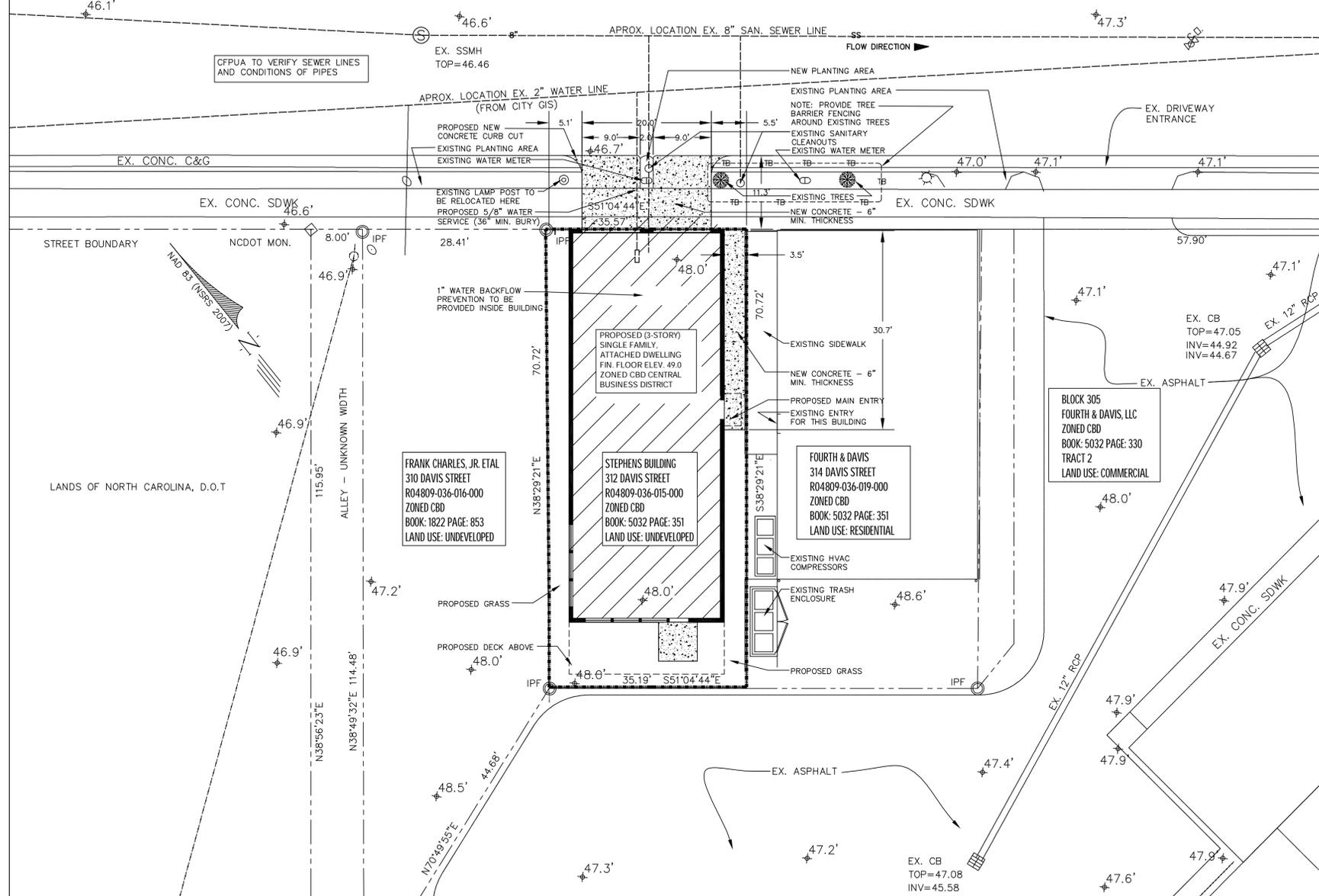


DAVIS STREET – Public ROW – 66' Wide



- LEGEND**
- ⊕ FIRE HYDRANT
  - ⊙ EXISTING MONUMENT
  - EXISTING IRON
  - SET IRON
  - ⊗ SET "X" IN BRICK
  - ⊙ STORM DRAIN MANHOLE
  - ⊠ STORM DRAIN DROP INLET
  - ⊠ STORM DRAIN CURB INLET
  - ⊙ SANITARY SEWER CLEAN OUT
  - ☆ NEW STREET LIGHT POLE
  - ⊙ OLD STREET LIGHT POLE
  - EXISTING FENCE
  - CENTER LINE
  - ROAD RIGHT OF WAY LINE
  - SUBJECT BOUNDARY LINE
  - ADJACENT PROPERTY LINE
  - CONTOUR LINE
  - TB — TB — TB — TB — TB — TREE BARRIER FENCE

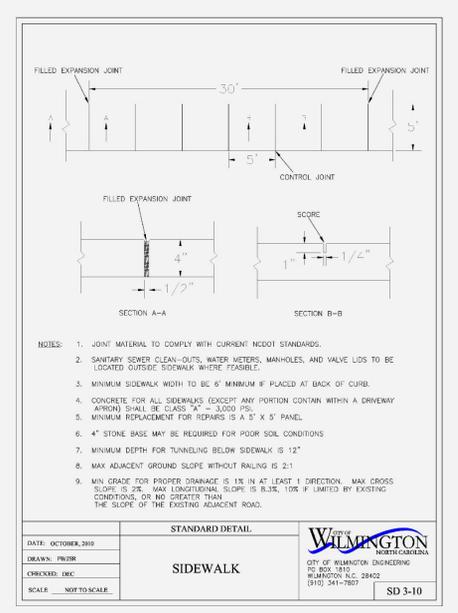
**SITE PLAN FOR STEPHENS BUILDING 312 DAVIS STREET**

BEING LOT 3 AS RECORDED IN MAP BOOK 11, PAGE 11 AND BOOK 5032, PAGE 351 OF THE NEW HANOVER COUNTY REGISTRY CITY OF WILMINGTON IDENTIFIED BY PID: R04809-036-015-000 WILMINGTON TOWNSHIP - WILMINGTON - NEW HANOVER COUNTY - NORTH CAROLINA SCALE: 1" = 10' MAY 19, 2015

