

A New OFR Project for

Rena & Alex Gabrielides

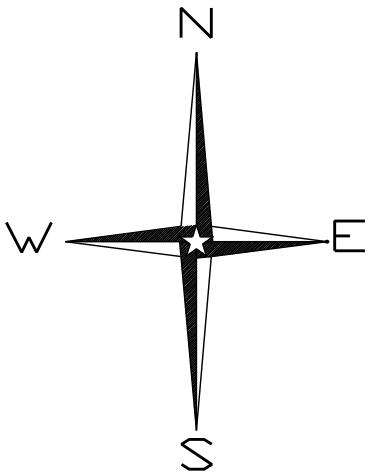
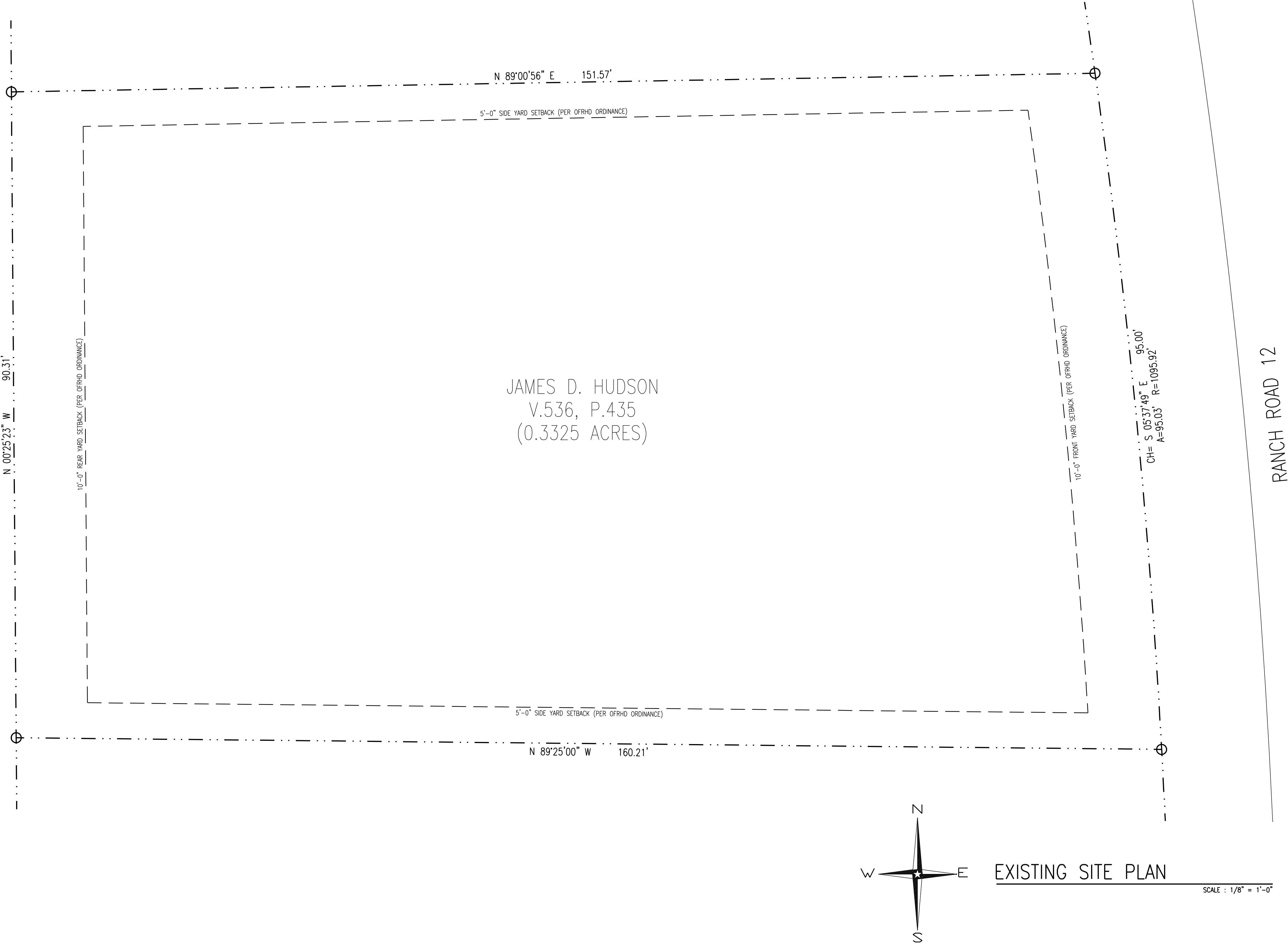
**28485 Ranch Road 12
Old Fitzhugh Road Historic District
Dripping Springs, Texas 78620**

