



22ND STREET VIEWS



23RD STREET VIEWS

AERIAL AND VICINITY VIEWS
N.T.S.

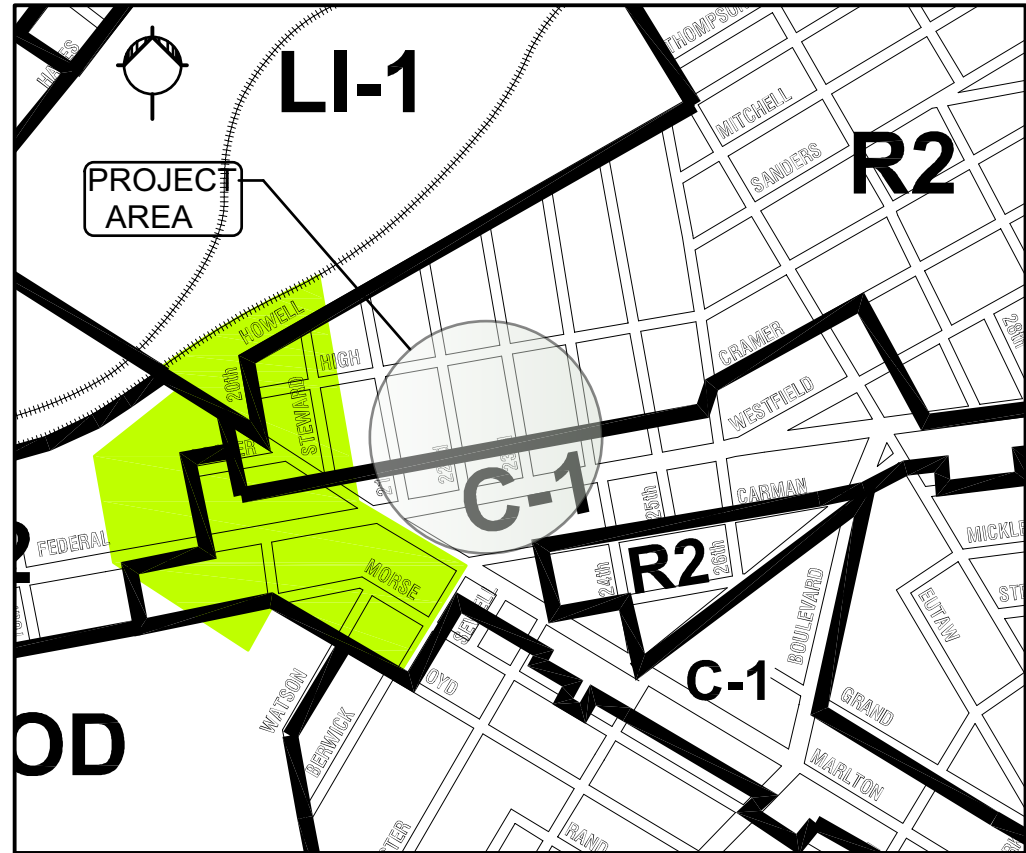
BORO DIVERSE
CONSTRUCTION, INC.
DESIGN & REMODELING - GENERAL CONSTRUCTOR

