

TOWN OF PROSPER, TEXAS

ORDINANCE NO. 18-78

AN ORDINANCE AMENDING PROSPER'S ZONING ORDINANCE; GRANTING A SPECIFIC USE PERMIT (SUP) FOR A LICENSED CHILD CARE CENTER, LOCATED IN THE WINDSONG RANCH MARKETPLACE, BLOCK A, LOT 5, CONSISTING OF 2.51 ACRES, MORE OR LESS, IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS; DESCRIBING THE TRACT TO BE REZONED; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the Town Council of the Town of Prosper, Texas (the "Town Council") has investigated and determined that the Zoning Ordinance should be amended; and

WHEREAS, the Town of Prosper, Texas ("Prosper") has received a request from Northeast 423/380, Ltd. ("Applicant") for a Specific Use Permit (SUP) for a licensed child care center, located in the Windsong Ranch Marketplace, consisting of 2.51 acres of land, more or less, in the Town of Prosper, Denton County, Texas, and being more particularly described in Exhibit "A," attached hereto and incorporated herein for all purposes; and

WHEREAS, the Town Council has investigated and determined that the facts contained in the request are true and correct; and

WHEREAS, all legal notices required to grant a Specific Use Permit (SUP) have been given in the manner and form set forth by law, Public Hearings have been held, and all other requirements of notice and completion of such procedures have been fulfilled; and

WHEREAS, the Town Council has further investigated into and determined that it will be advantageous and beneficial to Prosper and its inhabitants to rezone this property as set forth below.

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

SECTION 1

Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2

Specific Use Permit Granted. The Town's Zoning Ordinance is amended as follows: Applicant is granted a Specific Use Permit (SUP) for a licensed child care center, located in the Windsong Ranch Marketplace, Block A, Lot 5, consisting of 2.51 acres of land, more or less, in the Town of Prosper, Denton County, Texas, and being more particularly described in Exhibit "A," attached hereto and incorporated herein for all purposes as if set forth verbatim.

The development plans, standards, and uses for the Property in this Specific Use Permit shall conform to, and comply with 1) the site plan, attached hereto as Exhibit "B," 2) the

landscape plan, attached hereto as Exhibit "C," and 3) the façade plan, attached hereto as Exhibit "D," which is incorporated herein for all purposes as if set forth verbatim.

Two (2) original, official, and identical copies of the zoning exhibit map are hereby adopted and shall be filed and maintained as follows:

- a. One (1) copy shall be filed with the Town Secretary and retained as an original record and shall not be changed in any manner.
- b. One (1) copy shall be filed with the Building Official and shall be maintained up-to-date by posting thereon all changes and subsequent amendments for observation, issuing building permits, certificates of compliance and occupancy, and enforcing the zoning ordinance. Reproduction for information purposes may from time-to-time be made of the official zoning district map.

SECTION 3

No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the Town Council in the manner provided for by law.

SECTION 4

Unlawful Use of Premises. It shall be unlawful for any person, firm or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and shall be unlawful for any person, firm or corporation to construct on said premises any building that is not in conformity with the permissible uses under this Zoning Ordinance.

SECTION 5

Penalty. Any person, firm, corporation or business entity violating this Ordinance or any provision of Prosper's Zoning Ordinance No. 05-20, or as amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Prosper from filing suit to enjoin the violation. Prosper retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6

Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Prosper hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 7

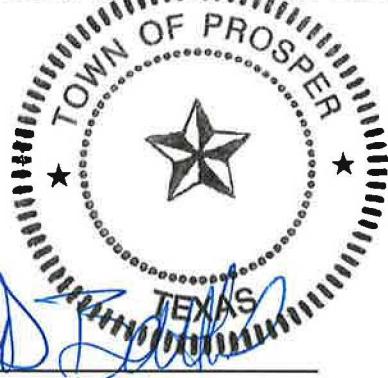
Savings/Repealing Clause. Prosper's Zoning Ordinance No. 05-20 shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of

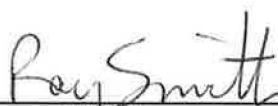
any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the appeal prevent a prosecution from being commenced for any violation if occurring prior to the repealing of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8

Effective Date. This Ordinance shall become effective from and after its adoption and publications as required by law.

**DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE
TOWN OF PROSPER, TEXAS, ON THIS 9TH DAY OF OCTOBER, 2018.**





Ray Smith, Mayor

ATTEST:



Robyn Battle, Town Secretary

APPROVED AS TO FORM AND LEGALITY:



