



CFA CONCEPT REVIEW SUBMISSION



THOR EQUITIES 3000 M STREET NW
WASHINGTON DC

COVER
04/19/2022

WINSTANLEY
ARCHITECTS & PLANNERS





1 - M ST. LOOKING WEST 2 BLOCKS AWAY



2 - M ST. LOOKING WEST 1 BLOCK AWAY



3 - M ST. LOOKING EAST 2 BLOCKS AWAY



4 - M ST. LOOKING EAST 1 BLOCK AWAY



5 - 30TH ST. LOOKING SOUTH 2 BLOCKS AWAY



6 - 30TH ST. LOOKING SOUTH 1 BLOCK AWAY



7 - 30TH ST. LOOKING NORTH 2 BLOCKS AWAY



8 - 30TH ST. LOOKING NORTH 1 BLOCK AWAY



EXISTING ELEVATION - SOUTH SIDE OF M ST.



EXISTING ELEVATION - WEST SUDE OF 30TH ST.

SCALE: 0 25' 50' 100'



PARTI DIAGRAM

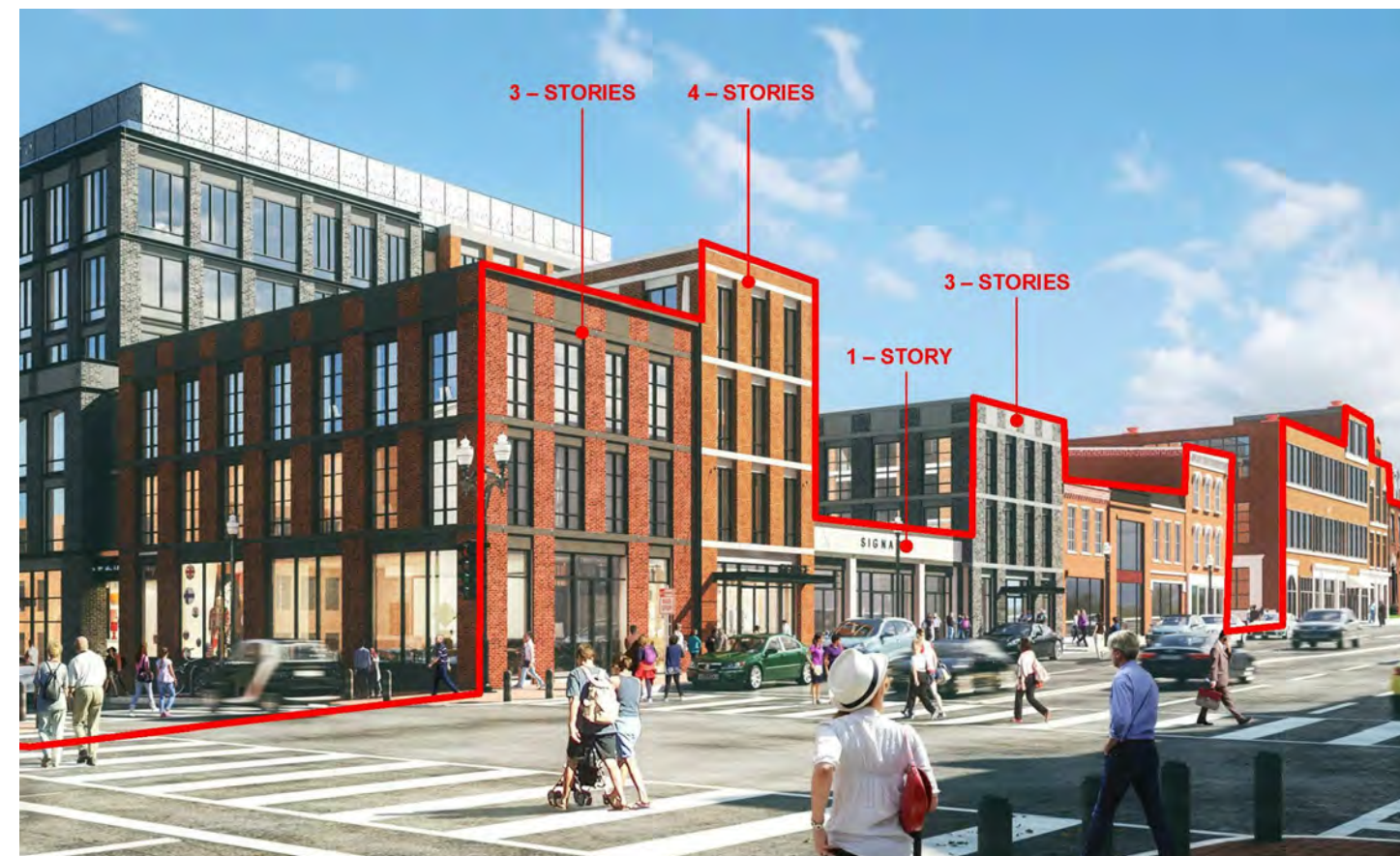




STUDY OF THE EPISODIC CHARACTER OF THE BUILDING HEIGHTS ALONG THE M STREET CORRIDOR. ALL THE 4 STORY BUILDINGS ARE HIGHLIGHTED IN RED, AND THE BLOCKS WITH A 4 STORY BUILDING ARE DOCUMENTED TO UNDERSTAND THE ADJACENT BUILDING HEIGHTS. THE PROPOSED MASSING MAINTAINS THAT EPISODIC CHARACTER.

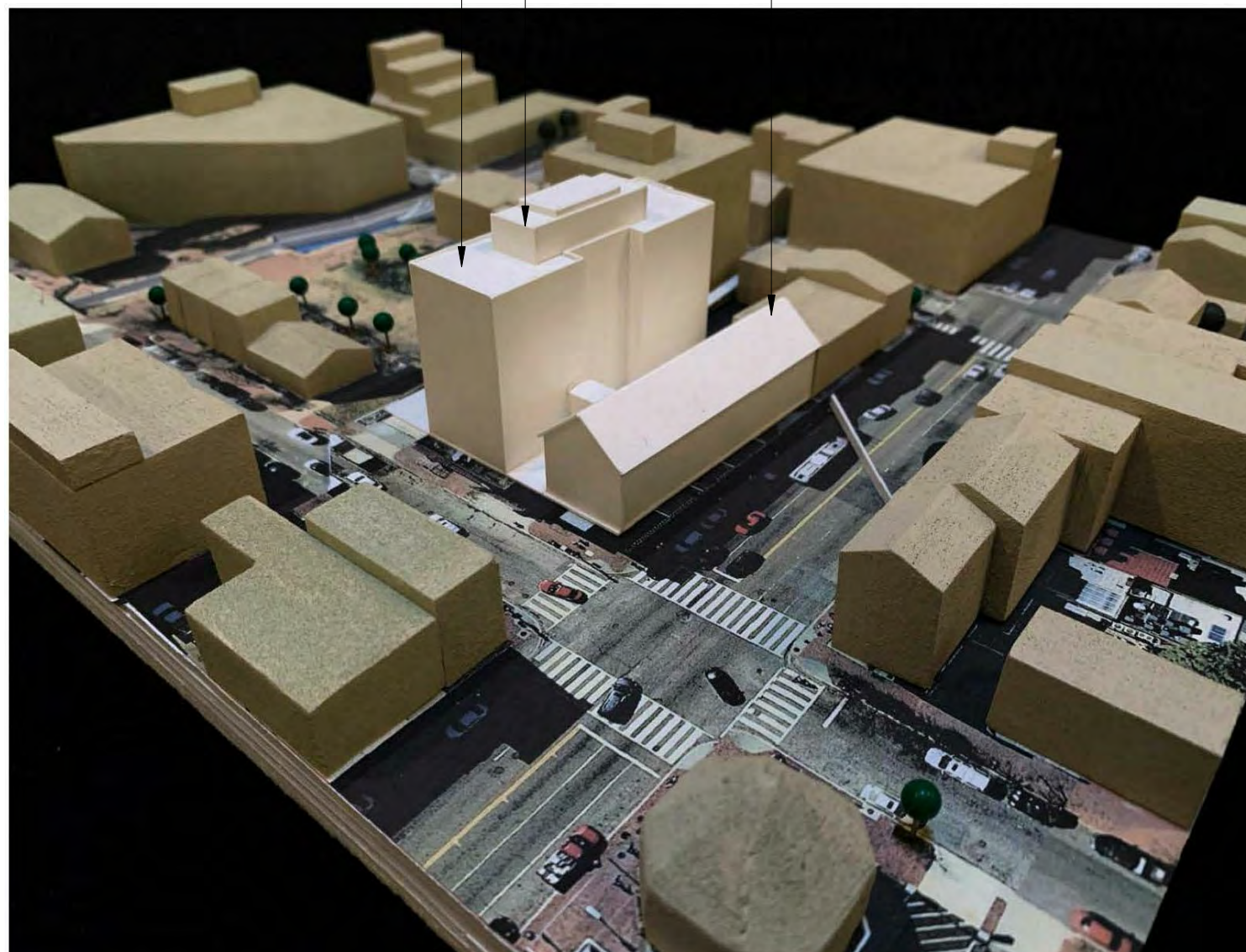


EXISTING EPISODIC STREETScape ON M STREET (BETWEEN POTOMAC ST & WISCONSIN AVE)



