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MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC

COVER SHEET | E0



MATTHEWS MEMORIAL BAPTIST CHURCH
2016 Martin Luther King Jr. Ave. SE
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THE COMMUNITY BUILDERS, INC.
1333 H Street, NW
Washington, DC 20005



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1817 M Street, NW
Washington, DC 20006

SEPTEMBER 24, 2008
REVISED DECEMBER 4, 2008
REVISED FEBRUARY 5, 2009

C2A Zoning Criteria and Summary		Number of Stories	Height	FAR	Lot Coverage
Lot Size	C2A	none prescribed	65	3	60%
79,311				237,933	47,587
				47,586.60	

C-2-A PUD Standards	Project Specs Residential	Project Specs Community Bldg
Lot Area	1 acre (43,560 sq ft)	
Total FAR	3	0.83
Gross Floor Area	46,950	13,086
Height	65 ft	25.20
Lot Occupancy	60%	28%
Side Yard Setback	15' per ft. of bldg ht. not < 8 ft.	7.5 feet < 8 = 30
Rear Yard Setback	15 ft	7.5 ft
Lot Width	None	100.0 ft
Penthouse Height	18 ft	12 ft
Parking Ratio	5 spaces per unit varies on Community Building	50 spaces 5 spaces per unit Community Building 11 spaces
Loading		
Platform	1 @ 200 sq. ft.	1 @ 200 sq. ft.
Delivery	1 @ 20 ft. deep	1 @ 100 sq. ft.
Booth	1 @ 45 ft. deep	1 @ 10 ft. deep

Multi-Family Building	Gross Square Ft	1BR Family	1BR + Den Family	2BR Family	3BR Family	1BR Senior	1BR+Den Senior	2BR Senior	Total units
Square Footage		678	801	895	1134	649	814	890	
Terrace Floor	19,933	0	0	0	0	17	1	2	20
Ground Floor	20,197	6	0	4	0	10	1	1	22
Second Floor	20,231	4	1	12	2	0	0	0	19
Third Floor	20,231	4	1	12	2	0	0	0	19
Fourth Floor	20,029	4	1	12	2	0	0	0	19
Parking Level	10,563								
Totals	111,184	18	3	40	6	27	2	3	99

Community Building	Gross Square Ft	Common Areas & Depositing Wdls	Community Center	Book Store	Restrooms/Desk	Kitchen	Social Services	Private Rooms
1st Floor - Partial Basement	4,362	1,809	1,581	922	1,863	862	2,037	218
2nd Floor - Stair Level	4,362	1,449						
3rd Floor	4,362	1,117						
Total Area For Building	13,086							

Proposed Site Data

Summary		
FAR Allowed	237,933	3
FAR Used	124,270	1.57
Lot Occupancy Allowed	47,587	60%
Lot Occupancy Used	24,583	31%

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01 ZONING SUMMARY
E6 SCALE: NTS
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E6



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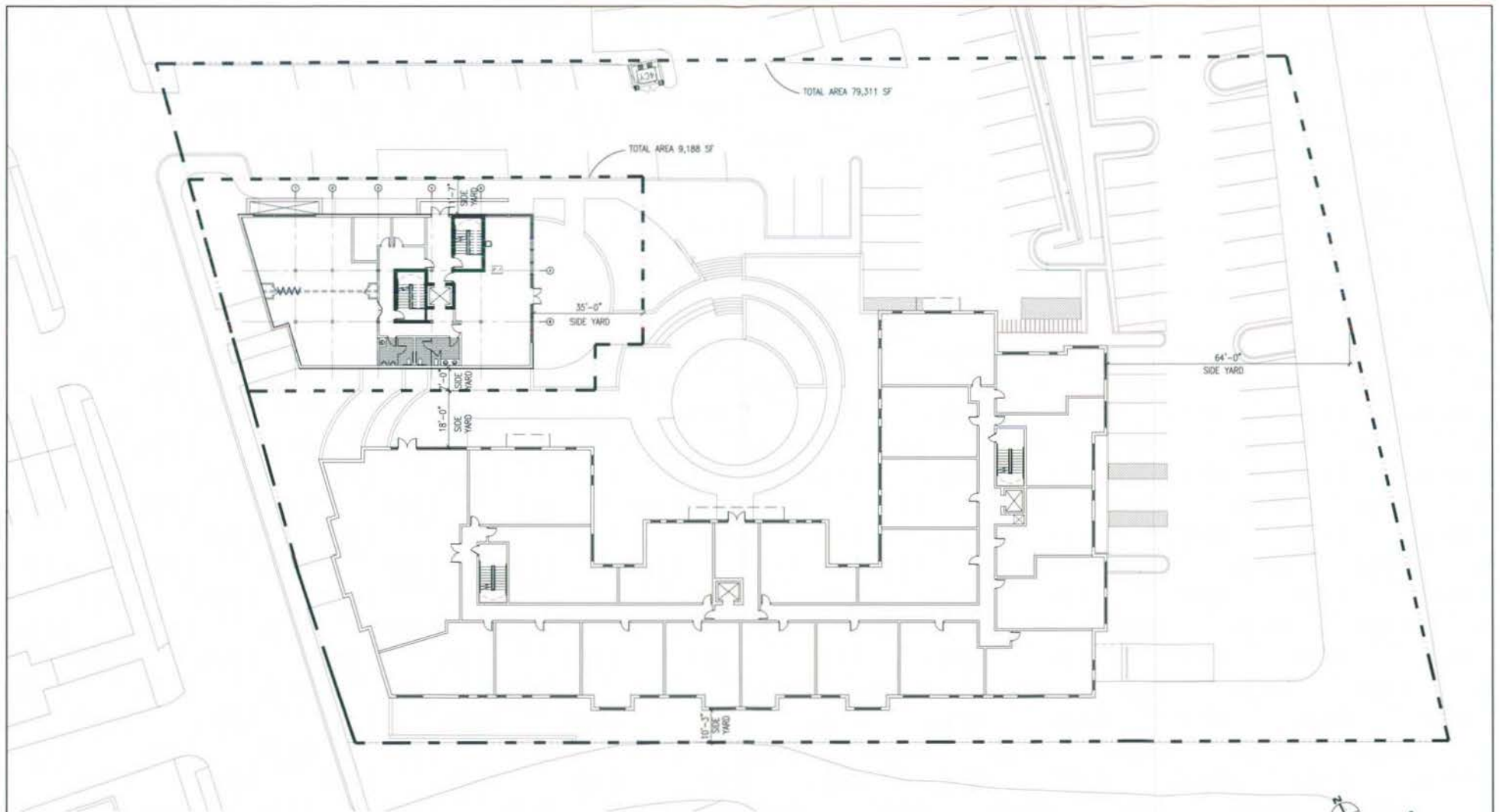
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MATTHEWS MEMORIAL TERRACE, LP

01 SITE PLAN
E7 SCALE: 1" = 30'-0"
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E7



MATTHEW MEMORIAL BAPTIST CHURCH
2015 Martin Luther King Jr. Ave. SE
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Washington, DC 20005

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Preliminary Plant Palette for Matthews Memorial Terrace:

Shade Trees:

Betula nigra*	River Birch
Liquidambar styraciflua*	Sweetgum (fruitless)
Platanus occidentalis*	American sycamore

Ornamental/Medium Trees:

Amelanchier canadensis*	Serviceberry
Cercis canadensis*	Redbud
Crataegus crus-galli*	Hawthorne
Magnolia virginiana*	Sweetbay Magnolia
Malus angustifolia*	Crabapple

Evergreen Trees:

Ilex opaca*	American Holly
Juniperus virginiana*	Eastern Red Cedar

Shrubs:

Aronia arbutifolia*	Red chokeberry
Ilex cornuta var.	Chinese Holly
Prunus laurocerasus var.	Laurel varieties
Rhododendron viscosum*	Swamp Azalea
Vaccinium corymbosum*	Highbush Blueberry
Viburnum prunifolium*	Black Haw Viburnum

Grasses, Perennials and Vines:

Carex pensylvanica*	Sedge
Coreopsis verticillata*	Threadleaf coreopsis
Parthenocissus quinquefolia*	Virginia Creeper
Rudbeckia hirta*	Black-eyed Susan
Pennisetum	Fountain Grass
Helopsis helianthoides	Oxeye Sunflower
Hosta var.	Hosta varieties
Dryopteris marginalis*	Marginal Shield Fern
Polystichum acrostichoides*	Christmas Fern
Schizachyrium scoparium*	Little Bluestem

Groundcovers:

Cotoneaster damneri	Cotoneaster
Liriope spicata	Lilyturf
Vinca minor	Periwinkle
Pachysandra terminalis	Pachysandra
Hypericum calycinum	St. John's Wort
Sedum ternatum	Mountain Stone Crop

Please note that this list is intended to represent the character and general types of plants intended to be utilized. Additional plants may be used in addition to those on this list and some plants on this list may not be used in the final design. Plants with asterisk are native to the Piedmont region. All plants listed are adapted to the Piedmont region.

