

# 467-469 M ST NW

WASHINGTON DC 20001

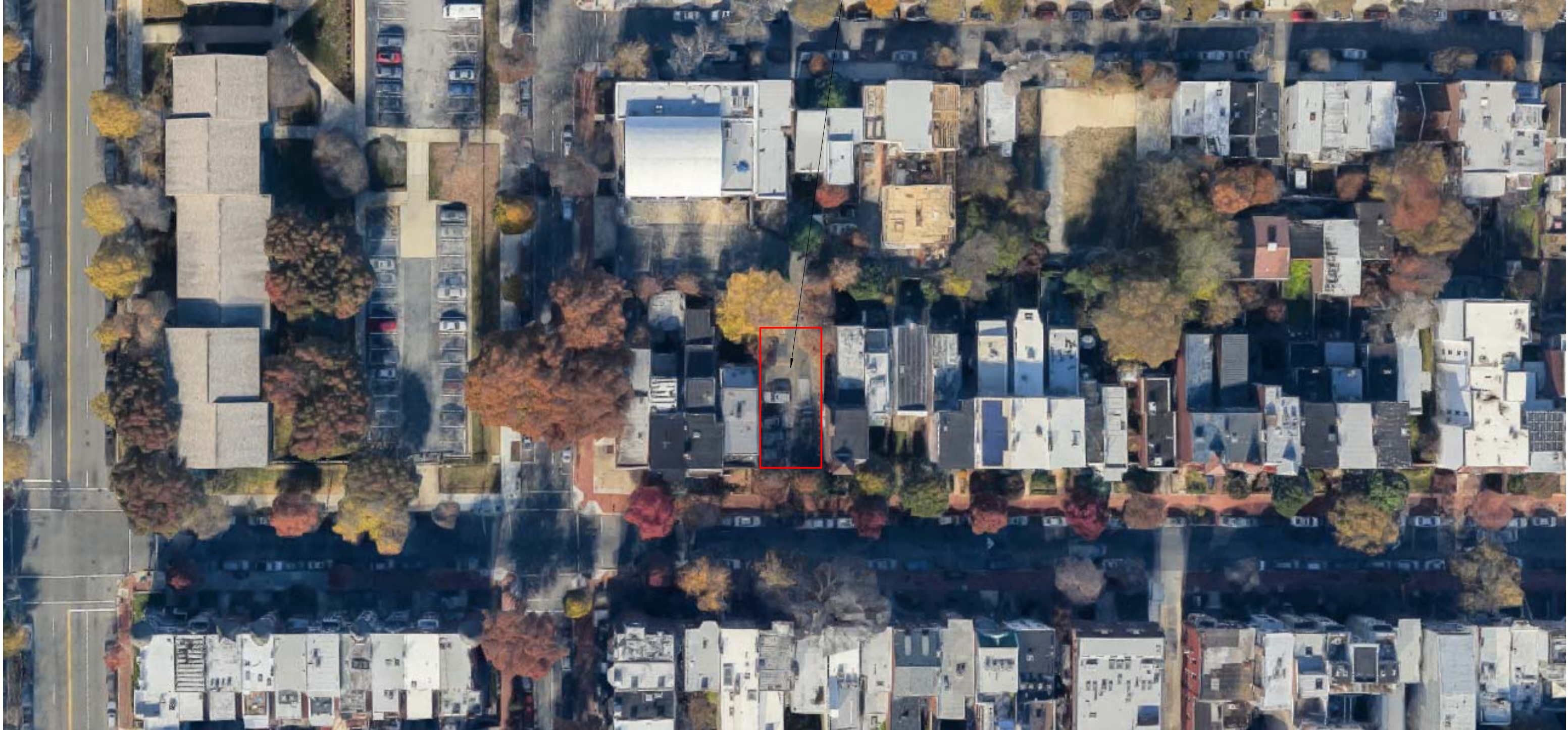
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