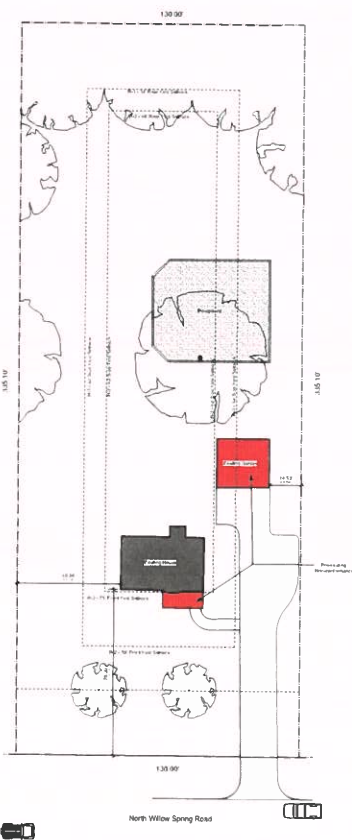




B Proposed Site Plan 1
Scale: 1" = 20'-0"

Lot Size: 43,563 square feet (1 acre)



A Existing Site Plan
Scale: 1" = 20'-0"

Lot Size: 43,563 square feet (1 acre)

SITE RESTRICTIONS

Zone	2-A (r)	R-2
Front Yard Setback	25'-0"	25'-0"
Rear Yard Setback	10'-0"	10'-0"
Side Yard Setback	10'-0"	10'-0"
Zone	1-A (r)	R-3
Front Yard Setback	30'-0"	30'-0"
Rear Yard Setback	10'-0"	10'-0"
Side Yard Setback	20'-0"	20'-0"

Actual Lot Area: (335.00' x 130.00') = **43,550 s.f.**

Lot Coverage:
Max. Impervious Area = 80% = 34,840 s.f.

BUILDING RESTRICTIONS

Max. Bldg. Height	35'-0"
Max. Floor Area	43,550 s.f.
Max. Impervious Surface Coverage	80% = 34,840 s.f.
Min. Yard & Buffering from Road	10'-0"
Screening & Landscaping	

EXISTING BUILDING CALCULATIONS

Floor Area	30,151 s.f.
Garage Detached	1,181 s.f.
Front Porch	1,124 s.f.
Pool/Deck Height Triangular Area	157 s.f.

PROPOSED BUILDING CALCULATIONS

Floor Area	40,151 s.f.
Floor Porch & Deck	2,081 s.f.
Garage Attached	1,231 s.f.
Floor Porch	1,231 s.f.
Extra Building Height Triangular Area	157 s.f.
Garage Attached Height Triangular Area	207 s.f.

PROPOSED LOT COVERAGE

Total Floor Coverage	2,231 s.f.
Total Detached Coverage	2,331 s.f.
Total Impervious Coverage	4,562 s.f.
Total	5,793 s.f.

Max. Impervious Area = 80% = 34,840 s.f.

The Address of the
Praner Residence
1217 N. Willow Spring Rd., W. Cov., LA 70003

General Notes

1. Based on PCDE Review	28/11/23
2. Based on PCDE Review	28/03/23

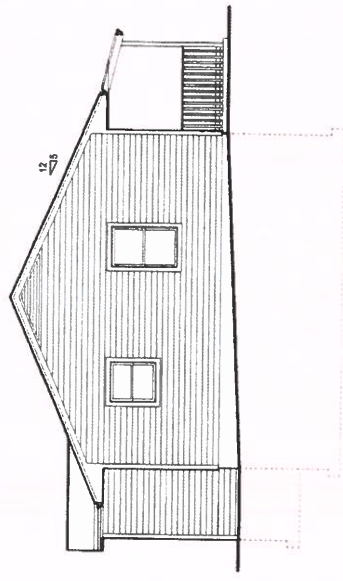
lake effect
847-234-6688 WWW.LAKEEFFECT.COM
ARCHITECTS

