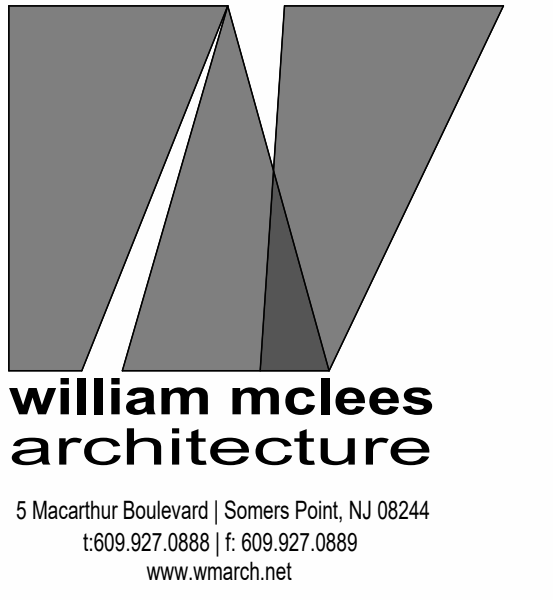


1 GROUND FLOOR PLAN
1/4" = 1'-0"



William C. McLees
AIA, LEED AP
New Jersey State License A1 14054
Pennsylvania State License RA403479

William C. McLees
William McLees Architecture, LLC
New Jersey State Certificate of Authorization # 21AC00055500

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4001 LANDIS TOWNHOMES
4001 LANDIS AVENUE
SEA ISLE CITY, NJ

APPROVAL SIGNATURES

BOARD CHAIRPERSON	DATE
SECRETARY	DATE
ENGINEER	DATE
OWNER/APPLICANT	DATE

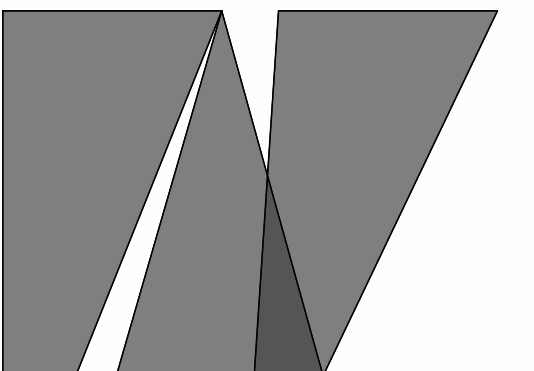
PLANNING SUBMISSION

No.	Description	Date
1	REVISION 1	08.22.24

FLOOR PLAN - GROUND FLOOR

Scale 1/4" = 1'-0"
Drawn by WSZ
Date 06.26.24

A1.10
Comission no. 240138



**william mclees
architecture**

5 Macarthur Boulevard | Somers Point, NJ 08244
t:609.927.0888 | f:609.927.0889
www.wmarch.net

**William C. McLees
AIA, LEED AP**

New Jersey State License AI 14054
Pennsylvania State License RA403479



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APPROVAL SIGNATURES

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**PLANNING
SUBMISSION**

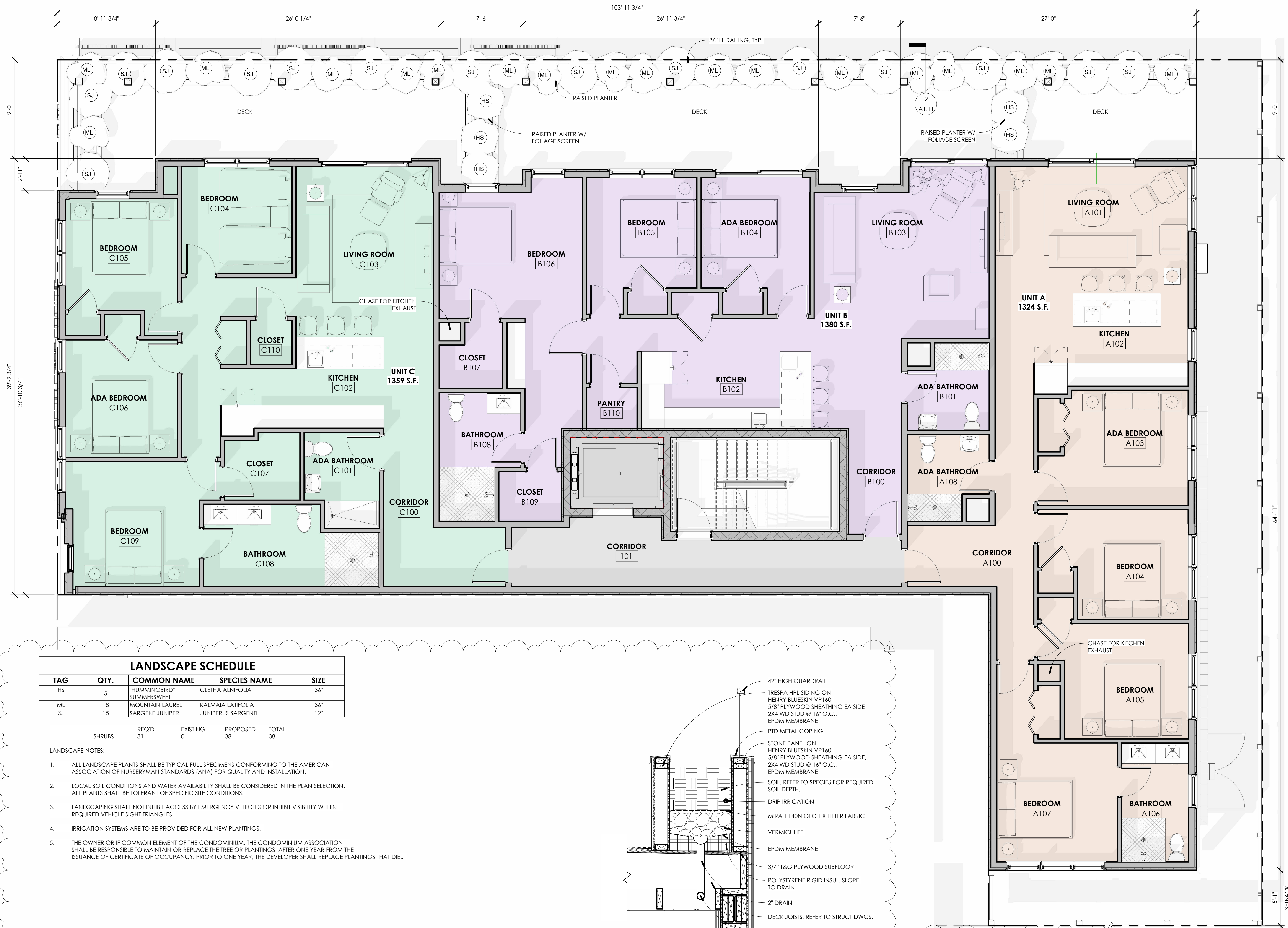
No.	Description	Date
1	REVISION 1	08.22.24

