

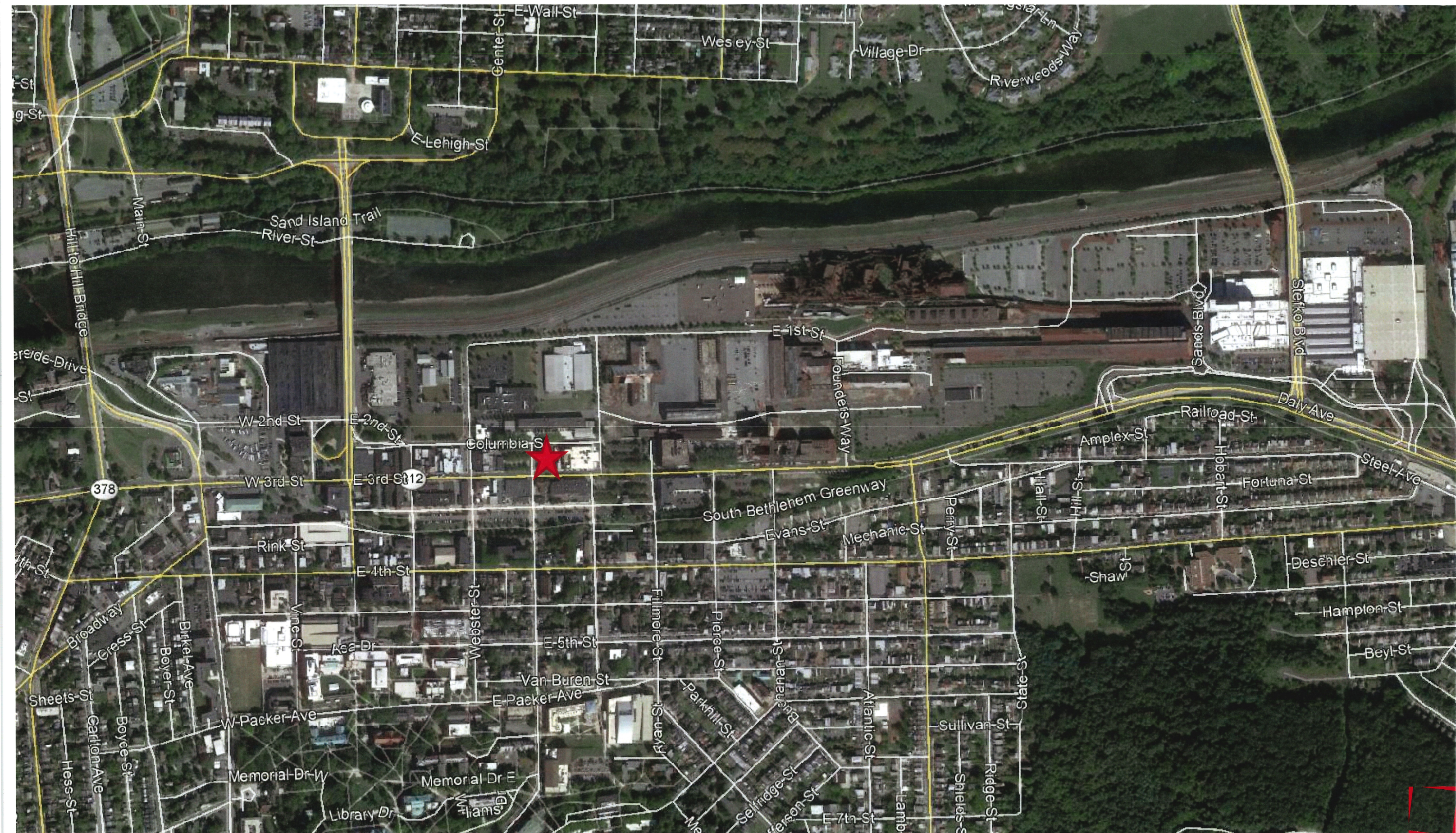


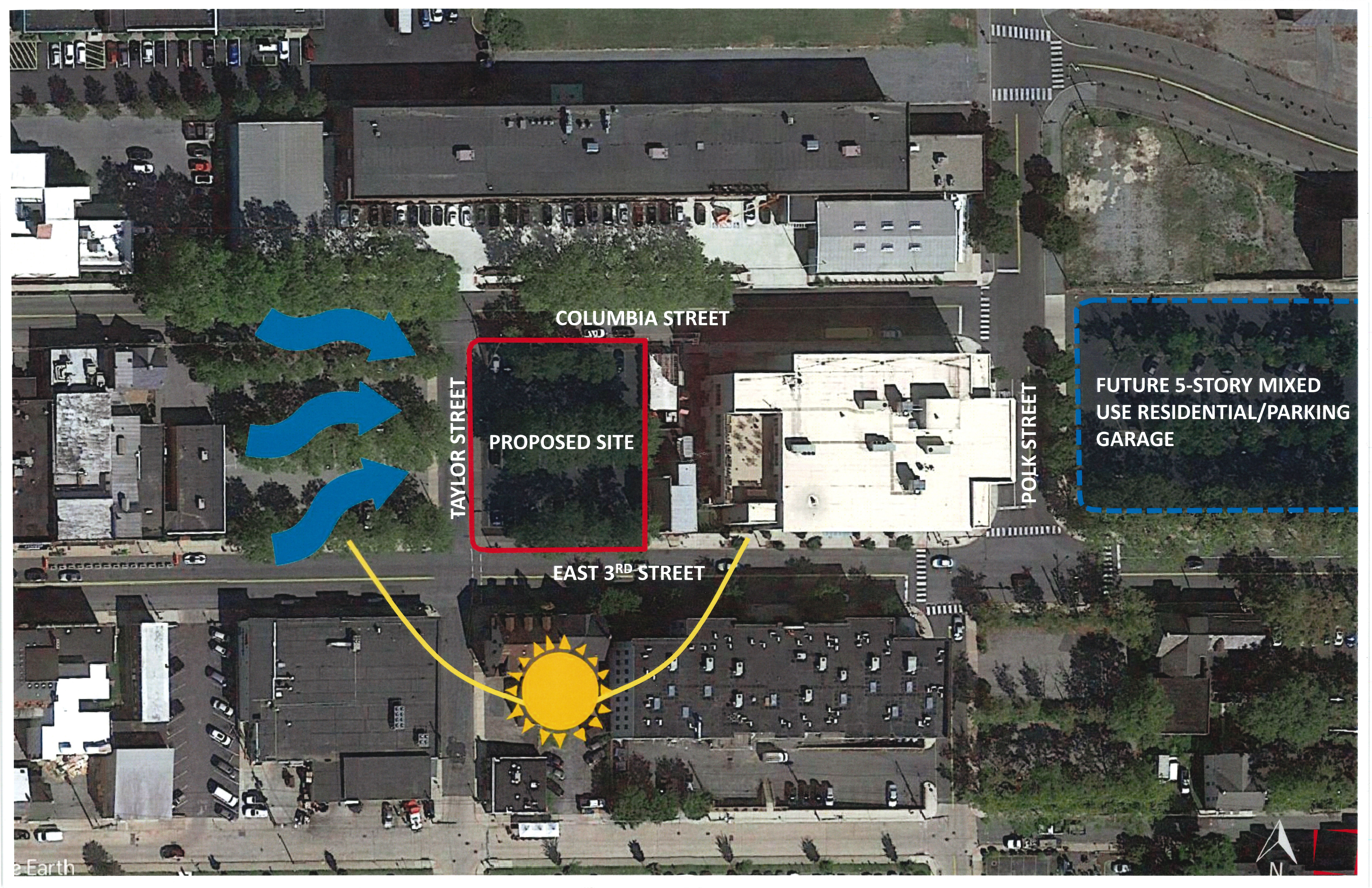
City of Bethlehem
3rd and Taylor Apartments

