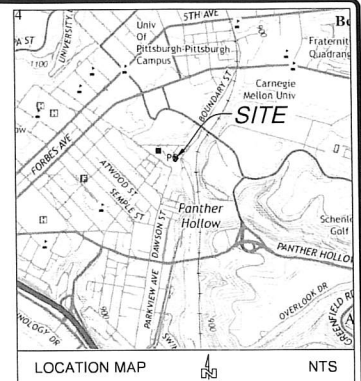


- NOTES:**
- THIS LOT AND ALL SURROUNDING LOTS ARE ZONED R2-H (R2, HIGH-DENSITY TWO-UNIT RESIDENTIAL)
 - MINIMUM LOT SIZE = 1,800 SQ.FT.
 - MINIMUM LOT SIZE PER UNIT = 750 SQ.FT.
 - MINIMUM FRONT SETBACK = 15 FEET
 - MINIMUM REAR SETBACK = 15 FEET
 - MINIMUM EXTERIOR SIDE YARD SETBACK = 15 FEET
 - MINIMUM INTERIOR SIDE YARD SETBACK = 5 FEET
 - MAXIMUM HEIGHT = 40 FEET (NOT TO EXCEED 3 STORIES)
 - AREA TABULATION:

EXISTING	PROPOSED
PARCEL ID: 0028-H-00271-0000-00 = 10,859 SQ.FT. OR 0.2493 ACRES	UNIT A = 2,923 SQ.FT. OR 0.0671 ACRES
TOTAL EXISTING PROPERTY = 10,859 SQ.FT. OR 0.2493 ACRES	UNIT B = 1,514 SQ.FT. OR 0.0348 ACRES
	UNIT C = 1,514 SQ.FT. OR 0.0348 ACRES
	UNIT D = 1,832 SQ.FT. OR 0.0420 ACRES
	UNIT E = 1,545 SQ.FT. OR 0.0355 ACRES
	UNIT F = 1,531 SQ.FT. OR 0.0351 ACRES
	TOTAL PROPOSED PROPERTY = 10,859 SQ.FT. OR 0.2493 ACRES

VARIANCES REQUESTED FROM SECTION 903.03.D.2:

- MINIMUM LOT SIZE
- MINIMUM FRONT YARD SETBACK
- MINIMUM EXTERIOR SIDE YARD SETBACK
- MINIMUM INTERIOR SIDE YARD SETBACK
- MAXIMUM HEIGHT



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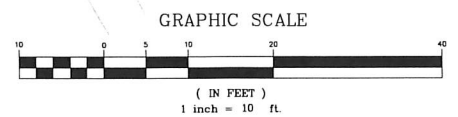
DATE ISSUED	REVISIONS	DESCRIPTION	DATE
08/06/2019	NO.		



PerfectALL Holding - Boundary St Development
Proposed Conditions Plan
 4th Ward of the City of Pittsburgh, Allegheny Co., Pa

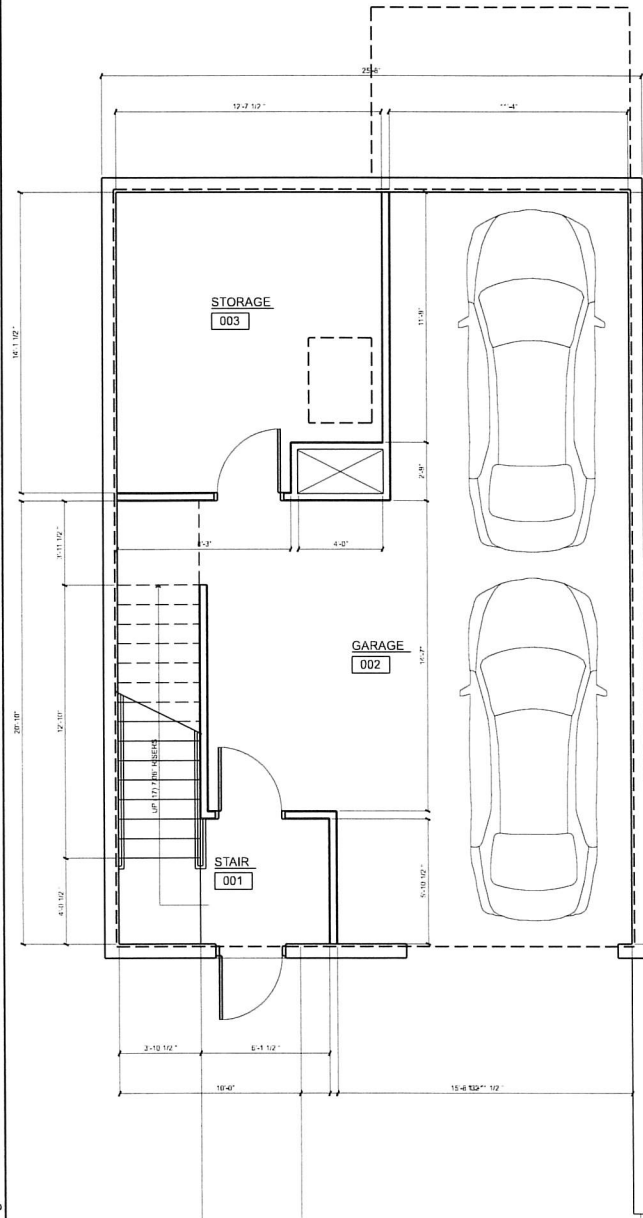
CLIENT NAME & ADDRESS
 PerfectALL Holding LLC
 Yarrow St, Boundary St, & Isis Way, Pittsburgh, Pa. 15213
 Thomas Liang, PerfectALL Holding LLC
 600 Chislett Street, Pittsburgh, Pa 15206
 Parcel ID: 0028-H-00271-0000-00