**FLOOR PLAN - FIRST
FLOOR**

Scale As indicated
Drawn by WSZ
Date 06.26.24

A1.11

Comission no. 240138



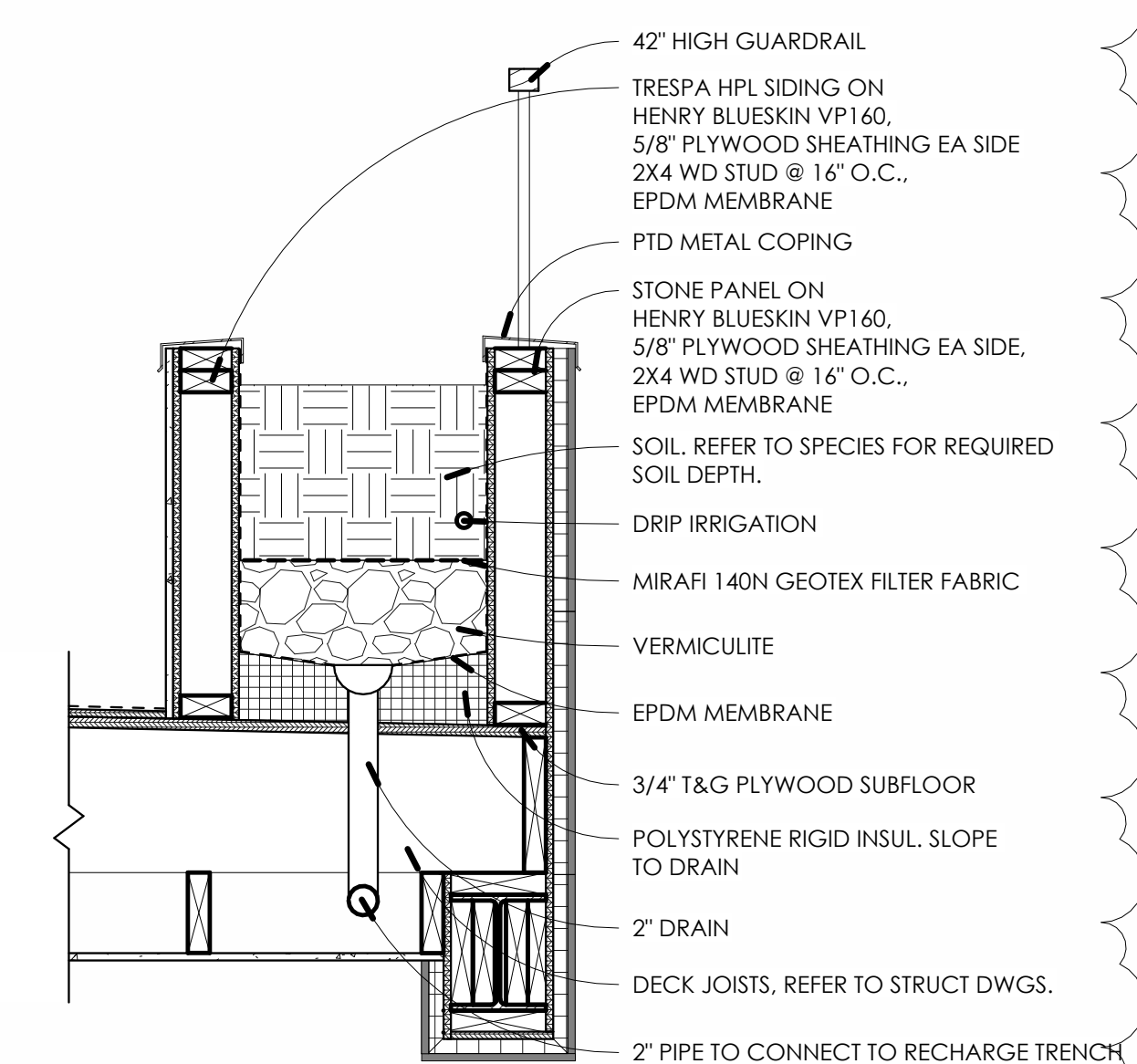
LANDSCAPE SCHEDULE

TAG	QTY.	COMMON NAME	SPECIES NAME	SIZE
HS	5	"HUMMINGBIRD" SUMMERSWEET	CLETHA ALNIFOLIA	36"
ML	18	MOUNTAIN LAUREL	KALMAIA LATIFOLIA	36"
SJ	15	SARGENT JUNIPER	JUNIPERUS SARGENTI	12"

