

NOTES

PROPOSED SITE PLANS BASED ON SIGNED AND SEALED SURVEY PREPARED BY SCHWAB LAND SURVEYING AND PLANNING LLC, JAMES E. SCHWAB, P.P., P.L.S. DATED AUGUST 28 2014.

200' PROPERTY OWNERS

TAXING DISTRICT	08	OCEAN CITY	COUNTY	05	CAPE MAY
PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS		
810.02 1	1 WINTH ST 08810B L23	1	COASTAL BANK & TO BANK 340 WELLINGTON ST JONES B LONDON, ONTARIO M5A 4S4 00000		
811.01 2	87 W WINTH ST 08811.A, 12.B,3,4&5A	4A	STILES, LOIS J & CARL O 87 W WINTH ST - P O BOX 206 OCEAN CITY, NJ 08226	08226	
811.01 3	19 W WINTH ST 08811A L28	4A	S A H NEW JERSEY REALTY CO,LLC 4350 MADDOCKFIELD RD, #200 PERMSAUXEN, NJ 08109	08109	
811.01 4	1-7 W WINTH ST 08811A L28	4A	DETTY PETROLEUM MARKETING INC 123 JERICHO HWY, RTE 103 JERICHO, NY 11753	11753	
811.01 5.01	REVERE PL ALLEY	15C	CITY OF OCEAN CITY 841 MADRID AVE OCEAN CITY, NJ 08226	08226	
811.01 5.02	REVERE PL	15C	STATE OF NEW JERSEY-DOY PO BOX 600 TRENTON, NJ 08629.0600	08629.0600	
908	941 BAY AVE 08908 L11A	2	ALLAN, WALTER E KTUX 941 BAY AVE OCEAN CITY, NJ 08226	08226	
908	937-39 BAY AVE 08908 L10	2	RUBIN, JEANNE 937 BAY AVE OCEAN CITY, NJ 08226	08226	
908	937-39 BAY AVE 08908 L10	2	ELIARTIO, JOSEPH M 939 BAY AVE OCEAN CITY, NJ 08226	08226	
908	933-35 BAY AVE 08908 L7	2	HATTICOLA, ANGELO & EDITH BOX 176 PEDIKICHTOWN, NJ 08067	08067	
908	933-35 BAY AVE 08908 L7	2	IZELM, MEVA L 114 CHESTNUT TERR COLLINGSWOOD, NJ 08108	08108	
908	925-27 BAY AVE 08908 L6	2	COOCH, VINCENT J 925 BAY AVE OCEAN CITY, NJ 08226	08226	
908	925-27 BAY AVE 08908 L6	2	HYNOR, JOHN E & COLLEEN M 1319 WILKESBORO L6 WILLIAMSTOWN, NJ 08094	08094	
908	923AB BAY AVE 08908 L7	2	ROSTEROWICZ, KERRY A JR PO BOX 1710 OCEAN CITY, NJ 08226	08226	
908	923AB BAY AVE 08908 L7	2	MCINTYRE, JAMES & RILEEN S 117 PINEWOOD CLINCH ELMWOOD MEETING, PA 19462	19462	
908	921AB BAY AVE 08908 L6.1	2	BOHRODOLZ, KATHERINE B 921 BAY AVE OCEAN CITY, NJ 08226	08226	
908	919 BAY AVE 08908 L5B	2	BOHRODOLZ, KATHERINE ANN 921 BAY AVE #12 OCEAN CITY, NJ 08226	08226	
908	919 BAY AVE 08908 L5B	2	BRADSHAW, ANTHONY M & LARSEN M 130 PERSONALE ST PHILADELPHIA, PA 19123	19123	
908	919-17 BAY AVE 08908 L4B	2	CARDINALE, JOHN & NADINE 917 BAY AVE OCEAN CITY, NJ 08226	08226	
908	919-17 BAY AVE 08908 L4B	2	EDWARDS, CLARA 917 BAY AVE OCEAN CITY, NJ 08226	08226	
908	911-13 BAY AVE 08 908 L4A	2	AUGERSTREET, THOMAS & DANIELLE 306 E 11TH ST OCEAN CITY, NJ 08226	08226	
908	903 BAY AVE 08908 L1	4A	903 BAY AVE OCEAN CITY, LLC/LESTER 702 W HAMILTON ST #203 ALLENTOWN, PA 18101.2469	18101.2469	
909	941 PLEASURE AVE 08909 L10	2	WALKER, MARK D & ELAINE 941 PLEASURE AVE OCEAN CITY, NJ 08226	08226	
909	939 PLEASURE AVE 08909 L10	2	UTLEY, NANCY 939 PLEASURE AVE OCEAN CITY, NJ 08226	08226	
909	937 PLEASURE AVE 08909 L10	2	MC CONNELLY, WILLIAM A 937 PLEASURE AVE OCEAN CITY, NJ 08226	08226	
909	917-19 PLEASURE AVE 08909 L2B	2	DELO, MARK & DEBRAE 414 TIMBER LN MULICA HILL, NJ 08062	08062	
909	917-19 PLEASURE AVE 08909 L2B	2	DI STEFANO, JACQUELINE 1445 CALAGHER CT ELMWOOD MEETING, PA 19462	19462	
909	913-13 PLEASURE AVE 08909 L2B1	2	WILKINSON, WILENA ALANINE, ADELANA 198 WILLOWBROOK RD STYVEN ISSAND, NY 10302	10302	
909	913-13 PLEASURE AVE 08909 L2B1	2	WILKINSON, CARY A 553 NORTH AVENUE EAST WESTFIELD, NJ 07090	07090	
909	100-11 PLEASURE AVE 08 909, L 2B3	1	9100 ROAD ASSOCIATES, LP 600 REED RD, STE 301 BROOKHILL, PA 19008	19008	
909	14 W WINTH ST 08909 L2A	4A	REED ROAD ASSOCIATES, LP 600 REED RD, STE 301 BROOKHILL, PA 19008	19008	
909	900 BAY AVE 08909 L1A2	4A	THE SAND, LLC 945 FALEN AVE OCEAN CITY, NJ 08226	08226	
909	900-18 BAY AVE 08908 L1A1	4A	THE SAND, LLC 945 FALEN AVE OCEAN CITY, NJ 08226	08226	
909	920-22 BAY AVE 08909,11.B,3B	2	ANGELI, MICHELE & ANGELI, MARIE TRUST 920 BAY AVE OCEAN CITY, NJ 08226	08226	
909	920-22 BAY AVE 08909 11.B,3B	2	WORMY, PAULIE A & MICHELLE A 200 OXFORD LANE WYOMING, PA 19087	19087	
909	924-26 BAY AVE 08909 L4	2	BENARDINO, RICHARD C & MARILYN G 106 MOORE AVE MELITA, PA 19063	19063	
909	924-26 BAY AVE 08909 L4	2	WOMEL, JOHN J JR & JENNIFER 770 S FRONT ST PHILADELPHIA, PA 19147	19147	
910	900-02 PLEASURE AVE 14.01	15C	STATE OF NJ-DOCS 1035 PARKWAY AVE TRENTON, NJ 08629	08629	
910	908-10 PLEASURE AVE C908	2	MCFRITY, JOHN R JR & NANCY 1424 RINDORFF CT PEDIKICHTOWN, PA 18951	18951	
910	908-10 PLEASURE AVE C910	2	ROBINSON, MICHAEL & SARAH SALLY 910 PLEASURE AVE OCEAN CITY, NJ 08226	08226	
910	912-14 PLEASURE AVE 08910, 12, 15B	2	KILLMAN, VLADIMIR & GORDANA 1912 WEST AVE LINWOOD, NJ 08221	08221	
910	912-14 PLEASURE AVE 08910, 12, 15B	2	GRIFFIN, MARGARET M 914 PLEASURE AVE OCEAN CITY, NJ 08226	08226	
910	916-18 PLEASURE AVE 08910,12, 15, 3A	2	KEITY, STEVEN & PATRICIA 22 FOX RUN DR MT LAUREL, NJ 08054	08054	
910	916-18 PLEASURE AVE 08910,12, 15, 3A	2	IRELLA, JEFFREY J & CHRISTY M 2219 S 7TH ST ARLINGTON, VA 22204	22204	
910	920-22 PLEASURE AVE 08910 L3B	2	CLAYSON, MR L & LISA M 2407 ROSENBERG AVE GLENSTONE, PA 19038	19038	
910	920-22 PLEASURE AVE 08910 L3B	2	CLAYSON, MR L & LISA M 2407 ROSENBERG AVE GLENSTONE, PA 19038	19038	

Island Beach Gear

900 / 908-18 BAY AVENUE
OCEAN CITY, NEW JERSEY 08226
BLOCK: 909 LOT: 13 & 14

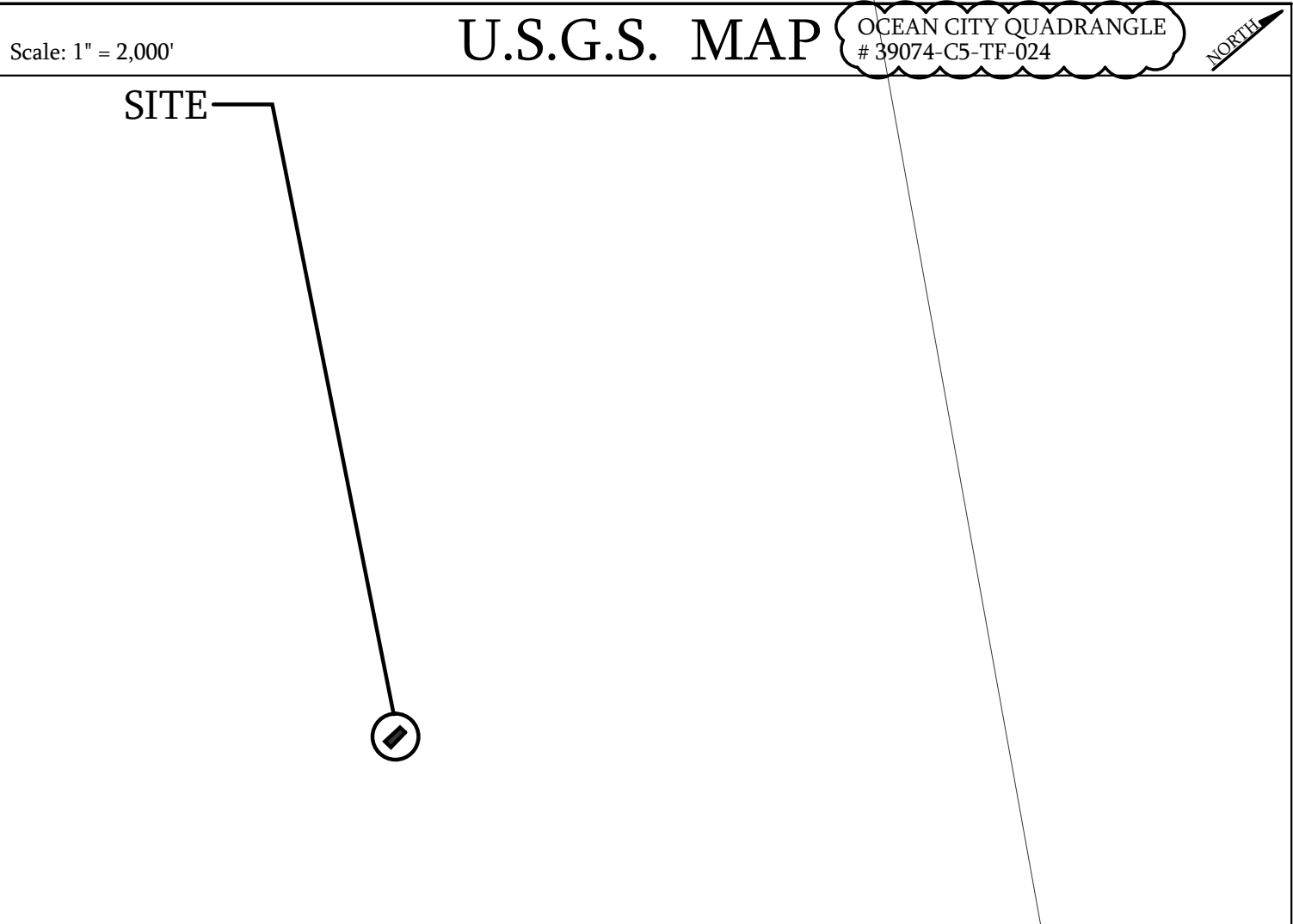
GENERAL NOTES

1. AN EXISTING RETAIL STORE IS LOCATED ON THE SITE. THE APPLICANT PROPOSES TO CONSTRUCT A THREE STORY STORAGE/RETAIL ADDITION AND A SECOND STORY RETAIL ADDITION OVER A PORTION OF THE EXISTING BUILDING.
2. THE OWNER APPLICANT IS:
J.E.C. LAND, LLC.
900 BAY AVENUE
OCEAN CITY NJ, 08226
ph: 609-788-3837
3. THE BULK INFORMATION FOR THE PROPOSED DEVELOPMENT IS IDENTIFIED IN THE BULK CHART.
4. LOTS 13 & 14, BLOCK 909 AND IS LOOCATED IN THE DB (DRIVE-IN BUSINESS) ZONE.
5. THE EXISTING AND ADJOINING STRUCTURES ARE DEPICTED ON THE EXISTING SURVEY PREPARED BY SCHWAB LAND SURVEYING AND PLANNING, LLC. DATED AUGUST 28 2014.
6. THE EXISTING SITE IS RECTANGULAR IN SHAPE, 24,340 SF (0.56 AC).
7. THE EXISTING BUILDING IS 5,936 SF OF RETAIL & 4,553 SF OF STORAGE. THE PROPOSED ADDITION HAS 3,301 SF OF NEW RETAIL & 5,030 SF OF NEW STORAGE. 1,122 SF OF EXISTING STORAGE IS BEING CONVERTED TO RETAIL. THERE IS A TOTAL PROPOSED 10,359 SF OF RETAIL & 8,461 SF OF STORAGE.
8. THERE ARE NO FLOODWAYS, MARSHES, DUNES OR WATERWAYS. THE FLOOD ZONE IS AE-9.
9. NO NEW UTILITIES ARE PROPOSED TO OR FROM THE BUILDING.
10. NO GRADING CHANGES ARE PROPOSED.
11. NO DRAINAGE CHANGES ARE PROPOSED. NO STORM WATER COMPUTATIONS ARE PROVIDED. THE IMPERVIOUS IS DECREASING FROM 92.1% TO 88.9%.
12. ALL SITE LIGHTING WILL REMAIN. SEE PLANS FOR CHANGES TO EXTERIOR LIGHTING ATTACHED TO THE BUILDING.
13. ALL SITE SIGNS WILL REMAIN. SEE PLANS FOR ADDITIONAL SITE SIGNS & SIGNS ATTACHED TO THE BUILDING.
14. ALL REFUSE, RECYCLING MATERIAL & BULK STORAGE WILL BE STORED WITHIN THE BUILDING.
15. NO SECTIONALIZATION OR STAGING PLAN IS PROPOSED. THE DEVELOPMENT IS PROPOSED TO BE COMPLETED IN ONE PHASE.
16. CAPE ATLANTIC SOILS CONSERVATION DISTRICT PERMIT NOT REQUIRED. TOTAL LAND AREA DISTURBED IS 3,656 S.F. WHICH IS LESS THEN 5,000 S.F. REQUIRED.
17. THE PROPOSED PROJECT WILL HAVE GUTTERS AND DOWN SPOUTS AS REQUIRED BY ORDINANCE.
18. COUNTY PLANNING BOARD APPROVAL IS REQUIRED.

