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LIST OF SHEETS

ARCHITECTURAL

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

OWNER

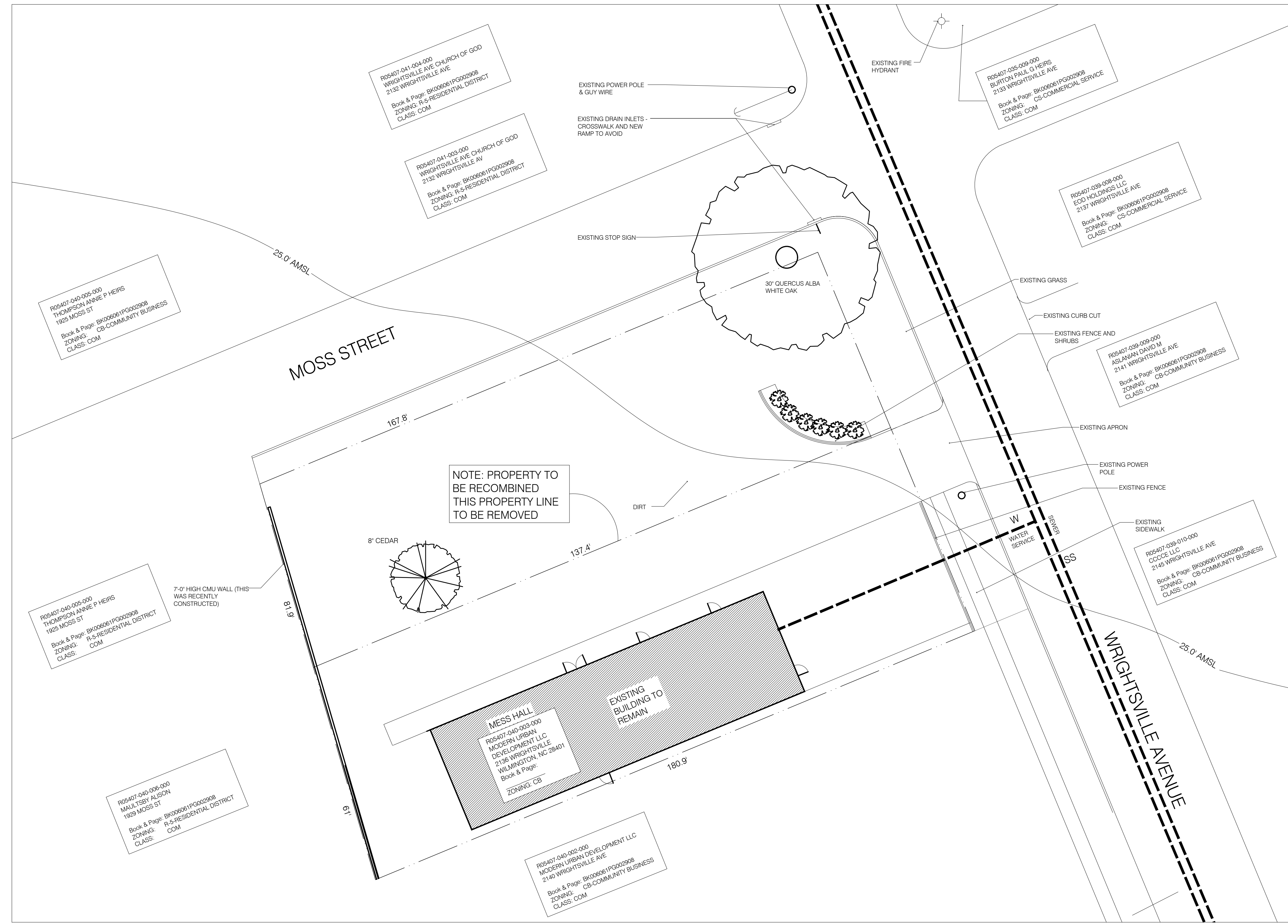
L.S. SMITH
 WILMINGTON, NORTH CAROLINA 28405

PROJECT ARCHITECT

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



PARCEL MAP

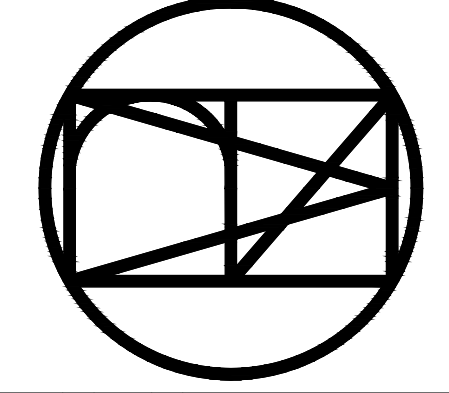


1 EXISTING CONDITIONS
 SCALE 1/16" = 1'-0"

ARCHITECT



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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
10.10.2022	ISSUED FOR TRC REVIEW
11.14.2022	ISSUED FOR TRC REVIEW

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Land Use	ITE Code*	24 Hour Volumes	AM Peak Hour Trips		PM Peak Hour Trips	
			Enter	Exit	Enter	Exit
Warehouse, 3,000 SF, existing	150	5	1	0	0	1
Restaurant, 3,000 SF, proposed	932	322	23	18	25	24

*NCDOT Congestion Management publication recommends the use of Generator for AM & PM Peak Hour

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
FANEL 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

