

LIW IRONWORKS

Detailed Site Plan

DSP-19057

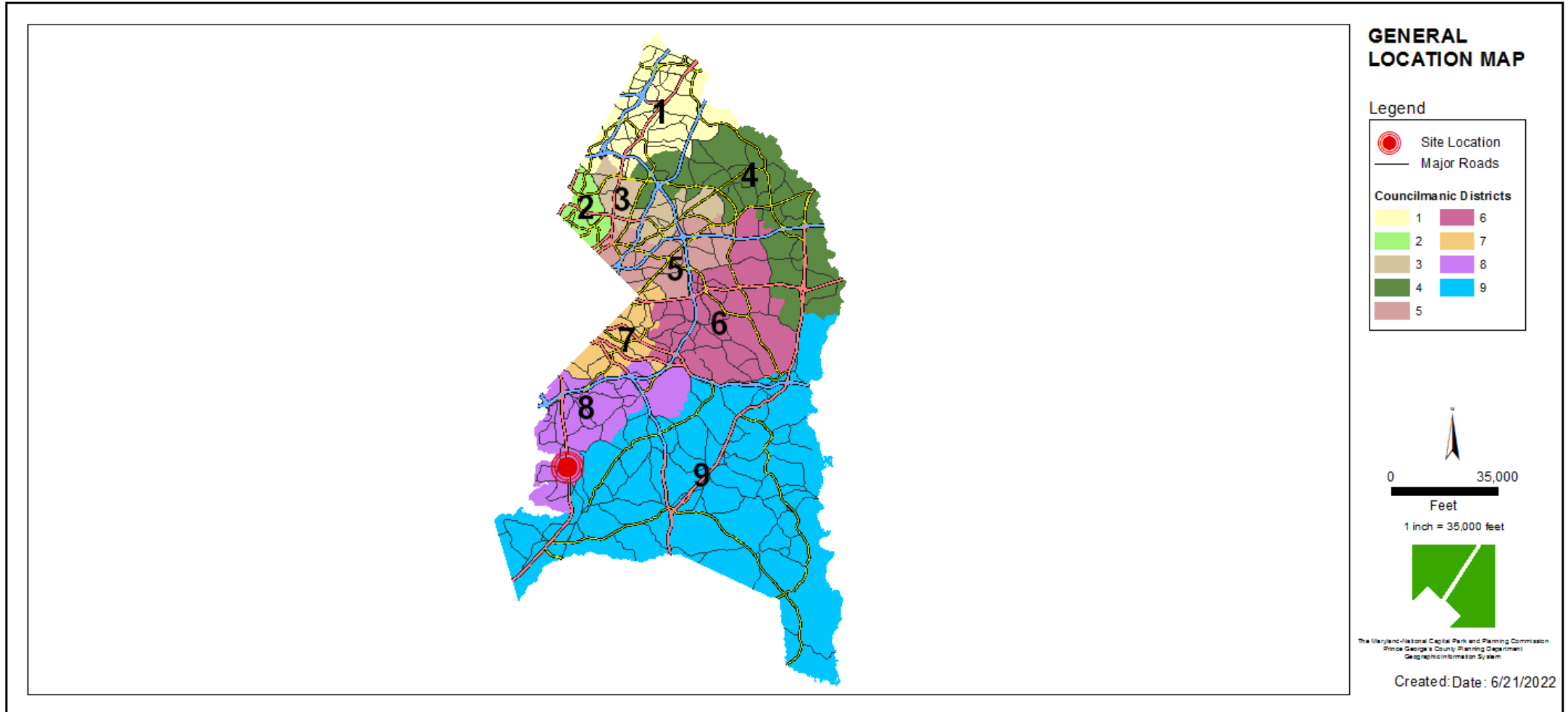
Staff Recommendation: Approval with conditions



