STATE OF TEXAS	**§**	**DEVELOPMENT AGREEMENT**
	§	
COUNTY OF DENTON	**§**	**FOR SPIRITAS RANCH AMENDMENT - DENTON ISD PROPERTY**

This Development Agreement, an Amendment to Spiritas Ranch, specifically with regard to the Denton Independent School District Property ("**Agreement**") is entered into between the developer, Denton Independent School District "**DISD**", whose address for purposes of this Agreement is 13607 N. Locust Street, Denton, Texas 76201 and the Town of Little Elm, Texas ("**Town**"), whose address for purposes of this Agreement is 100 W. Eldorado Parkway, Little Elm, TX 75068. DISD and the Town are sometimes referred herein together as the "**Parties**" and individually as a "**Party**."

Recitals:

1. DISD is the owner, and developer, of a 13.492-acre site located in Phase 2H of Spiritas Ranch Planned Development within the Town of Little Elm, Texas (the "**Property**"), which Property is more particularly described in **Exhibit A** attached hereto, and which Property DISD intends to develop as a two-story elementary school.

2. The development of the Property is currently governed by the Spiritas Ranch Development Agreement ("**SR Agreement**"), which was approved by the Town on February 2, 2021 and recorded in the Denton County Real Property Records on February 5, 2021, amended on April 5, 2022, and recorded on April 7, 2022, and by the Town's Planned Development Ordinance for the Spiritas Ranch Development, Town Ordinance No. 1641 enacted by the Town on October 19, 2021 (hereinafter referred to as the "**SR PD Ordinance**").

3. As DISD owns the Property, DISD has the lawful authority to enter into this Agreement regarding the development of the Property, which Agreement will amend the SR Agreement solely in regards to the Property but not as to any other property governed by the SR Agreement.

4. In furtherance of the development of the Property, the Parties have negotiated certain matters regarding the Property as set forth in this Agreement.

5. The Parties seek to memorialize these negotiated matters and to include them in this contractually-binding Agreement.

NOW, THEREFORE, for and in consideration of the above and foregoing premises, the benefits to each of the Parties from this Agreement, and other good and valuable consideration, the sufficiency of which is hereby acknowledged and agreed, the Parties do hereby agree as follows:

Section 1. Incorporation of Premises. The above and foregoing Recitals are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. **Term.** This Agreement shall be effective as of the date of execution of this Agreement by the last of the Parties to do so ("**Effective Date**"). This Agreement shall remain in full force and effect from the Effective Date until the obligations required by this Agreement are satisfied by DISD ("**Term**").

Section 3. **Agreements.** The Parties agree as follows:

A. The Property will be developed consistent with the following restrictions, which restrictions shall be included in an amendment to SR PD Ordinance related solely to the Property, and incorporated exhibits herein:

1. The Concept Plan attached hereto and incorporated herein by reference, demonstrates locations of the proposed structures and improvements within the property. Amendments to the Concept Plan must be approved by Council action, except that the Director of Development Services may approve minor revisions which do not significantly alter the basic relationship or intent of the proposed development.

2. A two-story elementary school shall be designed for this site consisting of an exterior skin being approximately 57% masonry and aluminum framed glass windows on the East Façade, 86% West Façade, 72% South Façade, 76% North Facade. Metal panels shall make up no more than 43% of the exterior skin on the East Façade, 14% West Façade, 28% South Façade, 24% North Facade.

3. The following sheets are provided and incorporated as exhibits of this agreement:

Concept Site Plan
Architectural Site Plan
Architectural Façade Plans
Architectural Color Renderings
Landscape Plan

4. Maximum lot coverage: 25%.

5. Minimum 1st floor area of the school building is approximately 79,420 square feet.

6. Landscaping regulations: It shall be the DISD's responsibility to ensure that the site shall contain the following:

The site shall be fully irrigated
The site shall be fully sodded
Provide 4" caliper shade trees along residential lot lines per Landscape Exhibit, staggering allowed.

Provide one 4" caliper trees along street frontage per Landscape Exhibit.
Shrubs utilized for vehicular areas, and all other screening, shall be at least 36" in height at time of planting, evergreen species that form a hedge.
Residential wood fencing shall fulfill the screening wall requirements.

7. Building Codes: the 2018 International Building Code, the 2018 International Fire Code, the 2018 National Electrical Code, the 2018 International Mechanical Code, the 2018 International Plumbing Code, the 2018 International Gas Fuel Code, the 2018 International Energy Conservation Code, and the 2018 International Property Maintenance Code (including all Code Amendments or subsequent versions of such codes).

B. No new structure (as such term may be defined, from time to time, by the Town, but in any event, including every structure designed or intended for human occupancy and every accessory structure intended for human occupancy, and all other buildings or structures, a "**Structure**") shall be constructed, installed, or located within the Property unless a building permit has been issued by a Town inspector. All building permits shall be paid for by the builder performing the work (or by the owner of the property on which the work is being performed). Conformance of any structure or other buildings or improvements and plans therefore with the Building Codes is the sole responsibility of each builder, and nothing in this section is intended to create any liability of the Town for such conformance.

Section 4. Miscellaneous.

A. **Default/Mediation**. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under this Agreement, the other Party shall have the right to enforce the Agreement in accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to non-binding mediation.

B. **Venue**. This Agreement and any dispute arising out of or relating to this Agreement shall be governed by and construed in accordance with the laws of the State of Texas, without reference to its conflict of law rules. In the event of any

dispute or action under this Agreement, venue for any and all disputes or actions shall be instituted and maintained in Denton County, Texas.

C. **Relationship of Parties**. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership, joint venture, joint enterprise, or other relationship between or among the Parties.

D. **Severability**. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

E. **Cumulative Rights and Remedies**. The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by either Party shall not preclude or waive its right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the Parties may have by law statute, ordinance, or otherwise. The failure by any Party to exercise any right, power, or option given to it by this Agreement, or to insist upon strict compliance with the terms of this Agreement, shall not constitute a waiver of the terms and conditions of this Agreement with respect to any other or subsequent breach thereof, nor a waiver by such Party of its rights at any time thereafter to require exact and strict compliance with all the terms hereof. Any rights and remedies any Party may have with respect to the other arising out of this Agreement shall survive the cancellation, expiration or termination of this Agreement, except as otherwise expressly set forth herein.

F. **Exhibits**. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

G. **Surviving Rights**. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination or expiration of this Agreement shall survive termination or expiration.

H. **Applicable Laws**. This Agreement is made subject to the existing provisions of the Charter of the Town of Little Elm, its present rules, regulations, procedures and ordinances, and all applicable laws, rules, and regulations of the State of Texas and the United States.

I. **Authority to Execute**. The undersigned officers and/or agents of the Parties hereto are the properly authorized persons and have the necessary authority to execute this Agreement on behalf of the Parties hereto.

J. **Amendments**. This Agreement may be only amended or altered by written instrument signed by the Parties.

K. **Headings**. The headings and captions used in this Agreement are for the convenience of the Parties only and shall not in any way define, limit or describe the scope or intent of any provisions of this Agreement.

L. **Entire Agreement**. This Agreement contains the entire agreement between the Parties with respect to the subject matters covered in this Agreement. There are no other collateral oral or written agreements between the Parties that in any manner relates to the subject matter of this Agreement, except as provided or referenced in this Agreement.

M. **Filing in Deed Records**. This Agreement shall be recorded in the real property records of Denton County, Texas. This Agreement and all of its terms, conditions, and provisions is and shall constitute a restriction and condition upon the development of the Property and all portions thereof and a covenant running with the Property and all portions thereof, and is and shall be binding upon DISD and all of DISD's heirs, successors, and assigns and the future Owners of the Property and any portion thereof; provided, however, this Agreement shall not constitute an obligation of or be deemed a restriction or encumbrance with respect to any final platted residential lot upon which a completed home has been constructed.

N. **Assignment of Agreement**. DISD has the right (from time to time without the consent of the Town, but upon written notice to the Town) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of DISD under this Agreement, to any person or entity (an "**Assignee**") that is or will become an owner of any portion of the Property or that is an entity that is controlled by or under common control with DISD. Each assignment shall be in writing executed by DISD and the Assignee and shall obligate the Assignee to be bound by this Agreement with respect to the portion of the Property transferred to Assignee. If the Property is transferred or owned by multiple parties, this Agreement shall only apply to, and be binding on, such parties to the extent of the Property owned by such successor owner, and if the owner or any Assignee is in default under this Agreement, such default shall not be an event of default for any non-defaulting Assignee which owns any portion of the Property separate from the defaulting owner or Assignee. A copy of each assignment shall be provided to the Town within ten (10) business days after execution. Provided that the successor owner assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement with respect to the Property transferred to the successor owner, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon receipt of the assignment by the Town. No assignment by DISD shall release DISD from any liability that resulted from an act or

omission by DISD that occurred prior to the effective date of the assignment. DISD shall maintain true and correct copies of all assignments made by DISD to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

O. **Waiver of Texas Government Code § 3000.001 et seq**. With respect to the improvements constructed on the Property pursuant to this Agreement, DISD hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005.

P. **No Israel Boycott**. In accordance with Chapter 2270, Texas Government Code, a Texas governmental entity may not enter into a contract with a company for the provision of goods or services unless the contract contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the contract. Chapter 2270 does not apply to (1) a company that is a sole proprietorship; (2) a company that has fewer than ten (10) full-time employees; or (3) a contract that has a value of less than One Hundred Thousand Dollars ($100,000.00). Unless the company is not subject to Chapter 2270 for the reasons stated herein, the signatory executing this contract on behalf of DISD verifies by DISD's signature on this Agreement that the company does not boycott Israel and will not boycott Israel during the term of this contract.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

EXECUTED by the Parties on the dates set forth below, to be effective as of the date first written above.

DISD

Denton Independent School District

By: _____
J. Scott Niven
Deputy Superintendent

Date: 5-15-23

TOWN OF LITTLE ELM, TEXAS

By: _____
Matt Mueller
Town Manager

Date: May 16, 2023

ATTEST:

By: _____
Caitlan Biggs
Town Secretary

STATE OF TEXAS §
§
COUNTY OF DENTON §

Before me, the undersigned authority, on this 16th day of May, 2023, personally appeared MATT MUELLER, Town Manager of the Town of Little Elm, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Seal]

By: _____
Notary Public, State of Texas

KATHERYN GRAHAM
Notary Public, State of Texas
Comm. Expires 04-12-2025
Notary ID 133029596

STATE OF TEXAS §
§
COUNTY OF DENTON §

Before me, the undersigned authority, on this 15th day of May 2023, personally appeared J. Scott Niven, in his capacity as Deputy Superintendent of the Denton Independent School District, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in his individual capacity.