TREES
SEE PLANS

SOILS

100% OF SITE IS CLASSIFIED AS LEON FINE SAND

PARKING REQUIREMENTS

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

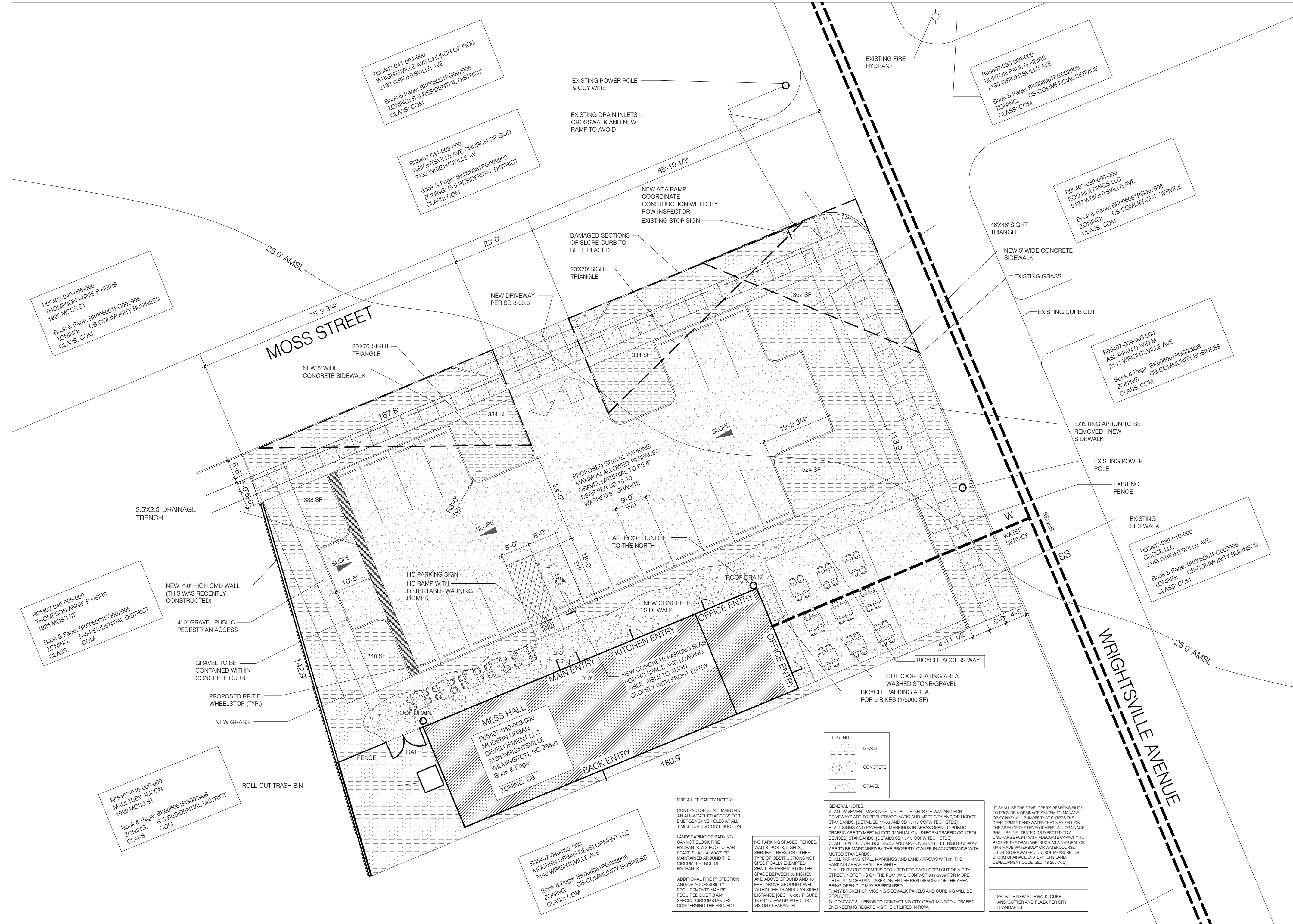
BICYCLE PARKING REQUIRED

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

SOLID WASTE - FACILITY WILL BE SERVED WITH DUMPSTER

UTILITY INFORMATION

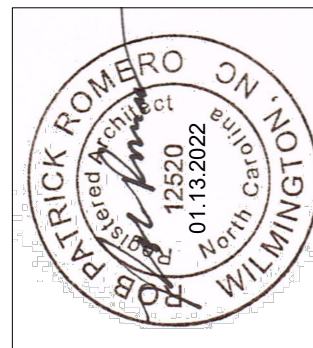
WATER EXISTING USAGE	10 GPM
WATER USAGE PROPOSED	14.9 GPM
SEWER USAGE - EXISTING	135 GPD
SEWER USAGE - PROPOSED	50GPD/100 SF = 675 GPD



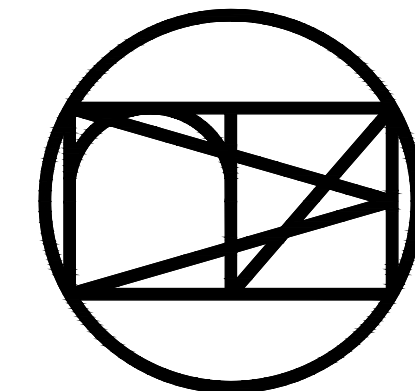
1 SITE PLAN
SCALE 1/16" = 1'-0"

SITE DATA

ARCHITECT



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MESS HALL

2136 WRIGHTSVILLE AVENUE
WILMINGTON, NORTH CAROLINA 28401

A100 SITE PLAN & DATA

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 08.17.2022
ISSUED FOR TRC REVIEW 08.16.2022
ISSUED FOR TRC REVIEW 11.14.2022

CITY OF WILMINGTON
NORTH CAROLINA
Public Services Engineering Division
APPROVED PLAN - NO PERMIT REQUIRED

Signed: _____

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

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

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LANDSCAPE CALCULATIONS

STREETSCAPE TREES REQUIRES 1 CANOPY TREE, 6 UNDERSTORY TREES, AND 9 SHRUBS PER 100 FEET (3/4 OF REQUIRED AMOUNT MUST BE PROVIDED)

MOSS STREET = 170' (1.7 X .75 = 1.2 (2) CANOPY TREES, 10.2 X .75 = 7.6 (8) UNDERSTORY TREES, 15.3 X .75 = 11.4 (12) SHRUBS)

WRIGHTSVILLE STREET = 114' (1.1 X .75 = 1) CANOPY TREES, 6.8 X .75 = 5.1 (6) UNDERSTORY TREES, 10.2 X .75 = 7.6 (8) SHRUBS)

QUANTITY	SYMBOL	COMMON NAME	MINIMUM PLANTING SIZE	PLANTING REMARKS
5		PROPOSED JAPANESE ZELKOVA TREE	3" CAL.	CANOPY TREES
6		PROPOSED MAPLE	3" CAL.	UNDERSTORY TREES
2		PROPOSED SOUTHERN LIVE OAK	3" CAL.	CANOPY TREES
4		PROPOSED CREPE MYRTLE	3" CAL.	CANOPY TREES
20		3" HIGH SPRINKER BOXWOOD SHRUBBERY - THESE WILL BE UNDER 4" HIGH	24"	SCREENING AT SIDEWALK

LANDSCAPE CALCULATIONS:

REQUIREMENTS PER LANDSCAPING EXPANSION TABLE (SEC. 18-326)

