

25 N 23rd STREET COMMERCIAL-RESIDENTIAL DEVELOPMENT CAMDEN, NEW JERSEY

ZONING INFORMATION

BLOCK: 1148 LOTS: 9, 12, 13, 14, 23, 54

ZONING: -Commercial District (C-1)
 -Residential (R-2)

SCOPE OF WORK
The Owner proposes to develop an existing group of buildings for a Mixed Use and associated Off-Street Parking. The new development shall include 9 Commercial Spaces and 156 brand new apartments (1, 2, and 3 Bedroom Units).

SITE COVERAGE: 54,000 SF (300' x 200')
 (1.24 Acres)
 *Irregular Size

BUILDING SIZE (FOOTPRINT):
-EAST BUILDING.....14,665 SF (210 Ft. x 70 Ft.)
-WEST BUILDING.....12,744 SF (200 Ft. x 63.5 Ft.)

BUILDING HEIGHT: 93 FT. (8 FLOORS)

BUILDING COVERAGE (PROPOSED COMMERCIAL)

COMMERCIAL SPACE 1 1,634 SF
COMMERCIAL SPACE 2 1,795 SF
COMMERCIAL SPACE 3 1,961 SF
COMMERCIAL SPACE 4 3,494 SF
COMMERCIAL SPACE 5 2,390 SF
COMMERCIAL SPACE 6 2,229 SF
COMMERCIAL SPACE 7 4,484 SF
COMMERCIAL SPACE 8 3,939 SF
COMMERCIAL SPACE 9 2,358 SF

COMMERCIAL PARKING 42 SPACES
 (GROUND FLOOR)

RESIDENTIAL PARKING 123 SPACES
 (UNDERGROUND)

BUILDING COVERAGE (Proposed Services)

-Administration & Maintenance 9,230 SF
-Community Services 9,142 SF
-Custodian Apartment 776 SF
-Model Apartment (1 Br. A) 776 SF
-Model Apartment (1 Br. C) 914 SF
-Residents Atrium (20 West) 5,833 SF
-Residents Atrium (25 East) 3,613 SF

BUILDING COVERAGE (PROPOSED APARTMENTS)

3-Bedroom Apartment
Type 3A 1,295 SF - 6 Units
Type 3B 1,298 SF - 6 Units
 Total 3 Br. Apts.: 12 Units

2-Bedroom Apartment
Type 2A 1,021 SF - 6 Units
Type 2B 1,024 SF - 12 Units
 Total 2 Br. Apts.: 18 Units

1-Bedroom Apartment
Type 1A 776 SF - 96 Units
Type 1B 737 SF - 18 Units
Type 1C 914 SF - 6 Units
Type 1D 904 SF - 6 Units

Total 1 Br. Apts.: 126 Units

GRAND TOTAL: 156 APT. UNITS

PROJECT AREA SUMMARY (TOTAL)

-Residential Parking	47,407 SF
-Commercial Parking	15,533 SF
-Commercial Space	27,444 SF
-Residential Space	164,644 SF
-Residential Plaza (Atrium)	9,486 SF
-Administration & Service Area	20,838 SF



22ND STREET VIEWS



23RD STREET VIEWS

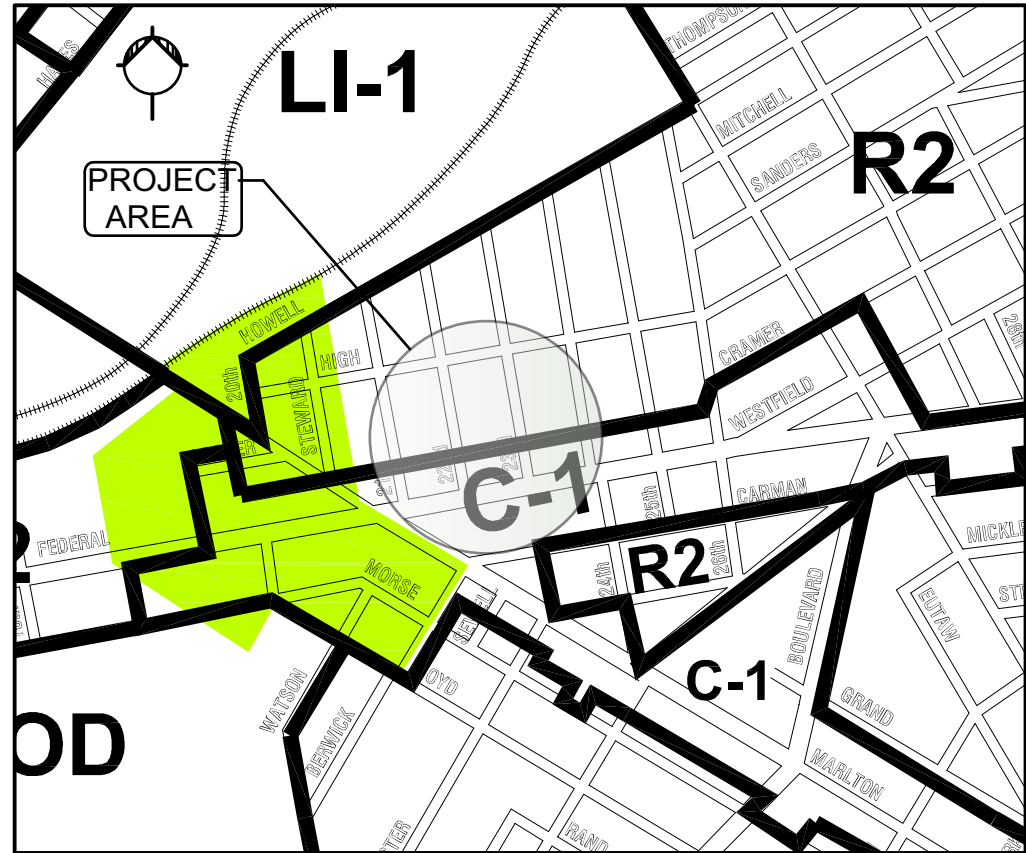
AERIAL AND VICINITY VIEWS
N.T.S.