Terrence S. Welch, Town Attorney

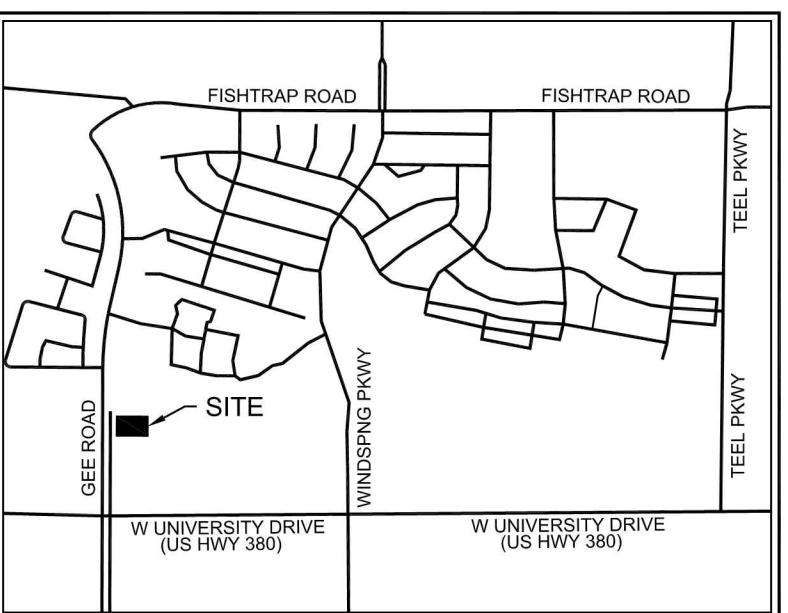
ACE MONTESSORI SCHOOL SITE DEVELOPMENT

2.508 ACRES IN THE WINDSONG RANCH MARKETPLACE SUBDIVISION VOL. 2017, PG. 312

TOWN OF PROSPER, DENTON COUNTY, TEXAS



0 30 60
S C A L E : 1" = 30'

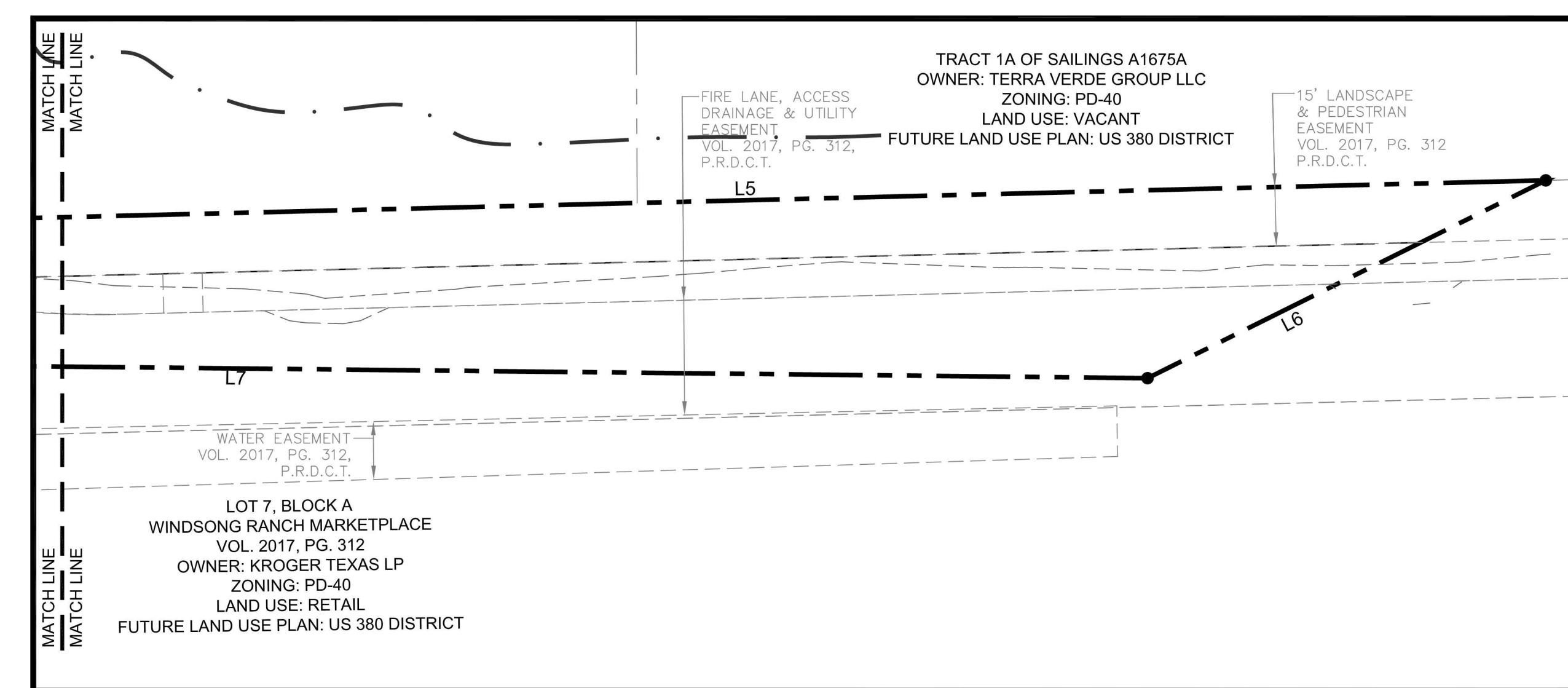
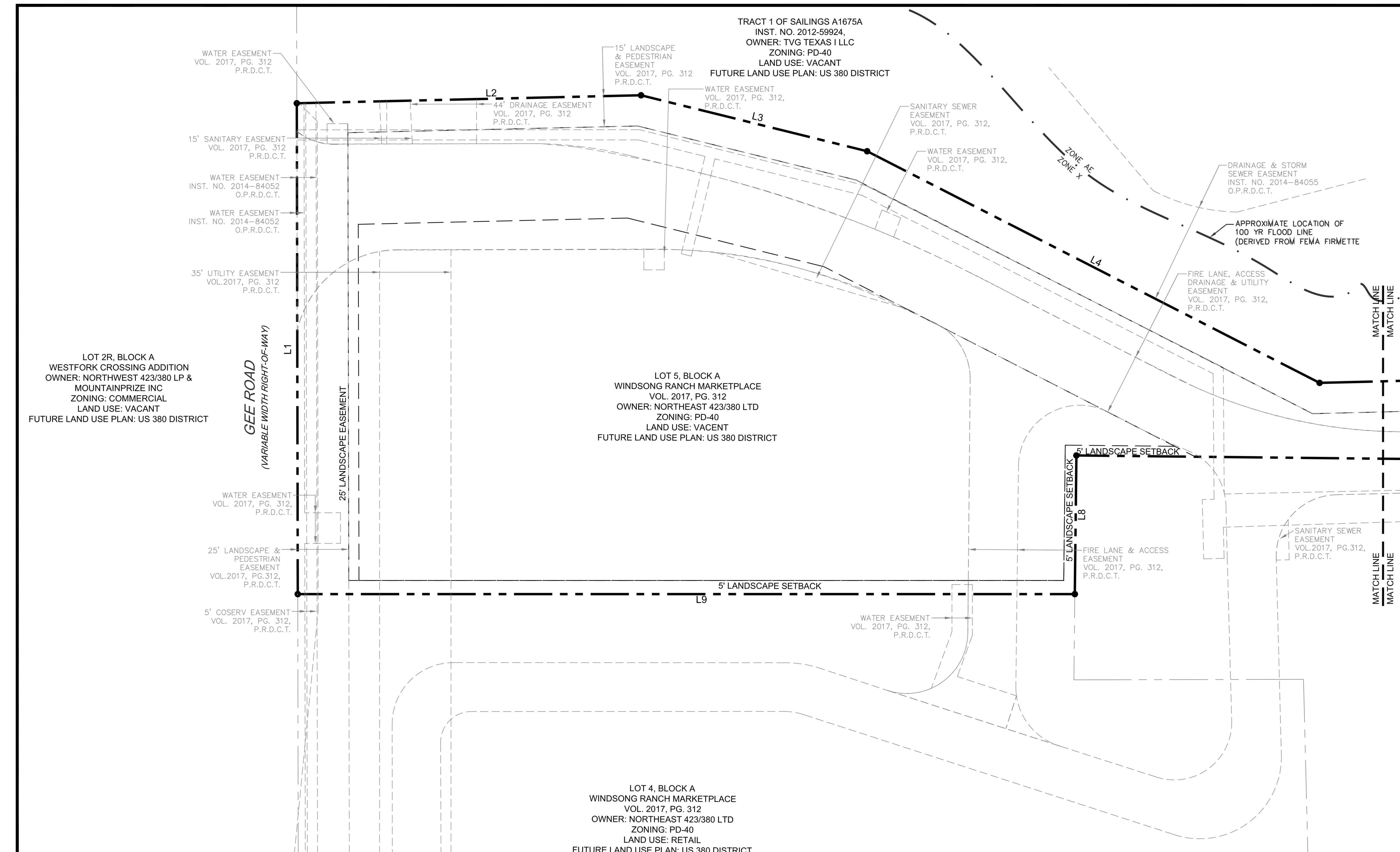


