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
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. 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
1. Canopy Exterior, Connection to Existing Building Facade

3. Canopy Structure, Sliding Door Perimeter

4. Canopy Structure, Drop Curtain System on Interior Facade

2. Canopy Exterior,
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
1. East Building From Harbor looking to K St NW
2. FFB from west looking east
3. Public path through FFB
CANOPY CONCEPT DESIGN
3000 K STREET, NW
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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

Presented at 07/07/2022 OGB Meeting
Washington Harbor Column w/ current canopy connection

Current Railing and brick patio condition

Current Railing w/ Glass Partition

Presented at 07/07/2022 OGB Meeting

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OGB CONCEPT REVIEW

3000 K STREET, NW
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Minimum Pedestrian walkway w/ ice rink

8'-0"
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. 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.

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.
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.

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.

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.

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.

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.
Structural attachment to underside of walkway, no clerestory proposed

Pedestrian walkway

Clear roller shade at edge

Semi Rigid temporary wind protection

Depression at columns

Standard Wash Harbor Blue sun roller shade

Minimum Pedestrian walkway w/ ice rink

Structural attachment to underside of walkway, no clerestory proposed

Pedestrian walkway

Clear roller shade at edge
Glass depression at columns

Operable Fabric canopy

Recessed Folding Glass Partition

Minimum Pedestrian walkway w/ ice rink

Four posts down support canopy bays

Clear roller shade recess behind walkway

Pedestrian walkway
CUNNINGHAM QUILL ARCHITECTS

Farmers Fishers Bakers
3000 K Street NW Washington, DC 20007

CFB Patio Concept Design

Existing Plan

06/14/22

1/8" = 1'-0"

Stairs + Access to Harbor Basin
Public + Guest Access through seating
FFB Server’s Door
Main FFB Entrance + Awning
Glazing and Steel Partition
Site welded existing Post Railing
Steel Posts w/ Canopy Connections
Fabric Canopy
Current FFB Seating area
Current post mounted heaters

BUILDING ENVELOPE AND INTERIOR ARE NOT IN SCOPE

OGB CONCEPT REVIEW
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Presented at 07/07/2022 OGB Meeting

CANOPY CONCEPT DESIGN

EXISTING PATIO PLAN

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

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CANOPY CONCEPT DESIGN

EXISTING PATIO PLAN

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
PROPOSED PATIO PLAN KEY
1. Stairs + Access to Harbor Basin
2. Public Access path at fountain edge
3. F.F.B 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

1/8” = 1’-0”
**PROPOSED ARCHITECTURAL PATIO PLAN OPTION 1**

**PROPOSED PATIO PLAN KEY**

1. Stairs + Access to Harbor Basin
2. Public Access path at building
3. F.F.B Server’s Door
4. Main FFB Entrance + Awning
5. New Vinly + Polycarbonate temporary walls w/ aluminum structure
6. New Prefabricated Railing
7. New Metal Canopy Posts -
8. Glass Canopy w/ Metal structure
9. FFB Seating area

**BUILDING ENVELOPE AND INTERIOR ARE NOT IN SCOPE**

- Replace existing glass and metal partition w/ metal structure and temporary semi rigid polycarbonate windows
- Removal of current black metal posts - typ. for all
- Temporary ice rink structure
- Glass and Metal Canopy
- Temporary Semi Rigid Polycarbonate Window System (East and West)
- New Prefabricated Railing
- New Metal Canopy Posts -
- Glass Canopy w/ Metal structure
- FFB Seating area

**1/8” = 1’-0”**
PROPOSED ARCHITECTURAL PATIO PLAN OPTION 2

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. Fabric Canopy w/ Metal structure
9. Relocated FFB Seating area

BUILDING ENVELOPE AND INTERIOR ARE NOT IN SCOPE

1/8" = 1'-0"
**Canopy Concept Design**

**3000 K Street, NW**

**Washington, DC | 09.01.22**

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**Proposed Architectural Reflected Ceiling Plan**