[Seal]

MADISON CARTER
Notary Public, State of Texas
Comm. Expires 03-02-2027
Notary ID 134231865

By: _____
Notary Public, State of Texas

EXHIBIT A

Legal Description of the Land

WHEREAS, the Denton Independent School District is the owner of a a tract of land situated in the M. Jones Survey, Abstract No. 662, Town of Little Elm, Denton County, Texas, being all of a called 13.166 acre tract of land conveyed to the Denton Independent School District as recorded in County Clerk No. 2022-91186 of the Official Records of Denton County, Texas, and being more particularly described in metes and bounds as follows:

BEGINNING at a 1 /2" iron rod with plastic cap stamped "4613" set for the westernmost southwest corner of the called 13.166 acre tract of land at the beginning of a non-tangent curve to the left and said the left and said iron rod being in the east line of a called 13.492 acre tract of land conveyed to the Town of Little Elm for future public Right-of-Way as recorded in County Clerk No. 2021-95337 of the Official Records of Denton County, Texas;

THENCE with the east line of the called 13.492 acre tract of land, the west line of the called 13.166 acres tract of land, and with said non-tangent curve to the left, with an arc length of 412.78 feet, a a radius of 1320.00 feet, and a chord bearing N10"42'56"E, 411.10 feet to a 1 /2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N01 "45' 42"E, continuing along the mutual line of the called 13.492 acre tract of land and the called 13.166 acre tract of land, a distance of 185.81 feet to a 1/2" iron rod with plastic cap stamped "4613" set for the corner;

THENCE departing the said mutual line of the called 13.492 acre tract of land and the called 13.166 acre tract of land and continuing with the next thirteen (13) calls along the mutual line of the called 13.166 acre tract of land and the remainder of a called 523.172 acre tract of land conveyed to MM Little Elm 548, LLC as recorded in County Clerk No. 2020-123025 of the Official Records of Denton County, Texas, from which the called 13.166 acres tract of land was originally a part of;

THENCE N46"51 '55"E, a distance of 42.45 feet to a 1 /2" iron rod with plastic cap stamped "4613" set for the corner;

THENCE S88"13'57"E, a distance of 496.98 feet to a capped iron rod with plastic cap stamped "BCG" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right, with an arc length of 136.90 feet, a radius of 320.00 feet, and a chord bearing S75"56'45"E, 136.86 feet to a capped iron rod with plastic cap stamped "BCG" found for corner;

THENCE S63"41'36"E, a distance of 245.34 feet to a capped iron rod with plastic cap stamped "BCG" found for the northern most north-east corner of the called 13.166 acre tract of land;

THENCE S18"35'16"E, a distance of 13. 90 feet to a capped iron rod with plastic cap stamped "BCG" found for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, with an arc length of 444.69 feet, a radius of 2170.00', and a chord bearing S33"13'34"W, 443.91 feet a capped iron rod with plastic cap stamped "BCG" found for corner;

THENCE S39"05'55"W, a distance of 343.51 feet to a capped iron rod with plastic cap stamped "BCG" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right, with an arc length of 73.00 feet, a radius of 320. 77 feet, and a chord bearing S45"37'05"W, 72.84 feet to a capped iron rod with plastic cap stamped "BCG" found for corner;

THENCE S52"06'55"W, a distance of 152.33 feet to a capped iron rod with plastic cap stamped "BCG" found for corner at the southern-most southeast corner of the called 13.166 acre tract of land;

THENCE N37"55'28"W, a distance of 210.02 feet to a capped iron rod with plastic cap stamped "BCG" found for corner;

THENCE N38"05'18"W, a distance of 55.09 feet to a capped iron rod with plastic cap stamped "BCG" found for corner;

THENCE N44"18'58"W, a distance of 62. 79 to a capped iron rod with plastic cap stamped "BCG" found for corner;

THENCE N54"41'08"W, a distance of 121.01 feet to a capped iron rod with plastic cap stamped "BCG" found for corner;

THENCE N70"22'1 O"W, a distance of 29.93 feet to the POINT OF BEGINNING and CONTAINING 573,513 square feet or 13.166 acres of land.

Baxley Street

Classic Ave.

Colette Road

Ryan Spiritas Parkway

Bristle Pine Avenue

Farren Way

Carlyle Park Lane

N46°51'55"E
42.45'

S88°13'57"E 496.98'

543'

178'

A=24°30'44"
R=320.00'
T=69.51'
L=136.90'

S63°41'36"E 245.34'

S18°35'16"E
13.90'

N01°45'42"E 185.81'

412'

473'

A=17°55'01"
R=1320.00'
T=208.09'
L=412.78'

N54°41'08"W
121.01'

N44°18'59"W
62.79'

N38°05'18"W
55.09'

N37°55'29"W
210.02'

S52°06'55"W 152.33'

A=13°04'13"
R=320.00'
T=36.66'
L=73.00'

S39°05'56"W 343.51'

A=11°44'29"
R=2170.00'
T=223.12'
L=444.69'

Lot 1, Block A
573,513 Sq. Ft.
13.166 Acres

26' Fire Lane, Access, & Utility Easement

Drop Off Lane

30' Bldg. Line

20' Bldg. Line

35' Bldg. Line

5' Sidewalk

6' Sidewalk

8 Spa. @ 9'=72'

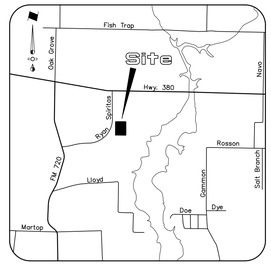
6 Spa. @ 9'=81'

9 Spa. @ 9'=81'
1 Spa. @ 11'=11'

Water Well For Irrigation

Dumpsters With 8' Masonry Screen Wall

0 50 100
GRAPHIC SCALE
1"=50'



VICINITY MAP
NTS

SITE DATA SUMMARY CHART (by phase and in total) to include the following items:		
Site Data Summary	*Existing*	*Proposed*
Existing Zoning	ETJ	ETJ
Front Setback		30'
Side Setback		20'
Rear Setback		35'
Land Use Designation		School
Gross Acreage		13.166
Net Acreage		13.166
Number of Proposed Lots		1
Percentage of Site Coverage		12.8
Area of Impervious Coverage		225,300 sf
Percentage of Impervious Coverage		39.3
Proposed Building Area *(square footage footprint)*		73,365 sf
Number of Single-Story Buildings		0
Number of Two-Story Buildings		1
Maximum Building Height		34'-4"
Proposed Floor Area		114,620 sf
Proposed Floor Area by Use (school)		114,620 sf
Required Parking		125
Provided Parking		126
Standard		119
Handicap		7
Total		126
Inventory Parking		NA
Electric Vehicle Charging Infrastructure		NA
Bicycle Racks		3
Required Loading Spaces		3

Water Meter Schedule				
I.D.	Type	Size	No.	Sewer
①	Domestic	2"	2	6"
②	Irrigation	2"	1	–

SITE PLAN

SPIRITAS RANCH ELEMENTARY SCHOOL

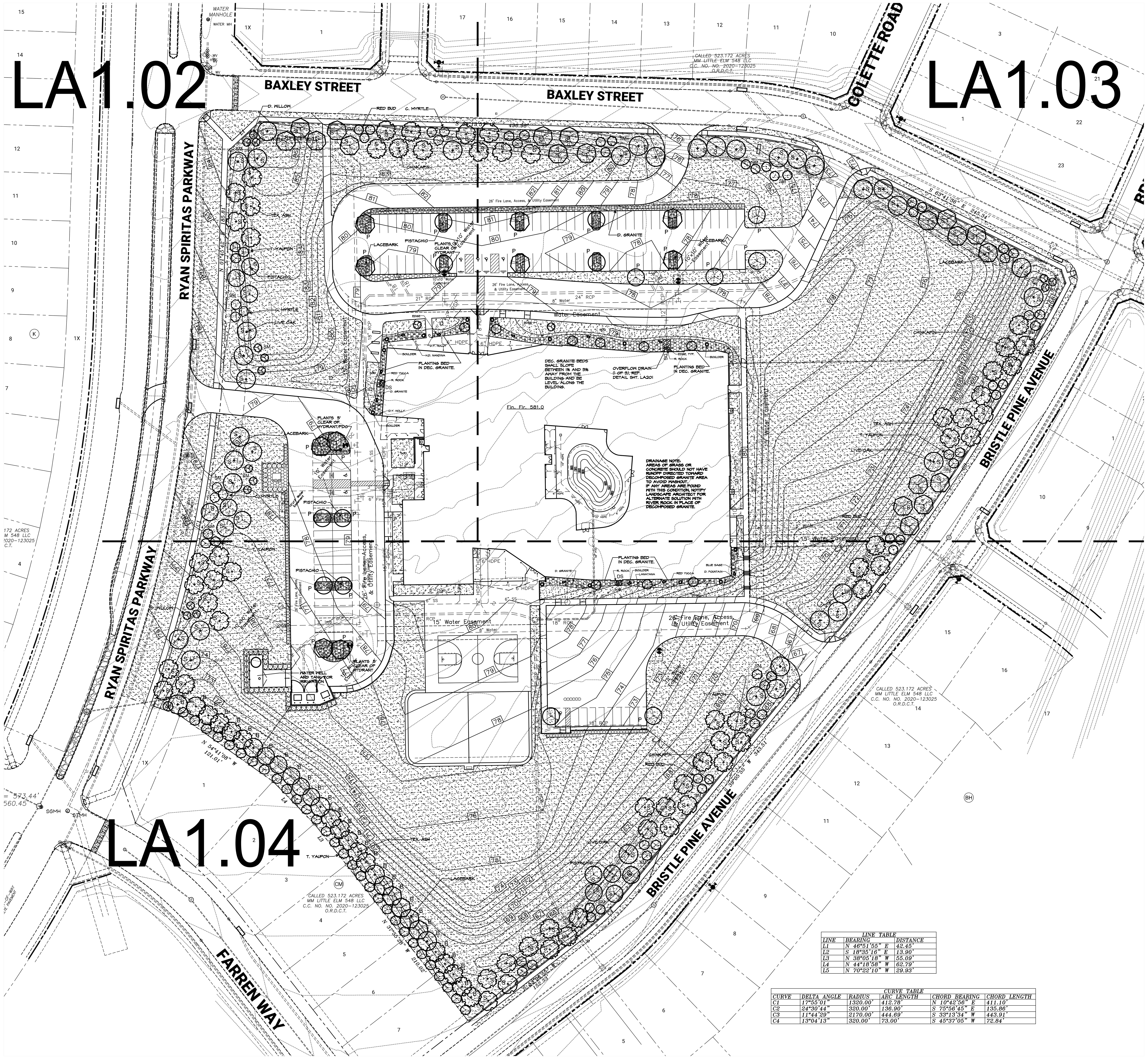
Lot 1, Block A

13.166 Acres Situated In The
M. JONES SURVEY ~ ABST. 662
LITTLE ELM, DENTON COUNTY, TEXAS

Owner
Denton Independent School District
1307 North Locust Street
Denton, TX 76201
Telephone 940 369-0000
bboyter@dentonisd.org

