

By: Demarest

ORDINANCE NO. 06-2024

AN ORDINANCE TO APPROVE THE PRELIMINARY AND FINAL DEVELOPMENT PLANS FOR DENISON FACULTY & STAFF HOUSING PROJECT, FOR THE PROPERTY LOCATED AT 340 NEW BURG STREET GRANVILLE, OHIO

WHEREAS, on December 27, 2023, an application for both the Preliminary and Final Development Plans (Development Plans, Exhibit A) were submitted by Jake Preston on behalf of Denison University, requesting approval for the construction of a housing development to be provided for Denison faculty and staff located on the 31.32-acre parcel (#020-041634-00.000) at 340 North Burg Street; and

WHEREAS, said application was submitted to the Granville Planning Commission for review in accordance with recently amended Chapter 1157, Section 1157.15, (Development Plan Required); Chapter 1169, Institutional District (ID); Chapter 1195, Traffic Impact Study; and Chapter 1196, Access Management Plan Guidelines and Standards; et al, of the Granville Codified Ordinances; and

WHEREAS, Granville Planning Commission has conducted several public hearings on this application, the last being held on February 26, 2024; and

WHEREAS, on February 26, 2024, Granville Planning Commission, by a vote of 4-0, made a recommendation of approval of the application (with conditions including a BZBA approved variance, Exhibit B); and forwarded proposed Findings of Fact and attached exhibits to Council; and

WHEREAS, on March 14, 2024, Granville's Board of Zoning and Building Appeals, by a vote of 4-0, voted by acclamation (without conditions) to approve the variance set forth as a condition of approval of the Preliminary and Final Development Plans by the Granville Planning Commission with Findings of Fact (Exhibit C); and

WHEREAS, Council received said recommendation from Planning Commission and BZBA for its March 20, 2024, regular Council meeting, and held a public meeting in accordance with Section 1157.15 (c); and

WHEREAS, Council has considered the proposed Preliminary and Final Development Plan in light of the Chapter 1157.15, Development Plan Required, and the Purpose and Intent of Chapter 1169, Institutional District, and

WHEREAS, upon due consideration of the whole of the administrative record, and with appropriate regard to the varied individual and community

interests at issue, Council finds that the application should be approved with the following conditions:

NOW THEREFORE, be it ordained by the Council of Granville, Ohio that:

Section I: The Denison Faculty and Staff Housing Project Preliminary and Final Development Plans are hereby approved pursuant to Chapter 1157, Section 1157.15 and Chapter 1169 of the Granville Codified Ordinances. The Denison Faculty and Staff Housing Project development will be comprised of 31.32 total acres, upon which, at build-out of Phase I, will be constructed twenty-nine (29) single-family units. The accompanying site plan depicting the location of Phase 1 is attached hereto and marked as Exhibit A -Page 2, is hereby made a part of this Ordinance.

Section II: As a condition of this approval, Council hereby approves the architectural features, architectural materials, and materials color selections as

presented for Denison Faculty and Staff Housing Project by way of the marked Exhibit D, attached hereto.

Section III: With this approval of the Preliminary and Final Development Plans, as submitted to the Granville Planning Commission, and hereby approved, Council attaches the following conditions.

1. As a condition of this approval, Applicant/Owners are advised that further Planning Commission review and approval shall be necessary for illustrated "Phase 2 & 3" prior to construction. This approval constitutes approval of "Phases 2 & 3," in concept only;
2. As a condition of this approval, for all remaining required reviews and approvals, Applicant/Owners shall continue to work in good faith and with best efforts with Village Planning Department and V3 Companies, Engineers to the satisfaction of the Village and V3 Companies;
3. As a condition of this approval, Applicant/Owners are advised that any substantial deviation(s) from the approved Preliminary and Final Development Plans, the number of units (70), and architecture presented, as determined by the Village Planning Department or Village Council, shall require amendment of the Preliminary and Final Development Plans. Any such amendment(s) of the Preliminary and Final Development Plans and architecture shall be reviewed and approved by Village Council.

Section IV: Based on the documents and information attached to this legislation Council hereby finds that the Preliminary and Final Development Plans meet all the requirements set forth in Chapter 1157, General Zoning Regulations, Section 1157.15 General Zoning Regulations - Development Plan Required, Chapter 1169, Institutional District (ID), and other Chapters listed above, of the Codified Ordinances of Granville.

Section V: This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.


Passed this 3rd day of April, 2024


Melissa Hatfield Mayor

Attest

Autumn Klein, Clerk of Council

Approved as to Form:


William Mattes, Law Director

SITE MASTER PLAN PHASE 1



DENISON

02.22.2024 | PHASE 1 | DENISON UNIVERSITY STAFF & FACULTY HOUSING





Planning & Development Department
Debi Yost - Long Range Planner
Jenn Rubal - Zoning Administrator
141 East Broadway
Granville, Ohio 43023
(740) 587-0707 (Phone); (740) 587-0128 (Fax)

Finding of Fact:
Licking County Auditor's Parcel #019-041634-00.000
Institutional District (ID)
Development Plan Review

Denison University _____ #2024-006
Applicant Name _____ **Application Number** _____
Licking County Auditor's
Parcel #019-041634-00.000 _____ February 26, 2024 at 6:00 pm
Address of Property Affected _____ **Date and Time of Meeting** _____

100 West College Street, Granville, Ohio 43023
Mailing Address (If Different Than Address of Affected Property) _____

Request: The request is review and recommendation of approval to Village Council of a Preliminary and Final Development Plan for Faculty and Staff Housing – Phase 1, only. The property is zoned Institutional District (ID).