PERON
DEVELOPMENT

USA Architects

Site Location





COLUMBIA STREET

TAYLOR STREET

PROPOSED SITE

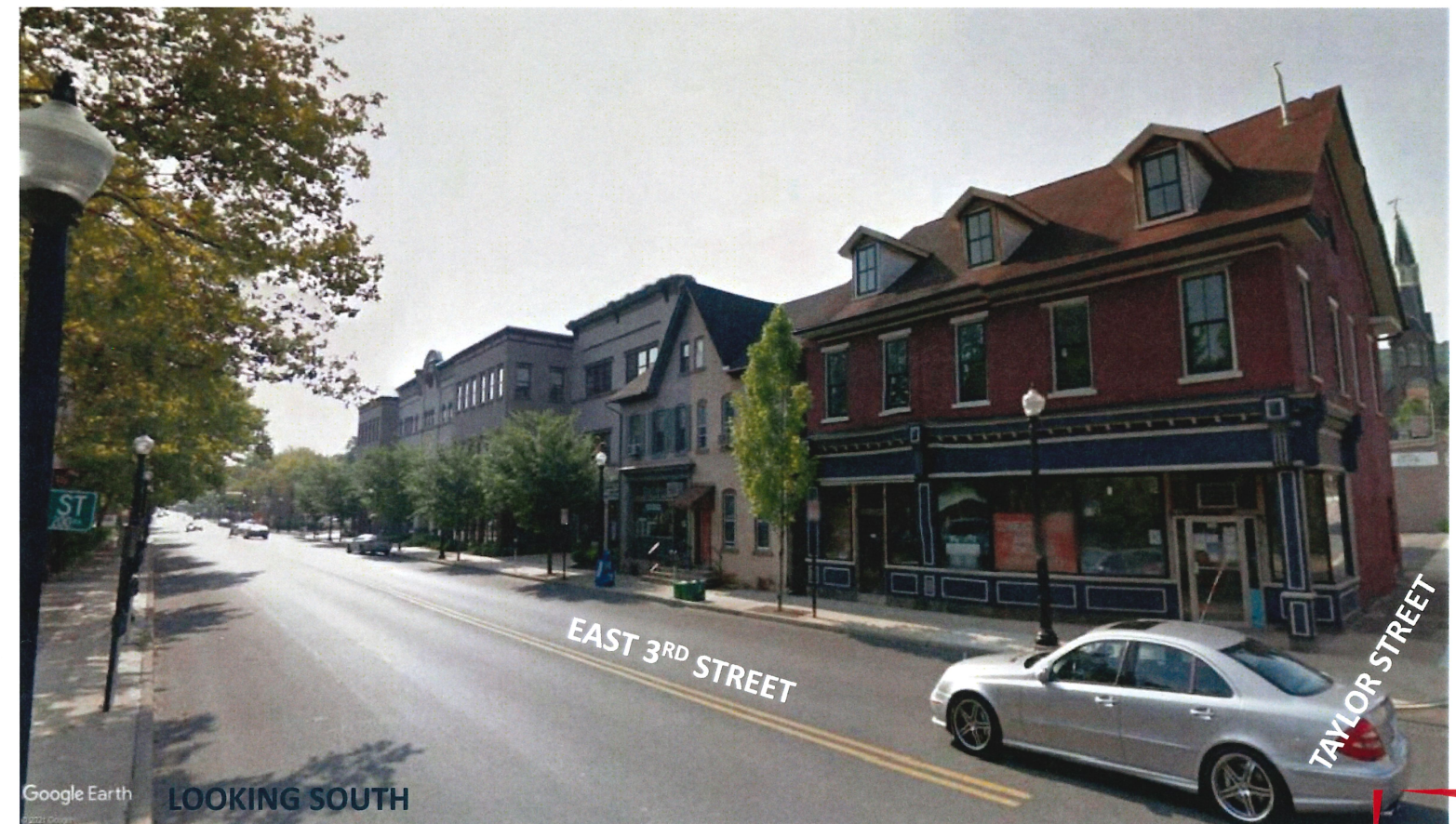
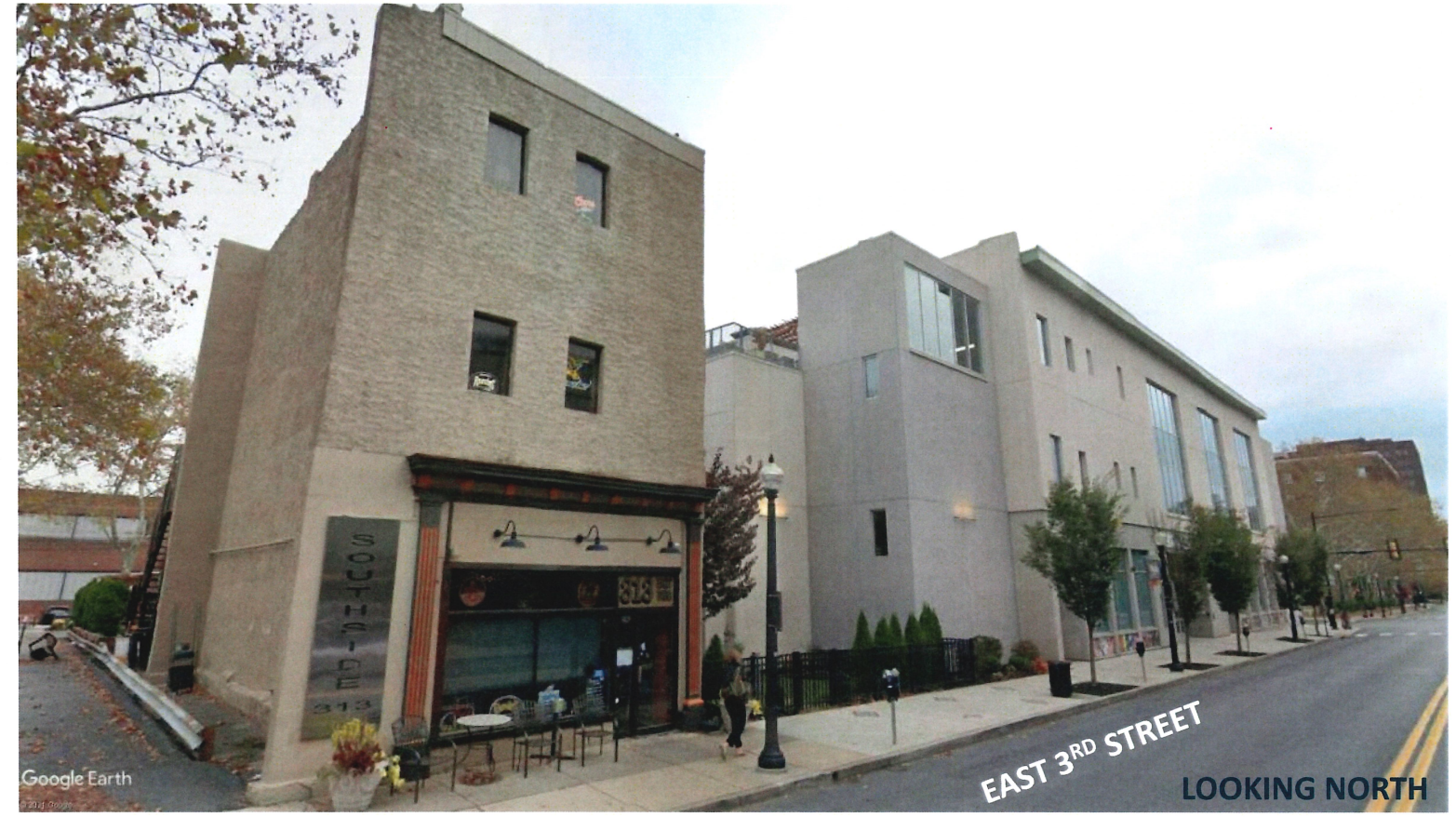
POLK STREET

