

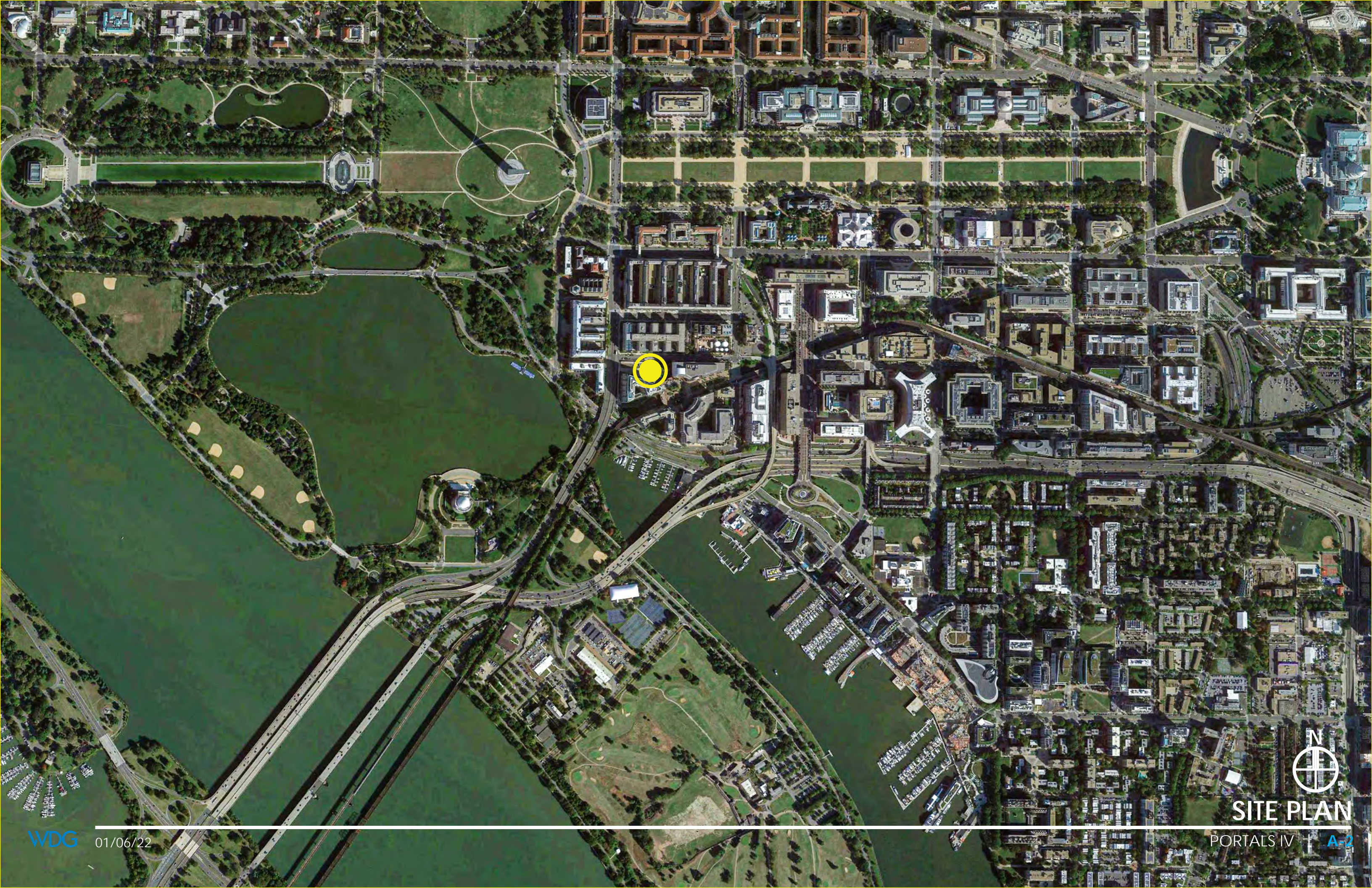
PORTALS IV

PARCEL 47E, LLC c/o REPUBLIC PROPERTIES

Maryland Avenue & D Street SW
Washington, DC 20001

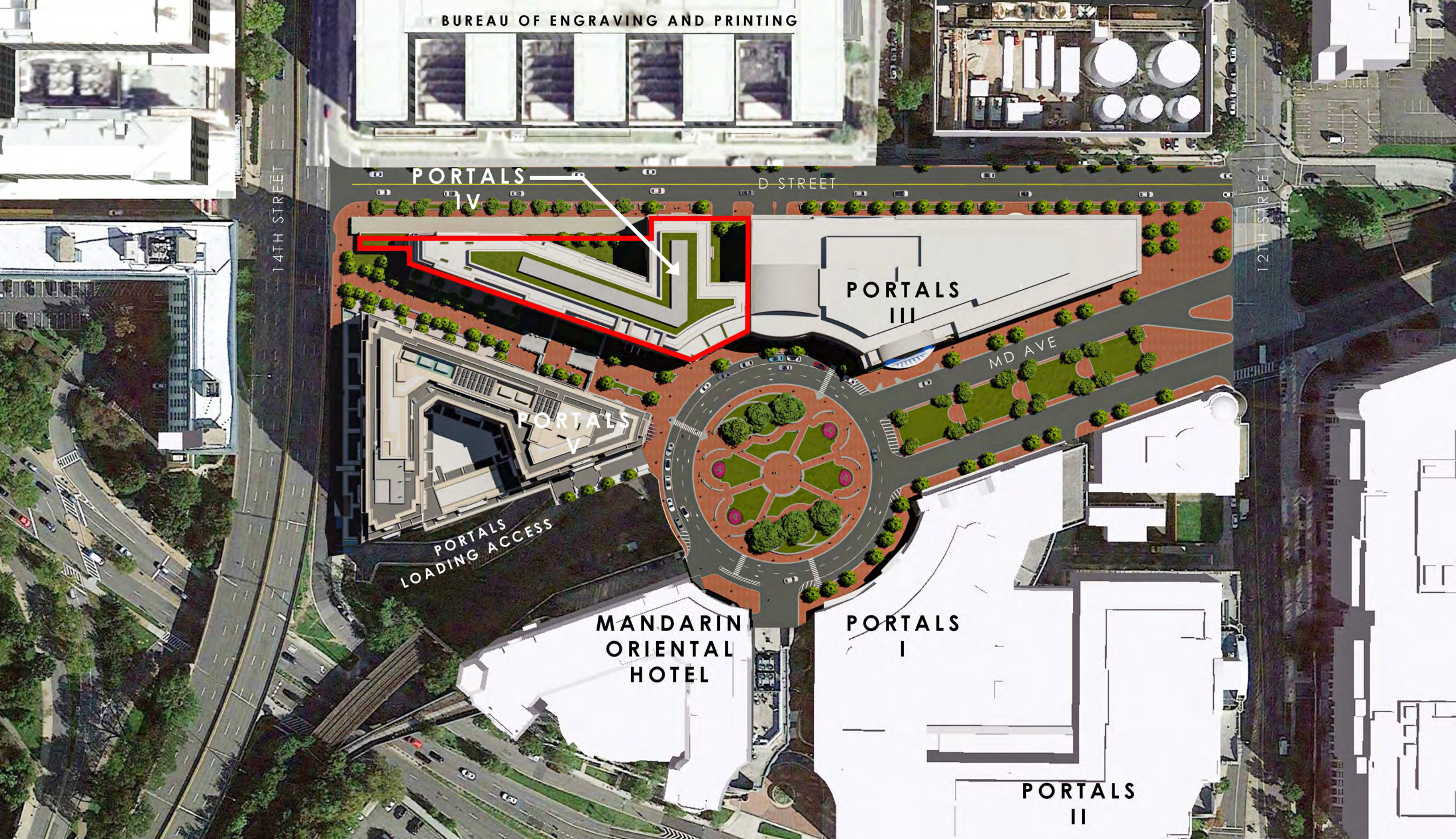
ARCHITECTURE & LANDSCAPE DESIGN

JANUARY 20, 2022

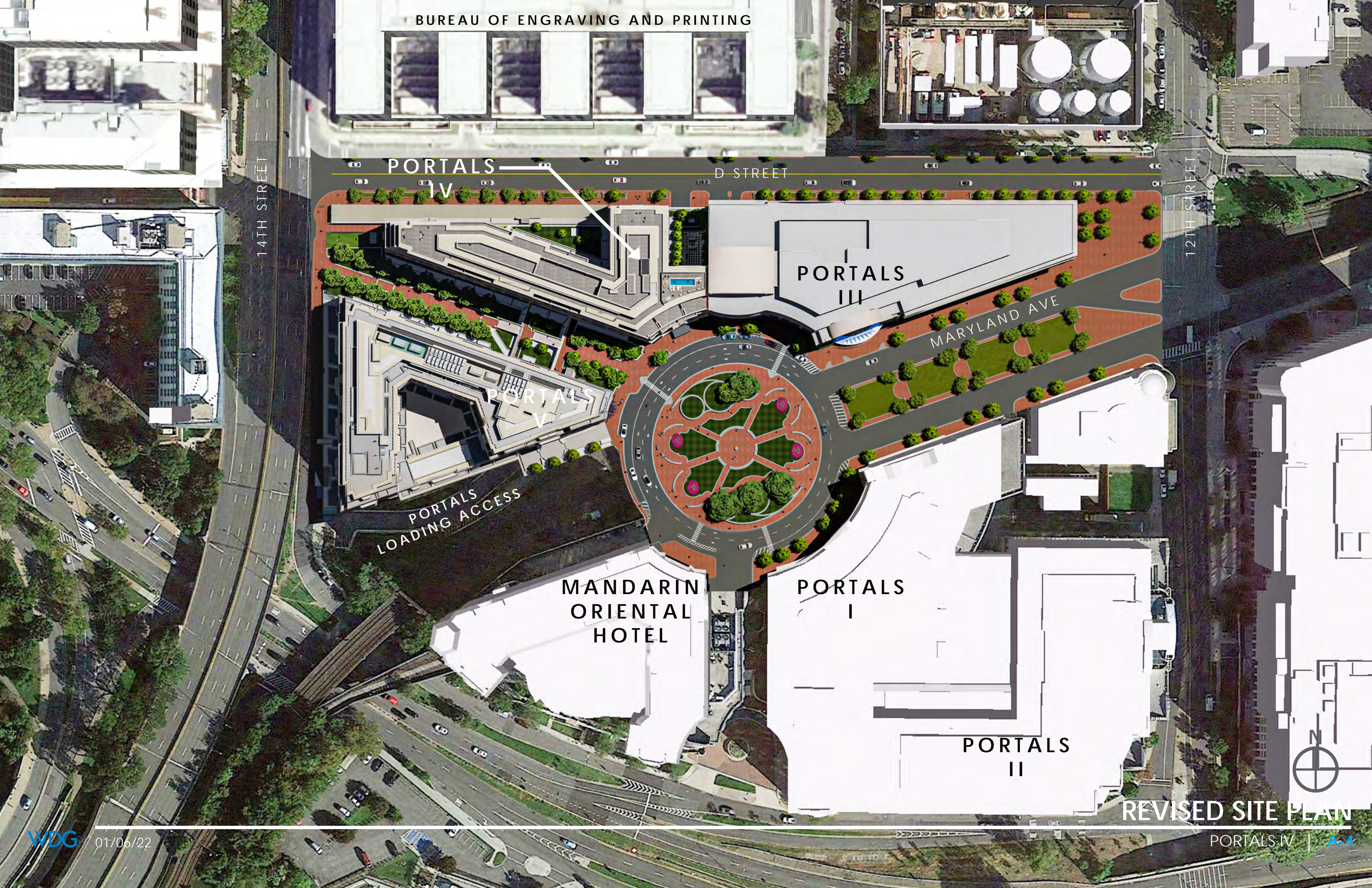


SITE PLAN

PORTALS IV | A-2



APPROVED SITE PLAN



BUREAU OF ENGRAVING AND PRINTING

PORTALS
IV

D STREET

PORTALS
III

MARYLAND AVE

PORTALS
V

PORTALS
LOADING ACCESS

MANDARIN
