

THE MINT GASTROPUB

APARTMENT ADDITION

SCHEMATIC DESIGN REVIEW SUBMISSION

BETHLEHEM, PENNSYLVANIA

ARCHITECTURAL

- A1.1

PROPOSED FIRST FLOOR PLAN
- A1.2

PROPOSED SECOND & THIRD FLOOR PLANS
- A1.3

3D VIEWS & EXISTING PHOTOGRAPHS
- A3.1

BUILDING ELEVATIONS
RENDERING

CODE REVIEW

SCOPE OF WORK
PROJECT INVOLVES A TWO-STORY ELEVATED ADDITION ONTO THE BACK (SOUTH) SIDE OF THE EXISTING MINT GASTROPUB IN ORDER TO ADD SIX APARTMENTS ONTO THE PROPERTY. ALONG WITH THE ADDITION, A ROOFTOP SITTING AREA WILL BE ADDED ABOVE THE EXISTING RESTAURANT TO BE USED DURING THE SUMMER MONTHS, AS WELL AS A GREEN ROOF ABOVE THE NEW APARTMENTS TO BE USED BY TENANTS AS OUTDOOR SPACE. THE STAIRS AND ELEVATOR WILL EXTEND TO BOTH ROOFTOP AREAS FOR ACCESS. ALL EXISTING PARKING SPACES TO REMAIN, NO REDUCTION IN COUNTS. 9 PARKING SPACES WILL BE COVERED WITH THE NEW ADDITION.
CODE SUMMARY
<div>Zoning & Building Code Information - Primary Codes Referenced</div> <div>Primary Codes</div> <div>2018 International Building Code 2018 International Residential Code 2018 International Energy Conservation code 2018 International Fire Code 2018 International Plumbing Code 2018 International Mechanical Code 2018 International Fuel gas Code 2017 National Electrical Code ANSI A117.1 - 2017</div>
Construction Type: IIB, Non-Combustible
<div>City of Bethlehem Zoning Ordinance</div> <div>1223 W. Broad Street: CL Limited Commercial District</div> <div>Article 1305: Residential Use: Multi-Family Dwellings (PERMITTED)</div> <div>Article 1306: Dimensional Regulations of CL Limited Commercial</div> <div>Min Rear Yard Setback: Note B, 20' COMPLIES</div> <div>Min Side Yard Setback: 4, COMPLIES</div> <div>Max % Building Coverage: COMPLIES</div> <div>Max % Imperious Coverage: COMPLIES</div> <div>Max Height: COMPLIES</div>
<div>Parking</div> <div>General Business, Commercial: One parking space for each two employees, plus one space for every four seats for customers. 10 employees = 5 spaces 75 seats = 19 spaces</div> <div>Multi-Family Dwelling w/ two or fewer bedrooms: 1.75/dwelling unit 6 dwelling units = 11 spaces</div> <div>TOTAL REQUIRED = 35 spaces TOTAL EXISTING = 30 VARIANCE REQUESTED FOR THE 5 LESSER PARKING SPACES</div>

