CASE# C15-2015-0068
ROW# _____
TAX# _____

Revised

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 5001 Evans Ave. and 5000 Martin Avenue

LEGAL DESCRIPTION: Subdivision – The Highlands

Lot(s) 1-7 & S/2 lot 8; 27-32 Block 6 Outlot _____ Division _____

I/We Nikelle Meade, Husch Blackwell on behalf of myself/ourselves as authorized agent for

The Griffin School affirm that on March 25, 2015,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below and state what portion of the Land Development Code you are seeking a variance from)

___ ERECT ___ ATTACH ___ COMPLETE X REMODEL ___ MAINTAIN

The applicant is seeking a variance from the min. street paved width requirement of Section 25-2-832(1) in order to remodel an existing Private Secondary Educational Facility and to increase the maximum number of students permitted from 68 (imposed by the Board of Adjustment on August 9, 2010; Case Nos. C15-2010-0075 and C15-2010-0076) to 125.

in a SF-3-NCCD-NP district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The school cannot be remodeled without a variance. The school must be expanded in order to meet the needs of local students and to serve more families in the area. It is no longer viable for the school to only serve 68 students.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The property has frontage on three streets and an alley, none of which has 40 feet of paving width. The 68 student limit is a unique limitation imposed by the BOA, and is not typical of other school properties.

(b) The hardship is not general to the area in which the property is located because:

This code provision only applies to private schools and the Griffin School is the only private school in the area. The 68 student limit was a unique requirement implemented by the BOA.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The property is already being used as a private school, and allowing more students to enroll will be a benefit to the community. There is ample frontage and access along all three streets to mitigate traffic issues caused by the width of the street.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

_____

_____

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

_____

_____

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

_____

_____

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Nikelle Meade Mail Address 111 Congress Ave., Suite 1400

City, State & Zip Austin, TX 78701

Printed Nikelle Meade Phone 479-1147 Date 3/25/15

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

_____

_____

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

_____

_____

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

_____

_____

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address 5001 Evans Ave.

City, State & Zip Austin, TX 78751

Printed Adam Wilson Phone 512-454-5797 Date 3/27/2015

SITE DEVELOPMENT PLAN

GRIFFIN SCHOOL

5000 MARTIN AVE, AUSTIN, TEXAS 78751

SUBMITTAL DATE: JUNE 09, 2014

DESIGN TEAM

ARCHITECT
MURRAY LEGGE ARCHITECTURE
AUSTIN TX – NEW YORK, NY
(512) 346 2933

CIVIL ENGINEERING
CIVILITUDE LLC
1701 DIRECTORS BLVD. #400
(512) 761-6161

LANDSCAPE ARCHITECTURE
STUDIO BALCONES
1413 TRAVIS HEIGHTS BLVD
(512) 383-5815

STRUCTURAL ENGINEERING
LEAH STRUCTURES
2701 S. LAMAR BLVD. #A230
(512) 226-3999

MEP ENGINEERING
ENCOTECH ENGINEERING CONSULTANTS
6500 BLUFFSTONE COVE, # B103
(512) 338 1101

GENERAL PLAN NOTES

1. "RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS."
2. WATERSHED STATUS: THIS PROJECT IS LOCATED IN THE WALLER CREEK (URBAN) AND IS NOT CONTAINED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. THIS PROJECT IS SUBJECT TO THE WATERSHED PROTECTION REGULATIONS APPLICABLE AS OF THE DATE OF ORIGINAL APPLICATION.
3. SITE IS ZONED AS SF-3 WITH APPROVED CONDITIONAL USE AS PRIVATE SECONDARY EDUCATIONAL FACILITY PER SPC-2010-0206A.
4. WATER QUALITY CONTROLS ARE NOT REQUIRED BASED ON ECM 1.9.2
5. A WAIVER FROM STORMWATER DETENTION REQUIREMENTS WAS GRANTED FOR THIS SUBDIVISION ON 11/18/2014 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, WATERSHED ENGINEERING DIVISION.
6. NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN, FIRM PANEL NO. 48453C0455H & 48453C0465H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008.
7. THERE ARE NO NATURAL SLOPES ON THIS SITE IN EXCESS OF 15%.
8. THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON SITE.
9. THIS PROJECT IS LOCATED WIDEC THE CITY OF AUSTIN NORTH HYDE PARK NEIGHBORHOOD CONSERVATION COMBINING DISTRICT, ORDINANCE NO. 20050818-064.
10. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS)

SITE PLAN RELEASE NOTES

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL
3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
6. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
7. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
8. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
9. FOR CONSTRUCTION WITHIN THE RIGHT OF WAY, A IRON EXCAVATION PERMIT IS REQUIRED.

OWNER

THE GRIFFIN SCHOOL
ATTN: ADAM WILSON – DIRECTOR
5001 EVANS AVE.
AUSTIN TEXAS-78751

LEGAL DESCRIPTION

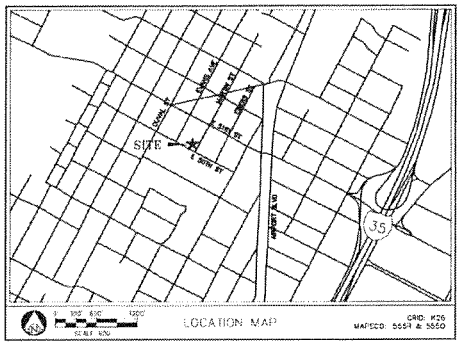
LOT 27-32, BLOCK 6 OF THE HIGHLANDS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOL 3, PG 55 OF THE PLAT RECORDS.

THIS SITE IS COMPOSED OF 6 LOTS AND HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT AND RECORD IN DOCUMENT #2007101936. IF PORTIONS OF THE LOTS ARE SOLD APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED

FIRE FLOW DEMAND

CONSTRUCTION TYPE PER IBC 2012: V-B
BLDG AREA 50 FT = 5,819
FIRE FLOW PER IFC 2012 = 2,000 GPM
DEDUCTION FOR NFPA 13 SPRINKLER SYS. 0.75 X 2,000 = 1,500 GPM
FIRE FLOW AFTER DEDUCTION=500GPM
MINIMUM FIRE FLOW AT ANY SITE PER COA = 1,500GPM

UNDERGROUND MAINS FEEDING NFPA 13 SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13, AND THE FIRE CODE, BY A LICENSED SPRINKLER CONTRACTOR WITH A PLUMBING PERMIT FOR THE INSTALLATION. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS



LOCATION MAP

GRID: K26
MAPSCO: 5554 & 5550

SHEET INDEX

SHEET	TITLE
1	COVER SHEET
2	SUBDIVISION PLAT
3	GENERAL NOTES
4	SITE & GRADING PLAN
5	UTILITY MAP
6	EXISTING DRAINAGE AREA MAP
7	PROPOSED DRAINAGE AREA MAP
8	TREE PROTECTION & EROSION CONTROL PLAN
9	TRAFFIC CONTROL PLAN
10	DETAILS (1 OF 2)
11	DETAILS (2 OF 2)
12	LANDSCAPE PLAN (1 OF 2)
13	LANDSCAPE PLAN (2 OF 2)
14	BUILDING FIRST FLOOR PLAN
15	BUILDING SECOND FLOOR PLAN
16	BUILDING ELEVATIONS

WATER DEMAND

PROPOSED BUILDING:
FIXTURE UNIT COUNT 48 (28 GPM)
PROP DOMESTIC METER SIZE 1" (25-30 GPM)
PROP FIR METER SIZE 3/4" ____ DEMAND
AWU PRESSURE ZONE: CENTRAL
STATIC PRESSURE 80 PSI (FAIR)(3/17/5 TESTED 08/18/14) PROVIDED ON OWNER SIDE AND SET TO 65 PSI
AVAILABLE FIRE DEMAND: 1,153 GPM
REQUIRED FIRE DEMAND: 500 GPM

PROJECT DESCRIPTION

THIS PROJECT CONSIST OF THE CONSTRUCTION OF ONE (1) TWO-STORY CLASSROOM BUILDING TOTALING 5,819 GSF ON A 8.43-ACRE SITE, LOCATED AT 5000 MARTIN AVE, WITH ASSOCIATED PARKING AND UTILITY IMPROVEMENTS. THE TOTAL PROPOSED IMPERVIOUS COVER IS 41.1%

THE UPDATED CONDITIONAL USE PERMITS FOR THIS SITE, 5000 MARTIN AVE, & ADJACENT SITE, 5001 EVANS AVE, ALLOW MAXIMUM 120 STUDENTS & 20 STAFF FOR BOTH SITES

RECOMMENDED FOR APPROVAL

DEVELOPMENT PERMIT NUMBER — SUBMITTAL DATE

DIRECTOR OF PLANNING AND DEVELOPMENT REVIEW DEPARTMENT — DATE

CITY OF AUSTIN FIRE DEPARTMENT — DATE

AUSTIN WATER UTILITY — DATE

INDUSTRIAL WASTE — DATE

CITY OF AUSTIN REVISIONS/CORRECTIONS

NUMBER	DESCRIPTION	REVISE (R) DELETE (D) ADD (A) SHEET No'S	TOTAL SHEETS IN PLAN SET	NET CHANGE IMPERV. COVER (SF)	TOTAL SITE IMPERV. COVER (SF/%)	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014 SHALL BE ESSENTIALLY "LEAD FREE" ACCORDING TO THE US SAFE DRINKING WATER ACT. EXAMPLES ARE VALVES (CORPORATION STOP, CURB STOP AND PRESSURE REDUCING), NIPPLES, BUSHINGS, PIPE FITTINGS AND BACKFLOW PREVENTERS, FIRE HYDRANTS, TAPPING SADDLES AND 2 INCH AND LARGER GATE VALVES ARE THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT EITHER BY MARKINGS ON THE COMPONENT OR ON THE PACKAGING SHALL NOT BE INSTALLED

