

1223 W BROAD STREET

APARTMENT ADDITION

SPECIAL EXCEPTION APPLICATION TO ZONING HEARING BOARD

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 AN APARTMENT ADDITION ONTO THE BACK (SOUTH) SIDE OF THE EXISTING RESTAURANT LOCATED AT 1223 W BROAD STREET IN BETHLEHEM. NOTE THE SKETCH PLAN SUBMISSION FOR THIS PROPERTY WAS FORMALLY CALLED THE MINT APARTMENTS. HOWEVER, THE RESTAURANT HAS SINCE CHANGED NAME TO RETRO BURGER. EXISTING PARKING WILL REMAIN WITH THE APARTMENT ADDITION BEING ELEVATED ABOVE THE PARKING. THE ADDITION WILL INCLUDE (2) STORIES WITH (4) 2-BEDROOM APARTMENTS AND (2) 1-BEDROOM APARTMENTS PLUS AN EGRESS STAIR, ELEVATOR, AND ELEVATOR LOBBY FOR A TOTAL OF
CODE SUMMARY
Zoning & Building Code Information - Primary Codes Referenced Primary Codes: 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
Construction Type: IIB, Non-Combustible
City of Bethlehem Zoning Ordinance 1223 W. Broad Street: CL Limited Commercial District Article 1305: Residential Use: Multi-Family Dwellings (PERMITTED) Article 1306: Dimensional Regulations of CL Limited Commercial Min Rear Yard Setback: Note B, 20' COMPLIES Min Side Yard Setback: 4, COMPLIES Max % Building Coverage: COMPLIES Max % Impervious Coverage: COMPLIES Max Height: COMPLIES
Parking 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 Multi-Family Dwelling w/ two or fewer bedrooms: 1.5/dwelling unit 6 dwelling units = 11 spaces TOTAL REQUIRED = 33 spaces TOTAL EXISTING = 30 Special exception requested for (3) less parking spaces


DESIGN TEAM

ARCHITECT


 bda|architects
 architecture + design
 clarks summit betlehem
 www.bdaarchitects.com

M.E.P. ENGINEER

STRUCTURAL ENGINEER


EDIPONS
 ASSOCIATES, P.C. | STRUCTURAL ENGINEERS

PROJECT LOCATION MAP

PROJECT LOCATION



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

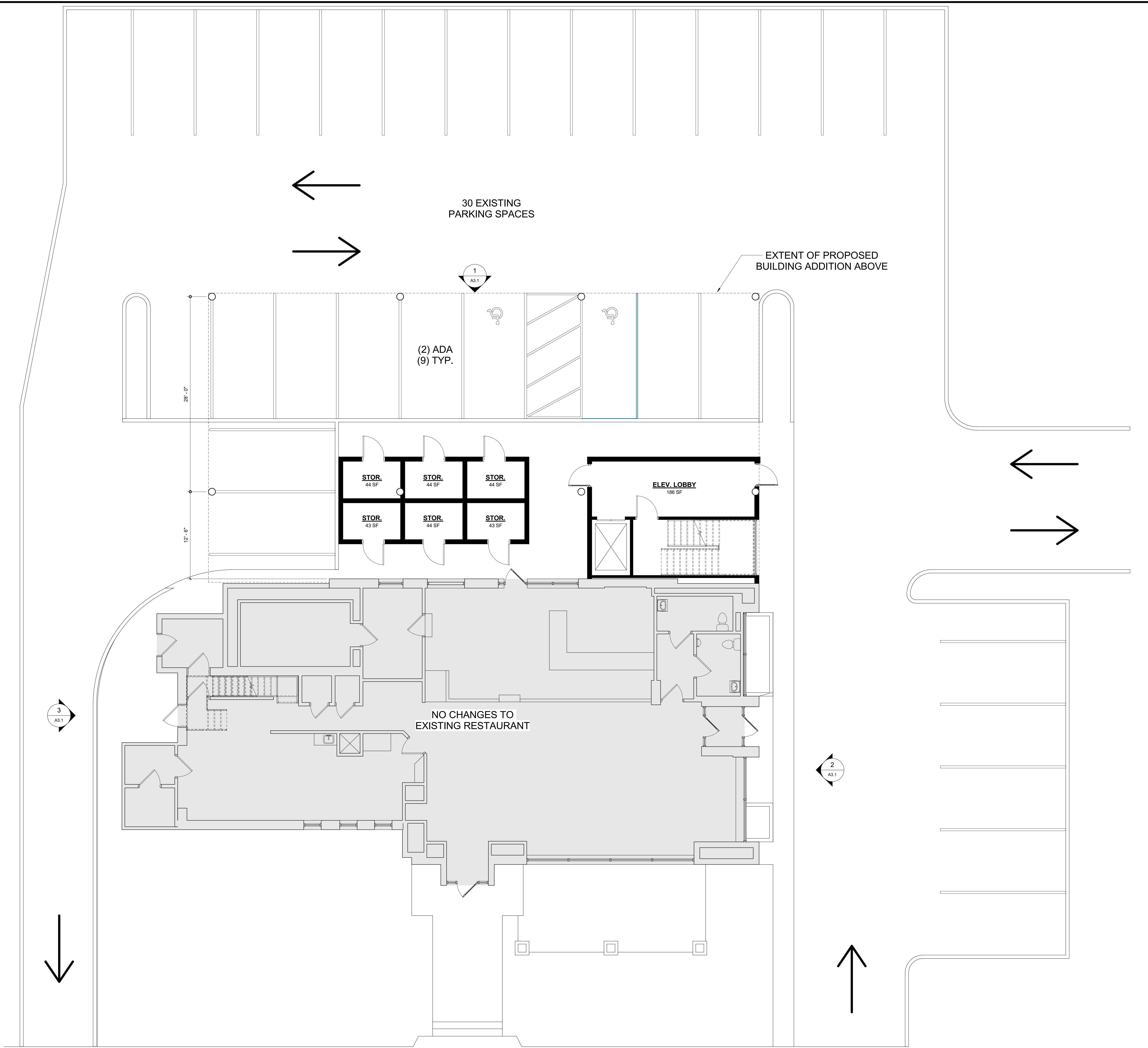
DATE: 4/11/2024

Sheet Number:

CS1.1

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

NOT FOR CONSTRUCTION



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

Client Logo:

Consultant Logo:

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1223 W BROAD STREET
 APARTMENT ADDITION
 BETHLEHEM, PENNSYLVANIA
PROPOSED FIRST FLOOR PLAN

Revisions:

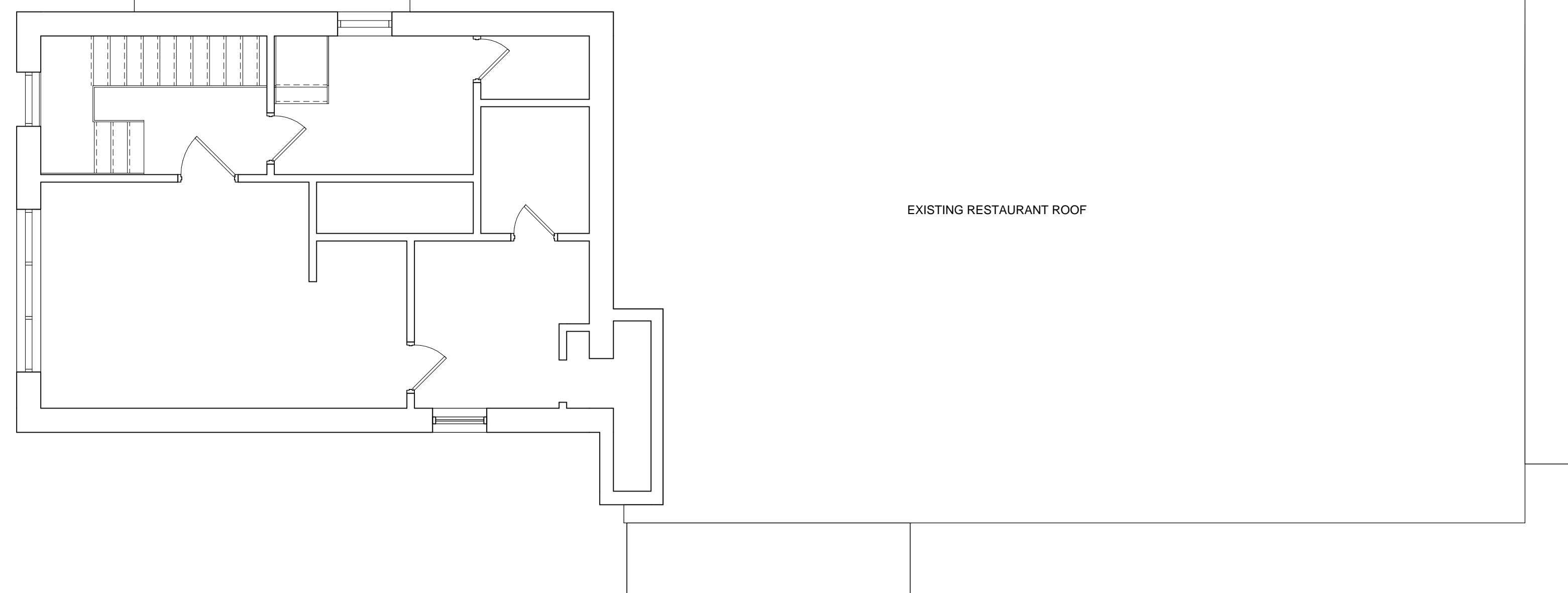
Seal:

PROJECT MANAGER: KAA
 SCALE: 3/16" = 1'-0"
 JOB NO.: 23112.00
 DATE: 4/11/2024

Sheet Number:
A1.1

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

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1 PROPOSED SECOND FLOOR PLAN
A1.2 3/16" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN
A1.2 3/16" = 1'-0"

Client Logo:

Consultant Logo:

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1223 W BROAD STREET
APARTMENT ADDITION
BETHLEHEM, PENNSYLVANIA

PROPOSED SECOND & THIRD FLOOR
PLANS

Revisions:

Seal:

PROJECT MANAGER: KAA
SCALE: 3/16" = 1'-0"
JOB NO.: 23112.00
DATE: 4/11/2024

Sheet Number:
A1.2

ALL DIMENSIONS AND EXISTING
CONDITIONS SHALL BE VERIFIED BY
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CONSTRUCTION**

EXISTING RETRO BURGER RESTAURANT PHOTOS:



NEIGHBORING BUILDINGS



Client Logo:

Consultant Logo:

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1223 W BROAD STREET
 APARTMENT ADDITION
 BETHLEHEM, PENNSYLVANIA

3D VIEWS & EXISTING PHOTOGRAPHS

Revisions:

Seal:

PROJECT MANAGER: KAA
 SCALE: 12" = 1'-0"
 JOB NO.: 24112.01
 DATE: 4/11/2024

Sheet Number:
A1.3

ALL DIMENSIONS AND EXISTING
 CONDITIONS SHALL BE VERIFIED BY
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1223 W BROAD STREET
APARTMENT ADDITION
BETHLEHEM, PENNSYLVANIA

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04/11/24