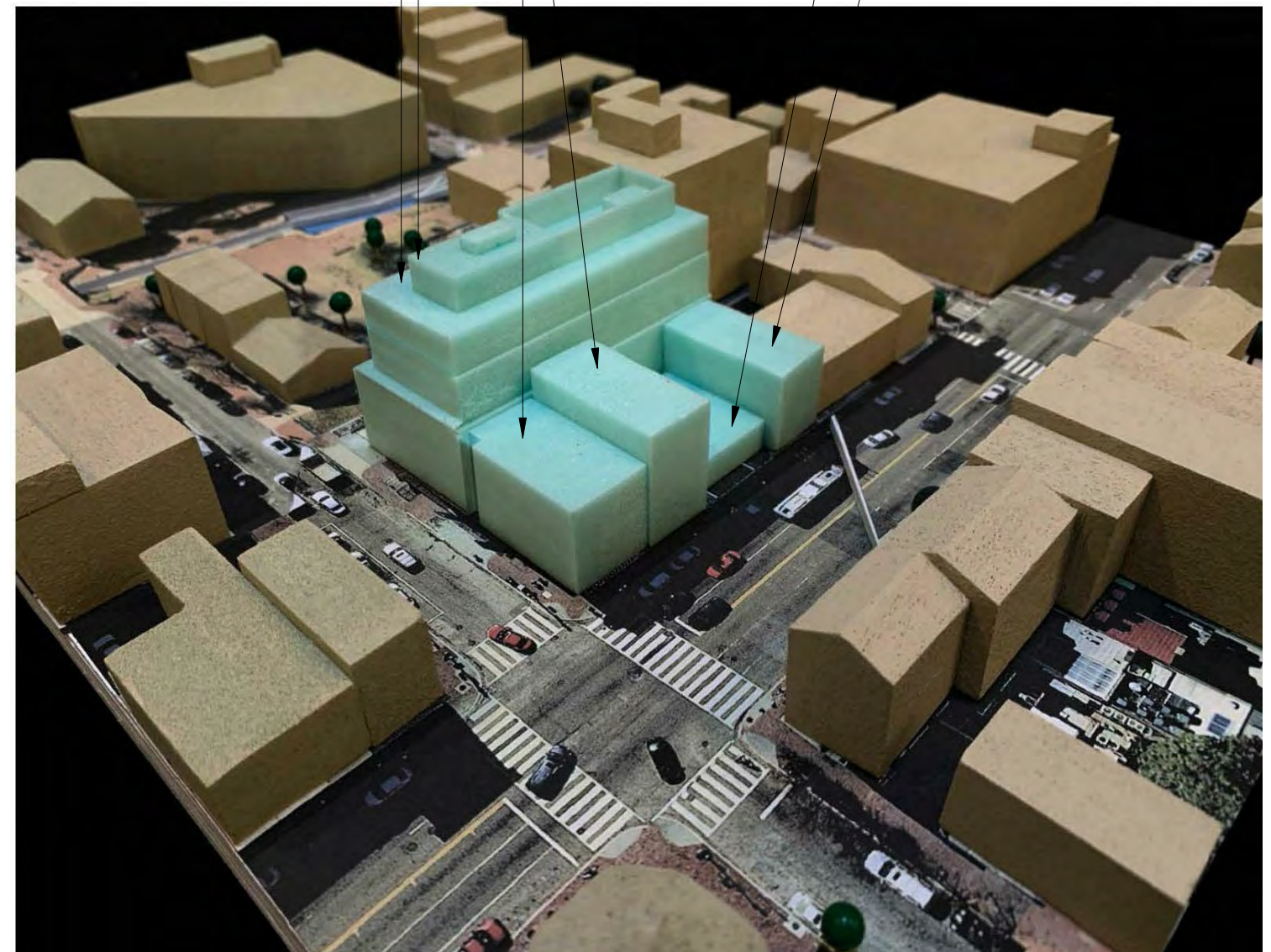
PROPOSED EPISODIC STREETScape

BUILDING HEIGHT: +108'-0" / 60'-7" ABOVE BMP
 MECHANICAL PENTHOUSE: 15'-3"
 TOP OF PITCH: 40'-0" ABOVE BMP



PRIOR MASSING - FORMER LATHAM HOTEL

BUILDING HEIGHT: +111'-5" / 64'-0" ABOVE BMP
 PENTHOUSE (AMENITY AND SCREEN MECHANICAL AREA: 12'-0")
 AT M STREET:
 36'-5" ABOVE BMP
 44'-9" ABOVE BMP
 17'-1" ABOVE BMP



PROPOSED MASSING



WEST SIDE (RED BRICK) OF THE 6-STORY PORTION SHOWS ARCHES AND ARCHITECTURAL DETAILS FROM THE SOUTH ELEVATION WEST SIDE THAT WAS PREVIOUSLY SUBMITTED TO OGB.



WEST SIDE (RED BRICK) OF THE 6-STORY PORTION SHOWS WHAT WAS PREVIOUSLY SUBMITTED TO OGB, AND THE SOUTH ELEVATION TAKES ON THE SAME ARCHITECTURAL DETAILING AS THE M STREET SIDE.



WEST SIDE (RED BRICK) OF THE 6-STORY PORTION SHOWS ARCHES AND ARCHITECTURAL DETAILS FROM THE SOUTH ELEVATION WEST SIDE THAT WAS PREVIOUSLY SUBMITTED TO OGB.



WEST SIDE (RED BRICK) OF THE 6-STORY PORTION SHOWS WHAT WAS PREVIOUSLY SUBMITTED TO OGB, AND THE SOUTH ELEVATION TAKES ON THE SAME ARCHITECTURAL DETAILING AS THE M STREET SIDE.



WEST SIDE (RED BRICK) OF THE 6-STORY PORTION SHOWS ARCHES AND ARCHITECTURAL DETAILS FROM THE SOUTH ELEVATION WEST SIDE THAT WAS PREVIOUSLY SUBMITTED TO OGB.



WEST SIDE (RED BRICK) OF THE 6-STORY PORTION SHOWS WHAT WAS PREVIOUSLY SUBMITTED TO OGB, AND THE SOUTH ELEVATION TAKES ON THE SAME ARCHITECTURAL DETAILING AS THE M STREET SIDE.



THOR EQUITIES 3000 M STREET NW
WASHINGTON DC

M STREET VIEW LOOKING SOUTH- EVENING - OPTION B (PREFERRED)

04/19/2022

WINSTANLEY
ARCHITECTS & PLANNERS



WEST SIDE (RED BRICK) OF THE 6-STORY PORTION SHOWS ARCHES AND ARCHITECTURAL DETAILS FROM THE SOUTH ELEVATION WEST SIDE THAT WAS PREVIOUSLY SUBMITTED TO OGB.



WEST SIDE (RED BRICK) OF THE 6-STORY PORTION SHOWS WHAT WAS PREVIOUSLY SUBMITTED TO OGB, AND THE SOUTH ELEVATION TAKES ON THE SAME ARCHITECTURAL DETAILING AS THE M STREET SIDE.



THOR EQUITIES

3000 M STREET NW
WASHINGTON DC

M STREET AND 30TH ST VIEW - DAY - OPTION B (PREFERRED)

04/19/2022

WINSTANLEY
ARCHITECTS & PLANNERS



WEST SIDE (RED BRICK) OF THE 6-STORY PORTION SHOWS ARCHES AND ARCHITECTURAL DETAILS FROM THE SOUTH ELEVATION WEST SIDE THAT WAS PREVIOUSLY SUBMITTED TO OGB.



WEST SIDE (RED BRICK) OF THE 6-STORY PORTION SHOWS WHAT WAS PREVIOUSLY SUBMITTED TO OGB, AND THE SOUTH ELEVATION TAKES ON THE SAME ARCHITECTURAL DETAILING AS THE M STREET SIDE.



THOR EQUITIES

3000 M STREET NW
WASHINGTON DC

M STREET AND 30TH STREET VIEW - EVENING - OPTION B (PREFERRED)

04/19/2022

WINSTANLEY
ARCHITECTS & PLANNERS



WEST SIDE (RED BRICK) OF SOUTH ELEVATION SHOWS ARCHES AND ARCHITECTURAL DETAILS, WHICH IS CARRIED OVER TO NORTH ELEVATION FACING M STREET.



THOR EQUITIES 3000 M STREET NW
WASHINGTON DC

30TH STREET VIEW - OPTION A

04/19/2022

WINSTANLEY
ARCHITECTS & PLANNERS



WEST SIDE (RED BRICK) OF SOUTH ELEVATION TAKES ON THE SAME ARCHITECTURAL DETAILING AS THE M STREET SIDE WITH NO ARCHES.



WEST SIDE (RED BRICK) OF SOUTH ELEVATION SHOWS ARCHES AND ARCHITECTURAL DETAILS, WHICH IS CARRIED OVER TO NORTH ELEVATION FACING M STREET.



WEST SIDE (RED BRICK) OF SOUTH ELEVATION TAKES ON THE SAME ARCHITECTURAL DETAILING AS THE M STREET SIDE WITH NO ARCHES.



PROPOSED STREET ELEVATION - SOUTH SIDE OF M ST. - OPTION A



PROPOSED STREET ELEVATION - SOUTH SIDE OF M ST. - OPTION B (PREFERRED)



PROPOSED ELEVATION - WEST SIDE OF 30TH ST.

