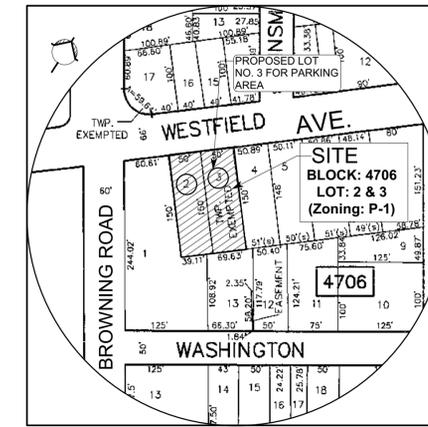


# 5010 Westfield Ave. LA COCINA RESTAURANT PARKING ADDITION)

5010 Westfield Avenue  
(Camden County Road No. 610)  
Pennsauken Township, Camden County  
New Jersey

## SITE PLAN



PLOT & VICINITY MAP  
Scale: 1" = 100'-0"  
SOURCE: TAX MAP PENNSAUKEN TOWNSHIP NEW JERSEY, 2002 TAX MAP PLATE 47



ZONING DISTRICT MAP  
Scale: 1" = 400'-0"  
SOURCE: ZONING MAP PENNSAUKEN TOWNSHIP (BROWNING PLANNING DISTRICT) NEW JERSEY, JANUARY 2005 \*(Partial Map Section)



ARCHITECTURAL  
DESIGN  
STUDIO

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Prepared for:

Project Title:

5010 WESTFIELD AVE.  
PARKING ADDITION  
SITE PLAN  
5010 Westfield Ave.  
Pennsauken, New Jersey

Revision No. & Day Description

Sheet Title:  
ZONING INFORMATION

Scale: As Noted

Drawing No: S-1  
1 of 4 Total Sheets

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12th of September, 2019

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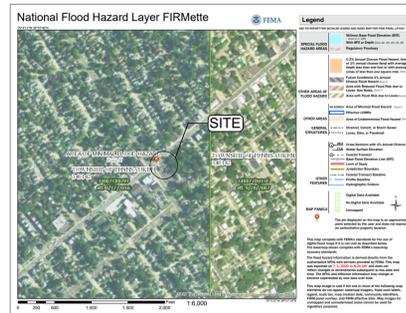
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### SHEET INDEX

- S-1. 1 OF 4 - MAPS, ZONING INFORMATION & NOTES
- S-2. 2 OF 4 - SITE PLAN & NOTES & DETAILS
- S-3. 3 OF 4 - EXISTING FLOOR PLAN & PROPOSED ELEVATI
- S-4. 4 OF 4 - LANDSCAPING & LIGHTING PLANS



CAMDEN CITY FLOOD MAP  
N.T.S.  
SOURCE: FLOOD INSURANCE MAP CAMDEN COUNTY, NJ (FEMA) EFFECTIVE DATE: JULY 1, 2020

NOTE: This Property does not lie in an area with an annual hazard of flooding, as per Pennsauken Twp. Flood Insurance Maps.



EXISTING VACANT LOT VIEW  
(WESTFIELD AVE.)



EXISTING RESTAURANT VIEW  
(WESTFIELD AVE.)

### ZONING INFORMATION

BLOCK: 4706 LOT: 2 & 3

ZONING: Professional 1 (P-1)

#### SCOPE OF WORK

The Owner proposes add a parking lot on an existing vacant lot (Lot 3) adjacent to an existing Restaurant. This parking lot shall be served customers and services parking needs.

SITE COVERAGE: 7,500 SF (50' x 150')  
(0.17 Acres)

NUMBER OF PARKING SPACES 13 STALLS (Includes 1 Accessible Space)

### PROFESSIONAL 1 (P-1) AREA AND BULK REQUIREMENTS FOR LOT 3

PRINCIPAL BUILDING	REQUIRED	EXISTING	PROPOSED	CONFORMITY
LOT AREA (MIN)	5,000 SF	7,500 SF	7,500 SF	Y
LOT WIDTH (MIN)	50 FT	50 FT	50 FT	Y
FRONT YARD (MIN)	40 FT		5.2 FT	V*
SIDE YARD (MIN)	10 FT		5 FT	V*
REAR YARD (MIN)	35 FT		12.76 FT	V*
BUILDING COVERAGE	50% (MAX)	0%	0%	Y
LOT COVERAGE	70% (MAX)	0%	75.96%	V*
BUILDING HEIGHT	35 FT (MAX)	N/A	N/A	Y

