

## **2024 AIA|DC Chapter Design Awards**

**Project Title: Pivoting**

**Location: Bethesda, MD**

**Date of Completion: January 2023**

### **Project Statement (150 words max):**

A RENOVATION PROJECT CONNECTING INTERIOR AND EXTERIOR SPACES Program:

- Conversion of old gravel parking area into a new moss garden
- Conversion of old garage into a new dining room
- Conversion old gravel driveway into a new carport and "post-COVID" exterior entertaining space
- Addition of new garage and artist's studio to the existing home
- Addition of sustainability measures and stormwater management on site

### **Design Narrative: How does this project address Design for Integration, Wellbeing, and Discovery? (150 words max)**

#### **Design for Integration**

- The project seamlessly blends the new addition with the existing structure while enhancing its functionality and aesthetic appeal.
- The design incorporates an inspired Japanese garden as a focal point and provides exterior social gathering areas.
- The project carefully considers the sensory experience throughout its design to engage the senses and connect people to the place with the use of an inspired Japanese garden with captivating elements such as vegetation, and a serene ambiance.

#### **Design for Well-being**

- The project incorporates various elements that promote physical activity and well-being, such as the spatial configuration and seamless flow between indoor and outdoor spaces.
- The selection of high-quality materials and the integration of ample natural light, and proper ventilation, contribute to the comfort and durability of the spaces.

**Community Engagement: How does this project address Design for Equitable Communities and Economy? (150 words max)**

**Design for Equitable Communities**

- The project extends its positive impact beyond the immediate surroundings by incorporating principles of equitable design such as the positioning of the carport, garage, Japanese garden, dining room, and artist's studio, which foster social interaction and provide spaces for gathering and connection.
- The strategic positioning of communal spaces such as the carport, garage, Japanese garden, dining room, and artist's studio fosters social interaction and provides spaces for gathering and connection.

**Design for Ecosystems**

The design of the project encourages users to become more aware and connected with the project's place and the regional ecosystem through thoughtful landscape design and the integration of natural elements.

The careful selection of durable materials and construction techniques ensures the project's longevity and minimizes the need for frequent repairs or replacements.

By using sustainable stormwater management techniques like rainwater collection and permeable surfaces, the project will have less of an influence on the nearby water supply and will help maintain the natural balance.

**Sustainability and Resilience: How does this project address Design for Ecosystems, Water, Energy, Resources, and Change? (150 words max)**

**Design for Ecosystems**

The design of the project encourages users to become more aware and connected with the project's place and the regional ecosystem through thoughtful landscape design and the integration of natural elements.

The careful selection of durable materials and construction techniques ensures the project's longevity and minimizes the need for frequent repairs or replacements.

By using sustainable stormwater management techniques like rainwater collection and permeable surfaces, the project will have less of an influence on the nearby water supply and will help maintain the natural balance.

**Design for Water**

Sustainable stormwater management practices, such as rainwater harvesting and permeable surfaces, reduce the project's impact on local water resources and contribute to the overall ecological balance.

**Design for Resources**

- The architect considered factors such as durability, sustainability, and environmental impact when selecting materials, prioritizing those with a long lifespan and low environmental footprint, such as responsibly sourced wood and recycled materials.

**Would you like this project to be considered for a Jury Citation in any of the following categories? (For more information on the 10 Measures from the Framework for Design Excellence, please click here.)**

- Integration
- Equitable Communities
- Ecosystems
- Water
- Economy
- Energy
- Well-being
- Resources
- Change
- Discovery

## Program:

- Conversion of old gravel parking area into a new moss garden
- Conversion of old garage into a new dining room
- Conversion old gravel driveway into a new carport and "Post-COVID" exterior entertaining space
- Addition of new garage and artist's studio to the existing home
- Addition of sustainability measures and stormwater management on site

