

THE GEORGE

WHEATON, MD

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 Its outdated, inefficient systems were failing, and cores were not code compliant or configured for the change of use. 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 perfectly adapted to a double-loaded corridor feeding into efficiently planned apartments with tall ceilings, and light-filled by large windows. The concrete structural frame and footings, designed for office use, provide nearly two and a half times the required live loads for today's multifamily residential buildings. Following 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 enhances the public realm.



TOP The existing 5-story, 1960s office building

LEFT Newly transformed tower, facing southeast across Georgia Avenue



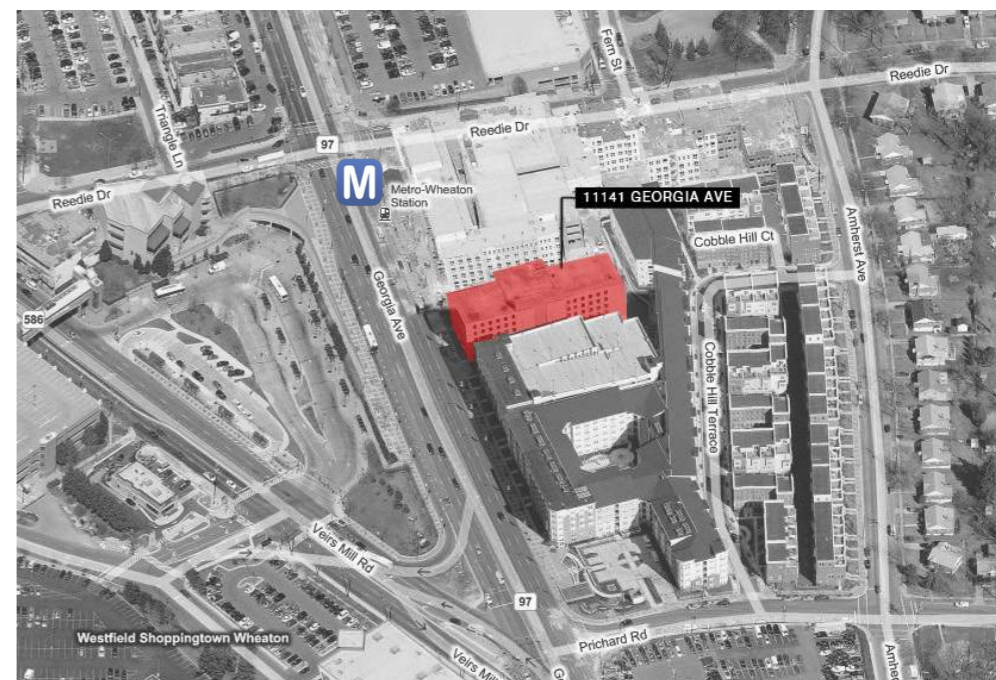
Georgia Avenue skyline facing east **AFTER**

