

12/30/2020 11:26:55 PM D:\OSK\2800 Boardwalk\05 Per Zoning Mtg\2800 Boardwalk Redesign_REV_3.rvt



1 BOARDWALK BUILDING PERSPECTIVE

NOTE:
 RENDERINGS AND SKETCHES ARE AN ARTIST'S DEPICTION AND GRAPHIC REPRESENTATION, AND ARE NOT TO BE INTERPRETED LITERALLY OR USED FOR THE CONSTRUCTION OF THE BUILDING DOCUMENTED HERE-WITHIN.

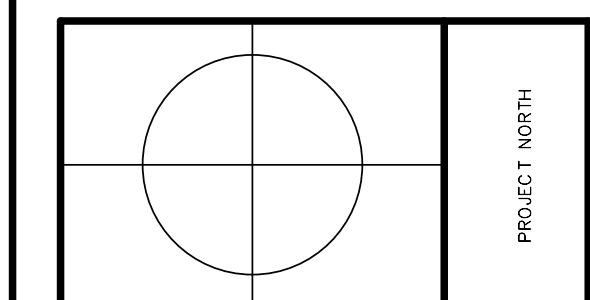
BOARD APPROVAL	
CHAIRMAN _____	DATE _____
SECRETARY _____	DATE _____
BOARD ENGINEER _____	DATE _____

NO.	DESCRIPTION	DATE
3	REV. ISSUE FOR PLANNING BOARD REVIEW	12-31-2020
2	REV. ISSUE FOR PLANNING BOARD REVIEW	7-10-2020
1	ISSUED FOR PLANNING BOARD REVIEW	2-10-2020
	DRAWING SET ISSUE	

OSK DESIGN PARTNERS, PA
 ARCHITECTS & LAND PLANNERS
 9616 SECOND AVENUE, SUITE 200
 COLLINGSWOOD, NEW JERSEY 08108
 PHONE: (856) 854-0580 FAX: (856) 854-0993 WEB: www.oskdp.com

FOUNDER: JOHN J. OLIVERI (1956-1999)
 PRESIDENT: DANIEL A. SHAWNSKY, AIA, NCARB
 PRINCIPAL: PAUL A. KISS, AIA, PP, NCARB
 PARTNER: GERALD S. BLACKMAN, JR. AIA, PP, NCARB
 PARTNER: BRAD WAMPLER, AIA, NCARB, LEED AP

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2800 BOARDWALK - RENOVATIONS
 AVALON, NEW JERSEY, 08202
 CAPE MAY COUNTY

PROJECT

DWG. TITLE

BUILDING PERSPECTIVES

CONTRACTOR SHALL CHECK AND SIGN THESE CONDITIONS PRIOR TO STARTING CONSTRUCTION

J. Blackman
 GERALD S. BLACKMAN, JR.
 NJ LICENSE #7113

NO.	DESCRIPTION	DATE
1	REV. PER ENGINEER'S REVIEW LETTER, BJM	7-10-20
2	REVISED PER ZONING BOARD MEETING COMMENTS, BJM	12-31-20

REVISION SCHEDULE

DRAWN BY: BJM
 CHECKED BY: JSB
 DATE: 02-10-2020
 SCALE: As indicated

JOB NO. 1842.02

0-1

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1 FRONT PERSPECTIVE LOOKING NORTHEAST
12" = 1'-0"



2 REAR PERSPECTIVE VIEW LOOKING SOUTHWEST

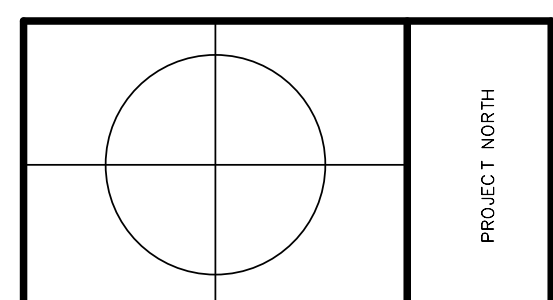
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OSK DESIGN PARTNERS, PA
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9616 SECOND AVENUE, SUITE 200
STONE HARBOR, NEW JERSEY 08247
PHONE: (856) 854-0580 FAX: (856) 854-0993 WEB: www.oskdp.com

FOUNDER: JOHN J. OLIVERI (1956-1999)
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PROJECT
2800 BOARDWALK - RENOVATIONS
AYALON, NEW JERSEY, 08202
CAPE MAY COUNTY

DWG. TITLE
BUILDING PERSPECTIVES

CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS PRIOR TO STARTING CONSTRUCTION

