



**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

Name of Applicant: ANDREW DODSON, PE

Mailing Address: 361 Middle Creek, Buena

Phone Number: 512-748-3253 Email Address: DODSONCIVIL@gmail.com

Name of Owner (if different than Applicant): URIEGAS DEVELOPMENT, LLC

Mailing Address: 3304 ARROWHEAD CIR, ROUND ROCK TX 78681

Phone Number: 512-577-2077

Address of Property Where Structure/Site Located: 28495 & 28491

RANCH ROAD 12, DRIPPING SPRINGS TX 78620

District Located or Landmark: Mercer Street Old Fitzhugh Road Hays Street

Individual Landmark (Not in an Historic District)

Zoning Classification of Property: CS

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):

Professional / Retail (future)

Description of Proposed Work:

2 new office buildings one for dental office and the other as speculative office rental space with associated parking, water quality, and detention.

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements:

Project has removed a dilapidated mobile home and dead trees under previous COA approval. Proposed buildings build on the evolving character of Old Fitzhugh Road by adding complimentary buildings enhancing the entry into the historic district

Estimated Cost of Proposed Work: \$450,000
\$5000

Intended Starting Date of Proposed Work: Immediately upon approval

Intended Completion Date of Proposed Work: Summer 2023

ATTACH THE FOLLOWING DOCUMENTS (in a form acceptable to the City):

- Current photograph of the property and adjacent properties (view from street/right-of-way)
- Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map, or aerial photo which generally shows the anticipated plan of development
- Elevation drawings/sketches of the proposed changes to the structure/site
- Samples of materials to be used
- Color chips of the colors which will be used on the structure (if applicable)
- Sign Permit Application (if applicable)
N/A
- Building Permit Application (if applicable)
N/A
- Application for alternative exterior design standards and approach (if applicable)
N/A
- Supplemental Design Information (as applicable)

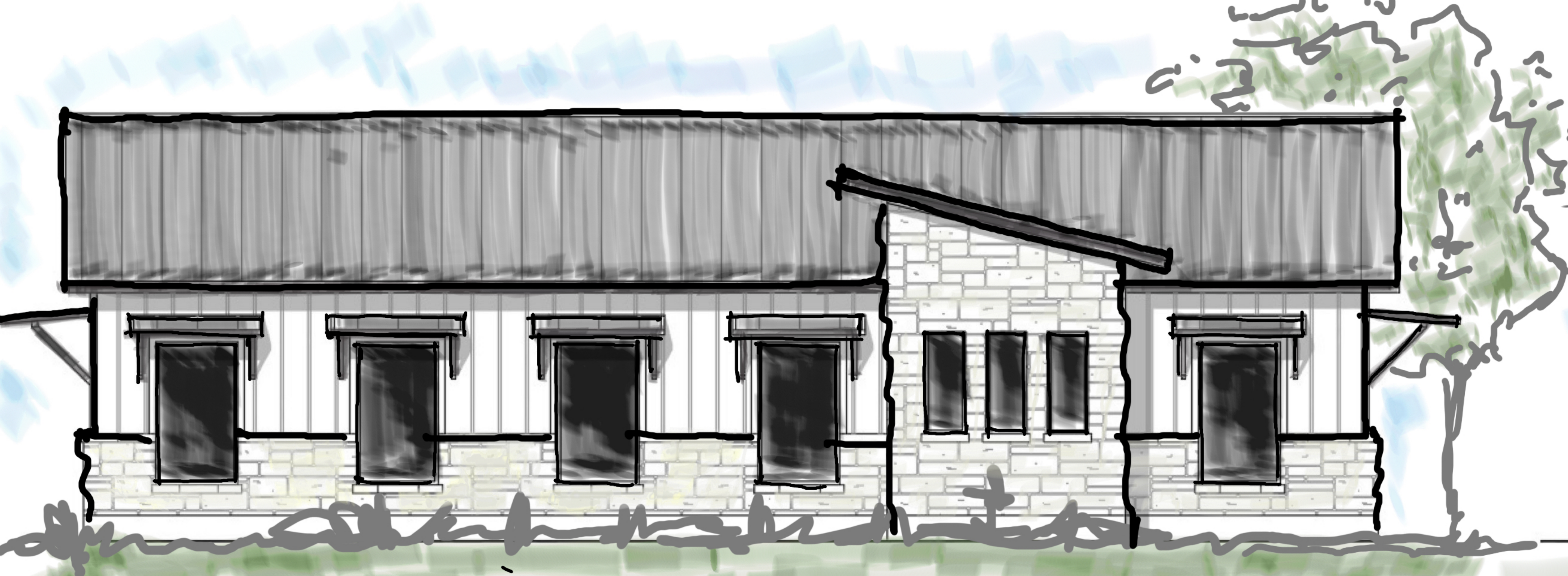
N/A
Andrew DeLuca
Signature of Applicant

