

# WILSON SCHOOL

1601 Wilson Boulevard, Arlington, VA

Planning Commission Hearing

February 13, 2017

LEO A DALY



BIG

## AERIAL MODEL PHOTO

Total Area: 180,621 GSF  
Total Height: 77'-0"

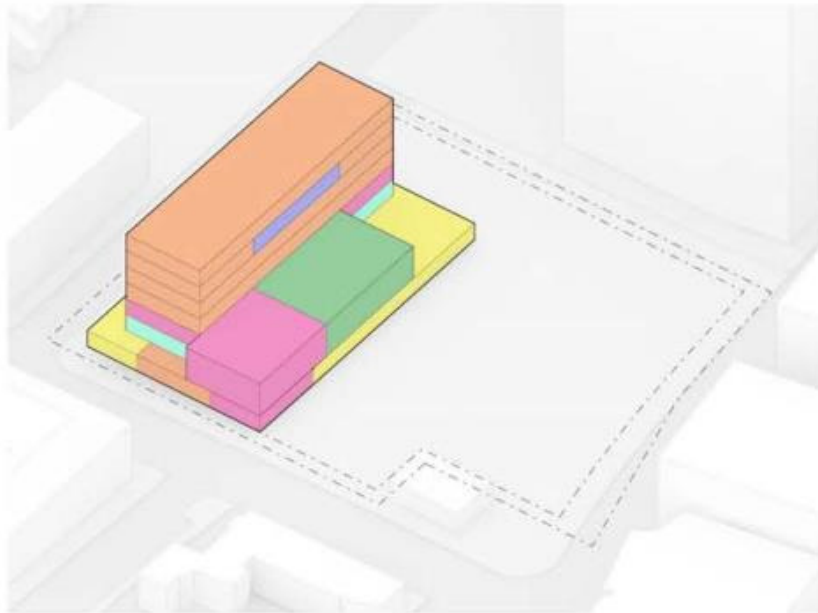
SCHEMATIC DESIGN OVERVIEW



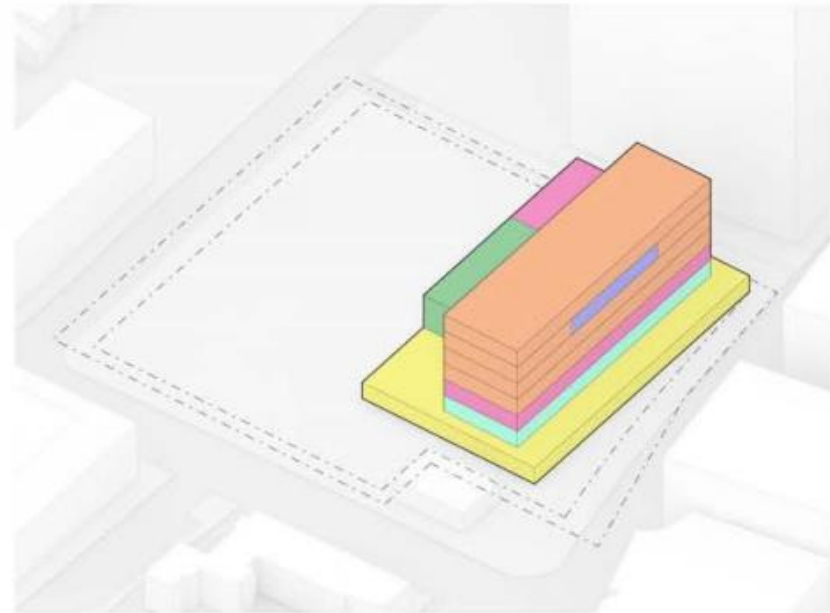
## BUILDING LOCATION

RECAP

Total Area: 180,621 GSF  
Total Height: 77'-0"



**18th Street**

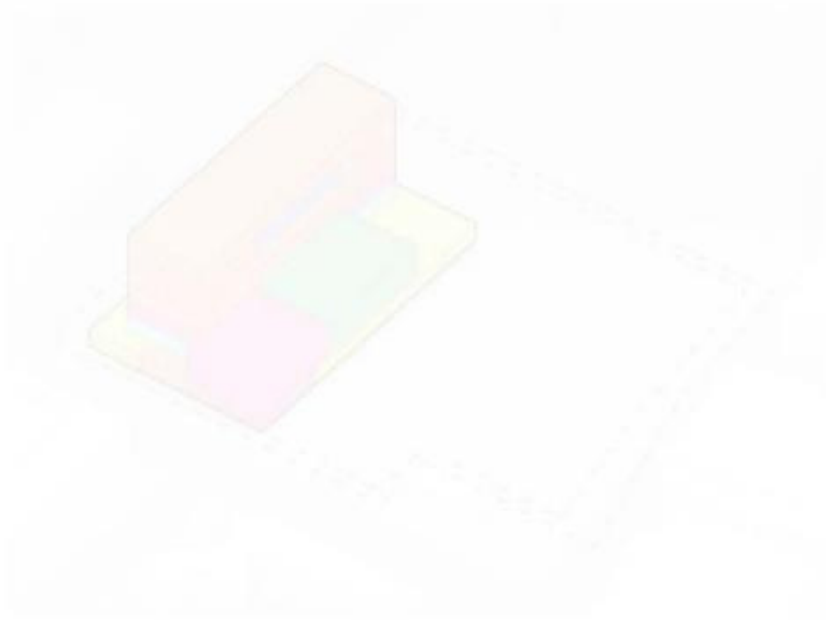


**Wilson Blvd**

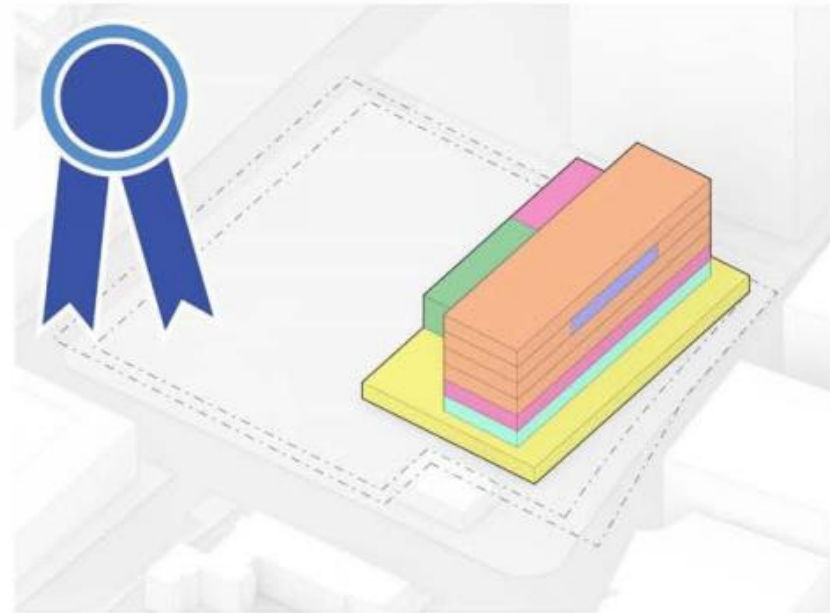
## BUILDING LOCATION

RECAP

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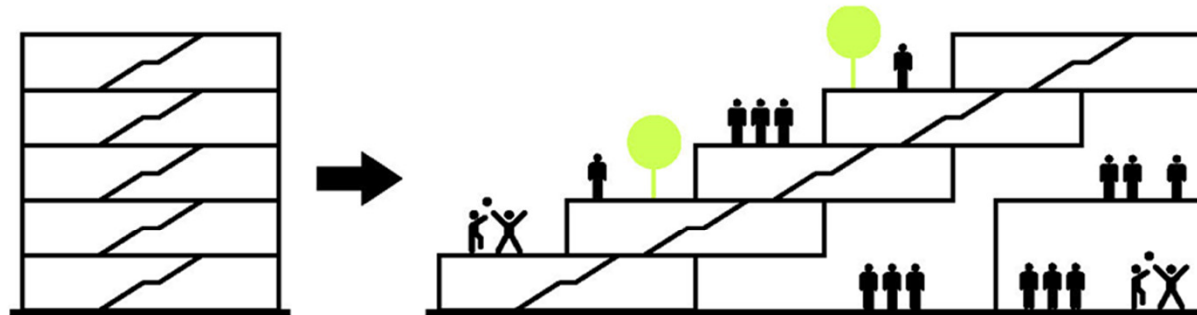
18th Street



Wilson Blvd

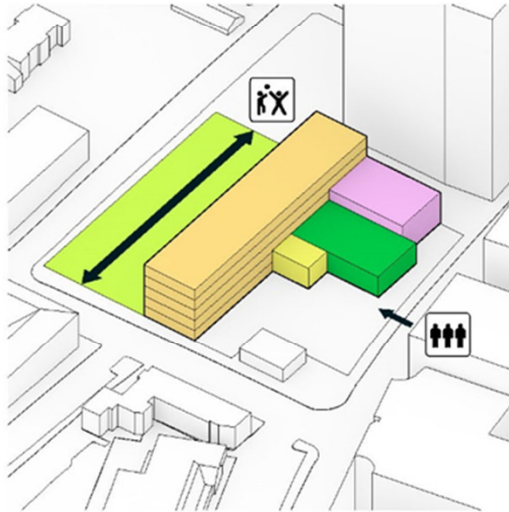
## **2 PROGRAMS → 1 COMMUNITY**

The major goal for the new facility is to increase collaboration between the Stratford and H-B Woodlawn programs and make the school more inclusive for all students.



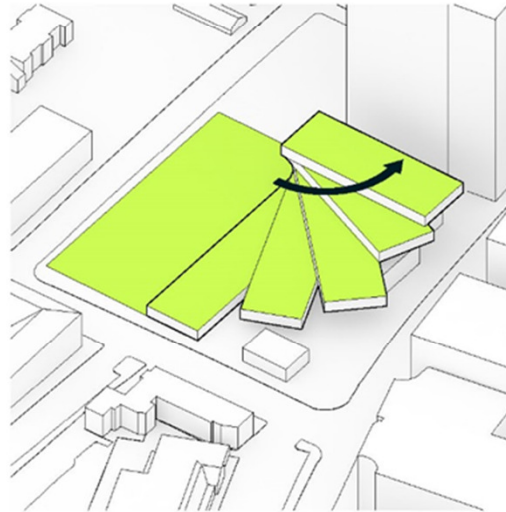
**VERTICAL SCHOOL ⊕ COMMUNITY**

The small site requires that the project be designed across multiple levels. The key objective during the design process has been to maintain the feeling of a 1-story school while still benefiting from the efficiencies afforded by a multiple story building.



