

**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
1	ZONING BOARD COMMENTS	04/09/26
2	ZONING BOARD RESUBMISSION	05/18/26

**AREA PLANS**

Scale As indicated  
Drawn by DD/DM  
Date 02.27.26

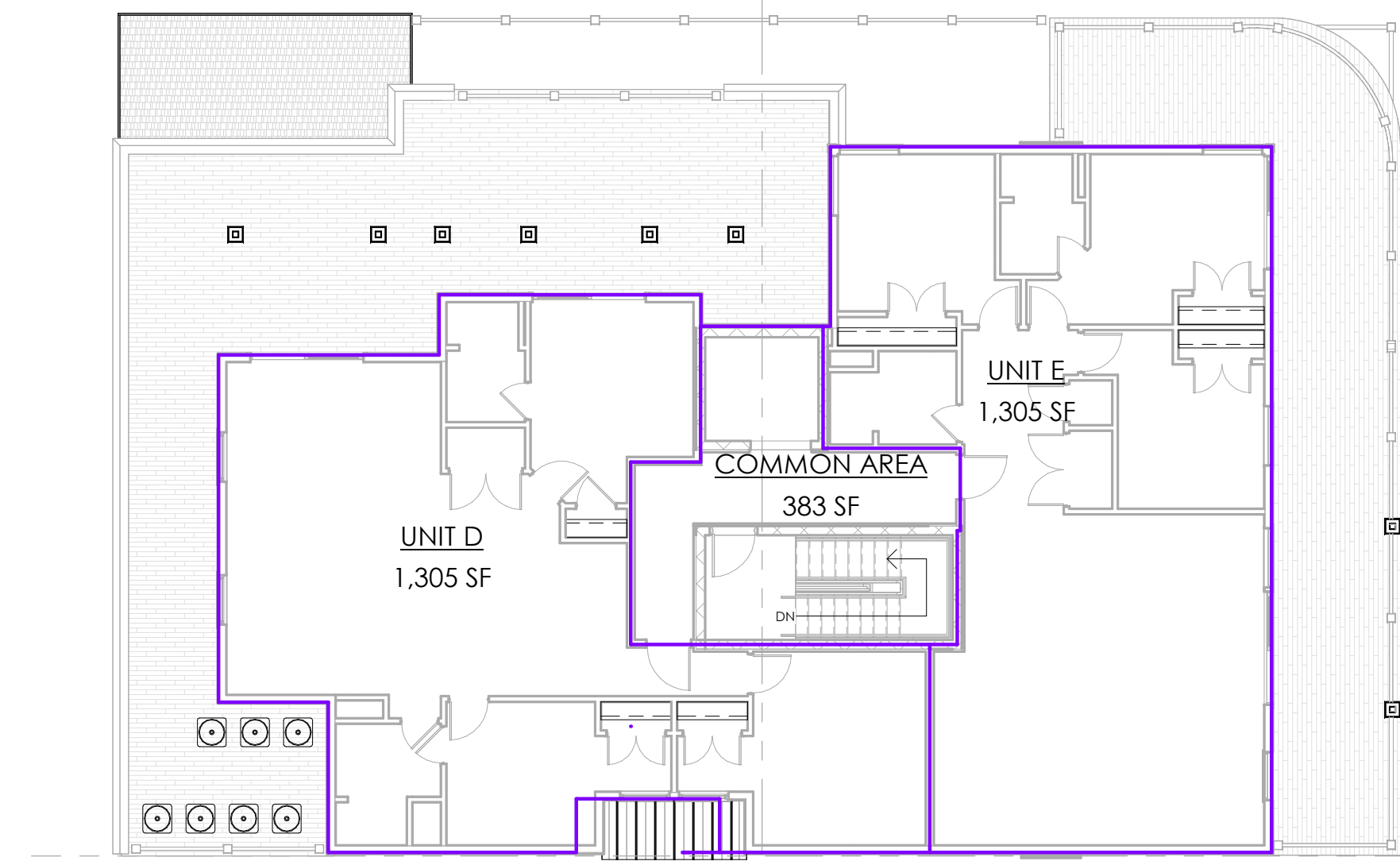
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Comission no. 25051

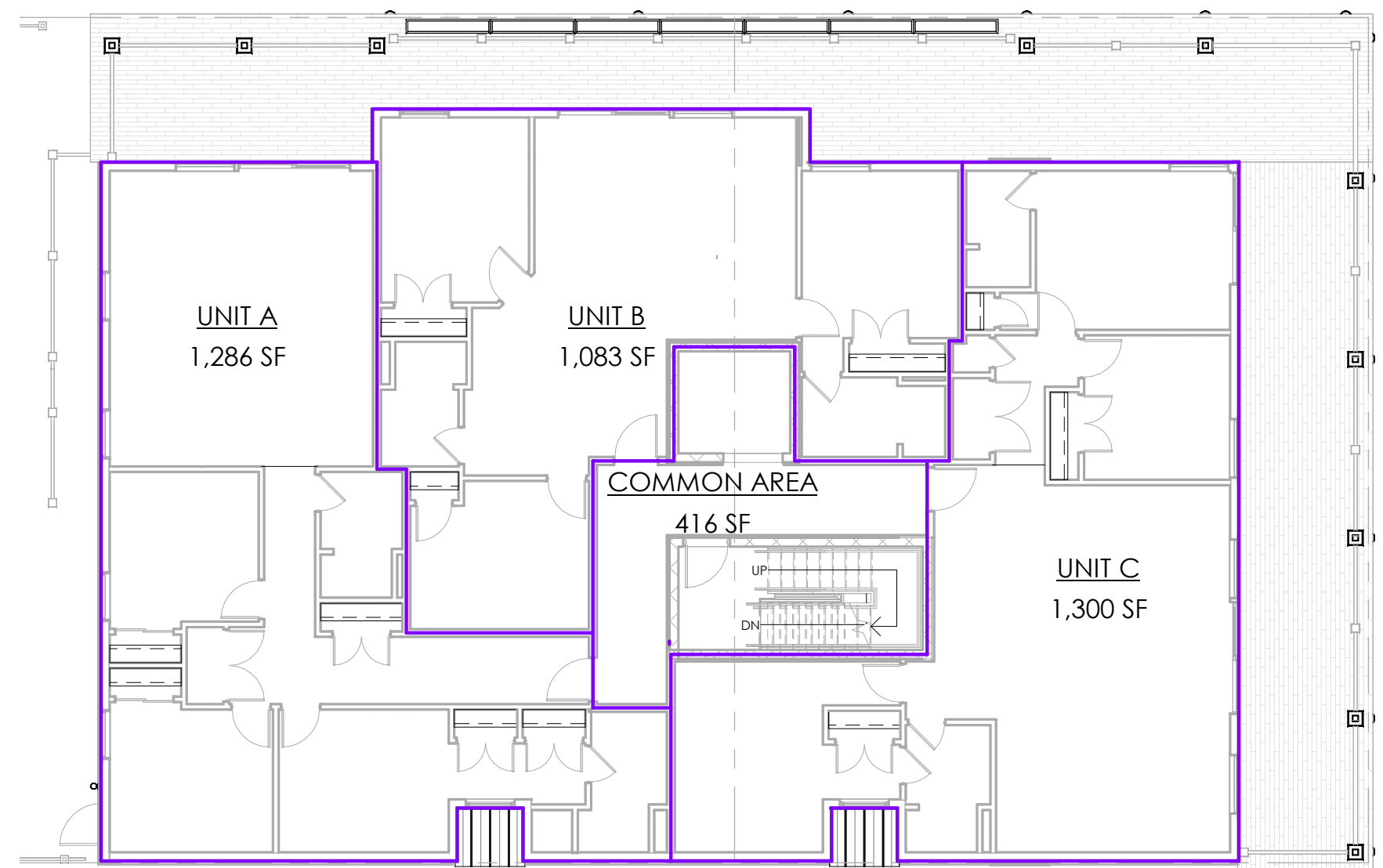
UNIT AREA SCHEDULE GROUND FLOOR			
LEVEL	NAME	AREA	NET AREA PER UNIT
1ST FLOOR	COMMERCIAL TENANT A	1,251 SF	
1ST FLOOR	COMMERCIAL TENANT B	1,039 SF	

