



LIST OF DRAWINGS

E0	COVER SHEET
E1	EXISTING SITE PLAN - AERIAL MAP 1
E2	EXISTING SITE PLAN - AERIAL MAP 2
E3	EXISTING CONTEXT PHOTOGRAPHS 1
E4	EXISTING CONTEXT PHOTOGRAPHS 2
E5	EXISTING LAND USE
E6	ZONING SUMMARY
E7	SITE PLAN
C1.00	EXISTING CONDITIONS PLAN
C1.10	EXISTING CONDITIONS PLAN LEGEND
C2.00	SITE DEVELOPMENT PLAN
C.210	SITE DEVELOPMENT PLAN NOTES
C2.20	AUTOTURN 30' TRUCK PLAN
C3.00	UTILITY PLAN
C3.10	UTILITY PLAN CALCULATIONS
C4.00	SEDIMENT CONTROL PLAN
L1.10	LANDSCAPE RENDERING
L2.10	LANDSCAPE PLAN

A1	SITE PLAN - RENDERED
A2	MLK LONG ELEVATION - RENDERED
A3	DUNBAR RD LONG ELEVATION - RENDERED

RESIDENTIAL BUILDING:

A4	KEY PLAN - RESIDENTIAL BUILDING
A5	GARAGE FLOOR PLAN
A6	TERRACE FLOOR PLAN
A7	GROUND FLOOR PLAN
A8	SECOND AND THIRD FLOOR PLANS
A9	FOURTH FLOOR PLAN
A10	ROOF PLAN
A11	EAST AND WEST ELEVATIONS
A12	NORTH AND SOUTH ELEVATIONS
A13	BUILDING SECTION 1
A14	BUILDING SECTION 2
A15	BUILDING SECTION 3
A16	BUILDING SECTION 4
A17	SITE SECTION 1
A18	SITE SECTION 2
A19	SITE SECTION 3

A20	RENDERED FLOOR PLANS
A21	TYPICAL UNIT LAYOUT 1
A22	TYPICAL UNIT LAYOUT 2

COMMUNITY BUILDING:

A23	KEY PLAN - COMMUNITY BUILDING
A24	TERRACE FLOOR PLAN
A25	GROUND FLOOR PLAN
A26	FIRST FLOOR PLAN
A27	ROOF PLAN
A28	NORTH AND WEST ELEVATIONS
A29	SOUTH AND EAST ELEVATIONS
A30	BUILDING SECTION
A31	RENDERED FLOOR PLANS

RENDERINGS:

A32	ENLARGED SITE PLAN
A33	WEST ELEVATION
A34	NORTH ELEVATION
A35	SOUTH ELEVATION

A36	EAST ELEVATIONS
A37	SITE SECTION
A38	SITE SECTION
A39	SITE SECTION
A40	ENLARGED SITE SECTION
A41	ENLARGED SITE SECTION
A42	ENLARGED SITE SECTION
A43	MLK AVE - AERIAL VIEW
A44	MLK AVE - STREET PERSPECTIVE
A45	STREET PERSPECTIVE
A46	COURTYARD VIEW
A47	RESTAURANT INTERIOR VIEW

MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC

ZONING COMMISSION
District of Columbia

SEPTEMBER 27, 2018
CASE NO. 18-25
EXHIBIT NO. 14A1



MATTHEWS MEMORIAL BAPTIST CHURCH
2614 Martin Luther King Jr. Ave. SE
Washington, DC 20023



The Community Builders, Inc.

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



P&P ARCHITECTS, PLLC
1917 M Street, NW
Washington, DC 20036



01 EXISTING SITE PLAN - AERIAL MAP 1
E1 SCALE: NTS

MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC

E1



MATTHEWS MEMORIAL BAPTIST CHURCH
1111 Martin Luther King Jr. Ave. SE
Washington, DC 20003



The Community Builders, Inc.

THE COMMUNITY BUILDERS, INC.
1201 H Street, NW
Washington, DC 20005



P&G ARCHITECTS, PLLC
1417 16 Street, NW
Washington, DC 20006

SEPTEMBER 24, 2008



MATTHEWS MEMORIAL TERRACE, LP

01 EXISTING SITE PLAN - AERIAL MAP 2
E2 SCALE: 1/8"

WASHINGTON, DC

E2

SEPTEMBER 24, 2008



MATTHEWS MEMORIAL BAPTIST CHURCH
2018 Martin Luther King Jr. Ave. SE
Washington, DC 20003



The Community Builders, Inc.

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



FINN ARCHITECTS, PLLC
1011 M Street, NW
Washington, DC 20005



MARTIN LUTHER KING JR. AVE, S.E.



MARTIN LUTHER KING JR. AVE, S.E.



VIEW LOOKING NORTH OF MARTIN LUTHER KING JR. AVE, S.E.



EXISTING SITE



MATTHEWS MEMORIAL BAPTIST CHURCH



EXISTING SITE



EXISTING SITE



SISTER'S HOUSE



PARKWAY HOUSE



MATTHEWS MEMORIAL TERRACE, LP

01
E3
EXISTING CONTEXT PHOTOGRAPHS 1
SCALE: NTS
WASHINGTON, DC



MATTHEWS MEMORIAL BAPTIST CHURCH
2514 Martin Luther King Jr. Ave, SE
Washington, DC 20028



The Community Builders

THE COMMUNITY BUILDERS, INC.
1223 H Street, NW
Washington, DC 20005



PG ARCHITECTS, PLLC
1817 M Street, NW
Washington, DC 20006

SEPTEMBER 24, 2008



EXISTING PARKING, RETAINING WALL



EXISTING RETAINING WALL



VIEW ON SUITLAND PARKWAY



EXISTING RETAINING WALL



ENTRANCE/EXIT OFF OF DUNBAR ROAD



VIEW TOWARDS SHERIDAN TERRACE



VIEW ON SUITLAND PARKWAY



EXISTING SITE VIEW



EXISTING PARKING AND MATTHEWS



PARKWAY HOUSE



SISTER'S HOUSE



EXISTING SITE

01
E4 EXISTING CONTEXT PHOTOGRAPHS 2
SCALE: NTS

MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC



MATTHEWS MEMORIAL BAPTIST CHURCH
1814 North Luther King Jr. Ave. SE
Washington, DC 20003



The Community Builders, Inc.

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



PG ARCHITECTS, PLLC
1817 M Street, NW
Washington, DC 20006

SEPTEMBER 24, 2008

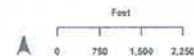
E4

SITE



**Comprehensive Plan
Future
Land Use**
Map 10

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Forest
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- WATER



Government of the
District of Columbia
Adrian M. Fenty, Mayor

Office of Planning - June, 2007

This map was created for planning
purposes from a variety of sources.
It is neither a survey nor a legal document.
Information provided by other agencies
should be verified with them where appropriate.

MATTHEWS MEMORIAL TERRACE, LP

D1 EXISTING LAND USE
E5 SCALE: NTS
WASHINGTON, DC

E5



MATTHEWS MEMORIAL BAPTIST CHURCH
2618 Martin Luther King Jr. Ave. SE
Washington, DC 20009



The Community Builders, Inc.

THE COMMUNITY BUILDERS, INC.
1222 H Street, NW
Washington, DC 20005



Architects, PLLC

PGN ARCHITECTS, PLLC
1817 M Street, NW
Washington, DC 20006

SEPTEMBER 24, 2008

Matthews Memorial Terrace, Lt 12/05/08

R5 B - Zoning Criteria and Summary		Number of Stories	Height	FAR	Lot Coverage
Lot Size	R5B	none prescribed	80	3	60%
79,311				237,933	47,637
				#DIV/0!	

	R-5-B PUD Standards	Project Specs Residential	Project Specs Community Bldg
Lot Area	1 acre (43,560 sq ft)		
Total FAR	3	1.34	0.16
Gross Floor Area	133,324	107,516	0
Height	90 ft	41.3 ft	29.75 ft
Lot Occupancy	60%	26%	4%
Side Yard Setback	(3" per ft. of bldg ht; min < 8 ft)	10.3	7.5 min < 8 = 8 ft
Rear Yard Setback	4" per ft. of bldg ht; min < 10 ft	60 ft	25 ft
Lot Width	None	190.0 ft	161.0 ft
Penthouse Height	18.5 ft	14 ft	14 ft
Parking Ratio	.3 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	combined Delivery and Loading	
Berth	1 @ 55 ft. deep	1 @ 30 ft. deep	1 @ 10 ft

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	621	695	1134	649	614	690	
Terrace Floor	18,365	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	20,221	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	107,516	18	3	40	6	27	2	3	99

Community Building	Gross Square Ft	Common Areas & Demising Walls	Community Center	Block Store	Restaurant/Bar	Kitchen	Social Services	Private Room
	Square Footage							
1st Floor - Partial Basement	4,362	1,879	1,581	972				
2nd Floor - Street Level	4,362	1,449			1,163	862		348
3rd Floor	4,362	1,157					2,031	
Total Area For Building	13,086							

01 ZONING SUMMARY
E6 SCALE: NTS

MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC

E6



MATTHEWS MEMORIAL BAPTIST CHURCH
2515 North Luther King Jr. Ave. SE
Washington, DC 20033



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



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

SEPTEMBER 24, 2008
REVISED DECEMBER 5, 2008

C2A Zoning Criteria and Summary		Number of Stories	Height	FAR	Lot Coverage
Lot Size	C2A	none prescribed	65	3	50%
				237,933	47,587
				#DIV/0!	

	C-2-A PUD Standards	Project Specs Residential	Project Specs Community Bldg
Lot Area	1 acre (43,560 sq ft)		
Total FAR	3	1.69	0.83
Gross Floor Area	46,950	107,310	13,980
Height	65 ft	41.5 ft	29.75 ft
Lot Occupancy	60%	32%	29%
Side Yard Setback	13" per ft. of Bldg ht, not < 5 ft	10 ft	7.5 feet - 8 = 8 ft
	13 ft		
Rear Yard Setback		60 ft	25 ft
Lot Width	None	160.0 ft	160.0 ft
Penhouse Height	18.3 ft	14 ft	14 ft
	3 spaces per unit - varies on Community Building	50 spaces .5 spaces per unit	Community Building - 11 spaces
Parking Ratio			
Loading		1 @ 200 sq. ft.	
Platform	1 @ 200 sq. ft.	combined Delivery and Loading	1 @ 100 sq. ft.
Delivery	1 @ 20 ft. deep		
Berth	1 @ 25 ft. deep	1 @ 30 ft. deep	1 @ 30 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:		673	821	825	1134	649	814	890	
Terrace Floor	18,265	0	0	0	0	17	1	2	20
Ground Floor	20,197	5	0	4	0	10	1	1	22
Second Floor	20,231	4	1	13	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	107,516	18	3	40	6	27	2	3	95

Community Building	Gross Square Ft	Common Areas & Demising Walls	Community Center	Book Store	Restrooms/Drain	Kitchen	Social Services	Private Room
Square Footage:								
1st Floor - Partial Basement	4,362	1,909	1,181	672				
2nd Floor - Street Level	4,362	1,449			1,803	862		248
3rd Floor	4,362	1,157					2,611	
Total Area For Building	13,086							

Proposed Site Data	
Summary	
FAR Allowed-	0
FAR Used	120,602
Lot Occupancy Allowed	237,933
Lot Occupancy Used	24,559
	31%

01 ZONING SUMMARY - OPTION A
E6A SCALE: NTS
WASHINGTON, DC

MATTHEWS MEMORIAL TERRACE, LP



MATTHEWS MEMORIAL BAPTIST CHURCH
2013 Matthews Memorial Plaza Dr. SE
Washington, DC 20003