J. Blackman
GERALD S. BLACKMAN, JR.
NJ LICENSE #7113

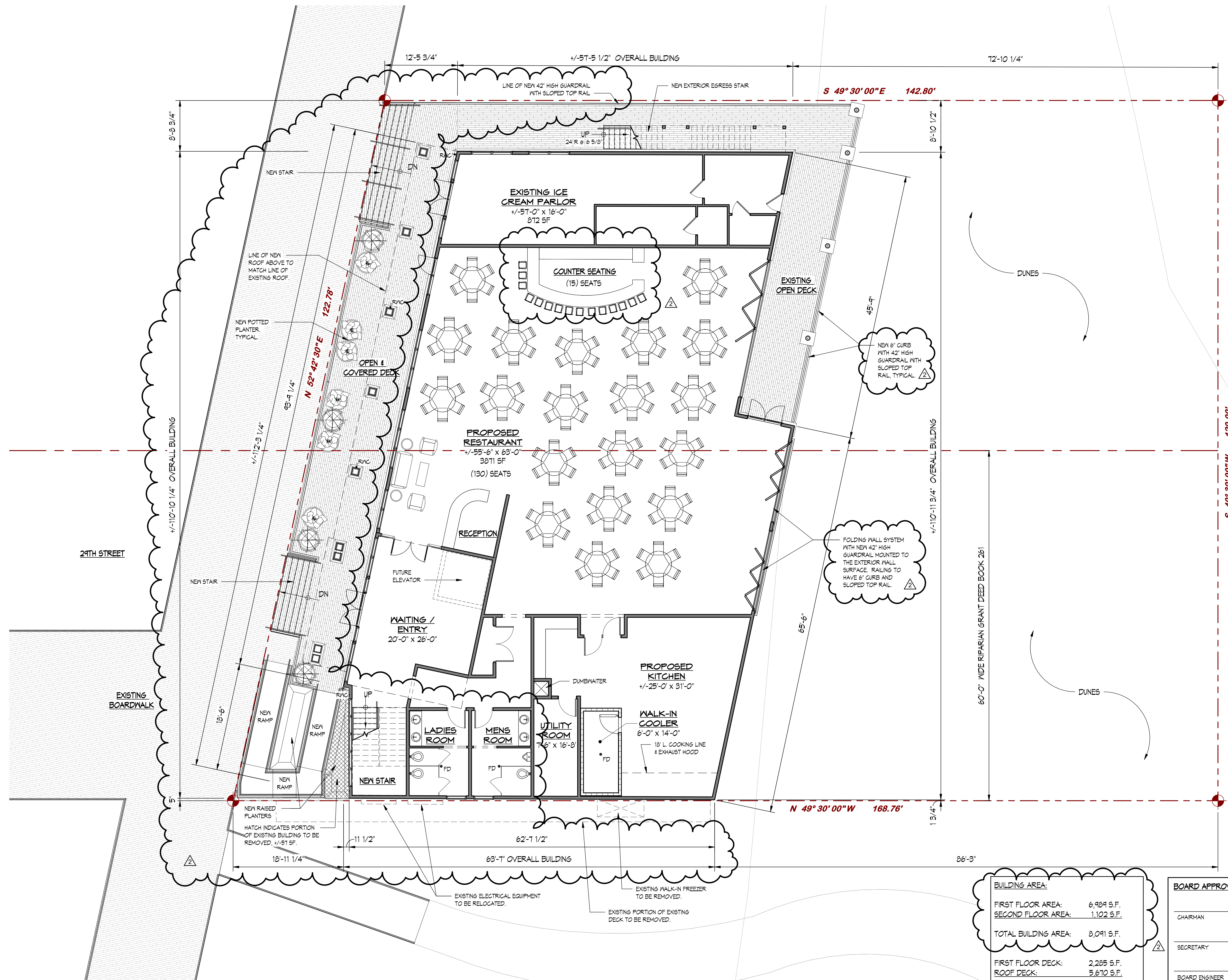
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DRAWN BY: BJM
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DATE: 02-10-2020
SCALE: 12" = 1'-0"

JOB NO. 1842.02

P1-2

12/30/2020 9:15:04 PM D:\OSK\2800 Boardwalk\05 Per Zoning Mtg\2800 Boardwalk Redesign_REV1.rvt



1 FIRST FLOOR
1/8" = 1'-0"

BUILDING AREA:	
FIRST FLOOR AREA:	6,989 S.F.
SECOND FLOOR AREA:	1,102 S.F.
TOTAL BUILDING AREA:	8,091 S.F.
FIRST FLOOR DECK:	2,285 S.F.
ROOF DECK:	5,670 S.F.
TOTAL DECK AREA:	7,955 S.F.

