### City 3rd OF e and Taylor Apartments

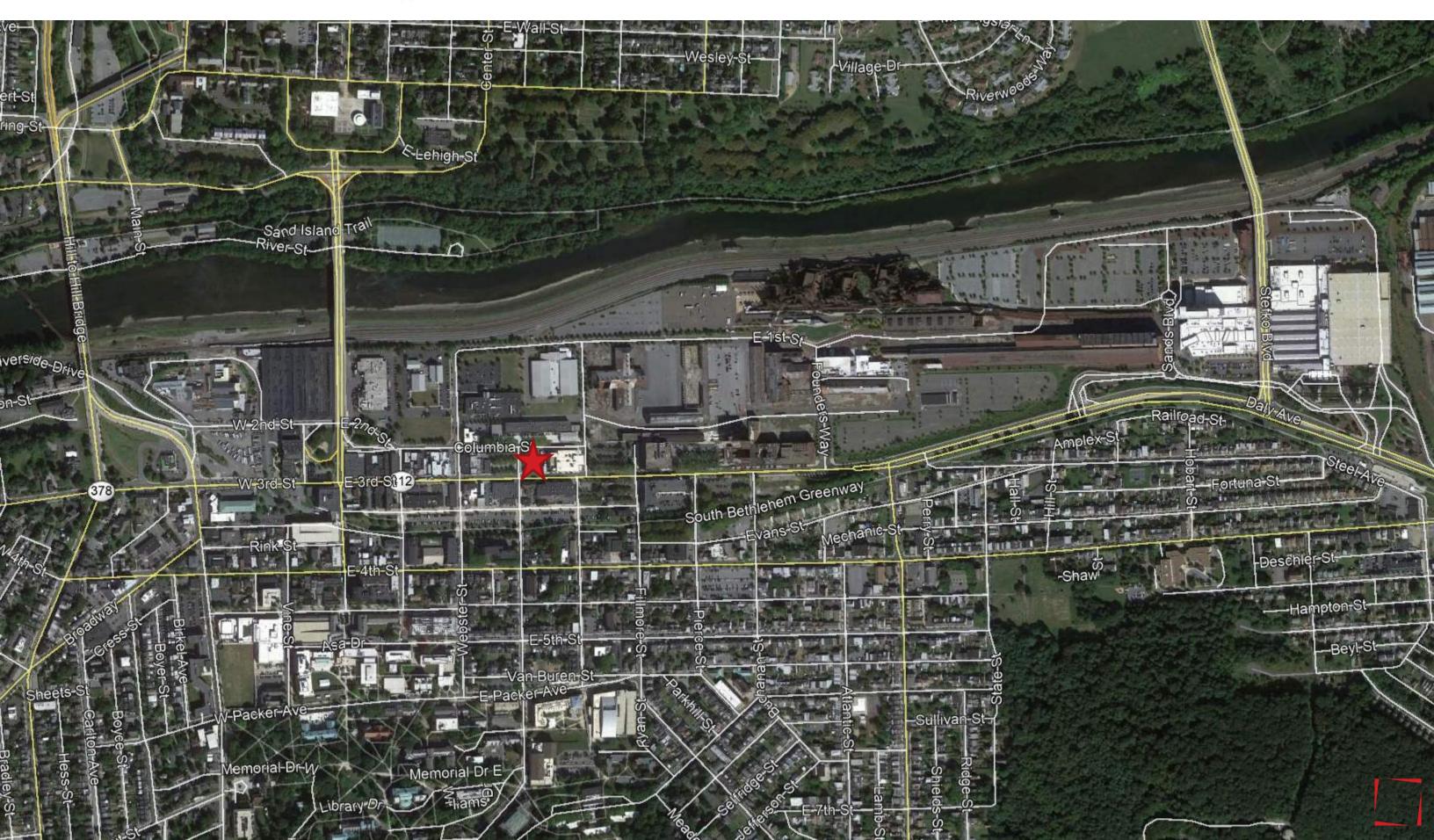












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### **Current Conditions**







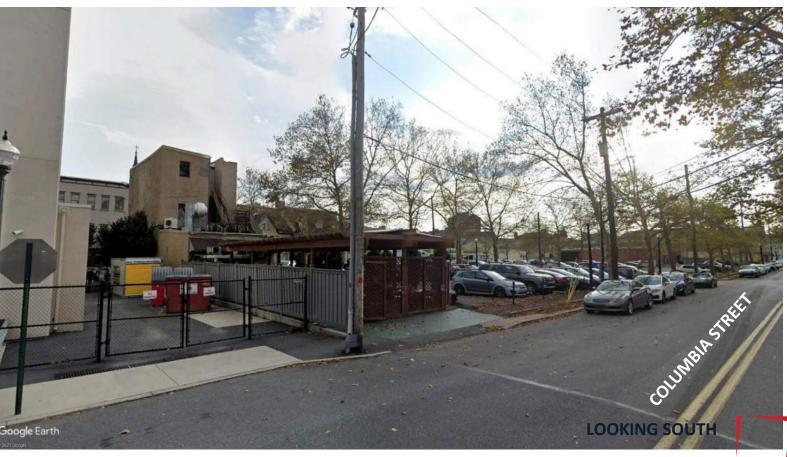


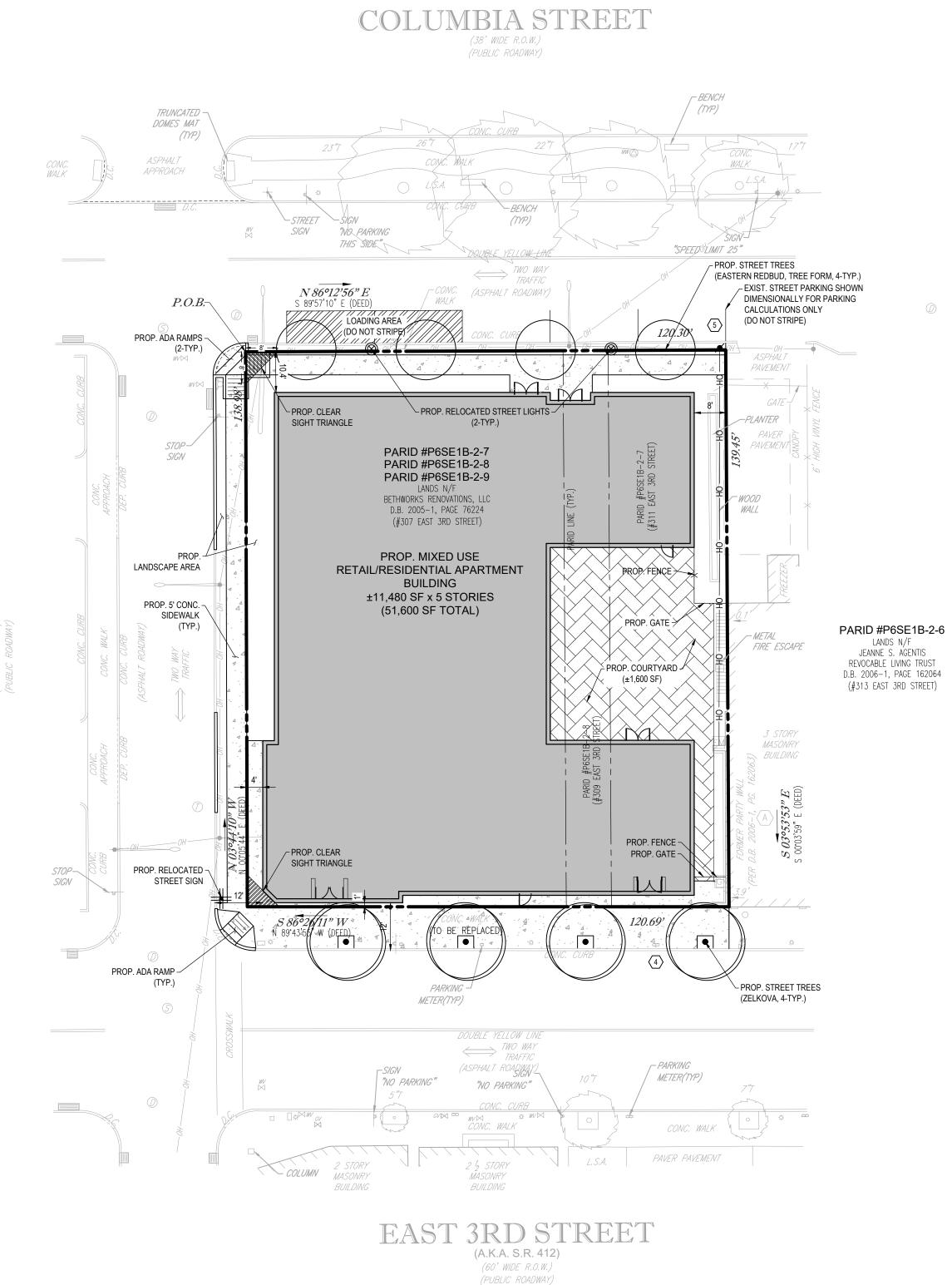
### **Current Conditions**









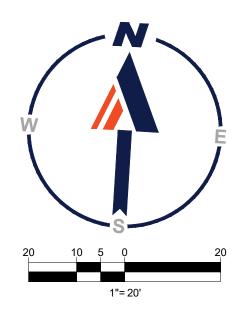


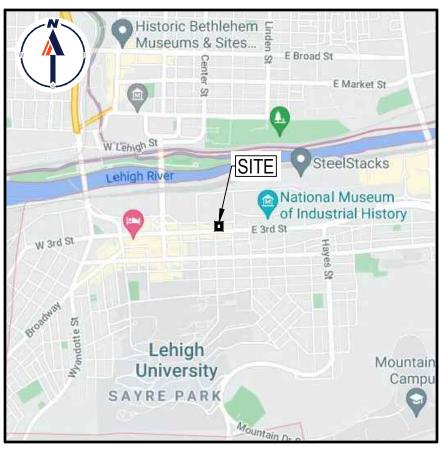
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**LOCATION MAP** 2,000 1,000 500 0

SCALE: 1" = 2,000'

### **SKETCH PLAN NOTES**

- 1. THIS PLAN REFERENCES AN "ALTA / NSPS LAND TITLE SURVEY" PREPARED FOR: PERON DEVELOPMENT, LLC PREPARED BY: BLUJE MARSH ASSOCIATES, INC 551 EASTON ROAD, SUITE A WARRINGTON, PA 18976-2370 PROJECT NO.: 21-B-118 DATED: 04-17-2021
