

THESE DRAWINGS ARE INSTRUMENTS OF THE ARCHITECTURAL SERVICES RENDERED BY ROMERO ARCHITECTURE PLLC. AS SUCH THEY ARE PROPERTY OF ROMERO ARCHITECTURE. THEY ARE NOT TO BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF ROMERO ARCHITECTURE PLLC.

LIST OF SHEETS

ARCHITECTURAL

- A000 EXISTING CONDITIONS
- A100 SITE PLAN
- A101 LANDSCAPE PLAN
- A102 SITE DETAILS
- A103 SITE DETAILS

OWNER

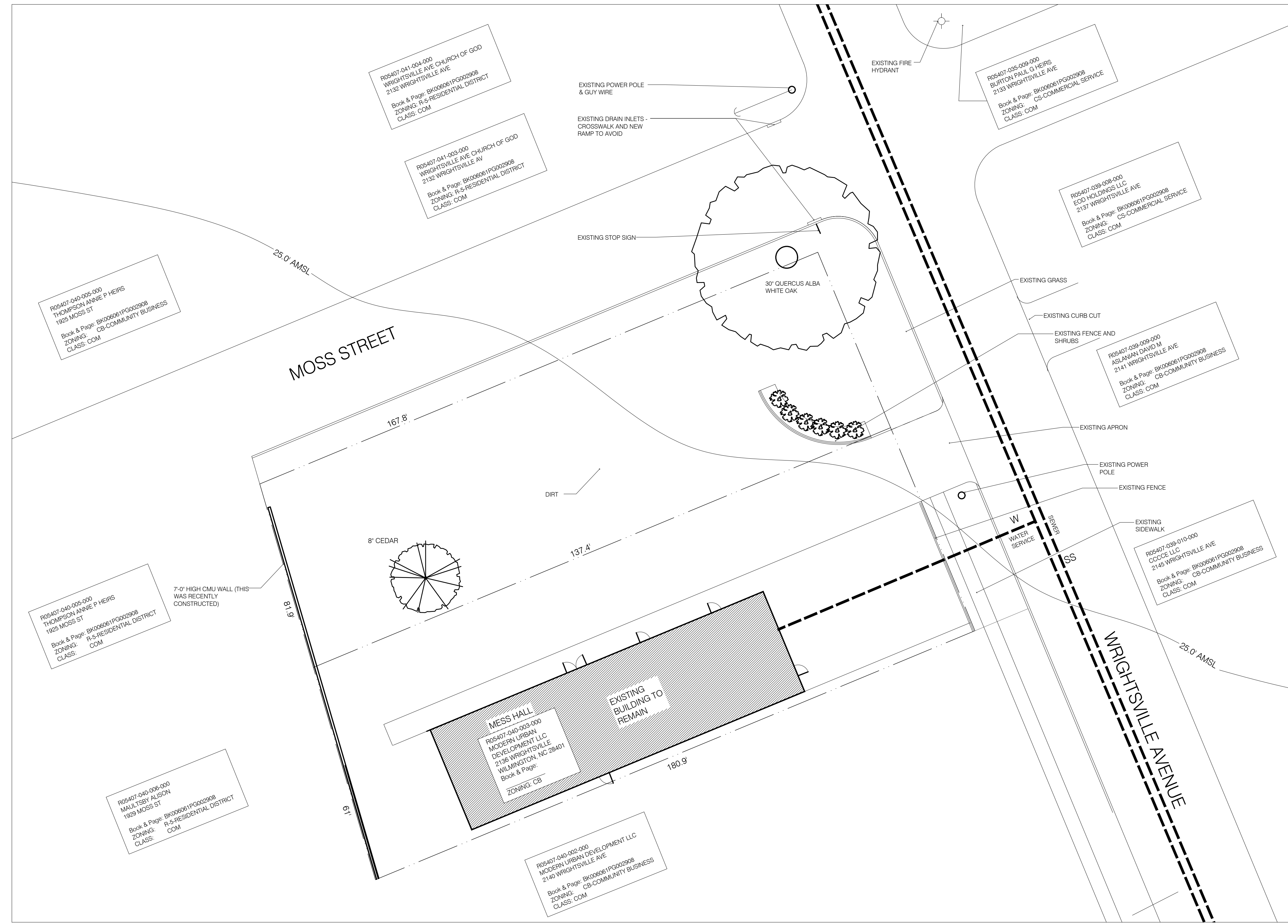
L.S. SMITH
 WILMINGTON, NORTH CAROLINA 28405

PROJECT ARCHITECT

ROMERO ARCHITECTURE
 210 GREENFIELD STREET, #221
 WILMINGTON, NORTH CAROLINA 28401
 CONTACT: ROB ROMERO - 910.228.3137
 rob@romeroarchitecture.com



PARCEL MAP

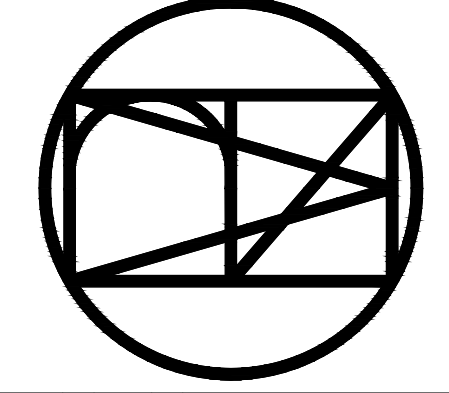


1 EXISTING CONDITIONS
 SCALE 1/16" = 1'-0"

ARCHITECT



ROMERO ARCHITECTURE
 210 GREENFIELD STREET, #221
 WILMINGTON, NORTH CAROLINA 28401
 910.228.3137
 www.romeroarchitecture.com



MESS HALL
 210B WRIGHTSVILLE AVENUE
 WILMINGTON, NORTH CAROLINA 28401

EXISTING CONDITIONS

01.13.2022	ISSUED FOR PLAN REVIEW
02.23.2022	ISSUED FOR PLAN REVIEW
05.18.2022	ISSUED FOR OWNER REVIEW
05.23.2022	ISSUED FOR OWNER REVIEW
07.20.2022	ISSUED FOR OWNER REVIEW
08.17.2022	ISSUED FOR TRC REVIEW
08.16.2022	ISSUED FOR TRC REVIEW

THESE DRAWINGS ARE INSTRUMENTS OF THE ARCHITECTURAL SERVICES RENDERED BY ROMERO ARCHITECTURE PLLC. AS SUCH THEY ARE PROPERTY OF ROMERO ARCHITECTURE. THEY ARE NOT TO BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF ROMERO ARCHITECTURE PLLC.

ADDRESS 2136 WRIGHTSVILLE AVENUE
WILMINGTON, NC 28405

PARCEL ID NUMBER R05407-040-003-000

PARCEL OWNERSHIP MODERN URBAN DEVELOPMENT LLC

DEED BOOK & PAGE D.B. PG.

MAP BOOK & PAGE..... MB PG.

ZONING CB - COMMUNITY BUSINESS
COM-COMMERCIAL
CITY OF WILMINGTON

TOTAL LOT AREA 0.39 ACRES - 17,186 SF

CAMA LAND USE CLASSIFICATION .. URBAN

OVERLAY DISTRICT.....

PROPOSED USE.....RESTAURANT

BUILDING CONSTRUCTION TYPE.....5-B

FLOOD INFO
ZONE X - MINIMAL FLOOD ZONE
PANEL 3127
MAP # 3720312700K
AUGUST 28, 2018

NUMBER OF BUILDINGS 1 EXISTING

	REQUIRED	PROPOSED
MIN. LOT AREA	1 ACRE	.39 EXISTING
MIN. LOT WIDTH	100'	113' EXISTING
MAX. LOT COVERAGE	40%	.17%
FRONT BUILDING SETBACK	25'	50' EXISTING
REAR BUILDING SETBACK	15'	26' EXISTING
SIDE BUILDING SETBACK	7.5'	EXISTING
RIGHT SIDE	7.5'	EXISTING
LEFT SIDE	7.5'	EXISTING
MAX. BUILDING HEIGHT	35'	15'

LOT COVERAGE..... 3000 / 17,186 = .17%

TOTAL EXISTING ONSITE IMPERVIOUS SURFACE 4,282 SF (24%)

TOTAL ONSITE NEWLY CONSTRUCTED SURFACE 1,282 SF

BUILDINGS (EXISTING TO REMAIN)	3,000 SF
ASPHALT (NONE)	----SF
NEW ASPHALT	----SF
NEW CONCRETE (HC PARKING AND SIDEWALK)	1,282 SF
GRASS (EXISTING TO REMAIN)	3,665 SF
TOTAL ONSITE PARKING AREA	7,604 SF

