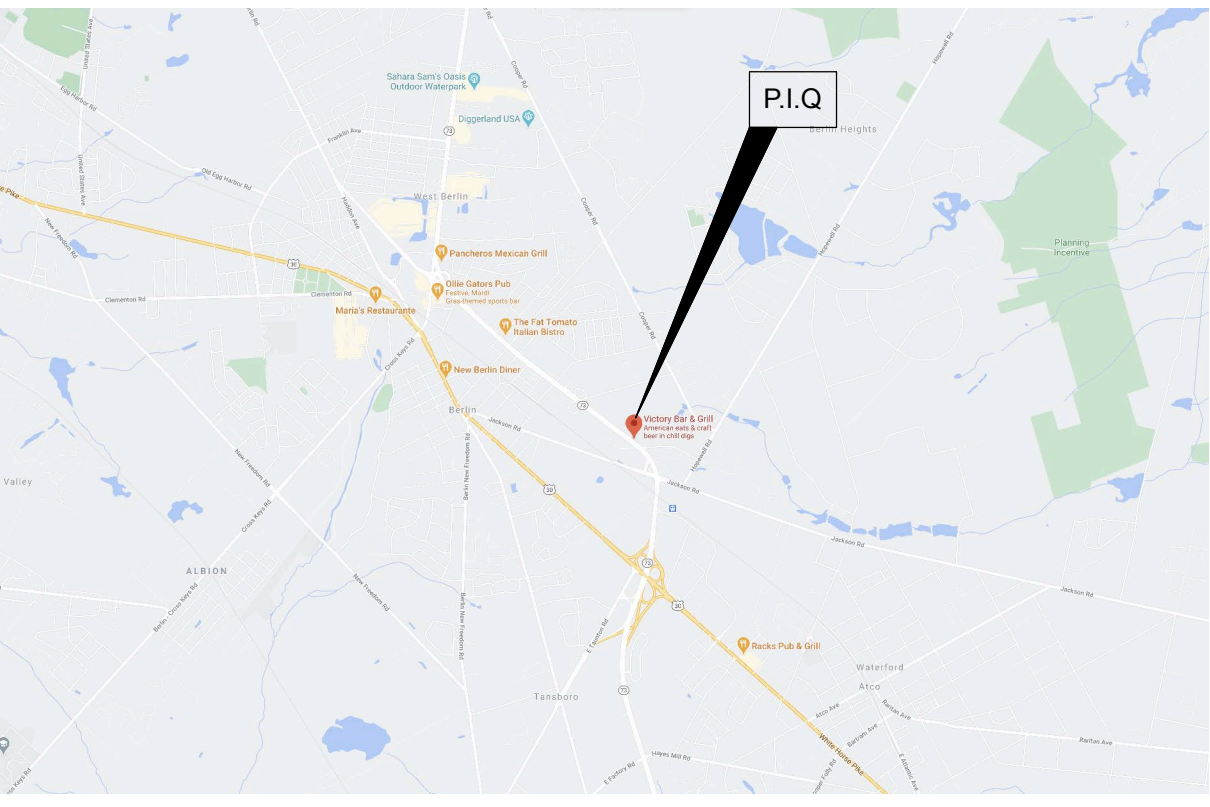


LOCATION MAP



APPLICANT DATA:

APPLICANT:	VICTORY BAR & GRILL
APPLICANT POINT OF CONTACT:	--
APPLICANT ADDRESS:	--
APPLICANT PHONE NUMBER:	--

BUILDING & SITE DATA:

ADDRESS OF SUBJECT PROPERTY	795 S NJ-73, WEST BERLIN, NJ 08091
DISTRICT:	BERLIN TOWNSHIP, NJ
ZONE OF DISTRICT	PINELAND COMMERCIAL (C-3)
BLOCK:	1605
LOT:	1 & 1.02
MUNICIPAL TAX SHEET:	---
SCOPE:	<input type="radio"/> CONCEPTUAL <input type="radio"/> MINOR SUBDIVISION <input type="radio"/> MAJOR SUBDIVISION: PRELIMINARY <input checked="" type="radio"/> MAJOR SITE PLAN: PRELIMINARY <input type="radio"/> INTERPRETATION <input type="radio"/> "C-1" VARIANCE (STATE # ____) <input type="radio"/> "D" VARIANCE (STATE # ____)
	<input type="radio"/> APPEAL FROM ZONING <input type="radio"/> MINOR SITE PLAN <input type="radio"/> MAJOR SUBDIVISION: FINAL <input type="radio"/> MAJOR SITE PLAN: PRELIMINARY <input type="radio"/> CONDITIONAL USE <input type="radio"/> "C-2" VARIANCE (STATE # ____)

ZONING REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED	WAVAR/VARIANCE
LOT SIZE:	20,000 S.F. (MIN)	159,029 S.F.	EXISTING	
LOT WIDTH:	100 FT (MIN)	323.25 FT	EXISTING	
LOT DEPTH:	150 FT (MIN)	---	EXISTING	
FRONT YARD SETBACK:	50 FT (MIN)	25.58 FT**	26.33 FT**	W1
SIDE YARD SETBACK:	15 FT (MIN)	0 FT	EXISTING	W2
REAR YARD SETBACK:	25 FT (MIN)	26.33 FT	EXISTING	
BUILDING HEIGHT:	35 FT			
COVERAGE: BUILDING	50% (MAX)	4.9% 7,840 S.F.	6.2% 9,868 S.F.	
COVERAGE: LOT (%)	-- (MAX)	39.05%	39.14%	
COVERAGE: LOT (SF)	-- (MAX)	62,106 S.F.	62,266 S.F.	

	REQUIRED	EXISTING	PROPOSED	WAVAR/VARIANCE
LOT SIZE:	20,000 S.F. (MIN)	65,523 S.F.	EXISTING	
LOT WIDTH:	100 FT (MIN)	298 FT	EXISTING	
LOT DEPTH:	150 FT (MIN)	597.5 FT	EXISTING	
FRONT YARD SETBACK:	50 FT (MIN)	N/A	34 FT	W3
SIDE YARD SETBACK:	15 FT (MIN)	N/A	0 FT	W4
REAR YARD SETBACK:	25 FT (MIN)	N/A		
BUILDING HEIGHT:	35 FT (MAX)			
COVERAGE: BUILDING	50% (MAX)	N/A	0.9% 787 S.F.	
COVERAGE: LOT (%)	-- (MAX)	15.33%	16.5%	
COVERAGE: LOT (SF)	-- (MAX)	13,282 S.F.	14,291 S.F.	

WAIVER / VARIANCE REQUESTS:

- W1: WAIVER REQUESTED FOR LOT 1 FOR CONTINUATION OF EXISTING NON-CONFORMING FRONT YARD SETBACK (28.58 FT EXISTING, 26.33 FT PROPOSED, 50 FT REQUIRED)
- W2: WAIVER REQUESTED FOR LOT 1 FOR CONTINUATION OF EXISTING NON-CONFORMING SIDE YARD SETBACK (0 FT EXISTING, 0 PROPOSED, 15 FT REQUIRED)
- W3: WAIVER REQUESTED FOR LOT 1 FOR CONTINUATION OF EXISTING NON-CONFORMING FRONT YARD SETBACK (34 FT PROPOSED, 50 FT REQUIRED)
- W4: WAIVER REQUESTED FOR LOT 1.02 FOR NON-CONFORMING SIDE YARD SETBACK (0 FT PROPOSED, 15 FT REQUIRED)

PARKING REQUIREMENTS:

USE CLASS	USE DETAIL & REQUIREMENT	PROPOSED SEATS	REQUIRED PARKING
RESTAURANTS	ONE (1) SPACE PER THREE (3) SEATS PLUS ONE (1) SPACE FOR EACH TWO (2) EMPLOYEES ON THE SHIFT OF THE GREATEST EMPLOYMENT	260 SEATS (EXISTING) 53 SEATS (PROPOSED) 313 SEATS (TOTAL) 12 EMPLOYEES	105 6

TOTAL NUMBER OF REQUIRED PARKING SPACES:	111
TOTAL NUMBER OF EXISTING PARKING SPACES:	142
TOTAL NUMBER OF PROPOSED PARKING SPACES:	143

SURVEYOR INFORMATION:

NOTE: THE EXISTING SURVEY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM SURVEY PREPARED AND DATED BY THE FOLLOWING LICENSED SURVEYOR(S):

PENNONI ASSOCIATES INC.

PREPARED BY:	ALAN J. IPPOLITO
LICENSE NUMBER:	# GE 28577
PHONE NUMBER:	(856) 547-0505
ADDRESS:	515 GROVE STREET HADDON HEIGHTS, NJ 08035
DATE OF SURVEY:	10-19-2007

NOTE: CONTRACTOR TO VERIFY EXISTING AND PROPOSED GRADES BEFORE CONSTRUCTION. DESIGN ENGINEER IS TO BE NOTIFIED OF ANY DISCREPANCIES AND/OR CHANGES REQUIRED OR PROPOSED AT THE APPROVED PLAN. CONTRACTOR IS TO VERIFY AND CHECK ALL EXISTING AND PROPOSED GRADES ALONG PEDESTRIAN WALKWAYS AND ADJACENT TO ALL ACCESS POINTS INTO THE BUILDING.

APPROVALS:

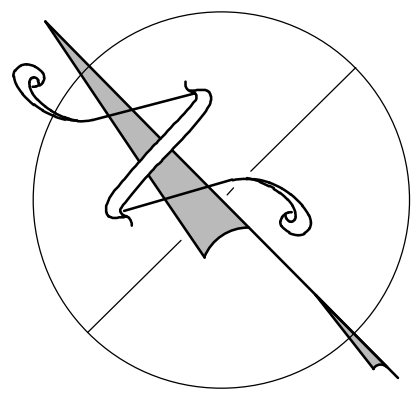
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PLANNING BOARD:		
• ENGINEER:		DATE:
• CHAIRPERSON:		DATE:
• SECRETARY:		DATE:
COUNTY PLANNING BOARD:		DATE:
SOIL CONSERVATION DISTRICT:		DATE:
VERIFICATION THAT PAYMENT OF MUNICIPAL TAXES OR ASSESSMENTS ARE CURRENT		DATE:
TOWNSHIP CLERK:		
COUNTY PLANNING BOARD:		DATE:

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PROJECT NORTH:



PROPOSED OUTDOOR COVERED SEATING AREA FOR:

VICTORY BAR & GRILL

795 S NJ-73

WEST BERLIN, NEW JERSEY

APPLICANT: VICTORY BAR & GRILL



Architects & Engineers PC

135 American Avenue Bridgeton, NJ

NJ Phone: (856) 455-4422

Fax: (856) 455-4694

Web: www.tjdarchitects.com

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Delaware License No. S5-0006396

Maryland License No. 16304

NCARB Certification No. 51492

Professional Seal

REVISIONS:

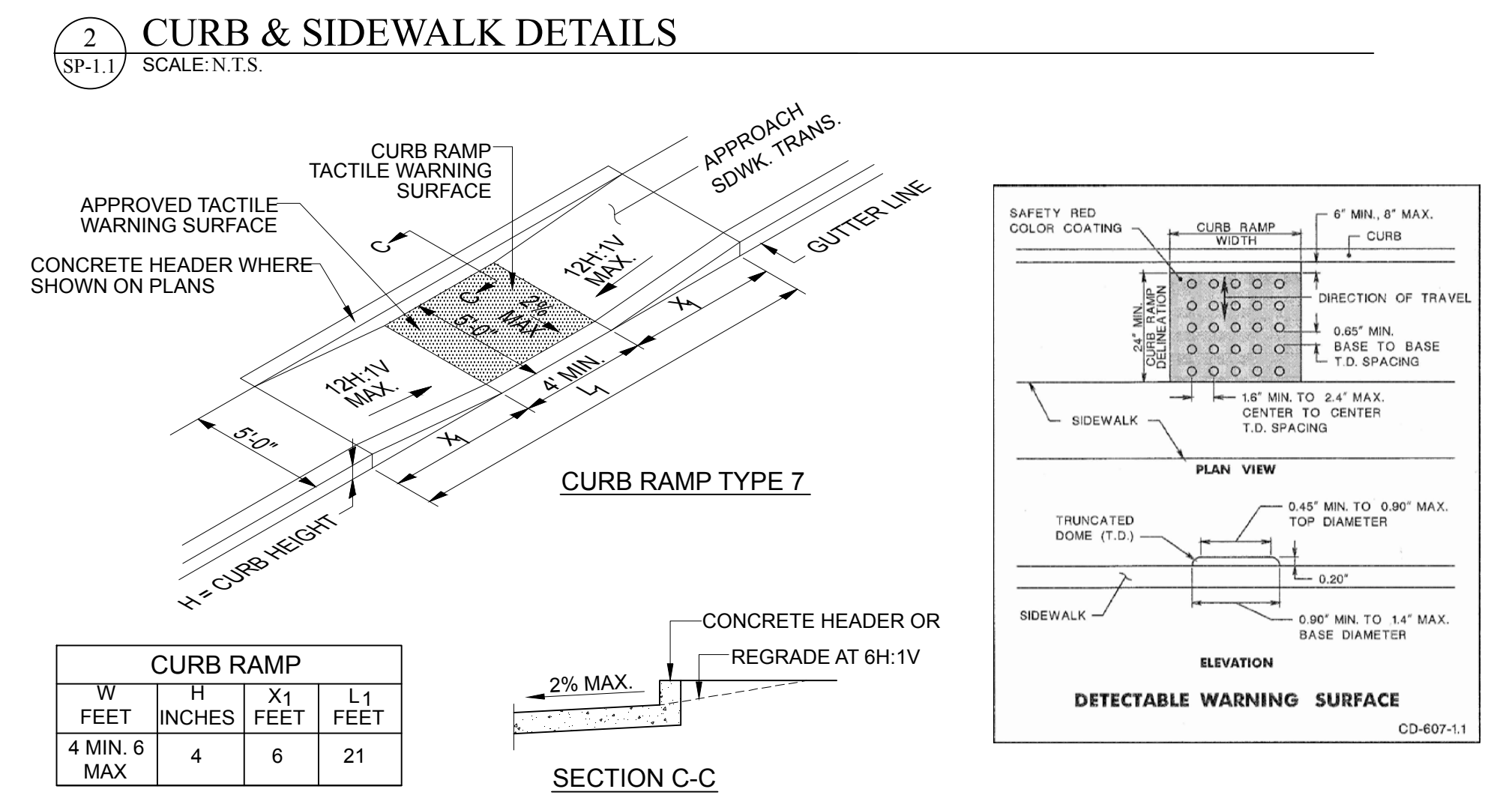
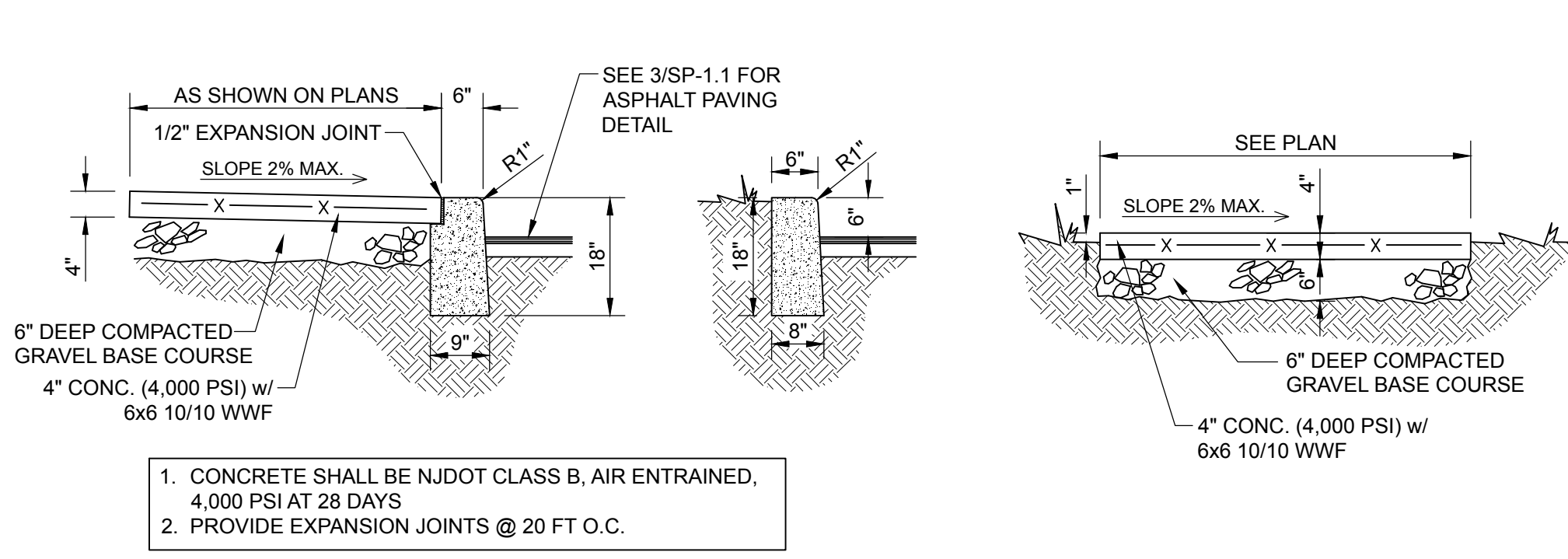
ISSUE	DATE	DESCRIPTION

