

WILLIAM A. HARYSLAK

3101 Dune Drive, Suite 109
Avalon, New Jersey 08202

Tel: 609-368-5550 Fax: 609-368-1096

E-mail: ArchitectureByHaryslak@hotmail.com

FaceBook.com/AbyHJerseyShore



William A. Haryslak, R.A.
New Jersey License No. 12373
Pennsylvania License No. RA-014765-B
NCARB Certification No. 46986

Coastal Architecture
Since 1995

**CELEBRATING
30 YEARS**

APPROVED BY:
THE PLANNING BOARD
CITY OF SEA ISLE CITY

CHAIRPERSON DATE:

SECRETARY DATE:

ENGINEER or AUTHORIZED REPRESENTATIVE DATE:

01/12/2026 BOARD REVIEW		
Rev.	Date	Item

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PROJECT

"BOARD APPLICATION DRAWINGS"
**KIX BAR & SEA ISLE INN
ALTERATIONS & ADDITIONS**
#6400 LANDIS AVENUE
BLOCK: 63.03 / LOTS: 9.02 etal
BLOCK: 64.03 / LOTS: 25 etal
CITY OF SEA ISLE CITY
CAPE MAY COUNTY, NEW JERSEY

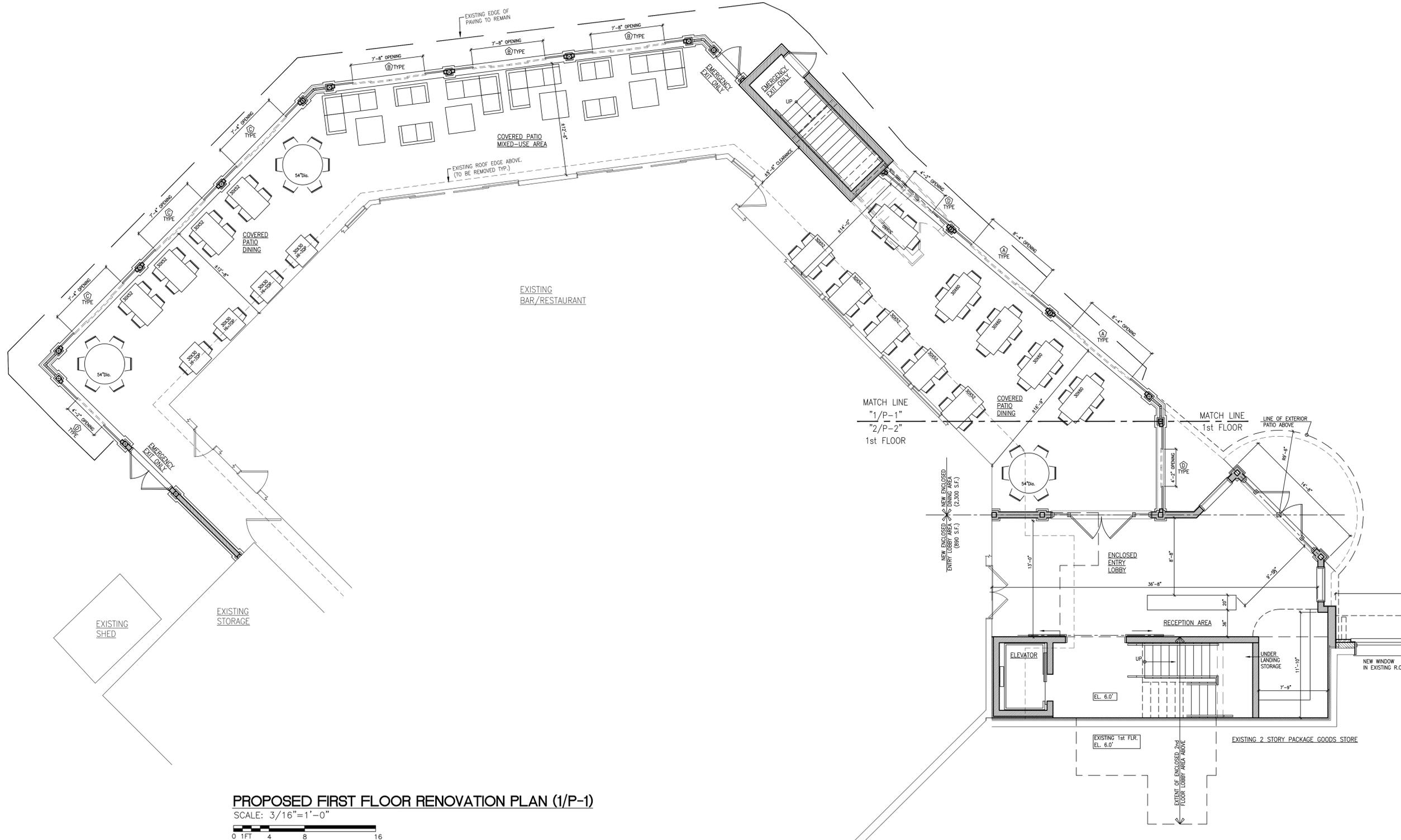
**PROPOSED 1st FLR.
RENOVATION PLAN**

Date: 12/15/2025
Scale: AS NOTED
Drawn: WILL
Checked: WILL

P-1

224-06b

BOARD DWG's
KIX NIGHTCLUB



PROPOSED FIRST FLOOR RENOVATION PLAN (1/P-1)

SCALE: 3/16"=1'-0"



CUMULATIVE RENOVATED/NEW FLOOR AREA DEVELOPED:
3,190 S.F.



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01/12/2026 BOARD REVIEW

Rev. Date Item

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PROJECT

"BOARD APPLICATION DRAWINGS"