UNIT AREA SCHEDULE SECOND FLOOR			
LEVEL	NAME	AREA	NET AREA PER UNIT
2ND FLOOR	COMMON AREA	416 SF	
2ND FLOOR	UNIT A	1,286 SF	1,424 SF
2ND FLOOR	UNIT B	1,083 SF	1,222 SF
2ND FLOOR	UNIT C	1,300 SF	1,439 SF

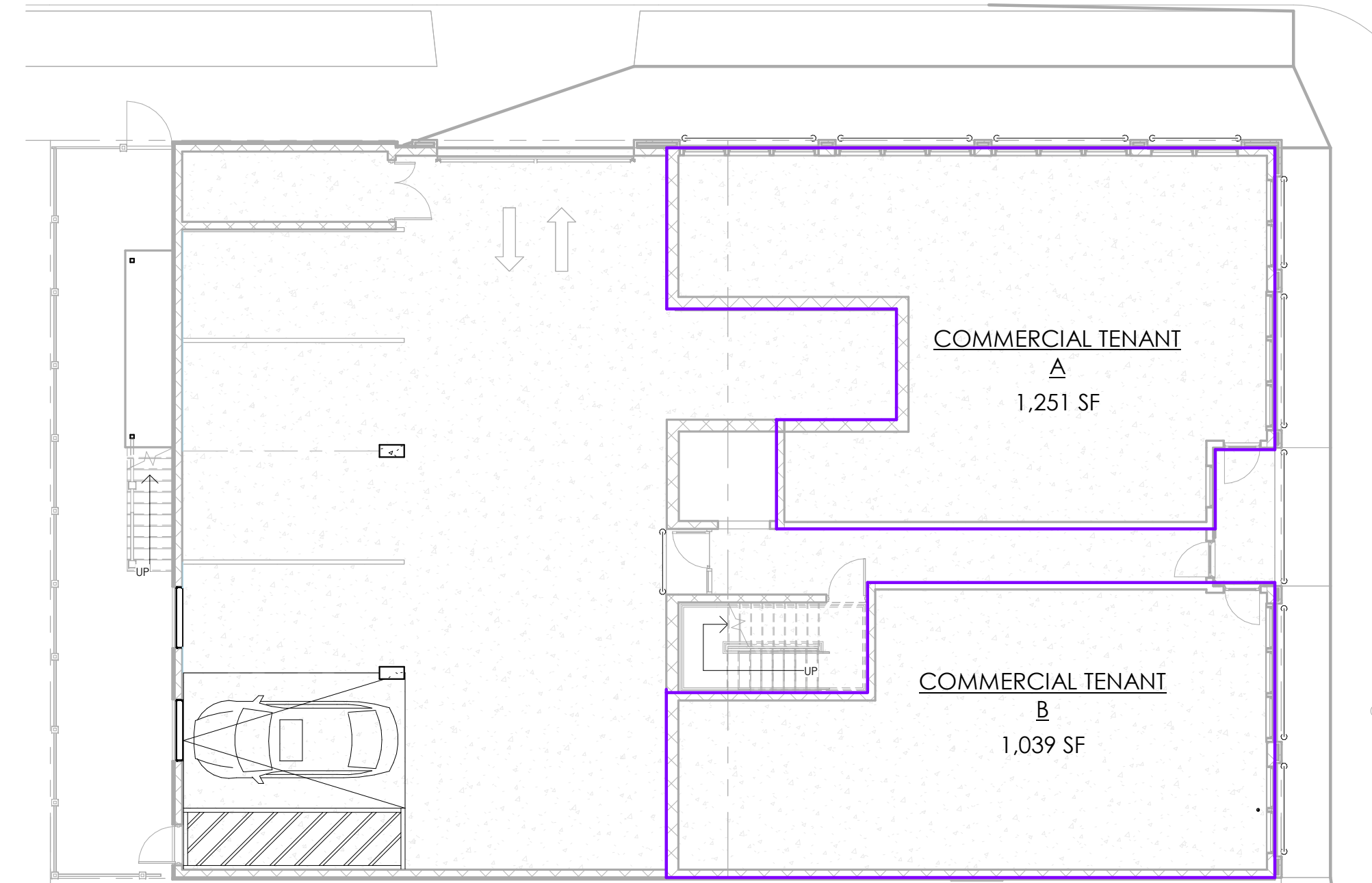
UNIT AREA SCHEDULE THIRD FLOOR			
LEVEL	NAME	AREA	NET AREA PER UNIT
3RD FLOOR	COMMON AREA	383 SF	
3RD FLOOR	UNIT D	1,305 SF	1,496 SF
3RD FLOOR	UNIT E	1,305 SF	1,496 SF