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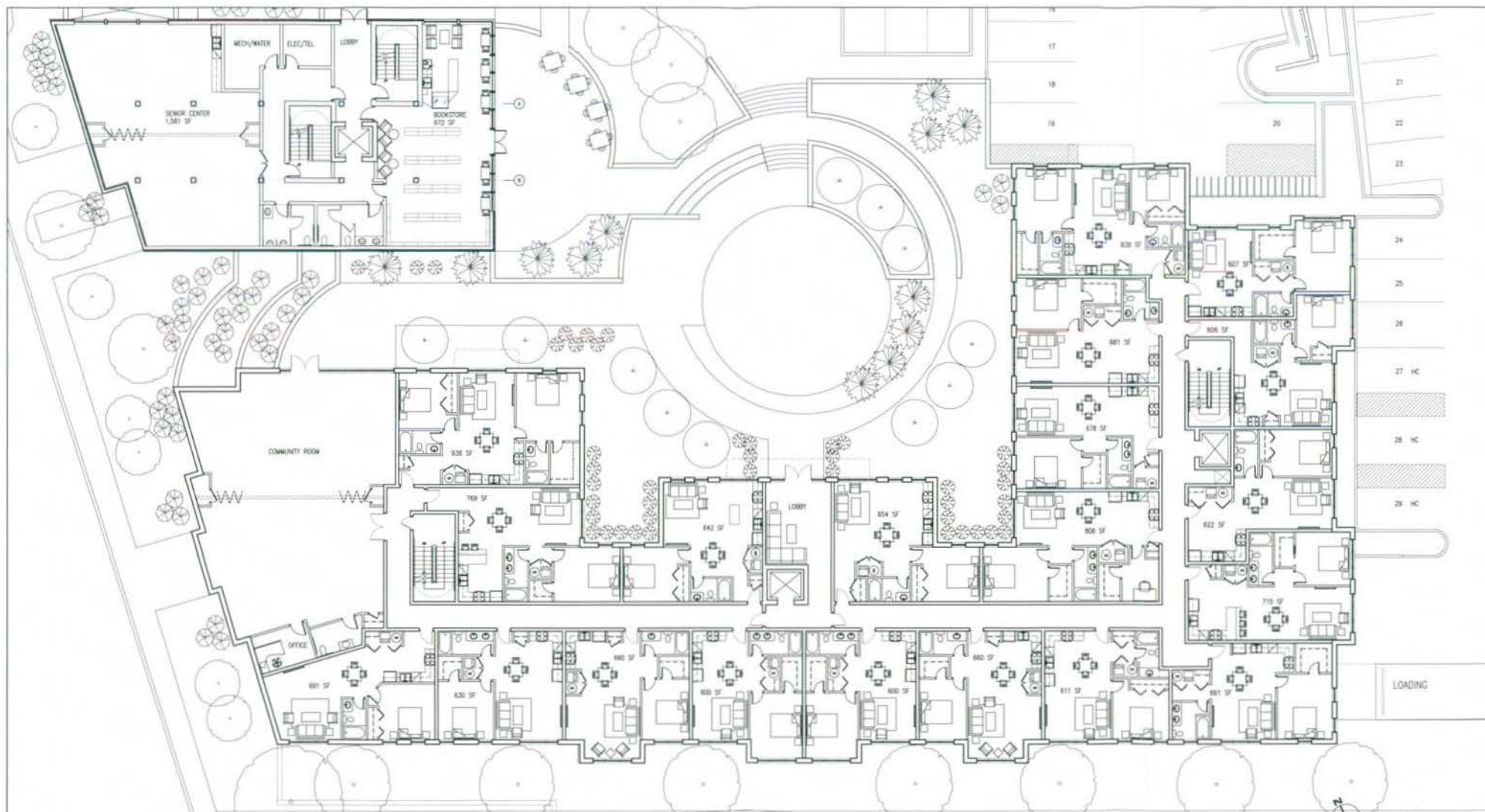
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CONSULTING

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L3.10 PLANT PALETTE



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01 TERRACE FLOOR PLAN
A6 SCALE: 1" = 20'-0"
WASHINGTON, DC

0' 5' 10' 20'
A6



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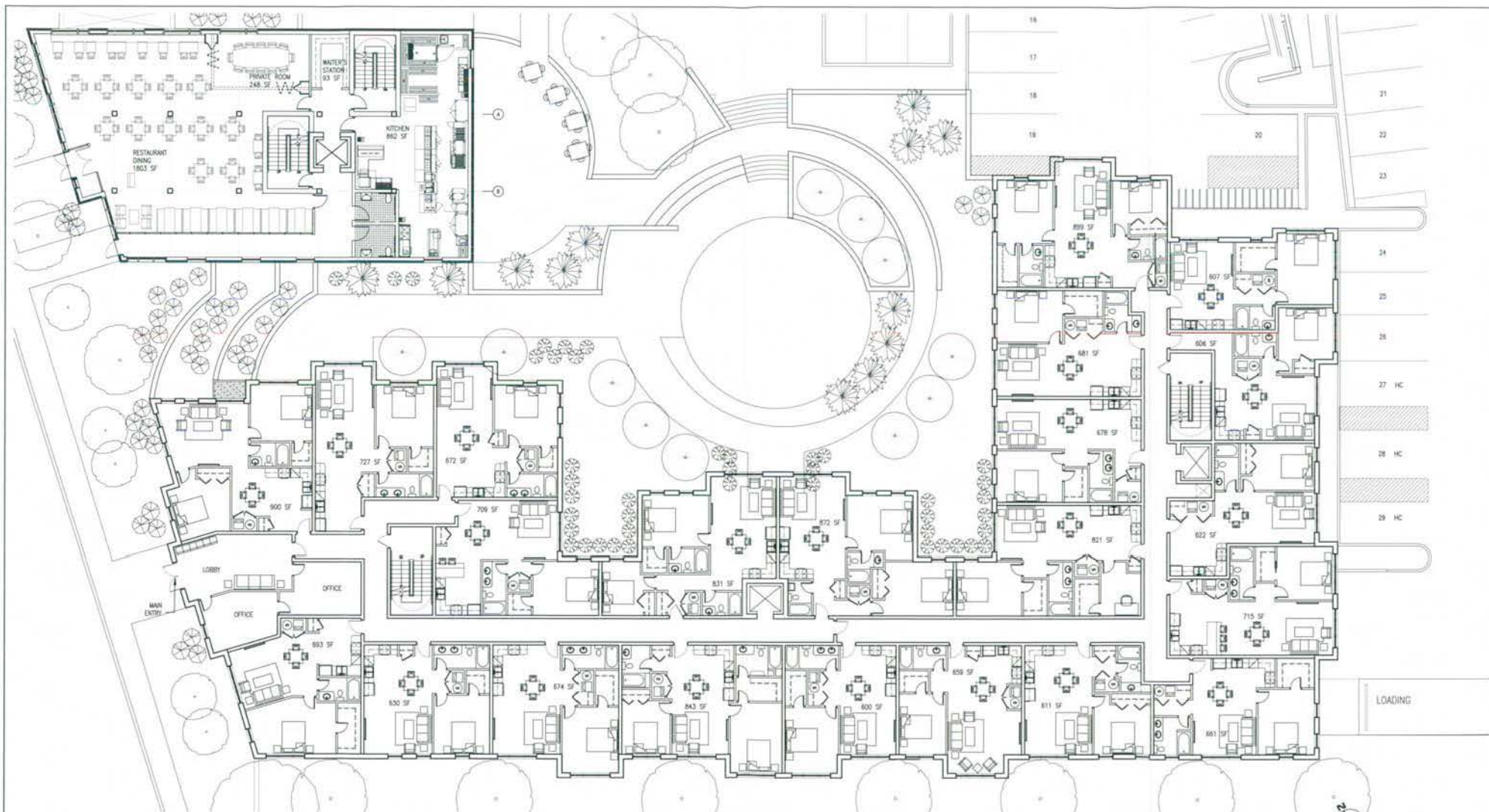
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01 GROUND FLOOR PLAN
A7 SCALE: 1" = 20'-0"
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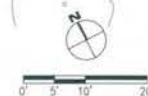