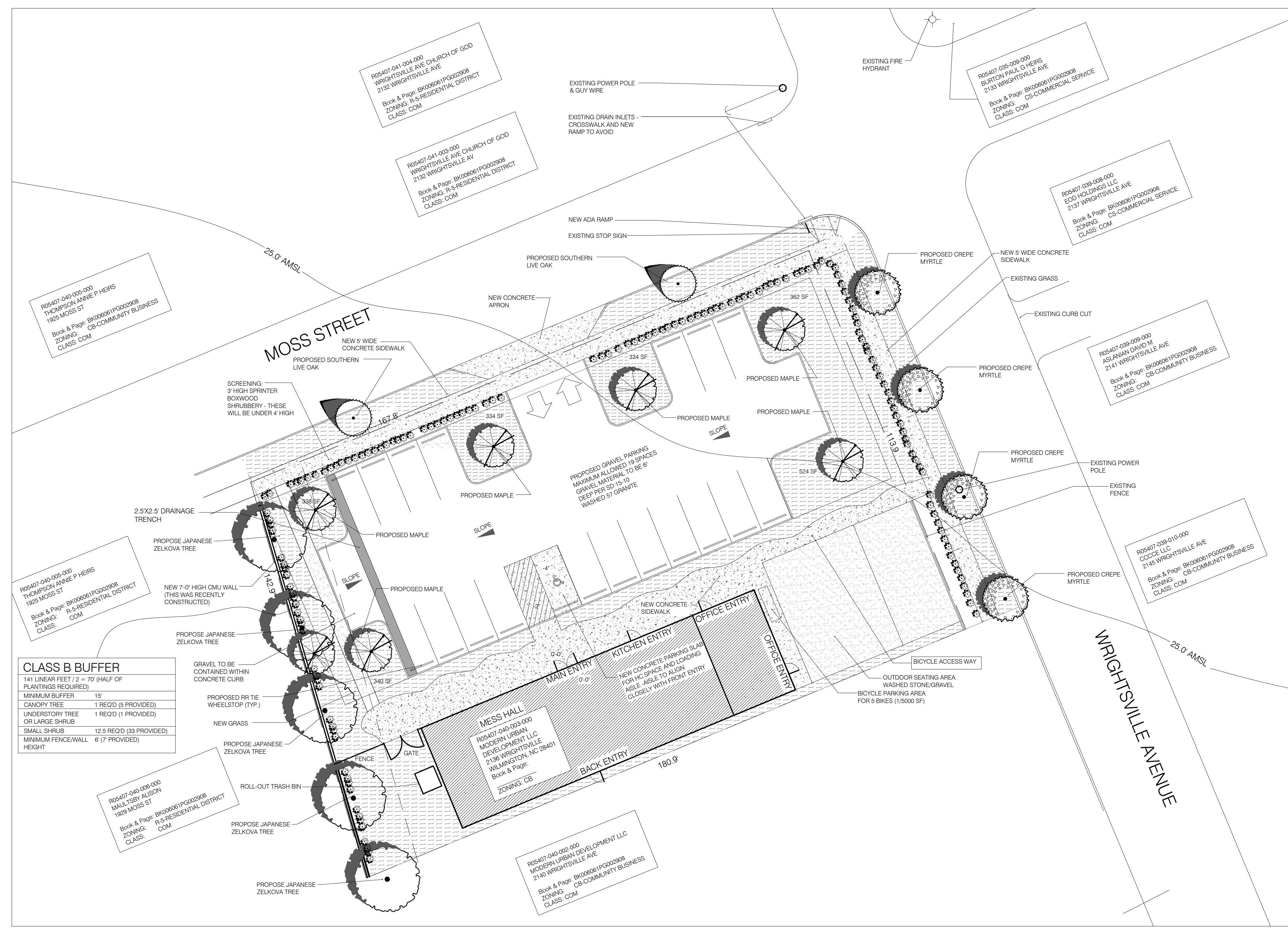
GENERAL TREE REQUIREMENT:
15 TREES PER DISTURBED ACRE; 0.39 = 7 TREES REQ'D

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 = 726.2 SF OF SHADE;
1200 SF OF SHADE PROVIDED AT MATURITY.

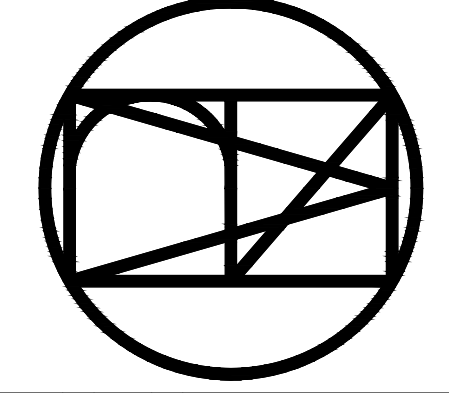


LANDSCAPE PLAN
SCALE 1/16" = 1'-0"

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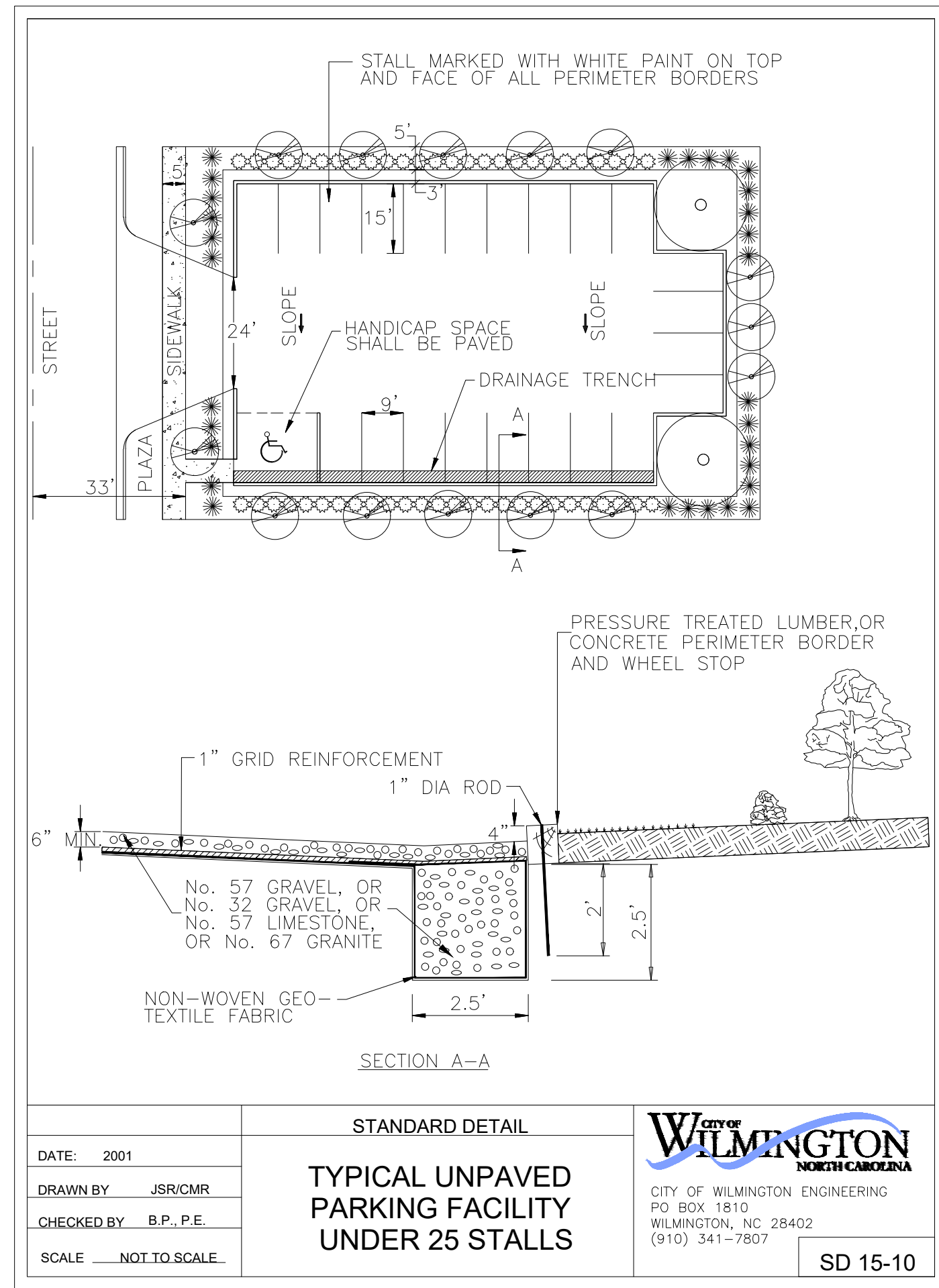