BULK CHART - "DB" DRIVE-IN BUSINESS

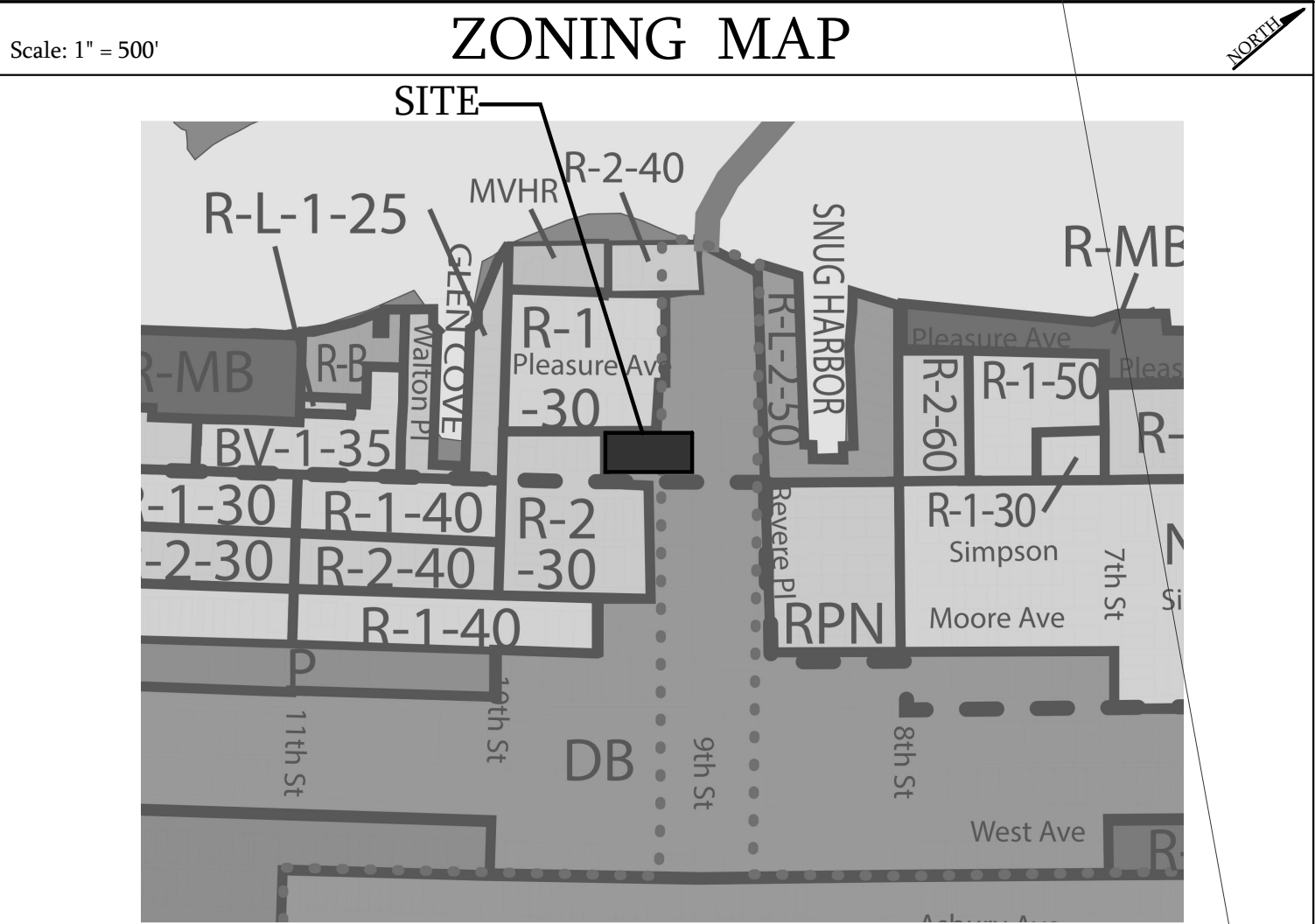
ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
LOT AREA (CORNER)	9,000 S.F.	24,340 S.F. (0.56 AC.)	NO CHANGE	NO
LOT WIDTH & FRONTAGE (CORNER)	100 FT.	107.5 FT	NO CHANGE	NO
FRONT YARD SETBACK (9th STREET)	20 FT	103.2 FT	97.75 FT	NO
SIDE YARD SETBACK (BAY AVENUE)	4 FT	4 FT * (TO CANOPY)	NO CHANGE (TO CANOPY)	NO
REAR YARD SETBACK	4 FT	0.3 FT (STAIR) * 4.0 FT (BUILDING) *	NO CHANGE NO CHANGE	NO NO
SIDE YARD SETBACK	4 FT	4.9 FT	4.2 FT	NO
LOT DEPTH	100 FT	226.42 FT	NO CHANGE	NO
BUILDING HEIGHT	32 FT (FLAT) 38 FT (PITCHED)	21.5 FT N.A.	NO CHANGE 37.8 FT	NO
STORIES (TOTAL)	3	2	3	NO
BUILDING COVERAGE	80% , 19,472 S.F.	34.5% , 8,398 S.F.	44.6% , 10,854 S.F.	NO
IMPERVIOUS COVERAGE	90% , 21,906 S.F.	92.1% , 22,420 S.F. *	89.2% , 21,729 S.F.	NO
PARKING - 1 PER EVERY 300 S.F. (RETAIL) 1 PER EVERY 2 EMPLOYEES	35 (10,359 S.F.) 2 (4 EMPLOYEES) 37 (TOTAL)	16 SPACES *	24 SPACES **	YES
SIGNAGE	5% FACADE FREE STANDING	EXISTING	1.7% 42 S.F (9TH ST.) 4.0% 75 S.F.(BAY AVE.) 1.4% 48 S.F. EXISTING TO REMAIN	NO NO YES NO
MAXIMUM # OF SIGNS	3 ALLOWED	NA	4 PROPOSED	YES
BANNER SIGN	0 ALLOWED	NA	1 PROPOSED	YES
MINIMUM # TRUCK BIRTH	1 REQUIRED	0 EXISTING	0 PROVIDED	YES

