TOWN OF LITTLE ELM

ORDINANCE NO. 1735

AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING SPIRITAS RANCH PLANNED DEVELOPMENT, THROUGH ORDINANCE NO. 1641, TO INCORPORATE DEVELOPMENT PLANS AND MODIFIED DEVELOPMENT STANDARDS FOR A SCHOOL ON APPROXIMATELY 13.492 ACRES, WITHIN PHASE 2 OF THE PLANNED DEVELOPMENT; PROVIDING A SAVINGS CLAUSE; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Little Elm ("Town") is a home rule municipal corporation organized and existing by virtue of the Constitution and laws of the State of Texas and by its Charter adopted on May 1, 2001; and

WHEREAS, the Town possesses all the rights, powers, and authorities possessed by all home rule municipalities, including the authority to regulate land uses under Chapter 211 of the Texas Local Government Code; and

WHEREAS, a request for an amendment to existing Spiritas Ranch Planned Development through Ordinance No. 1641, with modified development standards on approximately 13.492 acres designated for a DISD School, adopting new site plan and development plans specific to the DISD School property, more specifically described in the exhibits, attached hereto; and

WHEREAS, this zoning change is accordance with the most current adopted Comprehensive Plan of the Town of Little Elm; and

WHEREAS, the Town Council and the Planning & Zoning Commission of the Town of Little Elm, in compliance with the laws of the State of Texas and the ordinances of the Town of Little Elm, have given the required notices and held the required public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof regarding the requested planned development amendment described herein; and

WHEREAS, at its regular meeting held on September 7, 2023 the Planning & Zoning

Commission considered and made recommendations on a request to amend the subject Planned Development, (Case No. PD-23-03535); and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning & Zoning Commission and any other information and materials received at the public hearing, the Town Council of the Town of Little Elm, Texas, has determined that the request is in the interest of public health, safety and welfare of the citizens of the Town of Little Elm.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. ZONING AMENDMENT That Ordinance No. 226 of the Town of Little Elm, Texas, the same being the Comprehensive Zoning Ordinance of the Town, is hereby amended by amending existing Spiritas Ranch Planned Development through Ordinance No. 1641, adopting development plans and modified development standards specific to 13.492 acres of land designated for the development of a DISD School, within Phase 2 of the Spiritas Ranch Planned Development, within Little Elm Town limits, more particularly described as **Exhibit A**, and attached hereto, subject to all of the terms and conditions set forth herein, the terms and conditions of the Comprehensive Zoning Ordinance, and all other applicable ordinances, laws, rules, regulations, and standards.

SECTION 3. CONDITIONS AND REGULATIONS. The permitted uses and standards for the DISD School property shall be in accordance with the Light Commercial (LC) District and all applicable provisions of Chapter 106 – Zoning Ordinance in general, with the exception of the following requirements, which are otherwise captured within the development plans, as depicted within **Exhibit B** attached hereto:

a) 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.

b) 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.

c) Maximum lot coverage: 25%

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

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

I. The site shall be fully irrigated

II. The site shall be fully sodded

III. Provide 4" caliper shade trees along residential lot lines per Landscape

IV. Exhibit, staggering allowed

V. 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.

SECTION 4. PLANNED DEVELOPMENT MASTER PLAN. The Concept Plan Exhibit and related plans, images, and documents approved and described as **Exhibit B** attached hereto and made a part hereof are approved. The subject property shall be improved in accordance with the plans set forth in **Exhibit B** and subject to the following conditions.

a) The property owner must obtain an access easement and maintenance agreement from the Town, and an access easement agreement from the property to the east, as shown on the proposed plans, in order to utilize as well as maintain the off-site property for cross-access. Fully executed agreements must be presented with the plat submittal.

b) If, after two years from the date of approval of the Planned Development Master Plan, no substantial development progress has been made within the PD, then the Planned Development Master Plan shall expire. If the Planned Development Master Plan expires, a new Planned Development Master Plan must be submitted and approved according to the procedures within the Zoning Ordinance, Planned Development Districts. An extension of the two year expiration shall be granted if a development application for the PD has been submitted and is undergoing the development review process or if the Director of Development Services determines development progress is occurring.

c) The Planned Development Master Plan shall control the use and development

of the property, and all building permits and development requests shall be in accordance with the plan until it is amended by the City Council.

d) If a change to the Concept Plan, if any, is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development.

SECTION 5. SAVINGS. This Ordinance shall be cumulative of all other ordinances of the Town, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are indirect conflict with the provisions of this Ordinance; provided, however, that any complaint, notice, action, cause of action, or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such other ordinance(s) shall continue to be governed by the provisions of that ordinance or those ordinances, and for that purpose that ordinance or those ordinances shall be deemed to remain and shall continue in full force and effect.

SECTION 5. ZONING MAP. The official zoning map of the Town shall be amended to reflect the changes in zoning made by this ordinance.

SECTION 6. PENALTY. Any person, firm, or corporation violating any of the provision of this ordinance shall be punished by a penalty of a fine not to exceed the sum of Two Thousand Dollars ($2,000) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. SEVERABILITY. The sections, paragraphs, sentences , phrases, and words of this Ordinance are severable, and if any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid or unconstitutional, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, and the Town Council hereby declares that it would have adopted the valid portions and applications of the ordinance without the valid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. REPEALER. That all ordinances of the Town of Little Elm in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 9. EFFECTIVE DATE. That this Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the Town Charter.

PASSED AND APPROVED by the Town Council of the Town of Little Elm, Texas on the 17th day of October, 2023.