### PROFESSIONAL 1 (P-1) PARKING REQUIREMENTS

RESTAURANT	REQUIRED	EXISTING	PROPOSED	CONFORMITY
1 SPACE FOR EVERY 4 SEATS (24 SEATS)	6 SPACES			
1 SPACE FOR EVERY EMPLOYEE AT PEAK HOUR (6)	6 SPACES			
TOTAL PARKING	12 SPACES	0 SPACES	13 SPACES	Y

V\* - VARIANCE REQUESTED

### VARIANCES REQUESTED

#### VARIANCES:

- A-1. A VARIANCE IS REQUESTED FROM MINIMUM FRONT YARD
- A-2. A VARIANCE IS REQUESTED FROM MINIMUM SIDE YARD
- A-3. A VARIANCE IS REQUESTED FROM MINIMUM REAR YARD
- A-4. A VARIANCE IS REQUESTED FROM MINIMUM LOT COVERAGE

### Pennsauken Township Zoning Board of Adjustment

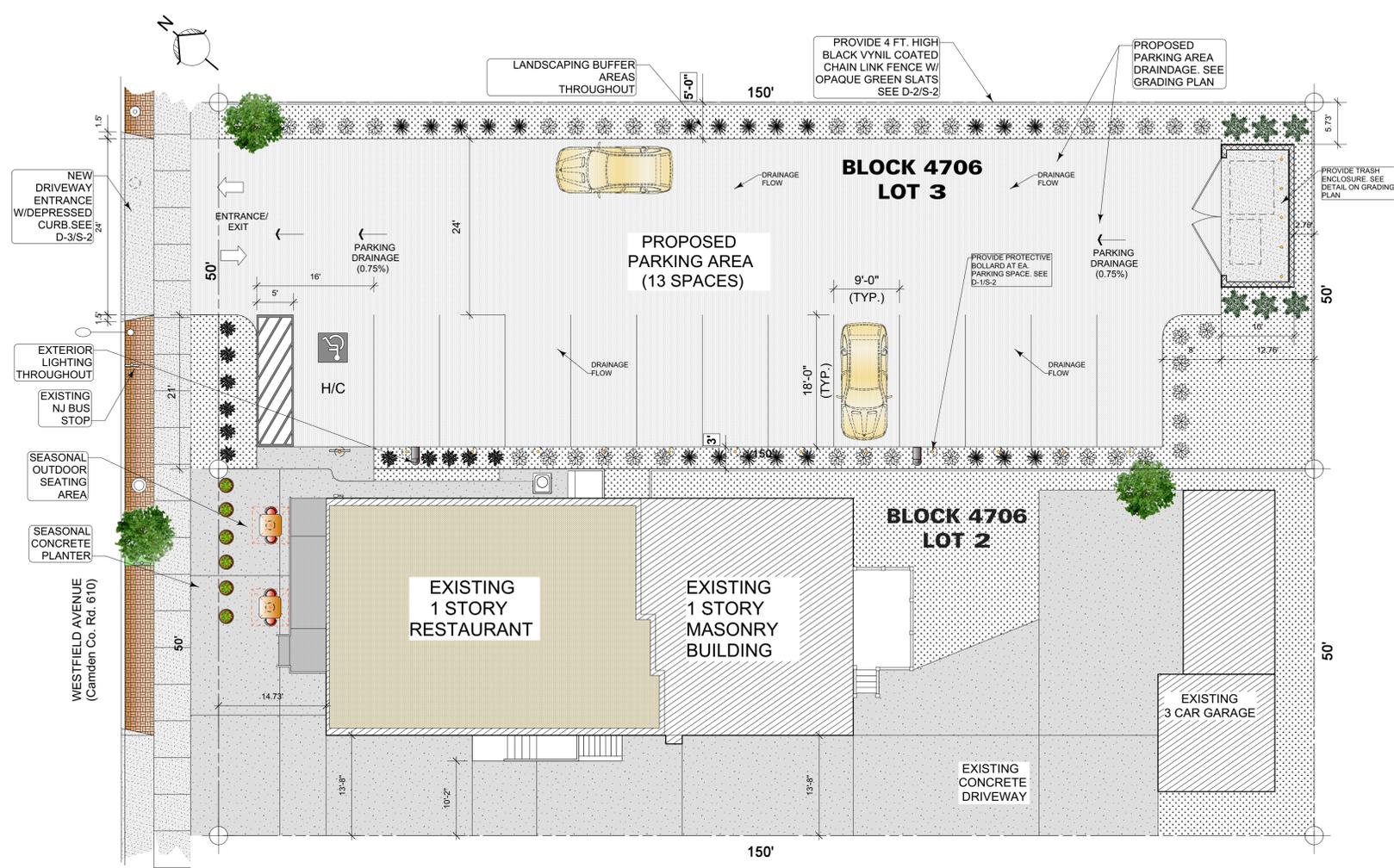
#### APPROVAL SIGNATURES

CHAIRPERSON DATE

SECRETARY DATE

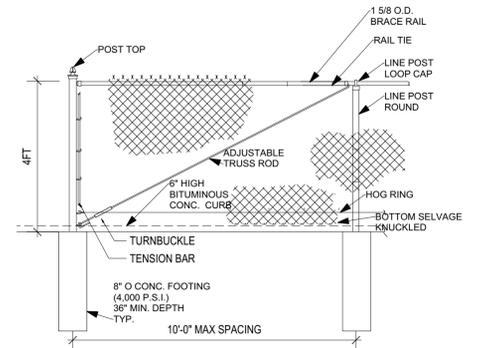
ENGINEER DATE

OWNER DATE

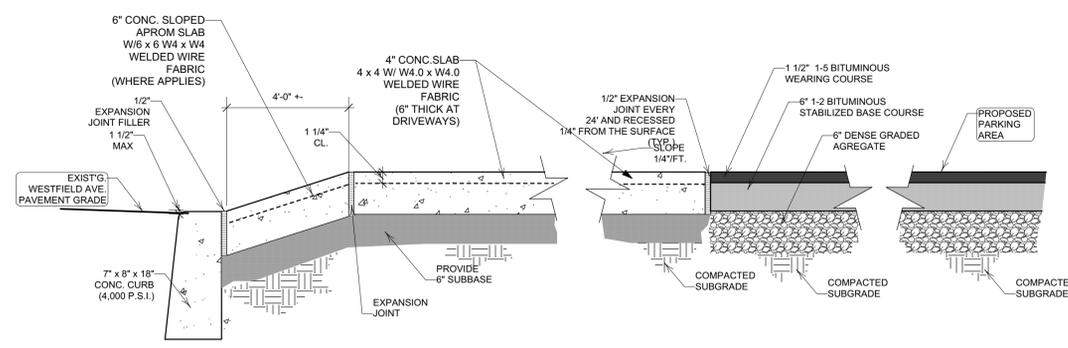


**EXISTING & PROPOSED SITE PLAN**  
Scale: 1" = 10'-0"

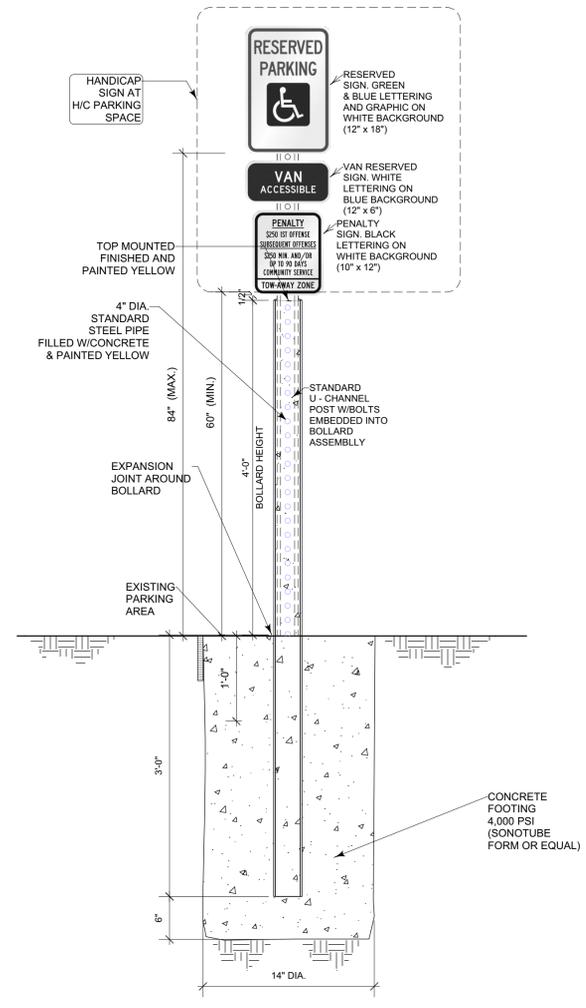
NOTE:  
-THIS PLAN IS BASED UPON  
A PLAN OF SURVEY BY  
AVI LUZON, PLS (01/01/2013)  
(DATUM REV. 11/18/16)



