

TEA SHORE

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PLAN PREPAPER SIGNATURE

PROJECT ADDRESS
8305 LANDIS AVE SEA ISLE CITY, NJ
08242

PROJECT NAME
COMERCIAL

PROJECT STATUS

REVISIONS

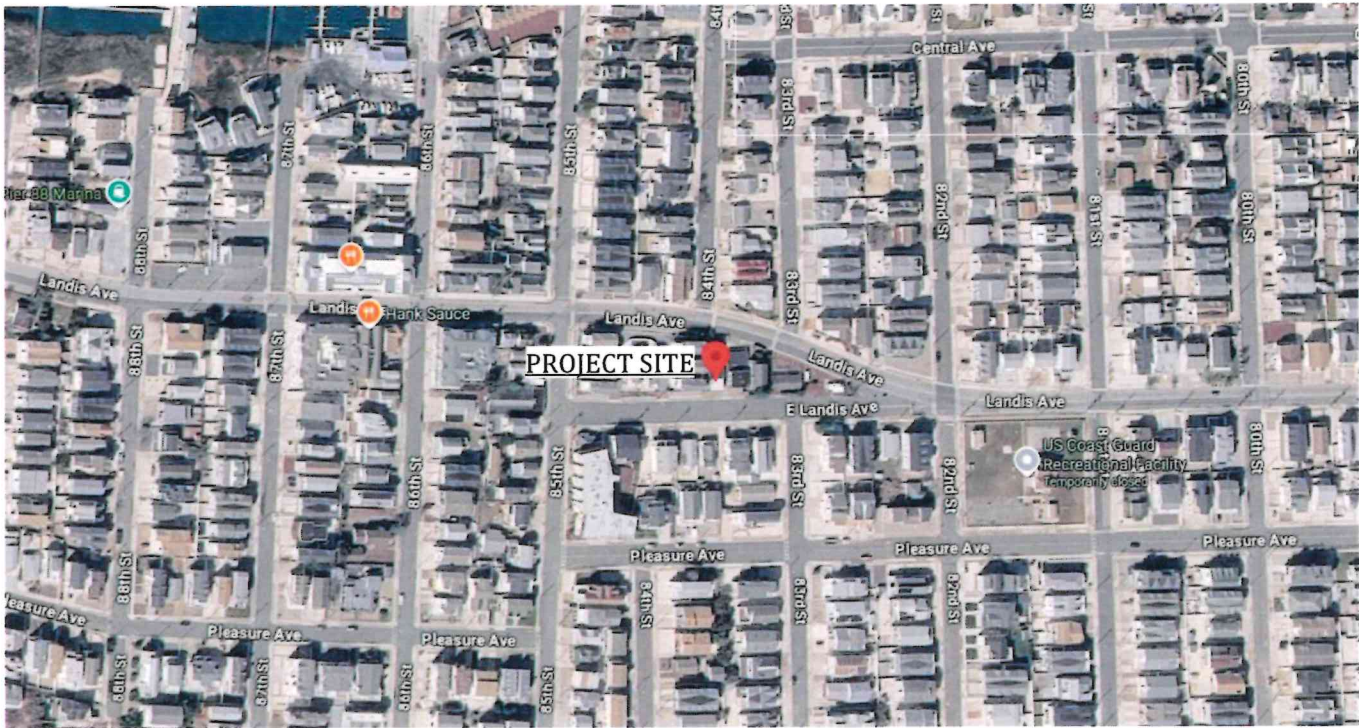
DESCRIPTION

COVER PAGE

SHEET NUMBER

*A.00

ISSUE DATE 07/20/26



VINCITY MAP

SHEET INDEX

00 - Site	
*A.00	COVER PAGE
*A.01	GENERAL NOTES
*A.10	SITE PLAN & LANDSCAPE
SD	
*A.30	FLOOR PLANS & ELEVATIONS

PROJECT INFORMATION

HOURS OF OPERATION: MON - SUNDAY
10:00 AM - 6:00 PM



SITE PLAN LEGEND

- BOUNDARY PARCEL LINE
EXISTING RIGHT OF WAY LINE
EXISTING ADJACENT PROPERTY LINE
CENTER LINE
EXISTING CONCRETE CURB
EXISTING EDGE OF PAVEMENT
EXISTING WATER MAIN, VALVE, & HYDRANT
EXISTING SANITARY SEWER & MANHOLE
EXISTING DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION
EXISTING OVERHEAD UTILITIES
EXISTING TELEPHONE
EXISTING UNDERGROUND UTILITIES
EXISTING GAS
EXISTING ELECTRIC
EXISTING GUARD RAIL
TREE/HEDGE/EDGE OF WOODS
EXISTING SWALE
STOCKADE & CHAIN LINKED FENCE
EXISTING CONTOUR