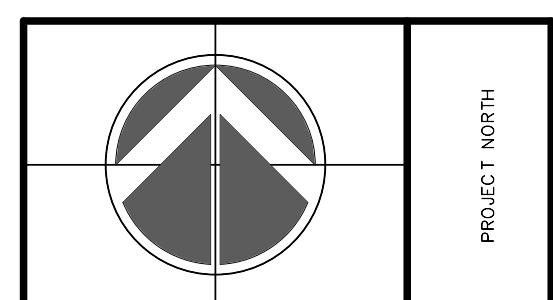
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ARCHITECTS & LAND PLANNERS
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 STONE HARBOR, NEW JERSEY 08247
 PHONE: (856) 854-0580 FAX: (856) 854-0993
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2800 BOARDWALK - RENOVATIONS
 AVALON, NEW JERSEY, 08202
 CAPE MAY COUNTY

PROJECT

DWG. TITLE

PROPOSED FIRST FLOOR PLAN

CONTRACTOR SHALL CHECK AND SIGN THESE CONDITIONS PRIOR TO STARTING CONSTRUCTION

J. Blackman
 GERALD S. BLACKMAN, JR.
 NJ LICENSE #7113

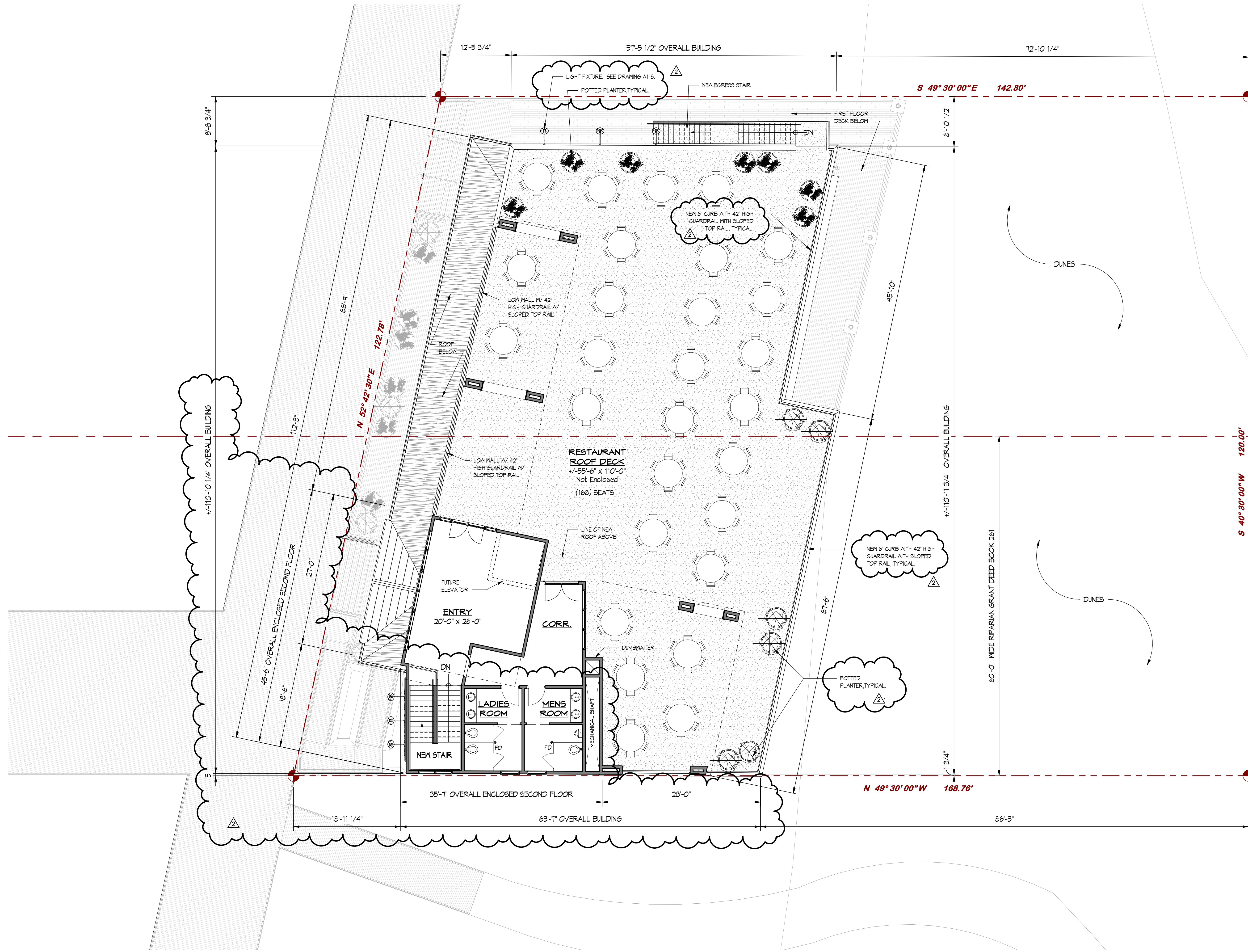
NO.	DESCRIPTION	DATE
2	REVISED PER ZONING BOARD MEETING COMMENTS, BJM	12-31-20

REVISION SCHEDULE

DRAWN BY: BJM