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



EXISTING SITE PLAN

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REVISIONS

GAB2406
JULY 07, 2025
A1



VIEW FROM NORTHWEST CORNER



VIEW FROM NORTHEAST CORNER



VIEW FROM SOUTHWEST CORNER



VIEW FROM SOUTHEAST CORNER

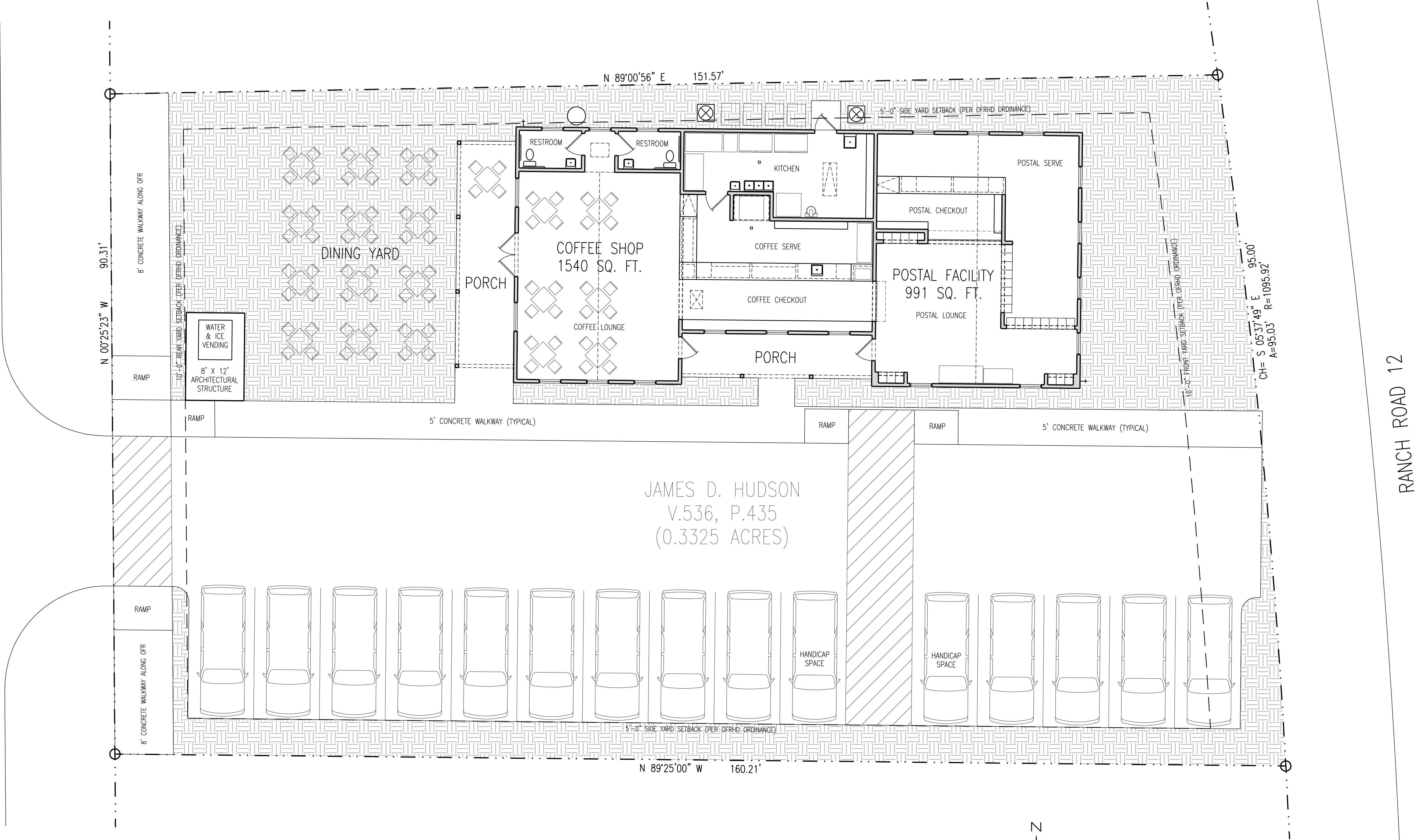
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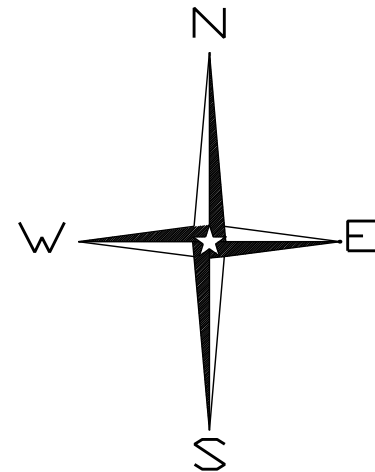


