

The Gateway Theater
Proposed Building Renovation
100 Higbee Avenue
Somers Point, NJ 08244

William McLees architecture
architecture | consulting | master planning
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signature

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William McLees Architecture, LLC
New Jersey State Certificate of Authorization #21AC0006500



Theater
Building
Renovations &
Improvements

client

South Jersey Theater
Collaborative

revisions

no. date description

drawn by XXXX

scale

description

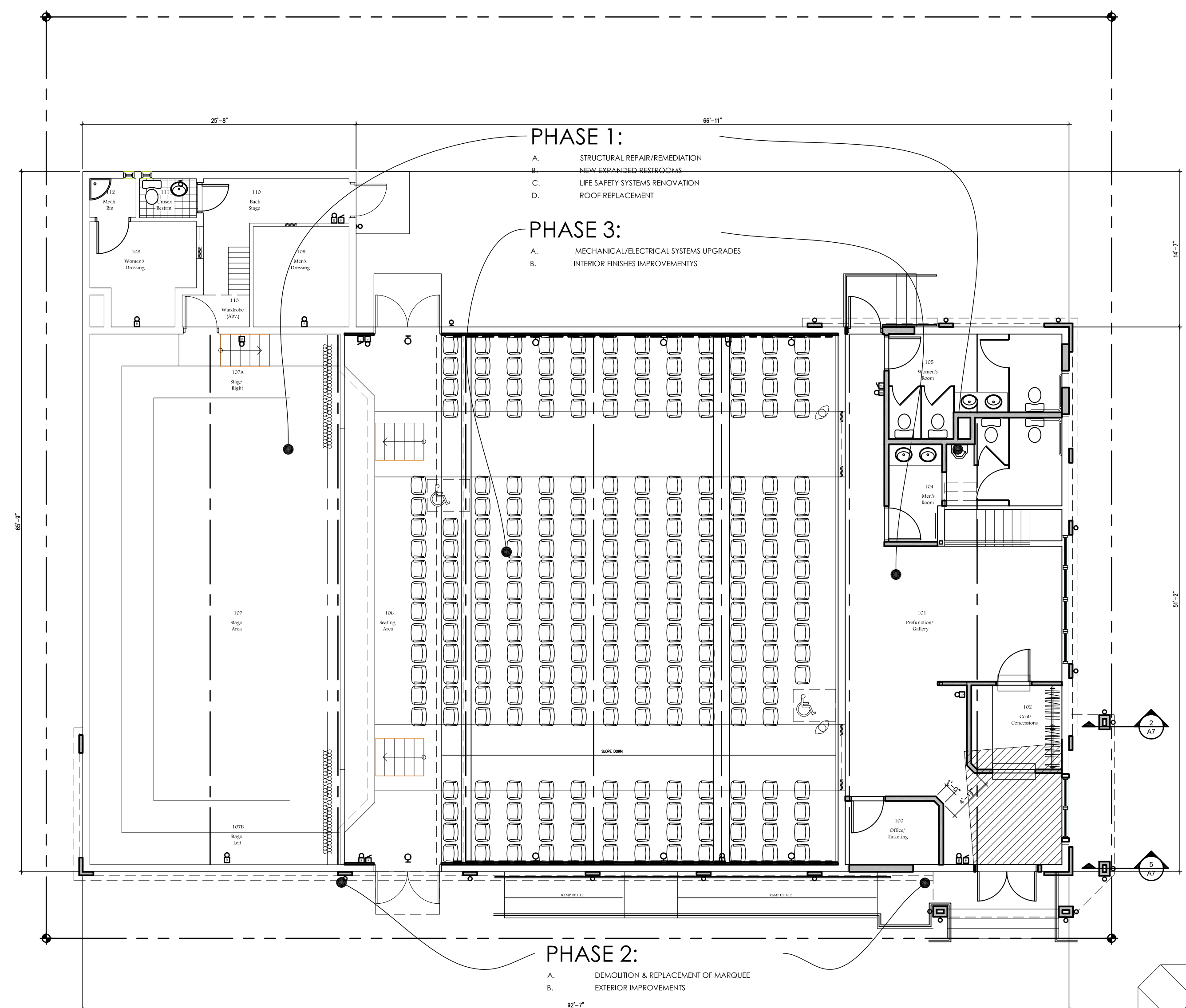
Project Team, Code Analysis,
Notes & Site Plan

date 08.13.10

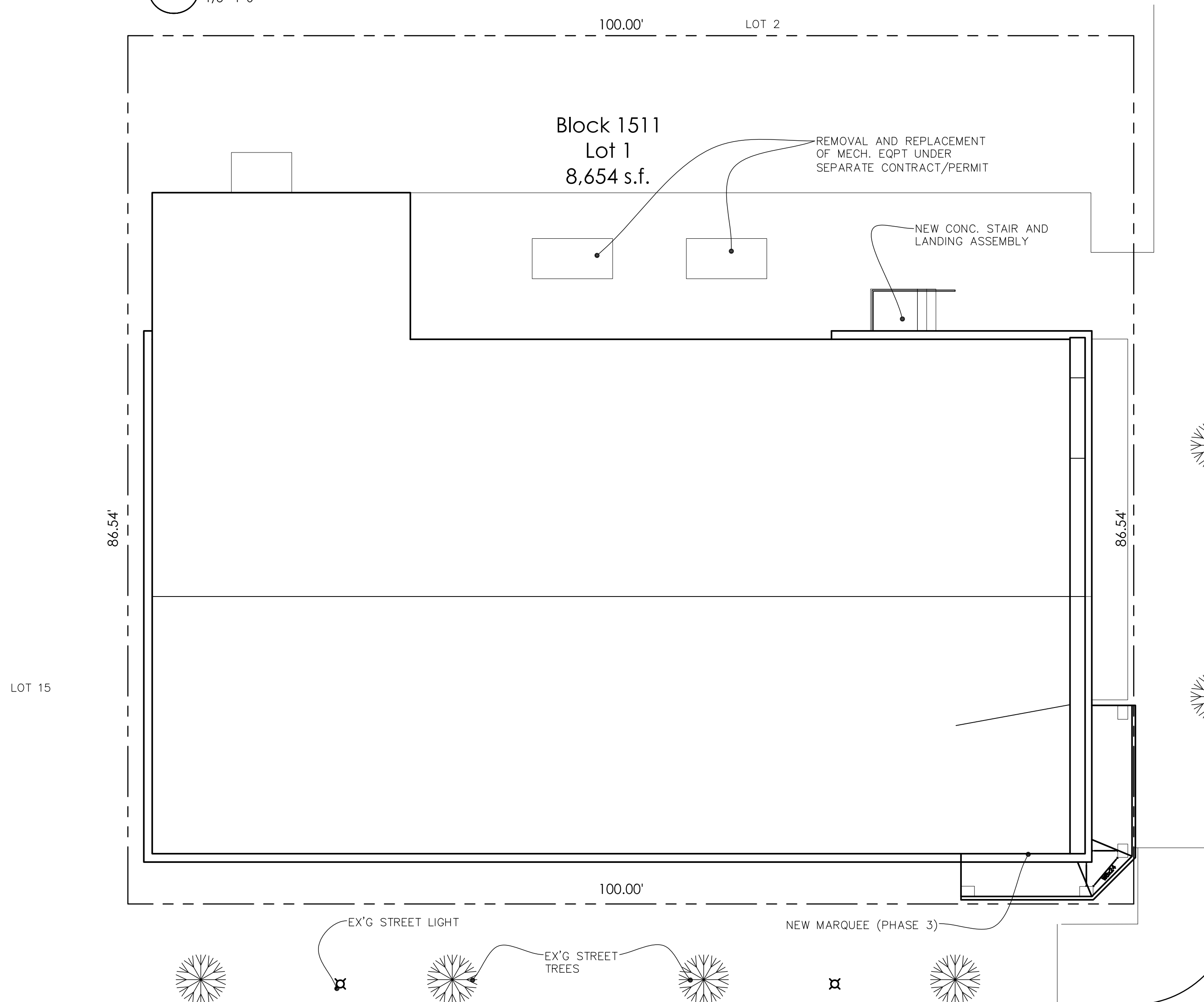
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A-1

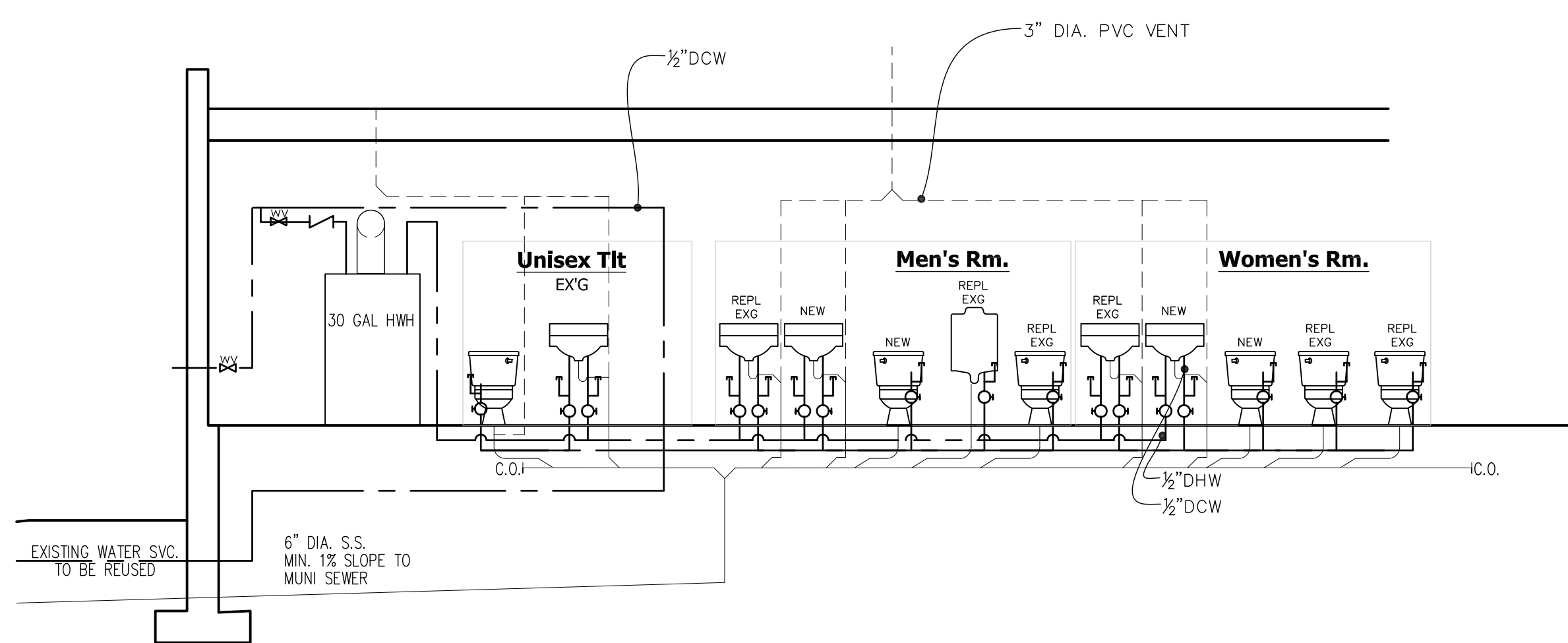
commission no. 09012G



2 Phasing Plan
1/8"=1'-0"



1 Roof/Site Plan
1/8"=1'-0"



3 Plumbing Riser Diagram
nts

Higbee Avenue (50' R.O.W.)

Owner: South Jersey Theater Collaborative

Architect: **William McLees Architecture**
5 MacArthur Boulevard
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t: 609.927.0888
Contact: William C. McLees, AIA

Structural
Engineers: **Czar Engineering**
5014 Fernwood Drive
Egg Harbor Township, NJ 08234
t: 609.653.9445
Contact: Lament Czar, PE

Project Team

Building Code Analysis

This work is governed by the New Jersey Uniform Construction Code, New Jersey Edition of the 2006 International Building Code and all other applicable subcodes as adopted therein. This work shall qualify as an **Renovation** under the requirements and definitions of the N.J. U.C.C.