DESIGN TEAM

ARCHITECT

bda|architects

architecture + design

clarks summit bethlehem

www.bdaarchitects.com

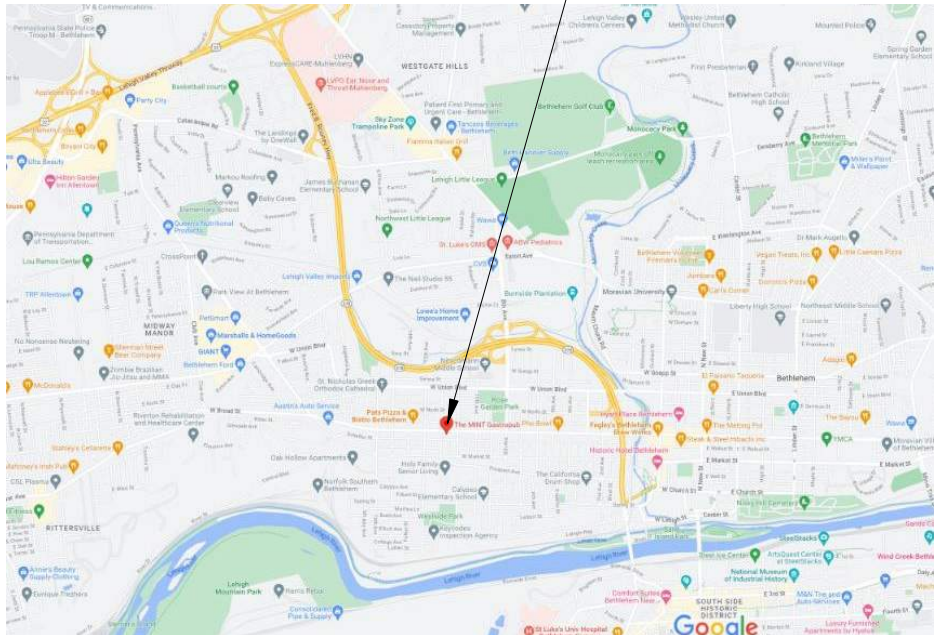
M.E.P. ENGINEER

STRUCTURAL ENGINEER

EDPONS

ASSOCIATES, P.C. | STRUCTURAL ENGINEERS

PROJECT LOCATION MAP



PROJECT ADDRESS:
1223 W BROAD STREET
BETHLEHEM, PA 18018

CONTACT PERSON:
KAREN ANDREWS, AIA, NCARB
BDA ARCHITECTS, LLC
74 WEST BROAD STREET, SUITE 260
BETHLEHEM, PA 18018 (610) 737-1444

Seal:

PROJECT MANAGER: KAA

SCALE: 12" = 1'-0"

JOB NO.: 23112.00

DATE: 05/05/23

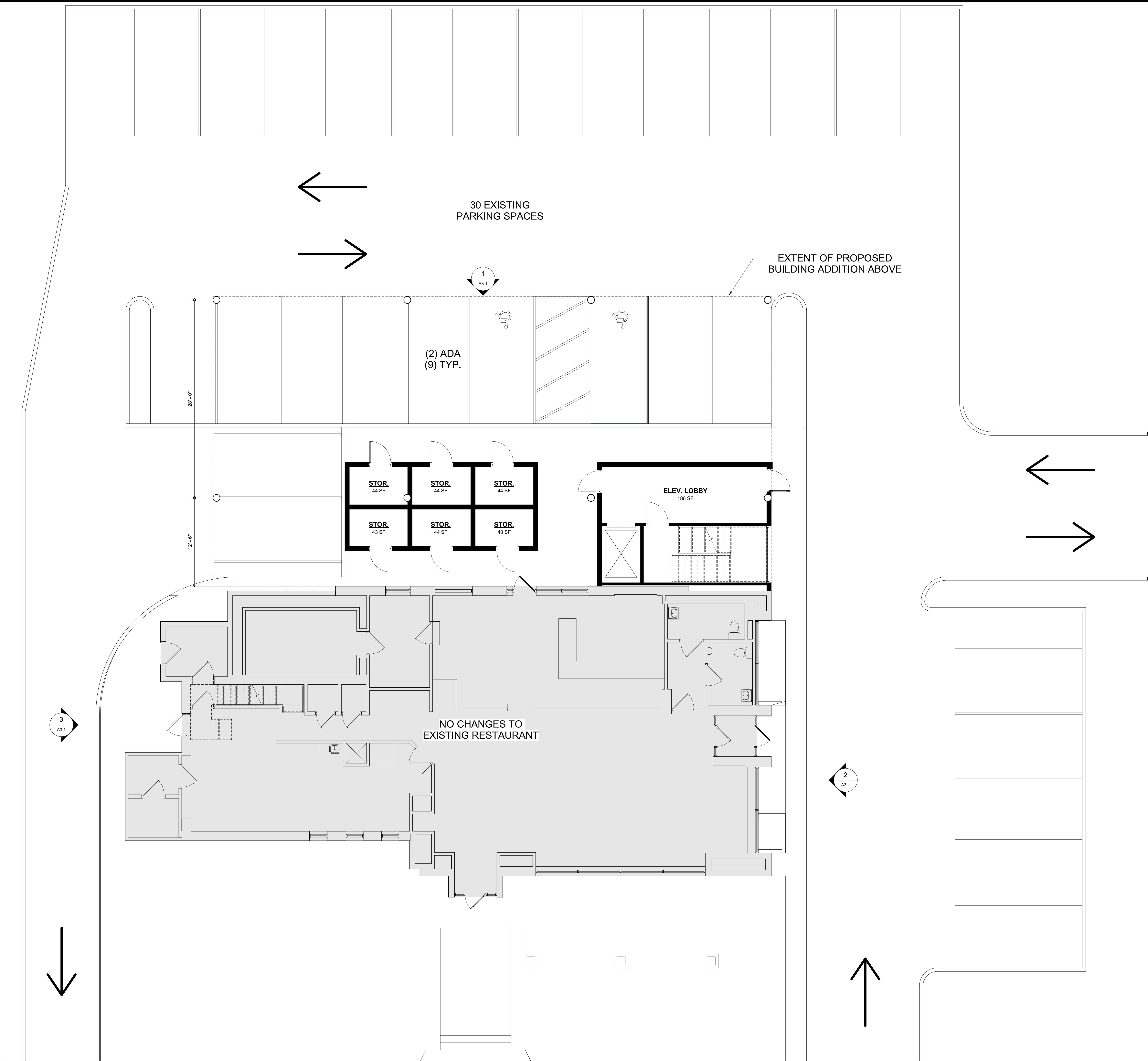
Sheet Number:

CS1.1

ALL DIMENSIONS AND EXISTING
CONDITIONS SHALL BE VERIFIED BY
THE CONTRACTOR IN THE FIELD

NOT FOR
CONSTRUCTION

THE MINT GASTROPUB APARTMENT ADDITION 05/05/23



1 PROPOSED FIRST FLOOR PLAN & SITE
A1.1 3/16" = 1'-0"

Client Logo:

Consultant Logo:

bda architects
architecture + design
clarks summit bethlehem
www.bdaarchitects.com

THE MINT GASTROPUB
APARTMENT ADDITION
BETHLEHEM, PENNSYLVANIA

PROPOSED FIRST FLOOR PLAN

Revisions:

Seal:

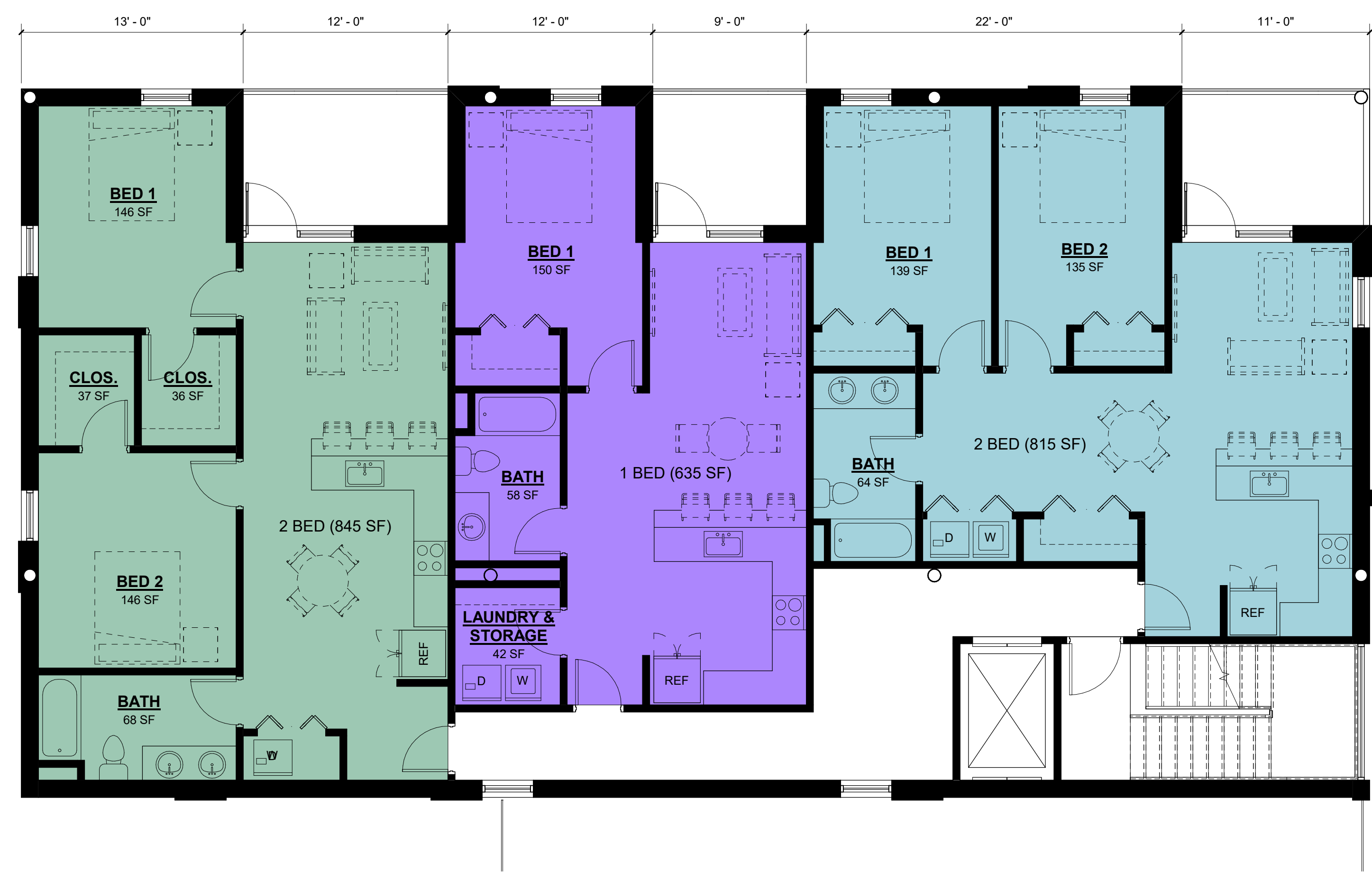
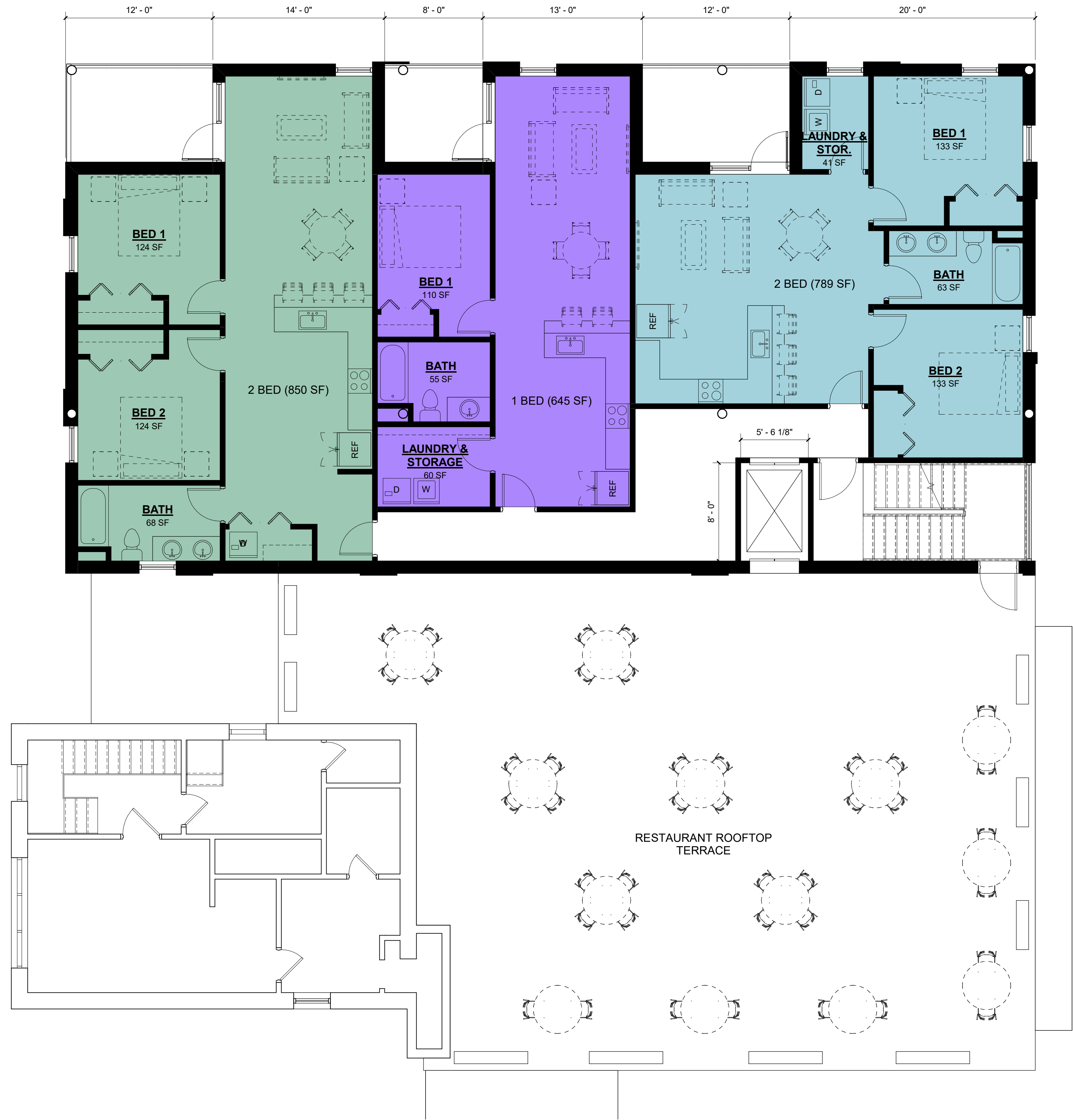
PROJECT MANAGER: KAA
SCALE: 3/16" = 1'-0"
JOB NO.: 23112.00
DATE: 05/05/23

