TRUMP INTERNATIONAL HOTEL
THE OLD POST OFFICE BUILDING

FINAL DESIGN SUBMISSION

National Capital Planning Commission

DECEMBER 2013

GSA

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MEP Engineer

TRUMP
THE TRUMP ORGANIZATION

Photo from Carol Highsmith, Library of Congress

Photo courtesy of GSA

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Photo from the Library of Congress

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Project Background
The Old Post Office (OPO), in Washington, DC was constructed in the last decade of the 19th century to function as the headquarters of the United States Postmaster General, the Post Office Department, and as the City Post Office for Washington. The building was designed by Willoughby J. Edbrooke, Supervising Architect of the Treasury between 1891 and 1893, but was subsequently managed by four additional Supervising Architects before its completion in 1899. Nine stories high, the Romanesque Revival Style Building was the first public building erected in the area that is now known as the Federal Triangle. The Old Post Office Building is listed in the National Register of Historic Places and is also a contributing element to the Pennsylvania Avenue National Historic Site.

In 1914, the City Post Office moved out of the building to a new location West of Union Station. The Post Office Department remained in the OPO until 1934, when it moved to a new location across from 12th Street, NW. After the departure of the Post Office Department, the OPO has provided office space for a range of federal agencies until its initial redevelopment in 1979.

In 1982, under the Public Buildings Cooperative Use Act of 1976, the GSA entered into a 55-year lease to develop retail shops, food vendor courts, and restaurants in 109,000 square feet (SF) of space in the lower levels of the OPO, while at the same time rehabilitating upper floors into federal offices. The lease for the commercial development of the OPO was eventually bought out by the GSA. On December 28, 2000, the GSA, pursuant to Public Law 105-277, submitted to the House Committee on Transportation and Infrastructure, and the Senate Committee on Appropriations and Environment and Public Works a plan for the comprehensive redevelopment of the OPO. The plan was approved by the House Committee on May 16, 2001, and by the Senate Committee on June 15, 2001. The GSA issued a Request for Expressions of Interest for redevelopment of the OPO in 2004, and received considerable interest, but did not move forward with the redevelopment at that time.

Four years later, on October 8, 2008, Congress passed the Old Post Office Redevelopment Act of 2008 [PL110-359 (HR 5001)]. The Act referenced prior studies submitted to congressional committees and expressed the strong desire of Congress to see the Old Post Office redeveloped. The law directed GSA to proceed with the redevelopment of the OPO. The legislation also authorized GSA to provide replacement space for tenants currently located in the OPO.

On March 24, 2011, GSA released a Request for Proposals (RFP) for the redevelopment of the OPO. After reviewing multiple responses, GSA selected Trump Old Post Office LLC (Trump) as the Preferred Selected Developer on February 7, 2012. Trump and GSA have executed a ground lease under the authority of Section 111 of the National Historic Preservation Act of 1966, as amended (NHPA). Once all relevant approvals are obtained and access to the building is available, construction on the rehabilitation of the OPO may begin.

As proposed, the project would convert the historic building and adjacent Annex from a combination of office and retail uses to a luxury hotel and conference facility. In addition to guest rooms and suites, the complex would include multiple restaurants, a spa, meeting and banquet facilities, retail space, a gift shop and museum space. The existing Clock Tower, which is open to the public, would continue to be operated by the National Park Service (NPS).

In addition, GSA and NPS are currently developing an agreement to transfer jurisdiction from NPS to GSA for portions of the public space along the South side of Pennsylvania Avenue (including the Benjamin Franklin Statue and a portion of the artwork pavers) to accommodate a curb cut at 11th Street, and the outdoor seating areas in front of the OPO. The jurisdictional transfer has been previously approved by NCPC.

Summary of the Basic Design Concept

Trump Old Post Office LLC has secured a lease with the US General Services Administration to develop the Old Post Office Building (a listed National Historic Landmark) and adjacent Annex at 1100 Pennsylvania Avenue, NW, Washington, DC into the Trump International Hotel, with luxury hotel rooms and suites, ballroom, a museum, meeting spaces and restaurants. Below are the highlights of the program:

- Approximately 270 luxurious hotel rooms and suites located on the 1st through the 9th floors of the OPO
- Three distinct food and beverage venues including one signature restaurant on Pennsylvania Avenue, a café on C Street and an elegant bar and restaurant in the Cortile
- Retail space on Pennsylvania Avenue and C Street
- More than 30,000 square feet of meeting space including a 13,000 square foot Grand Ballroom
- An educational Exhibition Gallery celebrating the history of the OPO
- A curated Congress Bells Museum integrated with access to the Clock Tower
- A world-class spa and fitness center

EXTERIOR MODIFICATIONS

The historic exterior of the Old Post Office Building would remain intact.

Pennsylvania Avenue (North Façade)

The Pennsylvania Avenue entrance would be reinstated as the primary pedestrian point of entry. The existing Pennsylvania Avenue plaza, with its sidewalk and artwork pavers, would remain, but temporary and non-fixed seating would be added at the front of the building to serve the retail establishments on the first floor of the OPO. The expectation is for an outdoor café, which will be designed to bring a sense of vitality to the South side of Pennsylvania Avenue. The existing green awnings bearing the word “Pavilion” would be replaced with new awnings, to be used for retail signage. Finally, simple signage for the new ‘Trump International Hotel’ would be placed inside the central arch and supported from the structure.

12th Street (West Façade)

Similar to Pennsylvania Avenue, new awnings would replace the existing first floor awnings and new signage for the ‘Trump International Hotel’ would be placed within the central arch and supported from the structure. The 12th Street entrance would provide access to the first floor uses on the West side of the building, including the Library (a meeting and function space), retail space, and the Cortile.

C Street (South Façade)

On the South side of the OPO, the C Street doorway would serve as the pedestrian entrance from the National Mall and Federal Triangle Metro Station. The glass and metal enclosure (Bike Shed) would be removed to reveal the original façade and the historic shed roof (trusses, beams, and ornamental cast iron). C Street would become a public and accessible entrance, with direct access to ground floor retail establishments, the lower level museum, and the Clock Tower, which will continue to be operated by NPS.

To articulate this entrance, and help to activate C Street, a public plaza would be created to provide seating and space for the ground level retail, as well as activities and events. The existing service drive and loading dock location would remain along with the existing flagpoles and lights.

Similar to the Pennsylvania Avenue and 12th Street facades, new awnings would replace the existing ones, and new signage for the museum and retail tenants would be placed directly below the historic truss and above the entrance doors. A new bronze and brass sign would be added near the Southwest corner of the OPO along the curb at the intersection of C Street and 12th Street.

Photo of 11th Street and the existing Annex

11th Street

The project proposes to introduce vehicular access to the hotel via the previously closed 11th Street, which will be the main hotel entrance and primary vehicular point of entry. Several modifications are proposed to mark the entrance and provide for vehicular access, including a new curb cut along Pennsylvania Avenue leading to a driveway and drop-off for taxis and other vehicles. Valet access to a parking garage with approximately 120 parking spaces (including stackers) beneath the Annex would also be available from the 11th Street driveway. A new glass and steel canopy, which does not touch the historic facade, is proposed at the 11th Street entrance and the new Annex entrance to accommodate vehicular drop off.

Annex

In the 1990s, a 109,000 SF Annex was constructed directly to the East of the OPO within the courtyard space of the IRS building. Public access to the Annex was provided in three locations; through the OPO via a slender walkway bridge which fits within an existing window opening on the historic building’s first floor, from an 11th Street Plaza, and from 10th Street, through the IRS entrance arcade, and below the first floor entry into the OPO at the ground level.

The existing walkway bridge between the OPO and Annex would remain and be repaired and upgraded. It will continue to be the primary guest and service access between the two buildings. The proposed design converts the Annex into the hotel’s conference center and Grand Ballroom. The main access to the Annex would be provided from 11th Street, with a secondary entrance and egress during special events via 10th Street, through the IRS arcade.

The existing glass and steel entrance from11th Street would be redesigned with an enhanced grand entrance to serve as the main entrance to the new Grand Ballroom.

Windows

The original exterior windows’ sashes, frames, and hardware would be repaired and repainted and the glass panes would be reglazed. The interior storm windows, installed during the last rehabilitation of the building, would be replaced with more energy-efficient interior storm windows. Any windows damaged beyond repair will be replaced in kind.

Roof Windows

The original design drawings for the OPO and photographs taken around 1900, show skylights on the steeply pitched Southern roof, presumably to provide light to the workrooms on the 9th floor. The South skylights were

later obscured in a subsequent rehabilitation and remain concealed today. The proposed rehabilitation design reintroduces skylights to the central and Eastern portions of the roof off of C Street and the Southern portion of the roof off of 11th Street with the intention of creating usable guest rooms on the 9th floor. The roof windows would not be visible from the grand vistas of Pennsylvania Avenue or 11th Street; they would only be minimally visible from 12th Street and C Street.

Skylight

The glass in the Cortile skylight, which dates to the 1980s, would be replaced with new glass.

CIVIL & SITE UTILITIES

Fire Apparatus Access and Fire Lanes

Fire Department access to the Old Post Office and Annex portions of the building is currently provided on three (3) sides; Pennsylvania Avenue on the North side of the Old Post Office, 12th Street on the West side of the Old Post Office, and 10th Street on the East side of the Annex portion of the building. The proposed project includes reopening of 11th Street that would provide access to the East side of the Old Post Office portion of the building and the North side of the Annex portion of the building. Access is also provided on the South side of the Old Post Office portion of the building and the West side of the Annex portion of the building via the service lane adjacent to the C Street Plaza.

Waste Removal

Waste removal will continue to be removed from the site as it has been for the existing Old Post Office when it was an office building and retail establishment. The existing loading dock and service road accessed from 12th Street, NW will continue to be the main service road into the loading dock of the new hotel at the Old Post Office.

A compactor will be provided by a DC licensed commercial waste removal company for trash waste at one bay of the loading dock. A separate container provide by the same company will be provided for recycled materials pursuant to DC Solid Waste Management and Multi Material Recycling Act of 1988 with 2010 regulations. This means that paper cardboard, corrugated cardboard, metal containers, glass containers and plastic containers are sorted from the other trash and placed in a separate container for recycling pickup. There will also be a recycling room at the loading dock to allow for this sorting process.

The loading dock area and trash recycling room areas will be kept clean and free of debris at all times as required. DC Law allows recycling materials to be comingled with each other (single stream recycling) and that is the process that will be used at the hotel. All waste will be stored in DC approved rigid sealed containers or the compactor. Care will be taken to not allow trash waste to be mixed with recycling materials and vice versa. The hotel will provide proper training for all staff so that they understand the DC Law and Regulations relating to trash and recycling at the hotel. The hotel will post a sign at the loading dock trash area noting the waste removal contractor's name, telephone number and the stored materials required preparations as required by DC Law as well as the collection schedule.

Fire Protection and Water Supplies

The Plumbing Engineer and Fire Protection Engineer have determined that the existing 5" domestic water line and the 6" fire water line that enter the Annex building along C Street will be sufficient to meet the water demands for both buildings and they will remain.

Fire Hydrant Locations

There are two existing fire hydrants located near the Old Post Office building. One is located near the intersection of 12th Street and C Street and only 15 feet from the Southwest corner of the building. The other existing fire hydrant is located on the South side of Pennsylvania Avenue, approximately 75 feet from the North side of the building

Drainage Design Concept

The existing drainage system will be retained and reused, for both sanitary and storm drainage.

LANDSCAPE DESIGN

The Old Post Office site design emphasizes the historic nature of the building that improves the vitality of the iconic Pennsylvania Avenue and C Street Plaza sites while achieving the latest sustainability and safety requirements. As a quadrant of the Federal Triangle circle, the C Street Plaza design will blend with its surroundings by respecting the existing materials and shape. By removing the additional metal and glass pavilion and restoring the historic exterior canopy, the landscape design not only reveals the South entrance but also accommodates ADA access to the visitors and the Hotel guests of the Old Post Office or the Clock Tower. Carefully incorporated new granite paving at the proposed grand staircase, ADA ramps, and the entrance lower plaza with granite planters unfold the entry sequence and reinforce the connection between the OPO building to the broader Federal Triangle District.

Ingeniously integrated with the entrance at the lower plaza, the brick paved upper plaza will be preserved and upgraded with movable table and chairs under the canopy of conserved specimens of Chinese Elm and an array of newly proposed native and adaptable planting materials. The native and adaptive plantings will allow for the project to achieve LEED certificate status and conserve the irrigation water use more than 50% as well. Additionally, bollards will be installed between the existing light poles to delineate pedestrian and vehicular movements in the open plaza spirit. Overall, the minimal, strategic lighting of the trees and pedestrian areas will be sustainable and provide safety to the Hotel's outdoor areas.

The design intention of 11th Street Plaza is to reinstate the vehicular entrance along 11th Street and to accommodate the proposed main entrance of the Trump Hotel, the East entrance of the Old Post Office, and the Annex entrance. A granite cobble paved and a flowering tree-lined driveway all lead to the grand ceremonial courtyard and to the Annex underground parking. Intricately blended in with the preserved existing retaining wall, the proposed extended wall and ADA ramps with LED lighting provide both increased accessibility and aesthetic interests.

Landscape Design, Paving and Site Furnishings

Newly installed paving and ADA ramps within District Right of Way areas will follow and/or exceed DC DOT Streetscape Standard. Newly installed granite paving within the property line will follow the relevant ASTM standards and ADA standards for Accessible Design.

The permanent site furnishing within the property line will be limited to bollards between C Street Plaza and the loading dock access vehicular driveway. All tables and chairs at the outdoor seating will be temporary and movable.

Plant Materials

Landscape planting materials will include the native and adapted species. They will follow the latest American Standard for Nursery Stock, ANSI Z60 and be provided by the locally grown nursery stocks.

Landscape Maintenance and Water Conservation

The native and adapted planting species are intended to reduce irrigation demand by a minimum of 50%.

Irrigation System

The Irrigation System will utilize drip irrigation. The drip system will incorporate the use of rain sensors and soil moisture sensors. Each of these sensor devices will limit water from being applied to the landscape when it is not needed (i.e. rainfall and/or soils already containing the water necessary for the plants).

INTERIOR REHABILITATION

The interior space is organized around the central atrium of the building, historically called the Cortile. It is visually defined by steel trusses (that formerly provided a roof structure for the original post office workroom) and the upper skylight over the Cortile that now allows visibility to the Clock Tower.
In the 1980s, numerous changes were made to the interior of the building including:

- The introduction of a scalloped, curvilinear opening in the first floor slab and a new staircase that connected the main level to the ground floor;
- A new mezzanine at the South end of the Cortile with an open staircase that connected it with the first and lower levels;
- The introduction of retail tenants on the first and ground floors, which resulted in the addition of kiosks and food court stalls;
- The extension of the South end of the building, creating a Bike Shed

Public Spaces

Under the proposed rehabilitation design, the first floor would be in-filled where previously removed, to allow for one continuous space beneath the historic trusses. However, the staircase connecting the first floor to the ground floor would remain to provide guest access to the spa/fitness center and meeting rooms located on the ground level.

Sustainable Design Concepts and LEED strategy

The Trump International Hotel at the Old Post Office is registered under LEED NC v2009 (ID 1000035344). A multi-disciplinary LEED charrette was conducted in the Design Development Phase and a preliminary LEED strategy was established. The project has been benchmarked to achieve a minimum level of LEED Certified, or a total of 40 points or more.

The project is currently tracking over 40 points to provide a cushion that ensures certification will be achieved. The project is supported in LEED certification by its urban site and reuse of an existing building. The project experiences some challenges posed by its use type as a luxury hotel and its designation as a historic building. LEED strategies were carefully evaluated to optimize environmental performance while still meeting program, budget and performance needs.

Some LEED criteria have been confirmed in the Design Development Phase, while others require investigation, research and application. These will be confirmed in the Construction Documents Phase.

Description of Project Parameters

Total area of the site and allocation of land to proposed uses:

Total Site Area: 163,600 SF
Total Site Coverage: Building Footprint Total- 94,300 SF (59,300 OPO SF, 35,000 SF Annex)

Area of the buildings and site coverage:

Total gross floor area of the OPO Building:	+/- 415,000 SF
Total gross area of the Annex Building:	+/- 86,000 SF
Total gross floor area of both Buildings:	**+/- 501,000 SF**

Included in the overall site area there are approximately 12,000 SF for outdoor cafes, 15,000 SF for vehicular access and 28,000 SF for pedestrian access.

Status of coordination with District of Columbia and Federal Government Partners and community participation, including a summary of community views

This project was coordinated with Federal and DC Government Partners including Advisory Council on Historic Preservation (ACHP), U.S. Commission of Fine Arts (CFA), District of Columbia Office of Planning,

District of Columbia State Historic Preservation Office (DCSHPO), District of Columbia Department of Transportation (DDOT), District of Columbia Deputy Mayor for Planning and Economic Development (DMPED), Internal Revenue Service (IRS), National Capital Planning Commission (NCPC), National Endowment for the Arts, National Endowment for the Humanities, U.S. Secret Service, and National Park Service (NPS) in conjunction with on-going agency coordination meetings and Consulting Party meetings.

On June 9, 2009 and January 10, 2011, GSA issued consultation letters to the ACHP, initiating NHPA Section 106 compliance. Invitations to participate in the Section 106 process were sent to a wide variety of potentially interested parties, including the Committee of 100 on the Federal City, D.C. Preservation League, Downtown BID, National Trust for Historic Preservation, Smithsonian Institution, Washington Ringing Society, Pennsylvania Quarter Neighborhood Association, Historical Society of Washington DC, the local Advisory Neighborhood Commission, adjacent property owners and various community groups. GSA has conducted eight (8) Section 106 Consulting Party meetings to review various aspects of the project; these meetings were held in 2012 on May 22, June 26, July 25, September 19, November 27 and December 19 and in 2013 on January 16, February 20, October 24, and November 20. The presentation documentation and agenda topics for these meetings are available at http://www.oporedevelopment.com, under “documents.”

This project has been coordinated with the DCSHPO and the Consulting Parties. GSA, acting through its Lease to Trump, intends to redevelop and maintain the OPO in a manner that will have no adverse effect on the qualities that qualify the property for listing in the National Register of Historic Places. GSA, the Consulting Parties and the Programmatic Agreement Signatories held the final Section 106 meeting in November 2013 and all final comments are due in early December.

Concept Approval for the project was awarded from the CFA in July 2013. NCPC approved preliminary site and building plans in July 2013.

Schedule for construction and occupancy

Construction of the project is scheduled to start in June 2014 and will be completed in early 2016 with Occupancy immediately thereafter.

Total estimated cost of the project and funding status

The total estimated project cost is approximately $196 million. The project design and construction will be funded in total by Trump Old Post Office LLC. No federal funds will be expended for the design and construction of the project.

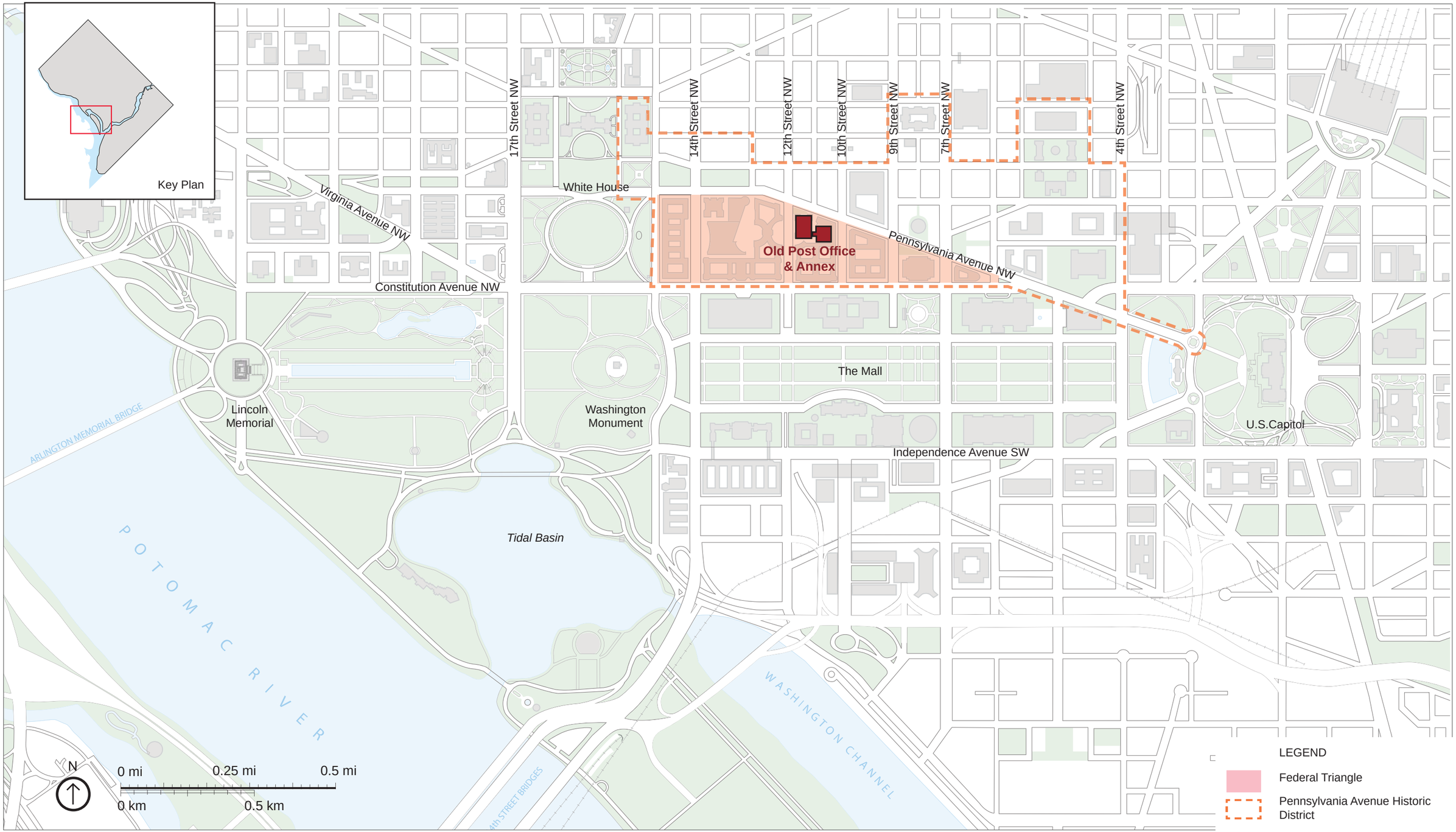
Transportation Management Plan

A Transportation Management Plan is not required for this project since the employment level is less than 500. GSA, in coordination with DDOT, has completed a Transportation Study, which can be found at http://www.oporedevelopment.com. The transportation study and the FONSI outline the transportation demand management measures for the project as determined through coordination with DDOT.

