



## Executive Director's Recommendation

Commission Meeting: June 6, 2019

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<b>PROJECT</b> <b>Whittle School Improvements</b> 3700 Tilden Street, NW Washington, DC	<b>NCPC FILE NUMBER</b> 8068
<b>SUBMITTED BY</b> United States Department of State	<b>NCPC MAP FILE NUMBER</b> 72.00(38.00)44919
<b>REVIEW AUTHORITY</b> Approval of Projects at the International Center per Section 4 of the International Center Act (Public Law 90-553, amended by Public Law 97-186)	<b>APPLICANT'S REQUEST</b> Approval of preliminary and final building plans
	<b>PROPOSED ACTION</b> Approve preliminary and final building plans
	<b>ACTION ITEM TYPE</b> Consent Calendar

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### PROJECT SUMMARY

The U.S. Department of State (DOS) has submitted an application for preliminary and final building plans consisting of exterior alterations at the Whittle School, formerly the INTELSAT Headquarters, located at 4000 Connecticut Avenue, NW, (also 3700 Tilden Street, NW) in Washington, DC. The existing building was constructed in the 1980s as the headquarters for the International Telecommunications Satellite Organization ("INTELSAT"), an international governmental organization created in 1962 which later became a private company in 2001.

The purpose of the project is to facilitate the conversion of the former INTELSAT headquarters building to the educational use that has been approved by the DOS, specifically the Whittle School and Studios. The components of the project are needed in order to repair broken or malfunctioning building components and meet current building code requirements.

Under the submitted application, the project entails the following components:

- Replace entry doors at existing main building entrance on International Drive, NW, and at the existing Connecticut Avenue, NW and Tilden Street, NW entrances;
- Installation of approximately eight (8) new operable windows in staff apartments to meet current building code for units with cooking appliances;
- Replacement of glass block at egress stair towers to repair excessive glass block breakage and to remediate water infiltration;
- Installation of new rooftop mechanical units on Pods A, C, D, and L to meet current MEP codes;
- Installation of new metal panel screening around new rooftop mechanical units on Pods A, C, and D;
- Installation of new mechanical louvers in existing concrete base walls to meet current MEP codes;
- Installation of new atrium smoke evacuation system;
- Installation of new rooftop vertical exhaust ducts on Pods F and H, and near Stair 9; and

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- Removal of existing exterior smoking shelter near the main building entrance on International Drive, NW.

## KEY INFORMATION

- The former INTELSAT building is located in the International Chancellery Campus (ICC).
- It was completed in 1984, and designed by Australian architect John Andrews.
- In 2012, DOS entered into a long-term lease with a private entity. However, the property upon which the existing building sits is owned by the United States Government, under the jurisdiction of the DOS. Since 2012, the majority of the existing building has remained vacant, with only a few tenants occupying portions of the ground floor.
- Pursuant to Section 1 of the International Center Act of 1968 (the "Act"), as amended, the Subject Property may be leased or subleased to an entity other than a foreign government or international organization, so long as the Secretary of State maintains the right to approve the occupant and the intended use of the Subject Property.
- On September 20, 2017, consistent with the requirements of the Act, the DOS approved a request by the current owner of the building, SL 4000 Connecticut LLC, to use, develop, and occupy the property as general, executive, and administrative offices and as a school or educational facility/institution with enrollment of approximately 2500 students, including a child development center, serving prekindergarten, kindergarten and/or primary and/or secondary school grade levels and any ancillary uses.
- The former INTELSAT Building was listed in the DC Inventory of Historic Places on April 25, 2019, and has been determined eligible for the National Register of Historic Places.

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## RECOMMENDATION

The Commission:

**Approve** the preliminary and final building plans for the Whittle School and Studio improvements as submitted.

**Recommends** that the applicant continues to coordinate with the District of Columbia Department of Transportation (DDOT) Office of Public Space on the development of the Transportation Demand Management Plan (TDM).

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## PROJECT REVIEW TIMELINE

<b>Previous actions</b>	None.
<b>Remaining actions (anticipated)</b>	– None.

## PROJECT ANALYSIS

### Executive Summary

The application for preliminary and final building plans for the Whittle School and Studio Improvements includes the following components:

- Replace entry doors at existing main building entrance on International Drive, NW, and at the existing Connecticut Avenue, NW and Tilden Street, NW entrances;
- Installation of approximately eight (8) new operable windows in staff apartments to meet current building code for units with cooking appliances;
- Replacement of glass block at egress stair towers to repair excessive glass block breakage and to remediate water infiltration;
- Installation of new rooftop mechanical units on Pods A, C, D, and L to meet current MEP codes;
- Installation of new metal panel screening around new rooftop mechanical units on Pods A, C, and D;
- Installation of new mechanical louvers in existing concrete base walls to meet current MEP codes;
- Installation of new atrium smoke evacuation system;
- Installation of new rooftop vertical exhaust ducts on Pods F and H, and near Stair 9; and
- Removal of existing exterior smoking shelter near the main building entrance on International Drive, NW.

Overall, the project components are needed in order to repair broken or malfunctioning building components and to meet current building codes requirements, while facilitating the conversion of the former INTELSAT headquarters building to the educational use that has been approved by the DOS, specifically the Whittle School and Studios. As such, staff recommends the **Commission approves the preliminary and final building plans for the proposed improvements at the Whittle School and Studios.**

### Analysis

Designed by Australian architect John Andrew, the former INTELSAT headquarters building at 4000 Connecticut Avenue, NW, (also 3700 Tilden Drive, NW) in the International Chancellery Campus, is known for its unique Modernist, “Space Age” design. The building is a large, modular

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office building complex, composed of thirteen octagonal, glass and aluminum-fronted office towers (called pods), connected by six open atria covered by large glass cupolas. The pods and the atria are arranged as two large “arms” ranging diagonally from the building’s main entrance on International Drive. The longer arm, composed of three atria and six office pods, flows downhill in a northeast direction towards Connecticut Avenue. The shorter arm, made up of two atria and four pods, extends southeast in the direction of Tilden Street. Sixteen circular stair towers, made of concrete and reflective glass block, stand alongside the office modules, their rounded contours contrasting with the straight line and flat surfaces of the office modules and atria. The office pod facades are composed of window bands shaded by arrays of canted glass panels alternating with plain anodized aluminum spandrels known as tech walls. Each window band is covered by three rows of canted glass panels attached to a rigid metal frame, designed to enhance ventilation and energy efficiency. The flat roofs on top of the office pods once had plantings to compose a “green” roof. The sprawling Modernist building was designed to conform to its hilly, partially wooded site just west of Connecticut Avenue. Since its construction and use by INTELSAT, the building has had very few if any exterior alterations.

In 2012, DOS entered into a long-term lease with a private entity. However, the property upon which the existing building sits is owned by the United States Government, under the jurisdiction of the DOS. Since 2012, the majority of the existing building has remained vacant, with only a few tenants occupying portions of the ground floor. On September 20, 2017, consistent with the requirements of the Act, DOS approved a request by the current owner of the building, SL 4000 Connecticut LLC, to use, develop, and occupy the property as general, executive, and administrative offices and as a school or educational facility/institution with enrollment of approximately 2500 students, including a child development center, serving prekindergarten, kindergarten and/or primary and/or secondary school grade levels and any ancillary uses.

On April 25, 2018, the District of Columbia Historic Preservation Review Board (HPRB) voted to list the INTELSAT building on the Subject Property in the D.C. Inventory of Historic Site as an individual landmark, and to forward the historic nomination for listing in the National Register of Historic Places. The historic designation covers the exterior of the building as well as the site. According to the DC SHPO staff report on the historic nomination, the INTELSAT building is designated under District of Columbia Criterion D and National Register Criterion C for its architecture. The staff report stated that “the building’s rationality of design, site placement, circulation, and materiality clearly reflect its embrace of modern aesthetics and construction techniques and clearly identifies its use as an important center for high-tech discovery and collaboration.” In addition, HPO noted how the building was ahead of its time for “green” construction in the way that the building design incorporated energy efficiency, passive ventilation patterns in the atria, selective glass type and tinting, the use of sunshades, and early green roofing.

The HPRB also designated the INTELSAT building under DC Criterion F as the work of a master, world-renowned architect John Andrews, who is well known for such other notable buildings as, among others, Scarborough College and the CN Towner in Toronto, and Gund Hall at Harvard. The building was also designated under DC Criterion A for events as the site of several landmark telecommunications achievements, and DC Criterion B for history as the home of the INTELSAT corporation, a consortium of countries dedicated to ensuring that satellite communication

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capabilities were equitably available to all countries, including developing nations. Finally, although the building is not yet 50 years of age, the HPRB found the building met criteria consideration G for the National Register listing noting that the “building possesses exceptional historic and architectural significance for its role in developing the world’s capacity to communicate by phone, broadcast television, and internet. It is a rare example of exemplary modern architecture in D.C. and the work of a recognized master. Virtually no exterior changes have occurred to the building’s design, materials, and finishes, imparting a strong sense of integrity and an unquestionable ability to convey its significance.”

The exterior improvements proposed under this application will not have any adverse effects on the historic building, as none of the improvements will alter any character-defining feature that contribute to the building’s historic significance. Several of the exterior improvements entail the replacement, repair, and minor modifications of existing building components such as doors and windows that will not have any impact on the design of the building. The most substantial exterior improvements proposed are the installation of operable windows in staff apartments (behind the sunshades), the replacement of glass block on the egress stair towers, and the installation of new rooftop mechanical units and screening. The applicant has identified a replacement glass block that is close to the original and is an in-kind replacement. The rooftop mechanical units and screening have been located in such a manner so as not to cause adverse effects, either directly to the INTELSAT building or indirectly, to any neighboring historic districts.

The exterior improvements proposed will not have any impact on the provision of off-street parking on the property, or to on-site circulation. None of the exterior improvements make any changes to existing garage parking, garage entrances, or on-site driveways and access aisles. In preparing the Environmental Assessment (EA), a review of on-site parking and circulation was conducted by Gorove/Slade. The purpose of the review was to evaluate the overall parking demand and on-site circulation needs of the conversion of use to the Whittle School, in order to inform NCPC’s review of the provision of off-street parking under the Act. As discussed in detail in the Parking and Circulation Review report, vehicular access and circulation for the school use utilizes the existing internal roadways and access points, as currently configured. Furthermore, the existing on-site parking supply, including parking spaces that are assigned by the DOS to the property along International Drive, NW, can accommodate the parking needs of the Whittle School faculty, upper school students, pick-up/drop-off activity, and visitors. The proposed exterior improvements will not make any changes to the existing supply of off-street parking or existing internal roadways and access points on the property. As such, the existing parking and internal roadways and access points will continue to be able to accommodate the parking and circulation needs of the Whittle School use. As a result, no negative impacts to the provision of off-street parking and circulation are anticipated under the new use. The applicant will continue to coordinate with the District of Columbia Department of Transportation Public Space Committee on parking related issues.

Overall, the project components are needed in order to repair broken or malfunctioning building components and to meet current building codes requirements, while facilitating the conversion of the former INTELSAT headquarters building to the educational use that has been approved by the DOS, specifically the Whittle School and Studios. As such, staff recommends the **Commission approves the preliminary and final building plans for the proposed improvements at the**

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**Whittle School and Studios. And recommends that the applicant continues to coordinate with the District of Columbia Department of Transportation (DDOT) Office of Public Space on the development of the Transportation Demand Management plan (TDM).**

## **CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE**

### **Comprehensive Plan for the National Capital**

The project meets the requirements of the ICA.

### **National Historic Preservation Act**

NCPC has an independent responsibility for compliance with Section 106 of the National Historic Preservation Act (NHPA). NCPC has determined the project is a conditional no adverse effect, which the DC SHPO has concurred with per a letter received on May 17, 2019.

### **National Environmental Policy Act**

NCPC has an independent responsibility for compliance with the National Environmental Policy Act. The applicant has provided an Environmental Assessment (EA), focusing on historic preservation and parking and traffic queuing issues. This has been posted to the NCPC website for public comment. A draft Finding of No Significant Impact (FONSI) based on the EA was prepared by NCPC, and posted on the NCPC website.

## **CONSULTATION**

### **Coordinating Committee**

At its May 15, 2019, meeting, without objection, the Coordinating Committee forwarded the proposed preliminary and final building plans to the Commission with the statement that the proposal has been coordinated with all participating agencies. DDOT is not coordinating, noting that additional information is required on traffic impacts, bicycle facilities, TDM measures, and parking. WMATA suggested reviewing internal and external accessibility.

### **U.S. Commission of Fine Arts**

The US Commission of Fine Arts approved the application for exterior improvements on their February 21, 2019 Consent Calendar.

## **ONLINE REFERENCE**

The following supporting documents for this project are available online at [www.ncpc.gov](http://www.ncpc.gov):

- Submission Package
- Major NEPA/106 Documents or Letters, FONSI

Prepared by Lee Webb  
05/17/2019

**POWERPOINT (ATTACHED)**

# Whittle School Improvements

3700 Tilden Street, NW, Washington DC

Approval of Preliminary and Final Building Plans

United States Department of State

# Project Summary

**Commission Meeting Date:** June 6, 2019

**NCPC Review Authority:** Section 4 of the International Center Act (Public Law 90-553, amended by Public Law 97-186)

**Applicant Request:** Approval of Preliminary and Final Building Plans

**Session:** Consent Calendar

**NCPC Review Officer:** Lee Webb

**NCPC File Number:** 8068

## Project Summary:

The U.S. Department of State (DOS) has submitted an application for exterior alterations at the Whittle School, formerly the INTELSAT Headquarters, located at 4000 Connecticut Avenue, NW, in Washington, DC. The existing building was constructed in the 1980s as the headquarters for the International Telecommunications Satellite Organization (“INTELSAT”), an international governmental organization created in 1962 which later became a private company in 2001. In 2012, INTELSAT sold its headquarters to a private entity and the building remains in private ownership. However, the property upon which the existing building sits is still owned by the United States Government, under the jurisdiction of the United States Department of State (the “Department”). Since being sold in 2012, the majority of the existing building has remained vacant, with only a few tenants occupying portions of the ground floor.

