

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, May 11, 2015

CASE NUMBER: C15-2015-0068

____ Jeff Jack - Chair
____ Michael Von Ohlen
____ Melissa Whaley Hawthorne - Vice Chair
____ Sallie Burchett
____ Ricardo De Camps
____ Brian King
____ Vincent Harding

APPLICANT: Nikelle Meade

OWNER: Adam Wilson

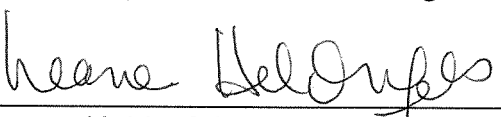
ADDRESS: 5000 MARTIN AVE, 5001 Evans

VARIANCE REQUESTED: The applicant has requested a variance(s) from Section 25-2-832 (Private Schools) (1), of Division 3 – Civic Uses to decrease the minimum paved width of a street that the site must be located on from at least 40 feet from the site to where it connects with another street that also has a paved width of at least 40 feet (required) to 27 feet paved width on both 50th Street and Evans Avenue and 31 feet paved width on Martin Avenue (requested) in order to remodel and increase the maximum number of students from 68 students (previous BOA variance requirement) to 125 student in a “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District - Neighborhood Plan zoning district. (Hyde Park)

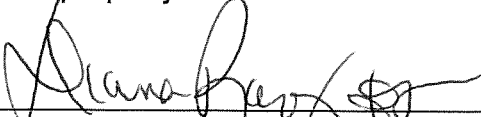
BOARD’S DECISION: POSTPONED TO June 8, 2015 AT THE APPLICANT’S REQUEST (RENOTIFICATION REQUIRED)

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
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:



Leane Heldenfels
Executive Liaison



Jeff Jack
Chairman

C15-2010-0008

Revised

CASE# _____
ROW# _____
TAX# _____

**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 Avenue and 5000 Martin Avenue and 5002 Martin Avenue

LEGAL DESCRIPTION: Subdivision – The Highlands
1-7; S/2 of
Lot(s) lot 8; 27-32 Block 6 Outlot Division

I/We Nikelle Meade of Husch Blackwell on behalf of myself/ourselves as authorized agent for
The Griffin School, Inc., a Texas nonprofit corporation affirm that on May 14, 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 ___ REMODEL X MAINTAIN

The applicant is seeking a variance from the minimum street pavement width requirement of Section 25-2-832 (1)
from 40 feet minimum (required) to 27 feet minimum (existing) in order to amend a condition of a previously-
approved variance so that the applicant can increase the maximum number of students allowed on the site from
68 (as imposed by the Board on August 9, 2010, in Case No. C15-2010-0075 and Case No. C15-2010-0076) to the
lower of either 125 or the number of students permitted based on the number of parking spaces provided in
accordance with the Off-Street Parking Requirements for Secondary Educational Facilities.

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 property cannot be used as a school without a variance from the street width requirements. So, the only other available use for the property would be a church or a single-family residence. A church is not a reasonable use because there is insufficient parking to accommodate church activities. A single-family residential use is not reasonable because the site is already developed with commercial and civic-type buildings that would have to be demolished and replaced.

HARDSHIP:

- ~~2. (a) The hardship for which the variance is requested is unique to the property in that:~~
the property is a neighborhood school situated between three small neighborhood streets, whereas most other schools in the city are located on larger streets and arterials. Further, whereas schools are required to have larger street widths than other

uses because of emergency access and turn and maneuvering radii of school busses, the applicant's use does not create a concern because there is sufficient fire and emergency access to the property by more than one street, and the school does not utilize school busses for the transport of students.

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

the Griffin School is the only property in the area that does not meet the street width requirement as it is the only school in the area located on a street that is less than the minimum width.

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 use for which the variance is needed already exists on the property and the addition of students will not bring more traffic to the site than the site can accommodate.

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  Mail Address Husch Blackwell, LLP, 111 Congress Ave., Suite 1400

City, State & Zip Austin, Texas 78701

Printed Nikelle Meade Phone 512-479-1147 Date 5/14/2015

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, Texas 78751

Printed Adam Wilson, Director, The Griffin School, Inc., a Texas nonprofit corporation Phone 512-454-5797 Date 3/27/2015

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 _____ 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 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

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) & BOGGY CREEK WATERSHED, 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-2010-0208A.
4. WATER QUALITY IS NOT REQUIRED BASED ON FCM 15.2.
5. DETENTION REQUIREMENT IS WAVED IN LETTER DATED: 10/1/14.
6. NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN, FIRM PANEL NO. 48452D045H & 48452D046H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2009.
7. THERE ARE NO NATURAL SLOPES ON THIS SITE IN EXCESS OF 10%.
8. THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON SITE.
9. THIS PROJECT IS LOCATED INSIDE THE CITY OF AUSTIN NORTH HOPE PARK NEIGHBORHOOD CONSERVATION COMBINING DISTRICT, ORDINANCE NO. 20050819-0-04.
10. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).

OWNER

THE GRIFFIN SCHOOL
ATTN: ADAM WILSON - DIRECTOR
5301 EVANS AVE.
AUSTIN TEXAS 78751

LEGAL DESCRIPTION

LOT 27-32, BLOCK 8 OF THE HIGHLANDS, A SUBDIVISION IN TRAVIS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 3, PG. 55 OF THE PLAN RECORDS.

SITE HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT PER SPC-2010-0208A.

FIRE CODE NOTES

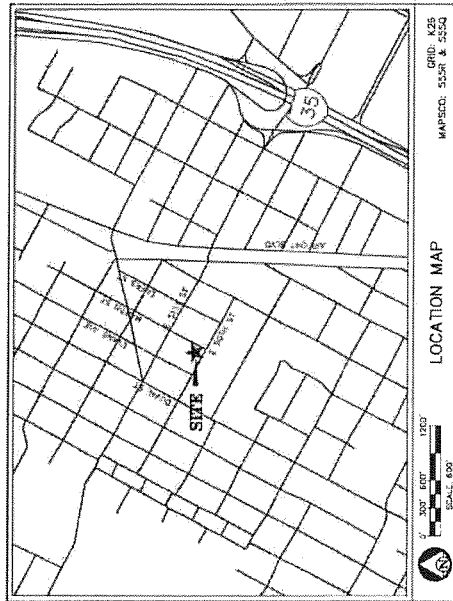
- 1/2" FIRE FLOW REQUIREMENT: 1,500 GPM
- BUILDING TYPE: V-B
- BUILDING SIZE: 2,048 SF
- ATTENDED USE: EDUCATIONAL
- UNDERGROUND MAINS FEEDING NFPA 13 SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13, AND THE FIRE CODE, BY A LICENSED SPRINKLER CONTRACTOR WITH A PLUMBING PERMIT FOR THE INSTALLATION. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.

SHEET INDEX

SHEET	TITLE	DEVELOPMENT PERMIT NUMBER	SUBMITTAL DATE
1.	COVER SHEET		
2.	GENERAL NOTES		
3.	STIC & CHANGING PLAN		
4.	UTILITY MAP		
5.	EXISTING DRAINAGE AREA MAP		
6.	PROPOSED DRAINAGE AREA MAP		
7.	TREE PROTECTION & EROSION CONTROL DETAILS		
8.	TYPICAL DETAILS		
9.	LANDSCAPE PLAN (1 OF 2)		
10.	LANDSCAPE PLAN (2 OF 2)		
11.	BUILDING FIRST FLOOR PLAN		
12.	BUILDING SECOND FLOOR PLAN		
13.	BUILDING ELEVATIONS		

WATER DEMAND

PROPOSED BUILDING:
FUTURE UNIT COUNT: 49
EXISTING BUILDINGS:
FUTURE UNIT COUNT: 20
TOTAL FUTURE UNIT COUNT: 69 (35 GPA)
PROPOSED DOMESTIC WATER SIZE: 1 1/2"



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 MAILED

SUBMITTED BY



DATE: 06/03/2014

CIVILITUDE
ENGINEERS & PLANNERS
FIRM REG. F-2449 1701 DIRECTORS BLVD #400, AUSTIN, TX 78744
PHONE 512.781.5161 FAX 512.781.5167 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.

ISSUED APPROVAL	DATE
APPROVED BY CHAIRMAN	DATE
APPROVED BY CITY ENGINEER	DATE
APPROVED BY CITY PLANNING	DATE
APPROVED BY CITY PUBLIC WORKS	DATE
APPROVED BY CITY UTILITIES	DATE
APPROVED BY CITY FIRE DEPARTMENT	DATE
APPROVED BY CITY POLICE DEPARTMENT	DATE
APPROVED BY CITY HEALTH DEPARTMENT	DATE
APPROVED BY CITY SOCIAL SERVICES	DATE
APPROVED BY CITY COMMUNITY DEVELOPMENT	DATE
APPROVED BY CITY ECONOMIC DEVELOPMENT	DATE
APPROVED BY CITY CULTURAL AFFAIRS	DATE
APPROVED BY CITY HISTORIC PRESERVATION	DATE
APPROVED BY CITY PARKS & RECREATION	DATE
APPROVED BY CITY TRANSPORTATION	DATE
APPROVED BY CITY WATER UTILITIES	DATE
APPROVED BY CITY WASTE MANAGEMENT	DATE
APPROVED BY CITY ZONING	DATE

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 UTILITY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
9. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

THE PRODUCTION AGENTS

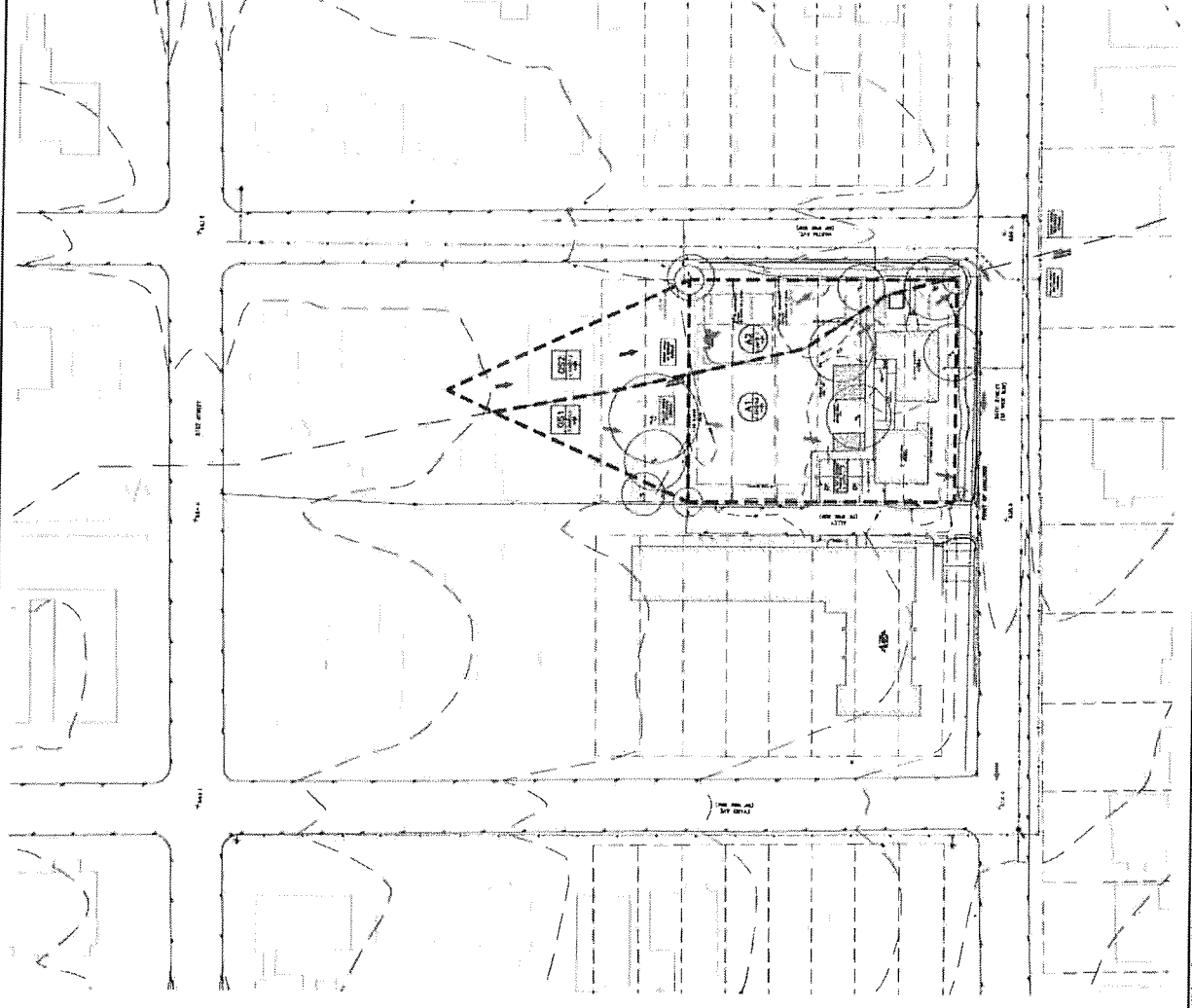
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SUBJECTS

- [illegible]

- [illegible]

- [illegible]



Sub Basin	Total Flow (cfs)	Curve Number	Time of Travel (min)	Peak Flow (cfs)	Time of Travel (min)	Peak Flow (cfs)	Time of Travel (min)	Peak Flow (cfs)	Time of Travel (min)
A1	183	66	5.5	183	5.5	183	5.5	183	5.5
A2	300	66	4.4	300	4.4	300	4.4	300	4.4
US1	202	82	8.0	202	8.0	202	8.0	202	8.0
US2	478	82	7.0	478	7.0	478	7.0	478	7.0

Sub Basin	Flow (cfs)	Time of Travel (min)	Peak Flow (cfs)	Time of Travel (min)	Peak Flow (cfs)	Time of Travel (min)
A1	183	5.5	183	5.5	183	5.5
A2	300	4.4	300	4.4	300	4.4
US1	202	8.0	202	8.0	202	8.0
US2	478	7.0	478	7.0	478	7.0

LEGEND

1" = 10' HORIZONTAL
1" = 1' VERTICAL

SYMBOLS

1" = 10' HORIZONTAL
1" = 1' VERTICAL

NOTES

1. ALL DRAINAGE AREAS ARE TO BE CONFINED TO THE DRAINAGE AREA SHOWN ON THIS PLAN.

2. ALL DRAINAGE AREAS ARE TO BE CONFINED TO THE DRAINAGE AREA SHOWN ON THIS PLAN.

3. ALL DRAINAGE AREAS ARE TO BE CONFINED TO THE DRAINAGE AREA SHOWN ON THIS PLAN.

CIVILITUDE ENGINEERS & PLANNERS

1700 DOWNEY BLVD. SUITE 200, AUSTIN, TEXAS 78751
TEL: 512.444.1111 FAX: 512.444.1112

EXISTING DRAINAGE PLAN

GRiffin SCHOOL - 5000 MARTIN AVE., AUSTIN, TEXAS 78751

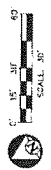
DATE: 11/11/11
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

PROJECT: GRiffin SCHOOL - 5000 MARTIN AVE., AUSTIN, TEXAS 78751
PROJECT NUMBER: 11-0001-11
PROJECT DATE: 11/11/11

SCALE: 1" = 10' HORIZONTAL
1" = 1' VERTICAL

1" = 10' HORIZONTAL
1" = 1' VERTICAL

1" = 10' HORIZONTAL
1" = 1' VERTICAL



11/11/11 Griffin School - 5000 Martin Ave., Austin, Texas 78751 - EXISTING DRAINAGE PLAN



017

STUDIO BALCONES
LANDSCAPE ARCHITECTURE & URBAN DESIGN



15822 XI 1987
SO 11 EX-100
MILLION OBTAIN

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1. 10/10/2023 10/10/2023
 2. 10/10/2023 10/10/2023
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 4. 10/10/2023 10/10/2023
 5. 10/10/2023 10/10/2023
 6. 10/10/2023 10/10/2023
 7. 10/10/2023 10/10/2023
 8. 10/10/2023 10/10/2023
 9. 10/10/2023 10/10/2023
 10. 10/10/2023 10/10/2023

3. All easements and any instruments placed before recordation will be located at a minimum of twenty (20) feet from a property line or deemed as SF-5 or more restrictive (Section 25-2-106.7).