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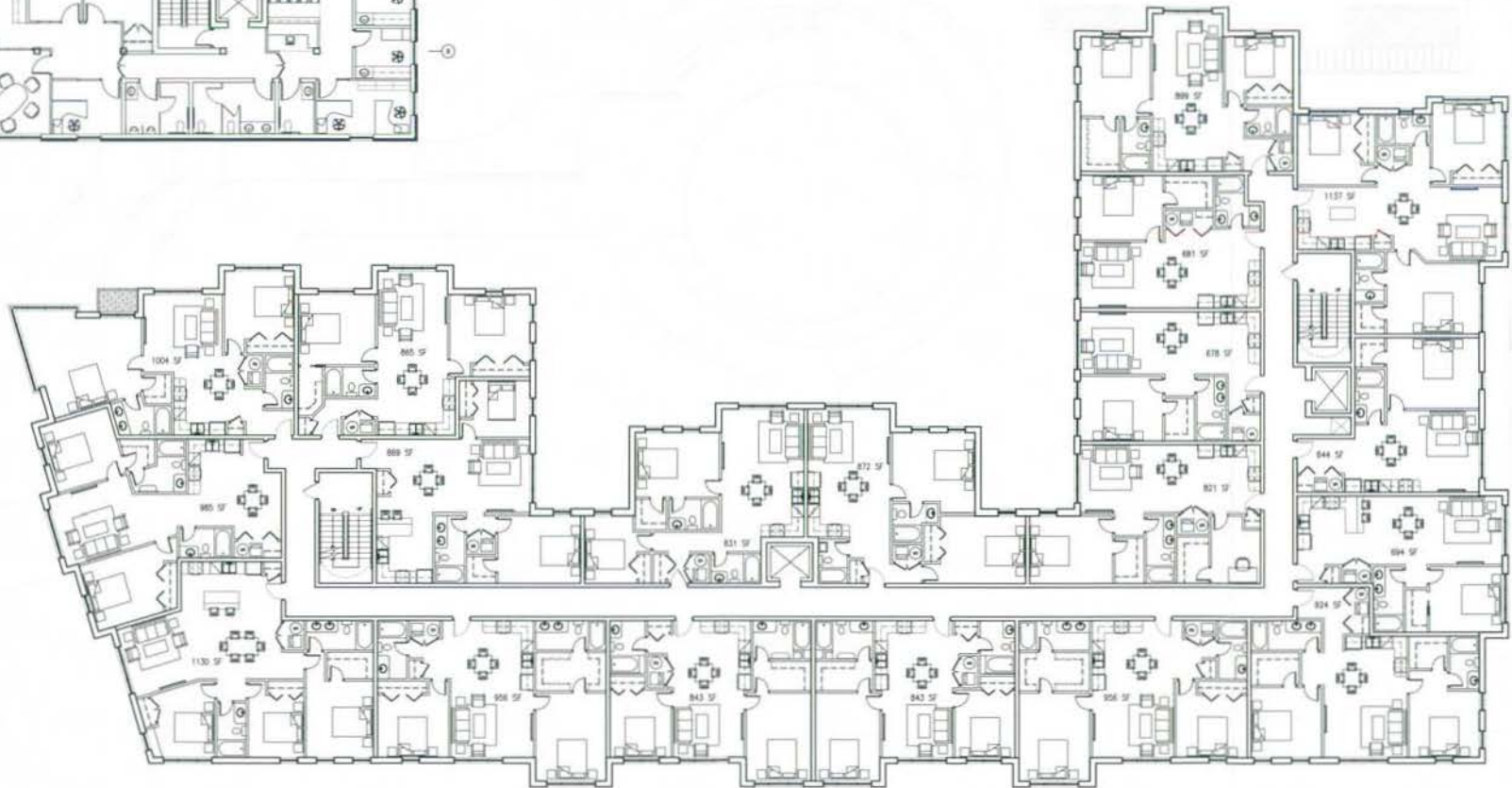
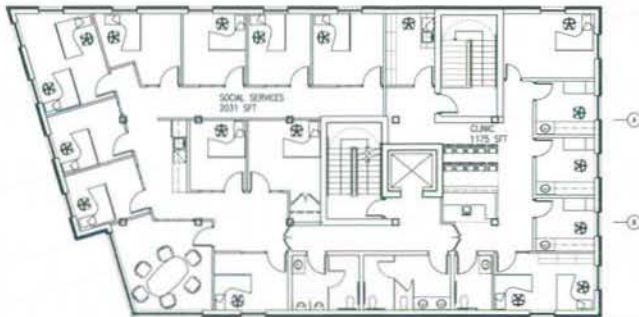


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A7

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01 SECOND AND THIRD FLOOR PLAN
A8 SCALE: 1" = 30'-0"
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A8

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02 EAST ELEVATION
A11 SCALE: 1" = 20'-0"



01 WEST ELEVATION
A11 SCALE: 1" = 20'-0"

MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC

0' 5' 10' 20'

A11



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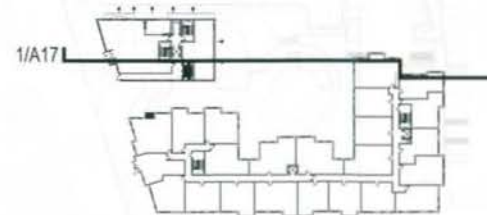
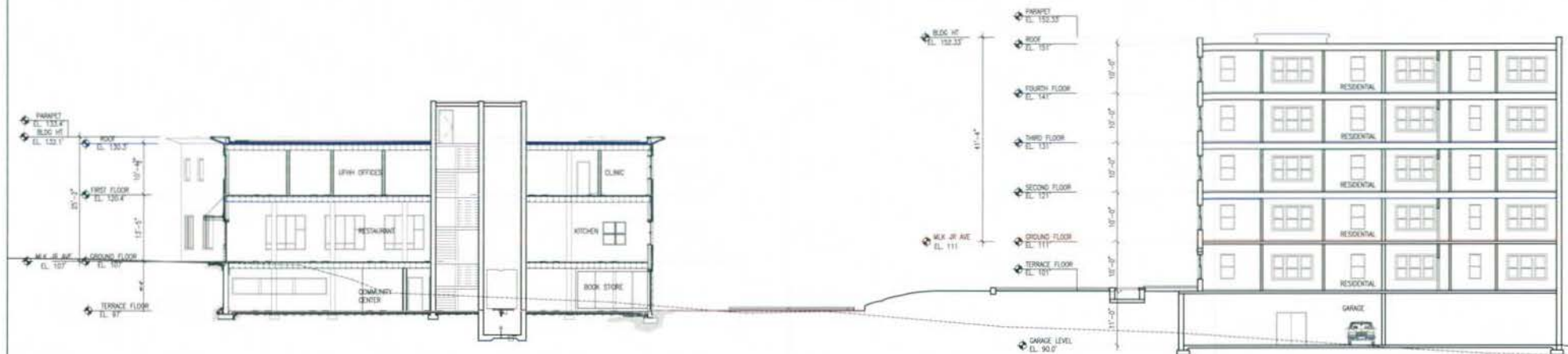
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MATTHEWS MEMORIAL TERRACE, LP

01 SITE SECTION 1
A17 SCALE: 1" = 20'
WASHINGTON, DC

0' 5' 10' 20'

A17



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2018 Martin Luther King Jr. Ave. SE
Washington, DC 20003



