

Palomino Estates Apartment Homes

10424 Wilson Blvd
Blythewood, SC

PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY

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PROJECT DIRECTORY

1. OWNER:
PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY
770 3RD AVENUE SW
CARMEL, IN 46032
PHONE: (317) 705 - 7939
2. ARCHITECT:
LDA ARCHITECTS, INC.
5000 EUCLID AVENUE
SUITE 104
CLEVELAND, OHIO 44103
REPRESENTATIVE: ALIX OGILVIE
PHONE: (216) 932-1890

CODE INFORMATION

CONSTRUCTION TYPE: TYPE V-B COMBUSTIBLE

USE GROUP: GROUP R2: 3 STORY APARTMENTS
 GROUP A3, B, S-2: 1 STORY CLUBHOUSE
 GROUP U: 1 STORY DETACHED GARAGES

PROJECT INFORMATION

PROJECT NAME: PALOMINO ESTATES APARTMENT HOMES

ADDRESS: 10424 WILSON BOULEVARD
 BLYTHEWOOD, SOUTH CAROLINA 29016

SITE: 22.58 ACRES

PRODUCT TYPE: BREEZEWAY

HEIGHT: 1 STORY CLUBHOUSE & 3 STORY APARTMENT BUILDINGS

BUILDING COUNT: 10 TOTAL: (4) 12A12B, (5) 12B12C, (1) CLUBHOUSE

UNIT COUNT: 216 UNITS

UNIT MIX: 48 (1 BR), 108 (2 BR), 60 (3 BR)

GARAGES: (6) 4-BAY GARAGES, 24 BAYS TOTAL

BUILDINGS					TOTALS	
NO.	BUILDING TYPE	TYPE A 1-BEDROOM HEATED S.F. 752	TYPE B 2-BEDROOM HEATED S.F. 974	TYPE C 3-BEDROOM HEATED S.F. 1,185	TOTAL UNITS	HEATED S.F.
1	12B12C		12	12	24	25,908
2	12B12C		12	12	24	25,908
3	12B12C		12	12	24	25,908
4	12A12B	12	12		24	20,712
5	12B12C		12	12	24	25,908
6	12A12B	12	12		24	20,712
7	12B12C		12	12	24	25,908
8	12A12B	12	12		24	20,712
9	12A12B	12	12		24	20,712
CLUBHOUSE						4,806
UNIT TOTAL		48	108	60	216	
BEDROOM TOTAL		48	216	180	444	
TOTAL UNIT BUILDING AREA						212,388

APPLICABLE CODES:

ALL WORK SHALL CONFORM TO ALL ORDINANCES AND REGULATIONS OF THE CITY, COUNTY, STATE AND/OR OTHER AUTHORITIES HAVING JURISDICTION, AND THE FOLLOWING AS A MINIMUM:

1.

2021 SOUTH CAROLINA BUILDING CODE (SCBC) WITH ALL CURRENT AMENDMENTS
2.

2021 SOUTH CAROLINA FIRE CODE
3.

2021 SOUTH CAROLINA PLUMBING CODE
4.

2021 SOUTH CAROLINA MECHANICAL CODE
5.

2021 SOUTH CAROLINA FUEL GAS CODE
6.

2009 INTERNATIONAL ENERGY CONSERVATION CODE
7.

2020 NATIONAL ELECTRICAL CODE (NFPA 70) WITH SC MODIFICATIONS
8.

SOUTH CAROLINA LOW-RISE RESIDENTIAL FIRE SPRINKLER INSTALLATION CODE 2019 (NFPA 13R, 2019)
9.

NATIONAL FIRE ALARM AND SIGNALING CODE 2019 OF SOUTH CAROLINA (NFPA 72, 2019)
10.

2021 NFPA 101 LIFE SAFETY CODE
11.

BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE OF SOUTH CAROLINA (ACI 318 2019) WITH AMENDMENTS
12.

ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES 2017 OF SOUTH CAROLINA (ICC A117.1, 2017)
13.

AMERICANS WITH DISABILITIES ACT OF 1990 (ADA)
14.

THE FAIR HOUSING AMENDMENTS ACT OF 1988 (FHAA)
15.

HUD HOUSING QUALITY STANDARDS (HQS)
16.

HUD MINIMUM PROPERTY STANDARDS (MPS)
17.

HUD UNIFORM PHYSICAL CONDITION STANDARDS (UPCS)
18.

ARTICLE 7: SOUTH CAROLINA BARRIER FREE BUILDING DESIGN
19.

RICHLAND COUNTY CODE OF ORDINANCES
20.

ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS

CONSTRUCTION SUMMARY:

THE BUILDINGS WILL BE CONVENTIONAL WOOD FRAMED BUILDINGS WITH SHALLOW CONCRETE GRADE BEAM FOUNDATIONS. THE LATERAL LOAD RESISTING SYSTEM OF THE BUILDING WILL BE WOOD FRAMED SHEAR WALLS USING SIMPSON STRAPS AND HOLD DOWNS TO RESIST UPLIFT FORCES AND SHEATHING AND GYPSUM BOARD TO RESIST SHEAR FORCES. GRAVITY FLOOR FRAMING WILL BE WOOD FRAMED OPEN WEB JOIST SYSTEMS AT EACH FLOOR AND A DESIGNED WOOD FRAMED TRUSS AT THE ROOF.

BUILDING TYPE 12A12B IS A THREE-STORY APARTMENT BUILDING CONSISTING OF (12) ONE-BEDROOM AND (12) TWO-BEDROOM APARTMENT UNITS.

BUILDING TYPE 12B12C IS A THREE-STORY APARTMENT BUILDING CONSISTING OF (12) TWO-BEDROOM AND (12) THREE-BEDROOM APARTMENT UNITS.

FIRE PROTECTION:

THE PROPOSED APARTMENT BUILDINGS WILL BE PROTECTED BY A SPRINKLER SYSTEM COMPLIANT WITH N.F.P.A. 13R SYSTEM.

302.1 OCCUPANCY CLASSIFICATIONS:

- APARTMENTS:

310.3 RESIDENTIAL, GROUP R-2
- CLUBHOUSE:

304.1 BUSINESS, GROUP B
- 303.4 ASSEMBLY, GROUP A-3
- 311.3 LOW-HAZARD STORAGE, GROUP S-2

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE:

- R-2, 13R SPRINKLER SYSTEM, TYPE V-B

= 60'-0" ALLOWED
- A-2, TYPE V-B

= 40'-0" ALLOWED

PROPOSED HEIGHT	12A12B	= 38'-6"
	12B12C	= 39'-0"
	CLUBHOUSE	= 28'-10 1/2"

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE:

- R-2, SPRINKLERED

TYPE V-B = 3 STORIES
- A-2, NS

TYPE V-B = 1 STORY

PROPOSED	12A12B	= 3 STORIES
	12B12C	= 3 STORIES
	CLUBHOUSE	= 1 STORY

TABLE 506.2 ALLOWABLE AREA FACTOR IN SQUARE FEET:

- R-2, S13R

TYPE V-B = 7,000 SF / PER FLOOR
- A-2, NS

TYPE V-B = 6,000 SF

*PROPOSED	12A12B	= 4,210 MAX FIRE AREA PER FLOOR
	12B12C	= 5,489 MAX FIRE PER FLOOR
	CLUBHOUSE	= 4,980 SF

*NOTE: WHERE INDICATED ON PLANS, A 2-HOUR FIRE WALL SEPARATES PORTIONS OF THE BUILDINGS AS SEPARATE BUILDINGS COMPLIANT WITH ALLOWABLE BUILDING AREA. THE AREA PER FLOOR CALCULATION TAKES INTO ACCOUNT THE 2-HOUR FIRE WALL SEPARATION.

TABLE 601. FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS):

	TYPE V-B
PRIMARY STRUCTURAL FRAME (SEE SECTION 202)	0
BEARING WALLS	
EXTERIOR	0
INTERIOR	0
NONBEARING WALLS AND PARTITIONS	
EXTERIOR	0
NONBEARING WALLS AND PARTITIONS	
INTERIOR	0
FLOOR CONSTRUCTION & SEC. MEMBERS	0
ROOF CONSTRUCTION & SEC. MEMBERS	0

TABLE 705.5. FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE:

FIRE SEPARATION DISTANCE = X (feet)			
X < 5	TYPE VB	GROUP A-2, R-2	1 HOUR
5 ≤ X < 10	TYPE VB	GROUP A-2, R-2	1 HOUR
10 ≤ X < 30	TYPE VB	GROUP A-2, R-2	0 HOUR
X ≥ 30	TYPE VB	GROUP A-2, R-2	0 HOUR

TABLE 705.8. MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION

DISTANCE AND DEGREE OF OPENING PROTECTION:

FIRE SEPARATION DISTANCE: 20 FEET OR GREATER
DEGREE OF OPENING PROTECTION: UNPROTECTED, SPRINKLERED: NO LIMIT

714.4.1.2 THROUGH-PENETRATION FIRESTOP SYSTEM:

THROUGH PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 Pa) OF WATER AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL PENETRATED.

718.2 FIREBLOCKING:

IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIREBLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTIONS 718.2.2 THROUGH 718.2.7.

718.2.1 FIREBLOCKING MATERIALS

FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS:

1.

TWO-INCH (51 MM) NOMINAL LUMBER.
2.

TWO THICKNESSES OF 1-INCH (25 MM) NOMINAL LUMBER WITH BROKEN LAP JOINTS.
3.

ONE THICKNESS OF 0.719-INCH (18.3 MM) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH (18.3 MM) WOOD STRUCTURAL PANELS.
4.

ONE THICKNESS OF 0.75-INCH (19.1 MM) PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH (19 MM) PARTICLEBOARD.
5.

ONE-HALF-INCH (12.7 MM) GYPSUM BOARD.
6.

ONE-FOURTH-INCH (6.4 MM) CEMENT-BASED MILLBOARD.
7.

BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
8.

CELLULOSE INSULATION TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.
9.

MASS TIMBER COMPLYING WITH SECTION 2304.11.

718.2.1.1 BATTS OR BLANKETS OF MINERAL WOOL OR MINERAL FIBER

BATTS OR BLANKETS OF MINERAL WOOL OR MINERAL FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT (3048 MM) HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.

718.2.1.2 UNFACED FIBERGLASS

UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES (406 MM) MEASURED VERTICALLY. WHERE PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.

718.2.1.3 LOOSE-FILL INSULATION MATERIAL

LOOSE-FILL INSULATION MATERIAL, INSULATING FOAM SEALANTS AND CAULK MATERIALS SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.

718.2.1.4 FIREBLOCKING INTEGRITY

THE INTEGRITY OF FIREBLOCKS SHALL BE MAINTAINED.

718.2.1.5 DOUBLE STUD WALLS

BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE ALLOWED AS FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.

718.2.2 CONCEALED WALL SPACES:

FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:

1.

VERTICALLY AT THE CEILING AND FLOOR LEVELS.
2.

HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).

718.2.3 CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES

FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.

718.2.4 STAIRWAYS

FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRWAYS SHALL COMPLY WITH SECTION 1011.7.3.

718.3 DRAFTSTOPPING IN FLOORS:

DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES WHERE REQUIRED BY SECTION 708.4.2. IN OTHER THAN GROUP R OCCUPANCIES, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE COMBUSTIBLE FLOOR/CEILING ASSEMBLIES SO THAT HORIZONTAL FLOOR AREAS DO NOT EXCEED 1,000 SQUARE FEET (93 M2).

718.4 DRAFTSTOPPING IN ATTICS:

DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE ATTIC SPACES WHERE REQUIRED BY SECTION 708.4.2. IN OTHER THAN GROUP R, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE COMBUSTIBLE ATTIC SPACES AND COMBUSTIBLE CONCEALED ROOF SPACES SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SQUARE FEET (279 M2). VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 1202.2.1.

TABLE 803.13 INTERIOR WALL AND CEILING FINISH REQUIREMENTS:

GROUP R-2, SPRINKLERED:

- INTERIOR EXIT STAIRWAYS AND RAMPS
- AND EXIT PASSAGEWAYS:

CLASS C
- CORRIDORS AND ENCLOSURE FOR
- EXIT ACCESS STAIRWAYS AND RAMPS:

CLASS C
- ROOMS AND ENCLOSED SPACES:

CLASS C

GROUP A-2, NON-SPRINKLERED:

- INTERIOR EXIT STAIRWAYS AND RAMPS
- AND EXIT PASSAGEWAYS:

CLASS A
- CORRIDORS AND ENCLOSURE FOR
- EXIT ACCESS STAIRWAYS AND RAMPS:

CLASS A^d
- ROOMS AND ENCLOSED SPACES:

CLASS B^e

- d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall be not less than Class B materials.
- e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

TABLE 1004.5 OCCUPANT LOAD:

- GROUP R-2, 200 GROSS/SF
- 114 OCCUPANTS AT EACH BUILDING TYPE 12A12B
- 144 OCCUPANTS AT EACH BUILDING TYPE 12B12C
- GROUP A-2, REFER TO LIFE SAFETY PLANS
- CLUBHOUSE = 153 OCCUPANTS

TABLE 1006.3.3 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY:

OCCUPANCY LOAD PER STORY: 1-500
MINIMUM NUMBER OF EXITS PER STORY: 2

TABLE 1006.3.4(1) ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES:

- 1-3 STORY ABOVE GRADE PLANE:
- OCCUPANCY =

R-2
- MAX. NUMBER DWELLING UNITS =

4 DWELLING UNITS
- MAX. EXIT ACCESS TRAVEL DISTANCE =

125 FT

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE

- OCCUPANCY:
- R-2 WITH SPRINKLER SYSTEM =

250'-0" MAXIMUM
- A-2 WITHOUT SPRINKER SYSTEM =

200'-0" MAXIMUM

TABLE 1020.2 CORRIDOR CONSTRUCTION FIRE-RESISTANCE RATING:

- OCCUPANCY:
- R-2 WITH SPRINKLER SYSTEM =

1/2 HOUR
- A-2,B,S-2 WITHOUT SPRINKER SYSTEM =

1 HOUR

1031.2 EMERGENCY ESCAPE AND RESCUE - WHERE REQUIRED:

IN ADDITION TO THE MEANS OF EGRESS REQUIRED BY THIS CHAPTER, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PROVIDED IN THE FOLLOWING OCCUPANCIES:

1. GROUP R-2 OCCUPANCIES LOCATED IN STORIES WITH ONLY ONE EXIT OR ACCESS TO ONLY ONE EXIT AS PERMITTED BY TABLES TABLES 1006.3.4(1) AND 1006.3.4(2).

