

PROJECT DESCRIPTION

PROJECT: SEA GRASS NJ DISPENSARY
 INTERIOR RENOVATIONS / COMMERCIAL FIT-OUT

272 BAY AVENUE
 BOROUGH OF HIGHLANDS, NEW JERSEY
 MONMOUTH COUNTY
 BLOCK 72 - LOT 12

PROPOSED USE: COMMERCIAL (B & M OCCUPANCY)

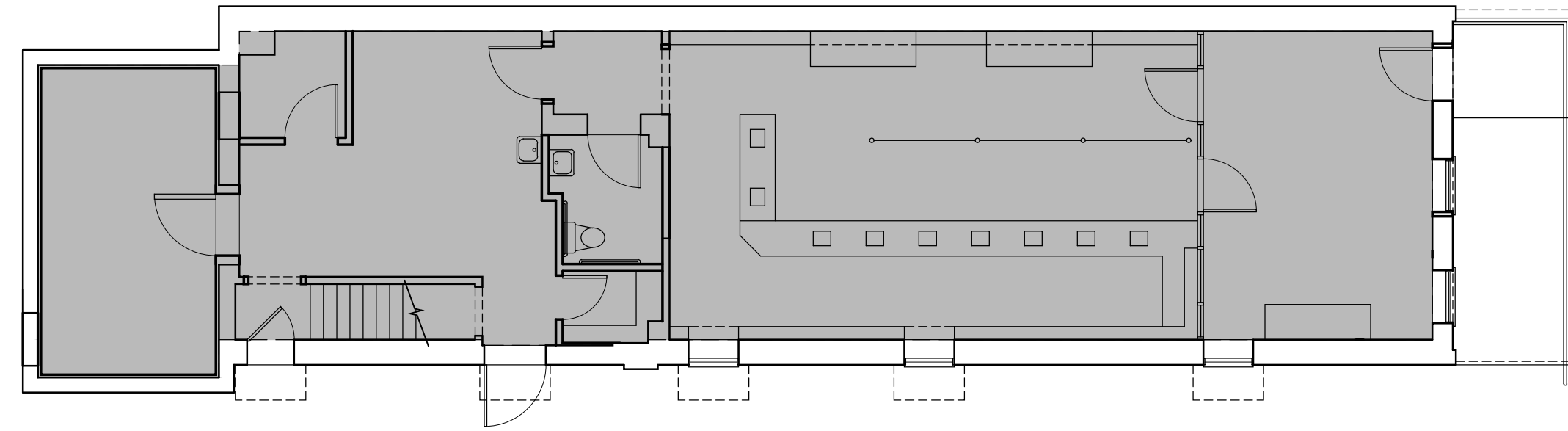
PROJECT DESCRIPTION: INTERIOR RENOVATION OF EXISTING FIRST FLOOR RESTAURANT INTO MERCHANTILE SPACE AND INTERIOR RENOVATION OF EXISTING SECOND FLOOR RESIDENTIAL APARTMENT INTO A TYPICAL USE (NON-HIGH-CONCENTRATION) OFFICE SPACE TO ACCOMPANY FIRST FLOOR BUSINESS.

Sea Grass NJ

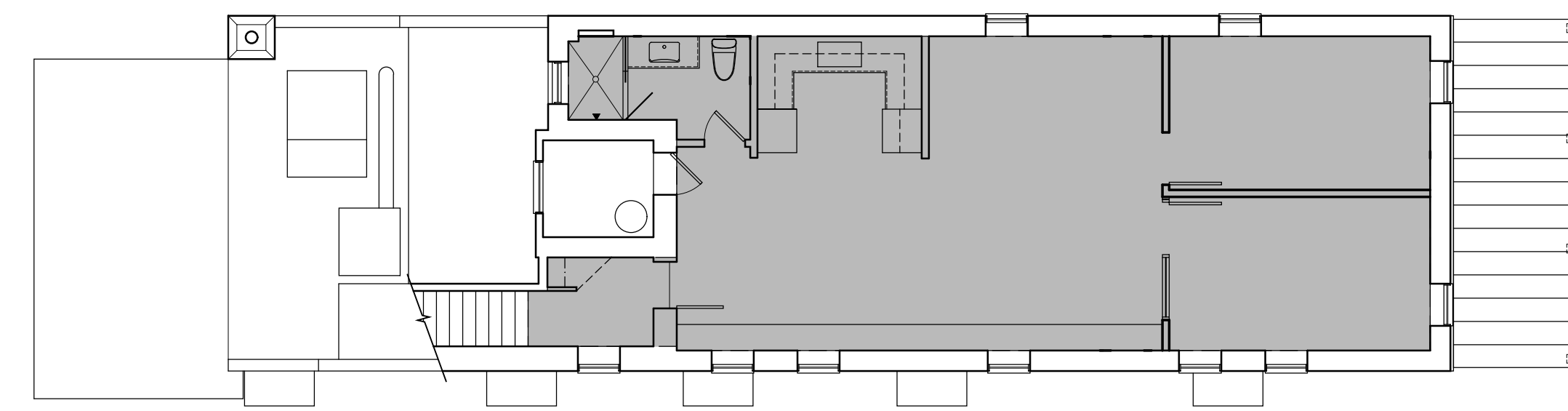
Interior Renovations / Commercial Fit-Out
 272 Bay Avenue, Borough of Highlands, NJ 07732
 Block 72, Lot 12

