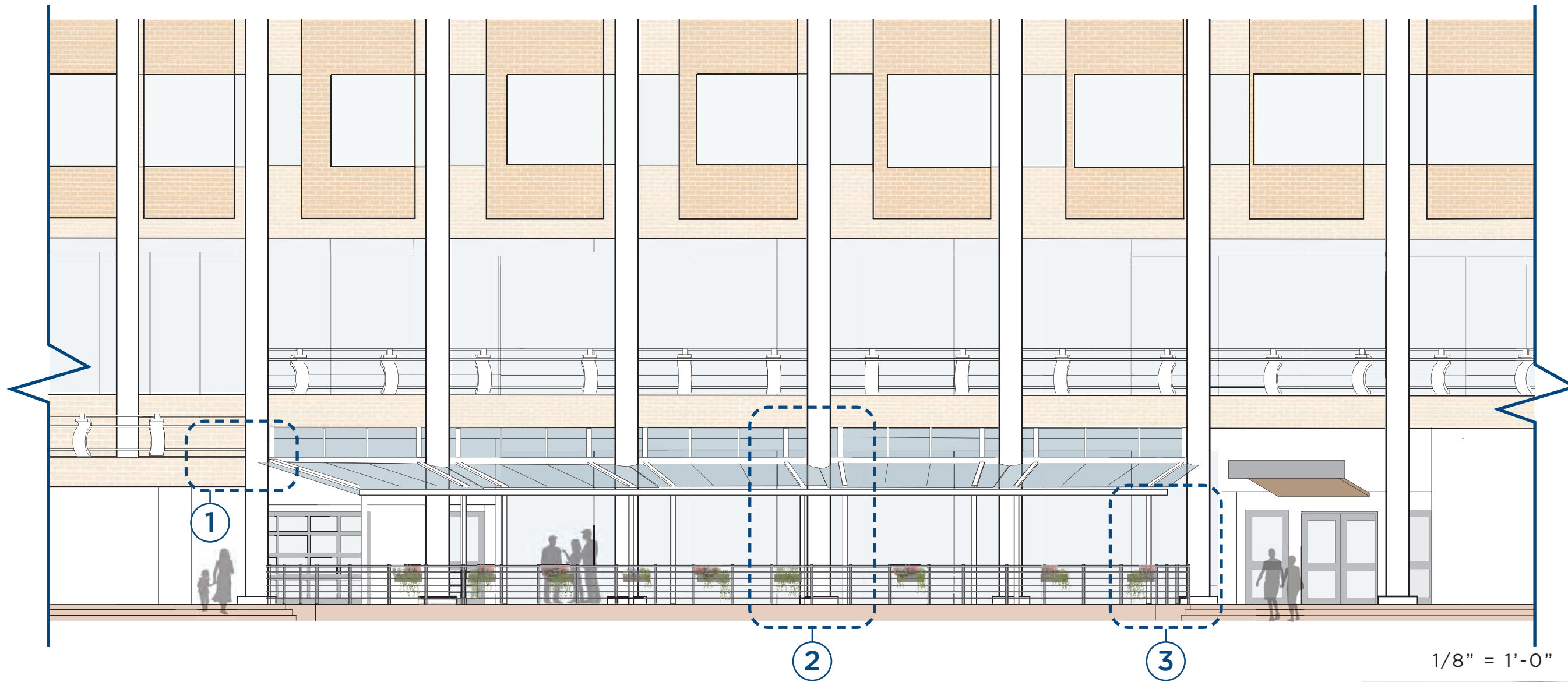
1/8" = 1'-0"





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SOUTHWEST ELEVATION - PROPOSED



