

30 SIEGAL AVE. COMPLEX COMMERCIAL-RESIDENTIAL DEVELOPMENT TRENTON, NEW JERSEY

ZONING INFORMATION

BLOCK: 24906 LOTS: 9, 10, 11, 12, 13, 14, 15, 16, 17

ZONING: -Residence District (B)

SCOPE OF WORK

The Owner proposes to develop a for a Mixed Use Building and associated Off-Street Parking. The new development shall include 5 Commercial Spaces and 120 brand new apartments (1 Bedroom Units).

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: 163 FT. (15 FLOORS)

BUILDING COVERAGE (PROPOSED COMMERCIAL)

COMMERCIAL AREA.....11,000 SF (15 Spaces)

RESIDENTIAL PARKING 40 SPACES
(UNDERGROUND)

BUILDING COVERAGE (Proposed Services)

-Administration & Maintenance 5,000 SF
-Community Services 10,000 SF
& Residents Lounge

BUILDING COVERAGE (PROPOSED APARTMENTS)

1-Bedroom Apartment 120 Units
(775 SF Average Size)

GRAND TOTAL: 120 APT. UNITS

PROJECT AREA SUMMARY (TOTAL)

-Parking	16,000 SF
-Commercial Area	11,000 SF
-Residential Space	93,000 SF
-Residential Services & Lounge	10,000 SF
-Administration & Maintenance Area	5,000 SF



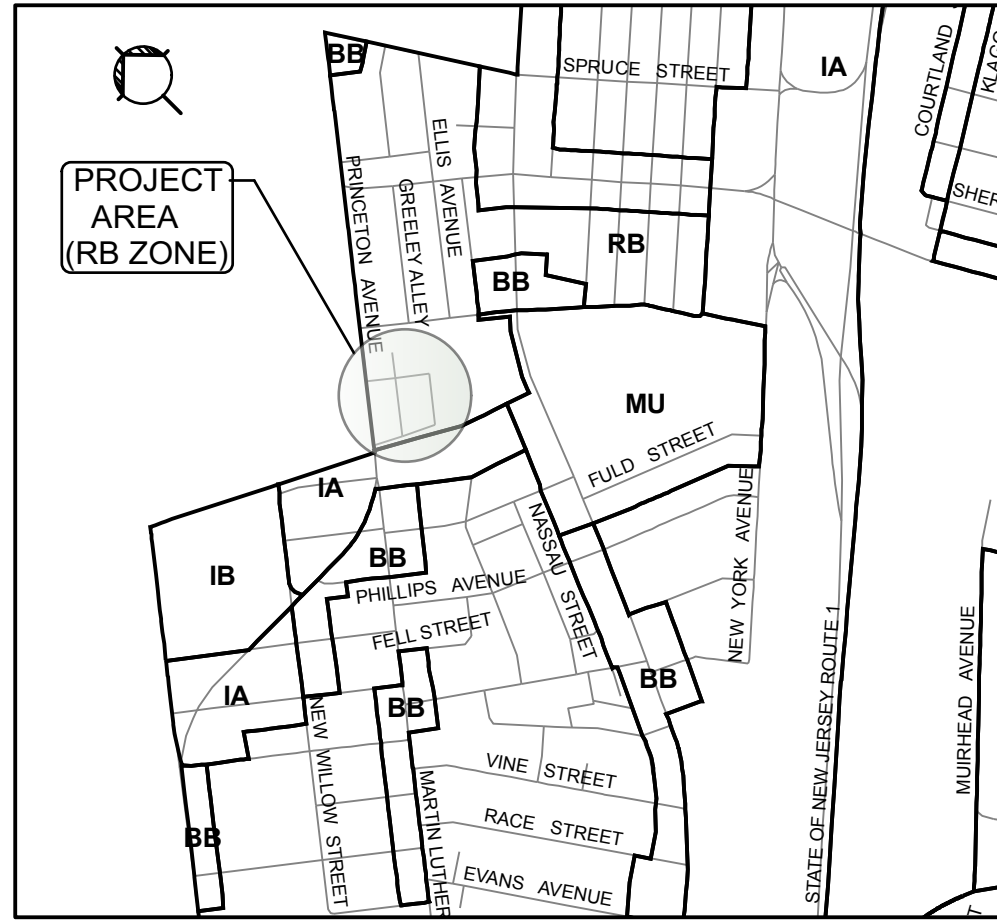
○ AERIAL AND VICINITY VIEWS
N.T.S.