DRAWING LIST

- A1 COVER SHEET & DEMO
- A2 PROPOSED FLOOR PLANS
- A3 EXTERIOR ELEVATIONS
- A4 EXTERIOR RENDERINGS

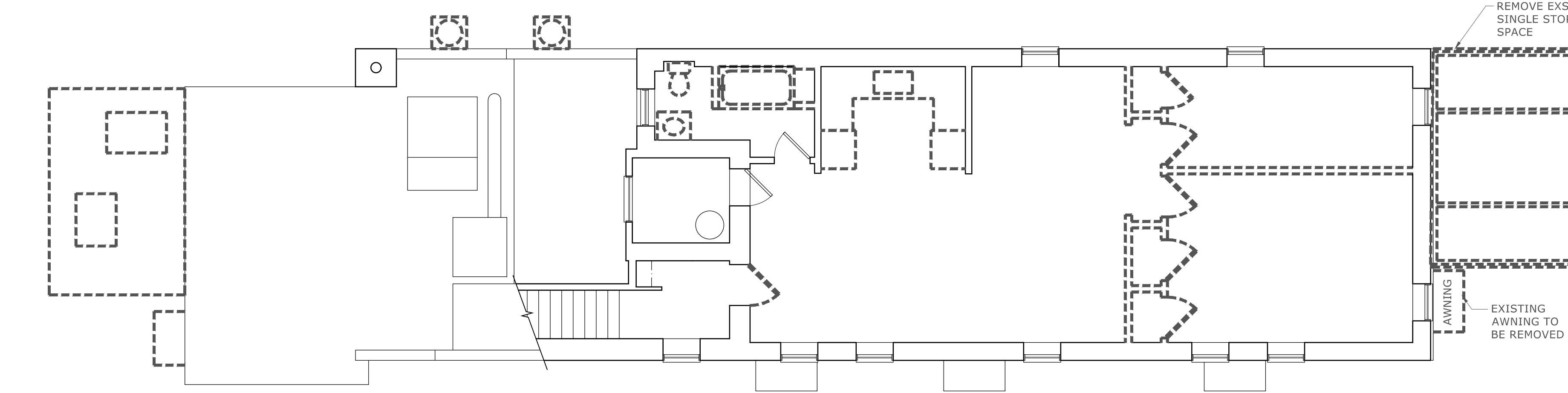


3 1ST FLOOR GROSS FLOOR AREA DIAGRAM
 A2 1/8" = 1'-0"

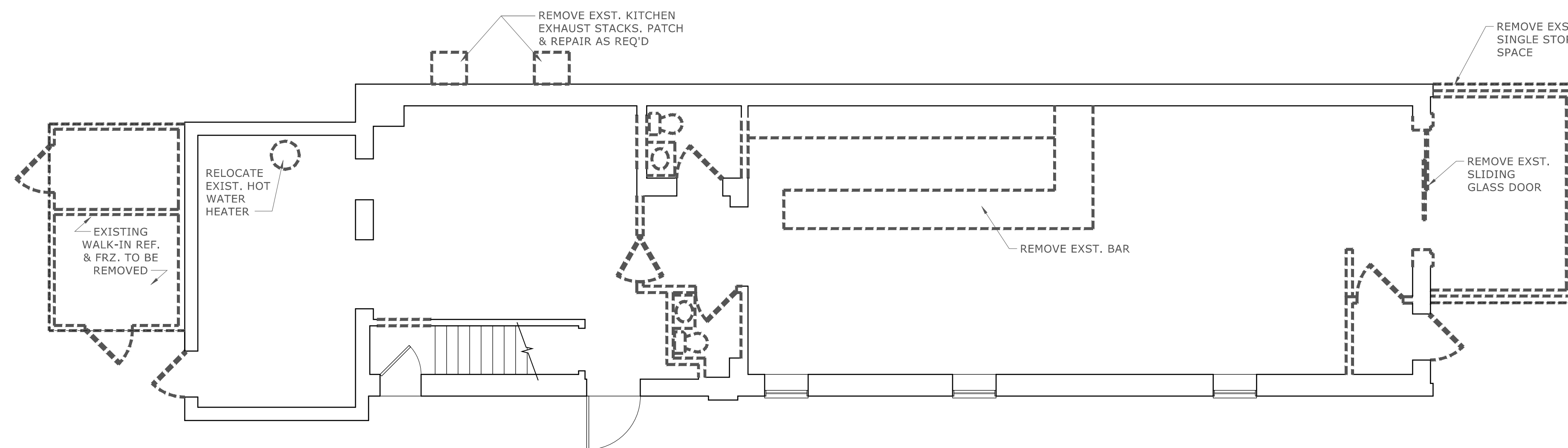


4 2ND FLOOR GROSS FLOOR AREA DIAGRAM
 A2 1/8" = 1'-0"

