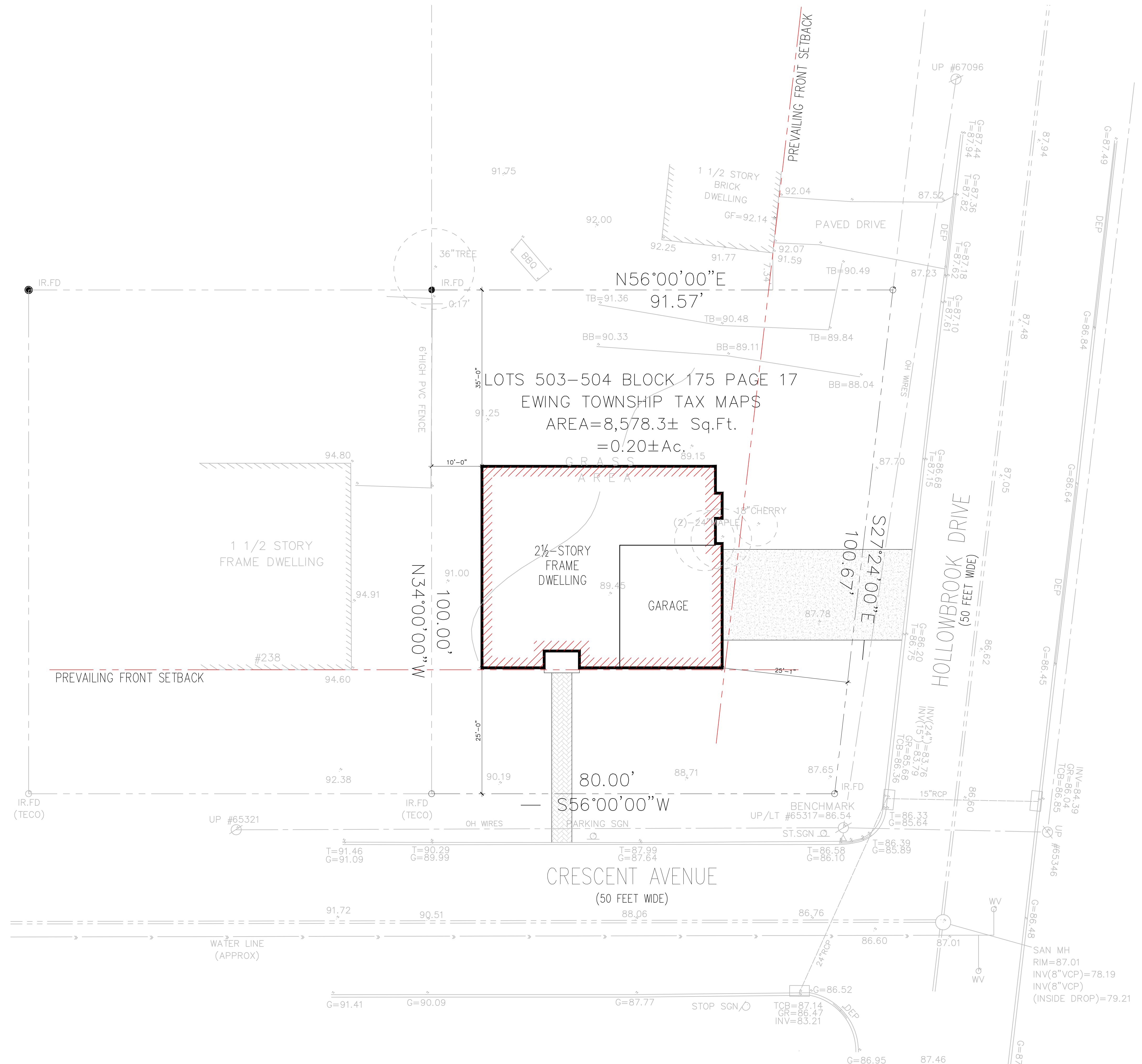


| ZONING INFORMATION                |                  |                                      |                     |          |
|-----------------------------------|------------------|--------------------------------------|---------------------|----------|
| Lot 503-504 Block 175 Zone R-2    | ORDINANCE        | EXISTING                             | PROPOSED            | VARIANCE |
| <b>PRIMARY STRUCTURE</b>          |                  |                                      |                     |          |
| LOT AREA                          | 12,100 S.F. MIN. | 8,579 S.F.                           | 8,579 S.F.          |          |
| LOT WIDTH                         | 110' MIN.        | 100.67'                              | 100.67'             |          |
| LOT FRONTAGE                      | 80' MIN.         | 180.67'                              | 180.67'             |          |
| LOT DEPTH                         | 110' MIN.        | 100.00'                              | 100.00'             |          |
| BUILDING HEIGHT                   | 35'-0" MAX.      | N/A                                  | ±32'-4"             | NO       |
| <b>BUILDING COVERAGE</b>          |                  |                                      |                     |          |
| FRAME DWELLING                    |                  | N/A                                  | 1,374 S.F.          |          |
| FRONT PORCH                       |                  | N/A                                  | 23 S.F.             |          |
| ATTACHED GARAGE                   |                  | N/A                                  | 495 S.F.            |          |
| TOTAL                             | 18% MAX.         | N/A                                  | 22,055 (1,892 S.F.) | YES      |
| <b>IMPERVIOUS COVERAGE</b>        |                  |                                      |                     |          |
| BUILDING COVERAGE                 |                  | N/A                                  | 1,892 S.F.          |          |
| DRIVE WAY                         |                  | N/A                                  | 484 S.F.            |          |
| SIDEWALK                          |                  | N/A                                  | 126 S.F.            |          |
