NEW JERSEY INTERNATIONAL BUILDING CODE, 2021 ICC/ANSI 117.1, 2017 ACCESSIBLE AND USABLE BUILDING AND FACILITIES INTERNATIONAL MECHANICAL CODE, 2021 NATIONAL ELECTRICAL CODE, 2020

NATIONAL STANDARD PLUMBING CODE, 2021

ALL WORK SHALL BE PERFORMED DURING NORMAL WORK HOURS, AS SET FORTH IN THE MUNICIPAL ORDINANCE WHICH HOLDS JURISDICTION OVER THE AREA OF WORK, UNLESS SPECIFICALLY PROVIDED OTHERWISE IN THESE CONTRACT DOCUMENTS, SPECIFICATIONS, OR OTHER WRITTEN AGREEMENTS BETWEEN OWNER AND CONTRACTOR.

THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL MAINTAIN A CLEAN WORK-SITE AND PROTECT ALL BUILDING MATERIALS FROM THE ELEMENTS AND FROM ON-GOING CONSTRUCTION WORK AS NECESSARY TO MAINTAIN THE MATERIAL

THE AREA OF WORK SHALL BE SEPARATED FROM ALL OTHER OCCUPIED AREAS BY MINIMUM 6 MIL POLY ETHYLENE DUST CURTAIN. WHERE AREAS OF WORK ARE ADJACENT TO PUBLIC AREAS TO BE OCCUPIED AND CONSTRUCTION PARTITIONS ARE NOT SPECIFIED IN OTHER AREAS OF THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, THE AREA OF WORK SHALL BE SEPARATED BY A UL DESIGN U465 ONE HOUR CONSTRUCTION PARTITION FROM FLOOR TO CEILING ABOVE THE MIN. 5/8" G.W.B. EACH SIDE OF 3-5/8" METAL STUD FRAMING AT 16" O.C. AND 3" S.A.F.B. IN THE STUD CAVITY. ALL CONSTRUCTION PARTITION REQUIREMENTS SHALL COMPLY WITH NJAC 5:23-9.6(C) IN ALL CASES.

WHEN NOT SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS, ALL SITE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE MUNICIPALITY HAVING JURISDICTION OVER THE PROJECT AREA AND ICC/ANSI 117.1,

ALL LANDSCAPING SHALL BE INSTALLED AT SUCH TIME SO AS TO BE IN HEALTHY CONDITION AT THE TIME OF SUBSTANTIAL COMPLETION. ANY LANDSCAPE MATERIALS NOT IN SUCH CONDITION AT THE TIME OF SUBSTANTIAL COMPLETION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER, GROWING SEASON, AND CONSTRUCTION SCHEDULE IN SCHEDULING INSTALLATIONS AFTER SUBSTANTIAL COMPLETION.

ALL BEARING SOIL SHALL BE UNDISTURBED OR 100% COMPACTED SOIL TO ACCOMMODATE THE INSTALLATION OF FOOTINGS, FOUNDATION WALLS, PILINGS, ETC. WHEN NOT INDICATED OTHERWISE IN THESE CONTRACT DOCUMENTS AND SPECIFICATIONS VIA SOIL REPORT, BEARING CAPACITY OF THE SOIL IN THE AREA OF WORK SHALL BE CONSIDERED TO BE 3,000 PSI WITHOUT DETRIMENTAL SETTLEMENT. IN SUCH CASES, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TESTING TO VERIFY THIS CONDITION PRIOR TO COMMENCEMENT OF WORK.

FOOTINGS SHALL BE LOCATED A MINIMUM OF 30" BELOW GRADE, UNLESS OTHERWISE INDICATED IN THESE DOCUMENTS.

IN PERFORMING ANY EARTHWORK, ALL EXCAVATED AREAS SHALL BE PROVIDED WITH TEMPORARY SUPPORTS AND/OR SHORING TO PREVENT ANY COLLAPSE. EXCAVATED SOILS, FILL, ETC. SHALL BE STORED SO AS NOT TO EXCEED THE ANGLE OF REPOSE FOR EACH TYPE. ALL BEARING SOIL, WHEN EXCAVATED AND STORED SHALL BE PROPERLY PROTECTED FROM THE ELEMENTS UNTIL BACKFILLING.

BACKFILLING SHALL BE PERFORMED IN MAX. 6" LIFTS UNLESS OTHERWISE INDICATED IN THESE DOCUMENTS. EACH LIFT SHALL BE TAMPED PRIOR TO CONTINUING WORK.

ALL MISCELLANEOUS WOOD SHALL BE MIN. NO. 1 OR BETTER DOUGLASS FIR. WOOD NAILERS, BLOCKING, ETC. IN FOUNDATION CONSTRUCTION SHALL BE TREATED TO RESIST DECAY.

ALL CRAWL SPACES AND SLAB ON-GRADE CONDITIONS SHALL BE PROVIDED WITH 6 MIL. POLYETHYLENE VAPOR BARRIER FOR THE ENTIRE FOOTPRINT AND MIN. 24" WIDE 2" RIGID INSULATION AT THE ENTIRE PERIMETER OF THE BUILDING FOOTPRINT.

ALL CONCRETE TO BE PROVIDED SHALL BE MIN. 4,000 PSI IN 28 DAYS UNLESS INDICATED OTHERWISE IN THESE DOCUMENTS.

ALL CONCRETE MASONRY UNITS WHEN LOAD-BEARING SHALL CONFORM TO ASTM C34-84. IN NON-LOAD-BEARING APPLICATIONS MASONRY UNITS SHALL COMPLY WITH C56-81.