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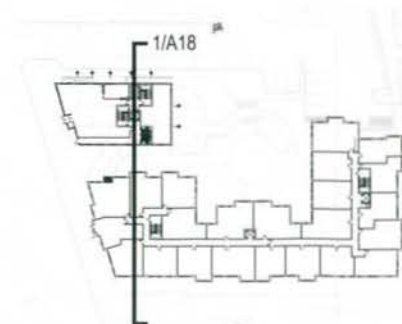
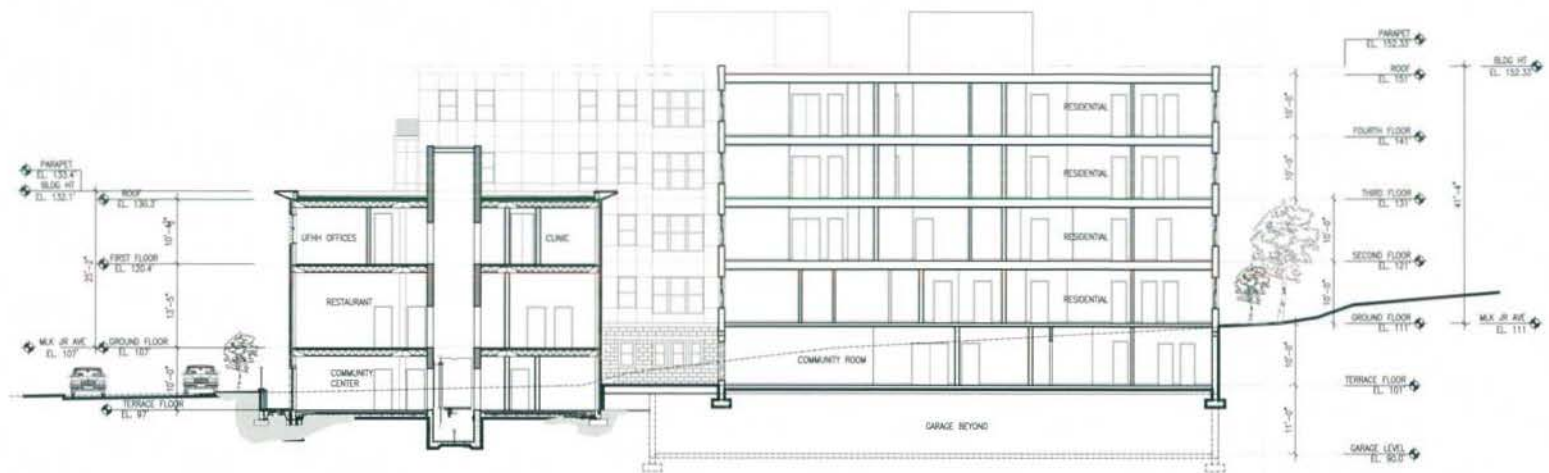
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MATTHEWS MEMORIAL TERRACE, LP

01 SITE SECTION 2
A18 SCALE: 1" = 20'
WASHINGTON, DC

0' 5' 10' 20' A18



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2818 Martin Luther King Jr. Ave. SE
Washington, DC 20023



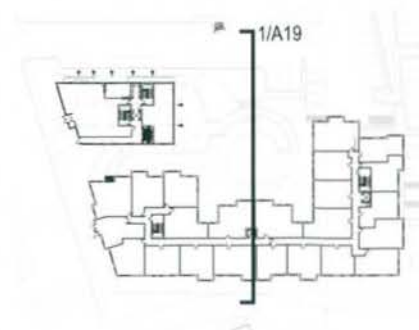
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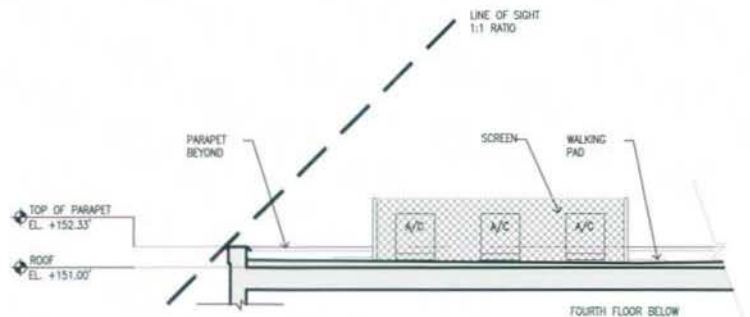


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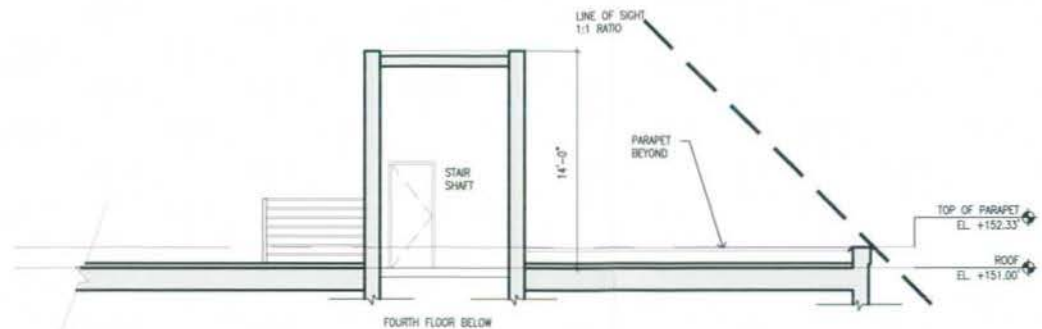
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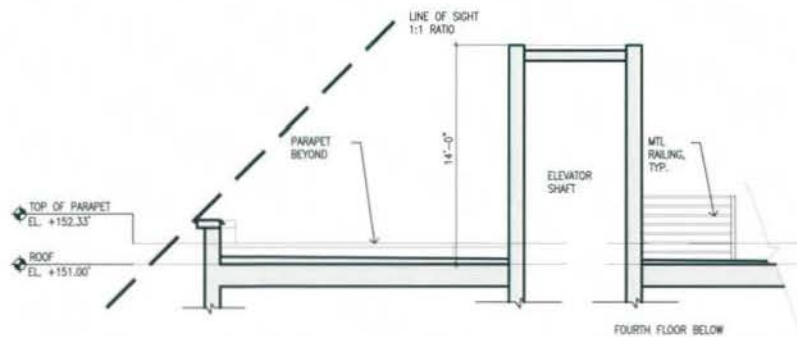
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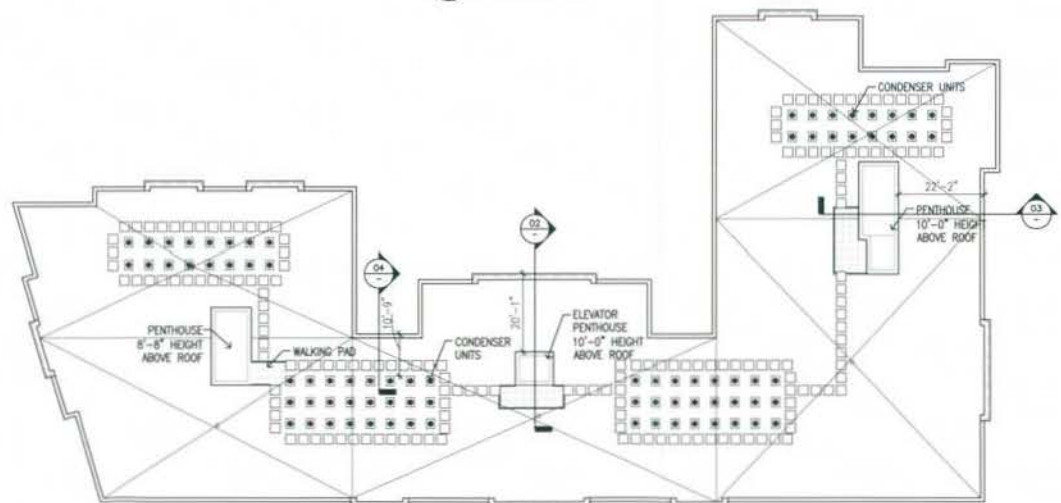
04 SECTION @ PENTHOUSE ROOF
SCALE: 1/8" = 1' - 0"