CHAPTER 11 ACCESSIBILITY:

1107.2 ELECTRICAL VEHICLE CHARGING STATIONS

ELECTRICAL VEHICLE CHARGING STATIONS SHALL COMPLY WITH SECTIONS 1107.2.1 AND 1107.2.2.
EXCEPTION: ELECTRICAL VEHICLE CHARGING STATIONS PROVIDED TO SERVE GROUP R-2, R-3 AND R-4 OCCUPANCIES ARE NOT REQUIRED TO COMPLY WITH THIS SECTION.

1108.6.2.2.2 TYPE B UNITS

IN STRUCTURES WITH FOUR OR MORE DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE, EVERY DWELLING UNIT AND SLEEPING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A TYPE B UNIT.

1108.7.1 STRUCTURES WITHOUT ELEVATOR SERVICES

WHERE ELEVATOR SERVICE IS NOT PROVIDED IN A STRUCTURE, ONLY THE DWELLING UNITS AND SLEEPING UNITS THAT ARE LOCATED ON STORIES INDICATED IN SECTIONS 1108.7.1.1 AND 1108.7.1.2 ARE REQUIRED TO BE TYPE A UNITS AND TYPE B UNITS, RESPECTIVELY. THE NUMBER OF TYPE A UNITS SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 1108.6.2.2.1.

ARTICLE 7: SOUTH CAROLINA BARRIER FREE BUIDING DESIGN:

S.C. CODE REGS. 8-701 - AUTHORITY

(A) WITH THE EXCEPTION OF ONE AND TWO FAMILY DETACHED DWELLINGS AND OTHER RESIDENTIAL BUILDINGS TO BE OFFERED FOR SALE AS INDIVIDUAL DWELLING UNITS, EVERY BUILDING OR STRUCTURE SHALL HAVE ALL LEVELS AND AREAS MADE ACCESSIBLE TO DISABLED PERSONS IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL CODE COUNCIL/AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ICC/ANSI) DOCUMENT A117.1, AND THE REQUIREMENTS OF THIS SECTION.
(B) BUILDINGS CONTAINING DWELLING UNITS THAT ARE TO BE OFFERED FOR RENT, SUCH AS APARTMENTS, HOTELS, DORMITORIES, ETC., SHALL PROVIDE THE FOLLOWING NUMBER OF FULLY ACCESSIBLE UNITS.

TOTAL NUMBER OF UNITS	NUMBER OF ACCESSIBLE UNITS
20 OR MORE	5%

216 DWELLING UNITS ON SITE = 11 REQUIRED ACCESSIBLE UNITS

1301.1.1 ENERGY EFFICIENCY CRITERIA:

BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL ENERGY CONSERVATION CODE AND TO MEET REQUIREMENTS FOR ENERGY STAR MULTIFAMILY NEW CONSTRUCTION NATIONAL PROGRAM VERSION 1.1 (REV 03).

2009 INTERNATIONAL ENERGY CONSERVATION CODE:

ZONE: 3A RADON ZONE: 3

Per 2009 IECC, a residential building is defined as:
RESIDENTIAL BUILDING. For this code, includes R-3 buildings, as well as R-2 and R-4 buildings three stories or less in height above grade.

Building Envelope Requirements per IECC 2009 for Climate Zone 3A, Residential:

CEILING =	R-30 MIN. (R-38 PROVIDED)
WOOD FRAME WALL =	R-13 MIN. (R-20 PROVIDED)
SLAB R-VALUE & DEPTH =	0
FLOOR R-VALUE =	R-19 MIN.
OPAQUE DOORS, SWINGING =	U-0.70
FENESTRATION U-FACTOR =	0.50
GLAZED FENESTRATION SHGC=	0.30

Building Envelope Requirements per Energy Star MFNC Exhibit 1, CZ 3, Residential:

CEILING =	U-0.027/ R-38 MIN. (R-38 PROVIDED)
WOOD FRAME WALL =	U-0.064/ R-20 MIN. (R-20 PROVIDED)
SLAB R-VALUE & DEPTH =	0
WOOD FRAMED FLOOR =	U-0.033/ R-19 MIN.
DOORS, OPAQUE U-FACTOR & SHGC =	U-0.17, Any
DOORS, <1/2 LITE U-FACTOR & SHGC =	U-0.25, 0.25
DOORS, >1/2 LITE U-FACTOR & SHGC =	U-0.30, 0.25
WINDOWS (ALL) U-FACTOR & SHGC =	U-0.30, 0.25

Building Envelope Requirements per IECC 2009 for Climate Zone 3A, Commercial:

CEILING =	R-38 MIN. (R-38 PROVIDED)
WALL ABOVE GRADE, WOOD FRAME =	R-13 MIN. (R-13 PROVIDED)
SLAB-ON-GRADE FLOORS HEATED=	R-10 MIN., 24 INCHES BELOW
FLOOR, JOIST/FRAMING/STEEL/WOOD R-VALUE =	R-30 MIN. FOR GROUP R OCC. R-19 MIN. FOR ALL OTHER
OPAQUE DOORS, SWINGING =	U-0.70
FENESTRATION REQUIREMENTS:	
VERTICAL FENESTRATION U-FACTOR =	0.65
SHGC: PROTECTION FACTOR < 0.25=	0.25

Building Envelope Requirements per Energy Star MFNC Exhibit 1, CZ 3, Commercial:

CEILING, WALL, SLAB AND FLOOR ASSEMBLIES TO MEET OR EXCEED IECC 2009 REQUIREMENTS.	
GLAZED DOORS U-FACTOR & SHGC =	U-0.73, 0.25
FIXED WINDOW U-FACTOR & SHGC =	U-0.44, 0.25
OPERABLE WINDOW U-FACTOR & SHGC =	U-0.57, 0.25

402.4 AIR LEAKAGE (MANDATORY)

402.4.1 BUILDING THERMAL ENVELOPE

THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:

1.

ALL JOINTS, SEAMS, AND PENETRATIONS
2.

SITE-BUILT WINDOWS, DOORS, AND SKYLIGHTS
3.

OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING
4.

UTILITY PENETRATIONS
5.

DROPPED CEILINGS OR CHASES ADJACEMENT TO THE THERMAL ENVELOPE
6.

KNEE WALLS
7.

WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES
8.

BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS
9.

COMMON WALLS BETWEEN DWELLING UNITS
10.

ATTIC ACCESS OPENINGS
11.

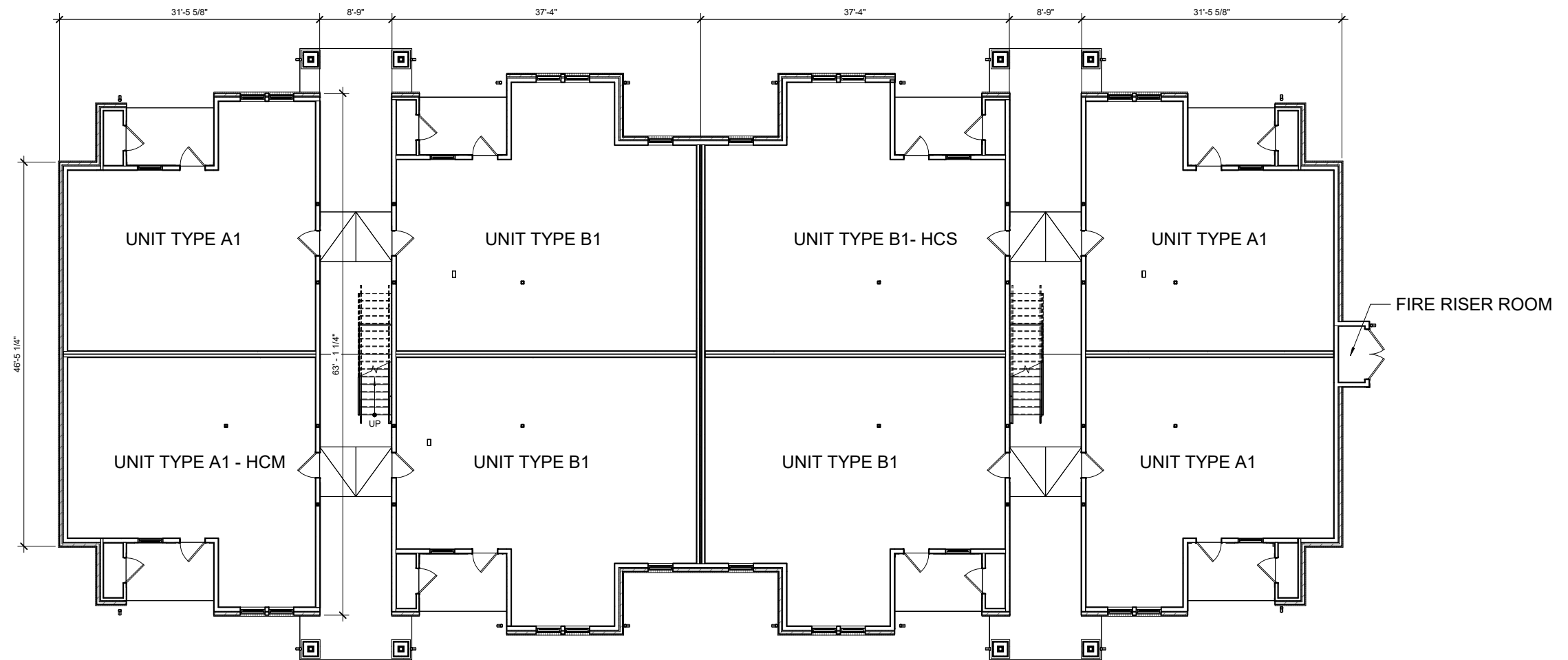
RIM JOIST JUNCTION
12.

OTHER SOURCES OF INFILTRATION.

402.4.2 AIR SEALING AND INSULATION

BUILDING ENVELOPE AIR TIGHTNESS AND INSULATION INSTALLATION SHALL BE DEMONSTRATED TO COMPLY WITH ONE OF THE FOLLOWING OPTIONS GIVEN BY SECTION 402.4.2.1 OR 402.4.2.2:

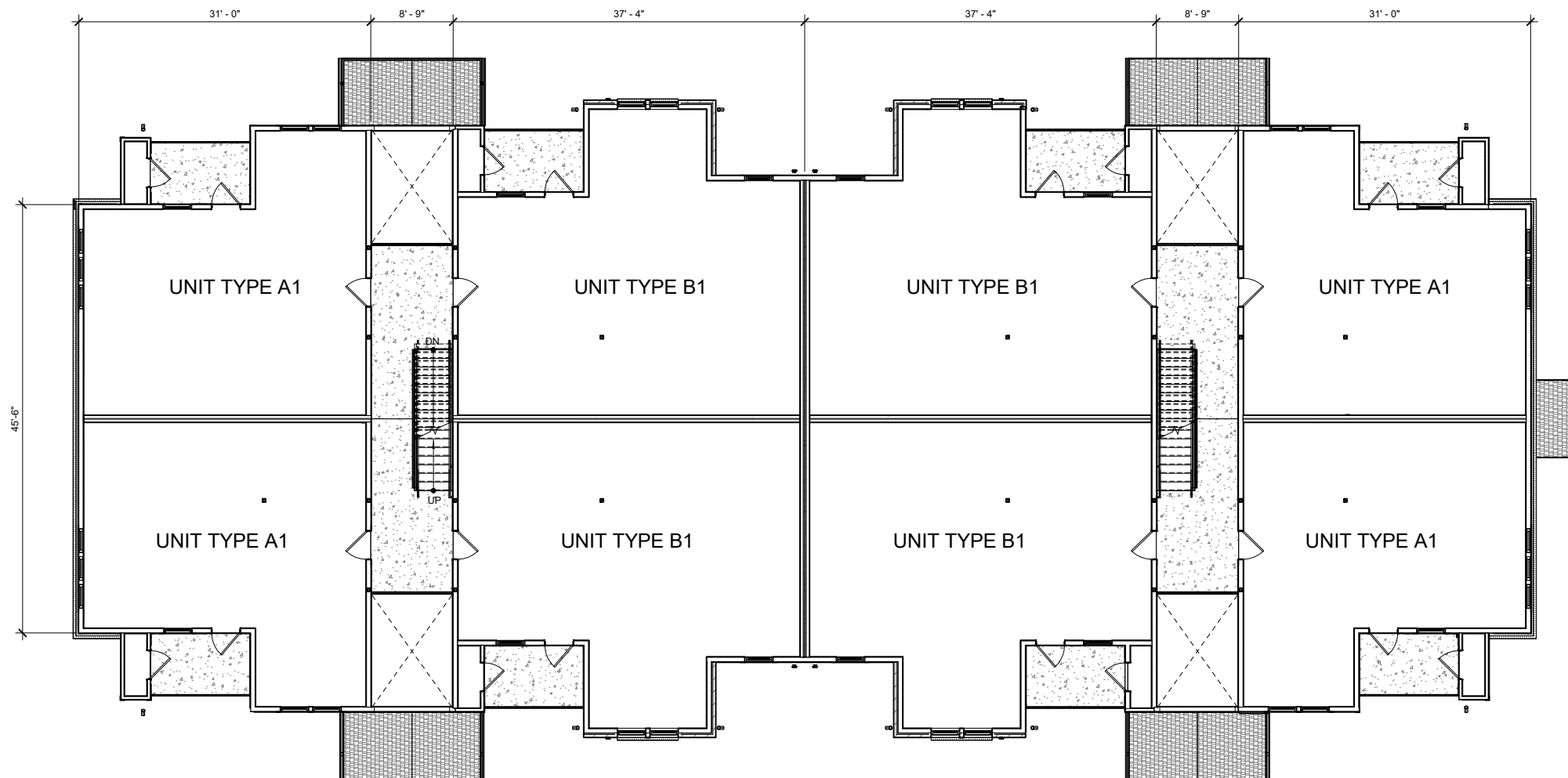
- 402.4.2.1 TESTING OPTION
- 402.4.2.2 VISUAL INSPECTION OPTION