BORO DIVERSE
CONSTRUCTION, INC.
DESIGN & REMODELING - GENERAL CONSTRUCTOR

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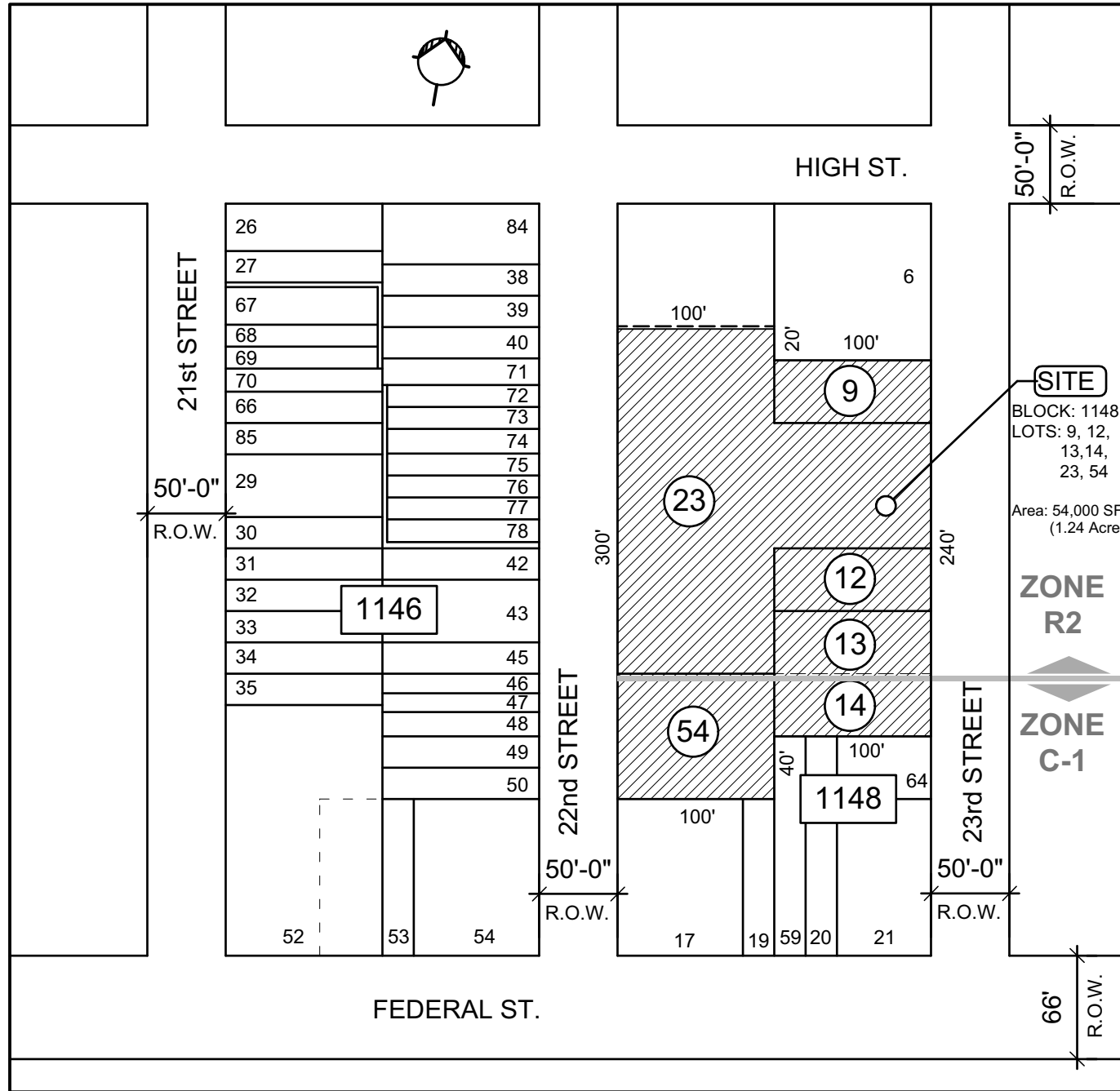
El Donaldo F. Vid, AI
Architect, AIA