DEMOLITION LEGEND

- EXISTING CONCRETE SIDEWALK TO BE REMOVED
EXISTING ASPHALT TO BE REMOVED
PROPOSED CONCRETE CURB TO BE REMOVED
EXISTING TREES TO BE REMOVED
INLET PROTECTION
SILT FENCE
PROPOSED LIMITS OF DISTURBANCE

DEMOLITION LEGEND

1. CONTRACTOR TO PROVIDE CONSTRUCTION FENCE AS NECESSARY, COORDINATE LOCATIONS WITH CONSTRUCTION MANAGER AND/OR OWNERS REPRESENTATIVE.
2. REFER TO GENERAL NOTES SHEET GA002 FOR ALL DUE DILIGENCE RELATED ITEMS.
3. ALL SURFACE FEATURES (INCLUDING, NOT LIMITED TOO - GRATES, RIMS, VALVES, HYDRANTS & SIGNAGE) TO BE ADJUSTED TO MATCH PROPOSED FINAL GRADES.

UTILITY NOTES:

1. ALL PROPOSED UTILITIES ARE PROPOSED AS PRIVATELY OWNED BY THE PROJECT SPONSOR.
2. COORDINATE WITH MECHANICAL CONTRACTOR FOR UTILITY TIE-IN LOCATIONS AND INVERTS AT A POINT 5 FEET FROM BUILDING FACE, SEE ARCHITECTURAL/MEP/STRUCTURAL DRAWINGS FOR COORDINATION.
3. ELECTRIC ROUTINGS TO BE PROVIDED BY THE MEP DESIGNER. COORDINATE WITH ELECTRICAL CONTRACTOR FOR SEQUENCING OF CONDUIT INSTALLATION AND INSTALLATION OF ELECTRICAL COMPONENTS.
4. DOWNSPOUT LOCATIONS AND ROOF LEADERS LOCATIONS DEPICTED FOR REFERENCE ONLY, VERIFY IN FIELD TIE-IN LOCATIONS WITH DOWNSPOUTS/FLAT ROOF DRAINS.
5. CONTRACTOR TO COORDINATE PERMITTING AND FINAL REVIEW OF TIE-INS FOR BOTH SEWER AND WATER (UTILITIES OWNED AND OPERATED BY THE VILLAGE OF AUBURN).
6. THE CONTRACTOR IS TO INVESTIGATE EXISTING ON-SITE UTILITY LOCATIONS, ELEVATIONS, AND DETAILS RELATIVE TO POINTS OF CONNECTIO

SIGN LEGEND

SIGN NO.	TEXT	MUTCD NUMBER	DESCRIPTION	TYPE OR MOUNT	HEIGHT	QNT.
1	RESERVED PARKING	NY R7-8	10"x18" BLUE AND GREEN ON WHITE	"C"	7'-0"	-
2	NO PARKING	R7-1	12"x18" RED ON WHITE	"C"	7'-0"	-
3	VAN ACCESS	R7-BB	12"x6" WHITE ON BLUE	"C"	7'-0"	-
4	STOP	R1-C	30"x30" OCTAGONAL WHITE ON RED	"A"	7'-0"	-
5	DO NOT ENTER	RS-1	30"x30" RED ON WHITE	"C"	7'-0"	-