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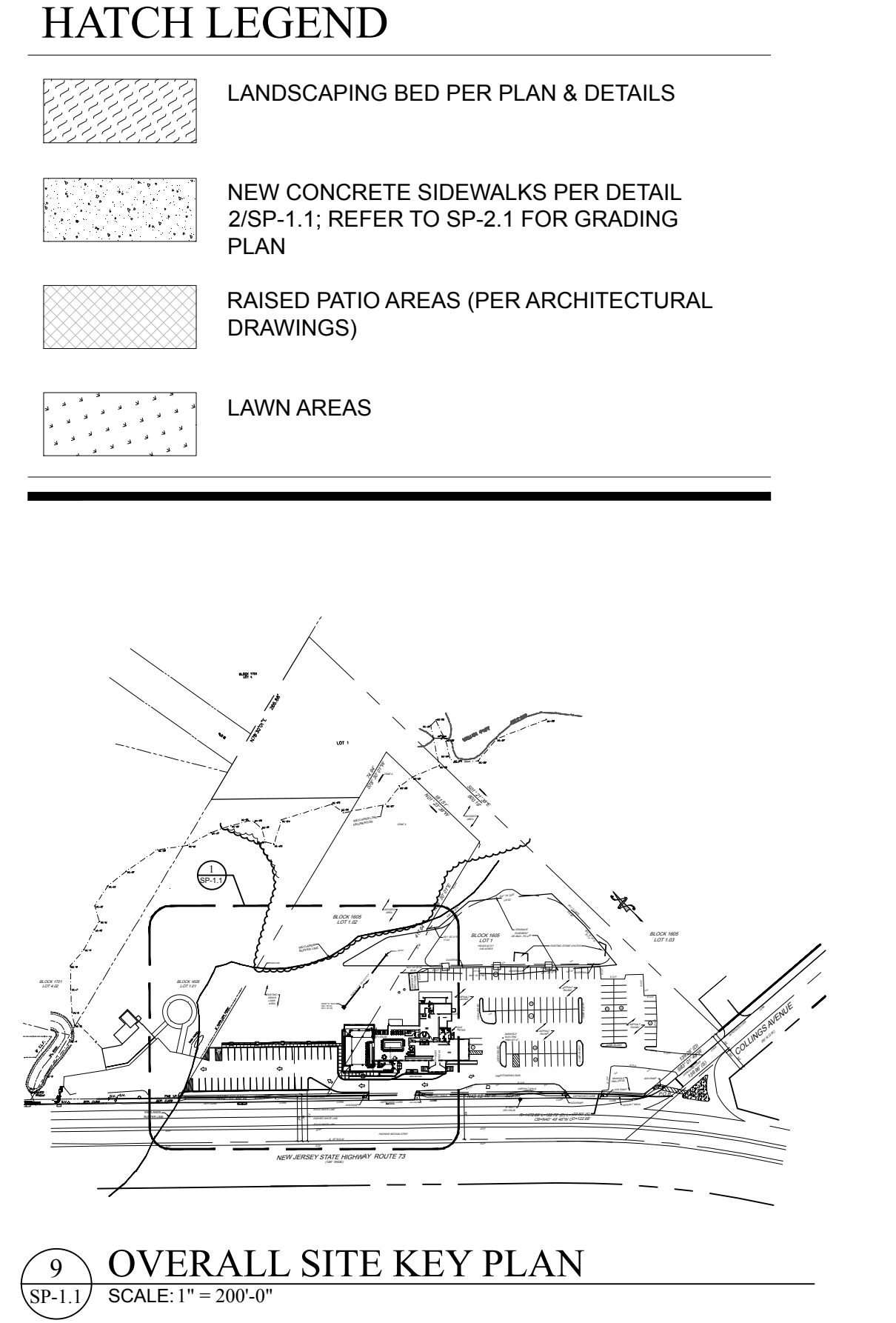
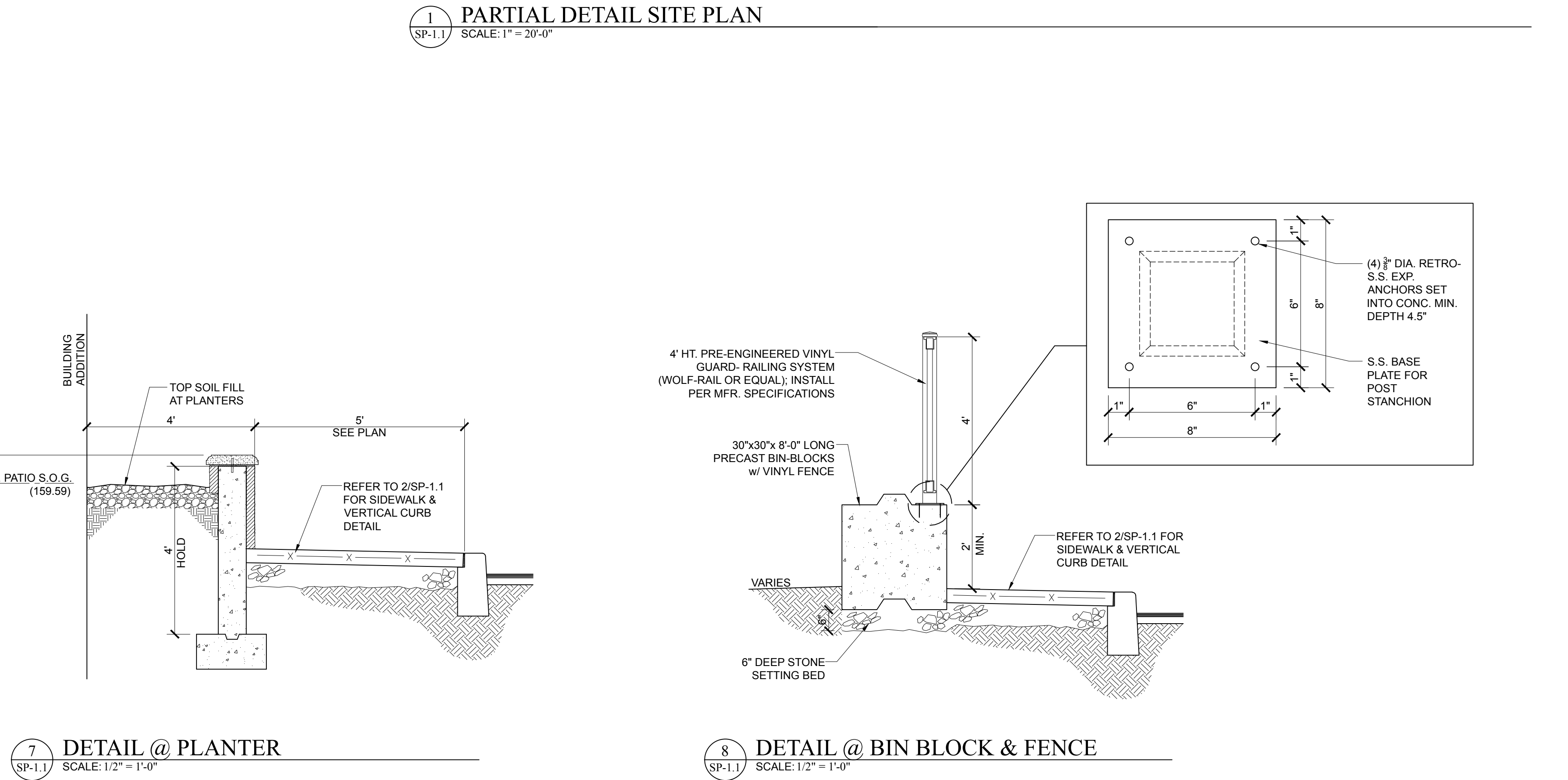
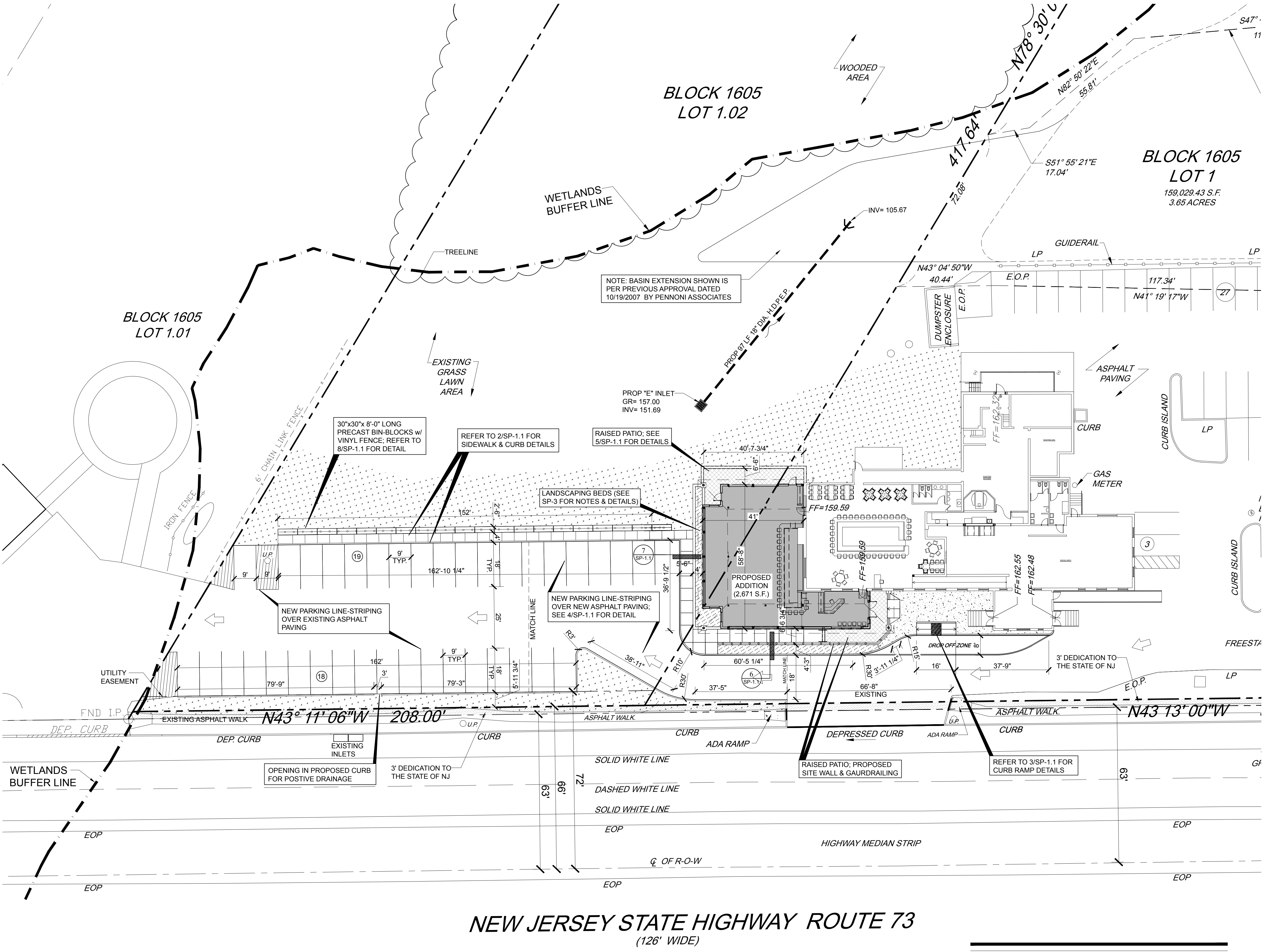
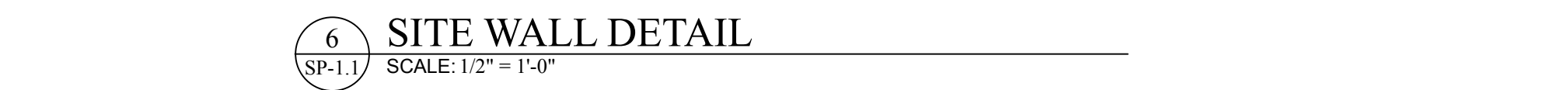
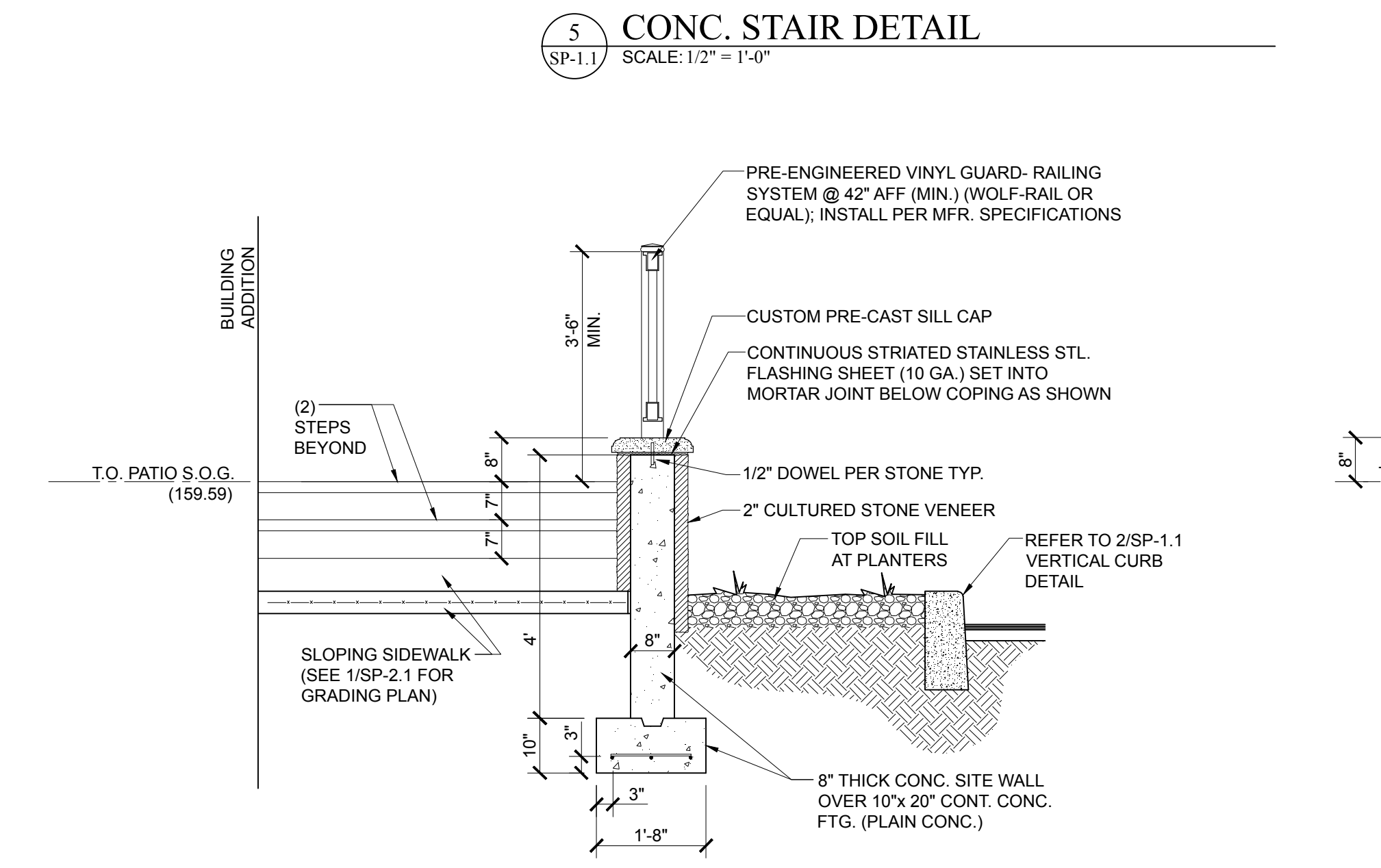
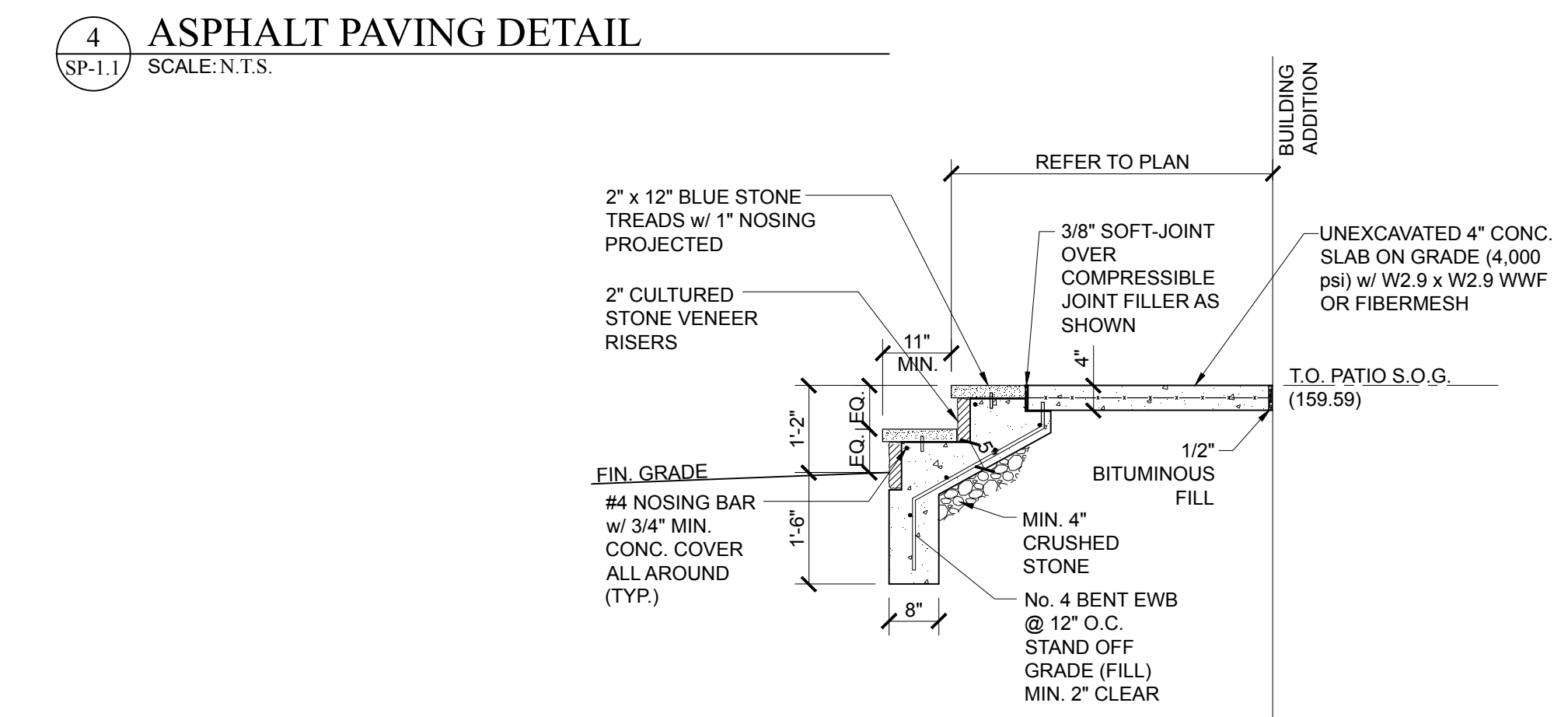
SITE PLAN & BUILDING DATA