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

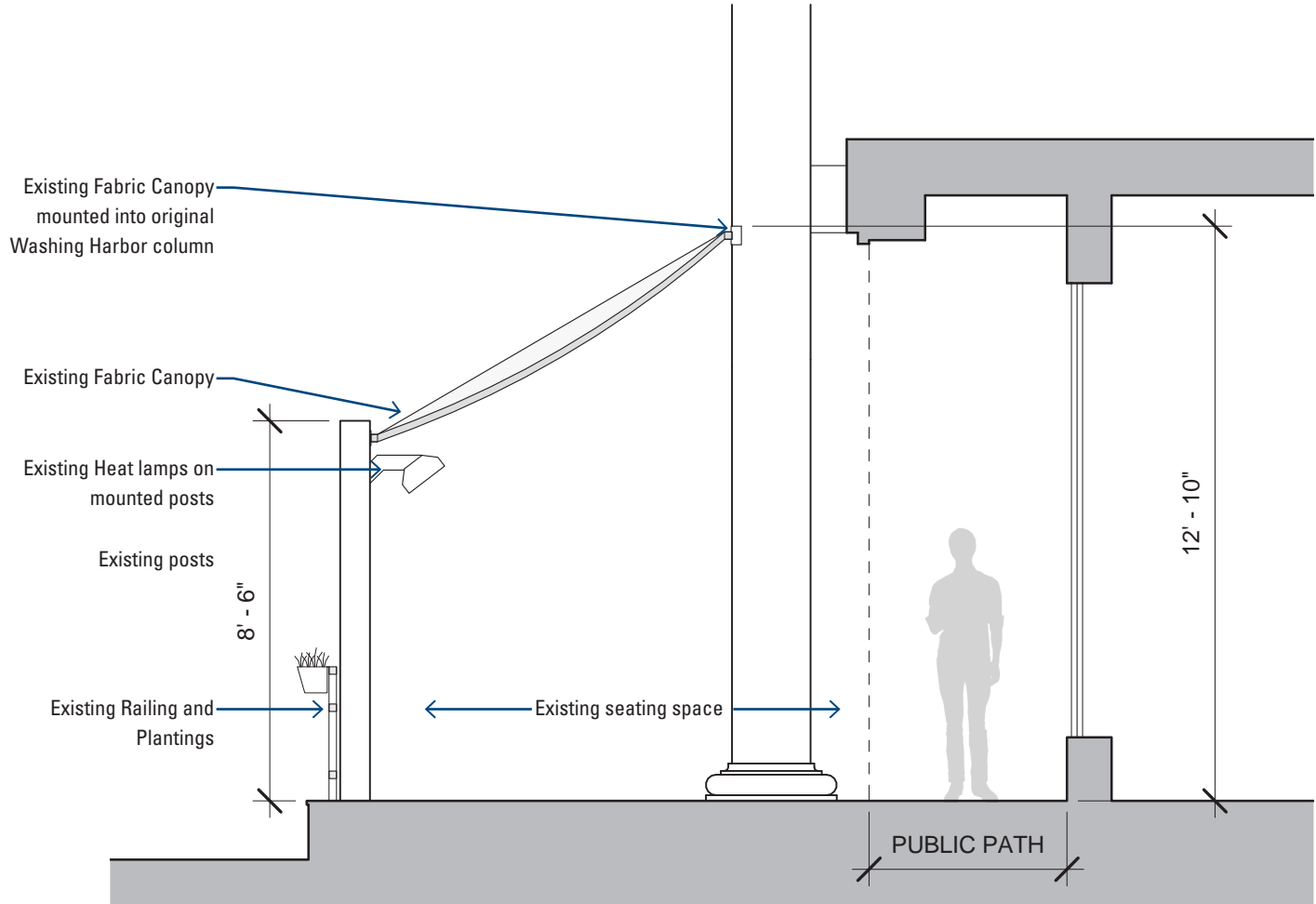




