

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 327 Broadway Bethlehem, PA 18015
Owner of building Sycamore Hill Farm Development Phone 610-868-9600
Owner's email & mailing address [redacted]
Applicant Larson Lovdal Phone: 740-541-3478
Applicant's email & mailing address [redacted]
Street and Number 301 Broadway City Bethlehem State PA Zip Code 18015

APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD.
USE THE CHECKLIST ON THE BACK OF THIS APPLICATION TO ENSURE YOUR SUBMISSION IS COMPLETE.

Historic & Architectural Review Board - Application form, photographs, and drawings must be submitted by 12:00 Noon on the last Wednesday of the month in order to be placed on the agenda for the next meeting.

South Bethlehem & Mount Airy Historic Conservation Commission - Application form, photographs, and drawings must be submitted by 12:00 noon on the second Monday of the month in order to be placed on the agenda for the next meeting.

1. PHOTOGRAPHS - Photographs of your building and neighboring buildings must accompany your application.
2. TYPE OF WORK PROPOSED - Check all that apply. Please bring any samples or manufactures specifications for products you will use in this project.
Trim and decorative woodwork
x Siding and Masonry
Roofing, gutter and downspout
x Windows, doors, and associated hardware
Storm windows and storm doors
Shutters and associated hardware
x Paint (Submit color chips - HARB only)
Skylights
Metal work
x Light fixtures
x Signs
Demolition
Other

3. DRAWINGS OF PROPOSED WORK - Required drawings must accompany your application. Please submit ONE ORIGINAL AND TEN (10) COPIES OF DRAWINGS, PHOTOGRAPHS, APPLICATION FORM, AND ANY SPECIFICATIONS
x Alteration, renovation, restoration (1/4 or 1/8"=1'0" scale drawings required IF walls or openings altered.)
New addition (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)
New building or structure (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)
Demolition, removal of building features or building (1/4" or 1/8"=1'0" scale drawings: elevation of remaining site and site plan)
A scale drawing, with an elevation view, is required for all sign submittals

4. DESCRIBE PROJECT - Describe any work checked in #2 and #3 above. Attach additional sheets as needed.
See attached document with description and photos.

5. APPLICANT'S SIGNATURE [Signature] DATE: 10/07/2018

General Description

324 West Fourth Street & 327 Broadway is a single build that emerged through several stages of combination and alteration over the last century. Originally built as the South Bethlehem Supply Company at 327 Broadway and Degnan's Department Store 322-324 West Fourth Street. The building has progressed through many uses, most recently a garage. The intention of this project is to significantly reinvest in the building, upgrading it once again to occupied space. The anchor tenant will be an emerging microbrewery on the first level opening onto Broadway. All facades will be improved based on historic photographic images and existing elements of the building, often found concealed under layers of newer construction. 327 Broadway is a three story structure with a distinctive shape. Due to the site's sloped topography, the Fourth Street elevation is two stories tall and the Broadway elevation is three stories tall (Fourth Street's first level is Broadway's second level). Fourth Street's elevation is approximately 80 feet long and Broadway's elevation is approximately 45 feet long. Two sections of the east elevations share the walls of its neighbors and a small section faces a rear courtyard. One section of the west elevation shares the wall of its neighbor and the remaining west elevation faces a parking lot.

The building first appeared on Sanborn insurance maps between 1885 and 1887 and it was labeled as "South Bethlehem Supply Company." Early photos of the South Bethlehem Supply Company indicated that the building was brick and had second and third story windows. In the 1912 Sanborn insurance map the building was labeled as "J.M. Degnan Company." A 1915 advertisement indicated that the company was a department store. After 1915, the building's use is unknown. The facades facing Fourth Street, Broadway, and the parking lot were then altered to accommodate the building's current use as a parking structure. All windows on the Fourth Street and Broadway facades were replaced with larger windows and stucco or EIFS was placed over the existing brick. A stucco or EIFS wall was then placed over the still in place second floor windows on the Fourth Street facade.

Fourth Street's facade has a large opening and a vehicle entrance stretching across the first level. Its second level is a featureless stucco or EIFS wall stretching the length of the facade and upward to the roof. Broadway's elevation contains eight windows and a vehicle exit. Four of the windows have frames and glass panes still in-tact, and the other four are openings. The facade is covered with painted stucco or EIFS and includes columns and detailing, which are remnants of the facade that existed before the building's transformation. The painted stucco or EIFS west facades of the garage have five window openings and a vehicle entrance on the first level and two window openings on the second level. The east wall of the garage open to the rear courtyard contains no windows and is made of the original 1886 brick. Three years ago, solar panels were placed on the roof and are still in use today. The garage's interior contains three levels of parking covering the entire area of the building. The first level has a one way circulation, with the entrance at the west elevation and the exit at Broadway. Parking spaces are located along the wall facing Fourth Street, and on both sides of the single travel lane. An enclosed staircase is located in a corner against the Broadway elevation. The second level has a two way circulation with the entrance at the Fourth Street elevation. Parking spaces are located on the east side of the travel lane and along the Fourth Street wall. There is a single lane ramp with a steep grade leading up to the third level along the west elevation. A staircase is located in a corner near the Fourth Street

elevation and the enclosed staircase against the Broadway elevation continues from the first level. The third level has parking on the west side of the travel lane and parking along the Fourth Street elevation. The enclosed staircase continues from the second and first levels. Five windows exist along the Fourth Street elevation and all of them are covered on the outside by the stucco wall. Much of the interior is in a deteriorating state. Water damage can be seen in the third level, all the window panes have been broken, and the structure itself is crumbling. The basement of the building showed more evidence of the deteriorating state of the building. All the original columns were either wood or steel that has been mostly rusted away. Tens of newer columns have been placed to support the weight of the building, and many of the walls were crumbling.

Statement of Significance: The South Bethlehem historic District is a National Historic District located in Bethlehem, Northampton County, Pennsylvania. The district includes 288 contributing buildings and 2 contributing objects. It encompasses a concentration of late-19th through early 20th century commercial, municipal, industrial and residential buildings in Bethlehem. Most of the buildings date from about 1900 to 1935. Notable non-residential buildings include 2 several Bethlehem Steel-related buildings, the South Bethlehem Post Office (1916), Bethlehem Public Library (1929), Protection Firehouse (Touchstone Theater, 1875), Holy Infancy Catholic Church (1892), St. John Windish Lutheran Church (1910), Windish Hall (c. 1915), and the Banana Factory (c. 1900), and the E.P. Wilbur Trust Building (1910). The architect and the builders of the building are unknown. The building was built sometime in 1886. The South Bethlehem Supply Company, which was the building's first tenant, was once one of the largest general stores in Pennsylvania. It had a floor space of 20,370 square feet. Broadway had a first floor entrance and Fourth Street had a second floor entrance. One of the store's chief departments was the buying, preparing, and selling of meats. In 1886, the company constructed one of the finest and best equipped packing and refrigeration plants in the country. Francis Fenner was one of the managers and a large stockholder of the company. Additionally, Fenner was the President of the Sehiller Mining Company in Aspen, Colorado. The chairman of the South Bethlehem Supply Company was Robert Linderman, who was also the Director of the Bethlehem Iron Company. This store was a major contributor to South Bethlehem's growth at a time when South Bethlehem and Fountain Hill were rapidly expanding. The J. M. Degnan Company Department Store also played a major role in the community. James Degnan worked with his father's business after graduating from South Bethlehem High School. After his father's death, he took over the company and in November 1911 the firm consolidated with the South Bethlehem Supply Company under the firm name of J.M. Degnan Company. It was a department store that owned and operated locations on Third and Fourth Streets. The department store specialized in the buying, selling, trading, and dealing in groceries, provisions, hardware, furniture, utensils, clothing, dry goods, and household and personal supplies. In 1915, the department store was a sponsor for the South Bethlehem semi-centennial celebration and its events.

