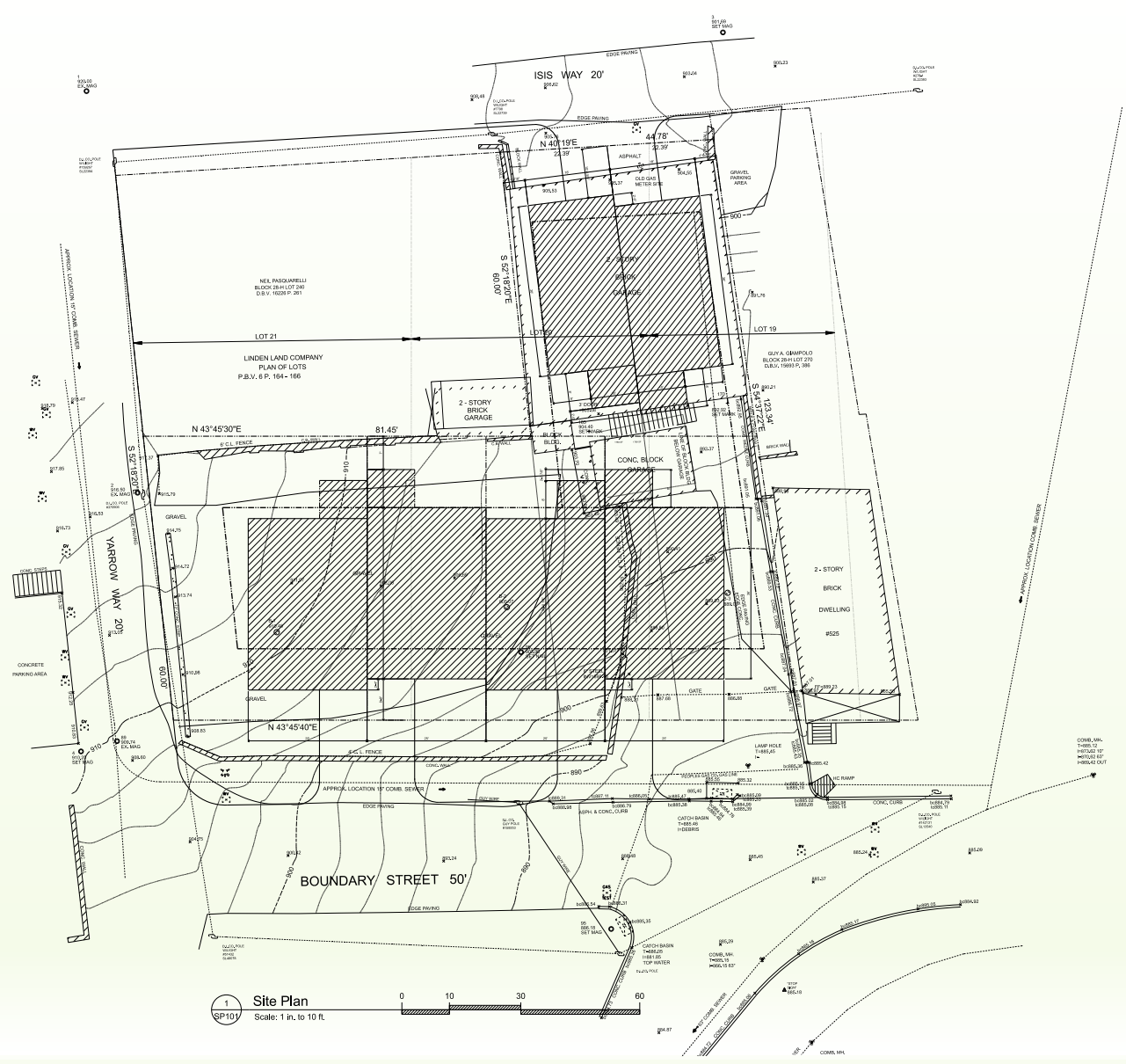


Boundary St. Project

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1 Site Plan
 SP101 Scale: 1 in. to 10 ft.