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



El Donaldo F. Vid, AI
Architect, AIA

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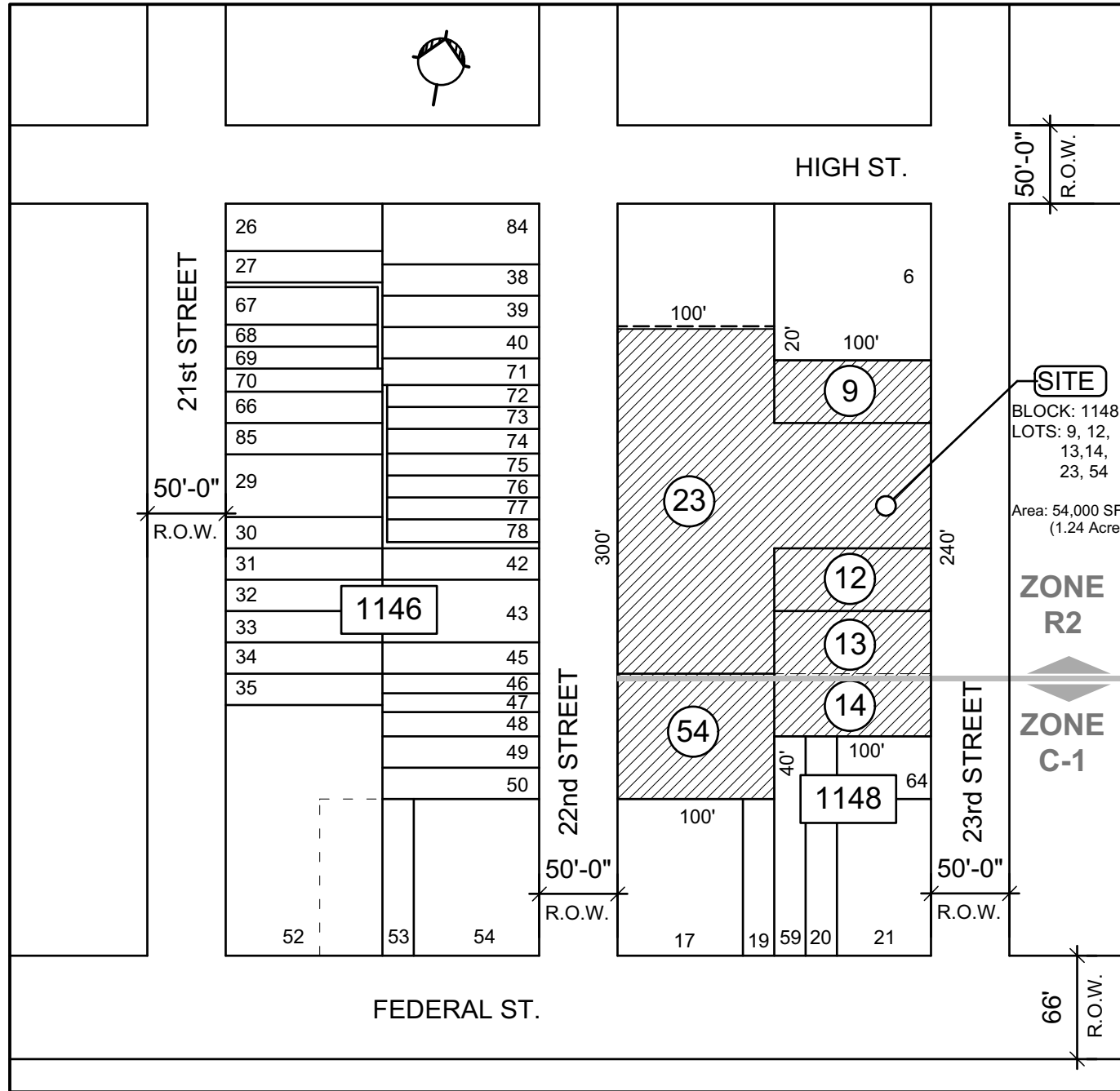


○ EXISTING ZONING (City of Camden)
N.T.S.

