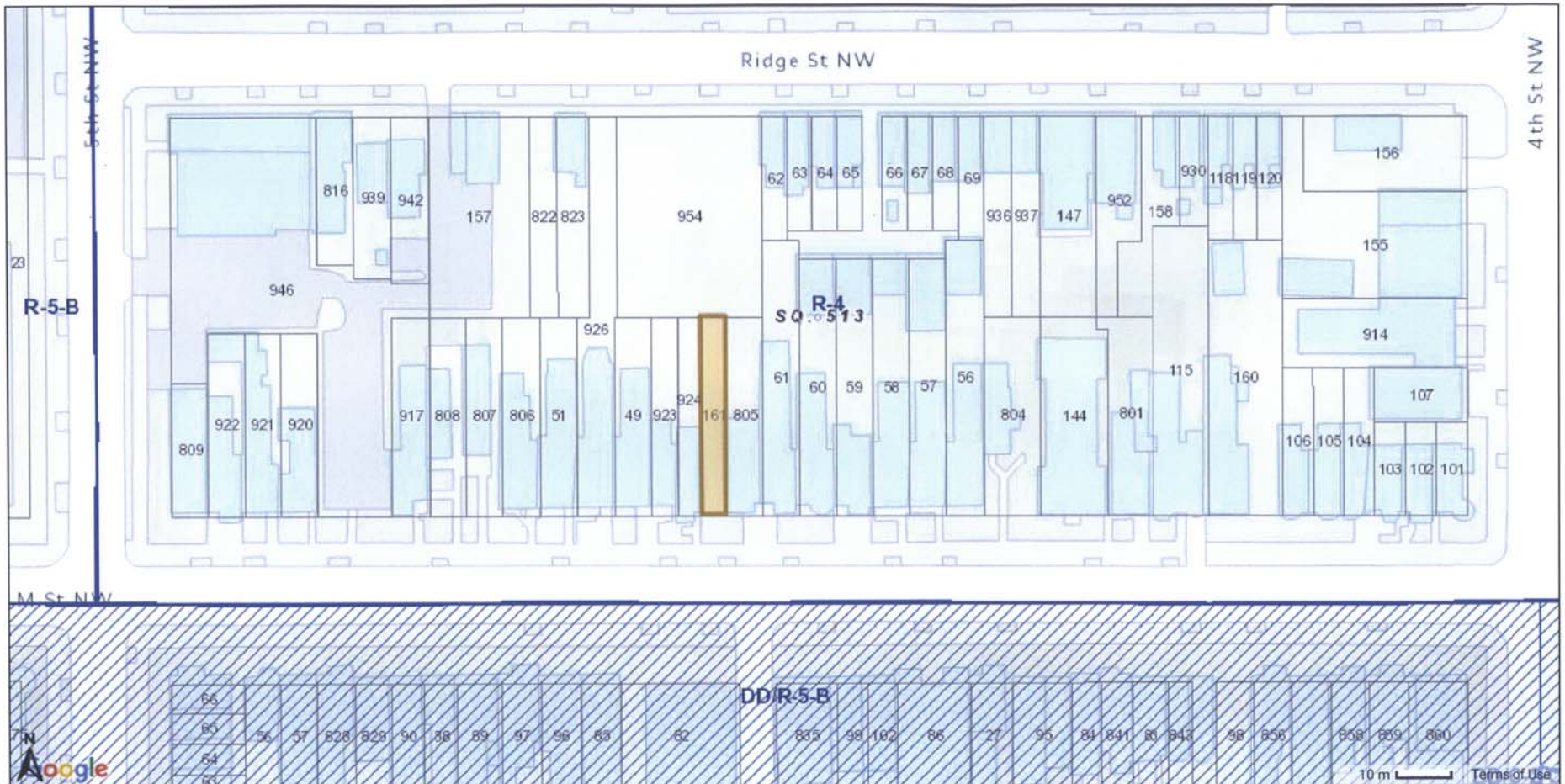




District of Columbia Office of Zoning
EXTRACT OF THE DISTRICT OF COLUMBIA ZONING MAP
March 8, 2016



**Zoning
Layers**

- | | | | |
|--------------------|---------------------------|--------------|-----------------|
| Zone Districts | Overlays Districts | TDRs | Air Rights Zone |
| Pending Zones | Pending Overlay Districts | Pending PUDs | Baist Index |
| Historic Districts | Campus Plans | Active PUDs | CEA |

To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning at (202) 727-6311.