Environmental and Historic Preservation Documentation

The Final EA, executed FONSI, and signed PA was sent by GSA to NCPC under separate cover.

Beyer Blinder Belle
Architects & Planners LLP



Vicinity Map

1A 2012 view down Pennsylvania Avenue looking East

1B 1902 View down Pennsylvania Avenue looking East. Photo by William H. Jackson

2A 2012 view down Pennsylvania Avenue looking West

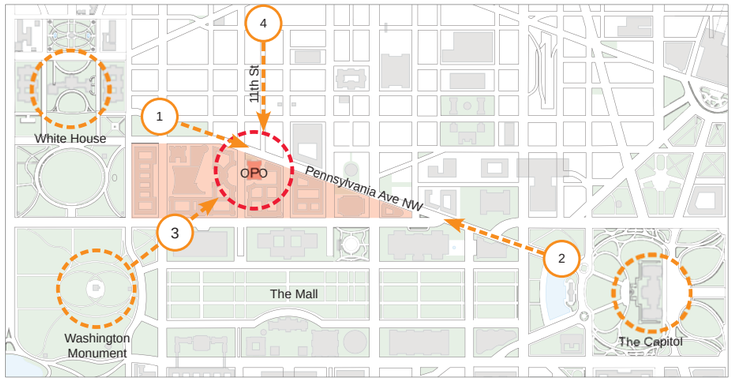
2B 1916 view down Pennsylvania Avenue looking West. Photo by Harris and Ewing

3A View from the Washington Monument plaza

3B View from the top of the Washington Monument

4A View from 11th Street looking South

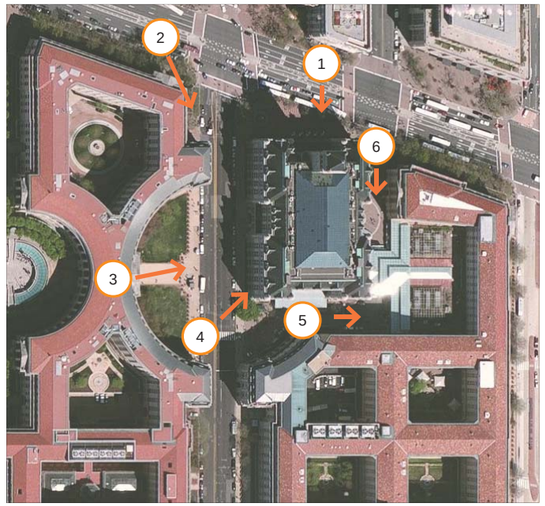
4B 1900 View from 11th Street looking South
Photo by Library of Congress



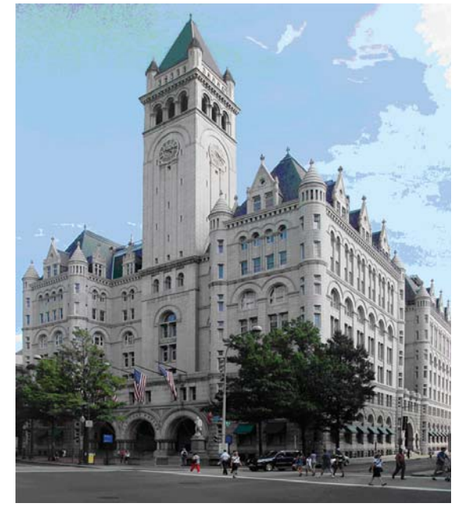
Key plan

3C 1945 view from the top of the Washington Monument, Library of Congress

Existing and Historic Views And Vistas



1 Pennsylvania Avenue (North) elevation



2 View from Northeast corner

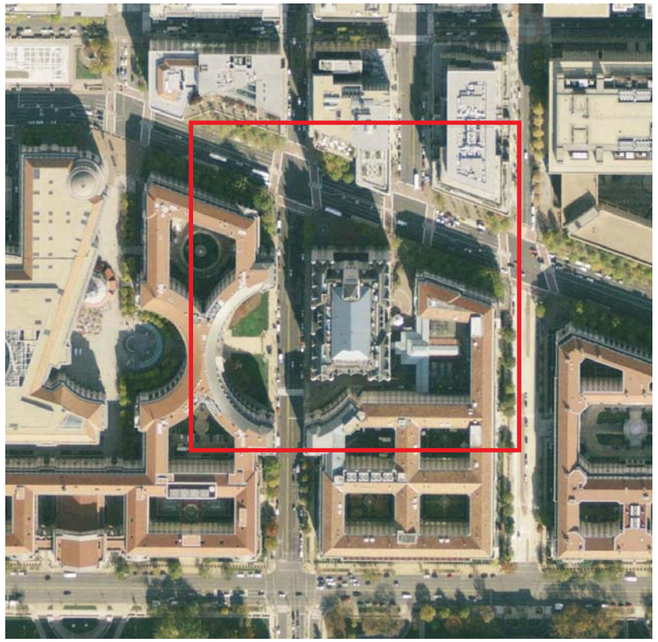
3 12th Street Facade

4 12th Street and C Street looking Northeast

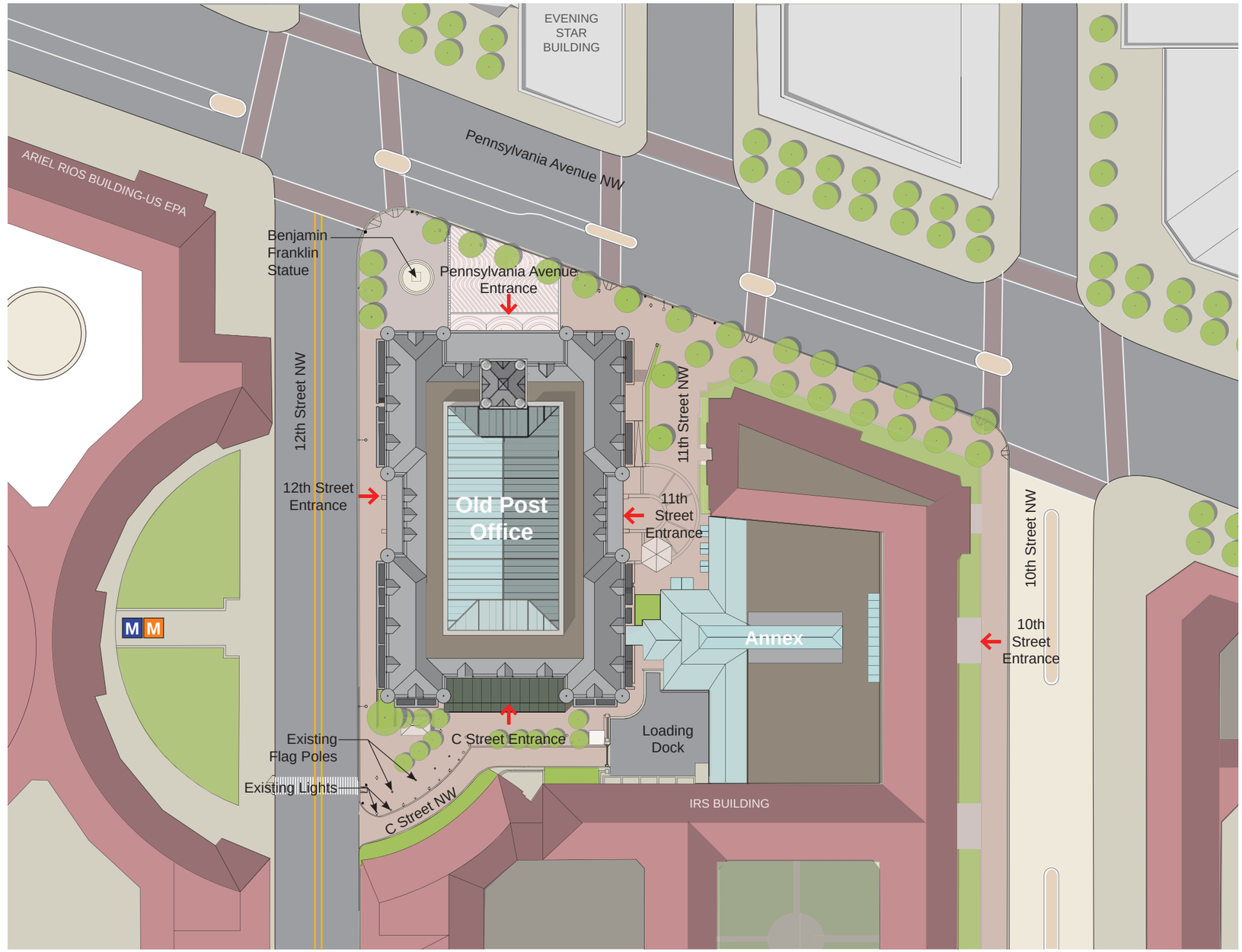
5 View from C Street looking toward loading dock