**3** THIRD FLOOR AREA PLAN  
3/32" = 1'-0"



**2** SECOND FLOOR AREA PLAN  
3/32" = 1'-0"

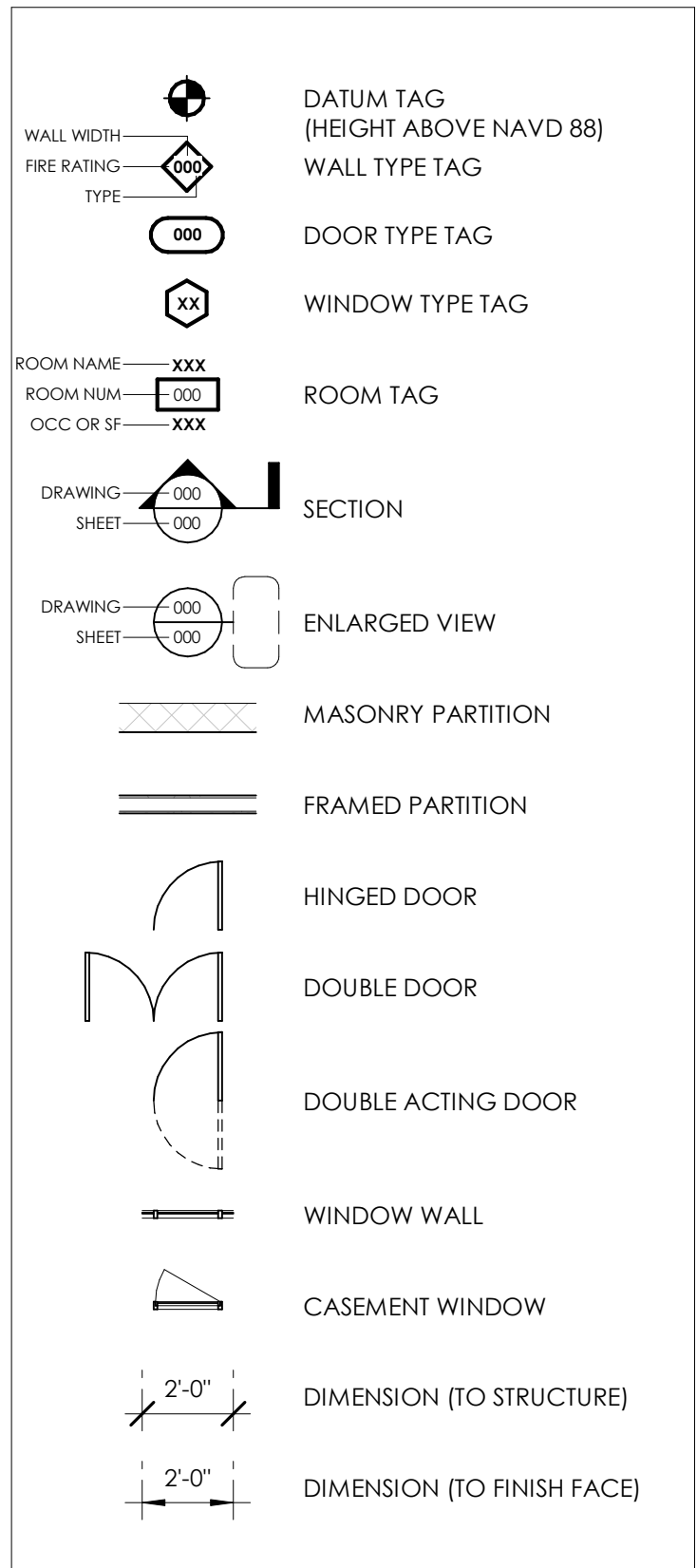


**1** GROUND FLOOR AREA PLAN  
3/32" = 1'-0"

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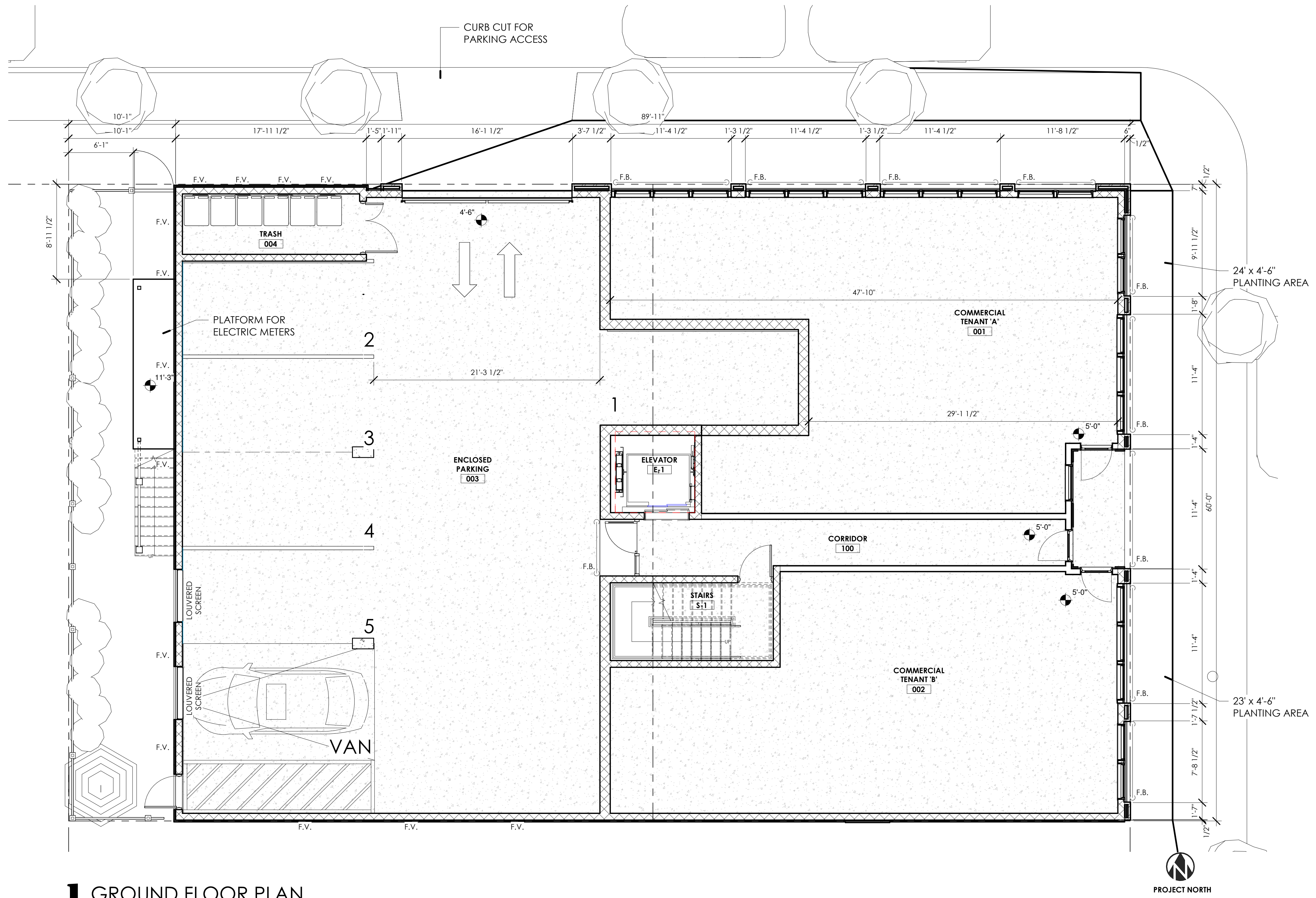
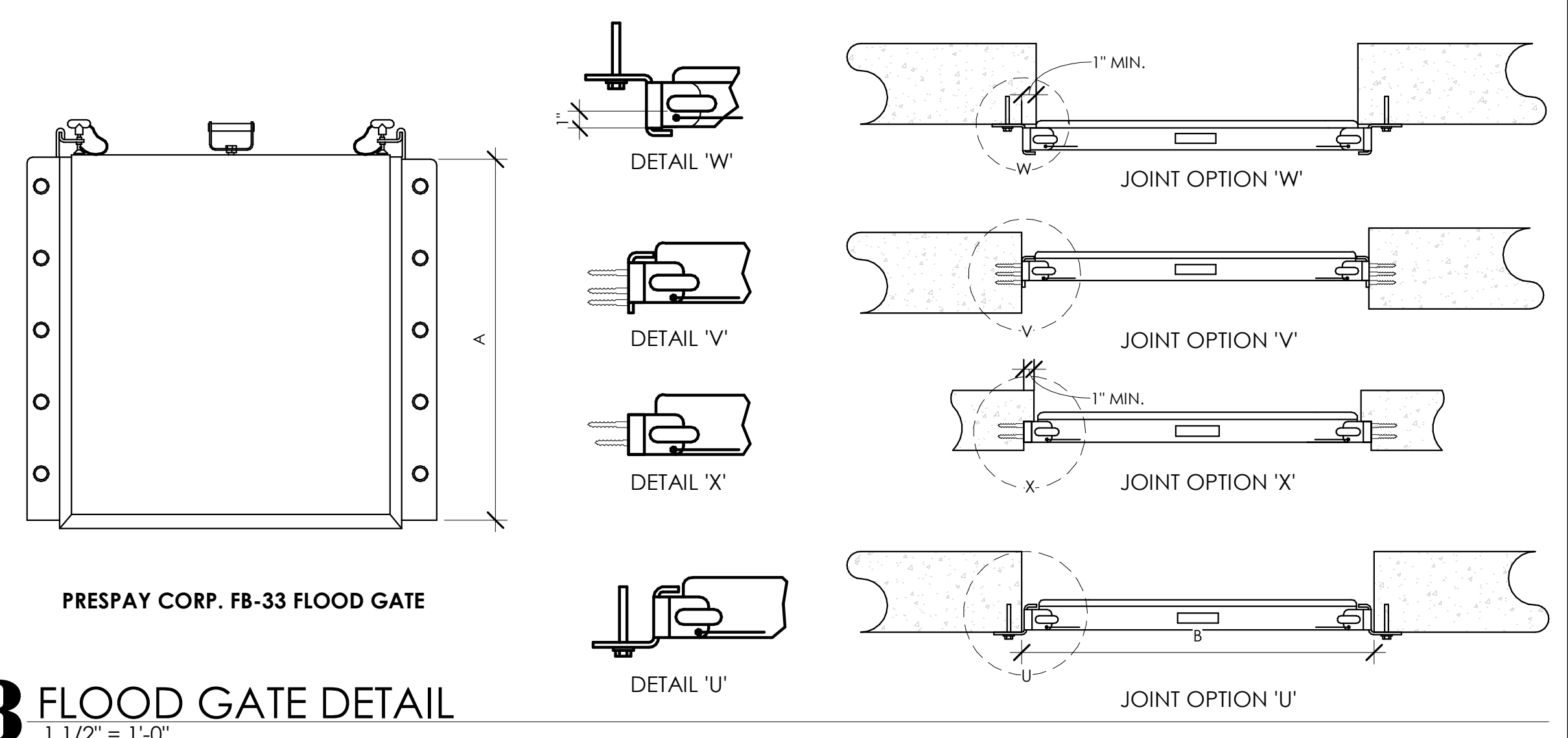
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**FLOOR PLAN LEGEND**



**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.



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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
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**PLANNING SUBMISSION**

No.	Description	Date
1	ZONING BOARD COMMENTS	04/09/26
2	ZONING BOARD RESUBMISSION	05/18/26