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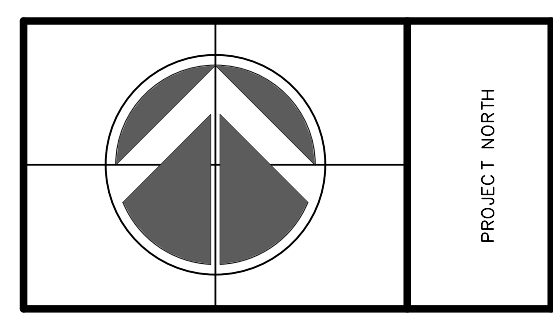
1 SECOND FLOOR
1/8" = 1'-0"

3	REV. ISSUE FOR PLANNING BOARD REVIEW	12-31-2020
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9616 SECOND AVENUE, SUITE 200
STONE HARBOR, NEW JERSEY 08247
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2800 BOARDWALK - RENOVATIONS
AVALON, NEW JERSEY, 08202
CAPE MAY COUNTY

PROJECT

DWG. TITLE

PROPOSED SECOND FLOOR PLAN

CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS PRIOR TO STARTING CONSTRUCTION

J. Blum
GERALD S. BLACKMAN, JR.
NJ LICENSE #7113

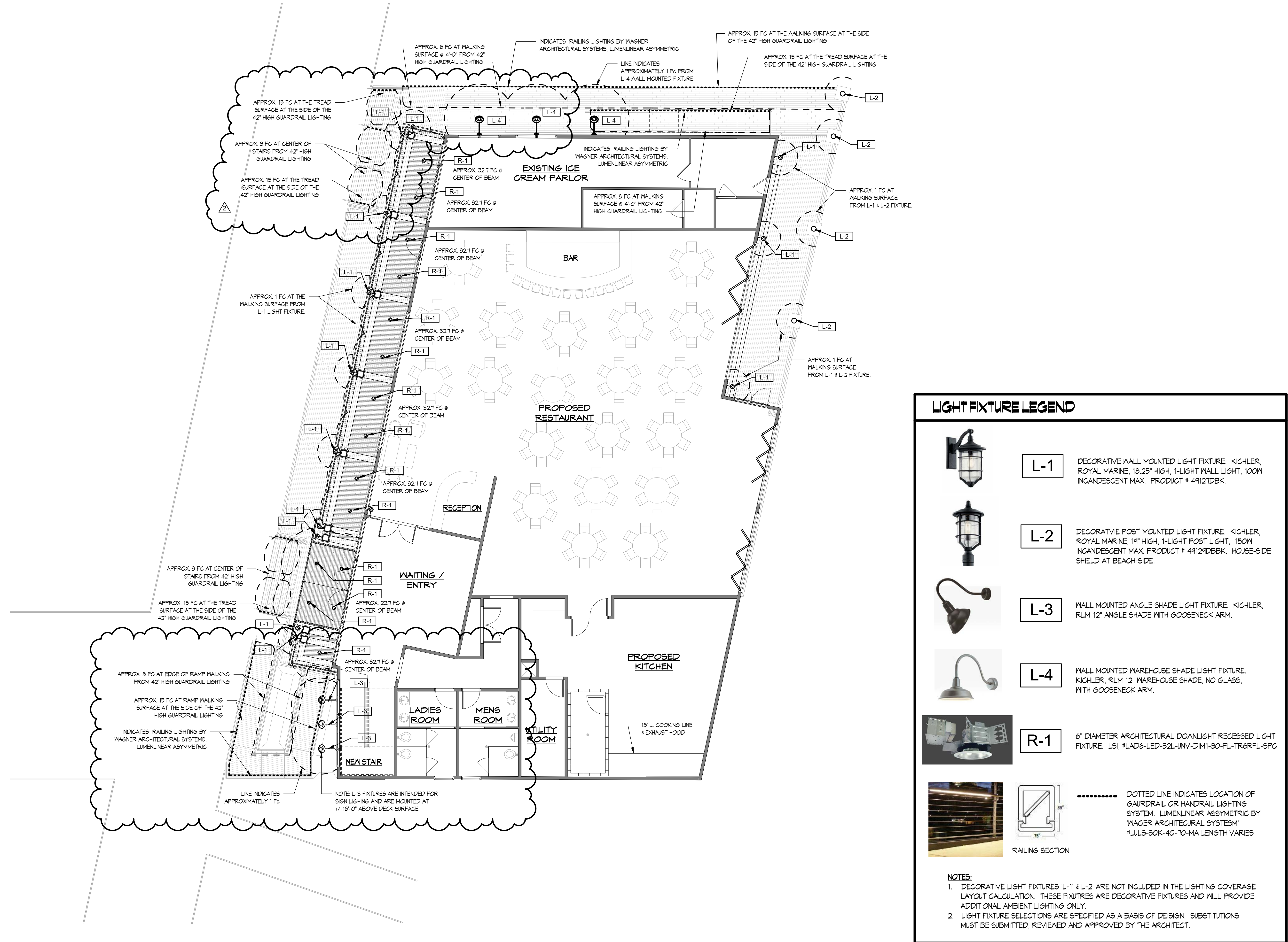
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SCALE: 1/8" = 1'-0"






