

**Meeting Agenda**  
**State College Borough Design Review Board**  
**October 4, 2016**  
**Room 241 / 10 a.m.**

- I. Call To Order**
- II. Roll Call**
- III. Approval Of Minutes**
- IV. Chair Report**
- V. Public Hour**
- VI. Land Development Plan**
  - A. Final Plan 408 East Fairmont Avenue Building Expansion, Fraternity Use, Zoning District, R2 Zoning District, Omicron Association, Owner
  - B. Preliminary Plan 254 East Beaver Avenue, Replacement Building, Mixed-Use, Zoning District, RO With Overlay District, Highland Holding Group, Owner, Penn Terra, Engineering, OGP Architects, LLP, Architect
- VII. Official Reports And Correspondence**
- VIII. Adjournment**

*Documents:*

*Complete Design Review Board Agenda - October 4, 2016.pdf*

**Meeting Agenda  
State College Borough Design Review Board  
October 4, 2016  
Room 241 / 10 a.m.**

**I. Call to Order**

**II. Roll Call**

Richard Bryant, Chair  
Bond Reinhardt, Vice-Chair  
Richard Devon  
Vacant

**III. Approval of Minutes – September 20, 2016**

**IV. Chair Report**

**V. Public Hour - Hearing of Citizens**

**VI. Land Development Plan**

**A. Final Plan 408 East Fairmont Avenue Building Expansion, Fraternity Use, Zoning District, R2 Zoning District, Omicron Association, Owner**

This project involves a minor expansion of a fraternity in order to modernize the kitchen facilities, construct a walk-in cooler and construct bathroom facilities. Since the land use is not a 1 or 2-family dwelling, it requires a land development plan. As part of the submission, review by the Historic Resources Commission (HRC) must also occur. The HRC reviewed the plan during their September 20, 2016 and had the following comments:

- On the rear view, consider not introducing a different window type since there are already quite a few different windows on the rear of the property.
- Consider brick work on the rear and side additions to mimic a window in brick.

This project was granted a dimensional variance in order for the project to proceed to land development.

Attached to the agenda is an aerial view and plan sheets are attached on **pages 7-9.**

Design Review Board: This is a final plan. The Board is given the opportunity to review the proposal and provide feedback to the applicant. A recommendation to staff to approve the plan may be given, but is not required.

B. Preliminary Plan 254 East Beaver Avenue, Replacement Building, Mixed-use, Zoning District, RO with Overlay District, Highland Holding Group, Owner, Penn Terra, Engineering, OGP Architects, LLP, Architect

This project involves the demolition of the existing building and the construction of a new mixed use building that will include first floor retail along Beaver Avenue, 40 apartment units (three inclusionary units and three bonus units) and top floor office space.

Attached to the agenda is an aerial view, renderings and select plan sheets on **pages 10-27**.

Design Review Board Action: This is a preliminary plan. The Board may offer suggestions to the applicant on the project.

**VII. Official Reports and Correspondence**

A. Borough Council

**VIII. Adjournment**

**Meeting Agenda  
State College Borough Design Review Board  
September 20, 2016**

The State College Borough Design Review Board (DRB) met on Tuesday, September 20, 2016 in the State College Borough Municipal Building, 243 South Allen Street in Room 241. Chairman Bryant called the meeting to order at 10:01 a.m.

**Members Present**

Richard Bryant, Chairman; Bond Reinhardt, Vice-Chairman and Richard Devon

**Others Present**

Anne Messner, Planner/Zoning Officer; Jenna Wargo, Planner; Denise Rhoads, Staff Assistant; Paul Sekula, Sekula Signs; Dave Lopatka, Reuther+Bowen; Mark Saville, Sweetland Engineering; Rich O'Donald, Penn State University's (PSU's) Office of Physical Plant (OPP); Andrew Kilmer, Forum Studio-Landscape Architect and John Sickles, DLA Architecture

**Approval of Minutes**

A motion was made by Mr. Reinhardt and seconded by Mr. Devon to approve the September 6, 2016 minutes as submitted. The vote was unanimously in favor.

**Chair Report**

Chairman Bryant had nothing to report.

**Public Hour**

No one in the audience wished to discuss items not on the agenda.

**Signs**

Mr. Sekula presented a sign for a new space at 270 W. Hamilton Avenue (Hamilton Square Shopping Center) for Salon Beautiful. This space will provide for five tenants and Salon Beautiful is the first to sign on.

Mr. Devon made a motion to approve this sign and Mr. Reinhardt seconded the motion. The vote was unanimously in favor.

**Land Development Plan**

Final Plan Building Entrance Addition to Nursing Sciences Building, UPD Sub District 5 Zoning District, The Pennsylvania State University (PSU), owner Reuther+Bowen, Engineer, Kimmel Bogrette Architecture + Site, Architect

Mr. Lopatka's presentation included:

- He noted the plan has not changed other than the water management plan and they have added a landscape plan.
- Mr. Lopatka noted the changes included adding a concrete tank requested by PSU that will tie back into the existing system and adding a landscape plan.

Boards' comments included:

- Mr. Devon inquired if the area will be well lit for safety. It was noted it will be.
- Mr. Devon asked if there are any cameras in this area. Mr. Lopatka stated there are not.
- Mr. Devon asked if there are signs. Mr. Lopatka stated there is a sign on the building and one inside the building.

Ms. Messner noted Alan Sam, Borough Arborist, was here at the last meeting and was concerned about a particular maple and the removal of it. He did attend a meeting at PSU regarding this and determined the tree would be fine for removal.

A motion to approve this plan was made by Mr. Reinhardt and seconded by Mr. Devon. The vote was unanimously in favor.

Preliminary Plan New Residential Dormitory, UPD Sub District 5 Zoning District, The Pennsylvania State University (PSU), owner Sweetland Engineering, Engineer, Mackley Mitchell, Architect

Mr. O'Donald's presentation included:

- Mr. O'Donald noted there is a slight change in direction. Based on a PSU press release, the original plan to phase the work over a 12-year span was accelerated to reduce it by three years and to move renovations to the third residence hall to the beginning of the overall timeline.
- The new building will have approximately 415 beds. Some students will be relocated due to starting work on the new building earlier than anticipated.

Mr. Saville's presentation included:

- The majority of Phase II is in the Borough, but a part is in College Township.
- He noted they are taking what was permitted in Phase I for storm water and what is remaining in Phase II and permitting for storm water.
- Mr. Saville discussed covered walk ways in the area that are also utility tunnels which has provided some opportunities to preserve the trees.
- With this new building they will be constructing an extension to the utility tunnel.
- There are two watersheds within this project, one to Thompson Run and the other into Fox Hollow Road. He noted the net change into Fox Hollow Road is not significant.
- There will be an underground retention area.

Mr. Kilmer's presentation included:

- Their proposal is asking for approval for what they call the "great lawn".
- They will be updating the site itself with program spaces, positive circulation for students and related to the Downtown Master Plan (DMP), they will be doing some service consolidations.
- Mr. Kilmer noted there will be sub-set open spaces with distinct neighborhood gathering areas.
- Active recreation will include a multi-sport court and a sand volleyball court.
- He noted they are trying to improve the pedestrian circulation and have proposed many "gateway" entries into this area.
- Mr. Kilmer also noted they are trying to improve vehicular circulation and will be removing a lot of surface parking during Phase I. They did lose some parking, but they are trying to move parking to the east edging of East Halls.
- He noted 271 stalls will be what is remaining at the end of the Phase II.
- Mr. Kilmer stated their landscape strategy will be shrubs that will be foundation plantings around the buildings and they will use ground cover in some areas.
- He noted there is an opportunity for mixed, seasonal plantings.
- He, especially, wanted to note they will be using the open space (lawns) to brand this area because they want to preserve existing trees and canopies.
- They will be removing trees that are associated with the footprint and parking of the building,
- Mr. Kilmer noted they will be looking at ornamentals to create some seasonal interest.

Mr. Sickles' presentation included:

- He explained they will have a variety of buildings: low rise (five stories), mid-rise (eight stories) and towers. All of these buildings will have lounges and student rooms with floor-to-ceiling glass.
- Mr. Sickles also noted they left covered walk ways in place.
- He also noted the materials will be brick infill, new windows and precast concrete.

Boards' comments included:

- Mr. Devon noted the parking area seems to service everyone but students.
- Mr. Devon asked what the students thought about the bus service on campus. Mr. Kilmer stated they are responding in a positive manner.
- Chairman Bryant asked what is included in the multi-sport area. Mr. Kilmer stated it is a surface that can be used for any kind of sport and it is a concrete slab with a waffle board surface.
- Chairman Bryant asked if the access to the loading dock will remain the same. Mr. Kilmer stated yes.
- Mr. Devon asked if they would consider using dogwood and birch trees and also how are they making those decisions. Mr. Kilmer stated they are using what has been established in Phase I.
- Mr. Devon ask if diversity of plantings is a deliberate goal. Mr. Kilmer stated it is.

- Mr. Devon asked if they would take the aesthetics into consideration. Mr. Kilmer stated they design for a nine-month window which most of that occurs in the winter months so, they are looking at fall plantings and color.
- Mr. Devon asked if they would consider supporting other species i.e. birds, butterflies, etc. Mr. Kilmer stated they are starting to take baby steps in incorporating this into the PSU environment.
- Mr. Devon asked if they experimented with the cladding of the building. He noted that he would like to see more diversity in these buildings. Mr. O'Donald stated the goal is to enhance what is already there.
- Mr. Reinhardt asked what the net balance is in the impervious surfaces. Mr. Saville stated there is an overall increase between Phase I and Phase II.
- Mr. Devon asked if there will be any green roofs. Mr. Saville stated it has been discussed in length and it doesn't seem feasible at this time.

