

PROPOSED COMPENSATORY MEASURES

Project: GODDARD DAYCARE

Attention: David Gonzales, AICP

Jurisdiction: City of Rockwall

Date: 12/18/20

Dear Mr. Gonzales,

Pursuant to our conversation this week regarding the above referenced projects, Method Architecture is proposing the following façade treatments and features as compensation for the requested variance to forego horizontal articulation as defined by City of Rockwall's the unified development code. Horizontal articulation is being provided at the front entry, but is not present on playground facing facades such that teachers can maintain a line of sight on the children at all times. Thank you for the opportunity to offset horizontal articulation in favor of enhanced architecture as described below:

Compensate Item F) – Above and beyond 90% masonry

Masonry is being provided over 95% including stone, brick, and stucco applications, on all elevations.

Compensate Item G) – Above and beyond 20% stone

Stone is provided in excess of 30% Min. on all elevations and at the dental clinic entry feature.

Compensate Item H) – Decorative architectural elements

- The Goddard School entrance has been given a 'Hill Country Modern' design including a featured projecting entrance of exposed structural trusses w/ craftsman columns, wood soffit and façade accents, and a modern front door with sidelites.
- Three (3) modern roof dormers have been added with standing seam metal roof accents.
- A continuous decorative stucco cornice is present at all four elevations.
- A standing seam metal roof has been added to the entry portico.

Best Regards,

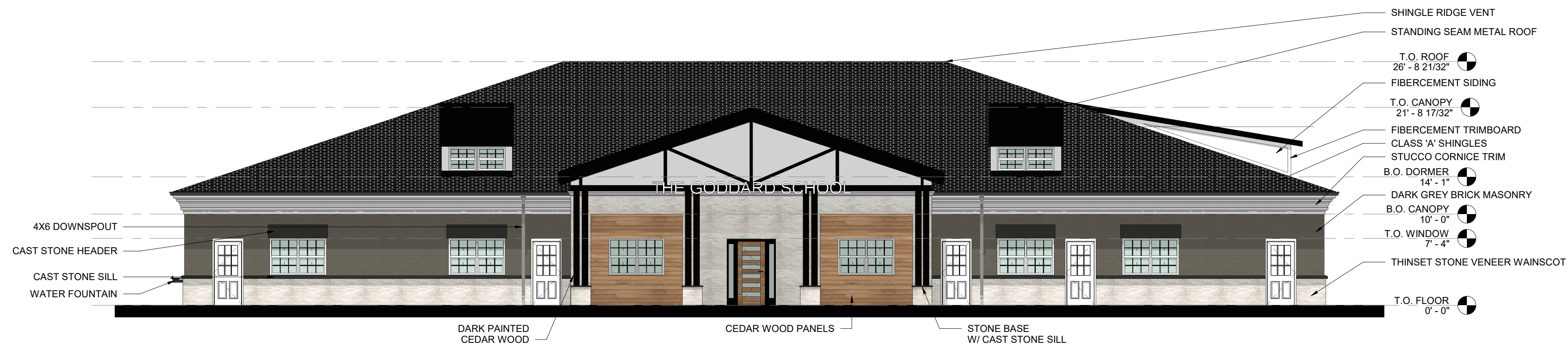


Brian 'Drew' Hayes

Associate Principal, North Texas Market Lead



NORTH ELEVATION 1
1/8" = 1'-0"



WEST ELEVATION 2
1/8" = 1'-0"

COMPENSATORY MEASURES

F:
Masonry building materials in percentages equal to or greater than surrounding properties.
REQUIRED: 90% PROVIDED: 100%

G:
The inclusion of natural or cultured stone.
REQUIRED: 20% PROVIDED: 30%

H:
Increased architectural elements.
GODDARD SCHOOL: PEAKED ROOF (DORMERS) CORNICES

FACADE MATERIAL PERCENTAGES

NORTH ELEVATION (1,149 SF)		
100 SF GLASS & DOORS		---
1,049 SF FACADE		100%
441 SF MASONRY, BRICK (PRIMARY)		42%
380 SF MASONRY, STONE (PRIMARY)		36%
211 SF STUCCO CORNICE (ACCENT)		20%
17 SF WOOD, CEDAR (ACCENT)		2%
SOUTH ELEVATION (1,149 SF)		
124 SF GLASS & DOORS		---
1,025 SF FACADE		100%
427 SF MASONRY, BRICK (PRIMARY)		42%
370 SF MASONRY, STONE (PRIMARY)		36%
211 SF STUCCO CORNICE (ACCENT)		20%
17 SF WOOD, CEDAR (ACCENT)		2%
EAST ELEVATION (1,562 SF)		
299 SF GLASS & DOORS		---
1,263 SF FACADE		100%
570 SF MASONRY, BRICK (PRIMARY)		45%
380 SF MASONRY, STONE (PRIMARY)		30%
313 SF STUCCO CORNICE (ACCENT)		25%
WEST ELEVATION (1,687 SF)		
314 SF GLASS & DOORS		---
1,373 SF FACADE		100%
365 SF MASONRY, BRICK (PRIMARY)		27%
498 SF MASONRY, STONE (PRIMARY)		36%
234 SF STUCCO CORNICE (ACCENT)		17%
276 SF WOOD, CEDAR (ACCENT)		20%

REVISIONS:

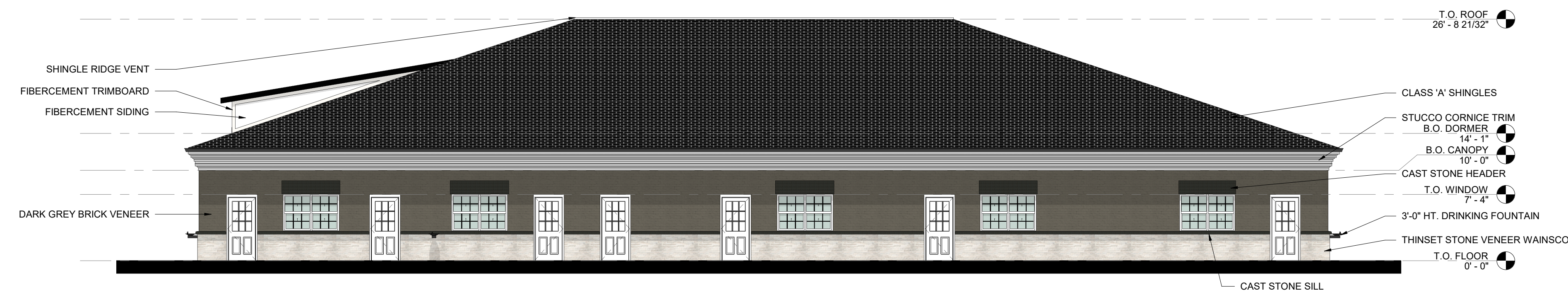
NO.	DESCRIPTION

IBAE
INTERNATIONAL BOARD OF ARCHITECTS AND ENGINEERS
REGISTERED ARCHITECT

METHOD ARCHITECTURE, PLLC
THESE DRAWINGS ARE THE PROPERTY OF METHOD ARCHITECTURE, PLLC. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF METHOD ARCHITECTURE, PLLC IS PROHIBITED.



SOUTH ELEVATION 1
1/8" = 1'-0"



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

COMPENSATORY MEASURES	
F:	Masonry building materials in percentages equal to or greater than surrounding properties. REQUIRED: 90% PROVIDED: 100%
G:	The inclusion of natural or cultured stone. REQUIRED: 20% PROVIDED: 30%
H:	Increased architectural elements. GODDARD SCHOOL: PEAKED ROOF (DORMERS) CORNICES

FACADE MATERIAL PERCENTAGES	
NORTH ELEVATION (1,149 SF)	
100 SF GLASS & DOORS	---
1,049 SF FACADE	100%
441 SF MASONRY, BRICK (PRIMARY)	42%
380 SF MASONRY, STONE (PRIMARY)	36%
211 SF STUCCO CORNICE (ACCENT)	20%
17 SF WOOD, CEDAR (ACCENT)	2%
SOUTH ELEVATION (1,149 SF)	
124 SF GLASS & DOORS	---
1,025 SF FACADE	100%
427 SF MASONRY, BRICK (PRIMARY)	42%
370 SF MASONRY, STONE (PRIMARY)	36%
211 SF STUCCO CORNICE (ACCENT)	20%
17 SF WOOD, CEDAR (ACCENT)	2%
EAST ELEVATION (1,562 SF)	
299 SF GLASS & DOORS	---
1,263 SF FACADE	100%
570 SF MASONRY, BRICK (PRIMARY)	45%
380 SF MASONRY, STONE (PRIMARY)	30%
313 SF STUCCO CORNICE (ACCENT)	25%
WEST ELEVATION (1,687 SF)	
314 SF GLASS & DOORS	---
1,373 SF FACADE	100%
365 SF MASONRY, BRICK (PRIMARY)	27%
498 SF MASONRY, STONE (PRIMARY)	36%
234 SF STUCCO CORNICE (ACCENT)	17%
276 SF WOOD, CEDAR (ACCENT)	20%

REVISIONS:

IBAE
INTEGRATED BUILDING ANALYSIS ENGINEERING
REGISTERED ARCHITECT

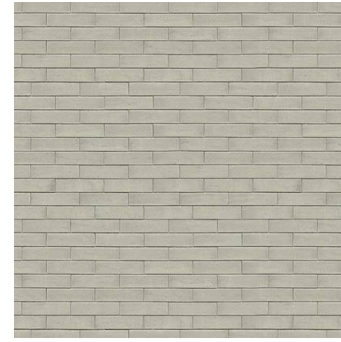
METHOD ARCHITECTURE, PLLC
THESE DRAWINGS ARE THE PROPERTY OF METHOD ARCHITECTURE, PLLC. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF METHOD ARCHITECTURE, PLLC IS PROHIBITED.



DARK GREY CAST STONE



BLACK ASPHALT SHINGLE



COMMON BRICK MASONRY



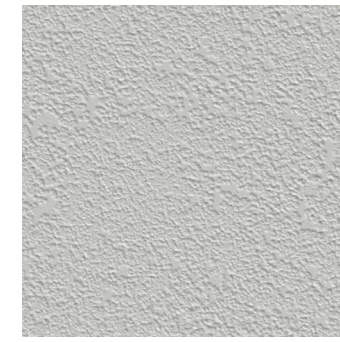
'STACKED' STONE VENEER



CEDAR WOOD PANELS



STANDING SEAM ROOF



WHITE STUCCO



DARK PAINTED CEDAR WOOD