Sheet Number:
A1.1

ALL DIMENSIONS AND EXISTING
CONDITIONS SHALL BE VERIFIED BY
THE CONTRACTOR IN THE FIELD

**NOT FOR
CONSTRUCTION**

SCHEMATIC DESIGN REVIEW SUBMISSION



SCHEMATIC DESIGN REVIEW SUBMISSION

Client Logo:

Consultant Logo:

bda architects
architecture + design
clarks summit bethlehem
www.bdaarchitects.com

THE MINT GASTROPUB
APARTMENT ADDITION
BETHLEHEM, PENNSYLVANIA

PROPOSED SECOND & THIRD FLOOR
PLANS

Revisions:

Seal:

PROJECT MANAGER: KAA
SCALE: 3/16" = 1'-0"
JOB NO.: 23112.00
DATE: 05/05/23

Sheet Number:

A1.2

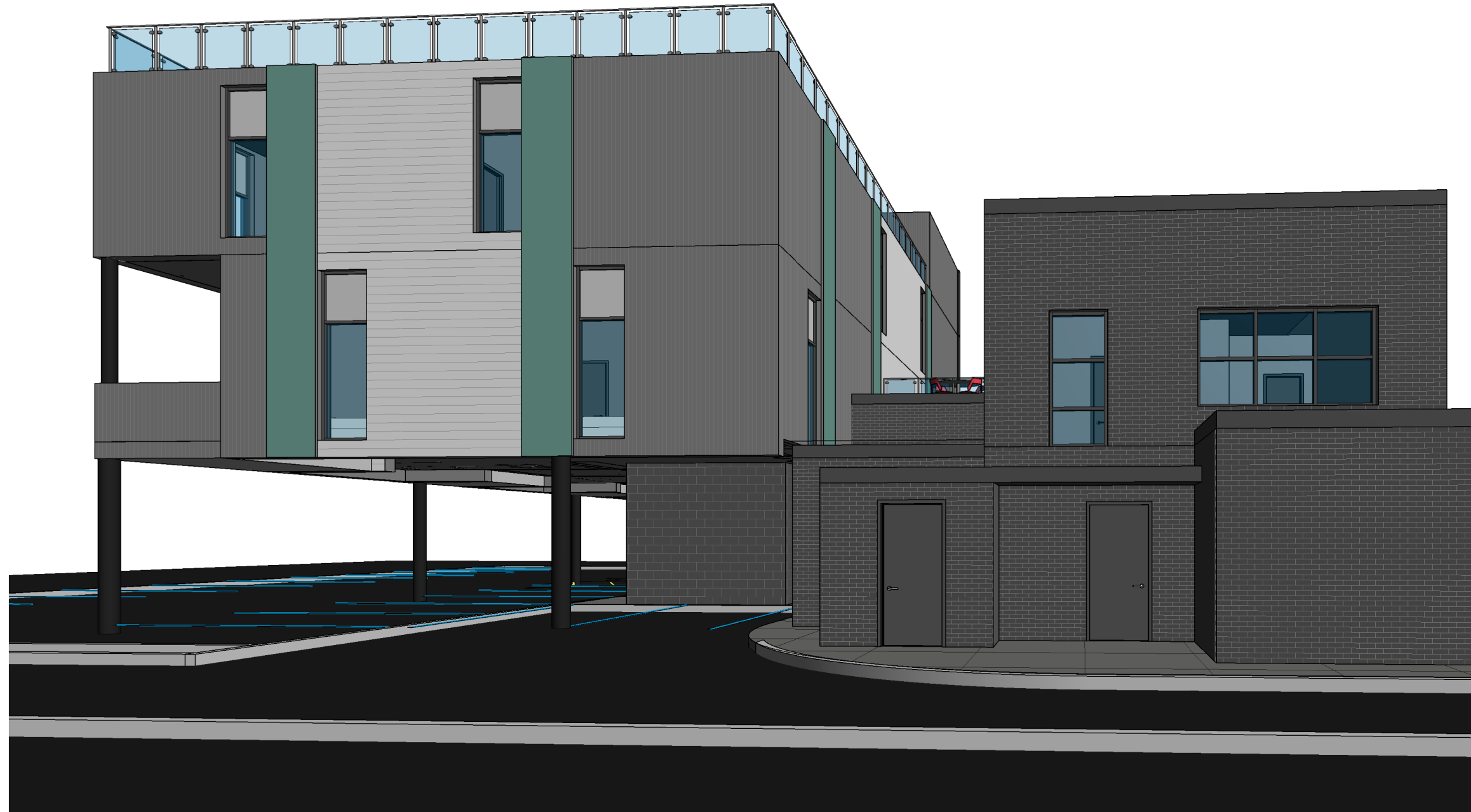
ALL DIMENSIONS AND EXISTING
CONDITIONS SHALL BE VERIFIED BY
THE CONTRACTOR IN THE FIELD

NOT FOR
CONSTRUCTION

EXISTING MINT GASTROPUB RESTAURANT PHOTOS:



NEIGHBORING BUILDINGS



Client Logo:

Consultant Logo:

bda architects
architecture + design
clarks summit bethlehem
www.bdaarchitects.com

THE MINT GASTROPUB
APARTMENT ADDITION
BETHLEHEM, PENNSYLVANIA

3D VIEWS & EXISTING PHOTOGRAPHS

Revisions:

Seal:

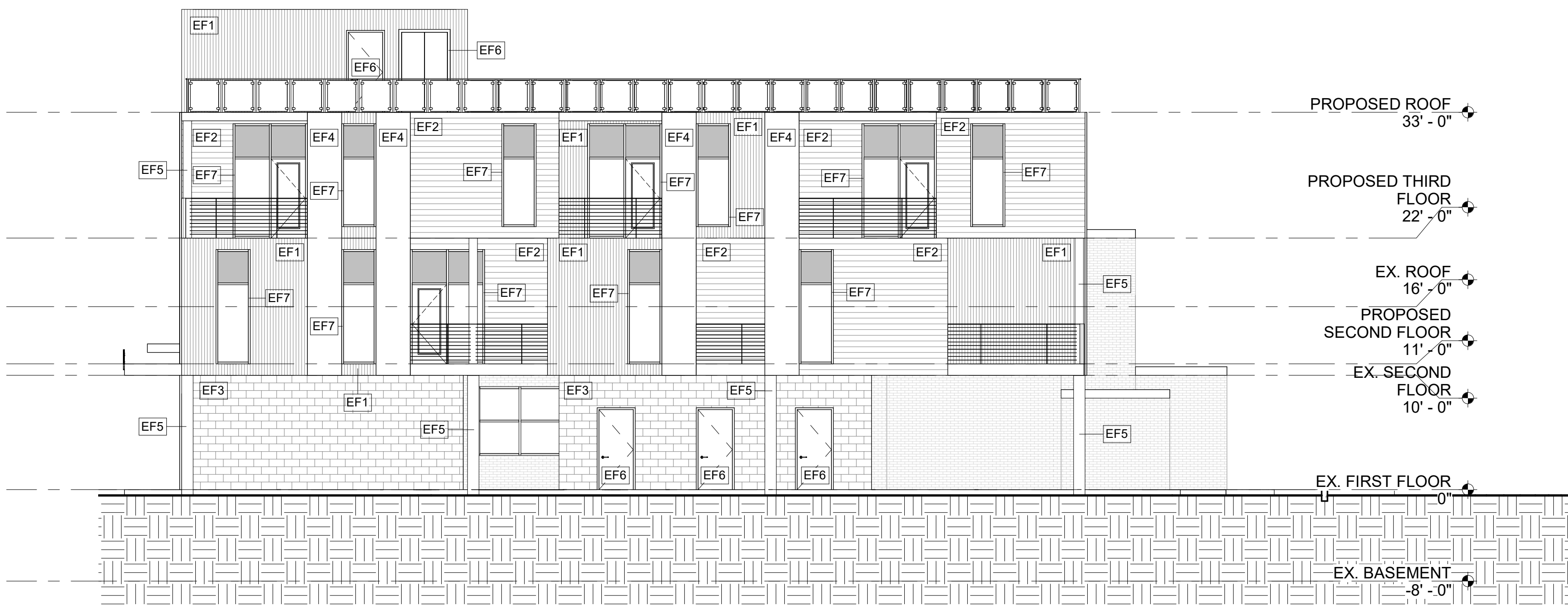
PROJECT MANAGER: KAA
SCALE: 12" = 1'-0"
JOB NO.: 23112.00
DATE: 05/05/23

Sheet Number:
A1.3

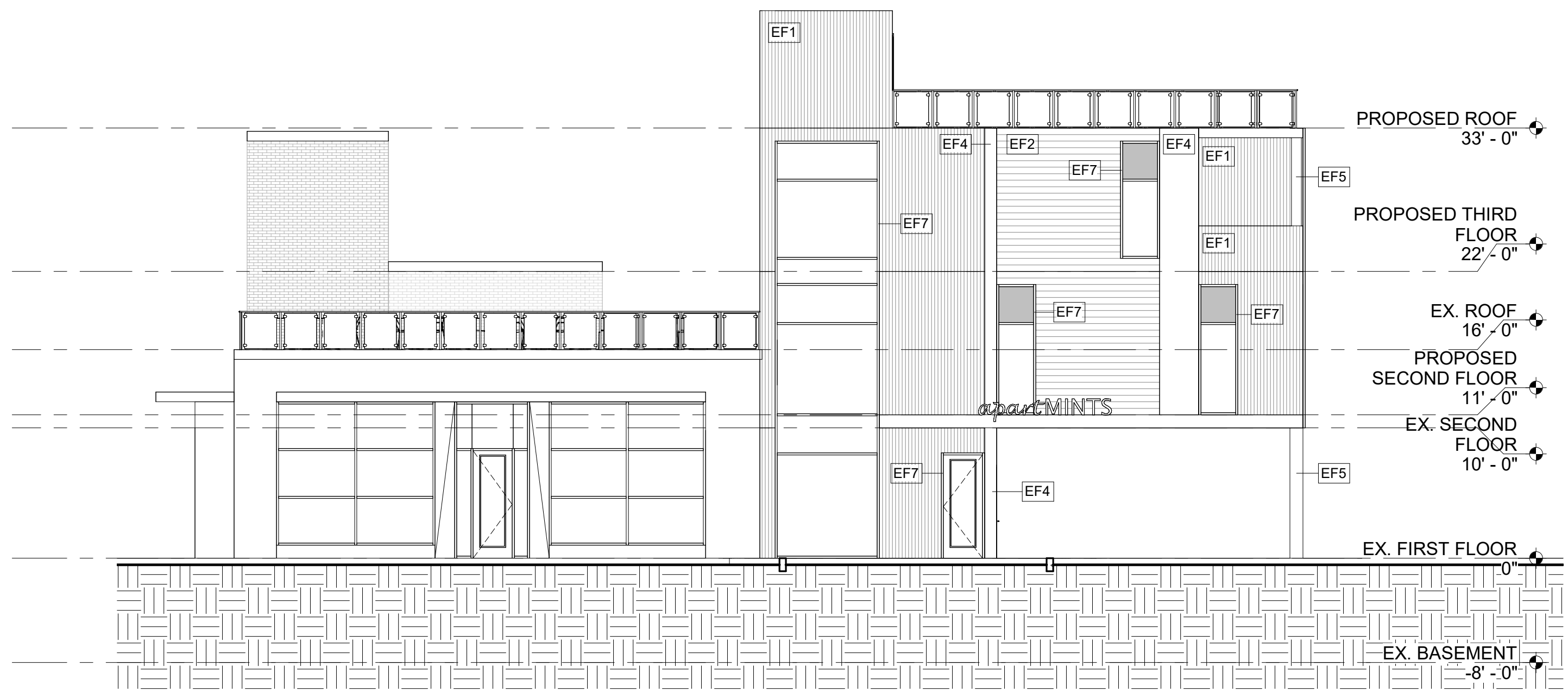
ALL DIMENSIONS AND EXISTING
CONDITIONS SHALL BE VERIFIED BY
THE CONTRACTOR IN THE FIELD

