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COVER SHEET | E0



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1333 H Street, NW
Washington, DC 20005



P&G Architects, PLLC

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

SEPTEMBER 24, 2008

ZONING COMMISSION
District of Columbia
CASE NO.08-25
EXHIBIT NO.3B1



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

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E1



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



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1017 M Street, NW
Washington, DC 20006

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01
E2 EXISTING SITE PLAN - AERIAL MAP 2
SCALE: NTS
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E2



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Architects, PLLC

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

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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

01
E3
SCALE: NTS
EXISTING CONTEXT PHOTOGRAPHS 1
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E3



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
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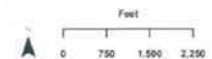
E4

SITE



Comprehensive Plan
Future
Land Use
Map 10

- Low Density Residential
- Medium Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Medium Density Commercial
- Medium Density Commercial
- High Density Commercial
- Producer, Distribution and Repair
- Factory
- 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.

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01 EXISTING LAND USE
E5 SCALE: NTS
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E5

R5 B - Zoning Criteria and Summary		Number of Stories	Height	FAR	Lot Coverage
Lot Size	R5B	none prescribed	60	3	60%
79,892				239,676	47,935
		5		47,935.20	

	R-5-B PLD Standards	Project Specs Residential	Project Specs Community Bldg
Lot Area	1 acre (43,560 sq ft)		
Total FAR	3	1.14	0.16
Gross Floor Area	132,524	107,516	13,086
Height	60 ft	41.5 ft	29.75 ft
Lot Occupancy	60%	25%	4%
Side Yard Setback	(3" per ft. of bldg ht; not < 3 ft.)	10 ft	7.5 feet = 8 + 80
Front Yard Setback	4" per ft. of bldg ht; not < 15 ft)	60 ft	25 ft
Lot Width	None	160.0 ft	160.0 ft
Penthouse Height	18.5 ft	14 ft	11 ft
Parking Ratio	5 spaces per unit - varies on Community Building	50 spaces 5 spaces per unit	Community Building: 12 spaces
Loading:		1 at 200 sq. ft.	
Platform:	1 at 200 sq. ft.	combined Delivery and Loading	
Delivery:	1 at 20 ft. deep		
Booth:	1 at 55 ft. deep	1 at 10 ft. deep	1 at 30 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	821	895	1134	649	814	890	
Terrace Floor	16,265	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	107,516	18	3	40	6	27	2	3	99

Community Building							
	Community Center	BookStore	Restaurant/Dining	Kitchen	Clinic	Social Services	
1st Floor - Partial Basement	1,580	971	2,052	496	1,174	2,031	
2nd Floor - Street Level							
3rd Floor							
Total Area For Building	13,086						

Proposed Site Data		
Summary		
FAR Allowed--	239,676	3
FAR Used	120,602	1.50
Lot Occupancy Allowed	47,935	60%
Lot Occupancy Used	22,779	29%

01 ZONING SUMMARY
E6 SCALE: NTS

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E6



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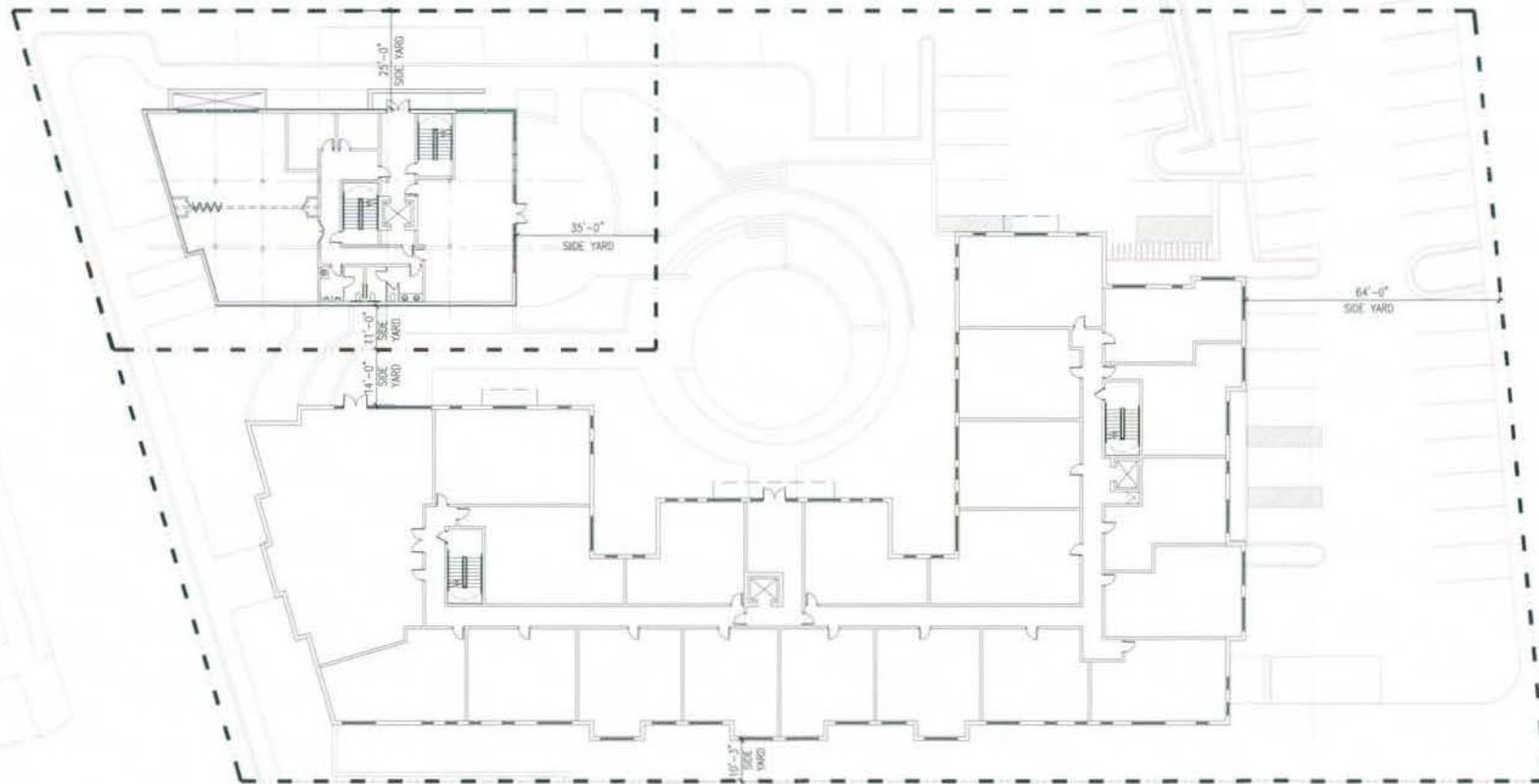
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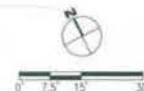
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01 SITE PLAN
E7 SCALE: 1" = 30'-0"
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E7

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Washington, DC 20006



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Scale: 1" = 30' - 0"



Bowman
CONSULTING

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

Phone: (301) 519-8999
Fax: (301) 519-1910
www.bowmanconsulting.com
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C1.00 - EXISTING CONDITIONS PLAN

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EXISTING STORM SEWER TABULATION

TOP=78.29 INV=77.29	TOP=61.05 INV=56.30 (12" OUT)
INV=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=52.16 INV=40.40 (27" IN PER RECORDS)	TOP=114.39 INV=107.19 (15" IN FR. D) INV=107.79 (10" IN) INV=107.09 (15" OUT TO F)
TOP=53.43 INV=45.68 (24" IN PER RECORDS) INV=45.68 (27" OUT 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=60.52 INV=52.85 (21" IN PER RECORDS) INV=52.30 (24" OUT PER RECORDS)	TOP=94.89 INV=87.91 (15" IN) INV=87.88 (15" OUT)
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
Λ	= GUY WIRE
#	= UTILITY POLE
⊕	= TRAFFIC SIGNAL
⊙	= LIGHT POLE
⊗	= WATER METER
⊘	= WATER VALVE
⊙	= FIRE HYDRANT
⊙	= SANITARY SEWER MANHOLE
⊙	= STORM SEWER MANHOLE
⊙	= WATER MANHOLE
⊙	= TELEPHONE MANHOLE
⊙	= ELECTRIC MANHOLE

LEGEND

(R)	= (RECORDED)
(M)	= (MEASURED)
CONC	= CONCRETE
C&G	= CURB & GUTTER
S/W	= SIDEWALK
EX	= EXISTING
HCP	= HANDICAP RAMP
CLF	= CHAIN LINK FENCE
ELEC	= ELECTRIC
R.A.C	= RAISED ASPHALT CURB
—G—	= GAS LINE
—W—	= WATER LINE
W/L	= WATER LINE
U/G	= UNDERGROUND