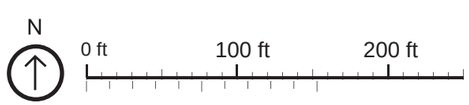
6 View from 11th Street looking South

Existing Conditions Photos

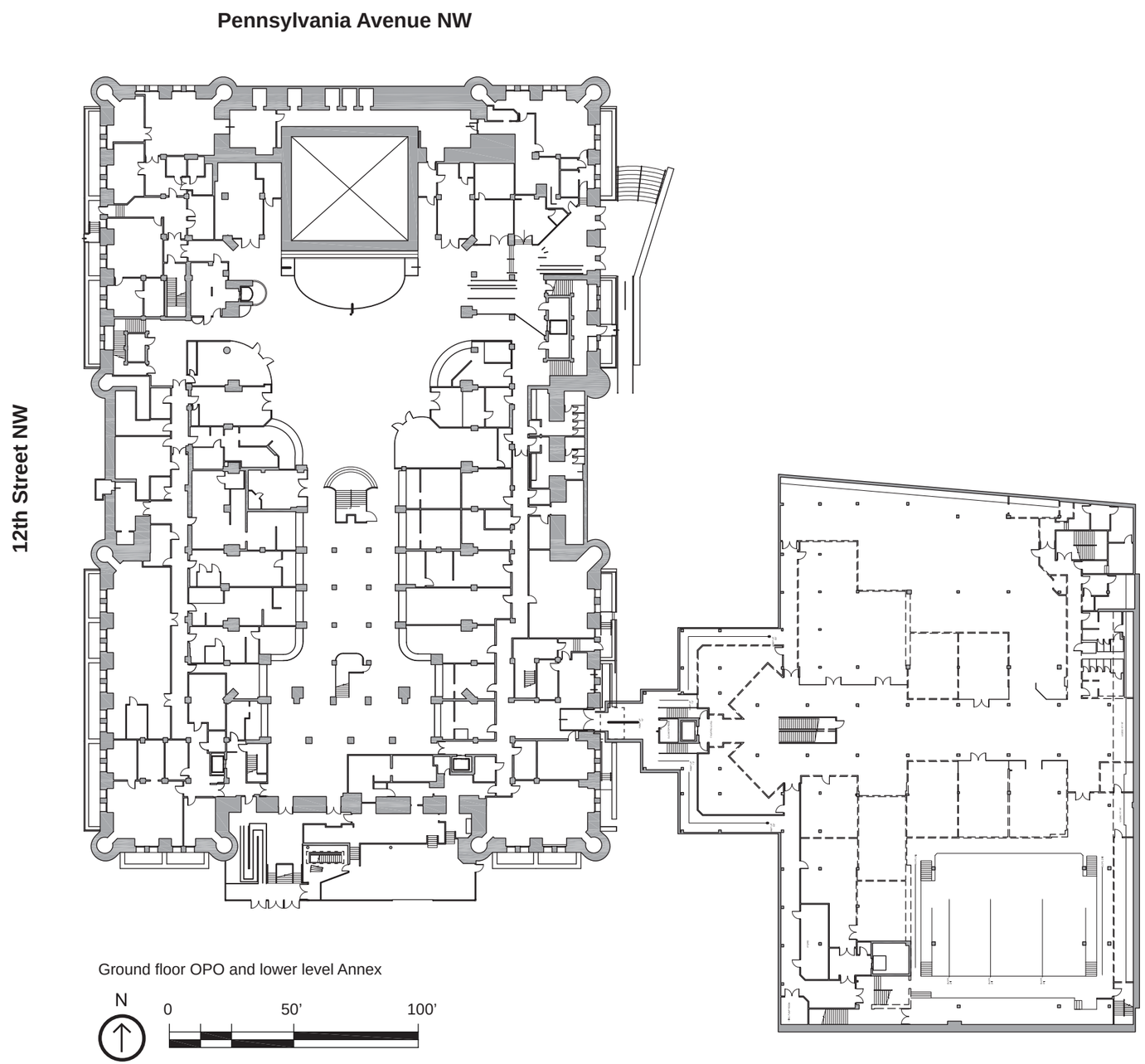


Aerial photograph of Federal Triangle context

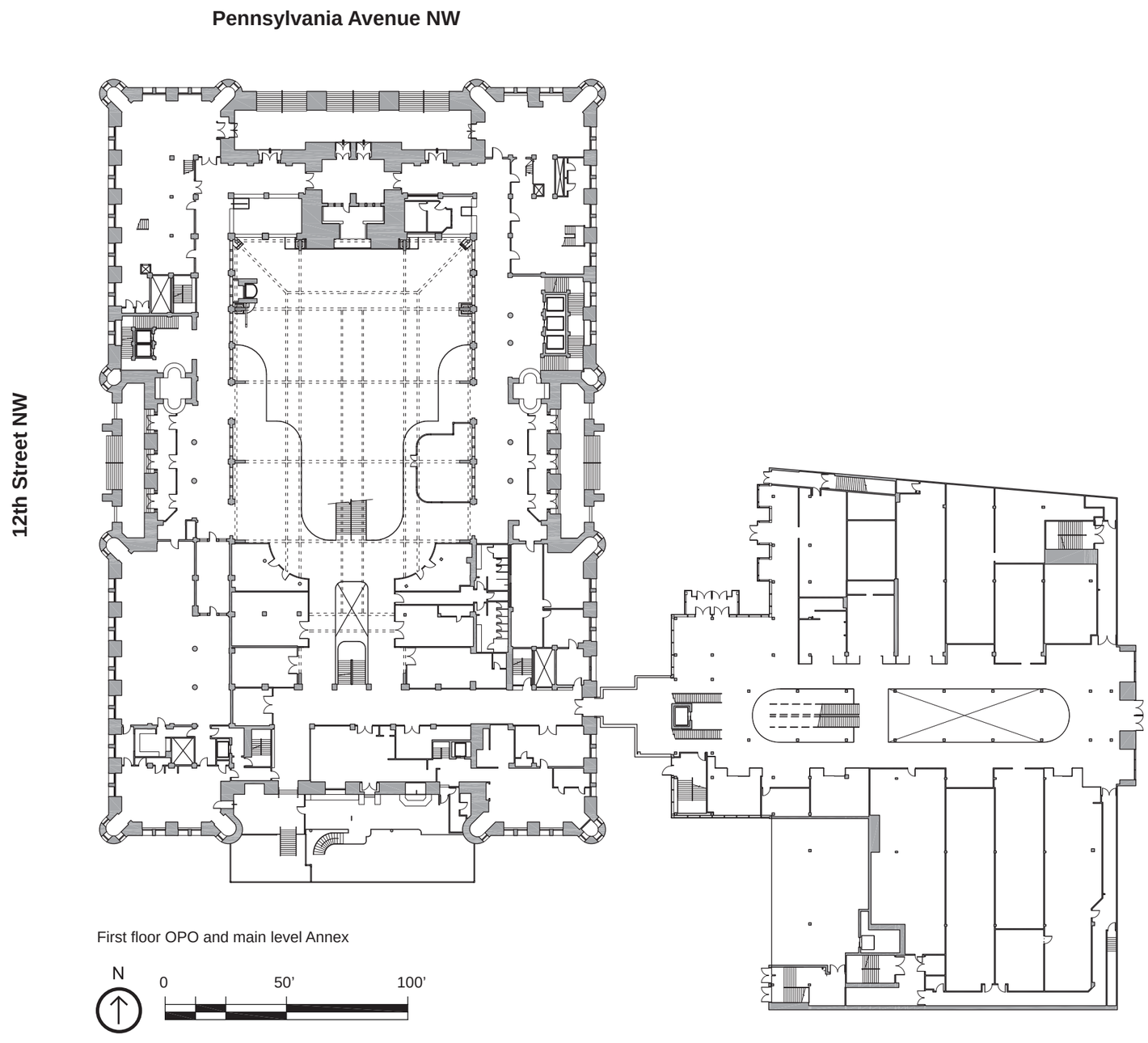




Existing Site Plan

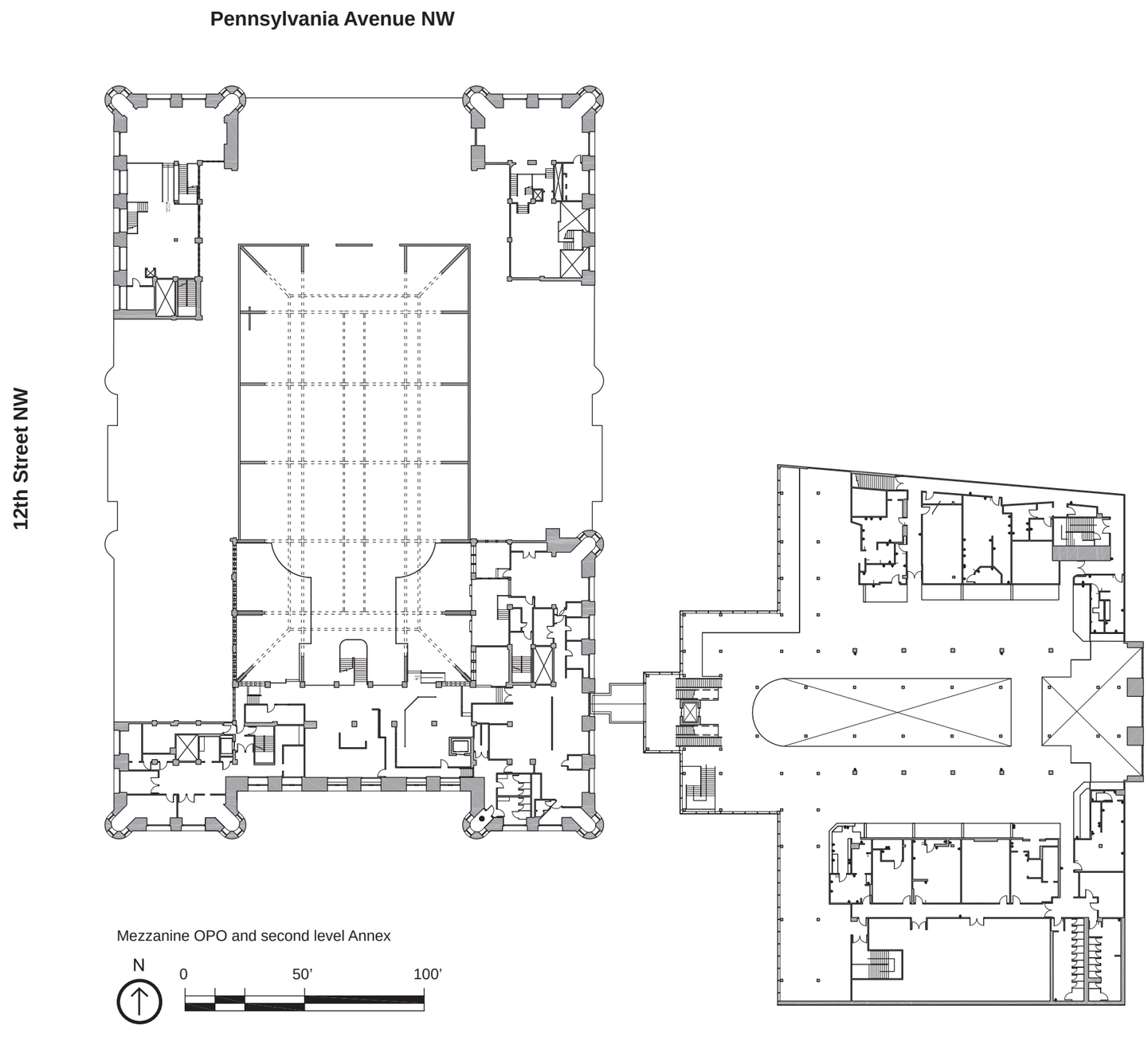


Existing Floor Plans

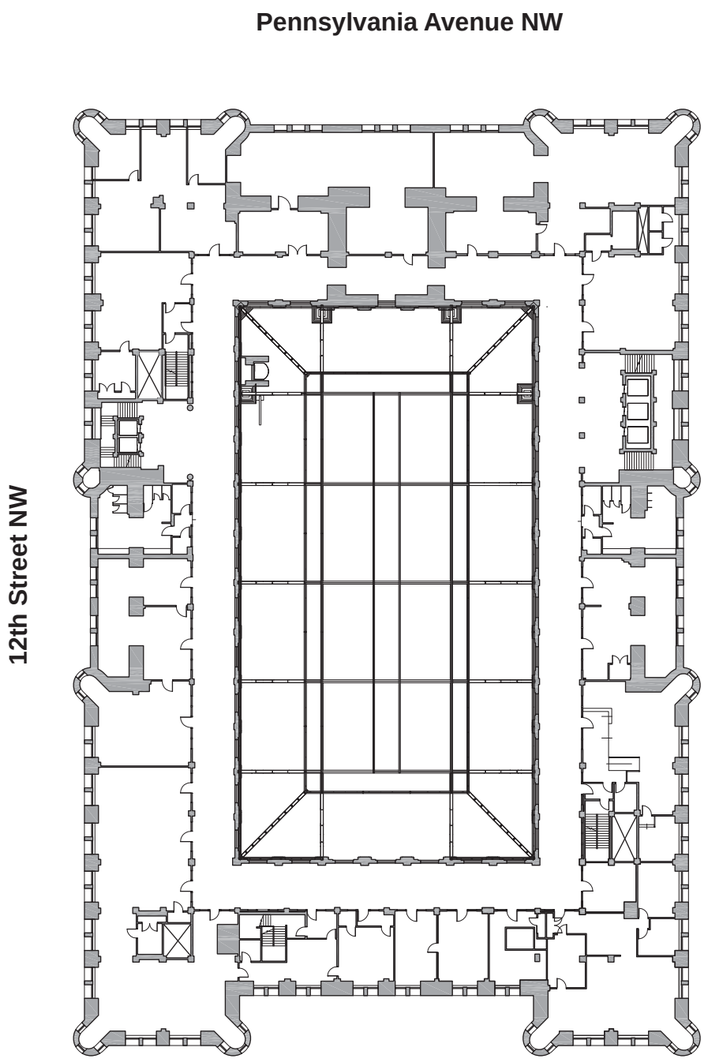


First floor OPO and main level Annex

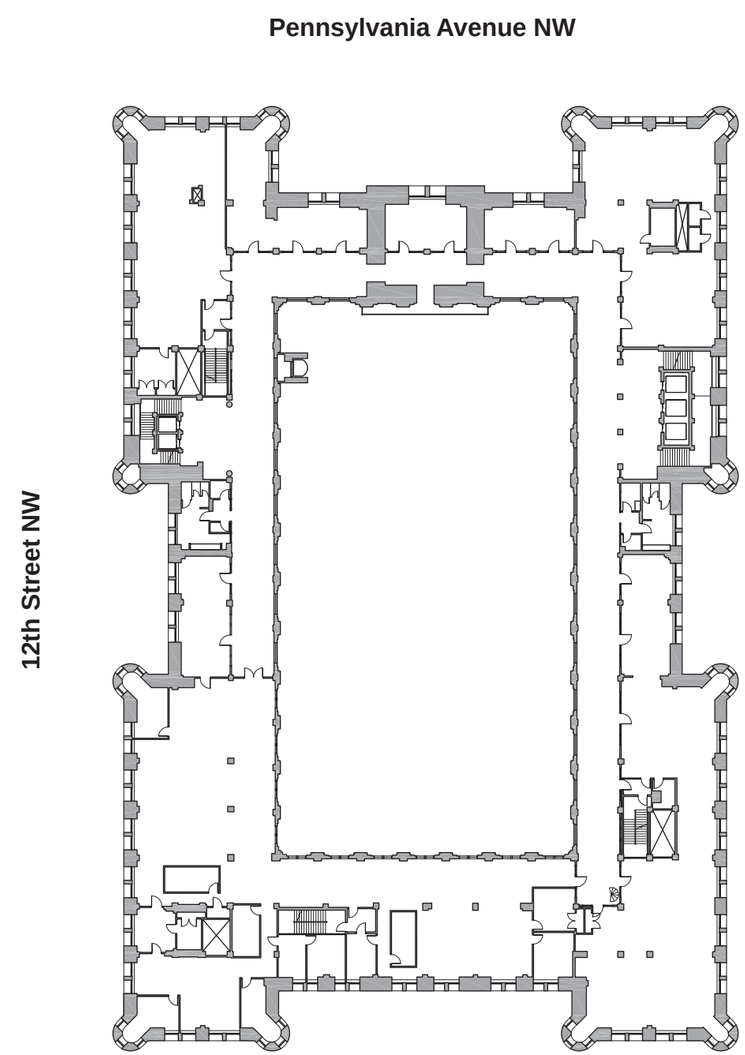
Existing Floor Plans



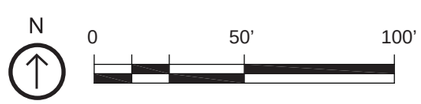
Existing Floor Plans



Second floor



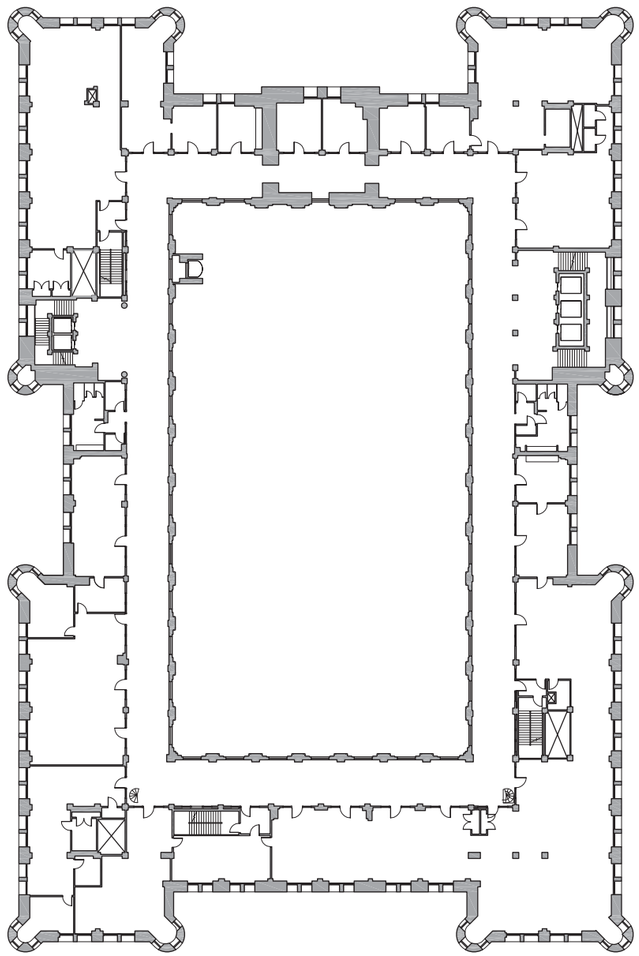
Third floor



Existing Floor Plans

Pennsylvania Avenue NW

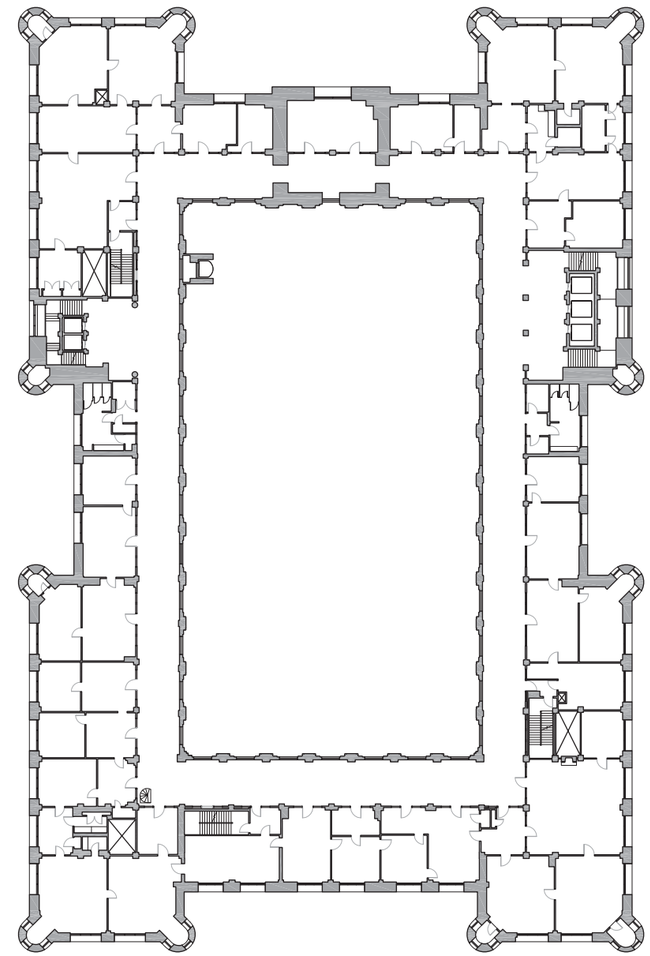
12th Street NW



Fourth floor

Pennsylvania Avenue NW

12th Street NW



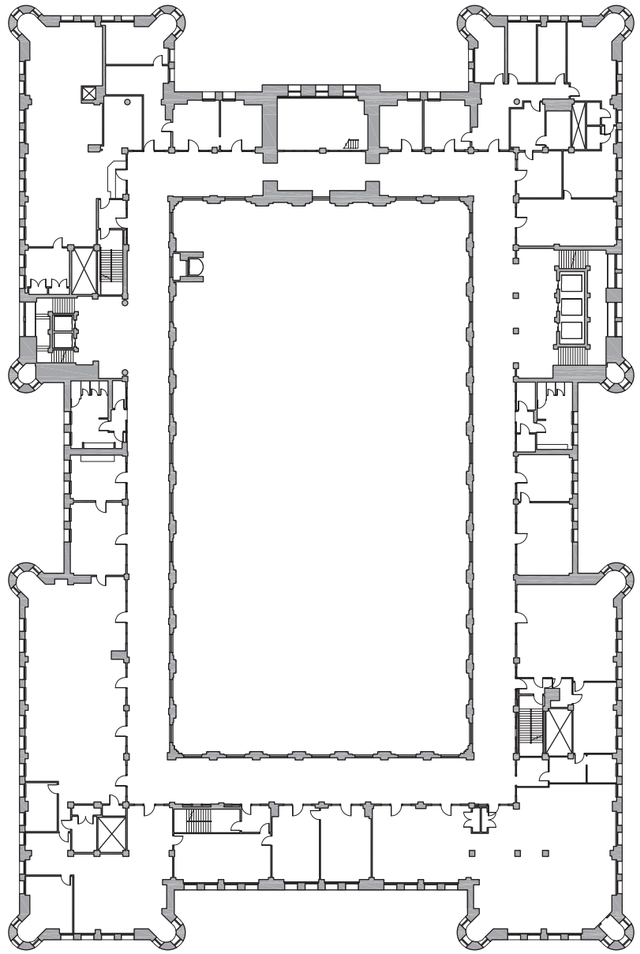
Fifth floor

N

0 50’ 100’

Pennsylvania Avenue NW

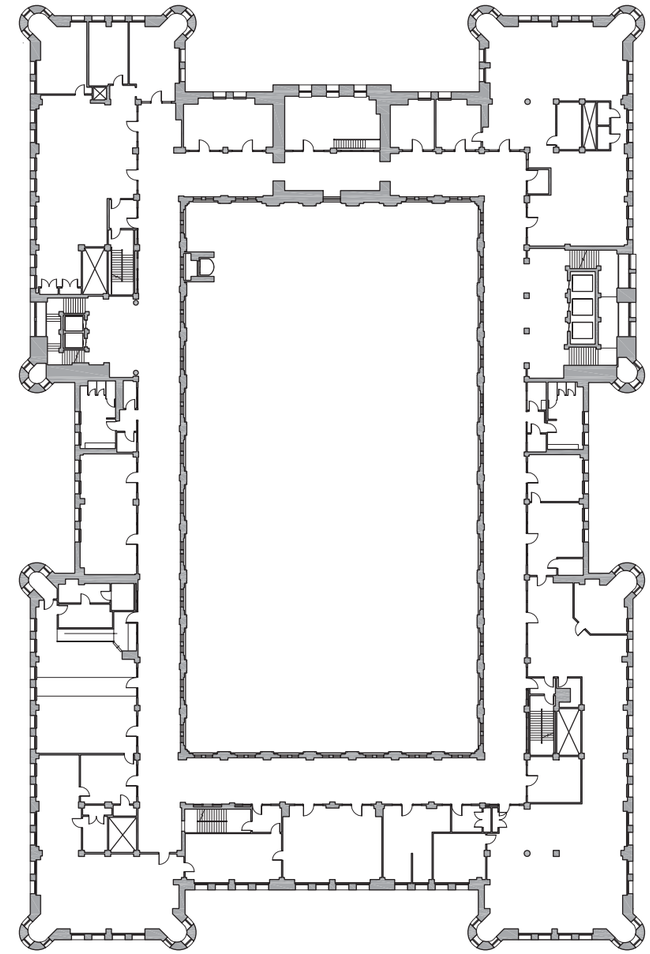
12th Street NW



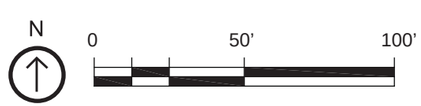
Sixth floor

Pennsylvania Avenue NW

12th Street NW



Seventh floor

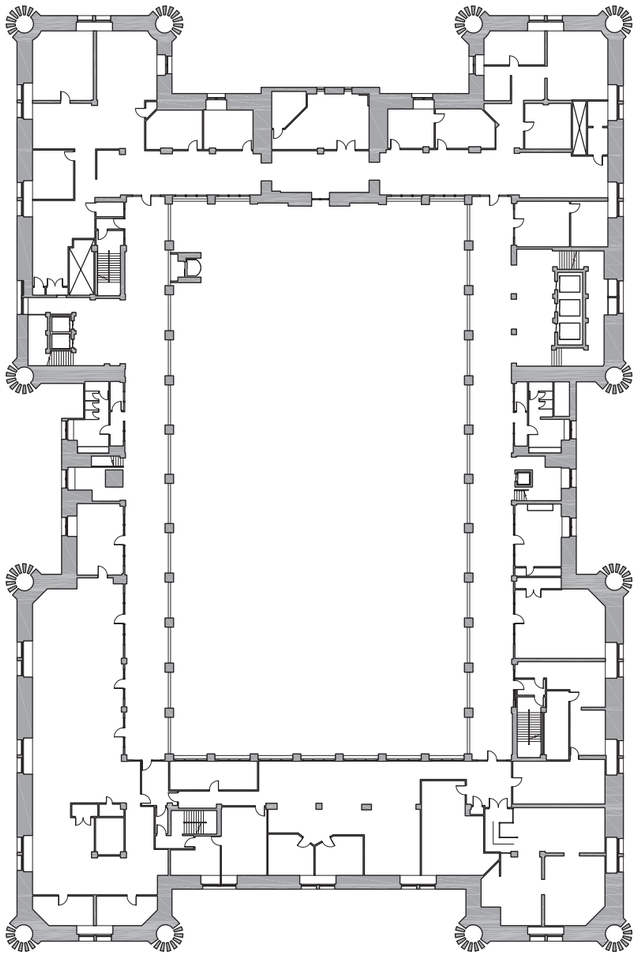


Existing Floor Plans

Beyer Blinder Belle
Architects & Planners LLP

Pennsylvania Avenue NW

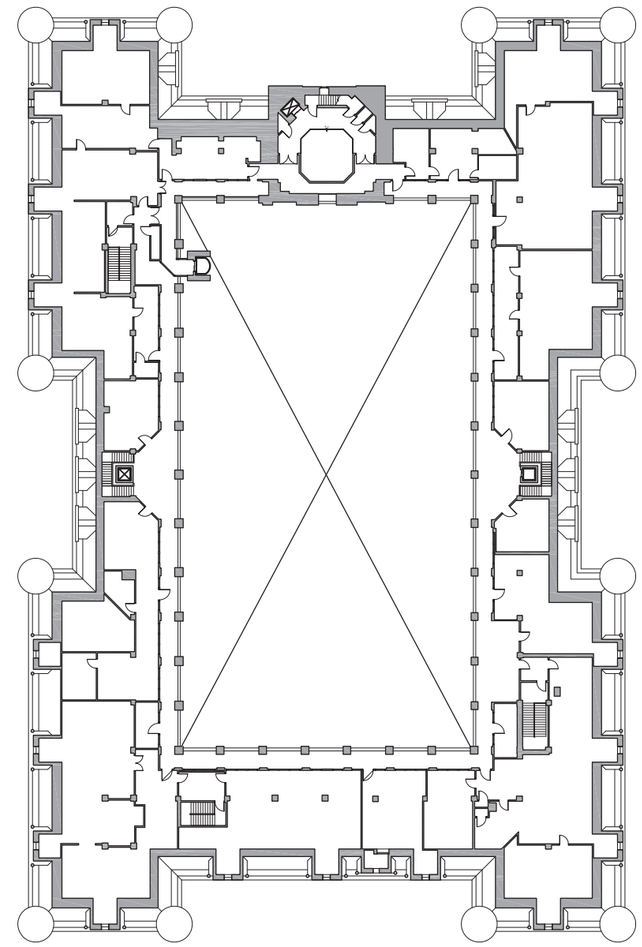
12th Street NW



Eighth floor

Pennsylvania Avenue NW

12th Street NW



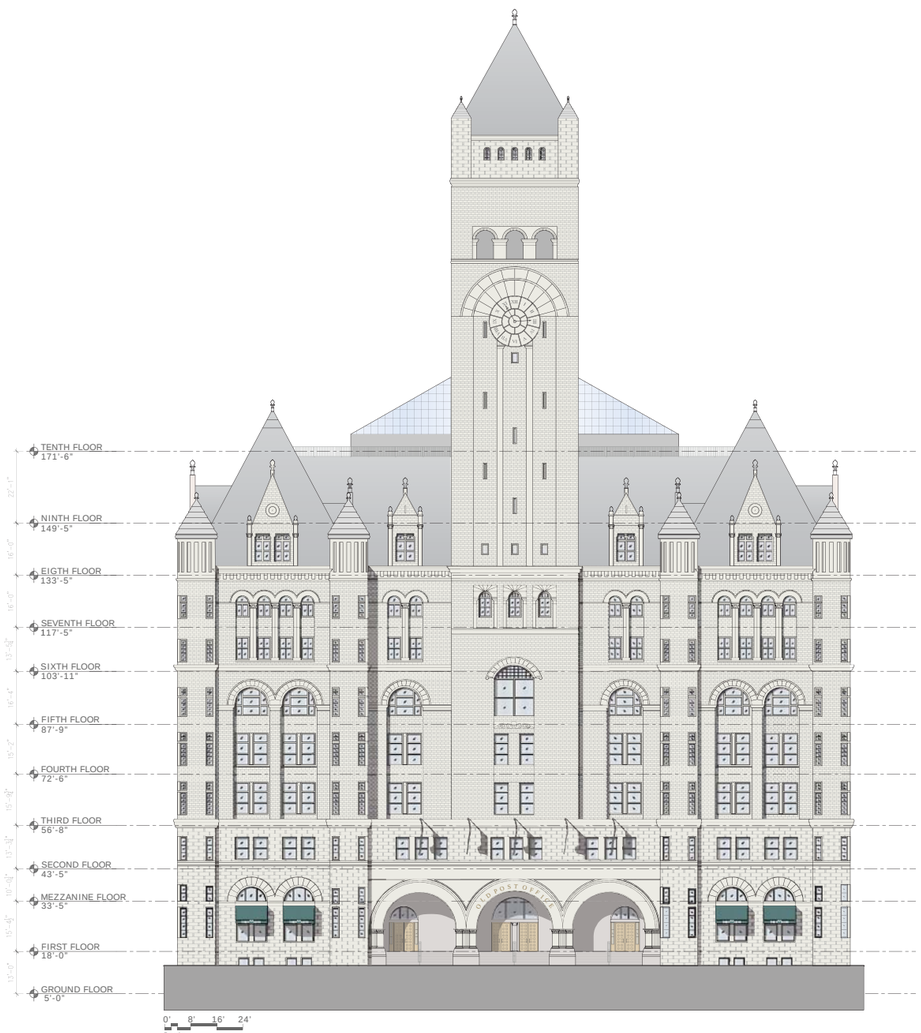
Ninth floor

N

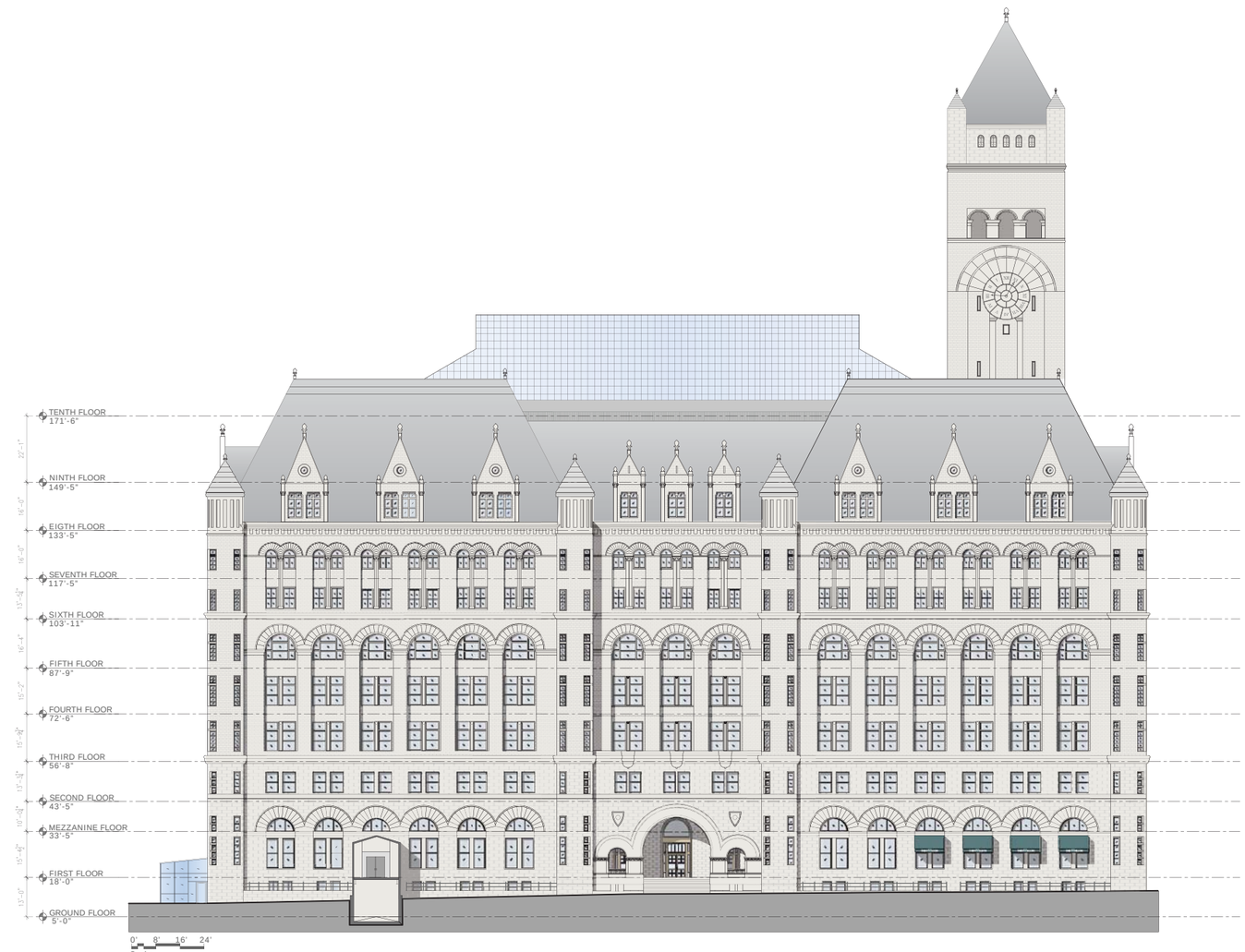
0 50’ 100’