LANDSCAPE NOTES

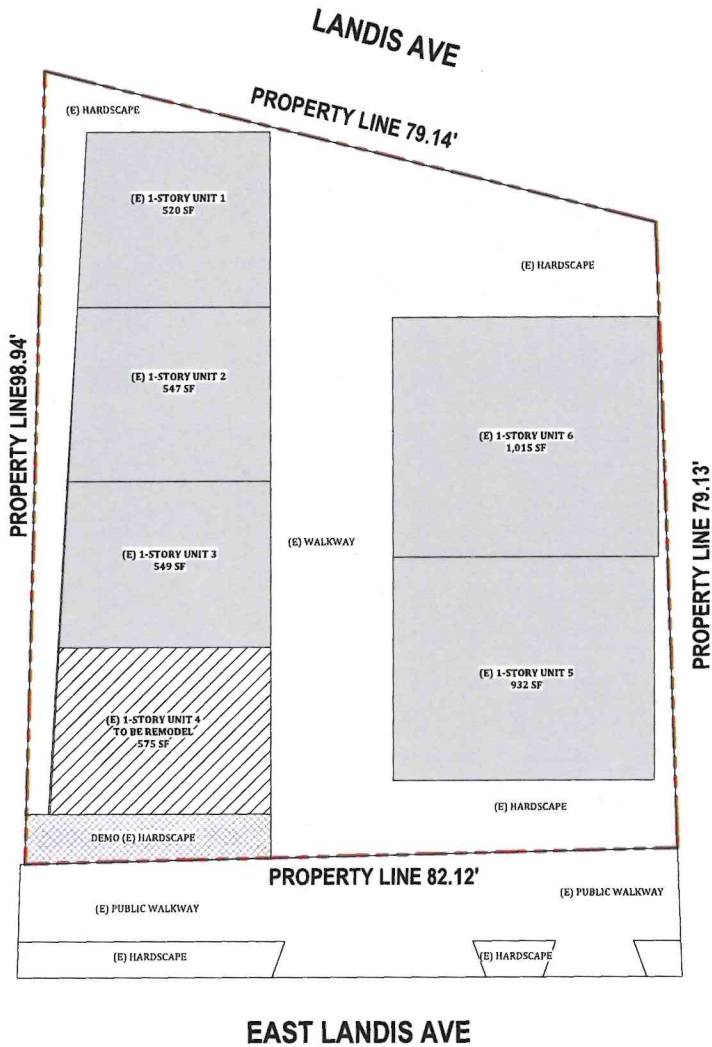
1. LANDSCAPE CONTRACTOR SHALL SECURE CURRENT PLANS AND SPECIFICATIONS FOR PROPER CONSTRUCTION METHODS AND MATERIAL OF ALL LANDSCAPING PRIOR TO COMMENCING WORK.
2. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1 (LATEST EDITION).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF.
4. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANT MATERIAL AND SHRUB-BEDS. CONTACT OWNERS REPRESENTATIVE FOR INSPECTION AND APPROVAL. LOCATIONS SHOWN ON THE PLANS CONVEY DESIGN INTENT ONLY. ACTUAL LOCATIONS WILL BE AS DIRECTED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
5. THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST. SHOULD LOCATION OF TREES BE WITHIN 5' OF UNDERGROUND UTILITIES, RELOCATE SAID TREES TO A MINIMUM OF 5' FROM BALL TO UTILITIES.
6. SHOULD LOCATION OF TREES BE WITHIN 20' OF OVERHEAD WIRES, RELOCATE SAID TREES TO A MINIMUM OF 20' FROM WIRES.
7. ALL TREES AND SHRUBS SHALL RECEIVE A 3" LAYER OF BLACK SHREDDED HARDWOOD BARK MULCH.
8. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY AT THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
9. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER OR OWNER'S PROJECT LANDSCAPE ARCHITECT.
10. ANY PLANT WHICH DIES, TURNS BROWN, OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
11. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS (INCLUDING, BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, AND REMOVAL OF STAKES AND GUYS) AND NEWLY ESTABLISHED LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
12. ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE 6" APPROVED TOPSOIL (TO A COMPACTED DEPTH OF 6", UNLESS OTHERWISE SPECIFIED BY THE GOVERNING MUNICIPALITY) BE FINE GRADES, SEEDED, MULCHED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
13. ANY IRRIGATION COMPONENT DAMAGED DURING SITE OR LANDSCAPE RENOVATIONS MUST BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.
14. A ONE YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM THE DATE OF PROVISIONAL ACCEPTANCE.
15. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 3 PARTS TOPSOIL AND 1 PART COMPOST THOROUGHLY MIXED.
16. STAKE TREES IMMEDIATELY AFTER PLANTING.
17. LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE WORK AREA. IF ANY TREE IS LOCATED CLOSER THAN 5' TO AN UNDERGROUND UTILITY, IT SHALL BE RELOCATED TO A LOCATION THAT IS A MINIMUM OF 5' AWAY AS MEASURED FROM THE ROOTBALL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.