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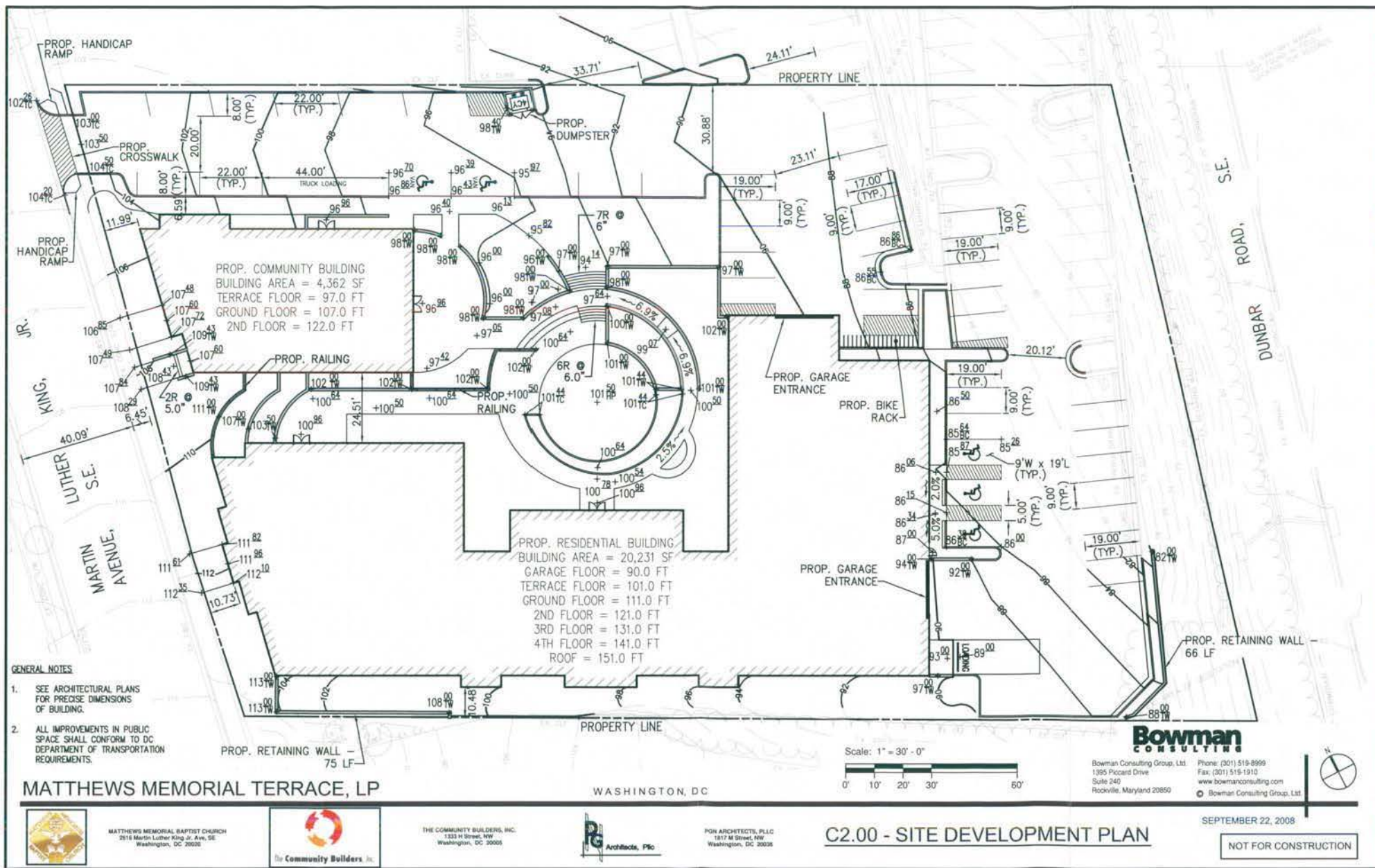
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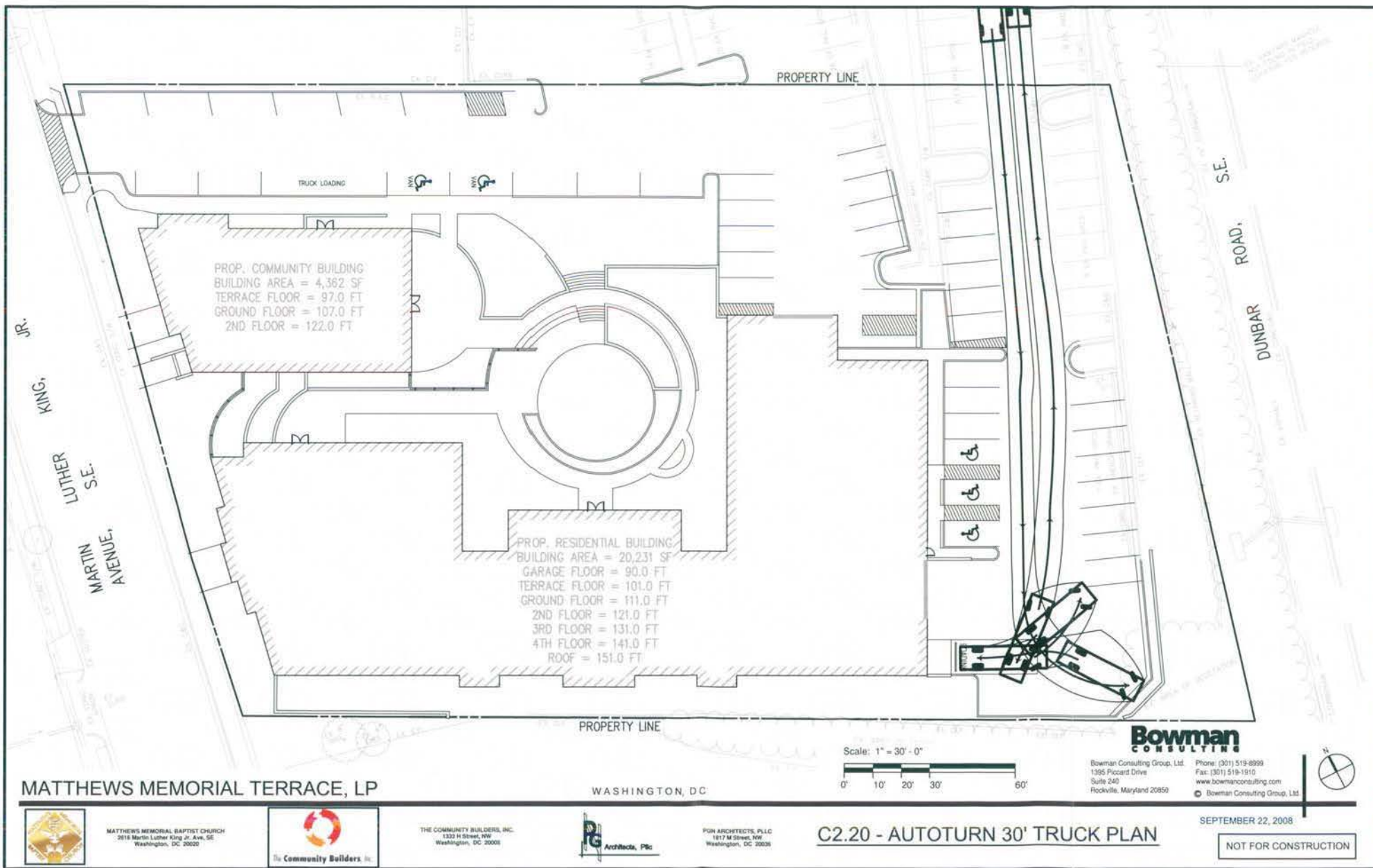
C1.10 - EXISTING CONDITIONS
PLAN LEGEND

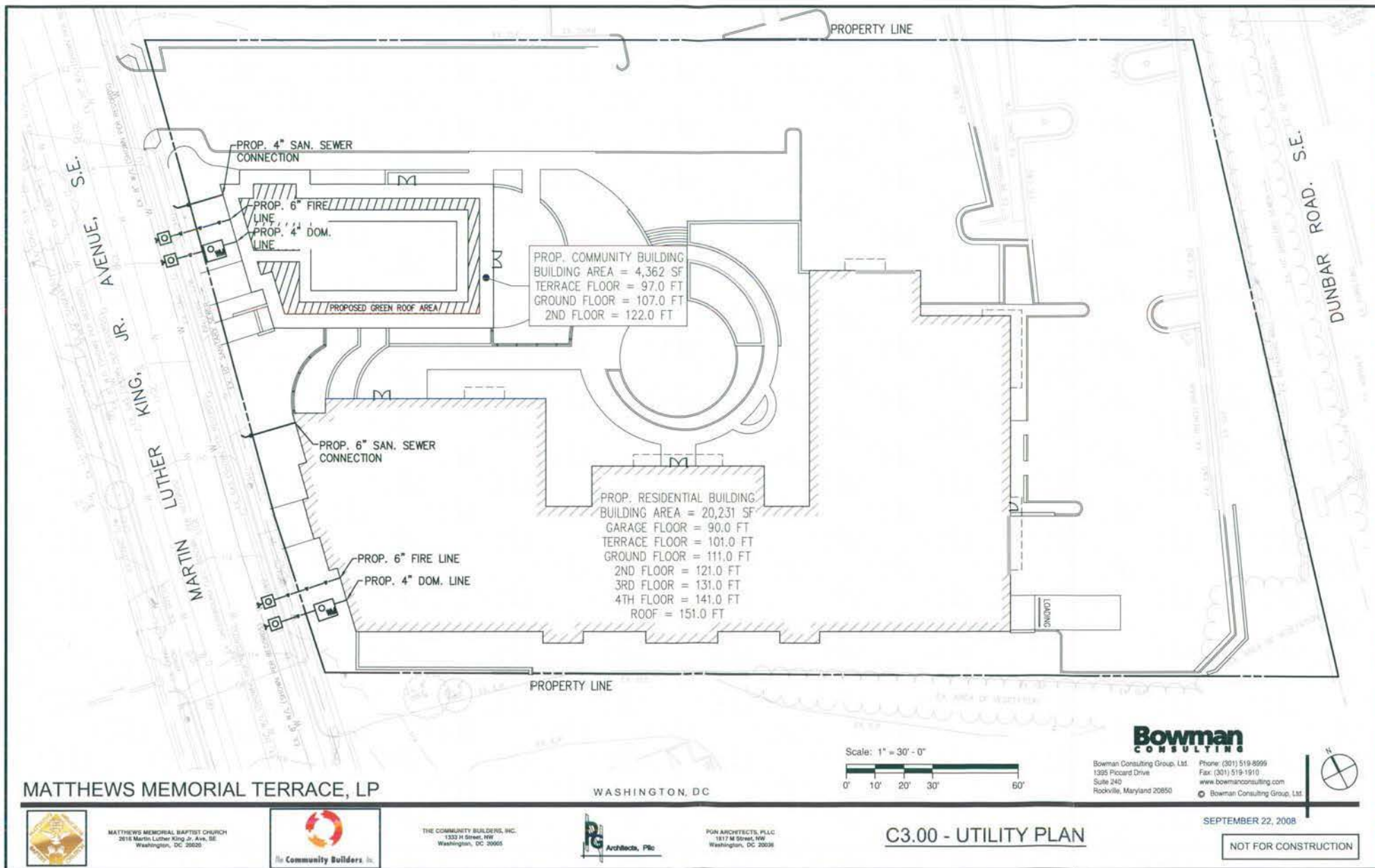
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CONSULTING
Bowman Consulting Group, Ltd.
1395 Piccard Drive
Suite 240
Rockville, Maryland 20850
Phone: (301) 519-8999
Fax: (301) 519-1910
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RESIDENTIAL BUILDING