BOUNDARY LINE DATA		
LINE	BEARING	LENGTH
L1	N 00°06'39" W	240.51'
L2	N 88°40'10" E	168.65'
L3	S 76°05'37" E	114.09'
L4	S 62°52'46" E	248.99'
L5	N 88°34'34" E	408.33'
L6	S 63°35'48" W	113.03'
L7	N 89°23'17" W	426.11'
L8	S 00°38'32" W	67.94'
L9	WEST	380.62'

LEGEND	
EXISTING BOUNDARY	-----
EXISTING CURB	-----
EXISTING WATER MAIN	W
EXISTING SANITARY SEWER	S
EXISTING SEWER MANHOLE	○ SSMH
EXISTING ELECTRIC	E
EXISTING FIRE HYDRANT	○ FH
EXISTING LIGHT POLE	○ LP
EXISTING CURB INLET	○
EXISTING CONTOURS	-----
BOUNDARY LINE	-----
PROPOSED CURB	-----
PROPOSED HANDICAP SIGN	○ &
PROPOSED HANDICAP LOGO	○ &
PROPOSED WATER METER	○ W.M.
PROPOSED BACK FLOW PREVENTER	○ B.F.P.
PROP. FIRE DEPARTMENT CONNECTION	○ F.D.C.
PROP. 6' HIGH FENCE	-----
PROPOSED FIRE LANE	-----

LEGEND	
WATERLINE EASEMENT	WE
FIRE HYDRANT	FH
CLEAN OUT	CO
SANITARY SEWER MANHOLE	SSMH
BUILDING SETBACK	BS
LANDSCAPE BUFFER	LB
FIRE DEPARTMENT CONNECTION	FDC
DOMESTIC WATER METER	D
IRRIGATION WATER METER	I
OVERHANG	OH