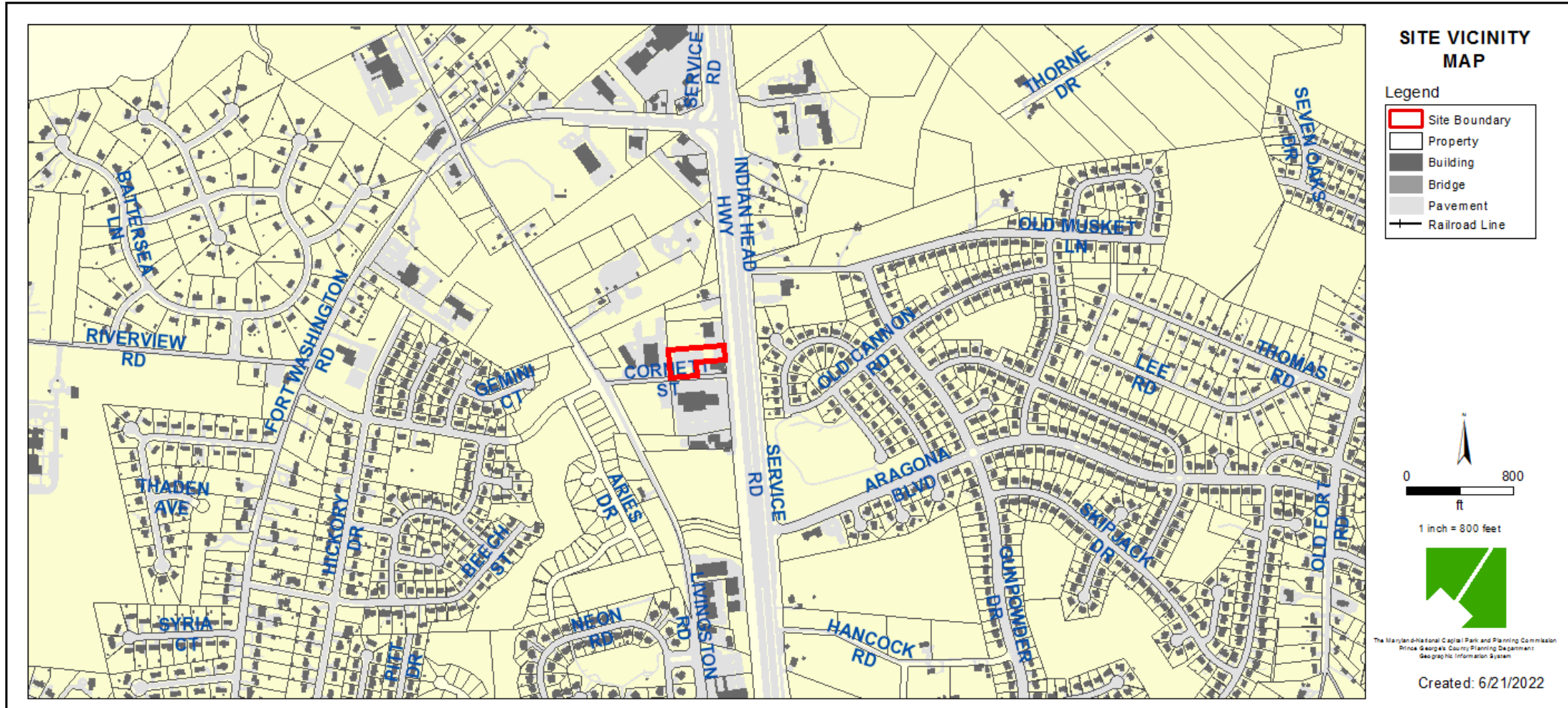
GENERAL LOCATION MAP

Council District: 8

Planning Area: 80



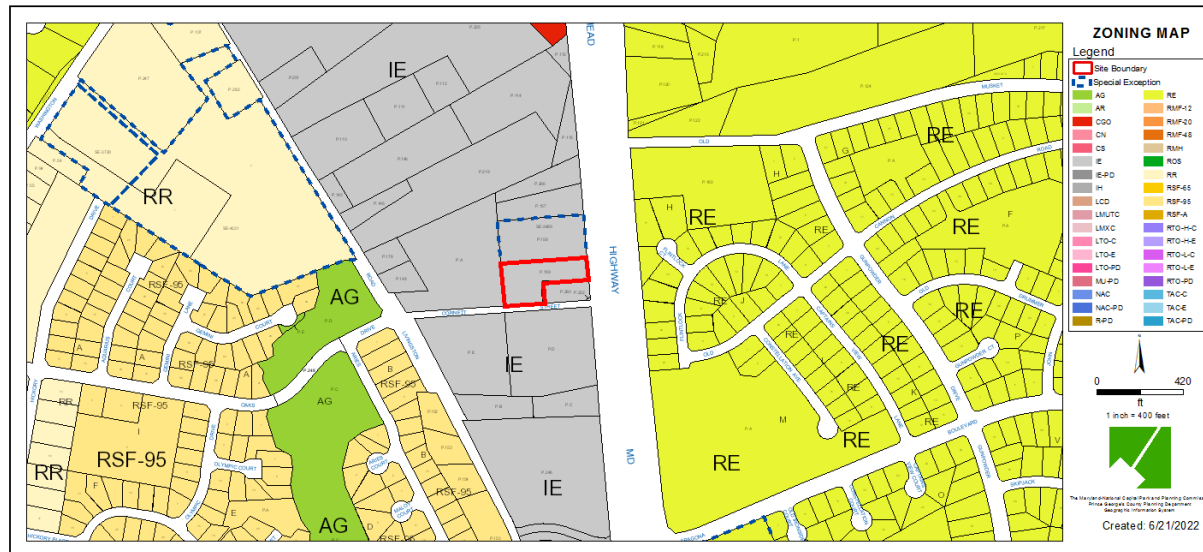
SITE VICINITY MAP



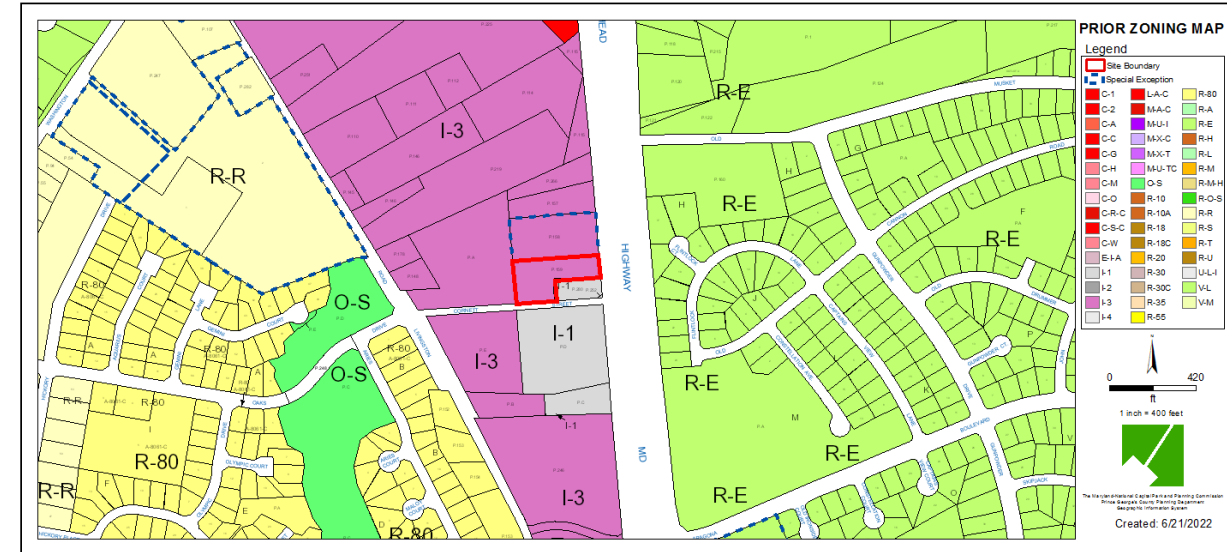
ZONING MAP (CURRENT & PRIOR)