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WILMINGTON, NORTH CAROLINA 28401

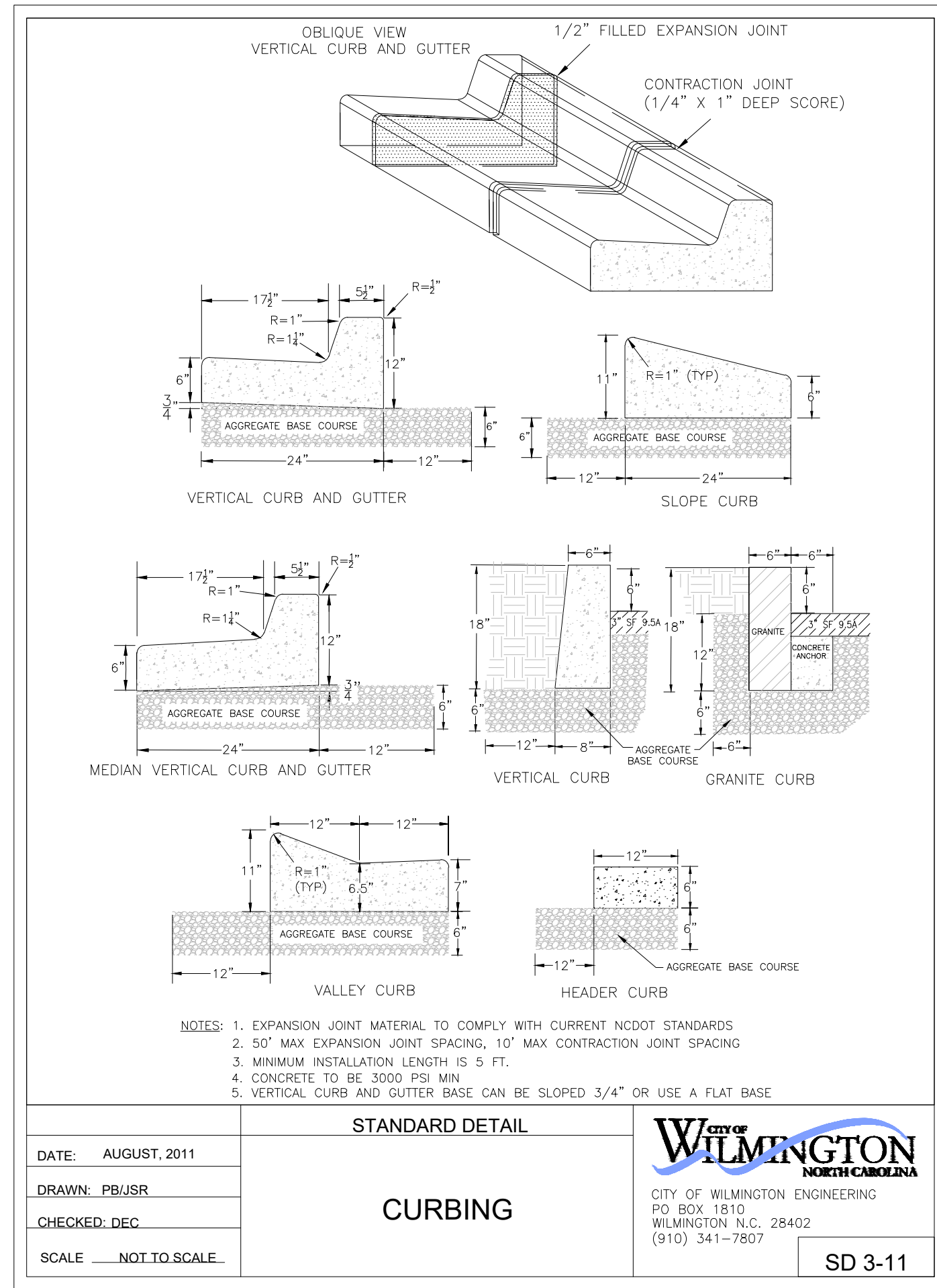
A101 LANDSCAPE PLAN

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
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11.14.2022	ISSUED FOR TRC REVIEW