JOB NO. 1842.02

A1-2



1 ARCHITECTURAL SITE LIGHTING PLAN
 1/8" = 1'-0"

LIGHT FIXTURE LEGEND

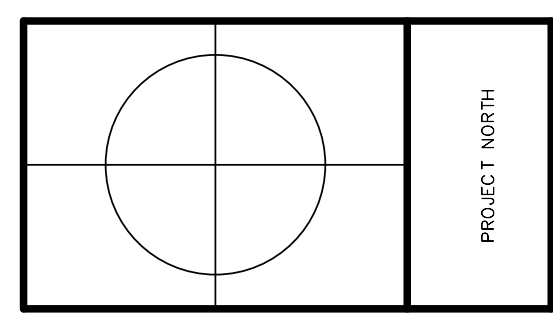
-  **L-1** DECORATIVE WALL MOUNTED LIGHT FIXTURE. KICHLER, ROYAL MARINE, 18.25" HIGH, 1-LIGHT WALL LIGHT, 100W INCANDESCENT MAX. PRODUCT # 44121DBK.
-  **L-2** DECORATIVE POST MOUNTED LIGHT FIXTURE. KICHLER, ROYAL MARINE, 19" HIGH, 1-LIGHT POST LIGHT, 150W INCANDESCENT MAX. PRODUCT # 44121DBBK. HOUSE-SIDE SHIELD AT BEACH-SIDE.
-  **L-3** WALL MOUNTED ANGLE SHADE LIGHT FIXTURE. KICHLER, RLM 12" ANGLE SHADE WITH GOOSENECK ARM.
-  **L-4** WALL MOUNTED WAREHOUSE SHADE LIGHT FIXTURE. KICHLER, RLM 12" WAREHOUSE SHADE, NO GLASS, WITH GOOSENECK ARM.
-  **R-1** 6" DIAMETER ARCHITECTURAL DOWNLIGHT RECESSED LIGHT FIXTURE. LSI, #LAD6-LED-32L-UNV-DIM1-30-FL-TR6RFL-SPC

NOTES:
 1. DECORATIVE LIGHT FIXTURES 'L-1' & 'L-2' ARE NOT INCLUDED IN THE LIGHTING COVERAGE LAYOUT CALCULATION. THESE FIXTURES ARE DECORATIVE FIXTURES AND WILL PROVIDE ADDITIONAL AMBIENT LIGHTING ONLY.
 2. LIGHT FIXTURE SELECTIONS ARE SPECIFIED AS A BASIS OF DESIGN. SUBSTITUTIONS MUST BE SUBMITTED, REVIEWED AND APPROVED BY THE ARCHITECT.