Property Zone: IE & I-3
Industrial Employment Park

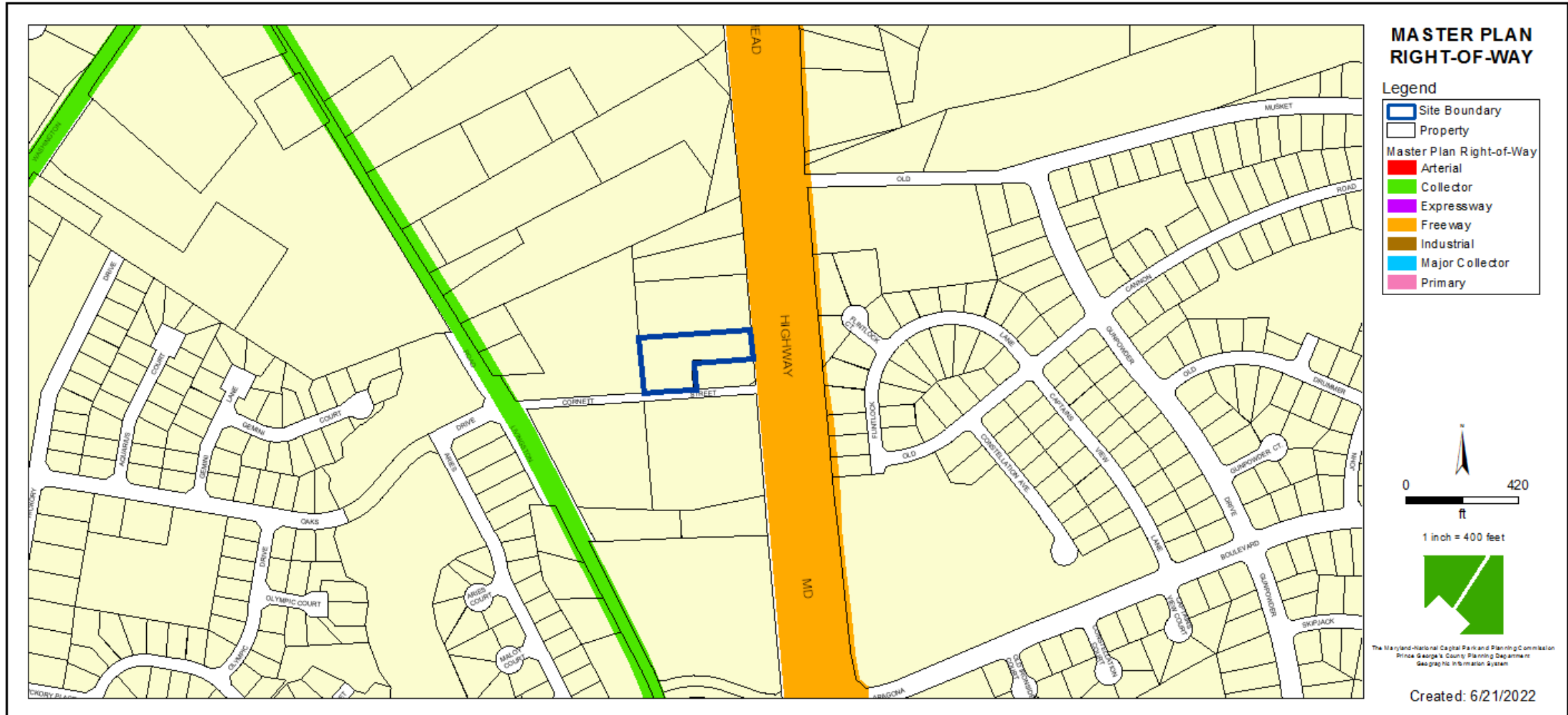
CURRENT ZONING MAP



PRIOR ZONING MAP



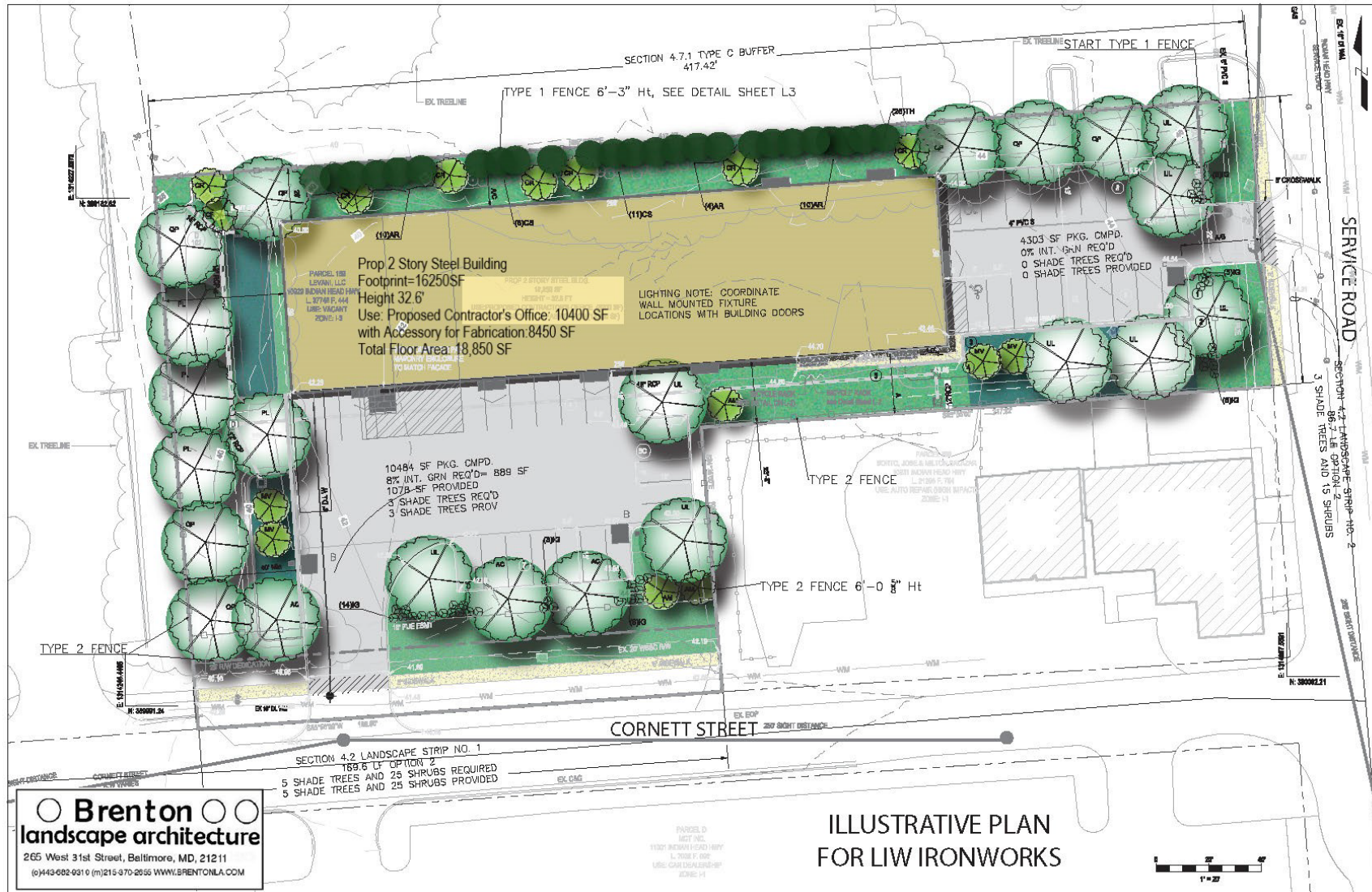
MASTER PLAN RIGHT-OF-WAY MAP