Total Building Area: 6,207 s.f.
Building Footprint: 5,125 s.f.
Use Group: A4
Construction Class: V-B

Project Summary

- Work in Phase One Includes:
- The structural remediation of the floor areas roof structure and replacement of the stage.
 - The replacement of the existing roof
 - The renovation and expansion of the existing public restrooms.
 - The replacement of the existing life safety systems.
- Work in Phase Two Includes:
- The refurbishment of the electrical systems
 - The refurbishment of the mechanical systems
 - Interior renovations including office area renovations and finishes
- Work in Phase Three Includes:
- The replacement of the existing marquee.
 - The exterior renovation of the building

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PHASE 2

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**South Jersey Theater
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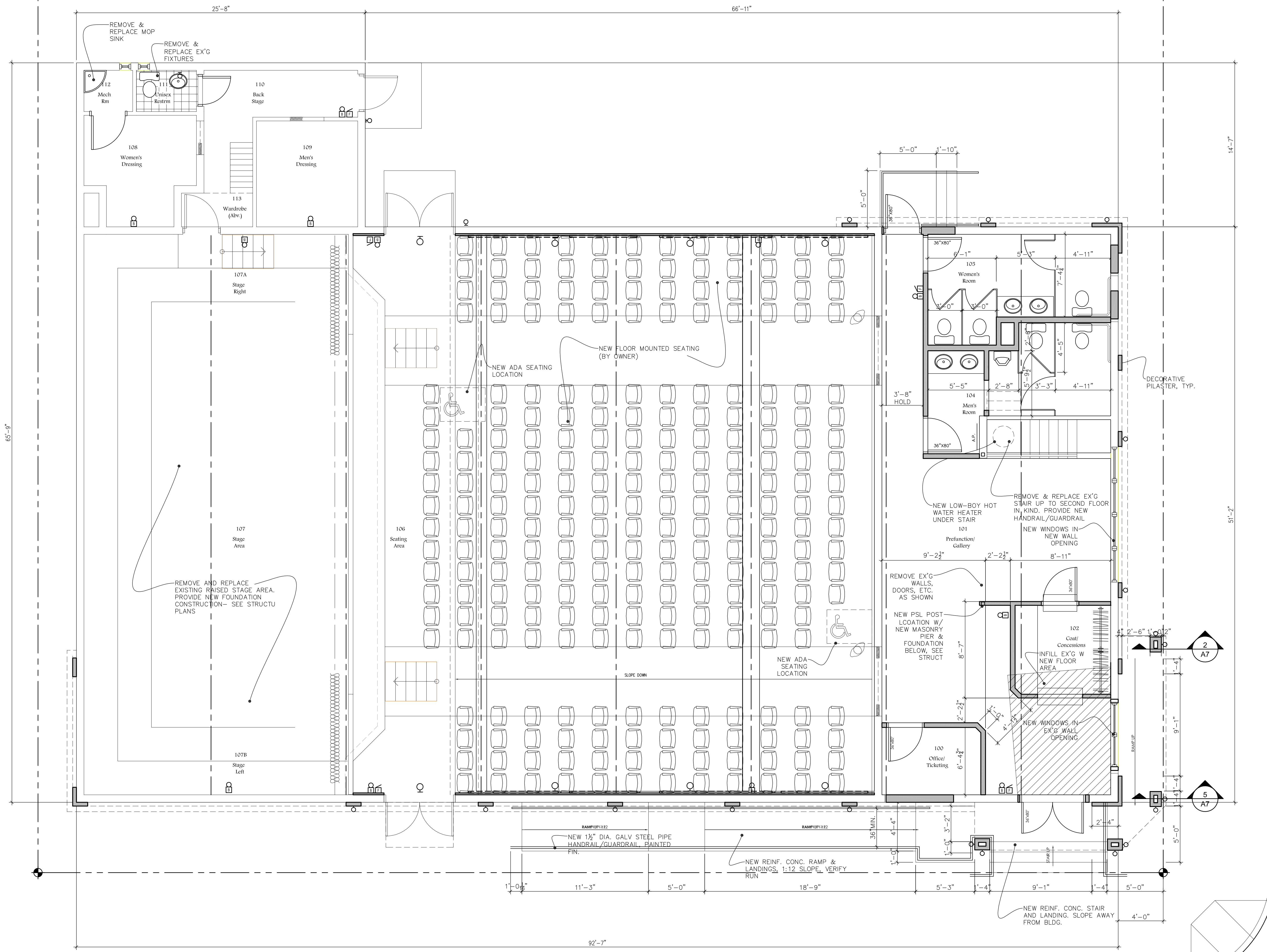
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description
 Floor Plans

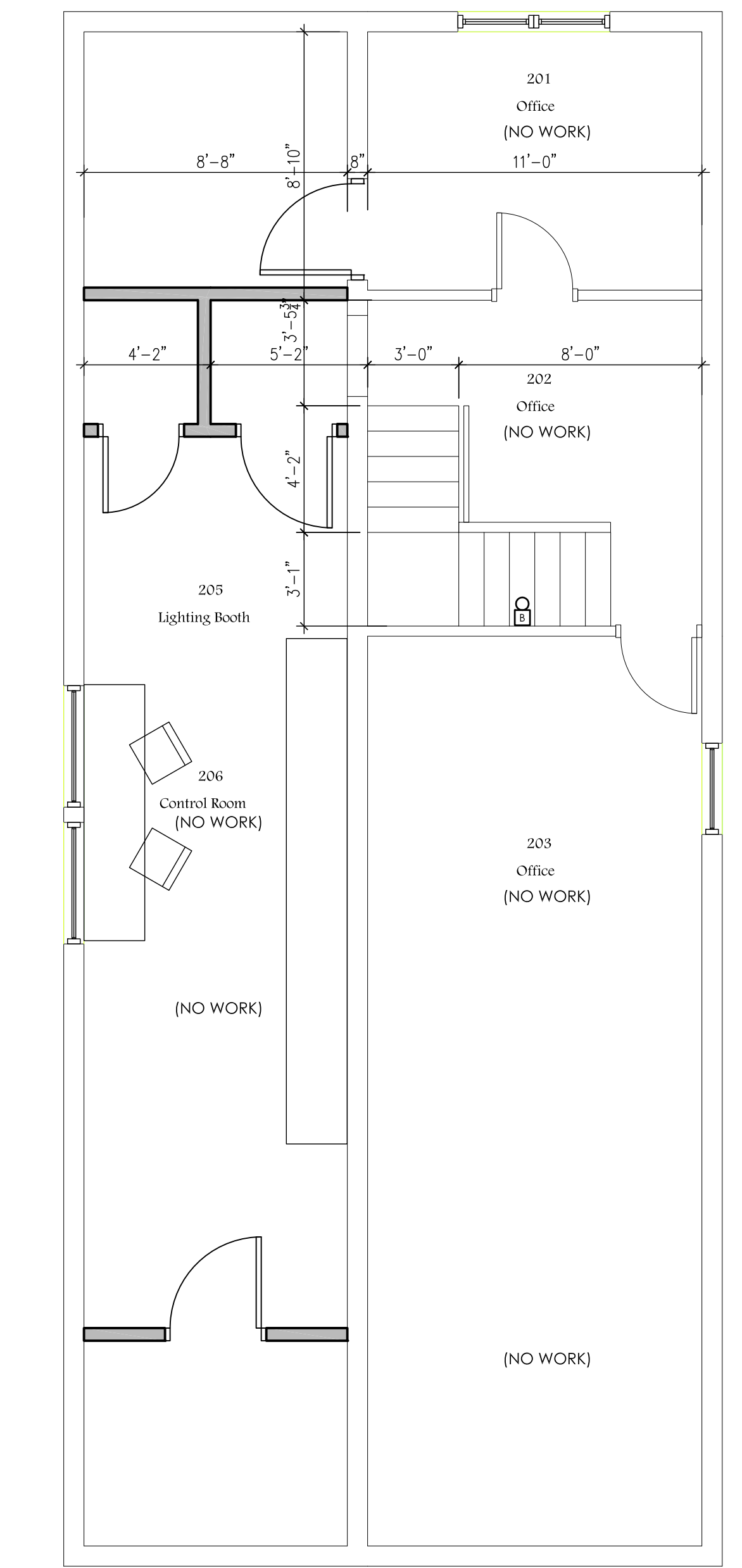
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commission no. 09012G