SCALE: 0 25' 50' 100'



EXISTING - M ST. LOOKING WEST 2 BLOCKS AWAY



PROPOSED - M ST. LOOKING WEST 2 BLOCKS AWAY



EXISTING - M ST. LOOKING WEST 1 BLOCK AWAY



PROPOSED - M ST. LOOKING WEST 1 BLOCK AWAY



EXISTING - M ST. LOOKING EAST 2 BLOCKS AWAY



PROPOSED - M ST. LOOKING EAST 2 BLOCKS AWAY



EXISTING - M ST. LOOKING EAST 1 BLOCK AWAY



PROPOSED - M ST. LOOKING EAST 1 BLOCK AWAY



EXISTING - 30TH ST. LOOKING NORTH 2 BLOCKS AWAY



PROPOSED - 30TH ST. LOOKING NORTH 2 BLOCKS AWAY



EXISTING - 30TH ST. LOOKING NORTH 1 BLOCK AWAY



PROPOSED - 30TH ST. LOOKING NORTH 1 BLOCK AWAY



EXISTING (BEFORE DEMO) - 30TH ST. LOOKING NORTH HALF BLOCK AWAY



EXISTING - 30TH ST. LOOKING NORTH HALF BLOCK AWAY



EXISTING - 30TH ST. LOOKING NORTH HALF BLOCK AWAY



PROPOSED - 30TH ST. LOOKING NORTH HALF BLOCK AWAY



EXISTING - 30TH ST. LOOKING SOUTH 2 BLOCKS AWAY



PROPOSED - 30TH ST. LOOKING SOUTH 2 BLOCKS AWAY



EXISTING - 30TH ST. LOOKING SOUTH 1 BLOCK AWAY



PROPOSED - 30TH ST. LOOKING SOUTH 1 BLOCK AWAY



WEST SIDE (RED BRICK) OF THE 6-STORY PORTION SHOWS ARCHES AND ARCHITECTURAL DETAILS FROM THE SOUTH ELEVATION WEST SIDE THAT WAS PREVIOUSLY SUBMITTED TO OGB.

SCALE: 0 10' 20' 40'



THOR EQUITIES 3000 M STREET NW
WASHINGTON DC

PROPOSED NORTH ELEVATION - OPTION A
04/19/2022

WINSTANLEY
ARCHITECTS & PLANNERS



WEST SIDE (RED BRICK) OF THE 6-STORY PORTION SHOWS WHAT WAS PREVIOUSLY SUBMITTED TO OGB, AND THE SOUTH ELEVATION TAKES ON THE SAME ARCHITECTURAL DETAILING AS THE M STREET SIDE.

SCALE: 0 10' 20' 40'

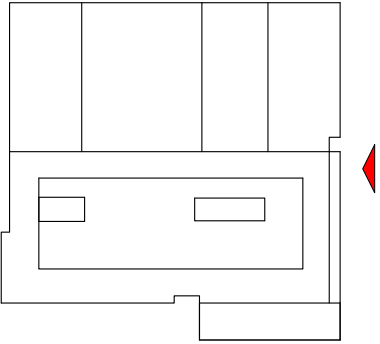


THOR EQUITIES 3000 M STREET NW
WASHINGTON DC

PROPOSED NORTH ELEVATION - OPTION B (PREFERRED)

04/19/2022

WINSTANLEY
ARCHITECTS & PLANNERS



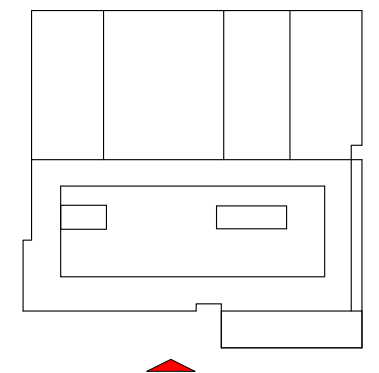
SCALE: 0 10' 20' 40'



THOR EQUITIES 3000 M STREET NW
WASHINGTON DC

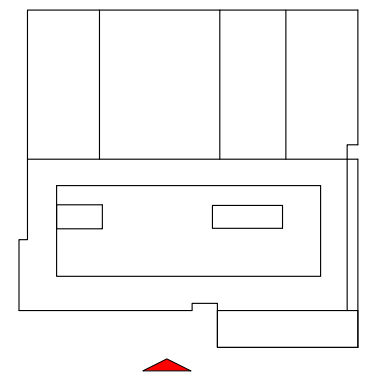
PROPOSED EAST ELEVATION
04/19/2022





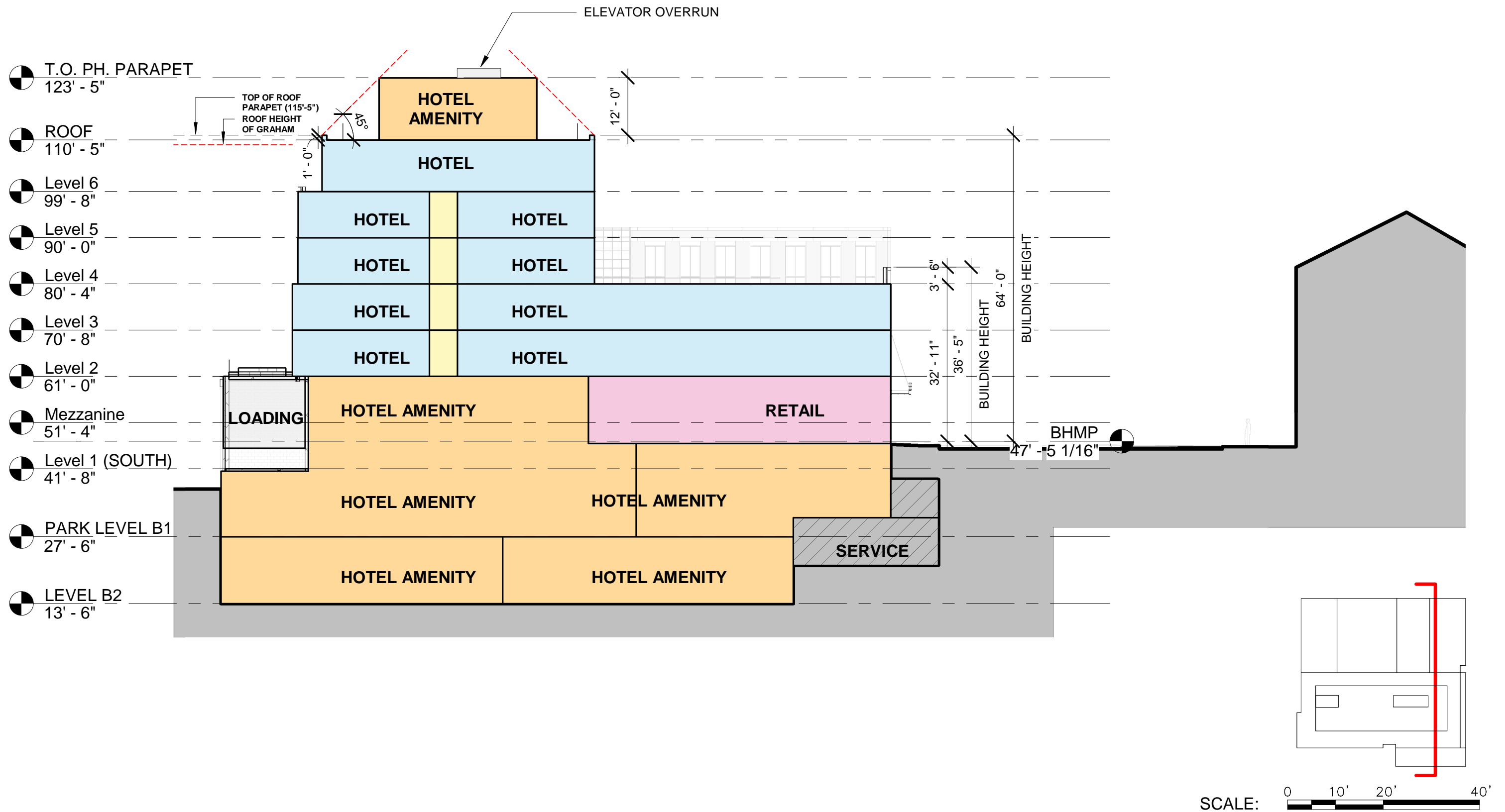
WEST SIDE (RED BRICK) OF SOUTH ELEVATION SHOWS ARCHES AND ARCHITECTURAL DETAILS, WHICH IS CARRIED OVER TO NORTH ELEVATION FACING M STREET.