1ST FL.	1,389 SF
2ND FL.	848 SF
TOTAL G.F.A.	2,237 SF



2 SECOND FLOOR DEMOLITION PLAN
 A2 3/16" = 1'-0"



1 FIRST FLOOR DEMOLITION PLAN
 A2 3/16" = 1'-0"

DEMOLITION LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE DEMOLISHED

DEMOLITION NOTES

VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION. CONTRACTOR TO NOTIFY ARCHITECT IF EXISTING CONDITIONS VARY FROM DRAWINGS.

CONFIRM EXISTING STRUCTURE WITH ARCHITECT

CONTRACTOR TO PROVIDE TEMPORARY SUPPORT FOR ALL STRUCTURAL BEARING MEMBERS PRIOR TO ANY DEMOLITION.

CONTRACTOR TO REMOVE & CAP ALL EXISTING ELECTRICAL & PLUMBING AS REQUIRED FOR DEMOLITION AND NEW WORK.

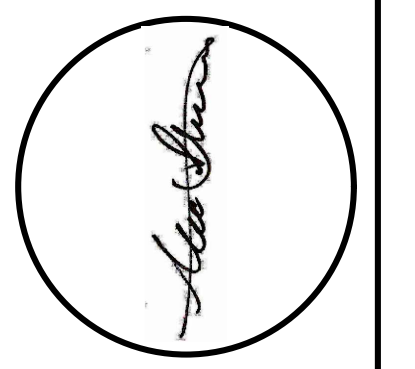
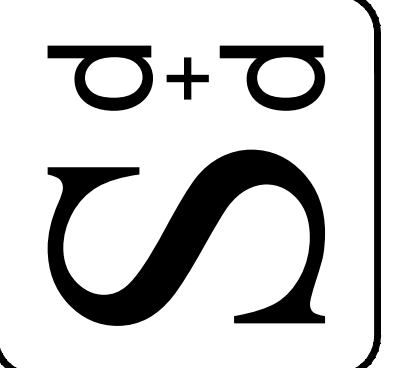
PATCH AND REPAIR EXISTING TO MATCH ADJACENT AS NECESSARY.

EXISTING WINDOWS TO REMAIN UNLESS NOTED OTHERWISE.

CONTRACTOR TO CONDUCT A WALK-THROUGH WITH THE OWNER PRIOR TO COMMENCING DEMOLITION TO CONFIRM WHAT IS TO BE DEMOLISHED, REMOVED, SALVAGED, ETC.

SEE PROPOSED PLANS AND ELEVATIONS TO HELP DETERMINE THE EXTENT OF DEMOLITION THAT IS REQUIRED.

SHISSIAS
 DESIGN + DEVELOPMENT
 Alex P. Shissias, P.A., R.A.
 Architect
 NJ Landscape Architect # 21A00117900
 908.448.0665
 www.shissias.com
 ashissias@gmail.com
 27 1st St. Rumson, NJ 07730



NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION.

USE OF THIS DESIGN OR DISSEMINATION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF SHISSIAS DESIGN AND DEVELOPMENT. ALL COPYRIGHT LAWS ARE RESERVED. DRAWINGS ARE NOT INTENDED FOR PROTOTYPICAL USE. SHISSIAS DESIGN AND DEVELOPMENT © 2022.