Town of Little Elm, Texas

_____

Curtis Cornelious, Mayor

ATTEST:

_____

Caitlan Biggs, Town Secretary

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;

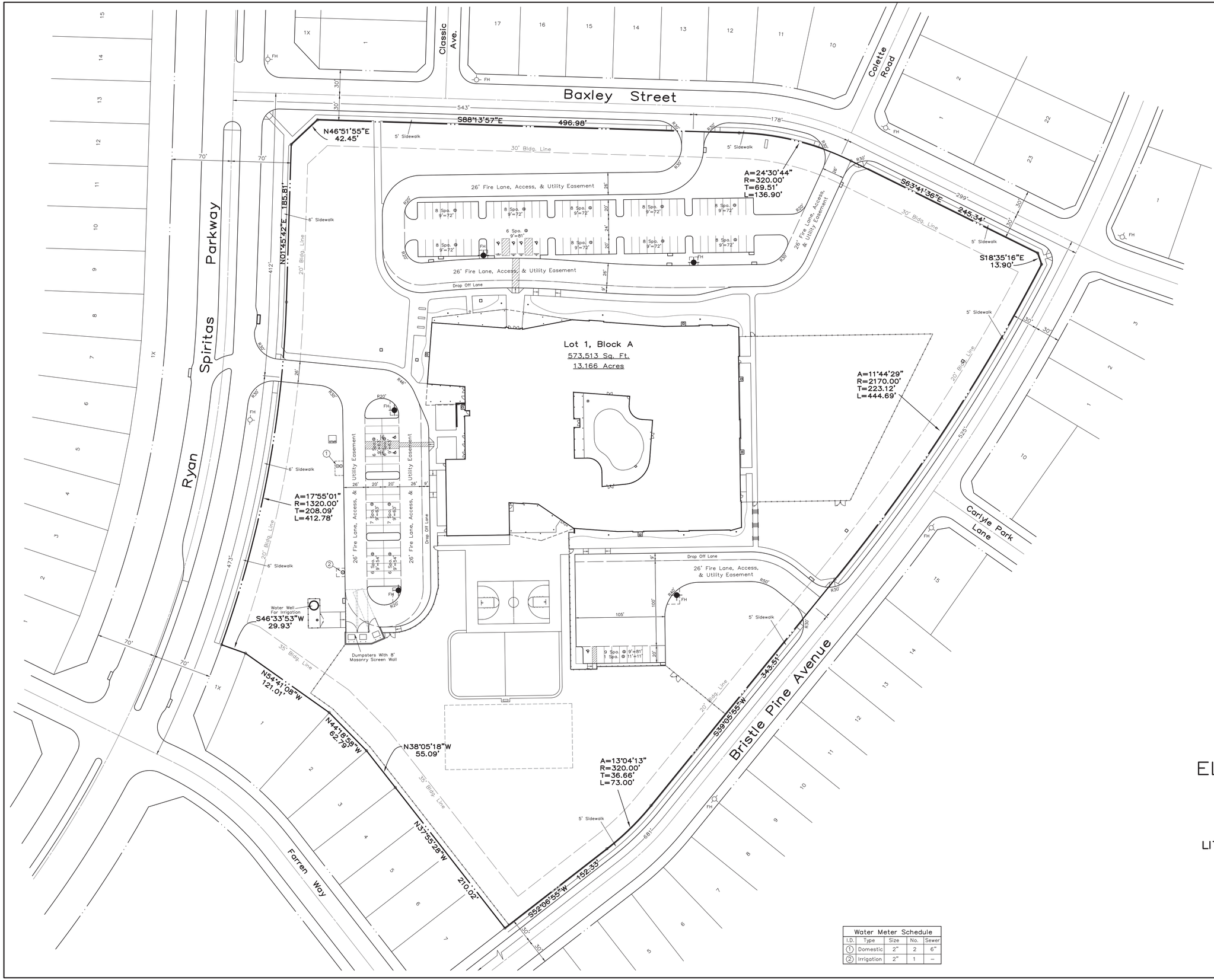
THENCE N37"55'28"W, a distance of 210.02 feet to a capped iron rod with plastic cap stamped "BCG" found for corner;

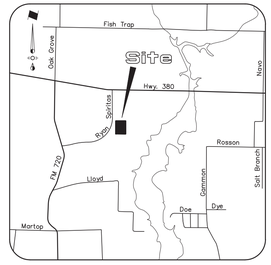
THENCE N38"05'18"W, a distance of 55.09 feet to a capped iron rod with plastic cap stamped "BCG" found for corner;

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.





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		36'
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

