

DC Dream Center

2826 Q. st SE
Washington DC 20020

National Community Church
205 F. St. NE
Washington DC 20002
(202) 544-0414

Architect: Waldon Studio Architects

Zoning Attorney: Holland & Knight

Construction Manager: Scott Long
Construction

Civil Engineer: Wiles Mensch

Structural Engineer: Structura Inc.

MEP Engineer: Shapiro & Duncan

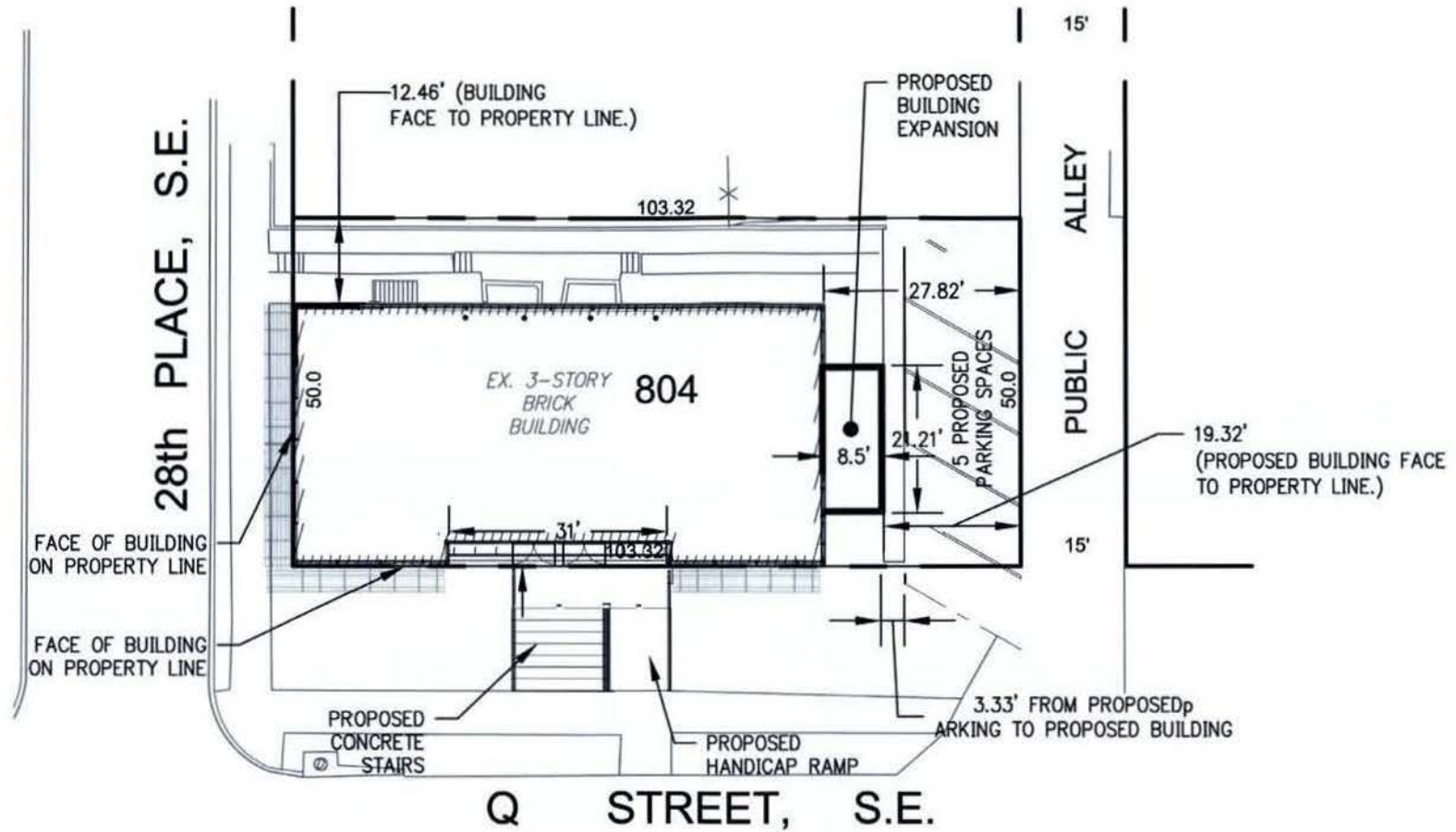


a place where hope becomes habit...and our faith becomes action.

Board of Zoning Adjustment
District of Columbia
CASE NO.18633
EXHIBIT NO.28A



1. Proposed Dream Center
2. Southeast White House, currently owned and operated by National Community Church
3. Existing Dream Center Parking
4. Q. Street
5. 28th Street



