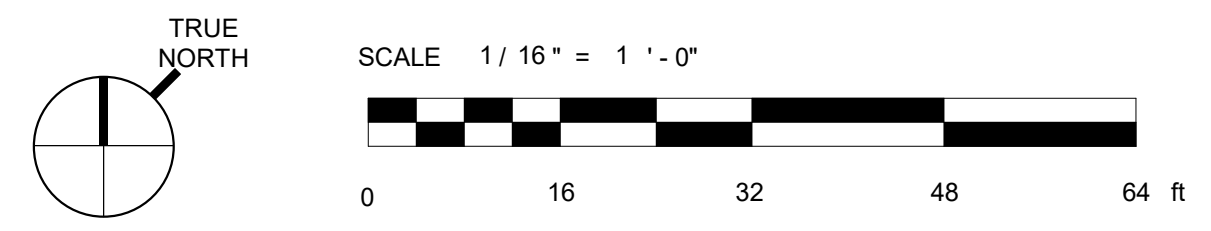


**SCHEMATIC DESIGN SITE PLAN**



**PERSPECTIVE**

ZONING INFORMATION <b>RSA-5</b>		
ZONING REGULATIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
MINIMUM LOT WIDTH: 16'-0"	LOT WIDTH:	NO
MINIMUM LOT AREA: 1,440 SQ FT.	LOT AREA:	NO
MINIMUM OPEN AREA: INTERMEDIATE: 25%; CORNER LOT 20%	OPEN AREA:	NO
MINIMUM FRONT YARD DEPTH: BASED ON SETBACKS OF ADJACENT LOTS	FRONT YARD DEPTH:	NO
MINIMUM SIDE YARD WIDTH (PERMITTED RESIDENTIAL USE): 5'-0" PER YARD	SIDE YARD WIDTH:	NO
MINIMUM REAR YARD DEPTH: 9'-0"	REAR YARD DEPTH:	NO
MAXIMUM HEIGHT: 38'-0"	HEIGHT:	NO
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY: 8'-0"	SET BACK:	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE: 5'-0"	SET BACK:	NO
PARKING: 0 REQUIRED		NO
BIKE PARKING: 0 REQUIRED		NO
STREET TREES: 0 REQUIRED		NO