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., February 4, 2014

Plat for Building Permit of: SQUARE 513 LOT 925

Scale: 1 inch = 20 feet Recorded in A&T Book Page 2392

Receipt No. 14-02481

Furnished to: LACY BRITTINGHAM

Surveyor, D.C.

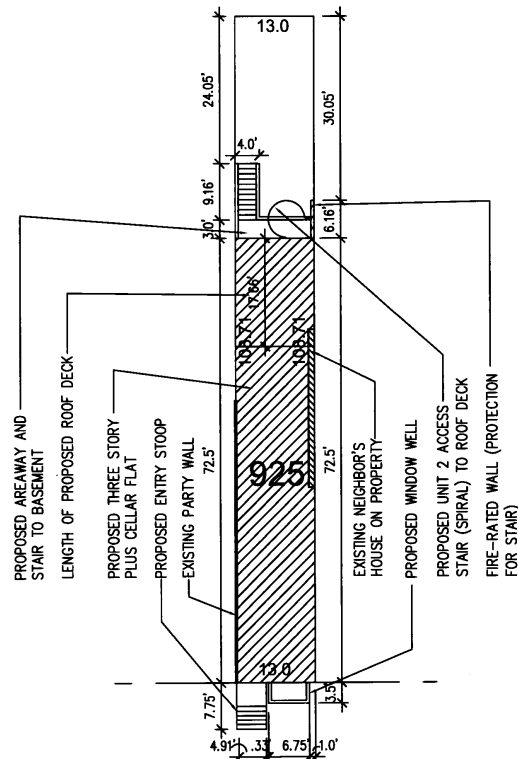
By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

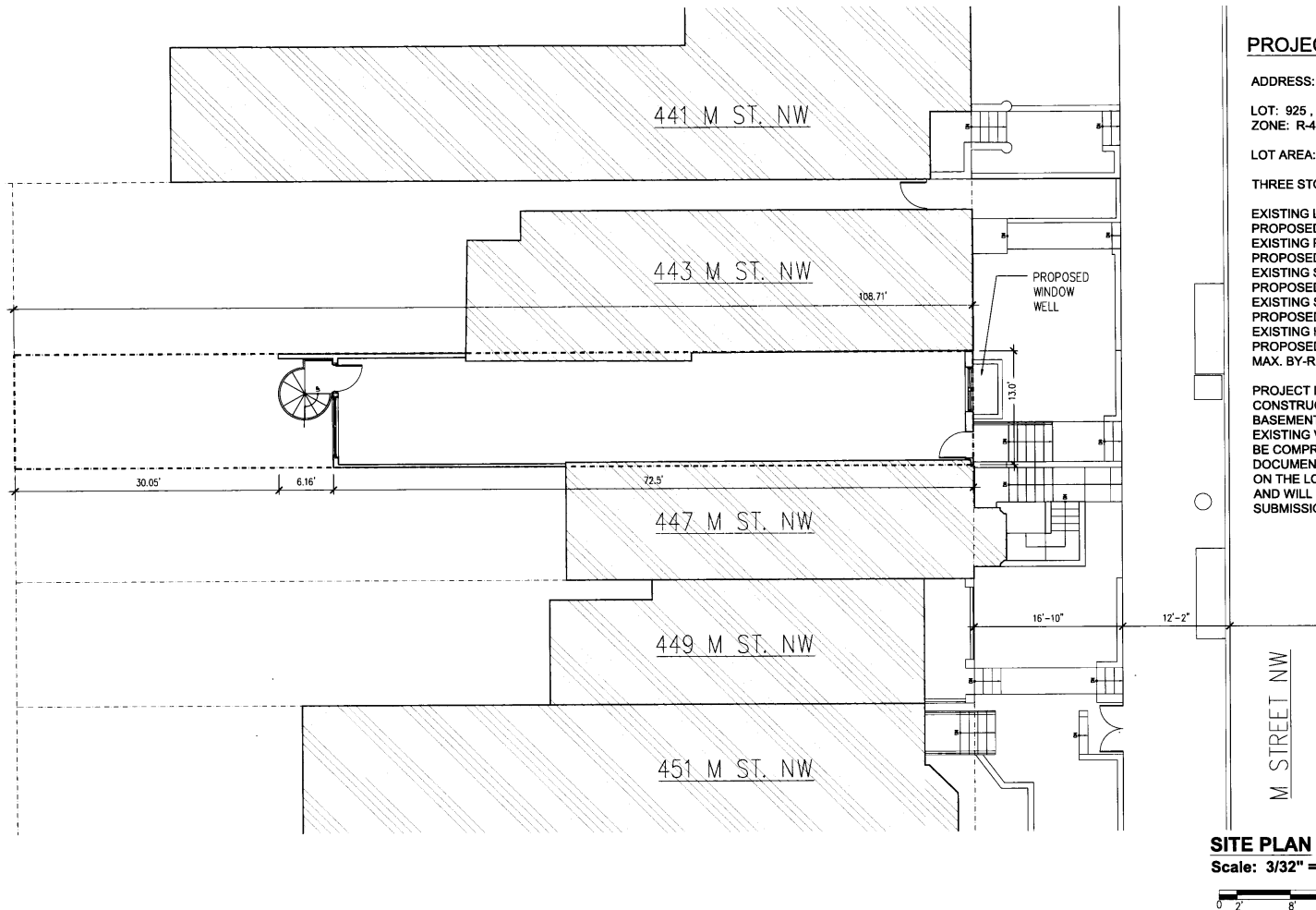
Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