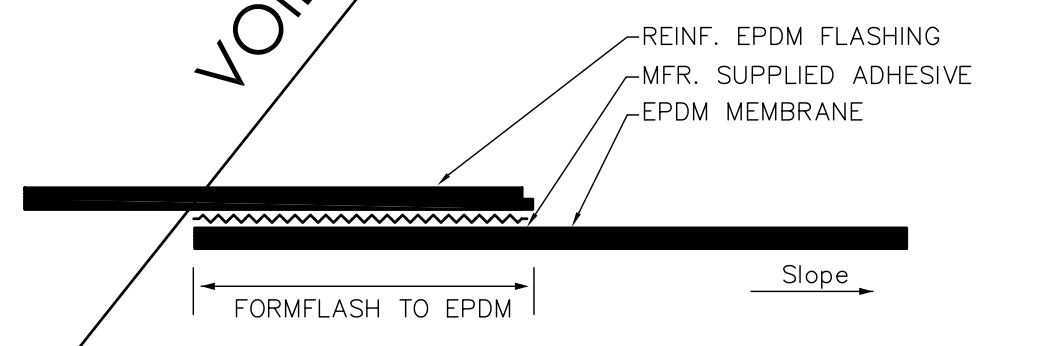
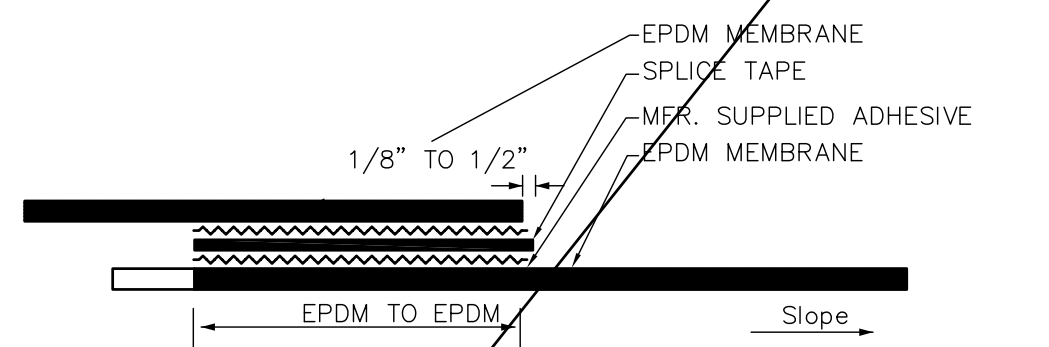
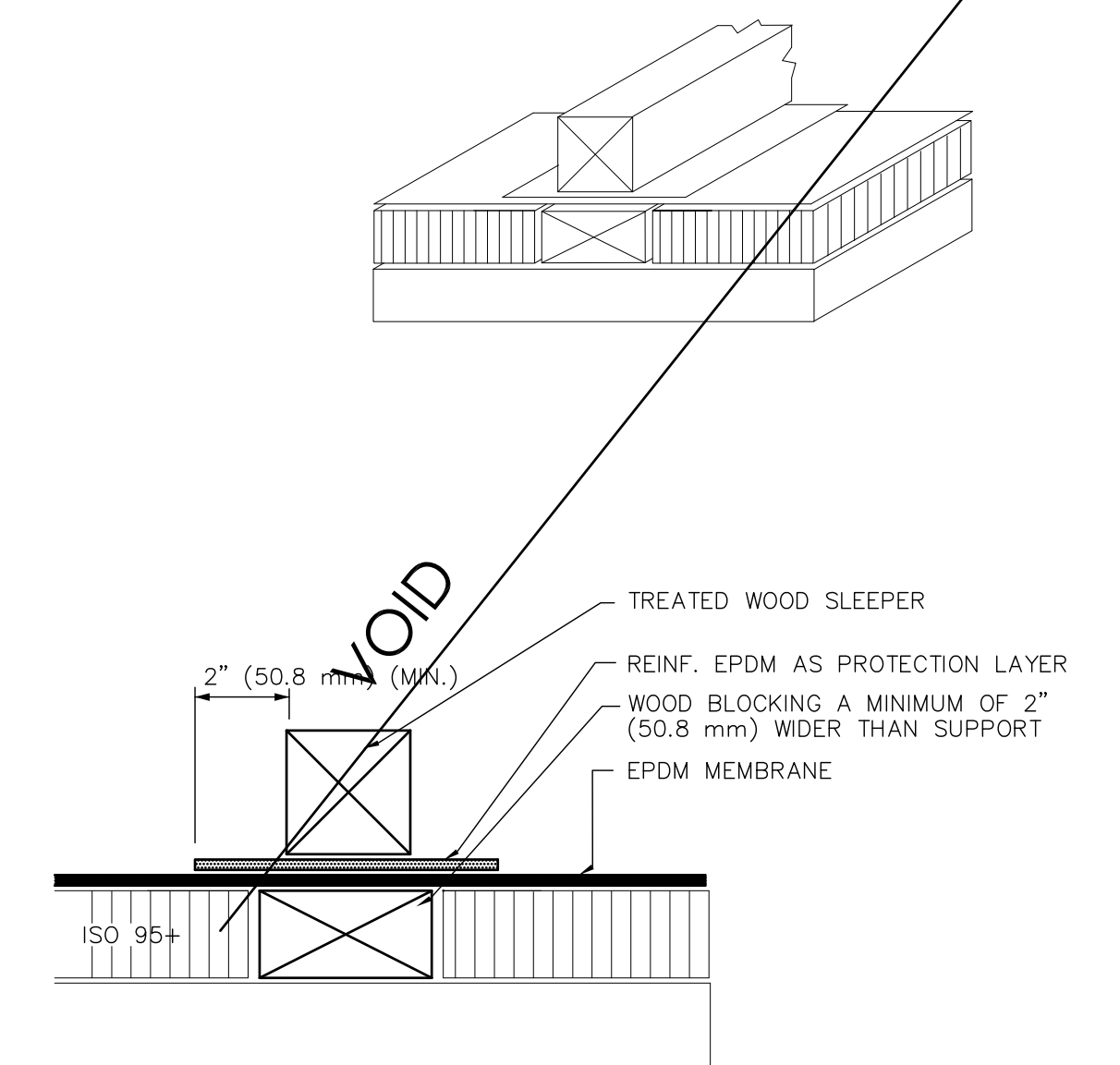
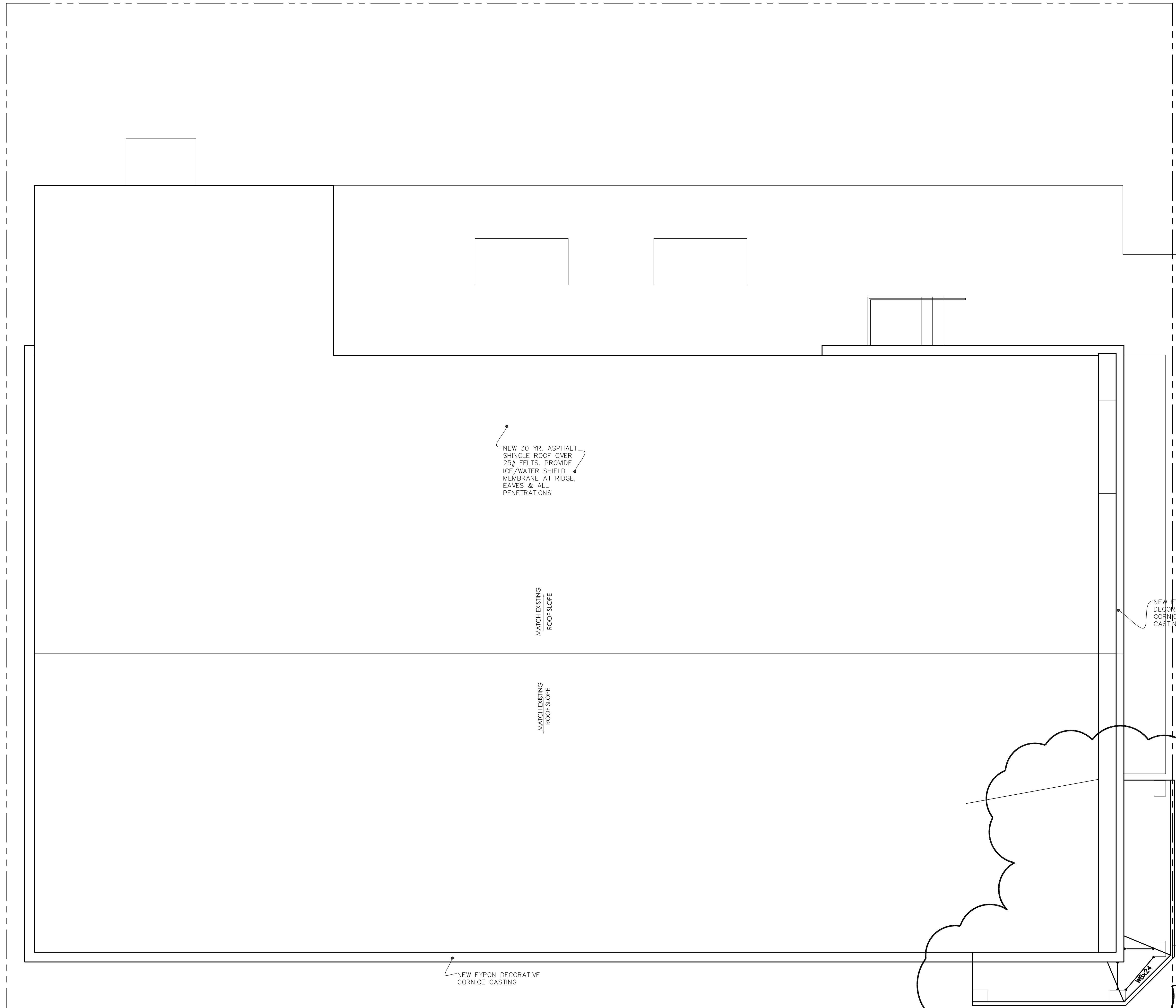


