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
2• Neighborhood Context Plan
3• Washington Harbor Canopy Photographs
4• Washington Harbor Basin Canopy Photographs
5• Patio Context Photographs
6• Existing Patio Photographs
7• Existing Patio Details
8• Proposed Scope of Work general notes
9• Existing Patio Plan
10• Proposed Architectural Patio Plan
11• Proposed Architectural Reflected Ceiling Plan
12• Southwest Elevation - Existing
13• Southwest Elevation - Proposed
14• Existing and Proposed Section
15• Proposed Railing Concept
16• Proposed Views
17• Appendix: Original Site Plan
18• Appendix: Full Tenant Plan
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
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
Existing Patio Details

Washington Harbor Column w/ current canopy connection

Current Railing and brick patio condition

Current Railing w/ Glass Partition
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.

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.

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.

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.

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.

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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CURRENT PATIO PLAN KEY
1 Stairs + Access to Harbor Basin
2 Public + Guest Access through seating
3 FFB 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

EXISTING PATIO PLAN

1/8" = 1'-0"
PROPOSED PATIO PLAN KEY
1. Stairs + Access to Harbor Basin
2. Public Access path at fountain edge
3. FFB Server’s Door
4. Main FFB Entrance + Awning
5. New Sliding Glass Side Enclosure
6. New Prefabricated Railing
7. New Metal Canopy Posts -
8. Glass Canopy w/ Metal structure
9. Relocated FFB Seating area

BUILDING ENVELOPE AND INTERIOR ARE NOT IN SCOPE

Removal of Metal and Glass Partition at side + reduced railing - allows more public access
Removal of current black metal posts - typ. for all
Temporary ice rink structure
Removal of Metal and Glass Partition at sides
PROPOSED ARCHITECTURAL REFLECTED CEILING PLAN

PROPOSED RCP KEY
1. Sliding Glass Side Enclosure Track
2. Glass Canopy w/ metal framing
3. Concealed operable rolled enclosure
4. New Canopy posts
5. Gutter incorporated into canopy design
6. New Fans post mounted to beams
7. Heaters wall mounted (existing)
8. New Heaters post mounted to beams
9. Concealed shading fabric

BUILDING ENVELOPE AND INTERIOR ARE NOT IN SCOPE

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

PROPOSED RCP - FULL
1/8" = 1'-0"
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"
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 CANOPY SECTION A-A
1/4" = 1'-0"

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

BUILDING ENVELOPE AND INTERIOR ARE NOT IN SCOPE

Existing Fabric Canopy
Existing Heat lamps on mounted posts
Existing Railing and Plantings
Existing Heat lamps on mounted posts
Existing Fabric Canopy

Electric heaters mounted to underside of canopy beams
LED Lighting mounted to side of canopy beams
Operable track shading system for underside of glass canopy
Updated Public Access - views to harbor + fountain
Incorporated gutter into canopy design for water runoff
Proposed rolled operable enclosure - translucent
Updated Canopy Structure - White painted metal
Updated Railing and Plantings
Black Metal prefabricated

1'-0" Clerestory window above canopy attached to underside of building
Structural steel w/ supports above
Proposed fan centered in bays mounted to underside of structural beam
Sliding and stackable seamless glazing w/ top track

Existing Fabric Canopy
White painted metal

Proposed seating space
Existing seating space
2'-0" Clerestory window above canopy attached to underside of building
Structural steel w/ supports above
Proposed fan centered in bays mounted to underside of structural beam
Sliding and stackable seamless glazing w/ top track

Updated Fabric Canopy
Existing Fabric Canopy

3'-0" Clerestory window above canopy attached to underside of building
Structural steel w/ supports above
Proposed fan centered in bays mounted to underside of structural beam
Sliding and stackable seamless glazing w/ top track

Existing Railing and Plantings
Updated Railing and Plantings

Existing posts
Existing posts

Existing Fabric Canopy
Existing Fabric Canopy

2'-0" Clerestory window above canopy attached to underside of building
Structural steel w/ supports above
Proposed fan centered in bays mounted to underside of structural beam
Sliding and stackable seamless glazing w/ top track

Electric heaters mounted to underside of canopy beams
LED Lighting mounted to side of canopy beams
Operable track shading system for underside of glass canopy
Updated Public Access - views to harbor + fountain
Incorporated gutter into canopy design for water runoff
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3'-0" Clerestory window above canopy attached to underside of building
Structural steel w/ supports above
Proposed fan centered in bays mounted to underside of structural beam
Sliding and stackable seamless glazing w/ top track

Existing Fabric Canopy
Updated Fabric Canopy

Proposed seating space
Existing seating space
2'-0" Clerestory window above canopy attached to underside of building
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Existing Fabric Canopy
Updated Fabric Canopy

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PREFABRICATED BLACK METAL RAILING POST MOUNTED INTO BRICK PATIO

2"X2" ROUNDED SQUARE TOP RAIL W/ 2"X2" POSTS

1" X 1" INTERMEDIATE HORIZONTAL RAILS

BRICK COPING AND PAVER

FLOWERBOXES ALONG RAILING

4' - 0" OC

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

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