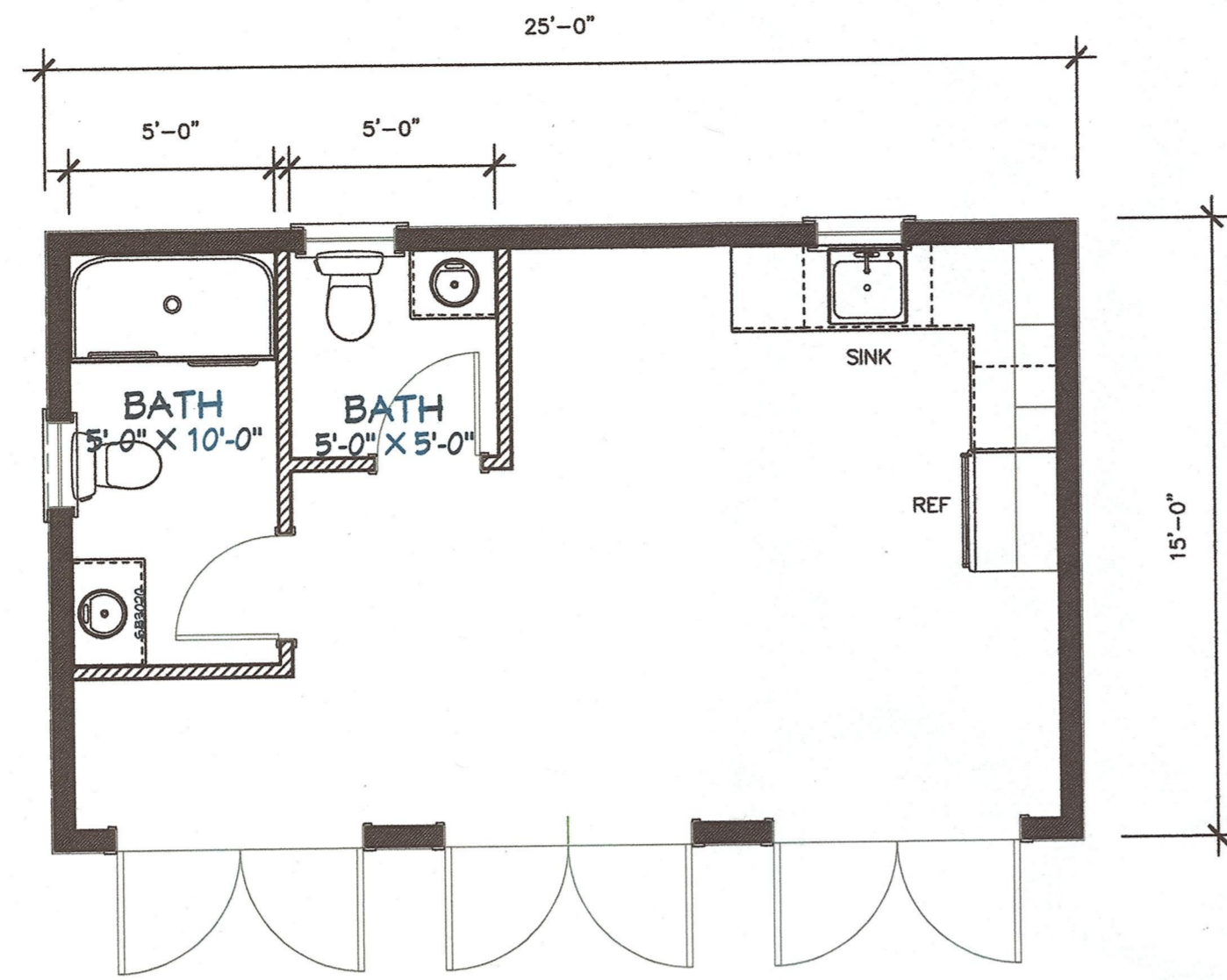


NEW POOL HOUSE 310 COBBLESTONE WAY

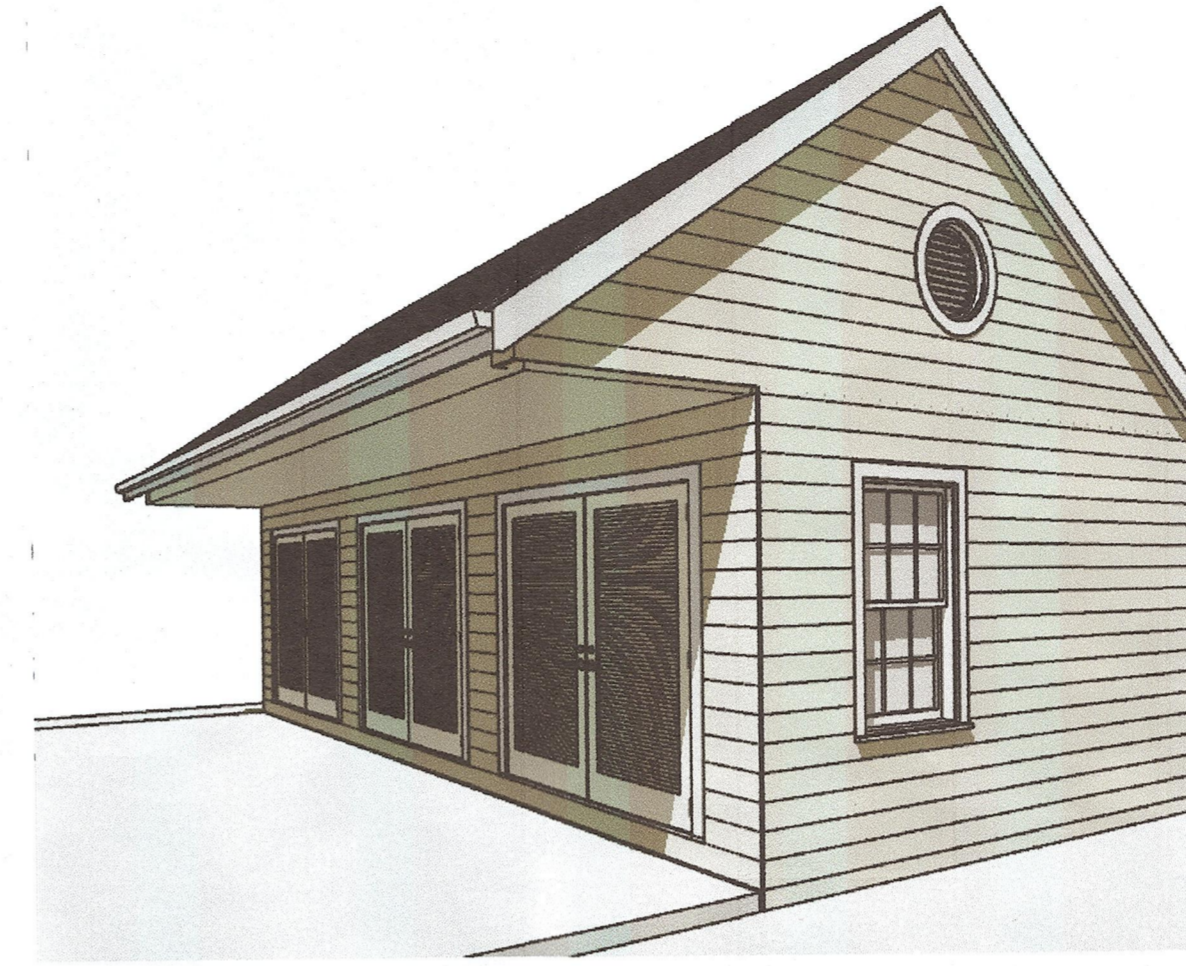