ESTIMATED TRIP GENERATION

RESTAURANT = 2100 SF
LAND USE CODE - 932 - COMMERCIAL KITCHEN/RESTAURANT
AM PEAK - 9.77 X 2.1 X .55 = 11.2 ENTER
PM PEAK - 9.77 X 2.1 X .45 = 9.2 EXIT
24 HOUR - 9.05 X 2.1 X .61 = 11.5 ENTER
PM PEAK - 9.05 X 2.1 X .39 = 7.4 ENTER
24 HOUR - 107.2 X 2.1 = 225.1

WAREHOUSE = 900 SF
LAND USE CODE - 150 - WAREHOUSE
AM PEAK - 17 X .9 X .55 = .08 ENTER
PM PEAK - 17 X .9 X .45 = .06 EXIT
24 HOUR - 17 X .9 X .61 = .09 ENTER
PM PEAK - 17 X .9 X .39 = .05 EXIT
24 HOUR - 107.2 X .9 = 96.5

TREES

SEE PLANS

SOILS

100% OF SITE IS CLASSIFIED AS LEON FINE SAND

PARKING REQUIREMENTS

1 PER 65 GFA - 1300/65 = 20 SPACES REQUIRED
19 NEW GRAVEL SPACES PROVIDED
PLUS ONE HC SPACE ON NEW CONCRETE PAD

BICYCLE PARKING REQUIRED

5 BICYCLE SPACES REQUIRED PER 100 PARKING SPACES
5 BICYCLE SPACES PROVIDED

SOLID WASTE - FACILITY WILL BE SERVED WITH DUMPSTER

UTILITY INFORMATION

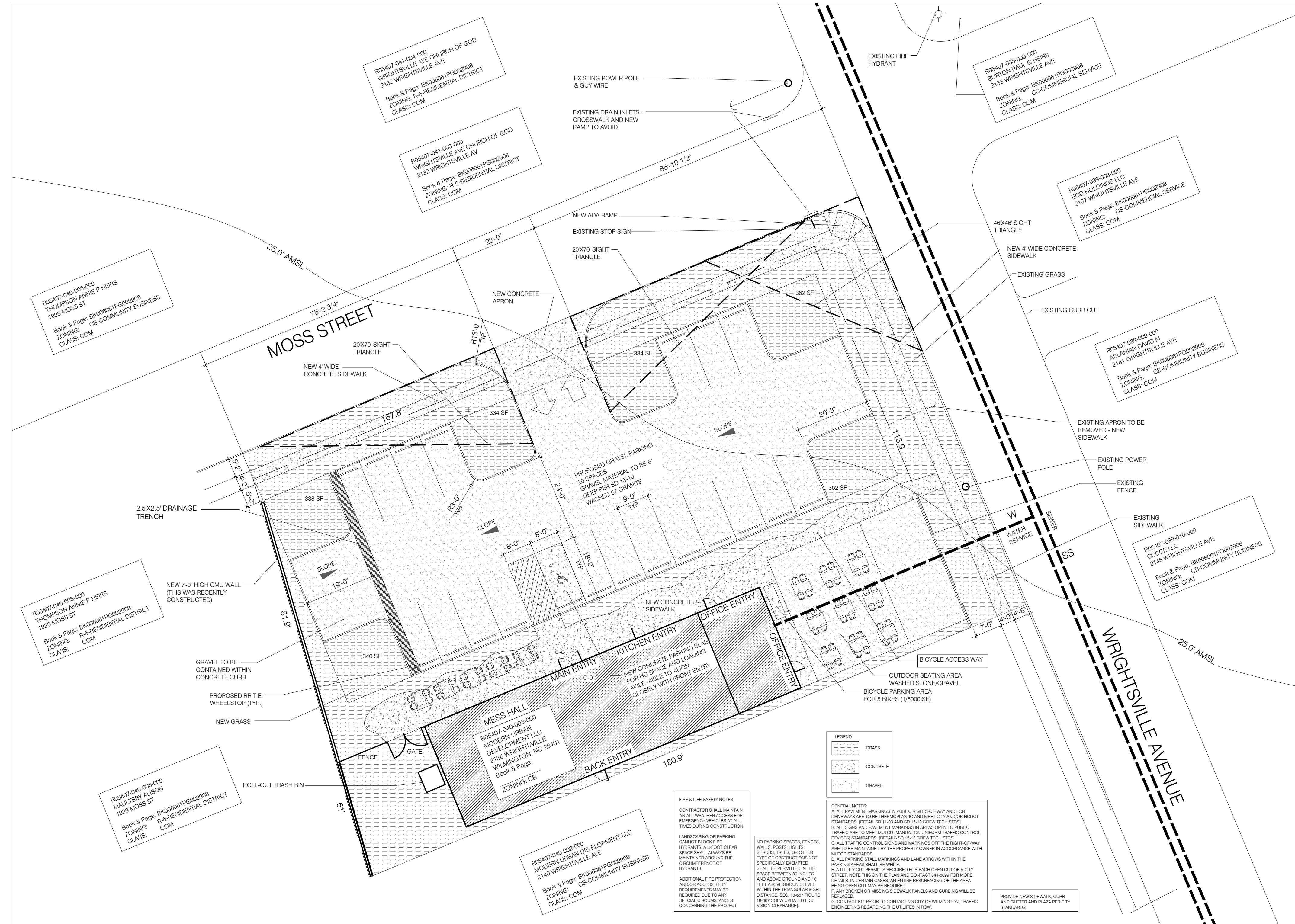
WATER EXISTING USAGE 10 GPM
WATER USAGE PROPOSED 14.9 GPM

SEWER USAGE - EXISTING 135 GPD
SEWER USAGE - PROPOSED 50GPD/100 SF = 675 GPD

DRAINAGE NOTE: ALL ROOF DRAINS TO BE DIRECTED TOWARDS SOUTH SIDE OF BUILDING



PARCEL MAP



LEGEND

[Symbol]	GRASS
[Symbol]	CONCRETE
[Symbol]	GRAVEL

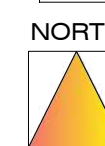
FIRE & LIFE SAFETY NOTES:
CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
LANDSCAPING OR PARKING CANNOT BLOCK FIRE HYDRANTS & SHOOT CLEAR SPACE SHALL ALWAYS BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS.
ADDITIONAL FIRE PROTECTION REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.

NO PARKING SPACES: FENCES, WALLS, POSTS, LIGHTS, SHRUBS, TREES, OR OTHER TYPE OF OBSTRUCTION NOT SPECIFICALLY EXEMPTED SHALL BE RETRACTED INTO THE SPACE BETWEEN 30 INCHES AND ABOVE GROUND AND 10 FEET ABOVE GROUND LEVEL WITHIN THE TRIANGULAR RIGHT DISTANCE SEC 18.667 FUTURE 18.667 CONVI. (SEE VISION CLEARANCE)

GENERAL NOTES:
A. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THE STANDARD AND MEET CITY AND/or MCDOT STANDARDS. (DETAIL SD 11.03 AND SD 15.13 CONVI TECH STDS).
B. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS. (DETAIL SD 11.03 CONVI TECH STDS).
C. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
D. ALL PARKING SPACES SHALL BE MAINTAINED WITH THE TRAFFIC FLOW. ALL PARKING SPACES SHALL BE WHITE.
E. ALL UTILITY CUT REMARKS ARE TO BE PROVIDED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-5969 FOR MORE DETAILS. IN OPEN OR EXISTING SIDEWALK PANELS AND CURBS WILL BE REPLACED.
F. ALL UTILITY CUT REMARKS SHALL BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.

PROVIDE NEW SIDEWALK, CURB AND GUTTER AND PAVED PER CITY STANDARDS

SITE DATA

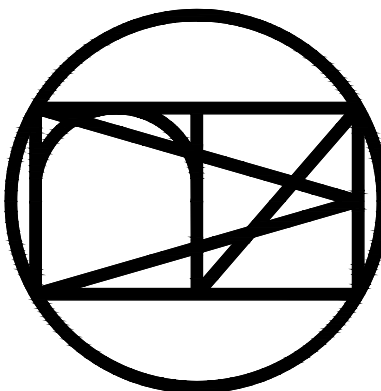


1 SITE PLAN
SCALE 1/16" = 1'-0"

ARCHITECT



ROMERO ARCHITECTURE
210 GREENFIELD STREET, #21
WILMINGTON, NORTH CAROLINA 28401
910.228.3137
www.romeroarchitecture.com