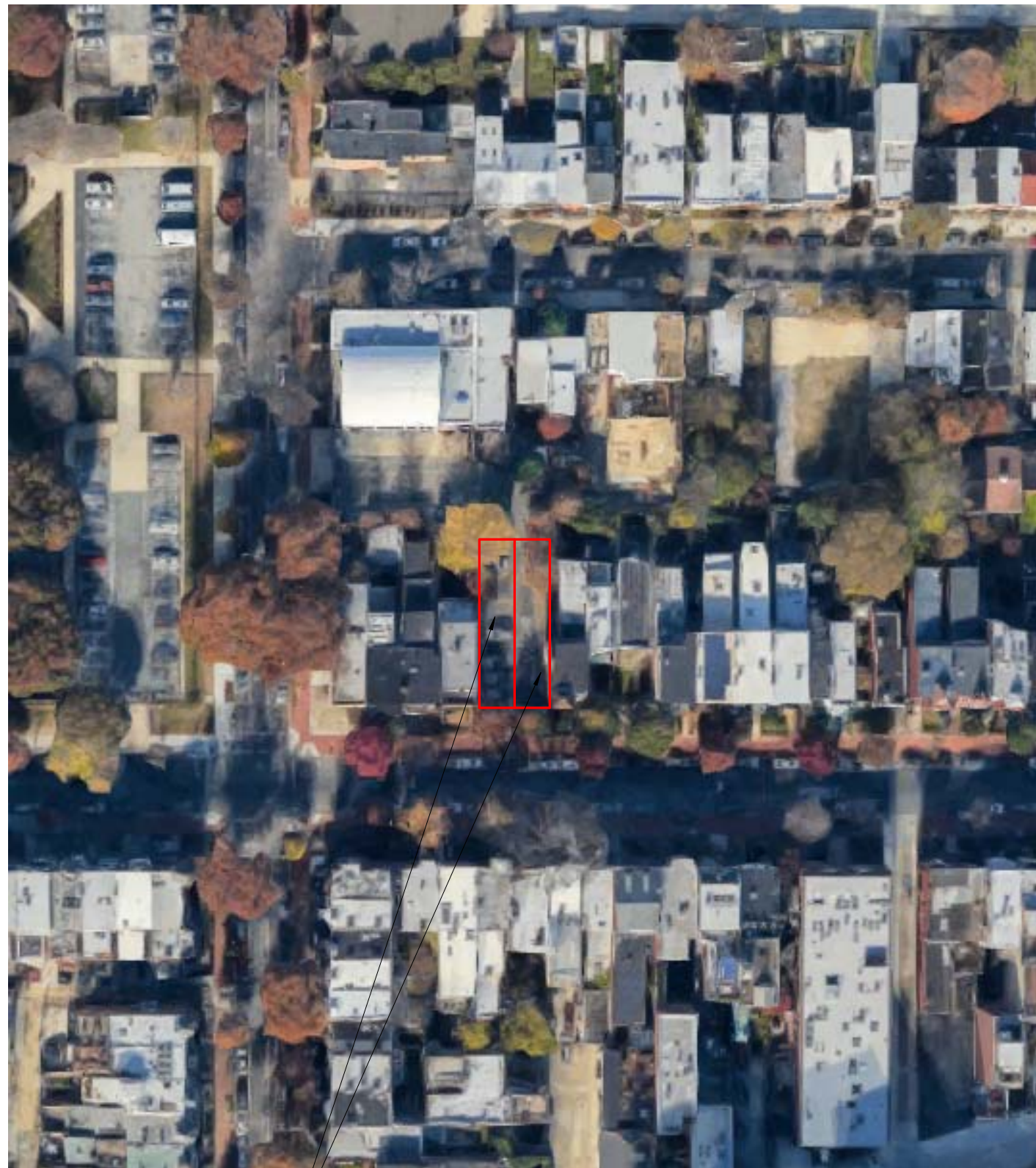
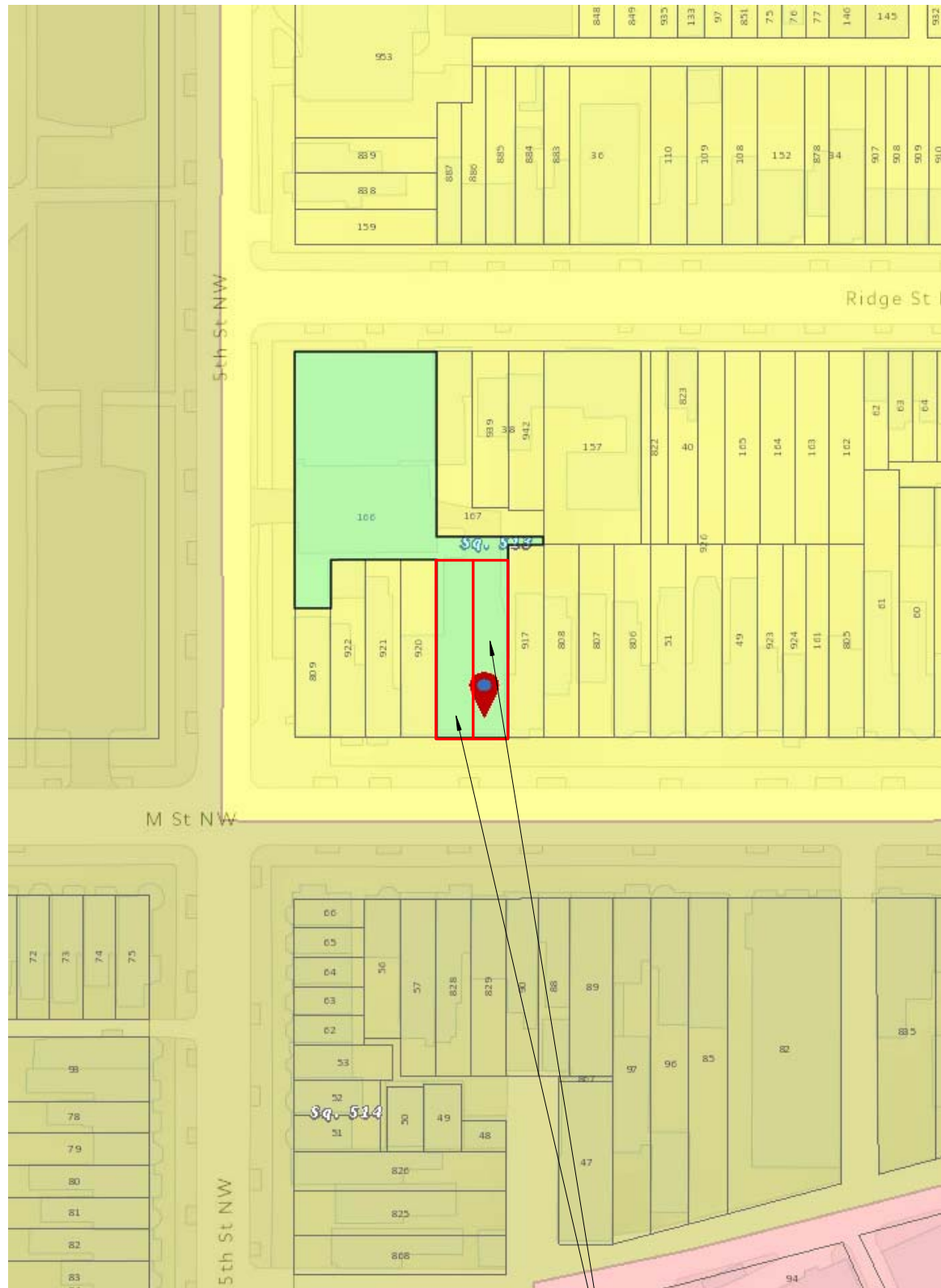