The building has been assessed by the Pennsylvania Historical & Museum commission for historic tax credit as a contributing building. It was denied based on the extreme alterations of the building over time. While the building is located in the South Bethlehem Historic District, it is deemed non-contributing. The goal of the work is to make the building contribute significantly to the improvement of the streetscape, pedestrian and civic activity of the SBHD. The objective of Phase I investment is to

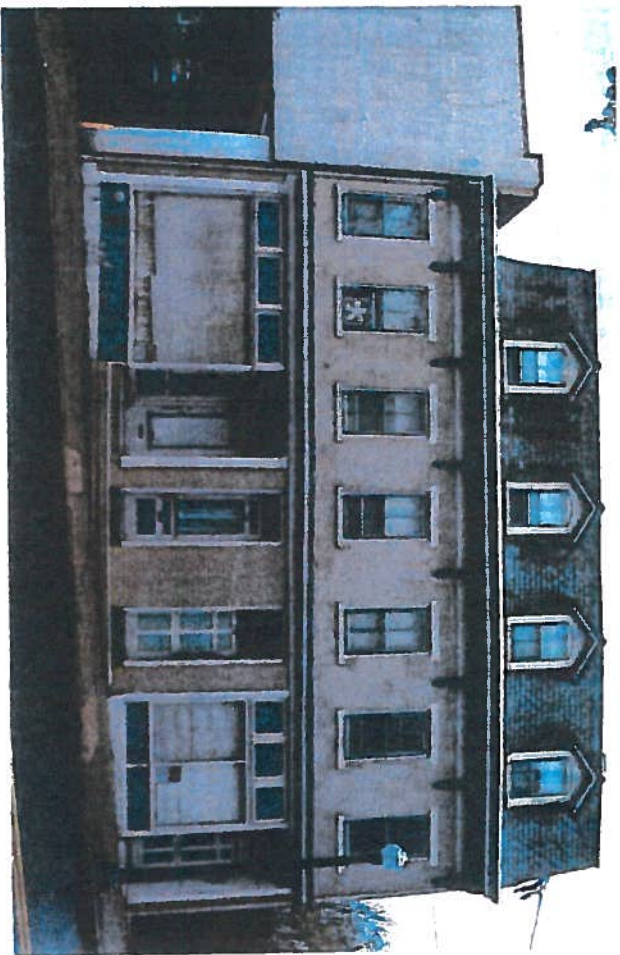
create a weather-tight enclosure around the entire building structure. This entails providing new windows storefront and doors in all exterior openings.

The second story (Fourth Street level) will remain a parking garage for the immediate future. All openings will be infilled with insulated glass storefront and the space will be conditioned in order to regulate overall building climate. A garage door in the place of the current entrance will allow access for registered vehicles. The necessary exhaust and intake required of a private parking garage will be handled in a way that is not visually obtrusive to the Fourth Street façade, and infilled storefront will bring back historic fenestration details of the original design.

Additionally, Phase I will include the fit-out of the first floor space for Seven Sirens Brewing Company. Primary access to the brewery will be through a shared entrance on Broadway. Upon entering the shared vestibule patrons will enter a second set of doors into the brewery. The shared vestibule will also serve as access to a vertical circulation stair and elevator providing egress for future second and third floor tenants. The Broadway façade will be altered in a way that better reflects the original geometry and rhythm of the building. Large folding glass walls will occupy two of the three openings with the third storefront providing entry to the shared vestibule mentioned previously. The folding glass walls can be opened to provide an indoor/outdoor experience for patrons on days of nice weather. To further enhance the patron experience and provide al fresco seating, a widened sidewalk is proposed in front of the building. This will not eliminate any current parking spaces since there is currently a vehicle exit at this location. The extension will add room for tables as well as an accessible ramp to the entrance. This is not unlike the arrangement on Main Street, where sidewalk width varies to allow parking in select areas and al fresco dining in others. The cartway width at Broadway will not be reduced as a result. Concrete planters will be strategically used to protect pedestrians from the street, provide seating, and separate the brewery patio and ramp from the public sidewalk. They can be used and appreciated by patrons as well as the general public and help beautify the streetscape.

01

316 - 320 W 4th Street
North façade, looking south
Apartments
4/25/2018



03

326 - 330 W 4th Street
North façade, looking south
Apartments
4/25/2018



05

322 - 324 W 4th Street / 327 Broadway
Southwest façade, looking north
Parking Garage, Parking lot
12/11/2017





02
322 - 324 W 4th Street
North facade, looking south
Parking Garage (Compiled Image)
4/25/2018



04
322 - 324 W 4th Street / 327 Broadway
Southwest facade, looking northeast
Parking Garage, Wells Fargo Drive-thru
12/11/2017



06
327 Broadway
Southwest + southeast facade, looking east
Parking Garage, 325 Broadway, Wilbur Trus
12/11/2017



07

327 Broadway + 325 Broadway to east
Southeast facade, looking northwest
Parking Garage, Metro PCS Retail Store
12/11/2017

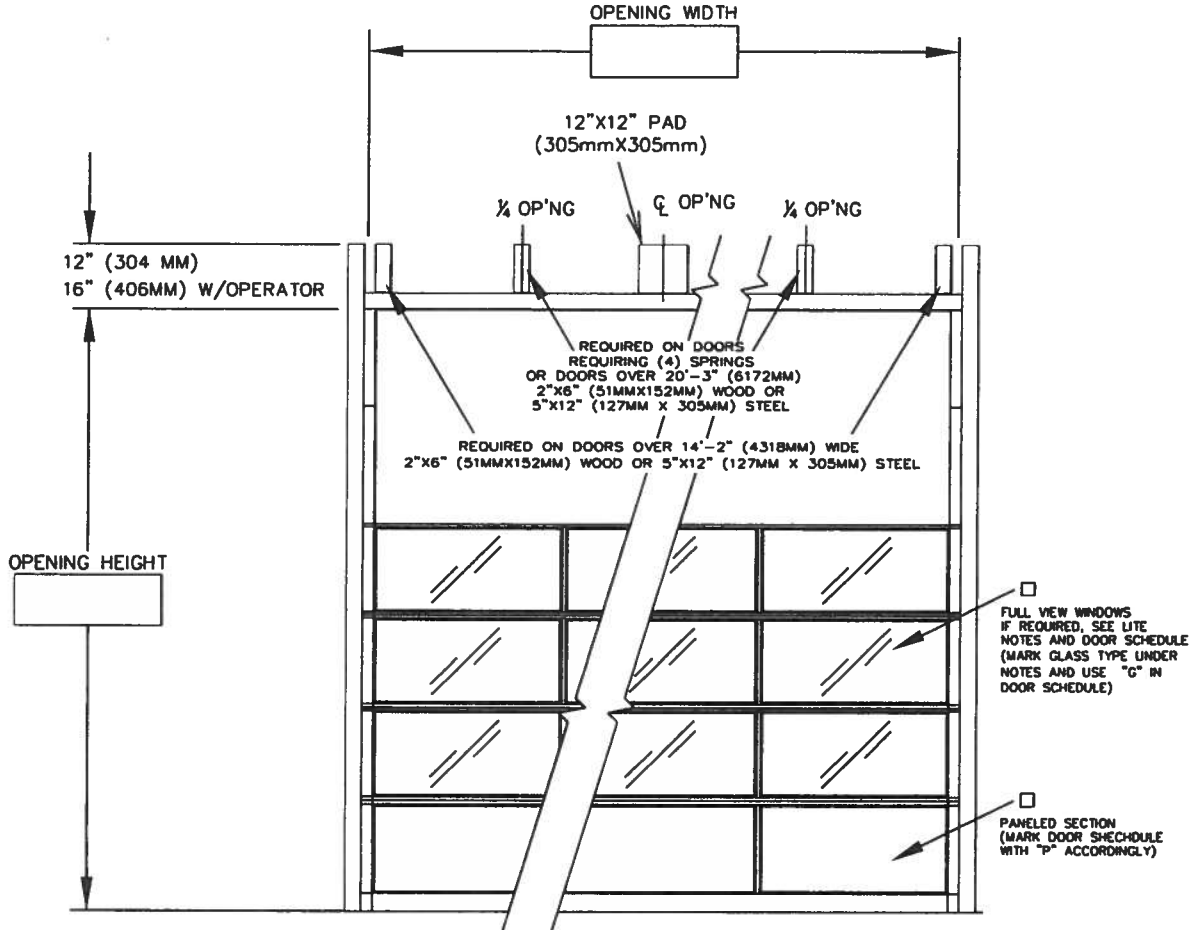
DOOR NUMBER	QTY	OPENING		ACTUAL		MODEL	JAMB			MOUNTING	LOCK	PANELS WIDE	PANELS HIGH	SECTION NUMBER OPEN FOR GLASS																																
		WIDTH	HEIGHT	WIDTH	HEIGHT		W	S	M					ANGLE	BRKT	1	2	3	4	5	6	7	8																							