ORIENTAL
HOTEL

PORTALS
I

PORTALS
II

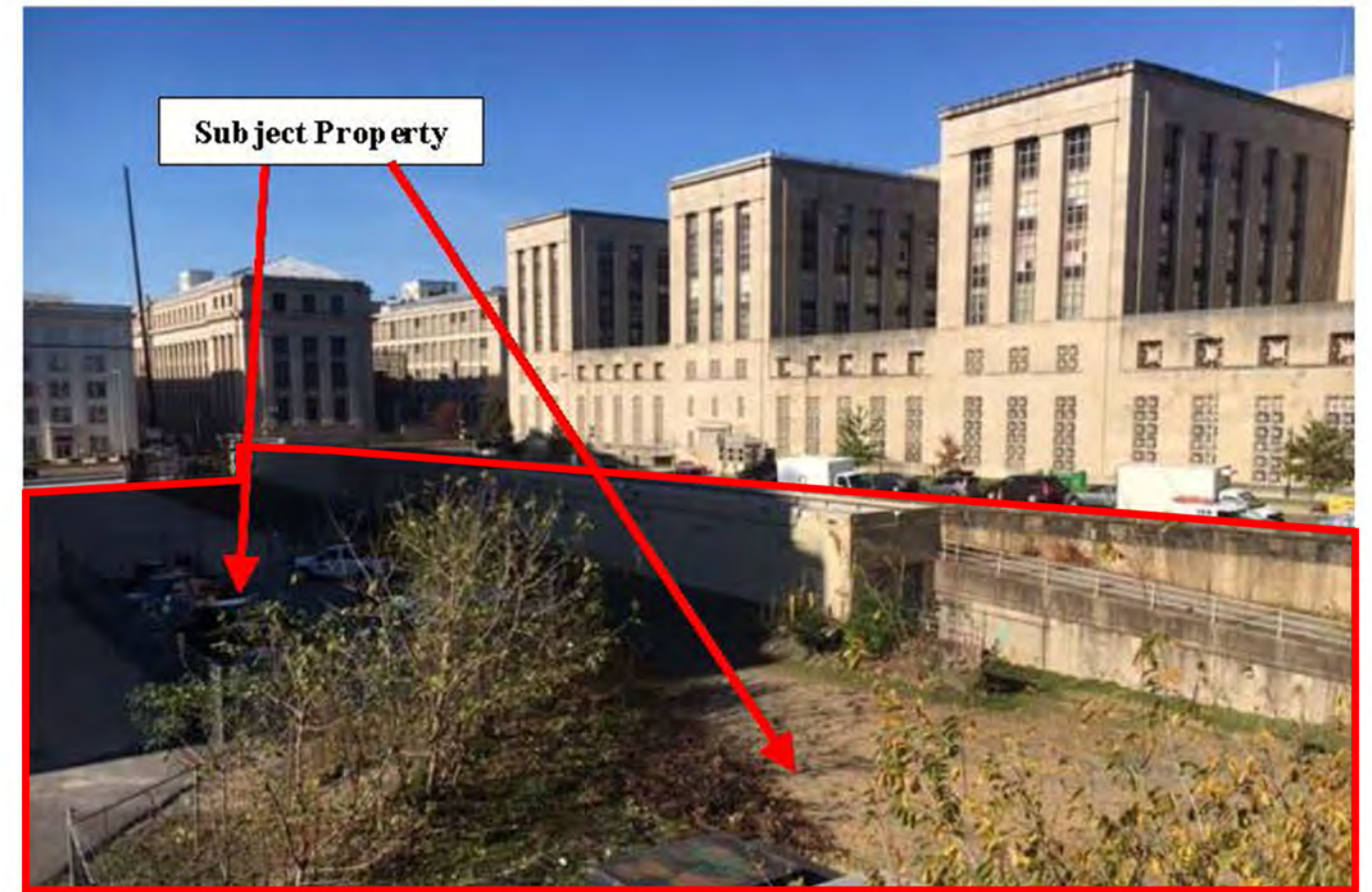
REVISED SITE PLAN

PORTALS IV | A-4

FACING WEST (AERIAL)



FACING NORTHWEST



FACING NORTHWEST (AERIAL)



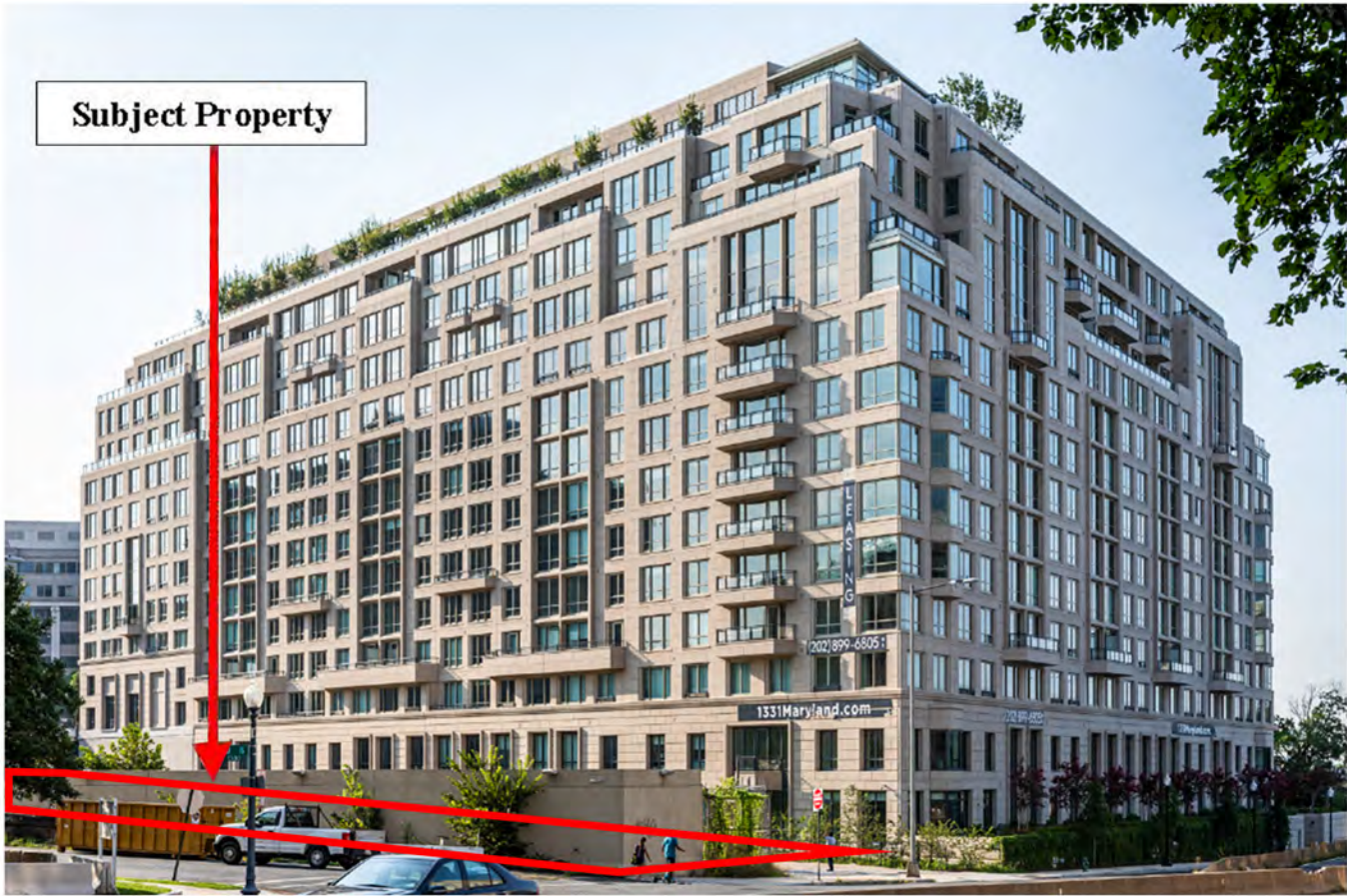
FACING NORTHWEST (AERIAL)



FACING SOUTHEAST (FROM D STREET, SW)



FACING SOUTHEAST (FROM 14TH STREET, SW)

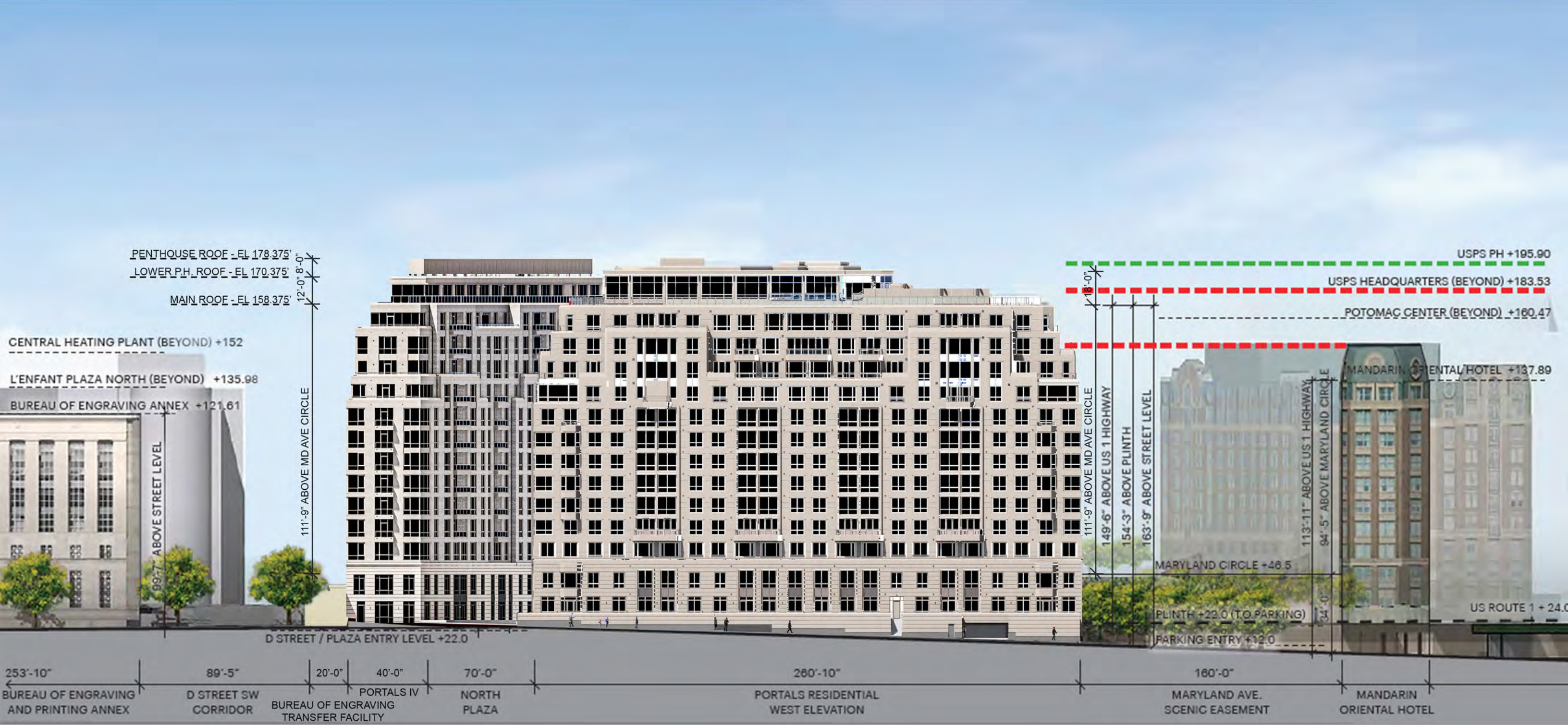


WEST ELEVATION (14TH STREET)



APPROVED SITE CONTEXT

WEST ELEVATION (14TH STREET)