SITE







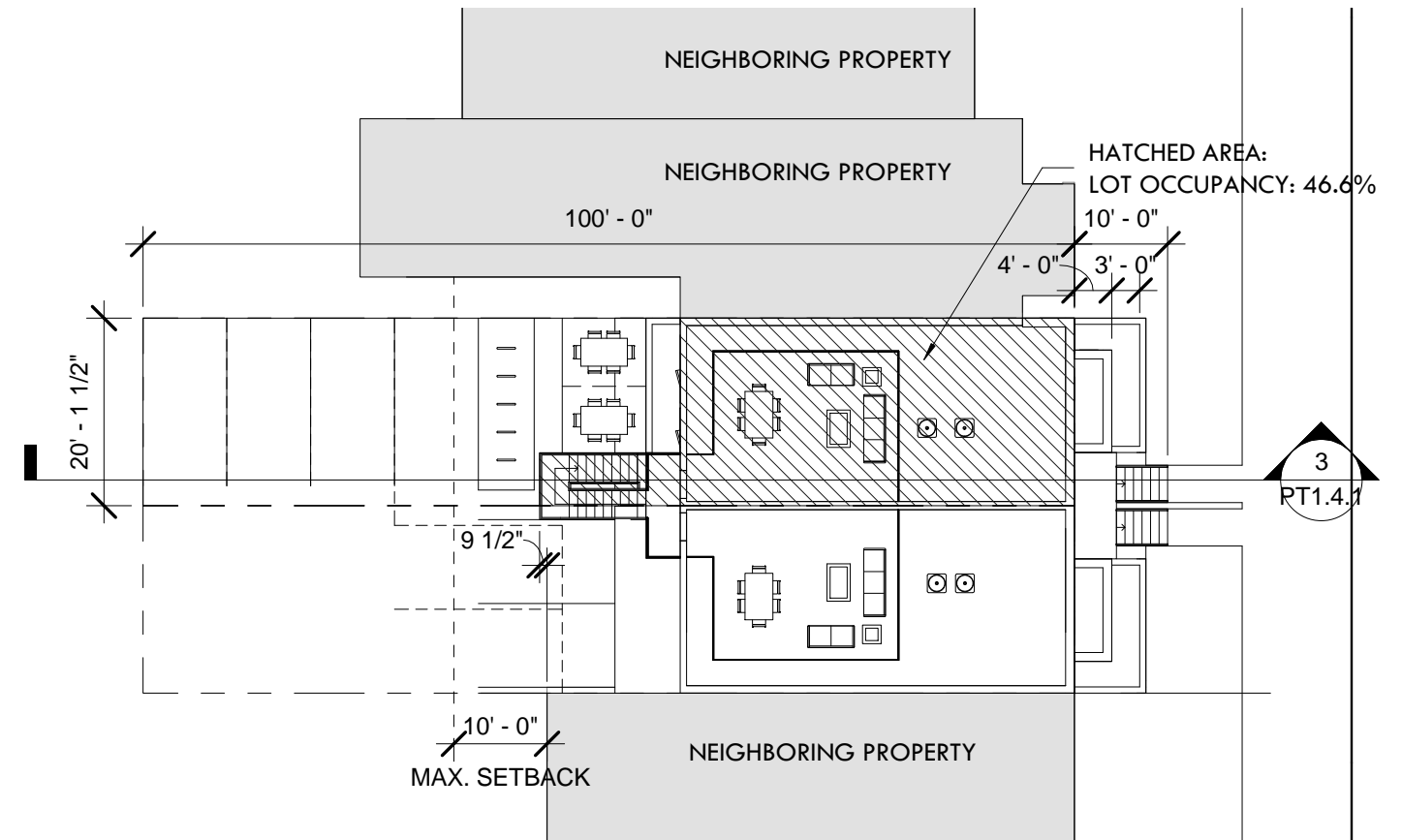
PROPOSED SITES, SUBDIVIDED FROM LOT 166

# ZONING ANALYSIS

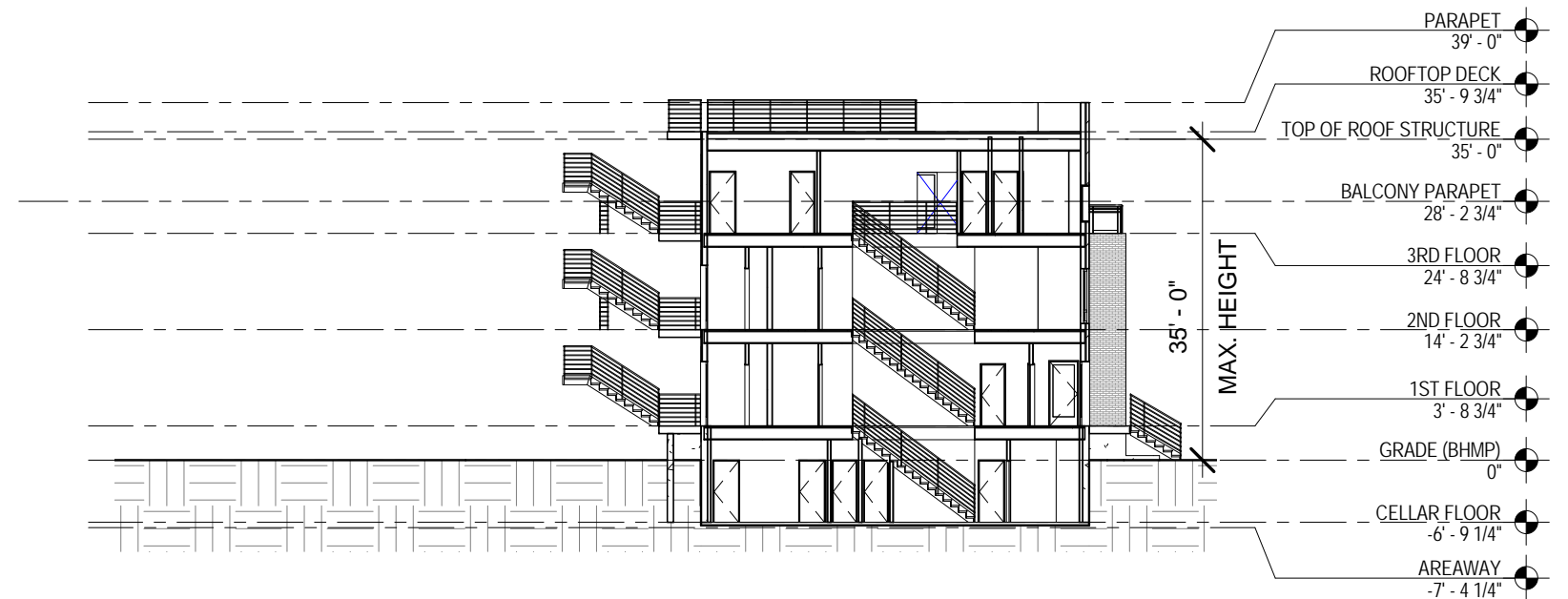
## SITE INFORMATION

ZONE: RF-1  
 SQUARE: 0513  
 LOT: 0166 (SUBDIVIDED)  
 PROJECT ADDRESS: 467 M ST NW, Washington, DC 20001  
 HISTORIC: MOUNT VERNON SQUARE HISTORIC DISTRICT

	<b>ALLOWABLE (RF-1)</b>	<b>EXISTING</b>	<b>PROPOSED</b>
<b>LOT SIZE</b>	2012.5 FT <sup>2</sup>	2012.5 FT <sup>2</sup>	2012.5 FT <sup>2</sup>
<b>LOT OCCUPANCY</b>	60% MAX	0%	46.6% (937 SF <sup>2</sup> )
<b>FAR</b>	N/A	N/A	N/A
<b>REAR YARD SETBACK</b>	20' - 0" MIN	N/A	50' - 8"
<b>NEIGHBOR SETBACK</b>	10' - 0" MAX	N/A	0' - 9 1/2"
<b>BUILDING HEIGHT</b>	3 STORIES / 35' - 0"	N/A	3 STORIES / 35' - 0"
<b>OPEN COURT</b>	N/A	N/A	N/A
<b>CLOSED COURT</b>	N/A	N/A	N/A
<b>RESIDENTIAL PARKING</b>	1 SPACE/ 2 UNITS	1 SPACE	1 SPACE / 2 UNITS
<b>PENTHOUSE</b>	MAX HEIGHT 12' - 0"	N/A	N/A