JOB: _____
DISTR: _____
CONTR: _____
ARCH: _____



NR:2901840

ALUMAVIEW STANDARD

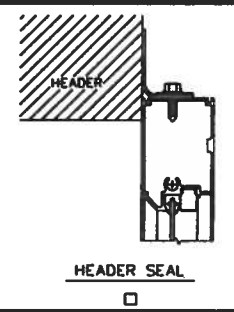


1) DOORS SHALL BE RAYNOR SECTIONAL OVERHEAD TYPE ALUMAVIEW STANDARD L AS MANUFACTURED BY RAYNOR GARAGE DOOR CO. SECTIONS SHALL BE 1-3/4" (44.4mm) THICK 6063T6 ALUMINUM ALLOY FRAME WITH .050" (1.3mm) THICK ALUMINUM PANELS. STILES AND RAILS TO BE JOINED TOGETHER WITH 1/4" (6.4mm) DIA. SCREWS. PANELS AND GLASS TO BE SEALED WITH POLYETHYLENE FOAM AND HELD IN PLACE WITH A SNAP-IN EXTRUDED PVC RETAINER. BOTTOM/TOP RAILS TO BE 2-5/8" (66.7mm) OR 4-5/8" (117.5mm). COMBINED DIMENSION OF THE TWO MEETING INTERMEDIATE RAILS TO BE 1-1/2" (38.1MM). END STILES SHALL BE 2-5/8" (66.7MM). CENTER STILES TO BE 7/16" (11.1MM). END STILES TO BE HOLLOW ENCLOSED TYPE IN LIEU OF OPEN END TYPE. INTERMEDIATE RAILS TO HAVE INTEGRAL REINFORCED WEB 1-3/8" (24.9MM) DEEP. BOTTOM RAIL OF DOOR TO HAVE VINYL WEATHERSTRIP TO SEAL DOOR TO FLOOR. EXTRUSIONS AND PANELS TO BE ETCHED AND CLEAR ANODIZED TO MEET SPEC. 204R1. SPECIAL ANODIZED FINISHES OR ARMORBRITE COLORS AVAILABLE.

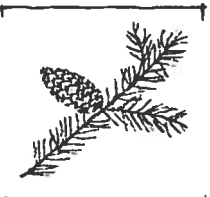
- GLASS (CLEAR)_____ (DSB 3/16" (4.8MM) OR DSB 1/4" (6.4MM))
- GLASS (WIRE)_____ (DSB 3/16" (4.8MM) OR DSB 1/4" (6.4MM))
- GLASS (TEMPERED)_____ (1/8" (3.2MM), 3/16" (4.8MM) OR 1/4" (6.4MM))
- PLEXIGLASS_____ (1/8" (3.2MM) OR 1/4" (6.4MM))
- LEXAN_____ (1/8" (3.2MM) OR 1/4" (6.4MM))

- LOCKING - CREMONE TYPE BOLT ENGAGES SLOT IN TRACK, _____ HAND SIDE. FIVE PIN TUMBLER CYLINDER OUTSIDE - NIGHT LATCH INSIDE.
- LOCKING - SPRING LOADED SLIDE BOLT ENGAGES SLOT IN TRACK. OPERABLE FROM INSIDE ONLY - MAY BE MOUNTED EITHER SIDE
- LOCKING - OMIT LOCK.

LOCKS SHOULD NOT BE SUPPLIED WITH AN ELECTRIC OPERATED DOOR WITHOUT A LOCK INTERLOCK SWITCH.



- FULL VIEW WINDOWS IF REQUIRED, SEE LITE NOTES AND DOOR SCHEDULE (MARK GLASS TYPE UNDER NOTES AND USE "G" IN DOOR SCHEDULE)
- paneled section (MARK DOOR SCHEDULE WITH "P" ACCORDINGLY)



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design / build
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Engineering

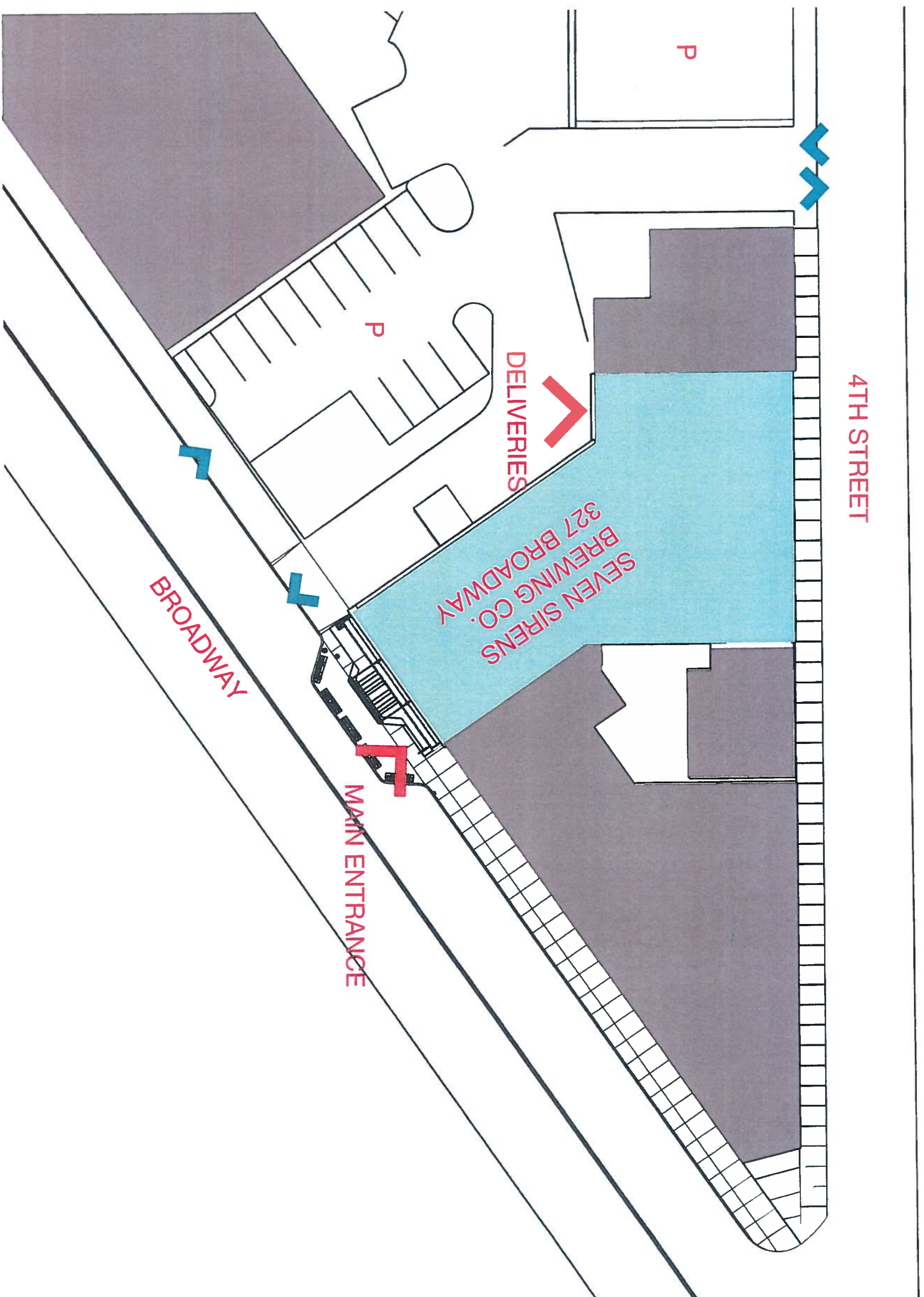
CONTRACTOR
Elevate Construction
Partnership