Existing Floor Plans

Beyer Blinder Belle
Architects & Planners LLP



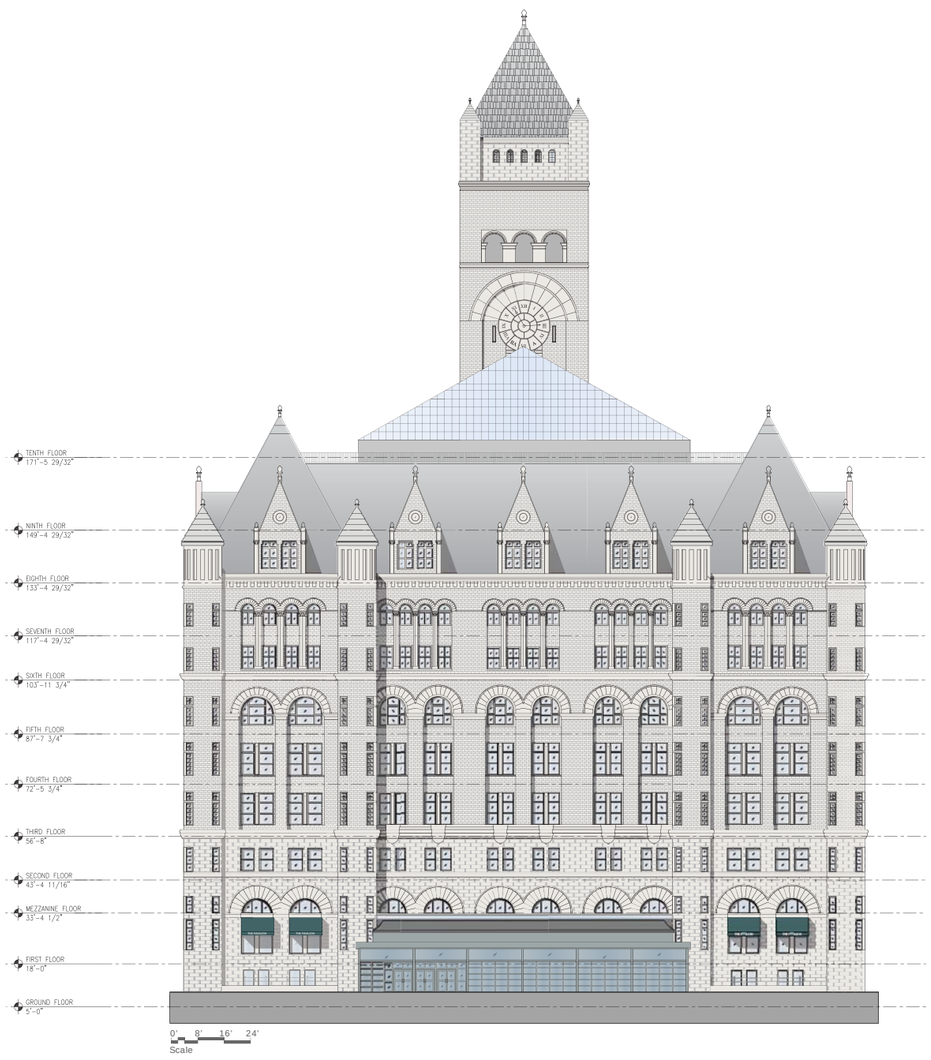
North elevation (Pennsylvania Avenue)



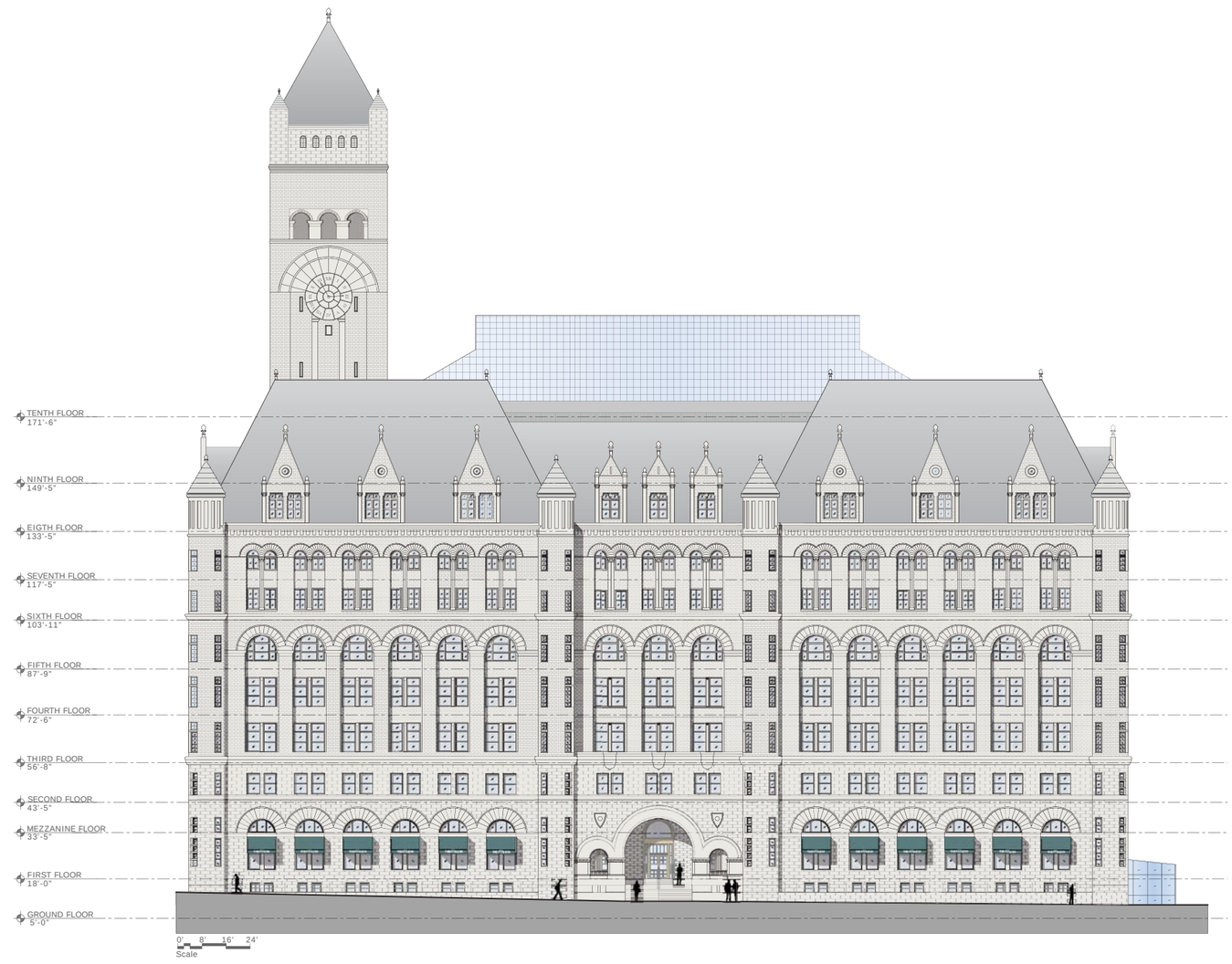
East elevation (11th Street)

Existing Elevations

Beyer Blinder Belle
Architects & Planners LLP



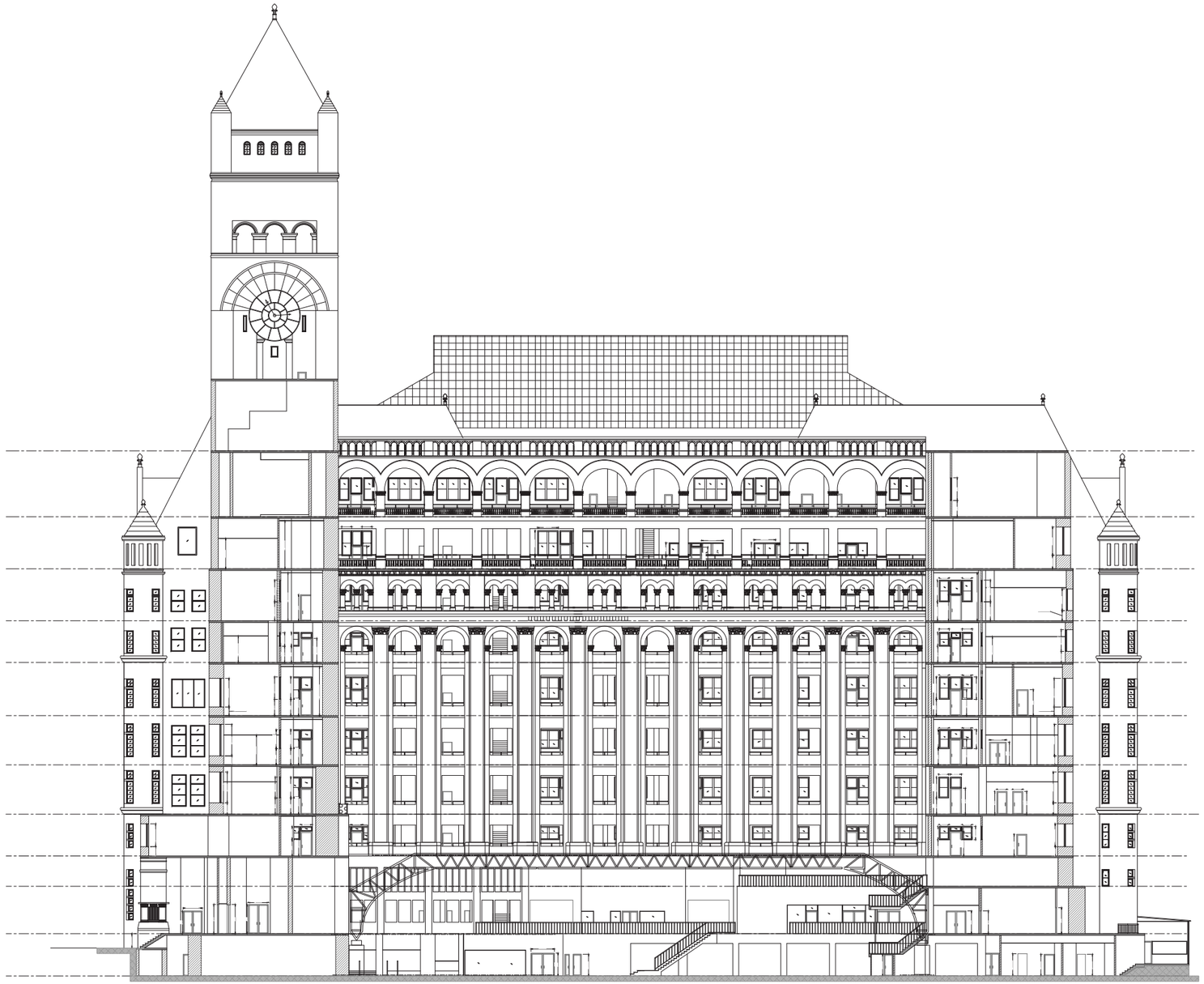
South elevation (C Street)



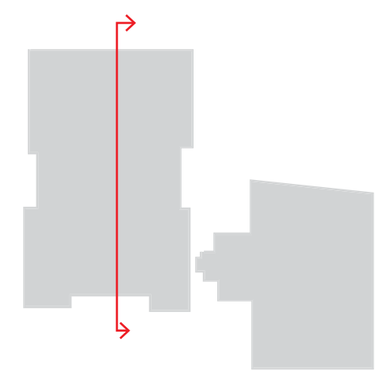
West elevation (12th Street)

Existing Elevations

Beyer Blinder Belle
Architects & Planners LLP



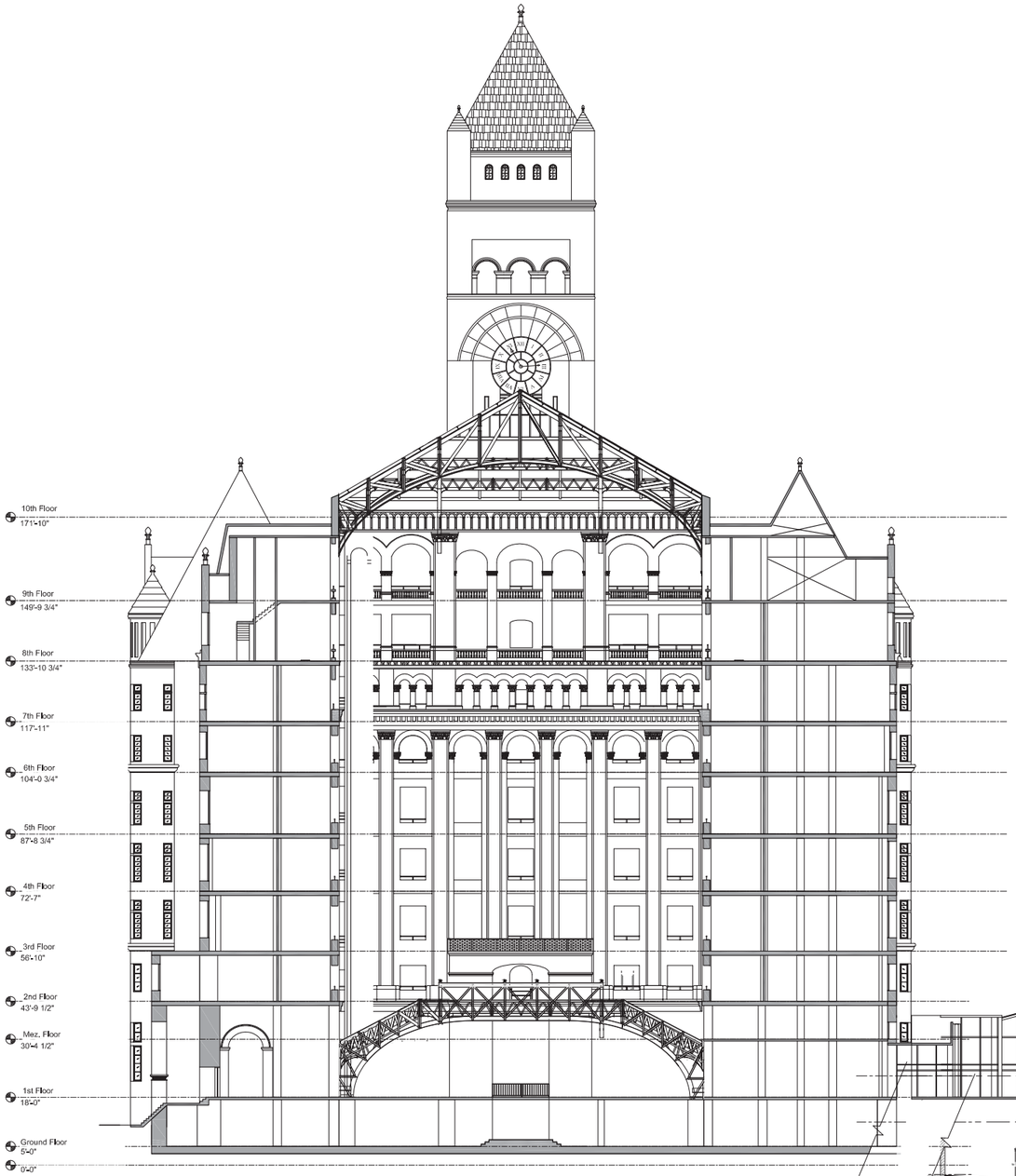
Longitudinal section looking East



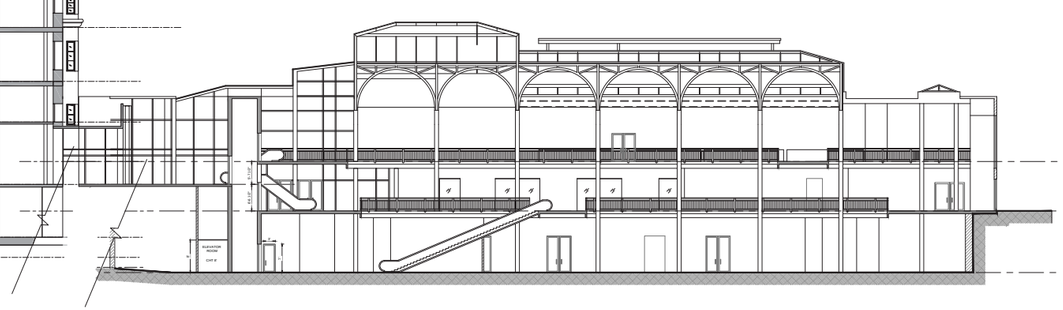
Key Plan

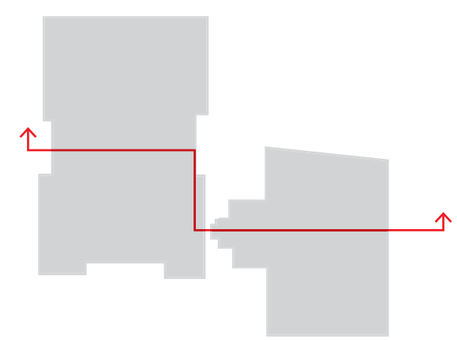
Existing Sections

Beyer Blinder Belle
Architects & Planners LLP



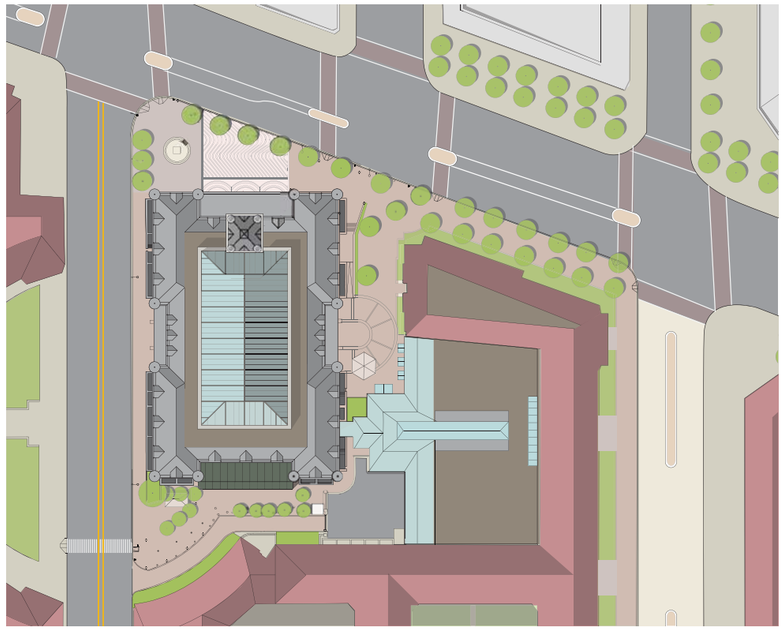
Transverse section looking North through the Annex