Findings: The Planning Commission found the request to be consistent with The Granville Codified Ordinances, Chapter 1157: General Zoning Regulations; Chapter 1169 Institutional District; Chapter 1183: Off-Street Parking and Loading; Chapter 1184: Tree Preservation Code; Chapter 1189: Signs; Chapter 1193: Tree and Landscape Requirements; Chapter 1195: Traffic Impact Study Ordinance; Chapter 1196: Access Management Plan and Guidelines Standards; Chapter 1197: Comprehensive Storm Water Management;

Standards and Criteria: _____ See attached information

Voting on Application:

Motion: Approved w conditions as discussed during EPC Plan Review and outlined by Planning Staff per Staff report – with the

Moved: Habig **Seconded:** Potaraucke
Yeas: 4 **Nays:** 0

addition of Screening at Kethler Ball property -



Planning & Development Department

Debi Yost - *Long Range Planner*
Jenn Rubal - *Zoning Administrator*
141 East Broadway
Granville, Ohio 43023
(740) 587-0707 (Phone); (740) 587-0128 (Fax)

John H. Burriss

Chair, Jack Burriss

Bill Habig

Commission Member, Bill Habig

Craig Potracke

Vice Chair, Craig Potracke

Rod Osborne

Commission Member, Rod Osborne



Board of Zoning and Building Appeals

March 14th, 2024

Finding of Fact:

31-acre Licking County Auditor's Parcel No. 020-041634-00.000

ID

Driveway Access Variance

Jake Preston c/o Denison University
Applicant Name

#2024-036

Application Number

31-acre Licking County Auditor's
Parcel No. 020-041634-00.000

March 14, 2024 at 5:30 pm

Date and Time of Meeting

Address of Property Affected

100 West College Street, Granville, Ohio 43023

Mailing Address (If Different Than Address of Affected Property)

Request:

The request is for review and approval of a variance to reduce the required distance between driveways from two hundred fifty (250') feet to one hundred seventy (170') feet, to allow for an entrance to the proposed Staff and Faculty Housing development.

Findings:

The Planning Commission found the request to be consistent with The Granville Codified Ordinances, Chapter 1169: Institutional District (ID); Chapter 1196: Access Management Plan and Guidelines Standards; Chapter 1147: Variances; and hereby gives their approval of the application, as indicated below.

Standards and Criteria:

See attached information

Voting on Application:

Motion: Approval as submitted

Moved: Kemper

Seconded: Menzler

Yeas: 4

Nays: 0


Board Chair, Jeff Gill

absent
Board Member, Larry Burge


Board Member, Drew Menzer


Board Vice-Chair, Neal Zimmer


Board Member, Kenneth Kemper

Application #2024-036;

Denison University
31-acre Licking County Auditor's Parcel No. 020-041634-00.000
New Burg Street
Institutional District (ID)

Owner/Applicant, et al:

Property Owner & Applicant:

Denison University, Jake Preston and Drew Mascioli
100 West College Street, Granville, Ohio 43023

Project Engineers:

The Kleingers Group, Michael J. Couvreur – Project Engineer
& Megan Cyr – Group Leader, Engineering
350 Worthington Road, Suite H, Westerville, Ohio 43082

Project Planners & Project Architect:

Jones Studio & Wellogy, Rudy Salinas – Project Manager
6767 Longshore Street, Suite 540, Dublin, Ohio 43017

Property

Location:

The subject property consists of a 31.32-acre parcel known as Licking County Auditor's Parcel Number No. 020-041634-00.000. The recently annexed property has been rezoned under Village Zoning to Institutional District (ID).

Request:

The request is for review and approval of a variance to reduce the required distance between driveways from two hundred fifty (250') feet to one hundred seventy (170') feet, to allow for an entrance to the proposed Staff and Faculty Housing development.

Staff Review: Listed below, Staff review has been based on the following:

- 1) Chapter 1169: Institutional District (ID)
- 2) Chapter 1196: Access Management Plan and Guidelines Standards;
- 3) Chapter 1147: Variances

Staff Findings & Conclusions:

Planners Note:

Denison University has received a recommendation of approval from Planning Commission (on 2/26/2024) to Village Council for the construction of Phase 1 of a Staff and Faculty Housing Development. The recommendation was conditioned on receipt of the requested variance and additional cooperation with Village Staff and

V3 Companies.

This phase includes 29 units of housing, with two additional phases to be constructed in the future – at build-out, this project will not exceed 70 housing units. There will be one (1) access to the development from New Burg Street, with an additional emergency only access from Chapin Place.

1) Chapter 1196: Access Management Plan and Guideline Standards:

1196.02 Road Access Categories and Characteristics.

For the purposes of this section, Chapter 1196: Access Management Plan and Standards, New Burg Street NW is considered a Category VI roadway, based on its function and operational intent (see description below). The classification of the roadway informs the review of some sections of this Chapter.