1. A new Japanese-inspired garden creates a sense of tranquility while organizing the program elements and connecting the old main entrance with the new carport via a steel and cedar bridge (Images 1, 2, 3, 4, 13).
2. A new dining room converted from the old garage was designed to look out to the Japanese-inspired garden with boulders, River Birch trees, and grasses. It has an axial view of a grass sculpture terrace in the distance (Images 5, 6, 7, 8, 9).
3. A new carport is an outdoor room designed specifically as a "post-COVID" solution to social gathering spaces. The design pulls from the modular grid and finish pallet of the existing house and weaves the natural landscape through its underlying geometry (Images 10, 11, 12, 13, 14, 15).
4. A cedar garden-wall is detailed as several pivoting panels that rotate open during outdoor social events, allowing guests to engage with the garden and adjacent spaces. The owners required the Japanese-inspired garden to be accessible to all guests. The main pivot panel leading to the bridge is wheelchair accessible, allowing access to the garden bridge, terrace, and main house (Images 1, 2, 3, 12, 13, 15).
5. A newly designed cedar terraced walkway leads from the upper parking area and meanders through a woodland garden down to the bridge, fully connecting the user with nature along the way (Images 10, 11, 15).
6. The new Japanese-inspired garden is designed to collect stormwater from the site, draining it to large underground storage wells below the carport and eventually distributing it to a rain garden on the opposite side of the main house (Images 1, 2, 3, 4).
7. The carport and garage are designed with three separate electric car chargers, efficient smart controlled LED lighting, future solar panel installation, and a space for a "power wall" to collect and store solar energy (Images 11, 12, 15)





View from existing main entry showing new moss garden with cedar bridge leading to the carport and its wall of cedar finished pivot doors. A sculpture lightbox is shown to the left of the cedar wall. The new dining room and patio is visible on the left of the image.





View from the dining room patio through the moss garden toward the sculpture terrace in the distance. The carport with its cedar wall and walkway is visible on the left.





The carport's cedar wall is shown here with its pivot doors in the open position, allowing guests to circulate through the exterior spaces.





View from the new carport showing the moss garden with cedar bridge leading to the existing house and main entrance.





View showing interior of new dining room converted from the existing garage, with view out toward carport and moss garden.





Detail image of millwork in new dining room.





View from the dining room out toward moss garden and sculpture terrace beyond. A new window/door system has replaced the original garage doors.