FUTURE 5-STORY MIXED
USE RESIDENTIAL/PARKING
GARAGE

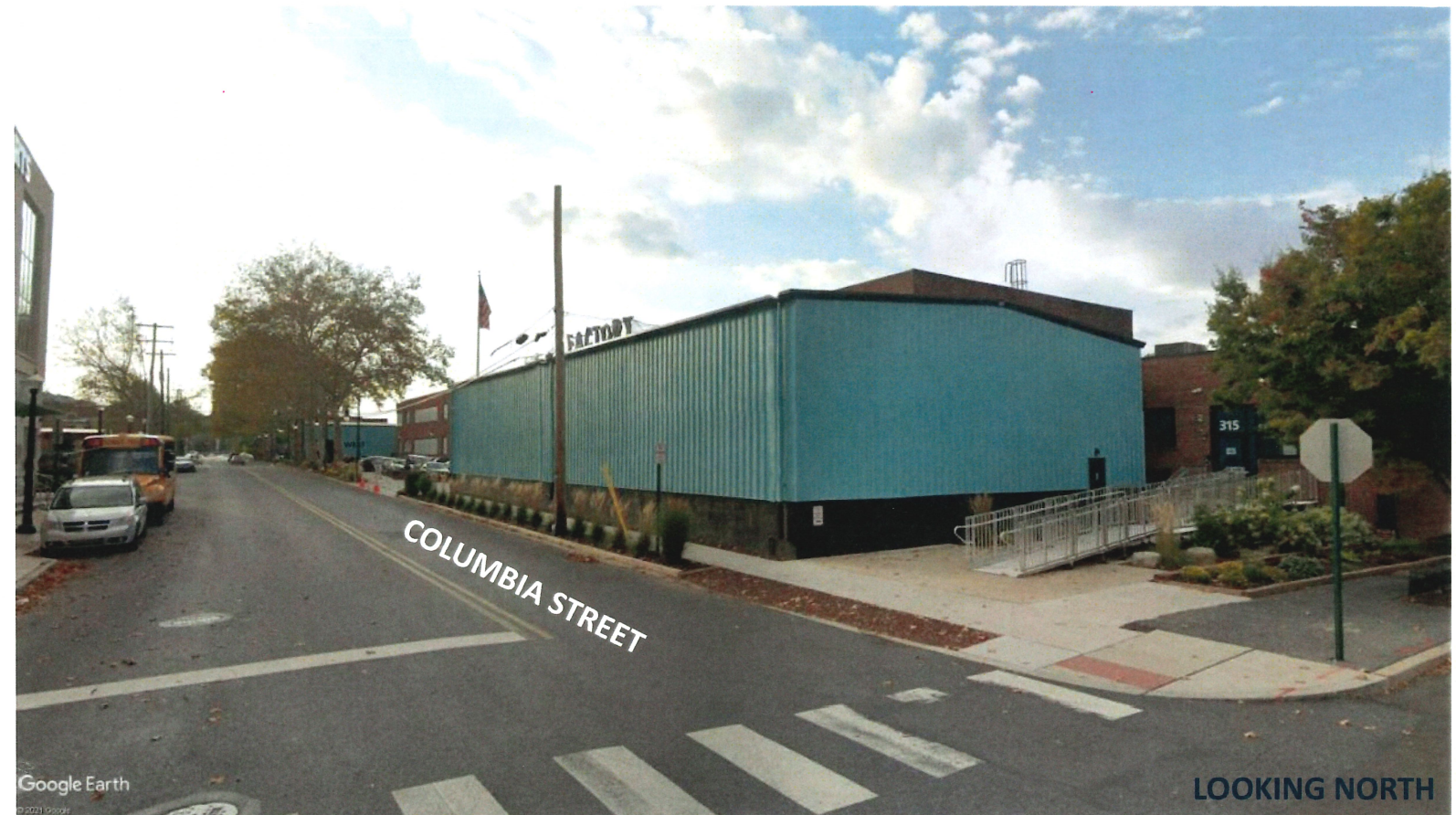
EAST 3RD STREET

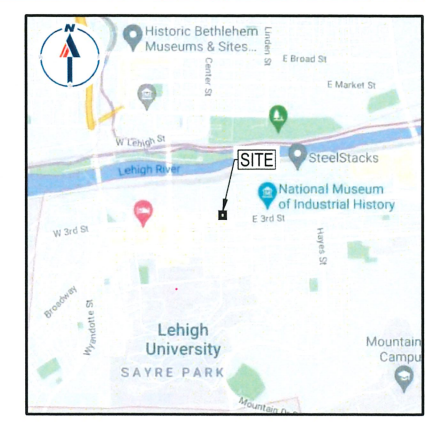
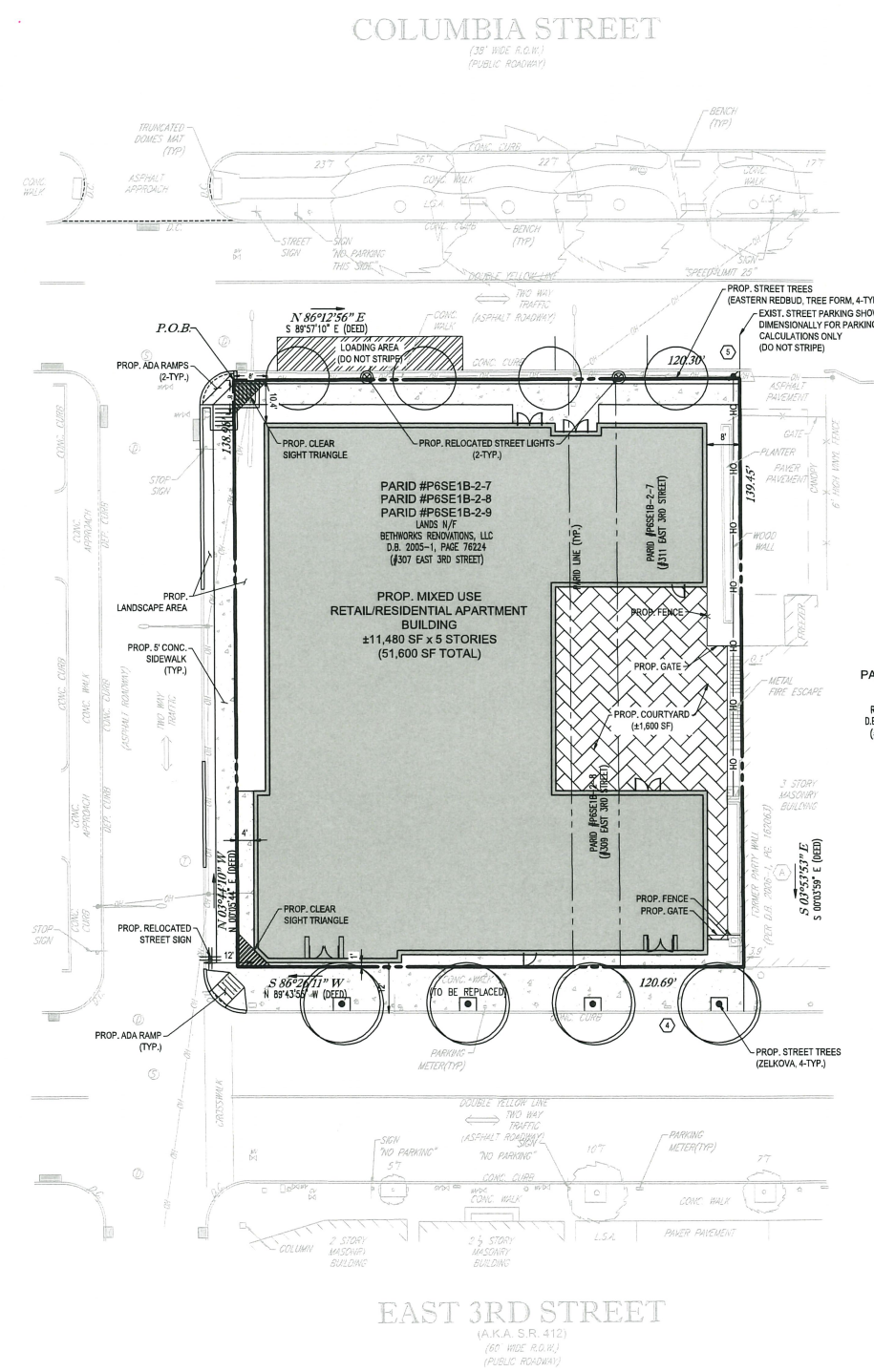


Current Conditions



Current Conditions





LOCATION MAP
2,000 1,000 500 0
SCALE: 1" = 2,000'

SKETCH PLAN NOTES

- THIS PLAN REFERENCES AN "ALTA" / NSPS LAND TITLE SURVEY PREPARED FOR: PERON DEVELOPMENT, LLC PREPARED BY: BLUE MARSH ASSOCIATES, INC 651 EASTON ROAD, SUITE A WARRINGTON, PA 18976-2370 PROJECT NO.: 21-B-118 DATED: 04-17-2021
- APPLICANT: PERON DEVELOPMENT, LLC 60 W. BROAD STREET, SUITE 102 BETHLEHEM, PA 18018
- ZONING DATA: 307, 309 & 311 EAST 3RD STREET CITY OF BETHLEHEM, NORTHAMPTON COUNTY COMMONWEALTH OF PENNSYLVANIA PARID #P6SE1B-2-7, P6SE1B-2-8 & P6SE1B-2-9
- ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- (TBR) INDICATES EXISTING SITE FEATURES TO BE REMOVED.