○ EXISTING ZONING (City of Camden)
N.T.S.

ZONING NOTES

1. ZONE C-1: COMMERCIAL - MIXED USE
2. ZONE R-2: RESIDENTIAL - MEDIUM DENSITY
3. AREA OF WORK DENSITY: 30 DWELLING/GROSS ACRE (MAX)
*DEVELOPMENT NEEDS A VARIANCE FOR HIGH DENSITY (35-100 UNITS/ACRE)
4. SITE OF WORK (ACREAGE)
 - A. 1.24 ACRES
 - B. 0.60 ACRE
 - TOTAL ACREAGE: 1.84 ACRES



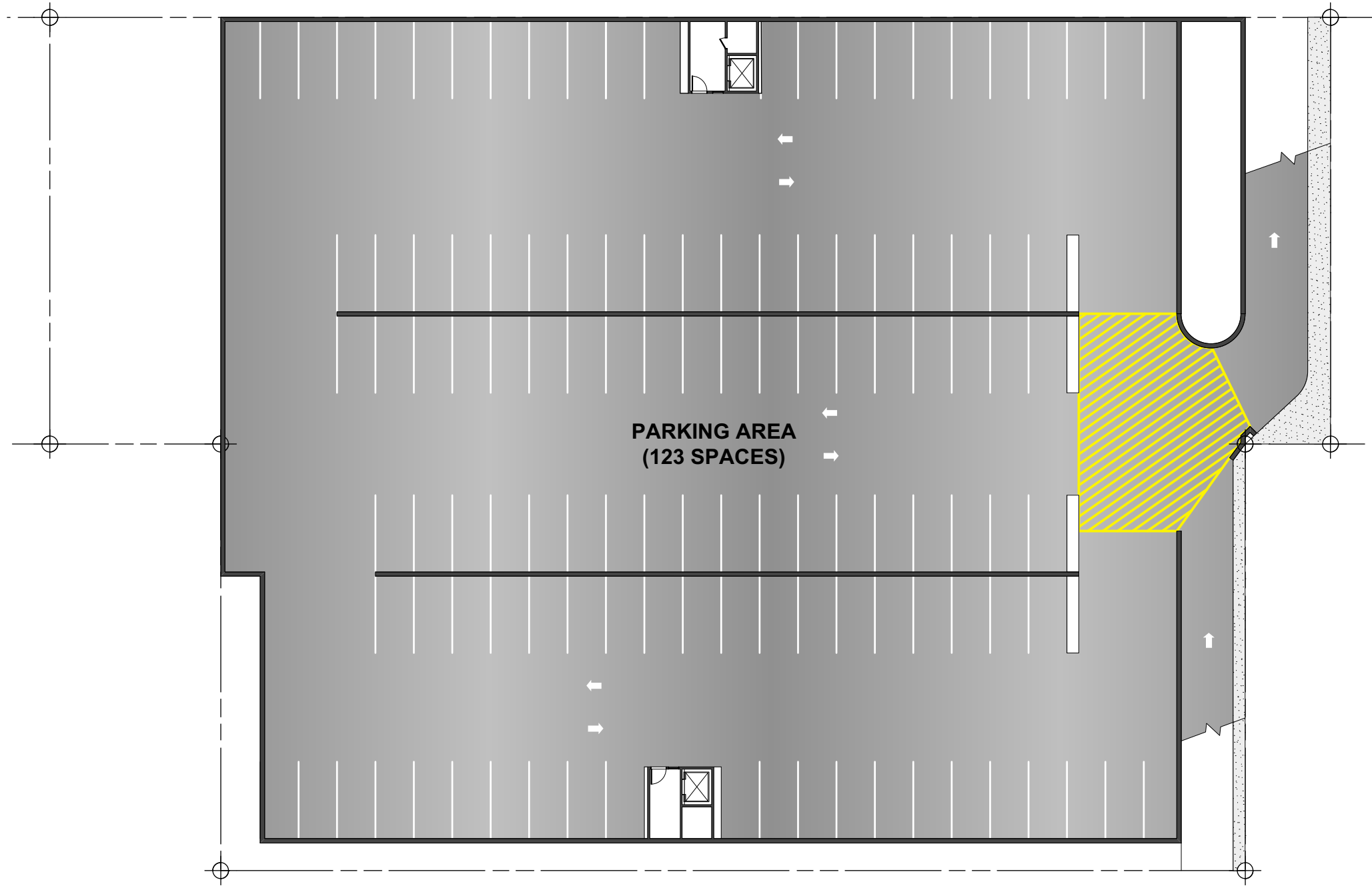
○ PLOT & VICINITY MAP
Scale: 1"= 100 ft

SOURCE:
TAX MAP
CITY OF CAMDEN
NEW JERSEY

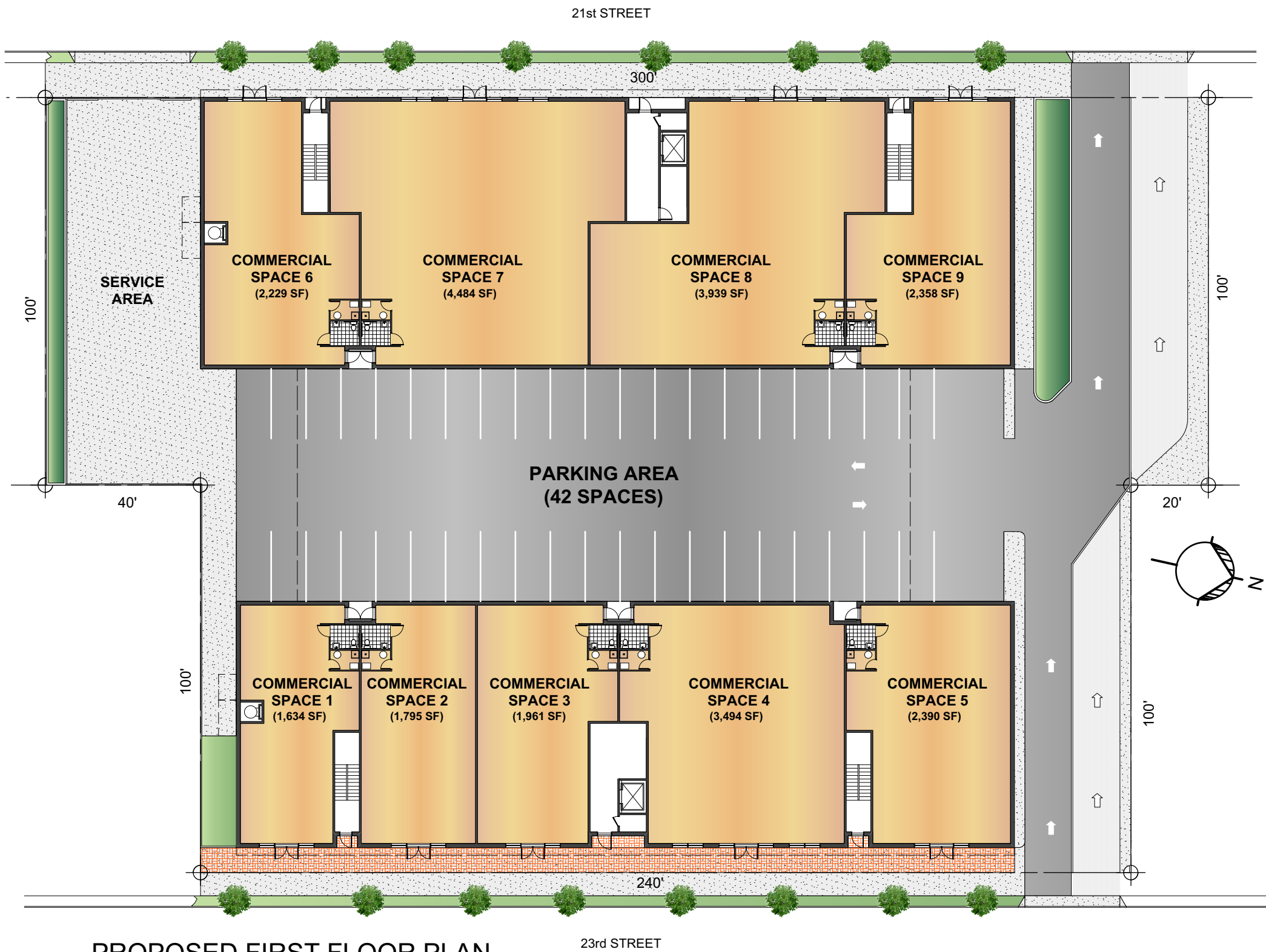
Table 2 Area Regulations for the R-2 Residential District				
REQUIREMENTS	BULK STANDARDS			
	TYPE OF DEVELOPMENT			
	Single-Family	Semi-Detached ¹	Duplex ³	Townhouse ⁴
Minimum lot area per dwelling unit or site area	3,000 sq. ft.	2,000 sq. ft.	4,000 sq. ft.	2,000 sq. ft.
Maximum lot area per dwelling unit or site area	8,000 sq. ft.	4,000 sq. ft.	8,000 sq. ft.	3,000 sq. ft.
Minimum lot width	30 ft.	20 ft.	40 ft.	20 ft.
Minimum lot depth	100 ft.	100 ft.	100 ft.	100 ft.
Maximum height ⁷	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.
Minimum depth of front yard ⁸	10 ft.	10 ft.	10 ft.	10 ft.
Minimum aggregate width of side yards	25 ft.	25 ft.	25 ft.	N/A ⁵
Minimum width of each side yard	10 ft.	10 ft. ²	10 ft.	See Note 6
Minimum depth of rear yard	20 ft.	20 ft.	20 ft.	20 ft.
Maximum lot building coverage	40%	40%	40%	60%
Maximum lot impervious coverage	60%	60%	60%	80%

