

**A New OFR Project for**

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# **Rena & Alex Gabrielides**

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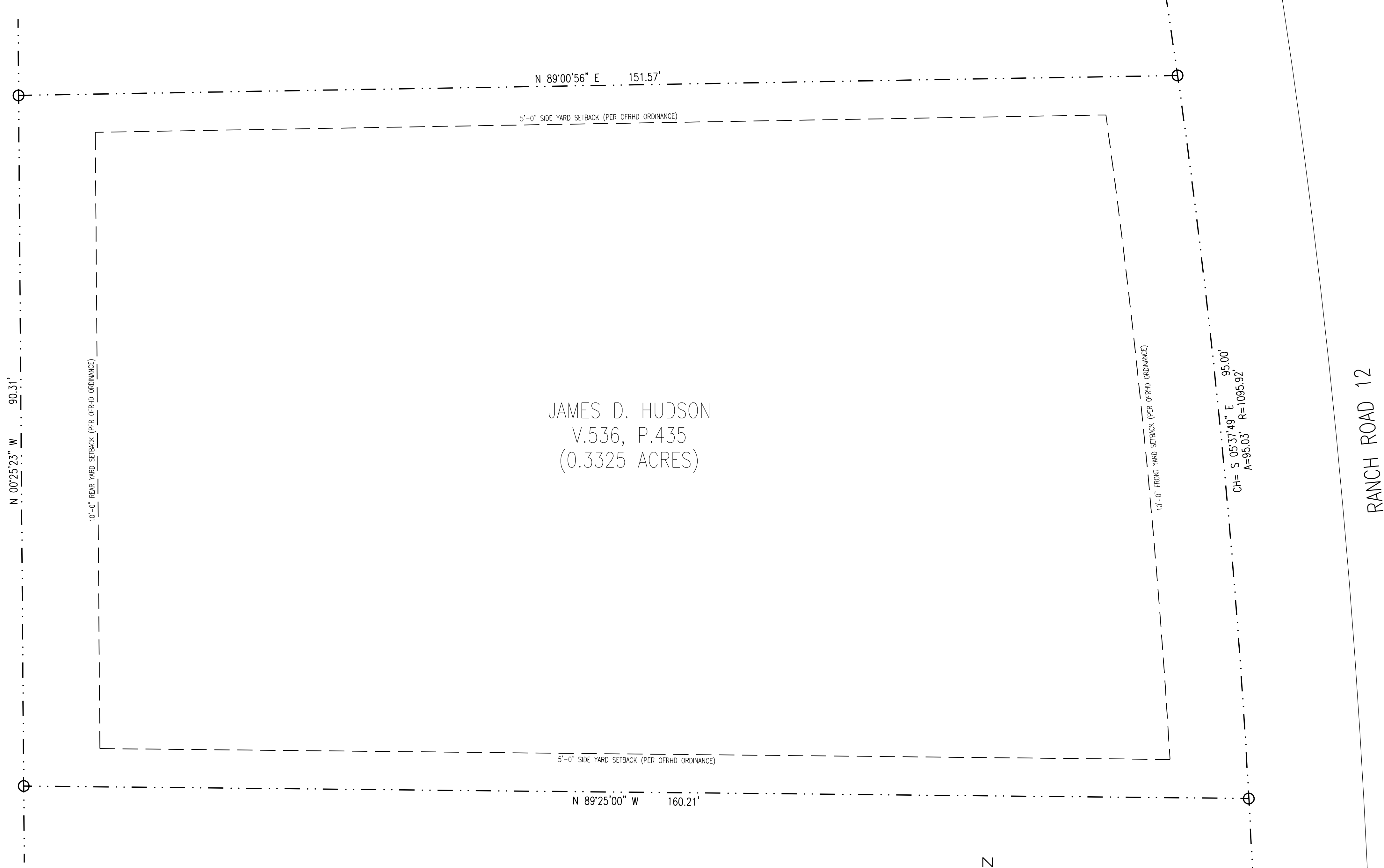
**28485 Ranch Road 12  
Old Fitzhugh Road Historic District  
Dripping Springs, Texas 78620**

