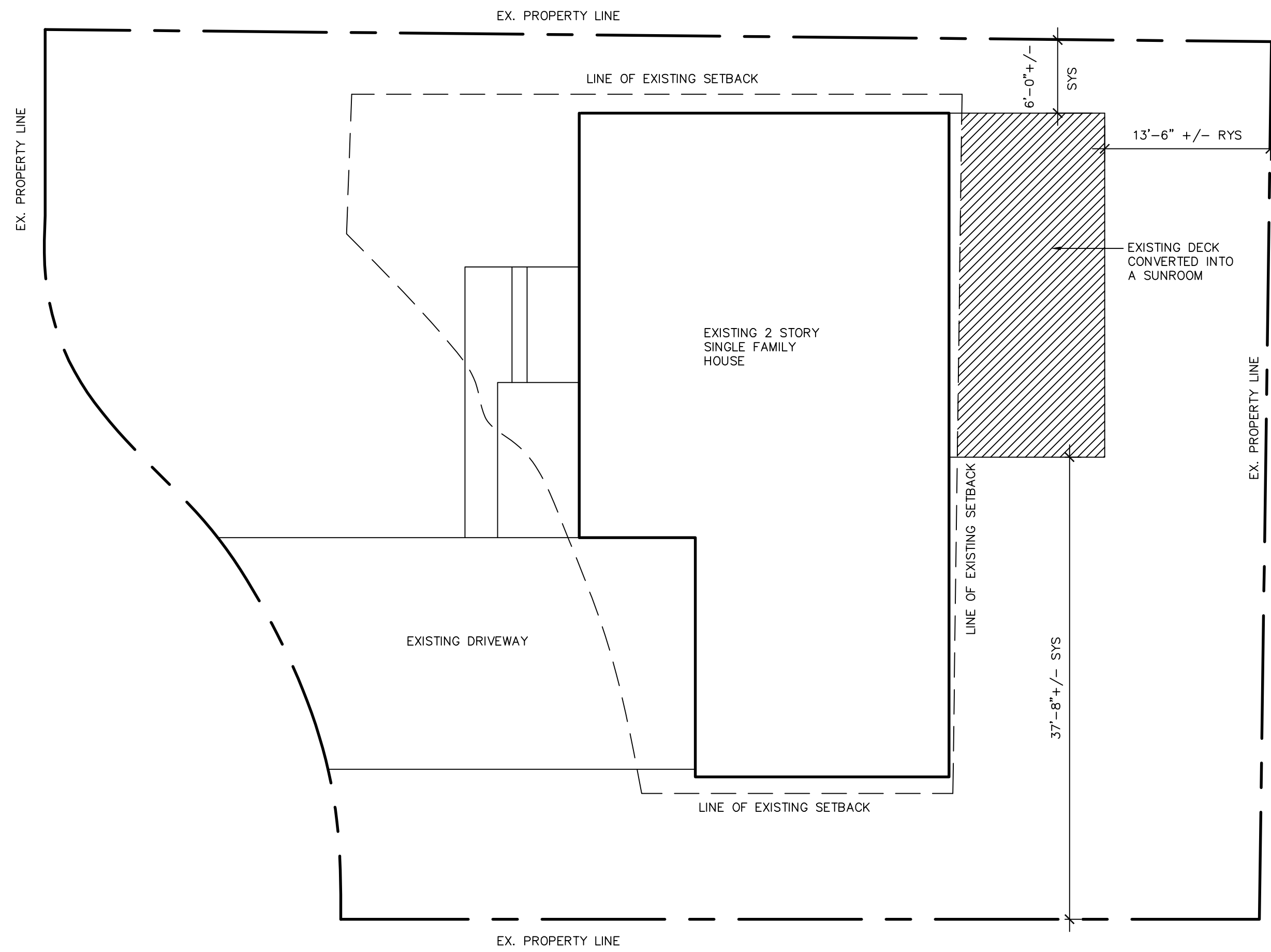


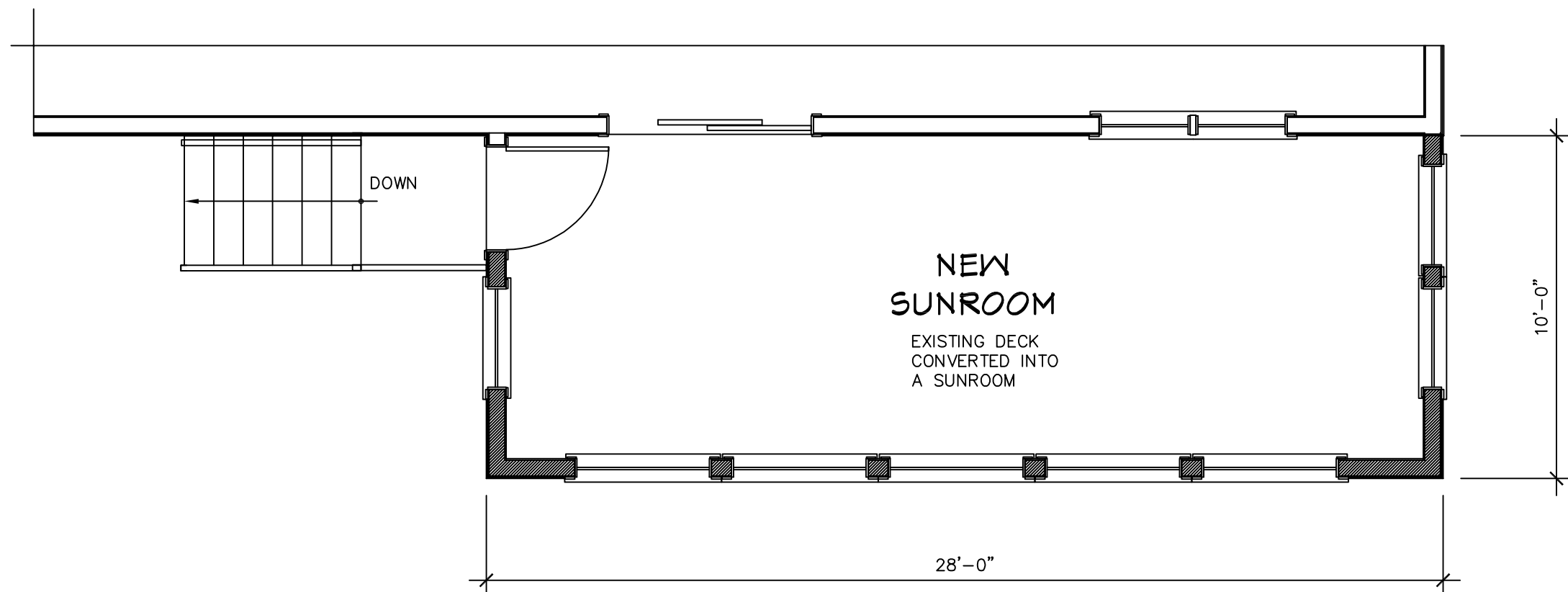