Table 4 Area Regulations for the C-1 Commercial Zone					
REQUIREMENTS	BULK STANDARDS				
	TYPE OF DEVELOPMENT				
	Single-Family	Semi-Detached ¹	Duplex ³	Townhouse ⁴	Nonresidential ⁷
Minimum lot area per dwelling unit or site area	3,000 sq. ft.	1,500 sq. ft.	3,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.
Maximum lot area per dwelling unit or site area	4,000 sq. ft.	3,000 sq. ft.	6,000 sq. ft.	3,000 sq. ft.	N/A
Minimum lot width	30 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Minimum Lot depth	100 ft.	75 ft.	100 ft.	100 ft.	N/A
Maximum height ⁹	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.	4 stories or 45 ft.
Minimum depth of front yard ¹⁰	10 ft.	10 ft.	10 ft.	10 ft.	N/A
Minimum aggregate width of side yards	25 ft.	25 ft.	25 ft.	NA ⁵	NA
Minimum width of each side yard	10 ft.	10 ft. ²	10 ft.	See Note 6	20 ft.
Minimum depth of rear yard	10 ft.	10 ft.	10 ft.	10 ft.	30 ft.
Maximum lot building coverage	40%	60%	60%	60%	80%
Maximum lot impervious coverage	60%	80%	80%	80%	80%

○ ZONE AREA REQUIREMENTS (R-2 & C-1)
N.T.S.