03 SECTION @ PENTHOUSE ROOF
SCALE: 1/8" = 1' - 0"



02 SECTION @ PENTHOUSE ROOF
SCALE: 1/8" = 1' - 0"



01 ROOF PLAN
SCALE: 1" = 32' - 0"

MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC



A19A

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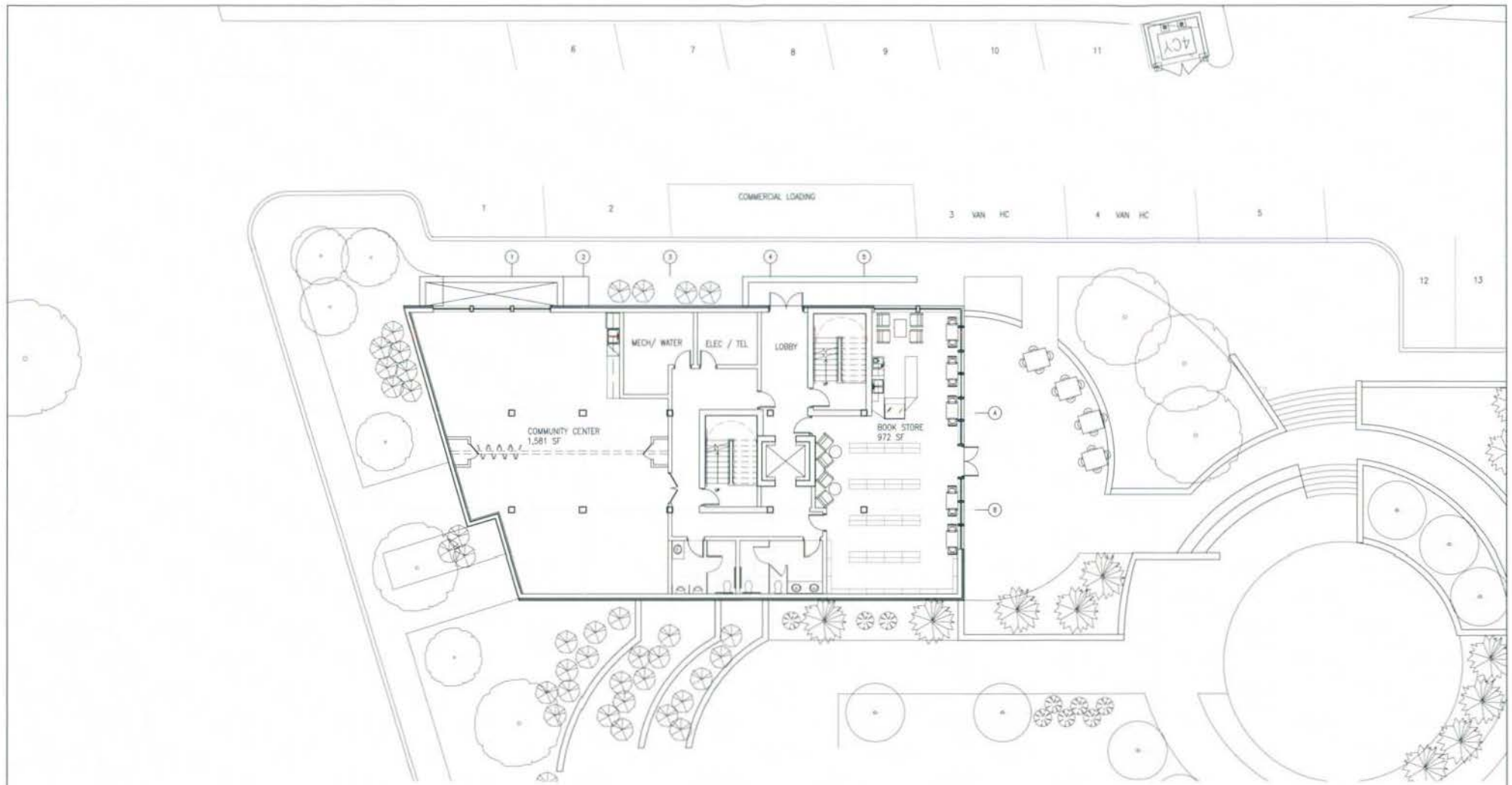


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01 TERRACE FLOOR PLAN
A24 SCALE: 1" = 16'-0"

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A24



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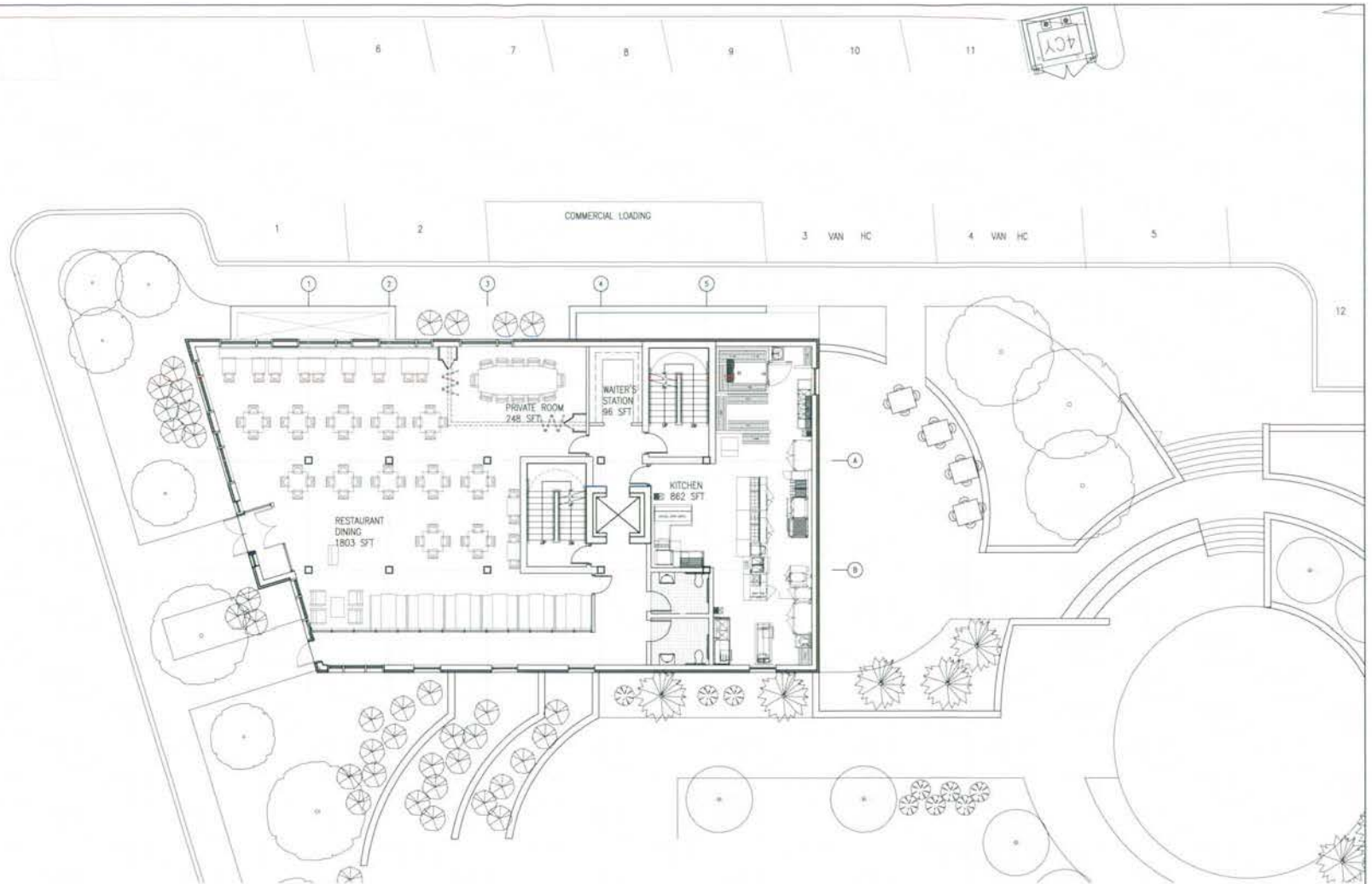
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01
A25
GROUND FLOOR PLAN
SCALE: 1" = 16'-0"

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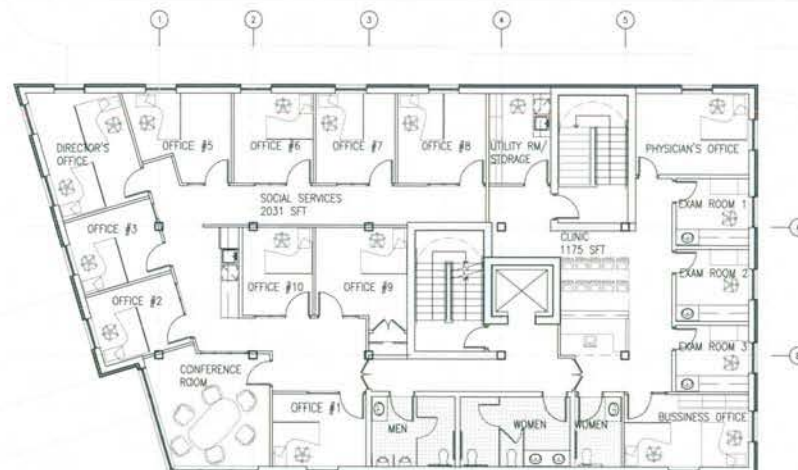
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A25