(f) *Category VI: This category applies to local streets that provide access to individual properties that about the street.*

1196.03 Driveway Types.

- (a) A driveway is a point of access connecting an adjacent property to a public roadway. There are five (5) types of driveways, as follows:
 - ... (3) *Residential: A driveway providing access to multiple single-family residences or multi-family dwelling units.*

1196.04 Driveway Locations and Spacing.

- (a) *The number of driveways afforded any one site shall be minimized. (The need for more than one driveway must be substantiated by a Traffic Impact Study). The site is accessed by a singular drive from New Burg Street NW.*
- (b) Access for multiple properties shall be combined, where feasible. **Not applicable.**
- (c) *Driveways shall be located in accordance with applicable sight distance requirements (Stopping Sight Distance (SSD) and Intersection Sight Distance (ISD) as contained in Section 200 of the ODOT Location and Design Manual). A sight distance exhibit was provided by the applicant for further review by V3 Companies.*
- (d) *Minimum driveway spacing – based on posted speed limits -- shall be determined using the values for high-speed roadways (greater than 40 mph) and low speed roadways (equal to or less than 40 mph) as follows:*

High Speed Road		Low Speed Road	
Posted Speed	Minimum Distance	Posted Speed	Minimum Distance
45 mph	500 ft.	25 mph	150 ft.
50 mph	550 ft.	30 mph	200 ft.
55 mph	600 ft.	35 mph	250 ft.
		40 mph	350 ft.

(e) *Driveway spacing shall consider the location of driveways on both sides of a roadway. The proposed access driveway will align with the existing entrance to the Granville Schools western most drive, which serves athletic fields, on the north side of New Burg Street. No other drives are along the north side of New Burg Street – within the project area.*

The proposed driveway is located in a way to create the least number of points of conflict, pertaining to Granville High School and the access located directly across New Burg Street.

A driveway serving the adjacent parcel at 534 New Burg Street is approximately one hundred seventy (170) feet to the west, which does not meet the required minimum distance between driveways, being two hundred fifty (250) feet. The applicant is requesting a variance to reduce the minimum distance required between driveways on a low-speed road, from two hundred fifty (250) feet to one hundred seventy (170) feet.

(f) *Driveways shall be located where they will not cause problems with movements to and from an existing or planned street, highway, or driveway on the opposite side of the roadway. As above – a variance for driveway spacing is required.*

(g) *Driveways shall be located a sufficient distance from an adjacent public road intersection so as not to interfere with the traffic operations at the intersection. The following table provides the minimum acceptable distances between drive locations and adjacent intersections. For all access categories, where two roads of different access levels intersect, the restrictions and distances of the higher-level roadway will apply along the lower classified roadway. (The defined distances are measured from the centerline of the intersecting road to the centerline of the proposed driveway).*

Recommended Drive Distances from Intersection by Classification	
Higher Roadway Classification	Distance from Intersection
Intersecting Category I, II, or III Roadway	600 feet
Intersecting Category IV or V Roadway	300 feet

The proposed driveway is well in excess of the intersection of New Burg Street NW and North Street, at approximately 2,600 feet, meeting this requirement.

The proposed driveway is approximately 730 feet from the intersection of Linnell Drive NW, meeting this requirement.

It is important to note the applicant has completed a traffic study, in which the results showed as a result of this project, there are no necessary upgrades that need to be made to the surrounding project area.

4) Section 1147.03, Criteria for Approval.

The following considerations shall be examined in the review and the public hearing of an application for variance:

(a) That special circumstances or conditions exist which are peculiar to the land or structure(s) involved and which are not applicable to other lands or structures in the same zoning districts.

(b) That a literal interpretation of the provisions of this Zoning Ordinance would result in practical difficulties for the owner of the property. The factors to be considered by the Board in making this determination are:

(1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.

(2) Whether the variance is substantial.

(3) *Whether the essential character of the neighborhood would be substantially altered, or whether adjoining properties would suffer a substantial detriment as a result of the variance.*

(4) *Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage).*

(5) *Whether the property owner purchased the property with knowledge of the zoning restriction.*

(6) *Whether the property owner's predicament feasibly can be obviated through some method other than a variance.*

(7) *Whether the spirit and intent behind the zoning requirement would be required to be observed and substantial justice done by granting the variance.*

(c) *That the special conditions and circumstances do not result from the actions of the applicant.*

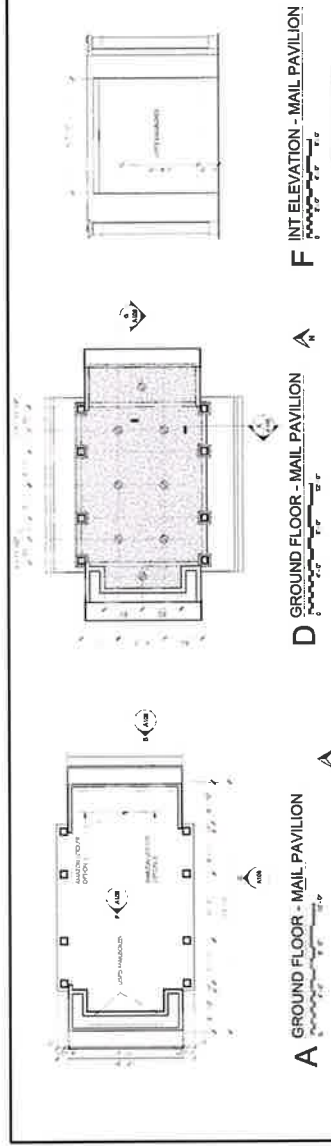
(d) *That the granting of the variance will in no other manner adversely affect the health, safety and general welfare of the persons residing or working within the vicinity of the proposed variance, and not diminish or impair established property values within the surrounding areas, and not impair an adequate supply of light and air to adjacent properties, and not unreasonably increase the congestion in public streets.*

(e) *In granting a variance, the board may impose any requirements or conditions regarding the location, character, and other features of the proposed uses or buildings or structures as the board deems necessary to carry out the intent and purpose of this Zoning Code, and to satisfy the other conditions set forth in subsection (d) hereof. (Ord. 15-08, Passed 1-7-09.)*

5) Staff Comments:

The request is for review and approval of a variance to reduce the required distance between driveways from two hundred fifty (250') feet to one hundred seventy (170') feet, to allow for an entrance to the proposed Staff and Faculty Housing development.