DRAWN BY	CHECKED BY
CLR	CMS
CAD FILE	13021-1 VEC
HORIZ SCALE	VERT SCALE
1" = 10'	N/A
SHEET	1 OF 1
C.101	
PROJECT #	13021-1

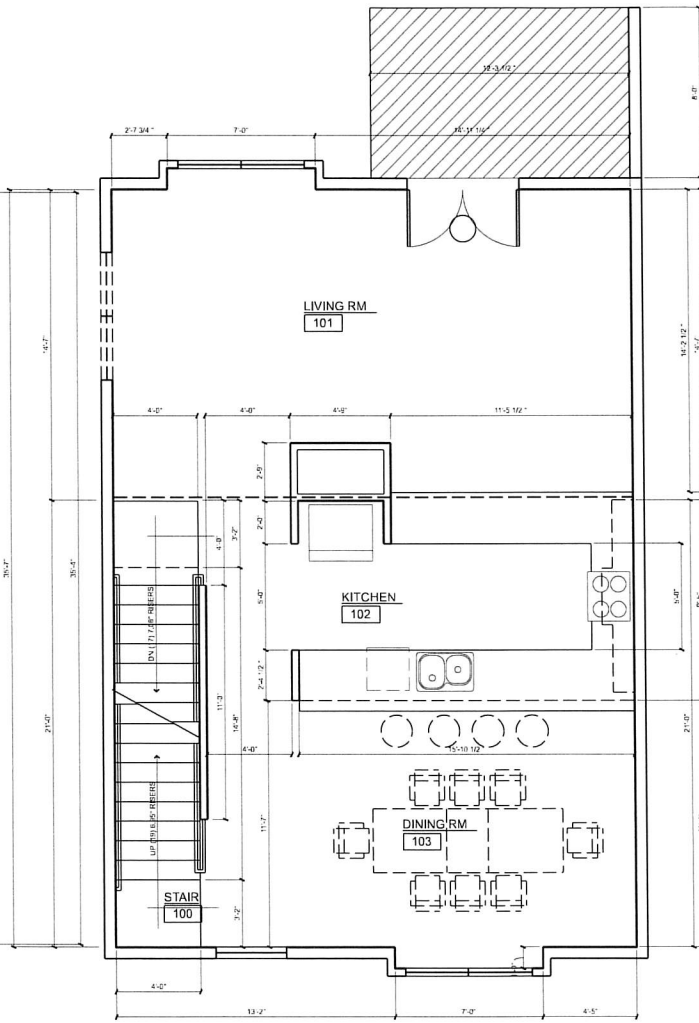


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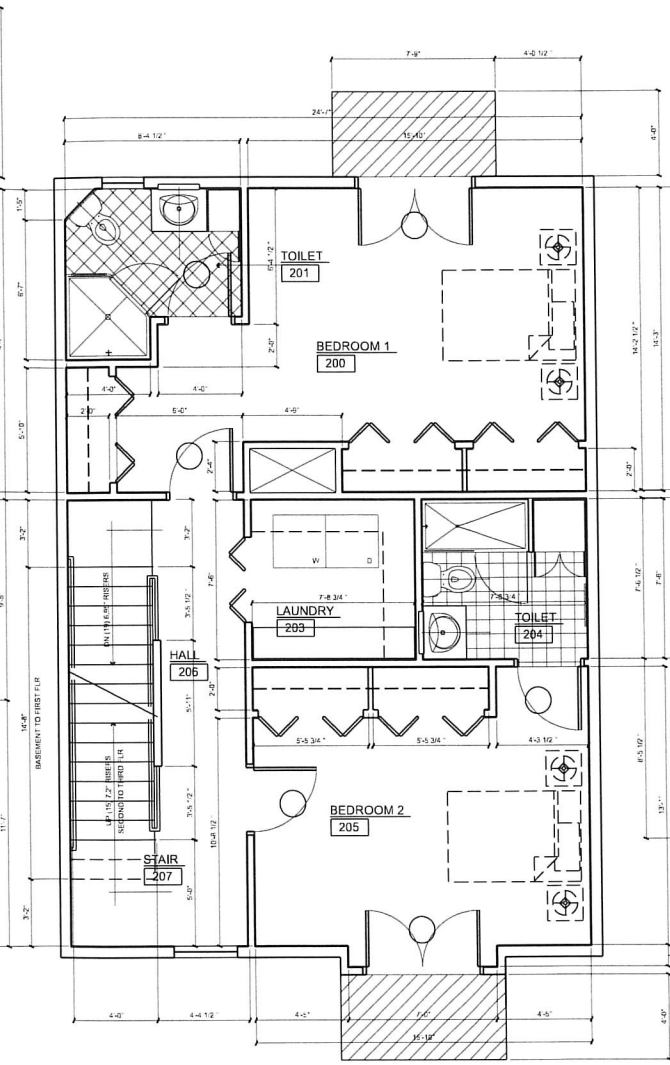
