

11141 GEORGIA AVENUE *BREAKING THE BOX*

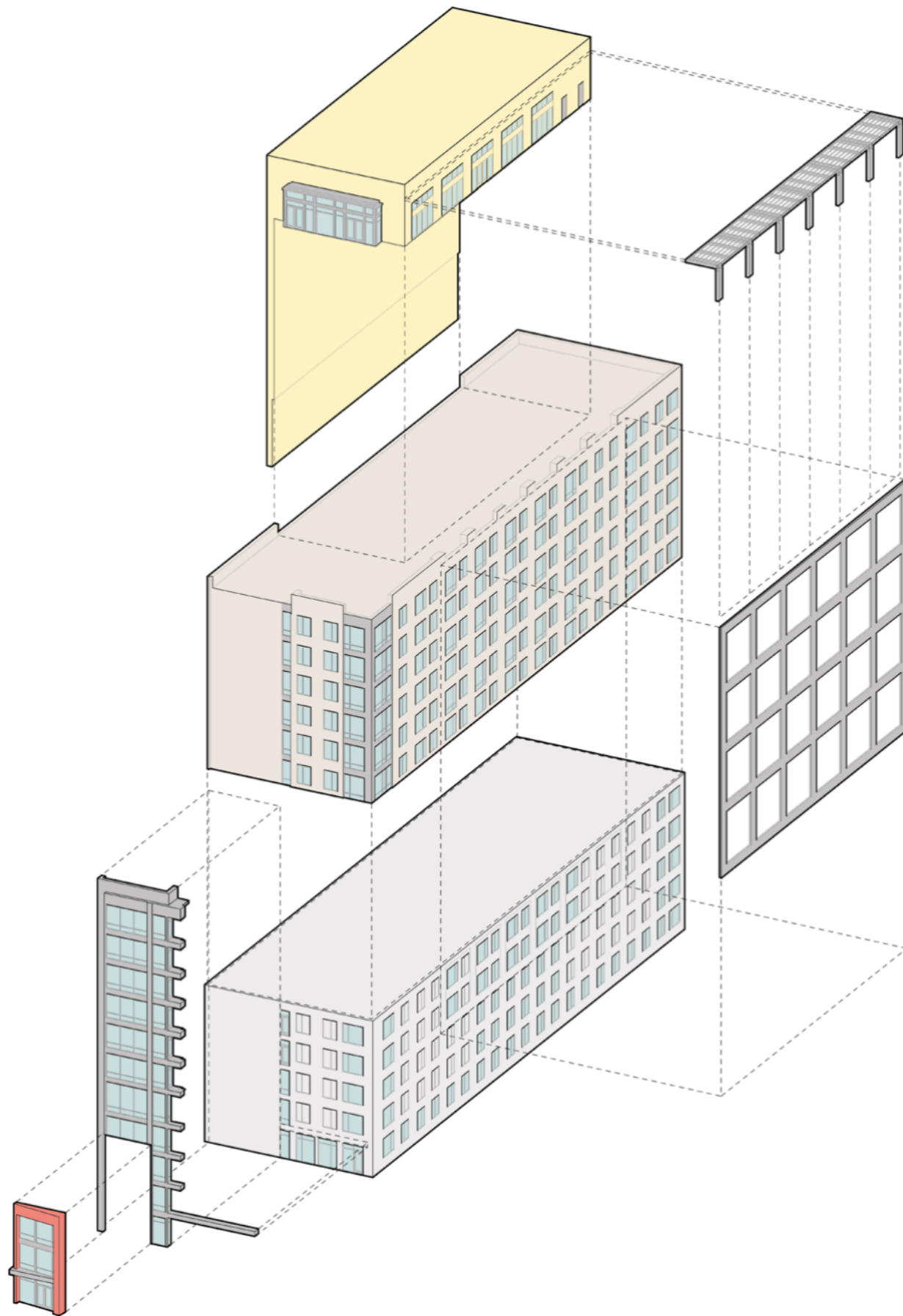
A five-story, mid-1960's office building located at a critical intersection in Wheaton, Maryland had reached the end of its useful life. Its outdated, inefficient systems were no longer code compliant or configured for current standards. Set in a rapidly redeveloping and transit-oriented district, the existing building was ideal for adaption to residential use.

The 60' width of the existing structure is the perfect dimension for a double-loaded corridor opening onto light-filled, efficient apartments. The concrete structural frame and footings, designed for mid-century office use, provide nearly two and a half times the required live loads for today's multifamily residential buildings. Following a structural analysis, an additional seven floors were added with nominal reinforcement, allowing for the repurposing of the low-profile existing structure into a sleek 12-story 194-unit apartment tower that frames and enhances the public realm.



