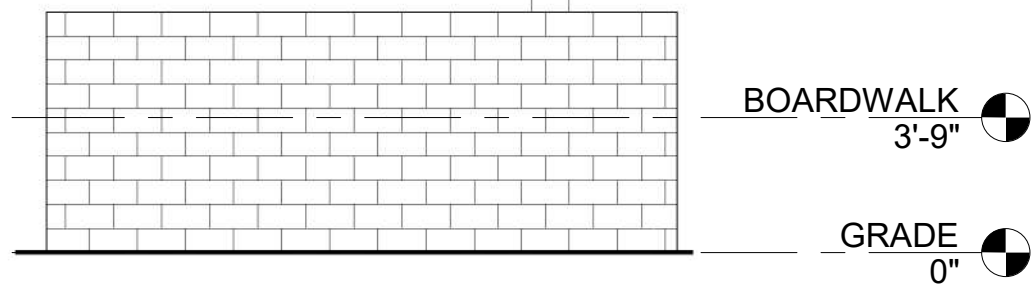
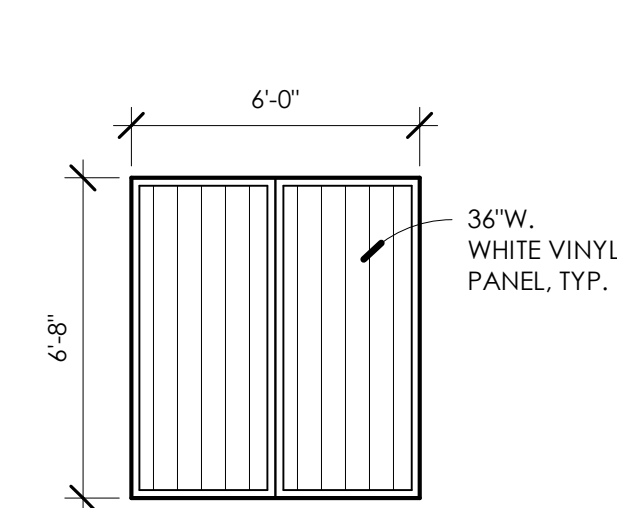


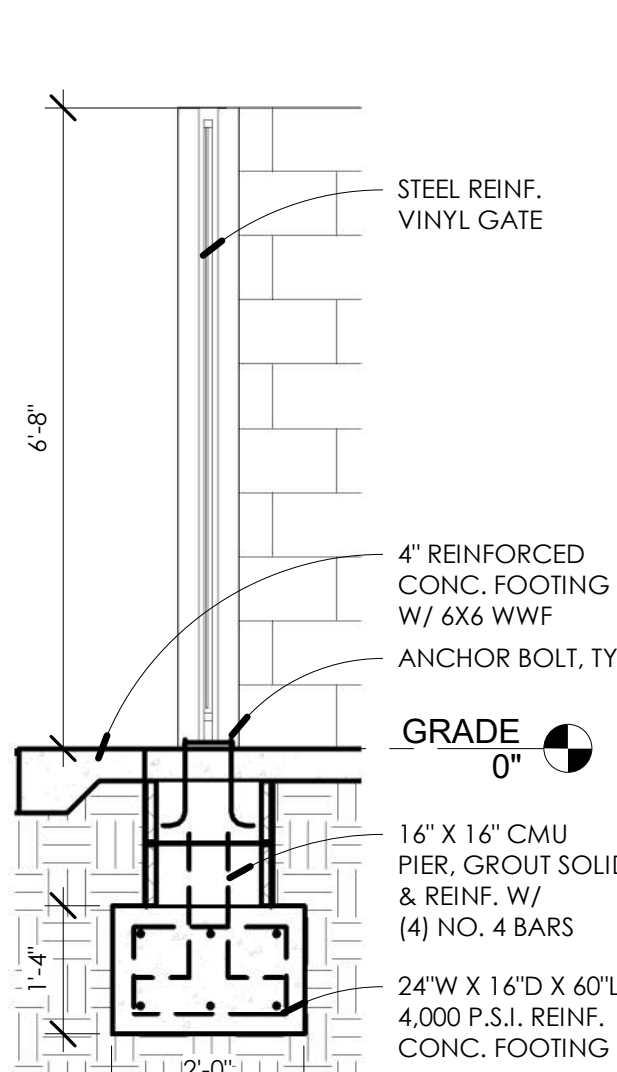
9 TRASH ENCL. ELEV. a  
3/16" = 1'-0"



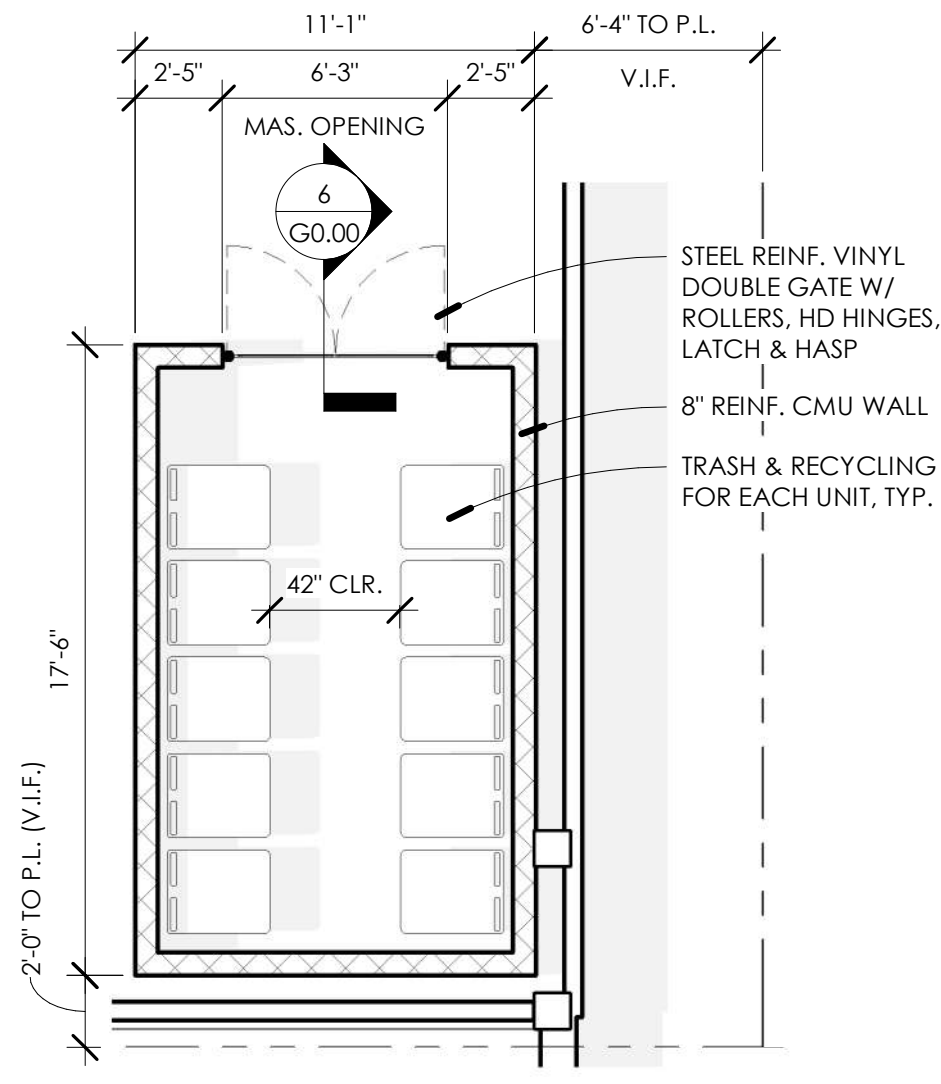
8 TRASH ENCL. ELEV. b  
3/16" = 1'-0"