- 2. APPLICANT: PERON DEVELOPMENT, LLC 60 W. BROAD STREET, SUITE 102 BETHLEHEM, PA 18018
- 3. ZONING DATA: 307, 309 & 311 EAST 3RD STREET CITY OF BETHLEHEM, NORTHAMPON COUNTY COMMONWEALTH OF PENNSYLVANIA PARID #P6SE1B-2-7, P6SE1B-2-8 & P6SE1B-2-9
- 4. ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- 5. (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 §1305.01.a. 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.

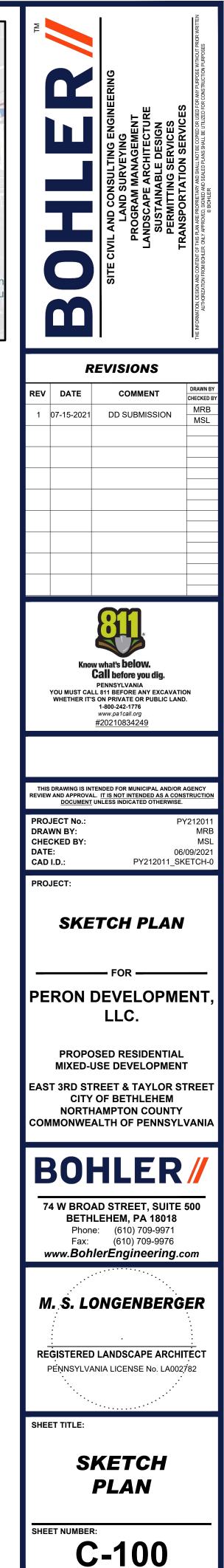
#### BULK REQUIREMENTS

	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)	68.4% (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: PROPOSED:	= 0 SPACES = 11 SPACES <b>(COMPLIES)</b> (4 SPACES ON EAST 3RD STREET STREET & 7 SPACES OFF-SITE)				
MULTI-FAMILY D	WELLINGS (UNITS 2 BEDROOMS OR LESS): NONE				
