

WALNUT COVE LLC/ MIRANDA

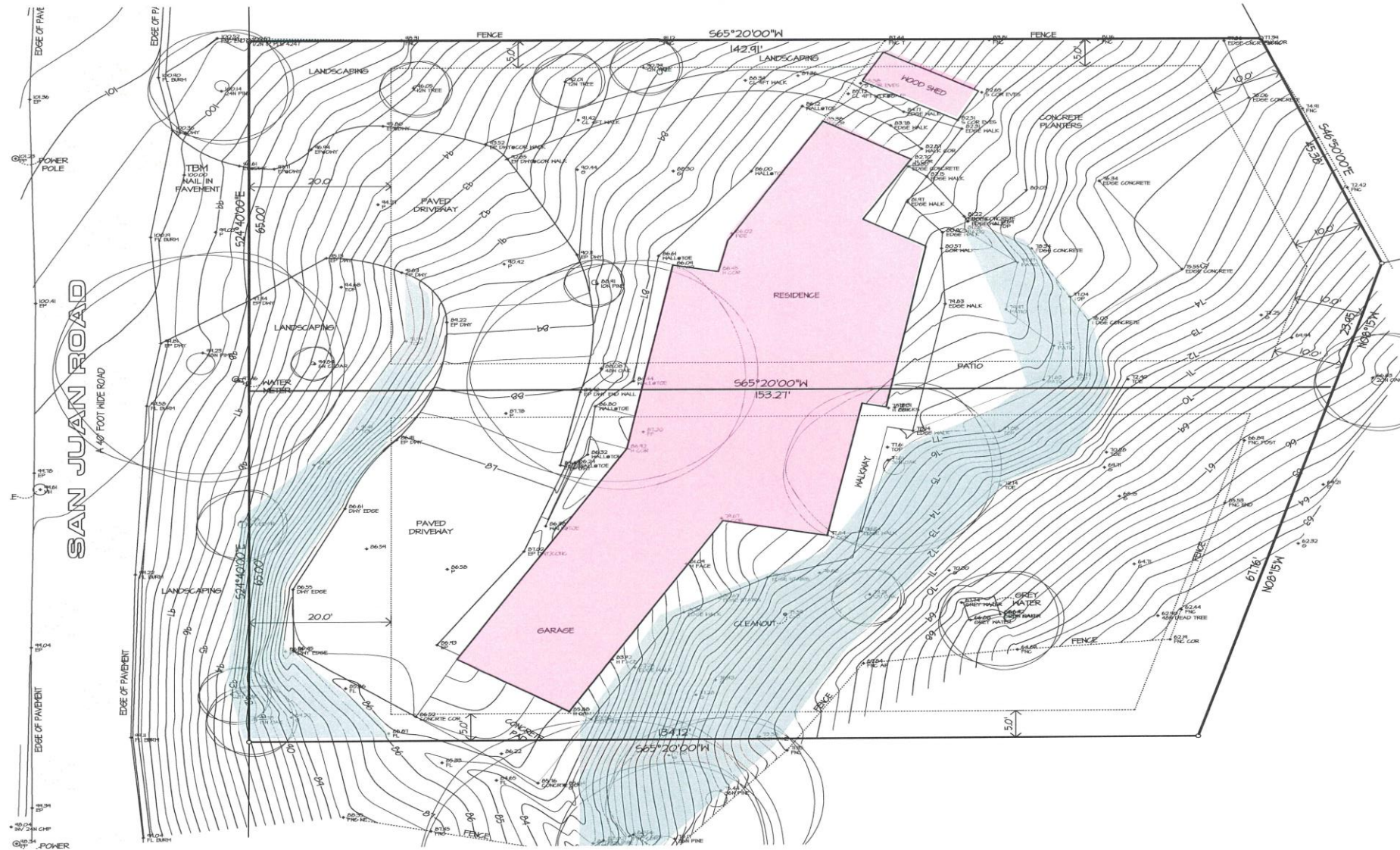
PLN190097 & PLN190098

March 16, 2021

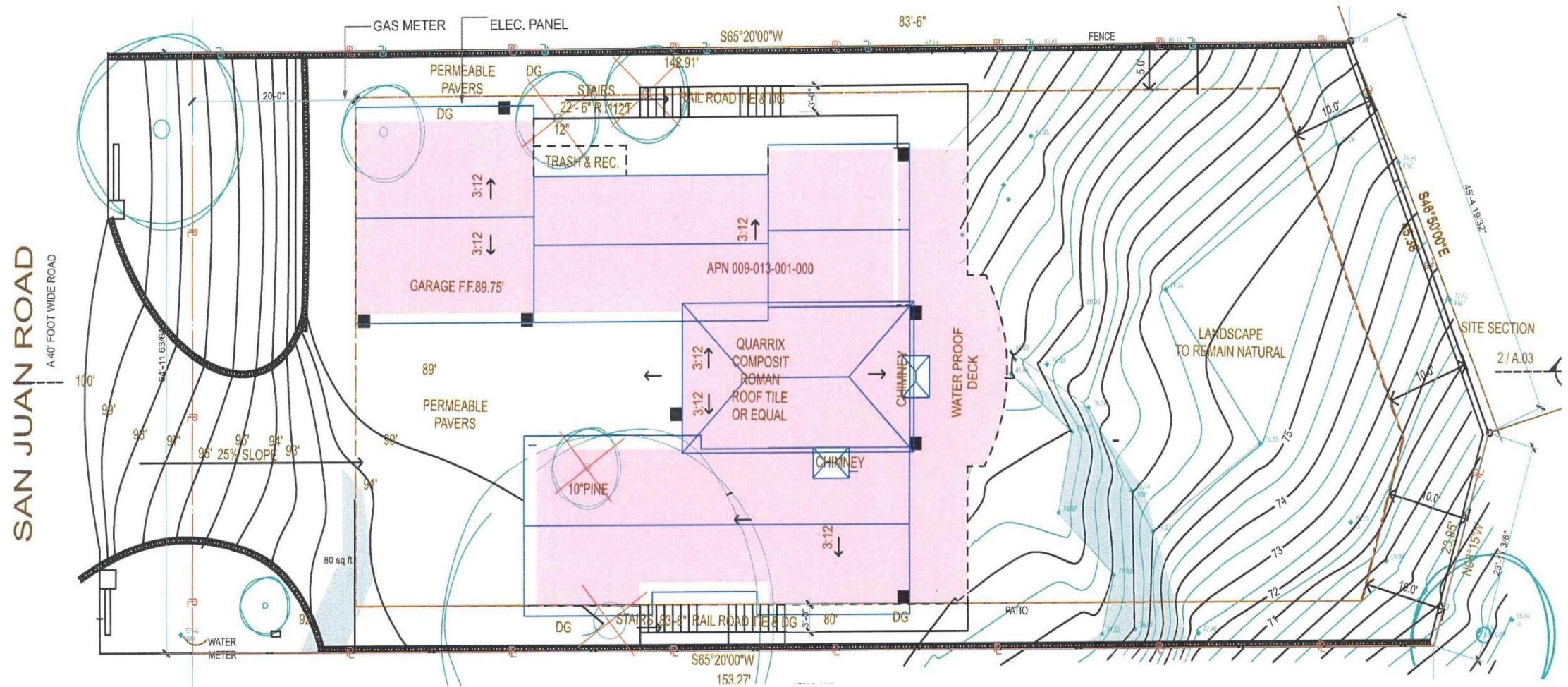
San Juan Road Neighborhood



Site Plan Showing Previous House