11/9/21
Date

John Bowler
Signature of Property Owner Authorizing the Proposed Work

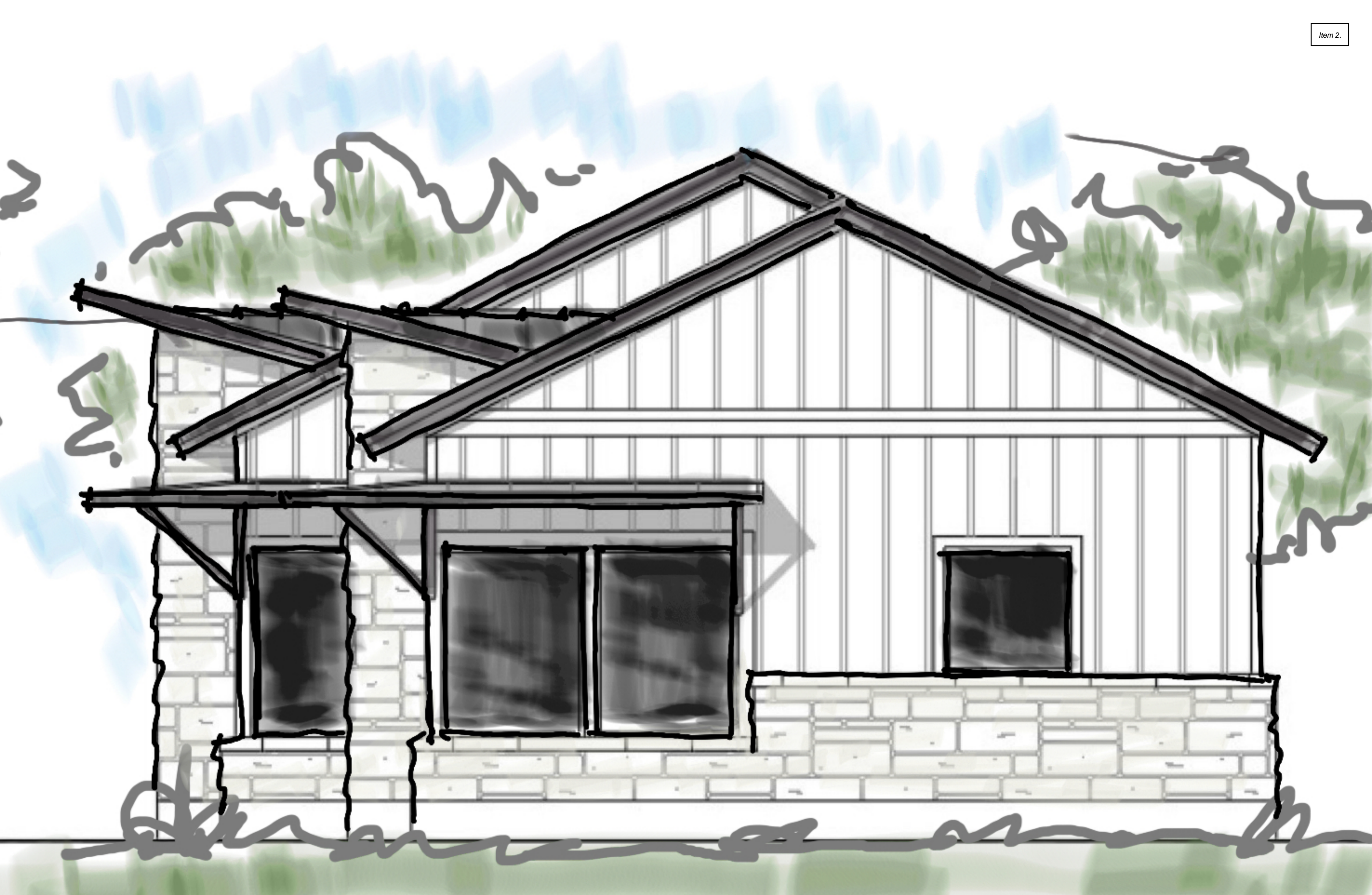
11-08-2021
Date





BUILDING 1 LEFT ELEVATION (FACING WEST AND OLD FITZHUGH)

NOT TO SCALE



BUILDING 2 RIGHT ELEVATION (FACING WEST AND OLD FITZHUGH)

NOT TO SCALE



Item 2.