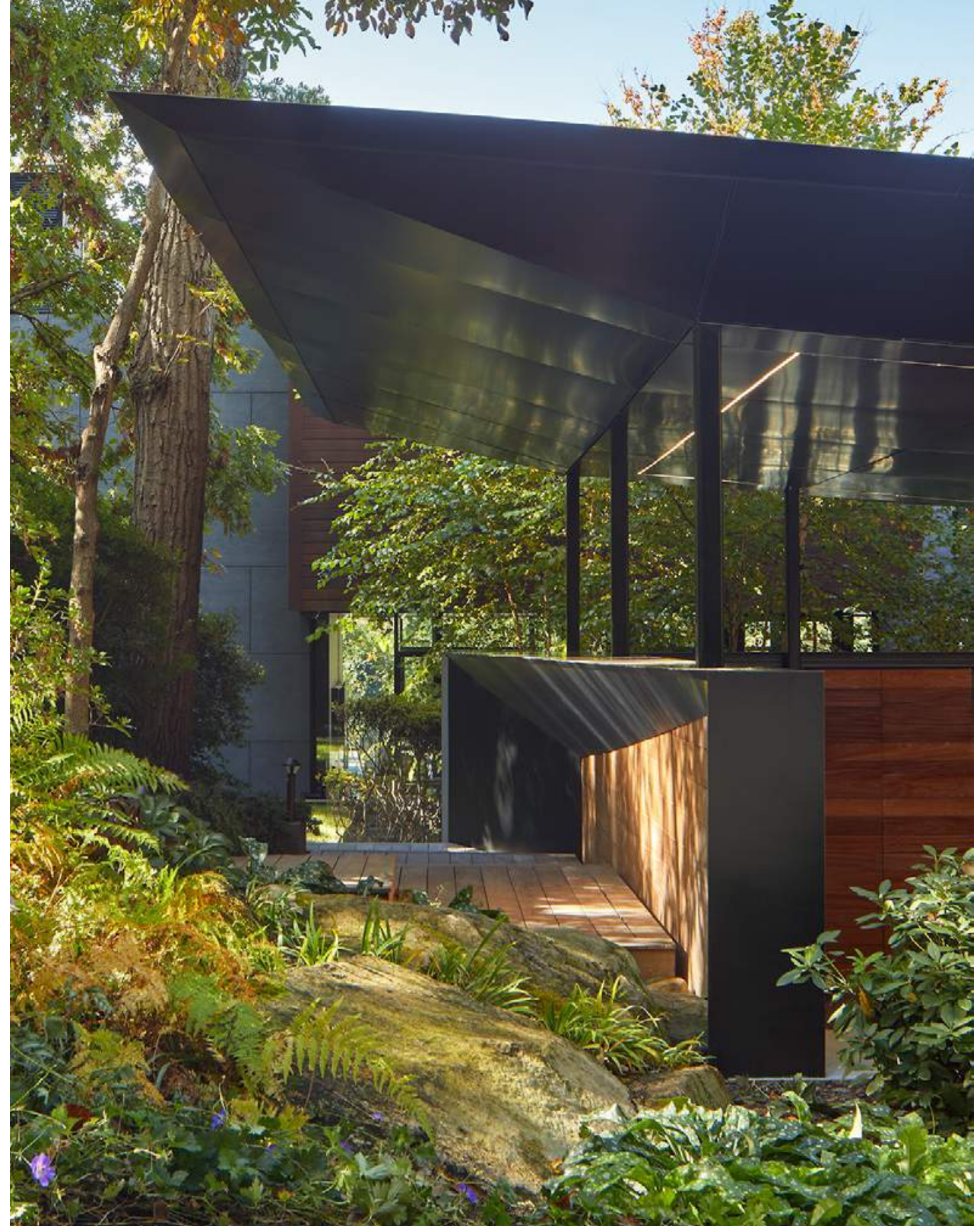
View through the new dining room with pivot door in the open position showing the connection to the main circulation spine of the existing house.





View from carport walkway across the new dining room patio toward the existing house. New dining room is visible on the right. A new window/door system has replaced the original garage doors.





The left image is a view showing the walkway between the new moss garden and carport. The right image is a view showing the knife-edge roof, extending over the new cedar terraced walkway. The existing main house is visible in the distance.





View from the driveway looking into the new carport, which was designed as a post-COVID solution to accommodate outdoor gatherings. An external car-charger is hidden within the concrete wall on the left of the image.





View showing the carport's cedar pivot doors in the open position with a view of the moss garden, bridge, and main house beyond.





Detail image of niche in the carport wall.





View of carport and garage addition in context. Existing main house is visible in the background.