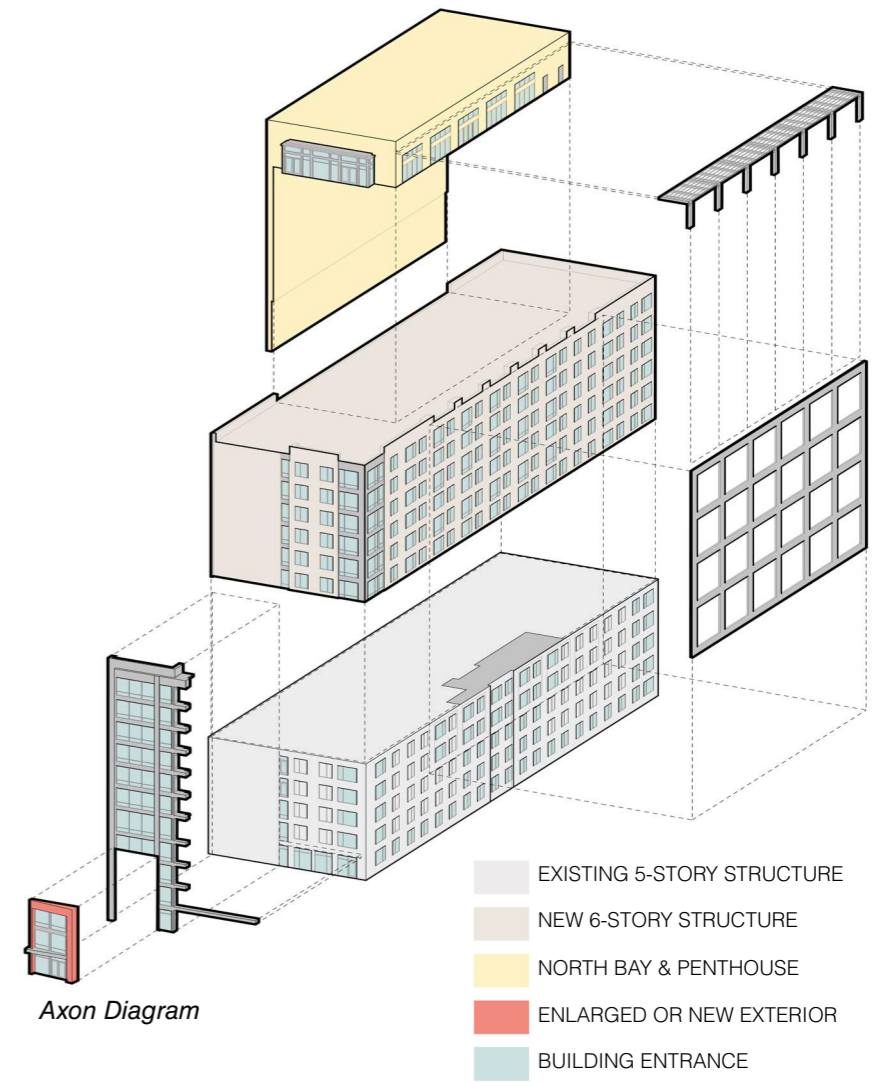


Georgia Avenue skyline facing east **BEFORE**

Adjacent to the Wheaton Metro Station entry at the intersection of Georgia Avenue and Reedie Drive, the underutilized existing building occupied prime real estate directly across from Wheaton’s public transit hub and the Westfield Wheaton shopping mall (nee “Wheaton Plaza,” the legacy centerpiece of the neighborhood). Situated between two contemporary five-story multifamily residential developments, the outdated concrete frame, glazed brick office building was an ideal subject for conversion into a residential landmark for the surrounding transit-oriented community.

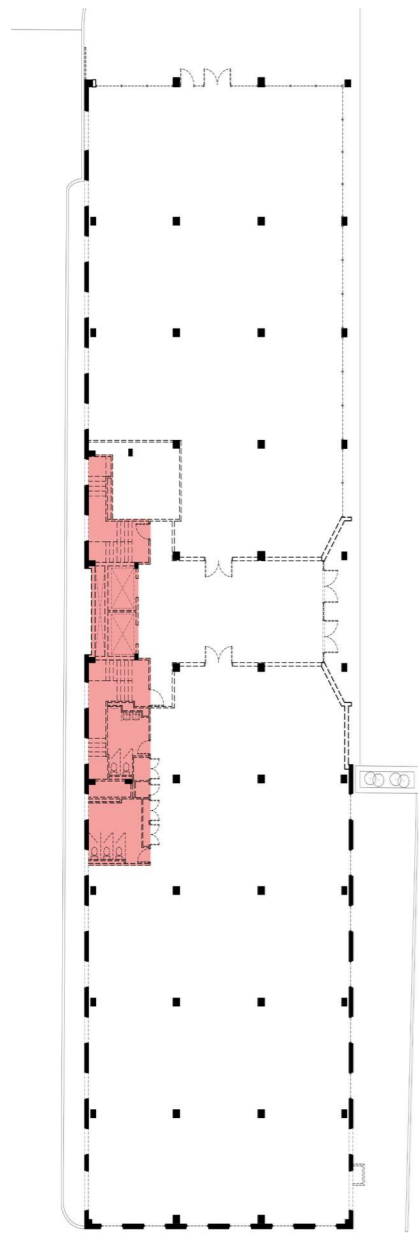
The original brick cladding and concrete structural frame are supplemented with a new structural steel frame vertical addition. A carefully selected palette of materials and surface treatments knits together the new and old fabrics into an integrated composition. A strong vertical element located at 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 tying old to new. A bright yellow four-foot bay projection on the north adds floor area and caps the building with the amenity block.