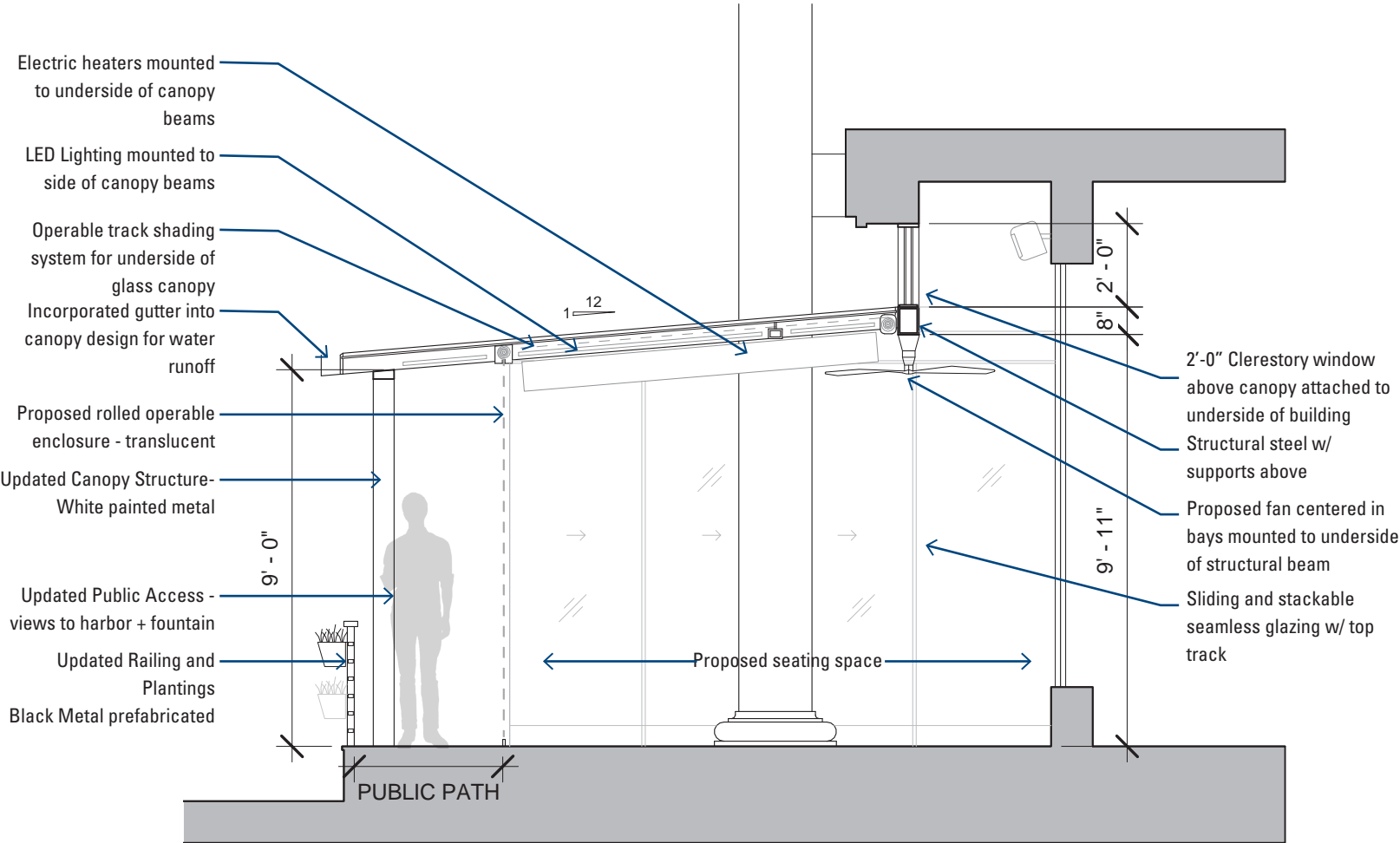
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EXISTING AND PROPOSED SECTION