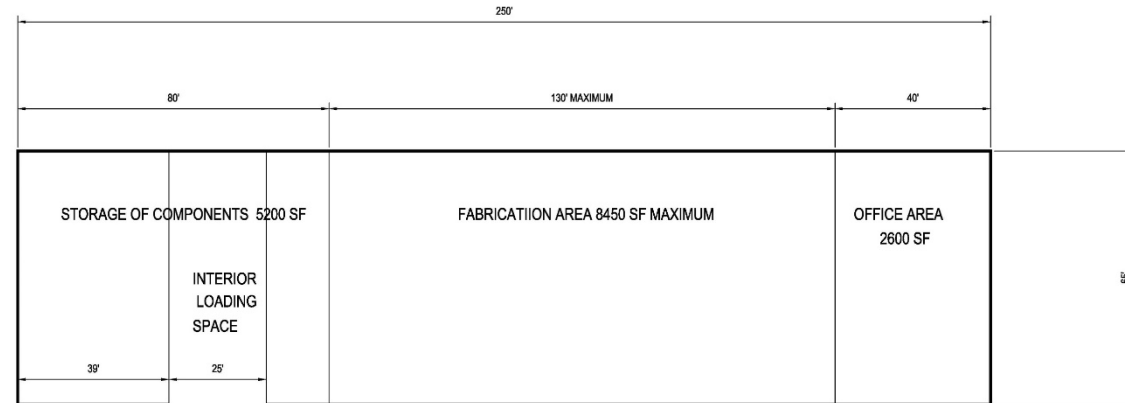
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



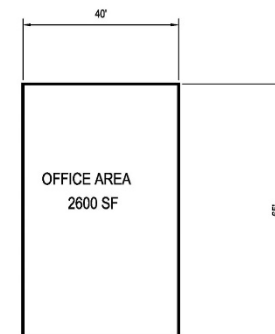
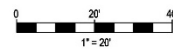
ILLUSTRATIVE DETAILED SITE PLAN & LANDSCAPE PLAN