1 First Floor Plan
 1/4"=1'-0"

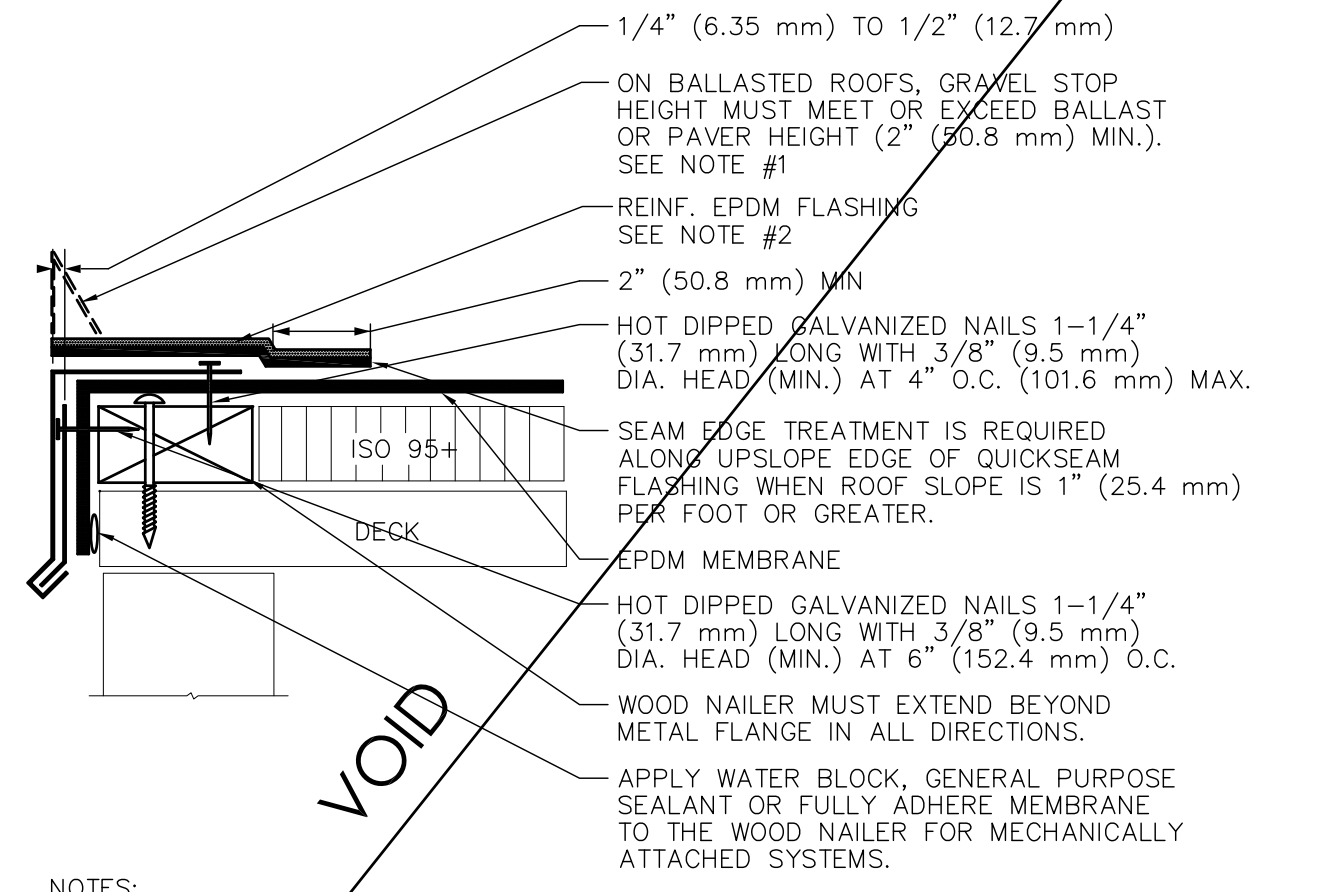


2 Second Floor Plan
 1/4"=1'-0"

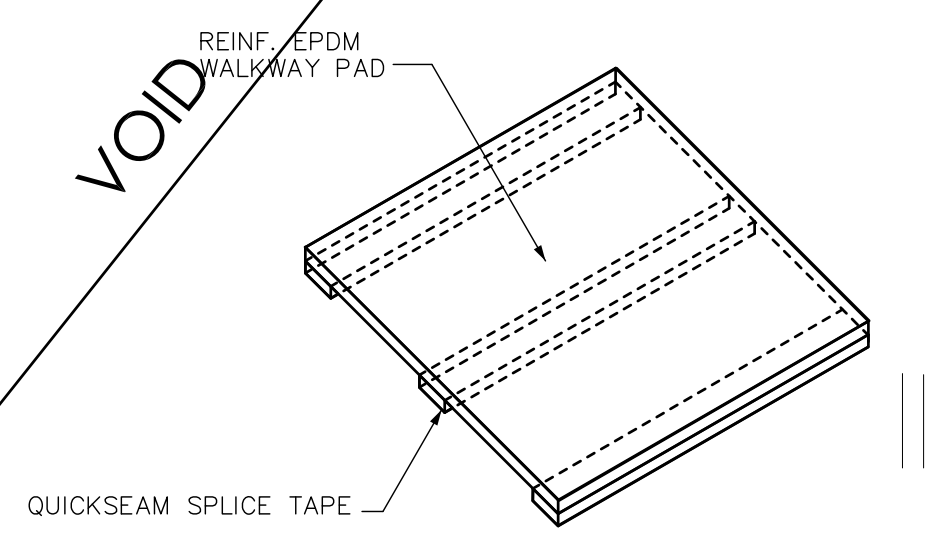
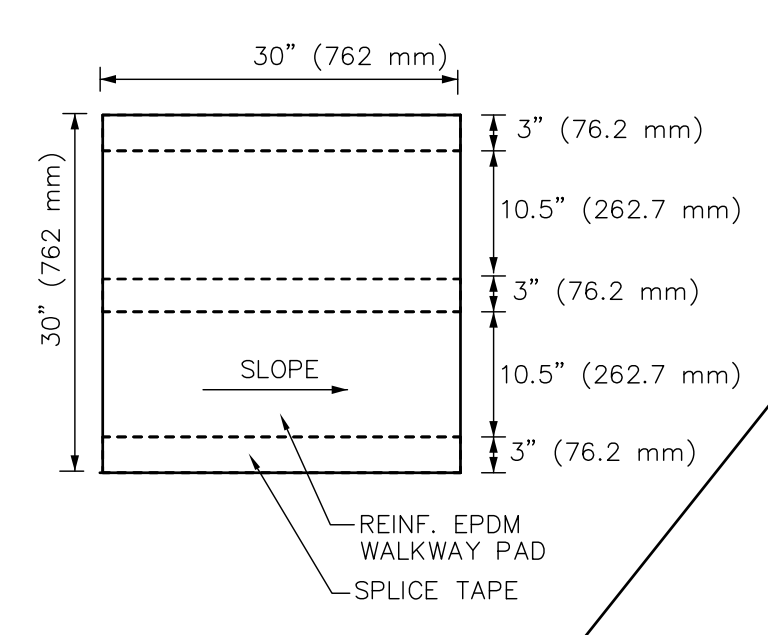
PHASE 2



NOTE:
 1. CLEAN ALL RUBBERGARD MEMBRANE SURFACES AS REQUIRED BY MANUFACTURER'S SPECIFICATIONS.
 2. TAKE EXTRA CARE TO CLEAN FACTORY SPICES AND OTHER AREAS WHERE EXCESS DUSTING AGENT MAY HAVE ACCUMULATED.
 3. IF .090 MEMBRANE IS USED, ADDITIONAL SEAMING REQUIREMENTS MAY BE NECESSARY PER MANUFACTURER'S REQUIREMENTS.



NOTES:
 1. IF THE ROOF EDGE INCLUDES A GRAVEL STOP, AND SEALANT IS NOT APPLIED BETWEEN THE GAPS IN THE METAL EDGING, AN ADDITIONAL PIECE OF QUICKSEAM FLASHING SHALL BE APPLIED OVER THE METAL LAP AFTER THE INITIAL APPLICATION OF QUICKSEAM FLASHING. LAP EDGE TREATMENT SHALL BE APPLIED AT THE INTERSECTIONS OF THE TWO FLASHING SECTIONS.
 2. IF THE METAL EDGE FLANGE IS NOT COMPLETELY COVERED WITH EPDM FLASHING, THEN ALL JOINTS IN METAL SHALL BE COVERED WITH QUICKSEAM FLASHING.



1 Roof Plan
1/4"=1'-0"

2 EPDM Details
NTS

PHASE 2



client
 South Jersey Theater Collaborative

revisions

no.	date	description
3.5.13		MARQUEE REVISIONS

drawn by

scale

description
 Roof Plans

sheet
 date 08.13.10

A3

commission no. 09012G

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revisions

no.	date	description

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scale

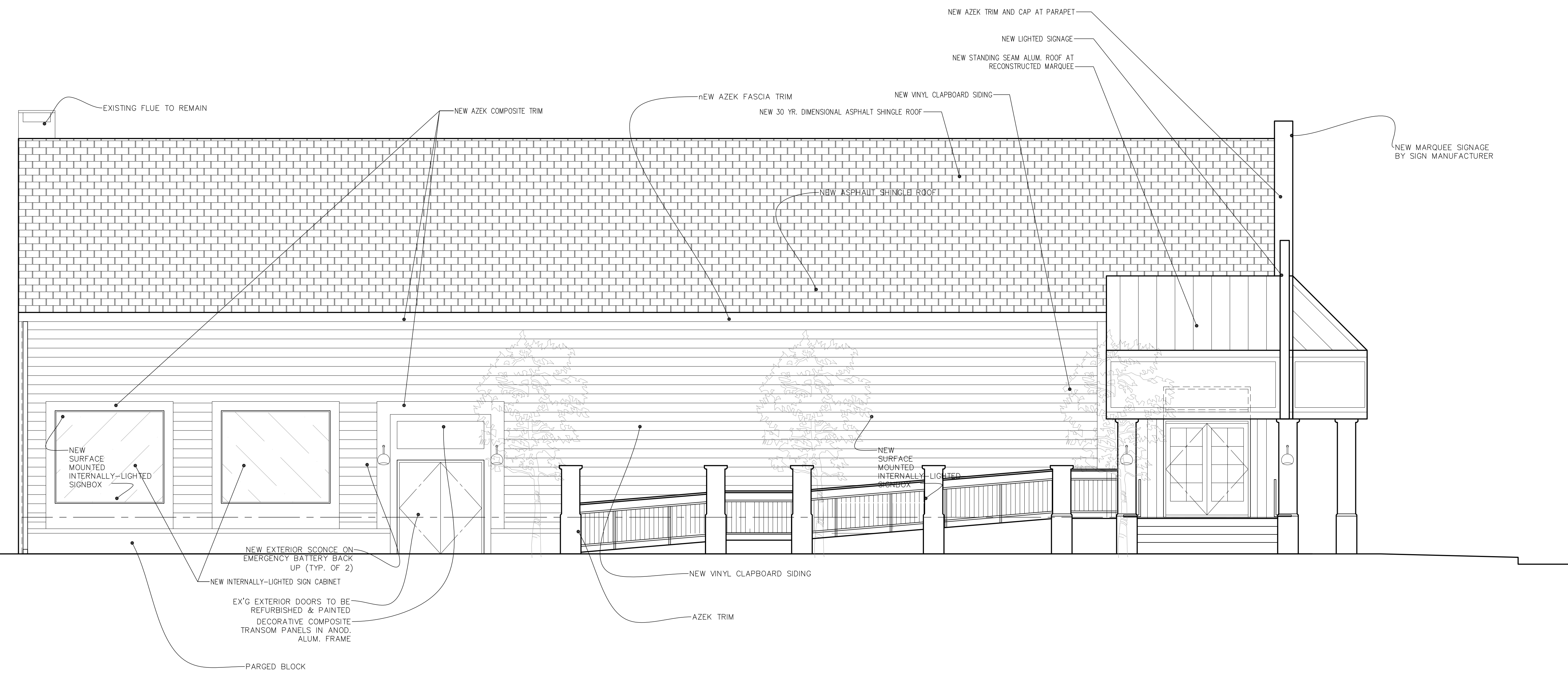
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date: 08.13.10