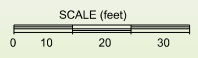
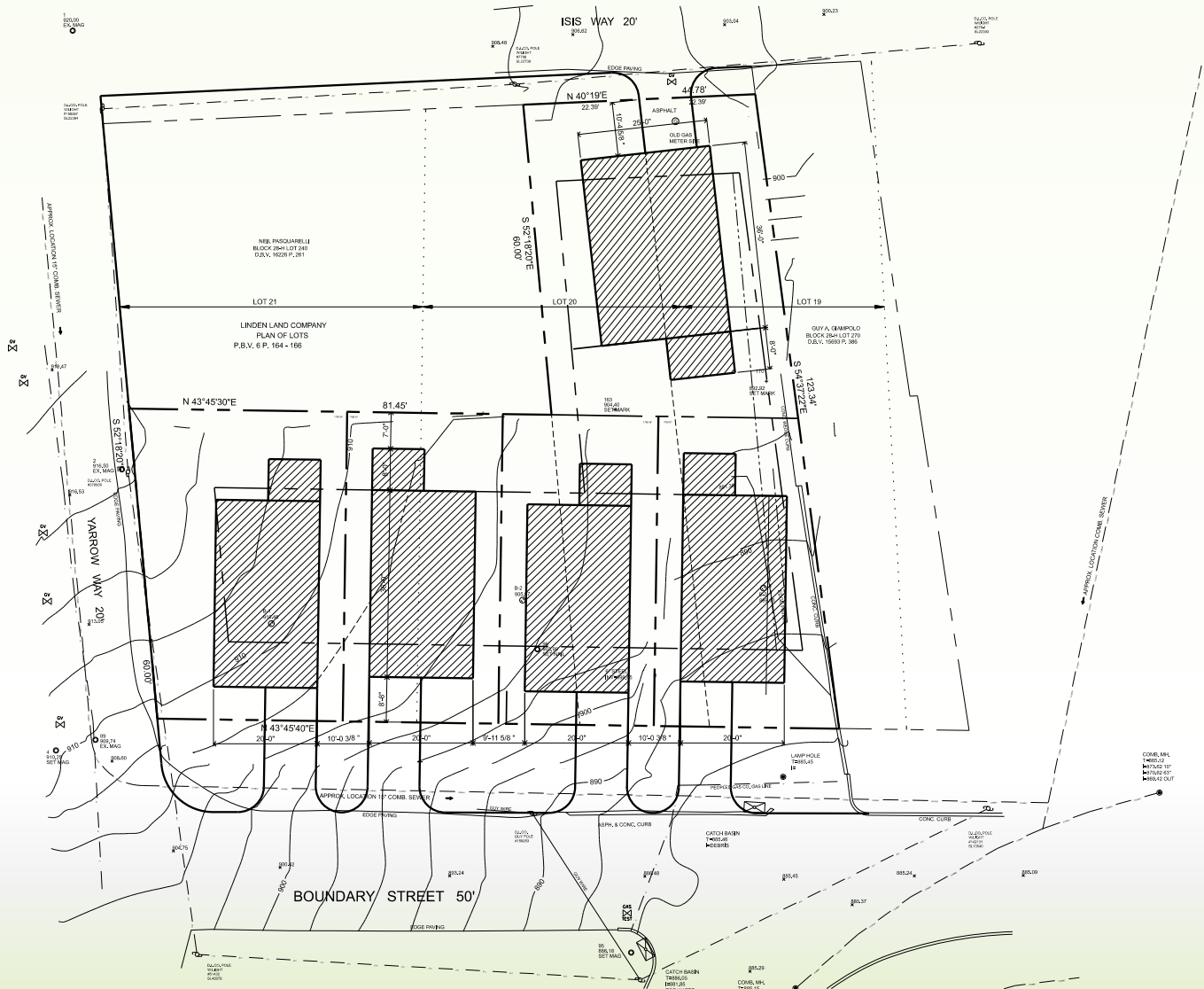
Intelligent Design Group
 IDG Architecture

DESIGNED BY	
CHECKED BY	
DATE REVISION	
PREPARED BY	



PROJECT NUMBER

DRAWING NUMBER



Parcel ID: 0028-H-00271-0000-00

Applicant: PerfectAll Holdings, LLC.

Variances Requested

1. MINIMUM LOT SIZE

a. Pittsburgh Zoning Code: 903.03.D.2 Minimum Lot size for R2H district = 1,800 Sq. Ft.
1789 Sq. Ft. Min. lot size requested.