LAWRENCE TOWNSHIP, NEW JERSEY



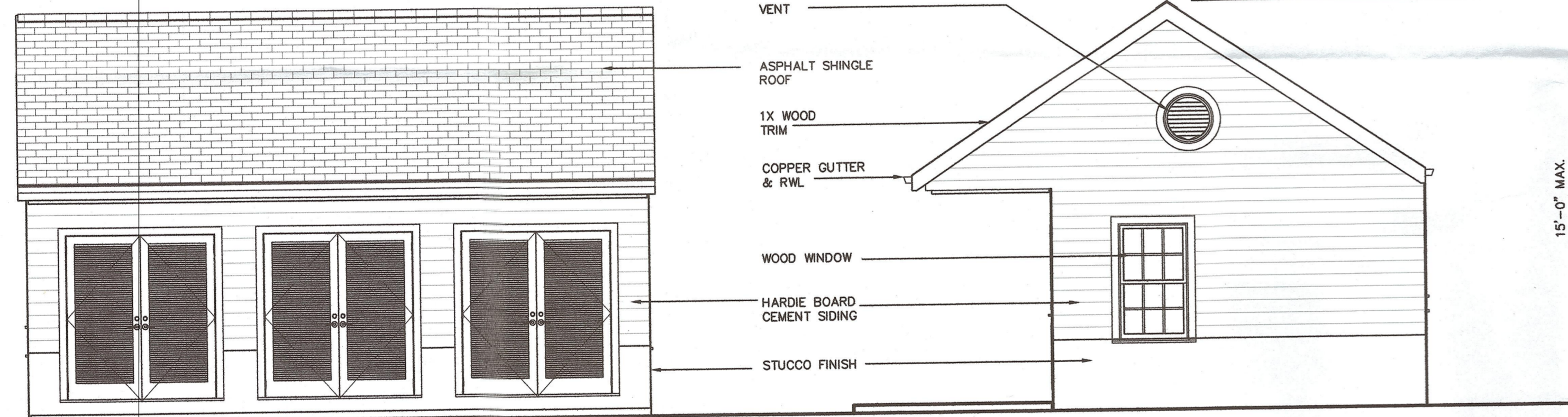
ZONING DISTRICT MAP