NOT TO SCALE: FOR REFERENCE ONLY; SEE BUILDING PLAT IN SUBMITTAL PACKAGE



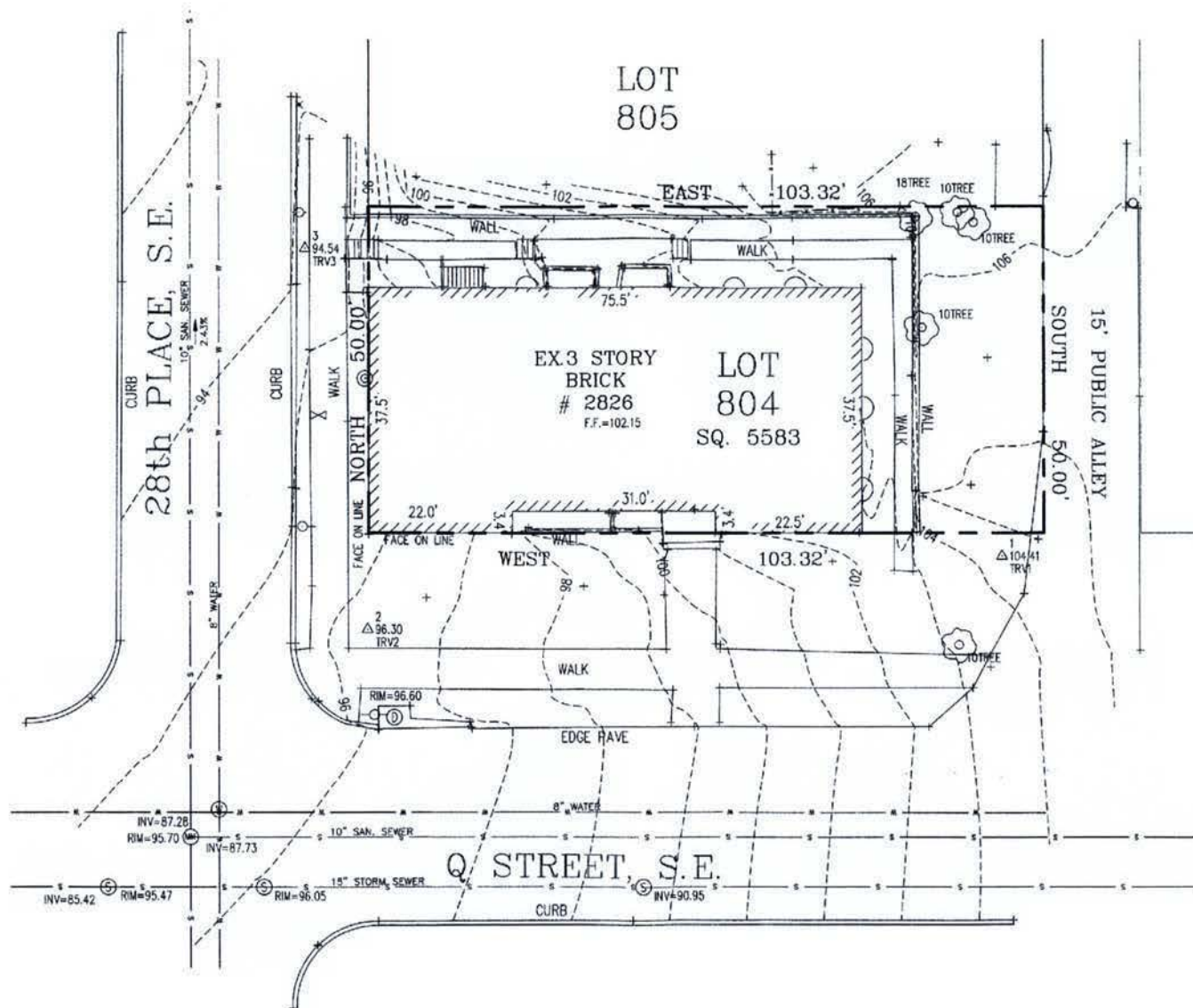
BUILDING OWNER: NATIONAL COMMUNITY CHURCH

DREAM CENTER

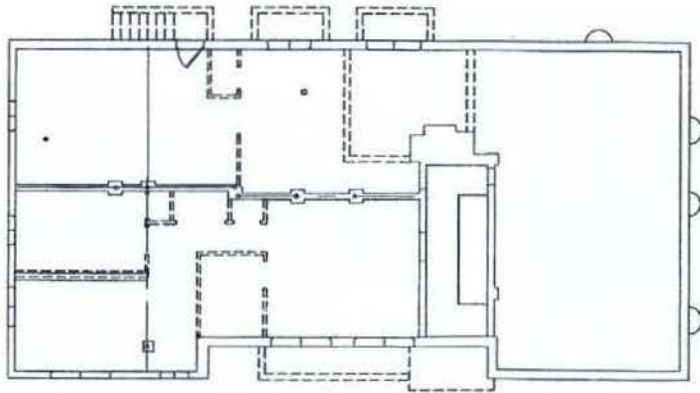
2826 Q. ST. SE, WASHINGTON DC, 20020



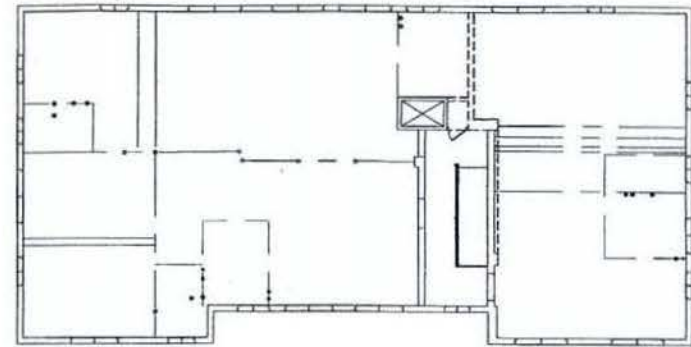
SITE PLAN



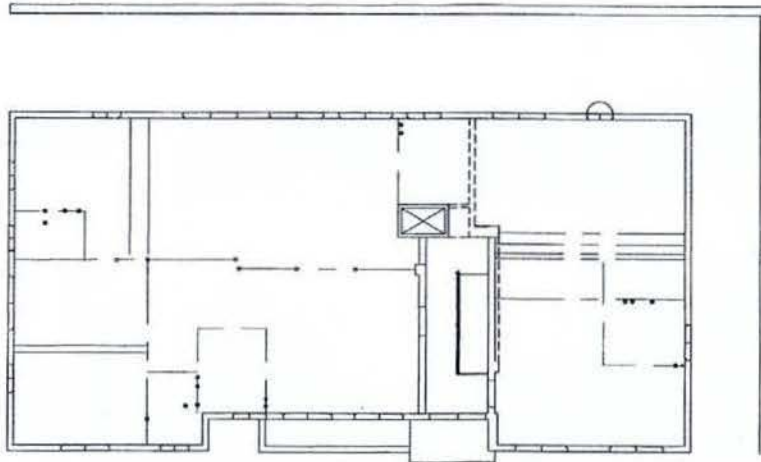
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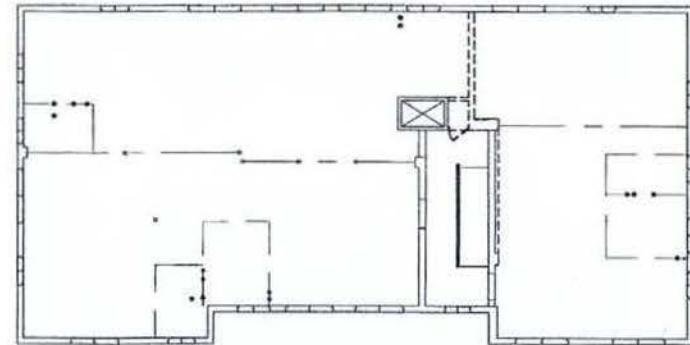
existing cellar floor plan