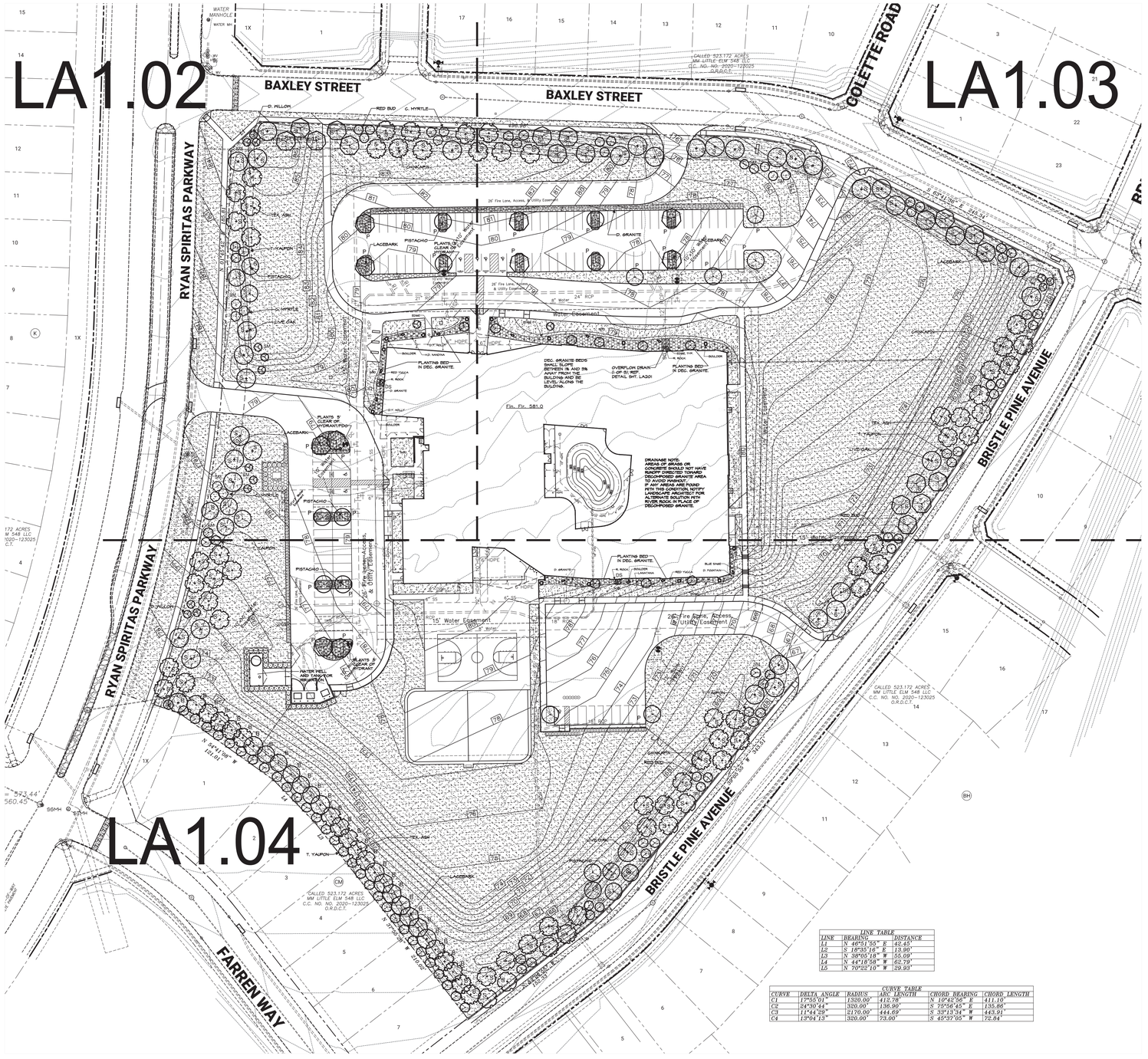
Lot 1, Block A

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°05'16" W	155.09'
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°58'01"	1320.00'	413.78'	N 10°45'56" 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°04'15"	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: (469) 362-5469
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

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

NEW DENTON ELEMENTARY SCHOOL
SPIRITAS RANCH SITE

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

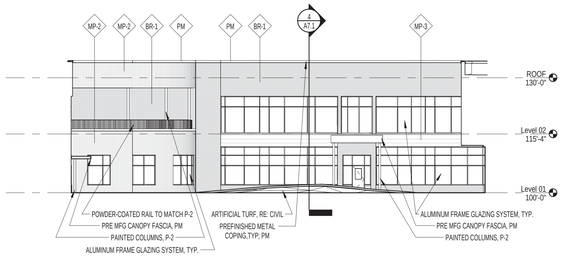
ELEVATION	BRICK/GLAZING (SF)		METAL PANEL (SF)		TOTAL AREA (SF)	
WEST	7371	**86.7%**	1126	**13.3%**	8497	100%
SOUTH	8439	**72.1%**	3271	**27.9%**	11,710	100%
NORTH	8806	**76.1%**	2771	**23.9%**	11,577	100%
EAST	4597	**57.2%**	3438	**42.8%**	8035	100%

EXTERIOR FINISH SCHEDULE - BASIS OF DESIGN - S

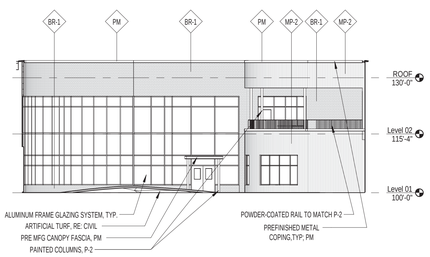
SYM.	TAG	MATERIAL	MANUFACTURER	STYLE	COLOR	COMMENTS
	BR-1	THIN BRICK VENEER	METRO	MODULAR	SCHOOL HOUSE RED IRON SPOT	HORIZONTAL RUNNING BOND
	BR-1A	THIN BRICK VENEER	KING KLINKER	AMERICAN IMPERIAL	KING CRIMSON	VERTICAL RUNNING THIRD BOND (ADD ALTERNATE #1)
	BR-2	MODULAR BRICK	ACME	MODULAR	ROXBURY	VELOUR 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

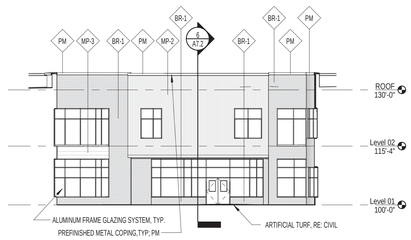
1. MEJ LOCATIONS AT VENEER MASONRY INSTALLED ON PRE-FABRICATED WALLS:
   A. MEJ'S OCCUR AT PANEL BREAKS, PROVIDE BACKER ROD AND SEALANT AT EACH PANEL JOINT. ADDITIONAL CONTROL JOINTS AT DOOR OPENINGS AS CALLED OUT ON ELARGED PANEL ELEVATIONS.
2. MEJ LOCATIONS AT CONVENTIONALLY INSTALLED VENEER MASONRY:
   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 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



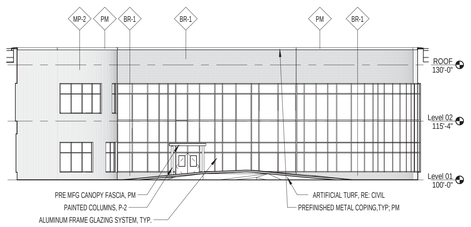
COURTYARD - WEST ELEVATION 8
SCALE: 1/16" = 1'-0"



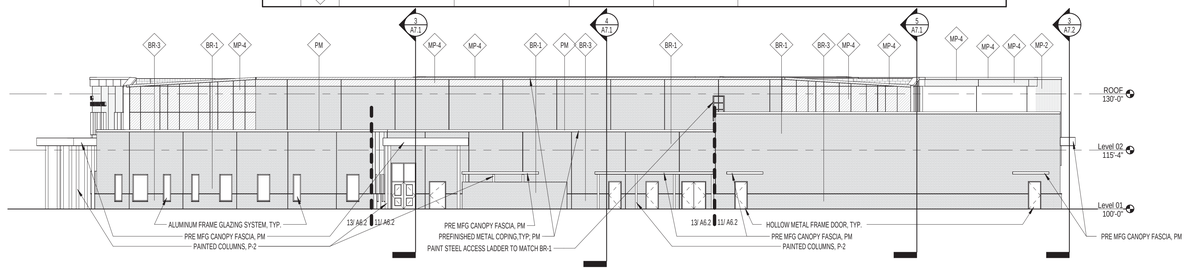
COURTYARD - SOUTH ELEVATION 7
SCALE: 1/16" = 1'-0"



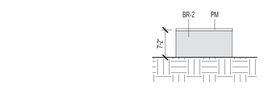
COURTYARD - NORTH ELEVATION 6
SCALE: 1/16" = 1'-0"



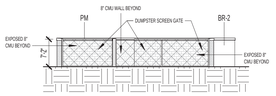
COURTYARD - EAST ELEVATION 5
SCALE: 1/16" = 1'-0"



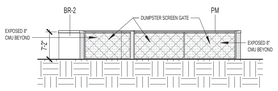
WEST ELEVATION 4
SCALE: 1/16" = 1'-0"