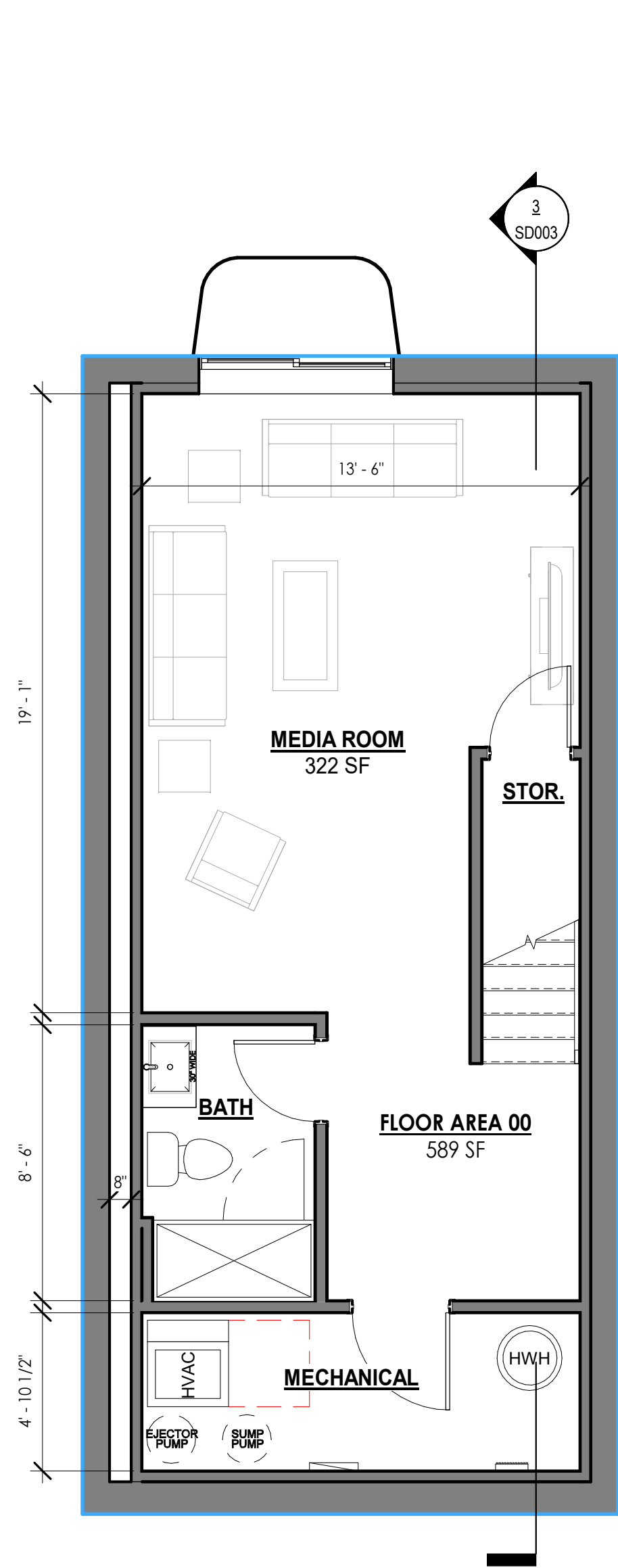
**PERMITTED BUILDING TYPE -**  
DETACHED, SEMI-DETACHED, ATTACHED

**PERMITTED USE TYPE -**  
SINGLE FAMILY; PASSIVE RECREATION; FAMILY DAY CARE; RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM

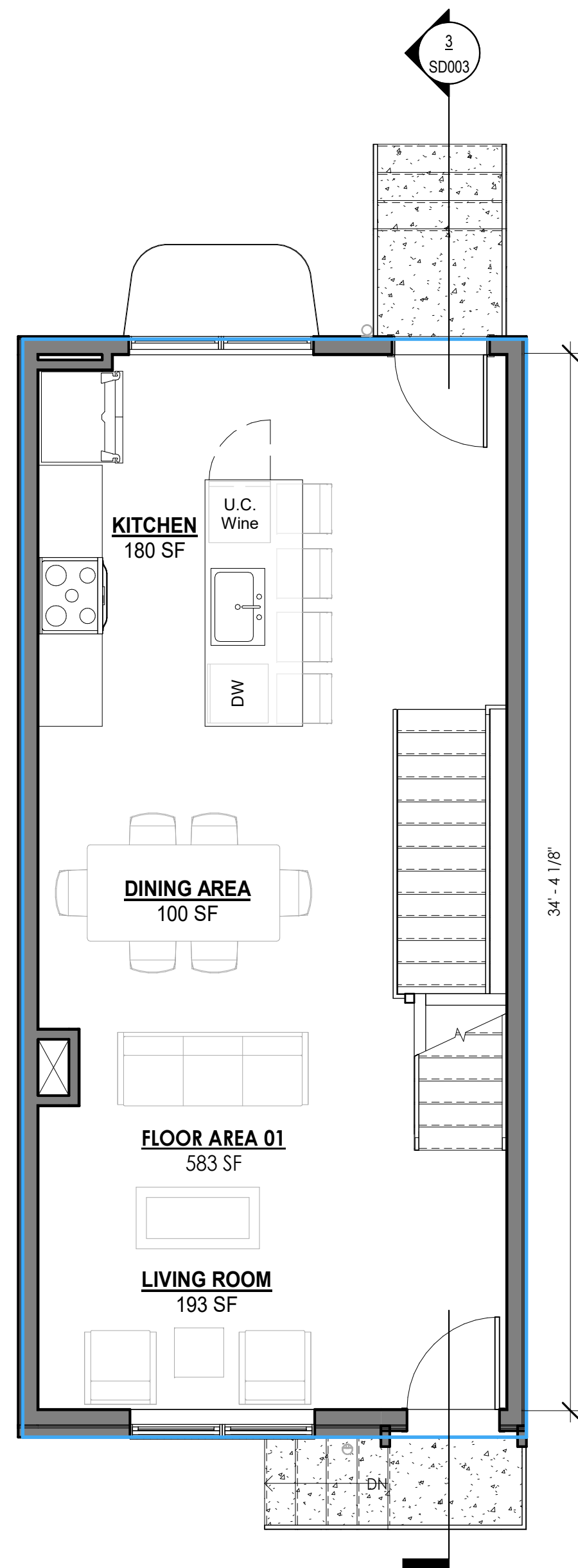
**DESIGNBLENDZ**  
ARCHITECTURE  
www.designblendz.com  
215.995.0228