ALL DOORS AND WINDOWS AT EXTERIOR WALLS SHALL BE PROVIDED WITH ALUM. SILL FLASHING UNDER THE ENTIRE WIDTH OF THE OPENING. AT WINDOW AREAS, FLASHING SHALL HAVE UPTURNED EDGES WITH SOLDERED CORNERS AND PITCH TO THE EXTERIOR. ALL WINDOWS AND DOORS SHALL BE PROVIDED WITH SHIM SPACES AT THE PERIMETER TO ENSURE A PLUMB AND TRUE INSTALLATION.

ALL GLAZING IN HAZARDOUS AREAS AS DEFINED IN 2406.2 SHALL BE TEMPERED GLAZED SAFETY GLASS AND SHALL BE IMPACT-RESISTANT GLAZED OPENINGS.

ALL GYPSUM WALL BOARD TO BE 5/8" FIRECODE 'C' UNLESS INDICATED OTHERWISE IN THE DOCUMENTS.

ALL BATHROOM AND KITCHEN AREAS SHALL BE PROVIDED WITH WATER-RESISTANT G.W.B., TYPICAL. ALL TILE AREAS SHALL BE PROVIDED WITH CEMENTITIOUS BOARD BACK-UP UNLESS INDICATED OTHERWISE.

IN ALL PAINTED WALL AREAS, G.W.B. SHALL BE TAPED AND SPACKLED TO MIN. LEVEL 5 FINISH.

IN ALL WALL-COVERED AREAS, G.W.B. SHALL BE TAPED AND SPACKLED TO

MIN. LEVEL 4 FINISH. UNLESS OTHERWISE NOTED, AT A MINIMUM, ALL EXPOSED LUMBER TO RECEIVE (3) COATS POLYURETHANE OVER STAIN, ALL EXPOSED GYPSUM TO

RECEIVE (2) COATS LATEX OVER PRIMER, ALL METALS TO RECEIVE (2) COATS LATEX OVER APPROPRIATE METAL PRIMER.

SHOP DRAWINGS SHALL BE REQUIRED FOR ALL MILLWORK.

ALL THRESHOLDS AND OTHER FLOORING TRANSITIONS SHALL COMPLY WITH THE FLOOR LEVEL CHANGES CONSTITUTED IN ICC/ANSI 117.1, 2017.

ALL SPECIALTIES, ACCESSORIES, OR OTHER WALL-MOUNTED EQUIPMENT, FIXTURES, ETC. SHALL BE PROVIDED WITH NON-COMBUSTIBLE BLOCKING IN THE WALL CAVITY FOR SUPPORT UNLESS SPECIFICALLY NOTED OTHERWISE.

ALL ELEVATOR PITS (WHERE APPLICABLE) SHALL BE PROVIDED WITH SUMP PUMP CONNECTED TO THE BUILDING STORM WATER SYSTEM. THE PIT SHALL BE PROVIDE WITH A GALV. STEEL ACCESS LADDER MOUNTED IN AN OSHA COMPLIANT LOCATION WITH WORK LIGHT AND SWITCH ACCESSIBLE FROM THE POINT OF ENTRY. ALL ELEVATOR DOORS SHALL BE PROVIDED WITH STRUCTURAL STEEL SILL ANGLES AS REQUIRED BY THE MANUFACTURER.

#### **ARCHITECTURE ABBREVIATIONS**

ABOVE

BOARD

BLOCK

BOTTOM

BEARING

BASEMENT

CABINETRY

CEMENT

CEILING

CLEAR

CLOCK

COUNTER

COLUMN

COMPOSITE

CONCRETE

CORRIDOR

COVER PLATE

CERAMIC TILE

CENTER

DOUBLE

DIAMETER

DIMENSION

DOWNSPOUT

**EXPANSION BOLT** 

**EXPANSION JOINT** 

DRAWING

**ELEVATION** 

ELEVATOR

ELECTRIC (AL)

**EMERGENCY** 

ENCLOSURE ENGINEER

EQUAL

**EQUIPMENT** 

**EXPANSION** 

EXISTING

**EXHAUST** 

EXTERIOR

FACE OF

FLAT BAR

FIRE ALARM

FLOOR DRAIN

**FOUNDATION** 

FINISH FLOOR

FLUORESCEN'

FLOOR MAT

FACE OF FINISH

FACE OF STUDS

FIRE PROTECTION

FIRE RESISTANT

FOOT OR FEE

FOOTING

**FURNITURE** 

GROUND

GALVANIZED

GYPSUM BOARD

GENERAL CONTRACTOR

HEATING, VENTILATING & AIR CONDITIONING

INSIDE DIAMETER/DIMENSION

GRAB BAR

GAUGE

GLASS

HOSE BIB

HEADER

HARDWARE

HANDRAIL

HOUR

HEIGHT

HEATER

HEATING

INCLUDE(D)

INSULATION

INTERIOR

INVERT

JOIST

JOINT

INFORMATION

JUNCTION BOX

JANITOR CLOSET

LINEAR FOOT OR FEET

KNOCKOUT

KICKPLATE

LENGTH

POUND

LOUVER

LAMINATE

LAVATORY

HARDWOOD

HORIZONTAL

HOLLOW METAI

FACE OF CONCRETE

FACE OF MASONRY

FIREMANS REMOTE ANNUNCIATOR PANEL TEMP

FINISH(ED)