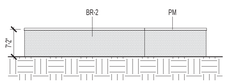
DUMPSTER SCREEN - WEST 14
SCALE: 1/16" = 1'-0"



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



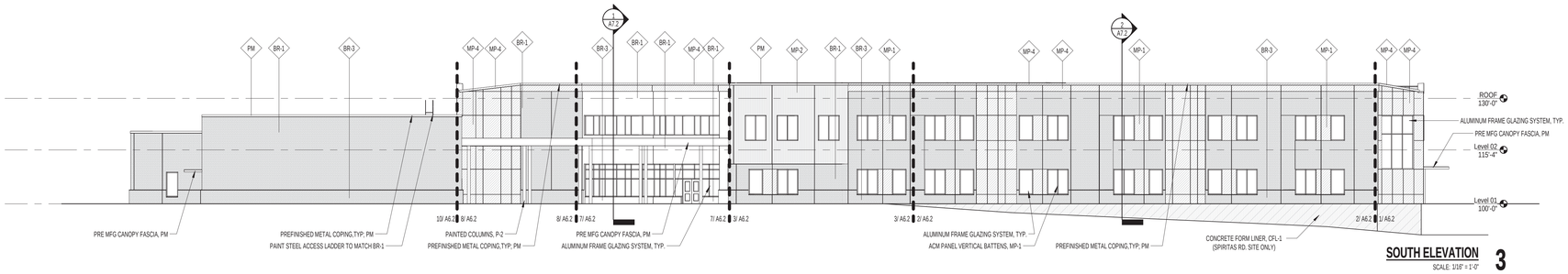
DUMPSTER SCREEN - NORTH 1 12
SCALE: 1/16" = 1'-0"



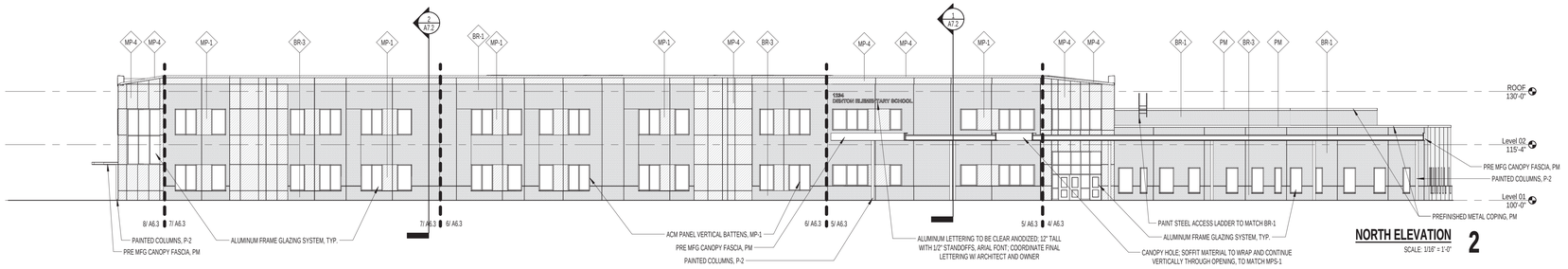
DUMPSTER SCREEN - SOUTH 2 11
SCALE: 1/16" = 1'-0"

DUMPSTER SCREEN - SOUTH 1 10
SCALE: 1/16" = 1'-0"

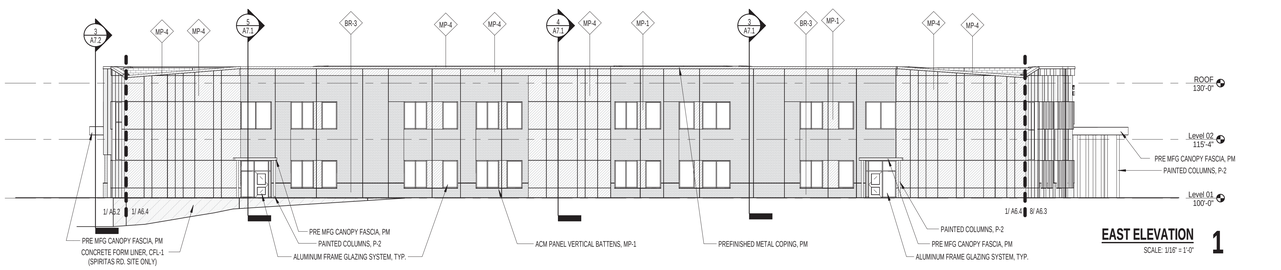
DUMPSTER SCREEN - EAST 9
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION 3
SCALE: 1/16" = 1'-0"



NORTH ELEVATION 2
SCALE: 1/16" = 1'-0"



EAST ELEVATION 1
SCALE: 1/16" = 1'-0"

pfluger
office: 469.333.2121 | fax: 469.333.2125
603 Munger Ave, Suite 130
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
DONALD WAYNE MARTIN
STATE OF TEXAS
19683
FIRM REGISTRATION #F-3341

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

4/25/2023 9:48:49 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

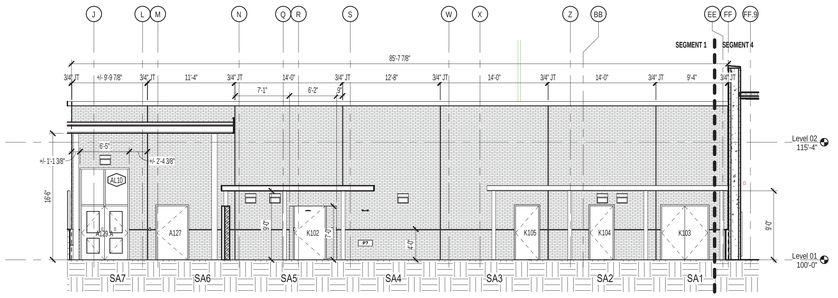
ELEVATION	BRICK/GLAZING (SF)		METAL PANEL (SF)		TOTAL AREA (SF)	
WEST	7371	**86.7%**	1126	**13.3%**	8497	100%
SOUTH	8439	**72.1%**	3271	**27.9%**	11,710	100%
NORTH	8806	**76.1%**	2771	**23.9%**	11,577	100%
EAST	4597	**57.2%**	3438	**42.8%**	8035	100%