[illegible]

THE UNIVERSITY OF CHICAGO

References

[illegible]

EX HERITAGE TREE (TO STAY)
WITH FULL CRITICAL ROOT ZONE SHOWN

EX PROTECTED TREE (TO STAY)
WITH FULL METICAL: ROOT ZONE SHOWN

ACQUISITION OF SPANISH

8196447

Abstract *Background:* The National Health and Medical Research Council (NH&MRC) has published a new guideline for the management of acute low back pain (ALBP). *Objective:* To determine the impact of the NH&MRC guideline on the management of ALBP in the community. *Methods:* A cross-sectional study of 1000 patients with ALBP was conducted in 2001. The study was repeated in 2003 to determine the impact of the NH&MRC guideline. *Results:* The prevalence of ALBP was 10.5% in 2001 and 10.2% in 2003. The majority of patients (80%) were managed by their general practitioner (GP). The most common management strategy was advice to rest (45%) and analgesia (40%). The use of physiotherapy increased from 15% to 25% and the use of surgery decreased from 5% to 2% between 2001 and 2003. *Conclusion:* The NH&MRC guideline has had a positive impact on the management of ALBP in the community.

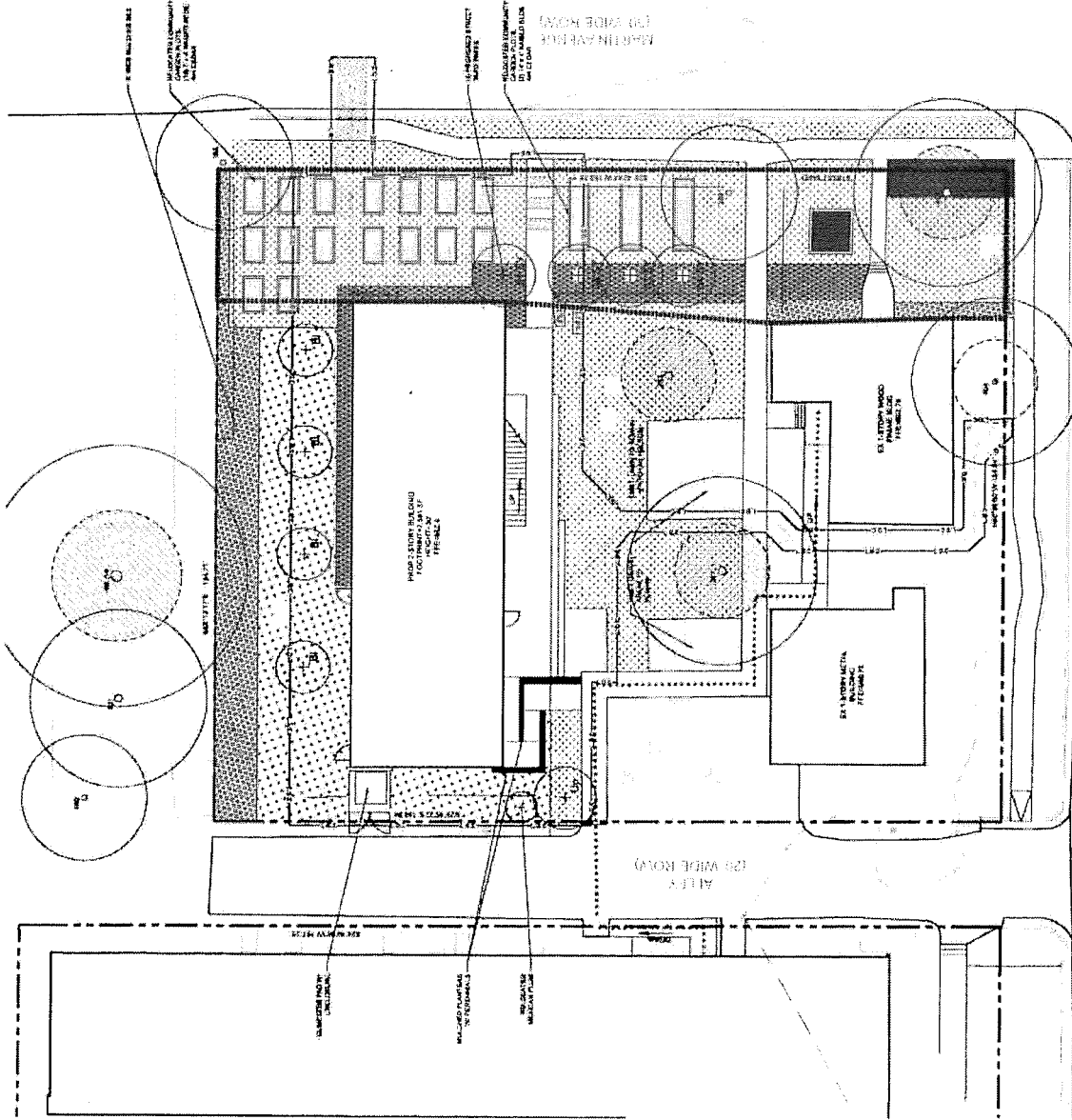
Advertisement for a new product The advertisement for a new product is shown below. The advertisement is for a new product that is designed to help people who are looking for a new product. The advertisement is for a new product that is designed to help people who are looking for a new product.

(continued with structured handwritten notes)

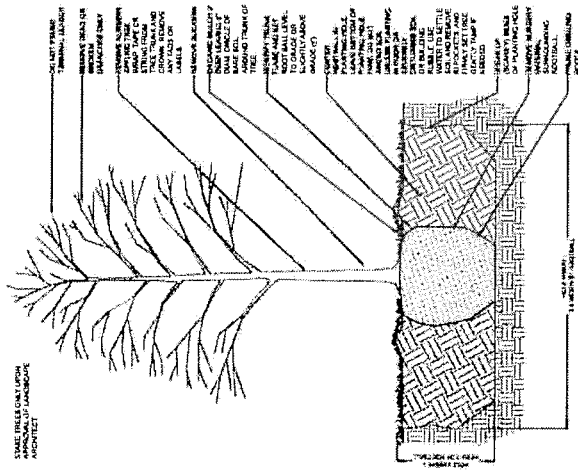
critical decisions that shape the nation's

2024-12-10 10:00:00

LEGEND

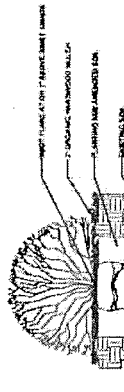


LANDSCAPE DETAILS



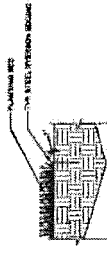
1 TYPICAL TREE PLANTING DETAIL

NOT TO SCALE



2 TYPICAL SHRUB PLANTING IN GRADE

NOT TO SCALE



3 TYPICAL STEEL EDGING

NOT TO SCALE

LANDSCAPE CALCULATIONS

Item	Quantity	Unit	Notes
1. Planting Area	1200	Sq. Ft.	
2. Planting Area	1200	Sq. Ft.	
3. Planting Area	1200	Sq. Ft.	
4. Planting Area	1200	Sq. Ft.	
5. Planting Area	1200	Sq. Ft.	
6. Planting Area	1200	Sq. Ft.	
7. Planting Area	1200	Sq. Ft.	
8. Planting Area	1200	Sq. Ft.	
9. Planting Area	1200	Sq. Ft.	
10. Planting Area	1200	Sq. Ft.	

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6. Planting Area	1200	Sq. Ft.	
7. Planting Area	1200	Sq. Ft.	
8. Planting Area	1200	Sq. Ft.	
9. Planting Area	1200	Sq. Ft.	
10. Planting Area	1200	Sq. Ft.	

IRRIGATION NOTES

- Automatic irrigation systems shall comply with the following requirements. These requirements shall be noted on the Site Development Plan and shall be included in the contract documents.
 - The system shall be designed and installed as per the manufacturer's instructions.
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PLANT SCHEDULE

Plant Name	Quantity	Unit	Notes
1. Plant Name	1200	Sq. Ft.	
2. Plant Name	1200	Sq. Ft.	
3. Plant Name	1200	Sq. Ft.	
4. Plant Name	1200	Sq. Ft.	
5. Plant Name	1200	Sq. Ft.	
6. Plant Name	1200	Sq. Ft.	
7. Plant Name	1200	Sq. Ft.	
8. Plant Name	1200	Sq. Ft.	
9. Plant Name	1200	Sq. Ft.	
10. Plant Name	1200	Sq. Ft.	

PLANTING AND DETAIL NOTES

- All plant notes shall be included in a minimum depth of 2" with organic matter unless otherwise noted on the Site Development Plan.
- All plant material shall conform to the standards set forth in the American Standard for Nursery Stock.
- The system shall be designed and installed as per the manufacturer's instructions.
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- The system shall be designed and installed as per the manufacturer's instructions.
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- The system shall be designed and installed as per the manufacturer's instructions.
- The system shall be designed and installed as per the manufacturer's instructions.
- The system shall be designed and installed as per the manufacturer's instructions.

STUDIO BALCONES
LANDSCAPE ARCHITECTURE & URBAN DESIGN
OFFICE: 512.363.8915
WWW.STUDIOBALCONES.COM



THE GRIFFIN SCHOOL
BUILDING ADDRESS
RUE, TX 78751

THE GRIFFIN SCHOOL
BUILDING ADDRESS
RUE, TX 78751

THE GRIFFIN SCHOOL
BUILDING ADDRESS
RUE, TX 78751

LANDSCAPE CALCULATIONS & DETAILS
L 1.1

THE GRIFFIN SCHOOL
BUILDING ADDRESS
RUE, TX 78751

CLASS WINDOW TYPE:
 1. SINGLE GLASS, UNGLAZED, LOW-E, U-VALUE 3.0 OR BETTER, THERMALLY
 BROKEN

INSULATION:
 WALL ASSEMBLY: OPEN CELL SPRAY FOAM INSULATION, MINIMUM
 R-VALUE R15 (5" OF INSULATION)
 ROOF ASSEMBLY: OPEN CELL SPRAY FOAM INSULATION, MINIMUM
 R-VALUE R32 (8" OF INSULATION)

NOTE:
 SOLAR GAIN CALCULATIONS OF THE SOUTH ELEVATION SHOULD
 TAKE INTO ACCOUNT THE 5 FOOT DEEP OVERHANG AND
 SHADING PROVIDED BY A DOUBLE HEIGHT SCREEN
 ELEMENT

OCCUPANT LOAD COUNT:

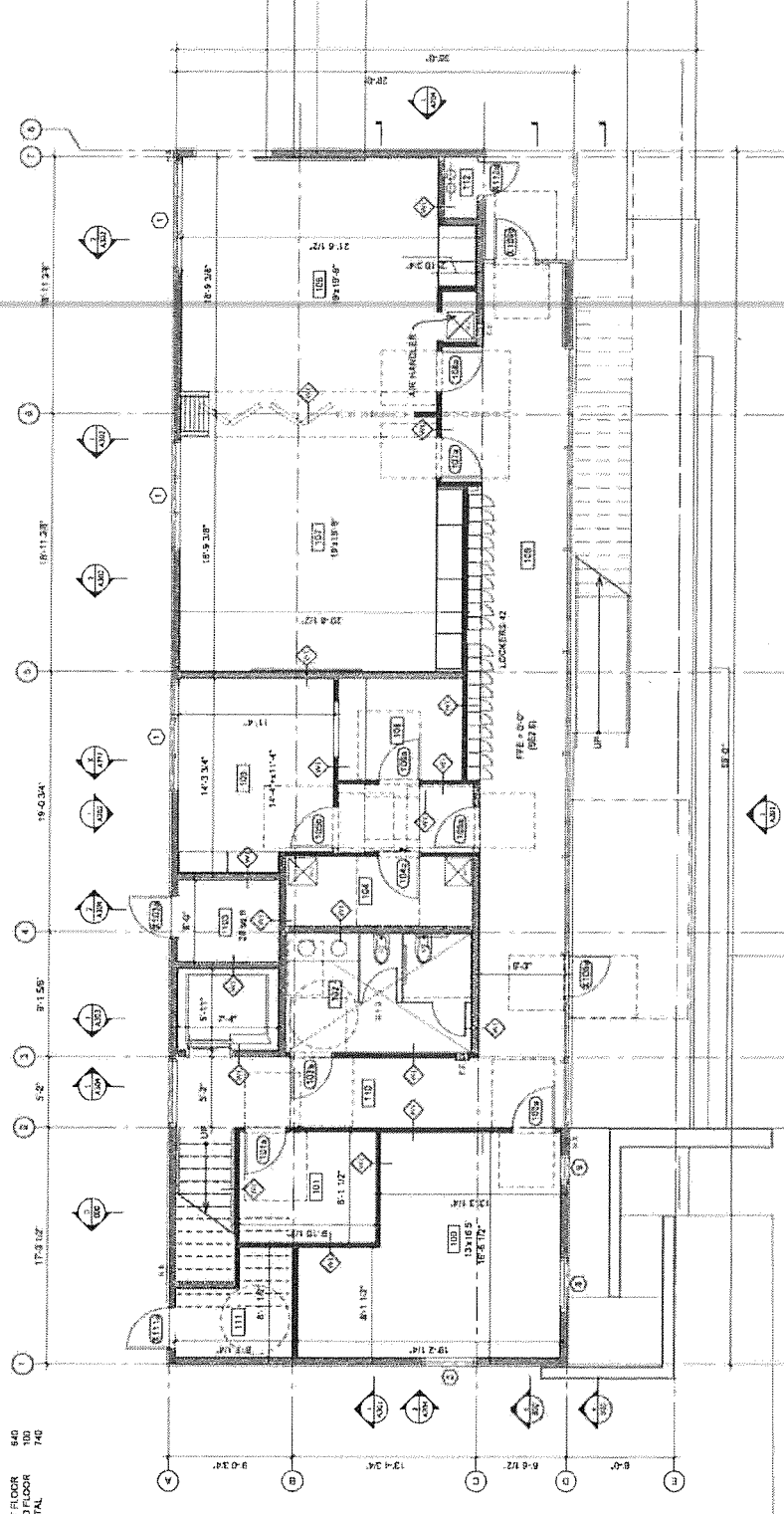
1ST FLOOR	
OFFICE	4
CLASSROOM	4
MUSIC AREA	6
CLASSROOM	13
CLASSROOM	13
1ST FLOOR TOTAL	44
2ND FLOOR	
OFFICE	2
MEETING	6
HALLWAY	10
CLASSROOM	10
CLASSROOM	13
2ND FLOOR TOTAL	58
GRAND TOTAL	102

GSF INTERIOR CONDITIONED OUTSIDE FACE OF EXTERIOR WALL

1ST FLOOR	2,530
2ND FLOOR	2,658
TOTAL	5,188

EXTERIOR COVERED

1ST FLOOR	840
2ND FLOOR	740
TOTAL	1,580



1 FIRST FLOOR PLAN
 SCALE 1/8\"/>

104

Project: Griffin School
 Location: 1000 Griffin School
 Date: 06/22/2014

NO.	DATE	DESCRIPTION
1	06/22/2014	Initial Design
2	06/22/2014	Revised Design
3	06/22/2014	Final Design
4	06/22/2014	Construction Documents
5	06/22/2014	As-Built Documents