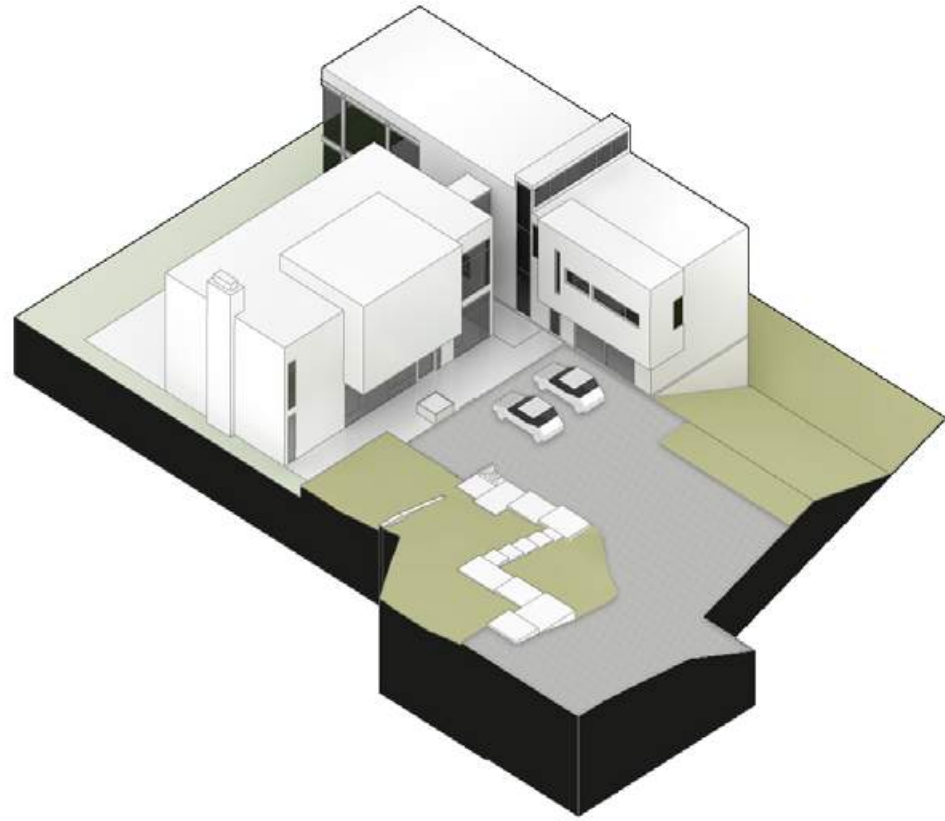


Photo-realistic rendering showing the interior of the artist's studio in the basement level of the garage.