Proposed Site Plan - 24424 San Juan Road

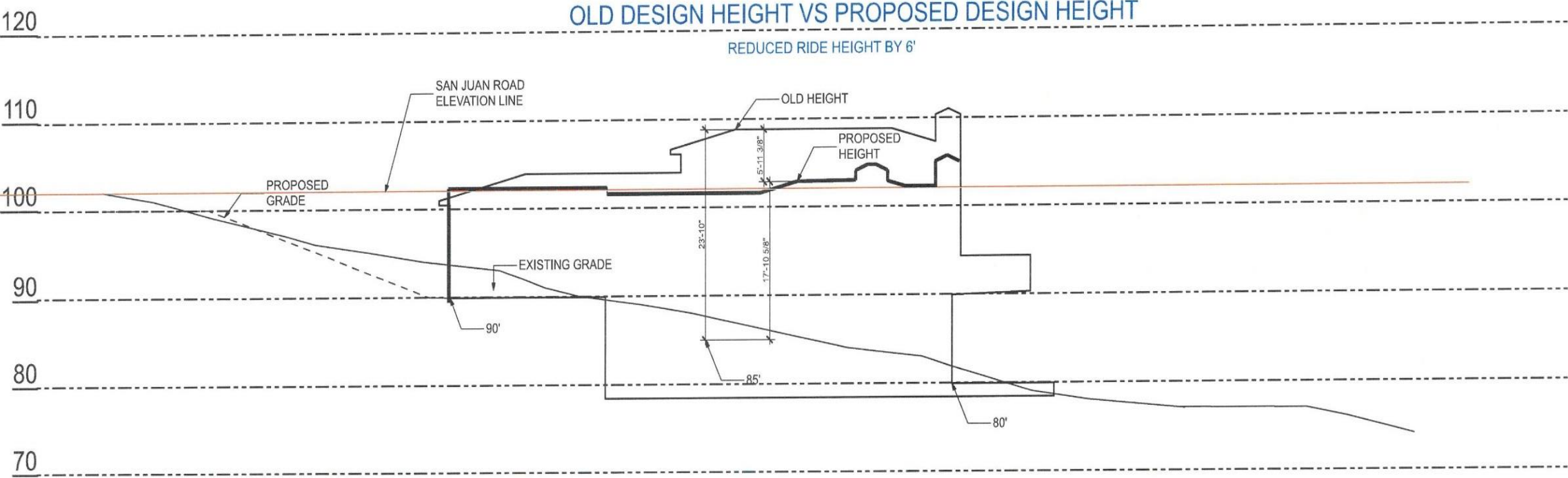


Site Development Standards -24424 San Juan Road

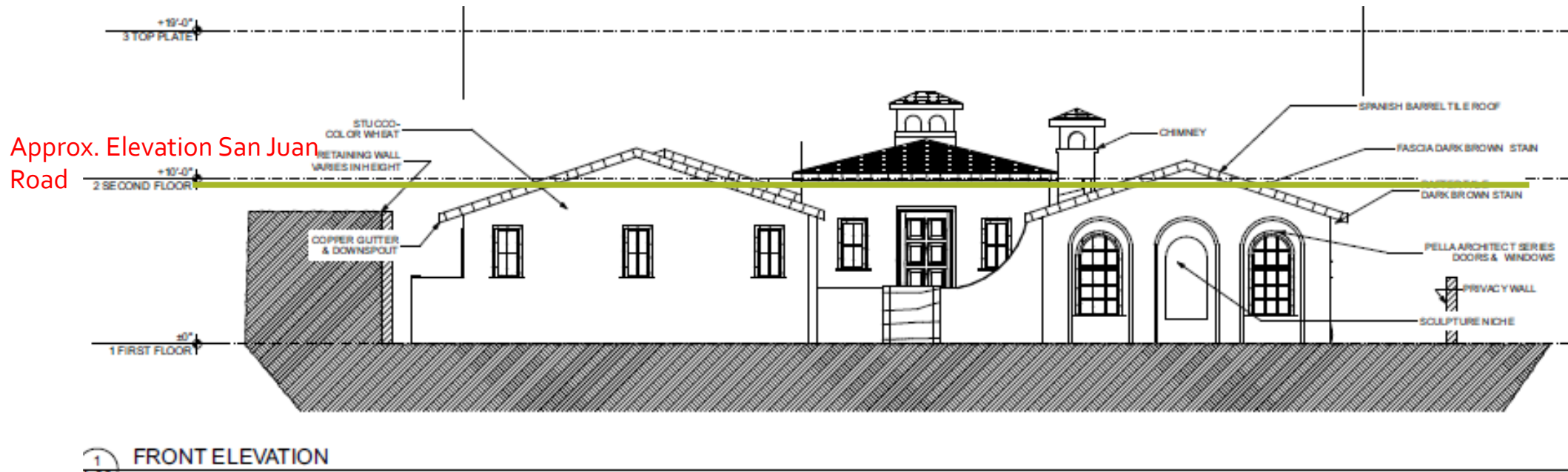
- SITE DATA
- Lot Area – 9,965 SF
- Coverage:
 - Allowed (35%) - 3,269 SF (23% less than allowed)
 - Proposed (27%) – 2,776 SF
- Floor Area Ratio:
 - Allowed (45%) – 4,484 SF (38% less than allowed)
 - Proposed (28%) – 3,576 SF
- Building Height
 - Allowed – 30 feet (40% less than allowed)
 - Proposed 17'-10"

