

HDC MIDATLANTIC

# THE APARTMENTS AT COLLEGE AVE

PHASE I





# 1932 SANBORN MAP

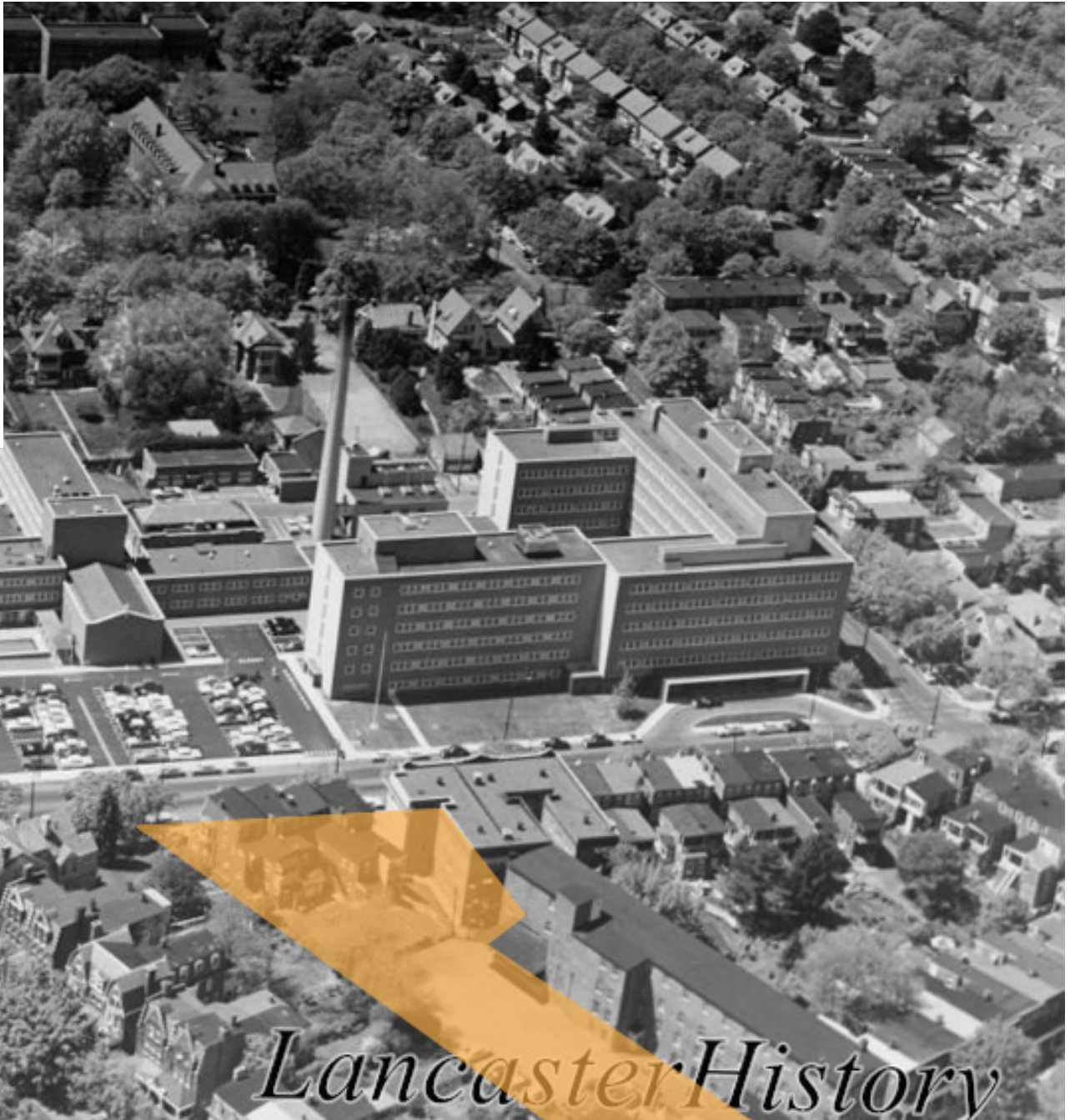
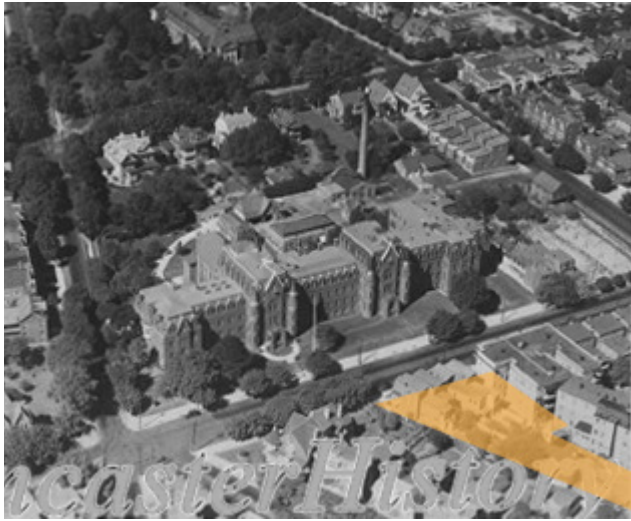


