

Director of  
Planning and Inspections  
MEREDITH GUNS

Building Inspector  
MARTY SHAW  
CHARLES THUMAN

Code Enforcement Officer  
JORDAN BLYTHE



Assistant Director of  
Planning and Inspections  
CAMERON RAY

Senior Planner  
RYAN LANG

Zoning Administrator  
DONNA ELLIOTT

**THE TOWN OF KILL DEVIL HILLS**  
NORTH CAROLINA

---

**PLANNING DEPARTMENT**

---

September 19, 2023

Memorandum

To: Planning Board

From: Ryan Lang, Senior Planner *RL*

Subject: Special Use Site Plan Review – Bermuda Bay P.U.D.-Section 200A-Amend Site Plan for Covered Pavilion with Storage Room

Enclosed Special Use Site Plan Review Bermuda Bay P.U.D. Master Plan Section 200A in the Government and Institutional Zone submitted by SAGA Construction. The proposed plan includes an addition of a 1213 square foot covered outdoor pavilion with enclosed storage room adjacent to the new Somerset Apartment Buildings Section 200-A. The Planned Unit Development is a special use in the Government and Institutional Zone 153.267(B). Attached you will find the site plan application, revised Bermuda Bay Master Plan sheets, and building plans showing the floor layout and architectural.

Staff recommends approval of the revised Planned Unit Development Bermuda Bay Master Plan as presented.

Town of Kill Devil Hills Planning and Inspections  
Commercial Site Plan Review Application\*



**Applicant**

Name: Fred Vollat of SAGA Construction  
 Address: P.O. Box 90  
Kill Devil Hills, North Carolina 27948  
 Phone: 252-441-9003  
 Fax: 252-489-4565  
 Cell: 919-830-1268

**Property Owner**

Name: Somerset Villages, LLC  
 Address: P.O. Box 90  
Kill Devil Hills, North Carolina 27948  
 Phone: 252-441-9003  
 Fax: 252-489-4565  
 Cell: 252-333-8464

**Property Location**

Address: 1600 Somerset Circle, KDH, NC 27948 Lot, Block: Parcel C  
 Subdivision: Sunset Bay (Bermuda Bay) Pin#: 988310371341, Parcel 008164805

Zoning District:  Commercial  LI-1  LI-2  OIR  
 Total Lot Size: 331,910 Sq. Ft. Disturbed Area: 1,483 Sq. Ft.

**Contractor**

Company Name: SAGA Construction, Inc.  
 Name: Fred Vollat (License Qualifier)  
 Address: P.O. Box 90  
Kill Devil Hills, North Carolina 27948

License Number: 62306  
 Phone: 252-441-9003  
 Cell: 919-830-1268  
 Fax: 252-489-4565

Town Privilege License Number: N/A

**Construction Information**

Type of Construction: Wood Framing on Concrete

- Assembly  Business  Educational  Factory/Industrial  High Hazard  
 Institutional  Mercantile  Residential  Storage  Utility/Misc.  
 New Construction  Addition  Repair/Replace  Remodel  Other: New Const.

**Square Footage Proposed:**

Interior Space: 0 Sq. Ft. Covered Deck(s): 0 Sq. Ft. Storage: 253 Sq. Ft.  
 Garage: 0 Sq. Ft. # of Bedrooms: 0 # of Open Deck(s): 0  
 Proposed Square Footage: 1,213 + Existing Square Footage: 0 = 1,213 Total Sq. Ft.  
 % Impervious Coverage: \_\_\_\_\_ + % Pervious Coverage: \_\_\_\_\_ = \_\_\_\_\_ Total % Coverage  
 # of Parking Spaces: Existing: 123 Proposed: 0 Total: 123  
 Septic Tank Permit #: N/A Construction Type: Wood Framing on Concrete

Estimated Construction Cost (including labor and materials): \$120,000

**Flood Information**

Flood Zone:  VE  AE  X Base Flood Elevation: 8' NAVD 1988 RFPE  
 Proposed First Floor Elevation: 10.87' Grd Sq. Ft Below Base Flood Elevation: 0

\*This form is designed as a guide for Commercial Site Plan Review.  
 Additional plans and information will be required prior to building permits.

**Project Description**

Construction of the Somerset Pavilion Amenity, which is an unconditional open pavilion of 1,213 SF, including 253 SF of storage, with a front patio of 270 SF. It is a concrete slab on grade, pilings, and wood framed pavilion.

**Required Site Plan Information Checklist:**

- Permit Application (Completed)
- Site Plan Including the following
  - Submittal Requirements:
    - Vicinity Map
    - 15 Copies of Site Plan & Building Plan Elevations – Front, Side, and Rear
    - Tentative Health Department Approval
    - Site Plan Development Review Fee Paid in Full
  - Existing Conditions:
    - Boundary of Entire Lot
    - Width and Location of Existing Right of Ways
    - Nature, Purpose, Locations, and Size of Existing Easements
    - Iron Pins and Concrete Monuments
    - Scale (1" = 50" Minimum)
    - North Arrow
    - Streets Including Width of Pavement
    - All Underground Utilities, Gas/Propane Below or Above Grade
    - Dare Co. Register of Deeds Map Book/Subdivision Ref.
    - Street Address
    - Present Recorded Owner, Developer, Engineer contacts
    - Adjacent Property Owners, Adj. Use & Zone
    - Corp. of Engineers Report / Wetland Study
    - NFIP Flood Zone (ref: Elevation Datum (NAVD 1988))
    - Minimum, Lot Size indicated
  - Proposed Improvements:
    - Zoning Use Compliance/Setbacks labeled
    - Landscaping Plan / Buffers / Screening (per section 153.073)
    - Lighting Plan - photometric showing point output (section 153.074)
    - Sedimentation & Erosion Control Plan including details
    - Disturbed Areas delineated & areas calculated
    - Location of Sidewalks on the Croatan Highway and Curbs
    - Location of Sewer Facilities and Drain field
    - Proposed Building Type, # of Floors and dimensions, floor area ratio, Height
    - Existing and Finished Grades of Entire Site
    - Storm Water Management Plan including calculations
    - Total Units and Density per Acre (Multi-Family) or floor area ratio (in OIR)
    - Lot Size and Lot Coverage Calculation
    - Utility Plan indicating location & sizes of proposed improvements
    - Water Service Sizing Checklist
    - Layout, Size and Number of Parking Spaces including handicap w/ setbacks (Each Space Numbered)
    - Fire Lane and Driveways
    - Loading Zone (Commercial Sites)
    - Mail Delivery Cluster Sites (Multi-Family)

- Proposed First Floor Elevation
- Dumpster Pad Location
- Proposed Sign Location
- Sight triangle shown
- Commercial Building Plans showing architectural compliance
- Plans to N.C.D.O.T. ( if required)
- NC Engineer/Land Surveyor Seal on Site Plan

\*\*\* The items listed in the Site Plan portion of the above checklist represent information that must be indicated on any site plan submitted for review by the Kill Devil Hills Planning Department, Planning Board, and Board of Commissioners. All of the above required documents shall be submitted on or before the 3rd Tuesday of each month. Upon completion of review, the Planning Board shall transmit its recommendations to the Board of Commissioners. The Board of Commissioners shall review site plans on the second Monday of each month.

Signature of Applicant: *Fred S. Vollet* (Date) 7/21/23  
*License Qualifier for SAGA Construction, Inc.*



TOWN OF KILL DEVIL HILLS, NORTH CAROLINA  
**OWNER AUTHORIZATION**

I, Amit Gupta of Somerset Villages, LLC, authorize SAGA Construction, Inc.  
(Owner) (Agent/ Contractor)

to act as my agent for Construction of an unconditioned open pavilion/storage  
(Description)

located at 1600 Somerset Circle, Kill Devil Hills, North Carolina 27948  
(Address)

I understand and accept responsibility to comply with all regulations and required inspections.

I further understand and acknowledge that until a final inspection has been performed and approved and this project has received a Certificate of Occupancy/Completion (CO), no portion of this project is authorized for use or occupancy.