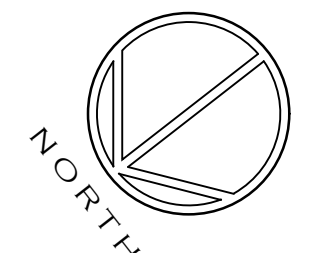
ISSUE	REVISIONS

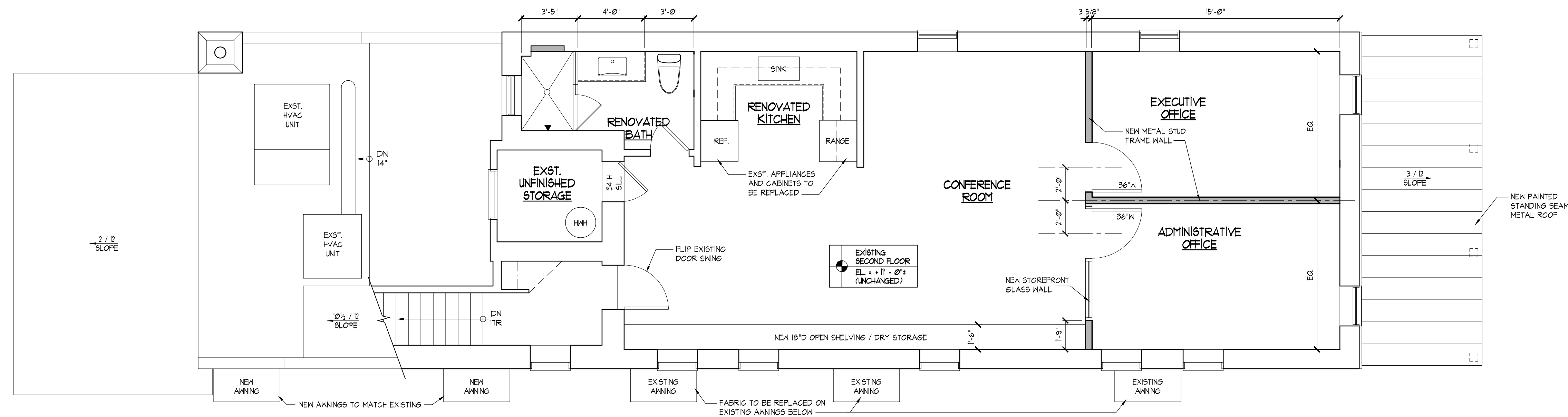
Sea Grass NJ
 Interior Renovations / Commercial Fit-Out
 272 Bay Avenue, Borough of Highlands, NJ 07732
 Block 72, Lot 12

Proj. No: 2022.81
 Issued For: Board Approval
 Date: 2/24/2023

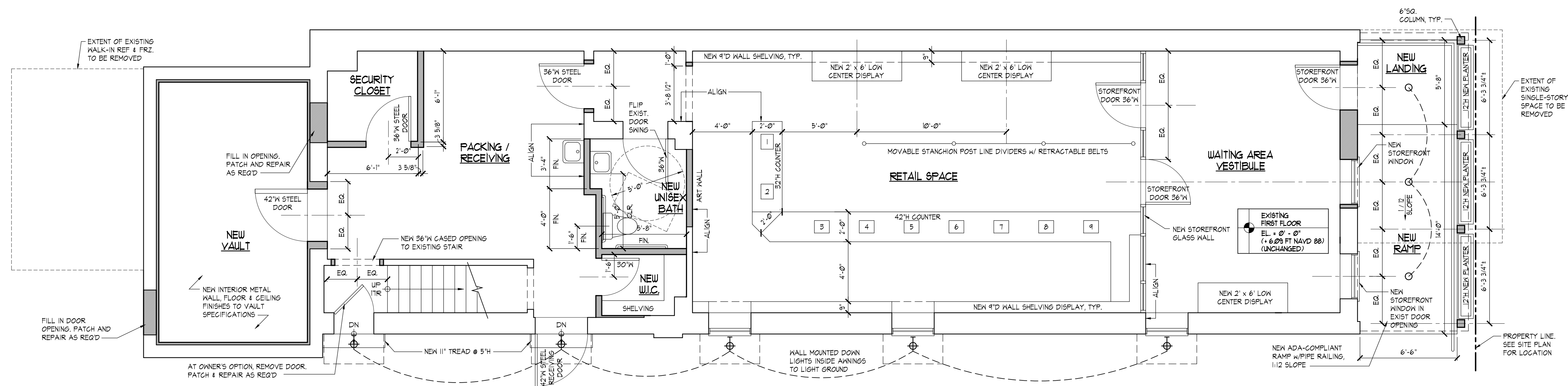
COVER SHEET & DEMO

A1

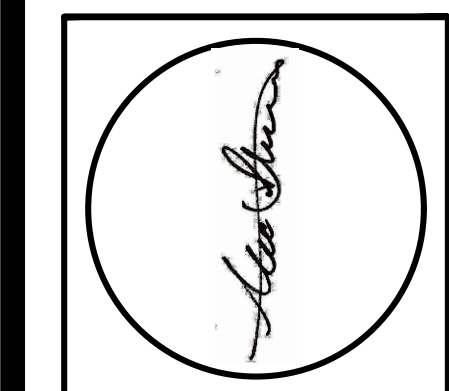
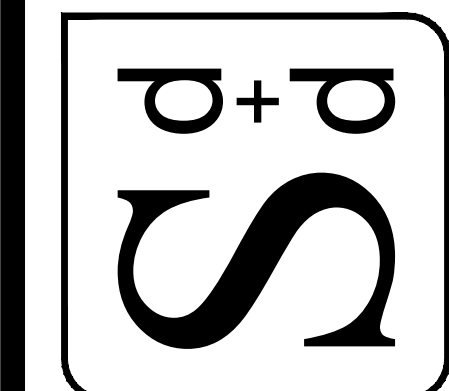
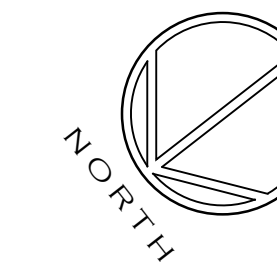