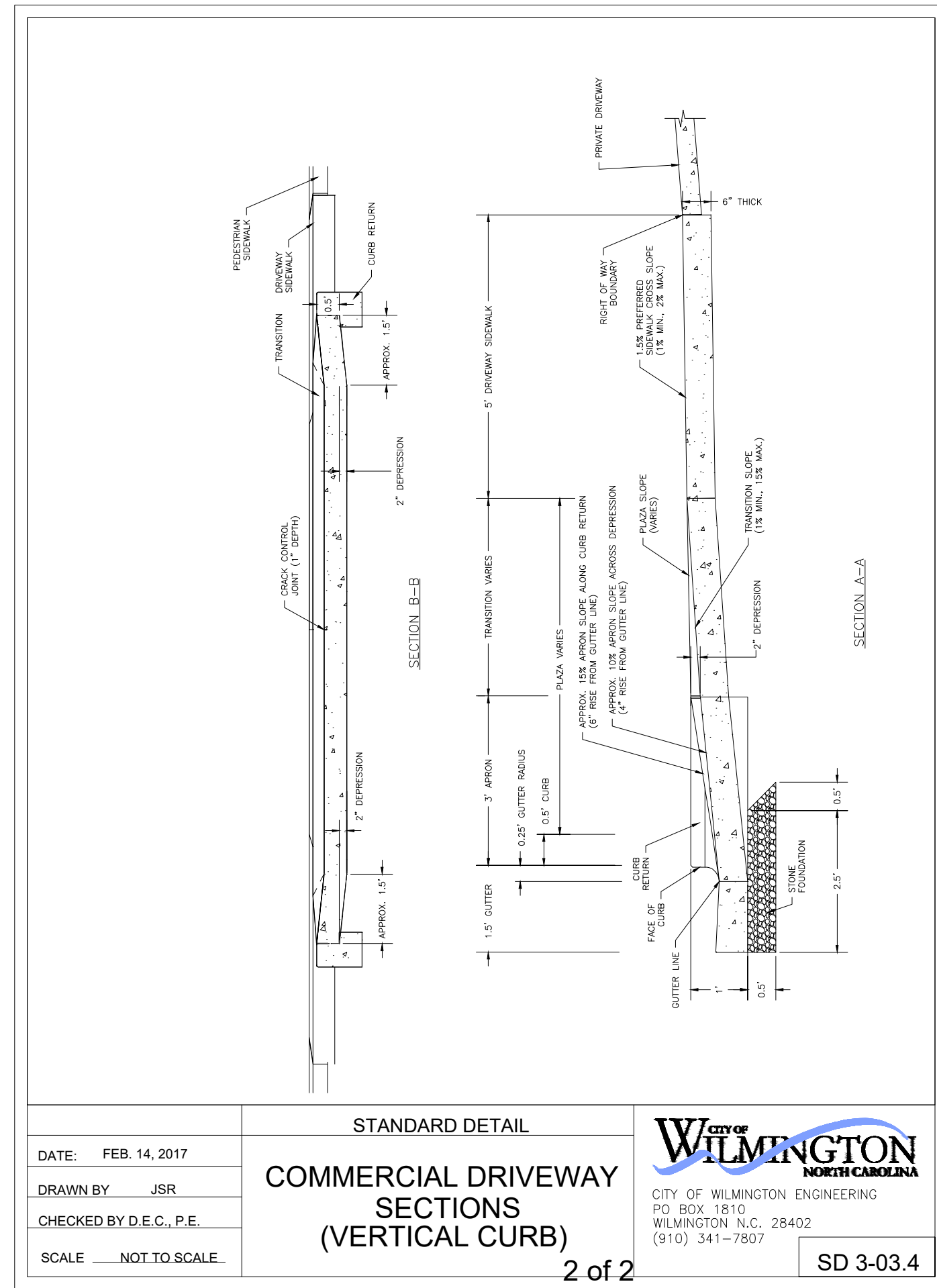
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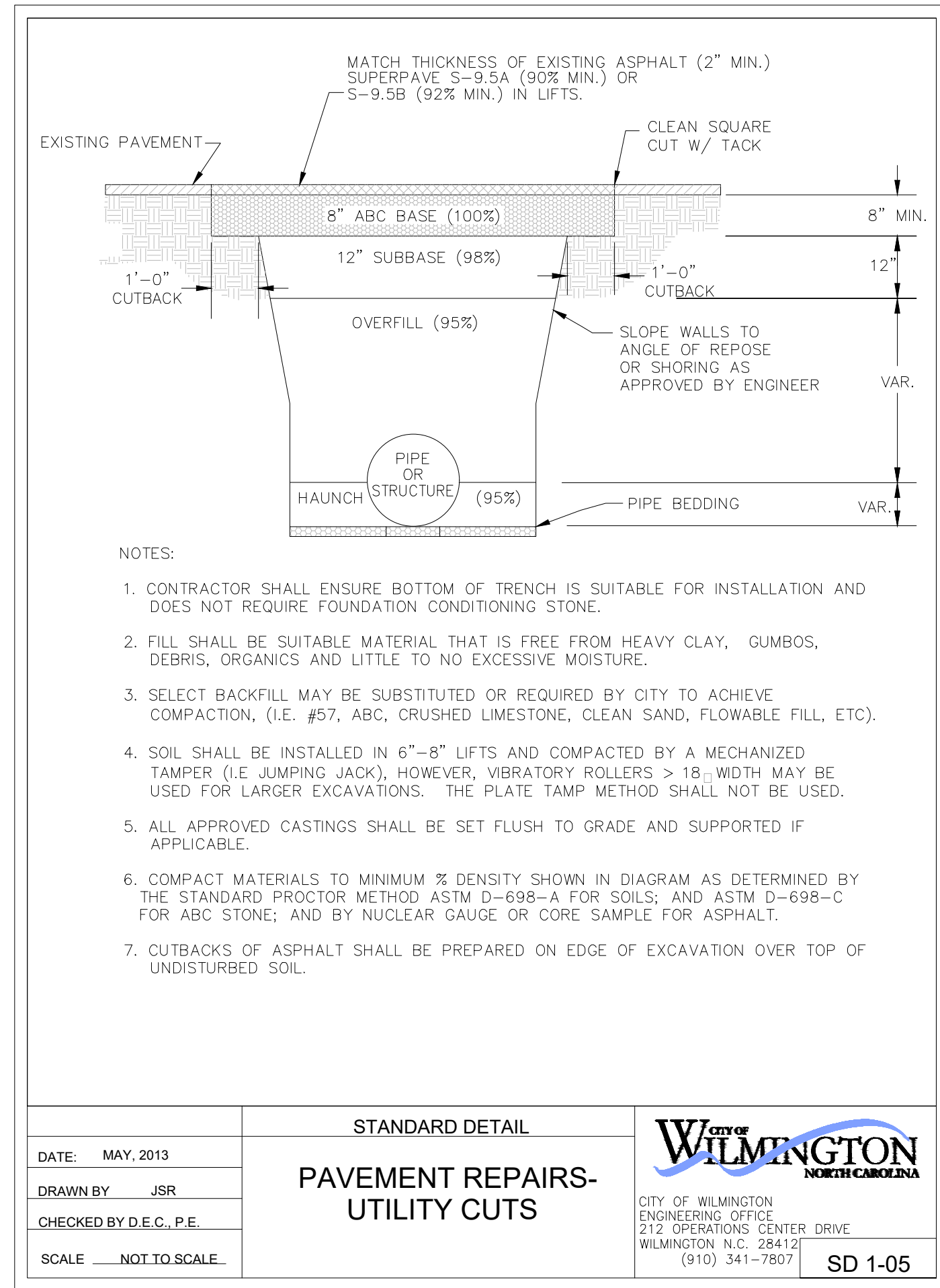
DATE: 2001	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 15-10
DRAWN BY: JSR/CMR	TYPICAL UNPAVED PARKING FACILITY UNDER 25 STALLS		
CHECKED BY: B.P., P.E.			
SCALE: NOT TO SCALE			