[Signature]  
Signature of Owner

[Signature] (License Qualifier)  
Signature of Agent

July 21, 2023  
Date

July 21, 2023  
Date  
P.O. Box 90

Kill Devil Hills, North Carolina 27948  
Address

252-441-9003 (office)  
919-830-1268 (cell)  
Telephone # (s)

**OWNER AUTHORIZATION IS REQUIRED AT INITIAL SUBMITTAL**

Please check with you Insurance Agent prior to construction. Your project may affect your flood insurance rates!

**NOTES AND DEVELOPMENT DATA:**

- SUBJECT PROPERTY:**  
BERMUDA BAY FUTURE DEVELOPMENT PARCEL  
DESCRIBED IN U.O. FILE # 348, DARE COUNTY REGISTRY  
STREET ADDRESS - 0 BERMUDA BAY BOULEVARD  
PIN 9883 10 37 1341, PARCEL NUMBER 008164805  
CURRENT ZONING : G/1 GOVERNMENT AND INSTITUTIONAL  
PRIVATE OWNERSHIP
- LOT AREA = 331,910 sq. ft. (7.62 ac.)
- APPLICANT:** BB SOUTHAMPTON MEWS  
P.O. BOX 90, KILL DEVIL HILLS, NC 27948  
Phone: 252-441-9008
- FEMA DATA :** COMMUNITY: KILL DEVIL HILLS, TOWN OF  
CID NO. 375353 - PANEL 9883 - SUFFIX K  
MAP NUMBER 172088300M - EFFECTIVE DATE 06/19/2020  
ZONE: X (SUBJECT TO CHANGE BY FEMA)  
DATUM NAVD 1988

**REGULATORY FLOOD PROTECTION ELEVATION (RFPE) :**  
RFPE - X ZONE = 8' NAVD 1988  
**REFERENCE LEVEL - BOTTOM OF LOWEST FLOOR OR BOTTOM OF THE LOWEST ATTENDANT UTILITY INCLUDING DUCTWORK WHICH EVER IS LOWER.**

- MINIMUM BUILDING SETBACKS:**  
P.U.D. USE IN G/1 ZONING DISTRICT  
FRONT YARD: 30' REAR YARD: 30' SIDE YARD: 10'  
For any structure over 35 feet in total building height, there shall be two feet of side yard setback for each foot of building height over 35 feet in addition to the minimum side yard setback.

**MINIMUM BUILDING SEPARATION = 24'**  
Multifamily structures in a PUD shall have a minimum separation of 24 feet. Patios constructed of noncombustible material and properly fenced shall be exempt from the building separation requirements. Every part of a required 24-foot separation shall be open and unobstructed from its lowest level to the sky.

- MAXIMUM BUILDING HEIGHT: 35' up to 50' WITH CONDITIONAL APPROVAL**  
**BUILDING HEIGHT OF** The distance between the average elevation of the finished grade, such point to be computed at the corners of the proposed building foundation and the highest point of the structure, excluding chimneys, cupolas, cooling towers, elevators, subroofs, scissor lifts, monuments, cones, signs and parapet walls.

- PROPOSED DEVELOPMENT :**  
**APPROVAL MODIFICATION OF THE BERMUDA BAY P.U.D. SPECIFICALLY SOMERSET (FORMERLY SOUTHAMPTON MEWS) SECTION 200-A WITH MULTIFAMILY DEVELOPMENT CONSISTING OF TWO FOUR STORY BUILDINGS WITH 56 UNITS PER BUILDING**

**BUILDING SUMMARY:**

BUILDING NUMBER	TOTAL UNITS	BEDROOM SUMMARY	TOTAL BEDROOMS
201	56	40-2 BEDROOM UNITS AND 16-1 BEDROOM UNITS	96
202	56	40-2 BEDROOM UNITS AND 16-1 BEDROOM UNITS	96
<b>TOTAL</b>	<b>112</b>		<b>192</b>

- PARKING SUMMARY:**  
TOTAL NUMBER OF TWO BEDROOM UNITS = 80  
PARKING BASED ON 1 SPACE PER BEDROOM  
REQUIRED PARKING = 80  
TOTAL NUMBER OF ONE BEDROOM UNITS = 32  
TWO PARKING SPACES PROVIDED FOR EACH OF THE ONE BEDROOM UNITS  
REQUIRED PARKING = 64  
TOTAL NUMBER OF SPACES REQUIRED = 224  
TOTAL NUMBER OF SPACES PROVIDED = 231

- LOT COVERAGE DATA**  
CURRENT APPROVED LOT COVERAGE = 128,115 sq. ft.  
**PROPOSED LOT COVERAGE:**  
DRIVES, PARKING AND CURBING = 88,091 sq. ft.  
BUILDINGS = 27,872 sq. ft.  
CONCRETE SIDEWALKS = 8,299 sq. ft.  
DUMPSTER PADS = 224 sq. ft.  
PAVILION = 1,213 sq. ft.  
CONCRETE WALK AND PATIO AT PAVILION = 341 sq. ft.  
TOTAL PROPOSED LOT COVERAGE = 126,040 sq. ft.  
MAXIMUM LOT COVERAGE = 128,115 sq. ft.

- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- NO ARMY CORPS OF ENGINEERS "404" JURISDICTIONAL WETLANDS ARE IDENTIFIED ON THIS SITE.
- ALL ELEVATIONS REFERENCED TO NAVD 1988 VERTICAL DATUM
- SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

- PARKING LOT INTERIOR LANDSCAPE ISLAND DATA:**  
AREA OF PARKING AND DRIVE AISLES = 83,960 sq. ft.  
REQUIRED INTERIOR LANDSCAPE ISLAND AREA = 8,390 sq. ft.  
NUMBER OF INTERIOR LANDSCAPE ISLANDS = 36  
PROVIDED INTERIOR LANDSCAPE ISLAND AREA = 10,060 sq. ft.  
Note - Interior Landscape Island Planting: Within these landscaped areas there shall be a minimum of one small tree per ten parking spaces in addition to other plant materials and ground cover.  
Number of parking spaces = 232, Minimum Number of Trees = 24  
Number of Trees Provided = 37 as shown  
Minimum Trunk Diameter of planting = 2 inches  
Minimum Height of Planting = 8 feet  
Submit Species to KDH Planning Dept. for approval prior to planting.