FLASHING

FLOOR

FIRE EXTINGUISHER

EXISTING

EAST

EACH

DETAIL

DOWN

DOOR

DRAIN

DEEP

**CATCH BASIN** 

CORNER GUARD

CONCRETE MASONRY UNIT

CONTINUE/CONTINUOUS

CAST-IN-PLACE

CENTER LINE

BRICK

BOTTOM OF DECK

BOTTOM OF REVEAL

ΑB

ABV

A/C

AD

ADDM

AFG

ALUM

AMT

ANOD

ARCH

AUTO

AWT

BLDG

BLKG

BOD

BOT

BRG

BRK

**BSMT** 

CAB

CB

CEM

CLG

CLR

CLK

**CNTR** 

COL

COMP

CONC

CONT

CORR

CTR

DET

EΑ

EXP BT

ELEV

**EMER** 

**ENCL** 

**EQUIP** 

**EXIST** 

EXT

FIN FLR

FLASH

**FLOUR** 

FOC

FOM

FOS

**FPRF** 

FRAP

**FURN** 

GALV

GYP BD

HDR

HWD

HM

**HDWD** 

HNDRL

HORIZ

HTG

HTR

HVAC

INCL

INSUL

INV

J-BOX

JAN

LAM

HR

FR

FIN

COV PL

ВC

ANCHOR BOLT **METER** MACHINE MACH MASONRY AIR CONDITIONING MAS ASPHALTIC CONCRETE MATL MATERIAL AREA DRAIN MAX MAXIMUM MCP METAL CEILING PANEL ADDENDUM ADJUSTABLE **MECH** MECHANICAL **MEMB** ABOVE FINISHED FLOOR MEMBRANE MFG ABOVE FINISHED GRADE MANUFACTURER MH AIR HANDLING UNIT MANHOLE MIN MINIMUM **ALTERNATE** MISC MISCELLANEOUS **ALUMINUM** MO AMOUNT MASONRY OPENING ANODIZE(D) MIRR MIRROR ARCHITECT(URAL) MTD MOUNTED MTL AUTOMATIC METAL **ACOUSTIC WALL TREATMENT** MWP METAL WALL PANEL NORTH BACK OF CURB N/A NOT APPLICABLE NIC BELOW FINISHED FLOOR NOT IN CONTRACT NO NUMBER BUILDING MOM NOMINAL NTS BLOCKING NOT TO SCALE OA BEAM OR BENCHMARK

OC

OD

ODS

OPP

OPT

ORIG

OTB

OVHD

PVG

PCF

PERF

**PLAS** 

PLBG

PNL

PSI

PNT

PRT

PTN

REC

REF

REFL

REINF

REQD

**RESIL** 

REV

RM

RND

SCR

SECT

SHD

SHT

SIM

SOG

SPEC

SQ

SST

STD

STN

STOR

SUSP

SYM

SYS

TOB

T&G

THK

**THRES** 

THRU

TOF

TOFF TOS

TOT

THV

TYP

**UNFIN** 

UNO

UR

VB

**VOLT** 

**VENT** 

**VERT** 

VEST

VIF

VNR

WB

WDW

WGL

W/O

WP

WR

**WSCT** 

WTR

W/W

WWF **XFMR** 

YD

VR

**TPNG** 

STRUCT

STL

SHTHG

SD

RO

**PLYWD** 

**PRELIM** 

OPNG

OUTSIDE AIR ON CENTER

OUTSIDE DIAMETER/DIMENSION OVERFLOW DOWNSPOUT OPENING OPPOSITE OPTIONAL ORIGINAL OPEN TO BELOW OVERHEAD PAVING PRECAST CONCRETE POUNDS PER CUBIC FOOT PERFORATED PROPERTY LINE PI ATF PLASTIC LAMINATE

PLASTER PLUMBING PLYWOOD PANEL PRELIMINARY POUNDS PER CUBIC INCH POST TENSIONED PRESSURE TREATED

PARTITION **QUARRY TILE** RADIUS RISER RETURN AIR REFLECTED CEILING PLAN **ROOF DRAIN** RECESSED REFERENCE REFLECTED

REINFORCED REQUIRED RESILIENT REVISION ROOM ROUND ROUGH OPENING ROOF VENT

SELF ADHERED MEMBRANE SUSPENDED ACOUSTICAL TILE SOLID CORE SCHEDULE SCREEN SOAP DISPENSER SECTION

HTILO2

SQUARE FOOT OR FEET WINDOW SHADE SHEATHING SHEET SIMILAR SLAB ON GRADE **SPECIFICATION** SQUARE STAINLESS STEEL STRFFT STANDARD

STEEL STAIN STORAGE STRUCTURAL SUSPEND(ED) SYMMETRICAL SYSTEM TOP OF

TREAD

TOP OF BEAM **TEMPORARY TERMINATION TONGUE & GROOVE** THICKNESS THRESHOLD THROUGH TOP OF FINISHED FLOOR

TOP OF CONCRETE OR CURB TOP OF SLAB TOTAL TOPPING THERMAL RESISTANCE VALUE TYPICAL UNFINISHED UNLESS OTHERWISE NOTED URINAL VAPOR BARRIER VOLTAGE VAPOR RETARDER VENTILATION

VERTICAL **VESTIBULE** VERIFY IN FIELD VENEER **VENEER PLASTER VERIFY** WEST WITH WATER CLOSET WOOD **WOOD BASE** WINDOW WIRED GLASS WITHOUT WATERPROOFING WASTE RECEPTACLE WAINSCOT WEIGHT WATER

WALL TO WALL

TRANSFORMER

YARD

WELDED WIRE FABRIC

#### PROPOSED MIXED USE DEVELOPMENT 4001 LANDIS AVENUE

SEA ISLE CITY, NJ 08243

OWNER: WHAT'S THE CATCH, LLC

4001 LANDIS AVENUE SEA ISLE CITY, NJ 08243 **CONTACT: THOMAS BROWER** 

WILLIAM MCLEES ARCHITECTURE ARCHITECT: 5 MACARTHUR BOULEVARD

> SOMERS POINT, NJ 08244 CONTACT: WILLIAM MCLEES, AIA

609.927.0888

SITE ENGINEER: ENGINEERING DESIGN ASSOCIATES

> 5 CAMBRIDGE DR OCEAN VIEW, NJ 08230 609.390.0332

	DRAWING LIST					
HEET JMBER	SHEET NAME	ISSUE DATE	CURRENT REVISION	REVISION DATE		
90.00	COVER SHEET	06.26.24	1	08.22.24		
1.10	FLOOR PLAN - GROUND FLOOR	06.26.24	1	08.22.24		
1.11	FLOOR PLAN - FIRST FLOOR	06.26.24	1	08.22.24		
1.12	FLOOR PLAN - SECOND FLOOR	06.26.24	1	08.22.24		
1.13	FLOOR PLAN - ROOF	06.26.24	1	08.22.24		
1.20	REFLECTED CEILING PLAN - GROUND FLOOR	06.26.24	1	08.22.24		
2.01	ELEVATIONS	06.26.24	1	08.22.24		



40TH STREET (60' R.O.W.)