Building Section – 24424 San Juan Road

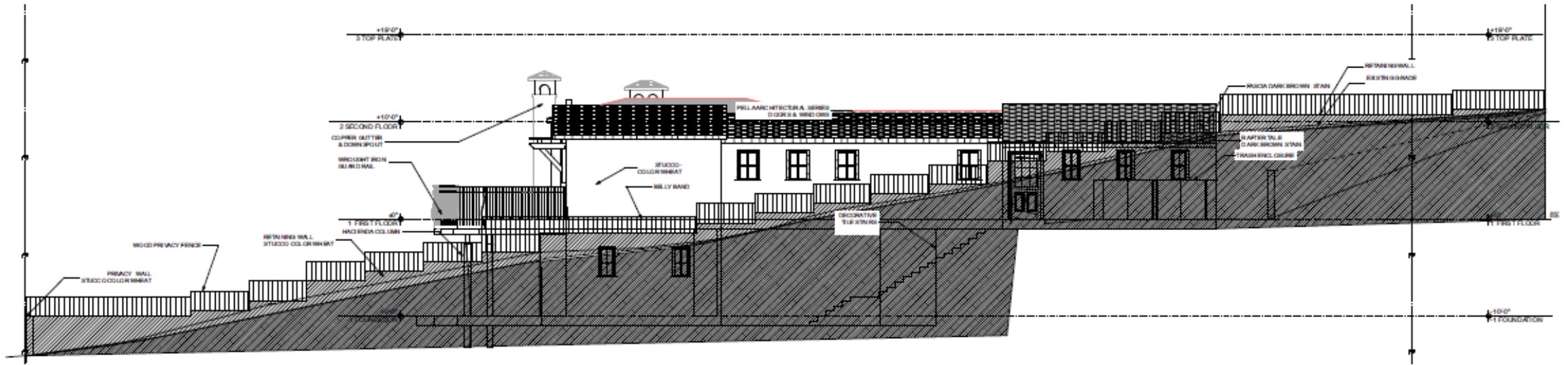
Height Comparison with Prior Home



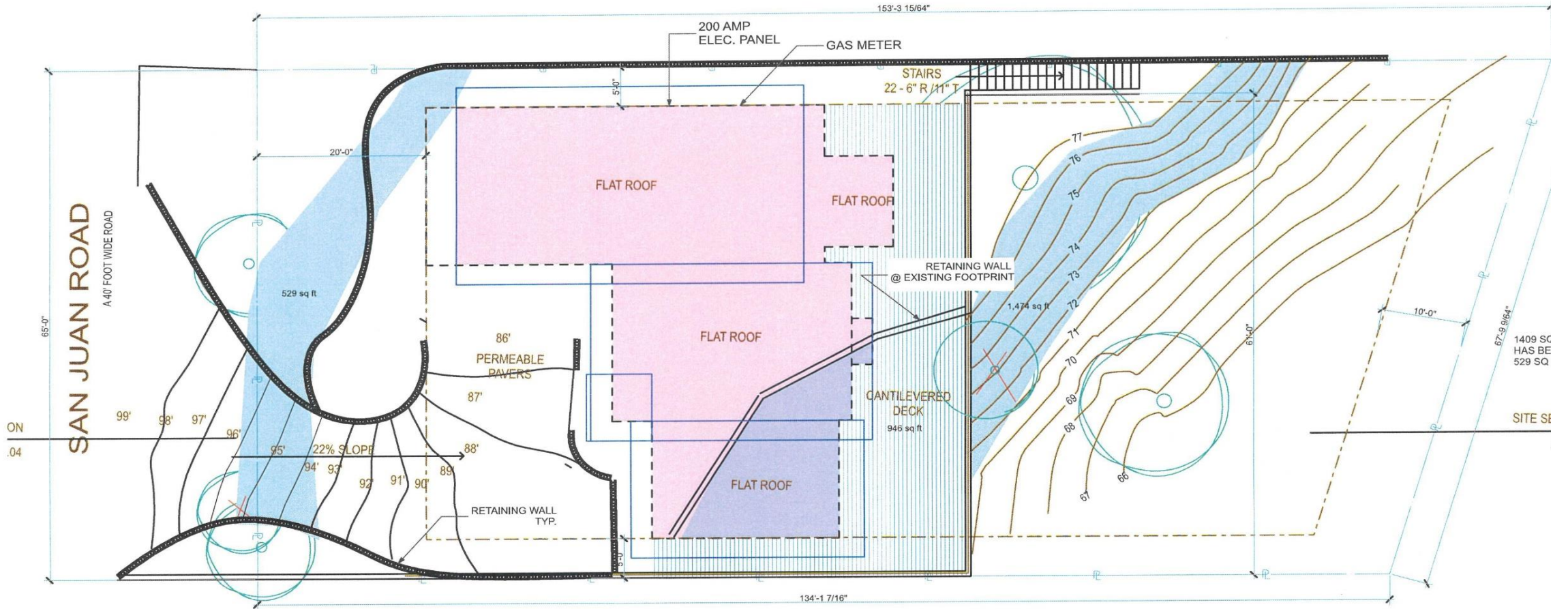
Front Elevation – 24424 San Juan Road



Side Elevation – 24424 San Juan Road



Proposed Site Plan – 24418 San Juan Road



Site Development Standards - 24418 San Juan Road