ZONING REQUIREMENTS

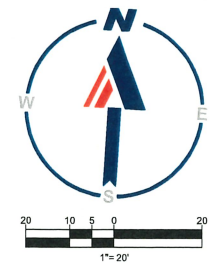
ZONING REQUIREMENTS TAKEN FROM THE CITY OF BETHLEHEM ZONING ORDINANCE, EFFECTIVE DATE 06/15/2012, LAST REVISED 12/18/2018
ZONING DISTRICT: CB - CENTRAL BUSINESS DISTRICT
OVERLAY DISTRICT: SOUTHSIDE HISTORIC DISTRICT
EXISTING USE: PARKING LOT (PERMITTED BY RIGHT)
PROPOSED USE: MULTI-FAMILY DWELLINGS & RETAIL (RESIDENTIAL MIXED-USE) (PERMITTED BY RIGHT)
*PER §1305.01a, MULTI-FAMILY DWELLINGS SHALL BE LOCATED IN THE SAME BUILDING AS PRINCIPAL RETAIL, RESTAURANT OR PERSONAL SERVICE USE THAT IS ON THE FRONT STREET LEVEL.

BULK REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1,800 SF	16,775 SF (0.385 AC)	NO CHANGE
MINIMUM LOT WIDTH (AT BUILDING SETBACK)	18 FT	120.69 FT	NO CHANGE
FRONT YARD SETBACK (EAST 3RD STREET)	0 FT	N/A	1.0 FT
REAR YARD SETBACK (COLUMBIA STREET)	0 FT	N/A	10.4 FT
SIDE YARD SETBACK	0 FT	N/A	4.0 FT/8.0 FT
MAXIMUM BUILDING COVERAGE	100%	0% (0 SF)	88.4% (11,480 SF)
MAXIMUM BUILDING HEIGHT	150 FT	N/A	<150 FT (5 STORIES)
MAXIMUM IMPERVIOUS COVERAGE	100%	88.1% (14,775 SF)	90.5% (15,185 SF)

PARKING REQUIREMENTS

INDOOR RETAIL: NONE
REQUIRED: = 0 SPACES
PROPOSED: = 11 SPACES (COMPLIES) (4 SPACES ON EAST 3RD STREET STREET & 7 SPACES OFF-SITE)
MULTI-FAMILY DWELLINGS (UNITS 2 BEDROOMS OR LESS): NONE
REQUIRED: = 0 SPACES
PROPOSED: = 45 UNITS X 1.3 = 58.5 = 59 SPACES (COMPLIES) (5 SPACES ON COLUMBIA STREET & 54 SPACES OFF-SITE)



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE DESIGN
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	07-15-2021	DD SUBMISSION	MRB	MSL

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THIS DRAWING IS INTENDED FOR MUNICIPAL AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.:	PY212011
DRAWN BY:	MRB
CHECKED BY:	MSL
DATE:	06/09/2021
CAD ID.:	PY212011_SKETCH-0

SKETCH PLAN
FOR
PERON DEVELOPMENT, LLC.
PROPOSED RESIDENTIAL MIXED-USE DEVELOPMENT
EAST 3RD STREET & TAYLOR STREET
CITY OF BETHLEHEM
NORTHAMPTON COUNTY
COMMONWEALTH OF PENNSYLVANIA

BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

M. S. LONGENBERGER
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE No. LA002782

SHEET TITLE:
SKETCH PLAN
SHEET NUMBER:
C-100
REVISION 1 - 07-15-2021

P:\21\2101108\WIP\PERON_DEV\SETBACKS\SETBACKS\REV\071521\1_SKE_PCH.dwg - LAYOUT: C-100 SKETCH PLAN

APARTMENT BUILDING			
UNIT TYPE	QUANTITY	MX	GSF
FIRST FLOOR			11,590 SF 2,100 SF COURTYARD
RESTAURANT ONE BEDROOM TWO BEDROOM AMENITY	2135 SF 3 UNITS 2 UNITS 1,490 SF		LOBBY + FITNESS
SECOND THRU FOURTH FLOOR			11,640 SF
ONE BEDROOM TWO BEDROOM	6 UNITS X 3 = 18 UNITS 4 UNITS X 3 = 12 UNITS		
FIFTH FLOOR			11,420 SF 880 SF TERRACES
ONE BEDROOM TWO BEDROOM AMENITY	6 UNITS 3 UNITS 1,040 SF		ROOF TERRACE + ROOM
TOTAL ONE BEDROOM TOTAL TWO BEDROOM TOTAL UNITS	27 UNITS 17 UNITS 44 UNITS	61% 39%	
TOTAL BUILDING SF TOTAL TERRACE SF			57,930 SF 880 SF
AMENITIES NEEDED: 15 SF PER UNIT = 44 X 15 = 660 SF NEEDED 1090 SF PROVIDED (NOT INCLUDING TERRACE)			
FITNESS NEEDS: 10 SF PER UNIT = 44 X 10 = 440 SF NEEDED 733 SF PROVIDED			



