

**DEVELOPER AND SITE INFORMATION:**

PROJECT: SERENOVA at DRIPPING SPRINGS (formerly SKYE HEADWATERS)  
 OWNER / DEVELOPER: EDISON EQUITY RESIDENTIAL 105 DECKER COURT, SUITE 525 IRVING, TX 75062 CONTACT: MARK SEPULVEDA  
 SITE ADDRESS: 201 HEADWATERS BLVD. DRIPPING SPRINGS, TX 78620  
 COUNTY: HAYS

**PLANNING AND DEVELOPMENT INFORMATION:**

AUTHORITY HAVING JURISDICTION: CITY OF DRIPPING SPRINGS PLANNING AND DEVELOPMENT DEPT.  
 ADDRESS: 511 MERCER ST DRIPPING SPRINGS, TX 78620  
 PHONE: (512) 858-4725  
 WEBSITE: HTTP://WWW.CITYOFDRIPPINGSPRINGS.COM /PAGE/CITY.DEVELOPMENTDEPARTMENT  
 DEVELOPMENT ORDINANCES: CITY OF DRIPPING SPRINGS CODE OF ORDINANCES TITLE II BUILDING AND DEVELOPMENT REGULATIONS CHAPTER 30 ZONING  
 ZONING: PPD # 6, APPROVED APRIL 11, 2024

**BUILDING CODE INFORMATION:**

AUTHORITY HAVING JURISDICTION: CITY OF DRIPPING SPRINGS BUILDING DEPARTMENT  
 ADDRESS: 511 MERCER ST DRIPPING SPRINGS, TX 78620  
 PHONE: (512) 858-4725  
 WEBSITE: HTTPS://WWW.CITYOFDRIPPINGSPRINGS.COM/BUILDING-DEPARTMENT  
 CODES: BUILDING: 2018 INTERNATIONAL BUILDING CODE (IBC) MECHANICAL: 2018 INTERNATIONAL MECHANICAL CODE (IMC) PLUMBING: 2018 INTERNATIONAL PLUMBING CODE (IPC) ENERGY: 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) FIRE: 2018 INTERNATIONAL FIRE CODE (IFC) ELECTRICAL: 2025 NATIONAL ELECTRICAL CODE (NEC)  
 ACCESSIBILITY: COMMON USE FACILITIES: 2010 ADA-ABA ACCESSIBILITY GUIDELINES 2012 TEXAS ACCESSIBILITY STANDARDS  
 SITE: 2012 TEXAS ACCESSIBILITY STANDARDS  
 FULLY ACCESSIBLE UNITS: 2010 ADA-ABA ACCESSIBILITY GUIDELINES FAIR HOUSING ACT  
 REMAINING OF UNITS: FAIR HOUSING SAFE HARBOR, 2003 ANSI A117.1 FAIR HOUSING ACT

