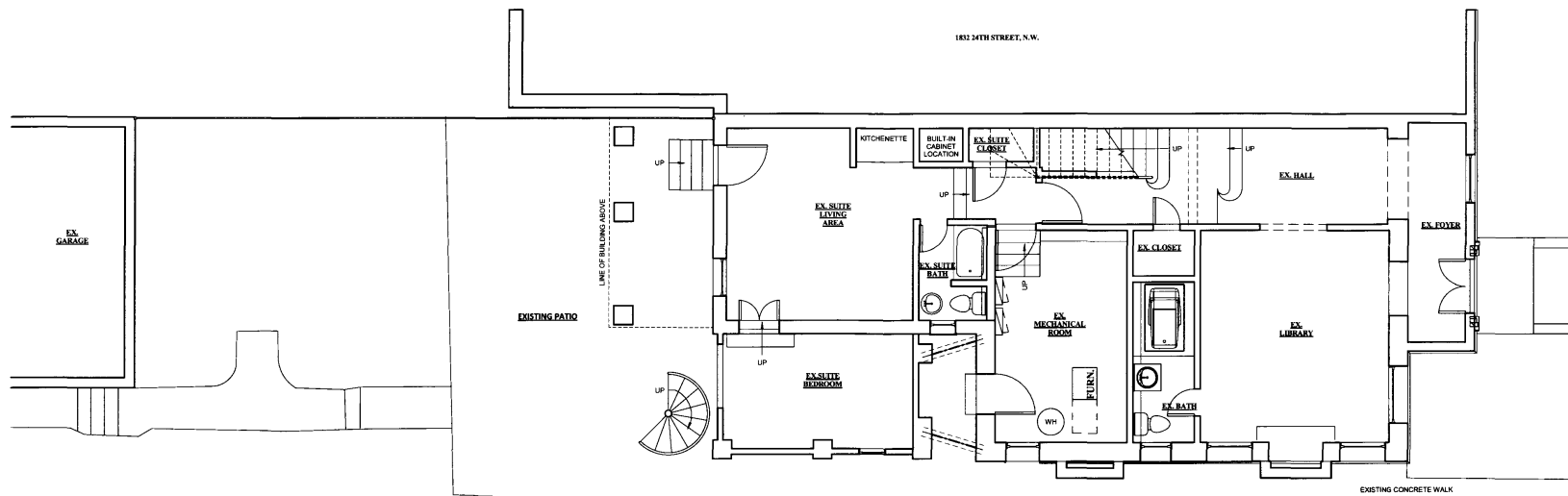
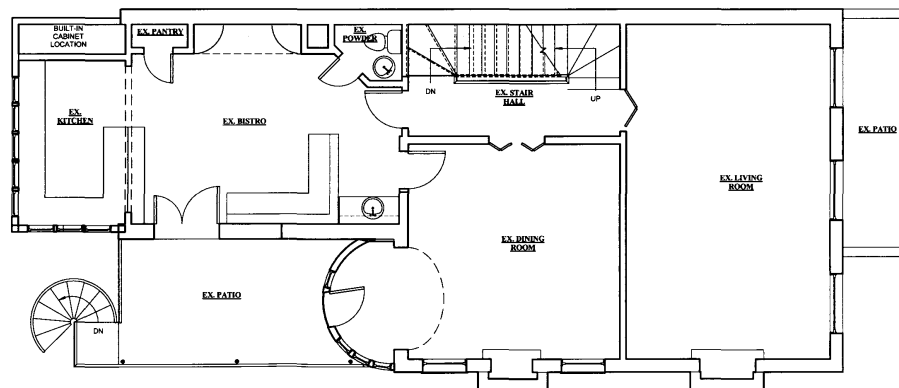




① EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



② EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18368
EXHIBIT NO. 8

MANGAN GROUP
ARCHITECTS

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TAKOMA PARK, MD 20912
(P) 301.585.7900
(F) 301.585.7911
WWW.MANGANGROUP.COM

Professional Certification:

Builder / Contractor Information

Name & Address:

Key Plan

Project Information

Project Number: 10038

Project Name:

1830 24th Street

Project Address:

1830 24th Street NW
Washington DC 20008

Project Issue Status:

- ☐ PRELIMINARY DESIGN
- ☒ DESIGN DEVELOPMENT
- ☐ PERMIT SUBMISSION
- ☐ CONSTRUCTION DOCUMENTS
- ☐ CONSTRUCTION ADMINISTRATION

Project Submission Issue Date:

XX/XX/XXXX

Revision Log

Δ #	Date	Description

Drawing Sheet Information

Actual Plot Date:

2/9/2012 5:00:33 PM

Drawn By: JIM

Approved By: JIM

Scale:

1/4" = 1'-0"

Full size original sheet is 24" x 36".

Do not scale drawings for measurements.

Call or email MGA for dimension clarifications.

Board of Zoning Adjustment
District of Columbia

CASE NO. 18368

EX. PLANS

0.3

NOTE:

THE ARCHITECT DOES NOT REPRESENT NOR WARRANT THE ABSOLUTE ACCURACY OF THE DELINEATION OF EXISTING CONDITIONS AS SHOWN ON THESE DRAWINGS AS ACTUAL FIELD CONDITIONS MAY VARY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF THE WORK, AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES UPON SUCH DISCOVERY.



THE ARCHITECT DOES NOT REPRESENT NOR WARRANT THE ABSOLUTE ACCURACY OF THE DELINEATION OF EXISTING CONDITIONS AS SHOWN ON THESE DRAWINGS AS ACTUAL FIELD CONDITIONS MAY VARY; CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF THE WORK AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES UPON SUCH DISCOVERY.



C:\Users\verbeke\Documents\10038 - Ritch Properties - 1830 24th Street - Dec 2011 - Juke Box Center_verbeke.rvt

Professional Certification:

Builder / Contractor Information

Name & Address:

Key Plan

Project Information

Project Number: 10038

Project Name:

1830 24th Street

Project Address:

1830 24th Street NW
Washington DC 20008

Project Issue Status:

- ☐ PRELIMINARY DESIGN
- ☒ DESIGN DEVELOPMENT
- ☐ PERMIT SUBMISSION
- ☐ CONSTRUCTION DOCUMENTS
- ☐ CONSTRUCTION ADMINISTRATION

Project Submission Issue Date:

XX/XX/XXXX

Revision Log

Δ #	Date	Description

Drawing Sheet Information

Actual Plot Date:

2/9/2012 5:04:25 PM

Drawn By: J. Approved By:

JM

Scale:

1/4" = 1'-0"

Full size original sheet is 24" x 36".

Do not scale drawings for measurements.

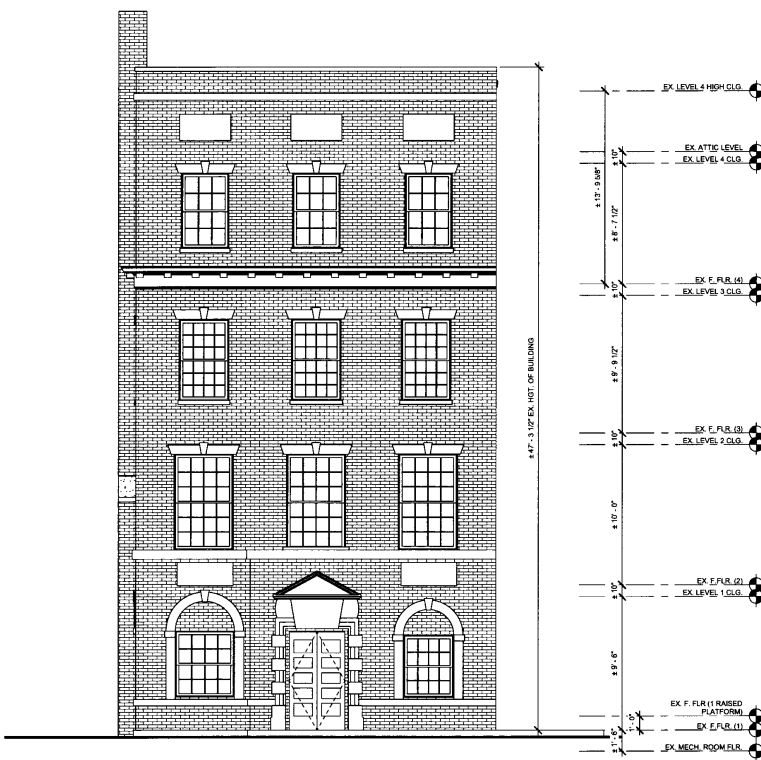
Call or email MGA for dimension clarifications.

