Meeting Agenda
State College Borough Design Review Board
December 6, 2016
Room 241 / 10 a.m.

I. **Call To Order**

II. **Roll Call**

III. **Approval Of Minutes**

IV. **Chair Report**

V. **Public Hour**

VI. **Sign**

A. New Signs, Hamilton Square Shopping Center, CP3 Zoning District, Applicant

VII. **Land Development Plan**

A. Final Plan For Proposed Improvements, Additions And Renovations To 243 South Pugh Street, Project Design By Michael C. Haluga, Inc., Registered Architect, Dean And Linda Spanos, Owners

B. Final Plan East Halls New Residential Dormitory, UPD Sub District 5 Zoning District, The Pennsylvania State University (PSU), Owner, Sweetland Engineering, Engineer, DLA Architecture, Architect

C. Final 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

VIII. **Official Reports And Correspondence**

IX. **Upcoming Meeting**

X. **Adjournment**

Documents:

Complete Design Review Board Agenda - December 6, 2016.pdf

Meeting Agenda
State College Borough Design Review Board
December 6, 2016
Room 241 / 10 a.m.

I. Call to Order

II. Roll Call

Richard Bryant, Chair
Eric Boeldt, Chair of Historic Resources Commission (HRC)
Richard Devon
Bond Reinhardt

III. Approval of Minutes – November 9, 2016 Design and Historic Review Board (DHRB) & November 15, 2016 (DRB)

IV. Chair Report

V. Public Hour - Hearing of Citizens

VI. Sign

A. New Signs, Hamilton Square Shopping Center, CP3 Zoning District, Applicant

Attached to the agenda are the sign renderings for the new commercial spaces in the Hamilton Square Shopping Center.

The sign rendering is attached on **page 9** of the agenda.

Design Review Board Action: Provide feedback on the sign's design, placement and effectiveness. Because the property is in a planned commercial district, the DRB review is required before the permit can be issued. Authority for issuing the permit is vested with staff. A formal motion is required.

VII. Land Development Plan

A. Final Plan for proposed Improvements, Additions and Renovations to 243 South Pugh Street, Project Design by Michael C. Haluga, Inc., Registered Architect, Dean and Linda Spanos, Owners.

This 3-story frame structure is permitted as a home. This structure at the corner of Orchard Alley and South Pugh Street is a rental property. The property is approximately .18 acres in the Commercial District.

The project proposes to add to the front of the building to create a total of four dwelling units. The parking lot configuration illustrates that 15 parking stalls exist and the proposal requires nine parking stalls.

The Historic Resources Commission (HRC) reviewed the proposal on November 15, 2016 and was appreciative of the modifications made to the south façade.

Attached to the agenda is an aerial view, a street view and the plan submission on **pages 10-17**.

Design Review Board Action**: Review the plan and offer any design suggestions deemed appropriate. This is a final plan. Recommendation to the Planning Department can be made to approve the plan.**

B. Final Plan East Halls New Residential Dormitory, UPD Sub District 5 Zoning District, The Pennsylvania State University (PSU), owner, Sweetland Engineering, Engineer, DLA Architecture, Architect

This project is in the southern portion of the East Halls complex. The proposal is to build a second Residence Hall and to renovate nine additional residence halls in the East Halls residence complex. In addition to the building work, the project will also involve reconfiguration of sidewalks, parking lots and the construction of a multi-sport court and volleyball court as well as landscaping.

An aerial view and the plan set are attached to the agenda on **pages 18-30**.

Design Review Board Action**: Review the plan and offer any design suggestions deemed appropriate. This is a final plan. Recommendation to the Planning Department can be made to approve the plan.**

C. Final 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 31-43**.

Design Review Board Action**: Review the plan and offer any design suggestions deemed appropriate. This is a final plan. Recommendation to the Planning Department can be made to approve the plan.**

VIII. Official Reports and Correspondence

IX. Upcoming Meeting

Tuesday, December 20, 2016 at 10 a.m.

X. Adjournment

Meeting Minutes
State College Borough Design Review Board
November 15, 2016

The State College Borough Design Review Board (DRB) met on Tuesday, November 15, 2016 in the State College Borough Municipal Building, 243 South Allen Street in Room 241. Vice-Chairman Reinhardt called the meeting to order at 10:00 a.m.

Members Present

Rick Bryant, Chairman, Bond Reinhardt, Vice-Chairman, Richard Devon and Eric Boeldt.

Others Present

Anne Messner, Planner/Zoning Officer; Jenna Wargo, Planner; Sarah Smith, Staff Assistant; Rich Francke, University Park Plaza Corporation(UPPC); and Tony Fruchtl, PennTerra Engineering(PTE).

Approval of Minutes

A motion was made by Mr. Boeldt and seconded by Mr. Devon to approve the October 4, 2016 minutes as submitted. The vote was unanimously in favor.

Chair Report

Vice-Chairman Reinhardt had nothing to report.

Public Hour

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

Land Development Plan

Final Plan, Hamilton Square Shopping Center, CP3 Zoning District, University Park Plaza Corporation, PennTerra Engineering, Inc. Engineer.

The Final Plan proposed to demolish the existing structure that was formerly the PA Department of Health building and expand the parking lot for the Hamilton Square Shopping Center.

Mr. Francke's presentation included:

- There were not many changes from the Preliminary Plan.
- There were some parking stalls that were not permitted per ordinance so some of the existing stalls would remain.
- There would be restriping of the parking stalls and the stalls would be straight on instead of slanted parking due to the changes in the other parking areas.
- They were hoping to reseal from the parking entrance.

Boards' comments/questions included:

- Mr. Devon stated that he had reviewed the planting plan and noted that the Honey Locusts were remaining which had proven to do well there. He also noted that the English Yew was not a native plant, but he thought it would was a good choice. He stated that the

Summersweet was a nice choice because it was an indigenous shrub and it attracts birds and butterflies.

- Mr. Reinhardt inquired if the arborist had reviewed the planting plan. Ms. Messner responded that Mr. Sam had reviewed and approved it. Mr. Franke stated that Mr. Sam had only requested that the mature trees be protected during construction.
- Mr. Boeldt noted that there were not many bike racks at the property and that people just use the posts.
- Mr. Devon inquired if there were any further plans to upgrade the plaza. Mr. Franke stated that Bastian Tire façade would hopefully be done in 2016 and then they would be removing and repairing the parapet of the rest of the Center and echoing the design of Bastian.
- Mr. Boeldt inquired who were the tenants of the new section. Mr. Franke stated that some of them included Salon Beautiful, IQ Escape Room, and VK Financial Advisors.

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

Official Reports and Correspondence

Borough Council (BC): Ms. Messner had been having work sessions to discuss the budget and there were several more upcoming meetings.

Planning Commission (PC): Ms. Messner reported that Planning Commission would be reviewing the same Final Plan for Hamilton Square Shopping Center later in the week. She stated that PC would also be discussing the Neighborhood Plan and the Downtown Master Plan. In addition, the Neighborhood Coalition would be attending the Planning Commission meeting to discuss how the Borough should be investing in the neighborhoods including using the Homestead Investment Program.

Ms. Messner noted that the she had items for each of the Design Review Board meetings that were scheduled to be held in December and she inquired if the Board would be available for both meetings. The Board members all answered that they were available for the dates.

Mr. Devon inquired if there were any patterns in what the neighborhood groups felt the Borough should be working on. Ms. Messner responded that there were some common themes, but some of them depended on the proximity to the downtown. She noted that rental properties in general were a concern and that there seemed to be an increase in rental properties some people were uninteresting in owning property in the Borough. Mr. Devon noted that some people could not afford to own properties. He also noted that it was not just students who caused problems in rental houses as he had previously had problems with professionals.

Adjournment

With no further business to discuss, Mr. Bryant adjourned the meeting at 10:16 a.m.

Respectfully submitted by:
Sarah E. Smith, Staff Assistant

Meeting Minutes
State College Borough
Design Review Board and Historic Resources Commission
November 9, 2016

The State College Borough Design Review Board (DRB) and the Historic Resources Commission (HRC) met for a joint meeting on Wednesday, November 9, 2016 in the State College Borough Municipal Building, 243 South Allen Street in Room 241. Ms. Messner called the meeting to order at 12:02 p.m.

Members Present

Eric Boeldt, DRB Chair; Rick Bryant, HRC Chair; Richard Devon, Gary Patterson, Bond Reinhardt and Eric White

Chair Reports

Chairman Boeldt had nothing to report.

Chairman Bryant had nothing to report.

Public Hour

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

Ms. Messner asked each of the members to introduce themselves and give a brief background.

Community Planning

Overview of DRB and HRC Activities

Ms. Messner stated, earlier this year, Borough Council enacted an ordinance to combine the DRB and HRC.

Ms. Messner gave an overview of what the DRB's duties are:

- The DRB develops standards and policies for design for the entire community.
- They provide guidance of design to the Planning Commission (PC) and Borough Council (BC).
- They can have as many as five or ten plans per year to review and they are reviewed twice in the calendar year which is why there are two meetings per month.

Ms. Messner discussed the new project The Rise at corner of High Street and East College Avenue. She noted the DRB reviews the draft proposal for the façade and weighs in on materials and such then gives feedback to the developer.

Mr. Devon stated they review more than the façade such as street level views and landscaping and stormwater management.

Ms. Messner stated the group gives out an Ingrid P. Holtzman award every year. The DRB makes a recommendation to be forwarded to the Borough Manager. It is presented in a spring awards ceremony.

They also give a Focus on Appearance award focusing on a project within the community they feel needs recognized such as streetscape improvements, landscaping, improvements on sidewalks/crosswalks, etc.

Ms. Messner gave an overview of what the HRC's duties are:

- Ms. Messner stated the mission talks about historic inventory of properties.
- They develop information for the public, serve as a resource on historic preservation, serve as an advisory body, cooperate with to outside organizations for historic preservation initiatives, and assist DRB PC and BC when needed.
- She noted the PC could receive recommendations from DRB for review.
- She stated she is not anticipating that any items will be removed from either Work Plan.
- She noted each member will be contacted by someone in Administration to see if they want to continue their membership.

Ms. Messner discussed the HRC Annual Activities which included:

- The HRC reviews demolition in part or in whole of contributing buildings.
- The also work on preservation including the State of Preservation report that is updated every other year.
- Ms. Messner stated they are starting to work on developing a Historical Architectural Review Board (HARB) ordinance.
- She stated the HRC reports to BC and occasionally reviews land development plans.
- They review and approve house plaques requests.

Ms. Messner handed out a draft HARB for members to look over. She noted once the HARB is reviewed by the Pennsylvania Historic and Museum Commission (PHMC) then it would go to Council.

Mr. Devon asked what the importance a HARB would be to this newly combined board. Ms. Messner stated she wasn't sure.

Mr. Devon stated he thought that this board was being constructed because HRC was having trouble with keeping a quorum. He is confused as to why there is a new ordinance being proposed right at the same time as the merger.

Mr. Devon stated he thinks the DRB is being overtaken by the HRC.

Ms. Messner stated there is much discussion left regarding the HARB and there must be public participation. She noted it is a multi-step process.

Ms. Messner stated, at the time of the approval of the merger, there will be a six-month probationary period, so to speak.

Council will hear presentations from both chairs at their December 12 meeting.

She discussed College Heights and Holmes-Foster/Highlands historic district. She noted this does include the downtown.

She discussed the historic plaques. The owner requests it and it is reviewed by the DRB. Once approved the owner pays for it and then installs it.

Mr. Devon asked what the requirements are for changes in these districts. Ms. Messner stated our purview is the exterior only. She noted if they are adding or altering the exterior they must go through the HRC for review, one-time only. The owner may or may not take the suggestions of the HRC.

She also discussed the State of Preservation (SOP) and we track demolished homes. She noted there are a few outside the boundary and one crosses the boundary.

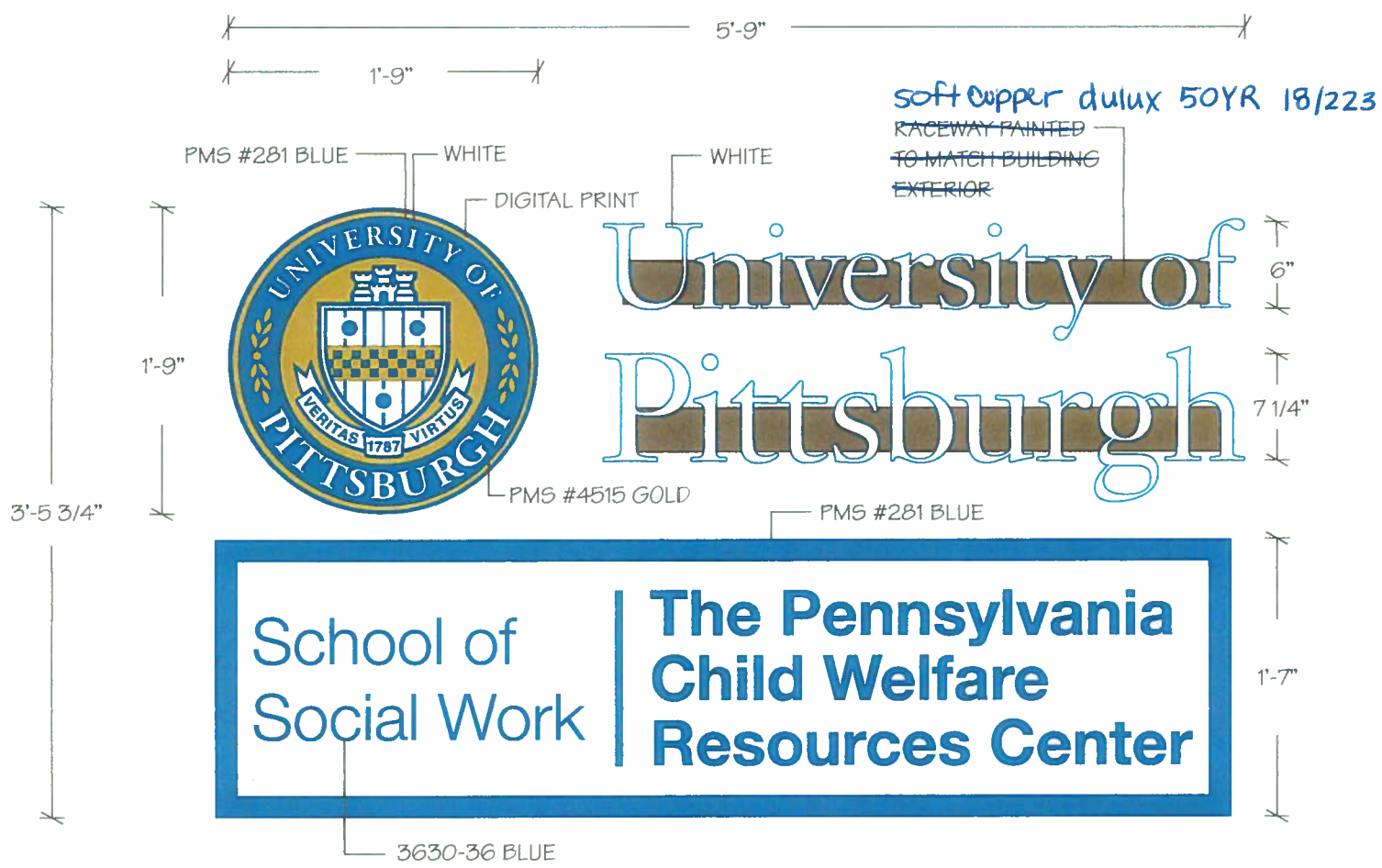
2017 Meeting Calendar

Ms. Messner presented a draft 2017 meeting calendar. She noted the proposed days and times are chosen to help land developers who are coming before the Planning Commission (PC) as well and takes into consideration those other meetings within surrounding municipalities.

A motion was made to accept this proposed calendar of meetings on the first and third Tuesdays of the month at 10 a.m. by Chairman Bryant and seconded by Mr. Devon. The vote was unanimously in favor.

Adjournment

With no further business to discuss, a motion was made to adjourn this meeting at 12:59 p.m. by Chairman Bryant and seconded by Mr. Reinhardt.



1'-9" DIAMETER INTERNALLY ILLUMINATED CHANNEL LOGO
WITH DIGITAL PRINT VINYL GRAPHICS
SET OF 6"H AND 7 1/4"H INDIVIDUALLY ILLUMINATED CHANNEL LETTERS
WITH BLUE TRIM CAP AND BLUE RETURNS TO MATCH PMS #281 BLUE
RACEWAY MOUNTED TO BUILDING EXTERIOR
1'-7"H X 5'-9"W SINGLE FACE INTERNALLY ILLUMINATED SIGN
FLAT WHITE ACRYLIC FACE WITH APPLIED VINYL GRAPHICS

TOTAL SQUARE FT. = 20.00

UNIVERSITY PARK PLAZA CORP
[HAMILTON SQUARE SHOPPING CENTER]
(STATE COLLEGE, PA)

NO. B-4317-16

DATE: 10-26-16

SCALE: 1" = 1'-0"

DRAWN BY: CK

REVISION: 11-10-16

FILE: UNIVERSITYPARK.PLT

CUSTOMER APPROVAL SIGNED: DATE:

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File: #E155468
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SEKULA SIGN corporation
811 South Brady Street
P.O. Box 395 DuBois, PA 15801
Phone: (814) 371-4650 Fax: (814) 371-8261
www.sekulasigns.com

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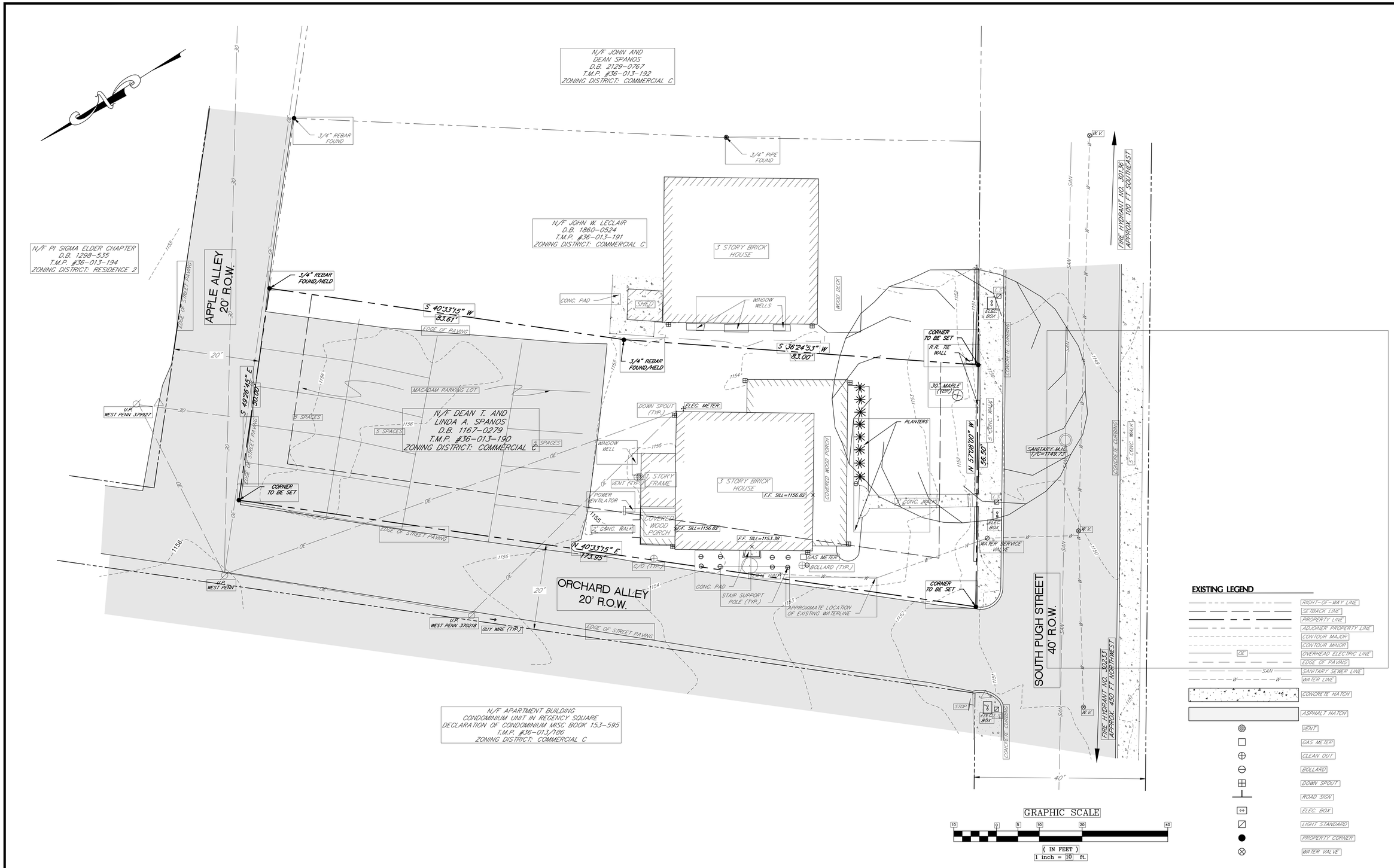
Aerial View of 243 South Pugh Street

243 South Pugh Street (Source: Google Maps)

243 South Pugh Street (Rear) (Source: Google Maps)



EXISTING LEGEND

- RIGHT-OF-WAY LINE
- SETBACK LINE
- PROPERTY LINE
- ADJOINER PROPERTY LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- OE — OVERHEAD ELECTRIC LINE
- EDGE OF PAVING
- SAN — SANITARY SEWER LINE
- W — WATER LINE
- CONCRETE HATCH
- ASPHALT HATCH
- VENT
- GAS METER
- CLEAN OUT
- BOLLARD
- DOWN SPOUT
- ROAD SIGN
- ELEC. BOX
- LIGHT STANDARD
- PROPERTY CORNER
- WATER VALVE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

PLOTTED: October 31, 2016-1:10pm (jfisher) FILENAME: S:\projects\6267-DEAN SPANOS\CAD\6267A\W-2239.dwg LAYOUT: D-10767-C2-Existing

Date	Description	Chk. By	Rev. By
8/31/16	STATE COLLEGE BOROUGH COMMENTS		

REVISIONS

AS NOTED

REFERENCE FILES:

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SHEET TITLE:

EXISTING CONDITIONS PLAN

PROJECT TITLE:

243 SOUTH PUGH STREET ADDITION

SWEETLAND ENGINEERING & ASSOCIATES, INC.
Corporate Office:
600 Science Park Road
State College, PA 16803
(814)-237-6518 Phone
(814)-237-1488 FAX
www.sweetland-eng.com

CLIENT:	DEAN & LINDA SPANOS
SITE LOCATION:	STATE COLLEGE BOROUGH, CENTRE COUNTY
DRAWN BY:	CET
DESIGNED BY:	CET
CHECKED BY:	SMK
SCALE:	1" = 10'
DATE:	10/31/2016
PROJECT NO.	6267-A
DRAWING NO.	D-10767
SHEET NO.	C2

N/F JOHN AND DEAN SPANOS
D.B. 2129-0767
T.M.P. #36-013-192
ZONING DISTRICT: COMMERCIAL C

N/F PI SIGMA ELDER CHAPTER
D.B. 1298-535
T.M.P. #36-013-194
ZONING DISTRICT: RESIDENCE 2

N/F JOHN W. LECLAIR
D.B. 1860-0524
T.M.P. #36-013-191
ZONING DISTRICT: COMMERCIAL C

N/F DEAN T. AND LINDA A. SPANOS
D.B. 1167-0279
T.M.P. #36-013-190
ZONING DISTRICT: COMMERCIAL C

N/F APARTMENT BUILDING
CONDOMINIUM UNIT IN REGENCY SQUARE
DECLARATION OF CONDOMINIUM MISC BOOK 153-595
T.M.P. #36-013/186
ZONING DISTRICT: COMMERCIAL C

APPLE ALLEY
20' R.O.W.