**KIX BAR & SEA ISLE INN
ALTERATIONS & ADDITIONS**

#6400 LANDIS AVENUE

BLOCK: 63.03 / LOTS: 9.02 etal

BLOCK: 64.03 / LOTS: 25 etal

CITY OF SEA ISLE CITY

CAPE MAY COUNTY, NEW JERSEY

**PROPOSED 1st FLR.
RENOVATION PLAN**

Date: 12/15/2025

Scale: AS NOTED

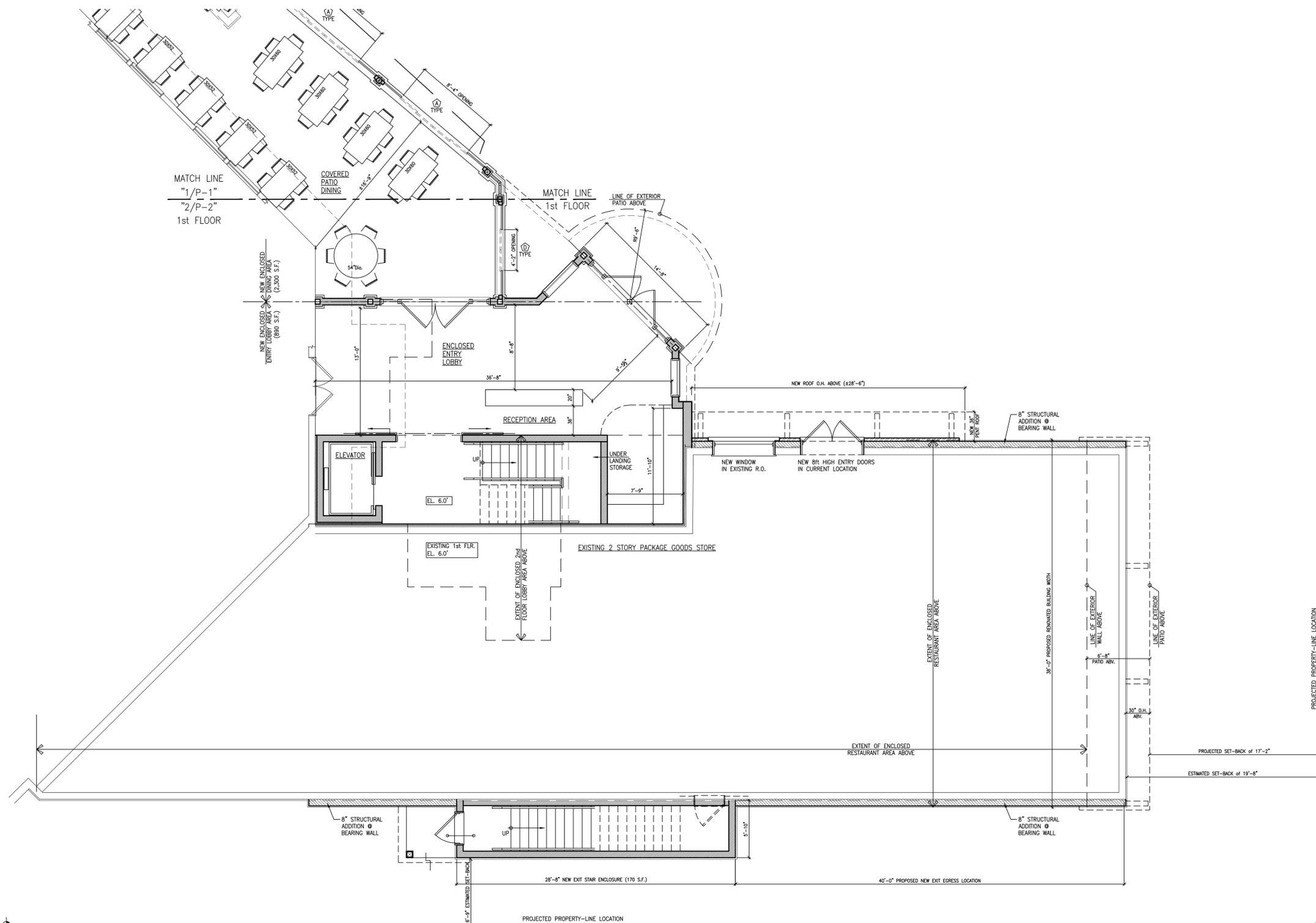
Drawn: WILL

Checked: WILL

P-2

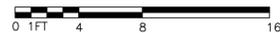
224-06b

BOARD DWG's
KIX NIGHTCLUB



PROPOSED FIRST FLOOR RENOVATION PLAN (2/P-2)

SCALE: 3/16"=1'-0"



CUMULATIVE RENOVATED/NEW FLOOR AREA DEVELOPED:
3,190 S.F.

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01/12/2026 BOARD REVIEW		
Rev.	Date	Item

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PROJECT

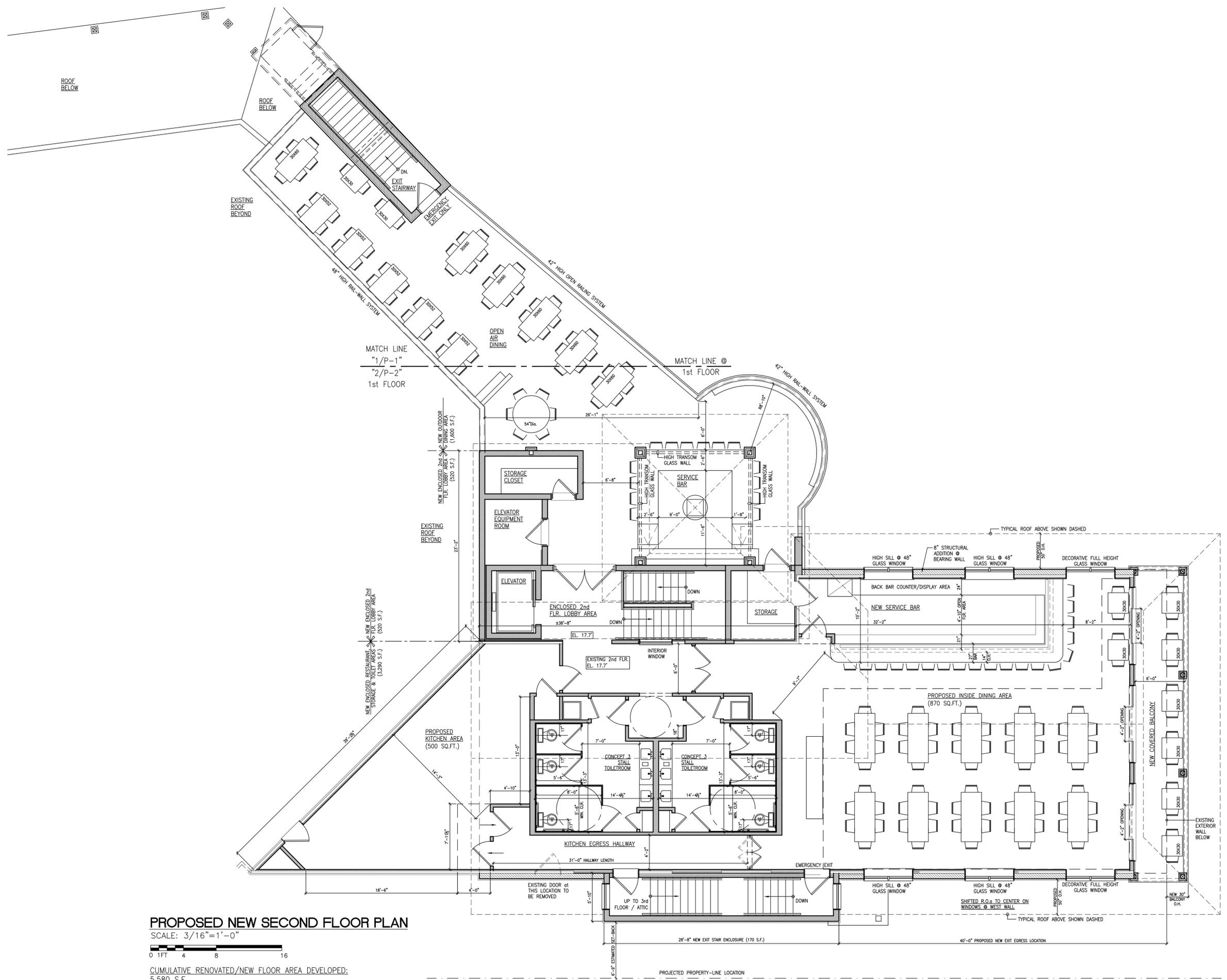
"BOARD APPLICATION DRAWINGS"
**KIX BAR & SEA ISLE INN
ALTERATIONS & ADDITIONS**
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BLOCK: 63.03 / LOTS: 9.02 etal
BLOCK: 64.03 / LOTS: 25 etal
CITY OF SEA ISLE CITY
CAPE MAY COUNTY, NEW JERSEY