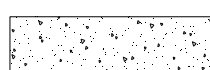
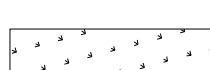
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DRN BY	AIJ / TJD
CHK'D	TJD
SCALE	AS NOTED
DATE	03-19-2021

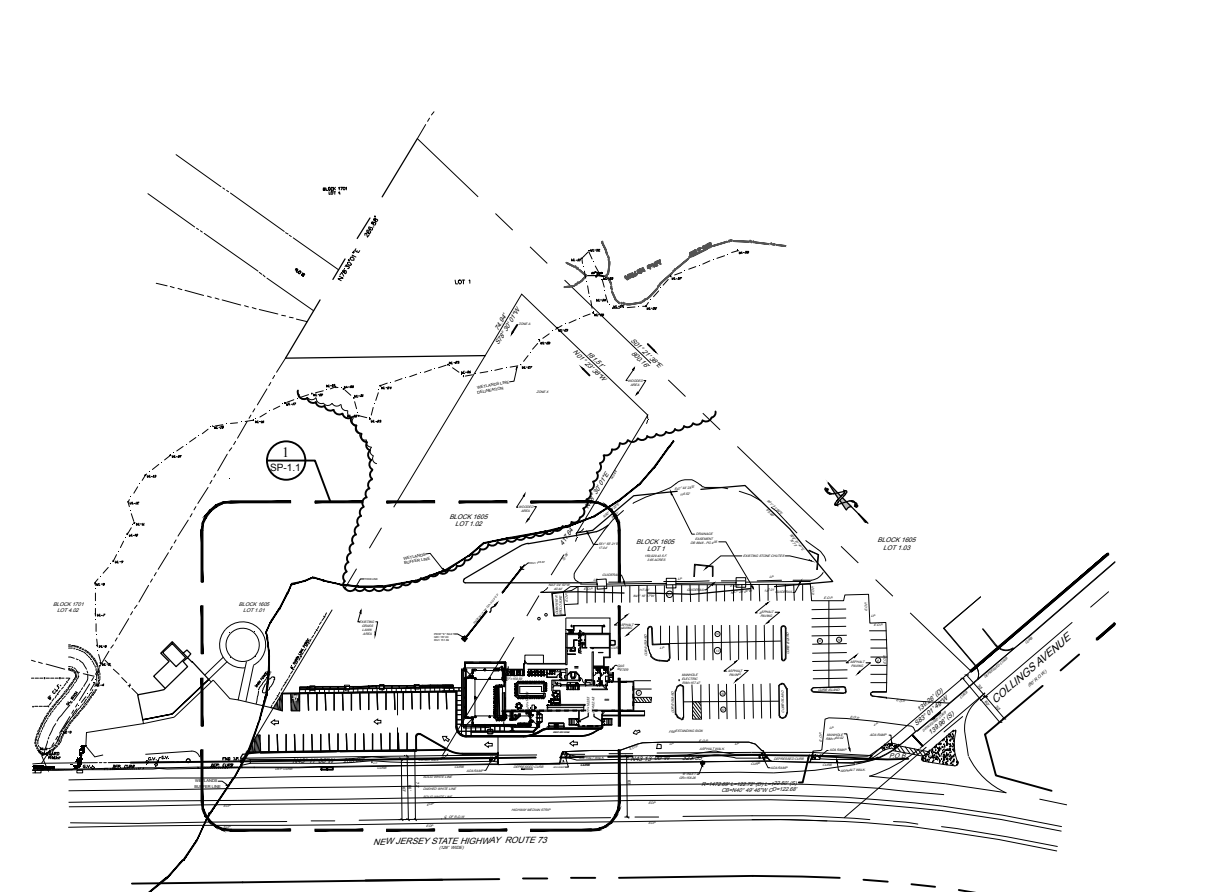
SP-1



- LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE CLEAR OF OBSTRUCTIONS.
- DIMENSIONS SHOWN IN TABLES ARE FOR RELATIVELY FLAT SIDEWALK AREAS. CARE SHOULD BE TAKEN WHEN DETERMINING CURB RAMP SIZE BASED ON CURB HEIGHT (H) WHERE ELEVATION OF CURB AND SIDEWALK VARY DRASTICALLY IN AREA OF PROPOSED CURB RAMP.
- CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4 FEET AT ALL CURB RAMP.
- FOR CURB RAMP TYPES 5 AND 8, IF GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT RAMP.
- SIDEWALK AND CURB RAMP WITHIN AREA ENCLOSED BY HEAVY LINES TO BE PAID FOR AS CONCRETE SIDEWALK OF THE APPROPRIATE ADJACENT THICKNESS.
- CURB AND HEADER WITHIN AREA ENCLOSED BY HEAVY LINES TO BE PAID FOR AS VERTICAL CURB OR SLOPING CURB OF THE APPROPRIATE ADJACENT SIZE AND KIND.
- WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 6 FEET OR LESS, CURB RAMP TYPE 7 SHOULD BE USED. INSTEAD OF CURB RAMP TYPE 1 THROUGH 4.
- THE PUBLIC SIDEWALK CURB RAMP, DETECTABLE WARNING SURFACE (SHADED AREA) SHALL BE SAFETY RED COLOR ON CONCRETE OR 70% COLOR CONTRAST FOR OTHER SURFACE SUCH AS BRICK.
- CROSSWALKS AND STOP LINES MAY BE MARKED OR UNMARKED. SEE PLANS.
- PREFERRED AND ALTERNATE TREATMENTS SHOULD NOT BE INTERMIXED WITHIN THE SAME INTERSECTION.
- DIMENSIONS SHOWN IN TABLES ARE FOR 3 INCH TO 9 INCH CURB HEIGHTS. WHERE THE CURB HEIGHTS ARE OTHER THAN WHAT IS PROVIDED IN THE TABLES, THE DIMENSIONS OF THE RAMP WILL HAVE TO BE CALCULATED BASED ON CROSS SLOPES SHOWN.



HATCH LEGEND	
	LANDSCAPING BED PER PLAN & DETAILS
	NEW CONCRETE SIDEWALKS PER DETAIL 2/SP-1.1; REFER TO SP-2.1 FOR GRADING PLAN
	RAISED PATIO AREAS (PER ARCHITECTURAL DRAWINGS)
	LAWN AREAS



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PROJECT NORTH:

PROPOSED OUTDOOR COVERED SEATING AREA FOR:
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795 S NJ-73
WEST BERLIN, NEW JERSEY
APPLICANT: VICTORY BAR & GRILL

TJD
Architects & Engineers PC
135 American Avenue
NJ Phone : (856) 455-4422
Fax : (856) 455-4694
E-mail: tjdg@tjdarchitects.com
Web: www.tjdarchitects.com
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REVISIONS:
ISSUE DATE DESCRIPTION

DRAWING TITLE:
SITE PLAN & DETAILS

JOB No. AIS / TJD
DRN BY CHKD TJD
SCALE AS NOTED
DATE 03-19-2021

SP-1.1

NO NOT SCALE DRAWING: CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION, AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

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APPLICANT: VICTORY BAR & GRILL



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ssion

100

REVISIONS:

SITE DEMO PLAN

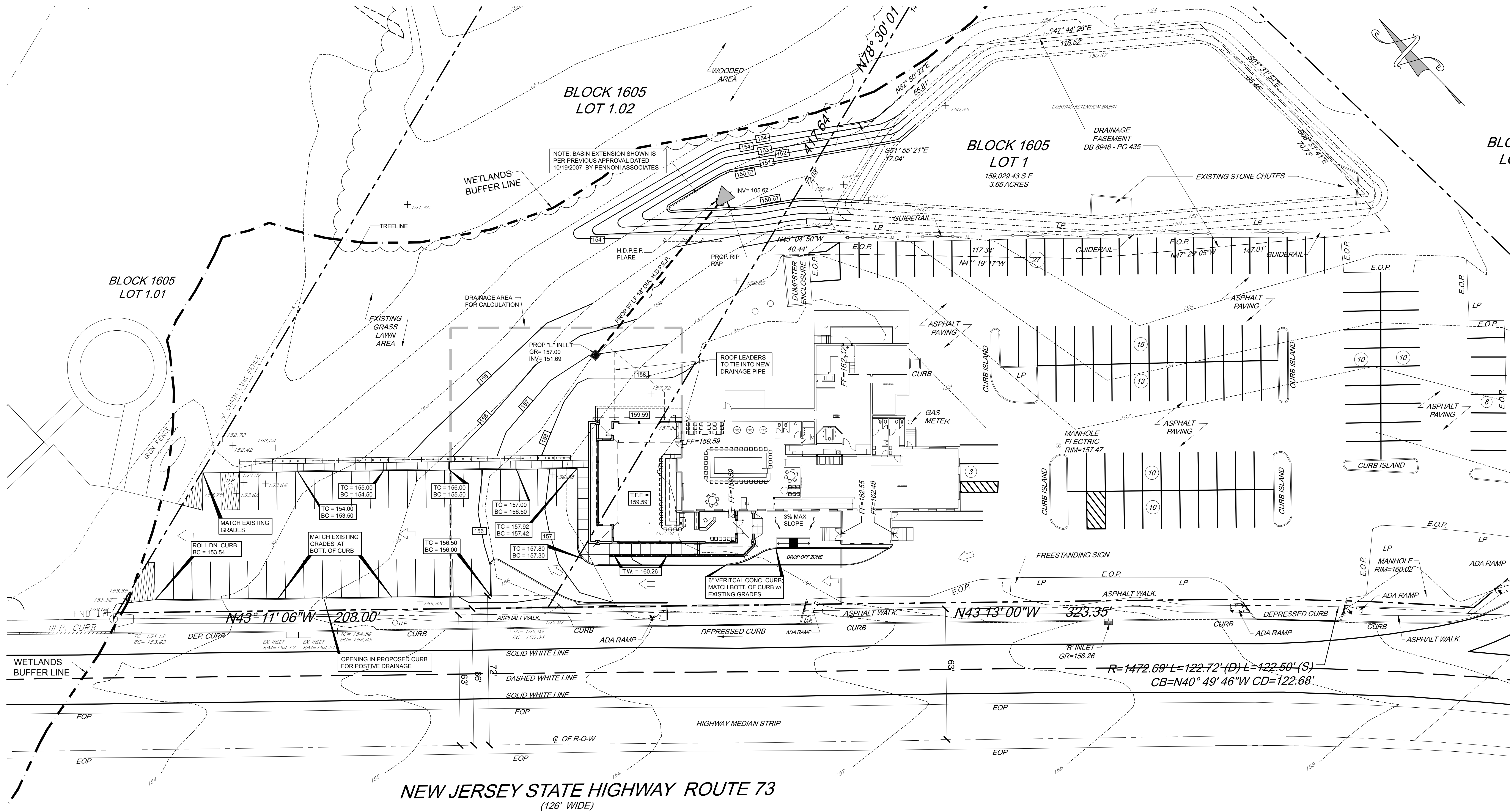
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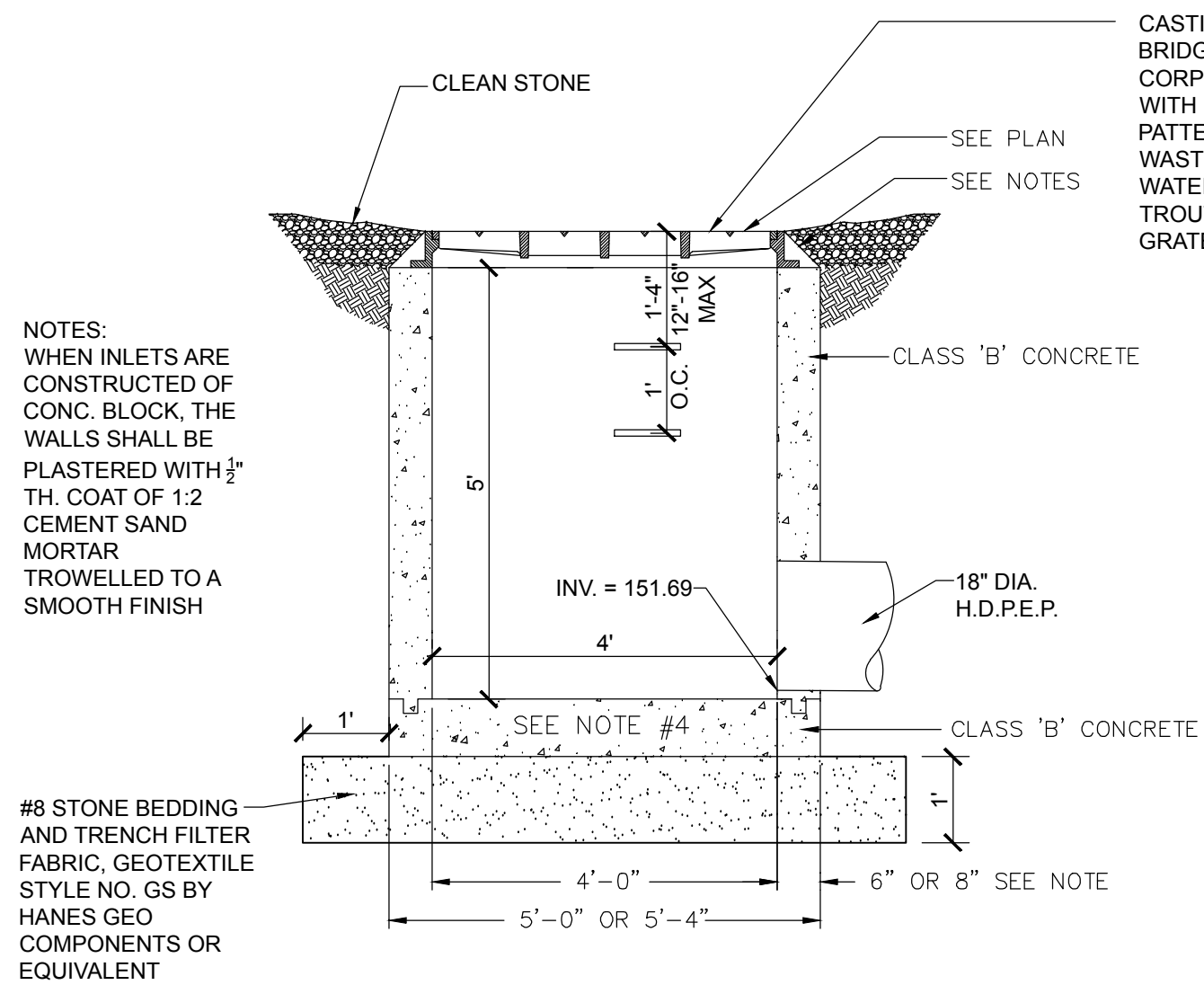
SP-2