MESS HALL

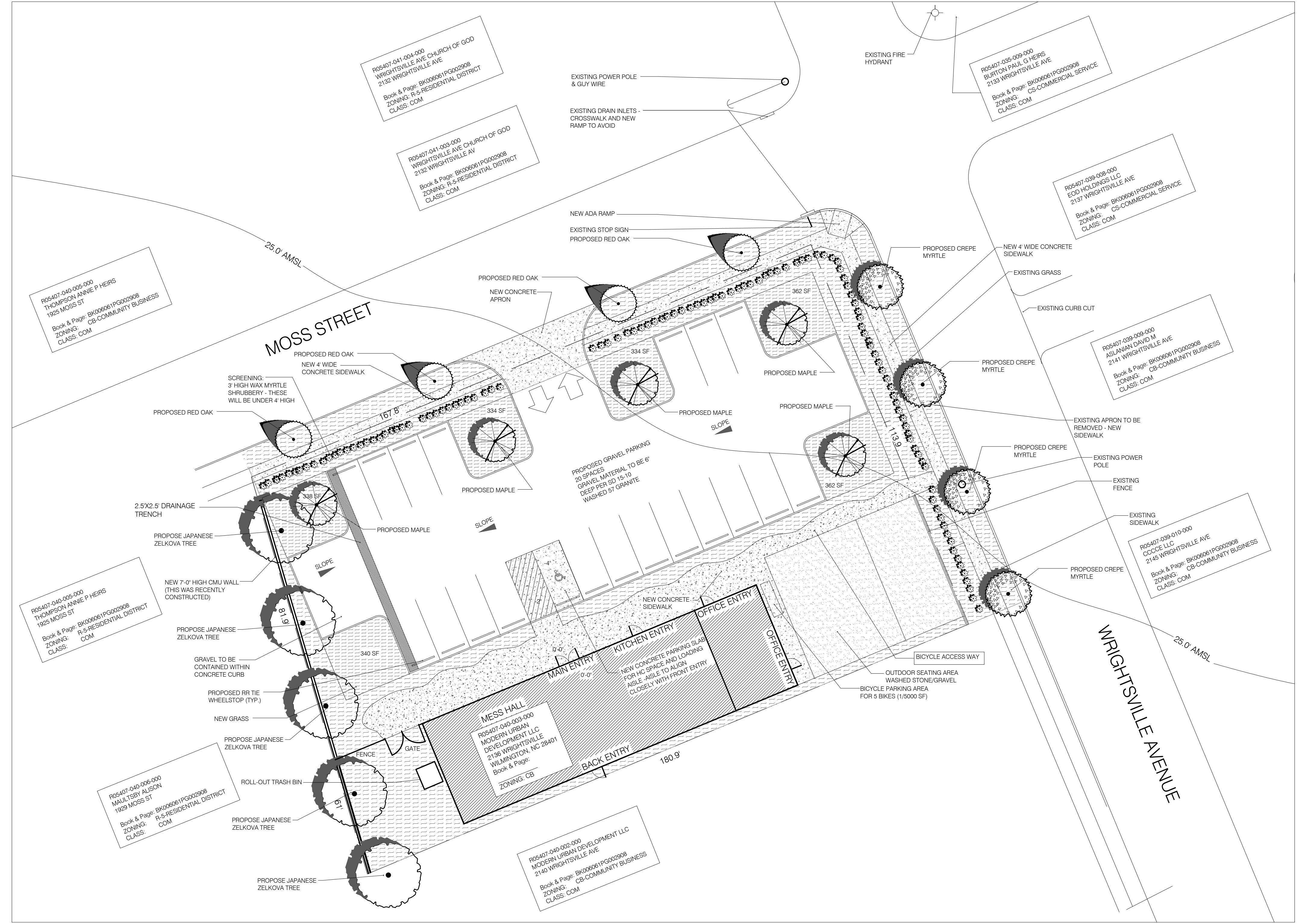
2136 WRIGHTSVILLE AVENUE
WILMINGTON, NORTH CAROLINA 28401

A100 SITE PLAN & DATA

01.13.2022	ISSUED FOR PLAN REVIEW
02.23.2022	ISSUED FOR PLAN REVIEW
05.18.2022	ISSUED FOR OWNER REVIEW
05.23.2022	ISSUED FOR OWNER REVIEW
07.20.2022	ISSUED FOR OWNER REVIEW
08.11.2022	ISSUED FOR TRC REVIEW
08.16.2022	ISSUED FOR TRC REVIEW

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

THESE DRAWINGS ARE INSTRUMENTS OF THE ARCHITECTURAL SERVICES RENDERED BY ROMERO ARCHITECTURE PLLC. AS SUCH THEY ARE PROPERTY OF ROMERO ARCHITECTURE. THEY ARE NOT TO BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF ROMERO ARCHITECTURE PLLC.



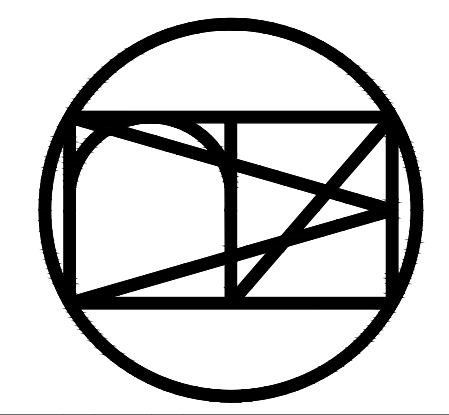
LANDSCAPE CALCULATIONS:
REQUIREMENTS PER LANDSCAPING EXPANSION TABLE (SEC. 18-326)
GENERAL TREE REQUIREMENT:
15 TREES PER DISTURBED ACRE; 0.39 = 7 TREES REQ'D
STREETYARD LANDSCAPING (SEC. 18-319) AS FOLLOWS:
MOSS STREET 1/50' = 3 CANOPY RED OAKS
WRIGHTSVILLE AVENUE 1/30' = 4 UNDERSTORY CREPE MYRTLES
PARKING LOT LANDSCAPING (SEC. 18-321)
1 CANOPY TREE AND SHRUBBERY 5 INTERIOR PARKING ISLANDS
3 CANOPY TREES AND SHRUBS REQ'D;
CANOPY TREES/SHADE TREES PLACED THROUGHOUT PARKING AREA
FOUNDATION LANDSCAPING (SEC. 18-322)
EXISTING & PROPOSED PLANTINGS PROVIDED
PARKING AREA SHADE CALCULATIONS (SEC. 18-318)
7261 SF PROPOSED PARKING AREA; 10% SHADE REQ'D;
7261 * 0.10 = 726 OF REQ'D SHADE.
1200 SF OF SHADE PROVIDED AT MATURITY.

LANDSCAPE PLAN
SCALE 1/16" = 1'-0"

ARCHITECT



ROMERO ARCHITECTURE
2110 GREENFIELD STREET, #221
WILMINGTON, NORTH CAROLINA 28401
910.228.3137
www.romeroarchitecture.com

