

11141 GEORGIA AVENUE

WHEATON, MD

THE GEORGE

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 Its outdated, inefficient systems were no longer code compliant or configured for current standards.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.



THE EXISTING 5-STORY, 1960S OFFICE BUILDING

LEFT: NEWLY TRANSFORMED TOWER, FACING SOUTHEAST ACROSS GEORGIA AVENUE



NEWLY TRANSFORMED TOWER, FACING NORTHEAST ACROSS GEORGIA AVENUE

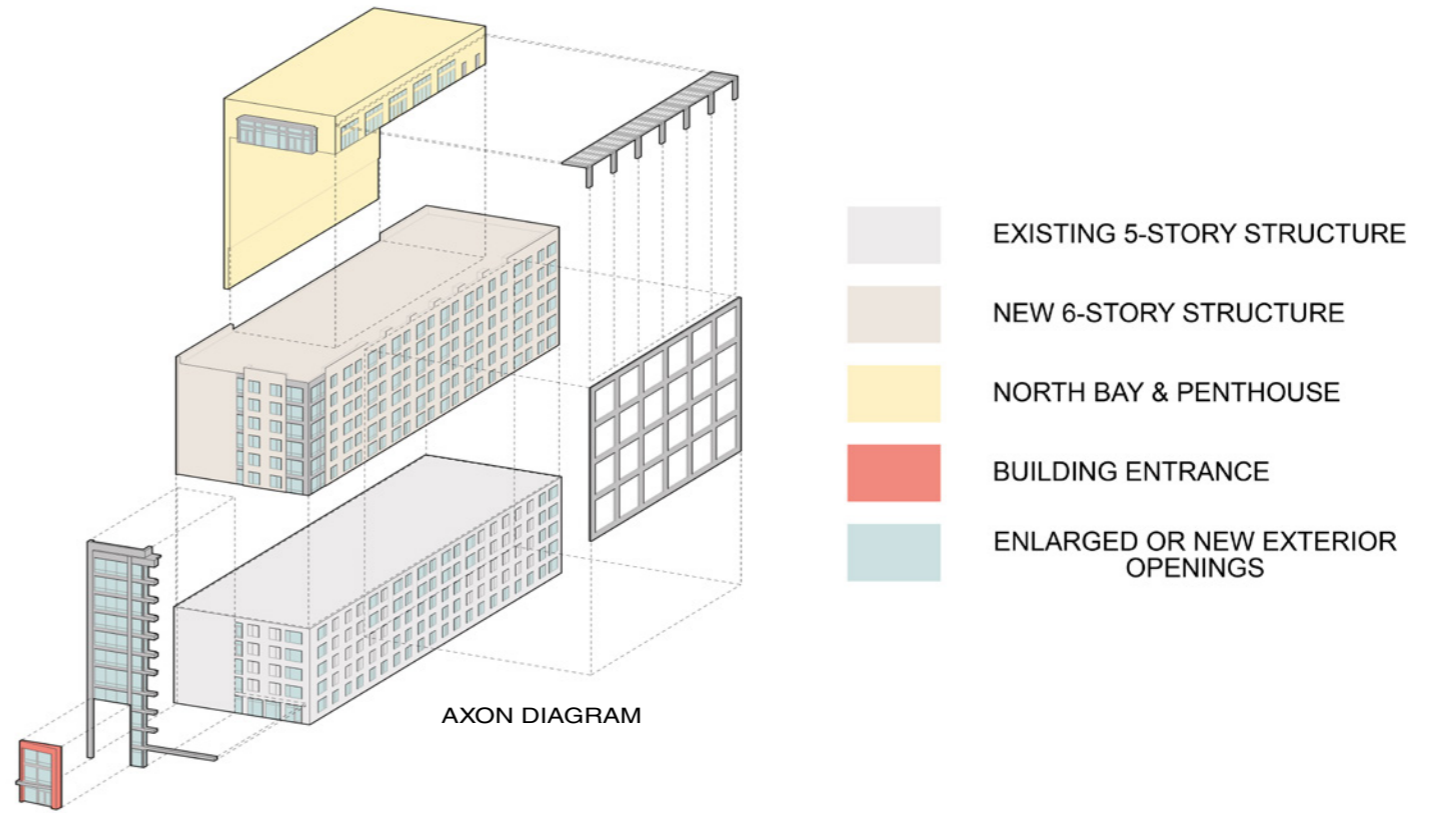
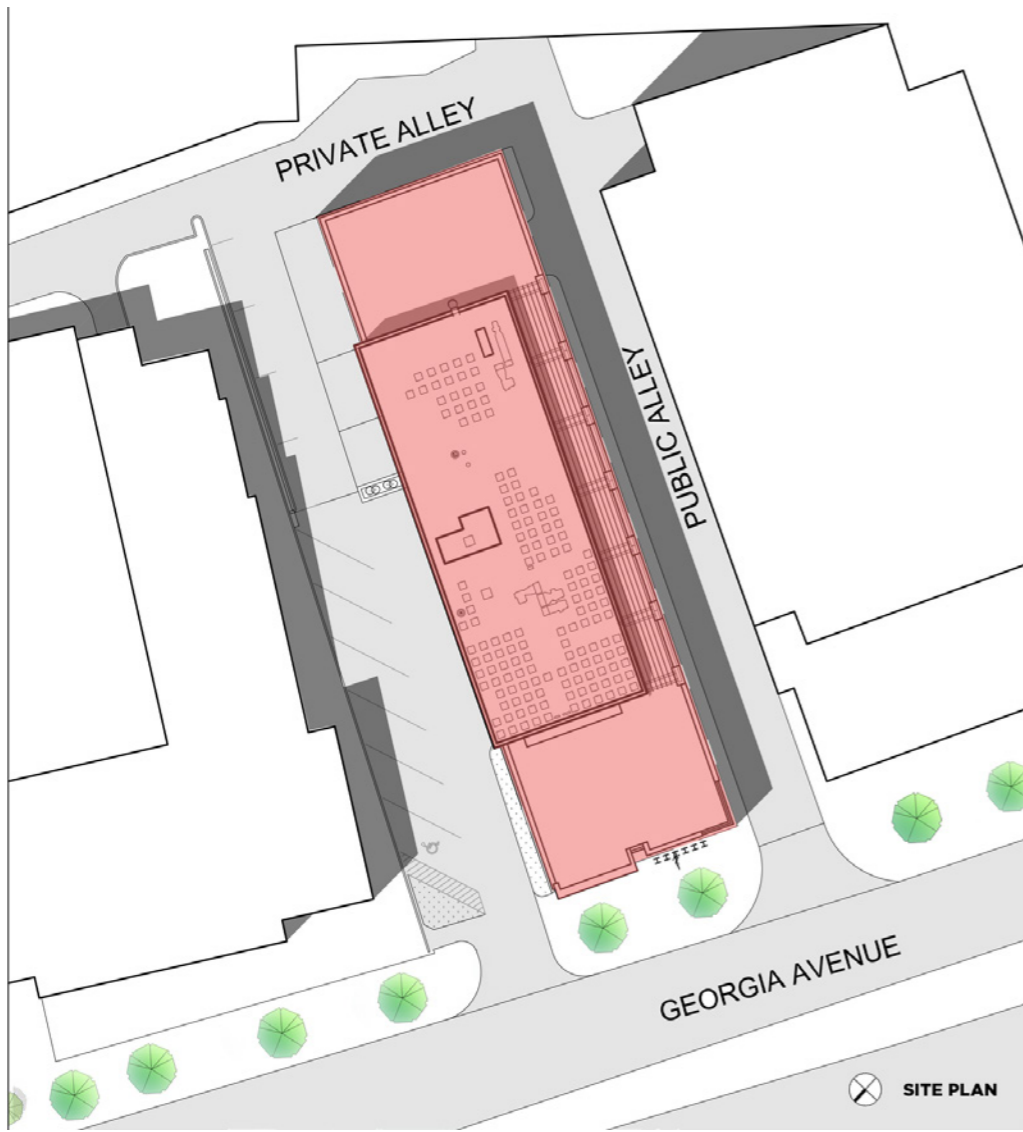