Murray Legge Architecture



Project: Griffin School
 Location: 1000 Griffin School
 Date: 06/22/2014

GRIFIN SCHOOL

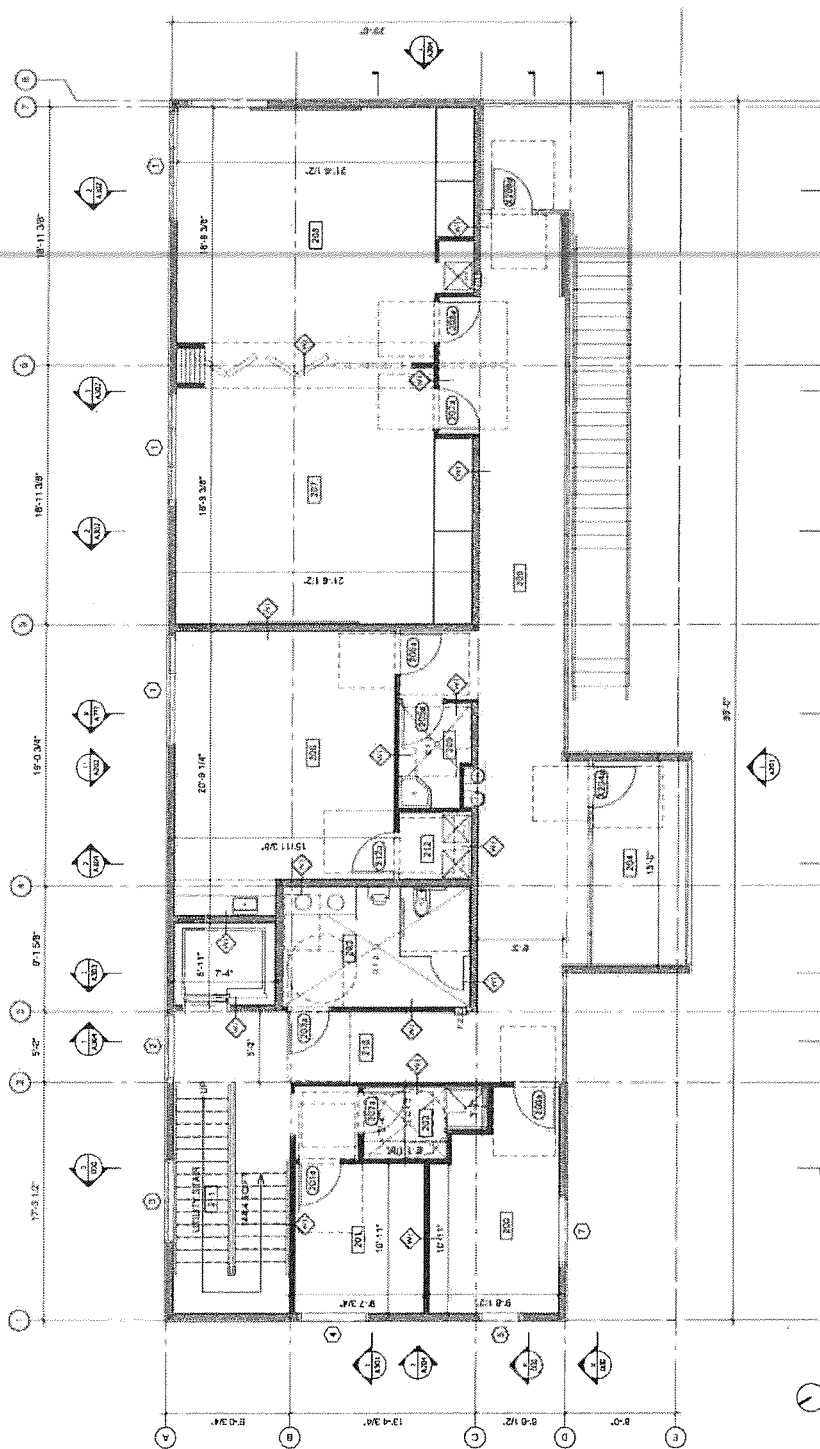
06/22/2014
 06/22/2014

SP-2014-0216C
 A-11
 007
 11 OF 13

GRIFFIN SCHOOL
Classroom Facility

GRIFIN
Classroom Facility
5001 EAVING AVE
AUSTIN TEXAS

Murray Legge Architecture

[illegible]

1
A101

GRIFFIN SCHOOL

1000 E. 10TH AVE
 AUSTIN, TEXAS 78702

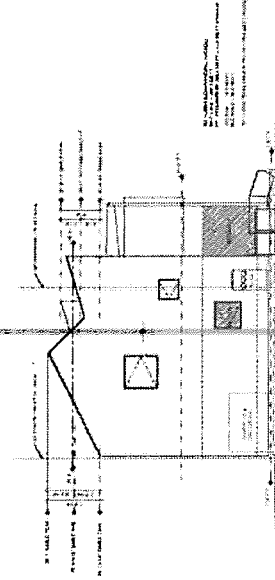
06/23/2014

Murray Legge Architecture

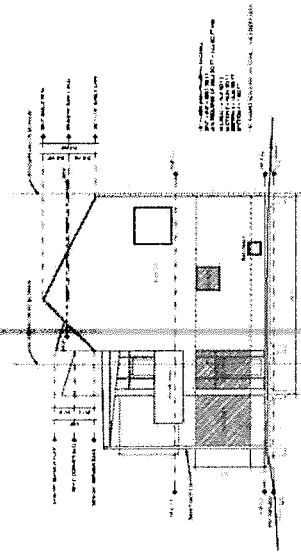
DATE: 06/23/2014
 TIME: 10:00 AM
 PROJECT: GRIFIN SCHOOL
 DRAWING: ELEVATION A-13

DESIGNED BY: MURRAY LEGGE ARCHITECTURE
 DRAWN BY: MURRAY LEGGE ARCHITECTURE
 CHECKED BY: MURRAY LEGGE ARCHITECTURE
 APPROVED BY: MURRAY LEGGE ARCHITECTURE

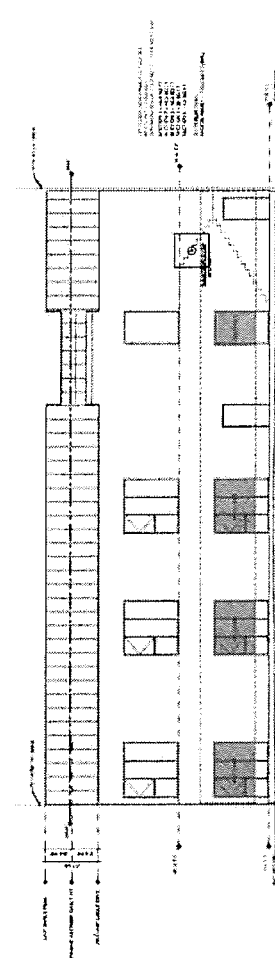
1 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



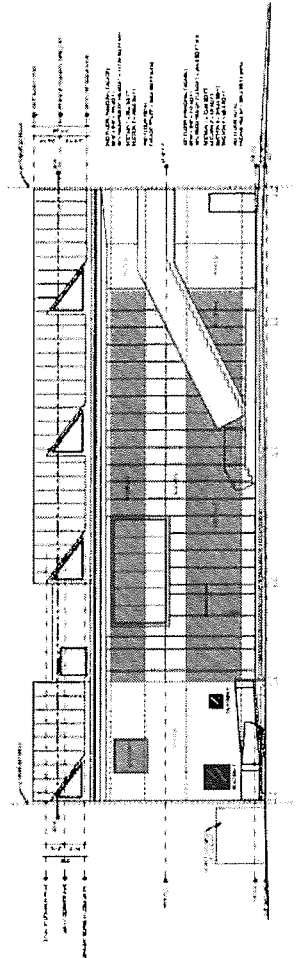
2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



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



4 SOUTH ELEVATION W/O SCREEN
 SCALE: 1/8" = 1'-0"



C15-2015-0068

 APPENDIX A. - TABLES OF OFF-STREET PARKING AND LOADING REQUIREMENTS.
PART 1 - MOTOR VEHICLES

Use Classification	Minimum Off-Street Parking Requirement	Off-Street Loading Requirement
Residential Uses		
Cottage special use	2 spaces for each dwelling unit	None
Mobile home residential		
Secondary apartment special use		
Single-family residential		
Small lot single-family residential		
Townhouse residential		
Two-family residential		
Urban home special use		
Accessory apartment	Efficiency dwelling unit: 1 space	None
Condominium residential	1 bedroom dwelling unit: 1.5 spaces	
Multifamily residential	Dwelling unit larger than 1 bedroom: 1.5 spaces plus 0.5 space for each additional bedroom	None
Duplex residential		None
Single-family attached residential		
• Standard	4 spaces	
• If larger than 4,000 sq. ft. or more than 6 bedrooms	4 spaces or 1 space for each bedroom, whichever is greater	
Bed and breakfast residential	1 space plus 1 space for each rental unit	None
Group residential	1 space plus 1 space for each 2 lodgers or tenants	Schedule C
Retirement housing	80% of the parking otherwise required by this table for the residential use classification	Schedule C
Commercial Uses		
Agricultural sales and service	Schedule A	Schedule C
Art gallery	1 space for each 500 sq. ft.	None
Art workshop	Schedule B	None
Automotive rentals	Schedule A	Schedule B
Automotive repair service	1 space for each 275 sq. ft.	Schedule C
Automotive sales	Schedule A	Schedule C
Automotive washing		None
• Automatic (full service)	1 space for each 2 employees plus 6 queue spaces for each queue line	

College and university facilities		Schedule B
• Dorm or other residence	1 space for each 2 residents	
• Gymnasium or classroom	1 space for each 500 sq. ft.	
• Administrative or office	1 space for each 275 sq. ft.	
Communication service facilities	Schedule A	Schedule C
Community events Community recreation (private or public)	Schedule B	Schedule B
Congregate living Convalescent services	1 space for each 4 beds, plus 1 space for each 2 employees (largest shift)	Schedule C
Convention center Counseling services	Schedule B	Schedule B
Cultural services	1 space for each 500 sq. ft.	Schedule B
Day care services (commercial, general, or limited)	1 space for each employee	Schedule B
Detention facilities	Schedule B	Schedule B
Family home	2 spaces for each dwelling unit	None
Group home	Schedule B	None
Guidance services		Schedule B
• Residential	1 space for each 4 beds	
• Nonresidential	1 space for each 275 sq. ft.	
Hospital service (general)	1 space for each 4 beds, plus 1 space for each 2 employees (largest shift)	Schedule C
Hospital services (limited)	1 space for each 200 sq. ft.	Schedule C
Local utility services	Schedule B	Schedule B
Maintenance and service facilities Major utility facilities	Schedule A	Schedule B
Military installations Park and recreation services	Schedule B	Schedule B
Postal facilities	Schedule B	Schedule C
Public assembly	1 space for each 5 persons capacity	Schedule B
Public or private primary educational facilities	1.5 spaces for each staff member	Schedule B
Public or private secondary educational facilities	1.5 spaces for each staff member plus 1 space for each 3 students enrolled in 11th and 12th grades	Schedule B



C15-2015-0068

Heldenfels, Leane

From: Stefanie Rubenfield <~~stefanie.rubenfield@gmail.com~~>
Sent: Tuesday, May 26, 2015 5:02 PM
To: Heldenfels, Leane
Subject: Re: Case # C15-2015-0068, 5001 Evans Ave and 5000 MARTin Ave

Leane, seemed easier to email my concerns rather than hand write them in the form. let me know if you need any other info from me. I do plan on attending the meeting 6/8 in person as well.

I have significant concerns over the request from the Griffin School:

- Already issues with traffic and parking on 50th st, concerned increase in students and teachers will further increase the existing issue and lead to accidents (both pedestrian and car). Also concerned about the night and weekend classes being planned at this time.
- The new building being proposed is well outside of the look and feel of the neighborhood and would detract from the old neighborhood feel. It would be the only 2 story street facing structure on the entire block, and the exterior is more aligned with a business park, than with a neighborhood.
- The school has already well surpassed their approved 68 student limit with a current enrolment of 91, what is to keep them from continuing this trend and surpassing their planned 125 students once they have additional space with the new building.

Thanks,

Stefanie Rubenfield
5005 Martin Ave
Austin TX 78751
404-210-4548

On May 11, 2015, at 4:52 PM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Yes, it has been postponed until 6/8.

You can use current letter and we'll include it in the 6/8 packet.

Sorry for the delay in it getting to you.

Also, best might be to plan and speak at the 6/8 hearing, we'll start at 5:30 at City Hall and this will now be a postponed case, which are heard before new cases, so maybe will be heard (postponements) starting around 6:30. If it's at all possible, best way to make sure they understand your concerns - but if not possible, a letter/email by noon 6/8 will get to them, just sometimes can get muted if others are in support, NA is in support -

Take care,

Leane Heldenfels

Board of Adjustment Liaison

City of Austin

-----Original Message-----

From: Stefanie Rubenfield [<mailto:stefanie.rubenfield@gmail.com>]

Sent: Monday, May 11, 2015 4:40 PM

To: Heldenfels, Leane

Subject: Case # C15-2015-0068, 5001 Evans Ave and 5000 MARTin Ave

015-2015-0068

Heldenfels, Leane

From: Meade, Nikelle <~~Nikelle.Meade@huschblackwell.com~~>
Sent: Monday, May 11, 2015 3:56 PM
To: Sorola, David
Cc: Heldenfels, Leane
Subject: RE: BOA Case No. M-11 Tonight

Leane and David,

We have not heard back yet from our neighbor who expressed concern about the notice. However, in the interest of time, by this email we are going ahead with requesting a postponement of the case to the June 8th meeting. We would like to use the additional time to get the notice and posting corrected to remove the reference to remodeling.

Please let me know if you need any additional information from me to get this request to the Board.

Nikelle Meade
Partner

HUSCH BLACKWELL LLP
111 Congress Avenue, Suite 1400
Austin, TX 78701-4093
Direct: 512.479.1147
Fax: 512.226.7373
~~Nikelle.Meade@huschblackwell.com~~
[huschblackwell.com](mailto:Nikelle.Meade@huschblackwell.com)
[View Bio](#) | [View VCard](#)

Named a first-tier national real estate law firm by U.S. News-Best Lawyers in 2015.

From: Meade, Nikelle
Sent: Monday, May 11, 2015 2:33 PM
To: 'Sorola, David'
Cc: Heldenfels, Leane
Subject: RE: BOA Case No. M-11 Tonight

Correct, understood. I have contacted the neighbor whom I assume raised the concern. I wanted to see if he wants the case postponed or not. I am waiting to hear from him. If he would prefer it be postponed, we will ask for the postponement.

Nikelle Meade
Partner

HUSCH BLACKWELL LLP
111 Congress Avenue, Suite 1400
Austin, TX 78701-4093
Direct: 512.479.1147
Fax: 512.226.7373
~~Nikelle.Meade@huschblackwell.com~~
[huschblackwell.com](mailto:Nikelle.Meade@huschblackwell.com)
[View Bio](#) | [View VCard](#)

Named a first-tier national real estate law firm by U.S. News-Best Lawyers in 2015.

From: Sorola, David [<mailto:David.Sorola@austintexas.gov>]
Sent: Monday, May 11, 2015 1:55 PM
To: Meade, Nikelle

C15-2015-0068

Heldenfels, Leane

From: Meade, Nikelle <~~Nikelle.Meade@huschblackwell.com~~>
Sent: Friday, May 08, 2015 1:58 PM
To: Heldenfels, Leane
Cc: Sorola, David
Subject: RE: Griffin School BOA hearing letter
Attachments: AUS-#6101813-v1-Prior_BOA_Variance_Decision_Sheet_8_9_10_--_Griffin_Scho....pdf

One last piece of information that might be helpful.

