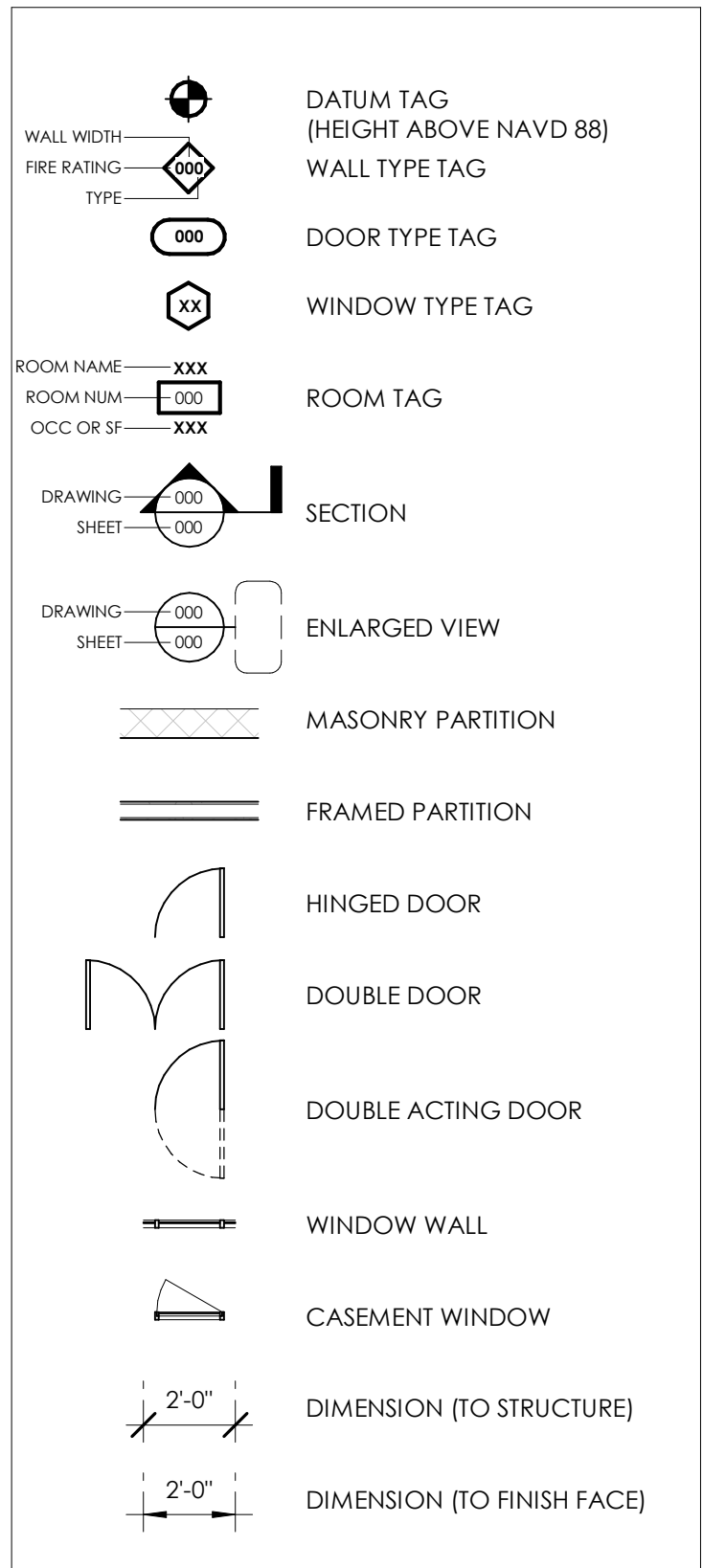
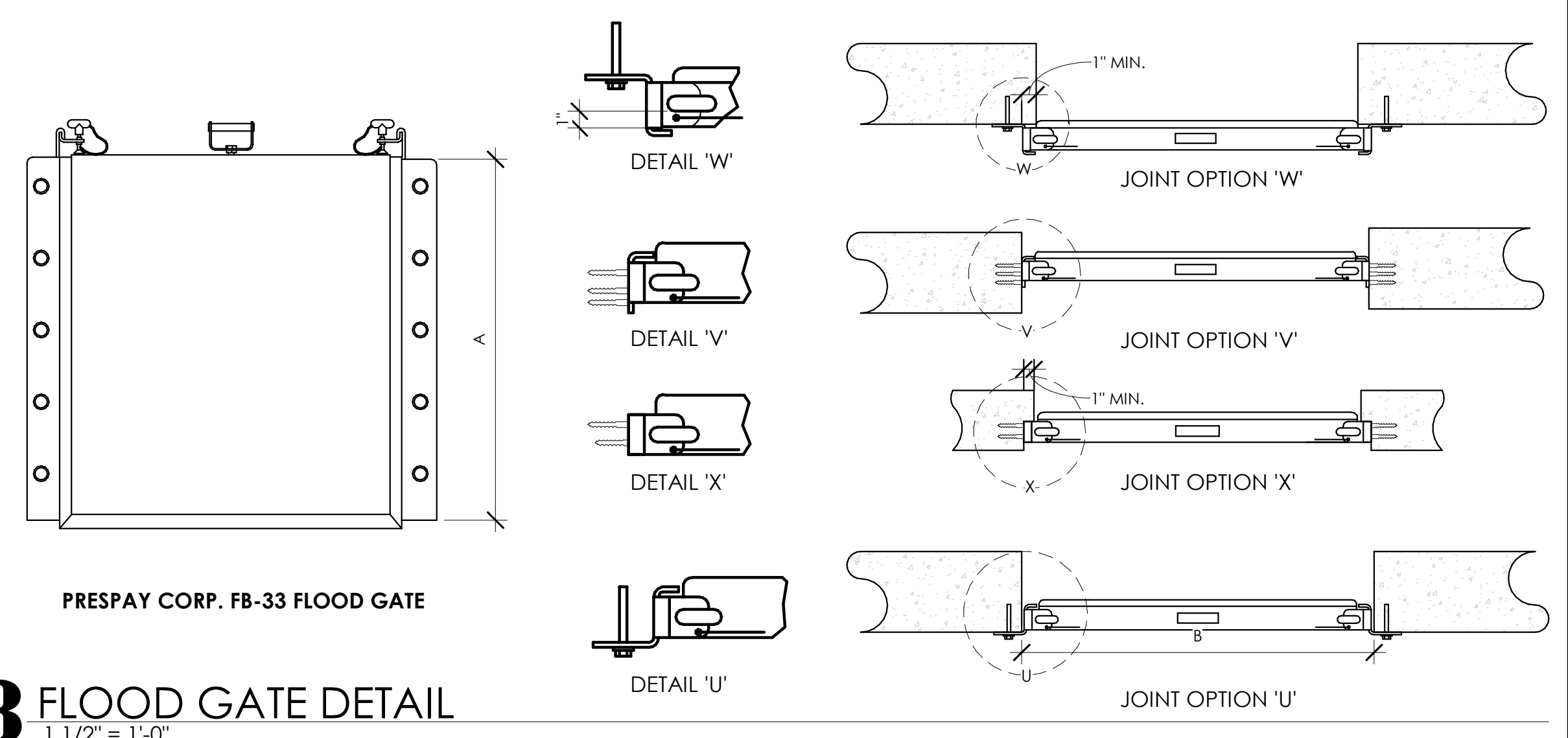


