

PARODI INVESTMENTS OFFICE BUILDING

ARCHITECT:

DANZE & DAVIS ARCHITECTS, INC.
4701 SPICEWOOD SPRINGS RD., STE. 200
AUSTIN, TEXAS 78759
(512) 343-0714, FAX (512) 343-0718

MEP ENGINEER:

BEA CONSULTING ENGINEERS
6615 VAUGHT RANCH RD., STE. 100
AUSTIN, TEXAS 78730
(512) 744-4484

STRUCTURAL ENGINEER:

FELDT CONSULTING ENGINEERS
801 E. MAIN ST.
ROUND ROCK, TEXAS 78664
(512) 583-1399

CIVIL ENGINEER (UNDER SEPARATE CONTRACT):

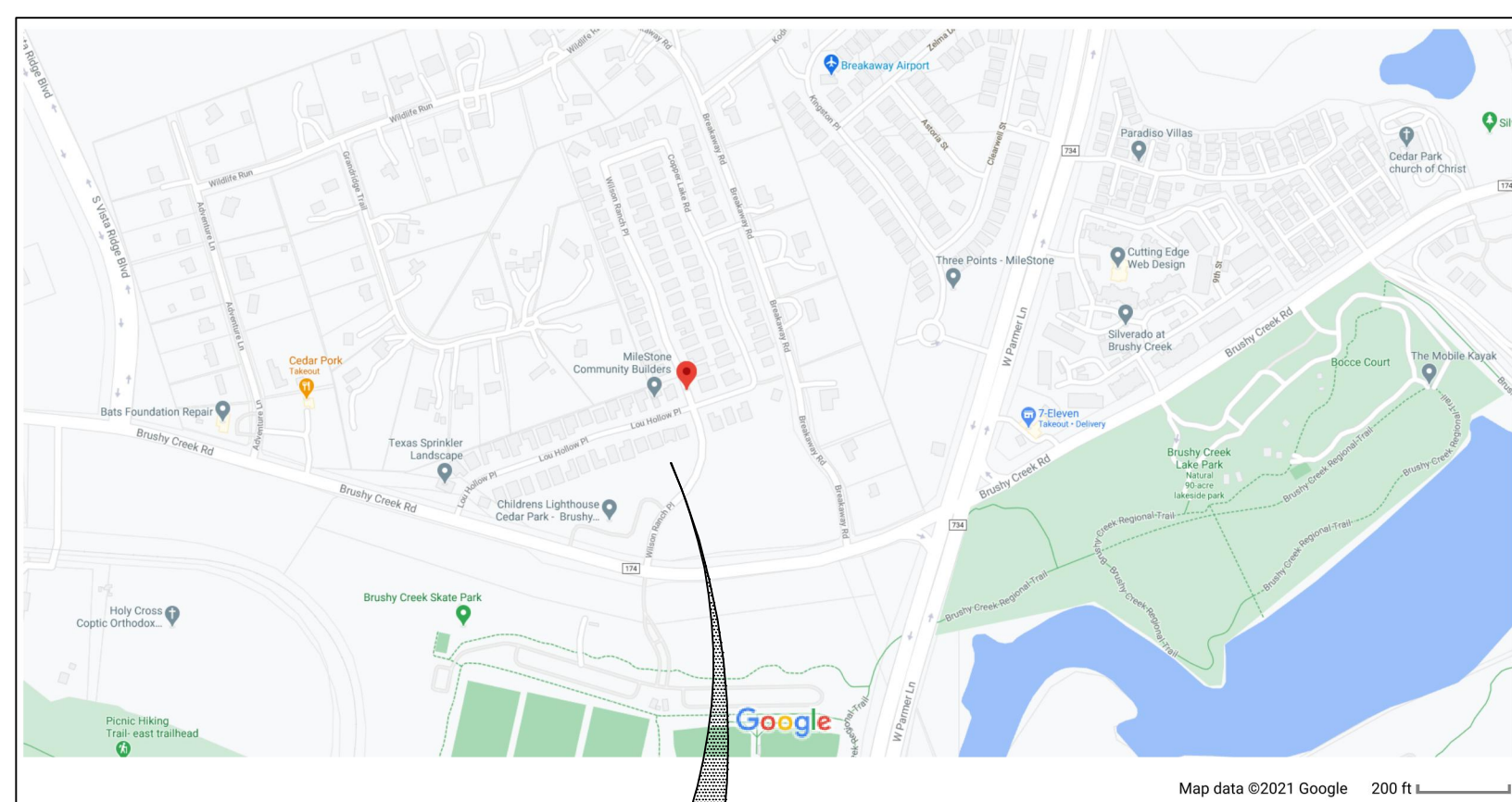
TRINE ENGINEERING, PLLC
5307 W. HIGHWAY 290, STE. 6
AUSTIN, TEXAS 78735
(512) 913-5080