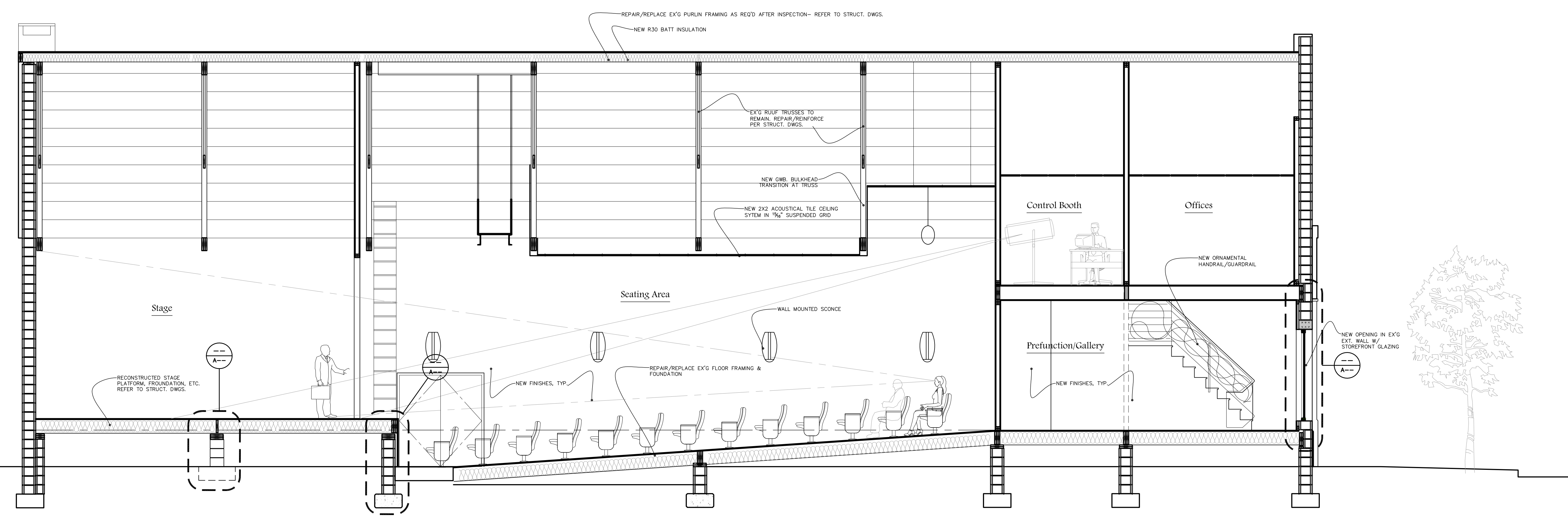
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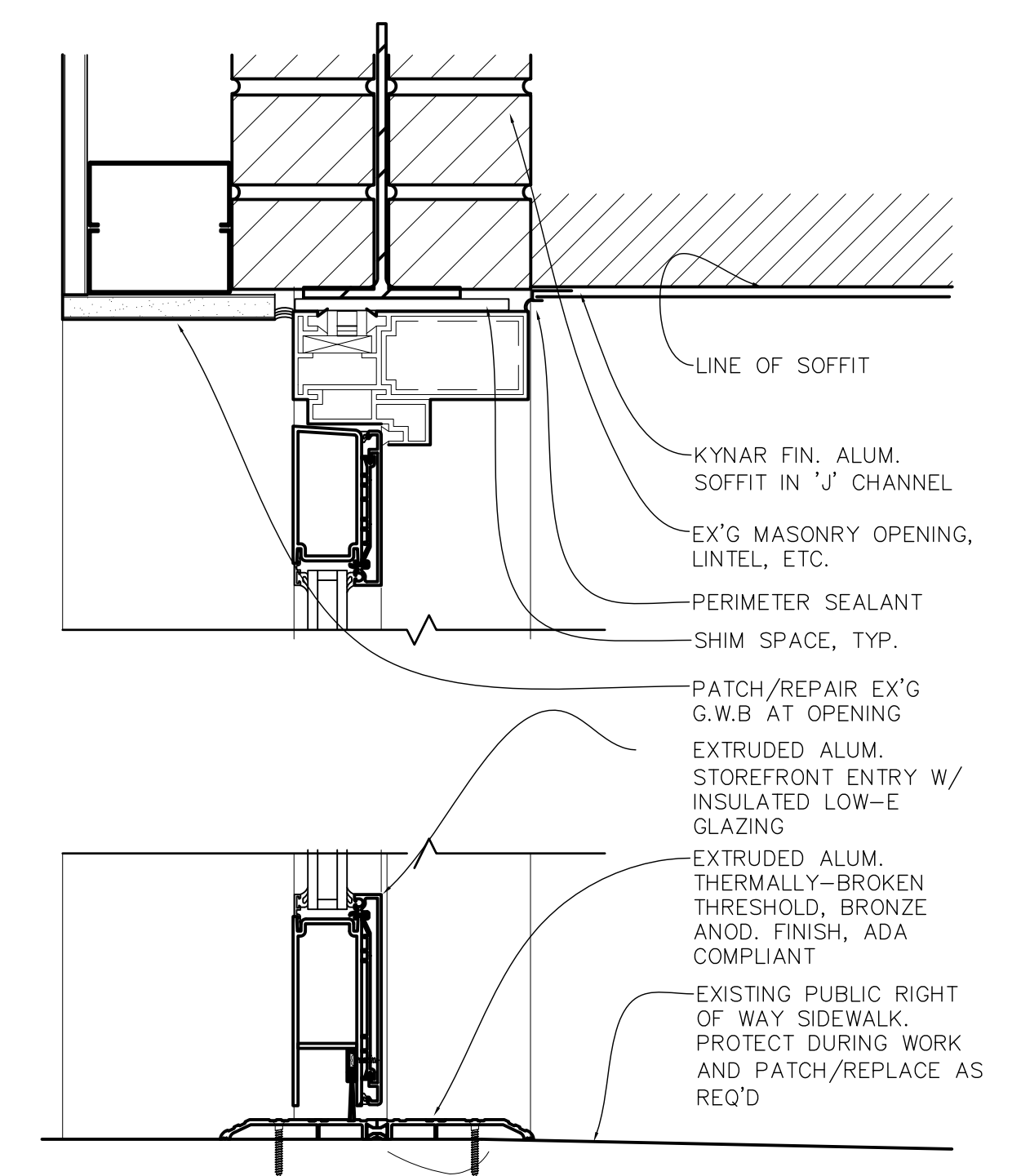
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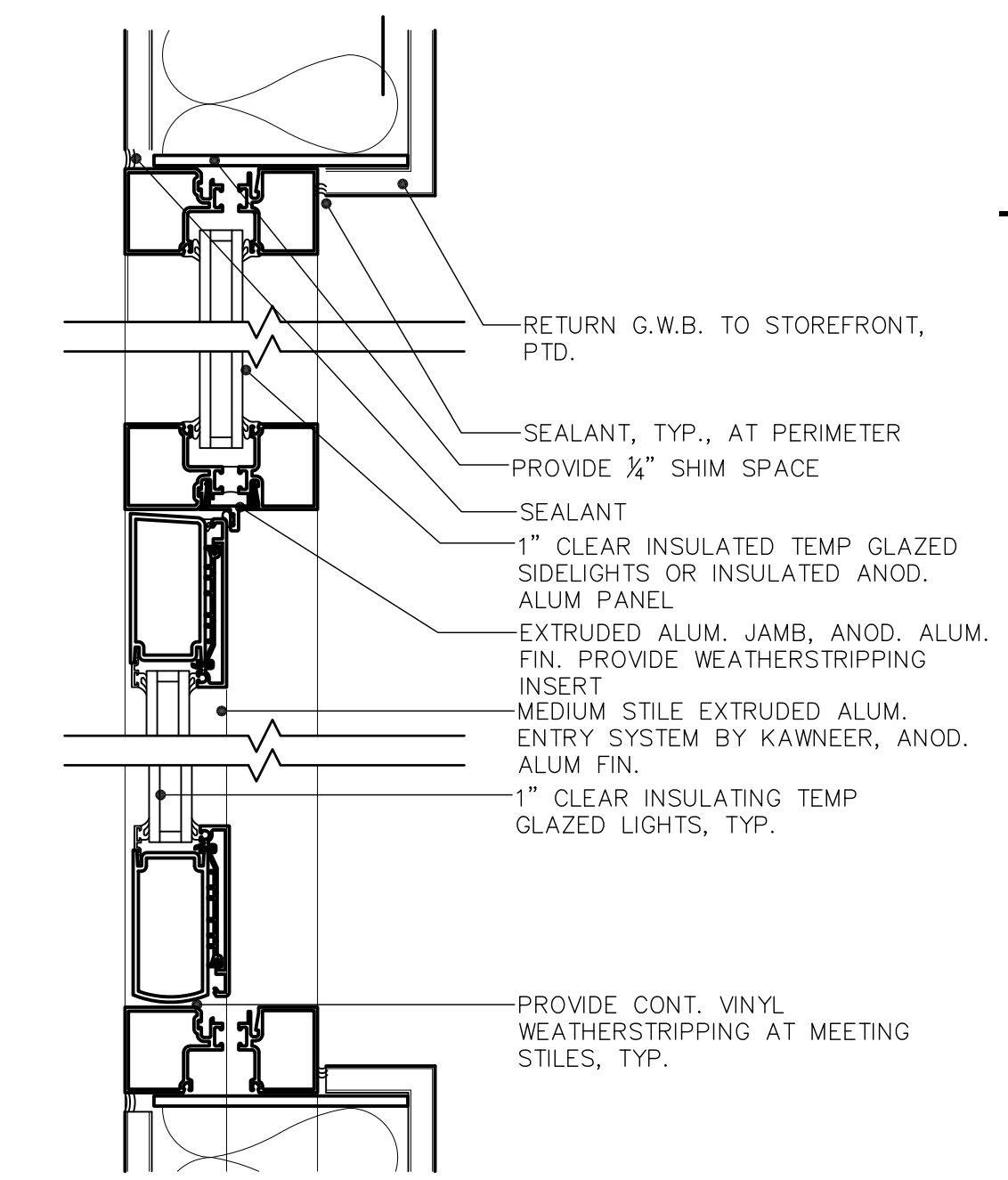
2 Bay Avenue Elevation
 1/4"=1'-0"



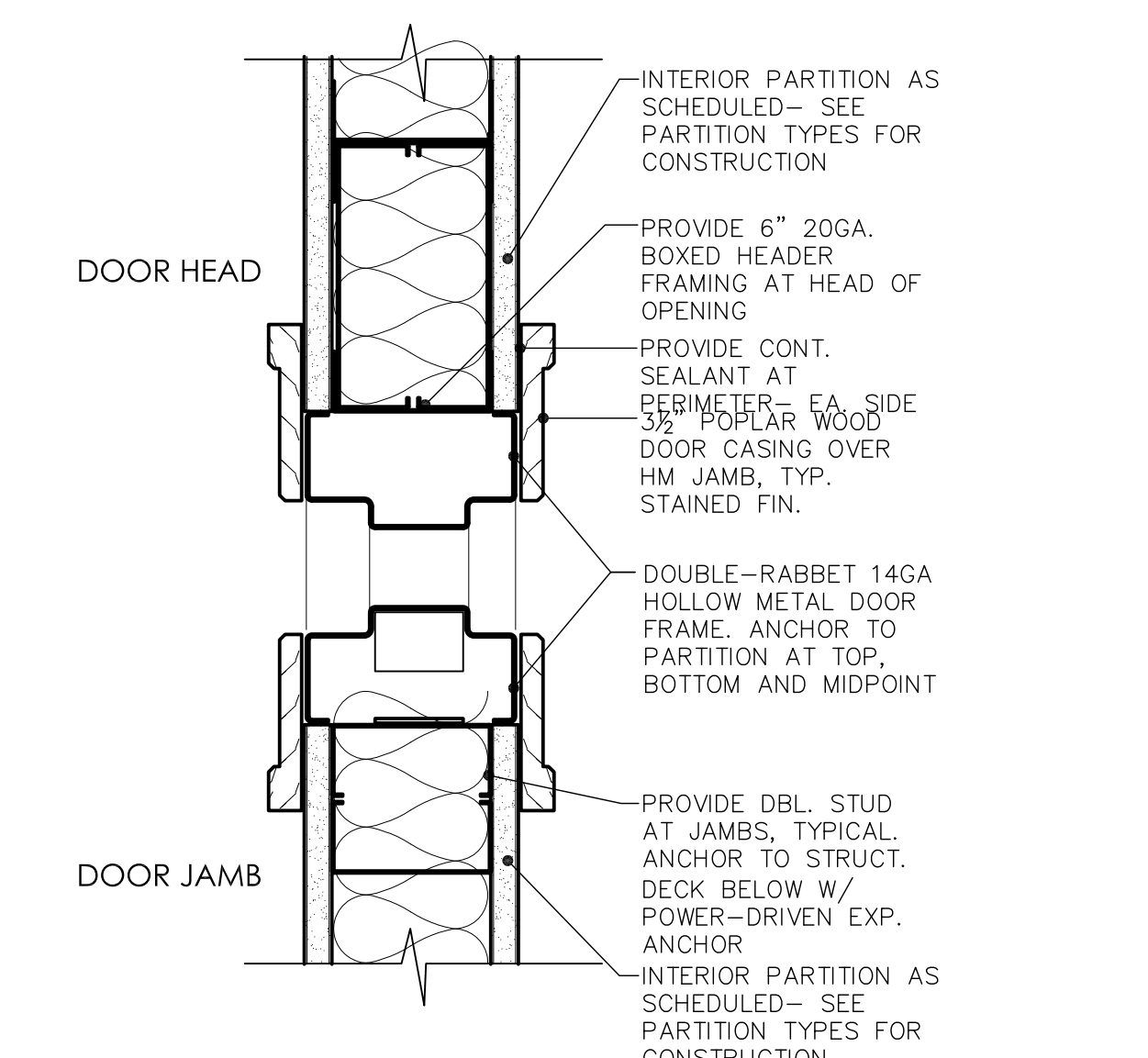
1 Building Section
 1/4"=1'-0"