ORCHARD ALLEY
20' R.O.W.

SOUTH PUGH STREET
40' R.O.W.

3/4" REBAR FOUND

3/4" PIPE FOUND

3/4" REBAR FOUND/HELD

CORNER TO BE SET

R.R. TIE WALL

3 STORY BRICK HOUSE

1 STORY FRAME

COVERED WOOD PORCH

SHED

CONC. PAD

WINDOW WELLS

WOOD DECK

PROPOSED BUILDING ADDITION
BFE 1151.00

F.F. ELEV.=1156.82

F.F. ELEV.=1153.38

LIMIT OF DISTURBANCE

SUMP LOCATION

DOWN SPOUT (TYP.)

ELEC. METER

GAS METER

BOLLARD (TYP.)

WATER SERVICE VALVE

STAIR SUPPORT POLE (TYP.)

APPROXIMATE LOCATION OF EXISTING WATERLINE

MACADAM PARKING LOT

15 SPACES

3 SPACES

2 SPACES

45

EDGE OF STREET PAVING

EDGE OF PAVING

CONCRETE CURBING

5' CONC. WALK

C/O (TYP.)

U.P. WEST PENN 379927

U.P. WEST PENN 370218

GUY WIRE (TYP.)

FIRE HYDRANT NO. 30236
APPROX. 450 FT NORTHWEST

FIRE HYDRANT NO. 30135
APPROX. 100 FT SOUTHEAST

SANITARY MH
T/C=1143.23

ELEC. BOX

STOP

S 40°33'15" W 83.67'

S 36°24'53" W 83.00'

S 49°26'45" E 30.00'

N 40°33'15" E 173.95'

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1

0

EXISTING LEGEND

- RIGHT-OF-WAY LINE
- SETBACK LINE
- PROPERTY LINE
- ADJOINER PROPERTY LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- OVERHEAD ELECTRIC LINE
- EDGE OF PAVING
- SAN — SANITARY SEWER LINE
- W — W — WATER LINE
- CONCRETE HATCH
- ASPHALT HATCH
- VENT
- GAS METER
- CLEAN OUT
- BOLLARD
- DOWN SPOUT
- ROAD SIGN
- ELEC. BOX
- LIGHT STANDARD
- PROPERTY CORNER
- WATER VALVE

PROPOSED LEGEND

- 1152 — CONTOUR
- 12" COMPOST FILTER SOCK
- LIMIT OF DISTURBANCE
- CONCRETE
- BUILDING

NOTE:
LIMIT OF DISTURBANCE IS 0.11 AC (4,800 SQ-FT). CONTRACTOR MUST STAY WITHIN THE LIMIT OF DISTURBANCE AS SHOWN ON PLAN. DISTURBANCE GREATER THAN 5,000 SQ-FT WILL REQUIRE AN APPROVED E&S PLAN AND NARRATIVE FROM THE CENTRE COUNTY CONSERVATION DISTRICT.

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

PLOTTED: October 31, 2016-1:10pm (jfisher) FILENAME: S:\projects\6267-DEAN SPANOS\CAD\6267A\W-2239.dwg LAYOUT: D-10768-C3-Layout

Date	Description	Chk. By	Rev. By
8/31/16	STATE COLLEGE BOROUGH COMMENTS		

REVISIONS

AS NOTED

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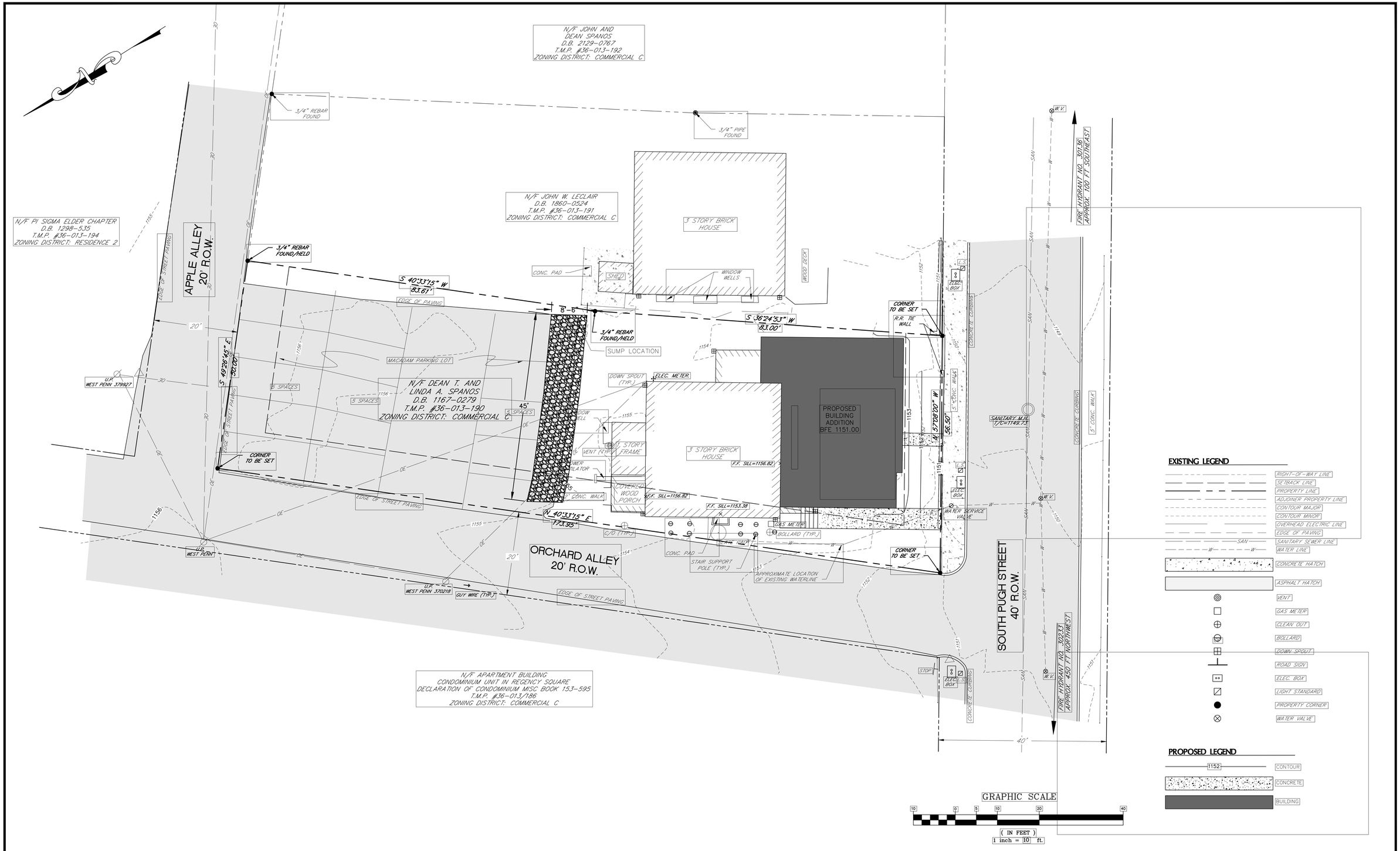
SHEET TITLE: E&S PLAN

PROJECT TITLE: 243 SOUTH PUGH STREET ADDITION

SWEETLAND ENGINEERING & ASSOCIATES, INC.
Corporate Office:
600 Science Park Road
State College, PA 16803
(814)-237-6518 Phone
(814)-237-1488 FAX
www.sweetland-eng.com

CLIENT: DEAN & LINDA SPANOS
SITE LOCATION: STATE COLLEGE BOROUGH, CENTRE COUNTY
DRAWN BY: CET
DESIGNED BY: CET
CHECKED BY: SMK
SCALE: 1" = 10'
DATE: 10/31/2016
PROJECT NO.: 6267-A
DRAWING NO.: D-10768
SHEET NO.: C3



PLOTTED: October 31, 2016-1:10pm (jfisher) FILENAME: S:\projects\6267-DEAN SPANOS\CAD\6267A\W-2239.dwg LAYOUT: D- 10858-C4-Grading

Date	Description	Chk. By	Rev. By
8/31/16	STATE COLLEGE BOROUGH COMMENTS		

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SHEET TITLE: PROPOSED SITE & GRADING PLAN

PROJECT TITLE: 243 SOUTH PUGH STREET ADDITION

SWEETLAND ENGINEERING & ASSOCIATES, INC.
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600 Science Park Road
State College, PA 16803
(814)-237-6518 Phone
(814)-237-1488 FAX
www.sweetland-eng.com

CLIENT:	DEAN & LINDA SPANOS
SITE LOCATION:	STATE COLLEGE BOROUGH, CENTRE COUNTY
DRAWN BY:	CET
DESIGNED BY:	CET
CHECKED BY:	SMK
SCALE:	1" = 10'
DATE:	10/31/2016
PROJECT NO.	6267-A
DRAWING NO.	D-10858
SHEET NO.	C4

N/F JOHN AND DEAN SPANOS D.B. 2129-0767 T.M.P. #36-013-192 ZONING DISTRICT: COMMERCIAL C

N/F PI SIGMA ELDER CHAPTER D.B. 1239B-535 T.M.P. #36-013-194 ZONING DISTRICT: RESIDENCE 2

N/F JOHN W. LEGGLAIR D.B. 1260-05614 T.M.P. #36-013-191 ZONING DISTRICT: COMMERCIAL C

N/F APARTMENT BUILDING CONDOMINIUM UNIT IN REGENCY SQUARE DECLARATION OF CONDOMINIUM MISC BOOK 153-595 T.M.P. #36-013/186 ZONING DISTRICT: COMMERCIAL C

N/F DEAN T. AND LINDA A. SPANOS D.B. 1167-0279 T.M.P. #36-013-190 ZONING DISTRICT: COMMERCIAL C

APPLE ALLEY 20' R.O.W.

ORCHARD ALLEY 20' R.O.W.

SOUTH PUGH STREET 40' R.O.W.

3/4" REBAR FOUND

3/4" PIPE FOUND

3/4" REBAR FOUND/HELD

CORNER TO BE SET R.R. TIE WALL

S 40°33'15" W 83.61'

S 36°24'53" W 83.00'

N 40°33'15" E 173.35'

S 40°26'45" E 36.00'

S 57°08'00" W 36.50'

EDGE OF PAVING

MACADAM PARKING LOT

15 SPACES

3 SPACES

2 SPACES

U.I.P. WEST PENN 379827

U.I.P. WEST PENN 372218

GUY WIRE (TYP.)

3 STORY BRICK HOUSE

SHED

WINDOW WELLS

FRAME

CONC. PAD

STAIR SUPPORT POLE (TYP.)

APPROXIMATE LOCATION OF EXISTING WATERLINE

PROPOSED BUILDING ADDITION BFE 1151.00

LED WALL LUMINAIRES

F.F. SILL=1156.82

F.F. SILL=1153.38

ELEC. METER

GAS METER

DOWN SPOUT (TYP.)

BOLLARD (TYP.)

WINDOW WELL

VENT (TYP.)

RAISED DECK

CONCRETE CURBING

5' CONC. WALK

SANITARY MH T/C=1143.28

FIRE HYDRANT NO. 30238 APPROX. 100 FT SOUTHEAST

FIRE HYDRANT NO. 30235 APPROX. 450 FT NORTHWEST

WATER SERVICE VALVE

ELEC. BOX

W.V.

SAN

W

1152

1153

1154

1155

1156

1157

Luminaire Schedule							
Label	Symbol	Arrangement	Qty	LLF	[MANUFAC]	Description	Arr. Watts
A		SINGLE	4	0.850	BEGA	22261	6

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
PROP LINE	0.1	0.5	0.0	N.A.	N.A.
SITE	0.2	1.8	0.0	N.A.	N.A.
ADA WALK	0.7	1.6	0.1	7.4	16.0
BASEMENT WALK	0.7	1.0	0.4	1.7	2.5
MAIN ENTRANCE	1.0	1.0	0.9	1.1	1.1

NOTES:
1. All light levels are at grade
2. Lumen output is based on the output at 1/2 of the rated useful life of the LED's.
3. Mounting height shown per location is from grade to fixture aperture
4. Light levels are calculated based on direct fixture contribution only
5. Results are based on information provided to L& M. Changes to location, fixture, wattage will affect final results

EXISTING LEGEND

- RIGHT-OF-WAY LINE
- SETBACK LINE
- PROPERTY LINE
- ADJOINER PROPERTY LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- OVERHEAD ELECTRIC LINE
- EDGE OF PAVING
- SAN — SANITARY SEWER LINE
- W — W — WATER LINE
- CONCRETE HATCH
- ASPHALT HATCH
- VENT
- GAS METER
- CLEAN OUT
- BOLLARD
- DOWN SPOUT
- ROAD SIGN
- ELEC. BOX
- LIGHT STANDARD
- PROPERTY CORNER
- WATER VALVE

PROPOSED LEGEND

- 1152 CONTOUR
- CONCRETE
- BUILDING

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PLOTTED: October 31, 2016-1:10pm (jfisher) FILENAME: S:\projects\6267-DEAN SPANOS\CAD\6267A\W-2239.dwg LAYOUT: D- 10858-C5-Lighting

Date	Description	Chk. By	Rev. By
8/31/16	STATE COLLEGE BOROUGH COMMENTS		

REVISIONS

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SHEET TITLE: LIGHTING PLAN

PROJECT TITLE: 243 SOUTH PUGH STREET ADDITION

SWEETLAND ENGINEERING & ASSOCIATES, INC.
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600 Science Park Road
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(814)-237-6518 Phone
(814)-237-1488 FAX
www.sweetland-eng.com

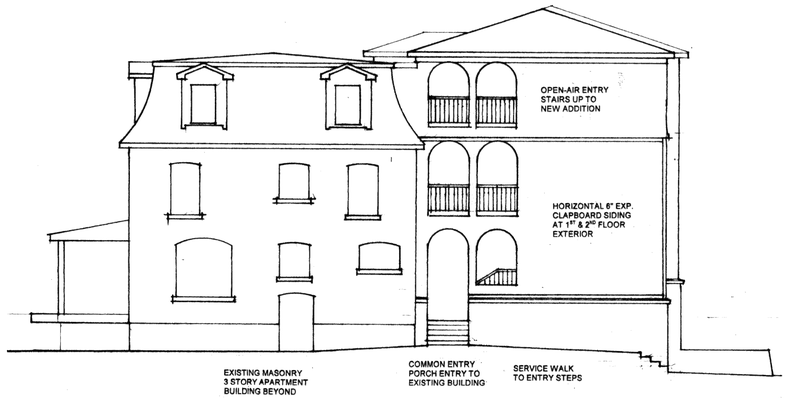
CLIENT: DEAN & LINDA SPANOS
SITE LOCATION: STATE COLLEGE BOROUGH, CENTRE COUNTY
DRAWN BY: CET
DESIGNED BY: CET
CHECKED BY: SMK

SCALE: 1" = 10'
DATE: 10/31/2016
PROJECT NO.: 6267-A
DRAWING NO.: D-10886
SHEET NO.: C5

S. PUGH STREET

FRONT ELEVATION

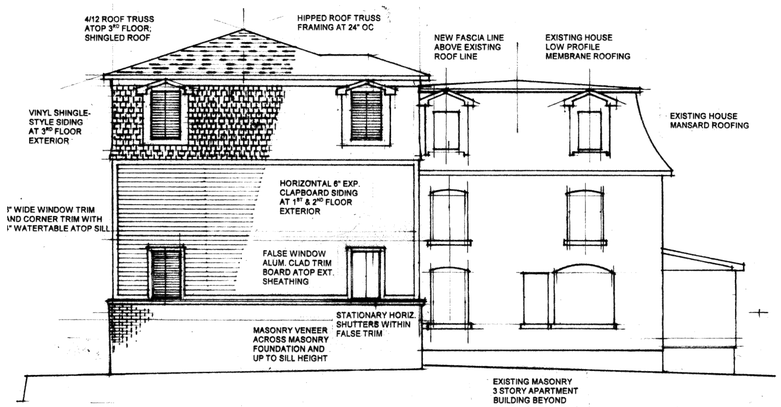
SCALE 1/8" = 1'-0"



ORCHARD ALLEY

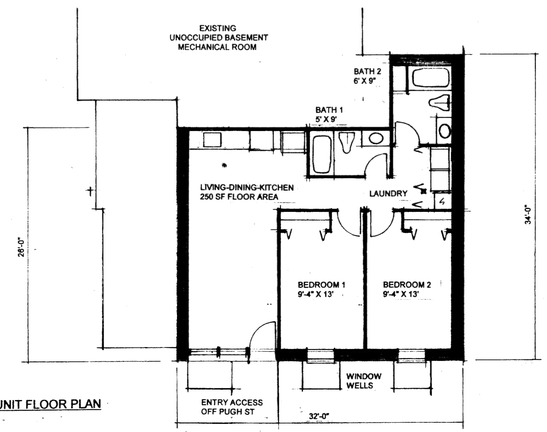
LEFT END ELEVATION

SCALE 1/8"= 1'-0"



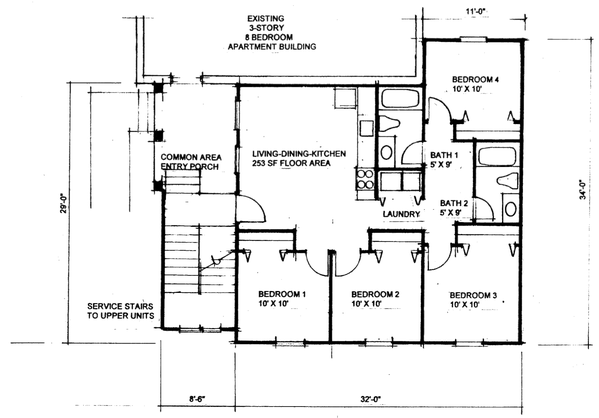
RIGHT END ELEVATION

SCALE 1/8" = 1'-0"



BASEMENT UNIT FLOOR PLAN

SCALE 1/8" = 1'-0"



TYPICAL FLOOR PLAN

FIRST, SECOND AND THIRD FLOORS
SCALE 1/8" = 1'-0"