# 1950 SANBORN MAP





# 1950s AERIAL PHOTOS





## 1950s ST. JOSEPH'S HOSPITAL NURSES HOUSING





COLLEGE AVENUE - EAST - PROJECT SITE



COLLEGE AVENUE - WEST - HOSPITAL



COLLEGE AVENUE - EAST - RESIDENTIAL





ELM STREET - WEST - PROJECT SITE



ELM STREET - EAST



WEST CHESTNUT - NORTH





213 COLLEGE AVE - PROPOSED DEMOLITION





213 COLLEGE AVE - PROPOSED DEMOLITION





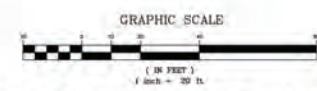
# EXISTING PARKING GARAGE











LINE	BEARING	LENGTH
1.1	S 07°00'00" E	35.04'
1.2	S 07°04'00" E	18.10'
1.3	N 73°53'15" E	24.71'
1.4	S 1°03'45" E	33.65'
1.5	N 76°04'45" W	20.07'
1.6	N 07°01'50" W	17.64'
1.7	N 07°06'50" W	17.67'
1.8	S 07°04'00" E	17.39'
1.9	S 07°04'00" E	16.37'
1.10	S 61°50'00" W	160.01'
1.11	N 87°06'00" E	108.01'
1.12	S 07°04'00" E	53.96'
1.13	N 07°06'00" W	50.04'

SOLR		AS NOTED	
DRAWN BY		SJC/AES	
CHECKED BY		TBE	
CONTACT		TBE	
DATE		04-08-22	
FILE NAME			
763.15A-LD-1			
JOB NO			
763.15A			
SHEET NO		REV.	
C-5		1	





Submission: 180 DOCUMENTS  
Date: April 29, 2022

No. Revision / Description

PROGRESS

new CONSTRUCTION for:  
**The Apartments @ College Ave: Phase 1**  
213 College Avenue  
Lancaster, Pennsylvania 17603

prepared for: HDC MidAtlantic

TIPPLETS / WEAVER  
architects, inc.  
P: 717.394.0052 / F: 717.394.0052  
WWW.TIPPLETSWEAVER.COM