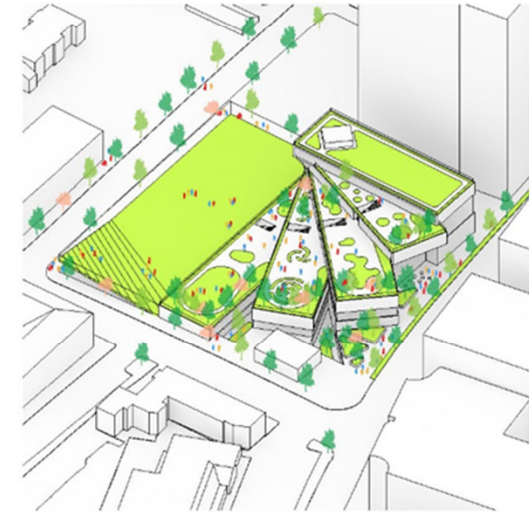
**1. BASIC SITING & ORGANIZATION**

As a starting point the most basic site organization is laid out. A vertical stack of classroom bars stretches across the center of the site, creating a protective barrier between the athletic field and the busy urban corridor of Wilson Blvd. The large and community accessible spaces are grouped together along the Wilson Blvd frontage.



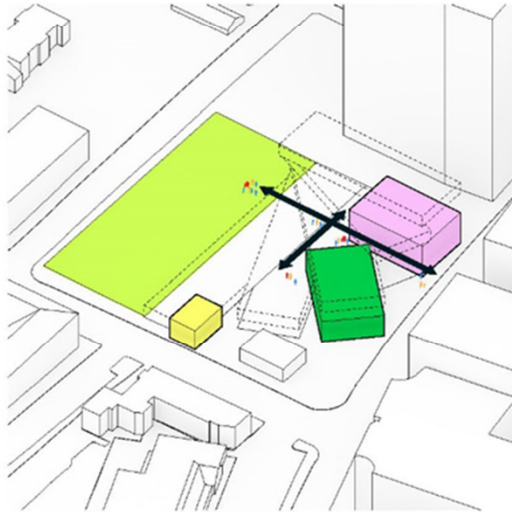
**2. FANNING OF CLASSROOM BARS**

To create more day lit surface area and accessible outdoor space the classroom bars are rotated or "fanned" around a pivot point. The resulting massing helps transition from the low-rise buildings to the west of the site to the high-rise buildings to the east.



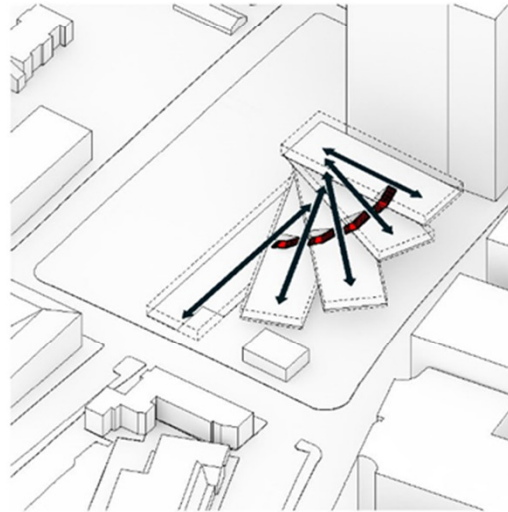
**3. ACTIVATION OF TERRACES**

The resulting terraces are programmed and planted in order to take the fullest advantage of the newfound contained outdoor space on the school. The terraces are planted in order to provide shade to themselves as well as the classrooms adjacent to them. The overall affect is that each classroom bar feels like a 1-story school.



**1. ARRANGE LARGE PROGRAMS**

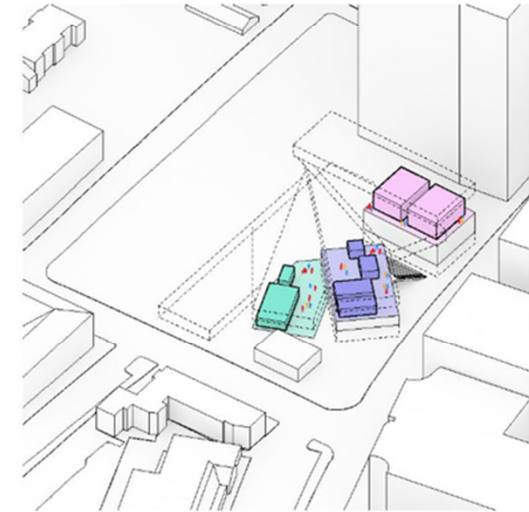
Large and public functions of the building are placed rearranged to take advantage of the multiple story spaces created by the fanning of the classroom bars. The community can access these major spaces through the multi level lobby.



**2. INTERNAL CONNECTIONS**

A central stair connects all of the classroom bars on the inside. From each classroom bar the major spaces of the building can be accessed.

Directly above the interior central stair is an exterior stair connecting all the 4 accessible terraces and the field.



**3. IN BETWEEN SPACES**

The medium sized communal spaces such as the cafeteria, library, and music rehearsal rooms are located between the boxes of the large programs and the classroom bars.

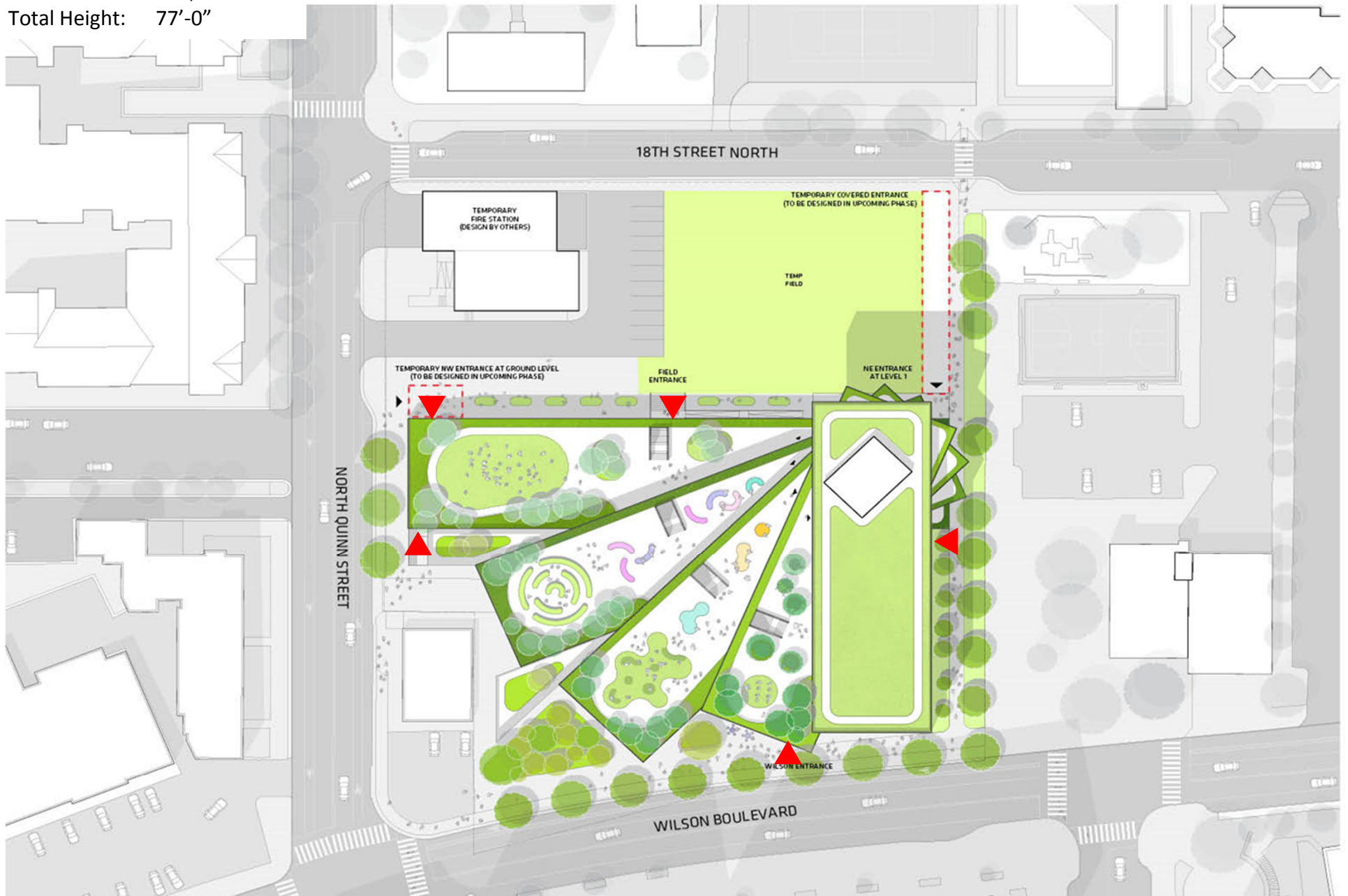
The library sits on top of the gym, and the music rehearsal spaces sit on top of the theater. Each has a unique identity and is located to maximize functional adjacencies.