REQUIRED: PROPOSED:	= 0 SPACES 45 UNITS X 1.3 = 58.5				

45 UNITS X 1.3 = 58.5 = 59 SPACES **(COMPLIES)** (5 SPACES ON COLUMBIA STREET & 54 SPACES OFF-SITE)



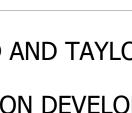
**REVISION 1 - 07-15-2021** 

APARTMENT BUILDING				
UNIT TYPE	QUANITY	МІХ	GSF	
FIRST FLOOR RESTAURANT ONE BEDROOM TWO BEDROOM AMENITY	2135 SF 3 UNITS 2 UNIT 1,490 SF		11,590 SF 2,100 SF COURTYARD LOBBY + FITNESS	
SECOND THRU FOURTH FLOOR ONE BEDROOM TWO BEDROOM	6 UNITS X 3 = 18 UNITS 4 UNITS X 3 = 12 UNITS		11,640 SF	
FIFTH FLOOR ONE BEDROOM	6 UNITS 3 UNITS		11,420 SF 880 SF TERRACES	
TWO BEDROOM AMENITY	1,040 SF		ROOF TERRACE + ROOM	
TOTAL ONE BEDROOM TOTAL TWO BEDROOM TOTAL UNITS	27 UNITS <u>17 UNITS</u> 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)

