

30 SIEGAL AVE. COMPLEX

COMMERCIAL-RESIDENTIAL DEVELOPMENT

TRENTON, NEW JERSEY

ZONING INFORMATION

BLOCK: 24906	LOTS: 9, 10, 11, 12, 13, 14, 15, 16, 17	BUILDING COVERAGE (PROPOSED COMMERCIAL)	BUILDING COVERAGE (PROPOSED APARTMENTS)
ZONING: -Residence District (B)		COMMERCIAL AREA.....2,505 SF (3 Spaces)	1-Bedroom Apartment.....50 Units (776 SF Average Size)
SCOPE OF WORK The Owner proposes to develop a for a Mixed Use Building and associated Off-Street Parking. The new development shall include 3 Commercial Spaces and 80 brand new apartments (1-3 Bedroom Units).		COMMERCIAL PARKING 15 SPACES	2-Bedroom Apartment.....20 Units (1,024 SF Average Size)
		RESIDENTIAL PARKING 40 SPACES (UNDERGROUND)	3-Bedroom Apartment.....10 Units (1,255 SF Average Size)
		BUILDING COVERAGE (Proposed Services)	GRAND TOTAL: 80 APT. UNITS
		-Administration & Maintenance.....5,430 SF	
		-Community Services.....1,795 SF & Residents Lounge	
		-Community Terrace.....914 SF	
		-1 Br. Sample Apartment.....776 SF	
SITE COVERAGE: 17,258.47 SF (140' x 227') (0.40 Acre) *Irregular Size			
BUILDING SIZE (FOOTPRINT): 11,475 SF (113 Ft. x 116 Ft.)			
BUILDING HEIGHT: 133 FT. (12 FLOORS)			



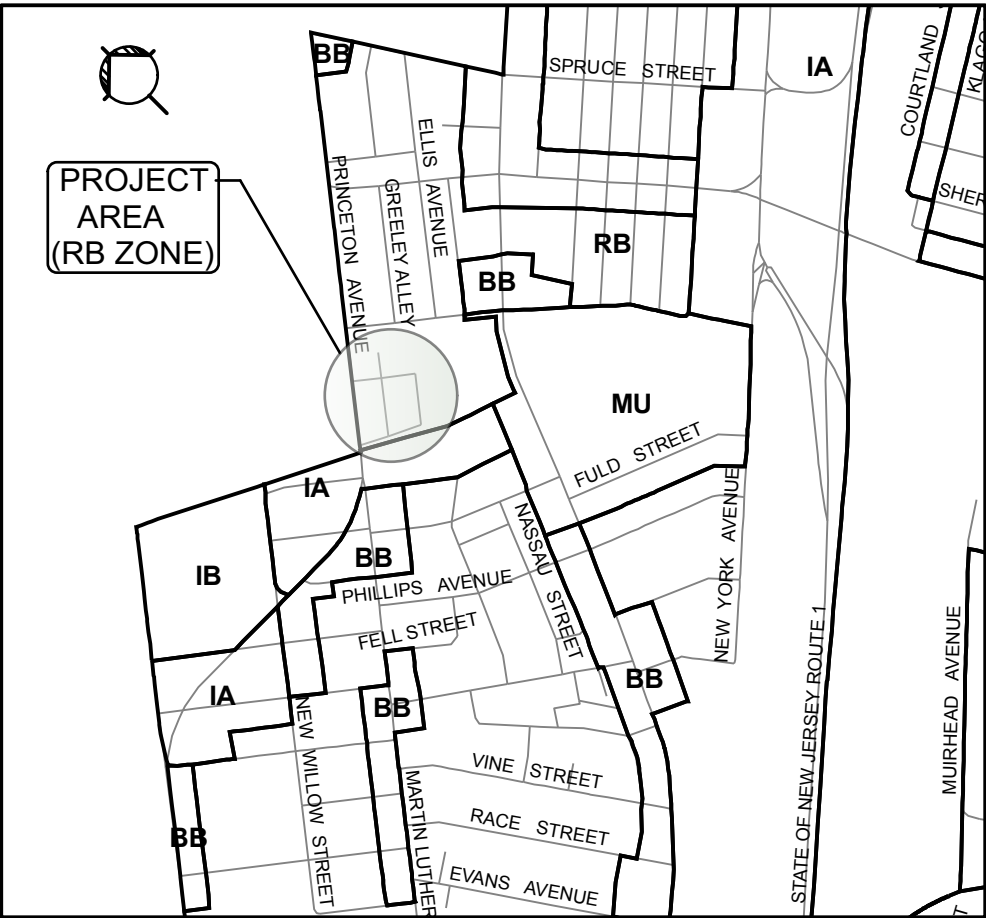
○ AERIAL AND VICINITY VIEWS
N.T.S.