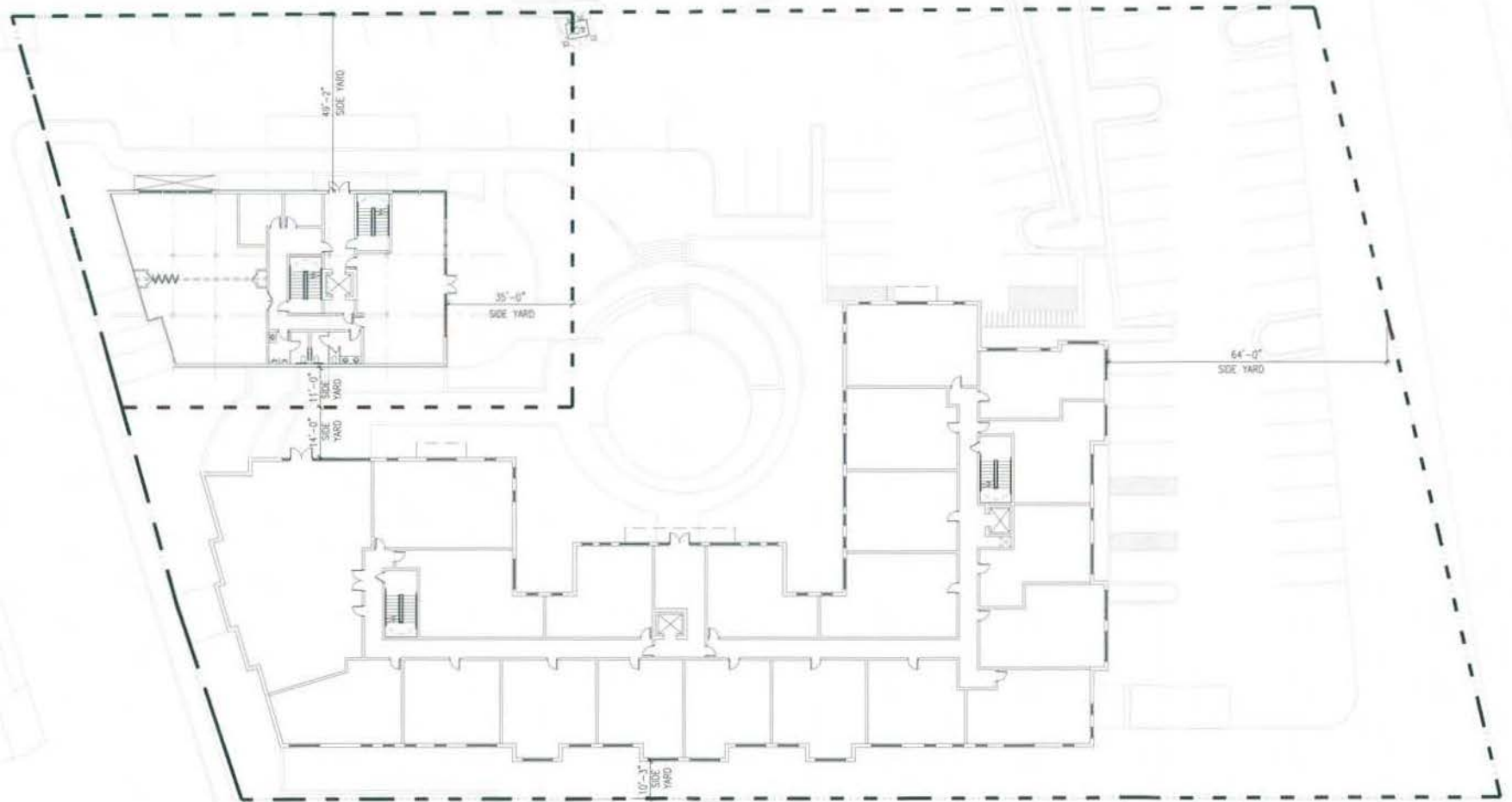
THE COMMUNITY BUILDERS, INC.
1201 H Street, NW
Washington, DC 20005



PG ARCHITECTS, PLLC
1817 M Street, NW
Washington, DC 20006

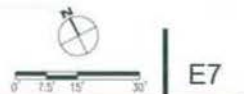
DECEMBER 4, 2008

E6 A



MATTHEWS MEMORIAL TERRACE, LP

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



E7



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



THE COMMUNITY BUILDERS, INC.
1223 H Street, NW
Washington, DC 20005



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

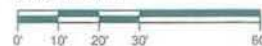
SEPTEMBER 24, 2008
REVISED DECEMBER 5, 2008



MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC

Scale: 1" = 30' - 0"



Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1315 Picard Drive
Suite 240
Rockville, Maryland 20850

Phone: (301) 519-8998
Fax: (301) 519-1910
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.



SEPTEMBER 22, 2008

C1.00 - EXISTING CONDITIONS PLAN

NOT FOR CONSTRUCTION



MATTHEWS MEMORIAL BAPTIST CHURCH
2615 Martin Luther King Jr. Ave. SE
Washington, DC 20003



THE COMMUNITY BUILDERS, INC.
1222 N Street, NW
Washington, DC 20005



P&C ARCHITECTS, PLLC
1617 M Street, NW
Washington, DC 20005

EXISTING STORM SEWER TABULATION

TOP=78.29 INV=77.29	TOP=61.05 INV=56.30 (12" OUT)
TOP=93.24	TOP=67.81 INV=59.87 (15" IN PER RECORDS) INV=59.02 (21" OUT PER RECORDS)
TOP=125.27 INV=119.23 (15" OUT)	TOP=124.90 INV=117.90 (10" IN) INV=119.30 (12" IN FR. #4) INV=118.55 (15" IN FR. #3) INV=117.80 (15" OUT TO E)
TOP=123.95 FILLED, NO INVERT OBTAINED	
TOP=103.49 FILLED, NO INVERT OBTAINED	
TOP=101.88 FILLED, NO INVERT OBTAINED	TOP=114.39 INV=107.19 (15" IN FR. D) INV=107.79 (10" IN) INV=107.09 (15" OUT TO F)
TOP=52.16 INV=40.40 (27" IN PER RECORDS)	TOP=102.03 INV=95.58 (12" IN FR. #5) INV=96.09 (12" IN FR. #6) INV=95.53 (15" IN FR. E) INV=95.53 (15" OUT)
TOP=53.43 INV=45.68 (24" IN PER RECORDS) INV=45.68 (27" OUT PER RECORDS)	TOP=94.89 INV=87.91 (15" IN) INV=87.88 (15" OUT)
TOP=60.52 INV=52.85 (21" IN PER RECORDS) INV=52.30 (24" OUT PER RECORDS)	
TOP=60.51 INV=55.67 (12" OUT)	

EXISTING SANITARY SEWER TABULATION

TOP=93.18 INV=82.12 (10" IN)
TOP=112.67 INV=101.13 (10" IN) INV=101.13 (10" OUT)
TOP=128.48 INV=116.58 (10" OUT)
TOP=95.05 INV=84.55 (12" IN)
TOP=101.38 INV=91.68 (10" IN) INV=91.25 (12" IN FR. J) INV=90.96 (12" OUT TO H)
TOP=118.27 INV=108.43 (10" IN) INV=108.43 (12" OUT)
TOP=51.42 INV=40.94 (10" IN)
INV=46.54 (10" PER RECORDS)
INV=63.83 (10" PER RECORDS)

SYMBOLS

□	= JUNCTION BOX
△	= GAS VALVE
+	= SIGN
—	= GUY WIRE
U	= UTILITY POLE
T	= TRAFFIC SIGNAL
o	= LIGHT POLE
W	= WATER METER
W	= WATER VALVE
⊙	= FIRE HYDRANT
⊙	= SANITARY SEWER MANHOLE
⊙	= STORM SEWER MANHOLE
⊙	= WATER MANHOLE
⊙	= TELEPHONE MANHOLE
⊙	= ELECTRIC MANHOLE

LEGEND

(R)	= (RECORDED)
(M)	= (MEASURED)
CON	= CONCRETE
C&G	= CURB & GUTTER
W	= SIDEWALK
EX	= EXISTING
R	= HANDICAP RAMP
C	= CHAIN LINK FENCE
E	= ELECTRIC
R.A.	= RAISED ASPHALT CURB
—	= GAS LINE
—W—	= WATER LINE
Y	= WATER LINE
—C—	= UNDERGROUND

MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC



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



THE COMMUNITY BUILDERS, INC.
1330 H Street, NW
Washington, DC 20005



P&G ARCHITECTS, P.C.
1817 M Street, NW
Washington, DC 20006

C1.10 - EXISTING CONDITIONS
PLAN LEGEND

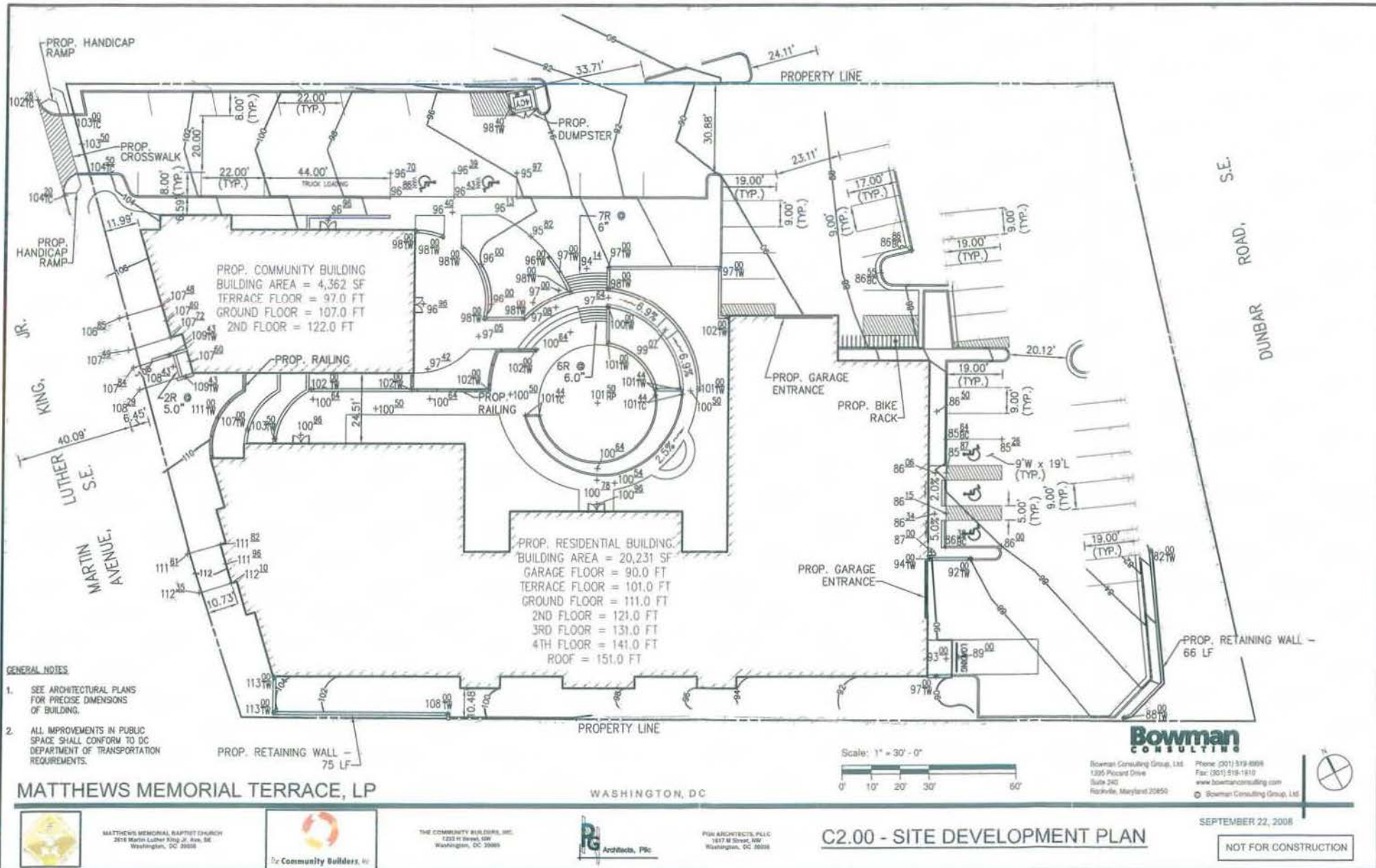
SEPTEMBER 22, 2008

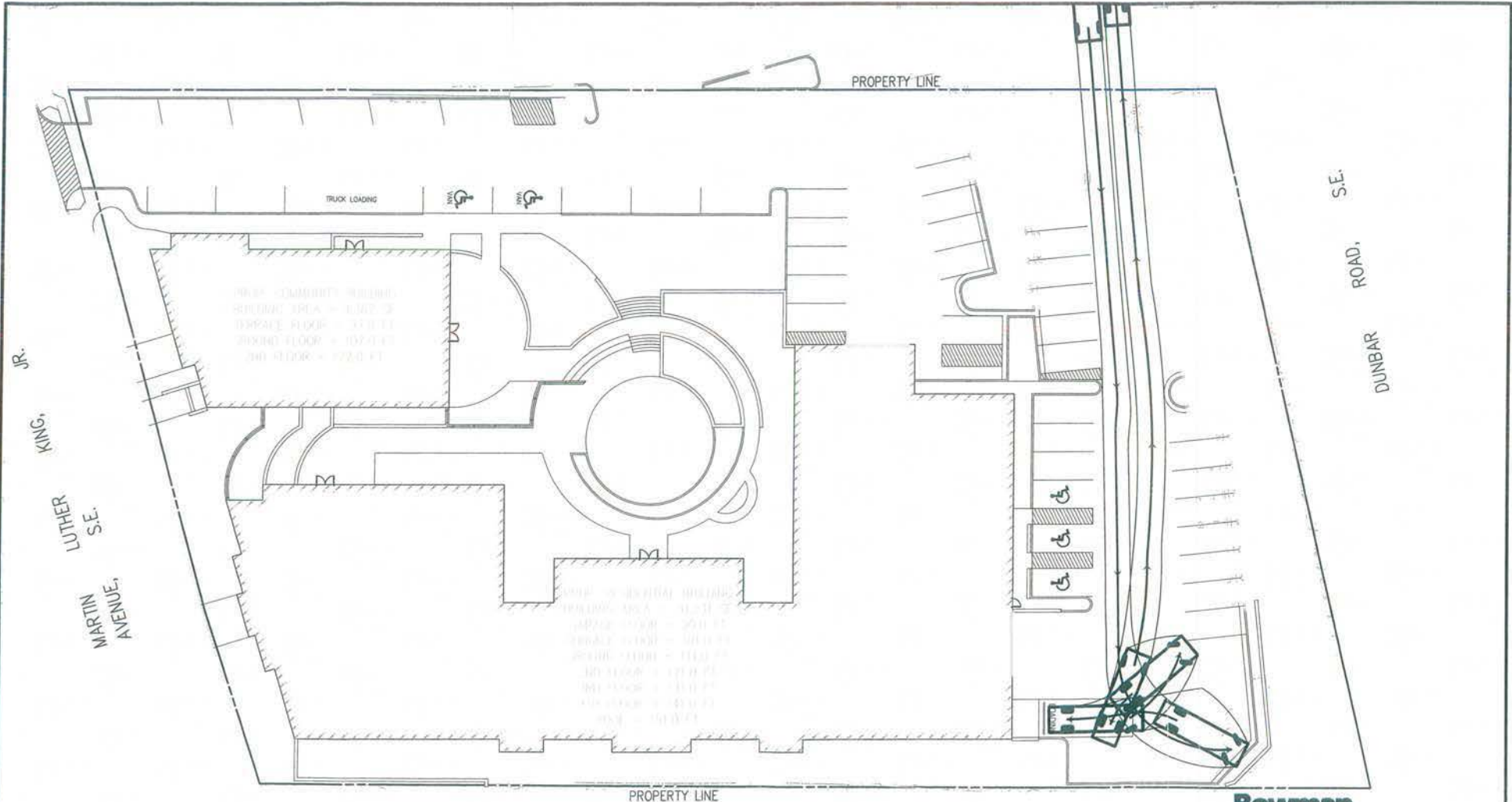
NOT FOR CONSTRUCTION

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1395 Piccard Drive
Suite 240
Rockville, Maryland 20850

Phone: (301) 519-9999
Fax: (301) 519-1910
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.





MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC



MATTHEWS MEMORIAL BAPTIST CHURCH
2616 Martin Luther King Jr. Ave., SE
Washington, DC 20033



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



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

C2.20 - AUTOTURN 30' TRUCK PLAN



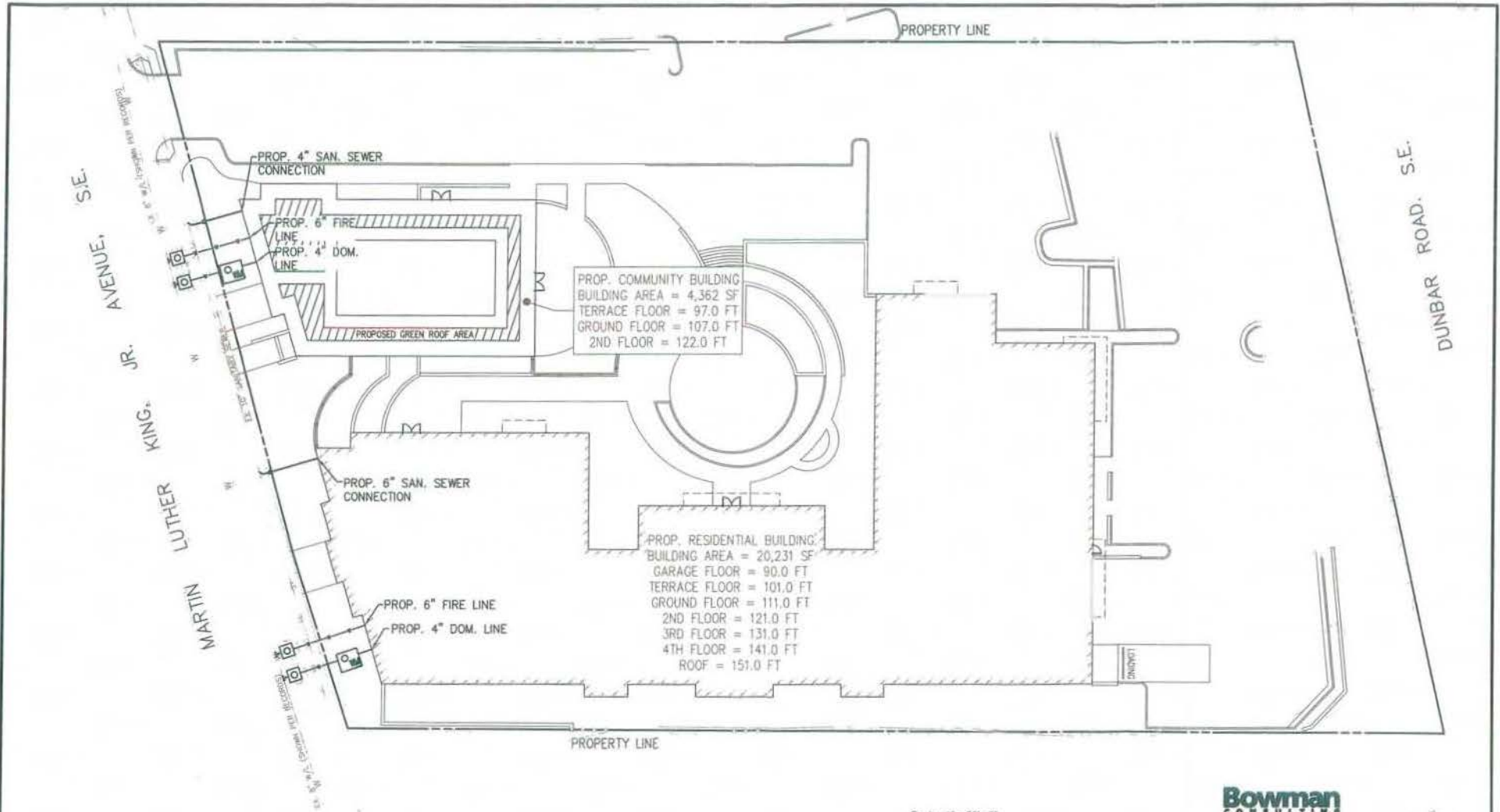
Bowman Consulting Group, Ltd.
1365 Piccard Drive
Suite 240
Rockville, Maryland 20850

Phone: (301) 519-8999
Fax: (301) 519-1910
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.



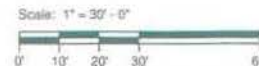
SEPTEMBER 22, 2008

NOT FOR CONSTRUCTION



MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC



Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1305 Piccard Drive
Suite 240
Rockville, Maryland 20850
Phone: (301) 518-8998
Fax: (301) 519-1910
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.



SEPTEMBER 22, 2008

C3.00 - UTILITY PLAN

NOT FOR CONSTRUCTION



MATTHEWS MEMORIAL BAPTIST CHURCH
2618 Martin Luther King Jr. Ave. SE
Washington, DC 20023



The Community Builders, Inc.

THE COMMUNITY BUILDERS, INC.
1223 H Street NW
Washington, DC 20005



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

RESIDENTIAL BUILDING

PROPOSED SEWER/WATER GENERATION

- A. # OF UNITS: 99
- B. ESTIMATE 80 GAL/PERSON/DAY
- C. TOTAL POPULATION (# UNITS X 2.5 PEOPLE/UNIT) = 248
- D. TOTAL AVERAGE DAILY FLOW GAL/DAY = 19,840 GAL/DAY
- E. PEAK FLOW (ASSUME PEAK FACTOR 6.0) = 119,040 GAL/DAY
- F. TOTAL PEAK FLOW = 119,040 GAL/DAY

COMMUNITY BUILDING

PROPOSED SEWER/WATER GENERATION

- A. USES: 1ST FLOOR- BOOKSTORE/COMMUNITY CENTER
2ND FLOOR- RESTAURANT (150 SEATS)
3RD FLOOR- CLINIC/SOCIAL SERVICES
- B. ESTIMATE USAGES:
1ST FLOOR- 0.144 GAL/S.F./DAY
2ND FLOOR- 34.8 GAL/SEAT/DAY
3RD FLOOR- 0.133 GAL/S.F./DAY
- C. 1ST & 3RD FLOOR AREAS (GROSS S.F. PER FLOOR) = 4,500 S.F.
- D. TOTAL AVERAGE DAILY FLOW GAL/DAY
1ST FLOOR- 650 GAL/DAY
2ND FLOOR- 5,220 GAL/DAY
3RD FLOOR- 600 GAL/DAY
TOTAL- 6,470 GAL/DAY
- E. PEAK FLOW (ASSUME PEAK FACTOR 6.0) = 38,820 GAL/DAY
- F. TOTAL PEAK FLOW = 38,820 GAL/DAY

EXISTING CONDITIONS COMPUTED WATER QUALITY VOLUME

	SQUARE FEET	ACRES
TOTAL SITE AREA	77,400	1.82
PERVIOUS AREA	54,400	0.71
IMPERVIOUS AREA (VEHICLE RELATED)	20,000	0.92
IMPERVIOUS AREA (ALL OTHER)	3,400	0.19
WQv (VEHICLE RELATED) = AREA * 0.5 INCHES	20,083	CUBIC FEET
WQv (ALL OTHER) = AREA * 0.3 INCHES	2,430	CUBIC FEET
TOTAL	22,513	

PROPOSED CONDITIONS COMPUTED WATER QUALITY VOLUME

	SQUARE FEET	ACRES
TOTAL SITE AREA	77,400	1.82
PERVIOUS AREA	54,400	0.56
IMPERVIOUS AREA (VEHICLE)	13,277	0.61
IMPERVIOUS AREA (ALL OTHER)	8,937	0.68
WQv (VEHICLE RELATED) = AREA * 0.5 INCHES	13,277	CUBIC FEET
WQv (ALL OTHER) = AREA * 0.3 INCHES	8,937	CUBIC FEET
TOTAL	22,214	

***SITE LOCATED IN SEPERATED SANITARY AND STORM SEWER AREA,
ONLY WATER QUALITY TREATMENT,***

NOTE: AN EXISTING WATER QUALITY CONTROL STRUCTURE WILL BE
USED TO TREAT RUNOFF FROM THE SITE.

MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC



MATTHEWS MEMORIAL BAPTIST CHURCH
2616 Martin Luther King Jr. Ave. SE
Washington, DC 20009



THE COMMUNITY BUILDERS, INC.
1332 H Street, NW
Washington, DC 20005



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

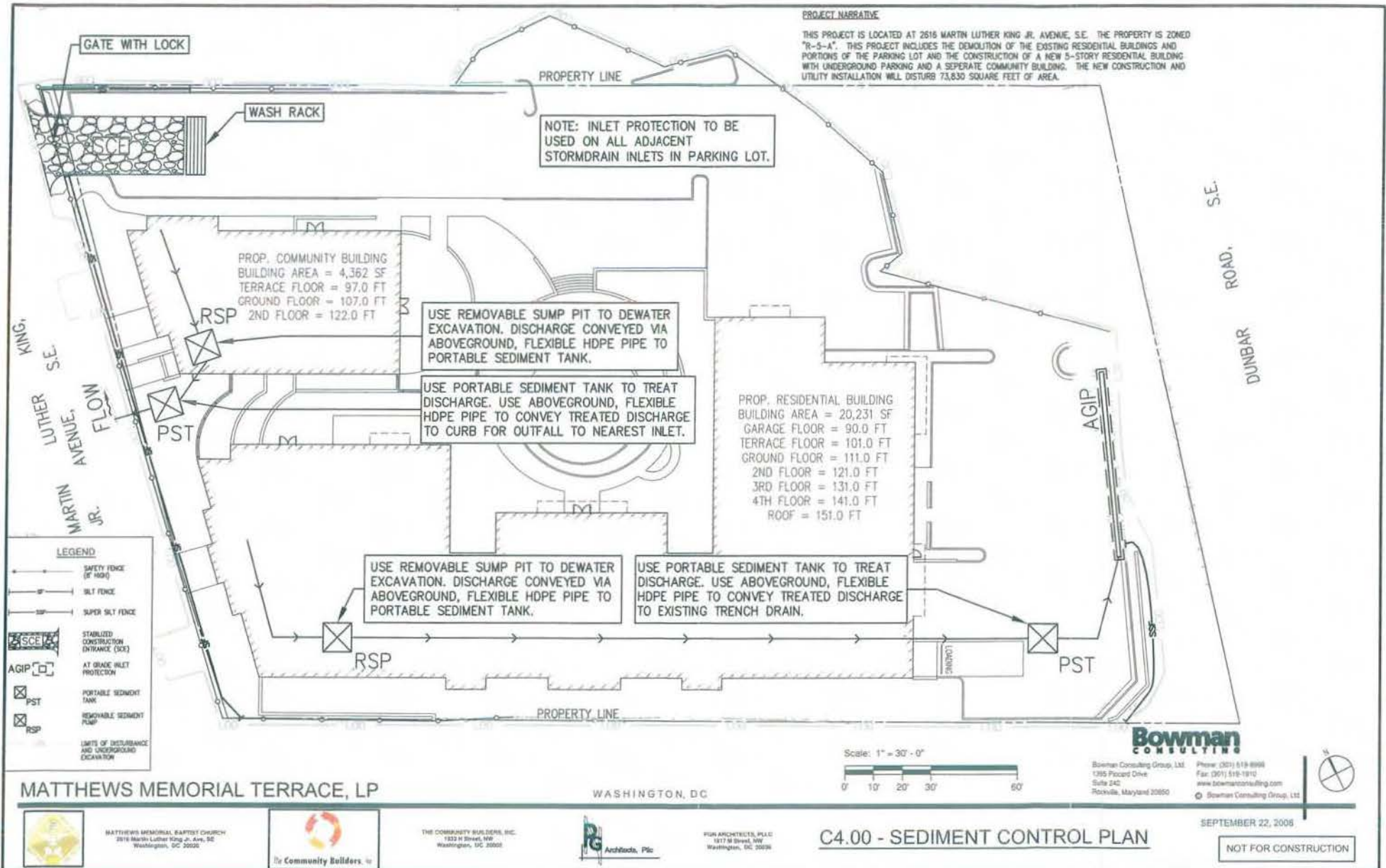
Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1505 Piccard Drive
Suite 240
Rockville, Maryland 20850
Phone: (301) 519-8999
Fax: (301) 519-1910
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

SEPTEMBER 22, 2008

C3.10 - UTILITY PLAN CALCULATIONS

NOT FOR CONSTRUCTION





Scale: 1" = 30' - 0"

0' 10' 20' 30' 60'

MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC



MATTHEWS MEMORIAL BAPTIST CHURCH
3519 Martin Luther King Jr. Ave. SE
Washington, DC 20009



THE COMMUNITY BUILDERS, INC.
1333 H Street, NW
Washington, DC 20004



FOR ARCHITECTS, PLLC
1817 M Street, NW
Washington, DC 20006

Bowman
CONSULTING

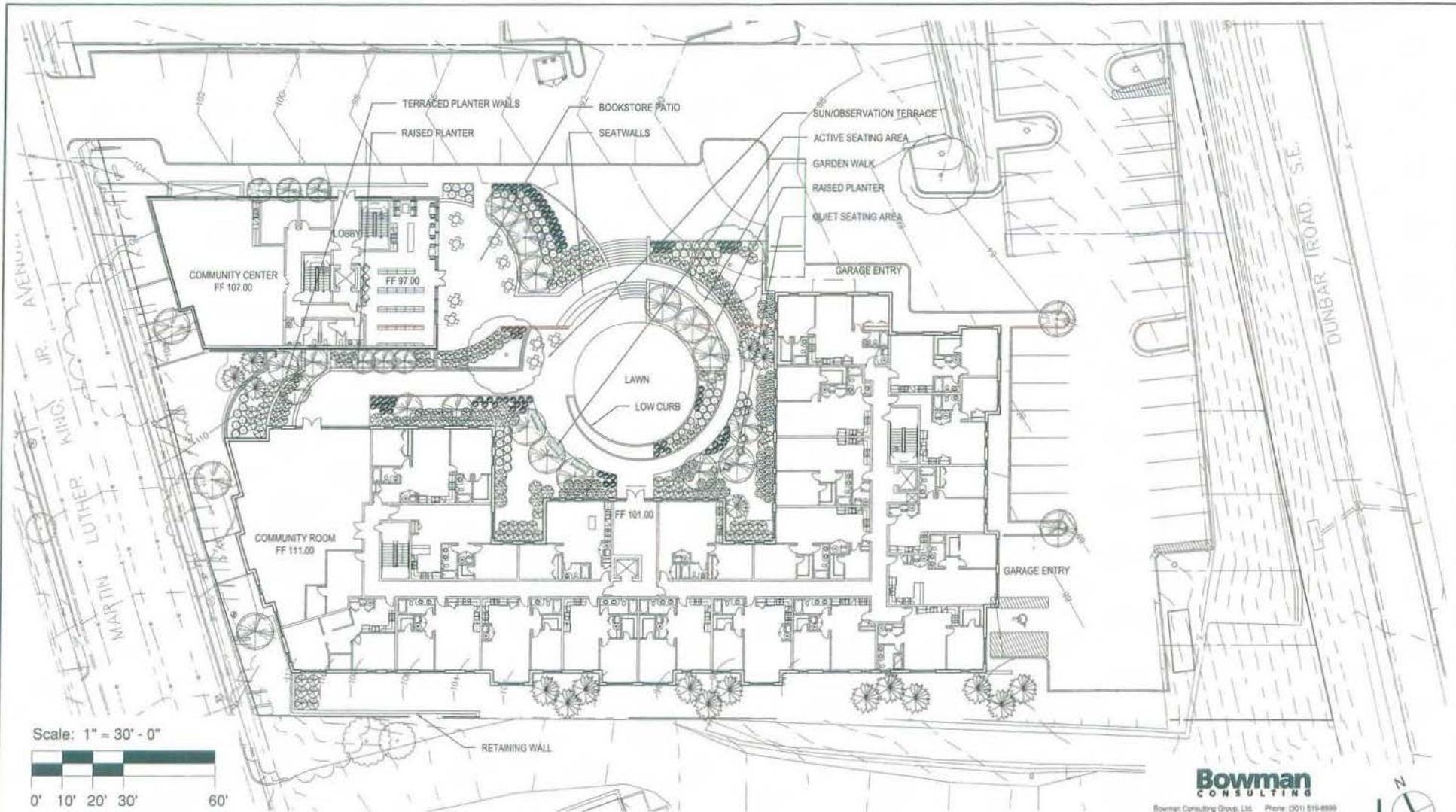
Bowman Consulting Group, Ltd.
1535 Pleasant Drive
Suite 240
Rockville, Maryland 20850

Phone: (301) 515-6969
Fax: (301) 518-1910
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.



SEPTEMBER 22, 2008

L1.10 LANDSCAPE RENDERING



MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC



MATTHEWS MEMORIAL BAPTIST CHURCH
2614 Martin Luther King Jr. Ave. SE
Washington, DC 20028



The Community Builders, Inc.

