



CITY OF WHEELING PLANNING COMMISSION

www.WheelingWV.gov

STAFF REPORT

Planning Commission Hearing Date: Monday, April 10, 2023

Property Location: 1115 Main Street, Tax Parcel 10-W50B-26

Applicant: R.J. CAT Inc.

Nature of Request: Preliminary and Final Site Plan Approval

Background:

R.J. CAT Inc. seeks simultaneous Preliminary and Final Site Plan approval for the construction of a mixed use residential and commercial development on 1115 Main St (.321 acres). The proposed use is permitted in the D-3 zoning district. As outlined in Article 1373 this application requires a Site Plan Review by the Planning Commission.

The proposed 5 story building will sit on a 13,983 square foot lot with first floor being commercial and floors 2-5 as residential. The building will be situated along the sidewalk on Main Street with 16 parking spaces in the rear in keeping with form of neighborhood. Access to the parking area will be on Water Street.

With advice of the City Solicitor's Office, the lowest level of the proposed building is not counted as a story in determining building height in stories. The proposed development meets all dimensional and parking requirements, as parking requirements do not apply to downtown zones, outlined in the zoning ordinance, which includes minimum setbacks, minimum lot area per dwelling unit, maximum height, and parking and does not require any variances.,

As provided in Article 1373.05(a) and Article 1373.06(c), City Planning Staff conducted pre-submission and sketch plan conferences with the applicant to identify and explore Planning and Zoning Code compliance and site plan improvements, which are reflected in the preliminary and final site plan development documents submitted by the applicant and included herein.

STAFF RECOMMENDATION:

Staff recommends approval of this site plan.

COMMISSION MEMBERS

JEREMY WEST, CHAIR · MICHAEL BAUM · THOMAS CONNER · WILLIAM LANHAM
HOWARD MONROE · DAVE PALMER · CHRISTINA SCHESSLER · WILLIAM SCHWARZ

STAFF: BRENDA J. DELBERT

ATTACHMENTS:

Application for Zoning Certificate
Proposed Site Plan
Proposed Floor Plan
Lighting and Landscape Plan c500
Zoning Map
Site Photos



APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE FOR THE USE, ERECTION, ALTERATION, OR REPAIR OF A BUILDING OR LAND

The undersigned applies for a Certificate of Zoning Compliance for the following, said certificate is to be issued on the basis of the information contained within the application. *The applicant hereby certifies that all information and attachments are true and correct.*

- 1. Address of Property: 1311 Main Street 1115 MAIN STREET
- 2. Name of Property Owner: R.J. CAT, INC.
- 3. Name of Applicant: TONI DiCARLO
- 4. Address of Applicant: 1311 MAIN STREET
- 5. Applicant Phone: 304-280-4587 Owner Phone: 304-280-4587
- 6. Existing Use: Vacant
- 7. Proposed Use: Same Other (describe): New Mixed Used Building (Commercial & Residential)
- 8. Number of off-street parking spaces to be provided: 16
- 9. Number of off-street loading berths to be provided: 0

COMPLETE THIS SECTION BELOW FOR THE ERECTION, ALTERATION, OR ADDITION OF A STRUCTURE

Type of Improvement:

- New Building
- Addition
- Alteration / Repair

Residential:

Number of existing dwelling units: 0

Number of proposed dwelling units: 5

Existing Lot Dimensions: Width: 97 ft. x Depth: 136 ft. = lot area: 13,983 sq. ft.

Existing Principal Building:

Dimensions: Width: _____ ft. x Depth: _____ ft. = Total first floor area, including covered porches: _____ sq. ft.

Setbacks: Front: _____ ft. Rear: _____ ft. Side: _____ ft. Other Side: _____ ft. Height/Stories: _____

Existing Accessory Building: (garage, carport, shed, pool, etc):

Dimensions: Width: _____ ft. x Depth: _____ ft. = Total first floor area, including covered porches: _____ sq. ft.

Setbacks: Front: _____ ft. Rear: _____ ft. Side: _____ ft. Other Side: _____ ft. Height/Stories: _____

Proposed Construction:

Dimensions: Width: 62.5 ft. x Depth: 60 ft. = Total first floor area, including covered porches: 3,750 sq. ft.

Setbacks: Front: 0 ft. Rear: 78.31 ft. Side: 12.88 ft. Other Side: 17.79 ft. Height/Stories: 4

Applicant Signature: _____ Date: _____

Owner Signature: _____ Date: _____

Reset Form

Print Form

Site Development Plans For

DiCARLO'S

Main Street, City of Wheeling Ohio County, West Virginia

PRELIMINARY
THIS DRAWING IS FOR
INFORMATION ONLY
NOT FOR BIDDING OR
CONSTRUCTION

CLIENT:
Ms. Toni DiCarlo
1311 Main Street
Wheeling, WV 26003

DiCarlo's
Main Street, City of Wheeling,
Ohio County, West Virginia

GENERAL NOTES

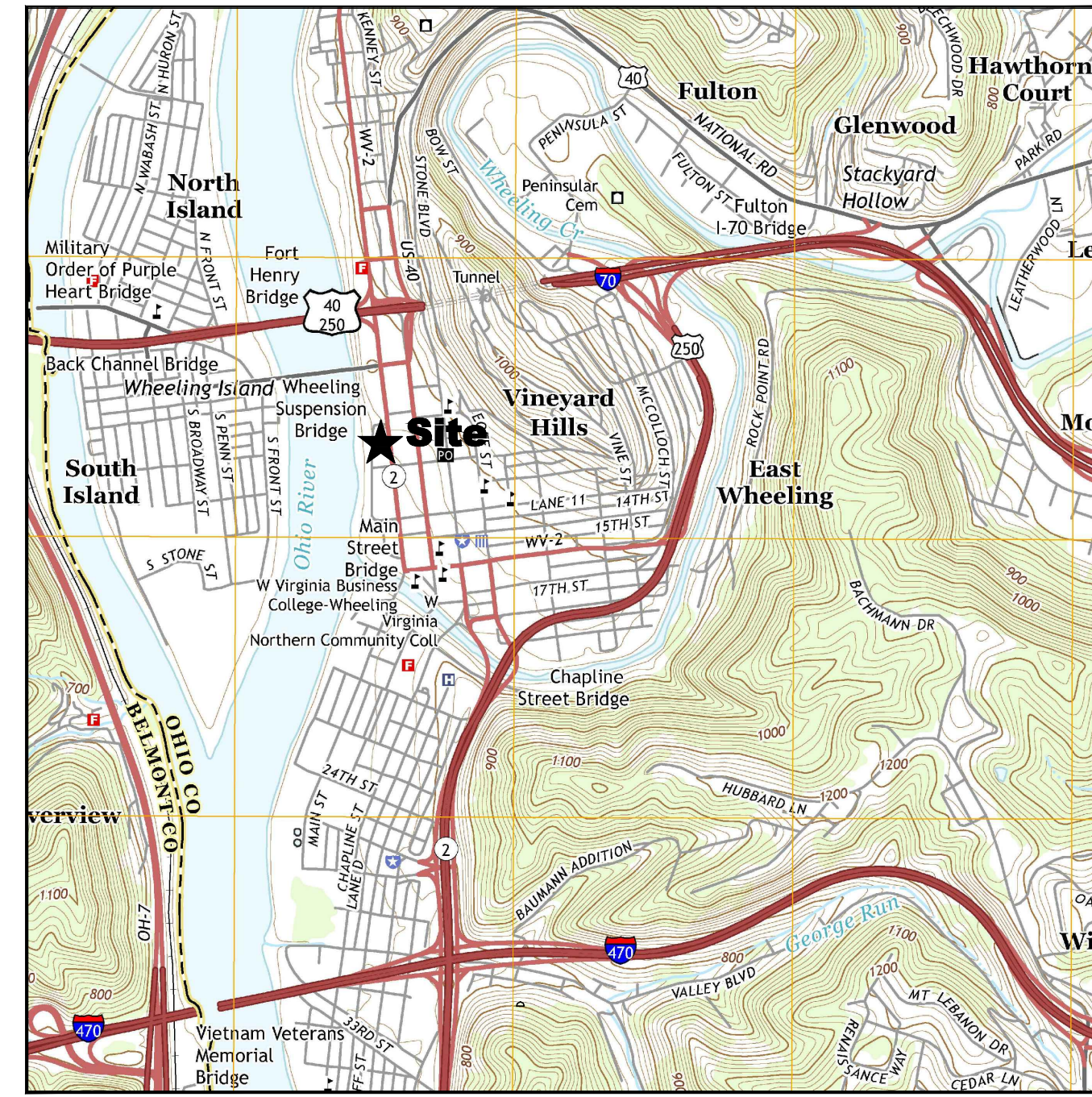
- The Contractor and Subcontractor shall be solely responsible for complying with all Federal, State and local safety requirements, together with exercising precautions at all times for the protection of persons (including employees) and property. It is also the sole responsibility of the Contractor and Subcontractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with this work.
- Existing utilities shown are from best available records and field investigation, and are not necessarily complete or exact. The Contractor is responsible for the investigation, location, support, protection and restoration of all existing utilities and appurtenances whether shown on these plans or not. The Contractor shall expose all utilities or construction prior to construction to verify the vertical and horizontal effect on the proposed construction, and shall make adjustments in elevations to provide sufficient clearance between the proposed and existing utilities. The Contractor shall call the utilities protection service (Dial 811) at least three (3) working days prior to work in the vicinity of their underground utilities.
- Chadan Engineering, Inc. assumes no responsibility for the accuracy and/or completeness of the provided surveying and mapping information nor any errors or omissions resulting from missing or inaccurate data.
- The Contractor shall exercise extreme caution when working near existing utilities. It is the Contractor's responsibility to contact the appropriate utility agency prior to exposing the agency's utility. The Contractor is responsible for repairing any utility that may become damaged during the course of construction.
- Should the Contractor discover any discrepancies of conflicts with the existing and/or proposed information, the project Architect and Engineer shall be notified prior to continuing work.
- All proposed utility locations shall be provided by a state licensed surveyor, prior to installation. The Contractor shall adjust all structures to final grade as needed.
- The Contractor and/or Owner is responsible for coordinating with the electric, gas and communication companies regarding providing service to the development. Any information shown on plans shall be considered schematic for budgetary purposes only.
- Any property corner pins or permanent survey markings disturbed during construction shall be reset by a registered surveyor at the Contractor's expense.
- The tracking or spillage of mud, dirt or debris upon public roads is prohibited and any such occurrence shall be cleaned up immediately by the Contractor. If the Contractor fails to keep the work area clean of debris, or fails to clean mud or dirt, the local jurisdiction may take action and assess the Contractor for the costs that are incurred.
- No non-rubber tire vehicles shall be moved on public roads; exceptions may be granted where short distances and special circumstances are involved. Granting of exceptions shall be in writing.
- The Contractor shall exercise extreme caution when excavating in the vicinity of existing trees, taking all measures possible to protect and preserve them. The Contractor shall be governed by the provisions of his contract with the Owner.
- All field tile broken during excavation shall be replaced to its original condition or connected to the storm sewer system. The Contractor shall maintain a set of as-built documents for any tile encountered during construction.
- Proposed storm water management basins and conveyance system will be owned by the Owner. It will be the Owner's responsibility to properly maintain and inspect the storm water management system.
- All traffic control devices shall be furnished, erected, maintained and removed by the Contractor in accordance with the latest edition of the West Virginia Department of Transportation Manual for Temporary Traffic Controls.
- All trenches shall be backfilled or securely plated during nonworking hours.
- Access to all adjoining properties shall be maintained at all times.
- All areas within the public right-of-way that are disturbed by this project shall be restored to original or better condition.
- At all utility crossings where the existing utility is exposed in the trench, the backfill shall consist of compacted granular material between the deeper and shallower pipes. Where proposed utilities or services cross proposed or existing pavement areas, backfill shall be compacted granular extending at least 3 feet beyond the back of curb or edge of pavement. Cost is to be included in the price bid for related pipe.
- Clean water connections to sanitary sewer lines are strictly prohibited, this include roof drains, foundation drains, yard drains, catch basins and trench drains.
- Curb inlets, manholes and catch basins shall be channeled as directed. Tops inlets and catch basins shall be adjusted with the final slope of the road surface.
- Proposed spot elevations are dependant on the final elevation of the finish floor of the building(s). Once the floor slab has been installed, the Contractor shall confirm the elevation. Any discrepancy shall be reported the project Architect and Engineer to determine if any elevation revisions are required.
- On-site sidewalks are designed to meet current accessibility standards. It is strongly recommended that the Contractor review the proposed sidewalks and accessibility and construct the work so not to create a "pinch point" with respect to the elevations due to construction tolerances with the final elevations. Note the following information:
Sidewalks are to have a cross-slope of less than 2%. Lead slope shall not exceed 5% or if it is considered a ramp. Changes in directions shall have an area of 2% or less in all directions whenever possible.
Ramp: A ramp is a section of sidewalk with a lead slope greater than 5% and less than 8.33%. Handrails are required on both sides of ramps with an elevation change of greater than 6". No section of sidewalk shall exceed 8.33%. A ramp may not exceed 30' in length without a landing area.
- Where it is necessary to disturb pavements or drives, the pavement shall be saw cut in neat straight lines. The depth of the saw shall be at least 4 inches. Existing asphalt or concrete shall be replaced to a thickness equal or greater than original. Aggregate base shall be replaced if needed.
- Erosion control measures in accordance with the requirements of the State of West Virginia. The Contractor shall provide sediment control at all points where water leaves the project, including waterways, overland sheet flow and storm sewers. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices. Disturbed areas that remain unworked for 14 days shall be seeded. Other sediment controls that are installed shall be maintained until vegetation growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion but not before the growth of permanent ground cover.
- The Contractor shall clear and grub only the portion of the site within the Limit of Disturbance (LOD) noted within the plans. Should disturbance occur outside the LOD, the Engineer shall be notified.
- Contractor shall adhere to all recommendations in the geotechnical report unless directed otherwise in writing by the project Architect or Owner. It is the Contractor's responsibility to assure that proper testing is completed on placed fill, foundation, and trench work, etc.. Should the Contractor encounter poor or unknown soils or groundwater, the geo-tech representative shall be consulted. Copies of all testing reports shall be provided to the Owner.
- Contractor shall review and follow environmental reports conducted for this development. All requirements and recommendations shall be followed unless otherwise directed in writing by the owner or project architect.
- Submittals shall be provided to the Engineer electronically for review and comment. The Engineer shall respond within 5 business days.
- The Contractor shall maintain a set of as-builts on site. Once the project is complete, the as-built set shall be delivered to the Owner.
- The Contractor is responsible for confirming all quantities for the site development.