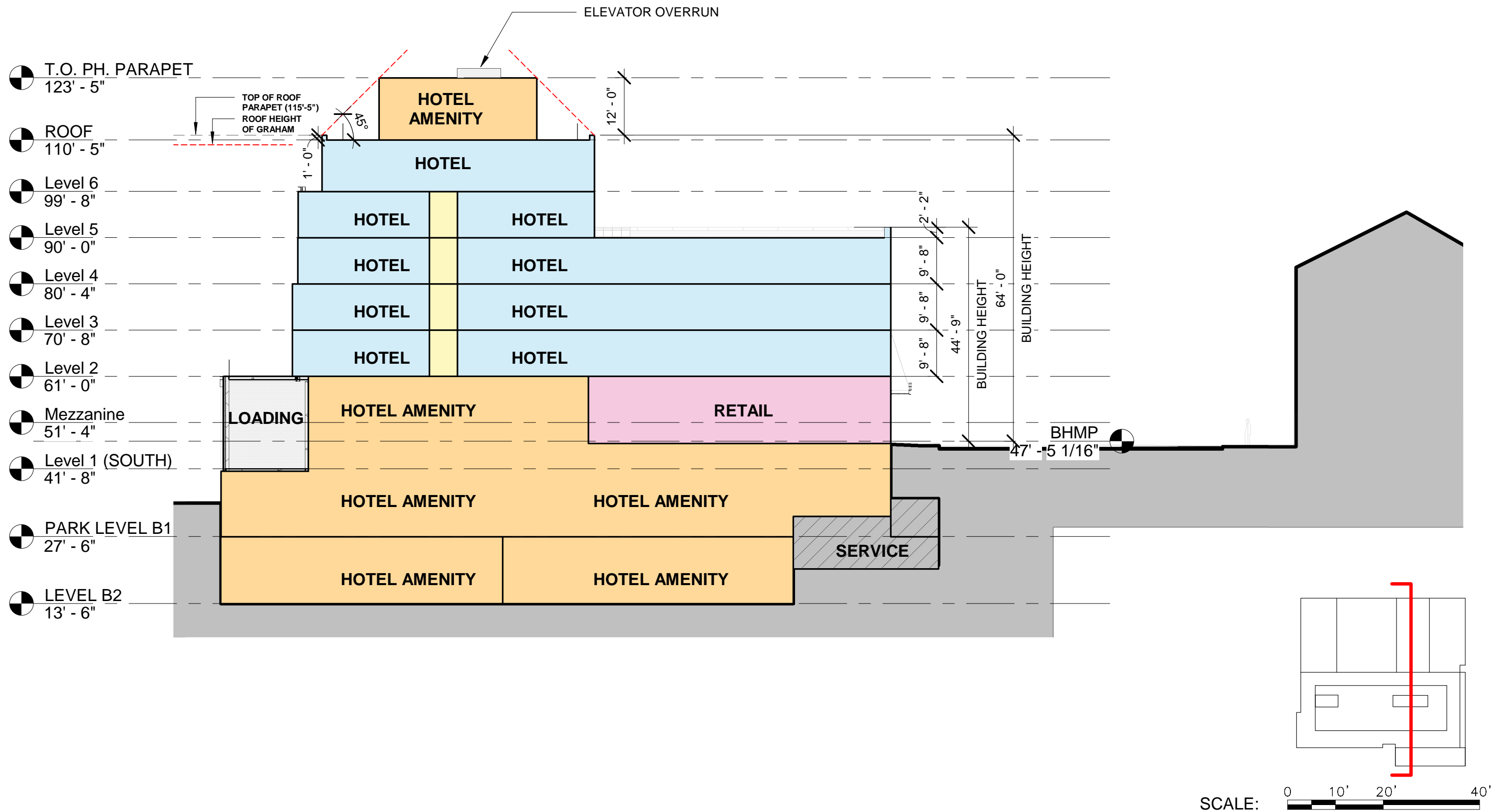
SCALE: 0 10' 20' 40'

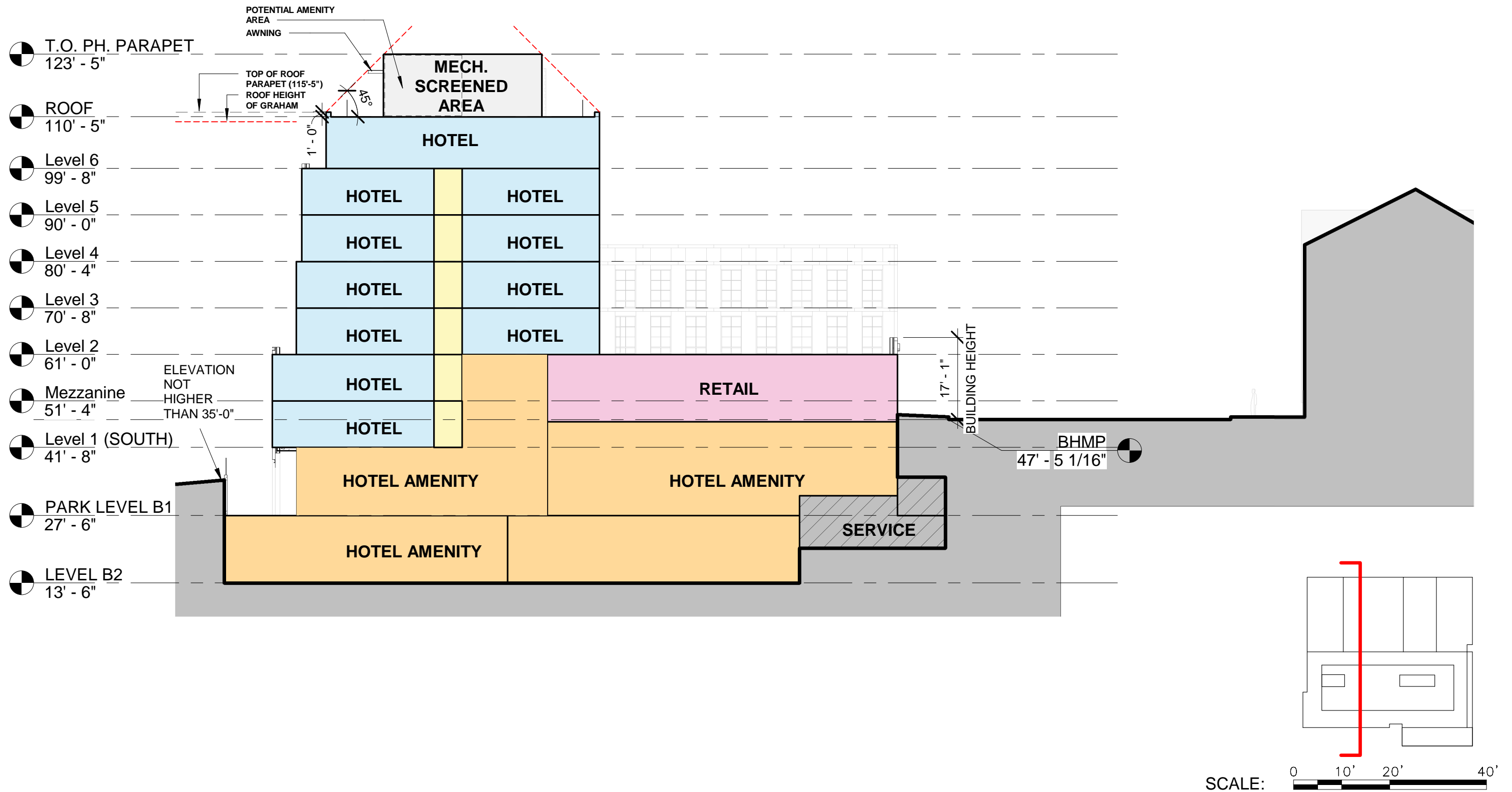


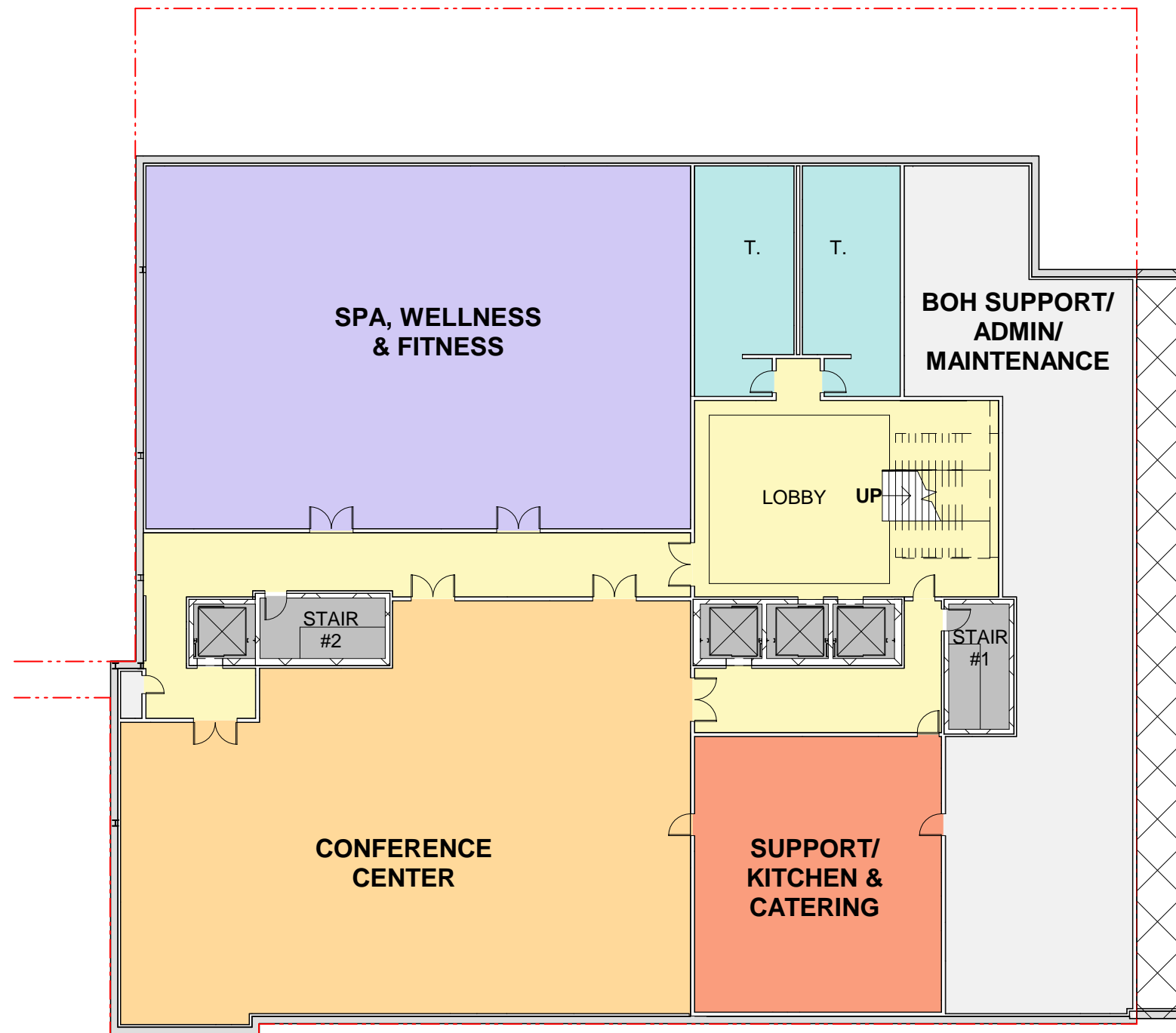
WEST SIDE (RED BRICK) OF SOUTH ELEVATION TAKES ON THE SAME ARCHITECTURAL DETAILING AS THE M STREET SIDE WITH NO ARCHES.