2 OVERALL SITE KEY PLAN
SP-2 SCALE: 1" = 200'-0"



NEW JERSEY STATE HIGHWAY ROUTE 73 (126' WIDE)



- NOTES:**
- TOP OF INLET CURB PIECE TO MATCH WITH TOP OF CONCRETE CURB, IF APPLICABLE.
 - FRAMES TO BE SET IN FULL BED OF MORTAR.
 - WALLS OF INLETS TO BE 8" THICK IF CONSTRUCTED OF BRICK, WALLS OF INLETS TO BE 6" THICK IF CONSTRUCTED OF CONCRETE OR CONCRETE BLOCK.
 - WHERE DEPTH OF INLETS EXCEEDS 8", INLET FOUNDATIONS SHALL BE INCREASED 12" IN WIDTH, AND EXCEPT IN ROCK, THE DEPTH INCREASED FROM 8" TO 12".

3 TYPE "E" INLET DETAIL SCALE: N.T.S.

1 SITE GRADING PLAN - (PARTIAL) SCALE: 1" = 20'-0"

Worksheet 1: Runoff Curve Number and Runoff

Project: Victory Bar & Grill
Location: 795 S. NJ-73
BRIDGETON, NJ 08302

Present: XXX Developed: XXX

By: TJD Date: 3/19/21
Checked: TJD Date: 3/19/21

1. Runoff curve number (CN)

Soil Name and Hydrologic Group	Cover Description Type, treatment, and hydrologic condition: percent impervious; unconnected/unconnected impervious area ratio	(Cover) Percent Impervious	CN 1		Area	Product of CN x Area
			Table 2-1	Table 2-2		
Group "A"	Grass & Landscaping (fair)	49	7	2	8,395	411,355
	Building, Roof	98	0	0	0	0
	Concrete / Asphalt Drives, Walks, & Curbing	98	10.147	994,406		
Totals					18,542	1,405,761

CN (Weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{1,405,761}{18,542} = 75.81$

Use CN = 76

2. Runoff

Camden County

Frequency	Runoff, P (24 hour)	Runoff, Q
2 yr.	3.3	5.1
10 yr.	5.1	8.5
100 yr.	12	26

(Use P and QN with table 2-1, Fig. 2-1, or Eqs. 2-3 and 2-4.)

Worksheet 2: Runoff Curve Number and Runoff

Project: Victory Bar & Grill
Location: 795 S. NJ-73
BRIDGETON, NJ 08302

Present: XXX Developed: XXX

By: TJD Date: 3/19/21
Checked: TJD Date: 3/19/21

1. Runoff curve number (CN)

Soil Name and Hydrologic Group	Cover Description Type, treatment, and hydrologic condition: percent impervious; unconnected/unconnected impervious area ratio	(Cover) Percent Impervious	CN 1		Area	Product of CN x Area
			Table 2-1	Table 2-2		
Group "A"	Grass & Landscaping (fair)	49	7	2	7,253	355,397
	Building, Roof	98	0	0	2,693	263,914
	Concrete / Asphalt Drives, Walks, & Curbing	98	8.596	842,458		
Totals					18,542	1,461,719

CN (Weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{1,461,719}{18,542} = 78.83$

Use CN = 79

2. Runoff

Camden County

Frequency	Runoff, P (24 hour)	Runoff, Q
2 yr.	3.3	5.1
10 yr.	5.1	8.5
100 yr.	12	29

(Use P and QN with table 2-1, Fig. 2-1, or Eqs. 2-3 and 2-4.)

Worksheet 2: Runoff Curve Number and Runoff

Project: Victory Bar & Grill
Location: 795 S. NJ-73
BRIDGETON, NJ 08302

Present: XXX Developed: XXX

By: TJD Date: 3/19/21
Checked: TJD Date: 3/19/21

1. Runoff curve number (CN)

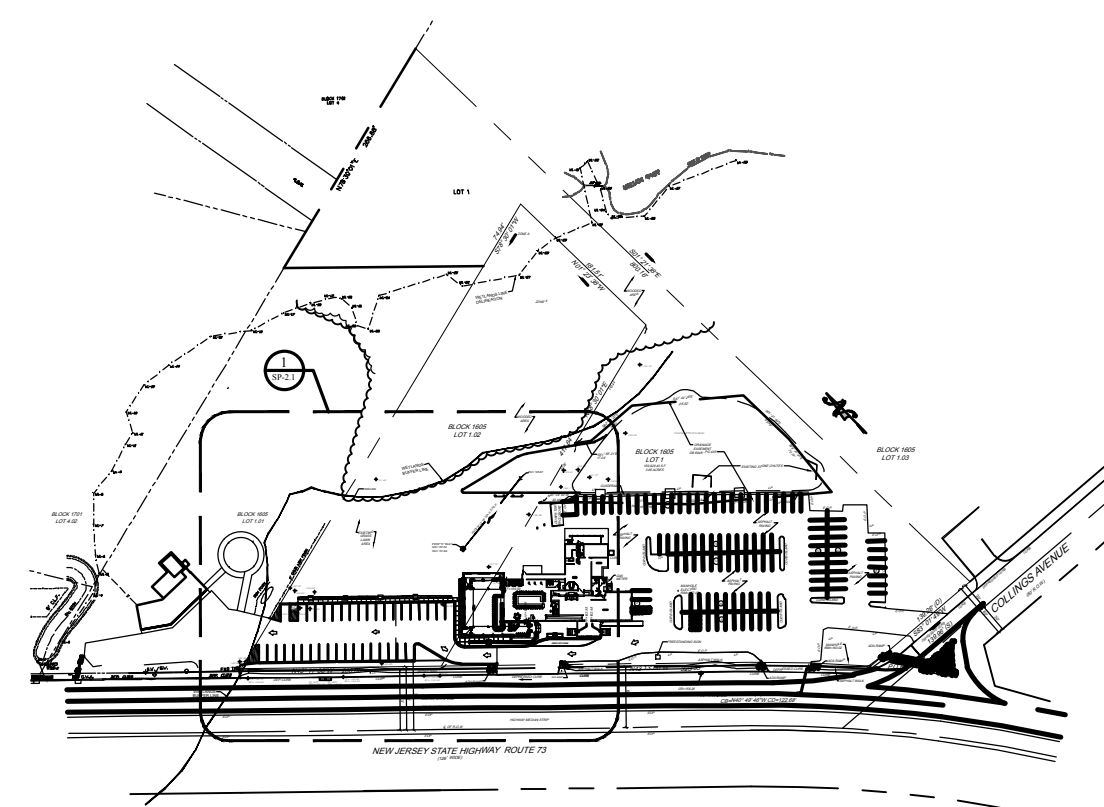
Soil Name and Hydrologic Group	Cover Description Type, treatment, and hydrologic condition: percent impervious; unconnected/unconnected impervious area ratio	(Cover) Percent Impervious	CN 1		Area	Product of CN x Area
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Totals					18,542	1,461,719

CN (Weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{1,461,719}{18,542} = 78.83$

Use CN = 79

NEW JERSEY 24 HOUR RAINFALL

County	1 yr.	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
Atlantic	2.8	3.3	4.3	5.2	6.5	7.6	8.9
Bergen	2.8	3.3	4.3	5.1	6.3	7.3	8.4
Burlington	2.8	3.4	4.3	5.2	6.4	7.6	8.8
Camden	2.8	3.3	4.3	5.1	6.3	7.3	8.5
Cape May	2.8	3.3	4.2	5.1	6.4	7.5	8.8
Cumberland	2.8	3.3	4.2	5.1	6.4	7.5	8.8
Essex	2.8	3.4	4.4	5.2	6.4	7.5	8.7
Gloucester	2.8	3.3	4.2	5	6.2	7.3	8.5
Hudson	2.7	3.3	4.2	5	6.2	7.2	8.3
Hunterdon	2.9	3.4	4.3	5	6.1	7	8
Mercer	2.8	3.3	4.2	5	6.2	7.2	8.3
Middlesex	2.8	3.3	4.3	5.1	6.4	7.4	8.6
Monmouth	2.9	3.4	4.4	5.2	6.5	7.7	8.9
Morris	3	3.5	4.5	5.2	6.3	7.3	8.3
Ocean	3	3.4	4.5	5.4	6.7	7.9	9.2
Passaic	3	3.5	4.4	5.3	6.5	7.5	8.7
Salem	2.8	3.3	4.2	5	6.2	7.3	8.5
Somerset	2.8	3.3	4.3	5	6.2	7.2	8.2
Sussex	2.7	3.2	4	4.7	5.7	6.6	7.6
Union	2.8	3.4	4.4	5.2	6.4	7.5	8.7
Warren	2.8	3.3	4.2	4.9	5.9	6.8	7.8