Ms. Messner stated Alan Sam, Borough Arborist reviewed the plan and thought it was a good plan and had no suggestions.

A motion to approve this plan was made by Mr. Reinhardt and Mr. Devon seconded the motion. The vote was unanimously in favor.

### **Official Reports and Correspondence**

Work Program: – Ms. Messner asked the Commission if they want to keep the Focus on Appearance Award as part of the work program. The general consensus was to put this on hold for now.

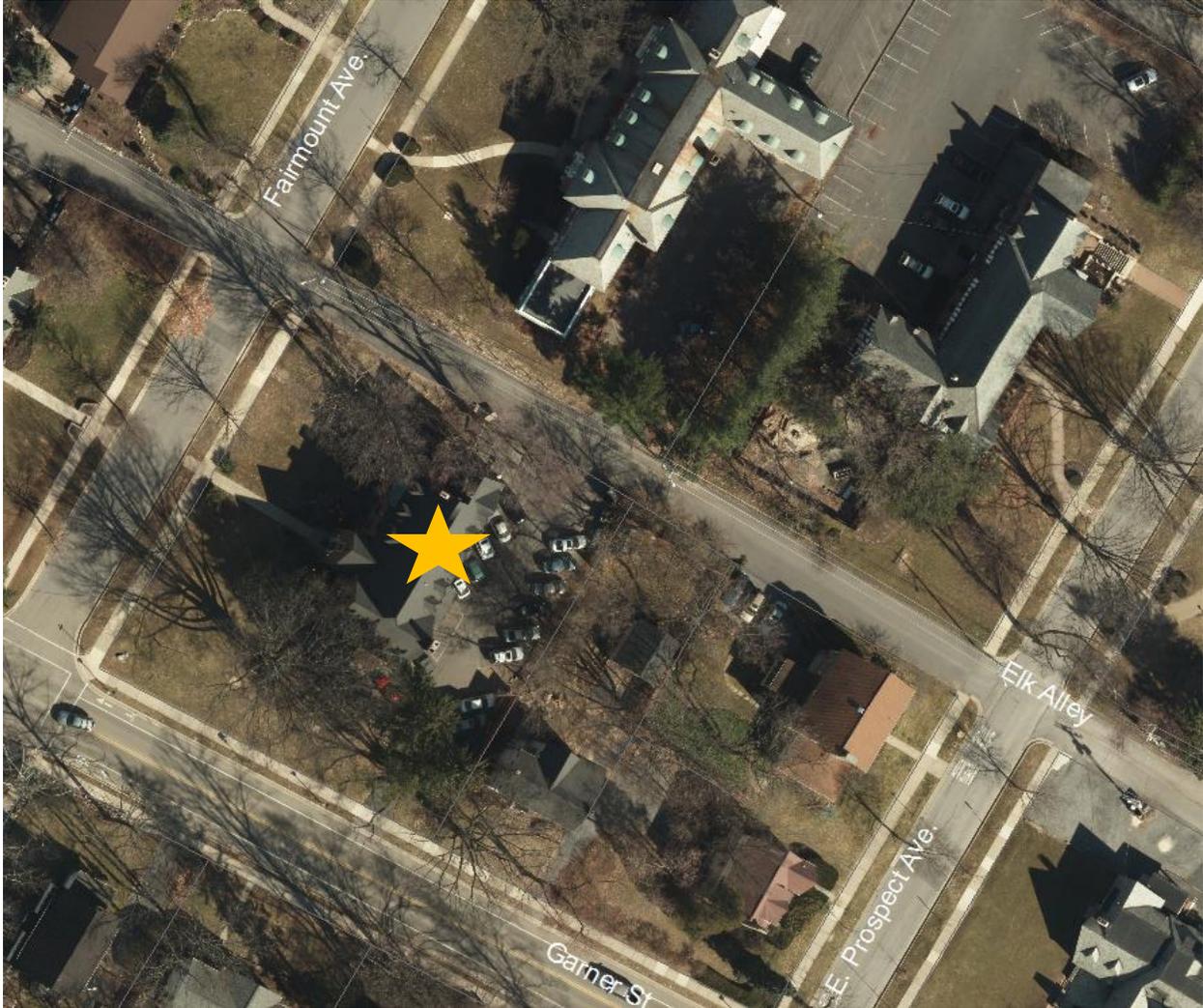
Borough Council (BC): Ms. Messner reported that Council appointed both Chairs of the DRB and Historic Resources Commission (HRC) to dual roles which will require them to attend each other's meetings until the end of this year. She also noted Council discussed the Property Maintenance Code (PMC) and they stated there is additional work that needs to be done. Council asked for more time to review what they had received.

Planning Commission (PC): Ms. Messner reported the PC will be reviewing a sub-division and lot consolidation plan with the Autoport and the church properties. She noted they will be reviewing the two plans that DRB reviewed today.

### **Adjournment**

With no further business to discuss, Mr. Reinhardt made a motion to adjourn this meeting at 11:11 a.m. and Mr. Devon seconded the motion.

Respectfully submitted by:  
Denise L. Rhoads, Staff Assistant



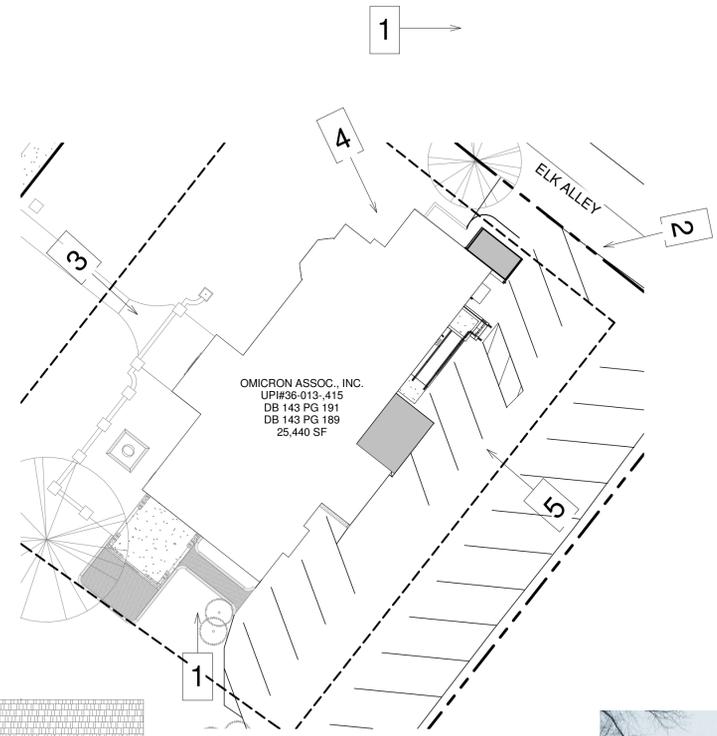
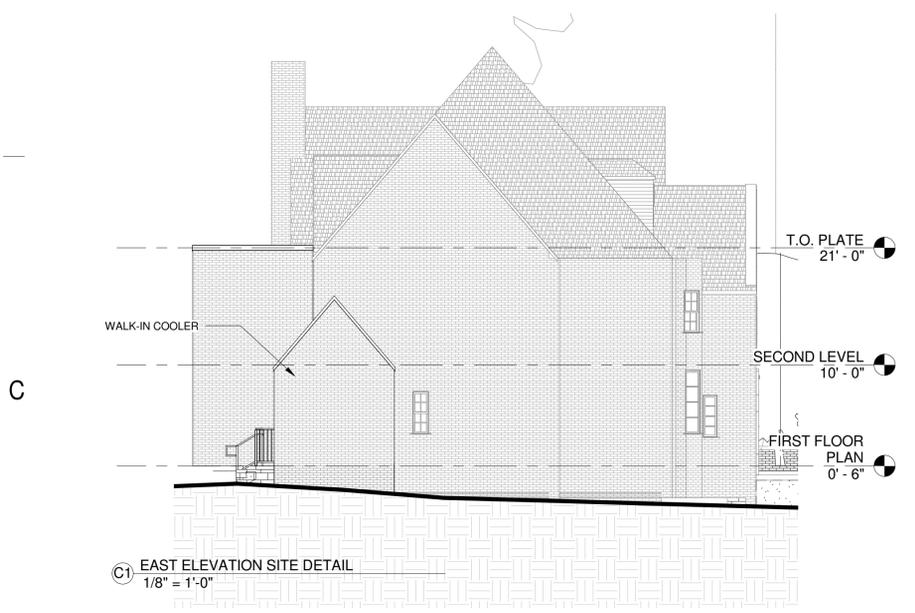
408 East Fairmount Avenue



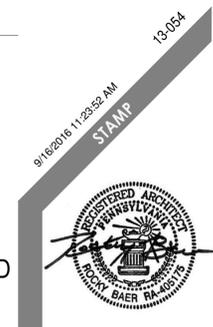
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1 2 3 4 5