**STANDARD CHAIN LINK FENCE DETAIL**  
N.T.S.



**CONC. SIDEWALK & PARKING DETAIL**  
Scale: 1" = 1'-0"



**BOLLARD DETAIL**  
Scale: 1" = 1'-0"

- SITE PLAN CONSTRUCTION NOTES**
1. THE CONTRACTOR SHALL PROCURE ALL REQUIRED PERMITS, LICENSES AND INSPECTIONS, AND GIVE NOTICES NECESSARY AND INCIDENTAL TO THE DUE AND LAWFUL PROSECUTION OF THE PROJECT.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND MARKOUT OF ALL EXISTING UTILITIES.
  3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INDIVIDUALLY AND SHALL NOTIFY THE UNDERGROUND UTILITIES NOTIFICATION SERVICE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION, WHERE APPLIES.
  4. NO MATERIAL SHALL BE PLACED OR ANY DISTURBANCE SHALL BE PERMITTED BEYOND THE PROJECT PROPERTY LINE OR RIGHT-OF-WAY WITHOUT THE WRITTEN PERMISSION OF THE PROPERTY OWNER DIRECTLY INVOLVED.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING, GRUBBING, PAVING, TOPSOILING, FERTILIZING, AND SEEDING OR OTHERWISE RESTORING ALL AREAS DISTURBED BY HIS ACTIVITIES. ROAD PAVEMENT, REPAVEMENT AND ALL RESTORATION IN ROADS SHALL MEET THE REQUIREMENTS OF THE N.J.D.O.T.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM THE WORK IN ACCORDANCE WITH APPLICABLE PLANS, SPECIFICATIONS, STANDARDS OF THE PENNSAUKEN TOWNSHIP, CAMDEN COUNTY STANDARDS IN THE COUNTY RIGHT OF WAY, AND CODE REGULATIONS APPLICABLE TO THIS PROJECT. MATERIALS, ASSEMBLIES AND CONSTRUCTION SHALL CONFORM TO CONSTRUCTIONS CODES SHOWN BELOW AND THEIR LATEST SUPPLEMENTS AS FOLLOWS: INTERNATIONAL BUILDING CODE, NEW JERSEY EDITION (2018), AND ALL AUTHORITIES HAVING JURISDICTION.
  7. THE LOCATION AND/OR DEPTHS OF EXISTING UTILITIES MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  8. THE OWNER/APPLICANT/CONTRACTOR IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(f) (OSHA COMPETENT PERSON).
  9. ALL PROPOSED SIGNAGE SHALL BE IN COMPLIANCE WITH PENNSAUKEN TOWNSHIP ORDINANCES (AS PER ZONING REG. 141-86).
  10. NO BUSINESS SIGN APPLICATION IS INCLUDED IN THIS PLAN. THE OWNER SHALL FILE A SEPARATE APPLICATION FOR A SIGN PACKAGE.
  11. THERE ARE NO PROPOSED ADDITIONAL UTILITIES ON THIS PLAN.
  12. THE CONTRACTOR SHALL REPAIR/REPLACE THE EXISTING SIDEWALK AND/OR CURB IF THEY ARE DAMAGED DURING CONSTRUCTION.
  13. THE VERTICAL DATUM ARE REFERENCED TO NGVD 1929 DATUM AS PER PLAN OF SURVEY PERFORMED BY MASER SURVEYING, LLC ON 02/12/2016
  14. THIS LOT DOES NOT SHOW ANY KNOWN STRUCTURE SINCE 1948; IT WAS CONVEYED FROM FROM SAVAR CORP. TO HENRIETTA KRAVITZ - CECILIA'S CHURCH - PENNSAUKEN TWP. AND SOLD TO THE PROJECT APPLICANT. THIS PROPERTY DOES NOT BEAR ANY DEED RESTRICTION OR PROTECTIVE COVENANT, AND/OR ANY KNOWN ENVIRONMENTAL ISSUES-REPORTS TO DATE.
  15. THE NEW GRADES PROPOSED SLOPES OF 2% (ADA PATH FROM PARKING TO THE EXISTING BUILDING)



