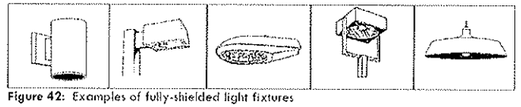
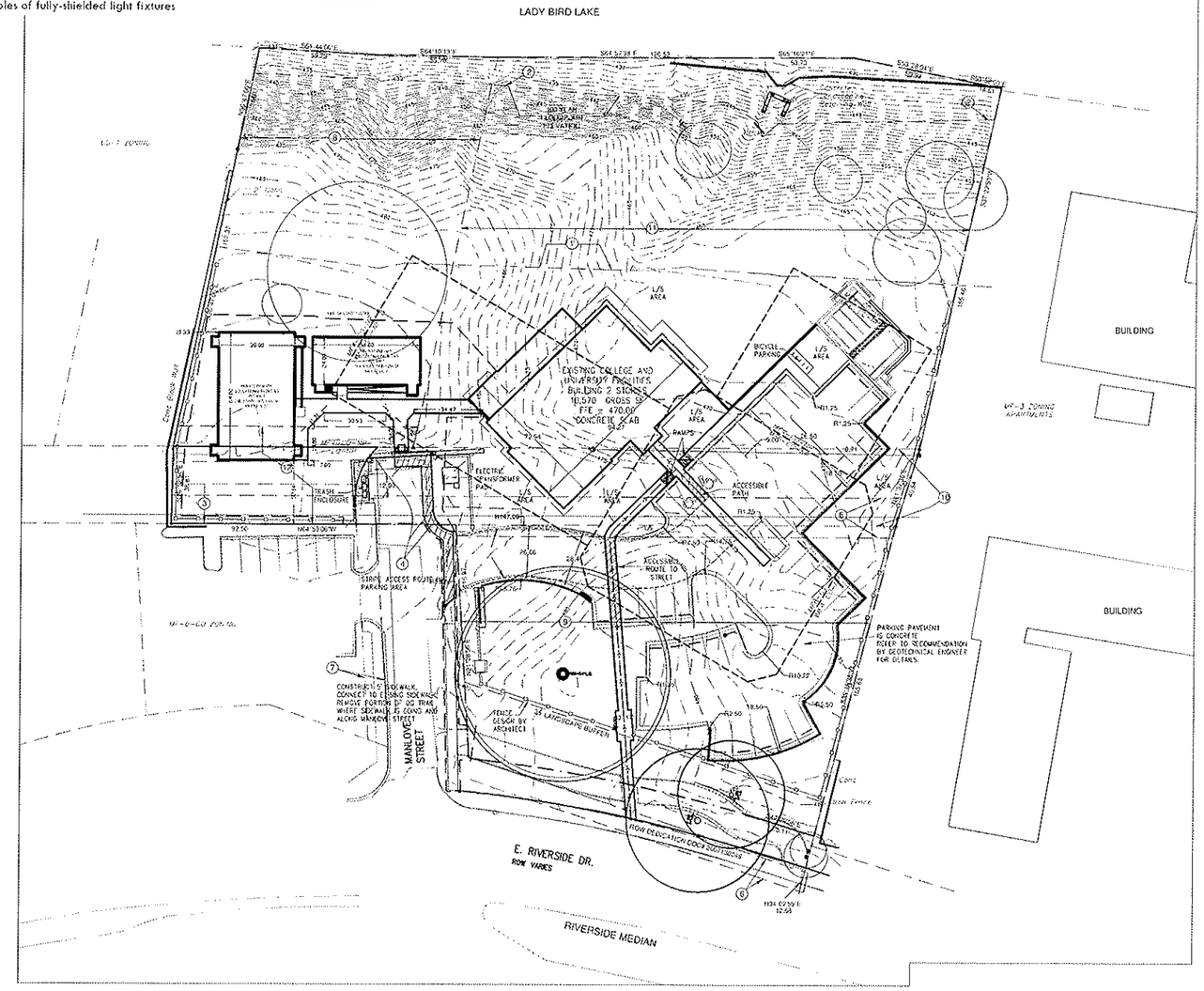