PROPERTY ANALYSIS:

City of Cedar Park, Texas

ZONING: LOCAL BUSINESS (LB)
S11371 - RESERVE AT BRUSHY CREEK SEC1
(BLK A LOT 16 REPLAT), BLOCK A, LOT 16C,
ACRES 1.28

LOCATION MAP



PROJECT
LOCATION

CODE ANALYSIS:

CITY OF CEDAR PARK, TEXAS

2021 International Building Code
2021 International Plumbing, Mechanical and Gas Codes
2021 International Fire Code (w/local amendments)
2021 International Energy Conservation Code
2020 National Electrical Code
2012 TAS

BUILDING USE:

- Type V-B Construction, unsprinklered
 - Type 'B' occupancy
 - B/V-B Allowable = 2 Stories, 9,000 sq. ft. per floor, 40 ft. ht. max.
 - Total Proposed Area =
 - 1 story, 7,672 square feet office building
 - 1,000 square feet private balcony
 - 20' building height

AREA CALCULATIONS

BUILDING SQ. FTG. GROSS	OCCUPANT LOAD
MAIN FLOOR GROSS 7,672 S.F.	
OWNER SPACE 3,213 S.F./1:150 =	21 PERSONS
TENANT SPACE 2,863 S.F./1:150 =	19 PERSONS
COMMON AREA 543 S.F. =	4 PERSONS
RESTROOM CIRCULATION MSG. 1,053 S.F.	
PRIVATE BALCONY 1,073 S.F. =	7 PERSONS
TOTAL	= 51 PERSONS

REQUIRED PLUMBING FIXTURES:

Total Occupancy = 51 Occupants (26 Male / 26 Female)
Required:
WC: 1:25 for first 50 = (2), then 1:50 for the remainder exceeding 50 = (1)
Lavs: 1:40 for first 80 (2), then 1:80 for the remainder exceeding 80 = (0)
Drinking Fountain: 1:100 (1)
Service Sink: 1

PROVIDED PLUMBING FIXTURES:

WC: 6 (4F / 2M)
Urinals: 2
Lavs: 4
Sink: 2
Drinking Fountains: 2 (1 Hi-Lo Unit), w/ bottle filler
Service Sink: 1

06-29-2023: CITY PLAN
REVIEW COMMENTS

SHEET INDEX

ARCHITECTURAL

- G-0-01 COVER SHEET
- F-1-01 EGRESS / FIRE PROTECTION PLAN
- AS-1-01 ARCHITECTURAL SITE PLAN
- A-1-01 FLOOR PLAN, SCHEDULES, NOTES
- A-1-02 FLOOR PLAN, SCHEDULES, NOTES
- A-1-03 REFLECTED CEILING PLANS
- A-1-04 ROOF PLAN
- A-2-01 RESTROOM PLANS & INTERIOR ELEVATIONS
- A-2-02 BREAKROOM PLANS & INTERIOR ELEVATIONS
- A-3-01 BUILDING ELEVATIONS
- A-4-01 BUILDING SECTIONS
- A-4-02 BUILDING SECTIONS
- A-5-01 HEAD/JAMB/SILL DETAILS, DETAILS