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

TOTAL ACREAGE: 1.24 ACRES



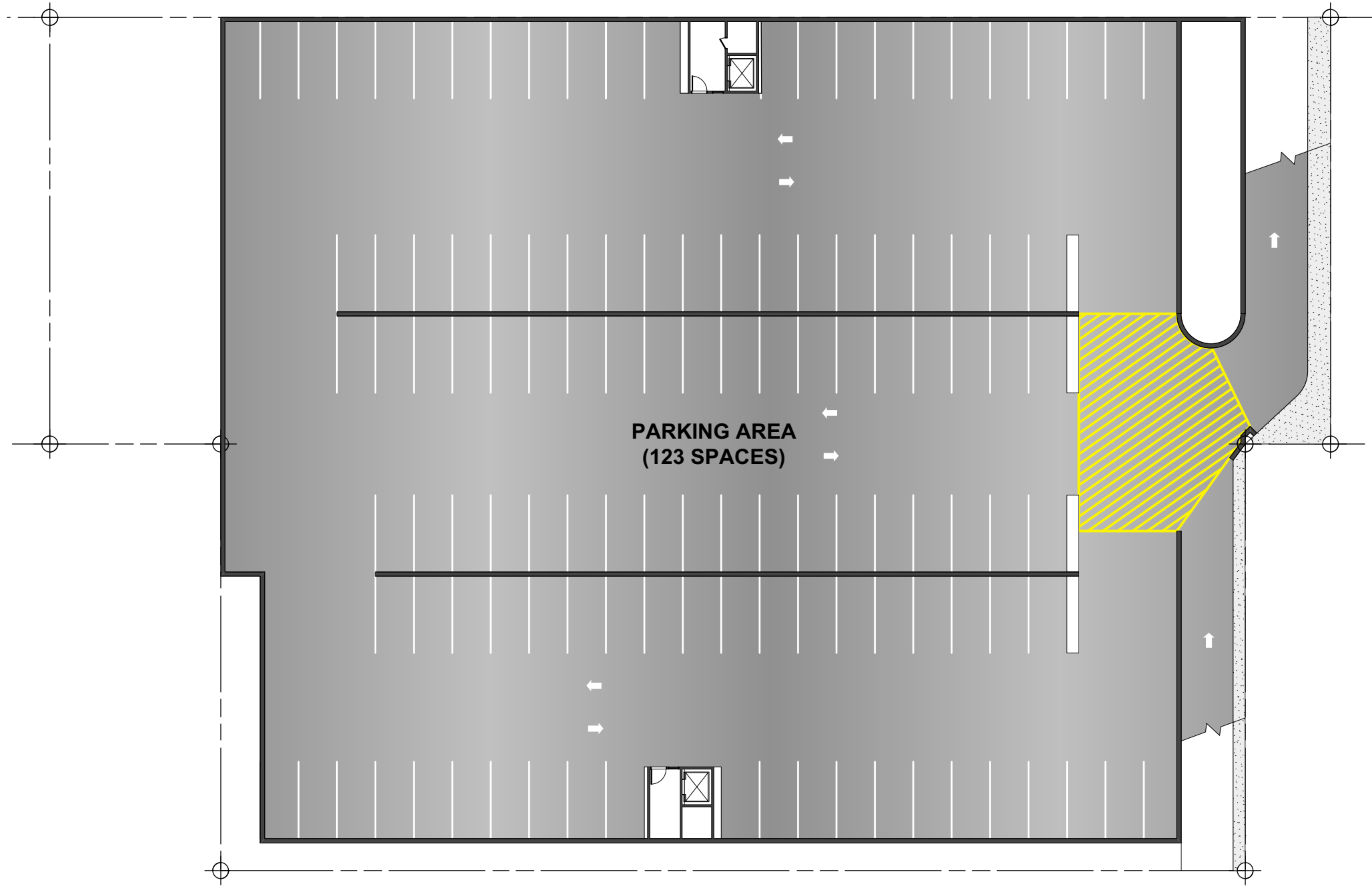
○ PLOT & VICINITY MAP
Scale: 1"= 100 ft