Figure 42: Examples of fully-shielded light fixtures



NORTH

SCALE 1:30

NET SITE AREA

Description	Area (sf)	Area (ac)
Tract 1	27,339	0.628
Tract 2 (ROW Ded Subtracted)	26,609	0.611
Tract 3	10,769	0.247
Tract 4	49,283	1.131
Gross Site Area	114,000	2.617
Area in Primary Setback	37,963	0.872
Net Site Area (NSA)	76,037	1.746

IMPERVIOUS COVER BY ZONING CATEGORY

Land Area by Zoning District	Area (sf)
Land Area of MF-6 Zoning (in NSA)	31,000
Land Area of MF-4 Zoning (in NSA)	41,394
Land Area of LO Zoning (in NSA)	3,643
Total Net Site Area	76,037

Description	Allowable (%)	Allowable (sf)	Proposed (%)	Proposed (sf)
MF-6	80%	24,800	59%	18,325
MF-4	70%	28,976	28%	11,407
LO	70%	2,550	8%	275
Total		56,326		30,005

Impervious Cover by Type	MF-6	MF-4	LO	Total
Sidewalk	1,263	458	0	1,721
Building	5,525	4372	275	10,172
Parking	11,535	6,577	0	18,112
Total IC by Zoning District	18,323	11,407	275	30,005

FLOOR TO AREA RATIO BY ZONING CATEGORY

Description	Allowable (%)	Allowable (sf)	Proposed (%)	Proposed (sf)
MF-6 (FAR Allow 7:1=700%)	700%	217,000	31%	9,581
MF-4 (FAR Allow 6:1=600%)	600%	248,364	11%	4,642
LO (FAR Allow 7:1=700%)	700%	25,501	8%	275
Total Building Area		465,364		14,228

KEYNOTES:

1. WATER FRONT OVERLAY
2. APPROXIMATE LOCATION INUNDATION EASEMENTS
3. 20' P.U.E., VOL. 4767, PG. 49
4. P.U.E. DOC. NO. 2004203299
5. SUBTERRANEAN WASTEWATER LINE EASEMENT, DOC. NO. 2004203300
6. SIDEWALK EASEMENT, VOL. 7307, PG. 130
7. CITY OF AUSTIN, VOL. 1594, PG. 417
8. TRACT 1
ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING LOT A, PHIL MILLER ADDITION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AS RECORDED IN VOLUME 67, PAGE 97 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS INCLUDING THAT PORTION OF EDGECLIFF STREET AS VACATED BY THE CITY OF AUSTIN BY ORDINANCE NO. 2004168038 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
9. TRACT 2 - 0.659 ACRES
ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LOTS 24, 25, 26 AND 27 OF THE SUBDIVISION OF LOTS 2,3,4 AND PART OF 5, COLORADO RIVER PARK ADDITION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AS RECORDED IN VOLUME 3, PAGE 98 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS BEING THAT SAME 0.659 ACRE TRACT OF LAND AS CONVEYED TO LAKE RIVERSIDE INVESTMENTS, LP BY INSTRUMENT RECORDED IN DOCUMENT NO. 2006008633 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
10. TRACT 3 - 10,769 SF
ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN VACATED PORTION OF EDGECLIFF STREET CONVEYED TO ACTON BUSINESS SCHOOL BY INSTRUMENT RECORDED IN DOCUMENT NO. 2006008632 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
11. TRACT 4 - 1.1314 ACRES
ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LOT 1 AND ALL OF LOTS 2, 3, 4 AND 5 OF THE SUBDIVISION OF LOTS 2, 3, 4 AND PART OF 5, COLORADO RIVER PARK ADDITION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AS RECORDED IN VOLUME 3, PAGE 98 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING THAT SAME 1.1314 ACRE TRACT OF LAND CONVEYED TO ACTON BUSINESS SCHOOL BY INSTRUMENT RECORDED IN DOCUMENT NO. 2006008632 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
12. STREET VACATION DOC. NO. 2004168038