| TOTAL                             | 26% MAX.         | N/A                                  | 29,165 (2,502 S.F.) | YES      |
| <b>PRIMARY STRUCTURE SETBACKS</b> |                  |                                      |                     |          |
| FRONT SETBACK (CRESCENT AVENUE)   | 40'-0" MIN.      | N/A                                  | 25'-0"              | YES      |
| FRONT SETBACK (HOLLOWBROOK DRIVE) | 40'-0" MIN.      | N/A                                  | 25'-0"              | YES      |
| SIDE YARD SETBACK                 | 10'-0" MIN.      | N/A                                  | 10'-0"              | NO       |
| REAR YARD SETBACK                 | 35'-0" MIN.      | N/A </td <td>35'-0"</td> <td>NO</td> | 35'-0"              | NO       |

| ZONING INFORMATION                         |                             |            |               |          |
|--|-----------------------------|------------|---------------|----------|
| Lot 503-504 Block 175 Zone R-2             | ORDINANCE                   | EXISTING   | PROPOSED      | VARIANCE |
| <b>FLOOR AREA RATIO (FAR) CALCULATIONS</b> |                             |            |               |          |
| LOT AREA                                   | 12,100 S.F. MIN.            | 8,579 S.F. | 8,579 S.F.    |          |
| LOT SIZE BREAK POINTS (COLUMN 1)           | 7,500 to 9,999              | N/A        | 8,579 S.F.    |          |
| STARTING POINT (COLUMN 2)                  | 7,500                       | N/A        | (8,579-7,500) |          |
| ADDITIONAL AREA MULTIPLIER (COLUMN 3)      | 0.12                        | N/A        | (1,079*0.12)  |          |
| TOTAL BASE FLOOR AREA (COLUMN 4)           | 1,575                       | N/A        | (1,575+1,299) |          |
|  |                             |            | 1,704         |          |
|  |                             |            |               | YES      |
| <b>BEDROOM YIELDS:</b>                     |                             |            |               |          |
| MAXIMUM BEDROOM COUNT CALCULATION          | TOTAL BASE FLOOR AREA / 425 | N/A        | (1,704/425)   |          |
| MAXIMUM BEDROOMS ALLOWED                   | 4                           | N/A        | 4             | NO       |

**SURVEY NOTE:**  
THE SITE PLAN DRAWING IS FOR BUILDING DEPARTMENT INFORMATION ONLY. ALL SURVEY INFORMATION WAS TAKEN FROM THE SURVEY OF "Trenton Engineering Co. Inc." DATED 9/6/2007.