NOT TO SCALE



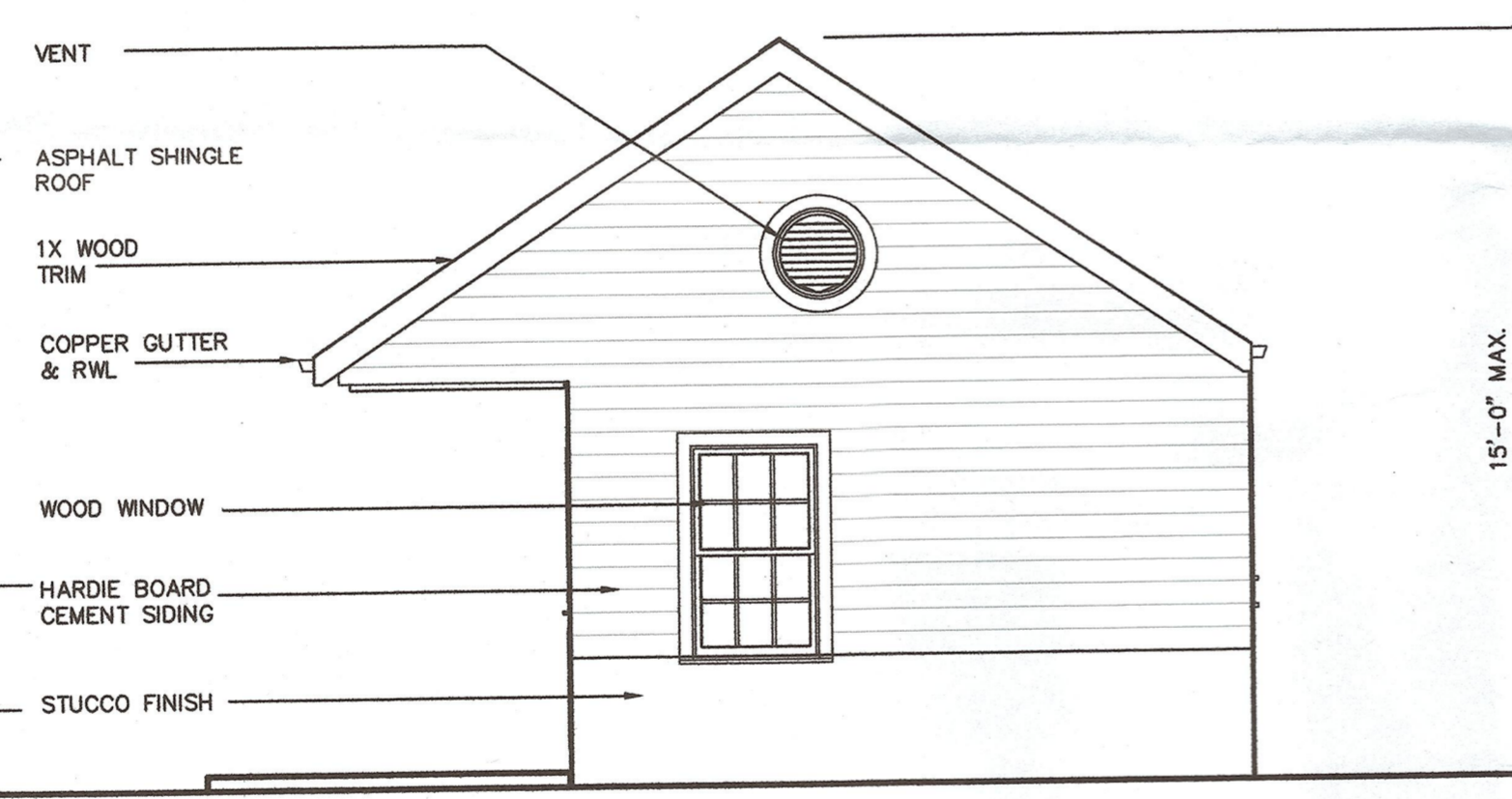
POOL HOUSE PROPOSED
375 SQ FT
1/4"=1'-0"