THE COMMUNITY BUILDERS, INC.
1333 O Street, NW
Washington, DC 20004



PIV ARCHITECTS, PLLC
1617 S Street, NW
Washington, DC 20028

Bowman
CONSULTING

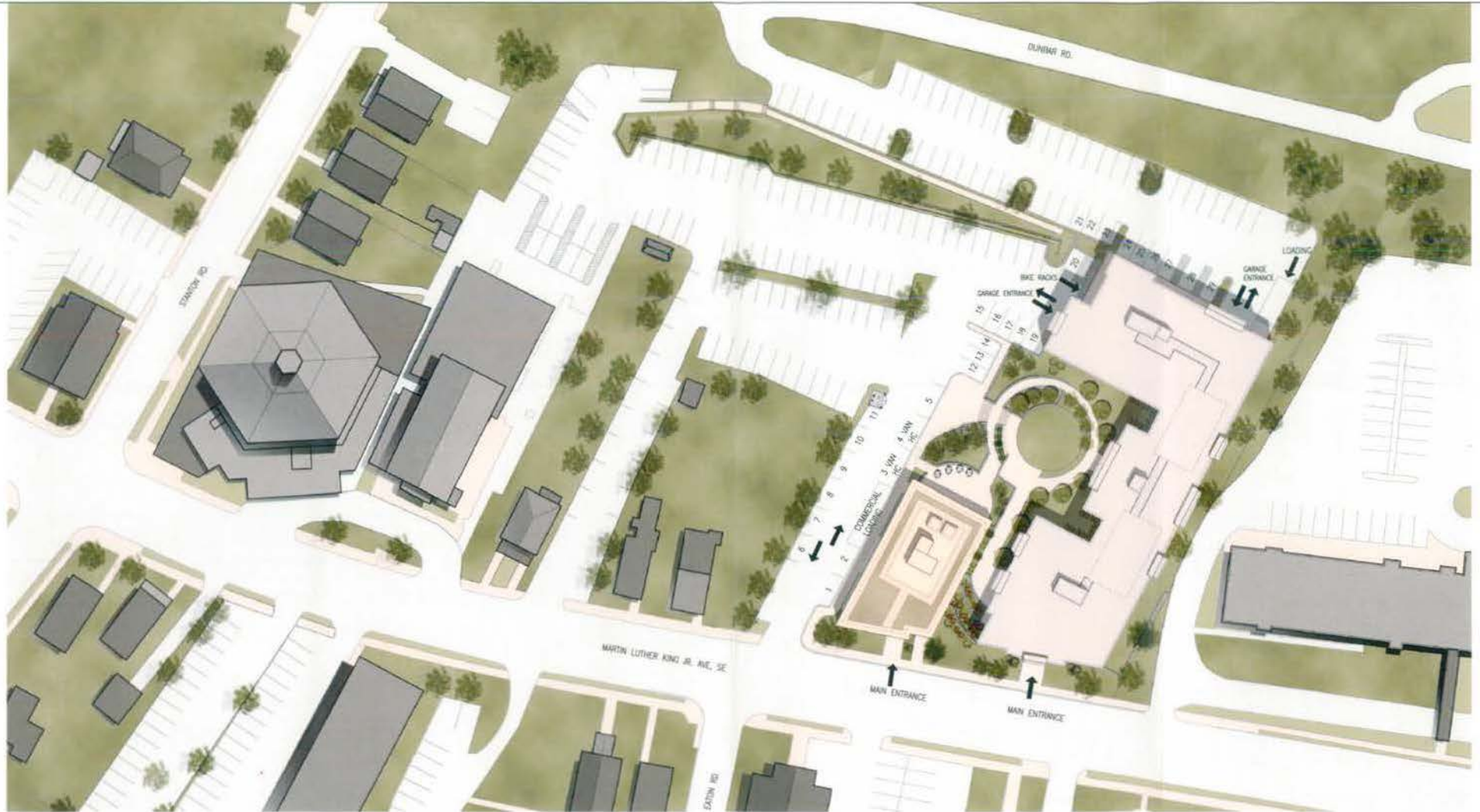
Bowman Consulting Group, Ltd.
1355 Piccard Drive
Suite 240
Rockville, Maryland 20850

Phone: (301) 519-8996
Fax: (301) 519-1910
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.



SEPTEMBER 22, 2008

L2.10 LANDSCAPE PLAN



MATTHEWS MEMORIAL TERRACE, LP

01 SITE PLAN - RENDERED
A1 SCALE: 1" = 60'

WASHINGTON, DC



A1



MATTHEWS MEMORIAL BAPTIST CHURCH
2818 Martin Luther King Jr. Ave. SE
Washington, DC 20003



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



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

SEPTEMBER 24, 2008
REVISED DECEMBER 5, 2008



01 MLK LONG ELEVATION - RENDERED
A2 SCALE: 1" = 50'

MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC

0' 12.5' 25' 50'

A2



MATTHEWS MEMORIAL BAPTIST CHURCH
2012 Martin Luther King Jr. Ave., SE
Washington, DC 20025



The Community Builders

THE COMMUNITY BUILDERS, INC.
1223 H Street, NW
Washington, DC 20005



PG ARCHITECTS, P.C.
1217 M Street, NW
Washington, DC 20004

SEPTEMBER 24, 2008



01 DUNBAR ROAD LONG ELEVATION - RENDERED
A3 SCALE: 1" = 30'

MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC

0' 12.5' 25' 50'

A3

SEPTEMBER 24, 2008



MATTHEWS MEMORIAL BAPTIST CHURCH
2910 Martin Luther King Jr. Ave. SE
Washington, DC 20003

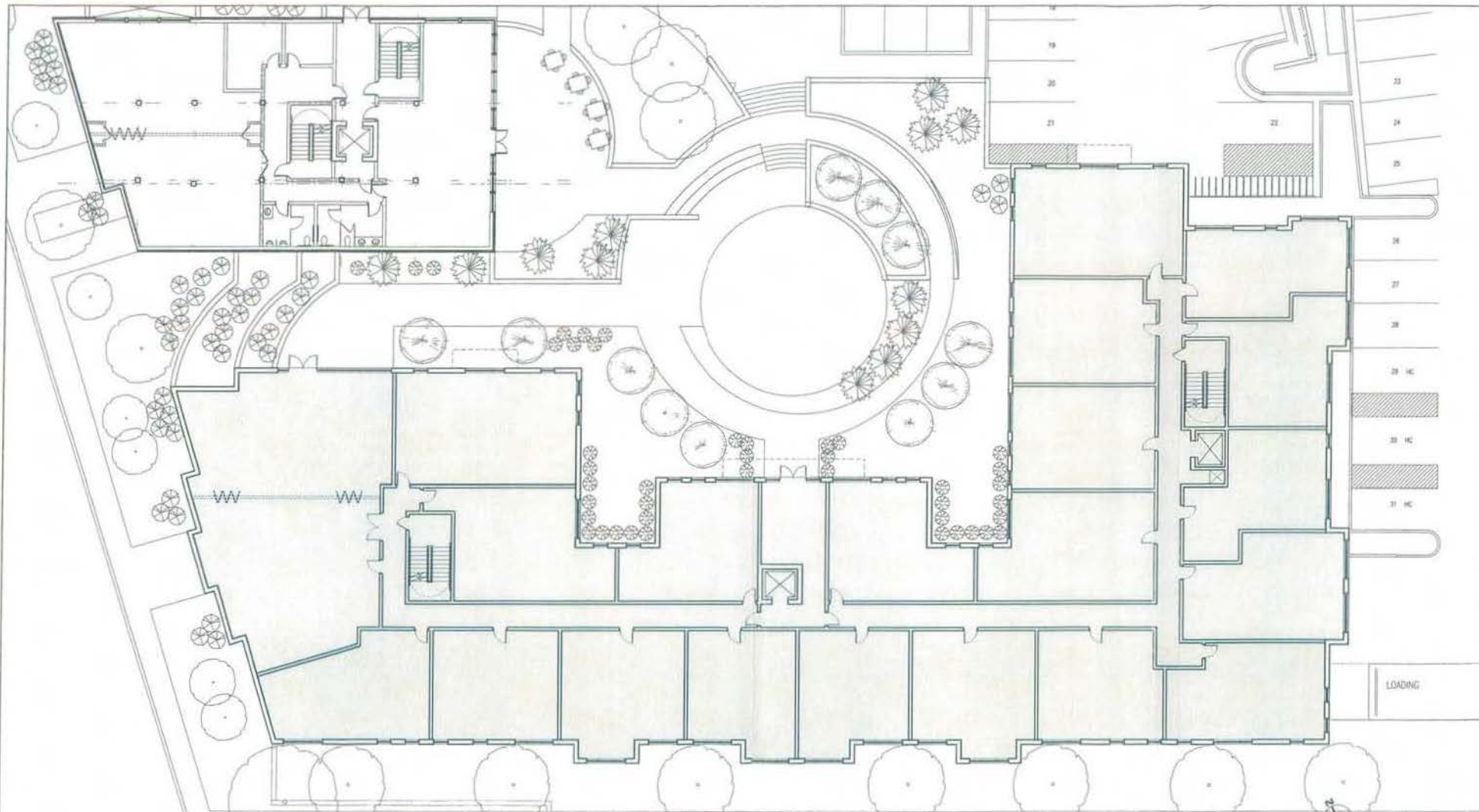


The Community Builders, Inc.

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



P&G ARCHITECTS, PLLC
1017 M Street, SW
Washington, DC 20005



MATTHEWS MEMORIAL TERRACE, LP

01
A4 KEY PLAN - RESIDENTIAL BUILDING
SCALE: 1" = 20'-0"
WASHINGTON, DC

0' 5' 10' 20'
SEPTEMBER 24, 2008

A4



MATTHEWS MEMORIAL BAPTIST CHURCH
2818 Martin Luther King Jr. Ave. SE
Washington, DC 20009



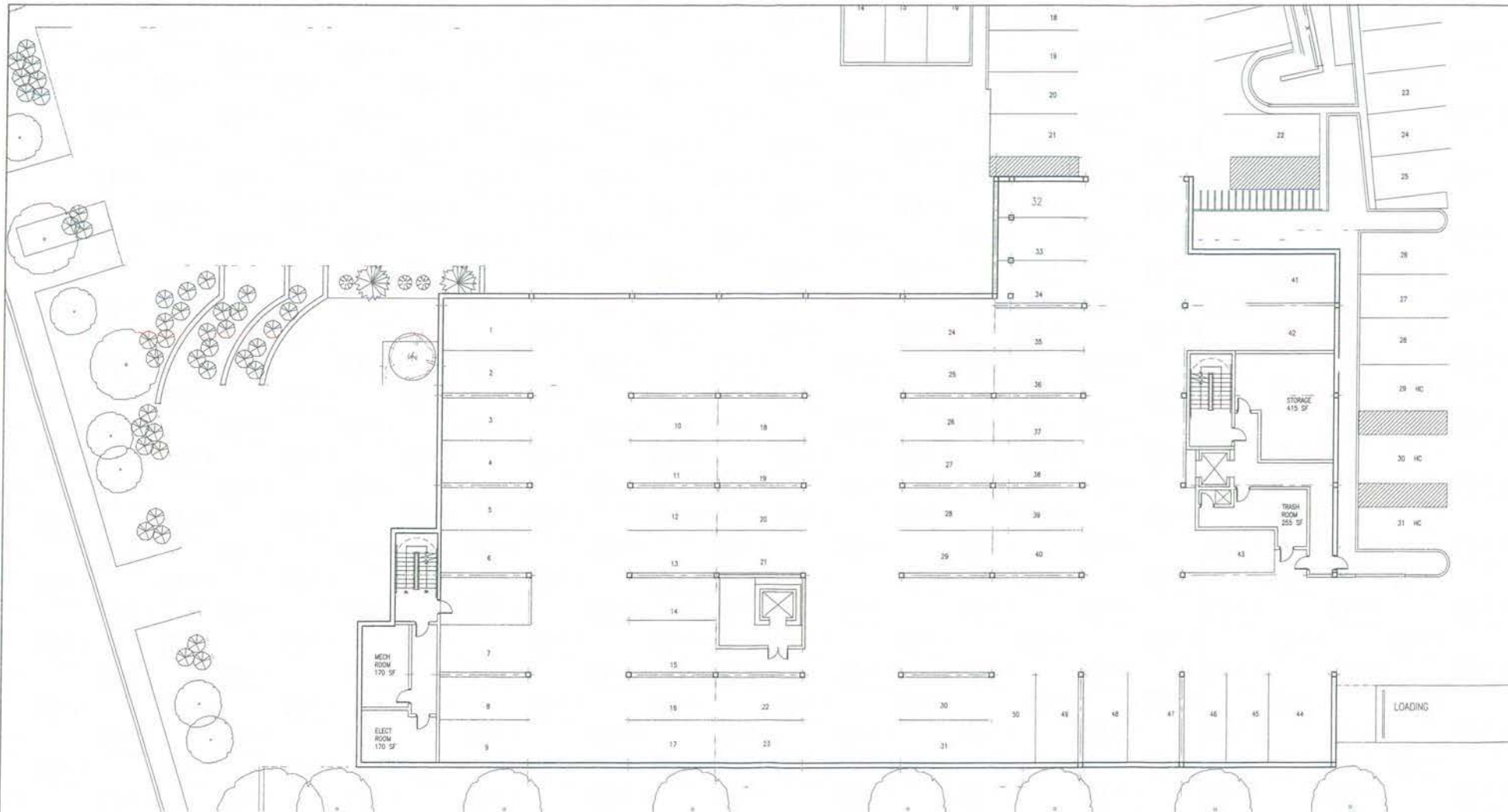
The Community Builders, Inc.