MAPPING NOTES

Boundary and existing conditions survey provided by:

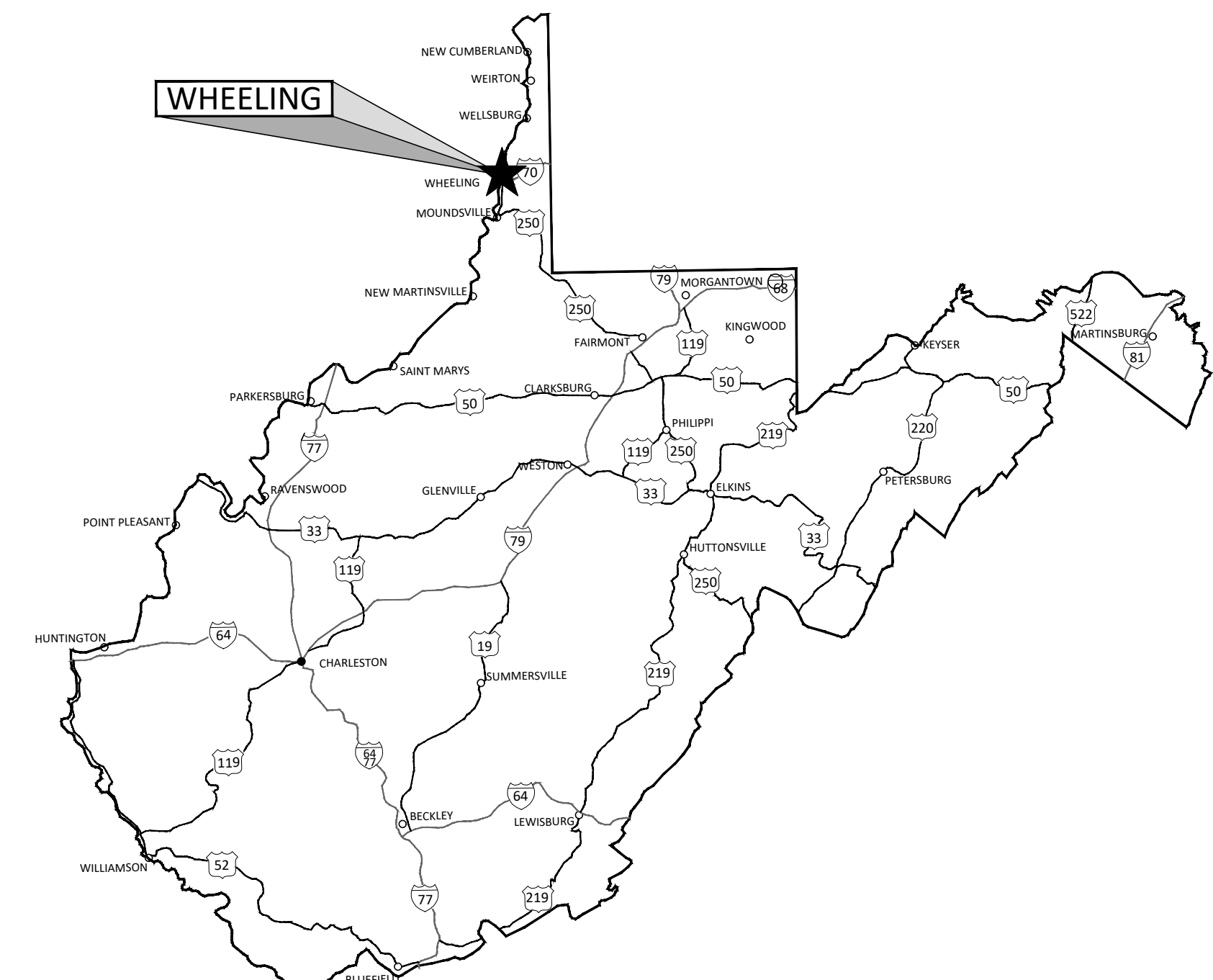
RETTEW, Inc.
Cathy Bihlman, P.S.
3020 Columbia Avenue
Lancaster, PA 17603
740.277.2348

Chadan Engineering, Inc. assumes no responsibility for the accuracy and/or completeness of the provided surveying and mapping information nor any errors or omissions resulting from missing or inaccurate data.

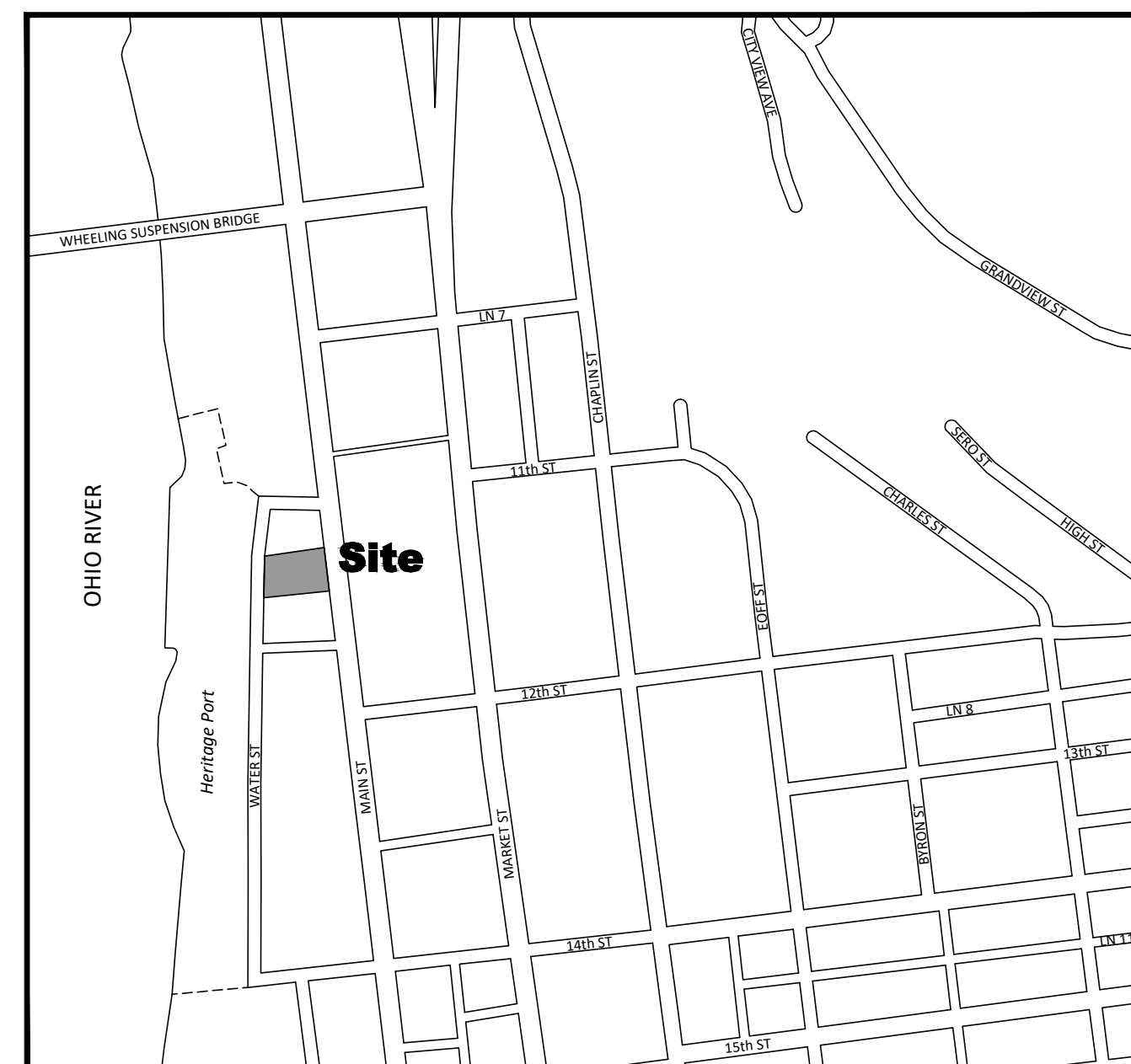


LOCATION MAP

Scale: 1" = 2000'



STATE MAP



VICINITY MAP

Scale: 1" = 400'



DRAWING INDEX

Sheet CS	Cover Sheet
Sheet C001	Existing Conditions Plan
Sheet C100	Site Plan
Sheet C101	Site Details
Sheet C200	Site Grading & Drainage Plan
Sheet C300	Stormwater Pollution Prevention Plan
Sheet C400	Utility Plan
Sheet C401	Utility Details
Sheet C500	Site Lighting & Landscaping Plan

DATE	REVISIONS	ISSUE

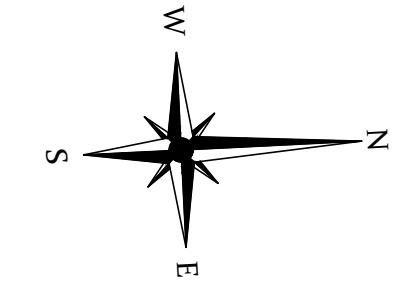
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DRAWN: DJB/RLI CHECKED: CG
NOTES:

Cover Sheet

CS

DATE	REVISIONS	ISSUE

DATE ISSUED: 03-07-2023
DRAWN: DJB/RLL CHECKED: CG
NOTES:



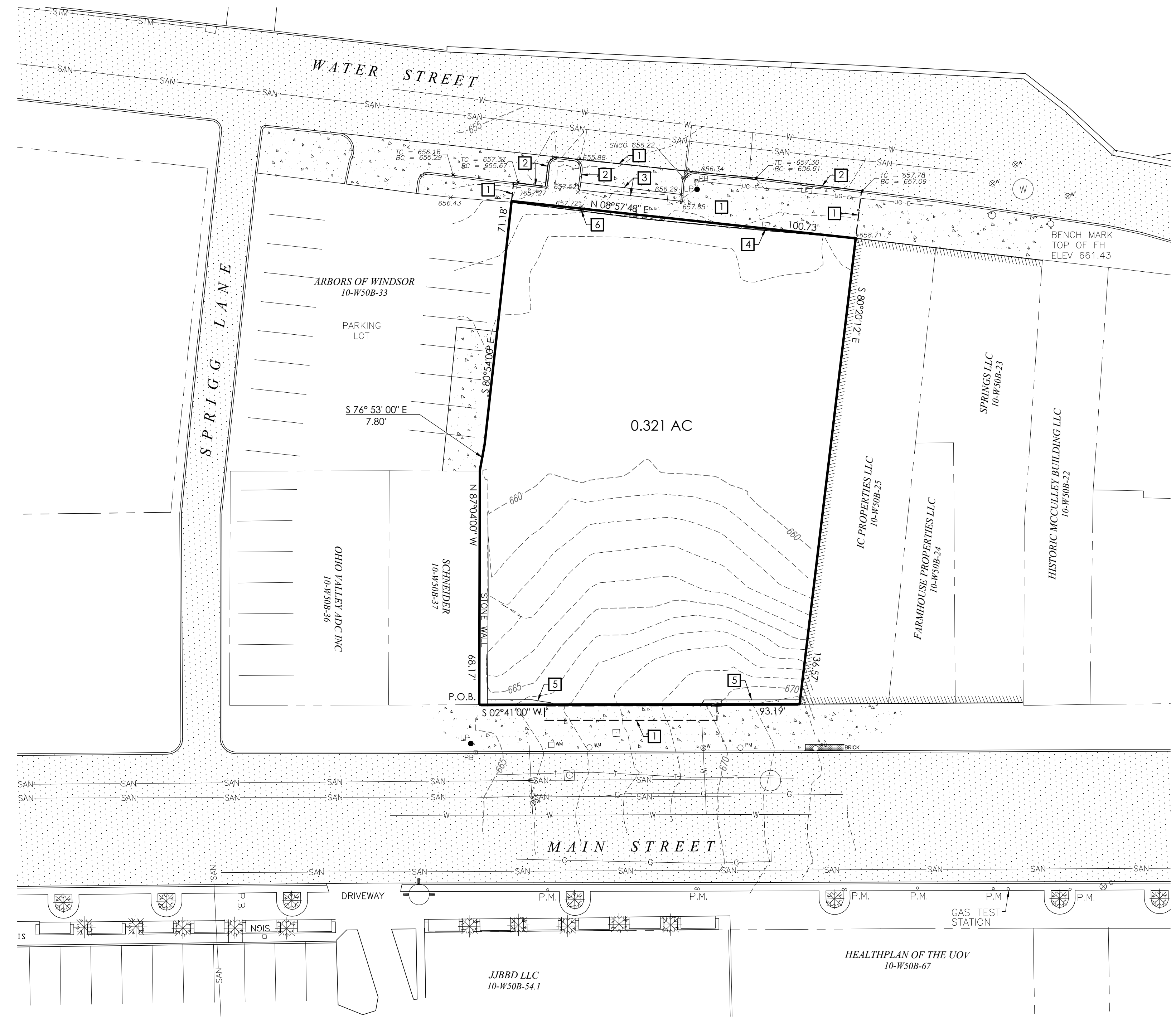
LEGEND

- 660 --- Existing Grade Contour (Index)
- 658.79 --- Existing Grade Contour (Intermediate)
- 658.79 X Existing Spot Elevation
- --- Property Line (Subject)
- --- Adjacent Property/Lot Line
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- W Existing Water Vault
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- UG-E Existing Underground Electric
- PB Existing Pull Box
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- LP Existing Light Pole
- T Existing Telephone Line
- TM Existing Telephone Manhole
- G Existing Gas Line
- PM Existing Parking Meter
- U Existing Utility Pole
- STM Existing Storm Sewer Pipe
- SCB Proposed Storm Catch Basin
- SP Proposed Storm Pipe
- CFS Proposed 18" Compost Filter Sock
- AS Existing Asphalt Surface
- CS Existing Concrete Surface
- PCS Proposed Concrete Surface
- AS Existing Asphalt Surface

CODED NOTES

Notes Reference This Sheet Only.