2. MINIMUM BUILDING SIZE

a. Minimum Permitted Building Size 750 Sq. Ft.; 720 Sq. Ft. Min. Building size requested.

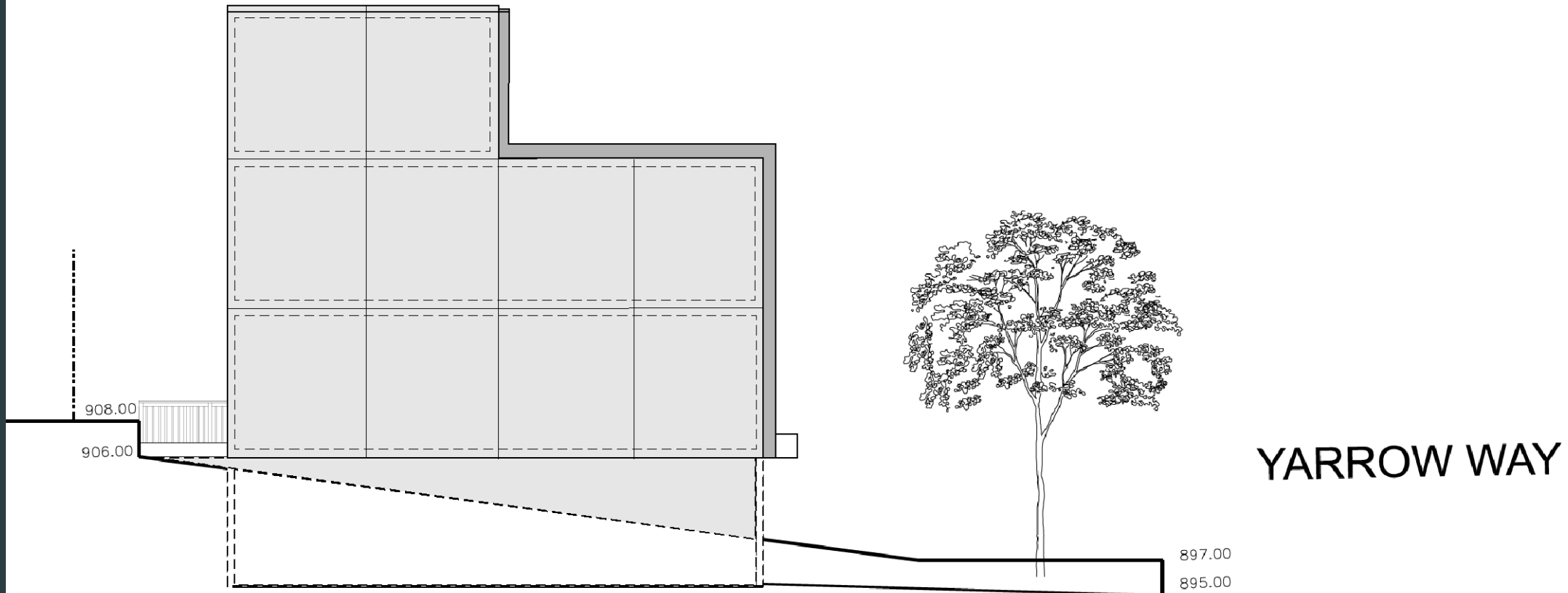
3. SETBACKS

- a. Front Setback: 15' permitted along Boundary / 6'-4" or 8'-8" required
- b. Rear Yard Setback: 15' permitted / No variance requested
- c. Interior Side Yard: 5' permitted / No variance requested
- d. Exterior Side Yard: 15' permitted along Yarrow, 11'-4' requested on the southeast corner of the lot and 5' permitted at northern property line, 4'-2" requested on the northwest corner of the lot.
- e. The only setback variance for the unit along Isis is for the front yard which is 15' permitted / 9'-5" requested

4. BUILDING HEIGHT

- a. 40'-0" permitted: 32'-4" Requested Grade to average roof front and back
- b. 3 stories permitted: 3.5 stories requested





Northwest Elevation
 Scale: 1/8"=1'-0"

Jiao-Liang Proposed 7-Units
 Townhouse Development
 BOUNDARY AND YARROW STREET
 PITTSBURGH, PA 15212