ROOF TRUSS
P 3RD FLOOR;
IGLED ROOF

HIPPED ROOF TRUSS
FRAMING AT 24" OC

NEW FASCIA LINE
ABOVE EXISTING
ROOF LINE

EXISTING HOUSE
LOW PROFILE
MEMBRANE ROOFING

EXISTING HOUSE
MANSARD ROOFING

VINYL SHINGLE-
STYLE SIDING
AT 3RD FLOOR
EXTERIOR

HORIZONTAL 6" EXP.
CLAPBOARD SIDING
AT 1ST & 2ND FLOOR

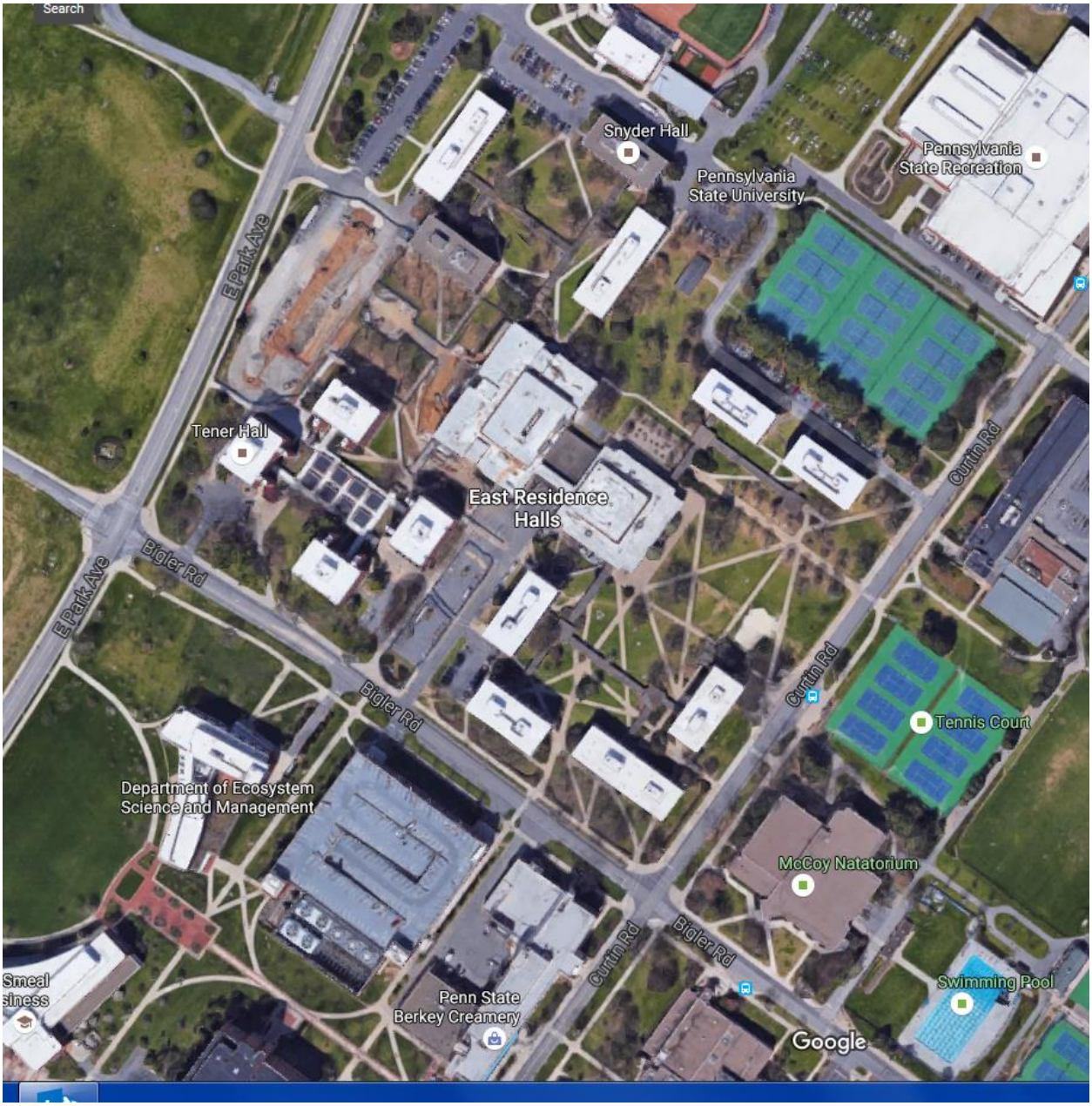
I" WIDE WINDOW TRIM
ND CORNER TRIM WITH
I" WATERTABLE ATOP SILL

STATIONARY HORIZ.
SHUTTERS WITHIN
FALSE TRIM

MASONRY VENEER
ACROSS MASONRY
FOUNDATION AND
UP TO SILL HEIGHT

EXISTING MASONRY
3 STORY APARTMENT
BUILDING BEYOND

RIGHT END ELEVATION
SCALE 1/8" = 1'-0"



Aerial View (Source: Google Maps)

LOW-RISE RESIDENCE HALL

MID-RISE RESIDENCE HALL

NEW RESIDENCE HALL

TOWER RESIDENCE HALL

OWNER

PennState.

DESIGN / BUILD TEAM

CLAYCO
THE ART & SCIENCE OF BUILDING

DESIGN-BUILDER
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
P: 314 429 5100
F: 314 429 3137

DLA ARCHITECTURE interior design

ARCHITECT OF RECORD
FOSTER PLAZA 9 #200
750 HOLIDAY DRIVE
PITTSBURGH, PA 15220
P: 412 921 4300
F: 412 921 4312

MACKEY MITCHELL ARCHITECTS

DESIGN ARCHITECT
900 SPRUCE STREET #500
ST. LOUIS, MO 63102
P: 314 421 1815
F: 314 421 5206

REV	DATE	DESCRIPTION

PROJECT & SHEET TITLE

LAND DEVELOPMENT
PENN STATE EAST HALLS - PHASE 2
UNIVERSITY PARK, PA 16802

RESIDENCE HALL PERSPECTIVES

SEAL

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

DATE: 11.07.16

PROJECT #

PSU Proj# 00-04724.00
PSU Bldg# 0000-000
DLA Proj# 2014065

SHEET #

LD-A000

PACKAGE: LD 11.07.16

1 NEW RESIDENCE HALL - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2 NEW RESIDENCE HALL - EAST ELEVATION
SCALE: 1/8" = 1'-0"

OWNER

PennState

DESIGN / BUILD TEAM

CLAYCO
THE ART & SCIENCE OF BUILDING

DESIGN-BUILDER
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
P: 314 429 5100
F: 314 429 3137

DLA ARCHITECTURE interior design

ARCHITECT OF RECORD
FOSTER PLAZA 9 #200
750 HOLIDAY DRIVE
PITTSBURGH, PA 15220
P: 412 921 4300
F: 412 921 4312

MACKEY MITCHELL ARCHITECTS

DESIGN ARCHITECT
900 SPRUCE STREET #500
ST. LOUIS, MO 63102
P: 314 421 1815
F: 314 421 5206

REV	DATE	DESCRIPTION

PROJECT & SHEET TITLE

LAND DEVELOPMENT
PENN STATE EAST HALLS - PHASE 2
UNIVERSITY PARK, PA 16802

NEW RESIDENCE HALL ELEVATIONS

SEAL

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

DATE: 11.07.16

PROJECT #

PSU Proj# 00-04724.00
PSU Bldg# 0000-000
DLA Proj# 2014065

SHEET #

LD-A200

PACKAGE: LD 11.07.16

1 NEW RESIDENCE HALL - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

2 NEW RESIDENCE HALL - WEST ELEVATION
SCALE: 1/8" = 1'-0"

OWNER

PennState

DESIGN / BUILD TEAM

CLAYCO
THE ART & SCIENCE OF BUILDING

DESIGN-BUILDER
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
P: 314 429 5100
F: 314 429 3137

DLA ARCHITECTURE interior design

ARCHITECT OF RECORD
FOSTER PLAZA 9 #200
750 HOLIDAY DRIVE
PITTSBURGH, PA 15220
P: 412 921 4300
F: 412 921 4312

MACKEY MITCHELL ARCHITECTS

DESIGN ARCHITECT
900 SPRUCE STREET #500
ST. LOUIS, MO 63102
P: 314 421 1815
F: 314 421 5206

REV	DATE	DESCRIPTION

PROJECT & SHEET TITLE

LAND DEVELOPMENT
PENN STATE EAST HALLS - PHASE 2
UNIVERSITY PARK, PA 16802

NEW RESIDENCE HALL ELEVATIONS

SEAL

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

DATE: 11.07.16

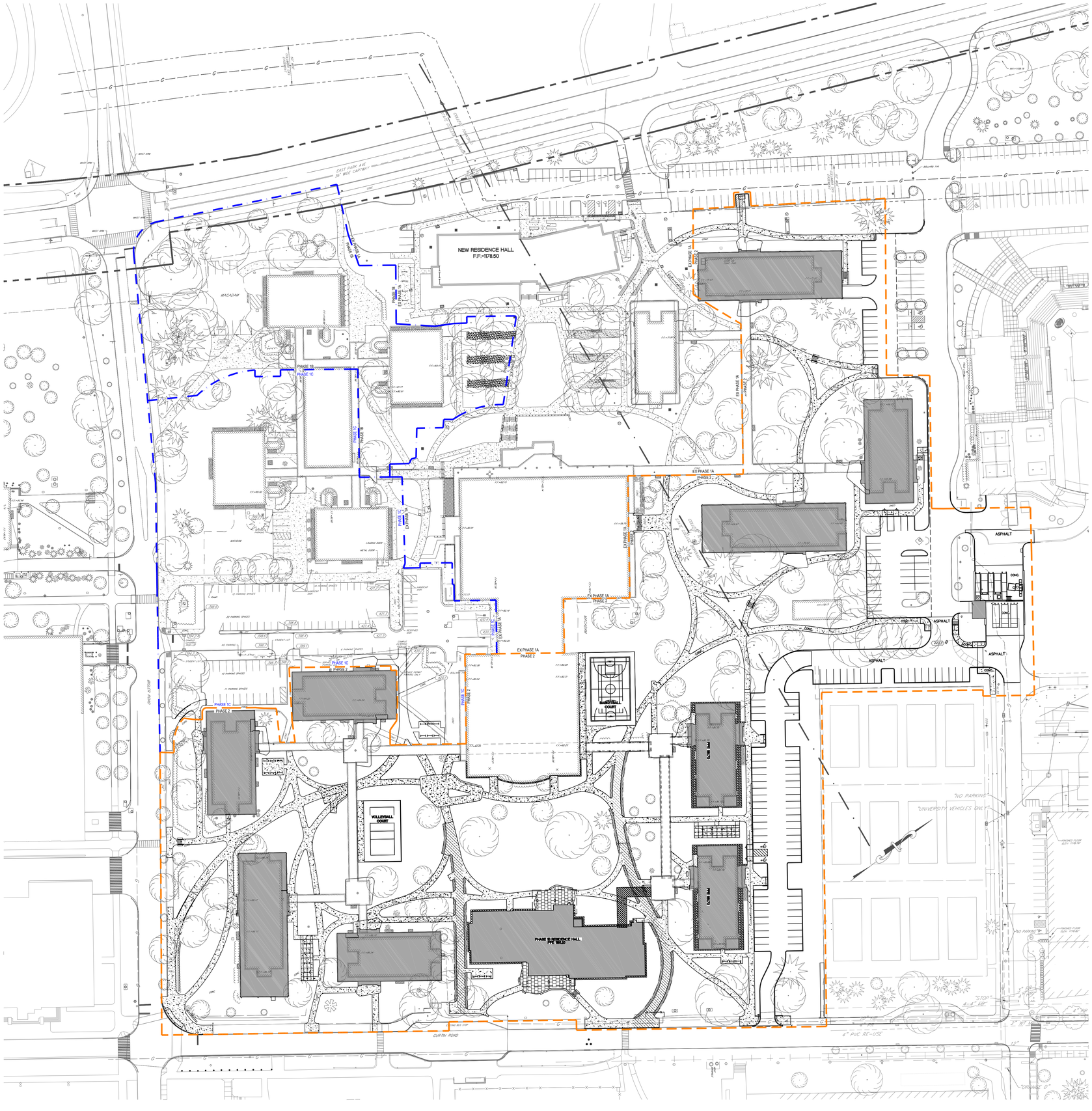
PROJECT #

PSU Proj# 00-04724.00
PSU Bldg# 0000-000
DLA Proj# 2014065

SHEET #

LD-A201

PACKAGE: LD 11.07.16



PHASING LINE LEGEND

PHASES 1B AND 1C

PHASE 2

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

OWNER

PennState

DESIGN / BUILD TEAM

CLAYCO
THE ART & SCIENCE OF BUILDING

DESIGN-BUILDER
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
P: 314 429 5100
F: 314 429 3137

DLA ARCHITECTURE Interior design

ARCHITECT OF RECORD
FOSTER PLAZA 9 #200
750 HOLIDAY DRIVE
PITTSBURGH, PA 15220
P: 412 921 4300
F: 412 921 4312

MACKEY MITCHELL ARCHITECTS

DESIGN ARCHITECT
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SWEETLAND ENGINEERING & ASSOCIATES, INC.

SWEETLAND ENGINEERING & ASSOC.
CIVIL ENGINEER
600 SCIENCE PARK ROAD
STATE COLLEGE, PA 16803
P: 814 237 6518
F: 814 237 1488

REV	DATE	DESCRIPTION

PROJECT & SHEET TITLE

LAND DEVELOPMENT
PENN STATE EAST HALLS - PHASE 2
UNIVERSITY PARK, PA 16802

SITE PHASING PLAN

SEAL

DATE: 11-07-16

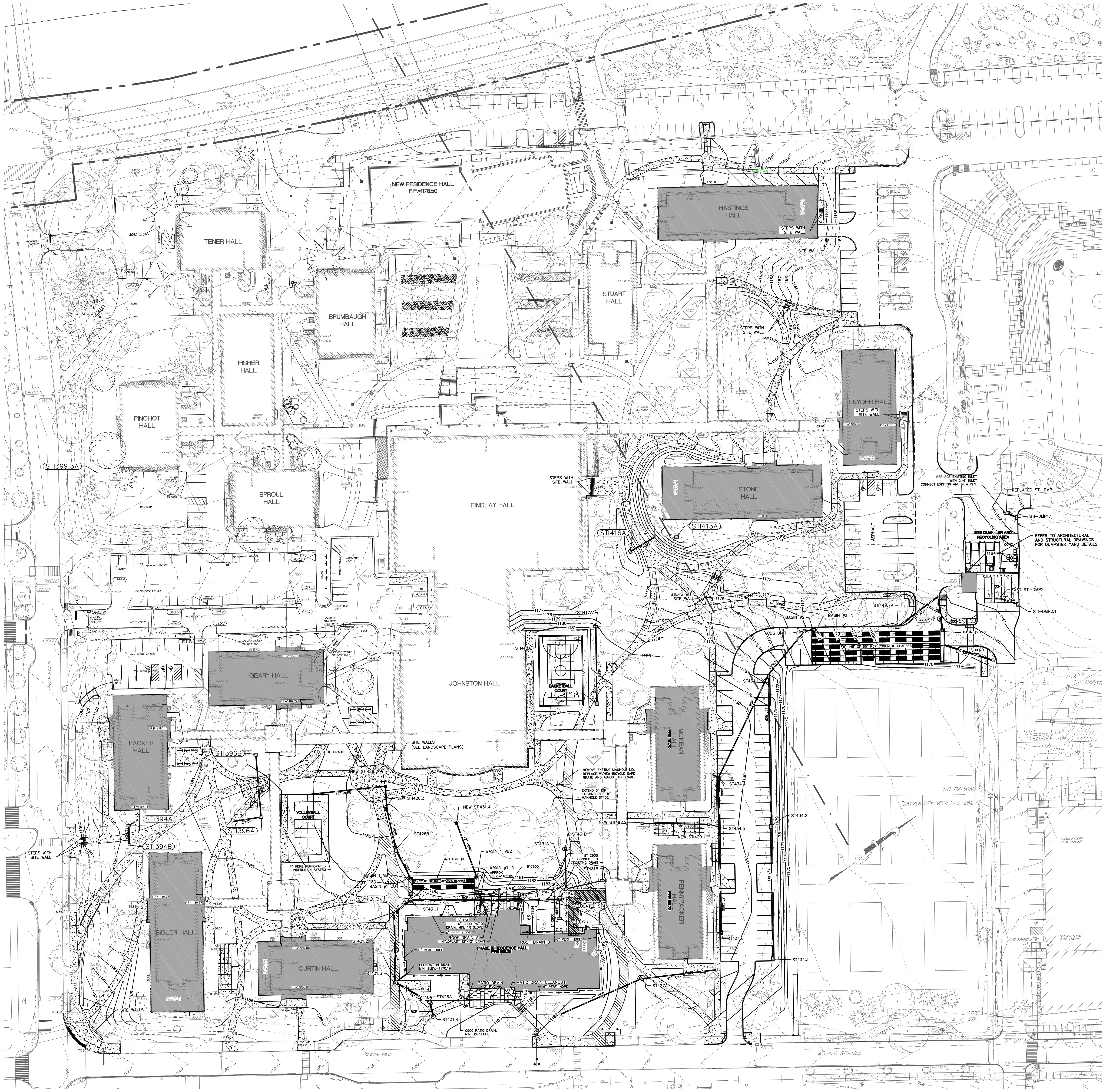
PROJECT #

PSU Proj# 00-04724.00
PSU Bldg# 0000-000
SEA Proj# 6028K

SHEET #

LD4

PLOTTED: November 03, 2016 - 1:28pm (tatiner) FILENAME: S:\projects\6028-East Halls Renov & New Residence Hall\CAD\6028K\LP-2290-LD.dwg LAYOUT: LD4 C-1246 Phasing Plan



LEGEND

(heavy dashed line)	PROPOSED STORMWATER
(ST)	PROPOSED STORMWATER MANHOLE
(hatched box)	PROPOSED STORMWATER INLET
○ C.O	PROPOSED CLEANOUT
——1180——	PROPOSED CONTOUR
– – – 1179 – – –	EXISTING CONTOUR

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

OWNER

PennState

DESIGN / BUILD TEAM

CLAYCO
THE ART & SCIENCE OF BUILDING

DESIGN-BUILDER
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
P: 314 429 5100
F: 314 429 3137

DLA ARCHITECTURE interior design

ARCHITECT OF RECORD
FOSTER PLAZA 9 #200
750 HOLIDAY DRIVE
PITTSBURGH, PA 15220
P: 412 921 4300
F: 412 921 4312

MACKEY MITCHELL ARCHITECTS

DESIGN ARCHITECT
900 SPRUCE STREET #500
ST. LOUIS, MO 63102
P: 314 421 1815
F: 314 421 5206

SWEETLAND ENGINEERING & ASSOCIATES, INC.

SWEETLAND ENGINEERING & ASSOC.
CIVIL ENGINEER
600 SCIENCE PARK ROAD
STATE COLLEGE, PA 16803
P: 814 237 6518
F: 814 237 1488

REV	DATE	DESCRIPTION

PROJECT & SHEET TITLE

LAND DEVELOPMENT
PENN STATE EAST HALLS - PHASE 2
UNIVERSITY PARK, PA 16802

SITE GRADING AND STORMWATER PLAN

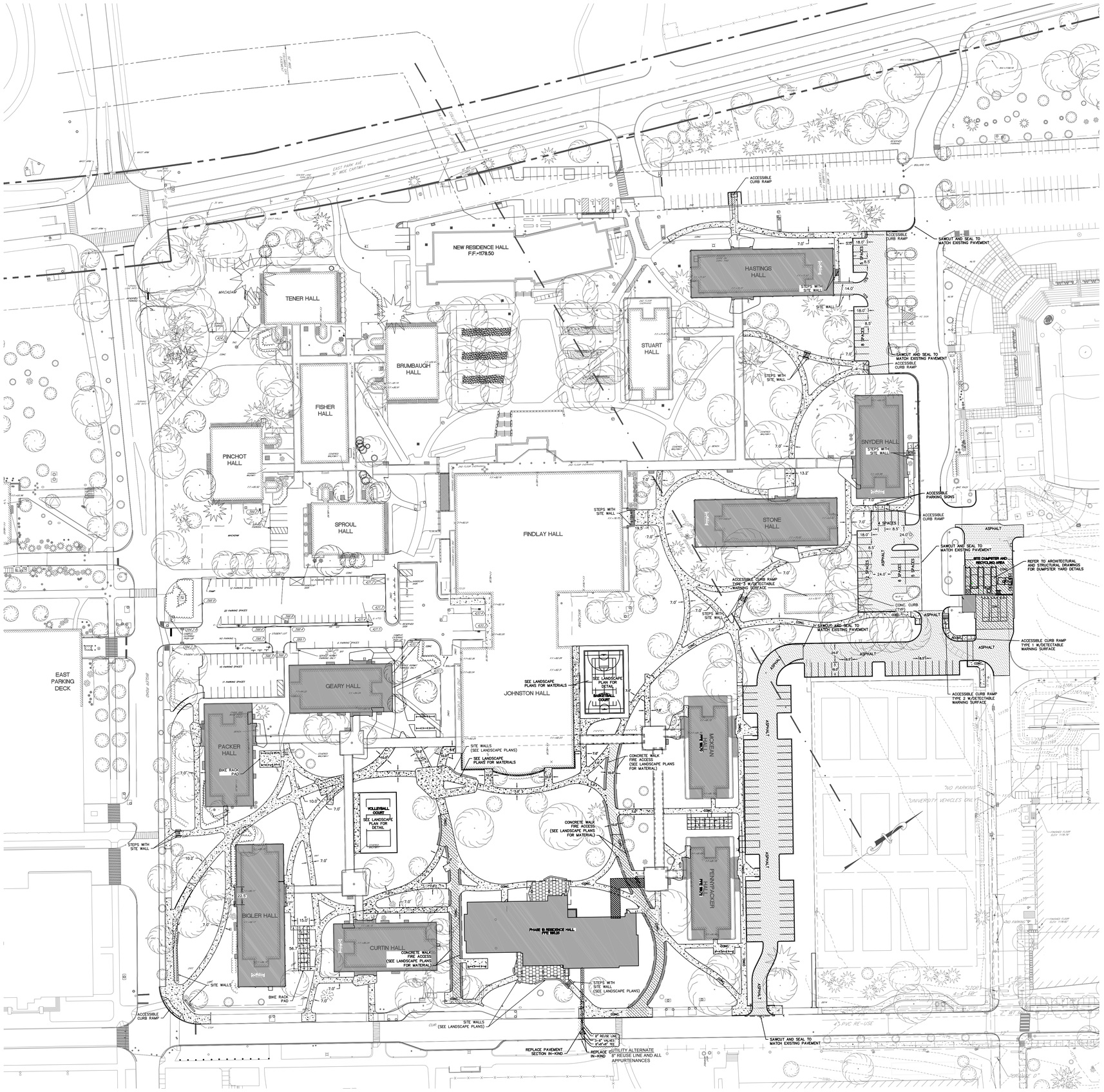
SEAL

DATE: 11-07-16

PROJECT #
PSU Proj# 00-04724.00
PSU Bldg# 0000-000
SEA Proj# 6028K

SHEET #
LD6

PLOTTED: November 04, 2016–8:44am (nstiner) FILENAME: S:\projects\6028–East Halls Renov & New Residence Hall\CAD\6028K\W–2290_LD.dwg LAYOUT: LD6 E–5248 SITE GRADING



LEGEND

- PROPOSED CONCRETE
- PROPOSED NEW RESIDENCE AND AREAS OF BUILDING RENOVATIONS
- NEW VEHICULAR CONCRETE
- STANDARD PAVEMENT

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

OWNER

PennState

DESIGN / BUILD TEAM

CLAYCO
THE ART & SCIENCE OF BUILDING

DESIGN-BUILDER
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
P: 314 429 5100
F: 314 429 3137

DLA ARCHITECTURE Interior design

ARCHITECT OF RECORD
FOSTER PLAZA 9 #200
750 HOLIDAY DRIVE
PITTSBURGH, PA 15220
P: 412 921 4300
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MACKEY MITCHELL ARCHITECTS

DESIGN ARCHITECT
900 SPRUCE STREET #500
ST. LOUIS, MO 63102
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F: 314 421 5206

SWEETLAND ENGINEERING & ASSOCIATES, INC.