* EXISTING NONCONFORMITY
** PROPOSED NONCONFORMITY



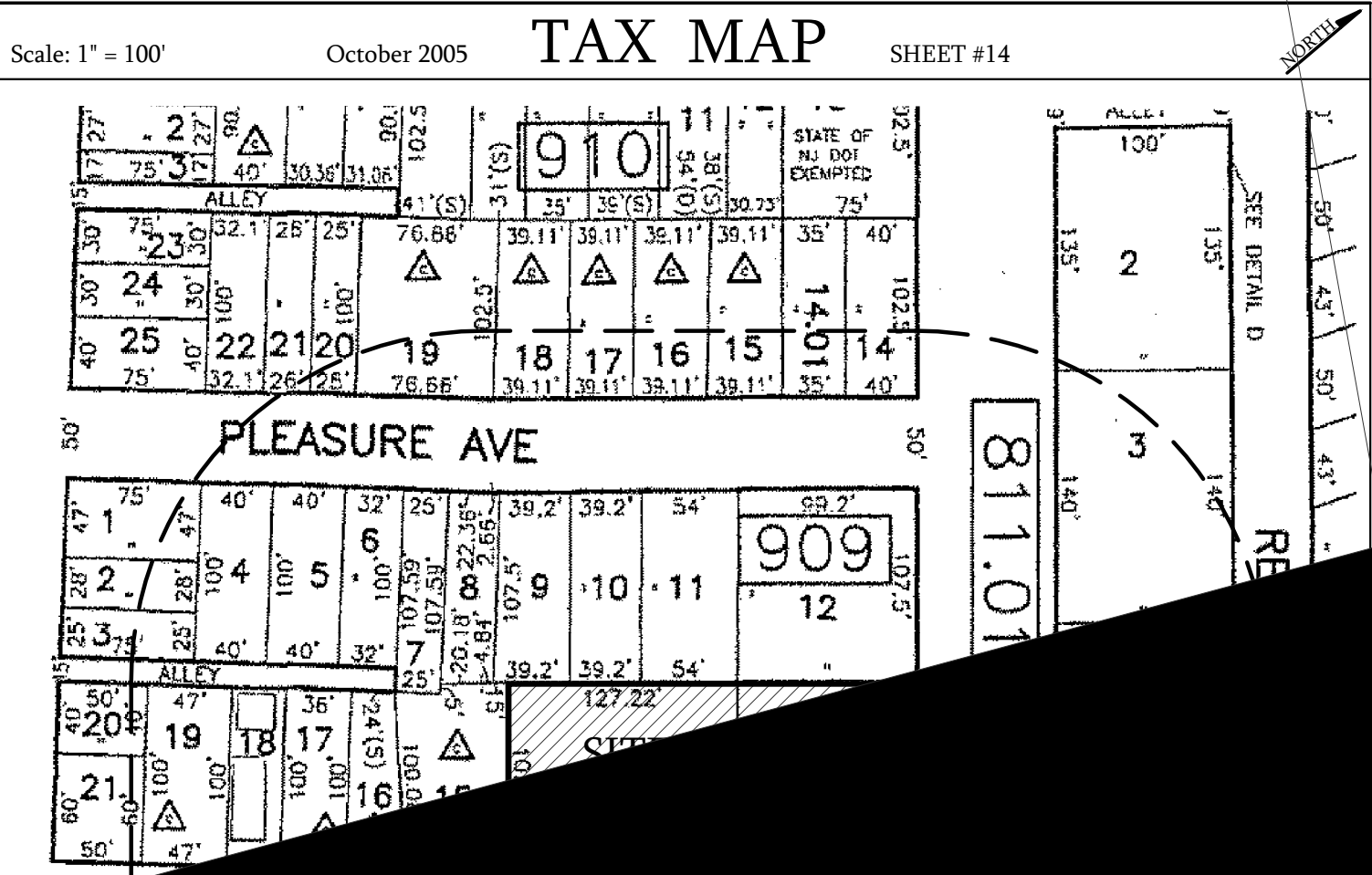
ISLAND BEACH GEAR

J.E.C. LAND LLC.
900 / 908-18 BAY AVENUE
OCEAN CITY, NEW JERSEY 08226
BLOCK: 909 LOT: 13 & 14

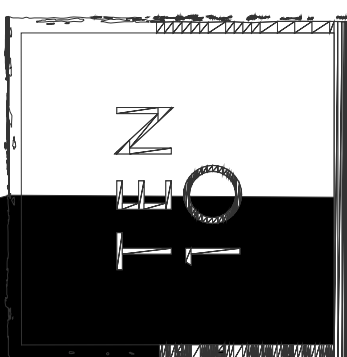


PROPOSED ADDITION

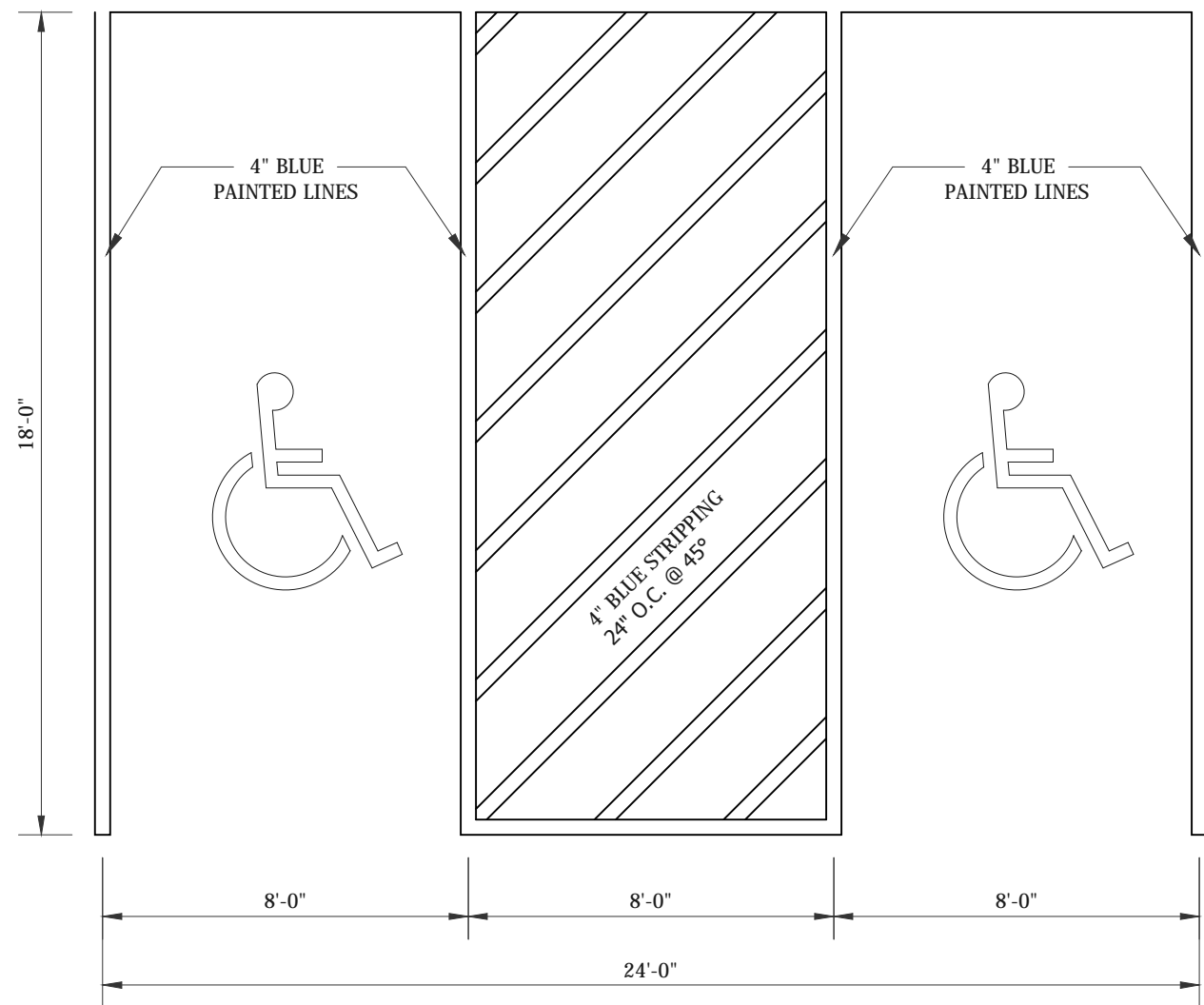
VARIANCE PLAN /
PRELIMINARY & FINAL PLAT - SITE PLAN
COVER PAGE



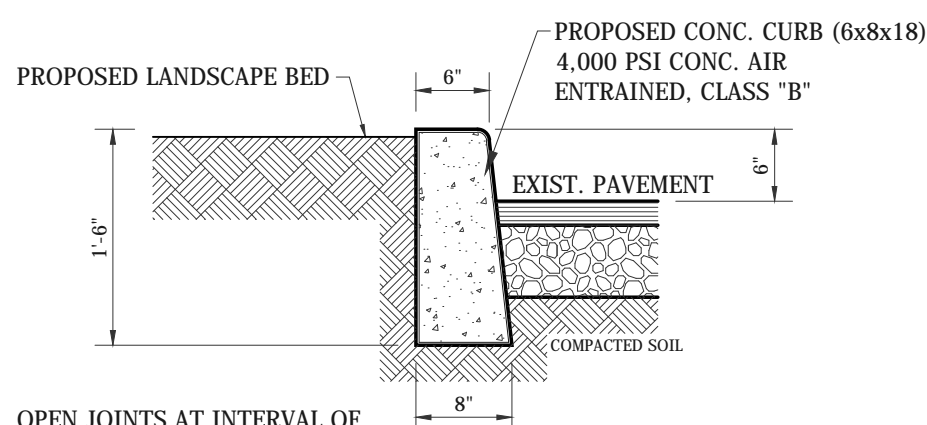
269 RAFT AVENUE
MANAHAWKIN NJ, 08050
609.549.0502
INFO@TENDARCH.COM
WWW.TENDARCH.COM



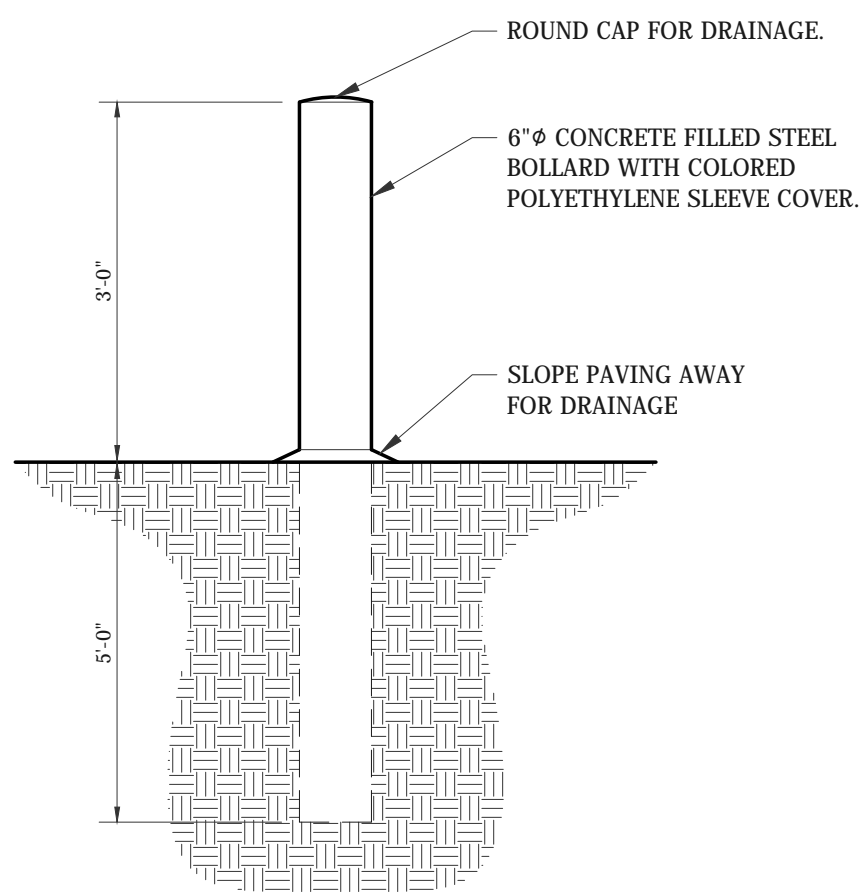
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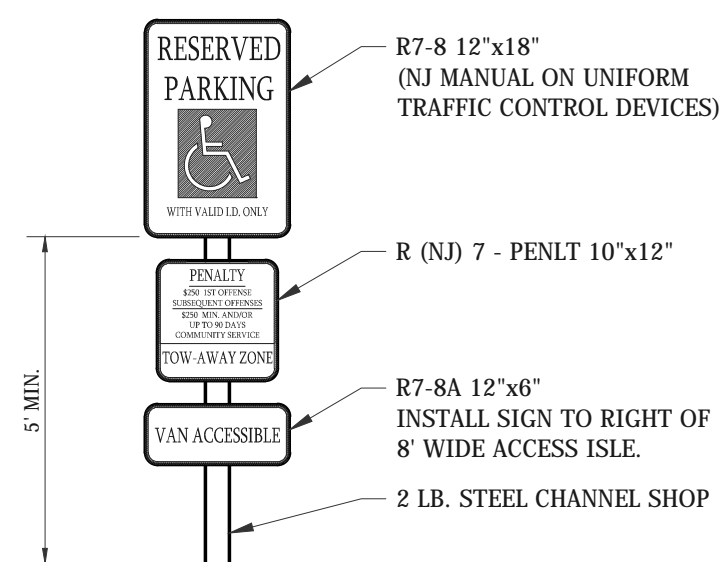
A H/C PARKING SPACE DETAIL
SCALE : 1/4" = 1'-0"



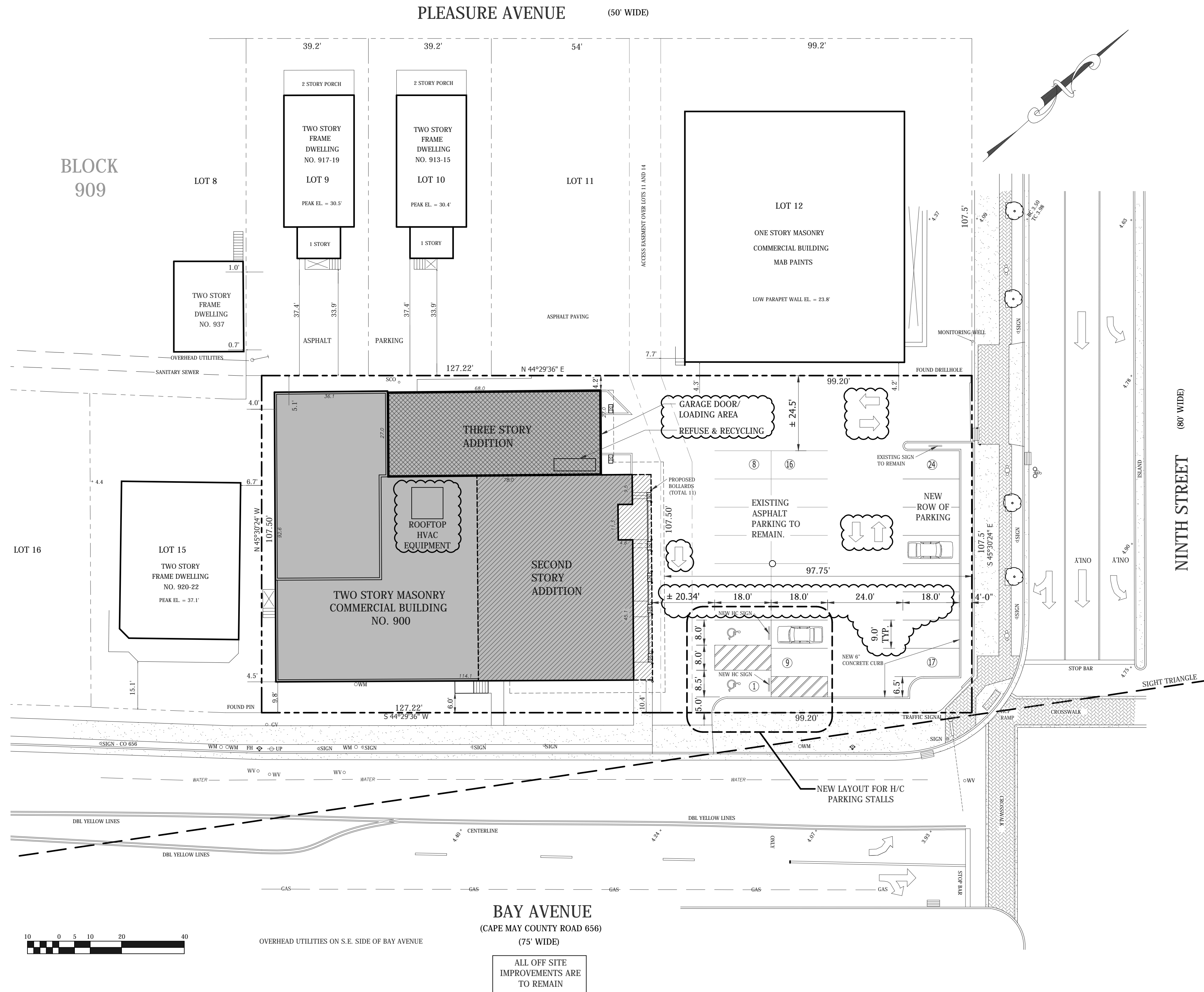
B CURB DETAIL
SCALE : N.T.S.

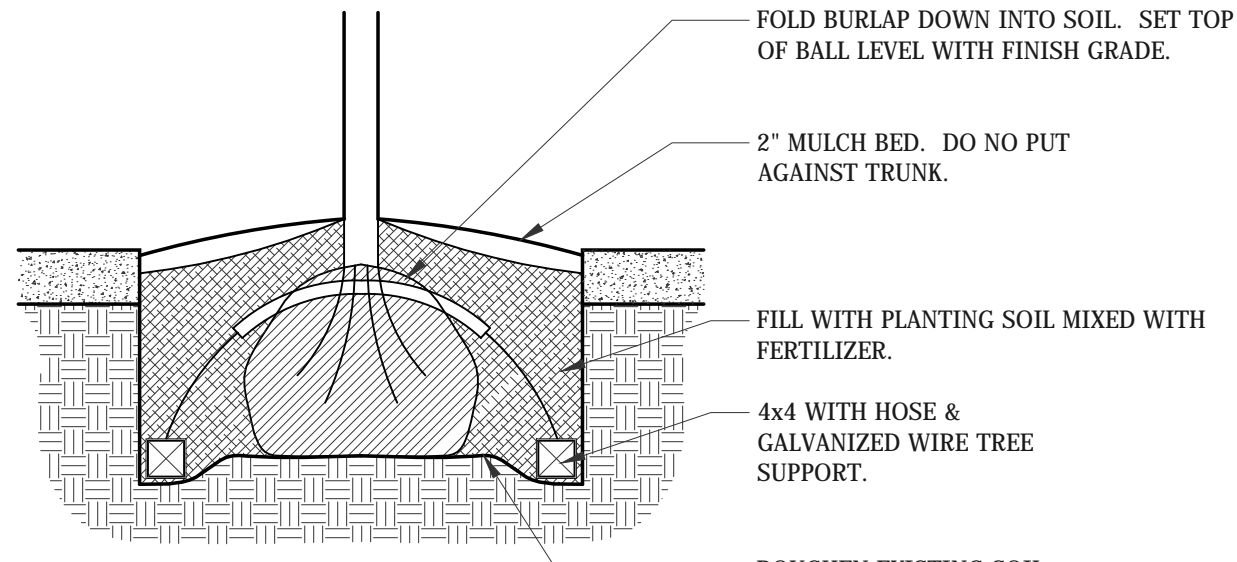


C TYPICAL BOLLARD DETAIL
SCALE : N.T.S.