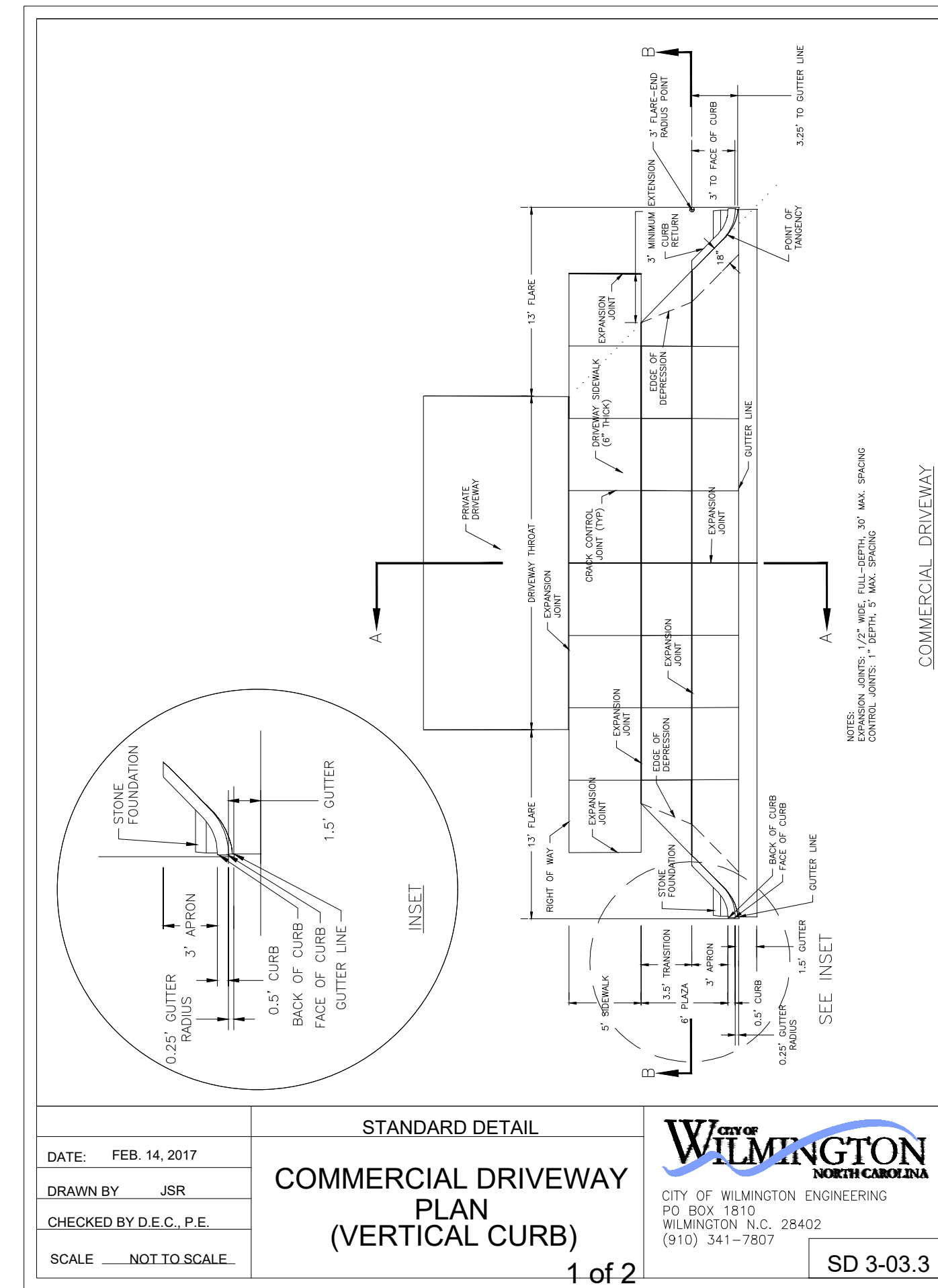
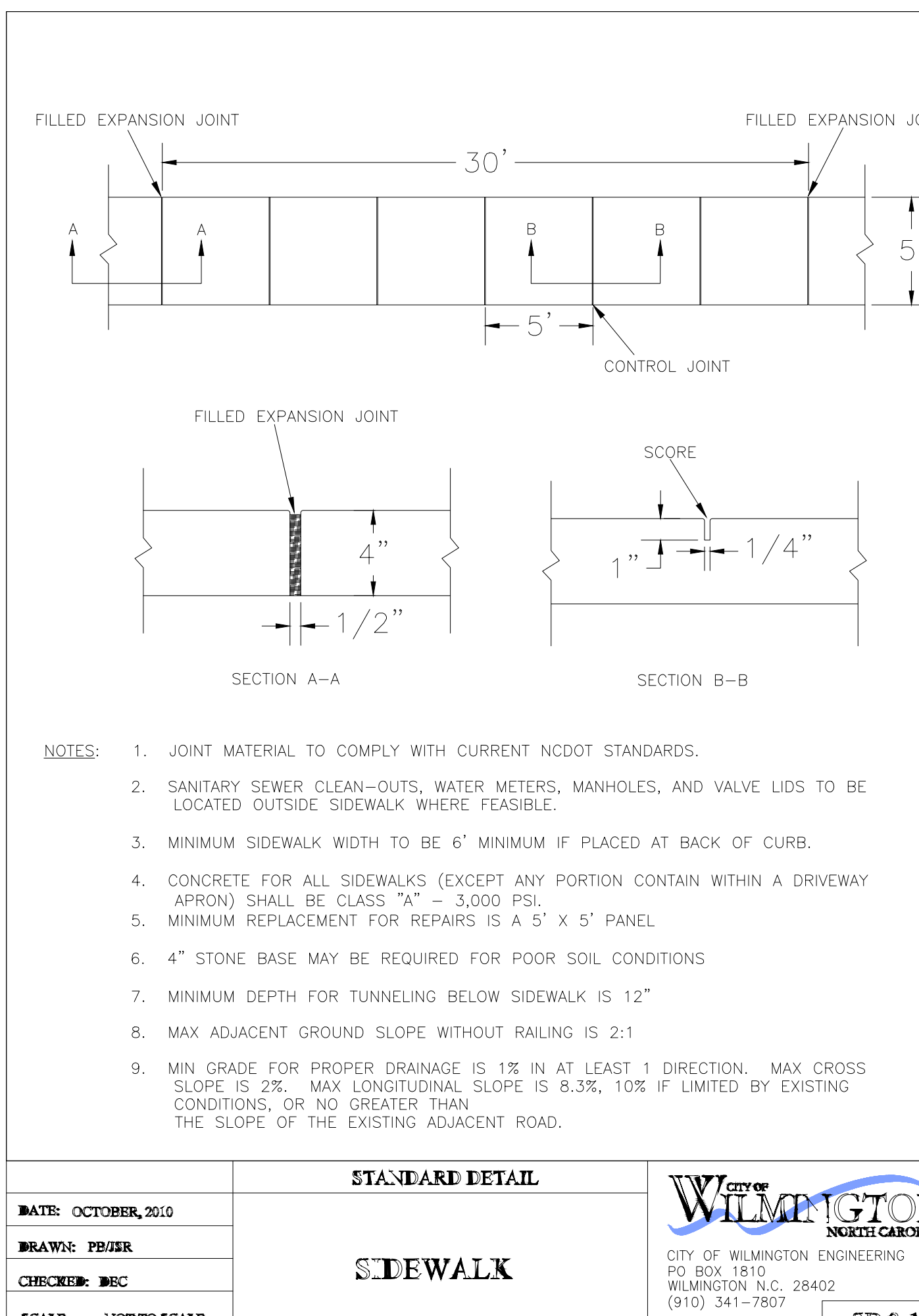
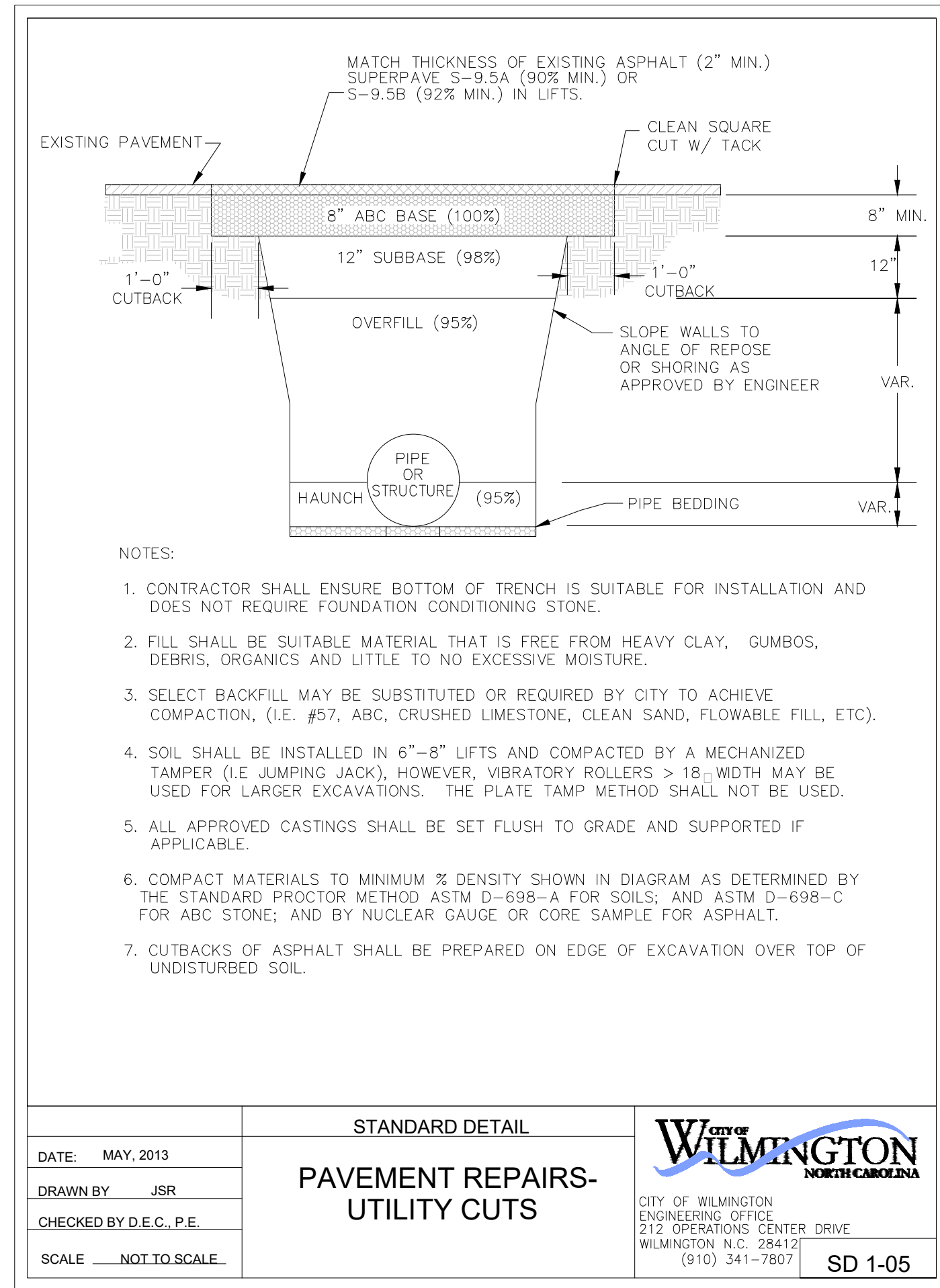
