PORTALS IV
PARCEL 47E, LLC c/o REPUBLIC PROPERTIES
Maryland Avenue & D Street SW
Washington, DC 20001

ARCHITECTURE & LANDSCAPE DESIGN
JANUARY 20, 2022
FACING SOUTHEAST (FROM D STREET, SW)

FACING SOUTHEAST (FROM 14TH STREET, SW)
WEST ELEVATION (14TH STREET)

APPROVED SITE CONTEXT

WDG
01/06/22
PORTALS IV | A-8
WEST ELEVATION (14TH STREET)
ELEVATION - SOUTH - REVISED

ELEVATION - SOUTH - APPROVED
SITE PLAN

14TH STREET

MARYLAND AVE

12TH STREET

PORTALS IV

PORTALS III

PORTALS II

PORTALS I

PORTALS II

MANDARIN ORIENTAL HOTEL

BUREAU OF ENGRAVING AND PRINTING
NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.
NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.
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Washington, DC 20001

Jan 06, 2022
EXISTING STRUCTURE

EXISTING CURB CUT
EXISTING CONDITION
TO REMAIN

EXISTING SITE WALL

D ST ENTRANCE

D ST

14TH ST

MD AVE

PORTALS IV

COURTYARD #1

SITTING AREA

SITTING AREA

UNIT PATIO

BIORETENTION PLANTER

DOG PARK

OVERLOOK #1

OVERLOOK #2

ELEVATOR

COURTYARD #2

MD AVE ENTRANCE

INITIAL CONDITION

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

SITTING WALL SITTING BEHIND

ELEVATOR BEHIND

12" WALL

MD AVENUE