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		1.82
PERVIOUS AREA		0.71
IMPERVIOUS AREA (VEHICLE RELATED)		0.92
IMPERVIOUS AREA (ALL OTHER)		0.19
WQv (VEHICLE RELATED) = AREA * 0.5 INCHES	20,083	CUBIC FEET
WQv (ALL OTHER) = AREA * 0.3 INCHES	2,430	CUBIC FEET

PROPOSED CONDITIONS- COMPUTED WATER QUALITY VOLUME

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

***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.

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2618 Martin Luther King Jr. Ave. SE
Washington, DC 20020



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1333 H Street, NW
Washington, DC 20005



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1817 M Street, NW
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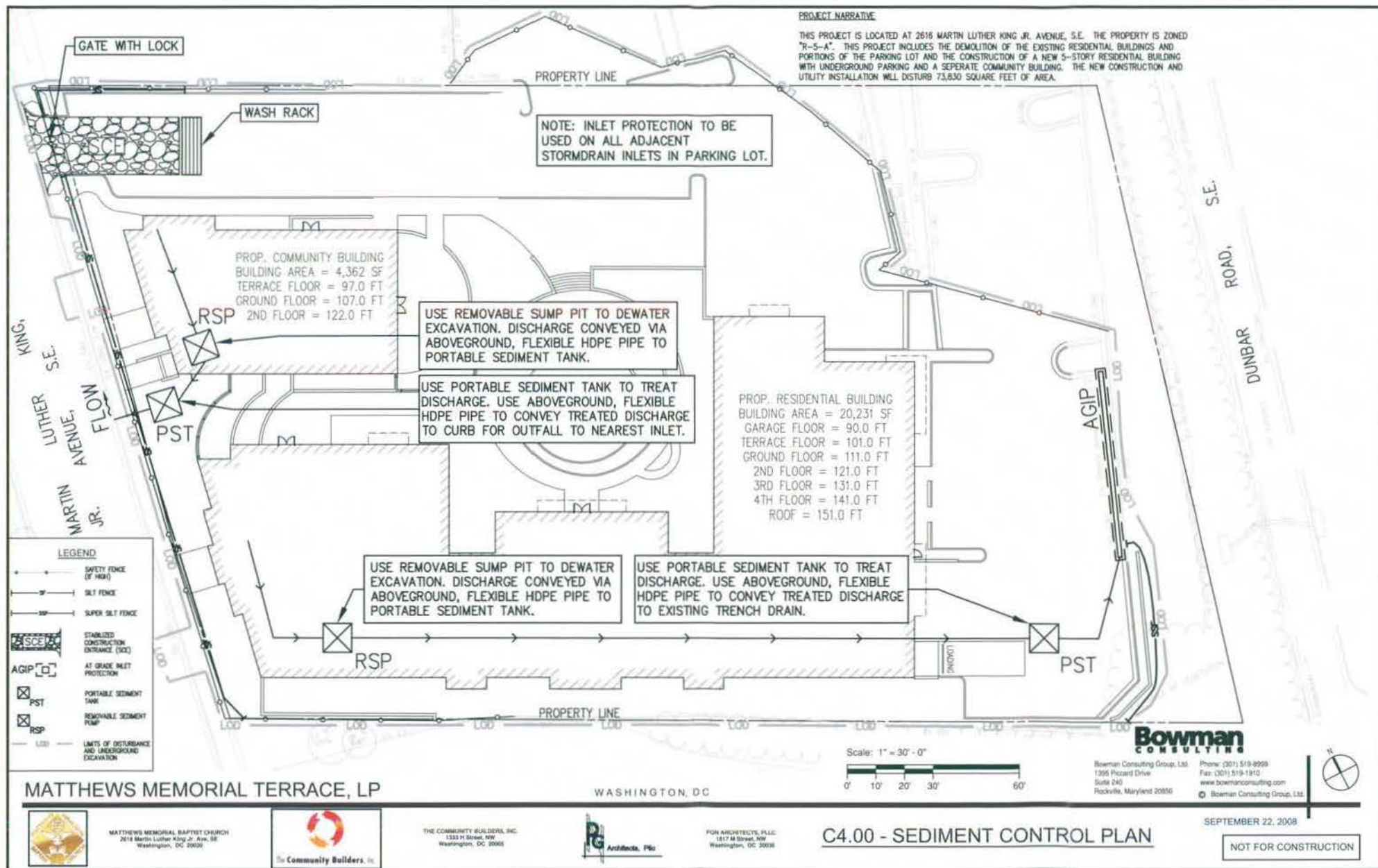
C3.10 - UTILITY PLAN CALCULATIONS

