

ARCHITECTURE BY HARYSLAK, LLC

Coastal Architecture Since 1995

3101 Dune Drive, Suite 109, Avalon, New Jersey 08202

Phone: 609-368-5550 Fax: 609-368-1096 Email: ArchitectureByHaryslak@hotmail.com



Planning Board Submission "Architectural Design Standards" Compliance Breakdown

Subject Property:

#4615 Landis Avenue, Sea Isle City (A.K.A. Dock Mike's Restaurant)

Zoning District: "C-1" / Block: 46.02 / Lots: 1.01 & 1.02

Planning Board Engineer, Chairperson & Members,

Please find my narrative as a supplement to the Design Drawings "P-1" thru "P-4" & "R-1" identified as "224-24" and dated 03/26/2025. My notes follow each individualized standard as taken directly from the City Zoning Codes.

William Haryslak, Architect – NJ Lic #12373

March 26, 2025

§ 26-42. ARCHITECTURAL DESIGN STANDARDS.

§ 26-42.1. Applicability. [Ord. No. 1510 (2011) § 28]

This section shall apply to all site plan applications in a commercial zone.

§ 26-42.2. Purpose. [Ord. No. 1510 (2011) § 29]

The purpose of the architecture design standards is to establish a set of principles and requirements that reflect the City's desire for a coastal seashore village. These principles will enhance the commercial zones and encourage development and redevelopment at a scale that is pedestrian-oriented. The guidelines work to provide standards that allow for flexibility and creativity while encouraging high-quality development. High-quality development is long-lasting and will increase property values. The goal is to create buildings that are attractive, improve the City's commercial zones image and enliven the streetscape.

§ 26-42.3. Design Standards. [Ord. No. 1510 (2011) § 30; Ord. No. 1557 (2013); Ord. No. 1563 (2014) § 12]

The following standards shall be used to prepare and review the architectural design of all buildings and structures in a development plan. All buildings shall be designed to convey a coastal seashore village scale and character. Where a development plan involves an existing building or a site upon which an existing building is located and the existing building will remain, the existing building shall be repaired, renovated and restored to comply with this article.

a. Massing.

1. Building wall offsets, including both projections and recesses, shall be provided along any street-facing building wall measuring greater than fifty (50') feet in length in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long wall. **COMPLIANT**

Landis Avenue Façade: 38'-0" building wall. N/A

47th Street Façade: 1st Floor has a 66'-0" building wall broken into 3 massing segments.

2nd Floor has 2 building walls; 1 @ 49'-6" / 1 @ 22'-6. N/A

2. The maximum spacing between such vertical offsets shall be thirty-three (33') feet. The minimum projection or depth of any individual vertical offset shall not be less than two (2') feet. **NON-COMPLIANT (1 wall segment out of 6)**

Landis Avenue Façade: 1st, 2nd & 3rd Floor's Building Wall Length of 38'-0" is under 50'. N/A

47th Street Façade: 1st Floor has a 66'-0" building wall broken into 3 massing segments.

Massing of the walls at 1st Floor has 2 segments under 33' & 1 segment at 35'. There are 2 vertical offsets at 1'.

(Note: 18' of the 66'-0" wall screens parking area.)

2nd Floor has 2 building walls; 1 @ 49'-6" / 1 @ 22'-6. N/A

3. Vertical offsets can include pilasters, projecting bays, changes in facade materials, balconies, etc. **COMPLIANT**

b. Articulation.

1. All street-facing building walls shall have a clearly defined base, body and cap. **COMPLIANT**
2. The base of the building shall align with either the kick plate or sill level of the first story. **COMPLIANT**
3. The body section of a building may be horizontally divided at floor, lintel or sill levels with belt courses. **COMPLIANT**
4. The architectural treatment of a façade shall be completely continued around all street facing facades of a building. All sides of a building shall be architecturally designed so as to be consistent with regard to style, materials, colors and details. **COMPLIANT**

c. Roof.

1. The shape, pitch and color of a roof shall be architecturally compatible with the style, materials and colors of such building. **COMPLIANT**
2. If the building has a flat roof, a parapet shall project vertically to hide any roof-mounted mechanical equipment. Additionally, a cornice shall project out horizontally from the facade and shall be ornamented with moldings, brackets or other details. **COMPLIANT**
3. Pitched roofs are encouraged to have dormers, chimneys, cupolas and other similar elements to provide architectural interest. These elements shall be compatible with the style, materials, colors and details of the building. **COMPLIANT**
4. Roofline offsets shall be provided along any roof measuring more than forty (40') feet in length in order to provide architectural interest and articulation to a building. **COMPLIANT**
5. When viewed in elevation, no more than fifty (50%) percent of the roofline shall be flat. In this instance, mansard roofs are considered to be flat roofs. **COMPLIANT**
6. Roof top heating, ventilating and air-conditioning (HVAC) systems, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be inconspicuous as viewed from the primary or secondary street and adjacent properties. **COMPLIANT**

d. Transparency.

