**PROCESS**

*Incorporating feedback from our CFA hearing*

- **The Commission expressed strong support for the general configuration, massing, design character and landscape (Mass A, B, and D)** The ‘break down’ of the masses is done well and the masses work in harmony with each other. The design of Mass A along Whitehaven street was found to be particularly successful.

- **Requested further study of the materiality and architectural features at Mass C** The Commission suggested a study of the materiality and detailing of Mass C to ‘elevate’ the architectural language of that portion of the building to have the same refinement as Mass A. It was also suggested that the massing of Mass C was too monolithic and would benefit from further articulation.
PROPOSED BUILDING
Massing refinement

4 distinct building volumes, each with their own articulation, unique interpretation of details, and material palette provide a more contextually scaled composition of buildings which appear to have developed organically, over time.
MATERIAL PALETTE

Overview

ACCENTS

- Cast Stone: Terracotta Brick
  - Color: Match
- Cast Stone: Light Grey
- Metal Panel: Charcoal
- Metal Panel: Vintage Nickel

FIELD

- Mass A - Whitehaven Building
  - Elongated Brick: Terracotta
    - Color: Match
- Mass B - Plaza Building
  - Elongated Brick: Opal
  - Elongated Brick: Obsidian
  - Elongated Brick: Midnight Grey
- Mass C - Park Building
  - Elongated Brick: Opal Brick
  - Elongated Brick: Light Grey
- Mass D - Pavilion
  - Metal Panel: Vintage Nickel
  - Wood soffit & storefront

BASE

- Stone at grade
- Cast Stone

PREVIOUSLY PROPOSED / PREFERRED PALETTE FOR MASS C
DESIGN REVISIONS FOR 3/17 CFA HEARING
Mass A & B Penthouse Massing & Materiality

STREET VIEW FROM WISCONSIN AVE - EXISTING CONDITION
DESIGN REVISIONS FOR 3/17 CFA HEARING
Mass A & B Penthouse Massing & Materiality

3/2 PROPOSED
Previously proposed to OGB

From Wisconsin Ave

PROCESS
Preferred approach from previous OGB hearing

APPROVED
Approved at 3/17 CFA hearing

Key Plan

REVISIONS NOTED BETWEEN ORANGE ARROWS
DESIGN REVISIONS FOR 3/17 CFA HEARING

Massing A - Whitehaven Building

View from Wisconsin Ave
Approved at 3/17 CFA hearing
DESIGN REVISIONS FOR 3/17 CFA HEARING

Massing A - Whitehaven Building
DESIGN REVISIONS FOR 3/17 CFA HEARING

Massing A - Whitehaven Building

Nearing trailhead at Whitehaven
Approved at 3/17 CFA hearing

Key Plan
DESIGN STUDY
Mass C Materiality & Character

VIEW FROM DUMBARTON OAKS PARK - EXISTING CONDITION
PREVIOUSLY PROPOSED
Mass C Materiality & Character
PROPOSED BUILDING ARTICULATION

Mass A - Architectural Character

- Cast stone cornice with geometric relief
- Accents: Cast-stone cladding, sills and lintels
- Decorative metal guardrail at top of bay
- Inset cast-stone panel
- Field: Elongated brick with decorative coursing
- Radiused corners at bays and main building corners
- Cast stone sills, belt-courses, and special shapes
- Base: Ashlar stone at foundation
DESIGN STUDY
Mass C Materiality & Character

Previously proposed - view from Whitehaven Trail

3/9 PROPOSED

New window type w/ single-level articulation of cast stone lintels and sills

OPTION 1

OPTION 2 - PREFERRED

New roof line & window type w/ cast stone sills and spandrels
DESIGN STUDY
Mass C Materiality & Character

Previously proposed - enlarged birds-eye view from Dumbarton Oaks Park

- New window type w/ single-level articulation of cast stone lintels and sills

OPTION 1

- New roof line & window type w/ cast stone sills and spandrels

OPTION 2 - PREFERRED
DESIGN STUDY
Mass C Materiality & Character

Previously proposed - view looking S from trailhead

3/9 PROPOSED

New window type w/ single-level articulation of cast stone lintels and sills

OPTION 1

New roof line & window type w/ cast-stone sills and spandrels

OPTION 2
**DESIGN STUDY**

*Mass C Materiality & Character*

**OPTION 2**

New roof line & window type w/ cast-stone sills and spandrels

**OPTION 2A**

Symmetrical application of massing modifications w/ wider ‘connector’

**OPTION 2B - PREFERRED**

Reconciling ‘connector’ design language w/ balconies
MATERIAL PALETTE

Alternate for studies

ACCENTS
- Cast Stone
  Color: Match Terracotta Brick
- Cast Stone
  Color: Light Grey
- Metal Panel: Charcoal
- Elongated Brick
  Color: Terracotta
- Elongated Brick
  Color: Opal
- Elongated Brick
  Color: Obsidian
- Cast Stone
  Color: Match Terracotta Brick
- Metal Panel: Vintage Nickel
- Metal Panel: Vintage Nickel
- Wood soffit & storefront

FIELD
- Elongated Brick
  Color: Terracotta
- Elongated Brick
  Color: Opal
- Elongated Brick
  Color: Obsidian
- Cast Stone
  Color: Light Grey

BASE
- Cast Stone
- Stone at grade
- Cast Stone
- Stone at grade
- Stone at grade
- Stone at grade