***Herron Design Studio***

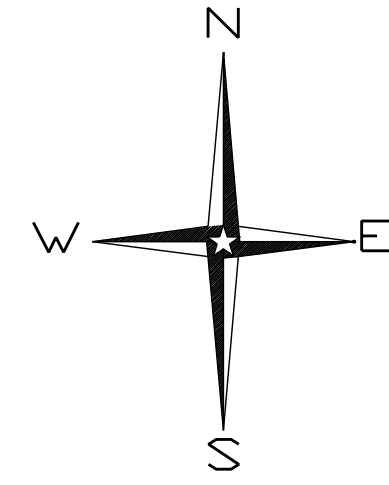
**a r c h i t e c t u r e**

101 Hays Street, Suite 409  
Dripping Springs, Texas 78620  
512.858.9889

OLD FITZHUGH ROAD



JAMES D. HUDSON  
V.536, P.435  
(0.3325 ACRES)



EXISTING SITE PLAN

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

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REVISIONS

GAB2406

SEPT. 25, 2024

**A1**

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VIEW FROM NORTHWEST CORNER



VIEW FROM NORTHEAST CORNER

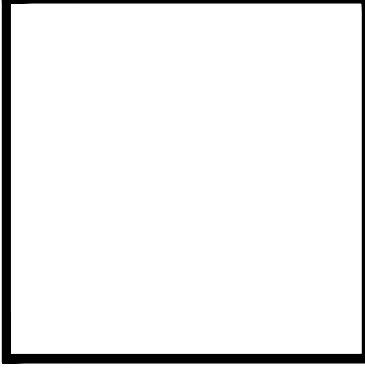


VIEW FROM SOUTHWEST CORNER



VIEW FROM SOUTHEAST CORNER

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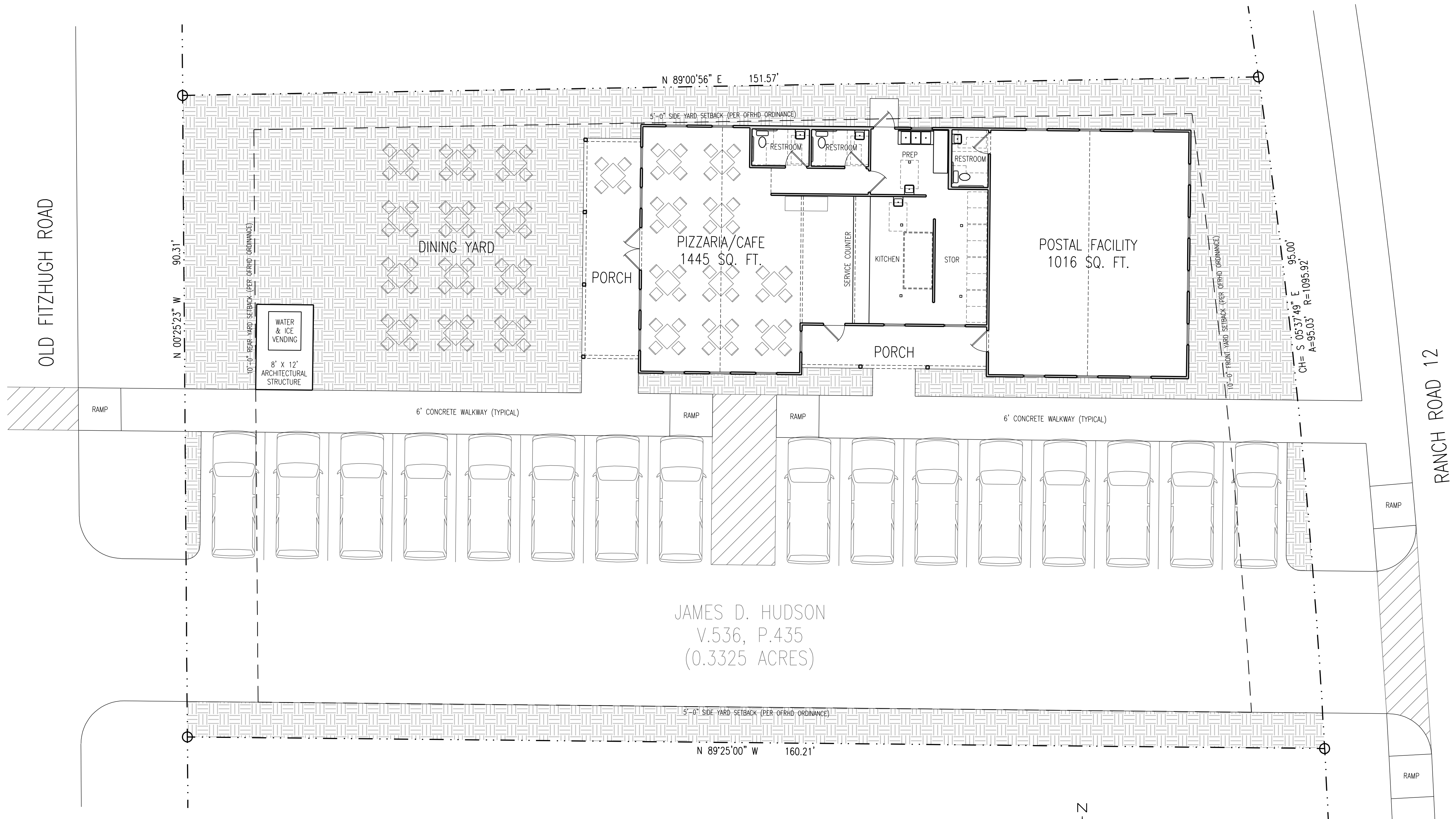