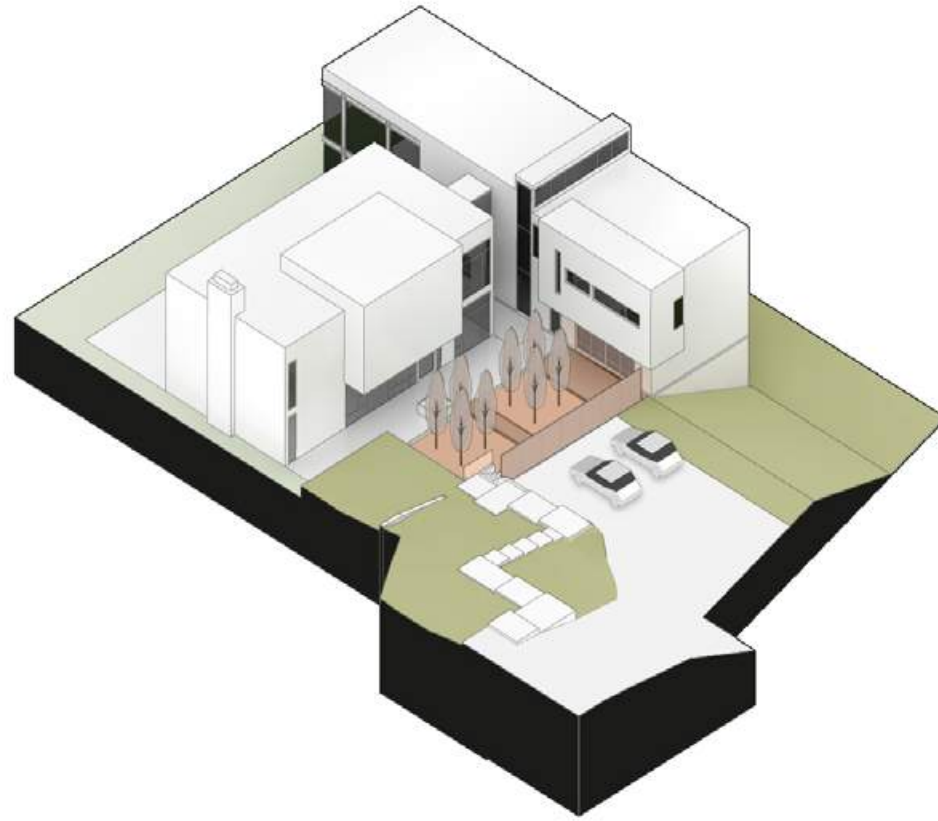


# PIVOTING

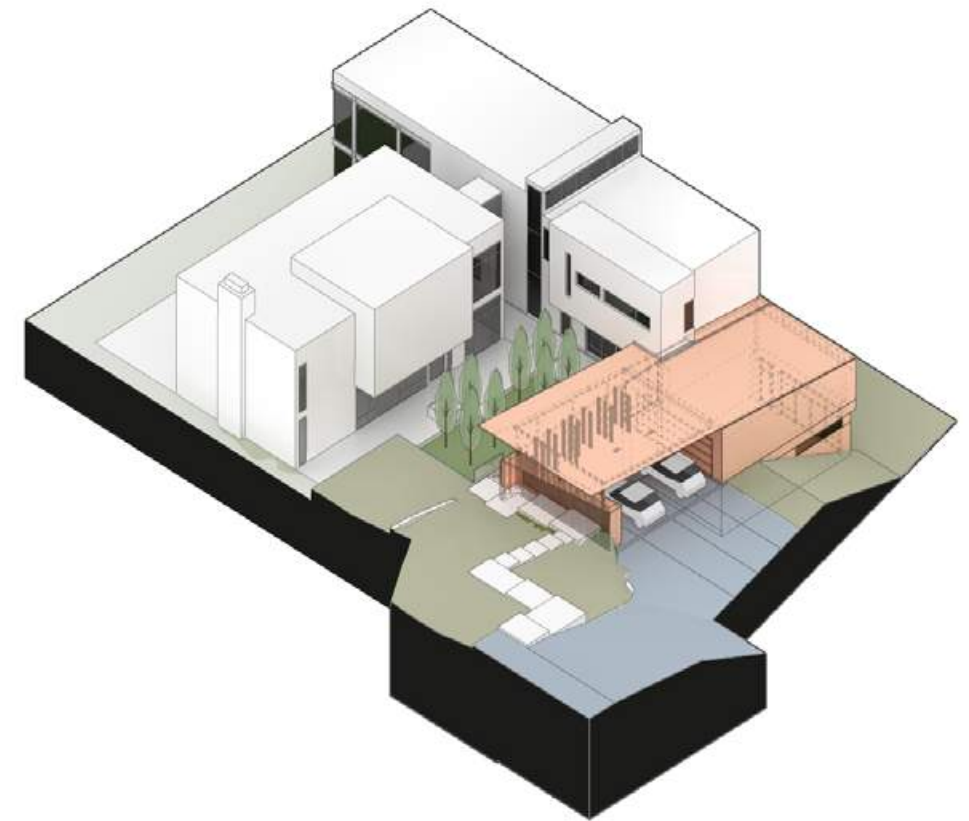
Isometric Diagrams



**00 ORIGINAL HOUSE**  
W/ GRAVEL DRIVEWAY & GARAGE



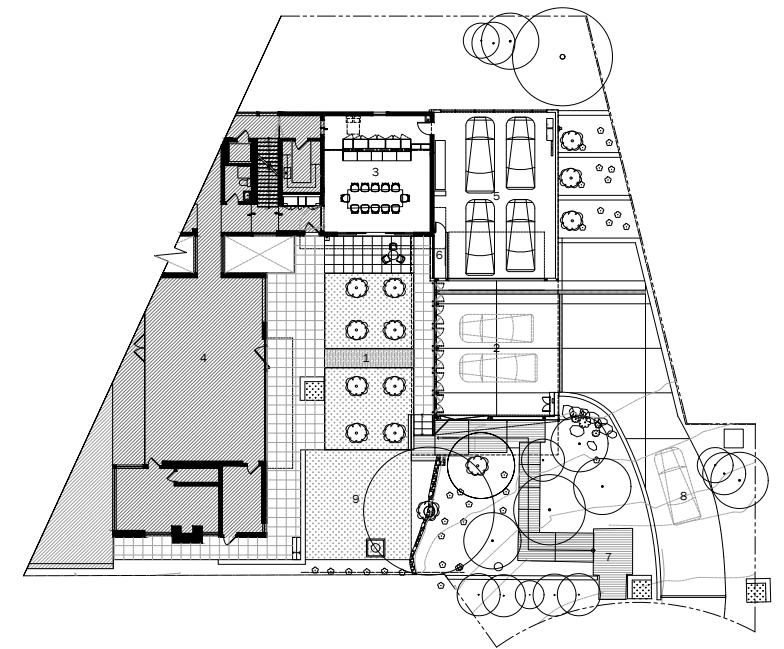
**01 MOSS GARDEN & NEW DINING ROOM**



**02 CARPORT / GARAGE / STUDIO**

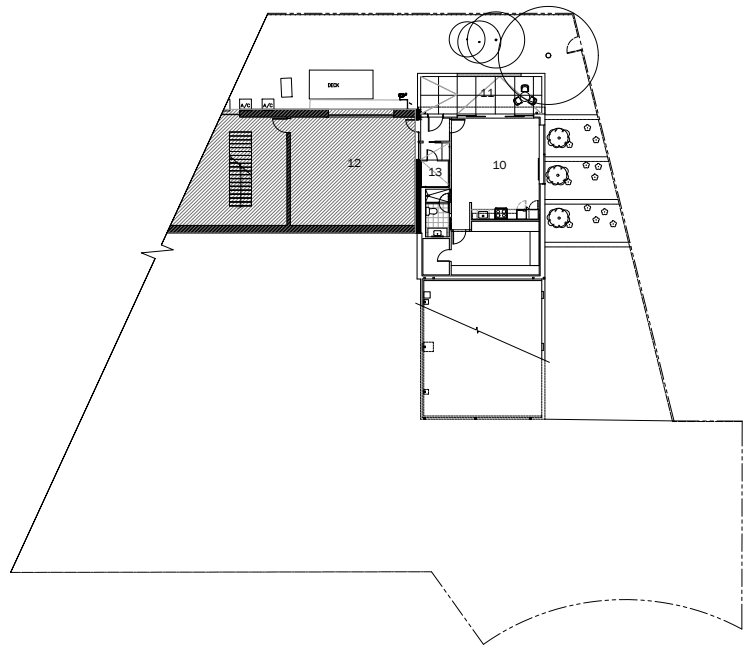


# PIVOTING FLOOR PLANS

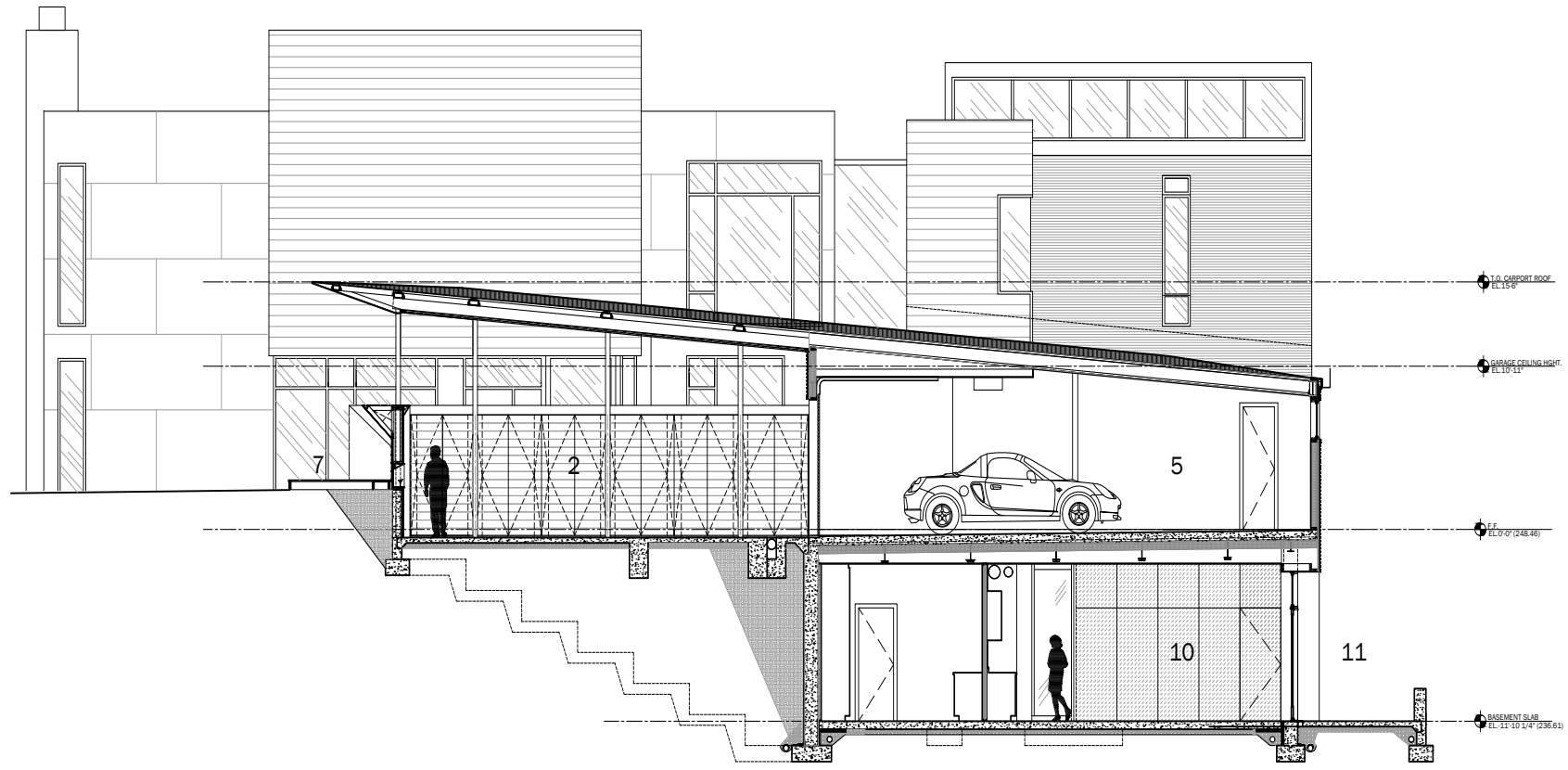


**MAIN LEVEL FLOOR PLAN**  
 0 8' 16' 24'

