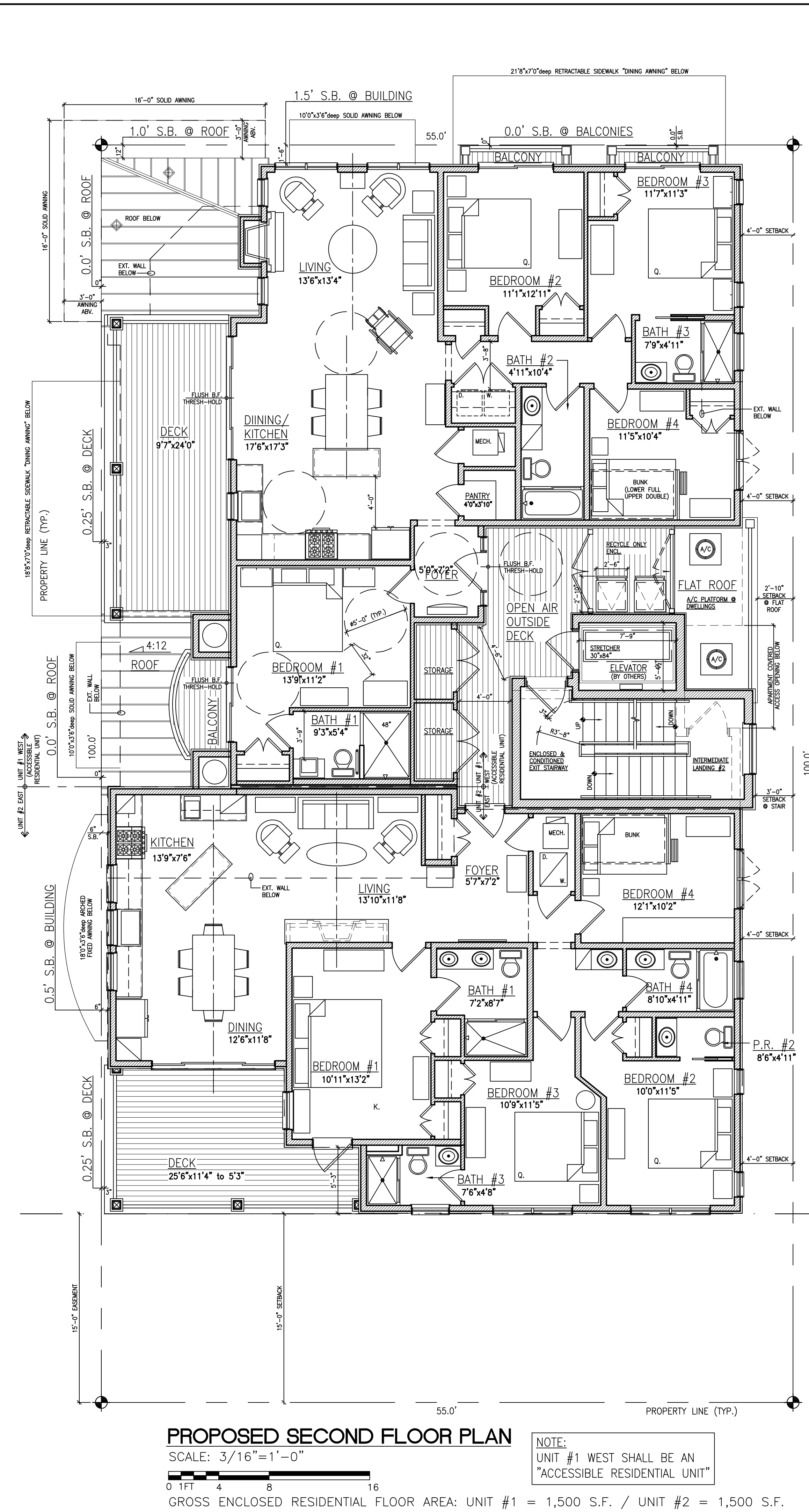