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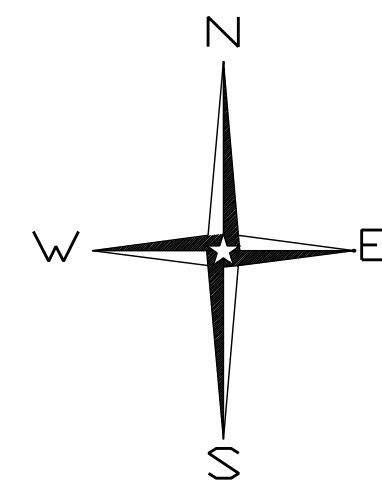
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**A2**

IMPERVIOUS COVER	
LOT AREA	14,474 SQ. FT.
NEW STRUCTURE AREA	2,951 SQ. FT.
PARKING AND WALKWAYS AREA	6,947 SQ. FT.
TOTAL IMPERVIOUS COVER AREA	9,898 SQ. FT.
PERCENTAGE IMPERVIOUS COVER	68.38 %



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PROPOSED SITE PLAN

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

**APPLICABLE BUILDING CODES & ORDINANCES**  
 ALL CONSTRUCTION SHALL BE COVERED BY THE ADOPTED SET OF BUILDING CODES AS LISTED BELOW AND ANY LOCAL AMENDMENTS FOUND IN DRIPPING SPRINGS' TECHNICAL AND CONSTRUCTION STANDARDS AS LISTED IN THE CODES & STANDARDS ARTICLE OF THE CITY CODE OF ORDINANCES

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2018 INTERNATIONAL FIRE CODE (IFC)
- 2023 NATIONAL ELECTRIC CODE (NEC)
- 2012 TEXAS ACCESSIBILITY STANDARDS (TAS)

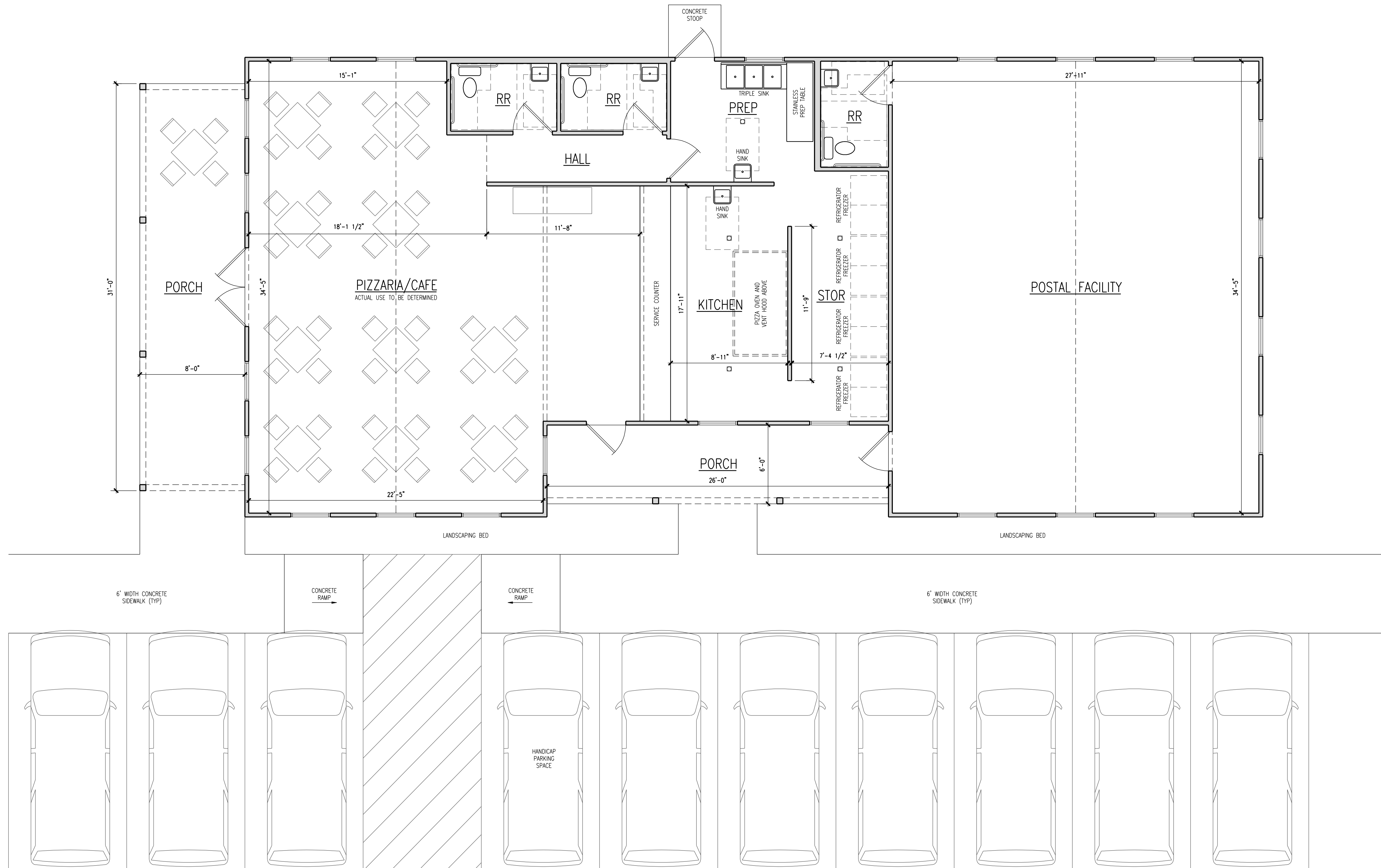
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**A3**