- 1 Saw-cut and remove existing concrete sidewalk or slab within the limits shown.
- 2 Remove existing curbing.
- 3 Remove existing stairs.
- 4 Remove existing storm sewer structure. Open piping to be grout plugged and abandoned in place.
- 5 Remove existing concrete or stone item.
- 6 Existing steel plate and possible box assembly to be removed. Origin and nature of this item is unknown.



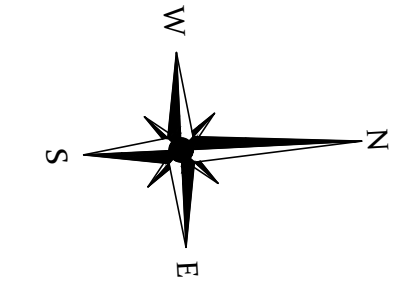
PLAN VIEW

SCALE 1" = 20'



DATE	REVISIONS	ISSUE

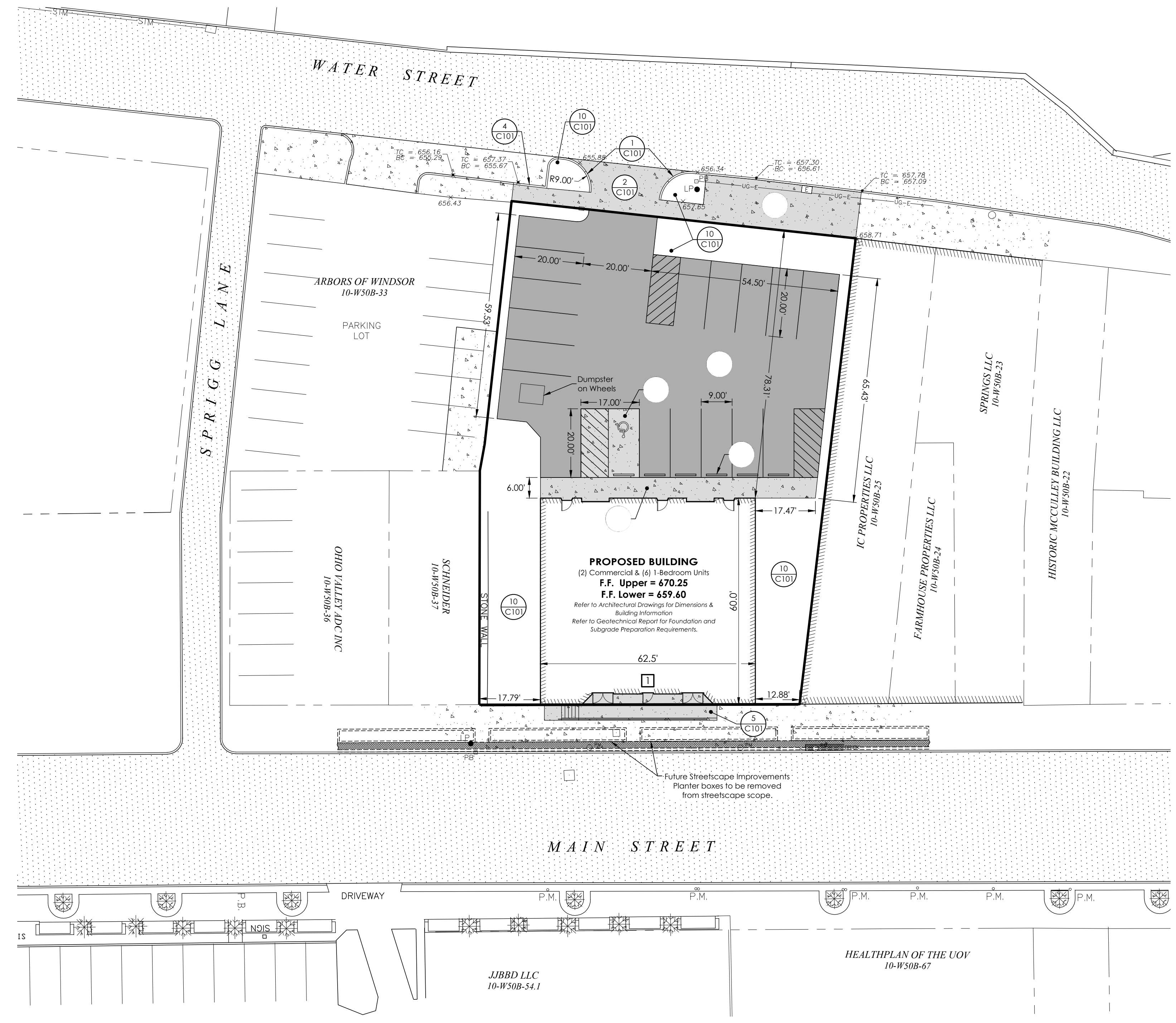
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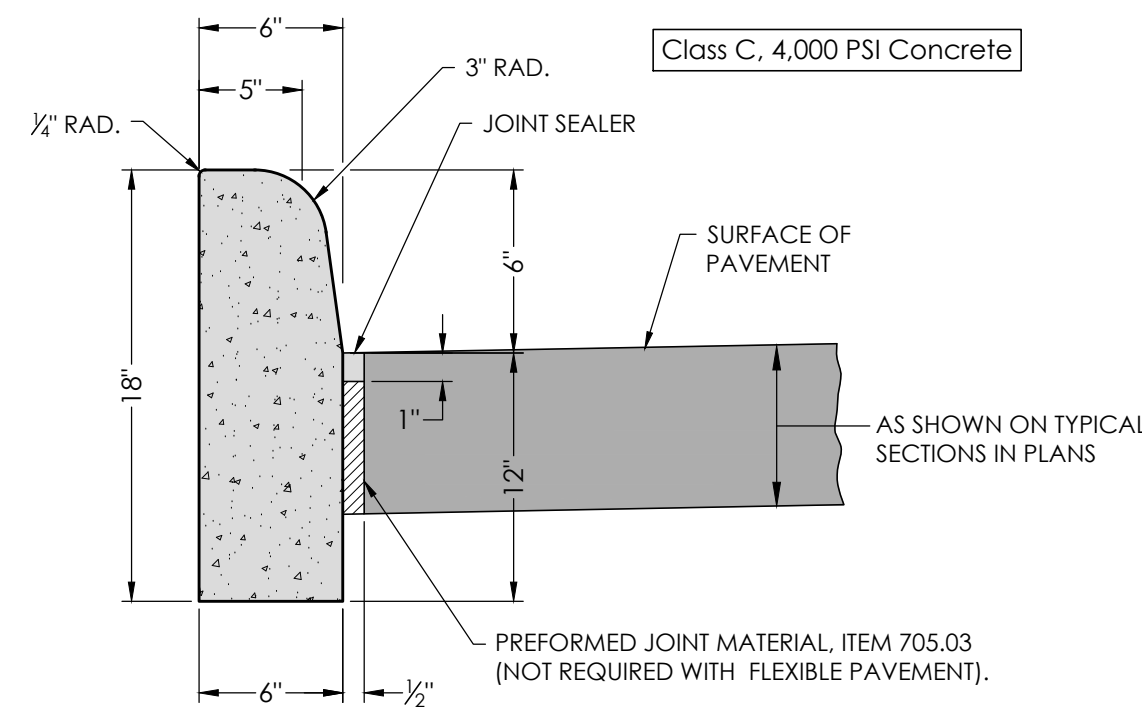
- CODED NOTES**
Notes Reference This Sheet Only.
- 1 Refer to Architectural plans for entrance stoop information.

- DETAILS LIST**
- 1 CONCRETE CURB
 - 2 CONCRETE PAVING
 - 3 ASPHALT PAVEMENT
 - 4 INTEGRAL WALK & CURB
 - 5 SIDEWALK
 - 6 HANDICAPPED PARKING SIGN
 - 7 TRENCH DETAIL
 - 8 WHEEL STOP
 - 9 COMPOST FILTER SOCK
 - 10 SEEDING & MULCHING

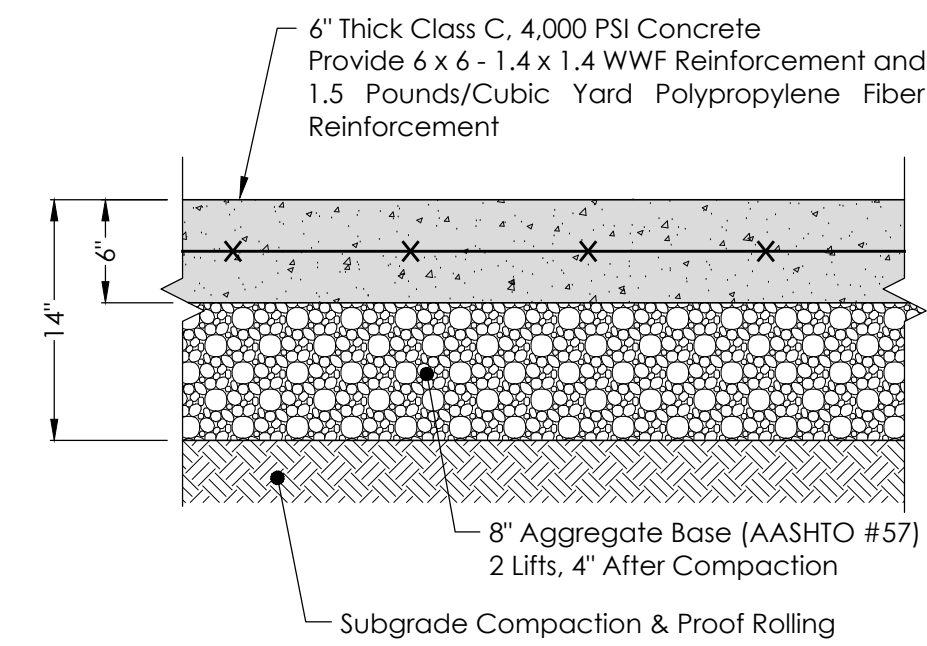


PLAN VIEW
SCALE 1" = 20'

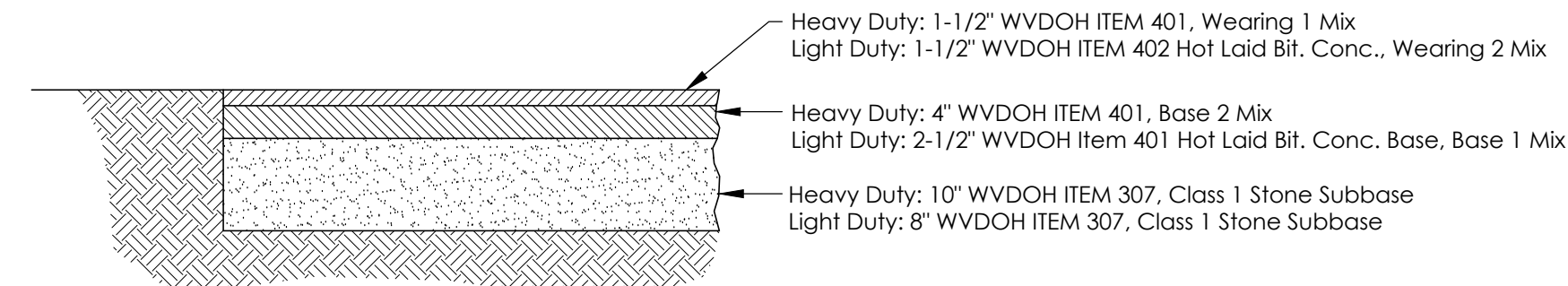
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1 CONCRETE CURB
NOT TO SCALE