SCALE: 0 10' 20' 40'



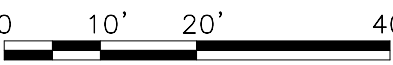


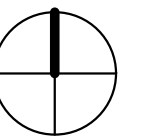


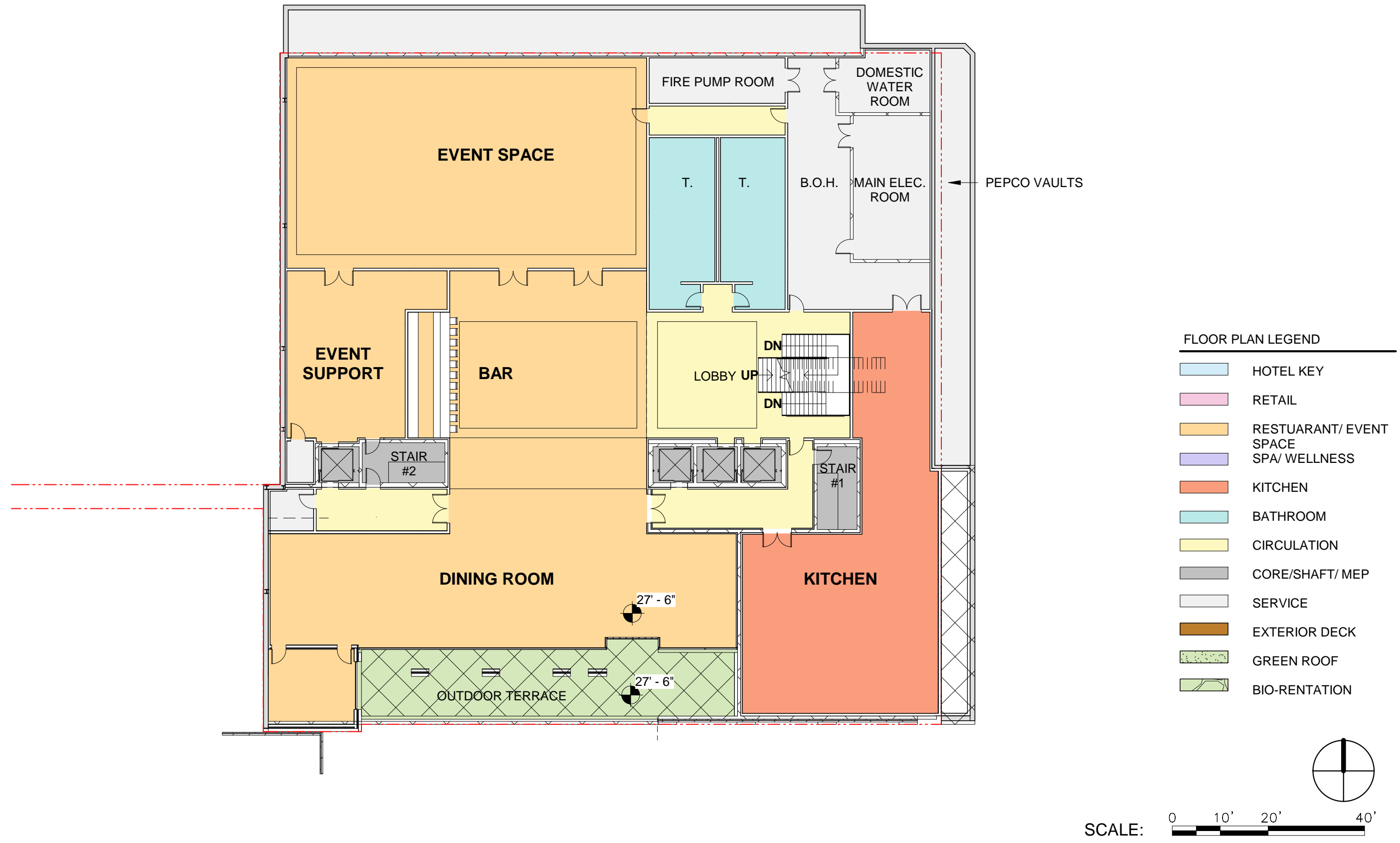


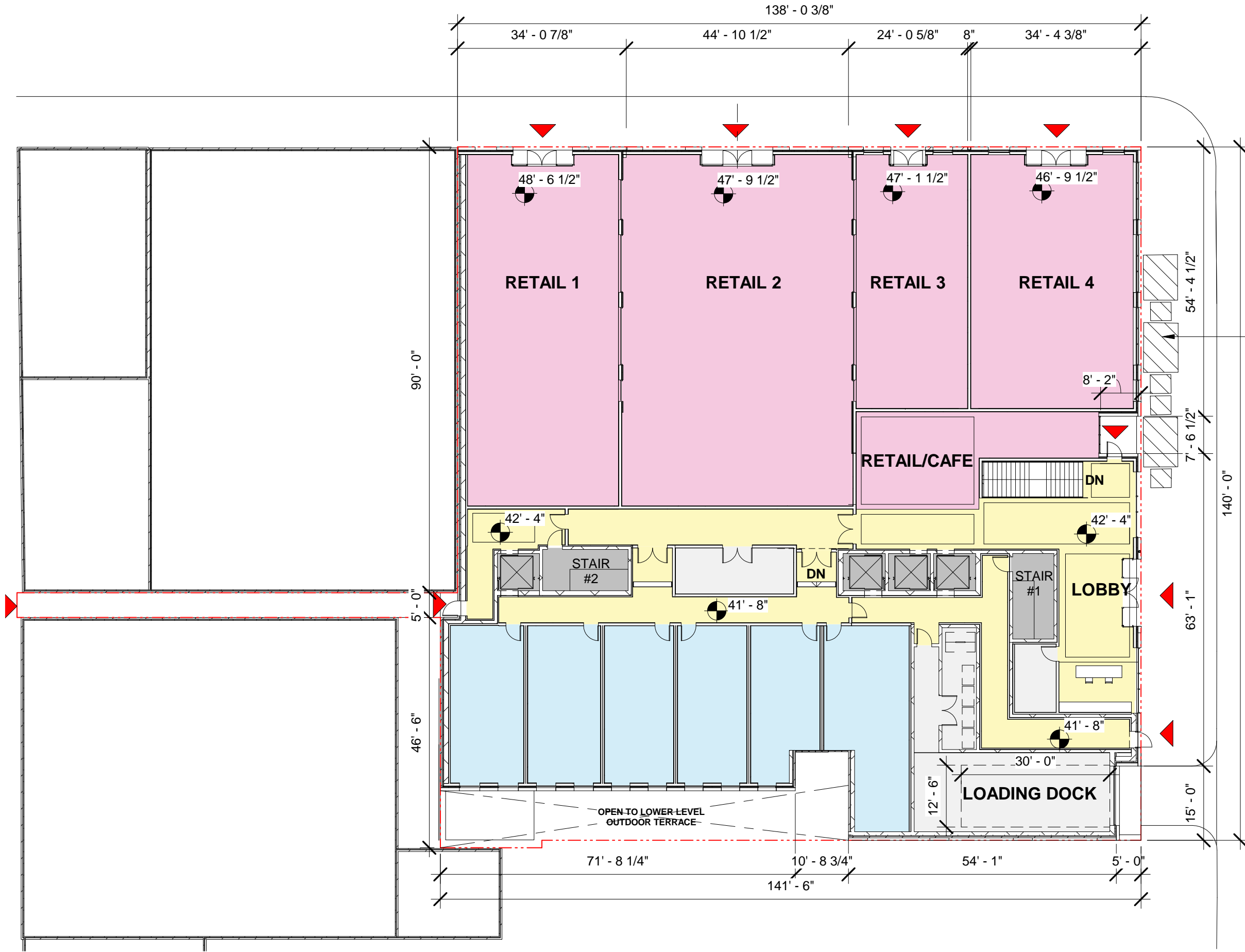
FLOOR PLAN LEGEND

	HOTEL KEY
	RETAIL
	RESTUARANT/ EVENT SPACE
	SPA/ WELLNESS
	KITCHEN
	BATHROOM
	CIRCULATION
	CORE/SHAFT/ MEP
	SERVICE
	EXTERIOR DECK
	GREEN ROOF
	BIO-RENTATION