SQUARE FOOTAGES	
POSTAL HEATED AREA	1046 SQ. FT.
RESTAURANT HEATED AREA	1484 SQ. FT.
<b>TOTAL HEATED AREA</b>	<b>2530 SQ. FT.</b>
ENTRY PORCH COVERED AREA	156 SQ. FT.
OFR SIDE PORCH COVERED AREA	248 SQ. FT.
<b>TOTAL COVERED AREA</b>	<b>2934 SQ. FT.</b>



FLOOR PLAN

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

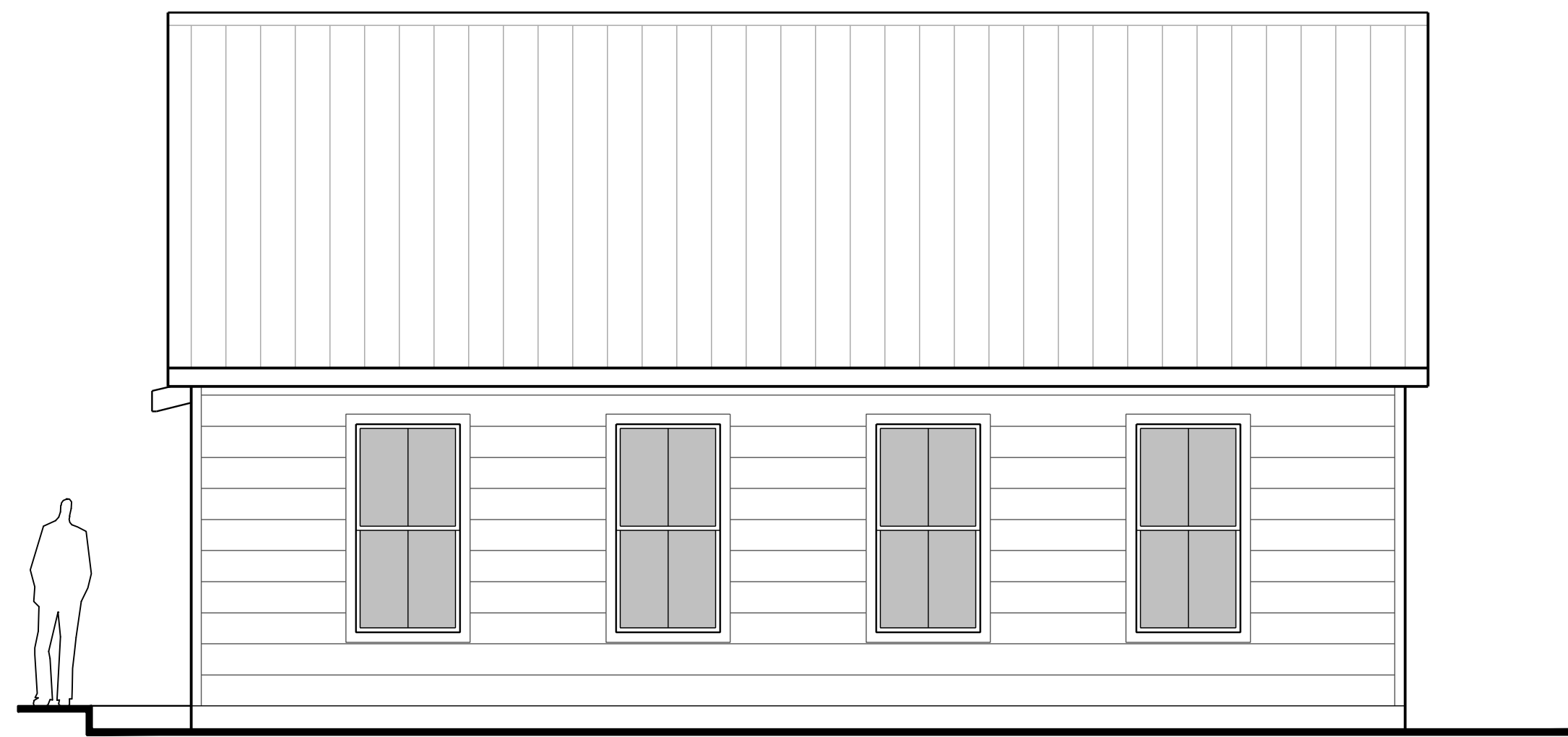
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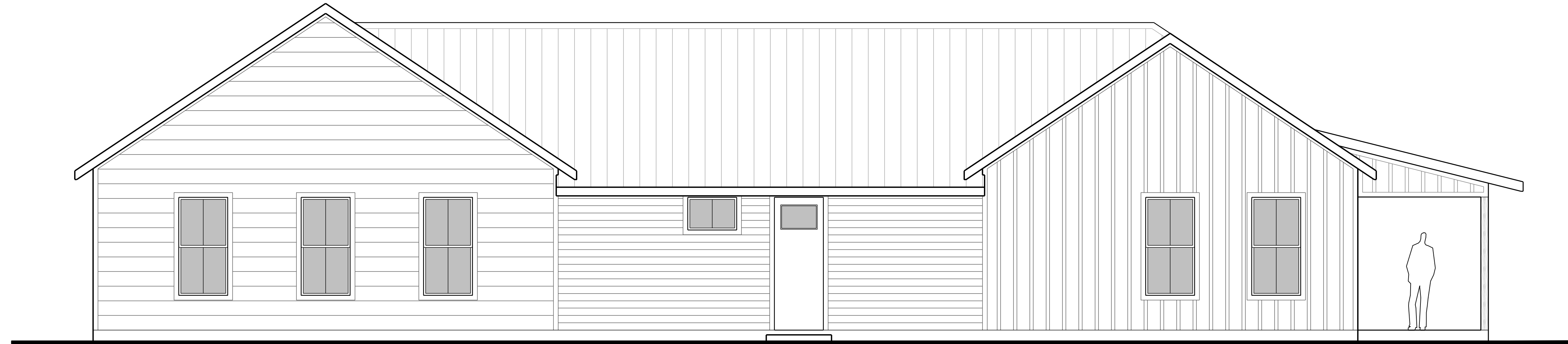
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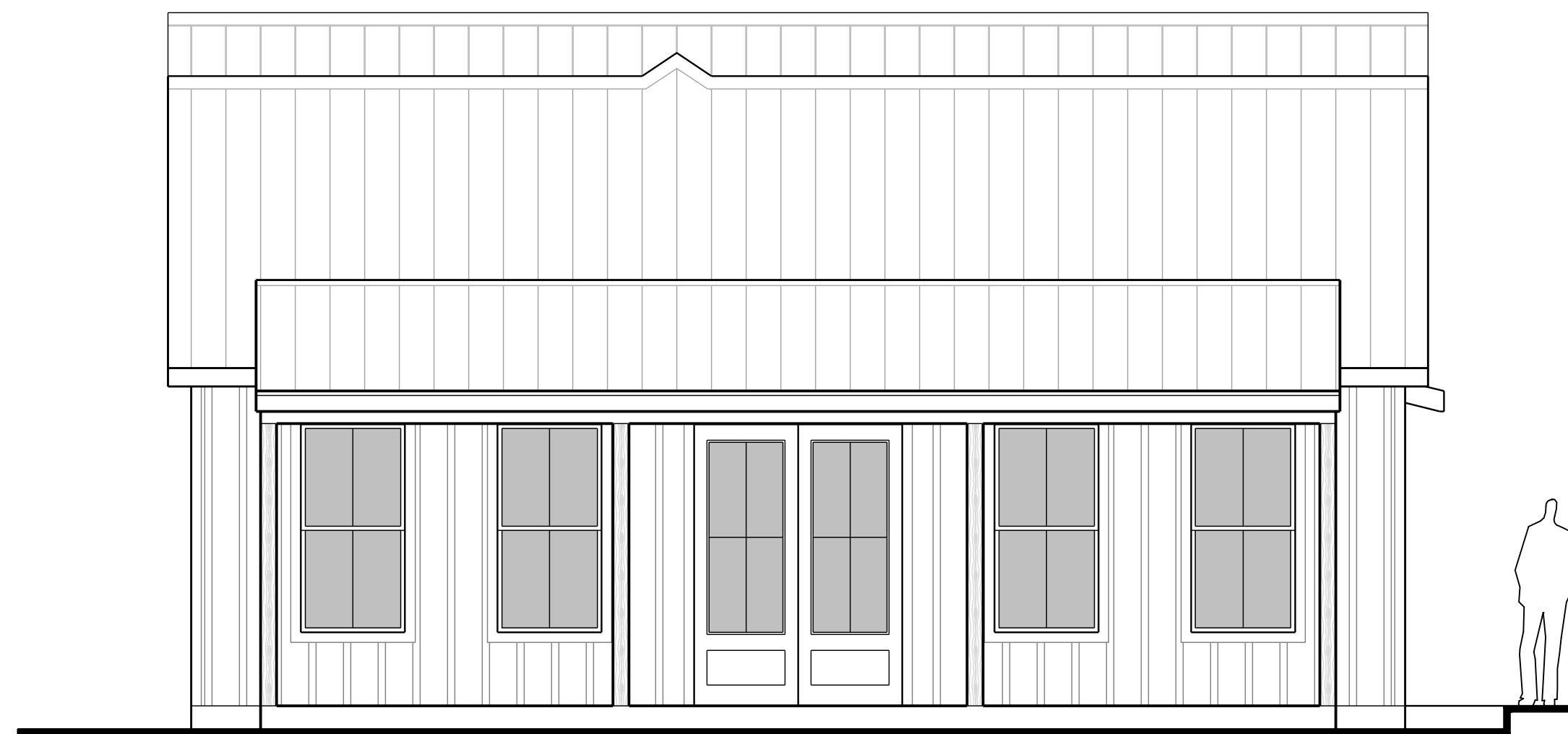
RIGHT ELEVATION