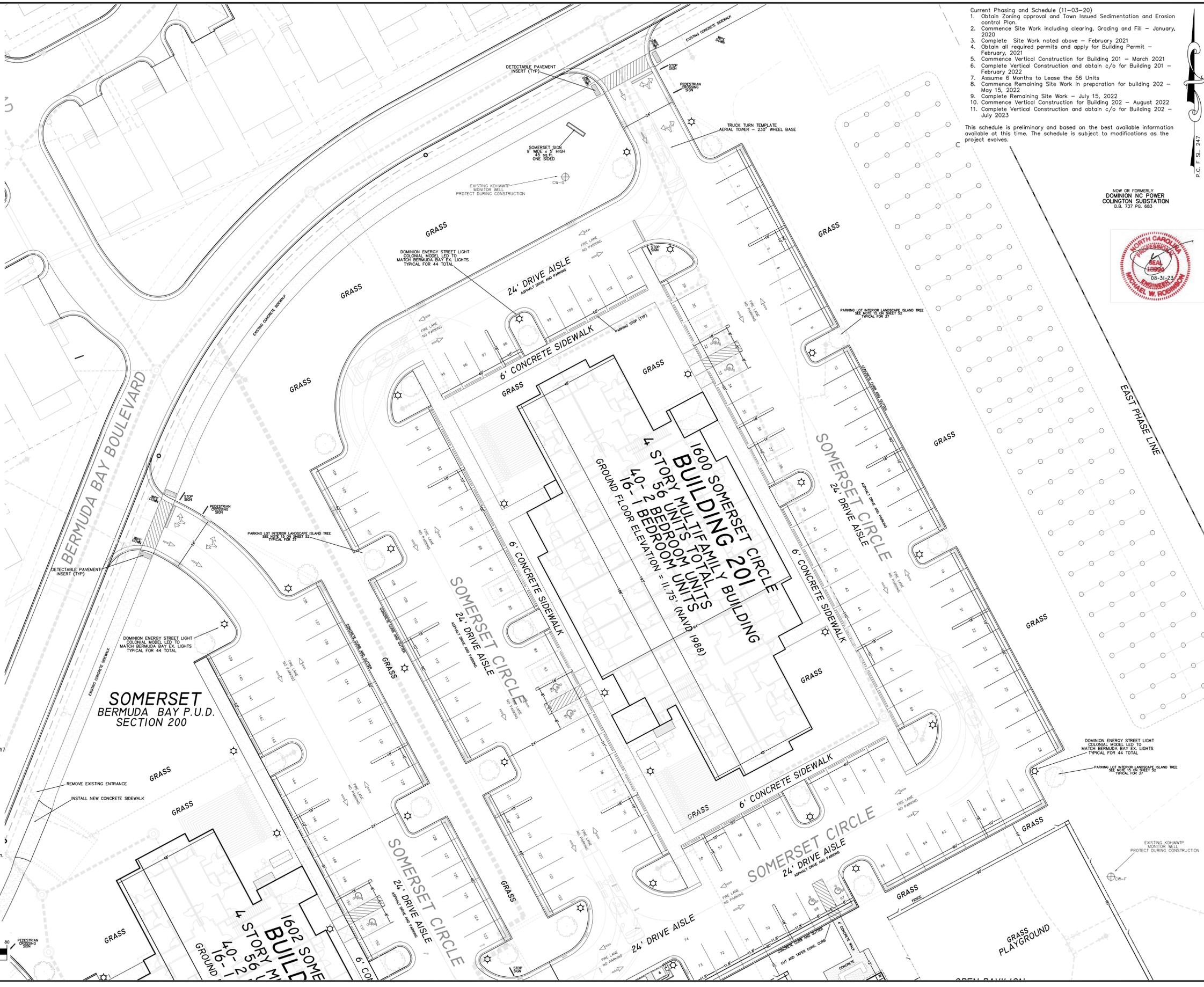
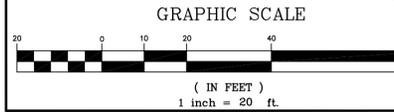
- SOUTHERN BOUNDARY BUFFER NOTES:**  
See Sheet 8 for Buffer location.  
This phase of the development shall provide and maintain a continuous visual buffer along the South property line. The buffer shall consist of Russian Olives or equal with a minimum height of 30' planted 2.5' o.c. capable of attaining a height of at least six feet at maturity. The preservation of existing vegetation is encouraged and may be utilized to meet this provision.  
Submit Species to KDH Planning Dept. for approval prior to planting.

- ADDITIONAL NOTES AND FIRE DEPARTMENT REQUIREMENTS:**  
1. A FIRE FLOW TEST OF THE NEAREST HYDRANT SHALL BE REQUIRED PRIOR TO THE DESIGN OF THE FIRE SUPPRESSION SYSTEM TO DETERMINE REQUIRED FIRE FLOW AND PRESSURE/FLOW PARAMETERS FOR THE SUPPRESSION SYSTEM DESIGN.  
2. THE FIRE ALARM FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE MARSHAL FOR APPROVAL BEFORE INSTALLATION.

- ADDITIONAL PERMIT DOCUMENTS REQUIRED**  
PRIOR TO APPLYING FOR A SITE DEVELOPMENT PERMIT FROM THE TOWN OF KILL DEVIL HILLS, THE DEVELOPER WILL SECURE THE FOLLOWING PERMITS:  
(a) TOWN OF KILL DEVIL HILLS: SEDIMENTATION AND EROSION CONTROL PERMIT  
(b) AN APPENDIX B WILL BE REQUIRED WITH BUILDING PERMIT APPLICATION  
(c) A WATER METER SERVICE SIZING FORM  
(d) NCDEQ WASTEWATER EXTENSION (FAST TRACK) PERMIT FOR THE GRAVITY SEWER MODIFICATIONS.

- WASTEWATER DISPOSAL:**  
KDHWWTP, LLC WASTEWATER TREATMENT FACILITY  
ALLOCATED CAPACITY : 26,880 gpd  
Reference NCUC Docket W-1160, Sub. 13  
Design Flow:  
80-2 Bedroom Units at 240 gpd per unit = 19,200 gpd  
32-1 Bedroom Units at 240 gpd per unit = 7,680 gpd  
Total Design Flow: 26,880 gpd

- WATER SYSTEM NOTIFICATIONS:**  
(a) Water service is provided through two existing 8" meters with accounts to Bermuda Bay HOA. The facilities will not have accounts with the Town.  
(b) Any on site metering, taps, extensions or permits will be the responsibility of the developer.



Current Phasing and Schedule (11-03-20)  
 1. Obtain Zoning approval and Town Issued Sedimentation and Erosion control Plan  
 2. Commence Site Work including clearing, Grading and Fill - January, 2020  
 3. Complete Site Work noted above - February 2021  
 4. Obtain all required permits and apply for Building Permit - February, 2021  
 5. Commence Vertical Construction for Building 201 - March 2021  
 6. Complete Vertical Construction and obtain c/o for Building 201 - February 2022  
 7. Assume 6 Months to Lease the 56 Units  
 8. Commence Remaining Site Work in preparation for building 202 - May 15, 2022  
 9. Complete Remaining Site Work - July 15, 2022  
 10. Commence Vertical Construction for Building 202 - August 2022  
 11. Complete Vertical Construction and obtain c/o for Building 202 - July 2023

This schedule is preliminary and based on the best available information available at this time. The schedule is subject to modifications as the project evolves.

NOW OR FORMERLY  
**DOMINION NC POWER**  
 COLINGTON SUBSTATION  
 D.B. 737 PG. 683



**MICHAEL W. ROBINSON, P.E., P.L.S.**  
 ENGINEERING AND SURVEYING  
 P.O. BOX 2852  
 KILL DEVIL HILLS, NC 27948  
 PHONE: 252-441-9008  
 EMAIL: mrobinson@cbmengineering.com

**SITE PLAN**



**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	11-03-20	TECH 2 REVIEW COMMENTS	MWR
2	11-03-20	ADD PHASING AND SCHEDULE	MWR
3	03-16-21	REVISED PER TOWN COMMENTS	MWR
4	03-16-21	REVISED PER TOWN COMMENTS	MWR
5	03-16-21	REVISED PER TOWN COMMENTS	MWR
6	03-16-21	REVISED PER TOWN COMMENTS	MWR
7	03-16-21	REVISED PER TOWN COMMENTS	MWR
8	03-16-21	REVISED PER TOWN COMMENTS	MWR
9	08-31-23	REVISED PER TOWN COMMENTS	MWR

**PROJECT: BERMUDA BAY - SOMERSET**  
 NORTH CAROLINA  
 DARE COUNTY  
 KILL DEVIL HILLS  
**BUILDING 201 AND 202-SITE PLAN**

DATE: 10-06-20 SCALE: 1"=20'  
 DESIGNED: MWR DRAWN: MWR  
 SHEET: S2 OF 13  
 CAD FILE: 382500B1.DWG  
 PROJECT NO: 3825

MINIMUM BUILDING SETBACKS (P.U.D.)	
FRONT	30'
REAR	30'
SIDE (SINGLE LEVEL)	10'
SIDE (DOUBLE LEVEL)	12'
SIDE (TRIPLE LEVEL)	15'

MINIMUM SETBACK ALONG RIGHT OF WAY OR ABUTTING RESIDENTIAL ZONE OR USE = 30'