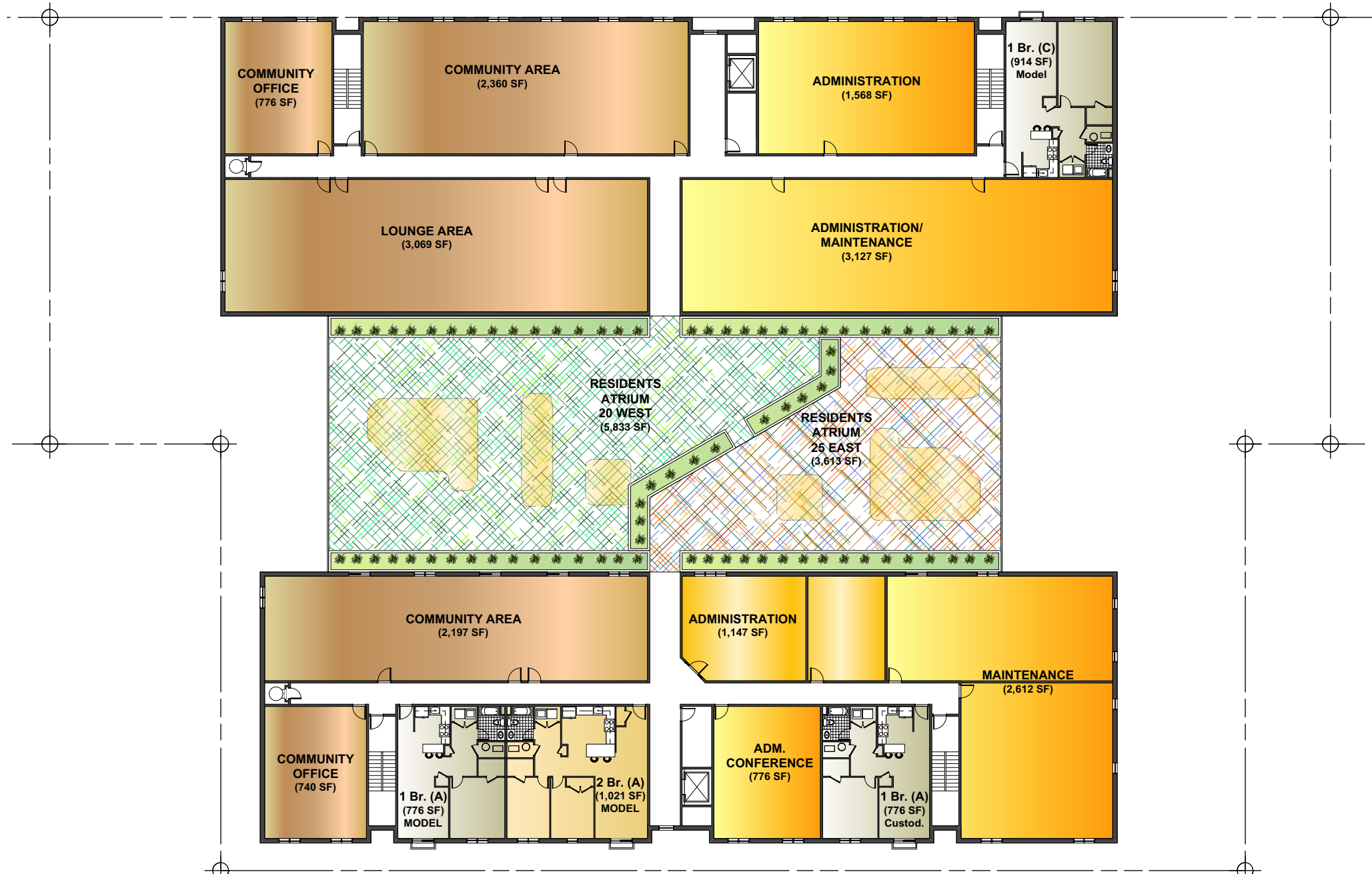
PROPOSED UNDERGROUND PLAN (RES. PARKING)
 Scale: 1" = 30 ft
 0 5 10 20 50



