

CASE STUDY

THE PEARL SILVER SPRING, MARYLAND





LIGHT AND LUMINOUS LUXURY

The Pearl, a modern apartment community located in Silver Spring, Maryland, actively balances the need for occupants to have a retreat from daily life with the convenience of urban amenities. Comprised of three buildings, each featuring studio, one-, two- and three-bedroom apartments, the multifamily community provides a collective environment that draws upon nature, light and luxury.

Architect: Design Collective, Baltimore, Maryland
General Contractor: Clark Construction, Bethesda, Maryland
Contractor/Installer: Engineered Construction Products Ltd., Frederick, Maryland

Photography: © Perzel Photography Group

DESIGN HIGHLIGHTS

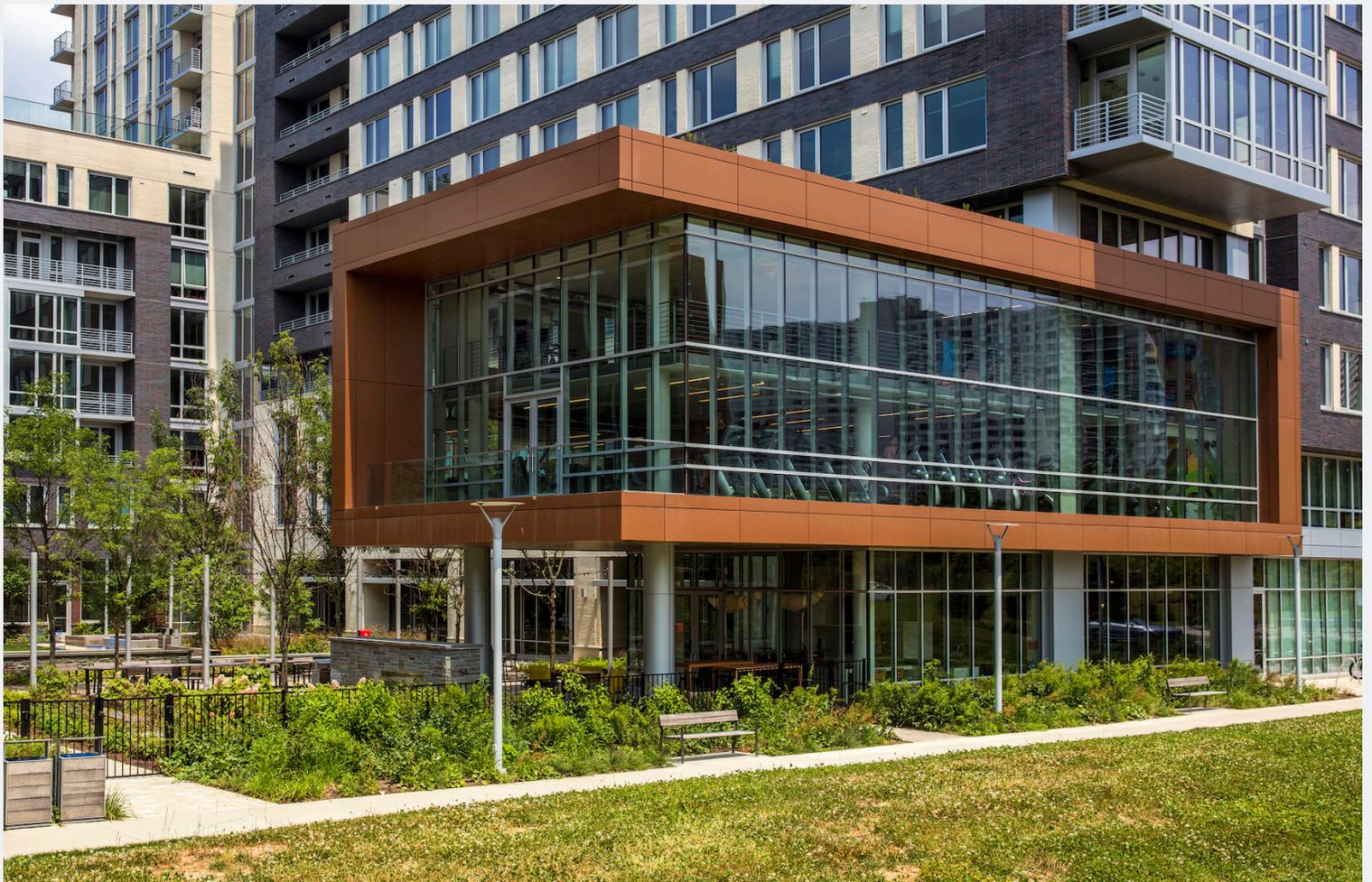
Designed by Baltimore-based Design Collective to be light and airy, the buildings feature views of Rock Creek Park, an open courtyard and a rooftop farm designed to provide occupants with fresh produce. The Pearl has multiple amenities including a coworking office, exhibition kitchen, event rental space, two-story fitness center, saltwater pool, pet grooming room and more. This cornerstone of The Blairs community allows residents to work, live and play without having to leave the property.

A range of expansive windows, terrace doors and curtain wall systems enhance natural light throughout the buildings, enabling residents to connect with nature.

The primary phase of the project has received LEED Gold® certification.

CHALLENGES

- Seamlessly joining the amenities and Urban Environment with nature was a crucial objective for the project.
- The structure had to provide high thermal and structural performance for the large floor-to-ceiling window spans.
- The facade comprises several different materials with varying wall section and trim depths, making installation complicated.





SOLUTIONS

- A range of high-performing windows, terrace doors, entrances, curtain wall and framing systems were used to create voluminous natural lighting, ventilation and offer ample views of Rock Creek Park and surrounding green spaces.
- A butted installation of high-performing architectural-grade NX-3800 Thermal Windows with structural mullions created a sturdy and reliable window wall appearance.
- Custom receptors were used to bridge the larger wall sections, position thermal breaks, allow for proper structural support within the stud cavity and address the challenge of connecting the windows to the various trim depths and cladding materials on the building's facade.





The ultramodern complex not only offers residents an array of amenities but also provides them with natural light, comfortable interiors and a connection with the natural world.

PRODUCTS USED

- NX-3000 Series Windows
- NX-8900 Terrace Doors
- 1600 Wall System®1 Curtain Wall
- 1600 Wall System®2 Curtain Wall
- Trifab® VersaGlaze® 451T Framing System (front set)
- Trifab® VersaGlaze® 450 Framing System (center set)
- 350 Heavy Wall™ Entrances