FLOOR PLAN LEGEND



FLOOD RESISTANT BUILDING SYSTEMS NOTES

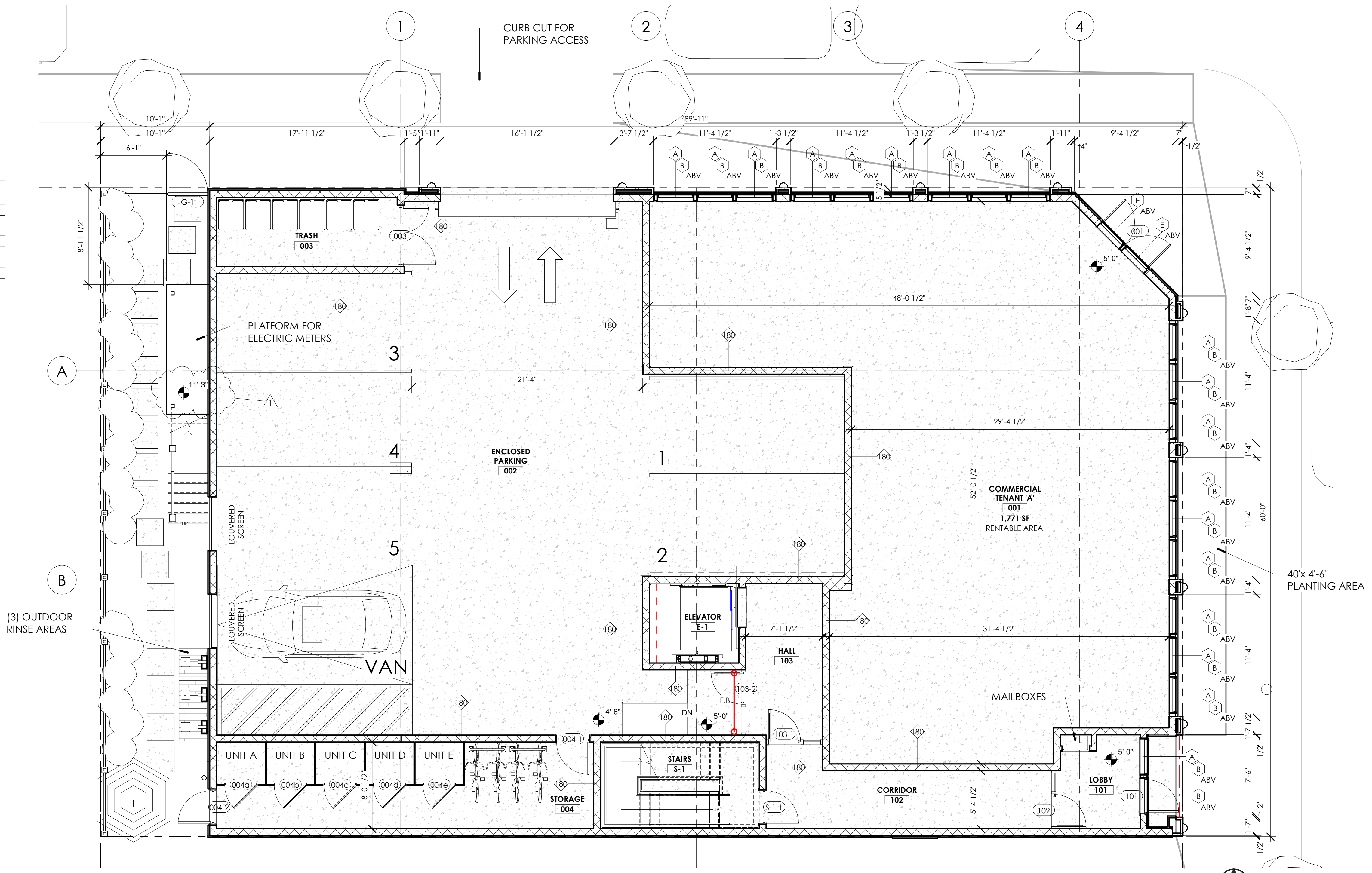
GENERAL INSTALLATION NOTES FOR EQUIPMENT IN THE FLOOD PLAIN
 ALL UTILITIES AND ATTENDANT EQUIPMENT SHALL BE LOCATED MIN. +3 FEET ABOVE THE BASE FLOOD ELEVATION UNLESS SPECIFICALLY NOTED OTHERWISE IN THESE DOCUMENTS. REFER TO THE CODE ANALYSIS SECTION OF THESE DOCUMENTS FOR THE BASE FLOOD ELEVATION FOR THE SITE.
 MECHANICAL EQUIPMENT INSTALLATIONS BELOW THE BASE FLOOD ELEVATION
 FUEL SUPPLY LINES EXTENDING BELOW THE ELEVATION SPECIFIED BY THE JURISDICTION HAVING AUTHORITY (JHA) SHALL BE EQUIPPED WITH A FLOAT OPERATED AUTOMATIC CONTROL VALVE TO SHUT OFF FUEL SUPPLY WHEN FLOODWATERS RISE ABOVE THE ELEVATION OF THE SUPPLY LINE.
 ALL MECHANICAL EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE MINIMUM ELEVATION INDICATED BY THE JHA, BUT IN NO CASE LOCATED LOWER THAN THE BASE FLOOD ELEVATION (BFE)+2.
 INSTALLATIONS REQUIRING THE DUCTWORK TO BE INSTALLED BELOW BFE+2 SHALL BE PROVIDED WITH MOISTURE RESISTANT INSULATION AND INSTALLED IN A WATER-RESISTANT ENCLOSURE AS DETAILED HEREIN.
 ELECTRICAL EQUIPMENT INSTALLATIONS BELOW THE BASE FLOOD ELEVATION
 ALL ELECTRICAL SERVICE CABLES, CONDUITS, ETC. BELOW THE DESIGN FLOOD ELEVATION SHALL BE WATERPROOFED OF CONFORM TO THE PROVISIONS OF NFPA 70 AND THE NATIONAL ELECTRICAL CODE FOR WET LOCATIONS.
 ALL EXPOSED SERVICE CABLES, CONDUITS, ETC. SHALL BE ANCHORED TO WITHSTAND THE FORCES OF FLOOD-RELATED LATERAL LOADS, THE EFFECTS OF BUOYANCY AND/OR HYDROSTATIC FORCES AND/OR THE IMPACTS OF POTENTIAL FLOOD BORNE DEBRIS. ALL SUCH CONDUITS AND CABLES SHALL BE HOUSED IN A WATERPROOF ENCLOSURE.