**PROPOSED NEW
2nd FLOOR PLAN**

Date: 12/15/2025
Scale: AS NOTED
Drawn: WILL
Checked: WILL

P-3

224-06b BOARD DWG's
KIX NIGHTCLUB



PROPOSED NEW SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"
0 1FT 4 8 16

CUMULATIVE RENOVATED/NEW FLOOR AREA DEVELOPED:
5,580 S.F.

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01/12/2026	BOARD REVIEW	
Rev.	Date	Item

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"BOARD APPLICATION DRAWINGS"

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ALTERATIONS & ADDITIONS**

#6400 LANDIS AVENUE
BLOCK: 63.03 / LOTs: 9.02 etal
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CAPE MAY COUNTY, NEW JERSEY

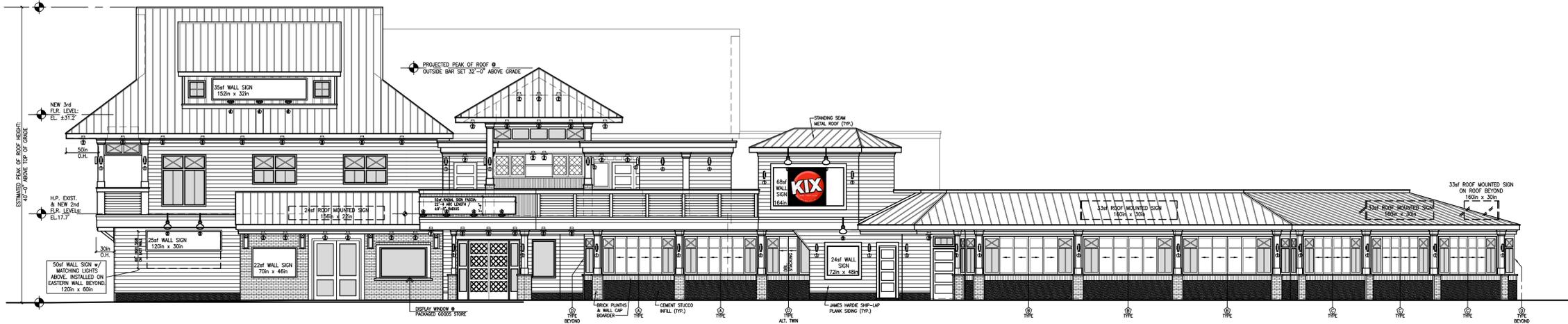
**PROPOSED NORTH &
WEST SIDE ELEVATIONS
w/WINDOW & LIGHT DETAILS**

Date: 12/15/2025
Scale: AS NOTED
Drawn: WILL
Checked: WILL

P-4

224-06b

BOARD DWG's
KIX NIGHTCLUB

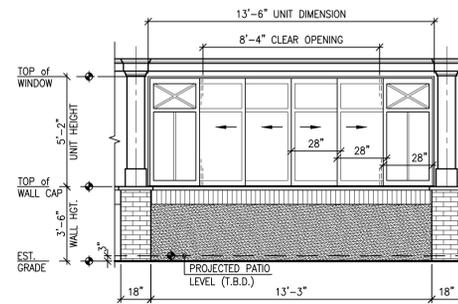


PROPOSED NEW WEST SIDE ELEVATION

SCALE: 1/8"=1'-0"

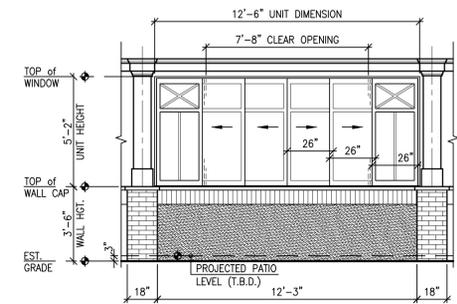


PROPOSED BUILDING MOUNTED WALL SIGNAGE
CUMULATIVE AREA = 500 S.F.
(NOTE: DIRECTIONAL SIGNS, BUILDING ACCESS
SIGNS & TEMPORARY INFORMATIONAL SIGNS
NOT CONSIDERED.)



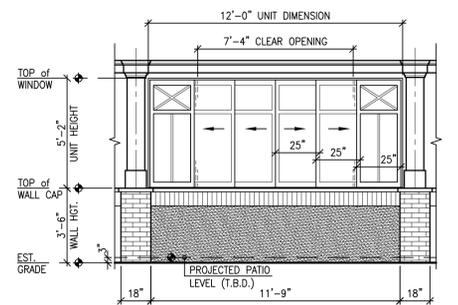
WINDOW TYPE "A"

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



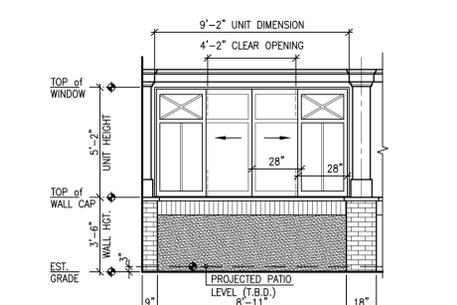
WINDOW TYPE "B"

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



WINDOW TYPE "C"

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



WINDOW TYPE "D"

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



PROPOSED NEW FRONT ELEVATION (AKA NORTH SIDE from 63rd STREET)

SCALE: 1/8"=1'-0"



DESCRIPTION
The iconic S&S series is the perfect light choice for that contemporary outdoor look. Constructed with an anti-corrosive and UV resistant composite material, it features a black or white finish that won't rust or chip over time. The design offers up & down lighting with two E26 medium sockets, making it ideal for residential and multi-family applications.

