



Matthews Memorial Terrace

PROJECT LOCATION
Washington, DC

PROJECT TYPE
Apartments & Senior
Assisted Living

ARCHITECT
PGN Architects

OWNER/DEVELOPER
The Community
Builders



PROJECT DESCRIPTION

This project consists of five stories of residential units over top of a one level structured parking garage. Building contains 60 residential and 39 assisted living units made up from 15 different units types. The building also has an additional section of transfer slab above the garage at the ground level to incorporate the community and leasing areas. Unit layout for the assisted living area on the lower two floors varied from the rental apartment units on the upper three floors. This created several areas where load bearing walls from above had to be transferred to bearing locations in the units below. A portion of the grade level slab also incorporates an exterior landscaped courtyard area with elevated planters and stone pavers. The site also required the design of several cast-in place concrete retaining walls located directly on the property line.

The 5 story residential building above the transfer slab was classified as Type III-a construction with 2 hour non-combustible exterior walls and 1 hour rated interior bearing walls. Exterior walls were constructed using Fire Retardant Treated wood framing and interior walls were framed with conventional wood framing. The five floor levels and the roof were constructed using open web wood roof and floor trusses bearing on 2x4 or 2x6 bearing walls as required. The transfer level above the amenity areas and garage was constructed with conventionally reinforced cast in place concrete. Courtyard areas were created using slab folds in the concrete to drop the courtyards below the interior finished floor elevations. The garage walls and foundations were constructed using conventionally reinforced concrete and were partially supported on engineered fill and Geopier stone piles.