EXCLUSIVELY FOR: TIM & SELENA STEPHENS 314 DAVIS STREET, UNIT 101 WILMINGTON, NORTH CAROLINA 28401

PREPARED BY: **www.romerama.com**

2305 PARHAM DRIVE WILMINGTON, NORTH CAROLINA 28403 910.228.3137 CONTACT: ROB ROMERO



GENERAL NOTES

- THIS PLAN PROPOSES THE CONSTRUCTION OF A 3 STORY, SINGLE FAMILY, ATTACHED BUILDING AT PROPERTY ADDRESS 312 DAVIS STREET, WILMINGTON, NORTH CAROLINA 28401. THE PROPERTY IS ZONED CBD (CENTRAL BUSINESS DISTRICT) AND IDENTIFIED BY PID: R04809-036-015-000.
- THE BOUNDARY DATA SHOWN WAS SURVEYED FROM DB 5032, PG 351. ADJOINING PROPERTY INFORMATION IS SHOWN HEREON.
- THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CITY OF WILMINGTON.
- ALL UNDERGROUND UTILITIES WITHIN STREET RIGHT-OF-WAYS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUB MATERIAL, CURB AND GUTTER, OR SIDEWALK.
- THE CONTRACTOR SHALL ARRANGE FOR THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE CONSTRUCTION INCLUDING TEST HOLES TO PHYSICALLY LOCATE UNDERGROUND UTILITIES AS NECESSARY. RESULTS OF TEST PITS SHALL BE PROVIDED TO THE ENGINEER FOR CONFORMANCE PRIOR TO CONSTRUCTION.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE APPROXIMATE ONLY. NO GUARANTEE IS HEREIN MADE OR IMPLIED THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN. IT SHALL BE THE CONTRACTOR'S AND/OR THE OWNER'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES AND TO VERIFY THE TYPE, SIZE, LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING THE WORK.
- PUBLIC STREETS ARE DESIGNED TO THE CITY OF WILMINGTON TECHNICAL STANDARDS AND SPECIFICATIONS.
- THIS PLAN MAKES NO REPRESENTATION AS TO SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
- THE APPROVAL OF THESE PLANS SHALL NOT RELIEVE THE OWNER/DEVELOPER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, & FEDERAL REQUIREMENTS.
- ALL CONSTRUCTION SHALL CONFORM TO CITY OF WILMINGTON TECHNICAL STANDARDS AND SPECIFICATIONS.
- APPROVAL OF THIS PLAN DOES NOT GRANT APPROVAL TO TRESPASS ON THE OFF SITE PROPERTY.
- ALL WORK MUST COMPLY WITH NORTH CAROLINA STATE BUILDING AND HANDICAPPED ACCESSIBILITY CODE VOL. 1C.
- THIS PROJECT IS NOT WITHIN A FLOOD PLAIN.
- CONSTRUCTION OF UTILITIES SHALL MEET ALL REQUIREMENTS AND SPECIFICATIONS OF THE CAPE FEAR PUBLIC UTILITY AUTHORITY.
- PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
- TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
- CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT(48) HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
- ANY BROKEN OR MISSING SIDEWALK PANELS, BRICK PAVERS IN THE SIDEWALK AREA OR CURB WILL BE REPLACED, IN CONFORMANCE WITH CITY OF WILMINGTON REQUIREMENTS AND SPECIFICATIONS.
- SILT FENCE SHALL BE PLACED ALONG THE PROPERTY LINE TO SURROUND THE ENTIRE PARCEL.
- TOPOGRAPHIC DATUM NGVD '29.
- ALL ROOF RUNOFF SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTY OWNERS AND DIRECTED TOWARD THE CITY STREET. (VIA GUTTER AND DOWN SPOUTS)
22. SITE INVENTORY IS NOT REQUIRED DUE TO THE SITE DISTURBANCE BEING LESS THAN ONE(1) ACRE PER YEAR.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- TRASH DISPOSAL WILL BE CURB-SIDE PICKUP.
- CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING AT 1-800-632-4949.
- IF EXISTING SANITARY LATERAL IS LOCATED CONTRACTOR SHALL NOTIFY ENGINEER FOR MODIFICATION TO SANITARY LATERAL CONNECTION.
- HVAC EQUIPMENT, AIR CONDITION WINDOW UNITS, AND OTHER ELECTRICAL EQUIPMENT SHALL NOT BE LOCATED ON THE STREET FRONTS AND SHALL BE SCREENED FROM THE RIGHT-OF-WAY.
- UTILITY METERS AND TRANSFORMERS THAT CANNOT BE CONCEALED FROM THE PUBLIC RIGHT OF WAY SHALL BE SCREENED WITH AN OPAQUE FENCE OR WALL. THIS NOTE DOES NOT PERTAIN TO WATER METERS.
- A TREE REMOVAL PERMIT IS NOT REQUIRED.
- A FEDERAL, STATE, AND LOCAL PERMITS ARE REQUIRED PRIOR TO FULL CONSTRUCTION RELEASE. THIS INCLUDES BUT IS NOT LIMITED TO: STATE STORM WATER, STATE UTILITY EXTENSION PERMITS, WETLAND DISTURBANCE PERMITS, CITY STORM WATER, TREE PROTECTION PERMITS, ETC.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER.
- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 910.341.588 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN, BUT MAY BE REQUIRED.
- IF THE EXISTING SIDEWALK IS DAMAGED DURING CONSTRUCTION, CONTRACTOR TO REPLACE THE SIDEWALK TO A THICKNESS OF 6"
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 332-6550 FOR INFORMATION.
- IF THE CONTRACTOR DESIRES CFPWA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
- ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFSCOCHR OR ASSE.
- THE EXISTING SANITARY SEWER CLEANOUT SHOWN WITHIN THE SIDEWALK WILL BE LEVEL WITH THE NEW CONCRETE.
- IF GARAGES ARE PROVIDED, SHOULD THEY EVER BE MODIFIED SUCH THAT A VEHICLE CANNOT PARK WITHIN THE GARAGE, THEN THE DRIVEWAY APRON SHALL BE REMOVED AND THE AREA RESTORED WITH THE APPROPRIATE CURBING.