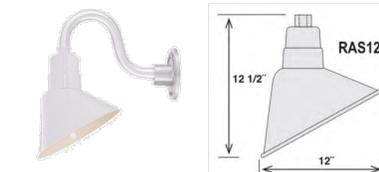
- FEATURES**
- Up & Down Illumination for Direct/Indirect Lighting
 - Clear Tempered Glass Lens Top, Open Bottom
 - UV resistant Composite Housing Ensures Durability for Outdoor Installation
 - Black or White Anti-rust Finish for Long Life
 - Weather-resistant Construction
 - 2x E26 Medium Sockets (R9030 75W Max)
 - UL Listed for Wet Locations

LIGHT FIXTURE "1"
INCON LIGHTING 14" LED CYLINDER WALL SCONCE:
WHITE-TRINIDAD SERIES 345



DESCRIPTION
The iconic S&S series is the perfect light choice for that contemporary outdoor look. Constructed with an anti-corrosive and UV resistant composite material, it features a black or white finish that won't rust or chip over time. The design offers up & down lighting with two E26 medium sockets, making it ideal for residential and multi-family applications.

LIGHT FIXTURE "2"
SUNCO 6" RECESSED LED LIGHT-CEILING MOUNTED:
PRE-57119



DESCRIPTION
The iconic S&S series is the perfect light choice for that contemporary outdoor look. Constructed with an anti-corrosive and UV resistant composite material, it features a black or white finish that won't rust or chip over time. The design offers up & down lighting with two E26 medium sockets, making it ideal for residential and multi-family applications.

LIGHT FIXTURE "3"
HTM LIGHTING ECO-RML -12" ANGLE SHADE LED
WALL MOUNTED SIGN LIGHT: RAS-12 IN WHITE



DESCRIPTION
The iconic S&S series is the perfect light choice for that contemporary outdoor look. Constructed with an anti-corrosive and UV resistant composite material, it features a black or white finish that won't rust or chip over time. The design offers up & down lighting with two E26 medium sockets, making it ideal for residential and multi-family applications.

LIGHT FIXTURE "4"
NAVAH MATTE WHITE ADJUSTABLE LED OUTDOOR
SIGN FLOOD LIGHT:

Technical Specifications

Height	9.20 inches
Depth	5.40 inches
Max Wattage	20 watts
Manufacturer Number	180022/MW

- Product Details**
- 10 1/4" wide x 8 1/4" high. Extends 5 1/2" from the wall. Round backplate is 4 1/4" wide x 1 1/2" deep. Weight is 2.25 lbs.
 - Two built-in 20 watt LED modules. 1400 lumens light output, comparable to a 100 watt incandescent. 3000K color temperature. 80 CRI.
 - Energy efficient LED two light outdoor adjustable flood light from the Navah collection.
 - Matte white finish over weather-resistant aluminum housing. Plastic shade. Clear acrylic diffusers.
 - LED averages 50,000 hours at 3 hours per day.
 - 40 degree light beam angle. 120 voltages.

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CITY OF SEA ISLE CITY

CHAIRPERSON DATE:

SECRETARY DATE:

ENGINEER or AUTHORIZED REPRESENTATIVE DATE:

02/17/2026 BOARD REVIEW
RESUBMITTED w/
EXTERIOR DESIGN
REVISIONS

01/12/2026 BOARD REVIEW

Rev.	Date	Item

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PROJECT

"BOARD APPLICATION DRAWINGS"

**KIX BAR & SEA ISLE INN
ALTERATIONS & ADDITIONS**

#6400 LANDIS AVENUE

BLOCK: 63.03 / LOTS: 9.02 etal

BLOCK: 64.03 / LOTS: 25 etal

CITY OF SEA ISLE CITY

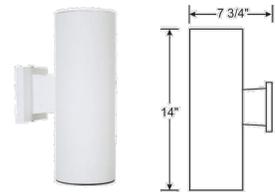
CAPE MAY COUNTY, NEW JERSEY

**PROPOSED
RENOVATION PLAN
& ELEVATIONS**

Date: 12/15/2025
Scale: AS NOTED
Drawn: JWS/WH
Checked: WILL

P-5

224-06b BOARD DWG'S
PENTAGON EAST



DESCRIPTION
The Incon 345 series is the perfect light choice for that contemporary outdoor look. Constructed with an anti-corrosive and UV resistant composite material, it features a black or white finish that won't rust or chip over time. The design offers up & down lighting with two E26 medium sockets, making it ideal for residential and multi-family applications.

- FEATURES**
- Up & Down Illumination for Direct/Indirect Lighting
 - Closed Clear Tempered Glass Lens Top Open System
 - UV resistant Composite Housing Ensures Durability for Outdoor Installation
 - Black or White Anti-rust Finish for Long Life
 - Weather-resistant Construction
 - 2x E26 Medium Sockets (PAR30/75W Max)
 - UL Listed for Wet Locations

LIGHT FIXTURE "1"

INCON LIGHTING 14" LED CYLINDER WALL SCENCE:
WHITE-TRINIDAD SERIES 345



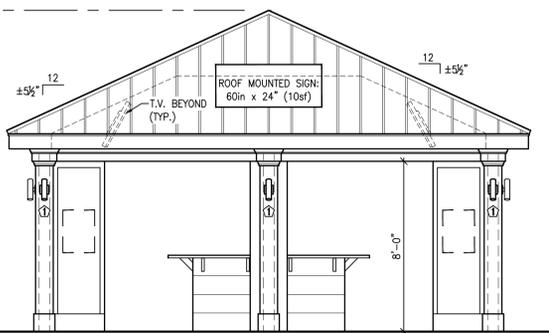
EXISTING "PENTAGON BAR"