SCHEMATIC OVERVIEW  
**109-121 PLEASANT ST**

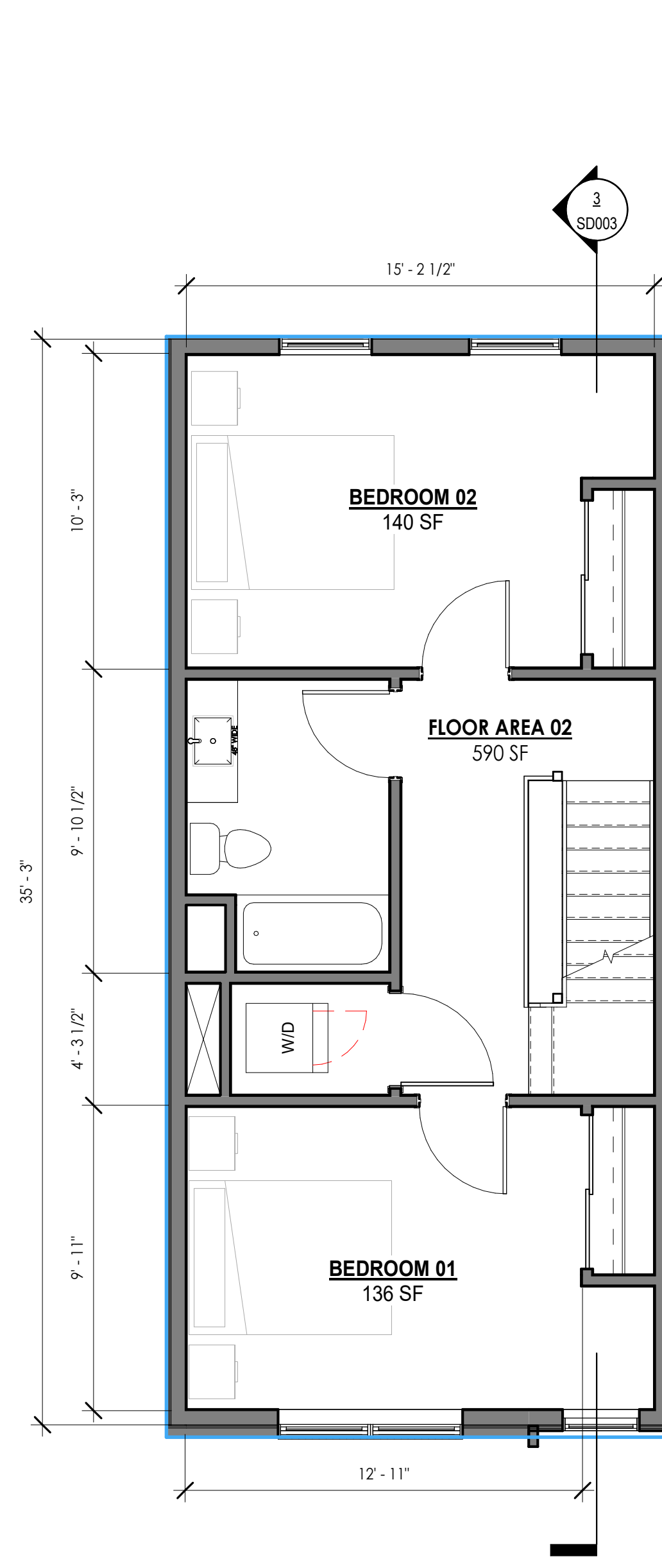
CDPHI LLC  