SIDE ELEVATIONS



Previous Projects



1002 Cedar Ave.
Pittsburgh,
PA 15212





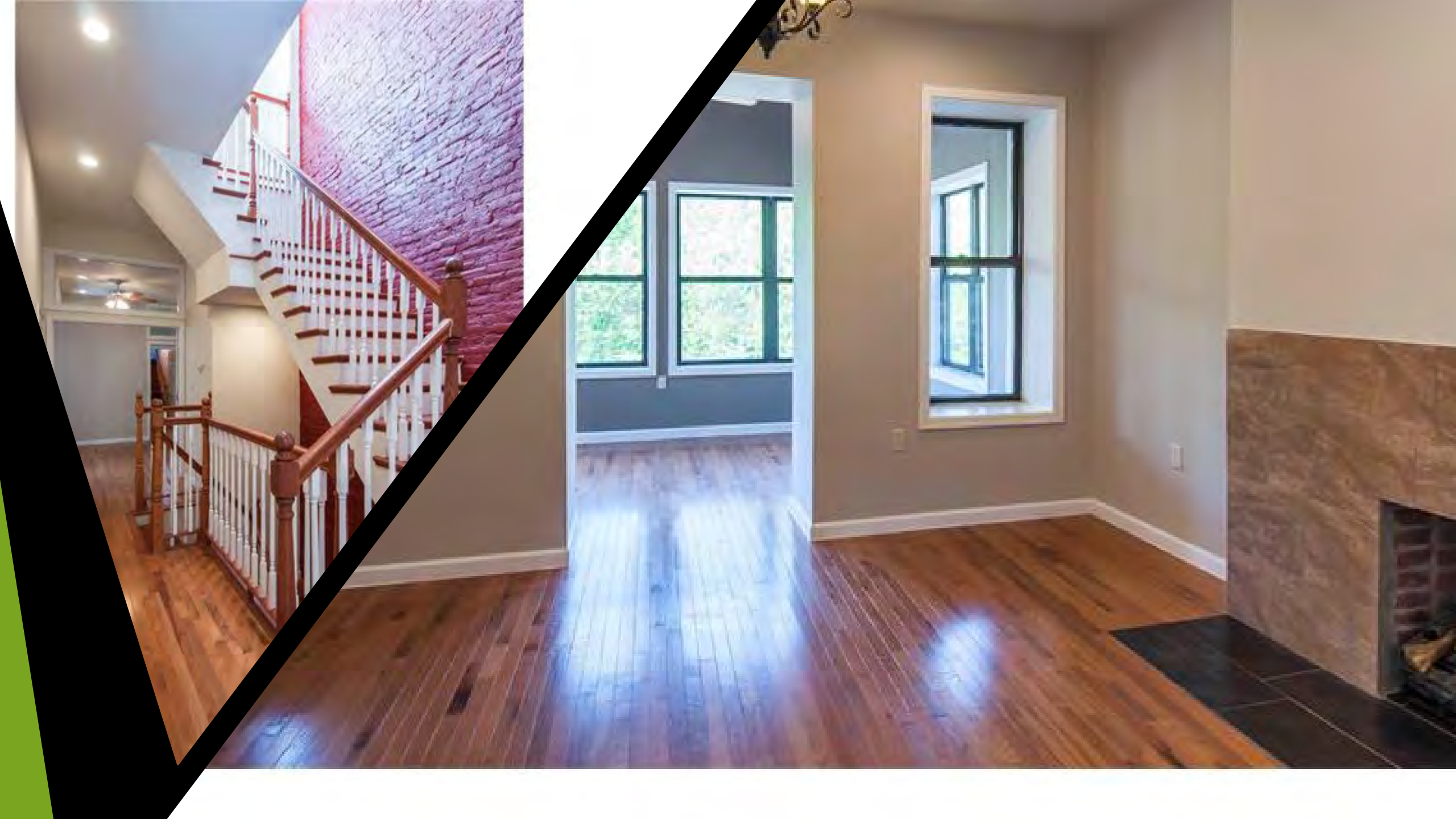






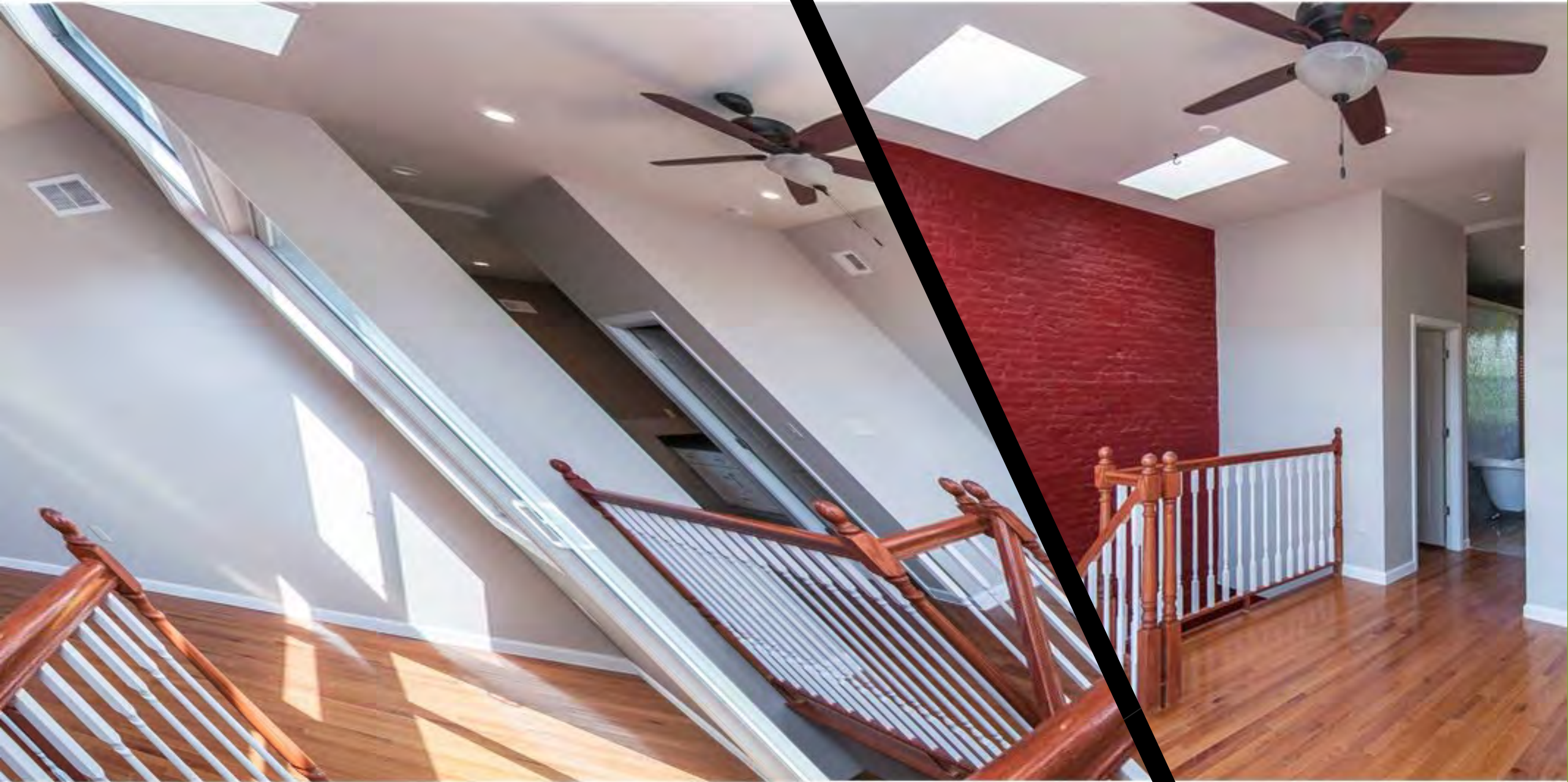




















5443 Jackson St.
Pittsburgh, PA 15206



Front Pouch















Master Bathroom





2nd Bathroom





Back Yard



5518 Black St.
Pittsburgh, PA
15206











Kitchen



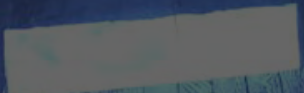




Bedroom 1









Master Bathroom









Garage