CAMERA VIEWS: # →



1 2 3 4 5



CLIENT LOGO

SITE DETAILS  
 PHI KAPPA TAU-KITCHEN &  
 RAMP  
 408 E. FAIRMOUNT AVE.  
 STATE COLLEGE, PA 16801

OMICRON - PHI KAPPA TAU

REVISIONS

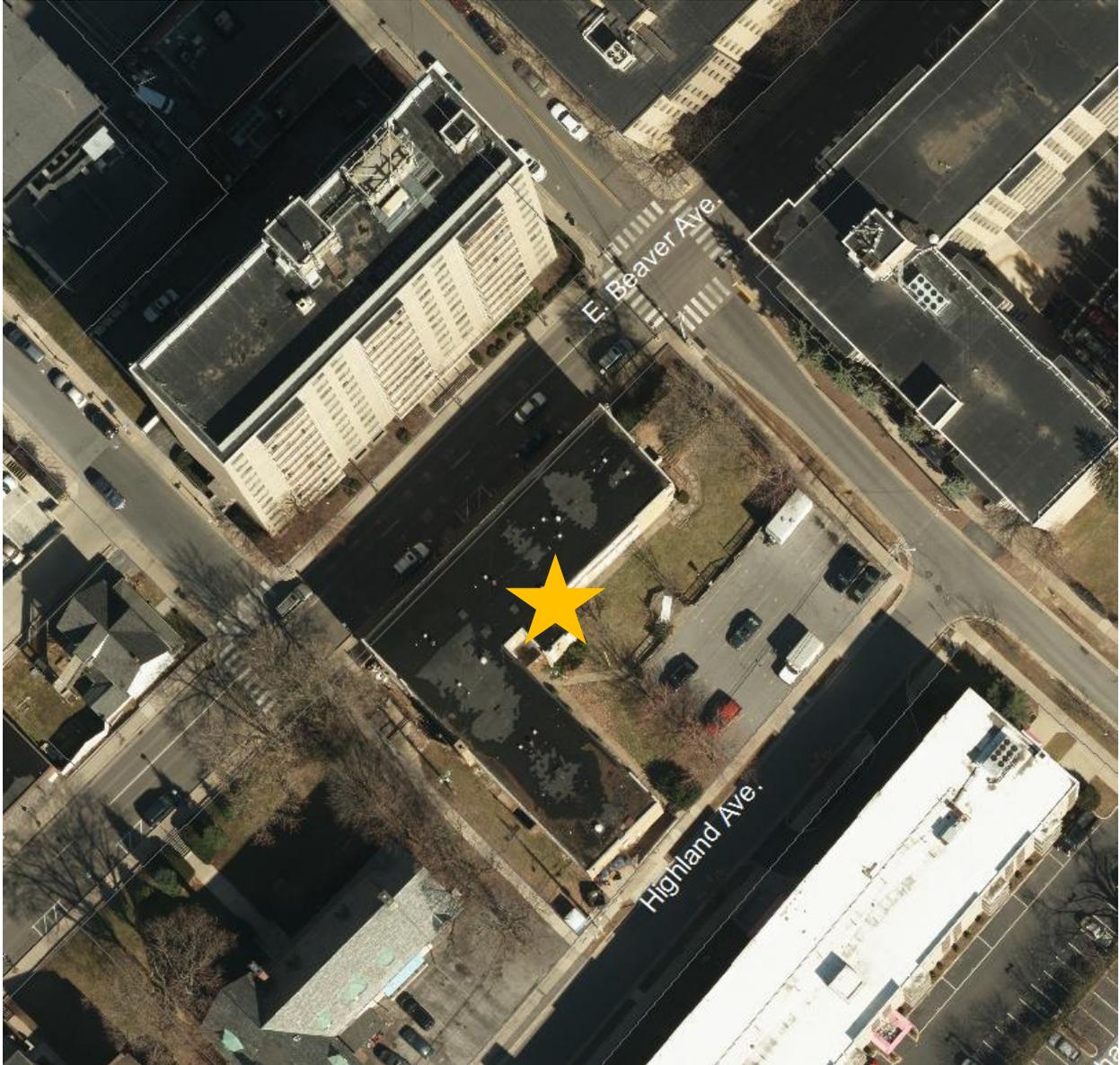
#	Description	Date
1	CODE REVISIONS	9.2.2016

ISSUE DATE: 06.29.2016  
 ISSUE TYPE: CONSTRUCTION DOCUMENTS

309 N. 5th Street  
 Sunbury, PA 17801  
 Phone: 570.286.2526

B3architects

AS102



254 East Beaver Avenue



EAST BEAVER AVENUE ELEVATION

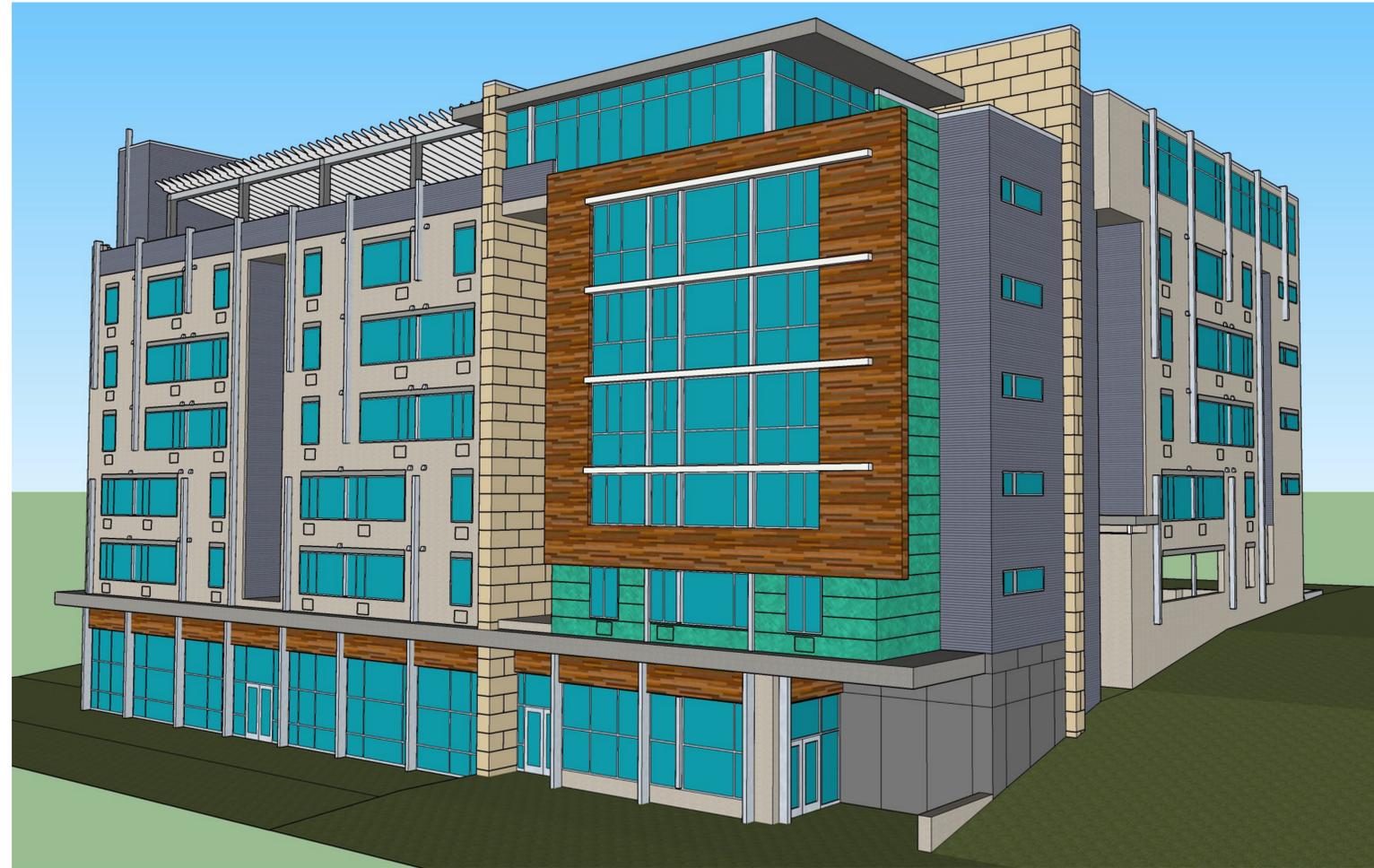


OGP Architects, LLP

09/23/2016



LOCUST LANE & EAST BEAVER AVENUE



EAST BEAVER AVENUE



EAST BEAVER AVENUE



LOCUST LANE & EAST BEAVER AVENUE



# Proposed: Mixed Use Building

## 254 East Beaver Avenue, State College, PA

### Developed By: Highland Holding Group

### 270 Walker Drive, State College, PA

#### ARCHITECT

**OGP Architects, LLP**  
102 North Main Street  
Hightstown, New Jersey 08520  
(609) 448-3888 FAX 0777

#### LIST OF DRAWINGS

CURRENT  
ISSUE DATE

LIST OF DRAWINGS	CURRENT ISSUE DATE
T1.0 - TITLE SHEET & CODE NOTES	08/25/16
<b>ARCHITECTURAL:</b>	
E1 - EXISTING CONDITIONS	08/25/16
A0 - ARCHITECTURAL SITE PLAN	08/25/16
A1 - BASEMENT PLAN	08/25/16
A2 - FIRST FLOOR PLAN	08/25/16
A3 - SECOND FLOOR PLAN	08/25/16
A4 - FLOOR PLANS 3-6	08/25/16
A5 - SEVENTH FLOOR PLAN	08/25/16
A6 - BUILDING ELEVATION	08/25/16
A7 - BUILDING ELEVATION	08/25/16
A8 - BUILDING ELEVATION	08/25/16
A9 - BUILDING ELEVATION	08/25/16
A10 - BUILDING SECTION	08/25/16

#### PARKING CALCULATION

RESIDENTIAL: 1 PARKING SPACE PER 200 SQ. FT.  
59,433 SF ÷ 200 = 297.165 (3 INCLUSIONARY UNITS-NO PKG REQ) = 59,800 SF

RESIDENTIAL: 59,800/200 = 299 REQUIRED  
RETAIL + OFFICE: 0 REQUIRED (LESS THAN 30,000 SQ. FT.)  
TOTAL REQUIRED: 299

TOTAL PARKING PROVIDED: 54 STALLS  
UNDERGROUND PARKING CREDIT: (33X15) + 21 = 70 STALL EQUIVALENT  
WITH CREDIT FOR 15 FOR EACH STALL UNDERGROUND