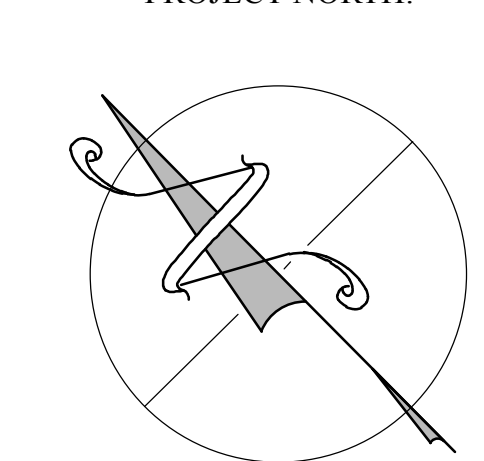


2 OVERALL SITE KEY PLAN SCALE: 1" = 200'-0"

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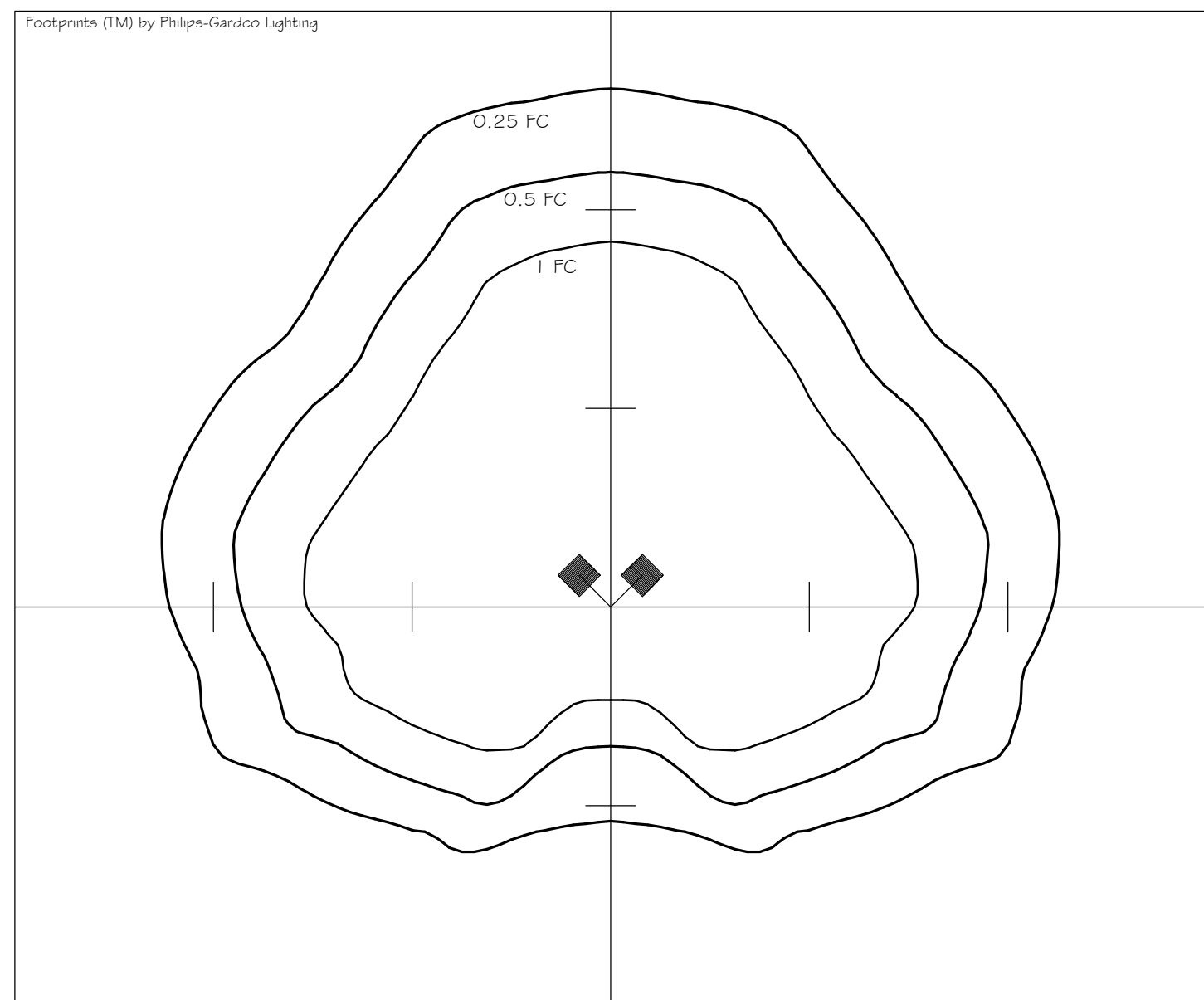
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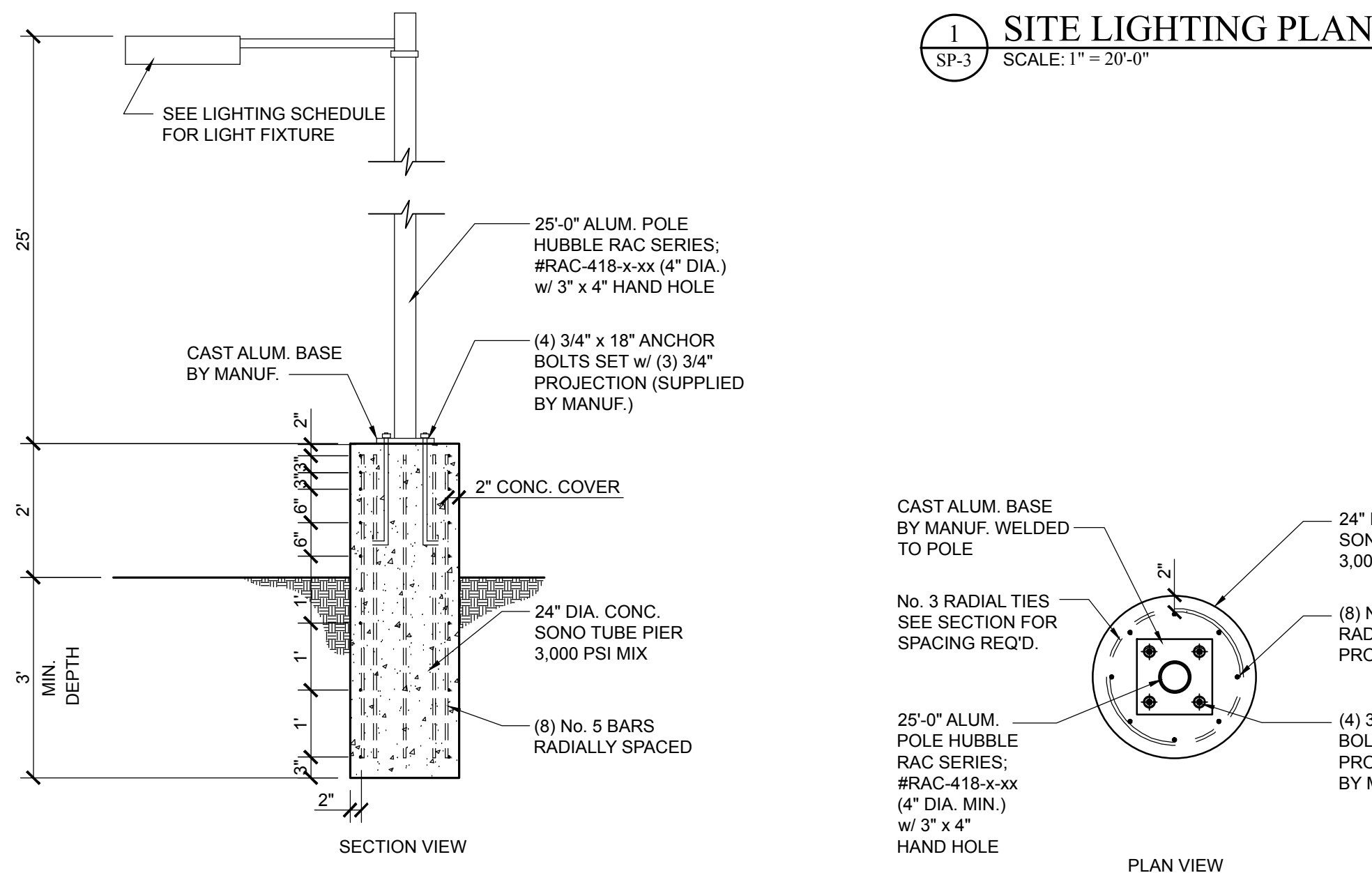
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AIS / TJD	CHKD / TJD	AS NOTED	03-19-2021

SP-2.1

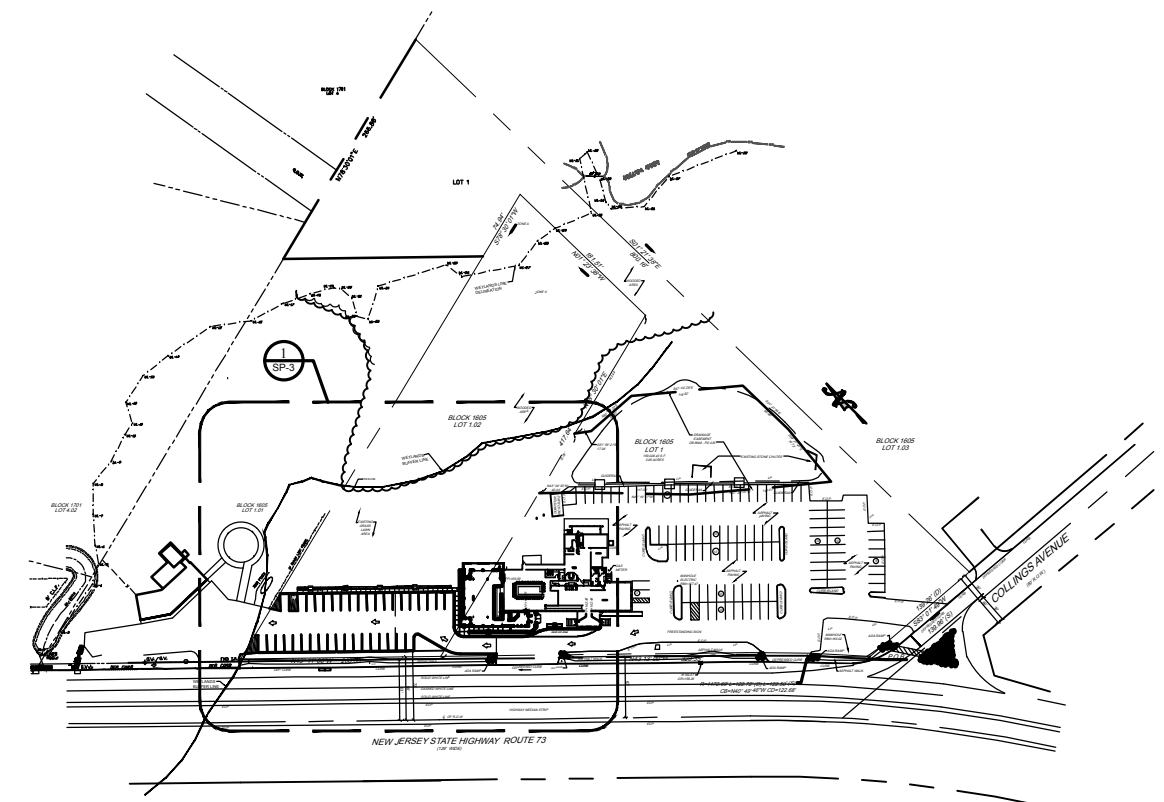


IESNA LM-63-2002
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(TEST) LAB UL Verification Services Inc.
(ISSUED) 01/02/2012
(MANUFACT) BEACON PRODUCTS
(LUMEN) VP-L-80NB-180-4K-T4
(LUMINANCE) LARGE VIPER
(LAMP) C-70-CR
(MORE) DATA SHOWN IS SCALED FROM 1148116
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[SEARCH CR] 70
[SEARCH COLOR] 4000K
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Amusement, Automotive, Commercial, Dock,
Educational, Government, Healthcare, Hospitality,
Hotel, Industrial, Institutional, Manufacturing,
Parkway, Prison, Roadway, Site, Sports, Street,
Direct, Wet Location
[SEARCH MOUNTING] Arm, Pole, Wall
[SEARCH CERTIFICATION] CSA, DLC

40 FEET BETWEEN AXIS TICK-MARKS
LUMENS PER LAMP = -1
LIGHT LOSS FACTOR = 0.8
OPTICAL HEIGHT = 25 FEET
ARM LENGTH = 1.5 FEET
TILT = 0 DEGREES FROM NADIR
MAXIMUM ILLUMINANCE = 14.4 FOOT CANDLES



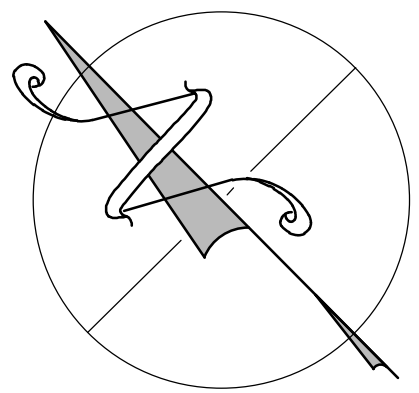
TYPE	DESCRIPTION	MANUFACTURER	ORIENTATION	MODEL No.	POLE	ARM	OPTION	WATTS	LAMPS	REMARKS
LP-1	(2) POLE MTD LIGHT	BEACON PRODUCTS	(2) @ 90° PERPENDICULAR	VP-L-80NB-180-4K-T4						MTD @ 25'-0"



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PROJECT NORTH:



PROPOSED OUTDOOR COVERED SEATING AREA FOR:

VICTORY BAR & GRILL

795 S NJ-73
WEST BERLIN, NEW JERSEY

APPLICANT: VICTORY BAR & GRILL



Architects & Engineers PC

135 American Avenue
NJ Phone: (856) 455-4422
Fax: (856) 455-4694

E-mail: tjdar@tjdarchitects.com
Web: www.tjdarchitects.com

Thomas J. D'Arrigo Sr., A.I.A.

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PA. License No. 13208-B
NY. License No. 27669
Delaware License No. S5-0006396
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REVISIONS:

ISSUE	DATE	DESCRIPTION

DRAWING TITLE:

SITE LIGHTING

JOB No.	
DRN BY	
CHK'D	
SCALE	
DATE	

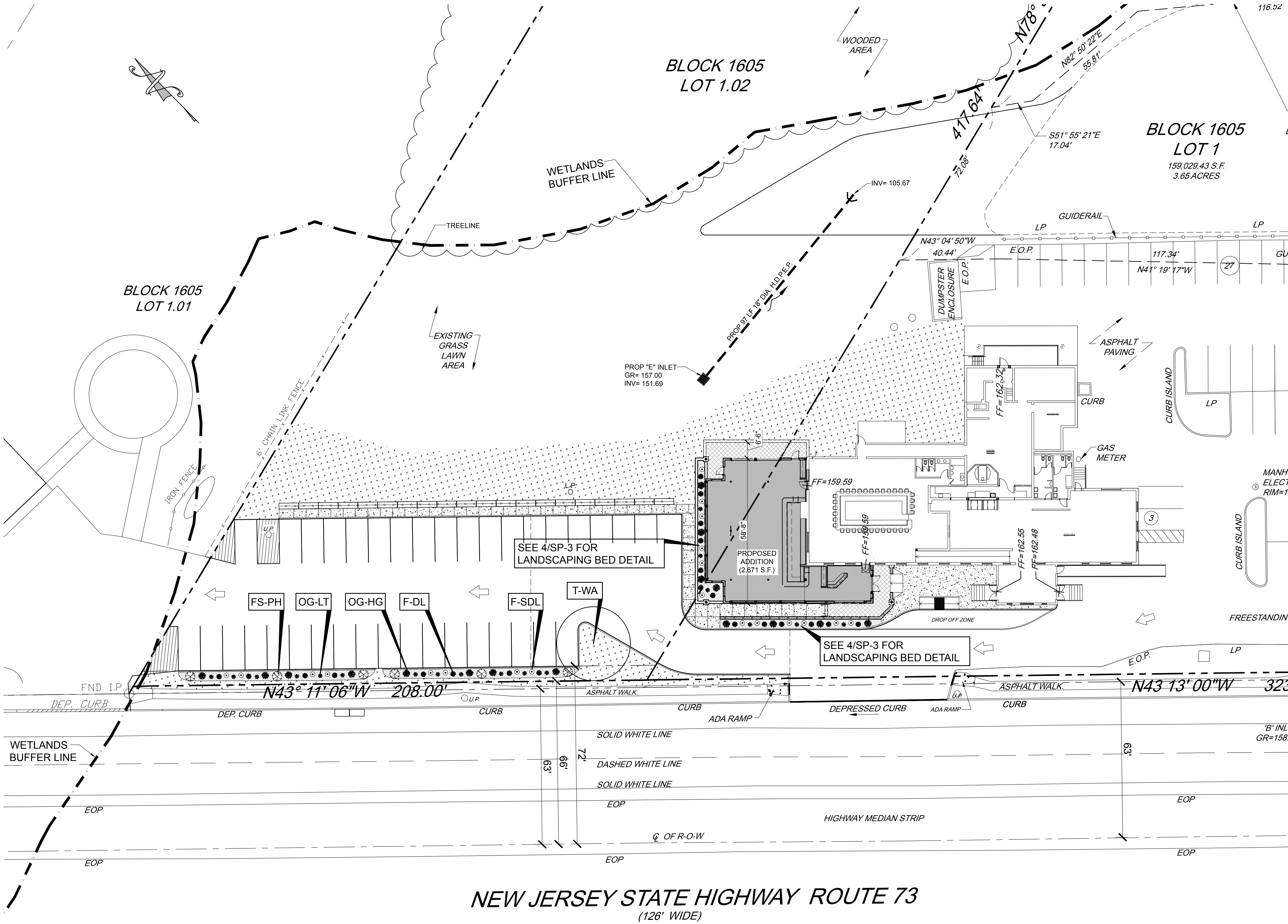
SP-3

GENERAL PLANTING NOTES

- Plant material shall be furnished and installed as indicated including all labor, materials, plants, equipment, incidentals and cleanup.
- The contractor shall be responsible for planting at correct grades and alignment.
- Plants shall be typical of their species and variety; have normal growth habits; well developed branches, densely foliated; vigorous root systems and be free from defects and injuries.
- Contractor shall report any soil or drainage conditions considered detrimental to the growth of the plant material.
- All plant material shall be guaranteed by the contractor to be in vigorous growing condition. Provision shall be made for a growth guarantee of at least two (2) years for trees and a minimum of two (2) years for shrubs. Replacement shall be made at the beginning of the first succeeding planting season. All replacements shall have a guarantee equal to that stated above.
- Insofar as is practicable, plant materials shall be planted on the day of delivery. In the event this is not possible, the contractor shall protect stock not planted. Plants shall not remain unplanted for longer than a three (3) day period after delivery.
- Quality and size of plants, spread of roots, and size of balls, shall be in accordance with ANSI Z60.1-1986(or current edition) "American Standard for Nursery Stock", last revision, as published by the American Association of Nurseryman, Inc.
- All plants shall be planted in topsoil that is thoroughly watered and tamped as backfilling progresses.Nothing but suitable topsoil, free of dry sod, stiff clay, litter, etc., shall be used for planting.
- Plants shall not be bound with wire or rope at any time so as to damage the bark and break branches. Plants shall be handled from the bottom of the ball only.
- Planting operations shall be performed during periods within the planting season when weather and soil conditions are suitable and in accordance with accepted local practice.
- No plant, except ground covers, shall be planted less than two (2) feet from existing structures and sidewalks.
- Set plants plumb and straight. Set at such level that, after settlement, a normal or natural relationship to the crown of the plant with the ground surface will be established. Locate plant in the center of the pit.
- Should a plant be unavailable at the time of installation, all substitutions are subject to the approval of the Architect.
- Areas to be landscaped shall receive topsoil to a minimum depth of six (6) inches. Organic matter content of topsoil shall be a minimum of 4 percent. In the event that organic matter content is deficient, soil amendments shall be added as necessary to achieve the required percentage.
- Planting operations shall include the complete removal of all synthetic material (if used) from the rootball prior to planting.
- All disturbed areas not paved or mulched shall be seeded.
- When tree growth begins, all stakes and/or guying shall be removed.