The Preliminary and Final Development Plans for this project will be heard by Village Council for a first reading on March 20th, 2024 at 7:30 pm.



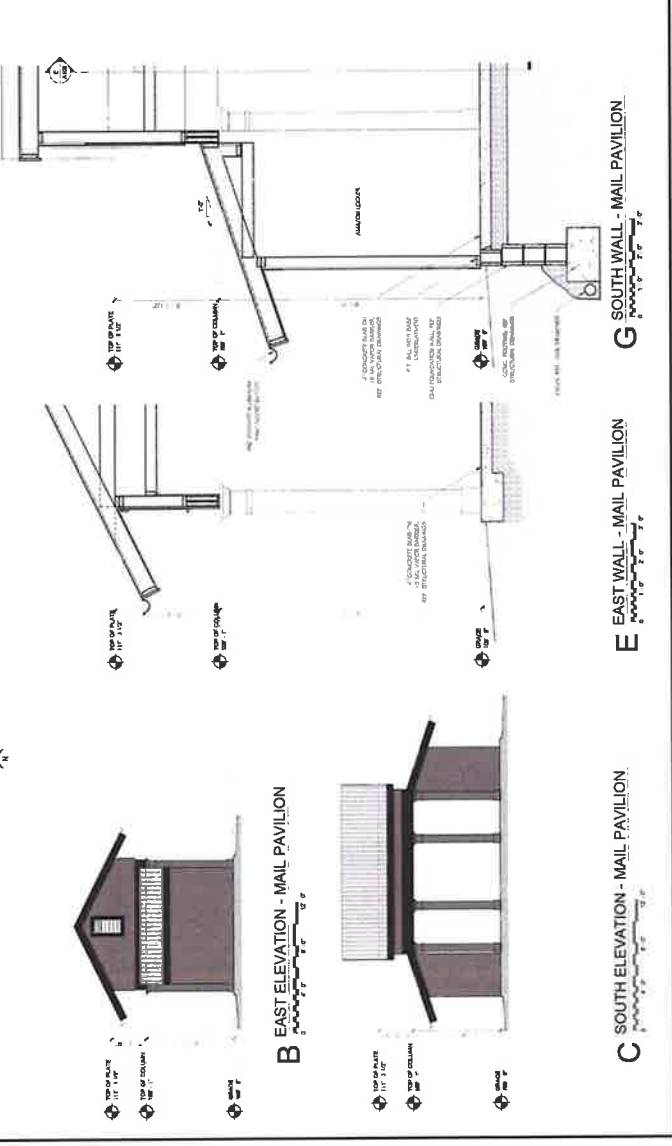
A GROUND FLOOR - MAIL PAVILION

D GROUND FLOOR - MAIL PAVILION

F INT ELEVATION - MAIL PAVILION

A

A



B EAST ELEVATION - MAIL PAVILION

C SOUTH ELEVATION - MAIL PAVILION

E EAST WALL - MAIL PAVILION

G SOUTH WALL - MAIL PAVILION

NEW WORK GENERAL NOTES

- VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION WITH THE ARCHITECT AND CONTRACTOR.
- PROTECT ALL EXISTING CONDITIONS NOT TO BE DEMOLISHED.
- VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
- VERIFY ALL MATERIALS AND FINISHES ARE AS SHOWN ON THE DRAWINGS.
- VERIFY ALL WORK IS DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CODES.
- VERIFY ALL WORK IS DONE IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL CODES.
- VERIFY ALL WORK IS DONE IN ACCORDANCE WITH THE PROJECT MANUAL AND ANY ADDENDUMS.
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- VERIFY ALL WORK IS DONE IN ACCORDANCE WITH THE PROJECT MANUAL AND ANY ADDENDUMS.

PLAN LEGEND

WALL	WALL	WALL	WALL
DOOR	DOOR	DOOR	DOOR
WINDOW	WINDOW	WINDOW	WINDOW

SYMBOL LEGEND

1.01	CONCRETE SLAB	1.02	CONCRETE WALL
1.03	CONCRETE COLUMN	1.04	CONCRETE BEAM
1.05	CONCRETE FLOOR	1.06	CONCRETE CEILING
1.07	CONCRETE ROOF	1.08	CONCRETE FOUNDATION
1.09	CONCRETE STAIR	1.10	CONCRETE ELEVATOR