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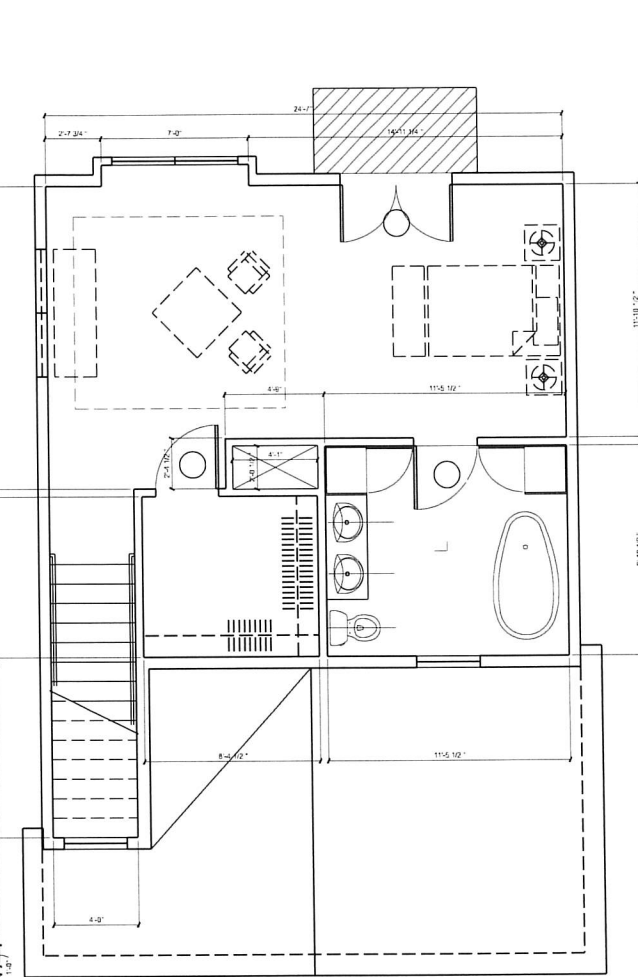
1 Basement
A101 Scale: 1/4" = 1'-0"



2 First Floor
A101 Scale: 1/4" = 1'-0"



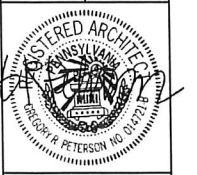
3 Second Floor
A101 Scale: 1/4" = 1'-0"