 ALL CONDUITS, ETC. SHALL BE SITUATED SUCH THAT WATER DRAINS AWAY FROM PANELBOARDS, CONTROLLERS, SWITCHES, ETC. IN ACCORDANCE WITH NFPA 70 AND THE NATIONAL ELECTRICAL CODE.
 ALL CIRCUITS, SWITCHES, RECEPTACLES, FIXTURES, ETC. LOCATED BELOW THE DESIGN FLOOD ELEVATION SHALL BE ENERGIZED FROM A COMMON DISTRIBUTION PANEL, LOCATED ABOVE AND ACCESSIBLE FROM THE DESIGN ELEVATION SPECIFIED.
 PLUMBING EQUIPMENT INSTALLATIONS BELOW THE BASE FLOOD ELEVATION
 WHERE INSTALLED UNDERGROUND, PLUMBING SYSTEMS SHALL BE BURIED TO A SUFFICIENT DEPTH AND ANCHORED SO AS TO PREVENT MOVEMENT OR SEPARATION. WHEN EXPOSED, SYSTEMS SHALL BE INSTALLED AND ANCHORED TO WITHSTAND THE FORCES OF FLOOD-RELATED LATERAL LOADS, THE EFFECTS OF BUOYANCY AND/OR HYDROSTATIC FORCES AND/OR THE IMPACTS OF POTENTIAL FLOOD BORNE DEBRIS.
 WHERE EXISTING CONDITIONS REQUIRE INSTALLATIONS BELOW THE DESIGN FLOOD ELEVATION, SUCH INSTALLATIONS SHALL BE PROTECTED WITH BACKWATER VALVES OR OTHER AUTOMATIC BACKFLOW DEVICES OR EACH LINE WITH OPENINGS BELOW THE DESIGN FLOOD ELEVATION. REDUNDANT DEVICES OR SYSTEMS THAT RELY ON HUMAN INTERVENTION SHALL NOT BE PERMITTED.



3 FLOOD GATE DETAIL
 1 1/2" = 1'-0"

UNIT AREA SCHEDULE			
LEVEL	NAME	AREA	Comments
1ST FLOOR	COMMERCIAL TENANT 'A'	1,865 SF	GROSS AREA
2ND FLOOR	COMMON AREA	247 SF	
2ND FLOOR	UNIT A	1,214 SF	
2ND FLOOR	UNIT B	1,162 SF	
2ND FLOOR	UNIT C	1,140 SF	
3RD FLOOR	COMMON AREA	184 SF	
3RD FLOOR	UNIT D	1,325 SF	
3RD FLOOR	UNIT E	1,433 SF	

NOTE:
 AVERAGE UNIT AREA SECOND FLOOR = 1,254 S.F.
 AVERAGE UNIT AREA THIRD FLOOR = 1,471 S.F.