EXTERIOR VIEW

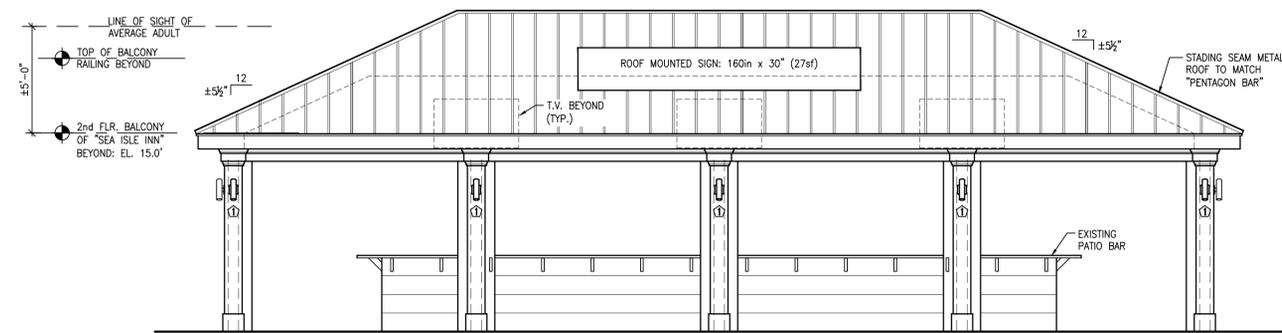
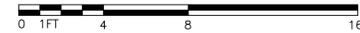


INTERIOR VIEW
EXISTING "PATIO BAR"



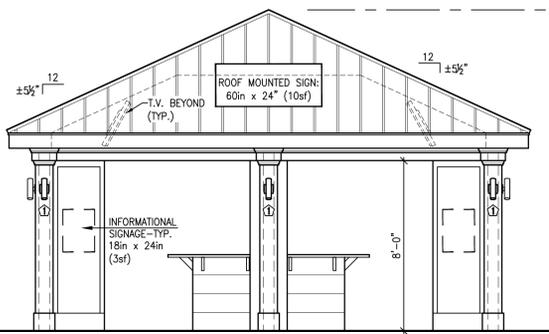
PROPOSED NORTH ELEVATION

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



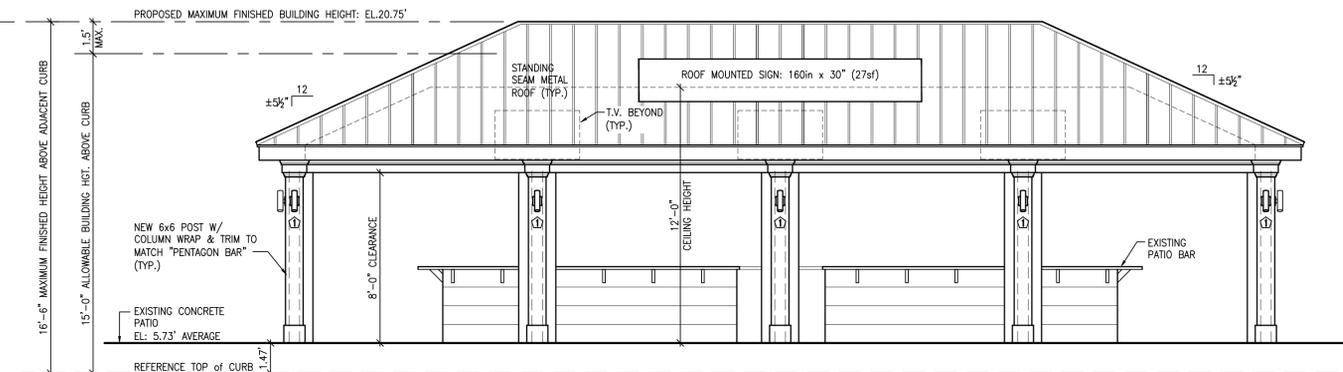
PROPOSED WEST ELEVATION (FROM SEA ISLE INN)

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



PROPOSED SOUTH ELEVATION

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

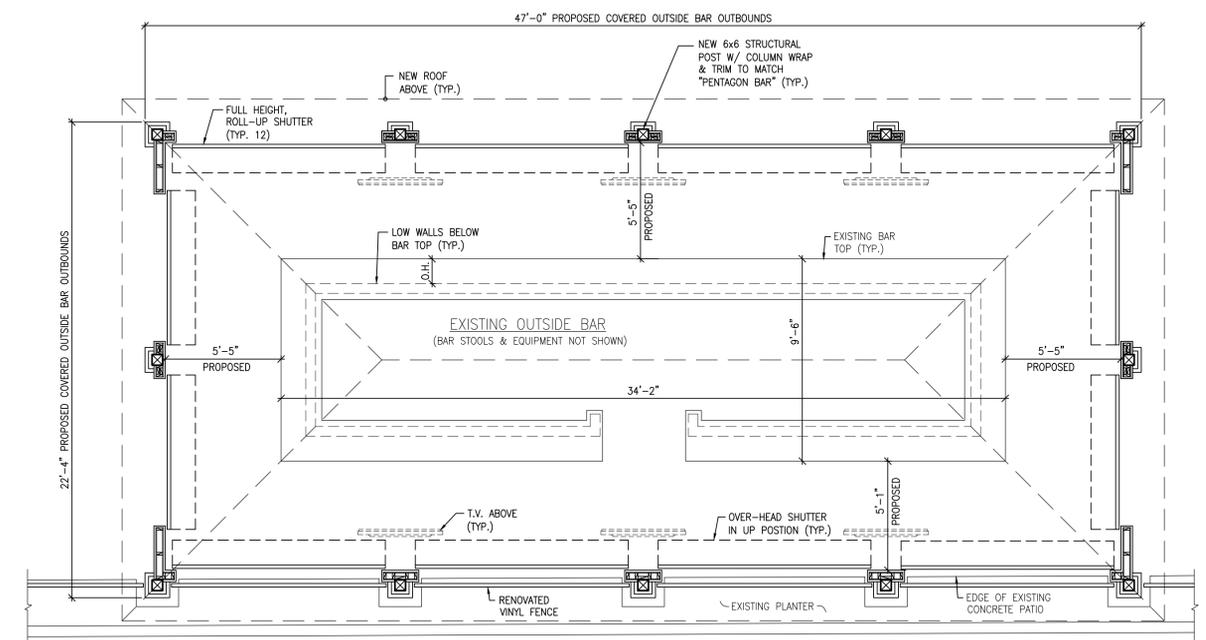


PROPOSED EAST ELEVATION (FROM LANDIS AVENUE)

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



PROPOSED ROOF MOUNTED WALL SIGNAGE
CUMULATIVE AREA = 74 S.F.
(NOTE: DIRECTIONAL SIGNS, BUILDING ACCESS
SIGNS & TEMPORARY INFORMATIONAL SIGNS
NOT CONSIDERED.)



PROPOSED RENOVATION PLAN

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



FLOOR AREA per NJIBC CODES @ ENCLOSED AREA: 1,050 S.F.