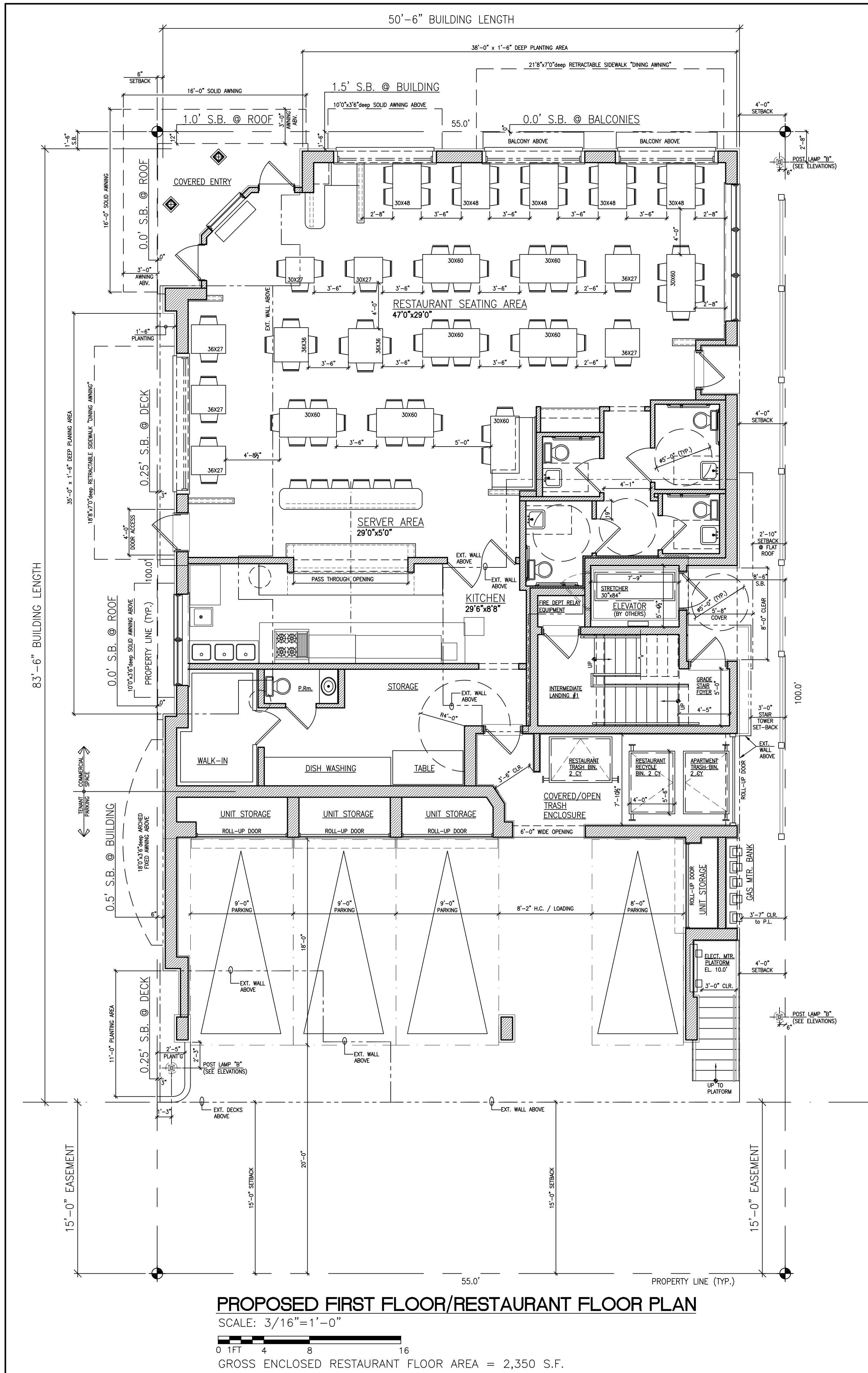