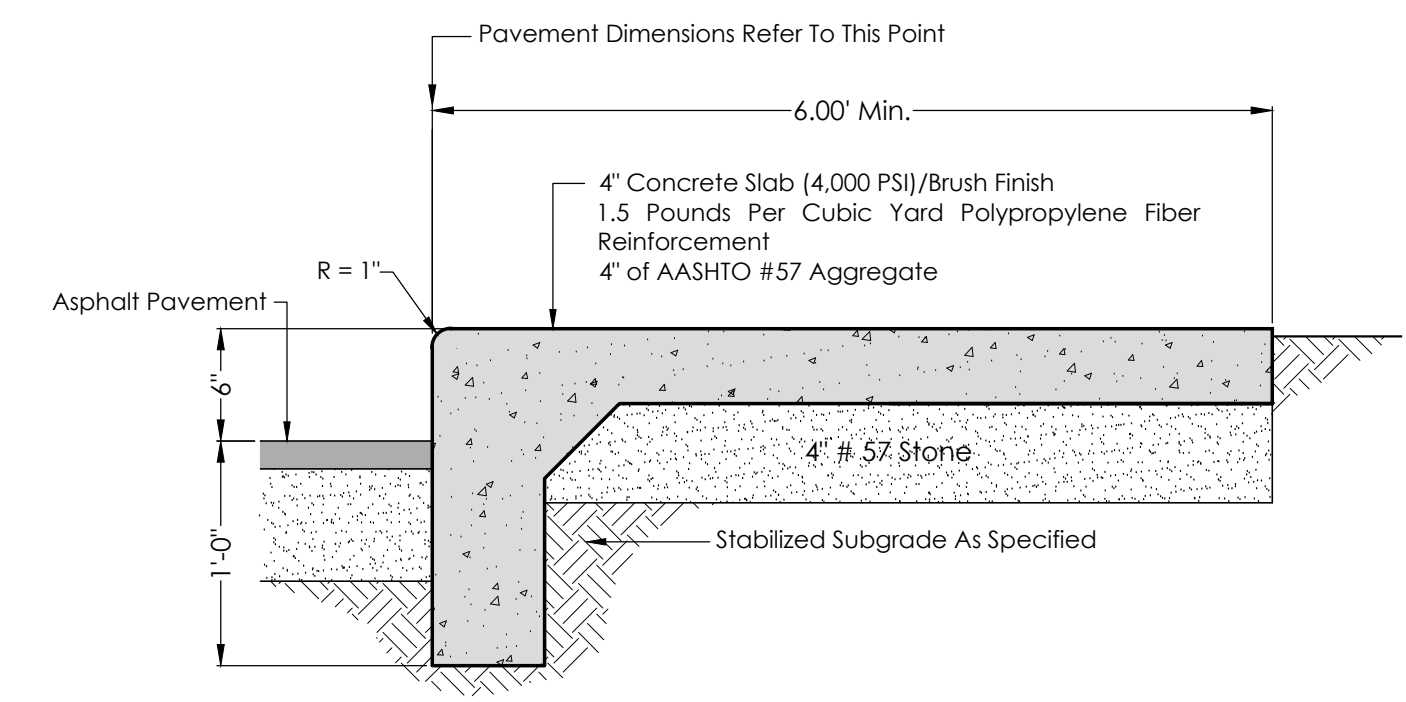


2 CONCRETE PAVING
NOT TO SCALE



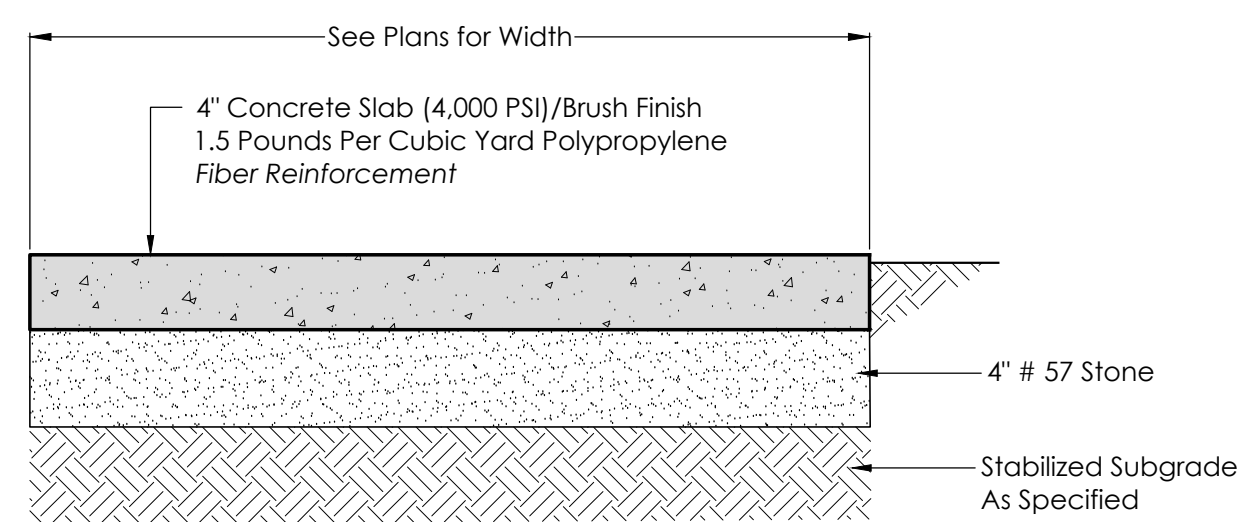
3 ASPHALT PAVEMENT
NOT TO SCALE

WVDOH 207 Subgrade Compaction & Proof Rolling
Light Duty Areas Considered Parking Stalls Only or As Noted.
All work and materials shall comply with the latest edition of the West Virginia Department of Highways, Standard Specifications Roads & Bridges.



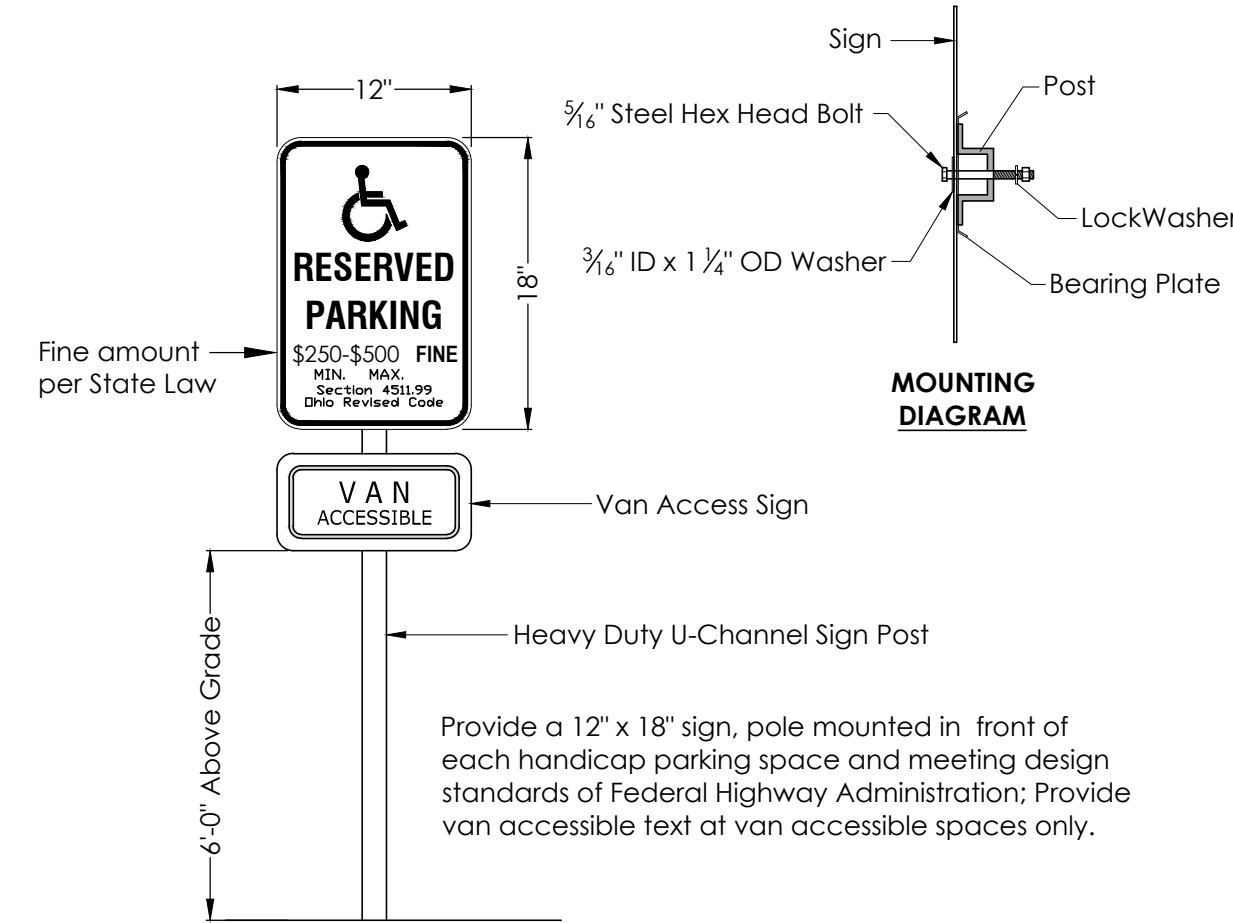
Maximum Running Slope Is 5%. Maximum Cross Slope Is 2%.
Form or saw cut control joints within 24 hours of placement to a depth of at least 1/4 of the slab thickness. Joints to be spaced at no more than five feet center to center.
Provide a 1/2 inch non-extruding expansion joint against structure and every 20 feet along walk. Provide 1/2 inch isolation joints between all concrete curbing, building walls and the asphalt pavement. Joints to be depth of slab. Top 3/8 inch to be filled with sealant.

4 INTEGRAL WALK & CURB
NOT TO SCALE

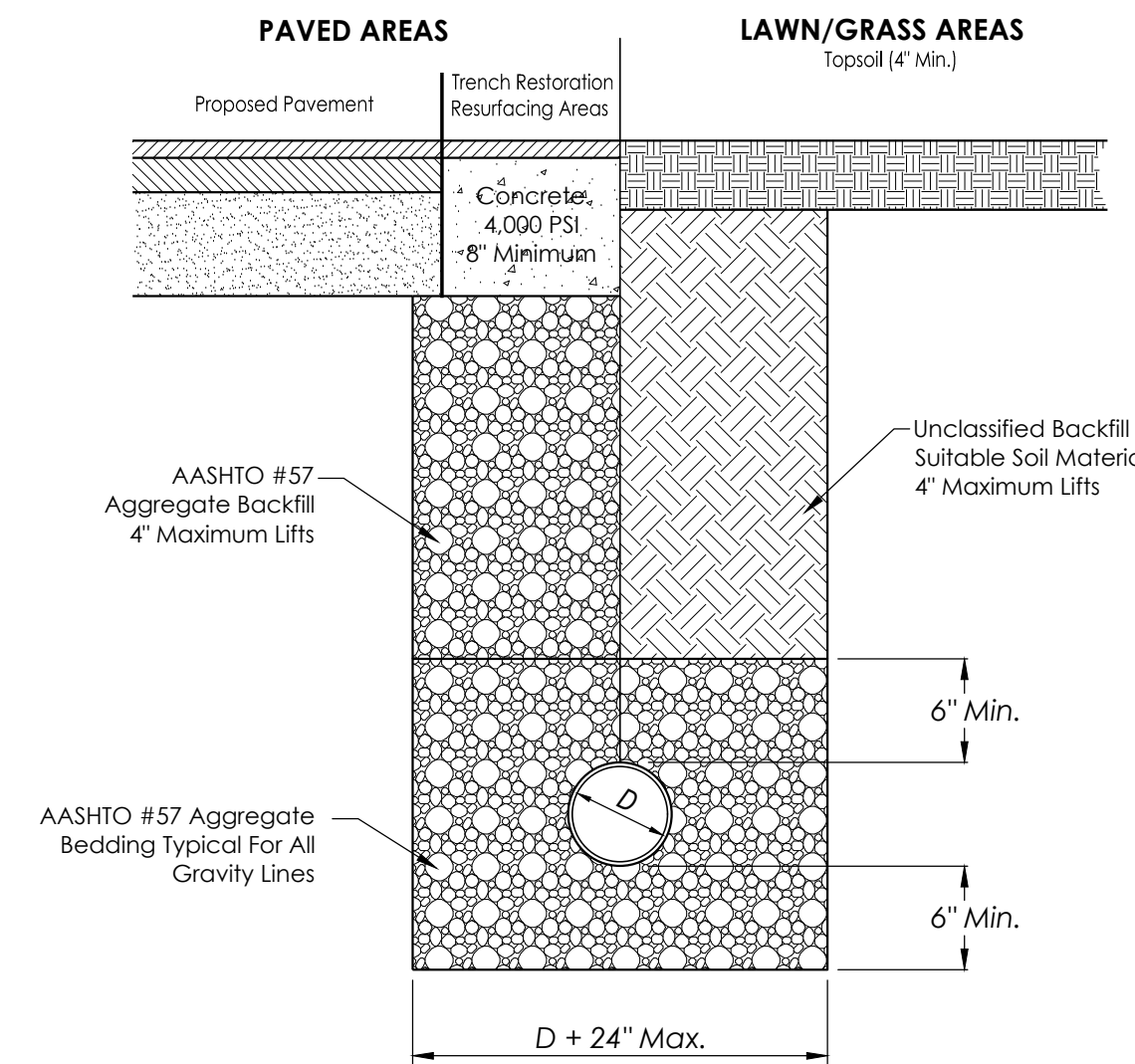


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Provide a 1/2 inch non-extruding expansion joint against structure and every 20 feet along walk. Provide 1/2 inch isolation joints between all concrete curbing, building walls and the asphalt pavement. Joints to be depth of slab. Top 3/8 inch to be filled with sealant.
Maximum running slope is to be 5% maximum, unless noted otherwise. All cross-slopes are not to exceed 2%.

