

## ARCHITECTURAL WAIVER \_\_ PECAN DISTRICT - 1

Subject : Architectural Waiver Request

Project : Pecan District - 1

Date : September 13, 2017

### 1. 9.3.2 Building Materials Required

#### a. DESIGN CODE

One hundred percent (100%) masonry is required on all facades with the exception of the permitted secondary and accent materials as outlined in Table 9.3.2. All multi-family and mixed use structures shall incorporate at least two (2) of the primary masonry building materials listed below in Table 9.3.2 with the allowable percentages of such materials. The percent calculations shall be based on total exterior walls, excluding openings for windows and doors.

#### PROPOSED DESIGN SOLUTION\_

Material percentages are provided per facade as well as an overall percentage per project total. We are proposing the following Material Percentages indicated on the attached elevations. The modern characteristics of the building requires a certain balance of material and material texture, with respect to both quantity and the strategic placement of materials on the facade. We're requesting that Stucco is allowed to increase in percentage allowing it to act as a background material to the heavier brick. Stucco would be considered as visually lighter material while using brick as the anchor or base material featured throughout the perimeter. Brick is considered as our feature material and used in specific areas where we choose to highlight wall or details for specific focal points.

An additional request for accent material would be an alternative Hardie Board installation. Understanding that Hardie Lap Siding is often seen as an undesirable material selection, we're proposing an atypical installation of Hardie that is characteristic of Standing Seam Metal Siding. We are proposing a Board and Batten Hardie installation where the batten trim detail is installed in random, frequent sequence. This gives a modern look while using a common material in a uncommon manner. The end method of product installation achieves a quality design detail and identity that is consistent with our overall modern characteristic.

*I. Primary Masonry\_Brick\_20%*

*II. Secondary Masonry\_Stucco\_60%*

*III.Accent Material\_Board-and-Batten\_20%*

2. 9.3.3 Architectural Details

a. PERMITTED ROOF MATERIAL

**PROPOSED DESIGN SOLUTION\_**

TPO (roofing membrane) to be used in lieu of asphalt shingles, standing seam metal, tile. This is a typical flat roof detail assembly that acts as a better waterproof membrane than any other product on the market. The Code Compliant roof products would not be acceptable with this type of flat roof with parapet condition. The TPO roofing material will not be seen from any street or balcony view will not be visible on or adjacent to the property. The proposed material will be a 60 mil TPO with a 30 year life expectancy which is equal to any roofing material on the market.

b. VERTICAL ARTICULATION

**DESIGN CODE \_**

**No more than 50 linear (horizontally) feet without a minimum 5' vertical offset.**

**PROPOSED DESIGN SOLUTION\_**

We have a 2 foot and 3 foot (depends on location) articulation detail that works with our building floor plan undulation. We are proposing a 2 foot and 3 foot (depending on location) change in vertical articulation more frequently than the required 50 linear feet. This methodology works better with the proportion of building and design choices proposed. A 5 foot articulation makes the building too tall and in proportional to the overall project. The elevations facing the parking side have a 2 foot and 3 foot (depends on location) articulation detail that works with the mass and planning of the overall building. In most areas of the building we are providing vertical articulation more frequently than the required 50 linear feet.

c. HORIZONTAL ARTICULATION

**DESIGN CODE \_**

**No more than 50 linear (horizontally) feet without a minimum 5' horizontal offset**

**PROPOSED DESIGN SOLUTION\_**

Our proposed offset is slightly less than 5 feet at every 50 linear feet. The articulation is being achieved by a 3'-6" brick offset from building surface. The total balcony depth is 10 feet which gives the suggested depth a much greater distance than code requires. In other areas the horizontal articulation is being met by a building inset with egress stairs equalling 10'-0" - 15'-0" in depth. In some areas of the building the repetition of articulation happens much more frequent than the required 50 linear feet.

d. TRANSPARENCY

**DESIGN CODE \_**

**Each residential floor on a primary façade shall contain 25% doors and windows.**

**PROPOSED DESIGN SOLUTION\_**

Transparency percentages provided per facade. We are able to achieve transparency in all areas but the following. (1) We have tuck-in parking at the ground floor of our building interior parking. We are unable to achieve transparency due to parking in this area. (2) We are also unable to achieve transparency in other instances due to enclosed stairwells around the perimeter of the building.

e. WINDOW AND DOOR TREATMENT

DESIGN CODE \_

**Trim shall be provided to accent all windows and doors appropriate to style of structure**

PROPOSED DESIGN SOLUTION\_

Due to the modern design approach and material choices such as stucco and brick, we are hoping to achieve trim-less corners and transitions where possible as we feel that it gives the project a higher quality presence. Stucco and brick offer trim-less watertight conditions that we feel will be more appropriate of this building style. With that said, where we are using board and batt hardie exterior material we will use trim at at every corner or window, where required.

h. TOP FLOOR ARTICULATION

DESIGN CODE \_

**When a flat roof is utilized, a distinctive finish, consisting of a cornice, banding or other architectural termination shall be provided.**

PROPOSED DESIGN SOLUTION\_

Cornice details are not characteristic to the modern aesthetics of this project as there are no cornice details or celebration of parapet proposed. We feel that other building elements (brick, balcony, and finish material/color) are more important to express which allows us to direct the focus of our users more readily.