



Mr. Jay Camp, Senior Planner  
Town of Matthews  
232 Matthews Station Street  
Matthews, NC

**Bainbridge Matthews Apartments**

Administrative Amendment - Town of Matthews Planning Department  
August 17, 2018

Jay,

As we have discussed with you and staff in two previous meetings, we have continued to refine the design of the approved re-zoning elevations, approved in December 2017, during the construction document phase. Please review the attached elevations that illustrate the refinements listed below:

Site Plan – for reference only.

Sheets 1-4

- The Clubhouse design has been revised to be a 1-story club. The desire is to expand the club to be more appropriately scaled for the courtyard and large-scale Manor Buildings surrounding it. The plan is similar to other Clubhouse buildings constructed by Bainbridge and offers more amenities for their residents than the one approved.

Sheet 5

- The townhouse buildings were reduced from 5 units per building to 3 units per building after re-visiting the overall unit count/site density calculations. We reduced the unit count to meet the rezoning requirement. The third story is a partial story to reduce the overall height of the building that will complement the scale of the single-story patio homes on the neighboring property. Additional brick has been added to all sides of the building.

Sheet 6-8

- The garden style buildings will have stone masonry in lieu of brick veneer to add variety of material aesthetics to the overall community, and roof refinements match the design of the final unit / building plans. The corridor has been relocated in Building 4 for better access to the parking and eliminate sidewalks under the grand tree that we are saving.

Sheet 9-10

- Both Manor Buildings have additional brick veneer to meet the overall masonry percentage required and the roof height at Manor Building Type 1/A has been adjusted to comply with height requirements.

Please let me know if you have any questions or need additional clarification.

Best regards,

Chuck Travis, FAIA

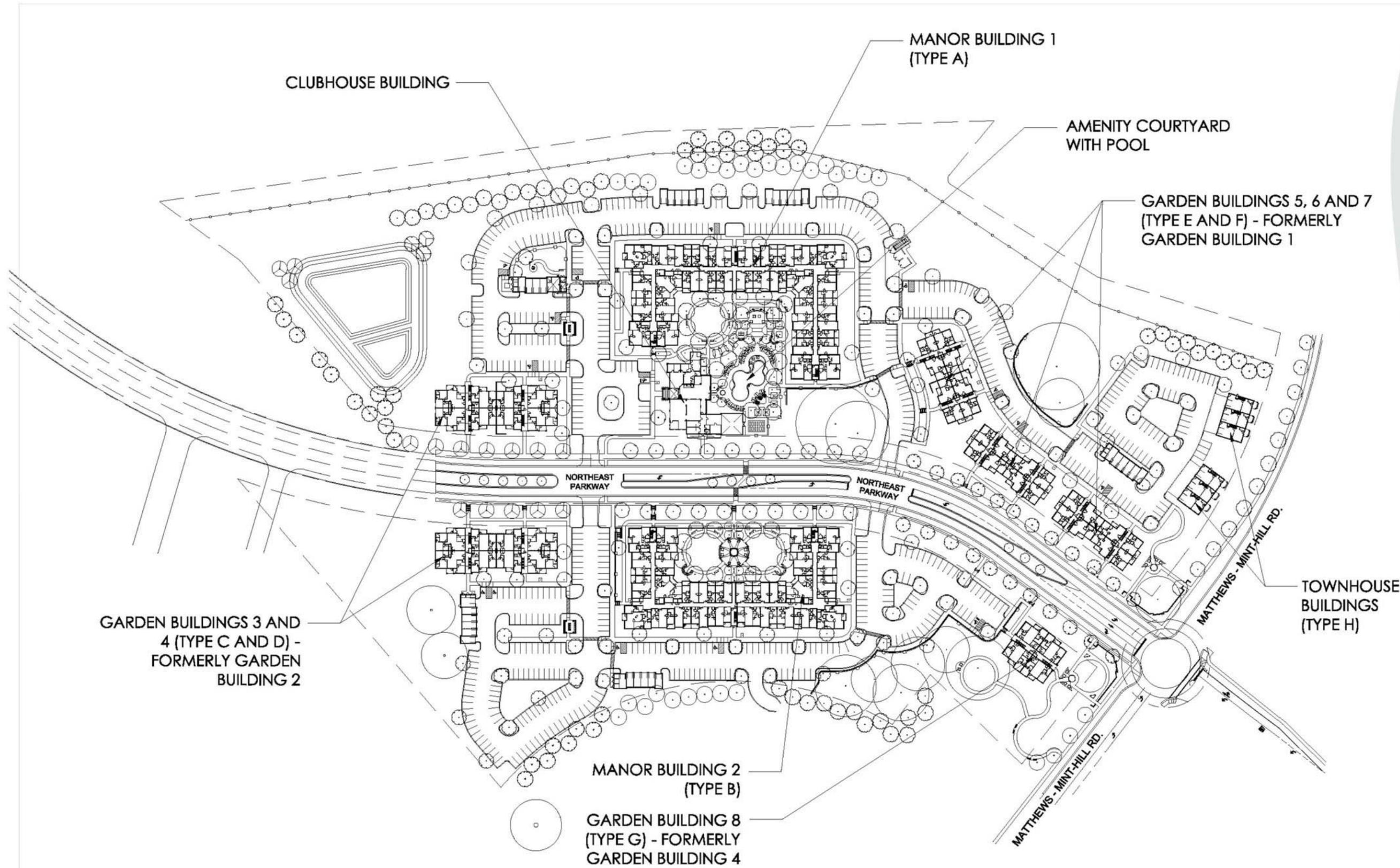
Cc: Alex Elyssen, Bainbridge  
Hannah Byrd – Housing Studio, PA



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### BAINBRIDGE MATTHEWS APARTMENTS

SITE PLAN  
SCALE: 1" = 150'-0"



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CLUBHOUSE - REVISED PARKING SIDE ELEVATION



CLUBHOUSE - APPROVED PARKING SIDE ELEVATION

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CLUBHOUSE ELEVATIONS  
17 AUGUST 2018

"These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may only have minor variations from this elevation that adhere to the general architectural concepts and intent illustrated is maintained."