BUILDING 12A12B - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

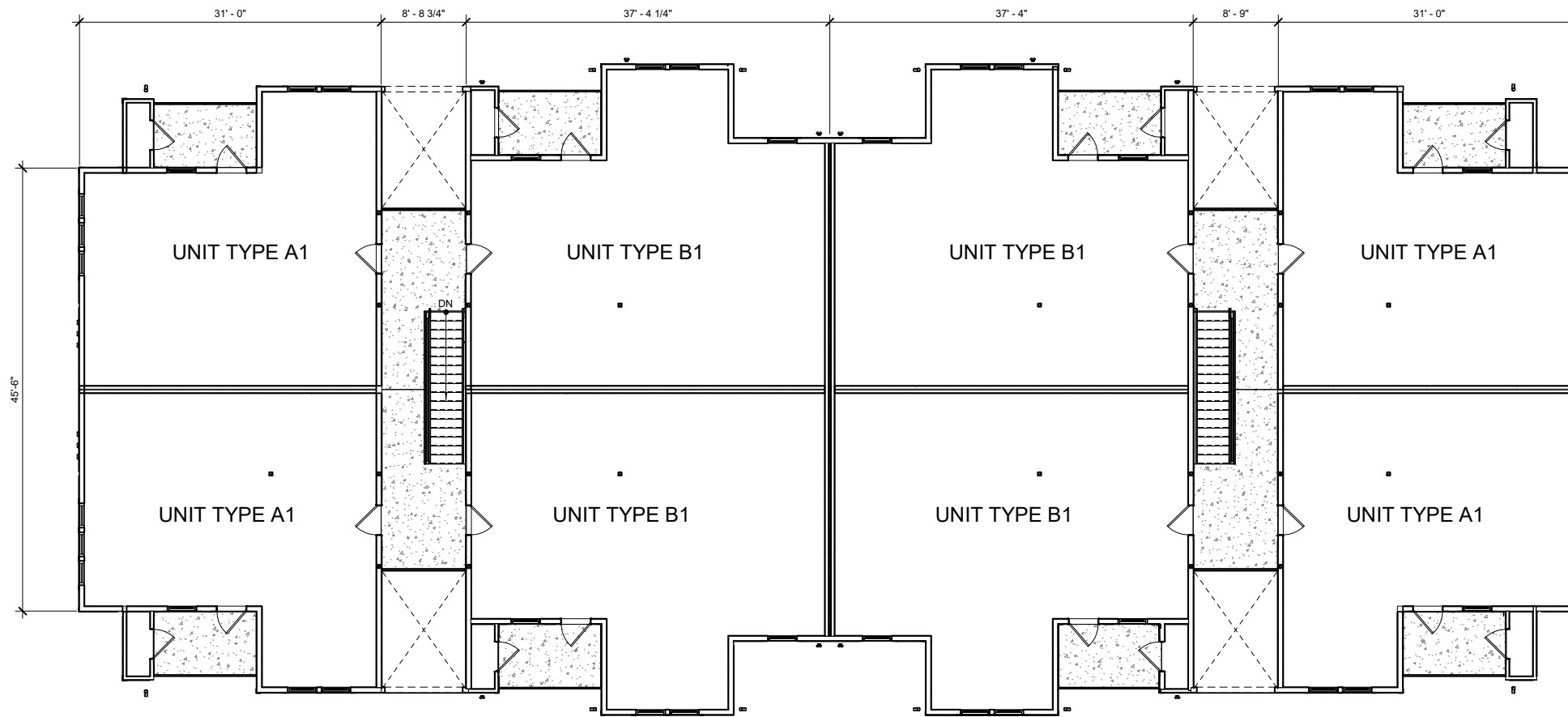
HEATED AREA = 6,904 SF
GROSS AREA = 9,087 SF



BUILDING 12A12B - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

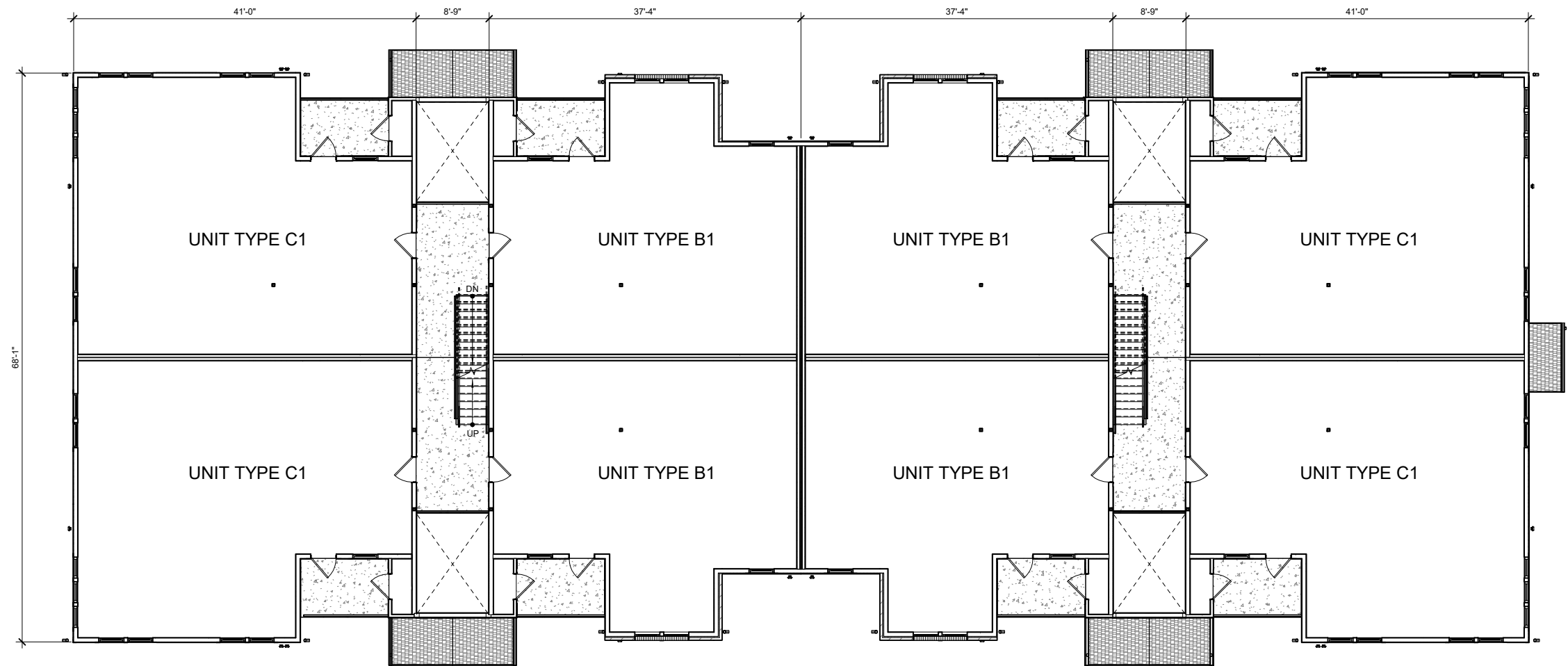
HEATED AREA = 6,904 SF
GROSS AREA = 9,087 SF



BUILDING 12A12B - THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

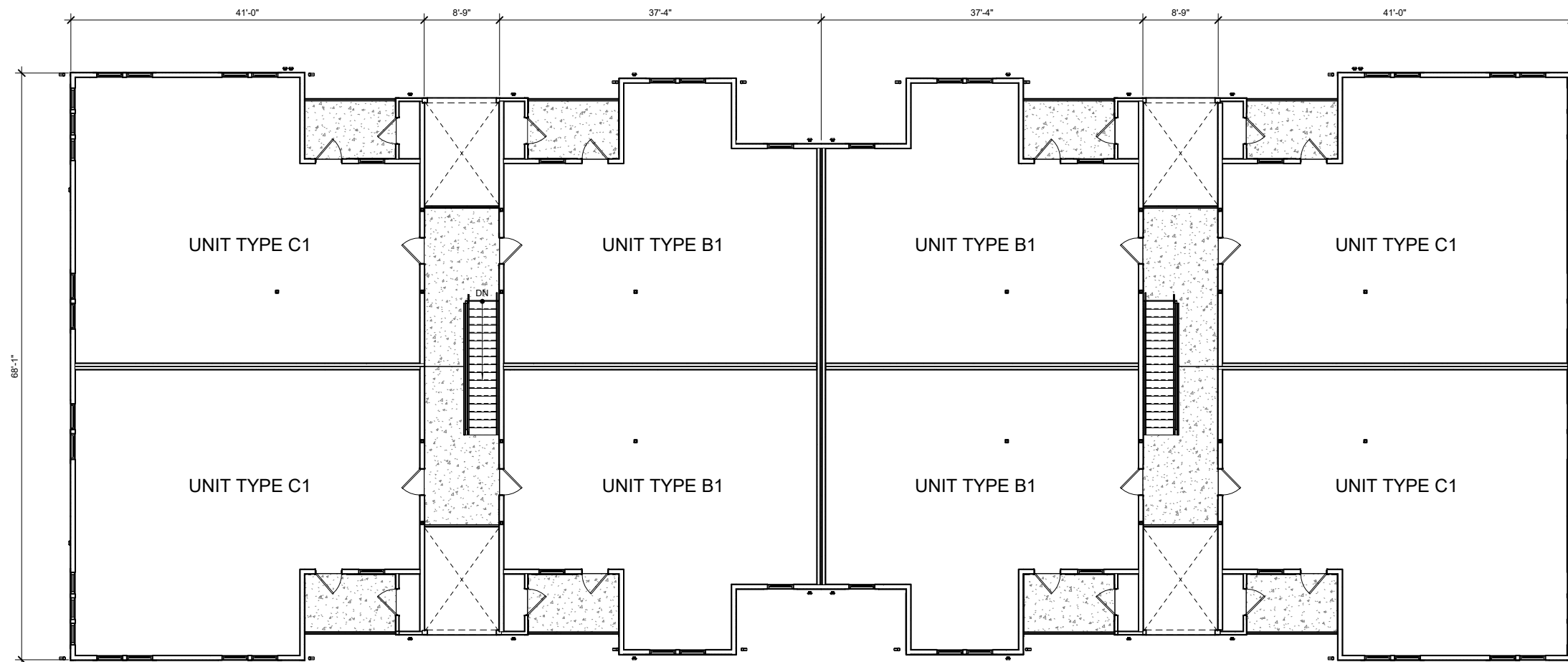
HEATED AREA = 6,904 SF
GROSS AREA = 9,087 SF



BUILDING 12B12C - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

HEATED AREA = 8,636 SF
GROSS AREA = 10,822 SF



BUILDING 12B12C - THIRD FLOOR PLAN

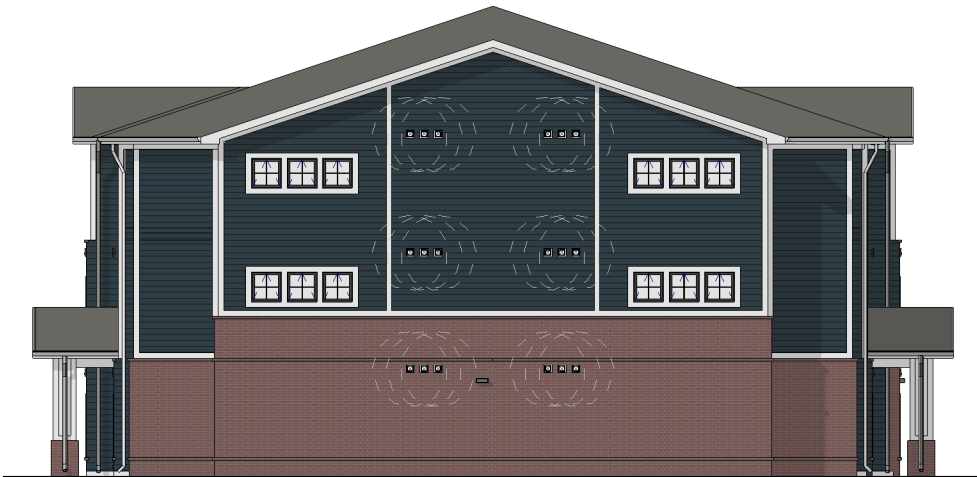
SCALE: 1/8" = 1'-0"

HEATED AREA = 8,636 SF
GROSS AREA = 10,822 SF

ELEVATION LEGEND - COLOR SCHEME

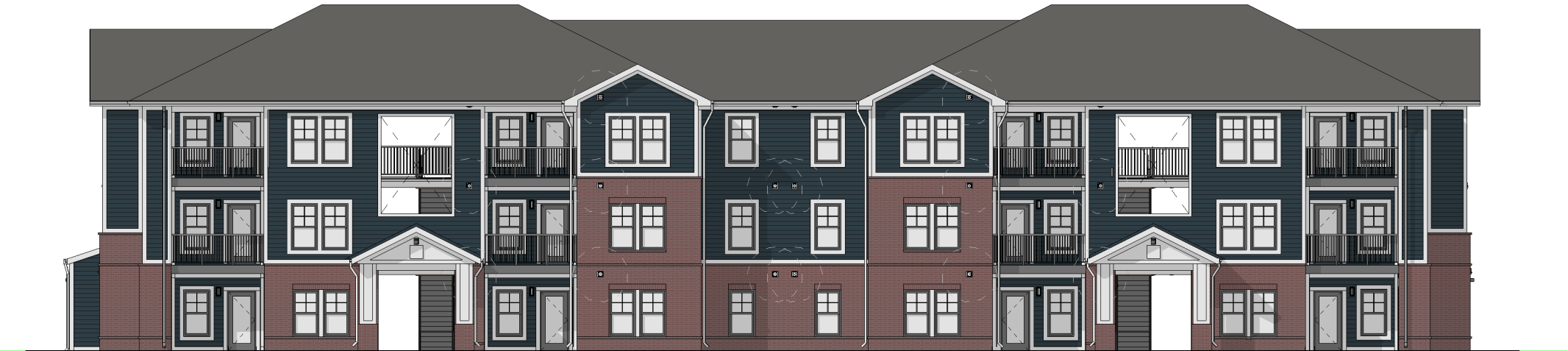
- EXTERIOR PAINT FIBER CEMENT SIDING COLOR 1:
SW 7605 GALE FORCE
- BRICK - MERIDIAN RED WOOD
- SHINGLES - TIMBERLINE WEATHERWOOD