UNDERGROUND PARKING REQUIRED - MIN 66% PROVIDED: 49/70 = 70%

#### BUILDING HEIGHT CALCULATION

BUILDING HEIGHT PER R-00 OVERLAY: 45'-0" MAX, 4 STORIES

THREE (3) INCENTIVES:  
UNDERGROUND PARKING  
GREEN CERTIFICATION  
MIXED-USE

WITH INCENTIVES FOR UNDERGROUND PARKING, GREEN CERTIFICATION, AND MIXED-USE:  
ALLOWABLE BUILDING HEIGHT INCREASE (2 STORIES/20'-0"): 65'-0" MAX, 6 STORIES

ON-SITE INCLUSIONARY HOUSING INCENTIVE (1 STORY/10'-0")

WITH INCENTIVES FOR INCLUSIONARY HOUSING:  
ALLOWABLE BUILDING HEIGHT INCREASE (1 STORIES/10'-0"): 75'-0" MAX, 7 STORIES

#### LOT AREA

LOT AREA: 26,919 SF  
MIN LOT AREA REQUIRED: 5,000 SF

#### INCLUSIONARY HOUSING CALC

MARKET RATE DWELLING UNITS: 34  
INCLUSIONARY UNITS: 34 X 10% = (3.4) 3 UNITS  
BONUS MARKET RATE UNITS (1 PER ON-SITE INCLUSIONARY UNIT) = 3 UNITS (3 UNITS MAX)

TOTAL ON-SITE UNITS: 34 + 3 + 3 = 40 DWELLING UNITS

#### OPEN SPACE CALCULATION

DENOTES OPEN SPACE  
SITE AREA: 26,919 SQ. FT. (.618 ACRES)  
OPEN SPACE REQUIRED: 26,919 SQ. FT. X 15% MIN. = 4,037 SQ. FT.  
USING INCENTIVES  
OPEN SPACE PROVIDED: 5,558 SQ. FT. = 20.7%

#### BUILDING USE SUMMARY

	USE	GROSS OCC FLOOR AREA	HORIZONTAL PROJECTIONS	FLOOR AREA PER BIC	ALLOWABLE AREA	
BSMT	RETAIL (M)	3,000 SF		3,000 SF	UNLIMITED	(FUTURE DEVELOPMENT)
	COMMON (MIXED USE)	3,437 SF		3,437 SF		
1ST FLR	PARKING (S-2)	11,023 SF		11,023 SF	UNLIMITED	
	RETAIL (M)	3,837 SF		3,837 SF	UNLIMITED	
	LOBBY (B)	927 SF		927 SF	UNLIMITED	
	LOBBY (R-2)	580 SF		580 SF	UNLIMITED	
	COMMON (MIXED USE)	835 SF		835 SF		
2ND FLR	PARKING (S-2)	NIC		9,445 SF	UNLIMITED	(AT GRADE)
	APARTMENT (R-2)	6,201 SF		6,201 SF	UNLIMITED	4 DWELLING UNITS
	COMMERCIAL (M)	771 SF		771 SF		
	COMMON (MIXED USE)	726 SF		726 SF		
3RD FLR	APARTMENT (R-2)	13,163 SF		13,163 SF	UNLIMITED	9 DWELLING UNITS (1 INCLUSIONARY)
	OFFICE (B)	0 SF		0 SF		
	COMMON (MIXED USE)	726 SF		726 SF		
4TH FLR	APARTMENT (R-2)	13,163 SF		13,163 SF	UNLIMITED	9 DWELLING UNITS (1 INCLUSIONARY)
	OFFICE (B)	0 SF		0 SF		
	COMMON (MIXED USE)	726 SF		726 SF		
5TH FLR	APARTMENT (R-2)	13,163 SF		13,163 SF	UNLIMITED	9 DWELLING UNITS (1 INCLUSIONARY)
	OFFICE (B)	0 SF		0 SF		
	COMMON (MIXED USE)	726 SF		726 SF		
6TH FLR	APARTMENT (R-2)	13,163 SF		13,163 SF	UNLIMITED	9 DWELLING UNITS
	OFFICE (B)	0 SF		0 SF		
	COMMON (MIXED USE)	726 SF		726 SF		
7TH FLR	OFFICE (B)	10,583 SF		10,583 SF	UNLIMITED	
	ROOF DECK (A-3)	NIC		2,942 SF	UNLIMITED	
	COMMON (MIXED USE)	902 SF		902 SF		
		<b>98,578 SF</b>		<b>110,965 SF</b>		

SUMMARY - GROSS OCC FLOOR AREA

**RESIDENTIAL USE**  
R-2 59,433 SF (RESIDENTIAL-APTS)  
**59,433 SF**

**NON-RESIDENTIAL USE**  
M/COMMERCIAL 7,408 SF (RETAIL)  
B 10,583 SF (OFFICE)  
**18,191 SF**

**COMMON STAIRS/SHAFTS/PARKING**  
MIXED USE 20,954 SF  
**20,954 SF**

Proposed:  
**MIXED USE BUILDING**  
254 East Beaver Ave  
State College, PA

Developed By  
Highland Holding Group  
270 Walker Drive  
State College, PA 16801

Revision No. \_\_\_\_\_ Date \_\_\_\_\_

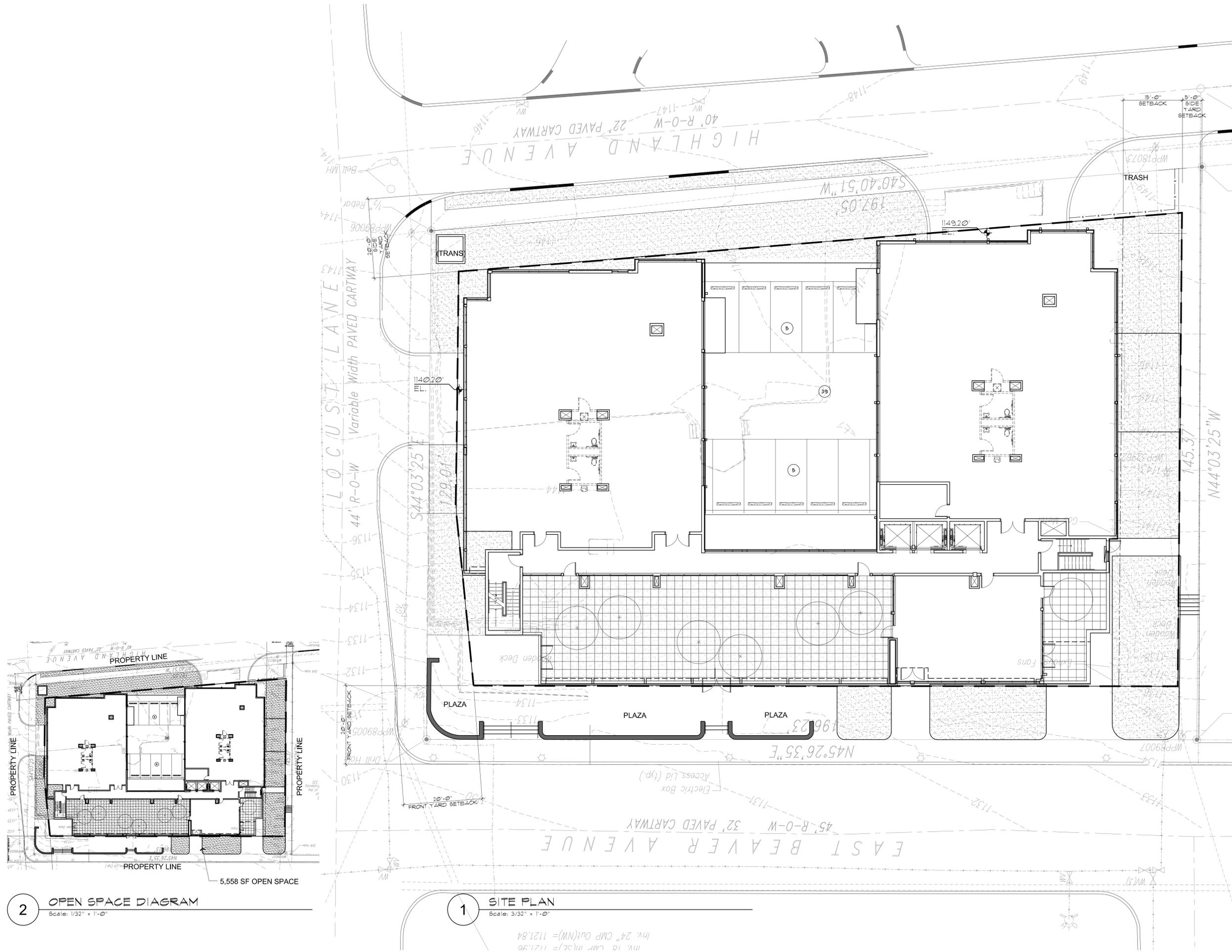
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Hightstown, NJ 08520  
p: 609.448.3888 f: 448.0777  
www.ogp-architects.com