SIEGAL AVE. VIEW



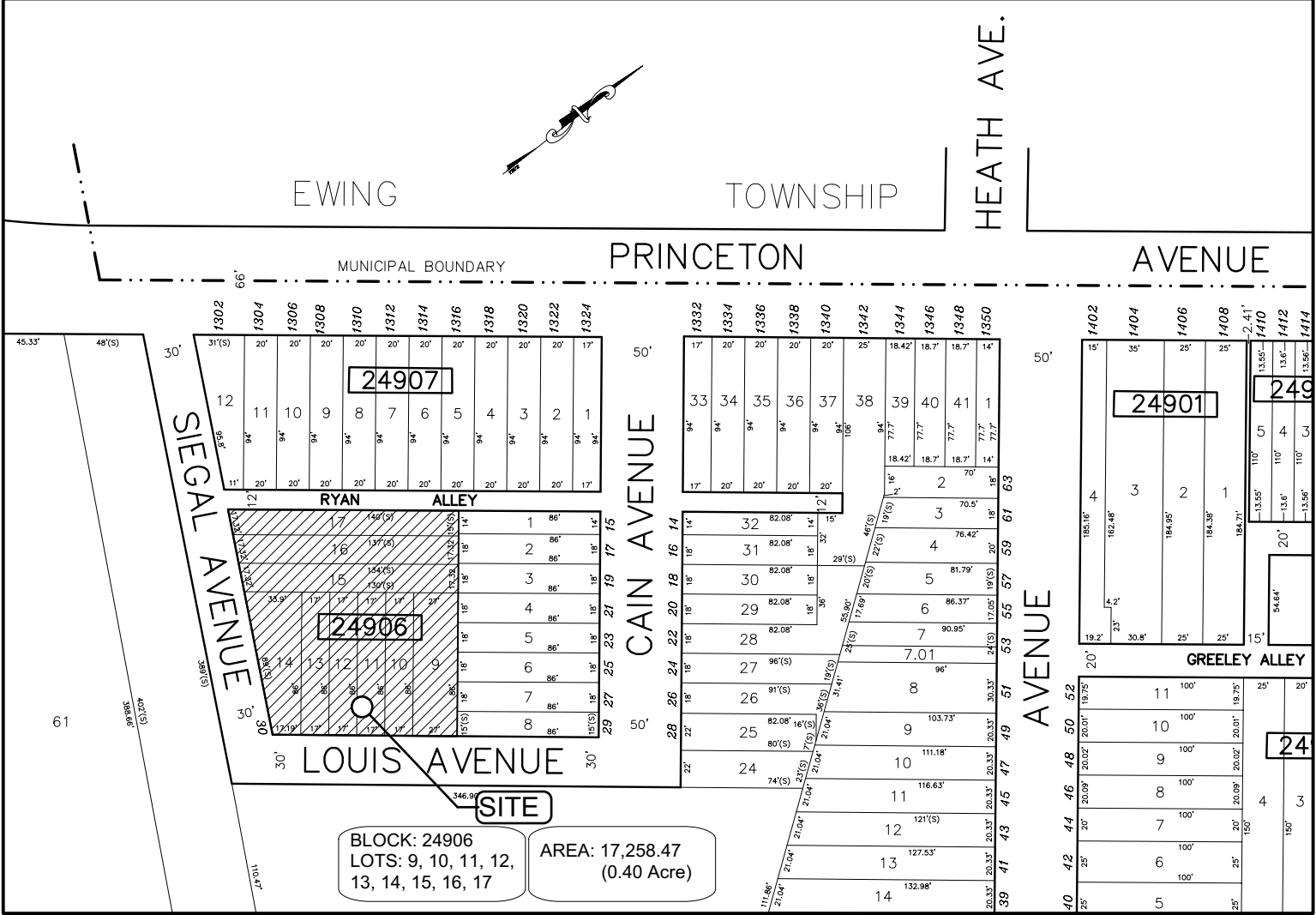
SIEGAL AVE. & LOUIS AVE. VIEW



EXISTING ZONING (City of Trenton)
N.T.S.