Pursuant to Section 1 of the International Center Act of 1968 (the “Act”), as amended, the Subject Property may be leased or subleased to an entity other than a foreign government or international organization, so long as the Secretary of State maintains the right to approve the occupant and the intended use of the Subject Property. On September 20, 2017, consistent with the requirements of the Act, the Department approved a request by the current owner of the building, SL 4000 Connecticut LLC, to use, develop, and occupy the Subject Property as general, executive, and administrative offices and as a school or educational facility/institution with enrollment of approximately 2500 students, including a child development center, serving prekindergarten, kindergarten and/or primary and/or secondary school grade levels and any ancillary uses.

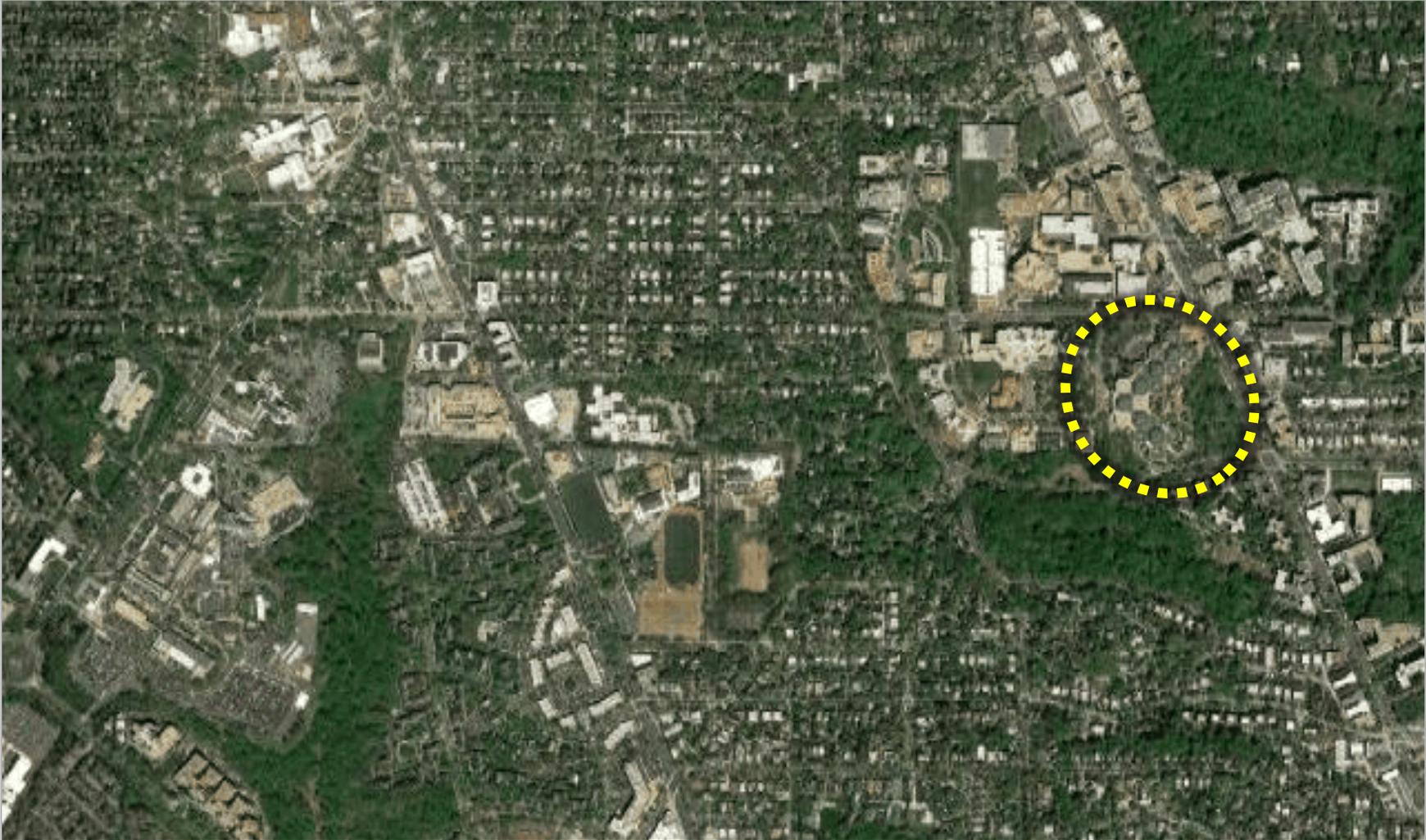
# Project Summary

DOS has indicated that the purpose of the project is to facilitate the conversion of the former INTELSAT headquarters building to the educational use that has been approved by the DOS, specifically the Whittle School and Studios. The components of the project are needed in order to repair broken or malfunctioning building components and meet current building codes requirements. Under the submitted application, the project entails the following components:

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- Removal of existing exterior smoking shelter near the main building entrance on International Drive, NW.

The former INTELSAT Building was listed in the DC Inventory of Historic Places on April 25, 2019, and has been determined eligible for the National Register of Historic Places.

# Site Location



Location Map

# Whittle School Executive Summary

## EXECUTIVE SUMMARY: PROGRAM DESCRIPTION & NEEDS



DESIGN CAPACITY  
**2,520**

GRADES SERVED  
**PK-12**

SPECIAL PROGRAMS  
**MAKER SPACES  
DORMS  
THEATERS  
CENTER OF EXCELLENCE  
CITY/CORE**

EACH OF OUR CAMPUSES WILL SERVE 2,500 FULL-TIME STUDENTS AGES THREE TO 18 IN FOUR SCHOOLS ORGANIZED, ROUGHLY, AS FOLLOWS:

1. PK, K STUDENTS	360 STUDENTS (120 PER GRADE)
2. LS STUDENTS (GRADES 1-4)	576 STUDENTS (144 PER GRADE)
3. MS STUDENTS (GRADES 5-8)	720 STUDENTS (180 PER GRADE)
4. HS STUDENTS (GRADES 9-12)	864 STUDENTS (216 PER GRADE)
<b>TOTAL ENROLLMENT</b>	<b>2,520 STUDENTS</b>

### CAMPUS PROGRAMMATIC AND ARCHITECTURAL NEEDS

A WHITTLE CAMPUS IS NOT YOUR TYPICAL SCHOOL. WE CALL OUR EDUCATION PROGRAM “SCHOOL & STUDIOS” FOR A REASON: WE WANT TO CONVEY THAT THE LEARNING THAT HAPPENS ALL THE TIME IN OUR SCHOOLS GOES WELL BEYOND THE NORM ONE HAS COME TO EXPECT

EACH CAMPUS IS BEST DESCRIBED AS A “LEARNING HUB” WITH MYRIAD EDUCATIONAL OFFERINGS WITHIN A THOROUGHLY MODERN, BEAUTIFULLY DESIGNED SETTING, AS PRODUCTIVE AS A BEEHIVE AND WITH CONNECTIVITY AND TECHNOLOGICAL PROWESS OF A GLOBAL NEWS CHANNEL.

A WHITTLE CAMPUS WILL PROVIDE SIX KEY EDUCATIONAL SERVICES, INCLUDING:

#### FULL- TIME EDUCATION

1. FULL DAY SCHOOL FOR LOCAL STUDENTS
2. FIVE-DAY BOARDING SCHOOL FOR LOCAL AND REGIONAL STUDENTS
3. FULL BOARDING FOR NATIONAL AND GLOBAL STUDENTS

#### PART- TIME EDUCATION

1. AFTER-SCHOOL AND WEEKEND PROGRAMS FOR ANY STUDENT
2. SUMMER SCHOOL PROGRAMS FOR ANY STUDENT
3. ONLINE PROGRAMS FOR ANY STUDENT

EACH CAMPUS WILL BE MADE UP LARGELY OF STUDENTS WHO ARE CITIZENS OF THE COUNTRY WHERE THAT SCHOOL IS LOCATED. ALTHOUGH WE WILL ACCEPT EXPATRIATE STUDENTS AND HAVE HUNDREDS OF STUDENTS FROM ACROSS THE WORLD ON EXCHANGE PROGRAMS FROM OTHER WHITTLE CAMPUSES, OUR MAIN MISSION IS TO PROVIDE A GLOBAL EDUCATION FOR LOCALLY BASED STUDENTS.

A TYPICAL CAMPUS WILL HAVE A FULL-TIME, LARGELY BILINGUAL FACULTY OF ROUGHLY 300 MEMBERS, REPRESENTING A NINE-TO-ONE STUDENT-TO-FACULTY RATIO. TYPICAL CLASS SIZES WILL BE 15 TO 20 STUDENTS. WE WILL STRIVE TO HAVE A ROUGHLY EQUAL MIX OF LOCAL AND FOREIGN TEACHERS.

TUITION WILL TYPICALLY MATCH THAT OF THE TOP-TIER PRIVATE SCHOOLS IN THAT PARTICULAR CITY. ABOUT 10 TO 15 PERCENT OF OUR STUDENTS WILL RECEIVE SOME FORM OF FINANCIAL AID, RANGING FROM QUARTER-RIDE TO FULL-RIDE SCHOLARSHIPS.

EACH RENZO PIANO- DESIGNED CAMPUS WILL BE APPROXIMATELY 600,000 SQUARE FEET, OF WHICH TYPICALLY 400,000 SQUARE FEET WILL BE DEDICATED TO THE EDUCATIONAL PROGRAM AND 200,000 SQUARE FEET TO STUDENT DORMITORIES AND FACULTY HOUSING. ALL CAMPUSES WILL HAVE IN COMMON A DISTINCT AND RECOGNIZABLE DESIGN. THE FACILITY WILL INCLUDE EVERYTHING THAT WOULD BE EXPECTED OF A TOP-TIER SCHOOL—AND MUCH MORE. WHILE GYMS AND THEATERS WILL BE FAMILIAR TO VISITORS (IF BETTER DESIGNED), WHAT WILL BE SURPRISING ARE THE ON-CAMPUS ACCELERATORS, AMENITIES FOR PARENTS (SUCH AS CAFÉS), AND SPACES FOR DOZENS OF SPECIALIZED, OPTIONAL EDUCATIONAL OFFERINGS RANGING FROM PRIVATE MUSIC LESSONS TO ADVANCED SPORTS TO ROBOTICS AND CODING.

3

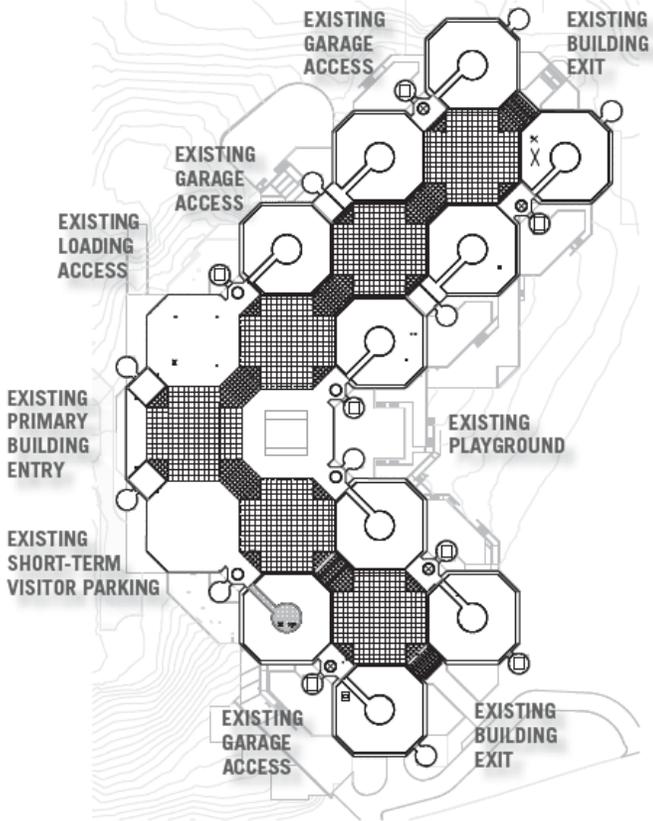
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May 3, 2019

