

## PORTALS IV

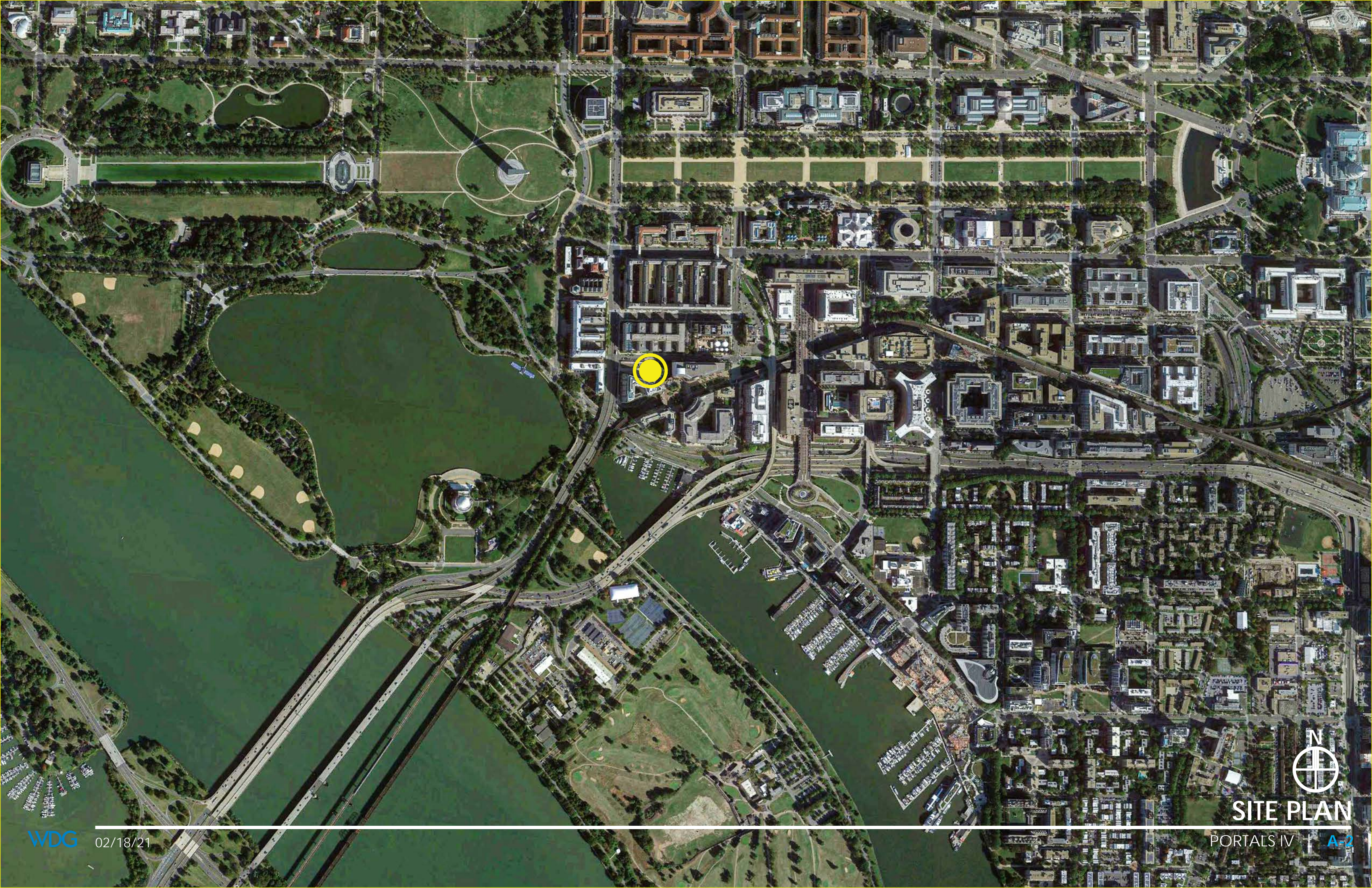
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# PARCEL 47E, LLC c/o REPUBLIC PROPERTIES