FACING EAST TO RANCH ROAD 12 SCALE : 1/4" = 1'-0"



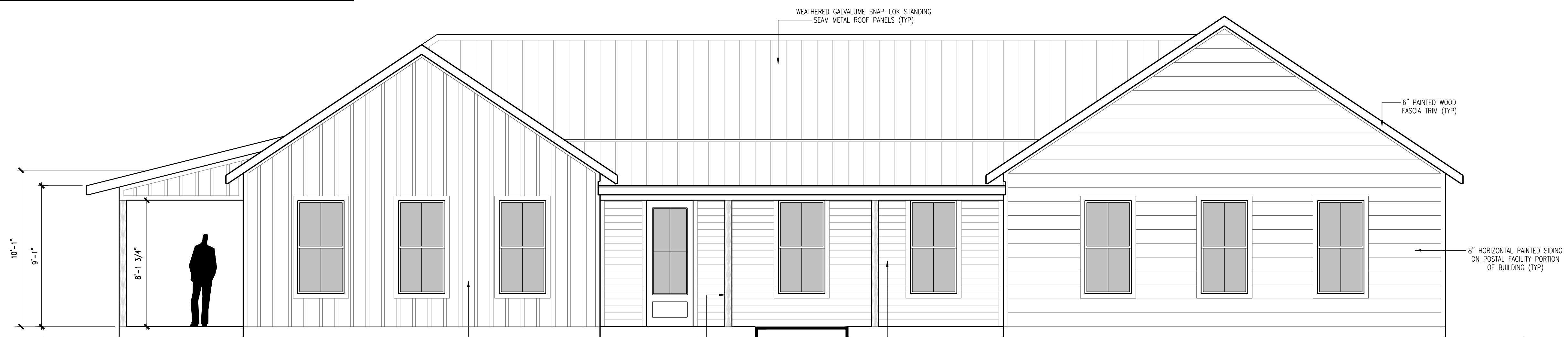
REAR ELEVATION

FACING NORTH SCALE : 1/4" = 1'-0"