1. MOSS GARDEN - COURTYARD / BRIDGE
2. CARPORT W/ (2) EV CHARGERS
3. DINING ROOM
4. EXISTING FAMILY ROOM
5. GARAGE W/ (2) EV CHARGERS
6. GALLERY ART BOX
7. TERRACED PATH / ENTRANCE
8. DRIVEWAY
9. EXISTING SCULPTURE TERRACE
10. ARTIST'S STUDIO
11. PATIO
12. EXISTING GYM
13. SAUNA
14. WASHROOM



**BASEMENT FLOOR PLAN**  
 0 8' 16' 24'



**LONGITUDINAL SECTION**  
 0 4' 8' 12'

1. MOSS GARDEN - COURTYARD / BRIDGE
2. CARPORT W/ (2) EV CHARGERS
3. DINING ROOM
4. EXISTING FAMILY ROOM
5. GARAGE W/ (2) EV CHARGERS
6. GALLERY ART BOX
7. TERRACED PATH / ENTRANCE
8. DRIVEWAY
9. EXISTING SCULPTURE TERRACE
10. ARTIST'S STUDIO
11. PATIO
12. EXISTING GYM
13. SAUNA
14. WASHROOM



PIVOTING  
EXISTING CONDITIONS



Panoramic photo showing the original gravel parking area and driveway where the new moss garden and carport have been designed and built. The main house and its entry are visible on the right side of the image.