ARCHITECTURE
by HARYSLAK, LLC

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NCARB Certification No. 46986

Coastal Architecture
Since 1995

APPROVED BY:
THE PLANNING BOARD
CITY OF SEA ISLE CITY

CHAIRPERSON DATE:

SECRETARY DATE:

ENGINEER or
AUTHORIZED REPRESENTATIVE DATE:

CONSULTANTS

03/26/2025	REVISED FOR BOARD REVIEW
02/21/2025	REVISED FOR BOARD REVIEW
01/30/2025	RELEASE FOR BOARD REVIEW

Rev.	Date	Item
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PROJECT
"BOARD APPLICATION DRAWINGS"

#4615 LANDIS AVENUE
BLOCK: 46.02
LOTS: 1.01 & 1.02
CITY OF SEA ISLE CITY
CAPE MAY COUNTY, NEW JERSEY

PROPOSED
FIRST & SECOND
FLOOR PLANS

Date: 01/30/2025	P-1
Scale: AS NOTED	
Drawn: WILL	
Checked: WILL	

224-24 BOARD DWG's

CONSULTANTS

03/26/2025	REVISED FOR BOARD REVIEW
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Rev. Date Item

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PROJECT
"BOARD APPLICATION DRAWINGS"

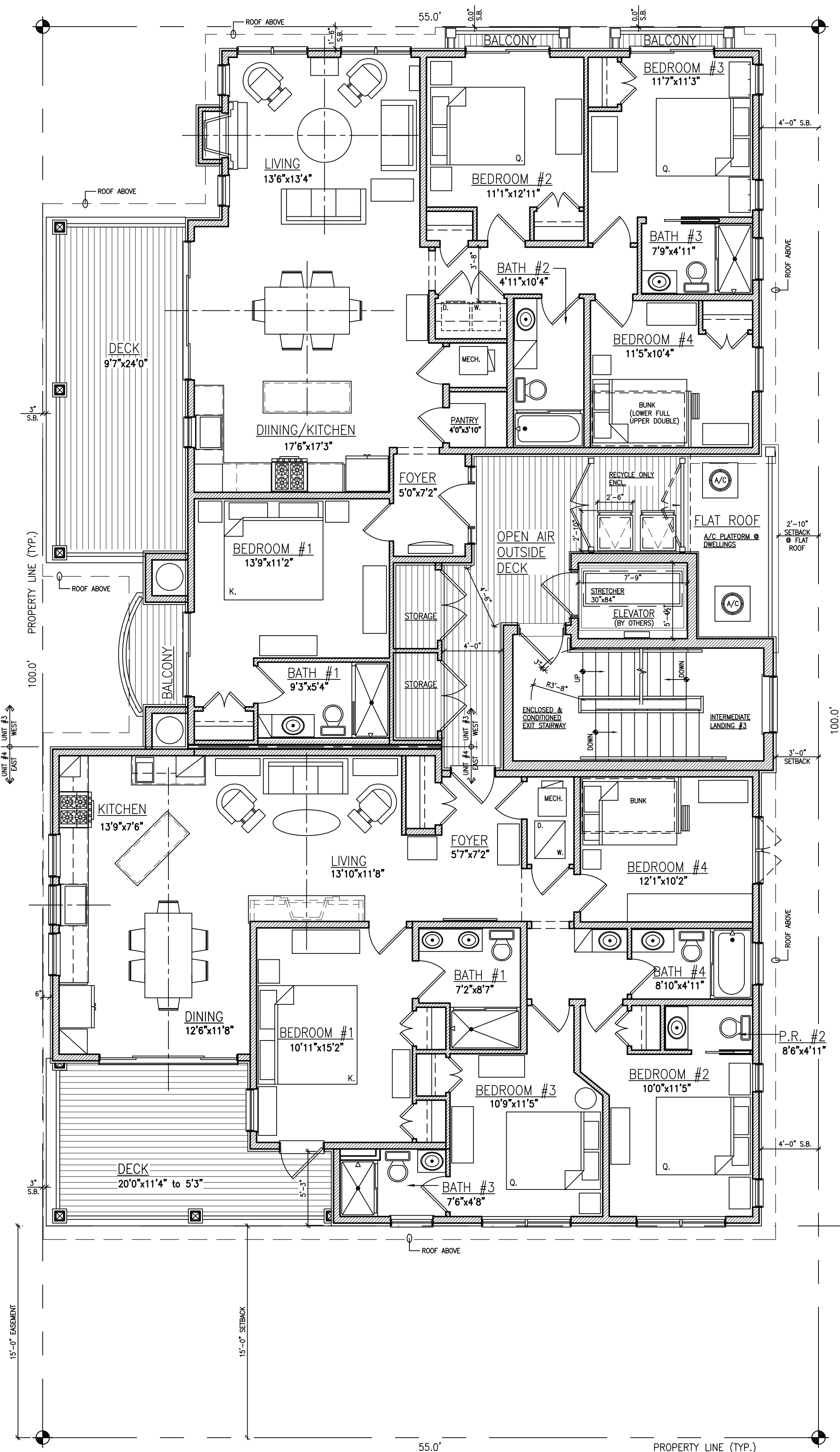
#4615 LANDIS AVENUE
BLOCK: 46.02
LOTS: 1.01 & 1.02
CITY OF SEA ISLE CITY
CAPE MAY COUNTY, NEW JERSEY