Maryland Ave & D Street SW  
Washington, DC 20001

FEBRUARY 2021

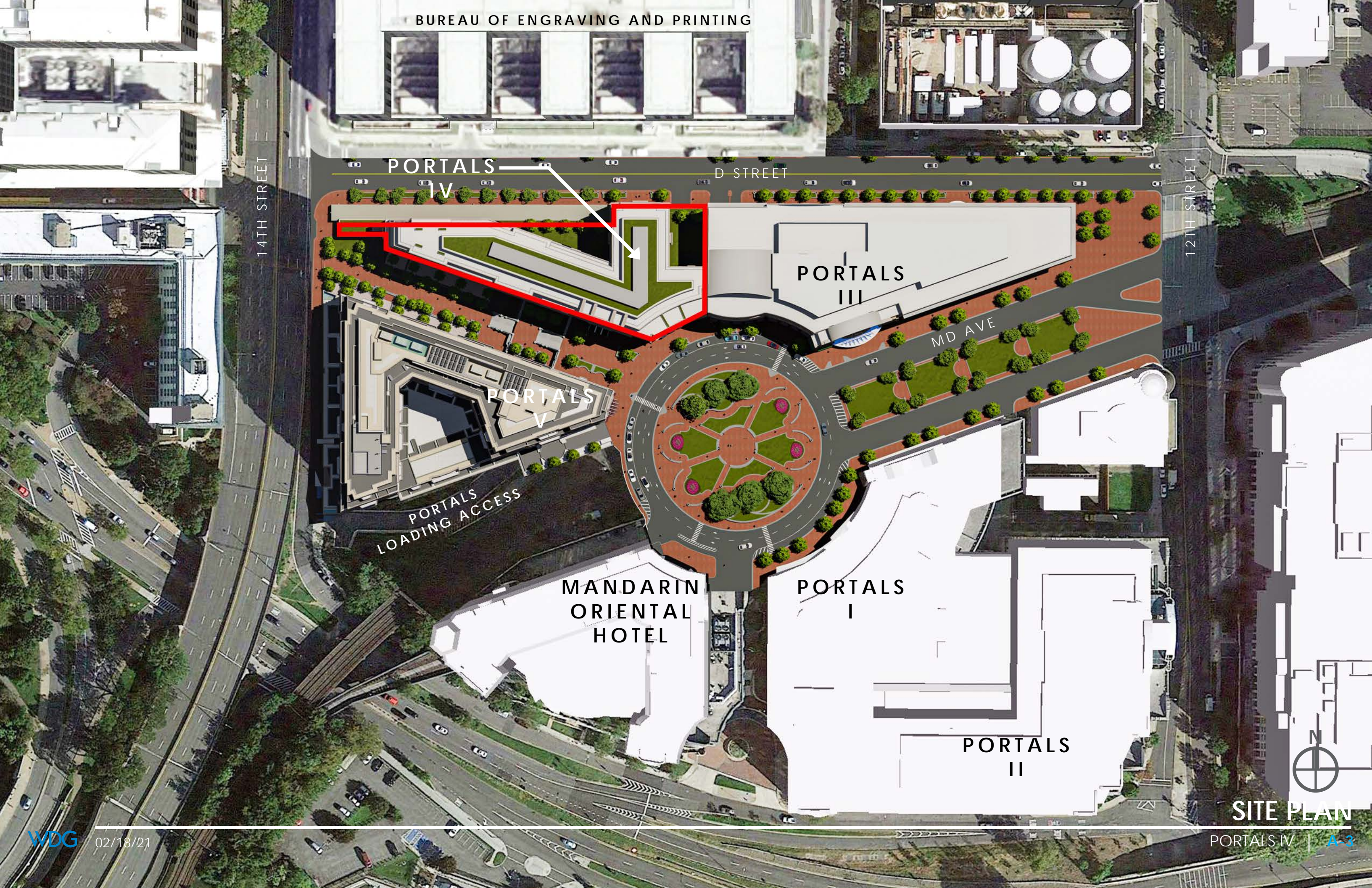




SITE PLAN

PORTALS IV | A-2





BUREAU OF ENGRAVING AND PRINTING

PORTALS  
IV

D STREET

12TH STREET

14TH STREET

PORTALS  
III

MD AVE

PORTALS  
V

PORTALS  
LOADING ACCESS

MANDARIN  
ORIENTAL  
HOTEL

PORTALS  
I

PORTALS  
II



SITE PLAN

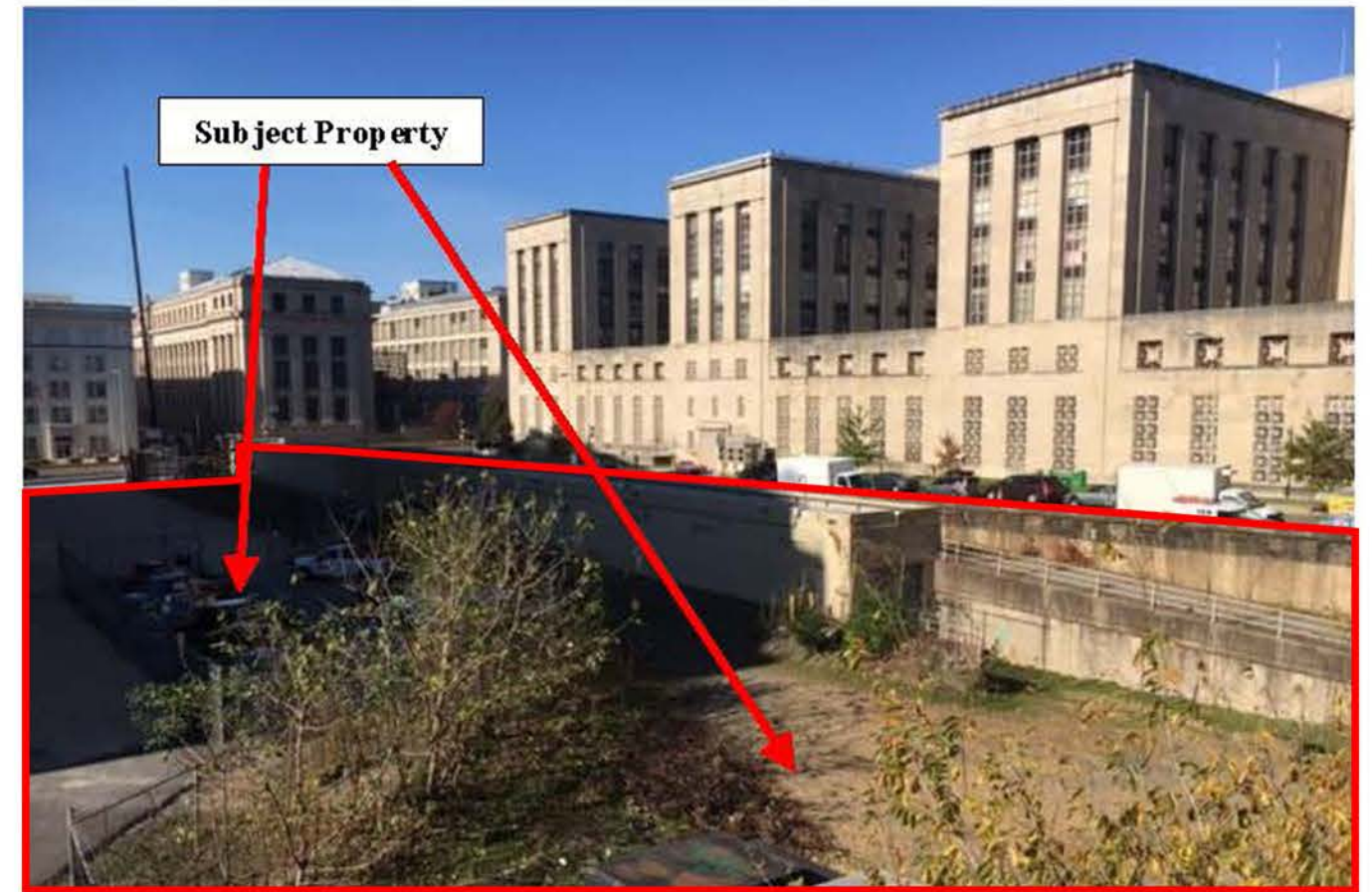
PORTALS IV | A-3



FACING WEST (AERIAL)



FACING NORTHWEST





FACING NORTHWEST (AERIAL)

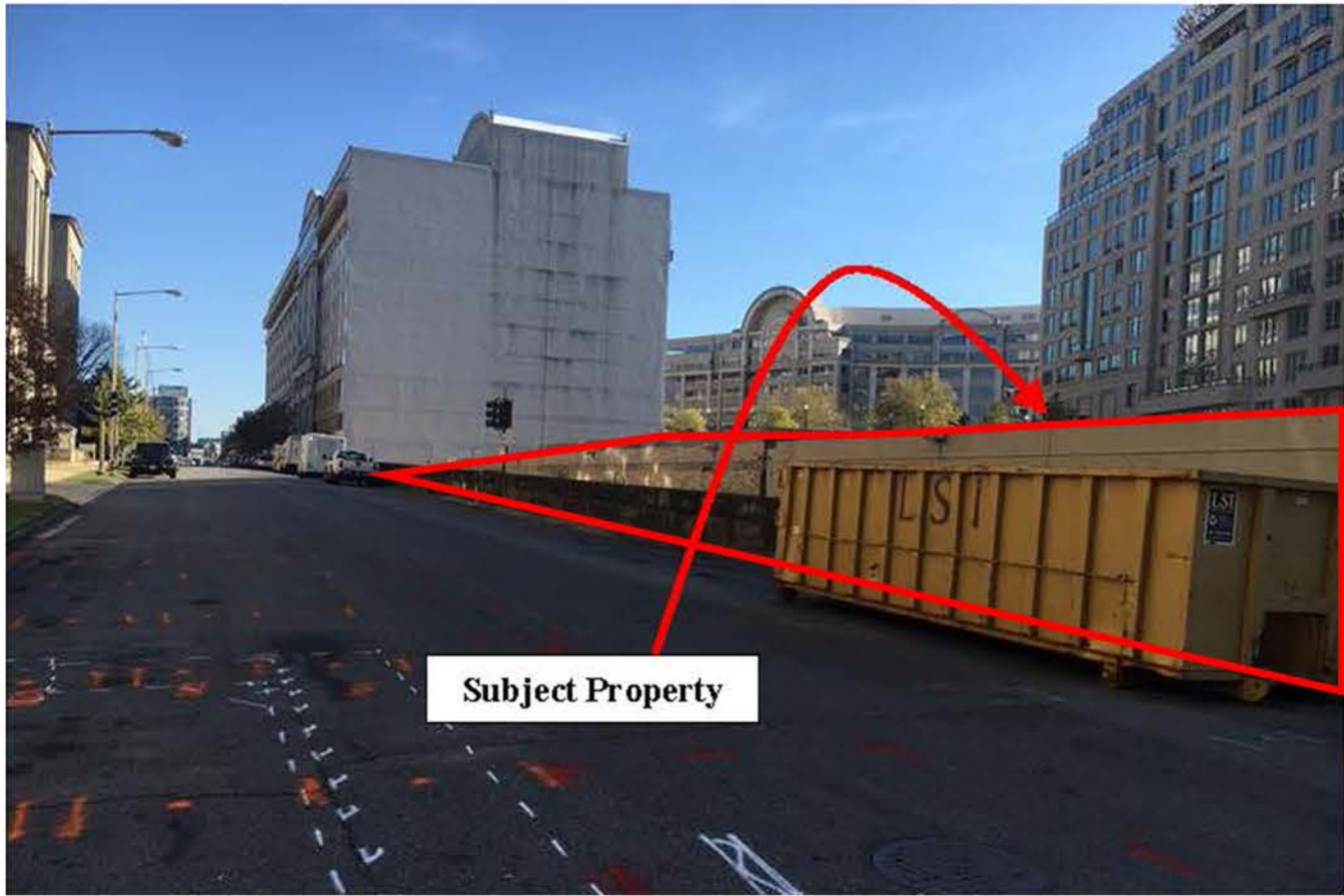


FACING NORTHWEST (AERIAL)

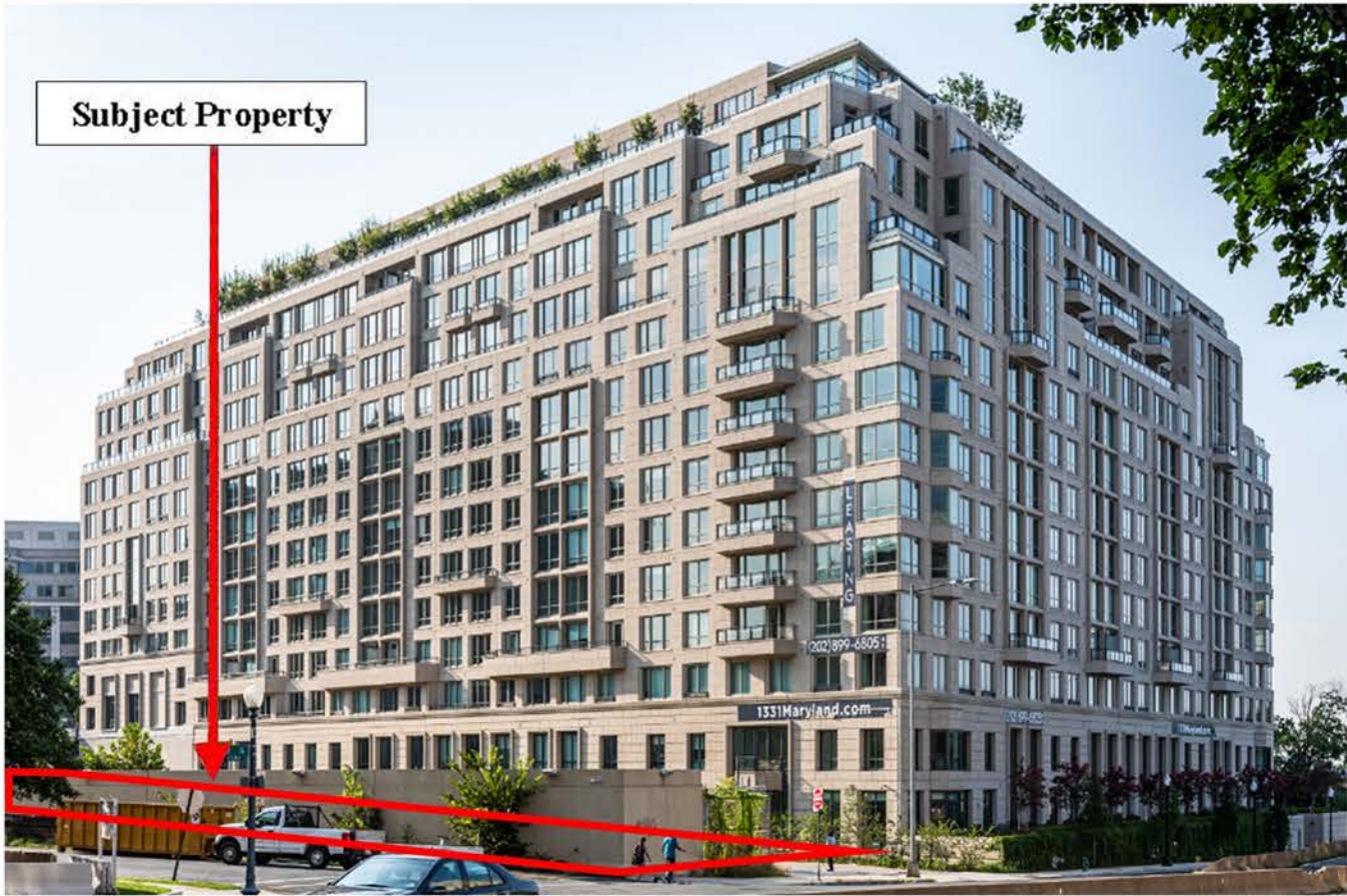




FACING SOUTHEAST (FROM D STREET, SW)