SITE DATA TABULATIONS:

PROPERTY OWNER	TIM AND SELENA STEPHENS
PROPERTY ADDRESS	312 DAVIS STREET
EXISTING BUILDING ZONING	CBD
PROPOSED ZONING	CBD
ADJACENT PARCELS ZONING	CBD
PROPOSED USE	SINGLE FAMILY, ATTACHED
SETBACKS	
REQUIRED	
NEW BUILDINGS SHALL BE CONSTRUCTED AS A SETBACK NO GREATER THAN 5 FEET FROM THE PUBLIC RIGHT-OF-WAY.	NONE
REAR SETBACK	NONE
PROVIDED	
FRONT SETBACK	0.5 FT
SIDE SETBACK	0.5' TO BUILDING FACE
REAR SETBACK	2.0' FROM DECK
TOTAL SITE AREA	0.05 AC/2,172 SF
SQUARE FOOTAGE CALCULATIONS:	VACANT LOT
EXISTING BUILDING SIZE	
PROPOSED BUILDING SIZE:	
1ST FLOOR	1,457 SF
2ND FLOOR	1,457 SF
3RD FLOOR	1,369 SF
TOTAL SQUARE FOOTAGE	4,283 SF
NUMBER OF STORIES	3
NUMBER OF UNITS	2
NUMBER OF BEDROOMS PER UNIT	2
NUMBER OF BUILDINGS	1 (DUPLICATE)
BUILDING HEIGHT:	
HEIGHT REQUIREMENT (MIN./BY-RIGHT/MAX.)	24 FT/60 FT/70 FT
BUILDING HEIGHT PROVIDED	38 FT
[PER CITY CODE SEC. 18-196.(e),(4),a]	
EXISTING IMPERVIOUS AREA	NONE
PROPOSED IMPERVIOUS AREA	NONE
PROPOSED GRAVEL DRIVEWAY	1,519 SF
PROPOSED BUILDING FOOTPRINT	67%
PERCENT OF IMPERVIOUS AREA	
LOT COVERAGE:	NONE
PROVIDED	67%
OFF STREET PARKING:	
MINIMUM PARKING REQUIRED	0
MAXIMUM PARKING REQUIRED	2
TOTAL PARKING PROVIDED	0
CAMA LAND USE CLASSIFICATION	URBAN
OVERLAY DISTRICTS	
FLOOD PLAIN-OVERLAY DISTRICT	NO
SPECIAL HIGHWAY OVERLAY DISTRICT	NO
DAWSON-WOOSTER CORRIDOR REGULATIONS	NO
WRIGHTSVILLE AVE. CORRIDOR REGULATIONS	NO
SOUTH 17TH ST./INDEPENDENCE BLVD	NO
CORRIDOR REGULATIONS	NO
HISTORIC DISTRICT-OVERLAY	NO
CONSERVATION OVERLAY DISTRICT	NO
UTILITY OWNERSHIP:	
WATER MAIN UTILITY	CFPUA
SANITARY SEWER MAIN UTILITY	CFPUA
UTILITY DEMAND:	
WATER DEMAND PER 'NC RULES GOVERNING PUBLIC WATER SYSTEMS.	
WATER : 400 GPD (ESTIMATED CURRENT USE)	
1400 GPD PER CONNECTION, 1 SINGLE FAMILY CONNECTION}	
WATER: 800 GPD (PROPOSED USE)	
{400 GPD PER CONNECTION, DUPEX; 2 CONNECTIONS}	
SEWER DEMAND PER NORTH CAROLINA ADMINISTRATIVE CODE.	
SEWER: 240 GPD (ESTIMATED CURRENT USE)	
{120 GPD PER BEDROOM, 1 UNITS WITH 2 BEDROOMS}	
SEWER: 480 GPD (PROPOSED USE)	
{120 GPD PER BEDROOM, 2 UNITS WITH 2 BEDROOMS}	

Approved Construction Plan

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Planning: \_\_\_\_\_

Traffic: \_\_\_\_\_

Fire: \_\_\_\_\_

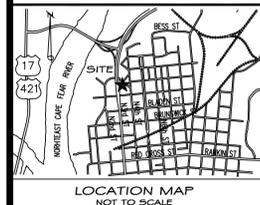
NOTE: INTRACOASTAL ENGINEERING REVIEW IS OF WATER AND SEWER SERVICES ONLY

**INTRACOASTAL ENGINEERING, PLLC**

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Charlie@intracoastalengineering.com