SWEETLAND ENGINEERING & ASSOC.
CIVIL ENGINEER
600 SCIENCE PARK ROAD
STATE COLLEGE, PA 16803
P: 814 237 6518
F: 814 237 1488

REV	DATE	DESCRIPTION

PROJECT & SHEET TITLE

LAND DEVELOPMENT
PENN STATE EAST HALLS - PHASE 2
UNIVERSITY PARK, PA 16802

SITE PLAN

SEAL

DATE: 11-07-16

PROJECT #

PSU Proj# 00-04724.00
PSU Bldg# 0000-000
SEA Proj# 6028K

SHEET #

LD5

PLOTTED: November 03, 2016 - 1:29pm (mstiner) FILENAME: S:\projects\6028-East Halls Renov & New Residence Hall\CAD\6028K\6-2290_LD.dwg LAYOUT: LD5 E-5847 SITE PLAN

LEGEND

- W — PROPOSED WATER LINE
- G — PROPOSED GAS LINE
- UE — PROPOSED UNDERGROUND ELECTRIC
- UT — PROPOSED UNDERGROUND TELCOM
- SAN — PROPOSED SANITARY LINE
- LAT — PROPOSED SANITARY LATERAL
- CWS — PROPOSED CHILLED WATER SERVICE
- CWR — PROPOSED CHILLED WATER RETURN
- PROPOSED STORMWATER
- 1180 — PROPOSED CONTOUR
- 1179 — EXISTING CONTOUR
- (E) PROPOPSED ELECTRIC MANHOLE
- (S) PROPOSED SANITARY MANHOLE
- (D) PROPOSED STORMWATER MANHOLE
- PROPOSED STORMWATER INLET

EROSION CONTROL LEGEND

- CE — CONSTRUCTION ENTRANCE
- PROJECT BOUNDARY, NPDES PERMIT BOUNDARY, LIMIT OF DISTURBANCE
- FS — 12" FILTER SOCK
- IP — INLET PROTECTION
- HaB / HbC — SOILS
- NPDES PERMIT BOUNDARY EAST HALLS RENOVATION AND ADDITION PERMIT NO. PAI041415017

OWNER

PennState

DESIGN / BUILD TEAM

CLAYCO
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DESIGN-BUILDER
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REV	DATE	DESCRIPTION
	10/31/16	60% COMMENTS

PROJECT & SHEET TITLE

LAND DEVELOPMENT
PENN STATE EAST HALLS - PHASE 2
UNIVERSITY PARK, PA 16802

EROSION AND SEDIMENTATION CONTROL PLAN

SEAL

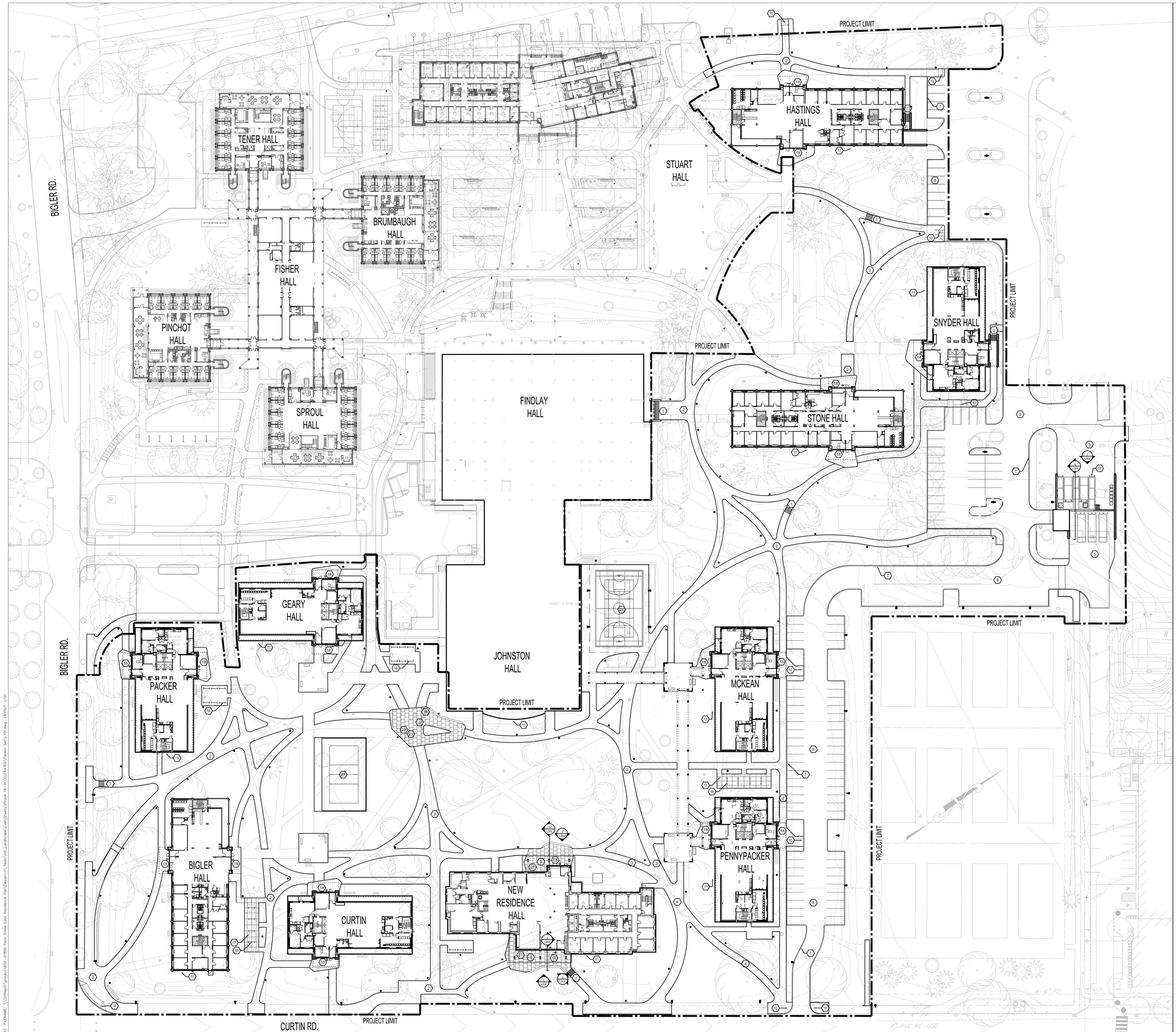
DATE: 11-07-16

PROJECT #
PSU Proj# 00-04724.00
PSU Bldg# 0000-000
SEA Proj# 6028K

SHEET #
ES2

E-5253

PLOTTED: November 04, 2016 - 10:21am (ashaw) FILENAME: S:\projects\6028-East Halls Renov & New Residence Hall\CAD\6028K\M-229_ENS.dwg LAYOUT: ES2 E-5253



1 SITE LAYOUT PLAN
1" = 40'-0"

0 20' 40' 80'

GENERAL NOTES

1. THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL LAWS, CODE, ORDINANCES, RULES AND REGULATIONS OF ALL GOVERNING AGENCIES. OCCUPANTS ADJACENT TO THE PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT.
2. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY AND ALL CONFLICTS WITH WORK RELATED TO THE HARDSCAPE AND LANDSCAPE FEATURES PRIOR TO INSTALLATION OF THE UTILITIES IN ORDER TO MAINTAIN THE HIGHEST LEVEL OF DESIGN INTENT OF THE HARDSCAPE AND LANDSCAPE FEATURES..
3. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA, OR SAMPLES FOR SUCH PORTIONS OF THE WORK.
4. COORDINATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT DOCUMENTS.
5. THE CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS.
6. THE CONTRACTOR SHALL COORDINATE THE WORK WITH EQUIPMENT, FURNISHINGS AND SYSTEMS PRESENT OR PROVIDED BY THE OWNER.
7. VERIFY LOCATIONS OF ALL BUILDINGS, WALLS, EXISTING STRUCTURES, PIPES, ELECTRICAL AND ALL ELEMENTS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. INFORMATION IN LANDSCAPE ARCHITECTURE PACKAGE IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND ENGINEERING INFORMATION. ADDITIONAL UTILITIES AND SITE ELEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREIN.
8. VERIFY LOCATION OF ALL ADJACENT AND BELOW-GRADE ELECTRICAL, PLUMBING, DATA, CONDUIT, PIPING, DRAINAGE STRUCTURES AND OTHER UTILITY CONNECTIONS WITH THE APPROPRIATE AS-BUILT OR ENGINEERING DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR THIS VERIFICATION AND THE PROTECTION OF THESE ELEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING THE EXECUTION OF THE WORK.
9. THE CONTRACTOR SHALL HAVE ALL BELOW-GRADE UTILITY AND SLEEVING WORK INSPECTED AND APPROVED PRIOR TO BEGINNING HARDSCAPE LAYOUT/MARKING/STAKING AND CONSTRUCTION.
10. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ANY SUBCONTRACTORS TO COORDINATE SERVICE ROUTING OF ALL UTILITIES INCLUDING BUT NOT LIMITED TO WATER, GAS, TELEPHONE, ELECTRICAL, STORM, SEWER, AND IRRIGATION WITH THE OWNER AND TO AVOID CONFLICTS WITH HARDSCAPE AND LANDSCAPE FEATURES. ALL CONSTRUCTION MUST COMPLY WITH THE PROJECT SPECIFICATIONS AND NOT INTERFERE WITH BUILDING ELEMENTS TO BE PRESERVED.
11. ALL MATERIAL SHALL BE NEW, UNUSED AND TO THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED.
12. PERFORM THE WORK AT THE PROJECT SITE DURING HOURS SPECIFIED BY THE OWNER.
13. ANY DAMAGE INCURRED DURING THE EXECUTION OF CONSTRUCTION AND PLANTING TO EXISTING TREES OR STRUCTURES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING ALL WALLS, PAVEMENTS, AND OTHER SURFACES PRIOR TO FINAL INSPECTION.
15. REFERENCE TO SCALE IS FOR FULL-SIZE DRAWINGS. DIMENSIONS SHOWN ON DRAWINGS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE FROM DRAWINGS.
16. THE CONTRACTOR IS RESPONSIBLE FOR ACCURATE HORIZONTAL AND VERTICAL ALIGNMENT AND PREPARATION OF LAYOUT/MARKING/STAKING. THE CONTRACTOR IS REQUIRED TO PERFORM CONSTRUCTION LAYOUT/MARKING/STAKING AND SET ELEVATIONS FOR THE FORM WORK PRIOR TO INSPECTION BY THE ARCHITECT FOR APPROVAL.
17. ALL BUILDINGS, WALLS, COLUMNS, STRUCTURES, AND ANY VERTICAL ELEMENTS THAT ABUT CONCRETE PAVING ARE TO HAVE EXPANSION JOINT AS DETAILED HEREWITH.
18. ALL FORM WORK SHALL BE APPROVED FOR GEOMETRY AND GRADES BY THE ARCHITECT PRIOR TO INSTALLATION OF PAVEMENT, PLANTERS OR WALLS.
19. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING TO BE PARALLEL UNLESS OTHERWISE NOTED, MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
20. "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE OF THE CONDITION NOTES.
21. "SIMILAR" OR "SIM" INDICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED.
22. "AS REQUIRED" INDICATES COMPONENTS REQUIRED TO COMPLETE TH E NOTED SYSTEM AS INDICATED IN THE PROJECT DOCUMENTS SHALL BE PROVIDED..
23. "ALIGN" INDICATES ACCURATELY PROVIDE FINISH OF FACES OF MATERIALS IN STRAIGHT, TRUE, AND PLUMB RELATION TO ADJACENT MATERIALS.
24. TAKE ALL DIMENSIONS FROM FACE OF FIXED OBJECTS, WALL, OR BUILDING OR TO CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED. ALL DIMENSIONS CALLED OUT AS "EQUAL" ARE EQUIDISTANT MEASUREMENTS TO DESIGNATED CENTERLINE(S).
25. ALL LANDSCAPE DIMENSIONS TAKEN TO CENTERLINE OF BUILDING COLUMN SHALL MEAN THE FIRST ROW OF COLUMNS CLOSEST TO THE FACE OF THE BUILDING. SEE ARCHITECTURAL AND AS-BUILT DRAWINGS FOR CORRESPONDING COLUMN LINES.
26. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LIKE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.
27. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE ENGINEERING AND AS-BUILT DRAWINGS FOR COLUMN GRID, CENTERLINES, BUILDING FACES, AND BENCHMARKS.
28. SEE DRAWINGS FOR DIMENSION OF SITE ELEMENTS. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
29. IF DIMENSIONS VARY BY 1" OR MORE, CONTACT THE ARCHITECT FOR REVIEW AND CONFIRMATION PRIOR TO PROCEEDING WITH CONSTRUCTION.
30. FINISH ELEVATIONS ARE INDICATED TO THE FACE OF PAVEMENT OR FINISHED GRADE OF SOIL AS APPLICABLE, UNLESS OTHERWISE NOTED.
31. ALL NEW WORK TO MEET FLUSH WITH ALL EXISTING GRADES AND FINISH FLOOR ELEVATIONS AT DOORS, THRESHOLDS, STAIRWELLS, PAVEMENTS TO REMAIN, COLUMNS, AND BUILDING ELEMENTS EXCEPT AS NOTED HEREIN .
32. GRADES BETWEEN SPOT ELEVATIONS ARE INTENDED TO BE CONSTANT SLOPES.
33. NO FINISHED SLOPES SHALL BE LESS THAN ½ (HALF) PERCENT AND ALL SHALL HAVE A POSITIVE FLOW
34. THE CONTRACTOR SHALL PROVIDE PLANT MATERIAL QUANTITIES TO MATCH THE DRAWINGS AND TO PROVIDE TOTAL COVERAGE AT THE SPECIFIED SPACING.
35. THERE SHALL BE NO SUBSTITUTIONS OF PLANT MATERIAL WITHOUT APPROVAL OF THE OWNER/ARCHITECT. THE OWNER/ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON COMPLETE INFORMATION SUBMITTED BY THE CONTRACTOR. SUBSTITUTIONS SHALL NOT BE MADE UNLESS DRAWINGS AND/OR WRITTEN REQUESTS ARE SUBMITTED TO THE OWNER/ARCHITECT FOR APPROVAL.

SHEET NOTES

	DESCRIPTION	DETAIL(S)	SHEET
1.	CONCRETE STEPS	14	L401
2.	STANDARD CAMPUS CONCRETE WALK	1	L401
3.	CONCRETE WALK WITH SURFACE RETARDER		
4.	CAMPUS CONCRETE PAVEMENT OVER TREE ROOTS	3	L401
5.	HEAVY DUTY CONCRETE PAVEMENT	8	L401
6.	CONCRETE WALK OVER EXISTING TUNNEL	6	L401
7.	CONCRETE CURB	10	L401
8.	ASPHALT PAVEMENT		
9.	HEAVY DUTY ASPHALT PAVEMENT		
10.	CURB RAMP	1,2,3,4	L402
11.	GRAVEL MOW STRIP W/ METAL EDGING	11,12	L401
12.	STONE WALL - RETAINING		
13.	STONE WALL - FREESTANDING		
14.	GUARDRAIL		
15.	HANDRAIL		
16.	BICYCLE RACK	5	L403
17.	BICYCLE SHELTER	9,10	L403
18.	TRASH RECEPTACLE		
19.	QUARRY BLOCK BENCHES W/ CONCRETE FOOTING		
20.	QUARRY BLOCK BENCHES ON EXISTING SLAB		
21.	TABLE / CHAIRS - MOVEABLE	7	L403
22.	CHAIRS - MOVEABLE		
23.	SITE LIGHTING - VEHICULAR POLE		
24.	SITE LIGHTING - PEDESTRIAN POLE		
25.	SITE LIGHTING - BOLLARD		
26.	MULTI-SPORT COURT W/ 5" CONCRETE SLAB, 2 B-BALL HOOPS, EQUIPMENT	11	L403
27.	SAND VOLLEYBALL COURT W/ UNDER DRAINAGE, CONCRETE CURB WITH PROTECTION EDGE	16, 17	L402

LEGEND

SYMBOL	DESCRIPTION
	BICYCLE RACK
	15' PEDESTRIAN LIGHT POLE WITH FOOTING
	30' ROADWAY LIGHT POLE WITH FOOTING
	TRASH RECEPTACLE

OWNER

DESIGN / BUILD TEAM

PennState.