EXTERIOR FINISH SCHEDULE - BASIS OF DESIGN - S

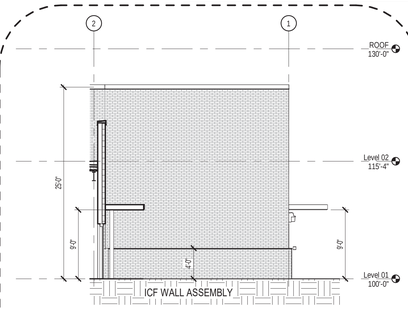
SYM.	TAG	MATERIAL	MANUFACTURER	STYLE	COLOR	COMMENTS
	BR-1	THIN BRICK VENEER	METRO	MODULAR	SCHOOL HOUSE RED IRON SPOT	HORIZONTAL RUNNING BOND
	BR-1A	THIN BRICK VENEER	KING KLINKER	AMERICAN IMPERIAL	KING CRIMSON	VERTICAL RUNNING THIRD BOND (ADD ALTERNATE #1)
	BR-2	MODULAR BRICK	ACME	MODULAR	ROXBURY	VELOUR 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 2'-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

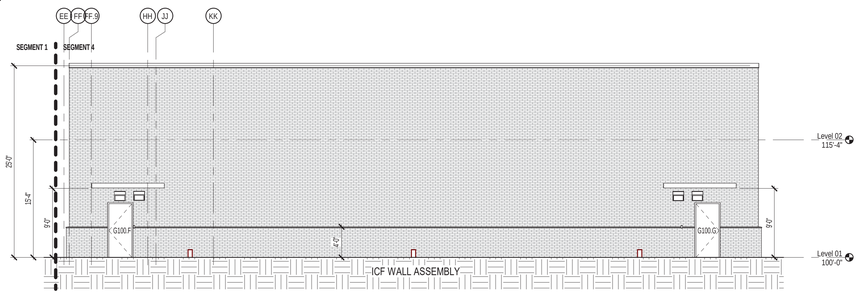


WEST ELEVATION - WALL PANELIZATION 13
SCALE: 1/8" = 1'-0"

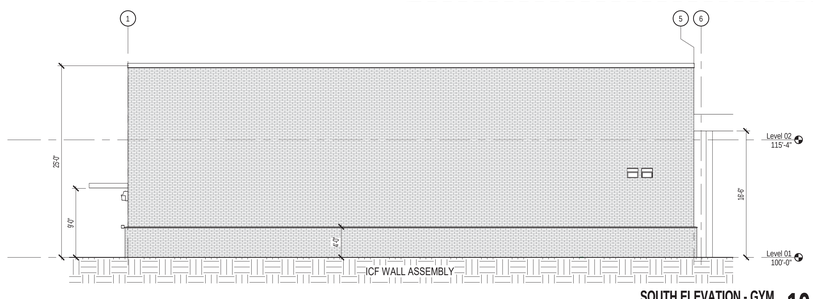


NORTH ELEVATION - GYM 12
SCALE: 1/8" = 1'-0"

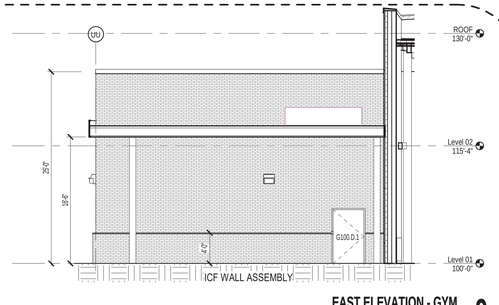
ICF WALL ASSEMBLY: SHOWN FOR CONTEXT



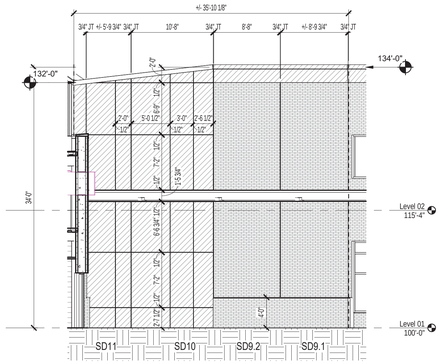
WEST ELEVATION - GYM 11
SCALE: 1/8" = 1'-0"



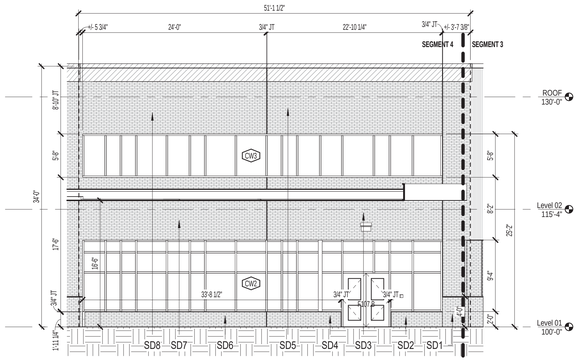
SOUTH ELEVATION - GYM 10
SCALE: 1/8" = 1'-0"



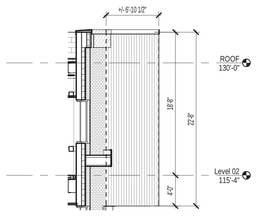
EAST ELEVATION - GYM 9
SCALE: 1/8" = 1'-0"



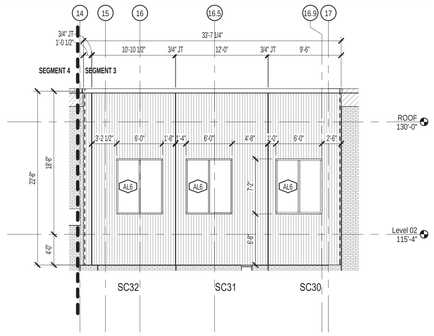
SOUTH ELEVATION - WALL PANELIZATION 8
SCALE: 1/8" = 1'-0"



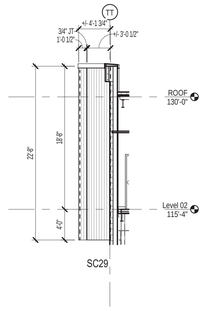
SOUTH ELEVATION - WALL PANELIZATION 7
SCALE: 1/8" = 1'-0"



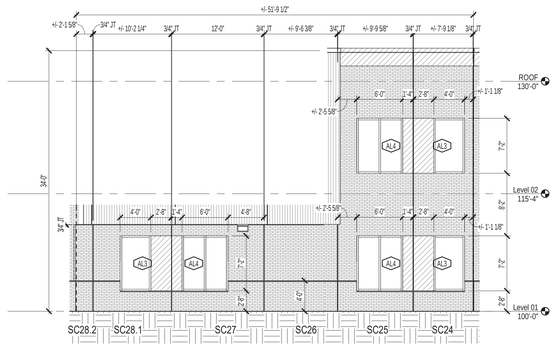
SOUTH ELEVATION - WALL PANELIZATION 6
SCALE: 1/8" = 1'-0"