5 Storefront Entry Head/Sill Detail
 3/8"=1'-0"

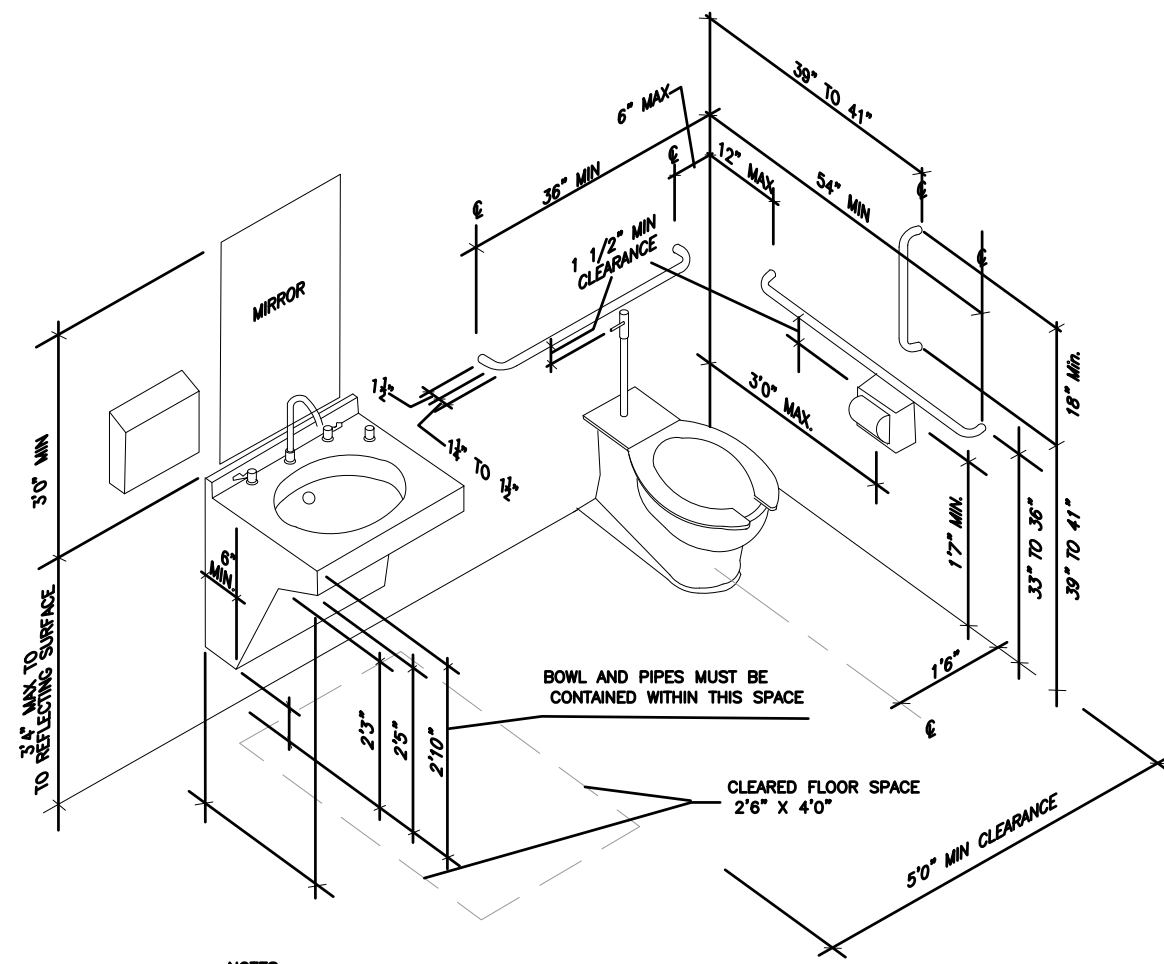


4 Typical Storefront Head/Jamb Detail
 3/8"=1'-0"



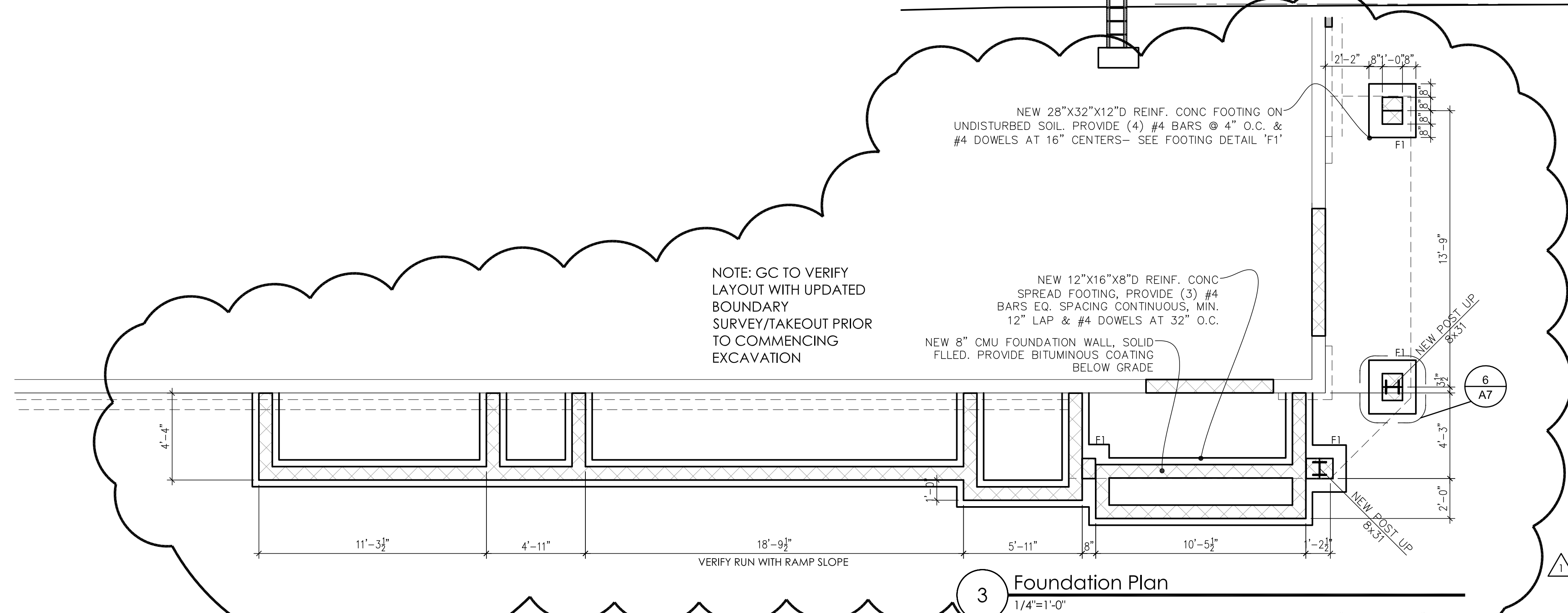
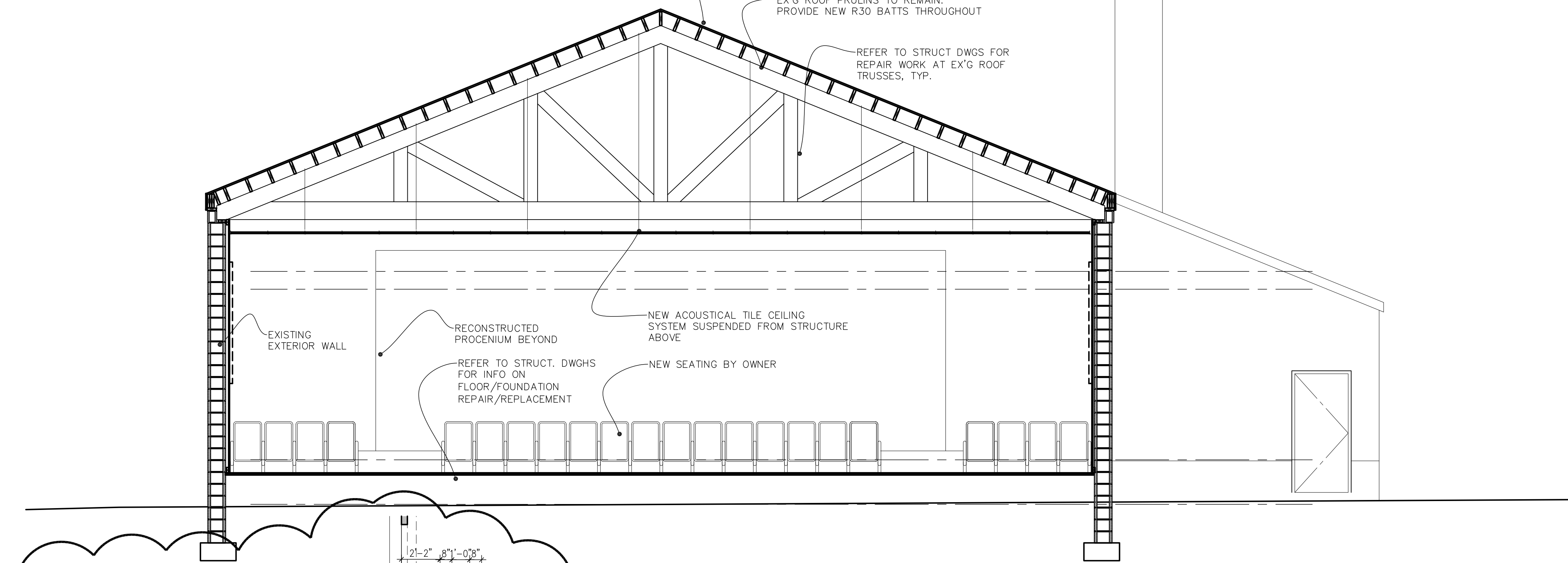