**SD001**



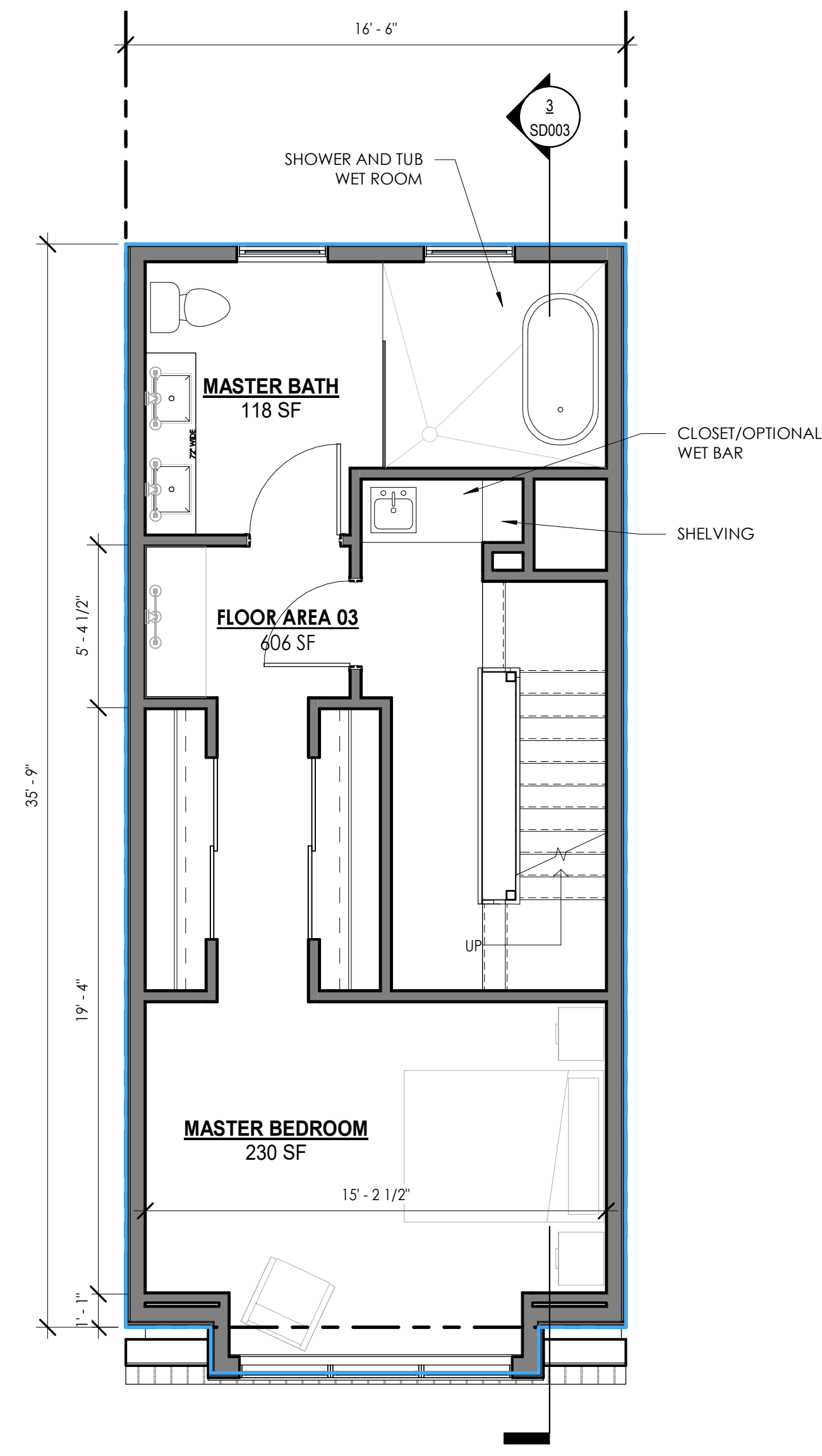
**1 | LEVEL B1 FLOOR PLAN**  
SD002 | 1/4" = 1'-0"