SHRUBS	REQ'D	EXISTING	PROPOSED	TOTAL
	31	0	38	38

LANDSCAPE NOTES:

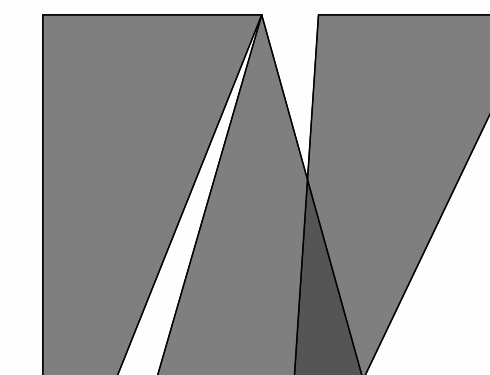
- ALL LANDSCAPE PLANTS SHALL BE TYPICAL FULL SPECIMENS CONFORMING TO THE AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS (ANAS) FOR QUALITY AND INSTALLATION.
- LOCAL SOIL CONDITIONS AND WATER AVAILABILITY SHALL BE CONSIDERED IN THE PLAN SELECTION. ALL PLANTS SHALL BE TOLERANT OF SPECIFIC SITE CONDITIONS.
- LANDSCAPING SHALL NOT INHIBIT ACCESS BY EMERGENCY VEHICLES OR INHIBIT VISIBILITY WITHIN REQUIRED VEHICLE SIGHT TRIANGLES.
- IRRIGATION SYSTEMS ARE TO BE PROVIDED FOR ALL NEW PLANTINGS.
- THE OWNER OR IF COMMON ELEMENT OF THE CONDOMINIUM, THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE TO MAINTAIN OR REPLACE THE TREE OR PLANTINGS, AFTER ONE YEAR FROM THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, PRIOR TO ONE YEAR, THE DEVELOPER SHALL REPLACE PLANTINGS THAT DIE.



2 PLANTER DETAIL
1" = 1'-0"

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





**william mclees
architecture**

5 Macarthur Boulevard | Somers Point, NJ 08244
t: 609.927.0888 | f: 609.927.0889
www.wmarch.net

**William C. McLees
AIA, LEED AP**

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SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

OWNER/APPLICANT _____ DATE _____

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SUBMISSION**

No.	Description	Date
1	REVISION 1	08.22.24

**FLOOR PLAN -
SECOND FLOOR**

Scale 1/4" = 1'-0"

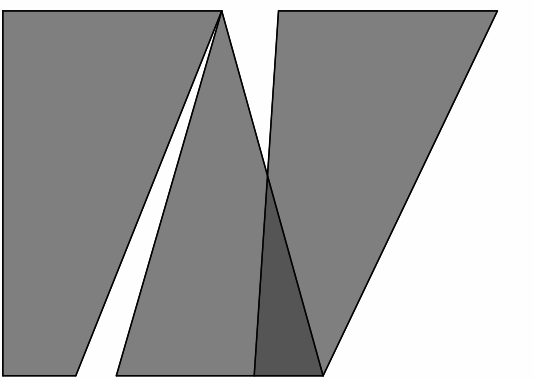
Drawn by WSZ

Date 06.26.24

A1.12

Comission no. 240138

1 2ND FLR PLAN
1/4" = 1'-0"
PLAN NORTH



**william mclees
architecture**

5 Macarthur Boulevard | Somers Point, NJ 08244
t:609.927.0888 | f:609.927.0889
www.wmarch.net

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SUBMISSION**

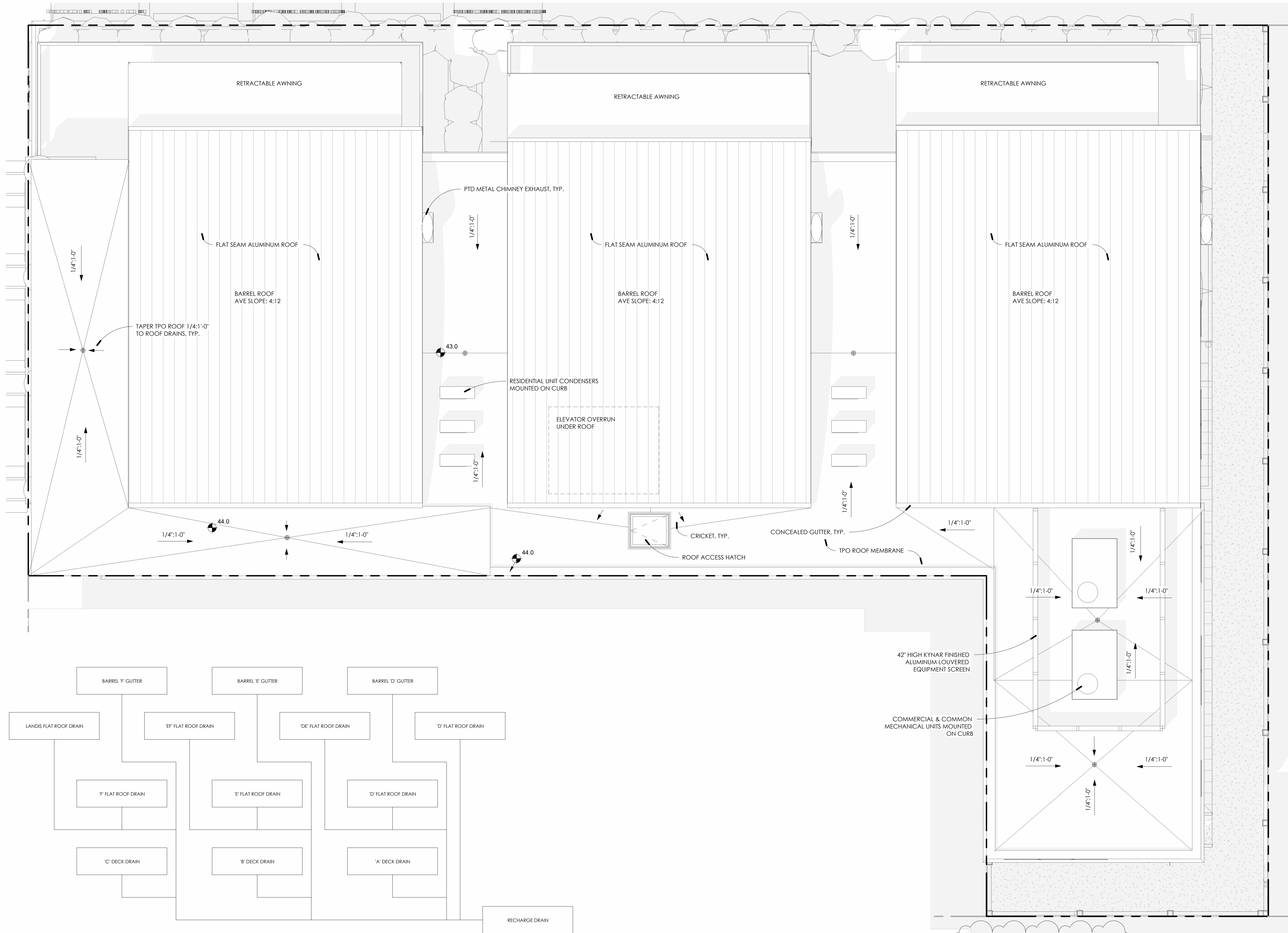
No.	Description	Date
1	REVISION 1	08.22.24