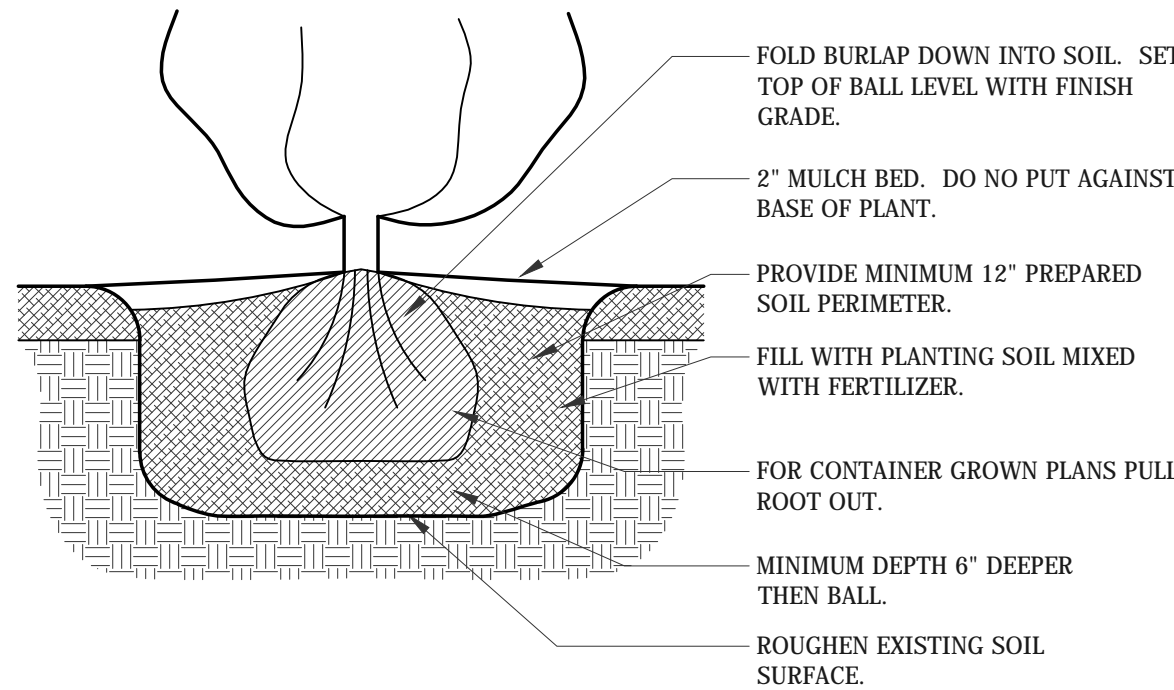
D H/C PARKING SIGN
SCALE : 3/4" = 1'-0"



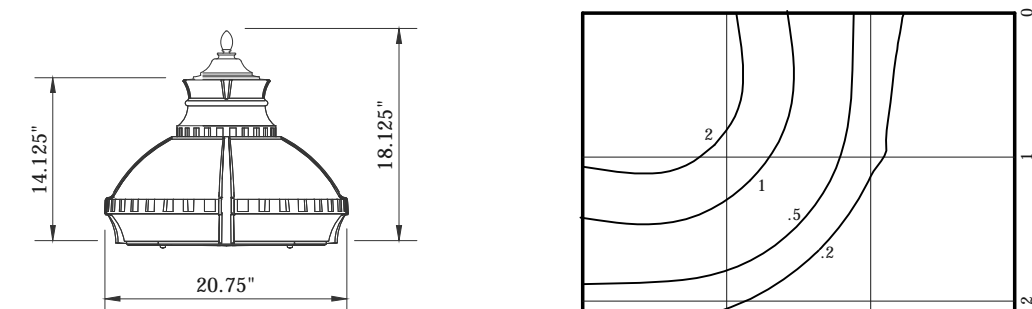


A TREE PLANTING DETAIL
SCALE : N.T.S.

NOTE: DRIP IRRIGATION TO BE PROVIDED AT ALL PROPOSED TREES.



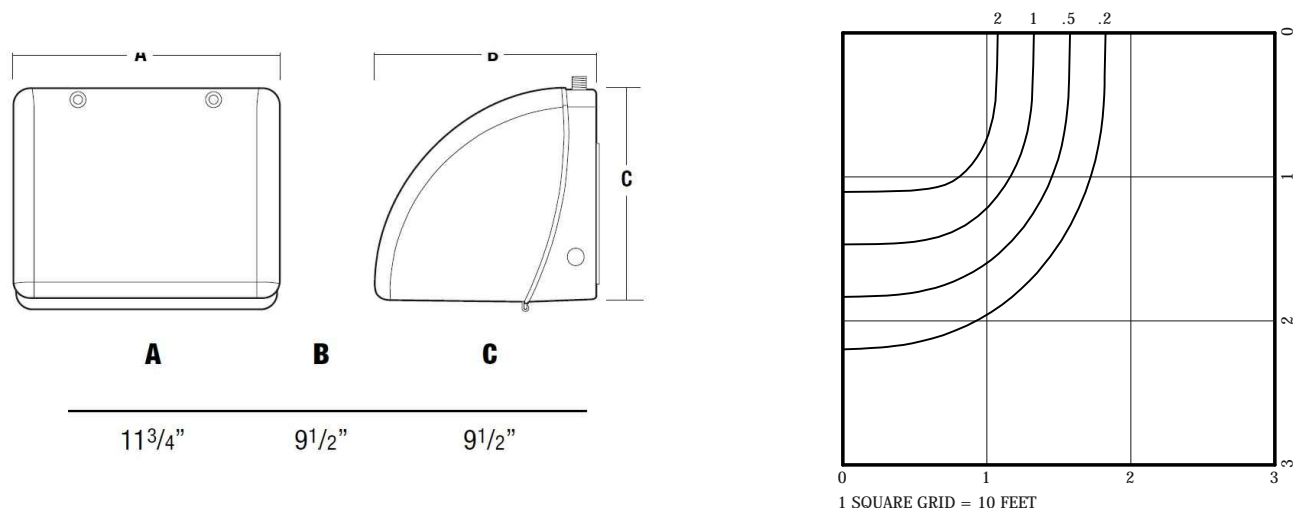
B SHRUB PLANTING DETAIL
SCALE : N.T.S.



PRSC-X-36LED-WW-DPS-WMA59D
36 LED ARRAY, 37 WATTS, 120-277 VOLTS
WALL MOUNTED CAST SCROLL ARM

HUBBELL LIGHTING

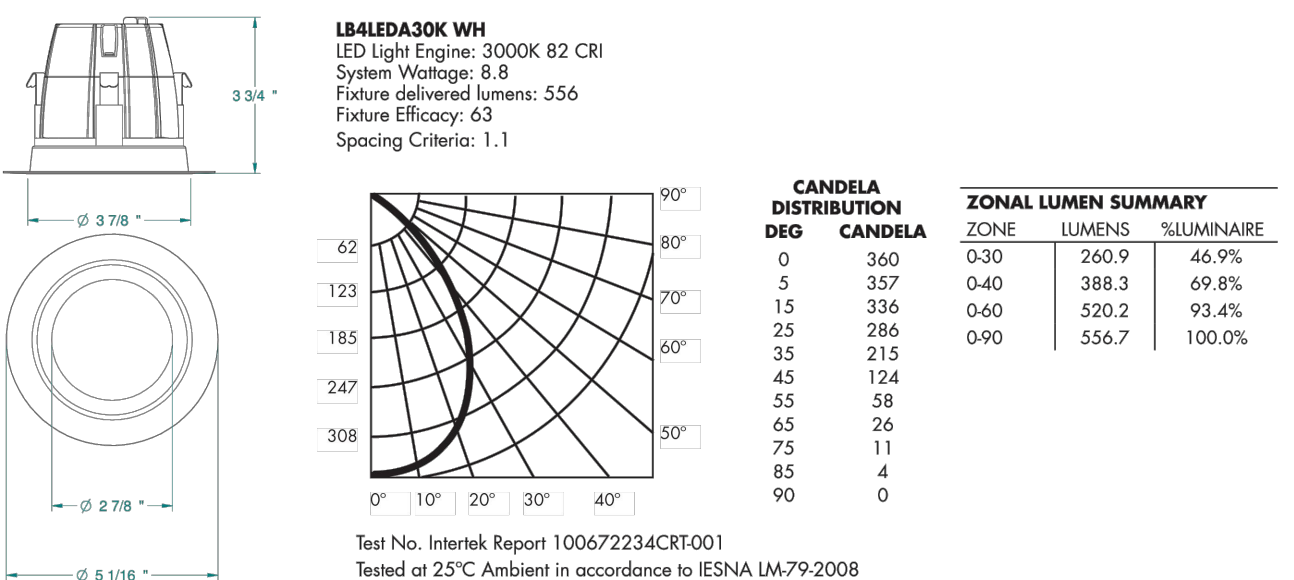
C WALL SCONCE LIGHTING DETAIL
SCALE : N.T.S.



NRG-1143-W
42 WATTS, 120-277 VOLTS, 60/50hz

HUBBELL LIGHTING

D WALL SCONCE LIGHTING DETAIL
SCALE : N.T.S.



PRESCOLITE

E SOFFIT LIGHTING DETAIL
SCALE : N.T.S.

LANDSCAPING NOTES:

ALL LANDSCAPING MATERIAL SHALL MEET OR EXCEED THE STANDARDS SET FORTH IN THE "AMERICAN STANDARDS FOR NURSERY STOCK", ANSI Z60.1-2004.

DRAWINGS TO BE SCALED FOR PURPOSES OF LOCATING SOIL BERMS, PLANT MATERIAL, PLANTING BEDS, GROUND COVER AREAS AND OTHER SITE AMENITIES SHOWN. DRAWINGS ARE DIAGRAMMATIC, PLANT MATERIAL SUBJECT TO FIELD ADJUSTMENT.

ALL PLANT MATERIAL TO BE SET IN PREPARED MULCH BEDS. FINAL BED LINES TO BE APPROVED IN THE FIELD BY THE OWNER OR HIS REPRESENTATIVE.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT MATERIAL QUANTITIES. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

GRASSES

AREAS TO BE SEEDED SHALL CONSIST OF THE FOLLOWING SEED MIXTURES TO INSURE A HIGH QUALITY GRASS.

REBEL II TALL FESCUE - 8 LBS PER 1000 SF

ECLIPSE KENTUCKY BLUE GRASS 4 LBS PER 1000 SF

FERTILIZING AND LIMING SHALL BE COMPLETED PRIOR TO SEEDING LAWN AREAS TWICE PER YEAR.

PLANTING BED

PLANTING BED TO BE CONSTRUCTED AS SHOWN ON DETAIL. BED TO BE CONSTRUCTED USING THE FOLLOWING SPECIFICATIONS OR AN APPROVED EQUAL.

A. MULCH - BEDS TO BE FILLED WITH A 4" LAYER OF LICORICE ROOT MULCH (RIGHT DRESS INC.)

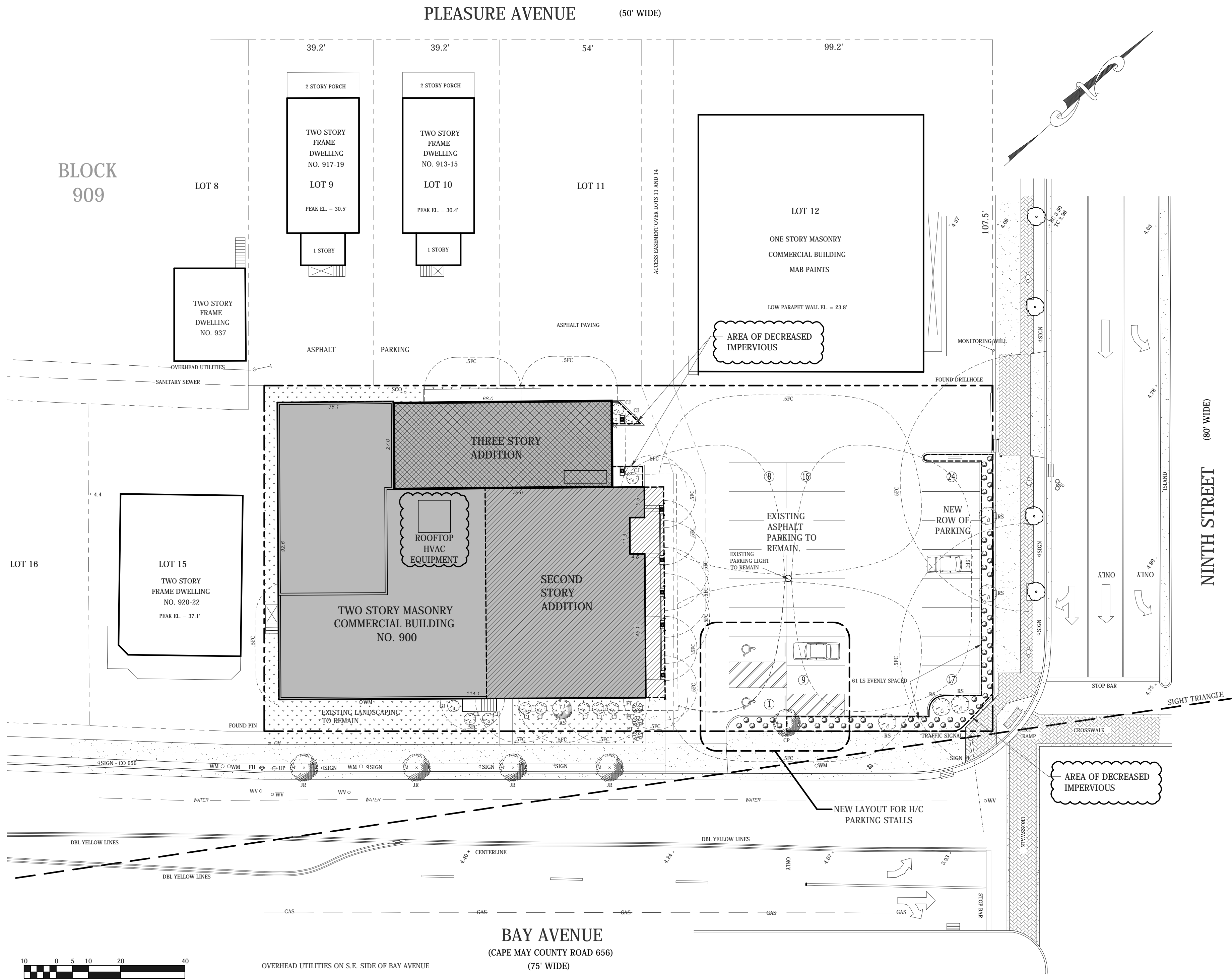
B. WEED BARRIER - MULCH TO BE PLACED OVER TERRA TOP LS WEED CONTROL FABRIC OR 4 MIL. BLACK POLYETHYLENE.