REVISED SITE CONTEXT



PERSPECTIVE - MARYLAND AVENUE - APPROVED

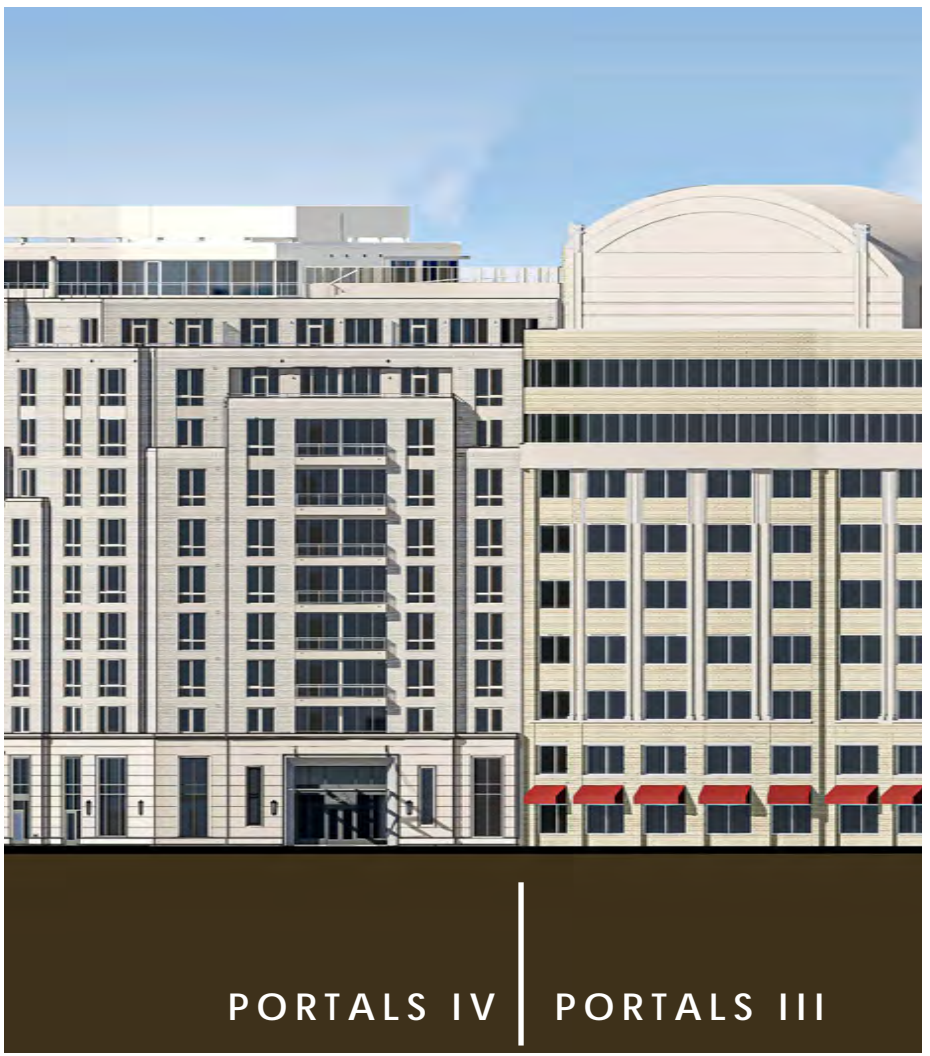
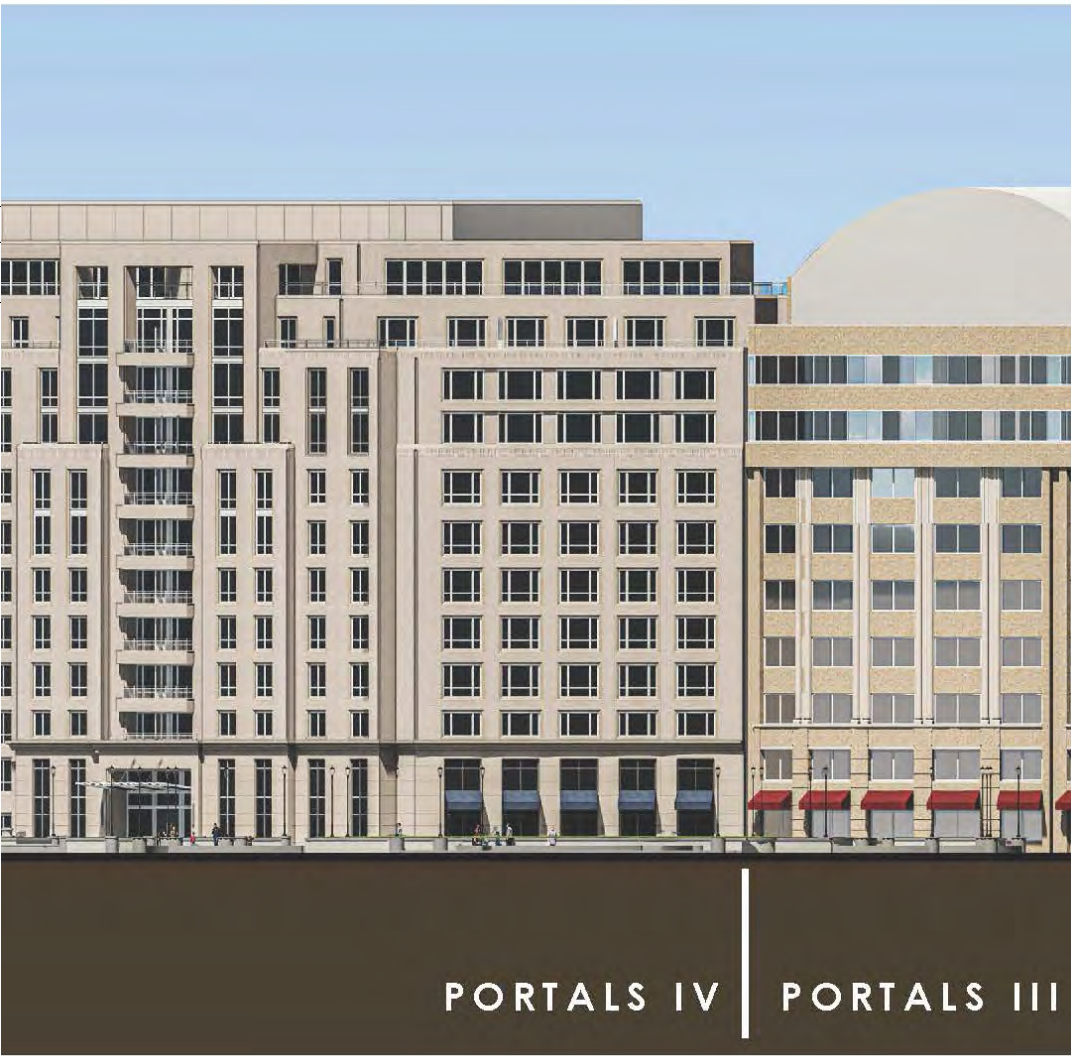


PERSPECTIVE - MARYLAND AVENUE - REVISED

- ✦ PENTHOUSE ROOF - EL 178.38'
- ✦ LOWER P.H. ROOF - EL 170.88'
- ✦ MAIN ROOF - EL 158.38'
- ✦ 11TH. FLOOR
- ✦ 10TH. FLOOR
- ✦ 9TH. FLOOR
- ✦ 8TH. FLOOR
- ✦ 7TH. FLOOR
- ✦ 6TH. FLOOR
- ✦ 5TH. FLOOR
- ✦ 4TH. FLOOR
- ✦ 3RD. FLOOR
- ✦ 2ND. FLOOR
- ✦ MARYLAND AVENUE MEASURING ELEVATION - EL 46.5'
- ✦ D STREET LEVEL (LL1. FLR)
- ✦ 14TH STREET LEVEL (LL2. FLR)

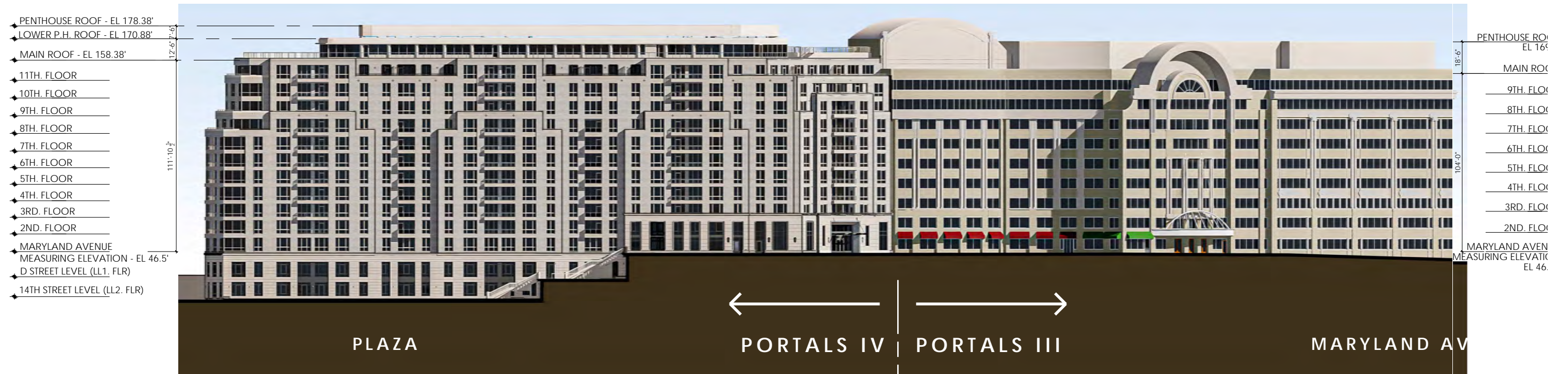
111'-10 1/2"

12'-6" 7/8"

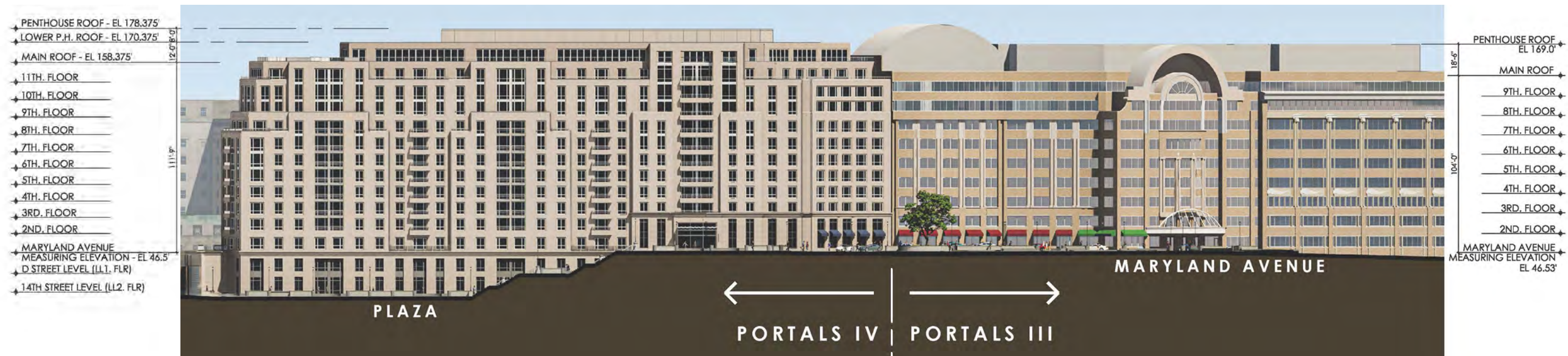


ELEVATION- MARYLAND AVENUE - APPROVED

ELEVATION- MARYLAND AVENUE - REVISED



ELEVATION- SOUTH - REVISED



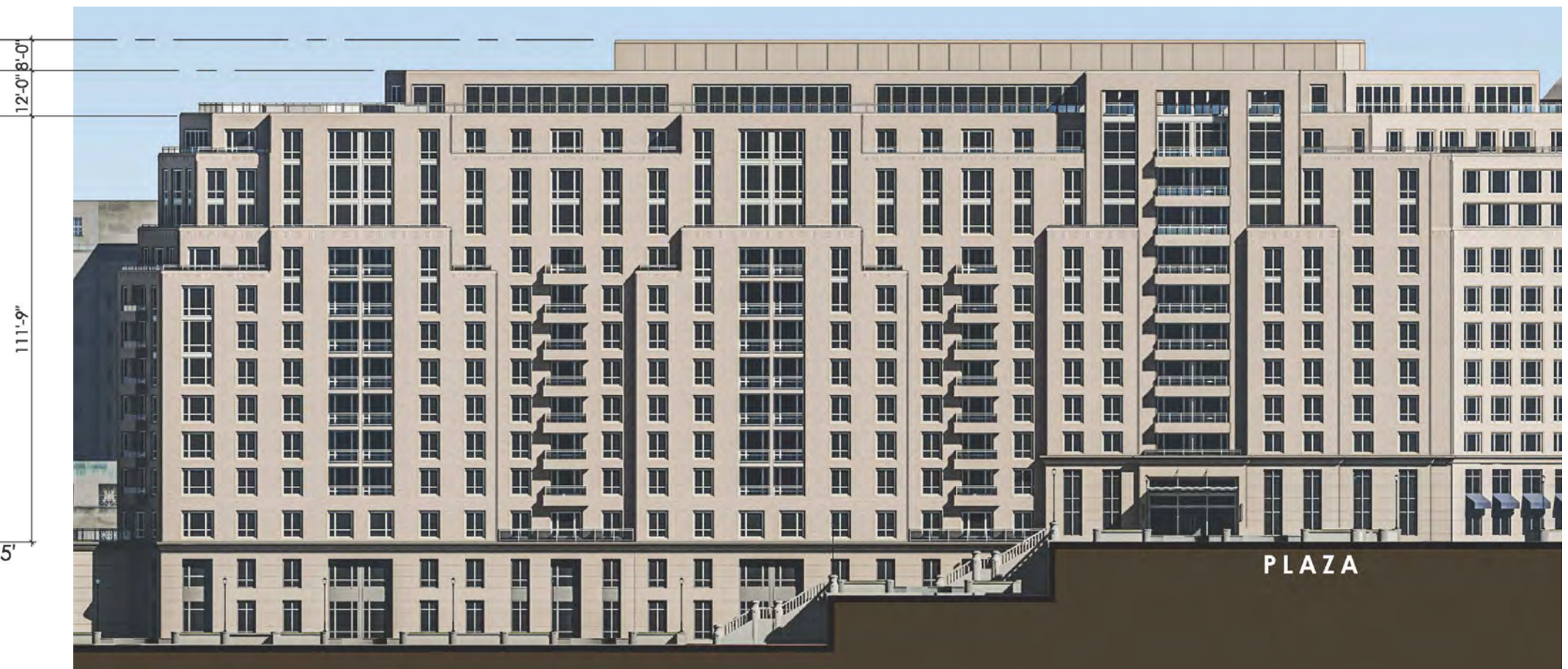
ELEVATION- SOUTH - APPROVED

- ◆ PENTHOUSE ROOF - EL 178.38'
- ◆ LOWER P.H. ROOF - EL 170.88'
- ◆ MAIN ROOF - EL 158.38'
- ◆ 11TH. FLOOR
- ◆ 10TH. FLOOR
- ◆ 9TH. FLOOR
- ◆ 8TH. FLOOR
- ◆ 7TH. FLOOR
- ◆ 6TH. FLOOR
- ◆ 5TH. FLOOR
- ◆ 4TH. FLOOR
- ◆ 3RD. FLOOR
- ◆ 2ND. FLOOR
- ◆ MARYLAND AVENUE
MEASURING ELEVATION - EL 46.5'
- ◆ D STREET LEVEL (LL1. FLR)
- ◆ 14TH STREET LEVEL (LL2. FLR)