FACING SOUTHEAST (FROM 14TH STREET, SW)







PERSPECTIVE - MARYLAND AVE

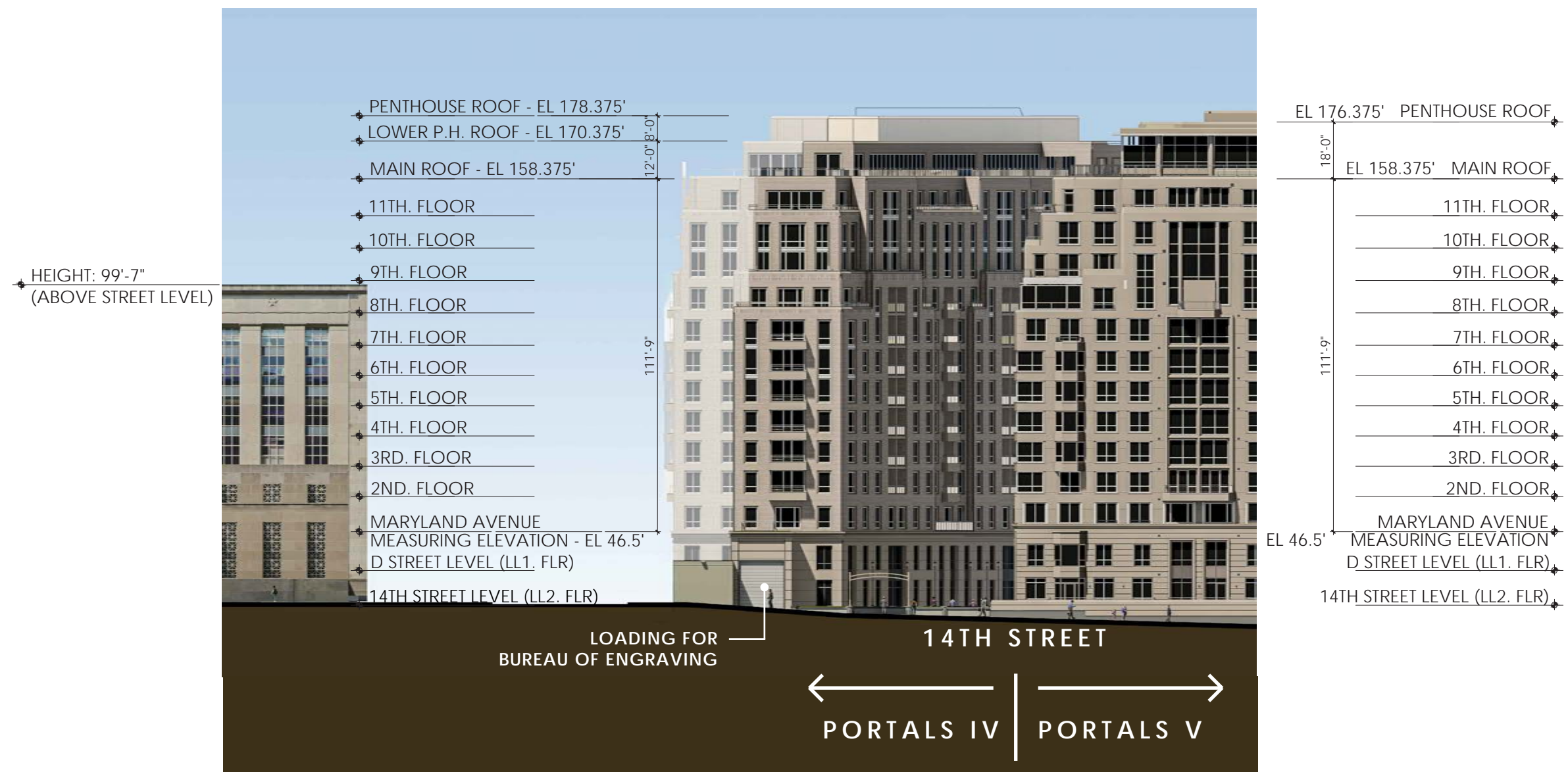
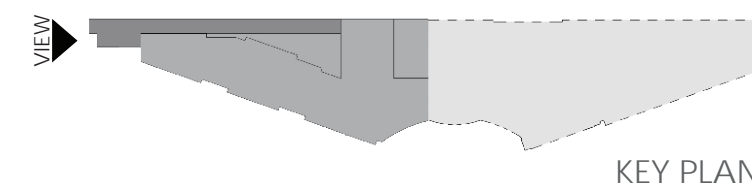


WEST ELEVATION (14TH STREET)

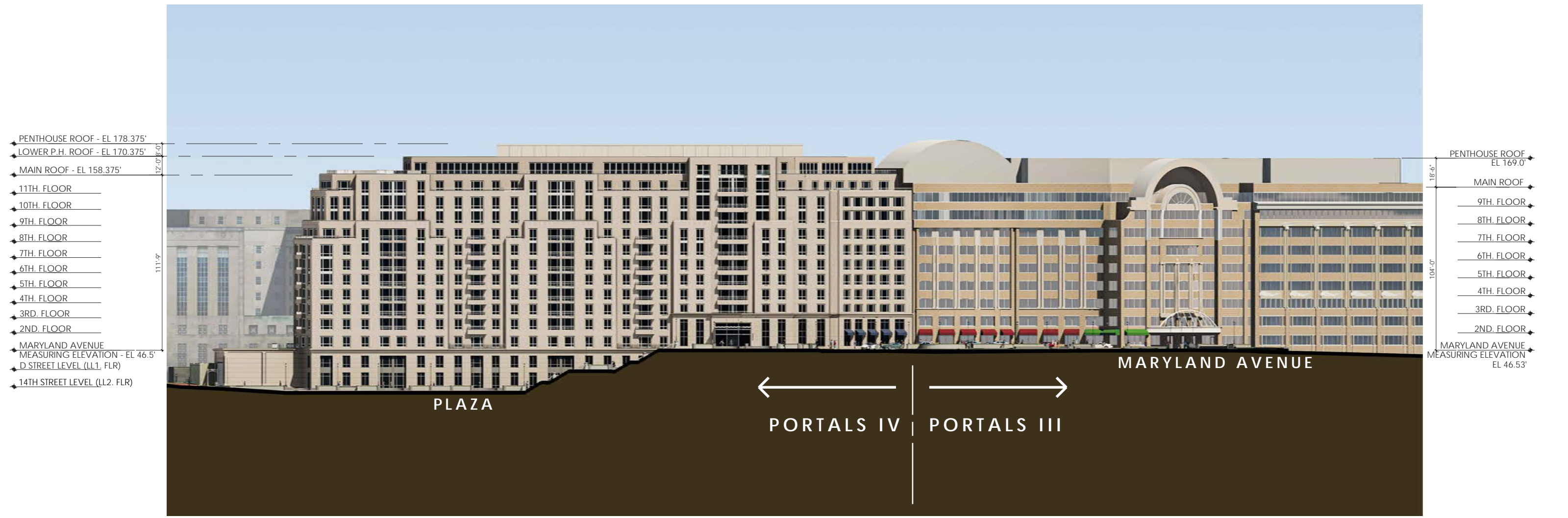
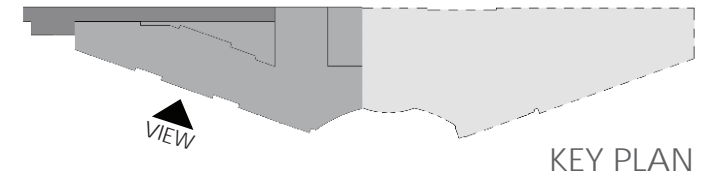


SITE CONTEXT





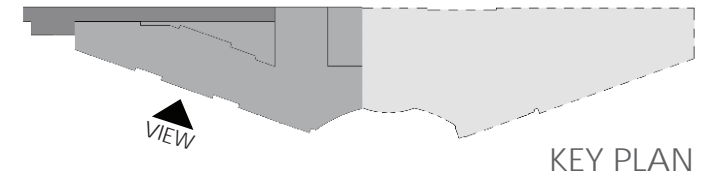




SCALE: 1" = 60'

