

PROJECT: 2741 Mapleton

TYPE OF PROJECT: Re-model/Building Transformation

PROJECT COMPLETION DATE: December, 2013

LOCATION: 2741 Mapleton Ave, Boulder, CO 80304

PRIMARY MATERIALS USED: Aluminum storefront, fiberglass and aluminum grating, expanded metal mesh, beetle kill pine, glass partitions

SIZE OF BUILDING: 4650 sf

SIZE OF SITE: 11,978 sf

COST OF CONSTRUCTION: Building: \$470,000, Courtyard/Landscape: \$55,000

SCOPE OF WORK:

1. Building Transformation: Transform a tired, 1970's office building into a dynamic new headquarters for a high tech company.
2. Architectural dynamism within a fixed budget: the client had \$470,000 sf allocated for the construction and no more
3. Open yet Closed: Design an open, collaborative work space but provide closed work spaces for project engineers.
4. Connect to Nature: Create strong connections between inside and outside
5. Building upgrades: Upgrade building systems to create an open, light-filled, modern workspace
6. Design/Build, Design/Build: A design-build philosophy was used with a close collaboration with contractor to deliver the design goals with a fixed budget. The architect then subcontracted to the GC as a design/builder for certain special parts of the project to provide special design touches within the budget.

PROJECT CATEGORY: BUILT ARCHITECTURE

2741 Mapleton was an exercise in selective building transformation: delivering a dynamic office building to the owner within fixed cost constraints. The owner wanted a signature space for his firm that reflected core company values of innovation, creativity, and rigor. The architect worked closely with the contractor in a quasi design/build format to meet the owner's cost goals. An optimal space for his employees was desired to both reward and motivate. Building on the theme of a collaborative, creative workspace, the architect has since moved into the lower level of the building. Strategic design interventions provided a dramatic new presence for the building.

INTERVENTIONS:

- Clearing out all the existing walls and stripping the base building back to its essential elements: concrete floors, bar joists, stairs,
- Cutting a hole in the floor to connect first and second floors, adding a “bridge” with aluminum grating over the bridge
- Adding a light-filled entry reinforced by a second floor deck and shade structure
- Enlarging existing windows
- Transforming a dark stair core into a pine-clad “box” that adds a dynamic organizing element to the space
- Innovative but simple materials throughout: exposed steel, glass, wood, expanded metal railings, fiberglass grating, aluminum grating
- Dynamic lighting elements animate the simple geometry of the space
- Signage as icon: enormous aluminum address letters on the east side announce the presence of the building to neighboring busy 28th St in a subtle yet powerful way.
- A new courtyard at the front provides unique private open space with concrete walls, new landscaping, and custom gabions with expanded metal and Mexican stones