IMPERVIOUS COVER	
LOT AREA	14,474 SQ. FT.
NEW STRUCTURE AREA	2,951 SQ. FT.
PARKING AND WALKWAYS AREA	7,274 SQ. FT.
TOTAL IMPERVIOUS COVER AREA	10,225 SQ. FT.
PERCENTAGE IMPERVIOUS COVER	70.64 %

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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

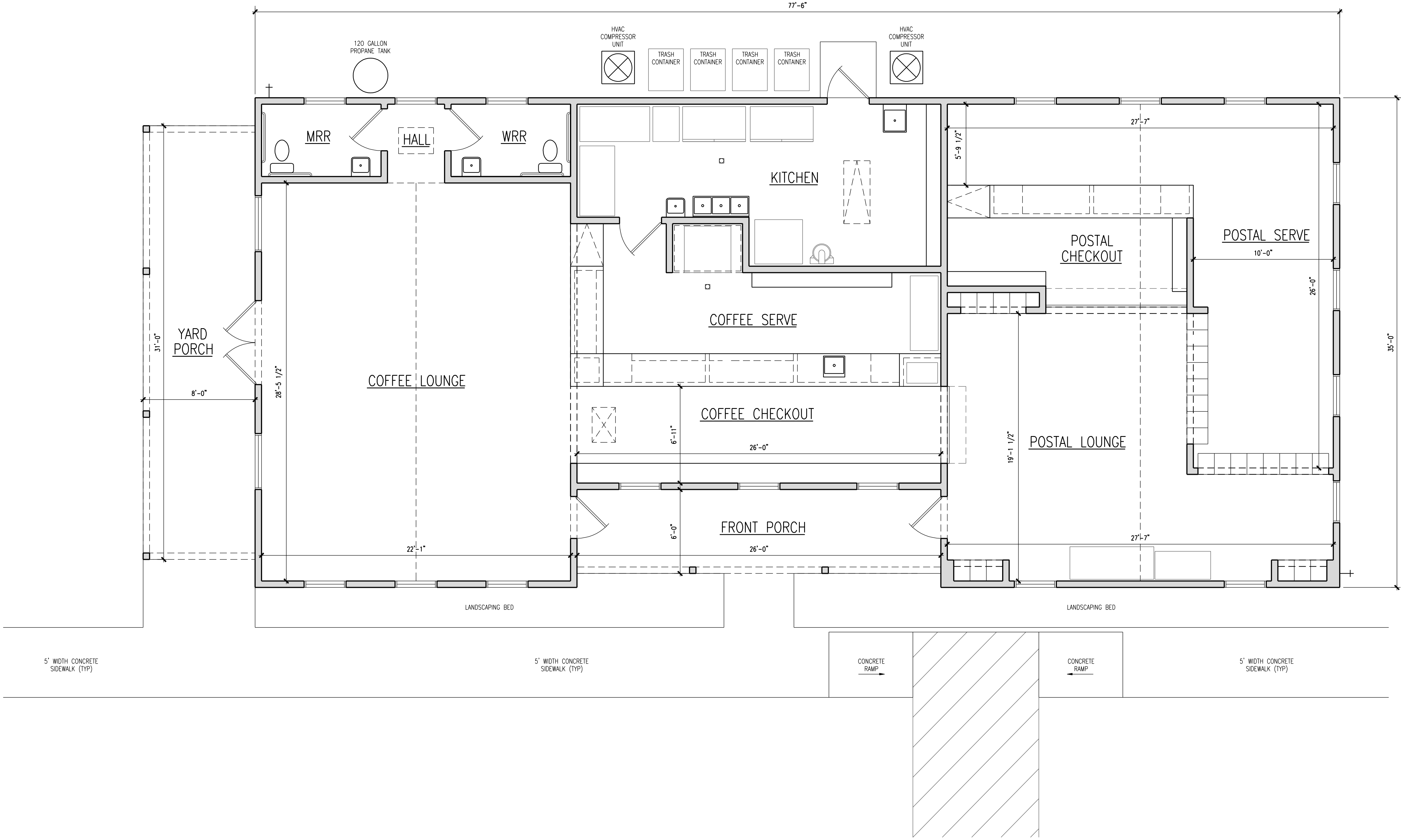
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL FIRE CODE (IFC)
2023 NATIONAL ELECTRIC CODE (NEC)
2012 TEXAS ACCESSIBILITY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