NOT FOR
CONSTRUCTION

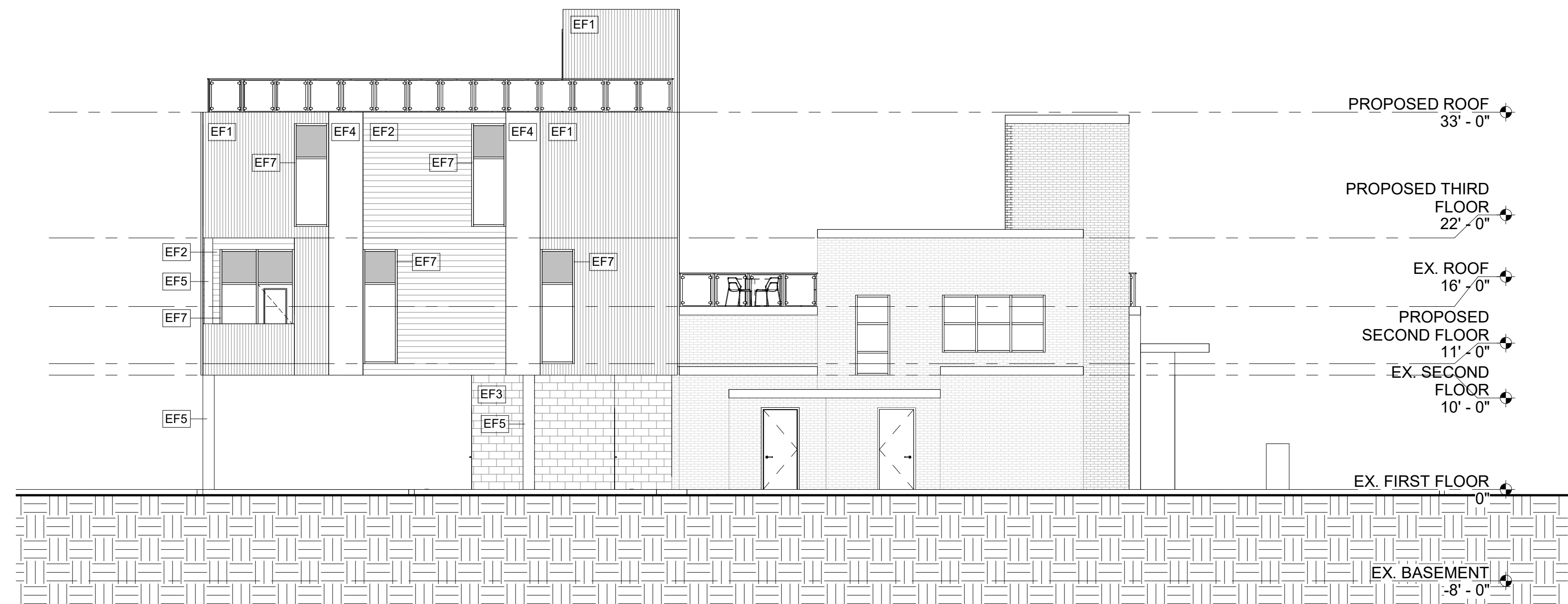
SCHEMATIC DESIGN REVIEW SUBMISSION



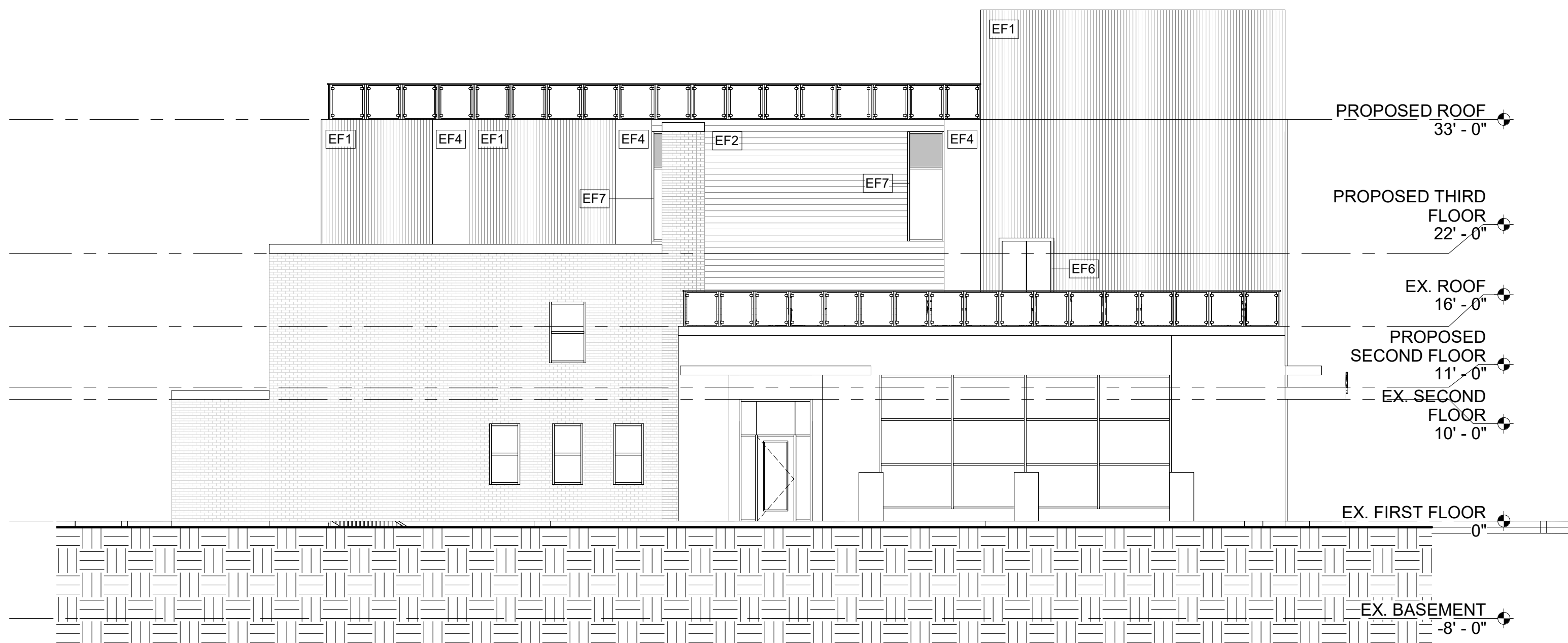
1 NORTH BUILDING ELEVATION
A3.1 1/8" = 1'-0"



2 EAST BUILDING ELEVATION
A3.1 1/8" = 1'-0"



3 WEST BUILDING ELEVATION
A3.1 1/8" = 1'-0"



4 SOUTH BUILDING ELEVATION
A3.1 1/8" = 1'-0"

EXTERIOR FINISH LEGEND				
MARK	NAME	MANUF.	DESCRIPTION	REMARKS
EF1	METAL PANEL	TBD	COLOR: SW 7067 CITYSCAPE	
EF2	SIDING	TBD	COLOR: SW 6991 BLACK	
EF3	PAINTED CMU	TBD	COLOR: SW 6991 BLACK MAGIC	
EF4	PAINT - ACCENT	SHERWIN WILLIAMS	COLOR: SW 6468 HUNT CLUB	
EF5	PAINT - GENERAL	SHERWIN WILLIAMS	COLOR: SW 6991 BLACK MAGIC	
EF6	ALUMINUM	TBD	BLACK	
EF7	ALUMINUM STOREFRONT	TBD	BLACK	

Client Logo:

Consultant Logo:

bda**al**architects
architecture + design
clarks summit bethlehem
www.bdaarchitects.com

THE MINT GASTROPUB
APARTMENT ADDITION
BETHLEHEM, PENNSYLVANIA

BUILDING ELEVATIONS

Revisions:

Seal:

PROJECT MANAGER: KAA
SCALE: 1/8" = 1'-0"
JOB NO.: 23112.00
DATE: 05/05/23

Sheet Number:

A3.1

ALL DIMENSIONS AND EXISTING
CONDITIONS SHALL BE VERIFIED BY
THE CONTRACTOR IN THE FIELD

NOT FOR
CONSTRUCTION

SCHEMATIC DESIGN REVIEW SUBMISSION



THE MINT GASTROPUB
APARTMENT ADDITION

BETHLEHEM, PENNSYLVANIA

bda|architects
architecture + design

05/05/23