



BLESSED COFFEE ROASTING CAFE PROJECT

bestudio ARCHITECTURE

Project Description

The project includes the renovation of a ground level commercial space to accommodate a new roasting cafe in an existing 1 basement, 2 story structure. The tenant space is approximately 1,700 SF, and is adjacent to an existing restaurant and below rental dwelling units.

The program for the cafe includes a roasting area, a coffee bar, food storage & display, indoor & outdoor seating areas, and (2) restrooms, as well as accessory office and packaging space in the “back of house” area. An exterior ramp shall be provided as needed to provide an accessible route in to the tenant space.



2 EAST EXTERIOR ELEVATION - LAFAYETTE AVENUE
1/8" = 1'-0"



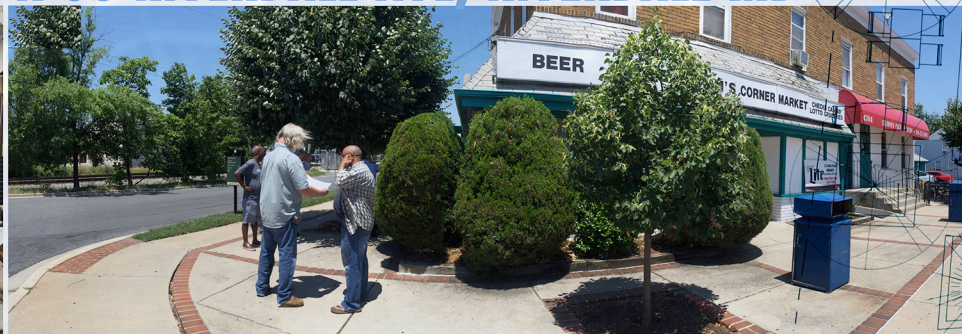
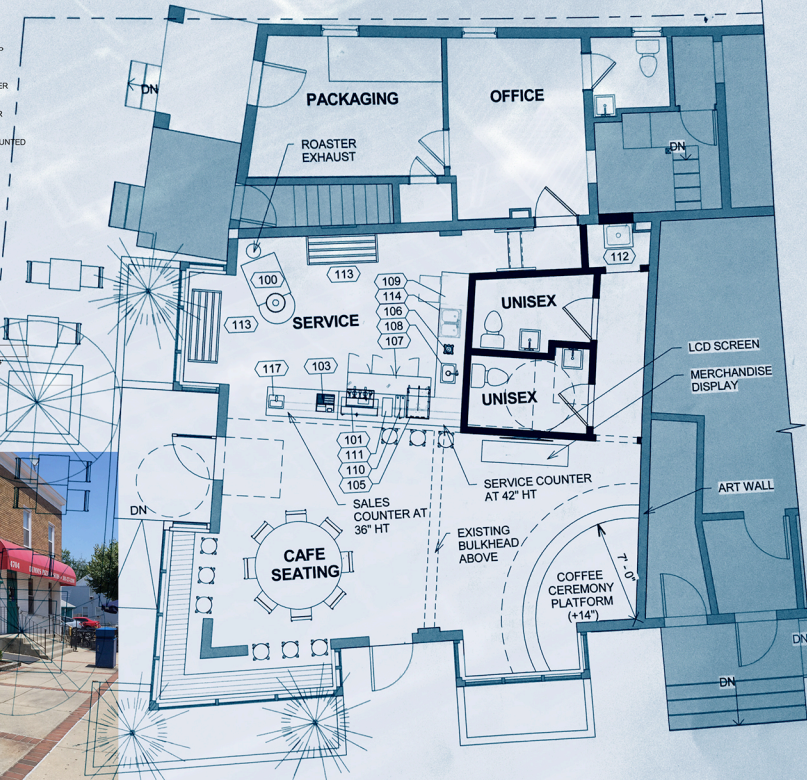
1 NORTH EXTERIOR ELEVATION - RIVERDALE ROAD
1/8" = 1'-0"

EXTERIOR ELEVATIONS - OPT 1
SD10

1/8" = 1'-0"
GRAPHIC SCALE FOR REFERENCE ONLY DO NOT SCALE OFF DRAWINGS

Project Specific Provisions

- Existing structure to remain, and shall be modified to accommodate new layout and any changes in loads due to new furnishings, fixtures and equipment.
- Existing building envelope to remain, and shall be modified to accommodate new layout and new openings/penetrations. All new construction shall be design to comply with energy code requirements.
- Client shall specify Kitchen Equipment.
- Anexhausthoodshallnotberequiredforroastingandfoodpreparation.
- Kitchen Equipment drawings shall be developed or space planning and consultant coordination purposes; rough-in drawings are not in the scope of this agreement.
- Existing parking spaces shall be made available for tenant use to satisfy zoning requirements.
- Proposal includes (1) presentation to Riverdale Park Local Design Review Committee. Time spent on subsequent design reviews will be billed as an Additional Service.
- Proposal assumes that the proposed project complies with the Town of Riverdale Park Mixed-Use Town Center Zone Development Plan, and will not require a Special Permit. If required, time spent shall be billed as an Additional Service.
- Presentation drawings for business development/fundraising purposes shall be provided at the Client's request as an Additional Service



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