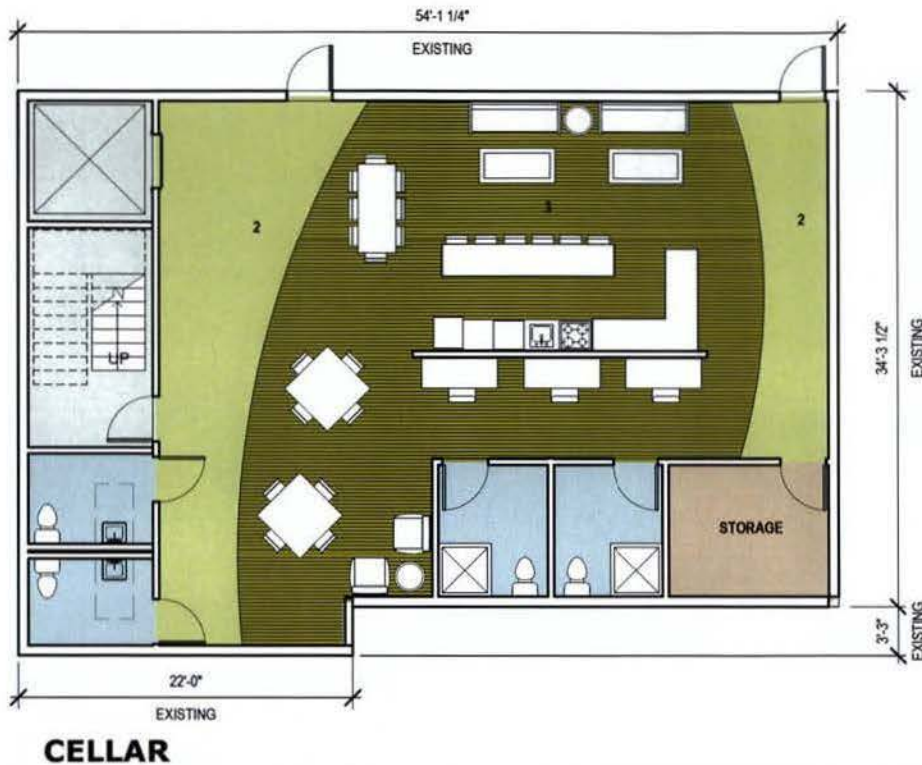
existing second floor plan



existing first floor plan



existing third floor plan



- 2. common space
- 3. kitchen / dining / lounge
- auxiliary space
- circulation
- toilet room

area of cellar considered to
be "basement" 810 s.f.

BASEMENT: The portion of a story partially below grade, the ceiling of which is 4'-0" or more above the adjacent finished grade (as described by the DC Zoning Map Glossary on the DCOZ website)

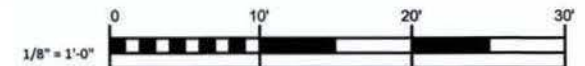
cellar
 existing total: 1,928 sf
 existing cellar: 1,216 sf
 existing basement: 810 sf (52% of the total floor)
 new: 0 sf
basement sf included in FAR: 1003 sf

first floor
 existing: 2,729 sf
 new: 174 sf
total: 2,903 sf

second floor
 existing: 2,729 sf
 new: 174 sf
total: 2,903 sf

third floor
 existing: 2,729 sf
 new: 174 sf
total: 2,903 sf

TOTAL BUILDING AREA: 9,712 SF
TOTAL SITE AREA: 5,166 SF
EXISTING FAR: 1.65
NEW FAR: 1.88
EXISTING PERCENTAGE OF SITE OCCUPIED: 53%
NEW PERCENTAGE OF SITE OCCUPIED: 56.2%





FIRST FLOOR PLAN

- 1. conference / classroom
- 2. office
- 3. lobby / reception / seating
- auxiliary space
- circulation
- toilet room

cellar
 existing total: 1,928 sf
 existing cellar: 1,216 sf
 existing basement: 810 sf (52% of the total floor)
 new: 0 sf
basement sf included in FAR: 1003 sf

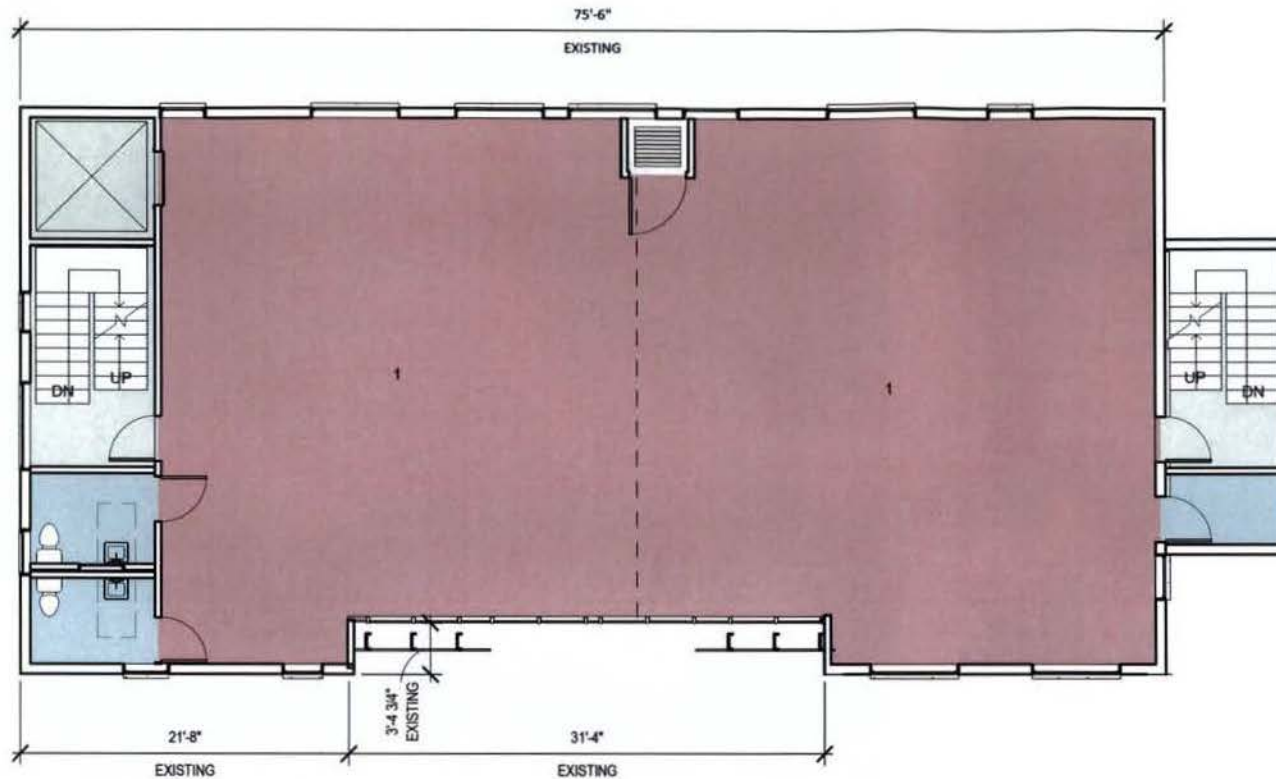
first floor
 existing: 2,729 sf
 new: 174 sf
total: 2,903 sf