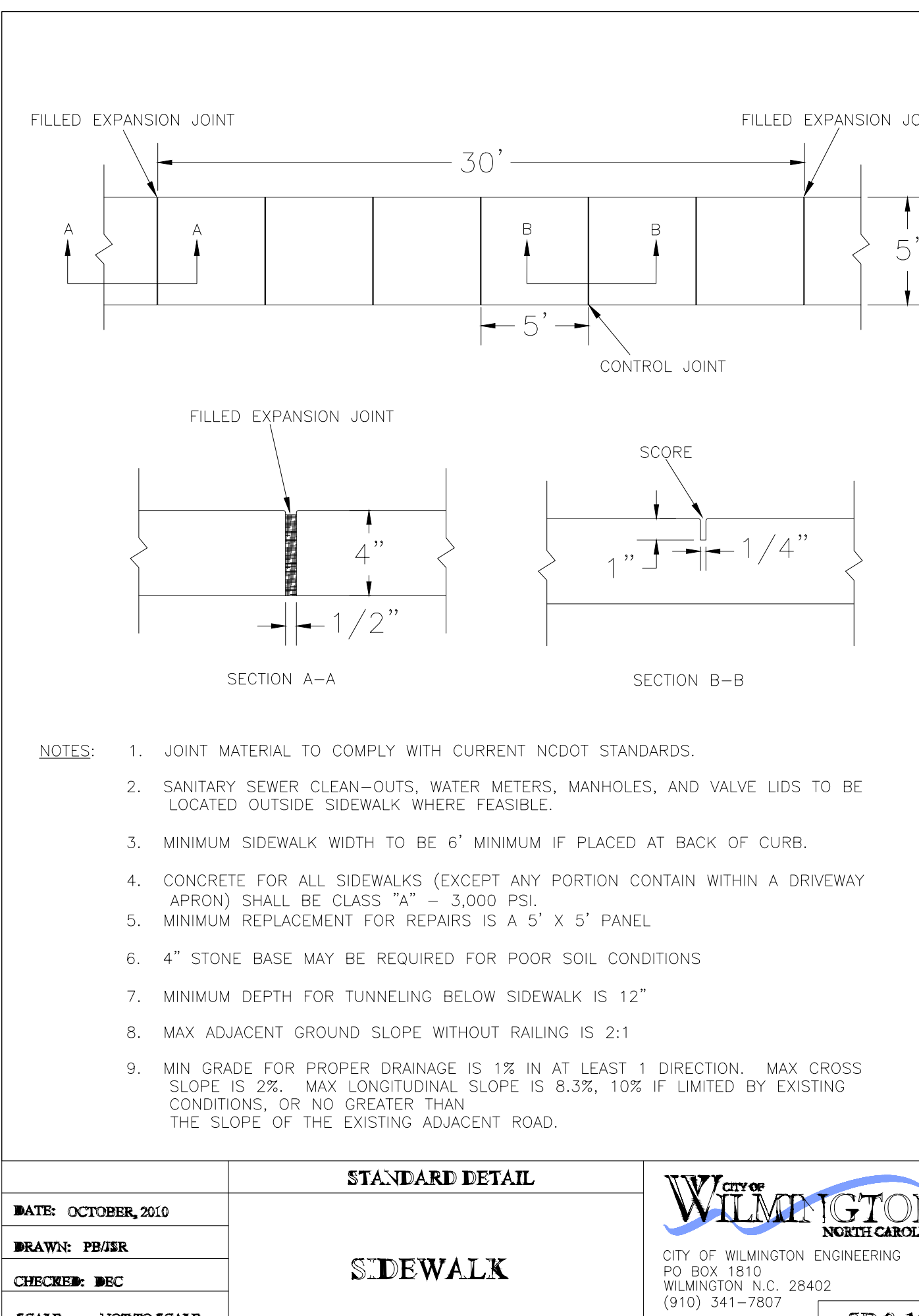
DATE: AUGUST, 2011	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807</p>	SD 3-11
DRAWN BY: PB/JSR	CURBING		
CHECKED BY: DEC			
SCALE: NOT TO SCALE			