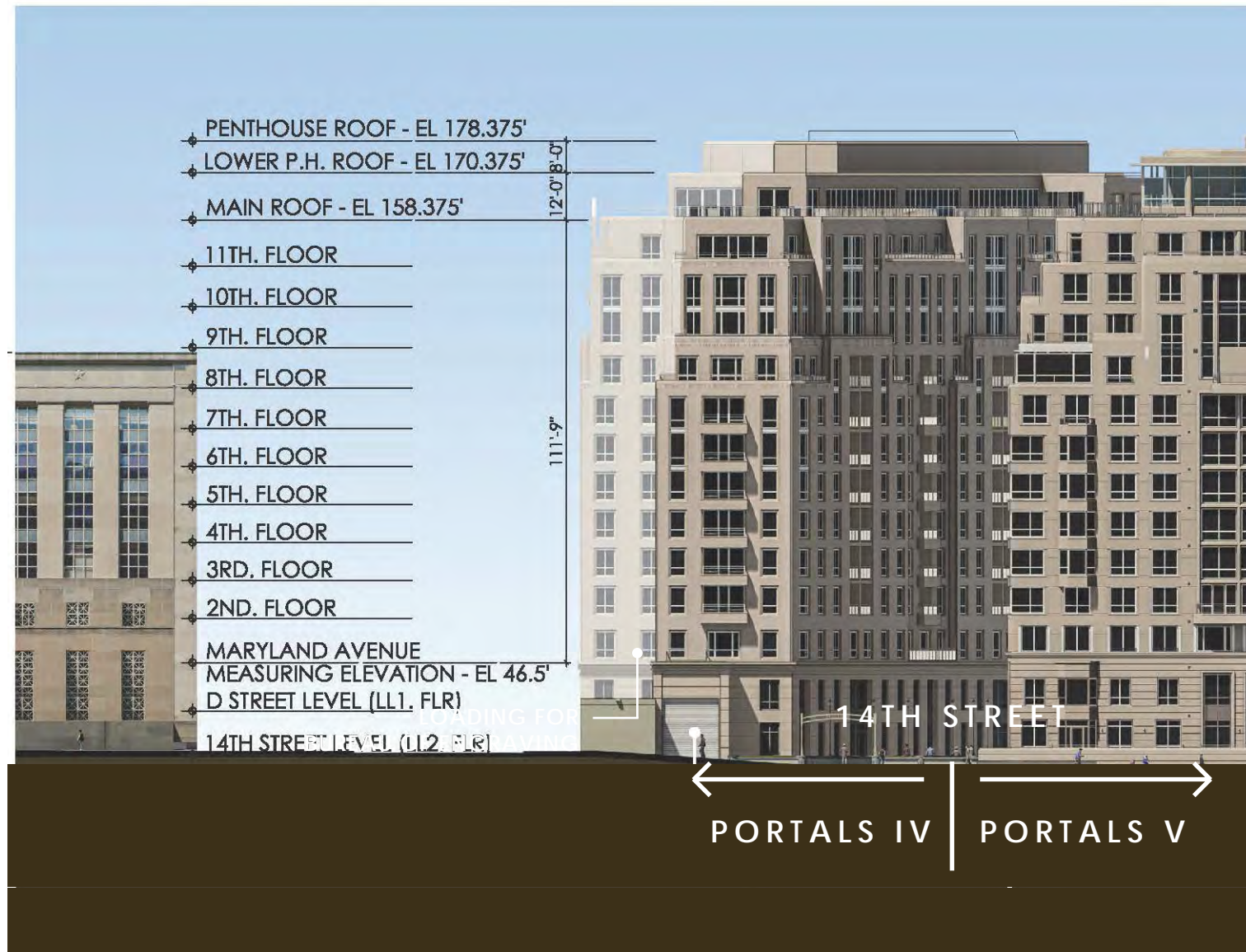


ELEVATION- SOUTH - REVISED

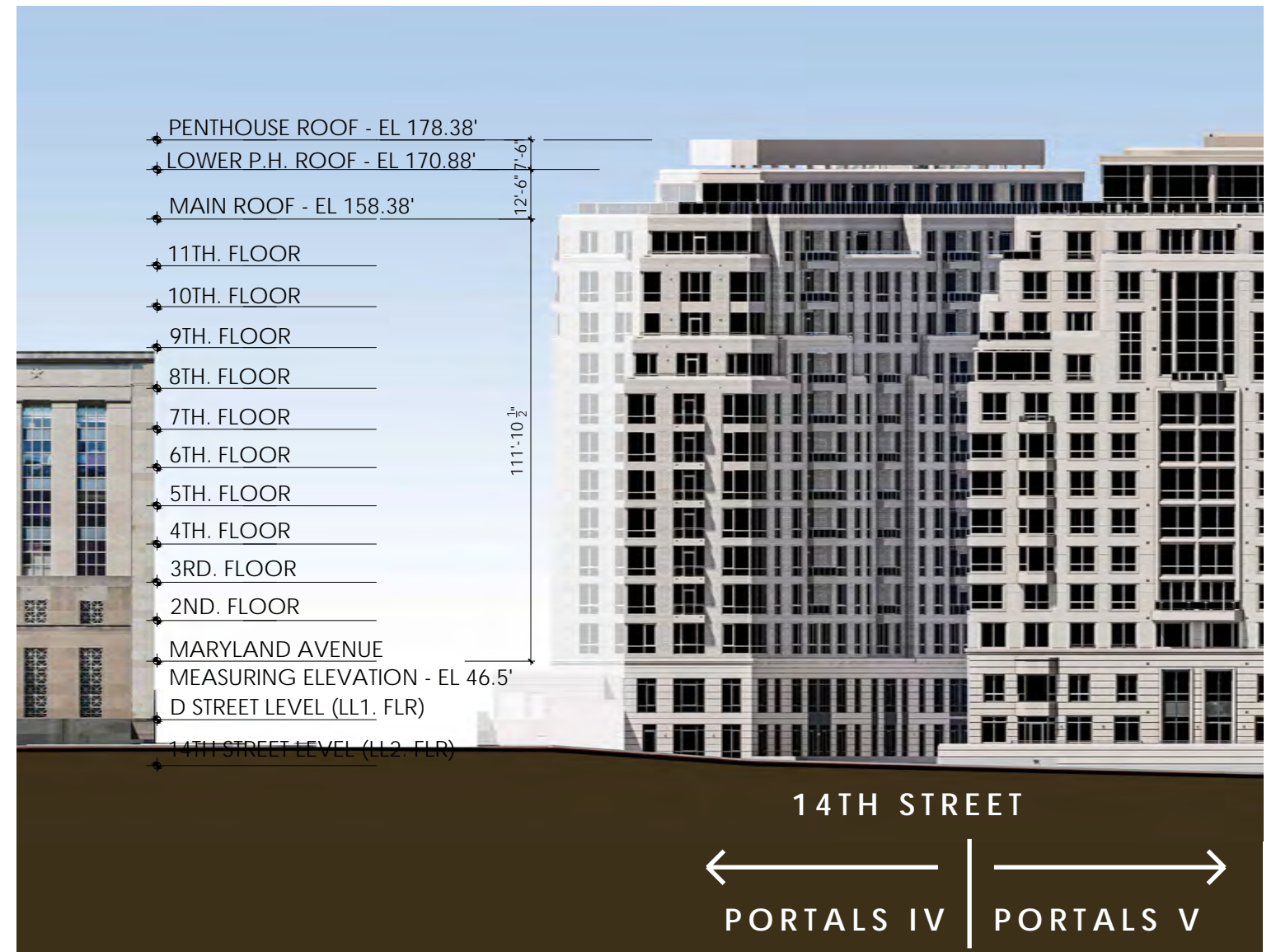
- ◆ PENTHOUSE ROOF - EL 178.375'
- ◆ LOWER P.H. ROOF - EL 170.375'
- ◆ MAIN ROOF - EL 158.375'
- ◆ 11TH. FLOOR
- ◆ 10TH. FLOOR
- ◆ 9TH. FLOOR
- ◆ 8TH. FLOOR
- ◆ 7TH. FLOOR
- ◆ 6TH. FLOOR
- ◆ 5TH. FLOOR
- ◆ 4TH. FLOOR
- ◆ 3RD. FLOOR
- ◆ 2ND. FLOOR
- ◆ MARYLAND AVENUE
MEASURING ELEVATION - EL 46.5'
- ◆ D STREET LEVEL (LL1. FLR)
- ◆ 14TH STREET LEVEL (LL2. FLR)