SUBMITTED BY

FARZIZ S. KAZI, PE #96489 — 06/27/2014 DATE

CIVILITUDE
ENGINEERS & PLANNERS
FIRM REG# F-12469 1701 DIRECTORS BLVD #400, AUSTIN, TX 78744
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR THE DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

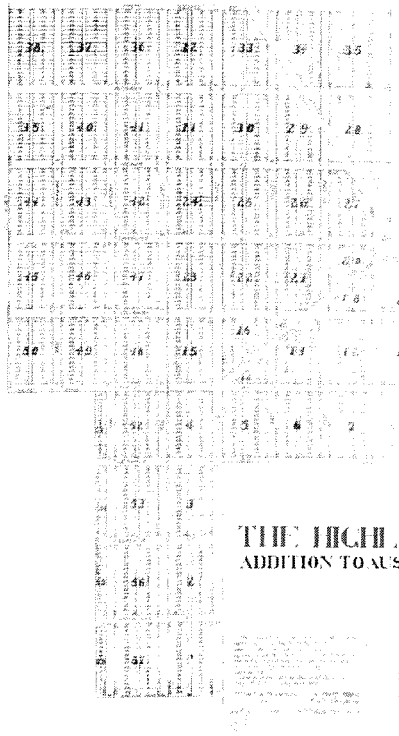
SITE PLAN TEMPLATE: SHEET ___ OF ___
FILE NUMBER: _____ APPLICATION DATE _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC) _____ EXTENSIONS _____
PROJECT EXPIRATION DATE (LDC 25-5-82) _____ DATE _____ STAF _____

SITE PLAN MANAGER AND COORDINATOR NOTES:
REQUIRED FOR CONDITIONAL COMPLIANCE _____ DETAILS _____
No. 1 _____ EXPIRATION 1 _____
No. 2 _____ EXPIRATION 2 _____
No. 3 _____ EXPIRATION 3 _____
Proof of all conditions listed above must be submitted prior to the issuance of any building permit for any site development. Failure to submit proof of compliance with the conditions listed above prior to the expiration date shall cause the approved plan to be void. Extensions beyond the expiration date may be approved prior to the original expiration date.

SHEET NO. 1
CP UE

GRIFFIN SCHOOL – 5000 MARTIN AVE, AUSTIN, TEXAS 78751

SP-2014-0216C



THE HIGHLANDS
ADDITION TO AUSTIN TEXAS

SURVEY & PLAT
BY
B.E. MCDANIEL
SUPV. SURVEYOR

GRIFFIN SCHOOL
5000 MARTIN AVENUE, AUSTIN, TX 78751

SUBDIVISION PLAT

CIVILITUDE
ENGINEERS & PLANNERS

SHEET NO. 2

GRIFFIN SCHOOL – 5000 MARTIN AVE, AUSTIN, TEXAS 78751

SP-2014-0216C

GRIFFIN SCHOOL – 5000 MARTIN AVE, AUSTIN, TEXAS 78751

SP-2014-0216C

GRIFFIN SCHOOL

5000 MARTIN AVENUE, AUSTIN TX 78751

GENERAL NOTES

CIVILITUDE

ENGINEERS & PLANNERS

1206 WESTGATE BLVD AUSTIN, TX 78704 FIRM NO. 10112400

PHONE 512.297.7744 FAX 512.297.7745 WWW.CIVILITUDE.COM

NO. DATE REVISION

DESIGN BY: DATE

DRAWN BY: DATE

REVIEW BY: DATE

PLOT DATE: 10/17/2014 TIME: 1:47 PM

PROJECT NUMBER: 1206-01 DRAWING NUMBER: SP-1

PROJECT MANAGER: CHRIS MARTIN

DESIGNED BY: CHRIS MARTIN

DRAWN BY: CHRIS MARTIN

SHEET NO. 3 OF 14

GENERAL NOTES

1. ALL REQUIREMENTS OF THE CITY OF AUSTIN (COA) STANDARDS, SPECIFICATIONS, AND ORDINANCES SHALL BE ADHERED TO.
2. CONTRACTOR TO TAKE ALL SUCH PRECAUTIONS AS NECESSARY TO PROTECT EXISTING STRUCTURES, UTILITIES, PAVEMENT, SIDEWALKS, TREES, ETC. DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR TO CONTACT THE COA DEPARTMENT OF PUBLIC WORKS AND WASTEWATER DIVISION (512) 472-7941 FOR ALL REQUIRED INSPECTIONS PRIOR TO ANY WORK ON CITY FACILITIES OR ANY WASTEWATER CONNECTIONS.
4. ALL WORK WITHIN THE COA DEPARTMENT OF PUBLIC WORKS AND WASTEWATER DIVISION RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY APPROVED CONTRACTOR.
5. ALL WORK WITHIN THE COA DEPARTMENT OF PUBLIC WORKS AND WASTEWATER DIVISION RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY APPROVED CONTRACTOR.
6. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
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WASTEWATER AND WATER NOTES

1. TEMPORARY DRAINAGE AND SEDIMENTATION CONTROLS ARE TO BE ADD ACCORDING TO REQUIREMENTS OF THE APPROVED CONSTRUCTION PLAN. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED TO BE PREPARED BY THE CONTRACTOR. THE SWPPP SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF AUSTIN STORMWATER MANUAL. THE CONTRACTOR SHALL ENSURE THE SWPPP IS KEPT ON SITE AT ALL TIMES AND MAINTAINED IN ACCORDANCE WITH THE CITY OF AUSTIN STORMWATER MANUAL.
2. THE ENVIRONMENTAL PROJECT MANAGER AND ALL SITE SUPERVISOR, AND/OR DESIGNATED RESPONSIBLE PARTY MUST BE THE GENERAL CONTRACTOR WILL FOLLOW THE CITY OF AUSTIN STORMWATER MANUAL. THE CONTRACTOR SHALL ENSURE THE SWPPP IS KEPT ON SITE AT ALL TIMES AND MAINTAINED IN ACCORDANCE WITH THE CITY OF AUSTIN STORMWATER MANUAL. THE CONTRACTOR SHALL ENSURE THE SWPPP IS KEPT ON SITE AT ALL TIMES AND MAINTAINED IN ACCORDANCE WITH THE CITY OF AUSTIN STORMWATER MANUAL.
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APPENDIX A: GRADING NOTES

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19. [illegible]
20. [illegible]
21. [illegible]
22. [illegible]
23. [illegible]
24. [illegible]
25. [illegible]

TREE PROTECTION NOTES

1. ALL TREES AND NATURAL AREAS TO BE PRESERVED SHALL BE PROTECTED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE ERECTED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.
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FIRE PROTECTION NOTES

1. THE AUSTIN FIRE DEPARTMENT REQUIRES FIRE HYDRANTS ON CONSTRUCTION SITE WITHIN 500 FEET OF THE START OF CONSTRUCTION. THE HYDRANTS SHALL BE INSPECTED TO BE FUNCTIONAL AND ACCESSIBLE AND SUPPORTED BY AN ALTERNATIVE METHOD OF AUTHORIZATION IN ACCORDANCE WITH THE CONFORMANCE REPORT PRIOR TO THE CONSTRUCTION PHASE.
2. THE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF FROM FIRE HYDRANTS SHALL BE LOCATED AT LEAST 18 INCHES ABOVE THE FINISHED GRADE. TH

TOTAL SITE AREA	18,217			
ZONING	SF-3-NP/CS-NP			
GROSS FLOOR AREA	EXISTING		PROPOSED	
	SF	%	SF	%
EX. HISTORY METAL SHED	648	3.9%		
2 & 3 STORY WOOD FRAME BLDG	1,115	6.0%		
2 & 3 STORY CLASSROOM BLDG			6,419	31.1%
TOTAL GROSS FLOOR AREA	1,763	9.9%	7,834	42.1%
SURFACE DECK/PATIO	2,700	15.1%	2,524	13.6%
IMPERVIOUS COVER	5,067	31.2%	7,867	41.1%
MAXIMUM HEIGHT	1 STORY - 19.5'		3 STORY - 33.5'	
FOUNDATION TYPE	SLAB ON GROUND		SLAB ON GROUND	

IMPERVIOUS COVER TABLE - GROSS SITE AREA 18,217 SF		
IMPERVIOUS COVER	EXISTING	PROPOSED
FOR SALE	2,600 SF	2,600 SF
PARKING	1,600 SF	1,600 SF
SUBTOTAL (FROM ABOVE)	4,200 SF	4,200 SF
TOTAL IC	4,200 SF	7,700 SF
% IC	23.2%	42.3%
Allowable IC % Based on Zoning (SF-3)	45%	45%

Use	Proposed Student & Staff Count (Total 120 students & 20 staff)	Required Ratio	Required Spaces	Required Spaces	Urban Core Reduction (33%)	Car Sharing Reduction (20 spaces 1 vehicle)	Shower Reduction (95%/shower)	Total Reduction (40% Max)	Reduced Spaces	Provided Spaces
Primary Site (5815 Martin Ave)	1 Bldg 6 STR Grade Student Count	24	1:3	8.0	2.6	1.0	0.0	4.6	3.4	2
	School Staff	4	1:2	2.0						
Adjacent Site (5001 Evans Ave)	1 Bldg 5 STR Grade Student Count	20	1:3	6.7	2.2	0.0	0.0	2.2	4.5	32
	School Staff	12	1:2	6.0						
TOTAL Parking Spaces									31	34
Reserve all site and parking space if required on 5001 Evans Ave to serve 5815 Martin Ave										32
Unclaimed for Strong Pathway (Ignore if Not at Transit Center)									1	1
Achievable Parking Spaces (Total if Transit Center)									1	1
Potential Parking Spaces (Total if Transit Center)									1	1

* TWO SITES ARE LIMITED BY A COMBINED MAXIMUM TOTAL OF STUDENTS & STAFF PER CUP
** SEE DOC # ..... FOR OFF-SITE PARKING AGREEMENT WITH 5001 EVANS AVE SITE