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SQUARE FOOTAGES	
POSTAL HEATED AREA	991 SQ. FT.
COFFEE SHOP HEATED AREA	1540 SQ. FT.
TOTAL HEATED AREA	2531 SQ. FT.
ENTRY PORCH COVERED AREA	156 SQ. FT.
OFR SIDE PORCH COVERED AREA	248 SQ. FT.
TOTAL COVERED AREA	2935 SQ. FT.

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FLOOR PLAN

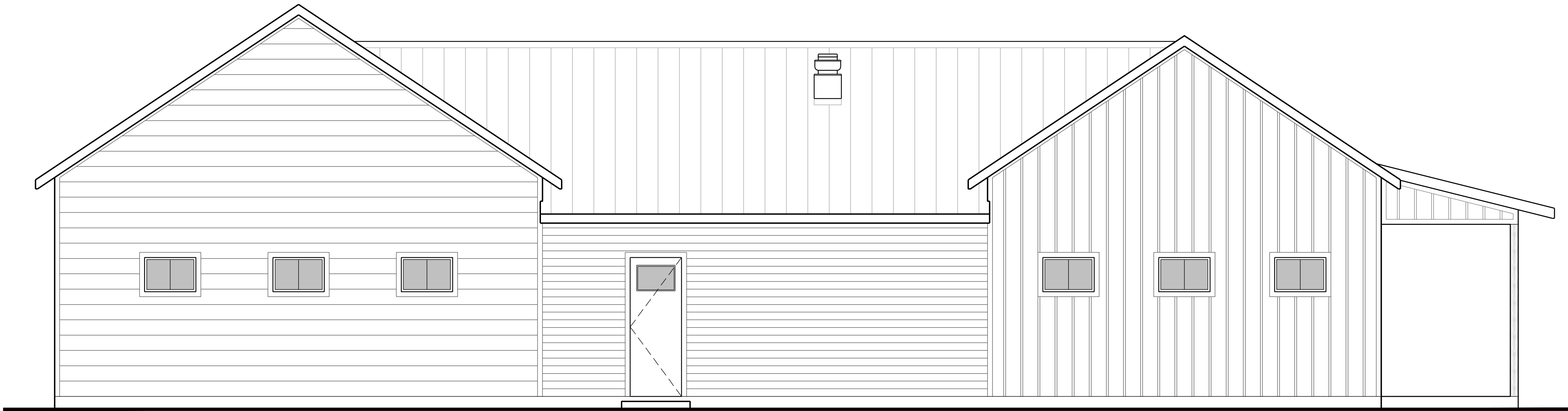
SCALE : 1/4" = 1'-0"