SENENSON UNIVERSITY STAFF & FACULTY HOUSING

DATE: 01.08.24

PROJECT: SENENSON UNIVERSITY STAFF & FACULTY HOUSING

MAIL PAVILION

A106

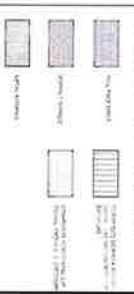


B PLAN SOUTH ELEVATION - BUILDING A



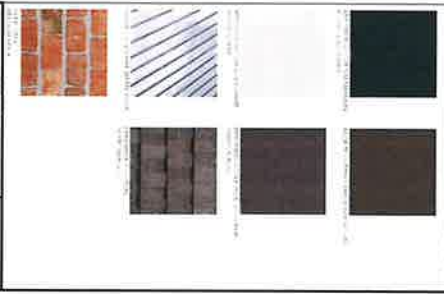
A PLAN NORTH ELEVATION - BUILDING A

EXTERIOR ELEVATION MATERIAL LEGEND



SHEET NOTES - EXT ELEVATIONS

1. REFER TO SHEET A300 FOR GENERAL NOTES AND SPECIFICATIONS.
 2. ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR.
 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 4. ALL FINISHES TO BE MATCHED TO THE SAMPLES PROVIDED.
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).



EMERSON UNIVERSITY STAFF & FACULTY HOUSING 1401 UNIVERSITY DRIVE, SUITE 200 • EMERSON, NH 03843	
DESIGN DEVELOPER welllory 1401 UNIVERSITY DRIVE, SUITE 200 • EMERSON, NH 03843	DRAWN BY: 2023 CHECKED BY: 01/26/24 DATE: 01/26/24
EXTERIOR ELEVATIONS - BUILDING A	
A301	