The variance we are requesting is from 25-2-832 only (not to any site plan provision or building code provision). We are seeking the variance because the school – which is existing – cannot comply with the roadway width requirement set forth in the zoning regulations. The board granted a variance from this requirement in 2010 (see attached decision sheet) and they capped the enrollment as a condition of the variance. We are asking them to change the variance conditions to increase the student cap. As such, we tracked the language of the currently-existing variance (which was for a remodel) exactly.

- **§ 25-2-832 - PRIVATE SCHOOLS.**

This section applies to a public or private primary or secondary school.

(1)

A site must be located on a street that has a paved width of at least 40 feet from the site to where it connects with another street that has a paved width of at least 40 feet.

(2)

If more than one dwelling unit is located on the site, the dwelling units must comply with the requirements of this title that are applicable to residential uses.

Source: Section 13-2-261; Ord. 990225-70; Ord. 031211-11.

Nikelle Meade
Partner

HUSCH BLACKWELL LLP

111 Congress Avenue, Suite 1400

Austin, TX 78701-4093

Direct: 512.479.1147

Fax: 512.226.7373

~~Nikelle.Meade@huschblackwell.com~~

huschblackwell.com

[View Bio](#) | [View VCard](#)

Named a first-tier national real estate law firm by U.S. News-Best Lawyers in 2015.

From: Meade, Nikelle
Sent: Friday, May 08, 2015 1:39 PM
To: 'Heldenfels, Leane'
Cc: 'david.sarola@austintexas.gov'
Subject: RE: Griffin School BOA hearing letter

Prior Variance Decision Sheet

CITY OF AUSTIN Board of Adjustment/Sign Review Board Decision Sheet

DATE: Monday, August 9, 2010

CASE NUMBER: C15-2010-0076

☐ Y ☐ Jeff Jack
☐ Y ☐ Michael Von Ohlen **Motion To GRANT**
☐ Y ☐ Nora Salinas
☐ Y ☐ Bryan King
☐ Y ☐ Leane Heldenfels, Chairman
☐ Y ☐ Clarke Hammond, Vice Chairman **2nd the Motion**
☐ Y ☐ Heidi Goebel

ADDRESS: 600 50TH ST

VARIANCE REQUESTED: The applicant has requested a variance from the minimum street paved width requirement of Section 25-2-832 (1) in order to remodel an existing Religious Assembly Use to create a Private Secondary Educational Facility in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North Hyde Park Neighborhood NCCD) The Land Development Code states that a private secondary school must be located on a street that has a paved width of at least 40 feet from the site to where it connects with another street that has a paved width of at least 40 feet.

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to GRANT with conditions to limit 68 students or 38 parking spaces as per exhibit C6/24 , Board Member Clarke Hammond second on an 7-0 vote; GRANTED.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the redevelopment of this existing civic use to create another civic use cannot occur without the variance, the ordinance when adopted did not considered a property with three street frontages
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 40ft of paving width, additional ROW nor paving can be provided when someone else owns the property that would be required to provide the 40ft of paving width for the entire block
(b) The hardship is not general to the area in which the property is located because: private secondary schools are required to meet this requirement while the nearby public school is not required to meet this requirement; this is the only private school in close proximity
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 site is developed with a church use and the change of use will not be a detriment to the neighborhood, it will not impair the purpose the regulations because ample frontage access, and traffic is being distributed onto three streets.

Susan Walker
Executive Liaison

Leane Heldenfels
Chairman

To: Sorola, David

Subject: FW: Griffin School BOA hearing letter

Hi David – see below.

Map was incorrect, but it is sent as a courtesy – address and research was done correctly.

But, his point about it being a remodel vs. in order to construct might be valid.

Applicant checked remodel, but site plan review is for new building, additional parking.

Let me know if you need to see full site plan to make a determination if legal notice was sent, or if we should postpone and re-notify.

Thanks-

Leane

Revised

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

**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.

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 _____ 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 5001 Evans Ave.

City, State & Zip Austin, TX 78751

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

ARCHITECT
MURRAY LOOSE ARCHITECTURE
AUSTIN, TX ~ NEW YORK, NY
(512) 596-2535

LANDSCAPE ARCHITECTURE
5 RUDOLPH BLVD.
1413 TRAVIS MICHIGAN BLVD
(512) 382-6815

STRUCTURAL ENGINEERING
CLARK STRUCTURES
500 N. LAMAR BLVD., SUITE 200
(512) 298-3000

ENCOTECH (NONLEAKING CONSULTANTS)
8500 BLUFFSTONE COVE. # 8003
(812) 558-1101

[illegible]

- ALL IMPROVEMENTS MUST 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.
- THE CITY OF ASTORIA DOES NOT PROVIDE PERMITS FOR THE CONSTRUCTION OF APPROXIMATE 800 BULBING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 22.10).
- ALL EASEMENT AGREEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF ASTORIA.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF ASTORIA PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FROM NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED PROJECTS.
- FOR DRAINAGE CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT OF WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

THE GRIFFIN SCHOOL
ATTN: ADAM WILSON - DIRECTOR
5601 EVANS AVE.
AUSTIN TEXAS-78721

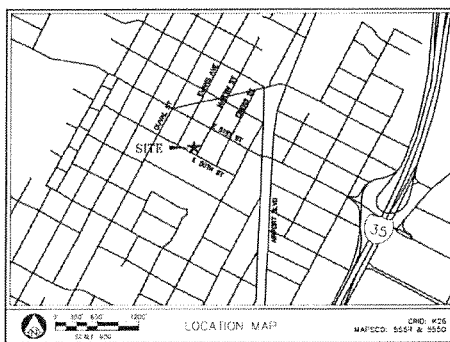
LOT 27-32, BLOCK 8 OF THE HIGHLANDS, A
SUBDIVISION IN TARRANT COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAN THEREOF,
RECORDED IN VOL. 3, PG. 55 OF THE PLAT
BOOKS.

THIS SITE IS COMPOSED OF 8 LOTS AND HAS BEEN APPROVED AS ONE ECONOMIC DEVELOPMENT AND RECORDED IN DOCUMENT E221102936. IF PORTIONS OF THE LOTS ARE SOLD APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED

CONSTRUCTION TYPE PER IBC 2012: V-E
BLDG AREA SO F1 = 5,519
ROOF FIRE FLOW PER IBC 2012 = 2,000 GPM
DEDUCTION FOR WFA IS SPRINKLER SYS. 0.75 X
2,000 = 1,500 GPM
ROOF FIRE FLOW AFTER DEDUCTION=500GPM
MINIMUM ROOF 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.

SUBMITTAL DATE: JUNE 09, 2014



SHEET TITLE

1. COVER SHEET
2. SUBDIVISION PLAN
- 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

PROPOSED BUILDING:
FURNITURE UNIT COUNT 48 (24 CPM)
PEOP DOMESTIC METER SIZE 1" (20-50 CPM)
HIGH AIR METER SIZE 1/2" _____ DEMAND
AIR PRESSURE ZONE CENTRAL
STATIC PRESSURE 80 PSI (H) 20115 TESTED
DRY (1/4) PROPOSED ON DOWN SIDE AND SIDE
TO 85 PSI
AVAILABLE FIRE DEMAND: 1,193 GPM

THIS PROJECT CONSIST OF THE CONSTRUCTION OF ONE (1) TWO-STORY CLASSROOM BUILDING TOTALING 5,818 GSF ON A 2.43-ACRE SITE, LOCATED AT 5000 MARION AVE. WITH ASSOCIATED PARKING AND UTILITY IMPROVEMENTS. THE TOTAL PROPOSED IMPROVISED COVER IS 41.18.

THE UPDATED CONDITIONAL USE PERMITS FOR THE SITE, 3000 MARTIN AVE. & ADJACENT SITE, 3000 EVANS AVE, ALLOW MAXIMUM 120 STUDENTS & 20 STAFF FOR BOTH SITES.

NUMBER	DESCRIPTION	REMOVE (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 IMAGE

DEVELOPMENT PERMIT NUMBER SUBMITTAL DATE

DIRECTOR OF PLANNING AND 3A16

CITY OF AUSTIN FIRE DEPARTMENT DATE:

AUSTIN WATER UTILITY DATE

INDUSTRIAL WASTE	DATE
------------------	------

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, CORROSION STOP, CURB STOP AND PRESSURE REDUCING, SADDLES, 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.

04/27/2019
DATE

CIVILITUDE
ENGINEERS & PLANNERS

FIRM REG# F-12469 1701 DIRECTORS BLVD #100, AUSTIN, TX 78744
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVIL-TJUE.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.

[illegible]

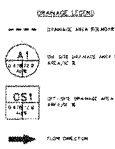
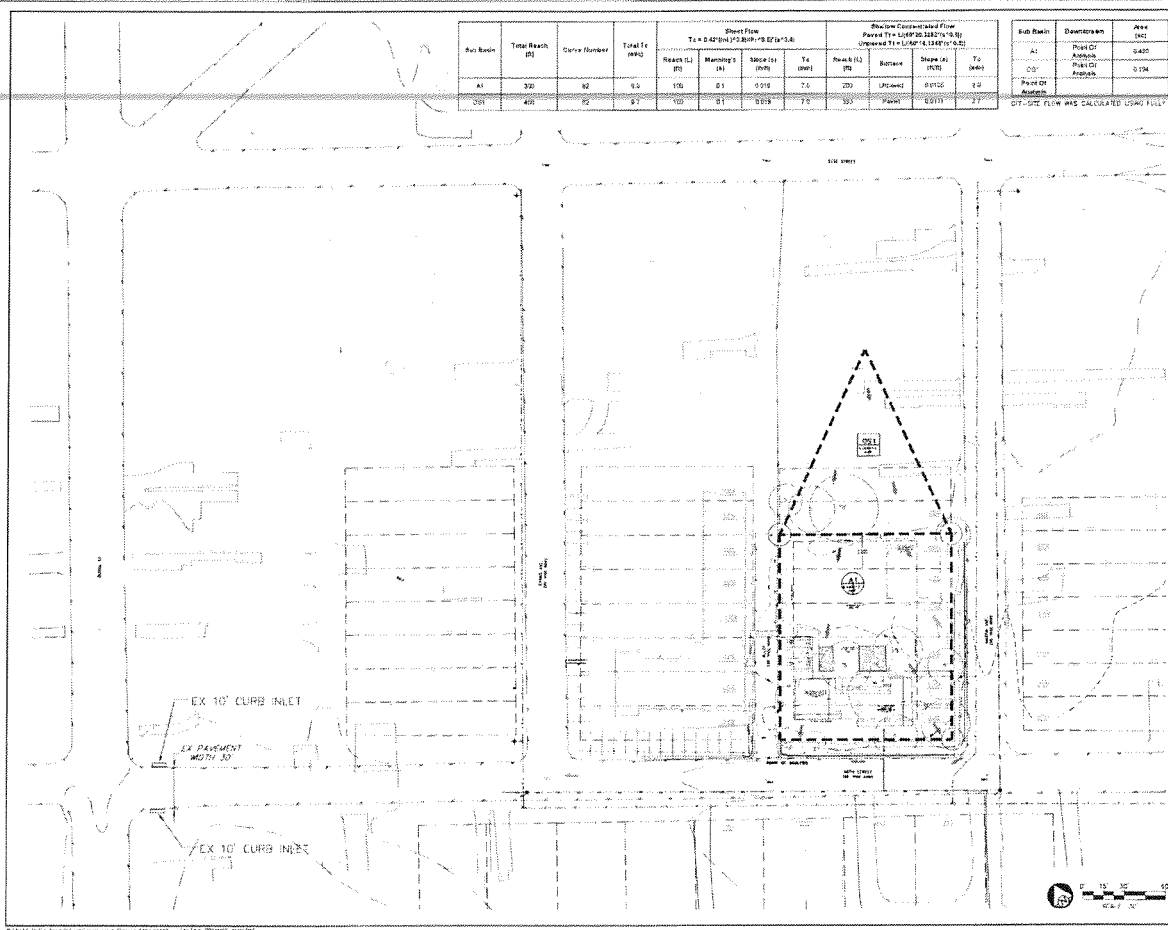
2000



Sub Basin	Total Area (ft ²)	Curve Number	Total To (MG)	Sheet Flow				Shallow Concentrated Flow			
				Roach (ft)	Watershed (in)	Shallow (ft)	T ₁ (min)	Roach (ft)	Watershed (in)	Shallow (ft)	T ₁ (min)
A1	320	92	0.3	100	0.1	0.018	7.5	200	0.018	0.0125	2.0
OS1	400	92	0.7	100	0.1	0.018	7.5	200	0.018	0.0125	2.0

Sub Basin	Downstream	Area (ac)	Slope (ft/ft)	REGIONS Outlets			
				Q1 (MG)	Q2 (MG)	Q3 (MG)	Q4 (MG)
A1	Point C1	0.035	2.2%	0.0	1.7	2.2	5.1
OS1	Point C1	0.134	41.2%	0.4	0.9	1.0	1.4
Point C1	Point C1			1.2	2.6	3.2	6.5

OUTLINE FLOW WAS CALCULATED USING FULLY DEVELOPED CONDITIONS OF 45% C (BY TOWNS)



GRiffin SCHOOL
5000 MARTIN AVE. AUSTIN, TEXAS 78751

EXISTING DRAINAGE PLAN

CIVILITUDE
ENGINEERS & PLANNERS

DATE: 03/20/2014
JOB NO: 14000000000000000000
PLAN NO: 0000
SHEET NO: 0000
SCALE: 1"=50'

BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

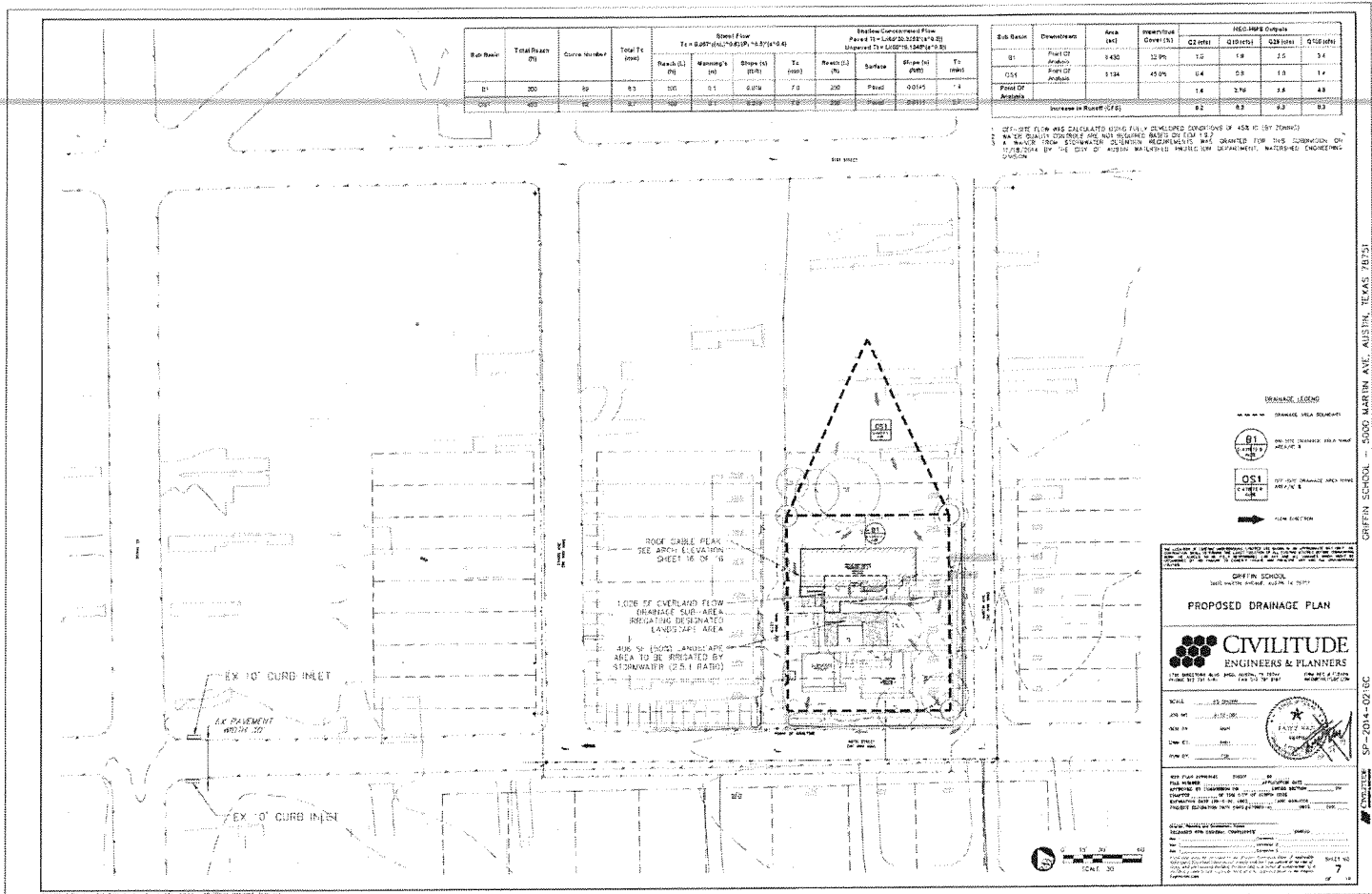
PROJECT: GRiffin SCHOOL
LOCATION: 5000 MARTIN AVE. AUSTIN, TEXAS 78751
DATE: 03/20/2014
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