**ZONING - SITE PLAN LOT 1**  
 1" = 20'-0"



**ZONING - SECTION 1**  
 1" = 20'-0"

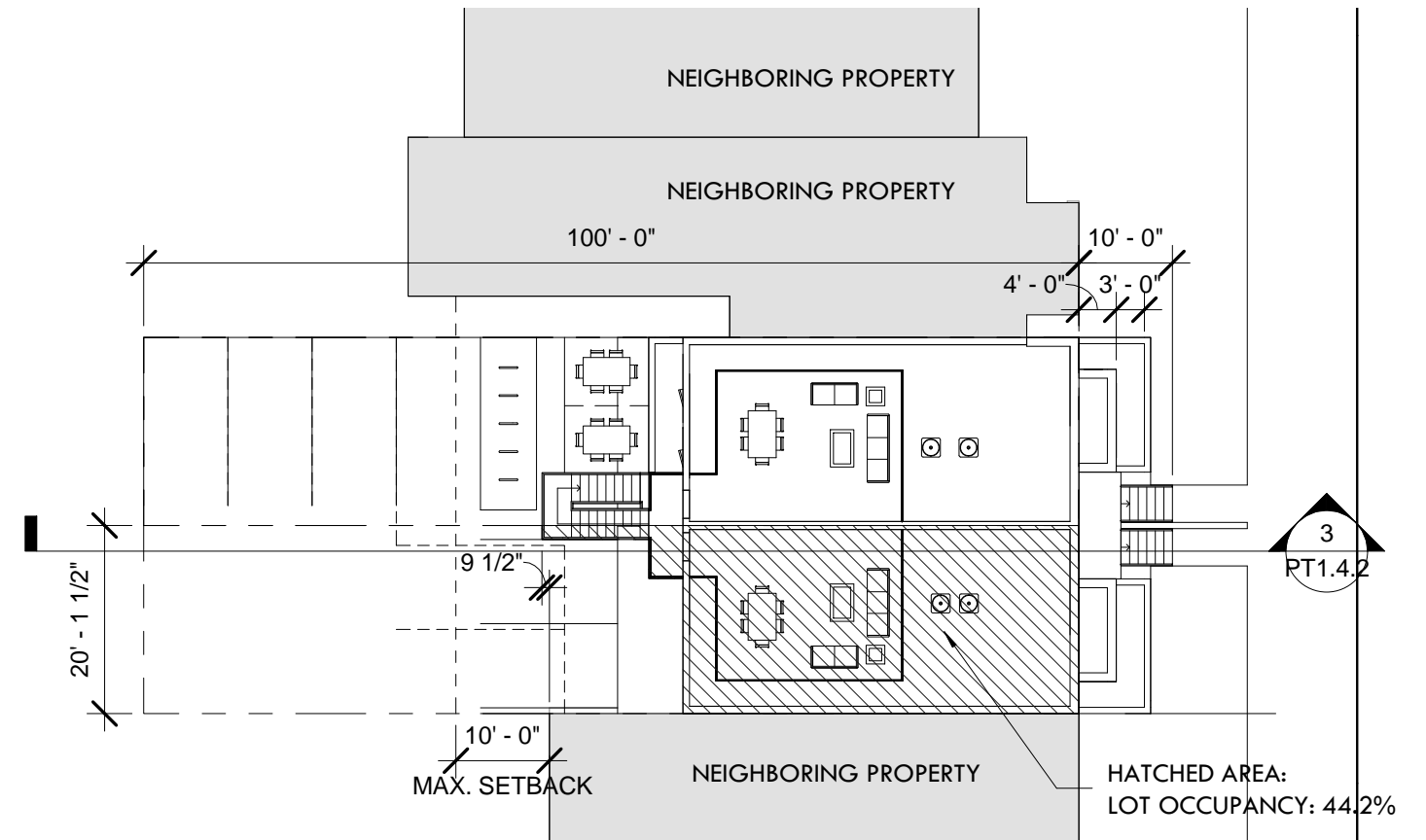


# ZONING ANALYSIS

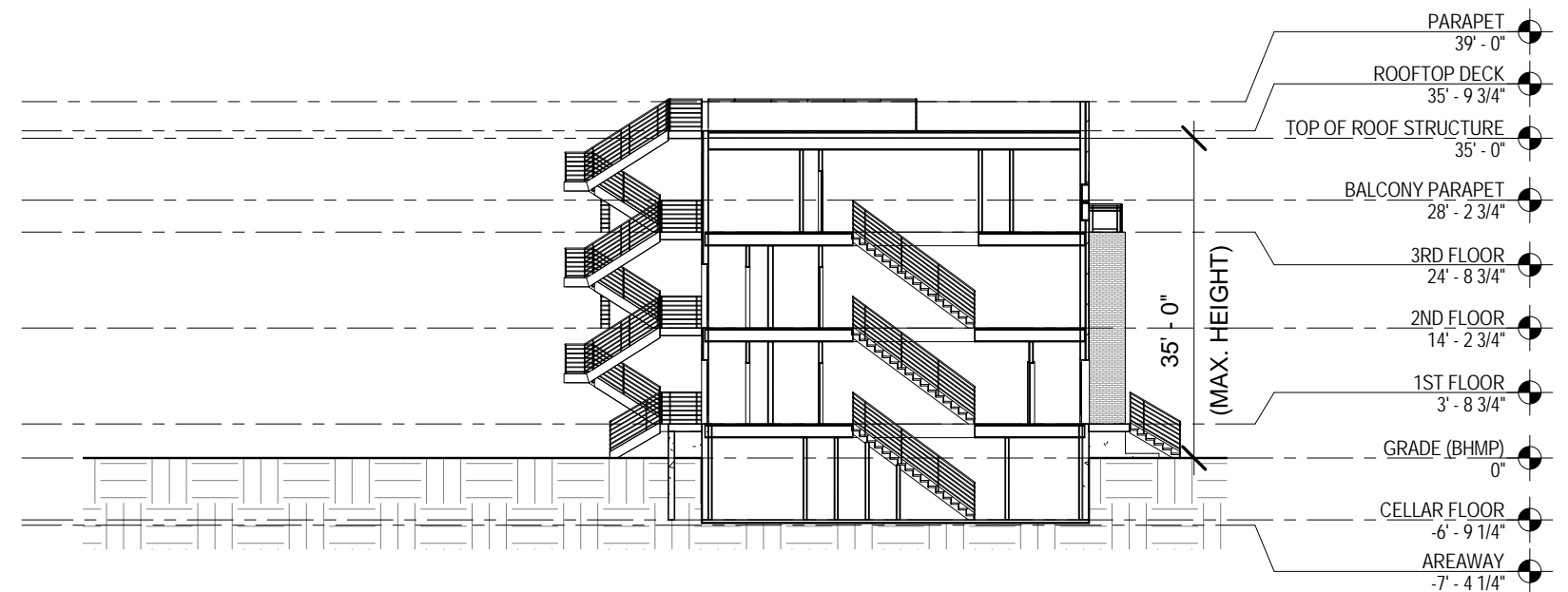
## SITE INFORMATION

ZONE: RF-1  
 SQUARE: 0513  
 LOT: 0166 (SUBDIVIDED)  
 PROJECT ADDRESS: 467 M ST NW, Washington, DC 20001  
 HISTORIC: MOUNT VERNON SQUARE HISTORIC DISTRICT