NEW REAR SUNROOM 31 PORT MERCER ROAD

LAWRENCE TOWNSHIP, NEW JERSEY



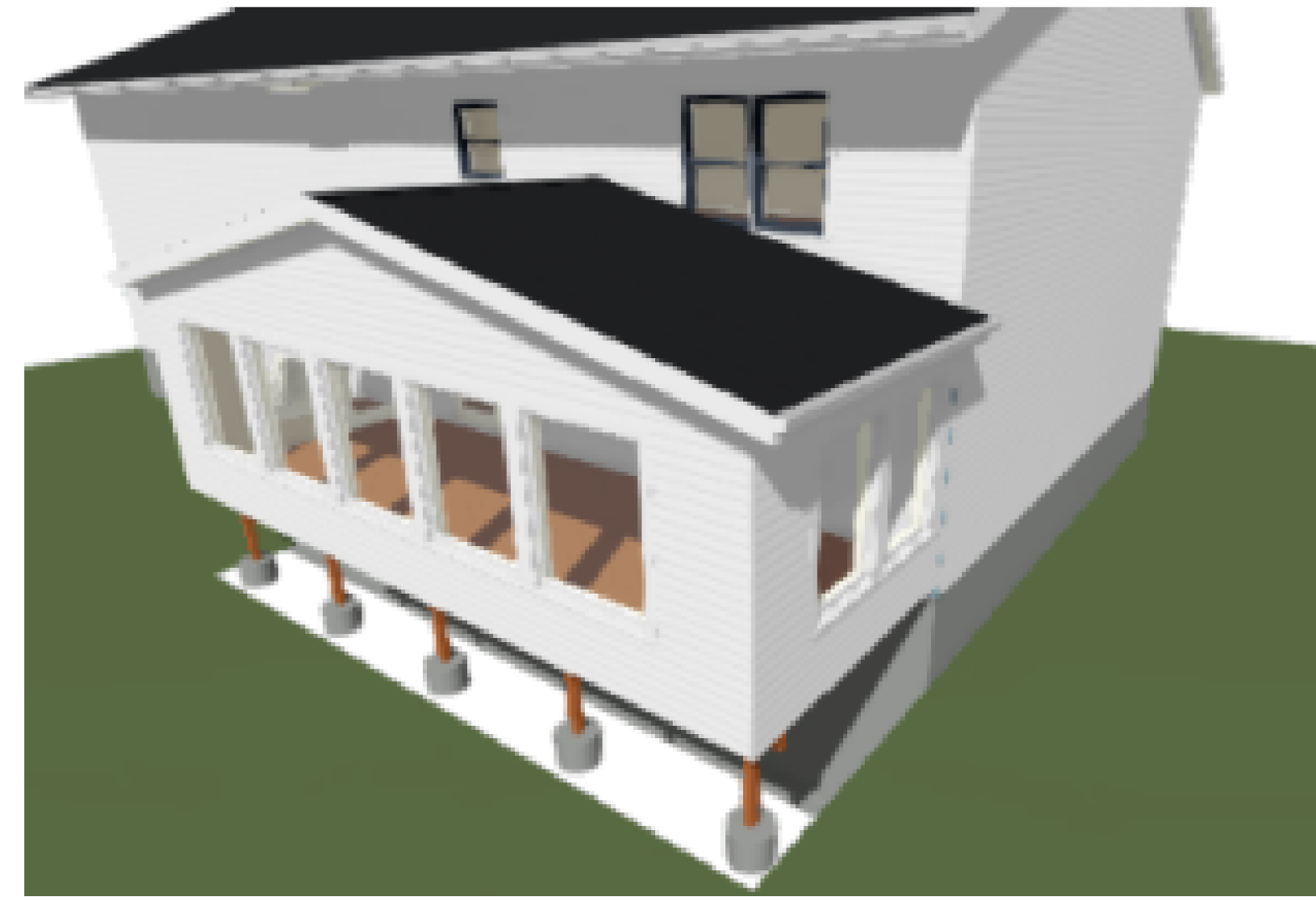
PLOT PLAN

SCALE 1/8"=1'-0"