18



WELCOME TO
DRIPPING SPRINGS
GATEWAY TO THE
HILL COUNTRY







 dreamstime.com/moder





TEXAS STONE SUPPLY

817-579-0900

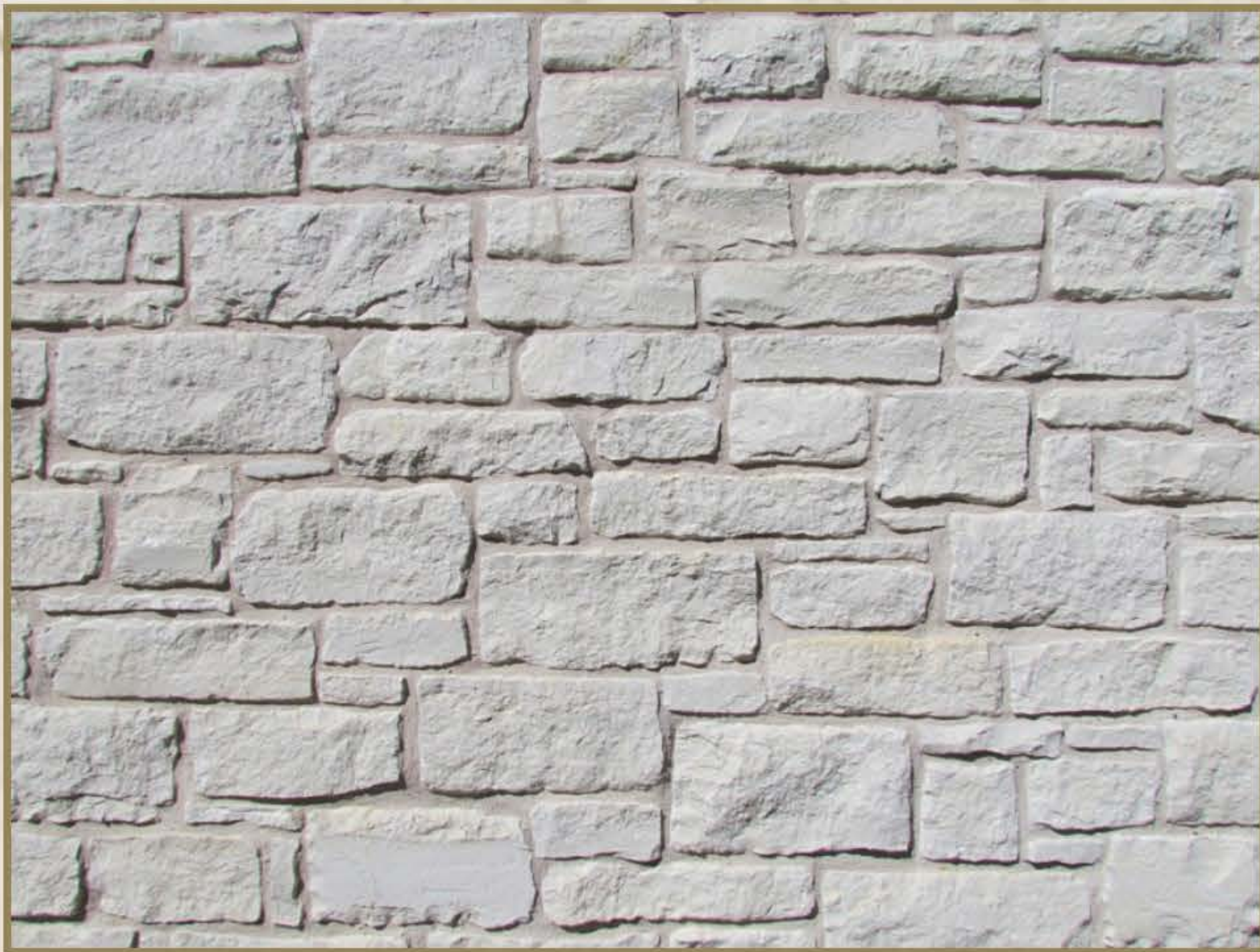
MENU

BACK



« Last

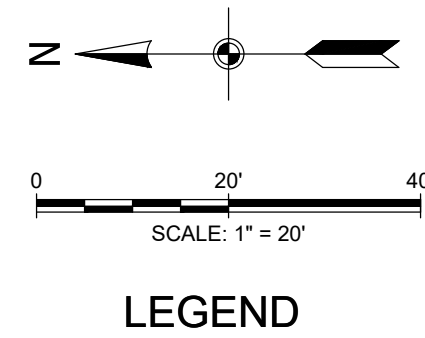
Next »



Austin White Tuscan Chop up close

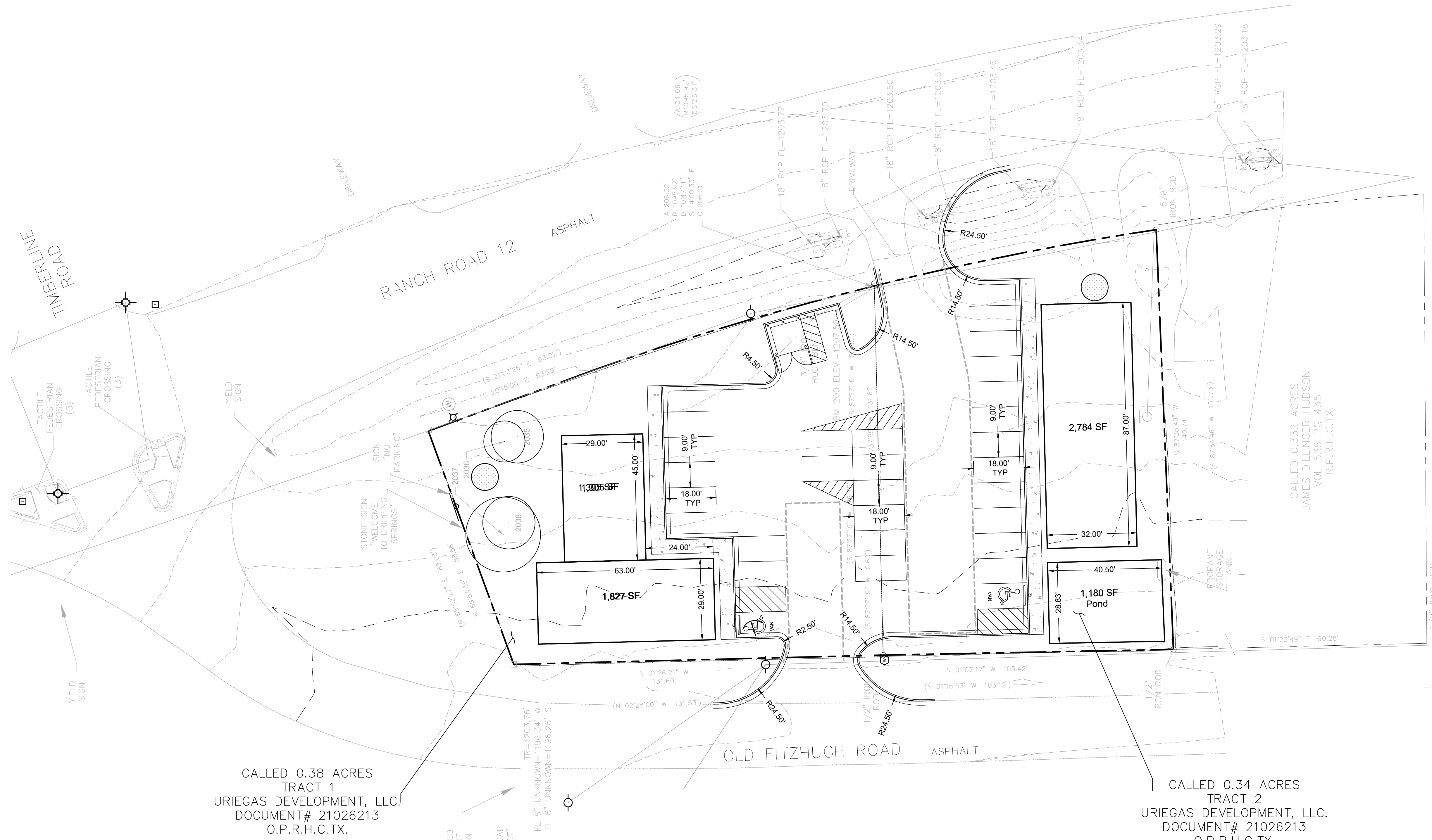
« Last

Next »