STRUCTURAL

- S-1 FOUNDATION PLAN
- S-2 FOUNDATION DETAILS
- S-3 ROOF FRAMING PLANS
- S-4 ROOF FRAMING PLAN
- S-5 FRAMING DETAILS
- S-6 BRACED WALL PLAN
- S-7 BRACED WALL PLAN
- S-8 STRUCTURAL NOTES

MEP

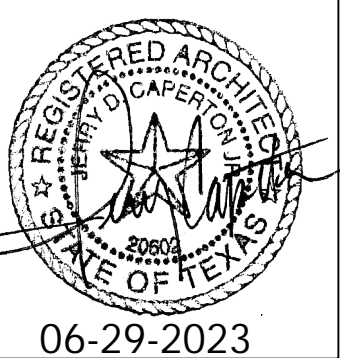
- E001 ELECTRICAL NOTES
- E002 ELECTRICAL SYMBOLS
- E-1-00 LIGHTING PLAN
- E-2-00 POWER PLAN
- E-3-00 ONE-LINE DIAGRAM AND SCHEDULES
- E-4-00 FIXTURE SCHEDULES AND COMPLIANCE
- ES-1-0 ELECTRICAL SITE PLAN
- MEP-0-0 MEP GENERAL NOTES
- M-0-01 MECHANICAL SYMBOLS & NOTES
- M-1-01 MECHANICAL PLAN
- M-2-00 MECHANICAL SCHEDULES
- M-2-01 MECHANICAL SCHEDULES
- M-3-00 LOAD CALCS & COMCHECK
- P-0-01 PLUMBING NOTES AND LEGENDS
- P-0-02 PLUMBING SYMBOLS
- P-1-01 DOMESTIC WATER PLUMBING PLAN
- P-1-02 WASTE AND VENT PLUMBING PLAN
- P-2-00 PLUMBING SCHEDULES
- P-2-01 PLUMBING SCHEDULES
- P-3-00 PLUMBING RISERS & DETAILS

BUILDING DESIGN DATA:

OCCUPANCY CATEGORY:
Table 1604.5, page 307
Category II
SNOW LOAD:
Figure 1608.2, 5psf
WIND LOAD:
Figure 1609A
115 mph - 3 Second Wind Gust
SEISMIC LOAD:
Section 1613
SITE CLASS 'D'
LIVE LOADS:
Table 1607.1
Corridors: 100 psf uniform
Offices: 50 psf uniform / 2,000 lbs. concentrated
Roofs: 20 psf uniform
Stairs and Exits: 100 psf uniform