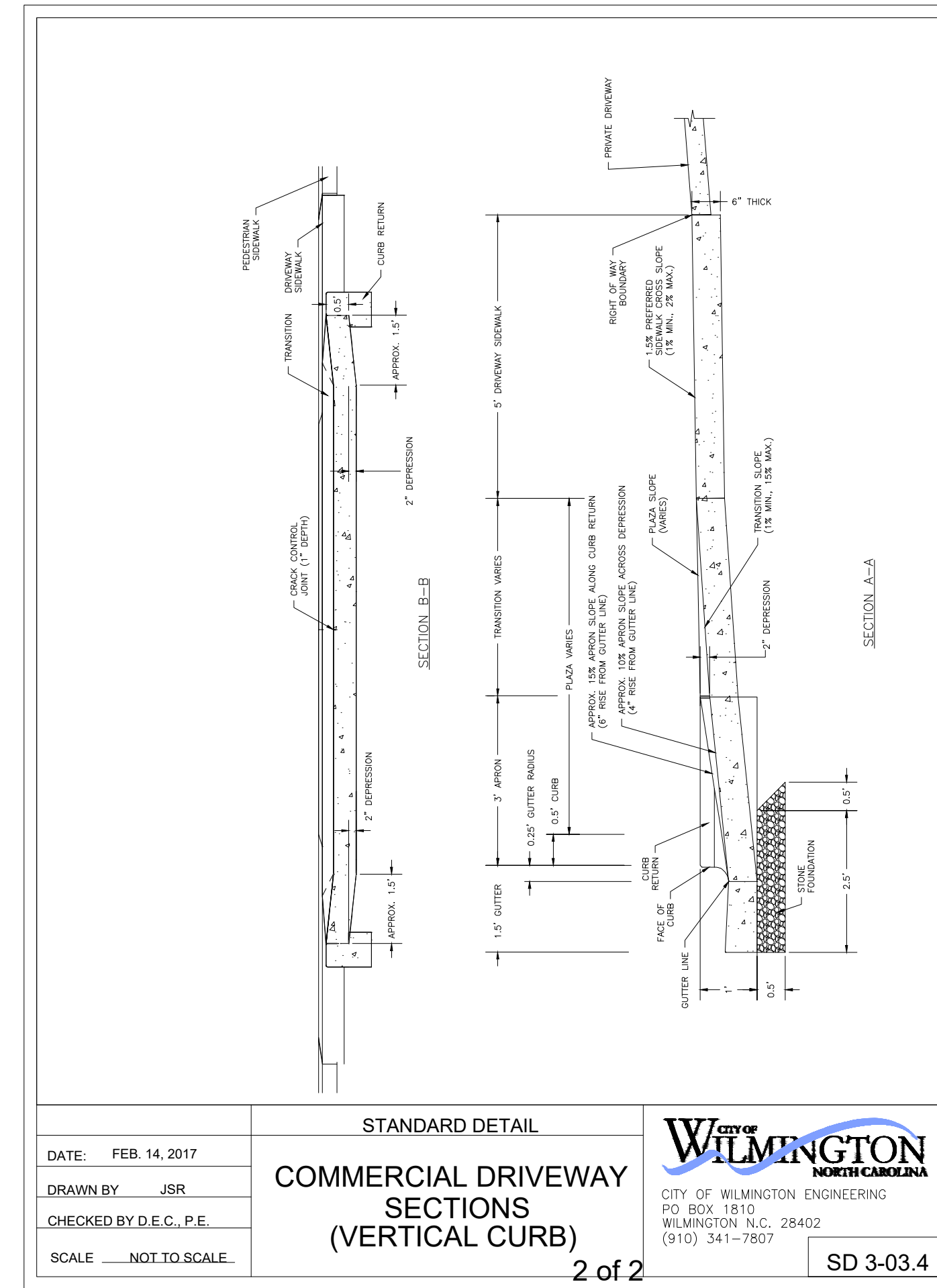
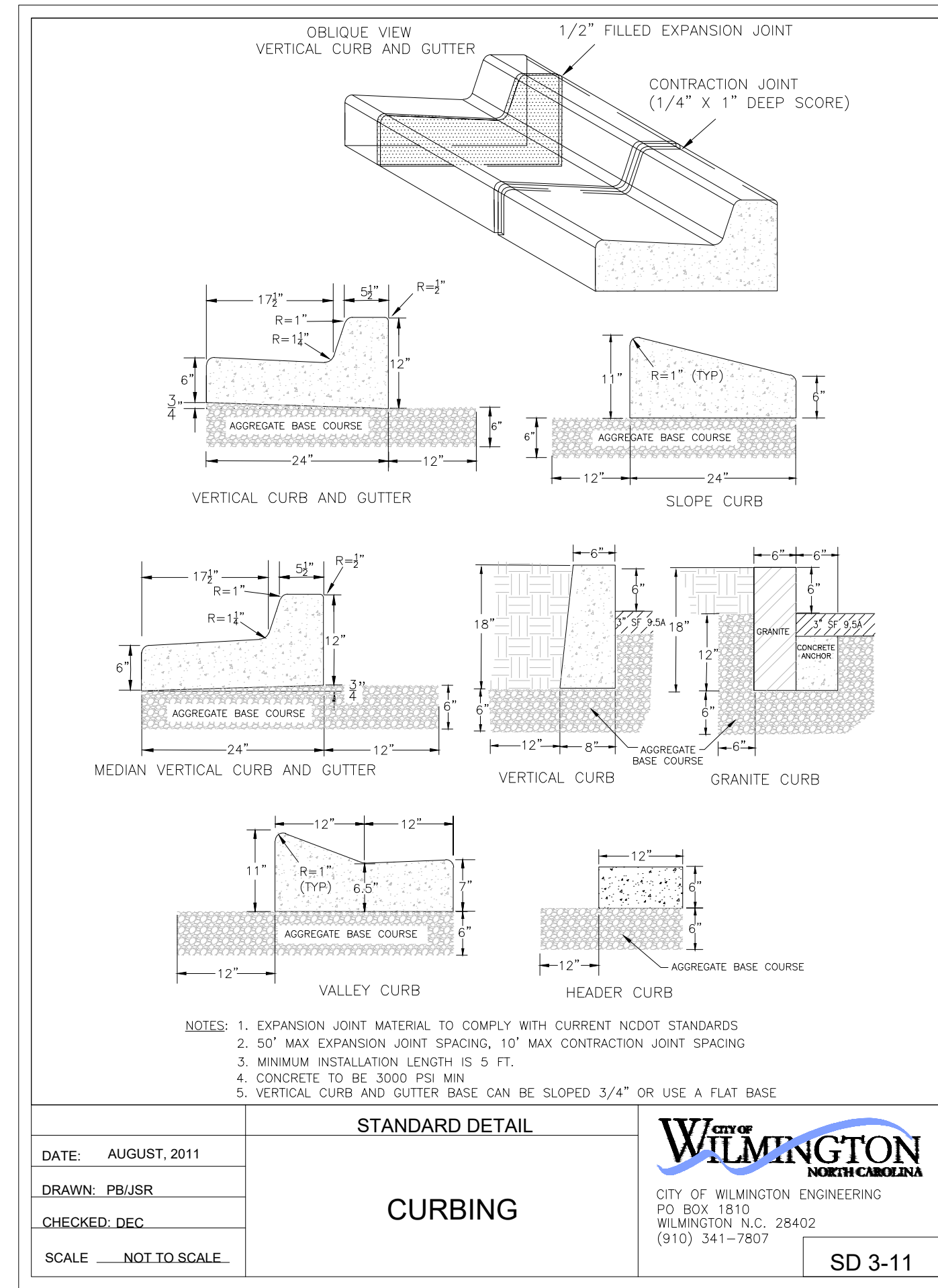
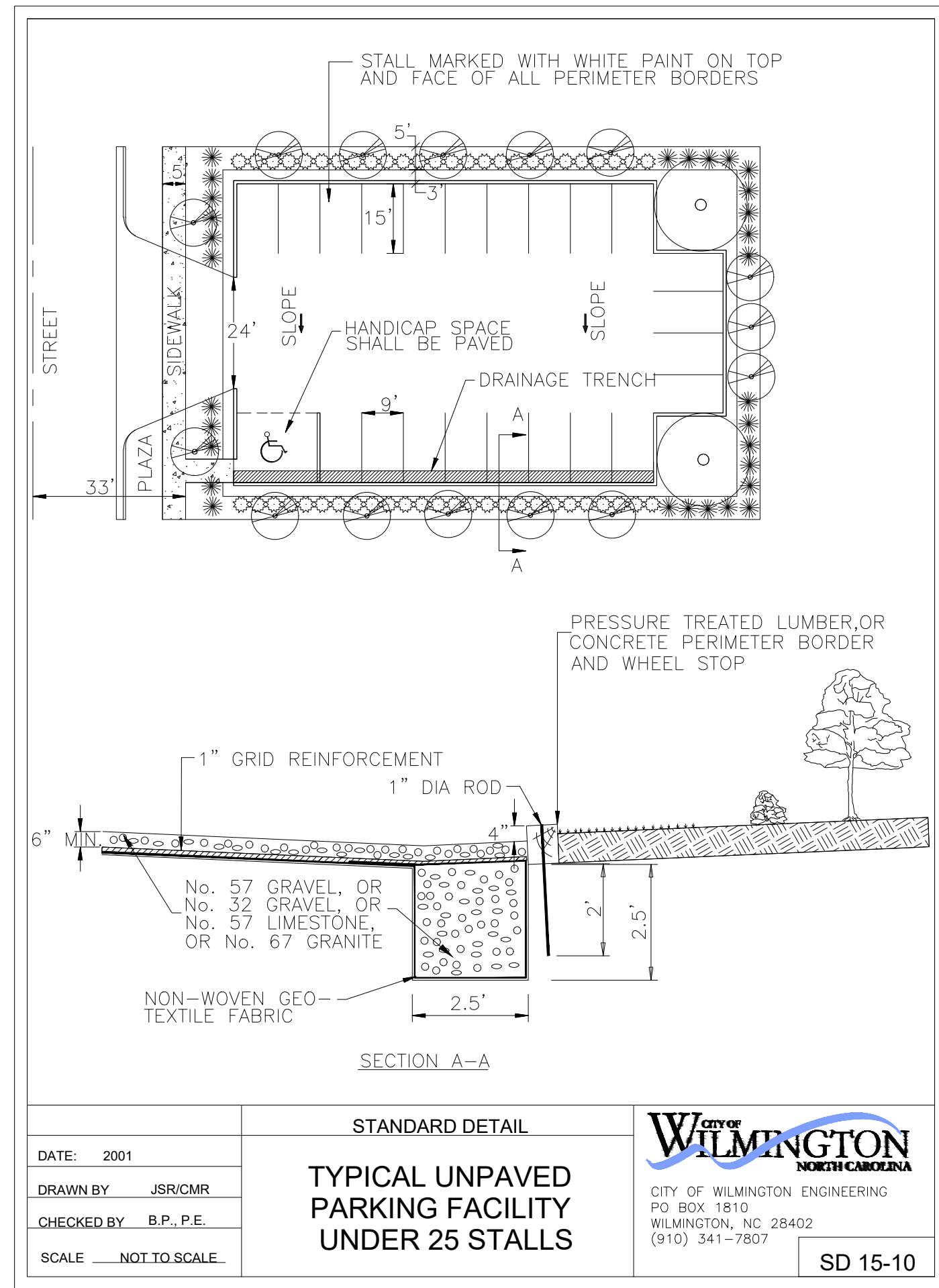