1 GROUND FLOOR PLAN
 3/16" = 1'-0"



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NEW CONSTRUCTION
3802 LANDIS
 3802 LANDIS AVE
 SEA ISLE CITY, NJ 08243
 LOTS 23.02 AND 24.02
 BLOCK 38.03

APPROVAL SIGNATURES	
BOARD CHAIRPERSON	DATE
SECRETARY	DATE
ENGINEER	DATE
OWNER/APPLICANT	DATE

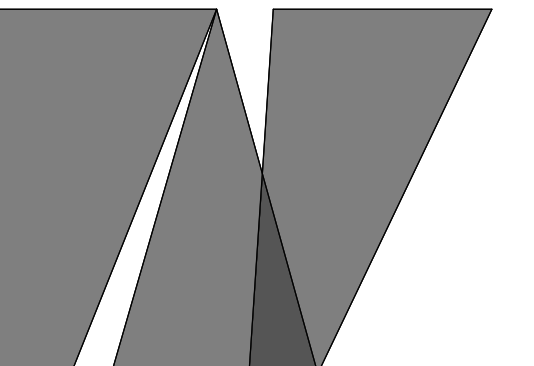
PLANNING SUBMISSION

No.	Description	Date
1	ZONING BOARD COMMENTS	04/09/26

GROUND FLOOR PLAN

Scale: As indicated
 Drawn by: DD/DM
 Date: 02.27.26

A1.10
 Comission no. 25051



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LOTS 23.02 AND 24.02
BLOCK 38.03

APPROVAL SIGNATURES

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SECRETARY	DATE
ENGINEER	DATE
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PLANNING
SUBMISSION

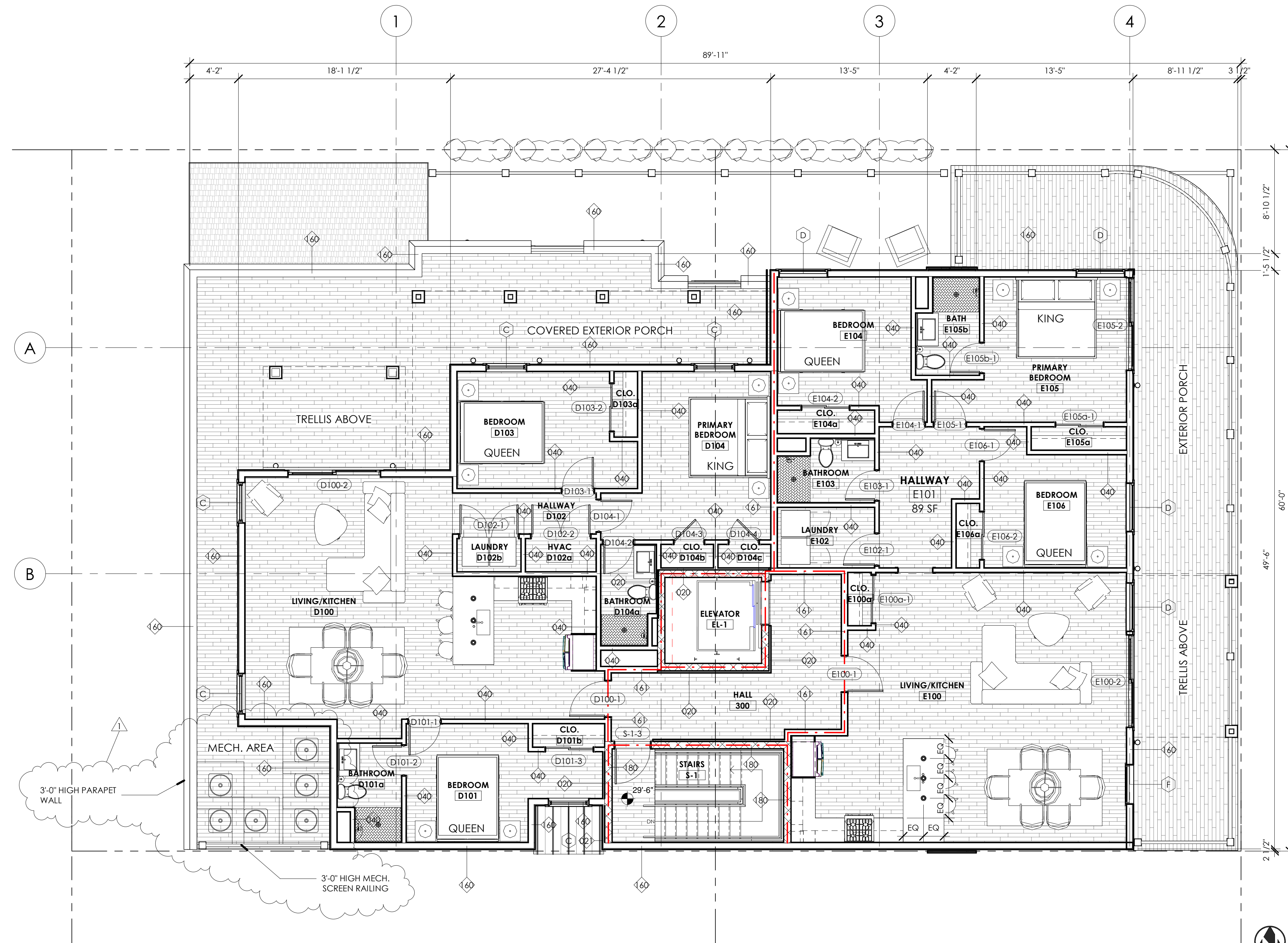
No.	Description	Date
1	ZONING BOARD COMMENTS	04/09/26