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Seth@rlkengineering.com
Telephone 972 359-1733

April 18, 2023



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 46°51'55" E	42.45'
L2	S 18°35'16" E	13.90'
L3	N 38°05'18" W	55.09'
L4	N 44°18'58" W	62.79'
L5	N 70°22'10" W	29.93'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	17°55'01"	1320.00'	412.78'	N 10°42'56" E	411.10'
C2	24°30'44"	320.00'	136.90'	S 75°56'45" E	135.86'
C3	11°44'29"	2170.00'	444.69'	S 33°13'34" W	443.91'
C4	13°04'13"	320.00'	73.00'	S 45°37'05" W	72.84'

NORTH

0 50 100

SCALE: 1" = 50'-0"

Owner
Denton Independent School District
1307 North Locust
Denton, TX 76201
Telephone 940-387-6151

Preparer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

NEW DENTON ELEMENTARY SCHOOL
SPIRITAS RANCH SITE

OVERALL LANDSCAPE PLAN

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT
4-3-23

ISSUES/
REVISIONS

DATE: 04/03/2023
SCALE: 1"=50'

SHEET No.
LA1.01

pfluger
office: 469.333.2121 | fax: 469.333.2125
603 Munger Ave., Suite 130
Dallas, Texas 75202
pflugerarchitects.com

NEW DENTON ELEMENTARY SCHOOL
SPIRITAS RANCH SITE

DENTON INDEPENDENT SCHOOL DISTRICT
1307 NORTH LOCUST STREET
DENTON, TEXAS 76201

PROJECT NO. 22-023
DATE: 04/03/2023
DRAWN BY: RLA CHECKED BY: RLA
REVISIONS:
No. Date Description

BIDDING AND
PERMITTING SET
LA1.01
OVERALL
LANDSCAPE PLAN

ALL EXTERIOR BATTENS AT ALUMINUM FRAMES FALL UNDER THE SCOPE OF ADD ALTERNATE #4

EXTERIOR FACADE MATERIAL BREAKDOWN

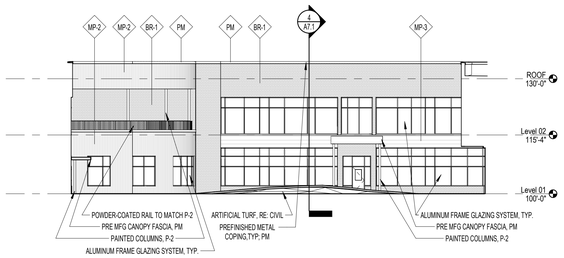
ELEVATION	BRICK/GLAZING (SF)		METAL PANEL (SF)		TOTAL AREA (SF)	
WEST	7371	**86.7%**	1126	**13.3%**	8497	100%
SOUTH	8439	**72.1%**	3271	**27.9%**	11,710	100%
NORTH	8806	**76.1%**	2771	**23.9%**	11,577	100%
EAST	4597	**57.2%**	3438	**42.8%**	8035	100%

EXTERIOR FINISH SCHEDULE - BASIS OF DESIGN - S

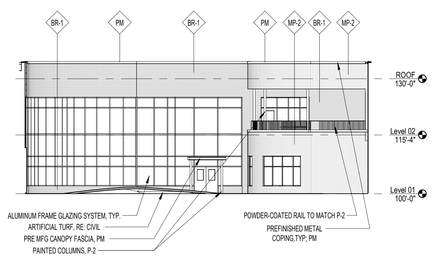
SYM.	TAG	MATERIAL	MANUFACTURER	STYLE	COLOR	COMMENTS
	BR-1	THIN BRICK VENEER	METRO	MODULAR	SCHOOL HOUSE RED IRON SPOT	HORIZONTAL RUNNING BOND
	BR-1A	THIN BRICK VENEER	KING KLINKER	AMERICAN IMPERIAL	KING CRIMSON	VERTICAL RUNNING THIRD BOND (ADD ALTERNATE #1)
	BR-2	MODULAR BRICK	ACME	MODULAR	ROXBURY	VELOUR FINISH, AT DUMPSTER WALL AND MARQUEE SIGN ONLY
	BR-3	THIN BRICK VENEER	METRO	MODULAR	CHARCOAL IRON SPOT	HORIZONTAL RUNNING BOND (AT WATER TABLE)
	CFL-1	CONCRETE FORM LINER	FITZGERALD FORMLINERS	14385-PORTLAND RIB	-	14385 PORTLAND RIB, 1.5" DEEP RANDOM RIBS, REPEATS ON 24" CENTERS (SPIRITAS SITE ONLY)
	MP-1	ALUMINUM COMPOSITE METAL PANEL	ALUCOBOND	FLAT	CUPRAL	FLAT (AT WINDOWS)
	MP-2	CORRUGATED METAL PANEL	PAC-CLAD	BOX RIB	COPPER PENNY	VERTICAL CORRUGATION; RANDOMIZED PATTERN: 25% EACH OF PROFILES 1, 2, 3, 4
	MP-3	FLUSH METAL PANEL	PAC-CLAD	FLUSH	MANSARD BROWN	12" WIDE & (2) PENCIL RIBS PROFILE, RUN HORIZONTALLY
	MP-4	ALUMINUM COMPOSITE METAL PANEL	ALUCOBOND	FLAT	STATUARY BRONZE	FLAT (AT METAL PANEL WALL BUMP-OUTS/CORNICE/COPING)
	MPS-1	METAL PANEL SOFFIT (@ CANOPY)	PAC-CLAD	FLUSH	TERRA COTTA	12" WIDE & (2) PENCIL RIBS PROFILE, REF. RCP FOR ORIENTATION, VENTED
	MPS-2	METAL PANEL SOFFIT (@ CANTILEVERED BOX FORMS)	PAC-CLAD	FLUSH	COPPER PENNY	12" WIDE & (2) PENCIL RIBS PROFILE, REF. RCP FOR ORIENTATION, VENTED
	GL1	INSULATED GLAZING UNITS	VITRO	SOLARBAN 90	CLEAR ON CLEAR	-
	AL	ANODIZED ALUMINUM	-	-	DARK BRONZE	-
	HM	HOLLOW METAL FINISH	-	-	FINISH TO MATCH P-2	-
	PM	PRE-FINISHED METAL	-	-	FINISH TO MATCH P-2	FASCIAS, COPING, DOWNSPOUTS, ETC
	PC	POWDER COAT FINISH	-	-	FINISH TO MATCH P-2	RAILING BALLUSTERS, REF TYP. RAILING ELEVATIONS.
	P-2	PAINT	SHERWIN WILLIAMS	REF. SPECS	SW7048 URBANE BRONZE	COLUMNS, HOLLOW METAL FRAME/DOOR TRIM
	EPT	EXTERIOR PAVER TILE	WAUSAU	RIVERSIDE 24"x24"x2"	HRS-60	FOR USE ON PEDESTAL SUPPORTED DECK SYSTEM AT OUTDOOR LEARNING E207
	AA	EXTERIOR MATERIAL TAG		-	-	-

ELEVATION GENERAL NOTES

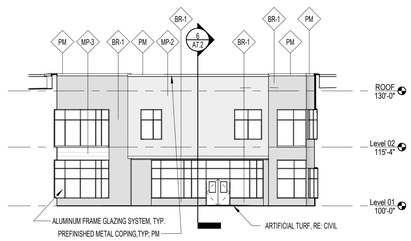
1. MEJ LOCATIONS AT VENEER MASONRY INSTALLED ON PRE-FABRICATED WALLS:
   A. MEJ'S OCCUR AT PANEL BREAKS, PROVIDE BACKER ROD AND SEALANT AT EACH PANEL JOINT. ADDITIONAL CONTROL JOINTS AT DOOR OPENINGS AS CALLED OUT ON ELARGED PANEL ELEVATIONS.
2. MEJ LOCATIONS AT CONVENTIONALLY INSTALLED VENEER MASONRY:
   A. NO LESS THAN 3'-4" FROM OUTSIDE CORNERS AT CMU BACKED WALLS, U.N.O.
   B. EQUALLY SPACE ALL OTHERS ON MASONRY DIMENSIONS WITH SPANS NOT TO EXCEED 20'-0" O.C.
   C. VERTICAL MEJ REQUIRED AT EVERY EXTERIOR OPENING
3. CJ LOCATIONS IN NON- MASONRY VENEERS:
   A. ALIGN WITH MAS CJS BEHIND
   B. EQUALLY SPACE ALL OTHERS ON MASONRY DIMENSIONS WITH SPANS NOT TO EXCEED 20'-0" O.C.
4. REFER TO ROOF PLAN DRAWINGS FOR DOWNSPOUT, GUTTER, EJ, SCUPPER, AND ROOF LADDER LOCATIONS
5. REFER TO SHEET A9.00 FOR ADDITIONAL EXTERIOR FINISHES AND FINISH NOTES
6. PAINT STEEL ACCESS LADDERS AND SCUPPERS TO MATCH COLOR OF BR-1
7. PRE-FINISHED METAL COPING AND DOWNSPOUTS (PM) TO MATCH COLOR OF AL
8. CONTINUE MASONRY ACCENT SCHEME AT ALL EXT. WALLS, INCLUDING AT ENTRIES, COLUMNS, AND WALLS NOT SHOWN ON ELEVATIONS.
9. BASIS OF DESIGN IS FOR ALL WINDOWS AND DOORS TO BE INSTALLED, FLASHED, AND WATER TESTED PRIOR TO VENEER INSTALLATION. WATER TEST SHALL COMPLY WITH AAMA SO1.2.03
10. REFER TO CLOAK FLASHING DETAILS FOR TYPICAL FLASHING CONFIGURATIONS
11. ALL SEALANT OF JOINTS AT BRICK TO MATCH BR-1
12. ALL SEALANT OF JOINTS AT ALUMINUM COMPOSITE METAL PANEL TO MATCH MP-1
13. FOR DOOR AND WINDOW TYPES AT EXTERIOR PRE-FABRICATED PANEL, ICF, AND CONVENTIONAL CONSTRUCTION ELEVATIONS, RE: A6.2-A6.4



