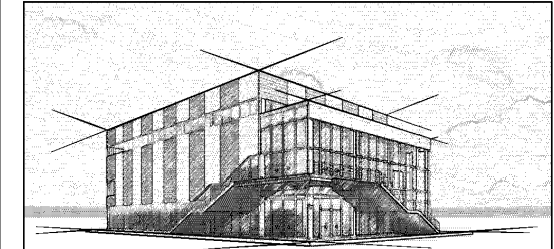


252 PARKWAY AVE, EWING NJ				
R-3 ZONE DISTRICT				
	REQUIRED	EXISTING	PROPOSED	VARIANCE
CORNER LOT SQ FT	10,000 SQ. FT.	3,075 SQ. FT.	3,075 SQ. FT.	
CORNER LOT WIDTH	100'-0"	30'-0"	30'-0"	
FRONT YARD	25'-0"	20'-6"	20'-6"	
SIDE YARD	10'-0"	8'-0"	8'-0"	
REAR YARD	25'-0"	23'-0"	23'-0"	
MAX BUILDING HEIGHT	35'-0"	32'-0"	32'-0"	
MAX LOT COVERAGE	23%	1,208 SQ FT = 39%	1,208 SQ FT = 39%	



**J Design and Consultants LLC**  
 8101 Washington Lane Suite 220  
 Wyncoke, PA 19095  
 Tel. (215) 999-4011

No.	Description	Date

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DESIGN DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN AND DRAWINGS ARE NOT TO BE SCALED.

STAMP AND SEAL



MAPLEPRIME LLC

252 PARKWAY AVE  
EWING NJ

FLOOR PLAN

Project number 252P  
 Date 05/01/2023  
 Drawn by JW  
 Checked by Checker

**A-100**  
 Scale 1/4" = 1'-0"

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