



Administrative Approval Action

Case File / Name: ASR-0046-2020
DSLCL - Raleigh Ironworks

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is in the Ironworks Development and is located off of the E. Whitaker Mill Road cul-de-sac at 1111 E. Whitaker Mill Road.

REQUEST: Raleigh Ironworks Phase 1B Bowtruss - This is a (3/11/21) REVISION to the previously approved plans consisting of the Board approved variance (BOA-00005-2021, and the removal of the cross access easement on the parcel to the west.

This is a 88, 672 gross square foot mixed use development consisting of the conversion of an existing industrial warehouse use into a mixed use development consisting of office, retail, and commercial uses (Ironworks) on a 14.75 acre site zoned CX-7-PL.

One Design Adjustment, one administrative Alternate, and two hardship variances have been approved for this project, noted below.

A-68-19, A design adjustment granting 8,745 relief from the required maximum block perimeter (8.3.2 A)

BOA-0025-2019, A 220' variance to the maximum centerline radius requirement for this street type.

BOA-00005-2021, Complete relief from the cross access requirements on the parcel to the west.

AAD-19-20, Approved request for an Administrative alternate design for landscape screening in reference to the proposed refuse location and screening of the backflow preventer.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:**

SPR-0003-2021: DSLCL - Site Permitting Review/Major [Signature Set]
SUR-0041-2021: DSENG - Surety/Infrastructure

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated December 2, 2020 by STEWART.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Public Utilities



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1. A plat shall be recorded for all necessary offsite right-of-way to accommodate future waterline construction.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6).

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A cross access agreement with the lot identified as PIN 1714283644 shall not be required per Case BOA-00005-2021.
2. Sight distance easements shall be approved by the Transportation Department for recording in the Wake County Registry, and a copy of the recorded easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
3. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
5. The blanket cross access agreement shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

Public Utilities

6. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.



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Stormwater

7. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. The applicant shall provide proof of compliance with remote parking standards by submitting a signed agreement or lease indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO 7.1.5).

Engineering

2. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
3. A fee-in-lieu for sidewalk along Ironworks shall be paid to the City of Raleigh (UDO 8.1.10).
4. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Public Utilities

5. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

6. A public infrastructure surety for 17 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 12 street trees along Whitaker Mill Rd. and 5 street trees along Iron Works Dr.

The following are required prior to issuance of building occupancy permit:

General



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1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: April 21, 2024

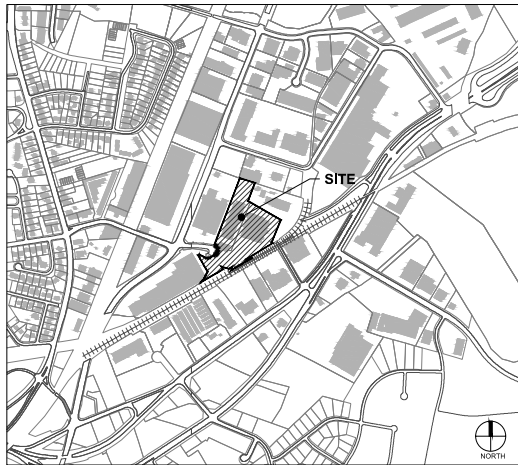
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 12/23/2020
Development Services Dir/Designee
Staff Coordinator: Michael Walters



VICINITY MAP
SCALE: 1" = 500'

SITE DATA	
PROJECT NAME:	RALEIGH IRONWORKS - PHASE 1B
SITE ADDRESS:	1111 E. WHITAKER MILL ROAD RALEIGH, NC 27604
COUNTY:	WAKE
RECOMBINATION PARCEL PIN #:	1714-26-0221, 1714-26-0490
ASR PARCEL PIN #:	1714-26-0221, 1714-26-0490, 1714-26-0363
PARCEL OWNER:	35.4N 0° 57'00.14W
TOTAL PARCEL AREA:	13.82 ACRES
TOTAL DISTURBED PROJECT AREA:	4.42 AC 162,501 SF
CURRENT ZONING:	COMMERCIAL MIXED USE (CMX-MU)
EXISTING LAND USE:	UNIM. VACANT, WAREHOUSE & LT MANUFACTURE
PROPOSED USE:	MIXED USE
WATER BARR:	NO-200 SEWER BARR
CONSTRUCTION TYPE:	REUSE AND NEW
MAX BUILDING HEIGHT:	7 STORIES
BUILDING BUILD-TO:	REQUIRED: 50% MINIMUM PROVIDED: 100% (NORTH PARCELS), 75% (SOUTH PARCELS) SEE ALSO 1714-26-0363
PROPOSED BUILDING HEIGHT:	49'-0"
EXISTING IMPERVIOUS AREA:	13.86 ACRES (322,201 SF)
PROPOSED IMPERVIOUS AREA:	13.76 ACRES (311,633 SF)

UTILITIES IMPROVEMENTS QTY	
PUBLIC SEWER	
8" DIP	117 LF
4" DIAMETER MANHOLES	2 EA
SEWER SERVICES	2 EA
PUBLIC WATER	
12" DIP WATER MAIN	262 LF
6" DIP WATER MAIN	50 LF
PIPE HYDRANTS	2 EA
WATER SERVICES	1 EA

PUBLIC IMPROVEMENT QUANTITY	
PHASE NUMBER (S)	N/A
NUMBER OF LOTS (S)	2
LOT NUMBER(S) BY PHASE	2
NUMBER OF UNITS	N/A
UNITS IN BUILDINGS	0
OPEN SPACE	0
NUMBER OF OPEN SPACES LOTS	0
PUBLIC WATER SFT	312
PUBLIC SEWER SFT	117
PUBLIC STREET (SFT) - FULL	360
PUBLIC STREET (SFT) - PARTIAL	0
6" PUBLIC SIDEWALK - PER SIDE (SFT/STREET)	360
CURB AND GUTTER - PER SIDE (SFT/STREET)	360
STREET SIGNS (EA)	1 EA

PROPOSED SITE PARKING DATA	
UDO VEHICULAR PARKING REQUIRED	
OFFICE	122.0K VEH
RETAIL	61.25K VEH
RESTAURANT / BAR	20.45K VEH
RESTAURANT / BAR	8.86K VEH
UDO TOTAL PARKING REQUIRED	208
PROJECT PROPOSED STARTED PARKING STUDY DATED JUNE 19, 2020 AS A CONTINUATION OF APPROVED SEPTEMBER 11, 2017 PLAN AND ADDENDUM MEMO FILE 170808, DATED JUNE 20, 2019, PER UDO DEC 14, 2019	735
VEHICULAR PARKING PROVIDED	
SURFACE LOT - STANDARD	96
SURFACE LOT - ADA VEH	2
UNDERGROUND - ADA VEHICLE	3
PARKING DECK - STANDARD	689
PARKING DECK - ADA VEH	3
PARKING DECK - ADA VEHICLE	11
ON STREET PARKING - STANDARD	26
TOTAL PARKING PROVIDED	819
BIKE PARKING REQUIRED	
OFFICE	0
RETAIL	4
RESTAURANT	1
TOTAL	5
BIKE PARKING PROVIDED	
COULN'S GARAGE	46
ON STREET BIKE	97
TOTAL BIKE PARKING PROVIDED	143