**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	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)
RESIDENTIAL BLDG TYPE VIIa 1, 4 & 5	(2) B5int & (2) B5end INCLUDES (1) B5int(ADA)	R-2	NFPA 15R	V-A	12,000 SQ.FT. N/A	12,000 SQ.FT. N/A	50' / 3-STORIES N/A	5,422 SQ. FT. x (3)	N/A	N/A	N/A	16,266 SQ. FT.
RESIDENTIAL BLDG TYPE VIIb 2, 3 & 9	(3)B5int (2) B5end	R-2	NFPA 15R	V-A	12,000 SQ.FT. N/A	12,000 SQ.FT. N/A	50' / 3-STORIES N/A	6,908 SQ. FT. x (3)	N/A	N/A	N/A	20,724 SQ. FT.
RESIDENTIAL BLDG TYPE VIII 6, 7 & 8	(1) B5, (1) C1 & (1) C1a	R-2	NFPA 15R	V-A	12,000 SQ.FT. N/A	12,000 SQ.FT. N/A	50' / 3-STORIES N/A	5,561 SQ. FT. x (2)	N/A	N/A	N/A	16,683 SQ. FT.
RESIDENTIAL BLDG TYPE IX 10 & 11	(1) C1a & (2) C2 INCLUDES (1) C2(ADA)	R-2	NFPA 15R	V-A	12,000 SQ.FT. N/A	12,000 SQ.FT. N/A	50' / 3-STORIES N/A	6,154 SQ. FT. x (2)	N/A	N/A	N/A	12,308 SQ. FT.
RESIDENTIAL BLDG I 12a	(SEE PLANS)	R-2	NFPA 15R	V-A	12,000 SQ. FT. 36,000 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.	29,615 SQ. FT.
RESIDENTIAL BLDG I 12b	(SEE PLANS)	R-2	NFPA 15R	V-A	12,000 SQ. FT. 36,000 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.
RESIDENTIAL BLDG I 12c	(SEE PLANS)	A-2, A-3, R-2 & B	NFPA 13	V-A	12,000 SQ. FT. 36,000 SQ. FT.	40,480 SQ. FT. 121,440 SQ. FT.	50' / 2-STORIES 60' / 3-STORIES	10,450 SQ. FT.	12,655 SQ. FT.	0 SQ. FT.	0 SQ. FT.	23,085 SQ. FT.
RESIDENTIAL BLDG I 12d	(SEE PLANS)	R-2	NFPA 15R	V-A	12,000 SQ. FT. 36,000 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.
RESIDENTIAL BLDG I 12e	(SEE PLANS)	R-2	NFPA 15R	V-A	12,000 SQ. FT. 36,000 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.
RESIDENTIAL BLDG I 12f	(SEE PLANS)	R-2	NFPA 15R	V-A	12,000 SQ. FT. 36,000 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.
2-CAR DETACHED GARAGE G1-2, G3-4, G11-12, G16-17, G18-19, G20-21	2 GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A	5,500 SQ. FT. N/A	40' / 1-STORIES N/A	516 SQ. FT. x (6)	N/A	N/A	N/A	3,096 SQ. FT.
3-CAR DETACHED GARAGE G5-7, G8-10, G13-15	3 GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A	5,500 SQ. FT. N/A	40' / 1-STORIES N/A	767 SQ. FT. x (3)	N/A	N/A	N/A	2,301 SQ. FT.
4-CAR DETACHED GARAGE G31-34	4 GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A	5,500 SQ. FT. N/A	40' / 1-STORIES N/A	1,080 SQ. FT. x (1)	N/A	N/A	N/A	1,080 SQ. FT.
3-GOLF CART DETACHED GARAGE C1-3, C4-6, C11-13	3 GOLF CART GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A	5,500 SQ. FT. N/A	40' / 1-STORIES N/A	355 SQ. FT. x (3)	N/A	N/A	N/A	1,065 SQ. FT.
4-GOLF CART DETACHED GARAGE C7-10	4 GOLF CART GARAGES (SEE PLANS)	U	N/A	V-B	5,500 SQ. FT. N/A	5,500 SQ. FT. N/A	40' / 1-STORIES N/A	472 SQ. FT. x (1)	N/A	N/A	N/A	472 SQ. FT.
TOTALS												253,105 SQ. FT.

R-2: 9,475 SQ. FT.  
 A-2: 6,291 SQ. FT.  
 A-3: 4,717 SQ. FT.  
 B: 2,602 SQ. FT.  
**TOTAL 23,085 SF. FT.**

**Commercial Opaque thermal Envelope Insulation Component Minimum Requirements IECC2021 Table C402.1.3:**

Project Climate Zone: 2	Required - Group R	Provided
<b>Roofs</b> Insulation Entirely above Roof Deck Attic and other	R-25ci R-38	R-25ci R-38
<b>Walls, above grade</b> Wood Framed and other	R-13+R-3.8ci or R-20	R-21
<b>Walls, below grade</b> Below Grade Wall	NR	NR
<b>Floors</b> Joist/Framing	R30	R30
<b>Slab-on-grade floors</b> Unheated slabs	NR	NR
<b>Opaque doors</b> Non-swinging	R4.75	R4.75

**Commercial Minimum Roof Reflectance and Emittance Options IECC2021 Table C402.3**

Three-year aged solar reflectance of 0.55 and three-year aged thermal emittance of 0.75, or Three-year aged solar reflectance index of 64