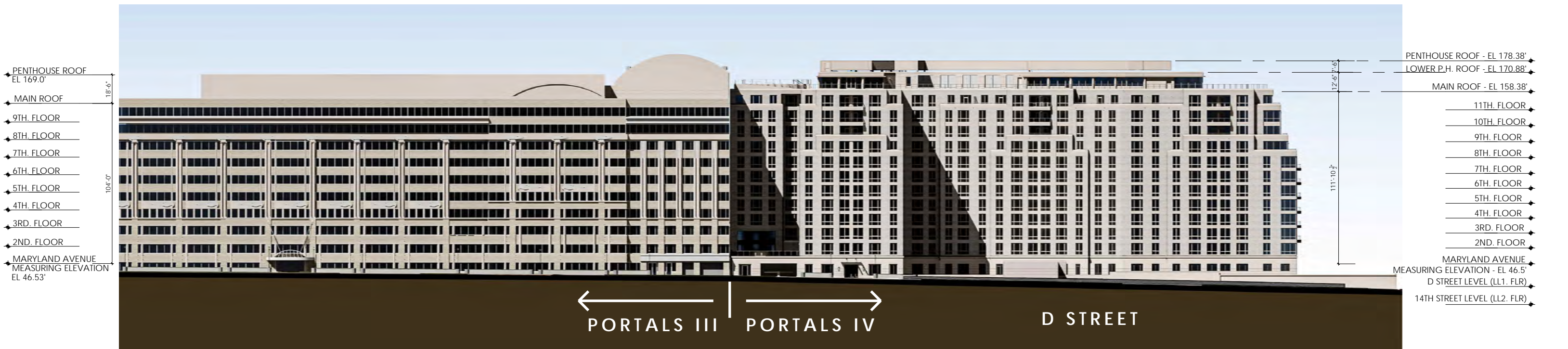
ELEVATION- SOUTH - APPROVED



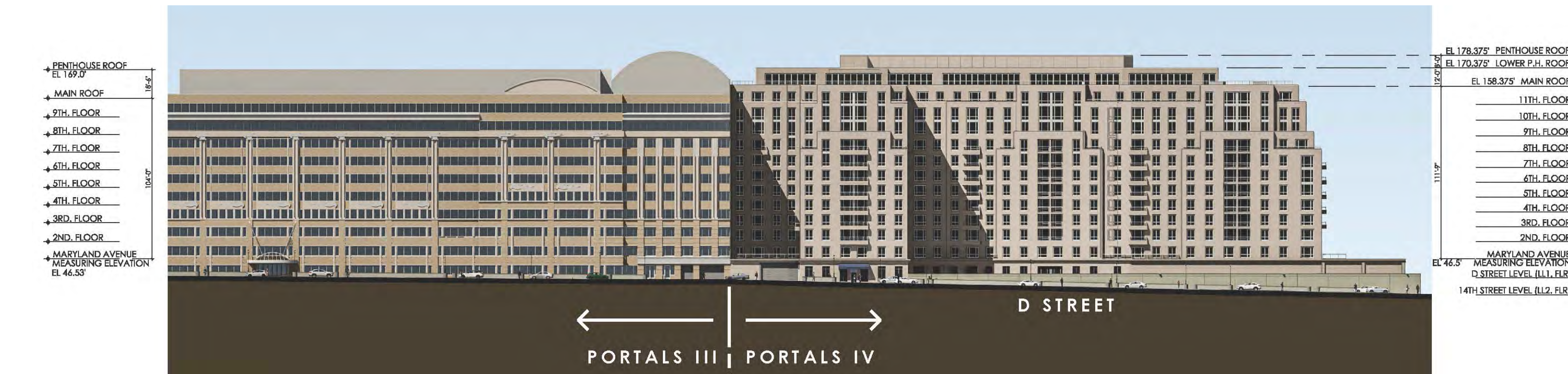
ELEVATION - 14TH STREET - APPROVED



ELEVATION- 14TH STREET - REVISED



ELEVATION- D STREET - REVISED



ELEVATION- D STREET - APPROVED

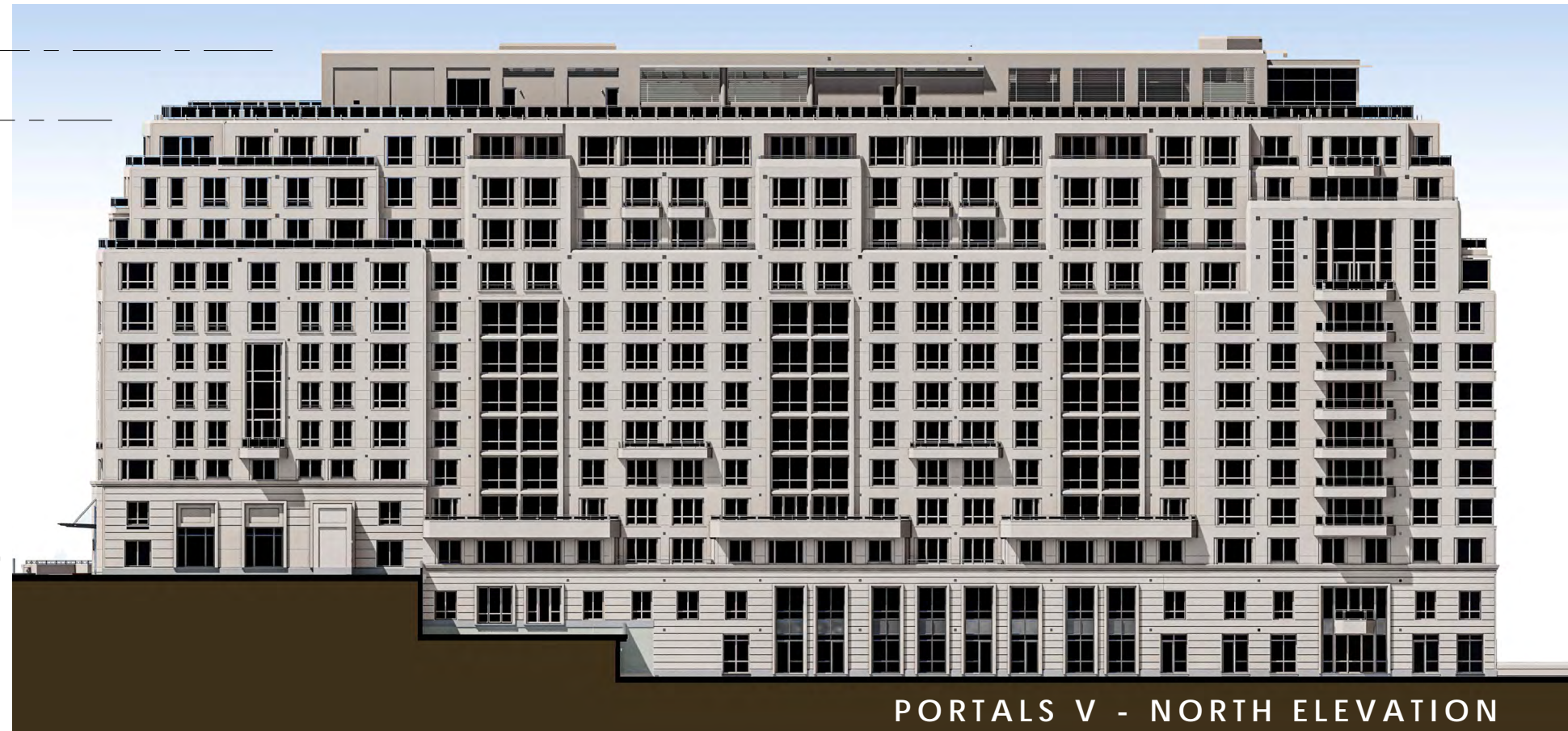


ELEVATION- D STREET - REVISED



ELEVATION- D STREET - PREVIOUS

PENTHOUSE ROOF EL 176.375'
 MAIN ROOF EL 158.375'
 11TH. FLOOR
 10TH. FLOOR
 9TH. FLOOR
 8TH. FLOOR
 7TH. FLOOR
 6TH. FLOOR
 5TH. FLOOR
 4TH. FLOOR
 3RD. FLOOR
 2ND. FLOOR
 MARYLAND AVENUE
 MEASURING ELEVATION - EL 46.5'
 D STREET LEVEL (LL1. FLR)
 14TH STREET LEVEL (LL2. FLR)

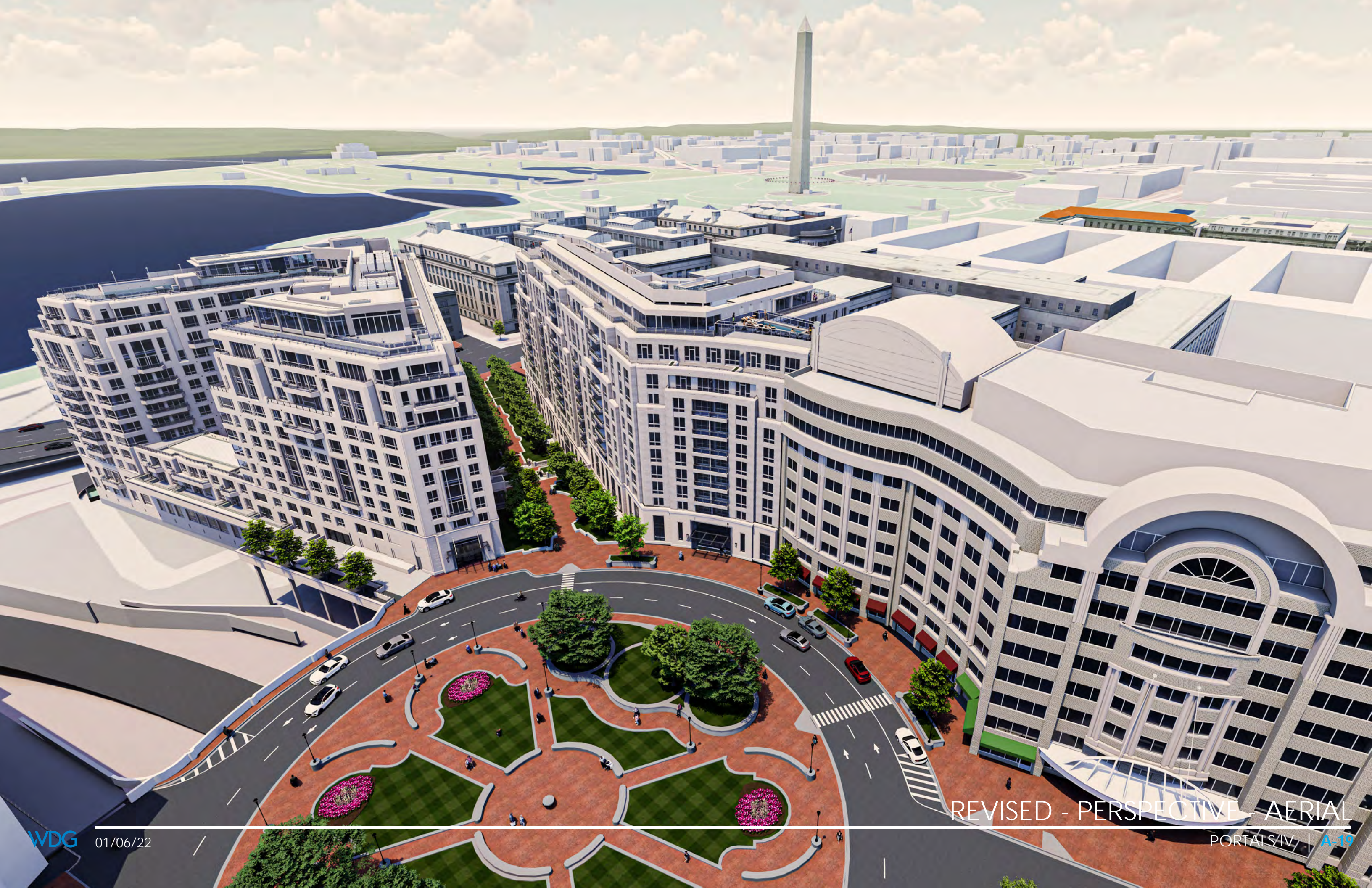


PENTHOUSE ROOF - EL 178.38'
 LOWER P.H. ROOF - EL 170.88'
 MAIN ROOF - EL 158.38'
 11TH. FLOOR
 10TH. FLOOR
 9TH. FLOOR
 8TH. FLOOR
 7TH. FLOOR
 6TH. FLOOR
 5TH. FLOOR
 4TH. FLOOR
 3RD. FLOOR
 2ND. FLOOR
 MARYLAND AVENUE
 MEASURING ELEVATION - EL 46.5'
 D STREET LEVEL (LL1. FLR)
 14TH STREET LEVEL (LL2. FLR)