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JULY 07, 2025

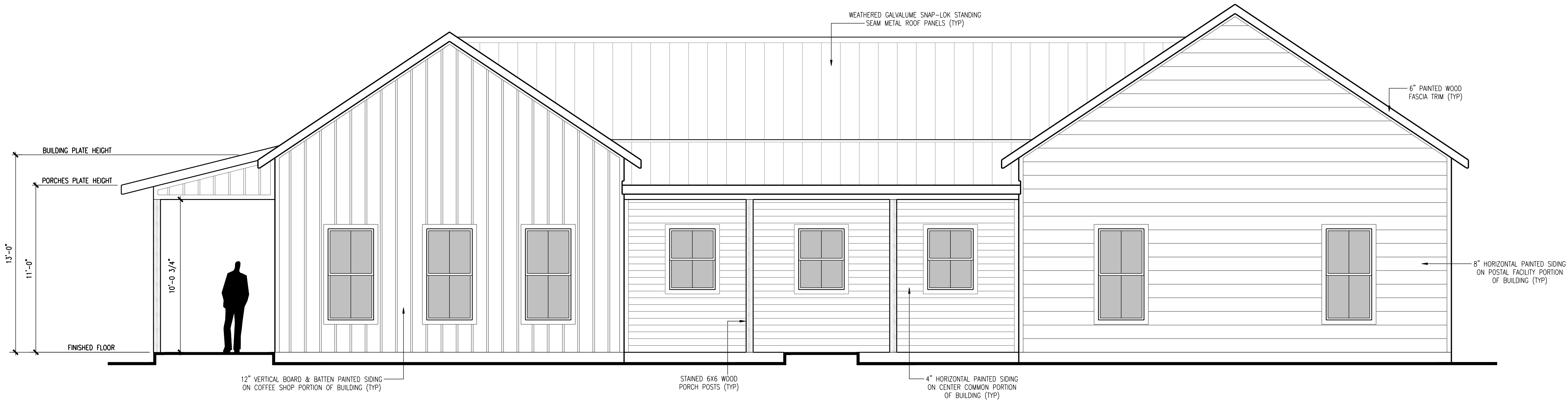
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REAR ELEVATION

FACING NORTH

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



FRONT ELEVATION

FACING SOUTH TO PARKING AREA

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



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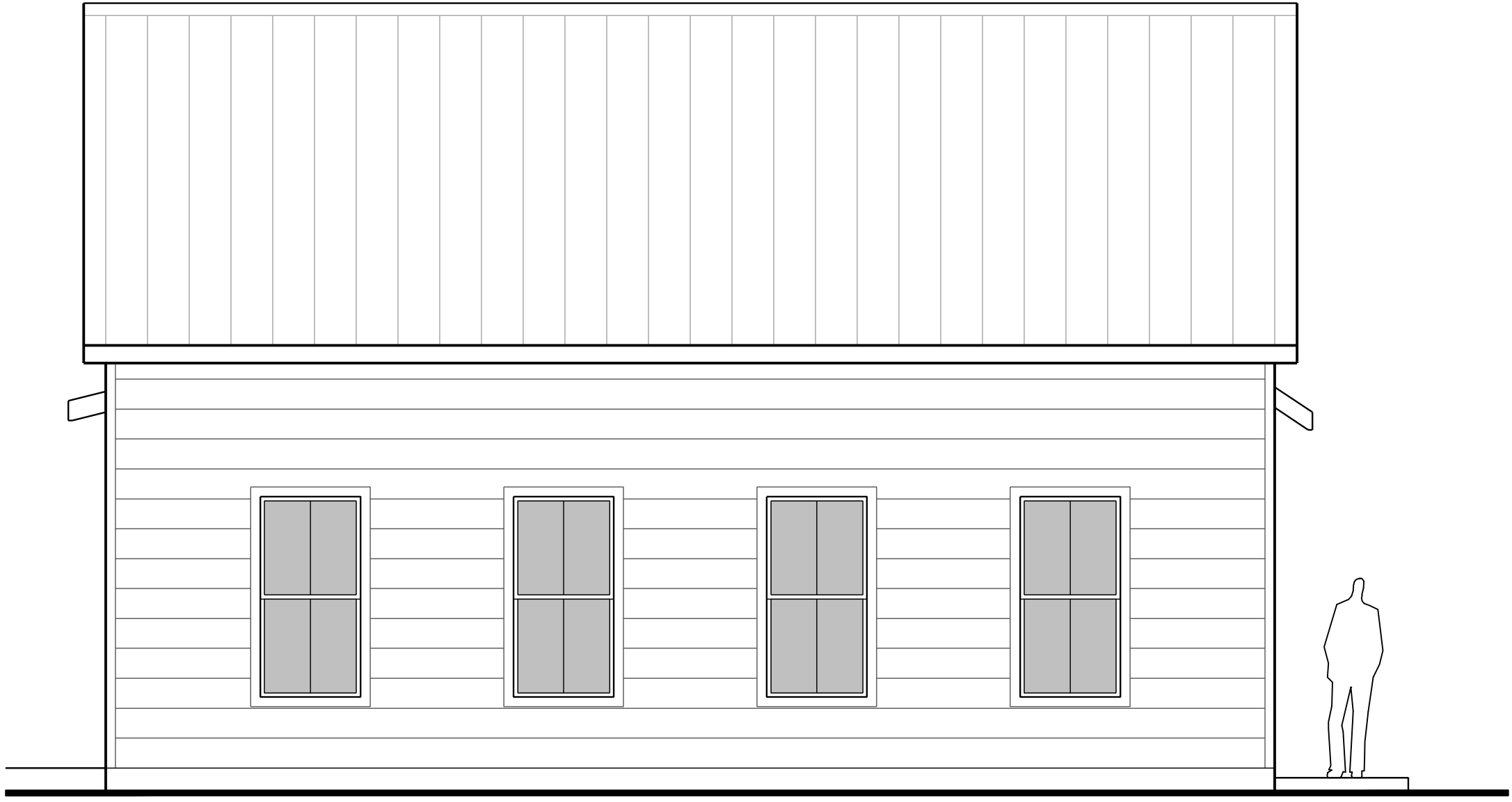
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LEFT ELEVATION