GRiffin SCHOOL - 5000 MARTIN AVE. AUSTIN, TEXAS 78751

Sub-Reach	Total Reach (ft)	Curve Number	Total Tc (min)	Sheet Flow				Shallow Concentrated Flow			
				Reach (ft)	Manning's (n)	Slope (ft/ft)	Tc (min)	Reach (ft)	Surface	Slope (ft/ft)	Tc (min)
B1	300	59	83	300	0.1	0.078	7.0	230	Paved	0.0145	4
GS1	400	59	83	400	0.1	0.078	7.0	230	Paved	0.0145	4

Sub-Reach	Drainage Area (ac)	Inlet/Outlet	Cover (ft)	REGULATED Outlets			
				G2 (cfs)	G3 (cfs)	G3 (cfs)	G3 (cfs)
B1	0.430	12 ft	1.0	1.8	2.5	3.4	4.4
GS1	0.430	12 ft	1.0	1.8	2.5	3.4	4.4
Final Outlets				1.8	2.5	3.4	4.4
Increase in Runoff (cfs)				0.2	0.3	0.3	0.3

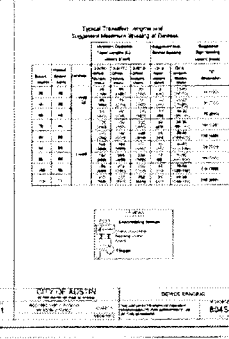
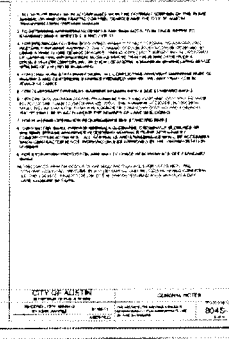
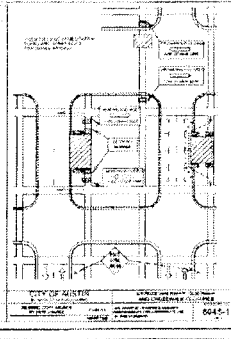
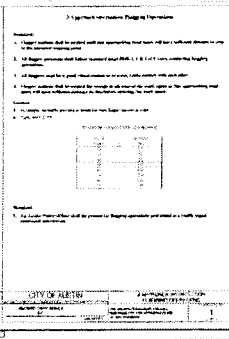
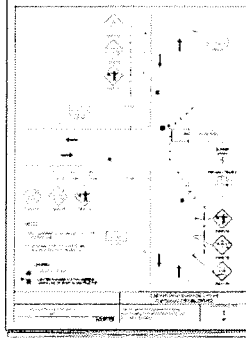
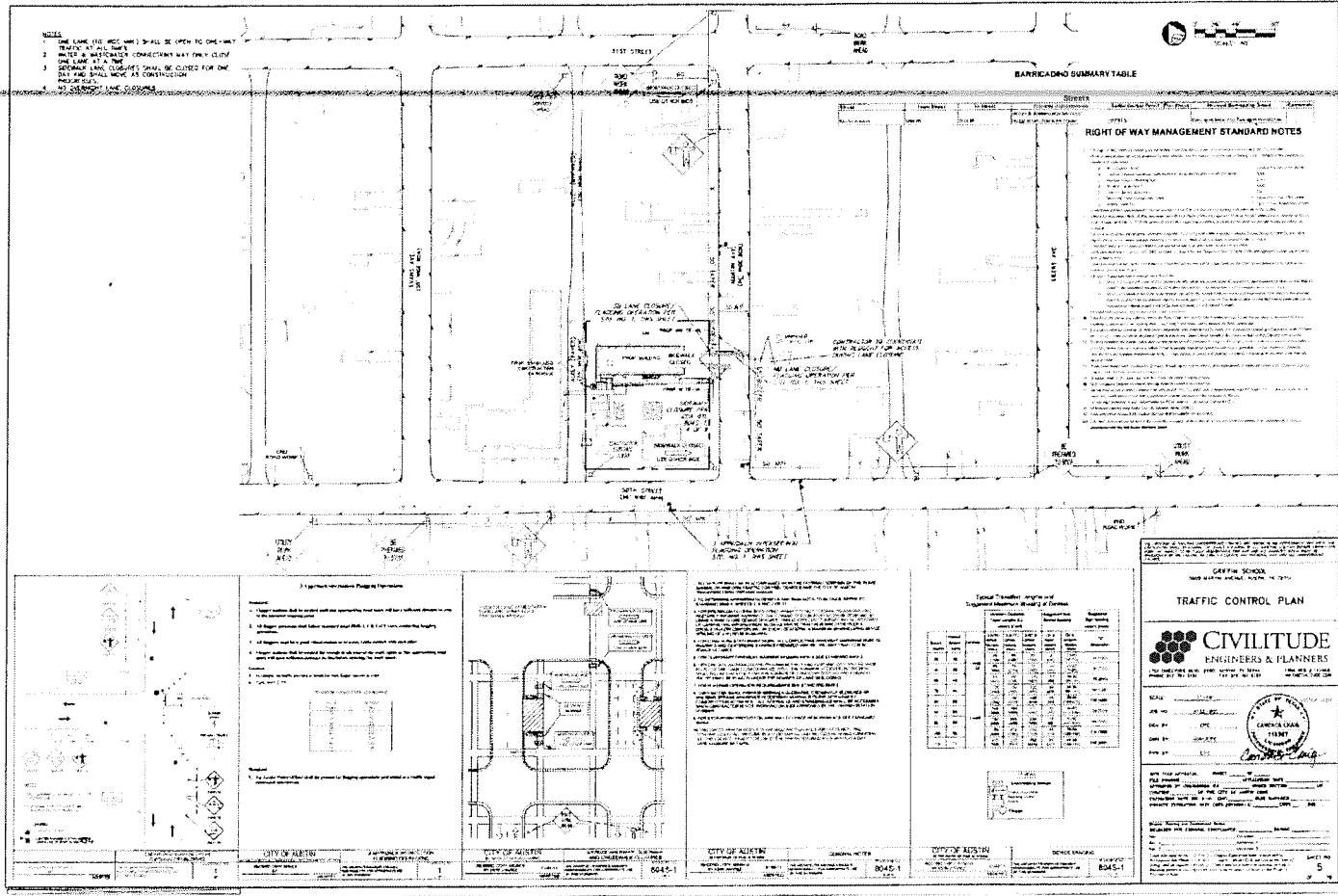
1. 10% RWT FLOW WAS CALCULATED USING FULLY DEVELOPED CONDITIONS IN 452 IC (ST 2000).
 2. WATERS DIVISION CHARTS ARE USED TO DETERMINE RUNOFF COEFFICIENTS.
 3. A. BASED ON 10% RWT FLOW WAS CALCULATED USING FULLY DEVELOPED CONDITIONS IN 452 IC (ST 2000).
 4. BASED ON 10% RWT FLOW WAS CALCULATED USING FULLY DEVELOPED CONDITIONS IN 452 IC (ST 2000).



GRIFIN SCHOOL - 5000 MARTIN AVE. AUSTIN, TEXAS 78751

59-2014-02-06

ORTH SCHOOL - 5000 MARTIN AVE. AUSTIN, TEXAS 78751



TRAFFIC CONTROL PLAN

CIVILITUDE ENGINEERS & PLANNERS

10000 N. MOPAC BLVD. SUITE 200 AUSTIN, TEXAS 78751
737.452.1234

PROJECT INFORMATION

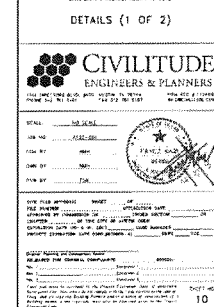
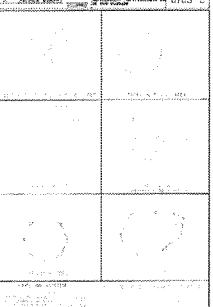
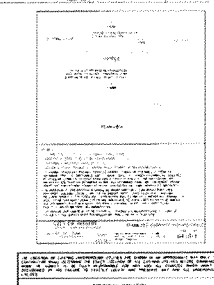
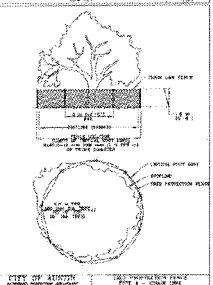
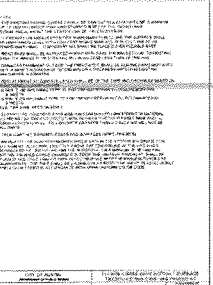
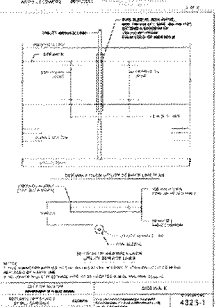
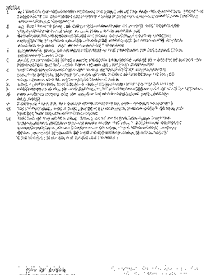
PROJECT: ORTH SCHOOL - 5000 MARTIN AVE. AUSTIN, TEXAS 78751
DATE: 10/1/2014
TIME: 10:00 AM
LOCATION: 31ST STREET
REASON: CONSTRUCTION
STATUS: CLOSED

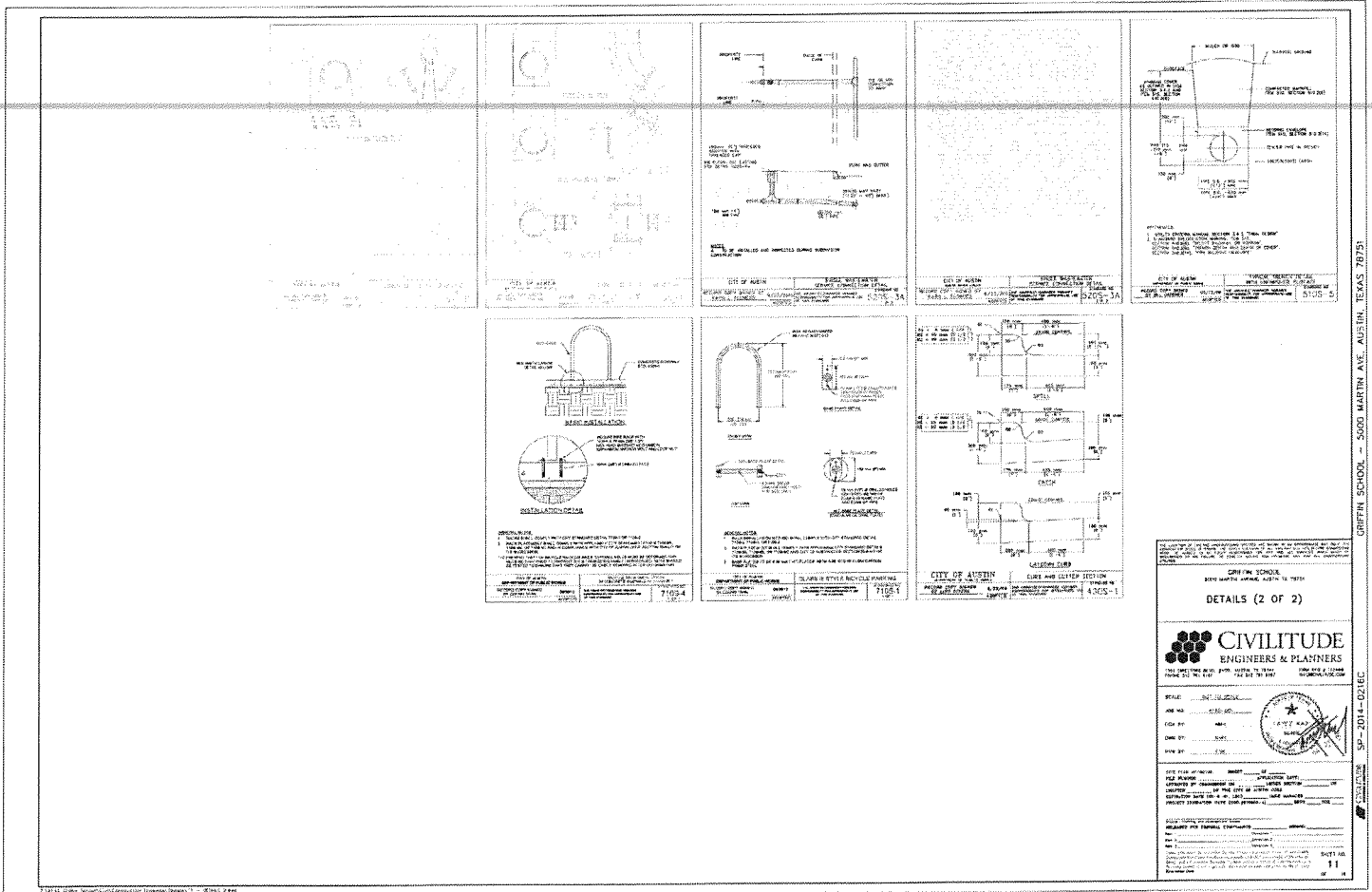
APPROVALS

CITY OF AUSTIN: [Signature]
CITY OF AUSTIN: [Signature]
CITY OF AUSTIN: [Signature]
CITY OF AUSTIN: [Signature]

GENERAL NOTES

1. THE LANE (10' WIDE) SHALL BE OPEN TO ONE-WAY TRAFFIC AT ALL TIMES.
2. THE LANE (10' WIDE) SHALL BE OPEN TO ONE-WAY TRAFFIC AT ALL TIMES.
3. THE LANE (10' WIDE) SHALL BE OPEN TO ONE-WAY TRAFFIC AT ALL TIMES.
4. THE LANE (10' WIDE) SHALL BE OPEN TO ONE-WAY TRAFFIC AT ALL TIMES.
5. THE LANE (10' WIDE) SHALL BE OPEN TO ONE-WAY TRAFFIC AT ALL TIMES.
6. THE LANE (10' WIDE) SHALL BE OPEN TO ONE-WAY TRAFFIC AT ALL TIMES.
7. THE LANE (10' WIDE) SHALL BE OPEN TO ONE-WAY TRAFFIC AT ALL TIMES.
8. THE LANE (10' WIDE) SHALL BE OPEN TO ONE-WAY TRAFFIC AT ALL TIMES.
9. THE LANE (10' WIDE) SHALL BE OPEN TO ONE-WAY TRAFFIC AT ALL TIMES.
10. THE LANE (10' WIDE) SHALL BE OPEN TO ONE-WAY TRAFFIC AT ALL TIMES.