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PROJECT
Seven Sirens
Brewery
327 Broadway
Bethlehem, PA
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E. Nolter
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**AERIAL
RENDERING**



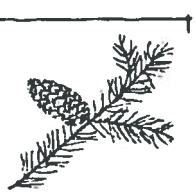
4TH STREET

SEVEN SIRENS
BREWING CO.
327 BROADWAY

DELIVERIES

MAIN ENTRANCE

BROADWAY



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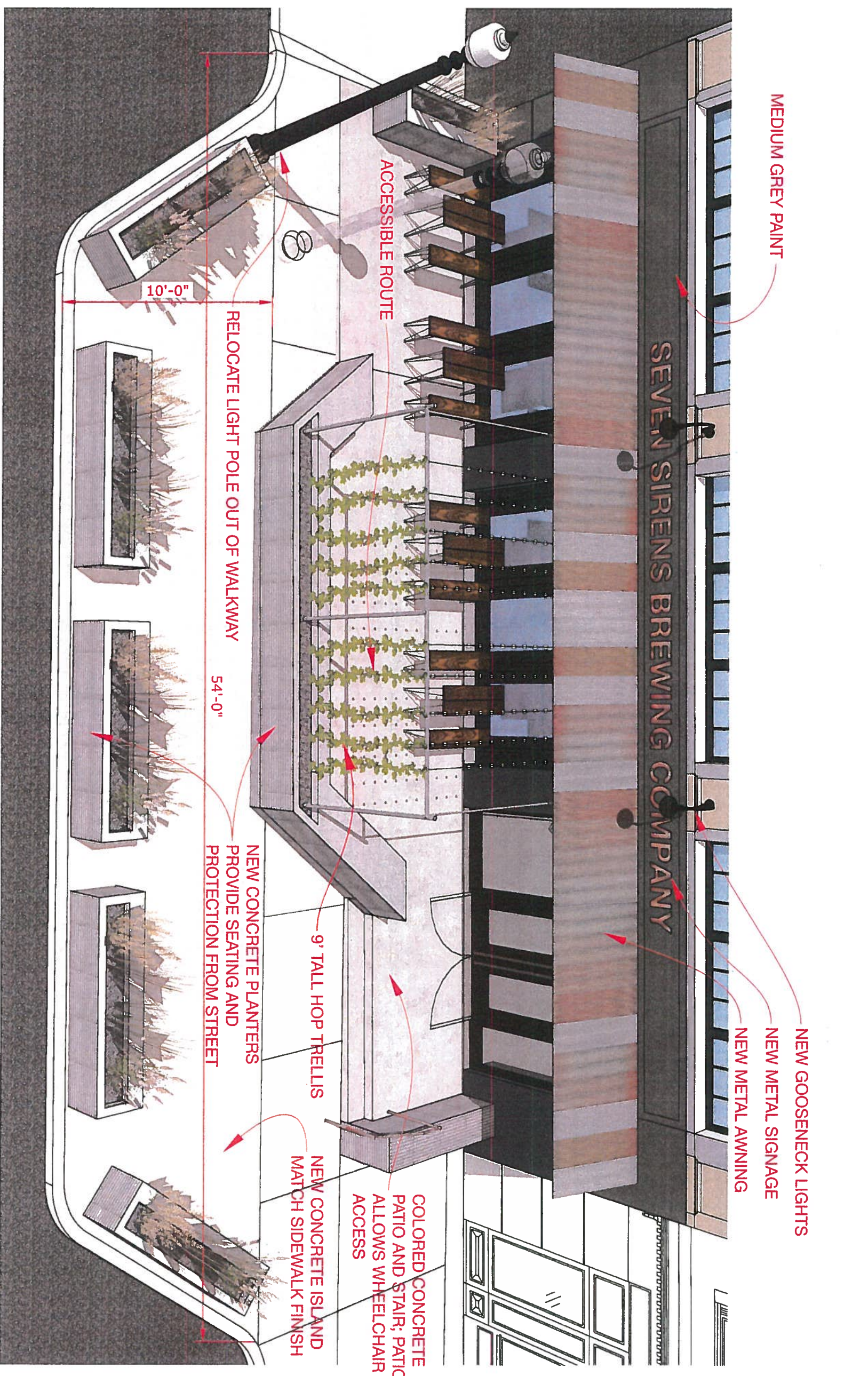
SITE PLAN



1

SITE PLAN

1" = 30'