7 DOOR TYPE  
1/4" = 1'-0"



6 Section 1  
1/2" = 1'-0"

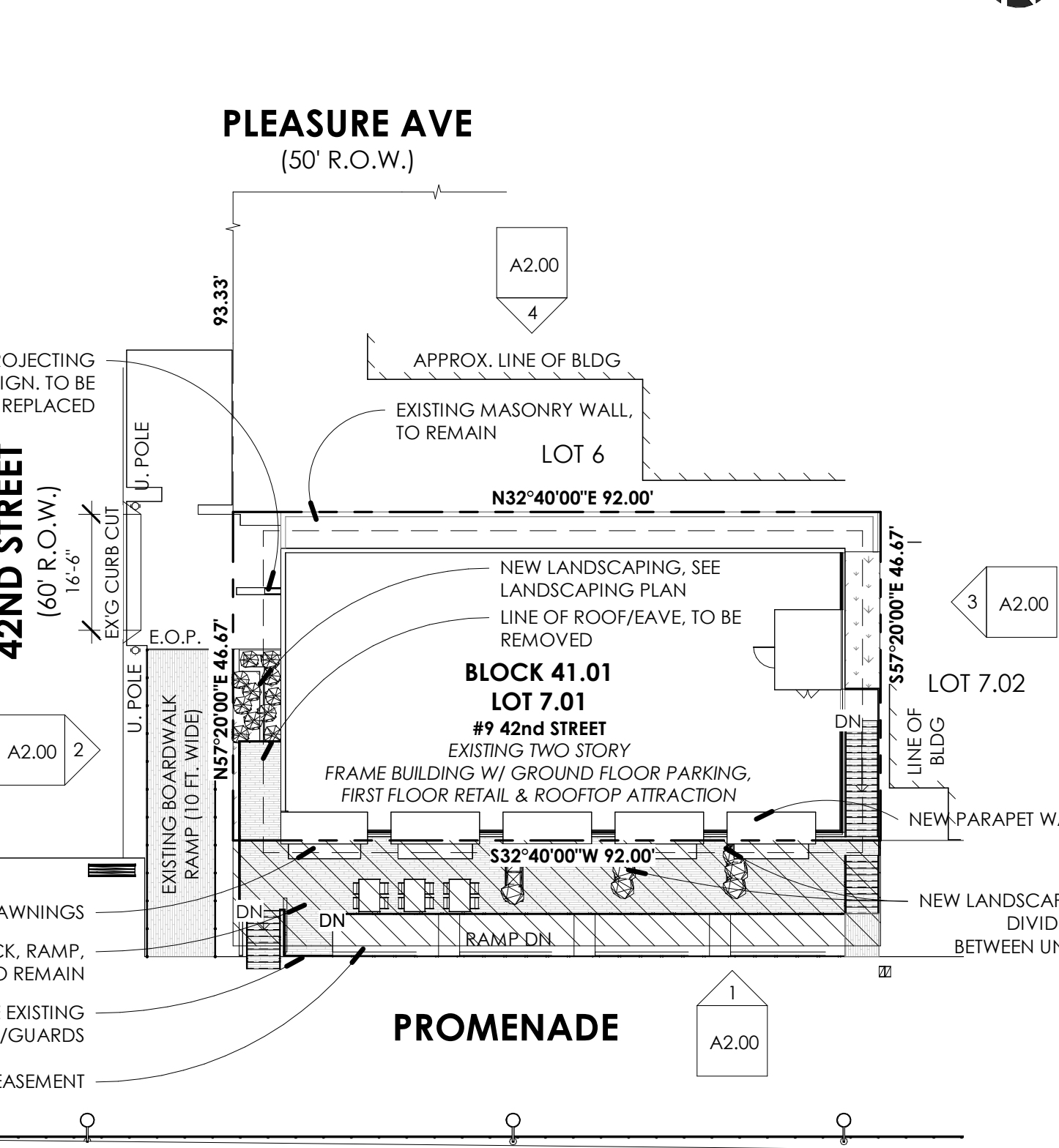


5 ENCL. PLAN - TRASH ENCL.  
3/16" = 1'-0"



PROJECT LOCATION

4 FEMA FLOOD MAP  
NTS

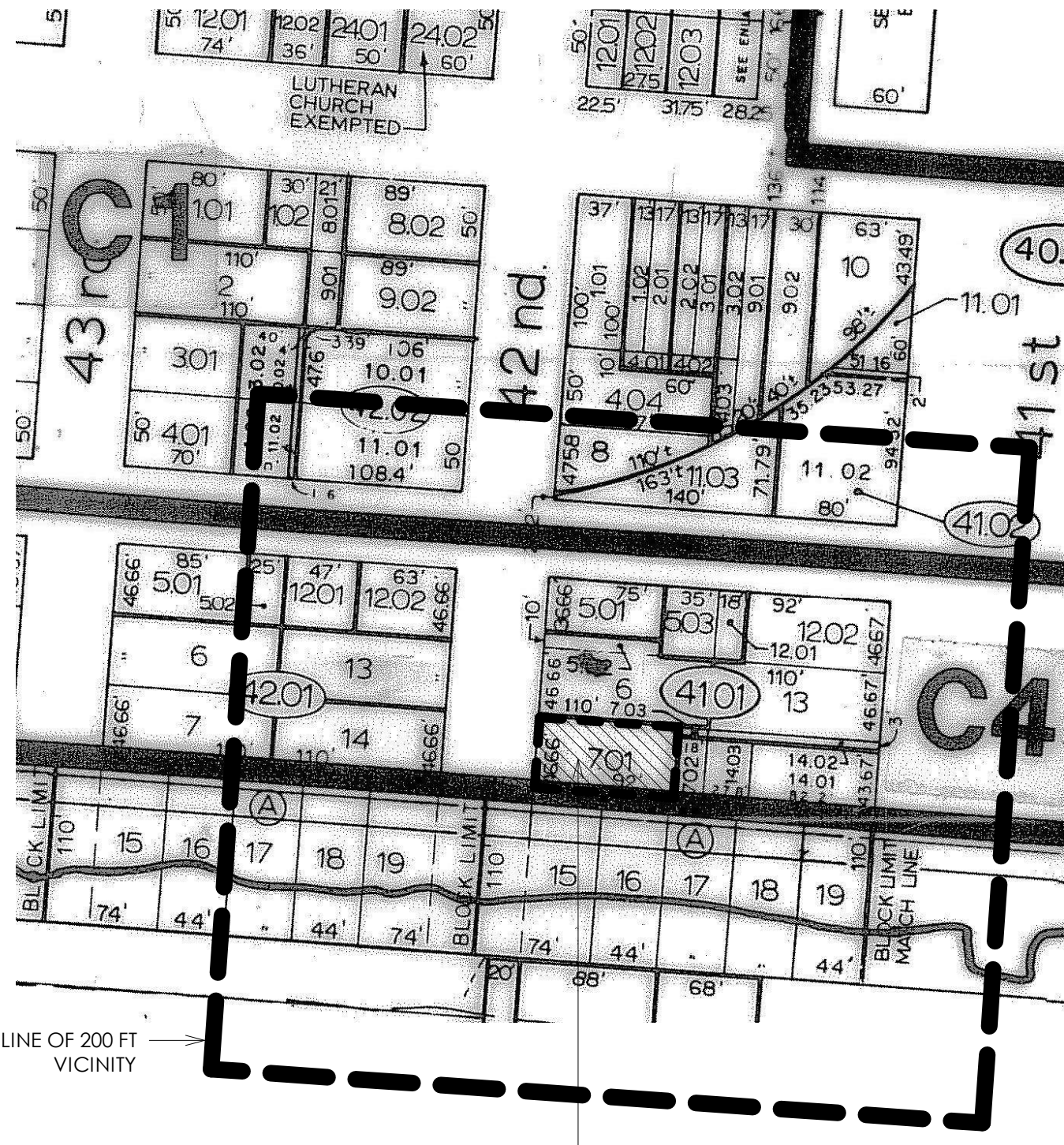


1 SITE PLAN  
1" = 20'-0"

BUILDING CODE ANALYSIS

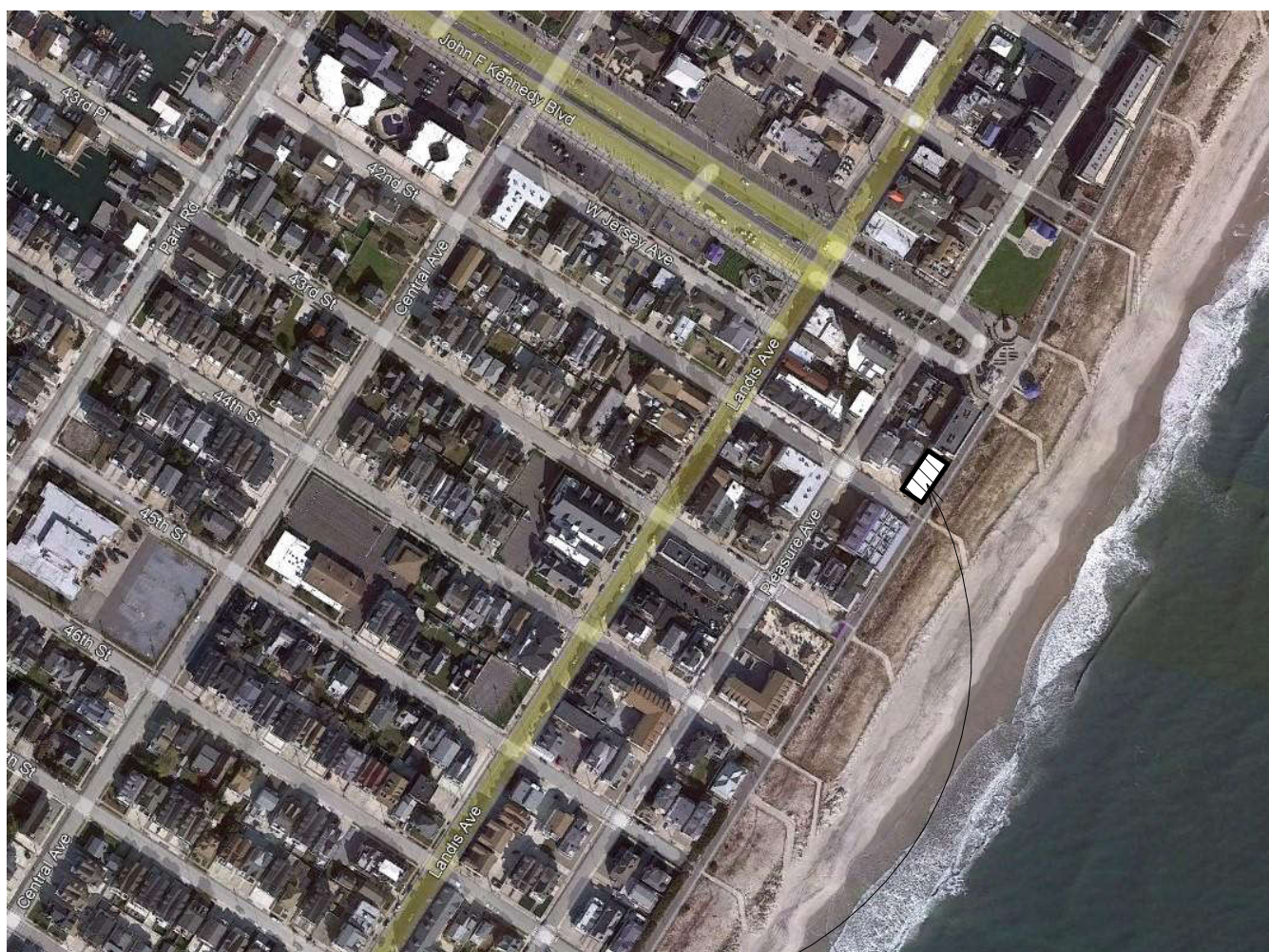
This work is governed by the New Jersey Uniform Construction Code, New Jersey Edition of the 2021 International Building Code and all other applicable subcodes as adopted therein. This work shall qualify as **RENOVATION** under the requirements and definitions of the New Jersey U.C.C.