PROPOSED THIRD
FLOOR & ELEVATOR
PENTHOUSE PLANS

Date: 01/30/2025
Scale: AS NOTED
Drawn: WH/JWS
Checked: WILL

P-2

224-24 BOARD DWG's

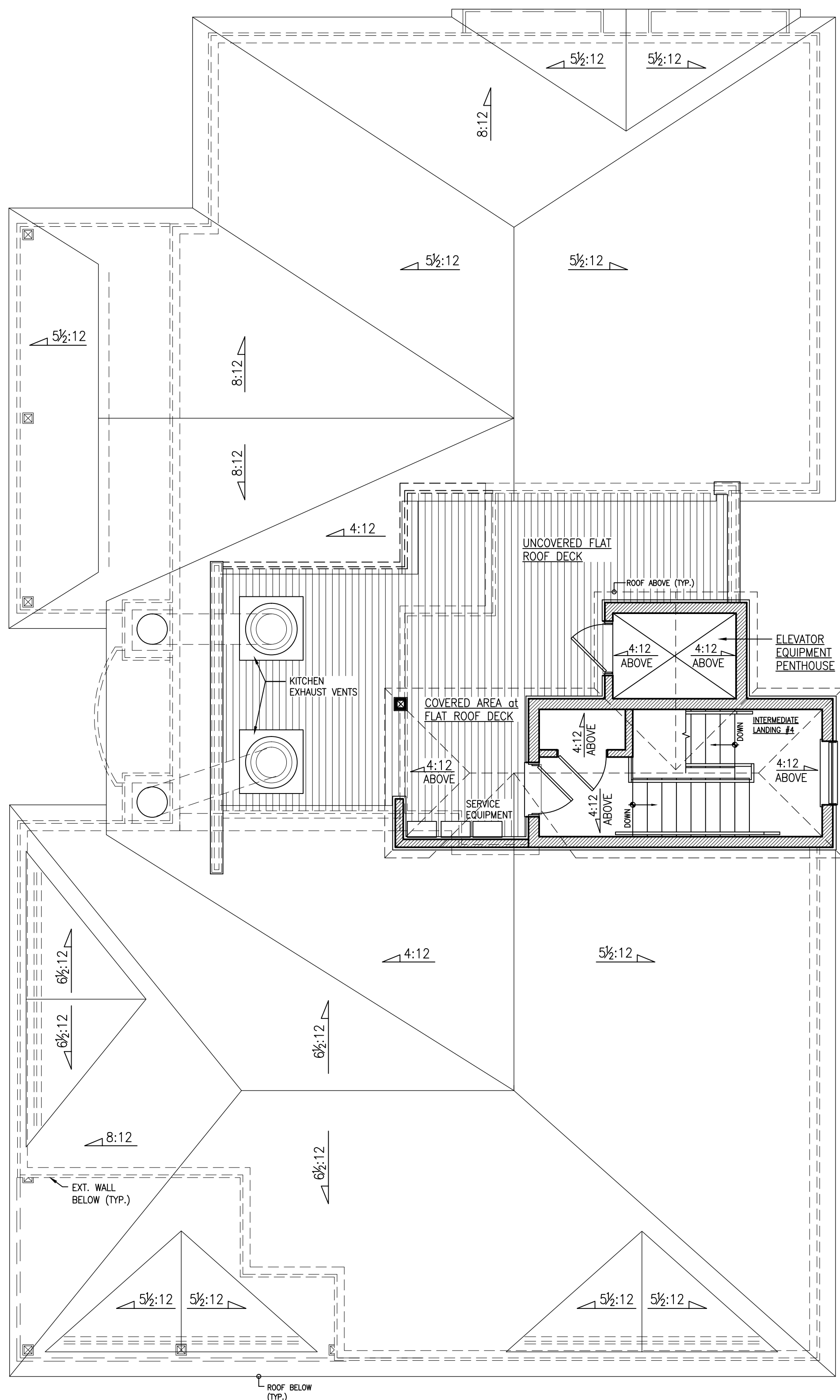


PROPOSED THIRD FLOOR PLAN

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



GROSS ENCLOSED RESIDENTIAL FLOOR AREA: UNIT #3 = 1,500 S.F. / UNIT #4 = 1,500 S.F.



PROPOSED ROOF/ELEVATOR PENTHOUSE FLOOR PLAN

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

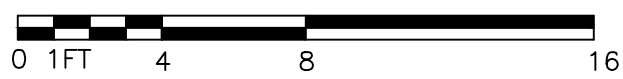


GROSS ENCLOSED ELEVATOR & STAIR ENCLOSURE FOOTPRINT FLOOR AREA: = 245 S.F.



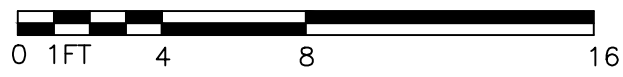
CONCEPTUAL ELEVATION from LANDIS AVENUE (PROJECT WEST)

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



CONCEPTUAL ELEVATION from 47th STREET (PROJECT SOUTH)

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



LIGHT FIXTURE "A"

KICHLER COURTYARD SERIES-WALL MOUNTED:
9033bkt IN TEXTURED BLACK

Dimensions	
Height	11"
Width	6.25"
Height From Center Of Wall	3.5"
Opening (Spec Sheet)	
Extension	7.25"
Weight	2.2 LBS
Canopy Height	8.25"
Canopy Width	4.5"
Canopy Depth	1"
Electrical	
Input Voltage	120 V



LIGHT FIXTURE "B"

KICHLER COURTYARD SERIES-POLE MOUNTED:
9533bkt IN TEXTURED BLACK

Dimensions	
Height	23.75"
Width	10.25"
Weight	5.9 LBS
Electrical	
Input Voltage	120 V
Light Source	
Light Source	Bulb
Lamp Included	Not Included
# Of Bulbs/LED Modules	1
Max Or Nominal Watt	200 W
Lamp Type	A21
Socket Type	E26 (Medium)
Dimmable	No

The 14" Black LED Barn Light, 39W, 2400 Lumens, 3000K captures the spirit of industrial edge. A stunning piece that combines Black and Integrated LED to create an unforgettable ambience.

