

11141 Georgia Avenue: High Rise Residential Apartments Located in: Wheaton, MD

Building Statistics

Full Height: 158 Feet
Number of Stories: 14
Size: 158,000 Square Feet
Cost: \$44 Million (for the addition)
Dates of Construction: 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
Structural Engineer: Rathgeber/Goss Associates
Mechanical Engineer: Brothers Ductwork HVAC, Inc.
Plumbing Engineer: KNI Engineering, Inc.
Lighting Design: Gilmore Lighting Design
Acoustics: Polysonics Acoustics & Technology Consultants



Architecture

The original building was a 5 story office building with 2 basement levels constructed in the 1960's. A 7 story addition converted it into a high rise apartment building with one and two bedroom studios.

Construction

Construction of the addition required a renovation of the original structure as well. Once the foundations were underpinned properly, construction of the addition occurred simultaneously with the retrofit work.

Mechanical

Cooling occurs using rooftop chiller condensing units (1 unit for each apartment). All units have occupant operable windows. Heating occurs through the use of electrical heaters and heat pumps.

Electrical/Lighting

The apartments have recessed lighting, and lobbies have pendant and wall mounted fixtures. There are 2 Main Power Distributors, each fed from a transformer, one with 1400 KVA, the other is 1750 KVA.



Structural Systems

The original building was a concrete moment frame building with concrete floor slabs. The foundations include some retaining walls and spread footings.

The new addition was built in steel with a moment frame lateral system to minimize the amount of load added to the existing building's columns and foundations. The floors of the addition are steel deck with a concrete topping.

Due to a change in the building's occupancy type, design loads for the new addition were similar to the original design gravity loads. Therefore, modifications to accommodate the addition were relatively minimal.

The original portion of the building required several modifications to accommodate a new architectural layout.