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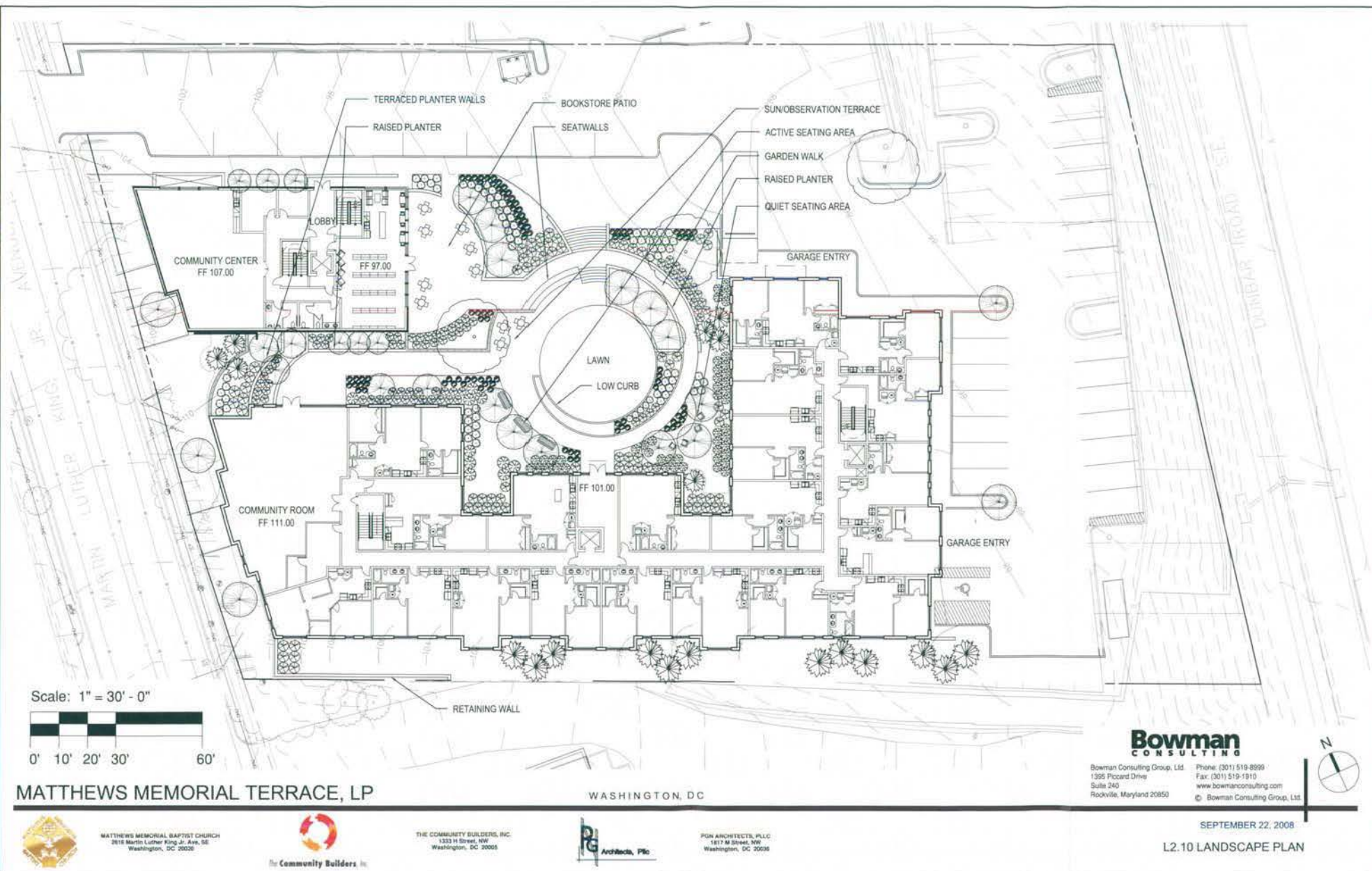
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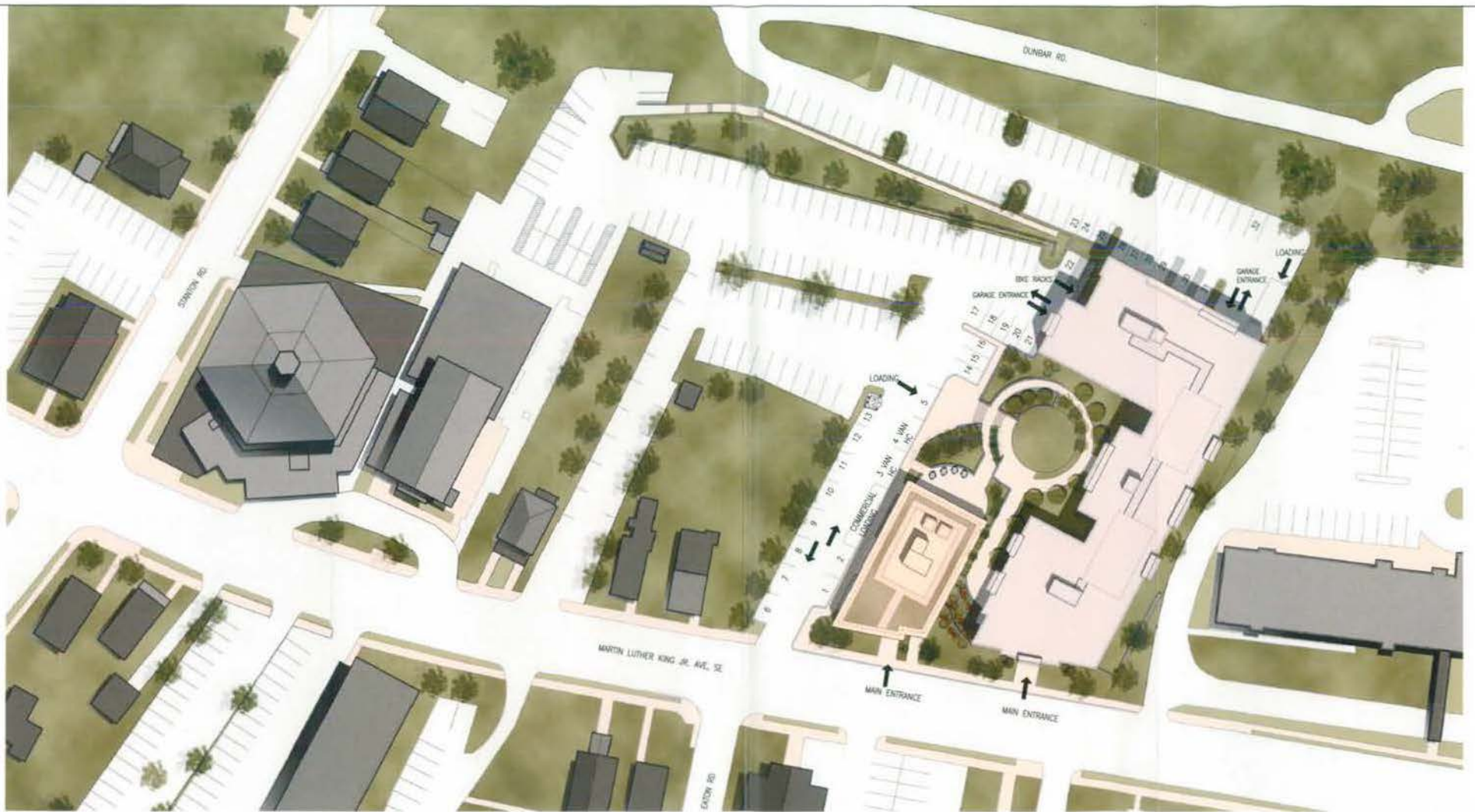
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01 SITE PLAN - RENDERED
A1 SCALE: 1" = 60'
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0' 15' 30' 60'
A1
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01 MLK LONG ELEVATION - RENDERED
A2 SCALE: 1" = 50'

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WASHINGTON, DC

0' 12.5' 25' 50'

A2

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1231 H Street, NW
Washington, DC 20005



PG ARCHITECTS, PLLC
1917 M Street, NW
Washington, DC 20036



01 DUNBAR ROAD LONG ELEVATION - RENDERED
A3 SCALE: 1" = 50'

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0' 12.5' 25' 50'

A3

SEPTEMBER 24, 2008



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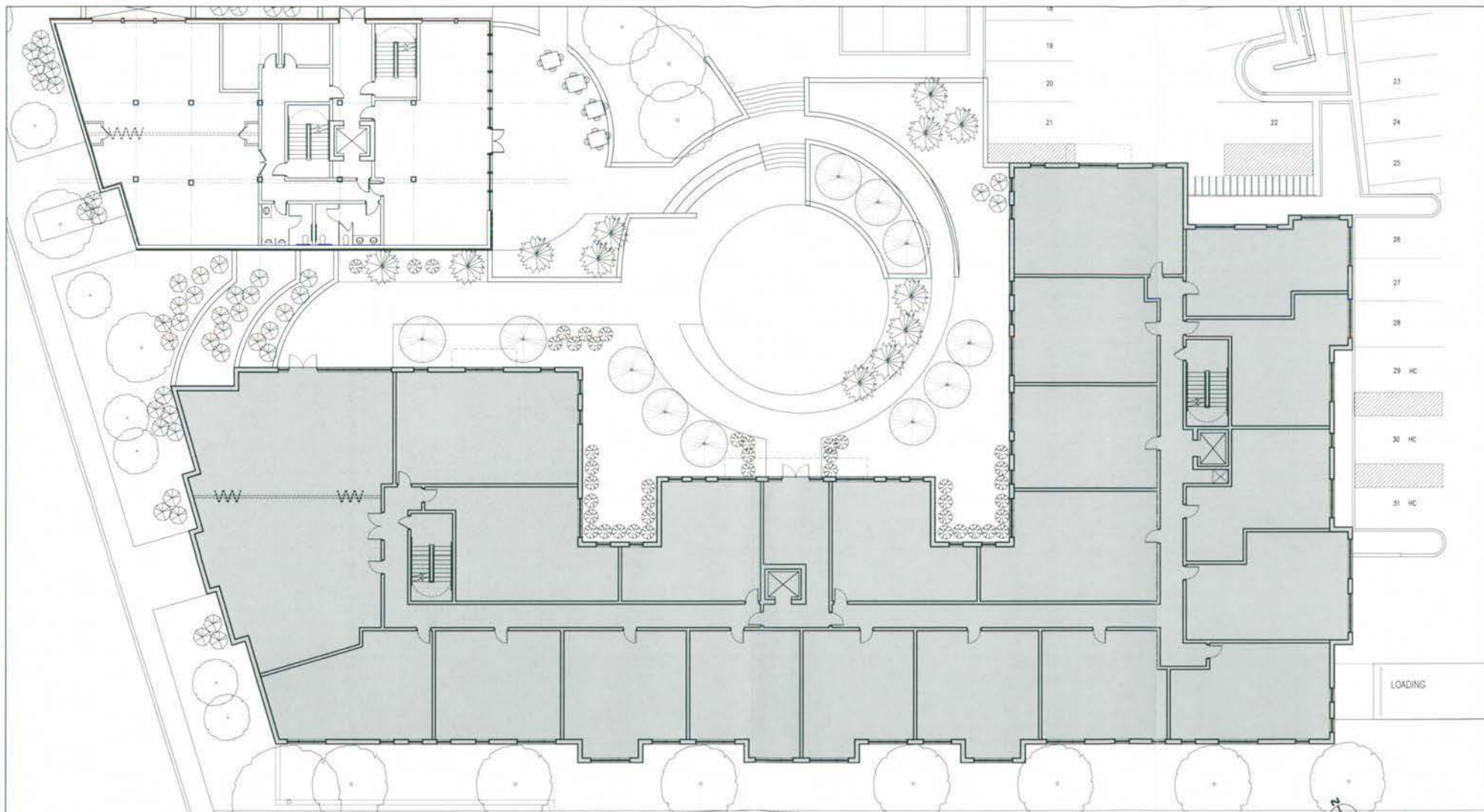


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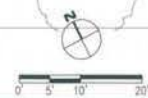


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01 KEY PLAN - RESIDENTIAL BUILDING
A4 SCALE: 1" = 20'-0"
WASHINGTON, DC