<u>FITNESS NEEDS:</u> 10 SF PER UNIT = 44 X 10 = 440 SF NEEDED 733 SF PROVIDED





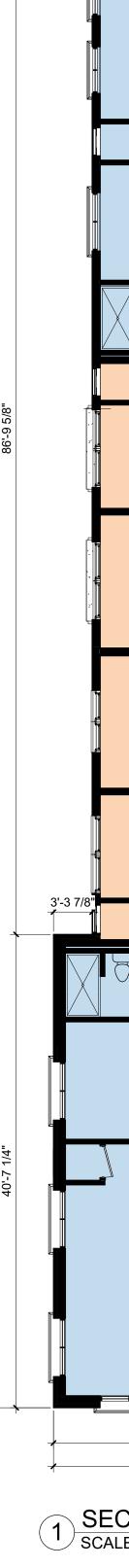
USA

Architects

**3RD AND TAYLOR APARTMENTS** PERON DEVELOPMENT

FIRST FLOOR PLAN SCALE: As indicated 0 4'

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



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**3RD AND TAYLOR APARTMENTS** PERON DEVELOPMENT



SECOND THRU FOURTH FLOOR PLAN

SCALE: As indicated

UNIT TYPE	QUANITY	MIX	GSF
FIRST FLOOR RESTAURANT ONE BEDROOM TWO BEDROOM AMENITY	2135 SF 3 UNITS 2 UNIT 1,490 SF		11,590 SF 2,100 SF COURTYARD LOBBY + FITNESS
SECOND THRU FOURTH FLOOR ONE BEDROOM TWO BEDROOM	6 UNITS X 3 = 18 UNITS 4 UNITS X 3 = 12 UNITS		11,640 SF
FIFTH FLOOR ONE BEDROOM TWO BEDROOM AMENITY	6 UNITS 3 UNITS 1,040 SF		11,420 SF 880 SF TERRACES ROOF TERRACE + ROOM
TOTAL ONE BEDROOM TOTAL TWO BEDROOM TOTAL UNITS	27 UNITS <u>17 UNITS</u> 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)

<u>FITNESS NEEDS:</u> 10 SF PER UNIT = 44 X 10 = 440 SF NEEDED 733 SF PROVIDED



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



**3RD AND TAYLOR APARTMENTS** PERON DEVELOPMENT

# FIFTH FLOOR PLAN SCALE: As indicated



3RD AND TAYLOR APARTMENTS

PERON DEVELOPMENT



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





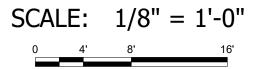


USA Architects

3RD AND TAYLOR APARTMENTS PERON DEVELOPMENT B NORTH ELEVATION SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND				
ITEM NO.	MATERIAL	BASIS OF DESIGN	STYLE	COLOR
1	THIN BRICK VENEER	WATSONTOWN 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	YKK/KAWNEER	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	-	-	-
17	ALUMINUM GUTTER	-	-	-
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

EXTERIOR ELEVATIONS





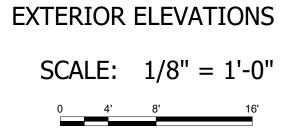


A EAST ELEVATION SCALE: 1/8" = 1'-0"



**3RD AND TAYLOR APARTMENTS** 

PERON DEVELOPMENT



TIEWINO.		BASIS OF DESIGN	SITLE	COLOR
1	THIN BRICK VENEER	WATSONTOWN 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	YKK/KAWNEER	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	-	-	-
(17)	ALUMINUM GUTTER	-	-	-
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

ITEM NO. MATERIAL

EXTERIOR MATERIAL LEGEND BASIS OF DESIGN STYLE WATSONTOWN BRICK

COLOR

## **Proposed Views**



### **Proposed Views**

TALLOP SIPER

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



FADDIS CAST STONE WHITE





ENANT

#### WATSONTOWN BRICK COMPANY

BRADFORD TYPE 2



#### BELDEN BRICK BELCREST 330



PACIFIC CLAY BRICK DARK IRON SPOT SMOOTH



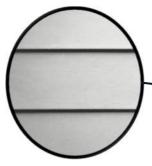
### **Proposed Views**

#### **JAMES HARDIE**

HALF-ROUND SIDING NIGHT GRAY, PEARL GRAY BLEND



**JAMES HARDIE** FIBER CEMENT LAP SIDING - SMOOTH ARTIC WHITE



**STATESVILLE BRICK** CASA BLANCA





# Interior Lobby