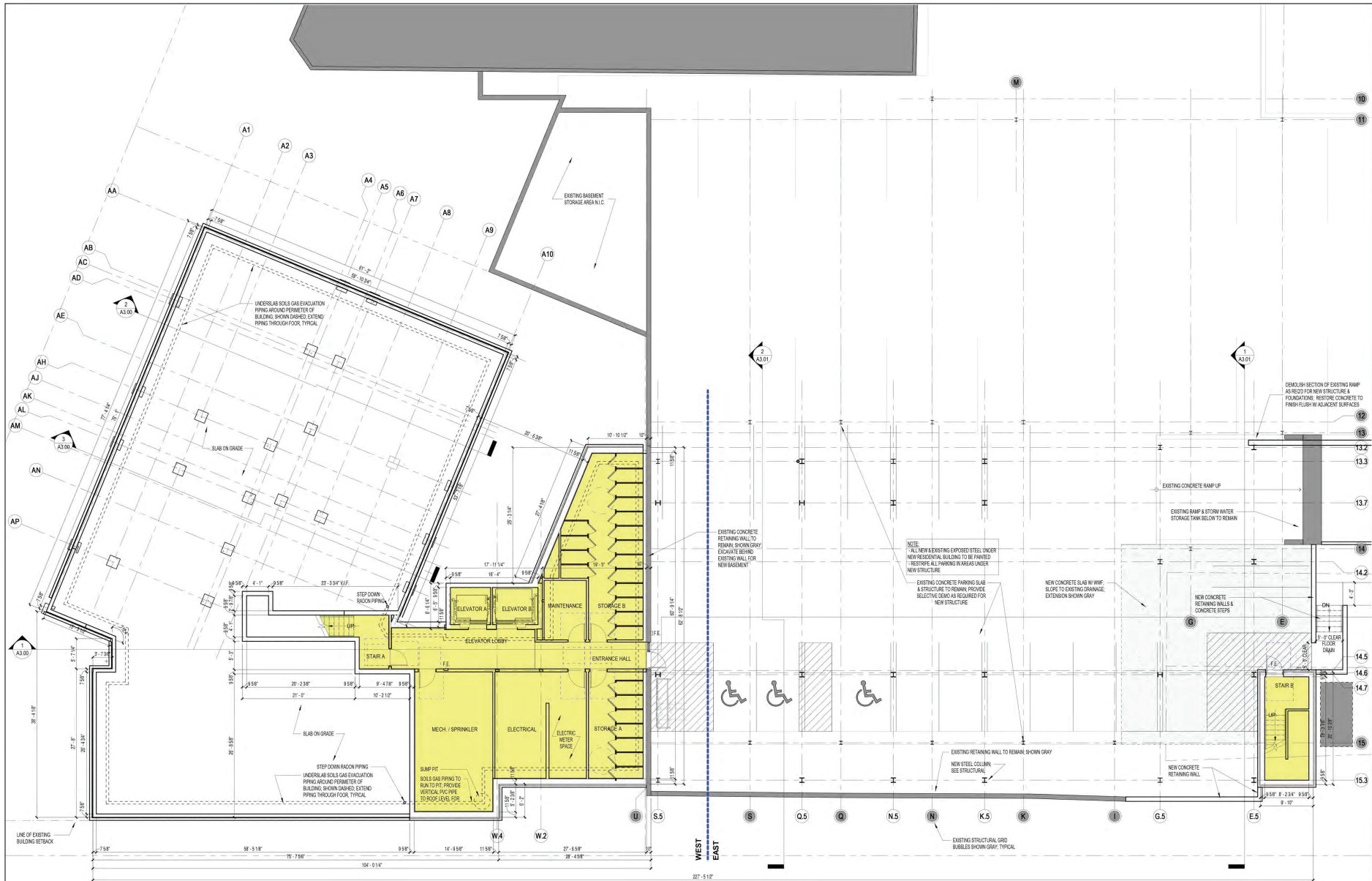
April 29, 2022

ARCHITECTURAL SITE PLAN - FIRST FLOOR / UPPER PARKING LEVEL

AS1.01

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Submission Date  
 NO DOCUMENTS April 26, 2022

No. Revision / Description

## PROGRESS

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213 College Avenue  
 Lancaster, Pennsylvania 17603  
 prepared for: HDC MidAtlantic

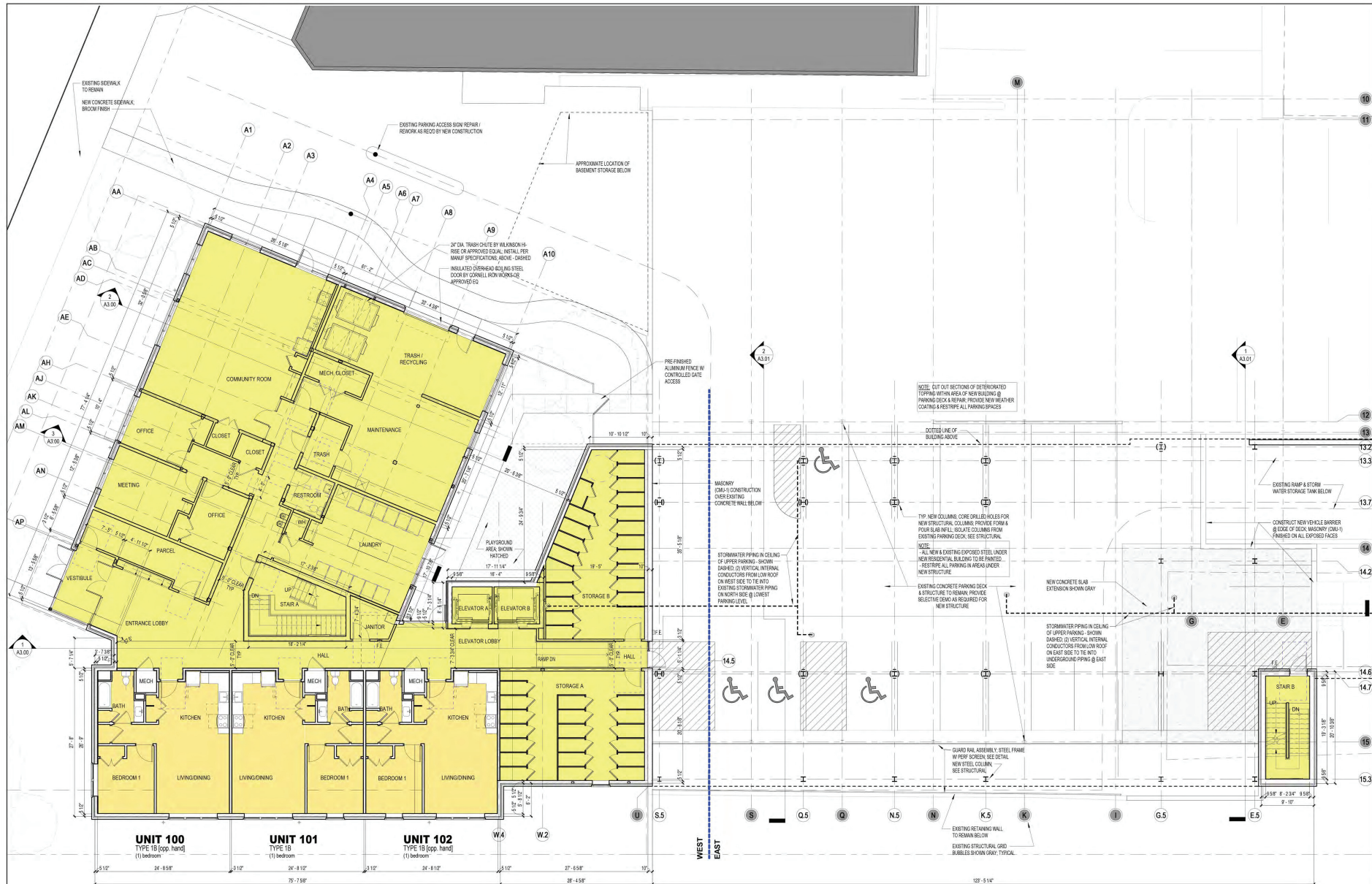
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 architects, inc.  
 137 North Main Street  
 P.O. Box 40552 / 17134-0552  
 info@tiprettisweaver.com