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



RIGHT ELEVATION

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



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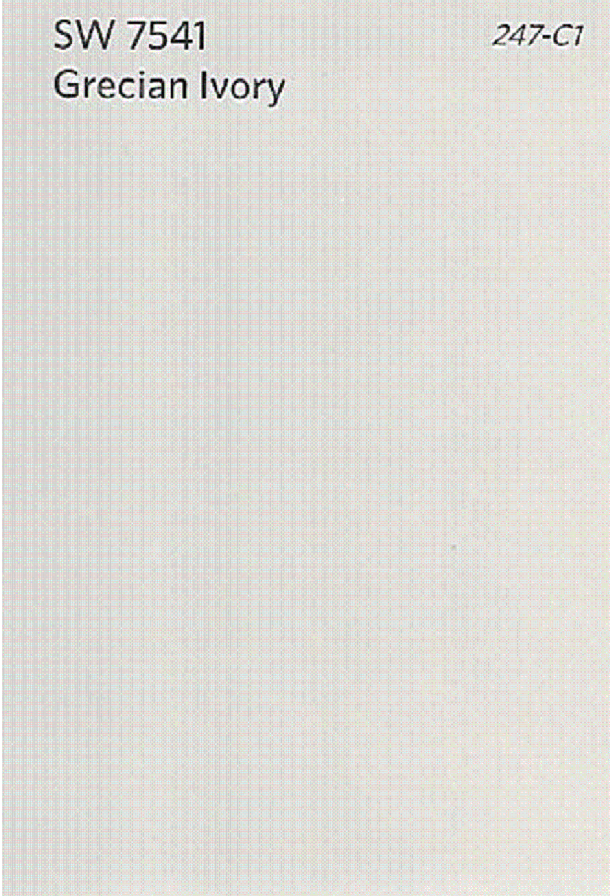