M STREET, N.W.



PROJECT DATA

ADDRESS: 445 M ST. NW WASHINGTON, DC

LOT: 925 , SQUARE: 513
ZONE: R-4

LOT AREA: 1413.2 SF

THREE STORY ROW DWELLING - TWO FAMILY

EXISTING LOT COVERAGE: 0%

PROPOSED LOT COVERAGE: 70%

EXISTING REAR YARD: N/A

PROPOSED REAR YARD: 30.05'

EXISTING SIDE YARD: N/A

PROPOSED SIDE YARD: N/A

EXISTING STORIES: N/A

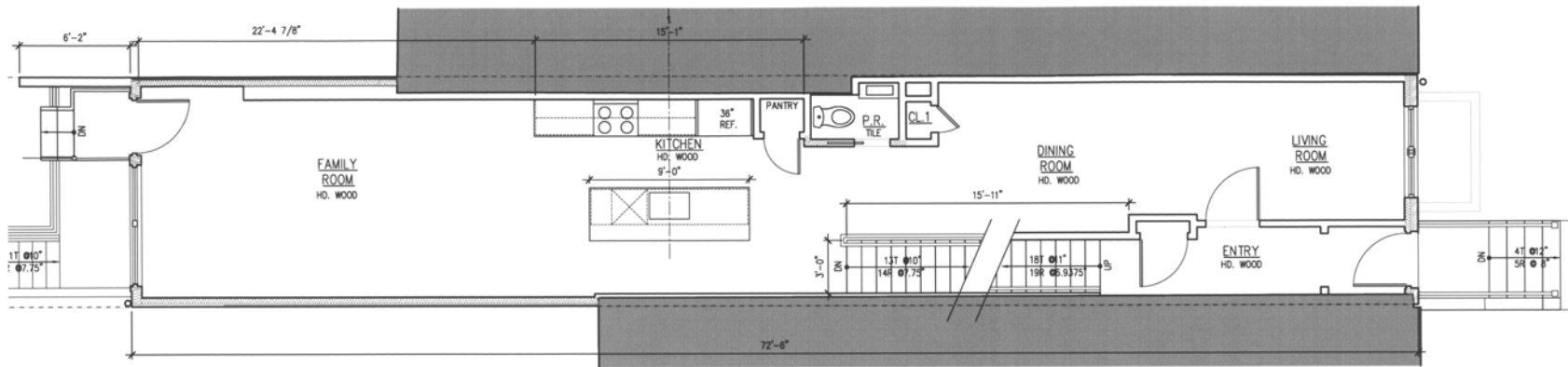
PROPOSED STORIES: THREE PLUS CELLAR

EXISTING HEIGHT: N/A

PROPOSED HEIGHT: 37.8'