April 29, 2022

BASEMENT / LOWER  
 PARKING LEVEL

A1.00





FIRST FLOOR PLAN / UPPER PARKING LEVEL  
SCALE: 1/8" = 1'-0"

GROSS SQUARE FOOTAGE: 8,847sf



\*\*\* SEE ENLARGED FIRST FLOOR / UPPER PARKING LEVEL PLANS FOR BALANCE OF INFORMATION \*\*\*

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April 29, 2022

FIRST FLOOR / UPPER  
PARKING LEVEL

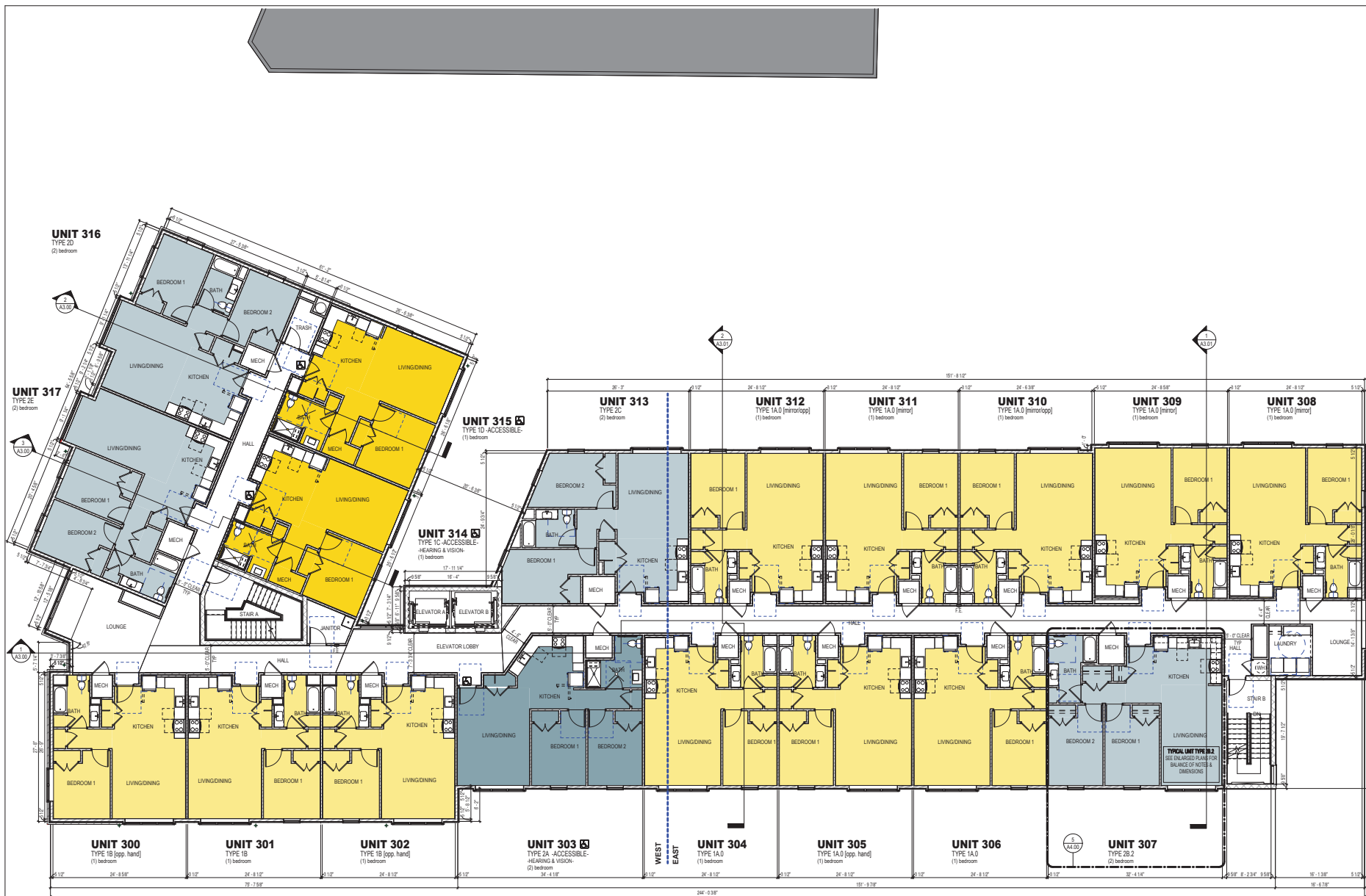
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Submission	Date
1 RED DOCUMENTS	April 29, 2022
No. Revision / Description	