B PLAN WEST ELEVATION - BUILDING A

A PLAN EAST ELEVATION - BUILDING A

EXTERIOR ELEVATION MATERIAL LEGEND

	RED BRICK		CHARCOAL GREY ROOF
	SPRINKLED SIDING		CHARCOAL GREY ROOF
	CHARCOAL GREY ROOF		CHARCOAL GREY ROOF

SHEET NOTES - EXT. ELEVATIONS

1. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

2. FINISHES TO BE AS SHOWN ON THIS SHEET.

3. ALL MATERIALS TO BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.

4. ALL MATERIALS TO BE MATCHED TO THE SAMPLES PROVIDED.

5. ALL MATERIALS TO BE MATCHED TO THE SAMPLES PROVIDED.

6. ALL MATERIALS TO BE MATCHED TO THE SAMPLES PROVIDED.

7. ALL MATERIALS TO BE MATCHED TO THE SAMPLES PROVIDED.

8. ALL MATERIALS TO BE MATCHED TO THE SAMPLES PROVIDED.

9. ALL MATERIALS TO BE MATCHED TO THE SAMPLES PROVIDED.

10. ALL MATERIALS TO BE MATCHED TO THE SAMPLES PROVIDED.

WENSON UNIVERSITY STAFF & FACULTY HOUSING

WENSON UNIVERSITY STAFF & FACULTY HOUSING

WENSON UNIVERSITY STAFF & FACULTY HOUSING

DATE: 01/28/24

ISSUED FOR PERMIT

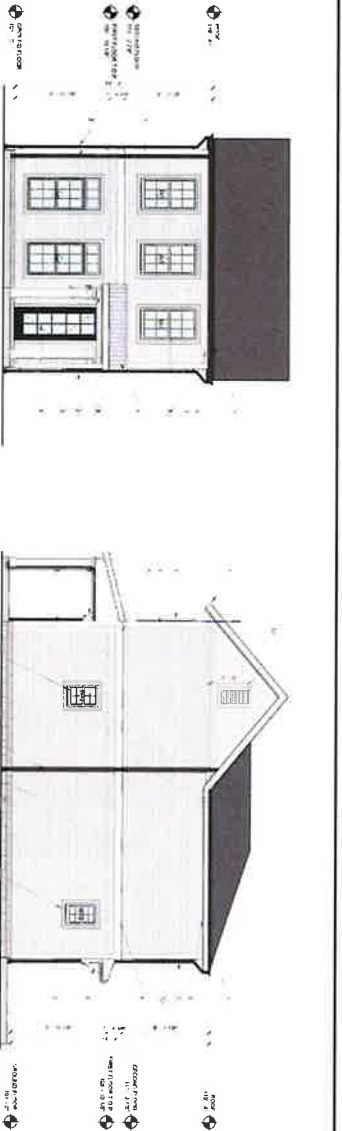
PROJECT: WENSON UNIVERSITY STAFF & FACULTY HOUSING

DATE: 01/28/24

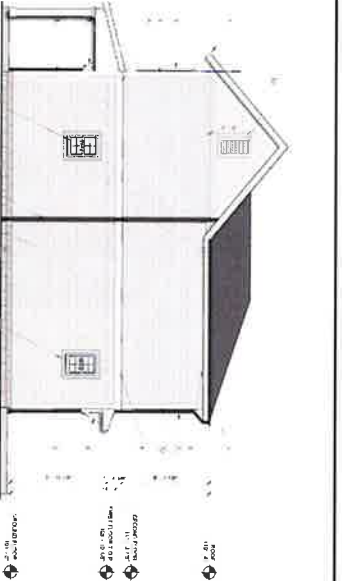
ISSUED FOR PERMIT

A302

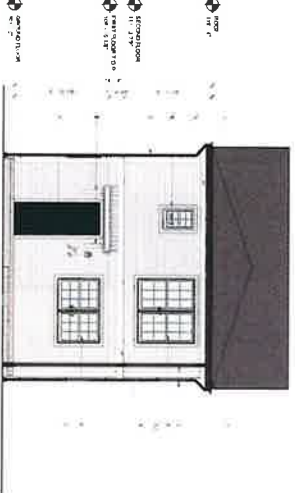
EXTERIOR ELEVATIONS - BUILDING A



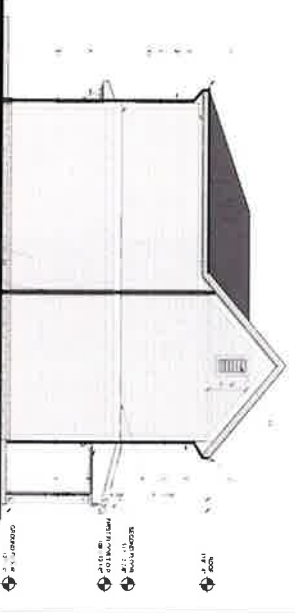
B PLAN SOUTH ELEVATION - BUILDING A2



C PLAN EAST ELEVATION - BUILDING A2

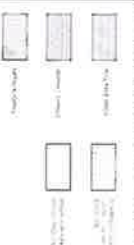


A PLAN NORTH ELEVATION - BUILDING A2



D PLAN WEST ELEVATION - BUILDING A2


EXTERIOR ELEVATION MATERIAL LEGEND

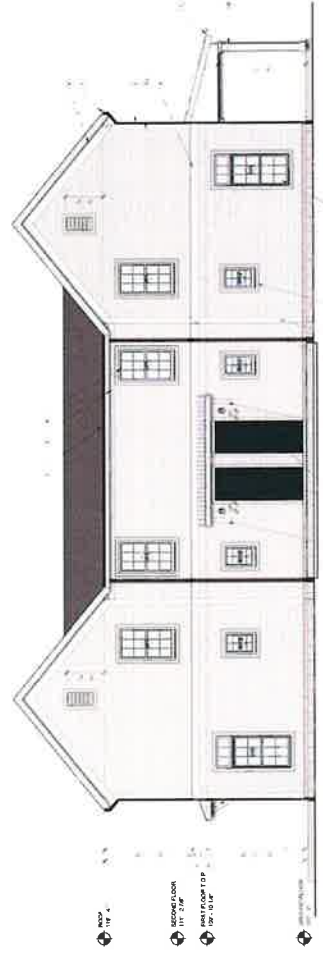


SHEET NOTES - EXT. ELEVATIONS

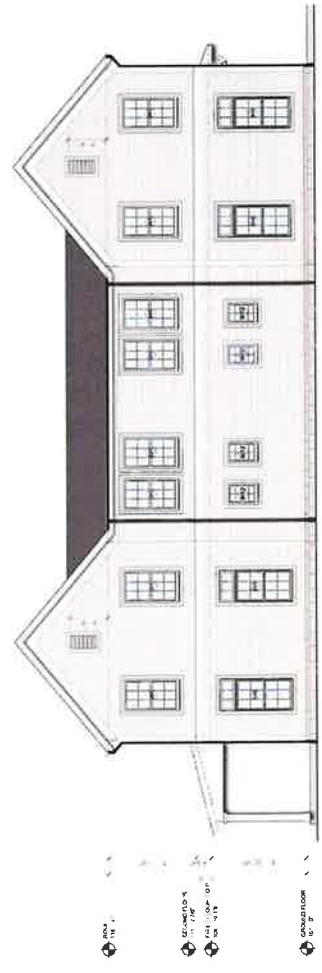
1. All exterior elevations are shown in perspective view.
 2. All exterior elevations are shown in perspective view.
 3. All exterior elevations are shown in perspective view.
 4. All exterior elevations are shown in perspective view.
 5. All exterior elevations are shown in perspective view.



KEMISON UNIVERSITY STAFF & FACULTY HOUSING 1100 UNIVERSITY AVENUE SUITE 100 WELLSVILLE, PA 16801 		DRAWING NO. 2307 DATE 01/18/24 DRAWN BY PHILIP
EXTERIOR ELEVATIONS - BUILDING A2		A303

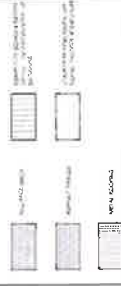


A PLAN NORTH ELEVATION - BUILDING A3



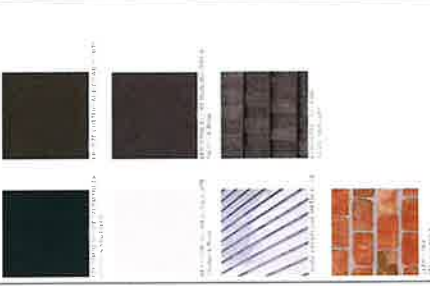
B PLAN SOUTH ELEVATION - BUILDING A3

EXTERIOR ELEVATION MATERIAL LEGEND



SHEET NOTES - EXT ELEVATIONS

1. All exterior elevations are shown in perspective.
2. All exterior elevations are shown in perspective.
3. All exterior elevations are shown in perspective.
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7. All exterior elevations are shown in perspective.
8. All exterior elevations are shown in perspective.
9. All exterior elevations are shown in perspective.
10. All exterior elevations are shown in perspective.