C. EDGING - PLANTING BED TO BE EDGED WITH BLACK DIAMOND POLYETHYLENE BED DIVIDER (VALLEY VIEW SPECIALTIES CO.)

LANDSCAPING SCHEDULE

ABB.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	ROOT	CAL.	NOTES
CP	PYRUS CALLERYANA CVS.	GALLERY PEAR (EXCEPT BRADFORD)	1	10'-12'	B/B	2 1/2"-3"	NO BRANCHES ARE PERMITTED BELOW 7'-0" ABOVE FINISH GRADE
JR	PRUNUS SPP., CVS	CHERRY, PLUM (ORNAMENTAL CULTIVARS ONLY)	4	10'-12'	B/B	2 1/2"-3"	NO BRANCHES ARE PERMITTED BELOW 7'-0" ABOVE FINISH GRADE
LS	LIRIOPE SPICATA	LIRIOPE	61	8"-12"	#3 CAN		
FT	PENNISETUM ALOPECUROIDES	FOXTROT FOUNTAIN GRASS	3	12'-18"	#3 CAN		
CJ	JUNIPERUS X PFITZERIANA	SEA GREEN CHINESE JUNIPER	10	18'-24"	#3 CAN		
AS	PICEA FAUCA CONICA	DWARF ALBERTA SPRUCE	3	2 1/2'-3 1/2'	#2 CAN		
RS	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	5	2 1/2'-3 1/2'	#3 CAN		

LANDSCAPED AREAS AND SECTIONS, INCLUDING TREES, SHRUBBERY, FENCES, AND THE GROUNDS IN AND SURROUNDING THESE SECTIONS, SHALL BE PROPERLY MAINTAINED THROUGHOUT THE TWELVE (12) MONTH PERIOD FOLLOWING CERTIFICATION, WITH RECOURSE BY THE CITY TO THE PERFORMANCE BOND IN THE EVENT OF DEFAULT BY THE DEVELOPER OR OWNER. ALL PLANTINGS WHICH FAIL TO SURVIVE FOR A PERIOD OF TWELVE (12) MONTHS FOLLOWING CERTIFICATION SHALL BE REPLACED BY THE DEVELOPER AT NO COST OR EXPENSE TO THE CITY OR THE SHADE TREE COMMISSION. SUCH REPLACEMENT SHALL BE MADE WITHIN SIXTY (60) DAYS FOLLOWING WRITTEN DEMAND FOR SUCH REPLACEMENT FROM THE SHADE TREE COMMISSION, OR WITHIN SUCH EXTENDED PERIODS AS MAY BE SPECIFIED. IF THE DEVELOPER REFUSES TO DO SO, THE CITY SHALL HAVE RECOURSE TO THE PERFORMANCE BOND TO REMEDY HIS DEFAULT.



ISLAND BEACH GEAR

J.E.C. LAND LLC.
900 / 908-18 BAY AVENUE
OCEAN CITY, NEW JERSEY 08226
BLOCK: 909 LOT: 13 & 14

PROPOSED ADDITION

VARIANCE PLAN /
PRELIMINARY & FINAL PLAT - SITE PLAN
LANDSCAPE & LIGHTING PLAN

269 RAFT AVENUE
MANAHAWKIN N.J. 08050
609.549.0502
INFO@TEN10ARCH.COM
WWW.TEN10ARCH.COM

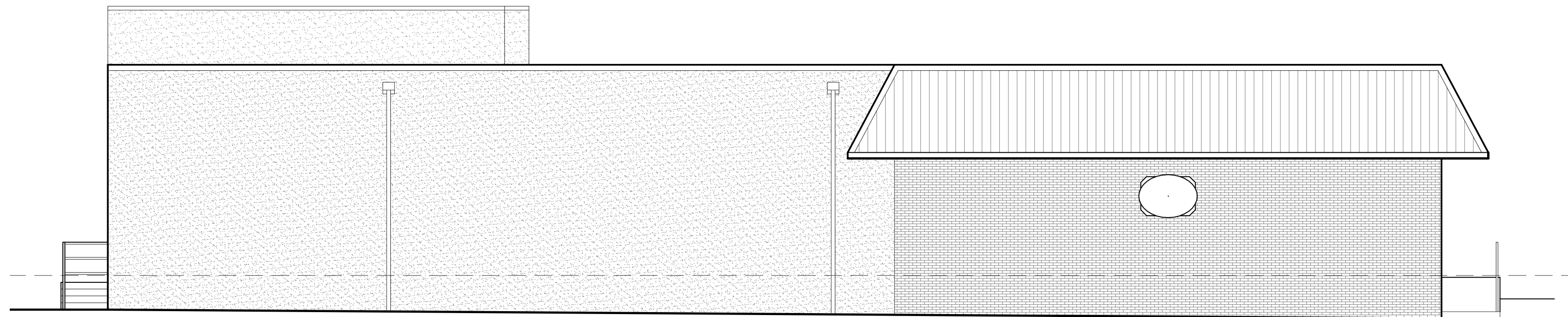


DANIEL PAUL WHEATON
REGISTERED ARCHITECT
NJ 21A118946

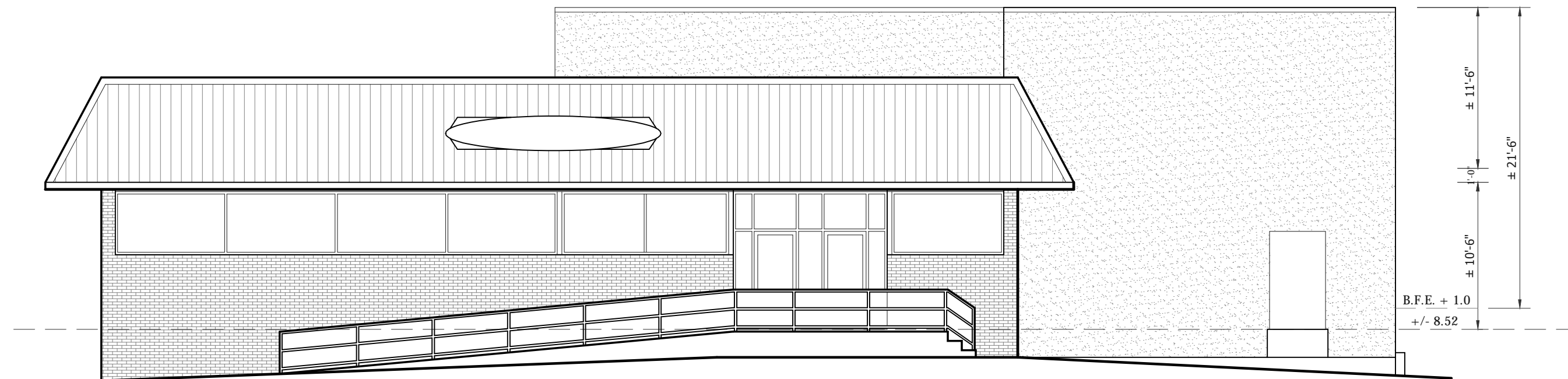
REVISIONS:

5-14-15:
PLANNING BOARD MEETING
REVISIONS, ENGINEER &
PLANNER REPORT RESPONSE.

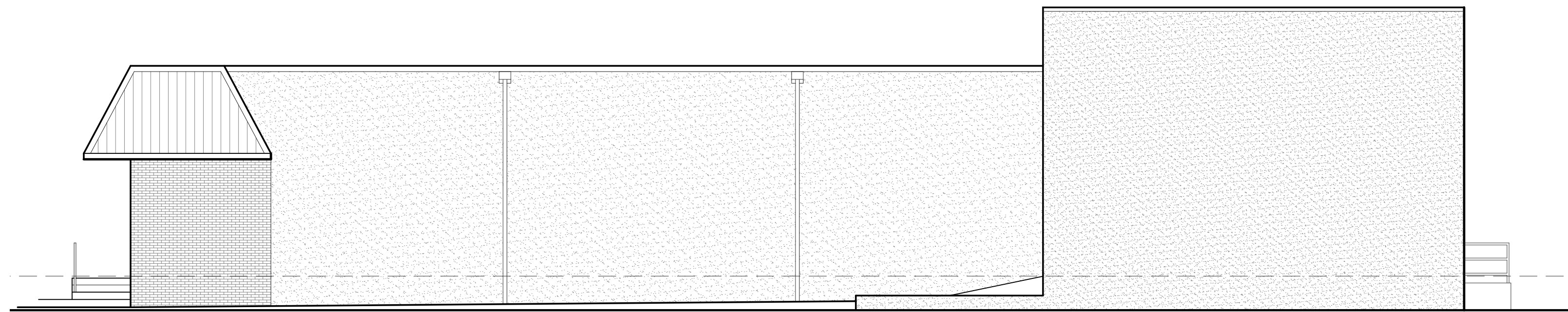
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CHECKED: DPW	SCALE: 1" = 20'
DWG. No. PB-3	FILE No: 1410



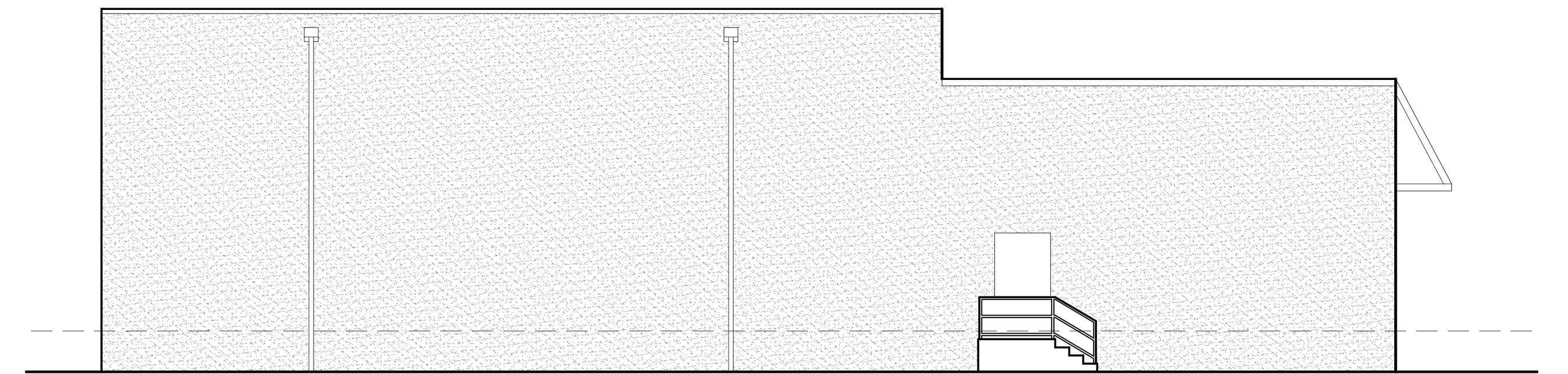
A LEFT ELEVATION (BAY AVENUE)



B FRONT ELEVATION (9th STREET)