FLOOR PLAN - ROOF

Scale As indicated
Drawn by WSZ
Date 06.26.24

A1.13

Comission no. 240138



2 ROOF DRAINAGE DIAGRAM

1 ROOF PLAN
1/4" = 1'-0"
PLAN NORTH

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SUBMISSION**

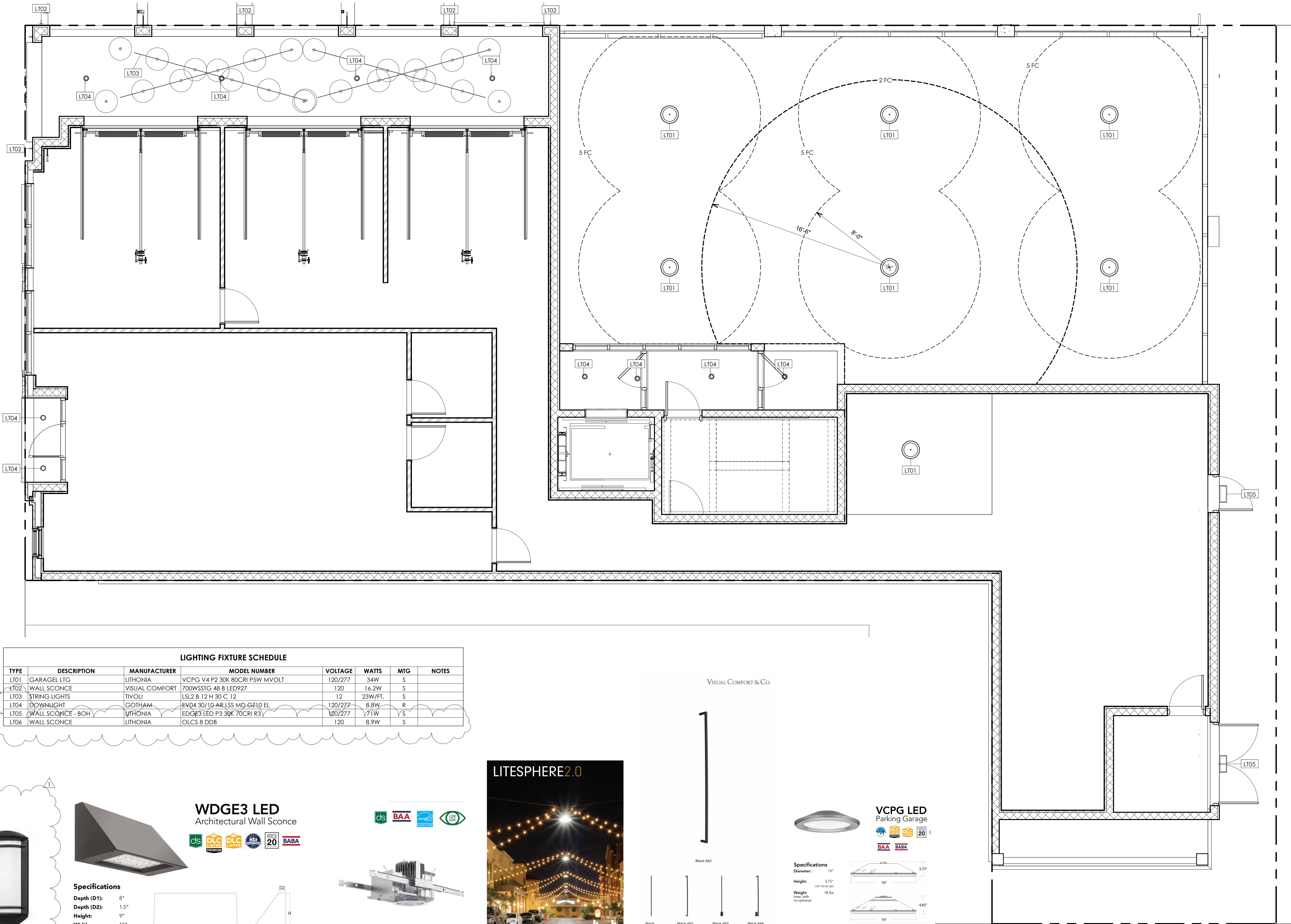
No.	Description	Date
1	REVISION 1	08.22.24