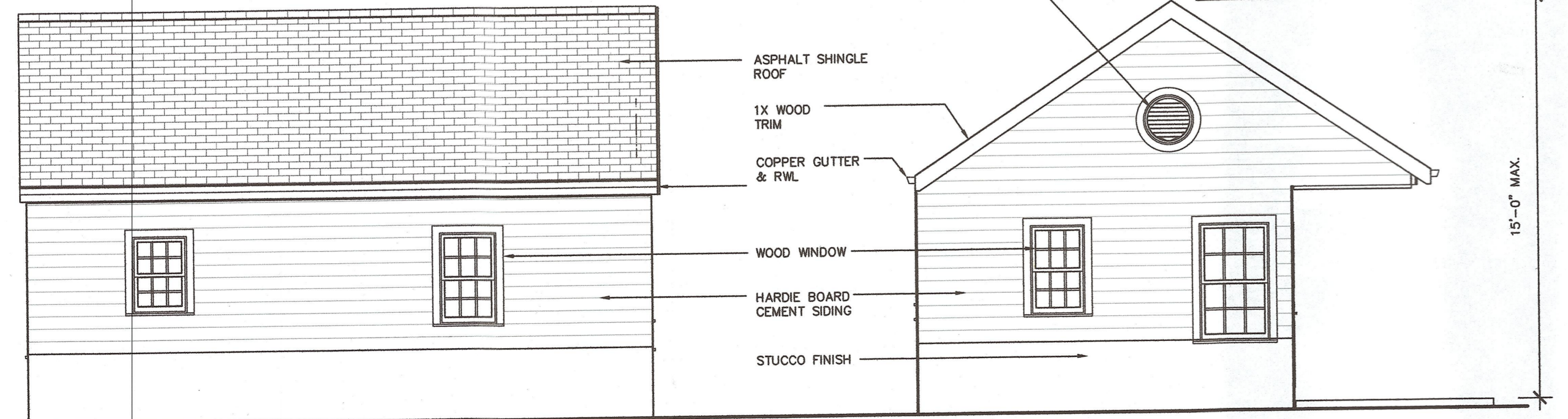
EXTERIOR PERSPECTIVE
1/4"=1'-0"