1. Ground floor uses in the commercial districts shall have large pane display windows on the street-facing frontages. Such windows shall be framed by the surrounding wall and shall be a minimum of thirty three (33%) percent glass of the total ground level facade area, as measured floor to ceiling and width of commercial space. **NON-COMPLIANT**
*See Sheet "P-4" for breakdown of windows & doors: 47th Street/ Wall #3 = 31.2% including the Kitchen Wall <33%
(NOTE: Landis Ave. / Wall #1 = 49.3% and Street Corner Covered Entry / Wall #2 = 52.6%
Cumulative Gross Glass Area of 539sf / 1,303sf Commercial Street Wall Area = 41.4%*
2. Transoms above display windows in the commercial districts are encouraged. **COMPLIANT**
3. Windowsills shall not be more than three (3') feet above the sidewalk in the commercial districts. Base panels or bulkheads are encouraged between the sidewalk and the windowsills. **COMPLIANT**
4. Windows shall be vertically proportioned (taller than wider) where possible. **COMPLIANT**
5. Buildings of architectural styles that normally have windows with muntins (vertical dividers) or divided lights shall utilize those types of windows. **COMPLIANT**
6. Glass blocks are not permitted on facades that abut a public street in the commercial districts. **COMPLIANT**
7. Exterior security grates are prohibited. **COMPLIANT**

e. Entrances.

1. The primary entrance to any building shall front on a public street. **NON-COMPLIANT**
*The restaurant's "primary entrance" fronts on the corner of Landis Avenue & 47th Street.
Each Individual Residential Unit's "primary entrance" is located on the open decks of the 2nd & 3rd Floors.
The 2nd & 3rd Level Residential Floors & Roof Deck Level service floor stairway access is along the northerly side-yard.*
2. All entrances to a building shall be defined and articulated by utilizing such elements as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades and other such elements, where appropriate. **COMPLIANT**
3. Any such element utilized shall be architecturally compatible with the style, materials, colors and details of such building. **COMPLIANT**

f. Materials.

1. Building facades visible from a public street shall consist of durable, long-lasting materials. Appropriate materials include brick, stone, cast stone, clapboard, cedar shakes or other high-quality material. **COMPLIANT**
2. Each structure or building should have a maximum of three (3) colors, excluding the roof. **NON-COMPLIANT**

Refer to Sheet "R-1" dated 3-26-2025

Building materials: 1st Floor are a combination of Brick & Stucco / 2nd & 3rd Floors are clapboard

Roofing Materials: Main building roofing materials are High definition Fiber-reinforced Asphalt. 1st Floor Accent roofing is Standing Seam Metal.

There are locations throughout the building Facades where a cumulative of 9 different colors are present.

- | | |
|------------------|---|
| 4 Wall Colors | (1)Brick, (2)Stucco, (3)Siding, (4)"White" Board & Batten |
| 3 Door Colors | (5)Brown, (6)"Midnight Blue", "White" |
| 2 Window Colors | "White", "Midnight Blue" |
| 1 Awning Color | (7)Blue |
| 2 Ceiling Colors | (8)Natural Wood, (9)Suspended Ceiling |

De minimis Accent Colors N/A

Roof Colors Exempted (If an awning is considered a "Roof" then we have 8 different colors.)

g. Lighting.

1. Light fixtures attached to the exterior of a building shall be designed to be architecturally compatible with the style, materials, colors and details of such building and other lighting fixtures used on the site. **COMPLIANT**
2. The type of light source used on buildings, signs, parking areas, pedestrian walkways and other areas of a site shall be the same or compatible. **COMPLIANT**
3. The use of low-pressure sodium or mercury vapor lighting either attached to buildings or to light the exterior of buildings shall be prohibited. **COMPLIANT**

h. Awnings and Canopies.

1. Awnings and canopies are encouraged in the C1 and C2 Districts to add visual interest to the streetscape and to provide occasional shelter for pedestrians. **COMPLIANT**
2. Awnings and canopies that extend over the right-of-way of a street shall be constructed and erected so that the lowest portion thereof is not less than nine (9') feet from the adjacent grade elevation or more than fifteen (15') feet above the adjacent grade elevation, in height. **COMPLIANT**

Exception of "Dining Awnings" @ min. 7'-0" Clear per 15-7.4L&M

3. Access awning and canopies in C1 and C2 Districts that extend over the right-of-way for the purpose of egress and ingress may extend to the curbline. *N/A*
4. Awnings and canopies shall be designed proportionate to building height, massing, materials and color. **COMPLIANT**