**REFLECTED CEILING
PLAN - GROUND
FLOOR**

Scale As indicated
Drawn by WSZ
Date 06.26.24

A1.20

Comission no. 240138



LIGHTING FIXTURE SCHEDULE							
TYPE	DESCRIPTION	MANUFACTURER	MODEL NUMBER	VOLTAGE	WATTS	MTG	NOTES
LT01	GARAGE LGT	LITHONIA	VCPG V4 P2 30K 80CRI PSW MVOLT	120/277	34W	S	
LT02	WALL SCNCE	VISUAL COMFORT	700WSSTG 48 B LEDP27	120	16.2W	S	
LT03	STRING LIGHTS	TIVOLI	LSL2 B 12 H 30 C 12	12	23W/FT.	S	
LT04	DOWNLIGHT	COTHAM	EV04 30/10 AR LSS MD GZ10 EL	120/277	8.8W	R	
LT05	WALL SCNCE - BOH	LITHONIA	EDGE3 LED P3 30K 70CRI R3	120/277	171W	S	
LT06	WALL SCNCE	LITHONIA	OLCS 8 DDB	120	8.9W	S	

VISUAL COMFORT & CO.



7 LT06

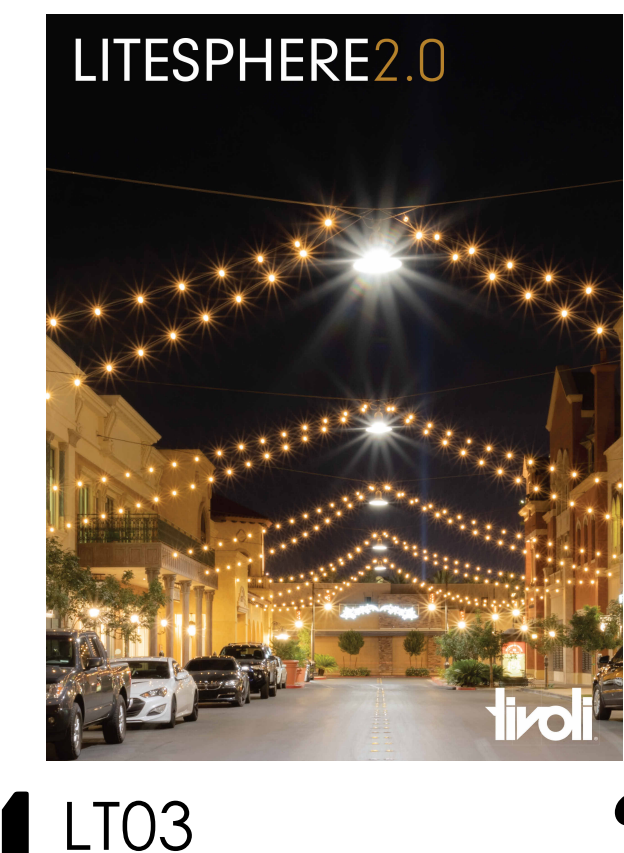


6 LT05

Specifications
Depth (D1): 8"
Depth (D2): 1.5"
Height: 9"
Width: 18"
Weight: 19.5 lbs