**GROUND FLOOR PLAN**

Scale As indicated  
 Drawn by DD/DM  
 Date 02.27.26

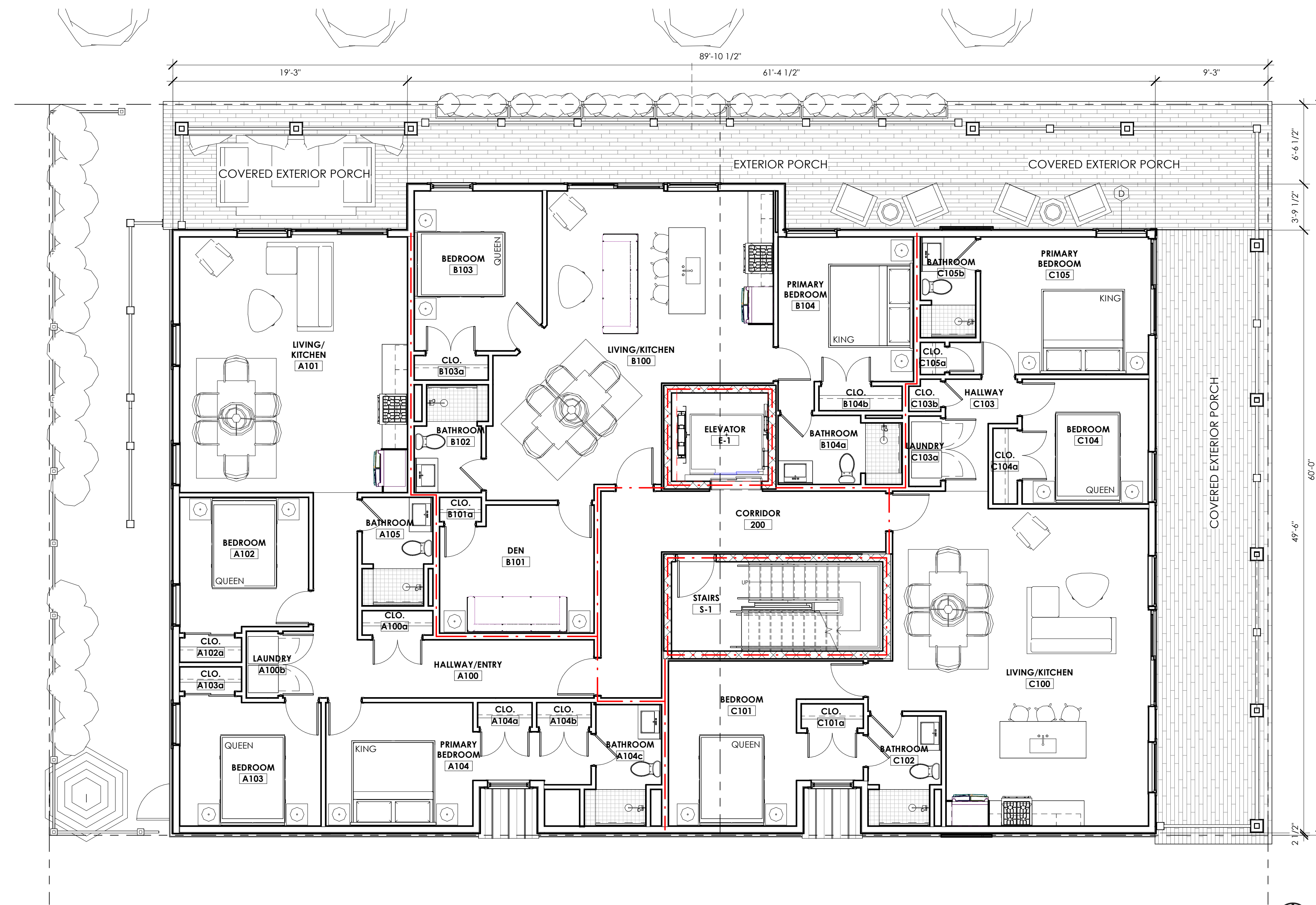


Comission no. 25051

**CITY OF SEA ISLE ARCHITECTURAL DESIGN STANDARDS**

**SECTION 26-43.3**

ITEM	DESCRIPTION	REQUIRED	PROPOSED	CONFORMS
<b>MASSING</b>				
a1	max. street facing wall width for providing vertical offsets	50 FT	90.1 FT	Y
a2	max spacing between vertical offsets	33 FT	21.6 FT	Y
a3	vertical offsets, balconies, bays	REQUIRED	Y	Y
a4	architecturally consistent on all facades	REQUIRED	Y	Y
<b>ARTICULATION</b>				
b1	defined base at street fronts	REQUIRED	Y	Y
b2	base aligned with sill or kickplate line	REQUIRED	Y	Y
b3	vertical separation, belt courses	RECOMMENDED	N	N
b4	compatible arch. treatment on all street fronts	REQUIRED	Y	Y
<b>ROOFS</b>				
c1	pitch, color and style compatible	REQUIRED	Y	Y
c2	cornice use for flat roof with arch. elements	REQUIRED	Y	Y
c3	compatible pitched roof, dormers arch. elements	RECOMMENDED	Y	Y
c4	max. roof offsets spacing	40 FT	30.5 FT	Y
c5	flat roof max.	50%	19%	Y
c6	screened HVAC systems	REQUIRED	Y	Y
<b>TRANSPARENCY</b>				
d1	% ground level glass	33%	LANDIS: 52.1% 38TH: 52%	Y
d2	use of transoms (commercial)	RECOMMENDED	Y	Y
d3	max. sill above grade	3 FT	2.5 FT	Y
d4	vertically proportioned windows	REQUIRED	Y	Y
d5	window muntins and divided light	RECOMMENDED	Y	Y
d6	glass block	PROHIBITED	N	Y
d7	exterior security gates	PROHIBITED	Y	N
<b>ENTRANCES</b>				
e1	main entrances shall front on street	REQUIRED	Y	Y
e2	defined and articulate	REQUIRED	Y	Y
e3	architectural compatible	REQUIRED	Y	Y
<b>MATERIALS</b>				
f1	facade material durable and long lasting	REQUIRED	Y	Y
f2	max. roof and siding colors per structure	3	3	Y
<b>LIGHTING</b>				
g1	architectural compatible	REQUIRED	Y	Y
g2	sign and parking area same and compatible	REQUIRED	Y	Y
g3	LPS or merc. vapor lighting	PROHIBITED	N	Y
<b>AWNINGS AND CANOPIES</b>				
h1	encouraged and incorporated	RECOMMENDED	Y	Y
h2	maintain clearance height	9 FT	10.1 FT	Y
h3	extend over right of way	ALLOWED	Y	Y
h4	designed proportionate	REQUIRED	Y	Y



**2 SECOND FLOOR PLAN**  
3/16" = 1'-0"



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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

