

11141 Georgia Avenue: High Rise Residential Apartments

Located in: Wheaton, MD

Building Statistics

Full Height: 158 Feet
Number of Stories: 14
Size: 179,760 GSF Square Feet
Cost: \$44 Million (for the addition)
Construction Dates: February 2013 - August 2014
Project Delivery Method: Contractor at Risk

Project Team

Owner: ML Wheaton, LLC c/o Lower Enterprises
General Contractor and CM: Whiting-Turner
Architect: Bonstra Haresign Architects, LLP
Structure: Rathgeber/Goss Associates
Mechanical: Brothers Ductwork HVAC, Inc.
Plumbing: KNI Engineering, Inc.
Lighting Design: Gilmore Lighting Design



Photo of building from nearby parking garage roof: Photo taken by Samantha deVries

Structural Systems

- Original Concrete Building
 - Concrete moment frames
 - Concrete floor slabs
 - Spread footings and retaining walls
- New Addition
 - Steel moment frames
 - Lightweight composite floor joists with deck
- Loads
 - Original loads for office building
 - New live loads smaller for residential
- Renovation Work
 - New stairwell and elevator locations
 - New utility openings
 - Façade modifications



Photo of typical apartment: Photo courtesy of The George (Apartment)

Architecture

- 5 story 1960's office building
- 7 story addition
- High rise apartment building with one and two bedroom studios.

Construction

- Underpin Foundations
- Renovations work in existing building
- Construct addition directly above existing

Mechanical

- Cooling by rooftop chiller condensing units
- Units have occupant operable windows
- Heating by electrical heaters and heat pumps.

Electrical/Lighting

- Recessed lighting in apartments
- Pendant and wall mounted fixtures in lobbies
- 2 Main Power Distributors fed from a transformer
- One 1400 KVA and one 1750 KVA



Photo of rooftop terrace: Photo courtesy of The George (Apartment)