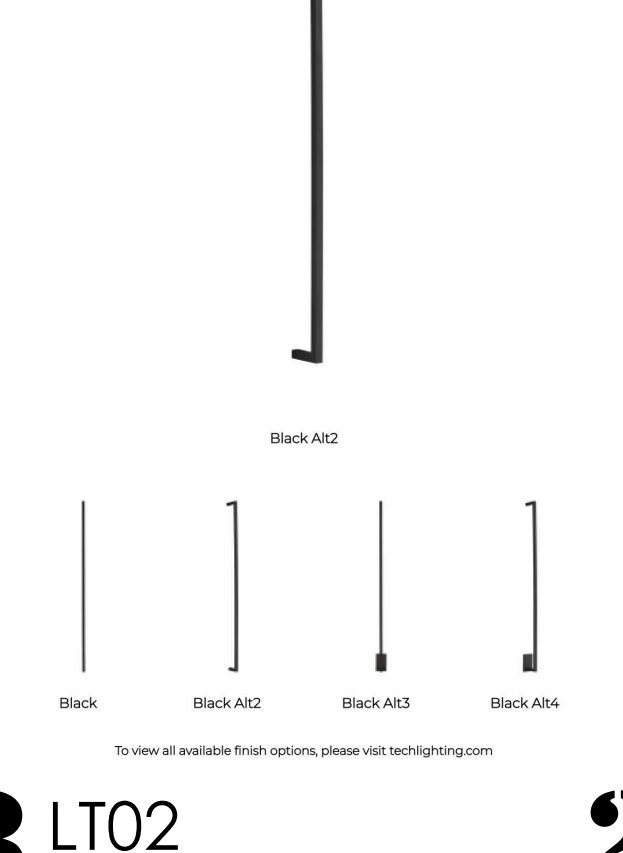


5 LT04



LITESPHERE 2.0

4 LT03



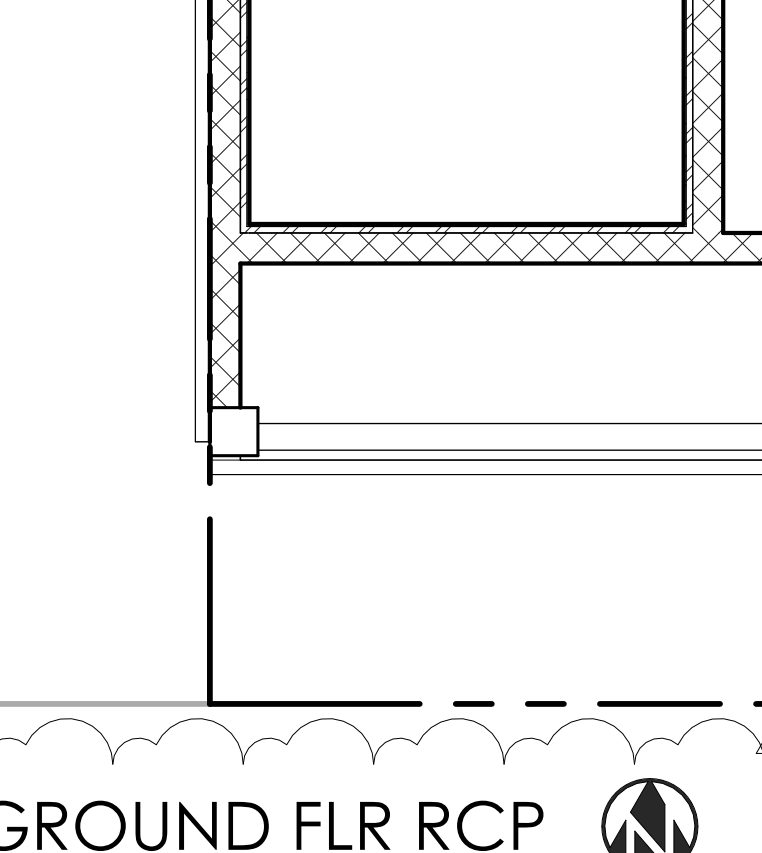
3 LT02



2 LT01

**VCPG LED
Parking Garage**

Specifications
Diameter: 19"
Height: 3.75"
Weight: 18 lbs



1 GROUND FLR RCP
1/4" = 1'-0"

8/22/2024 8:27:46 AM



2 WEST ELEVATION
1/8" = 1'-0"

- MAX ROOF 51'-0"
- ROOF 44'-0"
- 2ND FLOOR 31'-0"
- 1ST FLOOR 19'-0"
- BFE+3 (LDFE) 12'-0"
- GROUND FLOOR 5'-0"
- GRADE 4'-0"

SIGNAGE SCHEDULE				
SIGN	HEIGHT	AREA	DESCRIPTION	MOUNTING
PRIMARY COMMERCIAL VENDOR	12'	12 S.F.	ILLUMINATED METAL CHANNEL LETTER	WALL MTD
(2) ADDRESS	8'	3 S.F.	NON-ILLUMINATED CHANNEL LETTER	CANOPY BACK MTD
(3) SECONDARY COMMERCIAL VENDOR	8'	10 S.F.	NON-ILLUMINATED CHANNEL LETTER	CANOPY BOTTOM MTD
		48 S.F. TOTAL		

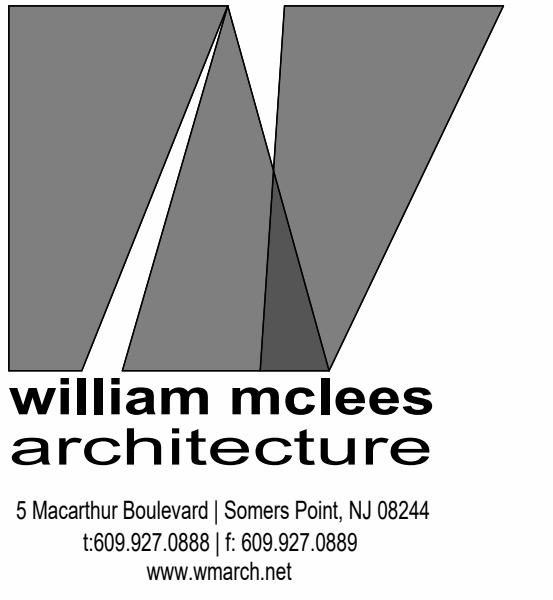
EXTERIOR FINISH LEGEND	
TAG	DESCRIPTION
AW10	OPERABLE FABRIC CANOPY W/ METAL SUPPORTS.
COL10	COMPOSITE LUMBER CLAD WD COLUMN.
COL20	DECORATIVE FIBERGLASS COLUMN, DARK BRONZE.
DR10	VINYL CLAD WOOD, DOUBLE GLAZED DOOR, DARK BRONZE.
EX10	KYNAR FINISHED METAL EXHAUST ROUTING.
FB10	COMPOSITE LUMBER FASCIA BOARD.
HPL10	TRESPA METEON HIGH-PRESSURE LAMINATE PANELS, PALE YELLOW.
HPL20	TRESPA METEON HIGH-PRESSURE LAMINATE PANELS, PATINA.
HPL30	TRESPA METEON HIGH-PRESSURE LAMINATE PANELS, TERRACOTA.
HPL40	TRESPA METEON HIGH-PRESSURE LAMINATE PANELS, WHITE.
HPL50	TRESPA METEON HIGH-PRESSURE LAMINATE PANELS, TOSCANA GREIGE.
LV20	42" HIGH KYNAR FINISHED ALUMINUM EQUIPMENT SCREEN, DARK BRONZE.
RL10	36" HIGH METAL MESH RAILING W/ ROUND TUBE FRAMING, DESIGN & COLOR BY ARCHITECT.
SF10	EXTRUDED ALUMINUM THERMALLY-BROKEN STOREFRONT WITH 1" CLEAR INSULATING TEMP GLAZING, DARK BRONZE.
SS10	FLAT SEAM KYNAR FINISHED ALUMINUM ROOF, BLACK.
ST10	STONEITE STONE FACED TILES, LIMESTONE FINISH.
TB10	MOLDED FIBERGLASS TRIM, DARK BRONZE.
TB20	MOLDED FIBERGLASS TRIM, WHITE.
WW10	VINYL CLAD WOOD, DOUBLE GLAZED, DOUBLE-HUNG WINDOW, DARK BRONZE.