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



PGM Architects, PLLC

PGM ARCHITECTS, PLLC
1817 M Street, NW
Washington, DC 20006



MATTHEWS MEMORIAL TERRACE, LP

01
A5 GARAGE FLOOR PLAN
SCALE: 1" = 20'-0"

WASHINGTON, DC



A5



MATTHEWS MEMORIAL BAPTIST CHURCH
2816 Martin Luther King Jr. Ave. SE
Washington, DC 20028



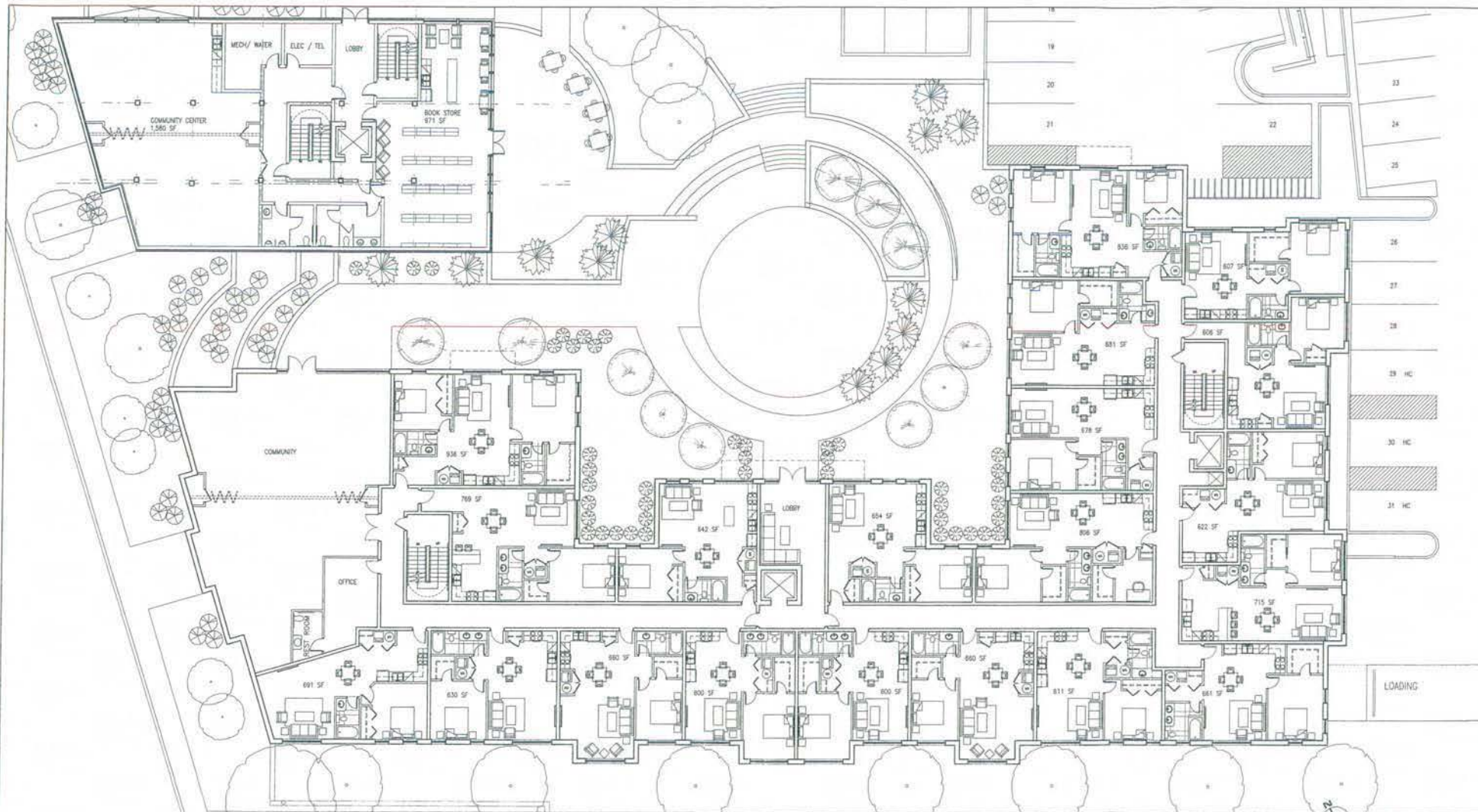
The Community Builders, Inc.

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



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

SEPTEMBER 24, 2008



MATTHEWS MEMORIAL TERRACE, LP

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



A6



MATTHEWS MEMORIAL BAPTIST CHURCH
2616 Martin Luther King Jr. Ave. SE
Washington, DC 20029



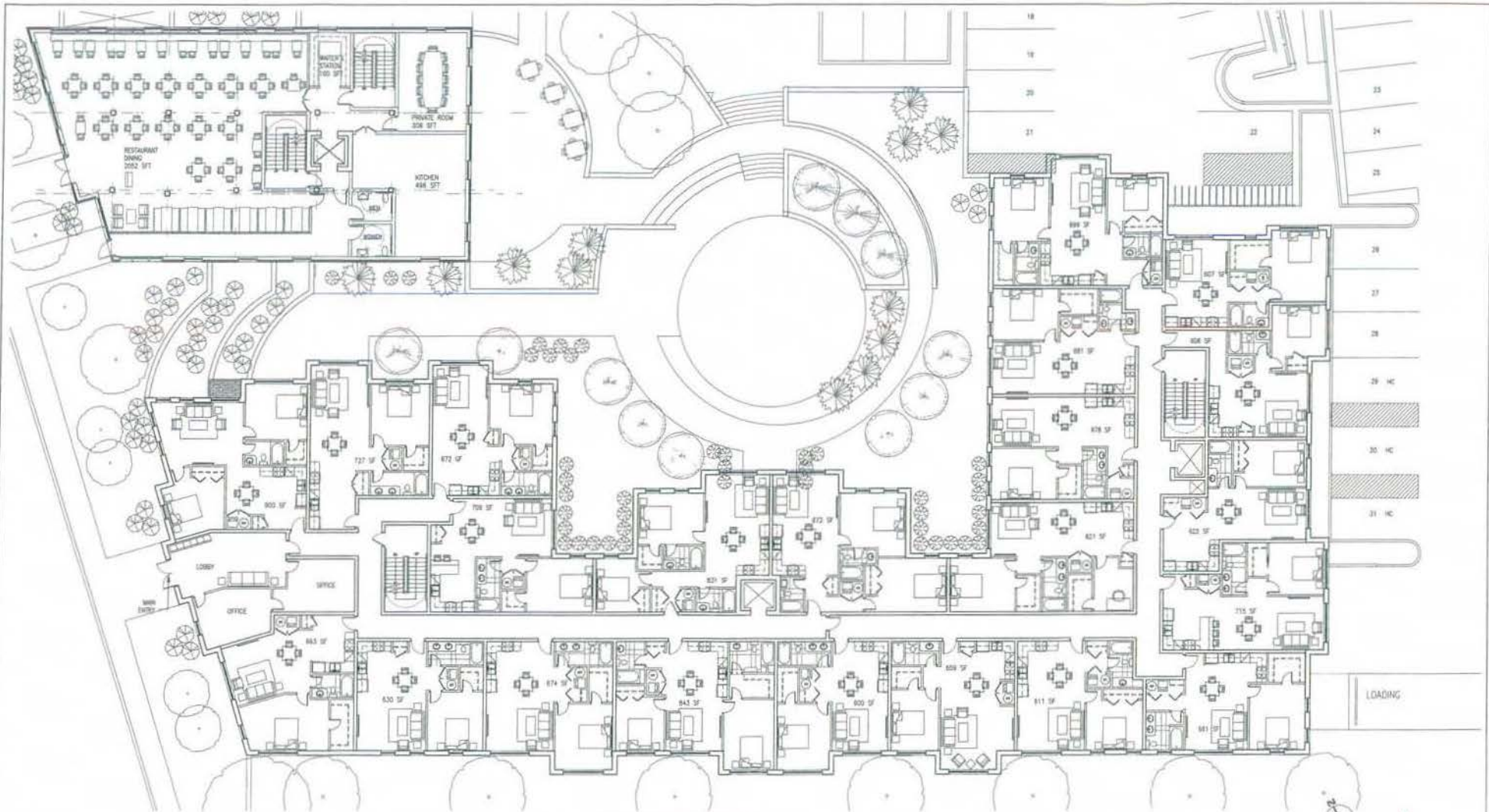
The Community Builders, Inc.

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



PGM ARCHITECTS, PLLC
1817 M Street, NW
Washington, DC 20006

SEPTEMBER 24, 2008



MATTHEWS MEMORIAL TERRACE, LP



MATTHEWS MEMORIAL BAPTIST CHURCH
2016 Martin Luther King Jr. Ave. SE
Washington, DC 20002



The Community Builders, Inc.