Barry Scott Gordon, AIA No. 8979

Project No: 16515 Date: 08/25/2016  
Scale: AS NOTED

Title Sheet  
& Code Notes



**2 OPEN SPACE DIAGRAM**  
 Scale: 1/32" = 1'-0"

**1 SITE PLAN**  
 Scale: 3/32" = 1'-0"

Inv. 10 CMT (1/2") = 1121.90  
 Inv. 24" CMT Out(NW) = 1121.84

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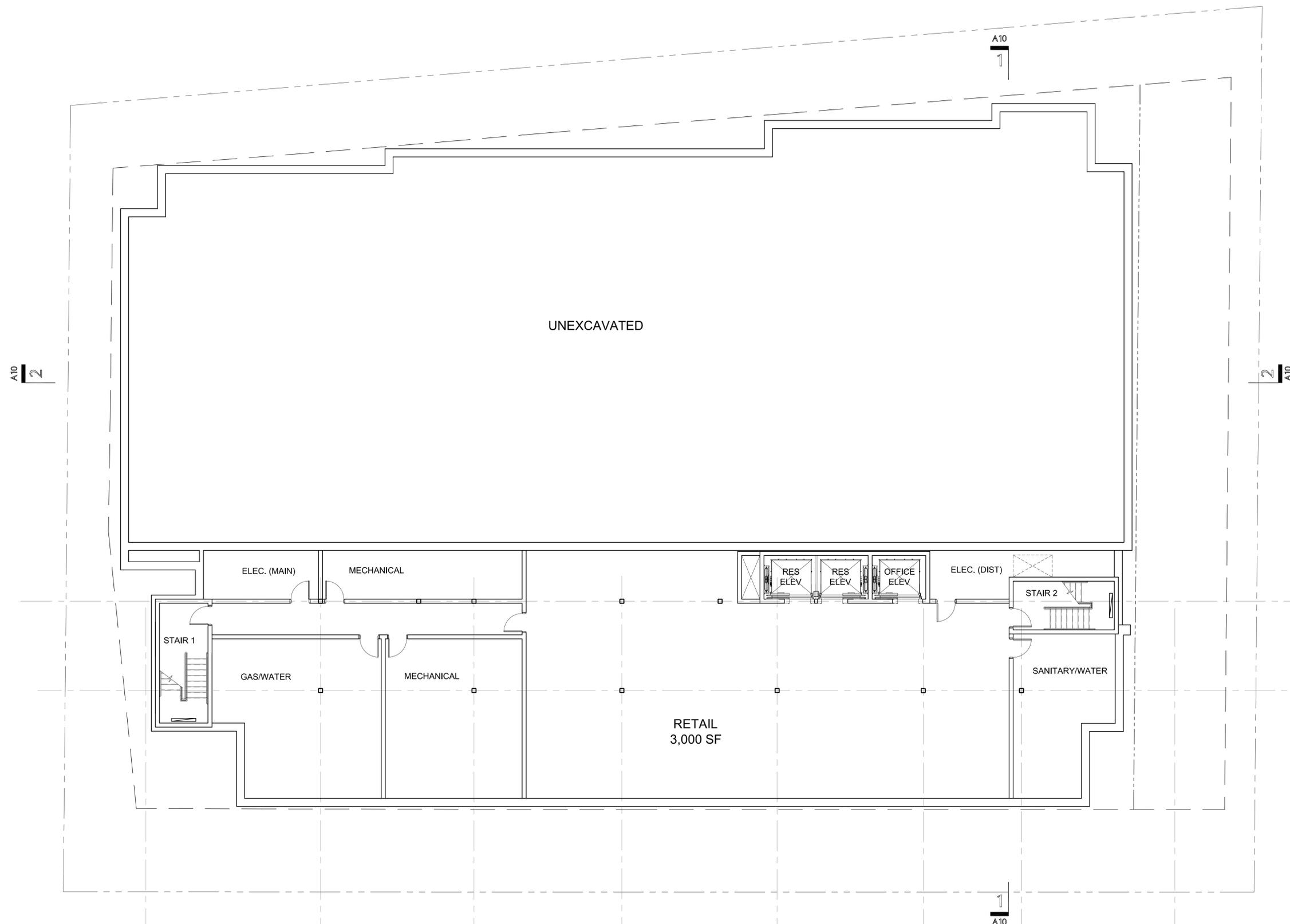
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Barry Scott Gordon, AIA No. 8979  
 Project No: 1601B Date: 08/25/16  
 Scale: 08/25/16

**ARCHITECTURAL SITE PLAN**

**A0**



TOTAL BASEMENT AREA:	6,637 SF
PARKING USE (S-2):	0 SF
RETAIL USE (M):	3,000 SF
RESIDENTIAL USE (R-2):	0 SF
OFFICES USE (B):	0 SF
COMMON STAIRS/ SHAFTS/MECH (MIXED USE):	3,637 SF

Proposed:  
**MIXED USE BUILDING**  
 254 East Beaver Ave  
 State College, PA

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 270 Walker Drive  
 State College, PA 16801

Revision No.	Date

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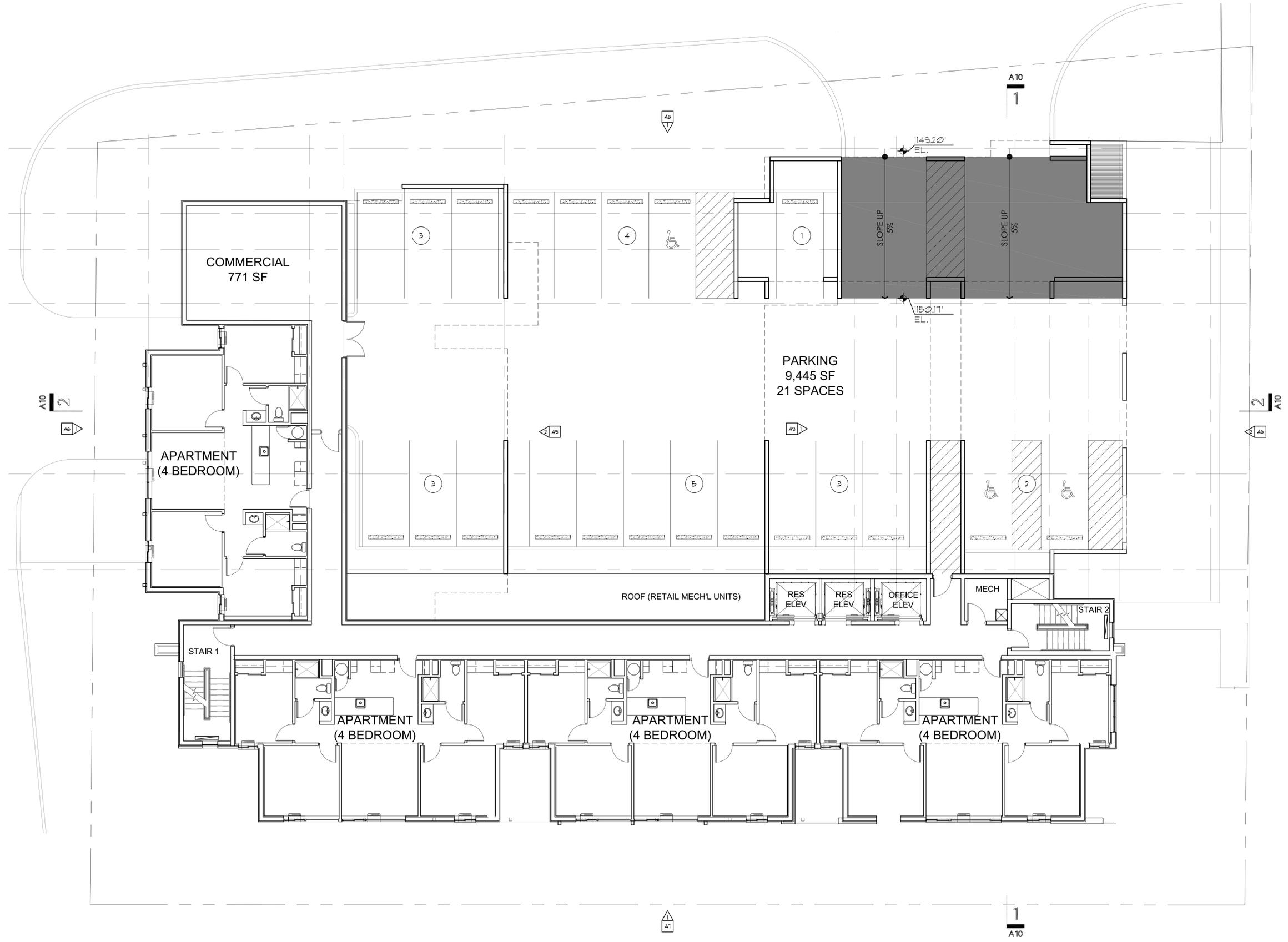


Project No: 16515 Date: 08/25/2016  
 Scale: 1/8" = 1'-0"

**BASEMENT FLOOR PLAN**

**1** BASEMENT FLOOR PLAN  
 Scale: 1/8" = 1'-0"





TOTAL 2ND FLOOR AREA:	7,698 SF
PARKING USE (S-2):	0 SF (9,828 SF AT GRADE)
RETAIL USE (M):	0 SF
RESIDENTIAL USE (R-2):	6,201SF
OFFICES USE (B):	0 SF
COMMON STAIRS/SHAFTS (MIXED USE):	1,497 SF

Proposed:  
**MIXED USE BUILDING**  
 254 East Beaver Ave  
 State College, PA

Developed By  
 Highland Holding Group  
 270 Walker Drive  
 State College, PA 16801