DIMENSIONAL SITE PLAN NOTES

- SIDEWALKS AND CURB RAMPS TO BE CONSTRUCTED PER CITY OF DRIPPING SPRINGS STANDARDS.
- EVERY HANDICAP-DESIGNATED PARKING SPACE MUST BE IDENTIFIED BY A SIGN CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED" OR EQUIVALENT LANGUAGE CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND.
- ALL HANDICAP SPACES (H.C.) ARE 9'-WIDE. H.C. SPACES MARKED AS VAN-ACCESSIBLE HAVE AN 9'-WIDE ACCESS AISLE.
- "ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.3.2E."
- PER CHAPTER 8, THE DUMPSTER ENCLOSURES MUST BE ONE (1) FOOT ABOVE THE HEIGHT OF THE WASTE CONTAINER. USE PROTECTIVE POLES IN CORNERS AND AT IMPACT AREAS. FENCE POSTS OF RUST PROTECTED METAL OR CONCRETE. A MINIMUM 6" SLAB IS REQUIRED AND MUST BE SLOPED TO DRAIN; THE ENCLOSURE MUST HAVE STEEL FRAMED GATES WITH SPRING LOADED HINGES AND FASTENERS TO KEEP CLOSED. SCREENING MUST BE ON ALL FOUR SIDES BY MASONRY WALL OR APPROVED FENCE OR SCREENING WITH OPAQUE GATES.
- ALL WALLS 30" OR HIGHER THAN FINAL GRADE AND ALONG PEDESTRIAN OR VEHICULAR ROUTES MAY NEED HANDRAIL. CONTRACTOR TO COORDINATE HANDRAIL LOCATIONS WITH OWNER AND ENGINEER DURING CONSTRUCTION.
- ALL DIMENSIONS ARE REFERENCED TO BACK OF CURB, OR TO EDGE OF GRAVEL DRIVEWAY WHERE CURB IS NOT PLANNED.
- ALL DRIVING SURFACES SHALL BE ABLE TO BE ENGINEERED TO WITHSTAND 75,000 LBS. 2012 IFC 503 AND D102.1



CALLED 0.38 ACRES
 TRACT 1
 URIEGAS DEVELOPMENT, LLC.
 DOCUMENT# 21026213
 O.P.R.H.C.TX.

CALLED 0.34 ACRES
 TRACT 2
 URIEGAS DEVELOPMENT, LLC.
 DOCUMENT# 21026213
 O.P.R.H.C.TX.

CALLED 0.332 ACRES
 JAMES DILLINGER HUDSON
 VOL 536 PG 435
 R.P.R.H.C.TX.

NO.	DATE	DESCRIPTION	BY
1	10/11/2019	ISSUE 2. ADDENDUM #1	

URIEGAS DENTAL - DRIPPING SPRINGS
 OLD FITZHUGH ROAD
 DRIPPING SPRINGS, TEXAS 78620

SITE PLAN

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES UNDER THE AUTHORITY OF ANDREW W. DODSON, P.E. 95647 ON May 11, 2022 IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES.

Date: 5/11/2022
 Check by: AWD
 Drawn By: MBS
 Sheet No. ---- of 14
 Project No.