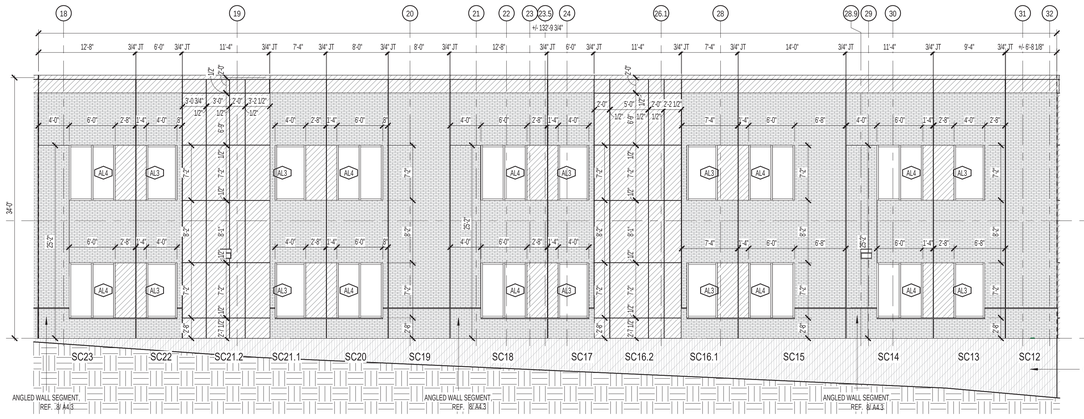
SOUTH ELEVATION - WALL PANELIZATION 5
SCALE: 1/8" = 1'-0"



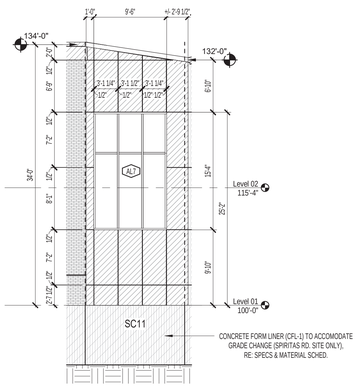
SOUTH ELEVATION - WALL PANELIZATION 4
SCALE: 1/8" = 1'-0"



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



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



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

pfluger
office: 469.333.2121 | fax: 469.333.2125
603 Munger Ave, Suite 130
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
TEXAS OCCUPATIONAL CODE
CHAPTER 1051
1983
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
3	00/00/0000	ADDENDUM 3 - POST BID

BIDDING AND PERMITTING SET

A6.2
EXTERIOR PANEL ELEVATIONS

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

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

EXTERIOR FACADE MATERIAL BREAKDOWN

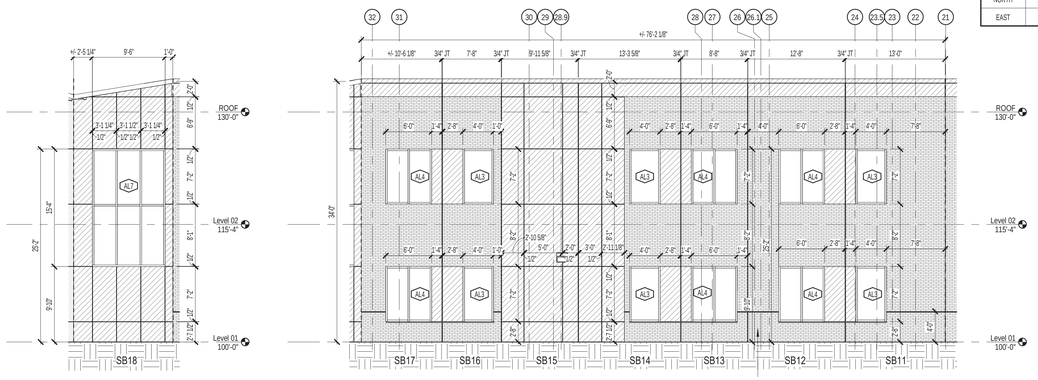
ELEVATION	BRICK/GLAZING (SF)		METAL PANEL (SF)		TOTAL AREA (SF)	
WEST	7371	**86.7%**	1126	**13.3%**	8497	100%
SOUTH	8439	**72.1%**	3271	**27.9%**	11,710	100%
NORTH	8806	**76.1%**	2771	**23.9%**	11,577	100%
EAST	4597	**57.2%**	3438	**42.8%**	8035	100%

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		-	-	-

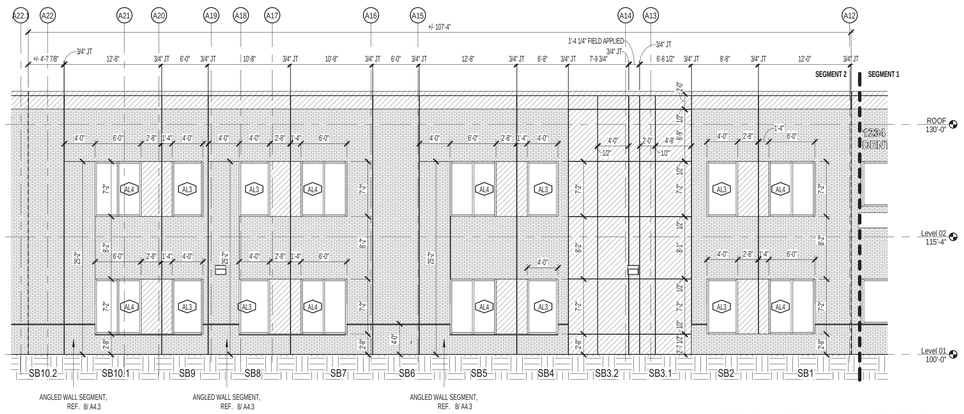
ELEVATION GENERAL NOTES

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 2'-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

