



Commercial Plan Review Comments

Dripping Springs, TX

PLAN REVIEW REPORT	Approved – Includes Revisions from 12/2021 See end of report for approved revisions	DATE	April 1, 2019 May 23, 2019 December 2, 2021
DEFERRED SUBMITTALS	FIRE ALARM, SPRINKLER AND SWIMMING POOLS		TO BE SUBMITTED

BV PROJECT # 2019-005624
PLAN REVIEWER David Chulak
PROJECT Skye Headwaters
ADDRESS 0 Hwy 290 & Headwaters Blvd.
PROJECT DESCRIPTION Apartments (175 units), Garages, Carports, Golf Cart Garages

THIS DOES NOT INCLUDE ANY ZONING, SITE PLAN REVIEWS, REQUIRED SETBACKS, PUBLIC WORKS, PARKING, DRIVES AND APPROACHES, HEALTH, OTHER BUILDING CODE REVIEWS, FLOOD PLAIN ISSUES, LANDSCAPING REVIEWS, PHOTOMETRIC SITE PLAN REVIEWS, SIGNAGE, ETC.

BUILDING DATA			
TDLR-AB Registration # - Provided	TABS2019004474		
Asbestos Report Provided	N/A		
Texas Architect Registration Verified	Reg. #	4086	Exp Date: 4/30/2019
Texas Engineer Registration Verified	Reg. #	98402	Exp Date: 9/30/2019
Texas Engineer Registration Verified	Reg. #	88666	Exp Date: 6/30/2019
Energy Compliance Report - Provided	Yes		
Use / Occupancy Classification / Construction Type	Apartments / R-2 / VA Construction Garages (both types) / U / VB Construction Carports / U		
Fire Wall - Required	2 HOUR FIREWALLS		
Roof Type (Minimum) - Required	B		
Number of Stories	1 and 4 story apartments		
Building Floor Area & Occupant Load	Floor	SF	OL
	See study at end of report		
Fire Alarm	Apartments – Yes, and smoke alarms as required.		
Automatic Fire Sprinkler System	Yes – both NFPA 13R and NFPA 13. See code sheets		
Corridor Rating - Required	Yes – All apartment buildings		
Attic Draft-stops - Required	Yes		
Exterior Walls Rated/Protected - Required <i>(Fire Separation Distance)</i>	No (revised)		
Exterior Wall Rated <i>(Type of Construction)</i> – Required	Apartments – VA or 1 hour rated		
Stair Enclosure Rating - Required	Yes – 1 hours at apartments		
Shafts Rating - Required	IBC 713		
Fire Barriers (Fire Areas/Occ. Sep) - Required <i>(Fire Sprinklered) Doors self-closing or automatic-closing upon detection of smoke. Construction capable of resisting passage of smoke</i>	Per plan		
Maximum Common Path of Egress Travel	Ok		

Building Code 2012 I.B.C. w/ City Amendments

- Interior finishes are to meet flame spread and smoke development.



Building Code Means of Egress **2012 I.B.C. w/ City Amendments**

1. Doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.
2. Doors shall swing in the direction of egress travel where serving an occupant load of 50 or more persons.
3. Means of egress shall be illuminated at all times the building is occupied with a minimum of 1 foot candle of illumination at floor level.
4. Where two or more exits are required, exterior landings for exit discharge doorways are required to have illumination with emergency power and battery backup.

Accessibility Code **2012 I.B.C. w/ City Amendments** **Chapter 11 & ANSI A117.1-2003 &/or; TDLR-AB**

1. TDLR-AB - TAS Plan Review:
This entire document is separate from TAS review and approval.
Such review shall be conducted by TDLR-AB or; certified Registered Accessibility Specialist.
Contact TDLR-AB or; certified Registered Accessibility Specialist regarding any reviews or questions.
2. TDLR-AB - TAS Inspection:
TAS inspection is a separate inspection from all other inspections including the issuance of Certificate of Occupancy.
The owner of the building/facility is responsible for having the building/facility inspected for TAS compliance.
Once construction of the building/facility is complete, contact TDLR-AB or; Registered Accessibility Specialist for such Inspection.