CLAYCO
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ARCHITECT OF RECORD
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REV	DATE	DESCRIPTION

PROJECT & SHEET TITLE

LAND DEVELOPMENT
PENN STATE EAST HALLS - PHASE 2
UNIVERSITY PARK, PA 16802

SITE LAYOUT PLAN

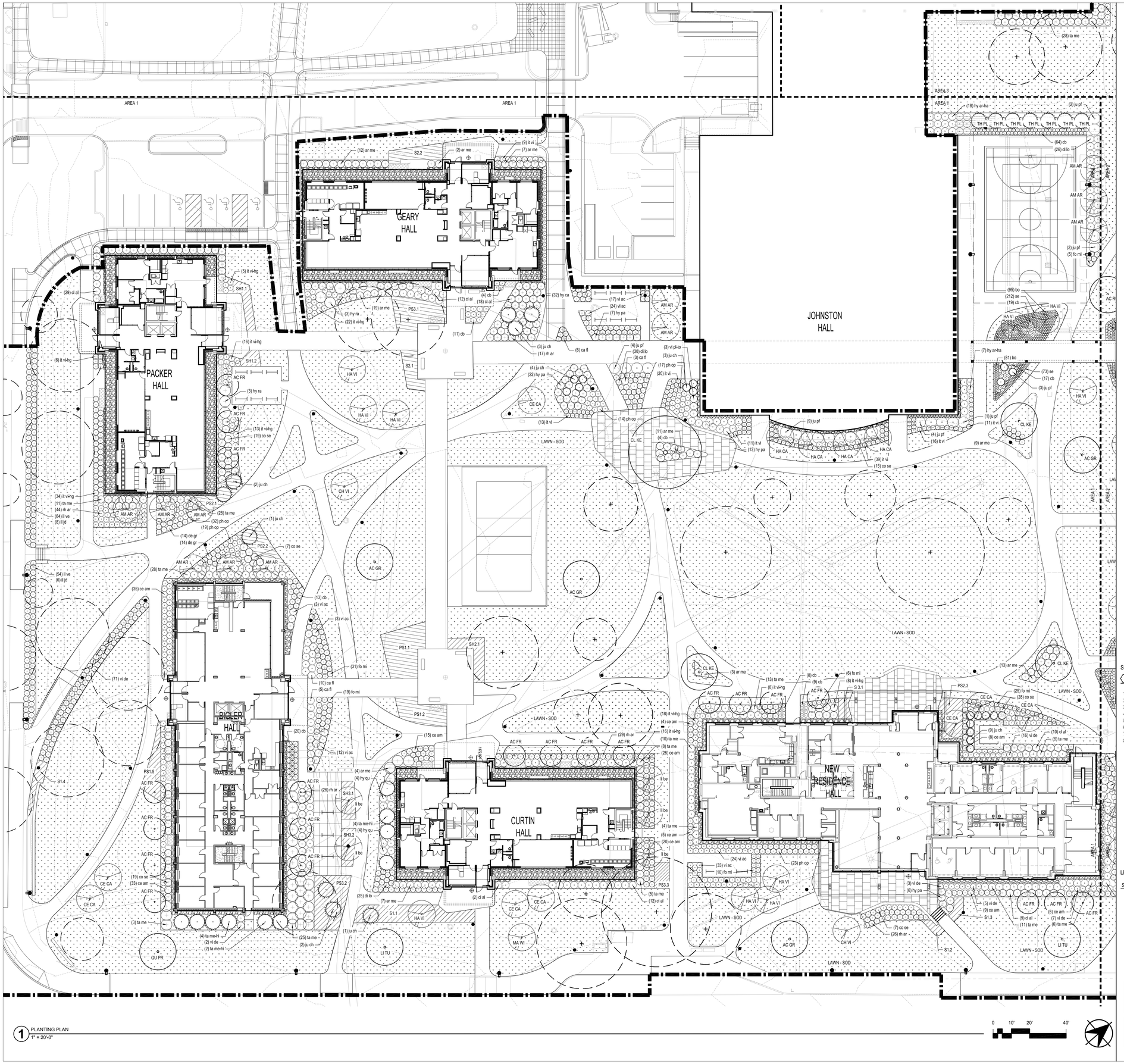
SEAL

DATE: 11-07-2016

PROJECT #
PSU Proj# 00-04724.00
PSU Bldg# 0000-000
SEA Proj# 6028K

SHEET #
L101

PLOTTED: November 03, 2016 2:28pm (bas) FILENAME: \\Shfiles01\project\402-04864 Penn State East Residence Hall\Design\01_Team\02_Landscape\Cad Sheets\Phase 1B-ACCELERATED\Sheets Set\L101.dwg LAYOUT: L101



1 PLANTING PLAN
1" = 20'-0"

0 10' 20' 40'

SHEET NOTES

	DESCRIPTION	DETAIL(S)	SHEET
1.	GRAVEL BED WITH METAL EDGING	11/12	L401
2.	SPADE CUT EDGE AT PLANTING BED	9	L701
3.	MIXED PLANTING ADJACENT NEW TREE	10	L701
4.	MIXED PLANTING ADJACENT EXISTING TREE	11	L701
5.	INTERMINGLED PERENNIAL/ GRASS/ BULB PLANTING	12	L701
6.	INTERMINGLED SHRUB/ PERENNIAL/ GRASS PLANTING	13	L701
7.	SHRUB PLANTING DEPTH ADJACENT TO EXISTING TREES	14	L701
8.	FIRE LANE	13	L401

LEGEND

SYMBOL	DESCRIPTION	DETAIL(S)	SHEET
	ORNAMENTAL TREE	1	L701
	EVERGREEN TREE	2	L701
	CANOPY TREE	1	L701
	EVERGREEN SHRUB	5	L701
	DECIDUOUS SHRUB	5	L701
	LAWN SOD		
	MIXED PLANTING BED		

OWNER

PennState

DESIGN / BUILD TEAM

CLAYCO
THE ART & SCIENCE OF BUILDING

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DLA ARCHITECTURE INTERIOR DESIGN

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FORUM

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REV	DATE	DESCRIPTION

PROJECT & SHEET TITLE

SITEWORK
PENN STATE EAST HALLS - PHASE 1B
UNIVERSITY PARK, PA 16802

PLANTNG PLAN AREA 1

SEAL

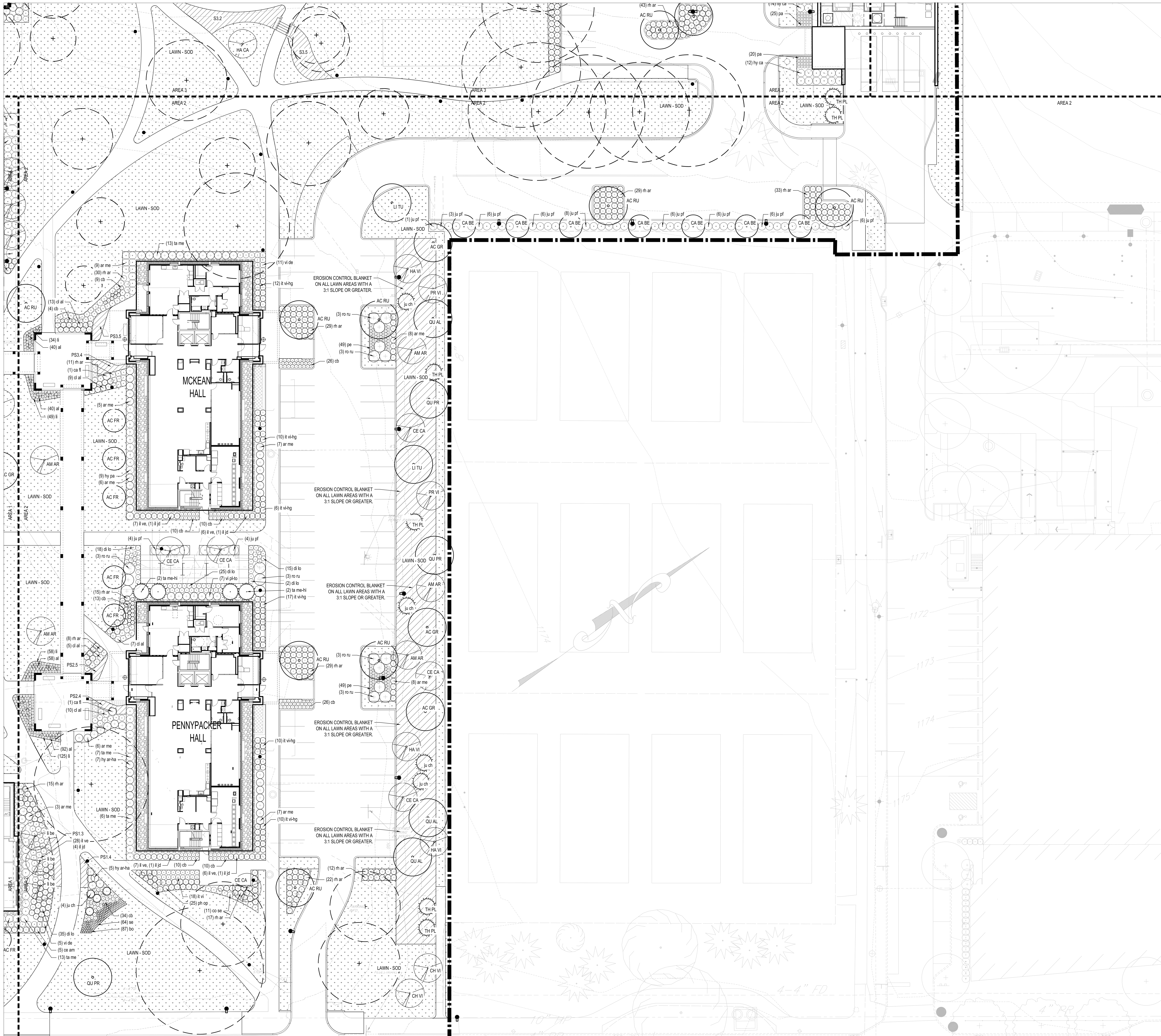
PRELIMINARY DESIGN NOT FOR CONSTRUCTION

DATE: 0-00-0000

PROJECT #
PSU# 00-04724.00
BLDG# 0000-0000
FORUM # 602-01856

SHEET #
L601

50% CD SUBMISSION - 09-23-16



1 PLANTING PLAN
1" = 20'-0"

0 10' 20' 40'

SHEET NOTES

	DESCRIPTION	DETAIL(S)	SHEET
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LEGEND

SYMBOL	DESCRIPTION	DETAIL(S)	SHEET
	ORNAMENTAL TREE	1	L701
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	EVERGREEN SHRUB	5	L701
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	LAWN SOD		
	MIXED PLANTING BED		

OWNER
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FORUM
LANDSCAPE ARCHITECT
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REV	DATE	DESCRIPTION

PROJECT & SHEET TITLE
SITEWORK
PENN STATE EAST HALLS - PHASE 1B
UNIVERSITY PARK, PA 16802

**PLANTNG PLAN
AREA 2**

SEAL
PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

DATE: 0-00-0000

PROJECT #
**PSU# 00-04724.00
BLDG# 0000-0000
FORUM # 602-01856**

SHEET #
L602

50% CD SUBMISSION - 09-23-16

STUART HALL

HASTINGS HALL

STONE HALL

SNYDER HALL

FINDLAY HALL

AREA 1

AREA 2

AREA 3

LAWN - SOD

1 PLANTING PLAN
1" = 20'-0"

0 10' 20' 40'

SHEET NOTES

	DESCRIPTION	DETAIL(S)	SHEET
1.	GRAVEL BED WITH METAL EDGING	11/12	L401
2.	SPADE CUT EDGE AT PLANTING BED	9	L701
3.	MIXED PLANTING ADJACENT NEW TREE	10	L701
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5.	INTERMINGLED PERENNIAL/ GRASS/ BULB PLANTING	12	L701
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8.	FIRE LANE	13	L401

LEGEND

SYMBOL	DESCRIPTION	DETAIL(S)	SHEET
	ORNAMENTAL TREE	1	L701
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	CANOPY TREE	1	L701
	EVERGREEN SHRUB	5	L701
	DECIDUOUS SHRUB	5	L701
	LAWN SOD		
	MIXED PLANTING BED		

OWNER

PennState

DESIGN / BUILD TEAM

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DLA ARCHITECTURE INTERIORS HISTORIC

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FORUM

LANDSCAPE ARCHITECT
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REV	DATE	DESCRIPTION

PROJECT & SHEET TITLE

SITEWORK
PENN STATE EAST HALLS - PHASE 1B
UNIVERSITY PARK, PA 16802

PLANTNG PLAN AREA 3

SEAL

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

DATE: 0-00-0000

PROJECT #
PSU# 00-04724.00
BLDG# 0000-0000
FORUM # 602-01856

SHEET #
L603

50% CD SUBMISSION - 09-23-16

PLANT SCHEDULE

DECIDUOUS TREES

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	DETAIL	COMMENTS
AC FR	43	Acer x freemanii	Armstrong	Freeman Maple	2.5" Cal.	B & B	45' +	1/L610	
AC GR	8	Acer griseum		Paperbark Maple	2.5" Cal.	B & B	20'-30'	1/L610	
AC RU	18	Acer rubrum	October Glory	Red Maple	2.5" Cal.	B & B	45'+	1/L610	
CA BE	7	Carpinus betulus	Fastigiata	Columnar Hornbeam	2.5" Cal.	B & B	30' - 40'	1/L610	
CL KE	5	Cladrastis kentukea		Yellowwood	2.5" Cal.	B & B	30' - 50'	1/L610	
LI TU	6	Liriodendron tulipifera		Tulip Tree	2.5" Cal.	B & B	45'+	1/L610	
QU AL	3	Quercus alba		White Oak	2.5" Cal.	B & B	45'+	1/L610	
QU PR	5	Quercus prinus		Chestnut Oak	2.5" Cal.	B & B	45'+	1/L610	

DECIDUOUS UNDERSTORY TREES

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	DETAIL	COMMENTS
AM AR	19	Amelanchier arborea		Downy Serviceberry	8-10' Ht.	B & B	25' - 30'	1/L610	Multi-Stemmed, 3 stems
CE CA	18	Cercis canadensis	Hearts of Gold	Eastern Redbud	2.5" Cal.	B & B	20' - 30'	1/L610	Single Stem
CH VI	4	Chionanthus virginicus		Fringetree	2.5" Cal.	B & B	12' - 20'	1/L610	
HA CA	5	Halesia carolina		Carolina Silverbell	2.5" Cal.	B & B	15' - 25'	1/L610	
HA VI	17	Hamamelis virginiana		Common Witchhazel	8-10' Ht.	B & B	15' - 25'	1/L610	Multi-Stemmed
MA WI	1	Malus	Winter Gold	Crabapple	2.5" Cal.	B & B	15' - 20'	1/L610	
PR VI	4	Prunus virginiana	Canada Red	Chokecherry	2.5" Cal.	B & B	20' - 30'	1/L610	

EVERGREEN TREES

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	DETAIL	COMMENTS
TH PL	21	Thuja plicata SPRING GROVE	Grovepli	Western Redcedar	8-10' Ht.	B & B	20'-30'	2/L610	

EVERGREEN SHRUBS

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
ju ch	33	Juniperus chinensis	Spartan	Chinese Juniper	6-8' Ht.	Container	48" O.C.	5/L610	
ju pf	81	Juniperus x pfitzeriana	Sea Green	Chinese Juniper	24-30" Ht.	Container	48" O.C.	5/L610	
ta me	340	Taxus media	Densiformis	Yew	18-24" Ht.	Container	48" O.C.	5/L610	
ta me-hi	36	Taxus media	Hicksii	Yew	24-30" Ht.	Container	48" O.C.	5/L610	

DECIDUOUS SHRUBS

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
ar me	260	Aronia melanocarpa	Morton 'IROQUOIS BEAUTY'	Black Chokeberry	18-24" Ht.	Container	48" O.C.	5/L610	
ca aa	1	Calycanthus floridus	Athens	Sweetshrub	36-42" Ht.	Container	8' O.C.	5/L610	
ca fl	26	Calycanthus floridus	Aphrodite	Sweetshrub	18-24" Ht.	Container	48" O.C.	5/L610	
ce am	218	Ceanothus americanus		New Jersey Tea	18-24" Ht.	Container	36" O.C.	5/L610	
cl al	149	Clethra alnifolia	Hummingbird	Sweet Pepperbush	18-24" Ht.	Container	36" O.C.	5/L610	
co se	181	Cornus sericea	'Farrow' Arctic Fire	Sweetshrub	18-24" Ht.	Container	36" O.C.	5/L610	
de gr	28	Deutzia gracilis	Nikko	Dwark Nikko Deutzia	12-18" Ht.	Container	36" O.C.	5/L610	
di lo	196	Diervilla lonicera	Cooper	Low Bush-Honeysuckle	18-24" Ht.	Container	36" O.C.	5/L610	
fo mi	98	Fothergilla minor		Dwarf fothergilla	18-24" Ht.	Container	30" O.C.	5/L610	
hy ar-ha	47	Hydrangea arborescense	Hayes Starburst	Wild Hydrangea	24-30" Ht.	Container	36" O.C.	5/L610	
hy ca	58	Hypericum calycinum		St. Johnswort	12-18" Ht.	Container	24" O.C.	5/L610	
hy pa	86	Hydrangea paniculata	Little Lime	Panicle Hydrangea	24-30" Ht.	Container	48" O.C.	5/L610	
hy qu	8	Hydrangea quercifolia		Maple-Leaf Hydrangea	24-30" Ht.	Container	48" O.C.	5/L610	
hy ra	6	Hydrangea radiata PINKY WINKY	Samantha	Silver-Leaf Hydrangea	24-30" Ht.	Container	60" O.C.	5/L610	
il jd	33	Ilex verticillata	Jim Dandy	Winterberry	18-24" Ht.	Container	48" O.C.	5/L610	Provide 1 male per every 9 females in each grouping
il ve	257	Ilex verticillata	Berry Poppins	Winterberry	18-24" Ht.	Container	48" O.C.	5/L610	Provide 1 male per every 9 females in each grouping
it vi	151	Itea virginica	Little Henry	Virginia Sweetspire	18-24" Ht.	Container	30" O.C.	5/L610	
it vi-hg	250	Itea virginica	Henry's Garnet	Virginia Sweetspire	18-24" Ht.	Container	36" O.C.	5/L610	
li be	8	Lindera benzoin		Spicebush	6' Ht.	Container	SEE PLAN	5/L610	
ph op	163	Physocarpus opulifolius	Little Devil	Ninebark	18-24" Ht.	Container	36" O.C.	5/L610	
rh ar	536	Rhus aromatica	Gro-Low	Gro-Low Sumac	12-18" Ht.	Container	36" O.C.	5/L610	
ro ru	24	Rosa rugosa	Blanc double de Coubert	Rose	24-36" Ht.	Container	7' O.C.	5/L610	
vi ac	116	Viburnum acerifolium		Mapleleaf Viburnum	18-24" Ht.	Container	36" O.C.	5/L610	
vi de	131	Viburnum dentatum	Christom Blue Muffin	Arrowwood Viburnum	30-36" Ht.	Container	36" O.C.	5/L610	
vi pl-to	12	Viburnum plicatum tomentosum	Summer Snowflake	Doublefile Viburnum	24-30" Ht.	Container	48" O.C.	5/L610	

ORNAMENTAL GRASSES & SEDGES

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
bo	294	Bouteloua gracilis	Blonde Ambition	Blue Grama	1 Quart	Container	12" O.C.	6/L610	
ca	853	Carex appalachica		Appalachian Sedge	1 Quart	Container	12" O.C.	6/L610	
cb	330	Calamagrostis brachytricha		Korean Feather Reed Grass	1 Quart	Container	36" O.C.	6/L610	
ce	59	Carex oshimensis	Everillo	Everillo Sedge	1 Quart	Container	24" O.C.	6/L610	
cf	114	Carex flacca	Blue Zinger	Glaucous Sedge	1 Quart	Container	18" O.C.	6/L610	
cp	366	Carex pensylvanica		Pensylvania Sedge	1 Quart	Container	12" O.C.	6/L610	
cx	7	Calamagrostis x acutiflora	Karl foerster	Feather Reed Grass	1 Quart	Container	12" O.C.	6/L610	
de	22	Deschampsia cespitosa	Goldtau	Tufted Hairgrass	1 Quart	Container	12" O.C.	6/L610	
pa	49	Panicum virgatum	Northwind	Switch Grass	1 Quart	Container	30" O.C.	6/L610	
ph	98	Pennisetum alopecuroides	Hameln	Dwarf Fountain Grass	1 Quart	Container	18" O.C.	6/L610	
pv	28	Panicum virgatum	Sheandoah	Switch Grass	1 Quart	Container	18" O.C.	6/L610	
se	1059	Sesleria autumnalis		Autumn Moor Grass	1 Quart	Container	12" O.C.	6/L610	
sp	39	Sporobolus heterolepis		Prairie Dropseed	1 Quart	Container	24" O.C.	6/L610	

HERBACEOUS PERENNIALS (FORBS)

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
ac	7	Actea racemosa		Black Cohosh	1 Quart	Container	36" O.C.	6/L610	
ae	51	Aster ericoides	Snow Flurry	Heath Aster	1 Quart	Container	18" O.C.	6/L610	
ag	31	Agastache	Blue Fortune	Giant Hyssop	1 Quart	Container	18" O.C.	6/L610	
ah	41	Amsonia hubrichtii		Blue star	1 Quart	Container	24" O.C.	6/L610	
al	250	Allium anglosum	Summer Beauty	Ornamental Onion	1 Quart	Container	18" O.C.	6/L610	
am	5	Amsonia illustris		Shining Blue Star	1 Quart	Container	24" O.C.	6/L610	
ao	6	Aster oblongifolius		Aromatic Aster	1 Quart	Container	30" O.C.	6/L610	
ap	27	Astilbe chinensis var. taquetti	Purpurkerze	Chinese Astilbe	1 Quart	Container	24" O.C.	6/L610	
aq	85	Aquilegia canadensis		Wild Columbine	1 Quart	Container	12" O.C.	6/L610	
at	18	Asclepias tuberosa		Butterfly Weed	1 Quart	Container	18" O.C.	6/L610	
av	19	Anemone virginiana		Tall Thimbleweed	1 Quart	Container	12" O.C.	6/L610	
ba	6	Baptisia	Purple Smoke	Wild Indigo	1 Quart	Container	36" O.C.	6/L610	
cl	51	Calamintha nepeta subsp. Nepeta		Calamint	1 Quart	Container	18" O.C.	6/L610	
co	27	Coreopsis verticillata	Zagreb	Whorled Tickseed	1 Quart	Container	18" O.C.	6/L610	
ec	49	Echinacea purpurea	Kim's Knee High	Purple Coneflower	1 Quart	Container	18" O.C.	6/L610	
eb	12	Eupatorim maculatum	Bartered Bride	Purple Coneflower	1 Quart	Container	24" O.C.	6/L610	
eh	60	Euphorbia corollata		Flowering Spurge	1 Quart	Container	12" O.C.	6/L610	
er	37	Erigeron pulchellus var. pulchellus	Lynnhaven Carpet	Robin's Plantain	1 Quart	Container	18" O.C.	6/L610	
eu	30	Eurybia divaricata		White Wood Aster	1 Quart	Container	24" O.C.	6/L610	
ge	92	Geranium maculatum		Spotted Geranium	1 Quart	Container	12" O.C.	6/L610	
hh	8	Hemerocallis	Happy Returns	Daylily	1 Quart	Container	18" O.C.	6/L610	
ho	16	Hosta	Guacomole	Plantain Lily	1 Quart	Container	48" O.C.	6/L610	
hv	158	Heuchera villosa	Autumn Bride	Hairy Alumroot	1 Quart	Container	30" O.C.	6/L610	
li	266	Liriope muscari		Lily Turf	1 Quart	Container	18" O.C.	6/L610	
me	27	Mertensia virginica*		Virginia Bluebells	1 Quart	Container	12" O.C.	6/L610	
mo	36	Monarda bradburiana		Bee balm	1 Quart	Container	18" O.C.	6/L610	
ne	21	Nepeta racemosa	Cat's Meow	Catmint	1 Quart	Container	18" O.C.	6/L610	
pd	32	Penstemon digitalis	Husker Red	Beardtongue	1 Quart	Container	18" O.C.	6/L610	
pe	12	Perovskia atriplicifolia	Little Spire	Russian Sage	1 Quart	Container	24" O.C.	6/L610	
po	66	Polygonatum biflorum		Solomon's seal	1 Quart	Container	12" O.C.	6/L610	
py	23	Pycanthemum tenuifolium		Slender Mountain Mint	1 Quart	Container	24" O.C.	6/L610	
ru	35	Rudbeckia subtomentosa		Sweet Black-eyed Susan	1 Quart	Container	18" O.C.	6/L610	
sa	28	Salvia nemorosa	Blauhugel	Salvia	1 Quart	Container	18" O.C.	6/L610	
sg	105	Spigelia marilandica		Indian Pink	1 Quart	Container	12" O.C.	6/L610	
si	62	Scutelleria incana		Hoary Skullcap	1 Quart	Container	18" O.C.	6/L610	
sm	21	Smilacina racemosa		Falso Solomon's Seal	1 Quart	Container	18" O.C.	6/L610	
so	124	Solidago flexicaulis		Zig Zag Goldenrod	1 Quart	Container	24" O.C.	6/L610	
sr	12	Solidago rugosa	Fireworks	Rough-leaved Goldenrod	1 Quart	Container	30" O.C.	6/L610	
st	13	Stachys officinalis	Hummelo	Betony	1 Quart	Container	18" O.C.	6/L610	
sv	318	Senecio obovatus		Round-leaved Ragwort	1 Quart	Container	12" O.C.	6/L610	
zi	39	Zizia aurea		Golden Alexander	1 Quart	Container	18" O.C.	6/L610	

GROUNDCOVER

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
aa	62	Asarum canadense		Wild Ginger	1 Quart	Container	12" O.C.	6/L610	
ep	28	Epimedium x versicolor	Sulphureum	Bishop's Hat	1 Quart	Container	12" O.C.	6/L610	
mc	21	Meehania cordata		Meehan's Mint	1 Quart	Container	12" O.C.	6/L610	

FERNS

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
dr	20	Dryopteris marginalis		Evergreen Shield Fern	1 Quart	Container	18" O.C.	6/L610	

*Refer to Planting Plan for Location. Provide 2 bulbs per symbol. All plantings to be installed in a random, naturalistic pattern. Install bulbs at a rate of 5 or 7 per grouping. Mix three bulb types randomly yet equally throughout the designated area to be planted.