INTERIOR FLOOR PLAN

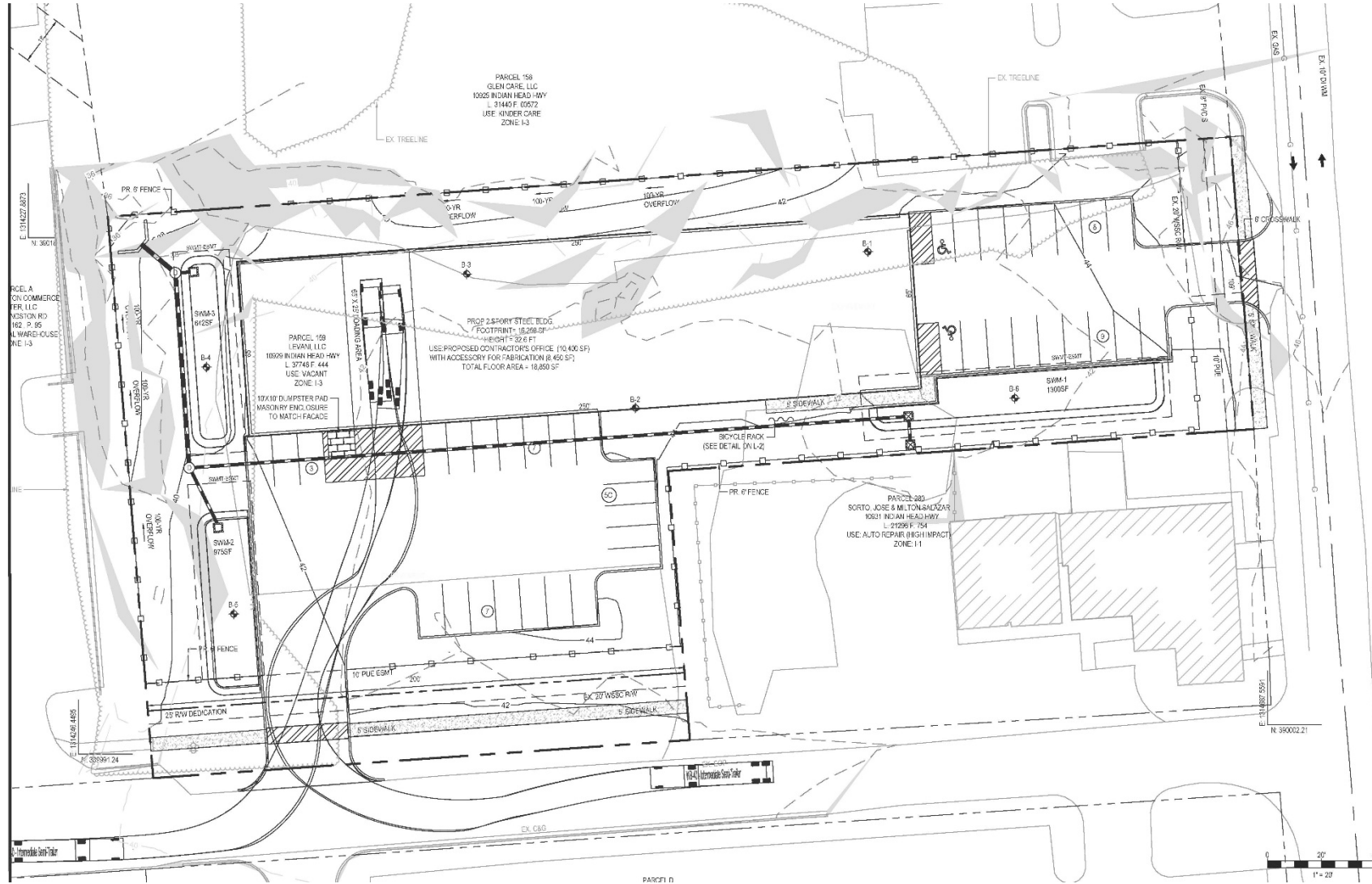


FIRST FLOOR PLAN

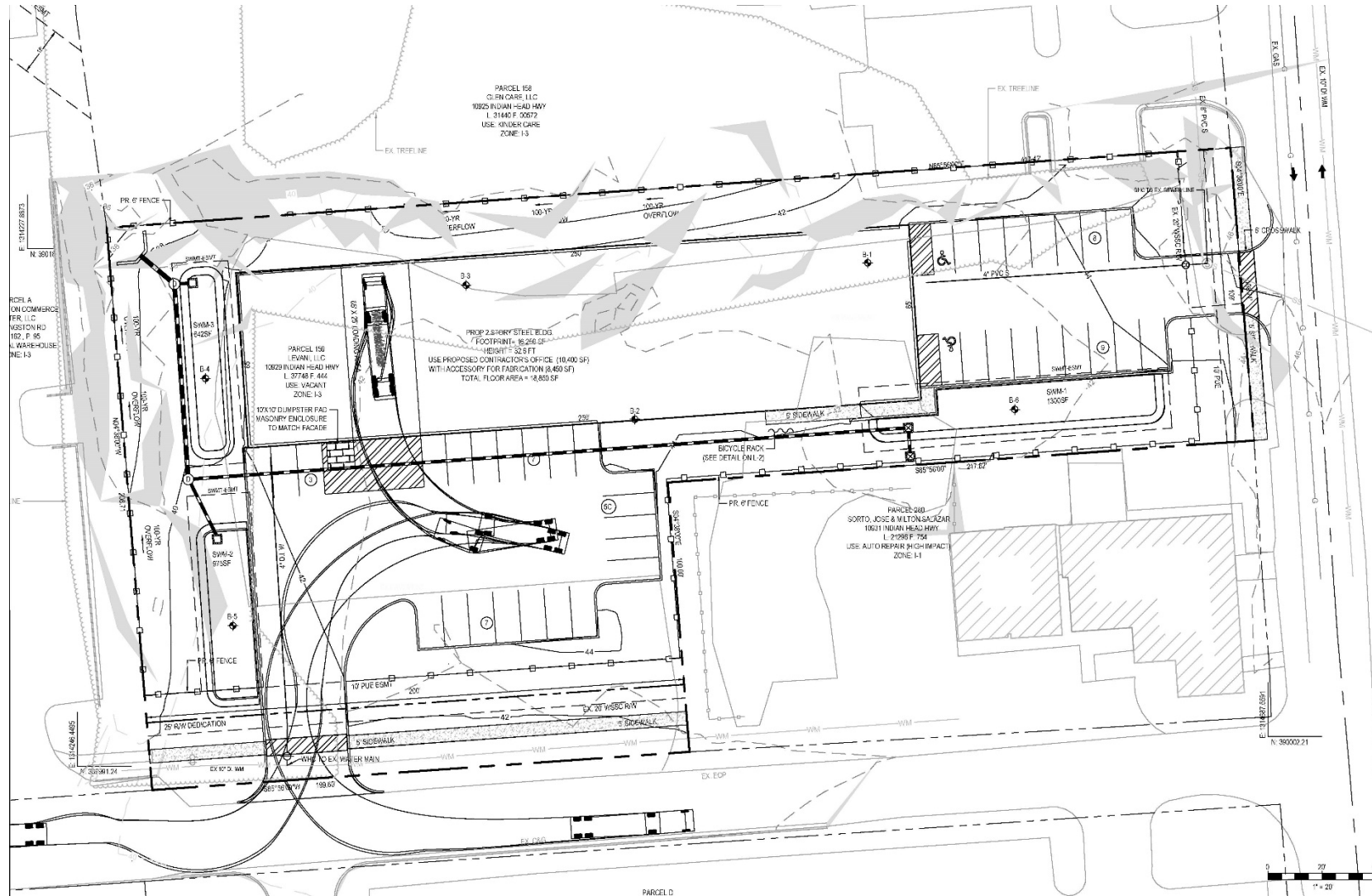


MEZZANINE PLAN