second floor
 existing: 2,729 sf
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SECOND FLOOR PLAN

- 1. multi-purpose classroom
- auxiliary space
- circulation
- toilet room

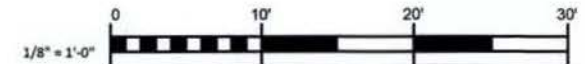
cellar
 existing total: 1,928 sf
 existing cellar: 1,216 sf
 existing basement: 810 sf (52% of the total floor)
 new: 0 sf
 basement sf included in FAR: 1003 sf

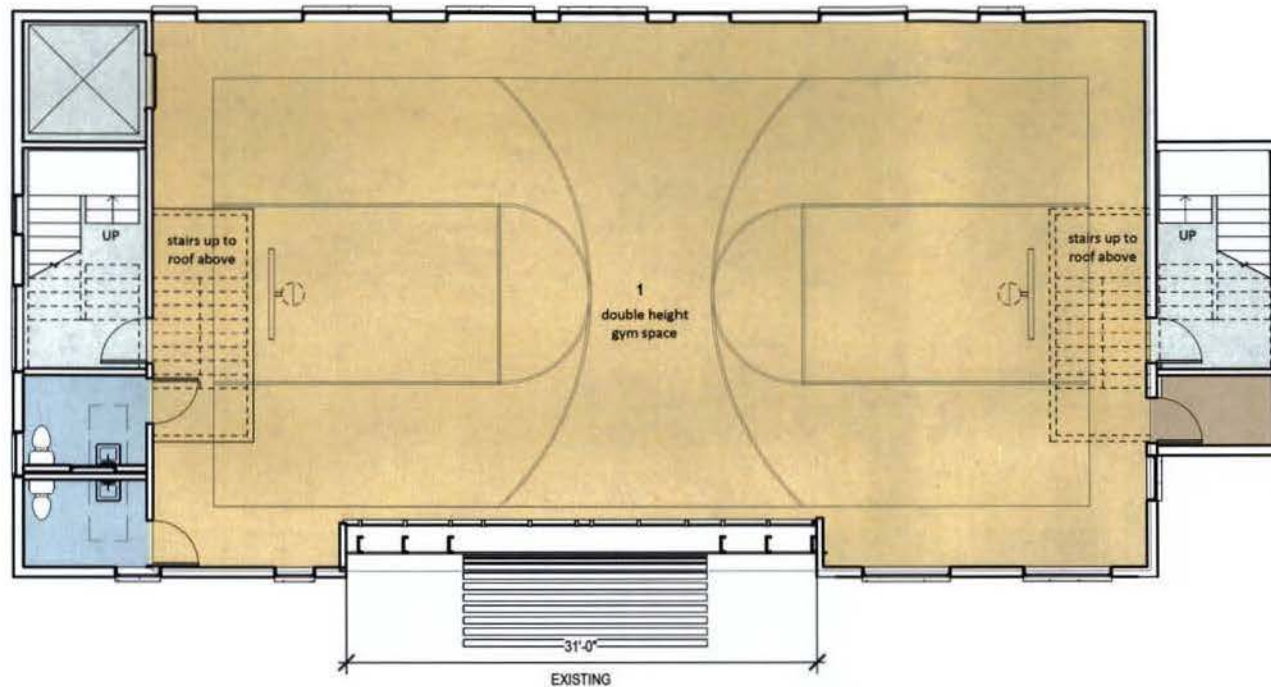
first floor
 existing: 2,729 sf
 new: 174 sf
 total: 2,903 sf

second floor
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 new: 174 sf
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third floor
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THIRD FLOOR PLAN

- 1. multi-purpose recreation space
- auxiliary space
- circulation
- toilet room

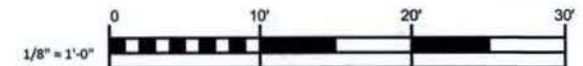
cellar
 existing total: 1,928 sf
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 existing basement: 810 sf (52% of the total floor)
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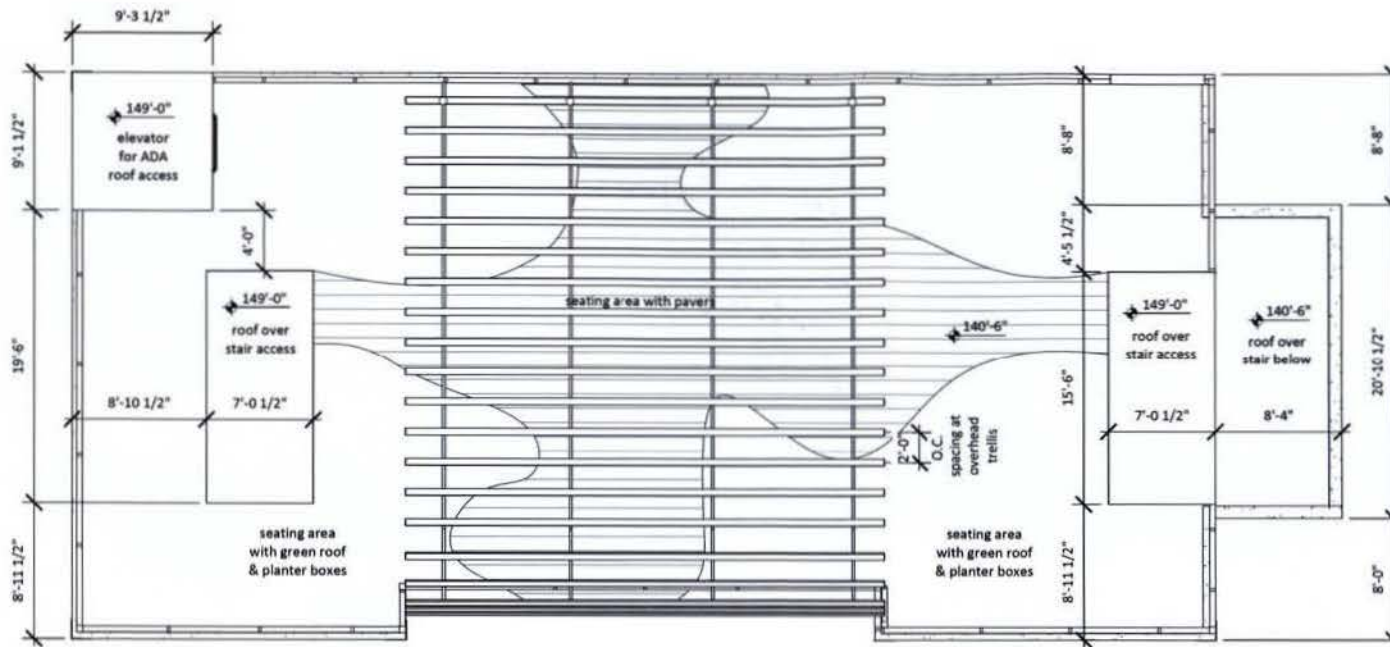
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second floor
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ROOF