LANDIS AVENUE



PROPOSED SOUTH ELEVATION

SCALE: 1/8"=1'-0"



PROPOSED EAST ELEVATION (FROM LANDIS AVENUE)

SCALE: 1/8"=1'-0"



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CHAIRPERSON DATE:

SECRETARY DATE:

ENGINEER or AUTHORIZED REPRESENTATIVE DATE:

01/12/2026 BOARD REVIEW

Rev.	Date	Item

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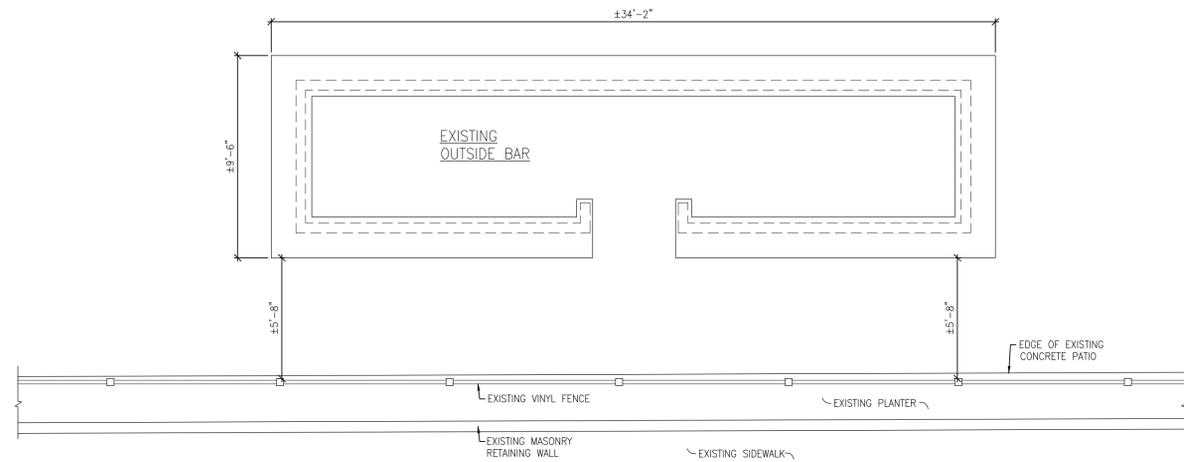
PROJECT
"BOARD APPLICATION DRAWINGS"
KIX BAR & SEA ISLE INN
ALTERATIONS & ADDITIONS
#6400 LANDIS AVENUE
BLOCK: 63.03 / LOTS: 9.02 etal
BLOCK: 64.03 / LOTS: 25 etal
CITY OF SEA ISLE CITY
CAPE MAY COUNTY, NEW JERSEY

**EXISTING
PARTIAL FLOOR PLAN**

Date: 07/10/2024
Scale: AS NOTED
Drawn: JWS
Checked: WILL

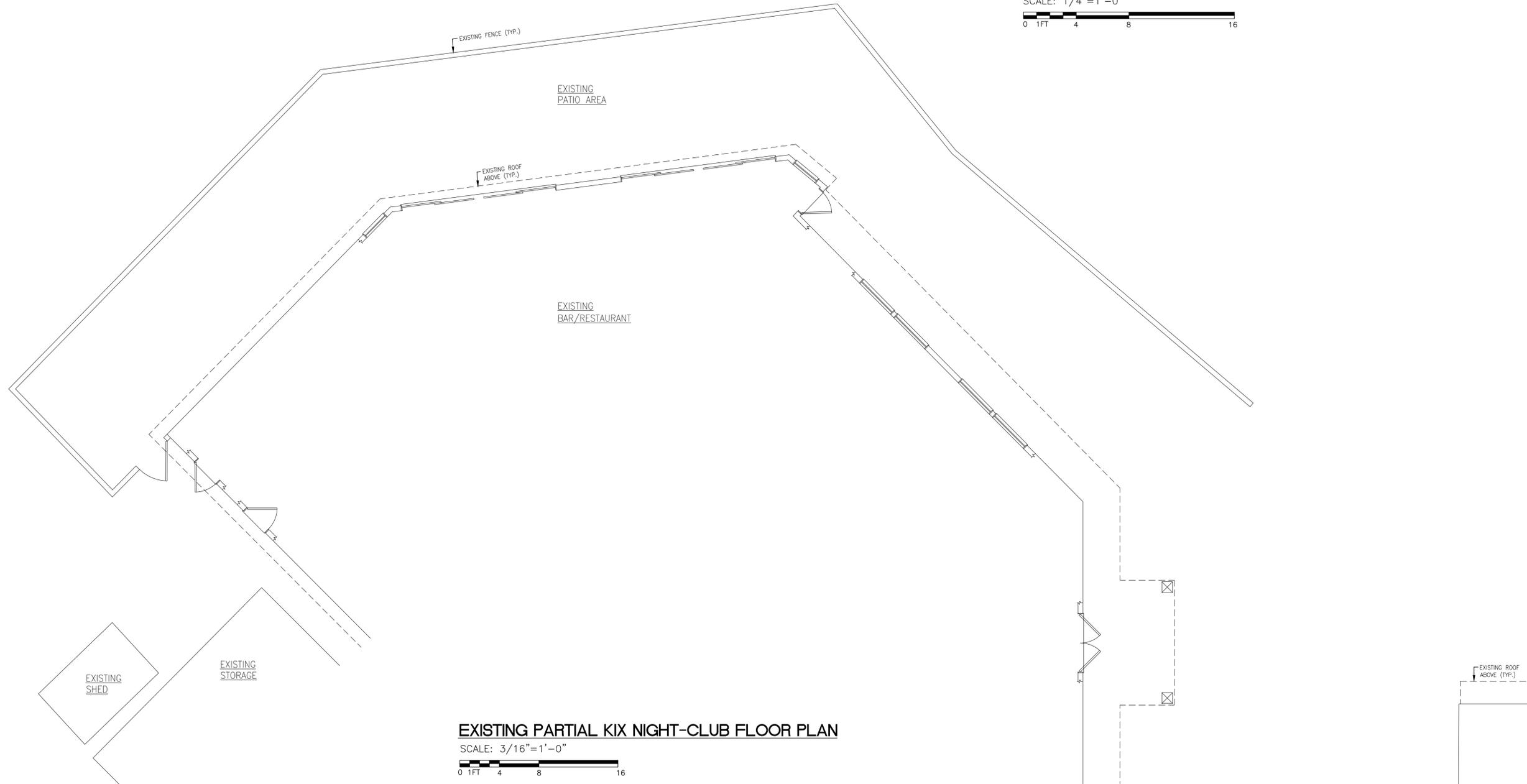
SU-1

224-06b BOARD DWG's
KIX N.C. & INN



EXISTING SEA ISLE INN: OPEN PATIO BAR FLOOR PLAN

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



EXISTING PARTIAL KIX NIGHT-CLUB FLOOR PLAN

SCALE: 3/16" = 1'-0"