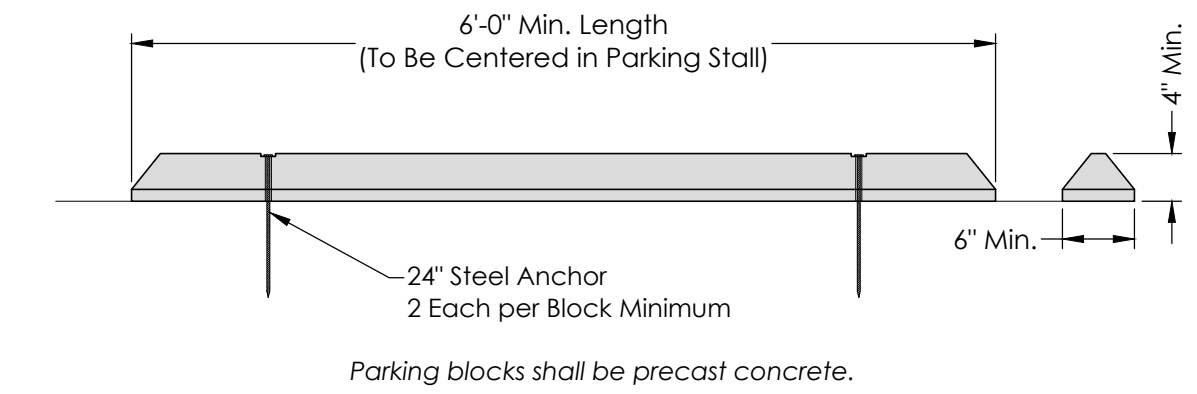
5 SIDEWALK
NOT TO SCALE



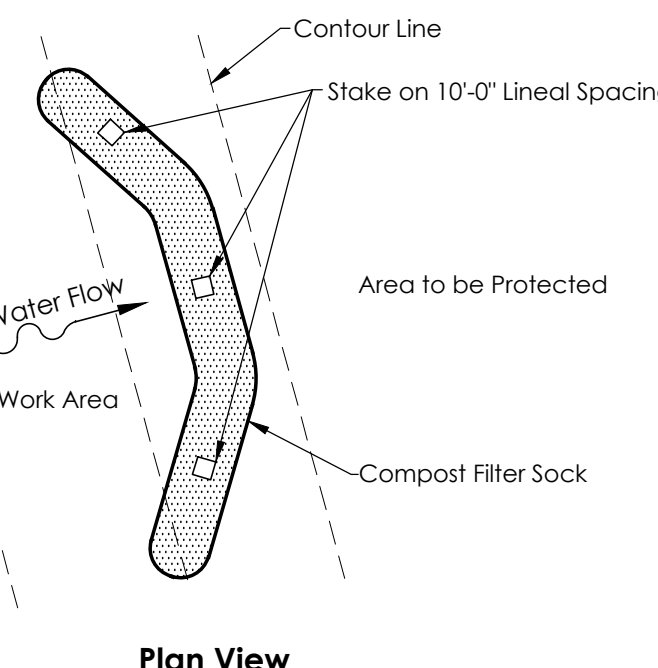
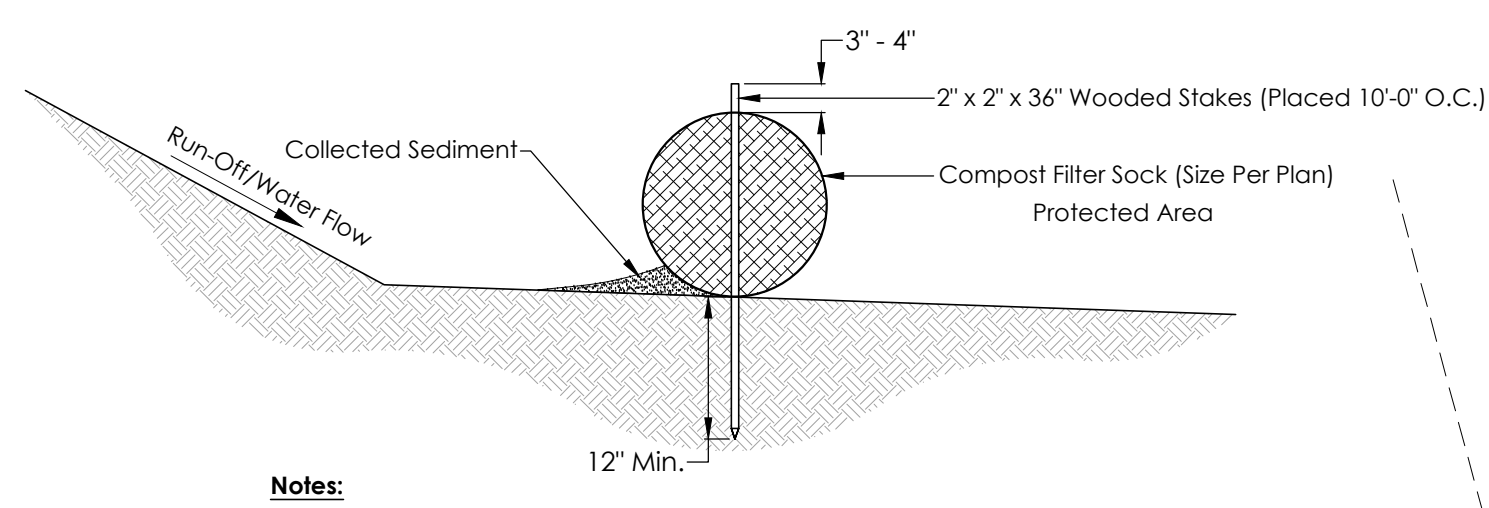
6 HANDICAP PARKING SIGN
NOT TO SCALE



7 TRENCH DETAIL
NOT TO SCALE



8 WHEEL STOP
NOT TO SCALE



- Notes:
1. Filter socks shall be 3 MIL or 5 MIL continuous, tubular, HDPE 3/8 inch knitted mesh material.
 2. Compost shall be free of weeds, pathogens, insects or other contaminants toxic to plant growth. Compost shall consist of well-decomposed organic matter with particle size ranging from 1/8 inch to 2 inches.
 3. Sediment shall be removed when accumulations reach 1/2 the above ground height of the barrier.
 4. Routinely inspect filter socks after significant rains. Filter socks to remain functional at all times. In the event that filter sock deteriorates or fails, the filter sock shall be repaired or replaced.

9 18" COMPOST FILTER SOCK
NOT TO SCALE

Permanent Stabilization	
Area Requiring Permanent Stabilization	Time Frame to Apply Erosion Controls
Any area that will be dormant for one year or more;	Within 7 days of the most recent disturbance.
Any area within 50 feet of a stream or a riparian setback area and not at final grade.	Within 2 days of reaching final grade.
Any area at final grade.	Within 7 days of reaching final grade within that area.

Temporary Stabilization	
Area Requiring Temporary Stabilization	Time Frame to Apply Erosion Controls
Any disturbed area within 50 feet of a stream or a riparian setback area and not at final grade.	Within 2 days of the most recent disturbance if that area will remain idle for more than 14 days.
For all construction activities, any disturbed area, including soil stockpiles that will be dormant for more than 14 days but less than one year.	Within 7 days of reaching final grade within the area.
Disturbed areas that will be idle over winter.	Prior to November 1.

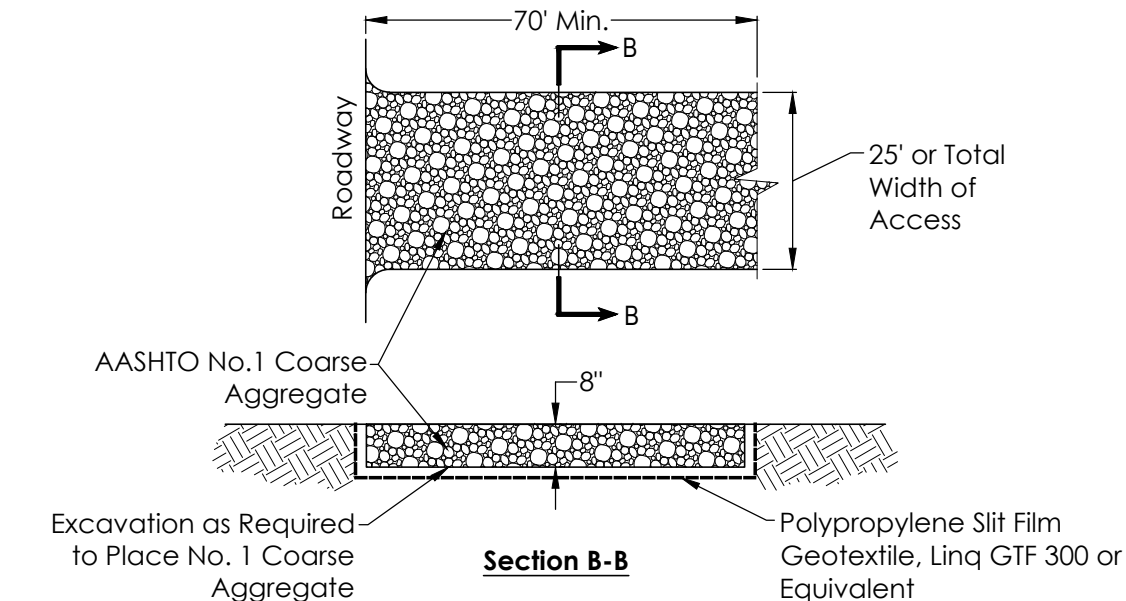
Note: Where vegetative stabilization techniques may cause structural instability or are otherwise unobtainable, alternative stabilization techniques must be employed. These techniques may include mulching or erosion matting.

Permanent Seeding Application Rates:

Seed Mix	Seeding Rate (pounds/acre)
General Use - Lawn	
Creeping Red Fescue	20-40
Domestic Ryegrass	10-20
Kentucky Bluegrass	20-40
Tall Fescue	40-50
Turf-type (Dwarf) Fescue	90

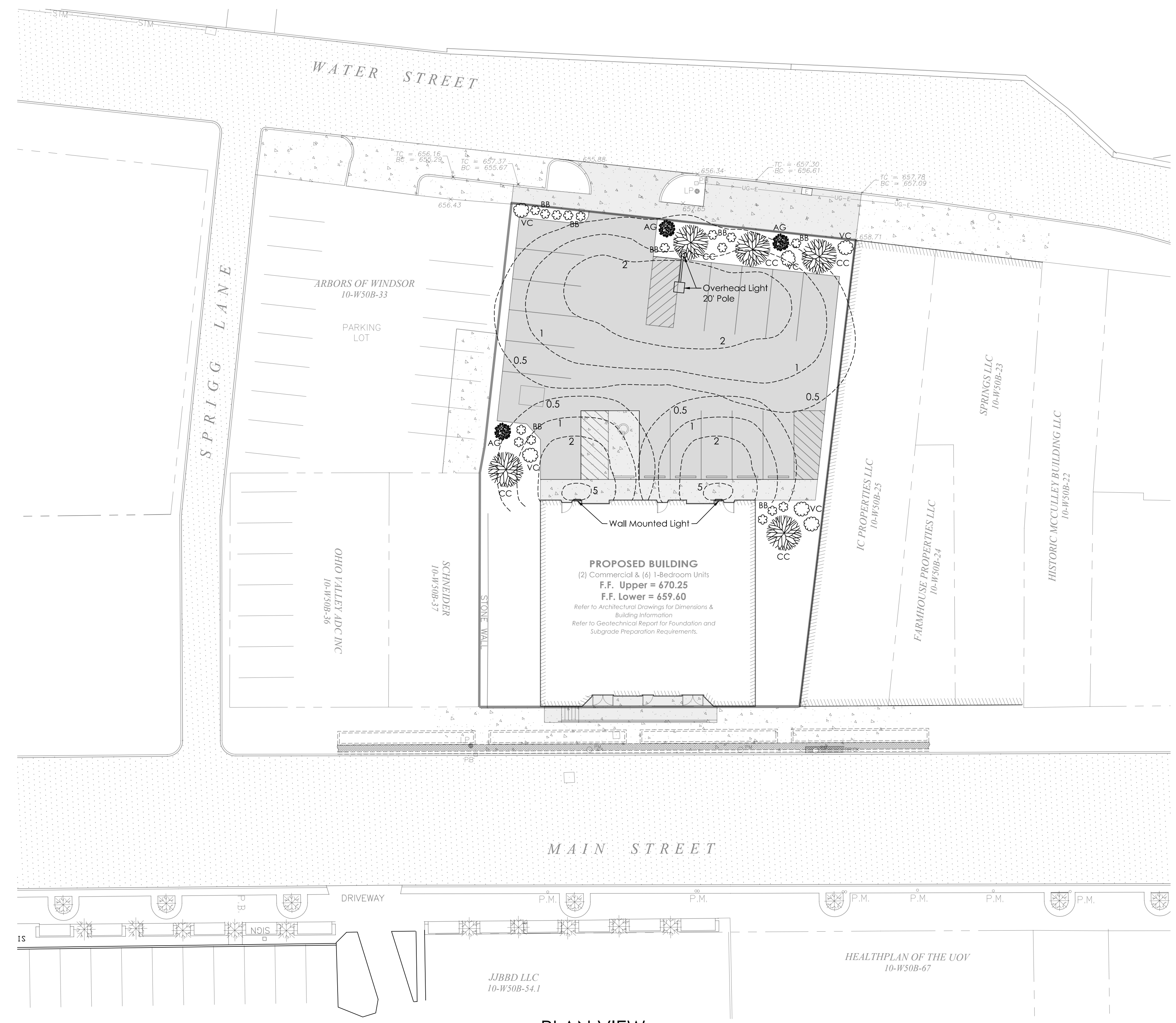
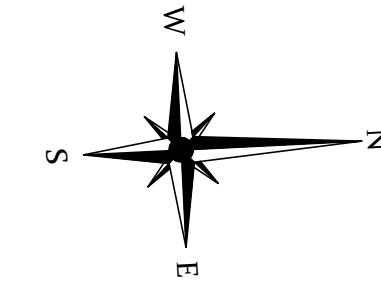
Note: Other approved seed species may be substituted.