ABOVE The existing 5-Story, 1960s office building

LEFT Newly transformed tower, facing southeast across Georgia Avenue

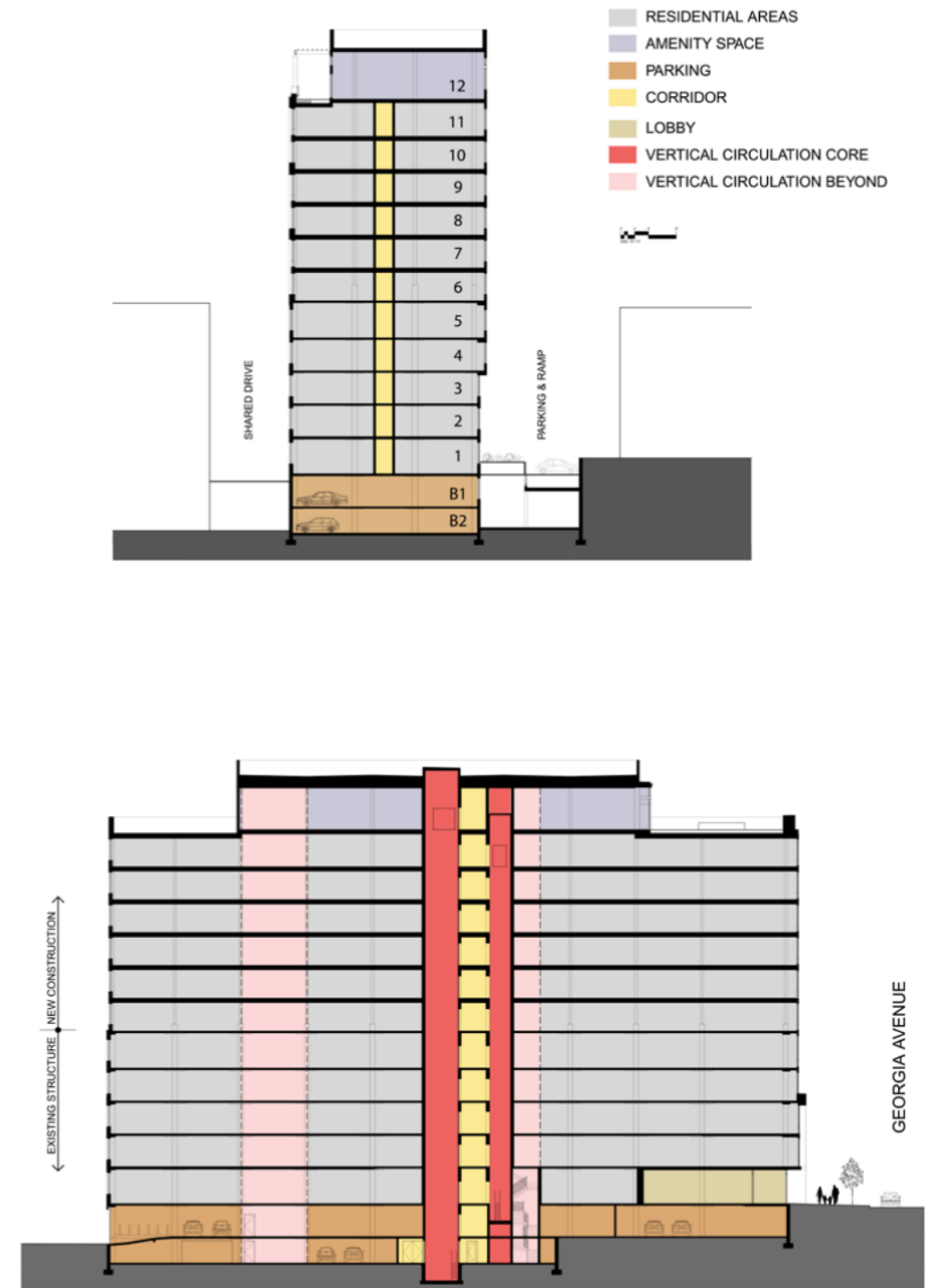


The design incorporates the original building's structural frame and brick cladding with a new structural steel frame clad in sympathetic masonry, stucco, metal composite panels, and new window systems. A carefully selected palette of materials and surface treatments knit together the new and old structures into an integrated composition appropriate for residential use. A strong vertical element located at the northwest corner of the building establishes a distinguished identity for the building and highlights the entry along the street corridor. On the south facade, a metal grid creates a graphic billboard while tying old to new. A four-foot bay projection on the north adds area and caps the building with the amenity block.