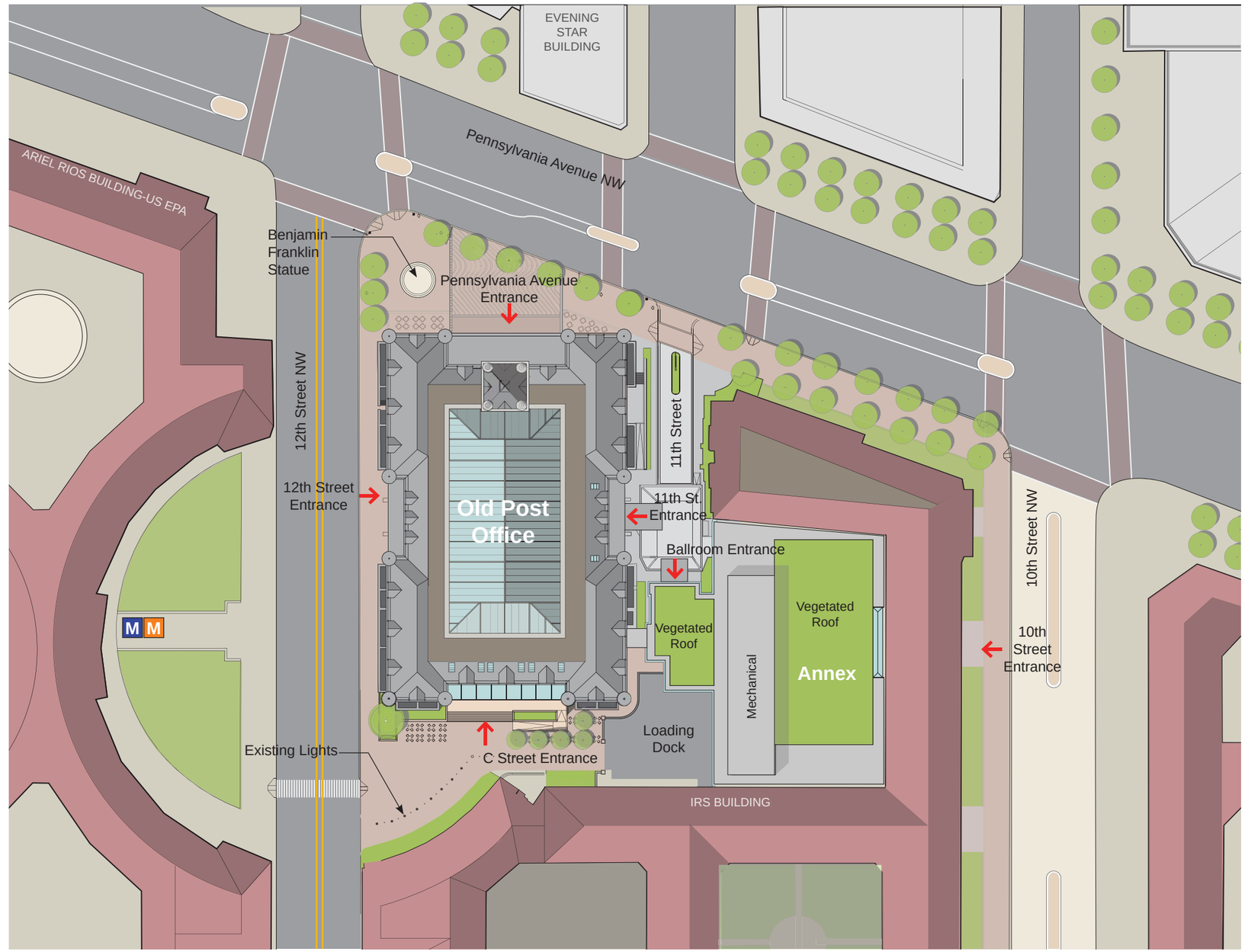


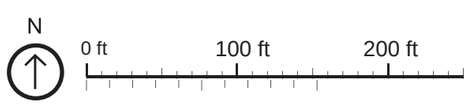
Key Plan

Existing Sections

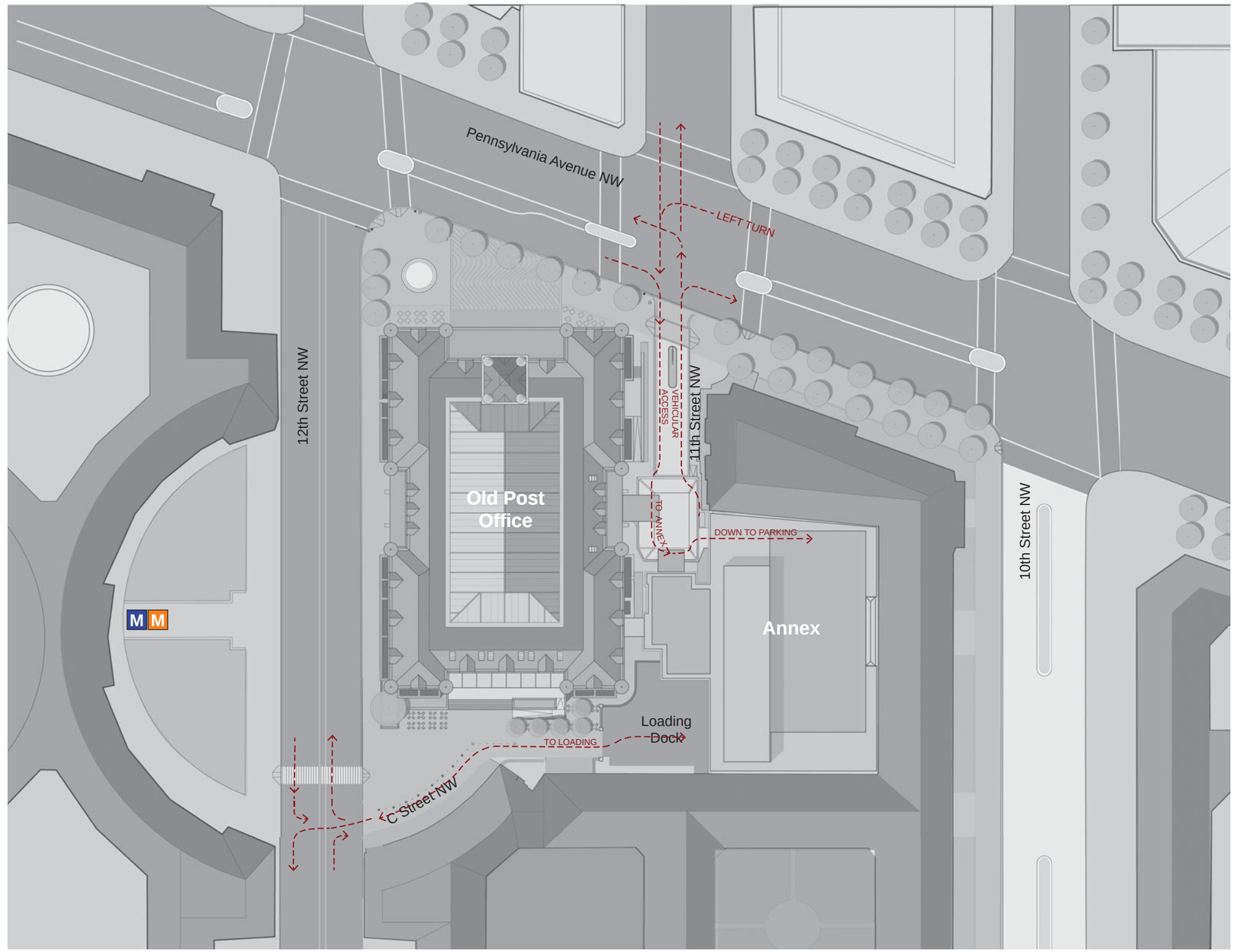


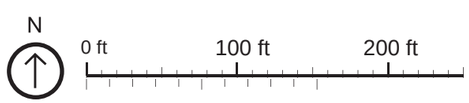
Existing Site Plan





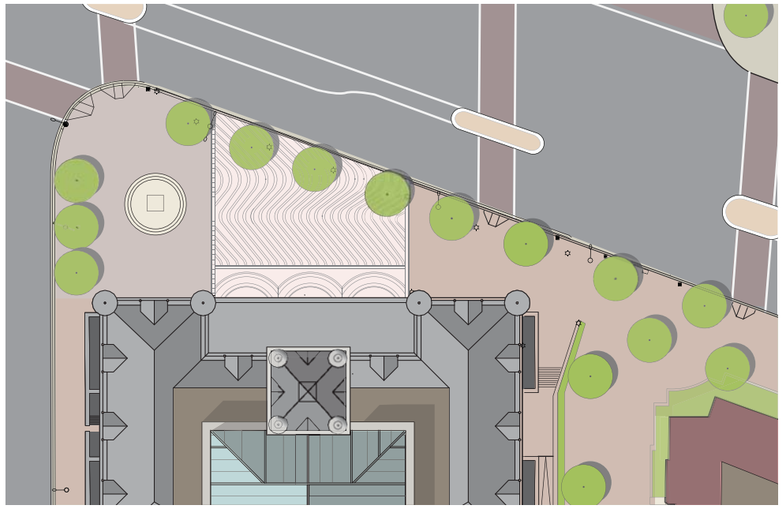
Proposed Site Plan





Proposed Site Traffic Flow

Beyer Blinder Belle
Architects & Planners LLP



Existing Plaza Plan

Public Artwork

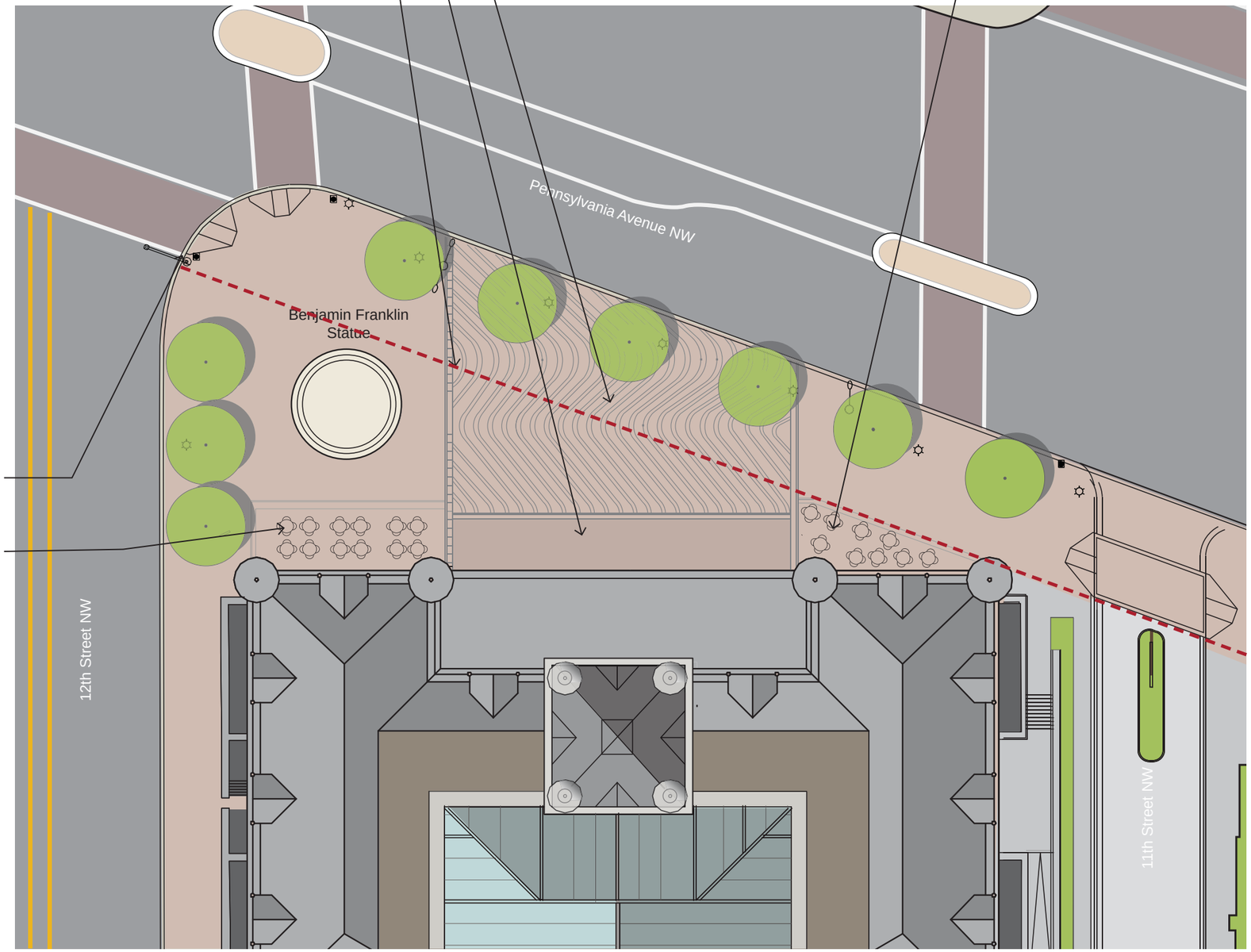
Granite

Pennsylvania Avenue right of way

Temporary and non-fixed seating area

Existing DC standard teardrop street light w/ traffic signal

Temporary and non-fixed seating area



N

0 ft 35 ft 70 ft

Proposed Pennsylvania Avenue Plaza

Beyer Blinder Belle
Architects & Planners LLP

Signage Concept

The exterior signage at the Trump International Hotel will include several visually-related categories of signage, which will be unified into a single sign system and thoughtfully integrated with the Hotel's historic (and elegant) exterior finishes and site.

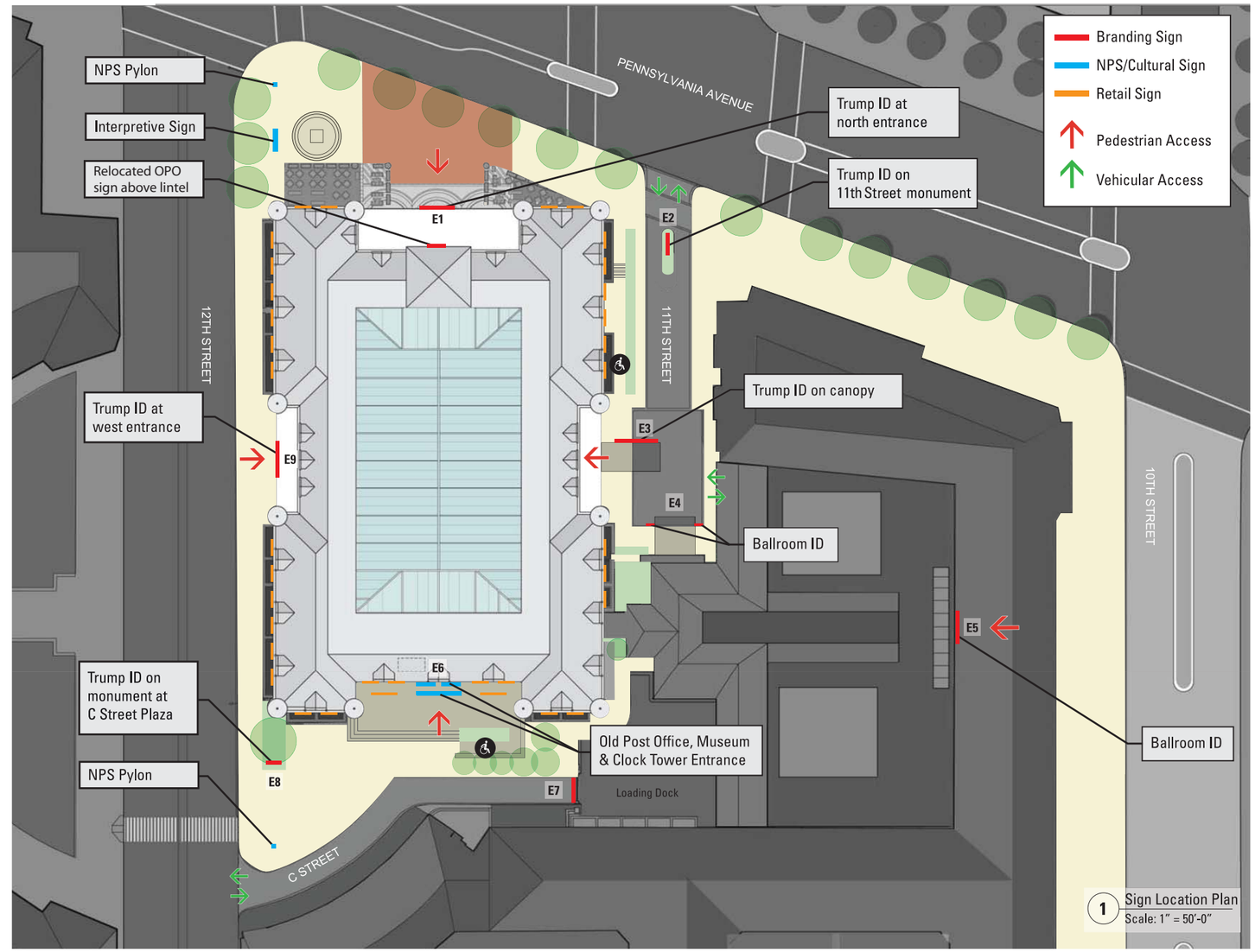
These sign categories will include: wayfinding signage, accessibility-oriented signage and branding signage.

All exterior signage will meet the requirements established for the project in the areas of historic preservation and accessibility. All exterior signage will meet the requirements previously established for the project regarding GSA and NPS standards for exterior signage.

Wayfinding Signage
For hotel guests, wayfinding signage will include identificational sign types, which will help them find their way to the Hotel complex's entrances. For visitors to the NPS-operated Museum and Clock Tower, a separate set of wayfinding signs, based upon the National Park Service's (NPS) existing signage standards, will be developed to help visitors find their way to the Hotel complex's entrance for the NPS-operated Museum and Clock Tower.

Accessibility-oriented Signage
Accessibility-oriented signage will include several sign types, which address the accessibility plan for the building.

Branding Signage
To identify the Hotel complex's entrances to key destinations within the Hotel, in particular, retail offerings, bars and restaurants, the spa, etc., branding signage will be integrated into the exterior signage system.



Proposed Pennsylvania Avenue Signage

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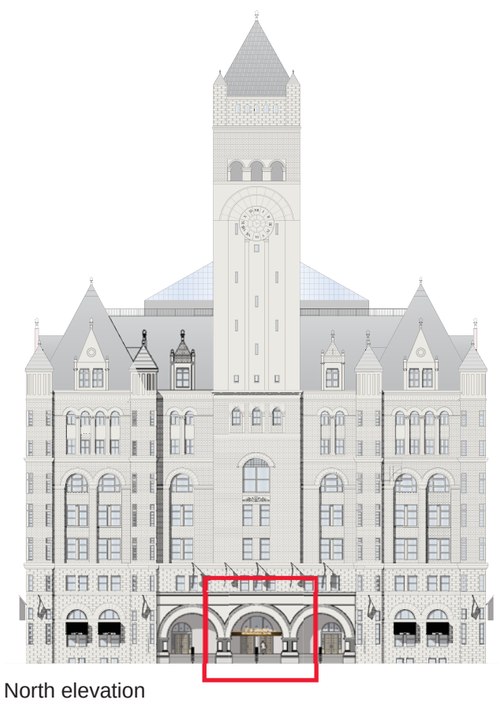


North elevation

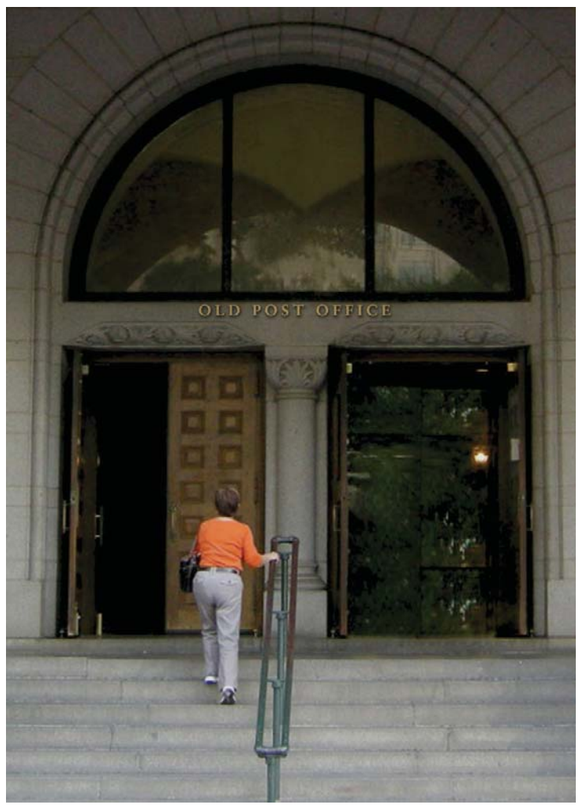
Proposed Signage

Historic North elevation

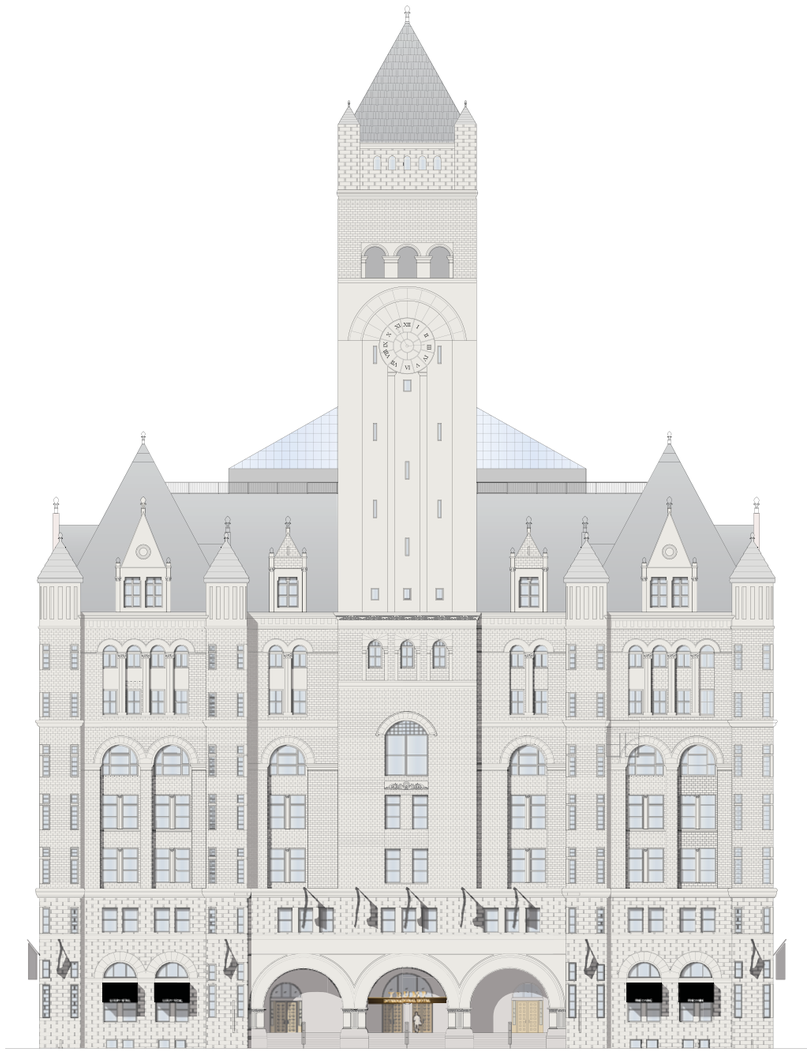
Existing view at Pennsylvania Avenue

At Pennsylvania Avenue and 12th Street,"Old Post Office" would be relocated to the lintel above the doorway and a floating sign would be added within the arch bearing the name "Trump International Hotel". A similar treatment will be added at 12th Street.

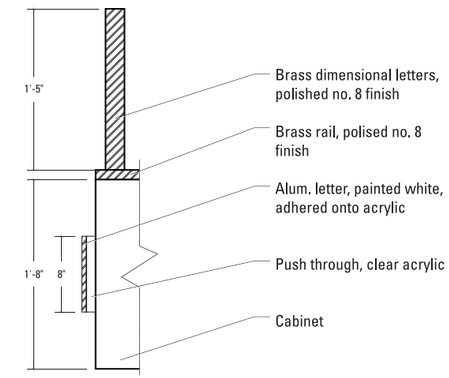
Proposed Signage



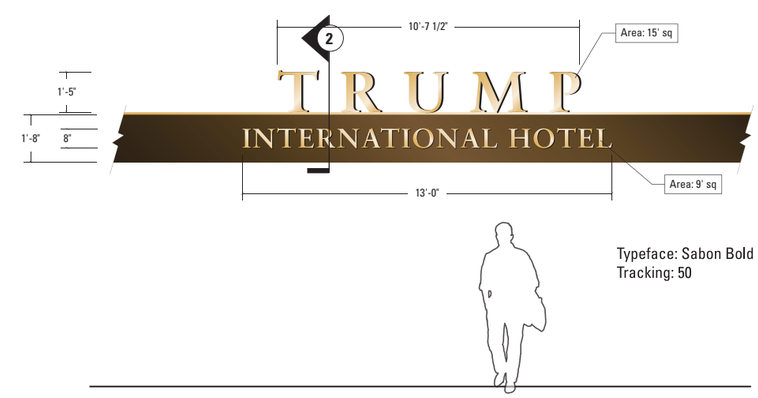
Proposed Signage



3 Sign Type E1 – Trump ID on Pennsylvania Avenue
Scale: 1/32"=1'-0"



2 Sign Type E1 – Trump ID Pennsylvania Avenue
Scale: 1"=1'-0"



1 Sign Type E1 – Trump ID on Pennsylvania Avenue
Scale: 1/4"=1'-0"

Proposed Signage

Existing view at Pennsylvania Avenue and 11th Street

Proposed view at Pennsylvania Avenue and 11th Street*

Proposed Signage

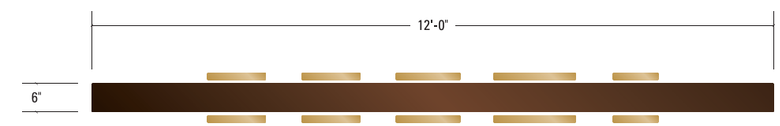
"TRUMP"
1 1/2" D reverse channel letters, pin-mounted onto cabinet

Finish:
Polished brass face, no. 8 finish

Lighting:
Halo illumination, white LED

NOTE: Full-scale prototype of "M" is required with both finish options.