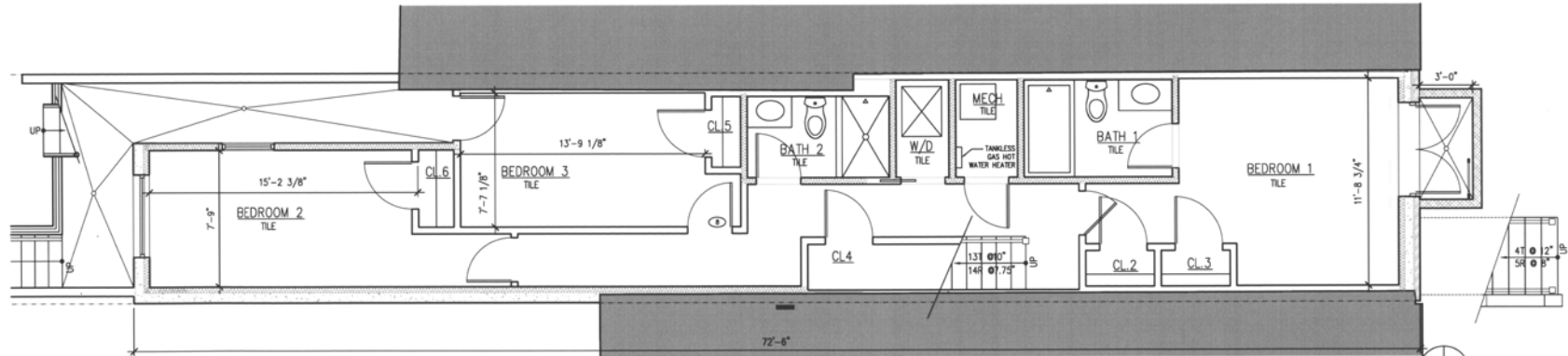
MAX. BY-RIGHT HEIGHT: 35'

PROJECT DESCRIPTION: THIS PROJECT IS THE CONSTRUCTION OF A NEW THREE STORY PLUS BASEMENT, TWO-FAMILY ROWHOUSE ON AN EXISTING VACANT LOT. THE ROWHOUSE WILL BE COMPRISED OF TWO, TWO-STORY UNITS. DOCUMENTATION THAT A ROWHOUSE EXISTED ON THE LOT PRIOR TO MAY 12, 1958 WAS FOUND AND WILL BE INCLUDED IN THE PERMIT SUBMISSION DOCUMENTS.



UNIT ONE - FIRST FLOOR

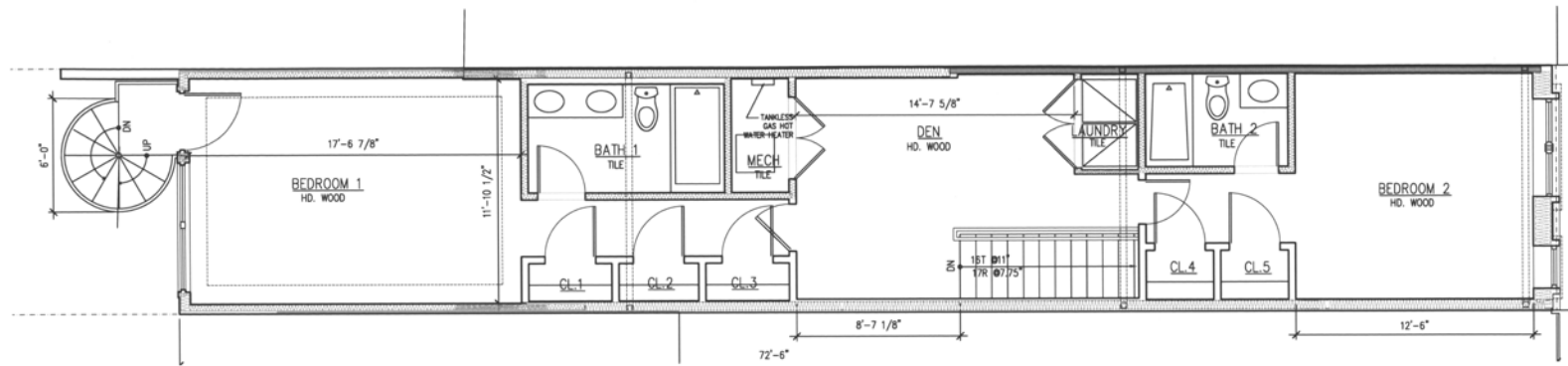
Scale: 3/16" = 1'-0"