NOTE:
1. ALL TRIM TO BE WHITE
2. ALL DOWNSPOUTS AND GUTTERS TO BE WHITE
3. ALL BREEZEWAYS TO BE COLOR 1: GALE FORCE



BUILDING 12A12B - LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



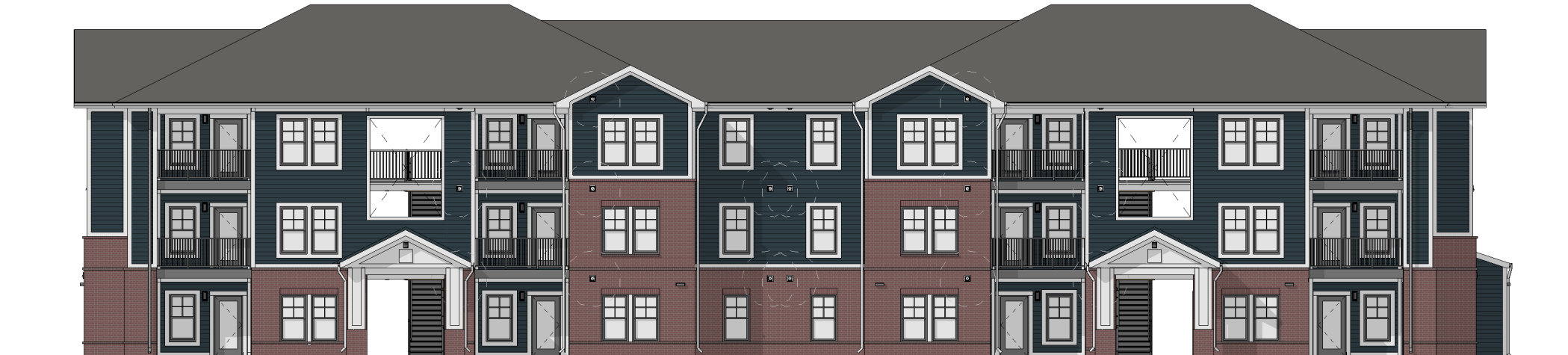
BUILDING 12A12B - REAR ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING 12A12B - RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING 12A12B - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING TYPE 12A12B - EXTERIOR ELEVATIONS
PALOMINO ESTATES APARTMENT HOMES
PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY

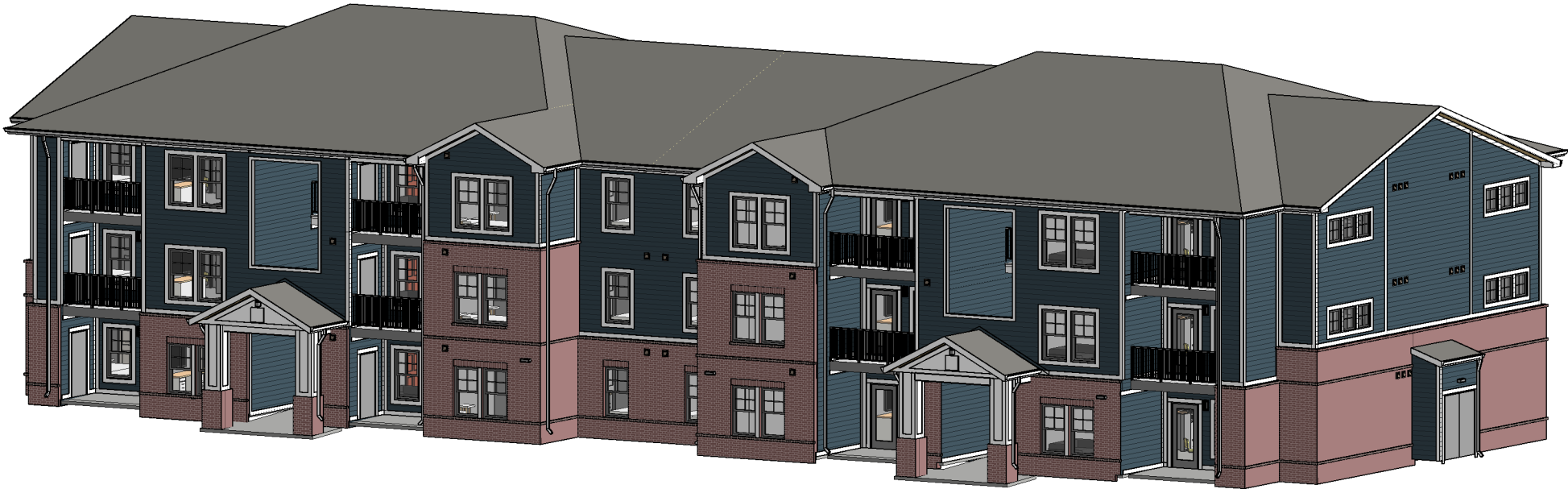
ELEVATION LEGEND - COLOR SCHEME

EXTERIOR PAINT FIBER CEMENT SIDING COLOR 1:
SW 7605 GALE FORCE




BRICK - MERIDIAN RED WOOD

SHINGLES - TIMBERLINE WEATHERWOOD

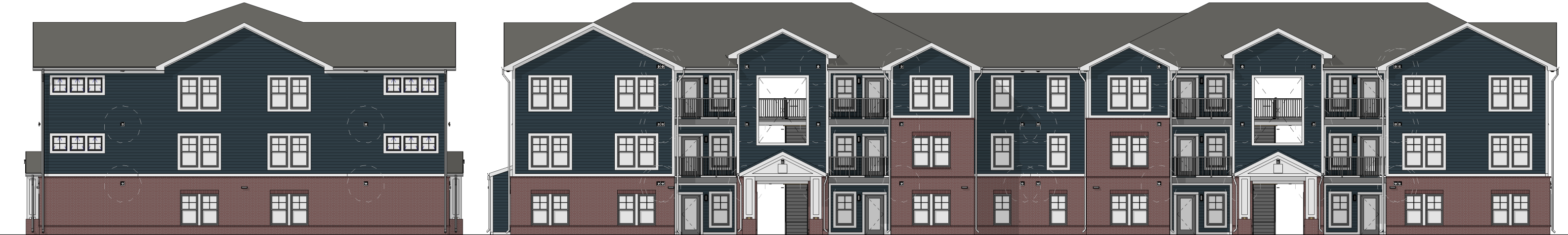
- NOTE:
- 1. ALL TRIM TO BE WHITE
 - 2. ALL DOWNSPOUTS AND GUTTERS TO BE WHITE
 - 3. ALL BREEZEWAYS TO BE COLOR 1: GALE FORCE



ELEVATION LEGEND - COLOR SCHEME

-  EXTERIOR PAINT FIBER CEMENT SIDING COLOR 1:
SW 7605 GALE FORCE
-  BRICK - MERIDIAN RED WOOD
-  SHINGLES - TIMBERLINE WEATHERWOOD

- NOTE:
- 1. ALL TRIM TO BE WHITE
 - 2. ALL DOWNSPOUTS AND GUTTERS TO BE WHITE
 - 3. ALL BREEZEWAYS TO BE COLOR 1: GALE FORCE

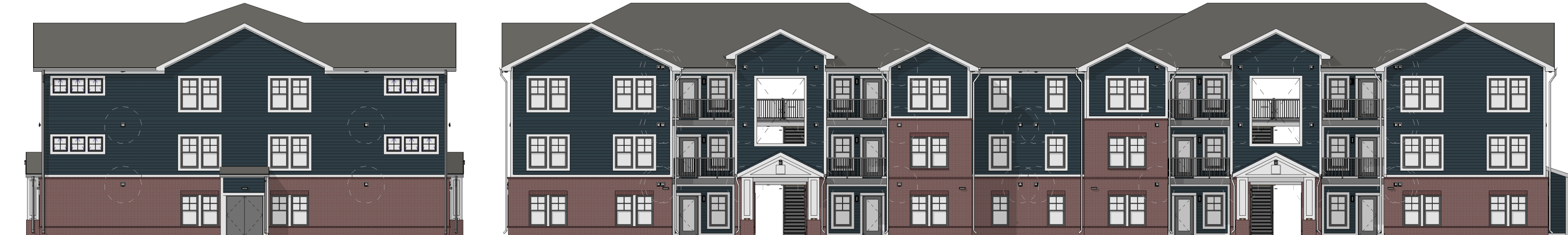


BUILDING 12B12C - LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING 12B12C - REAR ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING 12B12C - RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING 12B12C - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

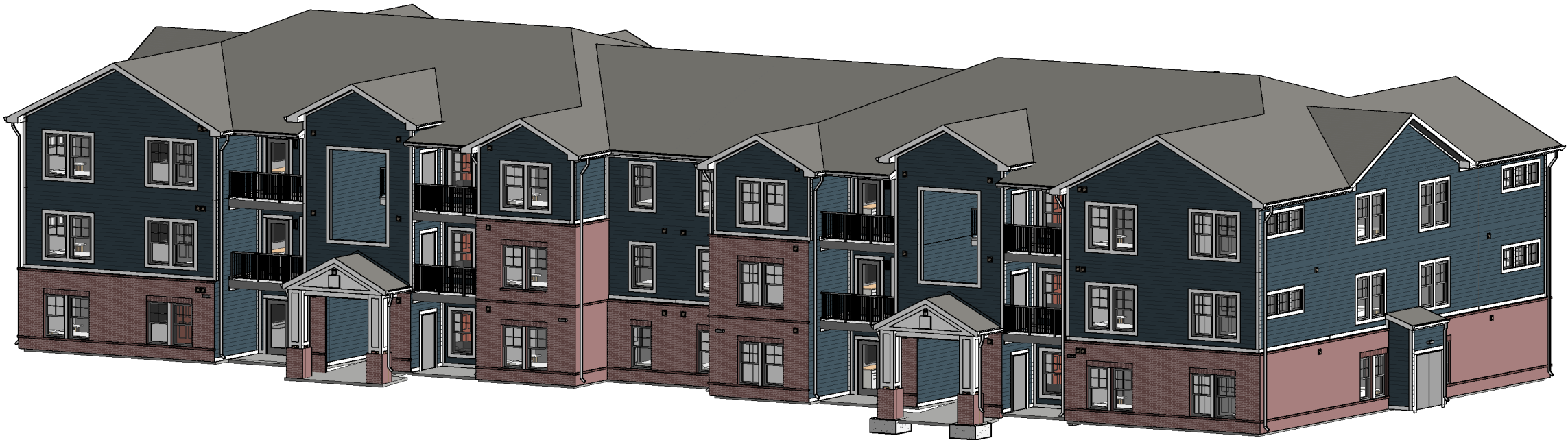


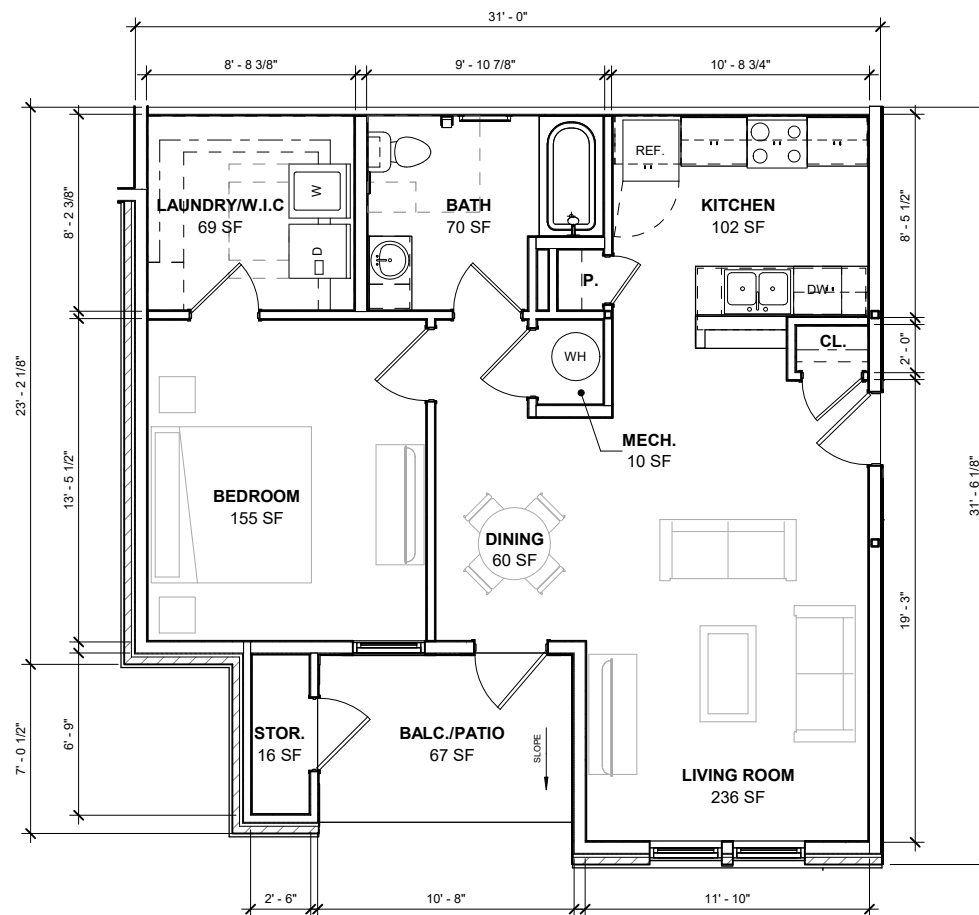
BUILDING TYPE 12B12C - EXTERIOR ELEVATIONS
PALOMINO ESTATES APARTMENT HOMES
PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY

ELEVATION LEGEND - COLOR SCHEME

- EXTERIOR PAINT FIBER CEMENT SIDING COLOR 1:
SW 7605 GALE FORCE
- BRICK - MERIDIAN RED WOOD
- SHINGLES - TIMBERLINE WEATHERWOOD