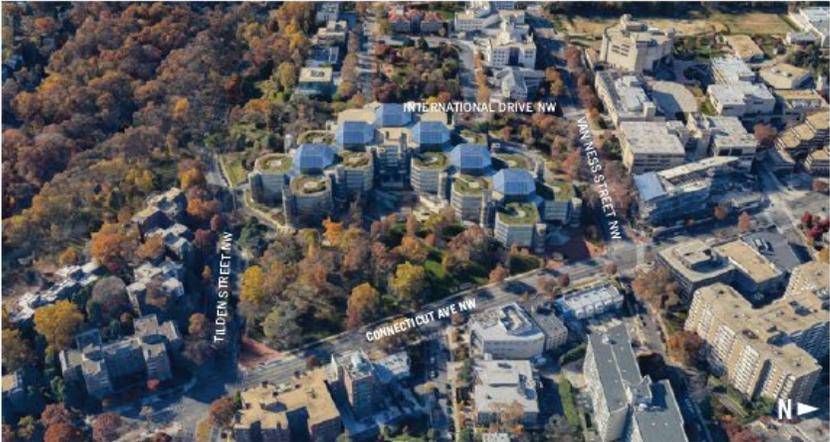
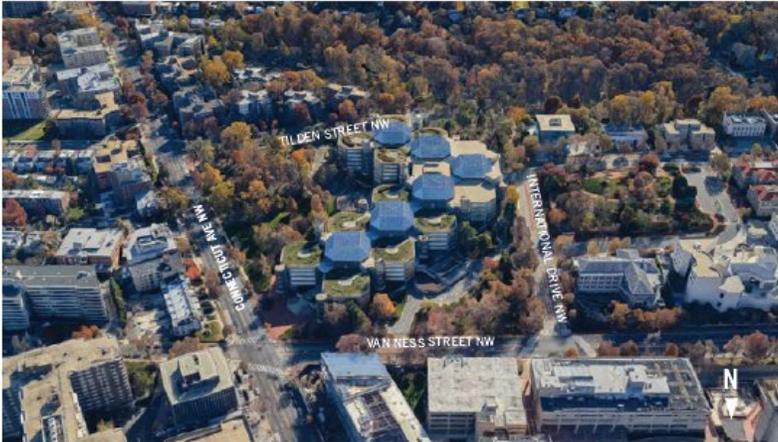
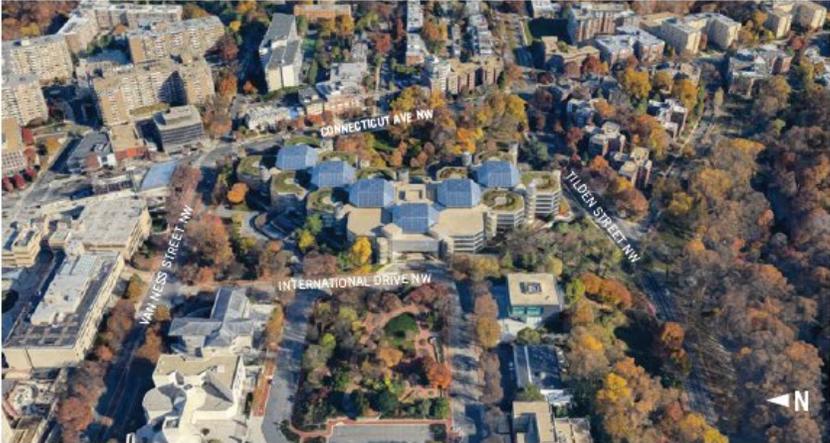
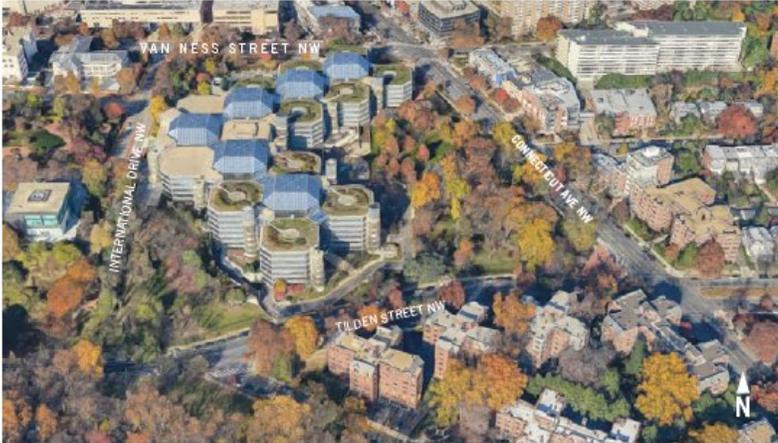
# Context: Existing Aerial/Site Plan

CONTEXT: EXISTING AERIAL / SITE PLAN



# Context: Existing Aerial/Site Plan

CONTEXT: EXISTING AERIAL / SITE PLAN



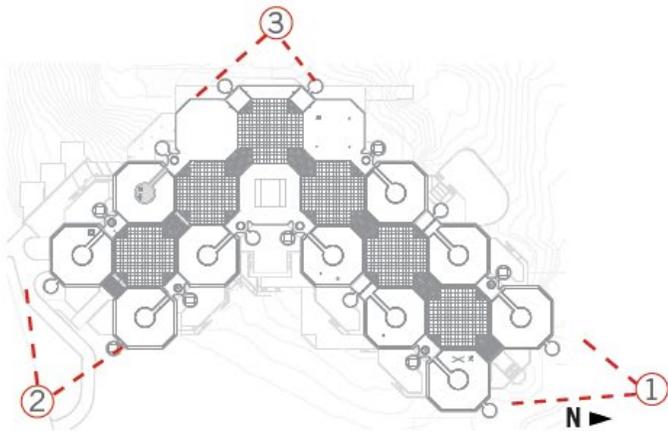
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5

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# Existing Photographs

CONTEXT: EXISTING PHOTOS



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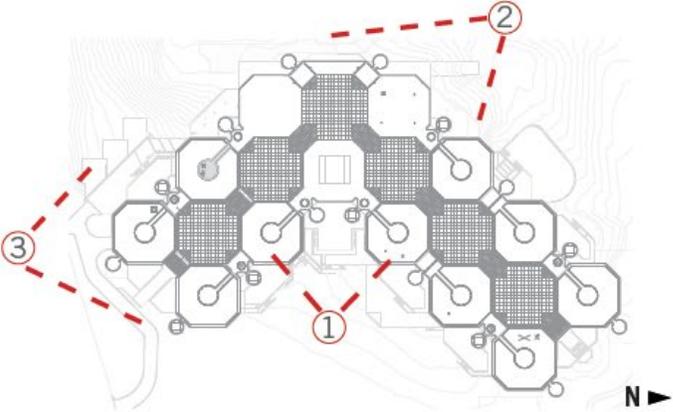
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# Existing Photographs

CONTEXT: EXISTING PHOTOS



7

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# Site Plan

## SITE PLAN

- 1. MAIN ENTRANCE (INTERNATIONAL DR.)
- 2. KINDERGARTEN ENTRANCE (TILDEN ST.)
- 3. KINDERGARTEN PLAYGROUND
- 4. EXISTING SURFACE PARKING
- 5. UNDERGROUND PARKING ENTRY
- 6. LOADING DOCK ENTRY
- 7. SQUIRREL PARK



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8

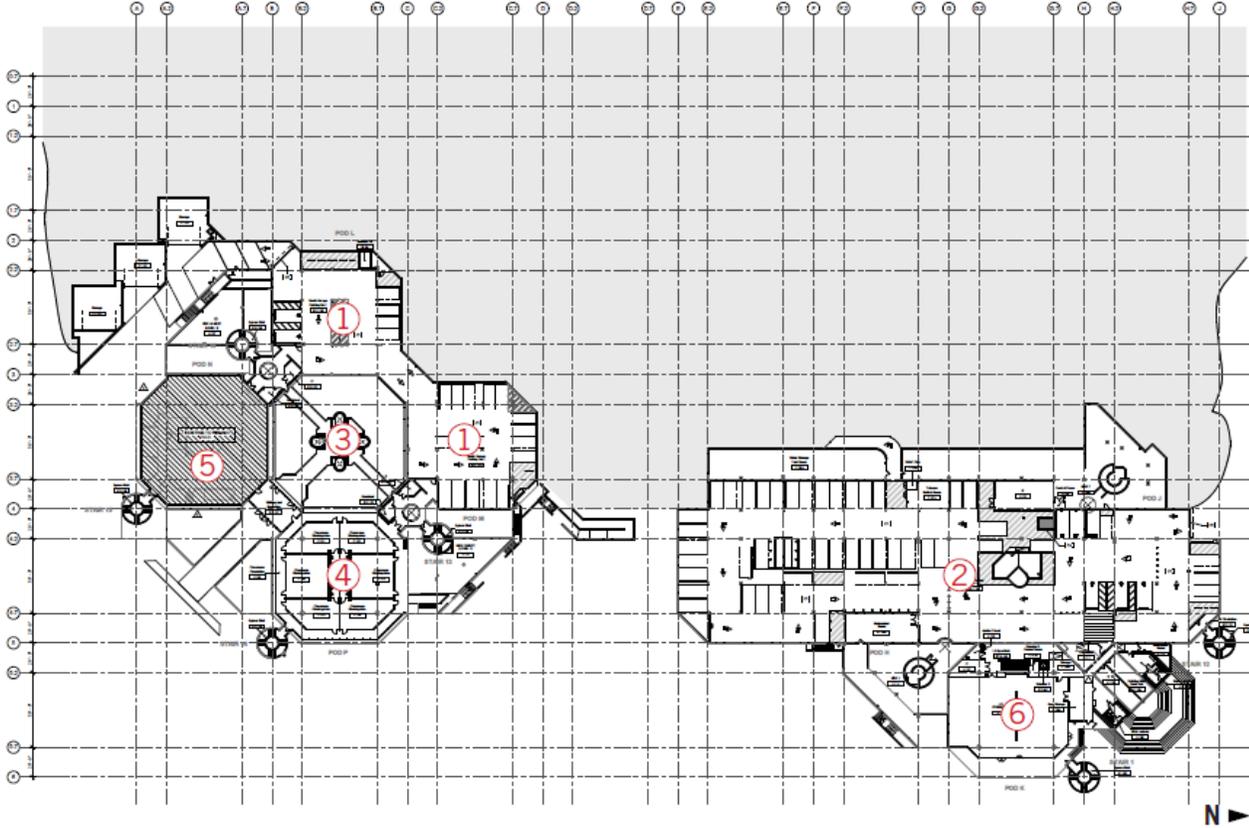
May 3, 2019

# Whittle School Program Layout Plan

## PROGRAM LAYOUT PLAN

### LEVEL 1 - TILDEN ST. ENTRY

- 1. SOUTH PARKING
- 2. NORTH PARKING
- 3. COURTYARD
- 4. KINDERGARTEN
- 5. EXISTING TO REMAIN
- 6. LOWER SCHOOL GYM



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9

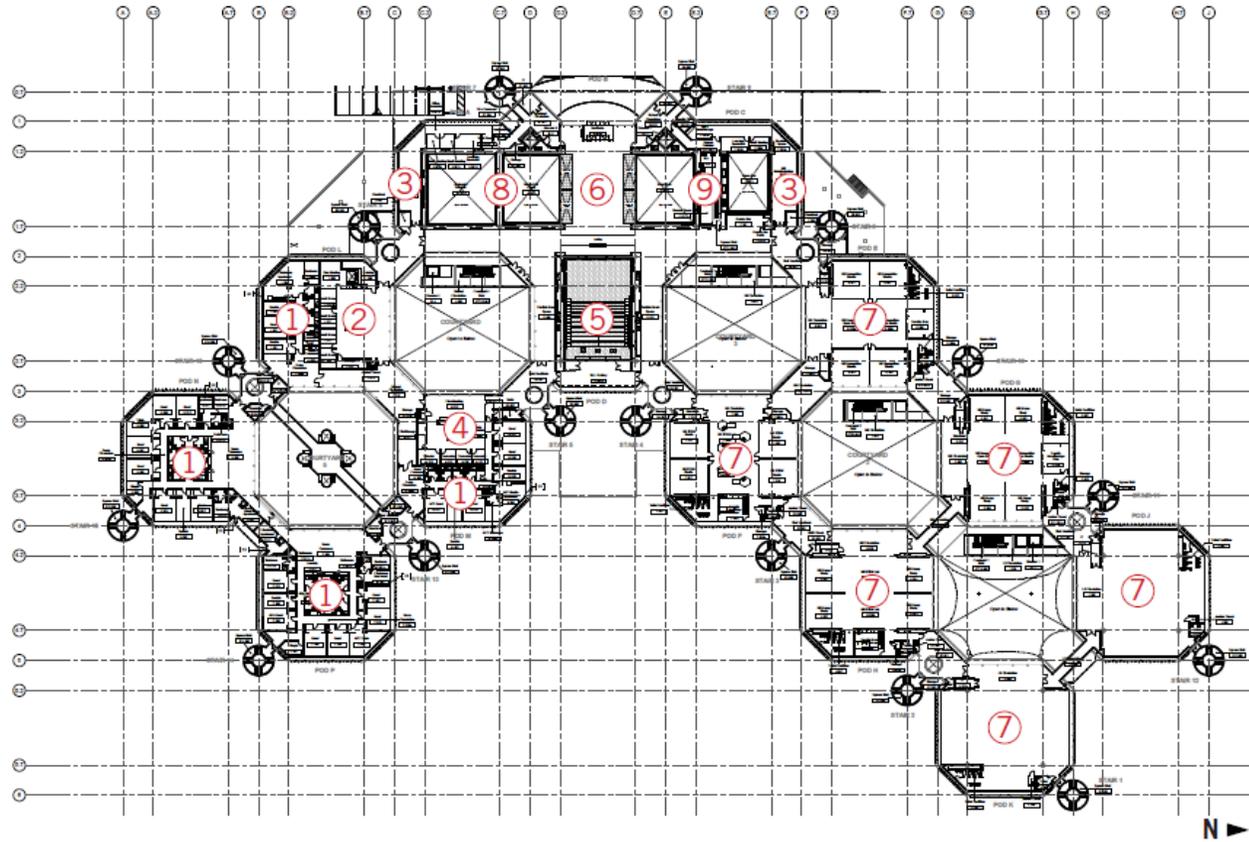
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# Whittle School Program Layout Plan

## PROGRAM LAYOUT PLAN

### LEVEL 5 - INTERNATIONAL DRIVE ENTRY

- 1. DORMS
- 2. CENTER OF EXCELLENCE
- 3. OFFICE
- 4. STUDENT WORK AREA
- 5. PERFORMANCE THEATER
- 6. LOBBY
- 7. ACADEMIC PODS
- 8. MUSIC & CHORAL HALLS
- 9. BLACK BOX & GREEN BOX