C RIGHT ELEVATION



D REAR ELEVATION

ISLAND BEACH GEAR

J.E.C. LAND LLC.
900 / 908-18 BAY AVENUE
OCEAN CITY, NEW JERSEY 08226
BLOCK: 909 LOT: 13 & 14

PROPOSED ADDITION

VARIANCE PLAN /
PRELIMINARY & FINAL PLAT - SITE PLAN
EXISTING ELEVATIONS

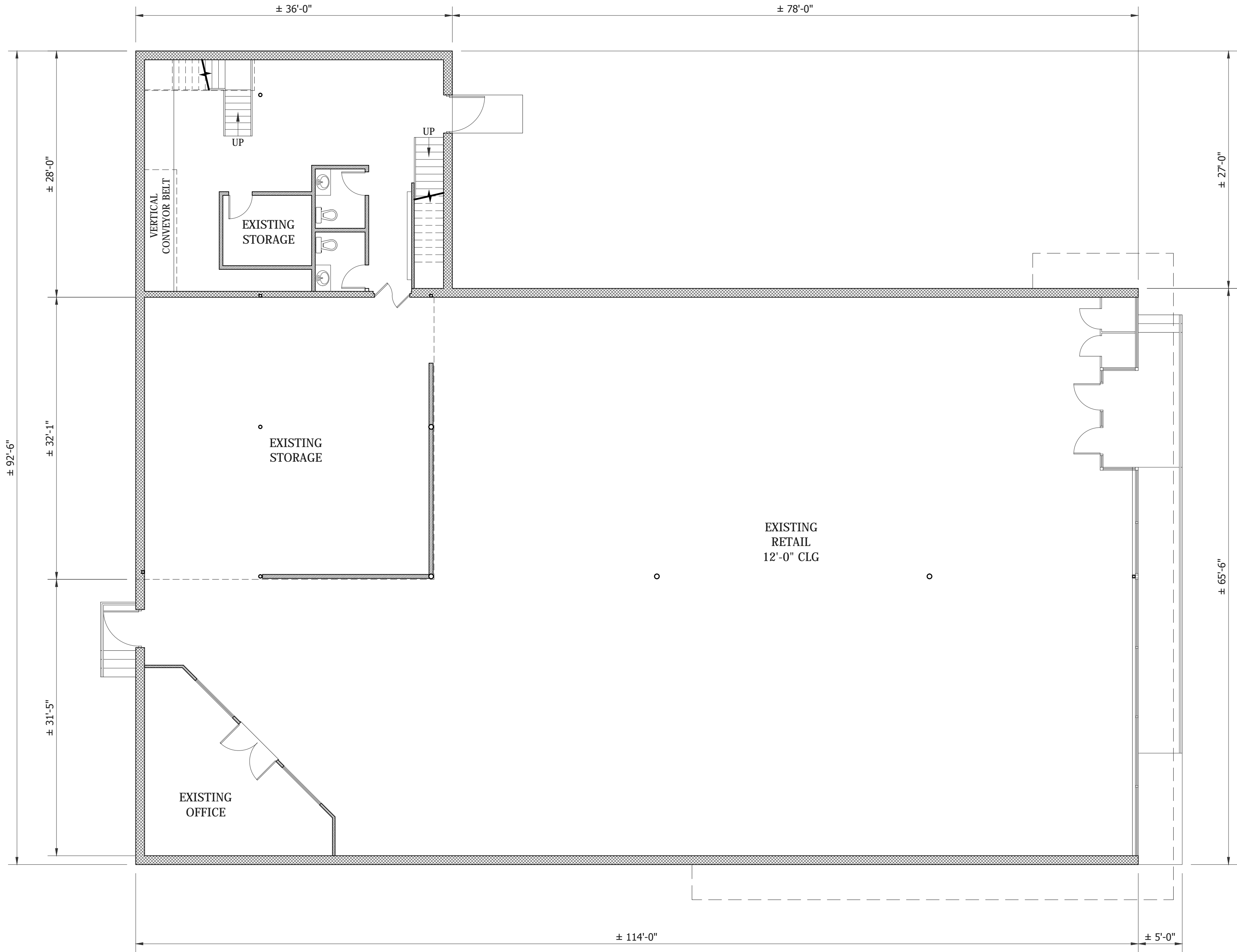
269 RAFT AVENUE
MANAHAWKIN N.J. 08050
609.549.0502
INFO@TEN10ARCH.COM
WWW.TEN10ARCH.COM



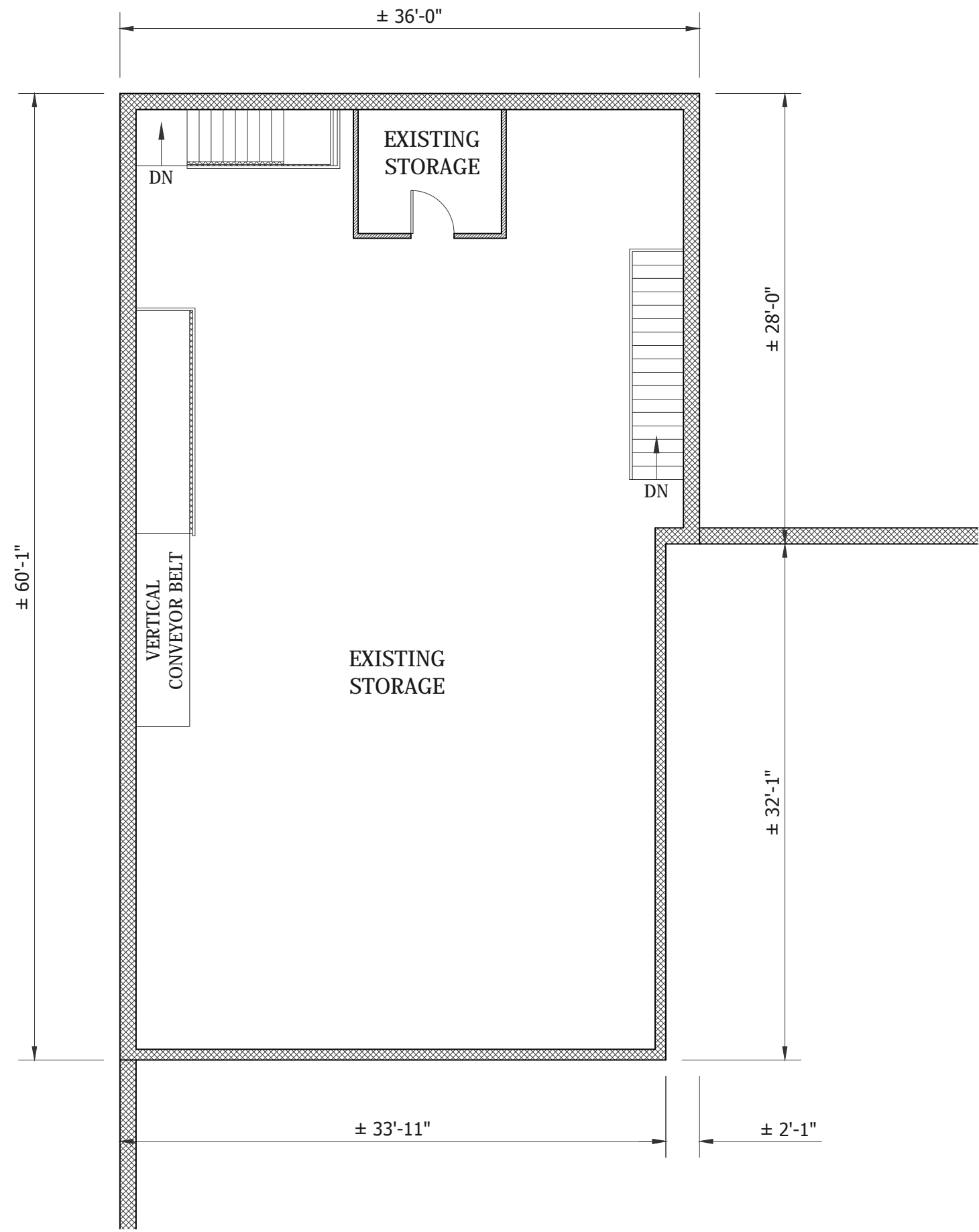
DANIEL PAUL WHEATON
REGISTERED ARCHITECT
NJ 21A118946

REVISIONS:
5-14-15:
PLANNING BOARD MEETING
REVISIONS, ENGINEER &
PLANNER REPORT RESPONSE.

DRAWN: DPW	DATE: 2-18-15
CHECKED: DPW	SCALE: 1/8" = 1'-0"
DWG. No. PB-4	FILE No. 1410



A FIRST FLOOR PLAN



B SECOND FLOOR PLAN

ISLAND BEACH GEAR		J.E.C. LAND LLC. 900 / 908-18 BAY AVENUE OCEAN CITY, NEW JERSEY 08226 BLOCK: 909 LOT: 13 & 14	
PROPOSED ADDITION		VARIANCE PLAN / PRELIMINARY & FINAL PLAT - SITE PLAN EXISTING PLANS	
269 RAFT AVENUE MANAHAWKIN N.J. 08050 609.549.0502 INFO@TEN10ARCH.COM WWW.TEN10ARCH.COM		<div>TEN10ARCHITECTURE</div> <div>DANIEL PAUL WHEATON REGISTERED ARCHITECT NJ 21A118946</div>	
REVISIONS: 5-14-15: PLANNING BOARD MEETING REVISIONS, ENGINEER & PLANNER REPORT RESPONSE.			
DRAWN: DPW	DATE: 2-18-15		
CHECKED: DPW	SCALE: 1/8" = 1'-0"		
DWG. No. PB-5	FILE No. 1410		