GENERAL NOTES

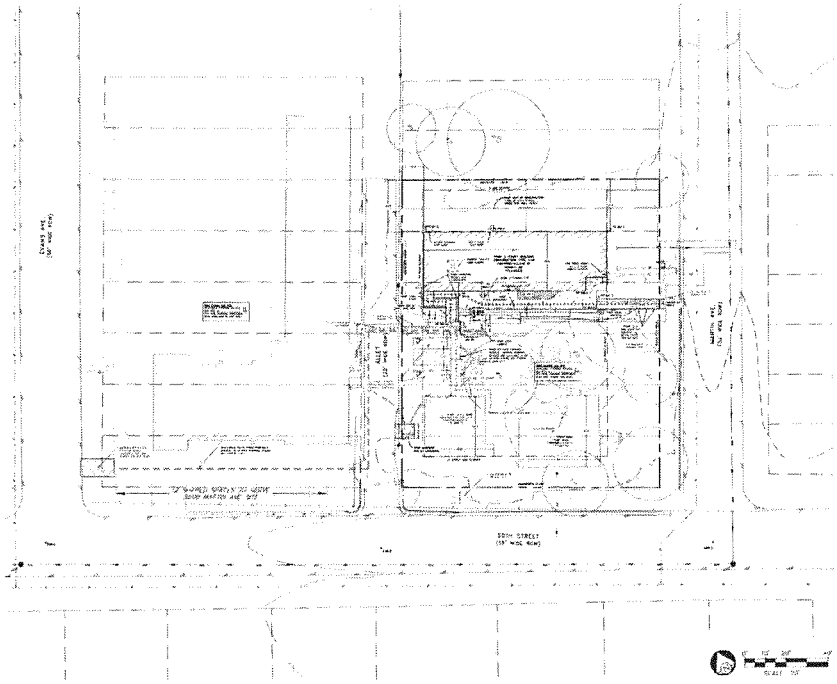
1. THIS SITE IS COMPRISED OF 6 LOTS, AND HAS BEEN APPROVED AS ONE CONCEPTUAL DEVELOPMENT AND RECORD AS DOCUMENT #2011015954. IF FOR NONE OF THE LOTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.
2. GROUND SURFACES ALONG ACCESSIBLE ROUTES SHALL BE TRANSITIONAL CONCRETE UNLESS NOTED OTHERWISE AND MUST BE STABLE, FIRM, AND SLIP RESISTANT.
3. ALL EXISTING FENCES ON THE PROPERTY SHALL BE REMOVED EXCEPT THE PRIVACY FENCE ALONG THE REAR PROPERTY LINE AND THERE SHALL BE NO NEW FENCES CONSTRUCTED AS PART OF THIS PROJECT.

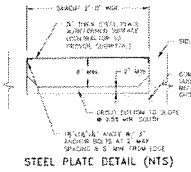
COMPATIBILITY STANDARDS NOTES

1. ALL EXTERIOR LIGHTING WILL BE HIDDEN OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY (SECTIONS 25-2-1064).
2. ALL DUMPSTERS AND ANY PERMANENTLY FIXED, RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE (SECTION 25-2-1067).
3. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHICH FORM A MORE THAN A RUN OF SEVEN (7) TO A RISE OF THREE (3), WILL BE PROHIBITED (SECTIONS 25-2-1066).
4. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USE (SECTION 25-2-1067).

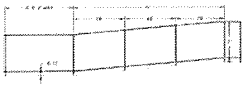
OFF-SITE PARKING NOTES

1. SIGNAGE SHALL BE PROVIDED INDICATING OFF-SITE PARKING AS FOLLOWS: ONE SIGN SHALL BE PROVIDED AT THE OFF-SITE PARKING INDICATING THE PROPERTY OR USE WHICH IT SERVES. ANOTHER SIGN SHALL BE PROVIDED ON THE SITE OF THE USE SERVED INDICATING THE LOCATION OF THE OFF-SITE PARKING.



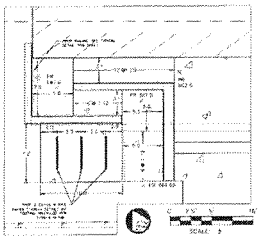


STEEL PLATE DETAIL (NTS)



RAILING DETAIL (NTS)

ACCESS RAMP DETAIL VIEW



EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ DOUBLE SERVICE
- WATERLINE W/ SINGLE SERVICE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- WASTEWATER W/ DOUBLE SERVICE
- WASTEWATER W/ SINGLE SERVICE
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- 710 GROUND CONTOUR
- OVERHEAD ELECTRIC LINE
- GAS LINE
- 100 YR FLOOD

PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ DOUBLE SERVICE
- WATERLINE W/ SINGLE SERVICE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- WASTEWATER W/ STUB
- WASTEWATER W/ DOUBLE SERVICE
- WASTEWATER W/ SINGLE SERVICE
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- 710 GROUND CONTOUR
- 100 YR FLOOD