S1

Design Layers / Functional Layers

Layer (% Mix by Category)	Botanical Name	Flowering / Interest	% Mix by Plant	Spacing	# / SF	S1.1 (562 SF)	S1.2 (52 SF)	S1.3 (71 SF)	S1.4 (117 SF)	TOTAL
Structural Plants (15%; 10-15%)	Baptisia 'Purple Smoke'	SP-SU	45%	36	0.11	4	0	1	1	6
	Panicum Virgatum 'Northwind'	SU-W	30%	36	0.11	3	0	0	1	4
	Fothergilla 'Mt. Airy'	SP	25%	48	0.06	1	0	0	0	2
					#N/A	-	-	-	-	0
					#N/A	-	-	-	-	0
Seasonal Theme Plants (30%; 25-40%)	Nepeta faassenii 'Cat's Meow'	SP-SU	20%	18	0.44	15	1	2	3	21
	Echinacea purpurea 'Kim's Knee High'	SU	25%	18	0.44	19	2	2	4	26
	Agastache 'Blue Fortune'	SU-F	15%	24	0.25	6	1	1	1	9
	Allium anglosum 'Summer Beauty'	SU	25%	12	1	42	4	5	9	60
	Calamintha nepeta subsp. Nepeta	SU-F	15%	18	0.44	11	1	1	2	16
Ground Cover Plants (50%)	Sesleria autumnalis	SP-W	70%	12	1	197	18	25	41	281
	Carex flacca 'Blue Zinger'	SU-FA	30%	18	0.44	37	3	5	8	53
					#N/A	-	-	-	-	0
					#N/A	-	-	-	-	0
					#N/A	-	-	-	-	0
Filler Plants (5%; 5-10%)	Coreopsis verticillata 'Zagreb'	SU-F	100%	18	0.44	12	1	2	3	18
					#N/A	-	-	-	-	0
					#N/A	-	-	-	-	0
					#N/A	-	-	-	-	0
					#N/A	-	-	-	-	0

S2

Layer (% Mix by Category)	Botanical Name	Flowering / Interest	% Mix by Plant	Spacing	# / SF	S2.1 (188 SF)	S2.2 (220 SF)	TOTAL
Structural Plants (15%)	Calamagrostis 'Karl Foerster'	SP-W	45%	24	0.25	3	4	7
	Calycanthus floridus 'Athens'	SU-F	25%	60	0.04	0	0	1
	Viburnum plicatum 'Summer Snowflake'	SP	30%	36	0.11	1	1	2
					#N/A	-	-	0
					#N/A	-	-	0
Seasonal Theme Plants (30%)	Monarda bradburiana	SP	25%	18	0.44	6	7	13
	Amsonia illustrus	SP	15%	24	0.25	2	2	5
	Stachys officinalis 'Hummelo'	SU	25%	18	0.44	6	7	13
	Hemerocalis 'Happy Returns'	SU	15%	18	0.44	4	4	8
	Aster oblongifolium 'October Skies'	F	20%	24	0.25	3	3	6
Ground Cover Plants (50%)	Sesleria autumnalis	SP-W	70%	18	0.44	29	34	63
	Carex flacca 'Blue Zinger'	SU-FA	30%	18	0.44	12	14	27
					#N/A	-	-	0
					#N/A	-	-	0
					#N/A	-	-	0
Filler Plants (5%)	Coreopsis verticillata 'Zagreb'	SU-F	100%	18	0.44	4	5	9
					#N/A	-	-	0
					#N/A	-	-	0
					#N/A	-	-	0
					#N/A	-	-	0

S3

Layer (% Mix by Category)	Botanical Name	Flowering / Interest	% Mix by Plant	Spacing	# / SF	S3.1 (69 SF)	S3.2 (430 SF)	S3.3 (134 SF)	S3.4 (124 SF)	S3.5 (289 SF)	TOTAL
Structural Plants (15%)	Bouteloua gracilis 'Blonde Ambition'	SU-FA	20%	12	1	2	13	4	4	9	31
	Panicum 'Shenandoah'	SU-FA	40%	18	0.44	2	11	4	3	8	28
	Physocarpus 'Summer Wine'	SP	40%	36	0.11	0	3	1	1	2	7
					#N/A	-	-	-	-	-	0
					#N/A	-	-	-	-	-	0
Seasonal Theme Plants (30%)	Salvia nemorosa 'Blauhugel (Blue Hill)'	SP	20%	18	0.44	2	11	4	3	8	28
	Rudbeckia subtomentosa	SU	25%	18	0.44	2	14	4	4	10	35
	Perovskia atriplicifolia 'Little Spire'	SU-F	15%	24	0.25	1	5	2	1	3	12
	Calamintha nepeta subsp. Nepeta	SU-F	25%	18	0.44	2	14	4	4	10	35
	Solidago rugosa 'Fireworks'	LSU-F	15%	30	0.16	0	3	1	1	2	8
Ground Cover Plants (50%)	Sporobolus heterolepis	SU-FA	30%	24	0.25	3	16	5	5	11	39
	Sesleria autumnalis	SP-W	70%	12	1	24	150	47	43	101	366
					#N/A	-	-	-	-	-	0
					#N/A	-	-	-	-	-	0
					#N/A	-	-	-	-	-	0
Filler Plants (5%)	Aquilegia canadensis	SP-SU	100%	18	0.44	2	9	3	3	6	23
					#N/A	-	-	-	-	-	0
					#N/A	-	-	-	-	-	0
					#N/A	-	-	-	-	-	0
					#N/A	-	-	-	-	-	0

PS1

Layer (% Mix by Category)	Botanical Name	Flowering / Interest	% Mix by Plant	Spacing	# / SF	PS1.1 (548 SF)	PS1.2 (326 SF)	PS1.3 (100 SF)	PS1.4 (58 SF)	PS1.5 (247 SF)	PS1.6 (174 SF)	PS1.7 (97 SF)	TOTAL
Structural Plants (15%)	Viburnum dentatum 'Blue Muffin'	SP-FA	45%	48	0.06	2	1	0	0	1	1	0	6
	Calamagrostis brachytricha	SP-FA	35%	36	0.11	3	2	1	0	1	1	1	9
	Eupatorium maculatum 'Bartered Bride'	SU-W	20%	24	0.25	4	2	1	0	2	1	1	12
					#N/A	-	-	-	-	-	-	-	0
					#N/A	-	-	-	-	-	-	-	0
Seasonal Theme Plants (30%)	Monarda bradburiana	SP	20%	18	#REF!	-	-	-	-	-	-	-	0 (#REF!)
	Amsonia hubrichtii	SP	20%	24	0.44	14	9	3	2	7	5	3	41 (Monarda bradburiana)
	Echinacea purpurea 'Kim's Knee High'	SU	25%	18	#REF!	-	-	-	-	-	-	-	0 (#REF!)
	Pycnanthemum tenuifolium	SU	20%	18	0.25	8	5	2	1	4	3	1	23 (Amsonia hubrichtii)
	Solidago flexicaulis	LSU-F	15%	12	1	25	15	5	3	11	8	4	70
Ground Cover Plants (50%)	Carex appalachia	SP-FA	40%	12	1	110	65	20	12	49	35	19	310
	Carex pennsylvanica	SP-FA	15%	12	1	41	24	8	4	19	13	7	116
	Carex flacca 'Blue Zinger'	SP-FA	10%	18	0.44	12	7	2	1	5	4	2	34
	Heuchera villosa 'Autumn Bride'	LSU-FA	20%	18	0.44	24	14	4	3	11	8	4	68
	Aster ericoides 'Snow Flurry'	FA	15%	18	0.44	18	11	3	2	8	6	3	51
Filler Plants (5%)	Aquilegia canadensis	SP-SU	100%	18	0.44	12	7	2	1	5	4	2	34
					#N/A	-	-	-	-	-	-	-	0
					#N/A	-	-	-	-	-	-	-	0
					#N/A	-	-	-	-	-	-	-	0
					#N/A	-	-	-	-	-	-	-	0

PS2

Layer (% Mix by Category)	Botanical Name	Flowering / Interest	% Mix by Plant	Spacing	# / SF	PS2.1 (228 SF)	PS2.2 (276 SF)	PS2.3 (261 SF)	PS2.4 (61 SF)	PS2.5 (53 SF)	PS2.6 (107 SF)	PS2.7 (191 SF)	TOTAL
Structural Plants (15%)	Lindera benzoin	SP	20%	60	0.04	0	0	0	0	0	0	0	1
	Descampsia cesoitosa 'Goldtau'	SU-FA	50%	24	0.25	4	5	5	1	1	2	4	22
	Ilex verticillata 'Berry Heavy'	FA	30%	60	0.04	0	0	0	0	0	0	0	2
					#N/A	-	-	-	-	-	-	-	0
					#N/A	-	-	-	-	-	-	-	0
Seasonal Theme Plants (30%)	Mertensia virginica	SP	15%	24	0.25	3	3	3	1	1	1	2	13
	Zizia aurea	SP-SU	25%	18	0.44	8	9	9	2	2	4	6	39
	Agastache 'Blue Fortune'	SU-F	25%	24	0.25	4	5	5	1	1	2	4	22
	Ascelpias tuberosa	SU	20%	24	0.25	3	4	4	1	1	2	3	18
	Eurybia divaricata	LSU-F	15%	18	0.44	5	5	5	1	1	2	4	23
Ground Cover Plants (50%)	Carex appalachia	SP-FA	35%	12	1	40	48	46	11	9	19	33	206
	Carex pennsylvanica	SP-FA	15%	12	1	17	21	20	5	4	8	14	88
	Geranium maculatum	SP-SU	15%	18	0.44	8	9	9	2	2	4	6	39
	Heuchera villosa 'Autumn Bride'	LSU-FA	25%	18	0.44	13	15	14	3	3	6	10	65
	Carex oshimensis 'Everillo'	SP-FA	10%	12	1	11	14	13	3	3	5	10	59
Filler Plants (5%)	Spigelia marilandica	SP	100%	12	1	11	14	13	3	3	5	10	59
					#N/A	-	-	-	-	-	-	-	0
					#N/A	-	-	-	-	-	-	-	0
					#N/A	-	-	-	-	-	-	-	0
					#N/A	-	-	-	-	-	-	-	0

PS3

Layer (% Mix by Category)	Botanical Name	Flowering / Interest	% Mix by Plant	Spacing	# / SF	PS3.1 (415 SF)	PS3.2 (512 SF)	PS3.3 (116 SF)	PS3.4 (81 SF)	PS3.5 (85 SF)	TOTAL
Structural Plants (15%)	Itea virginica 'Henry Garnet'	SP-SU	30%	36	0.11	2	3	1	0	0	6
	Hydrangea arborescens 'Hayes starbusrt'	SU	50%	36	0.11	3	4	1	1	1	10
	Calamagrostis brachytricha	SP-FA	20%	36	0.11	1	2	0	0	0	4
					#N/A	-	-	-	-	-	0
					#N/A	-	-	-	-	-	0
Seasonal Theme Plants (30%)	Mertensia virginica	SP	15%	24	0.25	5	6	1	1	1	14
	Penstemon digitalis 'Husker Red'	SP-SU	20%	18	0.44	11	14	3	2	2	32
	Astilbe chinensis var. taquetii 'Purpurkerze'	SU	30%	24	0.25	9	12	3	2	2	27
	Scutelleria incana	SU	20%	18	0.44	11	14	3	2	2	32
	Solidago flexicaulis	LSU-F	15%	12	1	19	23	5	4	4	54
Ground Cover Plants (50%)	Senecio obovatus	SP	45%	12	1	93	115	26	18	19	272
	Carex appalachia	SP-FA	20%	12	1	41	51	12	8	9	121
	Carex pennsylvanica	SP-FA	15%	12	1	31	38	9	6	6	91
	Geranium maculatum	SP-SU	20%	18	0.44	18	23	5	4	4	53
	Aster ericoides 'Snow Flurry'	FA		18	0.44	0	0	0	0	0	0
Filler Plants (5%)	Euphorbia corollata	SU	100%	12	1	21	26	6	4	4	60
					#N/A	-	-	-	-	-	0
					#N/A	-	-	-	-	-	0
					#N/A	-	-	-	-	-	0
					#N/A	-	-	-	-	-	0

SH1

Layer (% Mix by Category)	Botanical Name	Flowering / Interest	% Mix by Plant	Spacing	# / SF	SH1.1 (160 SF)	SH1.2 (80 SF)	SH1.3 (309 SF)	TOTAL
Structural Plants (15%)	Hamamelis x intermedia 'Arnold Promise'	W-F	40%	60	0.04	0	0	1	1
	Viburnum dentatum 'Blue Muffin'	SP-FA	60%	36	0.11	2	1	3	5
					#N/A	-	-	-	0
					#N/A	-	-	-	0
					#N/A	-	-	-	0
Seasonal Theme Plants (30%)	Polygonatum biflorum		20%	12	1	10	5	19	33
	Hosta 'Gaucomole'		25%	24	0.25	3	1	6	10
	Heuchera villosa 'Autmun Bride'		35%	18	0.44	7	4	14	25
	Eurybia divaricata		10%	18	0.44	2	1	4	7
	Solidago rugosa	FA	10%		#N/A	-	-	-	0
Ground Cover Plants (45%)	Erigeron pulchellus var. pulchellus 'Lynnhaven Carpet'		15%	18	0.44	5	2	9	16
	Carex appalachia		40%	12	1	29	14	56	99
	Dryopteris marginalis		10%	18	0.44	3	2	6	11
	Asarum canadense		25%	12	1	18	9	35	62
	Senecio obovatus		10%	12	1	7	4	14	25
Filler Plants (10%)	Aquilegia canadensis	SP-SU	60%	18	0.44	4	2	8	14
	Spigelia marilandica	SP	40%	12	1	6	3	12	22
					#N/A	-	-	-	0
					#N/A	-	-	-	0
					#N/A	-	-	-	0

SH2

Layer (% Mix by Category)	Botanical Name	Flowering / Interest	% Mix by Plant	Spacing	# / SF	SH2.1 (233 SF)	SH2.2 (242 SF)	TOTAL
Structural Plants (15%)	Viburnum dentatum 'Blue Muffin'	SP-FA	70%	36	0.11	3	3	5
	Diervilla lonicera	SU	30%	36	0.11	1	1	2
					#N/A	-	-	0
					#N/A	-	-	0
					#N/A	-	-	0
Seasonal Theme Plants (35%)	Smilacina racemosa		20%	18	0.44	7	7	15
	Scutelleria incana		30%	18	0.44	11	11	22
	Actae racemosa		25%	30	0.16	3	3	7
	Hosta 'Gaucomole'		15%	24	0.25	3	3	6
	Solidago rugosa	FA	10%	24	0.25	2	2	4
Ground Cover Plants (45%)	Carex pennsylvanica		20%	12	1	21	22	43
	Carex appalachia		35%	12	1	37	38	75
	Dryopteris marginalis		10%	18	0.44	5	5	9
	Lamiastrum galeobdolon		25%		#N/A	-	-	0
	Erigeron pulchellus var. pulchellus 'Lynnhaven Carpet'		10%	12	1	10	11	21
Filler Plants (5%)	Spigelia marilandica	SP	100%	12	1	12	12	24
					#N/A	-	-	0
					#N/A	-	-	0
					#N/A	-	-	0
					#N/A	-	-	0

SH3

Layer (% Mix by Category)	Botanical Name	Flowering / Interest	% Mix by Plant	Spacing	# / SF	SH3.1 (159 SF)	SH3.2 (153 SF)	TOTAL
Structural Plants (15%)	Lindera benzoin		60%	60	0.04	1	1	1
	Viburnum dentatum 'Blue Muffin'		40%	36	0.11	1	1	2
					#N/A	-	-	0
					#N/A	-	-	0
					#N/A	-	-	0
Seasonal Theme Plants (30%)	Smilacina racemosa		15%	18	0.44	3	3	6
	Polygonatum biflorum		35%	12	1	17	16	33
	Scutelleria incana		20%	18	0.44	4	4	8
	Anemone virginiana		20%	12	1	10	9	19
	Solidago rugosa	FA	10%		#N/A	-	-	0
Ground Cover Plants (45%)	Carex pennsylvanica		20%	12	1	14	14	28
	Carex appalachia		30%	12	1	21	21	42
	Meehania cordata		15%	12	1	11	10	21
	Epimedium x versicolor 'Sulphureum'		20%	12	1	14	14	28
	Senecio obovatus		15%	12	1	11	10	21
Filler Plants (10%)	Aquilegia canadensis	SP-SU	100%	18	0.44	7	7	14
					#N/A	-	-	0
					#N/A	-	-	0
					#N/A	-	-	0
					#N/A	-	-	0

OWNER
PennState

DESIGN / BUILD TEAM

CLAYCO
THE ART & SCIENCE OF BUILDING
DESIGN-BUILDER
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
P: 314 429 5100
F: 314 429 3137

DLA+ ARCHITECTURE interior design
ARCHITECT OF RECORD
FOSTER PLAZA 9 #200
750 HOLIDAY DRIVE
PITTSBURGH, PA 15220
P: 412 921 4300
F: 412 921 4312

MACKEY MITCHELL ARCHITECTS
DESIGN ARCHITECT
900 SPRUCE STREET #500
ST. LOUIS, MO 63102
P: 314 421 1815
F: 314 421 5206

SWEETLAND ENGINEERING & ASSOCIATES, INC.
SWEETLAND ENGINEERING & ASSOC.
CIVIL ENGINEER
600 SCIENCE PARK ROAD
STATE COLLEGE, PA 16803
P: 814 237 6518
F: 814 237 1488