SITE DATA SUMMARY TABLE	
ZONING	PD-40
PROPOSED USE	DAYCARE
LOT AREA	2.508 ACRES (109,247 S.F.)
TOTAL BUILDING AREA	12,437 S.F.
LOT COVERAGE	11.38%
FLOOR AREA RATIO	1:9
REQUIRED LANDSCAPE AREA	15 S.F.X 42 SPACE (630 S.F.)
PROVIDED LANDSCAPE AREA	43,184 S.F. (39.53 %)
IMPERVIOUS COVERAGE	66,063 S.F. (60.47 %)
PARKING REQUIREMENTS	
ACE MONTESSORI SCHOOL (1 PER 10 STUDENTS & 1 PER STAFF)	205 STUDENTS & 20 STAFF
TOTAL PARKING REQUIRED	41 SPACES
TOTAL PARKING PROVIDED	41 SPACES
HANDICAP PARKING REQUIRED PER ADA	2 ADA SPACES
HANDICAP PARKING PROVIDED	2 ADA SPACES



NO.	DATE	DESCRIPTION	BY
1	05/21/18	1ST SUP. SUBMITTAL	KP
2	06/05/18	2ND SUP. SUBMITTAL	KP
3	07/02/18	3RD SUP. SUBMITTAL	KP
4	08/15/18	4TH SUP. SUBMITTAL	KP
5	08/23/18	5TH SUP. SUBMITTAL	KP
6	08/29/18	6TH SUP. SUBMITTAL	KP

EXHIBIT A: SUP CASE NO. S18-0006
BLOCK A, LOT 5
2.507 ACRES 109,247 S.F.
WINDSONG RANCH MARKET PLACE
SUBDIVISION VOL. 2017, PG. 312
TOWN OF PROSPER
DENTON COUNTY, TEXAS
MAY 21, 2018



T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75201
Planning | Civil Engineering | Construction Management
DESIGN DRAWN DATE SCALE PROJECT NO. SHEET NO.
KP TT 08/15/18 1":30' 034-18
08/29/2018
TX PE FIRM #11525
A

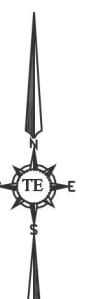
FLOOD NOTE
THIS IS TO CERTIFY THAT A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO 48121C0410G, DATED 04-18-2011. THE PROPERTY IS LOCATED IN ZONE 'A-E' AND ZONE 'X'

LEGAL DESCRIPTION
BEING LOT 5, BLOCK A, OF WINDSONG RANCH MARKETPLACE, AN ADDITION TO TOWN OF PROSPER, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2017, PAGE 312, PLAT RECORDS, DENTON COUNTY, TEXAS.

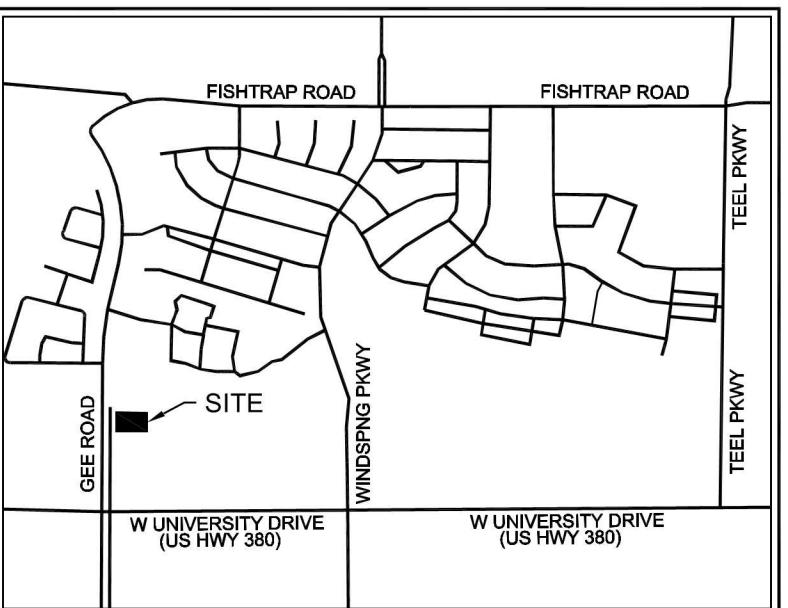
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TOWN OF PROSPER, DENTON COUNTY, TEXAS