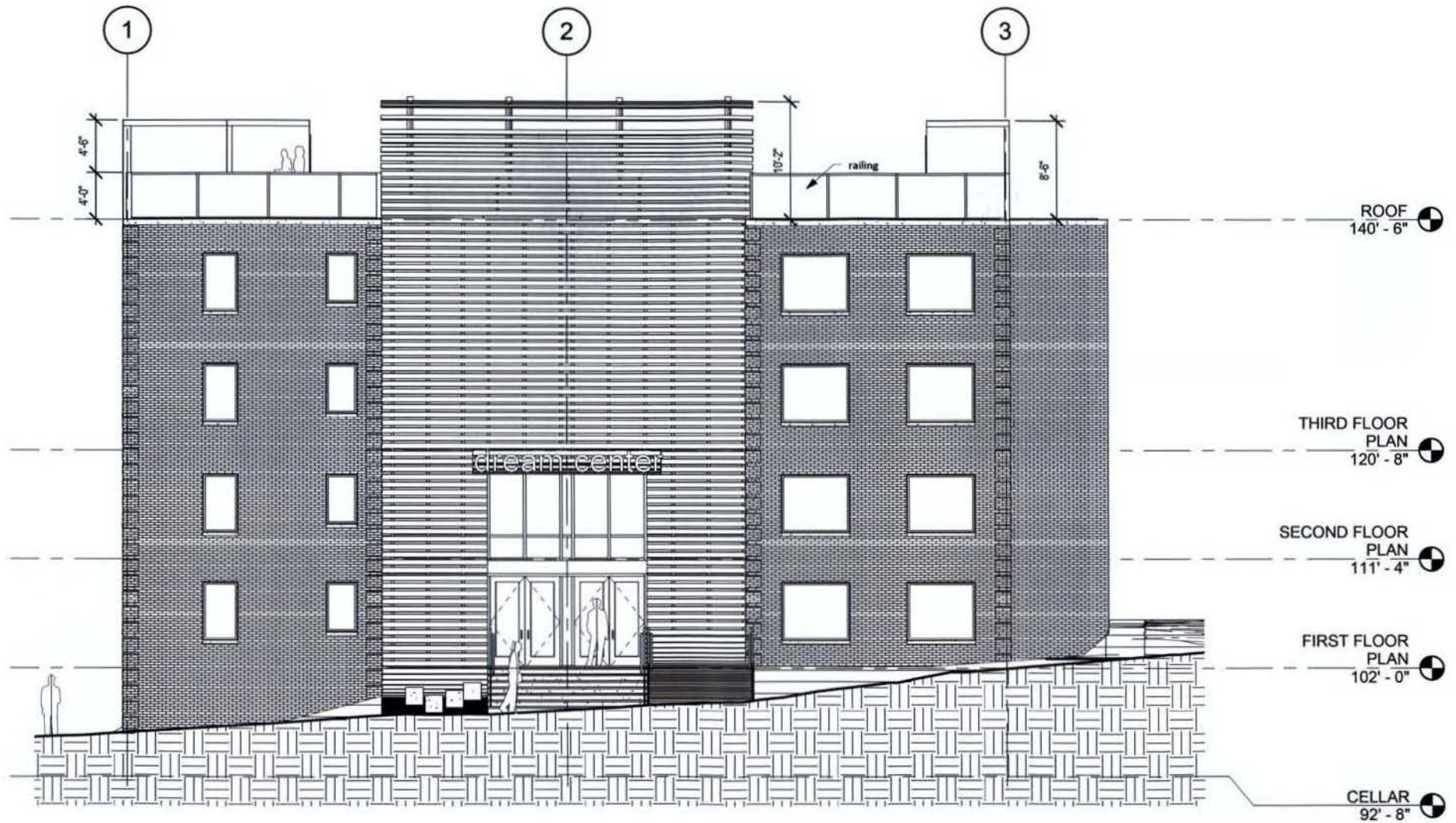
cellar
 existing total: 1,928 sf
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 existing basement: 610 sf (52% of the total floor)
 new: 0 sf
 basement sf included in FAR: 1003 sf