PARKING REQUIREMENTS

Land Use	Building Area (sf)	# of Staff (per)	Parking Ratio Amount	Parking Ratio Units	Parking Reqd. Schd. A	Parking Reqd. with 60% Urban Core Reduction	Parking Per WFO Ordinance (125% of Schedule A)	Bicycle Parking Reqd	Handicap Parking Reqd.	Compact Allowed
College and University Facilities										
Classroom	9,475	NA	1	SP/500 sf	19.0	15.2	23.7			
Administrative	1,025	NA	1	SP/275 sf	3.7	3.0	4.7			
Total	10,500									
Private Primary Education Facilities	3,728	7	1	SP/Emp	10.5	8.4	13.1			
Totals	14,228				33	27	41	5	2	12

PARKING REQUIREMENTS

Parking Types		Ratio of Provided to Required Parking	
Standard Spaces	39		
Compact Spaces	0		
Handicap Spaces	2		
Total Auto Parking	41		124%
Bicycle Spaces	5		

NOTE:

1. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS)

2. ALL EXTERIOR LIGHTING WILL BE FULL CUTOFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E

FOR CITY USE ONLY

SITE PLAN RELEASE

FILE NUMBER _____ EXPIRATION DATE _____
CASE MANAGER _____ APPROVAL DATE _____
APPROVED ADMINISTRATIVELY ON _____
APPROVED BY PLANNING COMMISSION ON _____
APPROVED BY CITY COUNCIL ON _____
Under Section _____ Of Chapter _____ Of the Austin City Code
_____
Planning and Development Review Department
DATE OF RELEASE _____ Activity _____
Rev. 1 _____ Correction 4 _____
Rev. 2 _____ Correction 5 _____
Rev. 3 _____ Correction 6 _____

DESIGNED BY MHM
DRAWN BY MM
CHECKED BY MM
APPROVED BY MM
DATE 04/20/2011

WATERSTREET ENGINEERING
1805 East Cesar Chavez St.
Austin, TX 78702 (512) 472.0200
www.waterstreetengineering.com