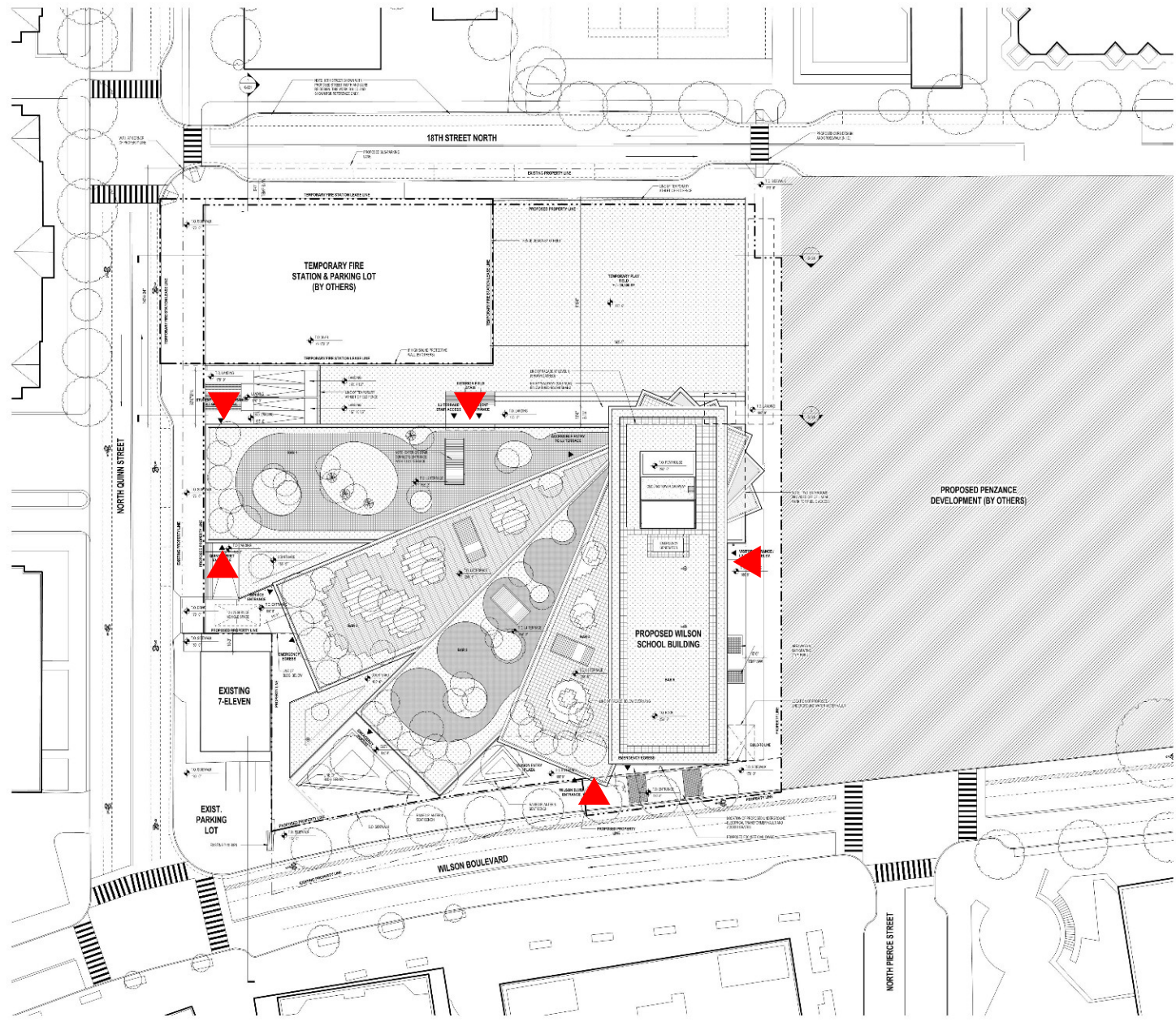
# INTERIM CONDITION

# EXHIBIT R

Total Area: 180,621 GSF  
Total Height: 77'-0"



# INTERIM CONDITION



Total Area: 180,621 GSF  
 Total Height: 77'-0"

PROPOSED SITE PLAN - PHASE I 1

THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. IT IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED HEREIN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED HEREIN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**WILSON SCHOOL**

**LEO A Daly**

**BIG**

**Gordon**

**Silman**

**JurisHolden**

**MALPACCHETTI**

**NOT FOR CONSTRUCTION**

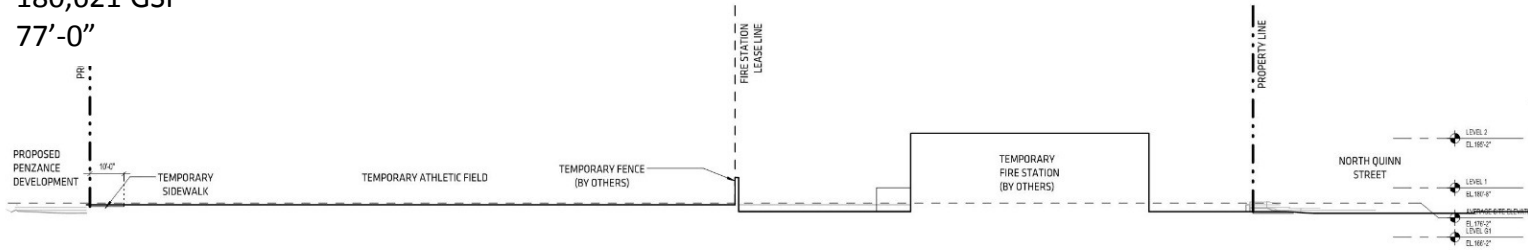
**PROPOSED SITE PLAN - PHASE I**

**G-011**

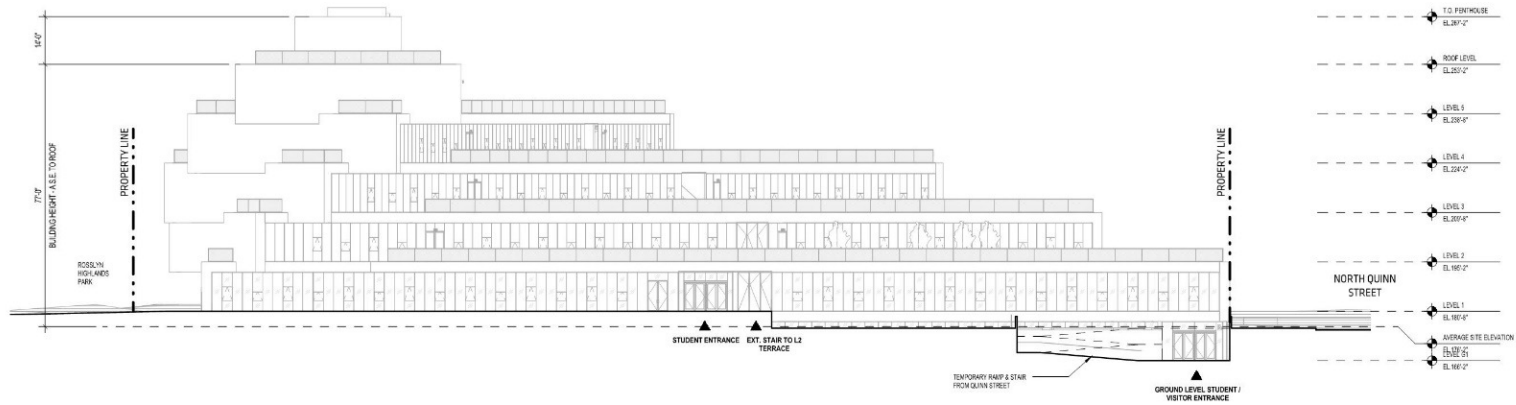
# INTERIM CONDITION

Total Area: 180,621 GSF

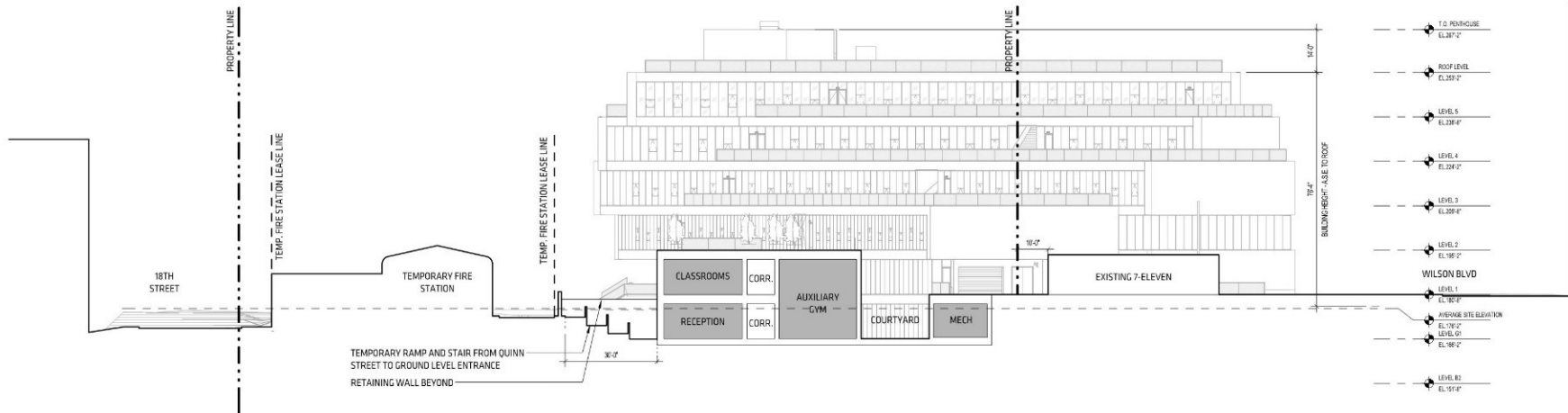
Total Height: 77'-0"