2 SECOND FLOOR PLAN
 A2 1/4" = 1'-0"



1 FIRST FLOOR PLAN
 A2 1/4" = 1'-0"



NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION.
 USE OF THIS DESIGN OR DISSEMINATION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF SHISSIAS DESIGN AND DEVELOPMENT. ALL COPYRIGHT LAWS ARE RESERVED. DRAWINGS ARE NOT INTENDED FOR PROTOTYPICAL USE. SHISSIAS DESIGN AND DEVELOPMENT © 2022.

ISSUE	REVISIONS

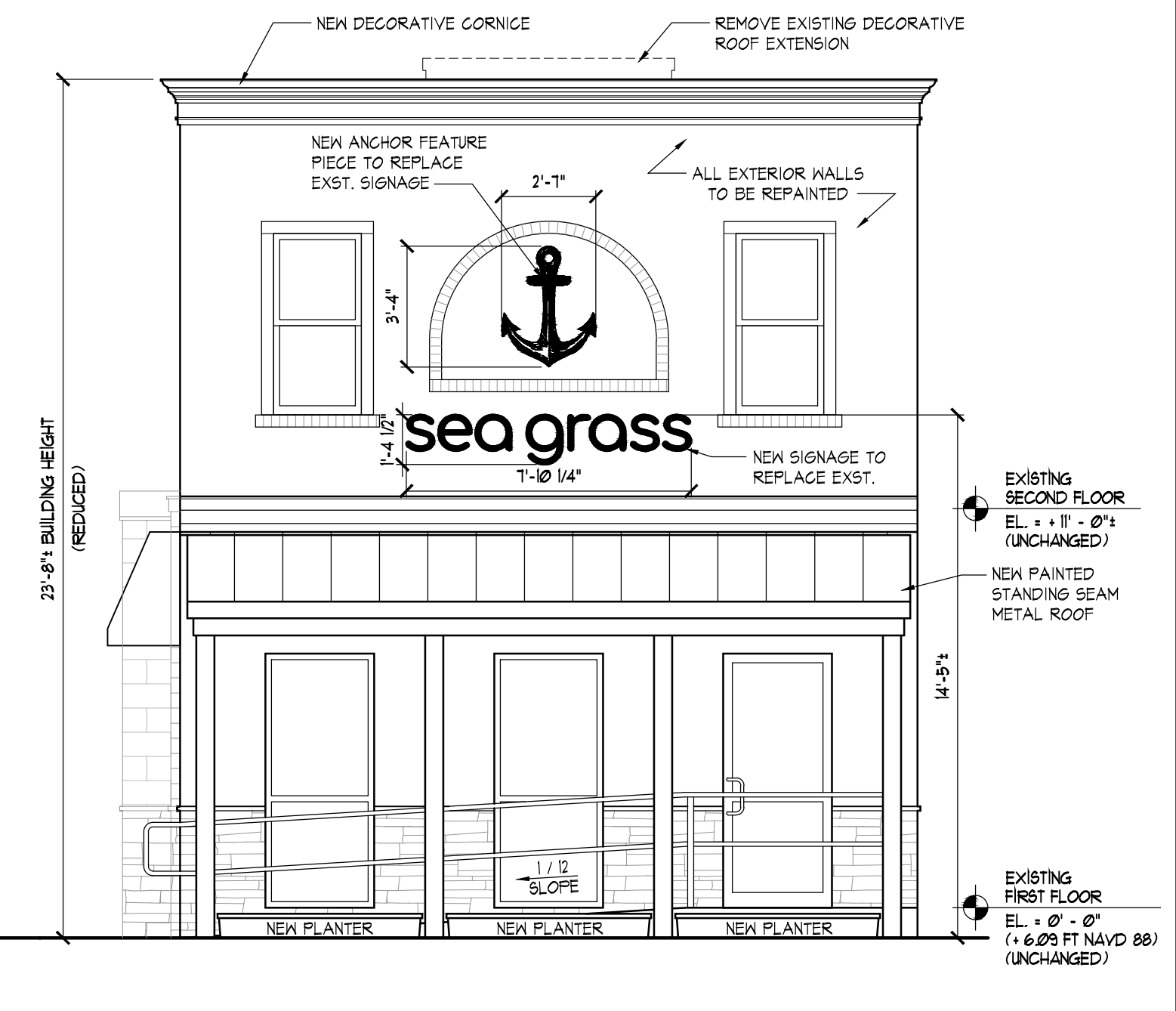
Proj. No: 2022.81
 Issued For: Board Approval
 Date: 2/24/2023

