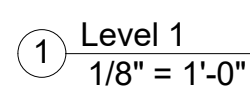


4

D



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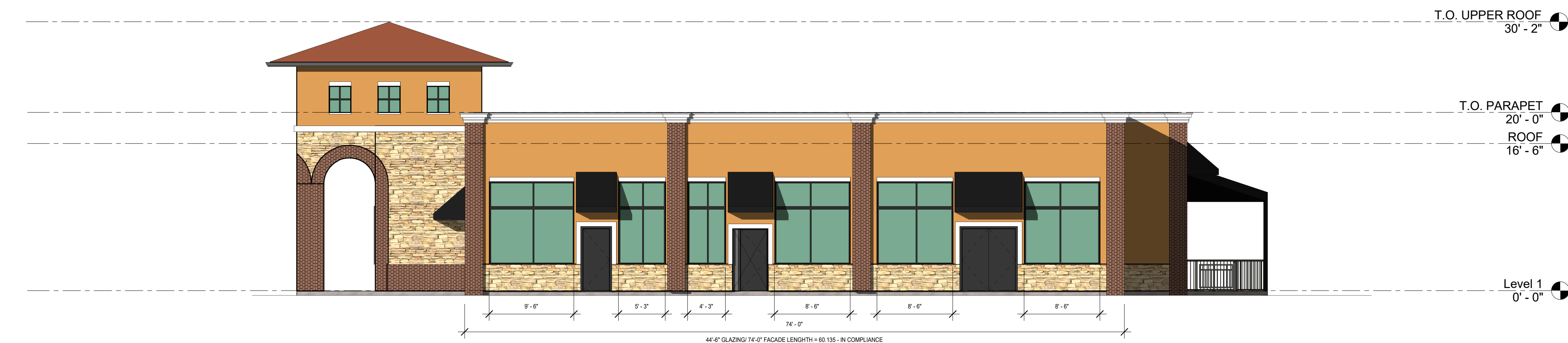
161082	A-101
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A

B

C

D



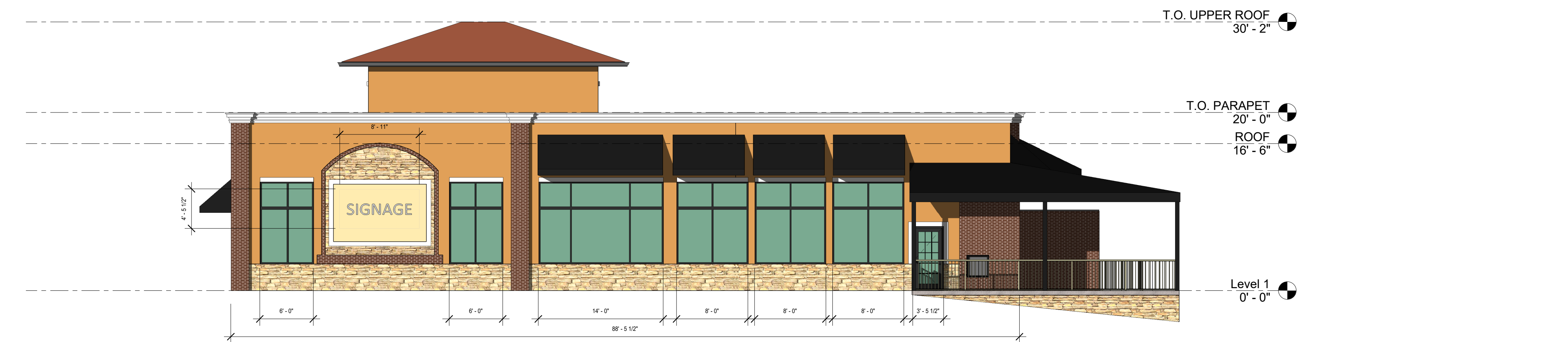
1 NORTH ELEVATION
1/8" = 1'-0"



② SOUTH ELEVATION
1/8" = 1'-0"



③ EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

ZONING DESIGN STANDARDS COMPLIANCE:

1. SIXTY (60) PERCENT OF THE HORIZONTAL LENGTH OF THE STRUCTURE FACING THE STREET SHALL INCORPORATE WINDOWS BETWEEN THREE (3) FEET AND EIGHT (8) FEET IN HEIGHT AND ABOVE SIDEWALK GRADE.

IN COMPLIANCE - STREET FACING FACADE WALLS ARE 60% GLAZED BETWEEN 3'-0" AND 8'-0" ABOVE SIDEWALK.

2. TWO WALL SIGNS SHALL BE PERMITTED AS FOLLOWS:
FLAT WALL SIGN. ONE FLAT WALL SIGN OF THIRTY (30) SQUARE FEET IN AREA SHALL BE PERMITTED. THE FLAT WALL SIGN SHALL NOT PROJECT MORE THAN SIX (6) INCHES FROM THE FACE OF THE BUILDING.

NOTE, IN LIEU OF PROVIDING A FREESTANDING SIGN, THE APPLICANT SHALL BE PERMITTED TO ADD TEN (10) SQUARE FEET TO THE MAXIMUM PERMITTED AREA OF FLAT WALL SIGN (NOT TO EXCEED FORTY (40) SQUARE FEET IN AREA).

IN COMPLIANCE - EAST ELEVATION SIGN = 30 SQ FT, WEST ELEVATION SIGN = 40 SQ FT.

SITE LOCATION MAP:

GENERAL NOTES:

NOT FOR CONSTRUCTION

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

PREPARED BY:



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PREPARED FOR:

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DATE ISSUED:	01/30/2019
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PLAN REVISIONS		
No.	DATE	DESCRIPTION

Situate In:

WARRENDALE, PA

Project Name:

NORTHGATE CORNERS

Drawing Name:

ELEVATIONS

Project No:

161082

Drawing No:

A-201