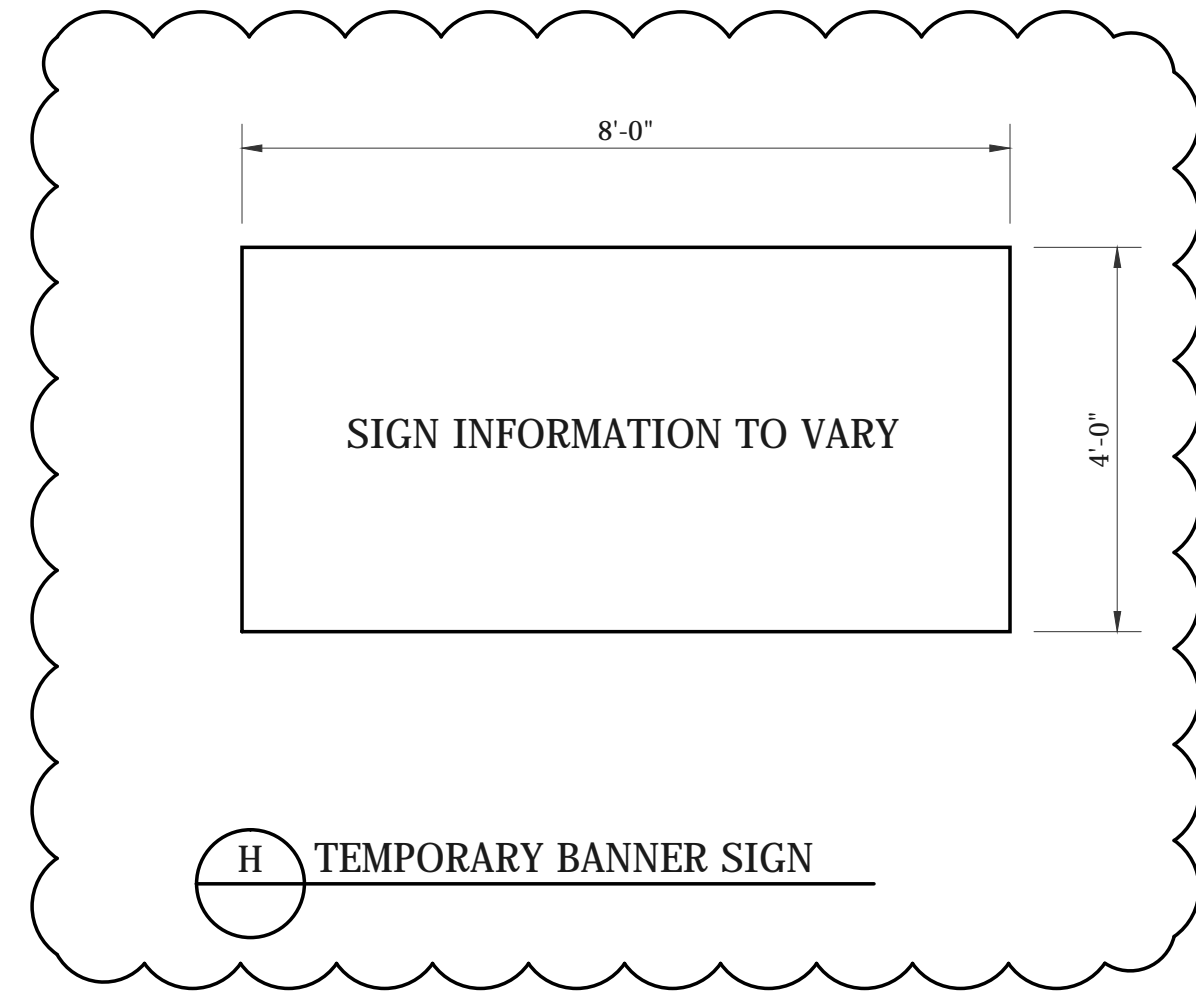
E BAY AVENUE WALL SIGN



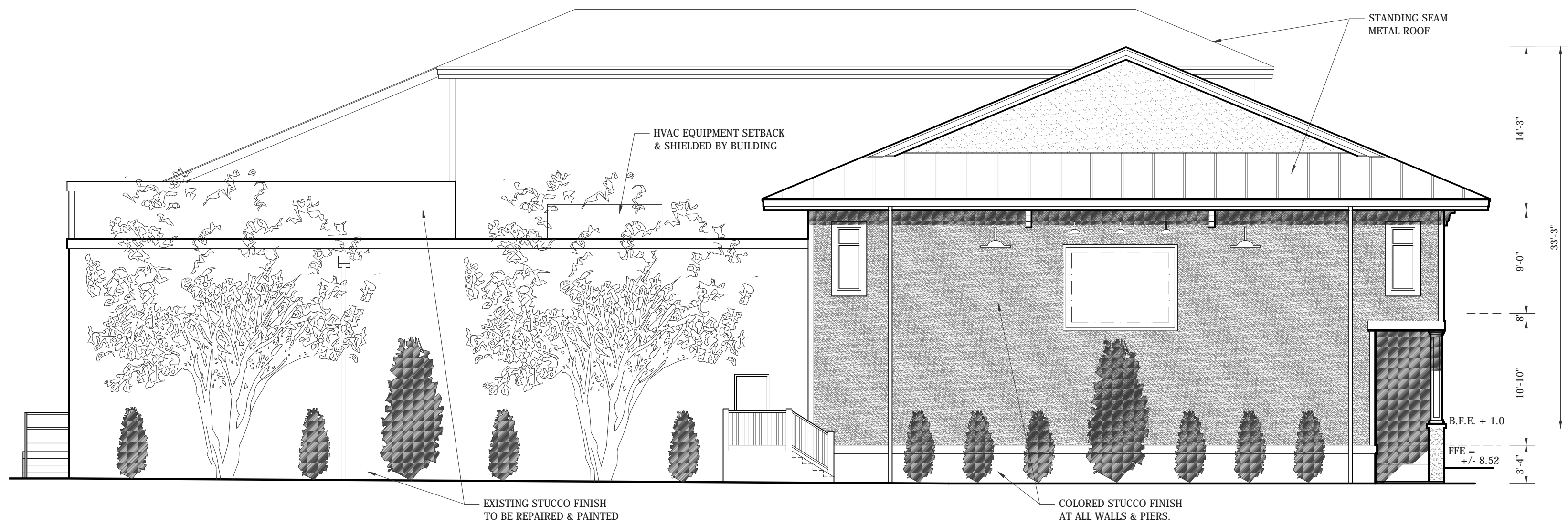
F 9th STREET WALL SIGN



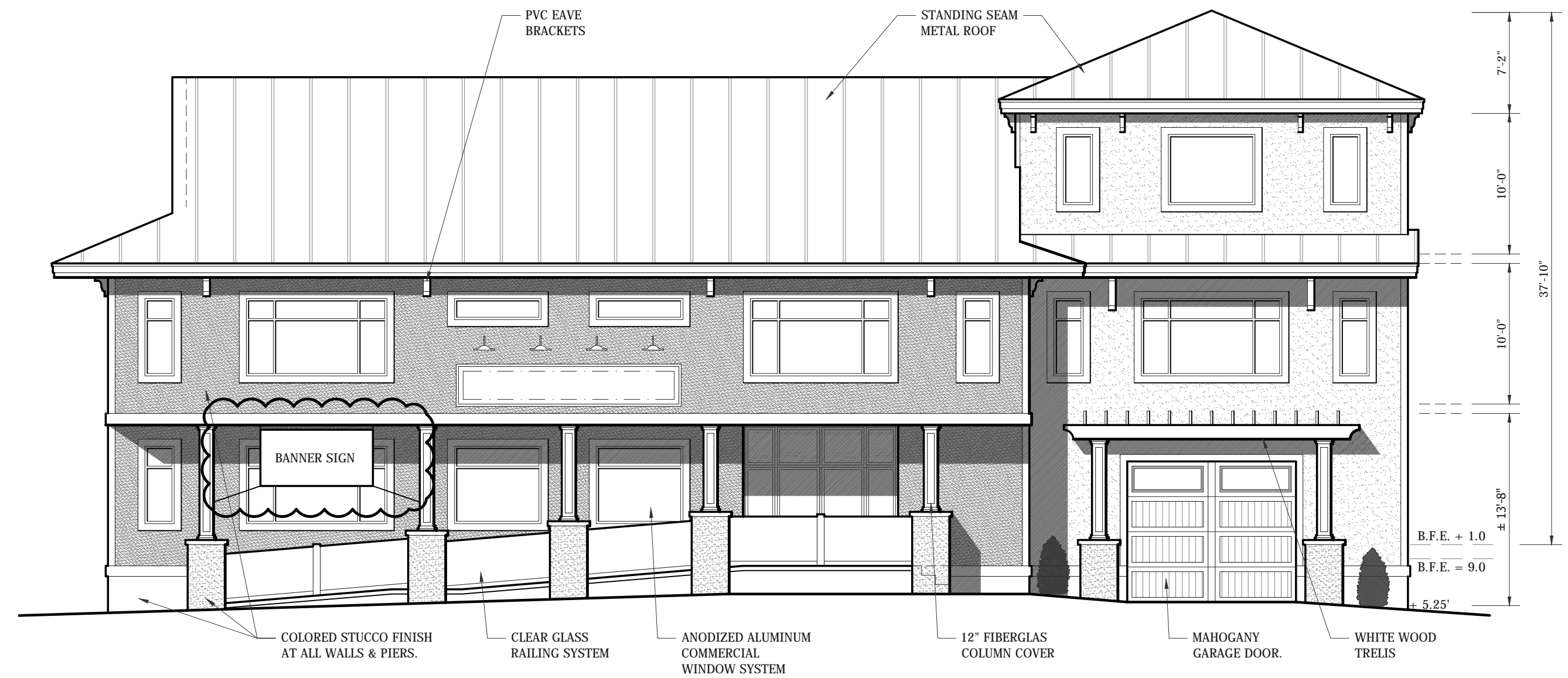
G WALL SIGN FACING PLEASURE AVENUE



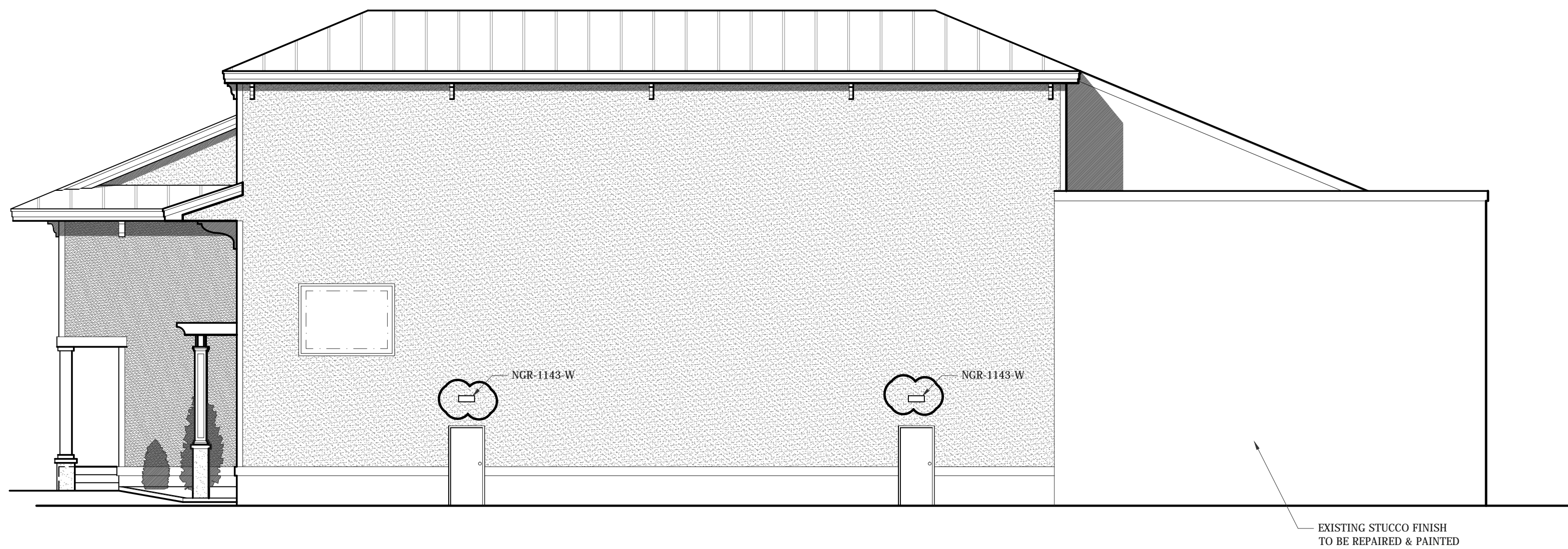
H TEMPORARY BANNER SIGN



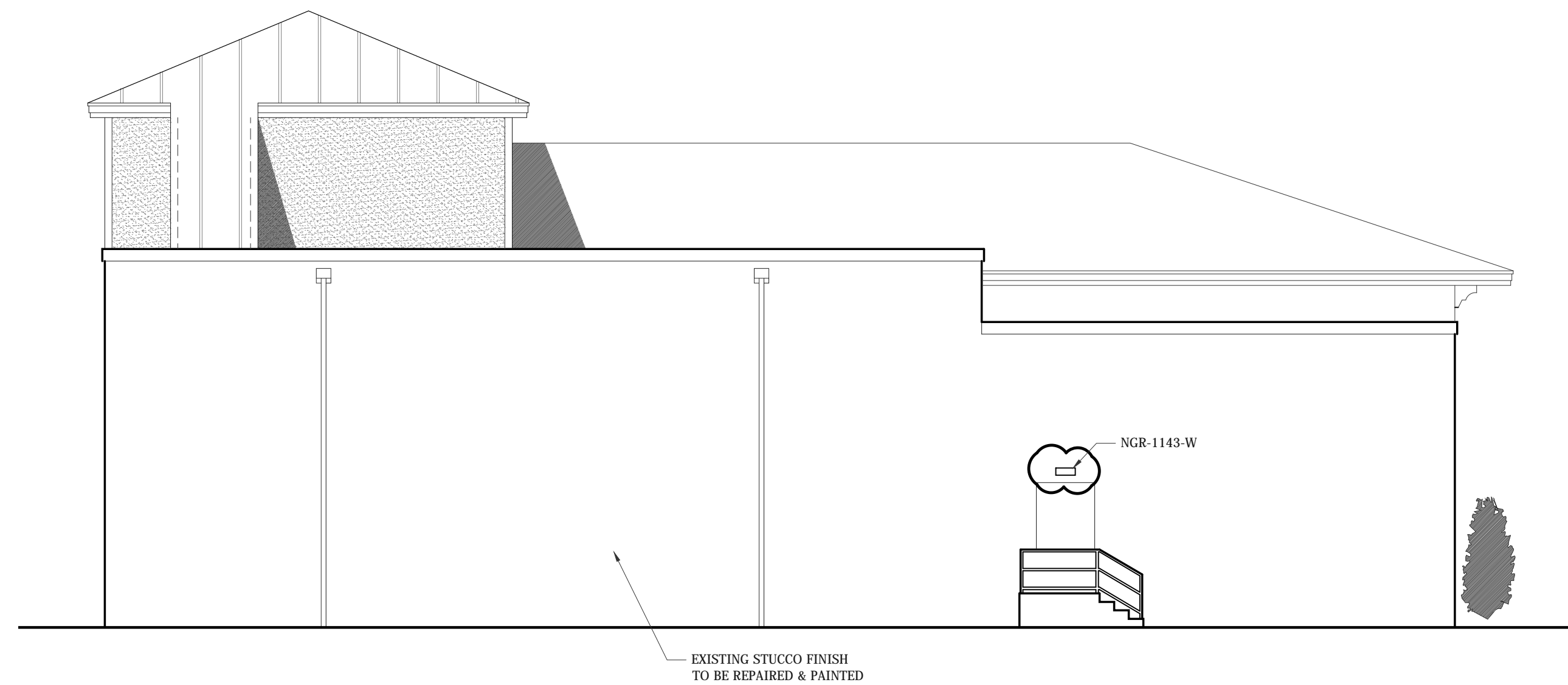
A LEFT SIDE ELEVATION (BAY AVENUE)



B FRONT ELEVATION (9th STREET)