GRIFIN SCHOOL - 5000 MARTIN AVE. AUSTIN, TEXAS 78751

SP-014-021C

DETAILS (2 OF 2)

CIVILITUDE
ENGINEERS & PLANNERS

11000 WEST 10TH STREET, SUITE 100
FORT WORTH, TEXAS 76116
PHONE: 817.335.1100
WWW.CIVILITUDE.COM

DATE: 7/10/14
JOB NO: 14-001
SHEET NO: 11

PROJECT: STORMWATER MANAGEMENT SYSTEM

DESIGNED BY: CIVILITUDE ENGINEERS & PLANNERS
CHECKED BY: CIVILITUDE ENGINEERS & PLANNERS
APPROVED BY: CIVILITUDE ENGINEERS & PLANNERS

11



PROJECT NAME: GRIFFIN SCHOOL

DATE: 2015.04.23

ARCHITECT: MURRAY J. JACOBSON
DESIGNER: MURRAY J. JACOBSON
PROJECT: GRIFFIN SCHOOL
SCHOOL DISTRICT: GRIFFIN SCHOOL DISTRICT
SCHOOL TYPE: ELEMENTARY
SCHOOL GRADES: K-5
SCHOOL LOCATION: 10000 GRIFFIN ROAD, AUSTIN, TEXAS 78751

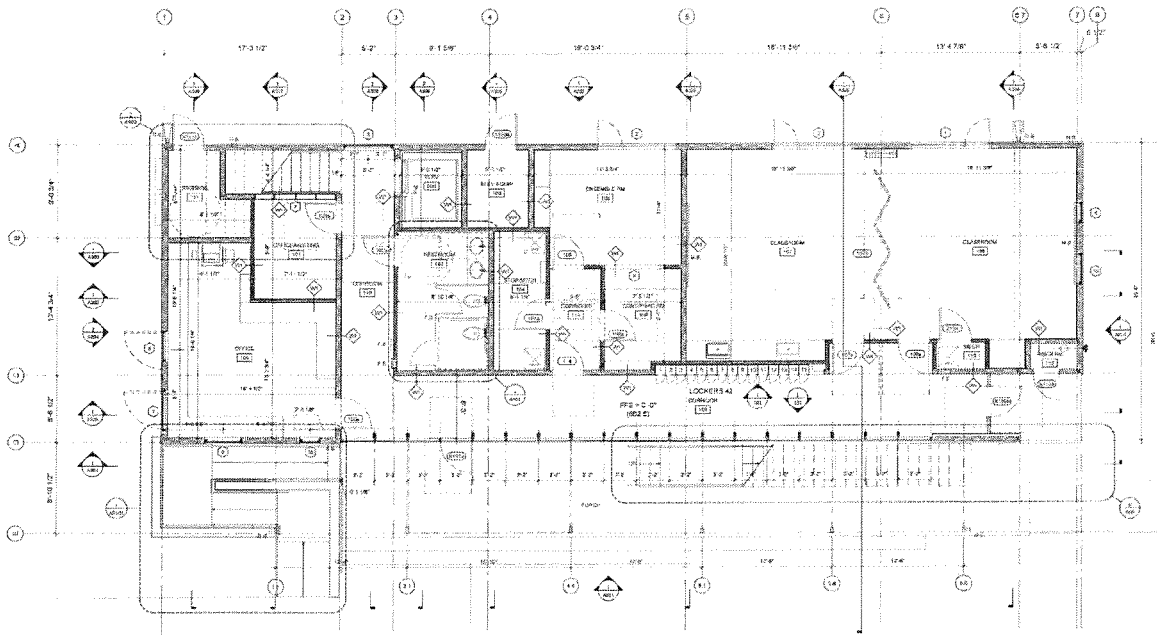
PROJECT: GRIFFIN SCHOOL

DATE: 2015.04.23
PROJECT: GRIFFIN SCHOOL

PROJECT: GRIFFIN SCHOOL

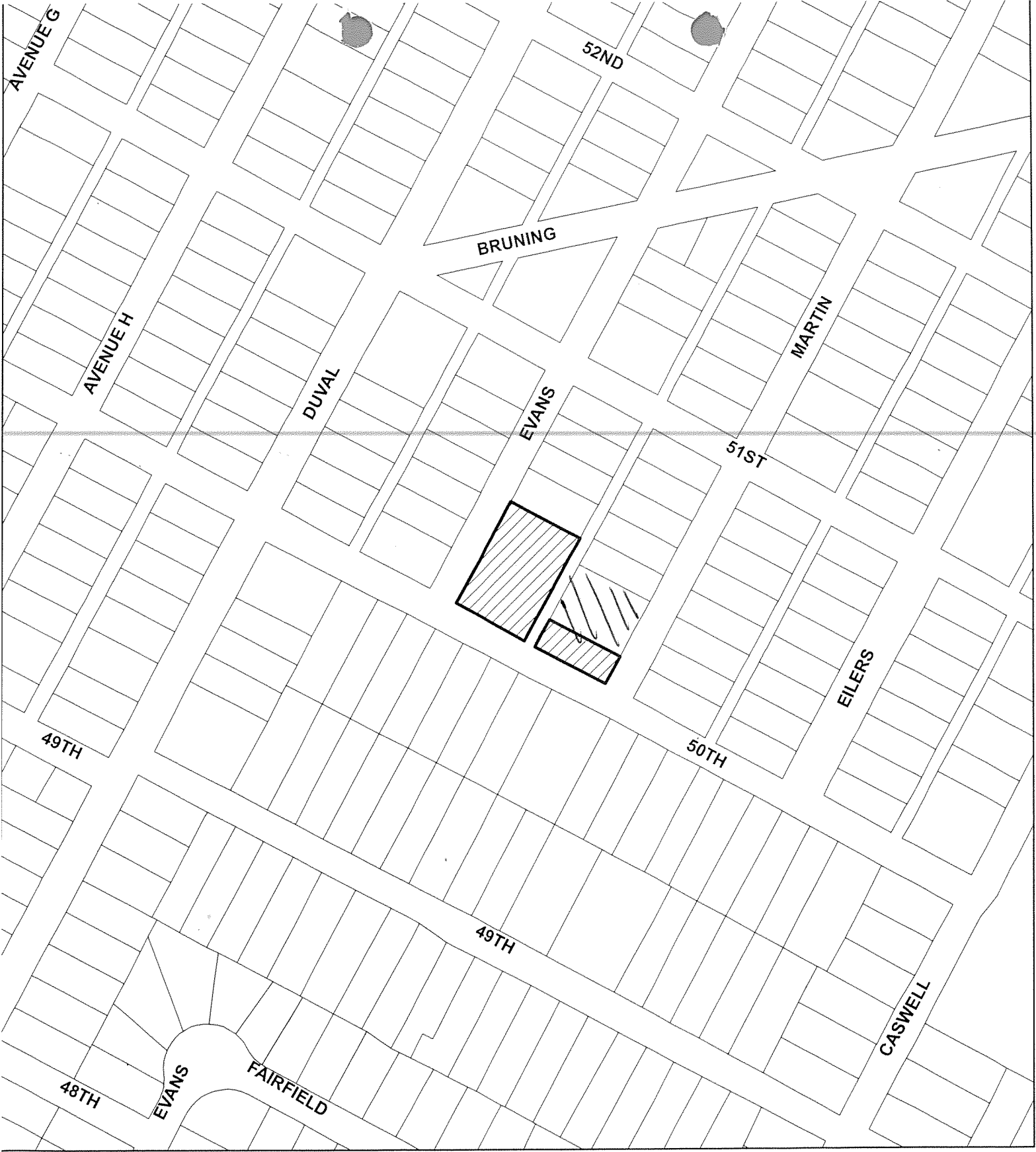
PROJECT: GRIFFIN SCHOOL

PROJECT: GRIFFIN SCHOOL



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0068
Address: 5001 EVANS AVE
5000 MARTIN AVE



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 200'

SITE DEVELOPMENT PLAN GRIFFIN SCHOOL

5000 MARTIN AVE, AUSTIN, TEXAS 78751

SUBMITTAL DATE: JUNE 09, 2014

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) & BOGGY CREEK WATERSHED, 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 SP-3 WITH APPROVED CONDITIONAL USE AS PRIVATE SECONDARY EDUCATIONAL FACILITY PER SPC-2010-0208A.
4. WATER QUALITY IS NOT REQUIRED BASED ON EDW 19.2.
5. DETENTION REQUIREMENT IS WAIVED IN LETTER DATED 06/10/2014.
6. NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN, FIRM PANEL NO. 48453C0405H & 48453C0405H, 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 INSIDE 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).

OWNER

THE GRIFFIN SCHOOL
ATHN ADAM WILSON - DIRECTOR
5001 EVANS AVE.
AUSTIN TEXAS-78751

LEGAL DESCRIPTION

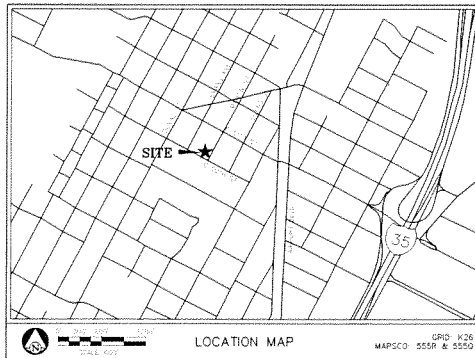
LOT 27-32, BLOCK 6 OF THE HIGHLANDS,
A SUBDIVISION IN TRAVIS COUNTY TEXAS
ACCORDING TO THE MAP OR PLAT
THEREOF, RECORDED IN VOL. 3, PG 55 OF
THE PLAT RECORDS.

SITE HAS BEEN APPROVED AS ONE
COHESIVE DEVELOPMENT PER
SPC-2010-0208A.

FIRE CODE NOTES

1/2" FIRE FLOW REQUIREMENT 1500 GPM
BUILDING TYPE: V-B
BUILDING SIZE: 2,658 SF
INTENDED USE: EDUCATIONAL

UNDERGROUND MAINS FEEDING NTPA 1.3
SPRINKLER SYSTEMS MUST BE INSTALLED
AND TESTED IN ACCORDANCE WITH NTPA 1.5
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.



SHEET INDEX

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

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 _____

WATER DEMAND

PROPOSED BUILDING:
FIXTURE UNIT COUNT 49
EXISTING BUILDINGS:
FIXTURE UNIT COUNT 20
TOTAL FIXTURE UNIT COUNT 69 (35 GPM)
PROPOSED DOMESTIC METER SIZE 1 1/2"

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 ROW EXCAVATION PERMIT IS REQUIRED.

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

SUBMITTED BY



06/29/2014
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.

CITY OF AUSTIN APPROVAL	DATE
CITY ENGINEER	_____
CITY PLANNING	_____
CITY FIRE DEPARTMENT	_____
CITY WATER UTILITY	_____

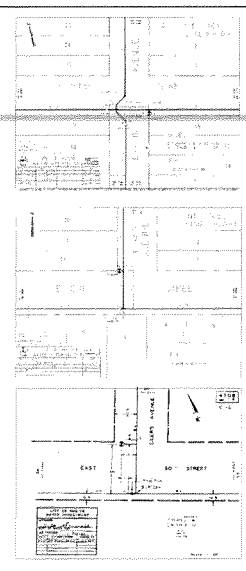
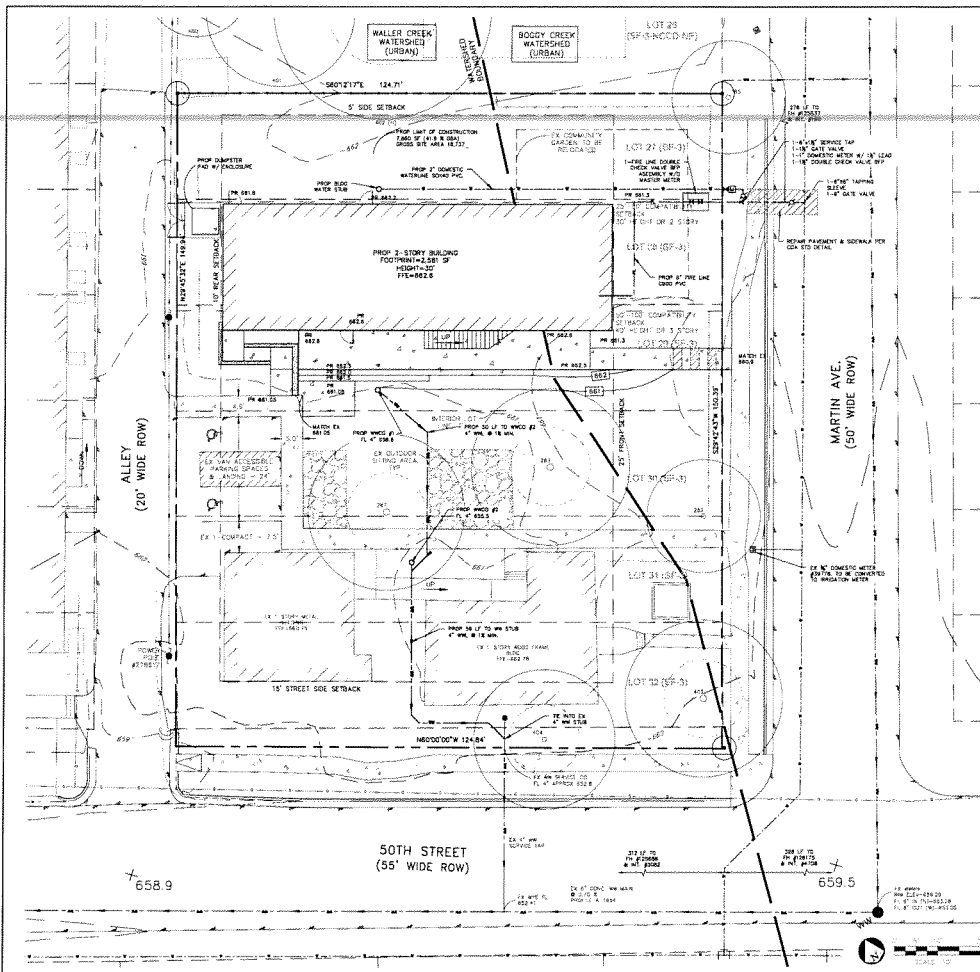
DESIGNED FOR TYPICAL TREATMENT: _____
CHECKED FOR TYPICAL TREATMENT: _____
DATE: _____

GRIFFIN SCHOOL - 5000 MARTIN AVE, AUSTIN, TEXAS 78751

SP-2014-0216C

CIVILITUDE

1



GRiffin SCHOOL
5000 MARTIN AVE. AUSTIN, TX 78751

UTILITY PLAN

CIVILITUDE
ENGINEERS & PLANNERS

10000 N. MOPAC BLVD. SUITE 100, AUSTIN, TX 78751
(512) 452-1111

DATE: 01/11/14

BY: J. L. LEE

CHECKED: J. L. LEE

SCALE: AS SHOWN

THIS PLAN APPROVAL: _____ DATE: _____

FOR GRANT: _____ DATE: _____

APPROVED BY: _____ DATE: _____

CONTRACTOR: _____ DATE: _____

PROJECT: GRiffin SCHOOL - 5000 MARTIN AVE. AUSTIN, TX 78751

4

Sub Basin	Total Rain (in)	Curve Number	Total Tc (min)	Sheet Flow Tc = $L^2 / (4.819 S^{0.5})$				Shallow Concentrated Flow Tc = $L^2 / (1.48 S^{0.5})$			
				Runoff (cfs)	Manning's (ft/s)	Slope 1% (ft/s)	Tc (min)	Runoff (cfs)	Manning's (ft/s)	Slope 1% (ft/s)	Tc (min)
B1	183	89	3.000000	150	0.1	0.013	32	33	0.1	0.036	0.2
B2	350	89	3.000000	150	0.1	0.0147	2.9	160	0.02	0.028	1.9
OS1	203	82	8.0	150	0.2	0.0140	6.0	143	0.2	0.0259	3.9
OS2	470	82	7.0	150	0.2	0.014	6.0	320	0.02	0.019	1.0

Sub Basin	Downstream	Area (ac)	Impervious Cover (%)	HEC-HMS Outputs			
				Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
B1	Point Of Analysis	0.024	36.0%	0.9	1.8	2.1	2.82
B2	Point Of Analysis	0.007	19.0%	0.25	0.48	0.56	0.81
OS1	Point Of Analysis	0.068	15.2%	0.2	0.3	0.5	0.83
OS2	Point Of Analysis	0.108	37.2%	0.25	0.48	0.62	0.84
Point Of Analysis				1.48	2.81	3.73	5.09
Increase in Runoff (CFR)				0.15	0.19	0.30	0.19

THE MINIMAL INCREASE IN RUNOFF CAUSED BY IMPERVIOUS ADJUNCTS OFFSET DOWNSTREAM AND IS DERIVED FROM DISTRIBUTION SCOURMENT FROM LISTED DATA.