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4CY



MATTHEWS MEMORIAL TERRACE, LP

01 FIRST FLOOR PLAN
A26 SCALE: 1" = 16'-0"
WASHINGTON, DC

A26



MATTHEWS MEMORIAL BAPTIST CHURCH
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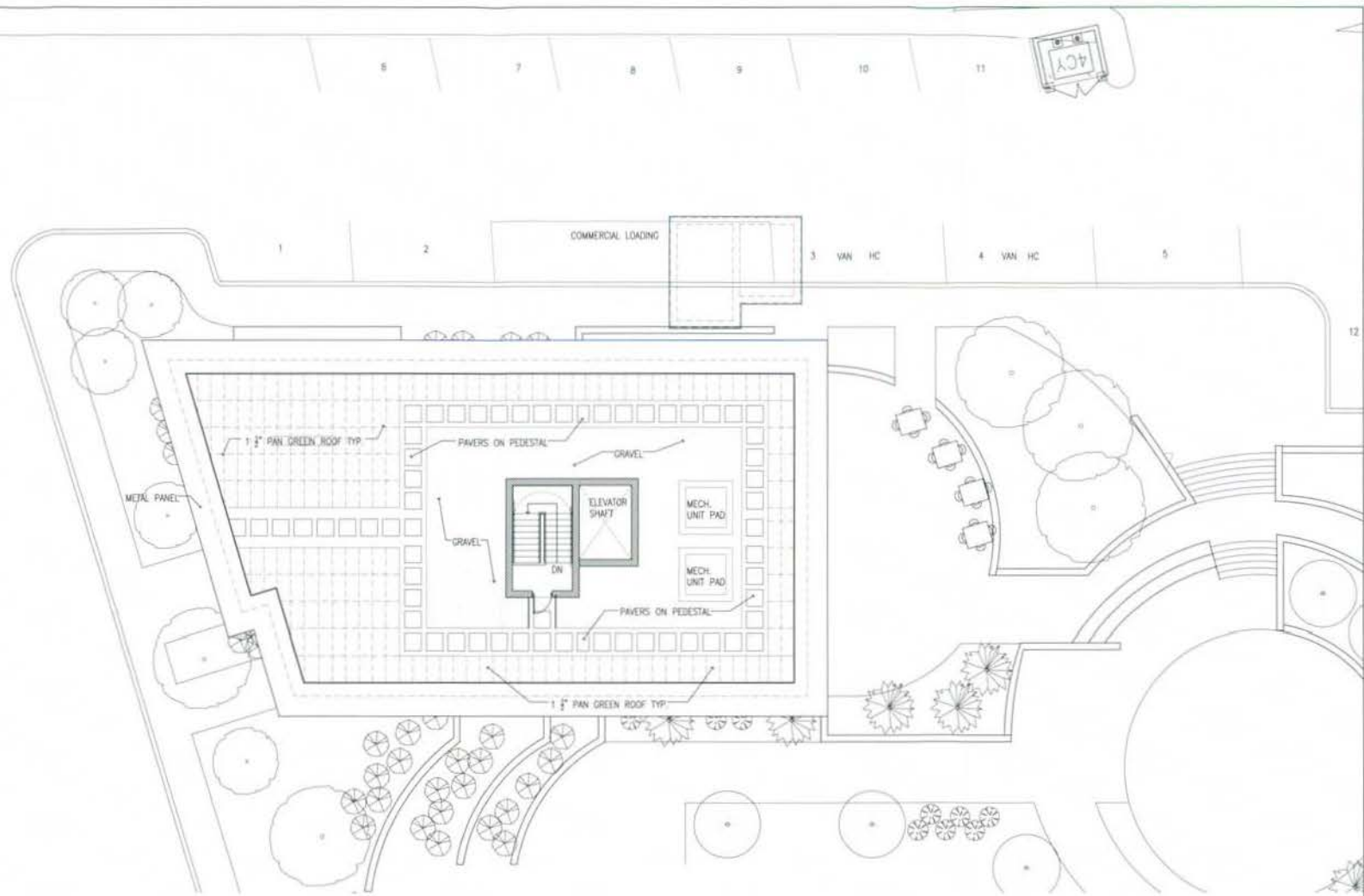
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MATTHEWS MEMORIAL TERRACE, LP

01 ROOF PLAN
A27 SCALE: 1" = 16'-0"
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PARAPET
 EL. 133.4
 BLDG HT
 EL. 132.1
 ROOF
 EL. 130.3
 10'-4"
 FIRST FLOOR
 EL. 120.4
 25'-2"
 13'-5"
 GROUND FLOOR
 EL. 107
 MLK JR AVE
 EL. 107
 10'-0"
 TERRACE FLOOR
 EL. 97

02 WEST ELEVATION
 SCALE: 1" = 16'-0"

01 NORTH ELEVATION
 SCALE: 1" = 16'-0"

PARAPET
 EL. 133.4
 BLDG HT
 EL. 132.1
 ROOF
 EL. 130.3
 10'-4"
 FIRST FLOOR
 EL. 120.4
 25'-2"
 13'-5"
 GROUND FLOOR
 EL. 107
 MLK JR AVE
 EL. 107
 10'-0"
 TERRACE FLOOR
 EL. 97

MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC

0' 4' 8' 16'

A28



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MATTHEWS MEMORIAL TERRACE, LP

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0' 4' 8' 16'

A29



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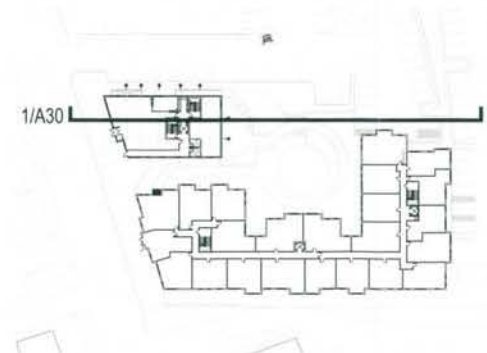
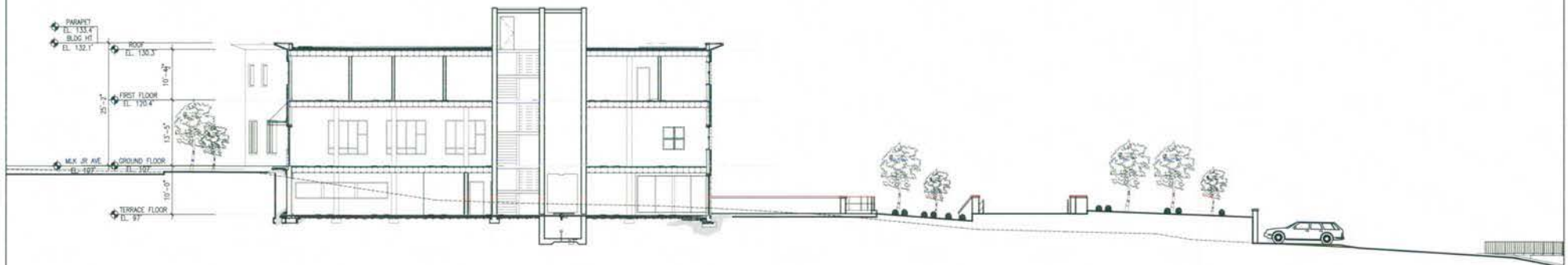


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MATTHEWS MEMORIAL TERRACE, LP

01 BUILDING SECTION
A30 SCALE: 1" = 20'-0"
WASHINGTON, DC

0' 5' 10' 20'