THIRD FLOOR PLAN

Scale 3/16" = 1'-0"
Drawn by DD/DM
Date 02.27.26

A1.12

Comission no. 25051



1 THIRD FLOOR PLAN
3/16" = 1'-0"



REFLECTED CEILING LEGEND

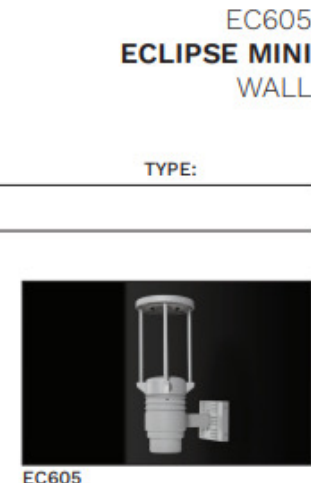
-
-
- CEILING TAG
- CEILING FINISH MATERIAL
- CEILING HT. A.F.F.
-
- THERMOSTAT
-
- DIRECT VENT THRU ROOF
-
- SUPPLY DIFFUSER
-
- RETURN VENT
-
- SMOKE DETECTOR
-
- CO DETECTOR
-
- ELECTRICAL PANEL
-
- EXIT SIGN
-
- EMERGENCY LIGHT
-
- CEILING MOUNTED FIXTURE
-
- 2x2 TROFFER
-
- WALL MOUNTED FIXTURE
-
- SMALL PENDANT FIXTURE
-
- LARGE PENDANT/CHANDELIER
-
- LINEAR SURFACE MOUNT LIGHT FIXTURE
-
- COVE LIGHT
-
- FAN/LIGHT
-
- TRACK LIGHT

6 LT05
1" = 1'-0"



CB3397
Cross Bars
H 20" (508 mm)
W 9-1/4" (236 mm)
D 4-5/8" (117 mm)

5 LT04
1" = 1'-0"



SLOT 4
PENDANT INDIRECT/DIRECT

4 LT03
1" = 1'-0"



VCPG LED
Parking Garage
BAA BABA

Specifications
Diameter: 19"
Height: 3.75" (3.75" w/ no light)
Weight (incl. with no options): 18 lbs

3 LT02
1" = 1'-0"

6" IC LED RETROFIT DOWNLIGHT TRIM
600 LUMEN
J6RL (G4N O6LM)

2 LT01
1" = 1'-0"



Beacon Square 18" 1-Light Outdoor Hanging Light with Clear Hammered Glass in Textured Black

49833BKT

SPECIFICATIONS

Certifications/Qualifications
www.kichler.com/warranty

Dimensions
Base Backplate: 5.00" DIA
Chain/Stem Length: 72"
Weight: 8.00 LBS
Height: 18.00"
Length: 9.50"
Overall Height: 92.00"
Width: 9.50"

Electrical
Input Voltage: 120.00V

Light Source
Dimmable: Yes
Dimmable Notes: Yes Dimmable when used with dimmer switch (sold separately); when using LED bulbs, see bulb manufacturer dimming specifications.
Lamp Included: Not Included
Lamp Type: A21
Max of Nominal Watt: 60.00
of Bulbs/LED Modules: 1
Socket Type: E26 (Medium)