1
NTS
Sidewalk Improvement Plan



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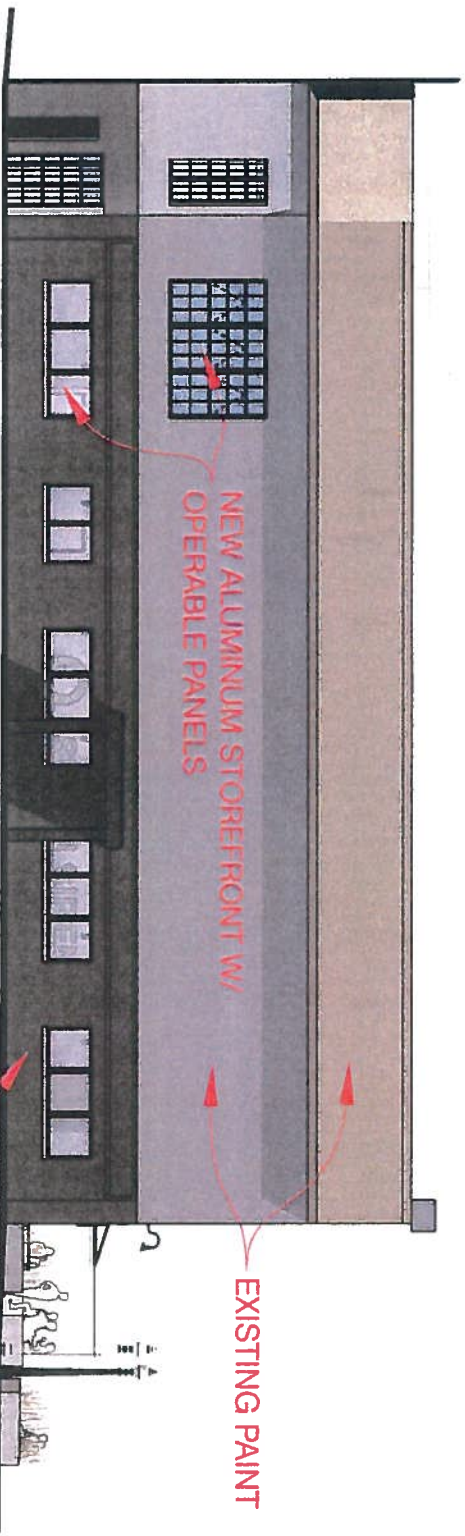
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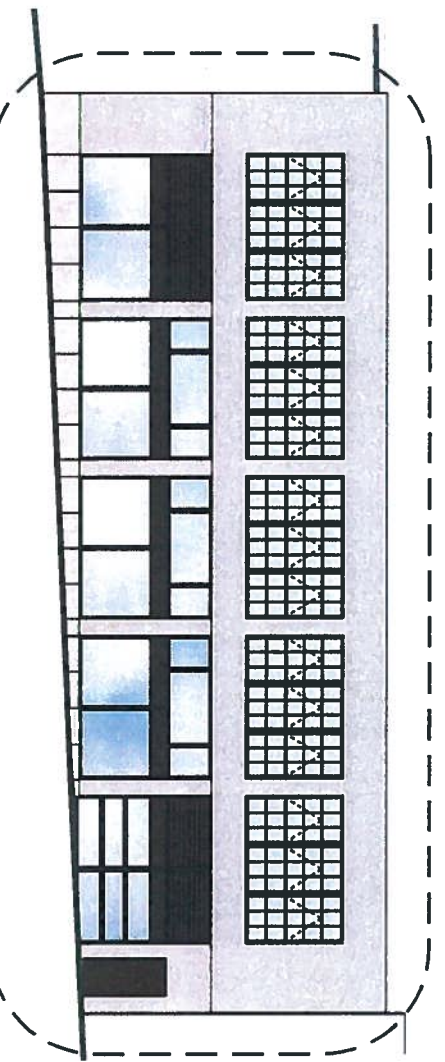
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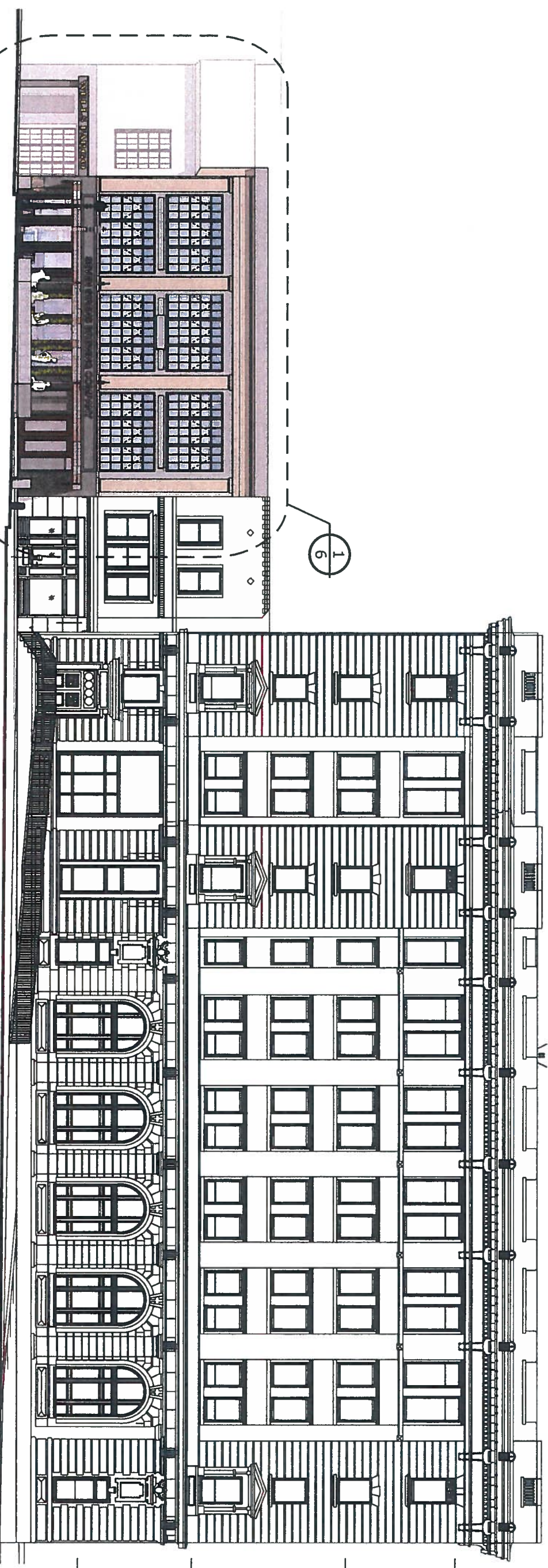
**SIDEWALK
IMPROVEMENT
PLAN**



1
West Elevation
1/16" = 1'



2
North Elevation
1/16" = 1'



3
South Elevation
1/16" = 1'



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ELEVATIONS



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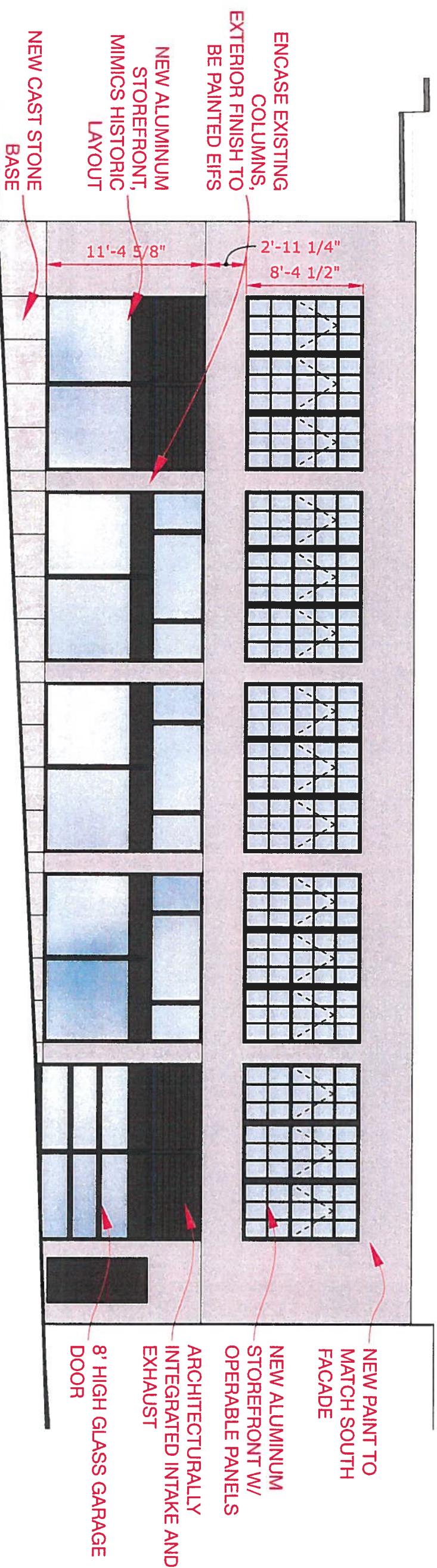
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ELEVATIONS



1
North Elevation
1/8" = 1'



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**ENLARGED
ELEVATION**



Broadway Elevation Detail

1

3/16" = 1'