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CLUBHOUSE - REVISED NORTHEAST PARKWAY ELEVATION



CLUBHOUSE - APPROVED NORTHEAST PARKWAY ELEVATION

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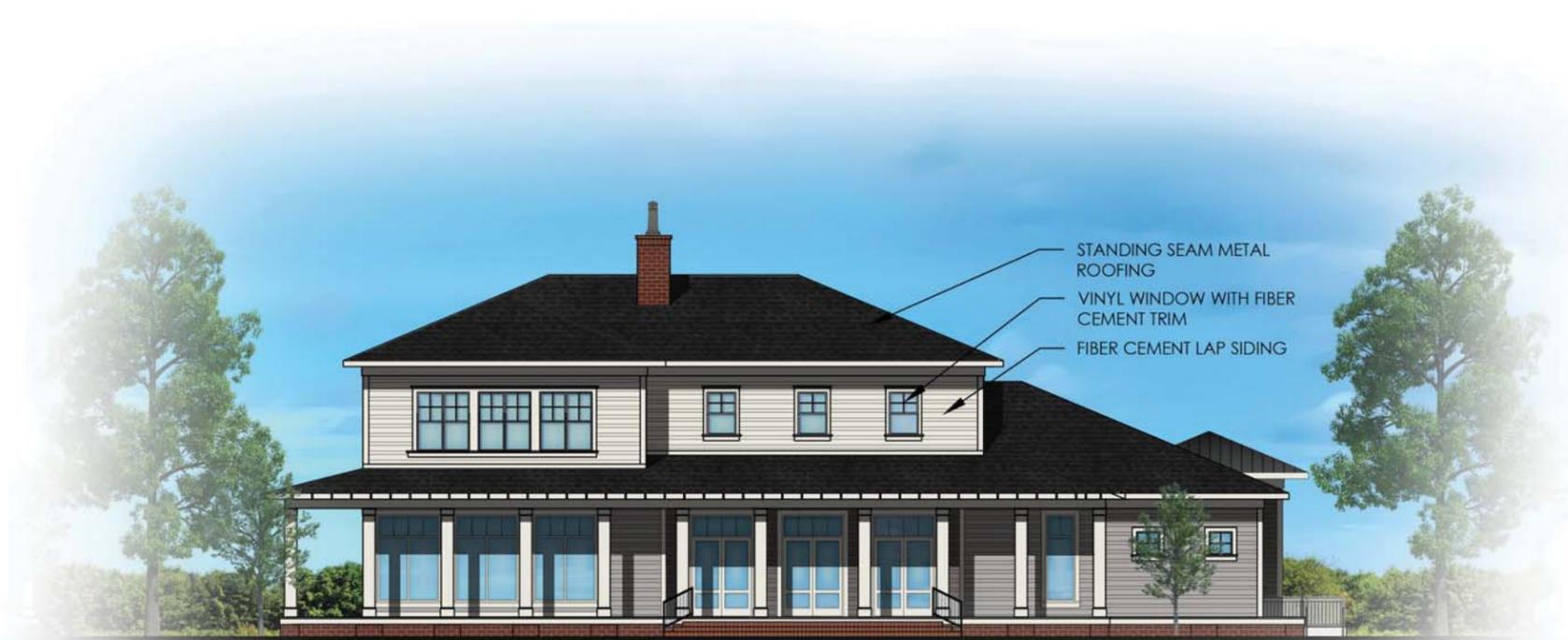
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CLUBHOUSE - REVISED REAR ELEVATION



CLUBHOUSE - APPROVED REAR ELEVATION

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CLUBHOUSE - REVISED SIDE ELEVATION



CLUBHOUSE - APPROVED SIDE ELEVATION

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Townhouse Type H - Revised Front Elevation



Townhouse Type H - Approved Front Elevation

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- ARCHITECTURAL SHINGLE
- FIBER CEMENT BOARD AND BATTEN SIDING
- PRE-CAST CULTURED STONE HEADER
- VINYL WINDOW WITH FIBER CEMENT TRIM
- VINYL RAILING
- FIBER CEMENT PANEL
- PRE-CAST CULTURED STONE VENEER
- PRE-CAST CULTURED STONE BAND

Garden Building Type G - Front Elevation



- WOOD COMPOSITE DECORATIVE BRACKET
- FIBER CEMENT STAGGER LAP SIDING
- ARCHITECTURAL SHINGLE
- FIBER CEMENT BOARD AND BATTEN SIDING
- VINYL WINDOW WITH FIBER CEMENT TRIM
- VINYL RAILING
- BRICK SOLDIER HEADER
- BRICK VENEER
- BRICK ROWLOCK SILL

Garden Building Type G (formerly Garden Building 4)  
- Approved Front Elevation

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Garden Building Type E and F - Front Elevation



Garden Building Type E and F (formerly Garden Building 1)  
- Approved Front Elevation

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Garden Building Type C and D - Revised Front Elevation



Garden Building Type C and D (formerly Garden Building 2)  
- Approved Front Elevation

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Manor Building Type 2/B - Revised Front Elevation



Manor Building Type 2/B - Approved Front Elevation

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Manor Building Type 1/A - Revised Front Elevation



Manor Building Type 1/A - Approved Front Elevation

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