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OWNER/APPLICANT	DATE

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**SECOND FLOOR PLAN**

Scale 3/16" = 1'-0"  
Drawn by DD/DM  
Date 02.27.26

**A1.11**

Comission no. 25051

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SUBMISSION**

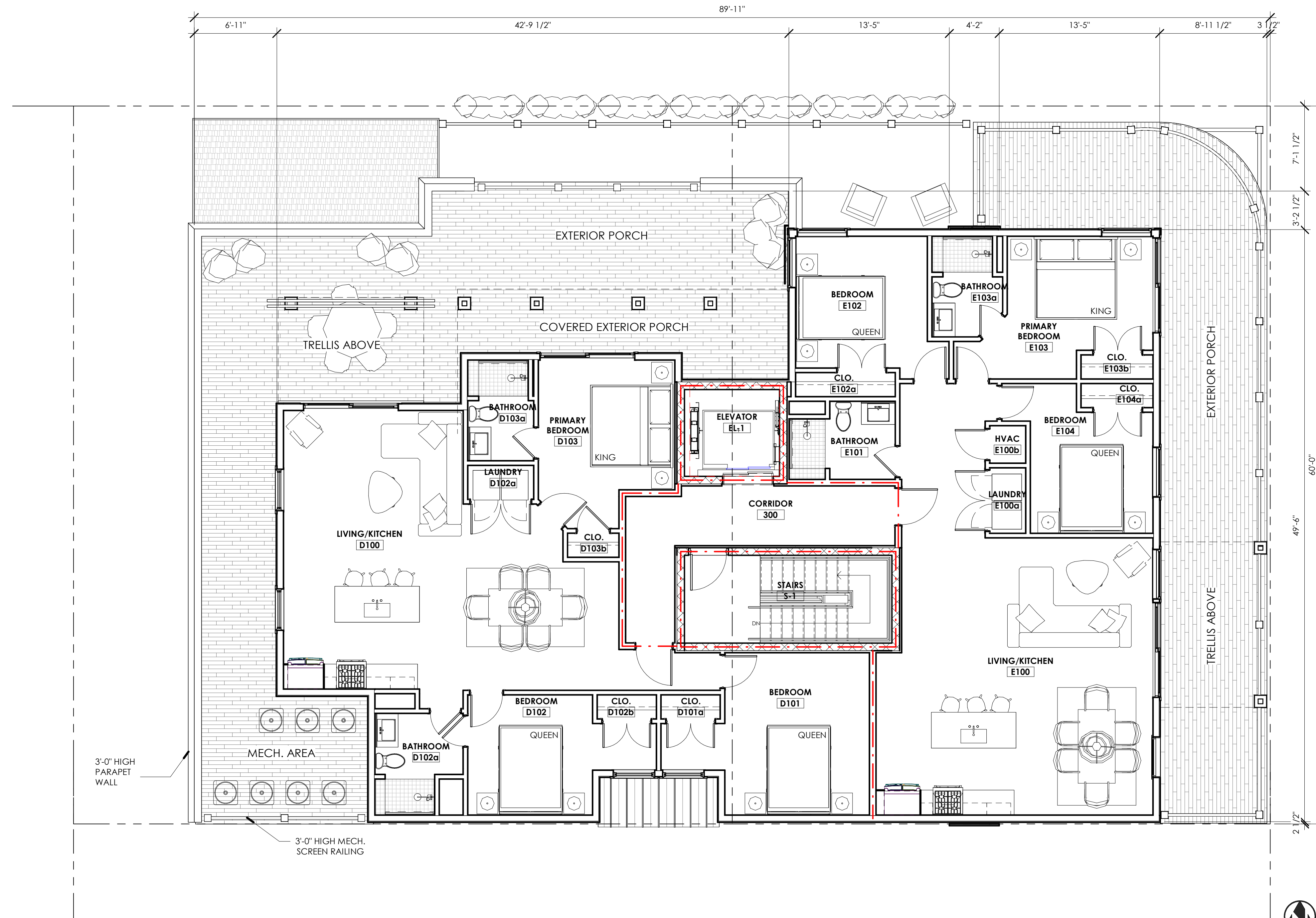
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**THIRD FLOOR PLAN**

Scale 3/16" = 1'-0"  
Drawn by DD/DM  
Date 02.27.26

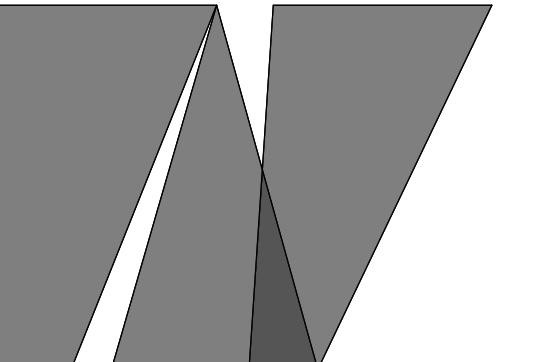
**A1.12**

Comission no. 25051



**1 THIRD FLOOR PLAN**  
3/16" = 1'-0"





**william mclees  
architecture**

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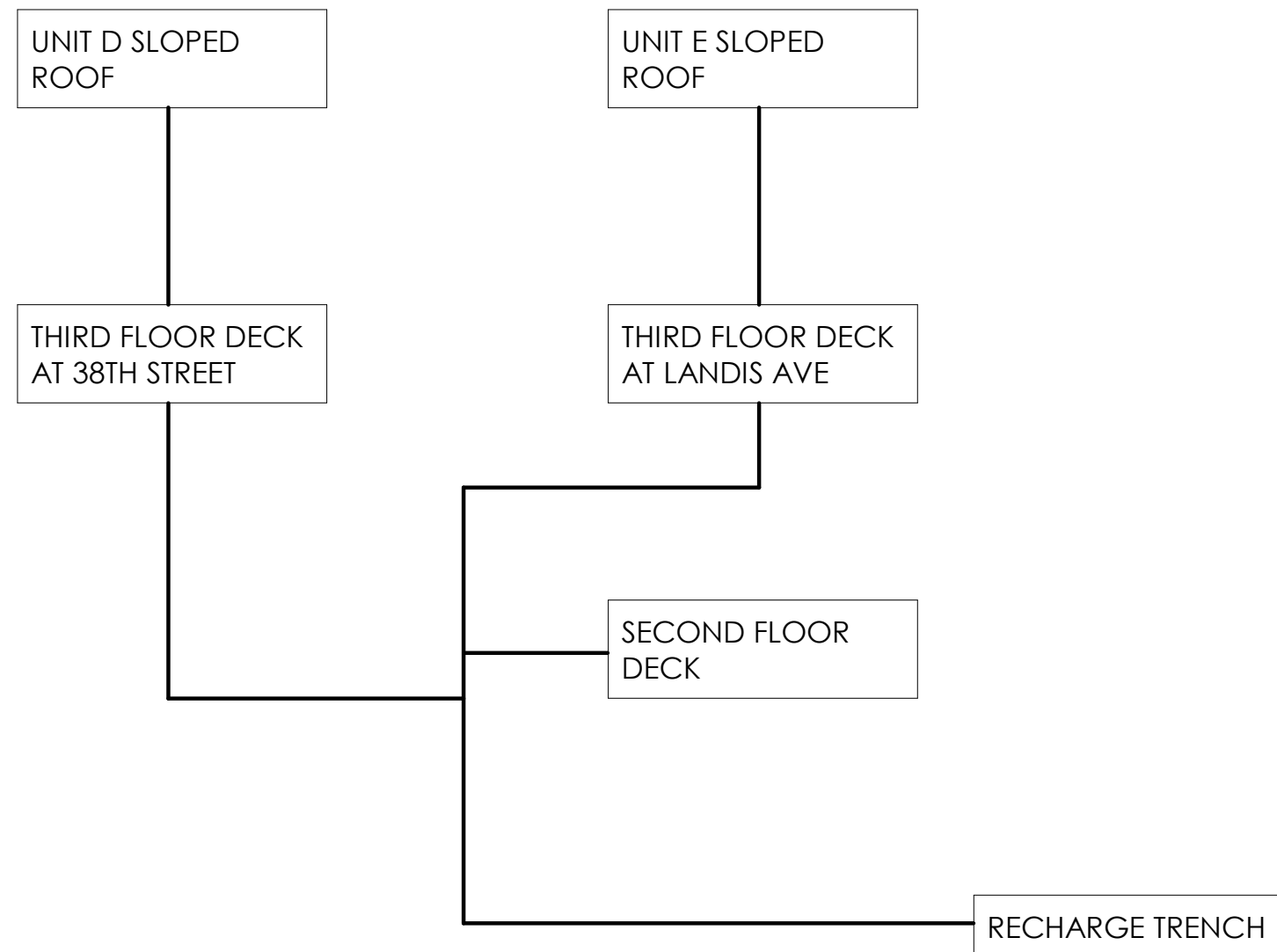
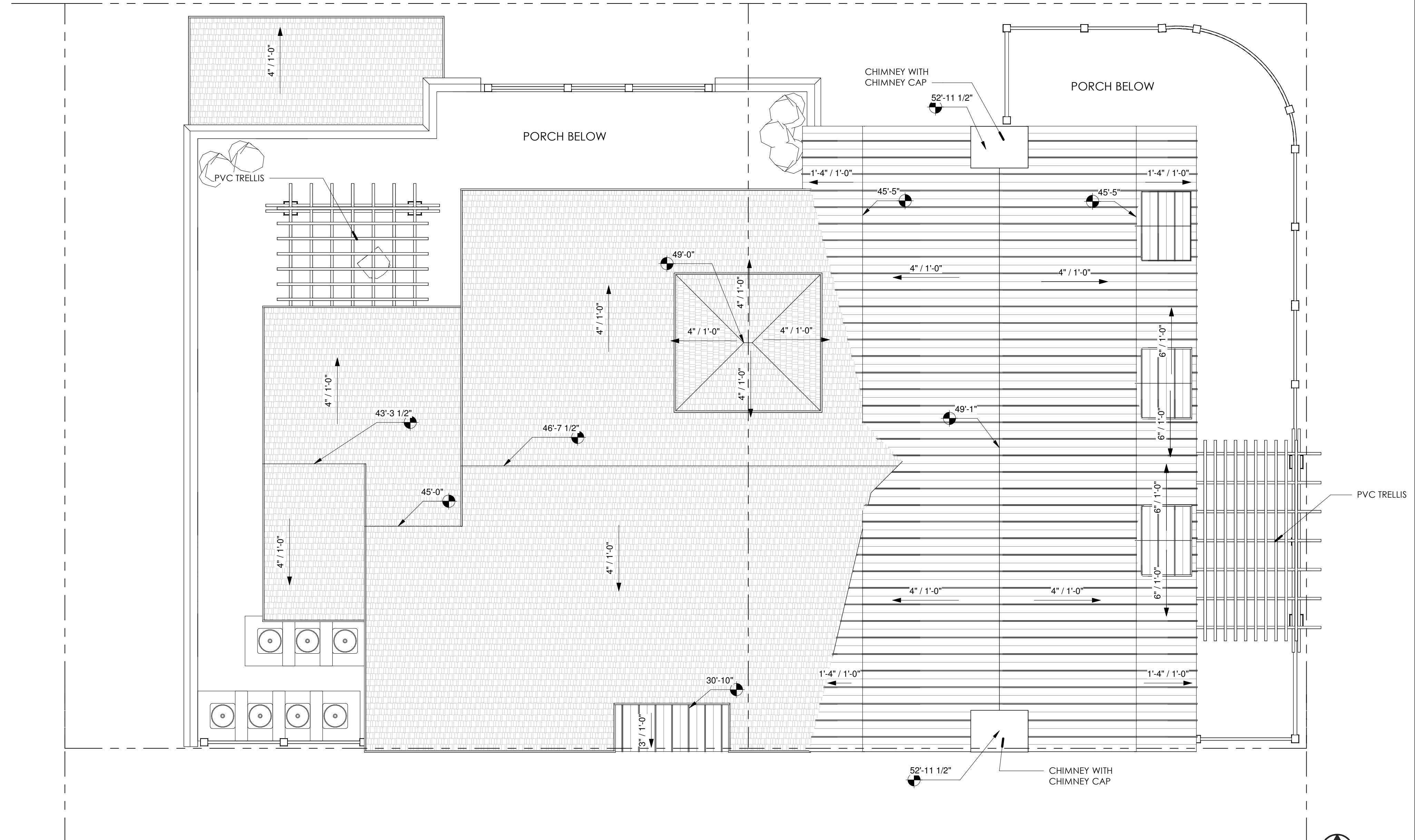
No.	Description	Date
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**ROOF PLAN**