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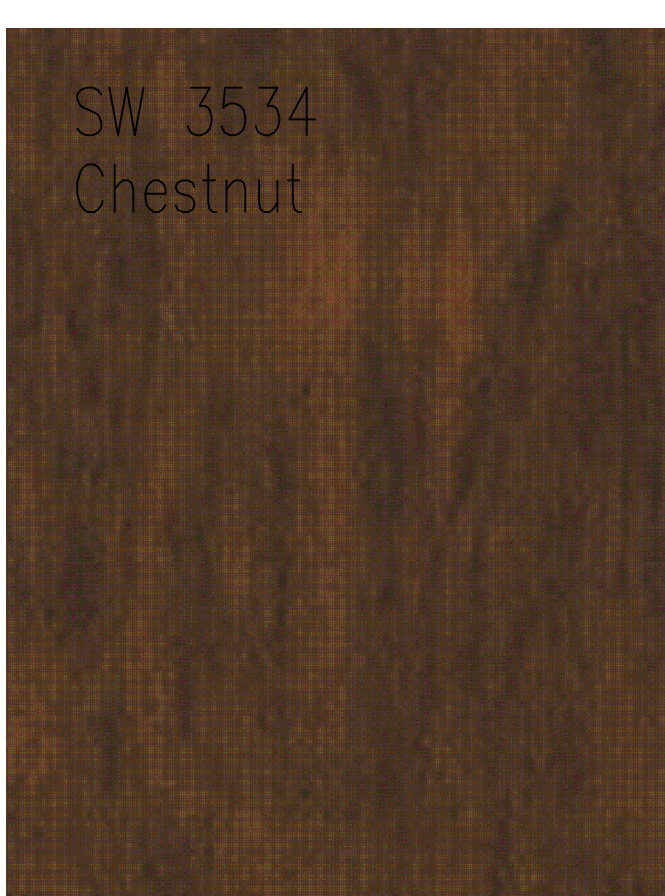
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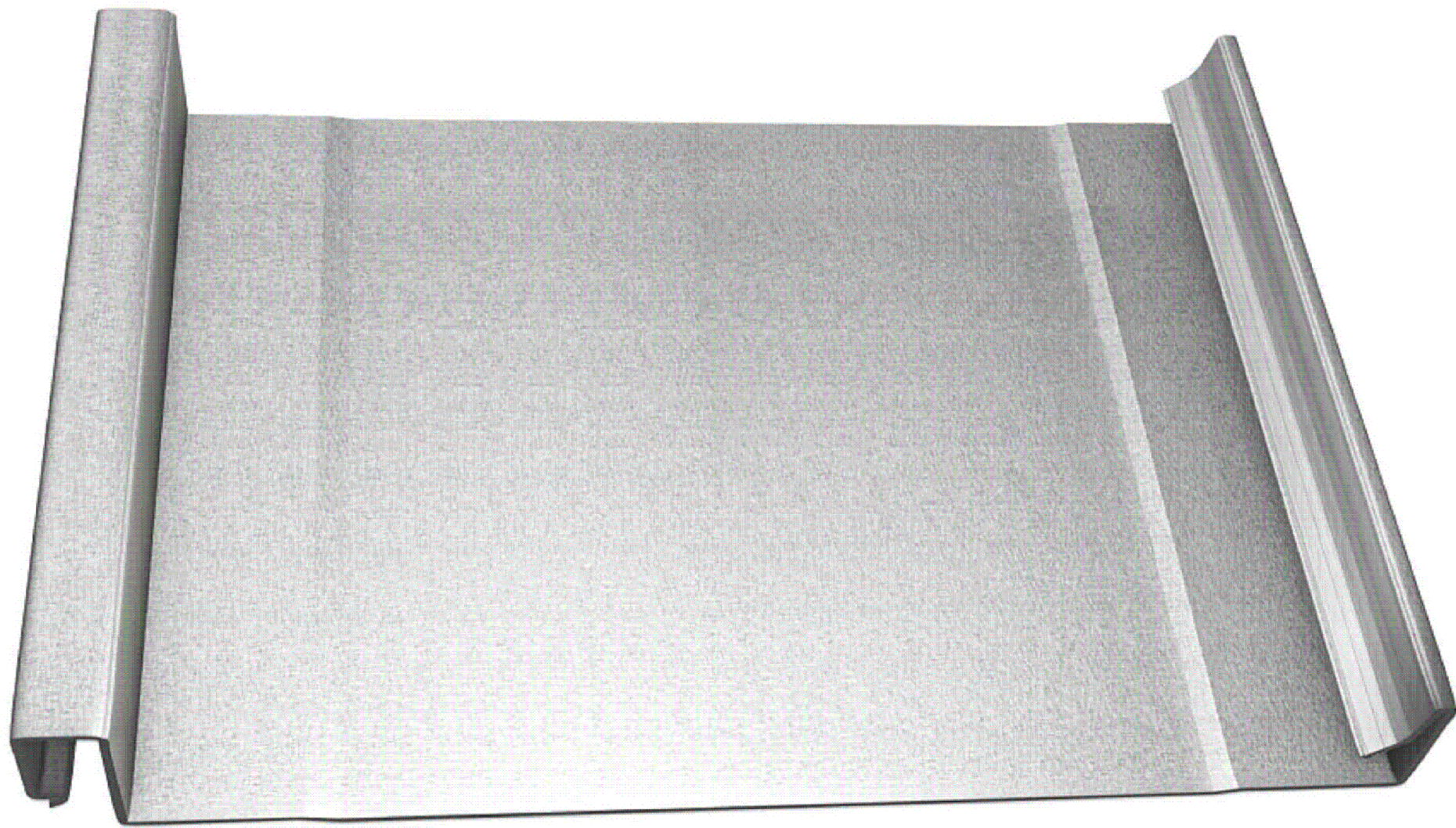
COLOR FOR COFFEE SHOP
PORTION OF BUILDING