BOTTOM The existing 5-story, 1960s office building
LEFT Newly transformed tower, facing northeast across Georgia Avenue

GEORGIA AVENUE



GROUND FLOOR PLAN (BEFORE)



GROUND FLOOR PLAN (AFTER)



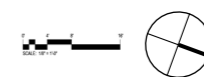
TYPICAL FLOOR PLAN (AFTER)

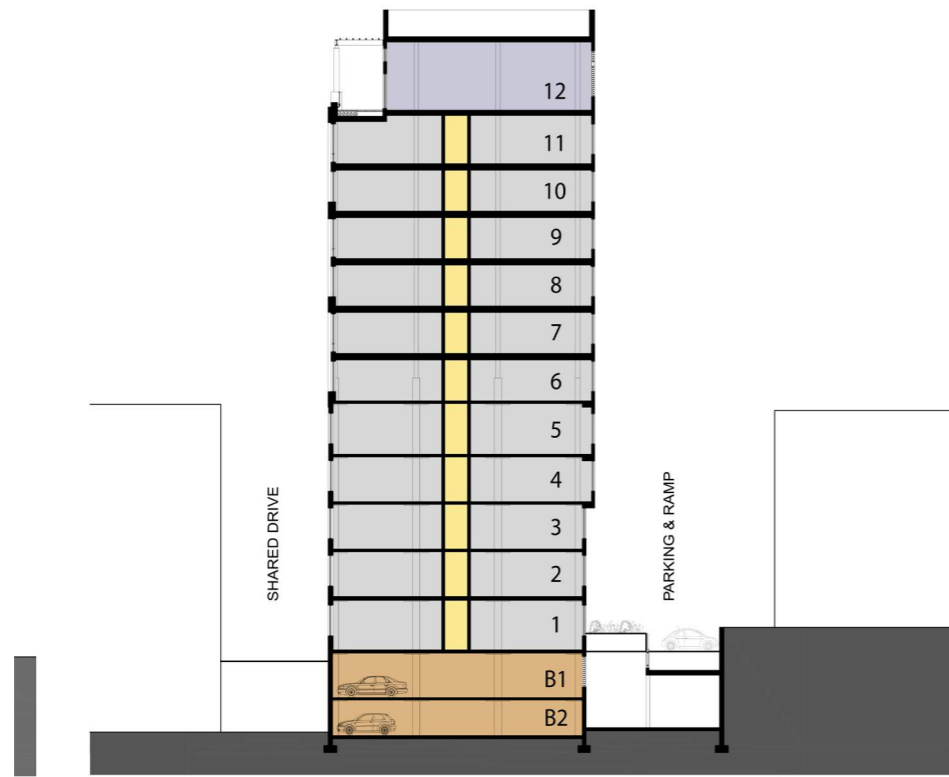


ROOFTOP / 12TH FLOOR PLAN (AFTER)