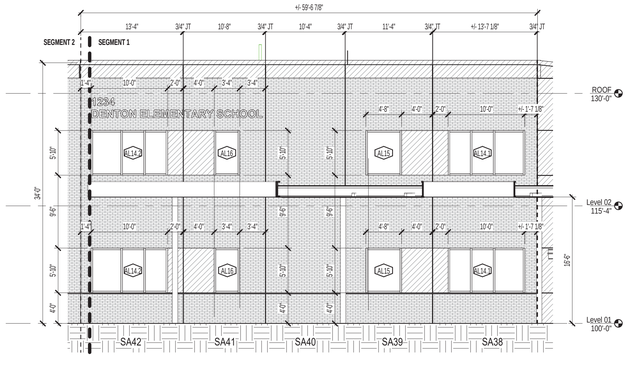


NORTH ELEVATION - WALL PANELIZATION 8
SCALE: 1/8" = 1'-0"

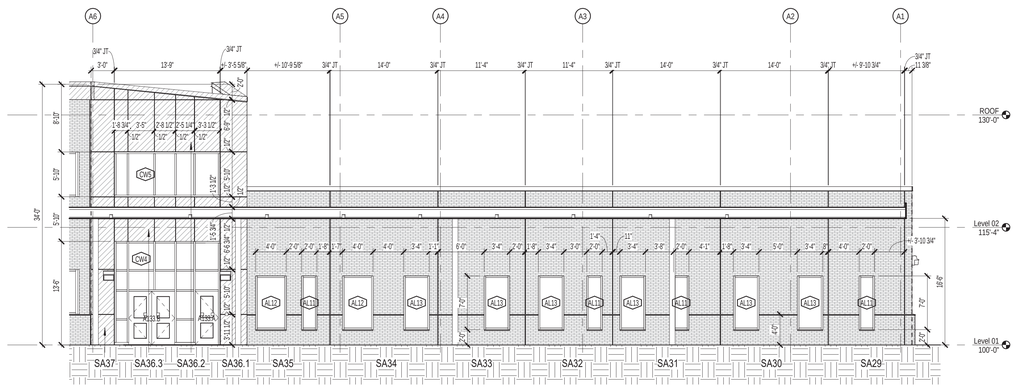
NORTH ELEVATION - WALL PANELIZATION 7
SCALE: 1/8" = 1'-0"



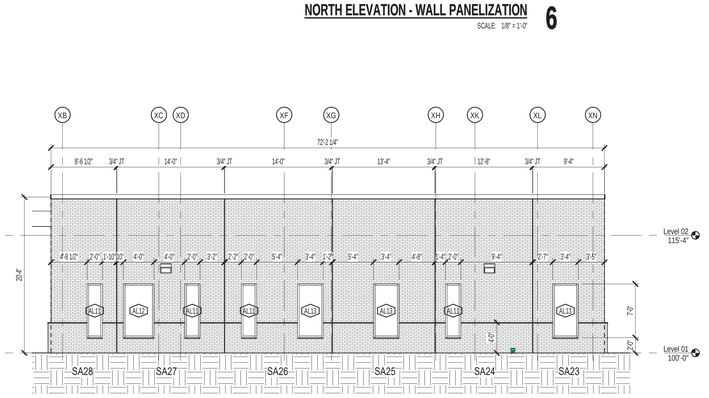
NORTH ELEVATION - WALL PANELIZATION 6
SCALE: 1/8" = 1'-0"



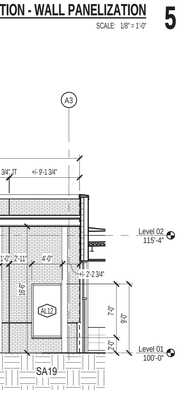
NORTH ELEVATION - WALL PANELIZATION 5
SCALE: 1/8" = 1'-0"



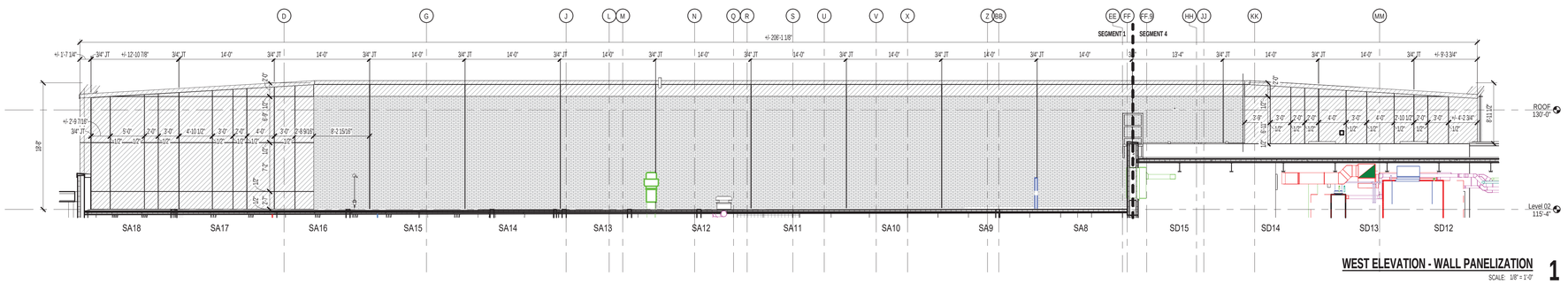
NORTH ELEVATION - WALL PANELIZATION 4
SCALE: 1/8" = 1'-0"



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"

pfluger
office: 469.333.2121 | fax: 469.333.2125
603 Munger Ave, Suite 130
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 DAVID WILLIAM MORRIS 23685 STATE OF TEXAS
DATE: 04/03/2023

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

Δ	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

4/25/2023 9:48:53 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%

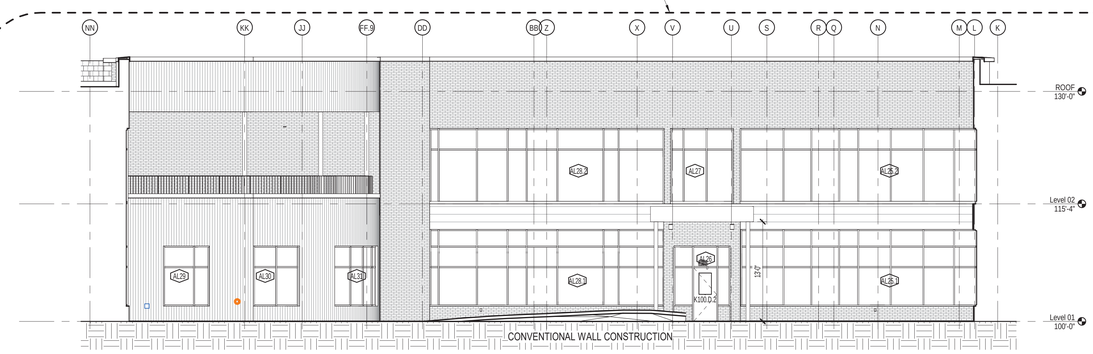
EXTERIOR FINISH SCHEDULE - BASIS OF DESIGN - S