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WWW.DANZE-DAVIS.COM

PARODI INVESTMENTS
OFFICE BUILDING
1011 WILSON RANCH PLACE
CEDAR PARK, TEXAS 78613



Job No. C2948

DRAWN BY: JDC
DATE: 04-24-2023
CHKD. BY: ---
REVISED: 06-29-2023

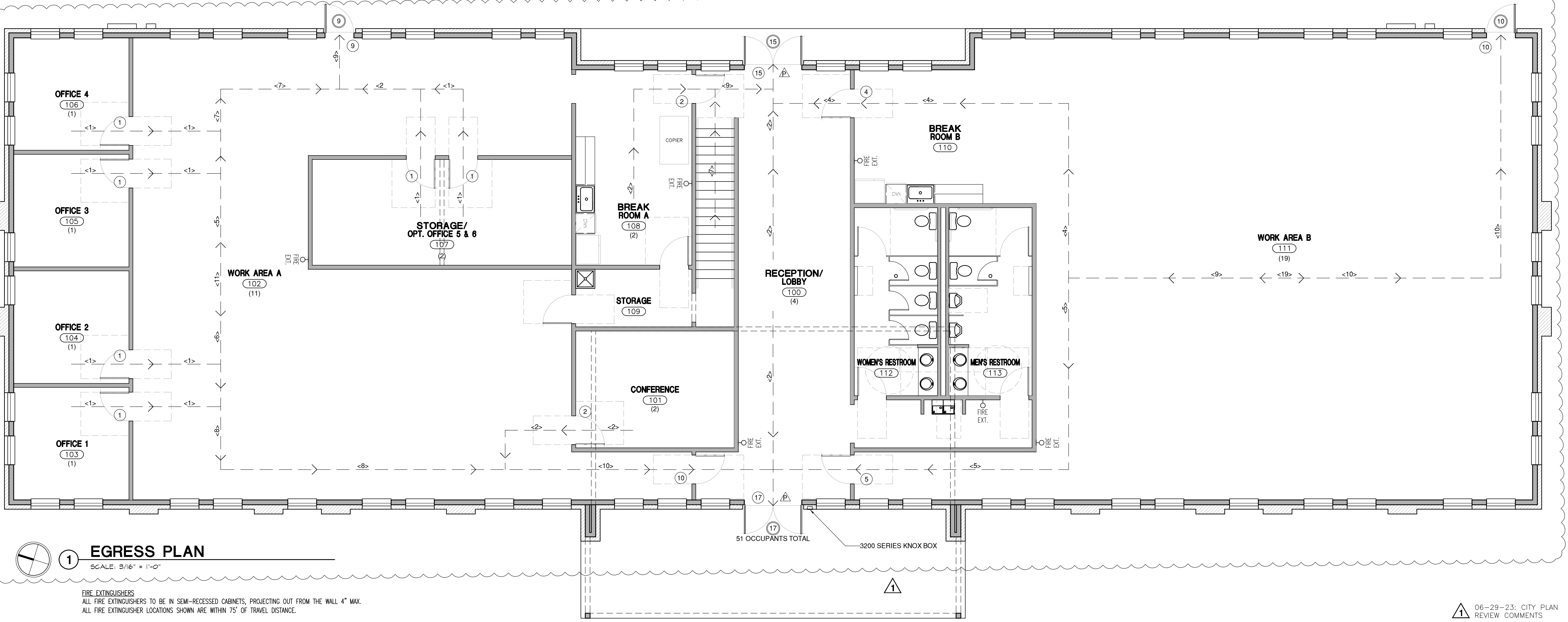
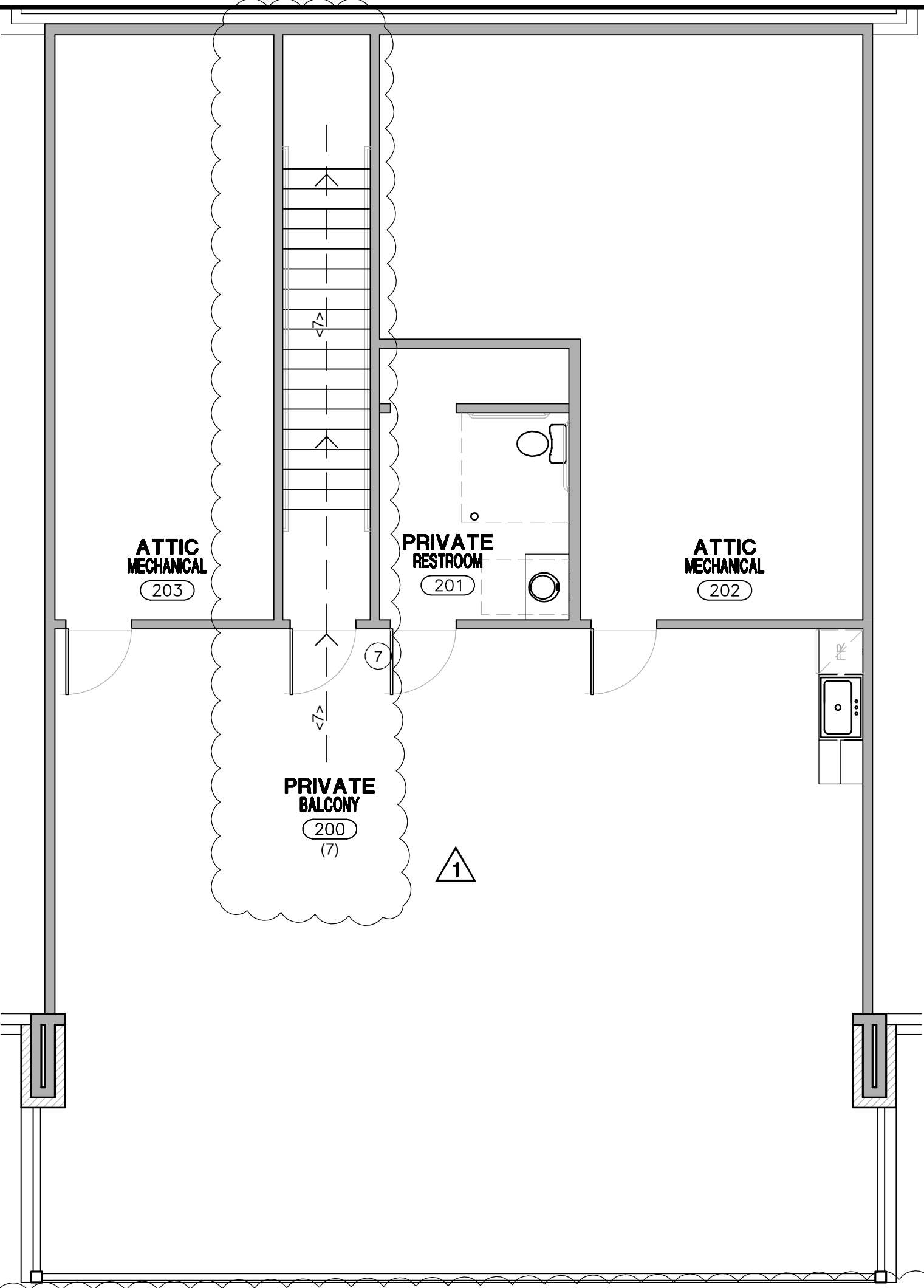
COVER SHEET