SQUARE FOOTAGE	
OFFICE	10,376
RESTAURANTS	8,807
RETAIL	50,427
PARKING DECK	8,873
TOTAL PROPOSED SQUARE FOOTAGE	88,273
PARKING RATIO (MIN. REQUIREMENTS)	
VEHICULAR SPACE + PER 100 SQ. FT. OF OFFICE SPACE	1.0
VEHICULAR SPACE + PER 100 SQ. FT. OF RETAIL SPACE	1.0
VEHICULAR SPACE + PER 100 SQ. FT. OF RESTAURANT SPACE	1.0
BIKE SPACE (SHORT TERM) + PER 1,000 SQ. FT. OFFICE OR 1,000 SQ. FT. RETAIL OR 1,000 SQ. FT. RESTAURANT	1.0
BIKE SPACE (SHORT TERM) + PER 1,000 SQ. FT. OFFICE OR 1,000 SQ. FT. RETAIL OR 1,000 SQ. FT. RESTAURANT	1.0
BIKE SPACE (SHORT TERM) + PER 1,000 SQ. FT. OFFICE OR 1,000 SQ. FT. RETAIL OR 1,000 SQ. FT. RESTAURANT	1.0

SOLID WASTE NOTES	
PROJECT OWNER: GRUBB VENTURES	PROJECT ENGINEER: STEWART INC.
PROJECT ARCHITECT: STEWART INC.	PROJECT GEOMATICS: STEWART INC.
PROJECT LANDSCAPE: STEWART INC.	PROJECT STRUCTURAL: STEWART INC.
PROJECT MECHANICAL: STEWART INC.	PROJECT ELECTRICAL: STEWART INC.
PROJECT PLUMBING: STEWART INC.	PROJECT FIRE: STEWART INC.
PROJECT SPECIALTIES: STEWART INC.	PROJECT OTHER: STEWART INC.

APPLICANT/OWNER

GRUBB VENTURES
3700 GLENWOOD AVE., SUITE 300
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CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - GEOMATICS

STEWART INC.
301 WEST STREET, SUITE 1100
RALEIGH, NC 27603
PROJECT # C2002

STEWART INC. - CIVIL ENGINEER
CONTACT: JOSEPH P. CROFT, P.E., LEED AP
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C920	DEMOLITION PLAN (EAST)
C930	DEMOLITION PLAN (WEST)
C940	DEMOLITION PLAN (NORTH)
C950	DEMOLITION PLAN (SOUTH)
C960	DEMOLITION PLAN (EAST)
C970	DEMOLITION PLAN (WEST)
C980	DEMOLITION PLAN (NORTH)
C990	DEMOLITION PLAN (SOUTH)
C1000	DEMOLITION PLAN (EAST)

STRUCTURAL ENGINEERING

STEWART INC.
301 WEST STREET, SUITE 1100
RALEIGH, NC 27603
PROJECT # C2002

STEWART INC. - STRUCTURAL ENGINEER
CONTACT: JOSEPH P. CROFT, P.E., LEED AP
STRUCTURAL ENGINEER
919.380.8702 (F)
JCROFT@STEWARTINC.COM

www.ci.raleigh.nj.us
raleigh.nj.gov

ING DATA

not to be demolished))

are to be demolished:

are for freeways and parkway paths,
are for new streets and for storm
and new 0.88, 87.82'

each: 3

Surface: 511, 839 SF
Square Feet: 511, 839 SF

court? ☐ Yes ☒ No

olves, mylorbs, heins,
and improvements and make
of Raleigh.

erves as my agent regarding
ons on my behalf, and to

See requirements applicable
the filing calendar and

Date: 06/22/2023

www.ci.raleigh.nj.us
raleigh.nj.gov

Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

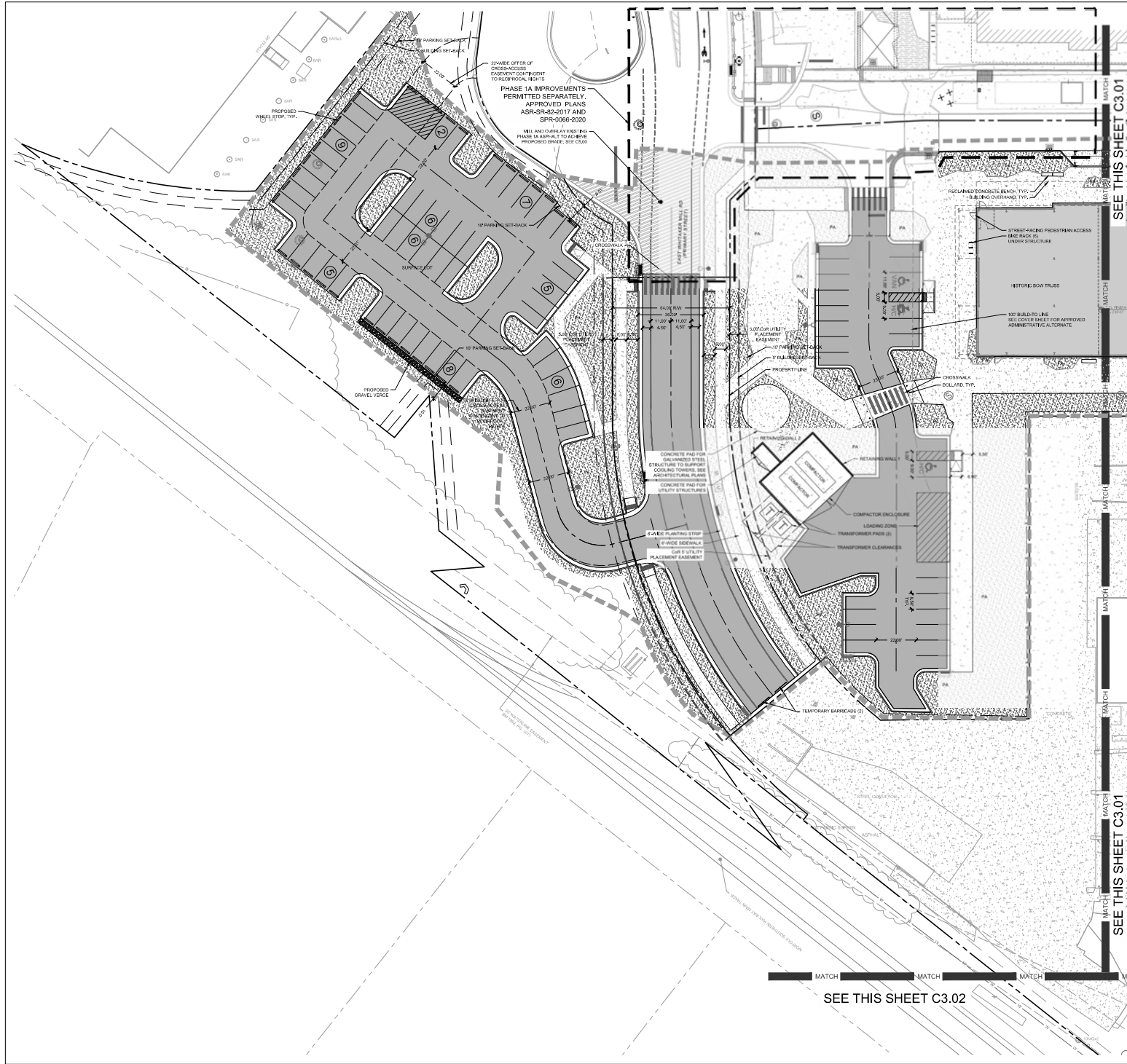
Project:

RALEIGH IRONWORKS PHASE 1B BOWTRUSS

Issued for:

ADMINISTRATIVE SIT REVIEW

No.	Date	Description
1	06/21/2023	RESPONSE TO COMMENTS
2	06/22/2023	RESPONSE TO COMMENTS
3	06/22/2023	RESPONSE TO COMMENTS
4	06/22/2023	RESPONSE TO COMMENTS
5	06/22/2023	RESPONSE TO COMMENTS



KEY MAP

STEWART

223 S. WEST ST. #100
RALEIGH, NC 27603
T 919 363 8765

PROJECT # C2002

Architect:

LSSP

lynch mykins

Client:

GRUBB

3600 GLENWOOD AVENUE
RALEIGH, NC 27612
T 919 796 9800

Locality map:

Scale:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

Project:

RALEIGH
IRONWORKS
PHASE 1B
BOWTRUSS

Issued for:

ADMINISTRATIVE SITE
REVIEW

No.	Date	Description
1	02/21/2020	RESPONSE TO COMMENTS
2	10/20/2020	RESPONSE TO COMMENTS
3	02/23/2020	RESPONSE TO COMMENTS
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Title:

SITE PLAN (SOUTH)

Project number: C2002 Sheet #

Issued Date: 02/23/2020

Drawn by: NRC/RS

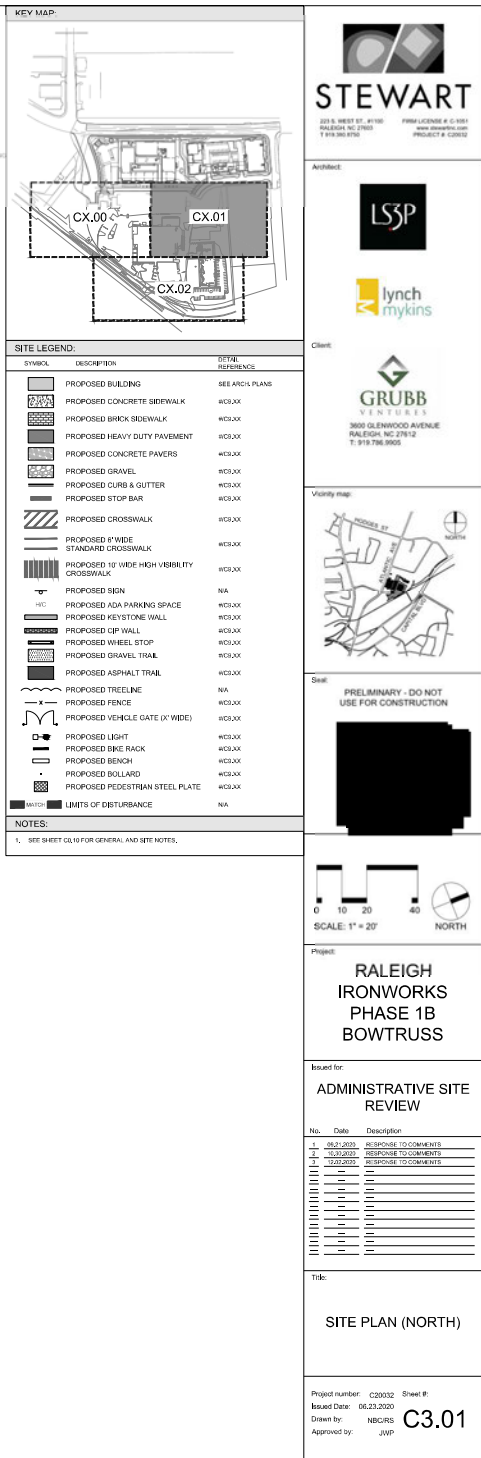
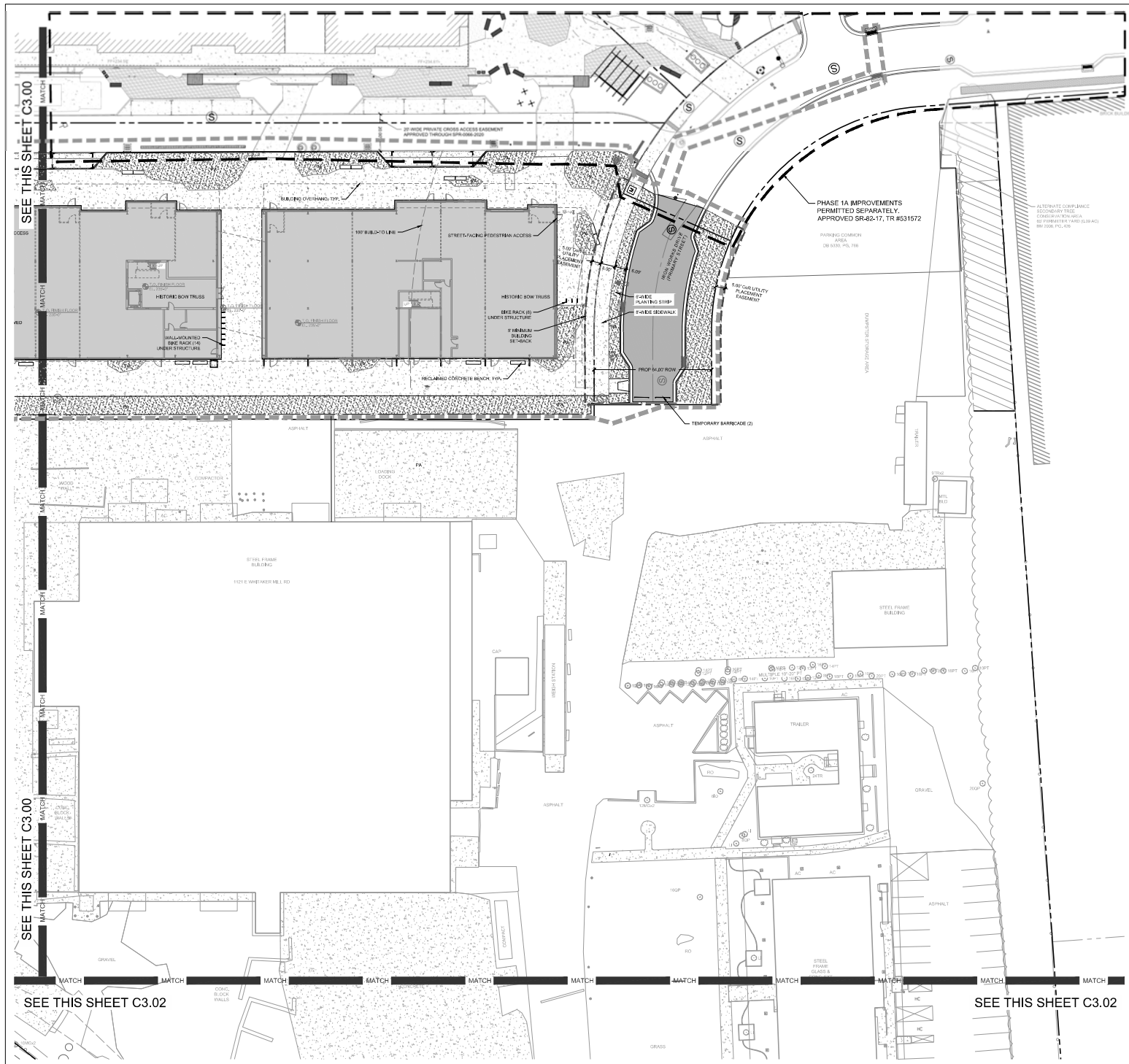
Approved by: JWP

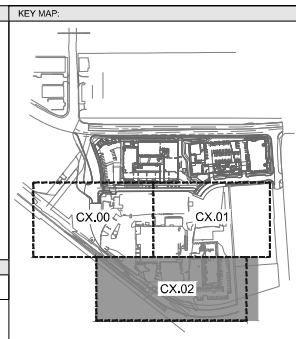
C3.00

SEE THIS SHEET C3.02

SEE THIS SHEET C3.01

SEE THIS SHEET C3.01






SEE THIS SHEET C6.00

SEE THIS SHEET C6.00

SEE THIS SHEET C6.02

SEE THIS SHEET C6.02





STEWART

223 S. WEST ST., #1100
RALEIGH, NC 27603
P: 919.365.8765


PRM LICENSE # C-1081
ARCHITECTURAL
PROJECT # C0302

Architect:


LSP



lynch mykins

Client:


GRUBB


3600 GLENWOOD AVENUE
RALEIGH, NC 27612
P: 919.786.9800

Vicinity map:



Scale:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



Scale:

0 10 20 40
SCALE: 1" = 20'

NORTH

Project:

**RALEIGH
IRONWORKS
PHASE 1B
BOWTRUSS**

Issued for:

**ADMINISTRATIVE SITE
REVIEW**

No.	Date	Description
1	06/21/2020	RESPONSE TO COMMENTS
2	10/01/2020	RESPONSE TO COMMENTS
3	02/23/2021	RESPONSE TO COMMENTS
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Title:

**UTILITIES PLAN
(NORTH)**

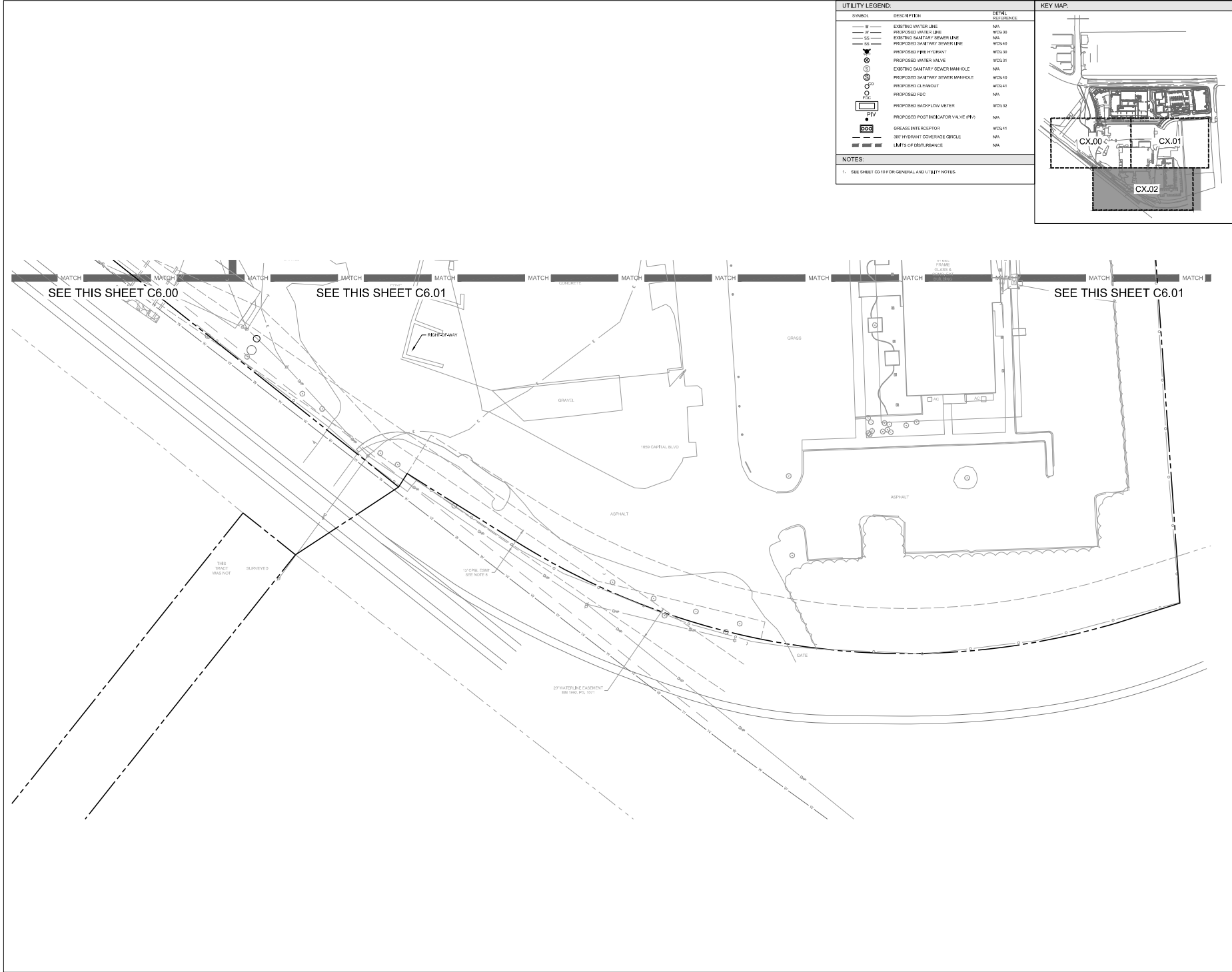
Project number: C20032 Sheet #

Issued Date: 06/23/2020

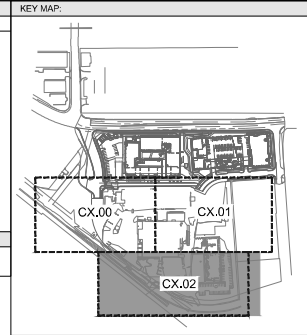
Drawn by: NRC


Approved by: JWP

C6.01



UTILITY LEGEND:		
SYMBOL	DESCRIPTION	DETAIL REFERENCE
—W—	EXISTING WATER LINE	N/A
—P—	PROPOSED WATER LINE	WCL30
—SS—	EXISTING SANITARY SEWER LINE	N/A
—SS—	PROPOSED SANITARY SEWER LINE	WCL40
⊙	PROPOSED FIRE HYDRANT	WCL30
⊙	PROPOSED WATER VALVE	WCL31
⊙	EXISTING SANITARY SEWER MANHOLE	N/A
⊙	PROPOSED SANITARY SEWER MANHOLE	WCL40
⊙	PROPOSED CLEANOUT	WCL41
⊙	PROPOSED FOC	N/A
⊙	PROPOSED BACKFLOW METER	WCL32
⊙	PROPOSED POST INDICATOR VALVE (PIV)	N/A
⊙	GREASE INTERCEPTOR	WCL41
⊙	80' HYDRANT COVERAGE CIRCLE	N/A
—	LIMITS OF DISTURBANCE	N/A
NOTES:		
1. SEE SHEET C6.00 FOR GENERAL AND UTILITY NOTES.		








STEWART

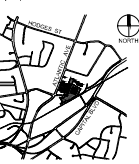
223 S WEST ST., #1100
RALEIGH, NC 27603
T 919.286.2561


PROJECT # C20032

Architect:



Client:


3600 GLENWOOD AVENUE
RALEIGH, NC 27612
T 919.766.0800

Vicinity map:


Soil:
PRELIMINARY - DO NOT
USE FOR CONSTRUCTION


Scale:
0 10 20 40
SCALE: 1" = 20'
NORTH

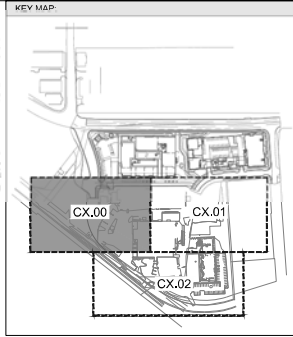
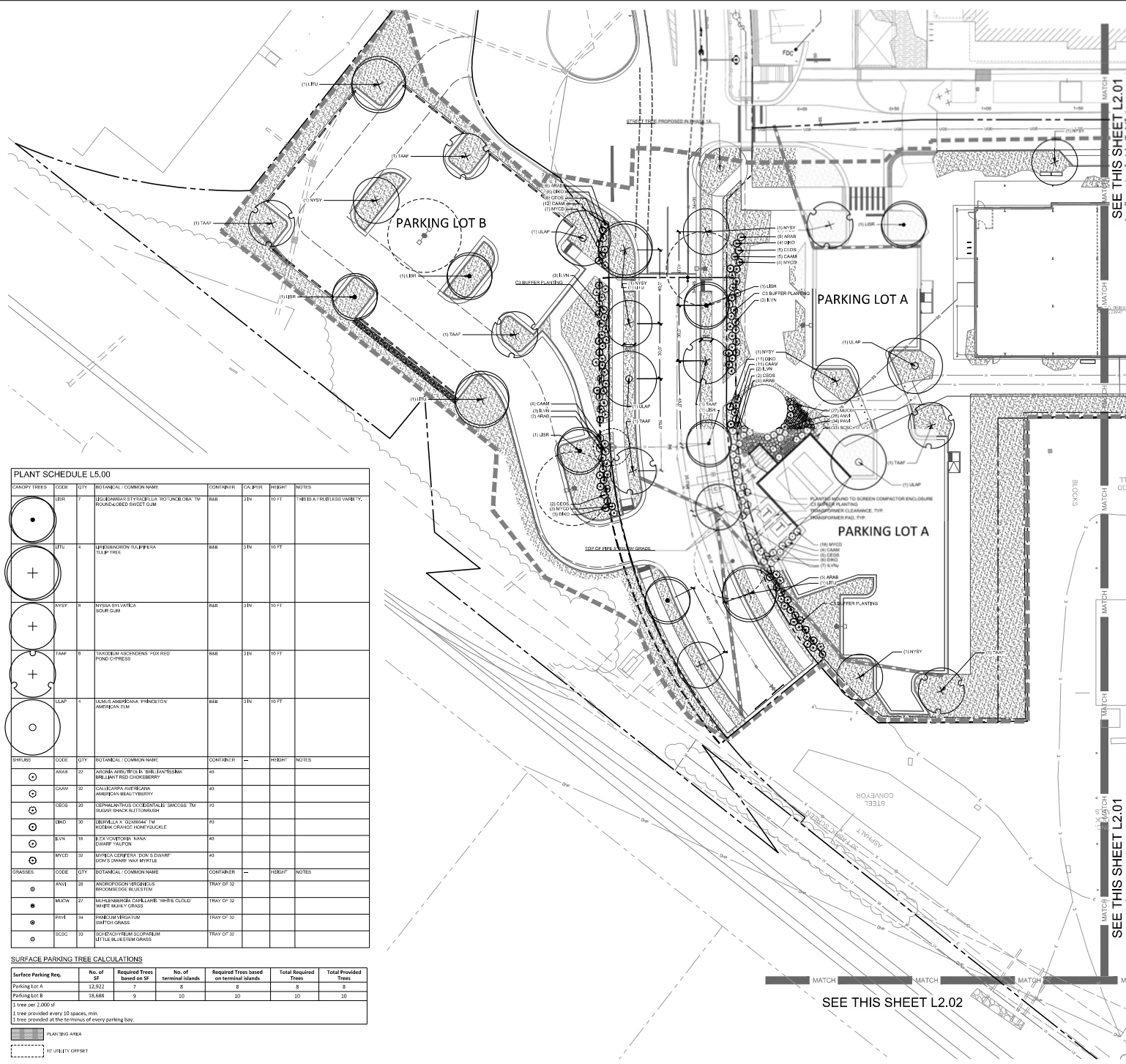
Project:
**RALEIGH
IRONWORKS
PHASE 1B
BOWTRUSS**

Issued for:
**ADMINISTRATIVE SITE
REVIEW**

No.	Date	Description
1	06/21/2020	RESPONSE TO COMMENTS
2	10/10/2020	RESPONSE TO COMMENTS
3	03/23/2021	RESPONSE TO COMMENTS
4		
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Title:
UTILITIES PLAN (EAST)

Project number: C20032 Sheet #
Issued Date: 06/23/2020
Drawn by: NRC
Approved by: JWP
C6.02



* NOTE:

1. PERENNIALS AND BUFFER SHRUBS ARE TO BE INTERPLANTED PER DIRECTION OF THE LANDSCAPE DESIGNER.
2. FOR STREET TREE SPACING AND QUANTITY CALCULATIONS, SEE SHEET LS-02.
3. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TYP-03.
4. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

STEWART
223 S. WEST ST., #1100
RALEIGH, NC 27603
T 919.380.8750

FORM LICENSE # C-1051
www.stewartfl.com
PROJECT # C20012

Architect:



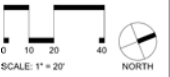
Client:



100 GLENWOOD AVENUE
DURHAM, NC 27612
919.786.9905



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USE FOR CONSTRUCTION



Project:

RALEIGH
IRONWORKS
PHASE 1B
BOWTRUSS

stayed for:

ADMINISTRATIVE SITE REVIEW

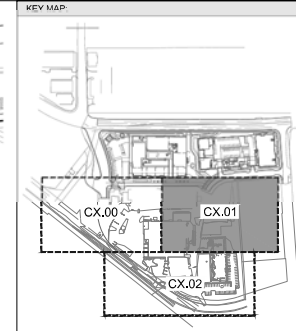
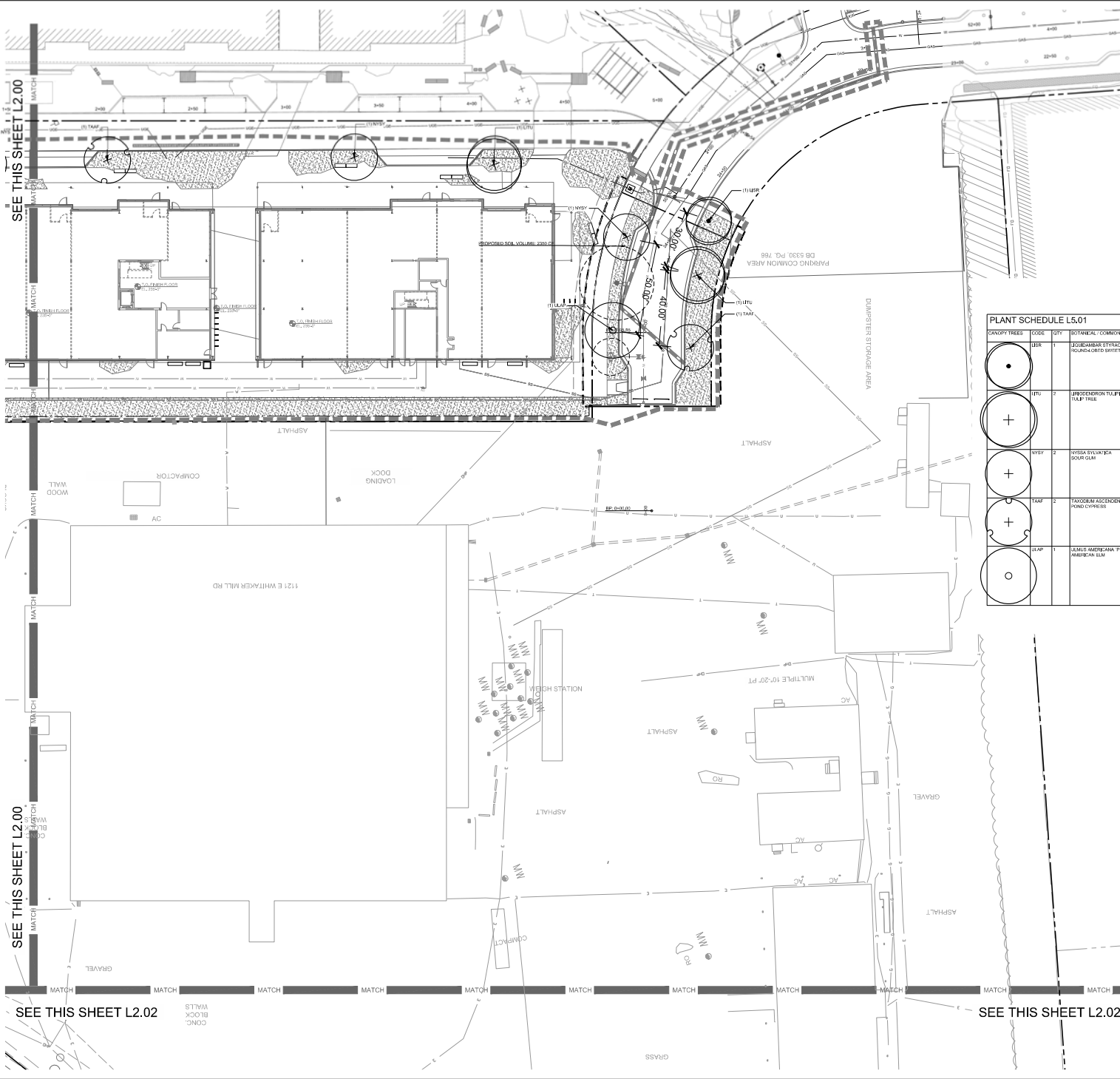
[illegible]