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



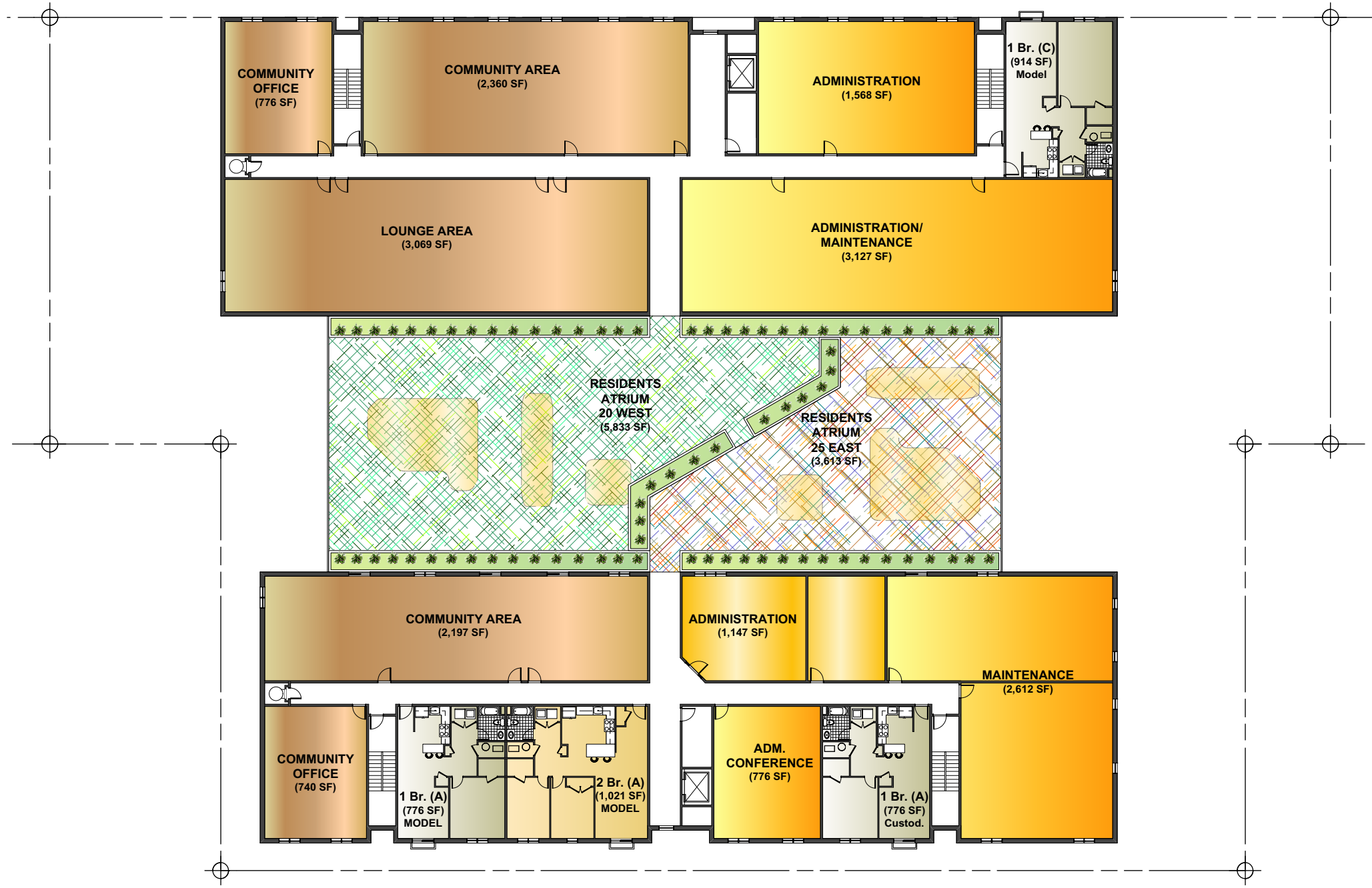
PROPOSED FIRST FLOOR PLAN
 Scale: 1" = 30 ft
 0 5 10 20 50