BUILDING ENVELOPE AND INTERIOR  
ARE NOT IN SCOPE

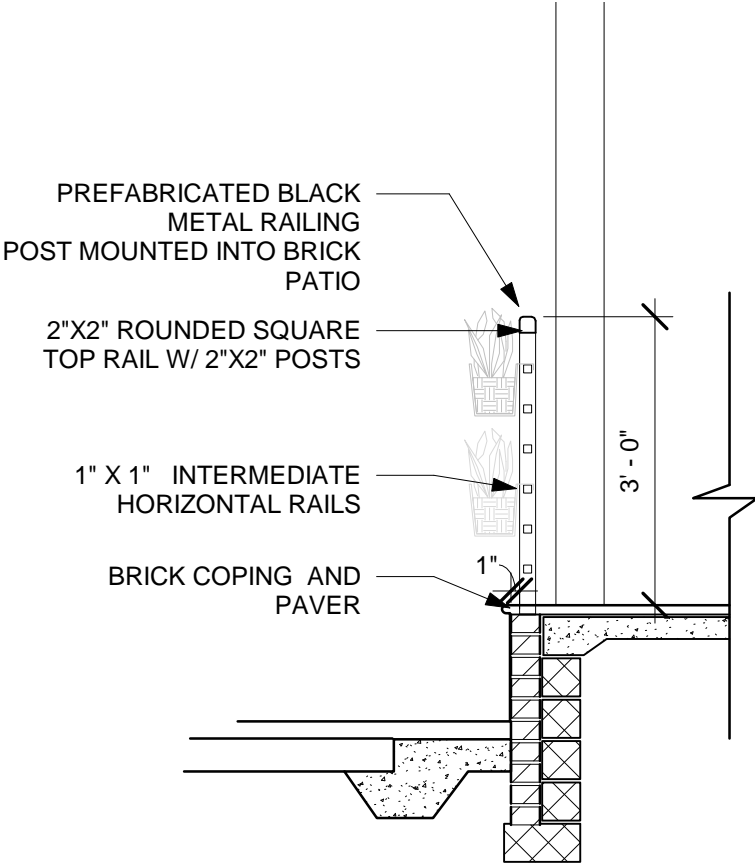


EXISTING CANOPY SECTION A-A  
1/4" = 1'-0"

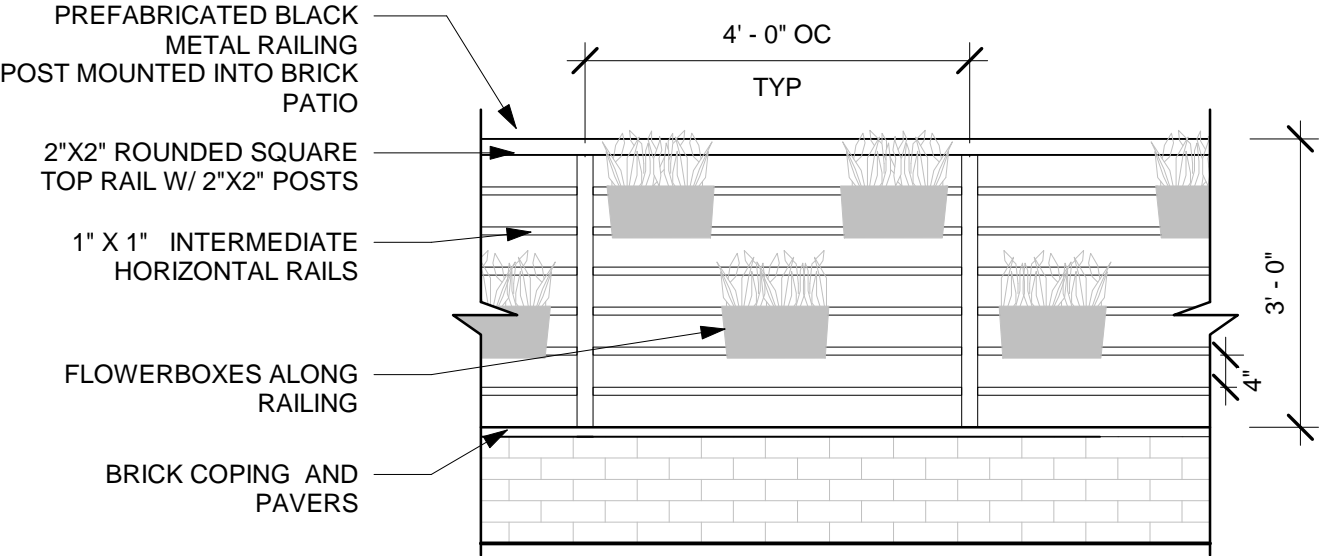


PROPOSED CANOPY SECTION B-B  
1/4" = 1'-0"