FINAL FINISHES AND COLOR SELECTIONS TO BE COORDINATED WITH OWNER.



1 NORTH ELEVATION
1/8" = 1'-0"

- MAX ROOF 51'-0"
- ROOF 44'-0"
- 2ND FLOOR 31'-0"
- 1ST FLOOR 19'-0"
- BFE+3 (LDFE) 12'-0"
- GROUND FLOOR 5'-0"
- GRADE 4'-0"



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401 LANDIS TOWNHOMES
401 LANDIS AVENUE
SEA ISLE CITY, NJ

APPROVAL SIGNATURES	
BOARD CHAIRPERSON	DATE
SECRETARY	DATE
ENGINEER	DATE
OWNER/APPLICANT	DATE

PLANNING SUBMISSION

No.	Description	Date
1	REVISION 1	08.22.24

ELEVATIONS

Scale 1/8" = 1'-0"
Drawn by AJS
Date 06.26.24

A2.01

Comission no. 240138

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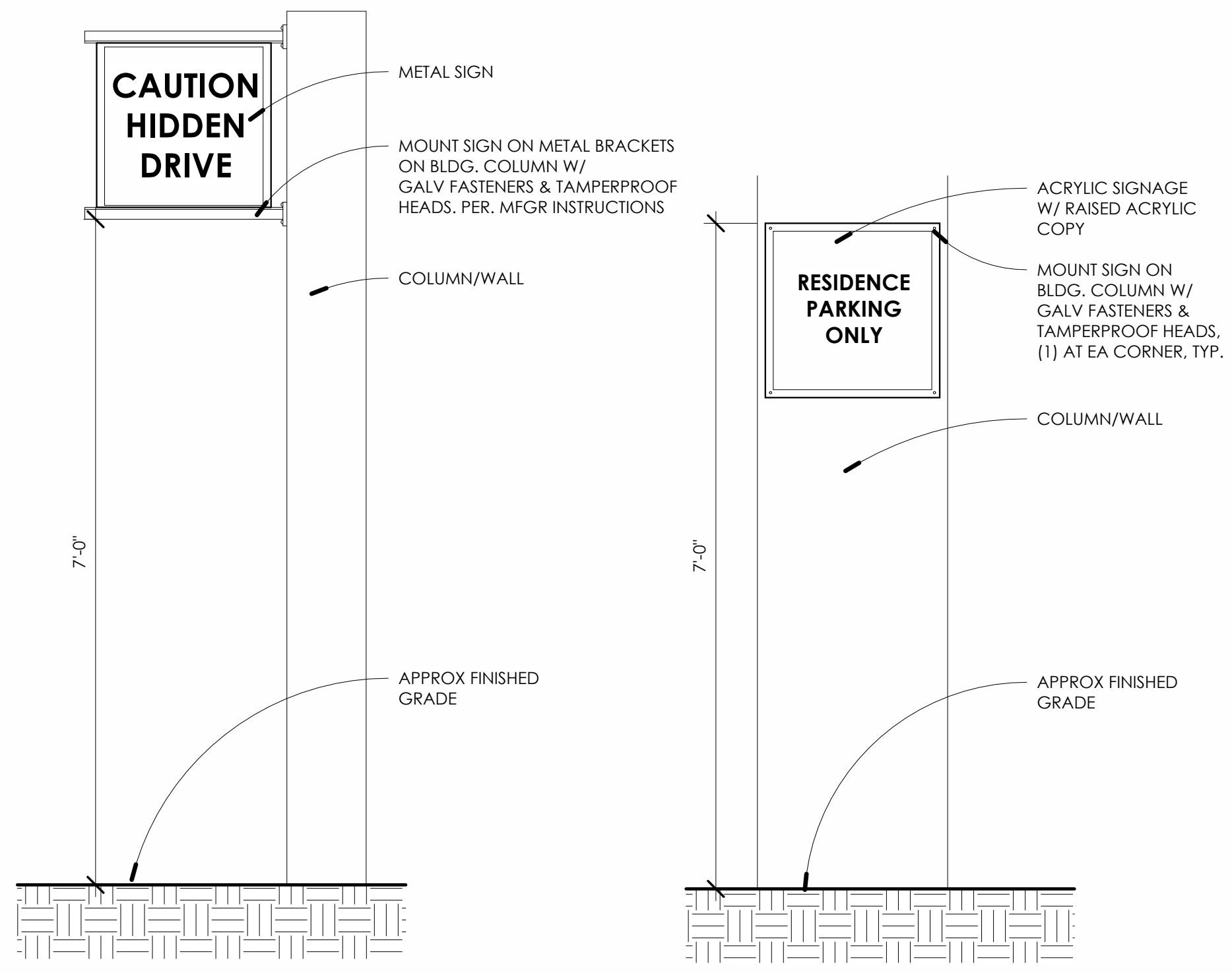
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ELEVATIONS

