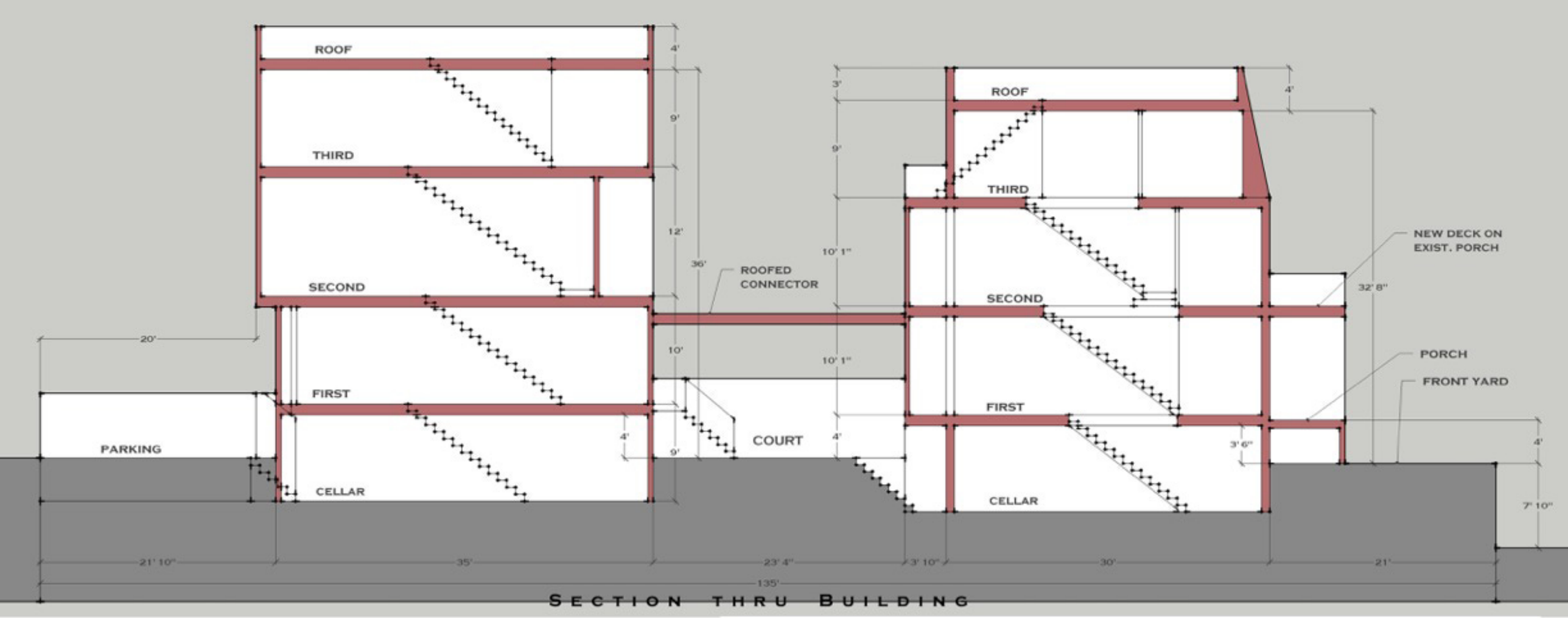

SECTION THRU BUILDING

513 KENYON STREET NW
SQUARE 3046 LOT 43

3 STORY MAXIMUM

40 FEET HEIGHT MAX

20 FOOT REAR YARD REQ'D

COURT = 4" PLF HEIGHT MIN 15 FEET; TWICE SQUARE OR MIN 350 SF AREA

60% ALLOWABLE LOT OCCUP.

LOT = 18x135 = 2,430. 60% = 1,458 SF; 40% = 972

EXISTING:	18 x 30	540
ADDITION 1:	18 x 3'-10"	69
ADDITION 2:	18 x 36'-10"	663
WALKWAY:	3 X 23'-4"	70
FRONT PORCH:	7 x 12	84
TOTAL SQUARE FEET		**1,426**
OPEN SPACE		
FRONT	21 x 18 (minus 84)	294
COURT	15 x 23'-4"	350
REAR	18 x 20	360
TOTAL OPEN SPACE:		**1,004**

COURTYARD CALCUATIONS:		
FIRST FLOOR:	15 x 23'- 4"	350 SF
SECOND FLOOR:	18 x 23' – 4"	420 SF
THIRD FLOOR:	18 x 27' – 2"	489 SF

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PROPOSED DESIGN

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