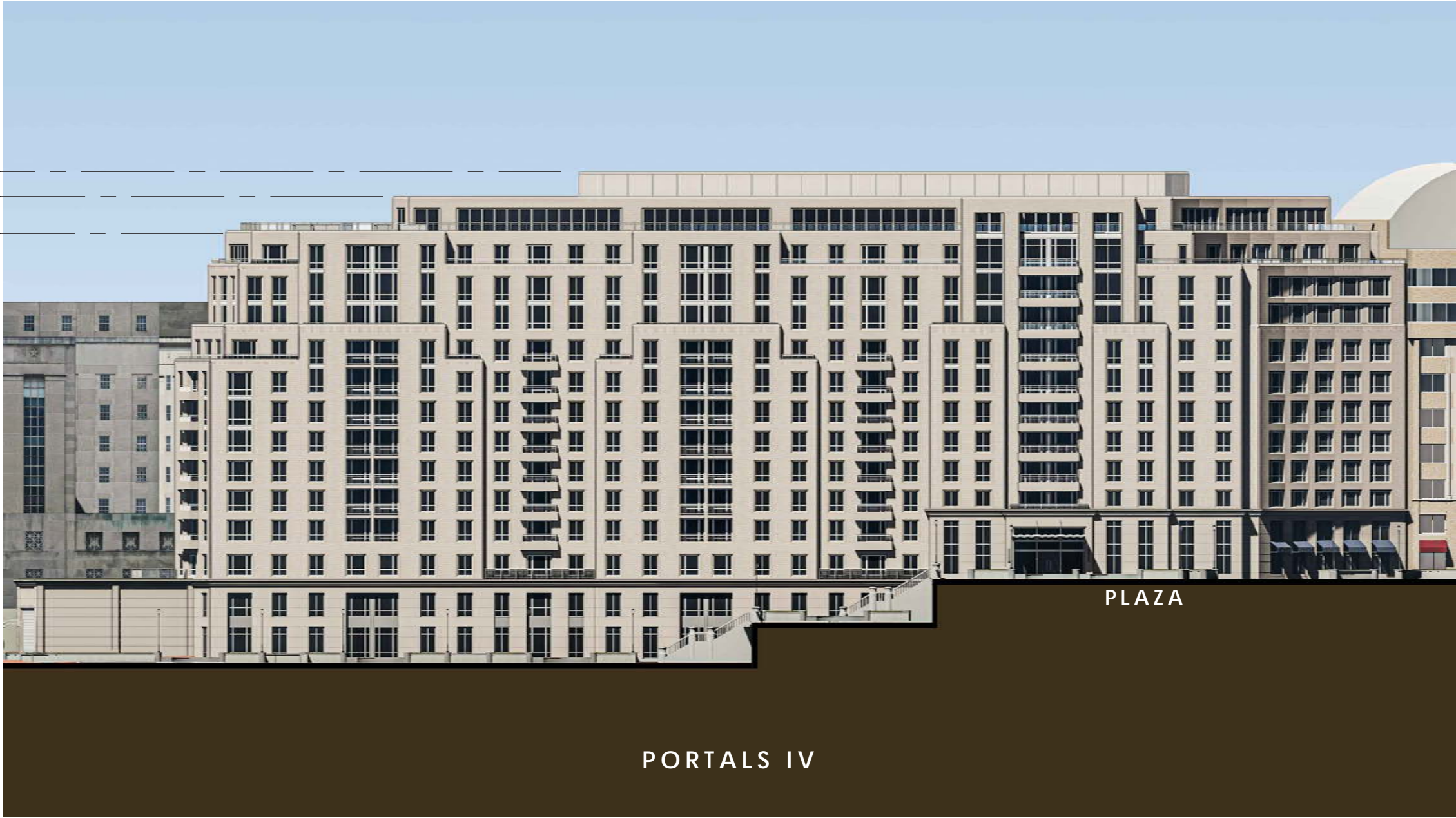
**SOUTH ELEVATION**





- 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)

12'-0" 8'-0" 111'-9"



- PENTHOUSE ROOF  
EL 169.0'
- MAIN ROOF
- 9TH. FLOOR
- 8TH. FLOOR
- 7TH. FLOOR
- 6TH. FLOOR
- 5TH. FLOOR
- 4TH. FLOOR
- 3RD. FLOOR
- 2ND. FLOOR
- MARYLAND AVENUE  
MEASURING ELEVATION  
EL 46.53'

18'-6" 104'-0"

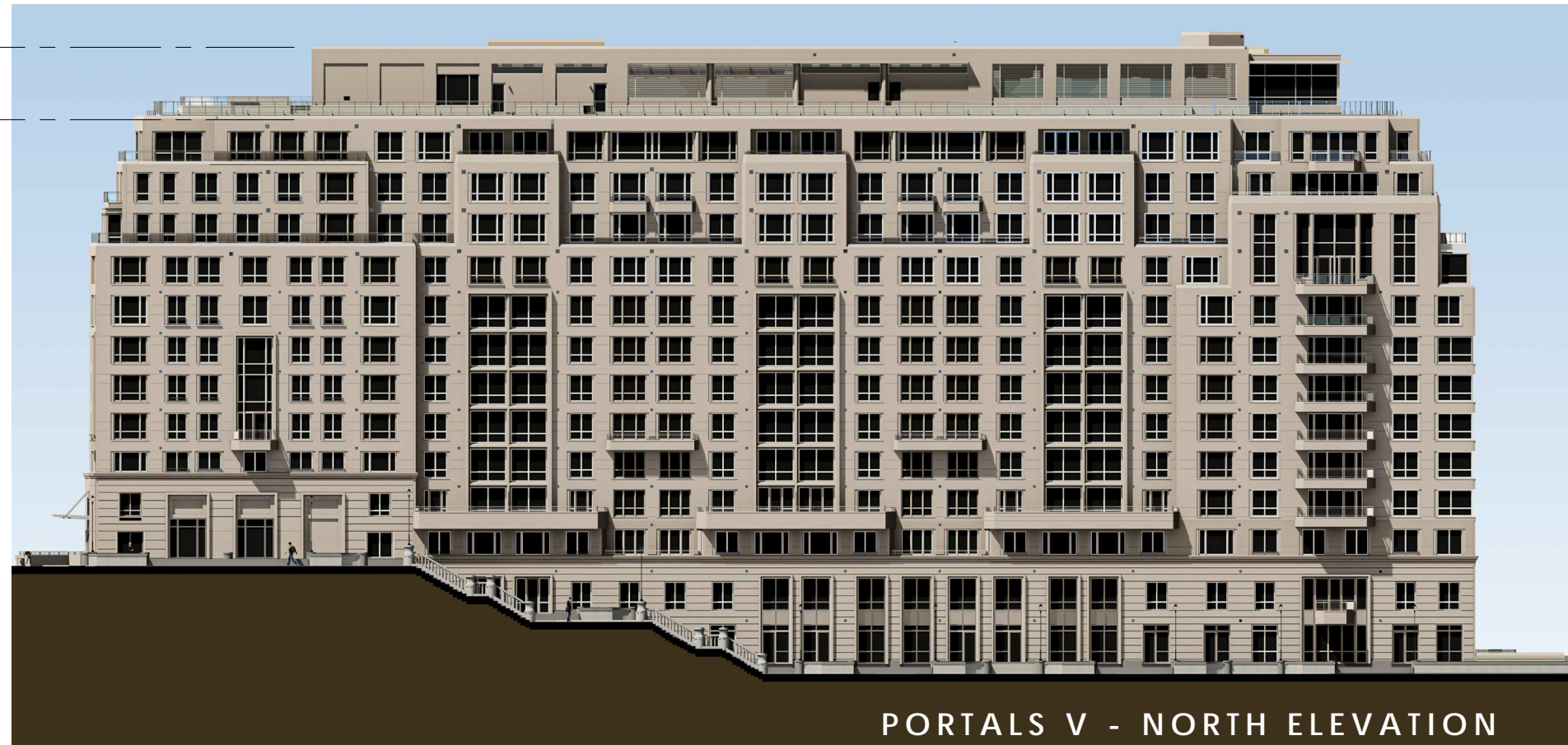
SCALE: 1" = 40'  
**SOUTH ELEVATION**



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)

18'-0"

111'-9"