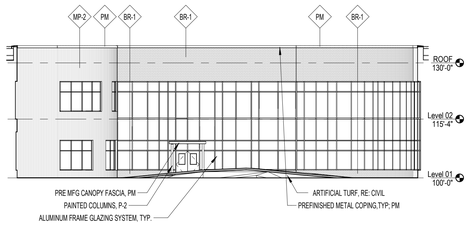
COURTYARD - WEST ELEVATION 8
SCALE: 1/16" = 1'-0"



COURTYARD - SOUTH ELEVATION 7
SCALE: 1/16" = 1'-0"



COURTYARD - NORTH ELEVATION 6
SCALE: 1/16" = 1'-0"



COURTYARD - EAST ELEVATION 5
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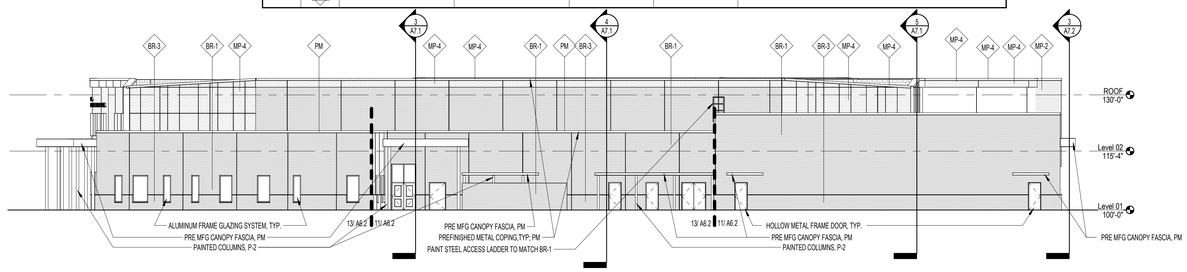

WEST ELEVATION 4
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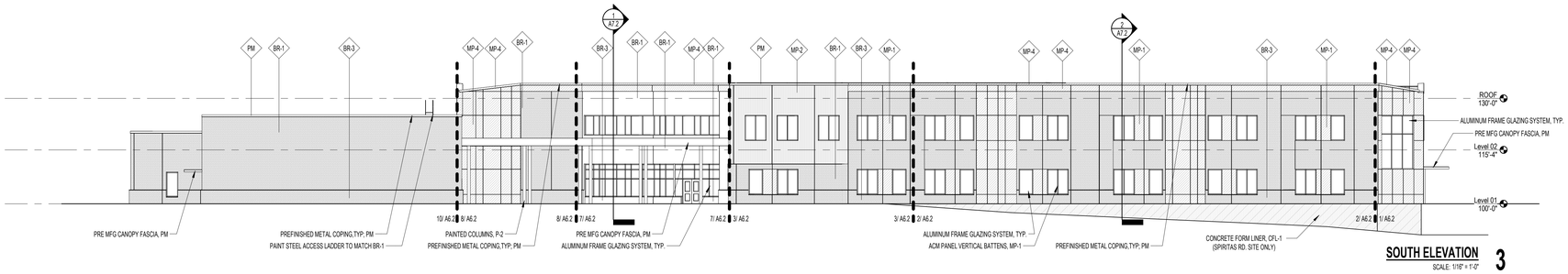

SOUTH ELEVATION 3
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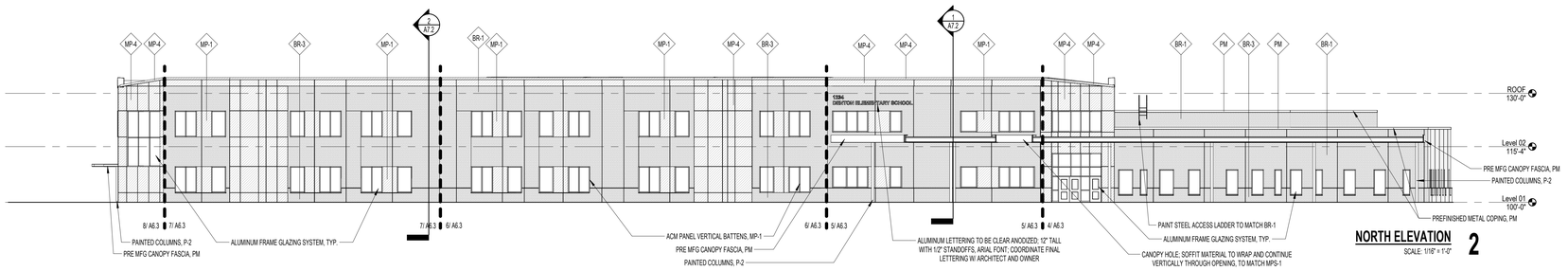

NORTH ELEVATION 2
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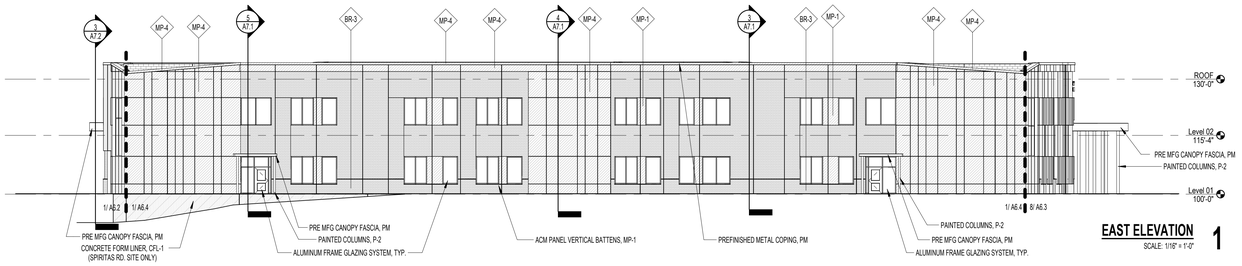

EAST ELEVATION 1
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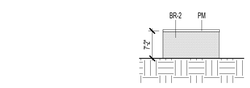
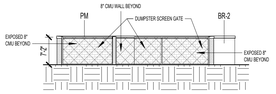
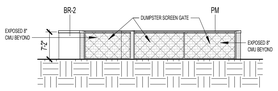


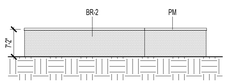
DUMPSTER SCREEN - WEST 14
SCALE: 1/16" = 1'-0"



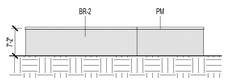
DUMPSTER SCREEN - NORTH 2 13
SCALE: 1/16" = 1'-0"



DUMPSTER SCREEN - NORTH 1 12
SCALE: 1/16" = 1'-0"



DUMPSTER SCREEN - SOUTH 2 11
SCALE: 1/16" = 1'-0"



DUMPSTER SCREEN - SOUTH 1 10
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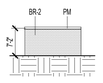

DUMPSTER SCREEN - EAST 9
SCALE: 1/16" = 1'-0"

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pflugerarchitects.com

NEW DENTON ISD ELEMENTARY SCHOOL
SPIRITAS RANCH SITE

DENTON INDEPENDENT SCHOOL DISTRICT
1307 NORTH LOCUST STREET
DENTON, TEXAS 76201

REGISTERED ARCHITECT
CHRISTOPHER D. MARTIN
STATE OF TEXAS
19685
DATE: 04/03/2023

PROJECT NO. 22-022
DATE: 04/03/2023
DRAWN BY: DRW CHECKED BY: CMM
REVISIONS:

No.	Date	Description
1	04/14/2023	ADDENDUM 1

BIDDING AND PERMITTING SET

A6.1
EXTERIOR ELEVATIONS

Autodesk Docs://22-022 - Denton ISD New Elementary Schools 26-28/22-022_ARCH_Denton_ES Prototype_R23.rvt
4/25/2023 9:48:49 AM

ALL EXTERIOR BATTENS AT ALUMINUM FRAMES FALL UNDER THE SCOPE OF ADD ALTERNATE #4

EXTERIOR FACADE MATERIAL BREAKDOWN

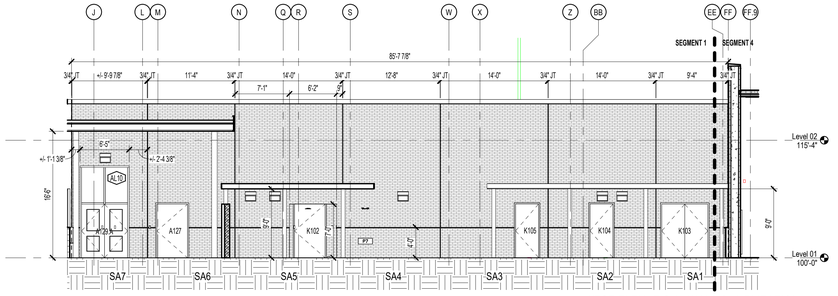
ELEVATION	BRICK/GLAZING (SF)		METAL PANEL (SF)		TOTAL AREA (SF)	
WEST	7371	**86.7%**	1126	**13.3%**	8497	100%
SOUTH	8439	**72.1%**	3271	**27.9%**	11,710	100%
NORTH	8806	**76.1%**	2771	**23.9%**	11,577	100%
EAST	4597	**57.2%**	3438	**42.8%**	8035	100%