- EXISTING 5-STORY STRUCTURE
- NEW 6-STORY STRUCTURE
- NORTH BAY & PENTHOUSE
- BUILDING ENTRANCE
- ENLARGED OR NEW EXTERIOR OPENINGS

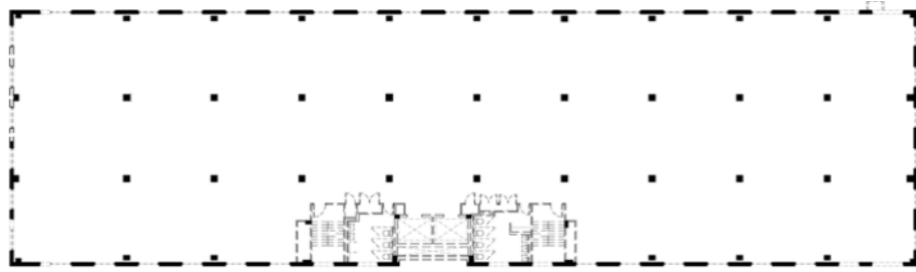


ABOVE South facade trellis and grid detail





ABOVE Georgia Avenue skyline facing east



TYPICAL FLOOR PLAN (BEFORE)



ROOFTOP / 12TH FLOOR PLAN (AFTER)

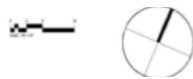


TYPICAL FLOOR PLAN (AFTER)



GROUND FLOOR PLAN (AFTER)

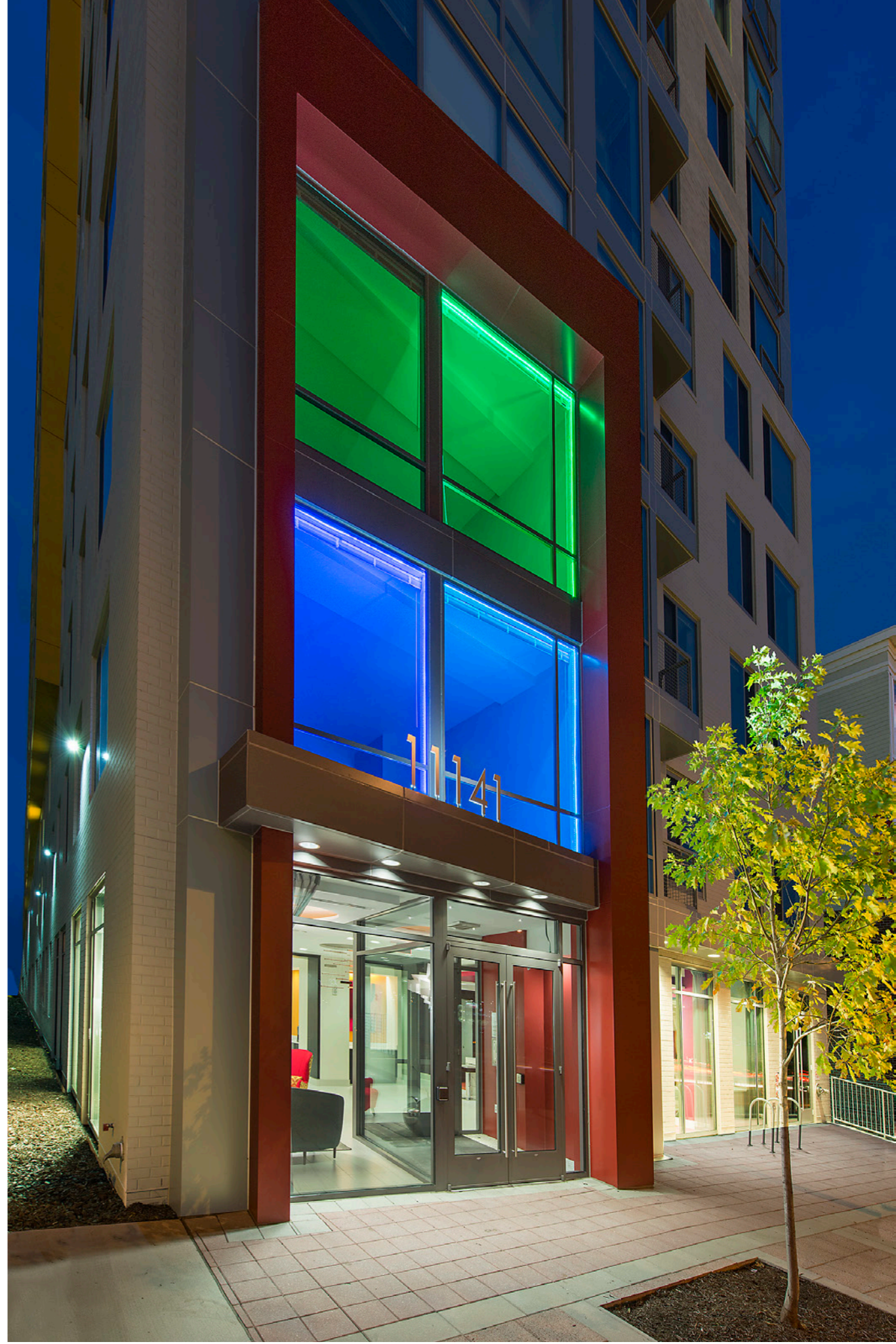
- | | |
|----------------|-----------------|
| LOBBY | OUTDOOR TERRACE |
| LEASING OFFICE | CORE ELEMENTS |
| DWELLING UNITS | CORRIDOR |
| AMENITY SPACE | |