10 SEEDING REQUIREMENTS
NOT TO SCALE



11 CONSTRUCTION ENTRANCE
NOT TO SCALE

DATE	REVISIONS



PLAN VIEW
SCALE 1" = 20'

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PLANTING SCHEDULE

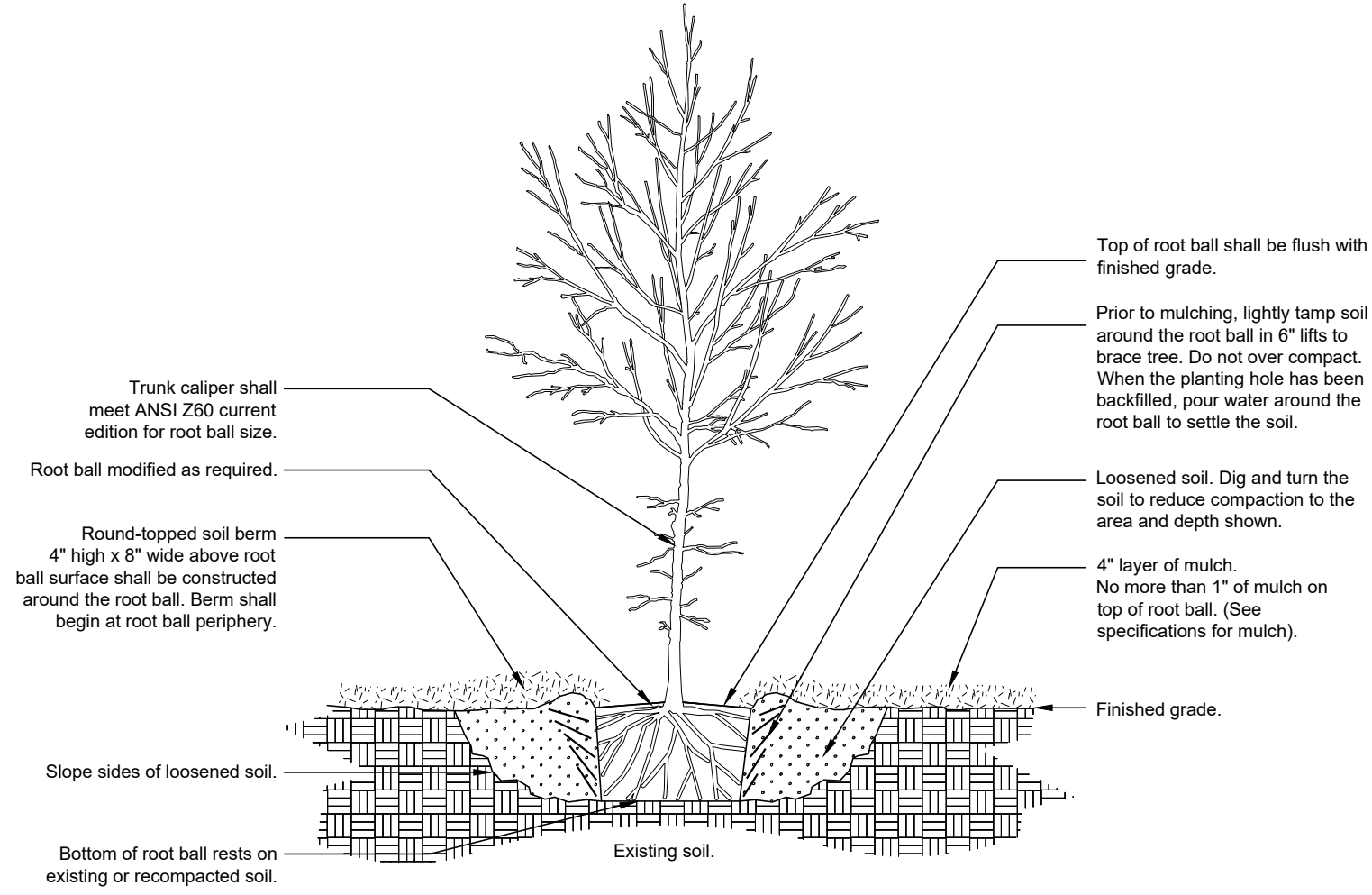
- AG Amelanchier Grandiflora - Autumn Brilliance
- BB Buxus - Dwarf Boxwood
- CC Cercis Canadensis - Eastern Redbud
- VC Viburnum Cassinoides - Northern Witherod

PLANTING NOTES

- All plants to be installed with identification tags. Tags to be removed after inspection by Architect.
- Provide 2" thick by 4-foot diameter mulch area around trees and a 2" thick by 2-foot diameter mulch area around all shrubs.
- All areas disturbed during construction to be limed, fertilized, mulched and seeded.
- All areas disturbed during construction to have a minimum of 4 inches of topsoil in place before planting.
- If applicable, all splash blocks to drain into a minimum 2' x 3' sod area.
- Verify the location of trees and shrubs so that they do not conflict with the location of buried utility lines.

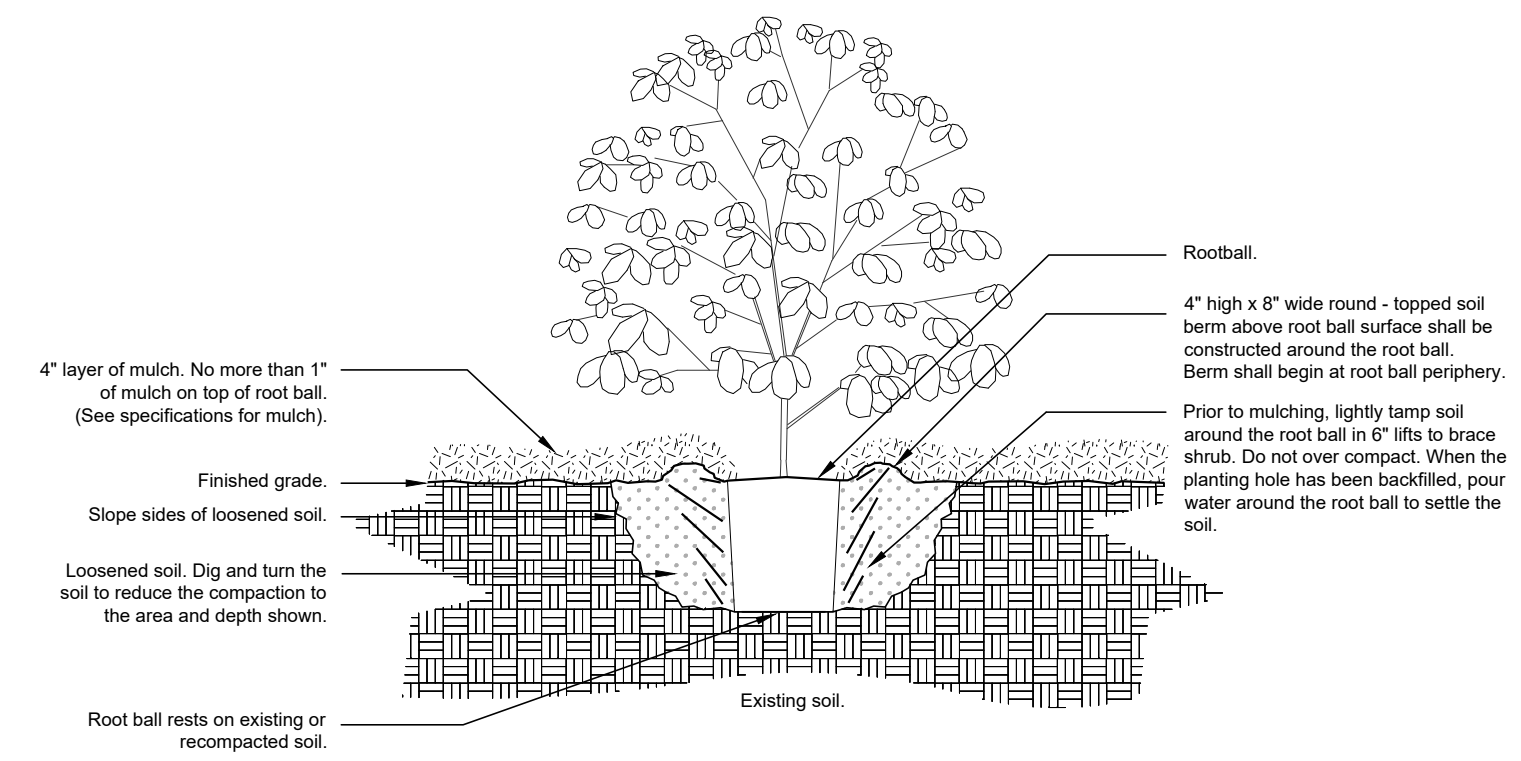
LIGHTING NOTES

- Overhead light to be ATLAS, Model SLPM9L3T4K fixture, or equal, mounted 20 feet above grade. Light pole base design pending results of site geotechnical evaluation.
- Wall mounted lights to be ATLAS, Model WLM43LED fixtures, or equal. Lights to be mounted 16 feet above grade.



Notes:
1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.
2- See Specifications for further requirements related to this detail.

1 TREE PLANTING
NOT TO SCALE



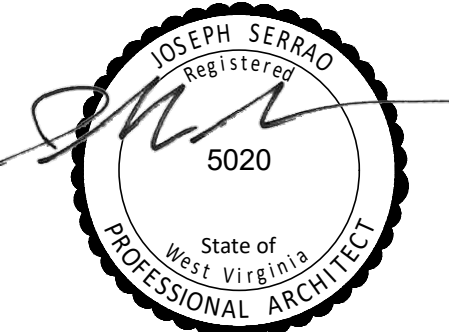
Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

2 SHRUB PLANTING
NOT TO SCALE



TKA Architects
Planners & Interior Designers
2200 Liberty Avenue, Suite 301
Pittsburgh, Pennsylvania 15222

P: (412) 681-7242
www.tkainc.com



General Notes:

1. ALL DIMENSIONS FROM FACE OF MASONRY AND CENTERLINE OF STUD UNLESS NOTED OTHERWISE.
2. ALL WALLS SHALL BE TYPE (A) UNLESS NOTED OTHERWISE.
3. SEE DRAWING A400 FOR ENLARGED UNIT PLANS AND DIMENSIONS.
4. ALL EXTERIOR WOOD FRAMING SHALL BE FIRE-RETARDANT TREATED.
5. AUTOMATIC SPRINKLERS SHALL BE PROVIDED IN ALL BUILDING AREAS IN ACCORDANCE WITH NFPA13.
6. FIRE ALARM SYSTEM SHALL BE PROVIDED PER DRAWING G102.

PROGRESS PRINT:
11.21.22

THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND VERIFY ALL CONDITIONS PERTAINING TO THIS DRAWING AT THE BUILDING AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT AT ONCE.

No: Revision: Date:

No:	Revision:	Date:

Drawing Title:

GARAGE, FIRST, SECOND THROUGH FIFTH FLOOR PLANS

Commission No.: 22-4-4

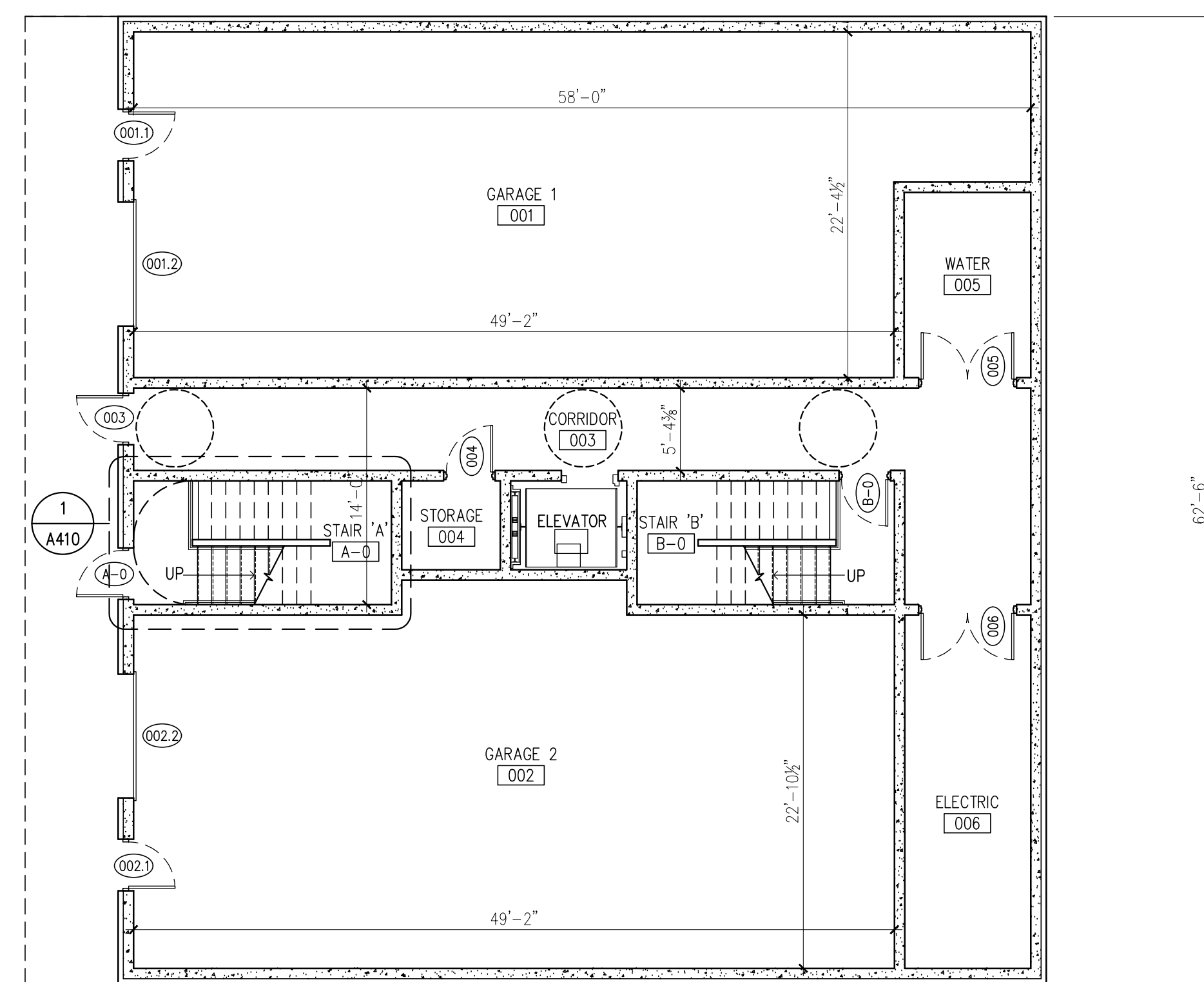
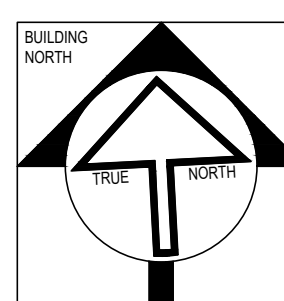
Scale: 1/8" = 1'-0"