Total Building Areas:	Enclosed
GRADE:	20 S.F.
FIRST FLOOR:	3,287 S.F.
SECOND FLOOR:	100 S.F.
TOTAL:	3,407 S.F.
Building Footprint:	3,287 S.F.
Use Group:	S2/M/R2
Construction Class:	V-A



PROJECT LOCATION  
9 42ND STREET

3 TAX MAP  
1" = 100'-0"



PROJECT LOCATION

2 LOCATION MAP  
NTS

DRAWING LIST				
SHEET NUMBER	SHEET NAME	ISSUE DATE	CURRENT REVISION	REVISION DATE
G0.00	COVER SHEET	06/22/23		
A1.00	FLOOR PLANS	06/22/23		
A2.00	ELEVATIONS	06/22/23		

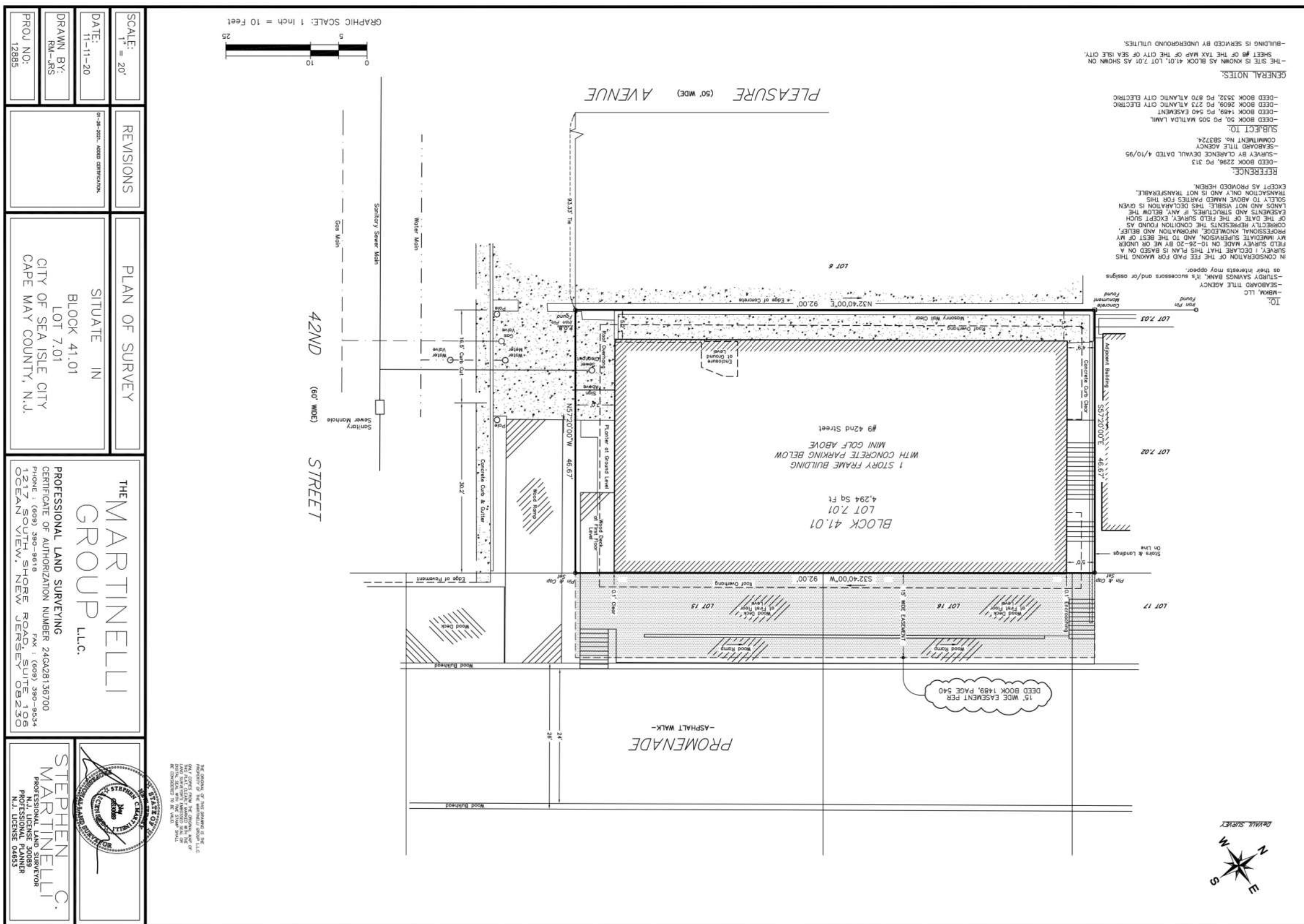
CHANGE OF USE TO:  
BLOCK 41.01  
LOT 7.01  
# 9 42ND STREET