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Drawn by AJS
Date 06.26.24

A2.02

Comision no. 240138



EXTERIOR FINISH LEGEND

TAG	DESCRIPTION
AW10	OPPERABLE FABRIC CANOPY W/ METAL SUPPORTS.
COL10	COMPOSITE LUMBER CLAD WD COLUMN.
COL20	DECORATIVE FIBERGLASS COLUMN, DARK BRONZE.
DR10	VINYL CLAD WOOD, DOUBLE GLAZED DOOR, DARK BRONZE.
EX10	KYNAR FINISHED METAL EXHAUST ROUTING.
FB10	COMPOSITE LUMBER FASCIA BOARD.
HPL10	TRESPA METEON HIGH-PRESSURE LAMINATE PANELS, PALE YELLOW.
HPL20	TRESPA METEON HIGH-PRESSURE LAMINATE PANELS, PATINA.
HPL30	TRESPA METEON HIGH-PRESSURE LAMINATE PANELS, TERRACOTA.
HPL40	TRESPA METEON HIGH-PRESSURE LAMINATE PANELS, WHITE.
HPL50	TRESPA METEON HIGH-PRESSURE LAMINATE PANELS, TOSCANA GREIGE.
LV20	42" HIGH KYNAR FINISHED ALUMINUM EQUIPMENT SCREEN, DARK BRONZE.
RL10	36" HIGH METAL MESH RAILING W/ ROUND TUBE FRAMING, DESIGN & COLOR BY ARCHITECT.
SF10	EXTRUDED ALUMINUM THERMALLY-BROKEN STOREFRONT WITH 1" CLEAR INSULATING TEMP GLAZING, DARK BRONZE.
SS10	FLAT SEAM KYNAR FINISHED ALUMINUM ROOF, BLACK.
ST10	STONEITE STONE FACED TILES, LIMESTONE FINISH.
TB10	MOLDED FIBERGLASS TRIM, DARK BRONZE.
TB20	MOLDED FIBERGLASS TRIM, WHITE.
WW10	VINYL CLAD WOOD, DOUBLE GLAZED, DOUBLE-HUNG WINDOW, DARK BRONZE.

FINAL FINISHES AND COLOR SELECTIONS TO BE COORDINATED WITH OWNER.

ARCHITECTURAL DESIGN STANDARDS

	REQUIRED	PROPOSED	VARIANCE
MASSING			
BUILDING OFFSETS (26-42.301)	REQUIRED	Y	-
MAXIMUM SPACING BETWEEN OFFSETS (26-42.302)	33.00 FT	30.26 FT	-
MINIMUM DEPTH OF OFFSETS (26-42.302)	2.00 FT	.67 FT	C
VERTICAL OFFSETS (26-42.303)	REQUIRED	Y	-
ARTICULATION			
BUILDING WALLS - BASE, BODY, CAP (26-42.301)	REQUIRED	Y	-
WALL BASE - KICK OR SILL (26-42.302)	REQUIRED	Y	-
WALL BOOF - BELT COURSE (26-42.303)	RECOMMENDED	Y	-
WALL CONTINUITY (26-42.304)	REQUIRED	Y	-
ROOF			
ROOF COMPATIBILITY (26-42.3c1)	REQUIRED	Y	-
FLAT ROOF PARAPET CORNICES (26-42.3c2)	REQUIRED	Y	-
PITCHED ROOF ELEMENTS (26-42.3c3)	RECOMMENDED	Y	-
MAXIMUM SPACING BETWEEN ROOFLINE OFFSETS (26-42.3c3)	40.00 FT	30.26 FT	-
MAXIMUM FLAT ROOF IN ELEVATION (26-42.3c4)	50.00%	42.73%	-
ROOFTOP EQUIPMENT SCREENING (26-42.3c5)	REQUIRED	Y	-
TRANSPARENCY			
MINIMUM GROUND FLOOR GLAZING (26-42.301)	33.00%	58.00%	-
GROUND FLOOR TRANSOMS (26-42.302)	REQUIRED	Y	-
MAXIMUM GROUND FLOOR WINDOW SILLS (26-42.303)	3.00 FT	0.00 FT	-
VERTICALLY PROPORTIONED GLAZING (26-42.304)	REQUIRED	Y	-
MUNTINS OR DIVIDED LIGHTS (26-42.305)	RECOMMENDED	NA	-
GLASS BLOCK (26-42.306)	PROHIBITED	N	-
EXTERIOR SECURITY GATE (26-42.307)	PROHIBITED	N	-
ENTRANCES			
PUBLIC STREET PRIMARY ENTRANCE (26-42.301)	REQUIRED	N	C
ARTICULATED ENTRANCES (26-42.302)	REQUIRED	N	C
ARCHITECTURAL COMPATIBILITY (26-42.303)	REQUIRED	NA	-
MATERIALS			
DURABLE FACADE MATERIALS (26-42.301)	REQUIRED	Y	-
MAXIMUM NUMBER OF COLORS (26-42.302)	3	N	C
LIGHTING			
ARCHITECTURALLY COMPATIBLE LIGHTING (26-42.301)	REQUIRED	Y	-
COMPATIBLE LIGHTING SOURCE (26-42.302)	REQUIRED	Y	-
LPS OR MERC VAPOR (26-42.303)	PROHIBITED	N	-
AWNINGS AND CANOPIES			
USE OF AWNINGS AND CANOPIES (26-42.301)	RECOMMENDED	Y	-
CANOPY CLEARANCE HEIGHT (26-42.302)	9.00 FT	9.00 FT	-
AWNING AND CANOPY EXTENSION (26-42.303)	CURBLINE	6.00 FT	-
AWNING AND CANOPY PROPORTIONALITY (26-42.304)	REQUIRED	Y	-