SCALE: 



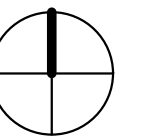
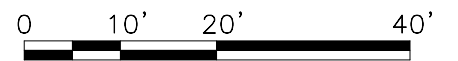




FLOOR PLAN LEGEND

	HOTEL KEY
	RETAIL
	RESTUARANT/ EVENT SPACE
	SPA/ WELLNESS
	KITCHEN
	BATHROOM
	CIRCULATION
	CORE/SHAFT/ MEP
	SERVICE
	EXTERIOR DECK
	GREEN ROOF
	BIO-RENTATION

SCALE:

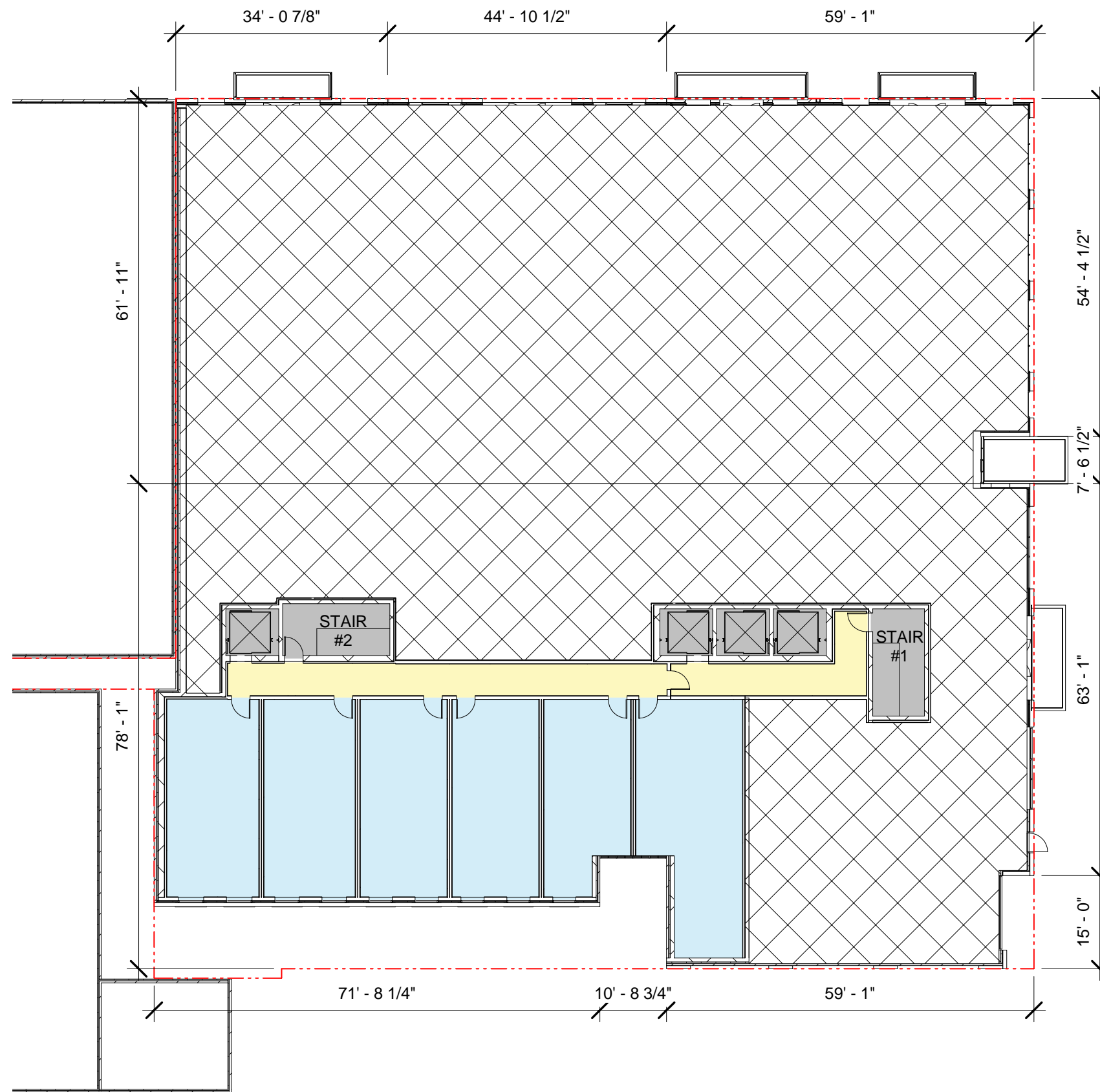


THOR EQUITIES 3000 M STREET NW
WASHINGTON DC

PROPOSED FIRST FLOOR PLAN

04/19/2022

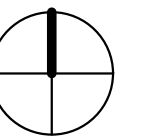




FLOOR PLAN LEGEND

	HOTEL KEY
	RETAIL
	RESTUARANT/ EVENT SPACE
	SPA/ WELLNESS
	KITCHEN
	BATHROOM
	CIRCULATION
	CORE/SHAFT/ MEP
	SERVICE
	EXTERIOR DECK
	GREEN ROOF
	BIO-RENTATION

SCALE:

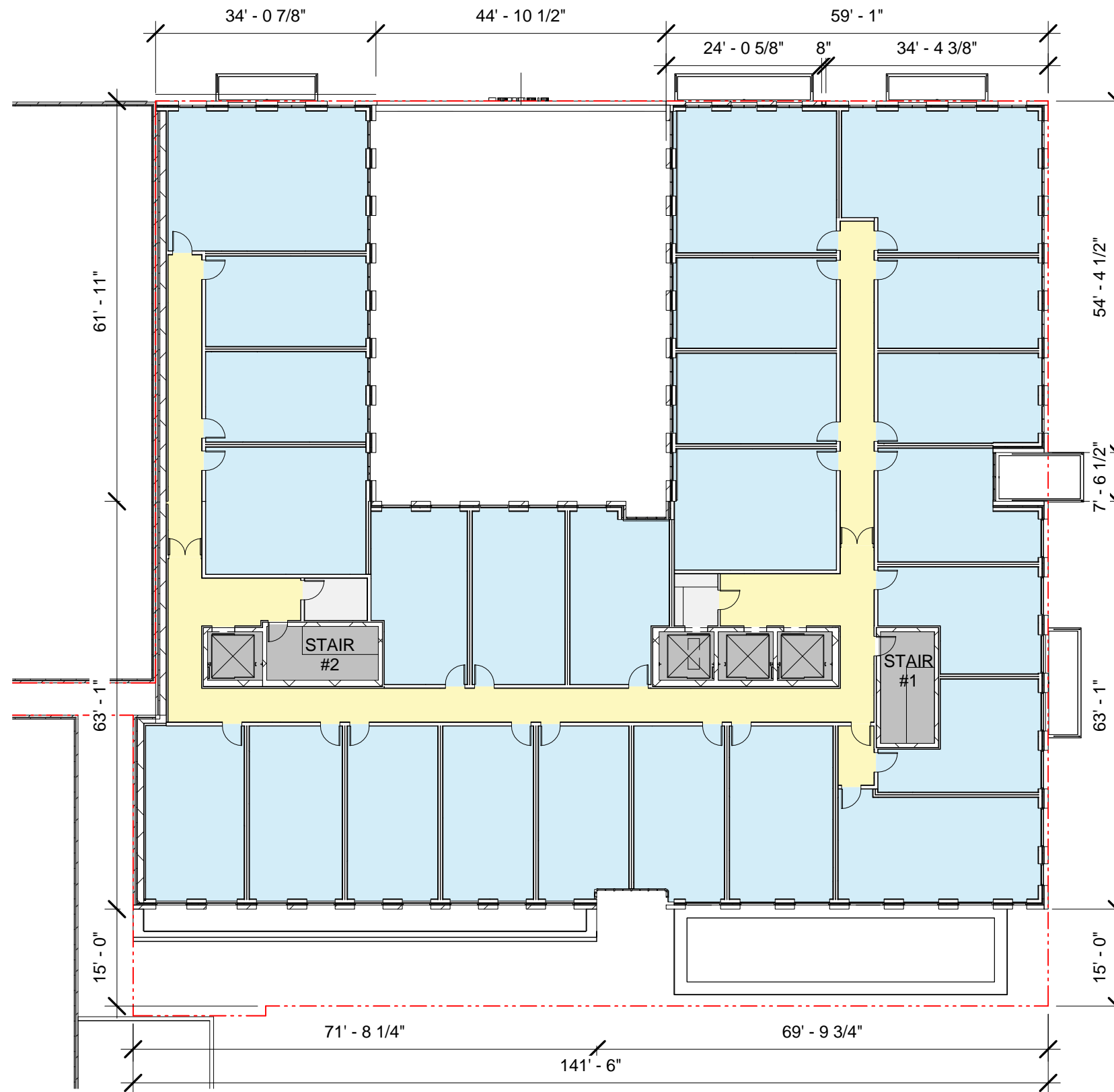


THOR EQUITIES 3000 M STREET NW
WASHINGTON DC

PROPOSED MEZZANINE FLOOR PLAN

04/19/2022

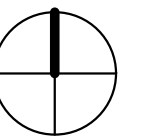




FLOOR PLAN LEGEND

	HOTEL KEY
	RETAIL
	RESTUARANT/ EVENT SPACE
	SPA/ WELLNESS
	KITCHEN
	BATHROOM
	CIRCULATION
	CORE/SHAFT/ MEP
	SERVICE
	EXTERIOR DECK
	GREEN ROOF
	BIO-RENTATION