DRAWN BY: BDG

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

DATE: 10/10/2022

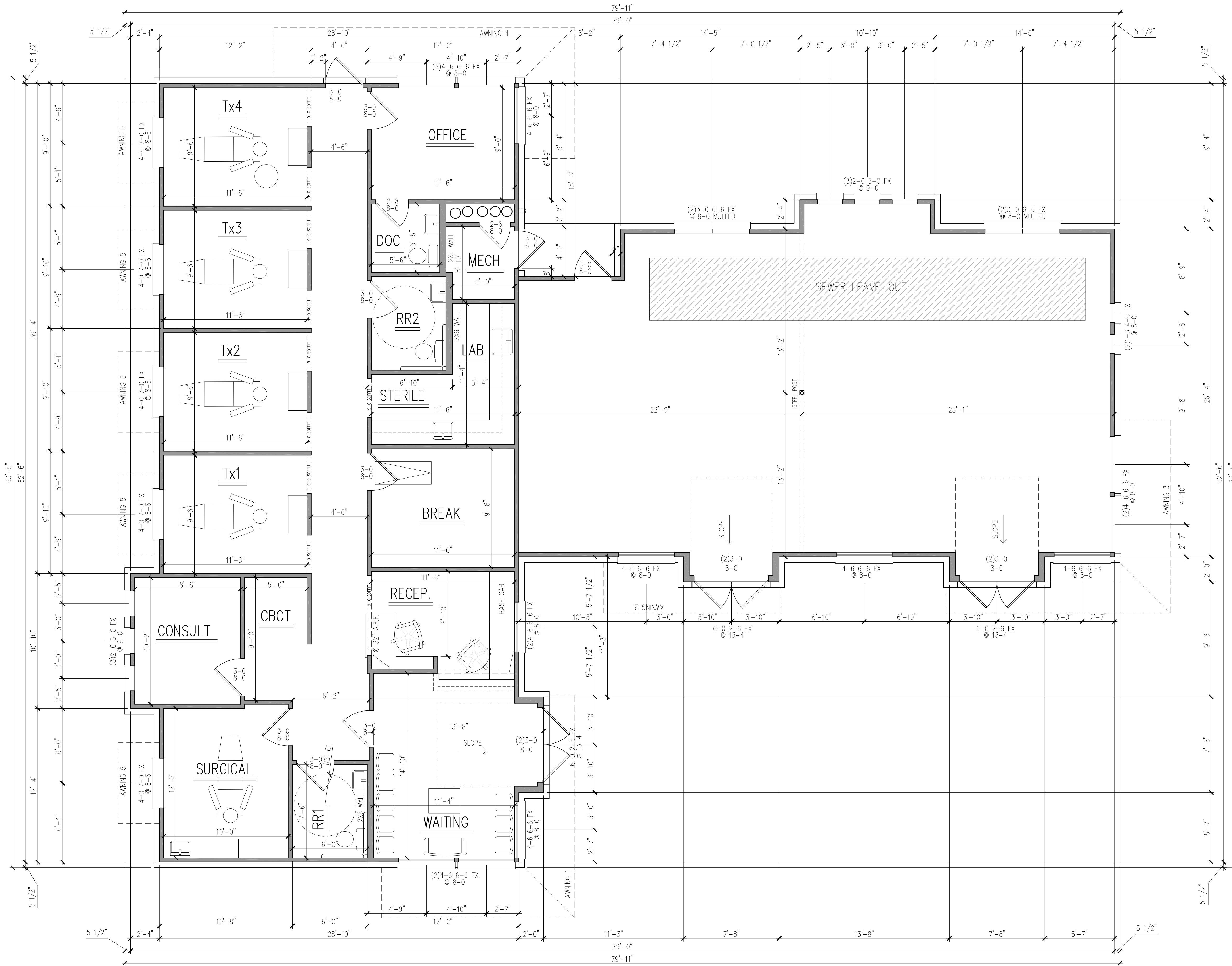
SUITE 101 / BUILDING 1 FLOOR PLAN

URIEGAS DENTISTRY - OLD FITZHUGH ROAD



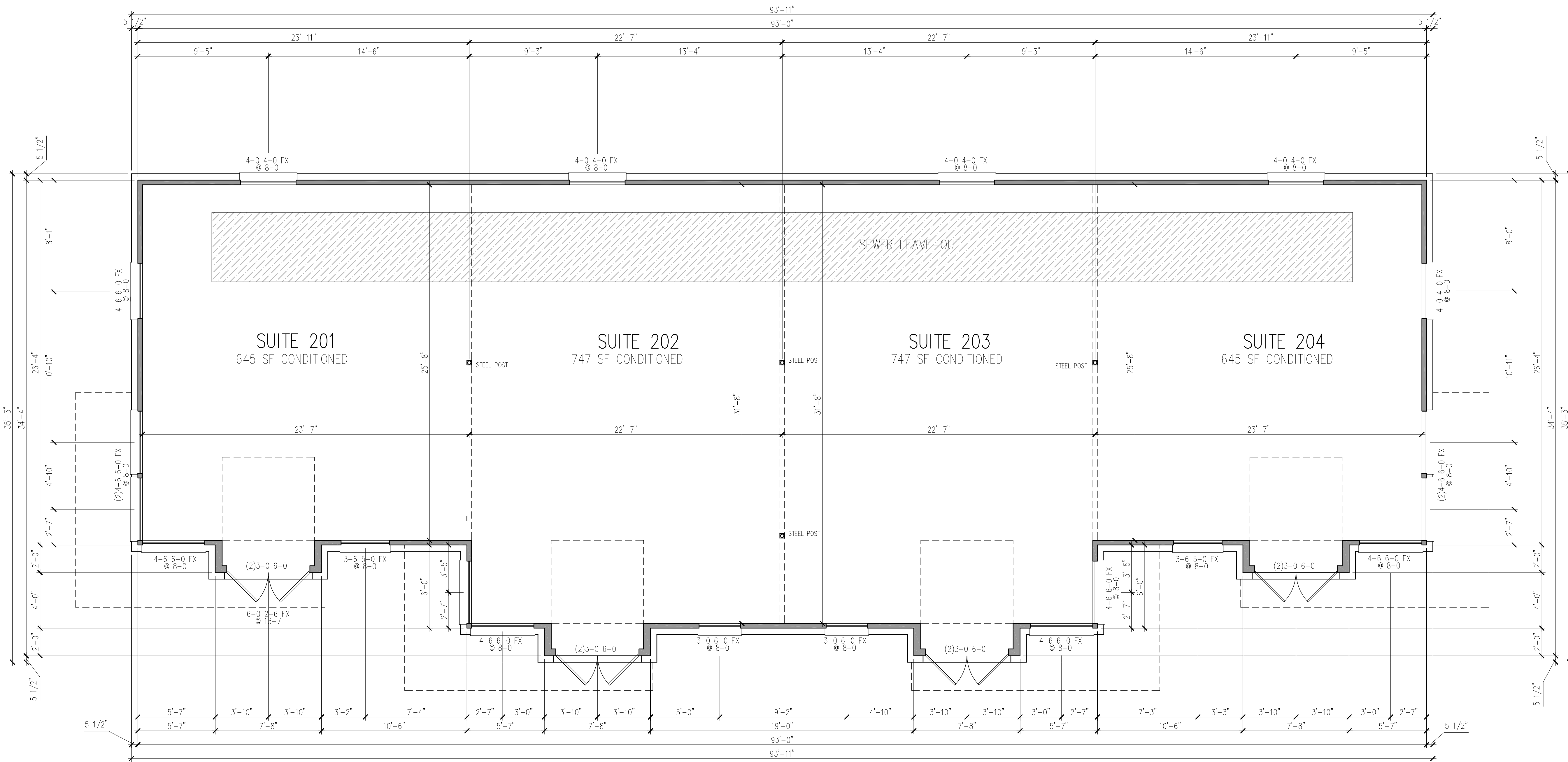
PLN-1

© 2022 BIRDSONG DESIGN GROUP, LLC



SUITE 101 FLOOR PLAN
 SCALE: 1/4"=1'-0"
 1839 SF HEATED AND COOLED SPACE

**NOTE: ALL 1ST FLR. CEILING HEIGHTS
 10'-0" UNLESS NOTED OTHERWISE**



BUILDING 2 FLOOR PLAN

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

2784 SF HEATED AND COOLED SPACE