## PROGRESS

new CONSTRUCTION for:

**The Apartments @ College Ave: Phase 1**  
213 College Avenue  
Lancaster, Pennsylvania 17603  
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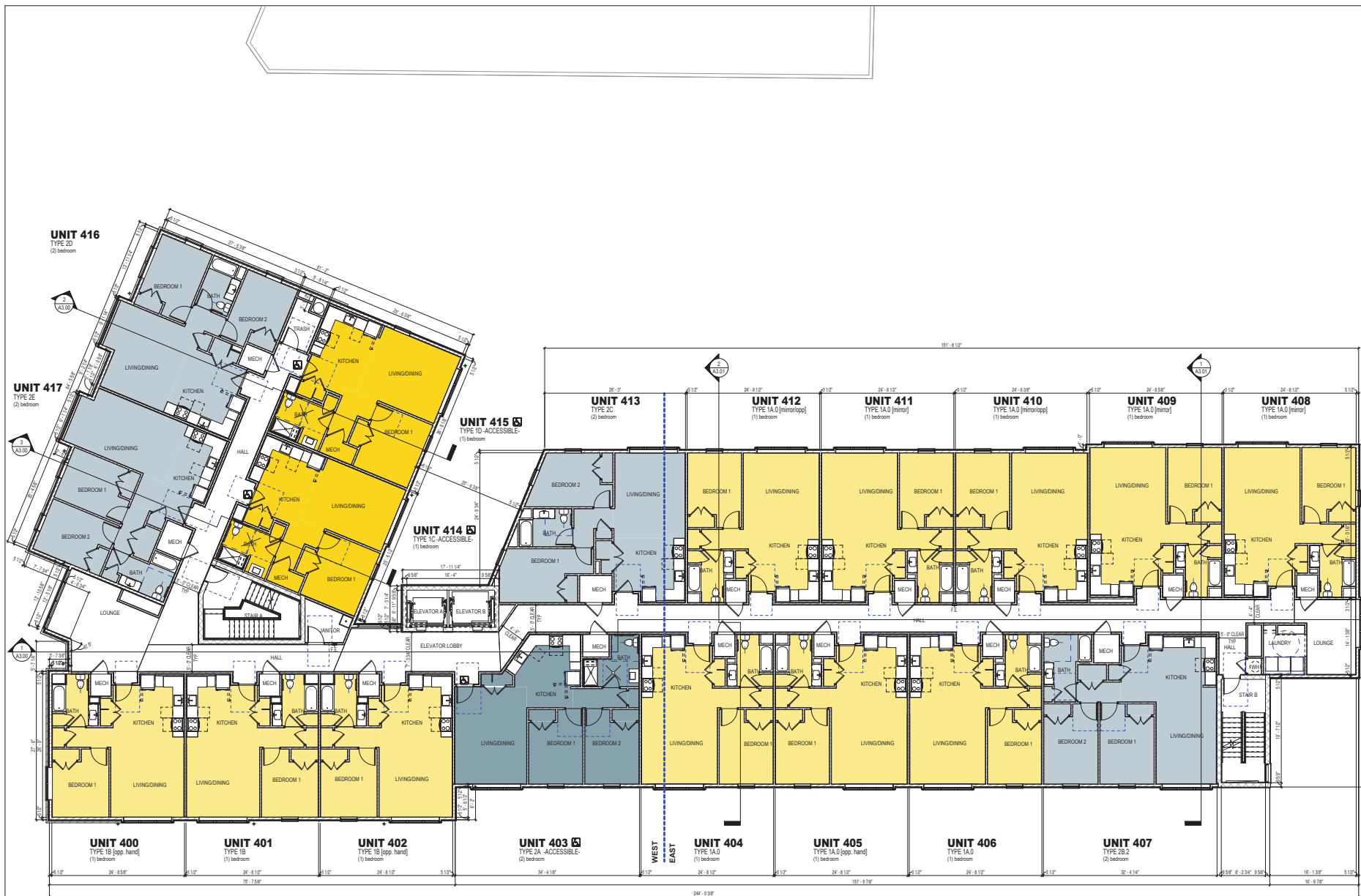
April 29, 2022