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



PG ARCHITECTS, PLLC
1817 M Street, NW
Washington, DC 20006

SEPTEMBER 24, 2008

A7



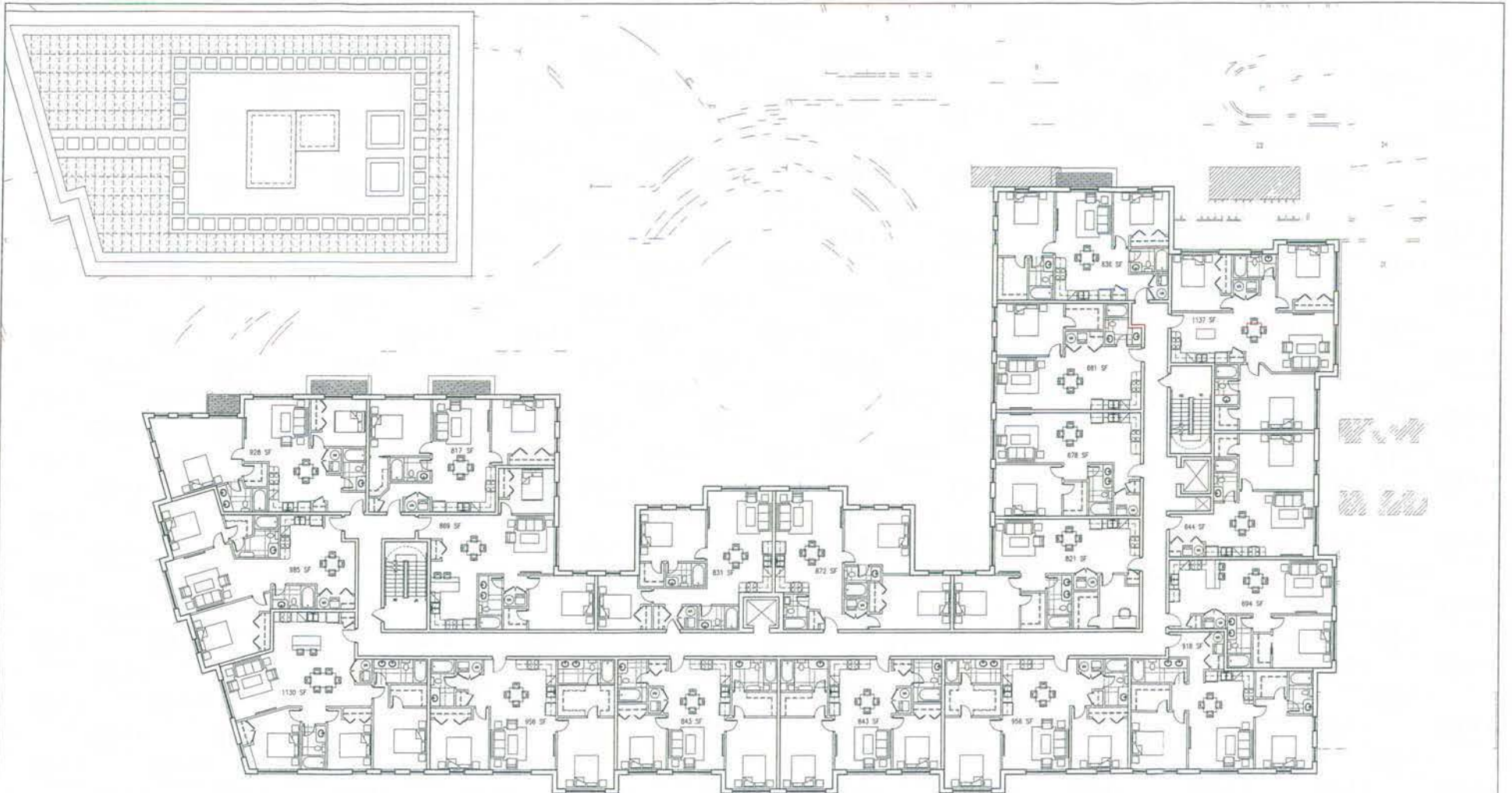
MATTHEWS MEMORIAL TERRACE, LP



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



SEPTEMBER 24, 2008



MATTHEWS MEMORIAL TERRACE, LP

01 RESIDENTIAL BUILDING - FOURTH FLOOR PLAN
A9 SCALE: 1" = 20'-0"
WASHINGTON, DC

0 5 10 20'
SEPTEMBER 24, 2008

A9



MATTHEWS MEMORIAL BAPTIST CHURCH
2018 Martin Luther King Jr. Ave, SE
Washington, DC 20003



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



MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC



MATTHEWS MEMORIAL BAPTIST CHURCH
2514 Martin Luther King Jr. Ave. SE
Washington, DC 20025



The Community Builders, Inc.

THE COMMUNITY BUILDERS, INC.
1223 H Street, NW
Washington, DC 20005



Architects, PSC

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

0' 5' 10' 20'
SEPTEMBER 24, 2008

A11



02 NORTH ELEVATION
A12 SCALE: 1" = 20'-0"



01 SOUTH ELEVATION
A12 SCALE: 1" = 20'-0"

MATTHEWS MEMORIAL TERRACE, LP

WASHINGTON, DC

0' 5' 10' 20'

A12



MATTHEWS MEMORIAL BAPTIST CHURCH
2814 Martin Luther King Jr. Ave. SE
Washington, DC 20003



The Community Builders, Inc.

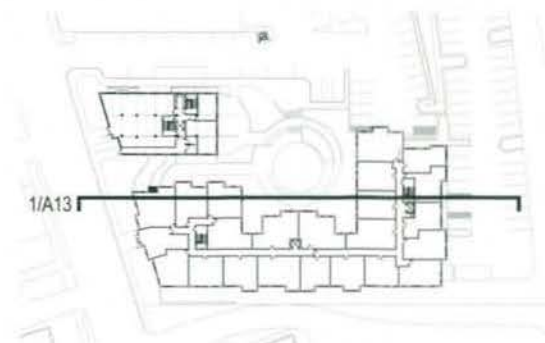
THE COMMUNITY BUILDERS, INC.
1323 H Street, NW
Washington, DC 20005



PGH Architects, PLLC

PGH ARCHITECTS, PLLC
1817 M Street, NW
Washington, DC 20006

SEPTEMBER 24, 2008



MATTHEWS MEMORIAL TERRACE, LP

01 BUILDING SECTION 1
A13 SCALE: 1" = 20'-0"
WASHINGTON, DC

0' 5' 10' 20'

A13



MATTHEWS MEMORIAL BAPTIST CHURCH
2019 Martin Luther King Jr. Ave. SE
Washington, DC 20003



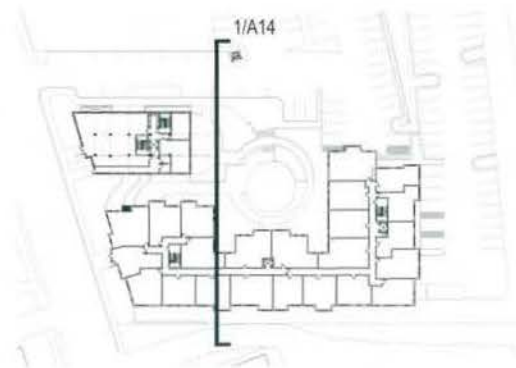
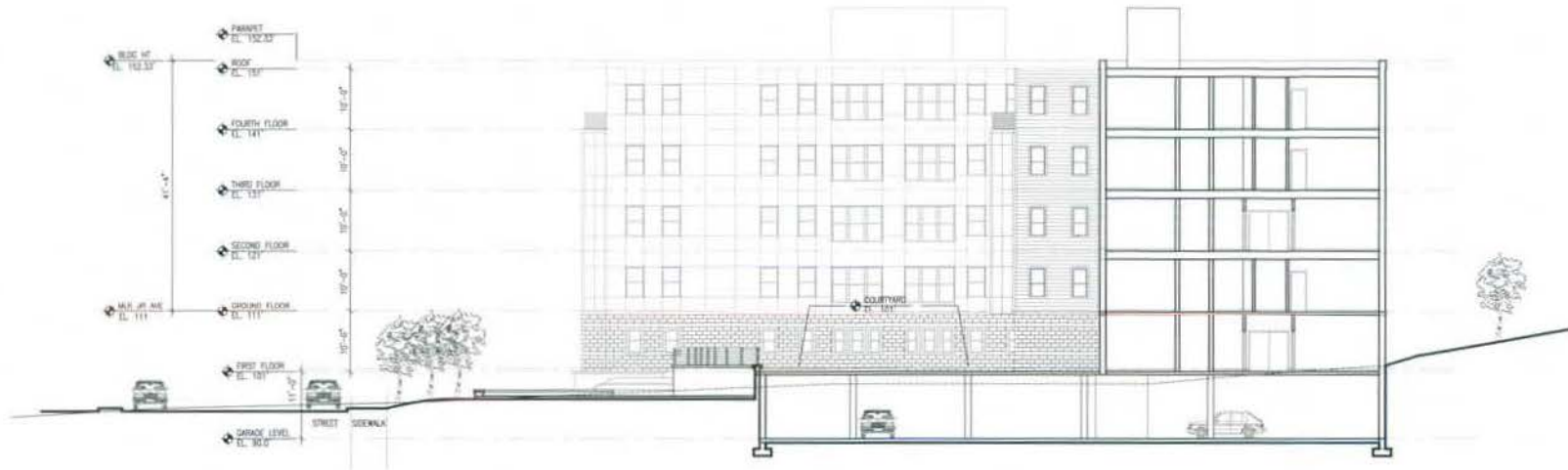
The Community Builders, Inc.

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



PGM ARCHITECTS, PLLC
1817 M Street, NW
Washington, DC 20006

SEPTEMBER 24, 2008
REVISED DECEMBER 5, 2008



MATTHEWS MEMORIAL TERRACE, LP

01 BUILDING SECTION 2
A14 SCALE: 1" = 20'-0"
WASHINGTON, DC

0 5 10 20'

A14



MATTHEW'S MEMORIAL BAPTIST CHURCH
2615 Martin Luther King Jr. Ave. SE
Washington, DC 20028

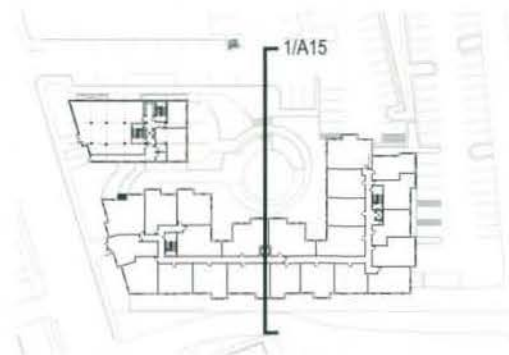
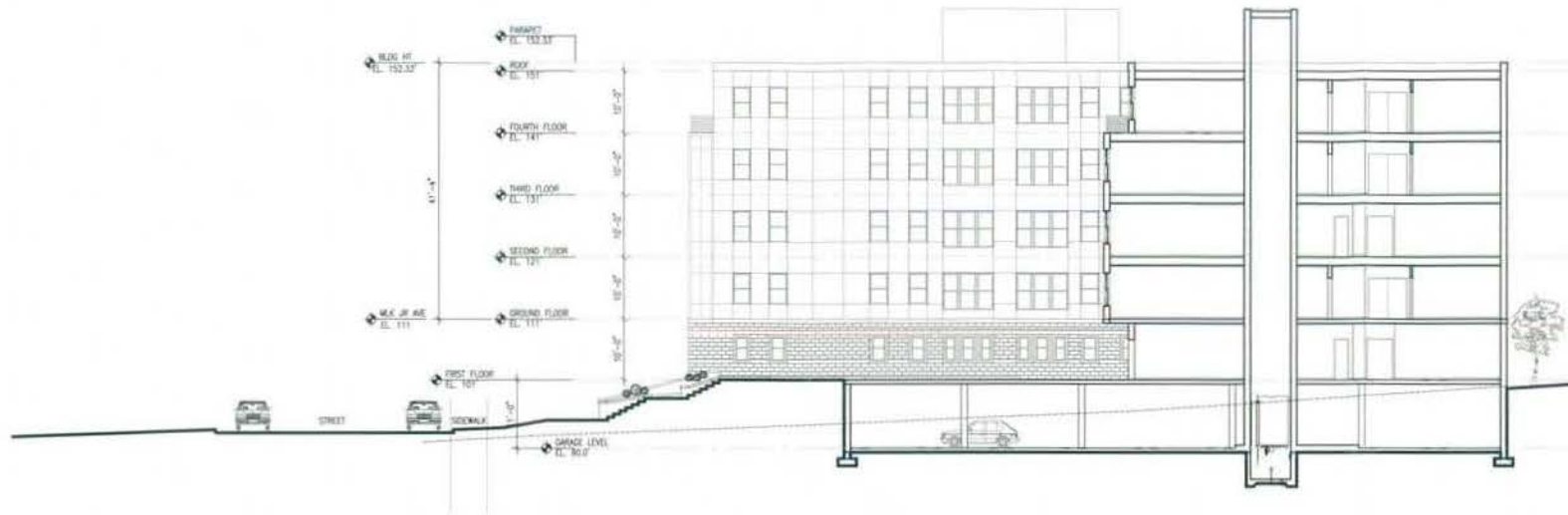


THE COMMUNITY BUILDERS, INC.
1323 H Street, NW
Washington, DC 20005



PG ARCHITECTS, PLLC
1317 M Street, NW
Washington, DC 20005

SEPTEMBER 24, 2008
REVISED DECEMBER 5, 2008



MATTHEWS MEMORIAL TERRACE, LP

01 BUILDING SECTION 3
A15 SCALE 1" = 20'-0"
WASHINGTON, DC

0 5 10 20'

A15



MATTHEWS MEMORIAL BAPTIST CHURCH
2018 Martin Luther King Jr. Ave. SE
Washington, DC 20025



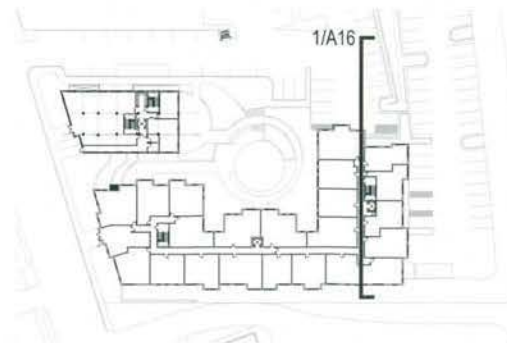
The Community Builders, Inc.