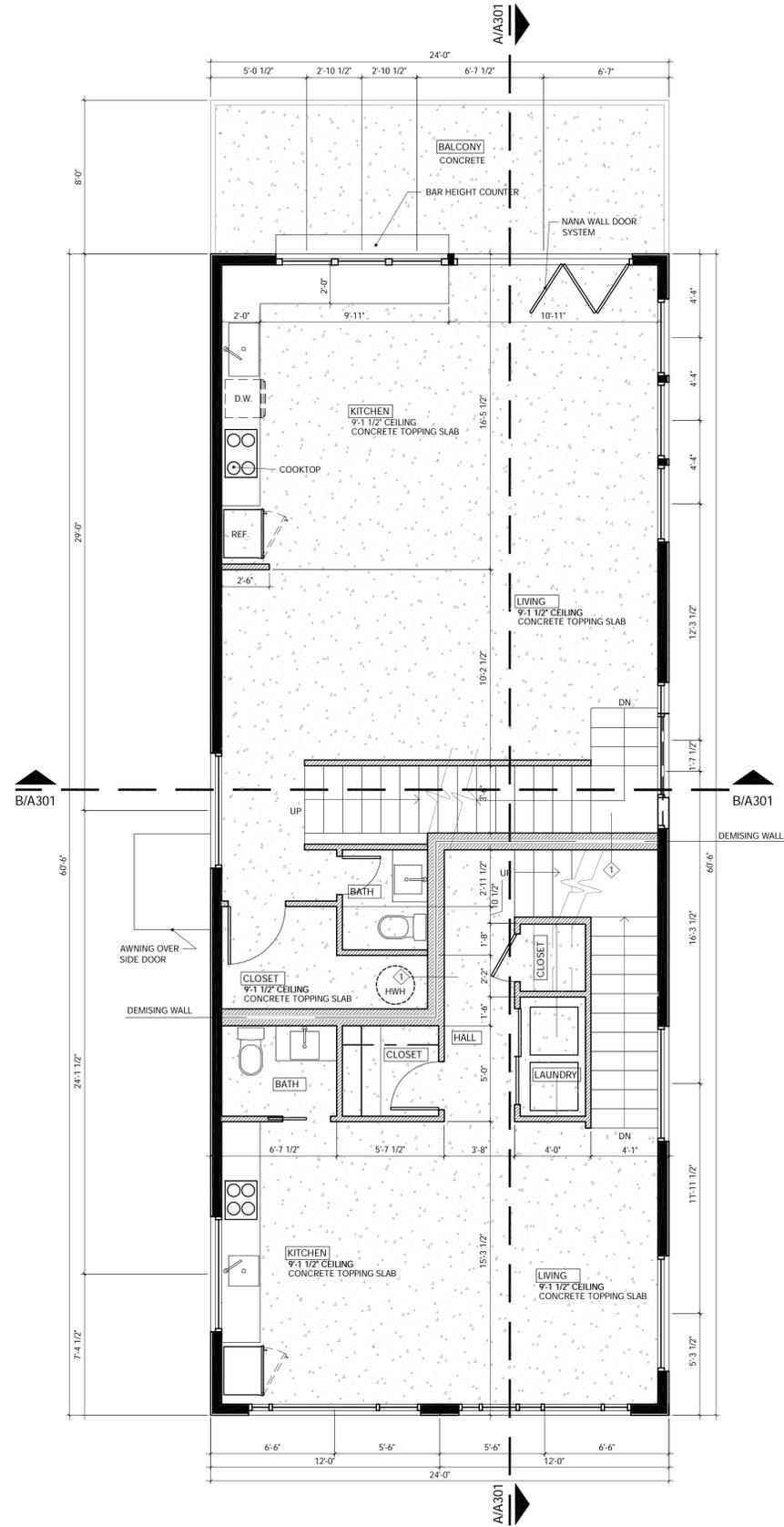
SITE PLAN

C-1

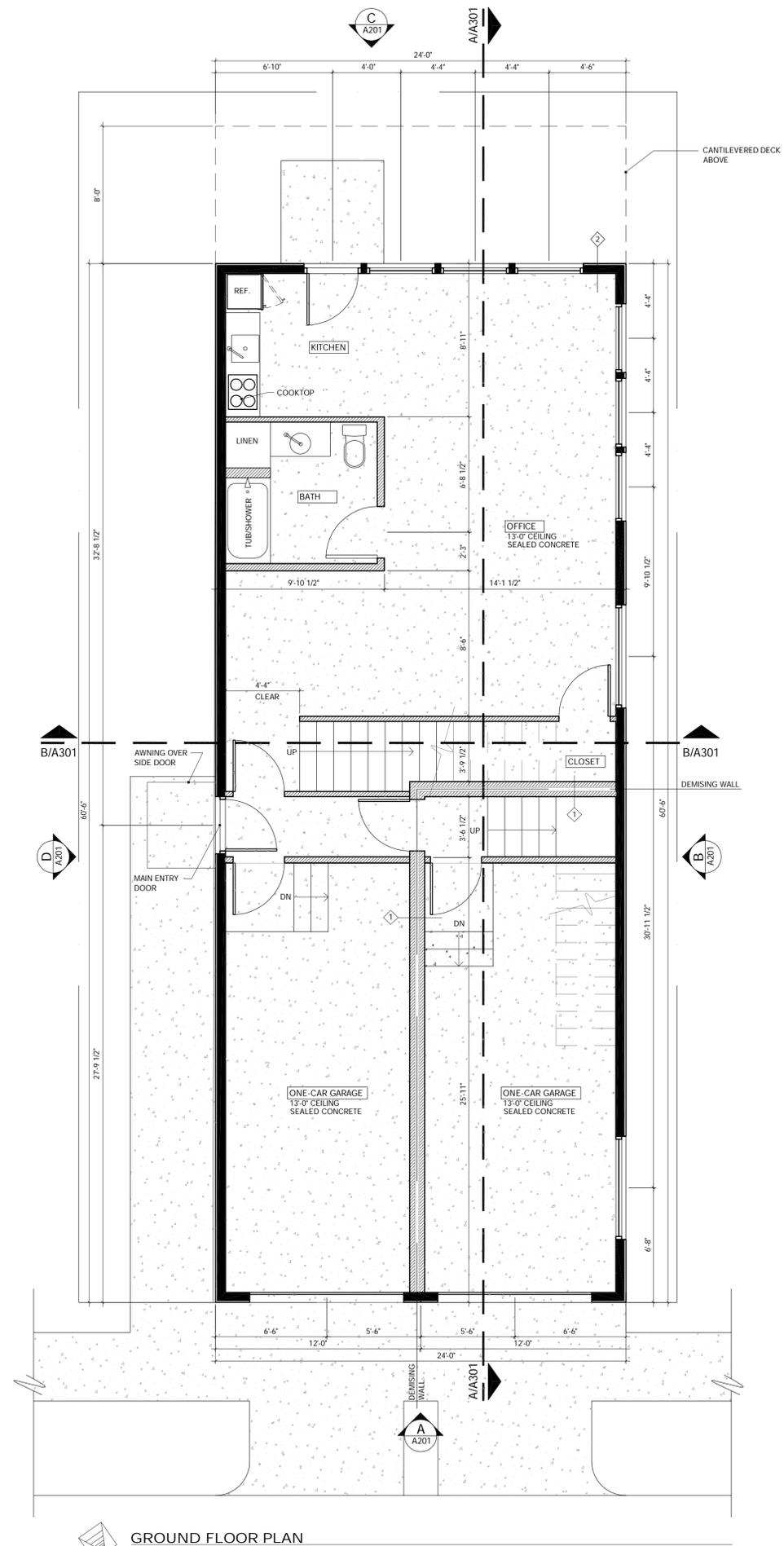


WALL LEGEND	
	2x4 WOOD STUDS @ 16" O.C.
	ICF WALL CONSTRUCTION
	ONE-HOUR RATED WALL - SEE G-2 FOR UL DETAILS. FLOOR/CEILING ASSEMBLIES TO BE UL #L550 - (L538 IN GARAGE ONLY). EXTERIOR AND INTERIOR WALLS TAGGED ON THE PLANS TO BE UL #U344 (ONE-HOUR RATED) AND INSULATED. U305 FOR SHAFT & OCCUPANCY SEPARATION.
DOOR & WINDOW LEGEND	