OSK DESIGN PARTNERS, PA
 ARCHITECTS & LAND PLANNERS
 9616 SECOND AVENUE, SUITE 200
 STONE HARBOR, NEW JERSEY 08247
 PHONE: (856) 854-0580 FAX: (856) 854-0993
 WWW.OSKDP.COM

FOUNDER: JOHN J. OLIVERI (1956-1999)
 GENERAL PARTNER: A. STEVENSON, AIA, NCARB
 PRINCIPAL PARTNER: A. KISS, AIA, PP, NCARB
 PARTNER: GERALD S. BLACKMAN, JR. AIA, PP, NCARB
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PROJECT

DWG. TITLE

PROPOSED LIGHTING PLAN

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J. Blackman
 GERALD S. BLACKMAN, JR.
 NJ LICENSE #7113

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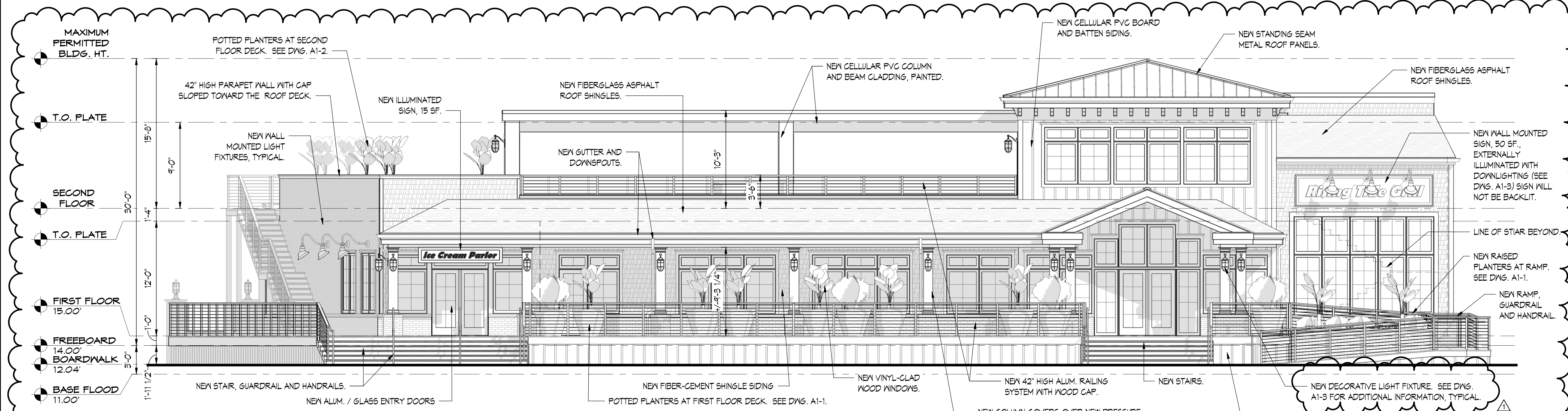
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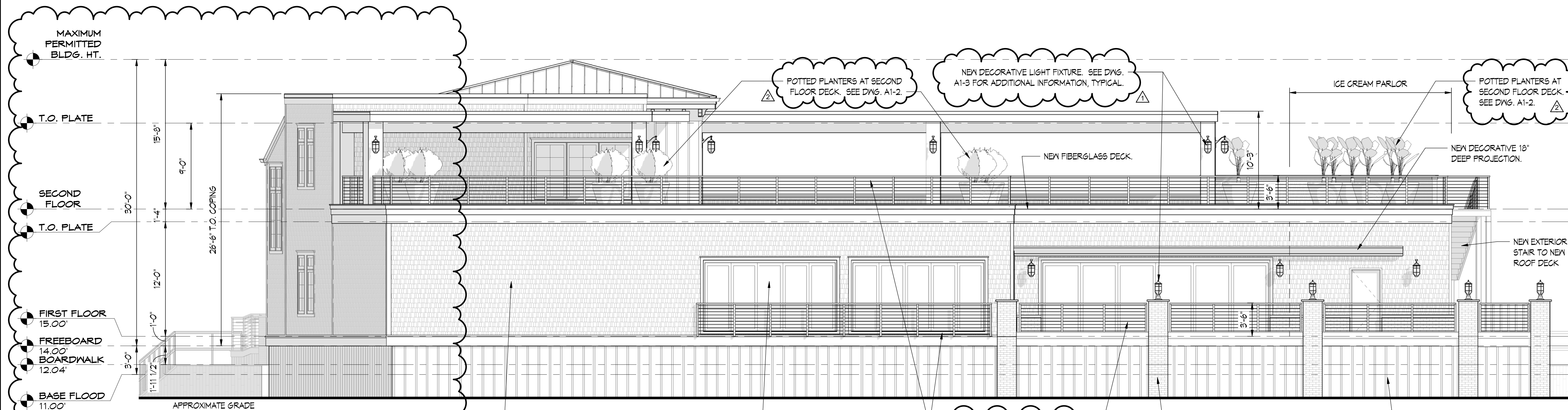
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3	REV. ISSUE FOR PLANNING BOARD REVIEW	12-31-2020
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12/30/2020 9:17:11 PM D:\OSK\2800 Boardwalk\05 Per Zoning Mtg\2800 Boardwalk Redesign_REV 3.rvt