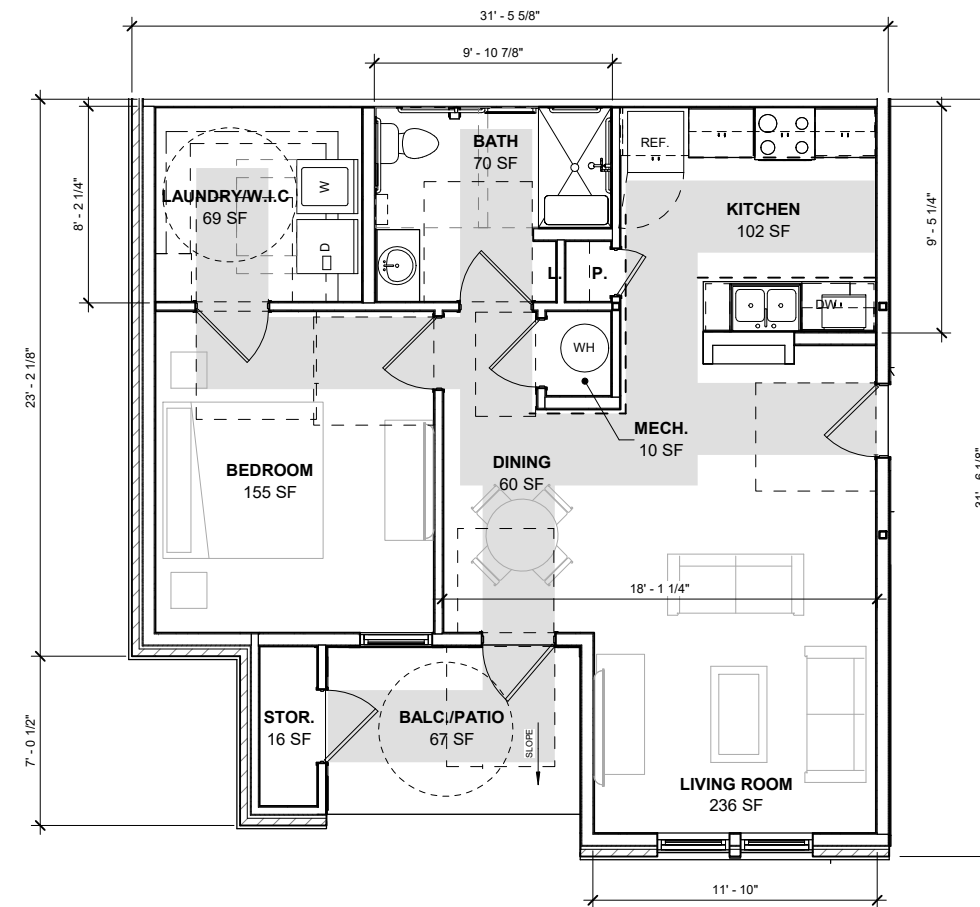
NOTE:
1. ALL TRIM TO BE WHITE
2. ALL DOWNSPOUTS AND GUTTERS TO BE WHITE
3. ALL BREEZEWAYS TO BE COLOR 1: GALE FORCE





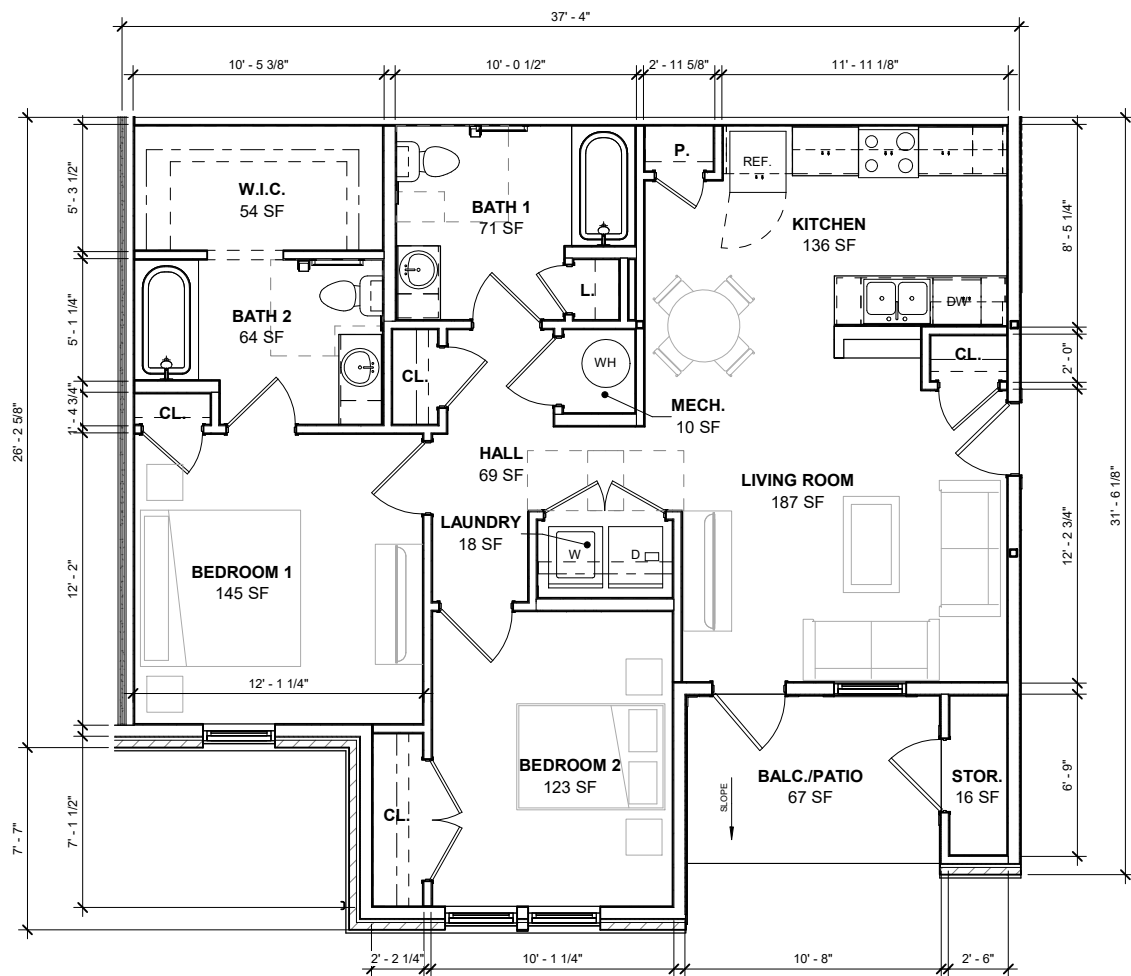
UNIT A1
SCALE: 1/4" = 1'-0"

GROSS AREA = 833 SF
NET (HEATED) AREA = 752 SF



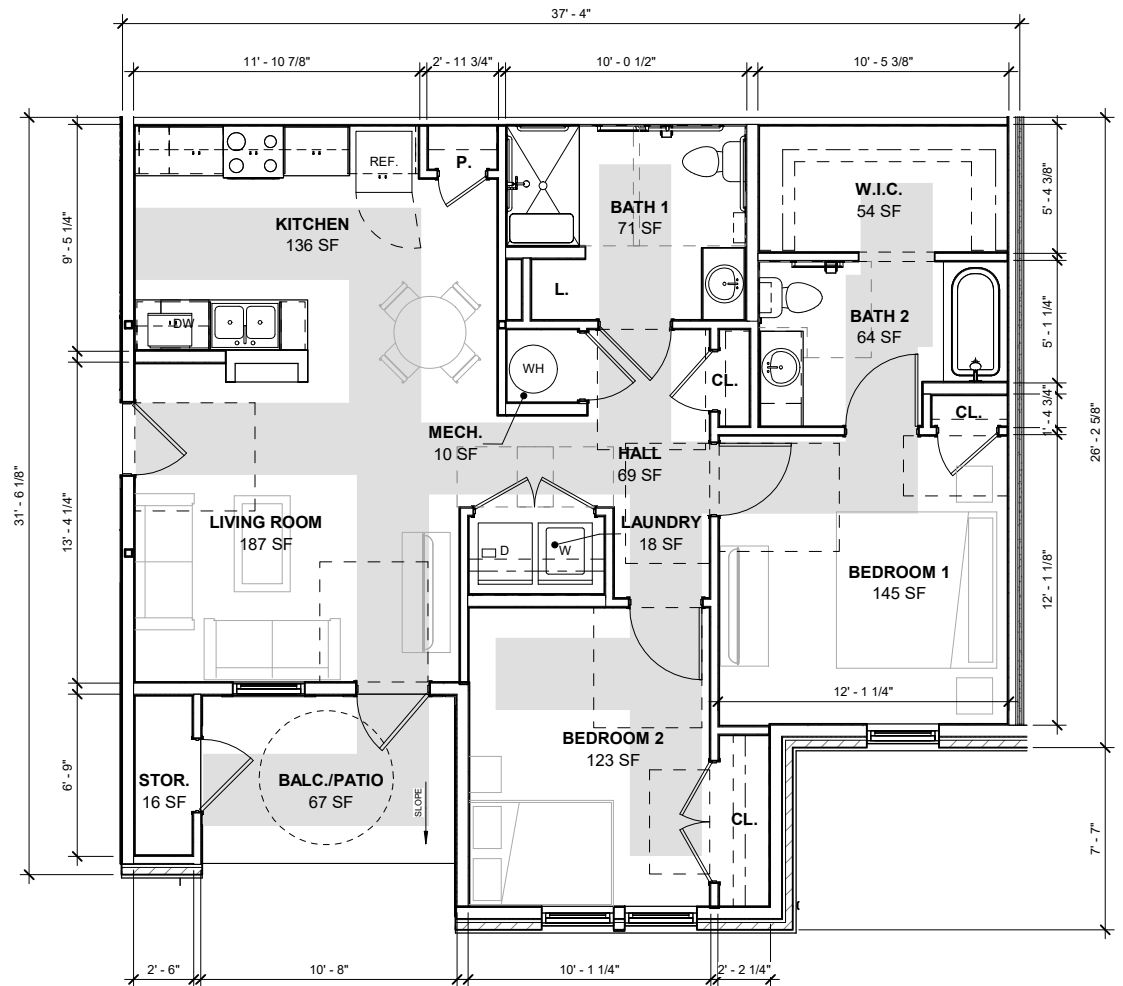
UNIT A1 - HC
SCALE: 1/4" = 1'-0"

GROSS AREA = 833 SF
NET (HEATED) AREA = 752 SF



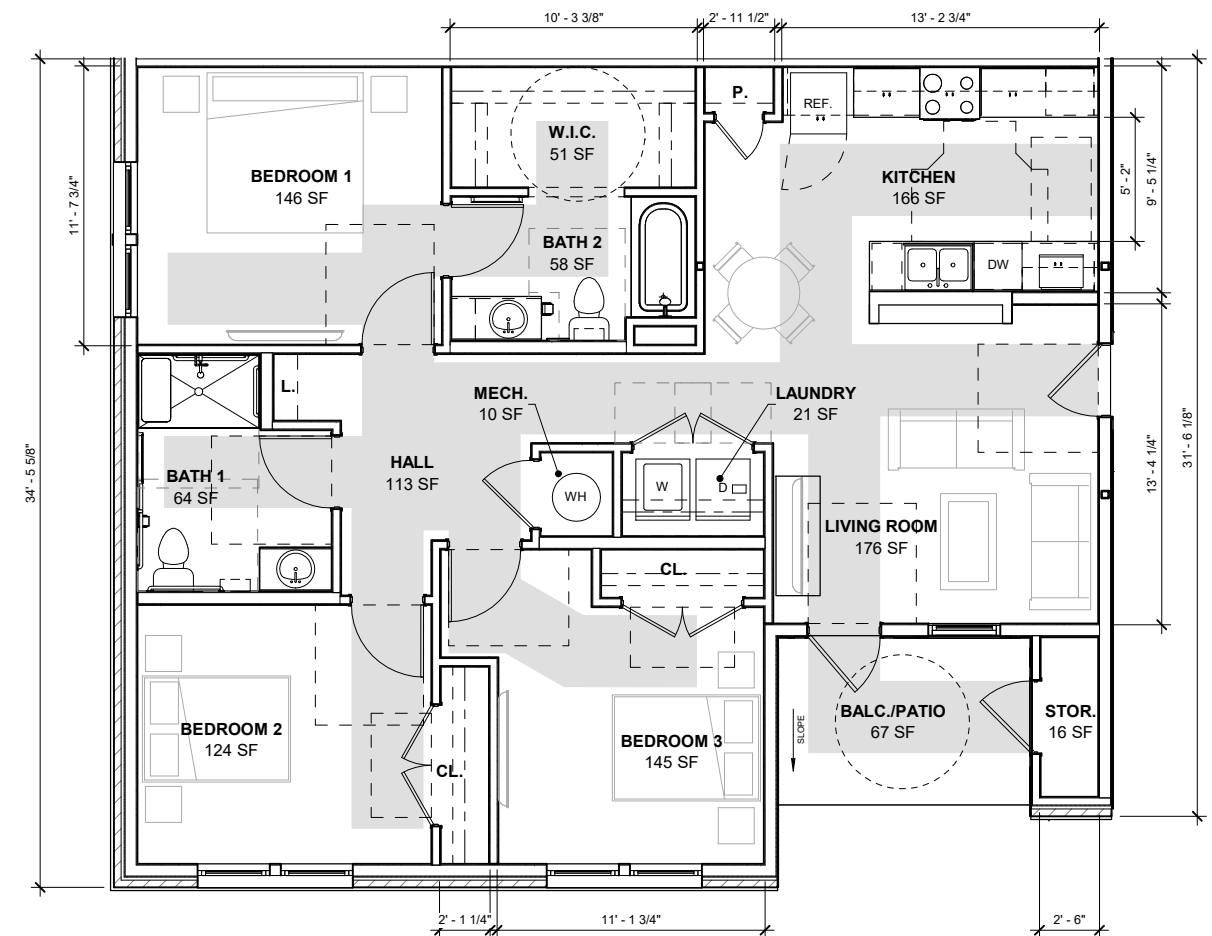
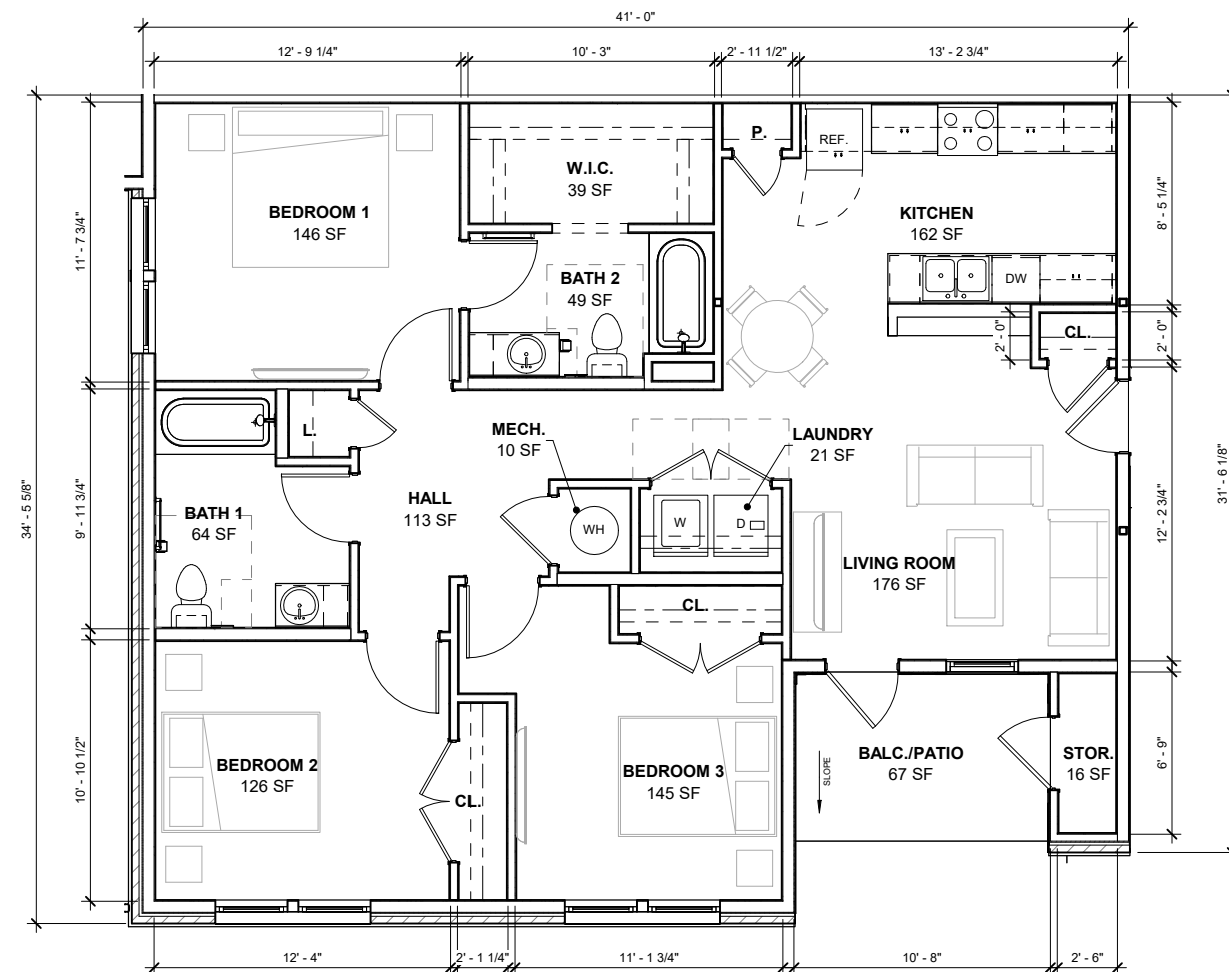
UNIT B1
SCALE: 1/4" = 1'-0"