PLANT SCHEDULE:

CODE:	COMMON NAME:	IMAGE	QUANTITY
F-DL	SCIENTIFIC NAME: COMMON NAME: PLANT TYPE: SUGGESTED USE: FOLIAGE: FLOWER COLOR: FOLIAGE COLOR: USDA HARDINESS ZONE: SIZE AT TIME OF PLANTING: MATURE HEIGHT: MATURE SPREAD:	HEMEROCALLIS x 'STELLA DE ORO' STELLA DE ORO DWARF DAYLILY PERENNIAL ACCENT MASS PLANTING HERBACEOUS YELLOW GREEN 4 - 11 6"-8" FOLIAGE 1'-0" / FLOWERS 2'-6" 1'-0" TO 2'-0"	
F-SDL	SCIENTIFIC NAME: COMMON NAME: PLANT TYPE: SUGGESTED USE: FOLIAGE: FLOWER COLOR: FOLIAGE COLOR: USDA HARDINESS ZONE: SIZE AT TIME OF PLANTING: MATURE HEIGHT: MATURE SPREAD:	HEMEROCALLIS x 'RUBY SPIDER' RUBY SPIDER DAYLILY PERENNIAL ACCENT MASS PLANTING HERBACEOUS RED GREEN 3 - 10 6"-8" 30-34" 24"	
OG-LT	SCIENTIFIC NAME: COMMON NAME: SUGGESTED USE: FOLIAGE: COLOR: USDA HARDINESS ZONE: SIZE AT TIME OF PLANTING: MATURE HEIGHT: MATURE SPREAD:	LIRIOPE MUSCARI 'VARIEGATA' VARIEGATED LILYTURT ORNAMENTAL GRASS GREEN/ LAVENDER 6 - 11 18" 15" TO 20" 15" TO 20"	
OG-HG	SCIENTIFIC NAME: COMMON NAME: SUGGESTED USE: FOLIAGE: COLOR: USDA HARDINESS ZONE: SIZE AT TIME OF PLANTING: MATURE HEIGHT: MATURE SPREAD:	HAKONECHOLA MACRA HAKONE GRASS ORNAMENTAL GRASS GREEN/LIME GREEN 5 - 9 6"-8" 1'-0" TO 2'-0" 1'-0" TO 3'-0"	
FS-PH	SCIENTIFIC NAME: COMMON NAME: PLANT TYPE: SUGGESTED USE: FOLIAGE: COLOR: USDA HARDINESS ZONE: SIZE AT TIME OF PLANTING: MATURE HEIGHT: MATURE SPREAD:	HYDRANGEA PANICULATA PANICLE HYDRANGEA SHRUB/ FLOWERING BEDS, BORDERS, HEDGES & SCREENS DECIDUOUS CHARTREUSE-LIME AGING TO ROSE 3 - 8 24" - 3" 6'-0" TO 8'-0" 6'-0" TO 8'-0"	
T-WA	SCIENTIFIC NAME: COMMON NAME: SUGGESTED USE: FOLIAGE: COLOR: USDA HARDINESS ZONE: SIZE AT TIME OF PLANTING: MATURE HEIGHT: MATURE SPREAD: CROWN SHAPE: CROWN DENSITY:	FRAXINUS AMERICANA WHITE ASH SHADE/ STREET TREE DECIDUOUS GREEN 3 - 9 30 INCHES 50'-0" TO 80'-0" 40'-0" TO 50'-0" OVAL/ROUND DENSE	

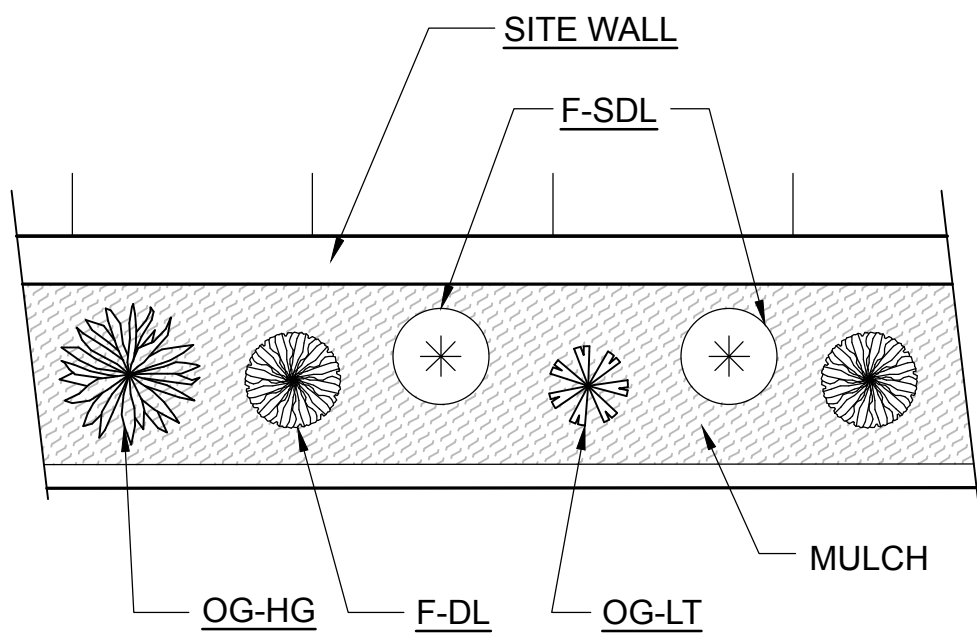


1 SITE LANDSCAPING PLAN

SCALE: 1" = 30'-0"

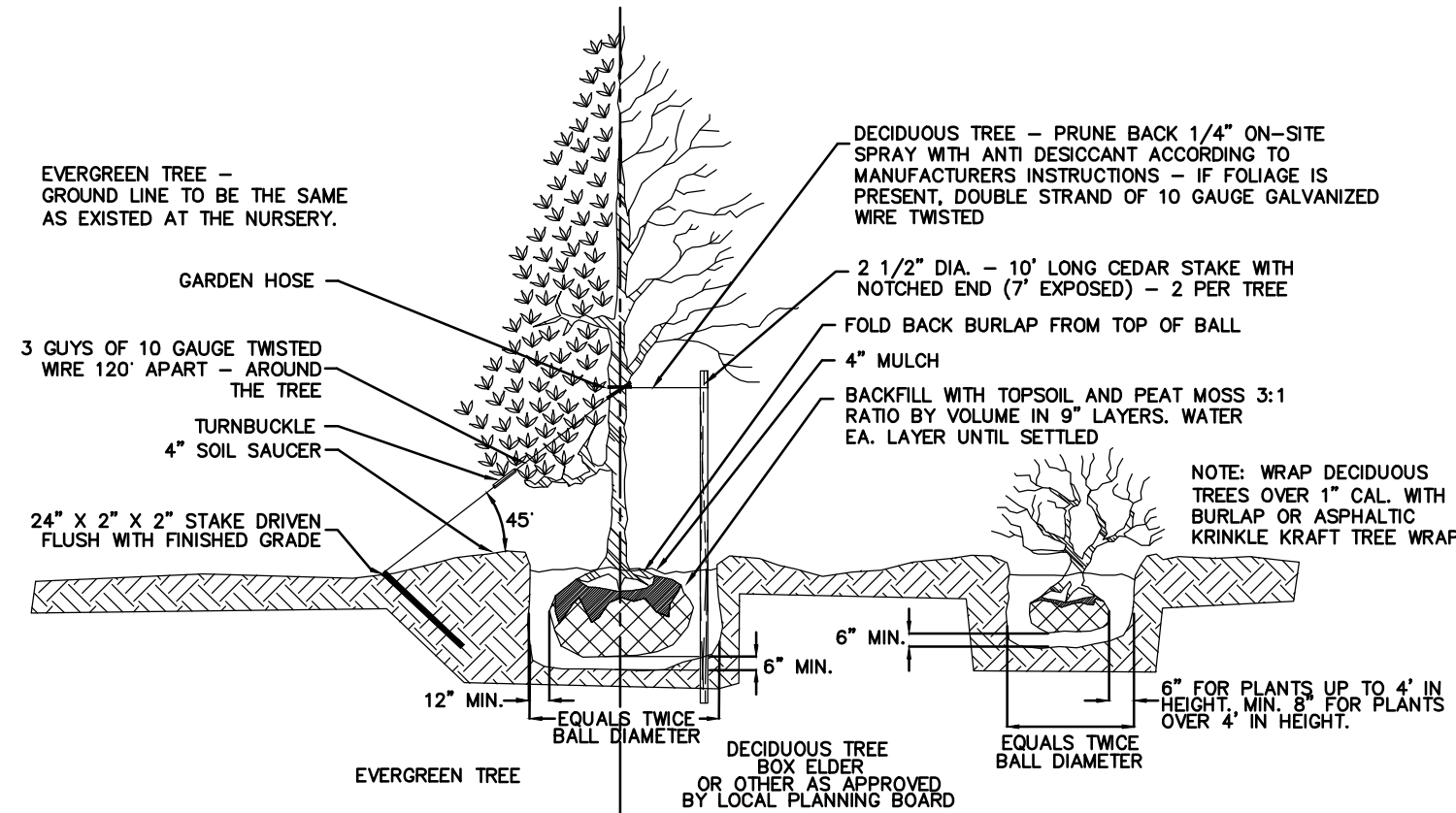
HATCH LEGEND

	LANDSCAPING BED PER PLAN & DETAILS
	NEW CONCRETE SIDEWALKS PER DETAIL 2/SP-1.1; REFER TO SP-2.1 FOR GRADING PLAN
	RAISED PATIO AREAS (PER ARCHITECTURAL DRAWINGS)
	LAWN AREAS



4 TYP. LANDSCAPING BED DETAIL

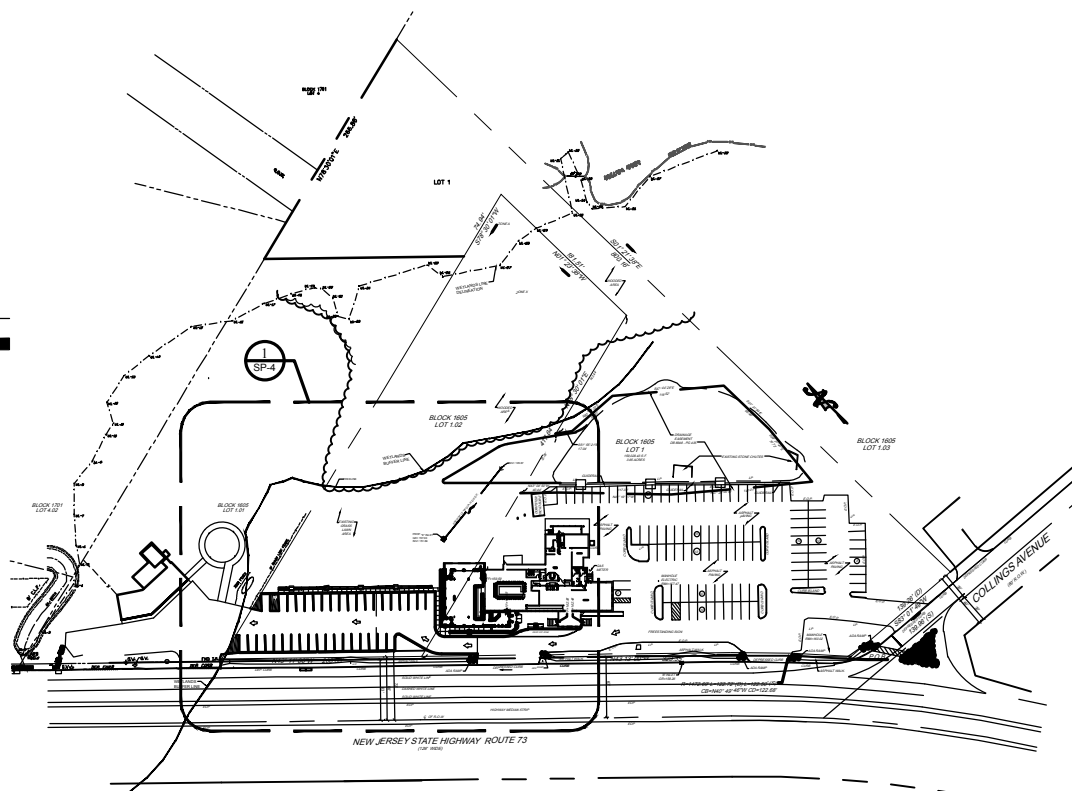
SCALE: N.T.S.



STANDARD SHADE TREES - BALLED AND BURLAPPED					SHRUBS AND MINOR TREES - BALLED AND BURLAPPED				
CALIPER (IN)	HEIGHT (FEET)	SECT (IN)	MAXIMUM BALL DIAMETER (IN)	MINIMUM ROOT BALL DIAMETER (IN)	HEIGHT (FEET)	SECT (IN)	MAXIMUM BALL DIAMETER (IN)	MINIMUM ROOT BALL DIAMETER (IN)	
1 1/2 - 3/4	5 - 6	8	12	9	1 1/2 - 2	10	8		
3/4 - 1	6 - 8	10	14	10	2 - 3	12	9		
1 - 1 1/4	7 - 9	11	16	12	3 - 4	13	10		
1 1/4 - 1 1/2	8 - 10	12	18	13	4 - 5	15	11		
1 1/2 - 1 3/4	10 - 12	14	20	14	5 - 6	16	12		
1 3/4 - 2	10 - 12	14	22	15	6 - 7	18	13		
2 - 2 1/2	12 - 14	16	24	16	7 - 8	20	14		
2 1/2 - 3	12 - 14	16	26	18	8 - 9	22	15		
3 - 3 1/2	14 - 16	18	32	20	9 - 10	24	16		
3 1/2 - 4	14 - 16	18	34	22	10 - 12	26	17		
4 - 5	16 - 18	22	44	26					
5 - 6	18 AND UP	26	48	29					

3 TYP. LANDSCAPING BED DETAIL

SCALE: N.T.S.