UNIT ONE - BASEMENT

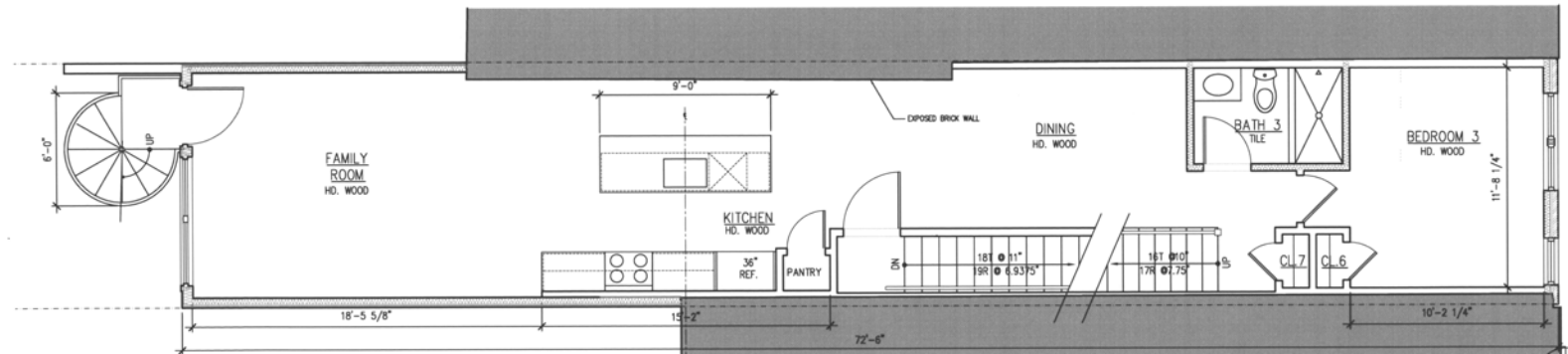
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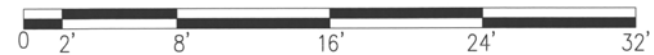
UNIT TWO - THIRD FLOOR