E-W SITE SECTION THROUGH FIELD - INTERIM CONDITION  
1" = 30'-0" 3



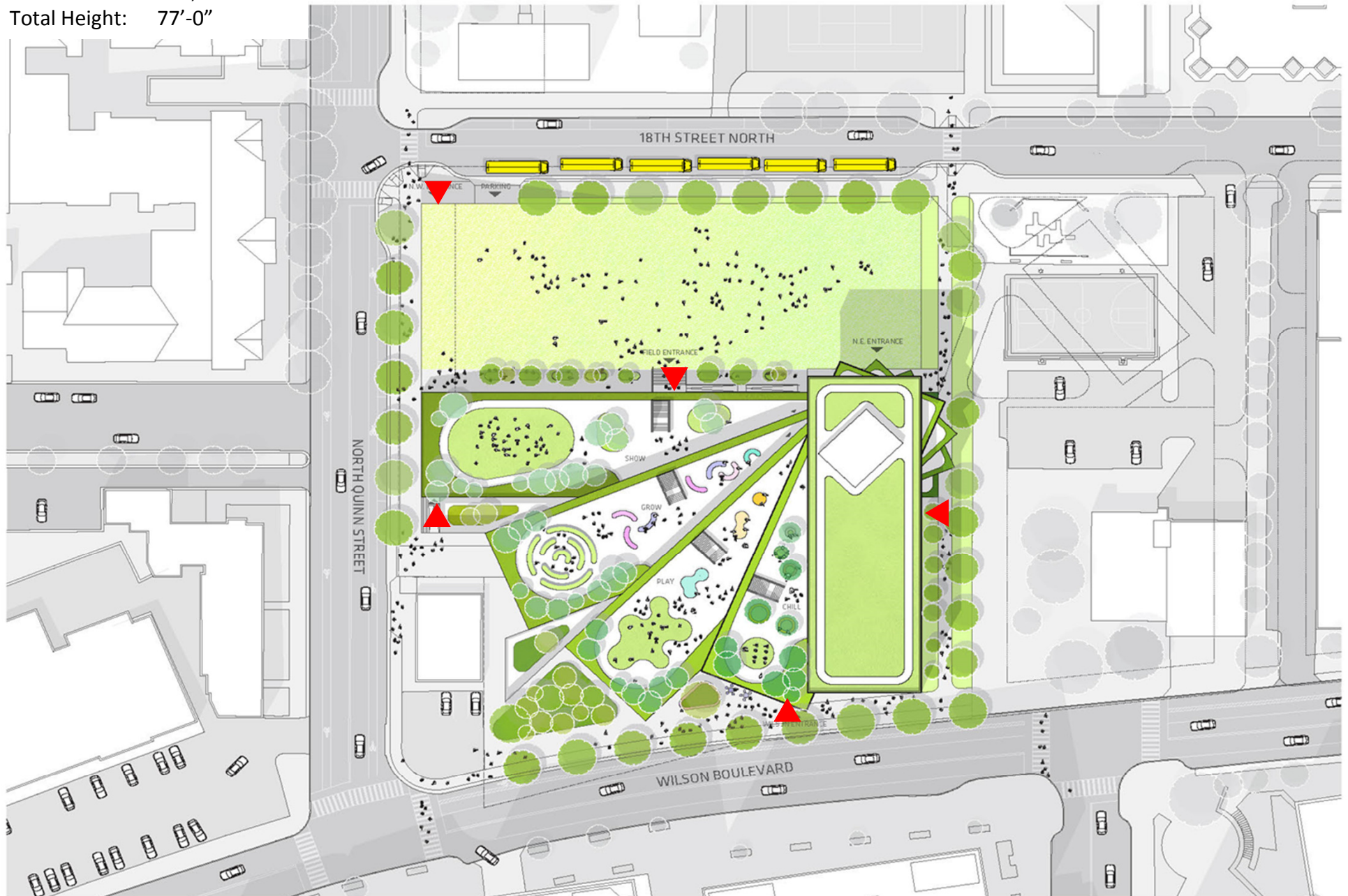
E-W SITE SECTION THROUGH TEMPORARY GROUND LEVEL ENTRANCE  
1" = 30'-0" 2



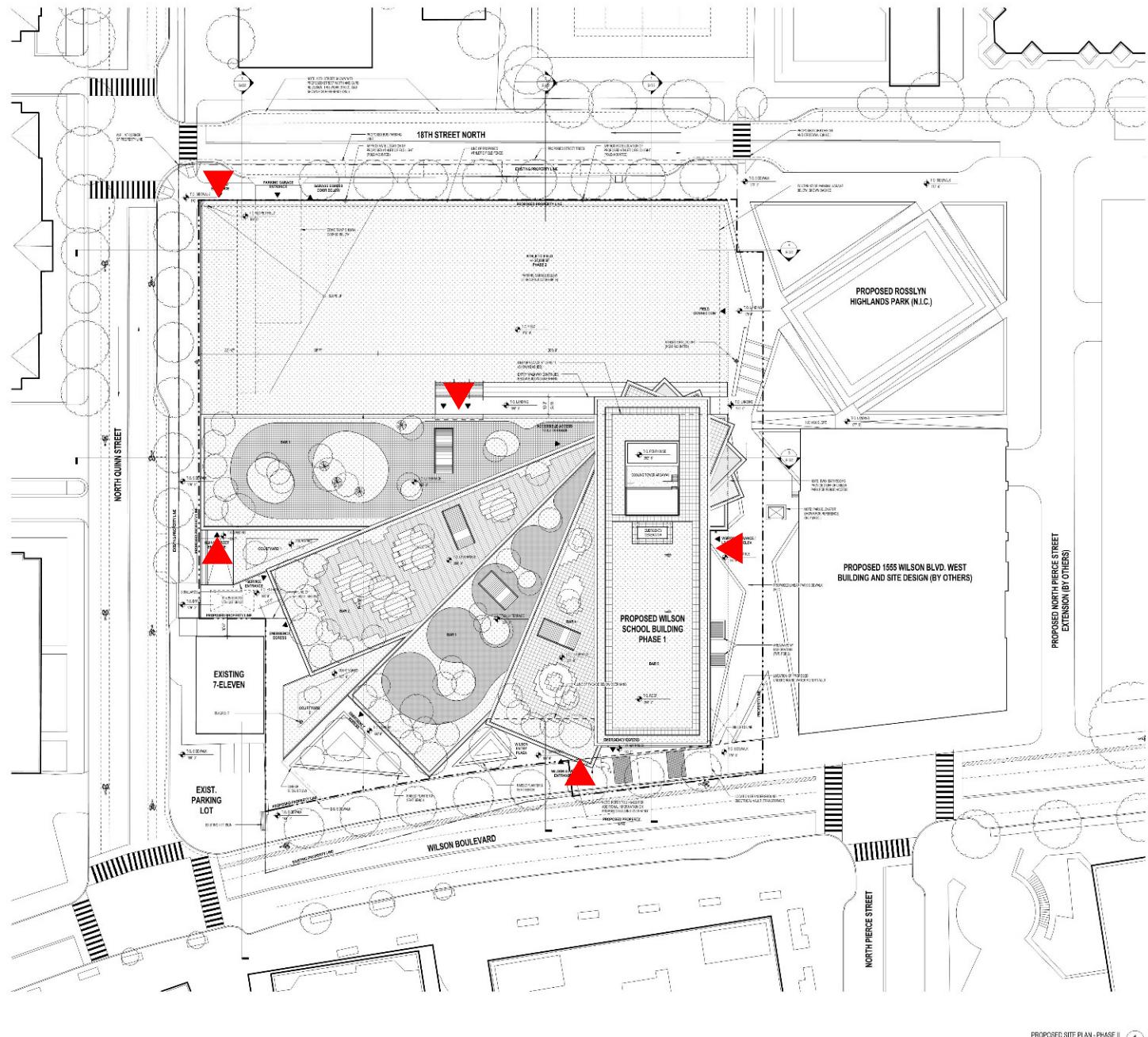
N-S SITE SECTION THROUGH COURTYARD 1 - INTERIM CONDITION  
1" = 30'-0" 1

# FINAL CONDITION

Total Area: 180,621 GSF  
Total Height: 77'-0"



# FINAL CONDITION



Total Area: 180,621 GSF  
 Total Height: 77'-0"