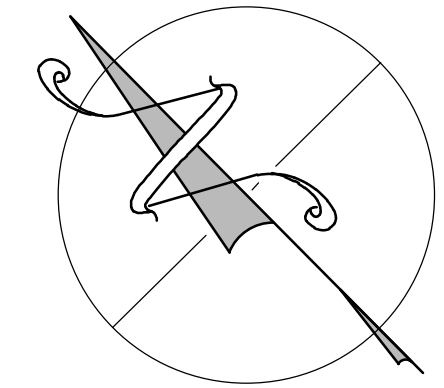
2 OVERALL SITE KEY PLAN

SCALE: 1" = 300'-0"

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PROJECT NORTH:



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795 S NJ-73
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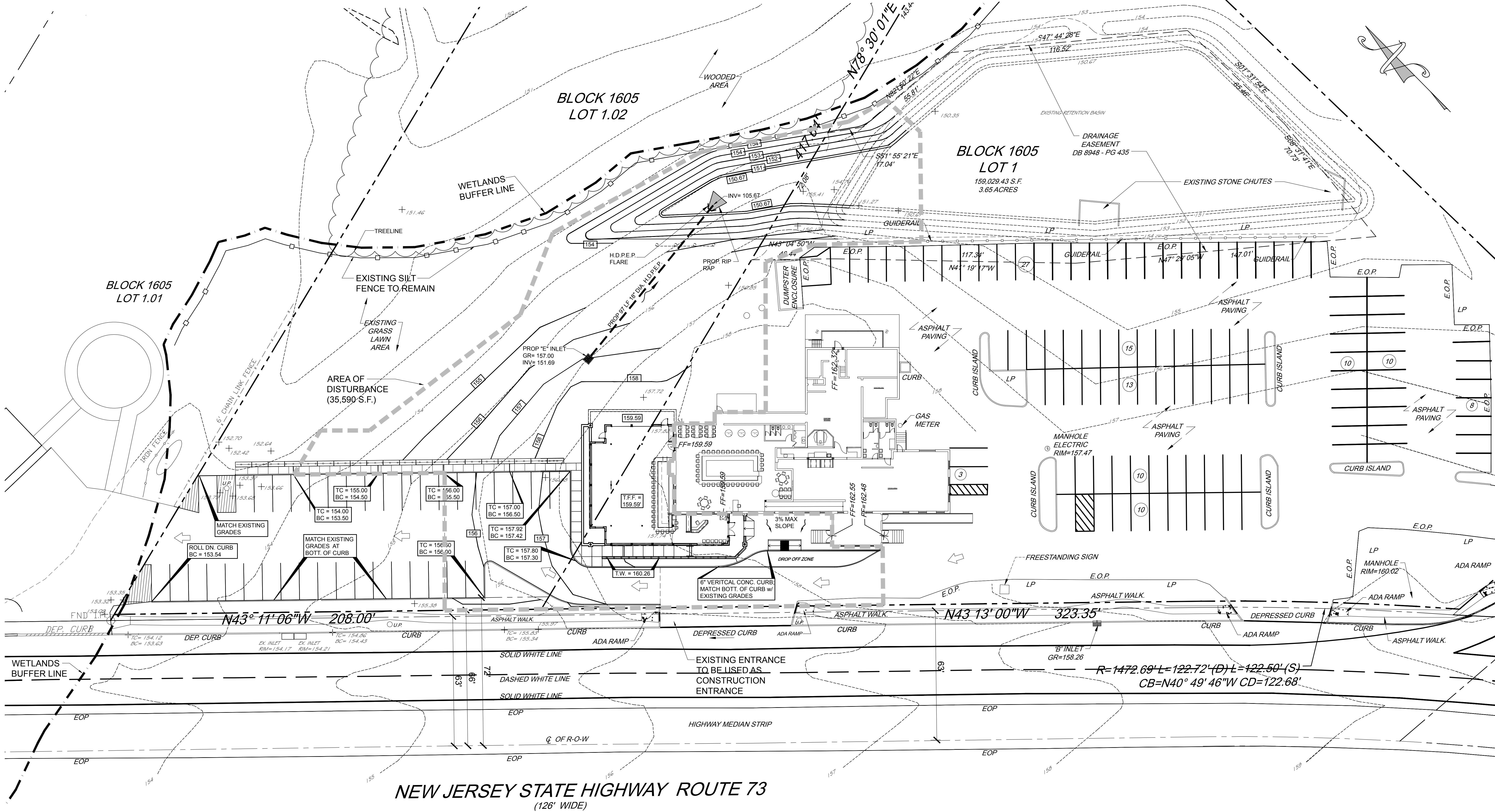
REVISIONS:		
ISSUE	DATE	DESCRIPTION

DRAWING TITLE:

**SITE
LANDSCAPING**

JOB No.	
DRN BY	AIS / TJD
CHK'D	TJD
SCALE	AS NOTED
DATE	03-19-2021

SP-4



NEW JERSEY STATE HIGHWAY ROUTE 73
(126' WIDE)

1 SP-5 SOIL EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 20'-0"

Soil De-compaction and Testing Requirements

Soil Compaction Testing Requirements

- Subgrade soils **prior to the application of topsoil** (see permanent seeding and stabilization notes for topsoil requirements) shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetation cover.
- Areas of the site which are subject to compaction testing and/or mitigation are **graphically denoted** on the certified soil erosion control plan.
- In the event that testing indicates compaction in areas of the maximum thresholds indicated for the stipulated testing methods (see details below), the contractor/owner shall have the option to perform either (1) compaction mitigation over the entire mitigation area denoted on the plan (including exempt areas), or (2) perform additional, more detailed testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation. Additional detailed testing shall be performed by a trained, licensed professional.

Compaction Testing Methods

- Probing Wire Test (see detail)
- Hand-held Penetrometer Test (see detail)
- Tube Bulk Density Test (licensed professional engineer required)
- Nuclear Density Test (licensed professional engineer required)

Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

Soil compaction testing is not required if/when subsoil compaction remediation (scarification/tillage 12" minimum depth) or (similar) is proposed as part of the sequence of construction.

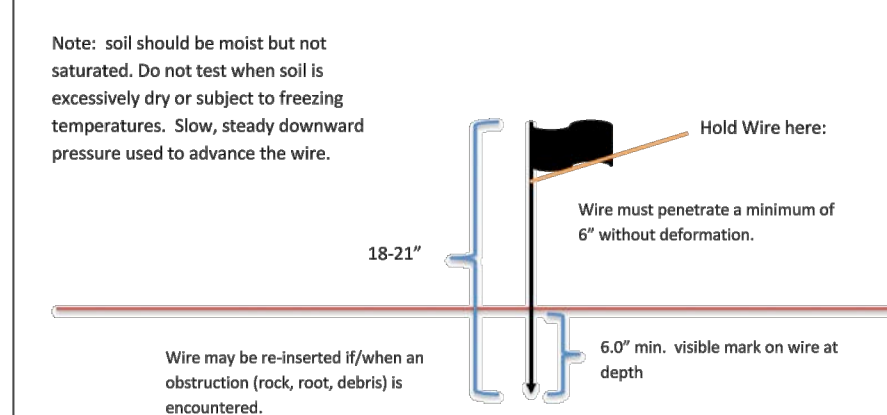
Procedures for Soil Compaction Mitigation

Procedures shall be used to mitigate excessive soil compaction **prior to placement of topsoil** and establishment of permanent vegetative cover.

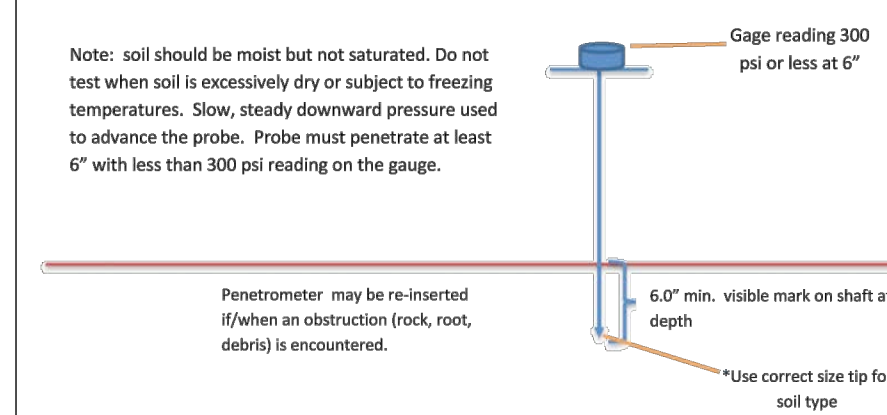
Restoration of compacted soils shall be through dense scarification/tillage (12" minimum depth) where there is no danger to underground utilities (cables, irrigation systems, etc.). In the alternative, another method as specified by a New Jersey Licensed Professional Engineer may be substituted subject to District Approval.

Simplified Testing Methods

Probing Wire Test - 15.5 ga steel wire (survey flag)



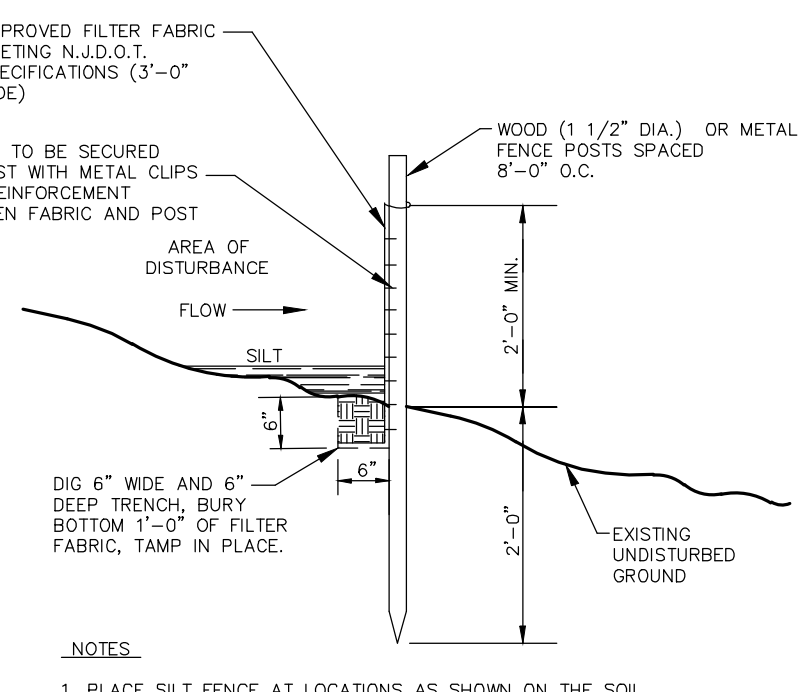
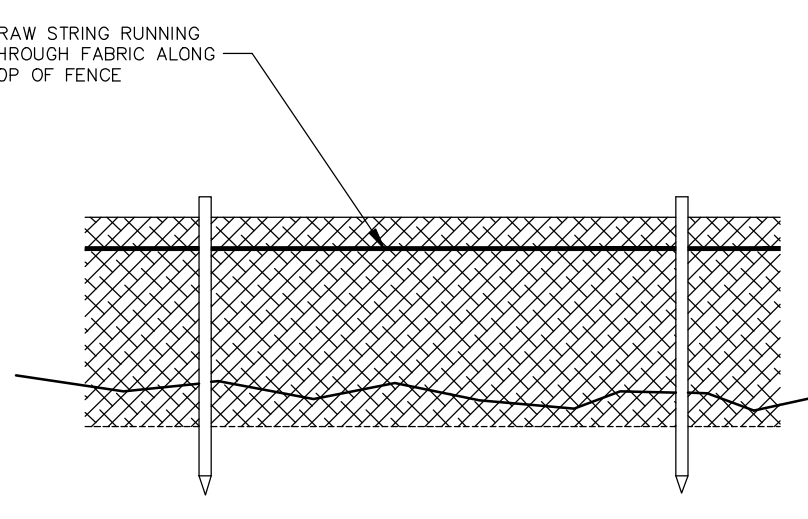
Handheld Soil Penetrometer Test



SOIL EROSION AND SEDIMENT CONTROL NOTES

- ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
- SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
- THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
- ANY DISTURBED AREA THAT IS TO BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE NEW JERSEY STANDARDS AND THEIR RATES SHOULD BE INCLUDED IN THE NARRATIVE. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF LIME, FERTILIZER AND SEED APPLICATION AND RATES OF APPLICATION AT THE REQUEST OF THE GLOUCESTER SOIL CONSERVATION DISTRICT.
- ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NEW JERSEY STANDARDS IMMEDIATELY FOLLOWING ROUGH GRADING.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
- A CRUSHED STONE, TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS EXISTS. THE STABILIZED PAD WILL BE INSTALLED ACCORDING TO THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS.
- ALL DRIVEWAYS MUST BE STABILIZED WITH 2 1/2" CRUSHED STONE OR SUBGRADE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
- PAVED AREAS MUST BE KEPT CLEAN AT ALL TIMES.
- ALL CATCH BASIN INLETS WILL BE PROTECTED ACCORDING TO THE CERTIFIED PLAN.
- ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- ALL DRAINAGE OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHOULD BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC (SEE DETAILS). THE BASIN MUST BE DEMATERED TO NORMAL POOL WITHIN 10 DAYS OF THE DESIGN STORM.
- NJSA 4:24-38, ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE ALL PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES. ALL SITE WORK FOR THE PROJECT MUST BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE AS A PRE-REQUISITE TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
- MULCHING IS REQUIRED ON ALL SEEDED AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATION COVER.
- OFFSITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE EROSION CONTROL INSPECTOR.
- A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
- THE GLOUCESTER SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY LAND DISTURBANCE.
- ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.
- IMMEDIATELY AFTER THE COMPLETION OF STRIPPING AND STOCKPILING OF TOPSOIL, THE STOCKPILE MUST BE STABILIZED ACCORDING TO THE STANDARD FOR TEMPORARY VEGETATIVE COVER. STABILIZE TOPSOIL STOCKPILE WITH STRAW MULCH FOR PROTECTION IF THE SEASON DOES NOT PERMIT THE APPLICATION AND ESTABLISHMENT OF TEMPORARY SEEDING. ALL SOIL STOCKPILES ARE NOT TO BE LOCATED WITHIN FIFTY (50) FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY AND THE BASE MUST BE PROTECTED WITH A SEDIMENT BARRIER.
- ANY CHANGES TO THE SITE PLAN WILL REQUIRE THE SUBMISSION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN TO THE GLOUCESTER SOIL CONSERVATION DISTRICT. THE REVISED PLAN MUST BE IN ACCORDANCE WITH THE CURRENT NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.

- METHODS FOR THE MANAGEMENT OF HIGH ACID PRODUCING SOILS SHALL BE IN ACCORDANCE WITH THE STANDARDS. HIGH ACID PRODUCING SOILS ARE THOSE FOUND TO CONTAIN IRON SULFIDES OR HAVE A pH OF 4 OR LESS.
- TEMPORARY AND PERMANENT SEEDING MEASURES MUST BE APPLIED ACCORDING TO THE NEW JERSEY STANDARDS, AND MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
- MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
- DUST IS TO BE CONTROLLED BY AN APPROVED METHOD ACCORDING TO THE NEW JERSEY STANDARDS AND MAY INCLUDE WATERING WITH A SOLUTION OF CALCIUM CHLORIDE AND WATER.
- USED STAGED CONSTRUCTION METHODS TO MINIMIZE EXPOSED SURFACES, WHERE APPLICABLE.
- ALL VEGETATIVE MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF THE NURSERYMAN AND IN ACCORDANCE WITH THE NEW JERSEY STANDARDS.
- NATURAL VEGETATION AND SPECIES SHALL BE RETAINED WHERE SPECIFIED ON THE LANDSCAPING PLAN.
- THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.



- NOTES:
- PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
 - THE SLOPE OF THE LAND FOR AT LEAST 30 FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 3:1. IF SLOPE EXCEEDS 3:1, SILT FENCE SHALL BE BACKED UP WITH SNOW FENCE.
 - SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND ITS ENDS.
 - INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE.
 - SILT FENCE SHALL BE REMOVED WHEN CONTRIBUTORY DRAINAGE AREA HAS BEEN STABILIZED IN AN APPROVED FASHION.

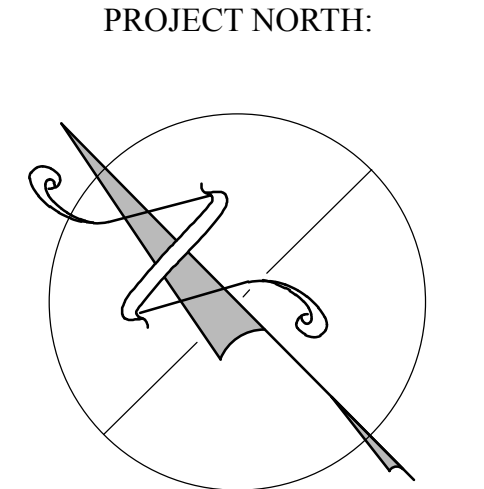
3 SP-5 TYP. SILT FENCE DETAIL
SCALE: N.T.S.