SOUTH FACADE TRELLIS AND GRID DETAIL



THE EXISTING 5-STORY, 1960S OFFICE BUILDING

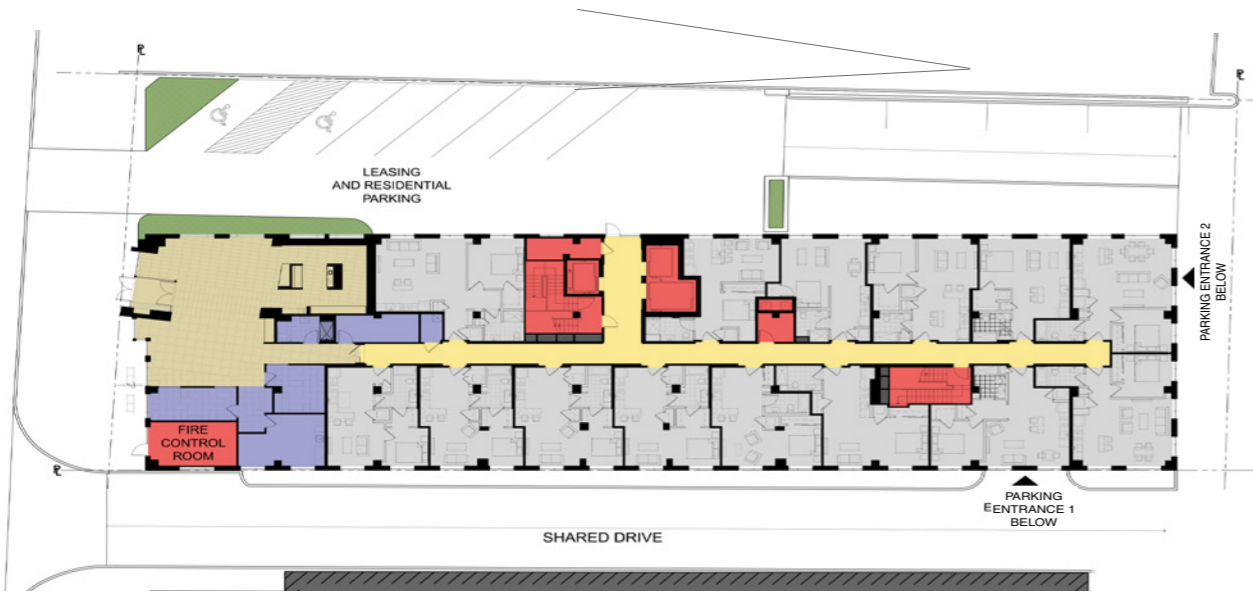
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The design incorporates the original building's structural frame and brick cladding with a new structural steel frame clad in sympathetic masonry, stucco, metal composite panels, and new window systems. A carefully selected palette of materials and 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.



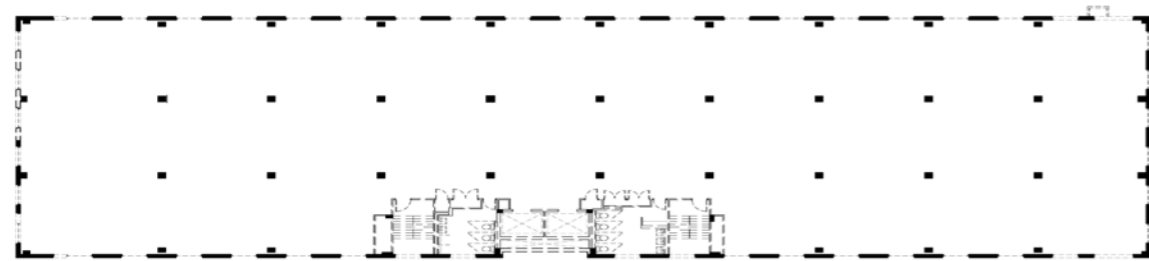
GEORGIA AVENUE



GROUND FLOOR PLAN (AFTER)



ROOFTOP / 12TH FLOOR PLAN (AFTER)