PROPOSED SITE PLAN - PHASE II 1

**NOT FOR CONSTRUCTION**

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**BIG**

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**Silman**

**JaffeHolden**

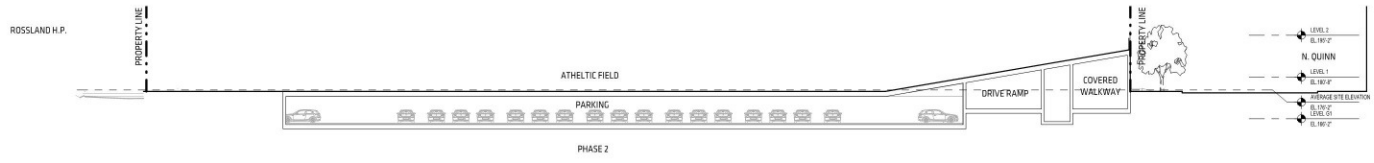
**HALPfecht**

**NOT FOR CONSTRUCTION**

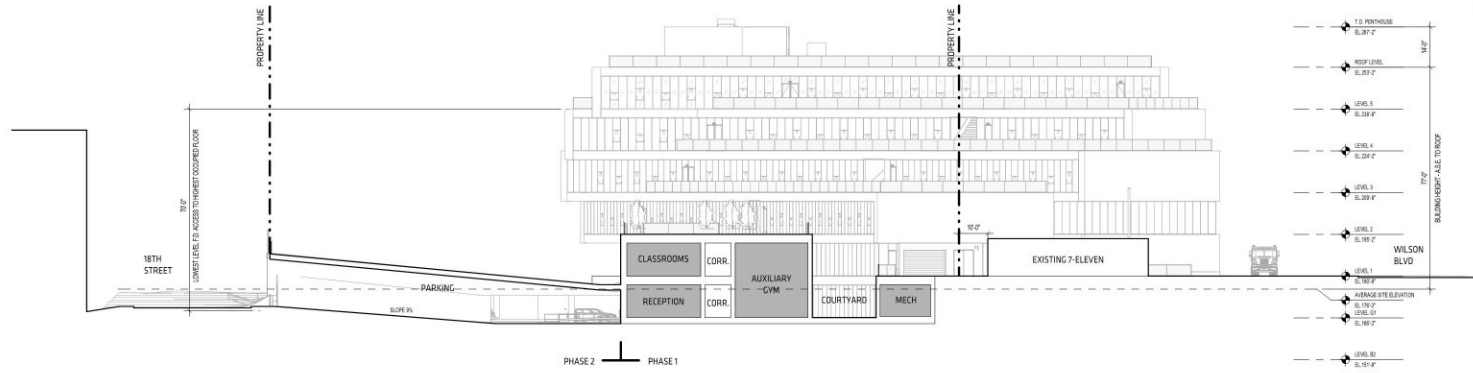
**PROPOSED SITE PLAN - PHASE II**

**G-012**

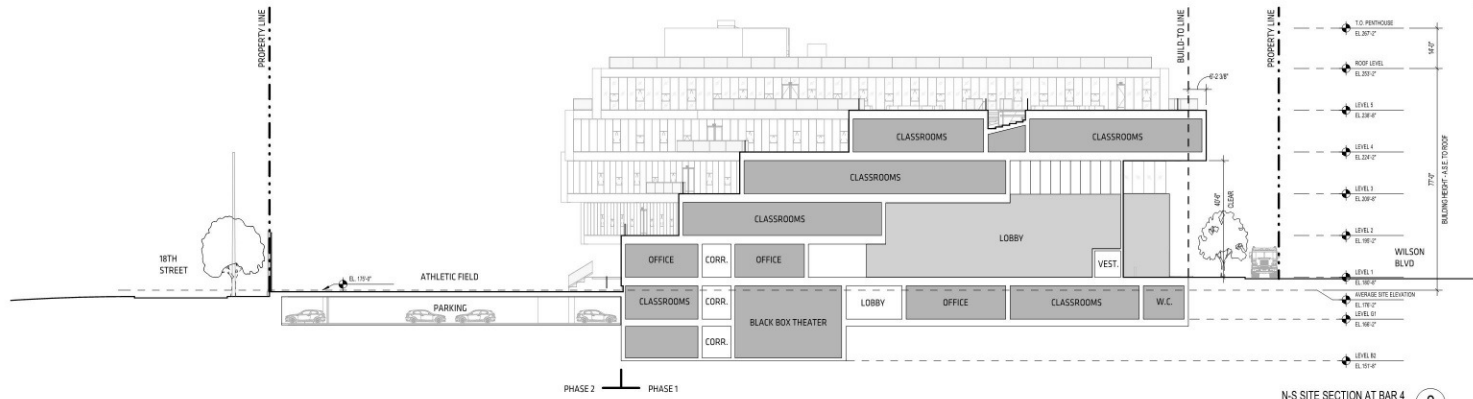
# FINAL CONDITION



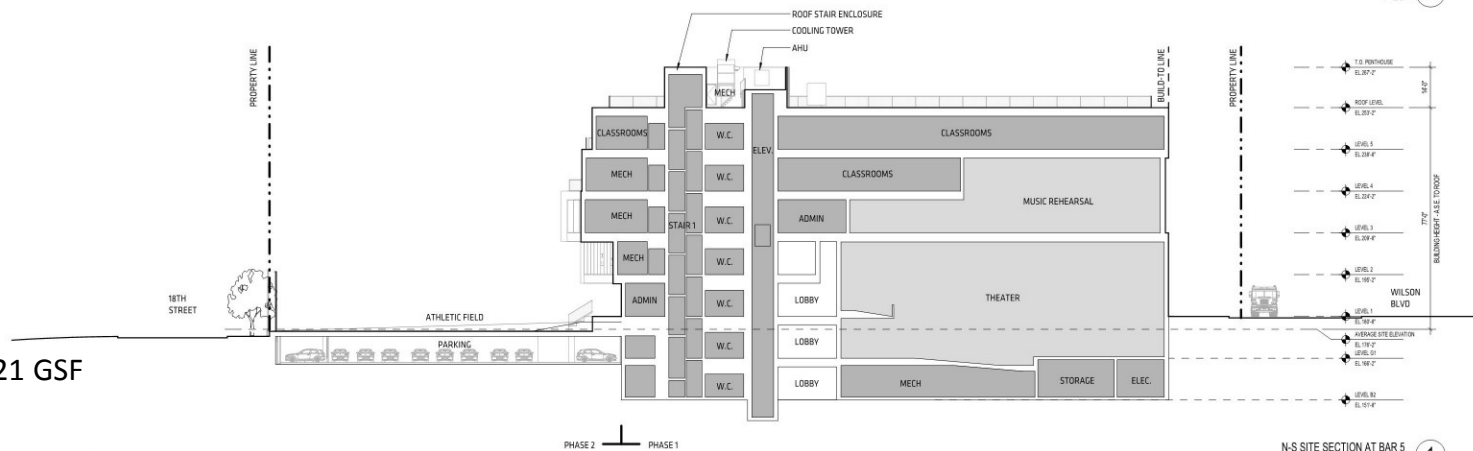
E-W SITE SECTION THROUGH PARKING GARAGE ④  
1"=20'-0"



N-S SITE SECTION THROUGH COURTYARD 1 ③  
1"=20'-0"



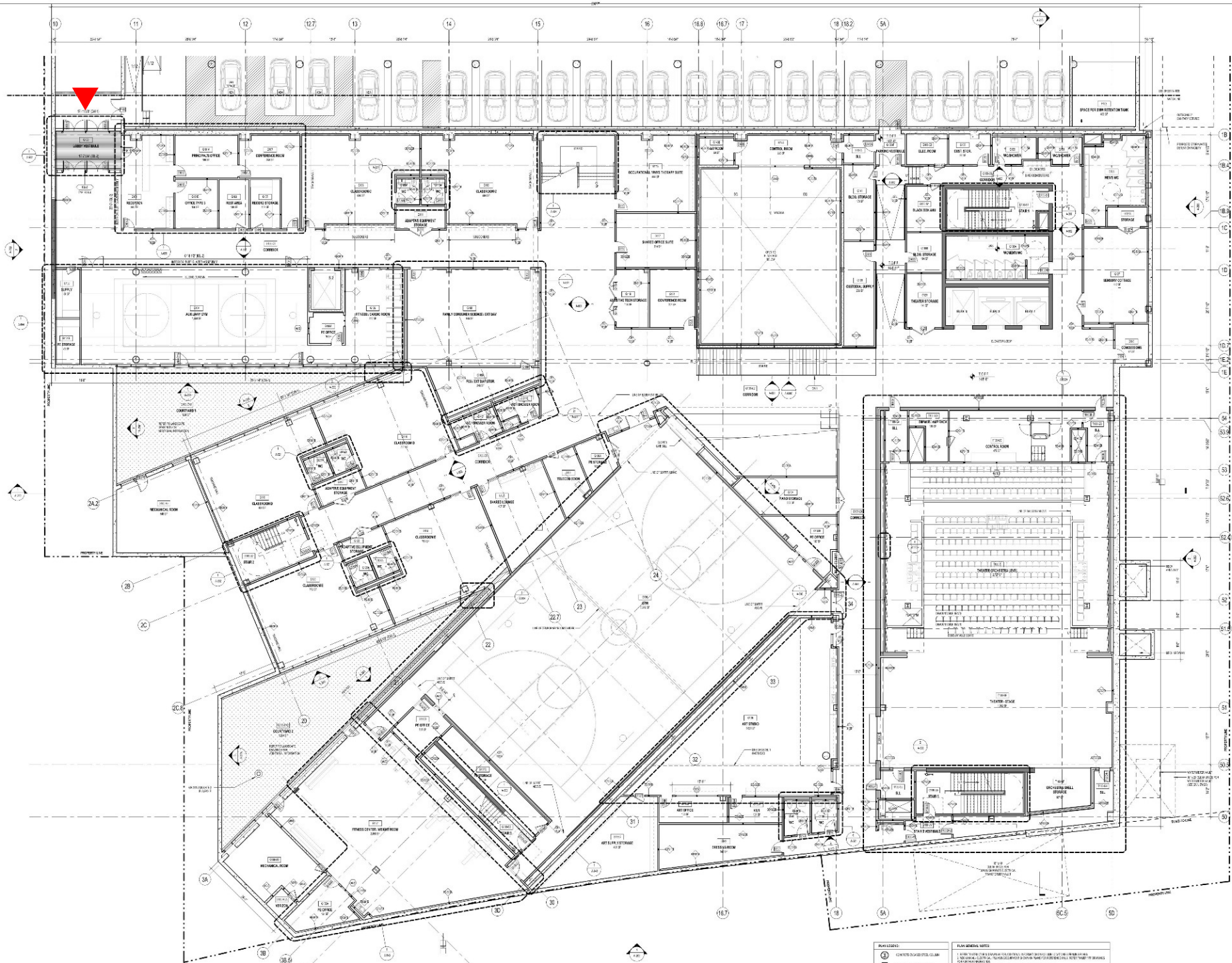
N-S SITE SECTION AT BAR 4 ②  
1"=20'-0"



N-S SITE SECTION AT BAR 5 ①  
1"=20'-0"

Total Area: 180,621 GSF  
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**PLAN LEGEND**

- CONCRETE SLAB ON GRADE
- FINISHED FLOOR
- CEILING GRID
- CONCRETE SLAB AND CEILING
- CONCRETE SLAB AND CEILING WITH FLOOR FINISH

**PLAN GENERAL NOTES**

1. REFER TO THE GENERAL NOTES FOR ALL NOTES NOT SHOWN HEREIN.
2. REFER TO THE GENERAL NOTES FOR ALL NOTES NOT SHOWN HEREIN.
3. REFER TO THE GENERAL NOTES FOR ALL NOTES NOT SHOWN HEREIN.
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WILSON SCHOOL