**Commercial Building Envelope Fenestration Maximum U-Factor and SHGC Requirements IECC2021 Table C402.4**

Project Climate Zone: 2	Required	Provided
<b>U-Factor</b>		
Fixed Fenestration	0.50	0.35
Operable Fenestration	0.65	0.60
Entrance Doors	0.83	0.77
<b>SHGC</b>		
Orientation	SEW N	SEW N
PF < 0.2	0.25 0.33	0.25 0.33
0.2 ≤ PF < 0.5	0.30 0.37	0.30 0.37
PF ≥ 0.5	0.40 0.40	0.40 0.40
<b>Skylights</b>		
U-Factor	0.65	0.65
SHGC	0.35	0.35

**CODE REVIEW - RESIDENTIAL BUILDINGS GENERAL:**

OCCUPANCY CLASSIFICATION: R-2, RESIDENTIAL APARTMENT HOUSES (IBC, SECT. 310.3)  
 OCCUPANCY SEPARATION: N/A  
 CONSTRUCTION TYPE: V-A (IBC, CHAPTER 5 & SECT. 602.5)  
 AUTOMATIC SPRINKLER SYSTEM: NFPA 15-R (IBC, SECT. 905.2.8 & 905.3.1.2) NOTE: SPRINKLER PROTECTION SHALL INCLUDE EXTERIOR BALCONIES, DECKS AND GROUND FLOOR PATIOS (905.3.1.2.1) AND AT OPEN-ENDED CORRIDORS AND ASSOCIATED EXTERIOR STAIRWAYS AND RAMPS (905.3.1.2.2 & 1027.6, EXCEPTION 5).  
 ALLOWABLE / ACTUAL HEIGHT: SEE BUILDING TYPE CODE REVIEW  
 ALLOWABLE / ACTUAL AREA: SEE BUILDING TYPE CODE REVIEW  
 FIRE RESISTANCE RATINGS: (IBC, TABLE 601 & 602)  
 STRUCTURAL FRAME: 1-HOUR  
 EXTERIOR BEARING WALLS: SEP. 0' TO LESS THAN 30': 1-HOUR 30' OR GREATER: 0-HOUR  
 INTERIOR BEARING WALLS: EXTERIOR NON-BEARING WALLS: SEP. 0' TO LESS THAN 30': 1-HOUR 30' OR GREATER: 0-HOUR  
 INTERIOR NON-BEARING WALLS: FLOOR CONSTRUCTION: 1-HOUR ROOF CONSTRUCTION: 1-HOUR  
 MAX EXTERIOR WALL OPENINGS: UNPROTECTED, NON-SPRINKLED (IBC, TABLE 705.8) (CONSIDERED NON-SPRINKLED DUE TO NFPA 15R SYSTEM) NO OPENINGS PERMITTED - N/A TO THIS PROJECT  
 F.S.D. 0' TO LESS THAN 3': F.S.D. 3' TO LESS THAN 5': F.S.D. 5' TO LESS THAN 10': F.S.D. 10' TO LESS THAN 15': F.S.D. 15' TO LESS THAN 20': F.S.D. 20' TO LESS THAN 25': F.S.D. 25' TO LESS THAN 30': F.S.D. 30' OR GREATER: 15% 25% 45% 70% NO LIMIT  
 STANDPIPES: (IBC SECT. 905) WHERE REQUIRED: N/A TO THIS PROJECT  
 PORTABLE FIRE EXTINGUISHERS: WHERE REQUIRED: @EACH DWELLING UNIT: @BUILDING TYPE I2: 1-A10-B-C (LOCATE UNDER KITCHEN SINK) (SECT. 906.1) 2-A10-B-C (LOCATE WITHIN CORRIDOR FOR MAX. TRAVEL DISTANCE OF 75' AND MIN. OF 1 UNIT OF A PER 3,000 SQ. FT.) (SECT. 906.2 & TABLE 906.3(1))  
 AUTOMATIC FIRE DETECTION: REQUIRED ACTIVATION: NFPA 72 (IBC, SECT. 907) UPON SPRINKLER SYSTEM FLOW OF WATER EQUAL TO OR GREATER THAN A SINGLE AUTOMATIC SPRINKLER (NFPA, 9.6.2.8) (IBC, SECT. 905.4.2)  
 MANUAL FIRE ALARM SYSTEM: REQUIRED ACTIVATION: NFPA 72 (IBC SECT. 907) ONE MANUAL FIRE ALARM BOX LOCATED IN THE FIRE RISER ROOM AS ALLOWED WHEN FLOW OF WATER EQUAL TO OR GREATER THAN A SINGLE AUTOMATIC SPRINKLER INITIATES THE FIRE ALARM SYSTEM (NFPA, SECT. 9.6.2.6) (IBC SECT. 907.2, EXCEPTION 2)