THE COMMUNITY BUILDERS, INC.
1223 H Street, NW
Washington, DC 20005



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

SEPTEMBER 24, 2008
REVISED DECEMBER 5, 2008



MATTHEWS MEMORIAL TERRACE, LP

01 BUILDING SECTION 4
A16 SCALE: 1" = 30'-0"
WASHINGTON, DC

0 5 10 20'

A16

SEPTEMBER 24, 2008
REVISED DECEMBER 5, 2008



MATTHEWS MEMORIAL BAPTIST CHURCH
2518 Martin Luther King Jr. Ave. SE
Washington, DC 20020

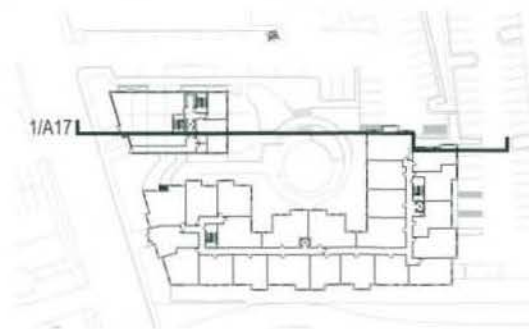
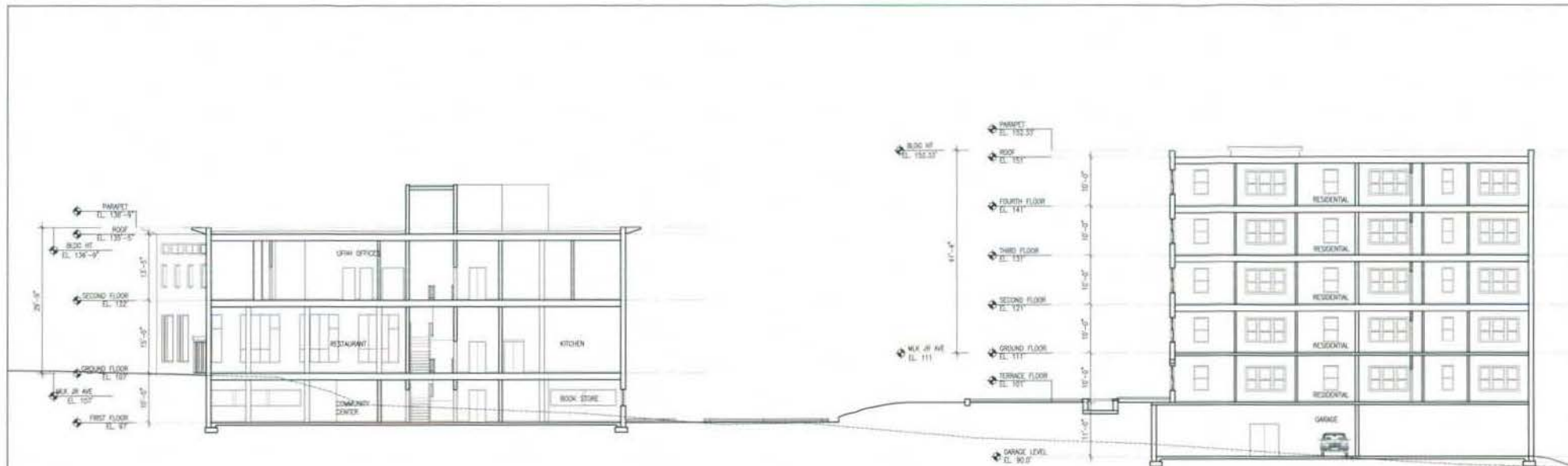


The Community Builders, Inc.

THE COMMUNITY BUILDERS, INC.
1325 H Street, NW
Washington, DC 20005



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



MATTHEWS MEMORIAL TERRACE, LP

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

0 5 10 20' A17



MATTHEWS MEMORIAL BAPTIST CHURCH
2814 Martin Luther King Jr. Ave. SE
Washington, DC 20003

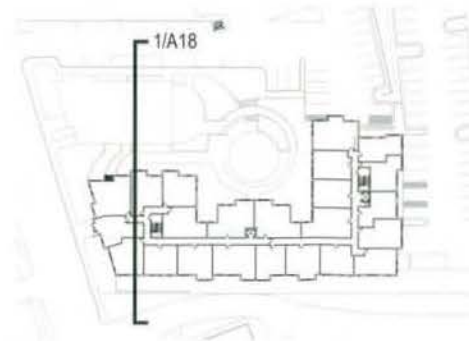
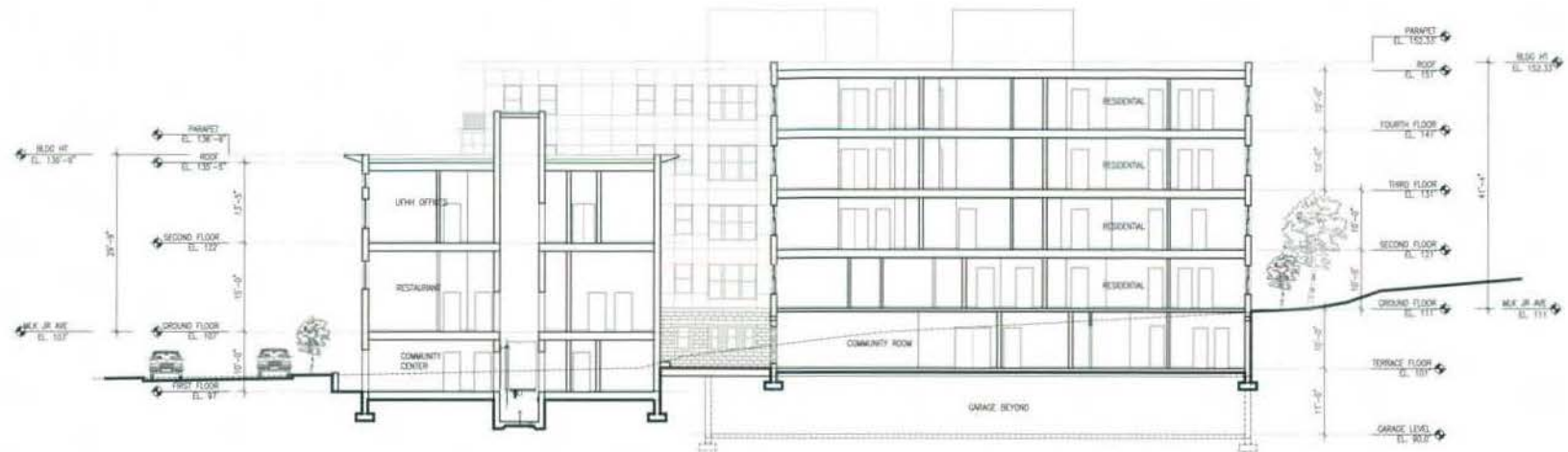


THE COMMUNITY BUILDERS, INC.
1333 H Street, NW
Washington, DC 20005



PGM ARCHITECTS, PLLC
1817 M Street, NW
Washington, DC 20005

SEPTEMBER 24, 2008
REVISED DECEMBER 5, 2008



MATTHEWS MEMORIAL TERRACE, LP

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

6' 5' 10' 20' A18



MATTHEWS MEMORIAL BAPTIST CHURCH
2515 Martin Luther King Jr. Ave. SE
Washington, DC 20030

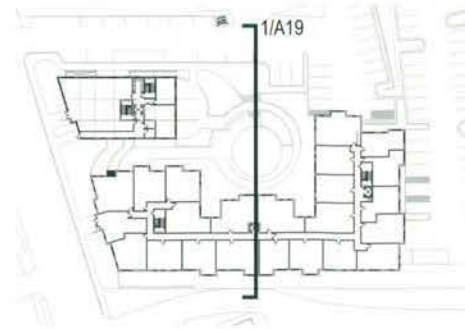
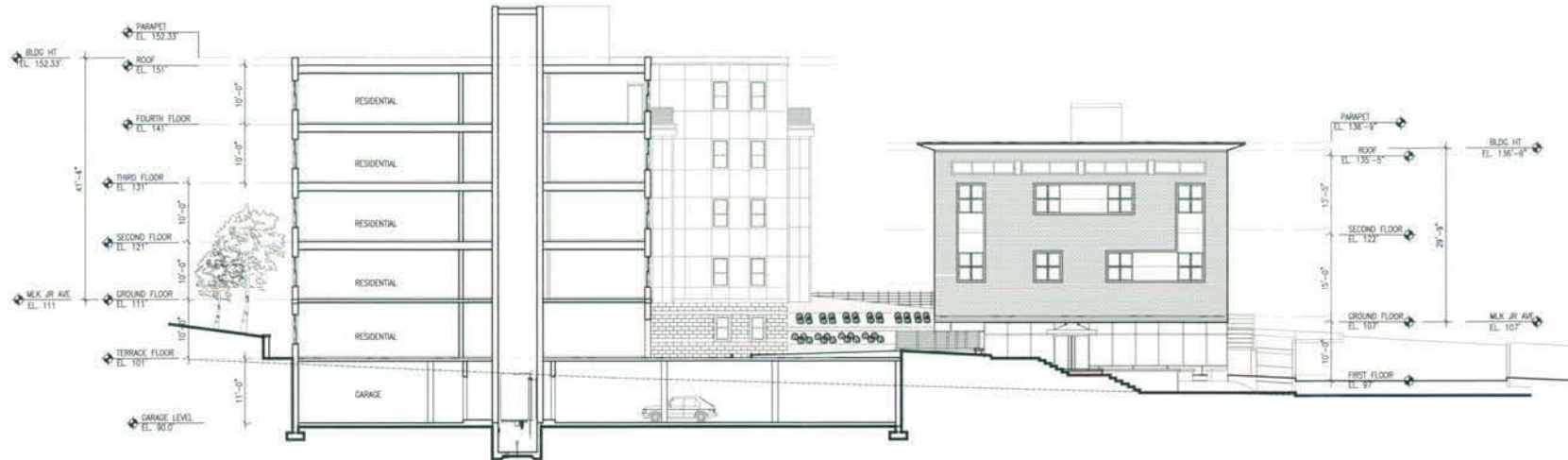


THE COMMUNITY BUILDERS, INC.
1333 H Street, NW
Washington, DC 20005



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

SEPTEMBER 24, 2008
REVISED DECEMBER 5, 2008



MATTHEWS MEMORIAL TERRACE, LP

01 SITE SECTION 3
A19 SCALE: 1" = 20'
WASHINGTON, DC

0' 5' 10' 20' A19



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



The Community Builders, Inc.

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



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

SEPTEMBER 24, 2008
REVISED DECEMBER 5, 2008