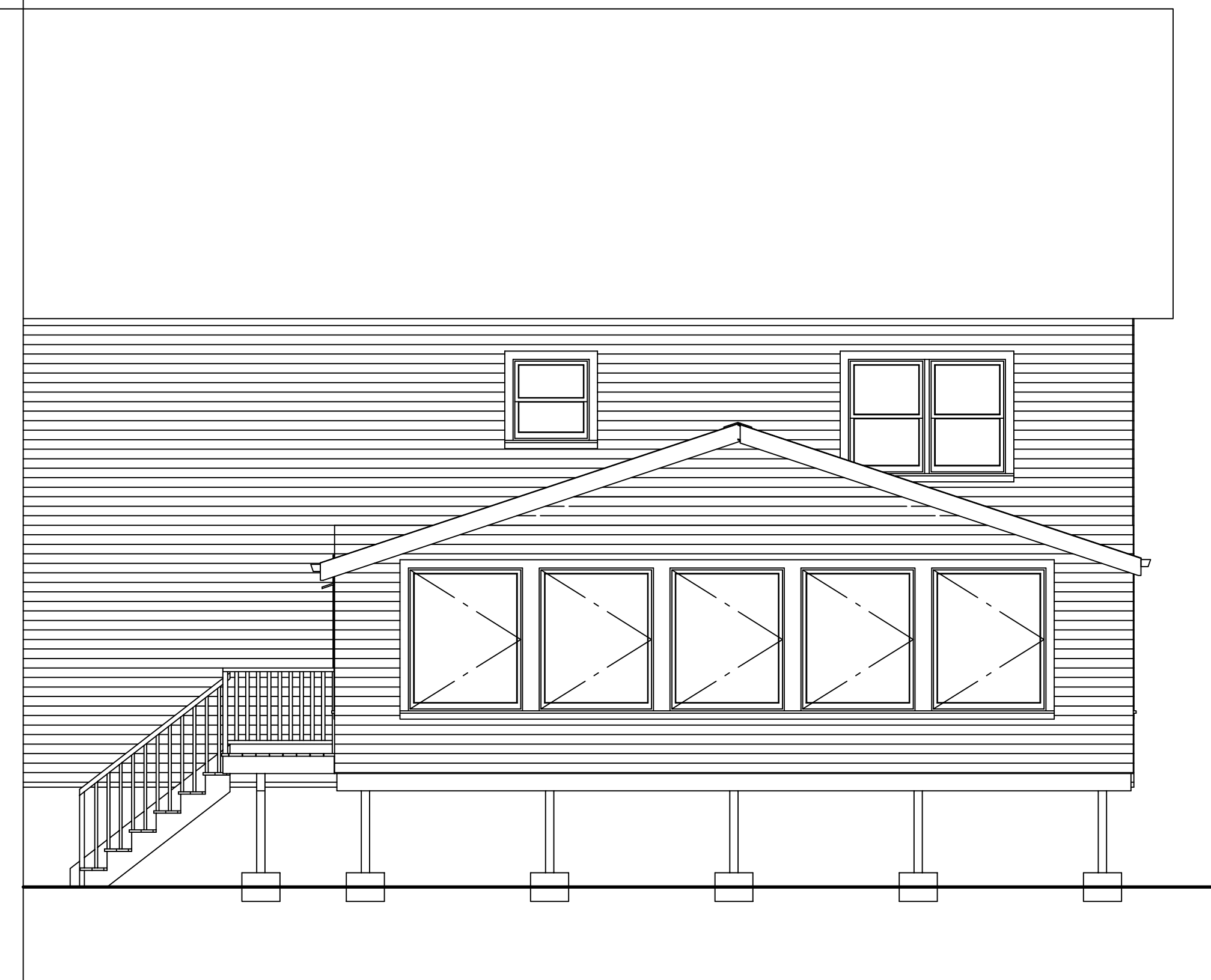
PARTIAL FLOOR PLAN

SCALE : 1/4" = 1'-0"