STATE OF TEXAS
MATTHEW H. MOORE
92930
REGISTERED PROFESSIONAL ENGINEER

© COPYRIGHT 2011 WATERSTREET ENGINEERING

SITE PLAN

ACTON SCHOOL
1404 E. RIVERSIDE DRIVE
AUSTIN, TX 78741

SHEET 2
of 13

SUBMITTAL 04/05/201
SPC-2011-0076

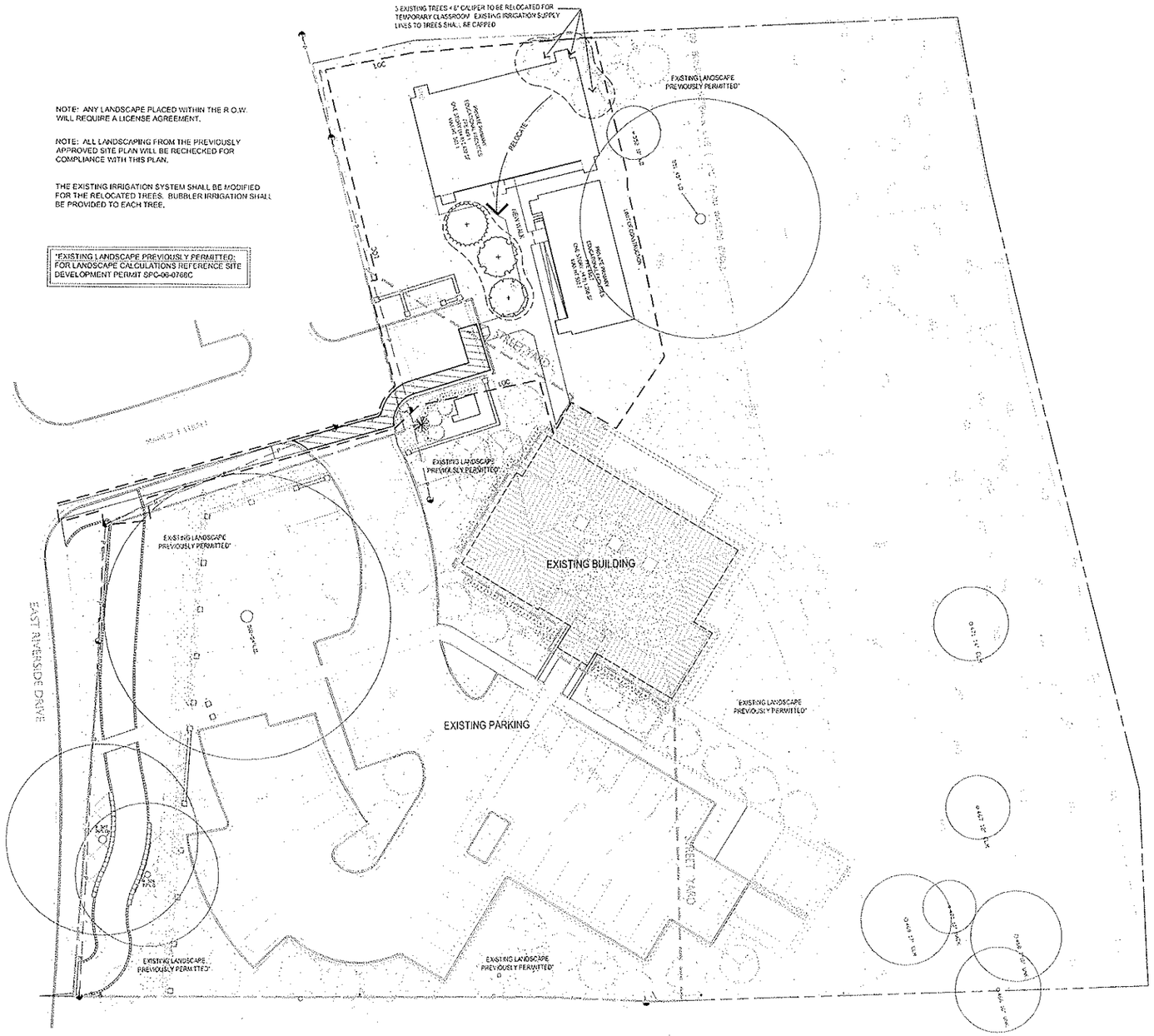
X:\2011-102 Acton\CADD\02-Site Plan-Acton.dwg, 6/20/2011 8:11:38 AM

NOTE: ANY LANDSCAPE PLACED WITHIN THE R.O.W. WILL REQUIRE A LICENSE AGREEMENT.

NOTE: ALL LANDSCAPING FROM THE PREVIOUSLY APPROVED SITE PLAN WILL BE RECHECKED FOR COMPLIANCE WITH THIS PLAN.

THE EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED FOR THE RELOCATED TREES. BUBBLER IRRIGATION SHALL BE PROVIDED TO EACH TREE.

*EXISTING LANDSCAPE PREVIOUSLY PERMITTED: FOR LANDSCAPE CALCULATIONS REFERENCE SITE DEVELOPMENT PERMIT SPC-06-0766C



LEGEND

- EXISTING TREES > 8" CALIPER SEE EXISTING TREE LIST FOR DESCRIPTION
- EXISTING TEXAS RED OAK < 8" CALIPER
- EXISTING BUR OAK < 8" CALIPER
- EXISTING CHINCUAPIN OAK < 8" CALIPER
- EXISTING LIVE OAK < 8" CALIPER
- EXISTING CEDAR ELM < 8" CALIPER
- EXISTING BALD CYPRESS < 8" CALIPER