**SITE PLAN - PROPOSED**  
1" = 10'-0"

George A. Felt AIA  
N.J. 07864  
PA. 010871.B  
FL. 95821  
*Jason L. Vico*  
Jason L. Vico AIA  
N.J. 02142100  
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ISSUED FOR ZONING APPROVAL  
OCTOBER 2, 2023

**New Residence for:**  
Ms. Bolanle Popoola  
Crescent Avenue (Block 175 Lot 503-504)  
Ewing, New Jersey

project no. **23145**  
date: **August 28, 2023**  
drawing title **FLOOR PLANS**  
drawing no.

**A-0.00**

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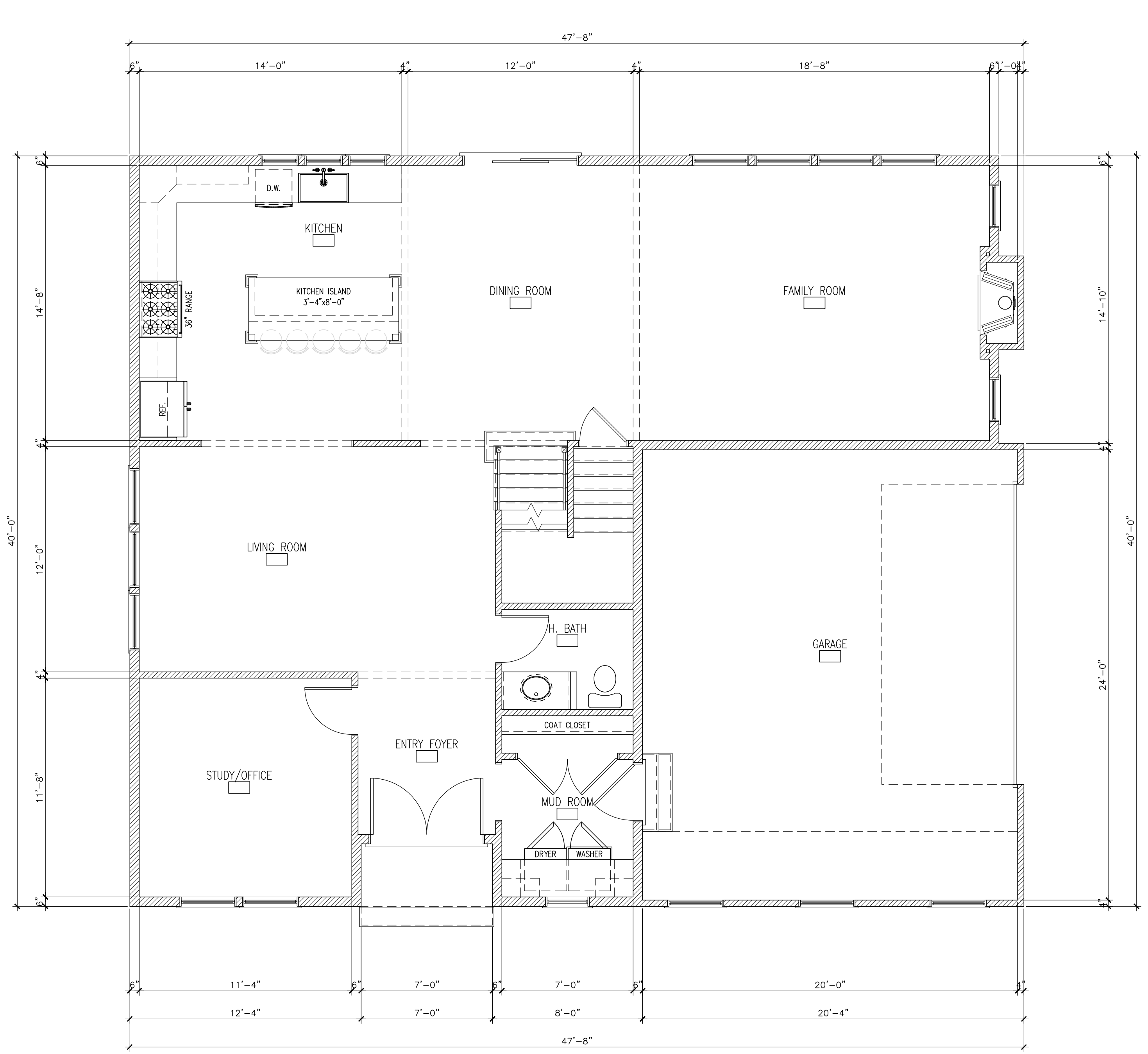
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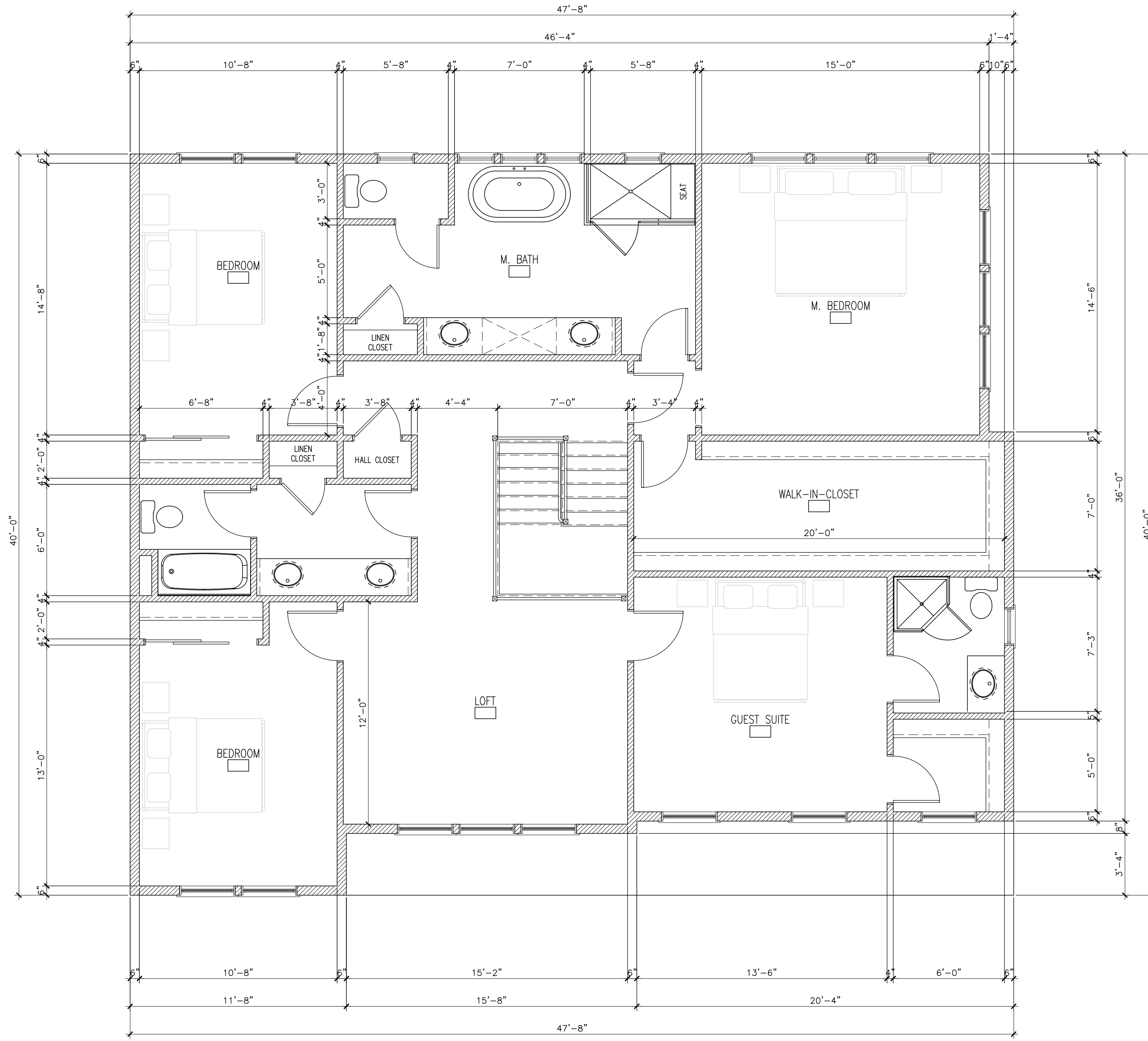
revisions:  
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project:  
 project no. **23145**  
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 drawing title  
**FLOOR PLANS  
 DETAILS**  
 drawing no.  
**A-1.00**

New Residence for:  
**Ms. Bolanle Popoola**  
**Crescent Avenue (Block 175 Lot 503-504)**  
**Ewing, New Jersey**



