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6 Antietam Rd

Sturbridge Lakes
Architectural Review

Pandemic Shed Replacement

09/16/2020

Eric & Jennifer Blumberg

Jen24dc@gmail.com

305-335-6641

STURBRIDGE LAKES ARCHITECTURAL CONTROL COMMITTEE

APPLICATION FOR CHANGE OR ALTERATION

NAME Eric and Jennifer Blumberg

DATE September 16, 2020

ADDRESS 6 Antietam Road Voorhees, NJ 08043

PHONE 305-335-6641

EMAIL jen24dc@gmail.com

(your address will be added to the email alert list and you will receive approval notification by email)

Note: This completed form will be available for for viewing on theLaker.net

1. Draw a simple sketch below to indicate location, dimensions, materials, color and other pertinent information, or attach a copy of your plans.
2. Attach a copy of your lot survey on which you have drawn (to scale) the structure.
3. Submit 1 copy each (except swimming pools) of the following: this form, any plans, your lot survey
4. For swimming pools only, 2 copies of the following: this form, lot survey, pool plans, landscape plans (existing and proposed), soil erosion plan, and wastewater disposal plans (backwash and draining)
5. For tree removal and other landscape changes, on lot survey mark location of ALL trees noting the ones you wish to remove and why. Also, lightly shade all areas of property left 'undisturbed' to show compliance with our 20% undisturbed natural vegetation per Article V, Section 1. (p) of the C & R's.

Any questions call the Management Office: 888-884-8490

PLEASE MAIL COMPLETED APPLICATION TO:
Sturbridge Lakes Architectural Control Committee
c/o MAMCO
14000 Horizon Way, Suite 200
Mt. Laurel, NJ 08054

owner signature
Owner grants permission to Architectural
Committee and/or SLA Trustees to enter
property to inspect proposed site.

NOTES:
1. Resident is required to obtain all Voorhees Township, state, and any other necessary permits. Call 429-0647
2. Applications cannot be processed unless residents are current in their Association Dues
3. Residents should be advised that if an architectural matter must be referred to the Association attorney, the attorney's costs will become the financial responsibility of the homeowner.

APPROVED UNCONDITIONALLY _____

Chairperson

APPROVED CONDITIONALLY _____
(See Attachments)

Date

REJECTED _____
(See Attachments)

Property Manager

Date

_____ Application cannot be processed because Association dues are delinquent. Please resubmit after dues are paid.

Manager

Date

revised 4/08

6 Antietam Rd Pandemic Shed Application Overview

The Pandemic has put us all in an impossible situation. We are now working from home unit at least late 2021, as well as currently educating our 2 children (7 & 9 years old) from home. Like many of the lake houses around us, we do not have a basement. We do not have the appropriate separation of space needed to be able to both live, work and educate our children. The dining room and other open spaces just don't work with all the noise generated with the video conferences we do for work and our children's live remote online learning. We either disrupt our children or they disrupt us and our work teams.

We have found an acceptable solution, below, and we have talked to, and worked closely with, our neighbors Dave and Kathy Kelbaugh of 4 Antietam Rd, as well as our new neighbors Sean and Melanie Ryan of 8 Antietam Rd, and came up with a plan they fully support and we feel enhances our property and our immediate micro neighborhood. It also sets a good design standard. This is actually my background as I have a Masters in Architecture, my father is a practicing architect, while I own a tech company.