Plumbing Code & Fuel Gas Code **2012 I.P.C. & I.F.G.C. w/ City Amendments**

1. PVC prohibited within plenums (Section 307.6).
2. Each urinal shall occupy a separate area with walls or partitions to provide privacy and must comply with IPC 310.5.
3. Hot water shall be supplied to all fixtures used for culinary purposes, cleansing, laundry or building maintenance. (sec. 607.1).
4. Tempered water (between 85 degrees F and 110 degrees F) shall be delivered from hand-washing facilities (sec. 607.1).
5. A water closet, urinal, lavatory, or bidet shall not be set closer than 15" from its center to any sidewall, vanity, or other obstruction, or closer than 30" center-to-center (sec 405.3.1).
6. Walls within 2 feet of urinals and water closets shall have a smooth, hard, nonabsorbent surface to a height of 4' above the floor and except for structural elements; the materials used in such walls shall be of a type that is not adversely affected by moisture. (Section 1210.2).

Mechanical Code **2012 I.M.C. w/ City Amendments**

1. PVC prohibited within plenums (Section 602).
2. Smoke Detectors shall be installed in return air systems with a design capacity greater than 2,000 cfm, in the return air duct or plenum upstream of any filters, exhaust air connections, outdoor air connections, or decontamination equipment and appliances. (606.2.1).
3. Condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an approve place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. (Section 307.2).



Electrical Code
2014 N.E.C. w/ City Amendments

1. Listed or labeled Equipment shall be installed and used in accordance with any instruction included in the listing or labeling. (110.3.B).

Energy Code
2012 I.E.C.C. w/ City Amendments

1. Programmable thermostat required.
2. Bi-level switching to reduce the illumination in an even pattern by at least 50% or occupant sensors are required at all rooms that have more than one light.
3. Daylight zones shall be provided with individual controls that control the lights independent of general area lighting. Provide daylight zone control in compliance with this section.

Fire Code
By Others, Not By Bureau Veritas

Fire Code
Fire review by others, Not by Bureau Veritas
Fire sprinklers & fire alarm reviews, Not by Bureau Veritas

Health Code
N/A
By Bureau Veritas

Public Works
By others, Not by Bureau Veritas

OSSF
By others, Not by Bureau Veritas

The following SKYE Headwaters project construction plans have been revised:

- G1-1 - Property Building Improvement Square Footage Tabulation table updated to include one additional A2a unit. There are now 175 units in the project.
 - Gross square footages updated to reflect the elimination of the 3rd level of building 12C.
- G1-2 - Property Building Improvement Square Footage Tabulation table updated reflect the elimination of the 3rd level of building 12C.
- G1-3 - Code Review of Building 12C updated to reflect the elimination of the 3rd level of building 12C. Actual area of level 3 is now zero.
- G1-5 - Life Safety Plans of Levels 1 & 2 updated to show new layout of Building 12C.
- G1-6 - Life Safety Plans of Level 3 updated to show the elimination of level 3 at Building 12C.

- A1-1 - Unit 12114 added to the address plan.
 - Ground mounted HVAC compressors added around Building 12, compressor were previously on the roof.
- A4-0a - Composite Slab Plans of Levels 1 & 2 updated to show new layout of Building 12C.
- A4-0b - Composite Floor Plans of Levels 1 & 2 updated to show new layout of Building 12C.
- A4-0c - Composite Floor Plan of Level 3 updated reflect the elimination of Level 3 at Building 12C.



- A4-0d - Composite Roof Plan updated to show the elimination of the roof wells that previously contained the apartment HVAC compressors. The compressors are now on the ground.
- A4-1b - Slab Plan, Level 1, Zone C revised for new amenity area layout.
- A4-2b - Floor Plan, Level 1, Zone C revised for new amenity area layout.
 - The Level 1 Amenity Area rooms include an Arts & Crafts Studio, Fitness Room, Community Lounge, Theater and Salon.
- A4-3b - Slab Plan, Level 2, Zone C revised for new amenity area layout.
- A4-4b - Floor Plan, Level 2, Zone C revised for new amenity area layout.
 - The Level 2 Amenity Area rooms include a commercial kitchen, dining room fitness room, leasing office and reception.
- A4-5b - Floor Plan, Level 3, Zone C revised. The 3rd level of the Amenity Area has been deleted. The roof that was previously above is now at this level.
- A4-7a, A4-7c & A4-7d
 - Roof Plan updated to show the elimination of the roof wells that previously contained the apartment HVAC compressors. The compressors are now on the ground.
- A4-8 & A4-9
 - Metal roofing replaced with Composite Shingle Roofing
- A5-1, A5-2, A5-3, A5-4, A5-5, A5-6, A5-7, A5-8, A5-9, A5-10, A5-11, A5-12, A5-13, A5-14, A5-15, A5-16
 - Metal roofing replaced with Composite Shingle Roofing
- A7-1, A7-2, A7-3, A7-4, A7-6, A7-7
 - Building sections that cut through the Amenity Area, Building 12C, have been revised to the new interior layout and the deleted level 3.