**NOTES:** 1. TO BE EQUIPPED THROUGHOUT WITH NFPA 13 **AUTOMATIC FIRE SUPPRESSION SYSTEM** 2. ANY STREETSCAPE DAMAGED DUE TO CONSTRUCTION ACTIVITY ARE TO BE REPLACED IN ACCORDANCE THE GUIDELINES SET BY THE CITY

**UNIT A** 

**UNIT C** 

**UNIT C** 

UNIT D

UNIT E

COMMON

COMMON

**RESIDENTIAL AREA SCHEDULE** 

GROSS UNIT AREA:

GROSS UNIT AREA:

**AREA** 

1324 SF

1380 SF

1359 SF

1499 SF

1324 SF

1359 SF

1380 SF

434 SF

4497 SF

1499 SF

434 SF

STREETSCAPE PROJECT. 3. ALL NEW LANDSCAPING TO BE PROPERLY

A2.02 | ELEVATIONS

LEVEL

1ST FLOOR

**1ST FLOOR** 

1ST FLOOR

1ST FLOOR

2ND FLOOR

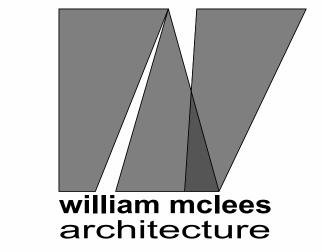
2ND FLOOR

2ND FLOOR

2ND FLOOR

ADA ACCESS ASILE \_18'-0''\_\_ **BOUNDARY OF** 57°20'00" E 140.00 FT **1ST FLOOR** 0" SETBACK **NEW 3 STORY MIXED USE BUILDING BOUNDARY OF** (6) RESIDENTIAL UNITS **GROUND FLOOR** (1) COMMERCIAL UNIT 14,586 SF **BLOCK 40.02** LOT 9.04/10.01 LOT 10.05 LOT/10.03 LOT 8.03/9.03 SETBAC −N 57°20'00" W 80.00 FT LOT 8.01 -5'-0" SETBACK 42" HIGH ALUM MECH. SCREEN N 57°20'00" W 25.00 FT-LOT 9.01

ALL SPOT ELEVATIONS TAKEN FROM NAVD '88.



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www.wmarch.net

William C. McLees

AIA, LEED AP

New Jersey State License Pennsylvania State License



AI 14054

RA403479

William McLees Architecture, LLC

New Jersey State Certificate of Authorization # 21AC00055500

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> **NEW CONSTRUCTION:** 4001 LANDIS **TOWNHOMES**

4001 LANDIS AVENUE SEA ISLE CITY, NJ

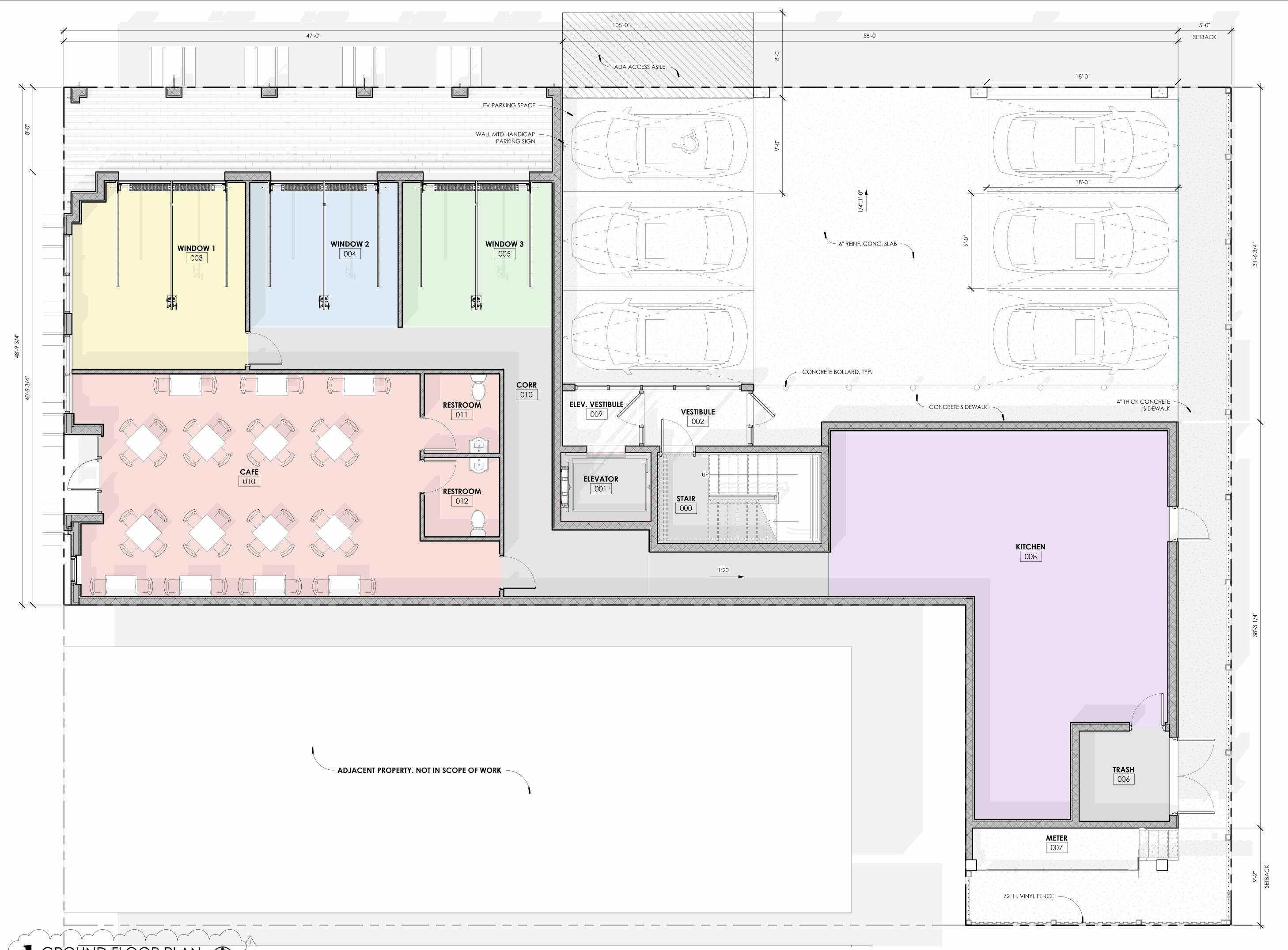
APPROVAL SIGNATURES	
BOARD CHAIRPERSON	DATE
SECRETARY	DATE
ENGINEER	DATE
OWNER/APPLICANT	DATE