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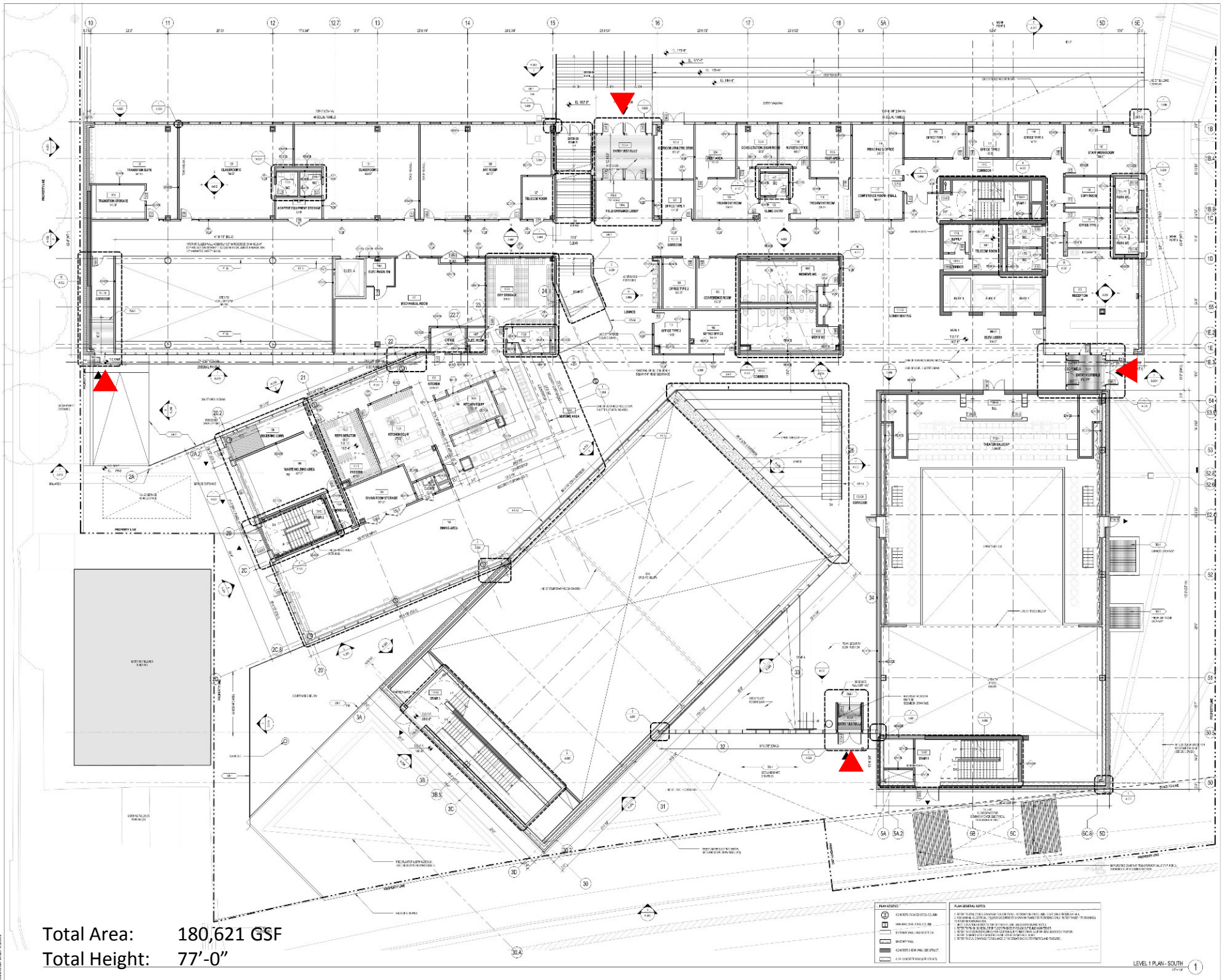
**Jeff Holden**

**Muller**

**LEVEL G1 PLAN - SOUTH**

**A-100A**





Total Area: 180,621 GSF  
 Total Height: 77'-0"

PLAN SYMBOL	PLAN SYMBOL NOTES
(Symbol: Circle with dot)	1. ROOM NUMBER
(Symbol: Circle with 'X')	2. ROOM NAME
(Symbol: Circle with 'A')	3. ROOM AREA
(Symbol: Circle with 'B')	4. ROOM HEIGHT
(Symbol: Circle with 'C')	5. ROOM VOLUME
(Symbol: Circle with 'D')	6. ROOM COMMENTS
(Symbol: Circle with 'E')	7. ROOM COMMENTS
(Symbol: Circle with 'F')	8. ROOM COMMENTS
(Symbol: Circle with 'G')	9. ROOM COMMENTS
(Symbol: Circle with 'H')	10. ROOM COMMENTS
(Symbol: Circle with 'I')	11. ROOM COMMENTS
(Symbol: Circle with 'J')	12. ROOM COMMENTS
(Symbol: Circle with 'K')	13. ROOM COMMENTS
(Symbol: Circle with 'L')	14. ROOM COMMENTS
(Symbol: Circle with 'M')	15. ROOM COMMENTS
(Symbol: Circle with 'N')	16. ROOM COMMENTS
(Symbol: Circle with 'O')	17. ROOM COMMENTS
(Symbol: Circle with 'P')	18. ROOM COMMENTS
(Symbol: Circle with 'Q')	19. ROOM COMMENTS
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(Symbol: Circle with 'U')	23. ROOM COMMENTS
(Symbol: Circle with 'V')	24. ROOM COMMENTS
(Symbol: Circle with 'W')	25. ROOM COMMENTS
(Symbol: Circle with 'X')	26. ROOM COMMENTS
(Symbol: Circle with 'Y')	27. ROOM COMMENTS
(Symbol: Circle with 'Z')	28. ROOM COMMENTS
(Symbol: Circle with 'AA')	29. ROOM COMMENTS
(Symbol: Circle with 'AB')	30. ROOM COMMENTS
(Symbol: Circle with 'AC')	31. ROOM COMMENTS
(Symbol: Circle with 'AD')	32. ROOM COMMENTS
(Symbol: Circle with 'AE')	33. ROOM COMMENTS
(Symbol: Circle with 'AF')	34. ROOM COMMENTS
(Symbol: Circle with 'AG')	35. ROOM COMMENTS
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(Symbol: Circle with 'AI')	37. ROOM COMMENTS
(Symbol: Circle with 'AJ')	38. ROOM COMMENTS
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(Symbol: Circle with 'BJ')	64. ROOM COMMENTS
(Symbol: Circle with 'BK')	65. ROOM COMMENTS
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(Symbol: Circle with 'BW')	77. ROOM COMMENTS
(Symbol: Circle with 'BX')	78. ROOM COMMENTS
(Symbol: Circle with 'BY')	79. ROOM COMMENTS
(Symbol: Circle with 'BZ')	80. ROOM COMMENTS
(Symbol: Circle with 'CA')	81. ROOM COMMENTS
(Symbol: Circle with 'CB')	82. ROOM COMMENTS
(Symbol: Circle with 'CC')	83. ROOM COMMENTS
(Symbol: Circle with 'CD')	84. ROOM COMMENTS
(Symbol: Circle with 'CE')	85. ROOM COMMENTS
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(Symbol: Circle with 'CG')	87. ROOM COMMENTS
(Symbol: Circle with 'CH')	88. ROOM COMMENTS
(Symbol: Circle with 'CI')	89. ROOM COMMENTS
(Symbol: Circle with 'CJ')	90. ROOM COMMENTS
(Symbol: Circle with 'CK')	91. ROOM COMMENTS
(Symbol: Circle with 'CL')	92. ROOM COMMENTS
(Symbol: Circle with 'CM')	93. ROOM COMMENTS
(Symbol: Circle with 'CN')	94. ROOM COMMENTS
(Symbol: Circle with 'CO')	95. ROOM COMMENTS
(Symbol: Circle with 'CP')	96. ROOM COMMENTS
(Symbol: Circle with 'CQ')	97. ROOM COMMENTS
(Symbol: Circle with 'CR')	98. ROOM COMMENTS
(Symbol: Circle with 'CS')	99. ROOM COMMENTS
(Symbol: Circle with 'CT')	100. ROOM COMMENTS