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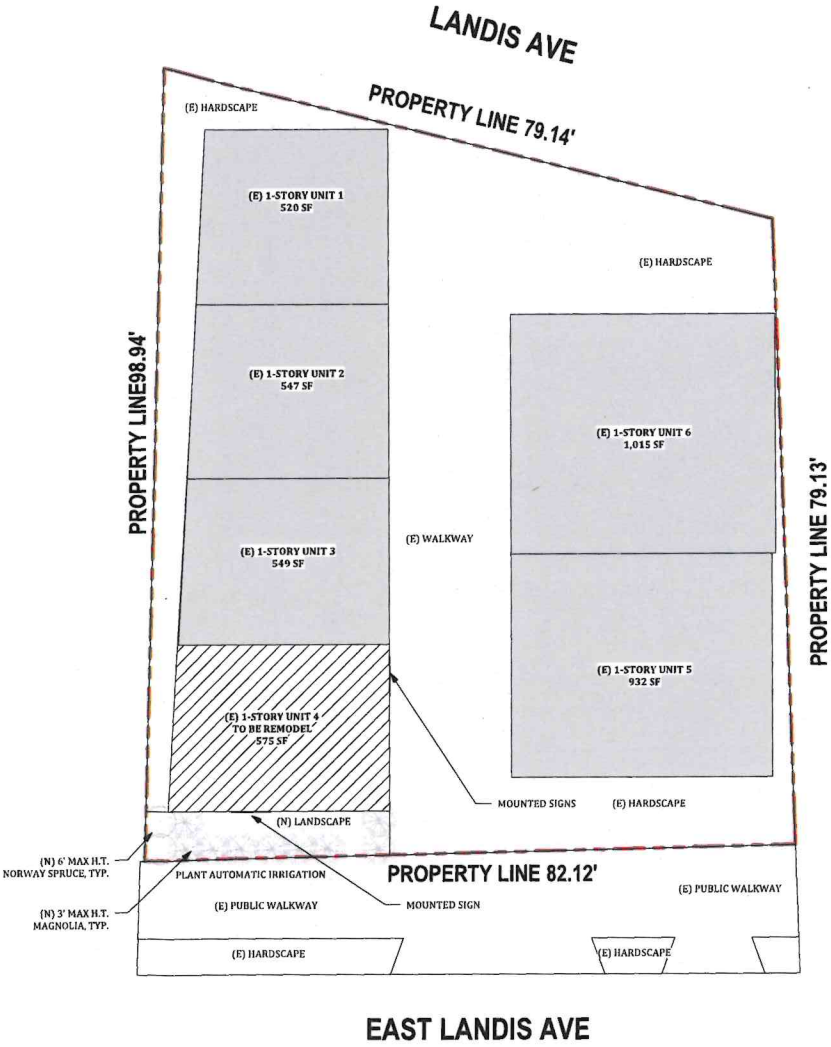
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EXISTING SITE PLAN

SCALE: 1" = 10'-0"

1



PROPOSED SITE PLAN & LANDSCAPE

SCALE: 1" = 10'-0"