MESS HALL
2196 WRIGHTSVILLE AVENUE
WILMINGTON, NORTH CAROLINA 28401

A101 LANDSCAPE PLAN

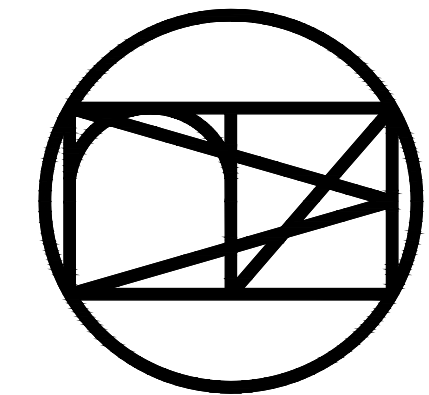
01.13.2022	ISSUED FOR PLAN REVIEW
02.23.2022	ISSUED FOR PLAN REVIEW
05.18.2022	ISSUED FOR OWNER REVIEW
05.23.2022	ISSUED FOR OWNER REVIEW
07.20.2022	ISSUED FOR OWNER REVIEW
08.17.2022	ISSUED FOR TRC REVIEW
08.16.2022	ISSUED FOR TRC REVIEW

THESE DRAWINGS ARE INSTRUMENTS OF THE ARCHITECTURAL SERVICES RENDERED BY ROMERO ARCHITECTURE PLLC. AS SUCH THEY ARE PROPERTY OF ROMERO ARCHITECTURE. THEY ARE NOT TO BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF ROMERO ARCHITECTURE PLLC.



ARCHITECT

ROMERO ARCHITECTURE
 210 GREENFIELD STREET, #21
 WILMINGTON, NORTH CAROLINA 28401
 910.228.3137
 www.romeroarchitecture.com