GRIFFIN SCHOOL
5000 MARTIN AVENUE, AUSTIN TX 78751

SITE & GRADING PLAN

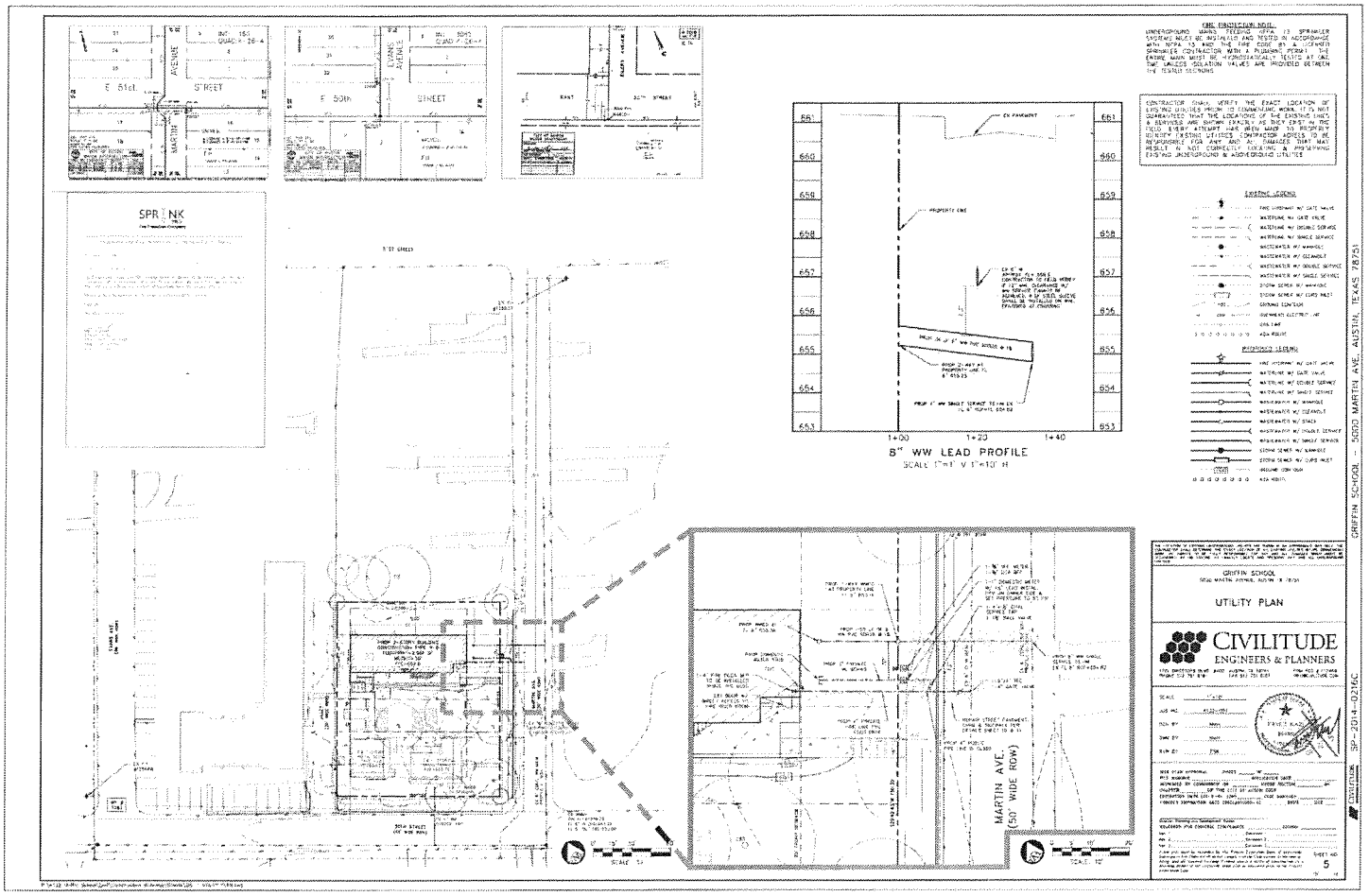
CIVILITUDE
ENGINEERS & PLANNERS

SCALE: 1"=20'-0"
JOB NO: 2012-0001
DRN BY: MWK
CHK BY: TBM
DATE: 10/29/2014

SHEET NO. 4

GRIFFIN SCHOOL — 5000 MARTIN AVE, AUSTIN, TEXAS 78751

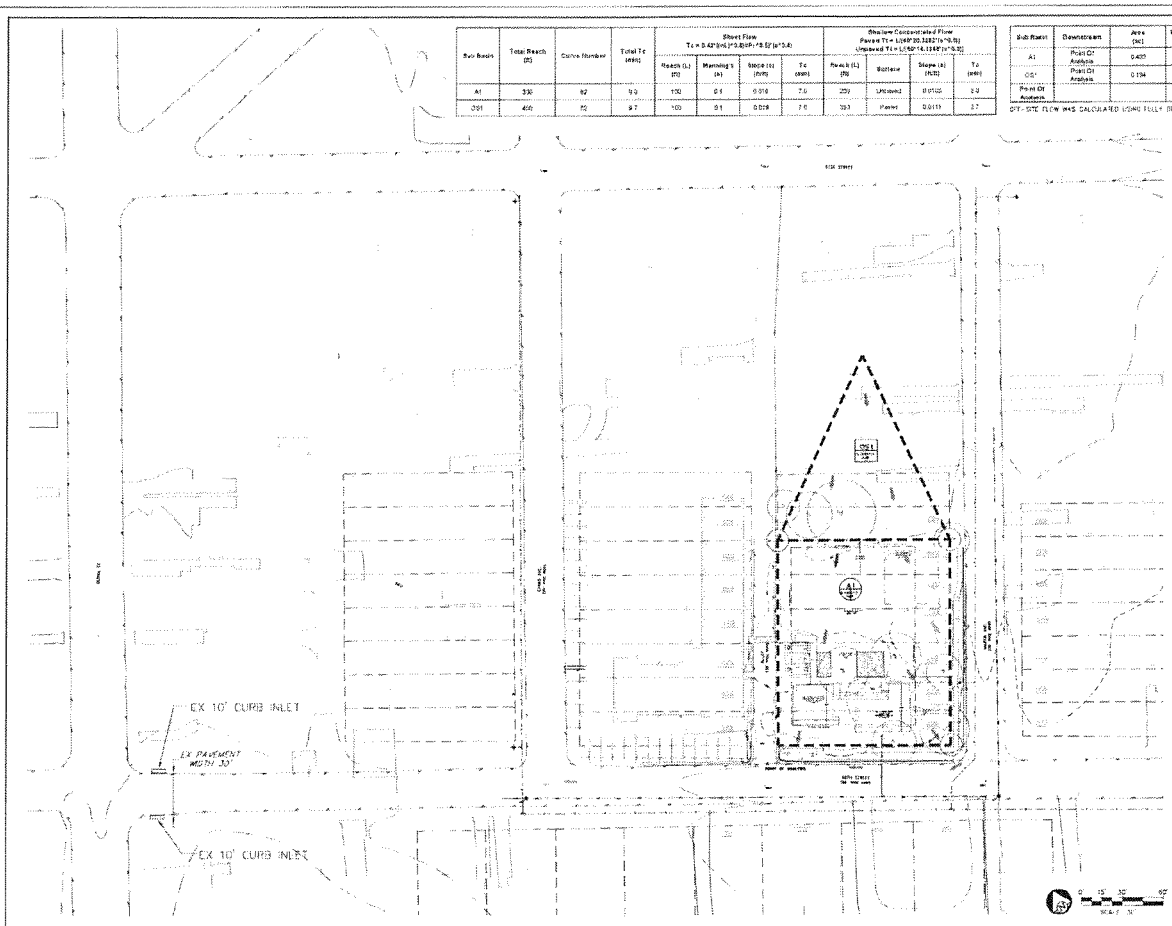
SP-2014-0216C


FIRE PROTECTION NOTE:
UNDERGROUND WORK FEEDING NFPA 13 SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13 AND THE FIRE CODE BY A LICENSED SPRINKLER CONTRACTOR WITH A PLUMBERS PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT 200 PSI UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN THE TESTED SECTIONS
CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION WORK. IT IS NOT GUARANTEED THAT THE LOCATIONS OF THE EXISTING LINES & SERVICES ARE SHOWN EXACTLY AS THEY EXIST IN THE FIELD. EVERY ATTEMPT HAS BEEN MADE TO PROPERLY IDENTIFY EXISTING UTILITIES. CONTRACTOR AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MAY RESULT IN NOT CORRECTLY LOCATING & PROTECTING EXISTING UNDERGROUND & ABOVEGROUND UTILITIES
EXISTING LEGEND
FIRE HYDRANT W/ GATE VALVE
WATERLINE W/ GATE VALVE
WATERLINE W/ DOUBLE SERVICE
WATERLINE W/ SINGLE SERVICE
WASTEWATER W/ MANHOLE
WASTEWATER W/ CLEANOUT
WASTEWATER W/ DOUBLE SERVICE
WASTEWATER W/ SINGLE SERVICE
STORM SEWER W/ MANHOLE
STORM SEWER W/ CURB INLET
CONTOUR
EASEMENT (EXISTING)
GAS LINE
ADA RAMP
PROPOSED LEGEND
FIRE HYDRANT W/ GATE VALVE
WATERLINE W/ GATE VALVE
WATERLINE W/ DOUBLE SERVICE
WATERLINE W/ SINGLE SERVICE
WASTEWATER W/ MANHOLE
WASTEWATER W/ CLEANOUT
WASTEWATER W/ STACK
WASTEWATER W/ DOUBLE SERVICE
WASTEWATER W/ SINGLE SERVICE
STORM SEWER W/ MANHOLE
STORM SEWER W/ CURB INLET
PROPERTY LINE
ADA RAMP
8" WW LEAD PROFILE
SCALE: 1"=1' V 1"=10' H
EX PAVEMENT
PROPERTY LINE
1+00
1+20
1+40
SPRINK
E 51st
E 50th
STREET
AVENUE
MARTIN AVE
MARTIN AVE. (50' WIDE ROW)
GRIFFIN SCHOOL
5000 MARTIN AVENUE, AUSTIN, TX 78751
UTILITY PLAN
CIVILITUDE
ENGINEERS & PLANNERS
SCALE
JOB NO.
DSN BY
DWN BY
CKD BY
SHEET NO.
5
GRIFFIN SCHOOL – 5000 MARTIN AVE, AUSTIN, TEXAS 78751
SP-2014-0216C

Sub Basin	Total Reach (ft)	Curve Number	Total Tc (min)	Sheet Flow Tc = 0.42*(nL)^(0.8)/(P^0.5)*S^(-0.4)				Shallow Concentrated Flow Paved Tc = L/(60*20.3282*(s^0.5)) Unpaved Tc = L/(60*16.1345*(s^0.5))			
				Reach (L) (ft)	Manning's (n)	Slope (s) (ft/ft)	Tc (min)	Reach (L) (ft)	Surface	Slope (s) (ft/ft)	Tc (min)
A1	330	82	9.9	100	0.1	0.016	7.0	230	Unpaved	0.01025	2.9
CS1	400	72	9.7	100	0.1	0.019	7.0	300	Paved	0.0111	2.7

Sub Basin	Downstream	Area (ac)	Impervious Cover (%)	HEC-HMS Outputs Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
A1	Point Of Analysis	0.400	2.2%	0.8	1.7	2.2	3.1
CS1*	Point Of Analysis	0.194	41.2%	0.4	0.8	1.0	1.4
Point Of Analysis				1.2	2.5	3.2	4.5

OFF-SITE FLOW WAS CALCULATED USING FULLY DEVELOPED CONDITIONS OF 42.5 % IC (SF ZONING)



DRAINAGE LEGEND

DRAINAGE AREA BOUNDARY

A1 — ON SITE DRAINAGE AREA NAME / AREA (ac)

CS1 — OFF-SITE DRAINAGE AREA NAME / AREA (ac)

FLOW DIRECTION

CRIFFIN SCHOOL
5600 MARTIN AVENUE, AUSTIN, TX 78751

EXISTING DRAINAGE PLAN

CIVILITUDE
ENGINEERS & PLANNERS

SCALE: AS SHOWN
JOB NO: 2014-021
PLAN BY: NEAL
DWN BY: DAWN
RVW BY: ESK

SITE PLAN APPROVAL: SHEET ___ OF ___
FILE NUMBER ___ APPLICATION DATE ___
APPROVED BY COMMISSION ON ___ UNDER SECTION ___ OF
CHAPTER ___ OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (SECTION 25-5-81, LDC) ___ CASE MANAGER ___
FINAL(S) EXPIRATION DATE (SDP APPROVAL) ___ DATE ___ REV ___

REVISIONS / COMMENTS
REVISIONS AND GENERAL COMMENTS: ___ DATE/BY ___
No. 1: ___ Description: ___
No. 2: ___ Description: ___
No. 3: ___ Description: ___
THIS PLAN IS TO BE KEPT ON FILE AT THE OFFICE OF THE OWNER OR HIS REPRESENTATIVE. ALL IMPROVEMENTS AND DEVELOPMENT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SITE PLAN UNLESS OTHERWISE NOTED IN THE REVISIONS/COMMENTS SECTION.
SHEET NO 6
OF 16