Mass A - Whitehaven Building  
Mass B - Plaza Building  
Mass C - Park Building  
Mass D - Pavilion
DESIGN STUDY
Mass C Materiality & Character

View from Dumbarton Oaks Park
DESIGN STUDY
Mass C Materiality & Character

View from South East at Whitehaven Trail
DESIGN STUDY
Mass C Materiality & Character

ALTERNATE PALETTE

PREFERRED PALETTE

View from Dumbarton Oaks Park

View from South East at Whitehaven Trail
PROPOSED BUILDING ARTICULATION
Mass C - Architectural Character

- Perforated metal panel guardrail and composite metal slab-edge cover at balconies
- Cast-stone parapet with geometric relief
- Field: Elongated brick with decorative coursing and projecting vertical course
- Cast-stone sills
- Cast-stone spandrel panels with geometric relief
- Base: Ashlar stone at foundation with cast-stone belt-course and cap
PROPOSED BUILDING ARTICULATION

Mass C Materiality & Character

Key Revisions
- Revised roofline at Mass C
- Revised window configuration at Mass C
- Introduction of cast-stone sills in select locations
- Introduction of landscape along base

Enlarged birds-eye view from Dumbarton Oaks Park
PROPOSED BUILDING ARTICULATION

Mass C Materiality & Character

Key Revisions
- Revised roofline at Mass C
- Revised window configuration at Mass C
- Reconfiguration of metal & glass connector between Masses B & C
- Introduction of cast-stone sills in select locations

View from trailhead at Whitehaven Street
PROPOSED BUILDING ARTICULATION

Mass C Materiality & Character

Key Revisions
- Reconfiguration of stone base where Mass A meets park per 3/2 OGB feedback
- Revised roofline at Mass C
- Revised window configuration at Mass C
- Introduction of cast-stone sills in select locations
- Introduction of landscape along base
PROPOSED BUILDING ARTICULATION

Park side

View from South East at Whitehaven Trail
PROPOSED BUILDING ARTICULATION

At Whitehaven

From Whitehaven St
Approved at 3/17 CFA hearing
THANK YOU
PROPOSED BUILDING ARTICULATION

Massing A - Whitehaven Building

Key Plan

View from Whitehaven Street
Approved at 3/17 CFA hearing
PROPOSED BUILDING
At Whitehaven

VIEW FROM WHITEHAVEN STREET - EXISTING CONDITION
DESIGN STUDY #2
Mass C Materiality & Character

VIEW FROM DUMBARTON OAKS PARK - EXISTING CONDITION

From North East at Whitehaven Trail
PROPOSED BUILDING

Park side

VIEW FROM DUMBARTON OAKS PARK - EXISTING CONDITION
APPENDIX

Amenity plans

B2 Level

Level 1

Level 4

PH Level
APPENDIX

Rooftop Mechanical Locations

Roof Plan

LEGEND
- SUNKEN MECHANICAL AREA
- SCREENED ROOFTOP MECHANICAL LOCATIONS
APPENDIX

E/W Sections

E/W Section - Existing building 1:32

E/W Section - Proposed building 1:32
ELEVATION

North

North Elevation at Whitehaven St
Scale 1:30

Plaza / Loading Entry

Residential Entry

Garage Entry

Palette C

Palette A

Palette D

Washington, D.C.
3300 Whitehaven, NW
Grosvenor Americas
10/26/21 X

1" = 30'-0"
North Elevation

Landscaped Courtyard

Landscaped Plaza

Key Plan

North Elevation at Plaza
Scale 1:30

Palette C
Palette B
Palette D
ELEVATION

South

Landscaped courtyard over covered loading

South Elevation at Courtyard
Scale 1:30

Palette D

Palette B

Palette C
ELEVATION
East

Scale 1:30

Palette A
Palette B
Palette C

East Elevation

Key Plan

PLAZA
194’-8" RES - NC - 01
191’-8"
RES - NC - 02
201’-3 3/4"
RES - NC - 03
210’-11 1/2"
RES - NC - 04
220’-7 1/4"
RES - NC - 05
230’-6"
RES - NC - 06
239’-10 3/4"
RES - NC - 07
249’-6 1/2"
RES - NC - PH ROOF
RES - NC - ROOF
250’-6 1/2"
RES - NC - ROOF
250’-11 1/2"
RES - NC - 08
251’-3 3/4"
RES - NC - 09
250’-0"
RES - NC - PH ROOF
RES - ROOF
250’-0"
RES - PH ROOF

PLAZA 194’-8"
RES - NC - 01
191’-8"
RES - NC - 02
201’-3 3/4"
RES - NC - 03
210’-11 1/2"
RES - NC - 04
220’-7 1/4"
RES - NC - 05
230’-6"
RES - NC - 06
239’-10 3/4"
RES - NC - 07
249’-6 1/2"
RES - NC - PH ROOF
RES - NC - ROOF
250’-6 1/2"
RES - NC - ROOF
250’-11 1/2"
RES - NC - 08
251’-3 3/4"
RES - NC - 09
250’-0"
RES - NC - PH ROOF
RES - ROOF
250’-0"
RES - PH ROOF

Washington, D.C.
3300 Whitehaven, NW
Grosvenor Americas
10/26/21 X
Palette D

East Elevation at Courtyard
Scale 1:30

East Elevation at Courtyard
Scale 1:30

Palette A

Palette B

Palette D
Palette C