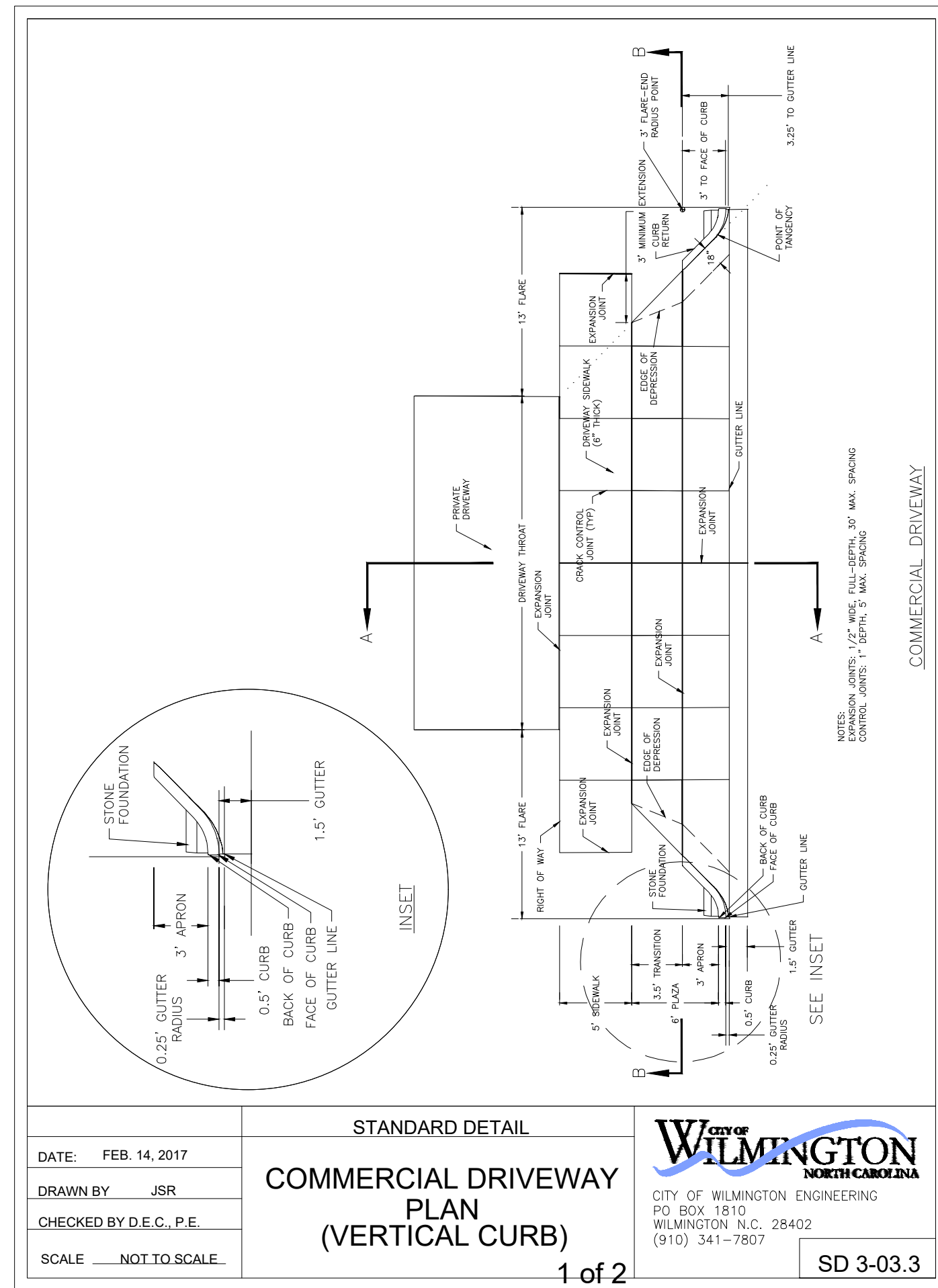
DATE: FEB. 14, 2017	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807</p>	SD 3-03.4
DRAWN BY: JSR	COMMERCIAL DRIVEWAY SECTIONS (VERTICAL CURB)		
CHECKED BY: D.E.C., P.E.			
SCALE: NOT TO SCALE			



DATE: MAY, 2013	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING OFFICE 212 OPERATIONS CENTER DRIVE WILMINGTON, N.C. 28412 (910) 341-7807</p>	SD 1-05
DRAWN BY: JSR	PAVEMENT REPAIRS - UTILITY CUTS		
CHECKED BY: D.E.C., P.E.			
SCALE: NOT TO SCALE			



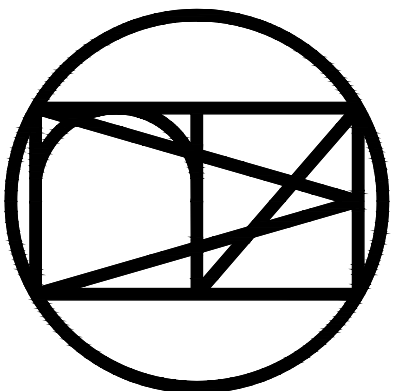
DATE: OCTOBER, 2010	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807</p>	SD 3-10
DRAWN BY: PB/JSR	SIDEWALK		
CHECKED BY: DEC			
SCALE: NOT TO SCALE			



DATE: FEB. 14, 2017	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807</p>	SD 3-03.3
DRAWN BY: JSR	COMMERCIAL DRIVEWAY PLAN (VERTICAL CURB)		
CHECKED BY: D.E.C., P.E.			
SCALE: NOT TO SCALE			

ARCHITECT

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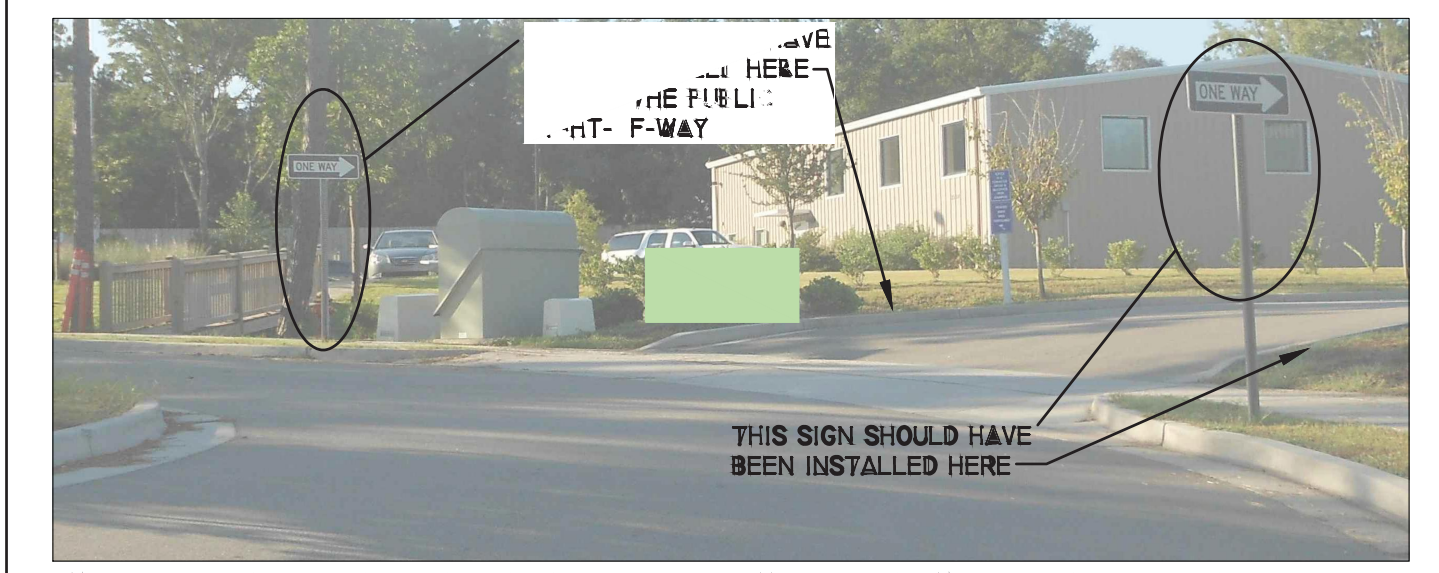


MESS HALL
2188 WRIGHTSVILLE AVENUE
WILMINGTON, NORTH CAROLINA 28401

AI01 SITE DETAILS

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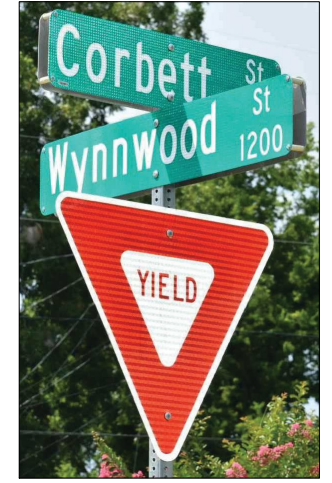
THESE ONE WAY SIGNS ARE IMPROPERLY INSTALLED IN THE PUBLIC RIGHT-OF-WAY. SIGNS FOR TO CONTROL TRAFFIC ENTERING PRIVATE DRIVEWAYS SHOULD BE INSTALLED OFF THE PUBLIC RIGHT-OF-WAY. THE PROPERTY OWNER/DEVELOPER IS RESPONSIBLE FOR MAINTENANCE OF THESE SIGN.