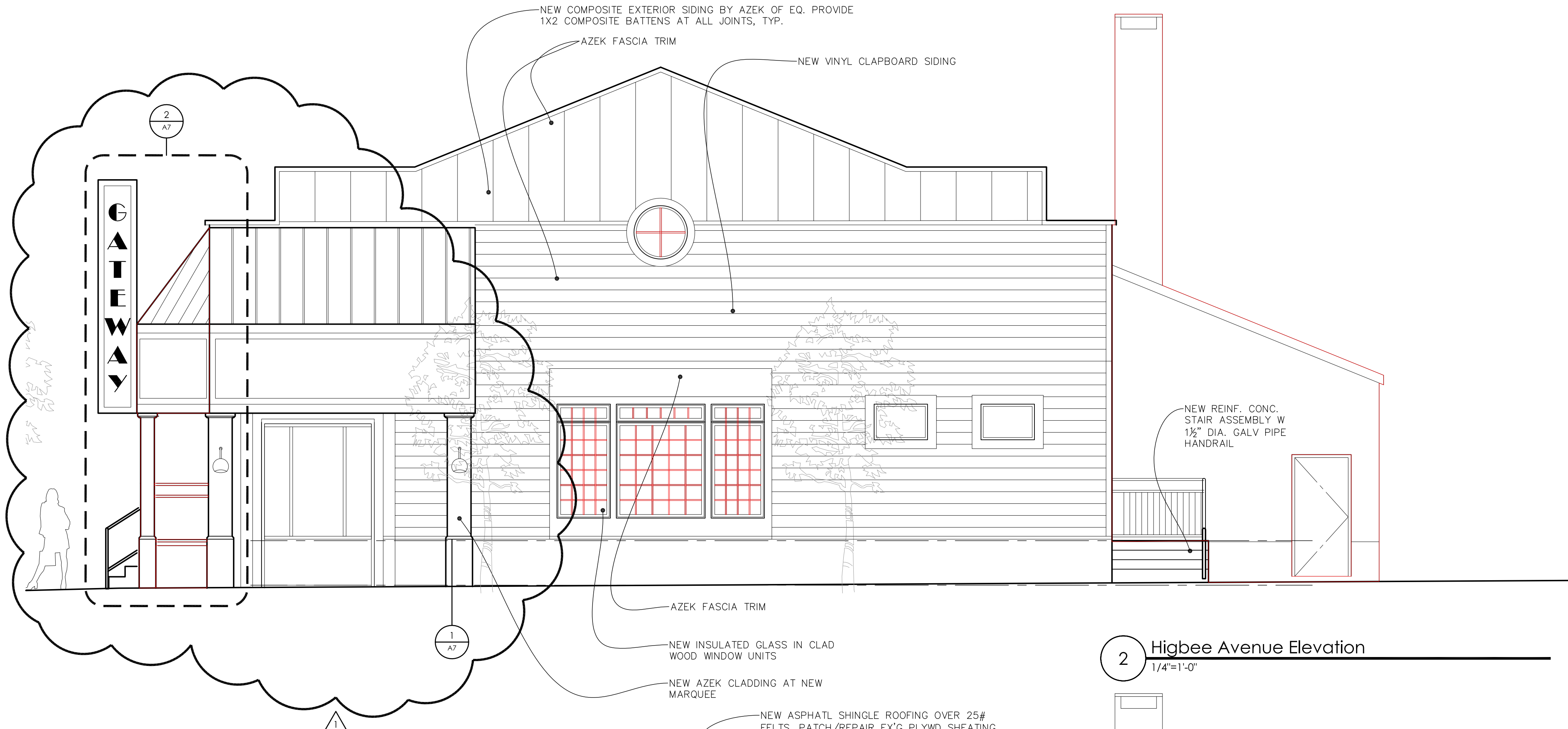
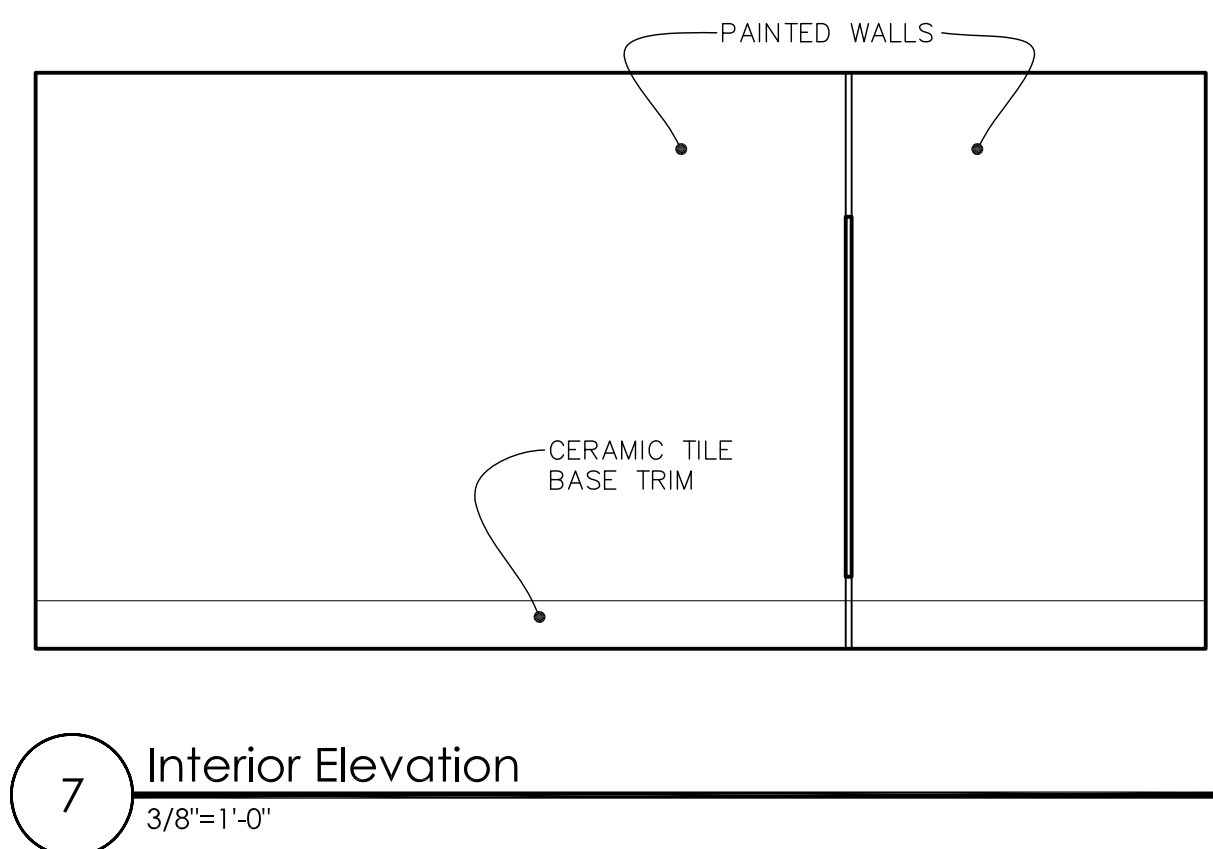
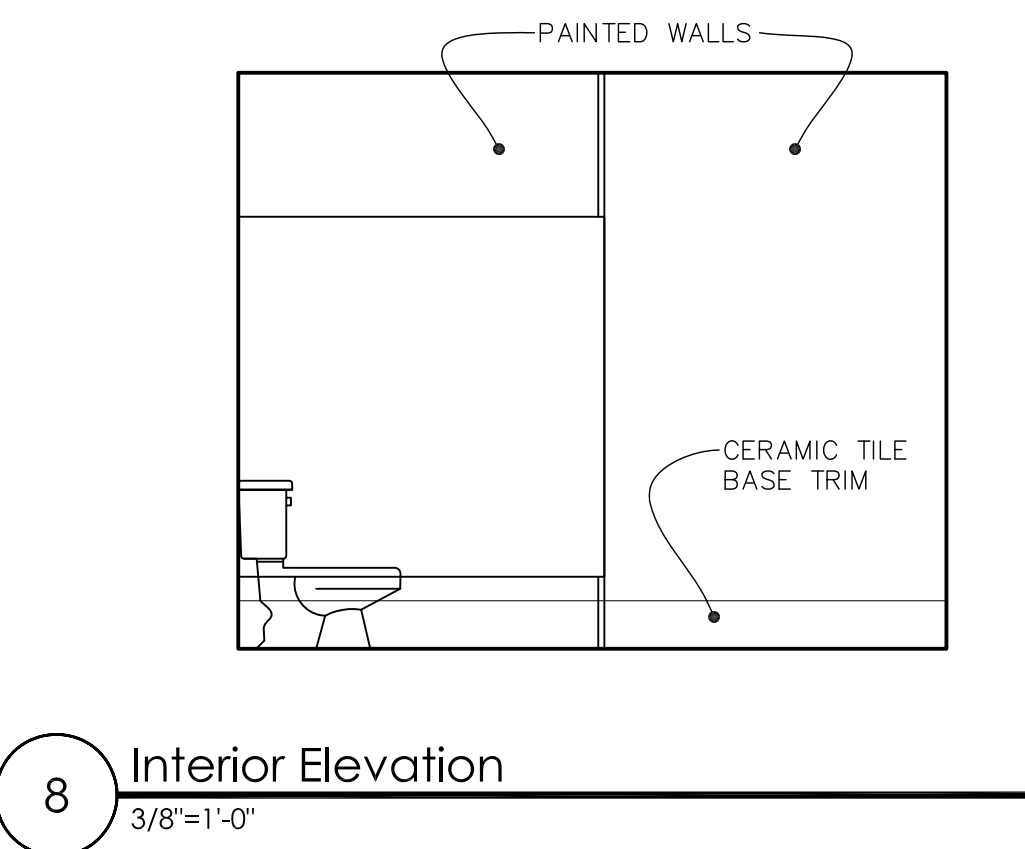
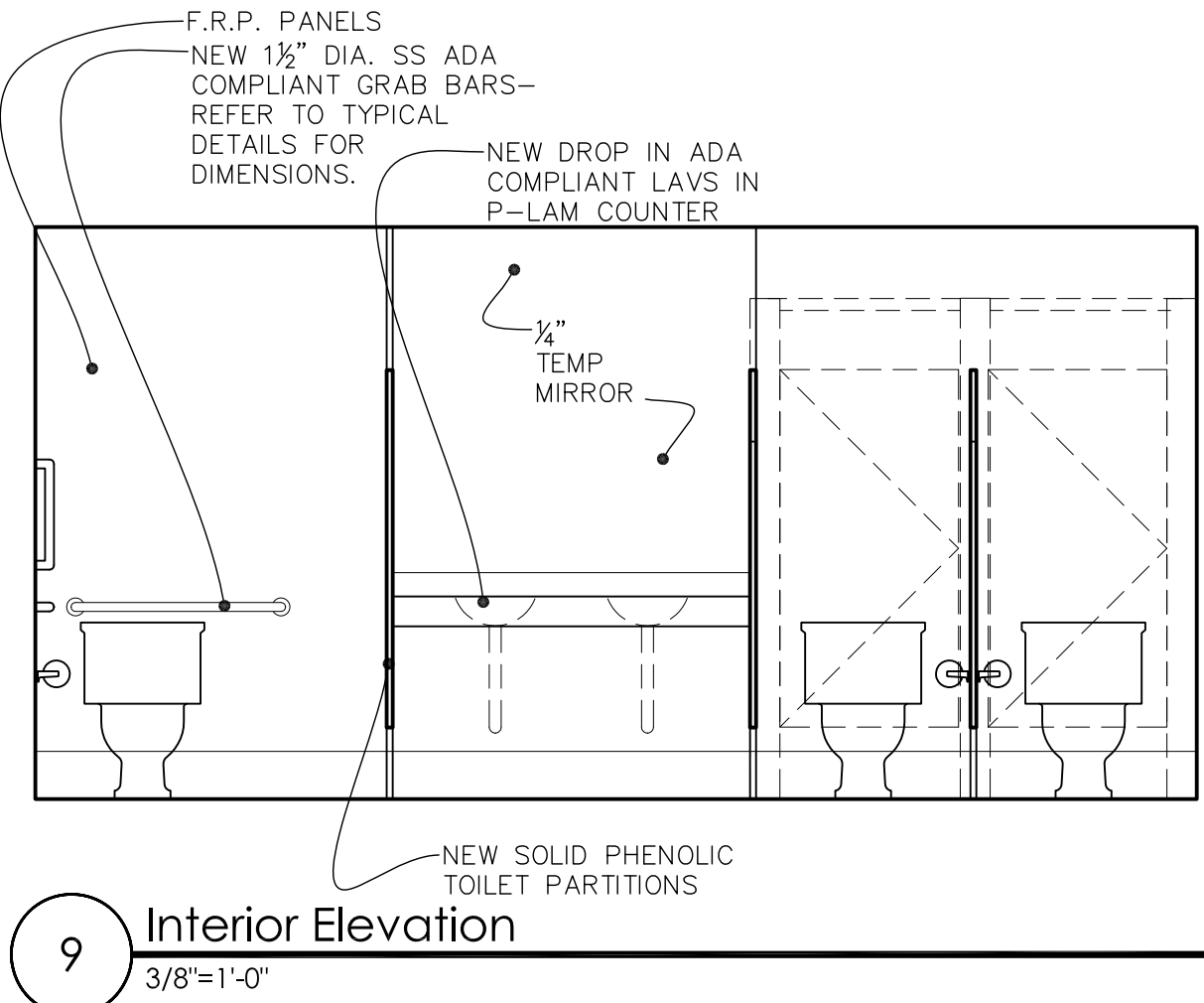
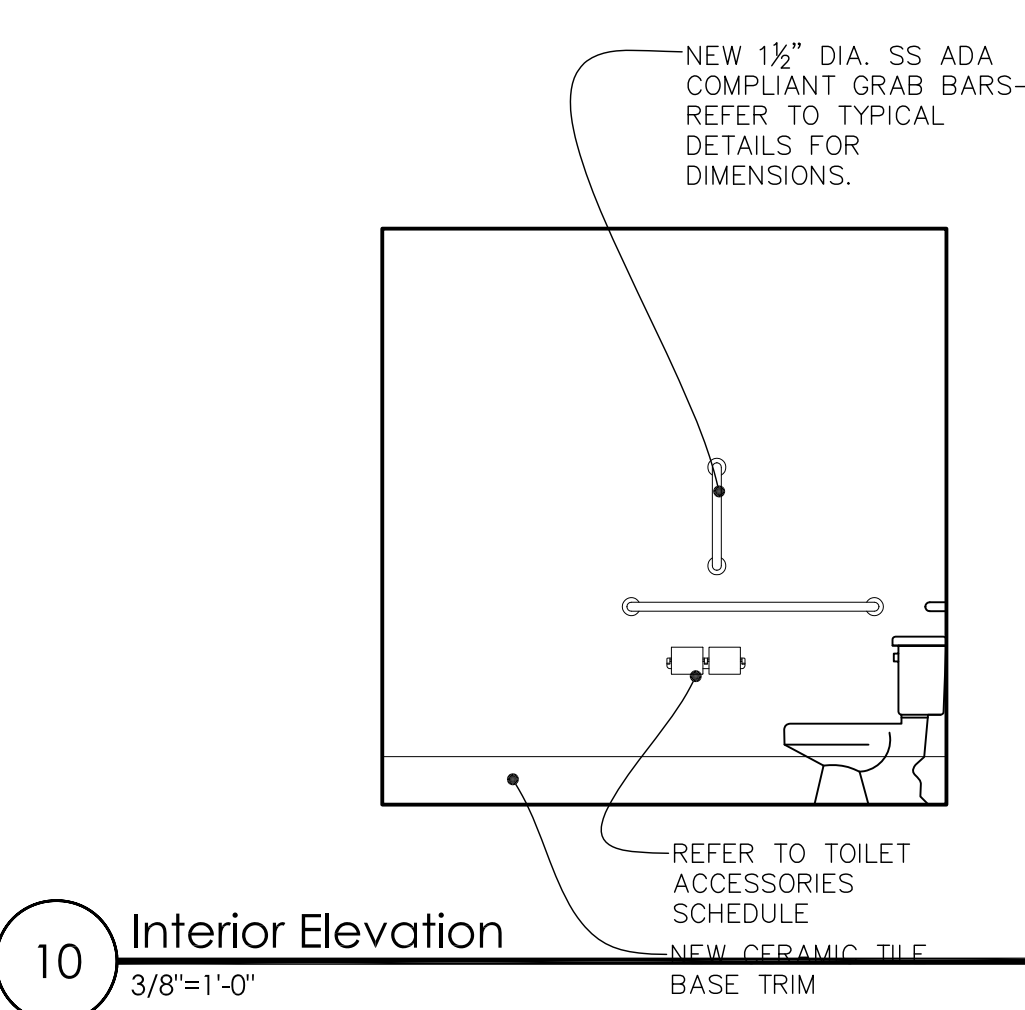
3 Typical Door Head/Jamb Detail
 3/8"=1'-0"