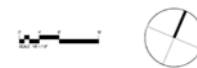


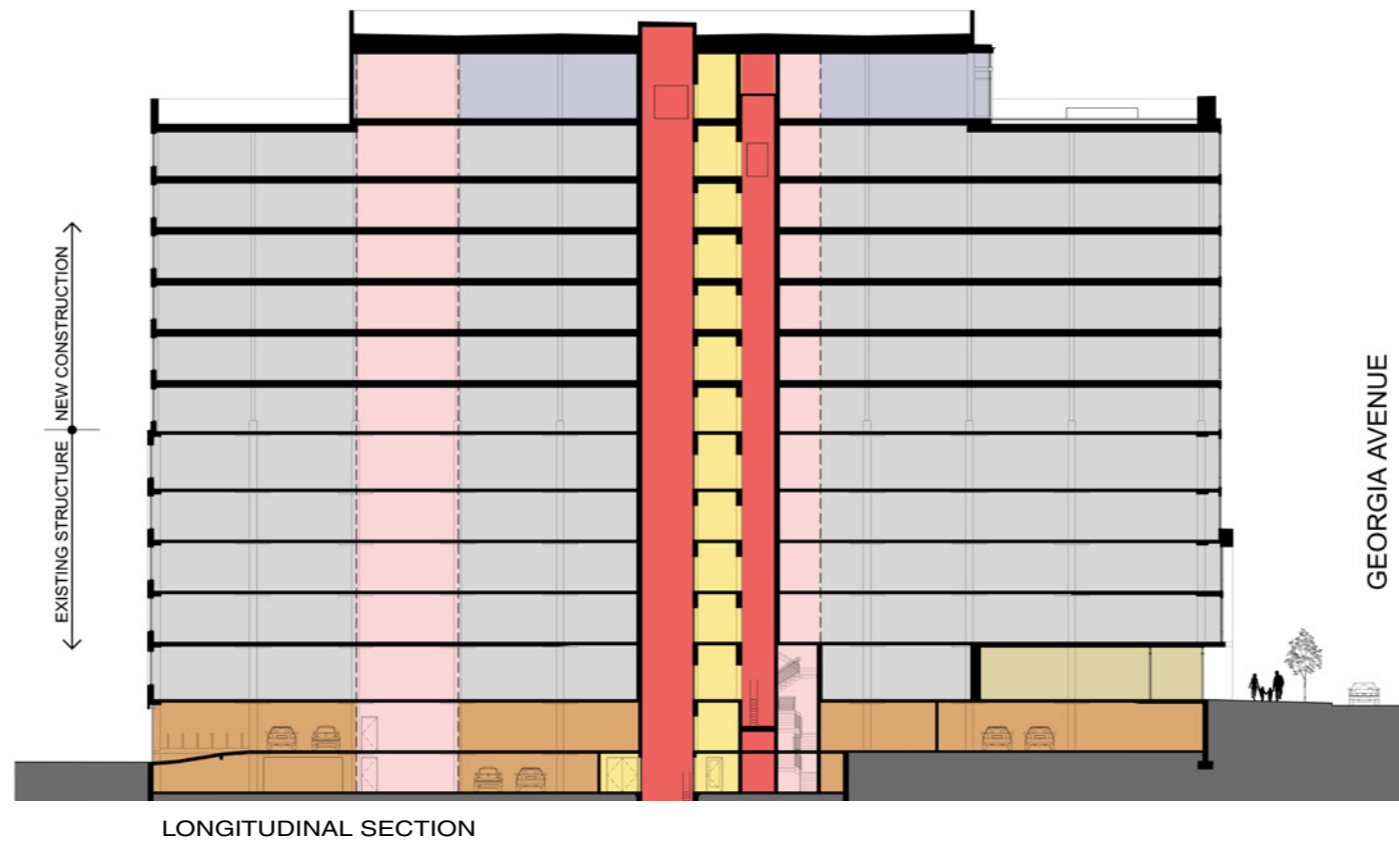
TYPICAL FLOOR PLAN (BEFORE)



TYPICAL FLOOR PLAN (AFTER)

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







BEFORE: GEORGIA AVENUE SKYLINE + STREETScape



BEFORE: LOBBY



AFTER: BUILDING ENTRANCE



LOBBY



LEASING CENTER



BEDROOM - NORTHWEST CORNER



TYPICAL UNIT KITCHEN



LIVING SPACE - NORTHWEST CORNER



ROOFTOP CLUB ROOM



ROOFTOP TERRACE



ROOFTOP TRELLIS DETAIL