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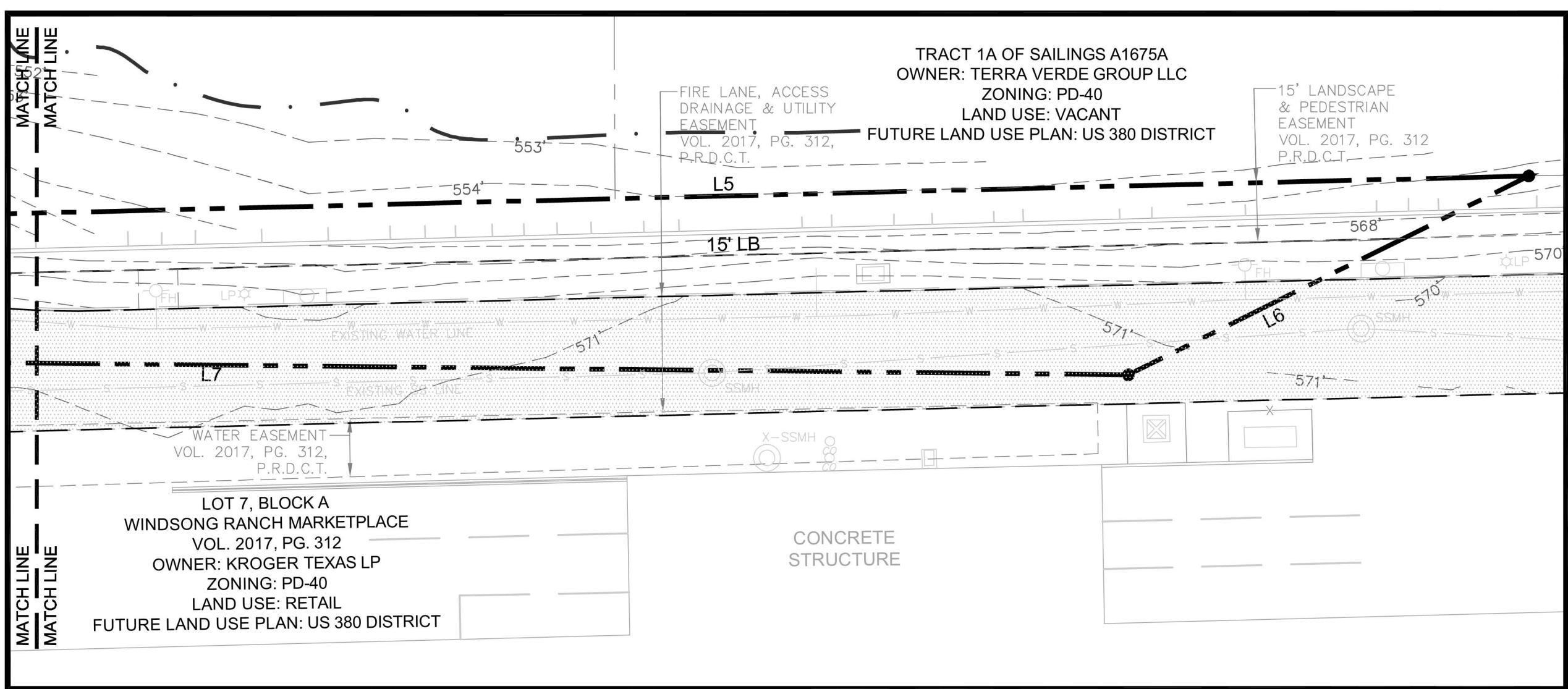
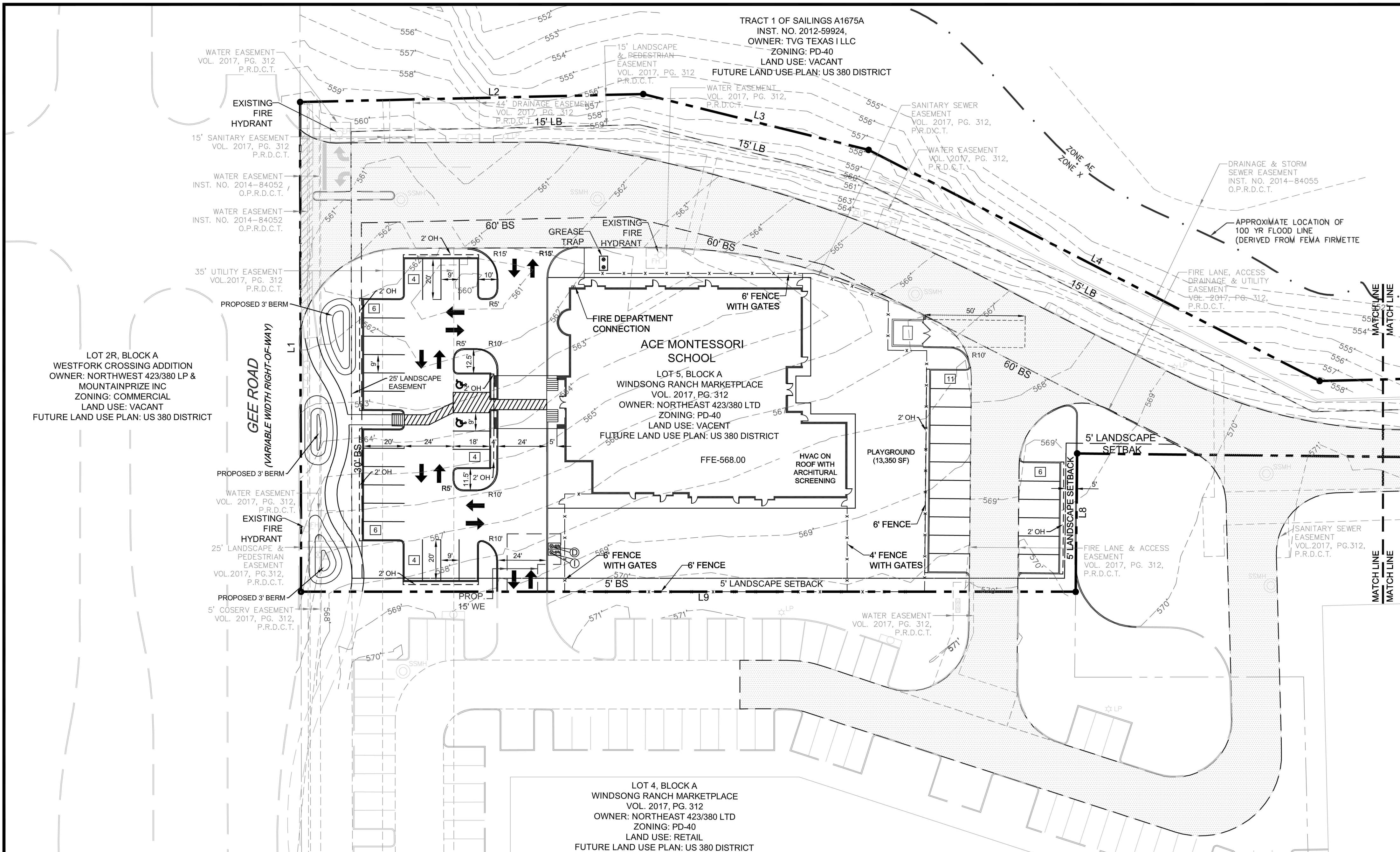
EXISTING BOUNDARY	---
EXISTING CURB	—
EXISTING WATER MAIN	W
EXISTING SANITARY SEWER	S
EXISTING SEWER MANHOLE	SSMH
EXISTING ELECTRIC	E
EXISTING FIRE HYDRANT	FH
EXISTING LIGHT POLE	LP
EXISTING CURB INLET	—
EXISTING CONTOURS	807
BOUNDARY LINE	—
PROPOSED CURB	—
PROPOSED HANDICAP SIGN	—
PROPOSED HANDICAP LOGO	—
PROPOSED WATER METER	—
PROPOSED BACK FLOW PREVENTER	—
PROPOSED FIRE DEPARTMENT CONNECTION	—
PROPOSED 6' HIGH FENCE	—
PROPOSED FIRE LANE	—