## PLANNING **SUBMISSION**

No.	Description	Date
1	REVISION 1	08.22.24

**COVER SHEET** 

As indicated Scale Drawn by 06.26.24





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# NEW CONSTRUCTION: 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

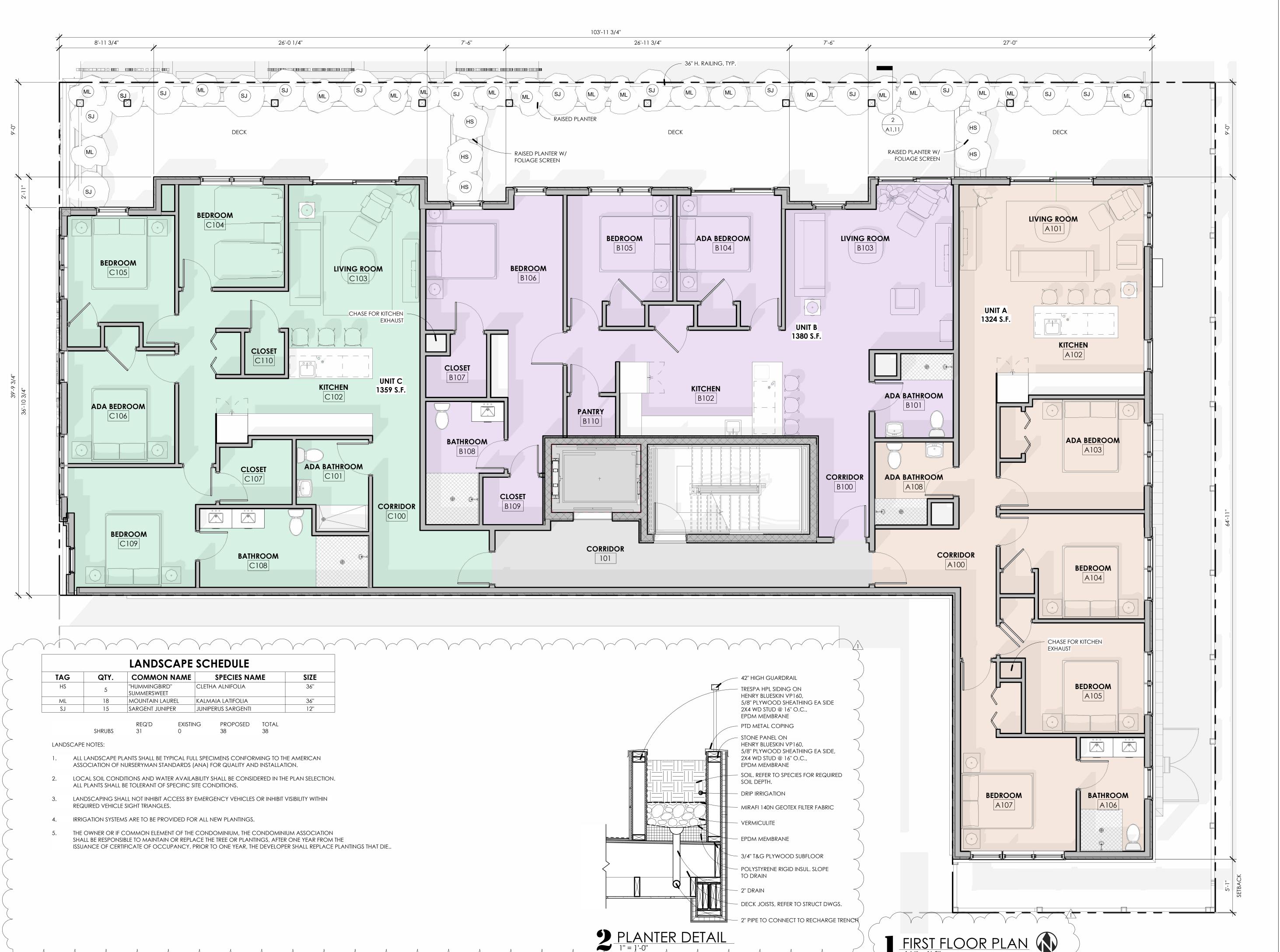
cale	1/4" = 1'-0"
rawn by	WSZ
pate	06.26.24

A1.10

1 GROUND FLOOR PLAN

1/4" = 1'-0"

PLAN NORTH





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## **NEW CONSTRUCTION:** 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 - FIRST FLOOR

Scale	As indicated
Drawn by	WSZ
Date	06.26.24



Comission no.