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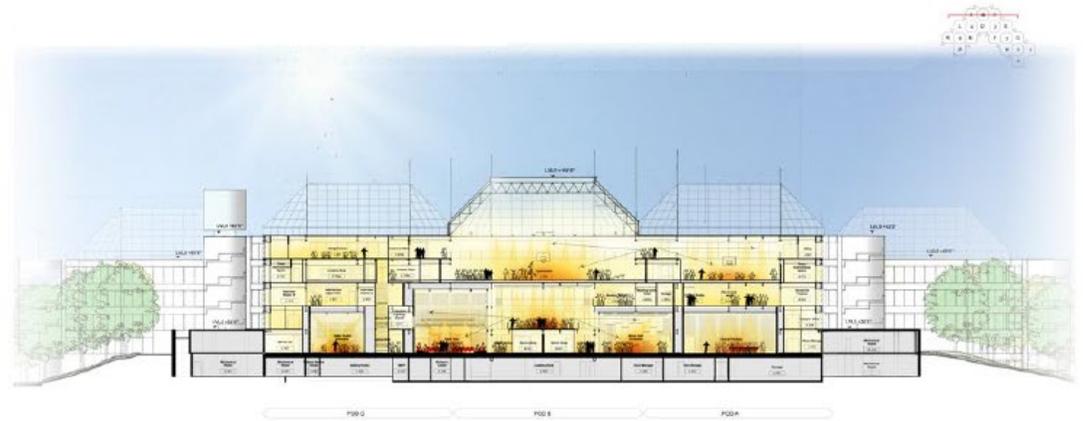
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# Building Sections

## BUILDING SECTIONS



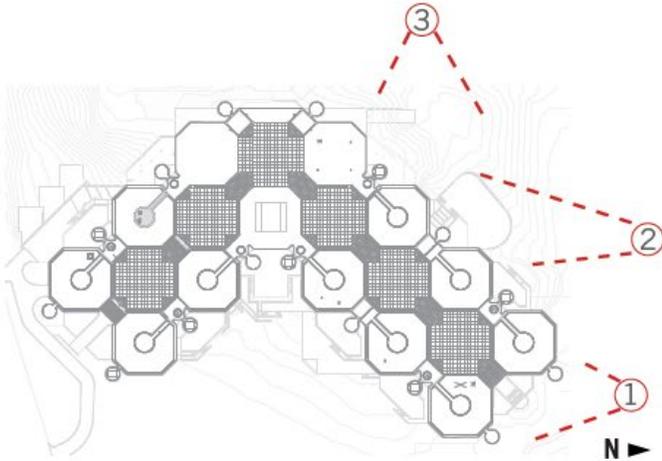
EAST WEST SECTION



NORTH SOUTH SECTION  
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# Exterior Louvers

## EXTERIOR LOUVERS



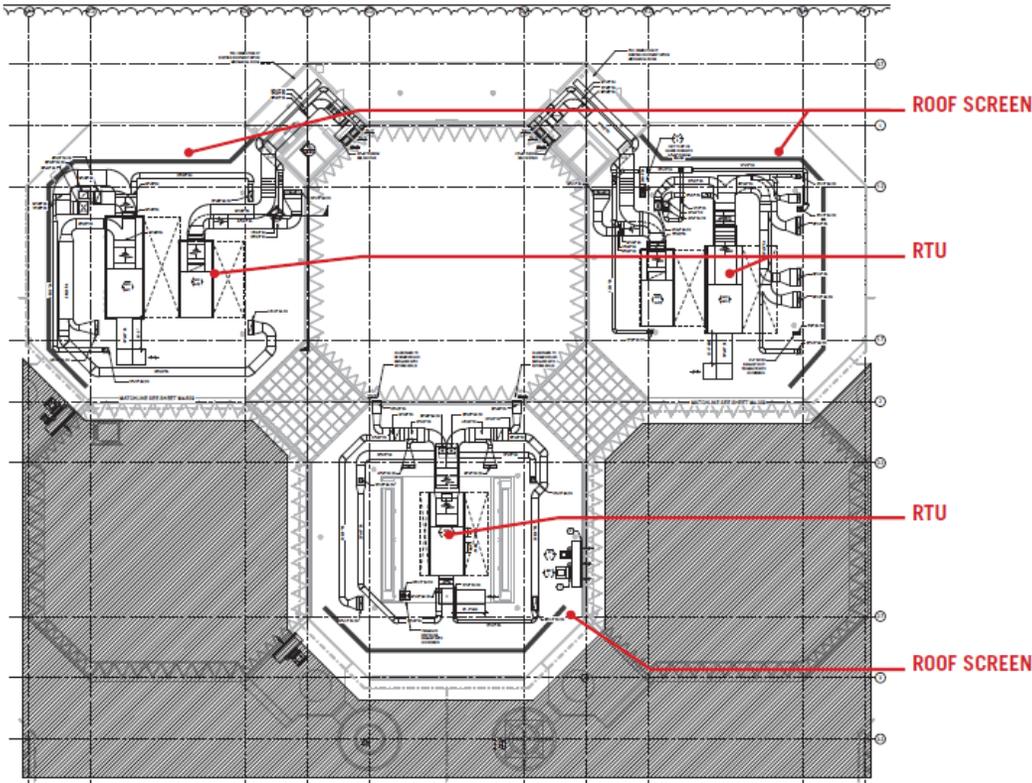
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12

May 3, 2019

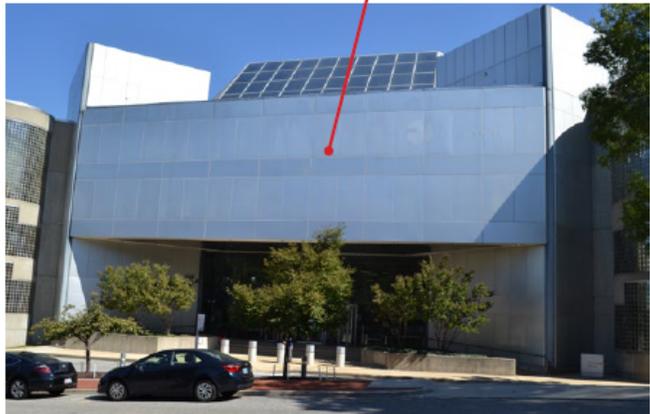
# Mechanical Interventions

## MECHANICAL INTERVENTIONS - POD ABCD



POD ABCD MECHANICAL ROOF PLAN

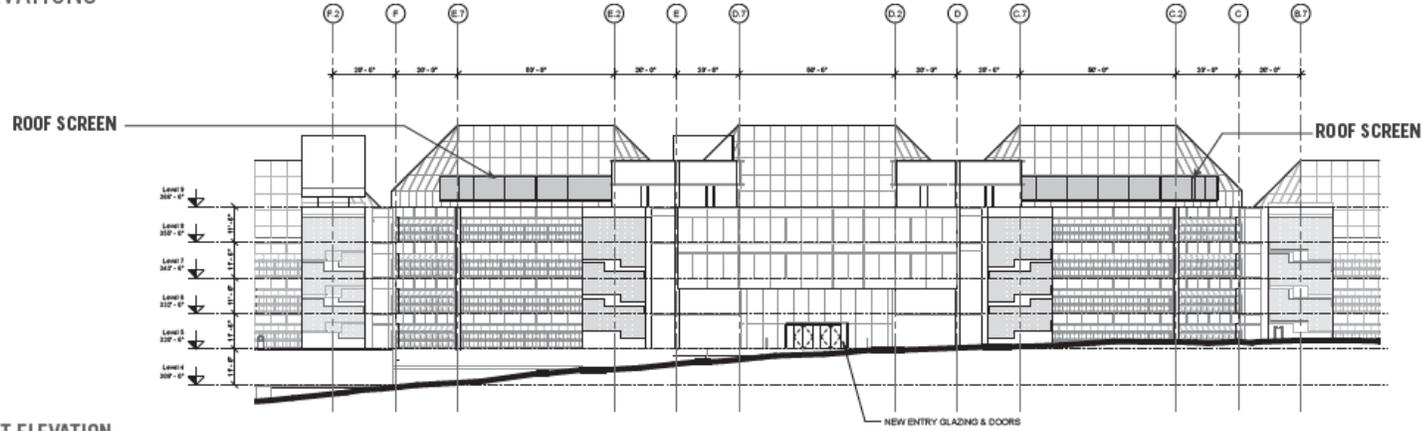
5'-0" W X 8'-1" H METAL PANELS



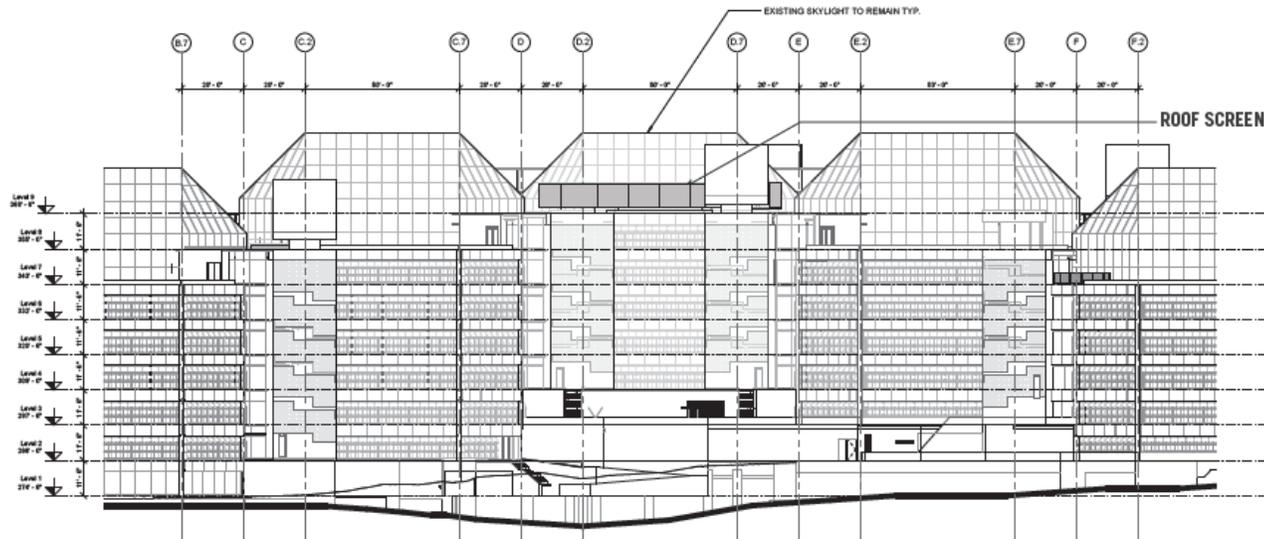
ROOF SCREEN PANELS TO MATCH EXISTING BUILDING PANELS

# Elevations

## ELEVATIONS



WEST ELEVATION



EAST ELEVATION

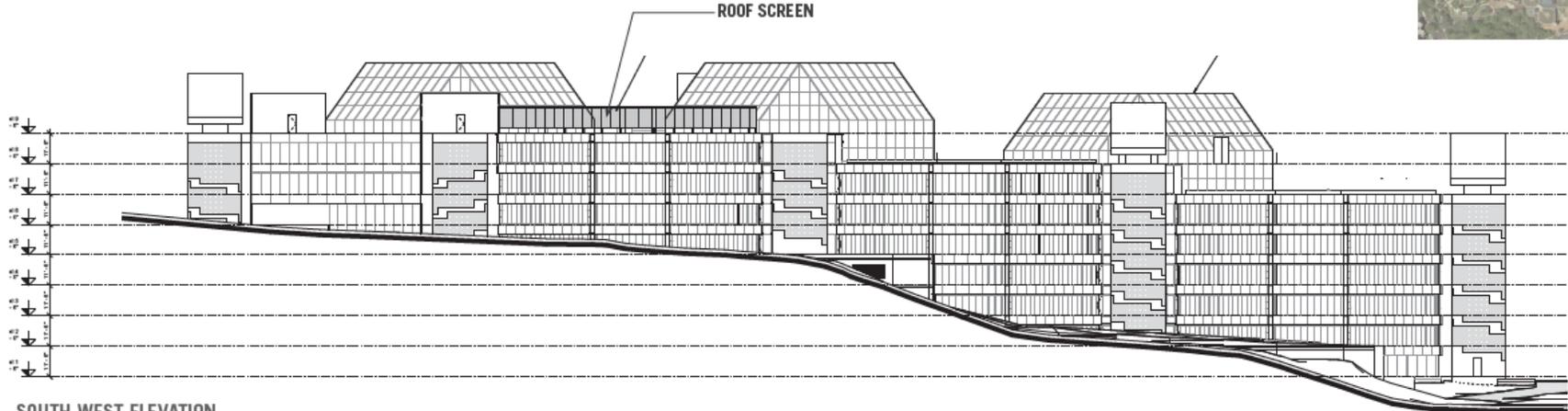
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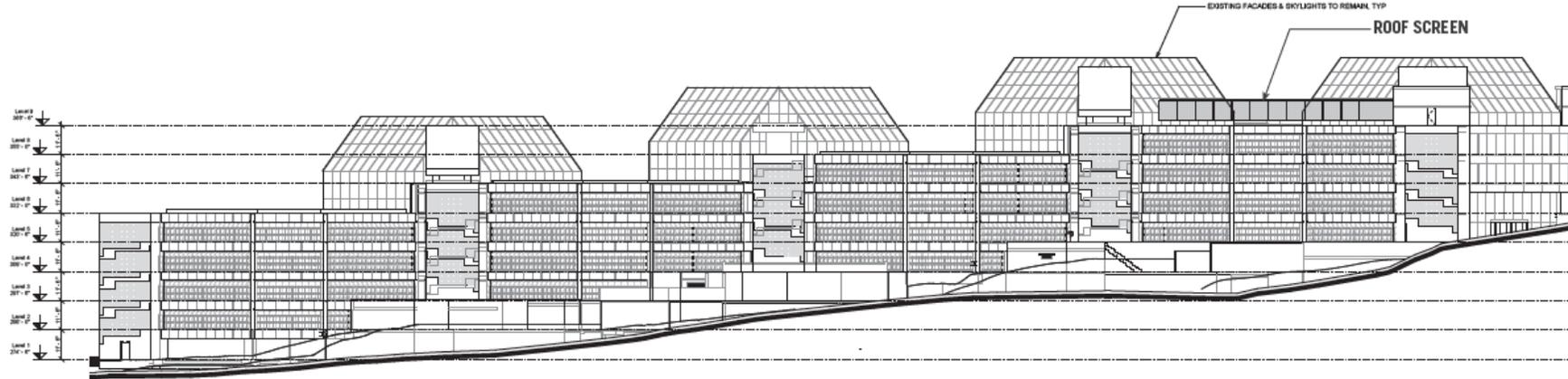