DRAWN BY: BDG

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

DATE: 10/10/2022

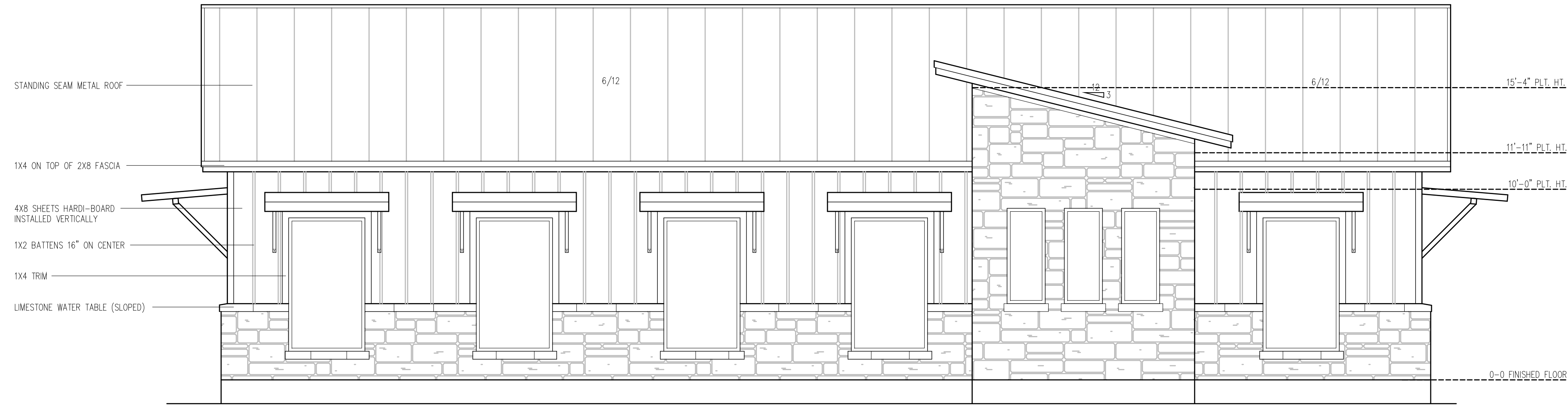
BUILDING 2 FLOOR PLAN

URIEGAS DENTISTRY - OLD FITZHUGH ROAD



PLN-2

© 2022 BIRDSONG DESIGN GROUP, LLC



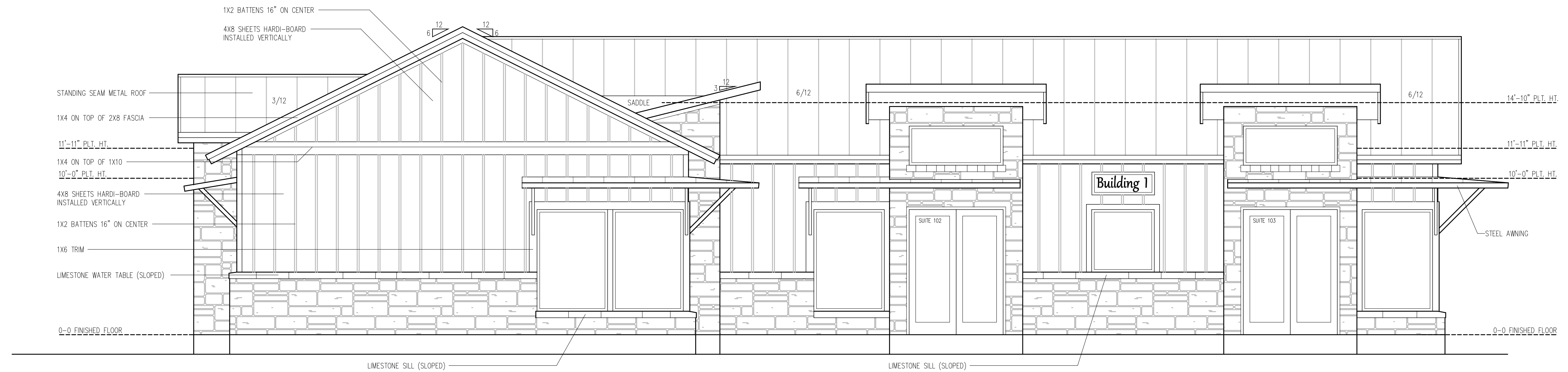
BUILDING 1 LEFT ELEVATION (FACING WEST AND OLD FITZHUGH)

SCALE: 3/8"=1'-0"

DRAWN BY: BDG

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

DATE: 10/10/2022



BUILDING 1 FRONT ELEVATION (FACING SOUTH AND PARKING LOT)

SCALE: 3/8"=1'-0"