**FIRST FLOOR PLAN - PROPOSED**  
 1/4" = 1'-0"



**SECOND FLOOR PLAN - PROPOSED**  
 1/4" = 1'-0"

| LEGEND - GENERAL CONSTRUCTION |                                     |
|-------------------------------|-------------------------------------|
|                               | PARTITION OR ITEM TO BE REMOVED     |
|                               | EXISTING PARTITION                  |
|                               | NEW PARTITION                       |
|                               | NEW 1 HOUR RATED INTERIOR PARTITION |
|                               | NEW LOW PARTITION WALL              |
|                               | WALL PARTITION TYPE TAG             |
|                               | EXISTING DOOR TO REMAIN             |
|                               | DOOR and FRAME TO BE REMOVED        |
|                               | NEW DOOR and FRAME                  |



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project:  
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 drawing title  
 ELEVATIONS  
 drawing no.

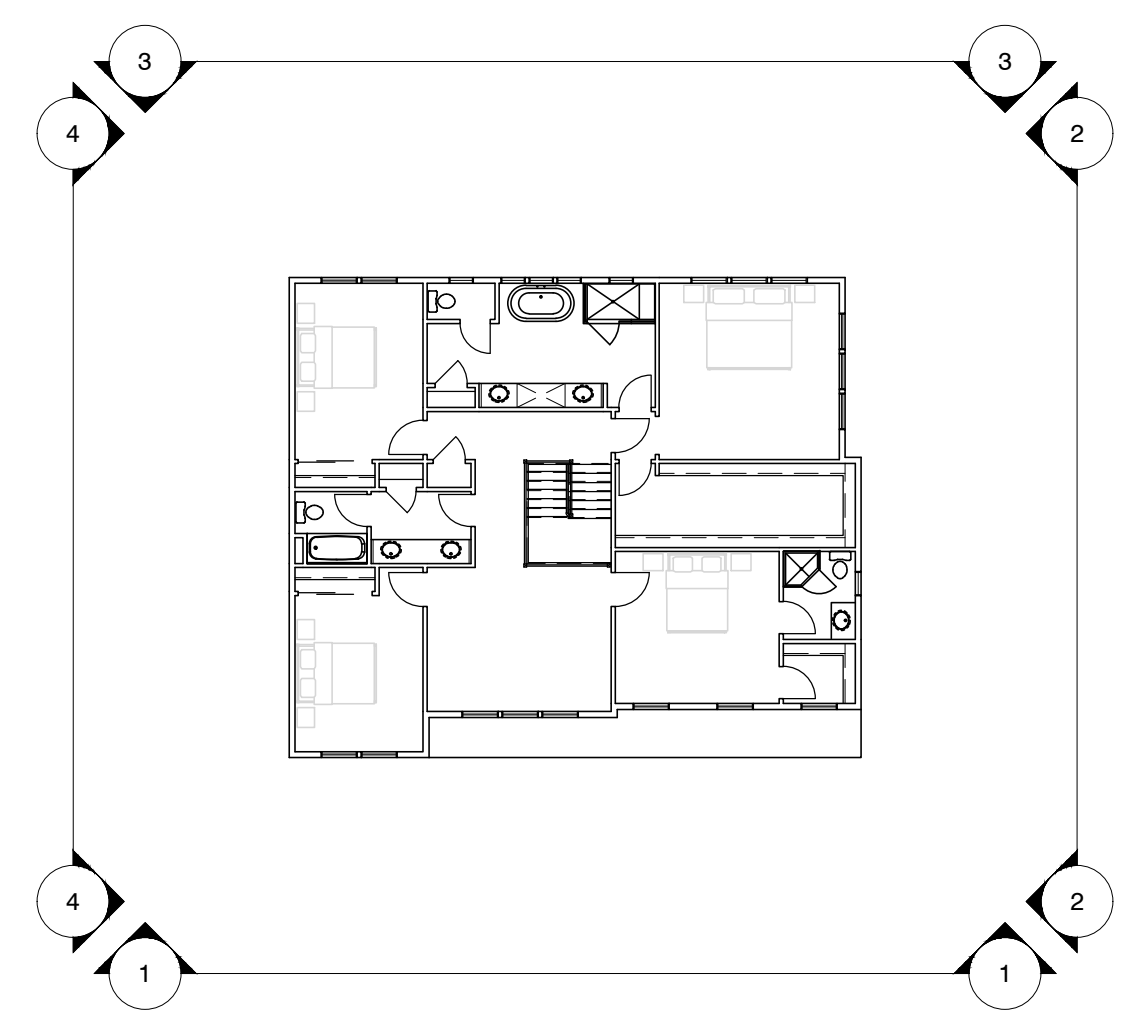
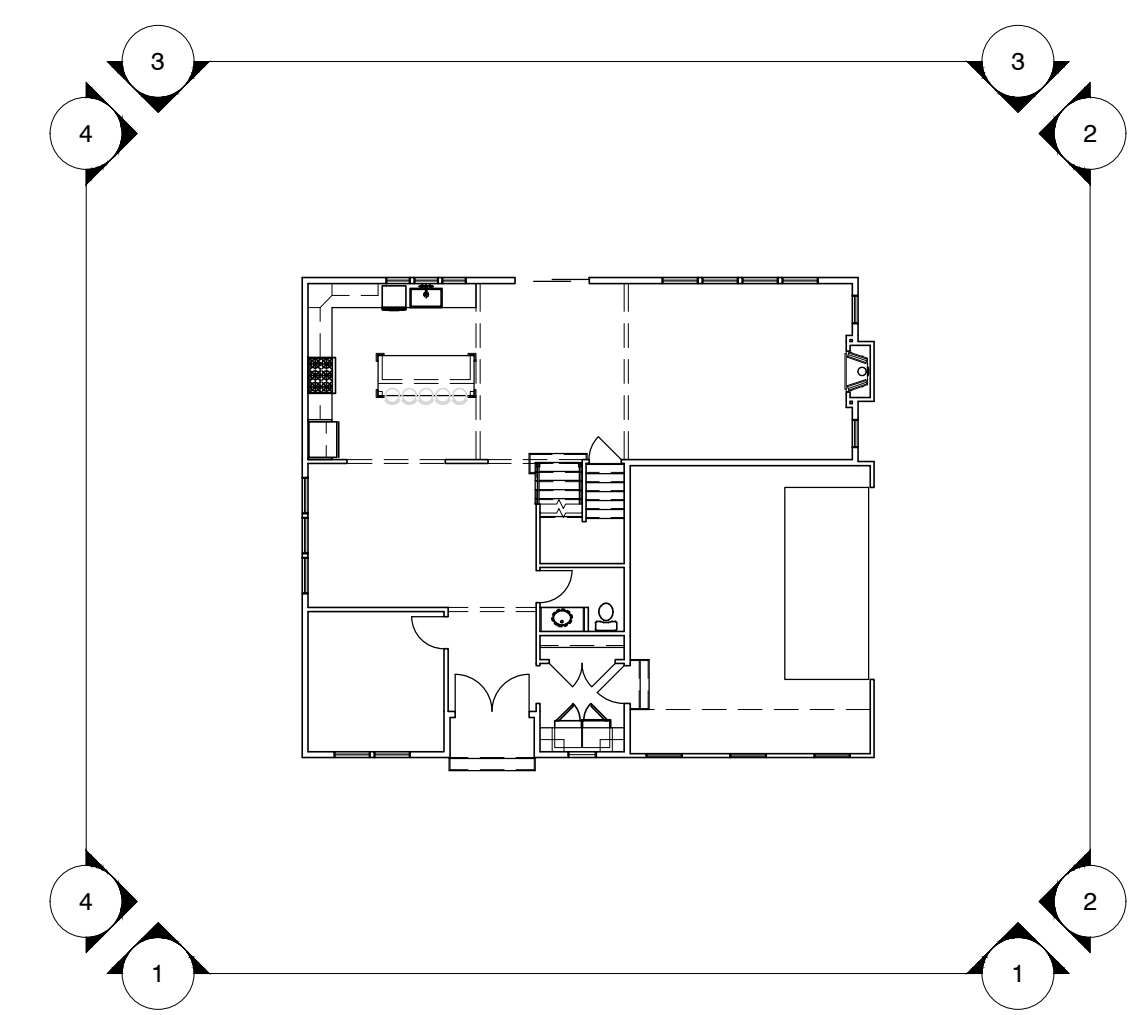
New Residence for:  
 Ms. Bolanle Popoola  
 Crescent Avenue (Block 175 Lot 503-504)  
 Ewing, New Jersey