2 SP-5 OVERALL SITE KEY PLAN
SCALE: 1" = 200'-0"

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795 S NJ-73
WEST BERLIN, NEW JERSEY
APPLICANT: VICTORY BAR & GRILL

TJD
Architects & Engineers PC
135 American Avenue Bridgeport, NJ
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Fax : (856) 455-4694
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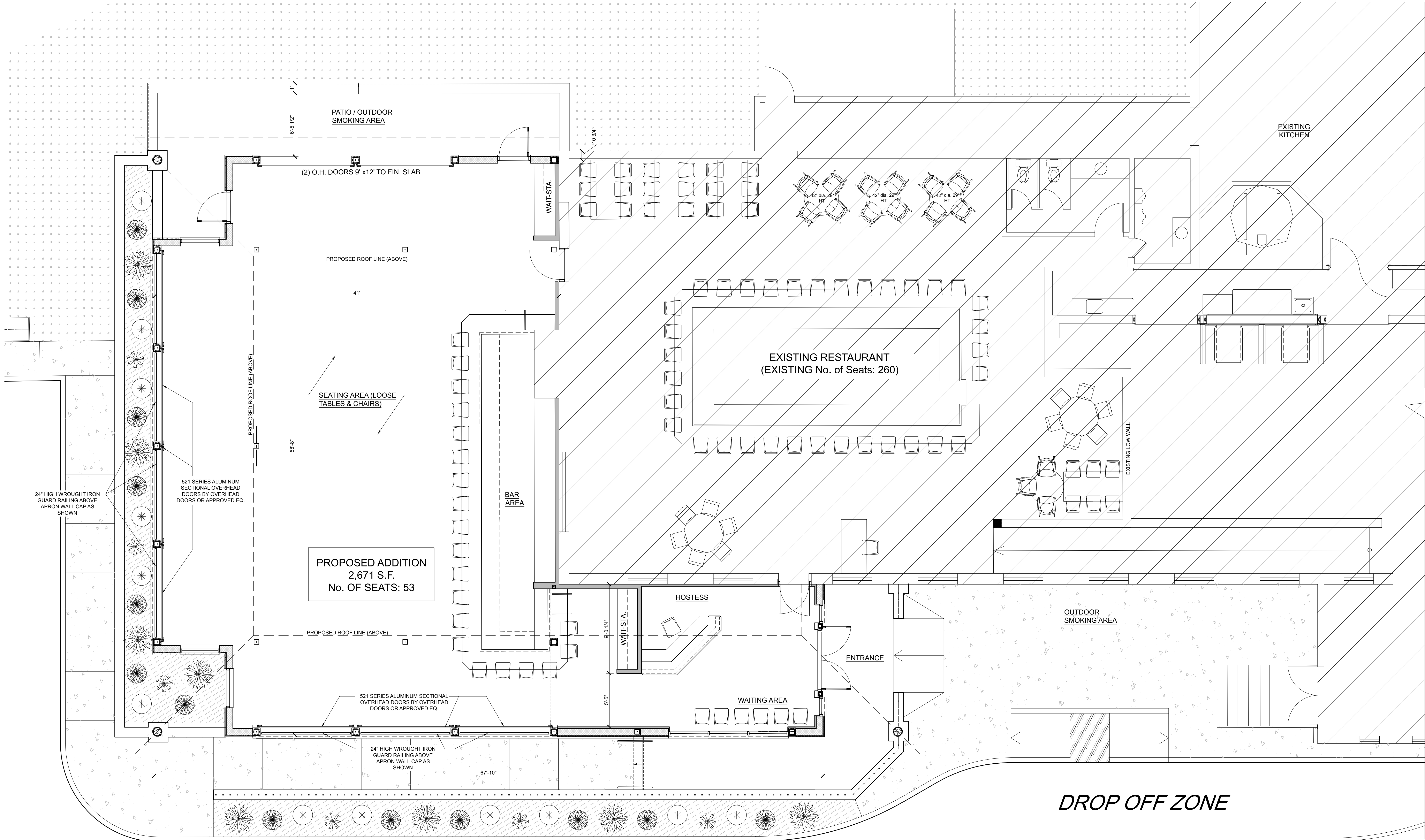
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ISSUE	DATE	DESCRIPTION

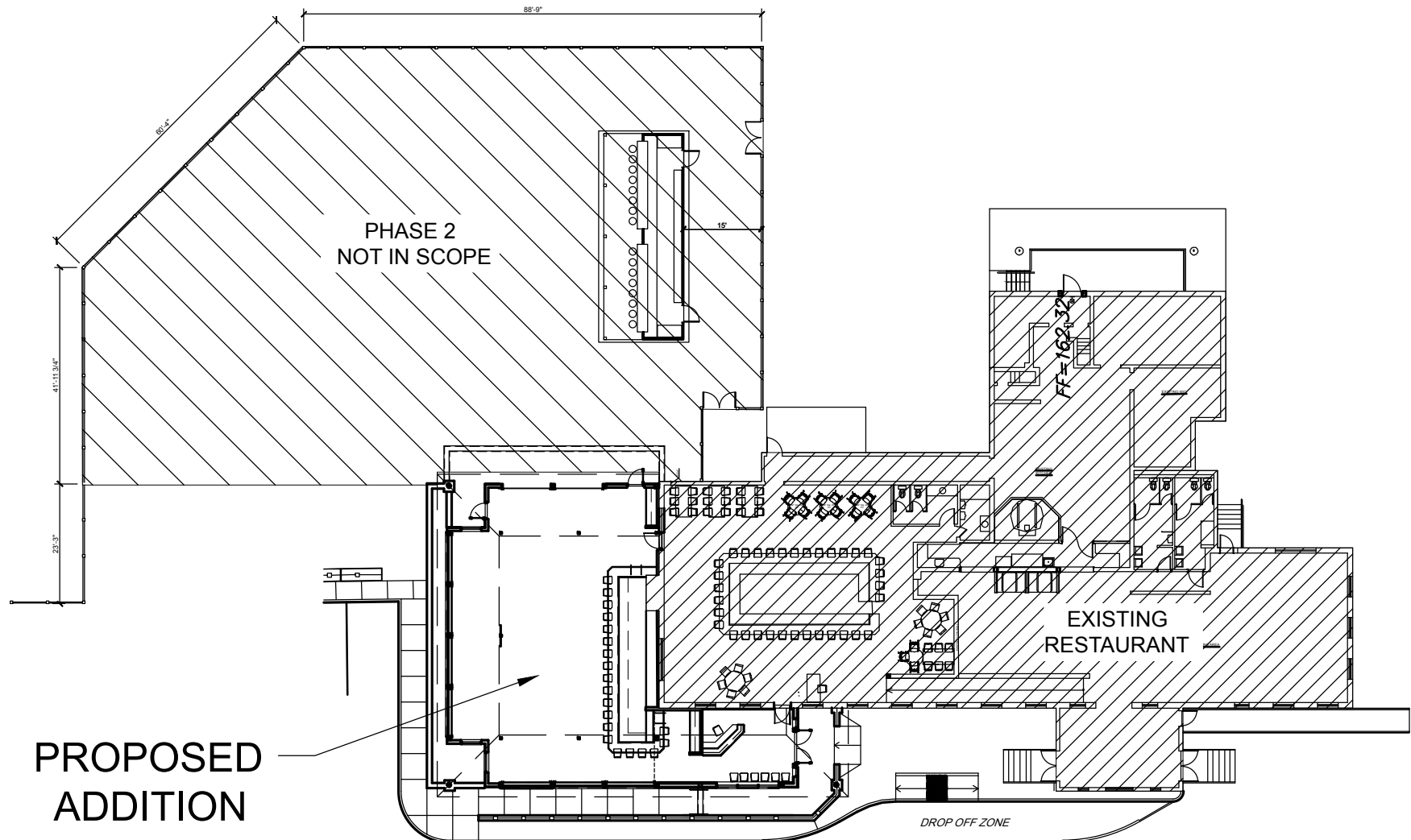
DRAWING TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

JOB No.	
DRN BY	
CHK'D	
SCALE	
DATE	

SP-5



1 ARCHITECTURAL FLOOR PLAN
A-1 SCALE: 1/4" = 1'-0"

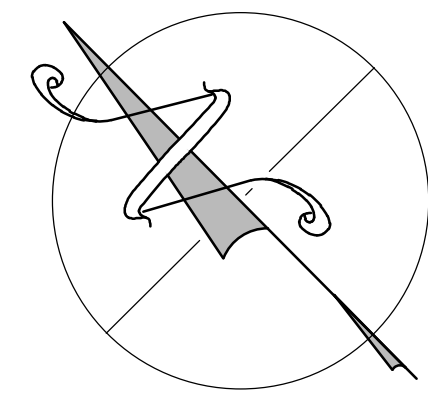


OVERALL KEY PLAN
A-1 SCALE: 1" = 30'-0"

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PROJECT NORTH:



PROPOSED OUTDOOR COVERED SEATING AREA FOR:

VICTORY BAR & GRILL

795 S NJ-73
WEST BERLIN, NEW JERSEY

APPLICANT: VICTORY BAR & GRILL



135 American Avenue Bridgeport, NJ
NJ Phone : (856) 455-4422
Fax : (856) 455-4694
E-mail: tjdd@tjdarchitects.com
Web: www.tjdarchitects.com

Thomas J. D'Arrigo Sr., A.I.A.
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Professional Seal

REVISIONS:

ISSUE	DATE	DESCRIPTION

DRAWING TITLE:

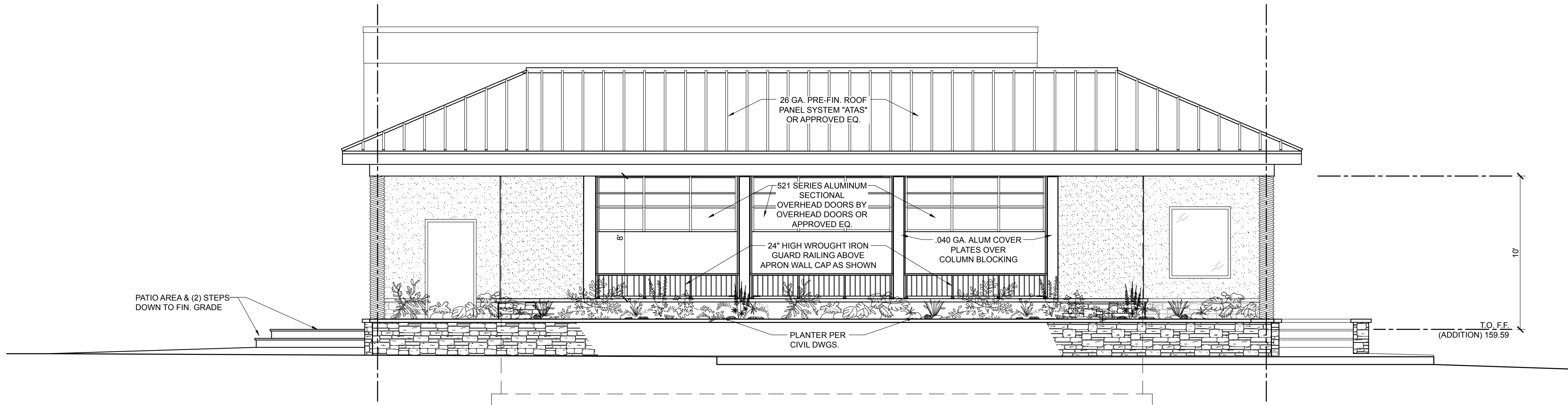
ARCHITECTURAL
FLOOR PLAN

JOB No.	
DRN BY	AIS / TJD
CHKD	TJD
SCALE	AS NOTED
DATE	03-19-2021

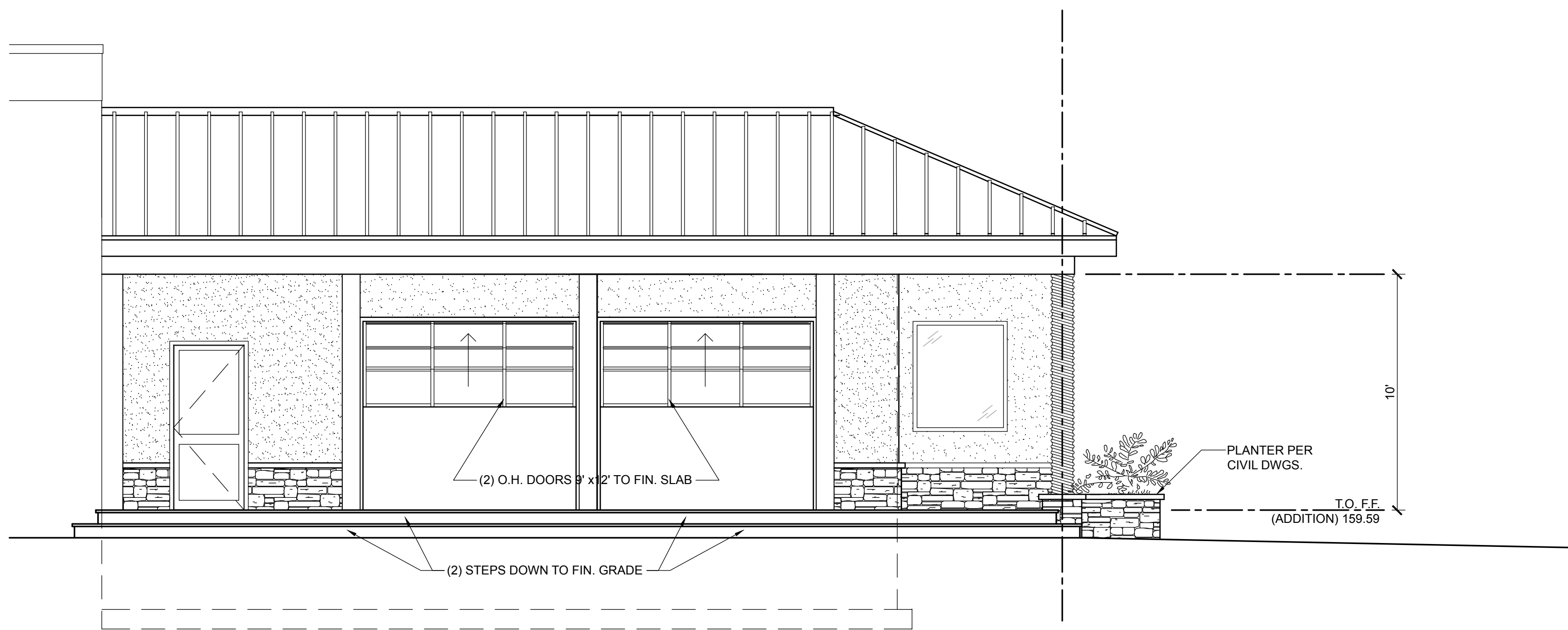
A-1



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



2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"

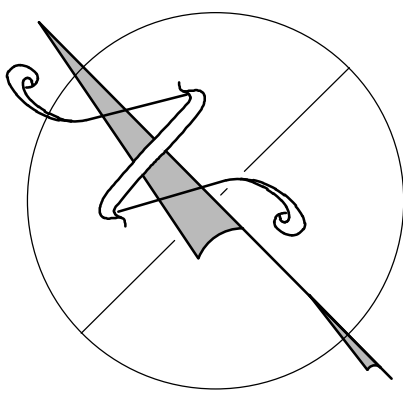
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PROJECT NORTH:



PROPOSED OUTDOOR COVERED SEATING AREA FOR:

VICTORY BAR & GRILL

795 S NJ-73

WEST BERLIN, NEW JERSEY

APPLICANT: VICTORY BAR & GRILL



Architects & Engineers PC

135 American Avenue Bridgeton, NJ

NJ Phone : (856) 455-4422

Fax : (856) 455-4694

E-mail: tjdg@tjdarchitects.com

Web: www.tjdarchitects.com

Thomas J. D'Arrigo Sr., A.I.A.

N.J. License No. 11493

PA. License No. 13208-B

NY. License No. 27609

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REVISIONS:

ISSUE	DATE	DESCRIPTION

DRAWING TITLE:

BUILDING
ELEVATIONS

JOB No.	
DRN BY	AIS / TJD
CHK'D	TJD
SCALE	AS NOTED
DATE	03-19-2021

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