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		-	-	-

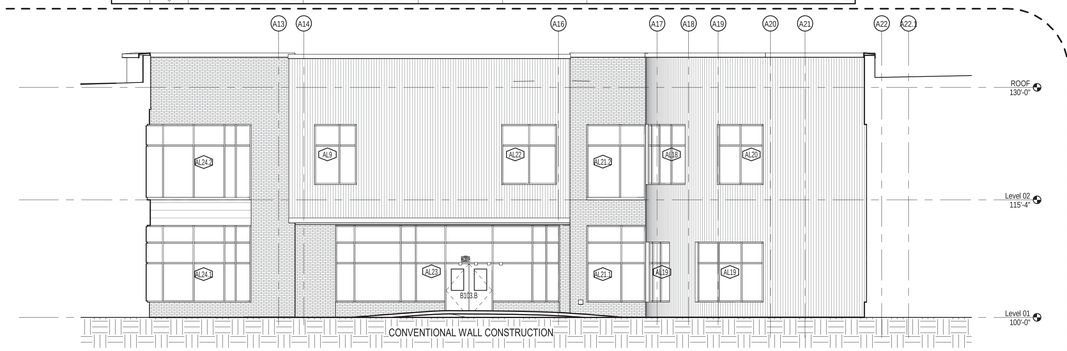
ELEVATION GENERAL NOTES

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 2'-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

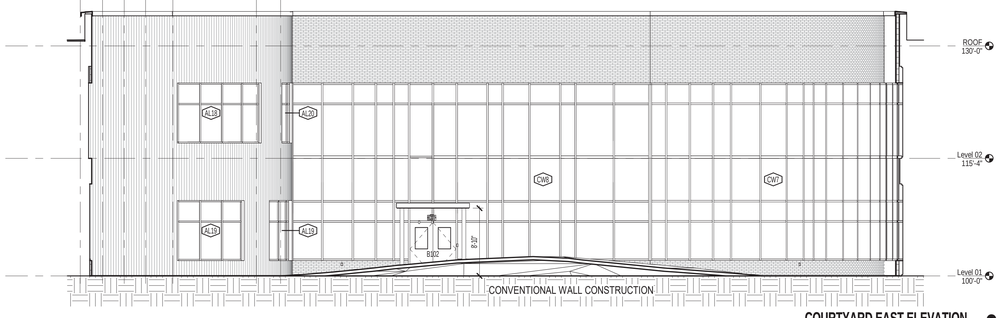
CONVENTIONAL CFMF CONSTRUCTION: SHOWN FOR CONTEXT



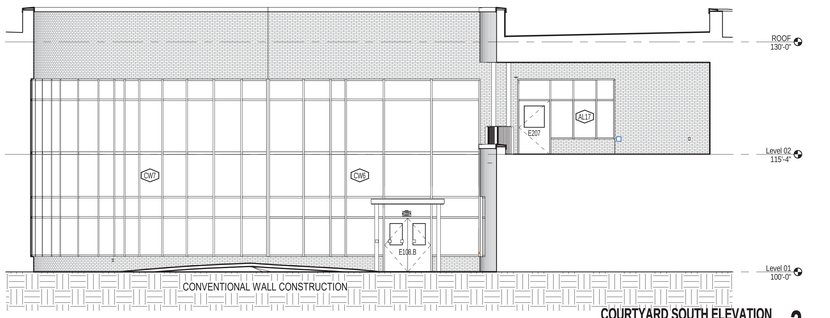
COURTYARD WEST ELEVATION 5
SCALE: 1/8" = 1'-0"



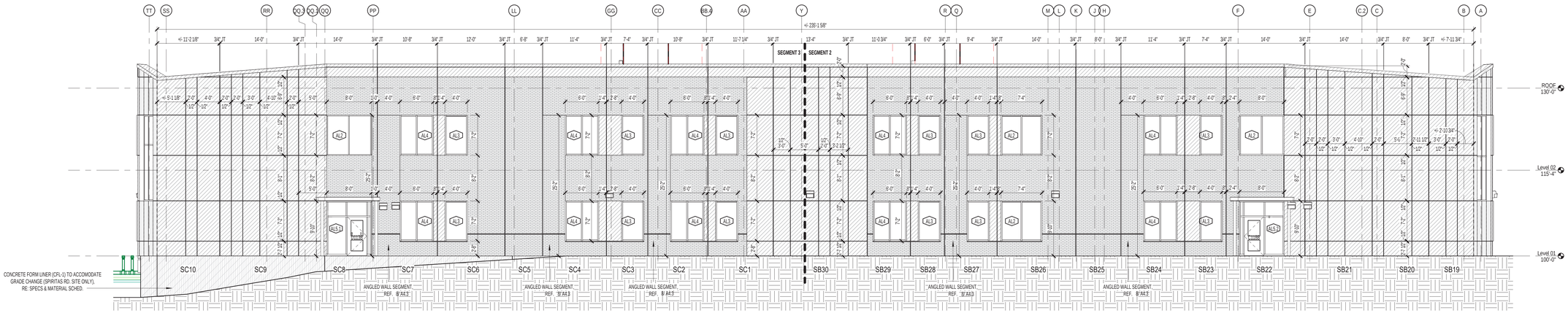
COURTYARD NORTH ELEVATION 4
SCALE: 1/8" = 1'-0"



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"

pfluger
office: 469.333.2121 | fax: 469.333.2125
603 Munger Ave, Suite 130
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 CHRISTOPHER MARK PFLUGER 19683 STATE OF TEXAS
DATE: 04/03/2023

PROJECT NO. 22-022
DATE: 04/03/2022
DRAWN BY: Author CHECKED BY: CMM
REVISIONS:

No.	Date	Description
1	04/14/2023	ADDENDUM 1
3	00/00/0000	ADDENDUM 3 - POST BID

BIDDING AND PERMITTING SET

A6.4

EXTERIOR PANEL ELEVATIONS

Autodesk Docs://22-022 - Denton ISD New Elementary Schools 26-28/22-022_ARCH_Denton_ES Prototype_R23.rvt
4/25/2023 9:48:56 AM

1234
DENTON ELEMENTARY SCHOOL

1234
DENTON ELEMENTARY SCHOOL

TARY SCHOOL