A4



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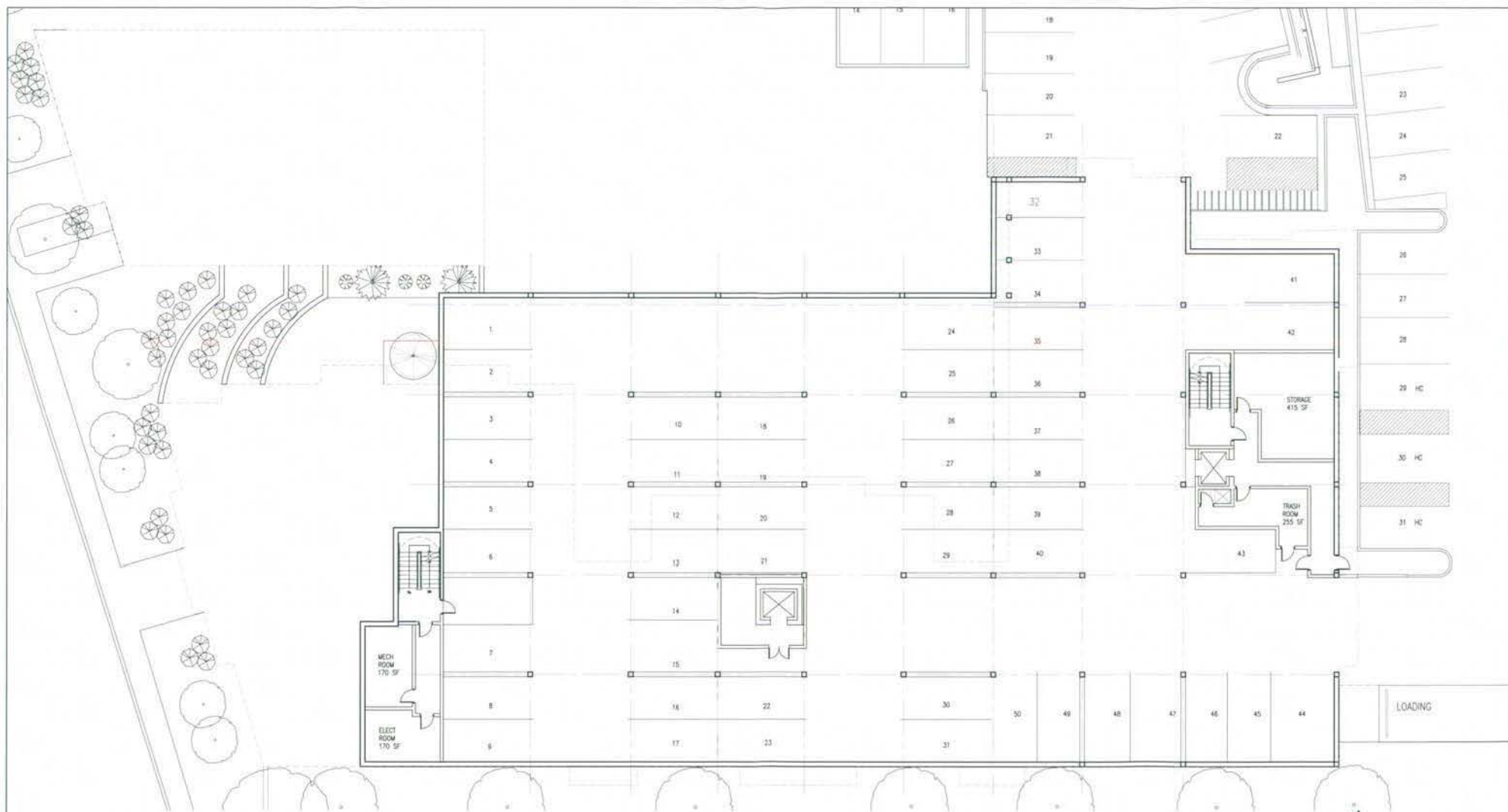


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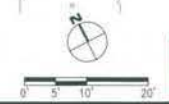


01
A5

GARAGE FLOOR PLAN

SCALE: 1" = 20'-0"

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A5

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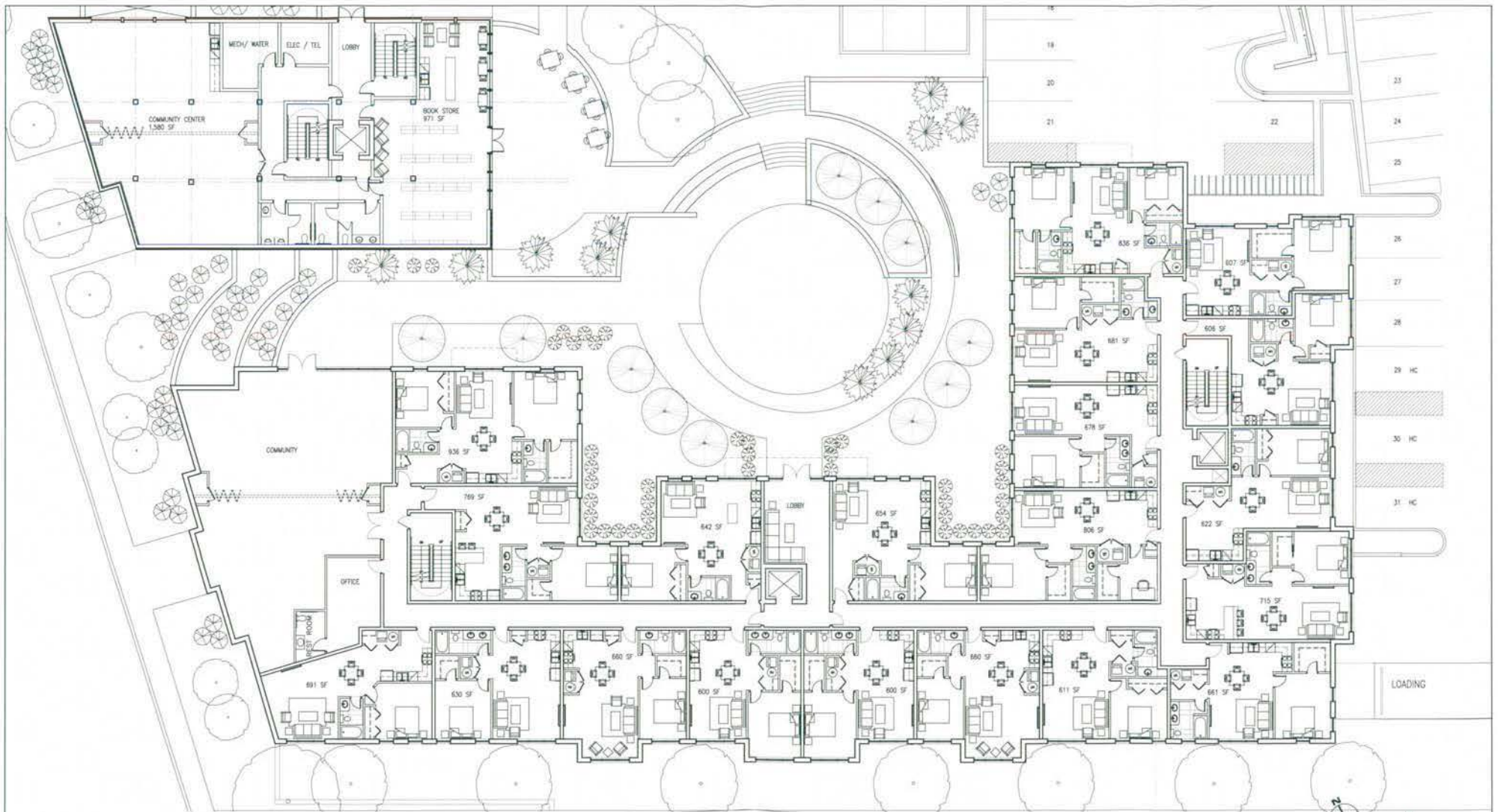
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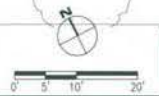
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01 TERRACE FLOOR PLAN
A6 SCALE: 1" = 20'-0"
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A6



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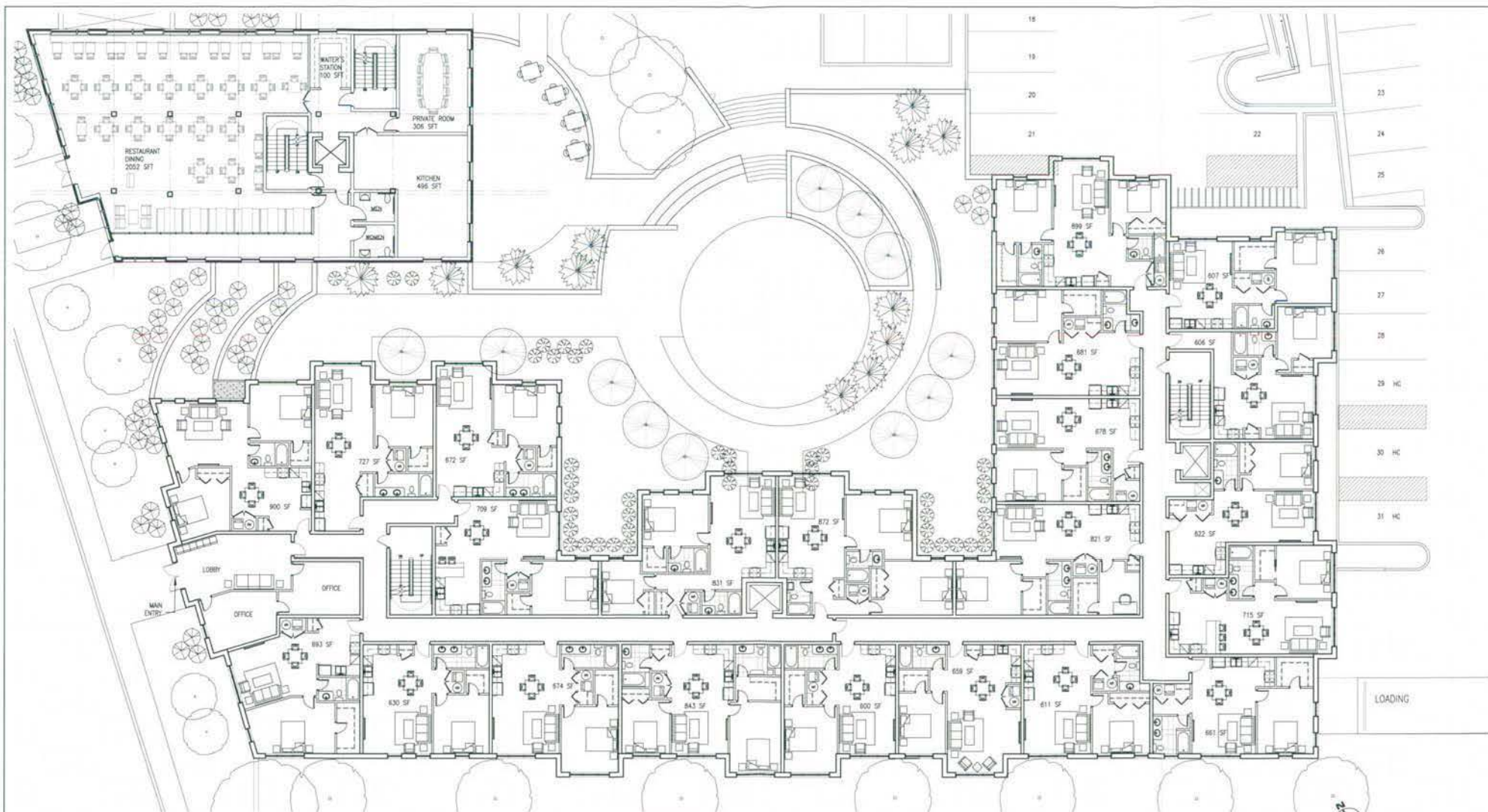
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Washington, DC 20005