Existing & Proposed
Site Plans
A-1

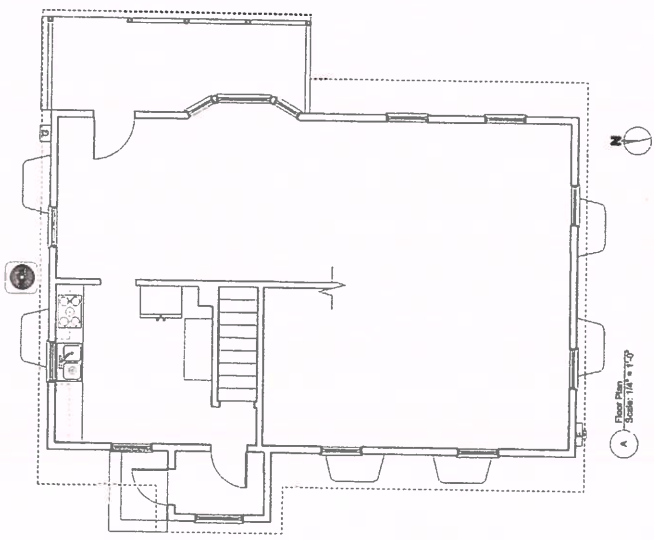
NO.	DESCRIPTION	DATE

lake effect
 847.234.6888 WWW.LEFFECT.COM
 ARCHITECTS
1. Based on PCMA number: 08/10/09

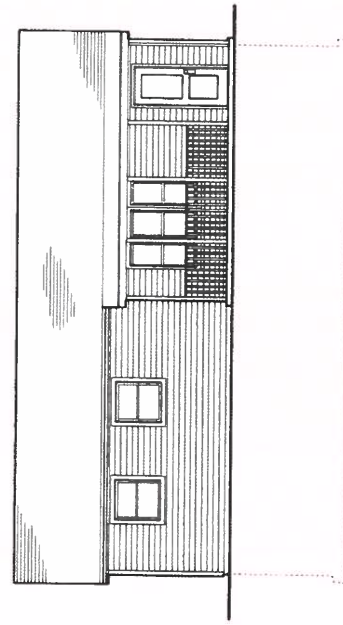
Existing First Floor
 Plans & Elevations
A-2
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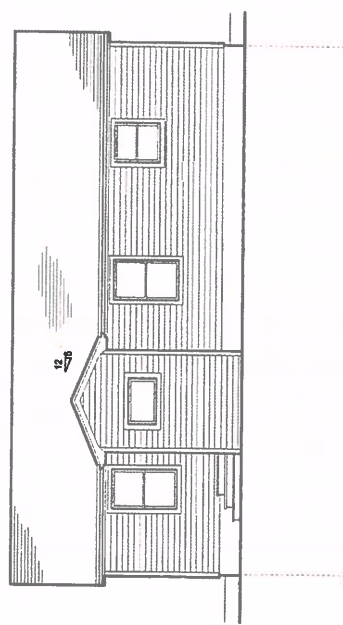
1 South Building Elevation - Existing
 Scale: 1/8" = 1'-0"



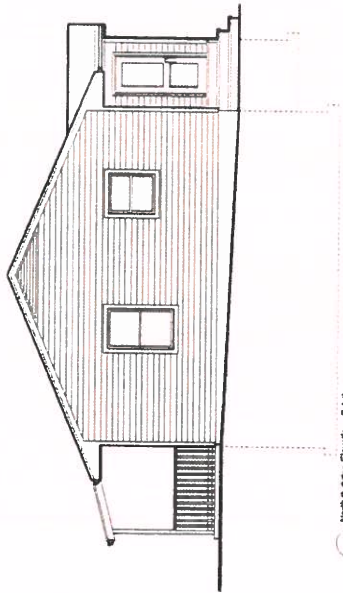
A Floor Plan
 Scale: 1/8" = 1'-0"



2 East Building Elevation - Existing
 Scale: 1/8" = 1'-0"



3 West Building Elevation - Existing
 Scale: 1/8" = 1'-0"



4 North Building Elevation - Existing
 Scale: 1/8" = 1'-0"