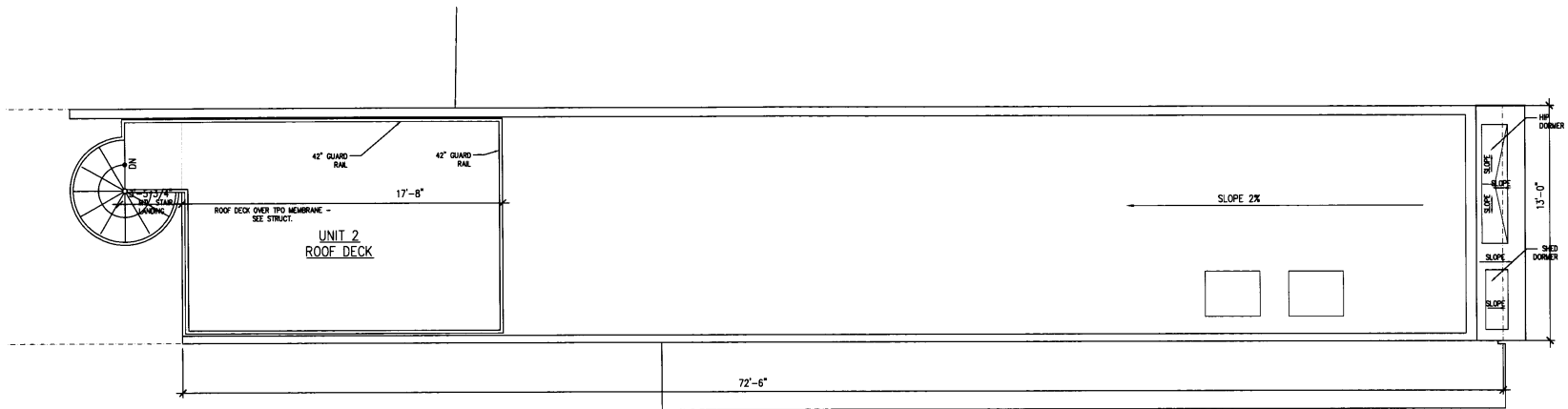
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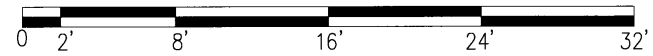
UNIT TWO - SECOND FLOOR

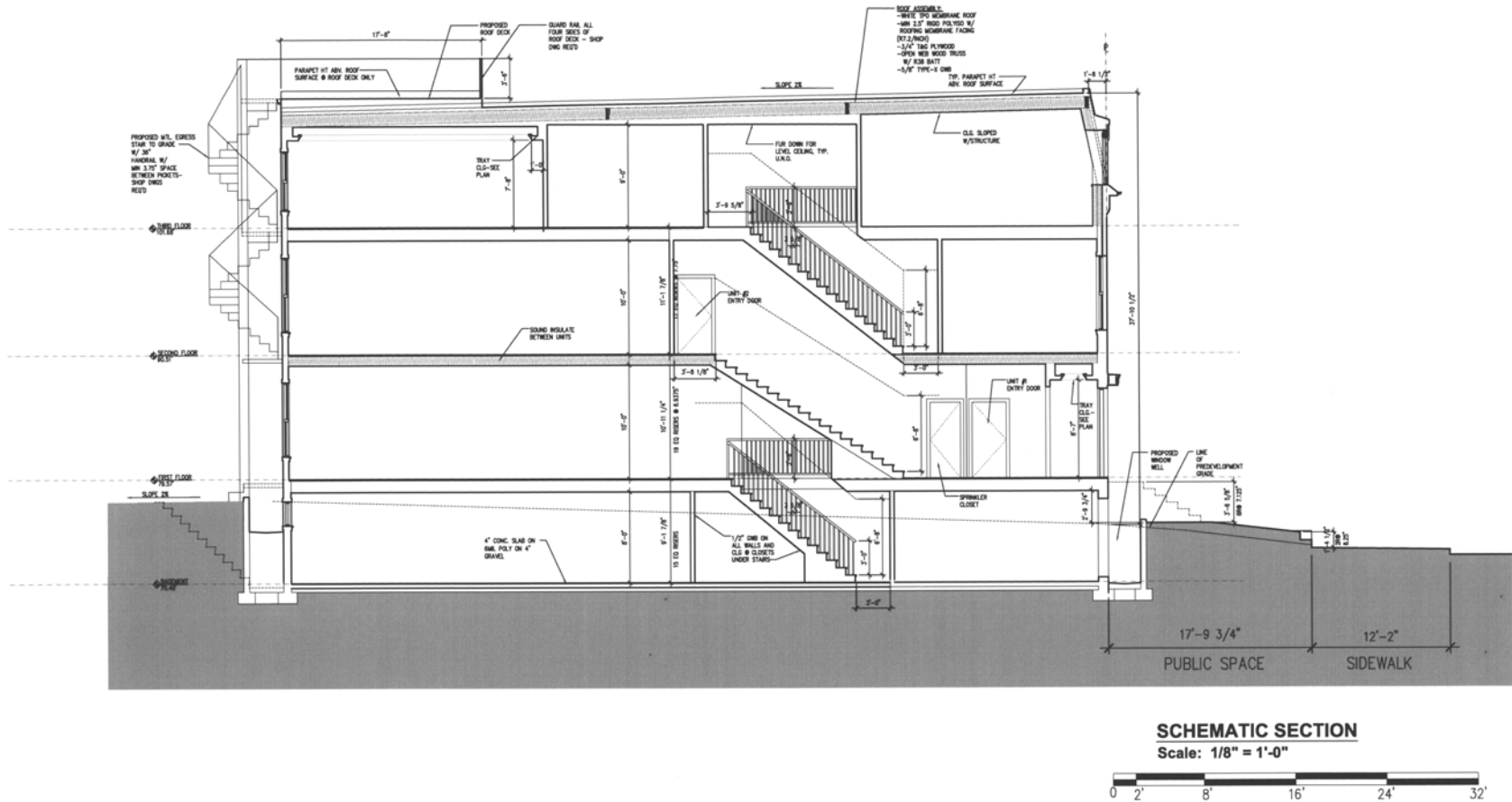
Scale: 3/16" = 1'-0"