	<b>ALLOWABLE (RF-1)</b>	<b>EXISTING</b>	<b>PROPOSED</b>
<b>LOT SIZE</b>	2012.5 FT <sup>2</sup>	2012.5 FT <sup>2</sup>	2012.5 FT <sup>2</sup>
<b>LOT OCCUPANCY</b>	60% MAX	0%	44.2% (890 FT <sup>2</sup> )
<b>FAR</b>	N/A	N/A	N/A
<b>REAR YARD SETBACK</b>	20' - 0" MIN	N/A	50' - 8"
<b>NEIGHBOR SETBACK</b>	10' - 0" MAX	N/A	0' - 9 1/2"
<b>BUILDING HEIGHT</b>	3 STORIES / 35' - 0"	N/A	3 STORIES / 35' - 0"
<b>OPEN COURT</b>	N/A	N/A	N/A
<b>CLOSED COURT</b>	N/A	N/A	N/A
<b>RESIDENTIAL PARKING</b>	1 SPACE/ 2 UNITS	1 SPACE	2 SPACES / 2 UNITS
<b>PENTHOUSE</b>	MAX HEIGHT 12' - 0"	N/A	N/A



**ZONING - SITE PLAN LOT 2**  
 1" = 20'-0"



**ZONING - SECTION 2**  
 1" = 20'-0"











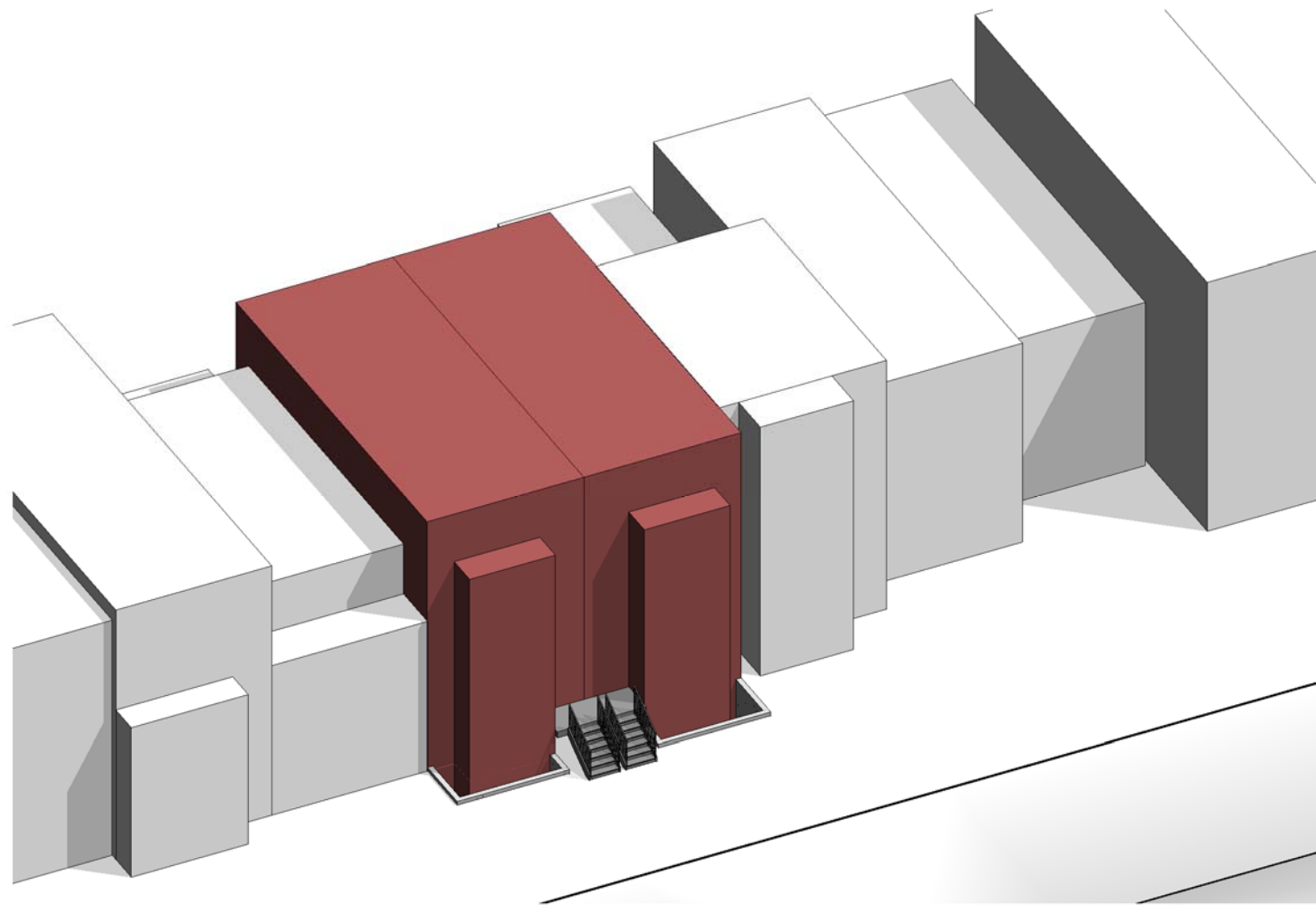


NEIGHBORING BUILDING

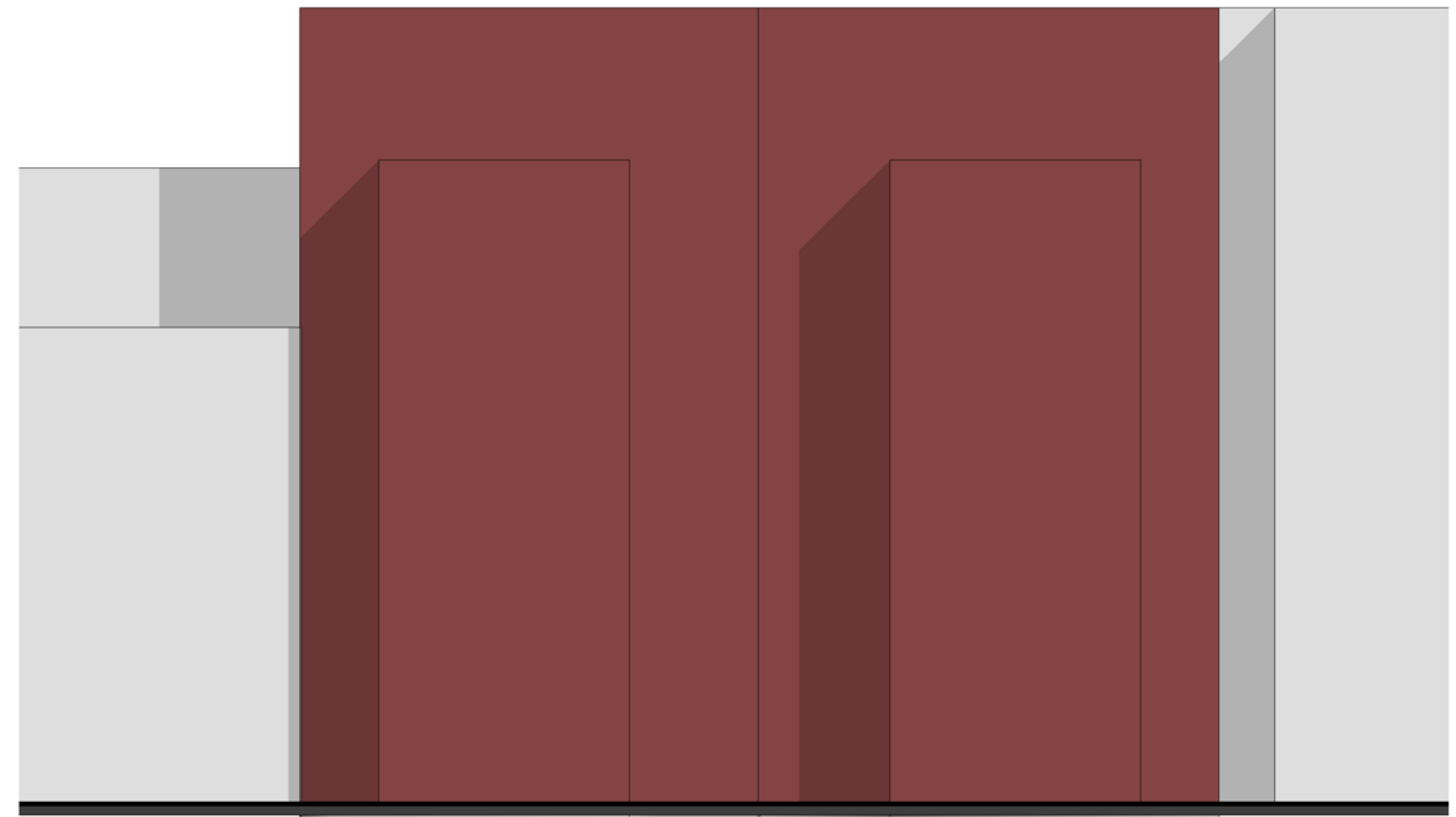


NEIGHBORING BUILDING



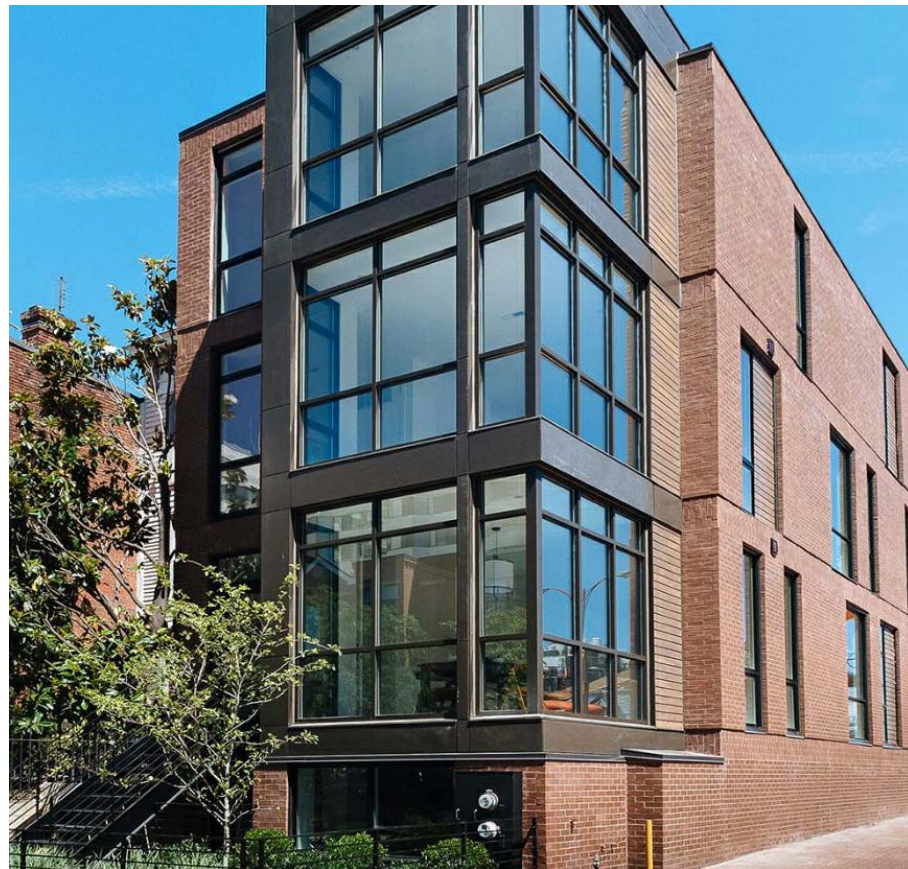
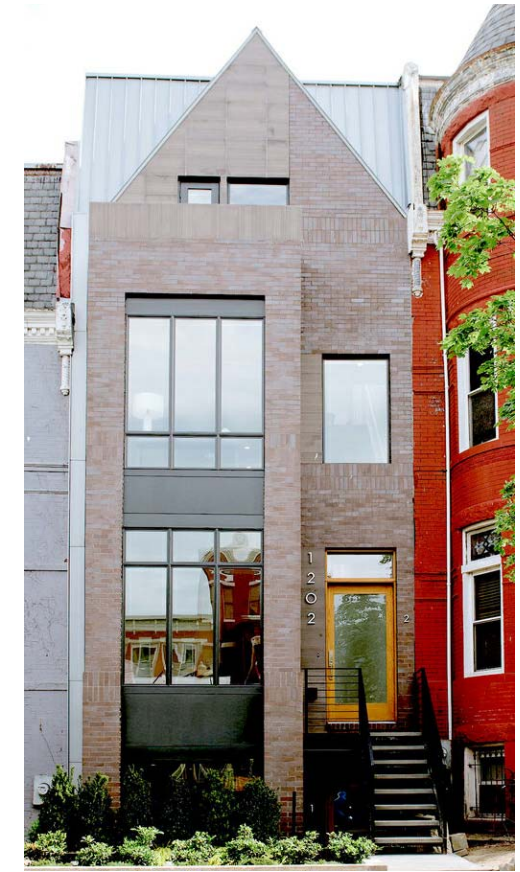