LEGEND

WATERLINE EASEMENT	WE
FIRE HYDRANT	FH
CLEAN OUT	CO
SANITARY SEWER MANHOLE	SSMH
BUILDING SETBACK	BS
LANDSCAPE BUFFER	LB
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DOMESTIC WATER METER	D
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TOWN OF PROSPER SITE PLAN GENERAL NOTES

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
- SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
- SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
- ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER EASEMENT.
- IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATIONS IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME CO-AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION, AT WHICH TIME THE APPLICATION MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.

FLOOD NOTE

- THIS IS TO CERTIFY THAT A PORTION OF THE SUBJECT PROPERTY SHOWN IN THE TOWN OF PROSPER LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4812C0410G, DATED 04-18-2011. THE PROPERTY IS LOCATED IN ZONE "E" AND ZONE "X".

EXHIBIT B: SUP CASE NO. S18-0006
BLOCK A, LOT 5
2.507 ACRES 109,247 S.F.
WINDSONG RANCH MARKET PLACE
SUBDIVISION VOL. 2017, PG. 312
TOWN OF PROSPER
DENTON COUNTY, TEXAS
MAY 21, 2018



T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com

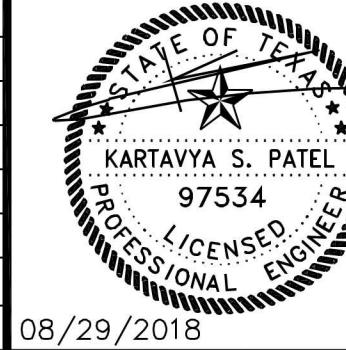
W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN DRAWN DATE SCALE PROJECT NO. SHEET NO.