COLOR FOR CENTER COMMON AND
POSTAL FACILITY PORTION OF BUILDING



STAIN COLOR FOR WOOD POSTS



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



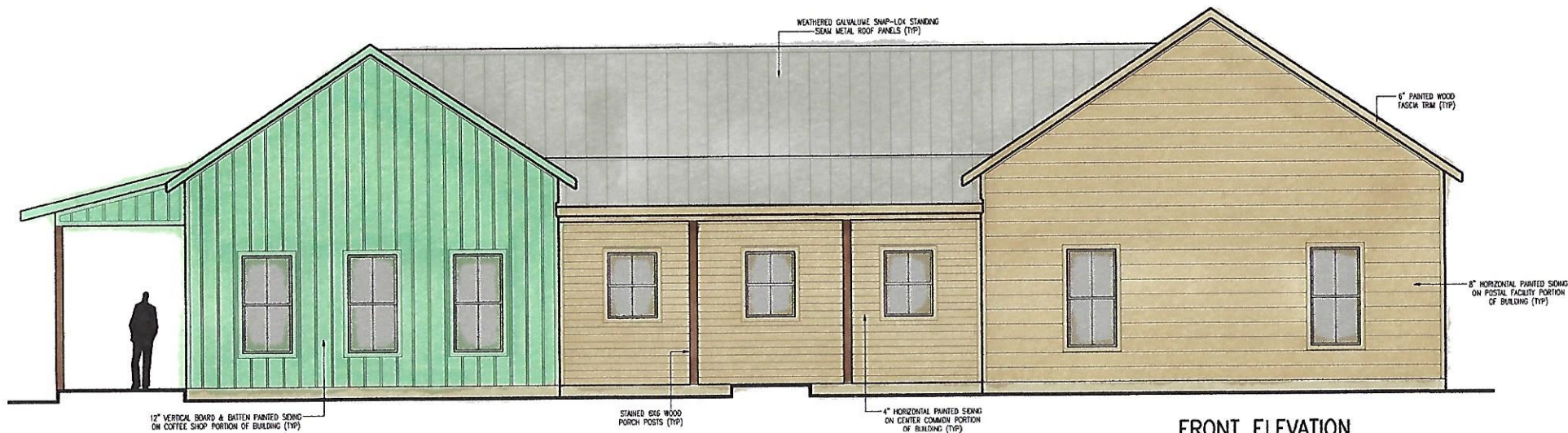
SIDING PROFILE AND TEXTURE FOR
POSTAL FACILITY AND CENTER COMMON
PORTION OF BUILDING



SIDING PROFILE AND TEXTURE FOR
COFFEE SHOP PORTION OF BUILDING



REVISIONS



FRONT ELEVATION
FACING SOUTH TO PARKING AREA