4 Third Floor
A101 Scale: 1/4" = 1'-0"

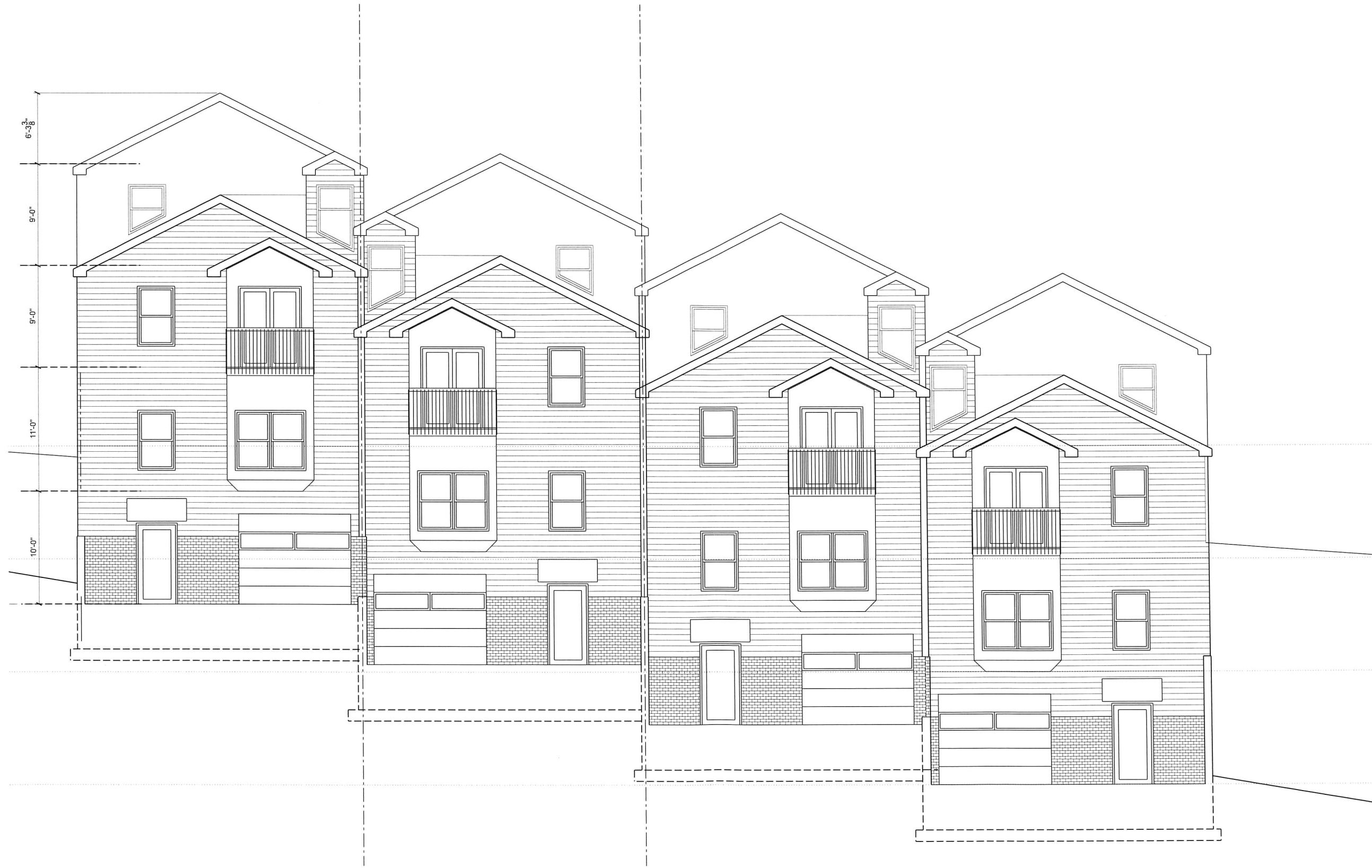
DRAWN BY:	DESIGNED BY:	DATE REVISION:	REVISION:

Plan



PROJECT NUMBER
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A101

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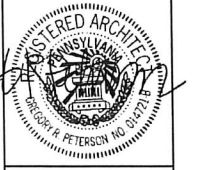