# Elevations

## ELEVATIONS



SOUTH WEST ELEVATION



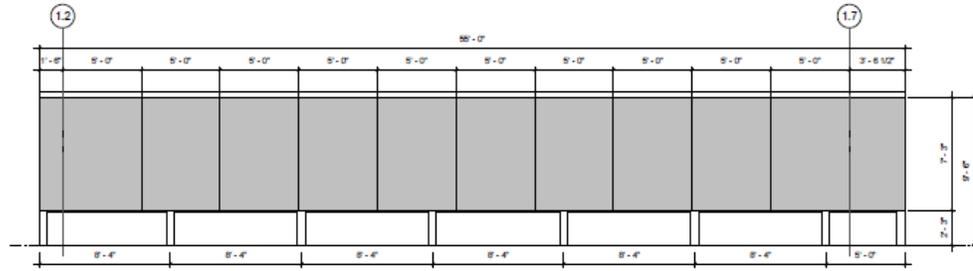
NORTH WEST ELEVATION

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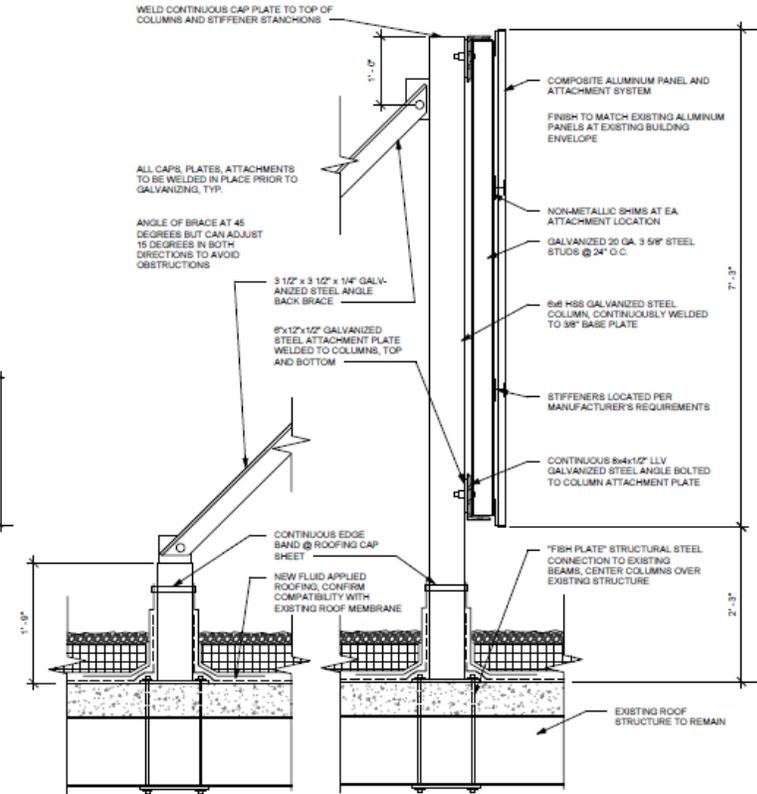
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# Roof Screen

## ROOF SCREEN



TYPICAL ROOF SCREEN ELEVATION



ROOF SCREEN DETAIL

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16

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# Approach International Drive

APPROACH INTERNATIONAL DRIVE 1

ROOF SCREEN



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# Approach International Drive

APPROACH INTERNATIONAL DRIVE 2

ROOF SCREEN



EXTERIOR SHELTER TO BE REMOVED

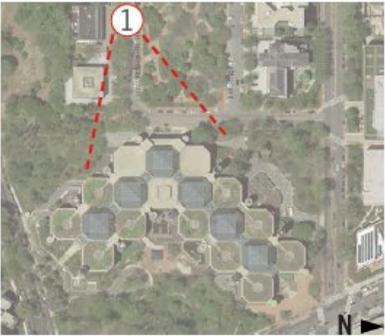
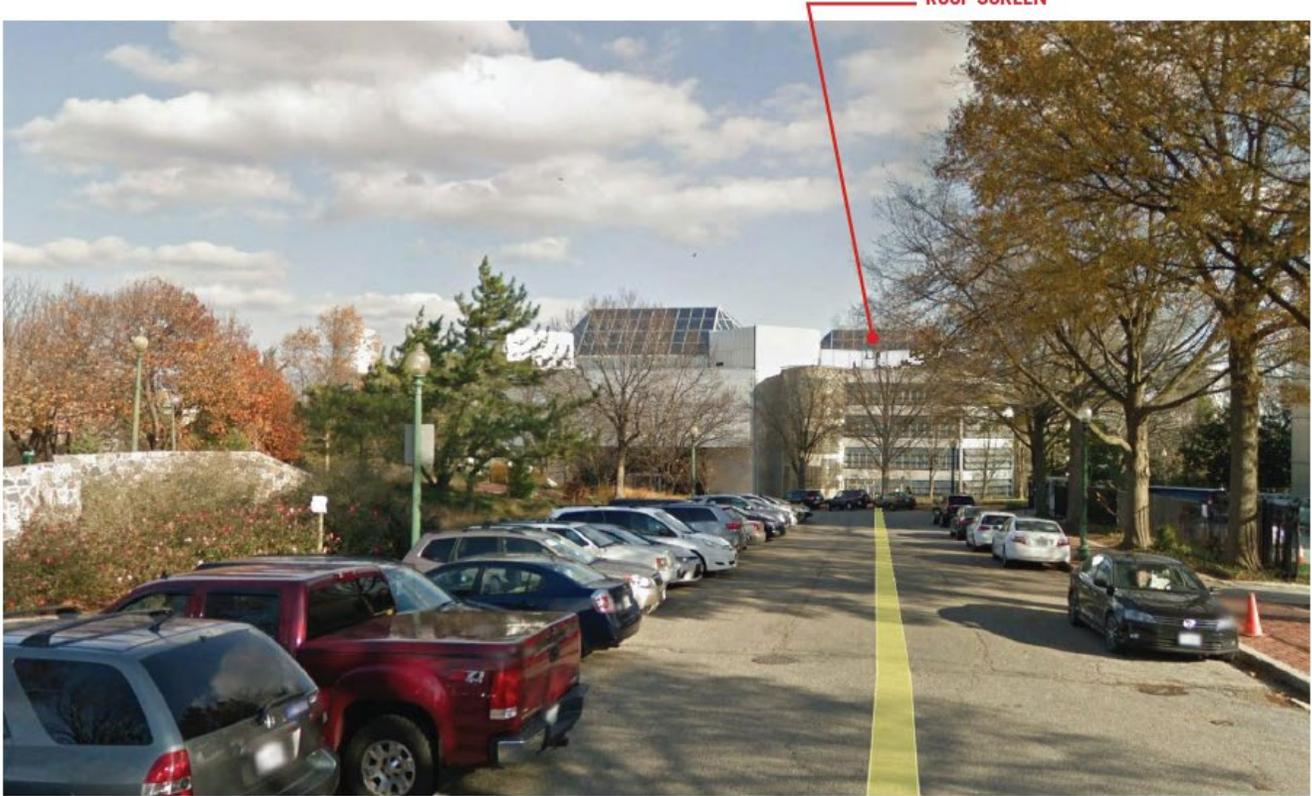
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18

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# Approach International Drive

APPROACH INTERNATIONAL DRIVE 3



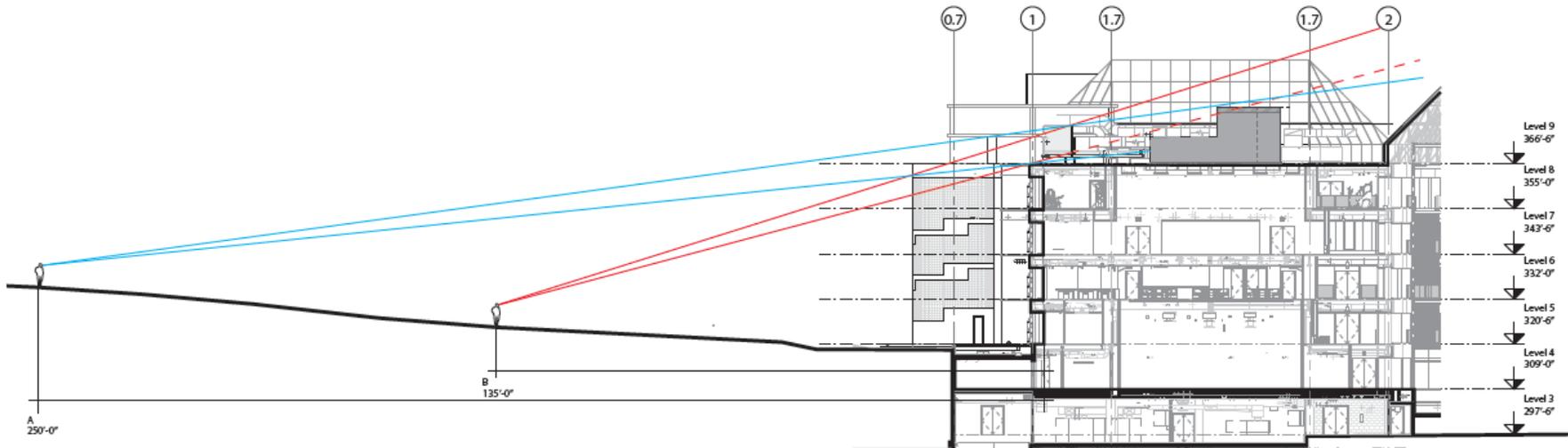
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19

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# Roof Screen POD A at International Drive

ROOF SCREEN POD A AT INTERNATIONAL DRIVE

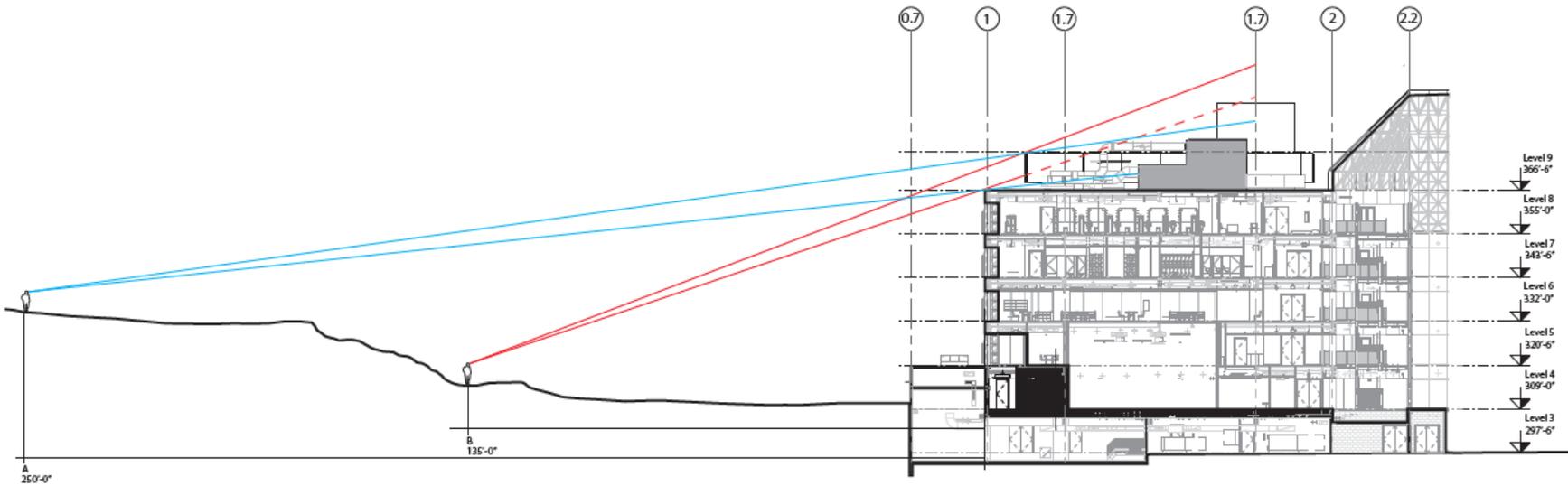


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# Roof Screen POD C at International Drive