APPROVED - PERSPECTIVE - AERIAL



REVISED - PERSPECTIVE - AERIAL

PORTALS IV | A-19



APPROVED - PERSPECTIVE - AERIAL





APPROVED - PERSPECTIVE - MARYLAND AVEUE



REVISED - PERSPECTIVE - MARYLAND AVE-

PORTALS IV - | A-23



APPROVED - PERSPECTIVE - 14TH STREET





APPROVED - PERSPECTIVE - 14TH STREET



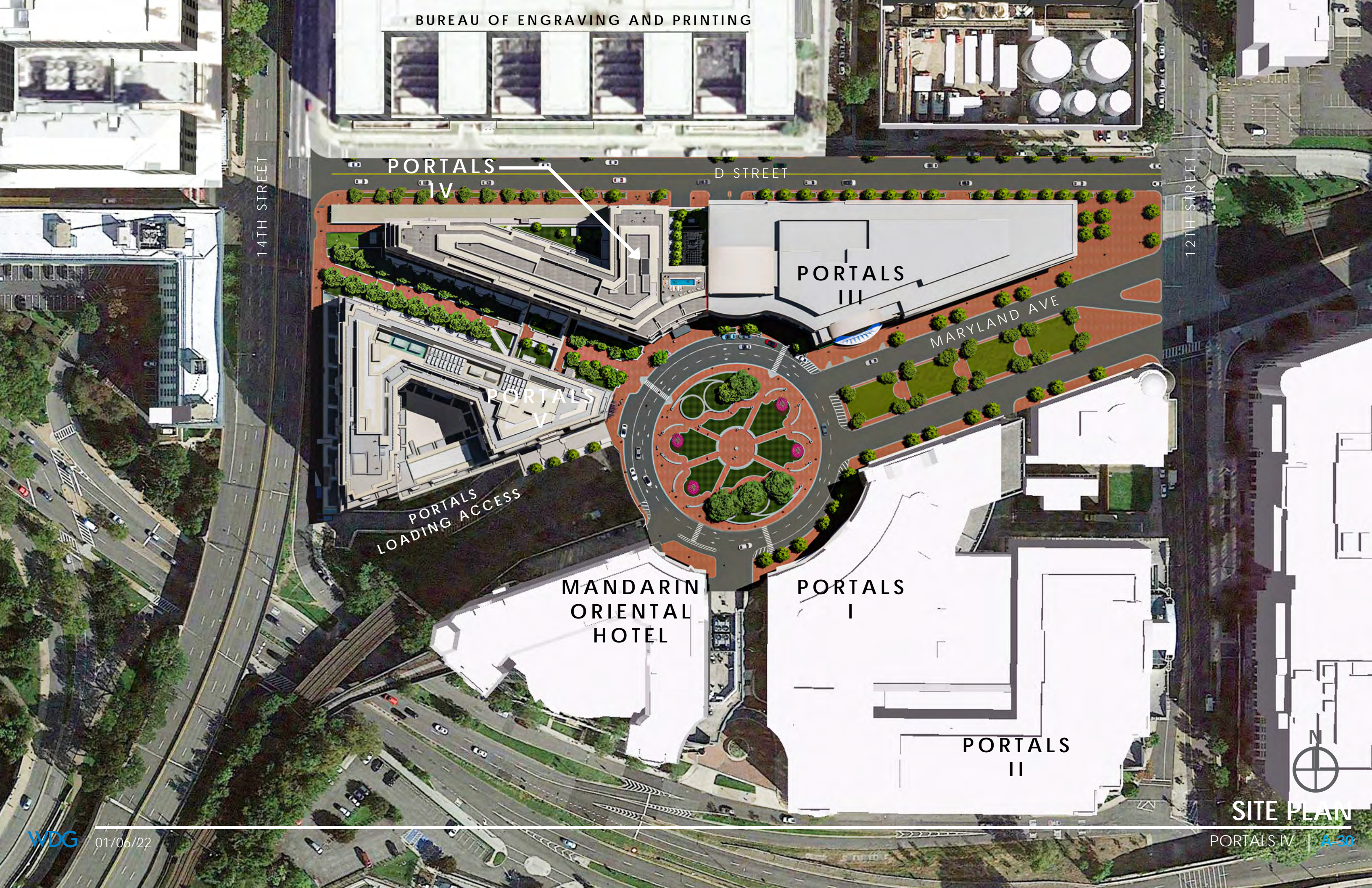
PERSPECTIVE - 14TH STREET

PORTALS IV | A-27



APPROVED - PERSPECTIVE - D STREET





BUREAU OF ENGRAVING AND PRINTING

PORTALS
IV

D STREET

14TH STREET

12TH STREET

PORTALS
III

MARYLAND AVE

PORTALS
V

PORTALS
LOADING ACCESS

MANDARIN
ORIENTAL
HOTEL

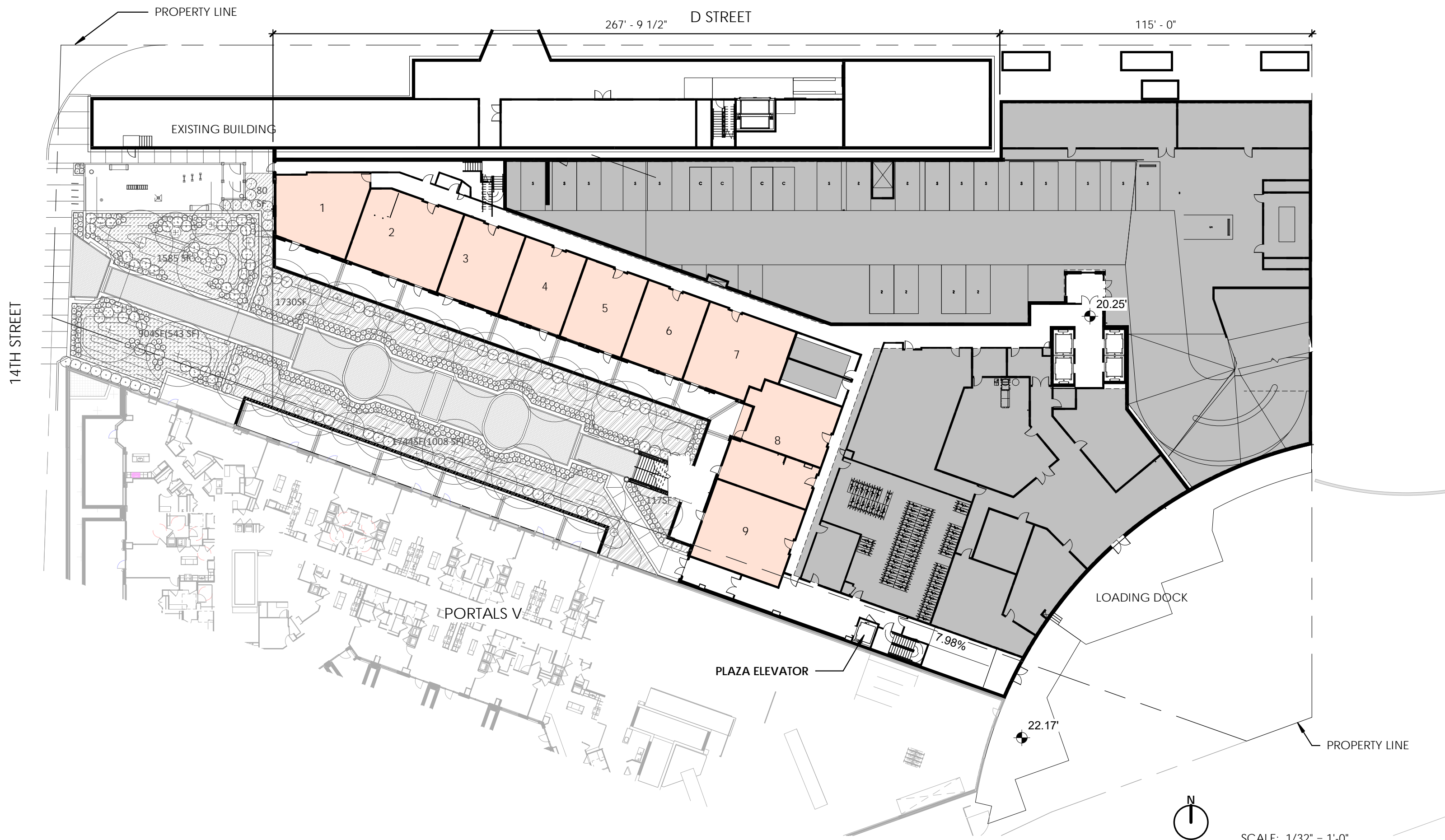
PORTALS
I

PORTALS
II

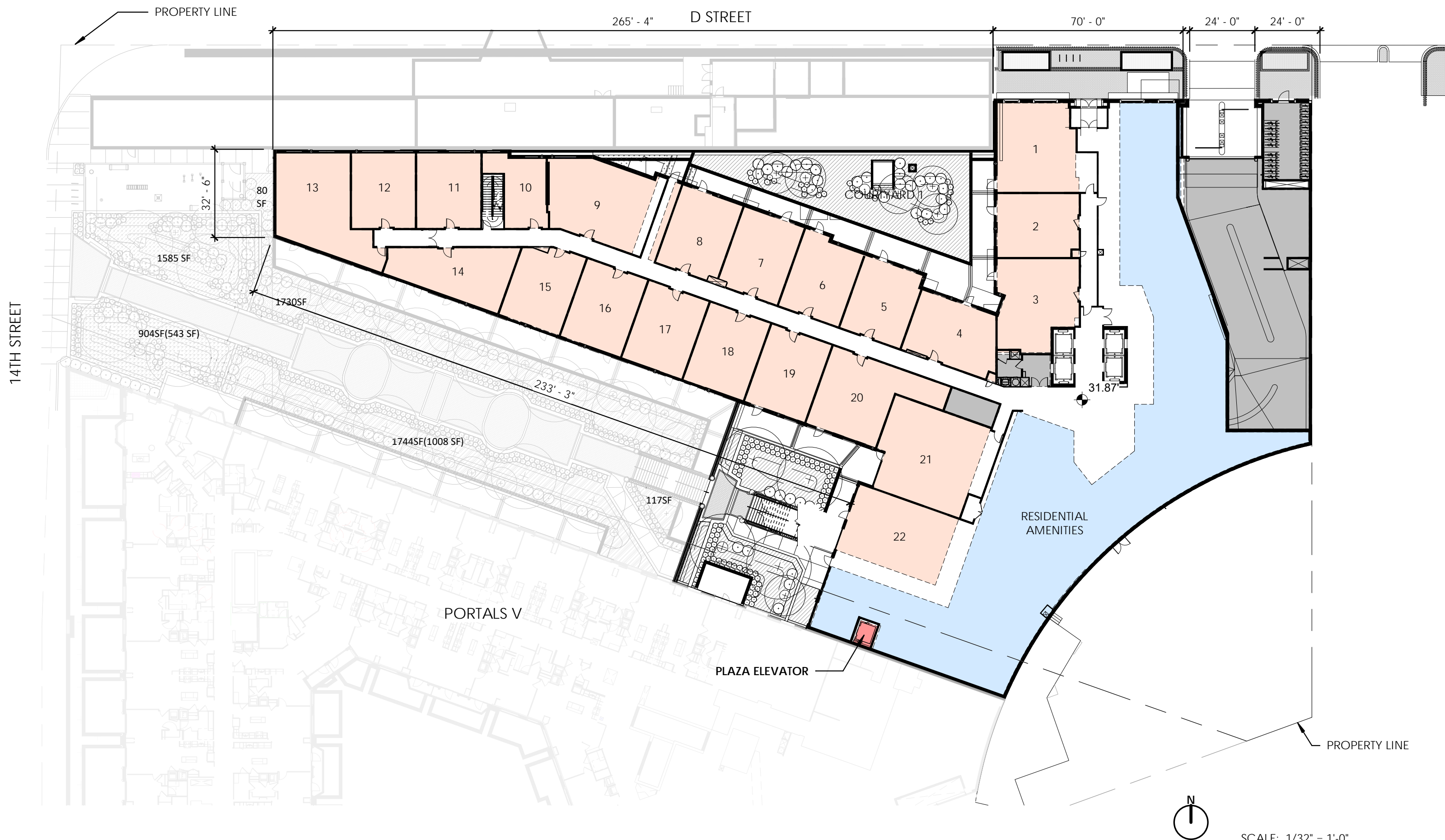


SITE PLAN

PORTALS IV | A-30

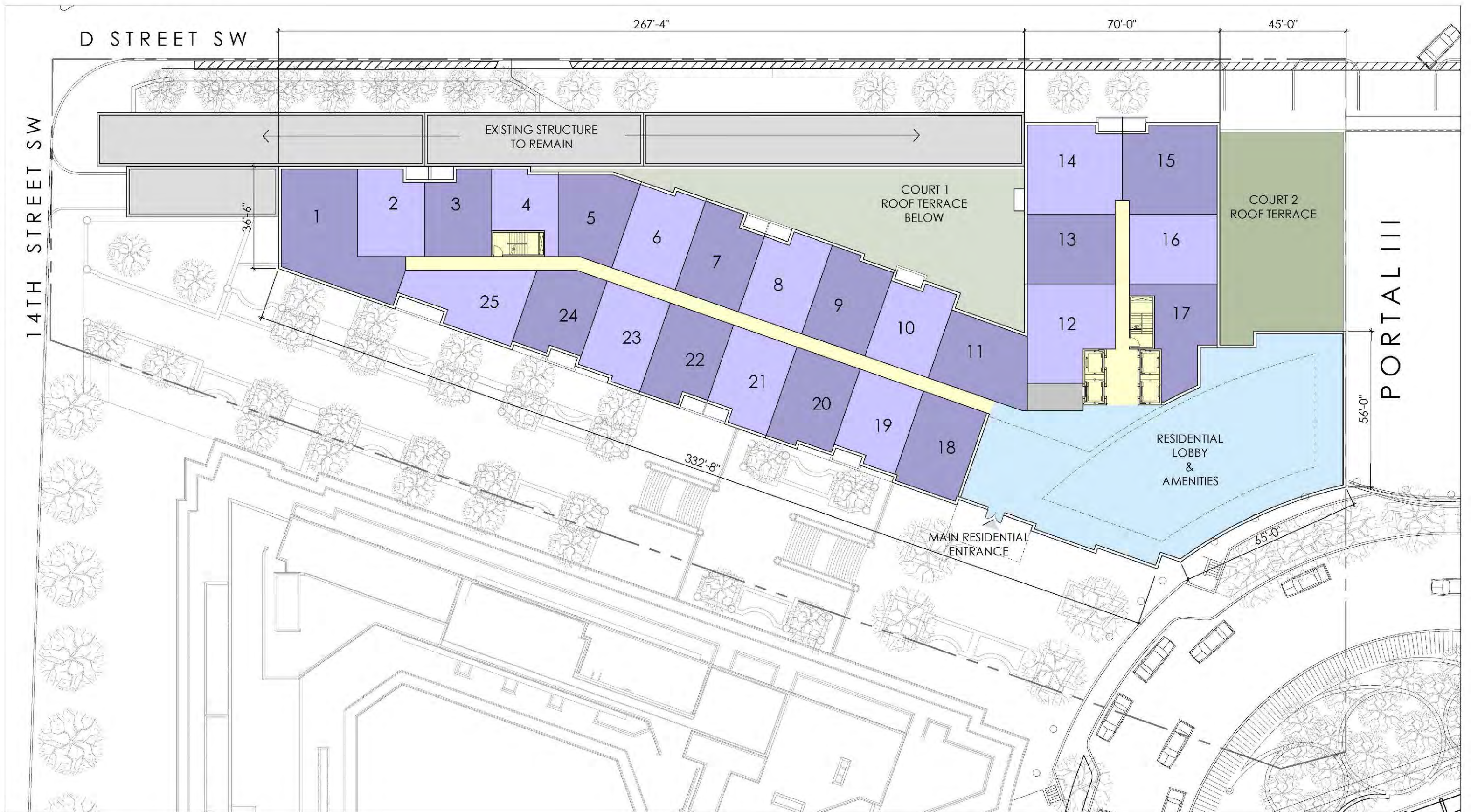


14TH STREET

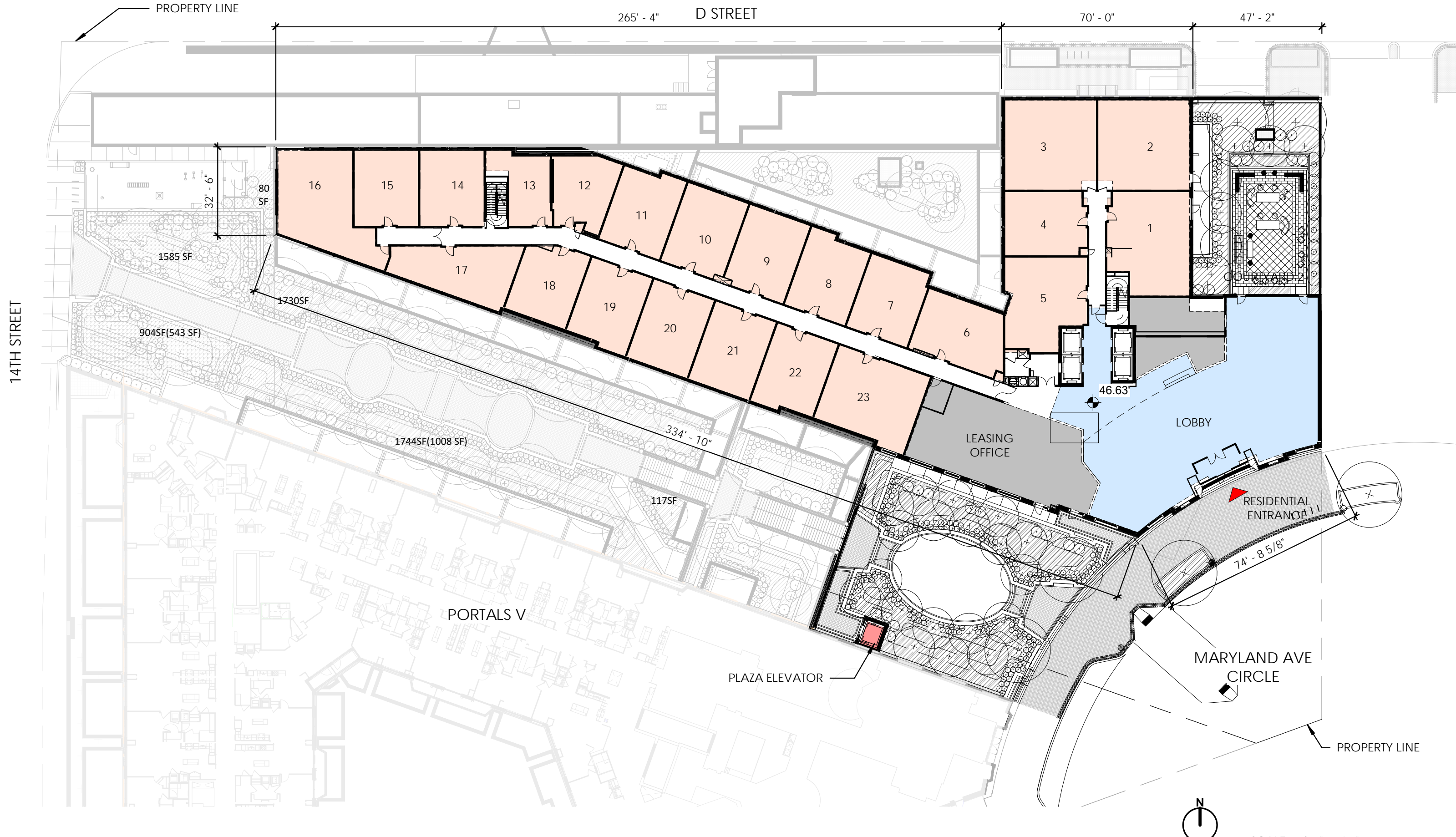


NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS

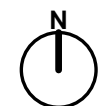
REVISED - D STREET (LOWER LEVEL 1)