PROJECT AREA TABLE	
TOTAL SITE AREA TO SHORELINE = 3,466,701 SQ. FT. (79.58 AC.)	(AREA DOES NOT INCLUDE SUBSTATION PARCEL)
TOTAL WETLAND AREA ON SITE = 1,071,557 SQ. FT. (24.60 AC.)	
TOTAL UPLANDS ON SITE = 2,395,144 SQ. FT. (54.98 AC.)	
DEVELOPMENT DENSITY	
TOTAL NUMBER OF UNITS IN SECTIONS 100, 200-A, 200-B, 300 AND 500 = 497	
TOTAL NUMBER OF UNITS IN ASSISTED LIVING SECTION 400 = 102	
TOTAL NUMBER OF UNITS IN PROJECT = 599	
TOTAL SITE AREA = 79.58 AC.	
WETLANDS ARE 30.91% OF TOTAL SITE AREA	
ADJUSTED AREA FOR DENSITY CALCULATIONS = 1/2 WETLAND AREA PLUS UPLAND AREA = 2,930,923 SQ. FT. (67.28 AC.)	
ADJUSTED PROJECT DENSITY = 8.90 UNITS / ACRE	
ASSISTED LIVING AND AGE RESTRICTED UNIT REQUIREMENTS	
PROJECT DENSITY = 8.90 UNITS PER ACRE	
TOTAL NUMBER OF UNITS IN PROJECT = 599	
REQUIRED PERCENTAGE OF REQUIRED ASSISTED LIVING UNITS = 20	
TOTAL REQUIRED ASSISTED LIVING UNITS = 120	
TOTAL EXISTING ASSISTED LIVING UNITS = 102 (SECTION 400)	
TOTAL PROPOSED AGE RESTRICTED LIVING UNITS = 18 (HAMILTON BUILDING 103 - 12 UNITS AND 6 UNITS IN HAMILTON BUILDING 102)	
TOTAL PROPOSED ASSISTED LIVING UNITS AND AGE RESTRICTED UNITS = 120	

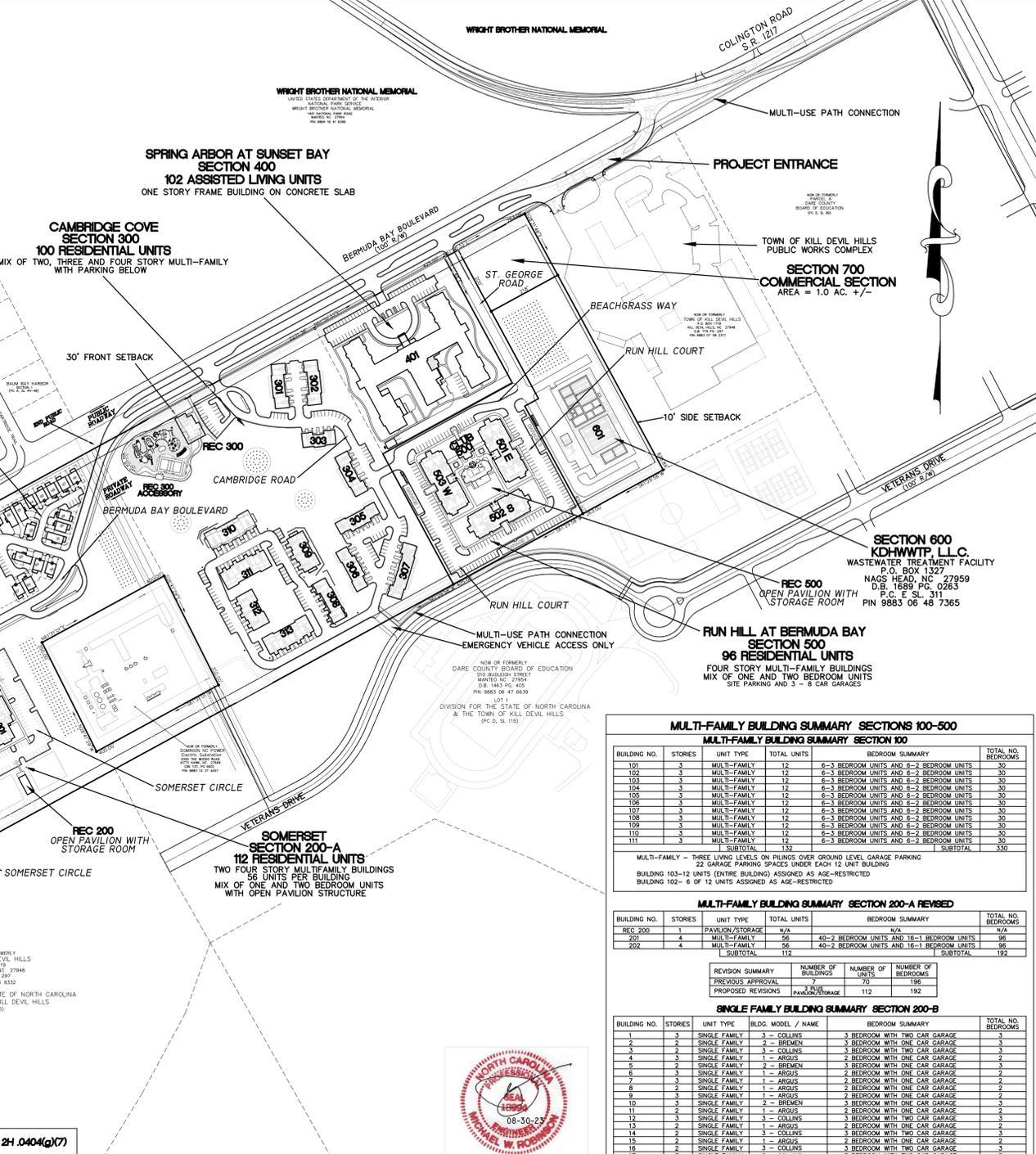
STRUCTURE / LIVING STORY SUMMARY					
SECTION	NUMBER OF STRUCTURES	NO. 4 STORY STRUCTURES	NO. 3 STORY STRUCTURES	NO. 2 STORY STRUCTURES	NO. 1 STORY STRUCTURES
100	12	0	11	1	0
200-A	3	2	0	0	1 (rec)
200-B	57	0	29	28	0
300	14	12	0	1 (rec)	0
400	1	0	0	0	1
500	5	3	0	1 (club)	1 (rec)
TOTAL	92	17	41	31	3

3 AND 4 STORY STRUCTURES SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 50' WITH AN AGGREGATE LIVING SPACE HEIGHT NOT TO EXCEED 45'.  
2 STORY STRUCTURES SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 45' WITH AN AGGREGATE LIVING SPACE HEIGHT NOT TO EXCEED 40'.  
5TH FLOOR NOTES ABOVE INCLUDES RESIDENTIAL BUILDINGS 100, 200-A, 300 AND 500 GROUND LEVELS WITH GARAGE ONLY (NO LIVING SPACES) ARE NOT COUNTED AS STORIES.

TOTAL NUMBER OF UNITS IN PROJECT = 599  
TOTAL NUMBER OF UNITS ALLOWED IN FOUR STORY BUILDINGS = 50% OF TOTAL UNITS = 300 MAX.  
TOTAL NUMBER OF UNITS PROPOSED IN FOUR STORY BUILDINGS = 300

TOTAL NUMBER OF STRUCTURES IN PROJECT = 92  
TOTAL NUMBER OF STRUCTURES ALLOWED IN FOUR STORY BUILDINGS = 1/3 OF TOTAL STRUCTURES = 30 MAX.  
TOTAL NUMBER OF STRUCTURES PROPOSED IN FOUR STORY BUILDINGS = 17

**DEVELOPMENT COVERAGE**  
CURRENT SITE COVERAGE = 909,147 SQ. FT. (20.87 AC.)  
CURRENT CALCULATIONS : DRIVES, PARKING AREAS AND CONCRETE = 570,246 SQ. FT. (13.09 AC.)  
BUILDINGS INCLUDING DECKS AND POOLS = 338,901 SQ. FT. (7.78 AC.)  
REVISIONS 08-13-23: PAVILION AND WALKWAY = 1,544 SQ. FT. INCREASE  
REVISED CALCULATIONS : DRIVES, PARKING AREAS AND CONCRETE = 570,246 SQ. FT. (13.09 AC.)  
BUILDINGS INCLUDING DECKS AND POOLS = 340,445 SQ. FT. (7.82 AC.)  
PROPOSED SITE COVERAGE = 910,691 SQ. FT. (20.90 AC.)  
ADJUSTED AREA FOR COVERAGE CALCULATIONS = 1/2 WETLAND AREA PLUS UPLAND AREA = 2,930,923 SQ. FT. (67.28 AC.)  
WETLANDS ARE 30.91% OF TOTAL SITE AREA  
ADJUSTED PROJECT COVERAGE = 31.02 %  
MAXIMUM COVERAGE ALLOWED UNDER STORMWATER PERMIT SW7040210 (10/7/04) = 22.66 ACRES