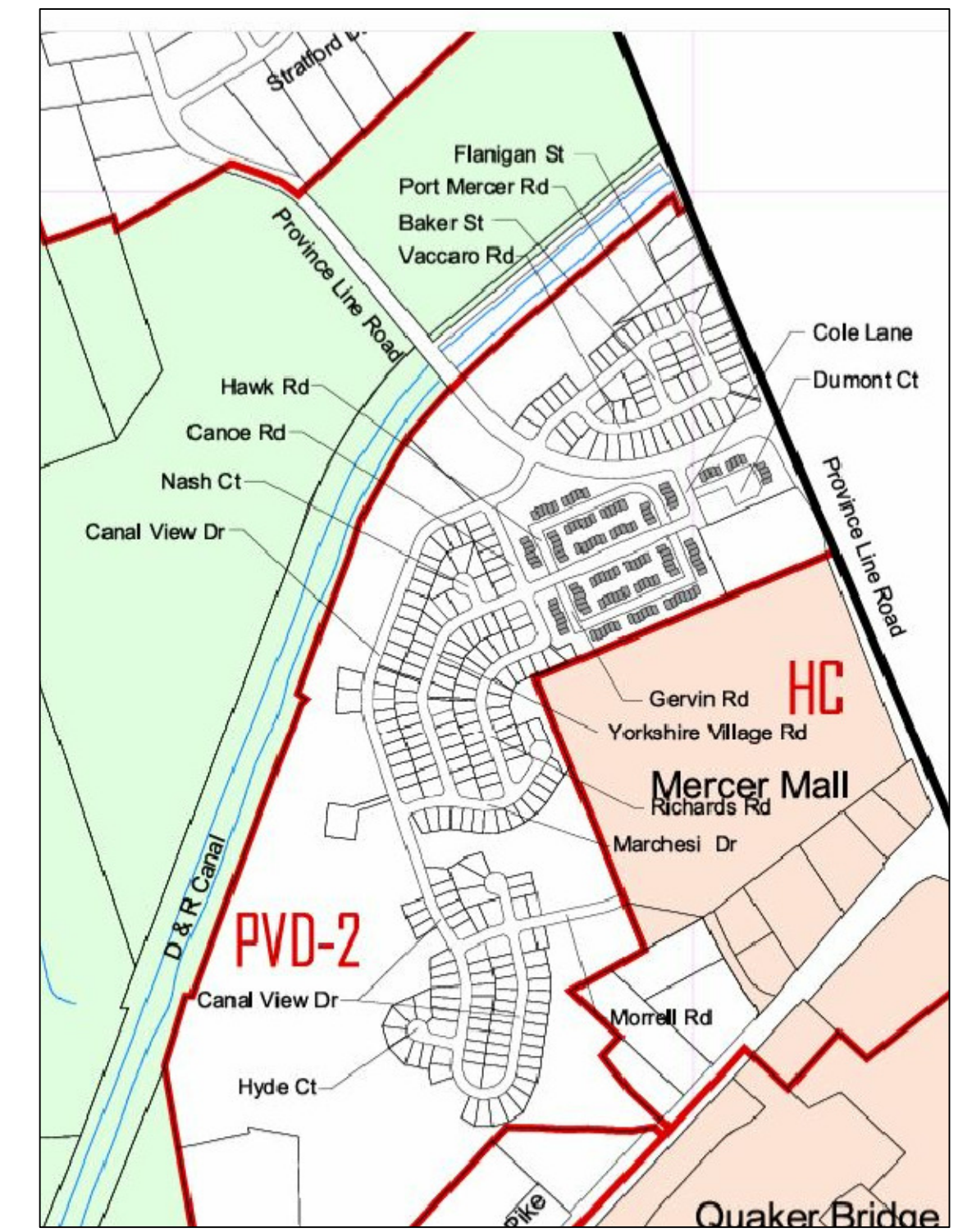
PERSPECTIVE

NOT TO SCALE



REAR ELEVATION

NOT TO SCALE



ZONING MAP

PVD-2

ZONING DIST. PVD-2	REQUIRED	PROVIDED	VARIANCE
MIN. LOT AREA (S.F.)	9,000 S.F.	6,365 S.F.	N/A EXIST.
MIN. LOT FRONTAGE	75 FEET	78 FT +/-	NO
MIN. LOT WIDTH (FEET)	75 FEET	73 FEET	N/A EXIST.
MIN. LOT DEPTH	90 FEET	100 FEET	NO
MIN. LOT FRONT YARD	30 FEET	30 FEET	NO
MIN. SIDE YARD (FEET)	10 FEET	6 FEET	YES
MIN. REAR YARD (FEET)	35 FEET	13'-6"	YES
MIN. USEABLE YARD AREA	20% OF EA. YD	19% REAR YD	N/A EXIST.
MAX. BLDG. HEIGHT	35 FT/2.5 ST.	35 FT/2.5 ST.	NO

PLAN REVIEW INFORMATION

PROJECT ADDRESS:
31 PORT MERCER ROAD
LAWRENCE TOWNSHIP, NEW JERSEY

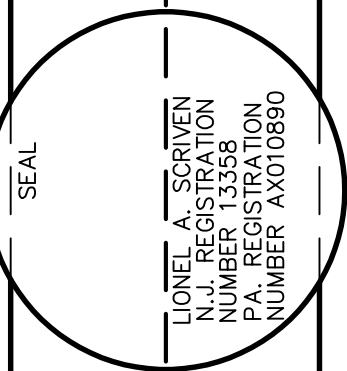
PROJECT DESCRIPTION:

THE SCOPE OF WORK FOR THIS PROJECT IS TO CONVERT AN EXISTING DECK INTO A NEW SUNROOM. THE EXISTING FOOTPRINT REMAINS UNCHANGED.

THESE DOCUMENTS ARE BEING SUBMITTED UNDER THE IRC / NEW JERSEY / 2021 EDITION

SPECIFIC USE GROUP: R-5
PREVIOUS USE GROUP: R-5
TYPE OF CONSTRUCTION: 5B

REVISIONS	NO.	DATE	DESCRIPTION



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PROJECT NAME
NEW REAR SUNROOM
31 PORT MERCER ROAD
LAWRENCE TOWNSHIP, N.J.

DATE: 10/2/24
PROJECT NO.
SCALE: AS NOTED
DRAWN BY: LAS

SHEET TITLE
SPECIFICATIONS & NOTES
BUILDING DATA

A-1

SHEET 1 OF 1