PROPOSED FLOOR PLANS

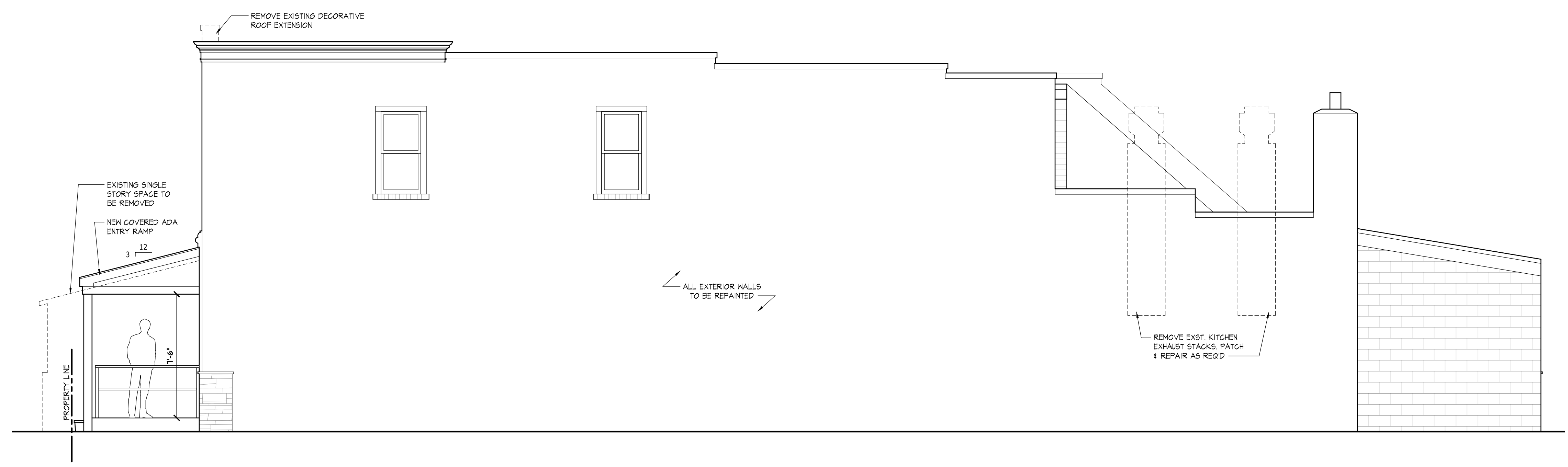
A2



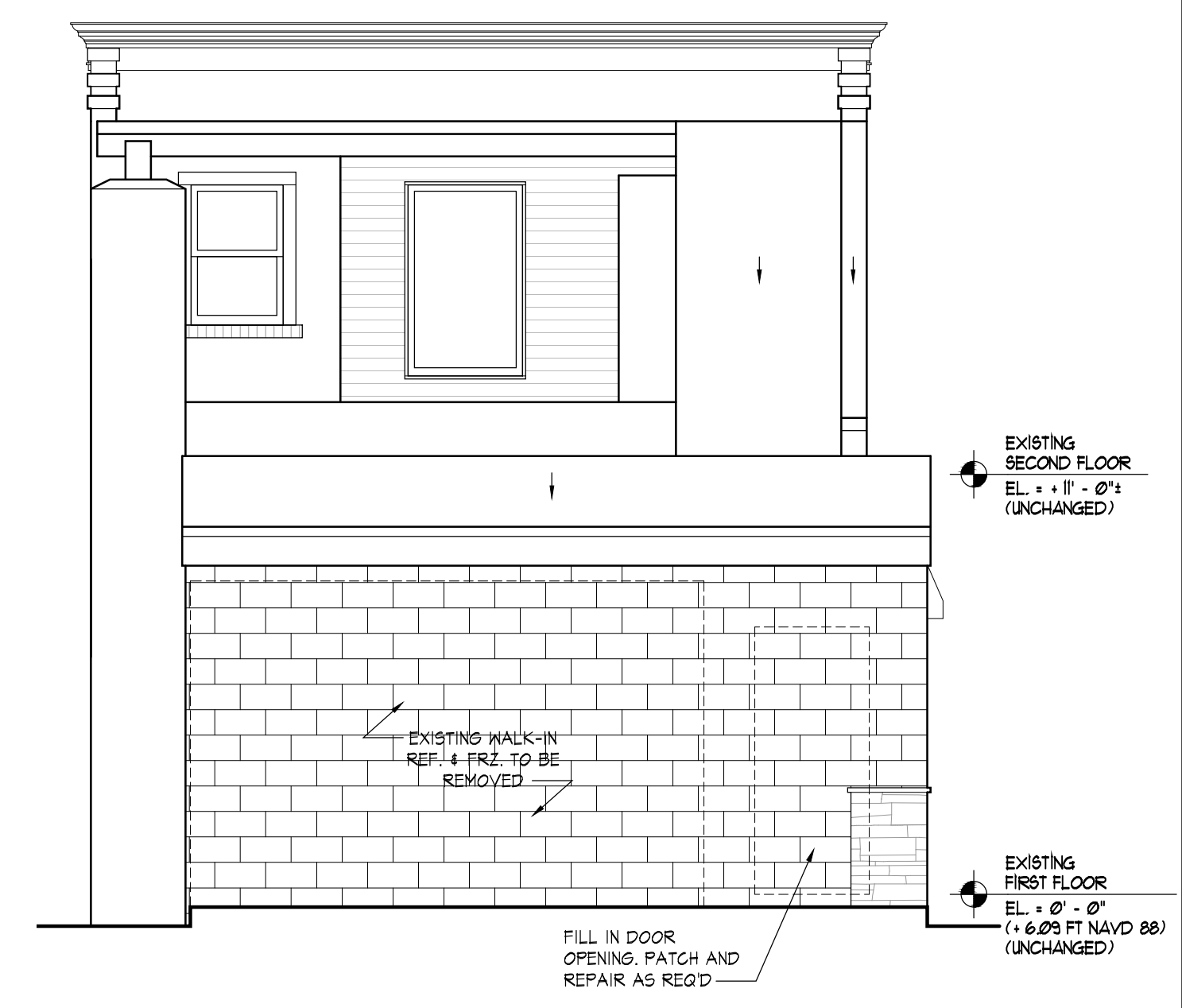
2 SIDE (SEA DRIFT AVE.) ELEVATION
A3 1/4" = 1'-0"