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



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



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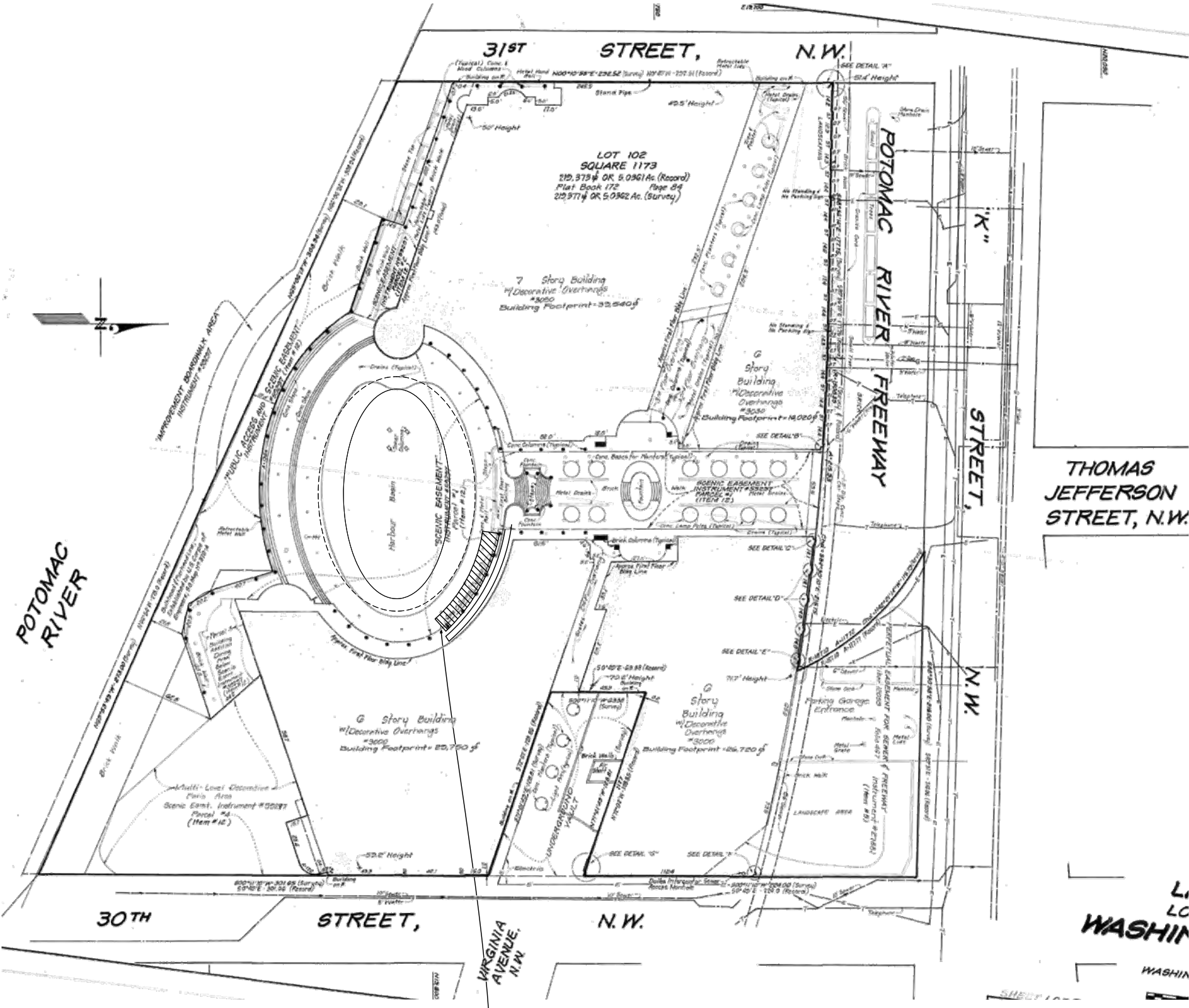
PROPOSED VIEWS





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APPENDIX: ORIGINAL SITE PLAN