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



3RD AND TAYLOR APARTMENTS
PERON DEVELOPMENT
12.01.2021

FIRST FLOOR PLAN
SCALE: As indicated



APARTMENT BUILDING			
UNIT TYPE	QUANTITY	MDX	GSF
FIRST FLOOR			11,590 SF 2,100 SF COURTYARD
RESTAURANT ONE BEDROOM TWO BEDROOM AMENITY	2135 SF 3 UNITS 2 UNITS 1,490 SF		LOBBY + FITNESS
SECOND THRU FOURTH FLOOR			11,640 SF
ONE BEDROOM TWO BEDROOM	6 UNITS X 3 = 18 UNITS 4 UNITS X 3 = 12 UNITS		
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TOTAL BUILDING SF TOTAL TERRACE SF			57,930 SF 880 SF
AMENITIES NEEDED: 15 SF PER UNIT = 44 X 15 = 660 SF NEEDED 1090 SF PROVIDED (NOT INCLUDING TERRACE)			
FITNESS NEEDS: 10 SF PER UNIT = 44 X 10 = 440 SF NEEDED 733 SF PROVIDED			



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



APARTMENT BUILDING			
UNIT TYPE	QUANTITY	MX	GSF
FIRST FLOOR			11,590 SF 2,100 SF COURTYARD
RESTAURANT ONE BEDROOM TWO BEDROOM AMENITY	2135 SF 3 UNITS 2 UNITS 1,490 SF		LOBBY + FITNESS
SECOND THRU FOURTH FLOOR			11,640 SF
ONE BEDROOM TWO BEDROOM	6 UNITS X 3 = 18 UNITS 4 UNITS X 3 = 12 UNITS		
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TOTAL BUILDING SF TOTAL TERRACE SF			57,930 SF 880 SF
AMENITIES NEEDED: 15 SF PER UNIT = 44 X 15 = 660 SF NEEDED 1090 SF PROVIDED (NOT INCLUDING TERRACE)			
FITNESS NEEDS: 10 SF PER UNIT = 44 X 10 = 440 SF NEEDED 733 SF PROVIDED			



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





① SOUTH ELEVATION - E 3RD ST
SCALE: 1/8" = 1'-0"



3RD AND TAYLOR APARTMENTS
PERON DEVELOPMENT
12.01.2021

SOUTH ELEVATION - E 3RD ST

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





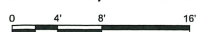
A WEST ELEVATION - TAYLOR ST
SCALE: 1/8" = 1'-0"

B NORTH ELEVATION - COLUMBIA ST
SCALE: 1/8" = 1'-0"



C SOUTH ELEVATION - E 3RD ST
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND				
ITEM NO.	MATERIAL	BASIS OF DESIGN	STYLE	COLOR
1	THIN BRICK VENEER	WATSON TOWN BRICK COMPANY	-	BRADFORD TYPE 2
1A	FULL BED BRICK VENEER	WATSON TOWN BRICK COMPANY	-	BRADFORD TYPE 2
2	THIN BRICK VENEER	BELDEN	-	BELCREST 330
2A	FULL BED BRICK VENEER	BELDEN	-	BELCREST 330
3	CAST STONE VENEER	FADDIS CAST STONE	12" X 24"	WHITE
4	FULL BED BRICK VENEER	PACIFIC CLAY	-	DARK IRON SPOT SMOOTH
5	FIBER CEMENT SIDING	JAMES HARDIE	-	WHITE
6	FIBER CEMENT SCALLOP SIDING	JAMES HARDIE	-	NIGHT GRAY, PEARL GRAY BLEND
7	PRECAST SILL			
8	STOREFRONT SYSTEM	YKKAWNEER	VG45IT	ANNODIZED
9	COMPOSITE FIBERGLASS WINDOW	ANDERSEN FIBREX	100 SERIES	BLACK
10	MOLDED SPF TRIM	AZEK	-	WHITE
11	MOLDED SPF TRIM	AZEK	-	BLACK
12	FIBER CEMENT TRIM	-	-	-
13	PRECAST LINTEL			
14	ALUMINUM LOUVER			TO MATCH ADJACENT MATERIALS
15	ALUMINUM RAILING	-	-	BLACK
16	ALUMINUM SCUPPER AND DOWNSPOUT	-	-	TO MATCH ADJACENT MATERIAL
17	ALUMINUM GUTTER AND DOWNSPOUT	-	-	TO MATCH ADJACENT MATERIAL
18	BRICK ROWLOCK COURSE	-	-	TO MATCH ADJACENT BRICK
19	BRICK SOLDIER COURSE	-	-	TO MATCH ADJACENT BRICK
20	FIBER CEMENT PANELS	JAMES HARDIE	-	IRON GRAY
21	FULL BED BRICK VENEER	STATESVILLE	-	CASA BLANCA