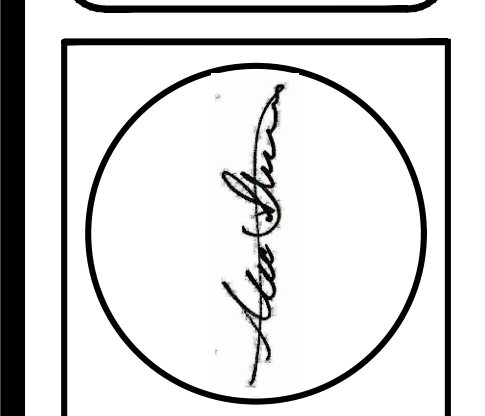
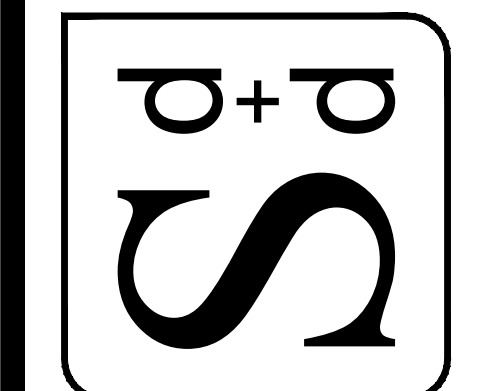
1 FRONT (BAY AVE.) ELEVATION
A3 1/4" = 1'-0"



4 SIDE ELEVATION
A3 1/4" = 1'-0"



3 REAR ELEVATION
A3 1/4" = 1'-0"



NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION.
USE OF THIS DESIGN OR DISSEMINATION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF SHISSIAS DESIGN AND DEVELOPMENT. ALL COPYRIGHT LAWS ARE RESERVED. DRAWINGS ARE NOT INTENDED FOR PROTOTYPICAL USE. SHISSIAS DESIGN AND DEVELOPMENT © 2022.