Before



Looking northwest



Looking northeast

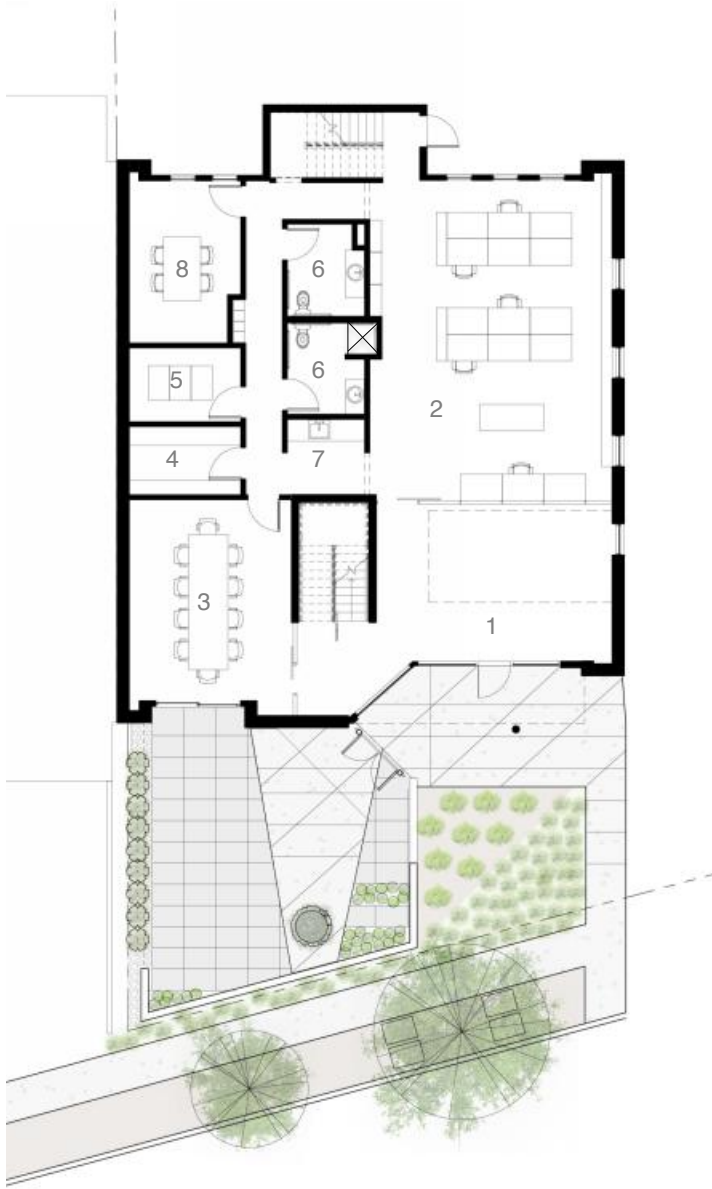


Level 2 looking south

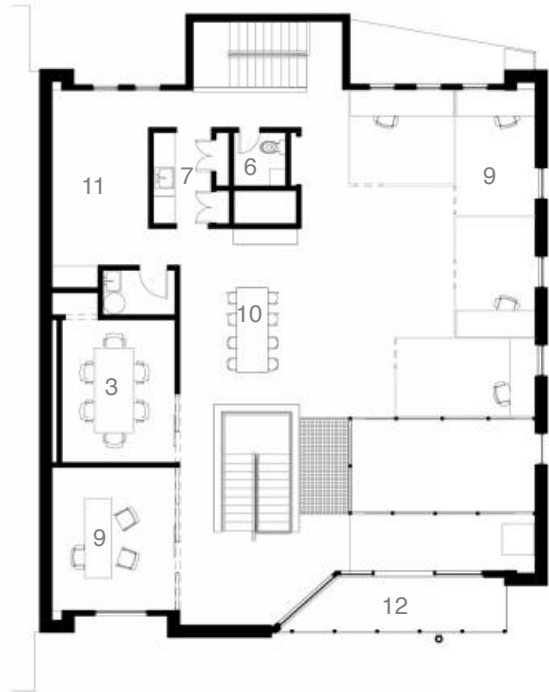


After



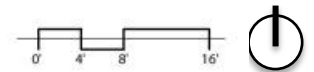


Level 1



Level 2

1. Lobby
2. Open Office Space
3. Conference Room
4. Storage
5. Server Room
6. Restroom
7. Kitchenette
8. War Room
9. Office
10. Team Area
11. Library
12. Upper Deck