APPROVED - MARYLAND AVENUE LEVEL 1

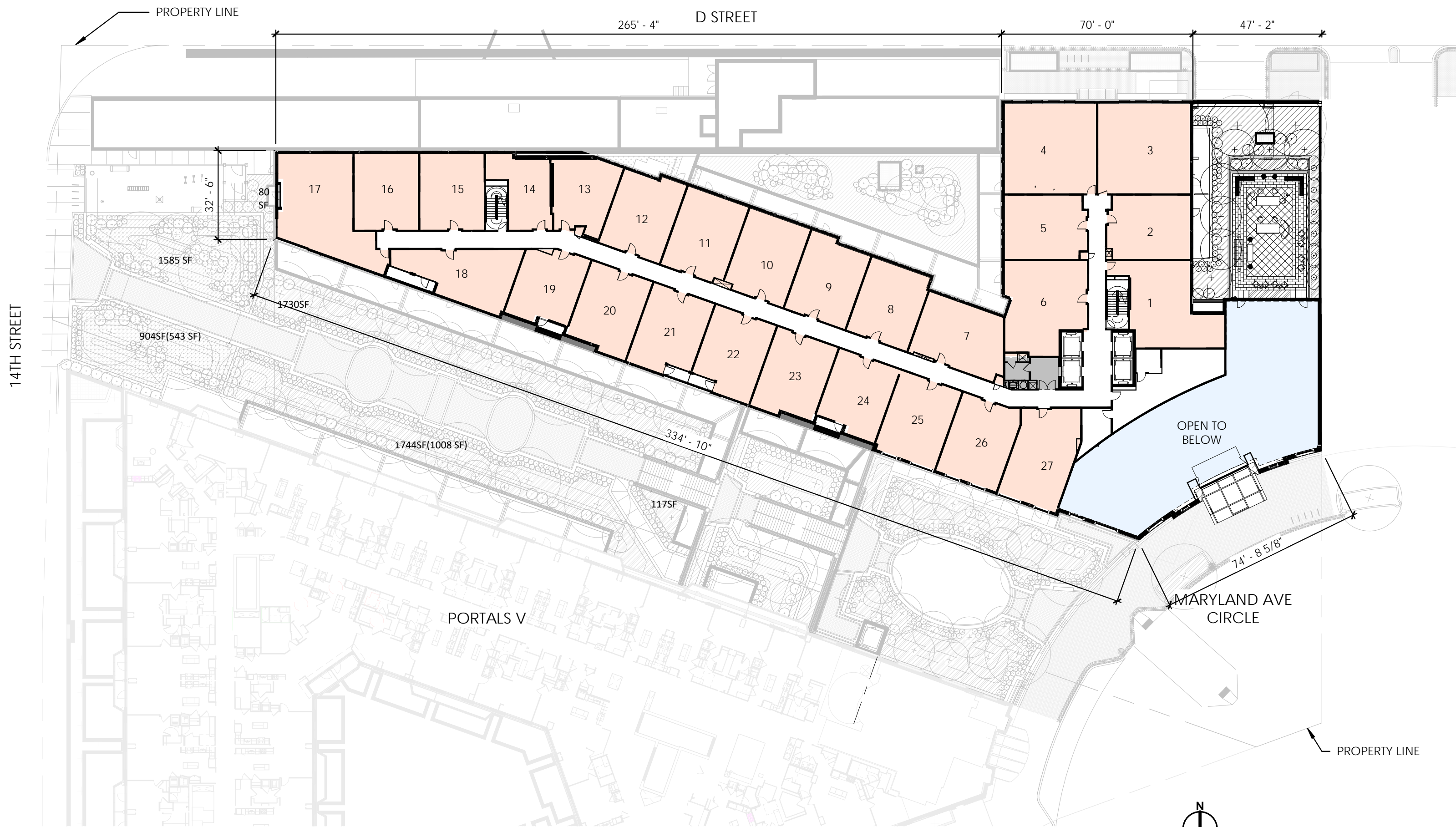


NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS



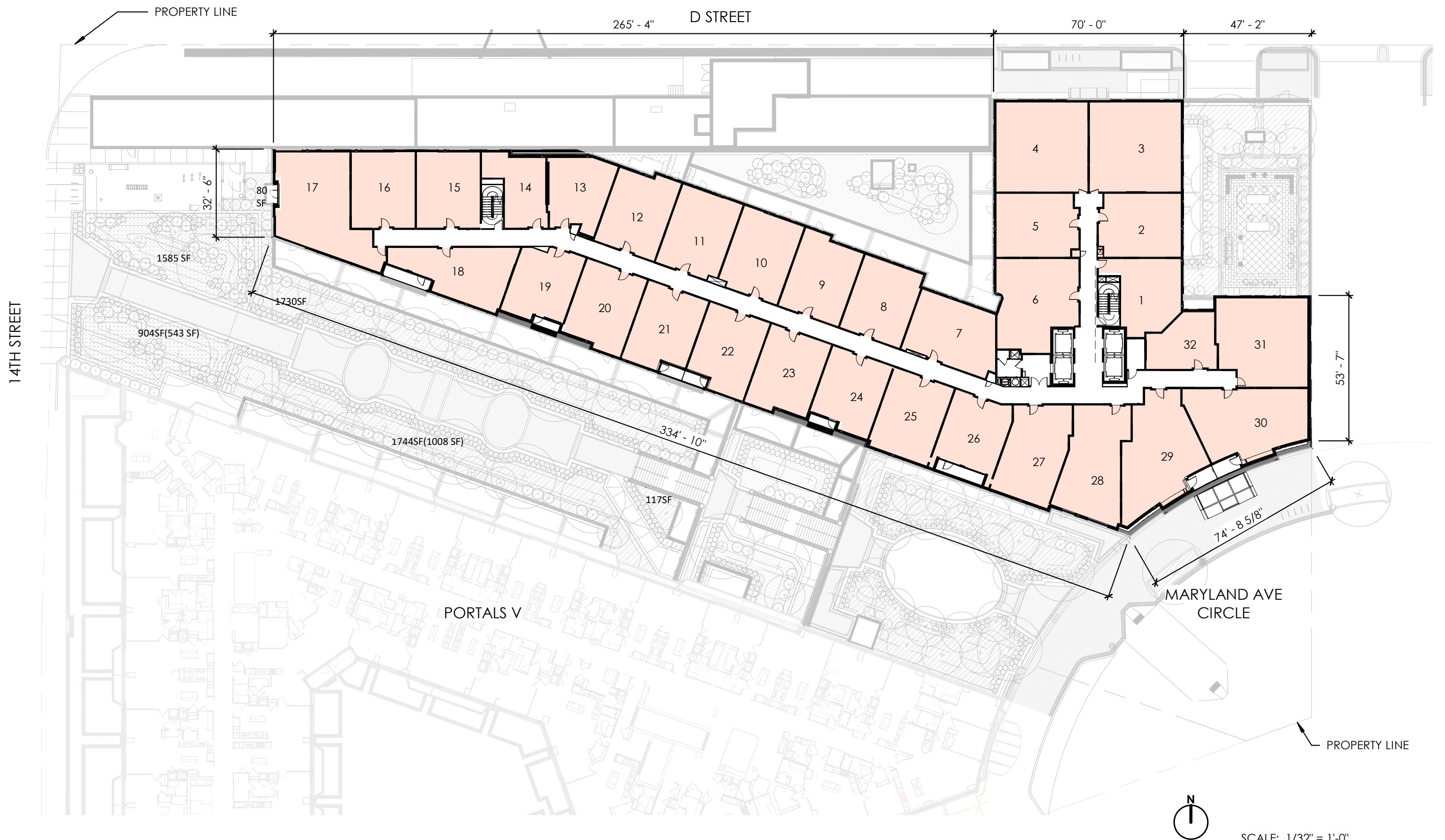
SCALE: 1/32" = 1'-0"

REVISED - MARYLAND AVENUE LEVEL 1



NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS

REVISED - LEVEL 2 - RESIDENTIAL FLOOR



NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS

REVISED - TYPICAL - RESIDENTIAL FLOORS

14TH STREET

PROPERTY LINE

265' - 4" D STREET

70' - 0"

47' - 2"

32' - 6"

80 SF

OUTDOOR AMENITY AREA

1585 SF

1730SF

9045SF(543 SF)

CLUB ROOM

MECHANICAL

OUTDOOR AMENITY AREA

RESTAURANT

POOL

POOL DECK

AMENITY

17445SF(1008 SF)

334' - 10"

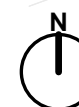
117SF

FEC

74' - 10 1/4"

MARYLAND AVE CIRCLE

PROPERTY LINE



SCALE: 1/32" = 1'-0"

REVISED - PENTHOUSE LEVEL

PORTALS IV

PARCEL 47E, LLC c/o REPUBLIC PROPERTIES

Maryland Ave & D Street SW
Washington, DC 20001

Jan 06, 2022

WDG ^olai



OVERALL PLAN

PORTALS IV



MASTER PLAN

PORTALS IV



INITIAL CONDITION



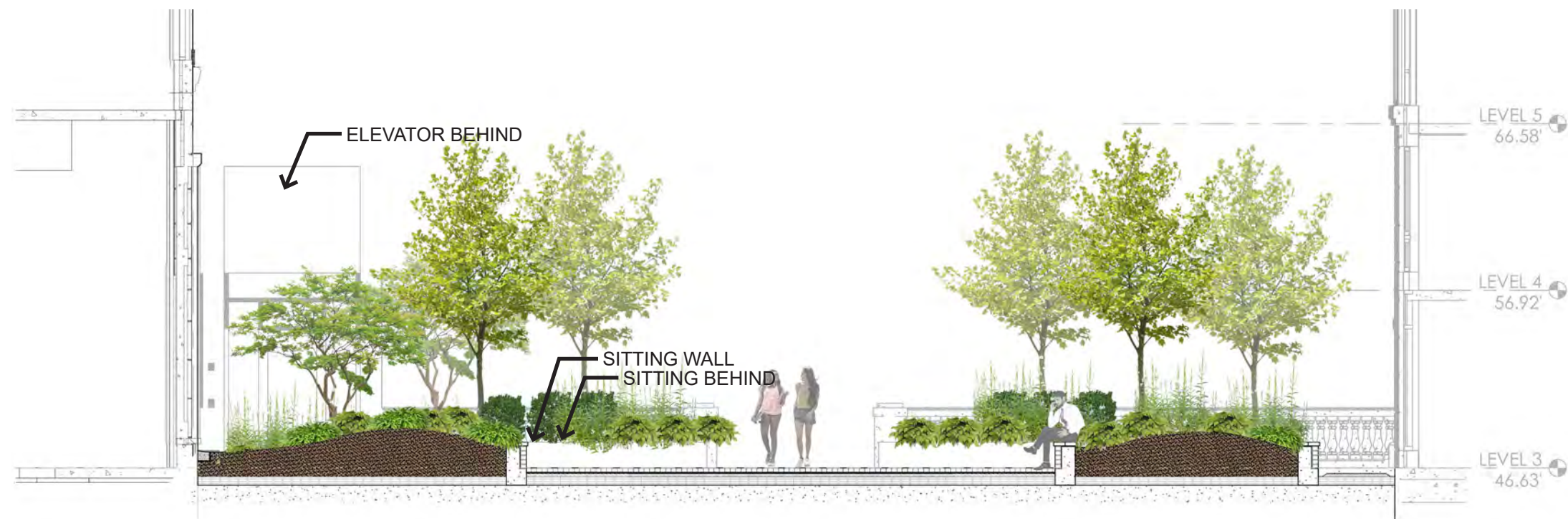


SITTING WALL MATCH THE EXISTING PLANTER WALL ON MD AVE CIRCLE WITH MARBLE COPING (MATCHING PORTALS V ENTRANCE MARBLE MATERIAL.)