REV	DATE	DESCRIPTION

PROJECT & SHEET TITLE

LAND DEVELOPMENT
PENN STATE EAST HALLS - PHASE 2
UNIVERSITY PARK, PA 16802

PLANTING SCHEDULE

SEAL

DATE: 11-07-2016

PROJECT #
PSU Proj# 00-04724.00
PSU Bldg# 0000-000
SEA Proj# 6028K

SHEET #
L702

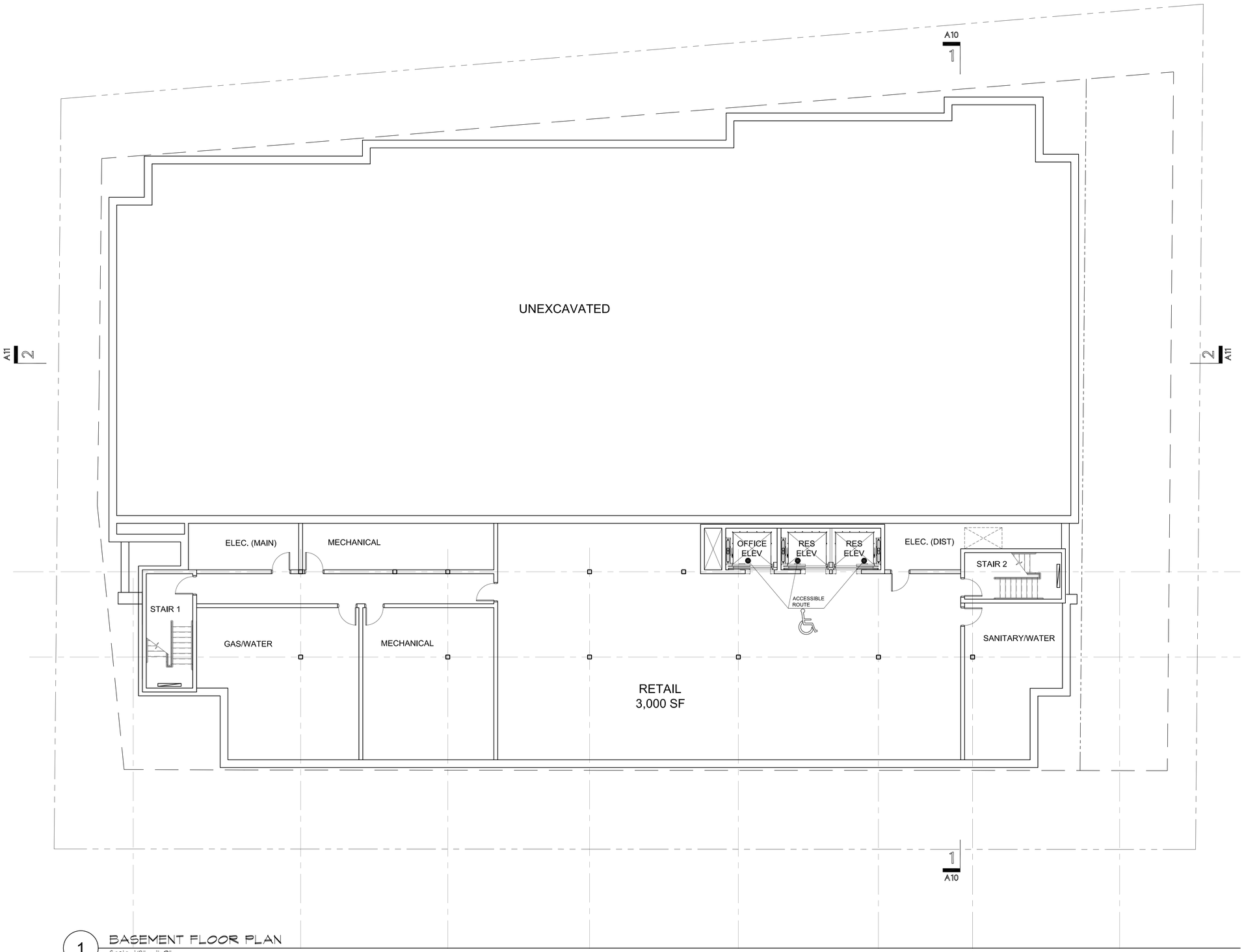
PLOTTED: November 03, 2016-3:10pm (listb) FILENAME: \\Stifilep01\project\602-01856 Penn State East Residence Hall\Design\11_Team\02_Landscape\Cad\Sheets\Phase 1B-ACCELERATED\Permit Set\L701.dwg LAYOUT: L702

Aerial View – 254 East Beaver Avenue

View 1 – East Bound Beaver Avenue

View 2 – Corner of Locust Lane and East Beaver Avenue

View 3 – Corner of Highland Avenue and Locust Lane



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

OGP Architects, LLP

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

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
www.ogp-architects.com

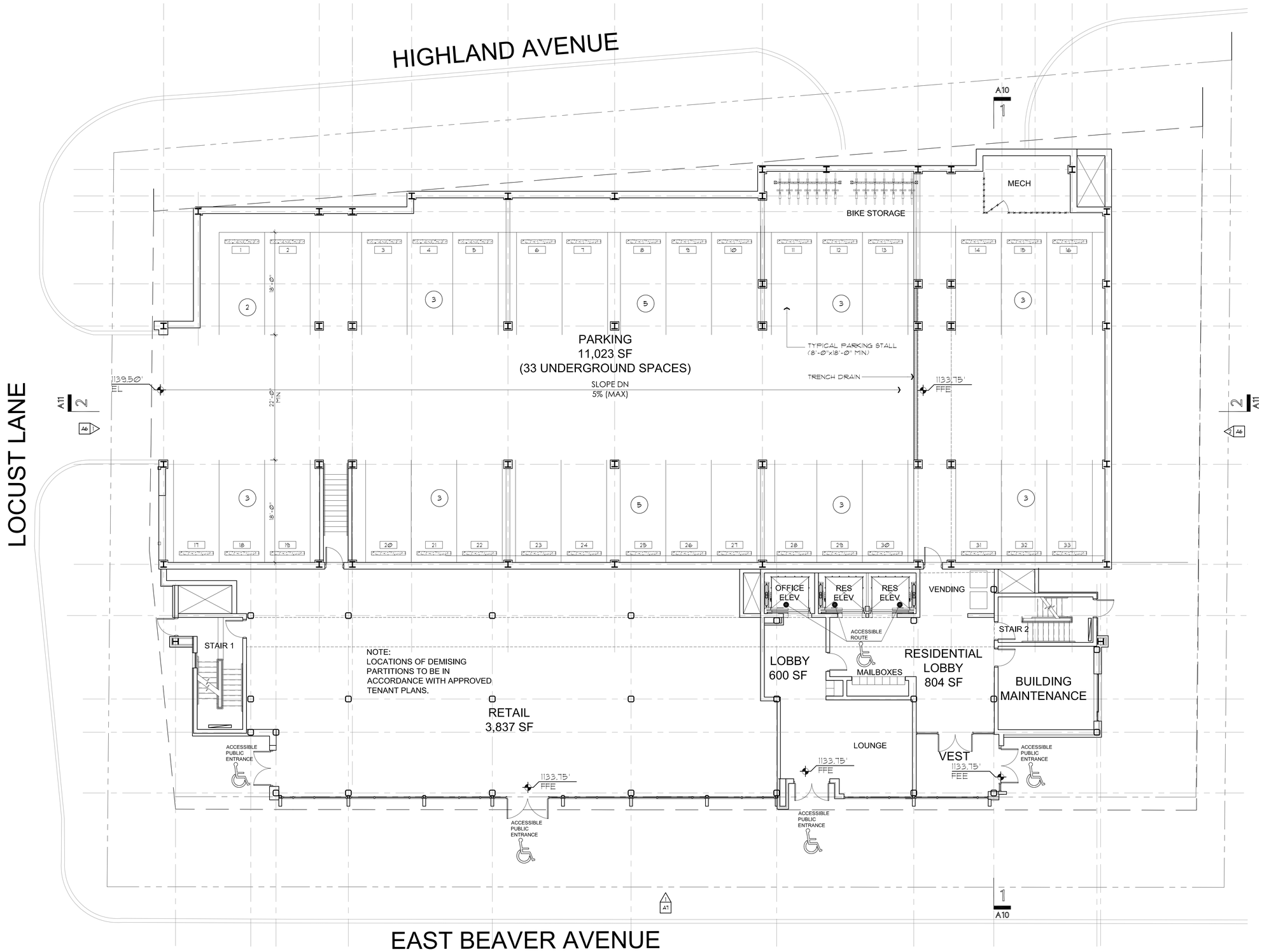
REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA

Barry Scott Gordon, AIA No. 8979

Project. No: 16515
Scale:
Date: 11/4/2016

BASEMENT FLOOR PLAN

A1



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

OGP Architects, LLP

TOTAL 1ST FLOOR AREA:
17,202 SF

PARKING USE (S-2):
11,023 SF

RETAIL USE (M):
3,837 SF

RESIDENTIAL USE (R-2):
804 SF

OFFICES USE (B):
600 SF

COMMON STAIRS/SHAFTS
(MIXED USE):
938 SF

LEGEND

ACCESSIBLE PUBLIC ENTRANCE (100% OF PUBLIC ENTRANCES THIS LEVEL)

Proposed:
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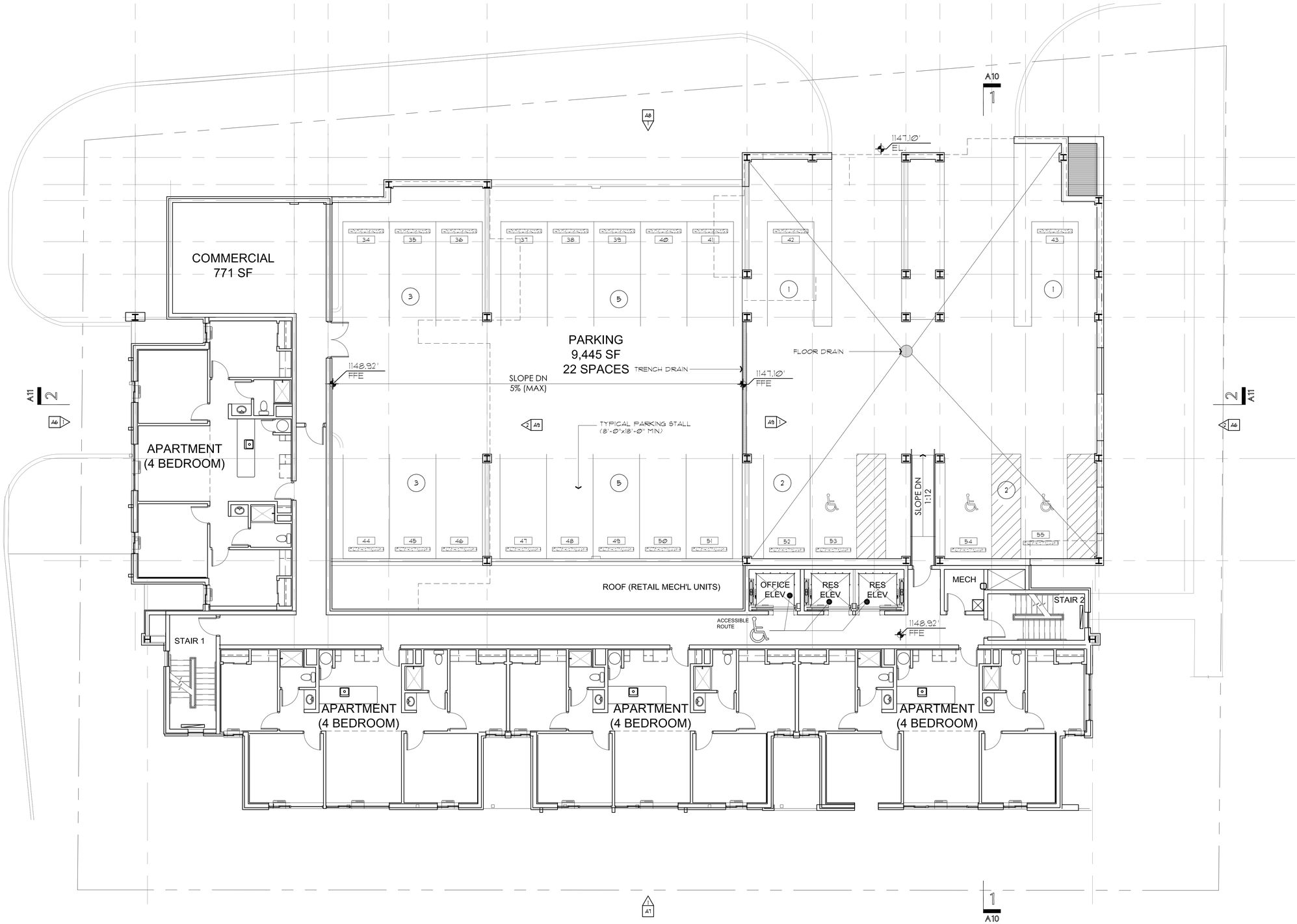
REGISTERED ARCHITECT PENNSYLVANIA BARRY SCOTT GORDON

Barry Scott Gordon, AIA No. 8979

Project. No: 16515 Date: 11/4/2016
Scale:

FIRST FLOOR PLAN

A2



1 SECOND 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
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Revision No. Date

OGP Architects, LLP
102 North Main Street
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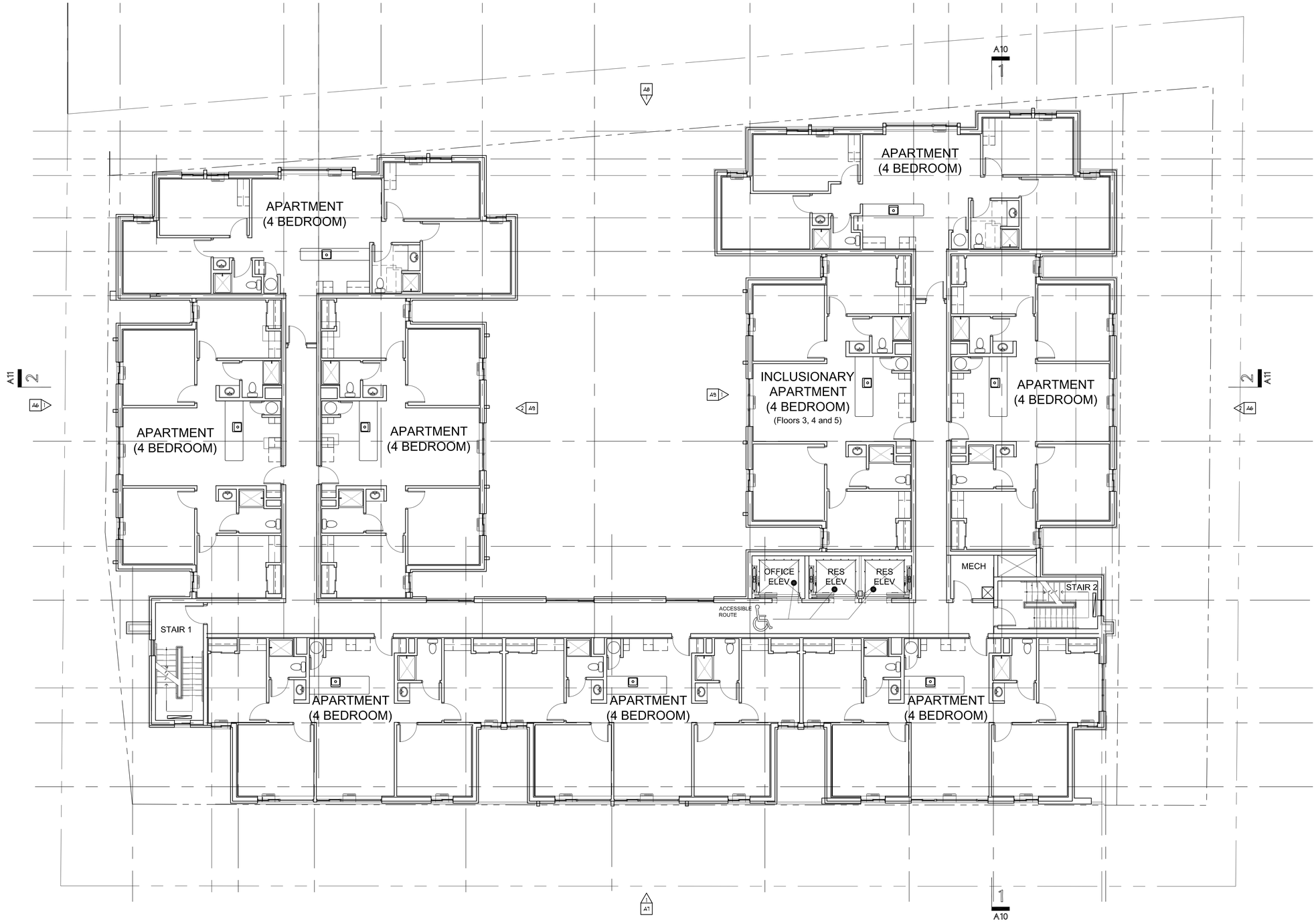
Barry Scott Gordon, AIA No. 8979

Project. No: 16515
Scale:
Date: 11/4/2016

SECOND FLOOR
PLAN

A3



1 FLOOR PLANS 3-6
Scale: 1/8" = 1'-0"

OGP Architects, LLP

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
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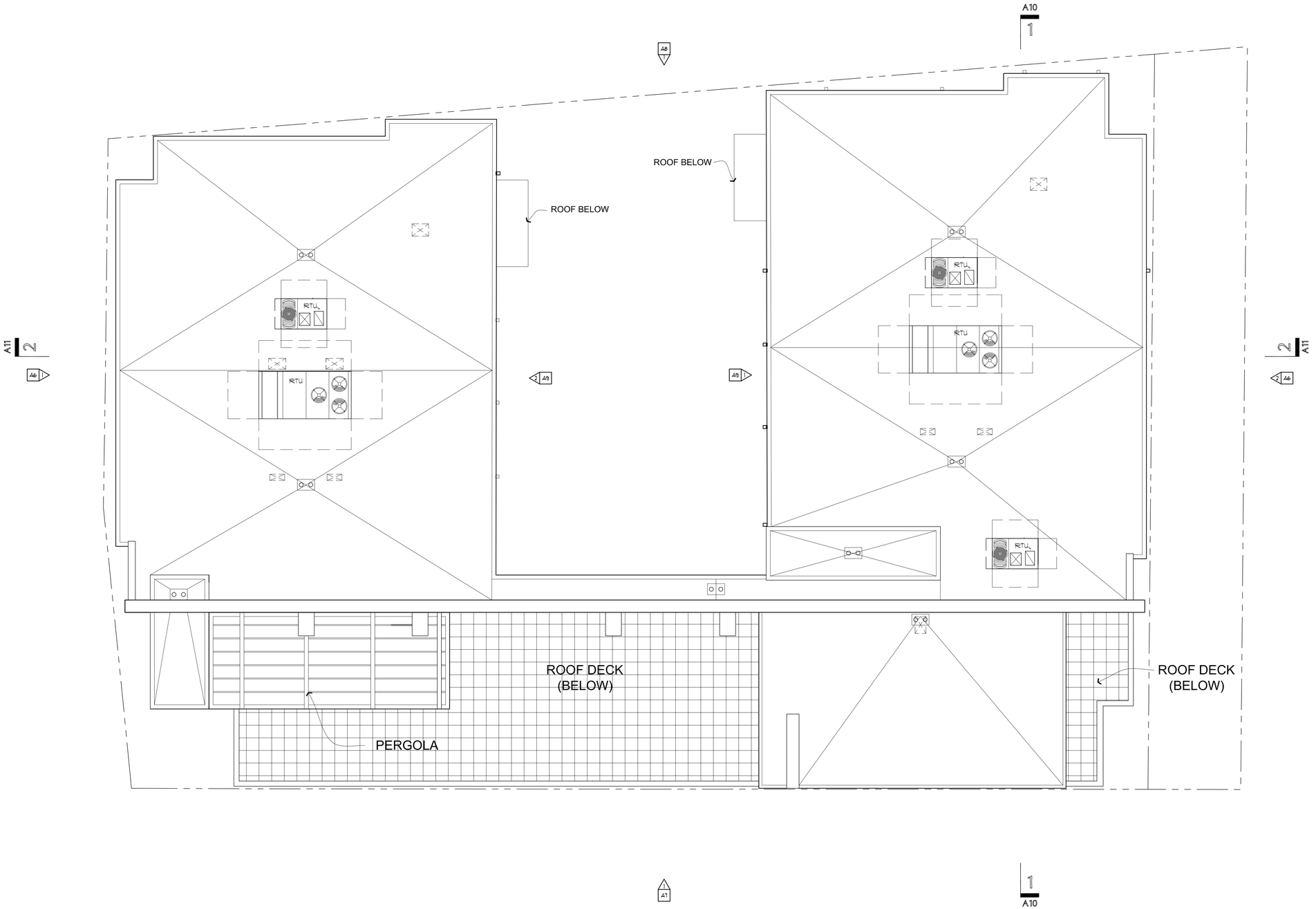
Barry Scott Gordon, AIA No. 8979

Project. No: 16515 Date: 11/4/2016
Scale:

FLOOR PLANS 3-6

A4



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

OGP Architects, LLP

Proposed:
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254 East Beaver Ave
State College, PA