Width: 20.50"

Height: 12.00"

Length: 14.25"

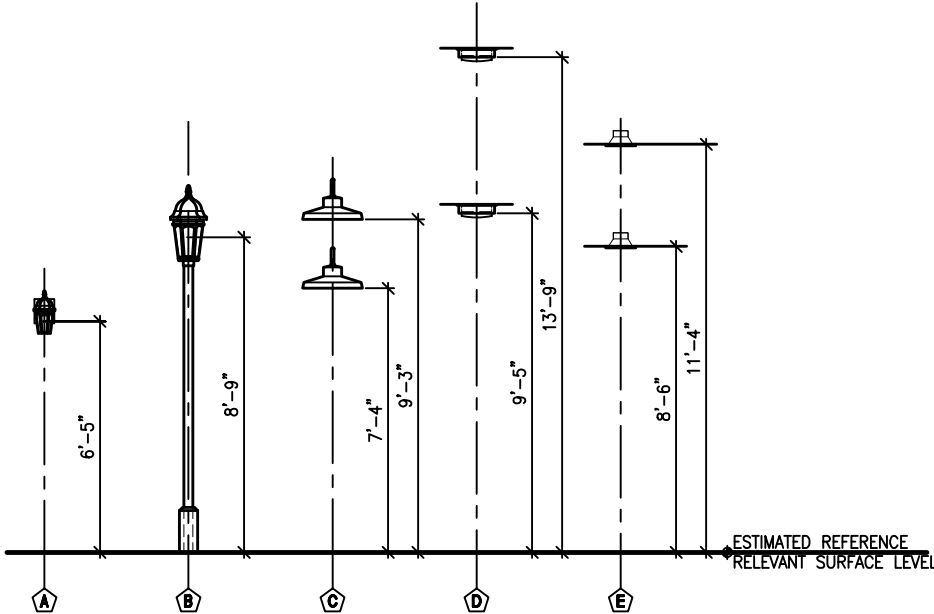
Extension: 20.5"

Bulb Type: LED

Bulb Base: Integrated

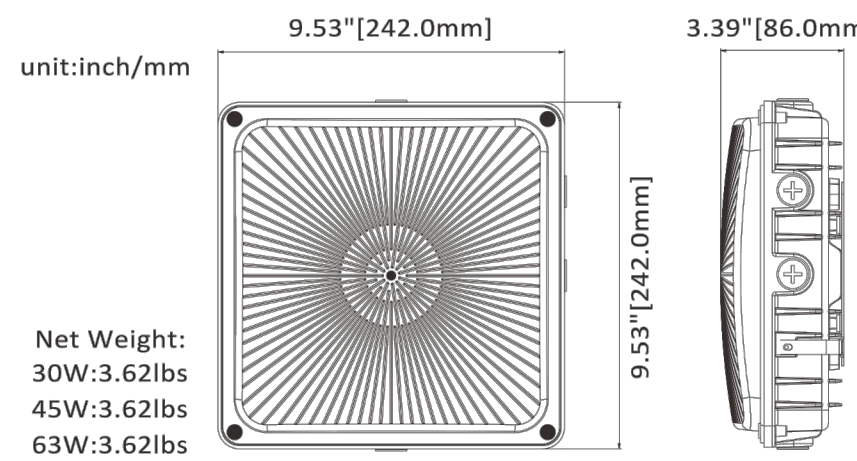
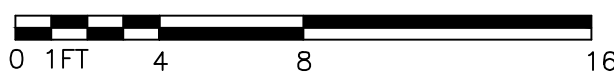
LIGHT FIXTURE "C"

CANARM BARN-LIGHT SERIES-WALL MOUNTED:
LBL 167A14WACBK IN BLACK



GRAPHIC LIGHT INSTALLATION REF. GUIDE

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



Net Weight:
30W:3.62lbs
45W:3.62lbs
63W:3.62lbs

- The CPA Series is the latest generation Canopy Light that is highly cost-effective and offers complete configurations. The CPA Series delivers 4,050 to 8,505 lumens which can replace 100W-250W HID luminaires.
 - This light fixture is designed for surface mounting.
- Electrical:**
- This SKU offers 3 wattage selections (63/45/30W) and 2 CCTs.
 - 40°F minimum operating temperature, 113°F maximum operating temperature.
 - >0.9 power factor.
 - 0-10V dimming driver is standard.