CRIFFIN SCHOOL — 5600 MARTIN AVE. AUSTIN, TEXAS 78751

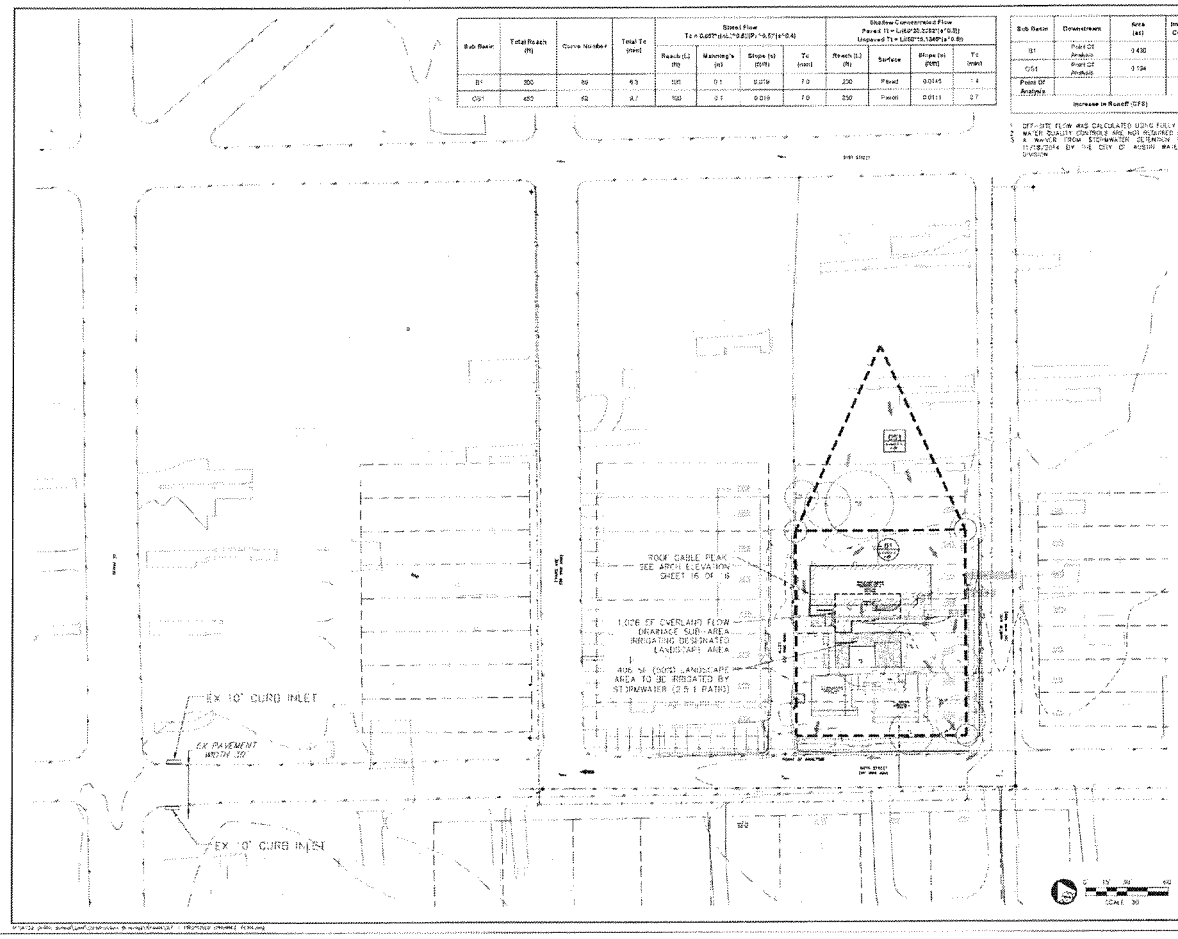
SP-2014-0216C

CIVILITUDE

Sub Basin	Total Reach (ft)	Curve Number	Total Tc (min)	Sheet Flow Tc = 0.007*(nL)^0.8/(P)^0.5*(s^0.4)				Shallow Concentrated Flow Paved: Tt = L/60*20.3282*(s^0.5) Unpaved: Tt = L/60*16.1345*(s^0.5)			
				Reach (L) (ft)	Manning's (n)	Slope (s) (ft/ft)	Tc (min)	Reach (L) (ft)	Surface	Slope (s) (ft/ft)	Tc (min)
B1	300	89	6.3	100	0.1	0.0179	7.0	250	Paved	0.0145	1.4
OS1	450	92	8.7	100	0.1	0.019	7.0	350	Paved	0.0111	2.7

Sub Basin	Downstream	Area (ac)	Impervious Cover (%)	HEC-HMS Outputs			
				Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
B1	Point Of Analysis	0.430	32.9%	1.0	1.8	2.5	3.4
OS1	Point Of Analysis	0.124	45.0%	0.4	0.8	1.0	1.4
Point Of Analysis				1.4	2.76	3.6	4.8
Increase in Runoff (CFS)				0.1	0.3	0.3	0.3

OFF-SITE FLOW WAS CALCULATED USING FULLY DEVELOPED CONDITIONS OF 45% IC (BY ZONING)
WATER QUALITY CONTROLS ARE NOT REQUIRED BASED ON ECM 1.9.2
A WAIVER FROM STORMWATER DETENTION REQUIREMENTS WAS GRANTED FOR THIS SUBDIVISION ON 11/18/2014 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, WATERSHED ENGINEERING DIVISION



DRAINAGE LEGEND

DRAINAGE AREA BOUNDARY

B1 — ON-SITE DRAINAGE AREA NAME / AREA IN ac

OS1 — OFF-SITE DRAINAGE AREA NAME / AREA IN ac

FLOW DIRECTION

GRIFFIN SCHOOL
3005 MARTIN AVENUE, AUSTIN, TX 78751

PROPOSED DRAINAGE PLAN

CIVILITUDE ENGINEERS & PLANNERS

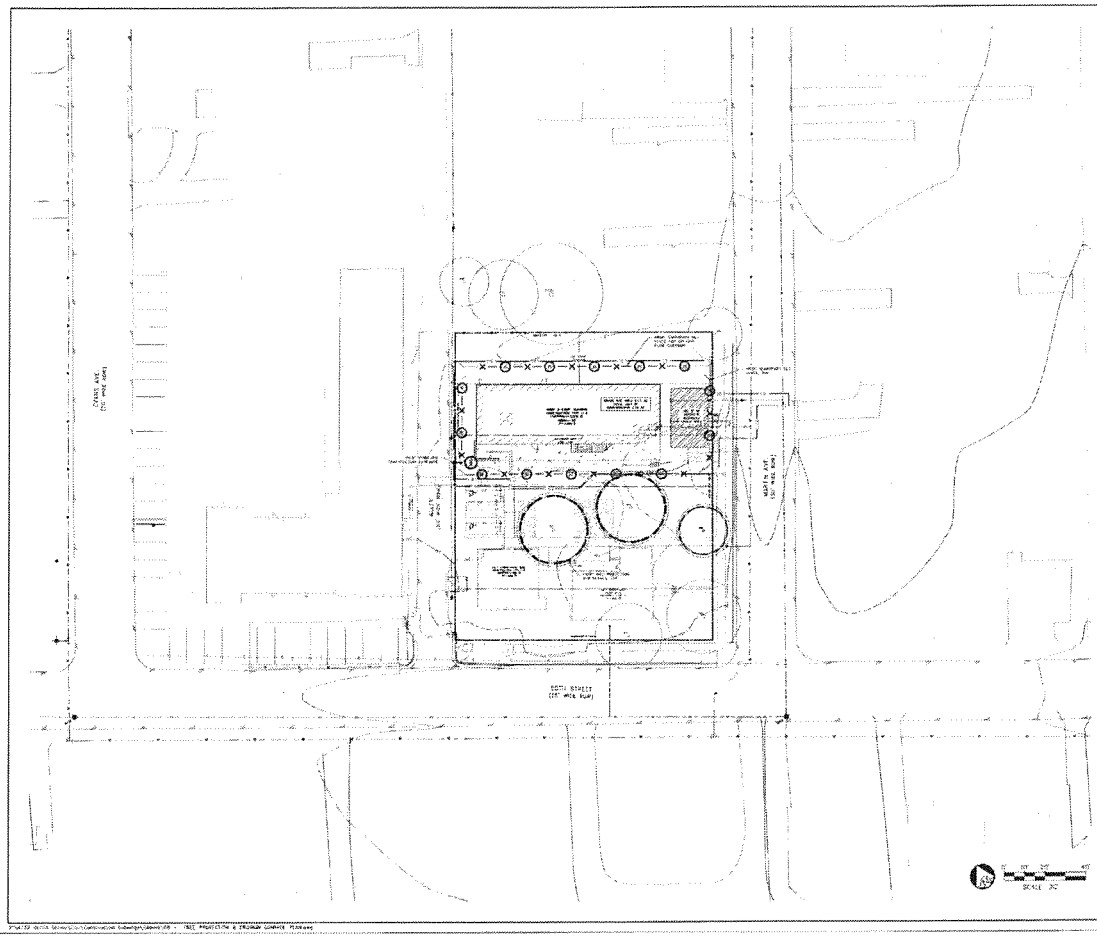
SCALE: 1" = 30'-0"
JOB NO.: 2014-002
DESIGN BY: MAHI
DRAWN BY: CM
REVIEW BY: CM

FAHIZ KAHLOON
No. 92437
STATE OF TEXAS

SHEET NO. 7 OF 18

GRIFFIN SCHOOL — 3005 MARTIN AVE, AUSTIN, TEXAS 78751

SP-2014-02-6C



PROPOSED LEGEND

TREE PROTECTION

LIMIT OF CONSTRUCTION

SILT FENCE

MODIFIED CONSTRUCTION ENTRANCE

TREE TABLE (DBH FROM 19 TO 29)	
TAG NO.	DESCRIPTION
206	14" PECAN
207	13" PECAN
208	18" HACKBERRY
209	16" PECAN (DEAD)
210	12" PECAN
211	24" PECAN
212	20" PECAN (MEDIOCRE)
213	14" PECAN
214	20" BLACKLINE

NOTES:

1. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA MUST TO BE STABILIZED BY REVEGETATION, MULCH, SOD OR IRRIGATION MATTING. (ECM 1.4.4.D.3. SECTION 3.1) ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY PRIMARY SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS. (USC 25-8-183) CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A). OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR. THE CONTRACTOR WILL CLEAN UP SPILLS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. (ECM 4.4.D.4)

GRIFFIN SCHOOL
5000 MARTIN AVENUE, AUSTIN TX 78751

TREE PROTECTION &
EROSION CONTROL PLAN

CIVILITUDE
ENGINEERS & PLANNERS

1250 SOUTHPARK BLVD. SUITE 100, AUSTIN, TX 78744
PHONE: 512.707.1919 FAX: 512.707.1920

FIRM REG. # F-13958
WWW.CIVILITUDE.COM

SCALE: AS SHOWN
JOB NO: 6-12-1005
DES. BY: EMAT
DWN BY: EMAT
RVW BY: TSK

SITE PLAN APPROVAL SHEET ___ OF ___
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY COMMISSION ON _____ PROJ MANAGER _____ OR
CHAIRPERSON _____ OF THE CITY OF AUSTIN CASE
EXPIRATION DATE (SP, F, A, BP) (SITE PLAN, FINAL MANAGER
FRIDAY TERMINATION DATE (SDP) (PERMIT) EXP: ___ EXP: ___