Scale As indicated  
Drawn by DD/DM  
Date 02.27.26

**A1.13**

Comission no. 25051



**2 ROOF DRAINAGE DIAGRAM**  
1/2" = 1'-0"

**1 ROOF PLAN**  
3/16" = 1'-0"

**REFLECTED CEILING LEGEND**

- 
- 
- CEILING TAG
- CEILING FINISH MATERIAL
- CEILING HT. A.F.F.
- 
- THERMOSTAT
- 
- DIRECT VENT THRU ROOF
- 
- SUPPLY DIFFUSER
- 
- RETURN VENT
- 
- SMOKE DETECTOR
- 
- CO DETECTOR
- 
- ELECTRICAL PANEL
- 
- EXIT SIGN
- 
- EMERGENCY LIGHT
- 
- CEILING MOUNTED FIXTURE
- 
- 2x2 TROFFER
- 
- WALL MOUNTED FIXTURE
- 
- SMALL PENDANT FIXTURE
- 
- LARGE PENDANT/CHANDELIER
- 
- LINEAR SURFACE MOUNT LIGHT FIXTURE
- 
- COVE LIGHT
- 
- FAN/LIGHT
- 
- TRACK LIGHT

**MARK** ARCHITECTURAL LIGHTING



**MAGELLAN**

PENDANT

**8** LT07  
1" = 1'-0"

**Beacon Square 18" 1-Light Outdoor Hanging Light with Clear Hammered Glass in Textured Black** 498338KT

**SPECIFICATIONS**  
Certifications/Qualifications [www.kichler.com/warranty](http://www.kichler.com/warranty)

Dimensions	
Base Backplate	5.00" DIA
Chain/Stem Length	72"
Weight	8.00 LBS
Height	18.00"
Length	9.50"
Overall Height	92.00"
Width	9.50"

Electrical	
Input Voltage	120.00V

Light Source	
Dimmable	Yes
Dimmable Notes	Dimmable when used with dimmer switch (sold separately); when using LED bulbs, see bulb manufacturer dimming specifications.

Lamp Included	
Lamp Type	Not Included
Max or Nominal Watt	A21 60.00
# of Bulbs/LED Modules	1
Socket Type	E26 (Medium)

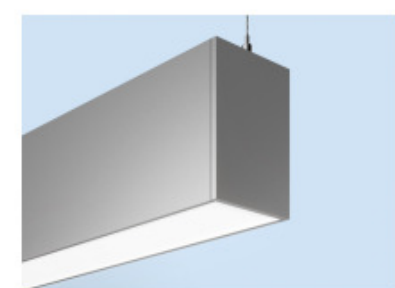


**7** LT06  
1" = 1'-0"

CB3397	
Cross Bars	
H	20" (508 mm)
W	9-1/4" (236 mm)
D	4-5/8" (117 mm)

**6** LT05  
1" = 1'-0"

EC605  
**ECLIPSE MINI WALL**



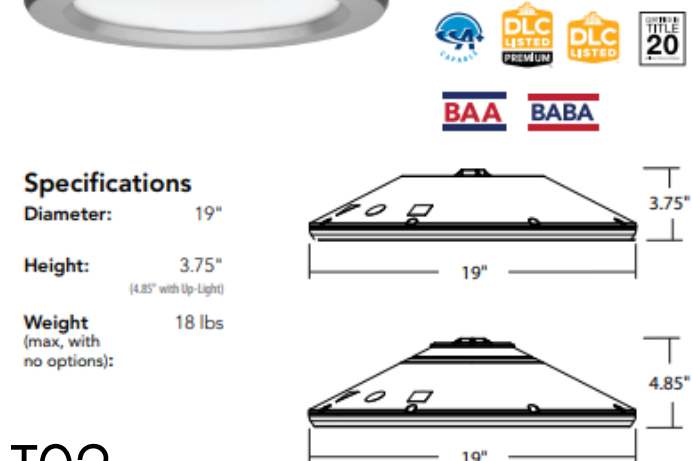
**SLOT 4**  
PENDANT INDIRECT/DIRECT

**5** LT04  
1" = 1'-0"



**4** LT03  
1" = 1'-0"

**VPCG LED**  
Parking Garage



Specifications	
Diameter:	19"
Height:	3.75" (48" with tray)
Weight (max. with no options):	18 lbs