1 courtyard



2 front entry



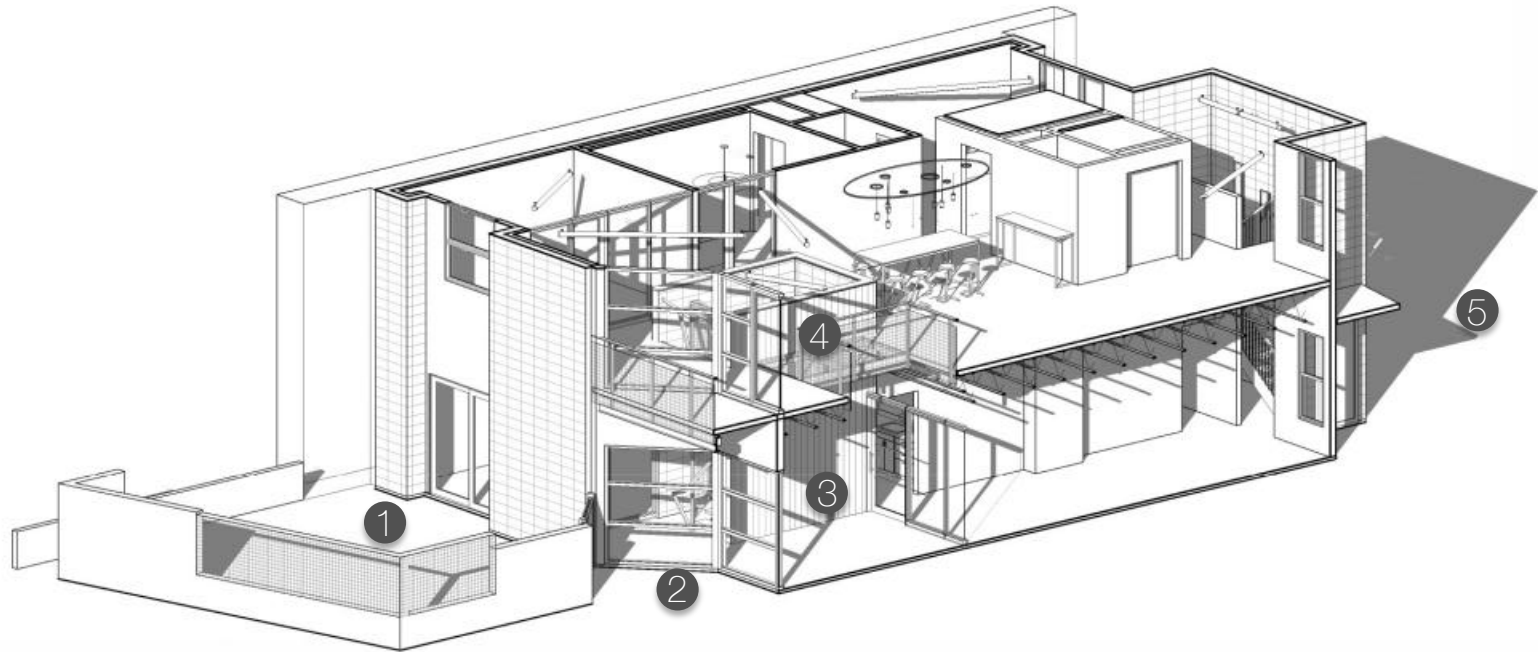
3 lobby



4 2nd floor



5 back entry



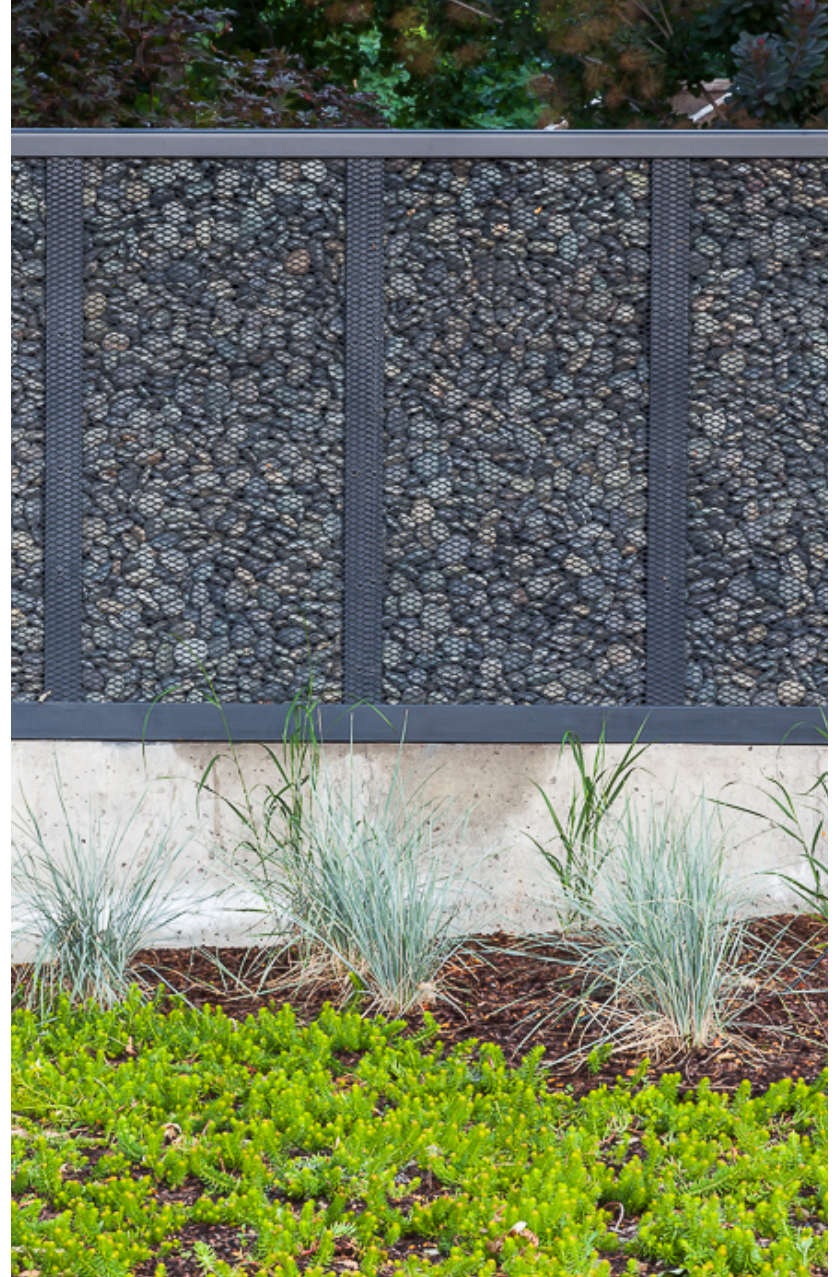
Axonometric Section Looking Northwest