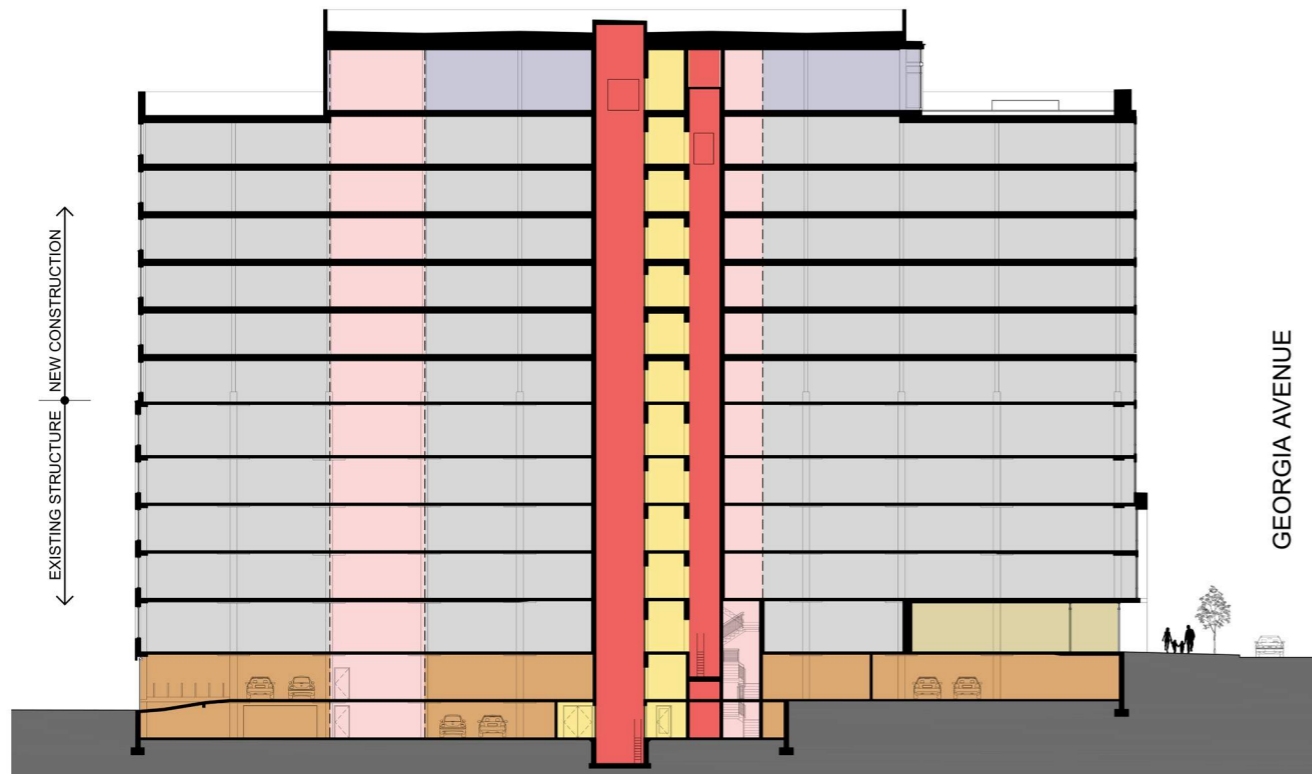
The existing office floorplate dimensions ideally suited adaptation to a double-loaded residential unit plan. The existing office cores were demolished and replaced by a new relocated elevator core and code-compliant remote stairs, with a prominent new entry on Georgia Avenue. A new 4' bay added to the north elevation continues up the addition to define the rooftop amenity penthouse.