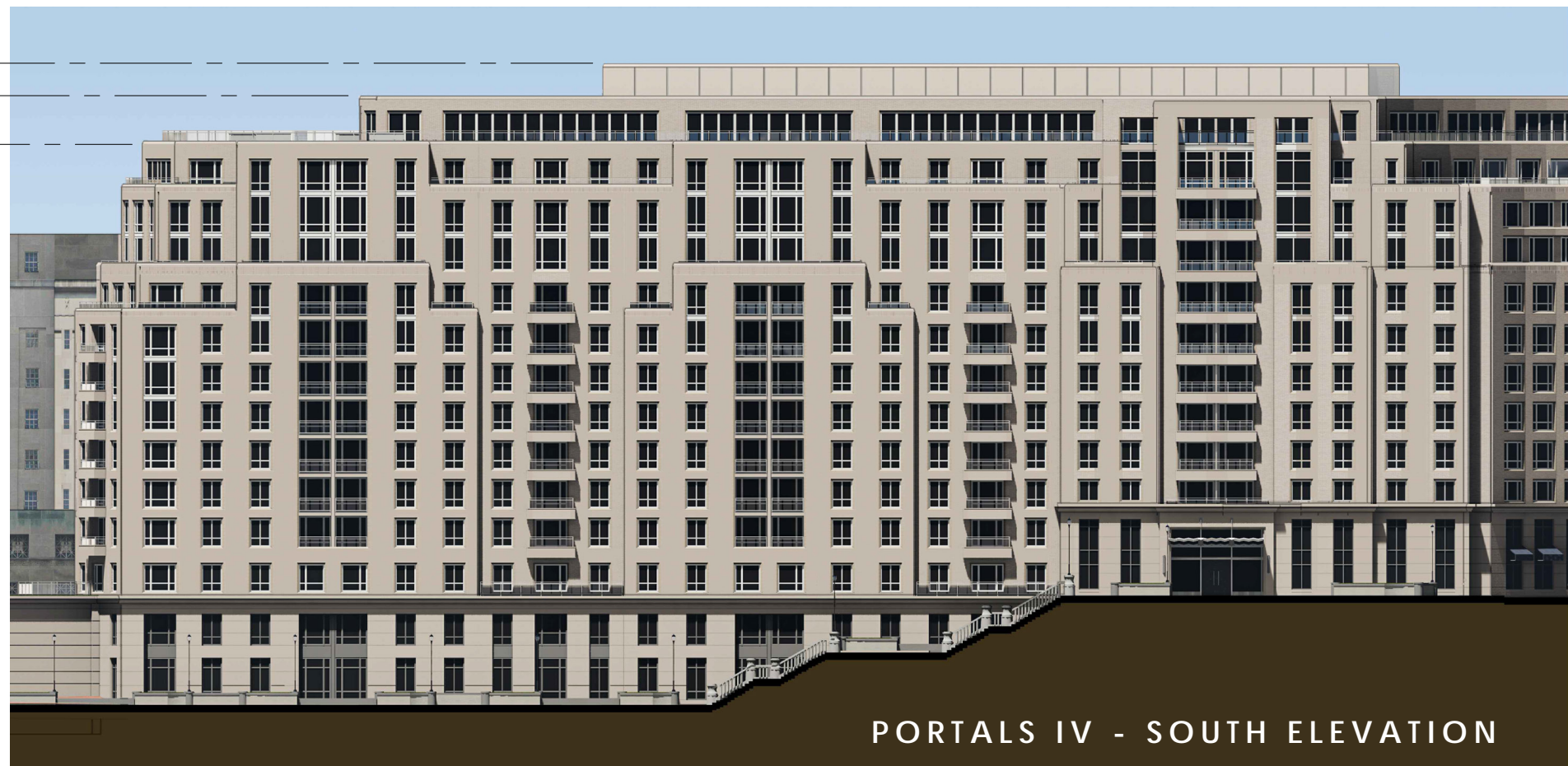


PORTALS V - NORTH ELEVATION

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)

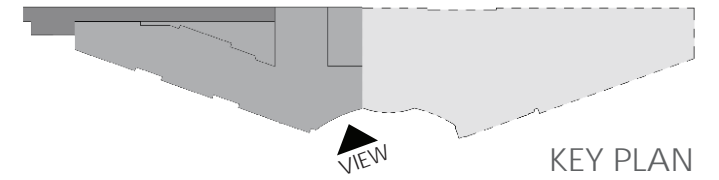
12'-0" 8'-0"

111'-9"



PORTALS IV - SOUTH ELEVATION





KEY PLAN

- 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)



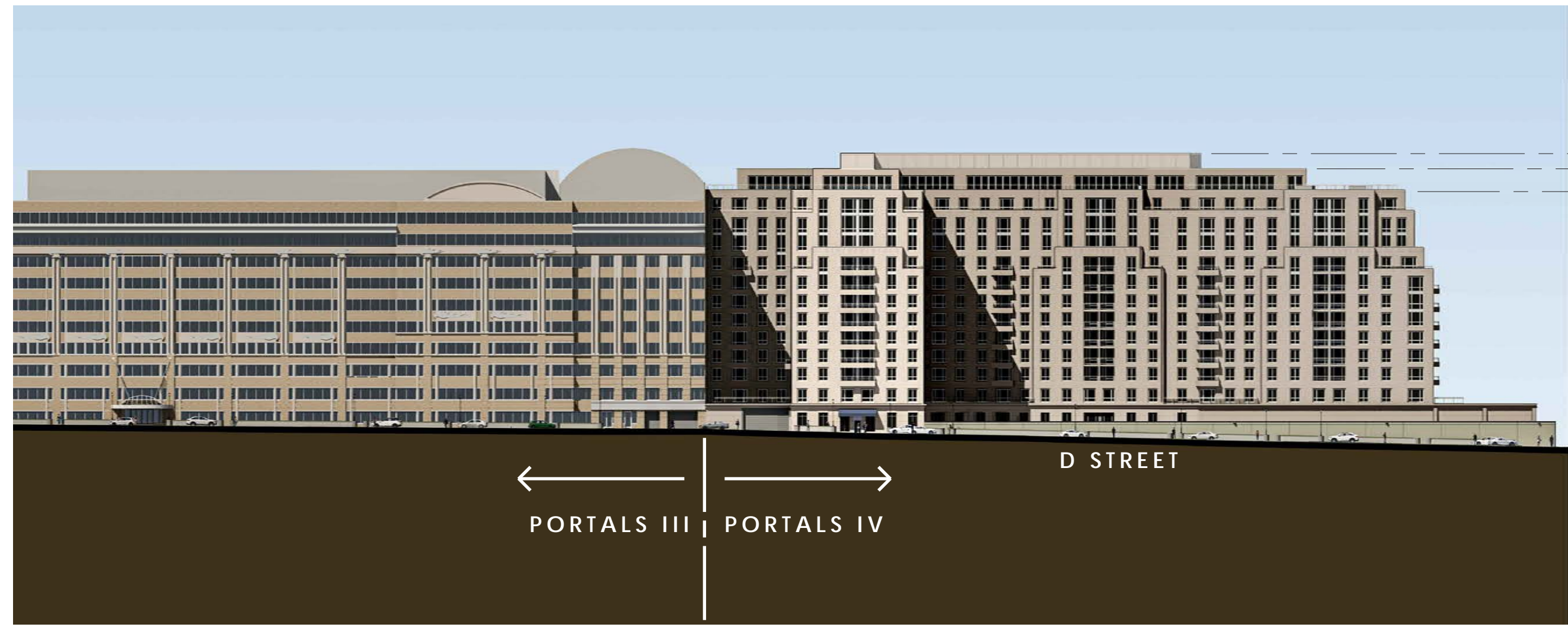
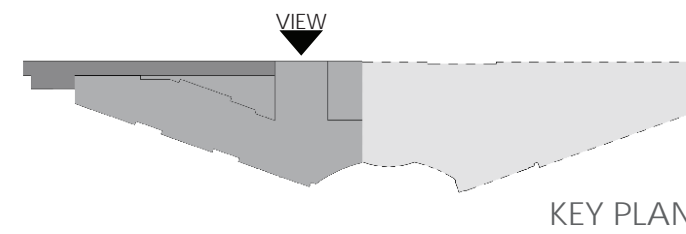
- PENTHOUSE ROOF EL 169.0'
- MAIN ROOF
- 9TH. FLOOR
- 8TH. FLOOR
- 7TH. FLOOR
- 6TH. FLOOR
- 5TH. FLOOR
- 4TH. FLOOR
- 3RD. FLOOR
- 2ND. FLOOR
- MARYLAND AVENUE MEASURING ELEVATION EL 46.53'

PORTALS IV | PORTALS III

SCALE: 1" = 40'

## EAST ELEVATION (MARYLAND AVE)

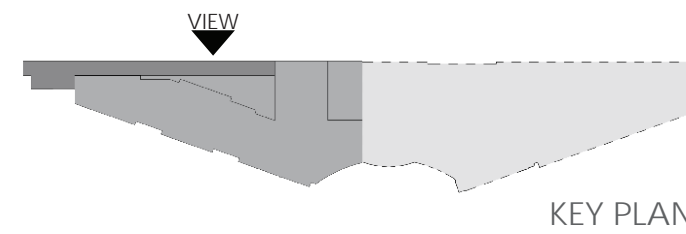




- ↗ PENTHOUSE ROOF  
EL 169.0'
- ↗ MAIN ROOF
- ↗ 9TH. FLOOR
- ↗ 8TH. FLOOR
- ↗ 7TH. FLOOR
- ↗ 6TH. FLOOR
- ↗ 5TH. FLOOR
- ↗ 4TH. FLOOR
- ↗ 3RD. FLOOR
- ↗ 2ND. FLOOR
- ↗ MARYLAND AVENUE  
MEASURING ELEVATION  
EL 46.53'