ROOF PLAN
Scale: 3/16" = 1'-0"



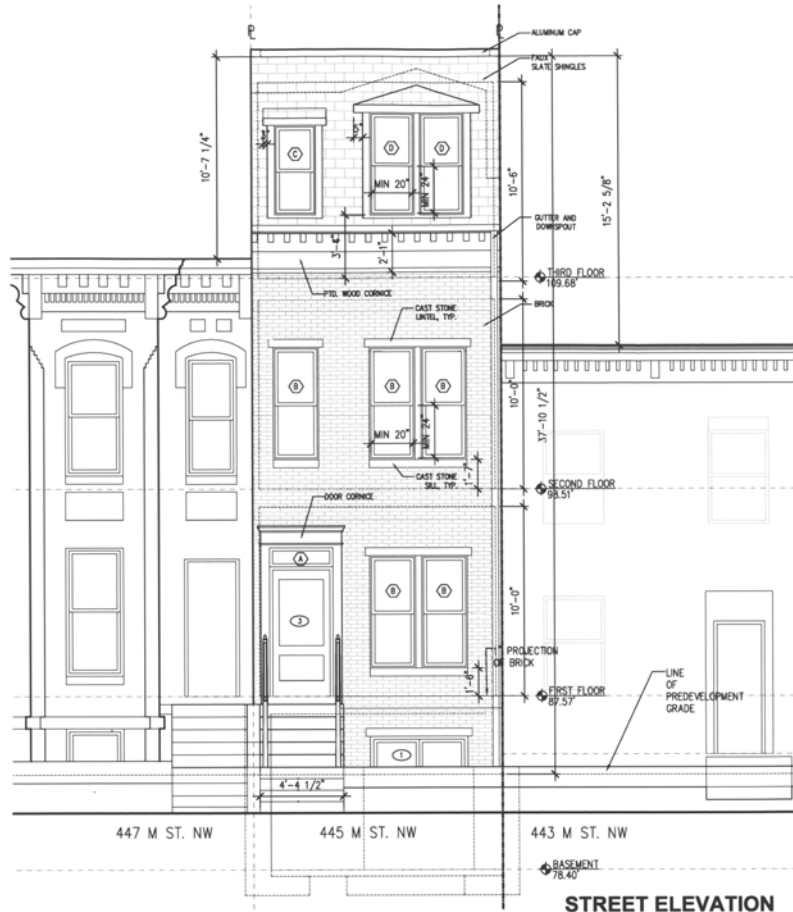


445 M St. NW
SK Asset Group, LLC

February 20, 2016
Lacy Brittingham, Architect



EXISTING STREET VIEW OF LOT



STREET ELEVATION
Scale: 3/16" = 1'-0"



445 M St. NW
SK Asset Group, LLC

February 20, 2016
Lacy Brittingham, Architect

STREET VIEW OF 445 M STREET, N.W., WASHINGTON DC 20001
(and Adjacent Properties)



STREET VIEW OF 445 M STREET, N.W., WASHINGTON DC 20001
(and Adjacent Properties)

