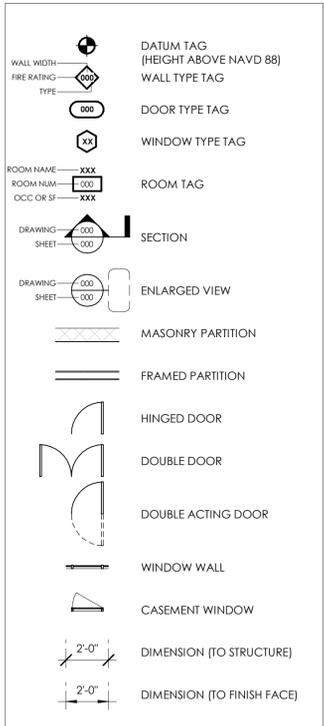
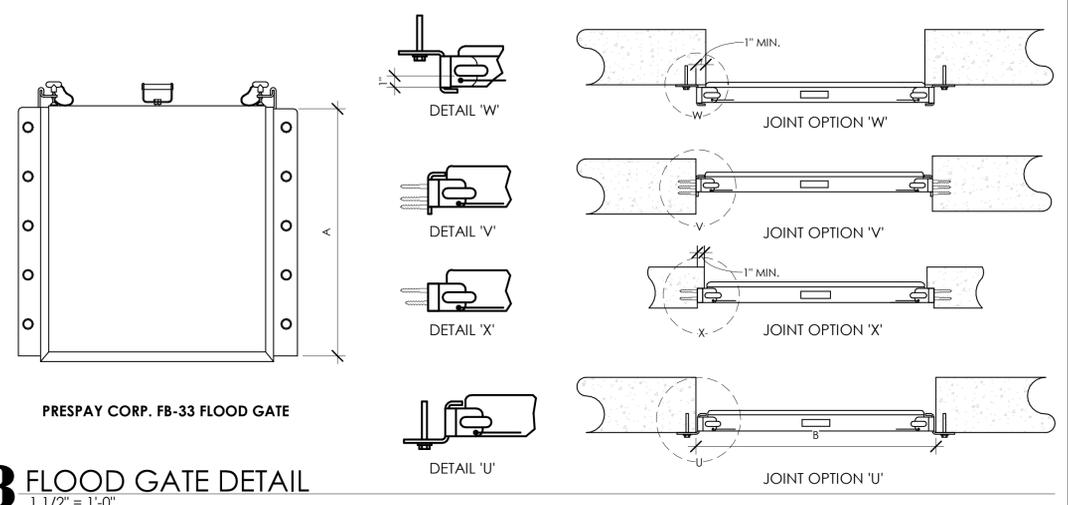