Typical Applications:

- Parking structures, storage areas, shopping area walkways, entryways.

Finish:

- Standard color is white.

LIGHT FIXTURE "D"

SUNCO CANOPY LIGHT SERIES-CEILING MOUNTED:
XS-CPA 63W-4050KUV-W



LIGHT FIXTURE "E"

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

ELECTRICAL	
Voltage	100V / 100V / 220V
Current	100-277V
Power Factor	0.9
LIGHTING PERFORMANCE	
Lumens	640 / 152 / 1850
Lumens Per Watt (LPW)	84
Color Temperature (CCT)	27K / 30K / 35K / 40K / 50K
Color Rendering (CRI)	93
Beam Angle	60°
Beam Angle	94°
Light Distribution	Type V5
Beam Angle	60° / 102° / 140°
Beam Angle	60° / 102° / 140°
Beam Angle	60° / 102° / 140°
ENVIRONMENT	
Operating Temperature	-4° ~ 104°F
Suitable Location	WET Indoor Commercial
Ingress Protection Rating	IP43
LIFESPAN	
Average Life (Hours)	50,000
Warranty (Years)	5
COMPONENTS	
LED Light Source	Opto 2835
CONSTRUCTION	
Housing	Aluminum Alloy

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C O N S U L T A N T S

Rev.	Date	Item
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	02/21/2025	REVISED FOR BOARD REVIEW
	01/30/2025	RELEASE FOR BOARD REVIEW

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P R O J E C T
"BOARD APPLICATION DRAWINGS"