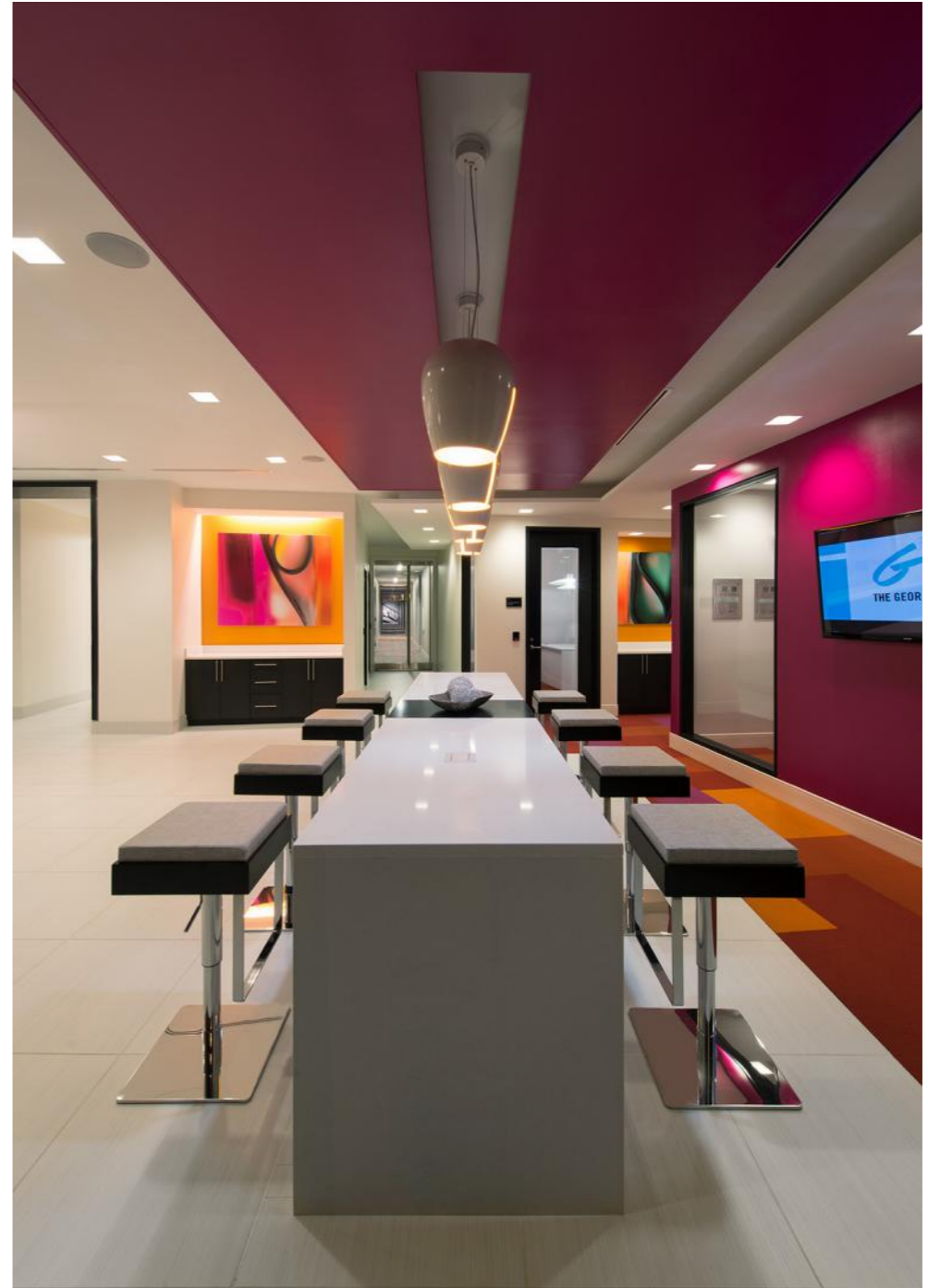
ABOVE Georgia Avenue skyline, streetscape + lobby prior to renovation

RIGHT Building entrance





TOP + RIGHT Lobby + leasing center





ABOVE Living space - northwest corner

FAR LEFT Typical unit kitchen

LEFT Typical unit bedroom





ABOVE + LEFT Rooftop club room



ABOVE Rooftop terrace