ROOF SCREEN POD C AT INTERNATIONAL DRIVE



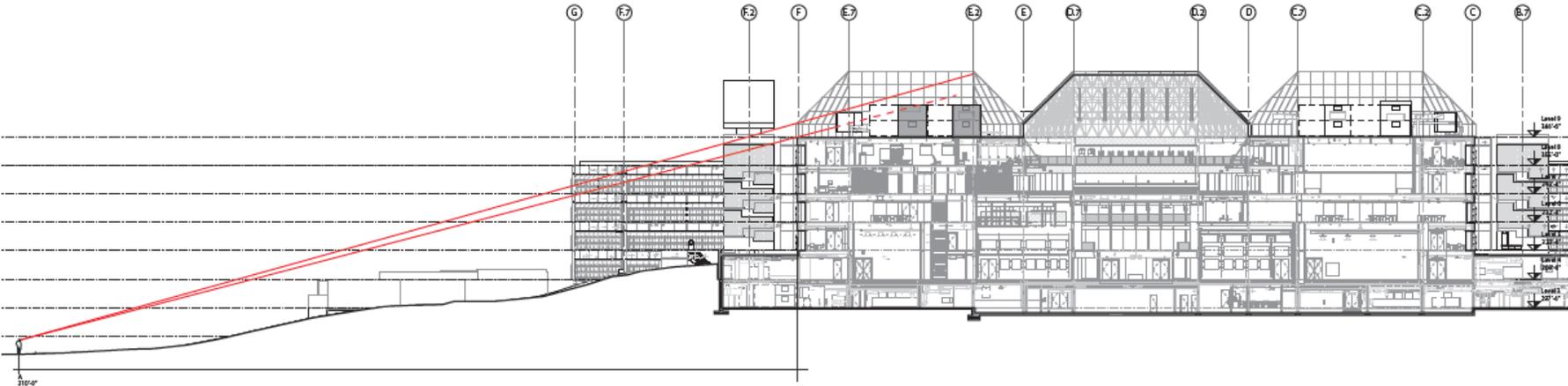
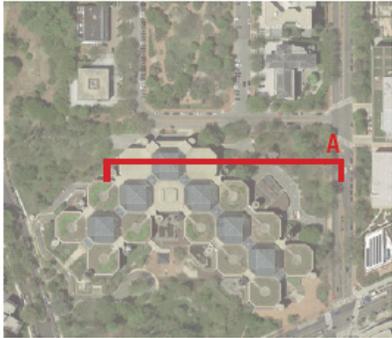
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21

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# Roof Screen POD C at Van Ness Street

ROOF SCREEN POD C AT VAN NESS ST



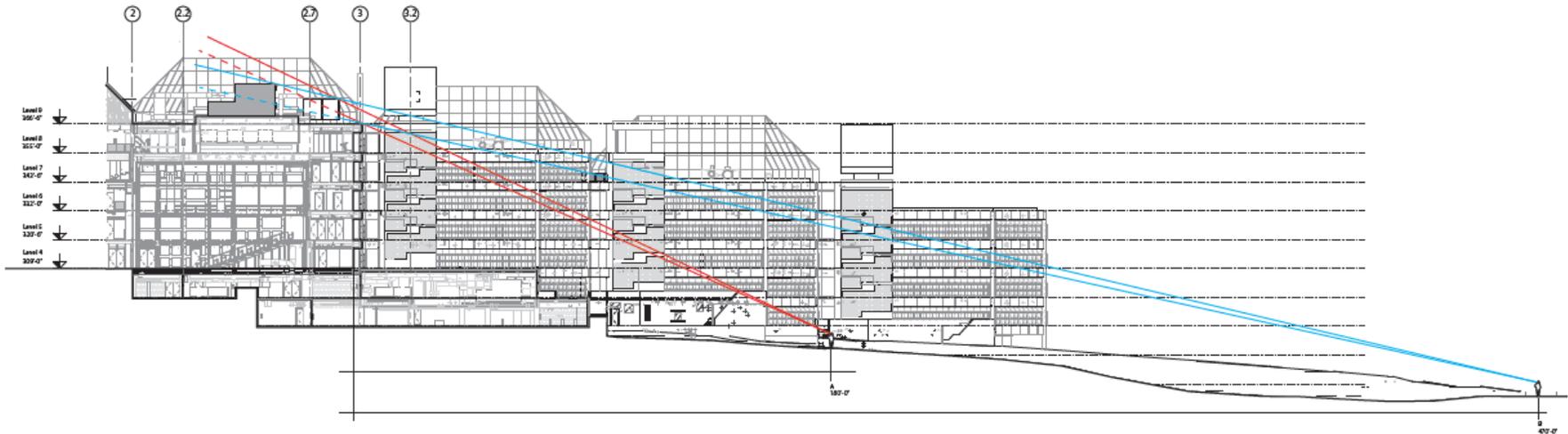
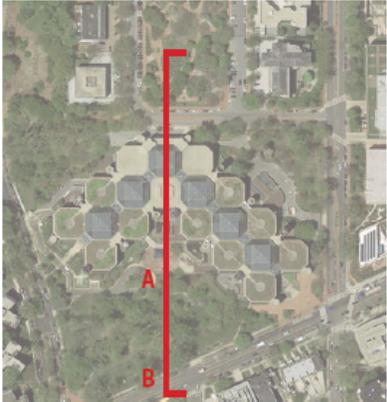
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22

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# Roof Screen POD D at Connecticut Avenue

ROOF SCREEN POD D AT CONNECTICUT AVE.



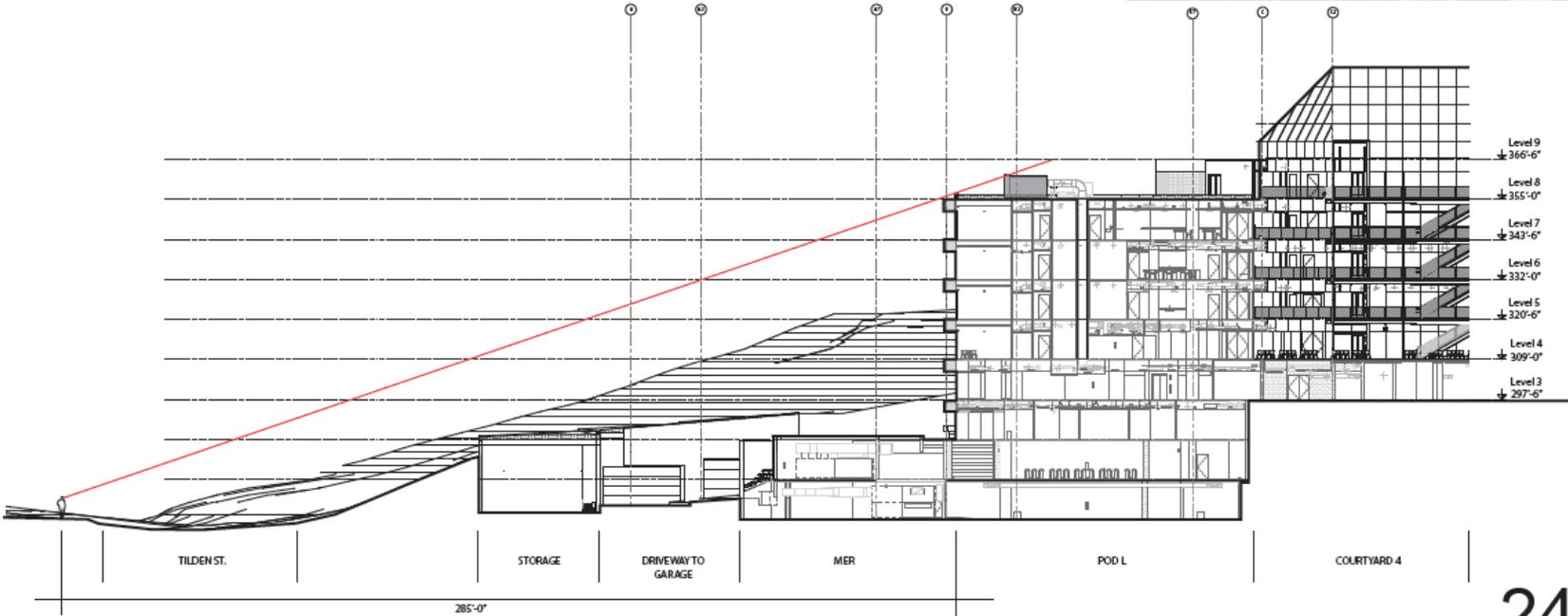
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23

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# POD L Section at Tilden Street

POD L SECTION AT TILDEN STREET



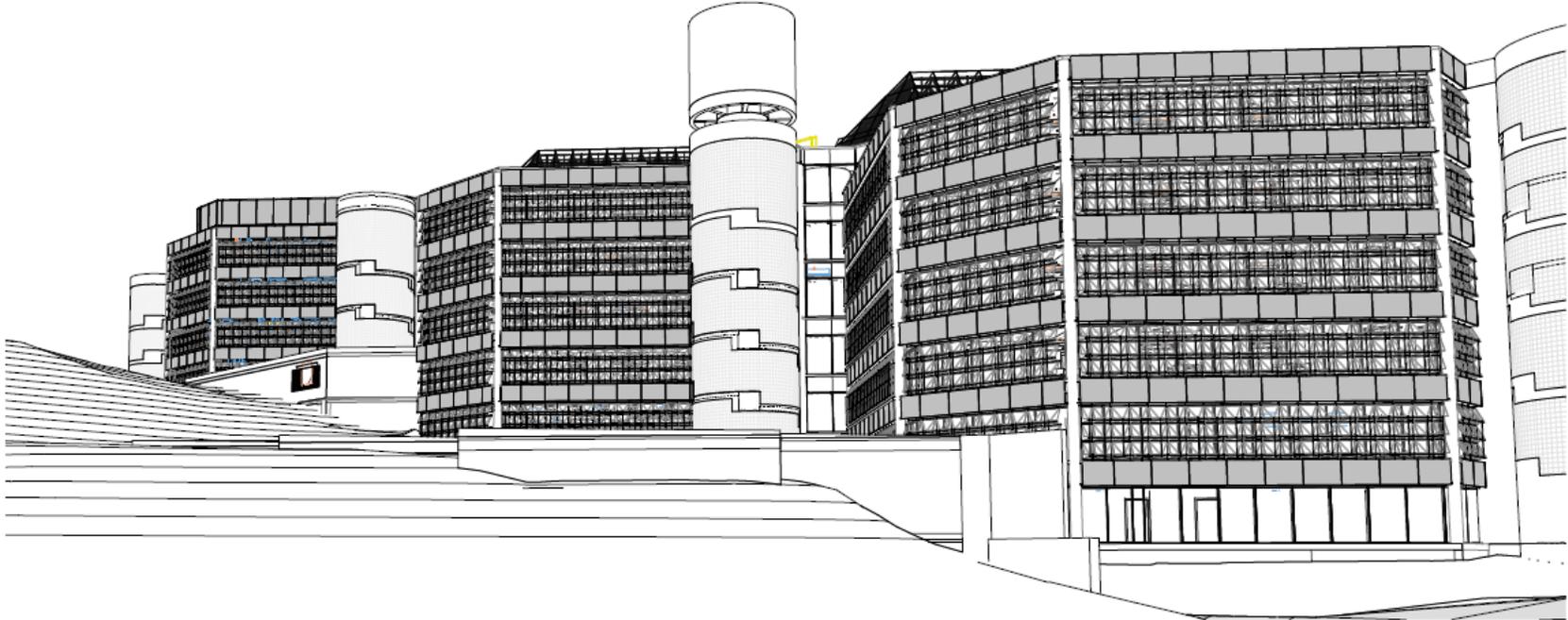
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24

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# View of POD L from Tilden Street

VIEW OF POD L FROM TILDEN STREET



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25

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# View of POD L from Tilden Street

VIEW OF POD L FROM TILDEN STREET



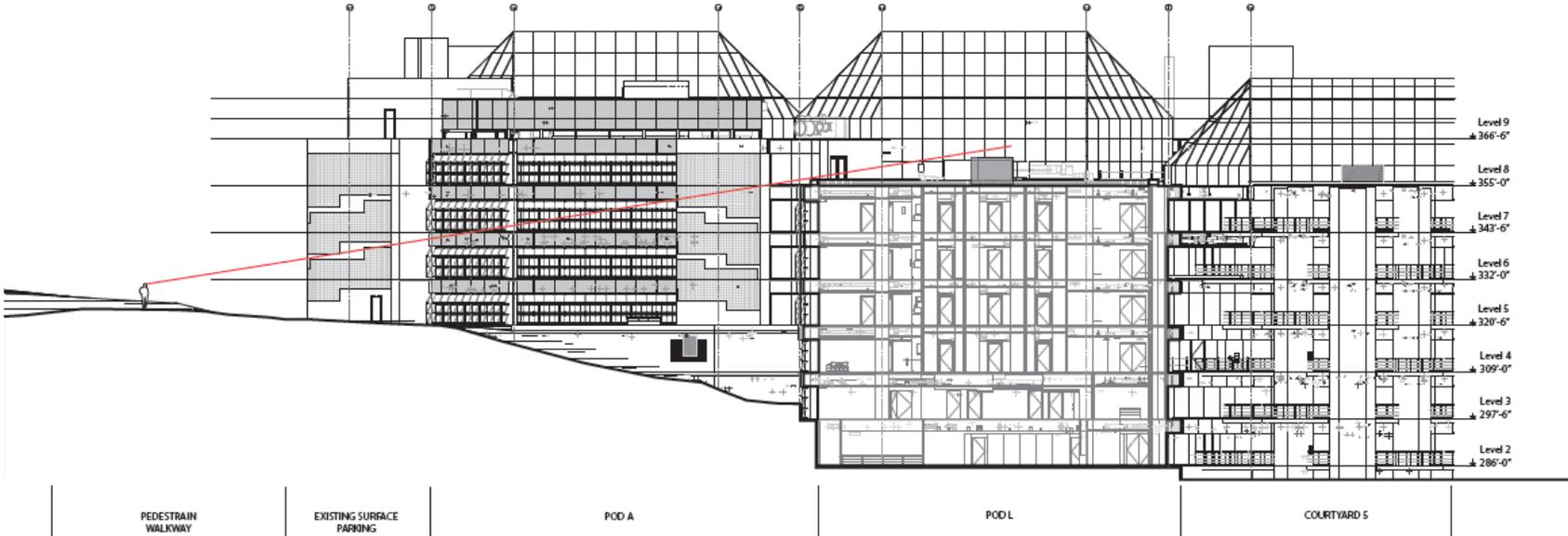
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26