FLOOR PLAN LEGEND



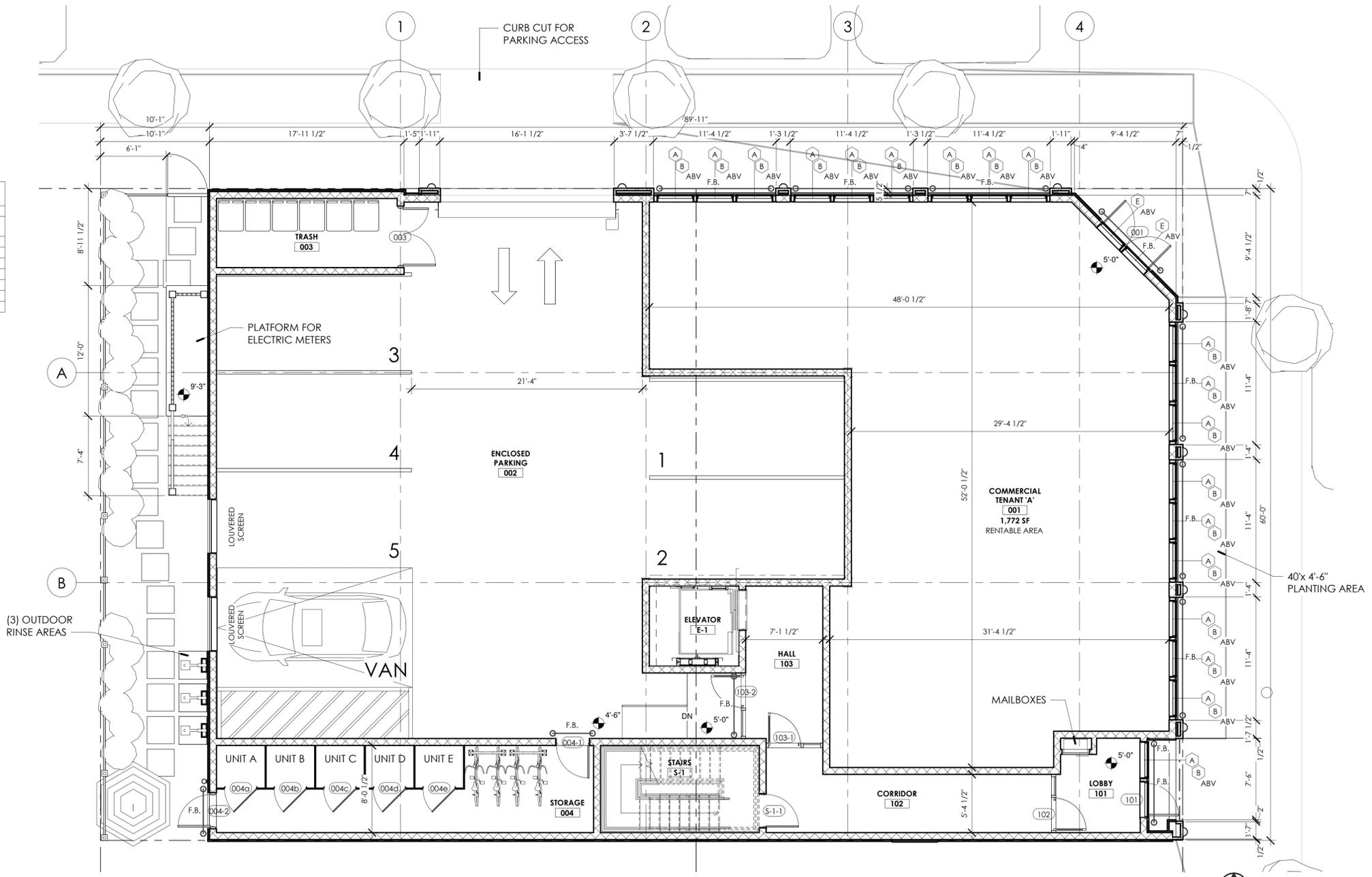
FLOOD RESISTANT BUILDING SYSTEMS NOTES

GENERAL INSTALLATION NOTES FOR EQUIPMENT IN THE FLOOD PLAIN
 ALL UTILITIES AND ATTENDANT EQUIPMENT SHALL BE LOCATED MIN. +3 FEET ABOVE THE BASE FLOOD ELEVATION UNLESS SPECIFICALLY NOTED OTHERWISE IN THESE DOCUMENTS. REFER TO THE CODE ANALYSIS SECTION OF THESE DOCUMENTS FOR THE BASE FLOOD ELEVATION FOR THE SITE.
 MECHANICAL EQUIPMENT INSTALLATIONS BELOW THE BASE FLOOD ELEVATION
 FUEL SUPPLY LINES EXTENDING BELOW THE ELEVATION SPECIFIED BY THE JURISDICTION HAVING AUTHORITY (JHA) SHALL BE EQUIPPED WITH A FLOAT OPERATED AUTOMATIC CONTROL VALVE TO SHUT OFF FUEL SUPPLY WHEN FLOODWATERS RISE ABOVE THE ELEVATION OF THE SUPPLY LINE.
 ALL MECHANICAL EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE MINIMUM ELEVATION INDICATED BY THE JHA, BUT IN NO CASE LOCATED LOWER THAN THE BASE FLOOD ELEVATION (BFE)+2.
 INSTALLATIONS REQUIRING THE DUCTWORK TO BE INSTALLED BELOW BFE+2 SHALL BE PROVIDED WITH MOISTURE RESISTANT INSULATION AND INSTALLED IN A WATER-RESISTANT ENCLOSURE AS DETAILED HEREIN.
 ELECTRICAL EQUIPMENT INSTALLATIONS BELOW THE BASE FLOOD ELEVATION
 ALL ELECTRICAL SERVICE CABLES, CONDUITS, ETC. BELOW THE DESIGN FLOOD ELEVATION SHALL BE WATERPROOFED OF CONFORM TO THE PROVISIONS OF NFPA 70 AND THE NATIONAL ELECTRICAL CODE FOR WET LOCATIONS.
 ALL EXPOSED SERVICE CABLES, CONDUITS, ETC. SHALL BE ANCHORED TO WITHSTAND THE FORCES OF FLOOD-RELATED LATERAL LOADS, THE EFFECTS OF BUOYANCY AND/OR HYDROSTATIC FORCES AND/OR THE IMPACTS OF POTENTIAL FLOOD BORNE DEBRIS. ALL SUCH CONDUITS AND CABLES SHALL BE HOUSED IN A WATERPROOF ENCLOSURE.