ZONING NOTES

1. ZONE C-1: COMMERCIAL - MIXED USE
*DEVELOPMENT NEEDS A VARIANCE FOR HIGH DENSITY (----- UNITS/ACRE)
2. SITE OF WORK (ACREAGE)
A. 0.40 ACRE



PLOT & VICINITY MAP
Scale: 1"= 100 ft

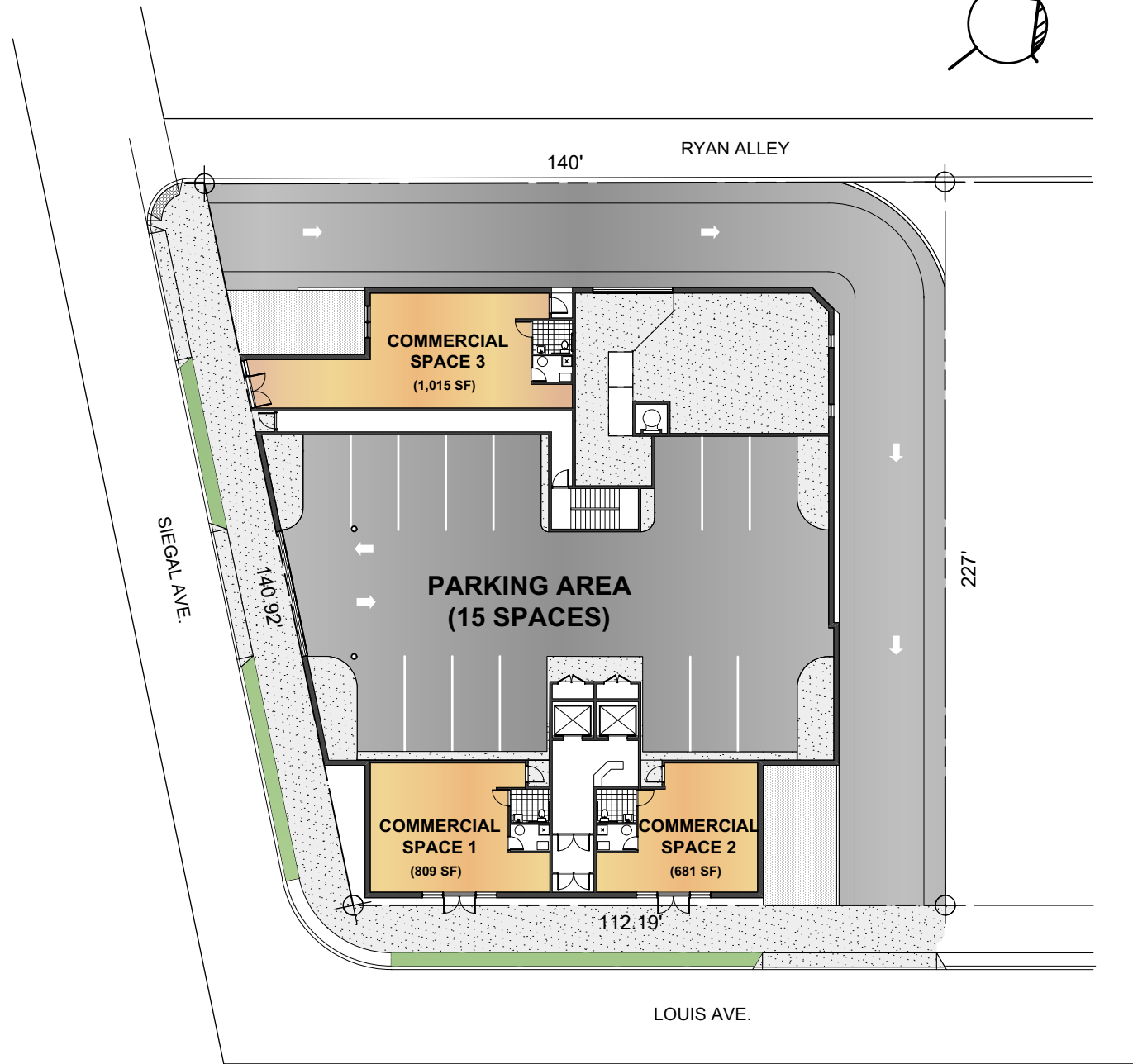
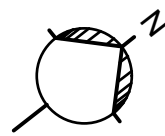
SOURCE:
TAX MAP
CITY OF TRENTON
NEW JERSEY