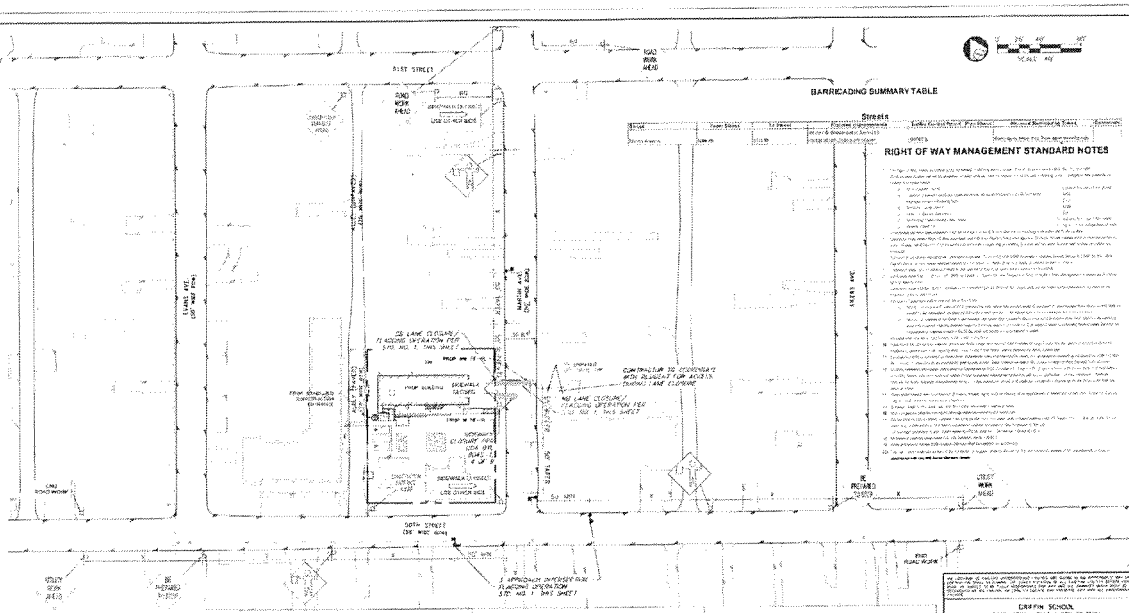
CITY OF AUSTIN
DEVELOPMENT REVIEW AND INSPECTION DIVISION
DEVELOPER PLAN CHANGE CERTIFICATE

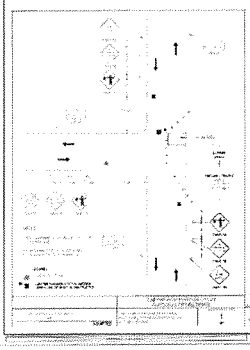
SHEET NO
8

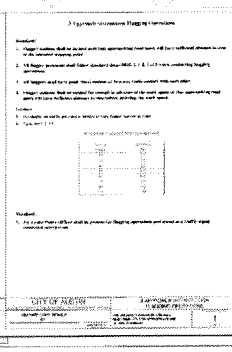
GRIFFIN SCHOOL - 5000 MARTIN AVE, AUSTIN, TEXAS 78751

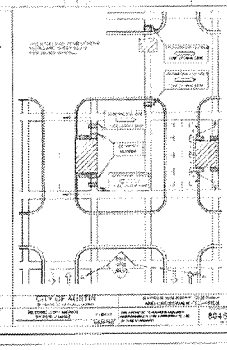
SP-2014-0216C

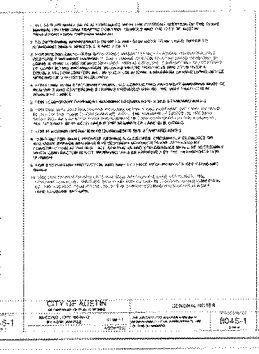
NOTES:
1. ONE LANE (10' WIDE MIN.) SHALL BE OPEN TO ONE-WAY TRAFFIC AT ALL TIMES
2. WATER & WASTEWATER CONNECTIONS MAY ONLY CLOSE ONE LANE AT A TIME
3. SIDEWALK LANE CLOSURES SHALL BE CLOSED FOR ONE DAY AND SHALL MOVE AS CONSTRUCTION PROCEEDS.
4. NO OVERNIGHT LANE CLOSURES

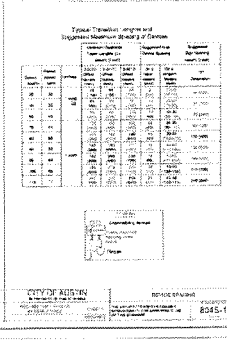










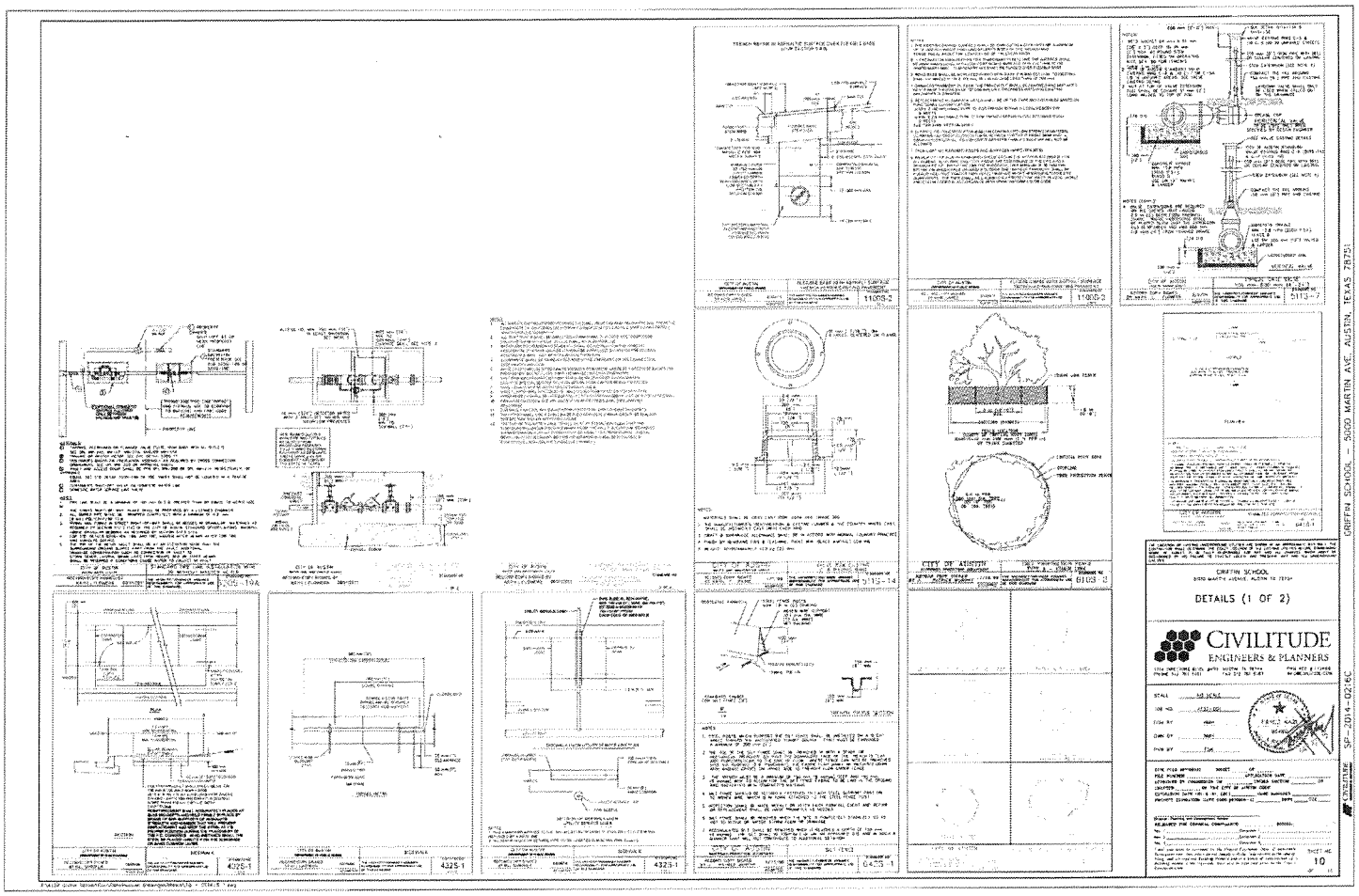


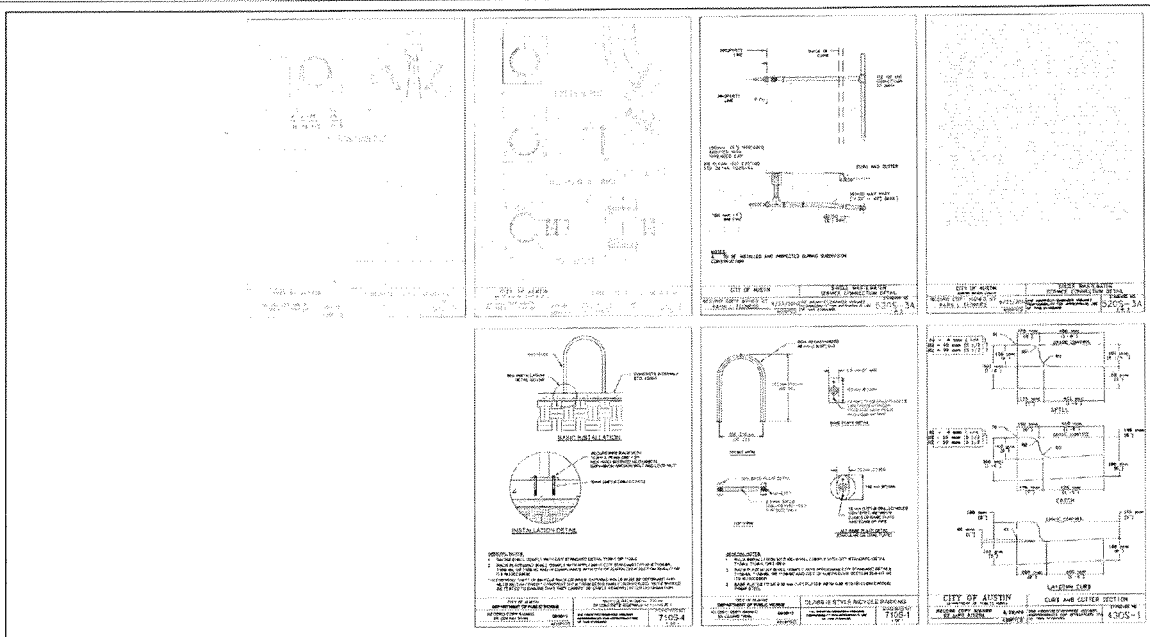
GRIFFIN SCHOOL
5000 MARTIN AVENUE, AUSTIN, TX 78751