G-0-01

AREA CALCULATIONS		
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TENANT SPACE	2,863 S.F./1:150	= 14 PERSONS
COMMON AREA	543 S.F.	= 4 PERSONS
RESTROOM, CIRCULATION, MISC.	1,053 S.F.	= 7 PERSONS
PRIVATE BALCONY	1,075 S.F.	= 7 PERSONS
TOTAL		= 51 PERSONS

EGRESS LEGEND	
(00)	ROOM OCCUPANT LOAD
<00>	EGRESS OCCUPANT LOAD
→	EGRESS PATHWAY (DIRECTIONAL)
⊙	MAJOR EGRESS PATHWAYS INTERSECTIONS
⊙	EGRESS CAPACITY - DOORS
⊙	EGRESS CAPACITY - STAIRS
⚠	PANIC HARDWARE DESIGNATOR

2 EGRESS PLAN - BALCONY
SCALE: 3/16" = 1'-0"



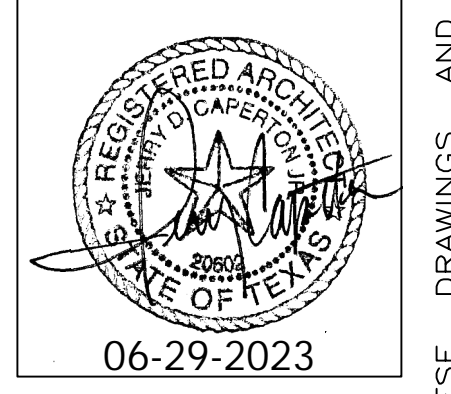
1 EGRESS PLAN
SCALE: 3/16" = 1'-0"

FIRE EXTINGUISHERS
ALL FIRE EXTINGUISHERS TO BE IN SEMI-RECESSED CABINETS, PROJECTING OUT FROM THE WALL 4" MAX.
ALL FIRE EXTINGUISHER LOCATIONS SHOWN ARE WITHIN 75' OF TRAVEL DISTANCE.

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EGRESS PLAN
F-1-01

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