LEFT ELEVATION

FACING WEST TO OLD FITZHUGH ROAD SCALE : 1/4" = 1'-0"



FRONT ELEVATION

FACING SOUTH TO PARKING AREA SCALE : 1/4" = 1'-0"

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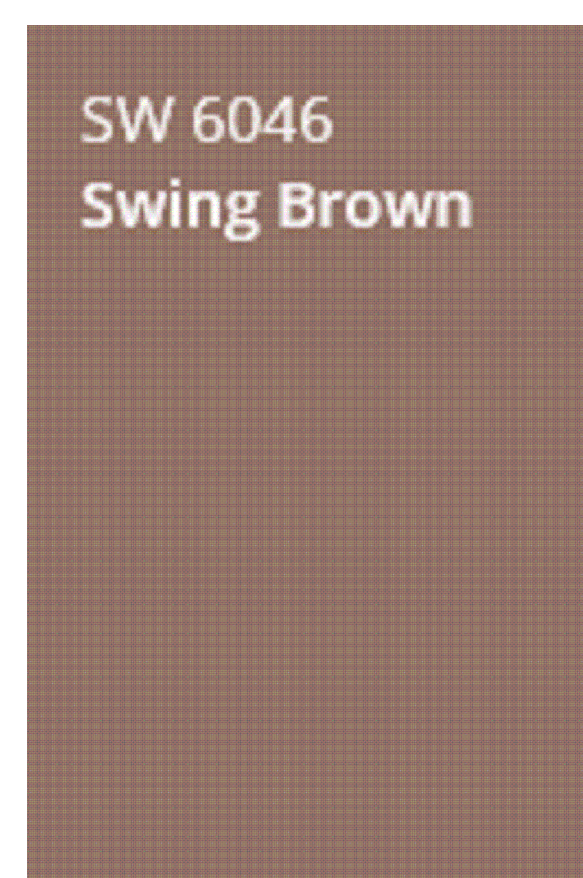
**A5**



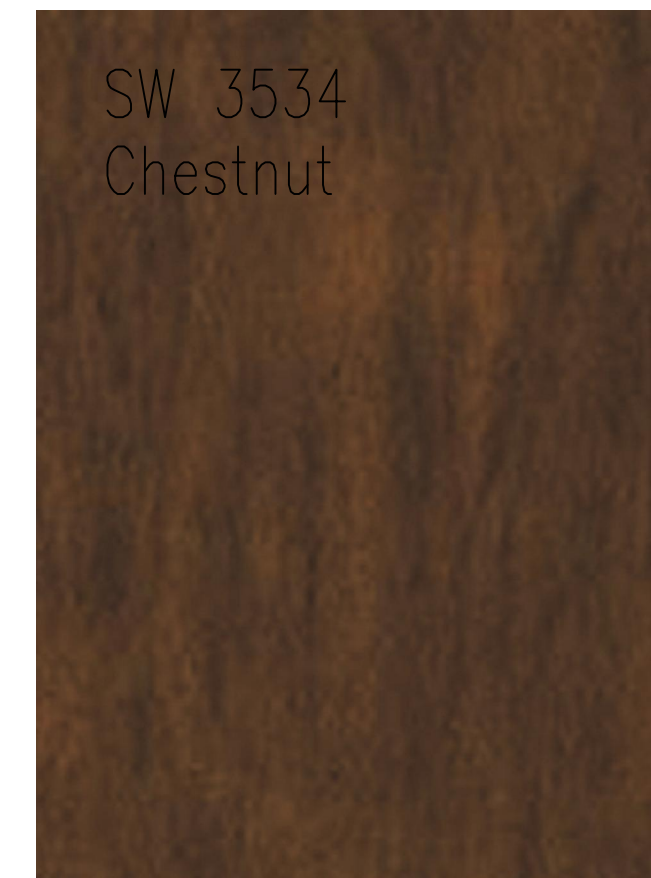
COLOR FOR PIZZARIA/CAFE PORTION OF BUILDING