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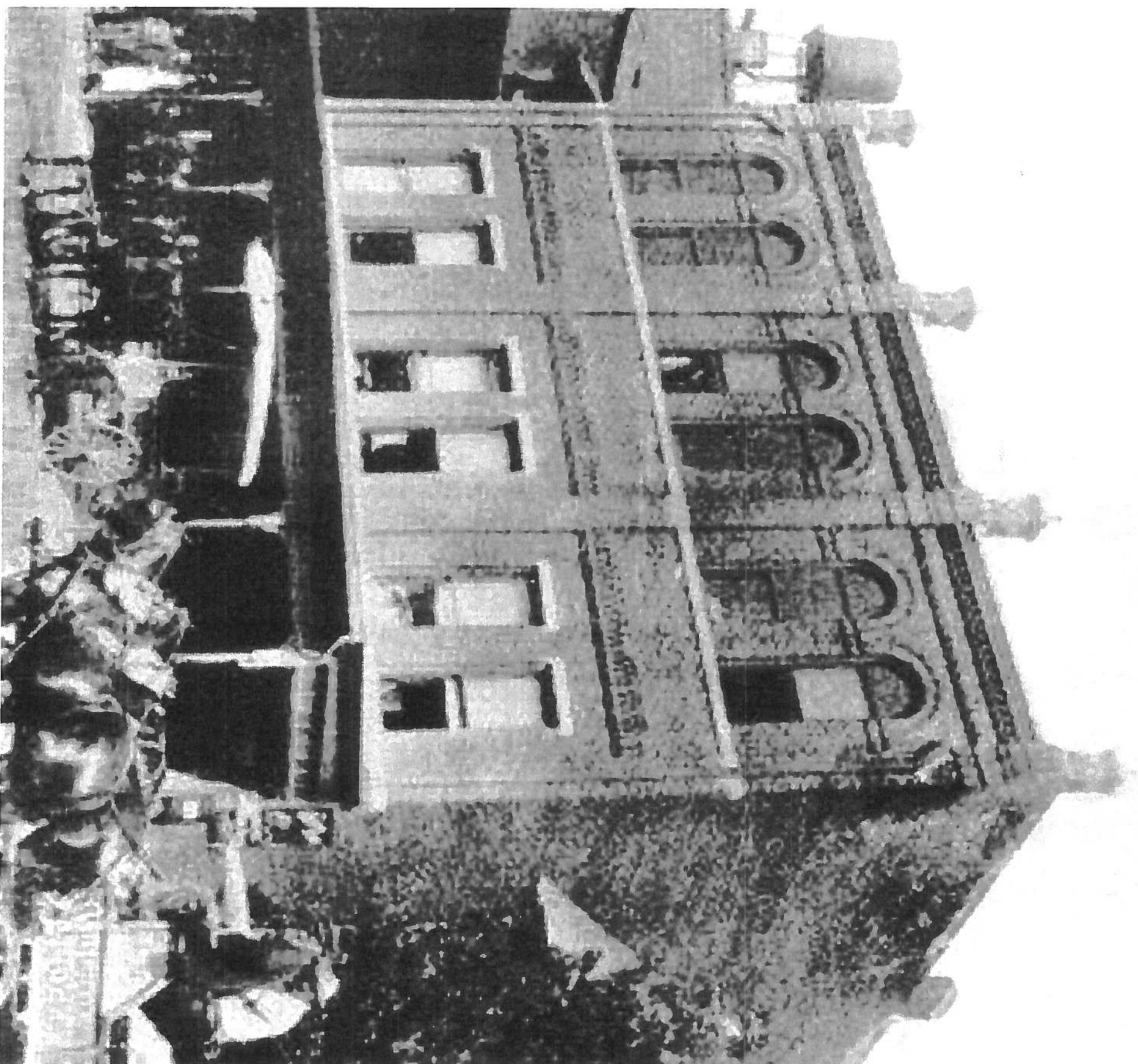
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**HISTORIC PHOTO
PRECEDENT**



Historically, 327 Broadway had a significant presence at the street level. A decorative iron portico sheltered the entry and provided respite for travelers. Architecturally, the portico distinguished and defined the first level, visually separating it from upper stories.

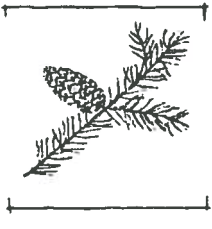
The gestures proposed as a part of this submission relate back to this image, sheltering patrons and shading the large expanses of glass on the south facade. The sidewalk extension and concrete planters bring back a sense of grandeur. The hop trellis and awning are an abstract interpretation of the columns lining the street, seen here.



NEW PAINT HELPS
DEFINE FIRST FLOOR
AND SET IT APART
FROM THE STORIES
ABOVE. MEDIUM
GRAY COLOR WILL
COMPLEMENT
EXISTING PALETTE.

AWNING PROVIDES
SHADE AT SOUTH FACING
GLASS AND RAIN
PROTECTION AT ENTRY.
CORRUGATED METAL IS
AN EXTENSION OF THE
SEVEN SIRENS BRAND
AND APPROPRIATE TO
INDUSTRIAL NATURE OF
SOUTH BETHLEHEM.

HOP TRELLIS IS AN
ABSTRACT
INTERPRETATION OF
HISTORICAL PORTICO
AND HELPS DEFINE
THE SPACE AS AN
OUTDOOR ROOM OR
BIERGARTEN. WHEN
NOT IN BLOOM,
TRELLIS STRUCTURE
ALONE IS NOT
VISUALLY OBTRUSIVE.



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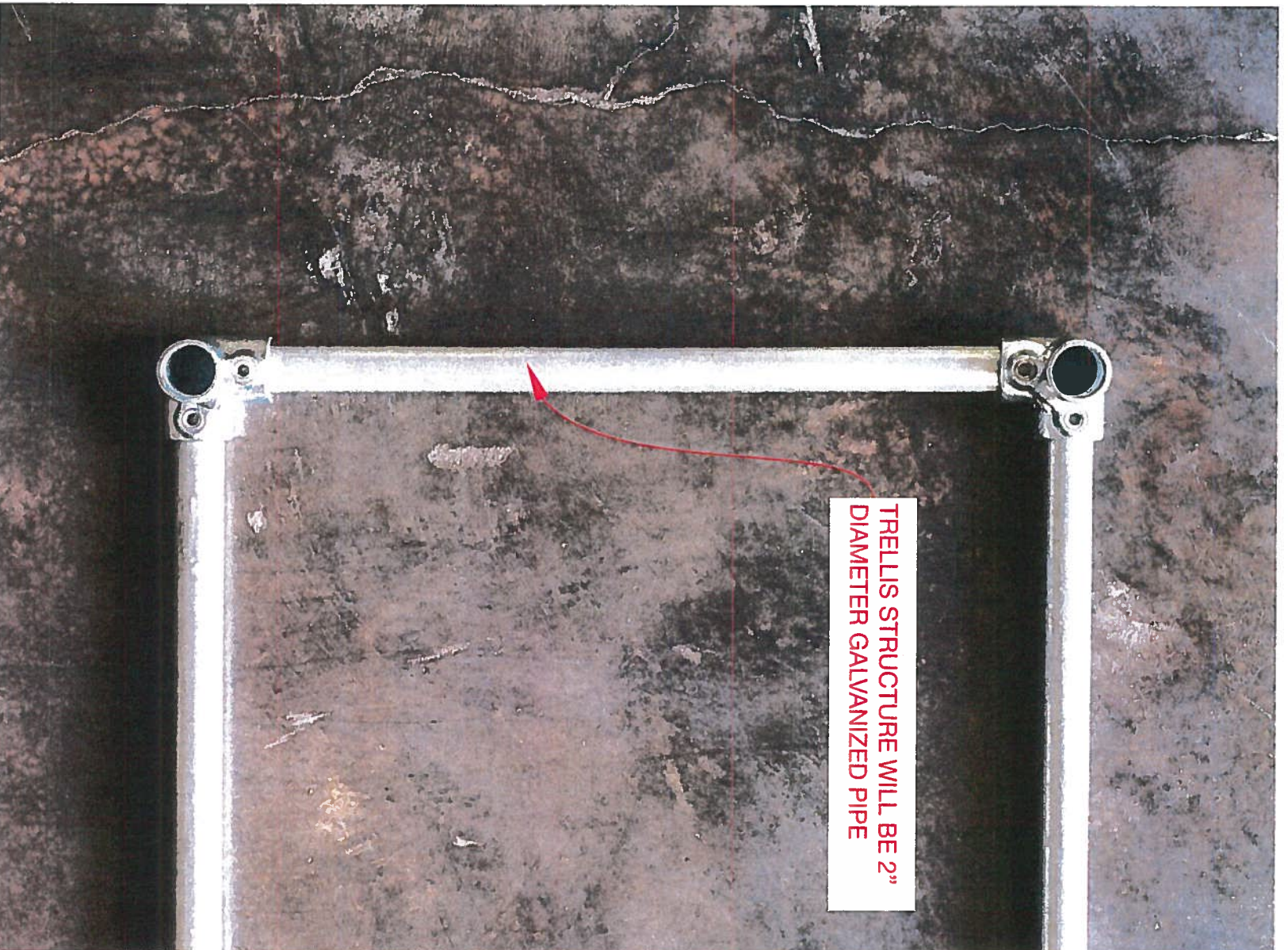
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3D VIEW



1
*NTS
Corrugated metal awning



2
*NTS
Galvanized pipe



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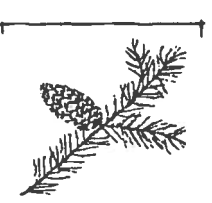
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**ARCHITECTURAL
ELEMENTS**