**DEVONSHIRE PLACE SECTION 200-B**  
57 RESIDENTIAL UNITS  
MIX OF TWO AND THREE STORY SINGLE FAMILY RESIDENCES

**CAMBRIDGE COVE SECTION 300**  
100 RESIDENTIAL UNITS  
MIX OF TWO, THREE AND FOUR STORY MULTI-FAMILY WITH PARKING BELOW

**SOMERSET SECTION 200-A**  
112 RESIDENTIAL UNITS  
TWO FOUR STORY MULTIFAMILY BUILDINGS WITH OPEN PAVILION STRUCTURE

**SECTION 500**  
OPEN PAVILION WITH STORAGE ROOM

**SECTION 600**  
KDH/WTP  
WASTEWATER TREATMENT FACILITY  
P.O. BOX 1327  
NAGS HEAD, NC 27959  
D.B. 1899 P.C. 0263  
P.C. E.S. 311  
PIN 9883 06 48 7365

**NEW CONSTRUCTION HAMILTON CAY BUILDING 109 AND 100**  
30' BOARDWALK SETBACK

**HAMILTON CAY SECTION 100**  
132 RESIDENTIAL UNITS  
THREE STORY MULTI-FAMILY ON PILINGS WITH PARKING BELOW  
THREE STORIES OVER GROUND LEVEL GARAGE PARKING  
22 PARKING SPACES UNDER EACH 12 UNIT CONDOMINIUM

**SECTION 400**  
102 ASSISTED LIVING UNITS  
ONE STORY FRAME BUILDING ON CONCRETE SLAB

**SECTION 700**  
COMMERCIAL SECTION  
AREA = 1.0 AC. +/-

**SECTION 500**  
96 RESIDENTIAL UNITS  
FOUR STORY MULTI-FAMILY BUILDINGS MIX OF ONE AND TWO BEDROOM UNITS  
SITE PARKING AND 3 - 8 CAR GARAGES

**WALKWAY ACCESS GATE WITH CODED LOCK**  
**6" WOOD BOARDWALK OVER WETLANDS**  
**6"x6"-6" LANDING**  
**8"x30" RAMP**  
**FLOATING DOCK**  
**16"x16" GAZEBO**  
250 SQ. FT.

**EMERGENCY VEHICLE ACCESS ONLY**  
**ARGUS ROAD**  
**DEVONSHIRE ROAD**  
**PAGET ROAD**  
**SOMERSET CIRCLE**  
**VETERANS DRIVE**

**BERMUDA BAY BOULEVARD**  
**CAMBRIDGE ROAD**  
**ST. GEORGE ROAD**  
**RUN HILL COURT**  
**BEACHGRASS WAY**  
**COLINGTON ROAD S.R. (217)**

**SECTION 600**  
KDH/WTP  
WASTEWATER TREATMENT FACILITY  
P.O. BOX 1327  
NAGS HEAD, NC 27959  
D.B. 1899 P.C. 0263  
P.C. E.S. 311  
PIN 9883 06 48 7365

**SECTION 500**  
96 RESIDENTIAL UNITS  
FOUR STORY MULTI-FAMILY BUILDINGS MIX OF ONE AND TWO BEDROOM UNITS  
SITE PARKING AND 3 - 8 CAR GARAGES

**COLINGTON CREEK**  
**ST. DAVID ROAD**  
**HAMILTON ROAD**

**SECTION 100**  
102 ASSISTED LIVING UNITS  
ONE STORY FRAME BUILDING ON CONCRETE SLAB

**SECTION 200-A**  
112 RESIDENTIAL UNITS  
TWO FOUR STORY MULTIFAMILY BUILDINGS WITH OPEN PAVILION STRUCTURE

**SECTION 300**  
100 RESIDENTIAL UNITS  
MIX OF TWO, THREE AND FOUR STORY MULTI-FAMILY WITH PARKING BELOW

**SECTION 400**  
102 ASSISTED LIVING UNITS  
ONE STORY FRAME BUILDING ON CONCRETE SLAB

**SECTION 500**  
96 RESIDENTIAL UNITS  
FOUR STORY MULTI-FAMILY BUILDINGS MIX OF ONE AND TWO BEDROOM UNITS  
SITE PARKING AND 3 - 8 CAR GARAGES

**SECTION 600**  
KDH/WTP  
WASTEWATER TREATMENT FACILITY  
P.O. BOX 1327  
NAGS HEAD, NC 27959  
D.B. 1899 P.C. 0263  
P.C. E.S. 311  
PIN 9883 06 48 7365

**SECTION 700**  
COMMERCIAL SECTION  
AREA = 1.0 AC. +/-

**SECTION 800**  
SECTION 800

**SECTION 900**  
SECTION 900

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 200 ft.

**'GREEN AREA' REQUIREMENTS PER 15A NCAC 2H .040(a)(7)**  
WASTEWATER SYSTEM DESIGN FLOW = 660,000 GPD  
IN ACCORDANCE WITH PERMIT W00202829 ISSUED JULY 14, 2017 AS AN EXCEPTION GRANTED BY THE ENVIRONMENTAL MANAGEMENT COMMISSION ON JANUARY 12, 2017, THE PERMITTEE SHALL PROVIDE 24.55 ACRES OF GREEN AREA. A GREEN AREA IS AN AREA SUITABLE FOR WASTEWATER DISPOSAL, EITHER IN ITS NATURAL STATE OR WHICH HAS BEEN MODIFIED BY PLANTING VEGETATIVE COVER OR GRASSES OR LOW GROWING SHRUBBERY.

PARKING SUMMARY SECTIONS 100-800									
FLATS-BUILDING SPACES PROVIDED FOR EACH 12 UNIT BUILDING									
TOWNHOMES BUILDING TYPE 1 - TWO LIVING LEVELS ON PILINGS WITH 2 END-TO-END PARKING SPACES UNDER EACH UNIT									
SECTION	NUMBER OF UNITS	NUMBER OF RESIDENTIAL SPACES	REC. AREA REQUIRED	REC. AREA OCCUPANCY	TOTAL SPACES REQUIRED	GARAGE SPACES	SPACES OUTSIDE BUILDINGS	TOTAL SPACES PROVIDED	
100	132	330	120 PERSONS	40	370	40	177	419	
200-A	57	192	224 <sup>60</sup>	N/A	224	N/A	231	231	
200-B	112	279	149	N/A	149	73	81	154	
300	100	259	259	121 PERSONS	41	300	125 <sup>900</sup>	169	294
400	102	102	62 <sup>90</sup>	N/A	62	N/A	62	62	
500	96	177	177	N/A	177	24	153	177	
600	N/A	N/A	3 <sup>90</sup>	N/A	3	N/A	4	4	
TOTAL	599				1285			1341	

(1) BASED ON 3 SPACES PER 9 BEDS  
(2) TWO PARKING SPACES PROVIDED FOR EACH OF THE ONE BEDROOM UNITS  
(3) PARKING BASED ON 1 SPACE PER EMPLOYEE + THREE EMPLOYEES  
(4) BEDROOM PARKING REQUIRED BASED ON 1 SPACE PER 3 GUESTS  
(5) 2 SPACES IN BUILDING 303 WERE DIS-ALLOWED DUE TO NEONICAL SYSTEM ENCROACHMENTS INTO 10' X 20' AREA  
(6) 4 SPACES IN BUILDING 303 WERE DIS-ALLOWED DUE TO 4" SHORT ON SOUTH DIMENSION (DRIFT)  
ALL PARKING SPACES 10' MINIMUM WIDTH WITH A MINIMUM DEPTH OF 18' WITH A 2' OPEN SPACE OVERHANG  
PARKING SPACES UNDER THE BUILDING SHALL BE 10' MINIMUM WIDTH X 20' MINIMUM DEPTH UNRESTRICTED

**PROJECT BUILDOUT SCHEDULE**

SECTION/NAME	BUILDINGS REMAINING TO BE CONSTRUCTED	EXPECTED COMPLETION DATE
100 - HAMILTON	9 PLUS AMENITY	15 YEARS FROM 01/01/21 (01/01/2036)
200A - SOMERSET	1 PLUS PAVILION/STORAGE AMENITY	4 YEARS FROM 01/01/21 (01/01/2025)
300 - CAMBRIDGE COVE	2 WITH 1 NEARING COMPLETION	4 YEARS FROM 01/01/21 (01/01/2025)

Please note that this schedule is subject to change at the developer's discretion.