XENSON UNIVERSITY STAFFS & FACULTY HOUSING

DATE: 01/20/24
ISSUED BY: PERISA

WELLOOY ARCHITECTS, P.C.
2711 LINDEN DRIVE, SUITE 200, DALLAS, TX 75243
TEL: 214.750.1100

PROJECT: XENSON UNIVERSITY STAFFS & FACULTY HOUSING
SHEET: EXTERIOR ELEVATIONS - BUILDING A3
DATE: 01/20/24
ISSUED BY: PERISA

A304

A PLAN EAST ELEVATION - BUILDING A3

B PLAN WEST ELEVATION - BUILDING A3

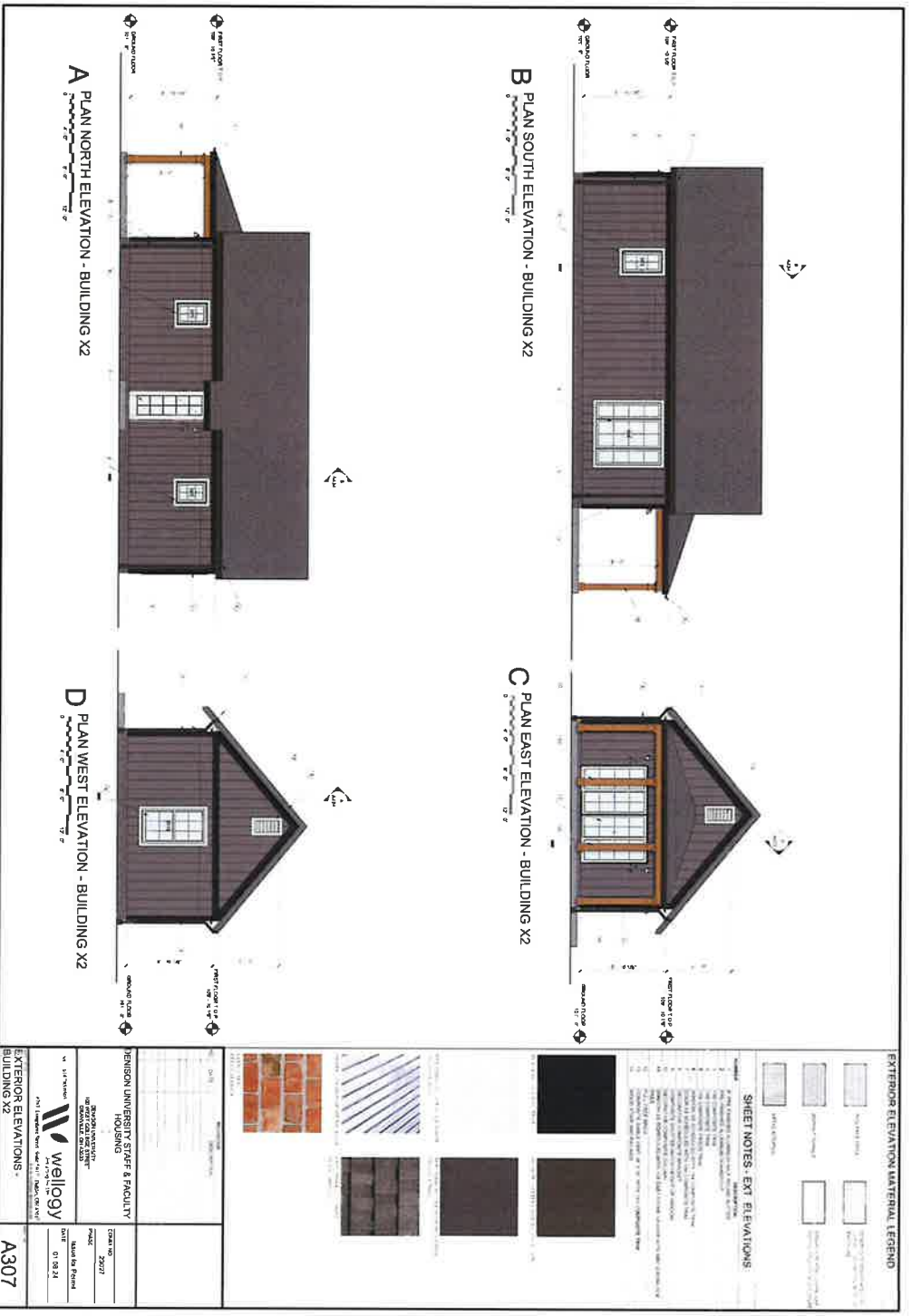
EXTERIOR ELEVATION MATERIAL LEGEND

SHEET NOTES - EXT. ELEVATIONS

1. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
2. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES.
3. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR ROOFING AND CLADDING.
4. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR PAINTS AND COATINGS.
5. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR LIGHTING FIXTURES.
6. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR SIGNAGE.
7. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR FURNITURE AND FIXTURES.
8. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR EQUIPMENT.
9. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR MECHANICAL AND ELECTRICAL SYSTEMS.
10. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR PLUMBING AND HEATING SYSTEMS.
11. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR VENTILATION SYSTEMS.
12. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR FIRE PROTECTION SYSTEMS.
13. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR SECURITY SYSTEMS.
14. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR ACCESSIBILITY.
15. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR SUSTAINABILITY.
16. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR ENERGY EFFICIENCY.
17. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR WATER EFFICIENCY.
18. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR AIR QUALITY.
19. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR SOUND ATTENUATION.
20. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR VIBRATION CONTROL.

