AGENDA

REVIEW FEEDBACK

PRELIMINARY LANDSCAPE / PLAZA CONCEPT

ARCHITECTURAL CONCEPT DIAGRAMS & PRECEDENT IMAGERY

BUILDING ARTICULATION
Mass A - Whitehaven Building
   Building Entry Study
Mass B - Plaza Building
Mass C - Park Building
Mass D - Pavilion

PROJECT OVERVIEW
PROCESS
Incorporating feedback from our second OGB hearing

- **Clarity of concept (General)** The project would benefit from more clarity of concept. More attention is required to enhance overall concepts and how they thread individual buildings together.

- **Cornice line and stone base (Mass A)** Mass A would benefit from further refinement of the cornice line as well as a return of the stone base along the Whitehaven and plaza elevations.

- **Building entrance and landscaping/plaza (Mass A)** Building entrance should have more presence and be scaled for overall size of project rather than specifically to Mass A on Whitehaven. Further development of the landscape / plaza design is integral to the overall composition of building.

- **Penthouse (Mass B)** Mechanical penthouse screen on Mass B articulation is overwrought and should have less presence. A quieter language would be preferred.

- **Residential character/balconies (Masses B and D)** Masses B and D at plaza would benefit from a more residential feel, perhaps through the introduction of balconies.

- **Additional detailing (Masses C and D)** Masses C and D are overly simplified and would benefit from an additional layer of detail to further enhance the quality of the architecture and better integrate the buildings into the overall project language.
PROPOSED BUILDING

Site Plan

3300 WHITEHAVEN STREET (SITE)

Footprint of existing building in orange
LANDSCAPE

Ground Level - Overall Site Landscape Plan
LANDSCAPE

Ground Level - Pocket park, Drop-off, Play area plan

EXISTING BRITISH SCHOOL

RESIDENTIAL BUILDING

WHITEHAVEN STREET

PARK

Dropping off/Plaza

ARRIVAL PLAZA

ELEVATOR / STAIRS

INTERNAL ACCESS ROAD

PLAY AREA (ARTIFICIAL TURF)

PAVILION

INTERNAL ACCESS ROAD

3300 WHITEHAVEN | RESIDENTIAL STUDY
FEBRUARY 3, 2022

ParkerRodriguez
LANDSCAPE
Ground Level - Park

- Mound with tree planting
- Sculptural seatwall
- Lawn

EXISTING BRITISH SCHOOL
PLAY AREA

INTERNAL ACCESS ROAD
Pavilion

RESIDENTIAL BUILDING

LAWN SCULPTURAL SEATWALL

MOULD WITH TREE PLANTING

GROUND LEVEL - PARK LEVEL
LANDSCAPE
Ground Level - Shared Plaza & Drop-off
LANDSCAPE

Ground Level - Soft Edge / Fence
PROCESS

Preliminary Detailing Concepts
PROCESS
Revised Detailing Precedents

FENESTRATION & SPANDREL DETAILS

METAL PANEL DETAILS
PROCESS
Revised Detailing Concepts

MASS A
Cast-stone parapet with geometric relief
Cast-stone sills

MASS B
Vertical brick reveal
Spandrel with geometric relief

MASS C
Vertical brick projection
Spandrel with geometric relief

MASS D
Radiused masonry piers
Vertical cast-stone window surrounds
Cast-stone parapet with geometric relief
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
  - Color: Match
  - Terracotta Brick
- Cast Stone
  - Color: Light Grey
- Metal Panel:
  - Charcoal
- Metal Panel:
  - Vintage Nickel
- Cast Stone
  - Color: Match
  - Opal Brick
- Metal Panel:
  - Vintage Nickel

**FIELD**
- Elongated Brick
  - Color: Terracotta
- Elongated Brick
  - Color: Opal
- Elongated Brick
  - Color: Midnight Grey
- Elongated Brick
  - Color: Obsidian

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

**Mass A - Whitehaven Building**

**Mass B - Plaza Building**

**Mass C - Park Building**

**Mass D - Pavilion**

**Wood soffit & storefront**
PROPOSED BUILDING

Process

12/2 OGB HEARING #2

Proposed massing from Whitehaven Street

Proposed massing from Dumbarton Oaks park

2/3 PROPOSED

Proposed articulation from Whitehaven Street

Proposed articulation from Dumbarton Oaks park
PROPOSED BUILDING
At Whitehaven

Key Revisions
- Simplified mechanical PH articulation
- Revised building entrance
- Revised Pavilion articulation
- Addition of balconies at plaza
- Re-introduction of stone base at Mass A

Key Plan
From Whitehaven St
Key Revisions
- Revised & added detail elements at Mass A, B, and C
- Re-introduction of stone base at Mass A and Mass C
- Added hierarchy to Mass C facades
Key Revisions
- Revised & added detail elements at Mass A, B, and C
- Re-introduction of stone base at Mass A and Mass C
- Added hierarchy to Mass C facades
PROPOSED BUILDING ARTICULATION

Massing A - Whitehaven Building

- 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
- Base: Cast Stone
PROPOSED BUILDING ARTICULATION COMPARISON

Massing A - Whitehaven Building

Key Revisions

• Added hierarchy to Whitehaven elevation by:
  • Grouping bays together at either side of building entrance to enlarge physical presence of entry
  • Enlarged lobby windows on either side of building entry
  • Connecting base of bays with wing walls and raised planters
  • Recessing garage entry
  • Re-introduced stone base at plaza
PROPOSED BUILDING ARTICULATION COMPARISON