Title:

EX. ELEVATIONS

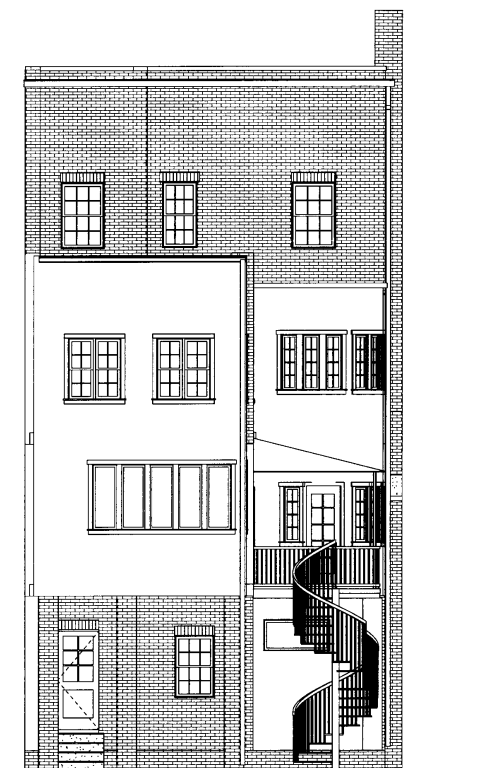
Sheet Number:

0.3b



EXISTING FRONT ELEVATION

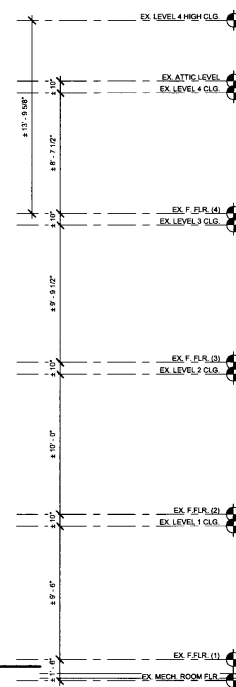
1/4" = 1'-0"



EXISTING REAR ELEVATION

1/4" = 1'-0"

NOTE:
THE ARCHITECT DOES NOT REPRESENT NOR WARRANT THE ABSOLUTE ACCURACY OF THE DELINEATION OF EXISTING CONDITIONS AS SHOWN ON THESE DRAWINGS AS ACTUAL FIELD CONDITIONS MAY VARY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF THE WORK AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES UPON SUCH DISCOVERY.



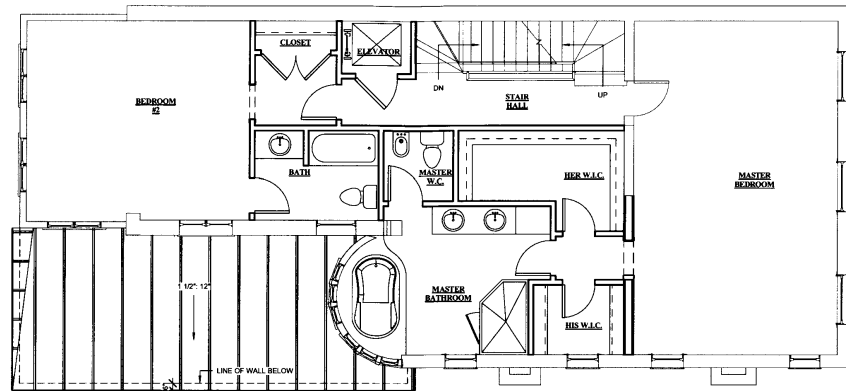
NOTE:

THE ARCHITECT DOES NOT REPRESENT NOR WARRANT THE ABSOLUTE ACCURACY OF THE DELINEATION OF EXISTING CONDITIONS AS SHOWN ON THESE DRAWINGS AS ACTUAL FIELD CONDITIONS MAY VARY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF THE WORK AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES UPON SUCH DISCOVERY.

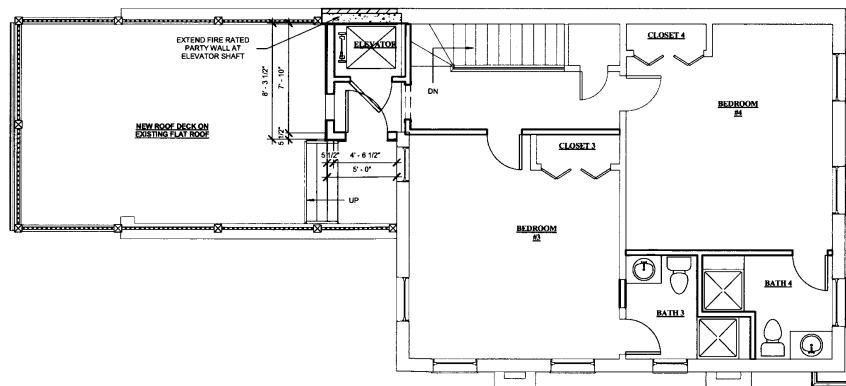
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U.C. OFFICE OF ZONING
2012 FEB 28 PM 3:38

\\users\verbeke\Documents\10038 - Birch Properties - 1830 24th Street - Dec 2011 - Luke Box Center overhauled





1. PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"



2. PROPOSED FOURTH FLOOR PLAN
1/4" = 1'-0"

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Professional Certification:

Builder / Contractor Information

Name & Address:

Key Plan

Project Information

Project Number: 10038

Project Name:

1830 24th Street

Project Address:

1830 24th Street NW
Washington DC 20008

Project Issue Status:

- ☐ PRELIMINARY DESIGN
- ☒ DESIGN DEVELOPMENT
- ☐ PERMIT SUBMISSION
- ☐ CONSTRUCTION DOCUMENTS
- ☐ CONSTRUCTION ADMINISTRATION

Project Submission Issue Date:

XX/XX/XXXX

Revision Log

#	Date	Description

Drawing Sheet Information

Actual Plot Date:

2/9/2012 5:01:06 PM

Drawn By: J. Approved By:

JM

Scale:

1/4" = 1'-0"

Full size original sheet is 24" x 36".

Do not scale drawings for measurements.

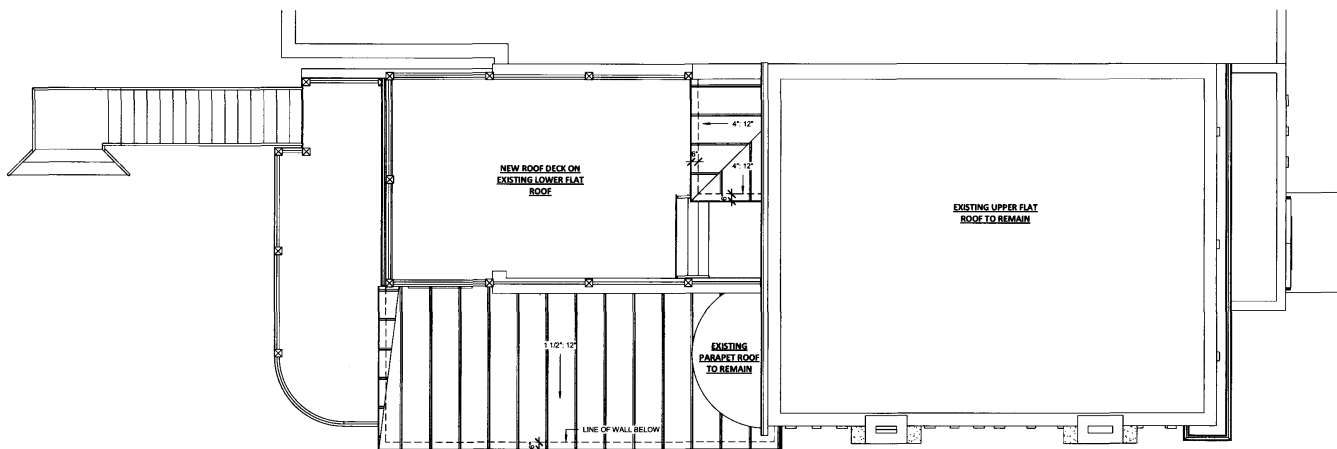
Call or email MGA for dimension clarifications.