A30



MATTHEWS MEMORIAL BAPTIST CHURCH
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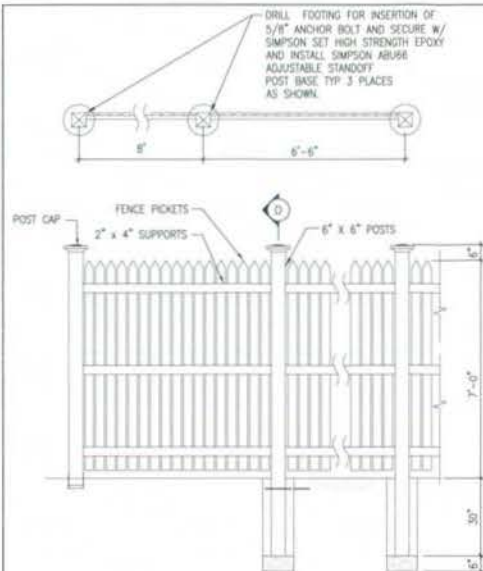
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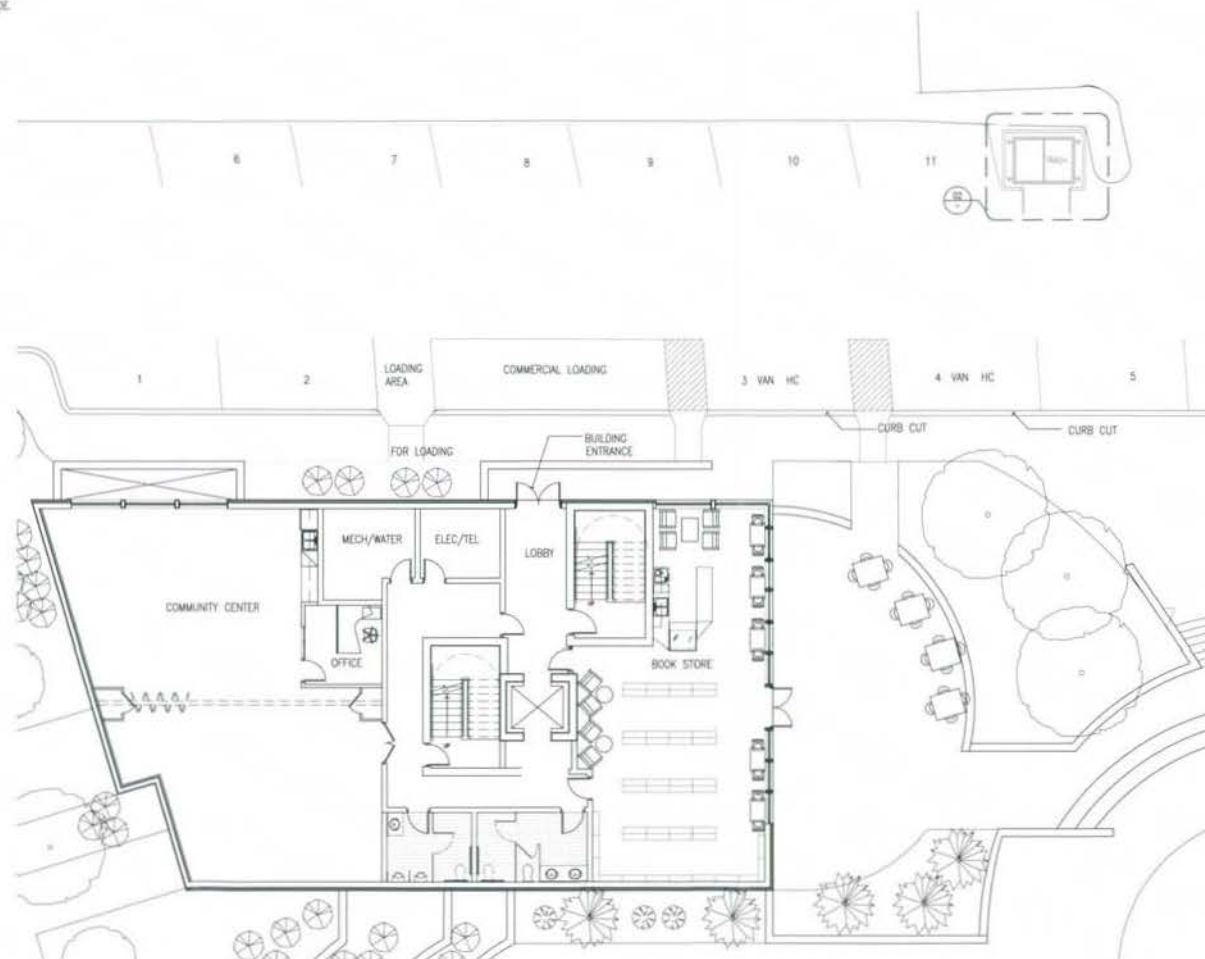
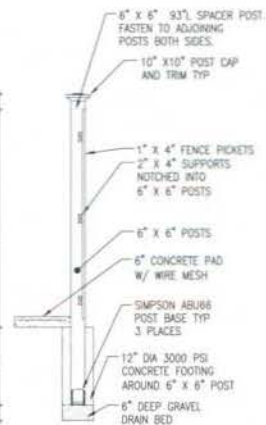
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02 TRASH ENCLOSURE DETAIL
SCALE: 1/8" = 1' - 0"

NOTES:

1. ALL POSTS AND DIMENSIONAL LUMBER SHALL BE PRESSURE TREATED.
2. THE PORTION (ENDS AND VERTICAL SURFACES) OF ALL POSTS THAT IS BELOW GRADE SHALL BE COATED WITH MASTIC COMPOUND UP TO GRADE.



01 SITE PLAN
SCALE: 1/16" = 1' - 0"

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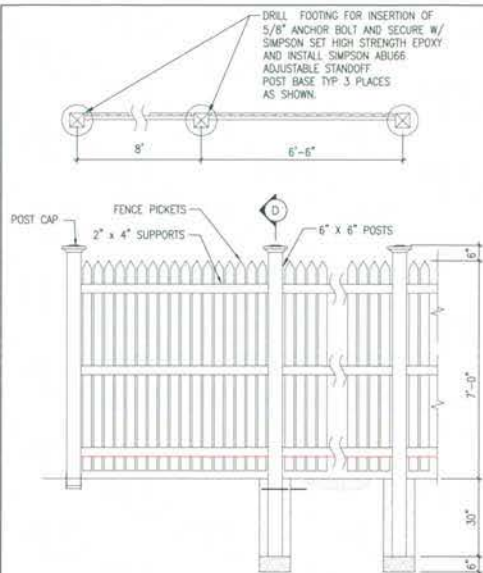
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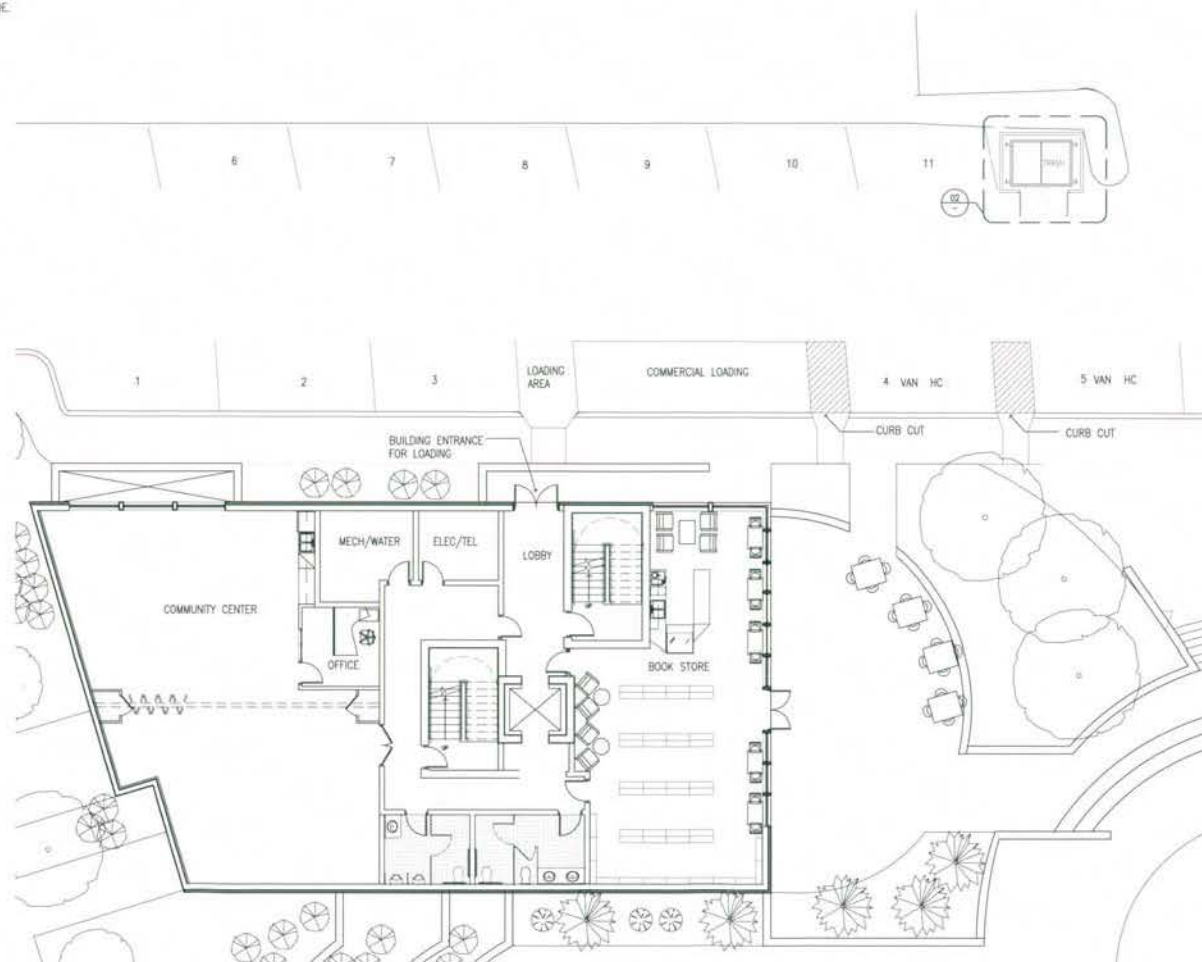
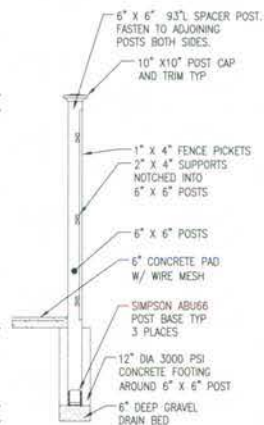
A30B



02 TRASH ENCLOSURE DETAIL
SCALE: 1/8" = 1' - 0"

NOTES:

1. ALL POSTS AND DIMENSIONAL LUMBER SHALL BE PRESSURE TREATED.
2. THE PORTION (ENDS AND VERTICAL SURFACES) OF ALL POSTS THAT IS BELOW GRADE SHALL BE COATED WITH MASTIC COMPOUND UP TO GRADE.