Title

PLANTING PLAN
(SOUTH)

Project number: C20032 Sheet #: **L5.00**
 Issued Date: 06.23.2020
 Drawn by: JWRS
 Approved by: MBB

Issued Date: 06.23.2020
Drawn by: JW/RS
Approved by: MBB



* NOTE:
1. PERENNIALS AND BUFFER SHRUBS ARE TO BE INTERPLANTED PER DIRECTION OF THE LANDSCAPE DESIGNER.
2. FOR STREET TREE SPACING AND QUANTITY CALCULATIONS, SEE SHEET L5.02.
3. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TYPICAL.
4. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

PLANT SCHEDULE L5.01							
CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIBER	HEIGHT	NOTES
	LEA	1	JOURNALBARK EUPHORBIA ROTUNDIFOLIA TM ROUND-LEAVED SPINNEY GUM	BBB	3 IN	10 FT	THIS IS A FRUITLESS VARIETY.
	LEU	2	PROCESSIONER TULIPERA TULIP TREE	BBB	3 IN	10 FT	
	WTF	2	WISSA SYLVATICA BOUR GUM	BBB	3 IN	10 FT	
	TAF	2	TAXODIUM ASCENDENS FOX RED POND CYPRESS	BBB	3 IN	10 FT	
	ALP	1	JANUS AMERICANA PRINCETON AMERICAN ELM	BBB	3 IN	10 FT	

PLANTING AREA
UTILITY OFFSET

223 S. WEST ST. #1100
RALEIGH, NC 27603
P: 919.363.8765

PRM LICENSE # C-1081
ALLIANCE # 0000000000
PROJECT # C20032

Architect:

Client:

3600 GLENWOOD AVENUE
RALEIGH, NC 27612
P: 919.786.9800

Utility map:

Scale:
PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

Scale: 1" = 20'
NORTH

Project:
**RALEIGH
IRONWORKS
PHASE 1B
BOWTRUSS**

Issued for:
**ADMINISTRATIVE SITE
REVIEW**

No.	Date	Description
1	06/21/2020	RESPONSE TO COMMENTS
2	10/01/2020	RESPONSE TO COMMENTS
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Title:
**PLANTING PLAN
(NORTH)**

Project number: C20032 Sheet #
Issued Date: 06/23/2020
Drawn by: JWR/MS
Approved by: MBG
L5.01

STREET TREE CALCULATIONS

Street	Frontage	Driveways, Easements / Req'd Utility Offsets	Spacing Tree Spacing (ft)	Required Trees	Provided Trees
Whitaker Mill Extension (Both Sides)	540	5' drive	40' Average	12	12
Iron Works Drive (Both Sides)	222		40' Average	5	5
TOTAL				17	17

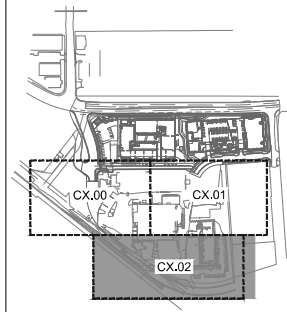
* NOTE:
1. VEHICLE CURB CUTS WIDTHS WERE DEDUCTED FROM THE FRONTAGE.
CALCULATIONS PER THE STREET PER THE CITY OF RALEIGH STREET DESIGN
MANUAL.

STREET TREE SPACING CHART

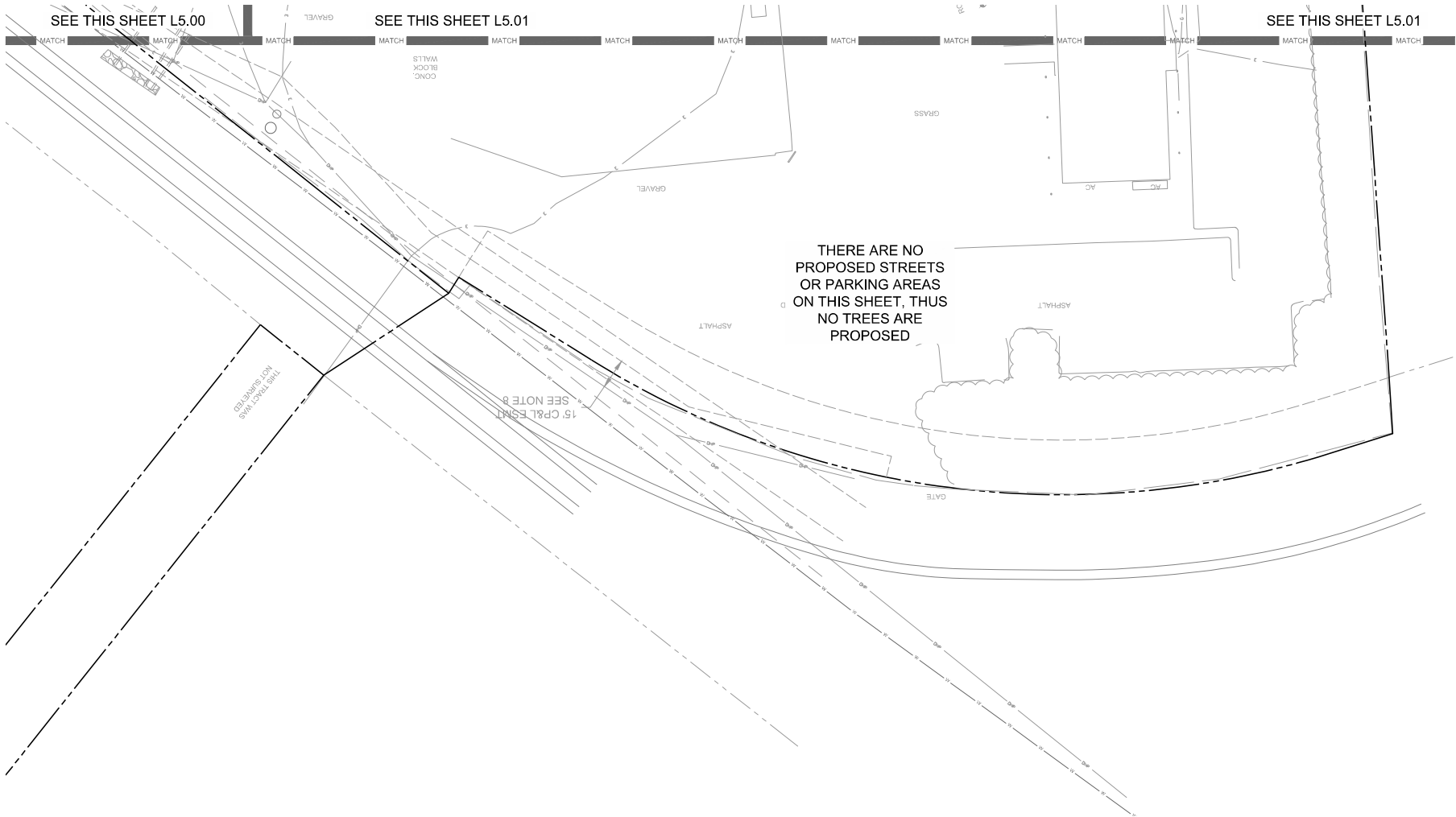
	30' Spaces	35' Spaces	40' Spaces	45' Spaces	50' Spaces	
Whitaker Mill Extension (Both Sides)	2	1	0	1	2	= 40' average
Iron Works Drive (Both Sides)	1	1	1			= 40' average