NOT TO SCALE



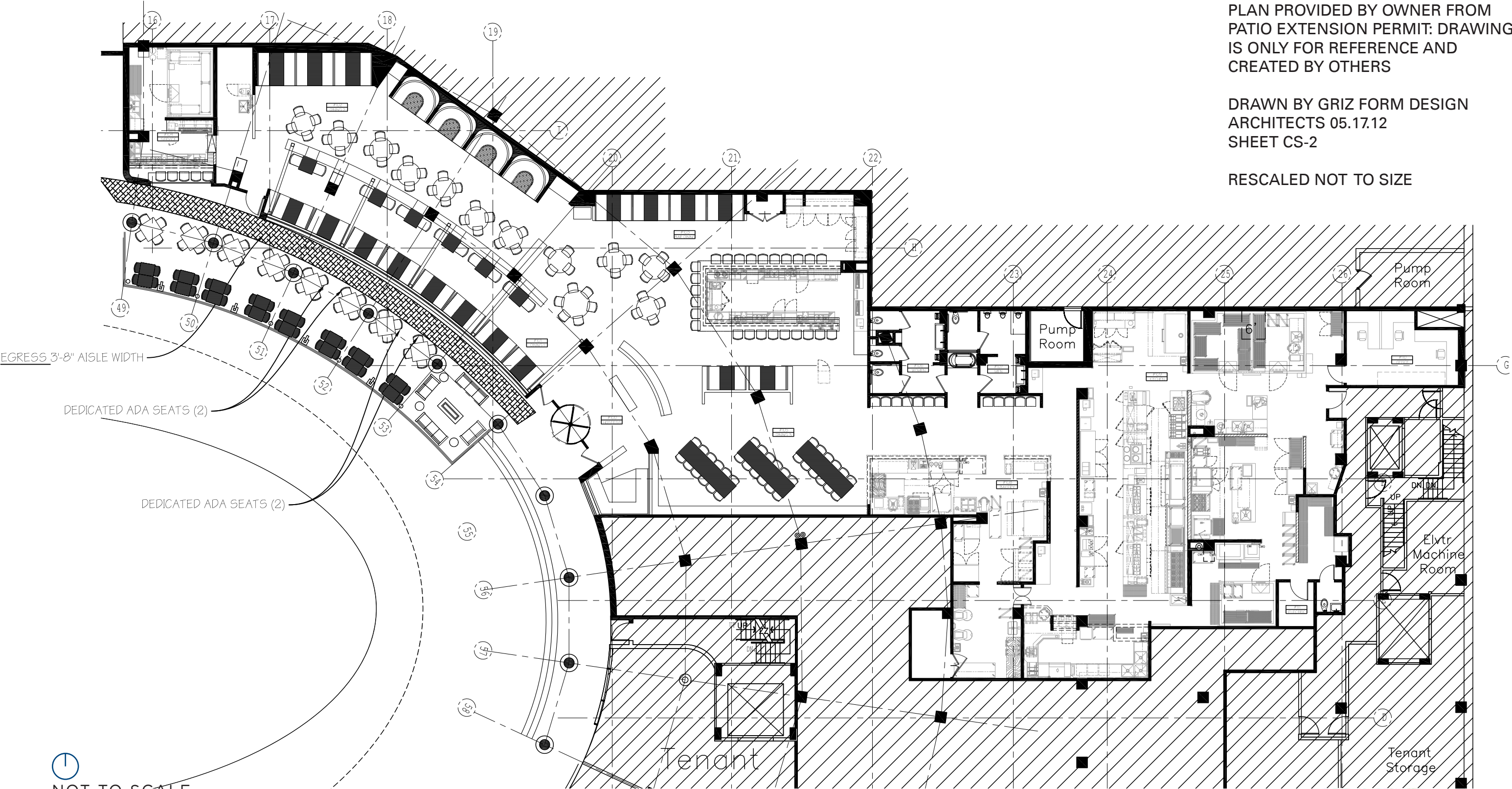
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APPENDIX: FULL TENANT PLAN

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