GROSS AREA = 1,059 SF
NET (HEATED) AREA = 974 SF



UNIT B1 - HC
SCALE: 1/4" = 1'-0"

GROSS AREA = 1,059 SF
NET (HEATED) AREA = 974 SF





CLUBHOUSE - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

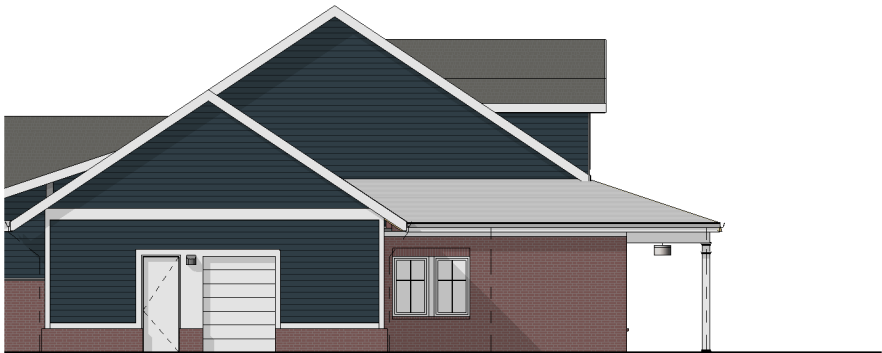
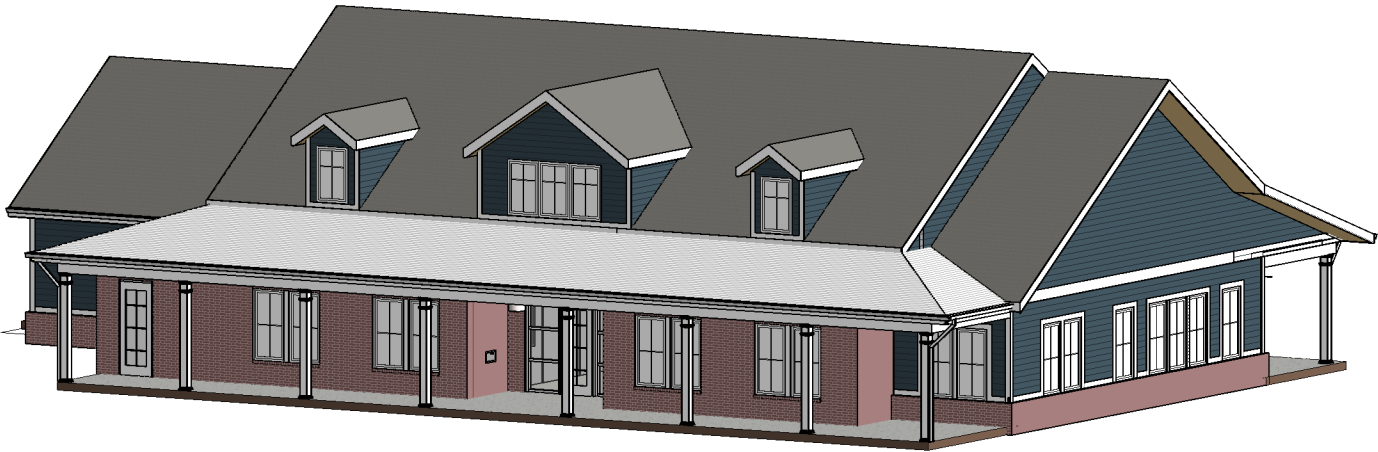
GROSS AREA = 4,980 SF
NET AREA = 4,806 SF



ELEVATION LEGEND - COLOR SCHEME

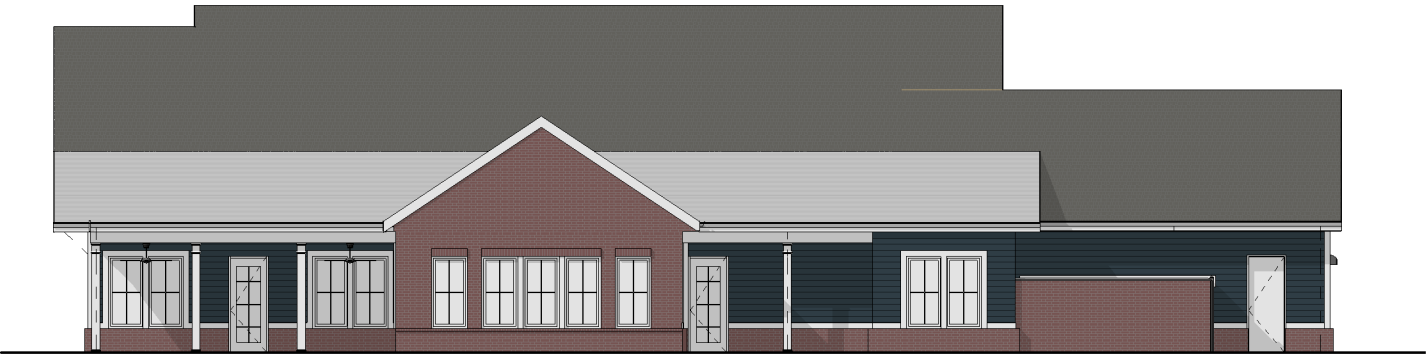
- EXTERIOR PAINT FIBER CEMENT SIDING COLOR 1:
SW 7605 GALE FORCE
- BRICK - MERIDIAN RED WOOD
- SHINGLES - TIMBERLINE WEATHERWOOD

NOTE:
1. ALL TRIM TO BE WHITE
2. ALL DOWNSPOUTS AND GUTTERS TO BE WHITE
3. ALL BREEZEWAYS TO BE COLOR 1: GALE FORCE



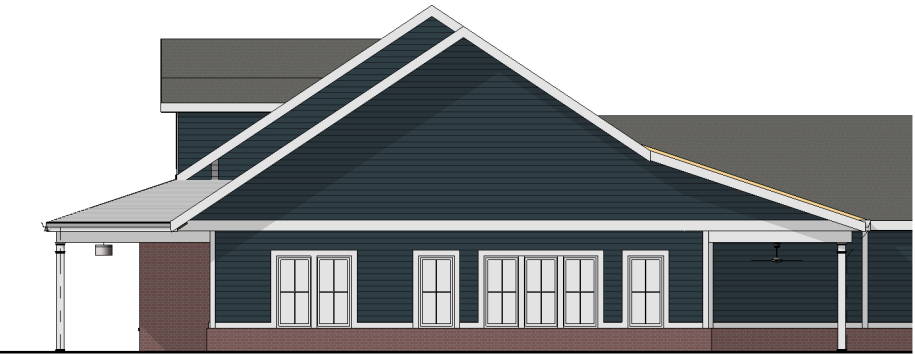
CLUBHOUSE - WEST ELEVATION

SCALE: 1/8" = 1'-0"



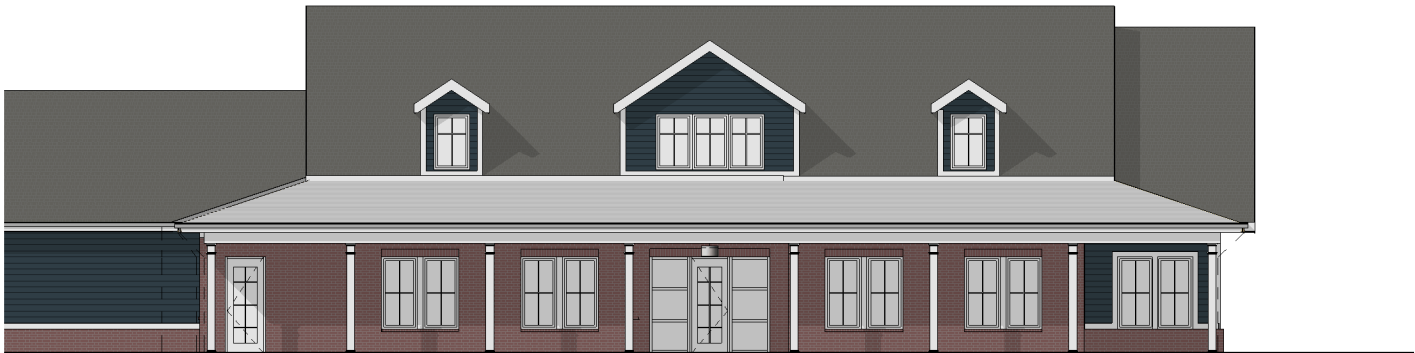
CLUBHOUSE - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



CLUBHOUSE - EAST ELEVATION

SCALE: 1/8" = 1'-0"



CLUBHOUSE - SOUTH ELEVATION

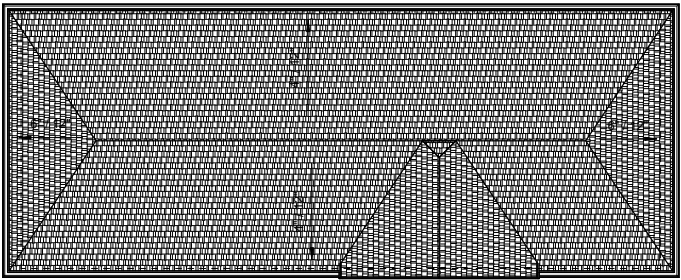
SCALE: 1/8" = 1'-0"



ELEVATION LEGEND - COLOR SCHEME

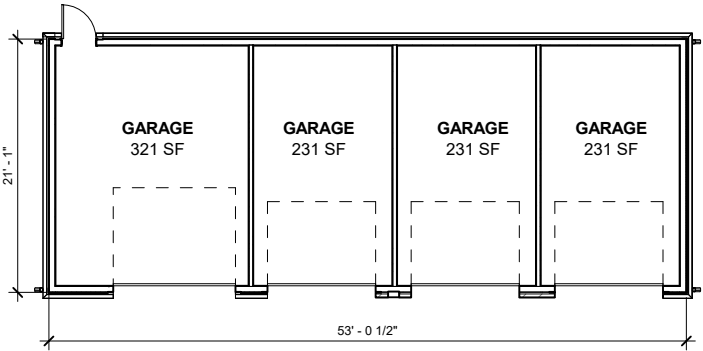
- EXTERIOR PAINT FIBER CEMENT SIDING COLOR 1:
SW 7605 GALE FORCE
- BRICK - MERIDIAN RED WOOD
- SHINGLES - TIMBERLINE WEATHERWOOD

NOTE:
1. ALL TRIM TO BE WHITE
2. ALL DOWNSPOUTS AND GUTTERS TO BE WHITE
3. ALL BREEZEWAYS TO BE COLOR 1: GALE FORCE



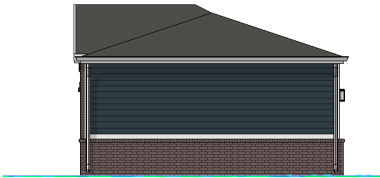
GARAGE (VAN ACC.) - ROOF PLAN

SCALE: 1/8" = 1'-0"