PROPOSED FIRST FLOOR PLAN

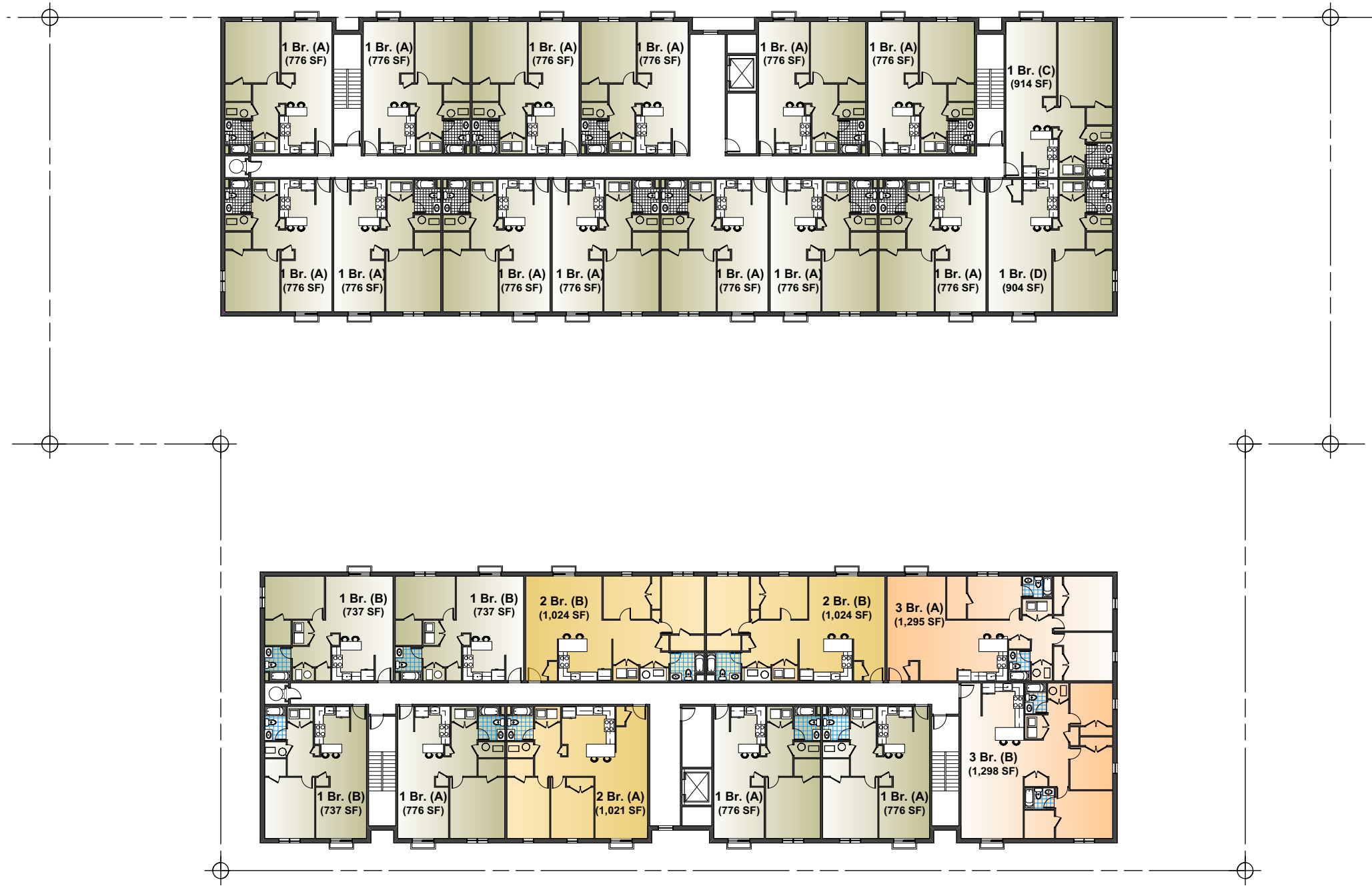
Scale: 1" = 30 ft

0 5 10 20 50



PROPOSED SECOND FLOOR PLAN

Scale: 1" = 30 ft
 0 12 5 10 20 50

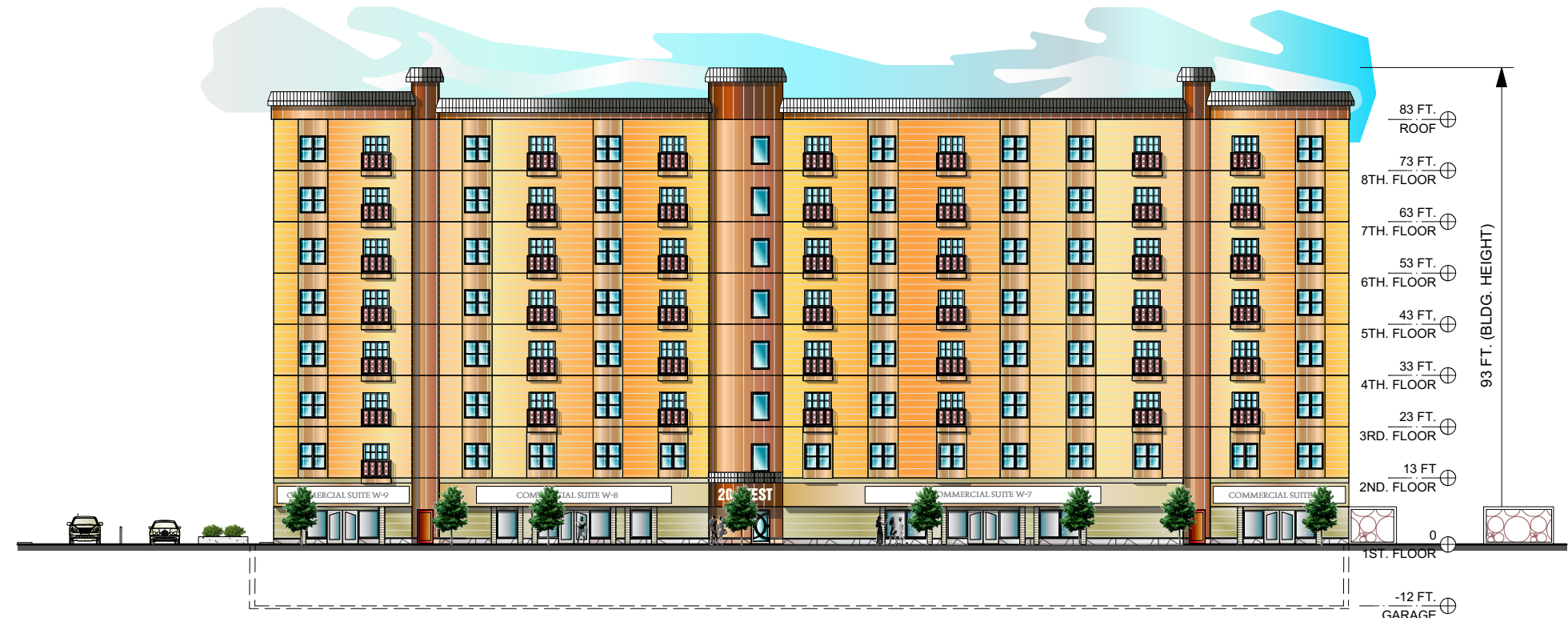


PROPOSED THIRD-EIGHT FLOOR PLAN

Scale: 1" = 30 ft
 0 12 5 10 20 50



○ FRONT ELEVATION (23RD STREET)
Scale: 1" = 30 ft