2

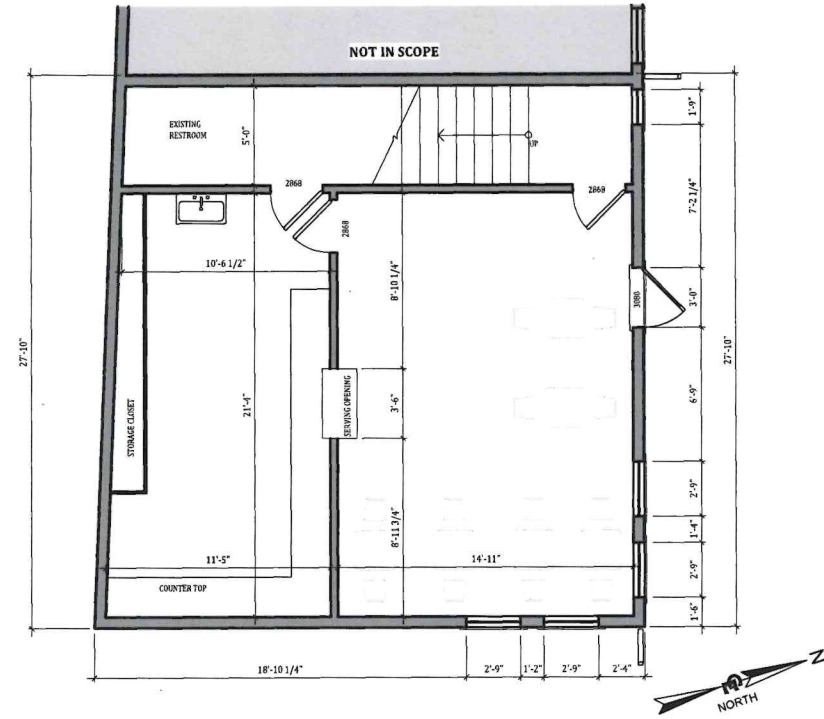


SHEET NUMBER

*A.10

ISSUE DATE

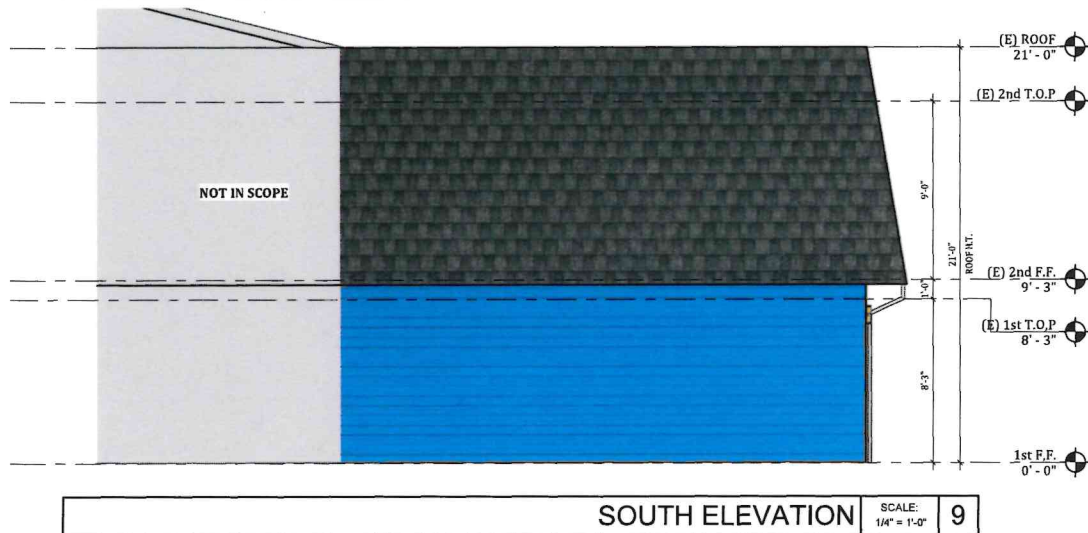
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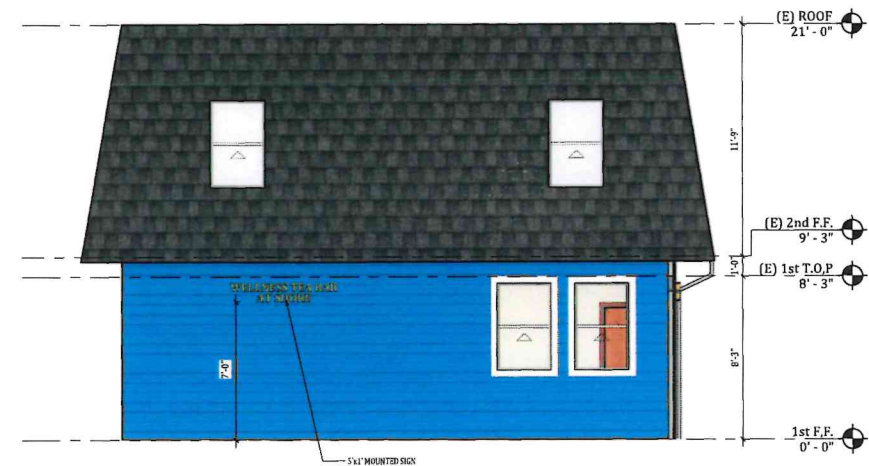
PROPOSED 1st FLOOR PLAN SCALE: 1/4" = 1'-0" 01



NORTH ELEVATION SCALE: 1/4" = 1'-0" 7



SOUTH ELEVATION SCALE: 1/4" = 1'-0" 9



EAST ELEVATION SCALE: 1/4" = 1'-0" 8

NOTE:
ALL DIMENSIONS ARE REFERENCE, NEED TO VERIFY ON SITE.



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