**CODE REVIEW - VILLA V IIa:**

OCCUPANCY CLASSIFICATION: R-2, RESIDENTIAL APARTMENT HOUSES (IBC, SECT. 310.4)  
 OCCUPANCY SEPARATION: N/A  
 ALLOWABLE HEIGHT: 50 FEET / 3 STORIES (TABLE 503)  
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED  
 ACTUAL HEIGHT: FROM F.F.E.: 26'-2" / 1-STORY FROM GRADE: UP TO 31'-2"  
 ALLOWABLE AREA: 12,000 SQ. FT. PER FLOOR (TABLE 503)  
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED  
 ACTUAL AREA: 5,422 SQ. FT.  
 AREA CHECK: 5,422 SQ. FT. < 12,000 SQ. FT.; THEREFORE OKAY

**CODE REVIEW - VILLA V IIb:**

OCCUPANCY CLASSIFICATION: R-2, RESIDENTIAL APARTMENT HOUSES (IBC, SECT. 310.4)  
 OCCUPANCY SEPARATION: N/A  
 ALLOWABLE HEIGHT: 50 FEET / 3 STORIES (TABLE 503)  
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED  
 ACTUAL HEIGHT: FROM F.F.E.: 26'-2" / 1-STORY FROM GRADE: UP TO 31'-2"  
 ALLOWABLE AREA: 12,000 SQ. FT. PER FLOOR (TABLE 503)  
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED  
 ACTUAL AREA: 6,908 SQ. FT.  
 AREA CHECK: 6,908 SQ. FT. < 12,000 SQ. FT.; THEREFORE OKAY

**CODE REVIEW - VILLA V III:**

OCCUPANCY CLASSIFICATION: R-2, RESIDENTIAL APARTMENT HOUSES (IBC, SECT. 310.4)  
 OCCUPANCY SEPARATION: N/A  
 ALLOWABLE HEIGHT: 50 FEET / 3 STORIES (TABLE 503)  
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED  
 ACTUAL HEIGHT: FROM F.F.E.: 22'-9" / 1-STORY FROM GRADE: UP TO 27'-9"  
 ALLOWABLE AREA: 12,000 SQ. FT. PER FLOOR (TABLE 503)  
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED  
 ACTUAL AREA: 5,561 SQ. FT.  
 AREA CHECK: 5,561 SQ. FT. < 12,000 SQ. FT.; THEREFORE OKAY

**CODE REVIEW - VILLA V IX:**

OCCUPANCY CLASSIFICATION: R-2, RESIDENTIAL APARTMENT HOUSES (IBC, SECT. 310.4)  
 OCCUPANCY SEPARATION: N/A  
 ALLOWABLE HEIGHT: 50 FEET / 3 STORIES (TABLE 503)  
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED  
 ACTUAL HEIGHT: FROM F.F.E.: 19'-11" / 1-STORY FROM GRADE: UP TO 24'-11"  
 ALLOWABLE AREA: 12,000 SQ. FT. PER FLOOR (TABLE 503)  
 ALLOWABLE INCREASE: NOT NEEDED / NOT CALCULATED  
 ACTUAL AREA: 6,154 SQ. FT.  
 AREA CHECK: 6,154 SQ. FT. < 12,000 SQ. FT.; THEREFORE OKAY



**SERENOVA at DRIPPING SPRINGS**  
 (formerly: SKYE HEADWATERS)  
 201 HEADWATERS BLVD.  
 DRIPPING SPRINGS, TX 78620



Revisions:	Date
1 Description	05/12/2026
2 Revision #1	

Scale:	Drawn By:	Checked By:	Project No.:	PERMIT SET	Date:
DLG	LS		2022016		01/25/2026

Title: **CODE REVIEW**  
**AO-0**