Title

THIRD AND FOURTH FL. PLAN

Sheet Number

1.2



PROPOSED ROOF PLAN
1/4" = 1'-0"

MANGAN GROUP ARCHITECTS

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WWW.MANGANGROUP.COM

Professional Certification:

Builder / Contractor Information

Name & Address:

Key Plan

Project Information

Project Number: 10038

Project Name:

1830 24th Street

Project Address:

1830 24th Street NW
Washington DC 20008

Project Issue Status:

- ☐ PRELIMINARY DESIGN
- ☒ DESIGN DEVELOPMENT
- ☐ PERMIT SUBMISSION
- ☐ CONSTRUCTION DOCUMENTS
- ☐ CONSTRUCTION ADMINISTRATION

Project Submission Issue Date:

XX/XX/XXXX

Revision Log

Δ # Date Description

Δ #	Date	Description

Drawing Sheet Information

Actual Plot Date:

2/9/2012 5:06:17 PM

Drawn By: J. Approved By:

JM

Scale:

1/4" = 1'-0"

Full size original sheet is 24" x 36".

Do not scale drawings for measurements.

Call or email MGA for dimension clarifications.

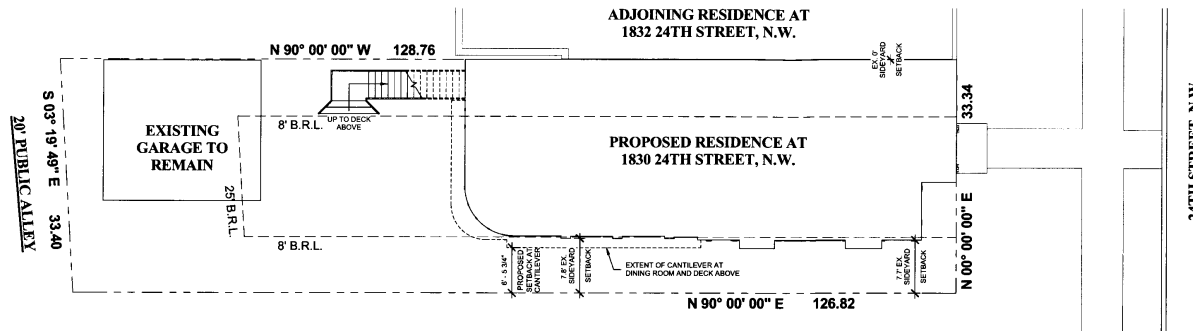
Title:

ROOF PLAN

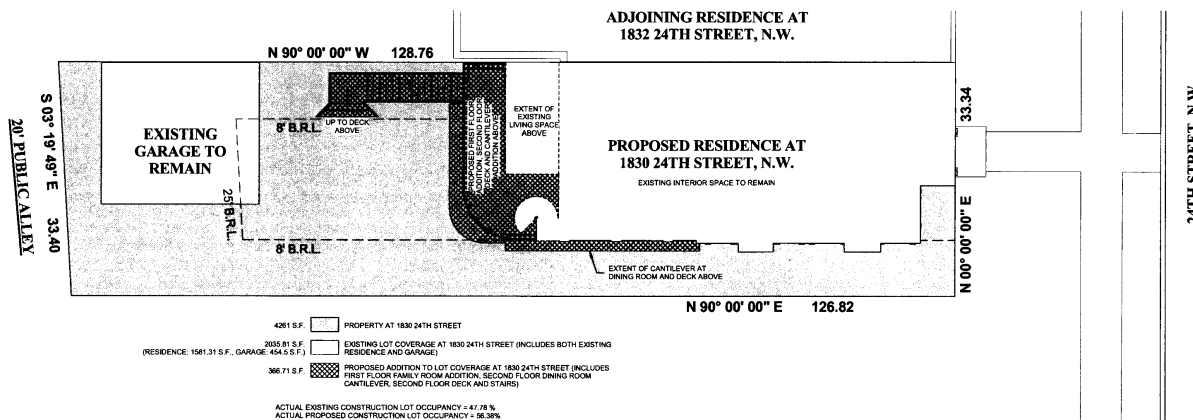
Sheet Number:

1.3

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2012 FEB 28 PM 3:39



11 PROPOSED SITE PLAN - SHOWING SETBACKS
1/8" = 1'-0"



12 PROPOSED SITE PLAN - LOT OCCUPANCY DIAGRAM
1/8" = 1'-0"

MANGAN GROUP
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Professional Certification:

Builder / Contractor Information

Name & Address:

Key Plan

Project Information

Project Number: 10038

Project Name:

1830 24th Street

Project Address:

1830 24th Street NW
Washington DC 20008

Project Issue Status:

- ☐ PRELIMINARY DESIGN
☒ DESIGN DEVELOPMENT
☐ PERMIT SUBMISSION
☐ CONSTRUCTION DOCUMENTS
☐ CONSTRUCTION ADMINISTRATION

Project Submission Issue Date:

XX/XX/XXXX

Revision Log

△ # Date Description

#	Date	Description

Drawing Sheet Information

Actual Plot Date:

2/9/2012 5:06:48 PM

Drawn By: JIM

Approved By: JIM

Scale:

1/8" = 1'-0"

Full size original sheet is 24" x 36".

Do not scale drawings for measurements.

Call or email MGA for dimension clarifications.

Title:

ZONING EXHIBIT

Sheet Number

1.4

Professional Certification:

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2012 FEB 28 PM 3:39

Builder / Contractor Information
Name & Address:

Key Plan

Project Information
Project Number: 10038
Project Name:
1830 24th Street

Project Address:
1830 24th Street NW
Washington DC 20008

Project Issue Status:
☐ PRELIMINARY DESIGN
☒ DESIGN DEVELOPMENT
☐ PERMIT SUBMISSION
☐ CONSTRUCTION DOCUMENTS
☐ CONSTRUCTION ADMINISTRATION