first floor
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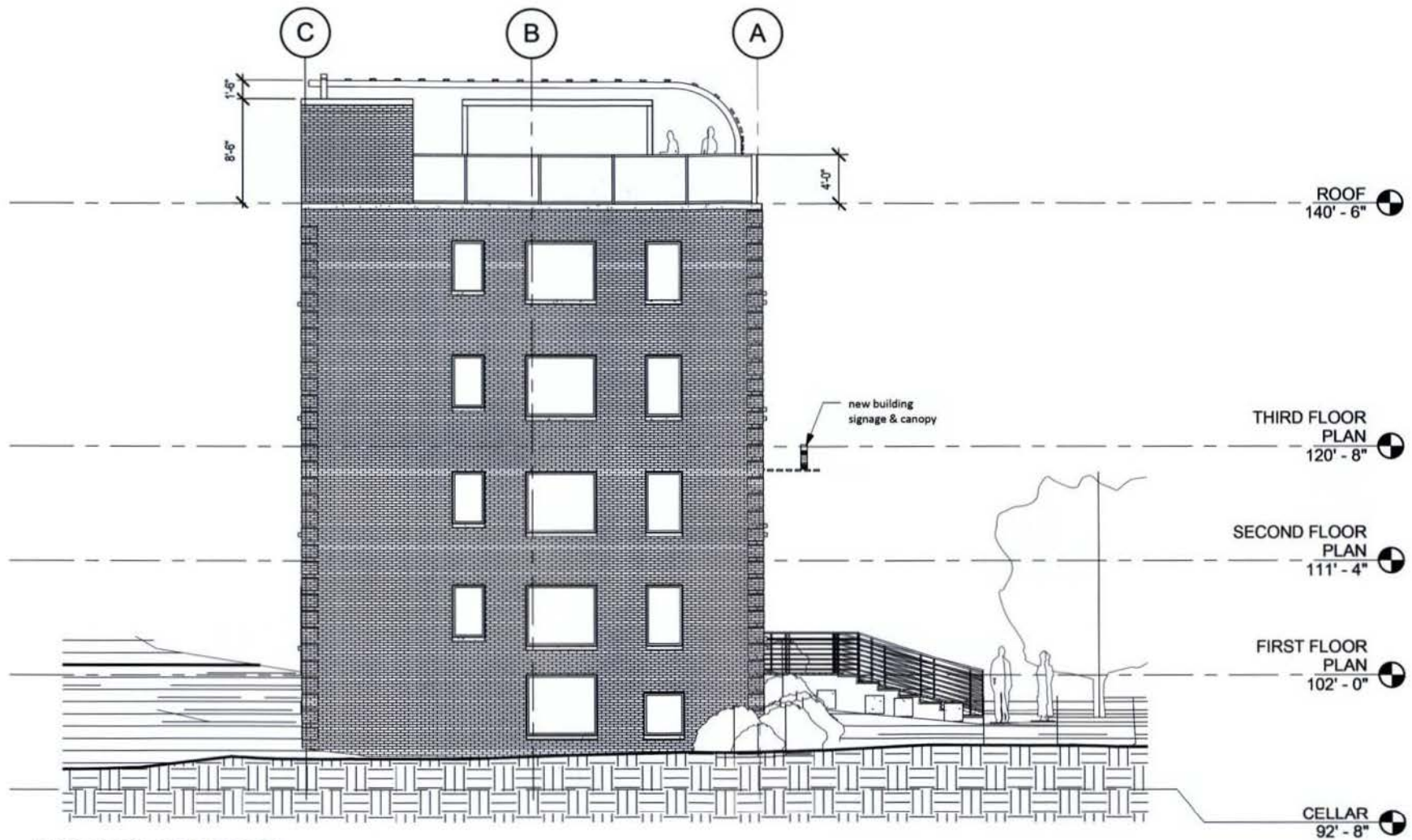
second floor
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