 ALL CONDUITS, ETC. SHALL BE SITUATED SUCH THAT WATER DRAINS AWAY FROM PANELBOARDS, CONTROLLERS, SWITCHES, ETC. IN ACCORDANCE WITH NFPA 70 AND THE NATIONAL ELECTRICAL CODE.
 ALL CIRCUITS, SWITCHES, RECEPTACLES, FIXTURES, ETC. LOCATED BELOW THE DESIGN FLOOD ELEVATION SHALL BE ENERGIZED FROM A COMMON DISTRIBUTION PANEL, LOCATED ABOVE AND ACCESSIBLE FROM THE DESIGN ELEVATION SPECIFIED.
 PLUMBING EQUIPMENT INSTALLATIONS BELOW THE BASE FLOOD ELEVATION
 WHERE INSTALLED UNDERGROUND, PLUMBING SYSTEMS SHALL BE BURIED TO A SUFFICIENT DEPTH AND ANCHORED SO AS TO PREVENT MOVEMENT OR SEPARATION. WHEN EXPOSED, SYSTEMS SHALL BE INSTALLED AND ANCHORED TO WITHSTAND THE FORCES OF FLOOD-RELATED LATERAL LOADS, THE EFFECTS OF BUOYANCY AND/OR HYDROSTATIC FORCES AND/OR THE IMPACTS OF POTENTIAL FLOOD BORNE DEBRIS.
 WHERE EXISTING CONDITIONS REQUIRE INSTALLATIONS BELOW THE DESIGN FLOOD ELEVATION, SUCH INSTALLATIONS SHALL BE PROTECTED WITH BACKWATER VALVES OR OTHER AUTOMATIC BACKFLOW DEVICES OR EACH LINE WITH OPENINGS BELOW THE DESIGN FLOOD ELEVATION. REDUNDANT DEVICES OR SYSTEMS THAT RELY ON HUMAN INTERVENTION SHALL NOT BE PERMITTED.

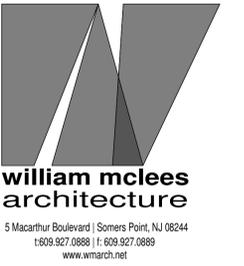


UNIT AREA SCHEDULE			
LEVEL	NAME	AREA	Comments
1ST FLOOR	COMMERCIAL TENANT 'A'	1,865 SF	GROSS AREA
2ND FLOOR	COMMON AREA	247 SF	
2ND FLOOR	UNIT A	1,214 SF	
2ND FLOOR	UNIT B	1,162 SF	
2ND FLOOR	UNIT C	1,140 SF	
3RD FLOOR	COMMON AREA	184 SF	
3RD FLOOR	UNIT D	1,325 SF	
3RD FLOOR	UNIT E	1,433 SF	

NOTE:
 AVERAGE UNIT AREA SECOND FLOOR = 1,254 S.F.
 AVERAGE UNIT AREA THIRD FLOOR = 1,471 S.F.