OWNER:	MATTHEW BATEMAN 9 42ND STREET SEA ISLE CITY, NJ 435.830.4285
ARCHITECT:	WILLIAM MCLEES ARCHITECTURE 5 MACARTHUR BOULEVARD SOMERS POINT, NJ 08244 CONTACT: WILLIAM MCLEES, AIA 609.927.0888

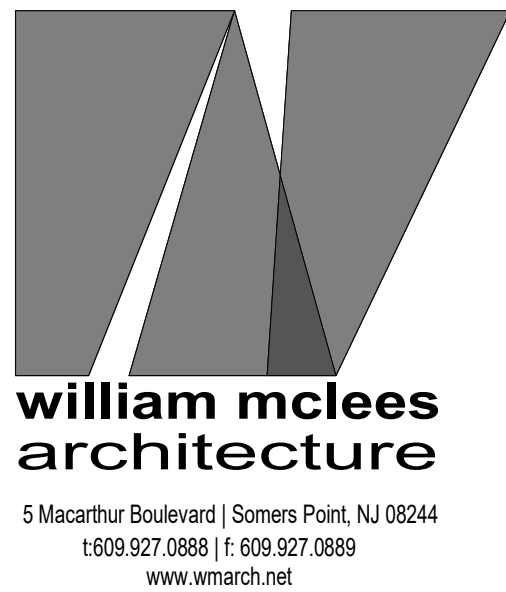
ZONING SCHEDULE

STATISTIC	EXISTING	REQUIRED	PROPOSED	VARIANCE	COMMENTS
DISTRICT	C4	C4	C4	--	--
FLOOD ZONE (BFE)	AE-9	AE-9	AE-9		
ZFE		11.00 FT	11.00 FT		NAVD 1988
DFE		13.00 FT	13.00 FT		T.O.F.F. NAVD 1988
MIN LOT AREA	4,294 SF	5,000 SF	4,294 SF		DEED
MIN LOT DEPTH	92 FT	100 FT	92 FT	ENC	
MIN LOT WIDTH/FRONTAGE	46'-9"	50 FT	46'-9" FT	ENC	
SETBACKS					
FRONT YD (PROMENADE)	0 FT	0 FT	0 FT		
FRONT YD (42ND)	7 FT	0 FT	7 FT		TO DEED LINE
SIDE YD	5 FT	0 FT	5 FT		
REAR YD	5.2 FT	5' FT	5.2 FT		
MAX BLDG HGT	<35'	40 FT	<35'		A.B.F.E.
TOTAL STORIES	2	3	2		
FLOOR AREA RATIO	75%	85%	75%		
MAX. BLDG COVERAGE	76.5%	95%	76.5%		
MAX. IMPERVIOUS COVERAGE	100%	95%	100%		
PARKING			(3) RESIDENTIAL (2) COMMERCIAL INCL. (1) ADA		

VARIANCES REQUESTED:  
MIN LOT AREA (26-55.7A) ENC  
MIN LOT DEPTH (26-55.7B) ENC



EXISTING CONDITIONS SURVEY



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AIA, LEED AP  
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Pennsylvania State License



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

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RENOVATIONS TO  
#9 42ND STREET