EXISTING TREE LIST

Tag No.	Diameter - Species
466	16" Unknown
468	7" + 10" Unknown
469	17" Elm
470	10" Hack
500	54" LO
526	27" LO
527	36" LO
551	45" LO
552	10" LO

NO EXISTING TREES TO BE REMOVED

NORTH

SCALE : 1" = 20'

0' 10' 20' 40' 60'

06/07/11

FOR CITY USE ONLY

SITE PLAN RELEASE

FILE NUMBER _____ EXPIRATION DATE _____
CASE MANAGER _____ APPEAL END DATE _____
APPROVED ADMINISTRATIVELY ON _____
APPROVED BY PLANNING COMMISSION ON _____
APPROVED BY CITY COUNCIL ON _____
Under Section _____ Of Chapter _____ Of the Austin City Code

Waiver(s) Granted and Conditions Placed upon Development

DATE OF RELEASE _____ Zoning _____
Rev. 1 _____ Variance 1 _____
Rev. 2 _____ Variance 2 _____
Rev. 3 _____ Variance 3 _____

NO.	REVISION	DATE

DESIGNED BY: JSC
DRAWN BY: JSC
CHECKED BY: BJL
APPROVED BY: BJL
DATE: MARCH 9, 2011

WATERSTREET
1803 East Cesar Chavez St.
Austin, TX 78702 (512) 472-0200
www.waterstreetengineering.com