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

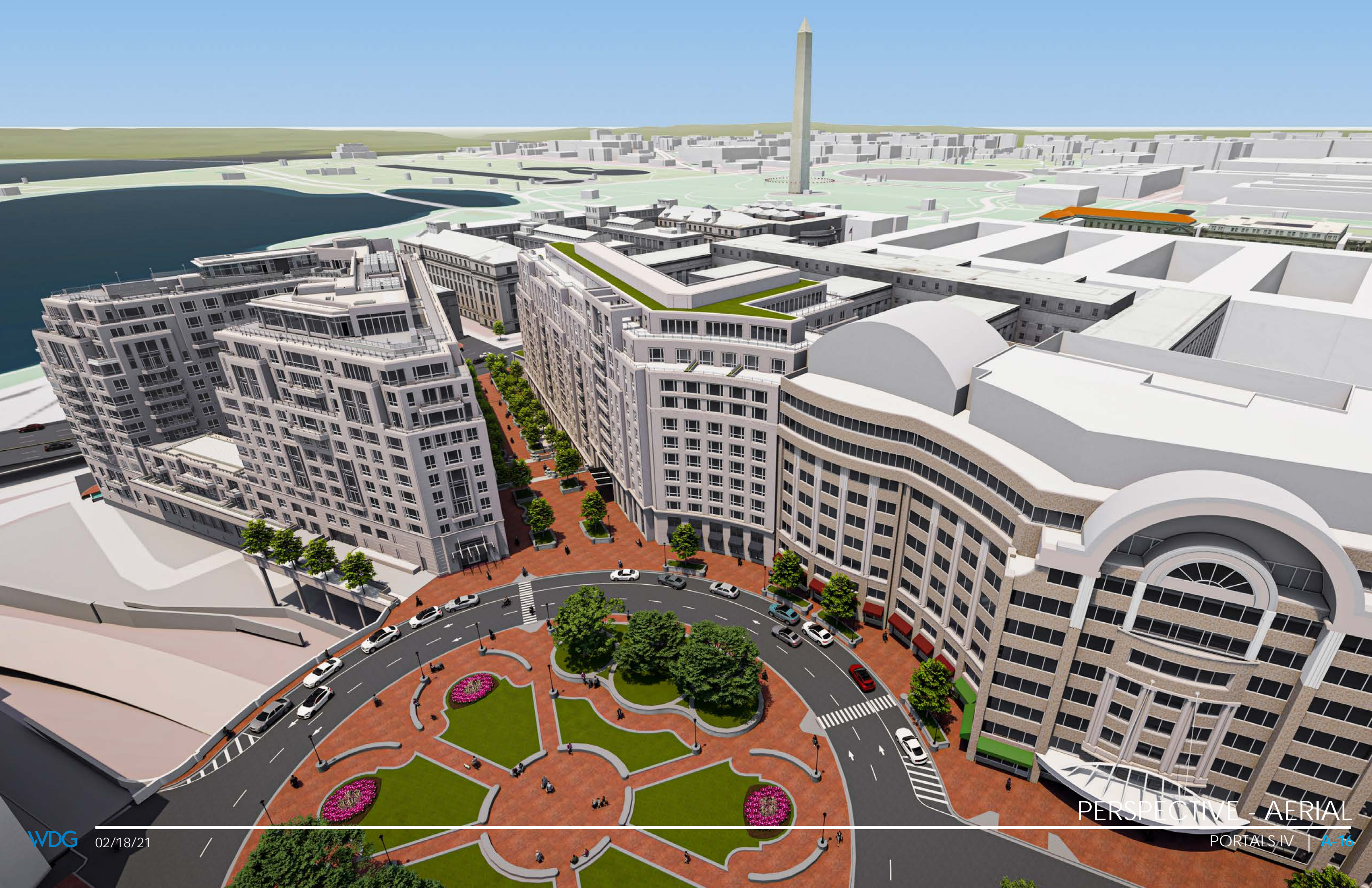




SCALE: 1" = 40'

**NORTH ELEVATION (D STREET)**

















PERSPECTIVE - 14TH STREET



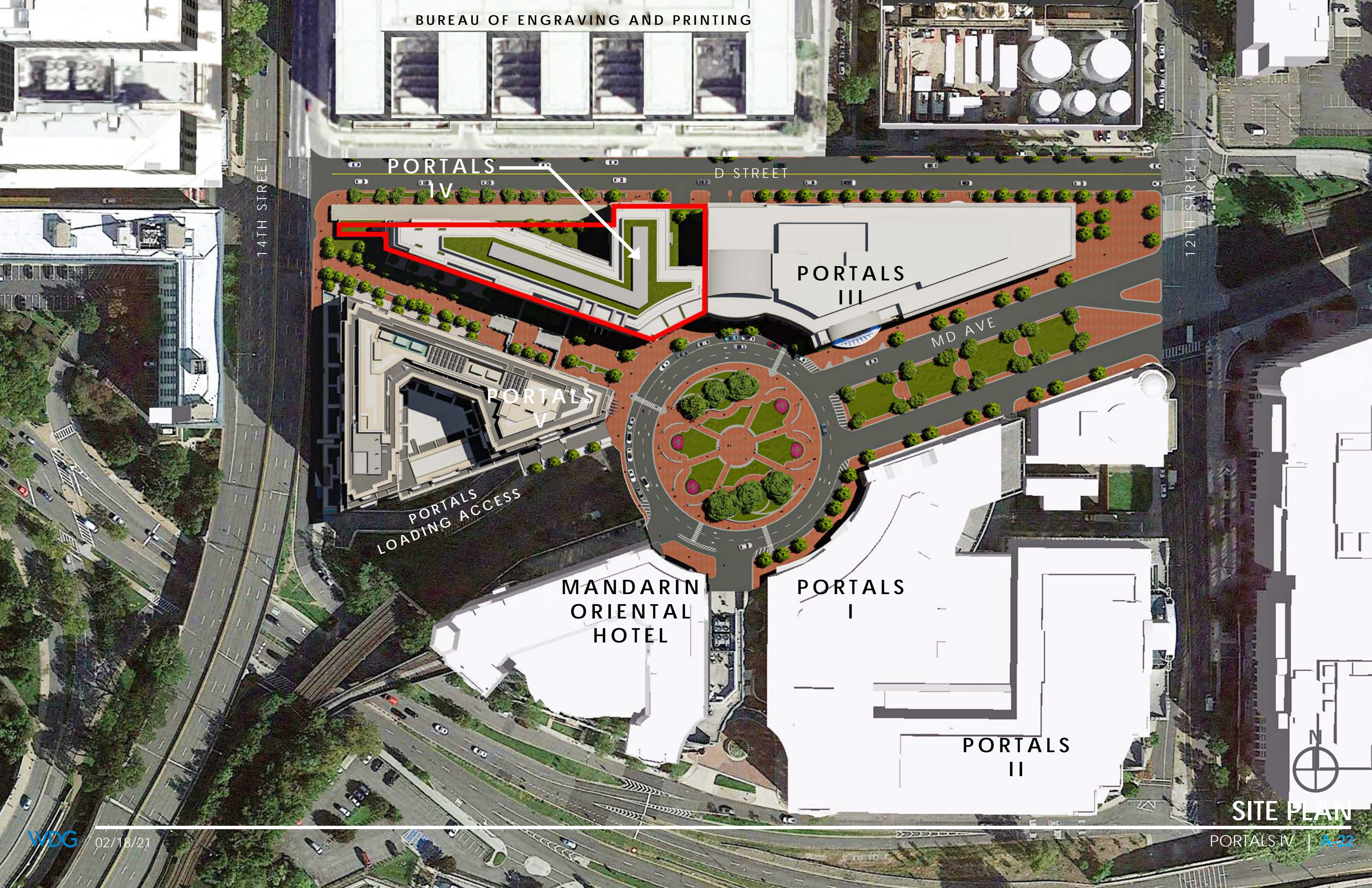






PERSPECTIVE - MARYLAND AVE





BUREAU OF ENGRAVING AND PRINTING

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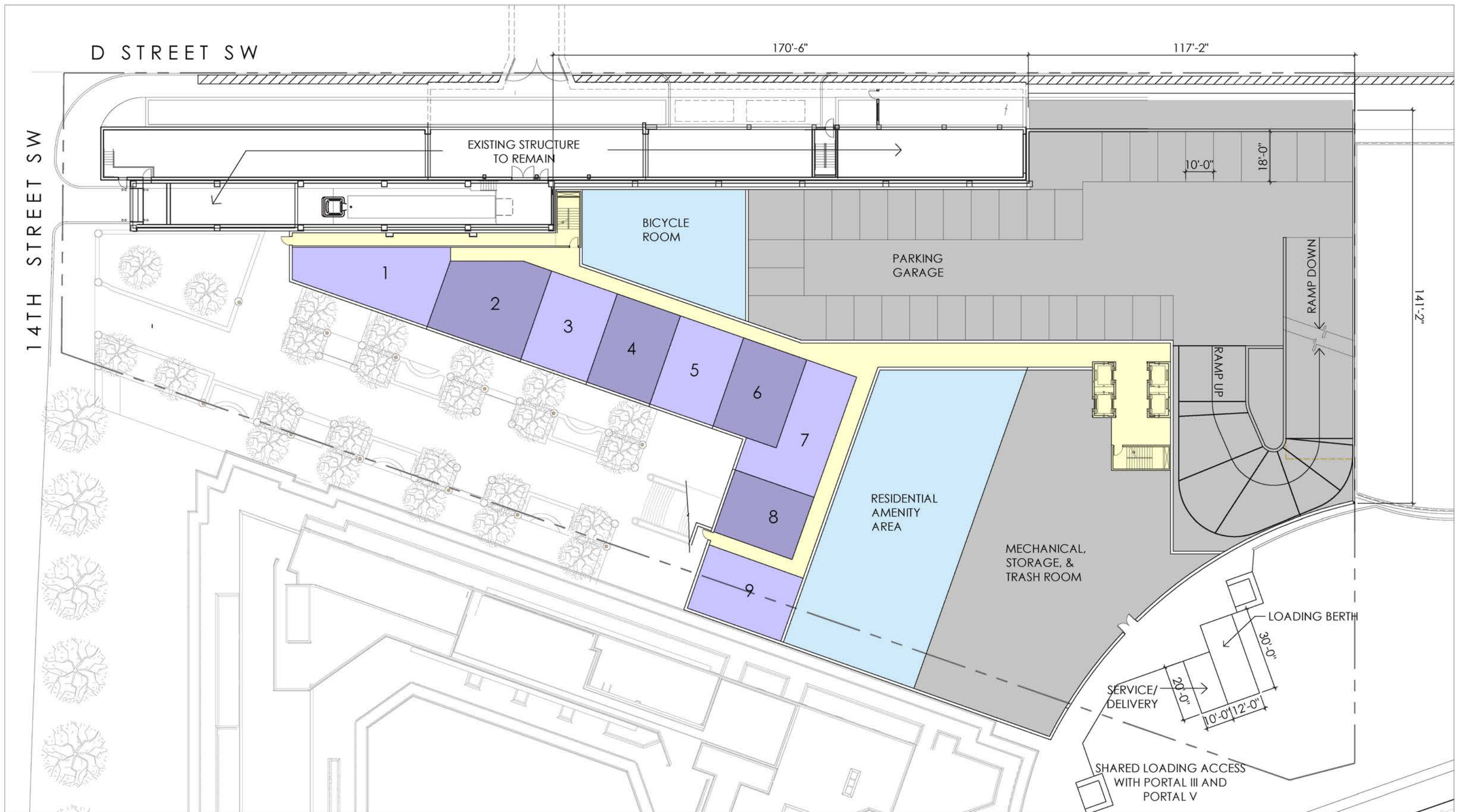
PORTALS  
II