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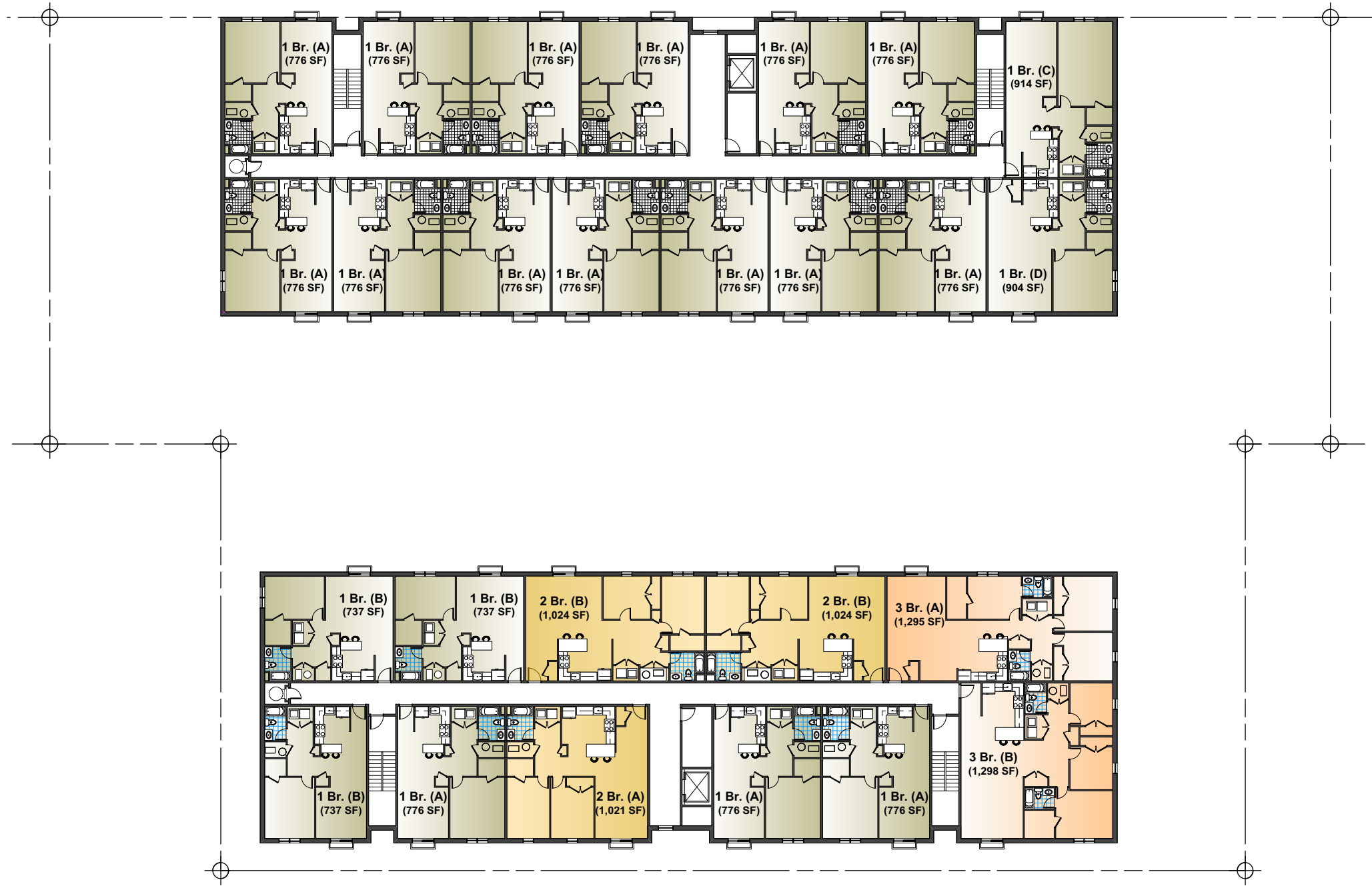

 El Donaldo F. Vid, AI
 Architect, AIA
 ARCHITECTURAL
 DESIGN
 STUDIO

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PROPOSED SECOND FLOOR PLAN

Scale: 1" = 30 ft
 0 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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Architect, AIA

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



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