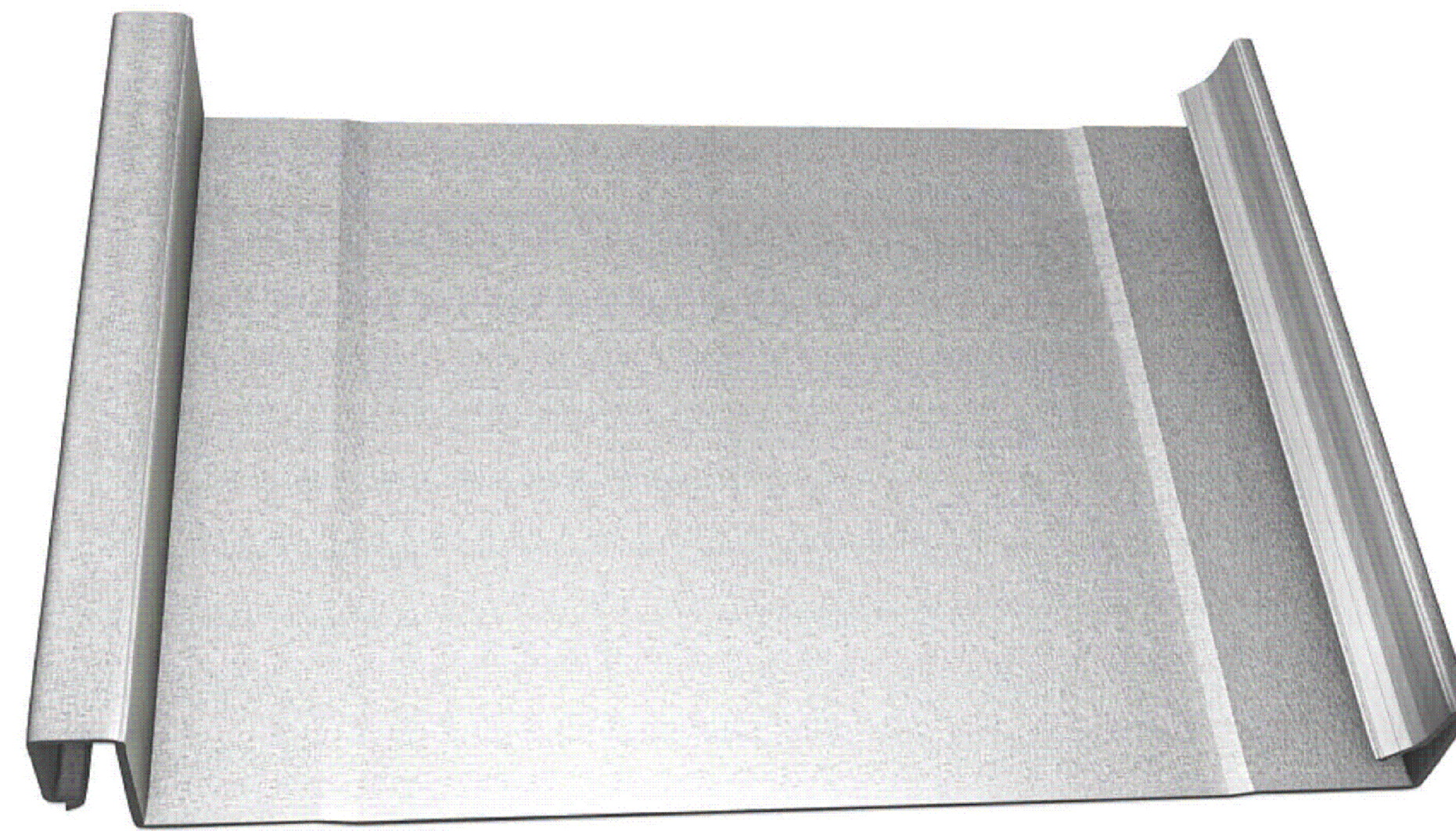
COLOR FOR CENTER COMMON PORTION OF BUILDING



COLOR FOR POSTAL FACILITY PORTION OF BUILDING



STAIN COLOR FOR WOOD POSTS



COLOR AND TYPE OF STANDING-SEAM ROOFING PANEL FOR MAIN ROOF

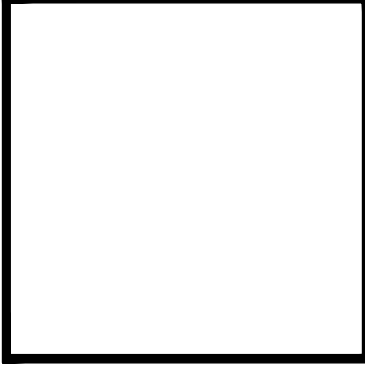


SIDING PROFILE AND TEXTURE FOR POSTAL FACILITY AND CENTER COMMON PORTION OF BUILDING



SIDING PROFILE AND TEXTURE FOR PIZZARIA/CAFE PORTION OF BUILDING

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