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# POD L Section at International Drive

POD L SECTION AT INTERNATIONAL DRIVE



27

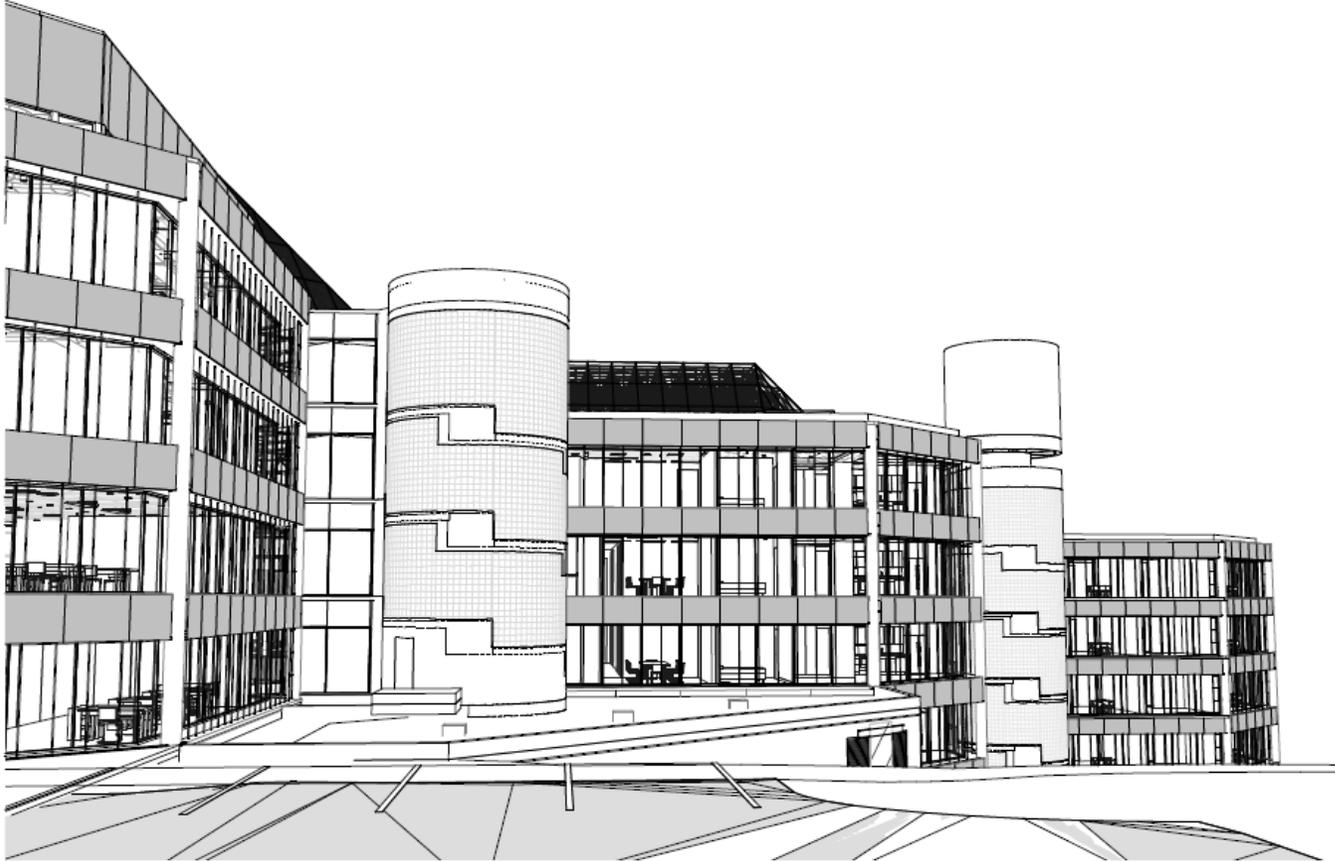
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# View of POD L from International Drive

VIEW OF POD L FROM INTERNATIONAL DRIVE



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28

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# View of POD L from International Drive

VIEW OF POD L FROM INTERNATIONAL DRIVE



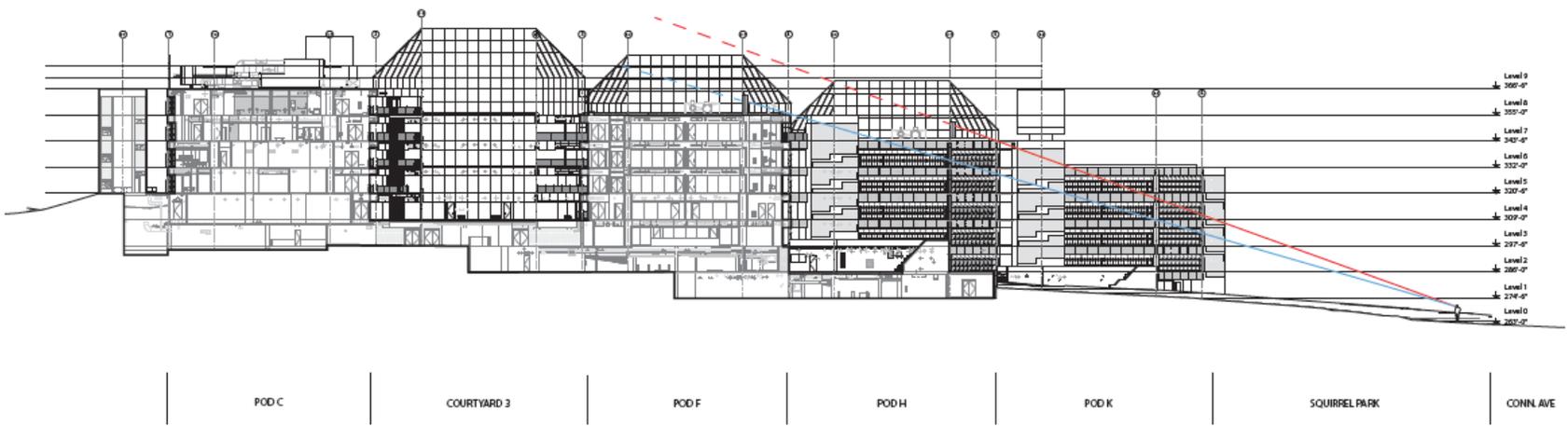
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29

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# PODs F and H Section at Connecticut Avenue

POD F&H SECTION AT CONNECTICUT AVE.



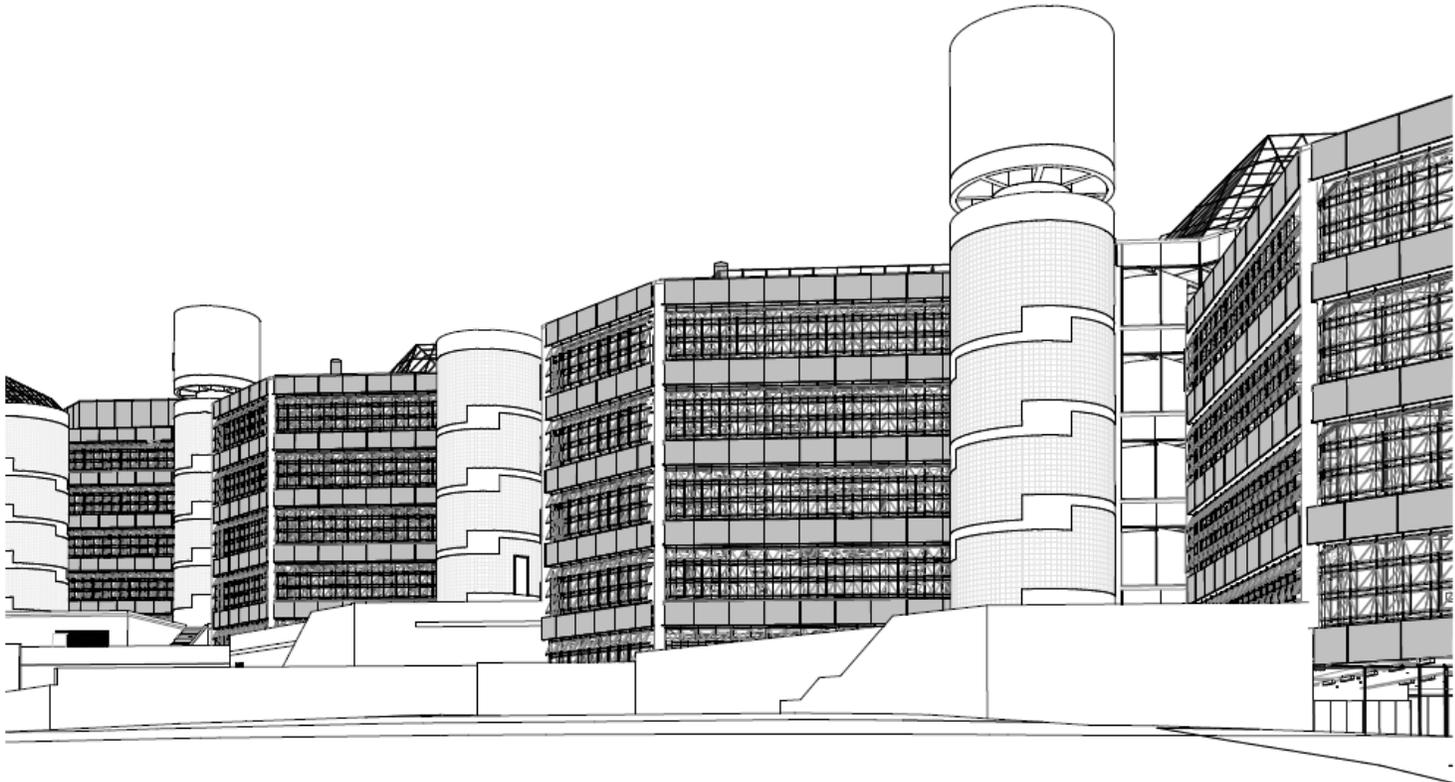
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30

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# View of PODs G and H from Connecticut Avenue

VIEW OF PODS G&H FROM CONNECTICUT AVE.



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31

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# View of PODs G and H from Connecticut Avenue

VIEW OF PODS G&H FROM CONNECTICUT AVE.



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32

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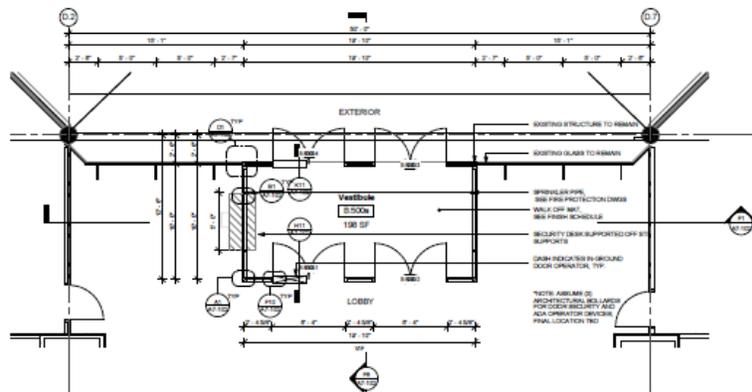
# Storefront Entries Replacement at International Drive

## STOREFRONT ENTRIES

### INTERNATIONAL DRIVE ENTRY - MAIN ENTRANCE



EXISTING CONDITION



EXISTING GLASS TO REMAIN  
EXISTING STRUCTURE TO REMAIN

NEW DOOR TO MATCH EXISTING STOREFRONT  
EXISTING PAVING TO REMAIN

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33

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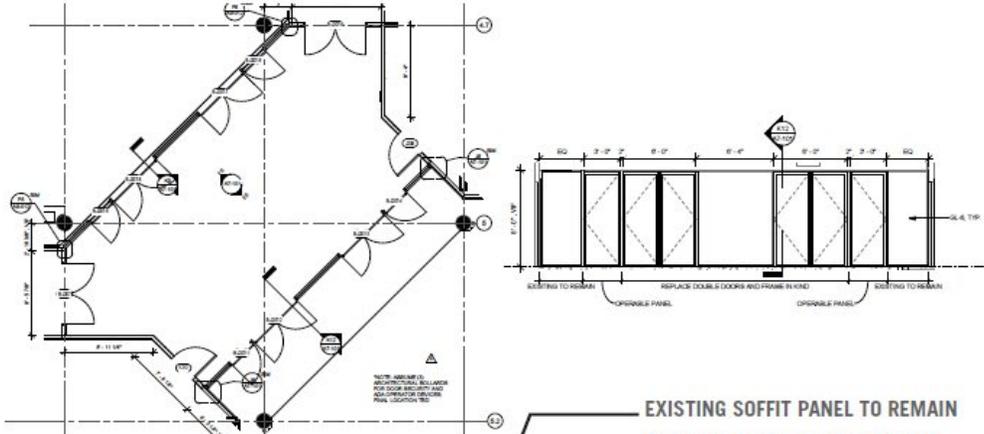
# Storefront Entries Replacement at Connecticut Avenue