EXTERIOR FINISH SCHEDULE - BASIS OF DESIGN - S

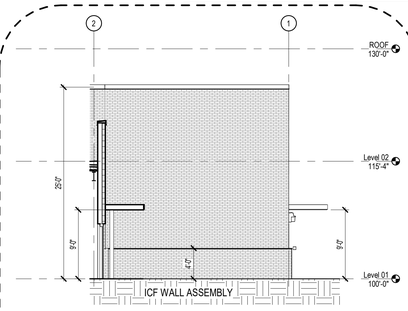
SYM.	TAG	MATERIAL	MANUFACTURER	STYLE	COLOR	COMMENTS
	BR-1	THIN BRICK VENEER	METRO	MODULAR	SCHOOL HOUSE RED IRON SPOT	HORIZONTAL RUNNING BOND
	BR-1A	THIN BRICK VENEER	KING KLINKER	AMERICAN IMPERIAL	KING CRIMSON	VERTICAL RUNNING THIRD BOND (ADD ALTERNATE #1)
	BR-2	MODULAR BRICK	ACME	MODULAR	ROXBURY	VELOUR FINISH, AT DUMPSTER WALL AND MARQUEE SIGN ONLY
	BR-3	THIN BRICK VENEER	METRO	MODULAR	CHARCOAL IRON SPOT	HORIZONTAL RUNNING BOND (AT WATER TABLE)
	CFL-1	CONCRETE FORM LINER	FITZGERALD FORMLINERS	14385-PORTLAND RIB	-	14385-PORTLAND RIB, 1.5" DEEP RANDOM RIBS, REPEATS ON 24" CENTERS (SPIRITAS SITE ONLY)
	MP-1	ALUMINUM COMPOSITE METAL PANEL	ALUCOBOND	FLAT	CUPRAL	FLAT (AT WINDOWS)
	MP-2	CORRUGATED METAL PANEL	PAC-CLAD	BOX RIB	COPPER PENNY	VERTICAL CORRUGATION; RANDOMIZED PATTERN: 25% EACH OF PROFILES 1, 2, 3, 4
	MP-3	FLUSH METAL PANEL	PAC-CLAD	FLUSH	MANSARD BROWN	12" WIDE & (2) PENCIL RIBS PROFILE, RUN HORIZONTALLY
	MP-4	ALUMINUM COMPOSITE METAL PANEL	ALUCOBOND	FLAT	STATUARY BRONZE	FLAT (AT METAL PANEL WALL BUMP-OUTS/CORNICE/COPING)
	MPS-1	METAL PANEL SOFFIT (@ CANOPY)	PAC-CLAD	FLUSH	TERRA COTTA	12" WIDE & (2) PENCIL RIBS PROFILE, REF. RCP FOR ORIENTATION, VENTED
	MPS-2	METAL PANEL SOFFIT (@ CANTILEVERED BOX FORMS)	PAC-CLAD	FLUSH	COPPER PENNY	12" WIDE & (2) PENCIL RIBS PROFILE, REF. RCP FOR ORIENTATION, VENTED
	GL1	INSULATED GLAZING UNITS	VITRO	SOLARBAN 90	CLEAR ON CLEAR	-
	AL	ANODIZED ALUMINUM	-	-	DARK BRONZE	-
	HM	HOLLOW METAL FINISH	-	-	FINISH TO MATCH P-2	-
	PM	PRE-FINISHED METAL	-	-	FINISH TO MATCH P-2	FASCIAS, COPING, DOWNSPOUTS, ETC
	PC	POWDER COAT FINISH	-	-	FINISH TO MATCH P-2	RAILING BALLUSTERS, REF TYP. RAILING ELEVATIONS.
	P-2	PAINT	SHERWIN WILLIAMS	REF. SPECS	SW7048 URBANE BRONZE	COLUMNS, HOLLOW METAL FRAME/DOOR TRIM
	EPT	EXTERIOR PAVER TILE	WAUSAU	RIVERSIDE 24"x24"x2"	HRS-60	FOR USE ON PEDESTAL SUPPORTED DECK SYSTEM AT OUTDOOR LEARNING E207
	AA	EXTERIOR MATERIAL TAG		-	-	-

ELEVATION GENERAL NOTES

1. MEJ LOCATIONS AT VENEER MASONRY INSTALLED ON PRE-FABRICATED WALLS:
   A. MEJ'S OCCUR AT PANEL BREAKS, PROVIDE BACKER ROD AND SEALANT AT EACH PANEL JOINT. ADDITIONAL CONTROL JOINTS AT DOOR OPENINGS AS CALLED OUT ON ELARGED PANEL ELEVATIONS.
2. MEJ LOCATIONS AT CONVENTIONALLY INSTALLED VENEER MASONRY:
   A. NO LESS THAN 3'-4" FROM OUTSIDE CORNERS AT CMU BACKED WALLS, U.N.O.
   B. EQUALLY SPACE ALL OTHERS ON MASONRY DIMENSIONS WITH SPANS NOT TO EXCEED 20'-0" O.C.
   C. VERTICAL MEJ REQUIRED AT EVERY EXTERIOR OPENING
3. CJ LOCATIONS IN NON- MASONRY VENEERS:
   A. ALIGN WITH MAS CJS BEHIND
   B. EQUALLY SPACE ALL OTHERS ON MASONRY DIMENSIONS WITH SPANS NOT TO EXCEED 20'-0" O.C.
4. REFER TO ROOF PLAN DRAWINGS FOR DOWNSPOUT, GUTTER, EJ, SCUPPER, AND ROOF LADDER LOCATIONS
5. REFER TO SHEET A9.00 FOR ADDITIONAL EXTERIOR FINISHES AND FINISH NOTES
6. PAINT STEEL ACCESS LADDERS AND SCUPPERS TO MATCH COLOR OF BR-1
7. PRE-FINISHED METAL COPING AND DOWNSPOUTS (PM) TO MATCH COLOR OF AL
8. CONTINUE MASONRY ACCENT SCHEME AT ALL EXT. WALLS, INCLUDING AT ENTRIES, COLUMNS, AND WALLS NOT SHOWN ON ELEVATIONS.
9. BASIS OF DESIGN IS FOR ALL WINDOWS AND DOORS TO BE INSTALLED, FLASHED, AND WATER TESTED PRIOR TO VENEER INSTALLATION. WATER TEST SHALL COMPLY WITH AAMA 501.2.03
10. REFER TO CLOAK FLASHING DETAILS FOR TYPICAL FLASHING CONFIGURATIONS
11. ALL SEALANT OF JOINTS AT BRICK TO MATCH BR-1
12. ALL SEALANT OF JOINTS AT ALUMINUM COMPOSITE METAL PANEL TO MATCH MP-1
13. FOR DOOR AND WINDOW TYPES AT EXTERIOR PRE-FABRICATED PANEL, ICF, AND CONVENTIONAL CONSTRUCTION ELEVATIONS, RE: A6.2-A6.4

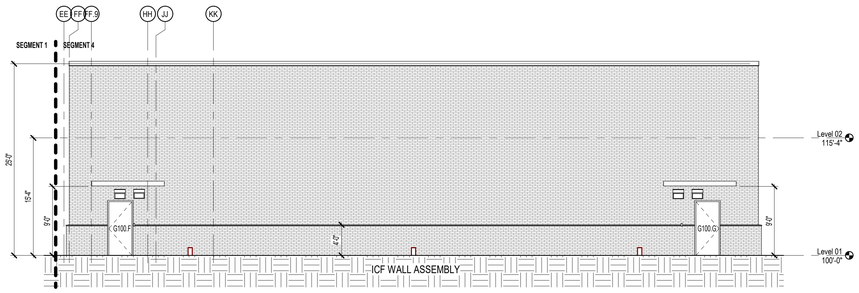


WEST ELEVATION - WALL PANELIZATION 13
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - GYM 12
SCALE: 1/8" = 1'-0"

ICF WALL ASSEMBLY: SHOWN FOR CONTEXT



WEST ELEVATION - GYM 11
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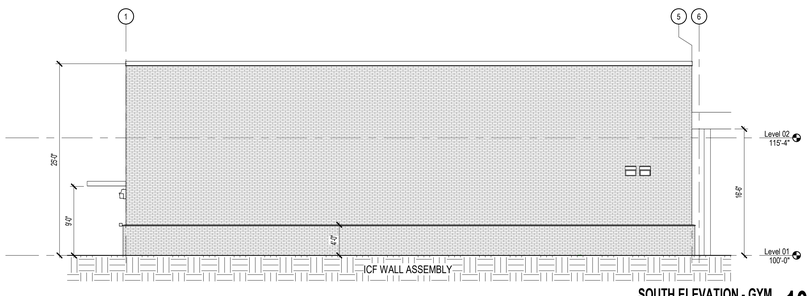

SOUTH ELEVATION - GYM 10
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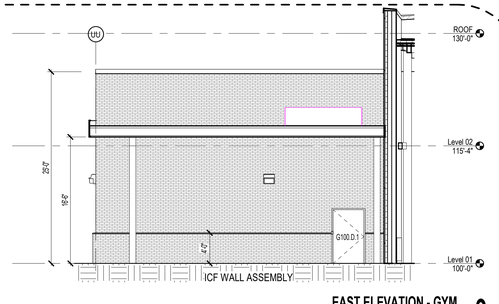

EAST ELEVATION - GYM 9
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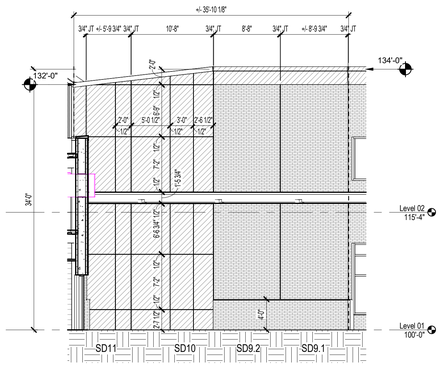

SOUTH ELEVATION - WALL PANELIZATION 8
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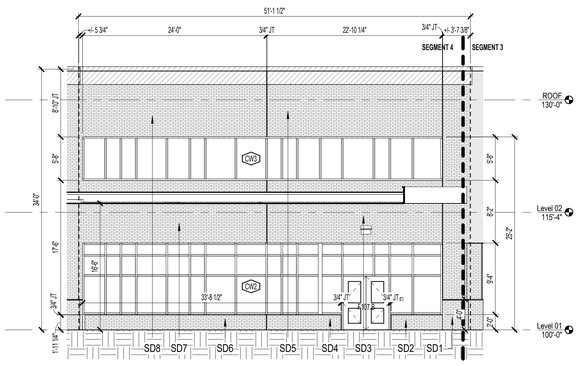

SOUTH ELEVATION - WALL PANELIZATION 7
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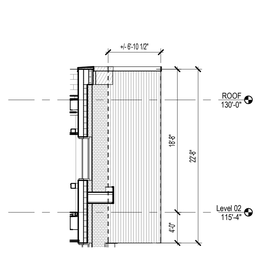

SOUTH ELEVATION - WALL PANELIZATION 6
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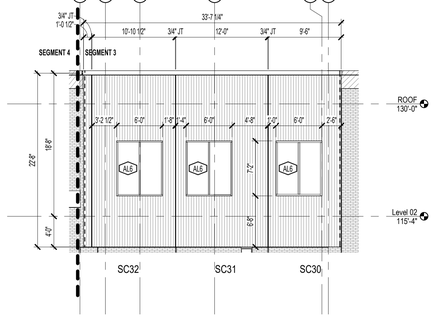