Revision No.	Date

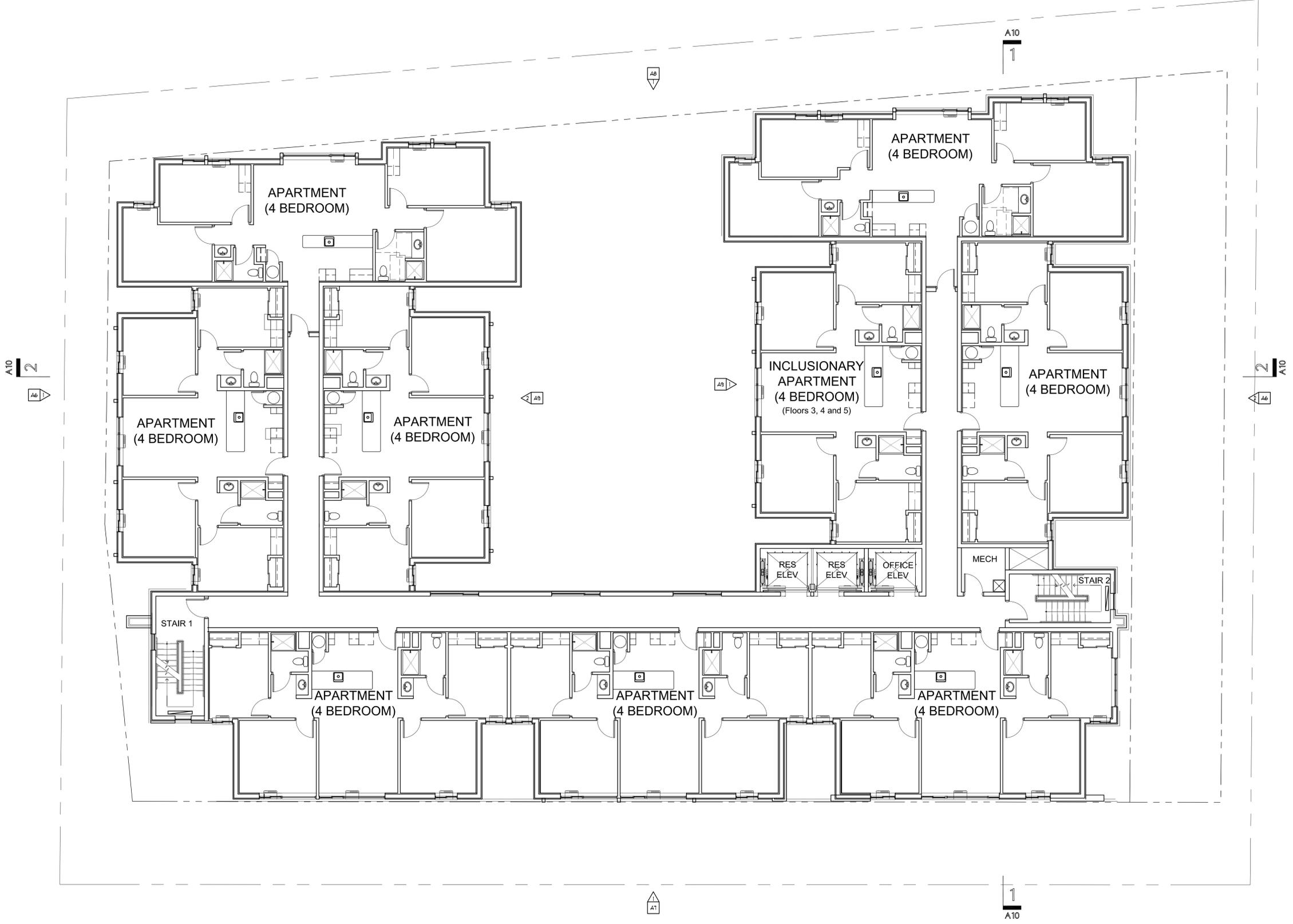
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Barry Scott Gordon, AIA No. 8979  
 Project No: 16515 Date: 08/25/2016  
 Scale: 1/8" = 1'-0"

**SECOND FLOOR PLAN**

**1 SECOND FLOOR PLAN**  
 Scale: 1/8" = 1'-0"



TOTAL FLOOR AREA (TYPICAL 3RD THRU 6TH):	13,889 SF
PARKING USE (S-2):	0 SF
RETAIL USE (M):	0 SF
RESIDENTIAL USE (R-2):	13,163 SF
OFFICES USE (B):	0 SF
COMMON STAIRS/SHAFTS (MIXED USE):	726 SF

Proposed:  
**MIXED USE BUILDING**  
 254 East Beaver Ave  
 State College, PA

Developed By  
 Highland Holding Group  
 270 Walker Drive  
 State College, PA 16801

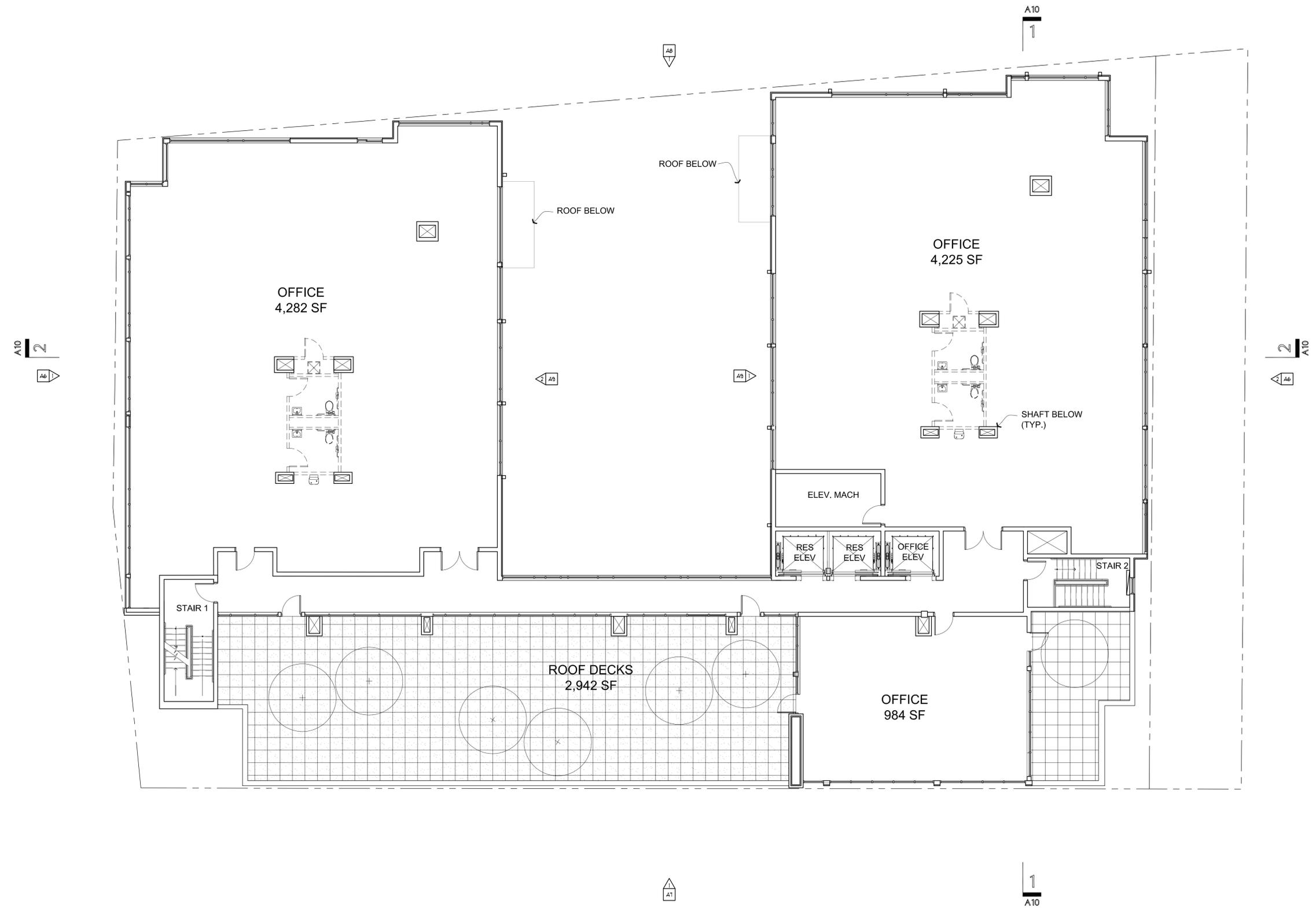
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Barry Scott Gordon, AIA No. 8979  
 Project No: 16515 Date: 08/25/16  
 Scale: 1/8" = 1'-0"

FLOOR PLANS  
 3-6



TOTAL 7TH FLOOR AREA:	11,485 SF
PARKING USE (S-2):	0 SF
RETAIL USE (M):	0 SF
RESIDENTIAL USE (R-2):	0 SF
OFFICES USE (B):	10,583 SF (EXCLUDES ROOF DECKS)
COMMON STAIRS/SHAFTS (MIXED USE):	902 SF

Proposed:  
**MIXED USE BUILDING**  
 254 East Beaver Ave  
 State College, PA

Developed By  
 Highland Holding Group  
 270 Walker Drive  
 State College, PA 16801

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

**SEVENTH FLOOR PLAN**

**1 SEVENTH FLOOR PLAN**  
 Scale: 1/8" = 1'-0"

**1 NORTH ELEVATION - LOCUST AVENUE**  
 Scale: 1/8" = 1'-0"



**2 SOUTH ELEVATION**  
 Scale: 1/8" = 1'-0"



Proposed:  
**MIXED USE BUILDING**  
 254 East Beaver Ave  
 State College, PA

Developed By  
 Highland Holding Group  
 270 Walker Drive  
 State College, PA 16801

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Barry Scott Gordon, AIA No. 8979  
 Project No: 16515 Date: 08/25/2016  
 Scale:  

**BUILDING ELEVATIONS**



Proposed:  
**MIXED USE BUILDING**  
 254 East Beaver Ave  
 State College, PA

Developed By  
 Highland Holding Group  
 270 Walker Drive  
 State College, PA 16801