24013B





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## NEW CONSTRUCTION: 4001 LANDIS TOWNHOMES

#### 4001 LANDIS AVENUE SEA ISLE CITY, NJ

APPROVAL SIGNATUR	RES
BOARD CHAIRPERSON	DAT
SECRETARY	DAT
ENGINEER	DAT
OWNER/APPLICANT	DAT

## PLANNING SUBMISSION

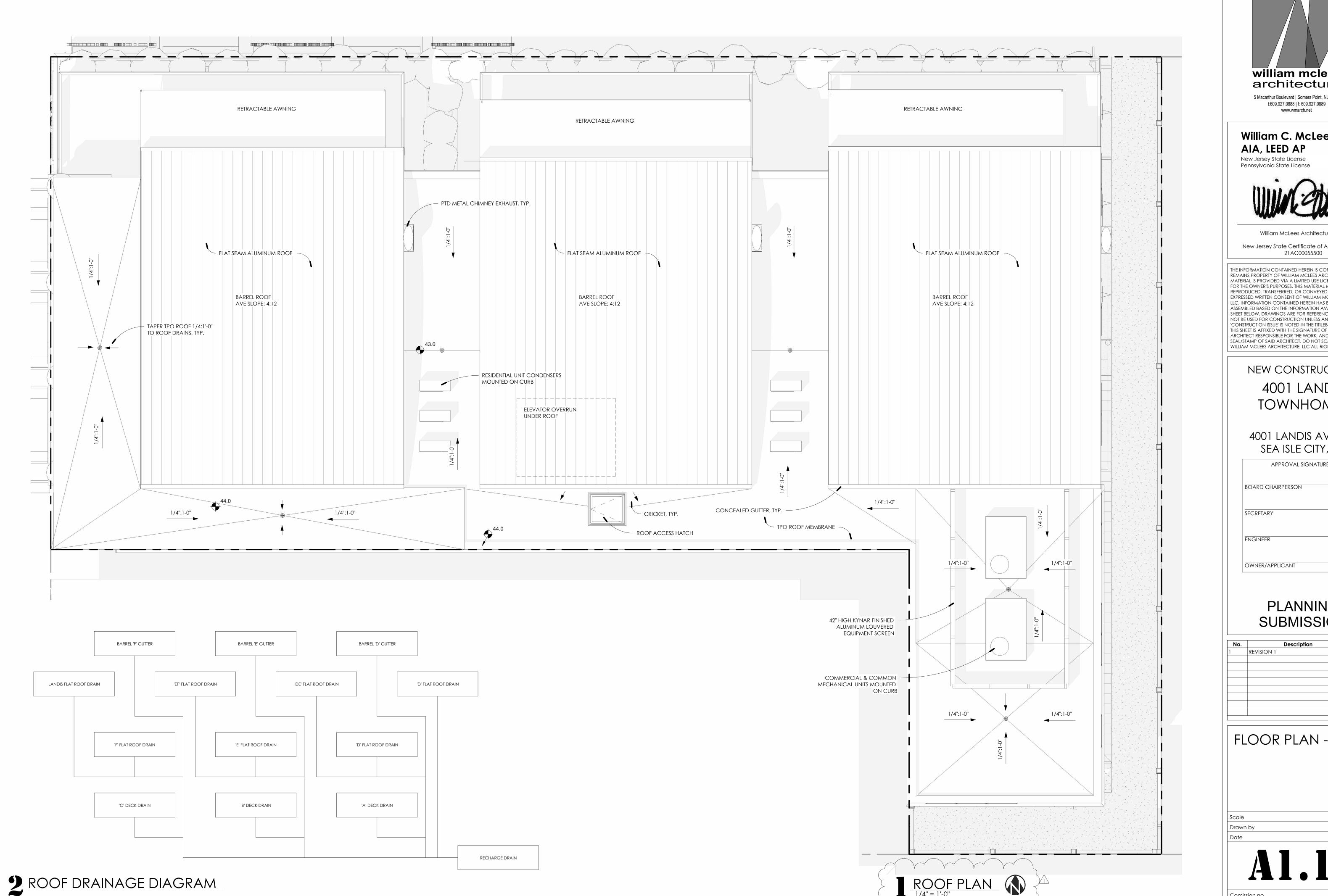
No.	Description	Date
1	REVISION 1	08.22.24

## FLOOR PLAN -SECOND FLOOR

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

A1.12

Comission no. 24013B



william mclees architecture 5 Macarthur Boulevard | Somers Point, NJ 08244

## William C. McLees



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## **NEW CONSTRUCTION:** 4001 LANDIS TOWNHOMES