	3460 FX = 3'-4" WIDE X 6'-0" FIXED WINDOW
	3460 CS = 3'-4" WIDE X 6'-0" CASEMENT WINDOW
	3068 HC = 3'-0" X 6'-8" HOLLOW CORE DOOR
	3068 SC = 3'-0" X 6'-8" SOLID CORE DOOR
NOTE: SIZES ARE APPROXIMATE - VERIFY ACTUAL DIMENSIONS WITH MANUFACTURERS.	
EXTERIOR AND INTERIOR DOORS BETWEEN PUBLIC SPACES AND UNITS TO BE 60 MIN. RATED DOORS AND TO HAVE AUTOMATIC CLOSERS.	

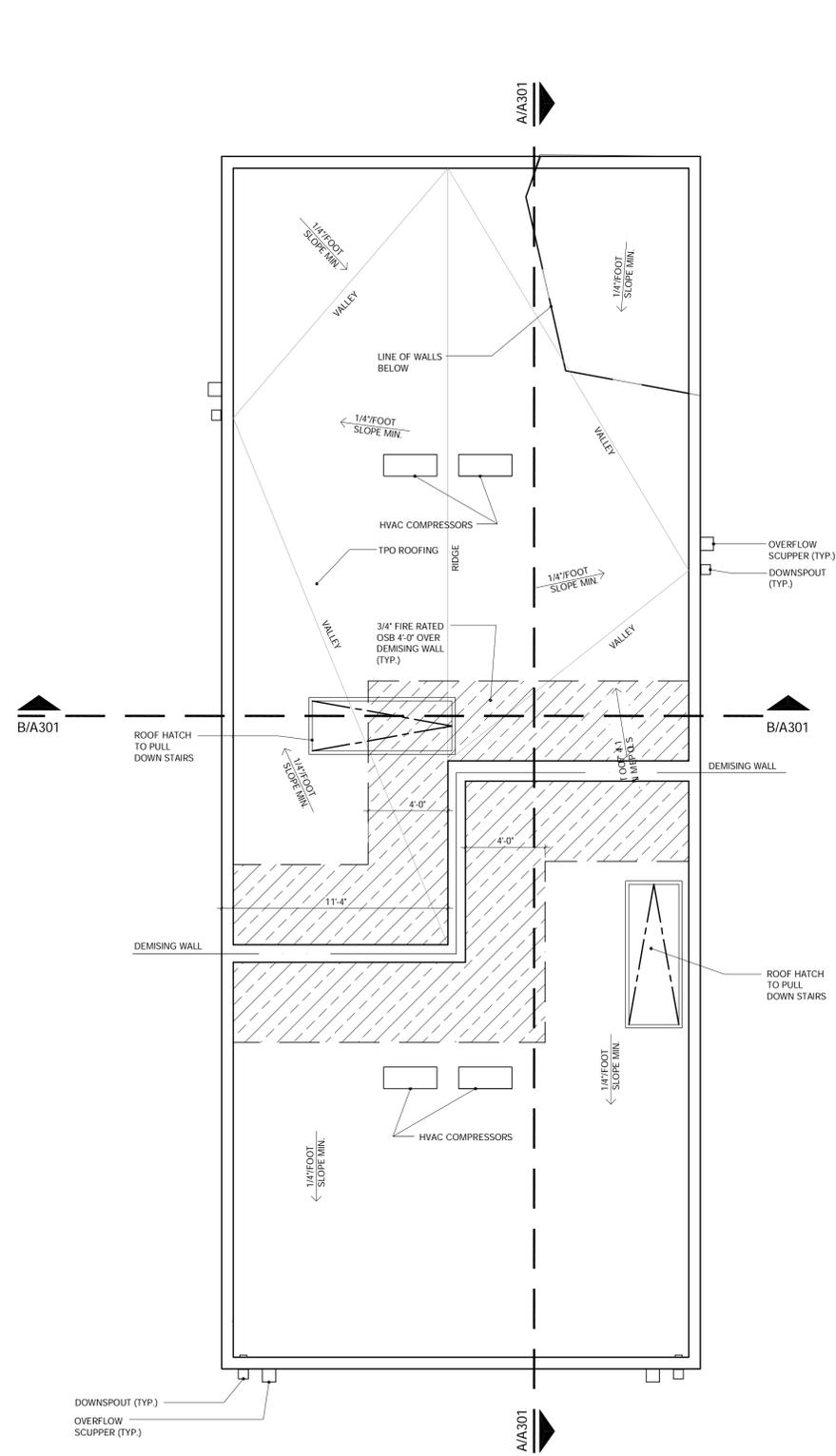
**SECOND FLOOR PLAN**  
SCALE = 1/4" = 1'-0"