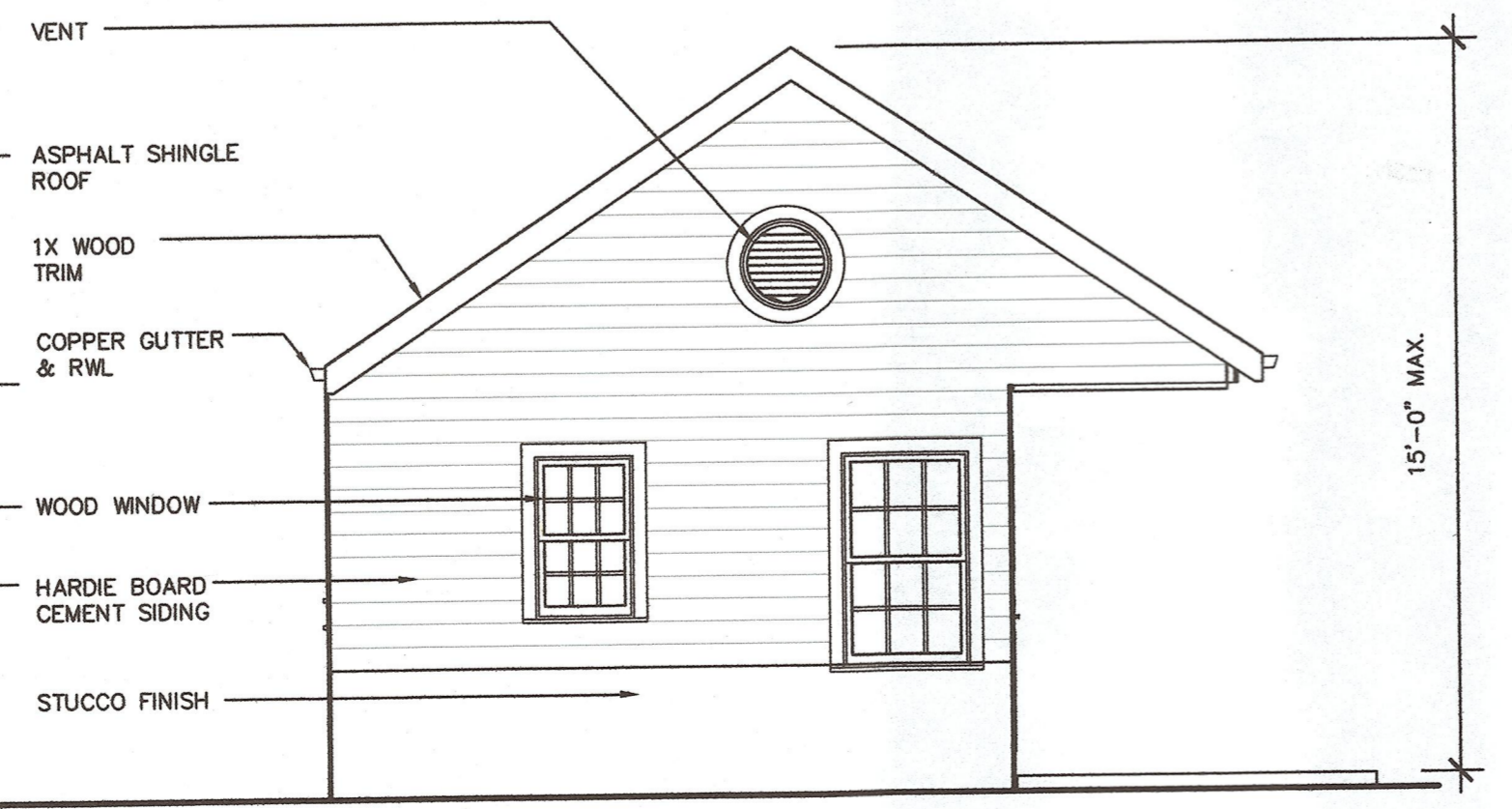
FRONT ELEVATION
NOT TO SCALE



RIGHT SIDE ELEVATION
NOT TO SCALE



FRONT ELEVATION
NOT TO SCALE



RIGHT SIDE ELEVATION
NOT TO SCALE

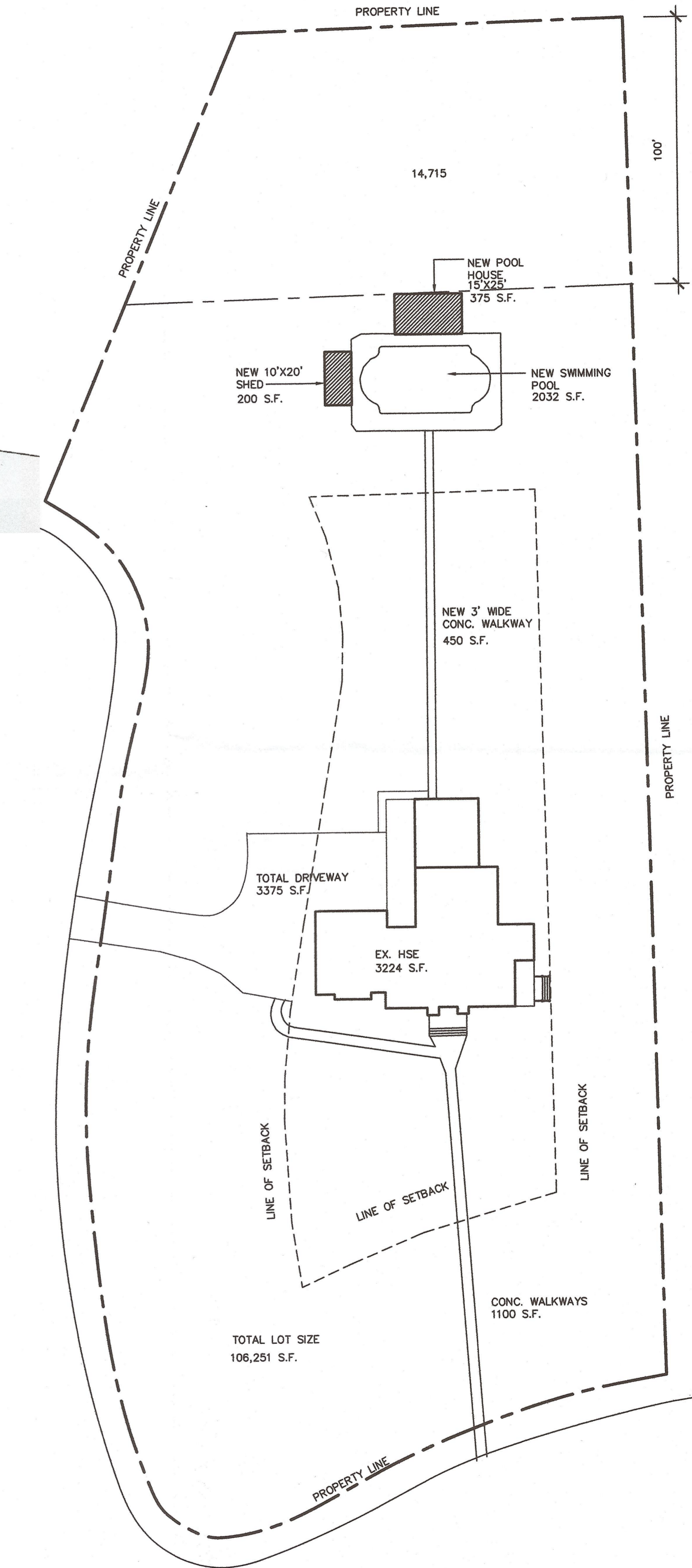
OWNER: MR. & MRS. Mc CELLAN, 310 COBBLESTONE WAY, LAWRENCE TOWNSHIP, NEW JERSEY
PREPARED BY: LIONEL A. SCRIVEN, ARCHITECT, 45 DELAWARE AVENUE, LAMBERTVILLE, NEW JERSEY
APPLICANT: MR. & MRS. Mc CELLAN, 310 COBBLESTONE WAY, LAWRENCE TOWNSHIP, NEW JERSEY

SINGLE FAMILY RESIDENTIAL ZONING REQUIREMENTS			
ZONING DISTRICT	EP-2	2.5 AC	
	REQUIRED	PROVIDED	VARIANCE
MIN. LOT FRONTAGE	200 FT	200 FT	NO
MIN. FRONT YARD	100 FT.	155 FT.	NO
MIN. SIDE YARD	50 FT.	75 FT.	NO
MIN. REAR YARD	50 FT.	100 FT.	NO
MIN. ACREAGE	1 ACRE	2.4 ACRE	NO
MAX. IMPERVIOUS SURFACE RATIO	.13	.10	NO

BUILDING & PROJECT DATA