#4615 LANDIS AVENUE
BLOCK: 46.02
LOTS: 1.01 & 1.02
CITY OF SEA ISLE CITY
CAPE MAY COUNTY, NEW JERSEY

**PROPOSED
STREET ELEVATIONS**

Date: 01/30/2025
Scale: AS NOTED
Drawn: WILL
Checked: WILL

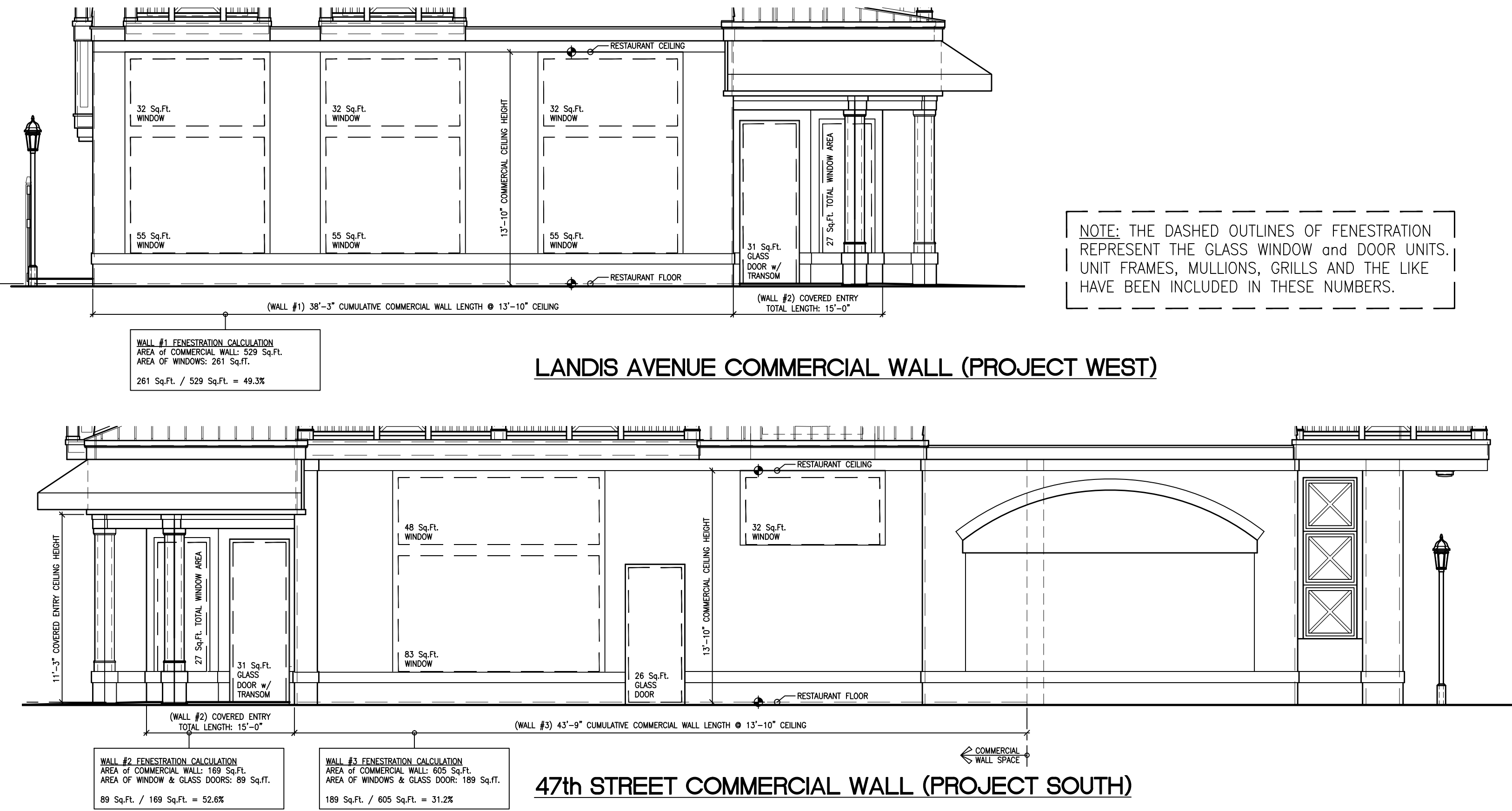
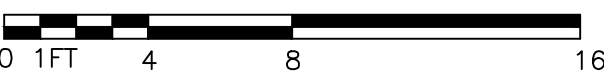
224-24 BOARD DWG's

P-3



CONCEPTUAL REAR ELEVATION (PROJECT EAST)

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



LANDIS AVENUE COMMERCIAL WALL (PROJECT WEST)

47th STREET COMMERCIAL WALL (PROJECT SOUTH)

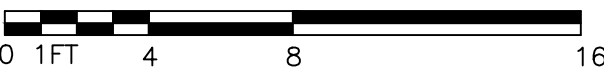
WINDOW vs WALL TRANSPARENCY STUDY per 26-42.3.d(1)

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



CONCEPTUAL LEFT SIDE ELEVATION (PROJECT NORTH)

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



ARCHITECTURE
by HARYSLAK, LLC

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PROJECT
"BOARD APPLICATION DRAWINGS"

#4615 LANDIS AVENUE
BLOCK: 46.02
LOTS: 1.01 & 1.02
CITY OF SEA ISLE CITY
CAPE MAY COUNTY, NEW JERSEY

PROPOSED
REAR & LEFT SIDE
ELEVATIONS

Date: 02/21/2025
Scale: AS NOTED
Drawn: WILL
Checked: WILL

224-24 BOARD DWG's

P-4