<p>WELLOLOGY ARCHITECTURAL FIRM 1000 UNIVERSITY ST. SUITE 100 HOUSTON, TX 77002 TEL: 713.865.1111 WWW.WELLOLOGY.COM</p>	<p>BENSON UNIVERSITY STAFF & FACULTY HOUSING</p> <p>PROJECT NO. 13011</p> <p>DATE: 01.18.24</p> <p>SCALE: 1/8" = 1'-0"</p> <p>EXTERIOR ELEVATIONS - BUILDING A3</p> <p style="text-align: right;">A305</p>
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<p>EXTERIOR ELEVATION MATERIAL LEGEND</p> <p> HORIZONTAL CLADDING VERTICAL CLADDING SOLID CLADDING BRICK TERRAZZO METAL PANELING STONE GLASS FINISHES ROOFING METALS PAINTS </p>	<p>SHEET NOTES - EXT ELEVATIONS</p> <ol style="list-style-type: none"> 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED. 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE PRIOR TO COMMENCEMENT OF WORK. 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND SERVICES. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 5. ALL MATERIALS AND FINISHES SHALL BE AS SPECIFIED ON THIS SHEET. 6. THE CONTRACTOR SHALL MAINTAIN PROTECTIVE MEASURES TO PREVENT DAMAGE TO ADJACENT AREAS. 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. 8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND WORKMANLIKE APPEARANCE AT ALL TIMES. 	<p> WINDOW FINISH DOOR FINISH EXTERIOR WALL FINISH ROOF FINISH DECK FINISH BALCONY FINISH FENCE FINISH LIGHT FIXTURES PLUMBING FIXTURES ELECTRICAL FIXTURES MECHANICAL FIXTURES </p>	<p>DATE: _____</p> <p>DESIGNED BY: _____</p> <p>CHECKED BY: _____</p> <p>SCALE: _____</p>	<p>KEESON UNIVERSITY STAFF & FACULTY HOUSING</p> <p>1170 UNIVERSITY AVENUE KEESON UNIVERSITY WILSONVILLE, OREGON 97148 PHONE: (503) 538-1000 FAX: (503) 538-1001 WWW: www.keeson.edu</p>	<p>DATE: 2027</p> <p>PROJECT: Keeson Staff & Faculty Housing</p> <p>DATE: 01.08.24</p> <p>A306</p>
<p>PLAN SOUTH ELEVATION - BUILDING X1</p> <p> 1'-0" (1/8" = 1'-0") 0' 6" 0' 12" 0' 18" 0' 24" 0' 30" 0' 36" 0' 42" 0' 48" 0' 54" 6' 0" </p>	<p>C PLAN EAST ELEVATION - BUILDING X1</p> <p> 1'-0" (1/8" = 1'-0") 0' 6" 0' 12" 0' 18" 0' 24" 0' 30" 0' 36" 0' 42" 0' 48" 0' 54" 6' 0" </p>	<p>B PLAN SOUTH ELEVATION - BUILDING X1</p> <p> 1'-0" (1/8" = 1'-0") 0' 6" 0' 12" 0' 18" 0' 24" 0' 30" 0' 36" 0' 42" 0' 48" 0' 54" 6' 0" </p>	<p>PLAN NORTH ELEVATION - BUILDING X1</p> <p> 1'-0" (1/8" = 1'-0") 0' 6" 0' 12" 0' 18" 0' 24" 0' 30" 0' 36" 0' 42" 0' 48" 0' 54" 6' 0" </p>	<p>D PLAN WEST ELEVATION - BUILDING X1</p> <p> 1'-0" (1/8" = 1'-0") 0' 6" 0' 12" 0' 18" 0' 24" 0' 30" 0' 36" 0' 42" 0' 48" 0' 54" 6' 0" </p>	<p>A PLAN NORTH ELEVATION - BUILDING X1</p> <p> 1'-0" (1/8" = 1'-0") 0' 6" 0' 12" 0' 18" 0' 24" 0' 30" 0' 36" 0' 42" 0' 48" 0' 54" 6' 0" </p>



EXTERIOR ELEVATION MATERIAL LEGEND

	Vertical Siding		Horizontal Siding
	Brick		Stone

SHEET NOTES, EXT. ELEVATIONS

1. All exterior elevations are shown in perspective.
2. All exterior elevations are shown in perspective.
3. All exterior elevations are shown in perspective.
4. All exterior elevations are shown in perspective.
5. All exterior elevations are shown in perspective.
6. All exterior elevations are shown in perspective.
7. All exterior elevations are shown in perspective.
8. All exterior elevations are shown in perspective.
9. All exterior elevations are shown in perspective.
10. All exterior elevations are shown in perspective.

	Window Profile 1		Window Profile 2
	Door Profile 1		Door Profile 2
	Material Swatch 1		Material Swatch 2
	Material Swatch 3		Material Swatch 4

<p>THOMSON UNIVERSITY STAFF & FACULTY HOUSING</p> <p>wellogy Architectural Firm</p> <p>1111 University Ave., Suite 100 Thomson, ON R9M 1A7</p>		<p>PROJECT NO. 2027</p> <p>DATE: 01/08/24</p>
<p>EXTENSION OF EXISTING BUILDING X2</p>		<p>A307</p>