Architects, PSC

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

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MATTHEWS MEMORIAL TERRACE, LP



MATTHEWS MEMORIAL BAPTIST CHURCH
2016 Marsh Luther King Jr. Ave. SE
Washington, DC 20003



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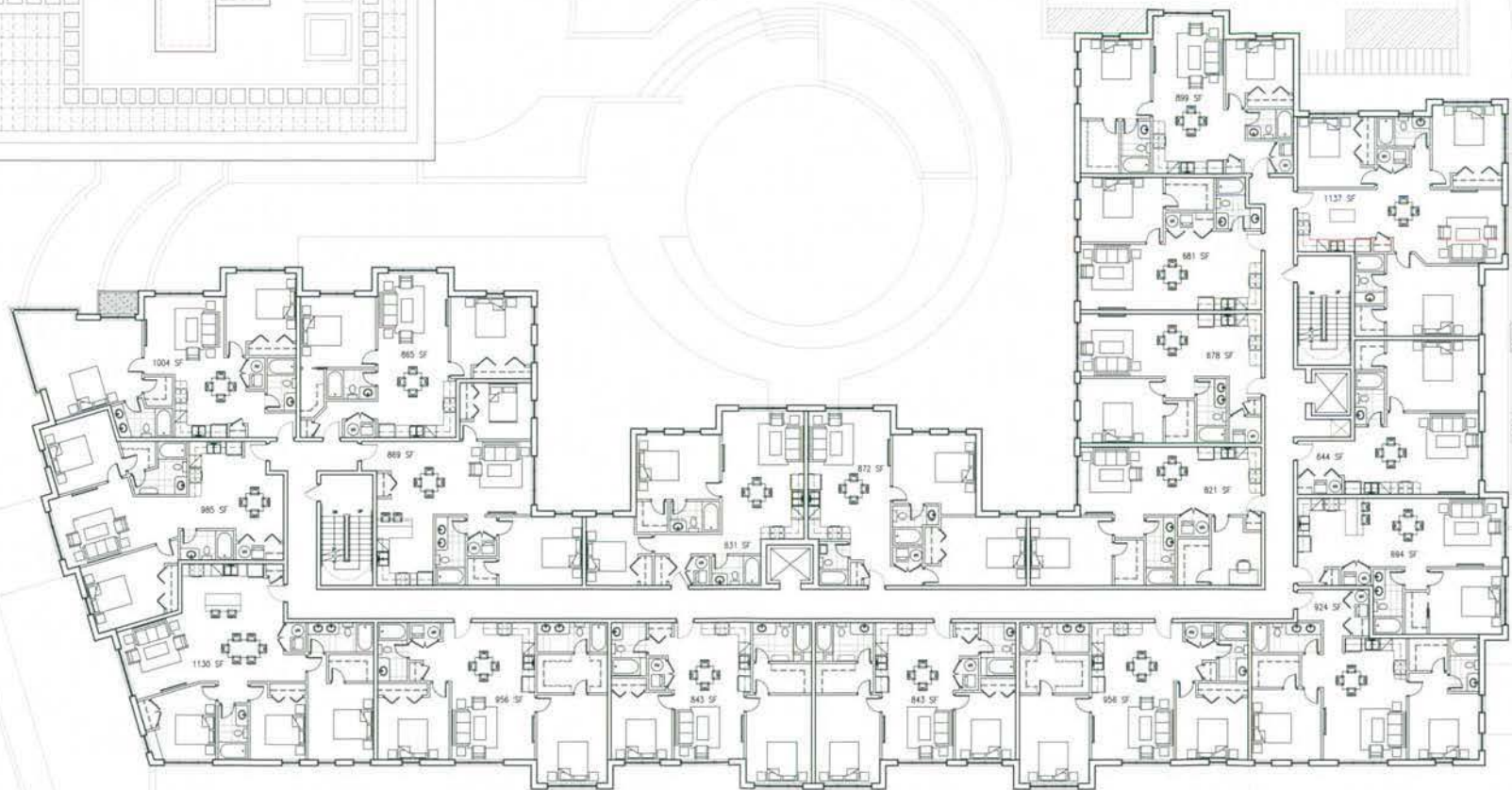
P&C Architects, PLLC

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



SEPTEMBER 24, 2008

A7



MATTHEWS MEMORIAL TERRACE, LP

01 SECOND AND THIRD FLOOR PLAN
 A8 SCALE: 1" = 20'-0"
 WASHINGTON, DC



A8

SEPTEMBER 24, 2008



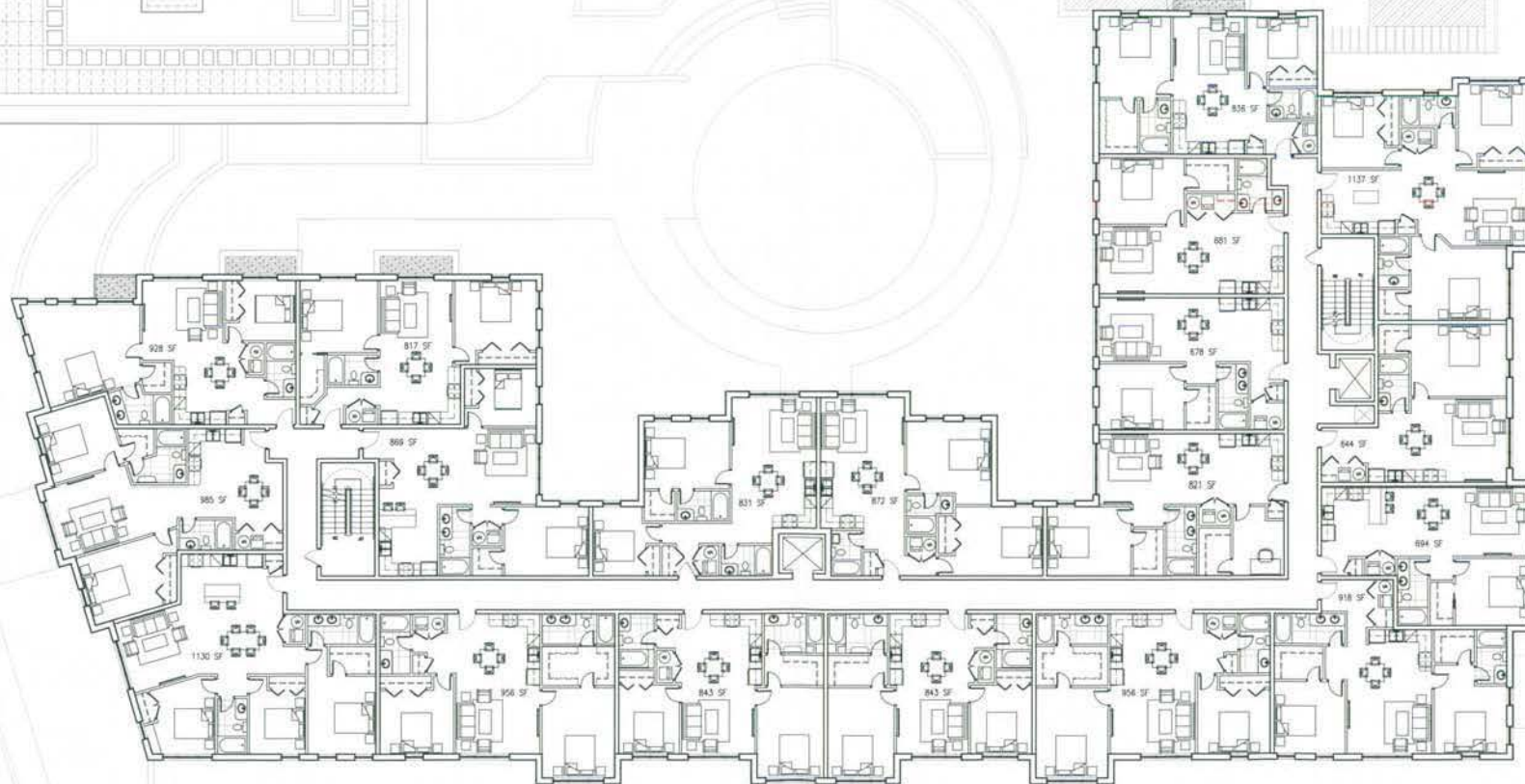
MATTHEWS MEMORIAL BAPTIST CHURCH
 2616 Martin Luther King Jr. Ave. SE
 Washington, DC 20003