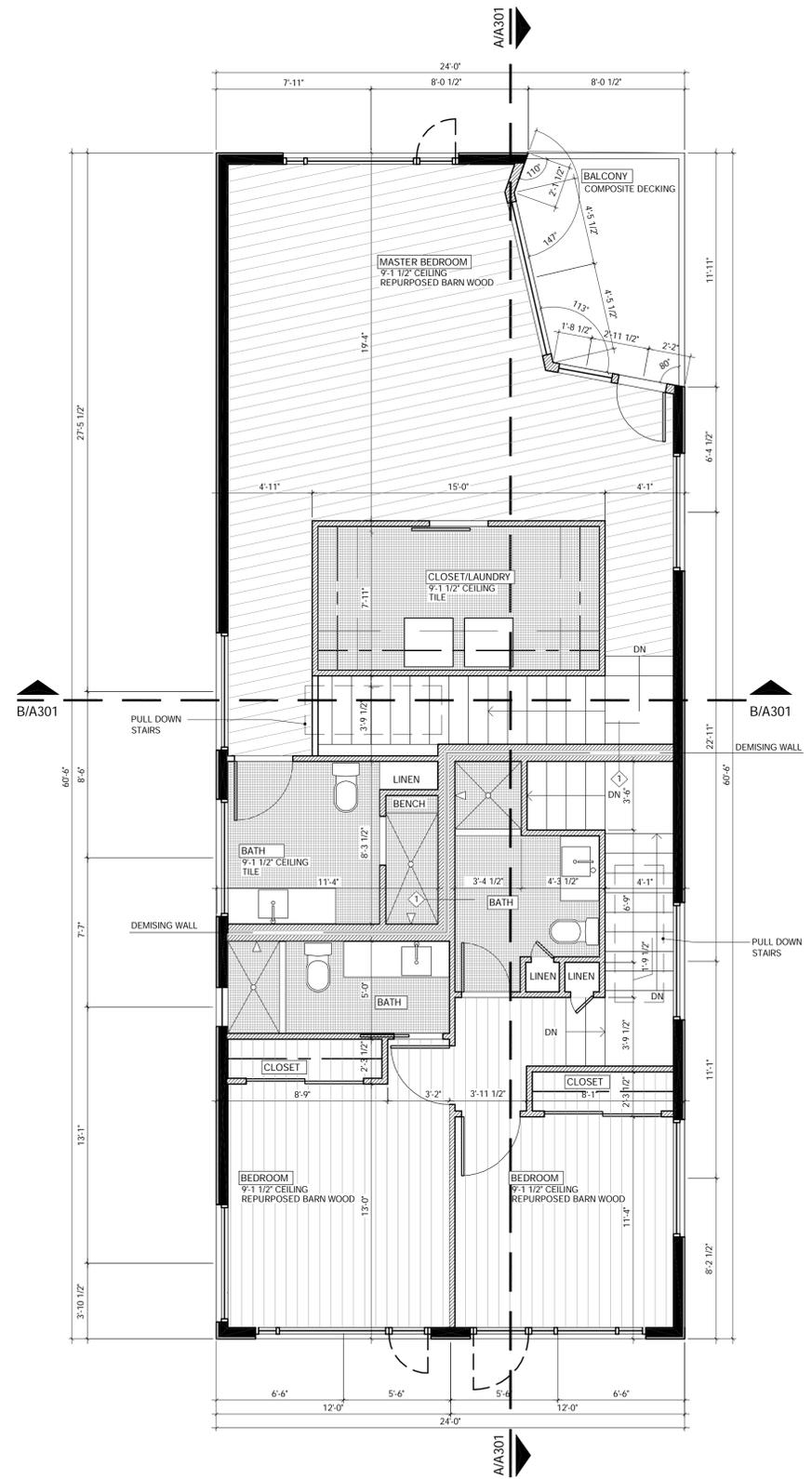
**GROUND FLOOR PLAN**  
SCALE = 1/4" = 1'-0"



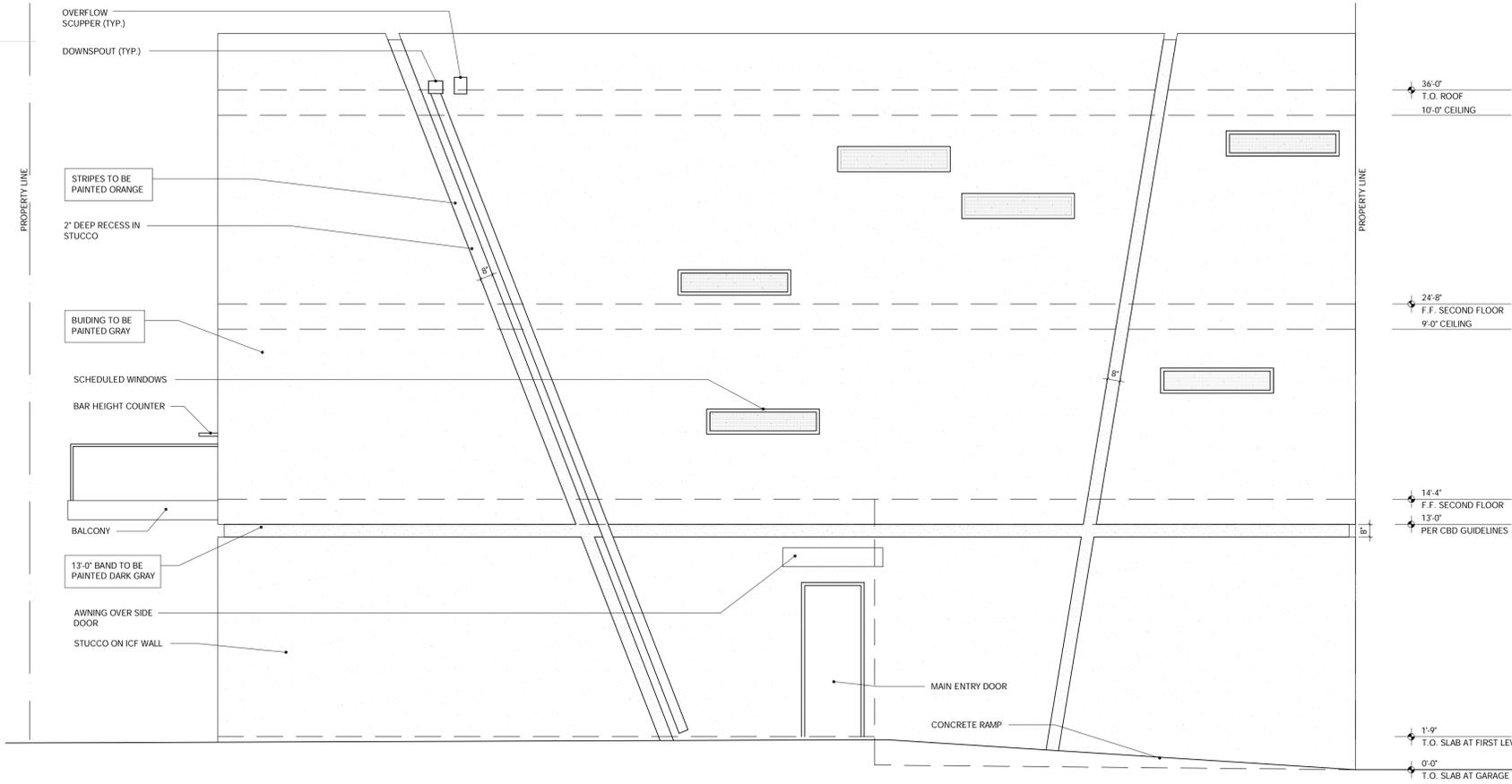
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EXTERIOR AND INTERIOR DOORS BETWEEN PUBLIC SPACES AND UNITS TO BE 60 MIN. RATED DOORS AND TO HAVE AUTOMATIC CLOSERS.	