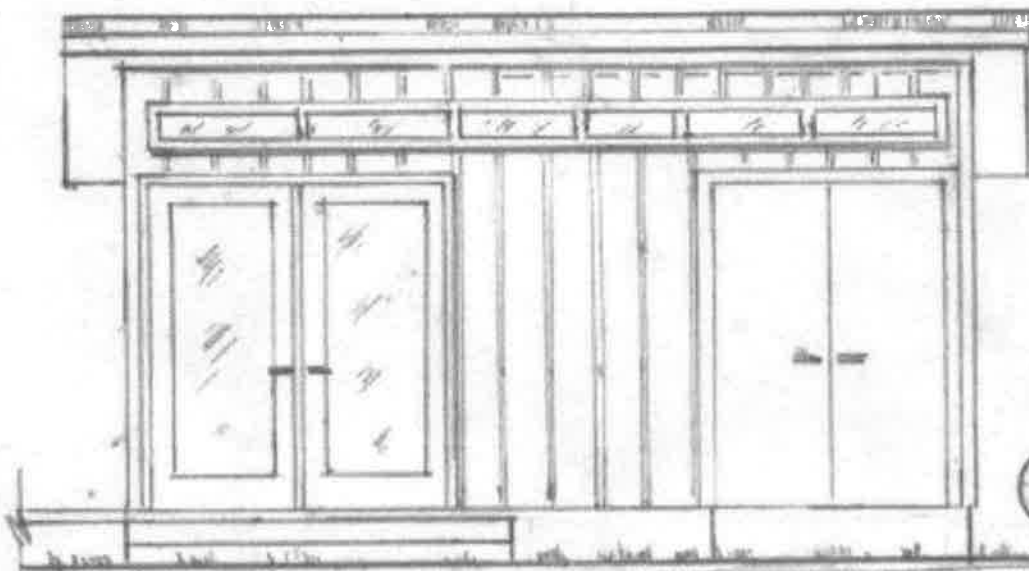
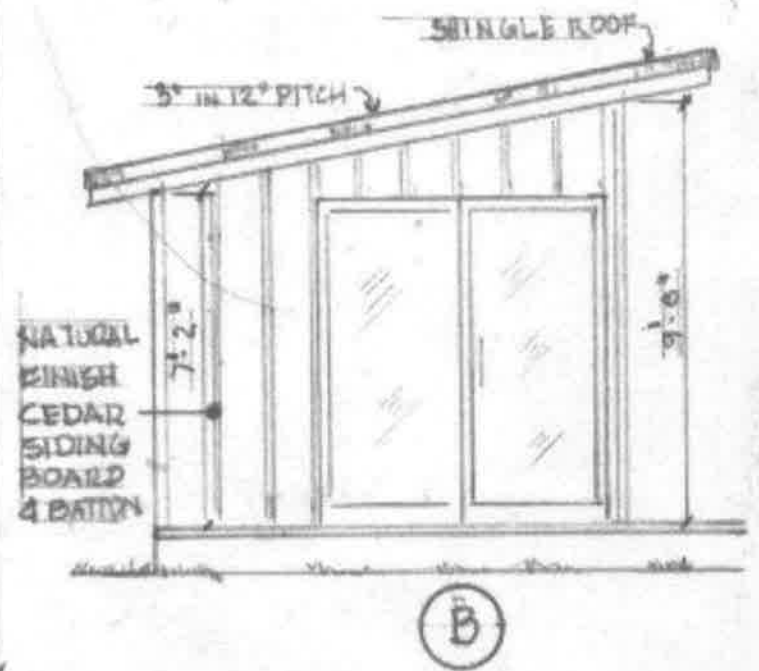
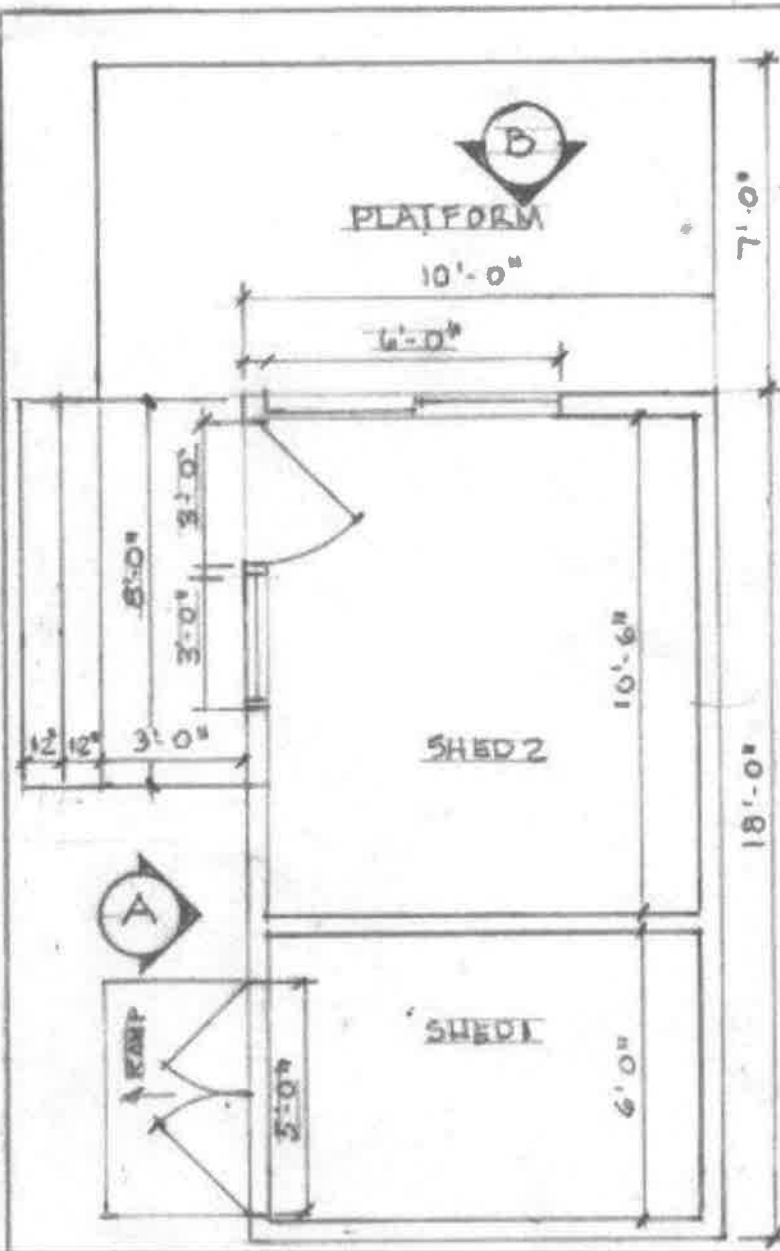
Solution