SITE PLAN

PORTALS IV | A-22

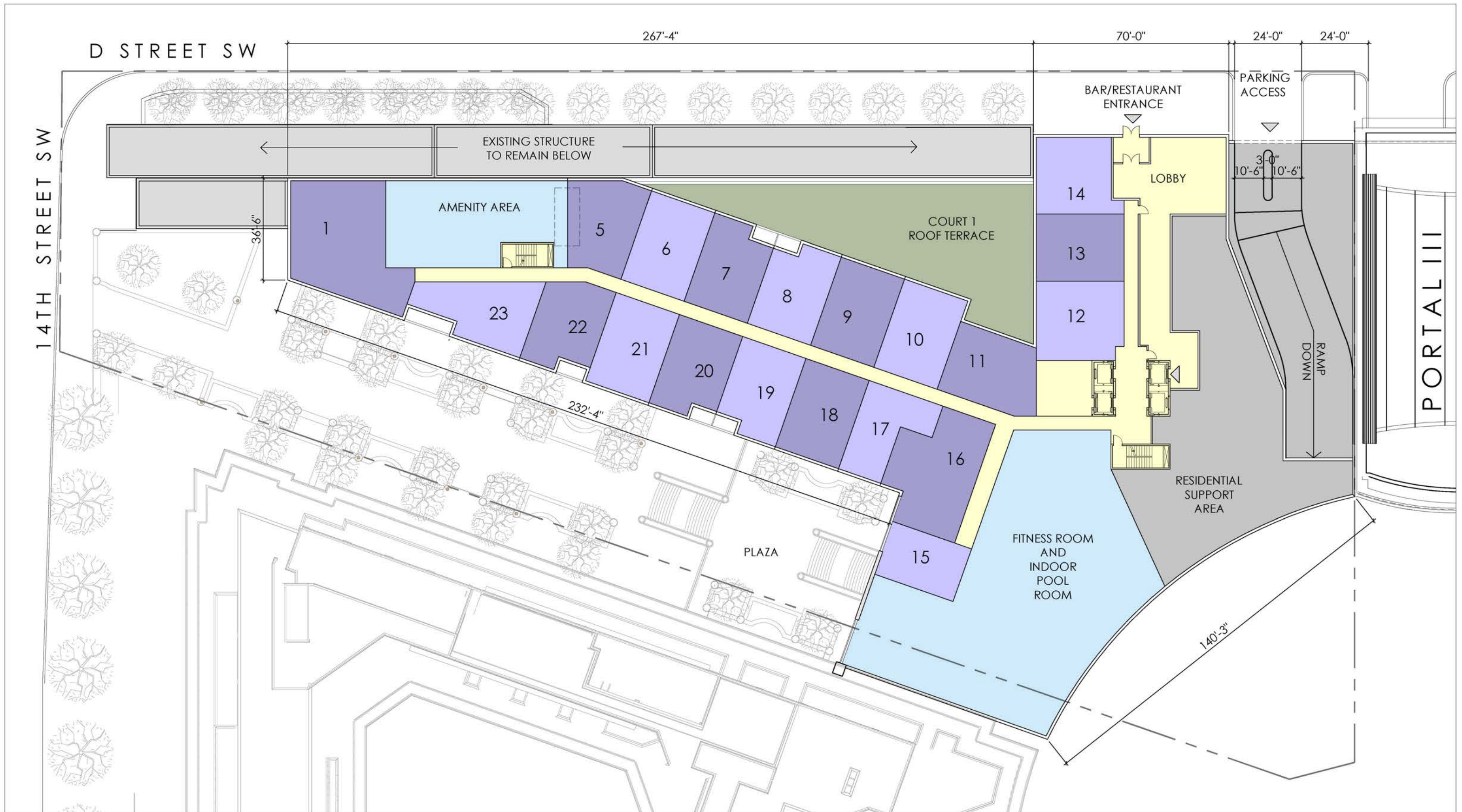




SCALE: 1" = 30'

# 14TH STREET (LOWER LEVEL 2)

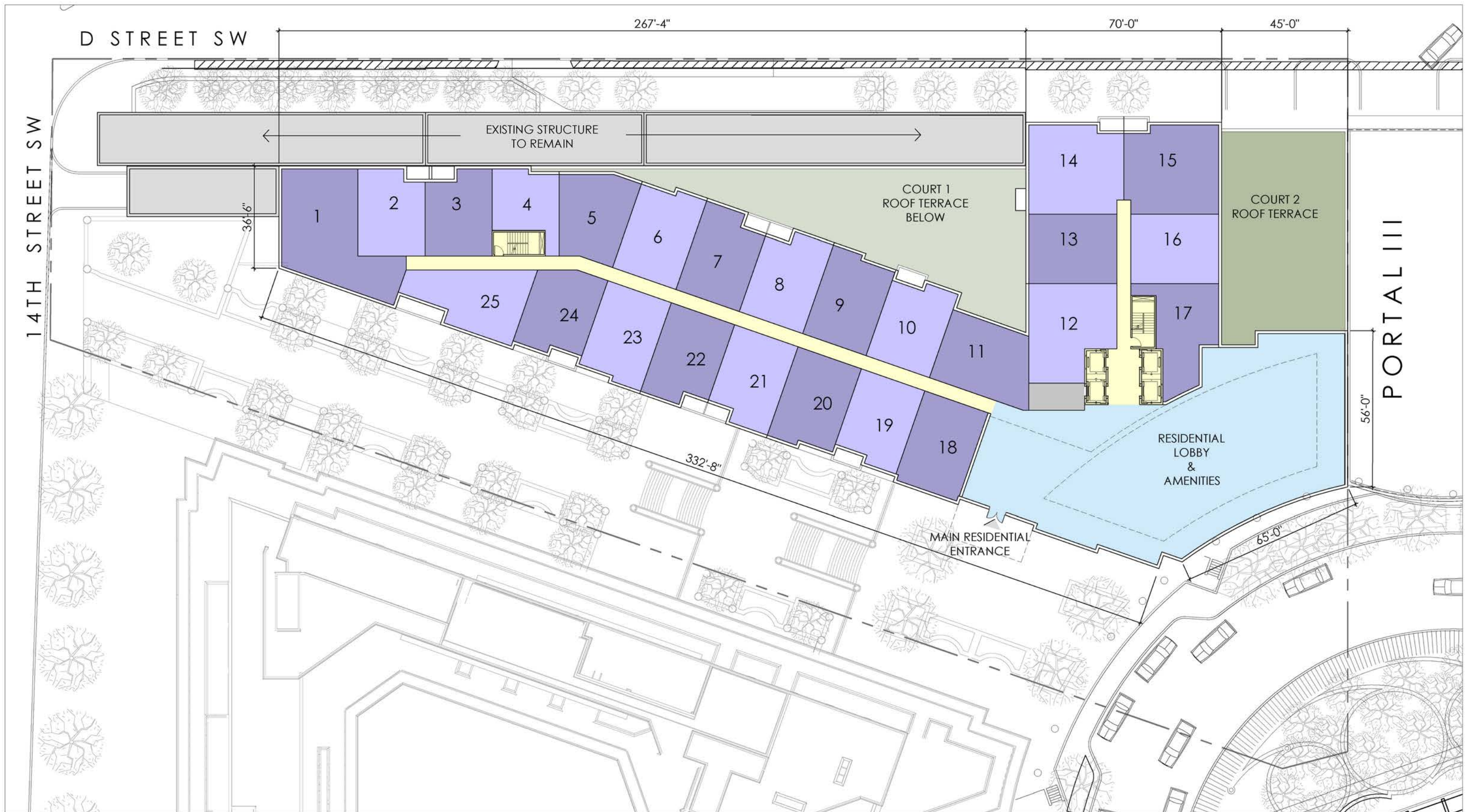




SCALE: 1" = 30'