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 1333 H Street, NW
 Washington, DC 20005



PGM ARCHITECTS, PLLC
 1617 M Street, NW
 Washington, DC 20006



MATTHEWS MEMORIAL TERRACE, LP

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

0' 5' 10' 20'
 A9
 SEPTEMBER 24, 2008



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 2016 Martin Luther King Jr. Ave. SE
 Washington, DC 20003

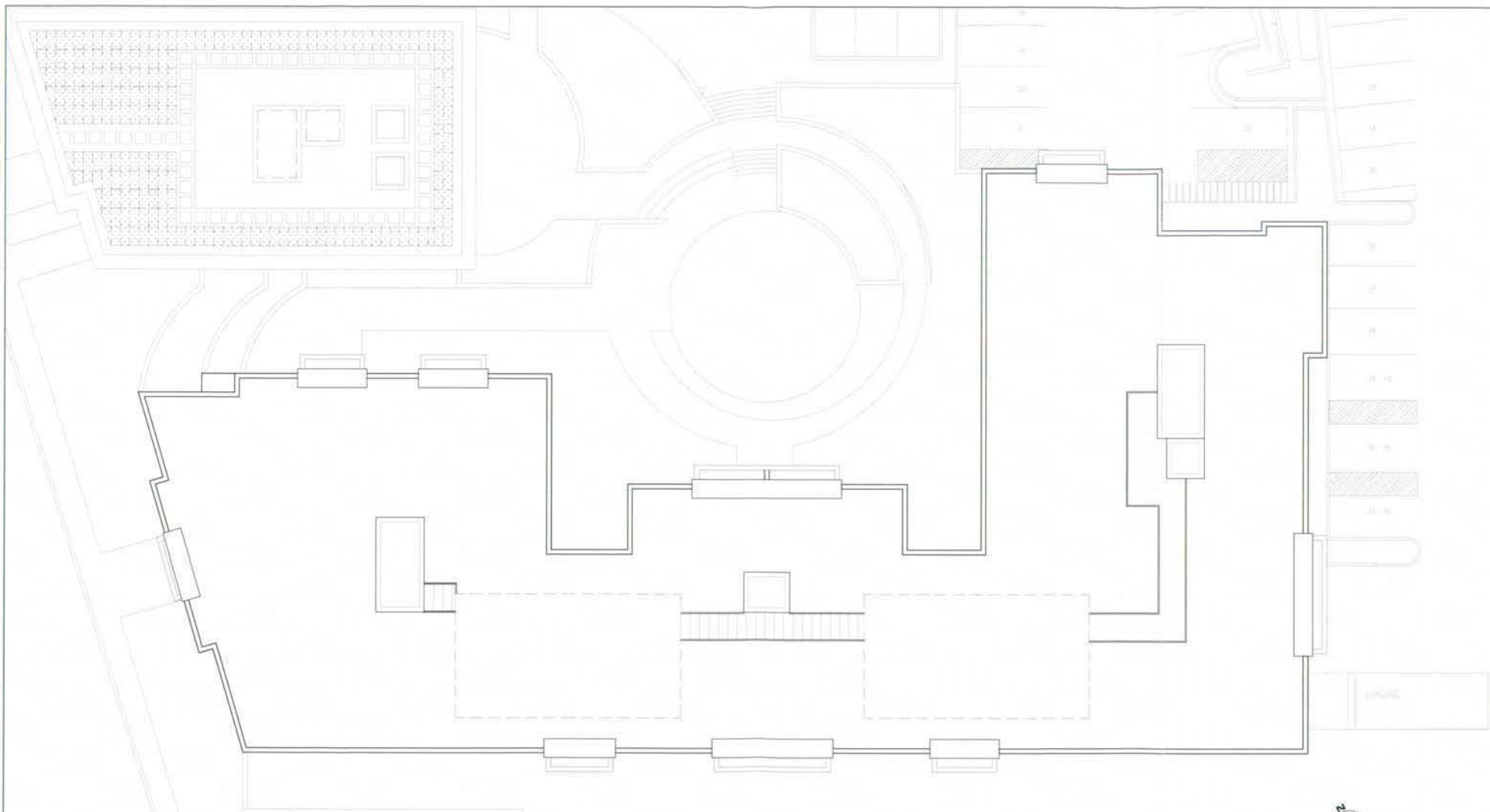


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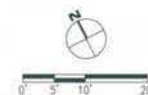


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MATTHEWS MEMORIAL TERRACE, LP

01 ROOF PLAN
A10 SCALE: 1" = 20'-0"
WASHINGTON, DC



A10

SEPTEMBER 24, 2008



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PGM ARCHITECTS, PLLC
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Washington, DC 20038



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

SEPTEMBER 24, 2008



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PGN ARCHITECTS, PLLC
1917 M Street, NW
Washington, DC 20038



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

SEPTEMBER 24, 2008



MATTHEWS MEMORIAL BAPTIST CHURCH
2014 Martin Luther King Jr. Ave. SE
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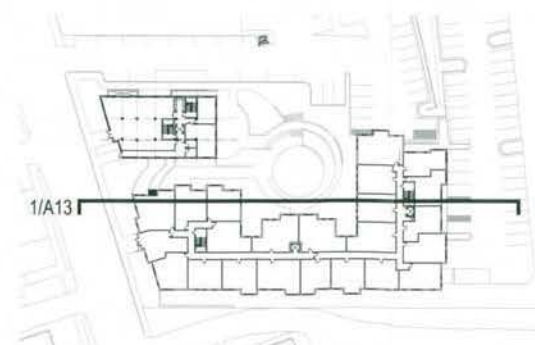
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Architects, PLLC

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



MATTHEWS MEMORIAL TERRACE, LP

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

0' 5' 10' 20'

A13

SEPTEMBER 24, 2008



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2618 Marsh Luther King Jr. Ave. SE
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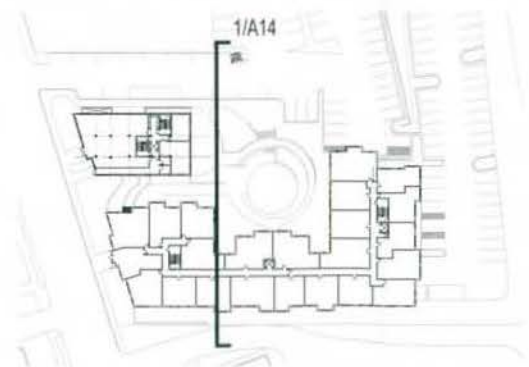
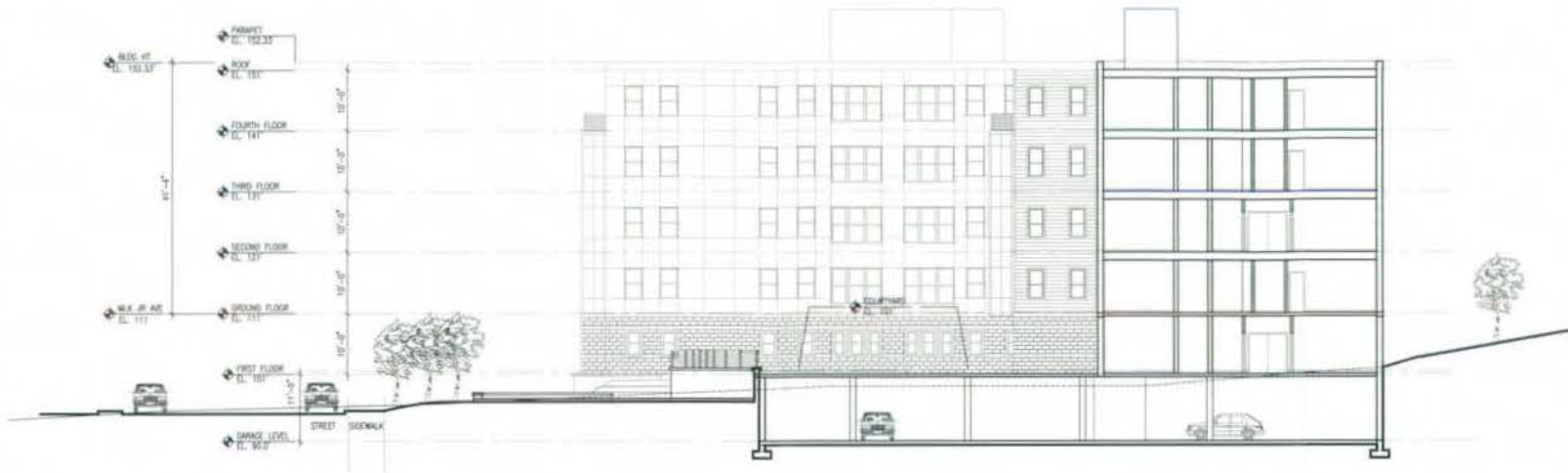
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MATTHEWS MEMORIAL TERRACE, LP

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



A14

SEPTEMBER 24, 2008



MATTHEWS MEMORIAL BAPTIST CHURCH
2618 Martin Luther King Jr. Ave. SE
Washington, DC 20028



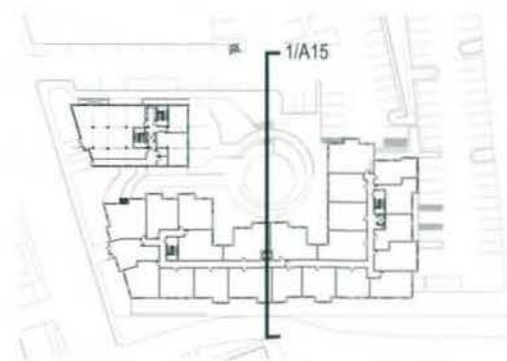
The Community Builders, Inc.