STOREFRONT ENTRIES

CONNECTICUT AVE DOORS - LOWER SCHOOL



EXISTING CONDITION



EXISTING SOFFIT PANEL TO REMAIN  
EXISTING STRUCTURE TO REMAIN

OPERABLE PANELS AS REQUIRED BY  
ATRIUM SMOKE EVAC.  
ALUMINUM STOREFRONT SYSTEM TO  
MATCH EXTERIOR STOREFRONT

EXISTING PAVING TO REMAIN



34

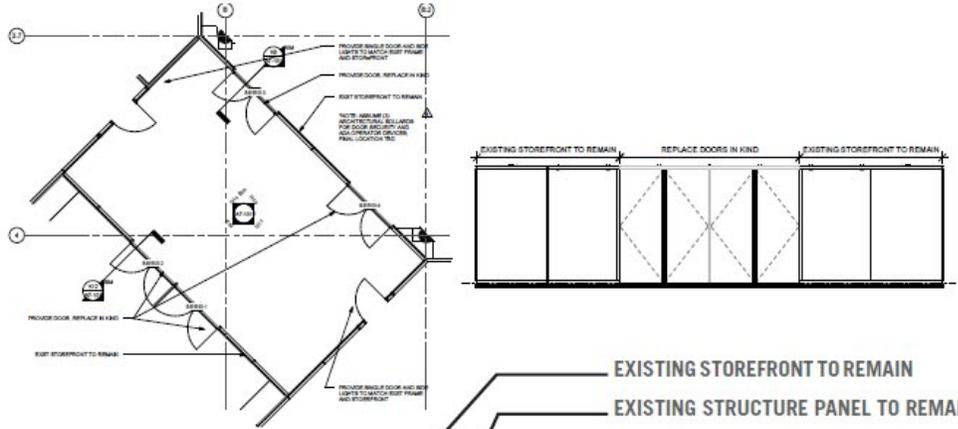
# Storefront Entries Replacement at Tilden Street

STOREFRONT ENTRIES

TILDEN STREET ENTRY - KINDERGARTEN MAIN ENTRANCE



EXISTING CONDITION



NEW DOOR & FRAME TO MATCH EXTERIOR STOREFRONT

EXISTING PAVING TO REMAIN

EXISTING STOREFRONT TO REMAIN

EXISTING STRUCTURE PANEL TO REMAIN

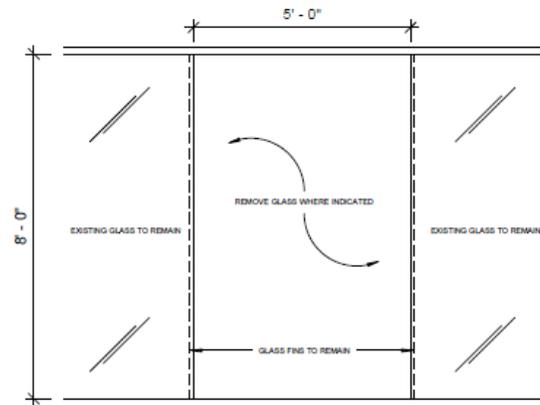
35

# New Operable Windows at Apartment Units (behind screens)

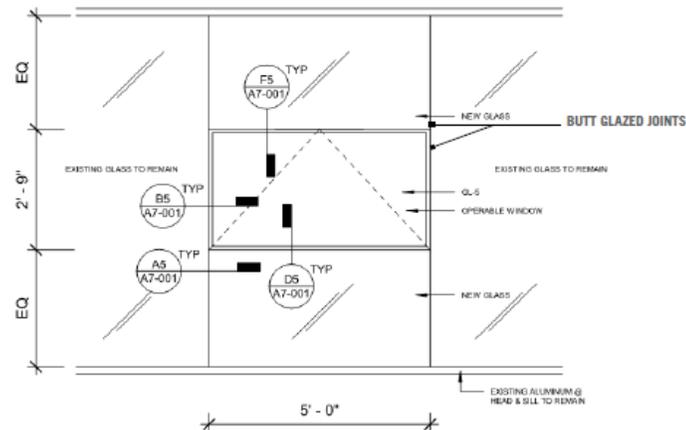
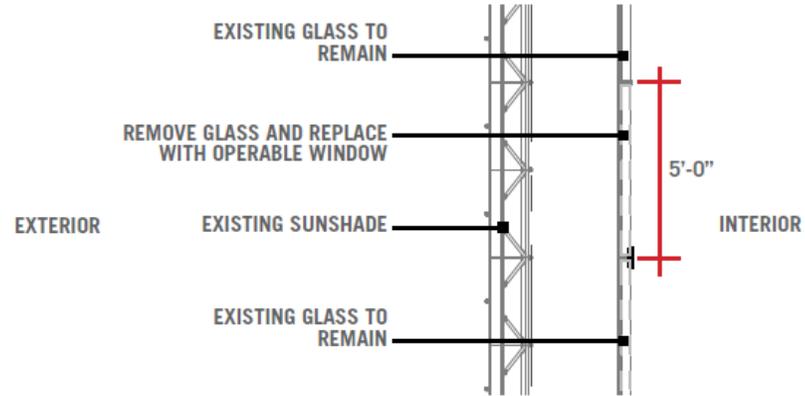
## APARTMENT UNITS - OPERABLE WINDOWS



EXISTING WINDOW AND SUNSHADE



EXISTING WINDOW CONDITION



NEW OPERABLE WINDOW DETAIL

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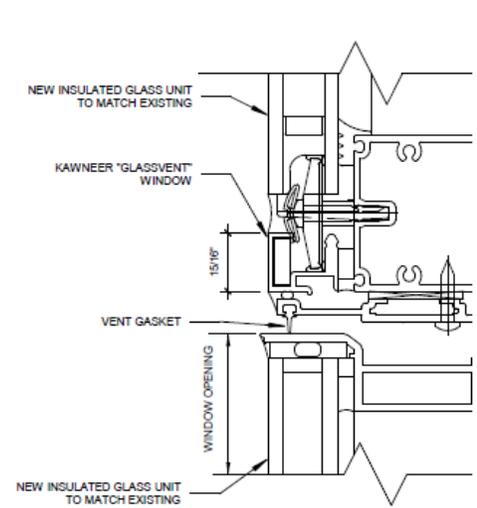
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36

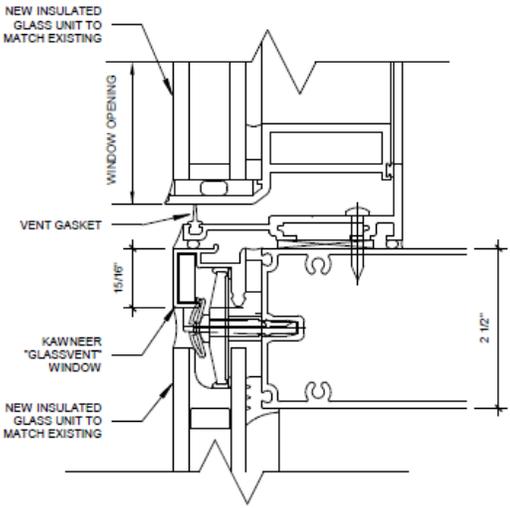
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# New Operable Windows at Apartment Units Details

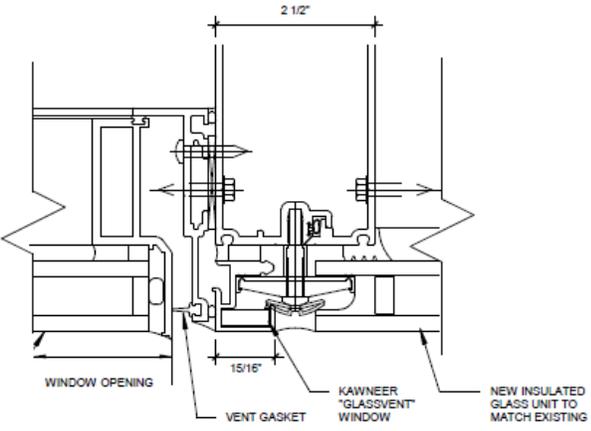
## APARTMENT UNITS - OPERABLE WINDOWS



TYPICAL HEAD DETAIL



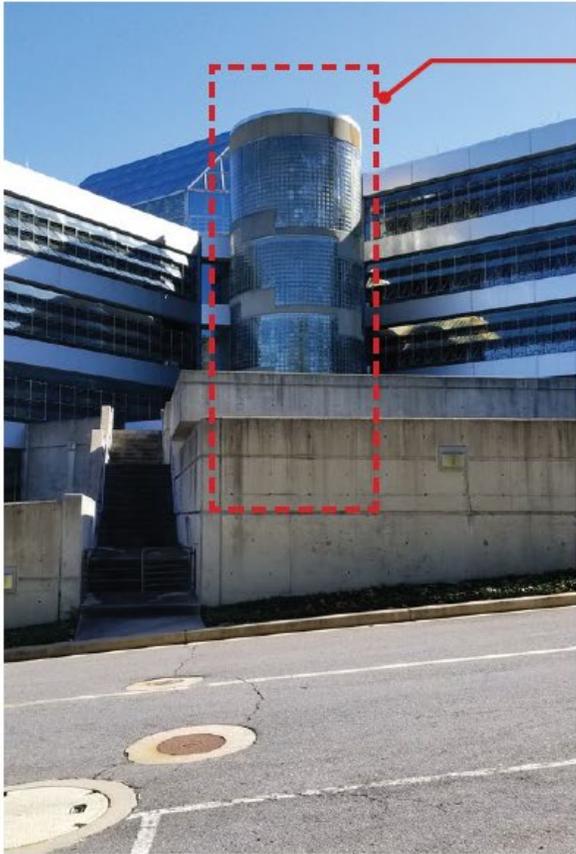
TYPICAL SILL DETAIL



TYPICAL JAMB DETAIL

# Glass Block Existing Condition

GLASS BLOCK AT STAIR TOWER 10

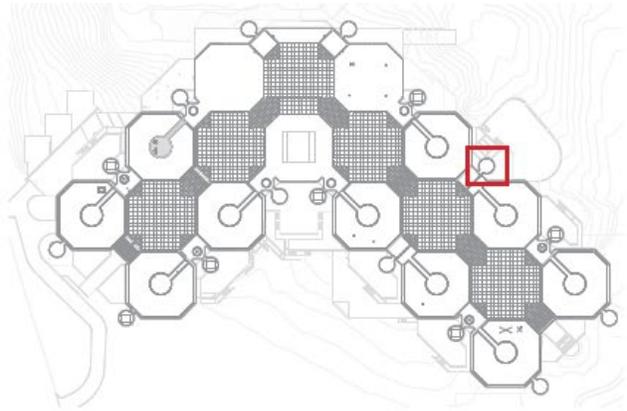


STAIR TOWER 10

EXISTING CONDITION

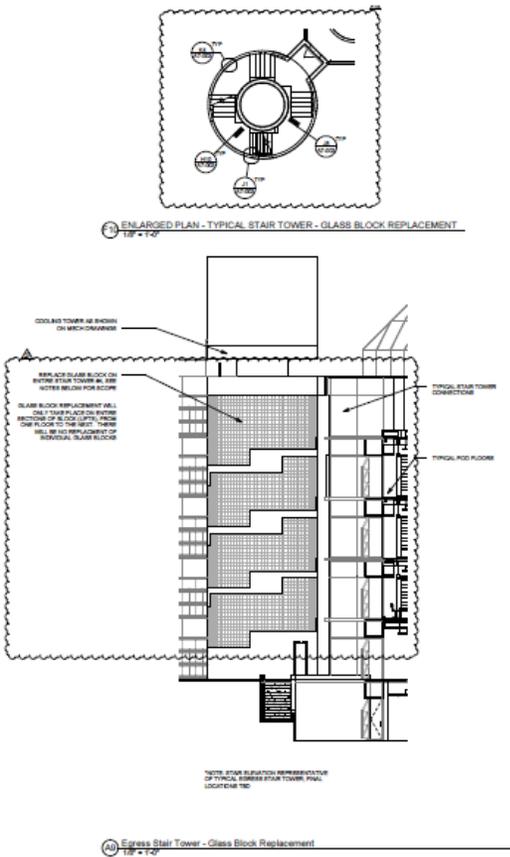


EXISTING CONDITION OF GLASS BLOCK AT STAIR TOWER 10



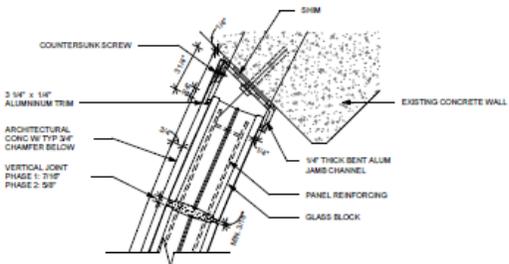
# Glass Block Replacement Details

## GLASS BLOCK AT STAIR TOWER - CONSTRUCTION DOCUMENTS

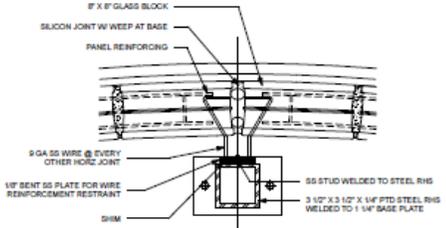


# Glass Block Replacement Details

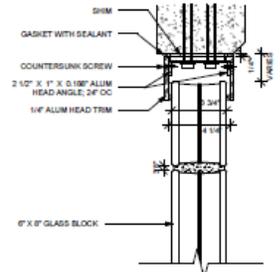
## GLASS BLOCK AT STAIR TOWER



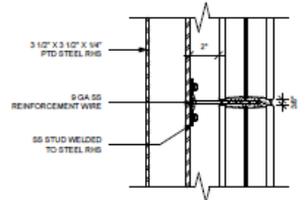
J1 EXTERIOR DETAIL - GLASS BLOCK REPLACEMENT PLAN DETAIL @ CONCRETE WALL



K4 EXTERIOR DETAIL - GLASS BLOCK REPLACEMENT PLAN DETAIL



H10 EXTERIOR DETAIL - GLASS BLOCK REPLACEMENT SECTION DETAIL 2



J8 EXTERIOR DETAIL - GLASS BLOCK REPLACEMENT SECTION DETAIL 1