Date: 04.06.22

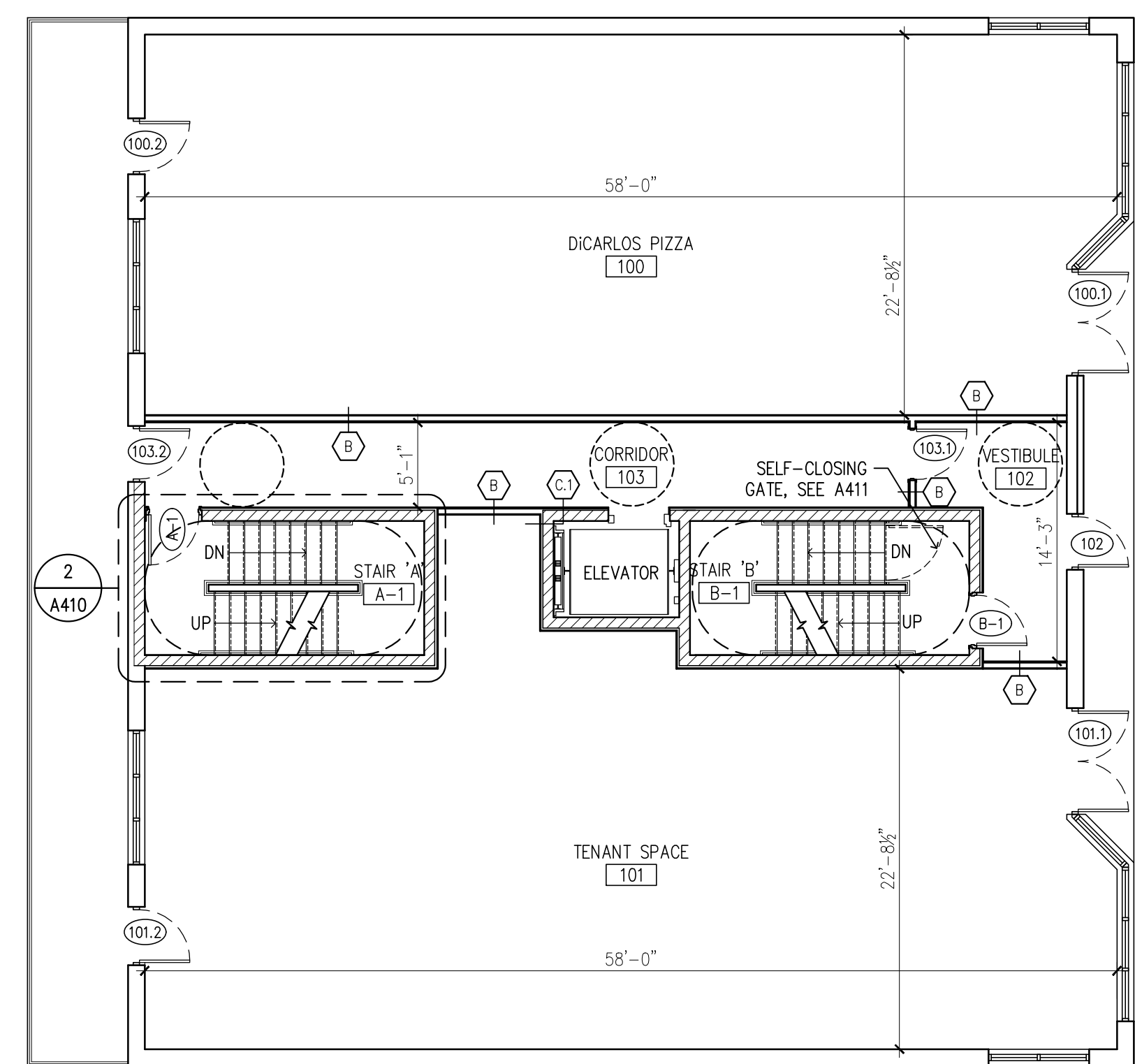
Drawn By: MMP

Approved: JS

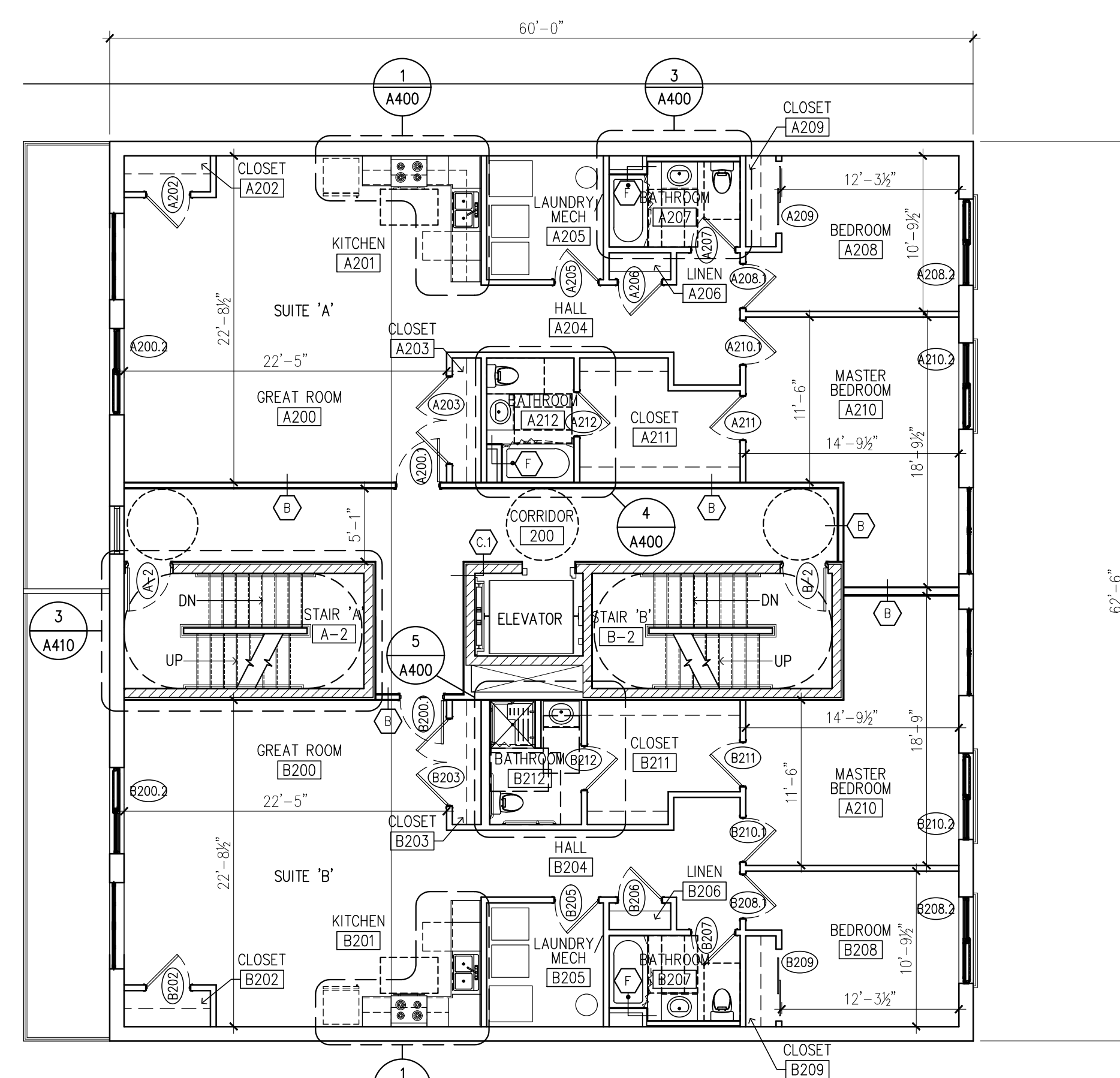
A100



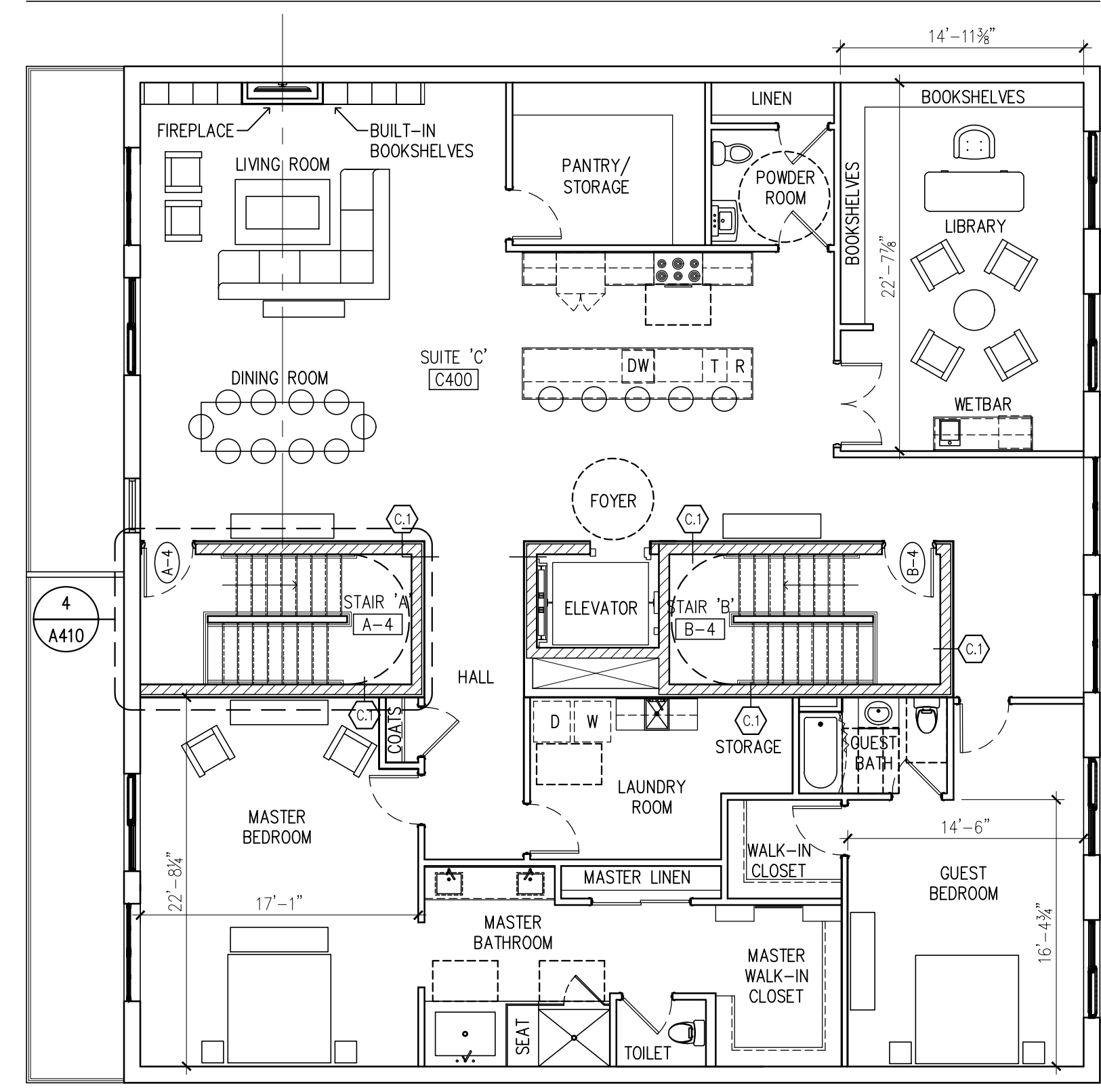
GARAGE FLOOR PLAN
SCALE: 1/8" = 1'-0"



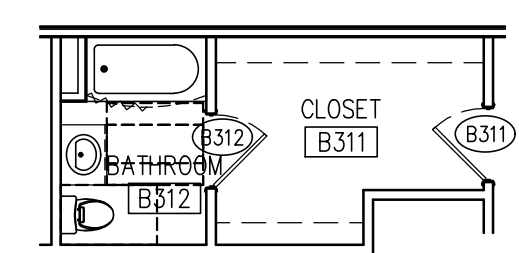
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND, THIRD, FOURTH FLOOR PLANS
SCALE: 1/8" = 1'-0"



FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



PARTIAL PLAN BATHROOM 'B312'
SCALE: 1/8" = 1'-0"

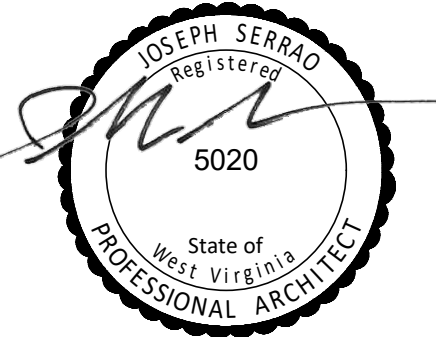
DiCARLO'S PIZZA

WHEELING, WV 26003



TKA Architects
Planners & Interior Designers
2200 Liberty Avenue, Suite 301
Pittsburgh, Pennsylvania 15222

P: (412) 681-7242
www.tkainc.com



General Notes:

PROGRESS PRINT:
02.06.23

THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND VERIFY ALL CONDITIONS PERTAINING TO THIS DRAWING AT THE BUILDING AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT AT ONCE.