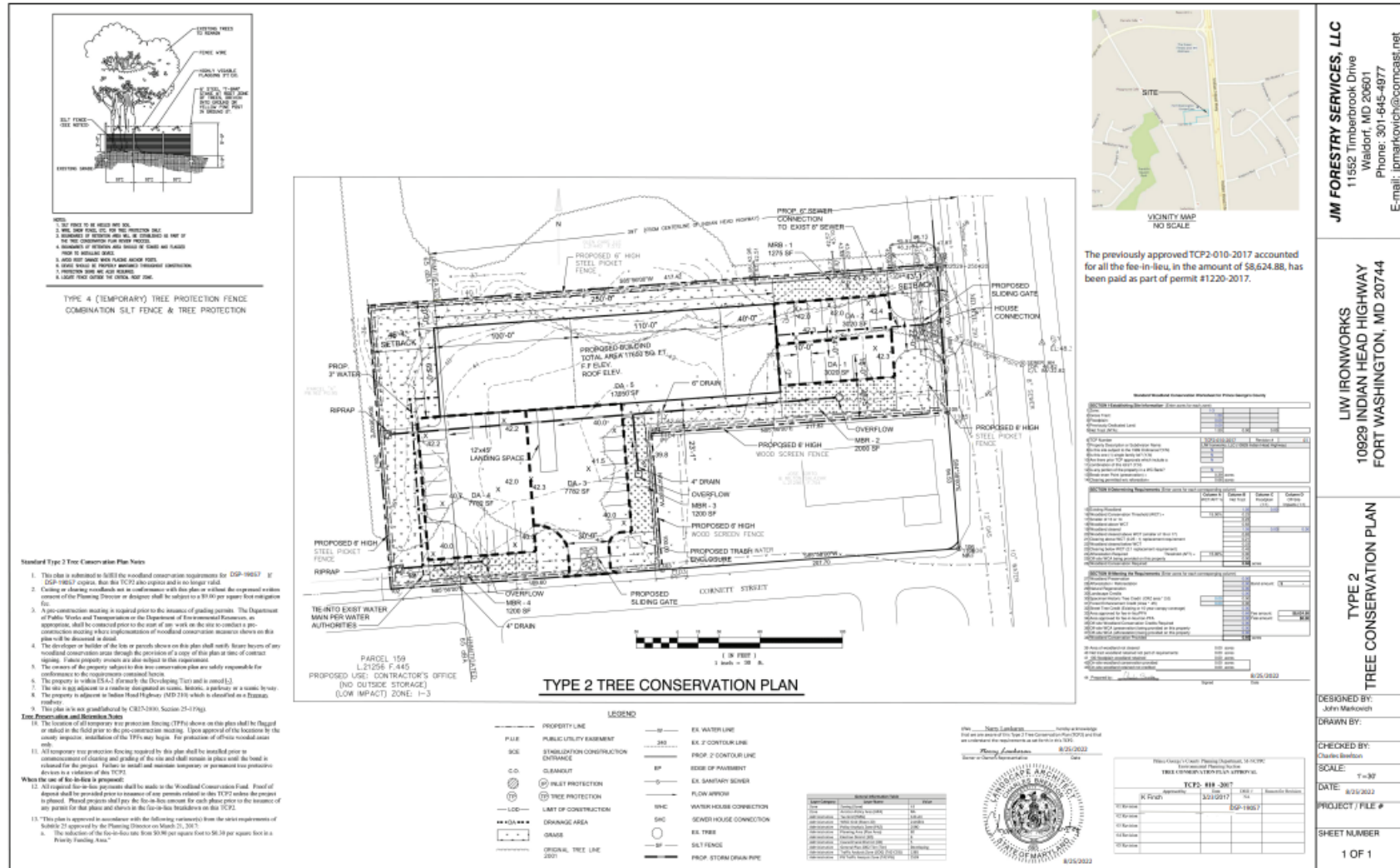
INTERIOR LOADING TRUCK TURNING PLAN 1



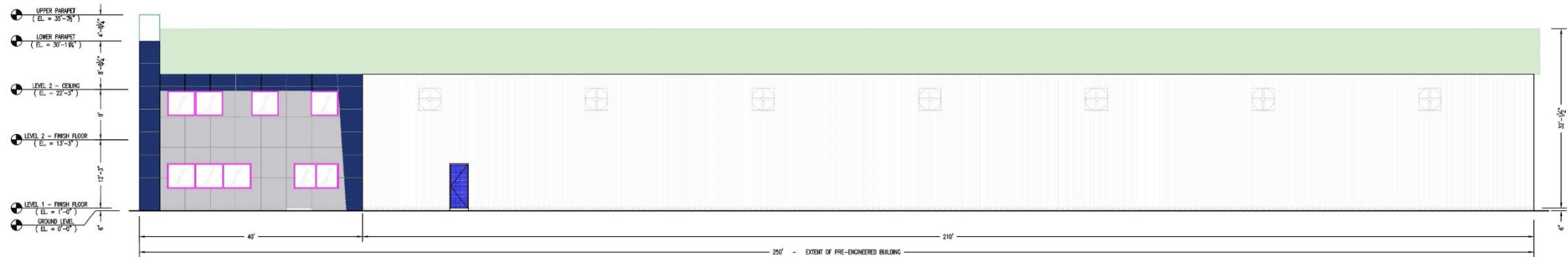
2



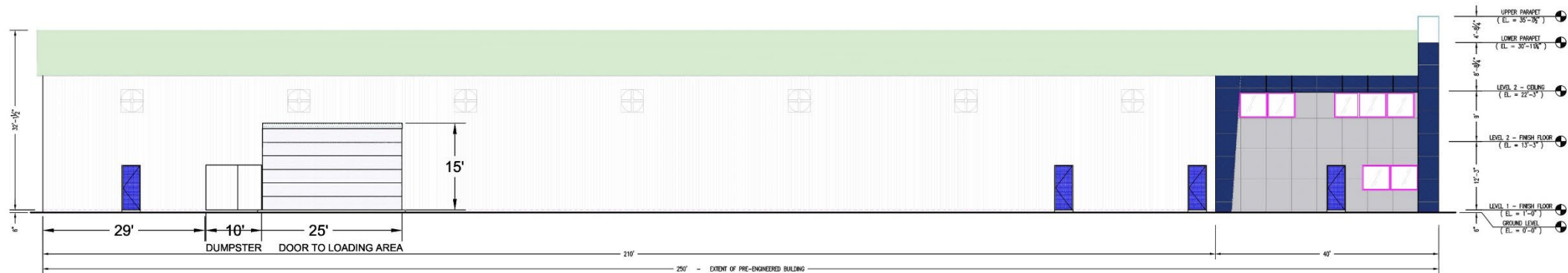