Architectural Door Accessories

ASSA ABLOY

The global leader in door opening solutions



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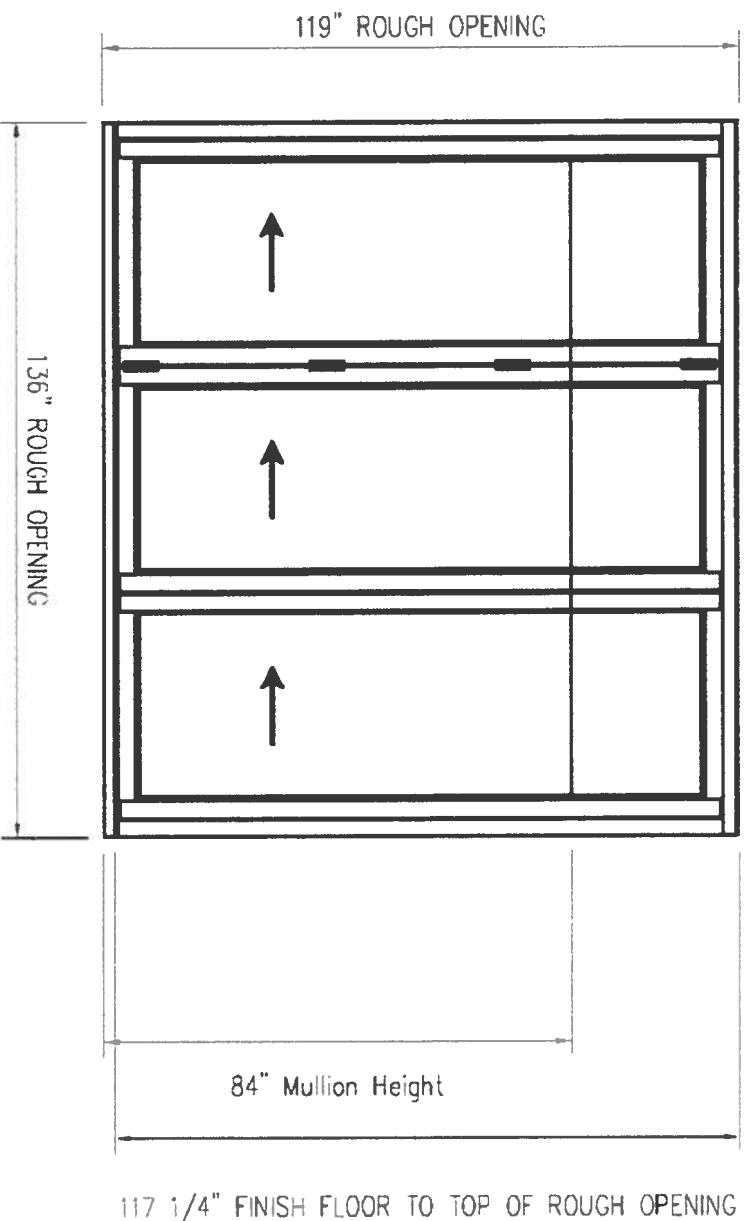
Rockwood RM3310 - MegaTek - Offset Pull - Flat Ends



- Available Finishes:
- US3/605
 - US4/606
 - US10/612
 - US10B/613
 - US10BE/613E
 - US32/629
 - US32D/630

DIAMETER:
1"

CTE:
Specify

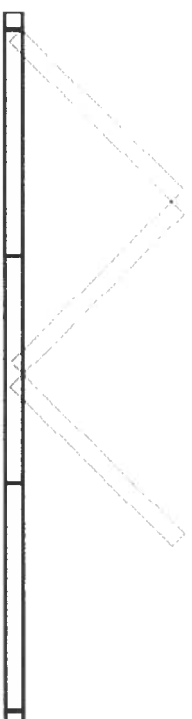


EXTERIOR ELEVATION

NCT TO SCALE

~ SOLAR INNOVATIONS' ALL WALL SYSTEM ~

"INTERIOR"



"EXTERIOR"

Folding Storefront system

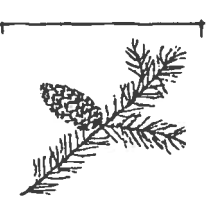
1

*NTS

Architectural Door Accessories

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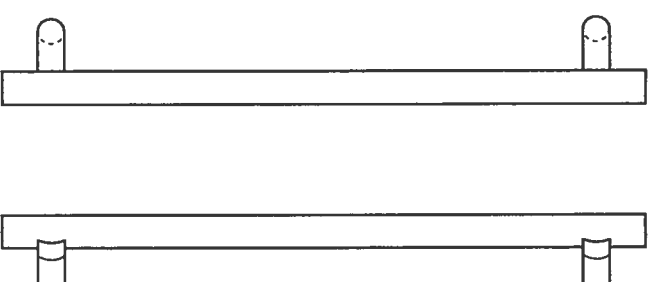
Rockwood RM3310 - MegaTek - Offset Pull - Flat Ends



- Available Finishes:
- US3/605
 - US4/606
 - US10/612
 - US10B/613
 - US10BE/613E
 - US32/629
 - US32D/630

DIAMETER:
1"

CTE:
Specify



Specifications:

MATERIAL:

Brass, Bronze, Stainless Steel

OPTIONS:

For optional mid-post, suffix the product number with "MP" (example: RM3310MP). Over 95° available on select finishes.

ORDERING:

Specify CTC and overall length

300 Main Street
Rockwood, Pennsylvania 15557

P: 800.458.2424 • F: 800.922.9212

www.rockwoodnlg.com • orders.rockwood@assaabloy.com

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CS-RM3310 1/17

Entrance doors hardware

2

*NTS

ARCHITECTURAL ELEMENTS

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PROJECT
Seven Sirens
Brewery
327 Broadway
Bethlehem, PA 18015

CLIENT
The Stone House Group
301 Broadway
Bethlehem, PA 18015

CONTRACTOR
Elevate Construction
Partnership

ENGINEER
Pinnacle
Engineering



EAST SPRUCE
design / build
1408 Chelsea Ave
Bethlehem, PA 18018
610.392.5206

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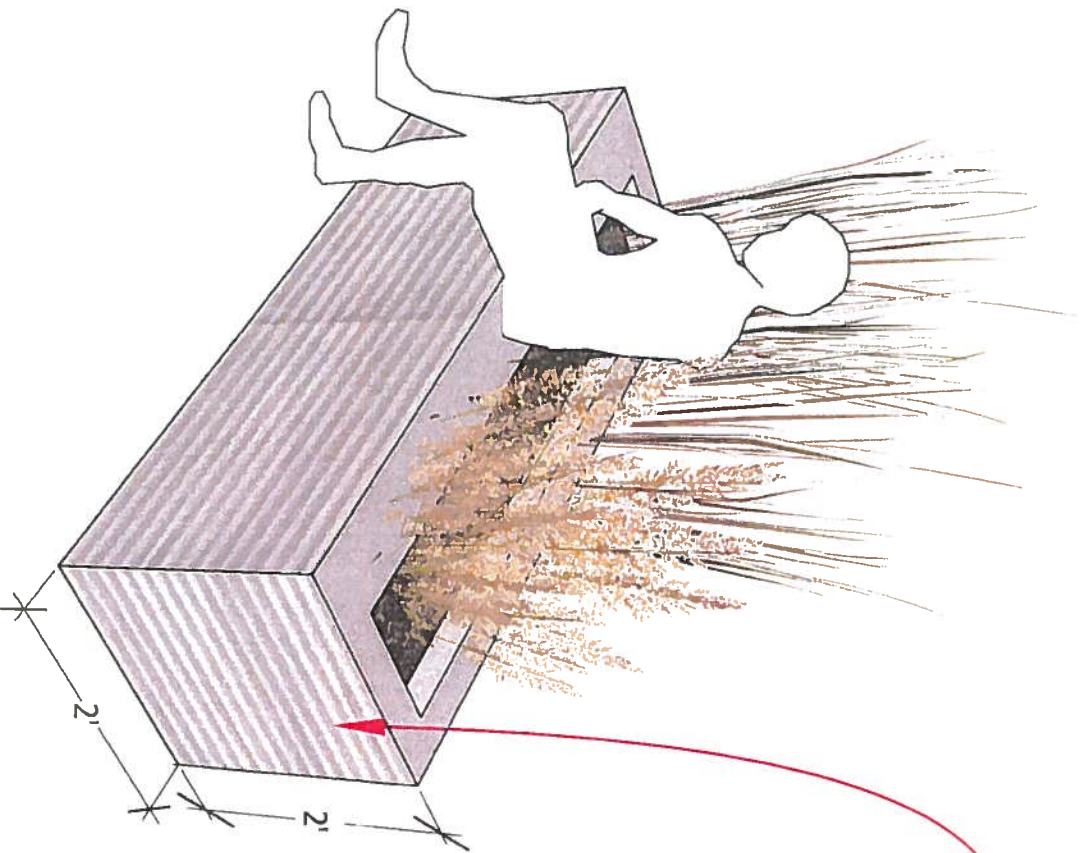
PROJECT
Seven Sirens
Brewery
327 Broadway
Bethlehem, PA
18015