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

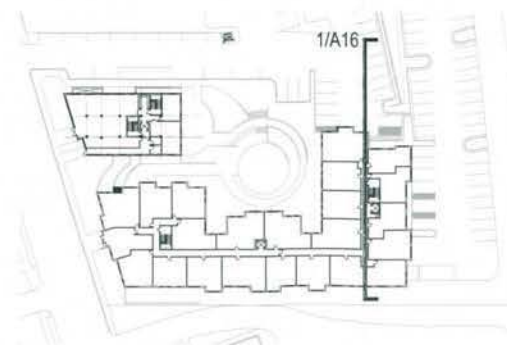


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MATTHEWS MEMORIAL TERRACE, LP

01 BUILDING SECTION 4
A16 SCALE: 1" = 20'-0"
WASHINGTON, DC

0' 5' 10' 20' A16
SEPTEMBER 24, 2008



MATTHEWS MEMORIAL BAPTIST CHURCH
2615 Marsh Luffet King Jr. Ave. SE
Washington, DC 20028

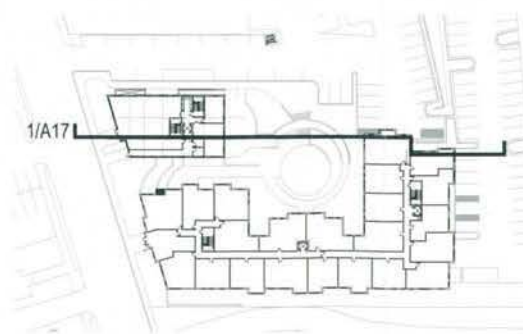
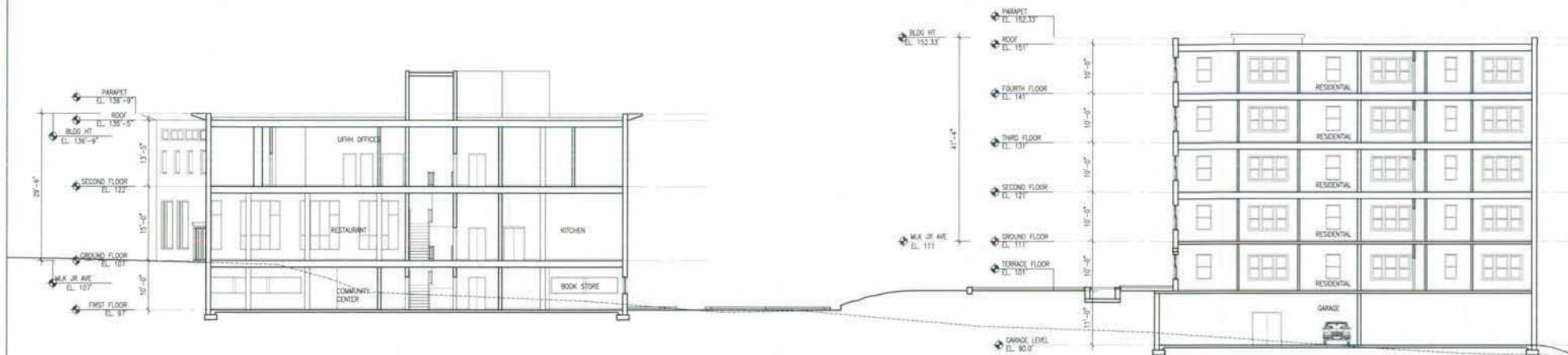


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PSH ARCHITECTS, PLLC
1817 M Street, NW
Washington, DC 20038



MATTHEWS MEMORIAL TERRACE, LP

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

0' 5' 10' 20'

A17

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MATTHEWS MEMORIAL BAPTIST CHURCH
2516 Martin Luther King Jr. Ave. SE
Washington, DC 20028

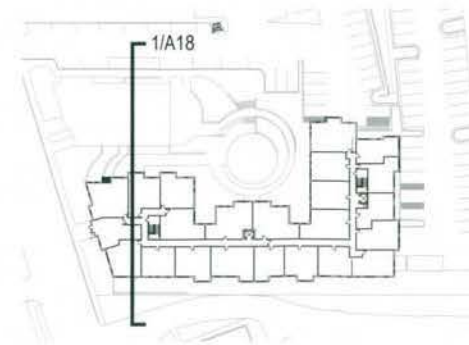
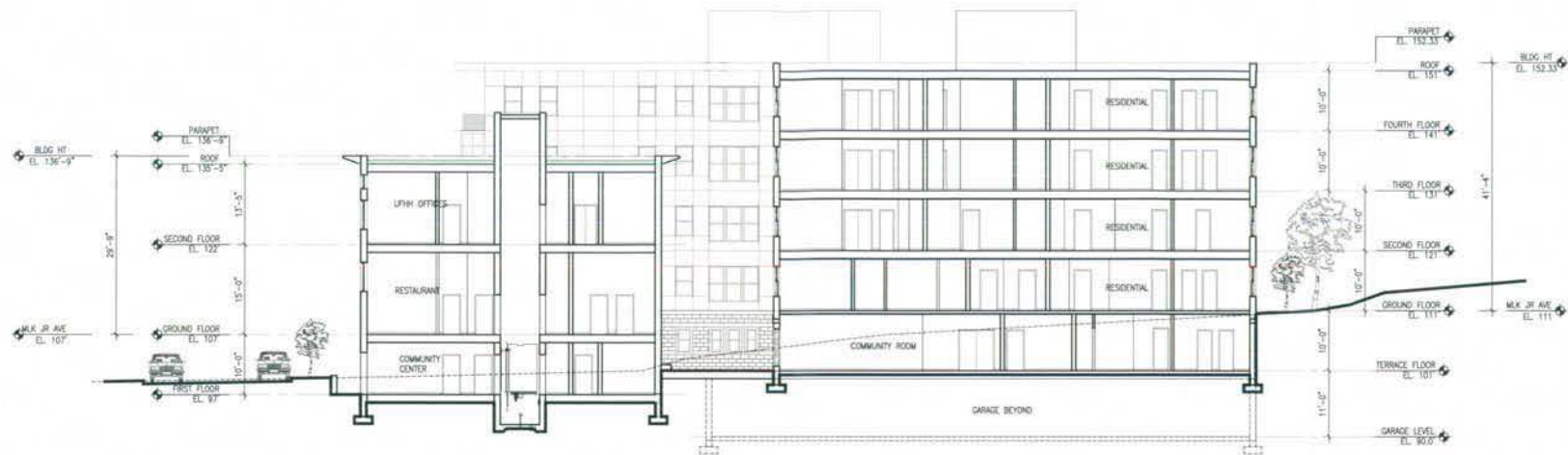


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Washington, DC 20036



MATTHEWS MEMORIAL TERRACE, LP

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

0' 5' 10' 20'

A18

SEPTEMBER 24, 2008



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

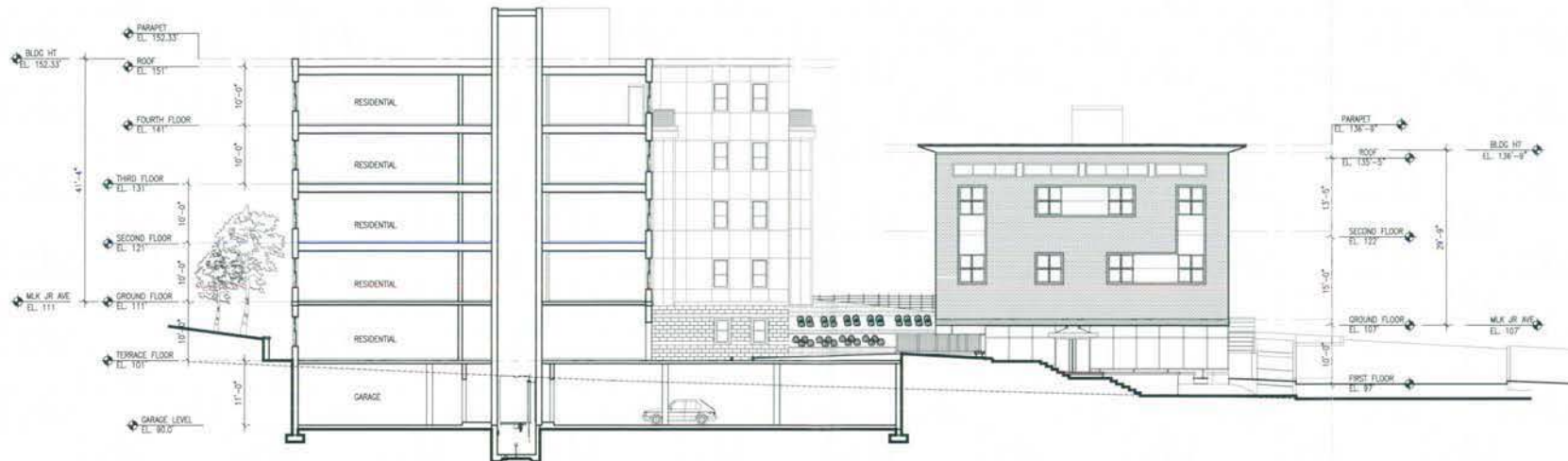


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1817 M Street, NW
Washington, DC 20036



MATTHEWS MEMORIAL TERRACE, LP

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

0' 5' 10' 20'

A19

SEPTEMBER 24, 2008



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