DRAINAGE LEGEND

- 81 On-site drainage area node
- OS1 Off-site drainage area node
- OS2 Off-site drainage area node

GRIFIN SCHOOL
1000 WESTERN AVE., AUSTIN, TX 78751

PROPOSED DRAINAGE PLAN

CIVILITUDE
ENGINEERS & PLANNERS

DATE: 05/02/2014
PROJECT: 14-001
SHEET: 1 OF 1
SCALE: 1" = 40'

DESIGNED BY: J. L. LEE
CHECKED BY: J. L. LEE
APPROVED BY: J. L. LEE

THIS PLAN APPROVAL SHEET IS FOR THE CITY OF AUSTIN, TEXAS. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CIVILITUDE ENGINEERS & PLANNERS.

PROJECT LOCATION: 1000 WESTERN AVE., AUSTIN, TX 78751

PROJECT NUMBER: 14-001

PROJECT DATE: 05/02/2014

PROJECT SCALE: 1" = 40'

PROJECT SHEET: 1 OF 1

PROJECT DRAWN BY: J. L. LEE

PROJECT CHECKED BY: J. L. LEE

PROJECT APPROVED BY: J. L. LEE

PROJECT LOCATION: 1000 WESTERN AVE., AUSTIN, TX 78751

PROJECT NUMBER: 14-001

PROJECT DATE: 05/02/2014

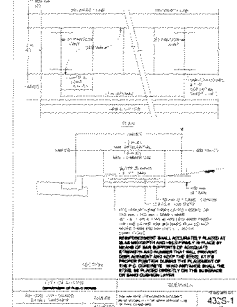
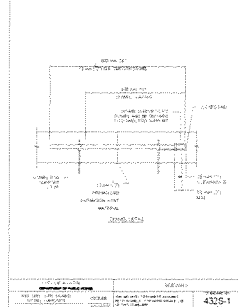
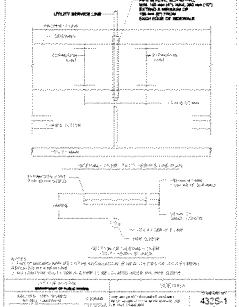
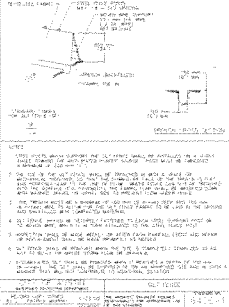
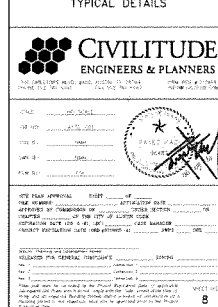
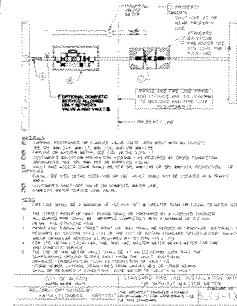
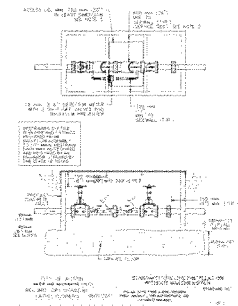
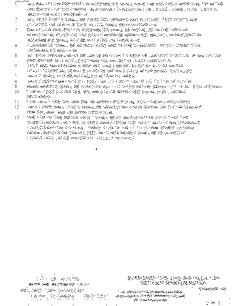
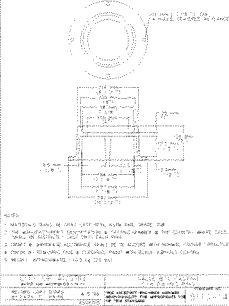
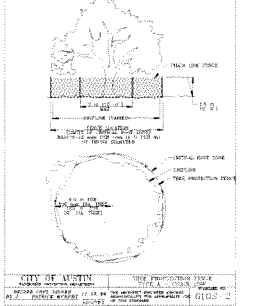
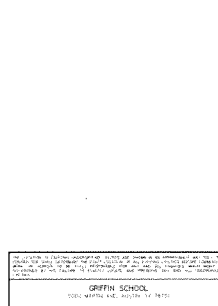
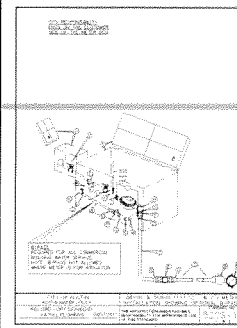
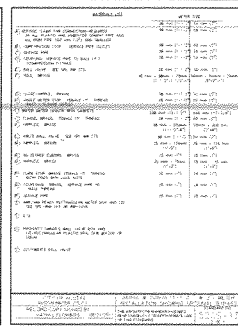
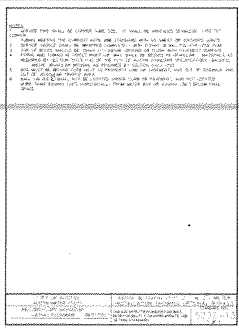
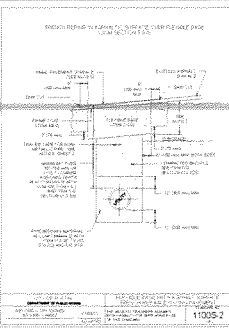
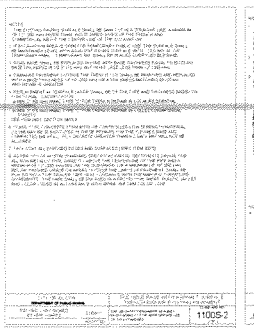
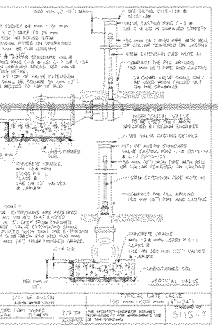
PROJECT SCALE: 1" = 40'

PROJECT SHEET: 1 OF 1

PROJECT DRAWN BY: J. L. LEE

PROJECT CHECKED BY: J. L. LEE

PROJECT APPROVED BY: J. L. LEE



GRIFIN SCHOOL
5000 MARTIN AVE., AUSTIN, TEXAS 78751

TYPICAL DETAILS

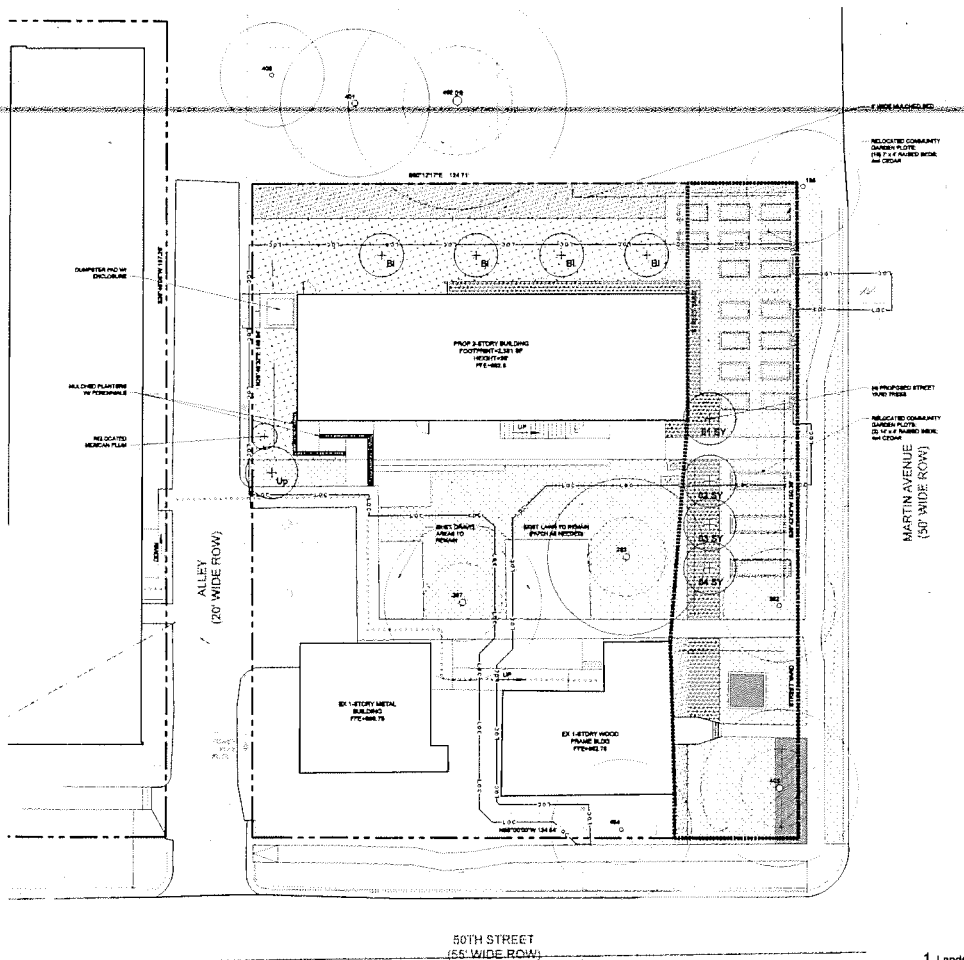
CIVILITUDE
ENGINEERS & PLANNERS

11005-2

DATE: 05/20/14
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

NOTE: THESE DETAILS ARE FOR INFORMATIONAL PURPOSES ONLY. THEY DO NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED.

8

[illegible]

[illegible]

A cross-sectional diagram of a tree planting hole. The tree is shown with its root system. Labels with leader lines point to the following features:

- ROOT FLARE AT OR 1" ABOVE EXIST. GRADE
- 2" ORGANIC HARDWOOD MULCH
- PLANTING MEDIA/AMENDED SOIL
- EXISTING SOIL

NOT TO SCALE

Year and Issue	Reported	Proven	Confidence measure (0-1.0)
Total Victim Reports	75	4	0.053
Victim Satisfaction (0-1)	75	0	0
Victim Did Not Report	1273	1	0.0008
Victim Did Not Report	1894	1	0.0005
	Confidence measure (0-1.0)	Proven	Confidence measure (0-1.0)
	0.0008	0.0005	
Power Hand Tests			
Exotic Tests (1-100)			
2 victims or 10 reported	3	16	0.04
2 victims or 10 reported	2	4	0.04
Unreported Tests (or Indicated)			0.04
	Reported	Proven	Confidence measure (0-1.0)

[illegible][illegible]

Buffer Requirements	Initial Phase	Phase	Required Ports
Buffer loading	0.5	1.5	2
...	0.5	1.5	0
...	1.5	0.5	5

Total Required Buffer Ports: 7.5

Category	Required Points	Provisional Points
Small Punt	0	0
Small Dory	2	2
Small Skiff	4	4
Small Motorboat	6	6
Medium Skiff	8	8
Small Boat	10	10
Medium Boat	12	12
Large Boat	14	14
Small Boat	16	16
Medium Boat	18	18
Large Boat	20	20
Small Boat	22	22
Medium Boat	24	24
Large Boat	26	26
Small Boat	28	28
Medium Boat	30	30
Large Boat	32	32
Small Boat	34	34
Medium Boat	36	36
Large Boat	38	38
Small Boat	40	40
Medium Boat	42	42
Large Boat	44	44
Small Boat	46	46
Medium Boat	48	48
Large Boat	50	50
Small Boat	52	52
Medium Boat	54	54
Large Boat	56	56
Small Boat	58	58
Medium Boat	60	60
Large Boat	62	62
Small Boat	64	64
Medium Boat	66	66
Large Boat	68	68
Small Boat	70	70
Medium Boat	72	72
Large Boat	74	74
Small Boat	76	76
Medium Boat	78	78
Large Boat	80	80
Small Boat	82	82
Medium Boat	84	84
Large Boat	86	86
Small Boat	88	88
Medium Boat	90	90
Large Boat	92	92
Small Boat	94	94
Medium Boat	96	96
Large Boat	98	98
Small Boat	100	100

[illegible]

Automatic irrigation systems shall comply with the following requirements. These requirements shall be noted on the Design/Construct Program and shall be implemented as part of the landscape installation. The following requirements shall be noted on the contract:

- (a) there is not direct overwatering onto non-irrigated areas;
- (b) the system shall not include any pipe with a slope less than 0.1% (one inch from each side as measured, buffer strips, and parking lot edges);
- (c) the system shall not include any pipe with a slope greater than 0.5% (five inches from each side as measured);
- (d) the irrigation system shall be set back at least 60' (one hundred from impervious surfaces);
- (e) the irrigation system shall have a master valve;
- (f) the system shall have a backflow preventer;
- (g) serviceable in-check check valves are adjacent to pressure areas where elevation differences may cause low head discharge; and
- (h) the irrigation system shall be a City-approved, weather-based controller;

and an automatic rain shut-off device. The irrigation system automatically shut off more than a one-half inch (1/2") rainfall.

- (1) zone valves and circuits are prepared based on plant water requirements;
- (2) the irrigation system device (controller or solenoid) shall not exceed the manufacturer's recommended operating pressure;
- (3) the irrigation system device (controller or solenoid) shall be installed in accordance with the manufacturer's recommended use of the product.