IMPROPERLY INSTALLED TRAFFIC CONTROL SIGNS FOR A PRIVATE DRIVEWAY INSTALLED IN THE PUBLIC RIGHT-OF-WAY
FIGURE 2.1



3" MINIMUM GAP BETWEEN SIGNS

STANDARD STREET NAME SIGNS INSTALLED ABOVE A STOP SIGN (BOTTOM SIGN PARALLEL TO STOP SIGN)
FIGURE 2.2

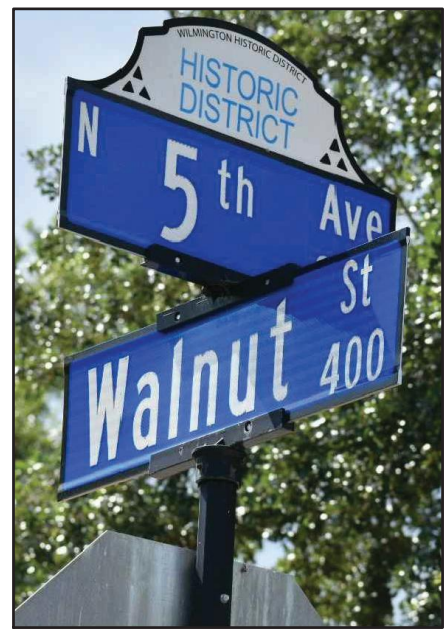


THESE SIGNS ARE USING THE LATEST MUTCD REQUIRED HIGH INTENSITY PRISMATIC SHEETING AND LETTERS.

STANDARD STREET NAME SIGNS INSTALLED ABOVE A YIELD OR STOP SIGN (BOTTOM SIGN PERPENDICULAR TO YIELD OR STOP SIGN)
FIGURE 2.3

DATE: SEPTEMBER 26, 2014
REVIEWED: October 6, 2020
DRAWN BY: DALE THOMPSON
CHECKED BY: RANDALL GLASNER
SCALE: NOT TO SCALE

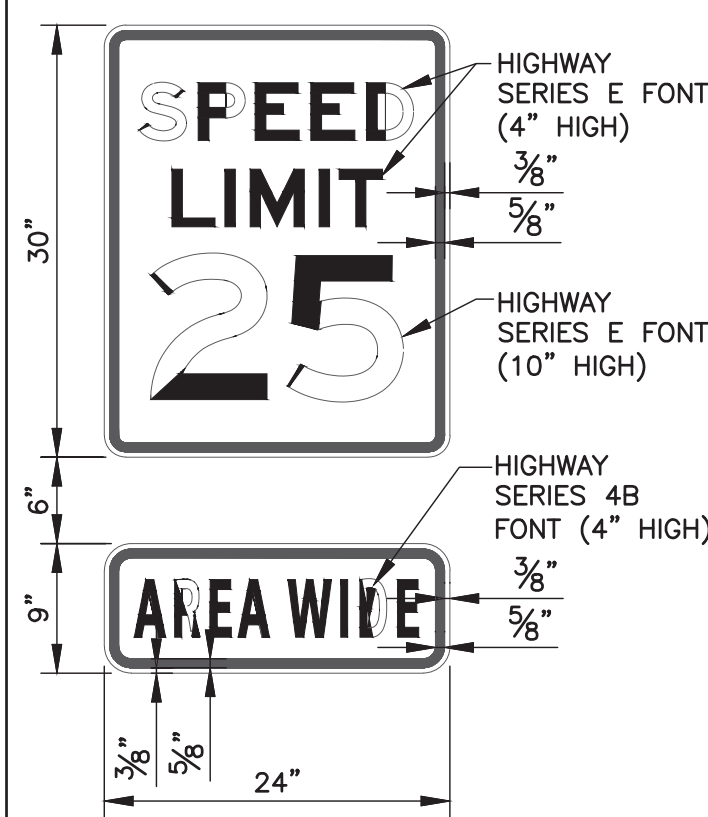
General Street Name and Traffic Control Signage Information



HISTORIC DISTRICT STREET NAME SIGN WITH TOPPER ON NECK POST
FIGURE 1.1



SPEED LIMIT AND AREA WIDE SIGN AT NEIGHBORHOOD ENTRANCE
FIGURE 1.2



SPEED LIMIT AND AREA WIDE SIGN DETAIL
FIGURE 1.3



THESE TRAFFIC CONTROL SIGNS FOR THE DRIVEWAY ARE IMPROPERLY INSTALLED. THEY SHOULD HAVE BEEN INSTALLED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY NEXT TO THE PRIVATE DRIVEWAY. IMPROPER PLACEMENT OF SIGNS CAN BE CONFUSING TO THE DRIVER.

TRAFFIC CONTROL SIGN FOR A PRIVATE DRIVEWAY INSTALLED IN THE PUBLIC RIGHT-OF-WAY
FIGURE 1.4

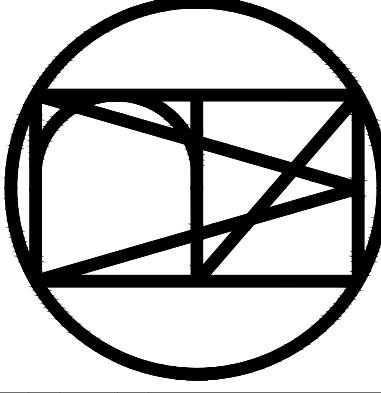
DATE: SEPTEMBER 26, 2014
REVIEWED: October 6, 2020
DRAWN BY: DALE THOMPSON
CHECKED BY: RANDALL GLASNER
SCALE: NOT TO SCALE

General Street Name and Traffic Control Signage Information



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A102 SITE DETAILS

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