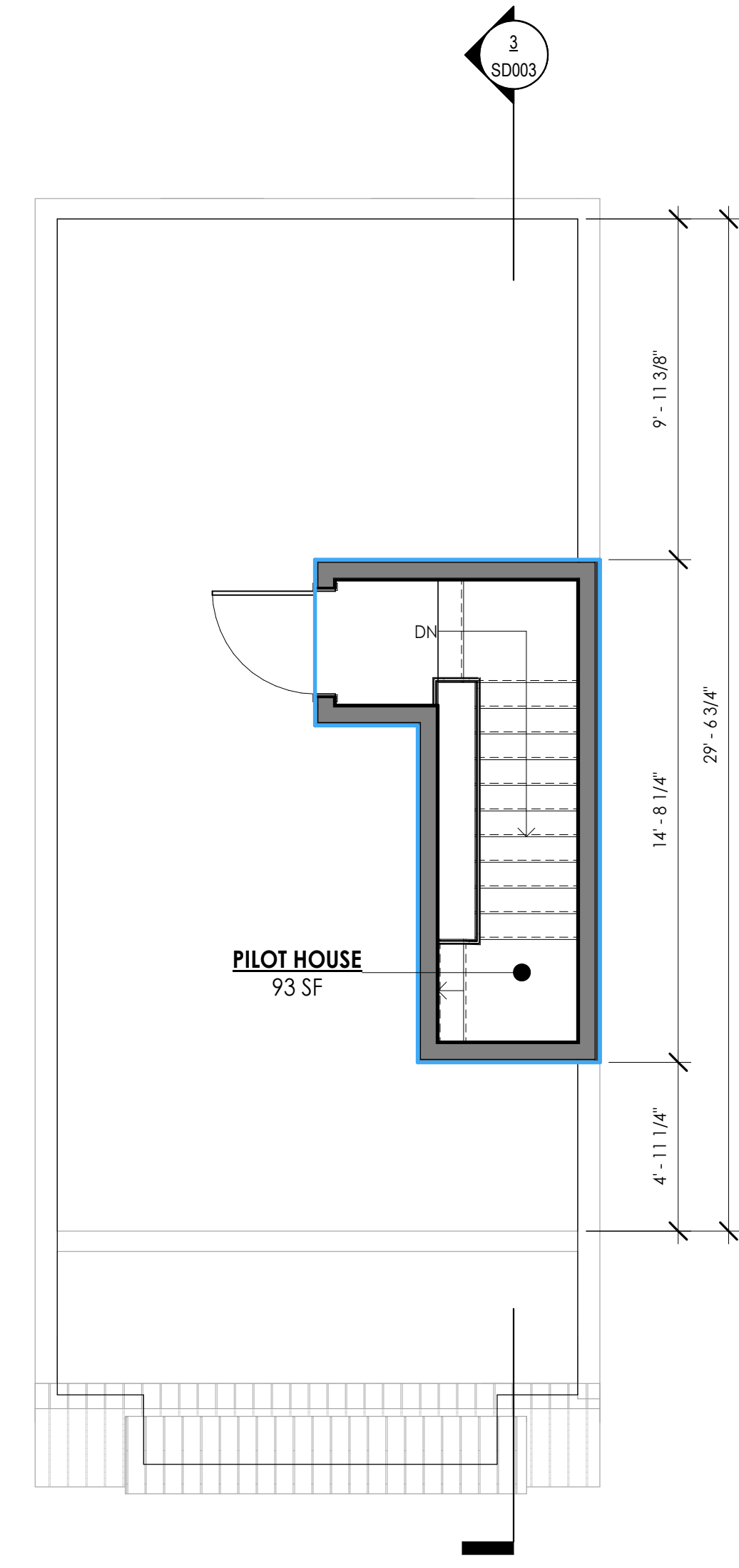
**2 | LEVEL 01 FLOOR PLAN**  
SD002 | 1/4" = 1'-0"