01 SITE PLAN
SCALE: 1/16" = 1' - 0"

MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC



MATTHEWS MEMORIAL BAPTIST CHURCH
2616 Martin Luther King Jr. Ave. SE
Washington, DC 20003



THE COMMUNITY BUILDERS, INC.
1333 H Street, NW
Washington, DC 20005



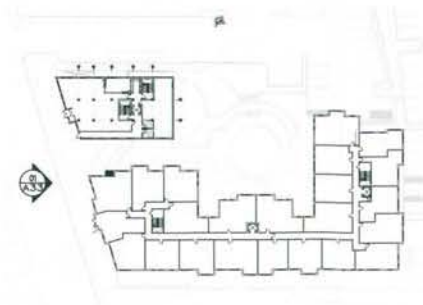
PGN ARCHITECTS, PLLC
1817 M Street, NW
Washington, DC 20036

FEBRUARY 5, 2009

A30B



01 WEST ELEVATION
A33 SCALE: 1" = 20'



MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC

0' 5' 10' 20'

A33



MATTHEWS MEMORIAL BAPTIST CHURCH
2016 Marsh Luther King Jr. Ave. SE
Washington, DC 20008



The Community Builders

THE COMMUNITY BUILDERS, INC.
1323 H Street, NW
Washington, DC 20005



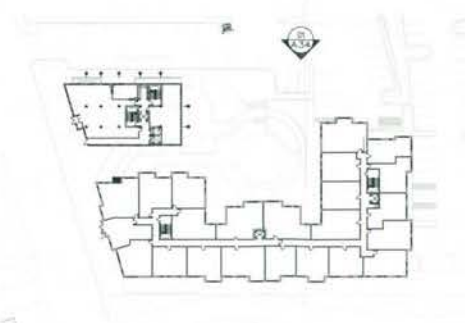
Architects, PLLC

PGN ARCHITECTS, PLLC
1817 M Street, NW
Washington, DC 20008

SEPTEMBER 24, 2008
REVISED DECEMBER 5, 2008
REVISED FEBRUARY 5, 2009



01 NORTH ELEVATION
A34 SCALE: 1" = 20'



MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC

0' 5' 10' 20'

A34



MATTHEWS MEMORIAL BAPTIST CHURCH
2916 Marsh Luther King Jr. Ave. SE
Washington, DC 20028



The Community Builders, Inc.

THE COMMUNITY BUILDERS, INC.
1331 H Street, NW
Washington, DC 20005



PGN ARCHITECTS, PLLC
1817 M Street, NW
Washington, DC 20038

SEPTEMBER 24, 2008
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01 SOUTH ELEVATION
A35 SCALE: 1" = 20'



MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC.

0' 5' 10' 20'

A35



MATTHEWS MEMORIAL BAPTIST CHURCH
2010 Martin Luther King Jr. Ave. SE
Washington, DC 20003

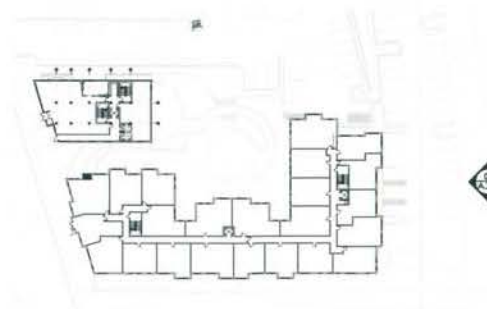


THE COMMUNITY BUILDERS, INC.
1333 H Street, NW
Washington, DC 20005



PG ARCHITECTS, PLLC
1817 M Street, NW
Washington, DC 20036

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01 EAST ELEVATION
A36 SCALE: 1" = 20'

WASHINGTON, DC

MATTHEWS MEMORIAL TERRACE, LP



MATTHEWS MEMORIAL BAPTIST CHURCH
2618 Martin Luther King Jr. Ave. SE
Washington, DC 20020



The Community Builders, Inc.

THE COMMUNITY BUILDERS, INC.
1333 N Street, NW
Washington, DC 20005

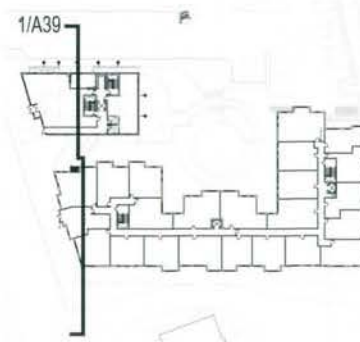


PG ARCHITECTS, PLLC
1817 M Street, NW
Washington, DC 20036



A36

SEPTEMBER 24, 2008
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MATTHEWS MEMORIAL TERRACE, LP

01 SITE SECTION
A39 SCALE: 1" = 20'
WASHINGTON, DC

0' 5' 10' 20'

A39



MATTHEWS MEMORIAL BAPTIST CHURCH
2616 Martin Luther King Jr. Ave. SE
Washington, DC 20028



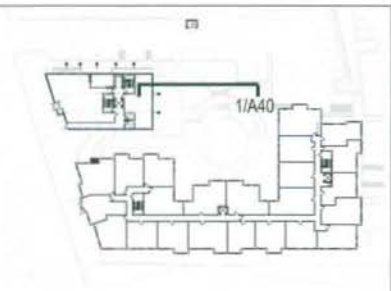
Community Builders

THE COMMUNITY BUILDERS, INC.
1333 H Street, NW
Washington, DC 20008



PGN ARCHITECTS, PLLC
1817 M Street, NW
Washington, DC 20036

SEPTEMBER 24, 2008
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MATTHEWS MEMORIAL TERRACE, LP

01 ENLARGED SITE SECTION
A40 SCALE: 1/8" = 1'-0"
WASHINGTON, DC

0' 2' 4' 8'

A40



MATTHEWS MEMORIAL BAPTIST CHURCH
2616 Martin Luther King Jr. Ave. SE
Washington, DC 20028



The Community Builders, Inc.

THE COMMUNITY BUILDERS, INC.
1333 H Street, NW
Washington, DC 20005



PGN ARCHITECTS, PLLC
1817 M Street, NW
Washington, DC 20038

SEPTEMBER 24, 2008
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MATTHEWS MEMORIAL TERRACE, LP

01
A42 ENLARGED SITE SECTION
SCALE: 1/8" = 1'-0"
WASHINGTON, DC

0' 2' 4' 8'

A42



MATTHEWS MEMORIAL BAPTIST CHURCH
2015 Martin Luther King Jr. Ave. SE
Washington, DC 20003



The Community Builders

THE COMMUNITY BUILDERS, INC.
1333 H Street, NW
Washington, DC 20005



P&G ARCHITECTS, PLLC
1217 M Street, NW
Washington, DC 20005

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02
A48A
EXISTING VIEW FROM SUITLAND PARKWAY
SCALE: NTS



MATTHEWS MEMORIAL TERRACE, LP

01
A48A
PROPOSED VIEW FROM SUITLAND PARKWAY
SCALE: NTS
WASHINGTON, DC

A48A



MATTHEWS MEMORIAL BAPTIST CHURCH
2015 Martin Luther King Jr. Ave. SE
Washington, DC 20020



THE COMMUNITY BUILDERS, INC.
1331 N Street, NW
Washington, DC 20005



P&G ARCHITECTS, PLLC
1817 M Street, NW
Washington, DC 20036

FEBRUARY 5, 2009



MATTHEWS MEMORIAL TERRACE, LP

01 MATERIAL SAMPLE BOARD 1
A49 SCALE: NTS
WASHINGTON, DC



MATTHEWS MEMORIAL BAPTIST CHURCH
2010 Martin Luther King Jr. Ave. SE
Washington, DC 20020



The Community Builders, Inc.

THE COMMUNITY BUILDERS, INC.
1333 H Street, NW
Washington, DC 20005



PG ARCHITECTS, PLLC
1817 M Street, NW
Washington, DC 20036

DECEMBER 4, 2008
REVISED FEBRUARY 5, 2009

A49