MD AVENUE





EXISTING CONDITION



UPPER PLAZA



Ulmus parvifolia
CHINESE ELM



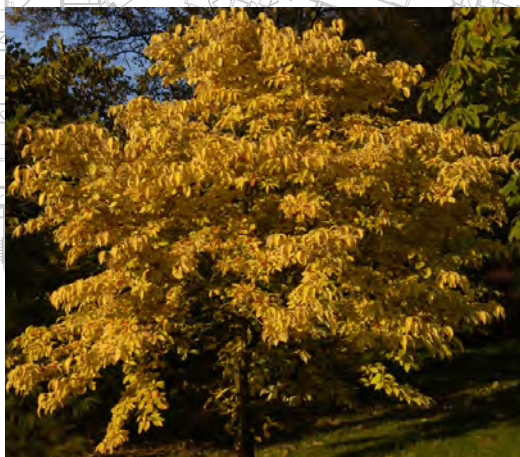
Cercis canadensis
EASTERN REDBUD



Quercus macrocarpa
BUR OAK



Quercus bicolor
SWAMP OAK



Cornus florida
FLOWERING DOGWOOD



● *Hamamelis virginiana*
WITCH HAZEL



● *Betula nigra*
RIVER BIRCH



● *Acer ginnala* 'Flame'
AMUR MAPLE



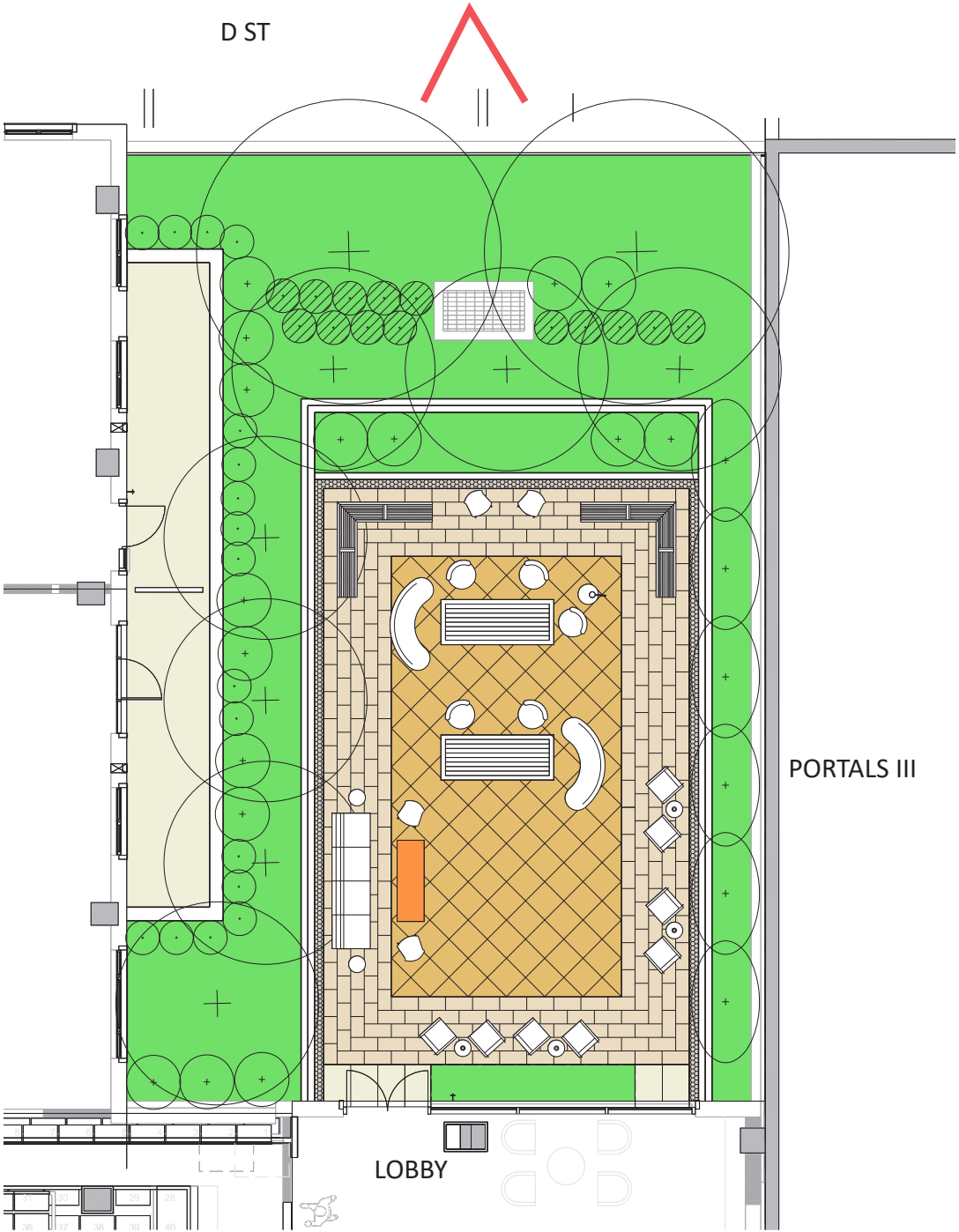
● 'Sunburst' Honeylocust
GLEDITSIA TRIACANTHOS 'SUNCOLE'



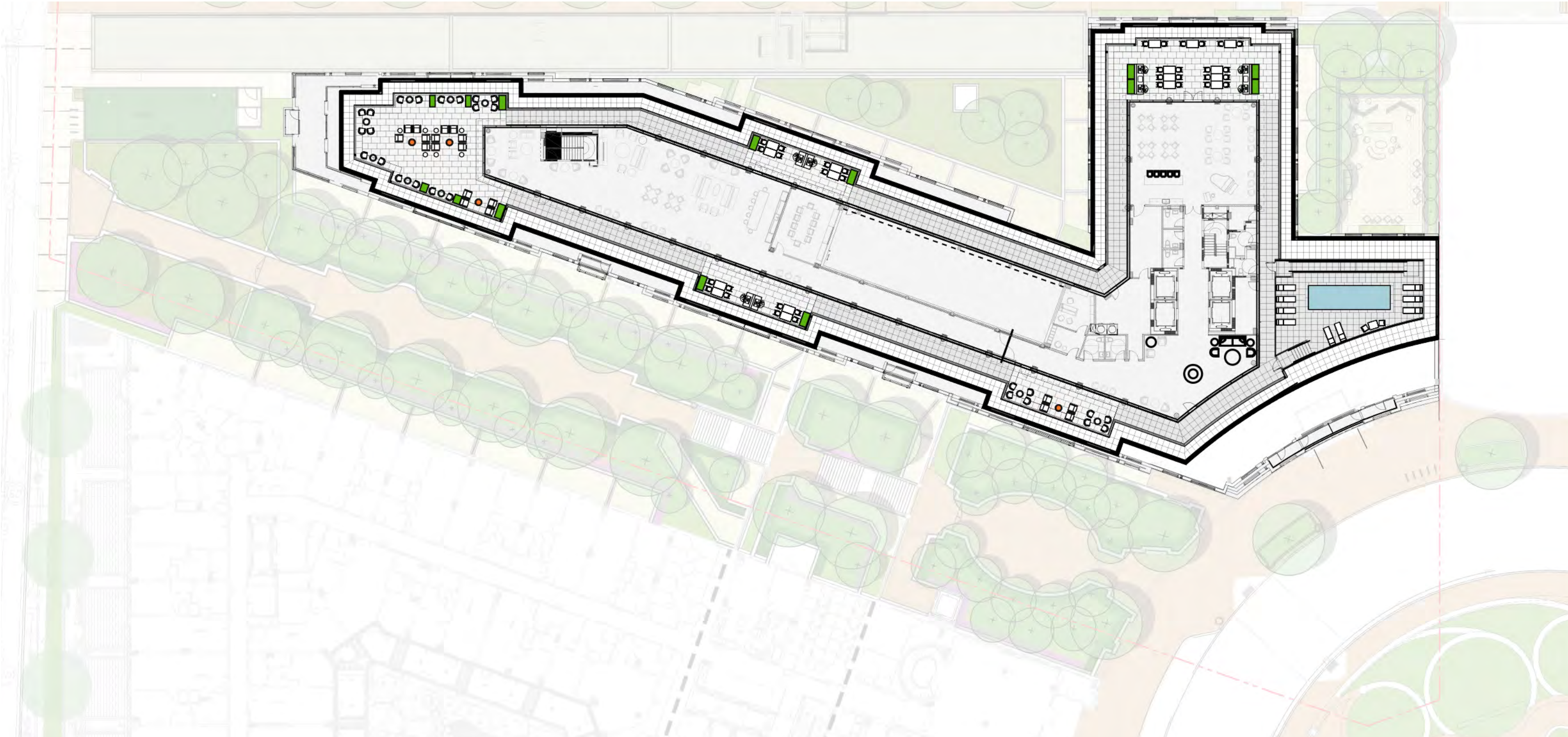
● *carpinus betulus* 'fastigiata'
HORNBEAM

EXISTING
TREE

COURTYARD #2



ROOF PLAN



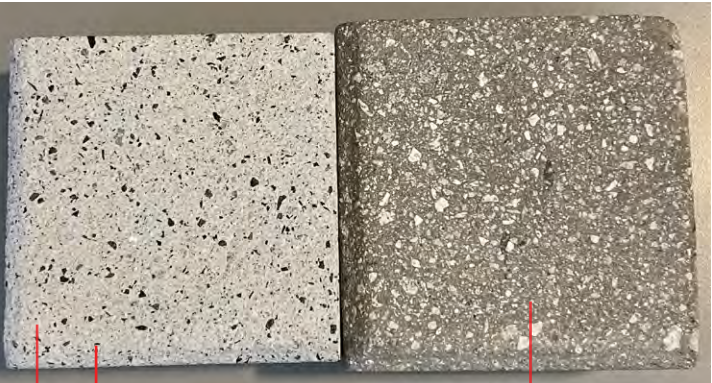
ROOF - MATERIAL/FURN



FIRE PIT



PLANTER

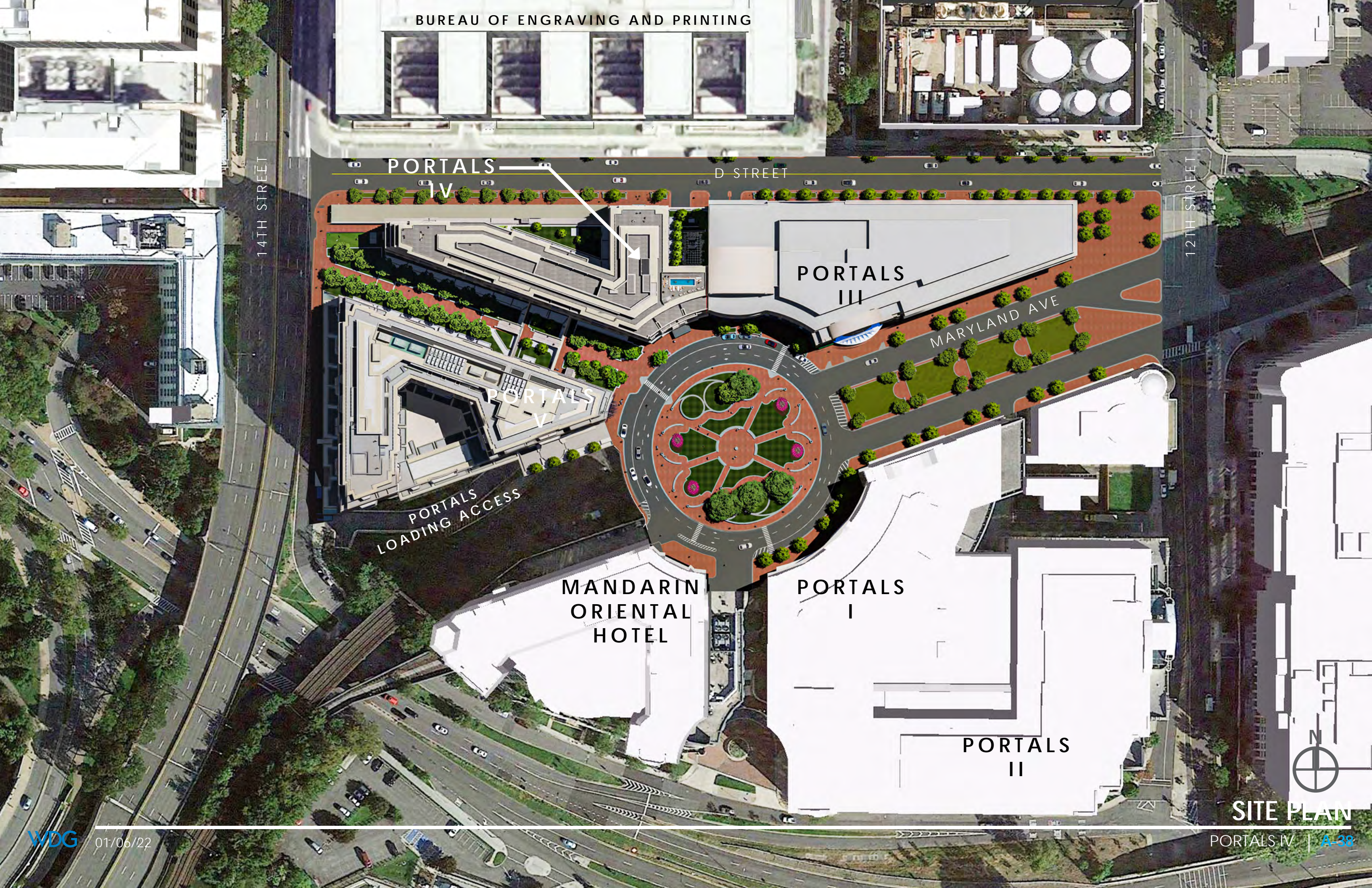


2X3' HANOVER PAVER
#2953

2X2' HANOVER
PAVER
#2953

2X2' HANOVER
PAVER
NATURAL





BUREAU OF ENGRAVING AND PRINTING

PORTALS
IV

D STREET

14TH STREET

12TH STREET

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III

MARYLAND AVE

PORTALS
V

PORTALS
LOADING ACCESS

MANDARIN
ORIENTAL
HOTEL

PORTALS
I

PORTALS
II



SITE PLAN

PORTALS IV | A-38