**3 | LEVEL 02 FLOOR PLAN**  
SD002 | 1/4" = 1'-0"

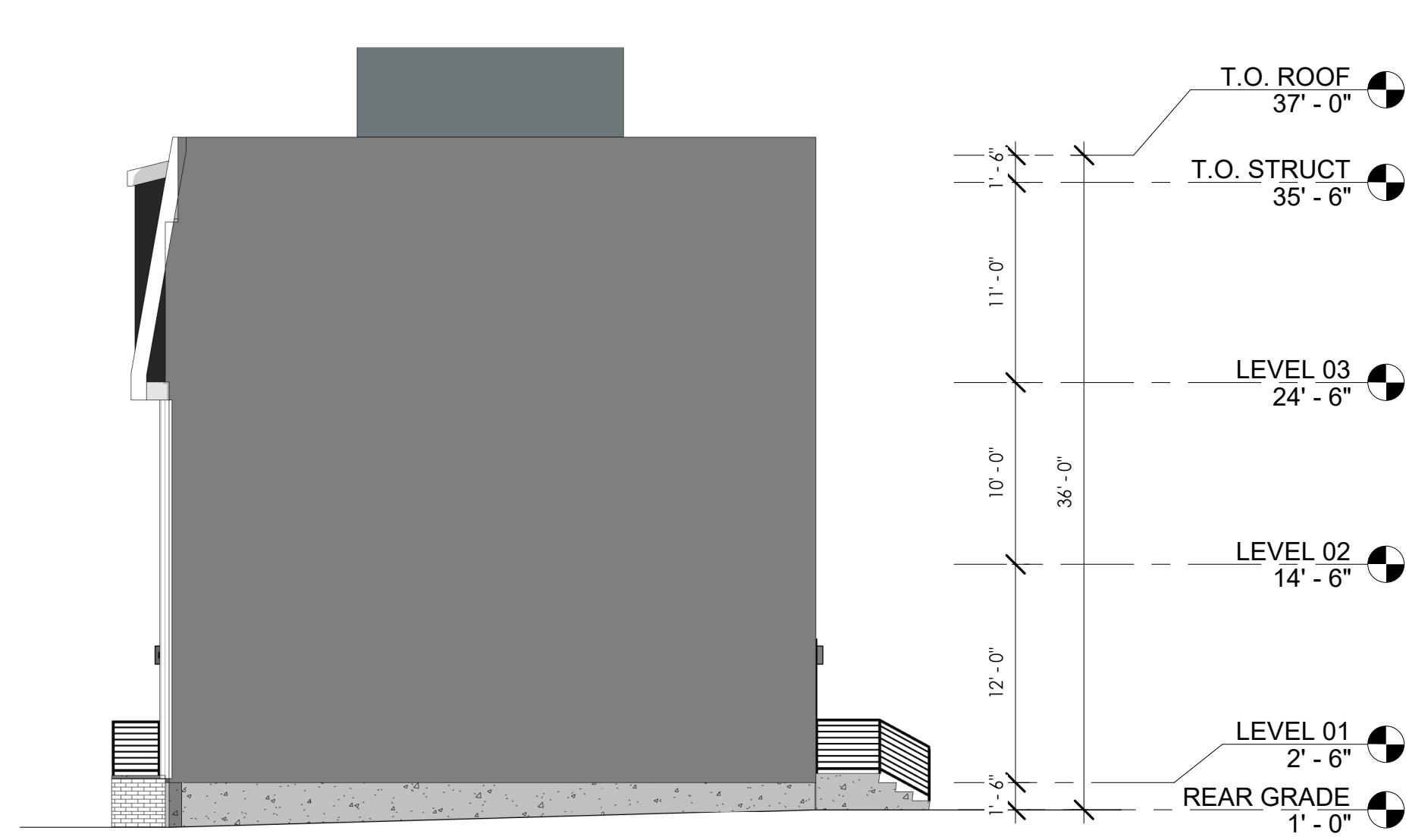


**4 | LEVEL 03 FLOOR PLAN**  
SD002 | 1/4" = 1'-0"

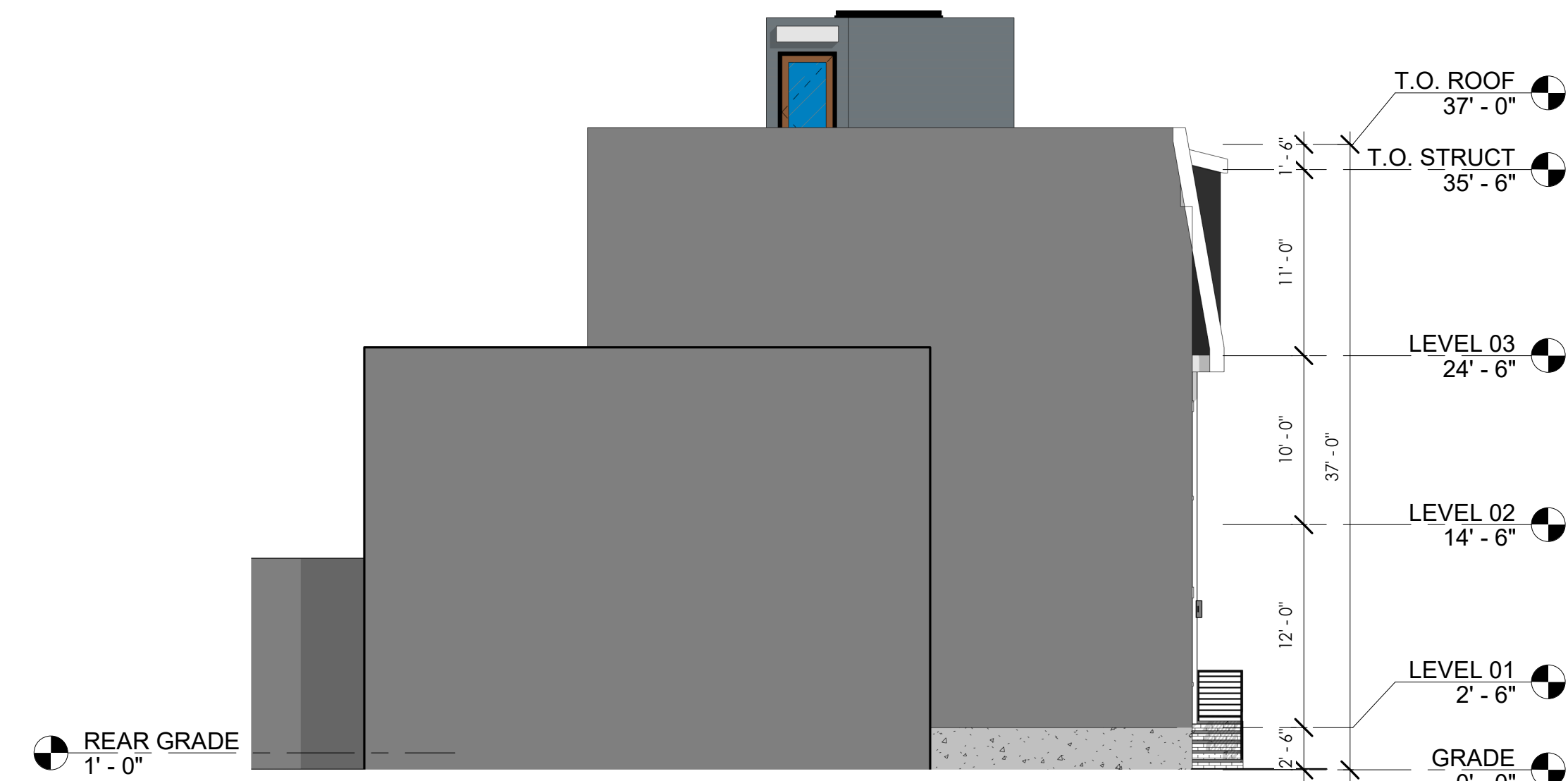


**5 | LEVEL 04 FLOOR PLAN**  
SD002 | 1/4" = 1'-0"

AREA - BUILDING NET SF				
Name	AREA	TYPE	LEVEL	COMMENTS
FLOOR AREA 00	589 SF		BASEMENT	
FLOOR AREA 01	583 SF		LEVEL 01	
FLOOR AREA 02	590 SF		LEVEL 02	
FLOOR AREA 03	606 SF		LEVEL 03	
PILOT HOUSE	93 SF		T.O. ROOF	
	2461 SF			