9 42ND STREET  
SEA ISLE CITY, NJ 08243

APPROVALS

BOARD CHAIRPERSON

BOARD SECRETARY

BOARD ENGINEER

No.	Description	Date

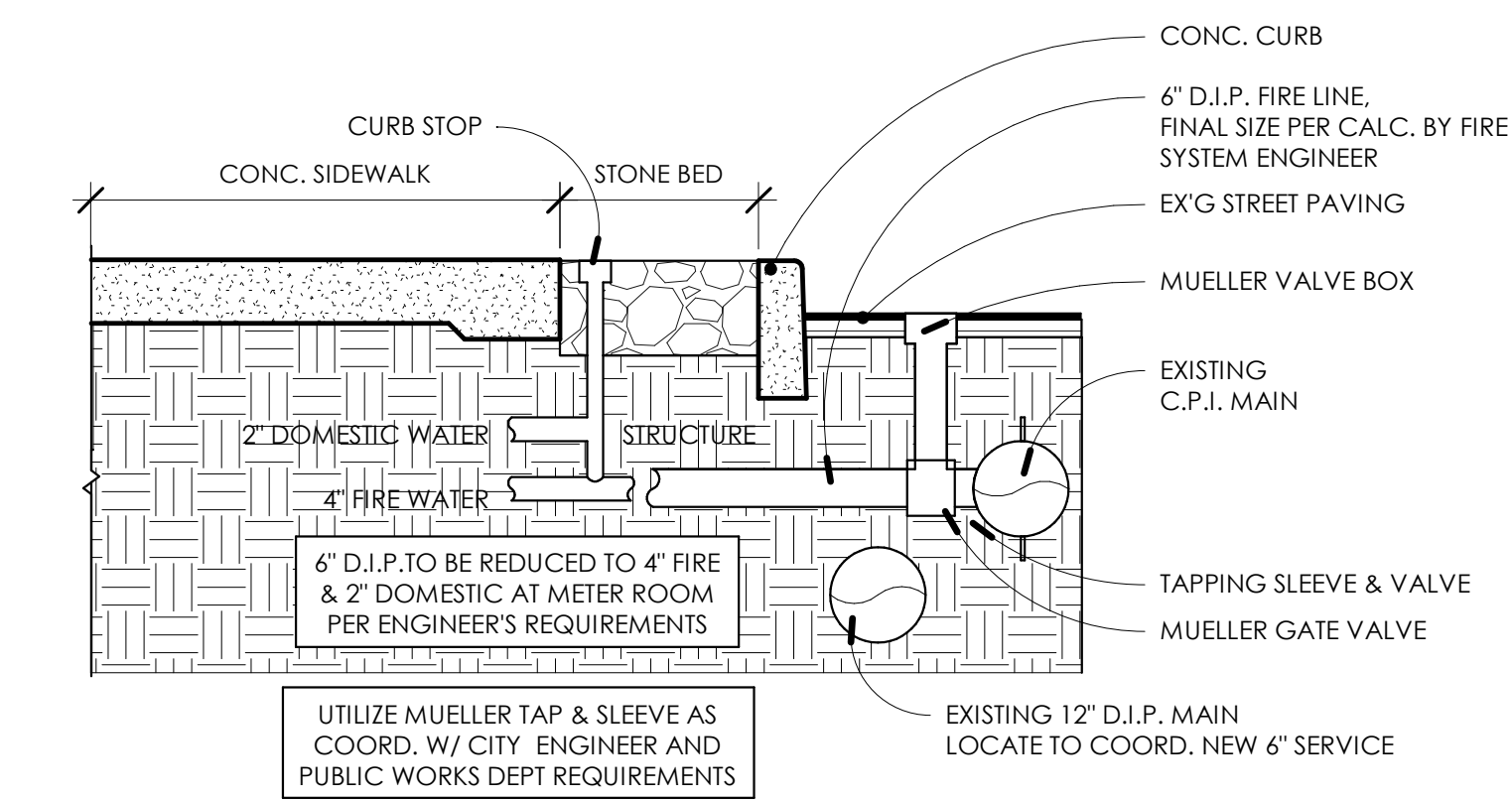
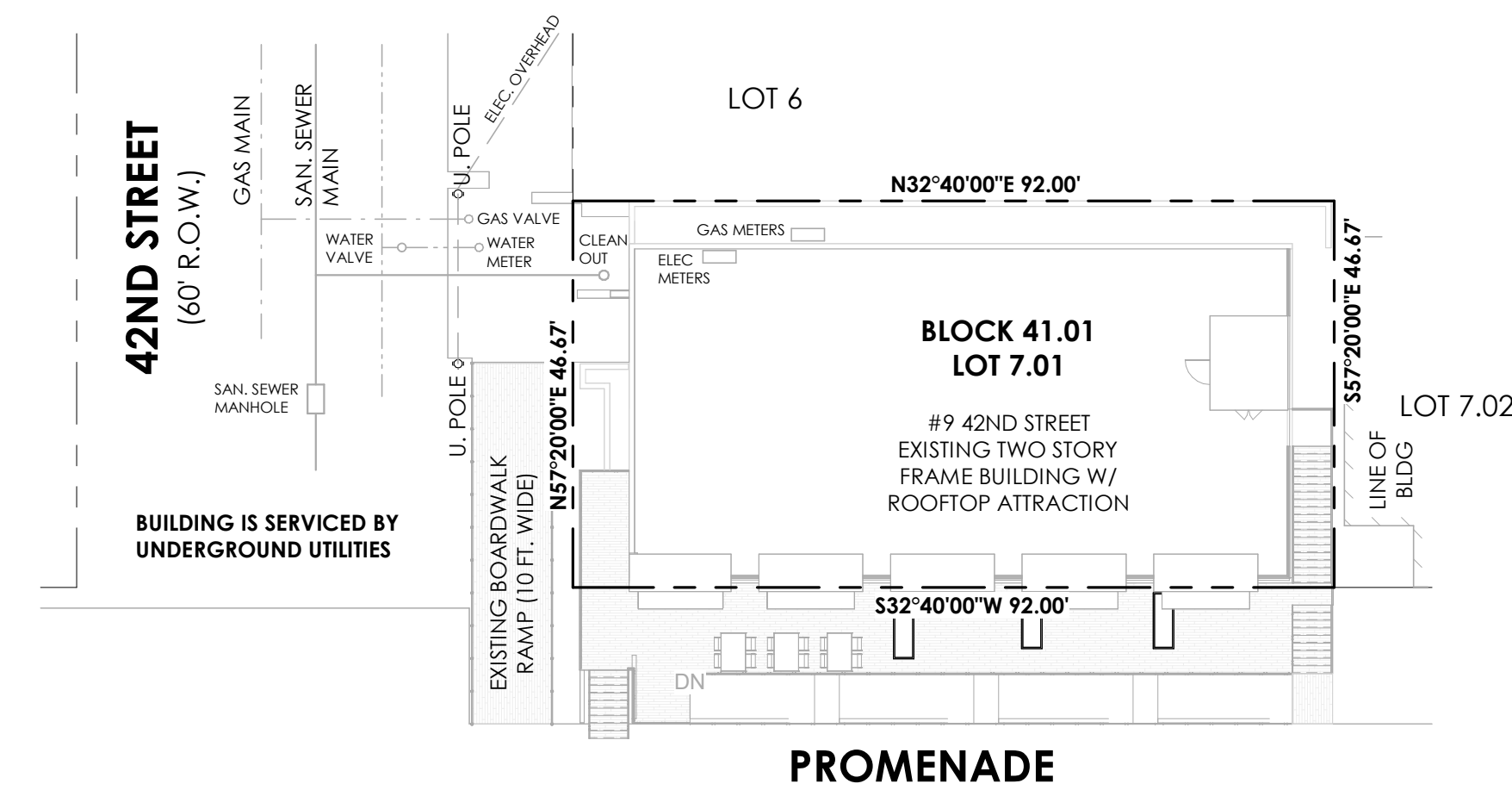
COVER SHEET