**MULTI-FAMILY BUILDING SUMMARY SECTION 300**

BUILDING NO.	STORIES	UNIT TYPE	TOTAL UNITS	BEDROOM SUMMARY	TOTAL NO. BEDROOMS
301	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20
302	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20
303	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20
304	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20
305	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20
306	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20
307	4	MULTI-FAMILY	10	6-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	26
308	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20
309	4	MULTI-FAMILY	10	6-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	26
310	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20
311	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20
312	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20
313	3	MULTI-FAMILY	8	6-3 BEDROOM UNITS AND 2-2 BEDROOM UNITS	22
		SUBTOTAL	100		259

**MULTI-FAMILY BUILDING SUMMARY SECTION 500**

BUILDING NO.	STORIES	UNIT TYPE	TOTAL UNITS	BEDROOM SUMMARY	TOTAL NO. BEDROOMS
501	4	MULTI-FAMILY	32	5-1 BEDROOM UNITS AND 27-2 BEDROOM UNITS	99
502	4	MULTI-FAMILY	32	5-1 BEDROOM UNITS AND 27-2 BEDROOM UNITS	99
503	4	MULTI-FAMILY	32	5-1 BEDROOM UNITS AND 27-2 BEDROOM UNITS	99
		SUBTOTAL	96		177

**MULTI-FAMILY BUILDING SUMMARY SECTIONS 100-500**

BUILDING NO.	STORIES	UNIT TYPE	TOTAL UNITS	BEDROOM SUMMARY	TOTAL NO. BEDROOMS
101	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30
102	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30
103	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30
104	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30
105	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30
106	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30
107	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30
108	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30
109	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30
110	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30
111	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30
		SUBTOTAL	132		330

MULTI-FAMILY - THREE LIVING LEVELS ON PILINGS OVER GROUND LEVEL GARAGE PARKING  
22 GARAGE PARKING SPACES UNDER EACH 12 UNIT BUILDING  
BUILDING 103-12 UNITS (ENTIRE BUILDING) ASSIGNED AS AGE-RESTRICTED  
BUILDING 102-6 OF 12 UNITS ASSIGNED AS AGE-RESTRICTED

**MULTI-FAMILY BUILDING SUMMARY SECTION 200-A REVISED**

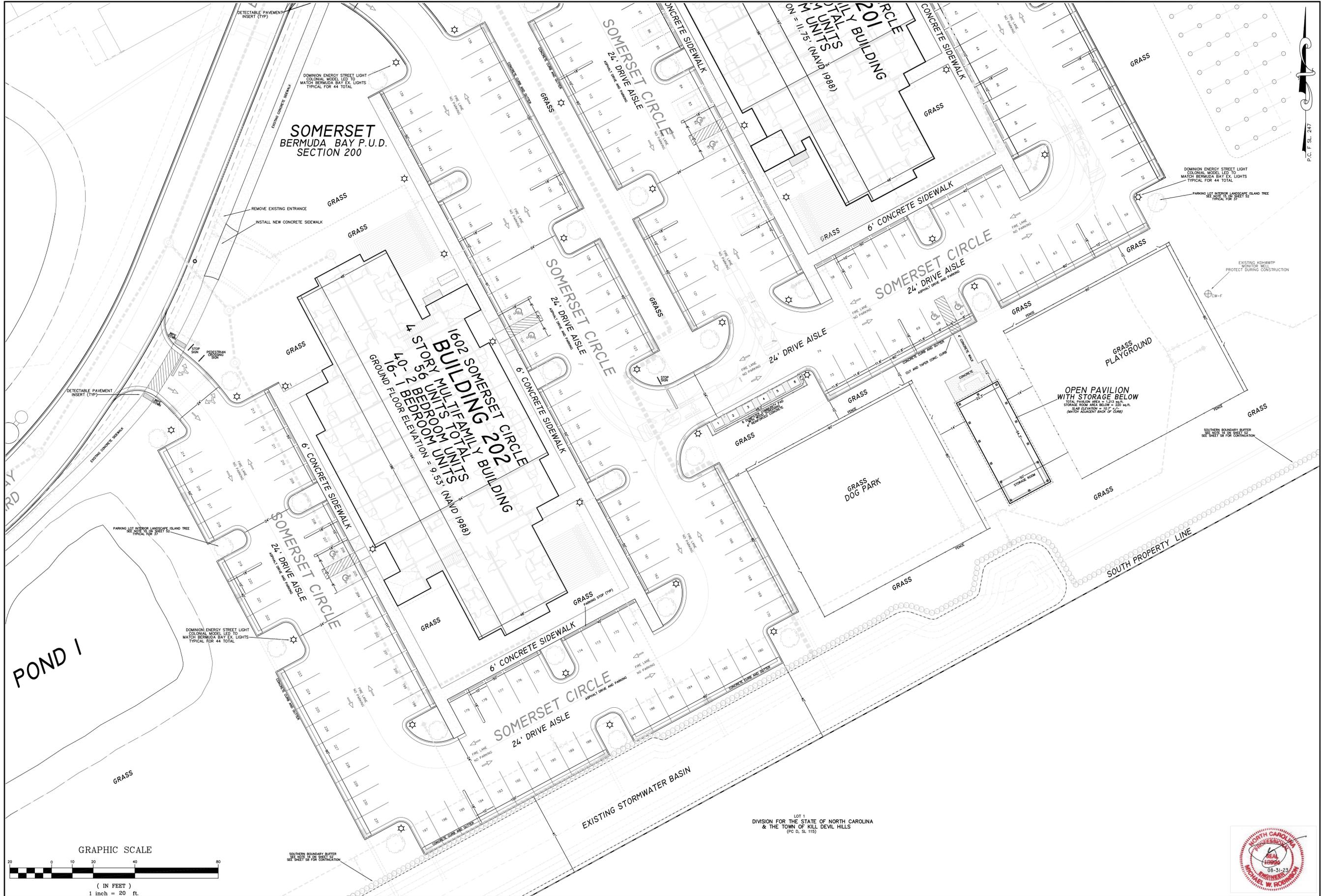
BUILDING NO.	STORIES	UNIT TYPE	TOTAL UNITS	BEDROOM SUMMARY	TOTAL NO. BEDROOMS
REC 200	1	PAVILION/STORAGE	N/A	N/A	N/A
202	4	MULTI-FAMILY	96	40-2 BEDROOM UNITS AND 16-1 BEDROOM UNITS	96
		SUBTOTAL	111		192

**REVISION SUMMARY**

PREVIOUS APPROVAL	NUMBER OF BUILDINGS	NUMBER OF TRUE PARKING SPACES	NUMBER OF BEDROOMS
	70	192	192
PROPOSED REVISIONS	112	192	192

**SINGLE FAMILY BUILDING SUMMARY SECTION 200-B**

BUILDING NO.	STORIES	UNIT TYPE	BLDG. MODEL / NAME	BEDROOM SUMMARY	TOTAL NO. BEDROOMS
1	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
2	3	SINGLE FAMILY	3 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
3	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
4	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
5	3	SINGLE FAMILY	3 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
6	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
7	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
8	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
9	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
10	3	SINGLE FAMILY	3 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
11	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
12	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
13	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
14	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
15	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
16	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
17	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
18	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
19	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
20	3	SINGLE FAMILY	3 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
21	3	SINGLE FAMILY	3 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
22	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
23	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
24	3	SINGLE FAMILY	3 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
25	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
26	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
27	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
28	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
29	3	SINGLE FAMILY	3 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
30	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
31	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
32	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
33	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
34	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
35	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
36	3	SINGLE FAMILY	3 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
37	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
38	3	SINGLE FAMILY	3 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
39	3	SINGLE FAMILY	3 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
40	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
41	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
42	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
43	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
44	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
45	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
46	3	SINGLE FAMILY	3 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE</	