PLANTING AREA
10' UTILITY OFFSET

KEY MAP:



* NOTE:
1. PERENNIALS AND BUFFER SHRUBS ARE TO BE INTERPLANTED PER DIRECTION
OF THE LANDSCAPE DESIGNER.
2. FOR STREET TREE SPACING AND QUANTITY CALCULATIONS, SEE SHEET L5.02.
3. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF
RALEIGH STANDARD DETAIL, 199003.
4. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH
THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.



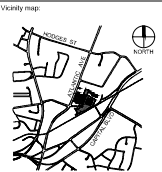
STEWART
223 S. WEST ST., #1100
RALEIGH, NC 27603
T 919.286.2156

PROJECT # C20032

Architect:

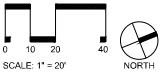
Client:

3600 GLENWOOD AVENUE
RALEIGH, NC 27612
T 919.766.0865



Soil:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



Project:

**RALEIGH
IRONWORKS
PHASE 1B
BOWTRUSS**

Issued for:

**ADMINISTRATIVE SITE
REVIEW**

No.	Date	Description
1	06/21/2020	RESPONSE TO COMMENTS
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Title:

**PLANTING PLAN
(EAST)**

Project number: C20032 Sheet #
Issued Date: 06/23/2020
Drawn by: JWR/S
Approved by: MB

L5.02



STEWART

225 S. WEST ST., #1100
RALEIGH, NC 27603
TEL: 919.363.7676
WWW.STEWART-NC.COM

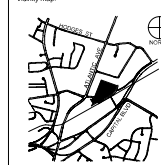
Architect:



Client:



Vicinity map:



Sheet: PRELIMINARY - DO NOT
USE FOR
CONSTRUCTION

Scale: As noted

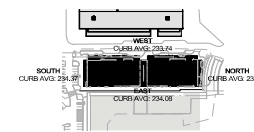
Project:
**RALEIGH
IRONWORKS
PHASE 1A
BOWTRUSS**

Issued for:
**ADMINISTRATIVE SITE
REVIEW**

No.	Date	Description
1	05/01/2020	100% SD Submission

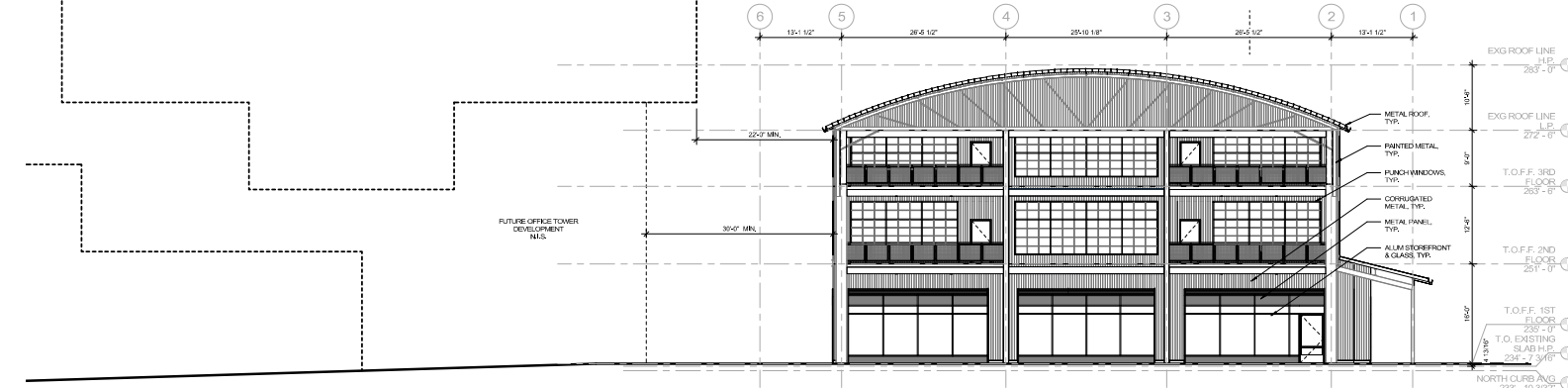
Title:
**BUILDING
ELEVATIONS -
SOUTH/NORTH**

Project number: 100000
Sheet # of 10
Issued Date: 05/01/2020
Drawn by:
Approved by:

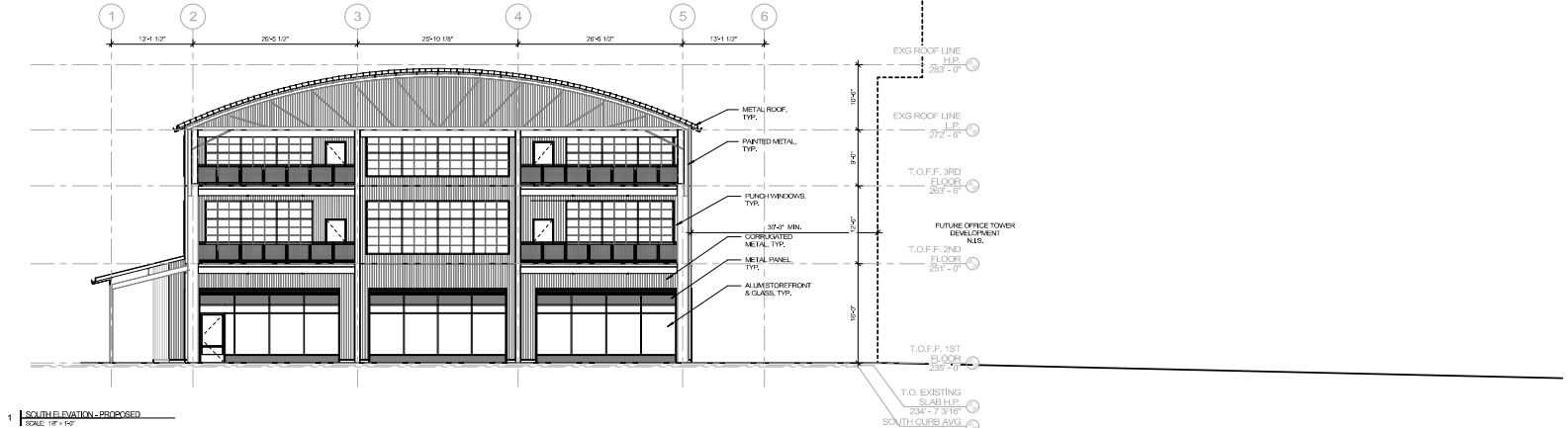


SITE PLAN ELEVATION LEGEND
SCALE: 1" = 100'0"

2 NORTH ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"





STEWART

225 S. WEST ST., #1100
RALEIGH, NC 27603
TEL: 919.363.6762
WWW.STEWARTNC.COM

Architect:



Client:



Vicinity map:



Scale: Preliminary - DO NOT
USE FOR
CONSTRUCTION

Scale: As shown

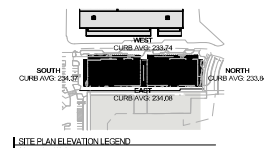
Project:
**RALEIGH
IRONWORKS
PHASE 1A
BOWTRUSS**

Issued for:
**ADMINISTRATIVE SITE
REVIEW**

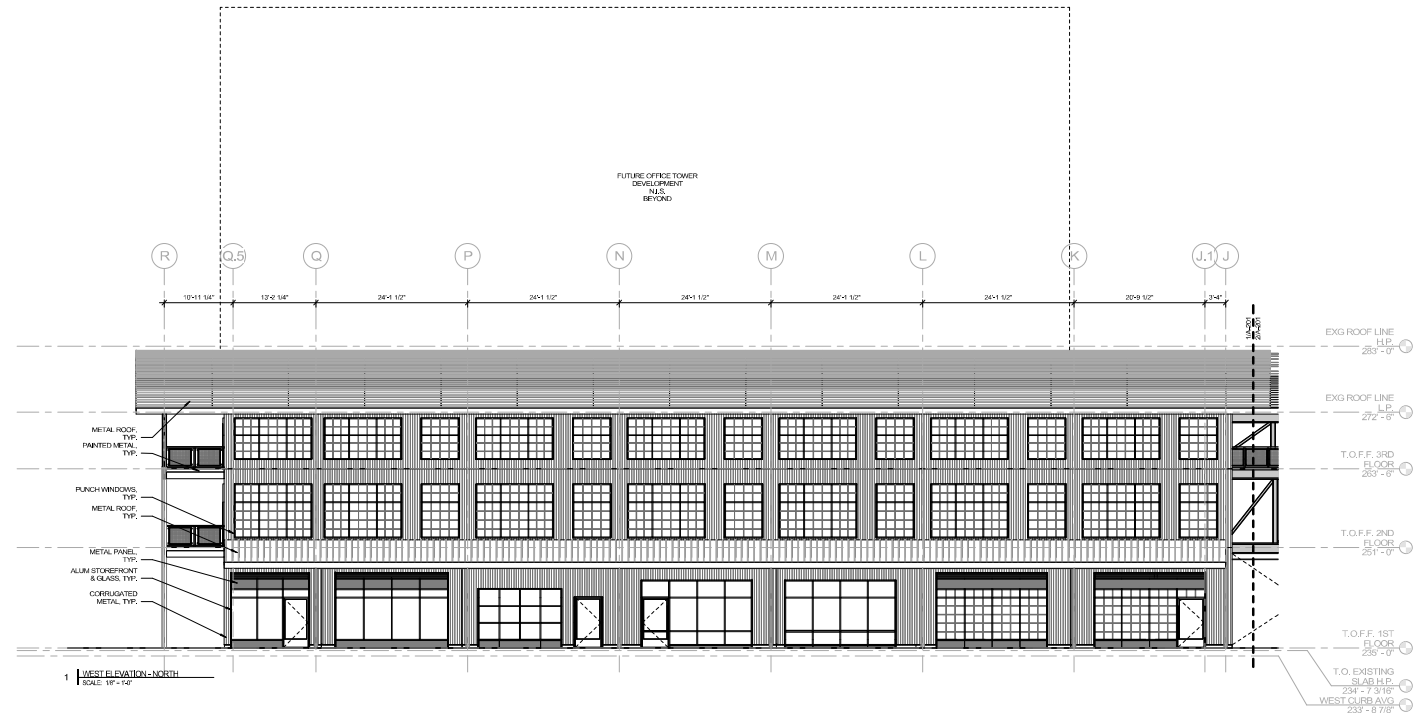
No.	Date	Description
1	05/01/2020	100% SD Submission

Title:
**BUILDING
ELEVATIONS -
WEST**

Project number: 100000
Sheet # of 11
Issued Date: 05/01/2020
Drawn by:
Approved by:



2 WEST ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



STEWART

225 S. WEST ST., #1100
RALEIGH, NC 27603
T 919-363-6762
www.stewartinc.com

PROJECT: 2020-01
DATE: 01-2020

Architect:

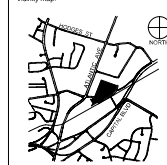


Client:



3600 GLENWOOD AVENUE
RALEIGH, NC 27612
T 919-780-2600

Vicinity map:



Scale: Preliminary - DO NOT
USE FOR
CONSTRUCTION

Scale: As noted

Project:
**RALEIGH
IRONWORKS
PHASE 1A
BOWTRUSS**

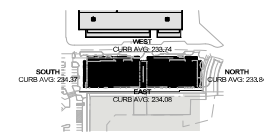
Issued for:
**ADMINISTRATIVE SITE
REVIEW**

No.	Date	Description
1	01-20-2020	100% SD Submission

Title:
**BUILDING
ELEVATIONS -
EAST**

Project number: 2020-01
Issued Date: 01-20-2020
Drawn by:
Approved by:

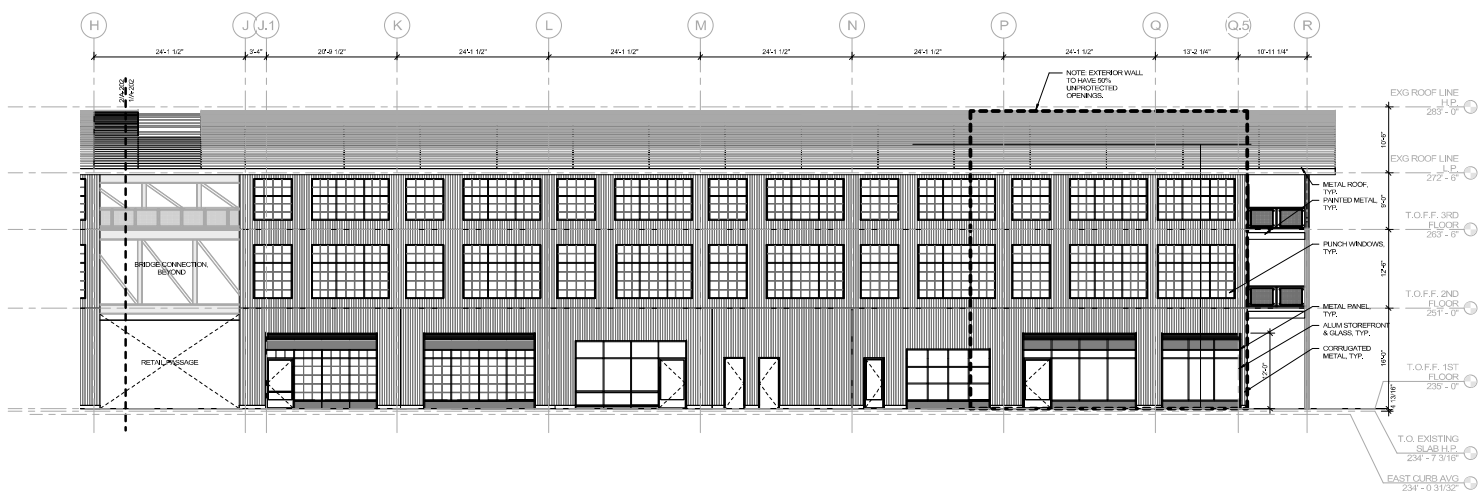
Sheet # 1 of 11
A-202



SITE PLAN ELEVATION LEGEND
SCALE: 1" = 16'-0"



2 EAST ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION - NORTH
SCALE: 1/8" = 1'-0"