C RIGHT SIDE ELEVATION



D REAR ELEVATION

ISLAND BEACH GEAR

J.E.C. LAND LLC.
900 / 908-18 BAY AVENUE
OCEAN CITY, NEW JERSEY 08226
BLOCK: 909 LOT: 13 & 14

PROPOSED ADDITION

VARIANCE PLAN /
PRELIMINARY & FINAL PLAT - SITE PLAN
PROPOSED ELEVATIONS & SIGNAGE

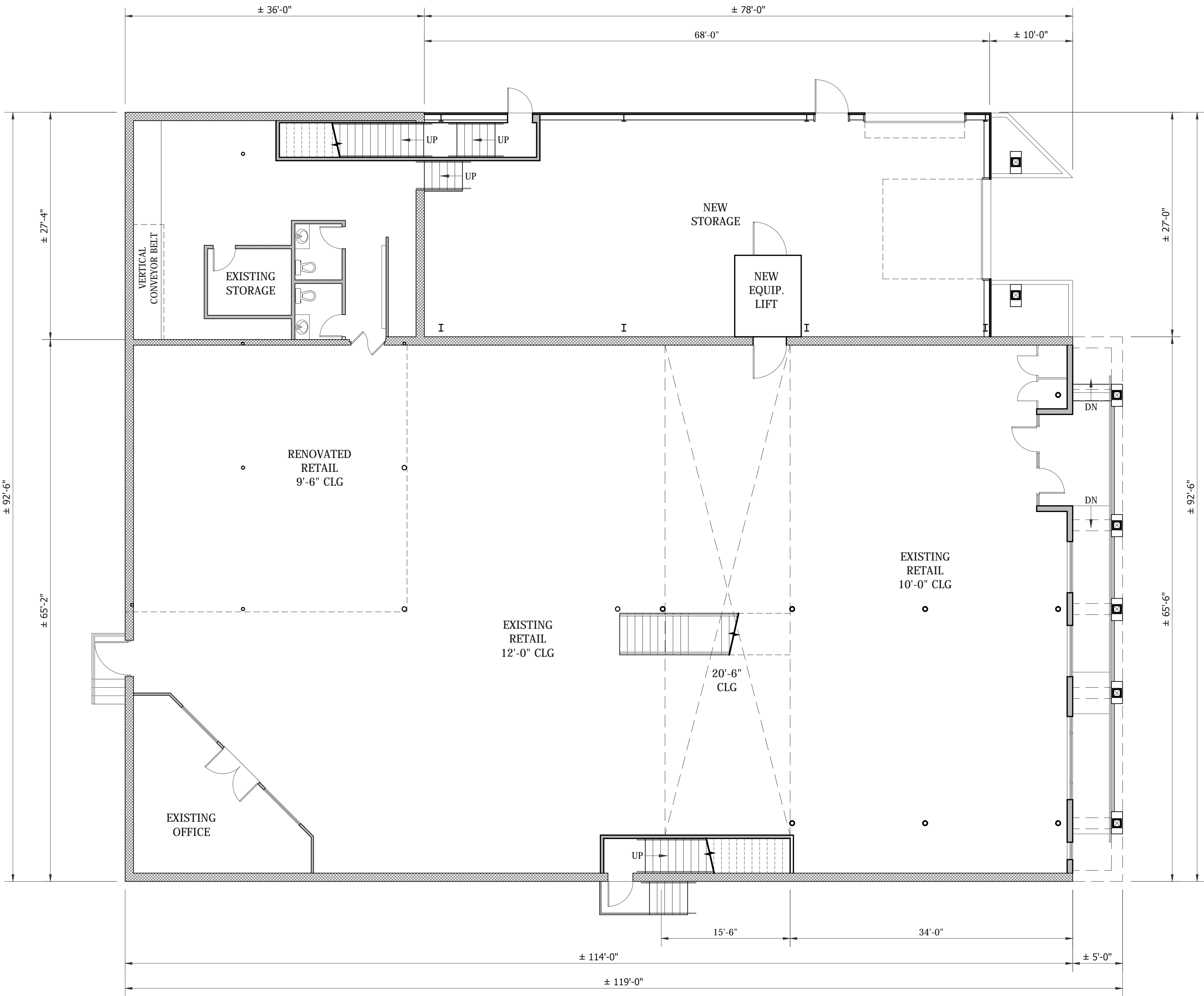
269 RAFT AVENUE
MANAHAWKIN N.J. 08050
609.549.0502
INFO@TEN10ARCH.COM
WWW.TEN10ARCH.COM



DANIEL PAUL WHEATON
REGISTERED ARCHITECT
NJ 21A118946

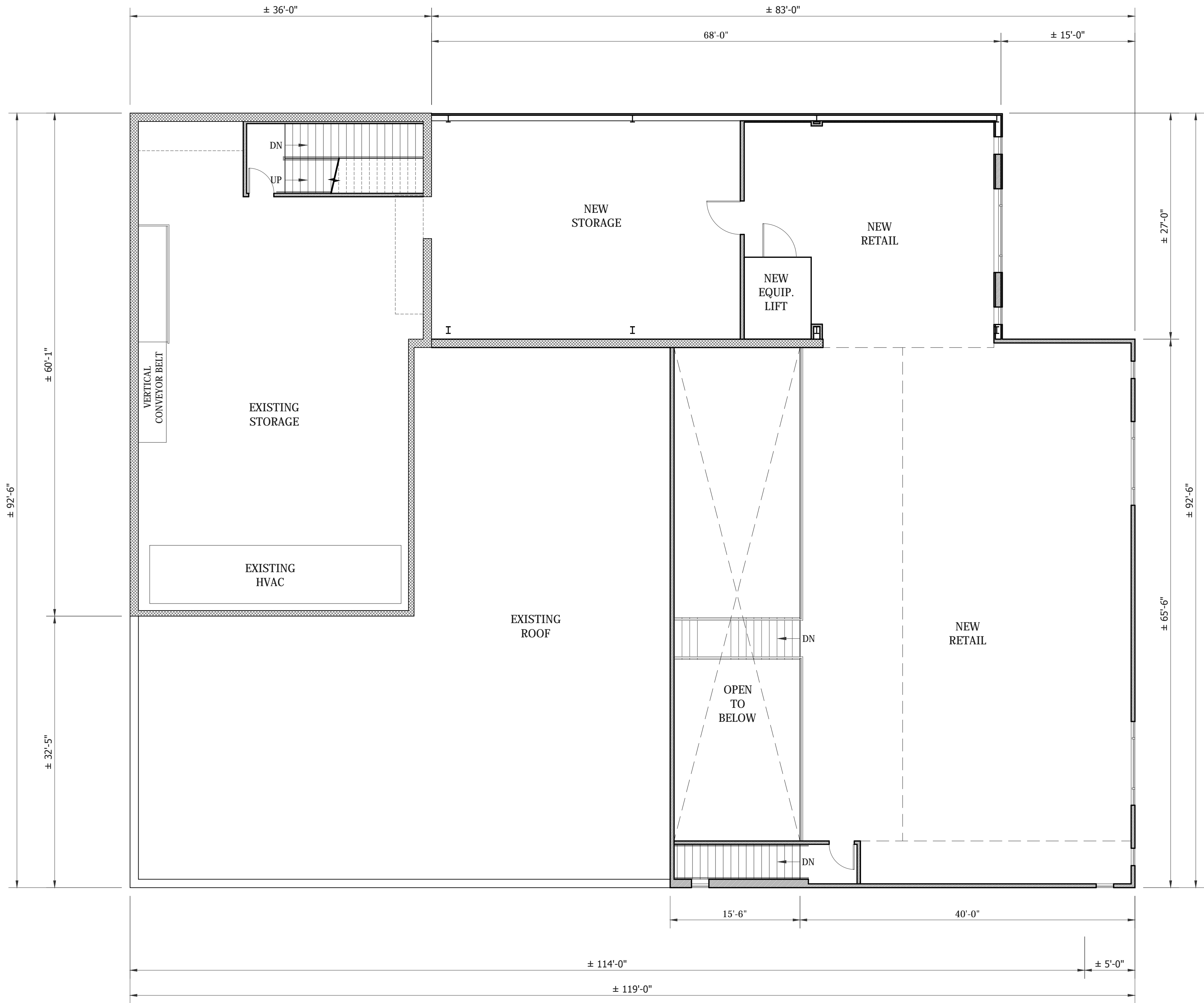
REVISIONS:
5-14-15:
PLANNING BOARD MEETING
REVISIONS, ENGINEER &
PLANNER REPORT RESPONSE.
3-1-16:
FINAL REVISIONS FROM
PLANNING BOARD MEETING,
ENGINEER & PLANNER
REPORTS.

DRAWN: DPW	DATE: 2-18-15
CHECKED: DPW	SCALE: 1/8" = 1'-0"
DWG. No. PB-6	FILE No. 1410


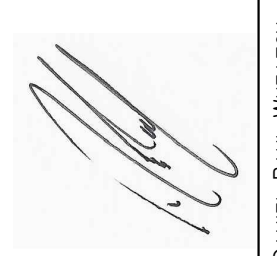


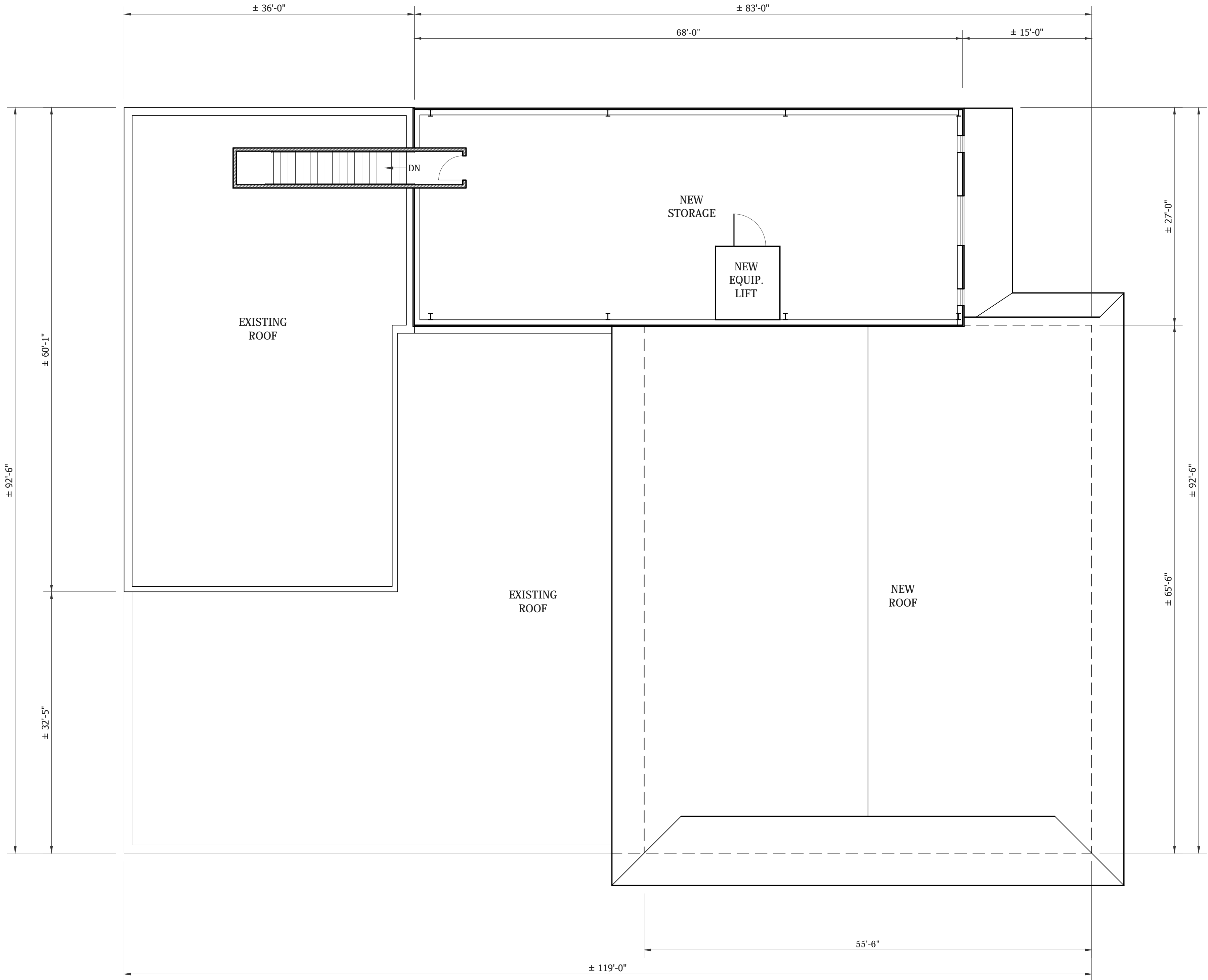
A FIRST FLOOR PLAN

ISLAND BEACH GEAR		J.E.C. LAND LLC. 900 / 908-18 BAY AVENUE OCEAN CITY, NEW JERSEY 08226 BLOCK: 909 LOT: 13 & 14	
PROPOSED ADDITION		VARIANCE PLAN / PRELIMINARY & FINAL PLAT - SITE PLAN PROPOSED FIRST FLOOR PLAN	
269 RAFT AVENUE MANAHAWKIN N.J. 08050 609.549.0502 INFO@TEN10ARCH.COM WWW.TEN10ARCH.COM		<div>TEN10ARCHITECTURE</div> <div>DANIEL PAUL WHEATON REGISTERED ARCHITECT NJ 21A118946</div>	
REVISIONS: 5-14-15: PLANNING BOARD MEETING REVISIONS, ENGINEER & PLANNER REPORT RESPONSE.			
DRAWN: DPW	DATE: 2-18-15	CHECKED: DPW	SCALE: 1/8" = 1'-0"
DWG. No. PB-7	FILE No. 1410		



A SECOND FLOOR PLAN

ISLAND BEACH GEAR		J.E.C. LAND LLC. 900 / 908-18 BAY AVENUE OCEAN CITY, NEW JERSEY 08226 BLOCK: 909 LOT: 13 & 14	
PROPOSED ADDITION		VARIANCE PLAN / PRELIMINARY & FINAL PLAT - SITE PLAN PROPOSED SECOND FLOOR PLAN	
269 RAFT AVENUE MANAHAWKIN N.J. 08050 609.549.0502 INFO@TEN10ARCH.COM WWW.TEN10ARCH.COM		 ARCHITECTURE	
 DANIEL PAUL WHEATON REGISTERED ARCHITECT NJ 21A118946		REVISIONS: 5-14-15: PLANNING BOARD MEETING REVISIONS, ENGINEER & PLANNER REPORT RESPONSE.	
DRAWN: DPW	DATE: 2-18-15	CHECKED: DPW	SCALE: 1/8" = 1'-0"
DWG. No. PB-8	FILE No. 1410		



A THIRD FLOOR PLAN

ISLAND BEACH GEAR		J.E.C. LAND LLC. 900 / 908-18 BAY AVENUE OCEAN CITY, NEW JERSEY 08226 BLOCK: 909 LOT: 13 & 14	
PROPOSED ADDITION		VARIANCE PLAN / PRELIMINARY & FINAL PLAT - SITE PLAN PROPOSED THIRD FLOOR PLAN	
269 RAFT AVENUE MANAHAWKIN N.J. 08050 609.549.0502 INFO@TEN10ARCH.COM WWW.TEN10ARCH.COM		<div>TEN10ARCHITECTURE</div> <div>DANIEL PAUL WHEATON REGISTERED ARCHITECT NJ 21A118946</div>	
REVISIONS: 5-14-15: PLANNING BOARD MEETING REVISIONS, ENGINEER & PLANNER REPORT RESPONSE.			
DRAWN: DPW	DATE: 2-18-15		
CHECKED: DPW	SCALE: 1/8" = 1'-0"		
DWG. No. PB-9	FILE No: 1410		