PLANT PLANTINGS		
Most trees (2' tall or more) are from the City of Austin "Appendix P" tree list and all plants are from the City of Austin "Grow Green" planting list.		
SHRUB PLANTINGS		
Small Trees	Locust (<i>Eurotia viridis</i>), Pigeonwing Holly (<i>Ilex decidua</i>), Yaupon Holly (<i>Ilex vomitoria</i>), Red Butte (<i>Arbutus pinnatifida</i>)	1.5' gal./min.
Medium Shrub	Stemless Red Cedar (<i>Juniperus horizontalis</i>), Turp Oak (<i>Alnus incana</i>), Mexican Ironwood (<i>Prosopis juliflora</i>), Shreveport (<i>Callicarpa americana</i>)	3 gal./min.
ORNAMENTAL GRASS PLANTINGS		
Tall Grasses	Big Bluff (<i>Andropogon scoparius</i>)	3 gal./min.
Medium Grasses	Red Muhly (<i>Muhlenbergia rigens</i>), Scented Blue Grass (<i>Chenopodium album</i>)	2 gal./min.
Short Grasses	Mexican Feathergrass (<i>Stipa tenuifolia</i>), Blonde Ambler (<i>Bouteloua curtipendula</i>)	1 gal./min.
PERENNIAL PLANTINGS		
Medium	Globe Mallow (<i>Sphaeralcea angustata</i>), Gaillardia (<i>Gaillardia rigens</i>), Rock Rose (<i>Perovskia atrorubra</i>), Jewell Plant (<i>Physalis peruviana</i>), Mexican Ironwood (<i>Prosopis juliflora</i>)	1 gal./min.
Small	Purple Anemone (<i>Anemone pulsatilla</i>), Shreveport (<i>Callicarpa americana</i>), Mexican Ironwood (<i>Prosopis juliflora</i>)	1 gal./min.
GROUNDCOVER PLANTINGS		
Groundcover	Barnyard Sage (<i>Canis lupinus</i>), Cover Fan (<i>Marrubium vulgare</i>)	1 gal./min.

1. All plant beds to be mulched to a minimum depth of 3" with organic mulch unless otherwise noted on drawings or specifications.
2. All plant material shall conform to the sizes given in the plant list that shall be nursery grown in accordance with the American Standards for Nursery Stock.
3. All plant material shall be in accordance with the standard American Association of Nurserymen procedures and specifications.
4. Contractor shall verify the correct location of all underground utilities in the field prior to the installation of any plant material.
5. Plant material location to be staked in the field and approved by the Studio Baltimore prior to planting.
6. Contractor to obtain approval from Studio Baltimore before making any substitutions or changes.
7. All plant material on the plant list are to be checked for accuracy and any differences noted and revised to be accurate. In the event of discrepancy between quantities shown on the plan and quantities shown on the plant list, the quantities on the plant list shall prevail.
8. All plant material to be updated as necessary to conform to DOA requirements, especially any new landscape movements located in the Right of Way.
9. All plant material shall include all associated items such as: plant, mulch, wheel stools, wheel stops or other approved barriers as per EDC 2.4.7, [ILDC 2.5-100A], EDC 2.4.7(A).
10. All staking beds not shown on drawings shall be staked in the field and approved by the Studio Baltimore (Ryerson field staking, See Detail 3).

STUDIO BALCONES
LANDSCAPE ARCHITECTURE & URBAN DESIGN

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THE GRIFFIN SCHOOL
 ADDITION
 Evans Ave.
 Ft. TX 78751

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Description	Days Since
A storm of 1000 ft high waves swept across the beach.	1000 waves
We walked for 1000 miles across the desert.	1000 miles
One week's vacation was over.	1000 hours
One hundred million dollars was lost.	1000 dollars

1000 = 10³ 10000 = 10⁴ 100000 = 10⁵ 1000000 = 10⁶ 10000000 = 10⁷ 100000000 = 10⁸ 1000000000 = 10⁹

LANDSCAPE CALCULATIONS & DETAILS

L 1.1

[illegible]

GLASS WINDOW TYPE:
1" INSULATED, LOW-E, U-VALUE 0.43 OR BETTER, THERMALLY
BROKEN

INSULATION:
WALL ASSEMBLY: OPEN CELL SPRAY FOAM INSULATION, MINIMUM
R-VALUE R19 (5" OF INSULATION)

ROOF ASSEMBLY: OPEN CELL SPRAY FOAM INSULATION, MINIMUM
R-VALUE R32 (8" OF INSULATION)

NOTE:
SOLAR GAIN CALCULATIONS OF THE SOUTH ELEVATION SHOULD
TAKE INTO ACCOUNT THE 8 FOOT DEEP OVERHANG AND
EXTENSIVE SHADING PROVIDED BY A DOUBLE HEIGHT SCREEN
ELEMENT

OCCUPANT LOAD COUNT:

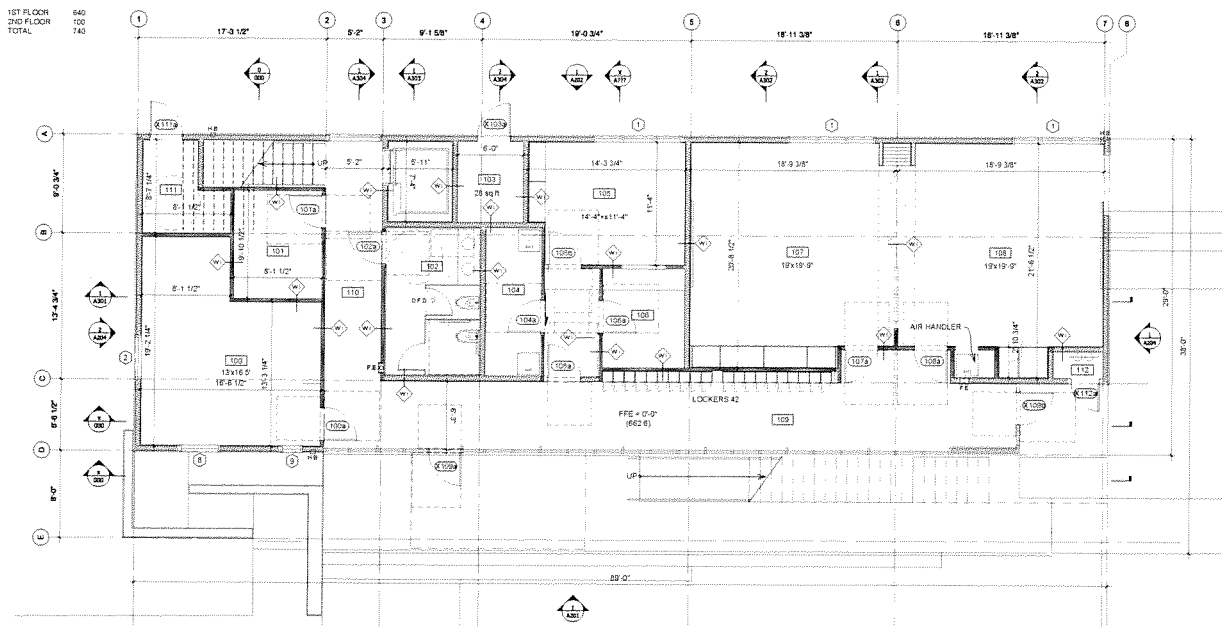
1ST FLOOR	
OFFICE	4
1ST FLOOR MTG	4
MUSIC AREA	6
CLASSROOM	15
CLASSROOM	15
1ST FLOOR TOTAL	44
2ND FLOOR	
OFFICE	2
MEETING	6
HALLWAY	10
ARTROOM	10
CLASSROOM	15
CLASSROOM	15
2ND FLOOR TOTAL	58
GRAND TOTAL	102

GSF INTERIOR CONDITIONED
OUTSIDE FACE OF EXTERIOR WALL

1ST FLOOR	2,530
2ND FLOOR	2,600
TOTAL	5,138

EXTERIOR COVERED

1ST FLOOR	640
2ND FLOOR	100
TOTAL	740



1 FIRST FLOOR PLAN
A100 SCALE: 1/4" = 1'-0"

10-01

10-02

10-03

10-04

10-05

10-06

10-07

10-08

10-09

10-10

10-11

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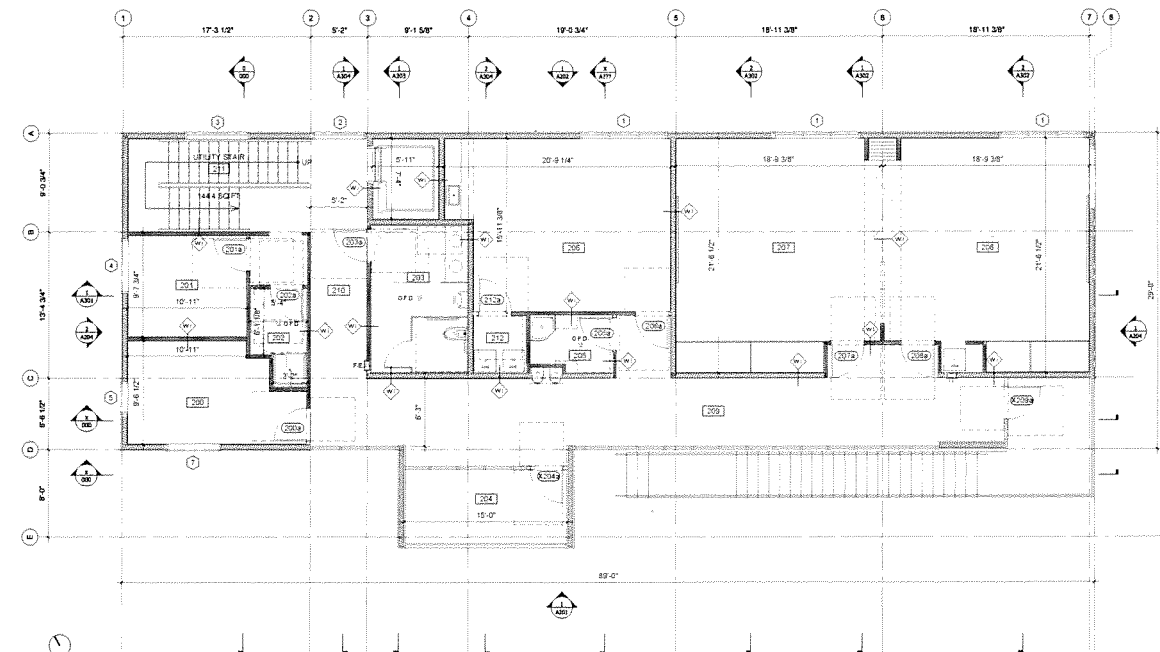
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Murray Legge Architecture

GRIFIN SCHOOL

007

11 OF 13



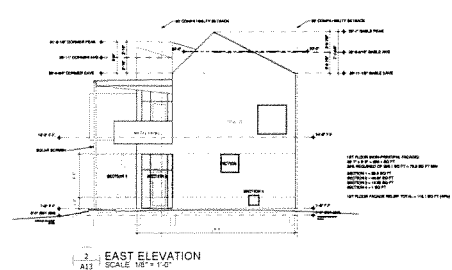
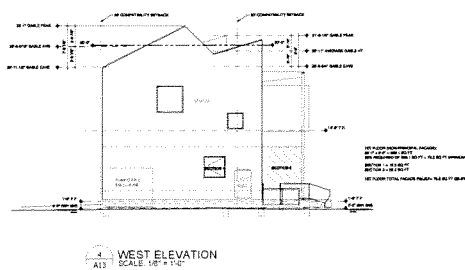
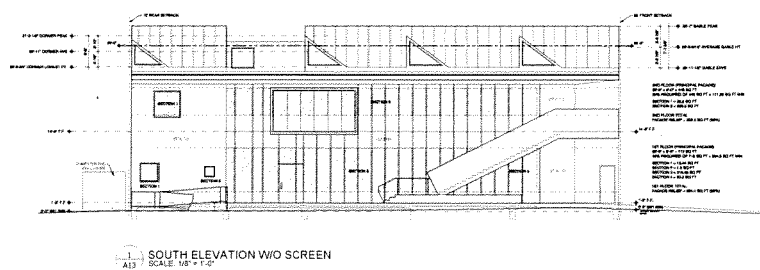
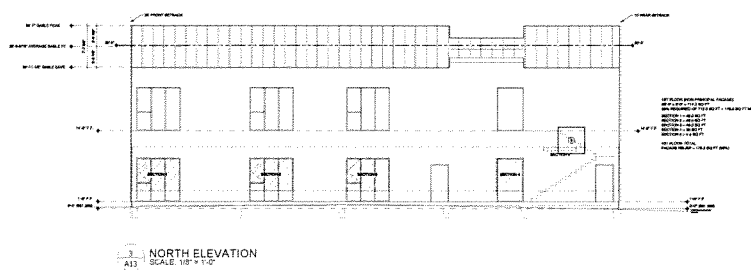
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

Murray Legge Architecture
ARCHITECTS

PROJECT NO. 0653/2014
DATE: 06/23/2014
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

GRIFIN SCHOOL
CLASSROOMS

SECOND FLOOR PLAN
A-12
007
SP-2014-0216C
12 OF 13



DATE: 06/23/2014
PROJECT: GRIFFIN SCHOOL
ELEVATION: A-13
PRODUCTION: 007
13 OF 13

Murray Legge Architecture
1000 10th Avenue
San Francisco, CA 94103
415.774.1111
murraylegge.com

DATE: 06/23/2014
PROJECT: GRIFFIN SCHOOL
ELEVATION: A-13
PRODUCTION: 007
13 OF 13

Prior Variance Decision sheet

CITY OF AUSTIN Board of Adjustment/Sign Review Board Decision Sheet

DATE: Monday, August 9, 2010

CASE NUMBER: C15-2010-0075

☐ Y ☐ Jeff Jack
☐ Y ☐ Michael Von Ohlen **Motion To GRANT**
☐ Y ☐ Nora Salinas
☐ Y ☐ Bryan King
☐ Y ☐ Leane Heldenfels, Chairman
☐ Y ☐ Clarke Hammond, Vice Chairman **2nd the Motion**
☐ Y ☐ Heidi Goebel

APPLICANT: Jim Bennett

OWNER: The Griffin School

ADDRESS: 5000-5002 MARTIN AVE

VARIANCE REQUESTED: The applicant has requested a variance from the minimum street paved width requirement of Section 25-2-832 (1) in order to remodel an existing Religious Assembly Use to create a Private Secondary Educational Facility in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North Hyde Park Neighborhood NCCD) The Land Development Code states that a private secondary school must be located on a street that has a paved width of at least 40 feet from the site to where it connects with another street that has a paved width of at least 40 feet.

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to GRANT with conditions to limit 68 students or 38 parking spaces as per exhibit C6/24, Board Member Clarke Hammond second on a 7-0 vote; GRANTED.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the redevelopment of this existing civic use to create another civic use cannot occur without the variance, the ordinance when adopted did not considered a property with three street frontages
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 40ft of paving width, additional ROW nor paving can be provided when someone else owns the property that would be required to provide the 40ft of paving width for the entire block
(b) The hardship is not general to the area in which the property is located because: private secondary schools are required to meet this requirement while the nearby public school is not required to meet this requirement, this is the only private school in close proximity
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 site is developed with a church use and the change of use will not be a detriment to the neighborhood, it will not impair the purpose the regulations because ample frontage access, and traffic is being distributed onto three streets.

Susan Walker
Executive Liaison

Leane Heldenfels
Chairman

Prior Variance Decision Sheet

CITY OF AUSTIN Board of Adjustment/Sign Review Board Decision Sheet

DATE: Monday, August 9, 2010

CASE NUMBER: C15-2010-0076

☐ Y ☐ Jeff Jack
☐ Y ☐ Michael Von Ohlen **Motion To GRANT**
☐ Y ☐ Nora Salinas
☐ Y ☐ Bryan King
☐ Y ☐ Leane Heldenfels, Chairman
☐ Y ☐ Clarke Hammond, Vice Chairman **2nd the Motion**
☐ Y ☐ Heidi Goebel

ADDRESS: 600 50TH ST

VARIANCE REQUESTED: The applicant has requested a variance from the minimum street paved width requirement of Section 25-2-832 (1) in order to remodel an existing Religious Assembly Use to create a Private Secondary Educational Facility in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North Hyde Park Neighborhood NCCD) The Land Development Code states that a private secondary school must be located on a street that has a paved width of at least 40 feet from the site to where it connects with another street that has a paved width of at least 40 feet.

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