(ALL DIMENSIONS SHOWN ARE +/-, FIELD VERIFICATION IS REQUIRED)

PROJECT
THE SCOPE OF WORK FOR THIS PROJECT IS TO:
1. INSTALL A NEW SWIMMING POOL
2. CONSTRUCT A NEW POOL HOUSE
3. ADD ADDITIONAL DRIVEWAY & WALKWAY
4. INSTALL A NEW SHED

ZONING DISTRICT: EF-2
EXISTING USE GROUP: R-5
PROPOSED USE GROUP: R-5
CONSTRUCTION TYPE: 5B



PLOT PLAN

NOTE: THIS IS NOT A SURVEY AND IS NOT INTENDED TO REPRESENT ONE - THIS PLOT PLAN IS FOR BUILDING DEPT. INFORMATION ONLY.

Lionel A. Scriven
Architect
45 Delaware Avenue
Lambertville, New Jersey 08530
609.947.4069
lionscriven@gmail.com



PROJECT NAME
NEW POOL HOUSE
310 COBBLESTONE WAY
LAWRENCE TWP., N.J.

DATE: 10/20/21
PROJECT NO.
SCALE: AS NOTED
DRAWN BY: LAS

SHEET TITLE
**FLOOR PLAN
PLOT PLAN
BUILDING & ZONING DATA**

NO.	DATE	DESCRIPTION