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SECRETARY DATE:

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Rev.	Date	Item
	01/12/2026	BOARD REVIEW
	02/14/2025	UPDATES per ADD'L DATA

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P R O J E C T

"BOARD APPLICATION DRAWINGS"

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ALTERATIONS & ADDITIONS**

#6400 LANDIS AVENUE

BLOCK: 63.03 / LOTS: 9.02 etal

BLOCK: 64.03 / LOTS: 25 etal

CITY OF SEA ISLE CITY

CAPE MAY COUNTY, NEW JERSEY

**EXISTING
ELEVATIONS**

Date: 07/10/2024

Scale: AS NOTED

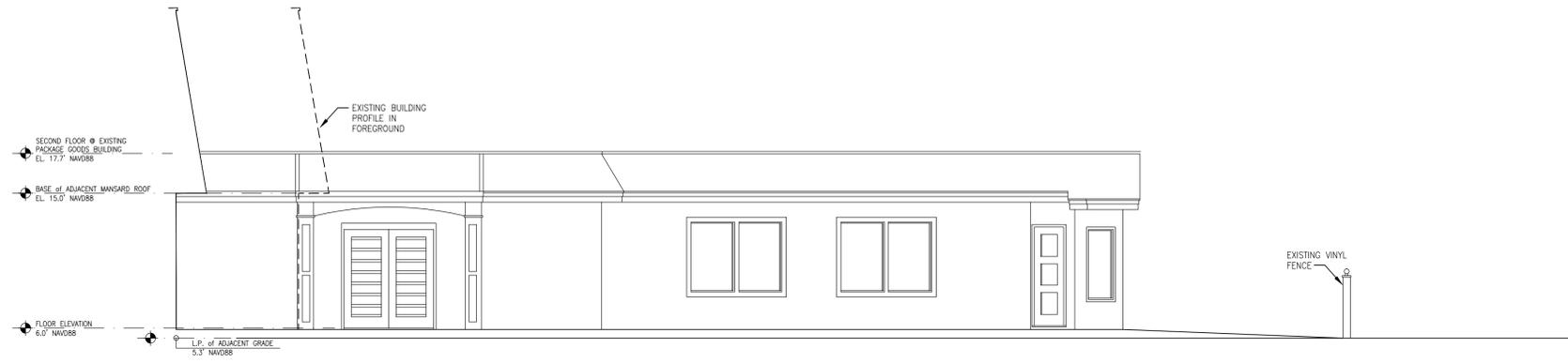
Drawn: JWS

Checked: WILL

SU-2

224-06b

BOARD DWG's
KIX NIGHTCLUB



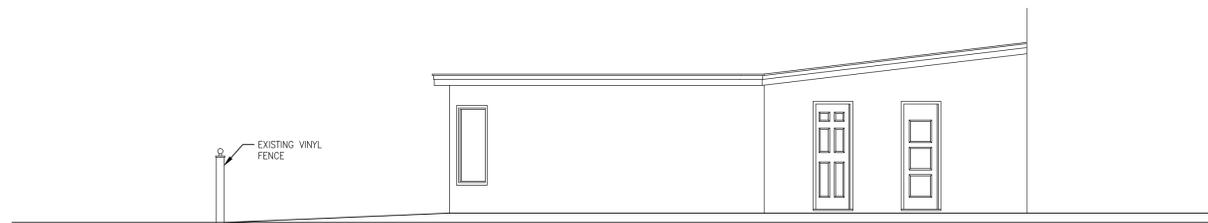
EXISTING NORTH ELEVATION of KIX NIGHT-CLUB

SCALE: 3/16" = 1'-0"



EXISTING WEST ELEVATION of KIX NIGHT-CLUB

SCALE: 3/16" = 1'-0"



EXISTING SOUTH ELEVATION of KIX NIGHT-CLUB

SCALE: 3/16" = 1'-0"



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Rev.	Date	Item
	01/12/2026	BOARD REVIEW
	10/07/2025	FIELD DOCUMENTATION

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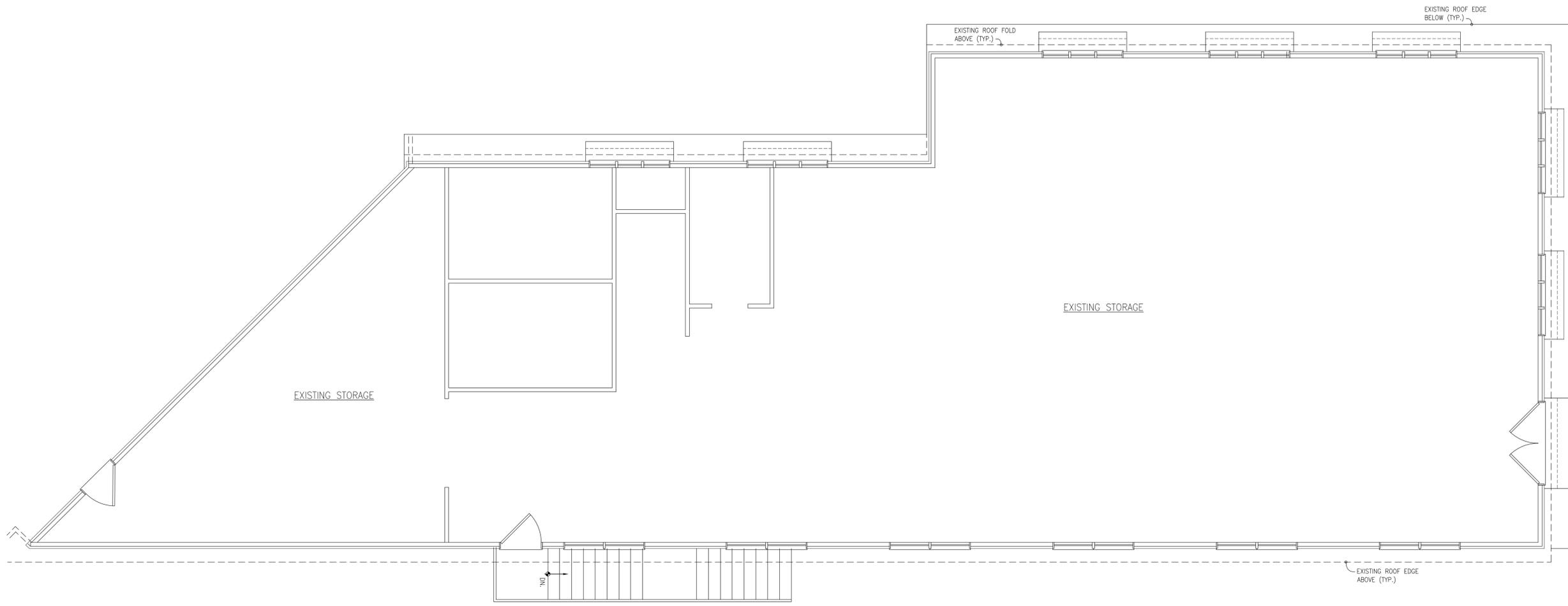
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BLOCK: 64.03 / LOTS: 25 etal
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CAPE MAY COUNTY, NEW JERSEY

**EXISTING
SECOND FLOOR PLAN**

Date: 10/07/2025
Scale: AS NOTED
Drawn: JWS
Checked: WILL

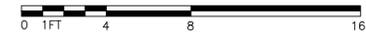
SU-3

224-06b BOARD DWG's
PACKAGE GOODS



EXISTING SECOND FLOOR PLAN OVER KIX PACKAGE GOODS STORE

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



EXISTING FLOOR AREA: 3,164 S.F.