#### 4001 LANDIS AVENUE SEA ISLE CITY, NJ

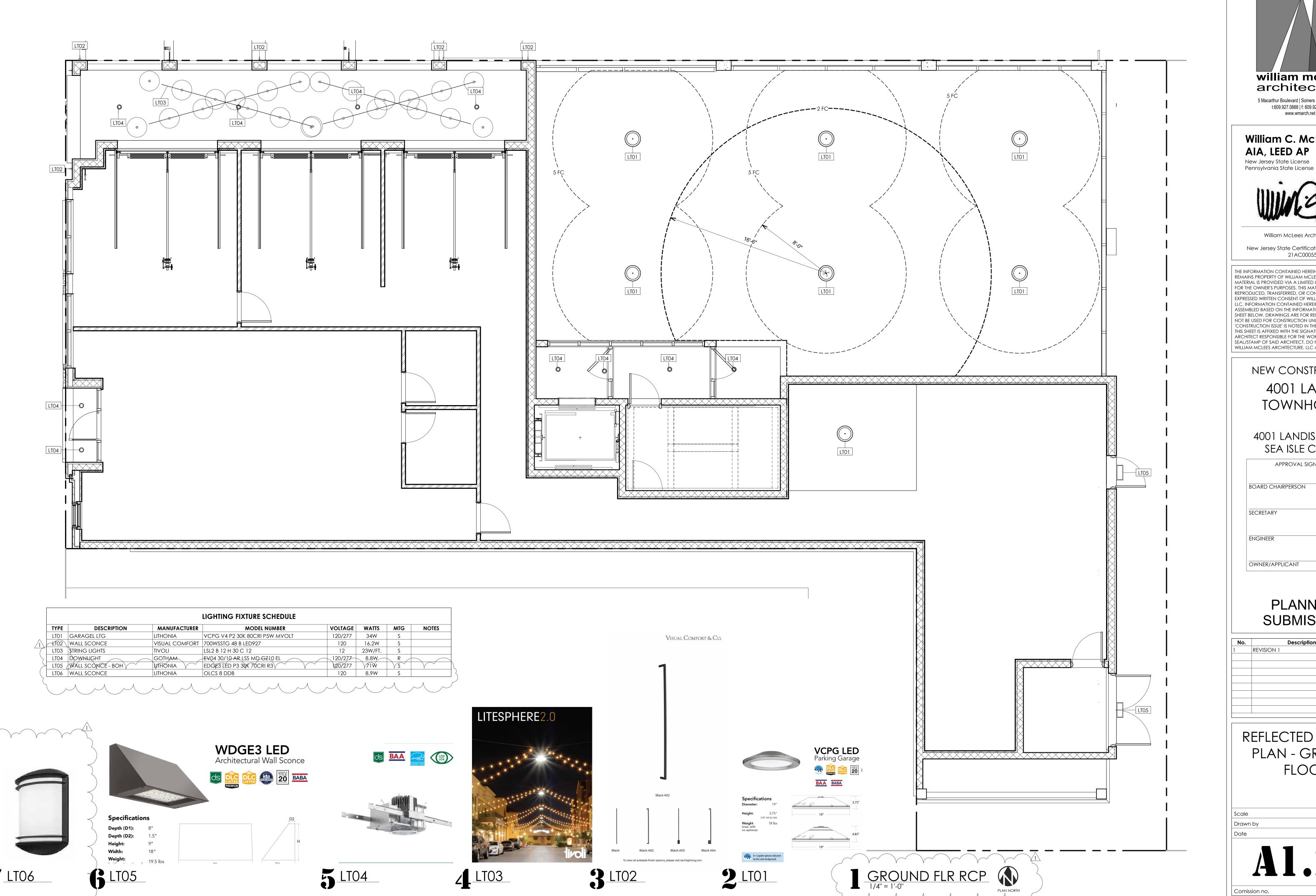
APPROVAL SIGNATURES BOARD CHAIRPERSON DATE DATE

## PLANNING SUBMISSION

No.	Description	Date
1	REVISION 1	08.22.24

## FLOOR PLAN - ROOF

Scale	As indicated
Drawn by	WSZ
Date	06.26.24





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## **NEW CONSTRUCTION:** 4001 LANDIS TOWNHOMES

#### 4001 LANDIS AVENUE SEA ISLE CITY, NJ

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

### PLANNING 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





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	OPPERABLE FABRIC CANOPY W/ METAL SUPPORTS.
COL10	COMPSOTIE 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 ARCHITE
SF10	EXTRUDED ALUMINUM THERMALLY-BROKEN STOREFRONT WITH 1" CLEAR INSULATING TEMP GLAZING, DARK BRONZE.
SS10	FLAT SEAM KYNAR FINISHED ALUMINUM ROOF, BLACK.
ST10	STONELITE STONE FACED TILES. LIMESTONE FINISH.
TB10	MOLDED FIBERGLASS TRIM, DARK BRONZE.
TB20	MOLDED FIBERGLASS TRIM, WHITE.
\\/\\/10	VINIVI CLAD MOOD DOUBLE CLAZED DOUBLE HILIDO MINIDOM DARK PRONZE

NAL FINISHES AND COLOR SELECTIONS TO BE COORDINATED WITH OWNE





## William C. McLees AIA, LEED AP

New Jersey State License Pennsylvania State License



AI 14054

RA403479

William McLees Architecture, LLC

New Jersey State Certificate of Authorization # 21AC00055500

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## NEW CONSTRUCTION: 4001 LANDIS TOWNHOMES

#### 4001 LANDIS AVENUE SEA ISLE CITY, NJ

APPROVAL SIGNATURES	
BOARD CHAIRPERSON	DATE
SECRETARY	DATE
ENGINEER	DATE
OWNED / A DDI IC A NIT	DATE

## PLANNING SUBMISSION

No.	Description	Date
1	REVISION 1	08.22.24

## ELEVATIONS

	1/8" = 1'-0"
ı by	AJS
	06.26.24

A2.01

Comission no.