SIEGAL AVE. VIEW



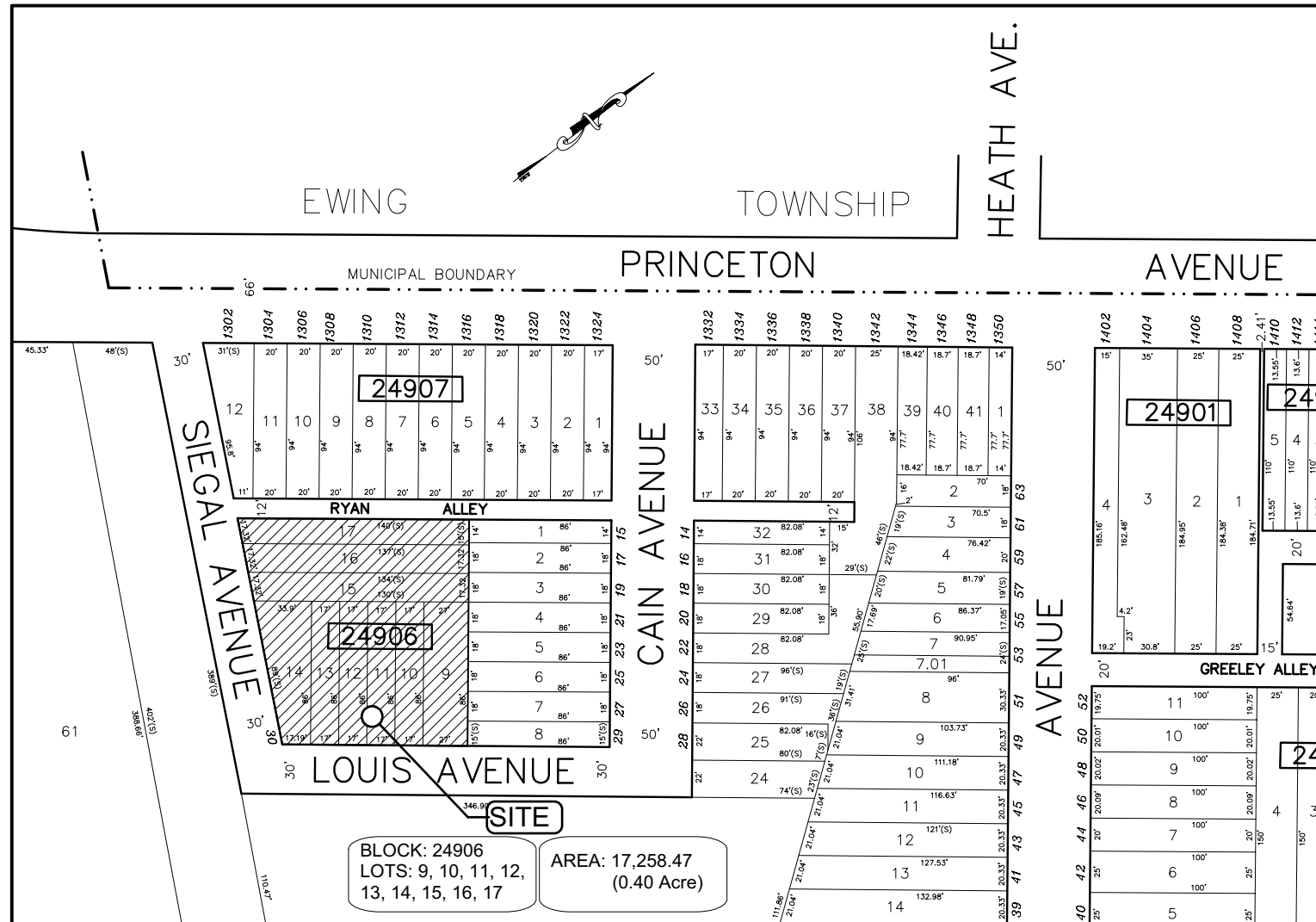
SIEGAL AVE. & LOUIS AVE. VIEW



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

ZONING NOTES

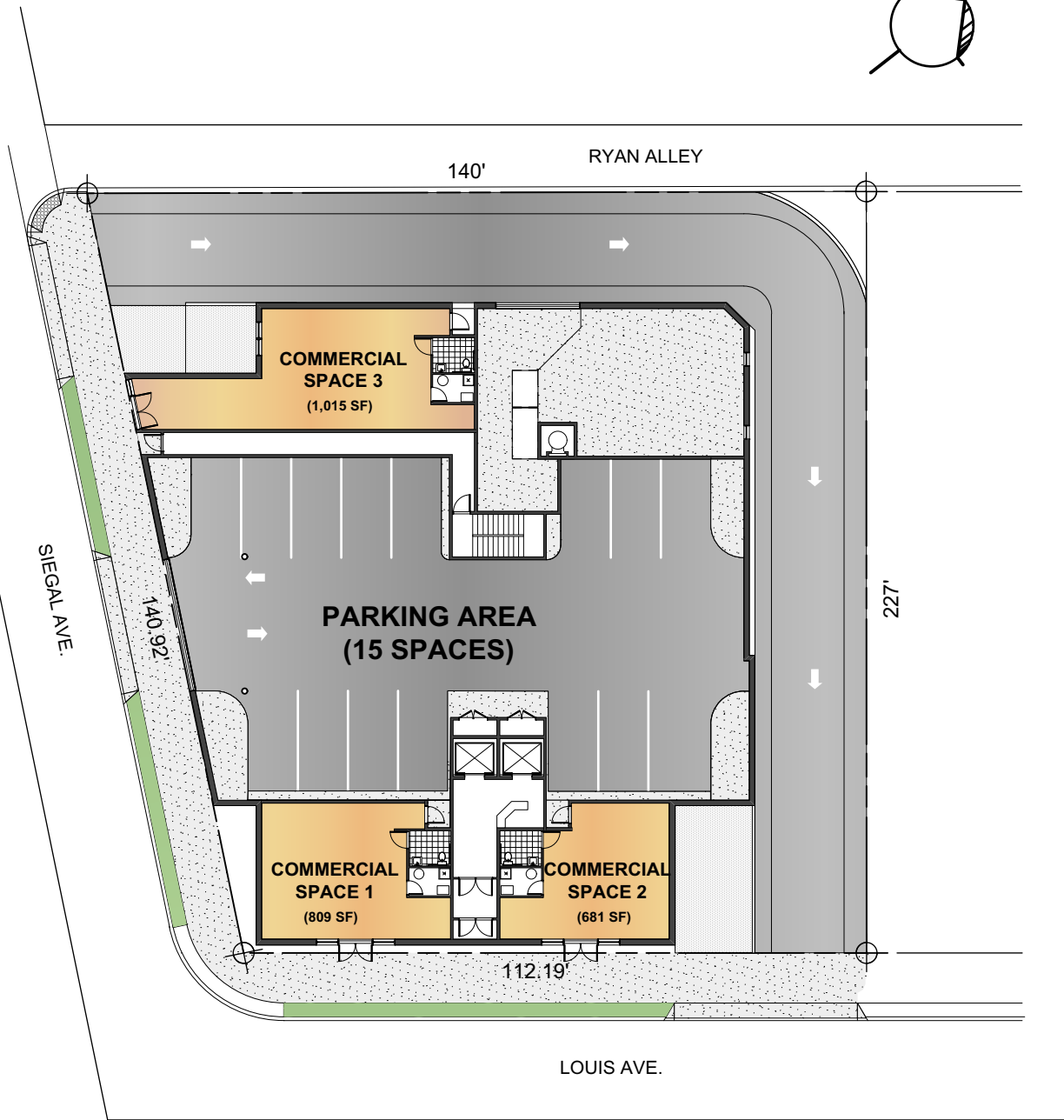
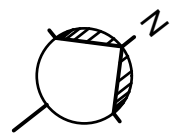
1. ZONE C-1: COMMERCIAL - MIXED USE
*DEVELOPMENT NEEDS A VARIANCE FOR HIGH DENSITY (----- UNITS/ACRE)
2. SITE OF WORK (ACREAGE)
A. 0.40 ACRE