We decided to spend more, and carefully design a shed solution using a well know shed company. Instead of adding a 2nd shed we are replacing the existing wooden structure and creating 1 larger shed w/2 sections that provides better aesthetics and functionality.

The solution is - we created two separate shed areas in one shed. We maintain the storage we need with an independent entrance and workspace overlooking the lake that can be a beautiful art studio or lake-shed down the line when the pandemic passes. The aesthetically appealing dual shed solves all our needs, and maintains a high design standard as it blends into the beautiful lakeside landscape while preserving all our large oaks and pines and matching all setback requirements.

We have picked earthtone brown which is similar to the original color of our existing shed. This blends the shed into the natural landscape of the trees. We are also doing a green shingle roof to link to the leaves as well as to match the roof our house.

Our existing shed is not being destroyed. We have offered it to our new neighbors as a housewarming gift. They will be submitting an application once we get all our approvals. Thank you for you time and support, *Eric & Jennifer Blumberg*



REPLACEMENT SHED
FLOOR PLAN
ELEVATIONS
 SCALE 1/4" = 1'-0"

BLUMBERG ASSOCIATES
 ARCHITECTURE ENGINEERING INTERIOR PLANNING
 103 So. Cambridge Ave. Ventnor, N.J. 08406

6 ANTITUM ROAD
 VOORHEES, N.J.

DATE 9/8/2000
 PROJ
 DWG A-100

Elevation Photos show the replacement shed's location to the original shed. The images also show the careful site placement between our Oaks and Pines to insure we do not disturb them. We have used natural brown colors to blend with the tree trunks and the natural surroundings. In addition the sheds having a green shingle roof to match the leaves as well as the roof of our house.



Existing Shed



Elevation



Computer Rendering



2025 Valley Rd.
Morgantown, PA 19543

Deliver To: Blumberg 6 Antietam Rd. Voorhees, NJ 08043

Details

Shed: **Door: Shed 1 Glass - Shed 2 Brown(solid)**
Roof: Green Shingles **Trim (Around Doors): Brown to match wood ship-lap siding**
Corner Trim: Brown
Fascia Trim: Brown-Highlight

Description

10x18 Studio 1 w LP Smart Grooveless Siding - Modern Shed Collection

- Standard Features Include
- Pressure Treated skids
- 2x4 Floor Joists at 16 inches on center with 5/8th Flooring
- 2x4 Walls and 2x6 rafters at 16 inches on center
- Back wall height 7ft 6in
- Modern White Transoms across the front
- Brown Painted LP Smart Siding with Battens
- Large overhangs 1ft sides and back and 18in on the front
- 3/12 pitch to accommodate shingles
- Ice and Snow shield per sq. ft., required for shingles
- Custom Order GAF Timberline 30 Year Shingles (price per sq. ft.) (Hunter Green)
- Vented soffit per ft.
- Upgrade Floor to treated plywood and 2x4 8" O.C.
- Upgrade from 4x4s to 4x6 pressure treated skids
- Board and Batten Smart Panel siding - Brown

Shed dividing Partition Wall with 1/2" plywood on one side of the wall (per sq. ft.) - separation from foundation through roof structure

Change to

Shed #1

- (No glass) to 5ft Prehung Modern doors
- no windows on any walls except transom across front

- Shed #2

Front : 6' double painted Brown prehung french door with full glass, and fixed panel on right side.
 Side: 6' Prehung Kinro Sliding Patio Door (80" high), Painted Brown