No.	Revision:	Date:

Drawing Title:

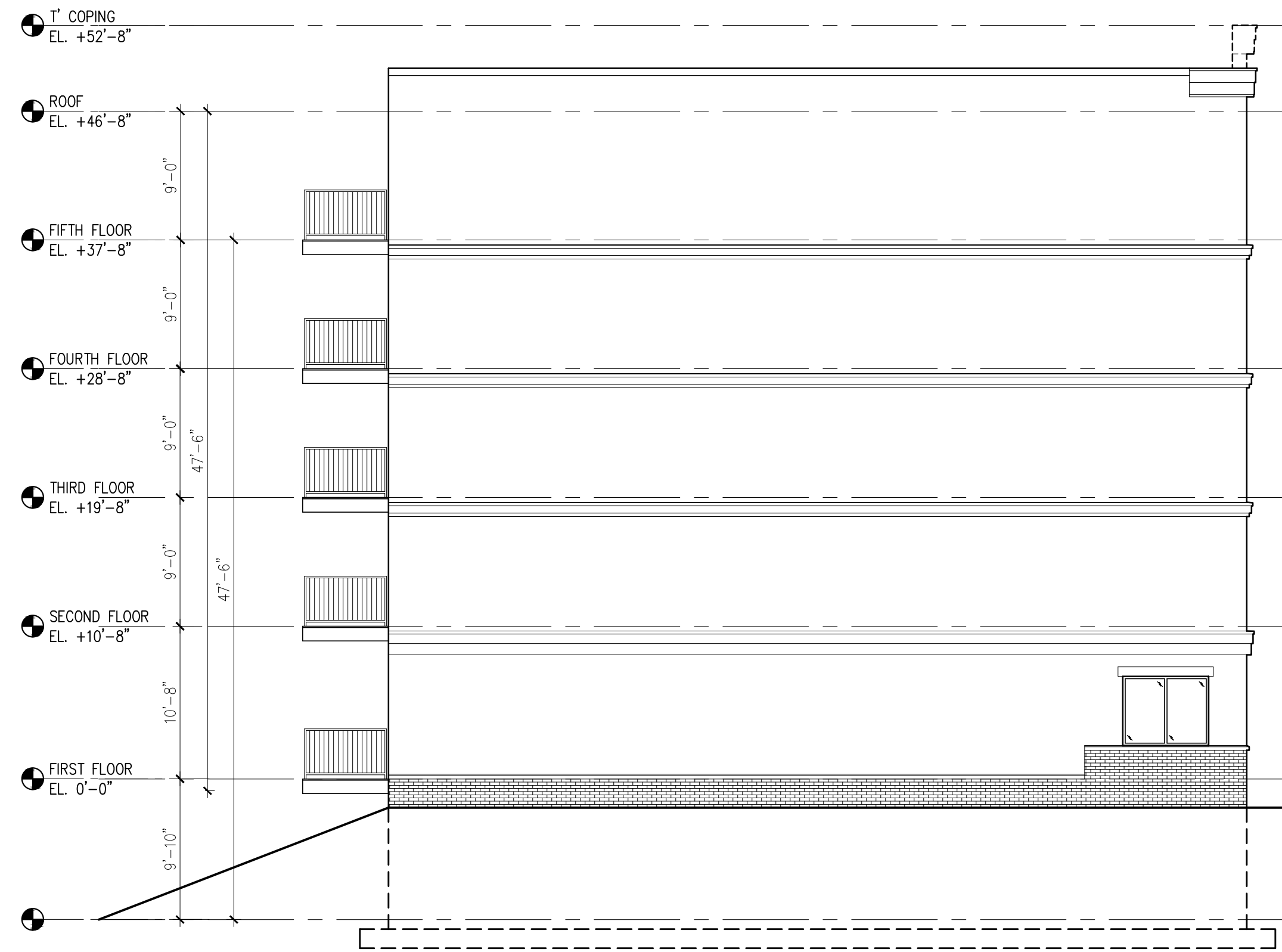
BUILDING ELEVATIONS
5 STORY OPTION

Commission No.: 22-4-4	Drawing No.:
Scale: 1/8" = 1'-0"	Date: 04.06.22
Drawn By: MMP	Approved: JS
A200	



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



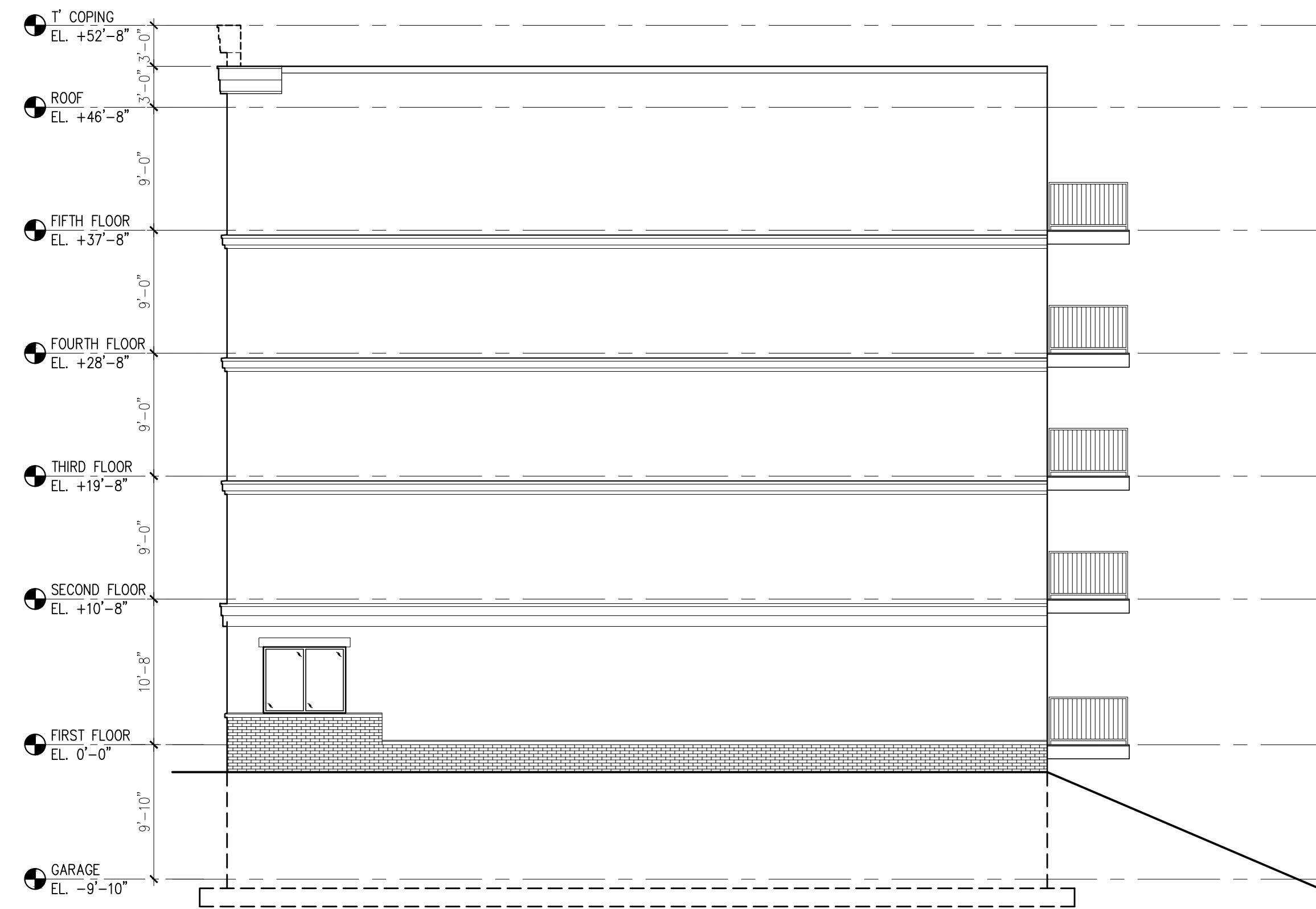
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

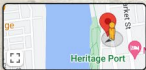
1113 WV-2

Wheeling, West Virginia

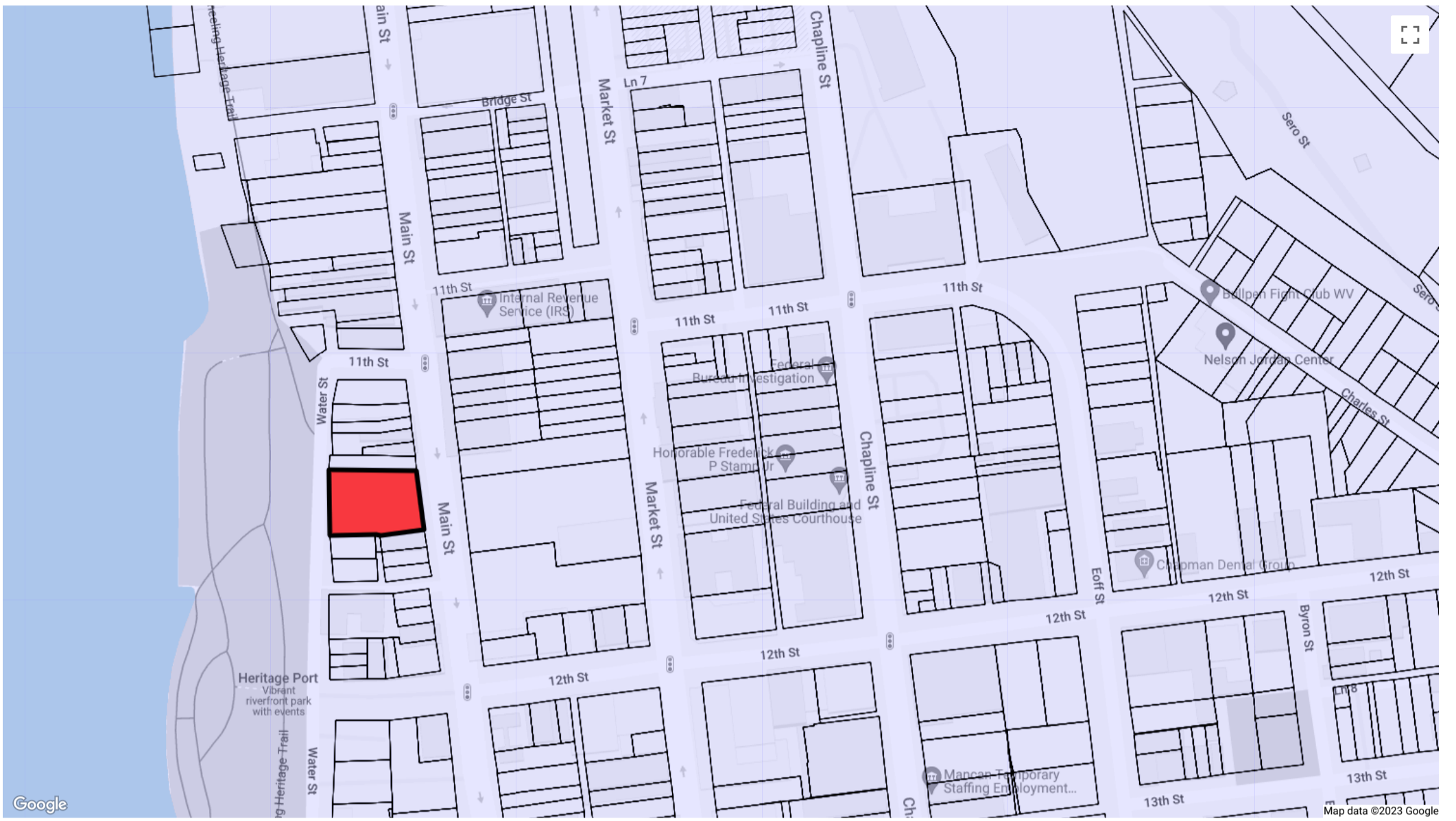
Google Street View

Oct 2021

See more dates



Google





Contact Info

City of Wheeling, West Virginia

1500 Chapline Street
Wheeling, WV 26003
(304) 234-3617