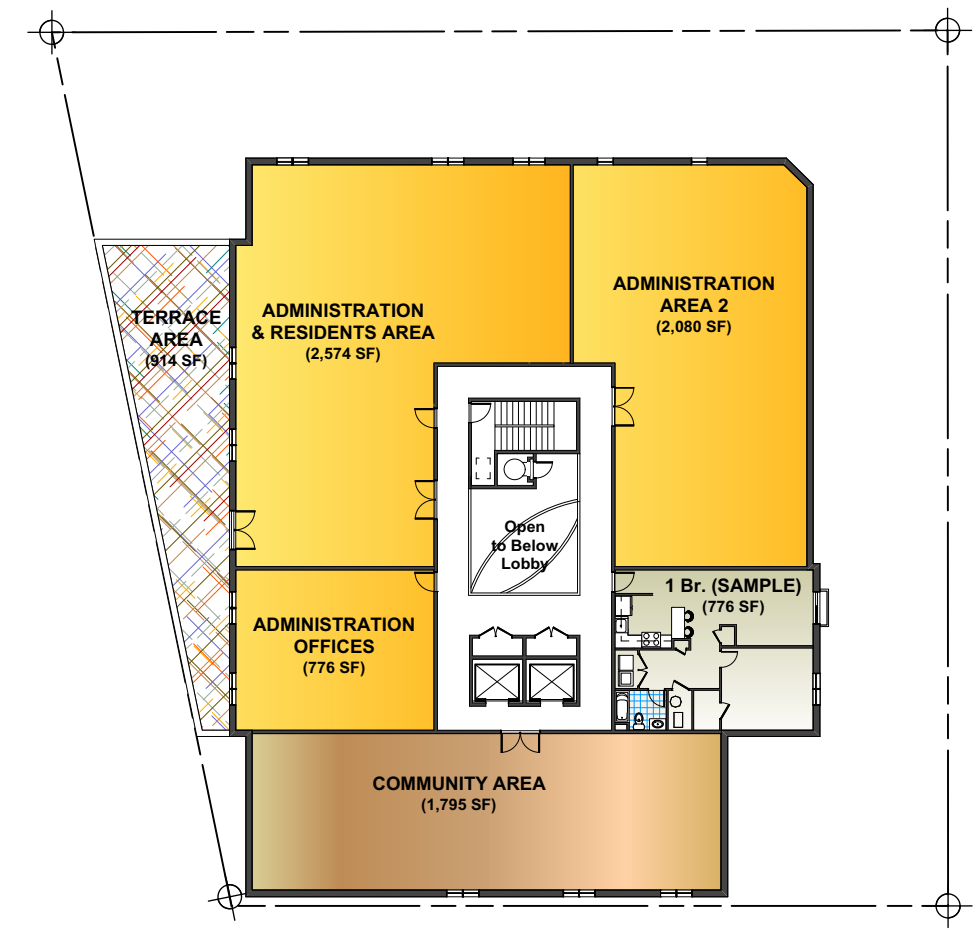
○ PLOT & VICINITY MAP
Scale: 1"= 100 ft

BLOCK: 24906
LOTS: 9, 10, 11, 12,
13, 14, 15, 16, 17
AREA: 17,258.47
(0.40 Acre)

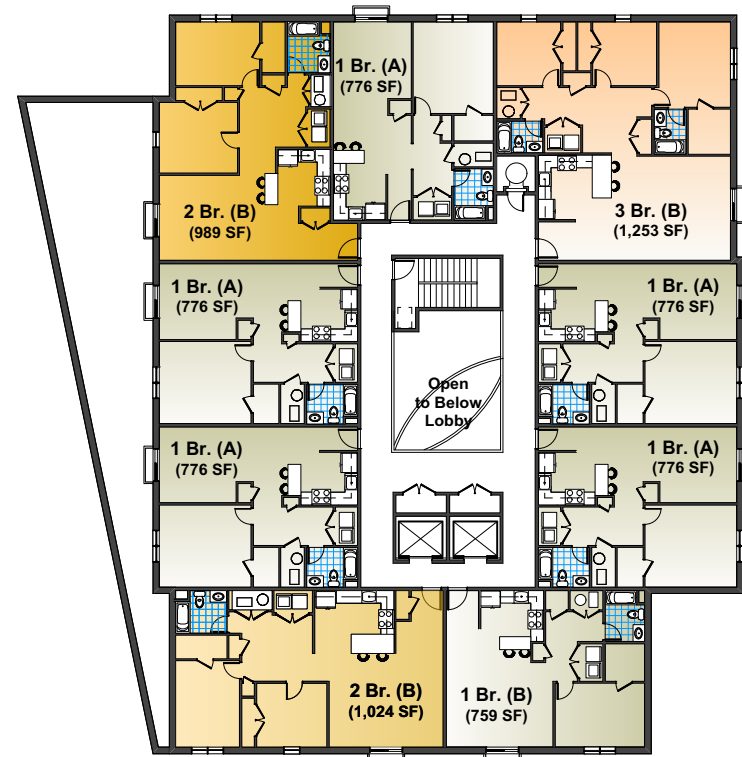
SOURCE:
TAX MAP
CITY OF TRENTON
NEW JERSEY