B COURTYARD ELEVATION FACING SOUTH
SCALE: 1/8" = 1'-0"

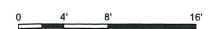


C COURTYARD ELEVATION FACING NORTH
SCALE: 1/8" = 1'-0"



A EAST ELEVATION - ALLEY
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND				
ITEM NO.	MATERIAL	BASIS OF DESIGN	STYLE	COLOR
1	THIN BRICK VENEER	WATSON TOWN BRICK COMPANY	-	BRADFORD TYPE 2
1A	FULL BED BRICK VENEER	WATSON TOWN BRICK COMPANY	-	BRADFORD TYPE 2
2	THIN BRICK VENEER	BELDEN	-	BELCREST 330
2A	FULL BED BRICK VENEER	BELDEN	-	BELCREST 330
3	CAST STONE VENEER	FADDIS CAST STONE	12" X 24"	WHITE
4	FULL BED BRICK VENEER	PACIFIC CLAY	-	DARK IRON SPOT SMOOTH
5	FIBER CEMENT SIDING	JAMES HARDIE	-	WHITE
6	FIBER CEMENT SCALLOP SIDING	JAMES HARDIE	-	NIGHT GRAY, PEARL GRAY BLEND
7	PRECAST SILL			
8	STOREFRONT SYSTEM	YKKAWNEER	VG45IT	ANNODIZED
9	COMPOSITE FIBERGLASS WINDOW	ANDERSEN FIBREX	100 SERIES	BLACK
10	MOLDED SPF TRIM	AZEK	-	WHITE
11	MOLDED SPF TRIM	AZEK	-	BLACK
12	FIBER CEMENT TRIM	-	-	-
13	PRECAST LINTEL			
14	ALUMINUM LOUVER			TO MATCH ADJACENT MATERIALS
15	ALUMINUM RAILING	-	-	BLACK
16	ALUMINUM SCUPPER AND DOWNSPOUT	-	-	TO MATCH ADJACENT MATERIAL
17	ALUMINUM GUTTER AND DOWNSPOUT	-	-	TO MATCH ADJACENT MATERIAL
18	BRICK ROWLOCK COURSE	-	-	TO MATCH ADJACENT BRICK
19	BRICK SOLDIER COURSE	-	-	TO MATCH ADJACENT BRICK
20	FIBER CEMENT PANELS	JAMES HARDIE	-	IRON GRAY
21	FULL BED BRICK VENEER	STATESVILLE	-	CASA BLANCA



Proposed Elevation



Alternate Elevation



Proposed Views

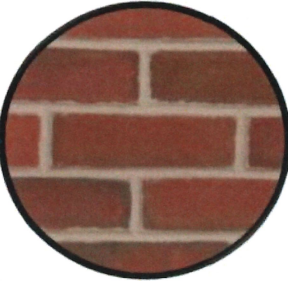
JAMES HARDIE
HALF-ROUND SIDING
NIGHT GRAY,
PEARL GRAY BLEND



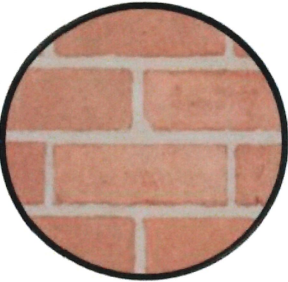
FADDIS CAST STONE
WHITE



**WATSONTOWN
BRICK COMPANY**
BRADFORD TYPE 2



BELDEN BRICK
BELCREST 330



PACIFIC CLAY BRICK
DARK IRON SPOT
SMOOTH



TAYLOR STREET

EAST 3RD STREET

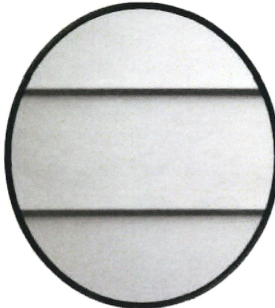


Proposed Views

JAMES HARDIE
HALF-ROUND SIDING
NIGHT GRAY,
PEARL GRAY BLEND



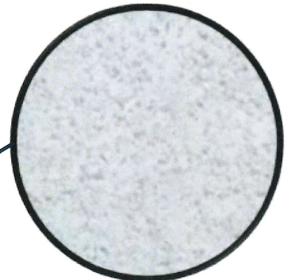
JAMES HARDIE
FIBER CEMENT LAP
SIDING - SMOOTH
ARTIC WHITE



STATESVILLE BRICK
CASA BLANCA



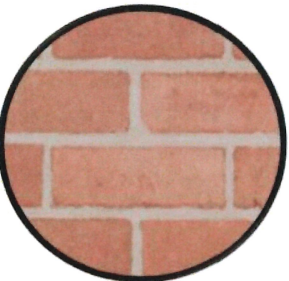
FADDIS CAST STONE
WHITE



**WATSONTOWN
BRICK COMPANY**
BRADFORD TYPE 2



BELDEN BRICK
BELCREST 330



COLUMBIA STREET

TAYLOR STREET



Street Views



Looking East on E 3rd St.



Looking West on E 3rd St.



Interior Lobby