ISSUE	REVISIONS



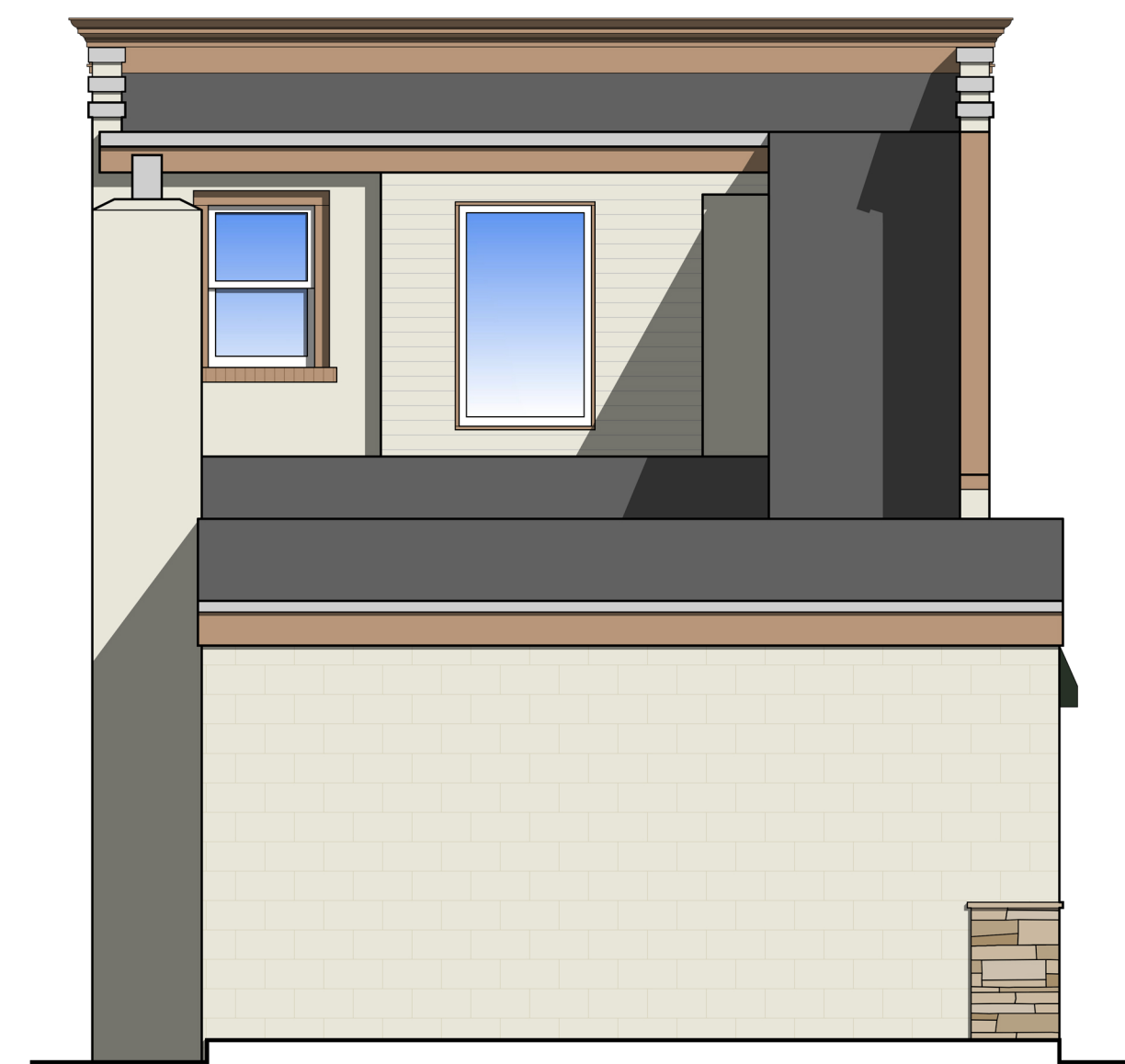
2 SIDE (SEA DRIFT AVE.) ELEVATION
A4 1/4" = 1'-0"



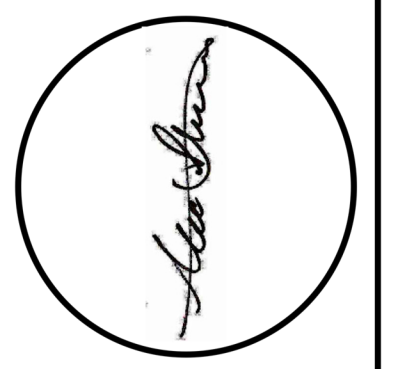
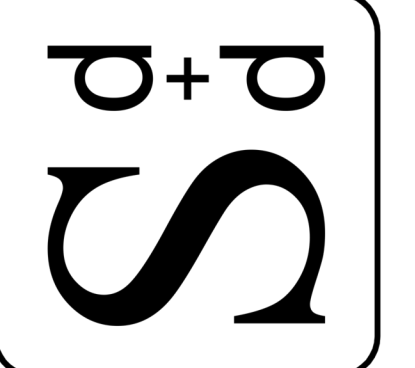
1 FRONT (BAY AVE.) ELEVATION
A4 1/4" = 1'-0"



4 SIDE ELEVATION
A4 1/4" = 1'-0"



3 REAR ELEVATION
A4 1/4" = 1'-0"



NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION.
USE OF THIS DESIGN OR DISSEMINATION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF SHISSIAS DESIGN AND DEVELOPMENT. ALL COPYRIGHT LAWS ARE RESERVED. DRAWINGS ARE NOT INTENDED FOR PROTOTYPICAL USE. SHISSIAS DESIGN AND DEVELOPMENT © 2022.

ISSUE	REVISIONS