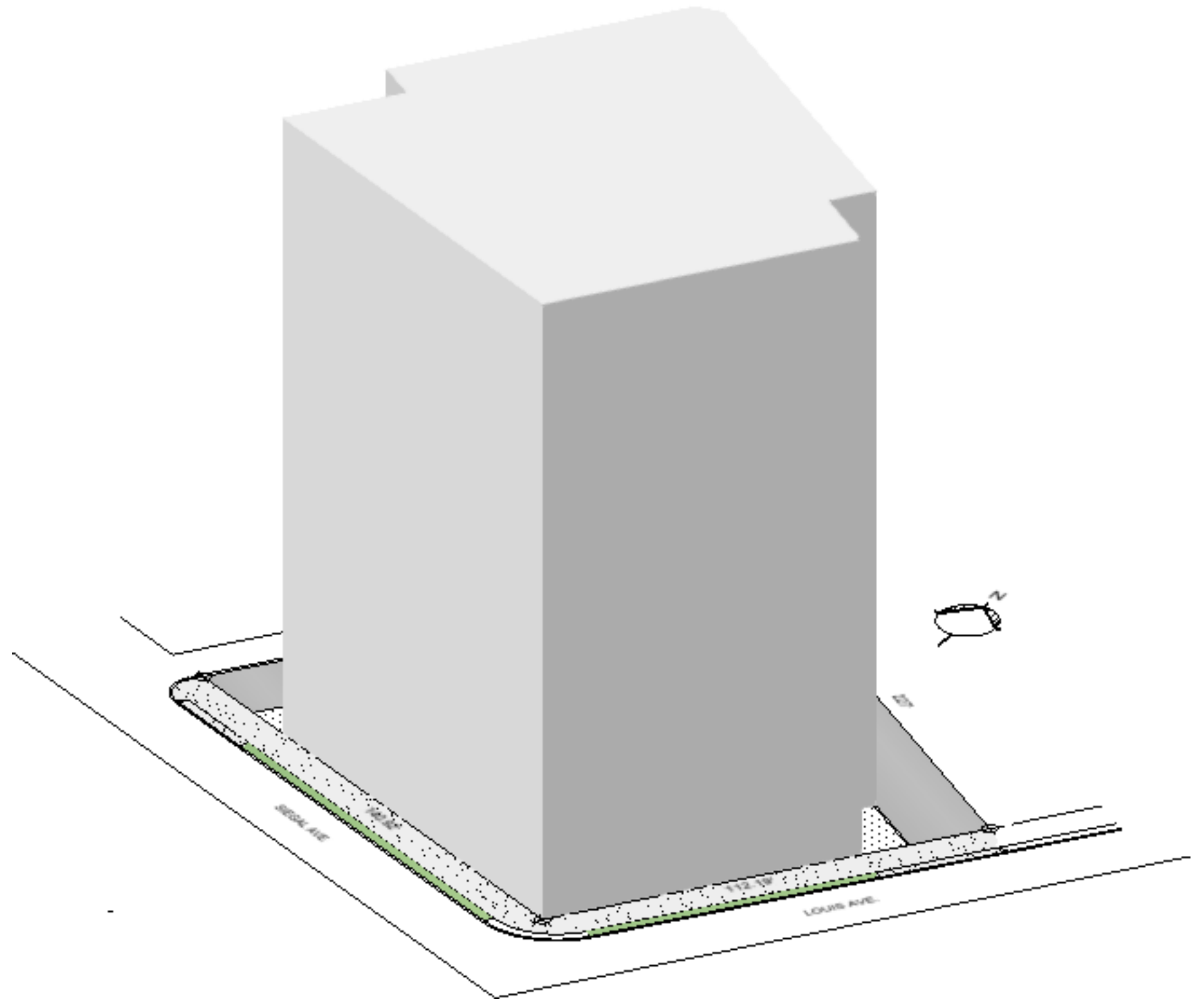
PROPOSED FIRST FLOOR PLAN
 Scale: 1" = 30 ft
 0 5 10 20 50



PROPOSED SECOND FLOOR PLAN
 Scale: 1" = 30 ft
 0 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

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

30 SIEGAL AVE. MIXED USE COMPLEX
 COMMERCIAL-RESIDENTIAL DEVELOPMENT

TRENTON, NEW JERSEY



El Donaldo F. Vid, AI
 Architect, AIA