**6" IC LED RETROFIT DOWNLIGHT TRIM**  
600 LUMEN

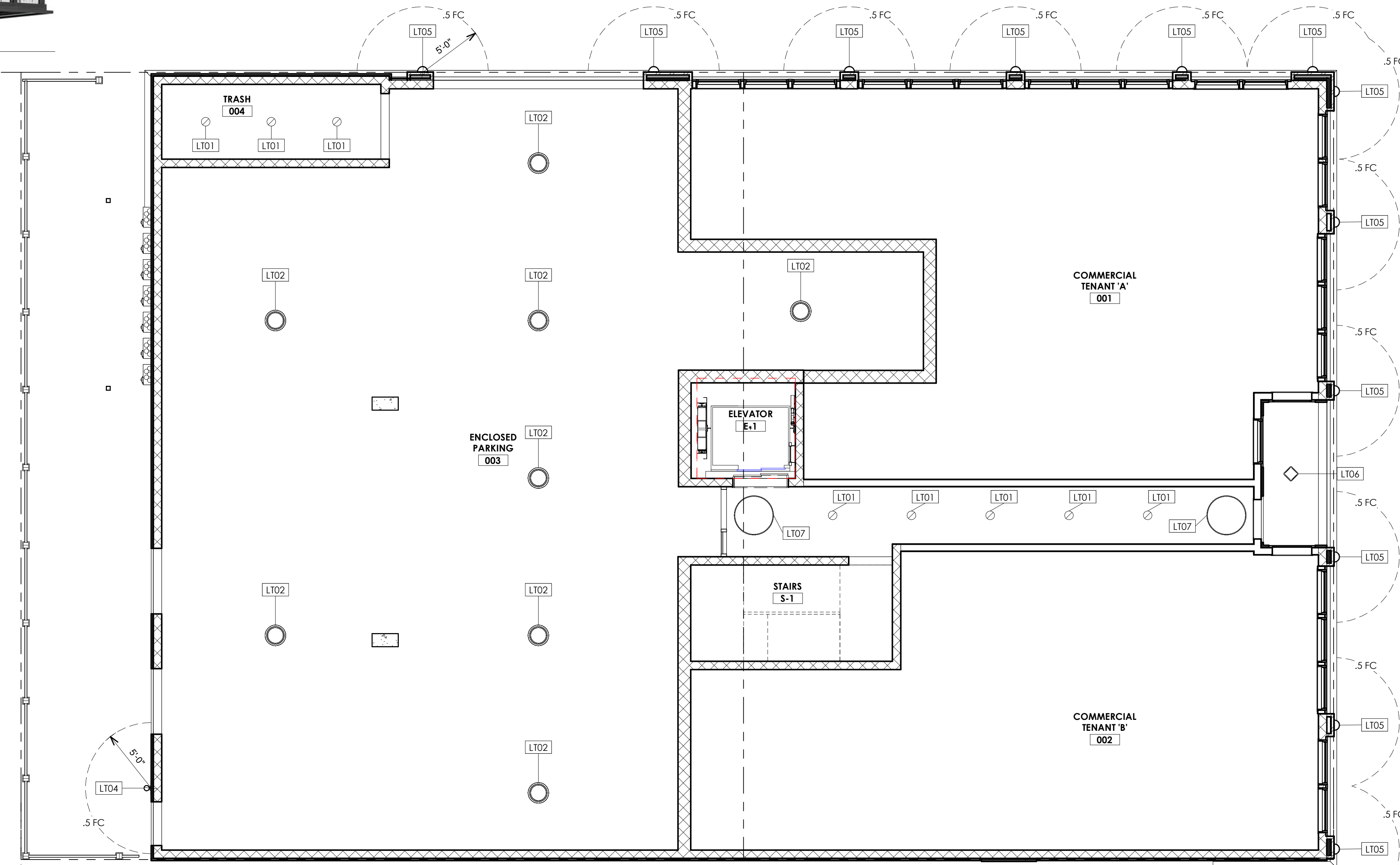


**3** LT02  
1" = 1'-0"

**2** LT01  
1" = 1'-0"

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

LIGHTING FIXTURE SCHEDULE							
TYPE	DESCRIPTION	MANUFACTURER	MODEL NUMBER	VOLTAGE	WATTS	MTG	NOTES
LT01	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	
LT02	LED PARKING GARAGE LIGHT	LITHONIA	VPCG LED V4	120/277	27	S	
LT04	ECLIPSE MINI WALL SCONCE	LUMINIS	EC605 LV3	120/277	17	S	
LT05	COLONADE 20" WALL LIGHT	VISA	CB3397	120/277	12	S	
LT06	OUTDOOR HANGING LIGHT	KICHLER	498338KT	120	60	S	PENDANT
LT07	36 IN MAGELLAN PENDANT	MARK	MGLP 36IN 27K 1000	120/277	49	S	PENDANT
LT08	FM12 - DOWNLIGHT	ETI LIGHTING	54436511-H	120/277	10	S	
LT09	WF4 DOWNLIGHT	LITHONIA		120/277	10.5	S	
LT10	ARTIFACTS 5" MINI PENDANT LIGHT	KOHLER	K-22653-PE01	120/277	40	S	PENDANT
LT11	COMET 52" CEILING FAN W/ LIGHT	WESTINGHOUSE	7234100	120	62.71	S	FAN



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**GROUND FLOOR REFLECTED CEILING PLAN**

Scale As indicated  
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**A1.20**

Comission no. 25051



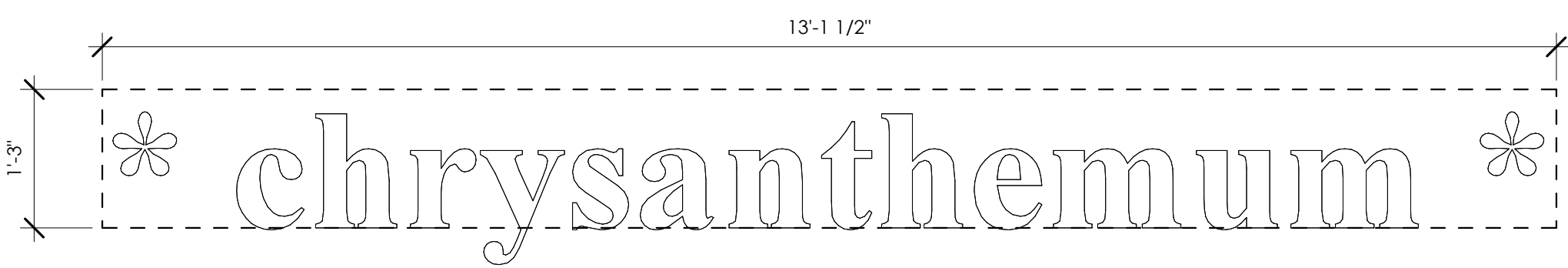
EXTERIOR FINISH LEGEND	
TAG	DESCRIPTION
BR10	EL DORADO TUNDRA BRICK, CHALK WHITE.
CL10	INTEX FULL PLAIN SQUARE MILLWORK COLUMN, COLOR WHITE.
FB10	FIBERCEMENT TRIM BOARD, ARTIC WHITE.
FB20	FIBERCEMENT DECORATIVE CORNISE, COLOR AND PROFILE BY ARCHITECT.
FCP10	JAMES HARDIE SHINGLE FIBERCEMENT SIDING, STAGGERED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



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

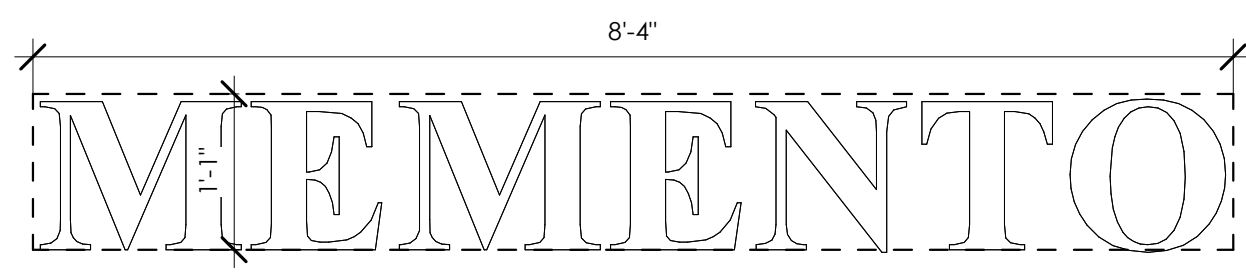


**1 EAST ELEVATION**  
3/16" = 1'-0"



**4 SIGNAGE DETAIL - 2**  
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.



**3 SIGNAGE DETAIL - 1**  
3/4" = 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 # 21AC0055500

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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
1	ZONING BOARD COMMENTS	04/09/26
2	ZONING BOARD RESUBMISSION	05/18/26