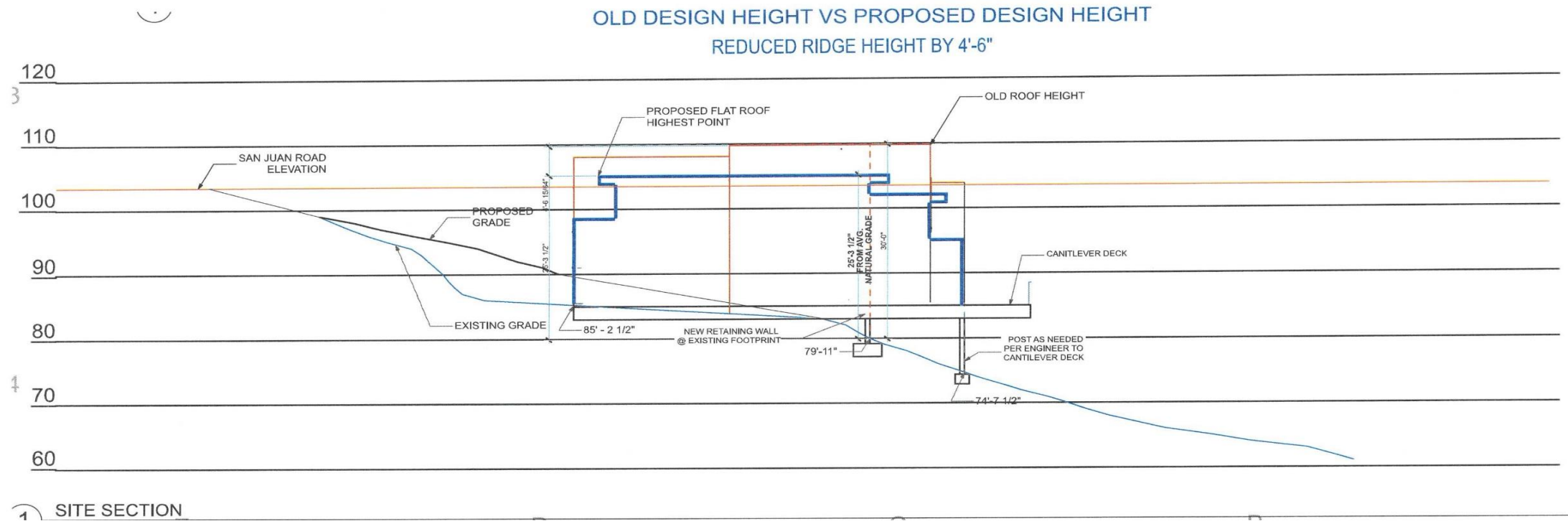
SITE DATA

Lot Area - 9,340 SF

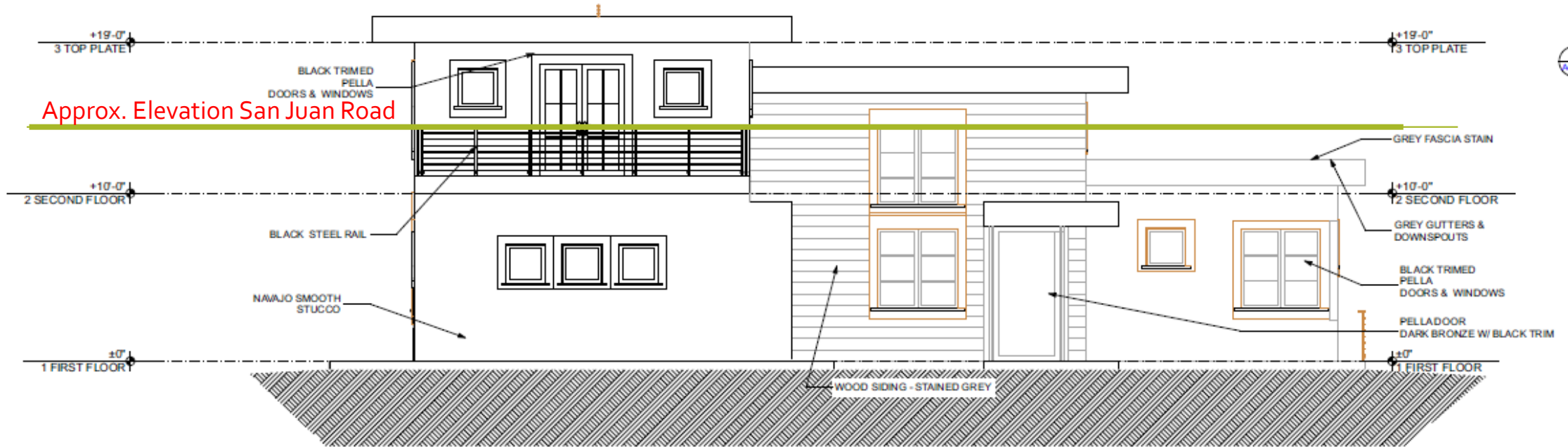
- Coverage:
 - Allowed (35%) - 3,269 SF (15% less than allowed)
 - Proposed (30%) – 2,868 SF
- Floor Area Ratio:
 - Allowed (45%) – 4,203 SF (38% less than allowed)
 - Proposed (28%) – 2,593 SF
- Building Height
 - Allowed – 30 feet (17% less than allowed)
 - Proposed 25' 3-1/2"

Building Section – 24418 San Juan Road

Height Comparison with Prior Home



Front Elevation – 24418 San Juan Road



NORTH ELEVATION

SCALE 1/4" = 1'-0"

Side Elevation – 24418 San Juan Road



WEST ELEVATION