DRAWN BY
E. Nolter
**ISSUED FOR
APPROVAL**
2018_10_08

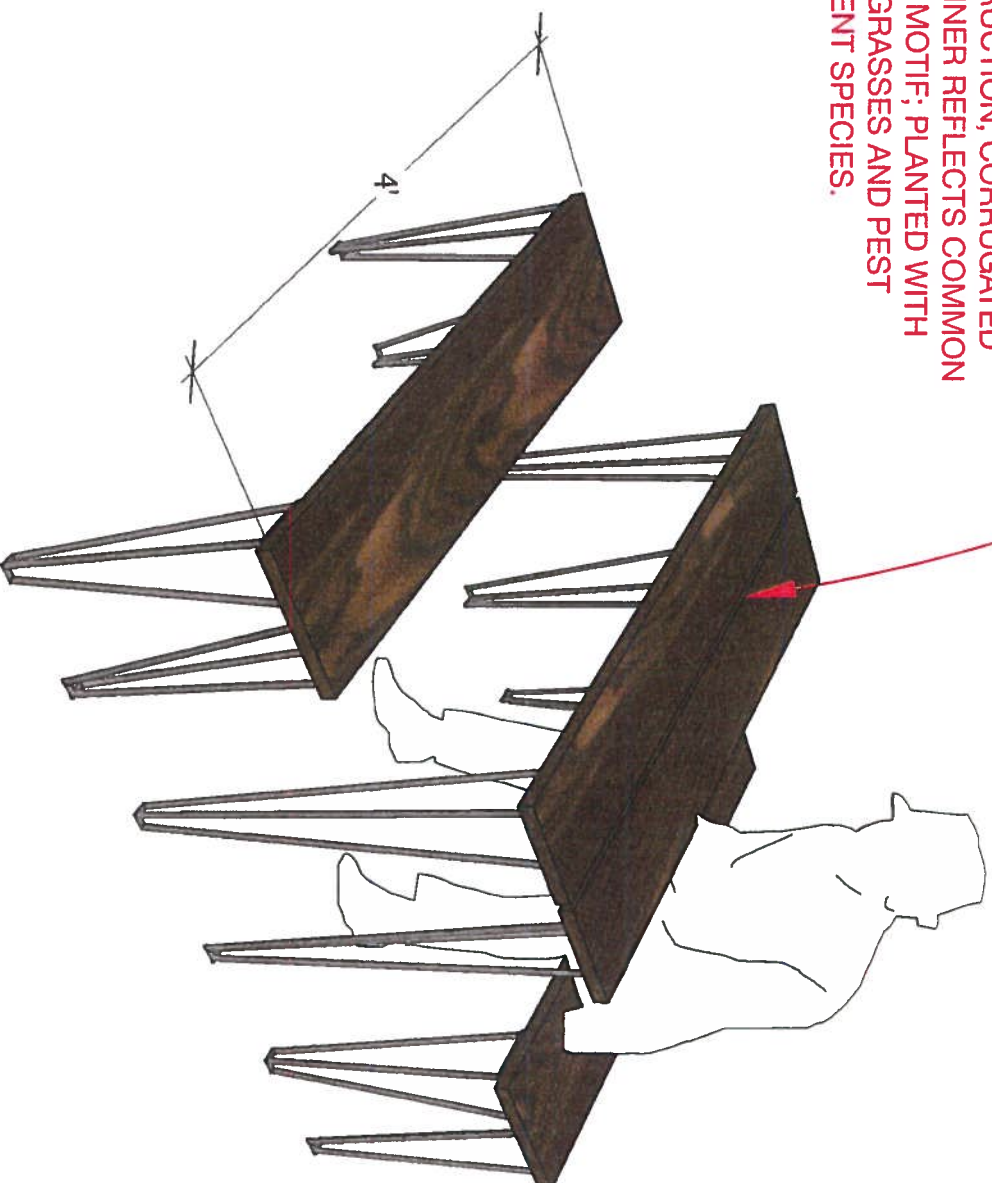
**SITE
FURNISHINGS
AND PLANTERS**

TRADITIONAL BIERGARTEN TABLE & BENCHES; WOOD & POWDER COATED STEEL CONSTRUCTION; PLACED OUTSIDE DURING SEASONAL USE, MOVED INSIDE WHEN BREWERY IS CLOSED

CAST IN PLACE CONCRETE CONSTRUCTION; CORRUGATED FORM LINER REFLECTS COMMON DESIGN MOTIF; PLANTED WITH NATIVE GRASSES AND PEST REPELLENT SPECIES.



1
Concrete Planter
*NTS



2
Biergarten Table
*NTS

LINEAR LIGHTING / DECORATIVE LIGHT STRING / COMMERCIAL GRADE

177

Intermediate (E17) Base



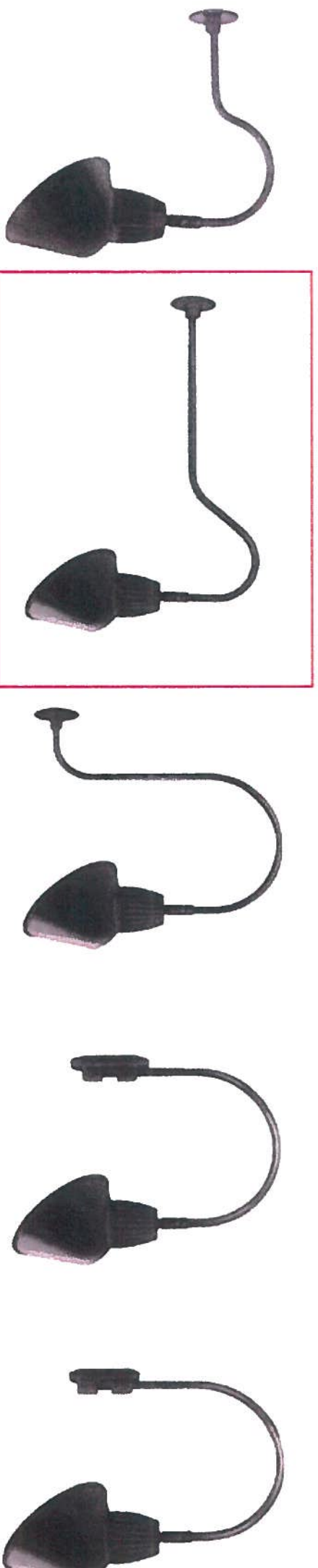
TRULUX LIGHTING SYSTEMS

Intermediate (E17) Base - 330ft Reels
 264 sockets / 15" socket spacing
 10W max per socket / / 1200W max per string
 16AWG SPT-2 wire / No plug or terminated end
LS-1-15-BK (Black)
LS-1-15-GR (Green)

TASK LIGHTING

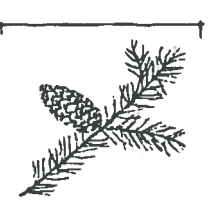
1 Exterior Commercial Grade LED string lights

*NTS



2 Gooseneck Signage Lighting

*NTS



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EXTERIOR
LIGHTING