## D STREET (LOWER LEVEL 1)

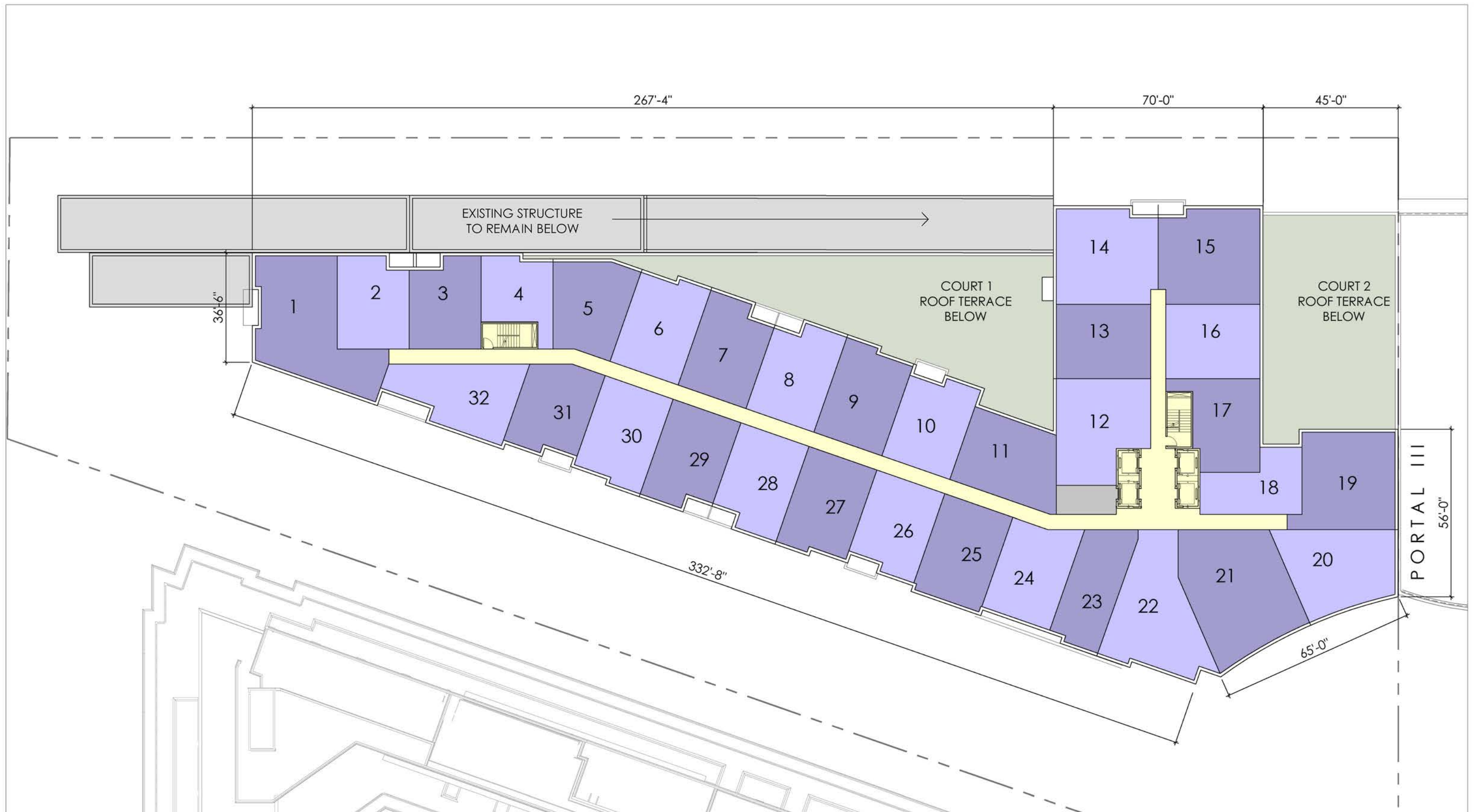




SCALE: 1" = 30'

# MARYLAND AVENUE LEVEL 1

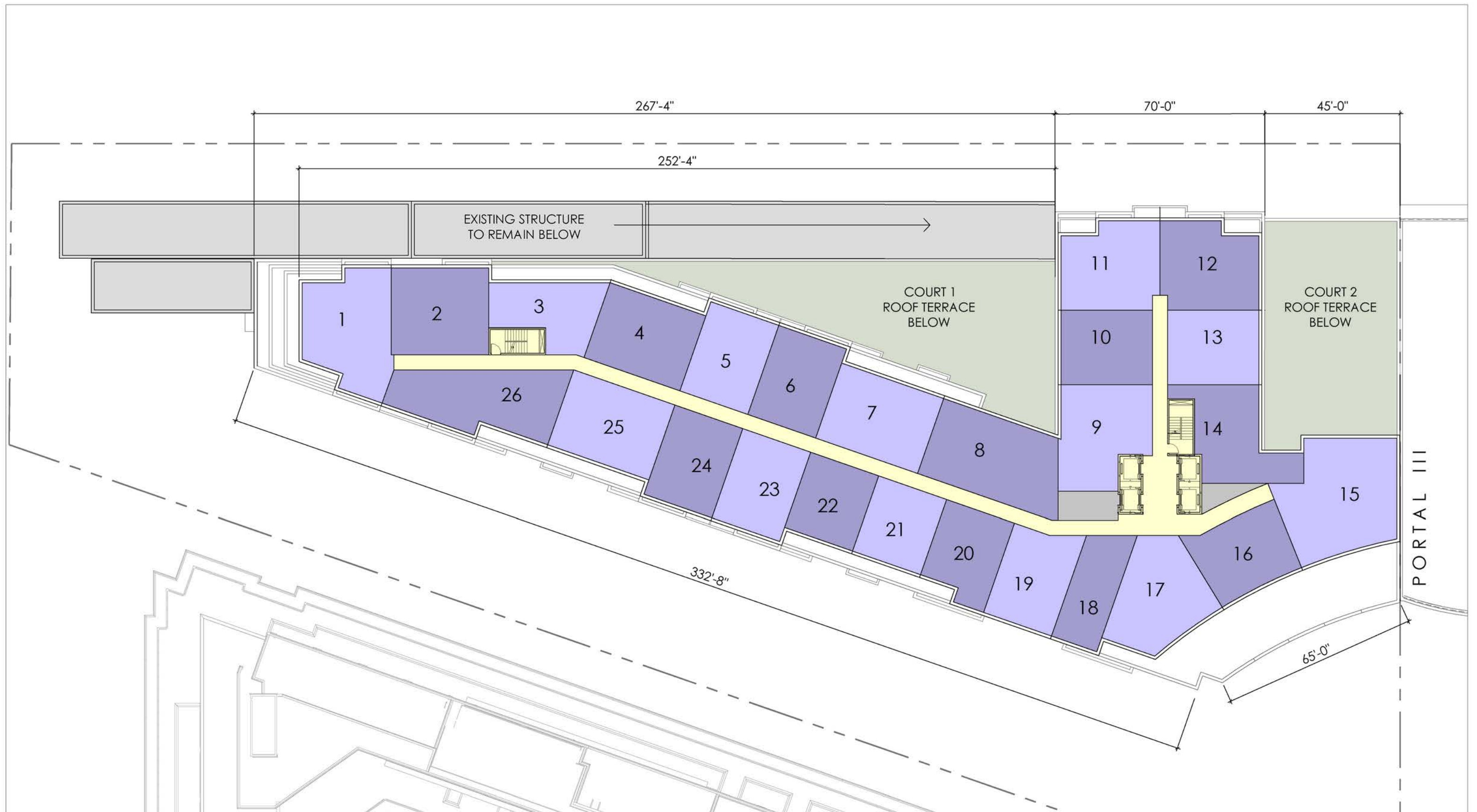




SCALE: 1" = 30'

## LEVEL 3 TO LEVEL 10 - RESIDENTIAL FLOORS

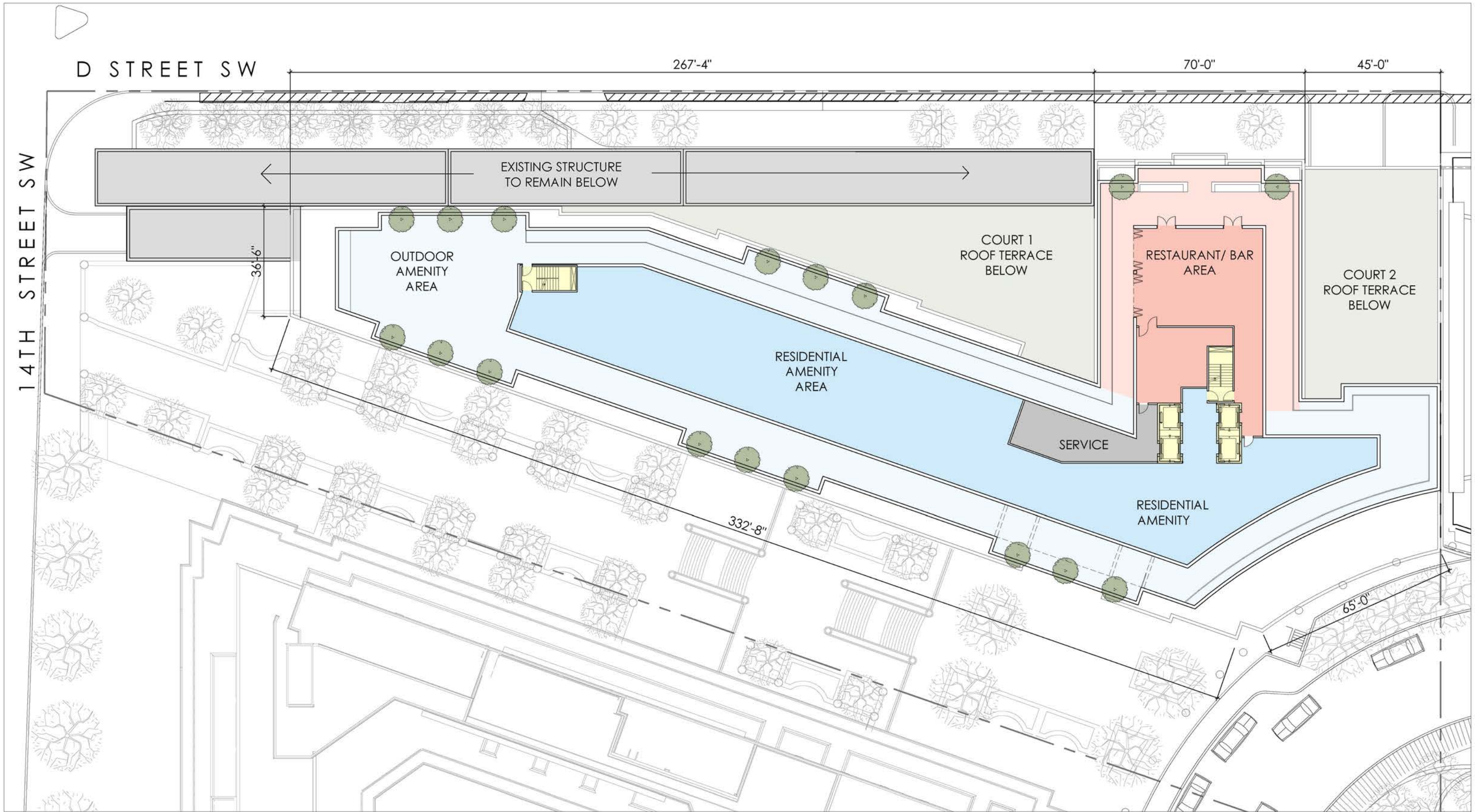




SCALE: 1" = 30'

# LEVEL 11 - RESIDENTIAL FLOORS





SCALE: 1" = 30'

# PENTHOUSE LEVEL