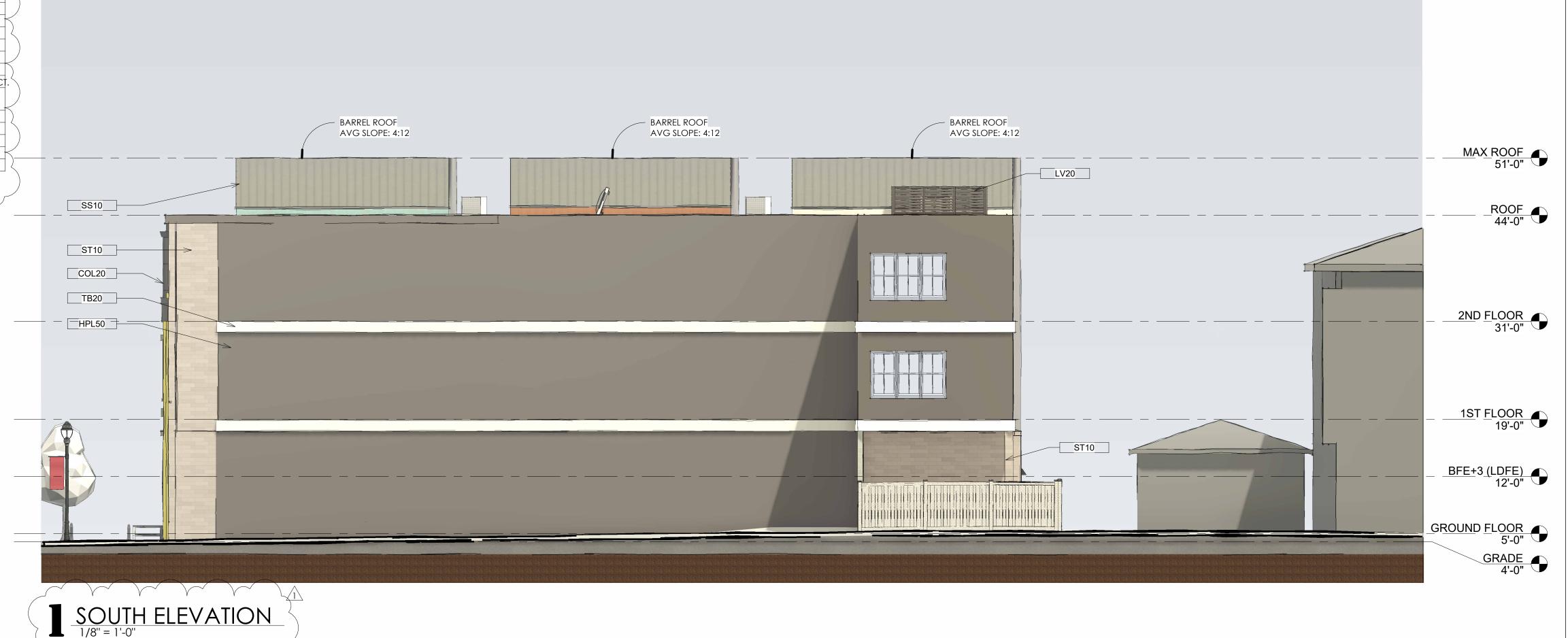
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WW10	VINYL CLAD WOOD, DOUBLE GLAZED, DOUBLE-HUNG WINDOW, DARK BRONZE.

	REQUIRED	PROPOSED	VARIANCI
MASSING	KEQUIKED	PROPOSED	VARIANCI
	DECUMPED	V.	
BUILDING OFFSETS (26-42.3a1)	REQUIRED	Υ 20.04.55	-
MAXIMUM SPACING BETWEEN OFFSETS (26-42.3a2)	33.00 FT	30.26 FT	
MINIMUM DEPTH OF OFFSETS (26-42.3a2)	2.00 FT REQUIRED	.67 FT Y	C -
VERTICAL OFFSETS (26-42.3a3)		<u> </u>	-
ARTICULATION		· · · · · · · · · · · · · · · · · · ·	
BUILDING WALLS - BASE, BODY, CAP (26-42.3b1)	REQUIRED	Y	-
WALL BASE - KICK OR SILL (26-42.3b2)	REQUIRED		-
WALL BODY - BELT COURSE (26-42.3b3)	RECOMMENDED REQUIRED	Y	-
WALL CONTINUITY (26-42.3b4)	REQUIRED	Y	-
ROOF	DECLUDED		
ROOF COMPATIBILITY (26-42.3c1)	REQUIRED	Y	÷.
FLAT ROOF PARAPET CORNICE (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	
TRANSPARENC			
MINIMUM GROUND FLOOR GLAZING (26-42.3d1)		58.00%	-
GROUND FLOOR TRANSOMS (26-42.3d2)	RECOMMENDED	Y	+1
MAXIMUM GROUND FLOOR WINDOW SILLS (26-42.3d3)	3.00 FT	0.00 FT	-
VERTICALLY PROPORTIONED GLAZINGS (26-42.3d4)	REQUIRED	Y	-
MUNTINS OR DIVIDED LIGHTS (26-42.3d5)	RECOMMENDED	NA	2/
GLASS BLOCK (26-42.3d6)	PROHIBITED	N	-
EXTERIOR SECURITY GATE (26-42.3d7)	PROHIBITED	N	-
ENTRANCES			
PUBLIC STREET PRIMARY ENTRANCE (26-42.3e1)	REQUIRED	N	С
ARTICULATED ENTRANCES (26-42.3e2)	REQUIRED	N	С
ARCHITECTURAL COMPATIBILITY (26-42.3e3)	REQUIRED	NA	
MATERIALS			
DURABLE FAÇADE MATERIOLS (26-42.3f1	REQUIRED	Υ	-
MAXIMUM NUMBER OF COLORS (26-42.3f2)	3	N	С
LIGHTING			
ARCHITECTURALLY COMPATIBLE LIGHTING (26-42.3g1)	REQUIRED	Y	-
COMPATIBLE LIGHTING SOURCE (26-42.3g2)	REQUIRED	Υ	-
LPS OR MERC VAPOR (26-42.3g3)	PROHIBITED	Ν	-
AWNINGS AND CAN	NOPIES		
USE OF AWNINGS AND CANOPIES (26-42.3h1)	RECOMMENDED	Υ	-
CANOPY CLEARANCE HEIGHT (26-42.3h2)	9.00 FT	9.00 FT	-
AWNING AND CANOPY EXTENSION (26-42.3h3)	CURBLINE	6.00 FT	-
AWNING AND CANOPY PROPORTIONALITY (26-42.3h4)	REQUIRED	Υ	-





www.wmarch.net

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### PLANNING SUBMISSION

Description	Date
REVISION 1	08.22.24

### ELEVATIONS

Scale	As indicated
Drawn by	AJS
Date	06.26.24

A2.02

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