MASSING BIRDS EYE

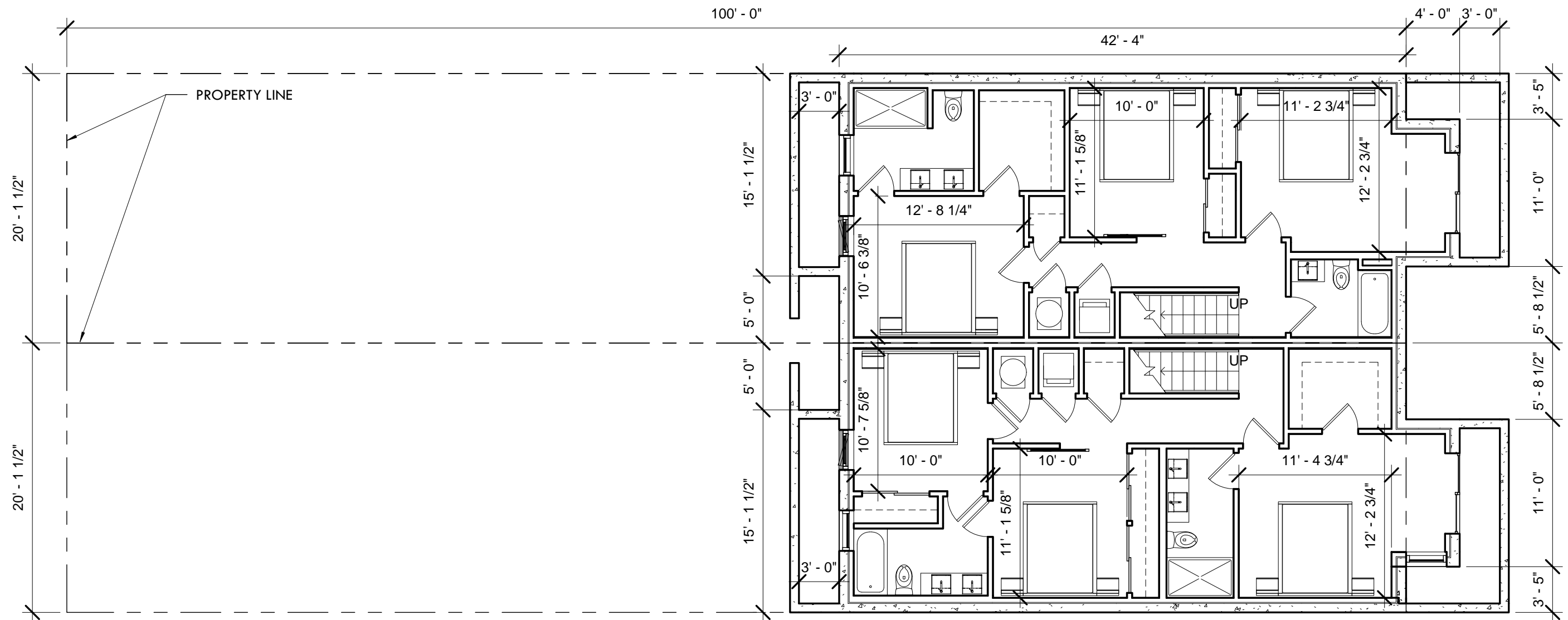


MASSING STREET ELEVATION



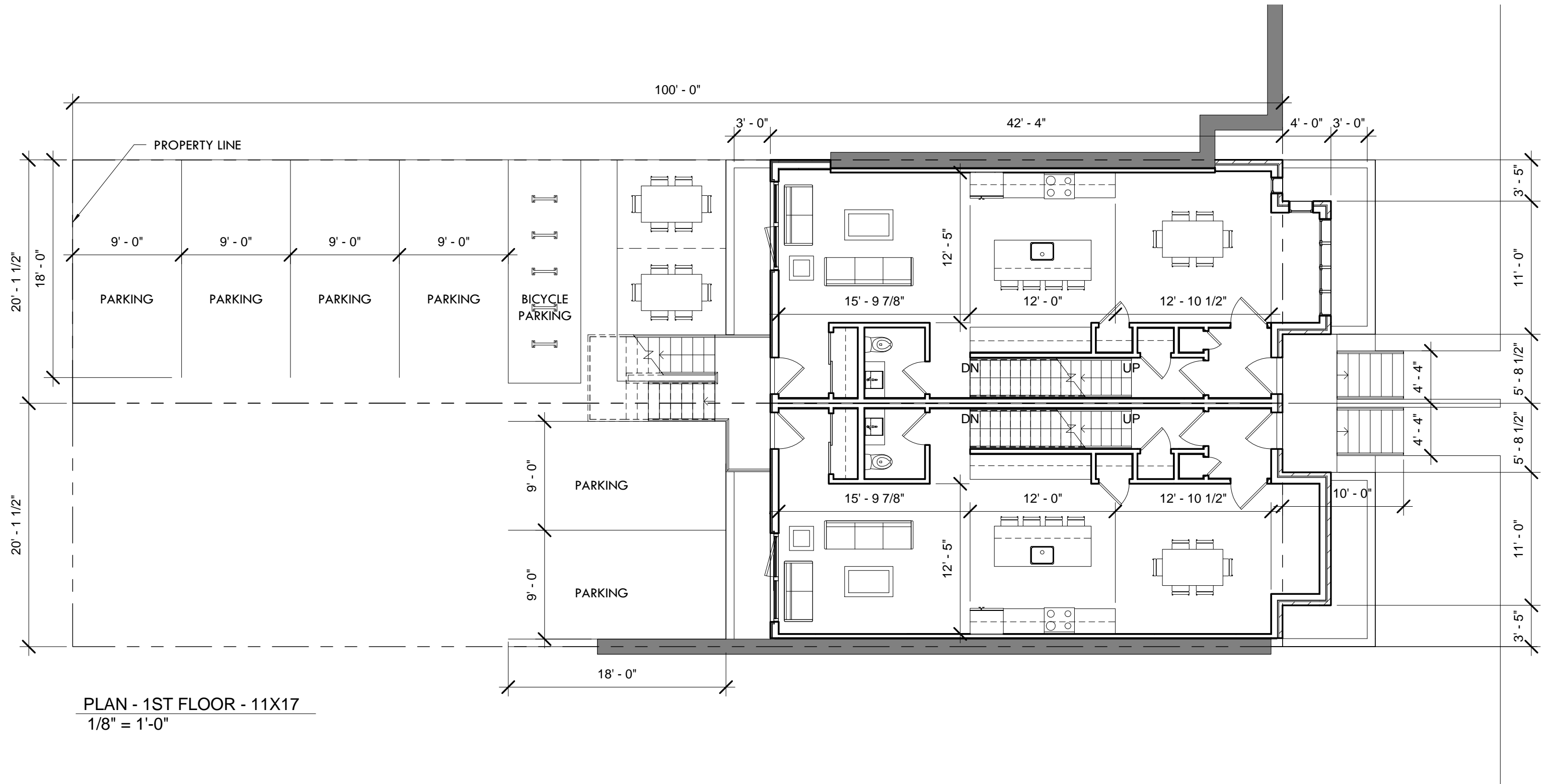






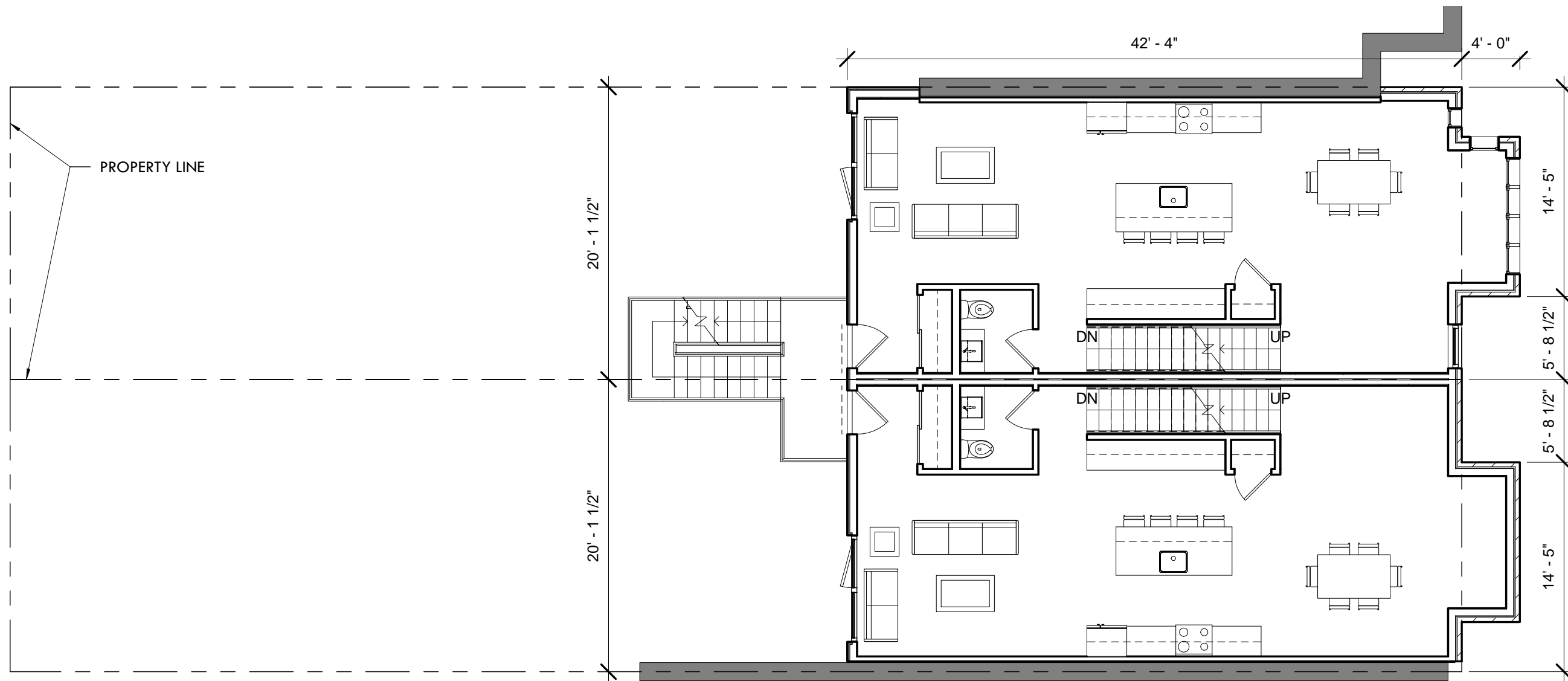
PLAN - CELLAR - 11X17  