WILSON SCHOOL

LEO A Daly

BIG

Gordon

Silman

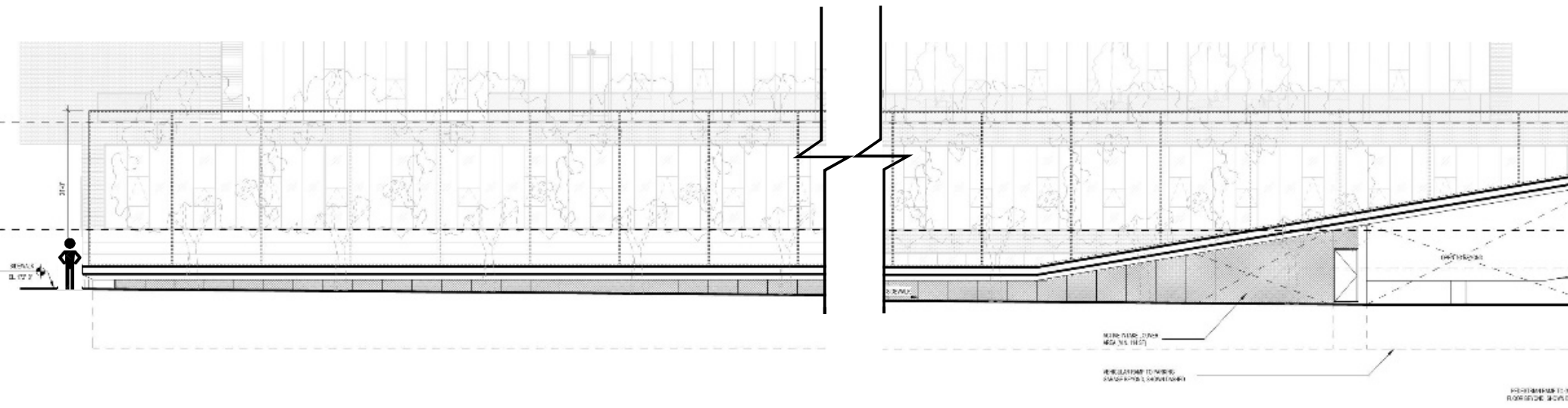
Jeff Holden

MALMECH

LEVEL 1 PLAN - SOUTH

A-101A





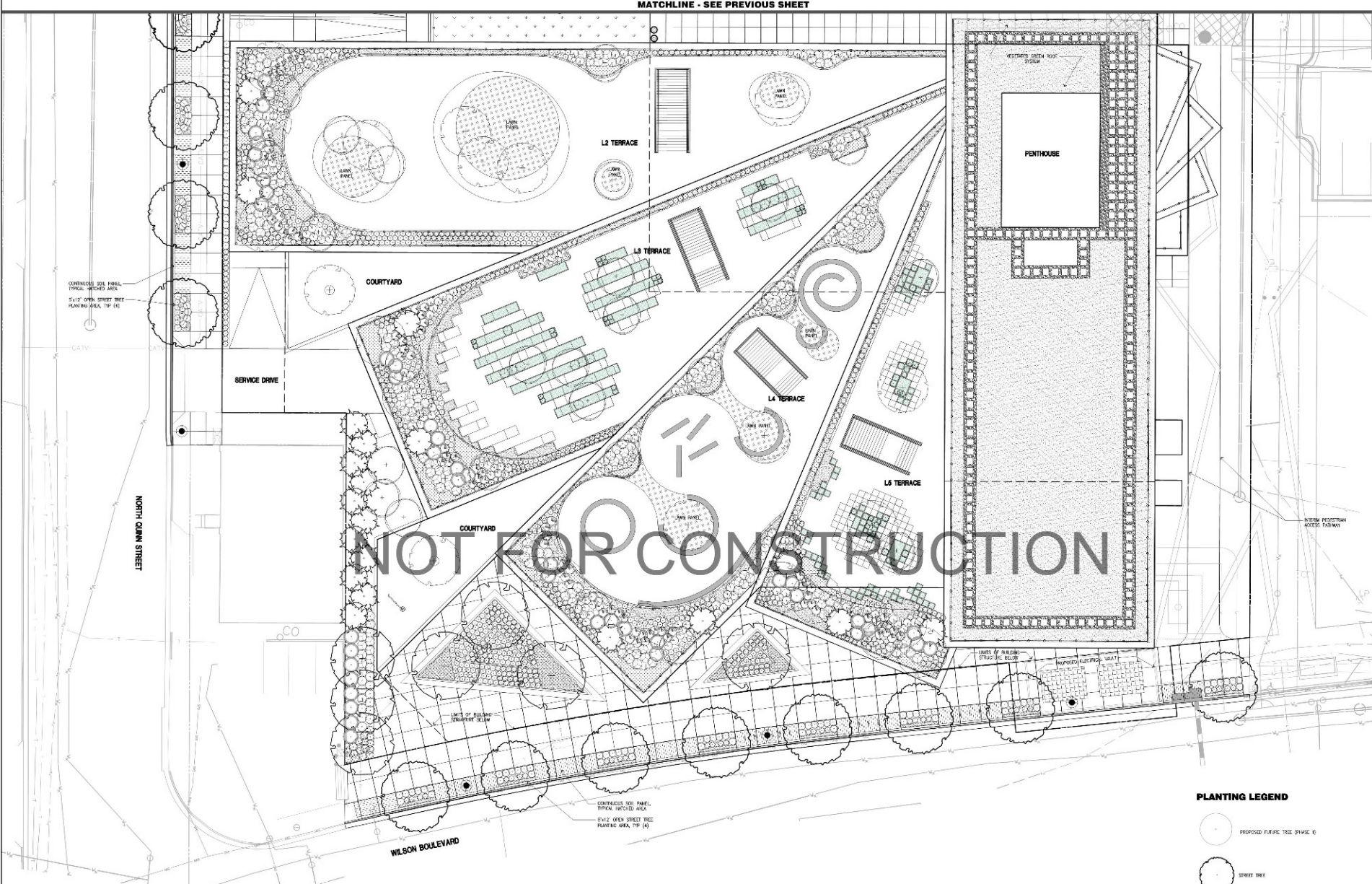
Total Area: 180,621 GSF  
 Total Height: 77'-0"

RENDERING OF PIVOT POINT FROM FIELD





MATCHLINE - SEE PREVIOUS SHEET



NOT FOR CONSTRUCTION

Total Area: 180,621 GSF  
 Total Height: 77'-0"



PLANTING LEGEND

- PROPOSED FUTURE TREE (PHASE II)
- STREET TREE
- MEDIUM SHADE TREE
- SMALL OR ORNAMENTAL TREE
- DECIDUOUS TREE
- LARGE SHRUB
- SMALL/MEDIUM SHRUB
- LOW/SMALL SHRUB OR CROSS
- GROUNDCOVERS AND FERNS
- VEGETATED GREEN ROOF SYSTEM (PENTHOUSE LEVEL ONLY)
- IRRIGATED LAWN AREA
- CONTINUOUSLY SOIL PANEL, TYPICAL WEEDED AREA

**WILSON SCHOOL**

**IGCA D&V**

**BIG**

**Gordon**

**Silman**

**J.R. Holden**

**HALPERN ARCHITECTS**

**PREPARED BY: [Signature]**

**DATE: [Date]**

**NOT FOR CONSTRUCTION**

**LANDSCAPE PLAN (PHASE I)**

**L110**





Total Area: 180,621 GSF  
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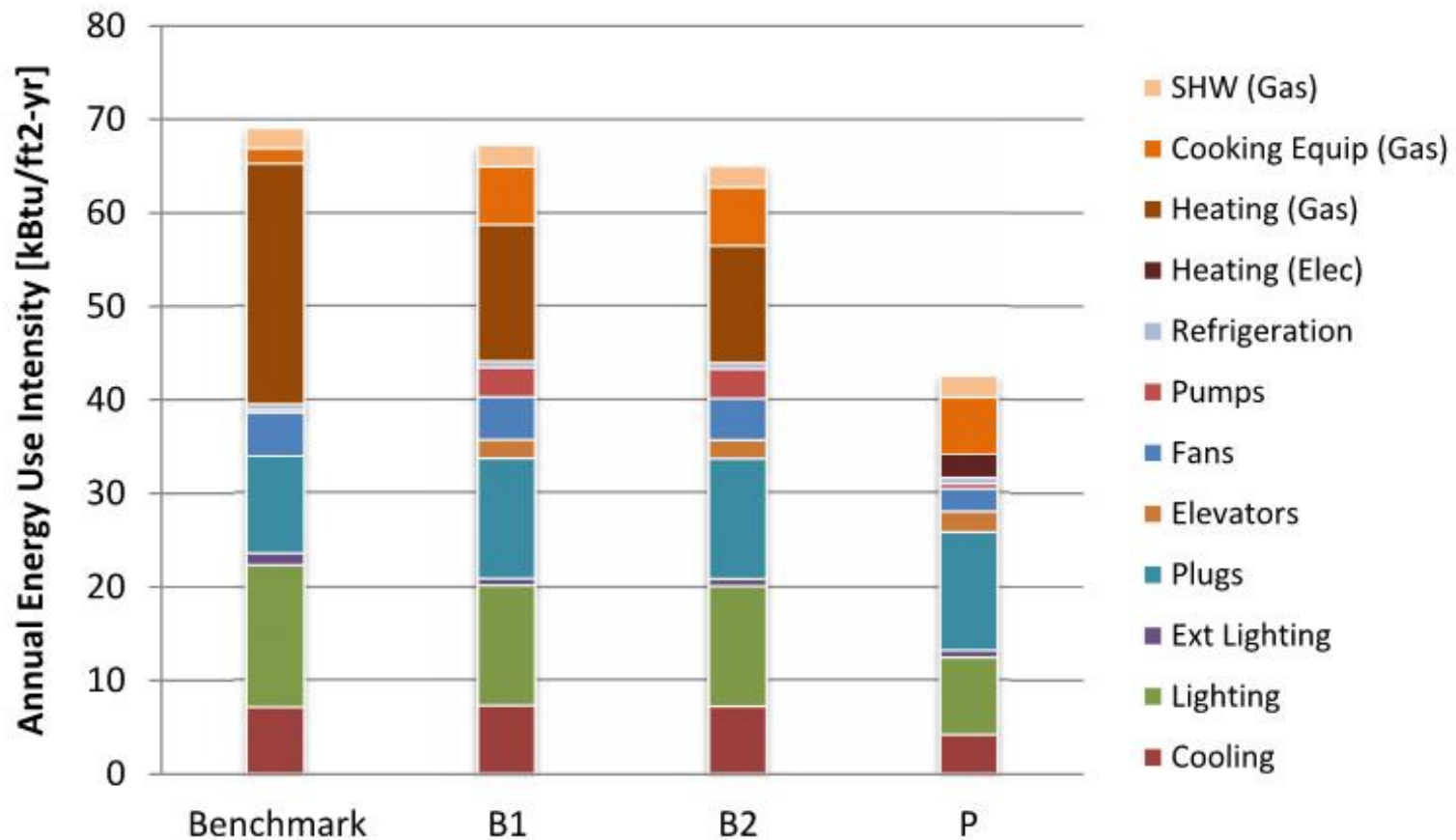
**ROOF PLAN**