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

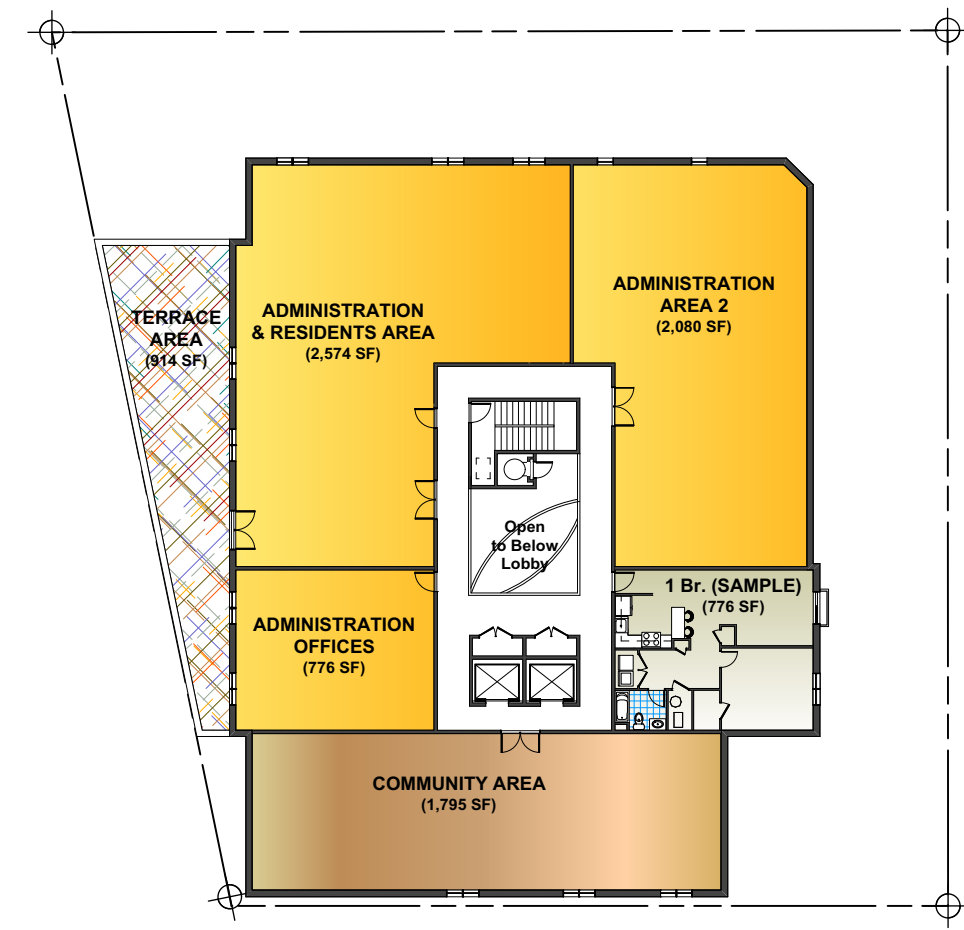
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TRENTON, NEW JERSEY