THIRD FLOOR

A1.03

20220227.23.03 AW





**FOURTH FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

GROSS SQUARE FOOTAGE: 17,019sf



SEE ENLARGED FOURTH FLOOR PLANS  
FOR BALANCE OF INFORMATION

Submission	Date
1 RED DOCUMENTS	April 29, 2022
No. Revision / Description	

## PROGRESS

## new CONSTRUCTION for:

# The Apartments @ College Ave: Phase 1

213 College Avenue  
Lancaster, Pennsylvania 17603  
prepared for: HDC MidAtlantic

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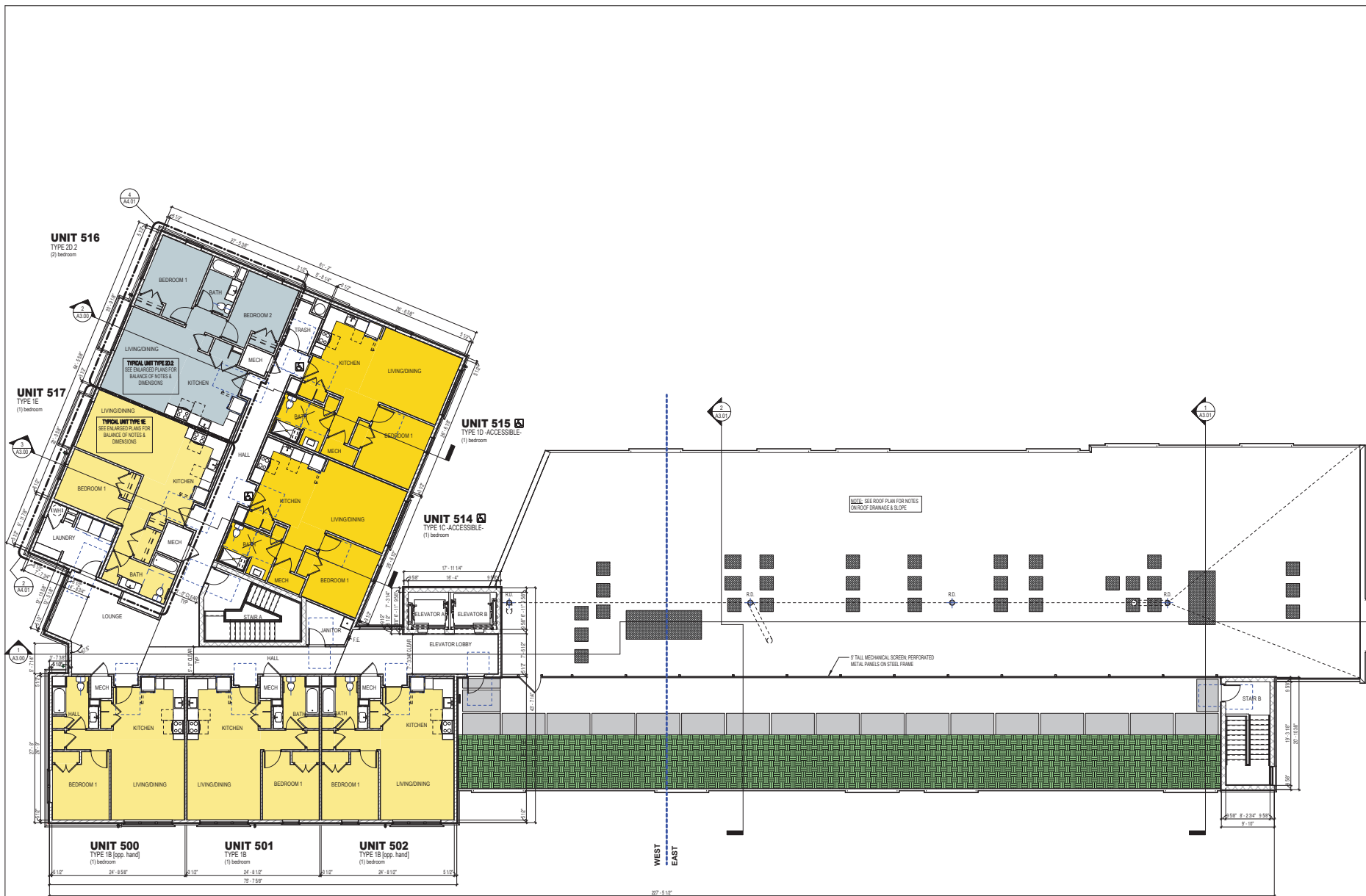
April 29, 2022

FOURTH FLOOR

A1.04

0202022 2412 AM





<b>Submission</b> 1 RED DOCUMENTS	<b>Date</b> April 29, 2022
<b>No. Revision / Description</b>	

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**The Apartments @ College Ave: Phase 1**  
 213 College Avenue  
 Lancaster, Pennsylvania 17603  
 prepared for: HDC MidAtlantic

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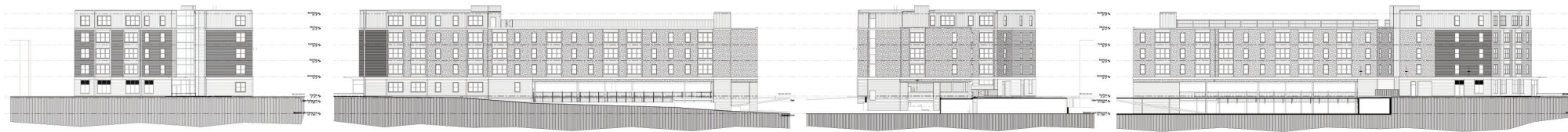
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FIFTH FLOOR / ROOF  
 PLAN