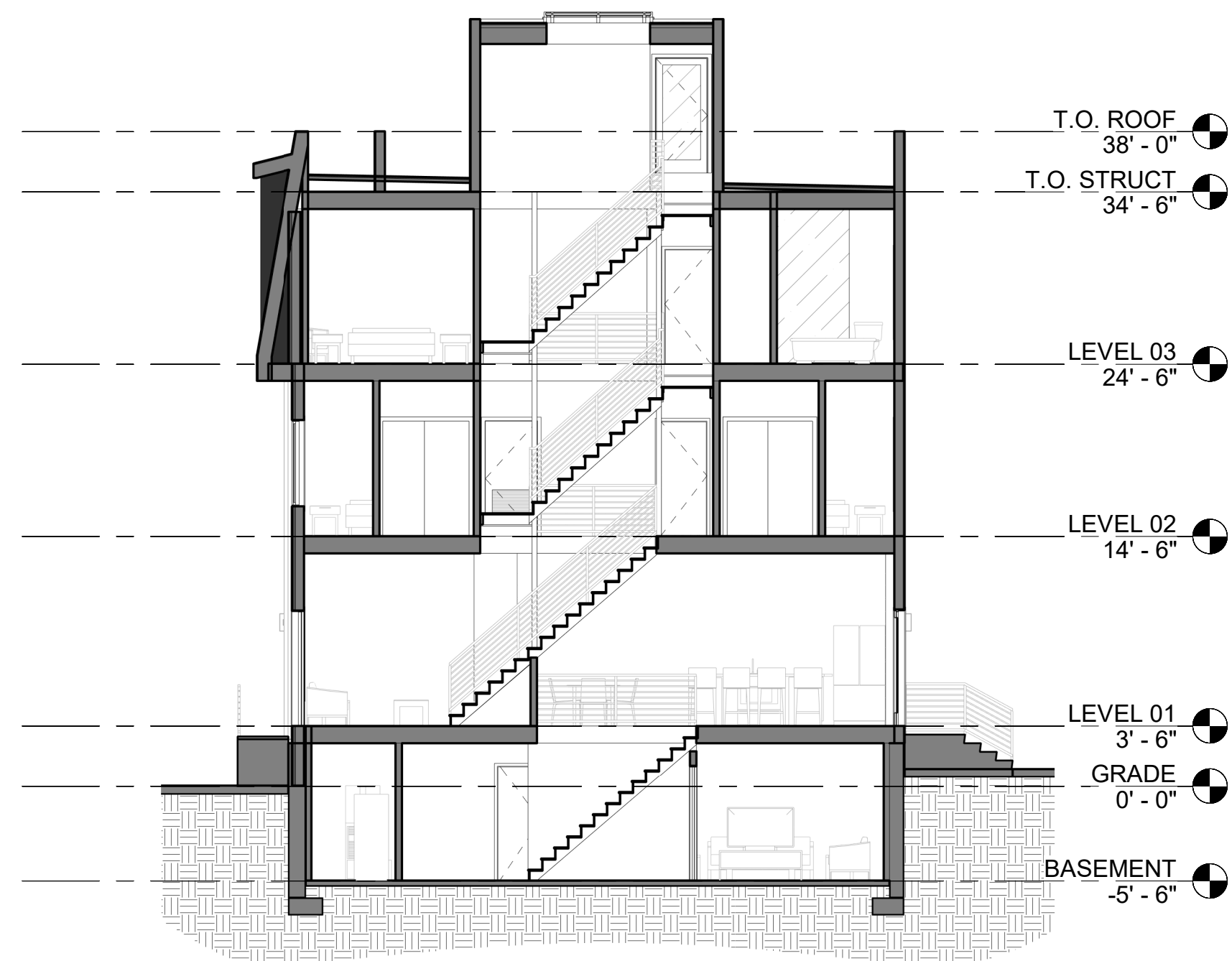
**SIDE ELEVATION**



**SIDE ELEVATION**



**REAR ELEVATION**



**BUILDING SECTION**



**FRONT ELEVATION**



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SCHEMATIC ELEVATIONS

**109-121 PLEASANT ST**

CDPHI LLC

**SD005**

11.20.2019