**Proposed RCP Key**

1. Lightweight metal / vinyl enclosure opt 1
2. Folding Glass Enclosure Track opt 2
3. Metal Canopy Structure
4. Concealed operable rolled enclosure opt 1
5. Concealed operable rolled enclosure opt 2
6. Gutter incorporated into frame design
7. New Fans post mounted to beams
8. Heaters wall mounted (existing)
9. Shading Fabric
10. New Heaters post mounted to beams
11. Recessed Glazing between bays

**Builder Envelope and Interior Are Not In Scope**

**Opt. 2 Layout Location**

Concept consist between two proposed concepts

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**Enlarged Bay RCP**

1/4" = 1'-0"
CUNNINGHAM QUILL ARCHITECTS

Farmers Fishers Bakers
3000 K Street NW Washington, DC 20007

FFB Patio Concept Design

Existing Section
06/14/22

1/4" = 1'-0"

EXISTING CANOPY SECTION A-A

1/4" = 1'-0"

PUBLIC PATH

Existing Fabric Canopy mounted into original Washing Harbor column
Existing Fabric Canopy
Existing Heat lamps on mounted posts
Existing posts
Existing Railing and Plantings
Existing seating space

PUBLIC PATH

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
*Incorporated gutter into canopy design for water runoff
Updated Canopy Structure - White painted metal
Proposed rolled operable enclosure - translucent
Proposed fan centered in bays mounted to underside of structural beam
*Sliding and stackable seamless glazing w/ top track
*2'-0" Clerestory window above canopy attached to underside of building
Structural steel w/ supports above

PREVIOUSLY PROPOSED CANOPY SECTION B-B

1/4" = 1'-0"

PUBLIC PATH

Existing Fabric Canopy
Existing posts
Existing Heat lamps on mounted posts
Existing Fabric Canopy mounted into original Washing Harbor column
Existing seating space

PUBLIC PATH

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

Presented at 07/07/2022 OGB Meeting
**PROPOSED SECTIONS OPTIONS 1 + 2**

**BUILDING ENVELOPE AND INTERIOR ARE NOT IN SCOPE**

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

- 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
- 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
- Seating space

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

- Electric heaters mounted to underside of canopy beams
- LED Lighting mounted to side of canopy beams
- Incorporated gutter into canopy design for water runoff
- Operable track shading system
- Proposed fan centered in bays mounted to underside of structural beam
- Sliding and stackable seamless glazing w/ top track
- Updated Public Access - views to harbor + fountain
- Updated Canopy Structure - White painted metal
- Updated Railing and Plantings
- Seating space
Current canopy design hides the Washington Harbor Architecture
Current canopy design aligns with columns, hiding them and bolt into them
Current patio corners, cluttered with glass partitions, heat lamps, and umbrellas
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
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 GGB comments on 07/07 front gutter is removed and glazing broken to emphasize framing

3. Removed glazing from canopy attachment, per comments at GGB 07/07 meeting
Proposed canopy design aligns with the Washington Harbor Architecture


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
PREFabricated Black Metal Railing
Post Mounted into Brick Patio
2" x 2" Rounded Square Top Rail w/ 2” x 2” Posts
Stainless Steel Cable Rail Intermediates
Brick Coping and Pavers

PREFabricated Stainless Steel Metal Railing
Post Mounted into Brick Patio
2" x 2" Rounded Square Top Rail w/ 2” x 2” Posts
Stainless Steel Cable Rail Intermediates
Brick Coping and Paver

FLOWERBOXES ALONG RAILING
BRICK COPING AND PAVERS

PROPOSED RAILING DESIGN ELEVATION
1/2” = 1’-0”

PROPOSED RAILING DESIGN SECTION
1/2” = 1’-0”

4’-0” OC
CANOPY CONCEPT DESIGN

New Canopy Structure + Awning Color: Grey
Awning Slats: Retracted
Wind Screen: Removed
APPENDIX: ORIGINAL SITE PLAN

NOT TO SCALE

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