MICHAEL W. ROBINSON, P.E., P.L.S.  
 ENGINEERING AND SURVEYING  
 P.O. BOX 2852  
 KILL DEVIL HILLS, NC 27948  
 PHONE: 704.766.1111  
 EMAIL: mrobinson@cbengineering.com

SITE PLAN



NO.	DATE	REVISIONS	BY
1	10-20-20	ISSUE FOR PERMITS	MWR
2	11-03-20	ADD FINISHING	MWR
3	03-16-21	REVISE UNIT COUNTS	MWR
4	03-16-21	REVISE UNIT COUNTS	MWR
5	03-16-21	REVISE UNIT COUNTS	MWR
6	03-29-21	REVISE UNIT COUNTS	MWR
7	07-24-23	REVISE UNIT COUNTS	MWR
8	08-31-23	REVISE UNIT COUNTS	MWR

PROJECT: **BERMUDA BAY - SOMERSET**  
 KILL DEVIL HILLS DARE COUNTY NORTH CAROLINA  
**BUILDING 201 AND 202-SITE PLAN**

DATE: 10-06-20 SCALE: 1"=20'  
 DESIGNED: MWR DRAWN: MWR  
 SHEET: **S3** OF **13**  
 CAD FILE: 382500B1.DWG  
 PROJECT NO: 3825



**Drawing Index**  
**A101**  
FLOOR PLAN, ELEVATIONS,  
ROOF PLAN, 2018 CODE

**A102**  
WALL SECTION & DETAILS

**S1**  
STRUCTURAL DRAWING

**E001**  
ELECTRICAL LEGEND,  
NOTES AND SCHEDULE

**E101**  
ELECTRICAL FLOOR PLAN  
AND RISER

**P101**  
PLUMBING FLOOR PLAN

**Site / Civil**  
SEE SEPERATE PLANS BY  
MIKE ROBONSON, PE. PLS

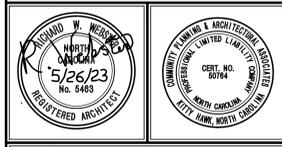
OUTDOOR  
**PAVILION**  
ON  
**Somerset Circle**

IN  
**SOMERSET**  
BERMUDA BAY

**KILL DEVIL HILLS**  
NORTH CAROLINA

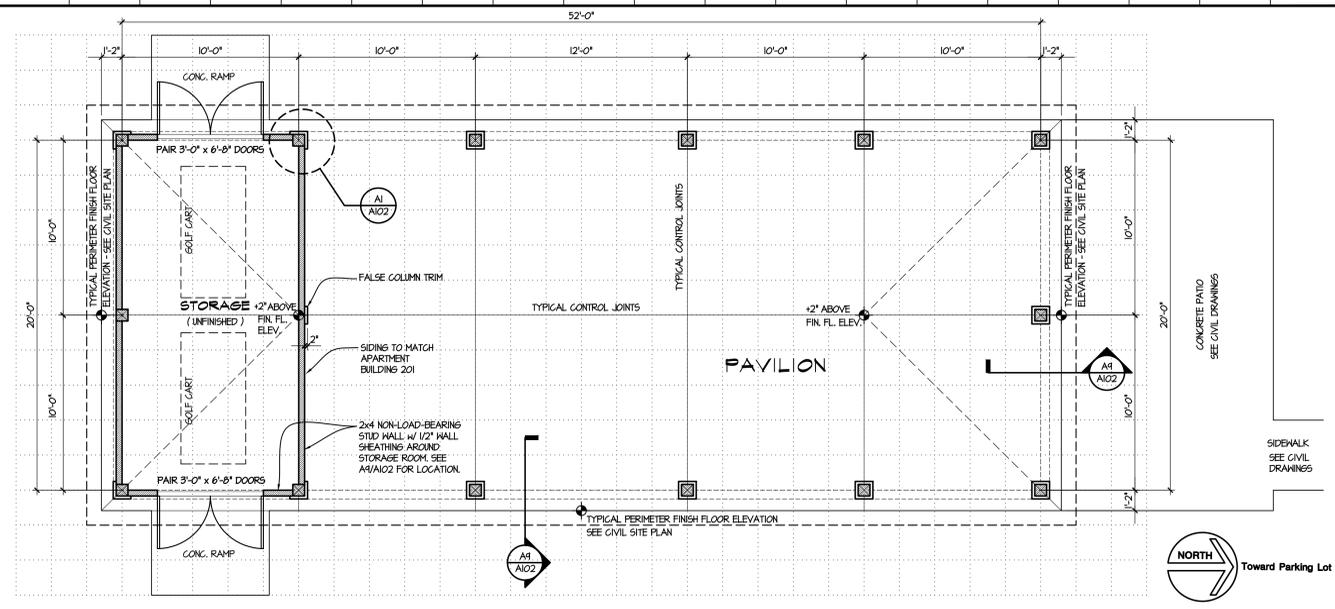
REVISIONS


The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reverse reproduction or publication by any method, in whole or in part, is prohibited. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



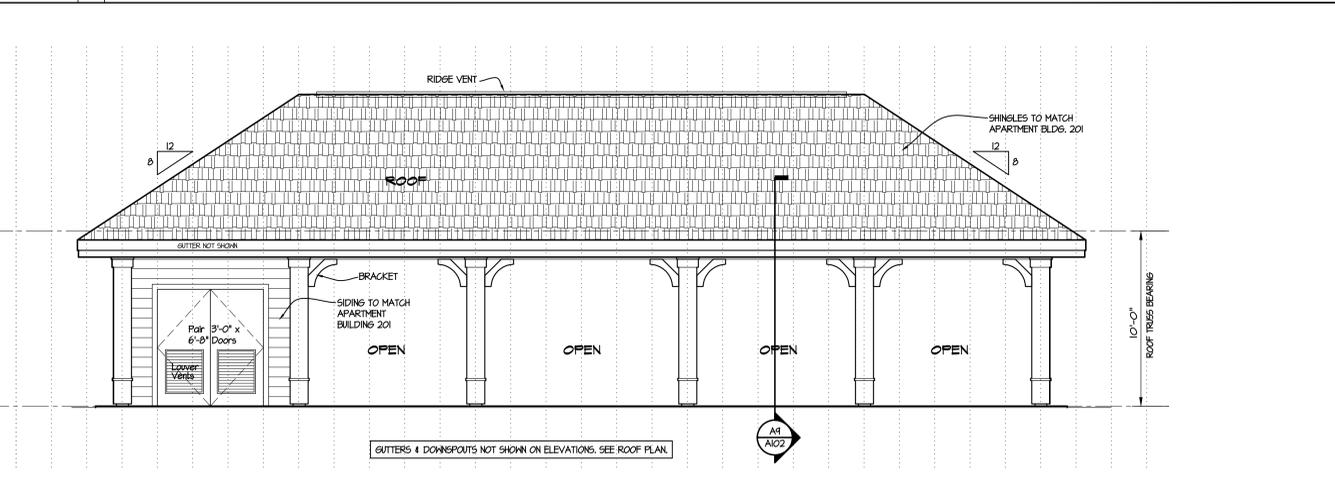
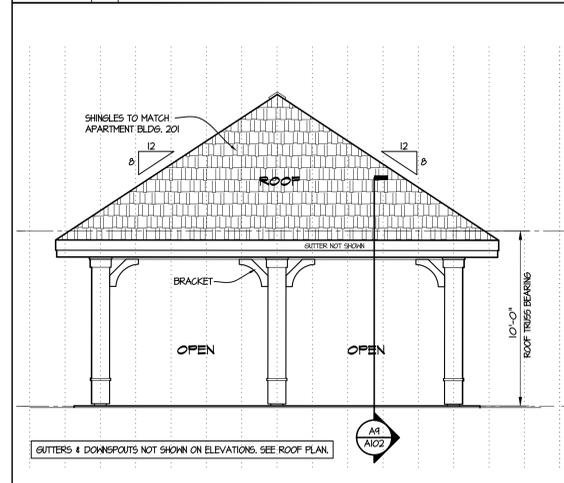
**FLOOR PLAN,  
ELEVATIONS,  
ROOF PLAN  
APPENDIX B CODE**