Project Submission Issue Date:
XX/XX/XXXX

Revision Log

#	Date	Description

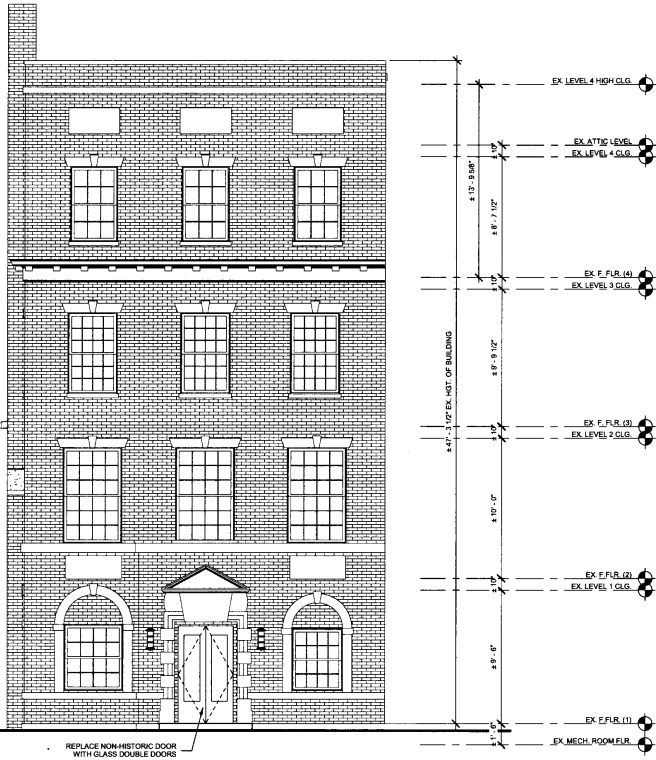
Drawing Sheet Information

Actual Plot Date:
2/9/2012 5:08:04 PM
Drawn By: J. Approved By:
XXX Approver
Scale:
3/4" = 1'-0"
Full size original sheet is 24" x 36".
Do not scale drawings for measurements.
Call or email MGA for dimension clarifications.

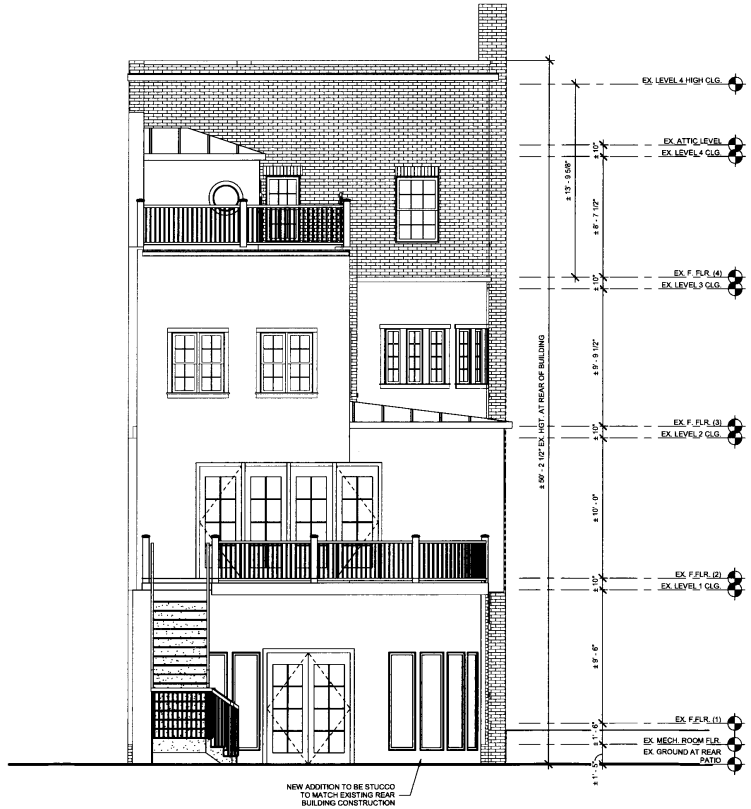
Title:
ELEVATIONS

Sheet Number:

2.0



FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

Professional Certification:

Builder / Contractor Information

Name & Address:

Key Plan

Project Information

Project Number: 10038

Project Name:

1830 24th Street

Project Address:

1830 24th Street NW
Washington DC 20008

Project Issue Status:

- ☐ PRELIMINARY DESIGN
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- ☐ PERMIT SUBMISSION
- ☐ CONSTRUCTION DOCUMENTS
- ☐ CONSTRUCTION ADMINISTRATION

Project Submission Issue Date:

XX/XX/XXXX

Revision Log

Date Description

Drawing Sheet Information

Actual Plot Date:

2/9/2012 5:08:12 PM

Drawn By: J. Approved By:

Author Approver

Scale:

1/4" = 1'-0"

Full size original sheet is 24" x 36".

Do not scale drawings for measurements.

Call or email MGA for dimension clarifications.

Title

ELEVATIONS

Sheet Number

2.1

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LEFT ELEVATION
1/4" = 1'-0"