© COPYRIGHT 2011
WATERSTREET ENGINEERING

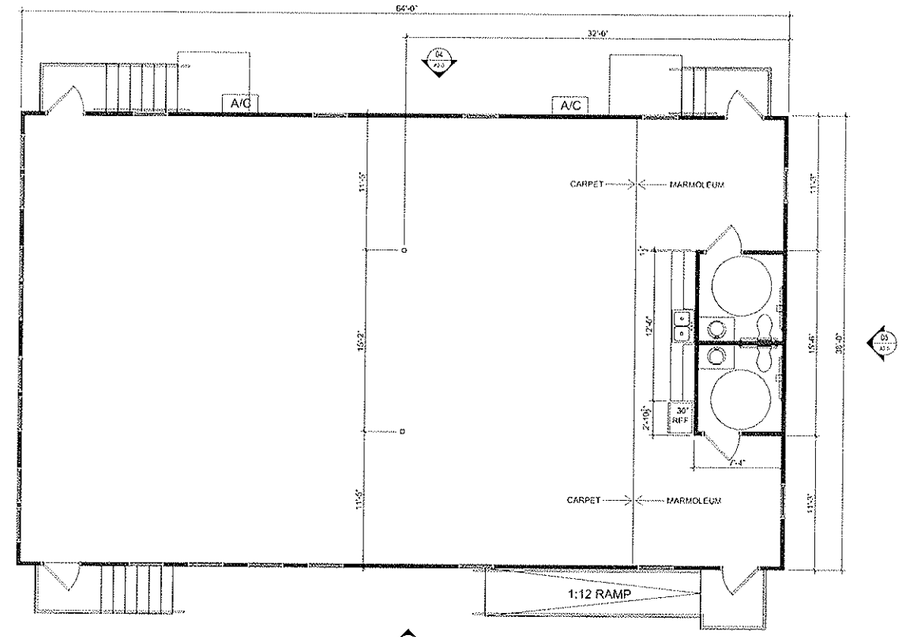
LANDSCAPE PLAN

ACTON SCHOOL
1404 E. RIVERSIDE DRIVE
AUSTIN, TX 78741

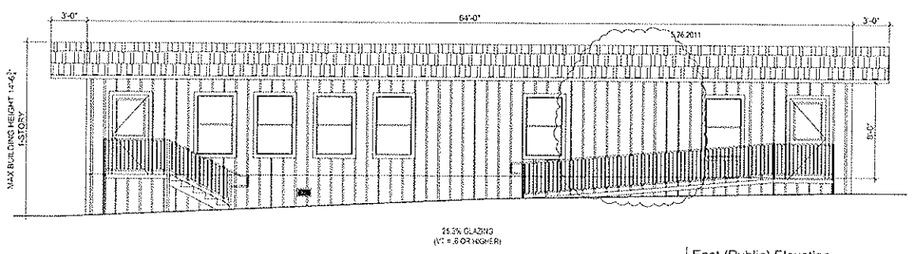
SHEET

of

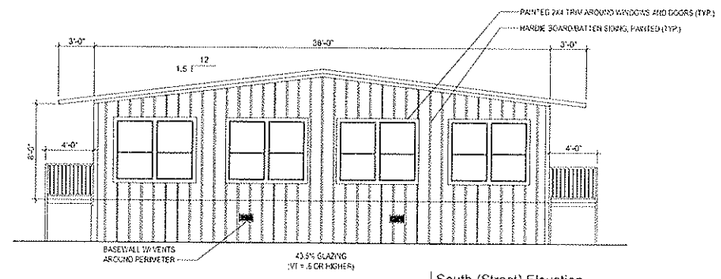
NOTE:
COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.



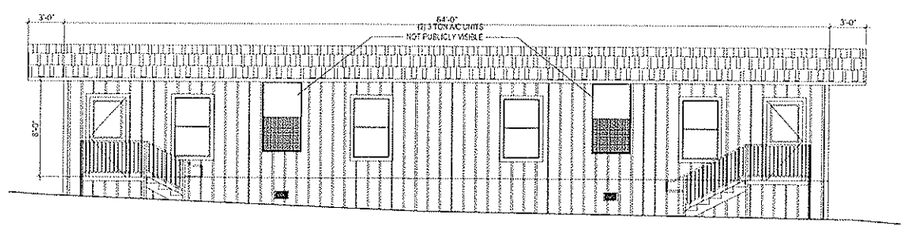
01 Building 1 Plan
SCALE: 3/16" = 1'-0"



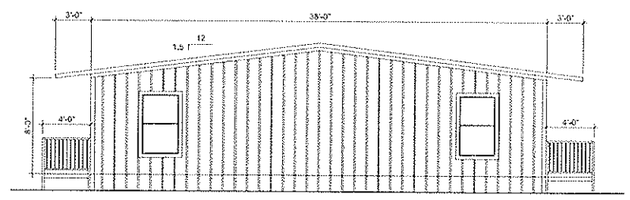
02 East (Public) Elevation
SCALE: 3/16" = 1'-0"



03 South (Street) Elevation
SCALE: 3/16" = 1'-0"



04 West Elevation (Not Publicly Visible)
SCALE: 3/16" = 1'-0"



05 North Elevation (Not Publicly Visible)
SCALE: 3/16" = 1'-0"

hatch + ulland owen architects
702 San Antonio Street
Austin, Texas 78701
T: 512.474.8545
F: 512.474.8643
www.hoearchitects.com

Civil Engineer:

Structural Engineer:

Mechanical, Electrical and Plumbing Engineer:

Consultant:

Acton Academy Classrooms

1404 E. Riverside
Austin, TX 78741

05.18.11

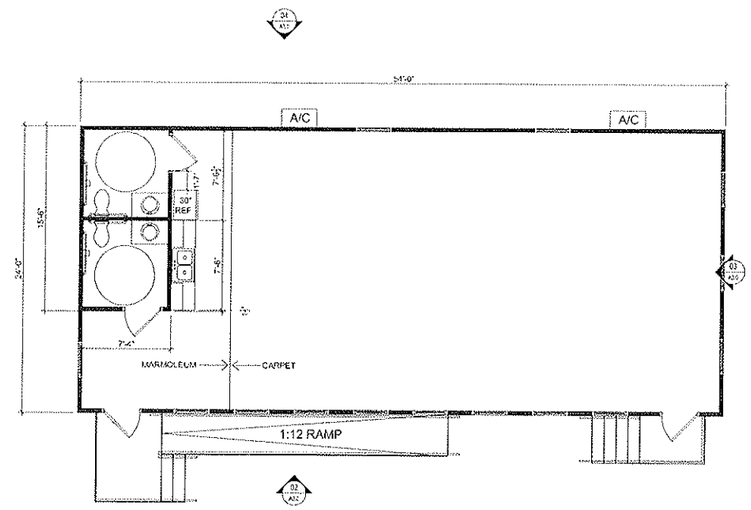
ISSUE DATES:

date	issue
03.15.11	Review Submittal

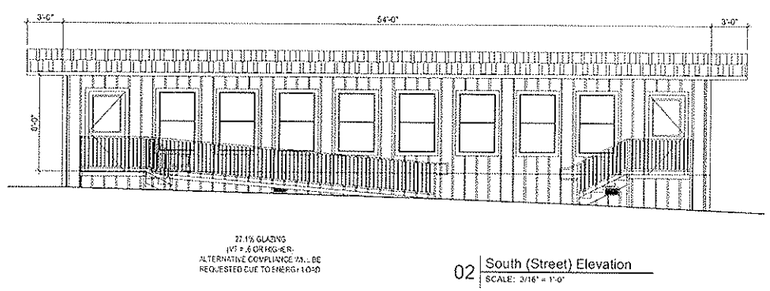
case # SPC-2011-0076C
BUILDING 1

A2.0

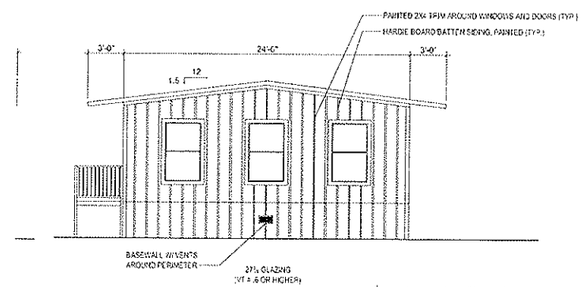
NOTE:
COMPLIANCE WITH BUILDING DESIGN STANDARDS ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.



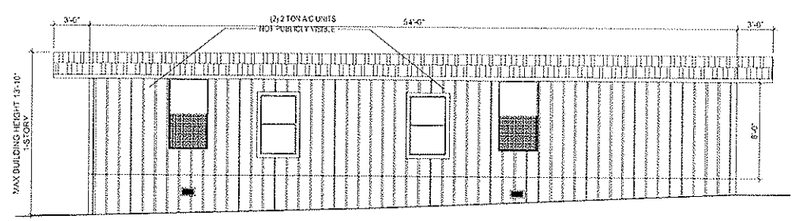
01 Building 2 Plan
SCALE: 3/16" = 1'-0"



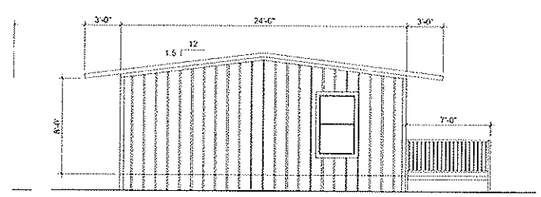
02 South (Street) Elevation
SCALE: 3/16" = 1'-0"



03 East (Public) Elevation
SCALE: 3/16" = 1'-0"



04 North Elevation (Not Publicly Visible)
SCALE: 3/16" = 1'-0"



05 West Elevation (Not Publicly Visible)
SCALE: 3/16" = 1'-0"

hatch + ulland owen
architects
702 San Antonio Street
Austin, Texas 78701
T: 512.474.8548
F: 512.474.8643
www.huoarchitects.com

Civil Engineer:

Structural Engineer:

Mechanical, Electrical and Plumbing Engineer:

Consultant:

Acton Academy Classrooms

1404 E. Riverside
Austin, TX 78741

05.18.11

ISSUE DATES:

date	issue
03.15.11	Review Submittal

case # SPC-2011-0076C
BUILDING 2

A3.0