Scale	As indicated
Drawn by	Author
Date	06.22.23

GO.00

Comission no. 210598

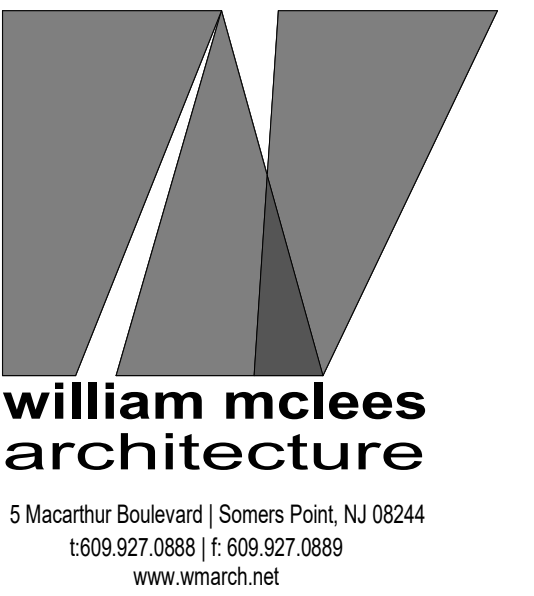
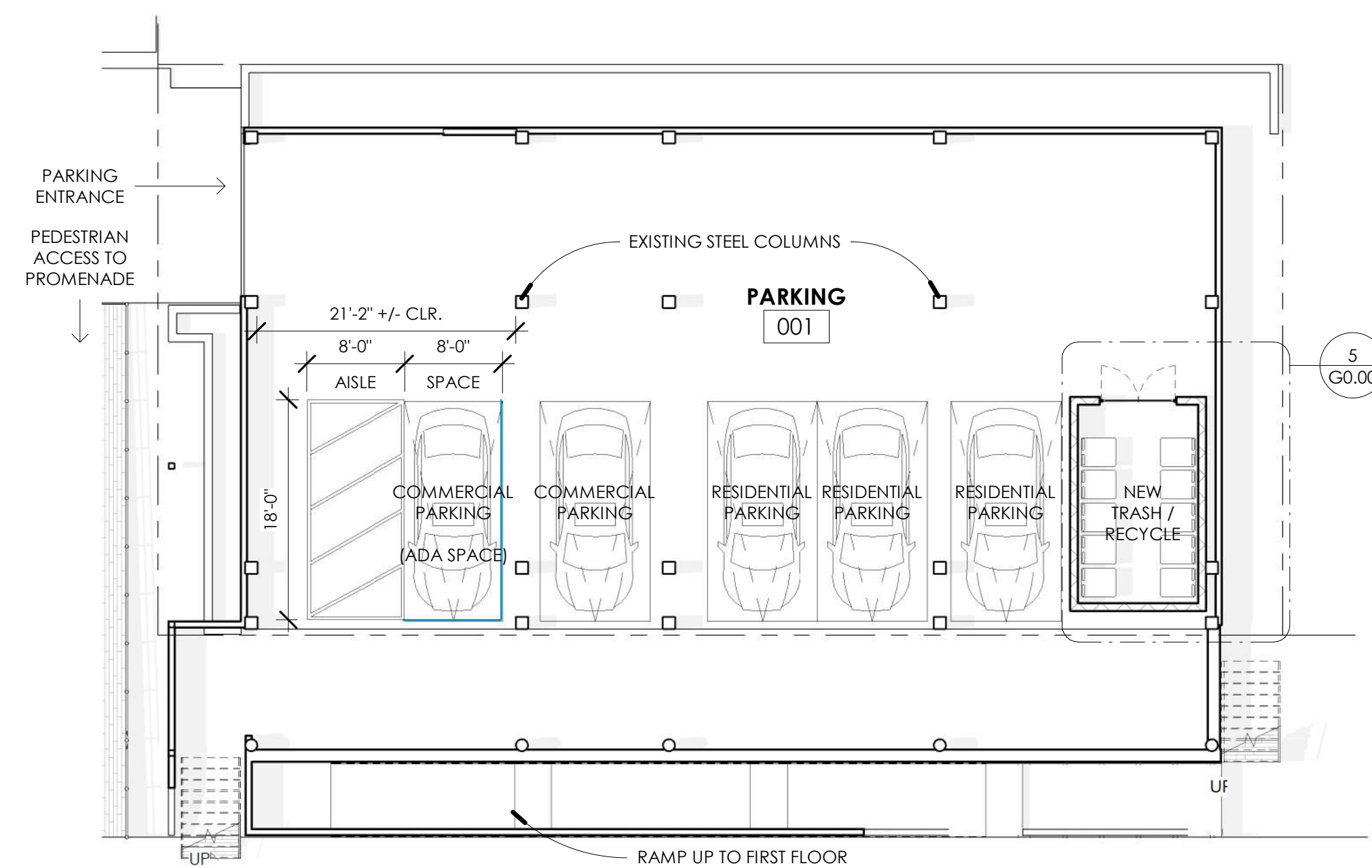
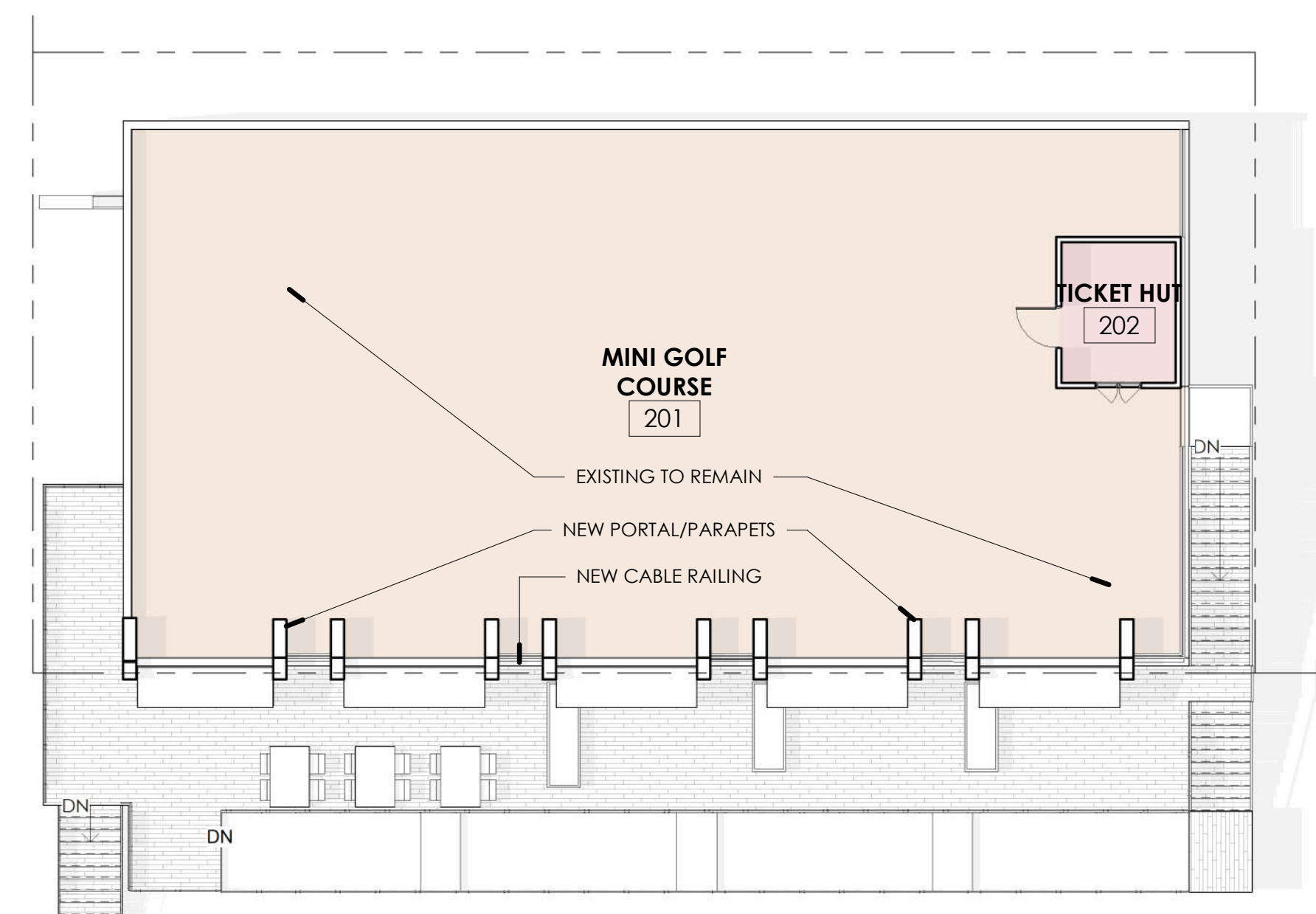
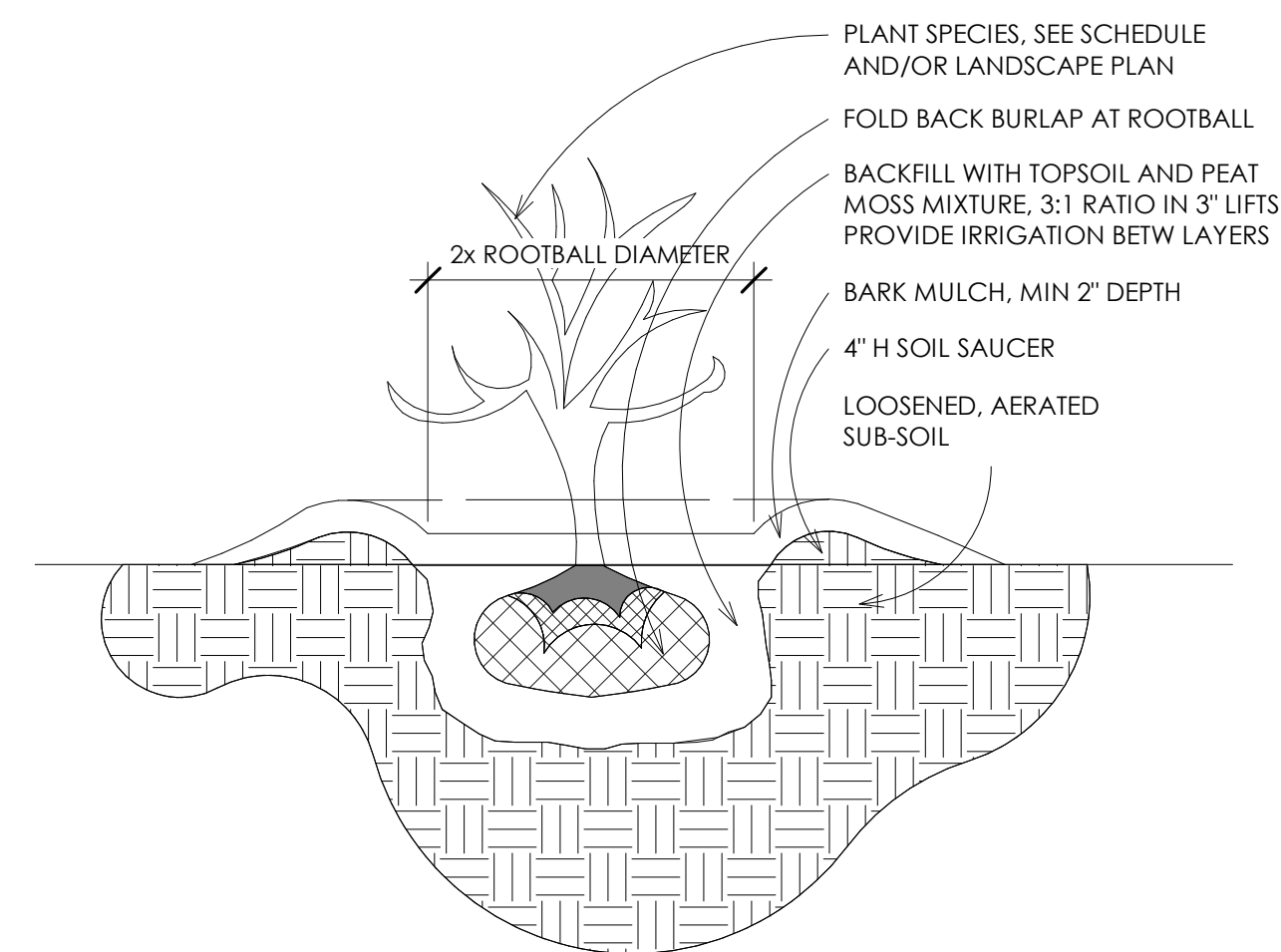