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

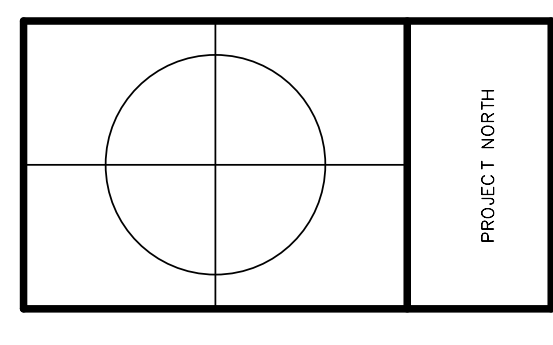


2 EAST / BEACH FRONT ELEVATION
3/16" = 1'-0"

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9616 SECOND AVENUE, SUITE 200
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FOUNDER: JOHN J. OLIVERI (1956-1999)
PRESIDENT: DANIEL A. SHAWBY, AIA, NCARB
PRINCIPAL: PAULA A. KISS, AIA, PP, NCARB
PARTNER: GERALD S. BLACKMAN, JR. AIA, PP, NCARB
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2800 BOARDWALK - RENOVATIONS
AVALON, NEW JERSEY, 08202
CAPE MAY COUNTY

PROJECT

DWG. TITLE

BUILDING ELEVATIONS

CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS PRIOR TO STARTING CONSTRUCTION

J. Blackman
GERALD S. BLACKMAN, JR.
NJ LICENSE #71713

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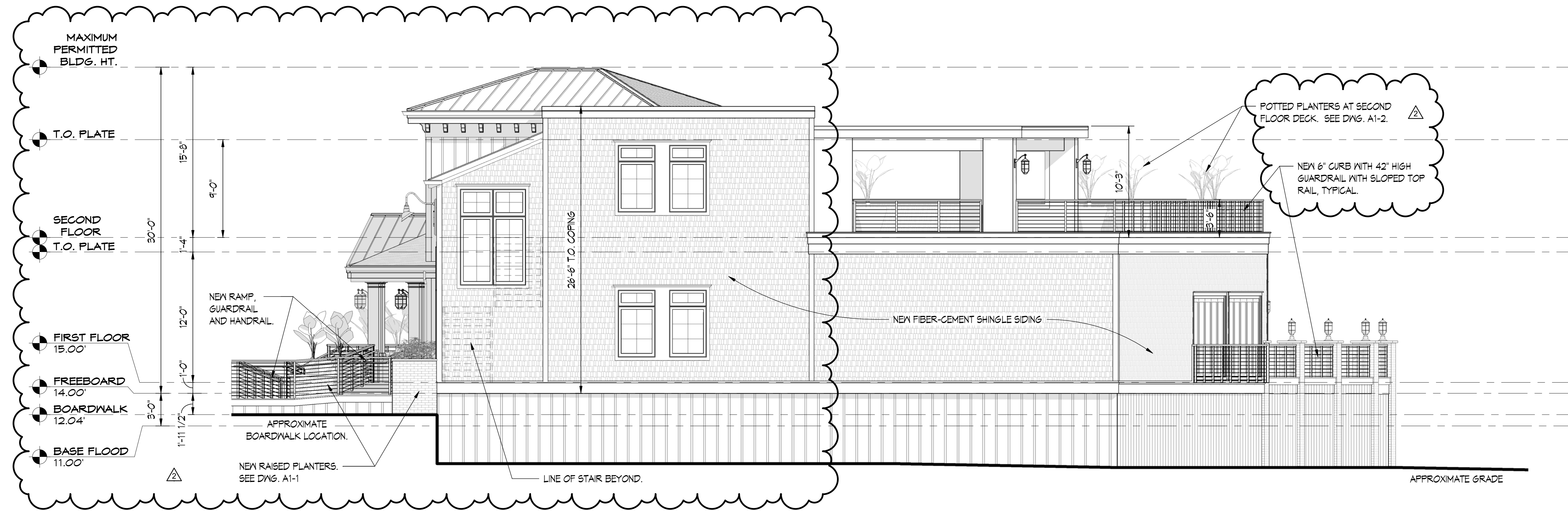
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JOB NO. 1842.02