**ENERGY / SUSTAINABILITY**

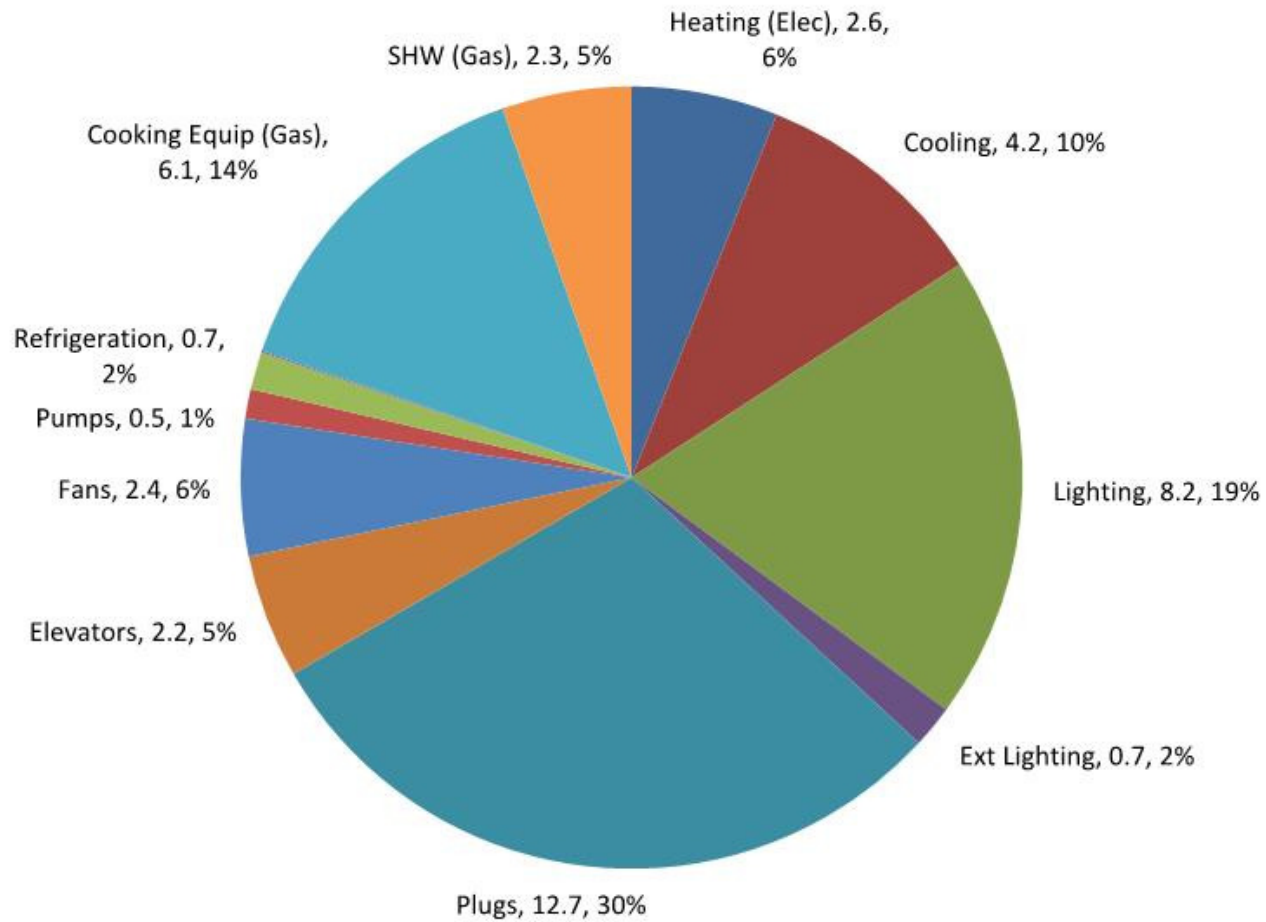
# Proposed Measure Result Summary

ID	Model Description	Utility Cost	Cumulative Cost Savings	Site EUI
		Cost [\$]	[%]	kBtu/ft2
	Benchmark			68.9
B1	ASHRAE BASELINE	276,558	0	67.2
B2	2012 Virginia Energy Conservation Code	272,065	1.6 %	65.0
P	Proposed Design	198,100	28.4 %	42.7



# Proposed End Use BreakDown

[End Use, EUI (kbtu/ft2), %]



Assembly	R-Value [hr-ft <sup>2</sup> - F/Btu]	U-Value [Btu/hr- ft <sup>2</sup> -F]	U-Value [W/m <sup>2</sup> -K]	SHGC	Description
90.1-2010 Baseline Exterior Wall	15.6	0.064	0.36		Steel Frame
2012 VECC Baseline Exterior Wall	15.6	0.064	0.36		Steel Frame
Proposed Exterior Wall	35	0.029	0.16		Steel Frame
90.1-2010 Baseline Exterior Roof	20.8	0.048	0.27		IEAD
2012 VECC Baseline Exterior Roof	25.6	0.039	0.221		IEAD
Proposed Exterior Roof	40	0.025	0.142		IEAD
90.1-2010 Baseline Exterior Window	2	0.5	2.8	0.4	Metal Framing CW / SF
2012 VECC Baseline Exterior Window	2.63	0.38	2.16	0.4	Metal Framing CW / SF
Proposed Window Double Pane	2.63	0.38	2.16	0.31	Metal Framing CW / SF
Baseline Exterior Window U Value given for assembly, including framing system					
Proposed Exterior Window U Value given for assembly; performance de-rated assuming aluminum thermal broken frame					

**LEED-S v2009**  
Project Scorecard

**Wilson School**  
Arlington Public Schools  
2/1/2017



				<b>Minimum Program Requirements</b>	
Y	?Y	?N	N		
Y				PI#1	<b>Minimum Program Requirements</b>
Y				PI#2	<b>Project Summary Details</b>
Y				PI#3	<b>Occupant &amp; Usage Data</b>
Y				PI#4	<b>Schedule &amp; Overview Documents</b>

<b>18 2 5</b>				<b>Sustainable Sites</b>		Possible Points
Y	?Y	?N	N			
Y				Prereq 1	<b>Construction Activity Pollution Prevention</b>	
Y				Prereq 2	<b>Environmental Site Assessment</b>	
1				Credit 1	<b>Site Selection</b>	1
4				Credit 2	<b>Development Density &amp; Community Connectivity</b>	4
1				Credit 3	<b>Brownfield Redevelopment</b>	1
4				Credit 4.1	<b>Alternative Transportation: Public Transportation Access</b>	4
		1		Credit 4.2	<b>Alternative Transportation: Bicycle Storage &amp; Changing Rooms</b>	1
2				Credit 4.3	<b>Alternative Transportation: Low Emitting &amp; Fuel Efficient Vehicles</b>	2
2				Credit 4.4	<b>Alternative Transportation: Parking Capacity</b>	2
		2		Credit 5.1	<b>Site Development: Protect or Restore Habitat</b>	[RP] 1
1				Credit 5.2	<b>Site Development: Maximize Open Space</b>	1
		1		Credit 6.1	<b>Stormwater Design: Quantity Control</b>	1
		1		Credit 6.2	<b>Stormwater Design: Quality Control</b>	1
1				Credit 7.1	<b>Heat Island Effect: Non-Roof</b>	1
		1		Credit 7.2	<b>Heat Island Effect: Roof</b>	1
		1		Credit 8	<b>Light Pollution Reduction</b>	1
1				Credit 9	<b>Site Master Plan</b>	1
1				Credit 10	<b>Joint Use of Facilities</b>	1

<b>4 2 6 1</b>				<b>Water Efficiency</b>		Possible Points
Y	?Y	?N	N			
Y				Prereq 1	<b>Water Use Reduction: 20% Reduction</b>	
4				Credit 1	<b>Water Efficient Landscaping</b>	4
		3		Credit 2	<b>Innovative Wastewater Technologies</b>	[RP] 2
		2 3		Credit 3	<b>Water Use Reduction: 30%/ 35%/ 40%</b>	[RP] 4
			1	Credit 4	<b>Process Water Use Reduction</b>	1

<b>15 11 8</b>				<b>Energy &amp; Atmosphere</b>		Possible Points
Y	?Y	?N	N			
Y				Prereq 1	<b>Fundamental Commissioning of Building Energy Systems</b>	
Y				Prereq 2	<b>Minimum Energy Performance</b>	
Y				Prereq 3	<b>Fundamental Refrigerant Management</b>	
12	7			Credit 1	<b>Optimize Energy Performance: 8% and up</b>	19
		8		Credit 2	<b>On-Site Renewable Energy: 1%-13%</b>	[RP] 7
2				Credit 3	<b>Enhanced Commissioning</b>	2
1				Credit 4	<b>Enhanced Refrigerant Management</b>	1
		2		Credit 5	<b>Measurement &amp; Verification</b>	2
		2		Credit 6	<b>Green Power</b>	2

<b>6 1 6</b>				<b>Materials &amp; Resources</b>		Possible Points
Y	?Y	?N	N			
Y				Prereq 1	<b>Storage &amp; Collection of Recyclables</b>	
			2	Credit 1.1	<b>Building Reuse: Maintain Existing Walls, Floors, and Roof</b>	2
			1	Credit 1.2	<b>Building Reuse: Maintain 50% of Interior Non-Structural Elements</b>	1
2				Credit 2	<b>Construction Waste Management: 50%/ 75%</b>	2
		2		Credit 3	<b>Materials Reuse: 5%/ 10%</b>	2
2				Credit 4	<b>Recycled Content: 10%/ 20%</b>	2
2				Credit 5	<b>Regional Materials: 10%/ 20%</b>	2
			1	Credit 6	<b>Rapidly Renewable Materials: 2.5%</b>	1
		1		Credit 7	<b>Certified Wood: 50%</b>	1

<b>10 8 1</b>				<b>Indoor Environmental Quality</b>		Possible Points
Y	?Y	?N	N			
Y				Prereq 1	<b>Minimum IAQ Performance</b>	
Y				Prereq 2	<b>Environmental Tobacco Smoke (ETS) Control</b>	
Y				Prereq 3	<b>Minimum Acoustical Performance</b>	
		1		Credit 1	<b>Outdoor Air Delivery Monitoring</b>	1
			1	Credit 2	<b>Increased Ventilation: 30%</b>	1
1				Credit 3.1	<b>Construction IAQ Management Plan: During Construction</b>	1
1				Credit 3.2	<b>Construction IAQ Management Plan: Before Occupancy</b>	1
1				Credit 4.1	<b>Low-Emitting Materials: Adhesives &amp; Sealants</b>	1
1				Credit 4.2	<b>Low-Emitting Materials: Paints</b>	1
1				Credit 4.3	<b>Low-Emitting Materials: Flooring Systems</b>	1
1				Credit 4.4	<b>Low-Emitting Materials: Composite Wood &amp; Agrifiber Products</b>	1
			1	Credit 4.5	<b>Low-Emitting Materials: Furniture &amp; Furnishings</b>	1
			1	Credit 4.6	<b>Low-Emitting Materials: Ceiling &amp; Wall Systems</b>	1
		1		Credit 5	<b>Indoor Chemical &amp; Pollutant Source Control</b>	1
		1		Credit 6.1	<b>Controllability of Systems: Lighting</b>	1
		1		Credit 6.2	<b>Controllability of Systems: Thermal Comfort</b>	1
1				Credit 7.1	<b>Thermal Comfort: Design</b>	1
1				Credit 7.2	<b>Thermal Comfort: Verification</b>	1
		2		Credit 8.1	<b>Daylight &amp; Views: Daylight 75% of Spaces</b>	3
		1		Credit 8.2	<b>Daylight &amp; Views: Views for 90% of Spaces</b>	1
			1	Credit 9	<b>Enhanced Acoustical Performance</b>	1
			1	Credit 10	<b>Mold Prevention</b>	1

<b>4 1 1</b>				<b>Innovation &amp; Design Process</b>		Possible Points
Y	?Y	?N	N			
1				Credit 1.1	<b>SSc4.1 E.P.</b>	1
			1	Credit 1.2	<b>SSc7.1 E.P.</b>	1
1				Credit 1.3	<b>PC78 - Design for Active Occupants</b>	1
2				Credit 1.4	<b>Green Cleaning</b>	1
1				Credit 2	<b>LEED Accredited Professional</b>	1
		1		Credit 3	<b>The School as a Teaching Tool</b>	1

**57 24 13 16 Total Possible Points 110**  
 Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points

[RP] - Regional Priority credit

An architectural rendering of the Wilson School building at dusk. The building features a prominent, angular, white facade with large glass windows and balconies. The interior lights are on, and some people are visible on the balconies and in the lower levels. The building is set against a dark sky, and there are trees and a lawn in the foreground.

# THANK YOU