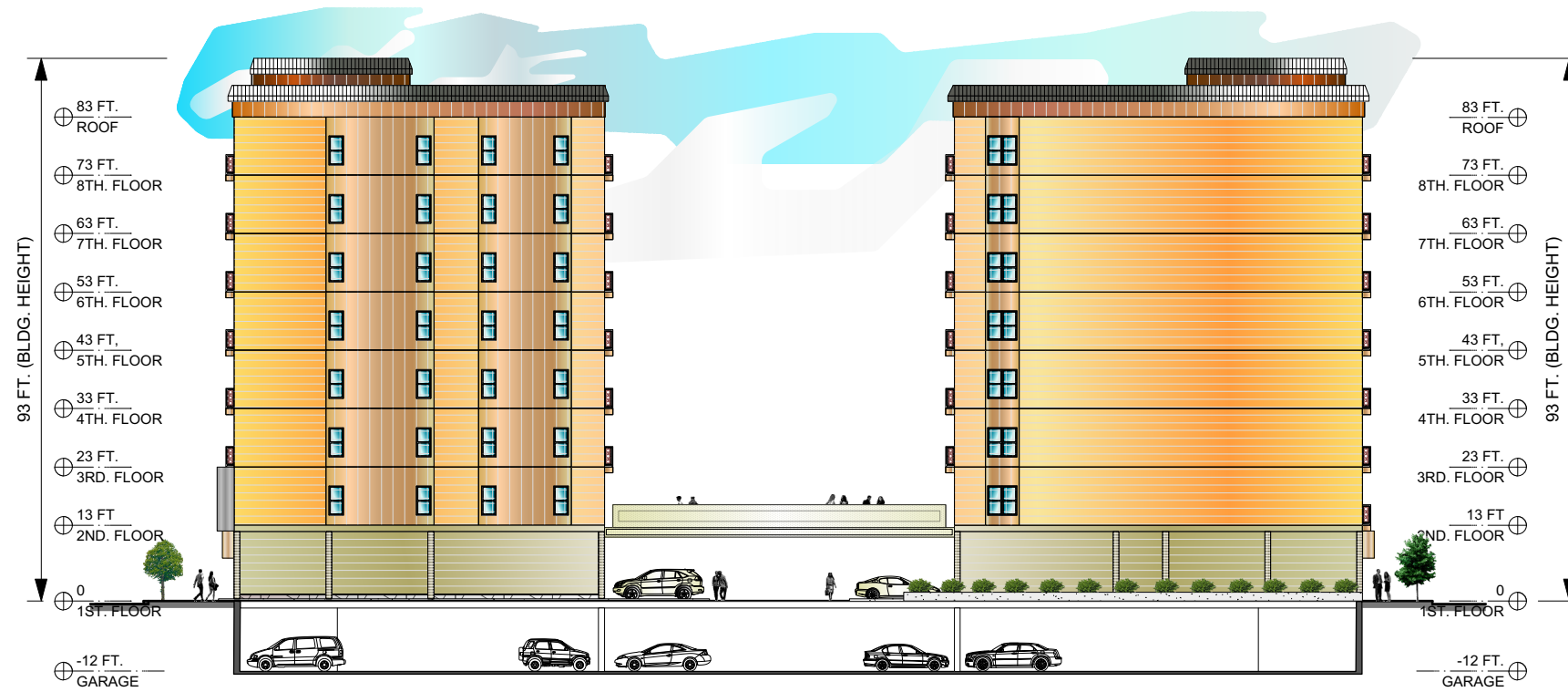
○ FRONT ELEVATION (22ND STREET)
Scale: 1" = 30 ft

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ARCHITECTURAL
DESIGN
STUDIO
El Donaldo F. Vid, AI
Architect, AIA

C-9



RIGHT SIDE ELEVATION (PARKING ENTRANCE)
Scale: 1" = 30 ft



LEFT SIDE ELEVATION (SERVICE AREA)
Scale: 1" = 30 ft