4 Sign Type E2 – Detail
Scale: 1 1/2" = 1'-0"

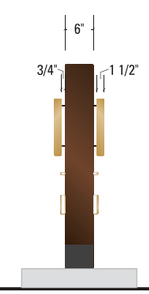


Alum. cabinet, painted MAP with clear coat satin finish.

No visible seams. Access panel TBD.

NOTE: Sign is double sided.

2 Sign Type E2 – Plan View
Scale: 1/2" = 1'-0"



"INTERNATIONAL HOTEL"
1/4" thk. water-jet cut brass letters adhered onto 3/4" thk. white push-through acrylic

Finish:
Polished brass face, no. 8 mirror finish

Lighting:
Side-lit, white LED inside cabinet

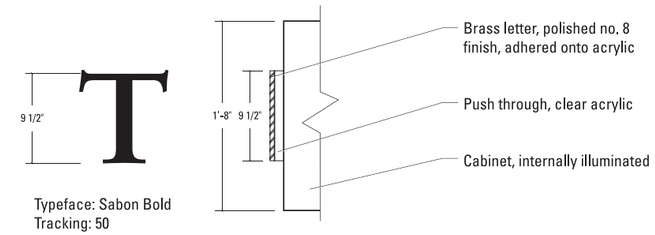
3 Sign Type E2 – Side View
Scale: 1/2" = 1'-0"

1 Sign Type E2 – Monument, Front Elevation
Scale: 1/2" = 1'-0"

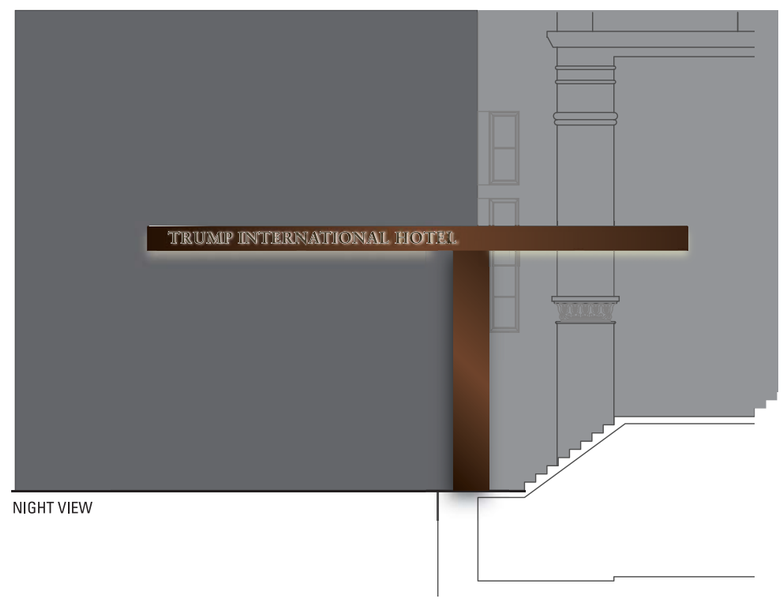
Existing view on 11th Street looking South

Proposed rendering of the 11th Street Annex design

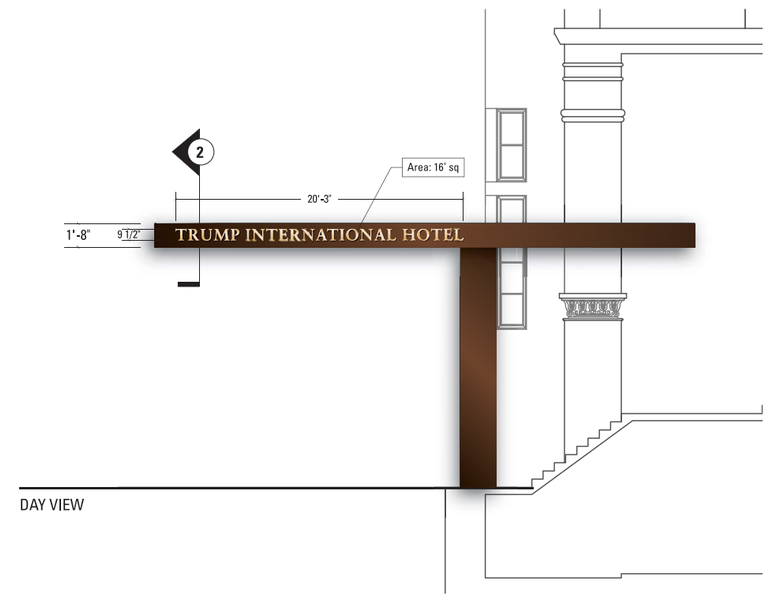
11th Street Annex



2 Sign Type E3 – Trump ID on Canopy
Scale: 1"=1'-0"



3 Sign Type E3 – Trump ID on Canopy – Night View
Scale: 1/8"=1'-0"



1 Sign Type E3 – Trump ID on Canopy – Day View
Scale: 1/8"=1'-0"

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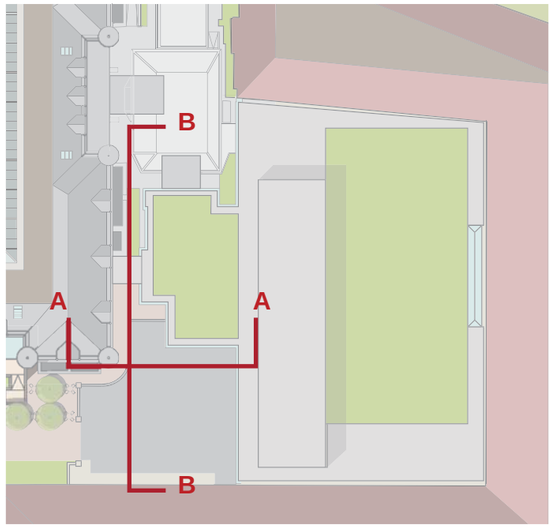
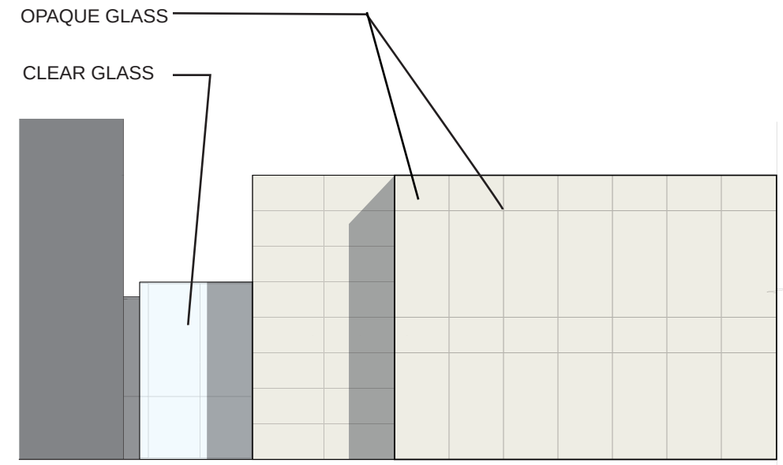
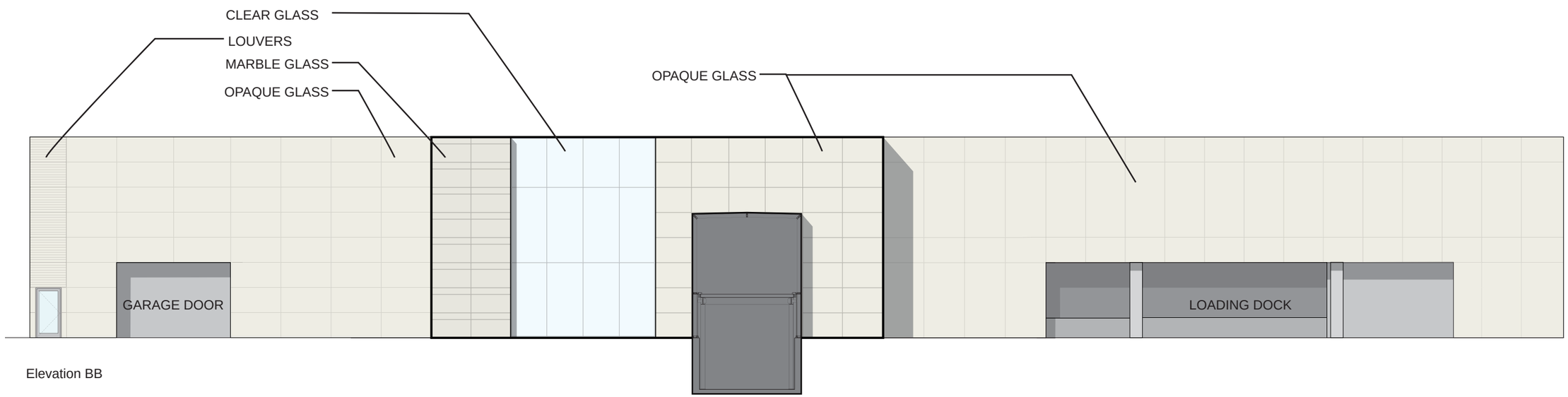


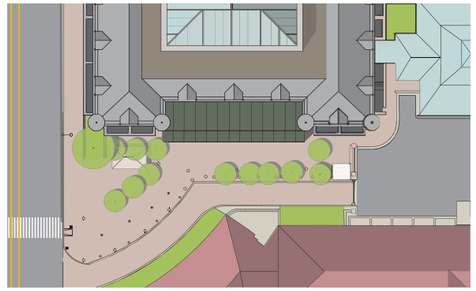


Section AA

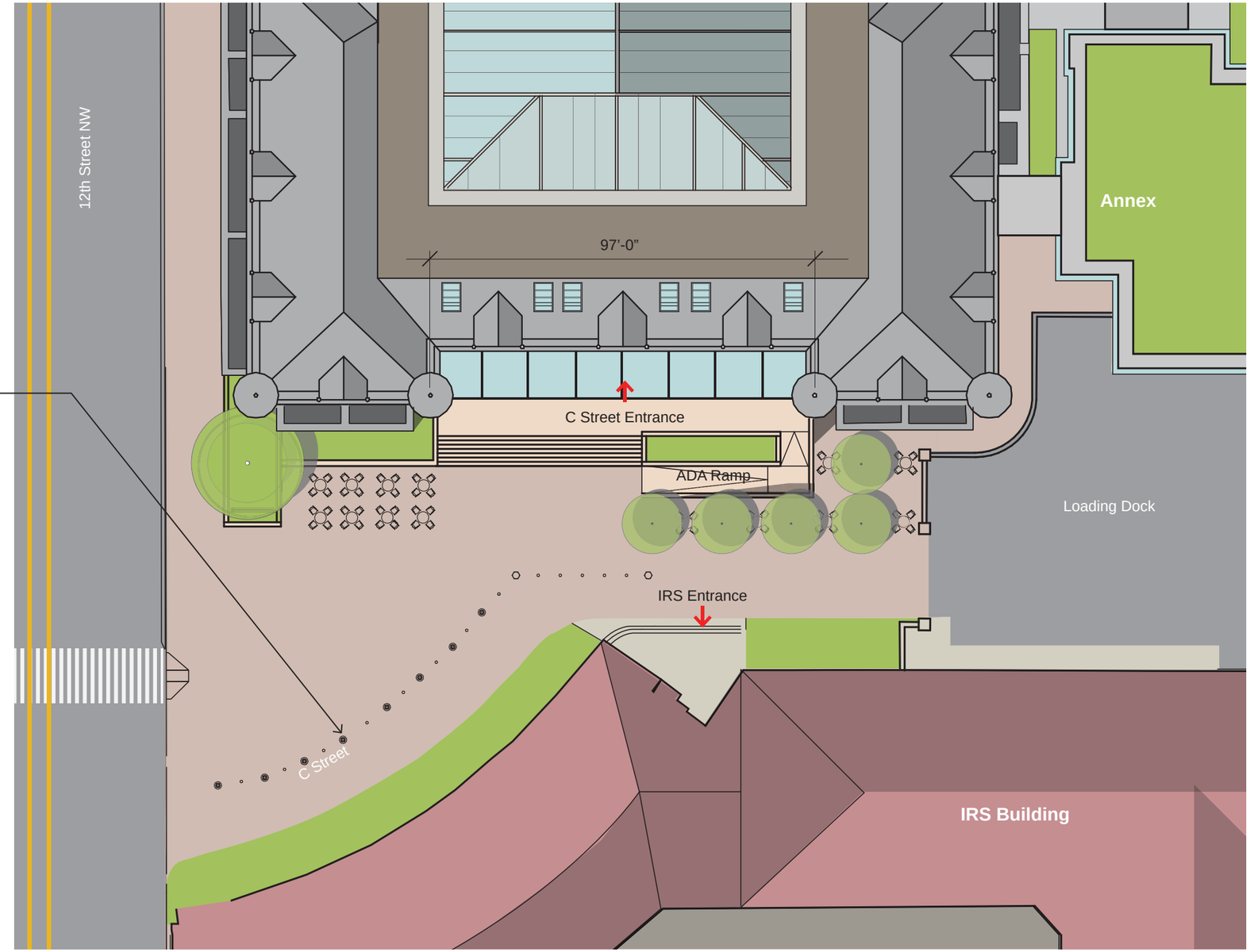


Elevation BB

11th Street Annex

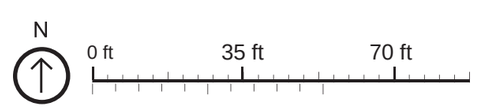


Existing C Street Plan

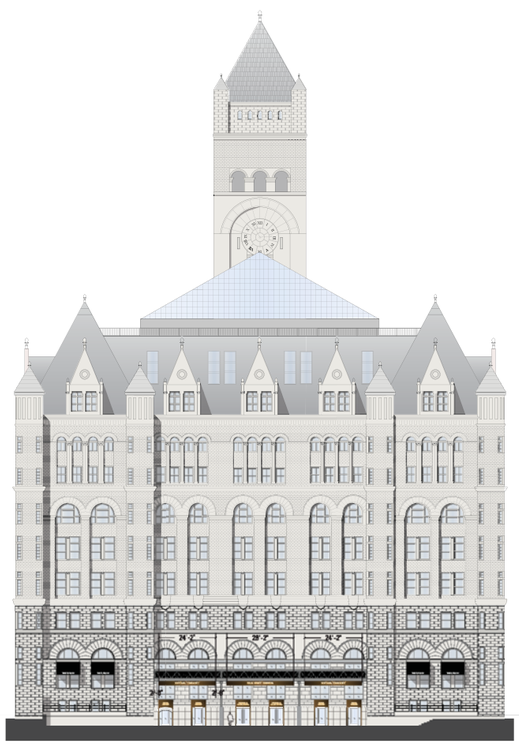


Proposed C Street site plan

Existing view on C Street looking East



C Street Plaza



Proposed C Street Elevation

Proposed C Street Plaza

C Street Plaza

Proposed C Street Elevation

Proposed view of C Street Plaza looking East

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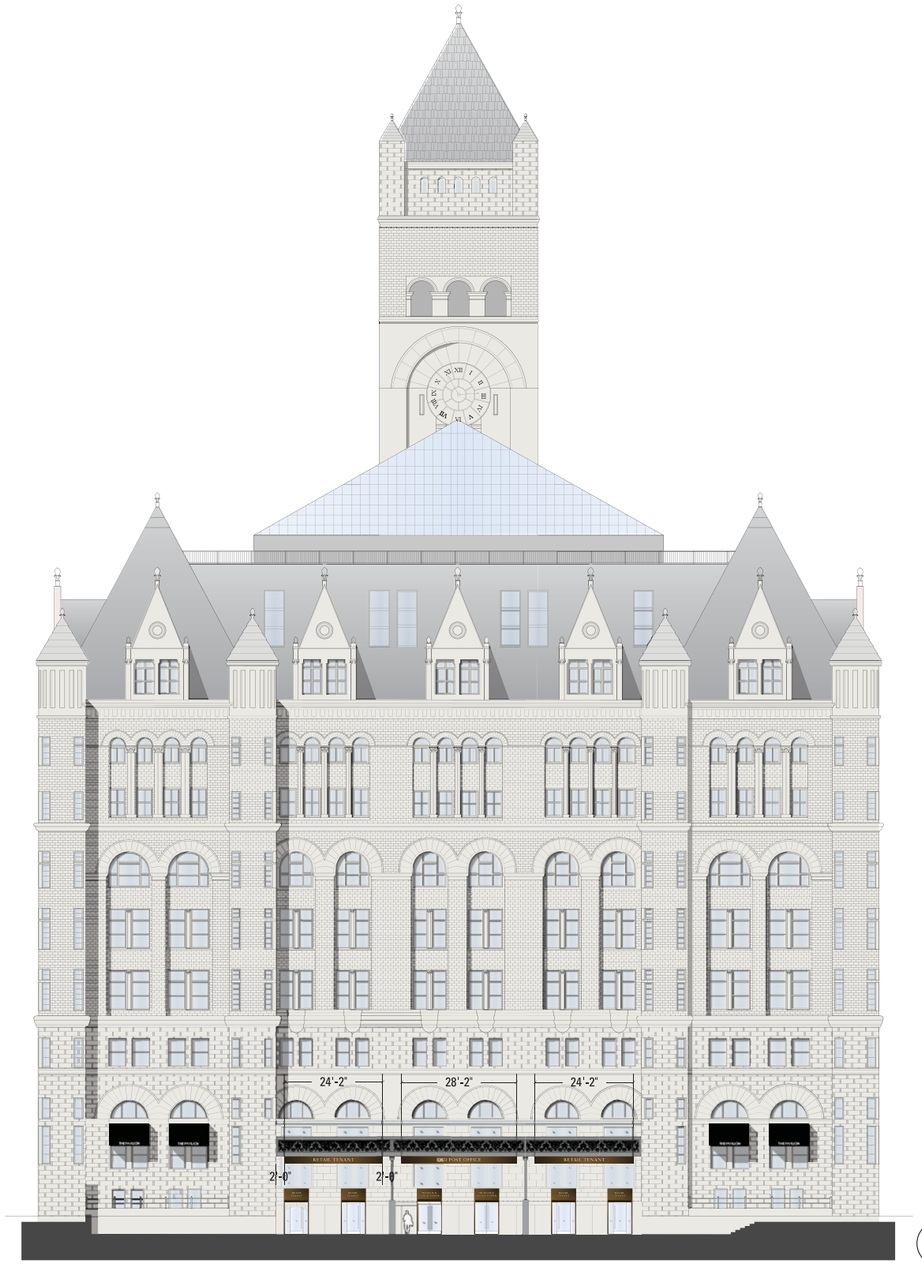
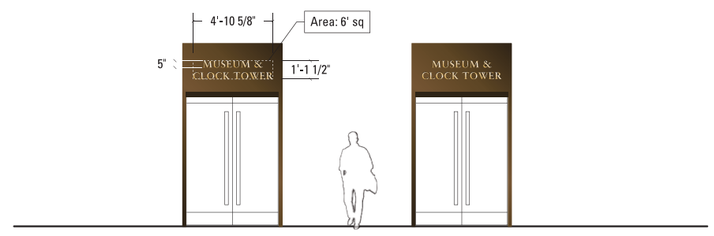
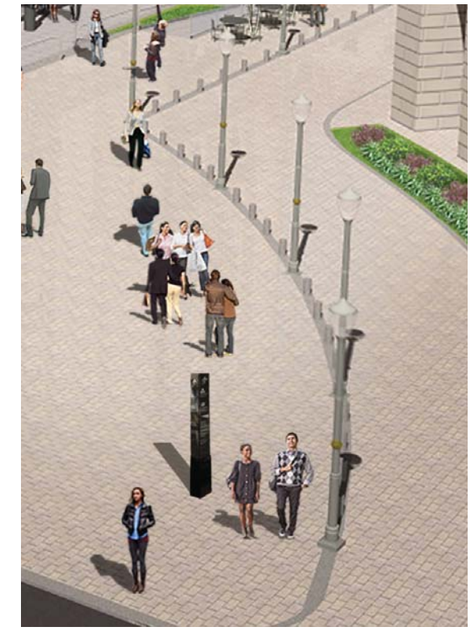


Proposed C Street Elevation



2 Sign Type E6 – Museum & Clock Tower Entrance
Scale: 1/8"=1'-0"

1 Sign Type E6 – Museum & Clock Tower Entrance
Scale: 1/32"=1'-0"



Proposed C Street Elevation

C Street Plaza

Existing view on 10th Street looking West at the IRS building entrance arcade

Existing view through entrance arcade

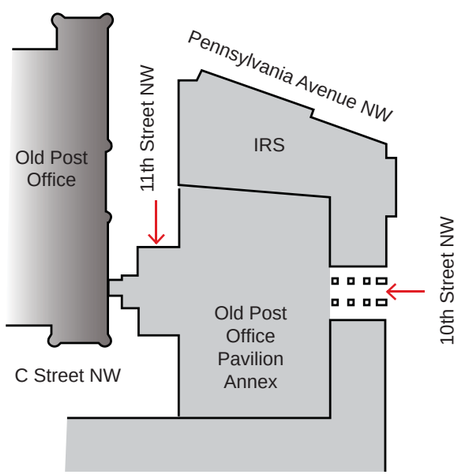
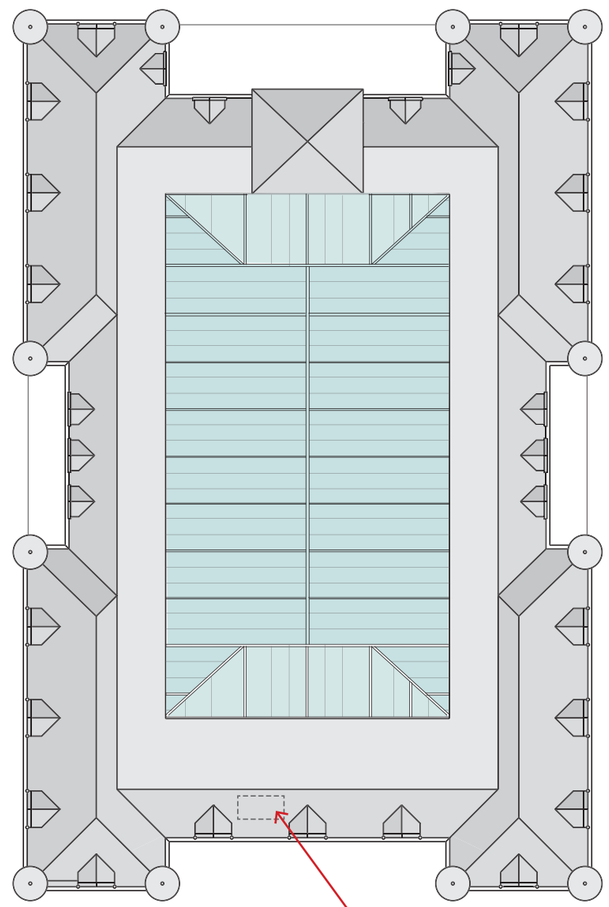