A1.05

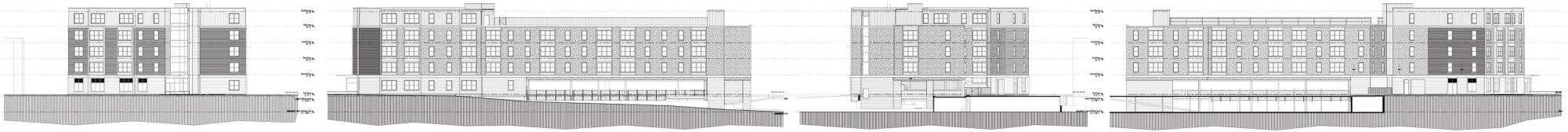
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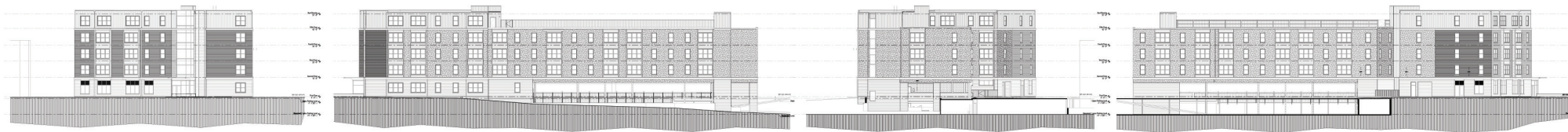
WEST EXTERIOR ELEVATION: College Avenue  
**THE APARTMENTS @ COLLEGE AVENUE**  
 213 COLLEGE AVENUE, LANCASTER, PENNSYLVANIA  
 16 MAY 2022





SOUTH EXTERIOR ELEVATION  
**THE APARTMENTS @ COLLEGE AVENUE**  
 213 COLLEGE AVENUE, LANCASTER, PENNSYLVANIA  
 16 MAY 2022



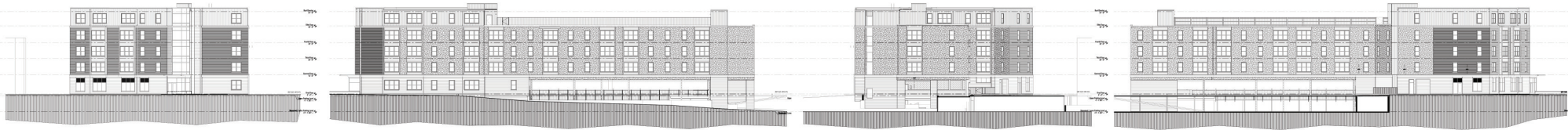


EAST EXTERIOR ELEVATION: Elm Street  
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 architects



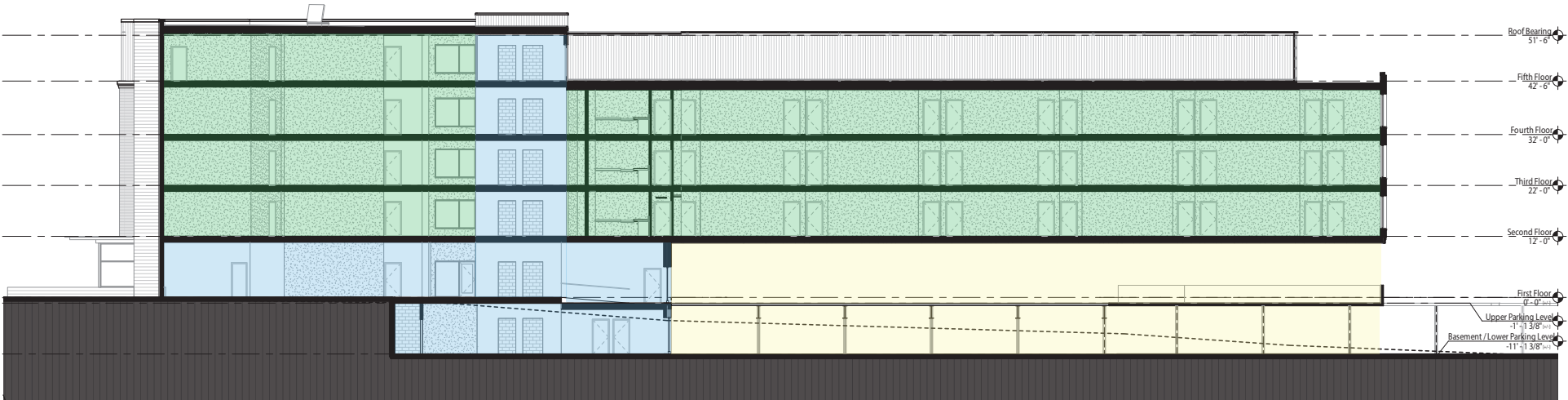


NORTH EXTERIOR ELEVATION  
**THE APARTMENTS @ COLLEGE AVENUE**  
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 architects