KP TT 08/15/18 1" : 30' 034-18

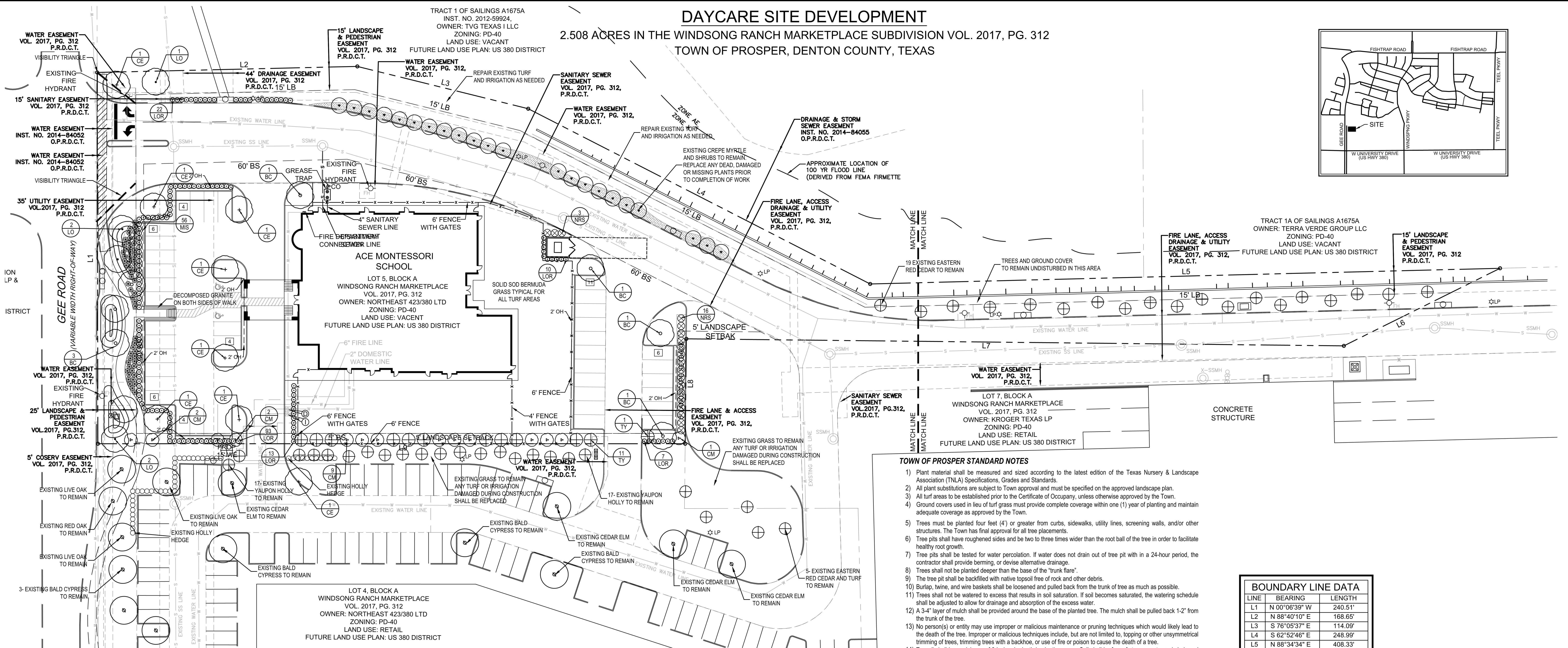
08/29/2018 TX PE FIRM #11525 B



DAYCARE SITE DEVELOPMENT

2.508 ACRES IN THE WINDSONG RANCH MARKETPLACE SUBDIVISION VOL. 2017, PG. 312

TOWN OF PROSPER, DENTON COUNTY, TEXAS



TOWN OF PROSPER STANDARD NOTES

- 1) Plant material shall be measured and sized according to the latest edition of the Texas Nursery & Landscape Association (TNLA) Specifications, Grades and Standards.
- 2) All plant substitutions are subject to Town approval and must be specified on the approved landscape plan.
- 3) All turf areas to be established prior to the Certificate of Occupancy, unless otherwise approved by the Town.
- 4) Ground covers used in lieu of turf grass must provide complete coverage within one (1) year of planting and maintain adequate coverage as approved by the Town.
- 5) Trees must be planted four feet (4') or greater from curbs, sidewalks, utility lines, screening walls, and/or other structures. The Town has final approval for all tree placements.
- 6) Tree pits shall have roughened sides and be two to three times wider than the root ball of the tree in order to facilitate healthy root growth.
- 7) Tree pits shall be tested for water percolation. If water does not drain out of tree pit in a 24-hour period, the contractor shall provide boning, or devise alternative drainage.
- 8) Trees shall not be planted deeper than the base of the "trunk flare".
- 9) The tree pit shall be backfilled with native topsoil free of rock and other debris.
- 10) Burlap, twine, and wire baskets shall be loosened and pulled back from the trunk of tree as much as possible.
- 11) Trees shall not be watered to excess that results in soil saturation. If soil becomes saturated, the watering schedule shall be adjusted to allow for drainage and absorption of the excess water.
- 12) A 3-4" layer of mulch shall be provided around the base of the planted tree. The mulch shall be pulled back 1-2' from the trunk of the tree.
- 13) No person(s) or entity may use improper or malicious maintenance or pruning techniques which would likely lead to the death of the tree. Improper or malicious techniques include, but are not limited to, topping or other unsymmetrical trimming of trees, trimming trees with a backhoe, or use of fire or poison to cause the death of a tree.
- 14) Topsoil shall be a minimum of 8 inches in depth in planting areas. Soil shall be free of stones, roots, and clogs and any other foreign material that is not beneficial for plant growth.
- 15) All plant beds shall be top-dressed with a minimum of 3 inches of mulch.
- 16) Trees overhanging walks and parking shall have a minimum clear trunk height of 7 feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear trunk height of 14 feet.
- 17) A visibility triangle must be provided at all intersections, where shrubs are not to exceed 30 inches in height, and trees shall have a minimum clear trunk height of 9 feet.
- 18) Trees planted on a slope shall have the tree well at the average grade of slope.
- 19) No shrubs shall be permitted within areas less than 3 feet in width. All beds less than 3 feet in width shall be grass, groundcover, or some type of fixed paving.
- 20) The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
- 21) All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Prosper.
- 22) Landscaped and open areas shall be kept free of trash, litter, and weeds.
- 23) An automatic irrigation system shall be provided to irrigate all landscape areas. Overspray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system.
- 24) No plant material shall be allowed to encroach on right-of-way, sidewalks, or easements to the extent that the vision or route of travel for vehicular, pedestrian, or bicycle traffic is impeded.
- 25) No planting areas shall exceed 3:1 slope, 3' horizontal to 1' vertical.
- 26) Earthen berms shall not include construction debris. Contractor must correct slippage or damage to the smooth finish grade of the berm prior to acceptance.
- 27) All walkways shall meet A.D.A. and T.A.S. requirements.
- 28) Contact Town of Prosper Parks and Recreation Division at (972) 346-3502 for landscape inspection. Note that landscape installation must comply with approved landscape plans prior to final acceptance by the Town and/or obtaining a Certificate of Occupancy.
- 29) Final inspection and approval of screening walls, irrigation, and landscape is subject to all public utilities, including but not limited to manholes, valves, water meters, cleanouts, and other appurtenances, to be accessible, adjusted to grade, and to the Town of Prosper's Public Works Department standards.
- 30) Prior to calling for a landscape inspection, contractor is responsible for marking all manholes, valves, water meters, cleanouts, and other utility appurtenances with flagging for field verification by the Town.