Diagram of existing condition

Proposed view on 10th Street looking West at the IRS building entrance arcade

10th Street Connection

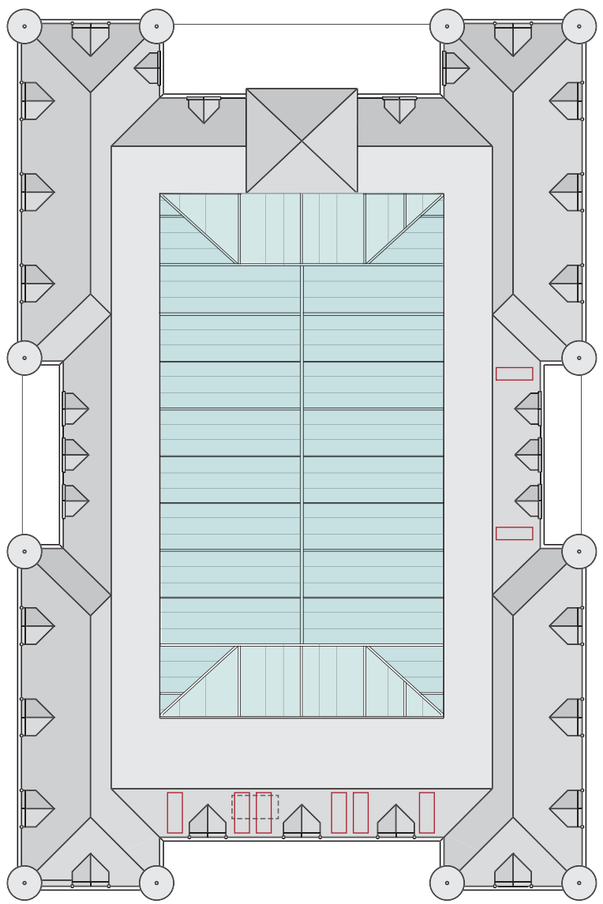


Existing roof plan

Historic roof window

Roof Windows

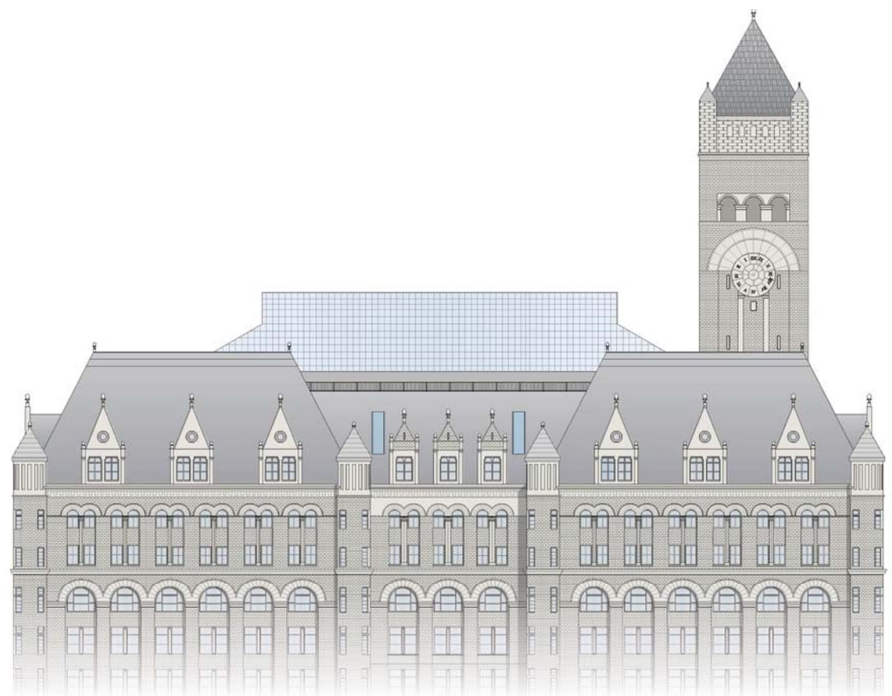
New Roof windows



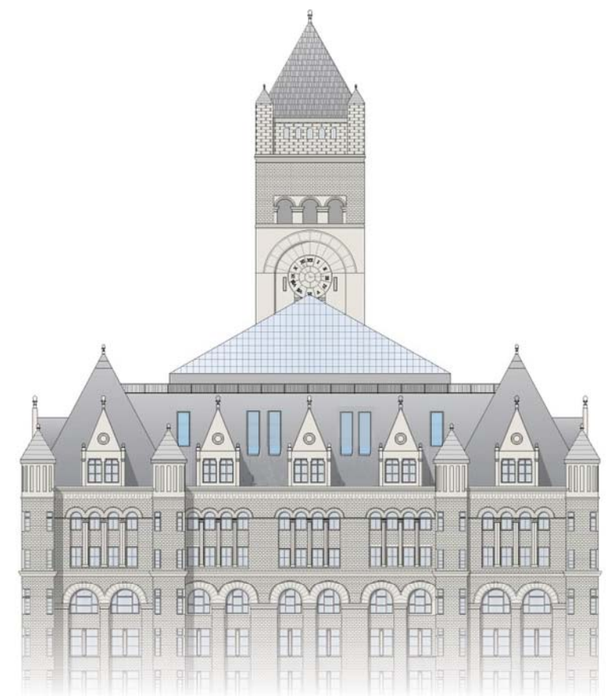
Proposed roof plan

The roof windows are not visible from the long view on Pennsylvania Avenue vistas

The roof windows are not visible from the Pennsylvania Avenue vistas



Proposed East Elevation



Proposed South Elevation

Roof Windows

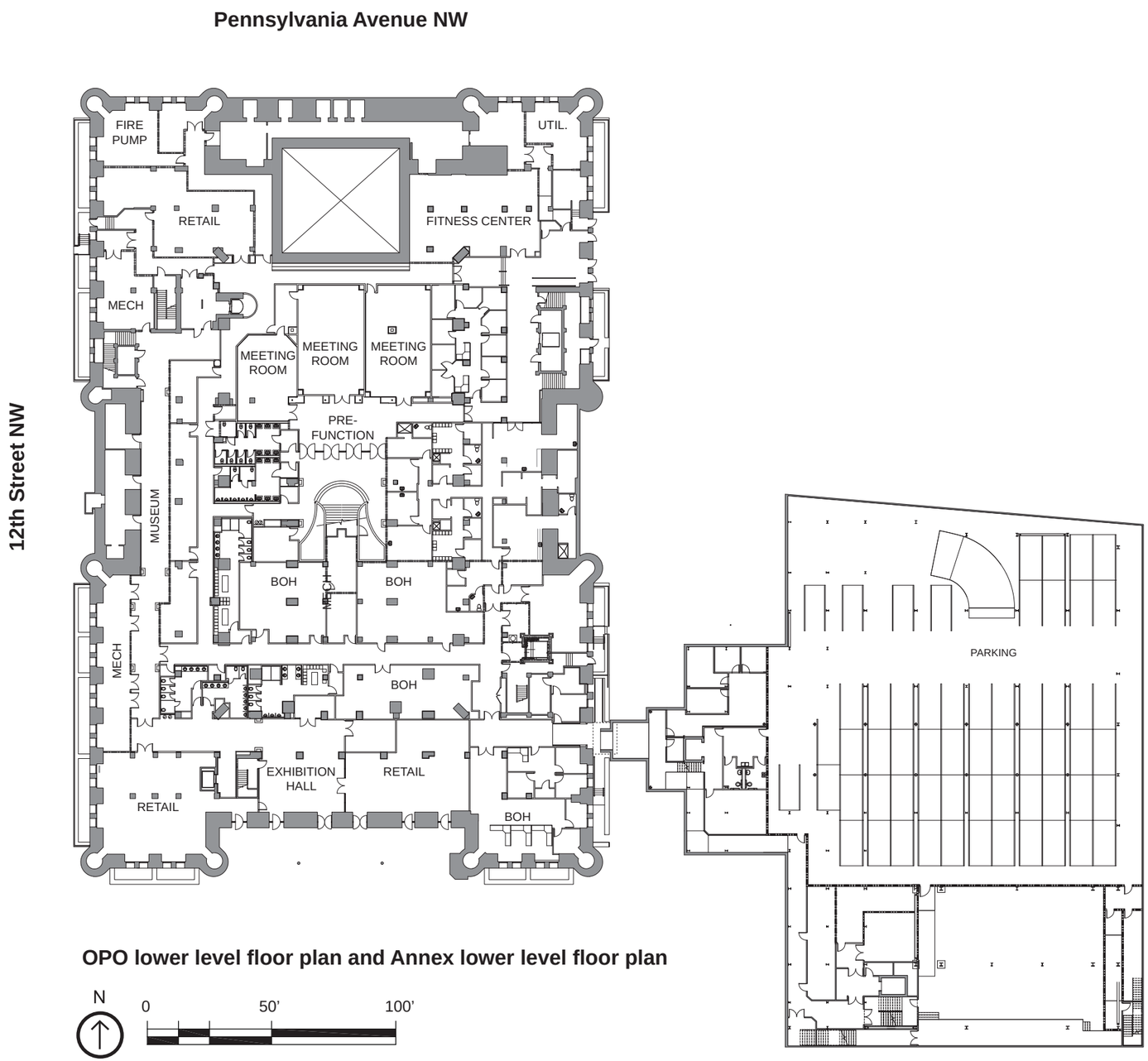
Lighting Concept

The lighting concept is developed from the idea of delineating and highlighting the architectural features with light. Bringing out visual depth through soft outlining highlights is aimed at capturing pilasters, niches and cornices. Effect of light on the texture of the stone was considered in choosing the light color. Warm color temperature (3000K) was chosen. Keen attention to architectural details was important to the historical context and appearance of the building.

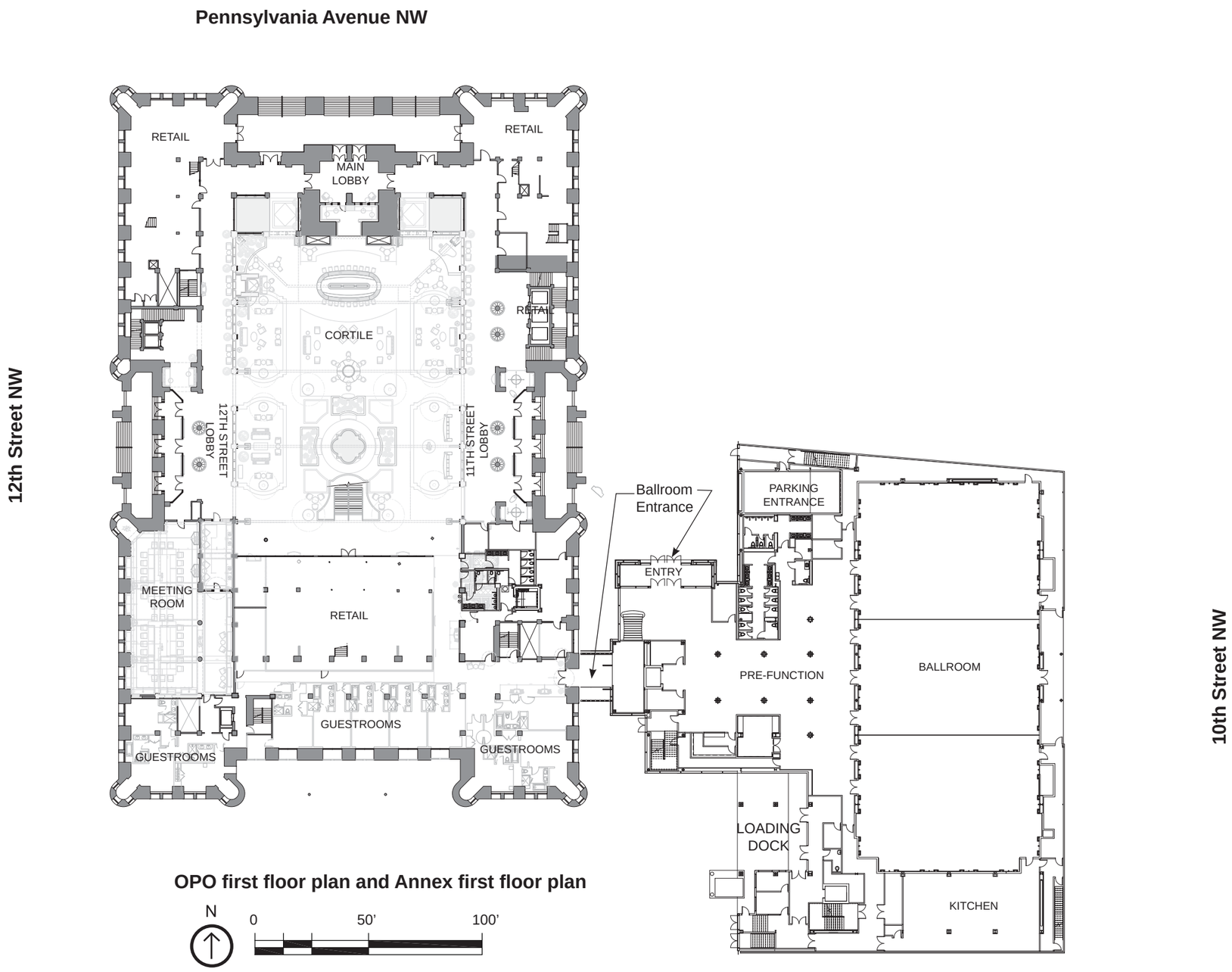
The highlights are categorized into the following building features:

- **Podium (Level 1 and 2)** – Accenting the vertical pilasters in between the arches on Pennsylvania Avenue and wall washing the podium on the 12th and 11th Street gives a visual punch to the lower tiers of the building. The accenting of the stone podium also subtly highlights the cornices at level 2. The arches above the store windows on level 1 are softly lit by linear LED strips mounted at the base of the arch.
- **Arches –** The pilasters adjoining the arches at level 3 are grazed with linear LED grazer modules that also lights the cornice above. The center of the arch is lit with narrow spot uplight to highlight the central columns and the inner face of the top part of the arch. The level 6 tier has both the pilasters lit with grazer and the columns in between the arches lit with narrow spot. The lighting at level 6 also extends its glow to the cornice above.
- **Dormer Windows** – The dormer windows are accented with linear LED strip mounted at the base.
- **Clock tower** – The Clock Tower is powerfully lit by wallwash grazers both at Level 3 and Level 8 where there are offsets. The wall washing also picks up the underside of the cornices. The clock continues to be backlit from inside the Clock Tower.
- **Main Entry Arches** – The front of the arches are lit with pole mounted fixtures. The inner profile of the arches is outlined by uplight mounted where the arch springs up. The vestibule area by the entry arch could be lit with decorative pendants which will be coordinated with the project team.
- **The Turrets** – The turrets are not lit to create a visual contrast in the appearance of the built form.

Lighting

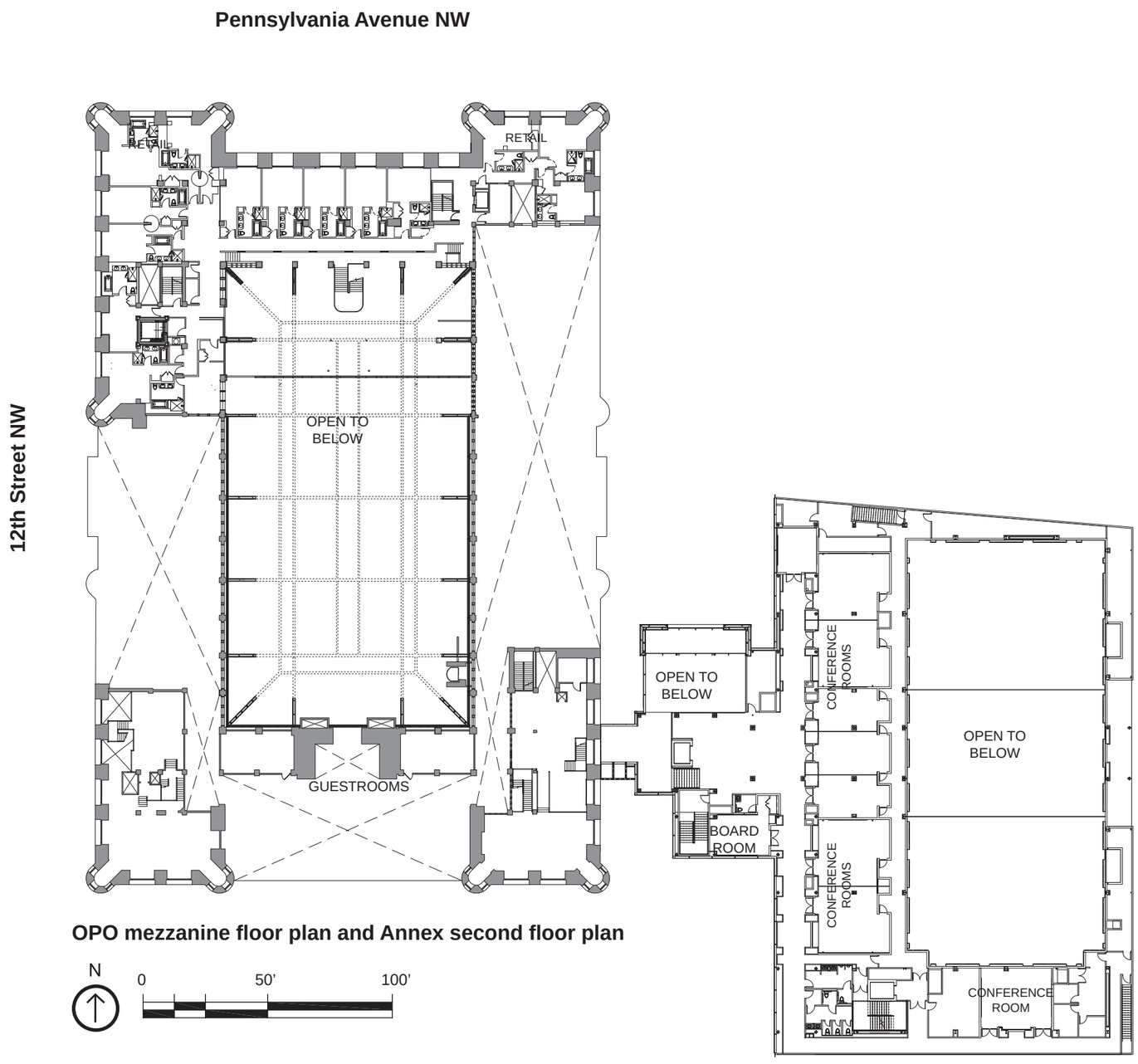


OPO lower level floor plan and Annex lower level floor plan



OPO first floor plan and Annex first floor plan

Proposed Floor Plans

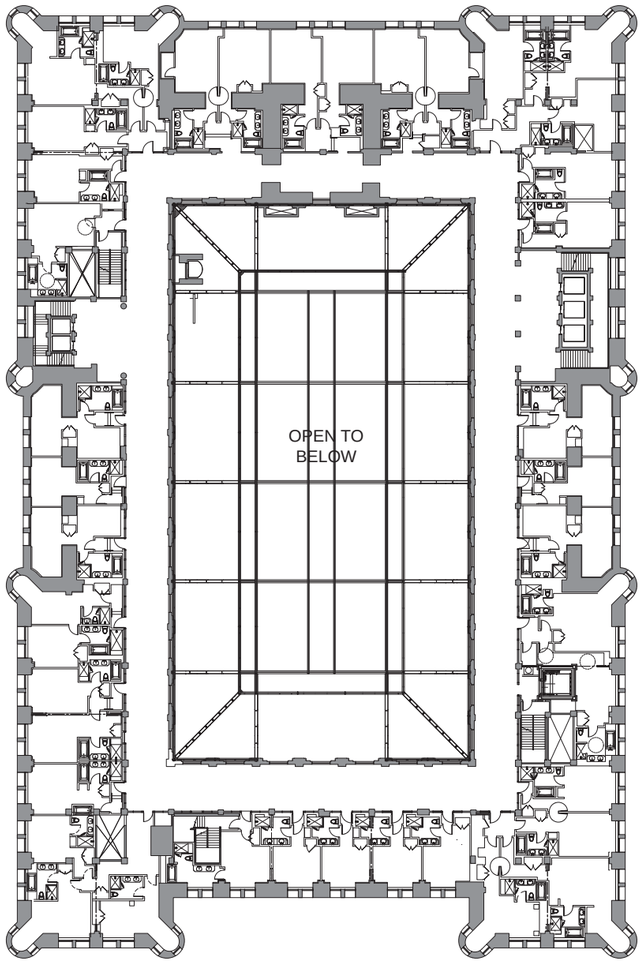


OPO mezzanine floor plan and Annex second floor plan

Proposed Floor Plans

Pennsylvania Avenue NW

12th Street NW

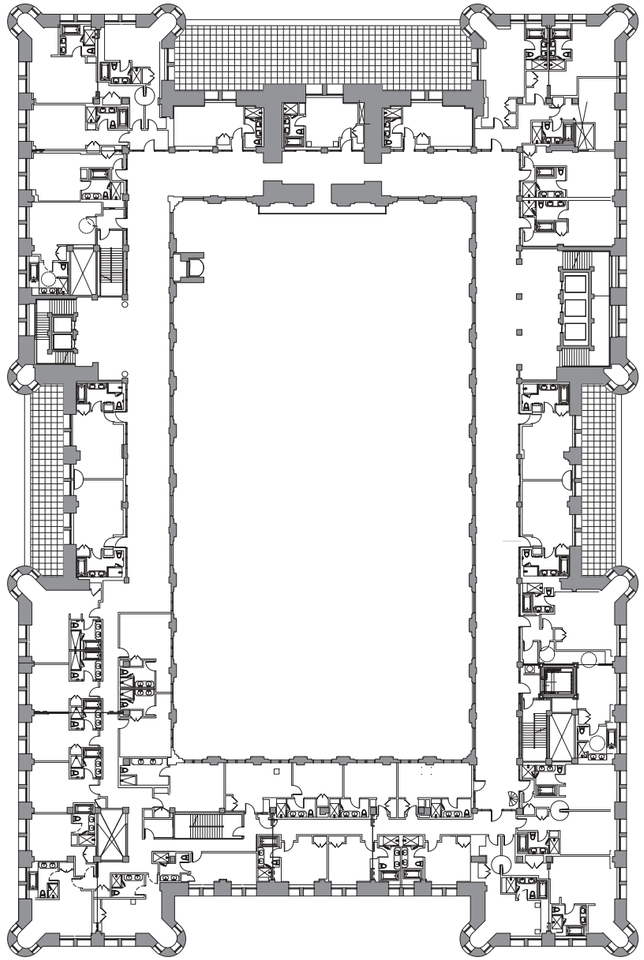


Second floor

ALL GUESTROOMS

Pennsylvania Avenue NW

12th Street NW



Third floor

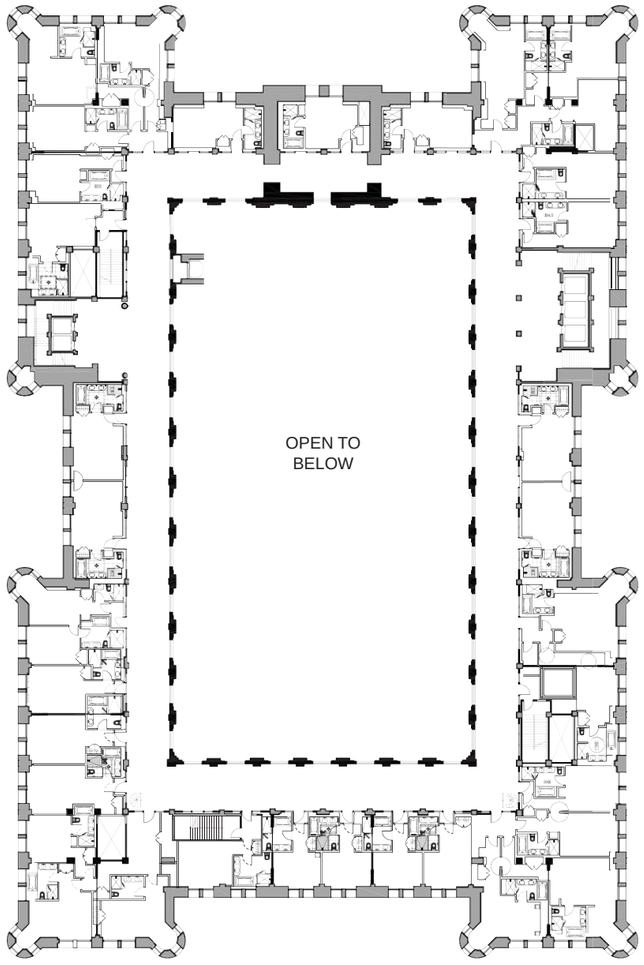
ALL GUESTROOMS

N

0 50’ 100’