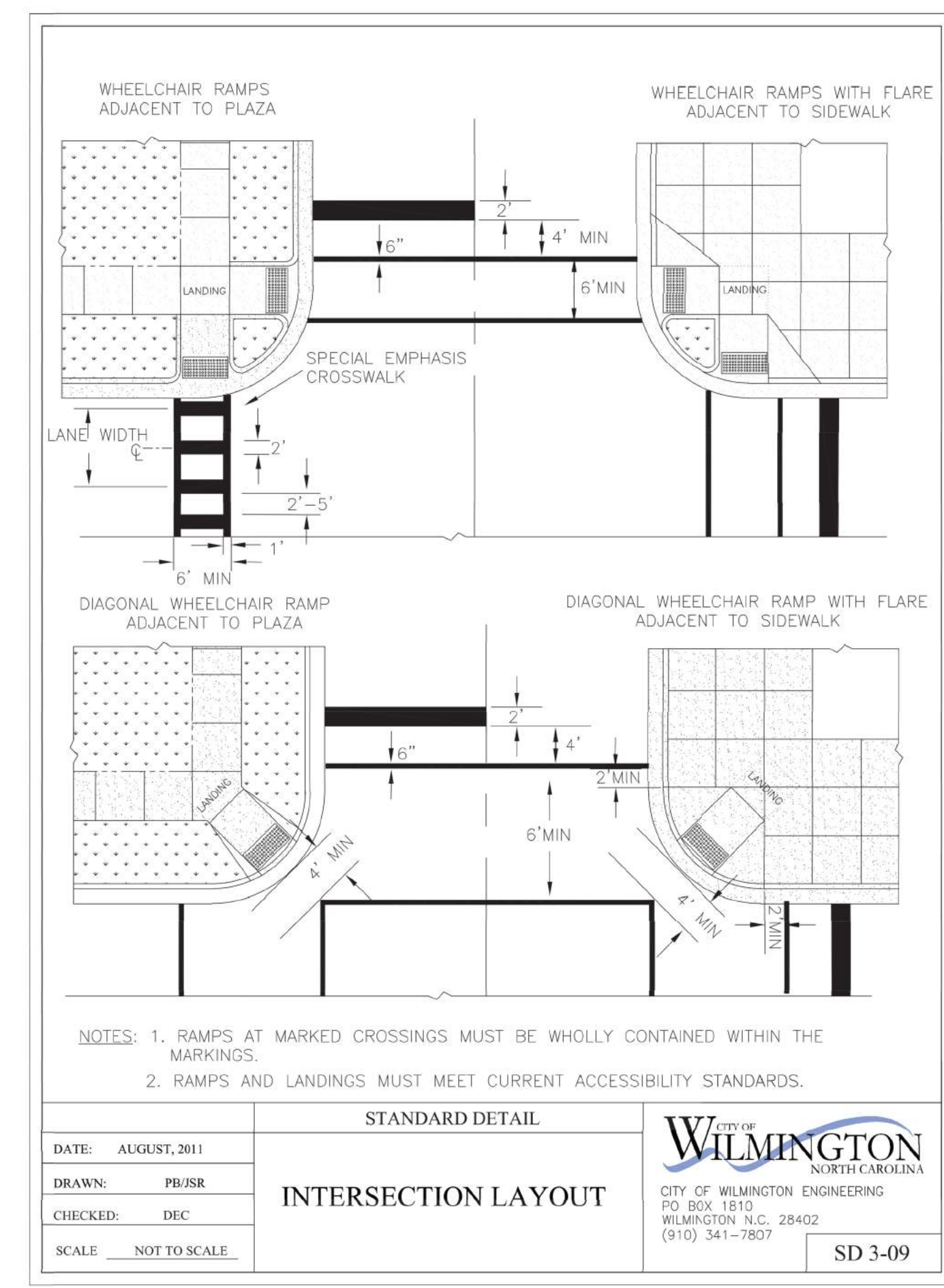
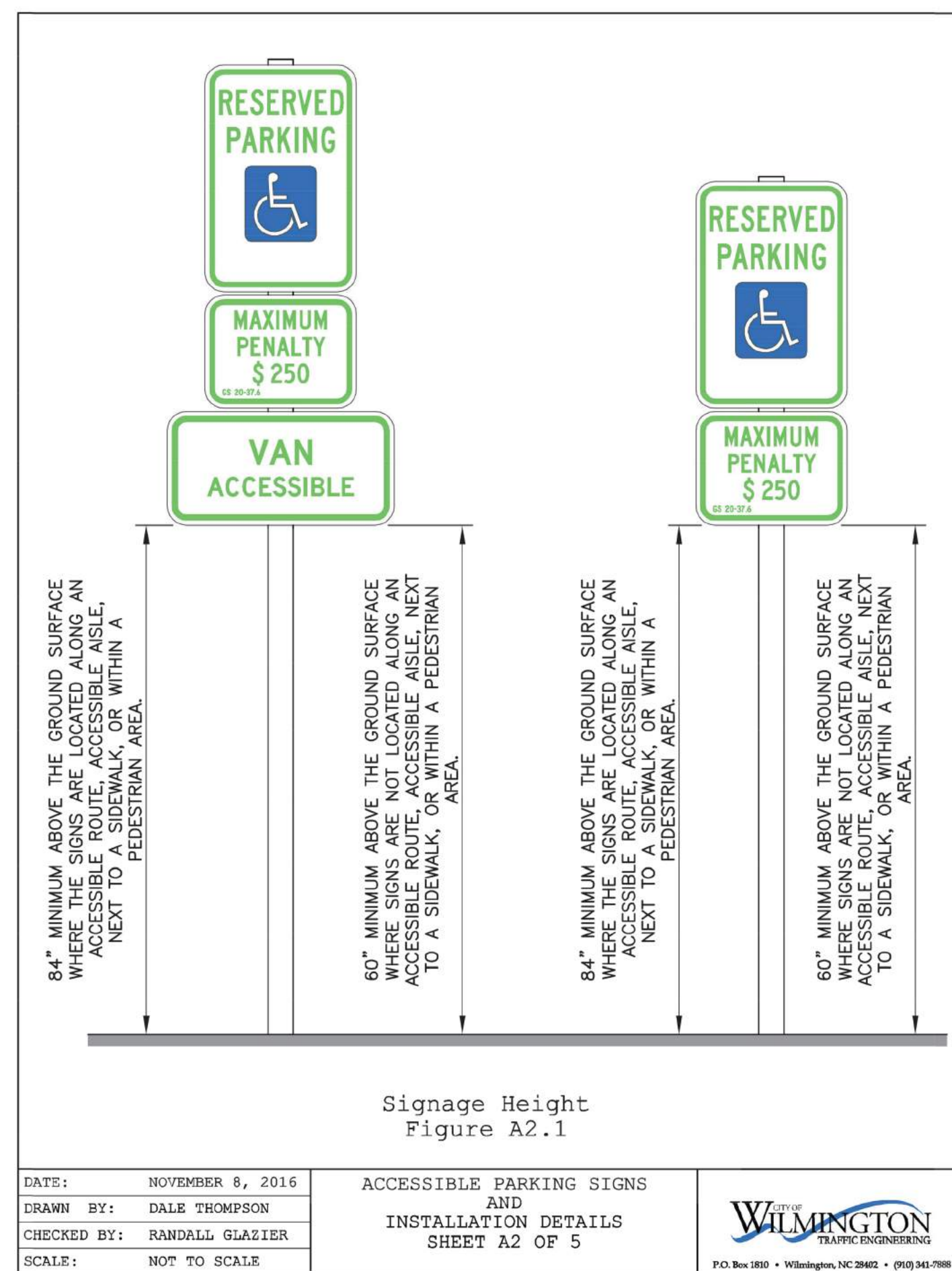
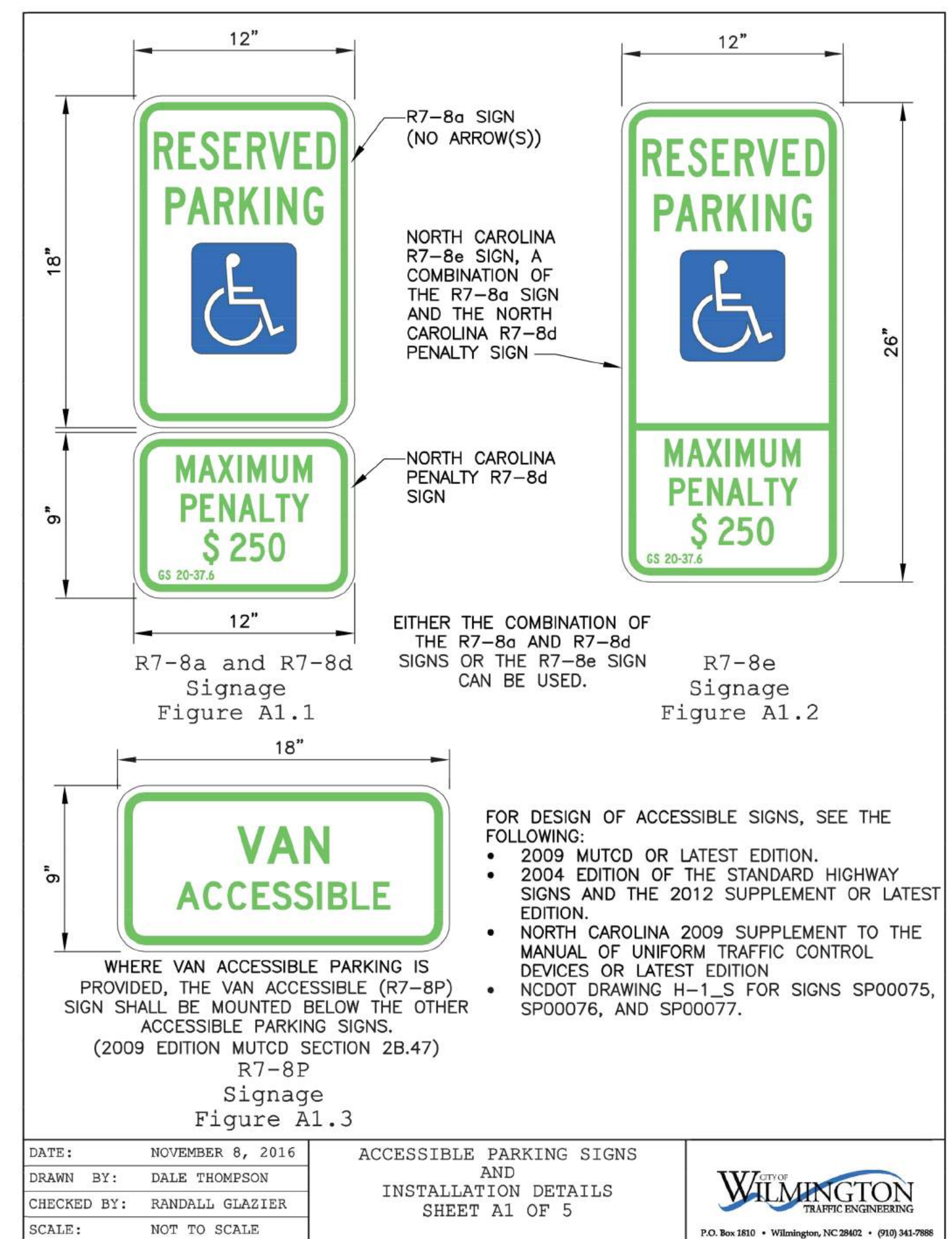
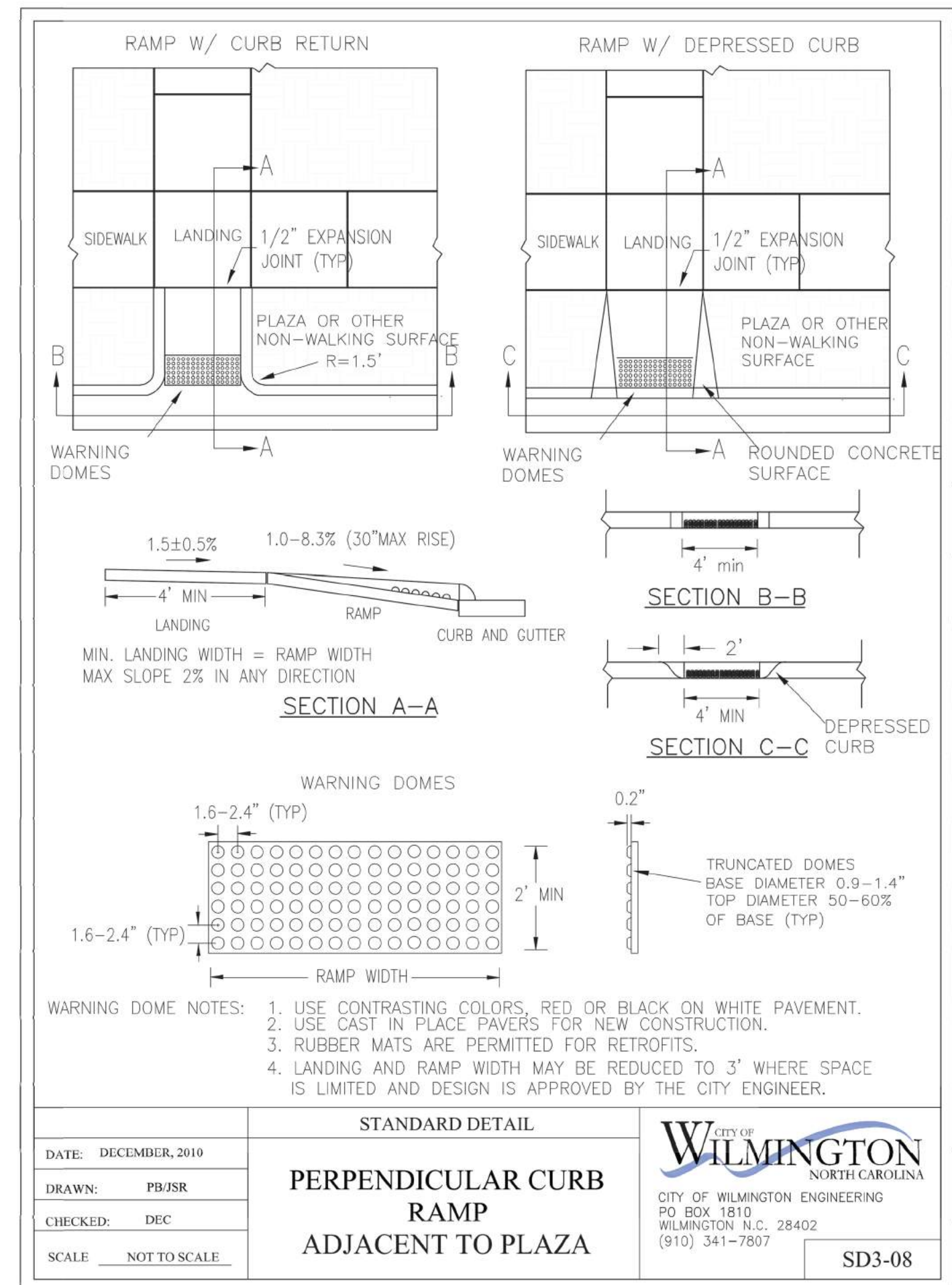
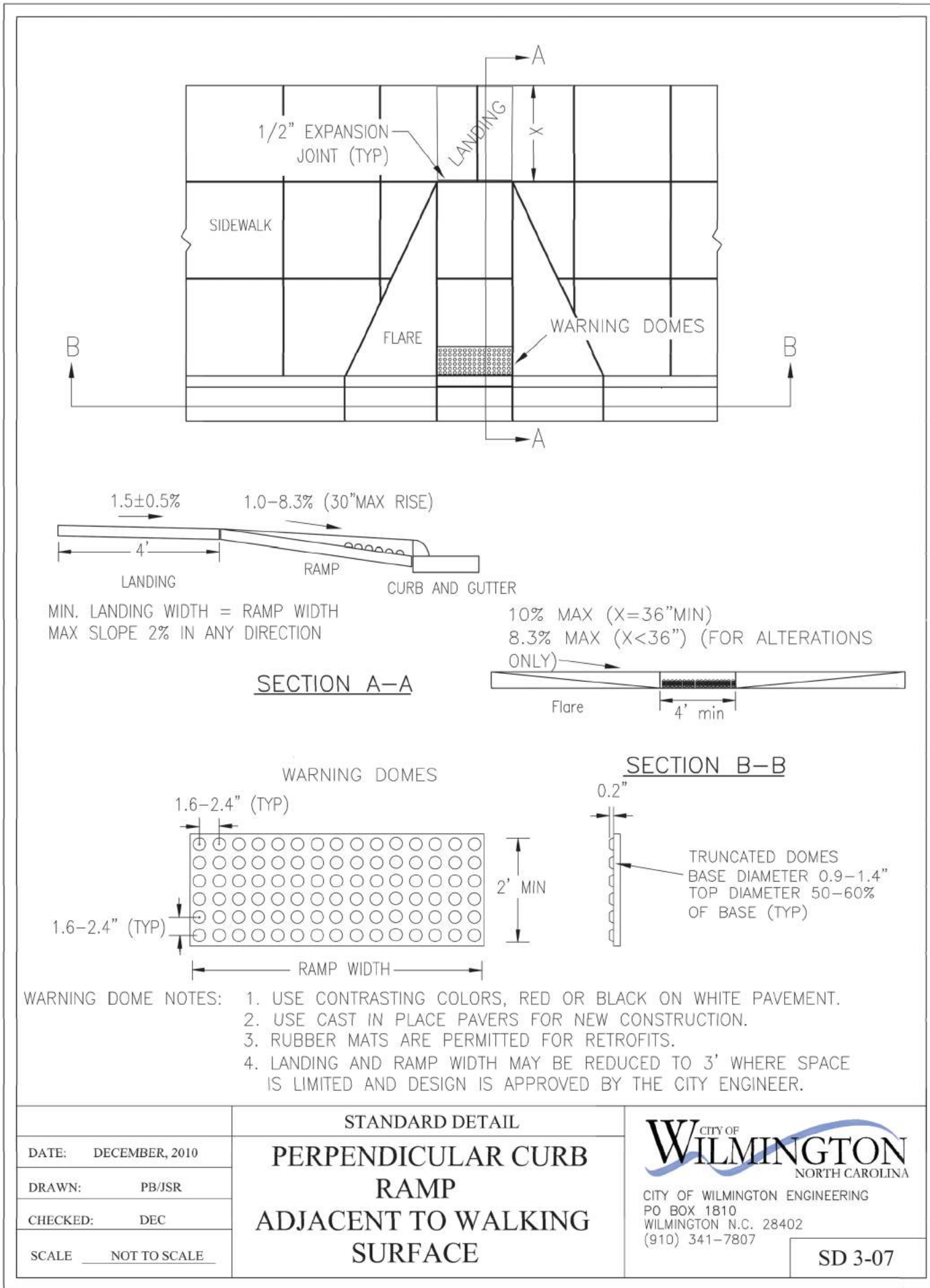