TYPE II TREE CONSERVATION PLAN



ELEVATIONS PART 1

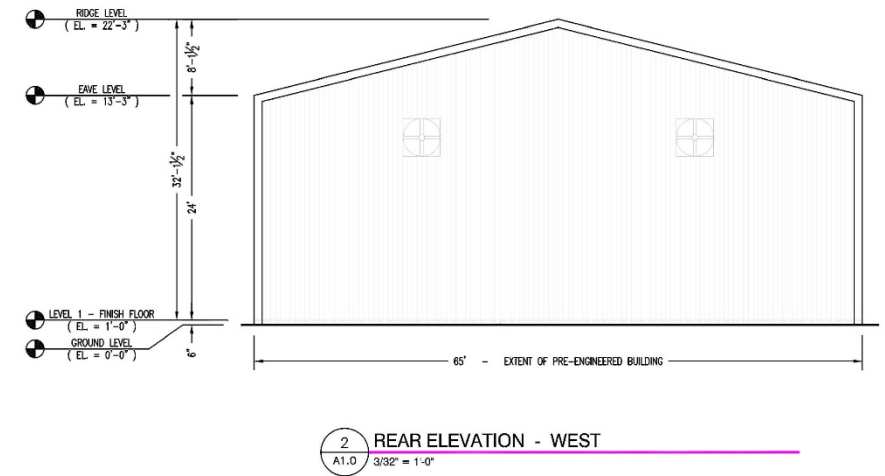
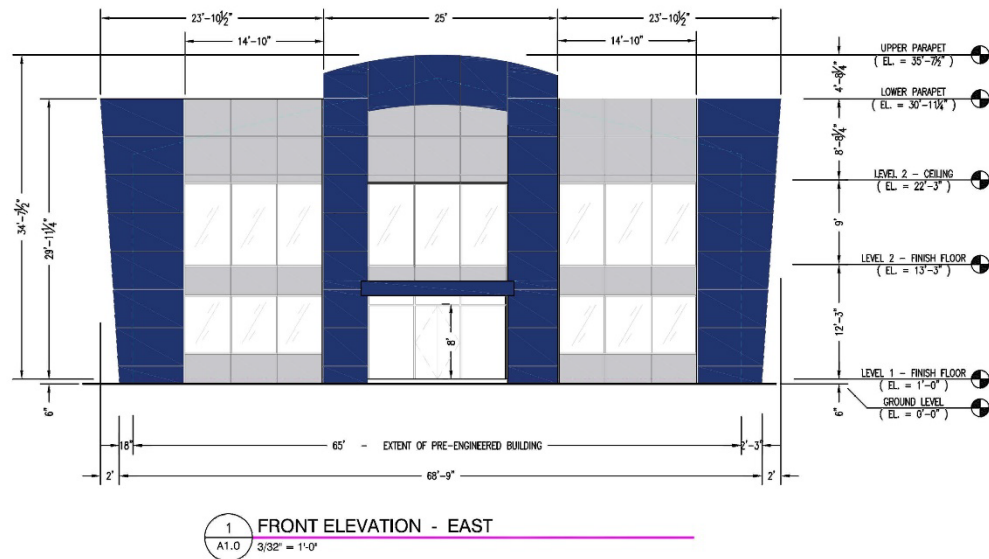