Pennsylvania Avenue NW

12th Street NW

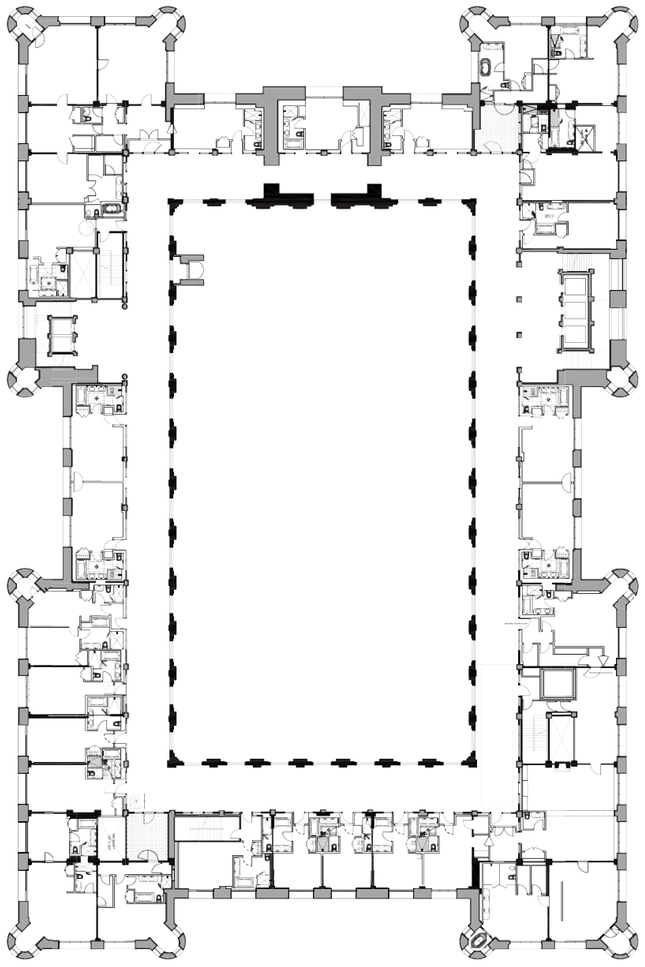


Fourth floor

ALL GUESTROOMS

Pennsylvania Avenue NW

12th Street NW

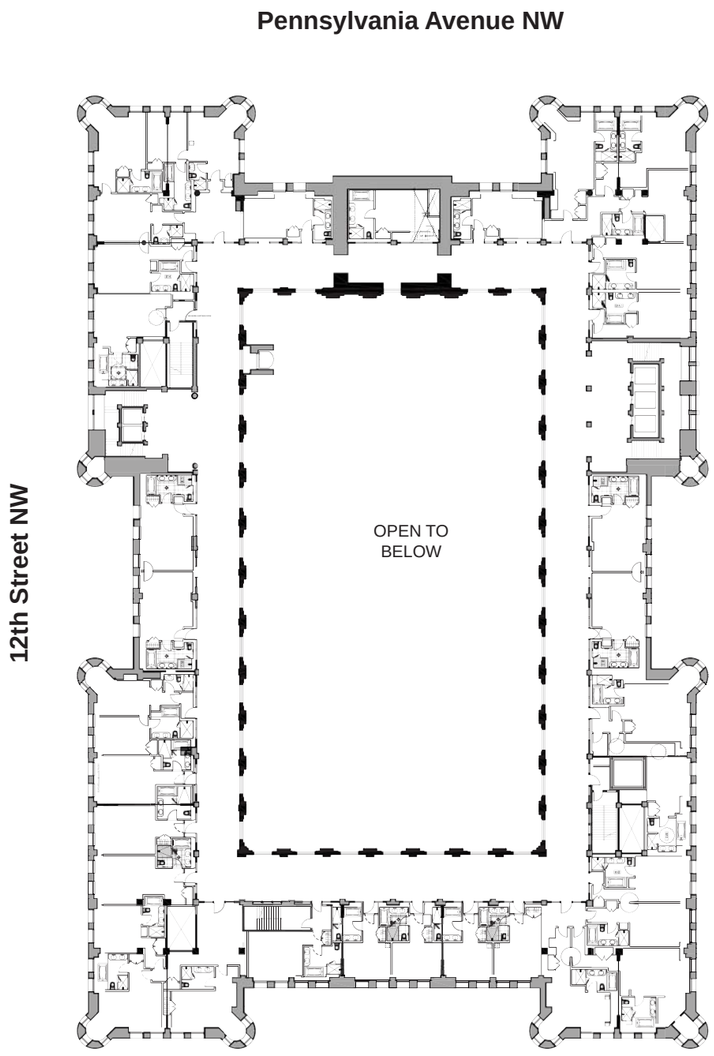


Fifth floor

ALL GUESTROOMS

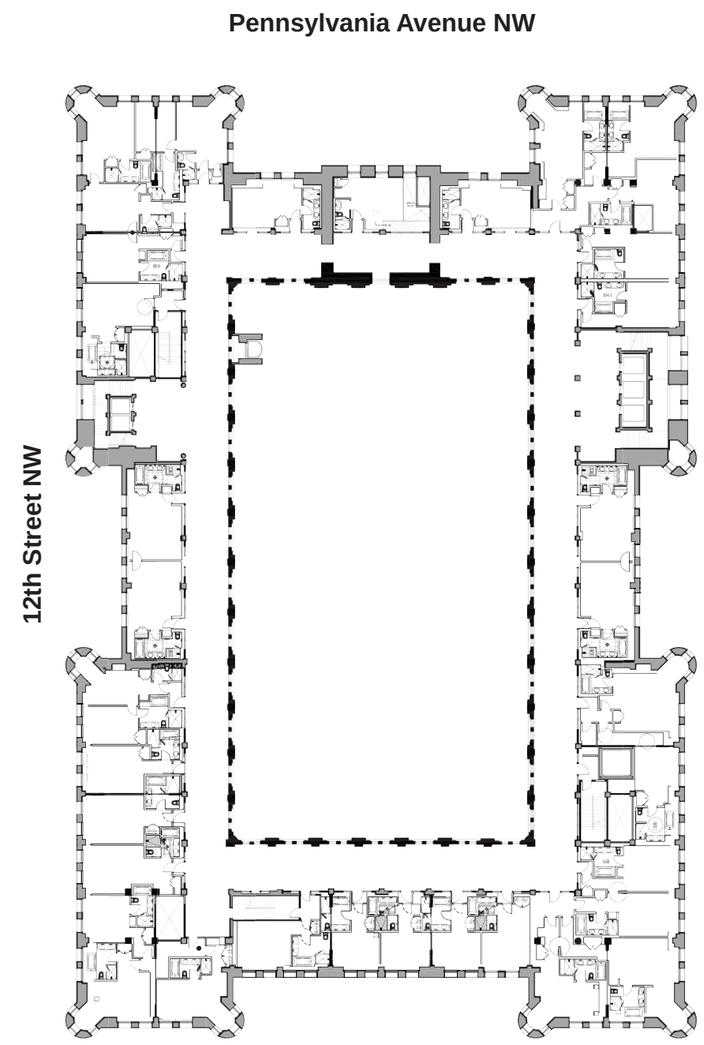
N

0 50’ 100’



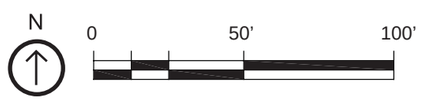
Sixth floor

ALL GUESTROOMS



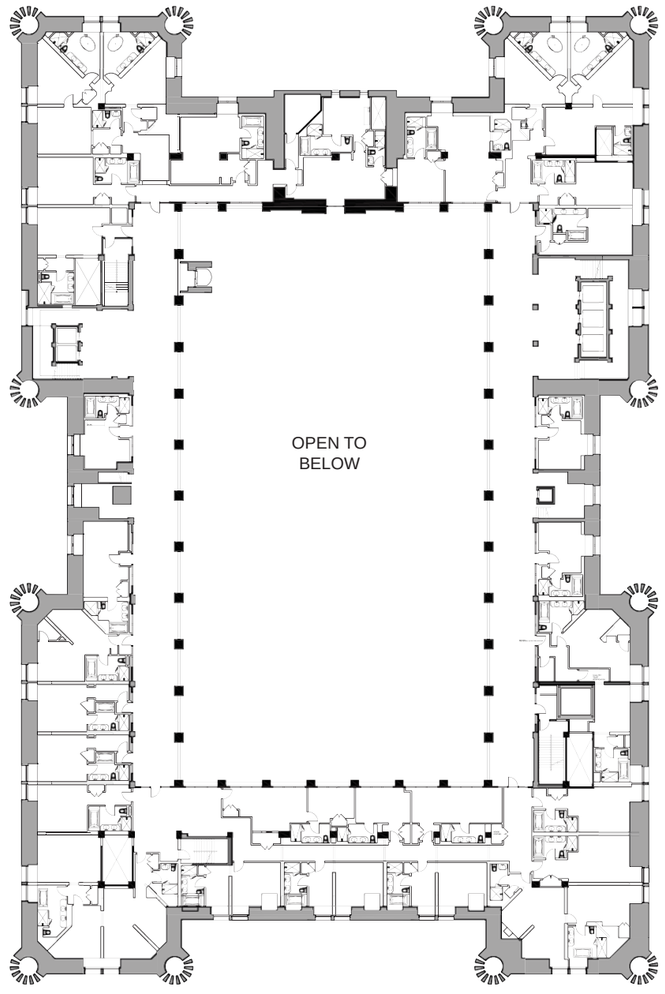
Seventh floor

ALL GUESTROOMS



Pennsylvania Avenue NW

12th Street NW

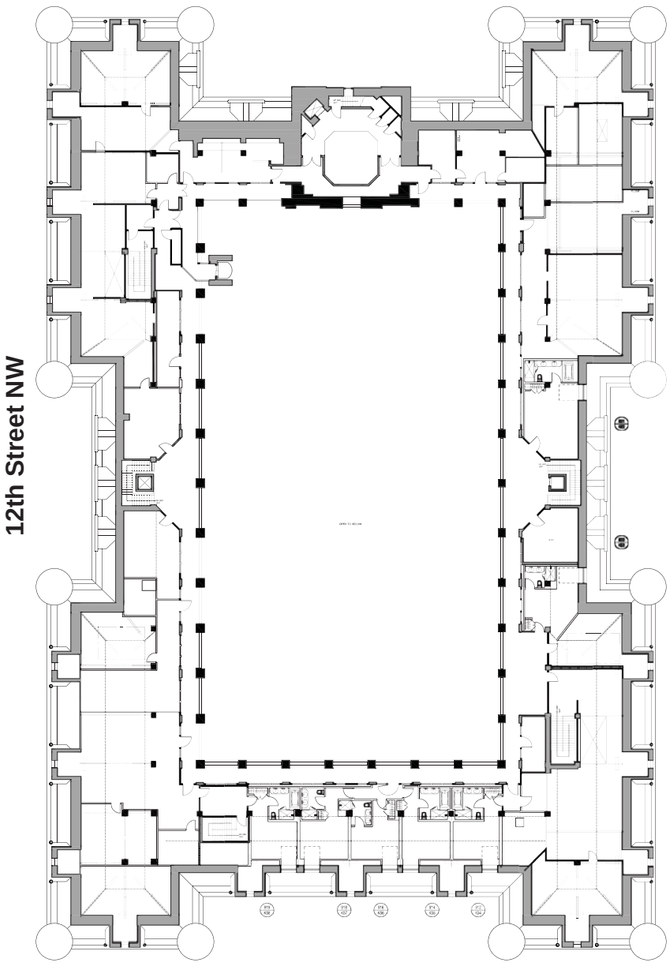


Eighth floor

ALL GUESTROOMS

Pennsylvania Avenue NW

12th Street NW



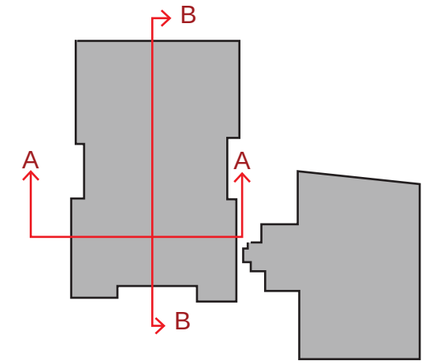
Ninth floor

GUESTROOMS, NPS, BACK OF HOUSE

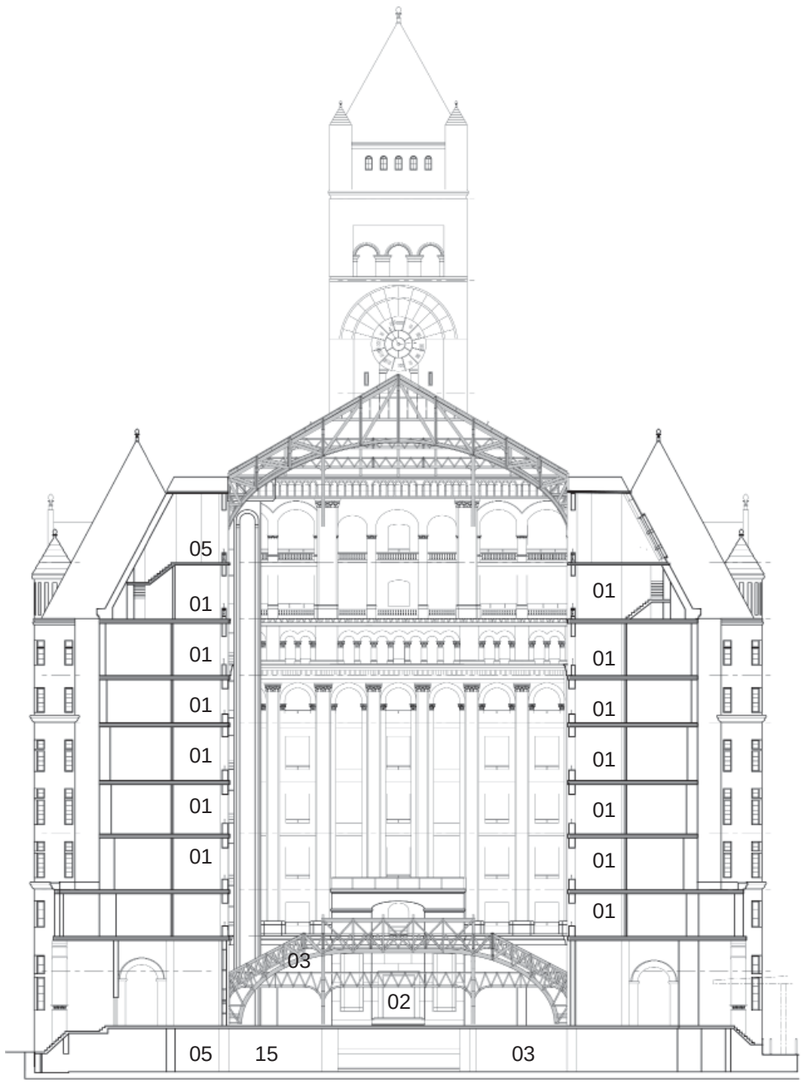
N

0 50’ 100’

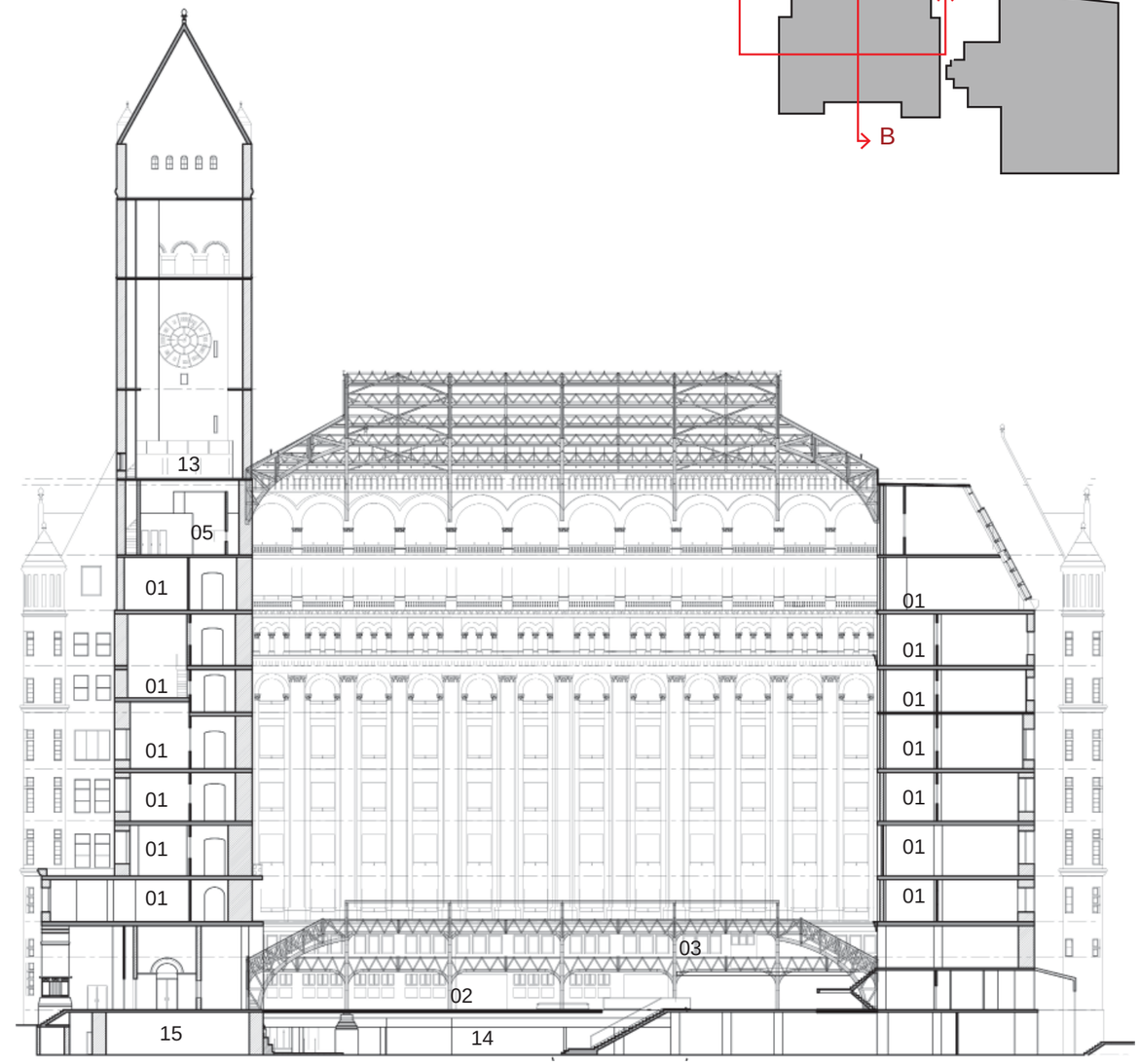
Beyer Blinder Belle
Architects & Planners LLP



1. Guest Rooms
2. Bar/Lounge
3. Retail/Restaurant
4. Entry Court
5. Clock Tower Space
6. Parking
7. Pre-Function
8. Ballroom
9. Conference Rooms
10. Annex Connection
11. Library/ Meeting Room
12. Spa
13. Congress Bells
14. Meeting Rooms
15. Back of House/ Support



Transverse section AA looking North through the Annex



Longitudinal section BB looking East

Proposed Sections