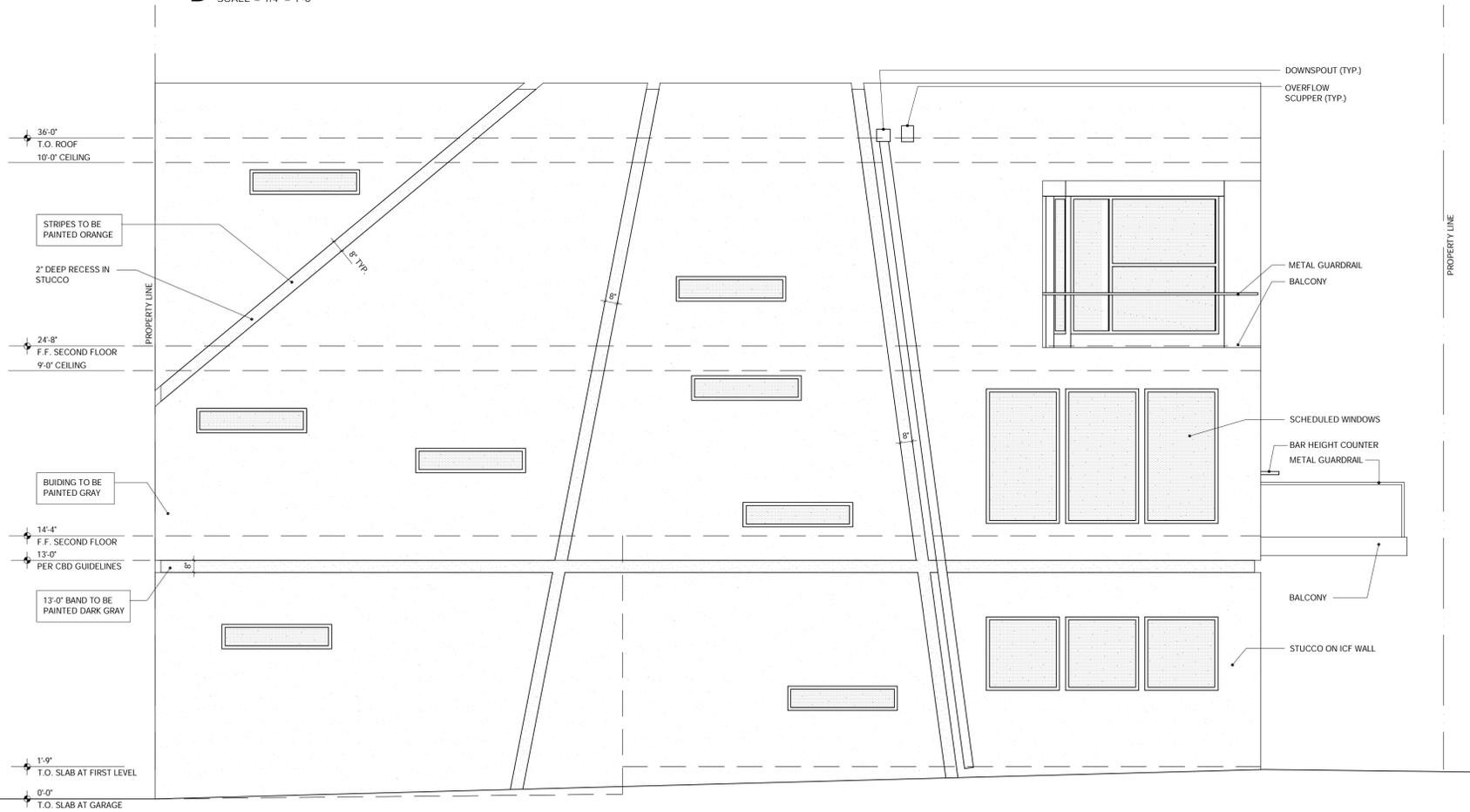
**ROOF PLAN**  
SCALE = 1/4" = 1'-0"