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

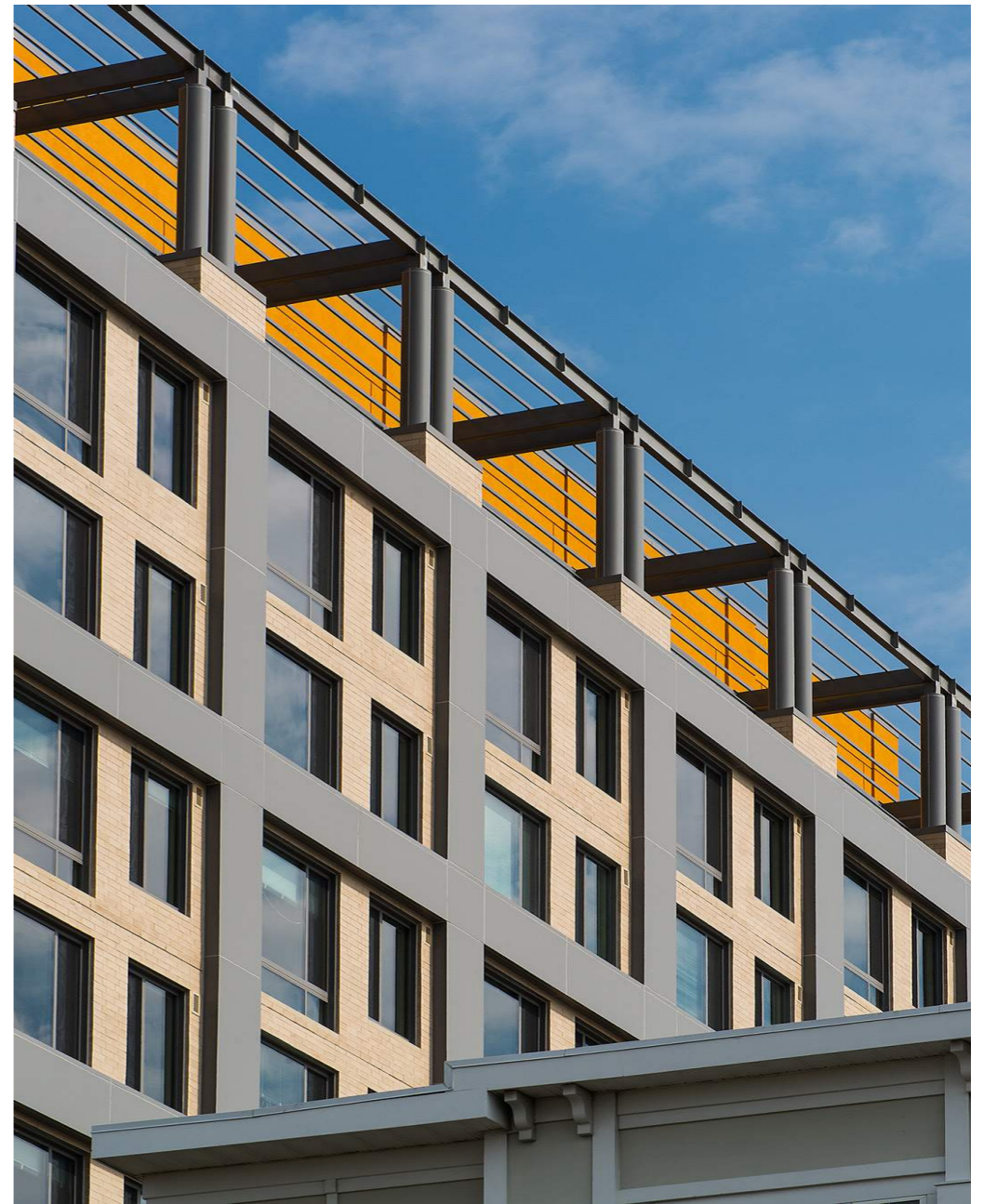




TRANSVERSE SECTION



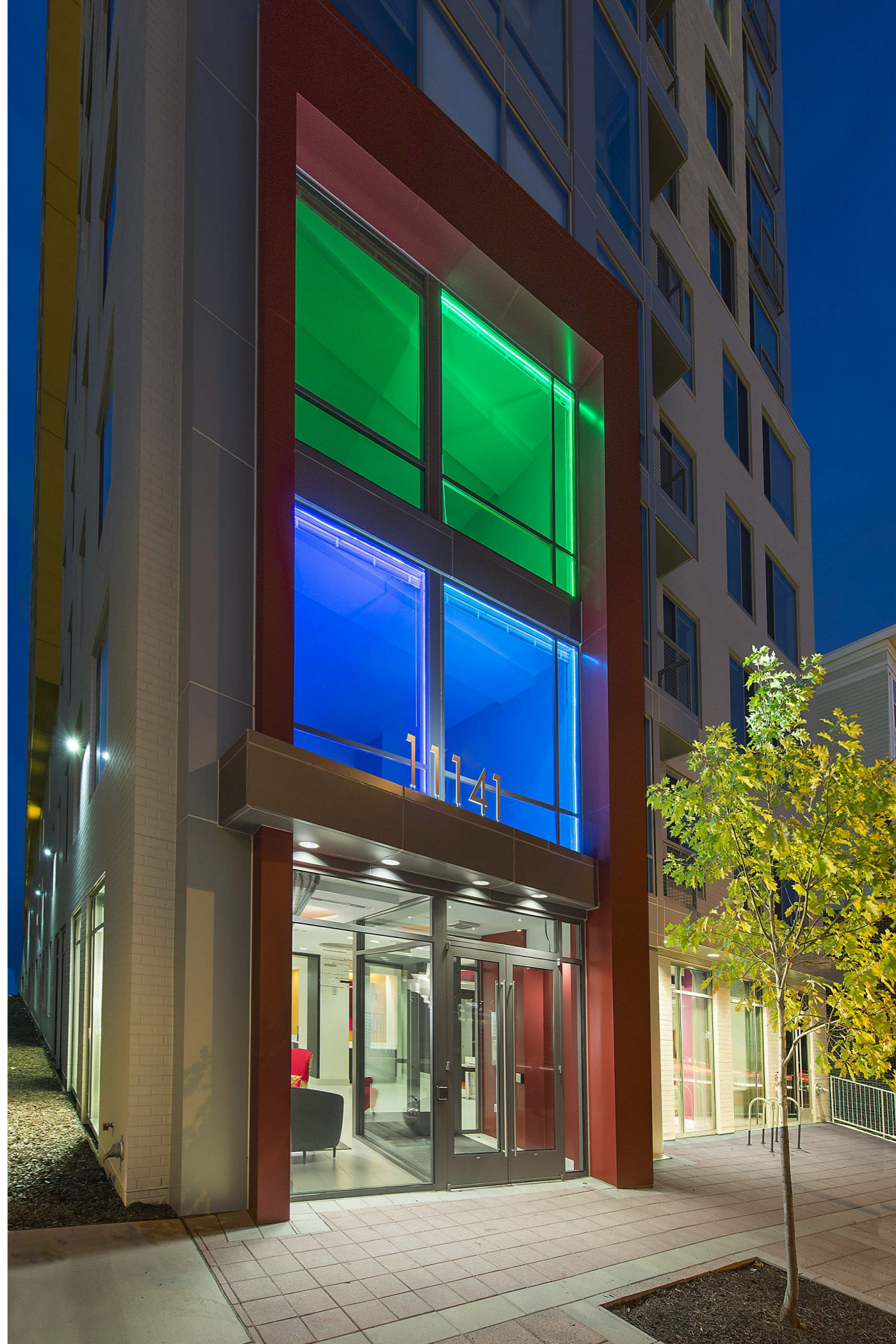
LONGITUDINAL SECTION



South facade trellis and grid detail

- RESIDENTIAL AREAS
- AMENITY SPACE
- PARKING
- CORRIDOR
- LOBBY
- VERTICAL CIRCULATION CORE
- VERTICAL CIRCULATION BEYOND