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APPROVED BY:
THE PLANNING BOARD
CITY OF SEA ISLE CITY

CHAIRPERSON DATE:

SECRETARY DATE:

ENGINEER or
AUTHORIZED REPRESENTATIVE DATE:

01/12/2026 BOARD REVIEW
10/07/2025 FIELD DOCUMENTATION

Rev.	Date	Item

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PROJECT

"BOARD APPLICATION DRAWINGS"

KIX BAR & SEA ISLE INN
ALTERATIONS & ADDITIONS

#6400 LANDIS AVENUE

BLOCK: 63.03 / LOTS: 9.02 etal

BLOCK: 64.03 / LOTS: 25 etal

CITY OF SEA ISLE CITY

CAPE MAY COUNTY, NEW JERSEY

**EXISTING
ELEVATIONS**

Date: 10/07/2025

Scale: AS NOTED

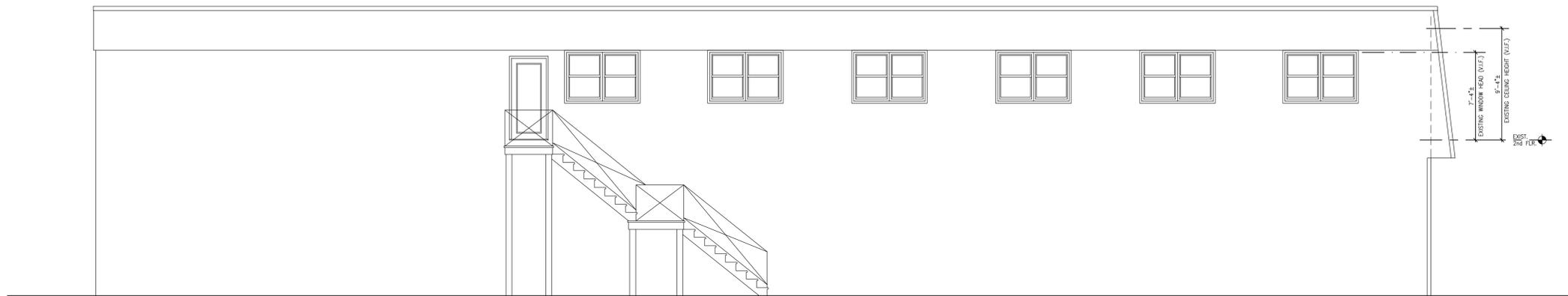
Drawn: JWS

Checked: WILL

SU-4

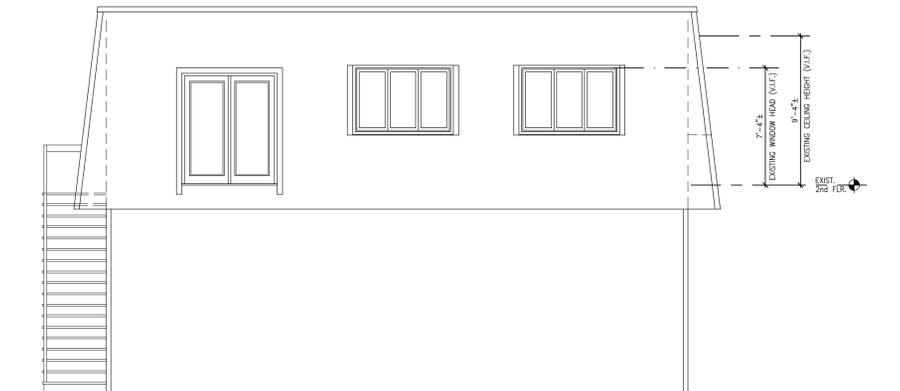
224-06b

BOARD DWG's
PACKAGE GOODS



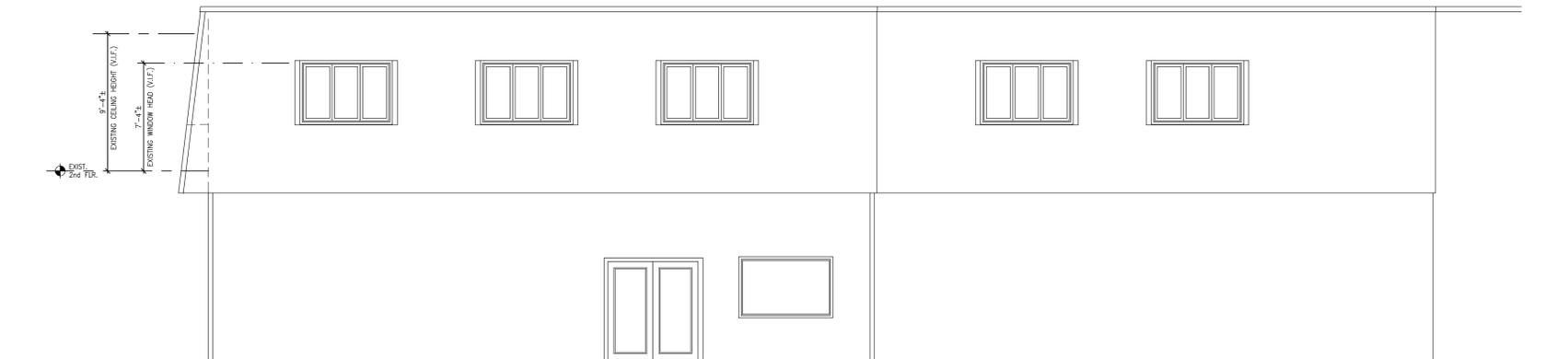
EXISTING EAST ELEVATION

SCALE: 3/16"=1'-0"



EXISTING NORTH ELEVATION

SCALE: 3/16"=1'-0"



EXISTING WEST ELEVATION

SCALE: 3/16"=1'-0"