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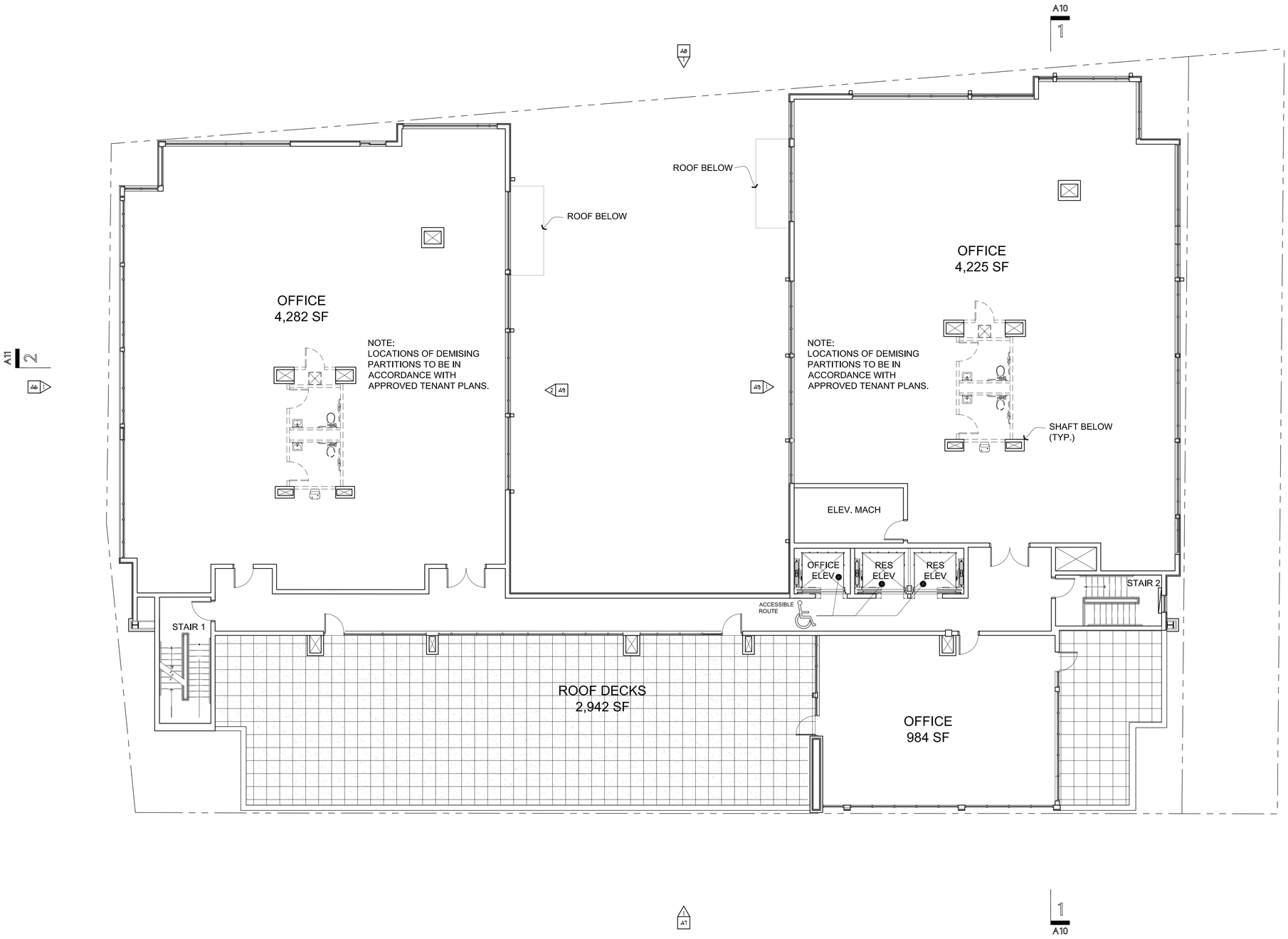
REGISTERED ARCHITECT
COMMONWEALTH OF PENNSYLVANIA

Barry Scott Gordon, AIA No. 8979

Project. No: 16515
Scale:
Date: 11/4/2016

ROOF PLAN

A5.1



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

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

Revision No.	Date

OGP Architects, LLP
102 North Main Street
Hightstown, NJ 08520
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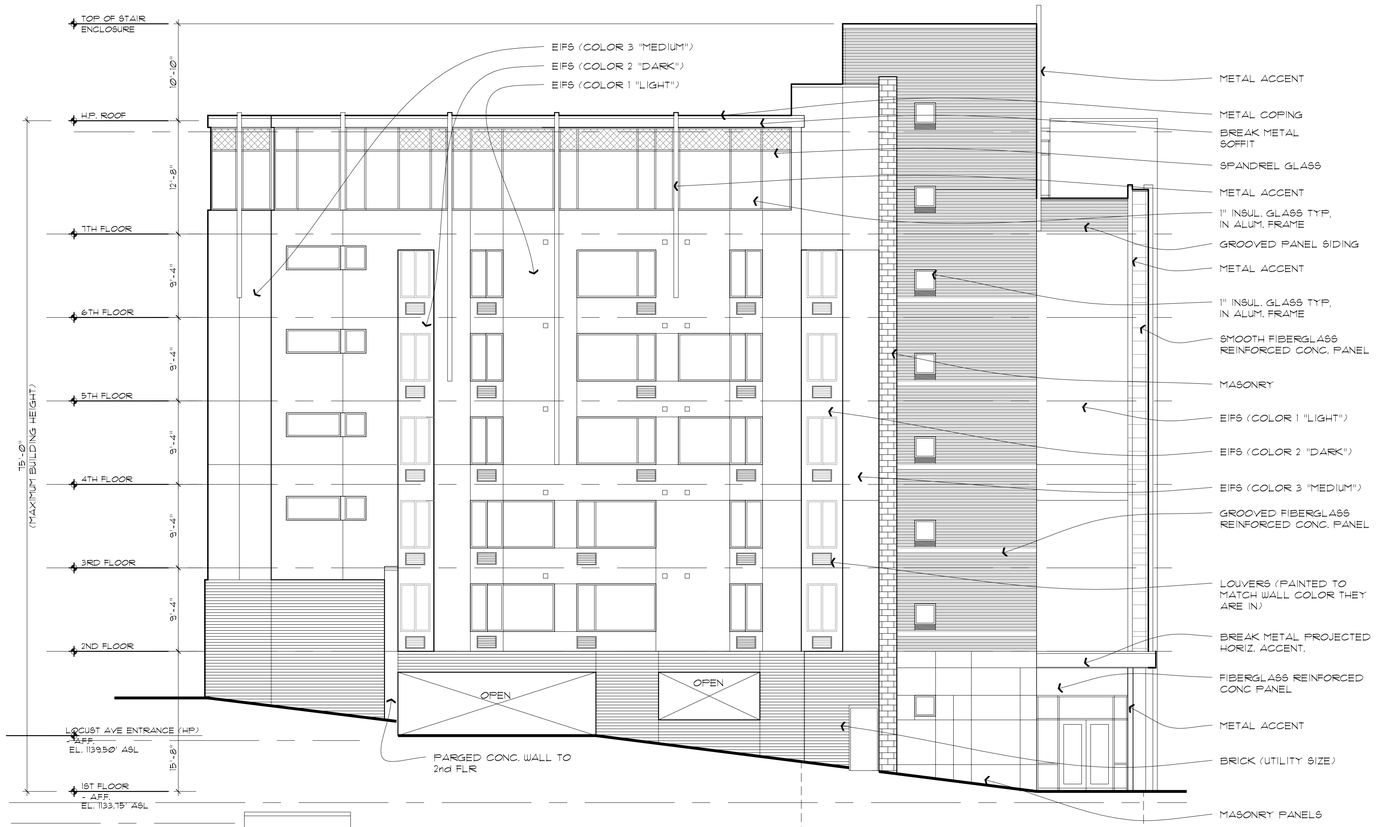
REGISTERED ARCHITECT
COMMONWEALTH OF PENNSYLVANIA
BARRY SCOTT GORDON
RA-008979-E

Barry Scott Gordon, AIA No. 8979

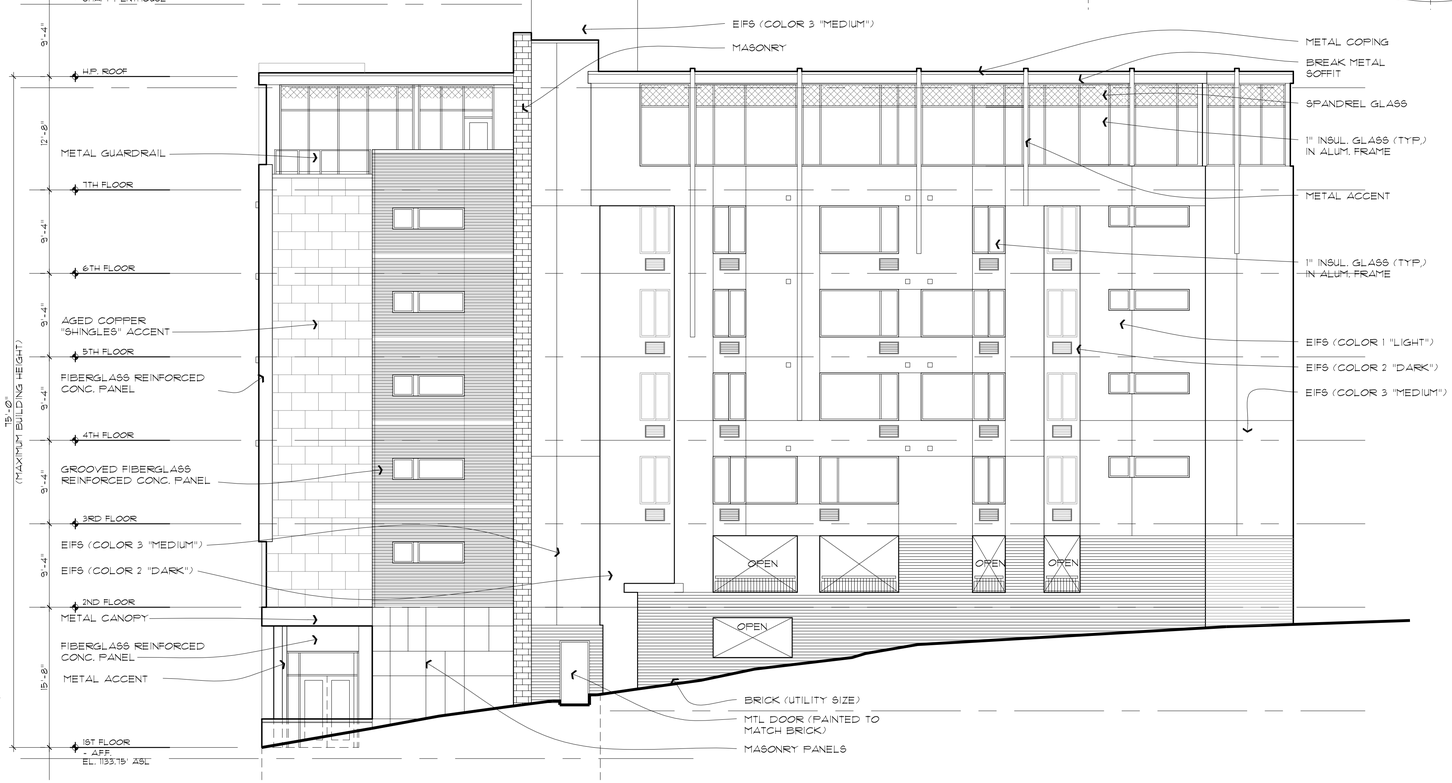
Project. No: 1615
Scale:
Date: 11/4/2016

SEVENTH FLOOR PLAN

A5



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



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

OGP Architects, LLP

Proposed:
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State College, PA

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Barry Scott Gordon, AIA No. 8979

Project. No: 16515 Date: 11/4/2016
Scale:

BUILDING ELEVATIONS

A6

1 WEST ELEVATION - EAST BEAVER AVENUE

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

OGP Architects, LLP

Proposed:

MIXED USE BUILDING

254 East Beaver Ave
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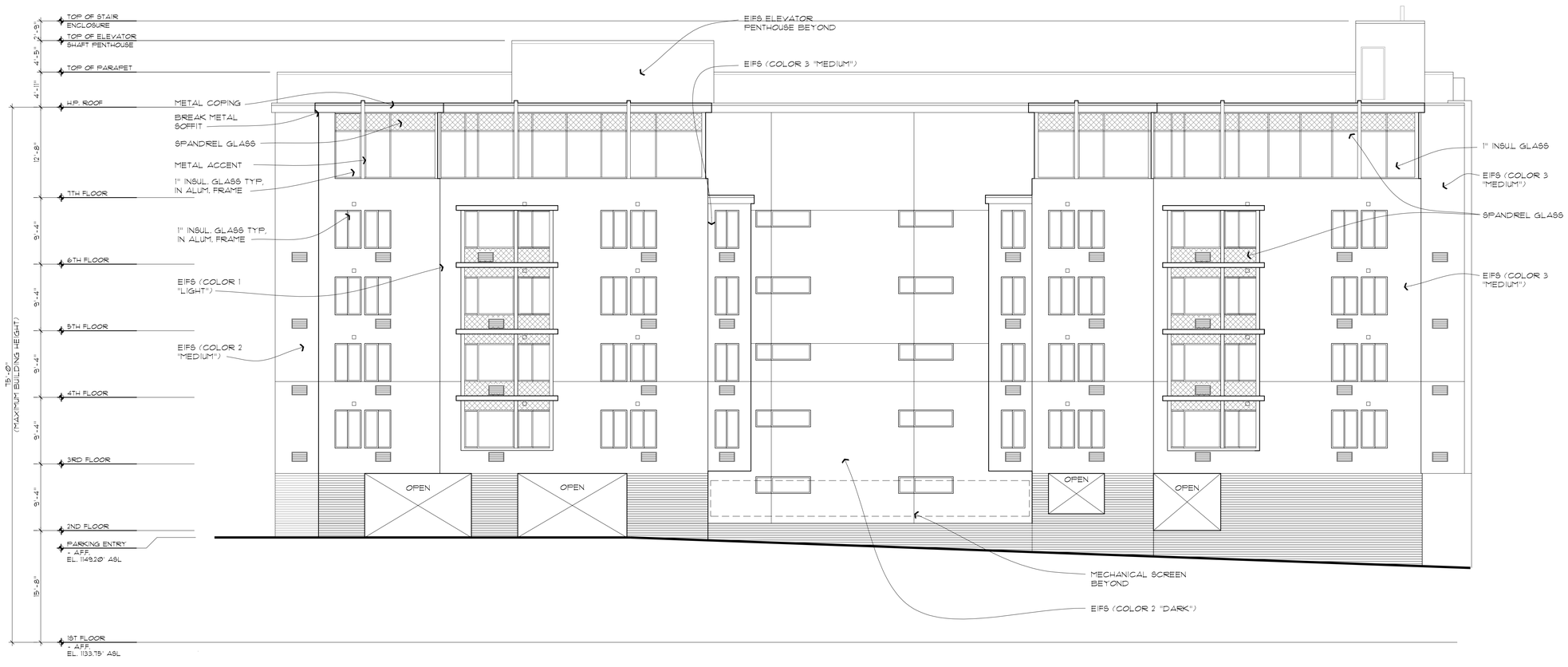
REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA BARRY SCOTT GORDON

Barry Scott Gordon, AIA No. 8979

Project. No: 16515
Scale:
Date: 11/4/2016

BUILDING ELEVATIONS

A7



1 EAST ELEVATION - HIGHLAND AVENUE

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

OGP Architects, LLP

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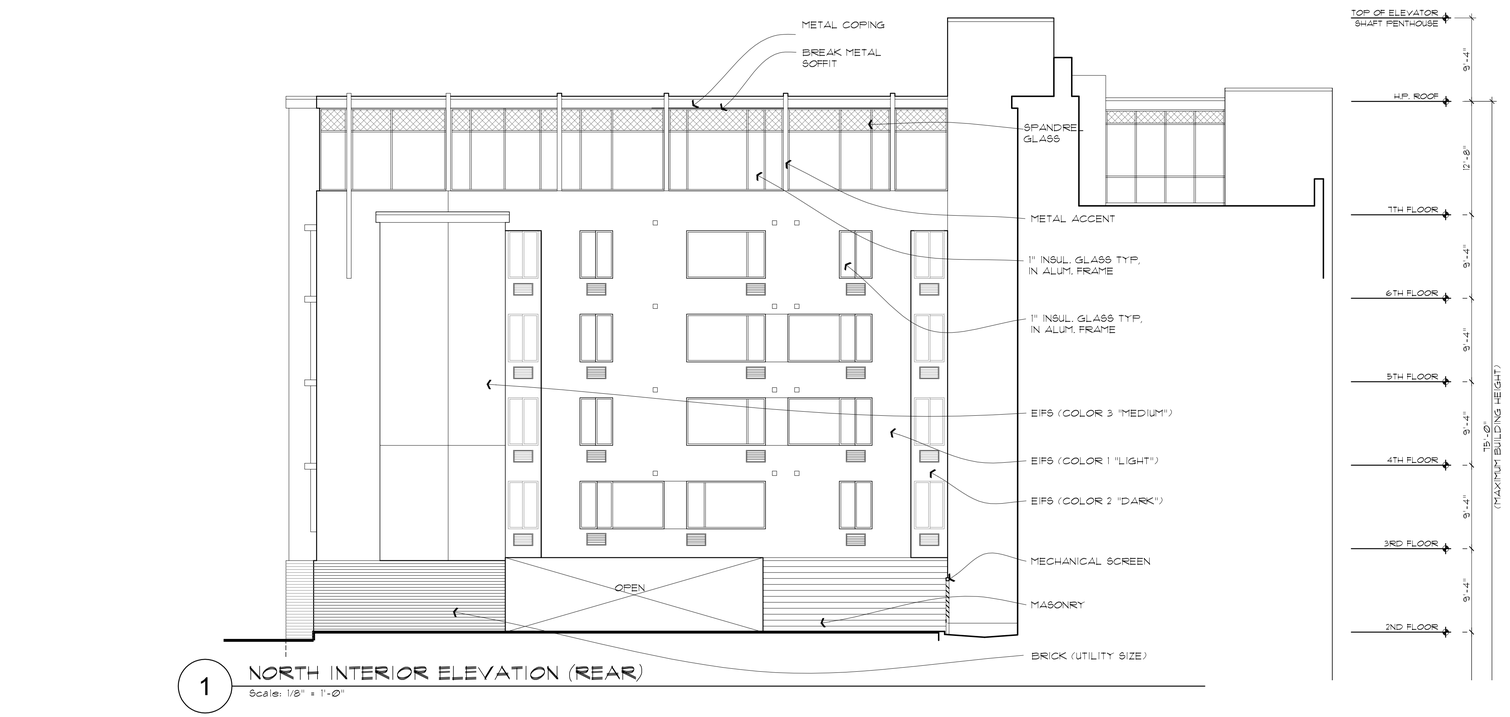
Barry Scott Gordon, AIA No. 8979

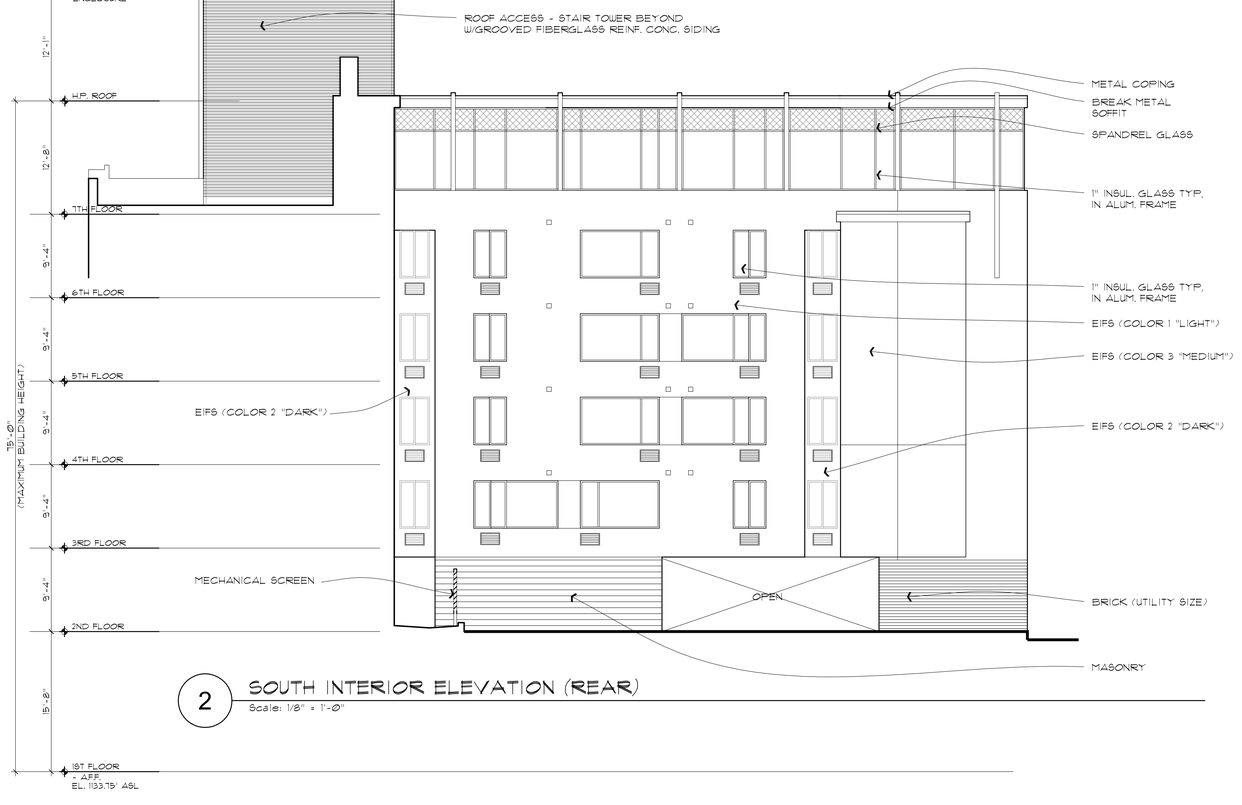
Project. No: 16515 Date: 11/4/2016
Scale:

BUILDING ELEVATIONS

A8



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



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

OGP Architects, LLP

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254 East Beaver Ave
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Barry Scott Gordon, AIA No. 8979

Project. No: 16515
Scale:
Date: 11/4/2016

BUILDING ELEVATIONS

A9