4 SIDE ELEVATION - NORTH
A1.0 3/32" = 1'-0"



3 SIDE ELEVATION - SOUTH
A1.0 3/32" = 1'-0"

ELEVATIONS PART 2

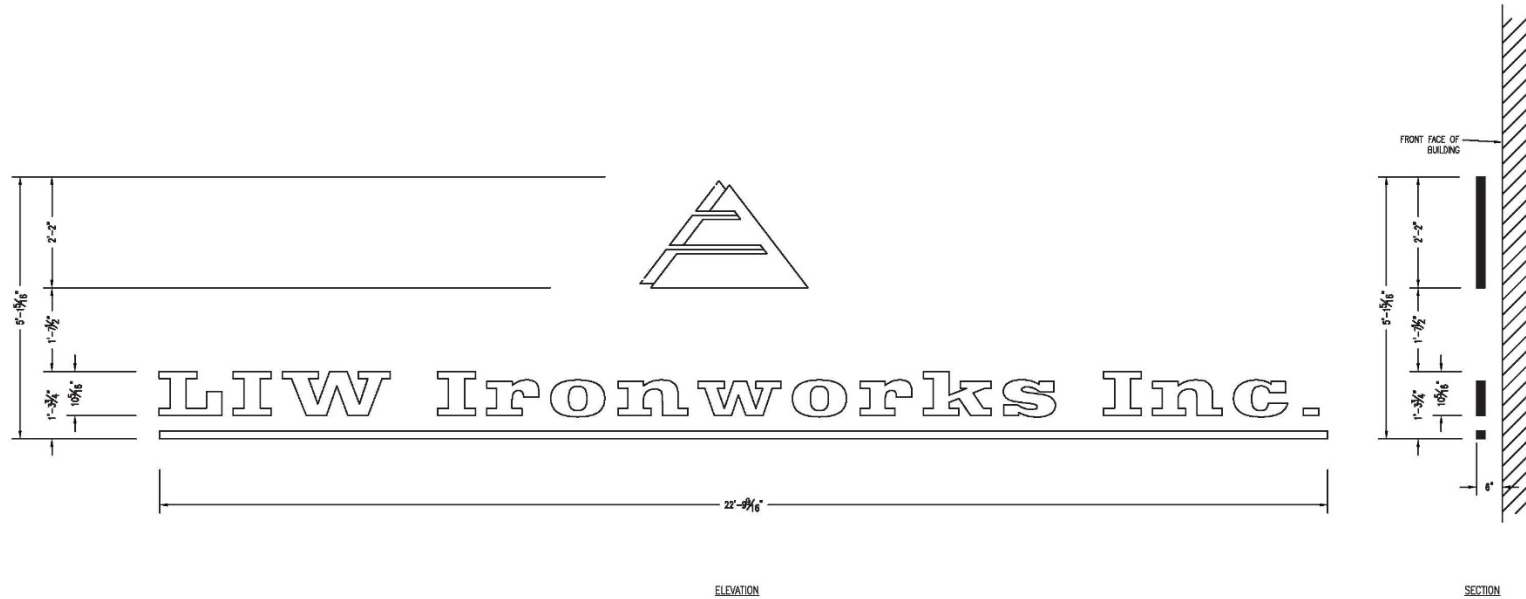


Architectural drawing of the sign elevation layout for LIW Ironworks Inc. The drawing shows a building facade with a sign area outlined by a dashed line. The sign area includes the company name "LIW Ironworks Inc.", a logo, and the phone number "10929". Dimensions are provided for the building, the sign area, and the sign itself. Callouts 1, 2, and 3 point to specific areas of the sign. A table on the right lists the elevations for the upper parapet, lower parapet, level 2 ceiling, level 2 finish floor, level 1 finish floor, and ground level.

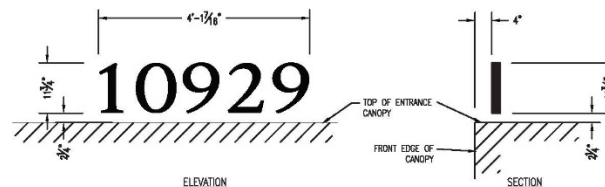
Feature	Elevation
UPPER PARAPET	(EL. = 35'-7 1/2")
LOWER PARAPET	(EL. = 30'-11 1/4")
LEVEL 2 - CEILING	(EL. = 22'-3")
LEVEL 2 - FINISH FLOOR	(EL. = 13'-3")
LEVEL 1 - FINISH FLOOR	(EL. = 1'-0")
GROUND LEVEL	(EL. = 0'-0")

1 SIGN ELEVATION - LAYOUT
A1.A 3/32" = 1'-0"

BUILDING SIGN LAYOUT PART 2



2 BUILDING SIGN DETAIL
A1.A 1 1/2" = 1'-0"



3 BUILDING NUMBER DETAIL
A1.A 1 1/2" = 1'-0"

STAFF RECOMMENDATION

APPROVAL of DSP-19057 with Conditions

APPROVAL of TCP2-010-2017-01 with Conditions

APPROVAL of a Variance to Section 27-471(f)(2)

APPROVAL of a Variance to Section 27-471(f)(3)

APPROVAL of two Variances to Section 27-474(a)(1)(b)

Minor Issues:

- Technical Issues

Applicant Required Mailings:

- Informational: 12-31-2020
- Acceptance: 6-23-2022