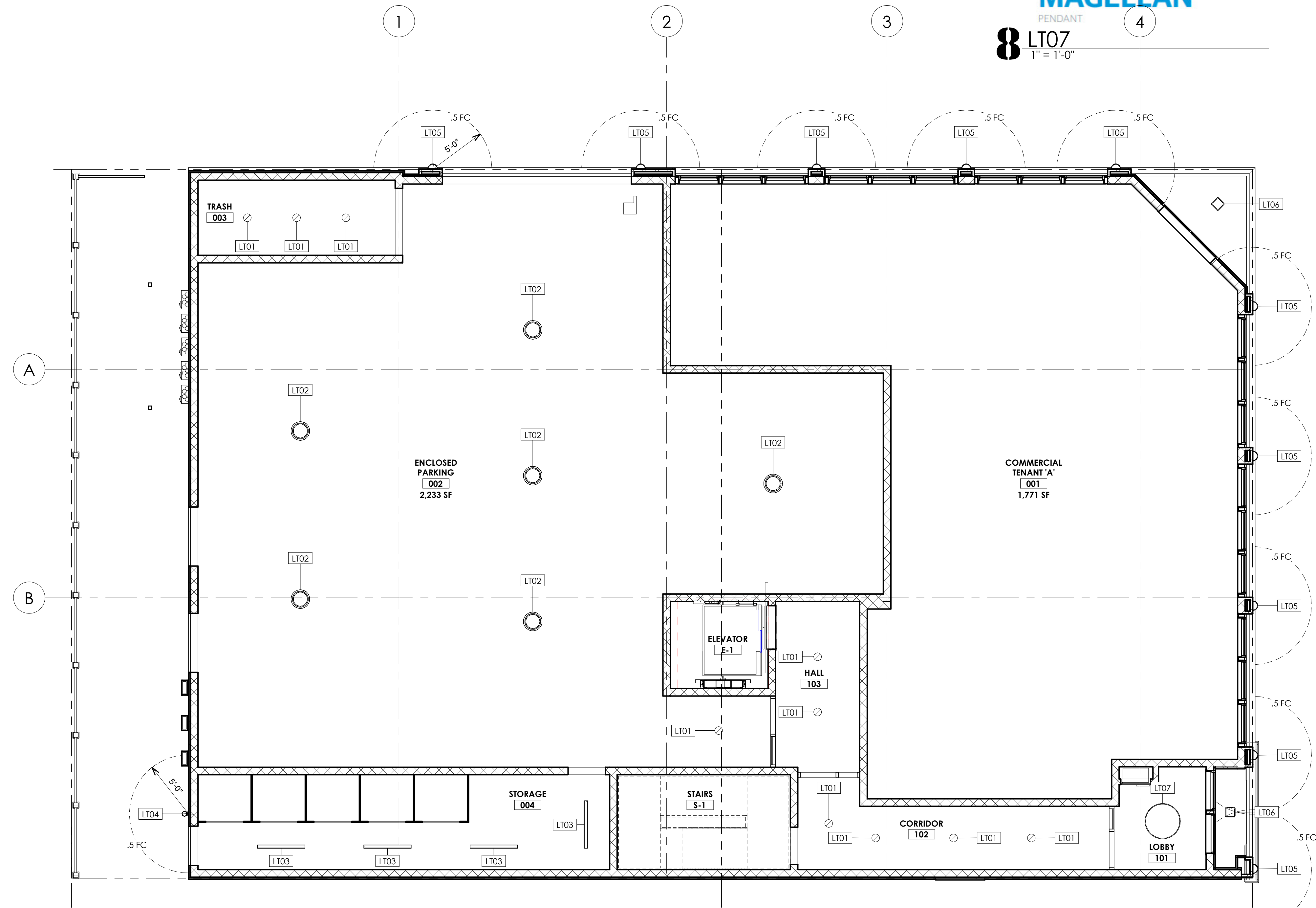
LIGHTING FIXTURE SCHEDULE							
TYPE	DESCRIPTION	MANUFACTURER	MODEL NUMBER	VOLTAGE	WATTS	MTG	NOTES
LT01	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	
LT02	LED PARKING GARAGE LIGHT	LITHONIA	VPCG LED V4	120/277	27	S	
LT03	SLOT 4 PENDANT LIGHT	MARK	S4PLD	120/277	56.61	S	PENDANT
LT04	ECLIPSE MINI WALL SCONCE	LUMINIS	EC605 LV3	120/277	17	S	
LT05	COLONADE 20" WALL LIGHT	VISA	CB3397	120/277	12	S	
LT06	OUTDOOR HANGING LIGHT	KICHLER	49833BKT	120	60	S	PENDANT
LT07	36 IN MAGELLAN PENDANT	MARK	MGLP 36IN 27K 1000	120/277	49	S	PENDANT
LT08	FM12 - DOWNLIGHT	ET LIGHTING	54436511-H	120/277	10	S	
LT09	WF4 DOWNLIGHT	LITHONIA		120/277	10.5	S	
LT10	ARTIFACTS 5" MINI PENDANT LIGHT	KOHLER	K-22653-PE01	120/277	40	S	PENDANT
LT11	COMET 52" CEILING FAN W/ LIGHT	WESTINGHOUSE	7234100	120	62.71	S	FAN

MARK ARCHITECTURAL LIGHTING



MAGELLAN
PENDANT

8 LT07
1" = 1'-0"



1 GROUND FLOOR REFLECTED CEILING PLAN
3/16" = 1'-0"



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LOTS 23.02 AND 24.02
BLOCK 38.03

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BOARD CHAIRPERSON	DATE
SECRETARY	DATE
ENGINEER	DATE
OWNER/APPLICANT	DATE

PLANNING SUBMISSION

No.	Description	Date

GROUND FLOOR REFLECTED CEILING PLAN

Scale: As indicated
Drawn by: DD/DM
Date: 02.27.26

A1.20

Comission no. 25051



PROJECT NORTH

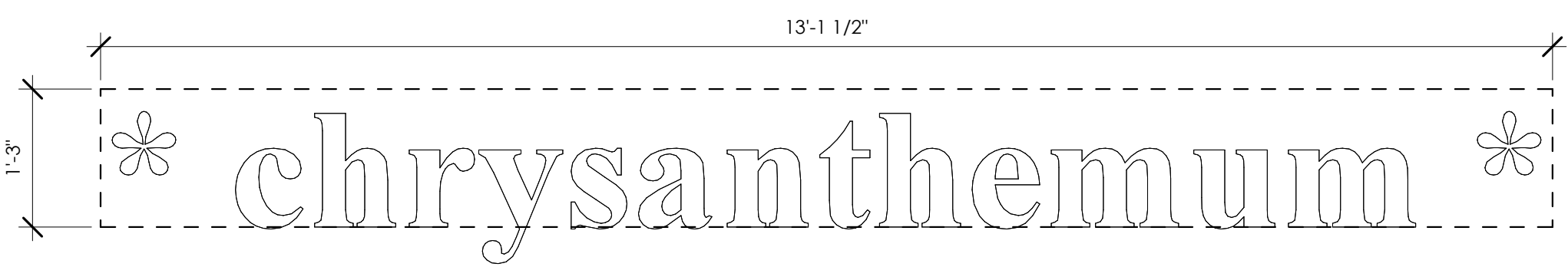
EXTERIOR FINISH LEGEND	
TAG	DESCRIPTION
AS10	40 YEAR ASPHALT SHINGLE ROOF. COLOR BY ARCHITECT.
BR10	EL DORADO TUNDRA BRICK. CHALK WHITE.
CL10	INTEX FULL PLAIN SQUARE MILLWORK COLUMN. COLOR WHITE.
FB10	FIBERCEMENT TRIM BOARD. ARTIC WHITE.
FB20	FIBERCEMENT DECORATIVE CORNISE. COLOR AND PROFILE BY ARCHITECT.
FCP10	JAMES HARDIE SHINGLE FIBERCEMENT SIDING. STAGGERED EDGE PANEL. COLOR BY ARCHITECT.
MD10	MAHOAGANY ENTRANCE DOOR
RA10	INTEX LIBERTY SERIES RAILING. COLOR WHITE.
SB10	FIBERCEMENT SIGNBAND. COLOR WHITE.
SR10	ATAS STANDING SEAM METAL ROOF. COLOR BY ARCHITECT.