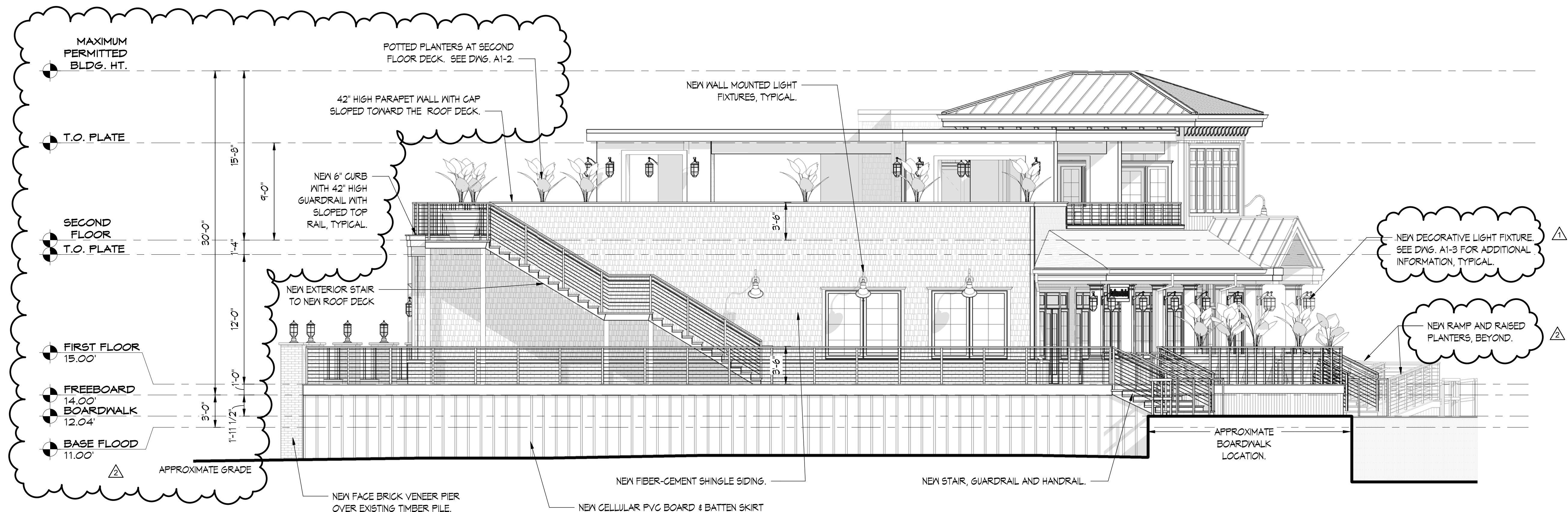
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DRAWING SET ISSUE

A2-1



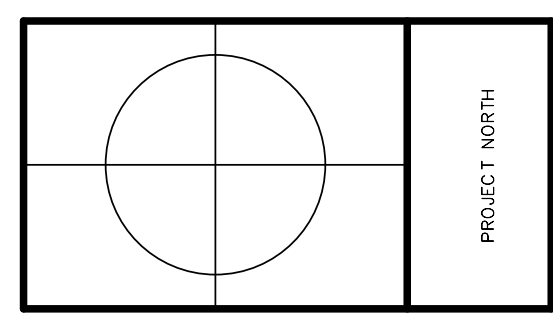
1 SOUTH SIDE ELEVATION
3/16" = 1'-0"



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

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FOUNDER: JOHN J. OLIVERI (1956-1999) REGISTERED ARCHITECT, NJ, PA, NC, AR, VA
PRINCIPAL: DANIEL A. SHANNON, AIA, NCARB REGISTERED ARCHITECT, NJ, PA, NC, AR, VA
PRINCIPAL: PAUL A. KISS, AIA, PA, NCARB REGISTERED ARCHITECT, NJ, PA, NC, AR, VA
PARTNER: GERALD S. BLACKMAN, JR. AIA, PP, NCARB REGISTERED ARCHITECT, NJ, PA, NC, AR, VA
PARTNER: BRAD WAMPLER, AIA, NCARB, LEED AP REGISTERED IN: • DELAWARE • FLORIDA • GEORGIA • ILLINOIS • MARYLAND • MASSACHUSETTS • NEW JERSEY • NEW YORK • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA • WISCONSIN



PROJECT: **2800 BOARDWALK - RENOVATIONS**
AVALON, NEW JERSEY, 08202
CAPE MAY COUNTY

DWG. TITLE: **BUILDING ELEVATIONS**

CONTRACTOR SHALL CHECK AND SIGN DRAWINGS PRIOR TO STARTING CONSTRUCTION

J. Blackman
GERALD S. BLACKMAN, JR.
NJ LICENSE #7113

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A2-2