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PARKING ADDITION**

SITE PLAN  
5010 Westfield Ave.  
Pennsauken, New Jersey

Revision No. & Day	Description

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Sheet Title:

**SITE PLAN  
NOTES & DETAILS**

Scale: As Noted

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Drawing No: S-2  
2 of 4 Total Sheets

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Drawing Day:  
12th of September, 2019

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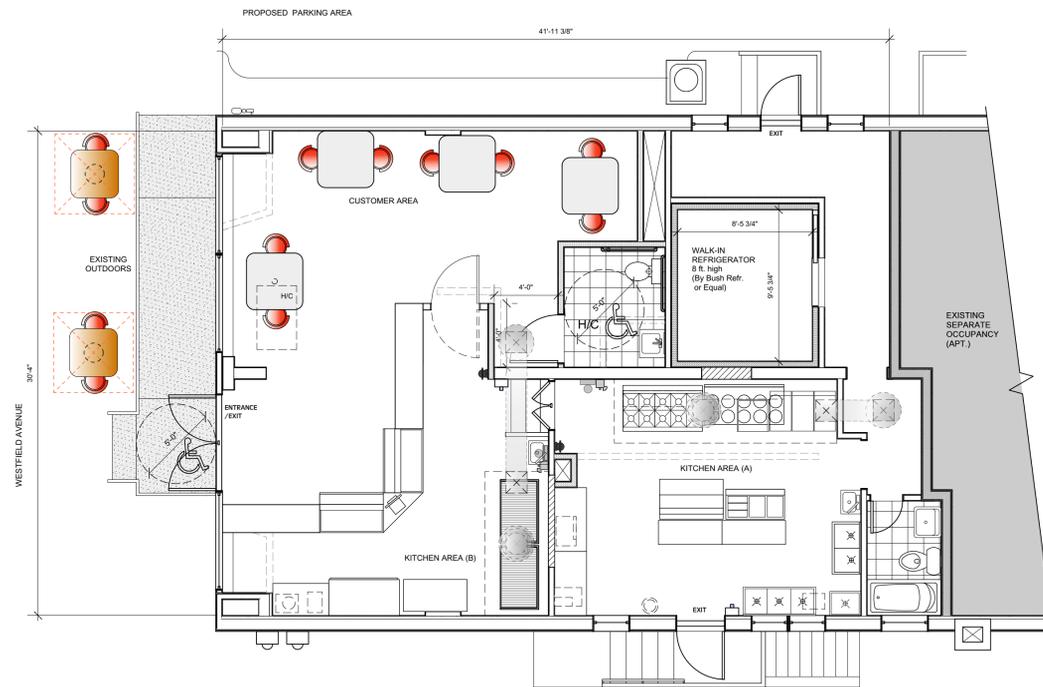
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EXISTING FIRST FLOOR (RESTAURANT)  
Scale: 3/16" = 1'-0"



EXISTING/PROPOSED FRONT ELEVATION (WESTFIELD AVE.)  
Scale: 1/8" = 1'-0"



EXISTING/PROPOSED RIGHT SIDE ELEVATION (PARKING)  
Scale: 1" = 15 Ft



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Pennsauken, New Jersey

Revision No. & Day	Description

Sheet Title:  
EXISTING FLOOR PLAN  
& PROPOSED ELEVATIONS

Scale: As Noted

Drawing No: S-3  
3 of 4 Total Sheets

Drawing Day:  
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