- S0-5A - 1st Level Steel Grid Location Plan, Zone C revised for new Amenity Area layout.
- S0-5B - 2nd Level Steel Grid Location Plan, Zone C revised for new Amenity Area layout.
- S1-0B - 1st Level Slab Forming Plan, Zone C revised for new Amenity Area layout.
- S1-1B - 1st Level Foundation Plan, Zone C revised for new Amenity Area layout.
- S1-2B - 2nd Level Slab Forming Plan, Zone C revised for new Amenity Area layout.
- S1-3B - 2nd Level Foundation Plan and Floor Framing Plan, Zone C revised for new Amenity Area layout.
- S1-4B - 3rd Level Roof and Floor Framing Plan, Zone C revised for new Amenity Area layout.
- S1-7B - 1st Floor Shearwall Location Plan, Zone C revised for new Amenity Area layout.
- S1-8B - Shearwall Location Plan, Zone C revised for new Amenity Area layout.

- M-3.1, M-3.2, M-3.3 & M-3.4
 - Clubhouse 1st Level mechanical plan revised for new Amenity Area layout
- M-3.5, M-3.6, M-3.7 & M-3.8

See Below



- Clubhouse 2nd Level mechanical plan revised for new Amenity Area layout
M-4.14- Amenity Area rooftop equipment revised for added kitchen

E-3.1.1, E-3.1.2, E-3.2.1, E-3.2.2, E-3.3.1, E-3.3.2, E-3.4.1, E-3.4.2

- Clubhouse 1st Level electrical plan revised for new Amenity Area layout
E-3.5.1, E-3.5.2, E-3.6.1, E-3.6.2, E-3.7.1, E-3.7.2, E-3.8.1, E-3.8.2

- Clubhouse 2nd Level electrical plan revised for new Amenity Area layout
E-5.3, E-5.4, E-5.5

- Panel schedules updated for revised Amenity Area layout

P-3.1.1, P-3.2.1, P-3.3.1, P-3.4.1

- Clubhouse 1st Level plumbing plan revised for new Amenity Area layout

P-3.5.1, P-3.6.1, P-3.7.1, P-3.8.1

- Clubhouse 2nd Level plumbing plan revised for new Amenity Area layout

P-4.4.1- 1st Level Clubhouse plumbing plan revised for new Amenity Area layout.

P-4.9.1- 2nd Level Clubhouse plumbing plan revised for new Amenity Area layout.

P-4.14 - Clubhouse roof plan revised for new Amenity Area layout.

P-5.4 - Gas schematic added for commercial kitchen

See below:



PROPERTY BUILDING IMPROVEMENT SQUARE FOOTAGE TABULATION:

BUILDING IDENTIFICATION BUILDING NUMBERS	BUILDING UNIT MIX (QUANTITY) UNIT TYPE	BLDG.. OCCUPANCY	AUTOMATIC FIRE SPRINKLERS	CONSTRUCTION TYPE	ALLOWABLE AREA PER FLOOR BASIC W/ INCREASE
RESIDENTIAL BLDG TYPE VIIa 1, 4 & 5	(2) B3int & (2) B3end INCLUDES (1) B3int(ADA)	R-2	NFFPA 13R	V-A	12,000 SQ.FT. N/A
RESIDENTIAL BLDG TYPE VIIb 2, 3 & 9	(3)B3int (2) B3end	R-2	NFFPA 13R	V-A	12,000 SQ.FT. N/A
RESIDENTIAL BLDG TYPE VIII 6, 7 & 8	(1) B3, (1) C1 & (1) C1a	R-2	NFFPA 13R	V-A	12,000 SQ.FT. N/A
RESIDENTIAL BLDG TYPE IX 10 & 11	(1) C1a & (2) C2 INCLUDES (1) C2(ADA)	R-2	NFFPA 13R	V-A	12,000 SQ.FT. N/A
RESIDENTIAL BLDG I 12a	(SEE PLANS) (SEE PLANS)	R-2	NFFPA 13R	V-A	12,000 SQ. FT. 36,000 SQ. FT.
RESIDENTIAL BLDG I 12b	(SEE PLANS) (SEE PLANS)	R-2	NFFPA 13R	V-A	12,000 SQ. FT. 36,000 SQ. FT.
RESIDENTIAL BLDG I 12c	(SEE PLANS) (SEE PLANS)	A-2	NFFPA 13	V-A	11,500 SQ. FT. 34,500 SQ. FT.
RESIDENTIAL BLDG I 12d	(SEE PLANS) (SEE PLANS)	R-2	NFFPA 13R	V-A	12,000 SQ. FT. 36,000 SQ. FT.
RESIDENTIAL BLDG I 12e	(SEE PLANS) (SEE PLANS)	R-2	NFFPA 13R	V-A	12,000 SQ. FT. 36,000 SQ. FT.
RESIDENTIAL BLDG I 12f	(SEE PLANS) (SEE PLANS)	R-2	NFFPA 13R	V-A	12,000 SQ. FT. 36,000 SQ. FT.
2-CAR DETACHED GARAGE G3-4, G:11-12, G:16-17, G18-19, G	2 GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A
3-CAR DETACHED GARAGE G:5-7, G8-10, G:13-15	3 GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A
4-CAR DETACHED GARAGE G:31-34	4 GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A
3-GOLF CART DETACHED GARAGE C:1-3, C4-6, C11-13	3 GOLF CART GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A
4-GOLF CART DETACHED GARAGE C:7-10	4 GOLF CART GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A



