



November 19, 2025

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**Subject: REVIEW OF NORTH FAÇADE SCORELINES**

Lehrman Community Day School  
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At the request of Fortis Design + Build, SOCOTEC Consulting, Inc. (SOCOTEC) has reviewed the revised design for the north façade, which proposes a reduction in the number of decorative scorelines within the exterior stucco system. Based on our professional experience in building envelope performance and waterproofing, we offer the following opinion.

Reducing and simplifying the decorative scoreline layout is expected to enhance the long-term performance and durability of the façade. Each scoreline introduces discontinuity in the stucco surface, which may increase the potential for cracking, stress concentrations, and water intrusion over time. By minimizing these discontinuities and promoting a more continuous exterior finish, the revised design reduces potential vulnerabilities and strengthens the overall resilience.

In our professional opinion, the proposed reduction of the unnecessary scorelines will better support the long-term waterproofing integrity of the building envelope and help mitigate future maintenance concerns.

Please do not hesitate to contact us should you need additional information or wish to discuss this assessment further.

Socotec Consulting, Inc.