**ELEVATIONS**

Scale	As indicated
Drawn by	DD/DM
Date	02.27.26

**A2.01**

Comission no. 25051

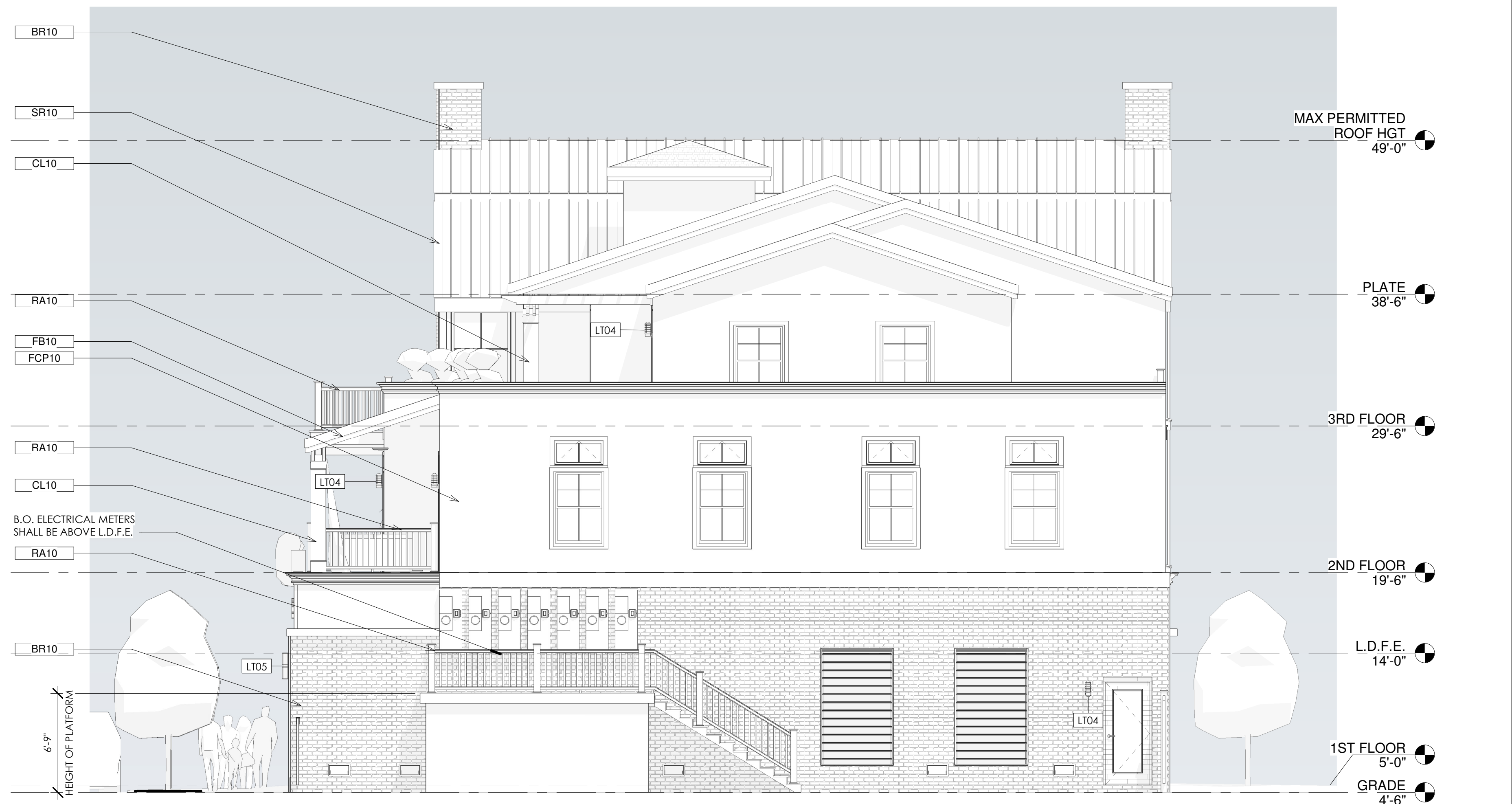
W:\w\march\ad\10\25051-DPR\FRANCO Drawings\Revit\051 - MODEL - BS.rvt

5/18/2026 9:40:00 AM

CITY OF SEA ISLE ARCHITECTURAL DESIGN STANDARDS			
	REQUIRED	PROPOSED	CONFO...
<b>MASSING</b>			
MAXIMUM STREET FACING WALL WIDTH FOR PROVIDING VERTICAL OFFSETS	50 FEET	90.1 FT	Y
MAXIMUM SPACING BETWEEN VERTICAL...	33 FEET	21.6 FT	Y
VERTICAL OFFSETS, BALCONIES, BAYS	REQUIRED	Y	Y
ARCHITECTURALLY CONSISTENT ON ALL...	REQUIRED	Y	Y
<b>ARTICULATION</b>			
DEFINED BASE AT STREET FRONTS	REQUIRED	Y	Y
BASE ALIGNED WITH SILL OR KICKPLATE LINE	REQUIRED	Y	Y
VERTICAL SEPARATION, BELT COURSES	RECOMMENDED	Y	Y
COMPATIBLE ARCH. TREATMENT ON ALL STREET FRONTS	REQUIRED	Y	Y
<b>ROOFS</b>			
PITCH, COLOR AND STYLE COMPATIBLE	REQUIRED	Y	Y
CORNICE USE FOR FLAT ROOF WITH ARCHITECTURAL ELEMENTS	REQUIRED	Y	Y
COMPATIBLE PITCHED ROOF, DORMERS ARCHITECTURAL ELEMENTS	RECOMMENDED	Y	Y
MAXIMUM ROOF OFFSETS SPACING	40 FT	30.5 FT	Y
SCREENED HVAC SYSTEMS	REQUIRED	Y	Y
<b>TRANSPARENCY</b>			
PERCENTAGE OF GROUND LEVEL GLASS	33%	LANDIS AVE: 54.6% 38TH STREET: 51.6%	Y
USE OF TRANSOMS AT COMMERCIAL	RECOMMENDED	Y	Y
MAXIMUM SILL HEIGHT ABOVE GRADE	3.00 FT	2.0 FT	Y
VERTICALLY PROPORTIONED WINDOWS	REQUIRED	Y	Y
WINDOW MUNTINS AND DIVIDED LIGHT	RECOMMENDED	Y	Y
GLASS BLOCK	PROHIBITED	N	Y
EXTERIOR SECURITY GATES	PROHIBITED	N	Y
<b>ENTRANCES</b>			
MAIN ENTRANCES SHALL FRONT ON STREET	REQUIRED	Y	Y
DEFINED AND ARTICULATED	REQUIRED	Y	Y
ARCHITECTURALLY COMPATIBLE	REQUIRED	Y	Y
<b>MATERIALS</b>			
FACADE MATERIAL DURABLE AND LONG...	REQUIRED	Y	Y
MAXIMUM ROOF AND SIDING COLORS PER STRUCTURE	3	3	Y
<b>LIGHTING</b>			
ARCHITECTURALLY COMPATIBLE	REQUIRED	Y	Y
SIGN AND PARKING AREA SAME AND COMPATIBLE	REQUIRED	Y	Y
LOW PRESSURE SODIUM OR MERCURY VAPOR LIGHTING	PROHIBITED	N	Y
<b>AWNING/CANOPIES</b>			
ENCOURAGED AND INCORPORATED	RECOMMENDED	Y	Y
MAINTAIN CLEARANCE HEIGHT	9 FT	10.1 FT	Y
EXTEND OVER RIGHT OF WAY	ALLOWED	Y	Y
DESIGNED PROPORTIONATELY	REQUIRED	Y	Y



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



**1 WEST ELEVATION**  
3/16" = 1'-0"



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**ELEVATIONS**

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Drawn by DD/DM  
Date 02.27.26

**A2.02**

Comission no. 25051