EXISTING M ST. SITE PHOTOS

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
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.
MASSING STUDY COMPARISON

PRIOR MASSING - FORMER LATHAM HOTEL

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

PROPOSED MASSING

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
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.
WESTSide (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.
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 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.
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.
EXISTING - M ST. LOOKING WEST 2 BLOCKS AWAY

PROPOSED - M ST. LOOKING WEST 2 BLOCKS AWAY
EXISTING (BEFORE DEMO) - 30TH ST. LOOKING NORTH HALF BLOCK AWAY

EXISTING - 30TH ST. LOOKING NORTH HALF 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.
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.

PROPOSED NORTH ELEVATION - OPTION B (PREFERRED)

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.
WEST SIDE (RED BRICK) OF SOUTH ELEVATION TAKES ON THE SAME ARCHITECTURAL DETAILING AS THE M STREET SIDE WITH NO ARCHES.
PROPOSED B1 PARK LEVEL PLAN

04/19/2022
PROPOSED MEZZANINE FLOOR PLAN

04/19/2022