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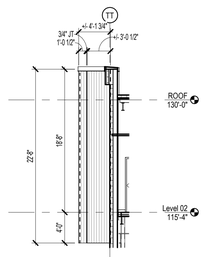

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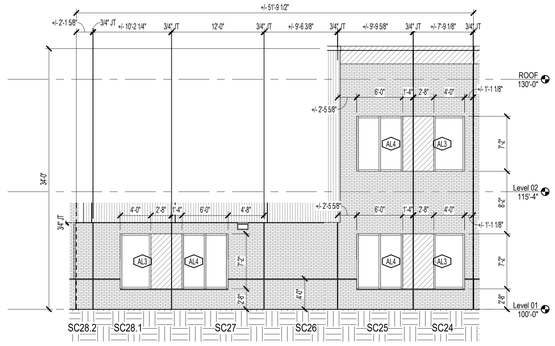

SOUTH ELEVATION - WALL PANELIZATION 3
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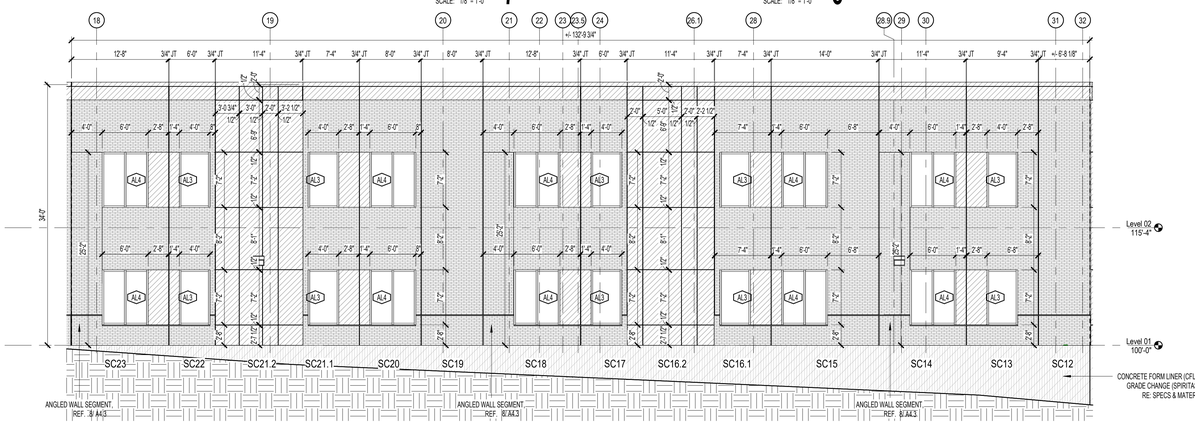

SOUTH ELEVATION - WALL PANELIZATION 2
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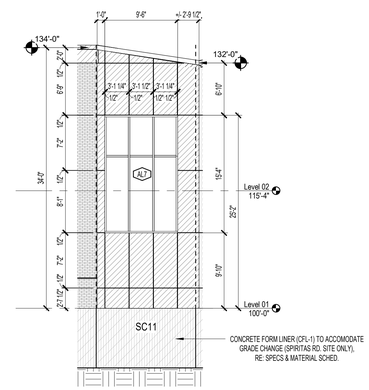

SOUTH ELEVATION - WALL PANELIZATION 1
SCALE: 1/8" = 1'-0"

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Dallas, Texas 75202
pflugerarchitects.com

NEW DENTON ISD ELEMENTARY SCHOOL
SPIRITAS RANCH SITE

DENTON INDEPENDENT SCHOOL DISTRICT
1307 NORTH LOCUST STREET
DENTON, TEXAS 76201

REGISTERED ARCHITECT
CHRIS MCCARTY MARTIN
STATE OF TEXAS

DATE: 04/03/2023

PROJECT NO. 22-022
DATE: 04/03/2023
DRAWN BY: DRW CHECKED BY: CMM
REVISIONS:

	Date	Description
1	04/14/2023	ADDENDUM 1
3	00/00/0000	ADDENDUM 3 - POST BID

BIDDING AND PERMITTING SET

A6.2
EXTERIOR PANEL ELEVATIONS

4/25/2023 9:48:51 AM Autodesk Docs://22-022 - Denton ISD New Elementary Schools 26-28/22-022_ARCH_Denton_ES Prototype_R23.rvt

ALL EXTERIOR BATTENS AT ALUMINUM FRAMES FALL UNDER THE SCOPE OF ADD ALTERNATE #4

EXTERIOR FACADE MATERIAL BREAKDOWN

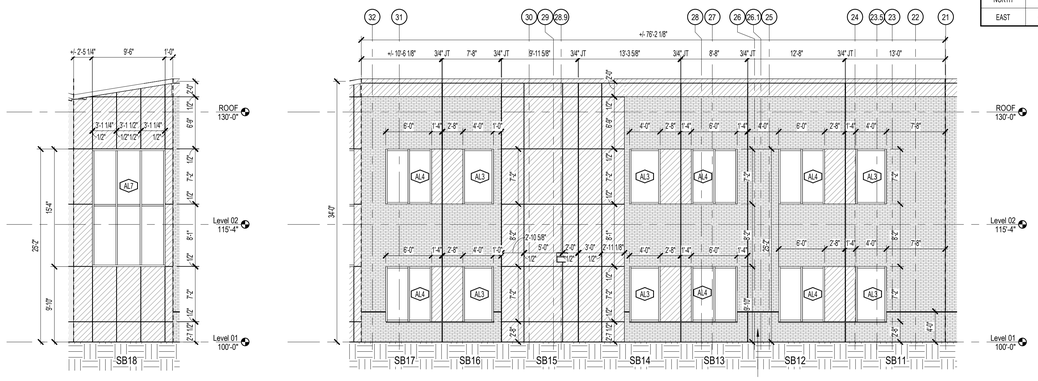
ELEVATION	BRICK/GLAZING (SF)		METAL PANEL (SF)		TOTAL AREA (SF)	
WEST	7371	**86.7%**	1126	**13.3%**	8497	100%
SOUTH	8439	**72.1%**	3271	**27.9%**	11,710	100%
NORTH	8806	**76.1%**	2771	**23.9%**	11,577	100%
EAST	4597	**57.2%**	3438	**42.8%**	8035	100%

EXTERIOR FINISH SCHEDULE - BASIS OF DESIGN - S

SYM.	TAG	MATERIAL	MANUFACTURER	STYLE	COLOR	COMMENTS
	BR-1	THIN BRICK VENEER	METRO	MODULAR	SCHOOL HOUSE RED IRON SPOT	HORIZONTAL RUNNING BOND
	BR-1A	THIN BRICK VENEER	KING KLINKER	AMERICAN IMPERIAL	KING CRIMSON	VERTICAL RUNNING THIRD BOND (ADD ALTERNATE #1)
	BR-2	MODULAR BRICK	ACME	MODULAR	ROXBURY	VELOUR FINISH, AT DUMPSTER WALL AND MARQUEE SIGN ONLY
	BR-3	THIN BRICK VENEER	METRO	MODULAR	CHARCOAL IRON SPOT	HORIZONTAL RUNNING BOND (AT WATER TABLE)
	CFL-1	CONCRETE FORM LINER	FITZGERALD FORMLINERS	14385-PORTLAND RIB	-	14385-PORTLAND RIB, 1.5" DEEP RANDOM RIBS, REPEATS ON 24" CENTERS (SPIRITAS SITE ONLY)
	MP-1	ALUMINUM COMPOSITE METAL PANEL	ALUCOBOND	FLAT	CUPRAL	FLAT (AT WINDOWS)
	MP-2	CORRUGATED METAL PANEL	PAC-CLAD	BOX RIB	COPPER PENNY	VERTICAL CORRUGATION; RANDOMIZED PATTERN: 25% EACH OF PROFILES 1, 2, 3, 4
	MP-3	FLUSH METAL PANEL	PAC-CLAD	FLUSH	MANSARD BROWN	12" WIDE & (2) PENCIL RIBS PROFILE, RUN HORIZONTALLY
	MP-4	ALUMINUM COMPOSITE METAL PANEL	ALUCOBOND	FLAT	STATUARY BRONZE	FLAT (AT METAL PANEL WALL BUMP-OUTS/CORNICE/COPING)
	MPS-1	METAL PANEL SOFFIT (@ CANOPY)	PAC-CLAD	FLUSH	TERRA COTTA	12" WIDE & (2) PENCIL RIBS PROFILE, REF. RCP FOR ORIENTATION, VENTED
	MPS-2	METAL PANEL SOFFIT (@ CANTILEVERED BOX FORMS)	PAC-CLAD	FLUSH	COPPER PENNY	12" WIDE & (2) PENCIL RIBS PROFILE, REF. RCP FOR ORIENTATION, VENTED
	GL1	INSULATED GLAZING UNITS	VITRO	SOLARBAN 90	CLEAR ON CLEAR	-
	AL	ANODIZED ALUMINUM	-	-	DARK BRONZE	-
	HM	HOLLOW METAL FINISH	-	-	FINISH TO MATCH P-2	-
	PM	PRE-FINISHED METAL	-	-	FINISH TO MATCH P-2	FASCIAS, COPING, DOWNSPOUTS, ETC
	PC	POWDER COAT FINISH	-	-	FINISH TO MATCH P-2	RAILING BALLUSTERS, REF TYP. RAILING ELEVATIONS.
	P-2	PAINT	SHERWIN WILLIAMS	REF. SPECS	SW7048 URBANE BRONZE	COLUMNS, HOLLOW METAL FRAME/DOOR TRIM
	EPT	EXTERIOR PAVER TILE	WAUSAU	RIVERSIDE 24"x24"x2"	HRS-60	FOR USE ON PEDESTAL SUPPORTED DECK SYSTEM AT OUTDOOR LEARNING E207
	AA	EXTERIOR MATERIAL TAG		-	-	-