LANDSCAPE SCHEDULE

MARK	QTY	COMMON NAME	SIZE
BX	3	BOXWOOD	48"
MG	11	MAIDEN GRASSES	48"
PG	7	PAMPAS GRASSES	48"

LANDSCAPE NOTES:

1. ALL LANDSCAPE PLANTS SHALL BE TYPICAL FULL SPECIMENS CONFORMING TO THE AMERICAN ASSOCIATION OF NURSEYMAN STANDARDS (ANA) FOR QUALITY AND INSTALLATION.
2. LOCAL SOIL CONDITIONS AND WATER AVAILABILITY SHALL BE CONSIDERED IN THE PLANT SELECTION. ALL PLANTS SHALL BE TOLERANT OF SPECIFIC CONDITIONS.
3. LANDSCAPING SHALL NOT INHIBIT ACCESS BY EMERGENCY VEHICLES OR INHIBIT VISIBILITY WITHIN REQUIRED VEHICLE SIGHT TRIANGLES.
4. IRRIGATION SYSTEMS ARE TO BE PROVIDED FOR ALL NEW PLANTINGS.



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

New Jersey State License AI 14054  
 Pennsylvania State License RA403479

AI 14054  
A403479

William McLees Architecture, LLC

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# RENOVATIONS TO #9 42ND STREET

9 42ND STREET  
SEA ISLE CITY, NJ 08243

## APPROVALS

BOARD CHAIRPERSON

## BOARD SECRETARY

BOARD ENGINEER

[illegible]

## FLOOR PLANS

Scale	As indicated
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Drawn by	Author
----------	--------

Date	06.22.23
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# A1.00

Comission no.	21059B
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6/22/2023 4:04:14 PM



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**AIA, LEED AP**  
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RA403479

*William C. McLees*

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## RENOVATIONS TO #9 42ND STREET