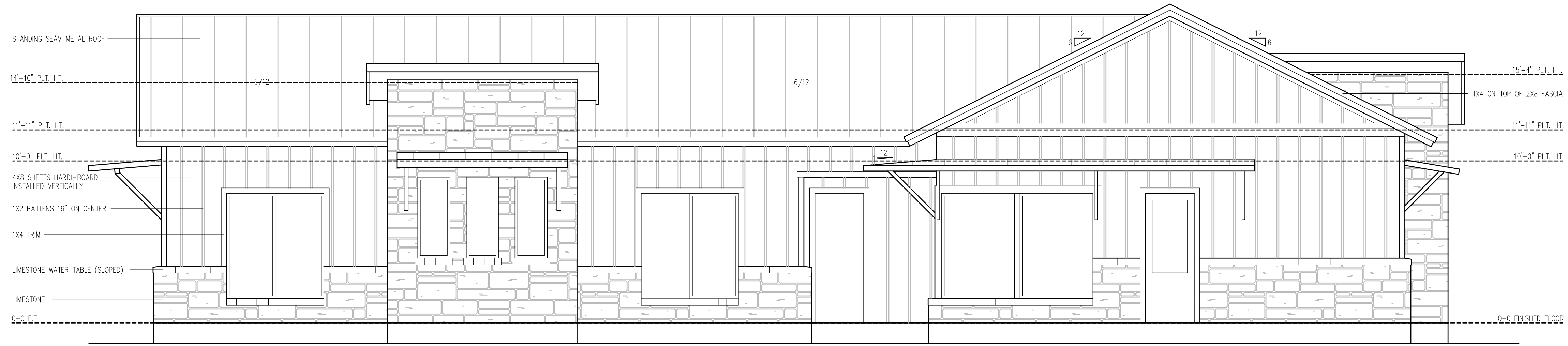
EXTERIOR ELEVATIONS - BUILDING 1

URIEGAS DENTISTRY - OLD FITZHUGH ROAD



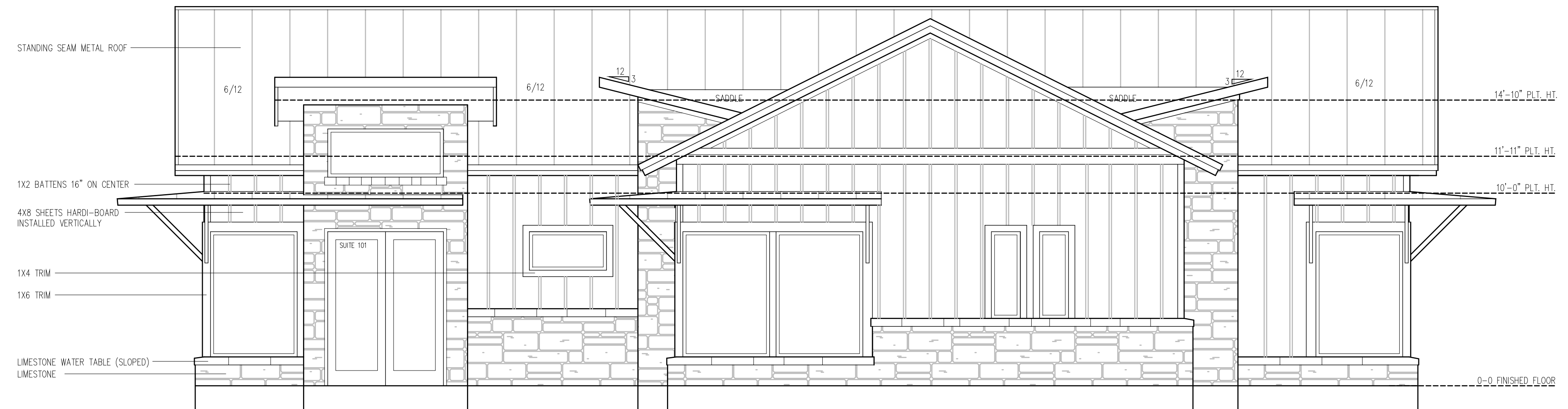
ELV-1

© 2022 BIRDSONG DESIGN GROUP, LLC



BUILDING 1 REAR ELEVATION (FACING NORTH)

SCALE: 3/8"=1'-0"



BUILDING 1 RIGHT ELEVATION (FACING EAST AND R.R. 12)

SCALE: 3/8"=1'-0"

DRAWN BY: BDG

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

DATE: 10/10/2022

EXTERIOR ELEVATIONS - BUILDING 1

URIEGAS DENTISTRY - OLD FITZHUGH ROAD



ELV-2

© 2022 BIRDSONG DESIGN GROUP, LLC

DRAWN BY: BDG

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

DATE: 10/10/2022

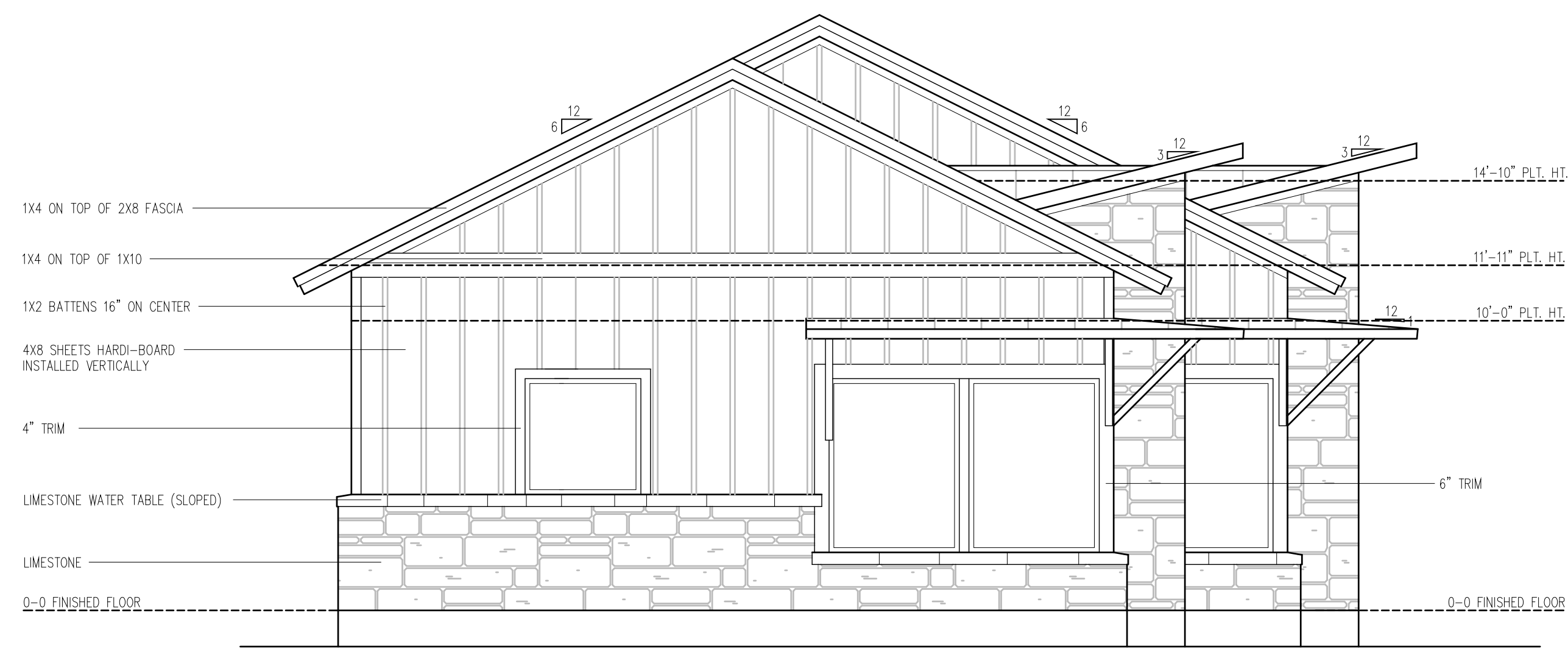
EXTERIOR ELEVATIONS - BUILDING 2

URIEGAS DENTISTRY - OLD FITZHUGH ROAD



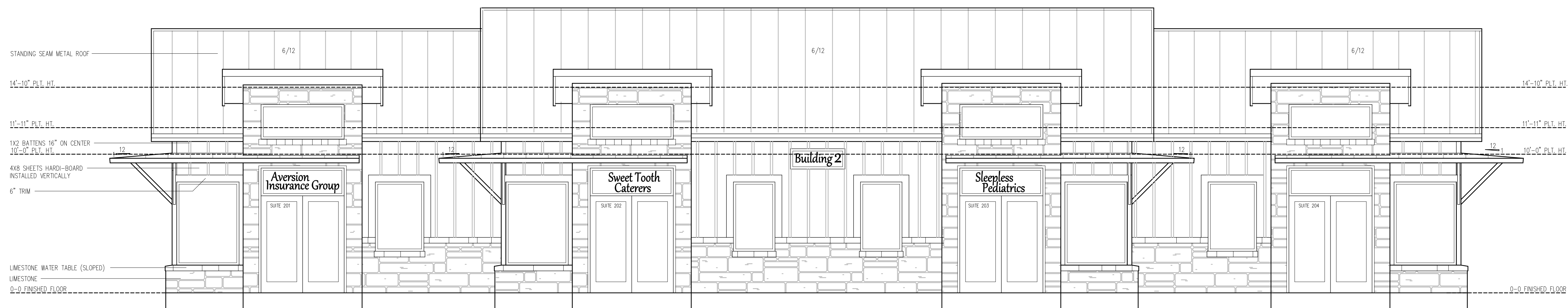
ELV-3

© 2022 BIRDSONG DESIGN GROUP, LLC



BUILDING 2 LEFT ELEVATION (FACING EAST AND R.R. 12)