**A-2.00**



1 FRONT ELEVATION - PROPOSED (Crescent Avenue)  
 1/4" = 1'-0"

2 RIGHT ELEVATION - PROPOSED (Hollowbrook Drive)  
 1/4" = 1'-0"



REF. REFERENCE PLAN - ELEVATIONS  
 1/16" = 1'-0"

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 FL. 95821

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drawing title  
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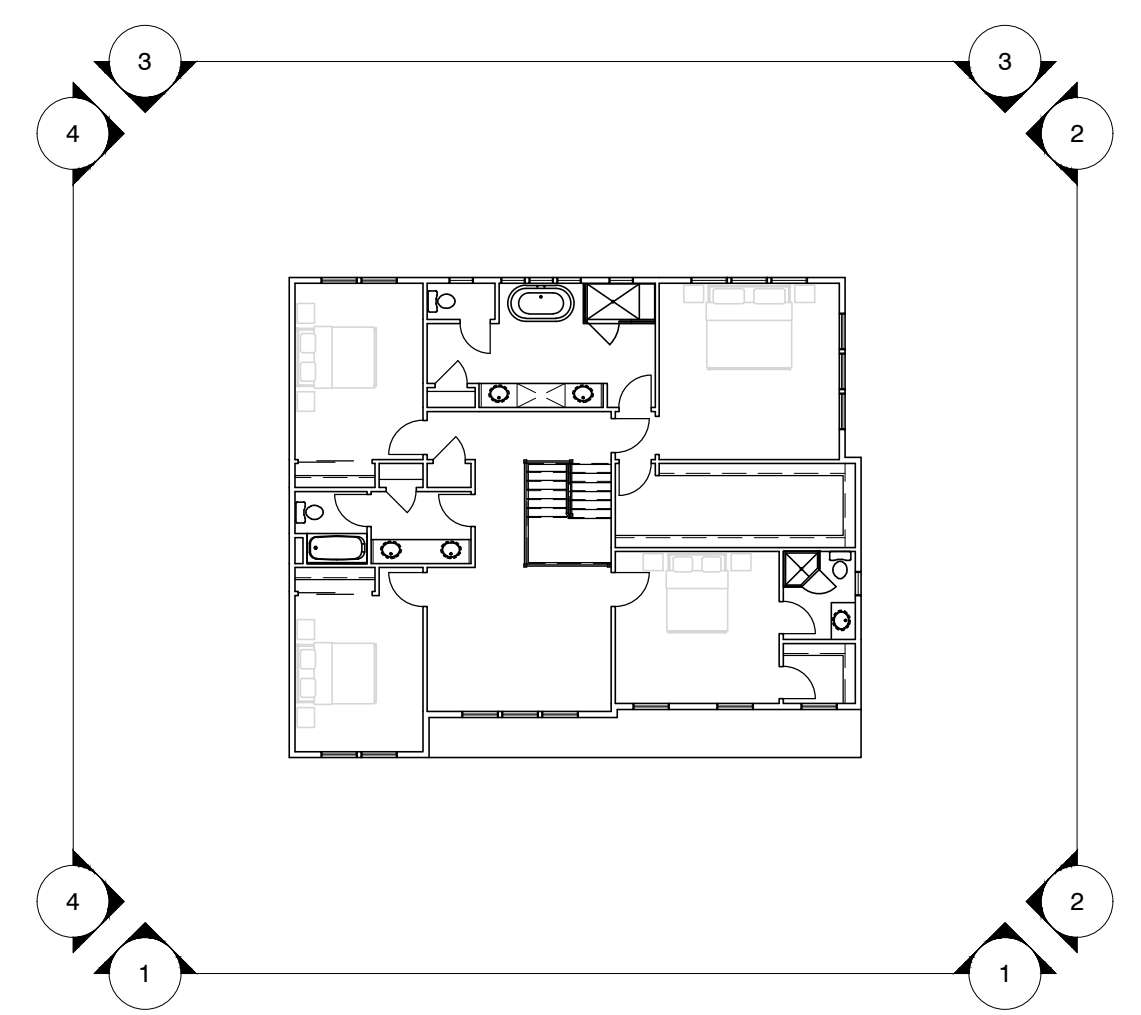
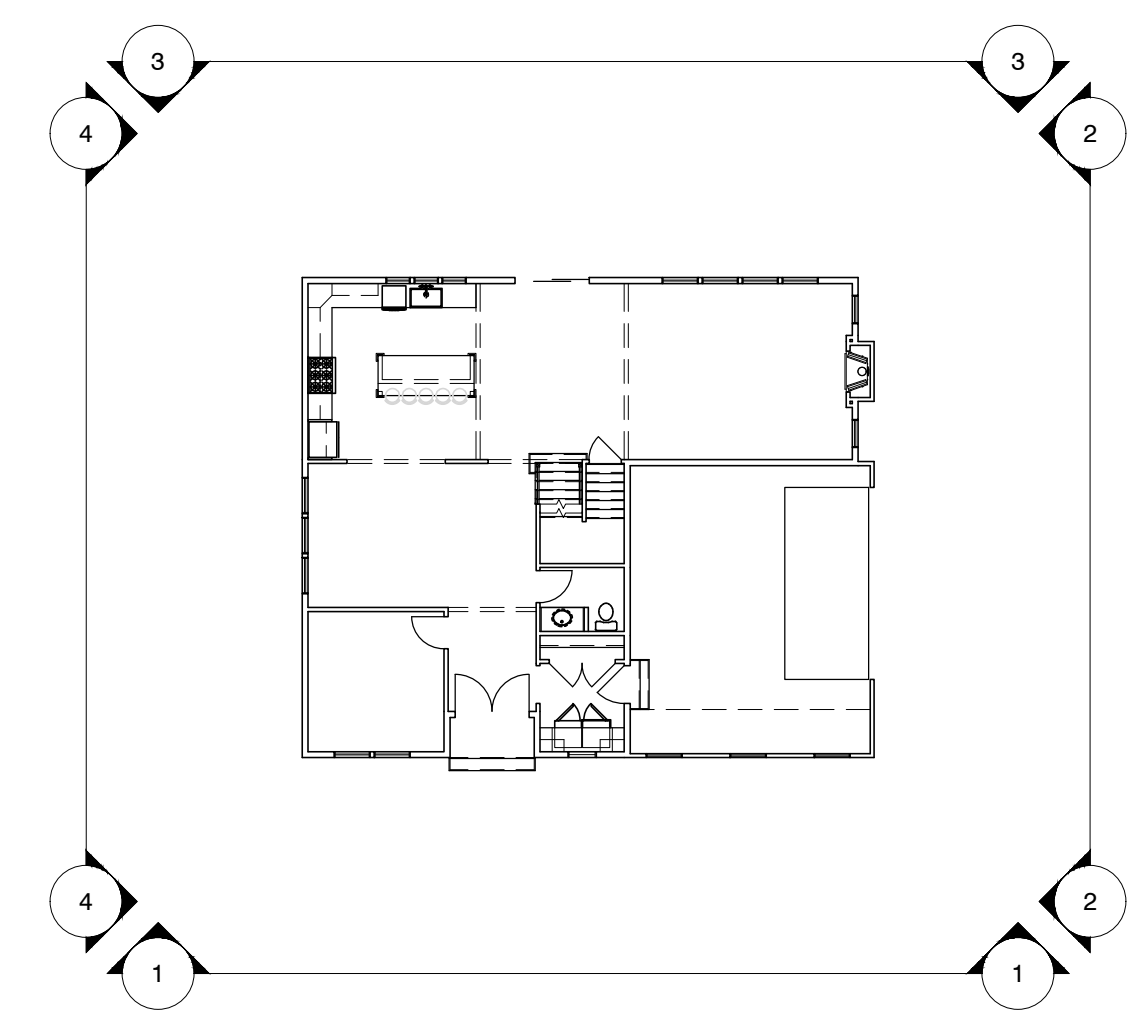
drawing no.

**A-2.10**



3 REAR ELEVATION - PROPOSED  
 1/4" = 1'-0"

4 LEFT ELEVATION - PROPOSED  
 1/4" = 1'-0"



REF. REFERENCE PLAN - ELEVATIONS  
 1/16" = 1'-0"