SCALE:
0
10'
20'
40'

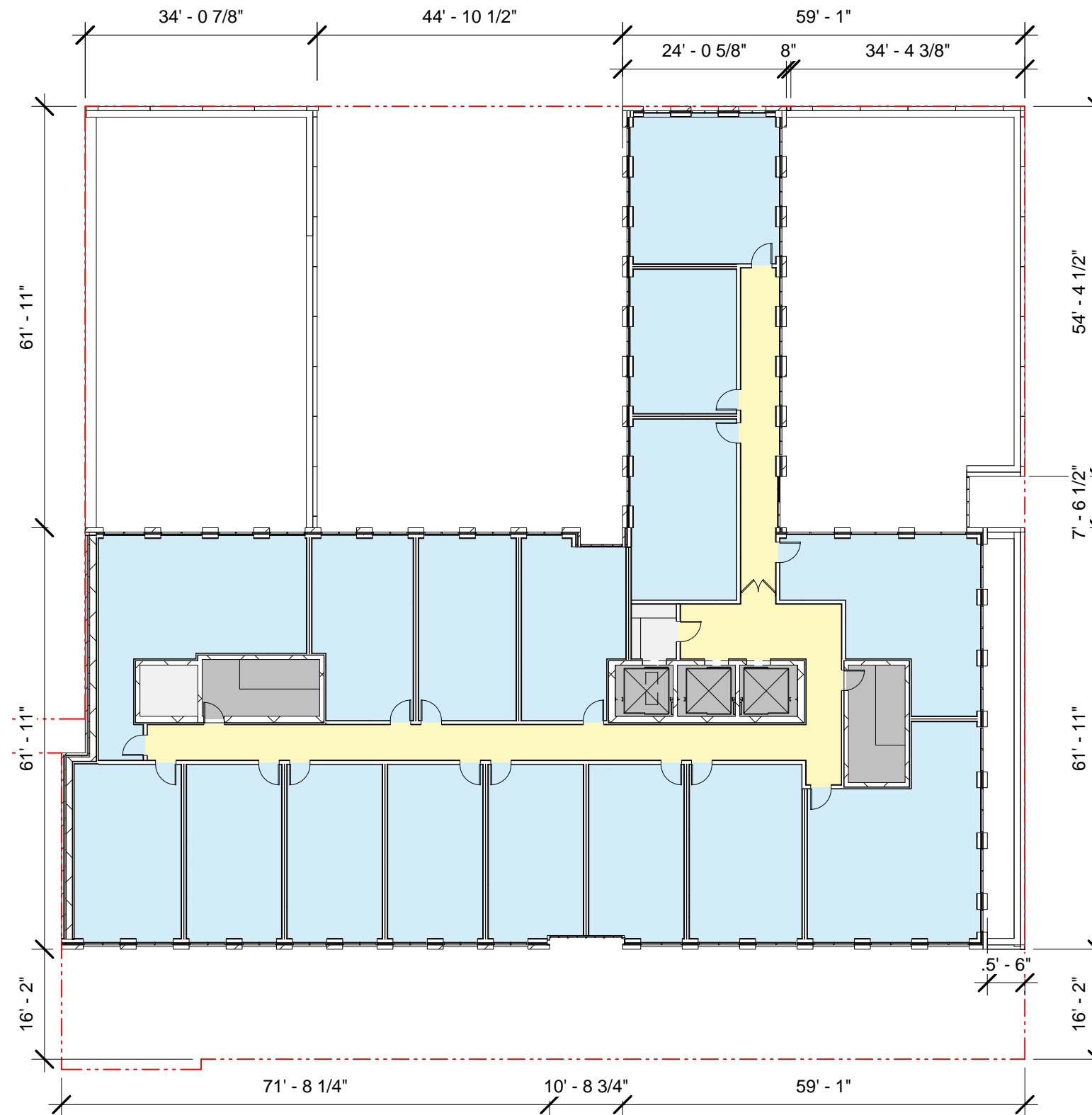


THOR EQUITIES 3000 M STREET NW
WASHINGTON DC

PROPOSED SECOND AND THIRD FLOOR PLAN

04/19/2022

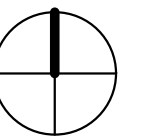


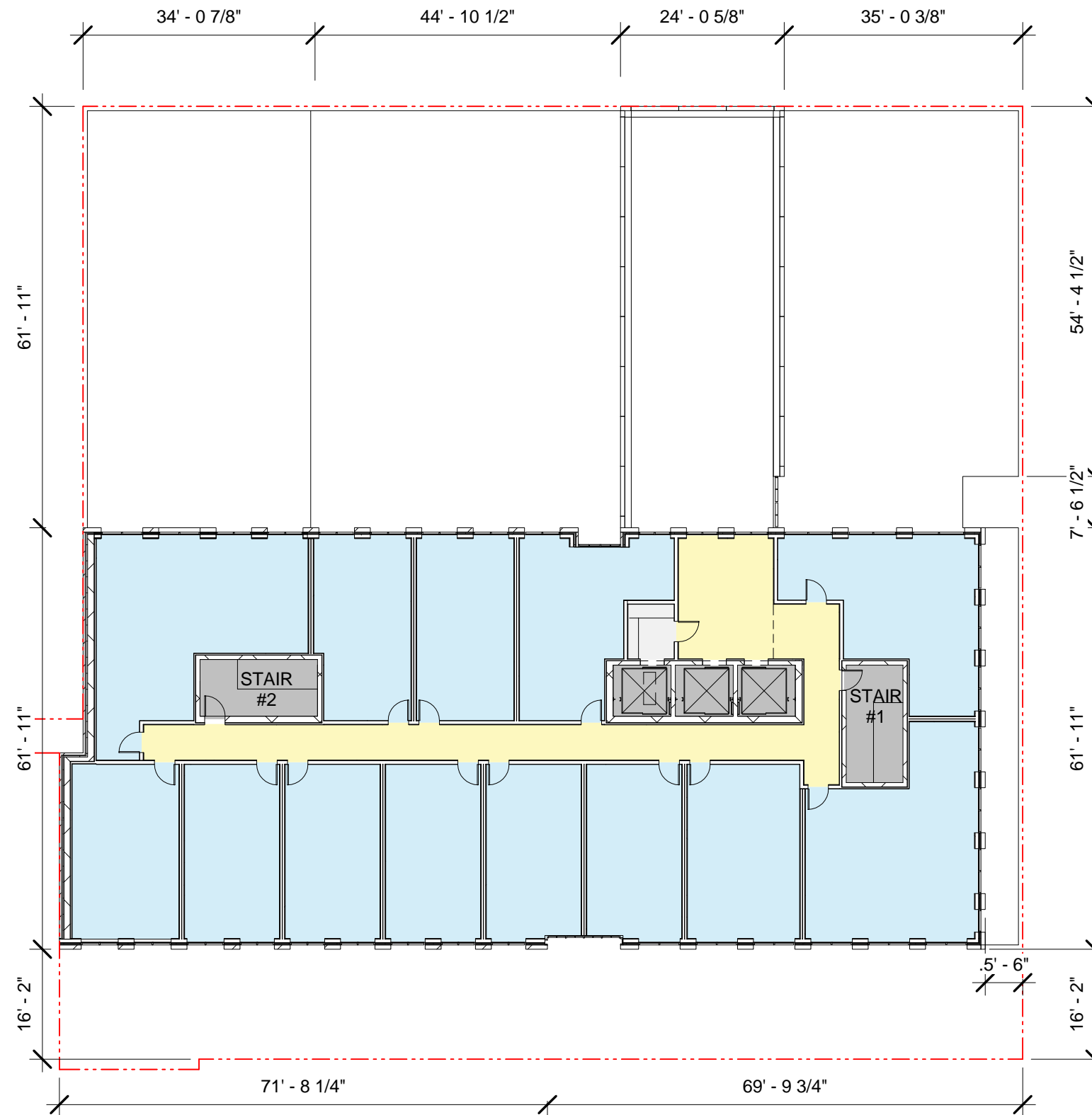


FLOOR PLAN LEGEND

- HOTEL KEY
- RETAIL
- RESTUARANT/ EVENT SPACE
- SPA/ WELLNESS
- KITCHEN
- BATHROOM
- CIRCULATION
- CORE/SHAFT/ MEP
- SERVICE
- EXTERIOR DECK
- GREEN ROOF
- BIO-RENTATION