GARAGE (VAN ACC.) - FLOOR PLAN

SCALE: 1/8" = 1'-0"



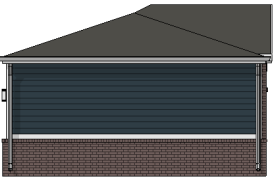
GARAGE (VAN ACC.) - SIDE ELEVATION

SCALE: 1/8" = 1'-0"



GARAGE (VAN ACC.) - REAR ELEVATION

SCALE: 1/8" = 1'-0"



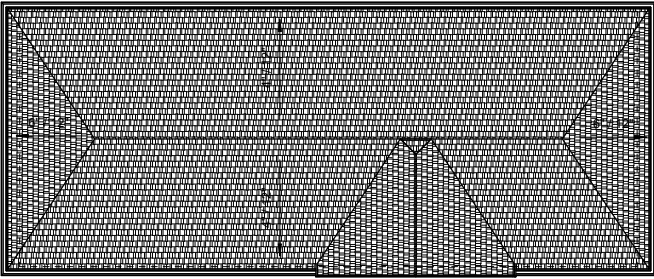
GARAGE (VAN ACC.) - SIDE ELEVATION

SCALE: 1/8" = 1'-0"



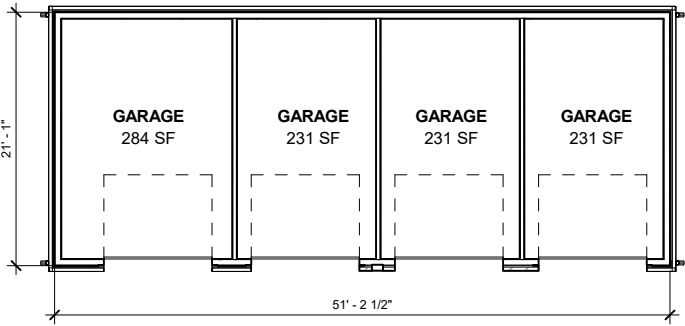
GARAGE (VAN ACC.) - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



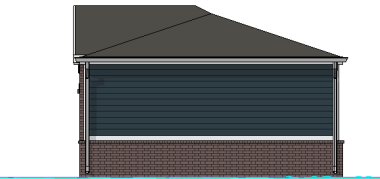
GARAGE - ROOF PLAN

SCALE: 1/8" = 1'-0"



GARAGE - FLOOR PLAN

SCALE: 1/8" = 1'-0"



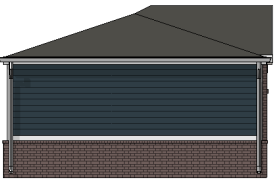
GARAGE - SIDE ELEVATION

SCALE: 1/8" = 1'-0"



GARAGE - REAR ELEVATION

SCALE: 1/8" = 1'-0"



GARAGE - SIDE ELEVATION

SCALE: 1/8" = 1'-0"



GARAGE - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



GARAGE - PLANS & EXTERIOR ELEVATIONS
PALOMINO ESTATES APARTMENT HOMES
PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY

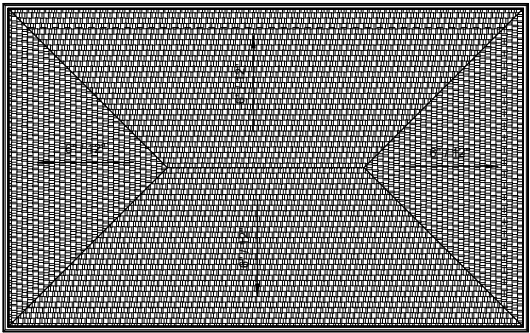
ELEVATION LEGEND - COLOR SCHEME

EXTERIOR PAINT FIBER CEMENT SIDING COLOR 1:
SW 7605 GALE FORCE

BRICK - MERIDIAN RED WOOD

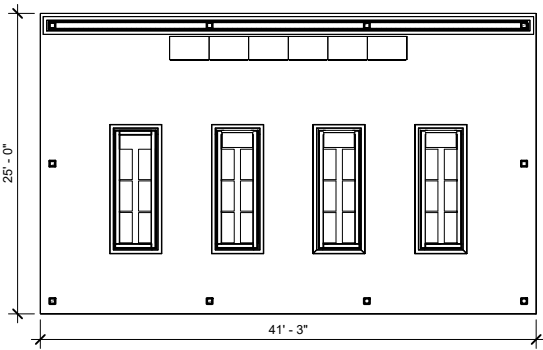
SHINGLES - TIMBERLINE WEATHERWOOD

- NOTE:
- 1. ALL TRIM TO BE WHITE
 - 2. ALL DOWNSPOUTS AND GUTTERS TO BE WHITE
 - 3. ALL BREEZEWAYS TO BE COLOR 1: GALE FORCE



MAIL KIOSK - ROOF PLAN

SCALE: 1/8" = 1'-0"



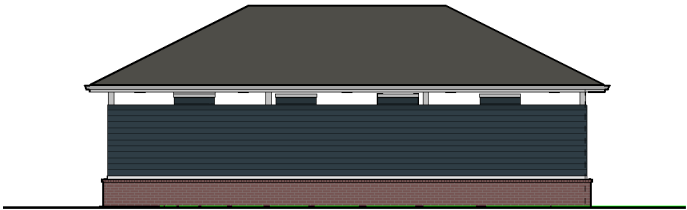
MAIL KIOSK - FLOOR PLAN

SCALE: 1/8" = 1'-0"



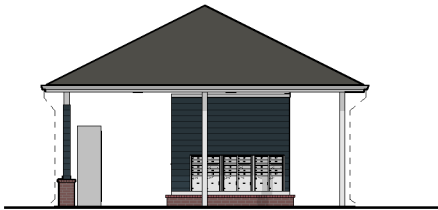
MAIL KIOSK - SIDE ELEVATION

SCALE: 1/8" = 1'-0"



MAIL KIOSK - REAR ELEVATION

SCALE: 1/8" = 1'-0"



MAIL KIOSK - SIDE ELEVATION

SCALE: 1/8" = 1'-0"

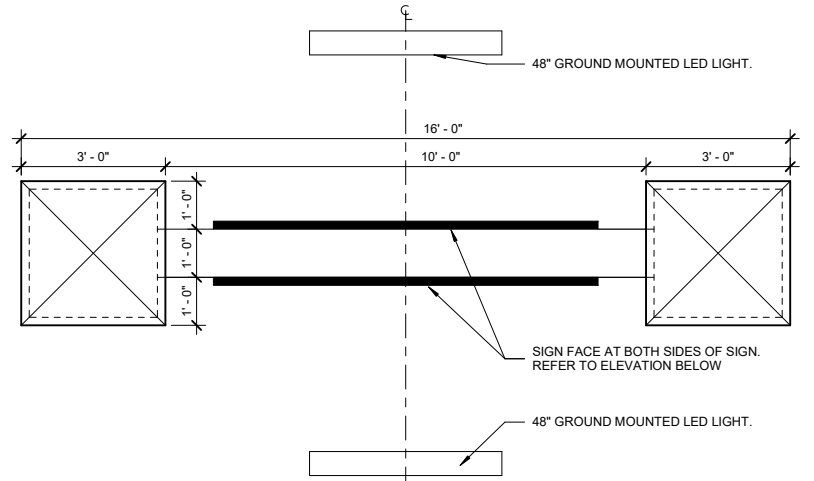
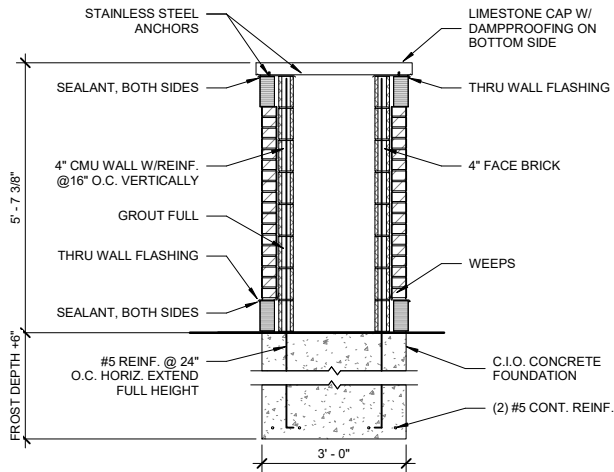
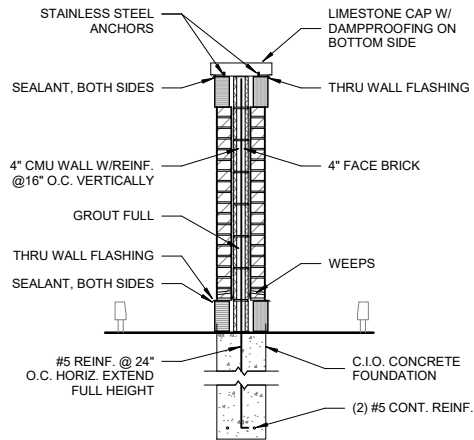
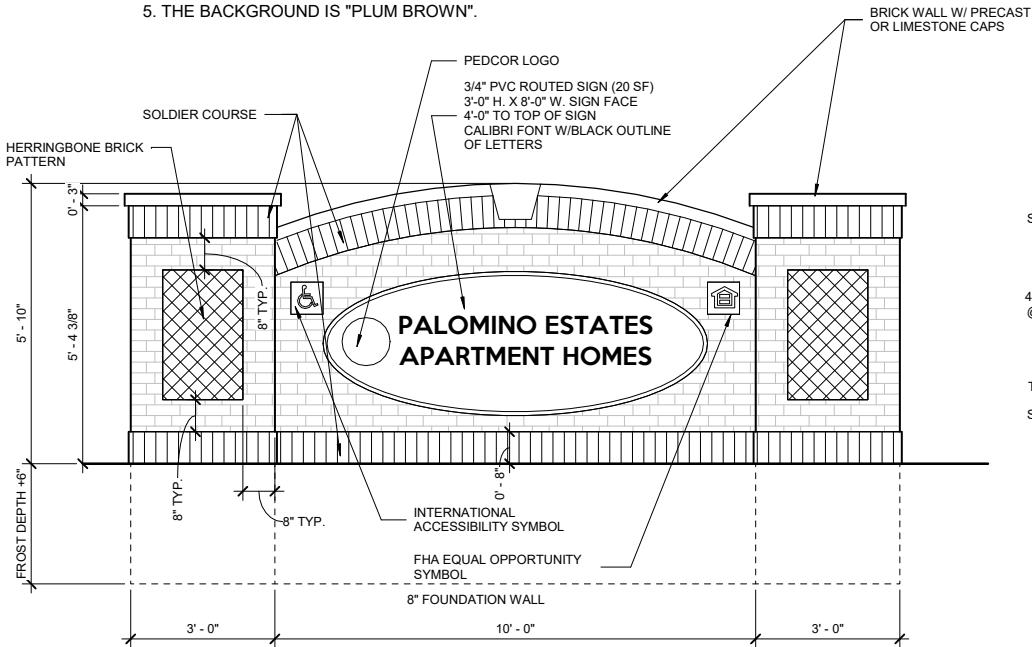


MAIL KIOSK - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

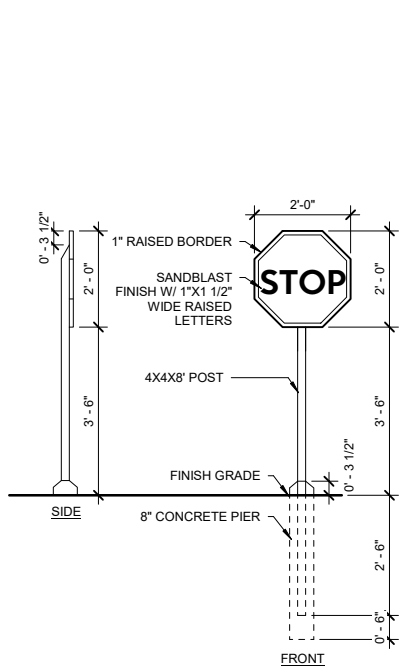


- NOTE:
1. ALL PAINT COLORS ARE BY SHERWIN WILLIAMS.
2. THE COLOR FOR ALL LETTERING IS "STONE CLAY".
3. THE LETTER OUTLINE AND BORDER IS "BLACK".
4. THE STRIPE INSIDE THE BORDER IS "SUNSET AMBER".
5. THE BACKGROUND IS "PLUM BROWN".