# BUILDING SECTION DIAGRAM



- COMMON SPACE & CIRCULATION
- PARKING
- RESIDENTIAL

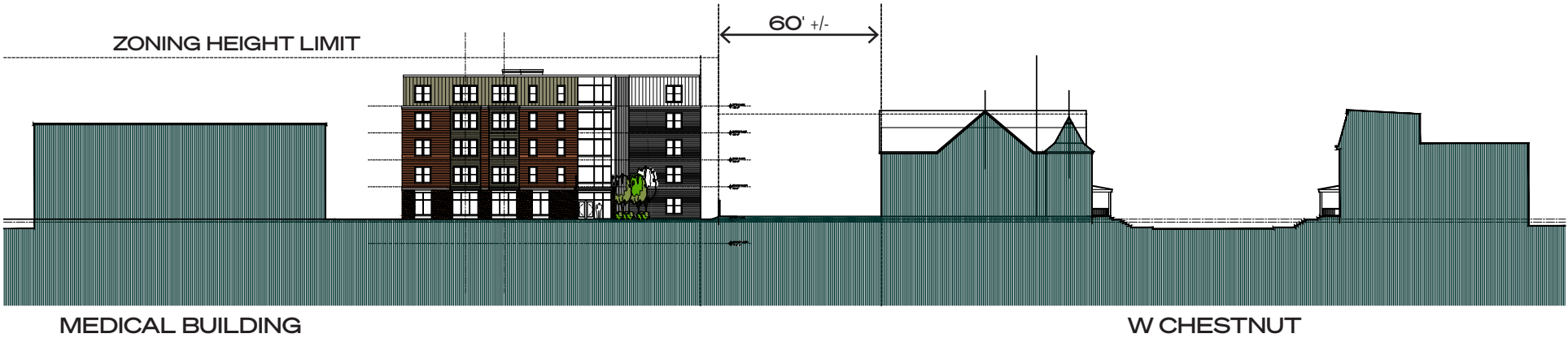


MASSING STUDIES

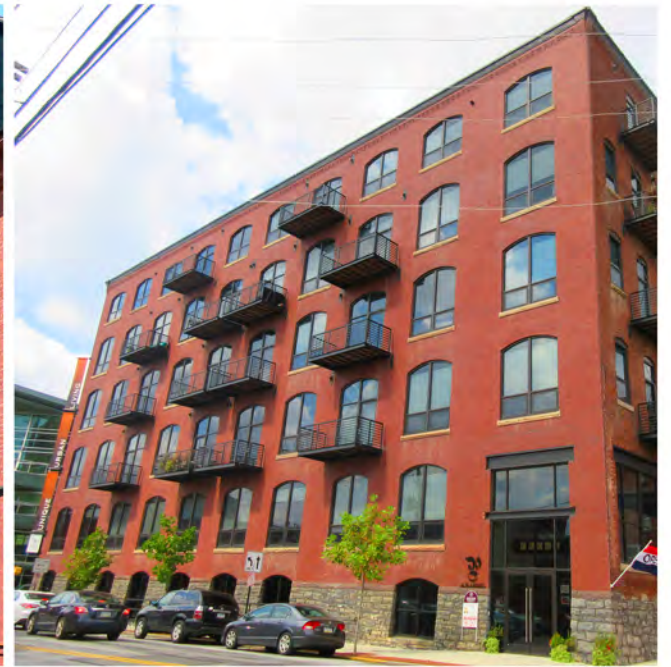




# STREET SECTION DIAGRAMS







REFERENCE IMAGES: Dark Windows with Red Brick  
**THE APARTMENTS @ COLLEGE AVENUE**  
 213 COLLEGE AVENUE, LANCASTER, PENNSYLVANIA

16 MAY 2022

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 architects





REFERENCE IMAGES: Dark Bays & Windows  
**THE APARTMENTS @ COLLEGE AVENUE**  
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 architects





REFERENCE IMAGES: Top Level Differentiation  
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 213 COLLEGE AVENUE, LANCASTER, PENNSYLVANIA

16 MAY 2022

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 architects



## NEIGHBORING EXTERIOR FINISH SCHEMES





## NEIGHBORING EXTERIOR FINISH SCHEMES







PROPOSED EXTERIOR FINISHES  
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 16 MAY 2022

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EXTERIOR PERSPECTIVE VIEW: Elm Street  
**THE APARTMENTS @ COLLEGE AVENUE**  
213 COLLEGE AVENUE, LANCASTER, PENNSYLVANIA

16 MAY 2022

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EXTERIOR PERSPECTIVE VIEW: College Avenue  
**THE APARTMENTS @ COLLEGE AVENUE**  
213 COLLEGE AVENUE, LANCASTER, PENNSYLVANIA

16 MAY 2022

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