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

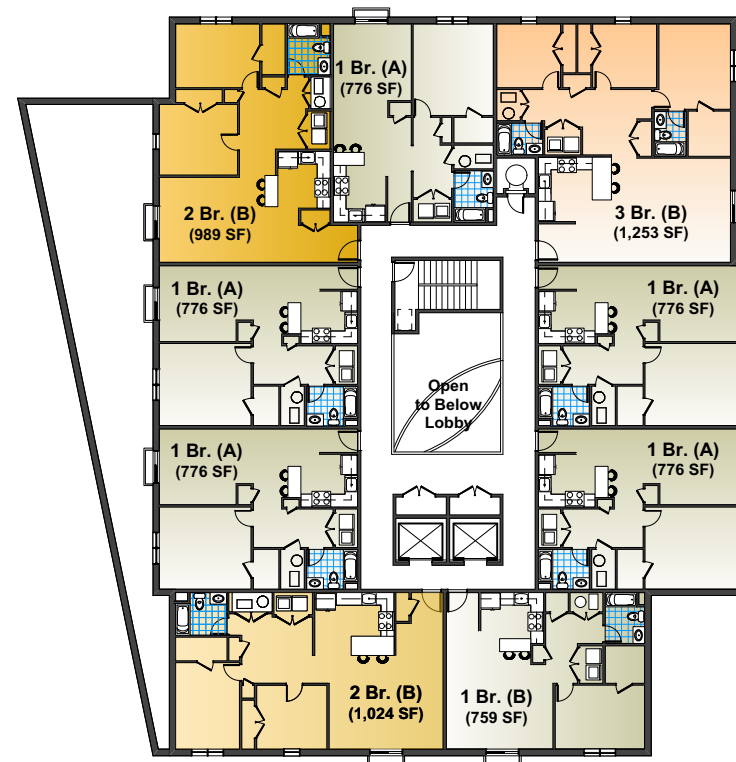
C-3



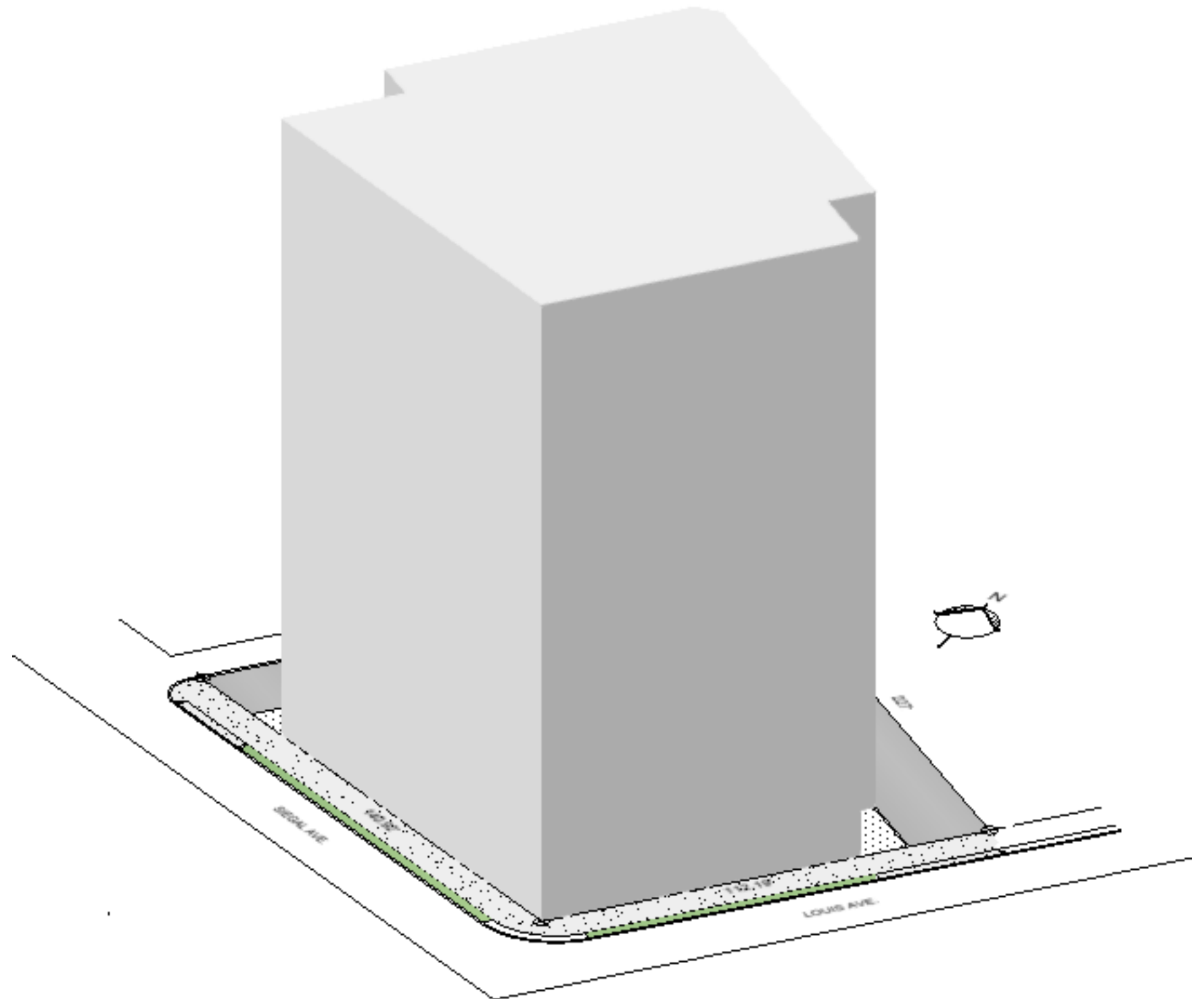
PROPOSED FIRST FLOOR PLAN
Scale: 1" = 30 ft
0 12 5 10 20 50



PROPOSED SECOND FLOOR PLAN
Scale: 1" = 30 ft
0 12 5 10 20 50



PROPOSED THIRD-TWELFTH FLOOR PLAN
 Scale: 1" = 30 ft
 0 12 5 10 20 50



BUILDING ISOMETRIC VIEW



○ FRONT ELEVATION (SIEGAL AVENUE)
Scale: 1" = 30 ft