9 42ND STREET  
SEA ISLE CITY, NJ 08243

### APPROVALS

BOARD CHAIRPERSON

BOARD SECRETARY

BOARD ENGINEER

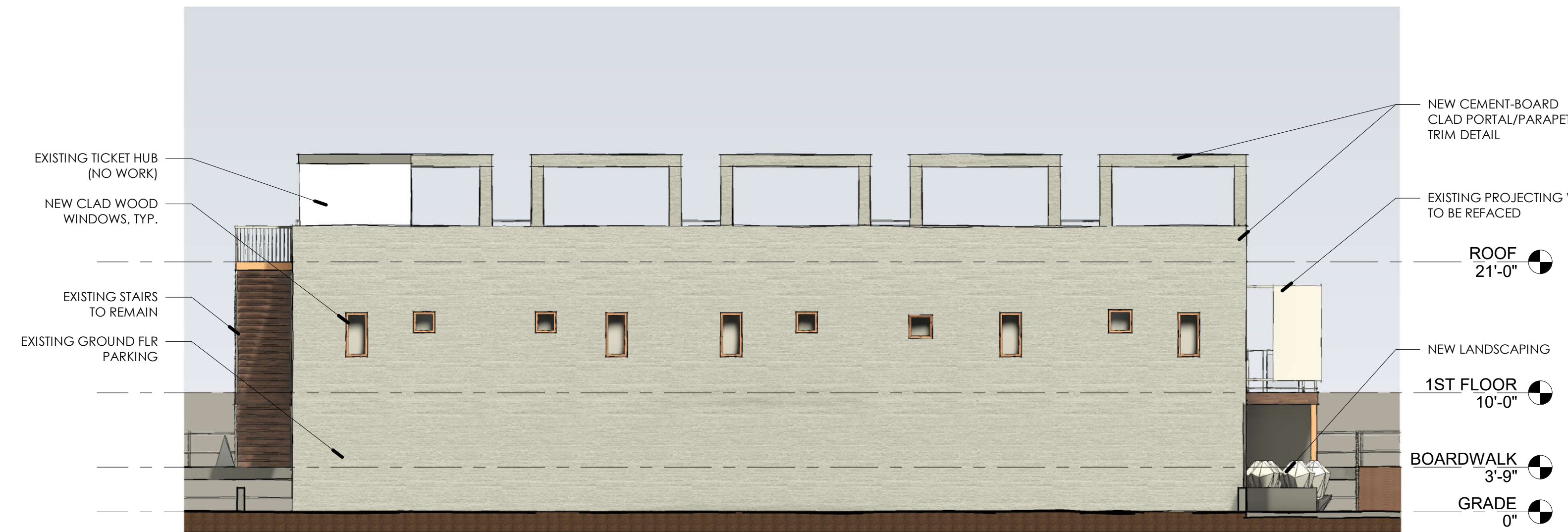
No.	Description	Date

## ELEVATIONS

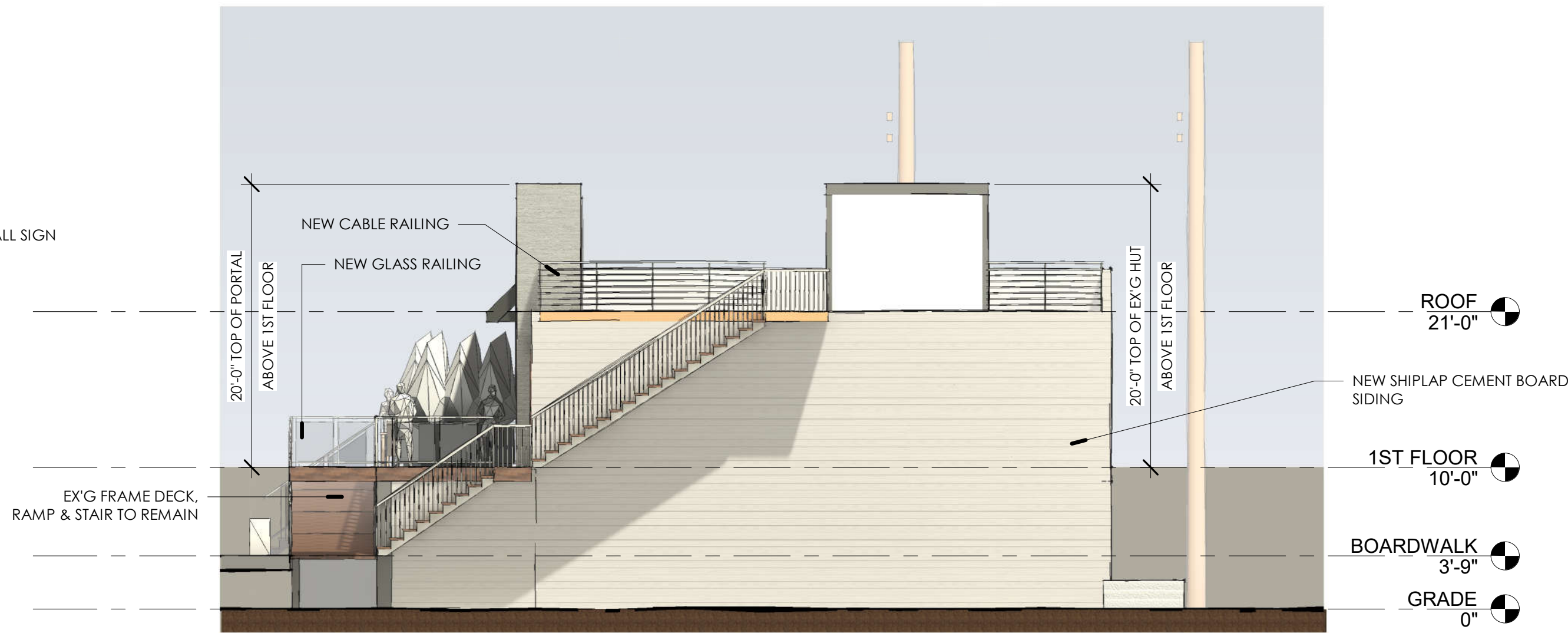
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Drawn by Author  
Date 06.22.23

**A2.00**

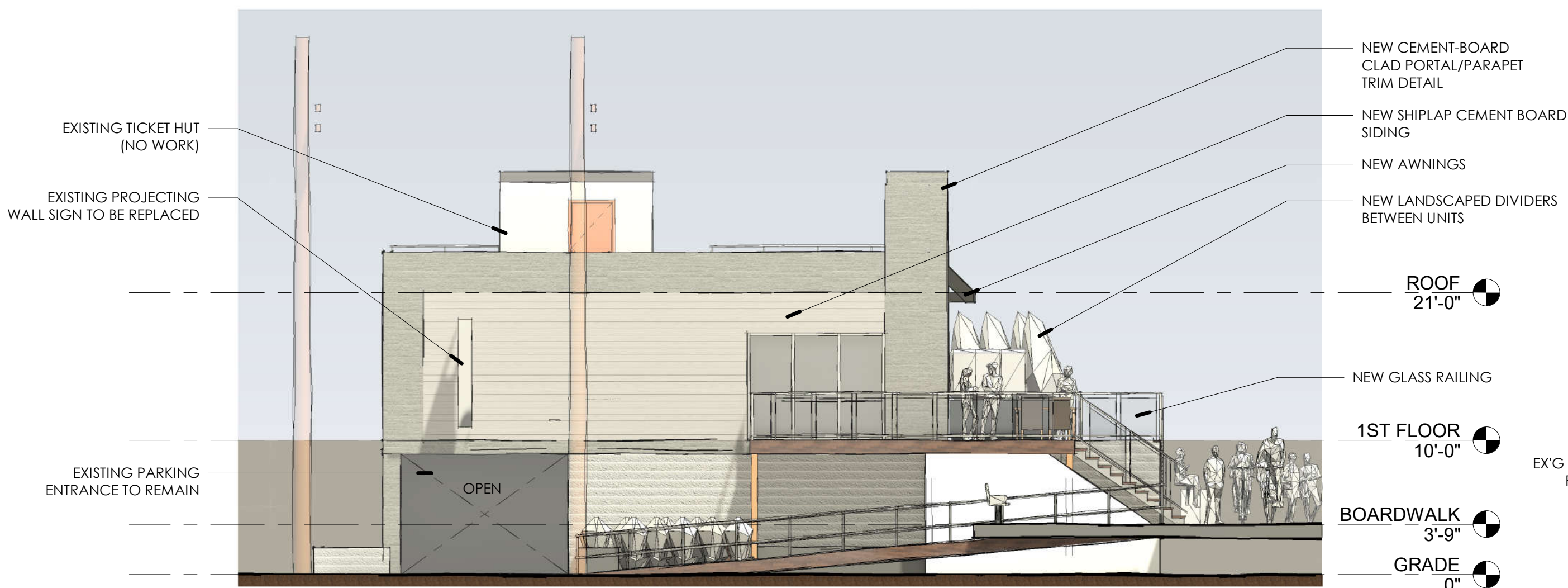
Comission no. 210598



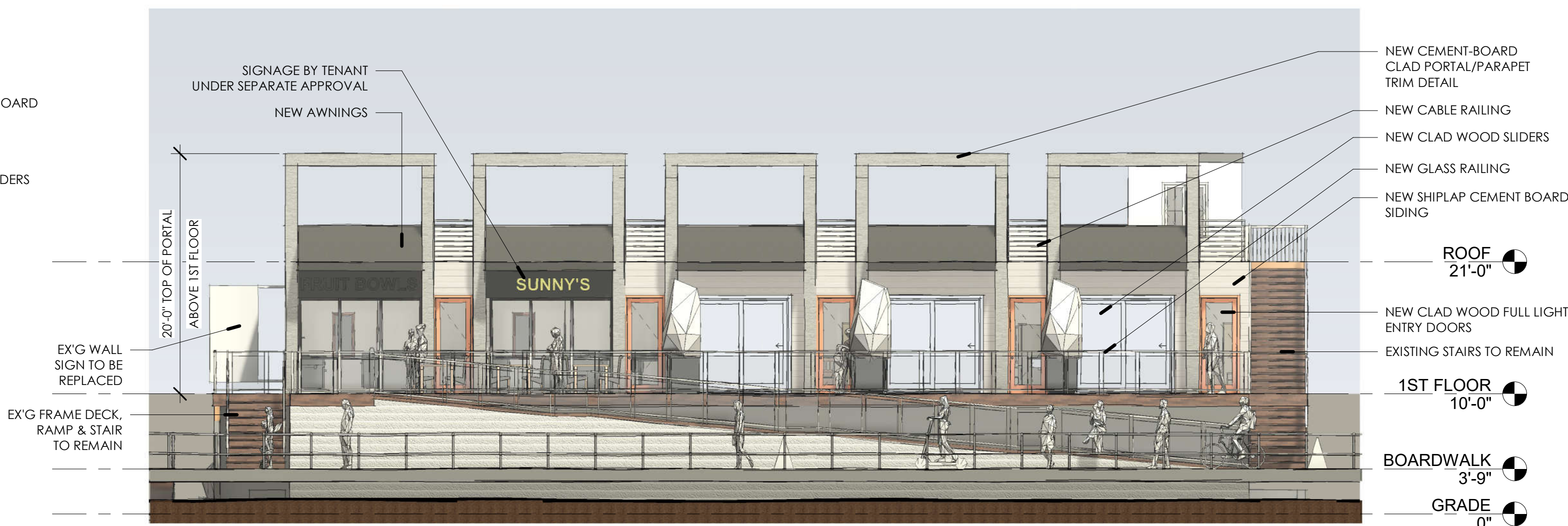
**4 NORTH ELEVATION**  
1/8" = 1'-0"



**3 EAST ELEVATION**  
1/8" = 1'-0"



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



**1 SOUTH ELEVATION**  
1/8" = 1'-0"