BOUNDARY LINE DATA		
LINE	BEARING	LENGTH
L1	N 00°06'39" W	240.51'
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L9	WEST	380.62'

01 LANDSCAPE PLAN
SCALE 1"=30'-0"

EXHIBIT "C": SUP CASE NO. S18-0006
PROSPER CENTER ADDITION
BLOCK A, LOT 5
2.507 ACRES 109,247 S.F.
WINDSONG RANCH MARKET PLACE
SUBDIVISION VOL. 2017, PG. 312
TOWN OF PROSPER
DENTON COUNTY, TEXAS
MAY 21TH, 2018

TRIANGLE
ENGINEERING LLC

T: 214.609.92711 F: 469.359.6709 E: kpate@triangle-enr.com W: triangle-enr.com O: 1333 McDermott Drive, Suite 200, Allen, TX 75013
Planning Civil Engineering Construction Management

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08.29.2018

TX PE FIRM #11525

Facade Plan Checklist

- "This Facade Plan is for conceptual purposes only. All building plans require review and approval from Building Inspection Division"
- "All mechanical equipment shall be screened from public view in accordance with the Comprehensive Zoning Ordinance"
- "When permitted, exposed utility boxes and conduits shall be painted to match the building"
- "All signage area and locations are subject to approval by the Building Inspection Department"
- "Windows shall have a maximum exterior visible reflectivity of ten (10) percent"

Materials Schedule

	BR1 - BRICK VENEER - SANDLEWOOD BLEND
	BR2 - BRICK VENEER - AUTUMN BLEND
	ST1 - STONE - GRANBURY COBBLE
	S - COMPOSITE SHINGLE
	EF - EIFS - DRYVIT, OYSTER SHELL
	CS - CAST STONE
	M - STANDING SEAM METAL
	GL - GLAZING - 1" LOW - E CLEAR INSULATED GLASS



04 WEST ELEVATION

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

Materials Calculations

	EAST	WEST	SOUTH	NORTH
TOTAL SURFACE AREA SQ. FT.	913.7 SQ.FT	1072.3 SQ.FT	1124.1 SQ.FT	1208.8 SQ.FT
TOTAL GLAZING SURFACE AREA SQ. FT.	198.5 SQ.FT	154.8 SQ.FT	136 SQ.FT	220.7 SQ.FT
NET SURFACE AREA SQ. FT.	715.2 SQ.FT	917.5 SQ.FT	988.1 SQ.FT	988.1 SQ.FT
MATERIAL PERCENTAGE				
ST1	26%	43%	38%	43%
183.9 SQ. FT	388.4 SQ. FT	379.5 SQ. FT	427.6 SQ. FT	
BR1	53%	34%	31%	25%
381.7 SQ. FT	314.2 SQ. FT	308 SQ. FT	252.2 SQ. FT	
BR2	21%	14%	22%	23%
149.6 SQ. FT	130.9 SQ. FT	216.6 SQ. FT	224.3 SQ. FT	
EF	0%	0%	0%	0%
0 SQ. FT	84 SQ. FT	84 SQ. FT	84 SQ. FT	

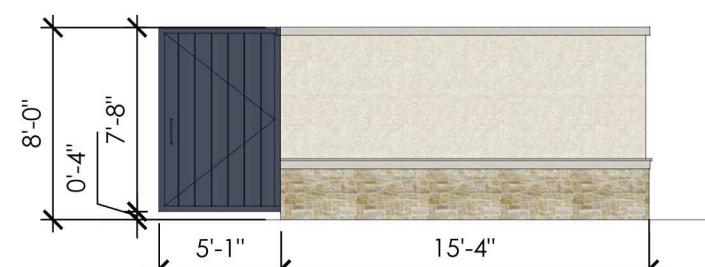


03 SOUTH ELEVATION

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

06 TRASH ENCLOSURE - SIDE ELEVATION

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

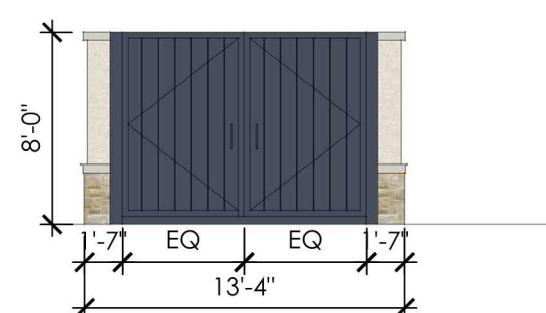


02 EAST ELEVATION

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

05 TRASH ENCLOSURE - FRONT ELEVATION

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



01 NORTH ELEVATION

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

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EXTERIOR
ELEVATIONS

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