TRAFFIC CONTROL PLAN

CIVILITUDE
ENGINEERS & PLANNERS

SP-2014-0216C


GRIFFIN SCHOOL
3000 MARTIN AVENUE, AUSTIN, TEXAS 78751
DETAILS (1 OF 2)
CIVILITUDE
ENGINEERS & PLANNERS
SP-2014-0216C



GRIFFIN SCHOOL
5000 MARTIN AVENUE, AUSTIN TX 78751

DETAILS (2 OF 2)

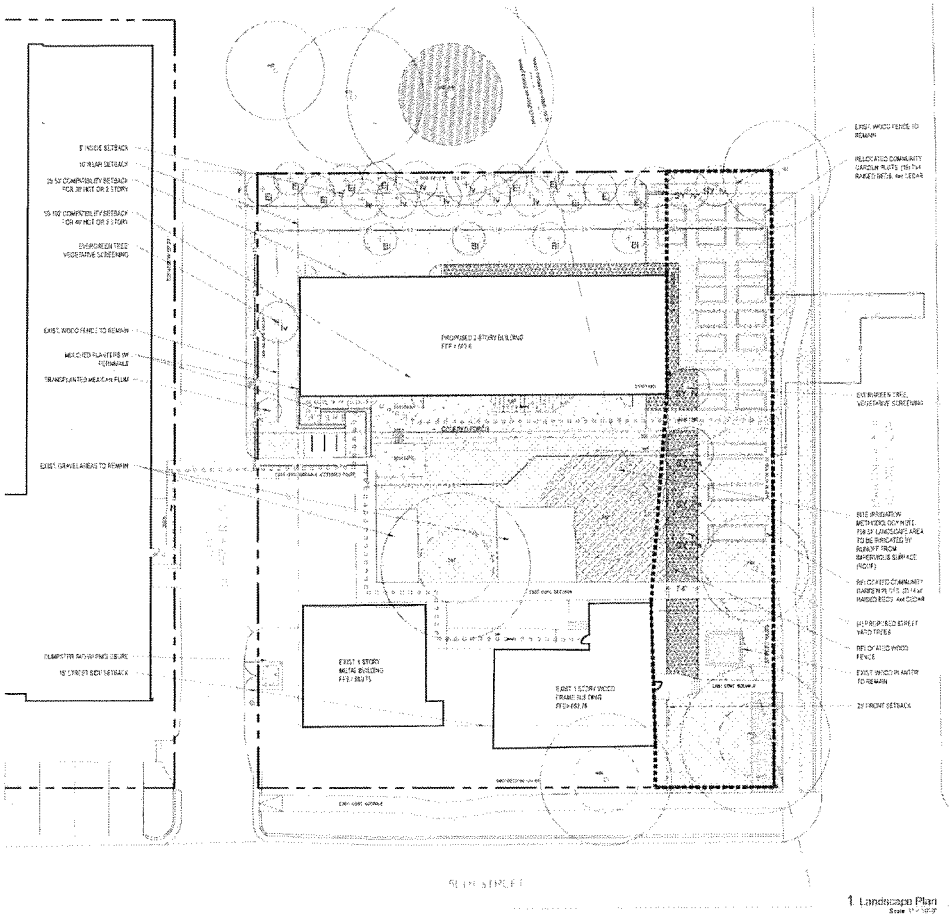
CIVILITUDE
ENGINEERS & PLANNERS

SCALE: 24" X 36" 1" = 20'
JOB NO: 0730.001
DSN BY: MAH
DWN BY: SMT
CHK BY: CDK

SHEET NO. 11 OF 18

GRIFFIN SCHOOL – 5000 MARTIN AVE, AUSTIN, TEXAS 78751

SP-2014-0216C



1 Landscape Plan
Scale 1" = 10'-0"

LEGEND

- CONCRETE PAVING
- EXIST. GRAVEL TO REMAIN
- PLANTING BED W/ SHRUBS
- PLANTING BED W/ GRASSES
- PLANTING BED W/ PERENNIALS
- PLANTING BED W/ GROUNDCOVER
- RAISED PLANTING BEDS
- LAWN TO MATCH EXIST.
- SITE IRRIGATION METHODOLOGY
- LIMIT OF CONSTRUCTION
- PROPERTY LINE
- STREET RIGHT-OF-WAY
- WOOD FENCE
- AUSTIN STONE BENCH
- EXIST. TREE (TO STAY)
- EXIST. HERITAGE TREE (TO STAY)

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY.	NOTES
Pa	Pistacia atlantica / Texas Mountain Pistache	3 cal. min. / 12 ft. ht.	3	Tree form. Green vase / oval
Bi	Ilex vomitoria / Dwarf Yaupon	3 cal. min. / 6 ft. ht.	18	
Bi	Nandina domestica / Heavenly Bamboo	3 cal. min. / 4 ft. ht.	4	
Iv	Ilex cornuta / Dwarf Holly	3 cal. min. / 6 ft. ht.	11	Tree form. Green vase / oval

LANDSCAPE NOTES

1. If establishing irrigation during any stage of mulch, Section 6.4.3E may require a variance. Contact Austin Water Conservation staff at waterwiseompliance@austinwater.gov or call (512) 974-2199.
2. See GN. L1.1 for symbols per plant type

STUDIO BALCONES
LANDSCAPE ARCHITECTURE & URBAN DESIGN
105 Sixth Street
Austin, TX 78701
Office 512.383.8815
www.studiobalcones.com

THE GRIFFIN SCHOOL
BUILDING ADDITION
5000 Martin Avenue
Austin, TX 78751

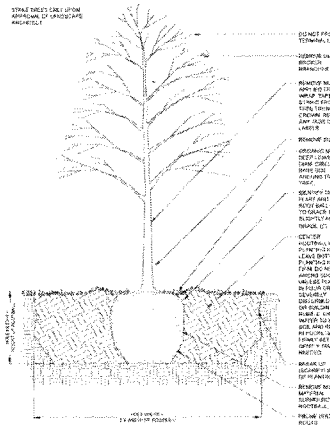
Project No. 14104

LANDSCAPE PLAN

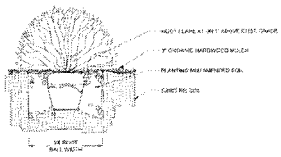
L 1.0

SITE PLAN APPROVAL SHEET ___ OF ___
FILE NUMBER ___ APPLICATION DATE ___
APPROVED BY PLANNING COMMISSION ___ DATE ___ UNDER SECTION ___ OF CHAPTER ___ OF THE CITY OF AUSTIN CODE
ESTIMATED SITE PLAN EXPIRATION DATE ___ DATE EXTENSION(S) ___ ___ ___ ___ ___
EXPIRATION DATE ___
DIRECTOR, DEPARTMENT OF SUSTAINABLE DEVELOPMENT ___ NAME ___
CHAIRPERSON, COMMISSION ___ NAME ___
SHEET NO. 12 OF ___

LANDSCAPE DETAILS



1 TYPICAL TREE PLANTING DETAIL
NOT TO SCALE



2 TYPICAL SHRUB PLANTING IN GRADE
NOT TO SCALE

3 TYPICAL STEEL EDGING
NOT TO SCALE

LANDSCAPE CALCULATIONS

Street Yard Calculations – ECM 2.4.1

Street Yard

	Required	Provided
Total Site Area	N/A	19,700 sf
Total Impervious Area	N/A	4,000 sf
Street Yard Area (40%)	4,000 sf 100%	
Street Yard Planting Costs	1000 sf @ 1 Tree	1000 sf
Street Yard Landscape	1000 sf @ 1 Tree	1000 sf
	Required	Provided
	1 tree per 1000 sf landscaped	1 tree 100% 100% minimum requirement

Street Yard Trees

Existing Trees (Trees)	0	0 x 0.7	0 x 7
8" diameter or greater	0	0 x 0.2	0 x 2
12" diameter or greater			
Proposed Trees (shown on plan)			9 x 10
	Required		Provided
	10		19 (including existing trees credit)

Replacement Trees – ECM 2.5.4

Tree Mitigation Requirements	Cal Inch	Required	Provided
Heritage Size (24" - 29.9")	0 x 2	0	0
Heritage Size (30" - 38")	0 x 3	0	0
Heritage Size (38" - 48")	0 x 4	0	0
8" to 12" Protected Tree	0 x 0.5	0	0
12" or larger Protected Tree	0 x 1	0	0
Heritage Tree Credit	0 x 2	0	0
Protected Tree Credit	0 x 0.5	0	0
Trees	0 x 0.5	0	0
Total	0 x 0.5	0	0
Total Required Caliper Inches		0	