Front Façade Looking Northeast



Courtyard



Courtyard Details

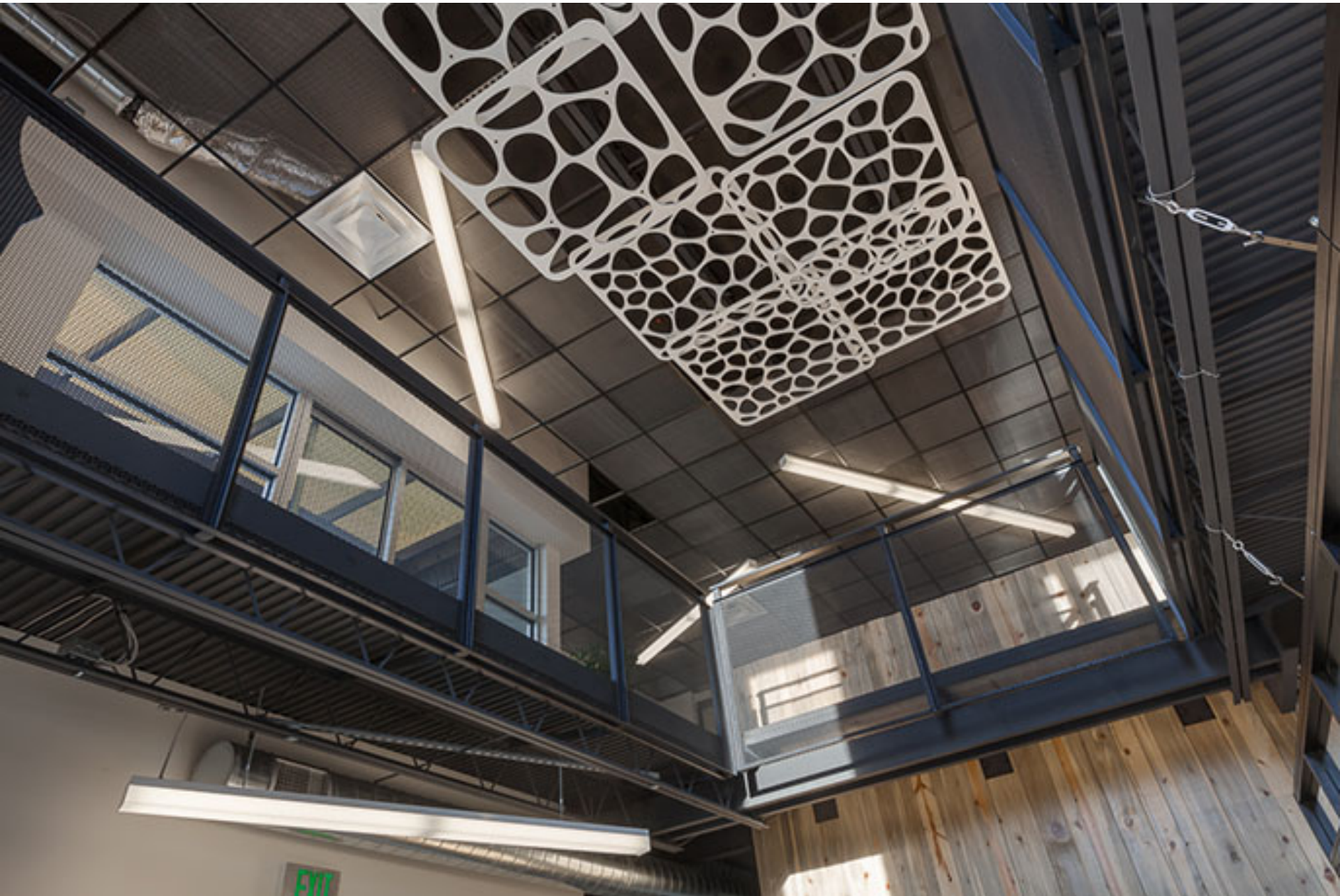


Canopy



Canopy Details





“The Cloud”



Bridge Detail



Level 2 Office Space



South View