SCALE:

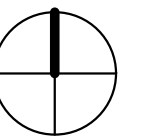


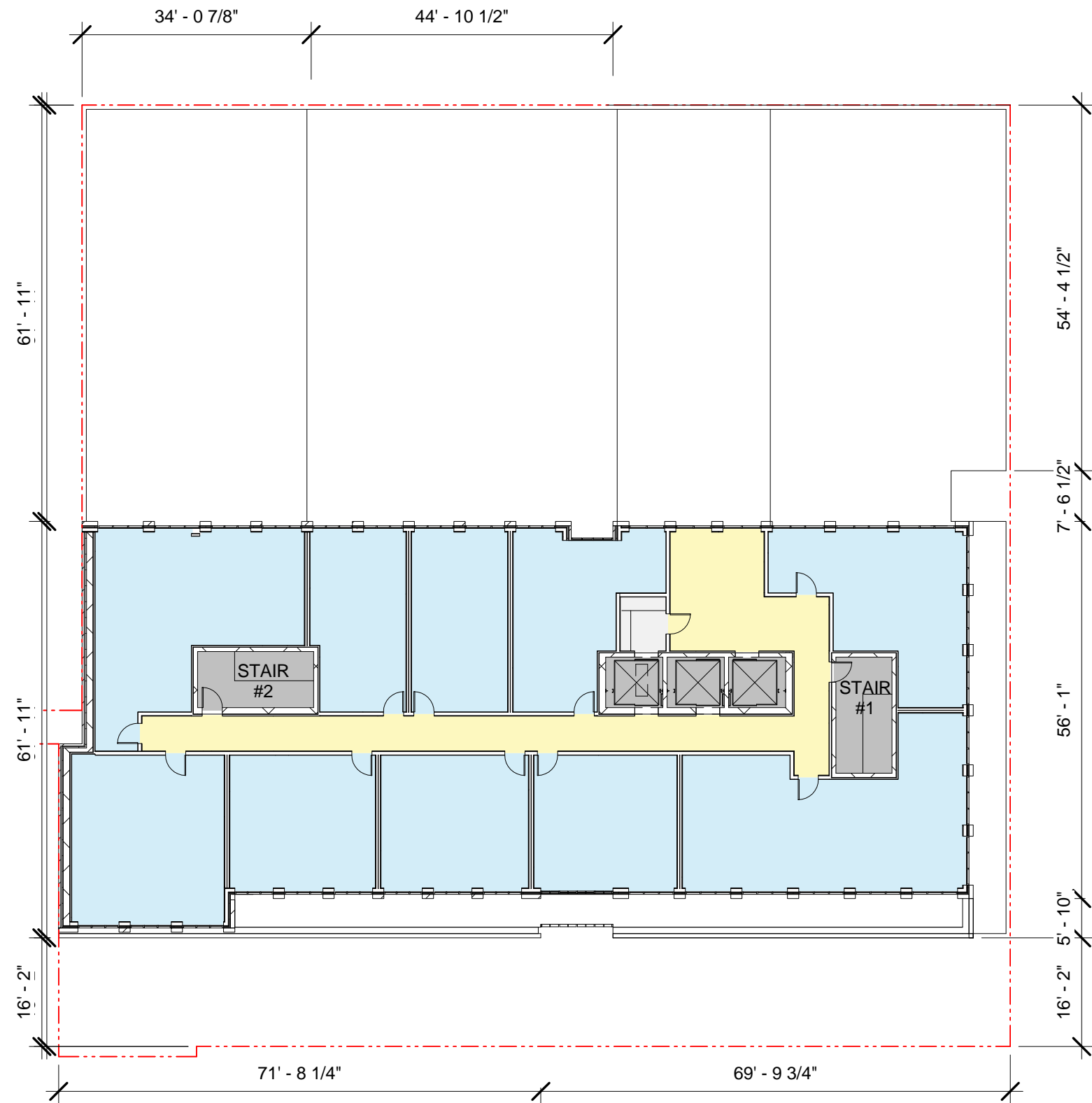


FLOOR PLAN LEGEND

- HOTEL KEY
- RETAIL
- RESTUARANT/ EVENT SPACE
- SPA/ WELLNESS
- KITCHEN
- BATHROOM
- CIRCULATION
- CORE/SHAFT/ MEP
- SERVICE
- EXTERIOR DECK
- GREEN ROOF
- BIO-RENTATION

SCALE:

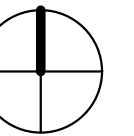




FLOOR PLAN LEGEND

- HOTEL KEY
- RETAIL
- RESTUARANT/ EVENT SPACE
- SPA/ WELLNESS
- KITCHEN
- BATHROOM
- CIRCULATION
- CORE/SHAFT/ MEP
- SERVICE
- EXTERIOR DECK
- GREEN ROOF
- BIO-RENTATION

SCALE: 0 10' 20' 40'

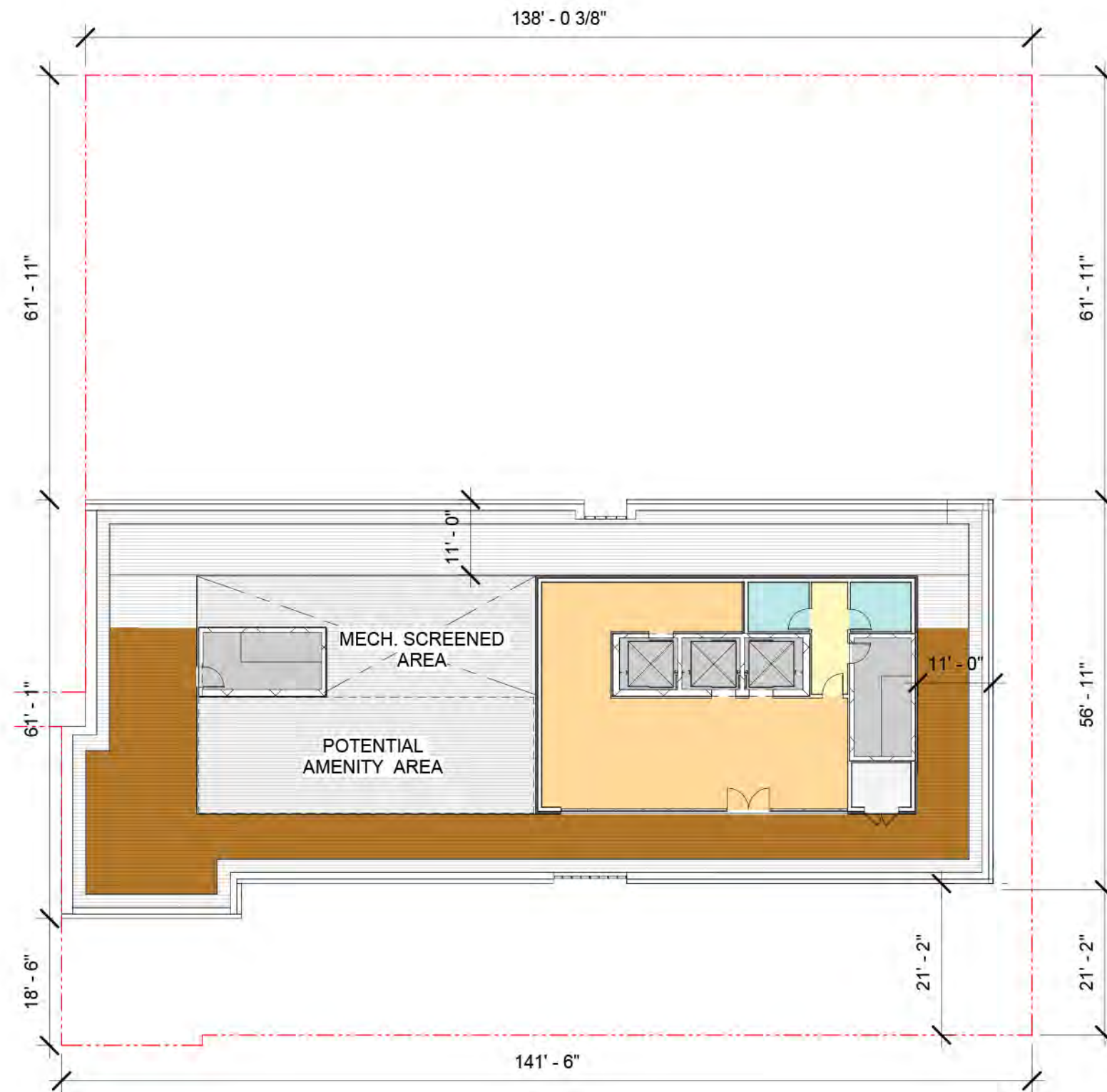


THOR EQUITIES 3000 M STREET NW
WASHINGTON DC

PROPOSED SIXTH FLOOR PLAN

04/19/2022





FLOOR PLAN LEGEND

	HOTEL KEY
	RETAIL
	RESTUARANT/ EVENT SPACE
	SPA/ WELLNESS
	KITCHEN
	BATHROOM
	CIRCULATION
	CORE/SHAFT/ MEP
	SERVICE
	EXTERIOR DECK
	GREEN ROOF
	BIO-RENTATION

SCALE: 0 10' 20' 40'