Tree Replacement Summary			
Heritage Size (24" - 29.9")	0 x 2	0	0
Heritage Size (30" - 38")	0 x 3	0	0
Heritage Size (38" - 48")	0 x 4	0	0
Total Trees (24" - 48")	0 x 0	0	0
Number and Size of Replacement Trees	0 x 0	0	0
Total Replacement Caliper Inches		0	
	Required		Provided
	0		0

Islands, Medians & Peninsulas – ECM 2.4.2

	Required	Provided
Islands	0	0
Not Applicable		

Irrigation Requirements – LDC 25-2-1008 (A)

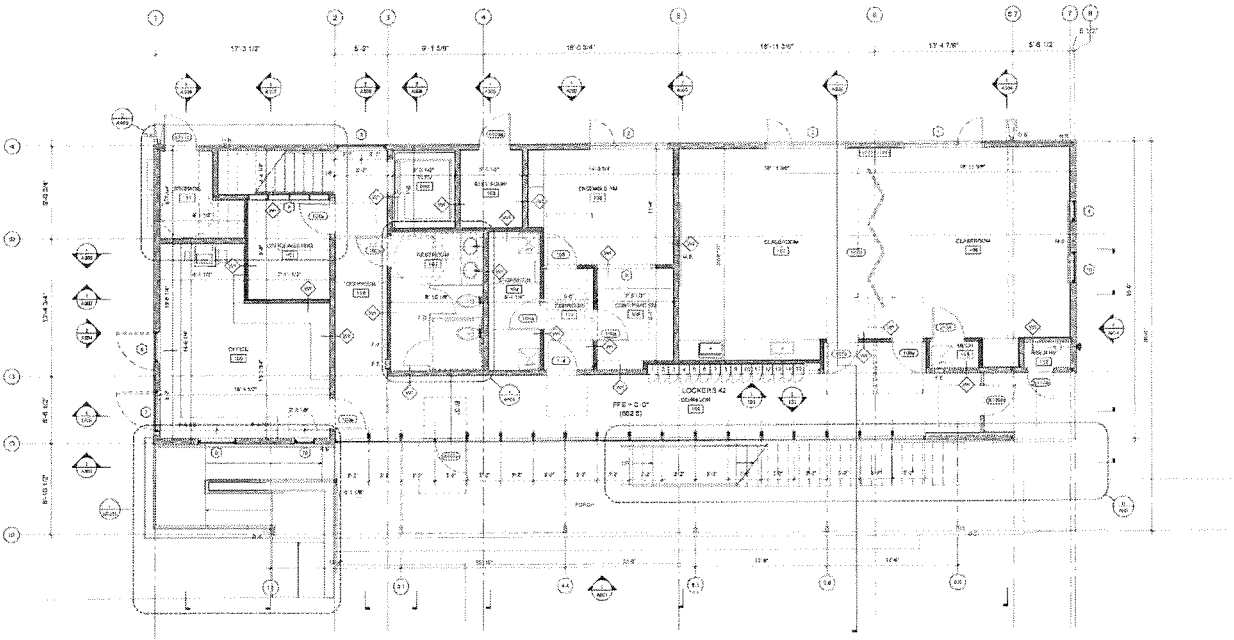
	Required	50% Reduction
Total Required Landscape Area		

The project is complying with	1 (a)	Underground automatic irrigation system shall be provided with the building permit for
	2	Irrigation by permanent underground system shall not be required if there will be hand watering within 100 feet of a water source.
	"Water"	Refer to City Irrigation Method that may be used in lieu of an automatic underground system

BUFFERING POINTS – ECM 2.4.3

Buffer Requirements	Side	Rear	Total
Buffer Planting	0 x 5	0 x 5	0
	0 x 5	0 x 5	0
	0 x 5	0 x 5	0
Total Required Buffer Points			0

Buffer Balance	Size	Quantity	Proposed	Other	Provided
Existing Trees					
Large Tree					
Medium Tree					
Large Shrub					
Medium Shrub					
Small Shrub					
Decorative Wall (in height)					
Berm (3:1 or slope of 1:1 or steeper)					



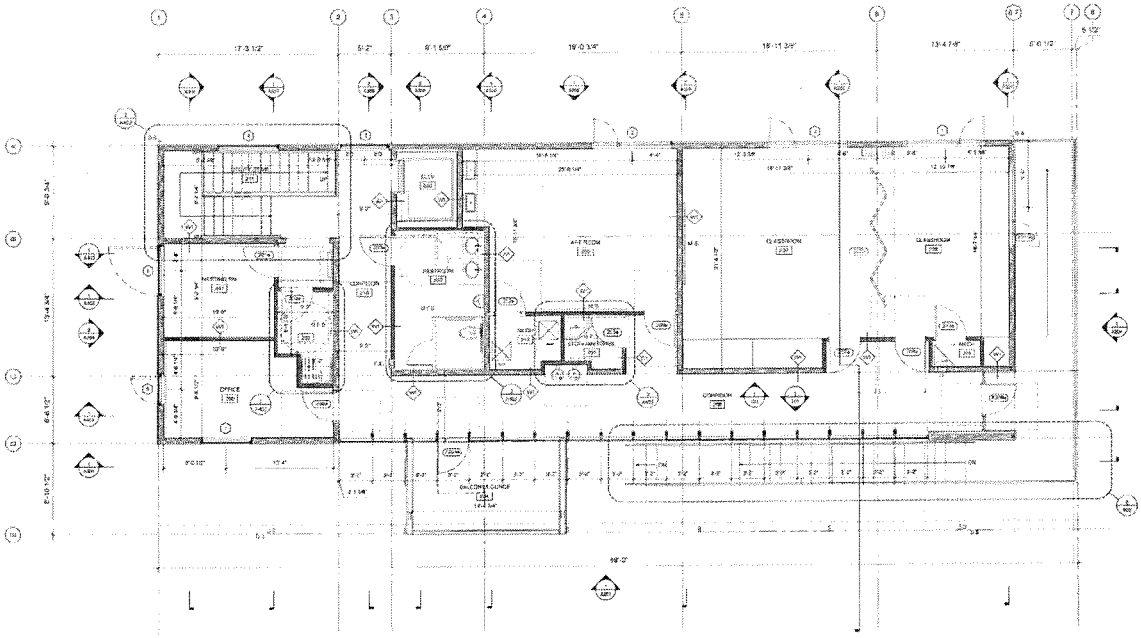
Murray Legge Architecture

GRIFFIN SCHOOL – 5000 MARVIN AVE, AUS. IN, TEXAS 78751

GRIFFIN SCHOOL

2015_04_23

FIRST FLOOR PLAN



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

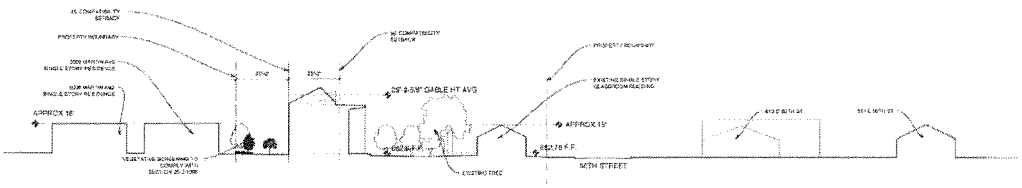
Murray Legge Architecture

GRIFFIN SCHOOL - 5003 MARIN AVE, AUSTIN, TEXAS 78757

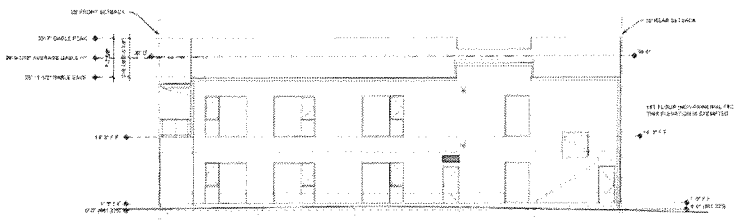
GRIFFIN SCHOOL

2015_04_20

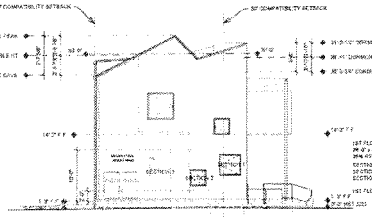
SECOND FLOOR PLAN



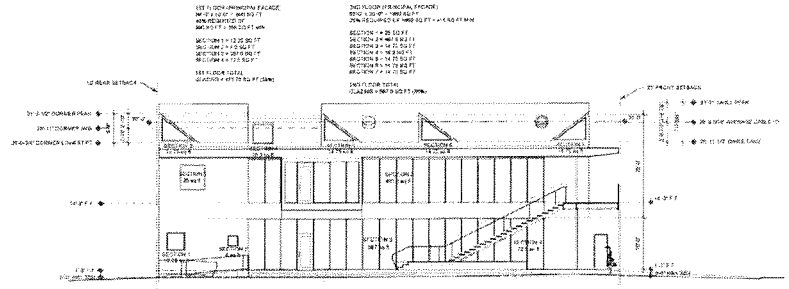
SITE SECTION
SCALE 1" = 20'



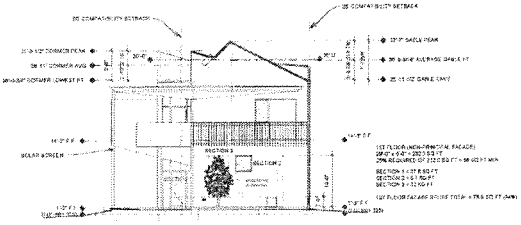
NORTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"

Murray Legge Architecture

GRIFFIN SCHOOL – 5000 MARTIN AVE, AUSTIN, TEXAS 78751

GRIFFIN SCHOOL

SP-2014-0216C

2015_04_23

COMPATIBILITY ELEVATIONS