1 West Elevation
 A201 Scale: 1/4" = 1'-0"

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DRAWN BY	CHECKED BY	DATE REVISION	REVISION

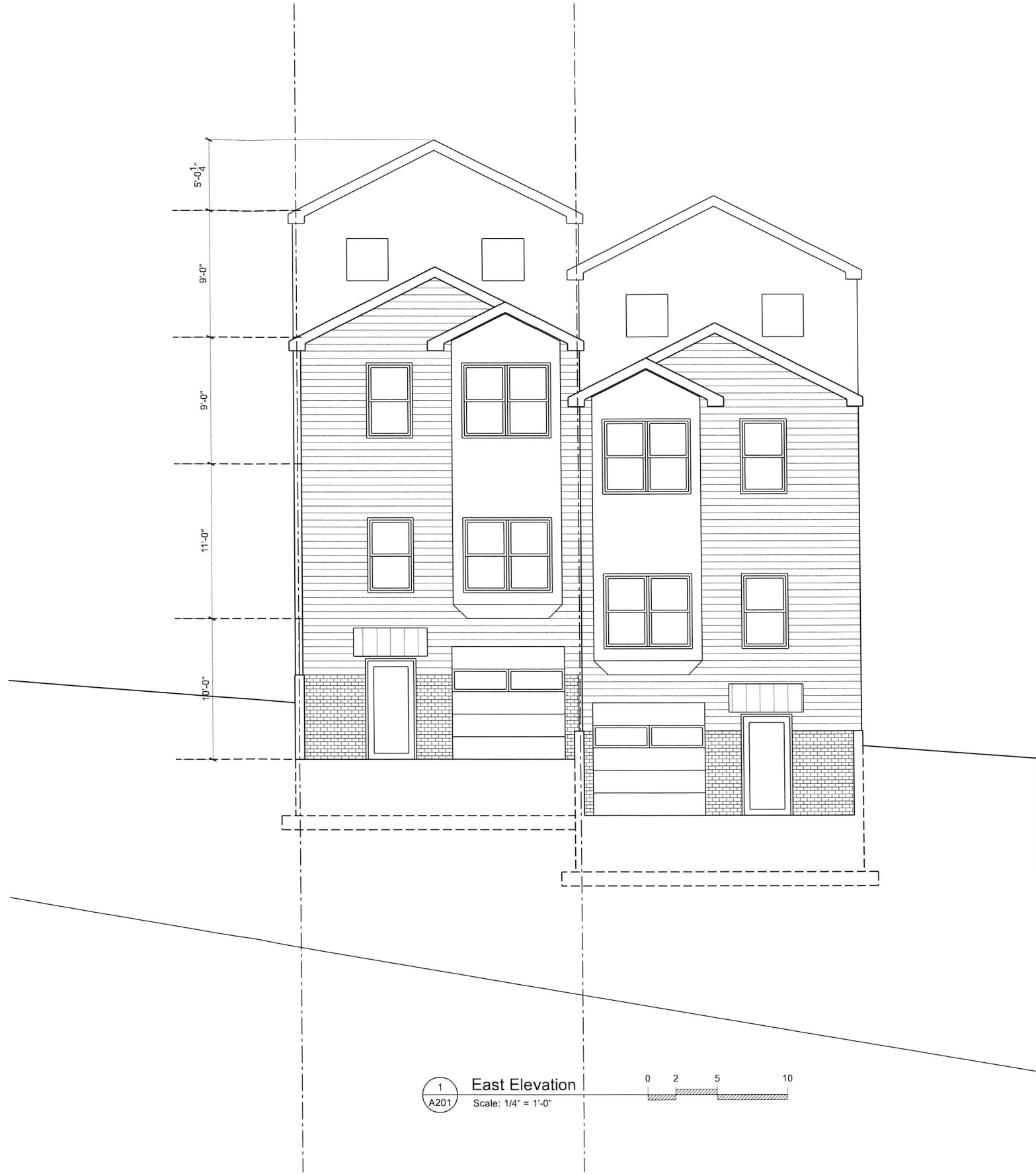
Elevations



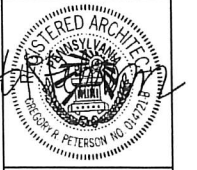
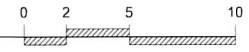
PROJECT NUMBER

DRAWING NUMBER

A201



1 East Elevation
 A201 Scale: 1/4" = 1'-0"



PROJECT NUMBER

DRAWING NUMBER

A202

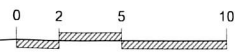
DRAWN BY:	CHECKED BY:	DATE PLOTTED:	HYPERLINK:

Elevations

11/12/2019 10:47:31 AM ...A203 Exterior Elevations.dgn



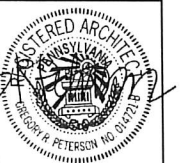
1 East Elevation
A203 Scale: 1/4" = 1'-0"



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DRAWN BY:
CHECKED BY:
DATE ISSUED:
PROJECT:

Elevations



PROJECT NUMBER

DRAWING NUMBER

A203