 1/8" = 1'-0"





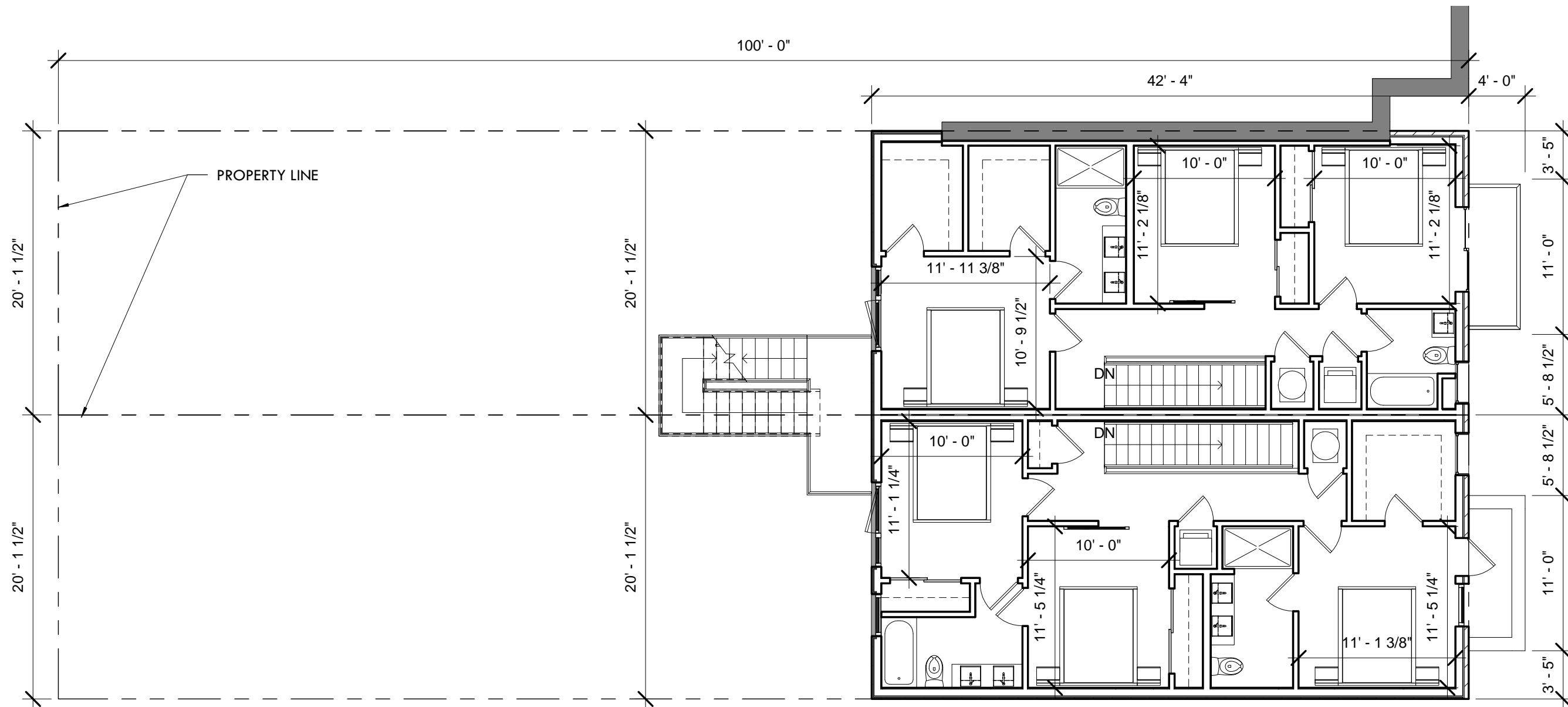
PLAN - 1ST FLOOR - 11X17  
 1/8" = 1'-0"





PLAN - 2ND FLOOR - 11X17  
 1/8" = 1'-0"





PLAN - 3RD FLOOR - 11X17  
 1/8" = 1'-0"