Revision No.	Date

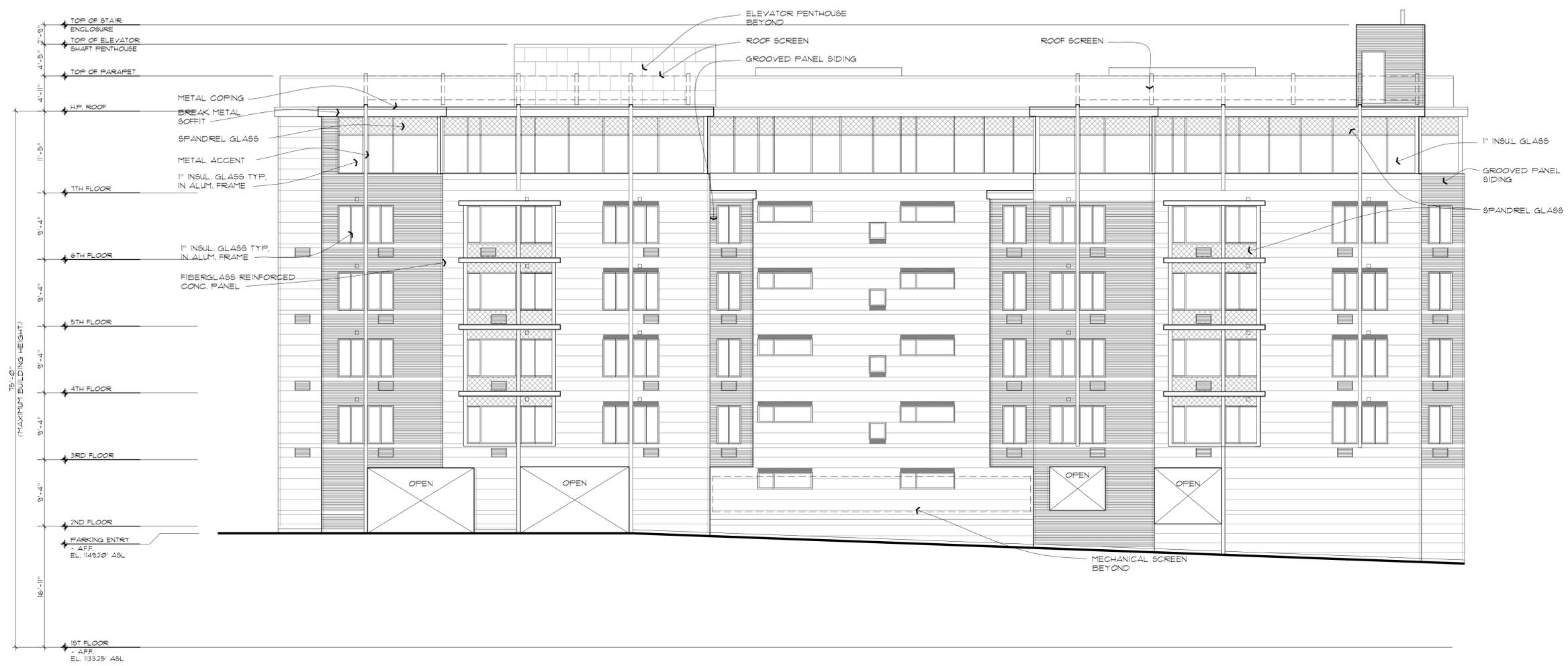
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Barry Scott Gordon, AIA No. 8979  
 Project No: 16515 Date: 08/25/2016  
 Scale: 1/8" = 1'-0"

**BUILDING ELEVATIONS**

**1 WEST ELEVATION - EAST BEAVER AVENUE**  
 Scale: 1/8" = 1'-0"



Proposed:  
**MIXED USE BUILDING**  
 254 East Beaver Ave  
 State College, PA

Developed By  
 Highland Holding Group  
 270 Walker Drive  
 State College, PA 16801

Revision No.	Date

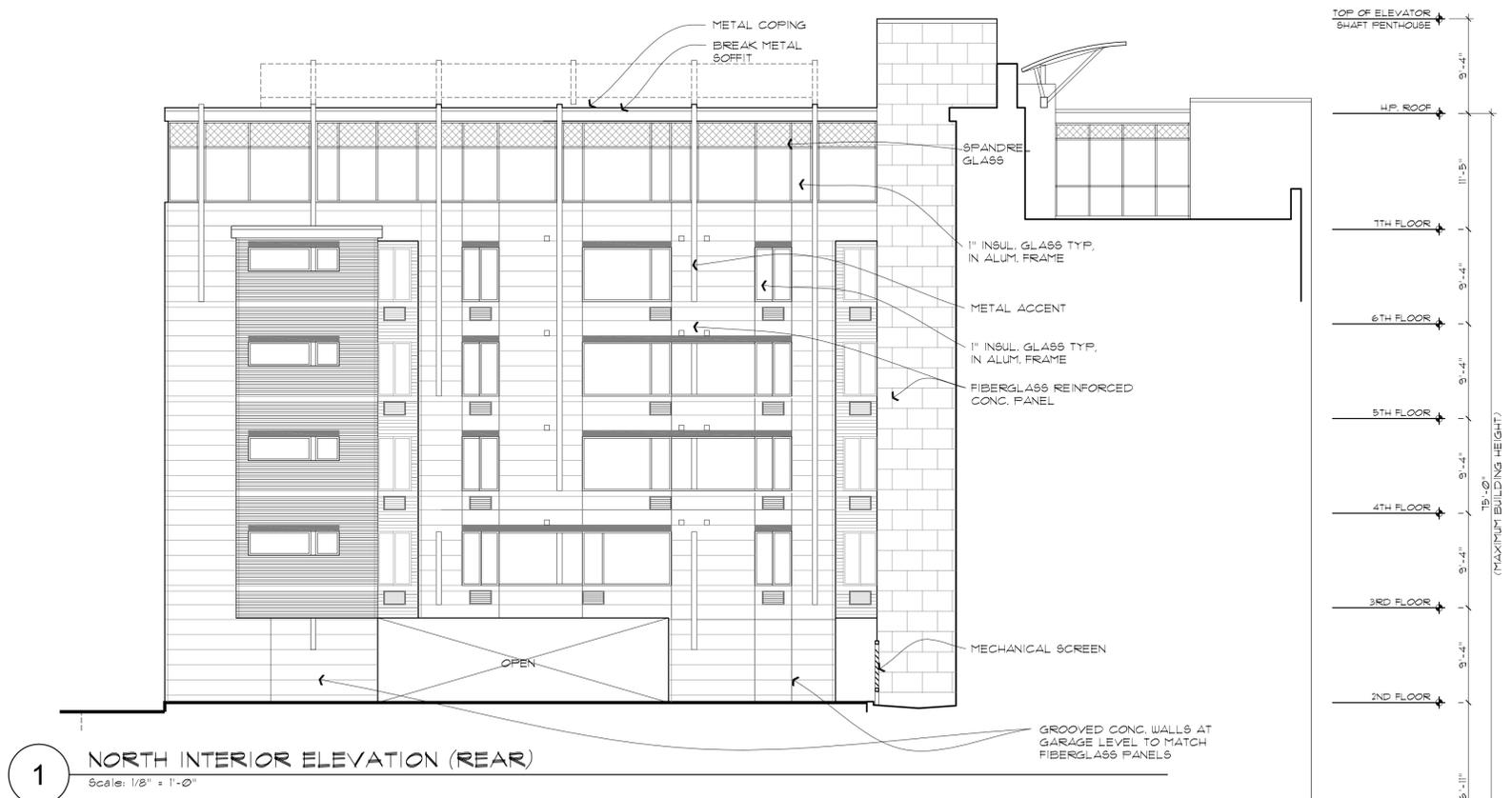
102 North Main Street  
 Hightstown, NJ 08520  
 p: 609.448.3888 f: 448.0777  
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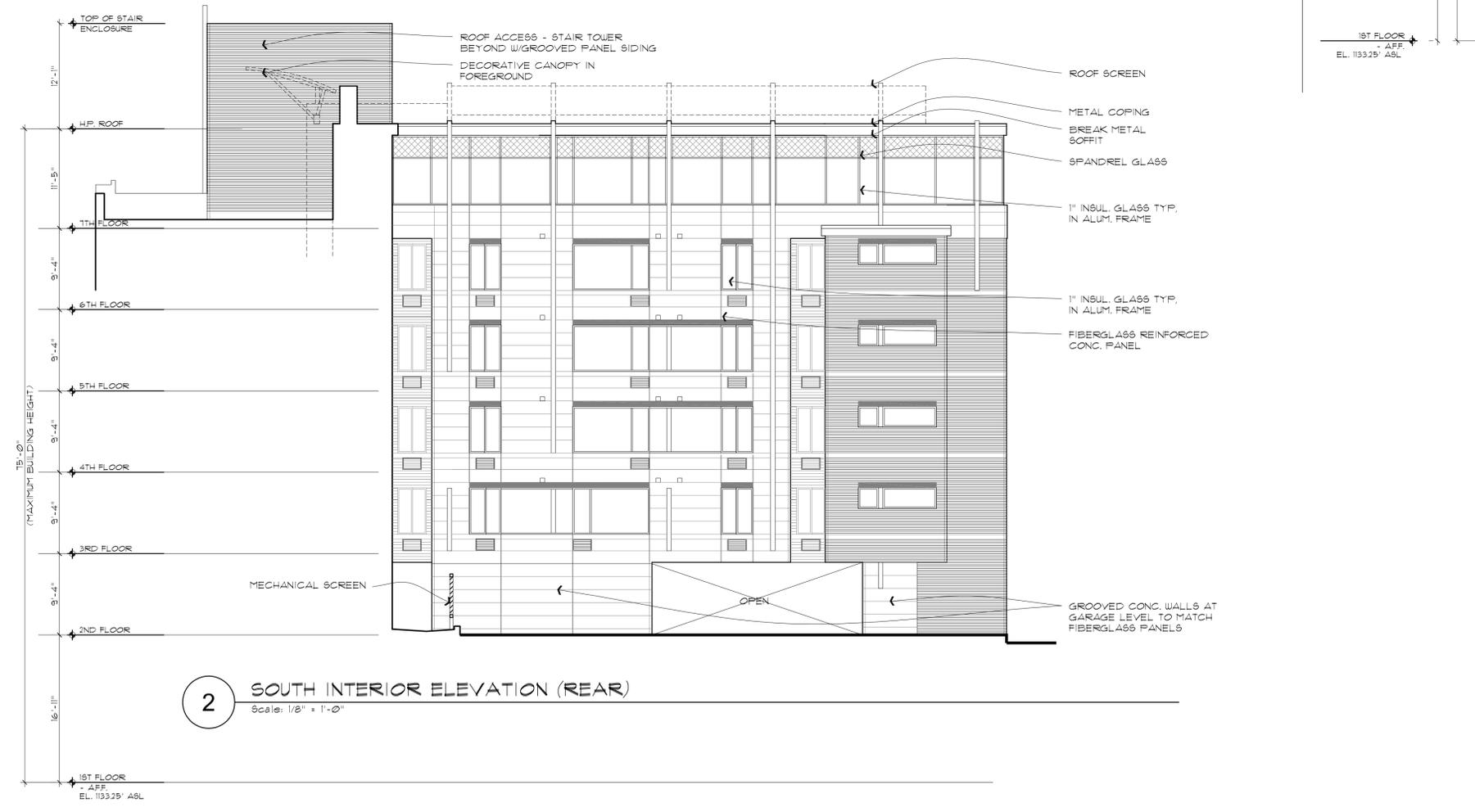
Barry Scott Gordon, AIA No. 8979  
 Project No: 1651B Date: 08/25/2016  
 Scale: 1/8" = 1'-0"