ALLOWABLE AREA ALL FLOORS BASIC W/ INCREASE	ALLOWABLE HEIGHT BASIC W/ INCREASE	FIRST FLOOR AREA (GROSS)	SECOND FLOOR AREA (GROSS)	THIRD FLOOR AREA (GROSS)	FORTH FLOOR AREA (GROSS)	TOTAL FLOOR AREA (GROSS)
12,000 SQ. FT. N/A	50' / 3-STORIES N/A	5,422 SQ. FT.	N/A	N/A	N/A	5,422 SQ. FT.
12,000 SQ. FT. N/A	50' / 3-STORIES N/A	6,908 SQ. FT.	N/A	N/A	N/A	6,908 SQ. FT.
12,000 SQ. FT. N/A	50' / 3-STORIES N/A	5,561 SQ. FT.	N/A	N/A	N/A	5,561 SQ. FT.
12,000 SQ. FT. N/A	50' / 3-STORIES N/A	6,154 SQ. FT.	N/A	N/A	N/A	6,154 SQ. FT.
18,600 SQ. FT. 55,800 SQ. FT.	50' / 3-STORIES 60' / 4-STORIES	5,196 SQ. FT.	8,584 SQ. FT.	8,424 SQ. FT.	7,409 SQ. FT.	29,613 SQ. FT.
15,912 SQ. FT. 47,736 SQ. FT.	50' / 3-STORIES 60' / 4-STORIES	4,448 SQ. FT.	7,779 SQ. FT.	7,502 SQ. FT.	7,502 SQ. FT.	27,231 SQ. FT.
40,480 SQ. FT. 121,440 SQ. FT.	50' / 2-STORIES 60' / 3-STORIES	10,450 SQ. FT.	12,635 SQ. FT.	0 SQ. FT.	0 SQ. FT.	23,085 SQ. FT.
17,364 SQ. FT. 52,092 SQ. FT.	50' / 3-STORIES 60' / 4-STORIES	7,393 SQ. FT.	12,457 SQ. FT.	11,744 SQ. FT.	11,744 SQ. FT.	43,338 SQ. FT.
16,248 SQ. FT. 48,744 SQ. FT.	50' / 3-STORIES 60' / 4-STORIES	5,009 SQ. FT.	8,810 SQ. FT.	8,662 SQ. FT.	8,662 SQ. FT.	31,143 SQ. FT.
18,432 SQ. FT. 55,296 SQ. FT.	50' / 3-STORIES 60' / 4-STORIES	4,422 SQ. FT.	7,324 SQ. FT.	7,087 SQ. FT.	5,867 SQ. FT.	24,700 SQ. FT.
5,500 SQ. FT. N/A	40' / 1-STORIES N/A	516 SQ. FT.	N/A	N/A	N/A	516 SQ. FT.
5,500 SQ. FT. N/A	40' / 1-STORIES N/A	767 SQ. FT.	N/A	N/A	N/A	767 SQ. FT.
5,500 SQ. FT. N/A	40' / 1-STORIES N/A	1,080 SQ. FT.	N/A	N/A	N/A	1,080 SQ. FT.
5,500 SQ. FT. N/A	40' / 1-STORIES N/A	355 SQ. FT.	N/A	N/A	N/A	355 SQ. FT.
5,500 SQ. FT. N/A	40' / 1-STORIES N/A	472 SQ. FT.	N/A	N/A	N/A	472 SQ. FT.
						253,105 SQ. FT.

END OF REPORT

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