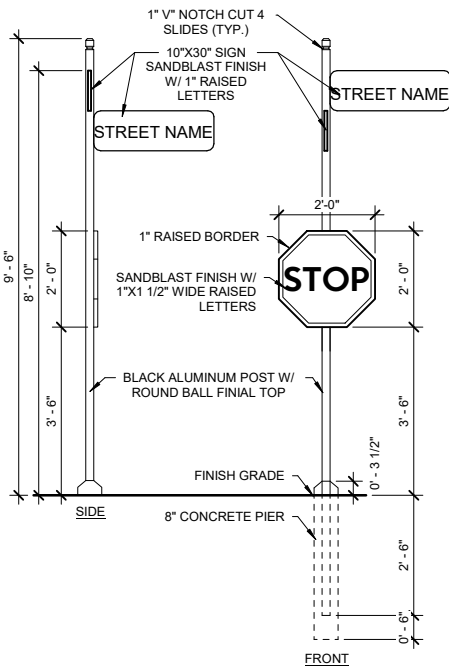


MONUMENT SIGN

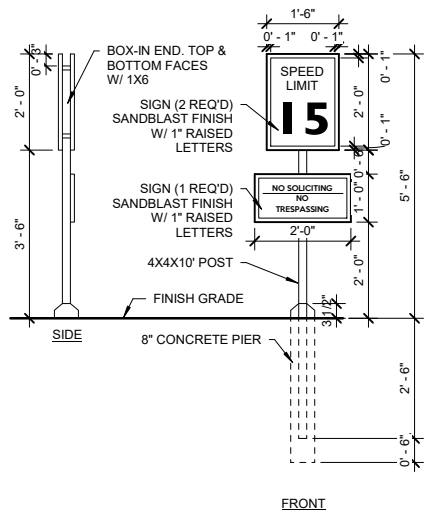
SCALE: 1/2" = 1'-0"



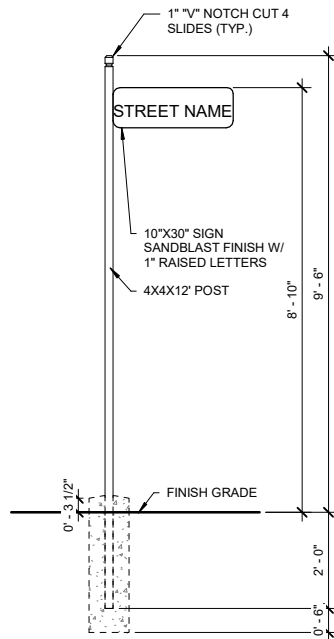
STOP SIGN DETAIL



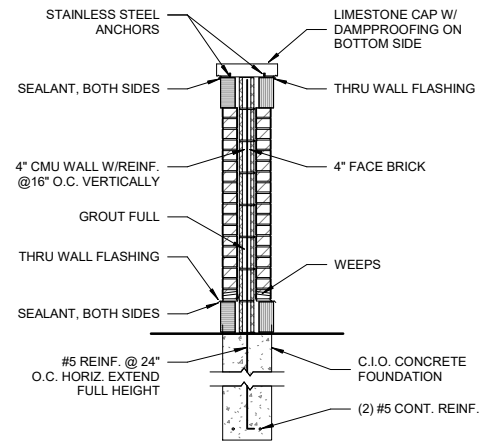
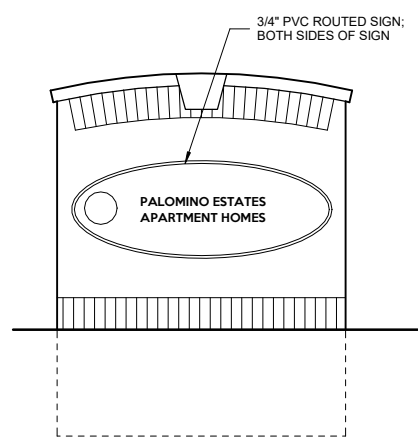
STREET/STOP SIGN DETAIL



SPEED SIGN DETAIL

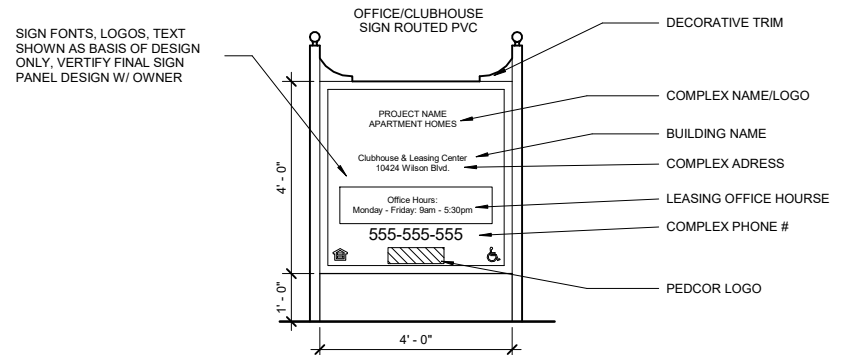


STREET SIGN DETAIL



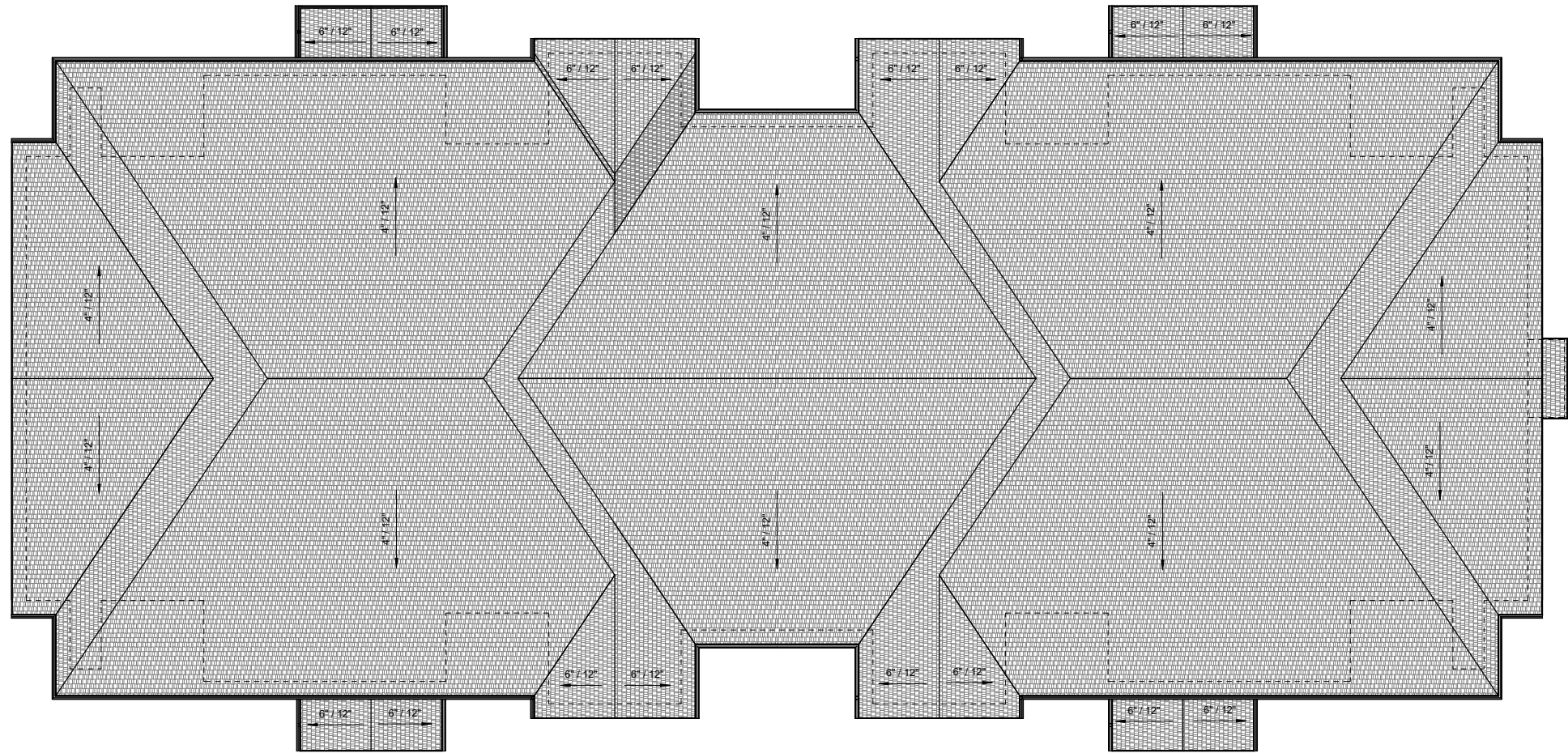
MONUMENT SIGN - SMALL

SCALE: 1/2" = 1'-0"

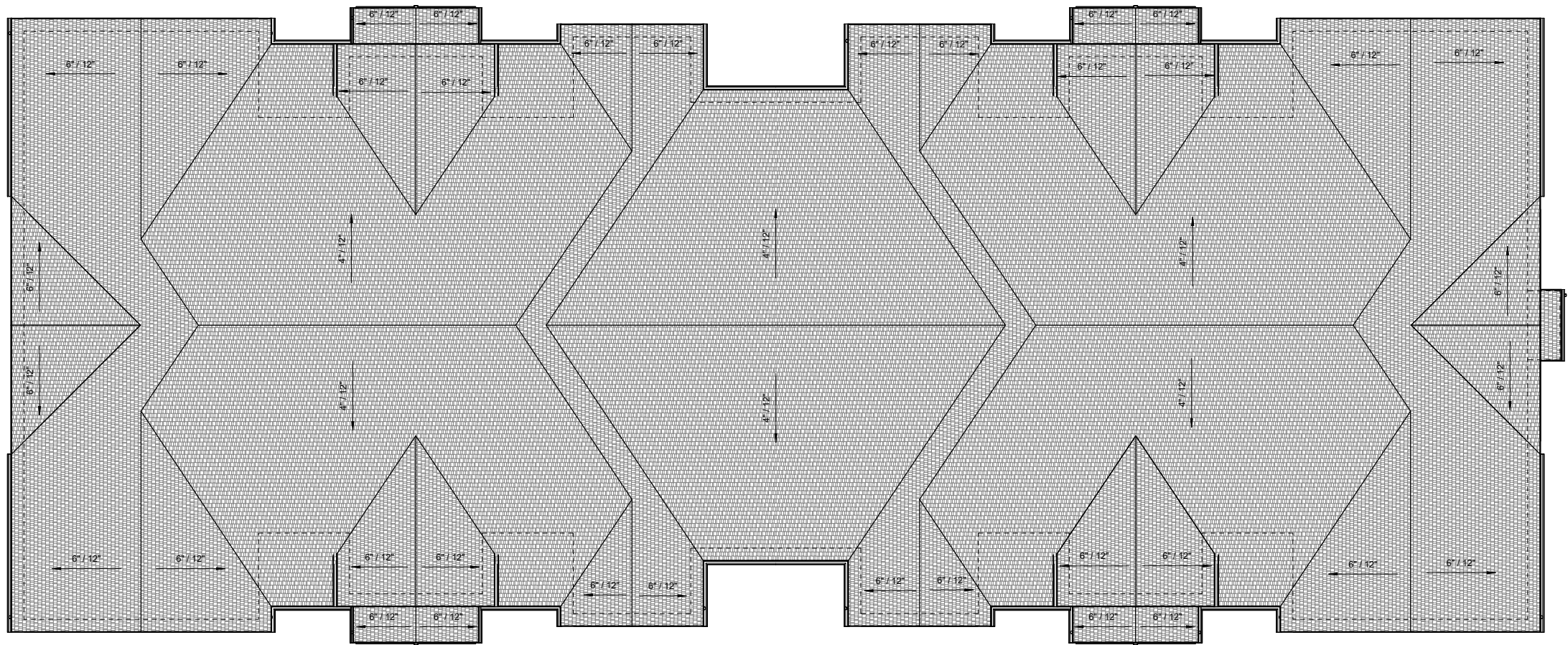


CLUBHOUSE SIGN

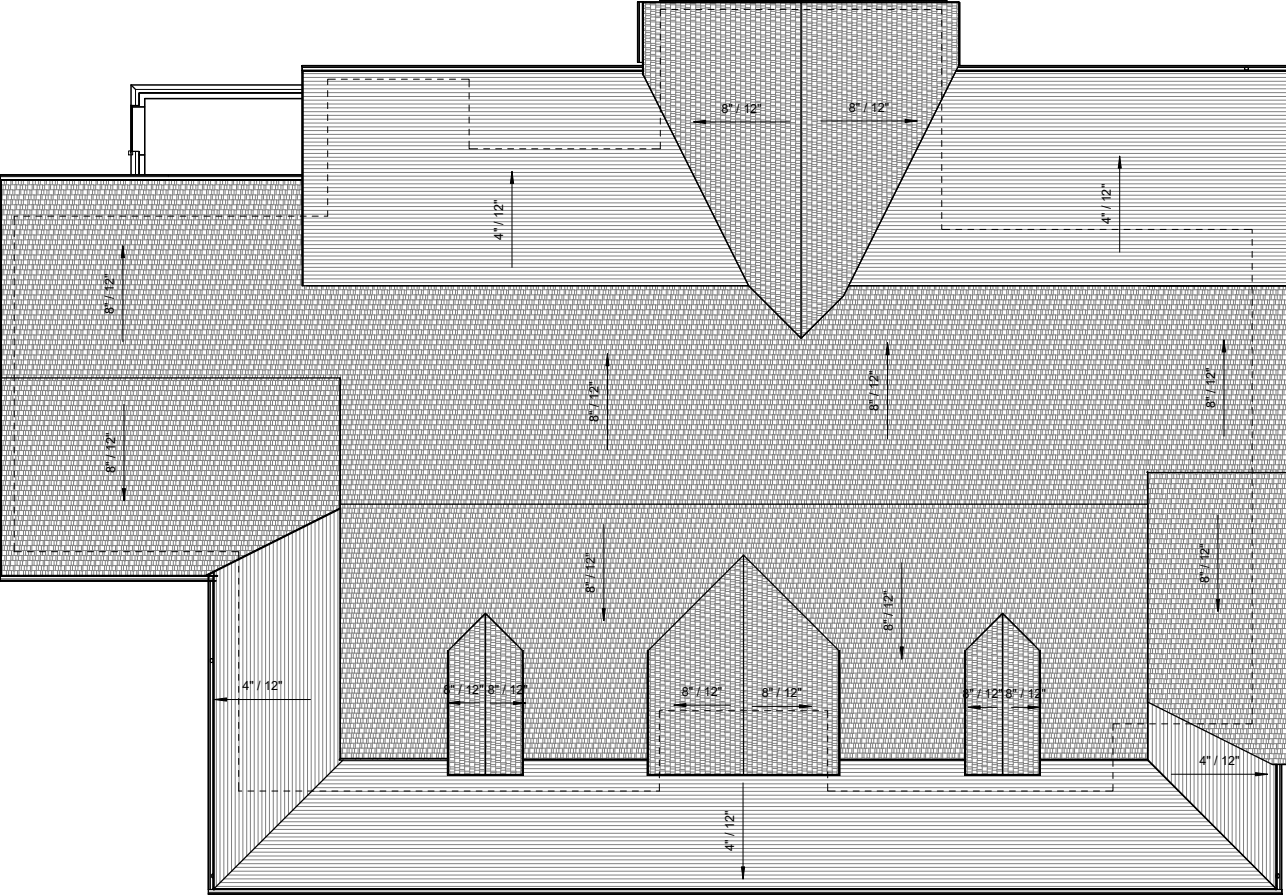
SCALE: 1/2" = 1'-0"



BUILDING 12A12B - ROOF PLAN
SCALE: 1/8" = 1'-0"



BUILDING 12B12C - ROOF PLAN
SCALE: 1/8" = 1'-0"



CLUBHOUSE - ROOF PLAN

SCALE: 1/8" = 1'-0"