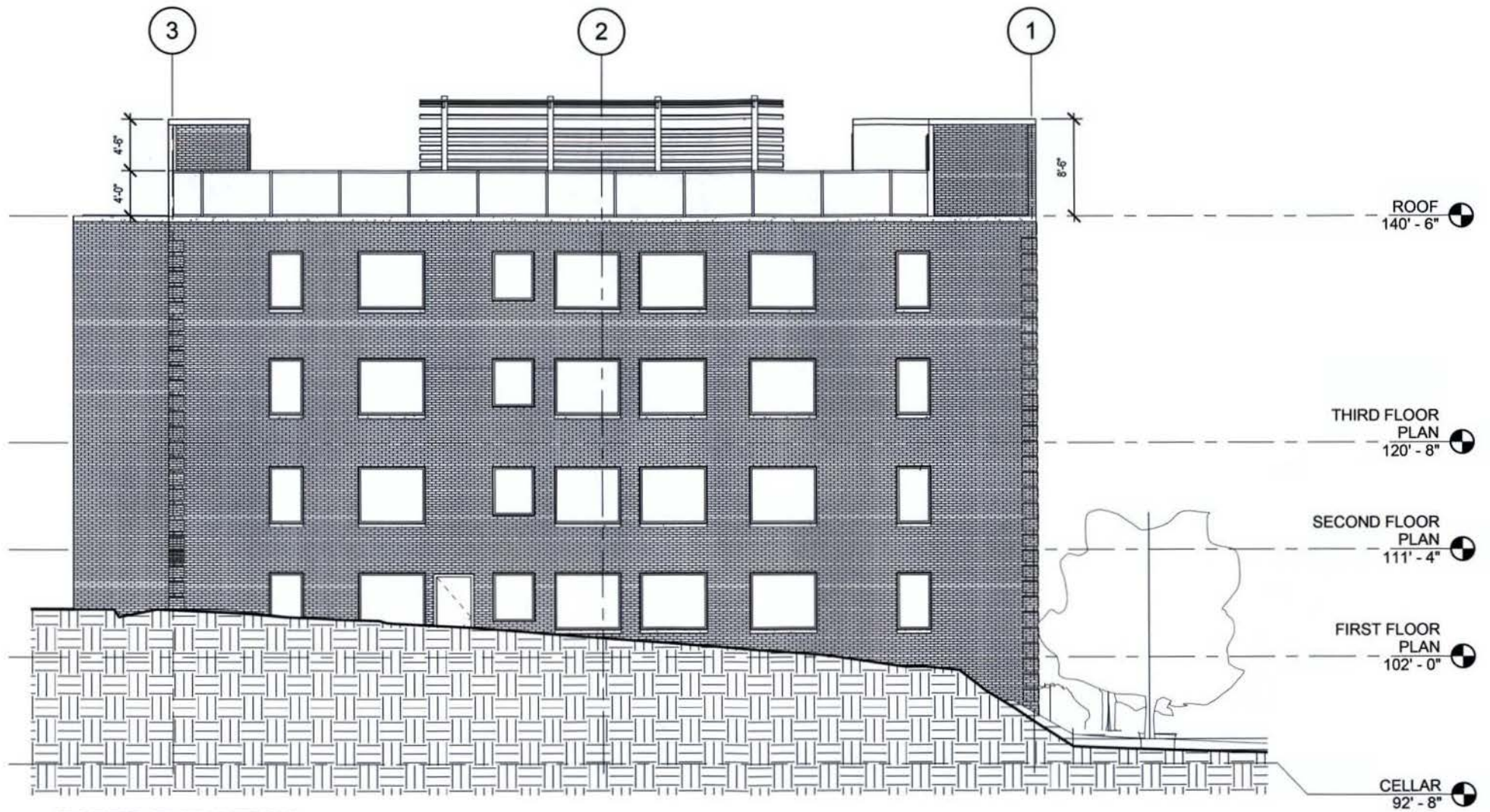
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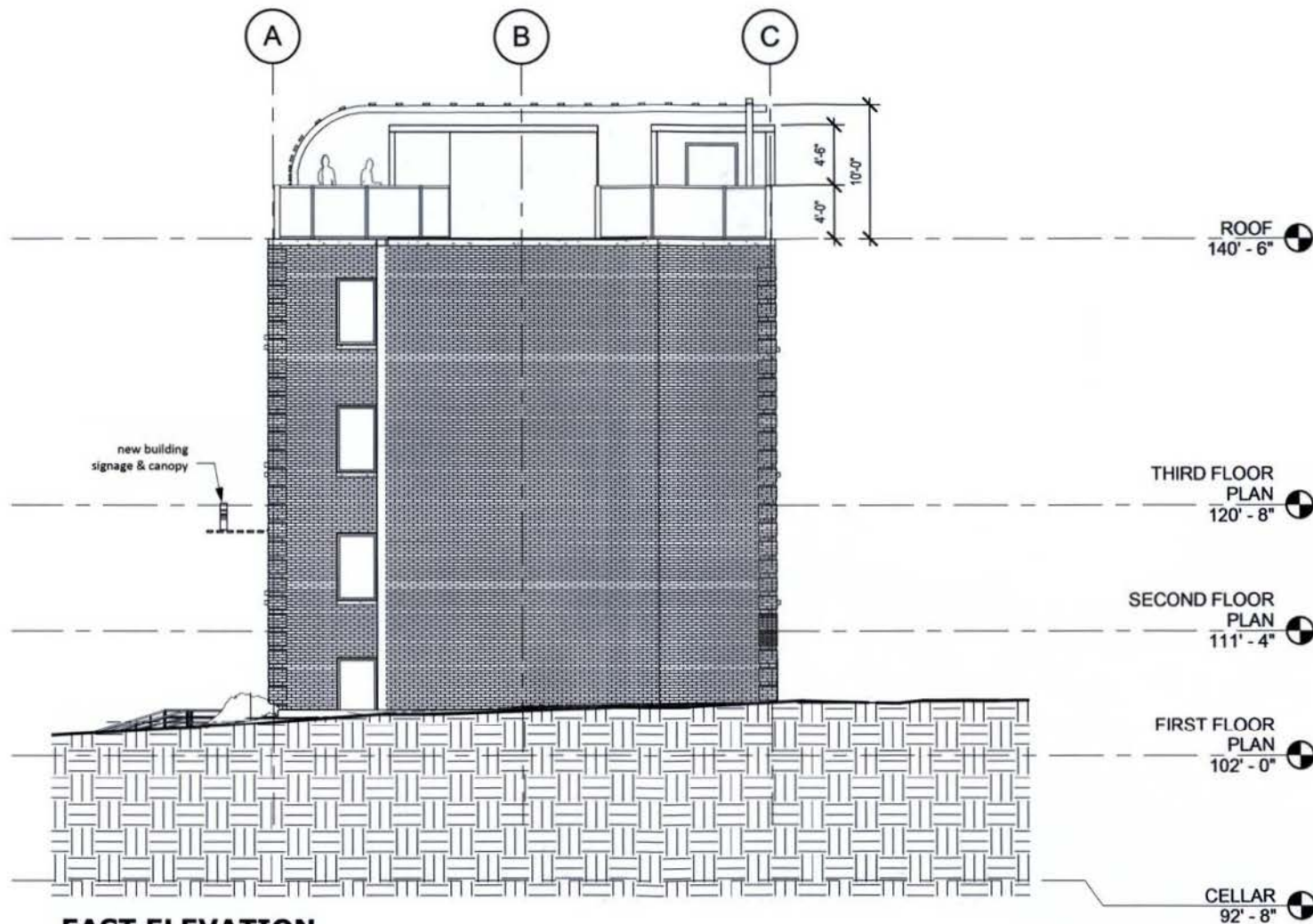