**BUILDING ELEVATIONS**

**1 EAST ELEVATION - HIGHLAND AVENUE**  
 Scale: 1/8" = 1'-0"



**1** NORTH INTERIOR ELEVATION (REAR)  
 Scale: 1/8" = 1'-0"



**2** SOUTH INTERIOR ELEVATION (REAR)  
 Scale: 1/8" = 1'-0"

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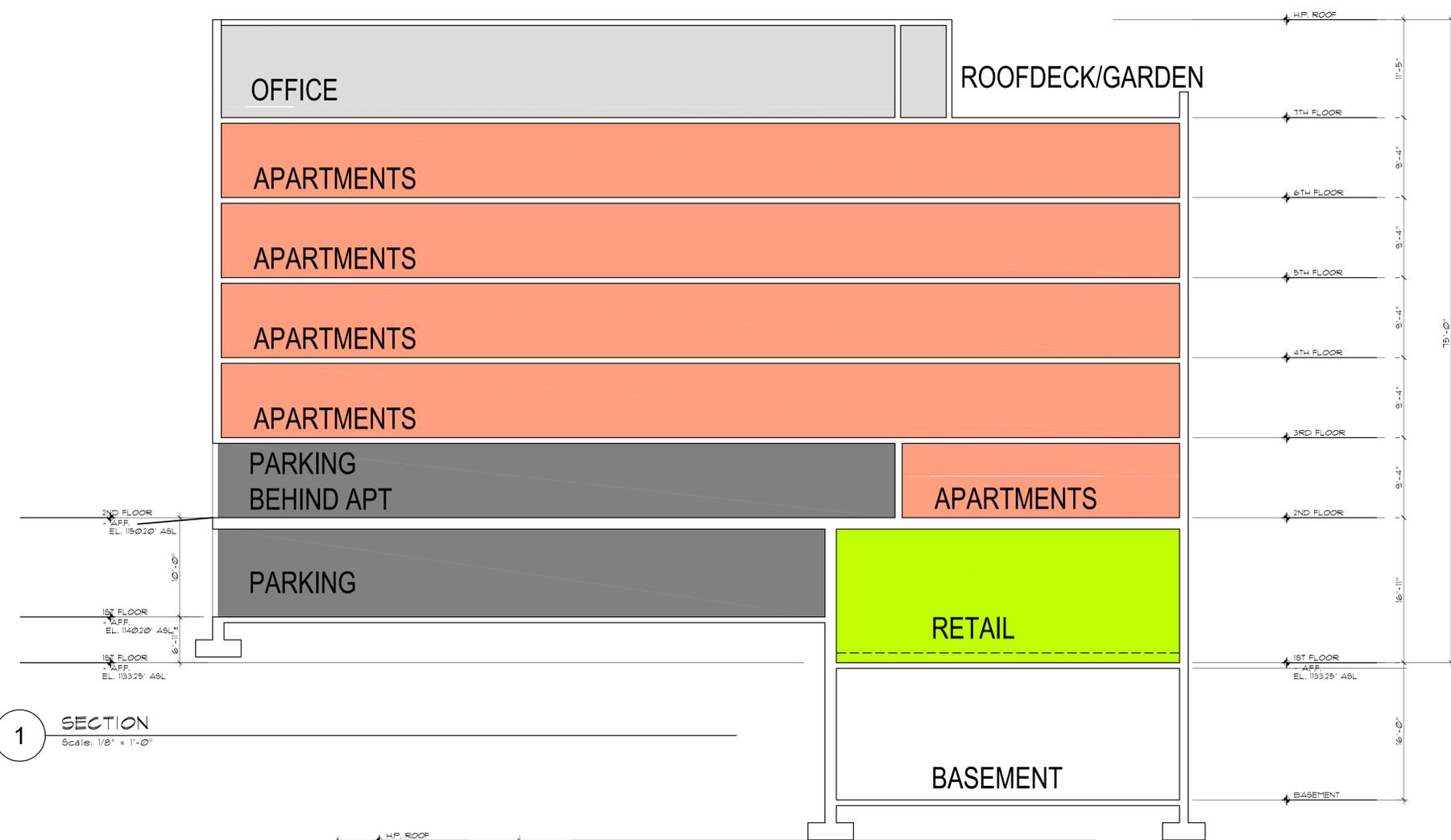
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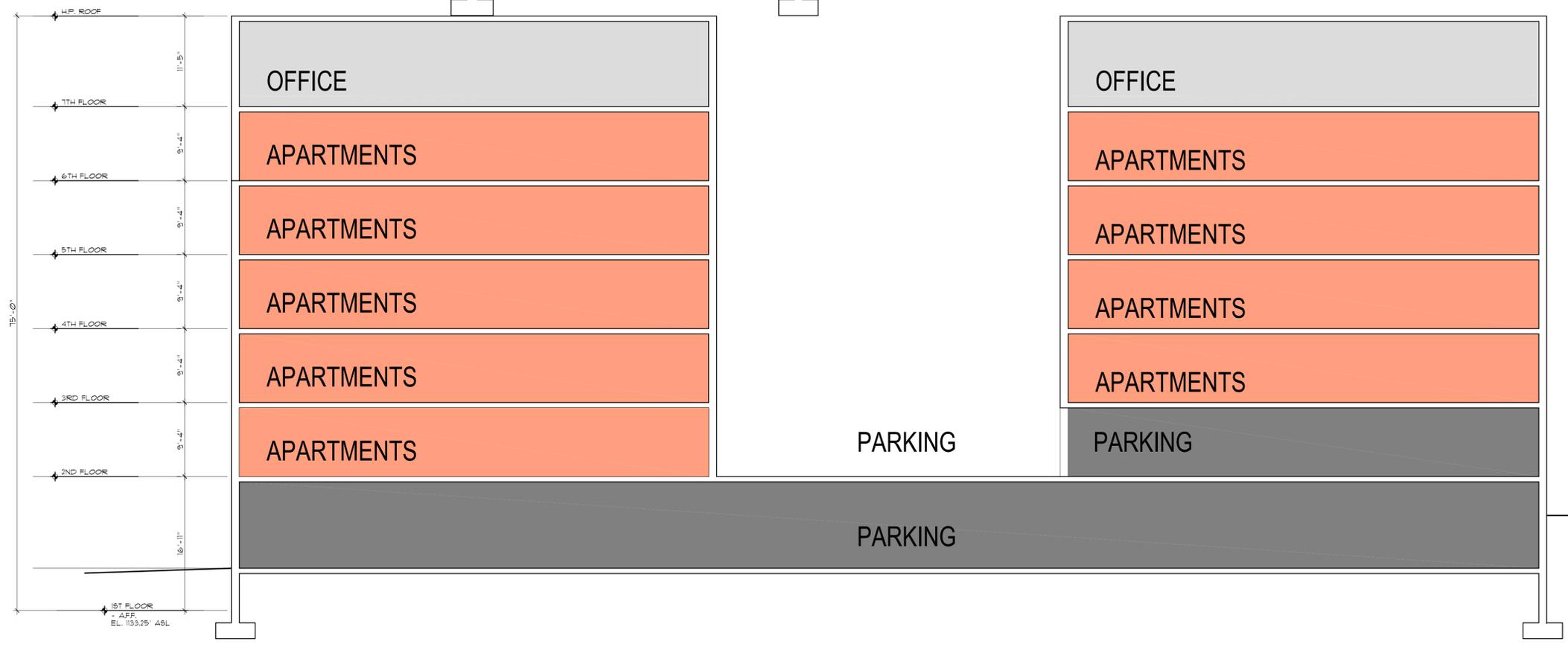


Barry Scott Gordon, AIA No. 8979  
 Project No: 1651B Date: 08/25/2016  
 Scale:  

**BUILDING ELEVATIONS**



**1 SECTION**  
 Scale: 1/8" = 1'-0"



**2 SECTION**  
 Scale: 1/8" = 1'-0"

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 Scale:  

**BUILDING SECTIONS**

**A10**



**1** HIGHLAND VIEW  
Scale: NO SCALE



**2** LOCUST & HIGHLAND VIEW  
Scale: NO SCALE



**3** EAST BEAVER VIEW  
Scale: NO SCALE



**4** LOCUST & EAST BEAVER VIEW  
Scale: NO SCALE

Proposed:  
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Scale: NO SCALE

**EXISTING CONDITIONS**