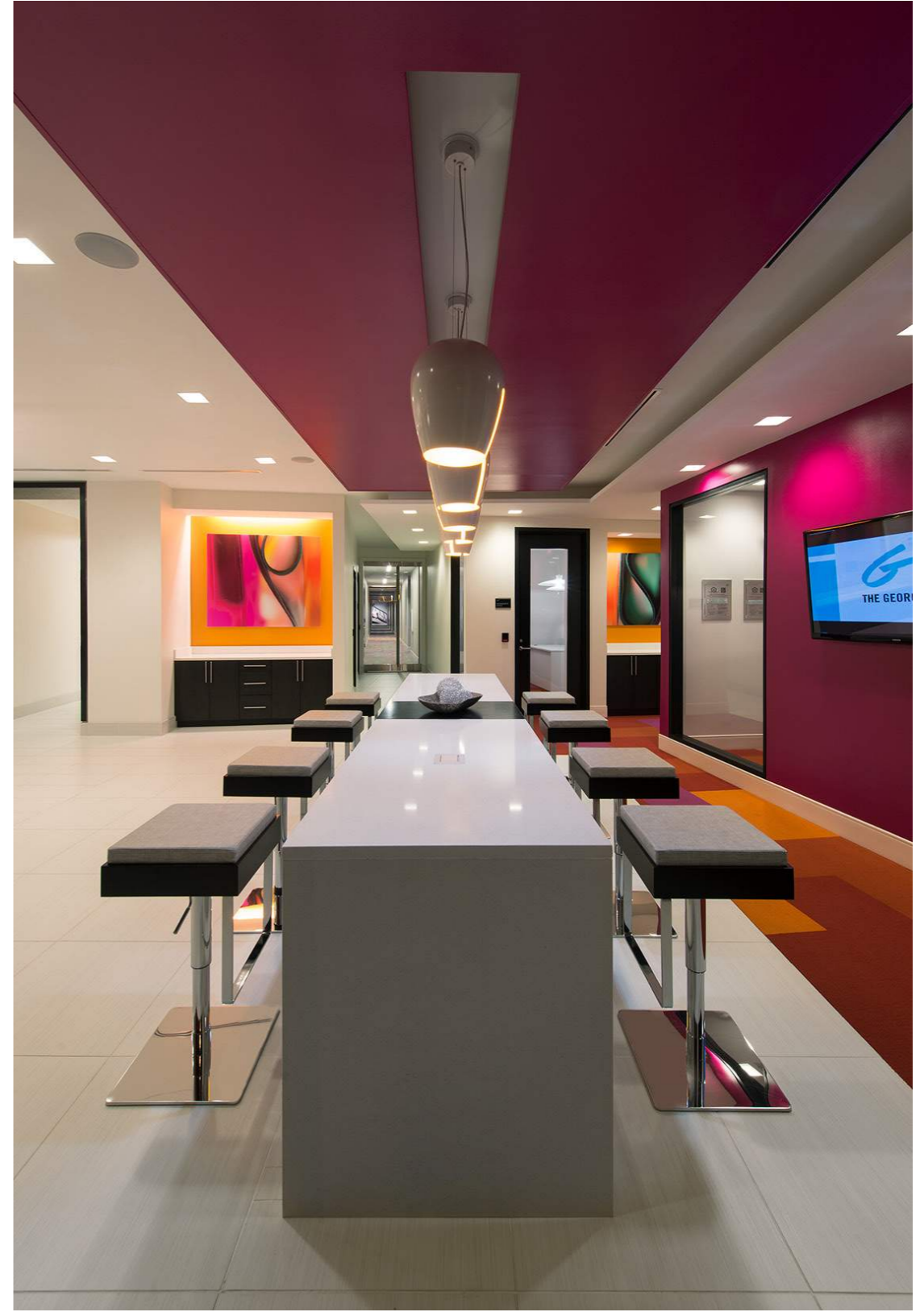




TOP Lobby space
BOTTOM Existing office building entrance
RIGHT New residential building entrance



Lobby



Leasing Center



*TOP Northwest corner living space
RIGHT Bedroom with west-facing sunset views*





TOP Penthouse club room

LEFT Penthouse fitness center with views south toward Washington, DC





Rooftop Terrace