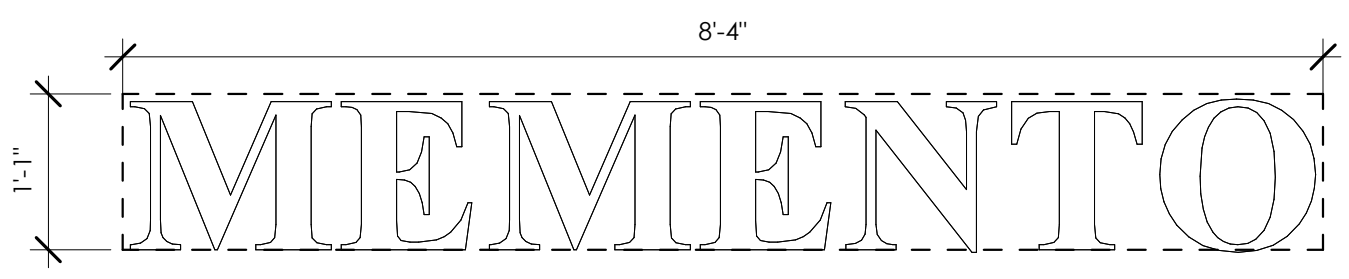
2 NORTH ELEVATION
3/16" = 1'-0"



1 EAST ELEVATION
3/16" = 1'-0"



4 SIGNAGE DETAIL - 2
3/4" = 1'-0"



3 SIGNAGE DETAIL - 1
3/4" = 1'-0"

NOTE: SIGNAGE DETAILED FOR SIZE AND INTENT. FINAL SIGNAGE TO BE SUBMITTED TO THE BOARD FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.



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1	ZONING BOARD COMMENTS	04/09/26

ELEVATIONS

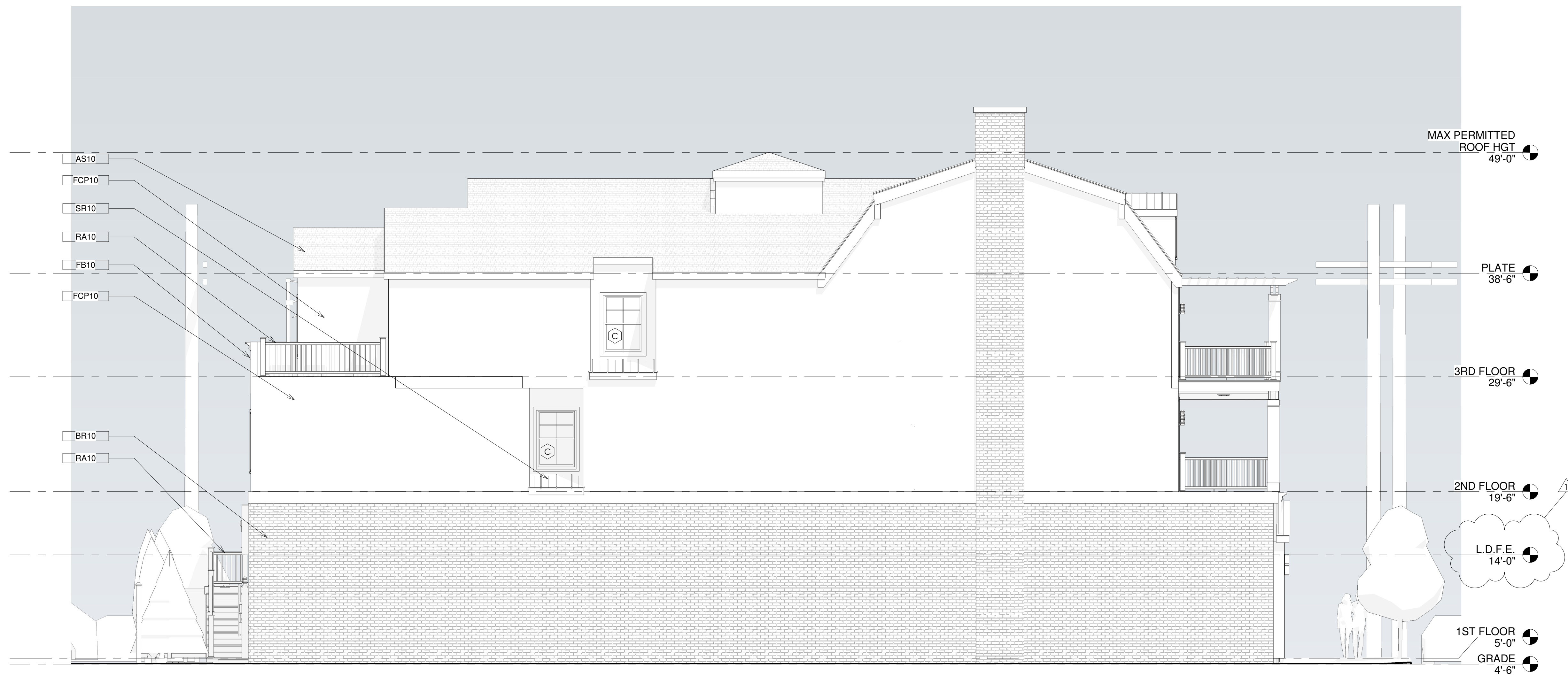
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Drawn by	DD/DM
Date	02.27.26