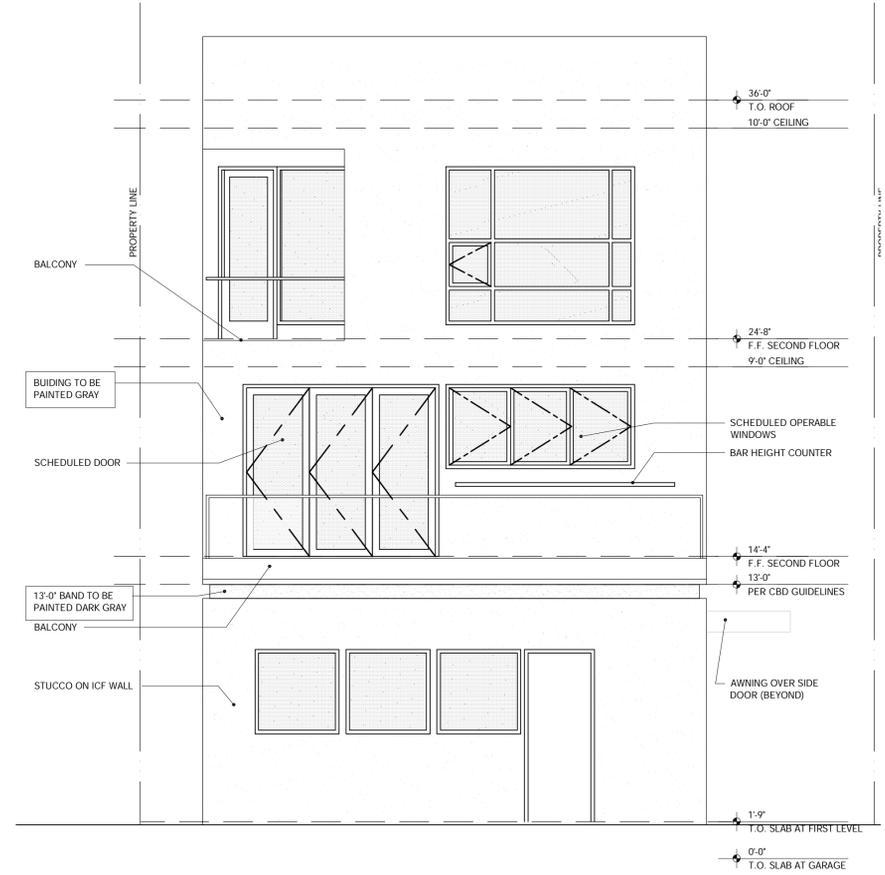
**THIRD FLOOR PLAN**  
SCALE = 1/4" = 1'-0"



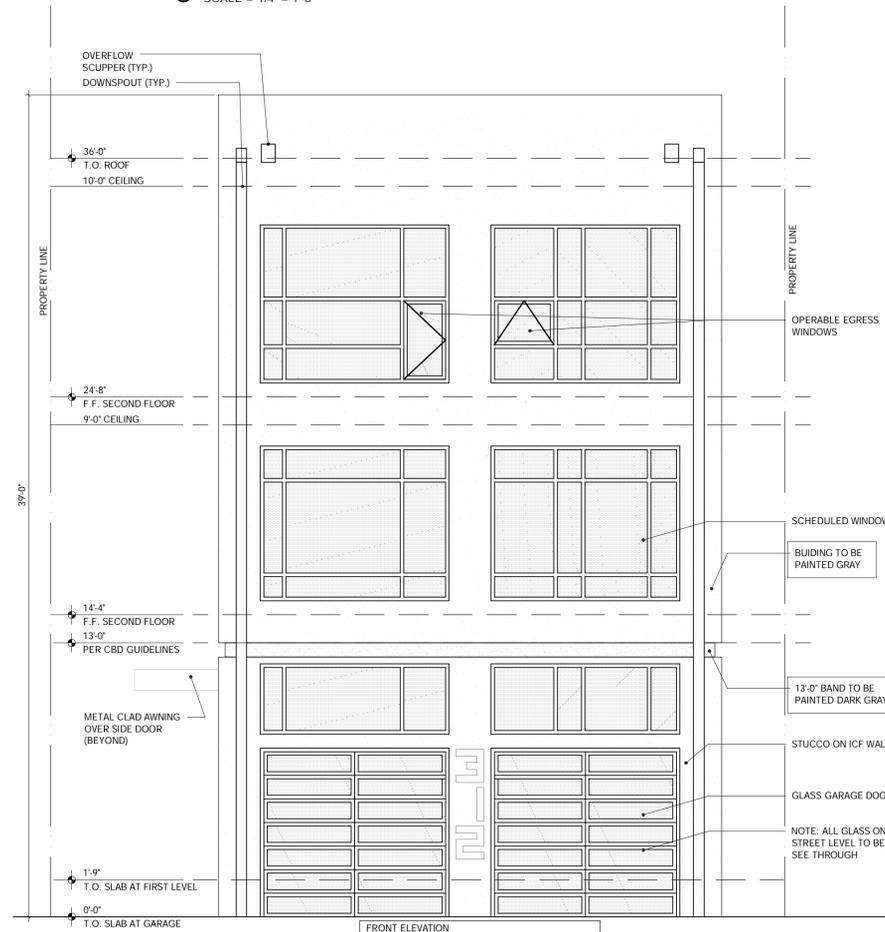
**D RIGHT SIDE ELEVATION**  
SCALE = 1/4" = 1'-0"



**B LEFT SIDE ELEVATION**  
SCALE = 1/4" = 1'-0"



**C REAR ELEVATION**  
SCALE = 1/4" = 1'-0"



**A FRONT ELEVATION**  
SCALE = 1/4" = 1'-0"

FRONT ELEVATION GLAZING PERCENTAGE CALCULATION	
TOTAL AREA (13'-0" X 24' BUILDING WIDTH = 312 SF)	50% OF 312 = 156
AREA OF GLAZING PROVIDED = 204 SF	

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STEPHENS BUILDING  
312 DAVIS STREET  
WILMINGTON, NORTH CAROLINA 28401

**A 201 ELEVATIONS**  
ISSUED FOR OWNER REVIEW  
ISSUED FOR TRC REVIEW  
ISSUED FOR OWNER REVIEW  
ISSUED FOR TRC REVIEW  
ISSUED FOR TRC REVIEW

NOTE: ALL GLASS ON STREET LEVEL TO BE SEE THROUGH