MESS HALL

2188 WRIGHTSVILLE AVENUE
 WILMINGTON, NORTH CAROLINA 28401

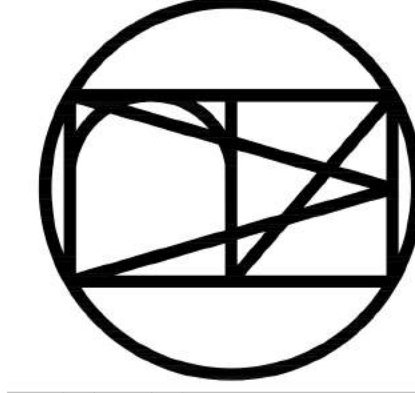
AI01 SITE DETAILS

ISSUED FOR PLAN REVIEW 01.13.2022
 ISSUED FOR PLAN REVIEW 02.23.2022
 ISSUED FOR OWNER REVIEW 05.18.2022
 ISSUED FOR OWNER REVIEW 05.23.2022
 ISSUED FOR OWNER REVIEW 07.20.2022
 ISSUED FOR TRC REVIEW 08.11.2022
 ISSUED FOR TRC REVIEW 08.16.2022



ARCHITECT

ROMERO ARCHITECTURE
 210 GREENFIELD STREET, #211
 WILMINGTON, NORTH CAROLINA 28401
 910.228.3137
 www.romeroarchitecture.com



MESS HALL
 2108 WRIGHTSVILLE AVENUE
 WILMINGTON, NORTH CAROLINA 28401

A102 SITE DETAILS

01/13/2022	ISSUED FOR PLAN REVIEW
02/23/2022	ISSUED FOR PLAN REVIEW
03/18/2022	ISSUED FOR OWNER REVIEW
04/28/2022	ISSUED FOR OWNER REVIEW
07/20/2022	ISSUED FOR OWNER REVIEW
08/01/2022	ISSUED FOR TRC REVIEW
08/16/2022	ISSUED FOR TRC REVIEW
10/10/2022	ISSUED FOR TRC REVIEW