A2.01

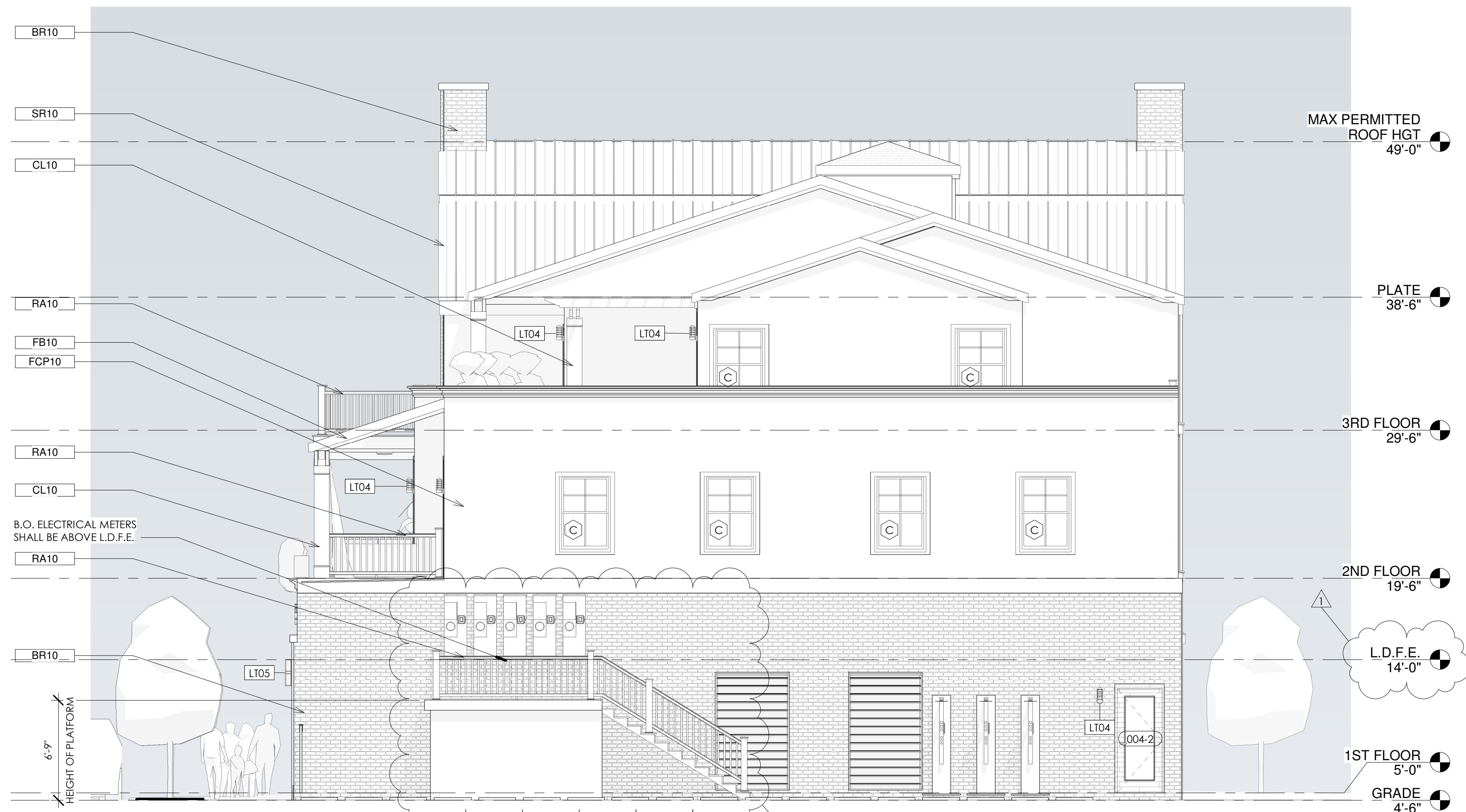
Comission no. 25051

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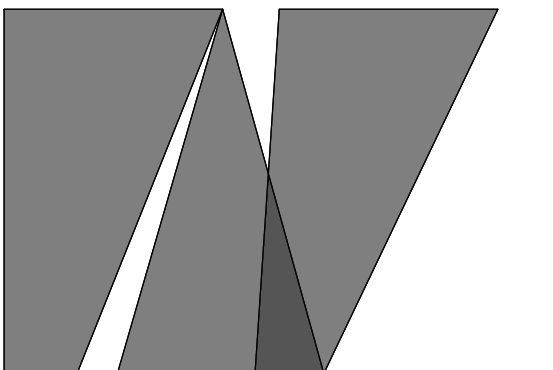
4/10/2026 8:49:38 AM



2 SOUTH ELEVATION
3/16" = 1'-0"



1 WEST ELEVATION
3/16" = 1'-0"



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A2.02

Comission no. 25051