1 GROUND FLOOR PLAN
 3/16" = 1'-0"



William C. McLees
AIA, LEED AP
 New Jersey State License A1 14054
 Pennsylvania State License RA403479
 William McLees Architecture, LLC
 New Jersey State Certificate of Authorization # 21AC00055500

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NEW CONSTRUCTION
3802 LANDIS
 3802 LANDIS AVE
 SEA ISLE CITY, NJ 08243
 LOTS 23.02 AND 24.02
 BLOCK 38.03

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

PLANNING SUBMISSION

No.	Description	Date

GROUND FLOOR PLAN

Scale	As indicated
Drawn by	DD/DM
Date	02.27.26

A1.10
 Comission no. 25051

EXTERIOR FINISH LEGEND	
TAG	DESCRIPTION
AS10	40 YEAR ASPHALT SHINGLE ROOF. COLOR BY ARCHITECT.
BR10	EL DORADO TUNDRA BRICK. CHALK WHITE.
CL10	INTEX FULL PLAIN SQUARE MILLWORK COLUMN. COLOR WHITE.
FB10	FIBERCEMENT TRIM BOARD. ARTIC WHITE.
FB20	FIBERCEMENT DECORATIVE CORNISE. COLOR AND PROFILE BY ARCHITECT.
FCP10	JAMES HARDIE SHINGLE FIBERCEMENT SIDING. STAGGERED EDGE PANEL. COLOR BY ARCHITECT.
MD10	MAHOGANY ENTRANCE DOOR
RA10	INTEX LIBERTY SERIES RAILING. COLOR WHITE.
SB10	FIBERCEMENT SIGNBAND. COLOR WHITE.
SR10	ATAS STANDING SEAM METAL ROOF. COLOR BY ARCHITECT.

- FB10
- FCP10
- BR10
- FCP10
- RA10
- FB20
- SB10
- BR10
- MD10

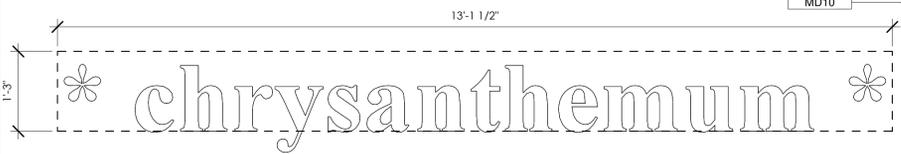


2 NORTH ELEVATION
3/16" = 1'-0"

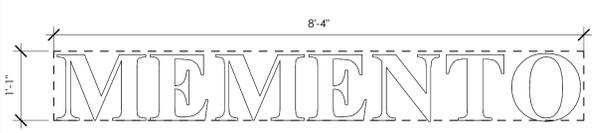
- BR10
- FCP10
- SR10
- FCP10
- RA10
- CL10
- SB10
- MD10



1 EAST ELEVATION
3/16" = 1'-0"



4 SIGNAGE DETAIL - 2
3/4" = 1'-0"



3 SIGNAGE DETAIL - 1
3/4" = 1'-0"

NOTE: SIGNAGE DETAILED FOR SIZE AND INTENT. FINAL SIGNAGE TO BE SUBMITTED TO THE BOARD FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

MAX PERMITTED ROOF HGT 49'-0"

PLATE 38'-6"

3RD FLOOR 29'-6"

2ND FLOOR 19'-6"

L.D.F.E. 12'-0"

1ST FLOOR 5'-0"

GRADE 4'-6"

MAX PERMITTED ROOF HGT 49'-0"

PLATE 38'-6"

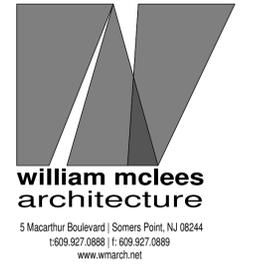
3RD FLOOR 29'-6"

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OWNER/APPLICANT	DATE

PLANNING SUBMISSION

No.	Description	Date

ELEVATIONS

Scale	As indicated
Drawn by	DD/DM
Date	02.27.26

A2.01

Comission no. 25051

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2 SOUTH ELEVATION
3/16" = 1'-0"



1 WEST ELEVATION
3/16" = 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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A2.02

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