SOUTH ELEVATION



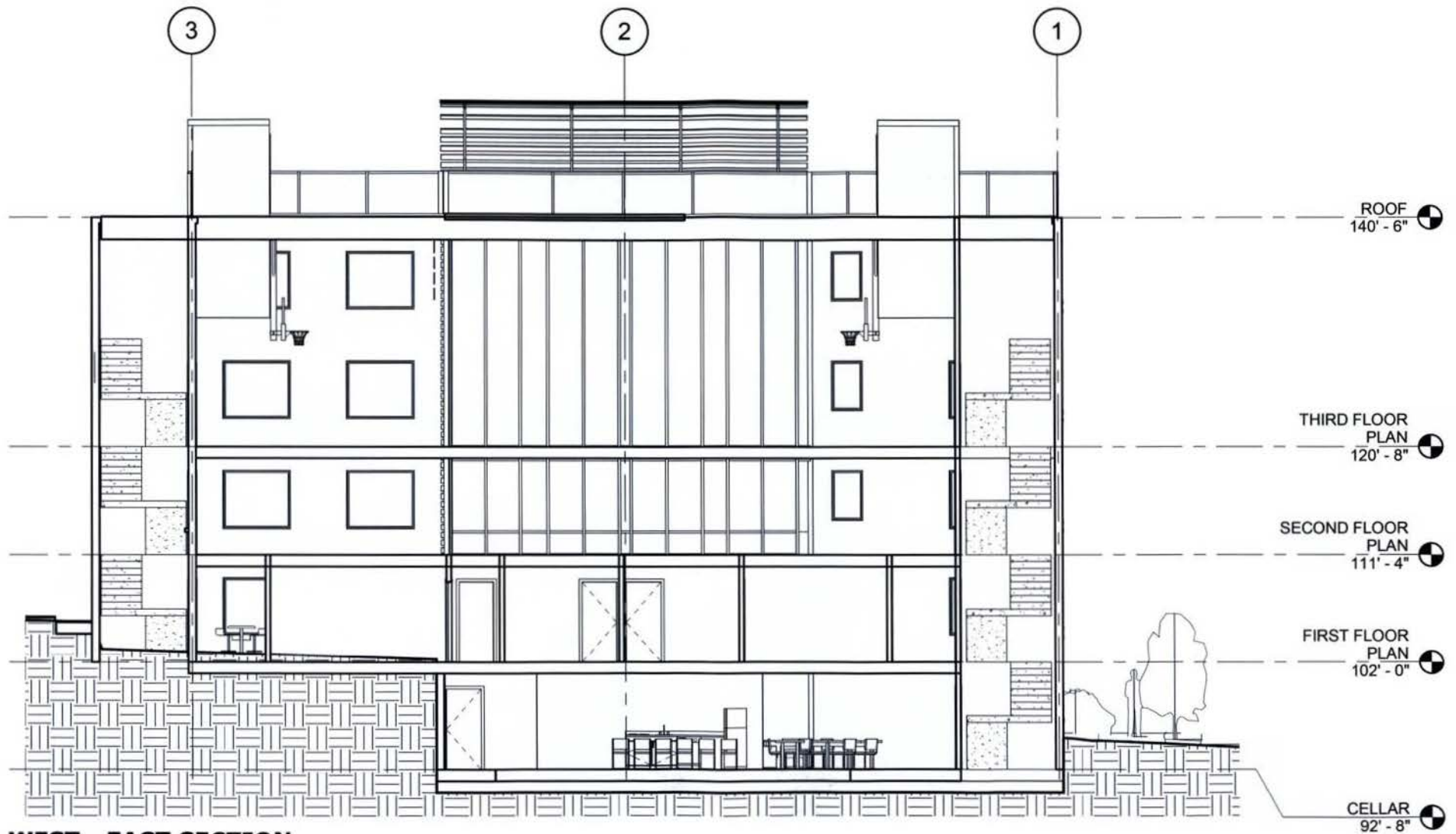


NORTH ELEVATION



EAST ELEVATION





WEST - EAST SECTION



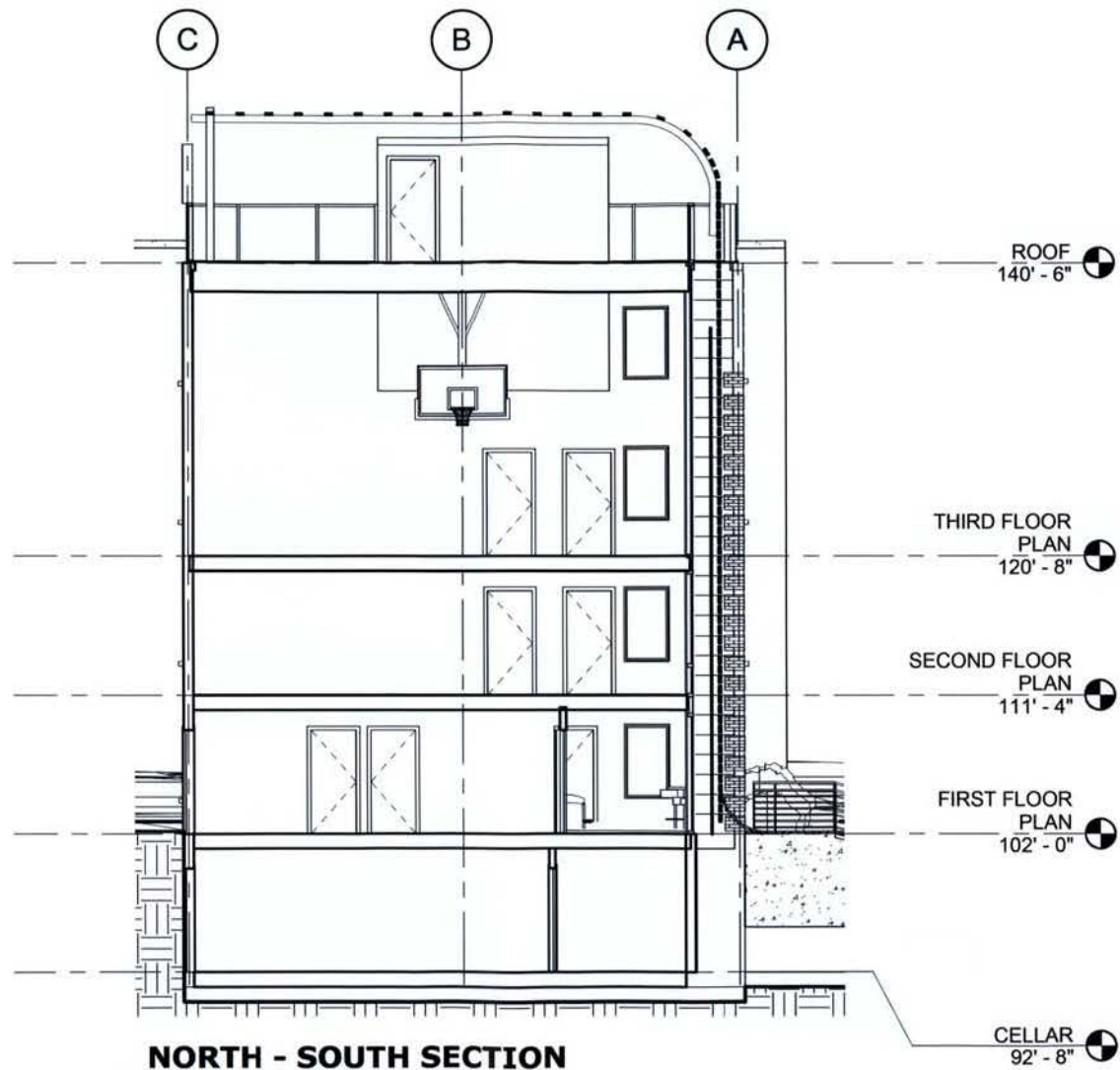
COLUMBIA, MD

BUILDING OWNER: NATIONAL COMMUNITY CHURCH

DREAM CENTER

2826 Q. ST. SE, WASHINGTON DC, 20020

WEST - EAST SECTION



NORTH - SOUTH SECTION