DATE	5/26/23	DRAWING NO.	<b>A101</b> of 2
DESIGN	RRL		
DRAWN	RWW		
PROJECT NO.	1899		
FILE #	1899a101		
SCALE	1/8" = 1'-0"		



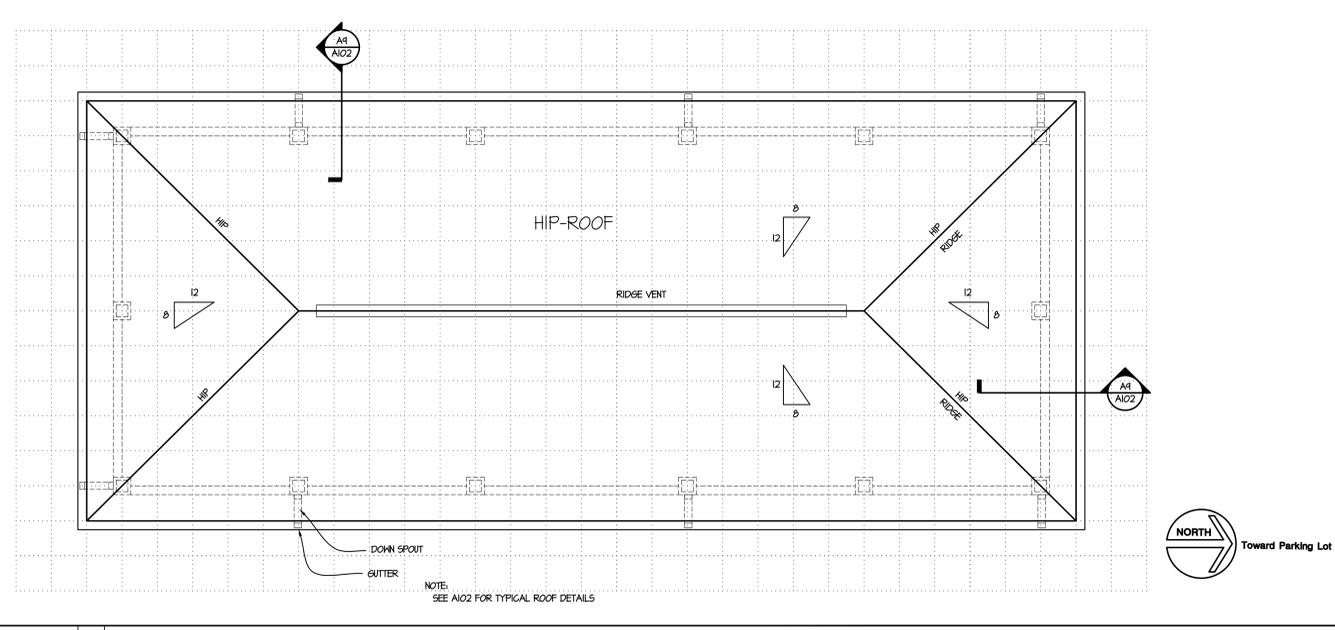
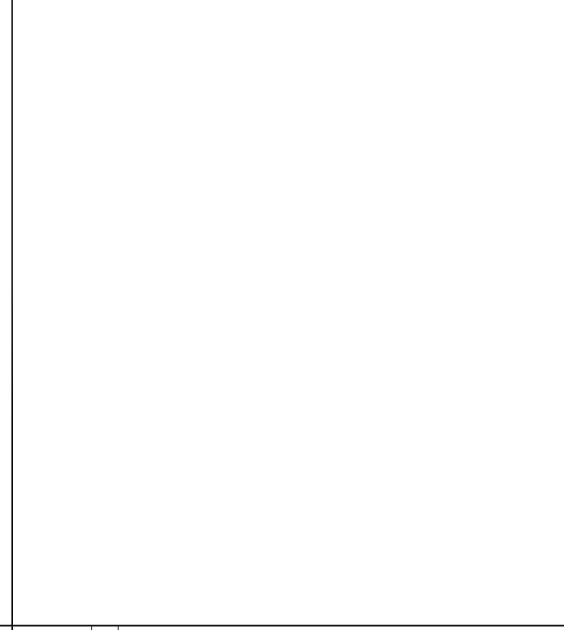
**K5** RESERVED

**K9** FLOOR PLAN  
1/4" = 12"



**F5** FRONT ELEVATION  
1/4" = 12"  
NORTH SIDE - Rear Elevation Similar

**F9** LEFT SIDE ELEVATION  
1/4" = 12"  
EAST SIDE - West Side Opposite Hand Elevation



**A5** RESERVED

**A9** ROOF PLAN  
1/4" = 12"

**2018 APPENDIX B**  
**BUILDING CODE SUMMARY & LIFE SAFETY COMPLIANCE**  
FOR ALL COMMERCIAL BUILDINGS  
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)

Name of project: **Outdoor Open PAVILION at SOMERSET Apartments Located in BERMUDA BAY**  
Address: **KILL DEVIL HILLS**  
Proposed Use: **Open Outdoor Pavilion (U)**  
Owner/Authorized Agent: **SAGA Realty & Construction** Phone # **(252) 441-9003** e-mail  
Owned By:  City/County  Private  State  
Code Enforcement Jurisdiction:  City **KILL DEVIL HILLS**  County

CONTACT:

DESIGNER	FIRM	CONTACT NAME	LICENSE #	TELEPHONE #
Architectural	Community Planning (CPAA)	Richard W. Webster	5463	(919) 489-1771
Civil		MICHAEL W. ROBINSON	18994	(252) 255-9026
Electrical	LIGHTHOUSE ENGINEERING	Paul Scott	26585	(919) 835-9781
Fire Alarm	LIGHTHOUSE ENGINEERING	Paul Scott	26585	(919) 835-9781
Plumbing	LIGHTHOUSE ENGINEERING	Paul Scott	26585	(919) 835-9781
Mechanical	N/A			
Sprinkler-Standpipe				
Structural	HOUSE ENGINEERING	Rick House	24740	(252) 261-8253
Retaining Walls > 5' High	N/A			
Other	N/A			

2018 NC BUILDING CODE:  New Construction  Addition  Renovation

BASIC BUILDING DATA  
Construction Type:  I-A  II-A  III-A  IV  V-A  
(Check all that apply)  I-B  II-B  III-B  V-B

BUILDING AREA

FLOOR	NEW (SQ.FT.)	TOTAL Building Area (SQ.FT.)
Ground Floor	1,213 270 Front patio	1,213
TOTAL		

OCCUPANCY  
Utility and Miscellaneous

ALLOWABLE AREA

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2 AREA	(C) AREA FOR FRONTAGE INCREASE	(D) ALLOWABLE AREA PER STORY OR UNLIMITED
GROUND	Group U	1,213	5,500	N/A	N/A

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE
Building Height in Feet (Table 504.3)	40	15	

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D (W/REDUCTION)	DETAIL# AND SHEET#	DESIGN# FOR RATED ASSEMBLY	DESIGN# FOR RATED PENETRATION	DESIGN# FOR RATED JOINTS
TYPE VB CONSTRUCTION Requires 0-HOUR FIRE RATING						

ENERGY SUMMARY  
THIS BUILDING IS AN UNCONDITIONED OPEN PAVILION / STORAGE BUILDING - EXEMPT FROM THE BUILDING THERMAL ENVELOPE REQUIREMENTS

ELECTRICAL SUMMARY:  
SEE ELECTRICAL DRAWINGS FOR CODE SUMMARY INFORMATION

**A1** APPENDIX B