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



BUILDING 2 FRONT ELEVATION (FACING NORTH AND PARKING LOT)

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

DRAWN BY: BDG

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

DATE: 10/10/2022

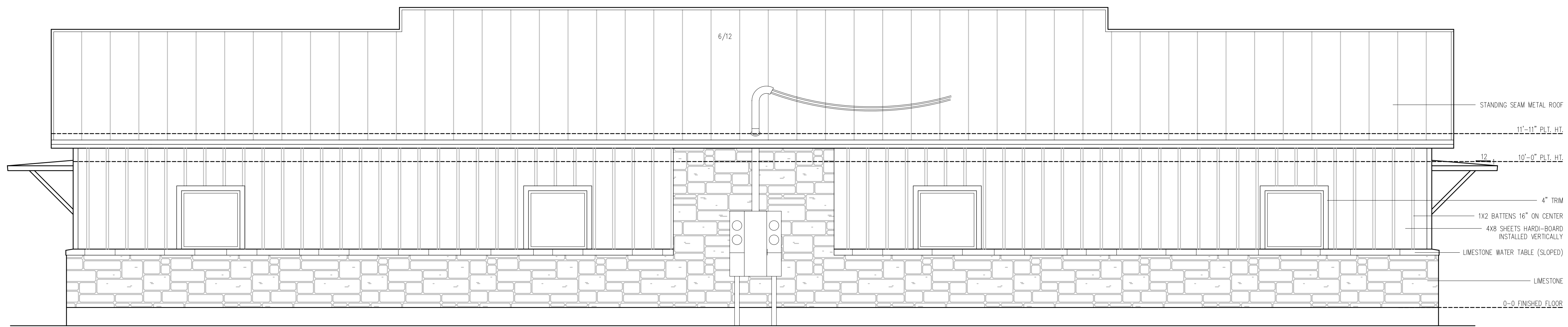
EXTERIOR ELEVATIONS - BUILDING 2

URIEGAS DENTISTRY - OLD FITZHUGH ROAD



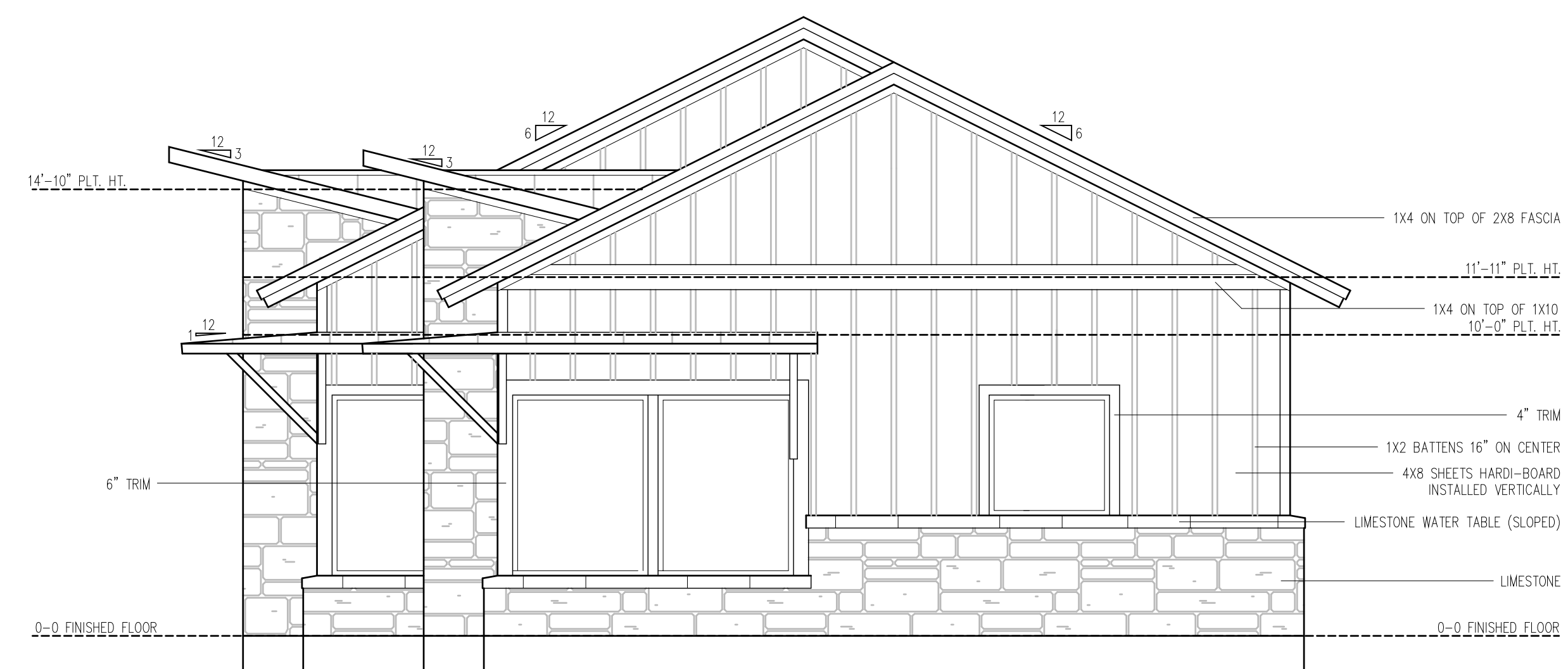
ELV-4

© 2022 BIRDSONG DESIGN GROUP, LLC



BUILDING 2 REAR ELEVATION (FACING SOUTH)

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



BUILDING 2 RIGHT ELEVATION (FACING WEST AND OLD FITZHUGH)

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