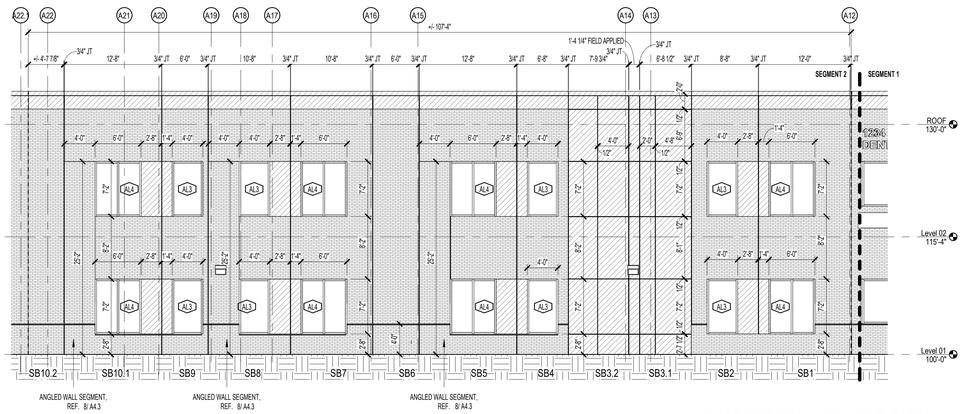
ELEVATION GENERAL NOTES

1. MEJ LOCATIONS AT VENEER MASONRY INSTALLED ON PRE-FABRICATED WALLS:
   A. MEJ'S OCCUR AT PANEL BREAKS, PROVIDE BACKER ROD AND SEALANT AT EACH PANEL JOINT. ADDITIONAL CONTROL JOINTS AT DOOR OPENINGS AS CALLED OUT ON ELARGED PANEL ELEVATIONS.
2. MEJ LOCATIONS AT CONVENTIONALLY INSTALLED VENEER MASONRY:
   A. NO LESS THAN 3'-4" FROM OUTSIDE CORNERS AT CMU BACKED WALLS, U.N.O.
   B. EQUALLY SPACE ALL OTHERS ON MASONRY DIMENSIONS WITH SPANS NOT TO EXCEED 20'-0" O.C.
   C. VERTICAL MEJ REQUIRED AT EVERY EXTERIOR OPENING
3. CJ LOCATIONS IN NON- MASONRY VENEERS:
   A. ALIGN WITH MAS CJS BEHIND
   B. EQUALLY SPACE ALL OTHERS ON MASONRY DIMENSIONS WITH SPANS NOT TO EXCEED 20'-0" O.C.
4. REFER TO ROOF PLAN DRAWINGS FOR DOWNSPOUT, GUTTER, EJ, SCUPPER, AND ROOF LADDER LOCATIONS
5. REFER TO SHEET A9.00 FOR ADDITIONAL EXTERIOR FINISHES AND FINISH NOTES
6. PAINT STEEL ACCESS LADDERS AND SCUPPERS TO MATCH COLOR OF BR-1
7. PRE-FINISHED METAL COPING AND DOWNSPOUTS (PM) TO MATCH COLOR OF AL
8. CONTINUE MASONRY ACCENT SCHEME AT ALL EXT. WALLS, INCLUDING AT ENTRIES, COLUMNS, AND WALLS NOT SHOWN ON ELEVATIONS.
9. BASIS OF DESIGN IS FOR ALL WINDOWS AND DOORS TO BE INSTALLED, FLASHED, AND WATER TESTED PRIOR TO VENEER INSTALLATION. WATER TEST SHALL COMPLY WITH AAMA 501.2.03
10. REFER TO CLOAK FLASHING DETAILS FOR TYPICAL FLASHING CONFIGURATIONS
11. ALL SEALANT OF JOINTS AT BRICK TO MATCH BR-1
12. ALL SEALANT OF JOINTS AT ALUMINUM COMPOSITE METAL PANEL TO MATCH MP-1
13. FOR DOOR AND WINDOW TYPES AT EXTERIOR PRE-FABRICATED PANEL, ICF, AND CONVENTIONAL CONSTRUCTION ELEVATIONS, RE: A6.2-A6.4

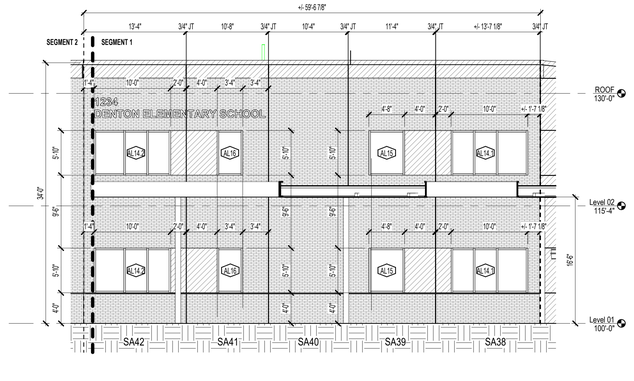


NORTH ELEVATION - WALL PANELIZATION 8
SCALE: 1/8" = 1'-0"

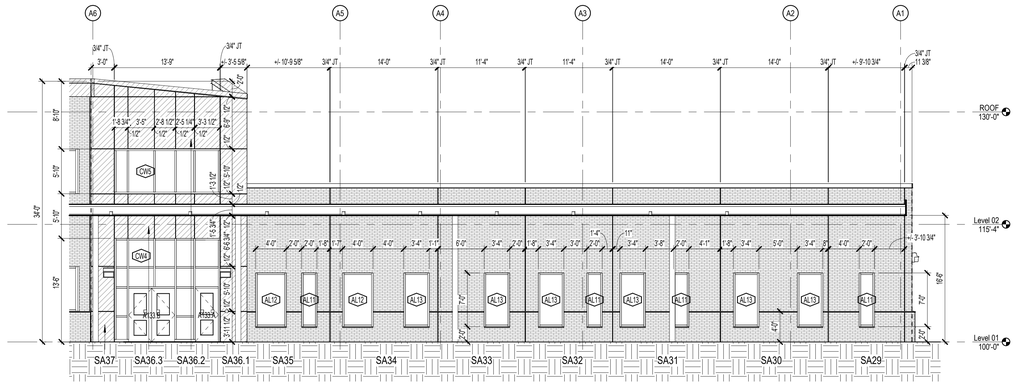
NORTH ELEVATION - WALL PANELIZATION 7
SCALE: 1/8" = 1'-0"



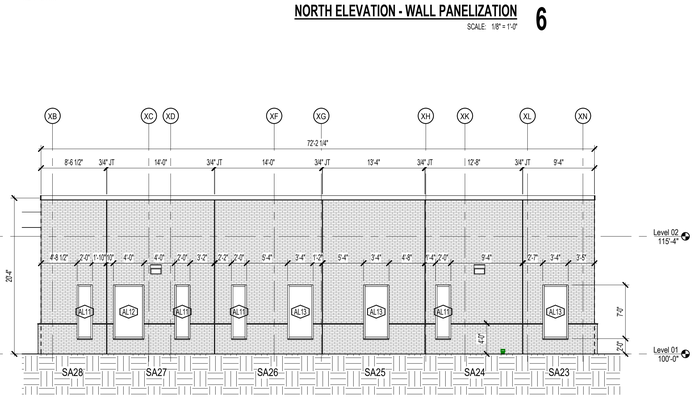
NORTH ELEVATION - WALL PANELIZATION 6
SCALE: 1/8" = 1'-0"



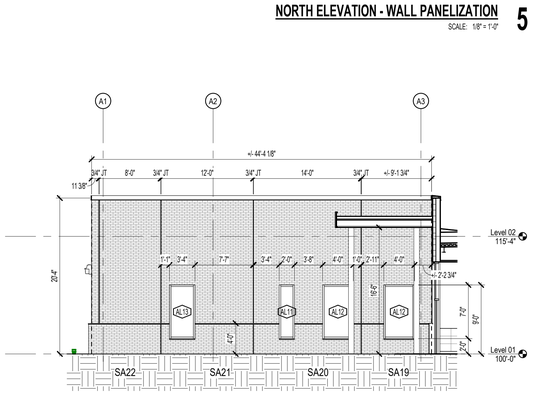
NORTH ELEVATION - WALL PANELIZATION 5
SCALE: 1/8" = 1'-0"



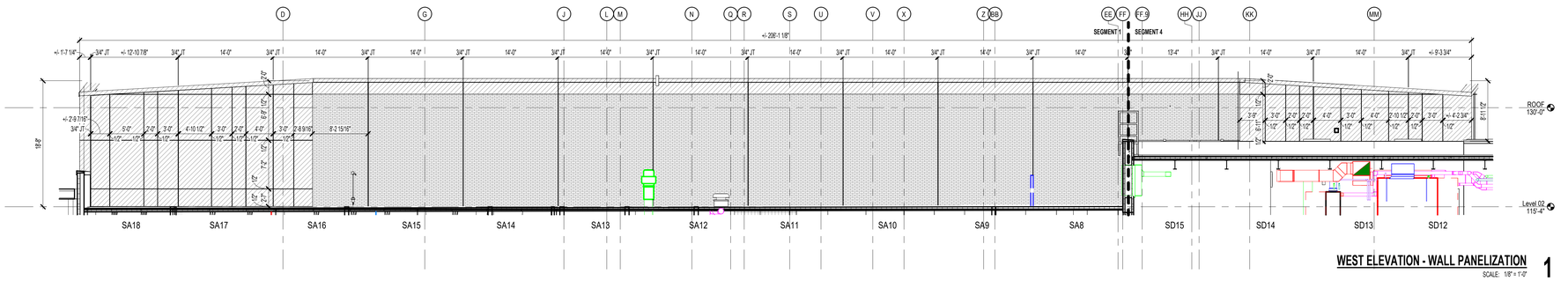
NORTH ELEVATION - WALL PANELIZATION 4
SCALE: 1/8" = 1'-0"



WEST ELEVATION - WALL PANELIZATION 3
SCALE: 1/8" = 1'-0"



WEST ELEVATION - WALL PANELIZATION 2
SCALE: 1/8" = 1'-0"



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

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NEW DENTON ISD ELEMENTARY SCHOOL
SPIRITAS RANCH SITE

DENTON INDEPENDENT SCHOOL DISTRICT
1307 NORTH LOCUST STREET
DENTON, TEXAS 76201

REGISTERED ARCHITECT
CHAD MCCARTY MILLER
STATE OF TEXAS

DATE: 04/03/2023

PROJECT NO. 22-022
DATE: 04/03/2023
DRAWN BY: DRW CHECKED BY: CMM
REVISIONS:

	Date	Description
1	04/14/2023	ADDENDUM 1
3	00/00/0000	ADDENDUM 3 - POST BID

BIDDING AND PERMITTING SET

A6.3
EXTERIOR PANEL ELEVATIONS

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ALL EXTERIOR BATTENS AT ALUMINUM FRAMES FALL UNDER THE SCOPE OF ADD ALTERNATE #4

EXTERIOR FACADE MATERIAL BREAKDOWN

ELEVATION	BRICK/GLAZING (SF)		METAL PANEL (SF)		TOTAL AREA (SF)	
WEST	7371	**86.7%**	1126	**13.3%**	8497	100%
SOUTH	8439	**72.1%**	3271	**27.9%**	11,710	100%
NORTH	8806	**76.1%**	2771	**23.9%**	11,577	100%
EAST	4597	**57.2%**	3438	**42.8%**	8035	100%