Massing A - Whitehaven Building

Key Revisions
- Added hierarchy to Whitehaven elevation by:
  - Grouping bays together at either side of building entrance to enlarge physical presence of entry
  - Enlarged lobby windows on either side of building entry
  - Connecting base of bays with wing walls and raised planters
  - Recessed garage bay
  - Revised grade at building entry

12/2 - Whitehaven Street elevation perspective Currently Proposed
PROPOSED BUILDING ARTICULATION

Massing A - Whitehaven Building

Key Revisions
- Revised cast-stone cornice with geometric relief & scaled back horizontal projection
- Reintroduction of stone base at East and West ends of Mass A
- Introduction of glass & metal language at courtyard amenity
PROPOSED BUILDING ARTICULATION COMPARISON

Massing A - Whitehaven Building

Key Revisions
- Revised cast-stone cornice with geometric relief & scaled back horizontal projection
- Reintroduction of stone base at East and West ends of Mass A
- Introduction of geometric relief at spandrel panels
- Introduction of glass & metal language at courtyard amenity

Key Plan

12/02 - From Southern end of Courtyard

Currently Proposed
PROPOSED BUILDING ARTICULATION
Massing B - Plaza Building

Detail view at Plaza

- Inverted metal louver mechanical screen with decorative vertical elements
- Accents: Cast-stone lintels and parapet caps
- Perforated metal panel guardrail at balconies and terraces
- Metal panel spandrel panels with geometric relief
- Decorative brick coursing at corners
- Field: Elongated Brick with decorative coursing
- Base: Elongated Brick with cast-stone belt course
PROPOSED BUILDING ARTICULATION COMPARISON

Massing B - Plaza Building

Key Revisions
• Revised Mass D articulation concept
• Incorporation of balconies into Mass B and Mass D articulation
• Elimination of Level 06 trellis atop bays on Mass B and introduction of geometric relief at spandrel panels
• Vertical brick reveals at piers
PROPOSED BUILDING ARTICULATION

Massing B - Plaza Building

Key Revisions
- Revised cast stone cornice with geometric relief
- Vertical brick reveal at piers
- Introduction of geometric relief at metal spandrel

Balconies at park-facing courtyard
PROPOSED BUILDING ARTICULATION

Massing B - Plaza Building

Key Revisions
- Revised cast-stone cornice with geometric relief
- Vertical brick reveal at piers
- Introduction of geometric relief at spandrel panel
PROPOSED BUILDING ARTICULATION

Massing C - Park Building

- Cast-stone parapet with geometric relief
- Field: Elongated brick with decorative coursing and projecting vertical course
- Cast-stone spandrel panels with geometric relief
- Perforated metal panel guardrail
- Base: Cast Stone
PROPOSED BUILDING ARTICULATION

Massing C - Park Building

Key Revisions
- Revised cast-stone cornice with geometric relief
- Vertical brick projection at piers
- Introduction of geometric relief at metal spandrel

DISENGAGED STONE WALLS AT UNIT TERRACES

METAL PANEL TRELLIS

STONE BASE WITH INTEGRATED LANDSCAPE PLANTERS

From Southern end of Courtyard
PROPOSED BUILDING ARTICULATION COMPARISON

Massing C - Park Building

Key Revisions
- Revised cast-stone cornice with geometric relief
- Vertical brick projection at piers
- Introduction of geometric relief at metal spandrel
- Re-introduction of stone at base
PROPOSED BUILDING ARTICULATION

Massing C - Park Building

View looking S from trailhead
**PROPOSED BUILDING ARTICULATION**

*Massing D - Pavilion Building*

- **Brick piers with decorative coursing**
- **Cast stone window surround, belt-course, and parapet**
- **Accent: Decorative wood-tone trellis at roof structure**
- **Field: Elongated brick with decorative coursing**
- **Storefront & Soffit: Wood-tone**
- **Decorative wood-tone trellis**
PROPOSED BUILDING ARTICULATION COMPARISON

Massing D - Pavilion Building

Key Revisions

- Revised articulation concept featuring:
  - Replacement of pilotis with concave brick piers as a nod to the radiused corners of Mass A
  - Corner detailing found in adjacent Mass B bays
  - Juliette balconies for a more residential design language
  - Incorporation of wood trellis element at ground level
PROPOSED BUILDING ARTICULATION

Massing D - Pavilion Building

Key Plan
PROPOSED BUILDING ARTICULATION

Massing D - Pavilion Building

View looking SW from Plaza
PROPOSED BUILDING ARTICULATION

Massing D - Pavilion Building

View looking W from South courtyard
PROPOSED BUILDING ARTICULATION

Overview

From Whitehaven St

From East at Whitehaven Trail

From South East at Whitehaven Trail

Aerial view from North-East
THANK YOU
APPENDIX

Amenity plans

B2 Level

Level 1

Level 4

PH Level
APPENDIX

Rooftop Mechanical Locations
APPENDIX

N/S Sections - Height comparison
ELEVATION
North

North Elevation at Whitehaven St
Scale 1:30

Residential Entry
Garage Entry
Plaza / Loading Entry

Palette C
Palette A
Palette D
ELEVATION

South

Landscaped courtyard over covered loading

South Elevation at Courtyard
Scale 1:30
ELEVATION
West

West Elevation at Courtyard
Scale 1:30

Palette C

Key Plan