EXTERIOR FINISH SCHEDULE - BASIS OF DESIGN - S

SYM.	TAG	MATERIAL	MANUFACTURER	STYLE	COLOR	COMMENTS
	BR-1	THIN BRICK VENEER	METRO	MODULAR	SCHOOL HOUSE RED IRON SPOT	HORIZONTAL RUNNING BOND
	BR-1A	THIN BRICK VENEER	KING KLINKER	AMERICAN IMPERIAL	KING CRIMSON	VERTICAL RUNNING THIRD BOND (ADD ALTERNATE #1)
	BR-2	MODULAR BRICK	ACME	MODULAR	ROXBURY	VELOUR FINISH, AT DUMPSTER WALL AND MARQUEE SIGN ONLY
	BR-3	THIN BRICK VENEER	METRO	MODULAR	CHARCOAL IRON SPOT	HORIZONTAL RUNNING BOND (AT WATER TABLE)
	CFL-1	CONCRETE FORM LINER	FITZGERALD FORMLINERS	14385 PORTLAND RIB	-	14385 PORTLAND RIB, 1.5" DEEP RANDOM RIBS, REPEATS ON 24" CENTERS (SPIRITAS SITE ONLY)
	MP-1	ALUMINUM COMPOSITE METAL PANEL	ALUCOBOND	FLAT	CUPRAL	FLAT (AT WINDOWS)
	MP-2	CORRUGATED METAL PANEL	PAC-CLAD	BOX RIB	COPPER PENNY	VERTICAL CORRUGATION: RANDOMIZED PATTERN: 25% EACH OF PROFILES 1, 2, 3, 4
	MP-3	FLUSH METAL PANEL	PAC-CLAD	FLUSH	MANSARD BROWN	12" WIDE & (2) PENCIL RIBS PROFILE, RUN HORIZONTALLY
	MP-4	ALUMINUM COMPOSITE METAL PANEL	ALUCOBOND	FLAT	STATUARY BRONZE	FLAT (AT METAL PANEL WALL BUMP-OUTS/CORNICE/COPING)
	MPS-1	METAL PANEL SOFFIT (@ CANOPY)	PAC-CLAD	FLUSH	TERRA COTTA	12" WIDE & (2) PENCIL RIBS PROFILE, REF. RCP FOR ORIENTATION, VENTED
	MPS-2	METAL PANEL SOFFIT (@ CANTILEVERED BOX FORMS)	PAC-CLAD	FLUSH	COPPER PENNY	12" WIDE & (2) PENCIL RIBS PROFILE, REF. RCP FOR ORIENTATION, VENTED
	GL1	INSULATED GLAZING UNITS	VITRO	SOLARBAN 90	CLEAR ON CLEAR	-
	AL	ANODIZED ALUMINUM	-	-	DARK BRONZE	-
	HM	HOLLOW METAL FINISH	-	-	FINISH TO MATCH P-2	-
	PM	PRE-FINISHED METAL	-	-	FINISH TO MATCH P-2	FASCIAS, COPING, DOWNSPOUTS, ETC
	PC	POWDER COAT FINISH	-	-	FINISH TO MATCH P-2	RAILING BALLUSTERS, REF TYP. RAILING ELEVATIONS.
	P-2	PAINT	SHERWIN WILLIAMS	REF. SPECS	SW7048 URBANE BRONZE	COLUMNS, HOLLOW METAL FRAME/DOOR TRIM
	EPT	EXTERIOR PAVER TILE	WAUSAU	RIVERSIDE 24"x24"x2"	HRS-60	FOR USE ON PEDESTAL SUPPORTED DECK SYSTEM AT OUTDOOR LEARNING E207
	AA	EXTERIOR MATERIAL TAG		-	-	-

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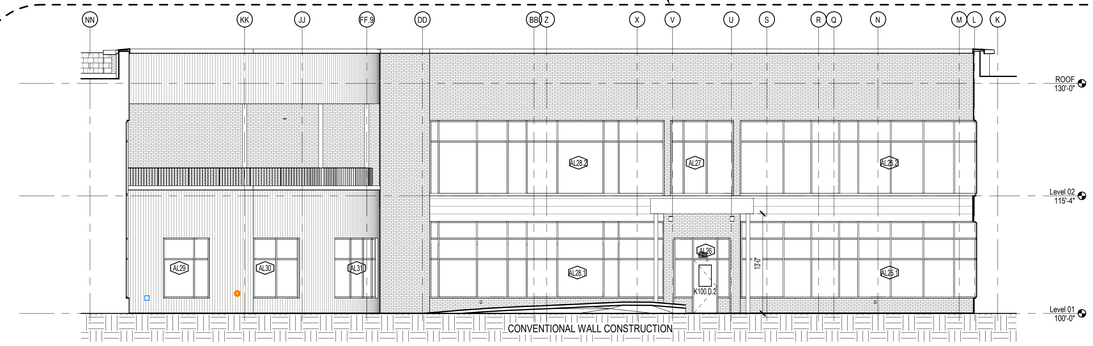
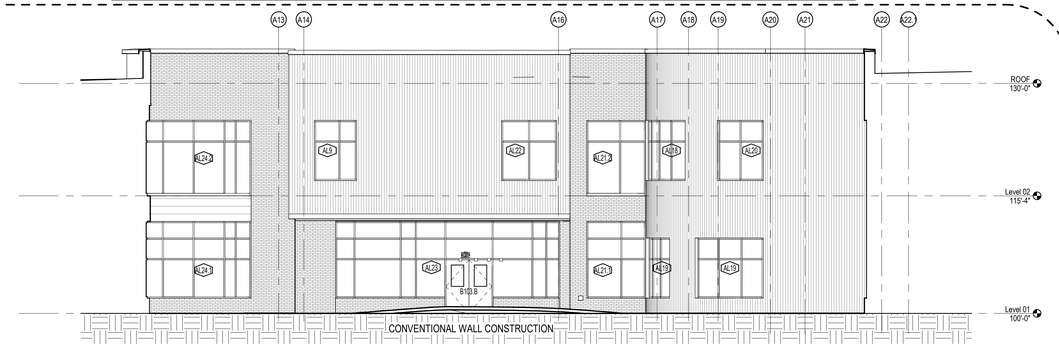
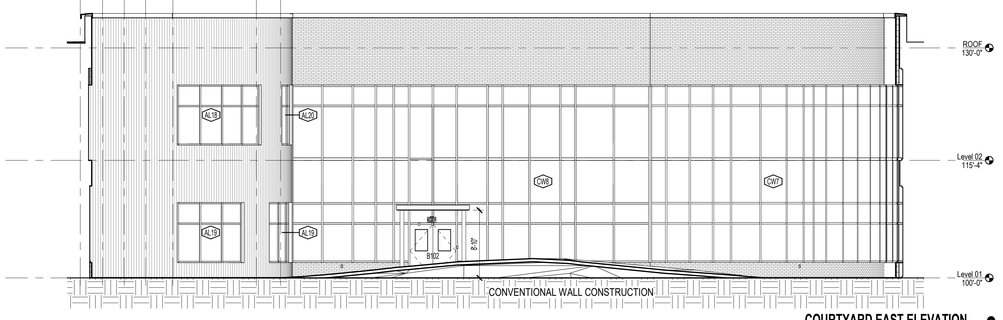
CONVENTIONAL CFMF CONSTRUCTION: SHOWN FOR CONTEXT



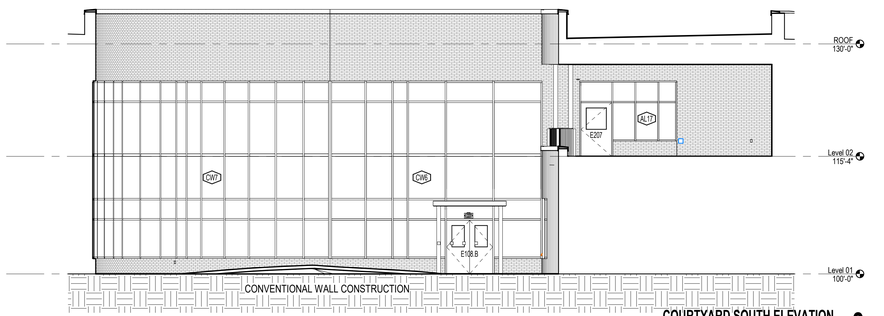
COURTYARD WEST ELEVATION 5
SCALE: 1/8" = 1'-0"



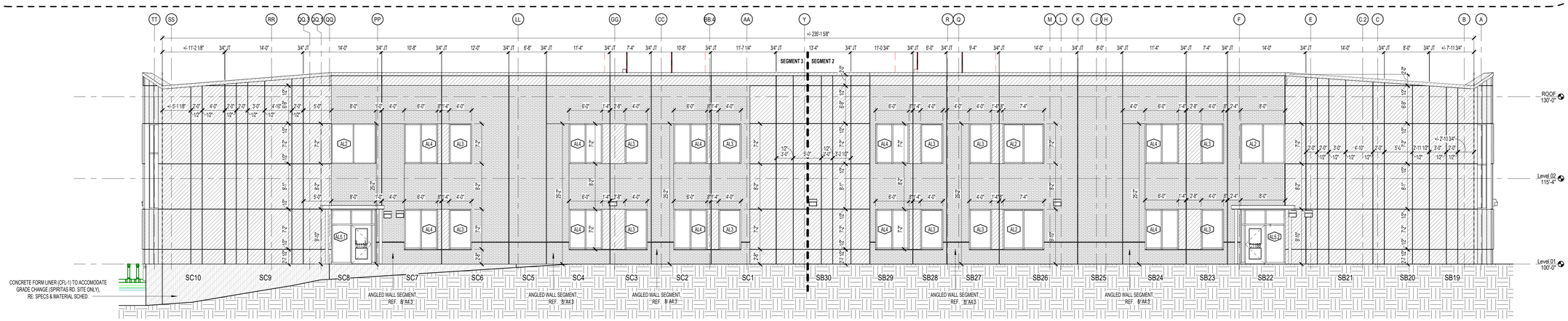
COURTYARD NORTH ELEVATION 4
SCALE: 1/8" = 1'-0"



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



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



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

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CHRISTOPHER M. MOORE
STATE OF TEXAS
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REVISIONS:

No.	Date	Description
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3	00/00/0000	ADDENDUM 3 - POST BID

BIDDING AND PERMITTING SET

A6.4
EXTERIOR PANEL ELEVATIONS

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