PHASE 2



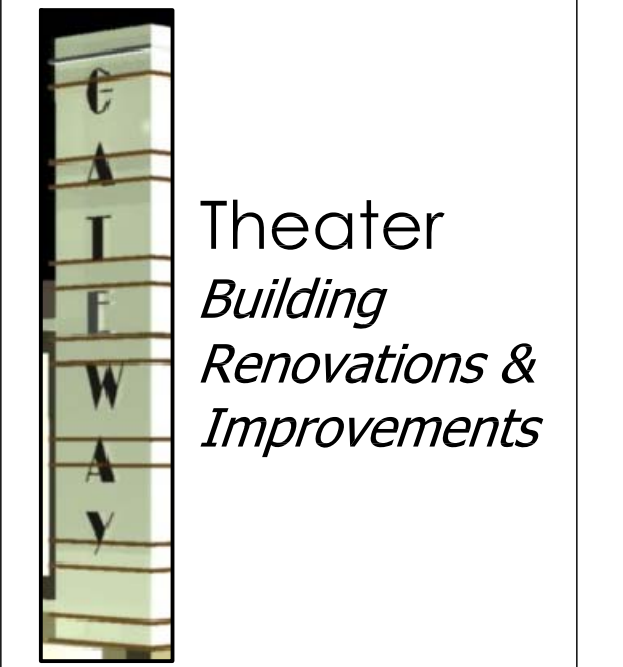
NOTES:
1) DEPENDING ON THE CONFIGURATION OF CLEAR FLOOR SPACE THE MAXIMUM HEIGHT OF THE CONTROLS RANGES FROM 3'8" TO 4' 6" AND THE MINIMUM HEIGHT RANGES FROM 1' TO 2'.

LOCATION OF ACCESSIBLE FIXTURES AND ACCESSORIES PER ANSI A117.1-2003



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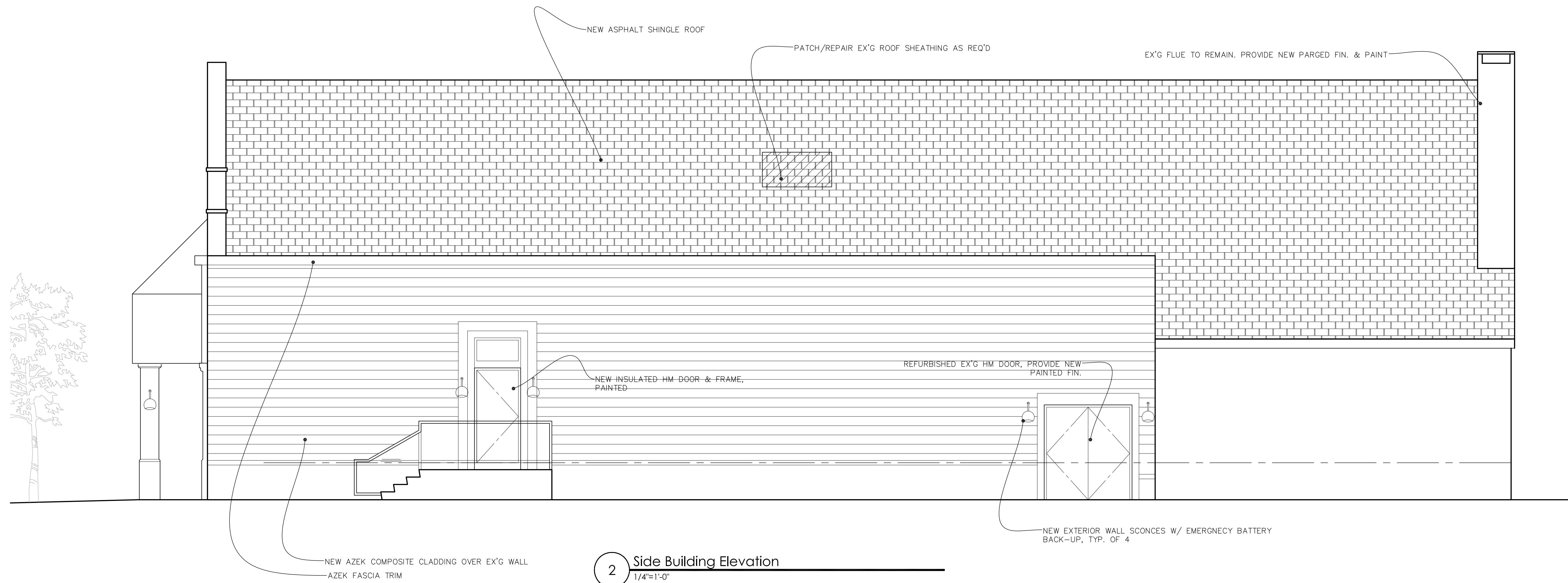
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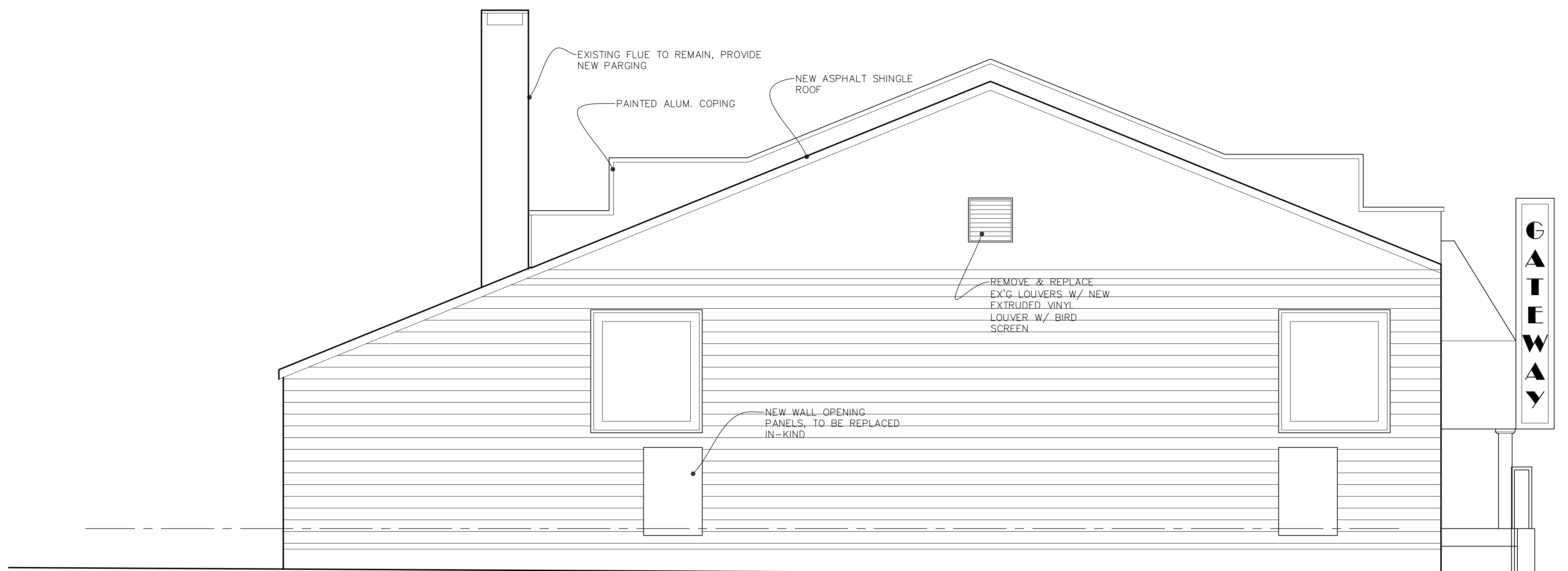
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 Exterior Building Elevations & Sections

date: 08.13.10

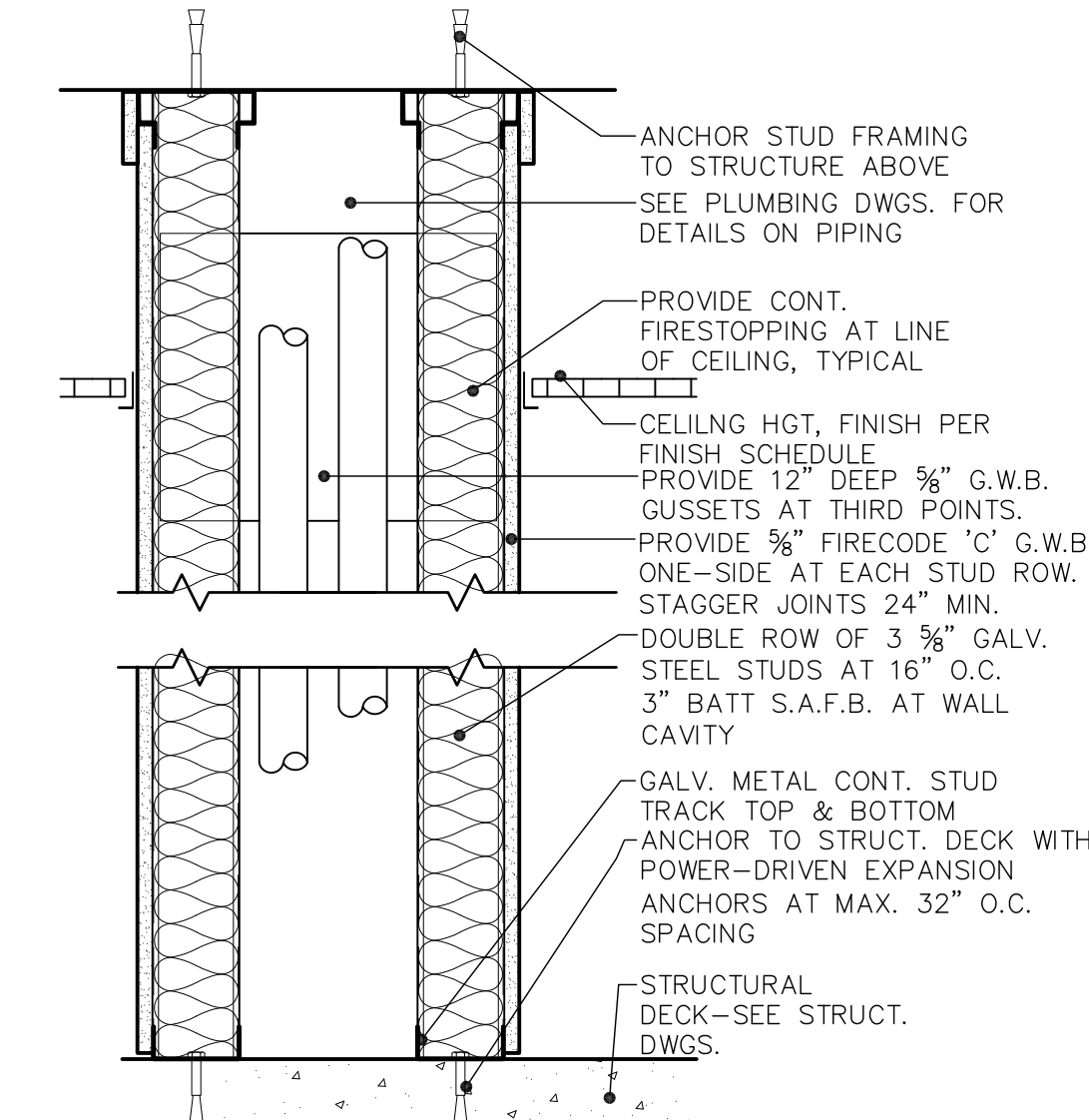
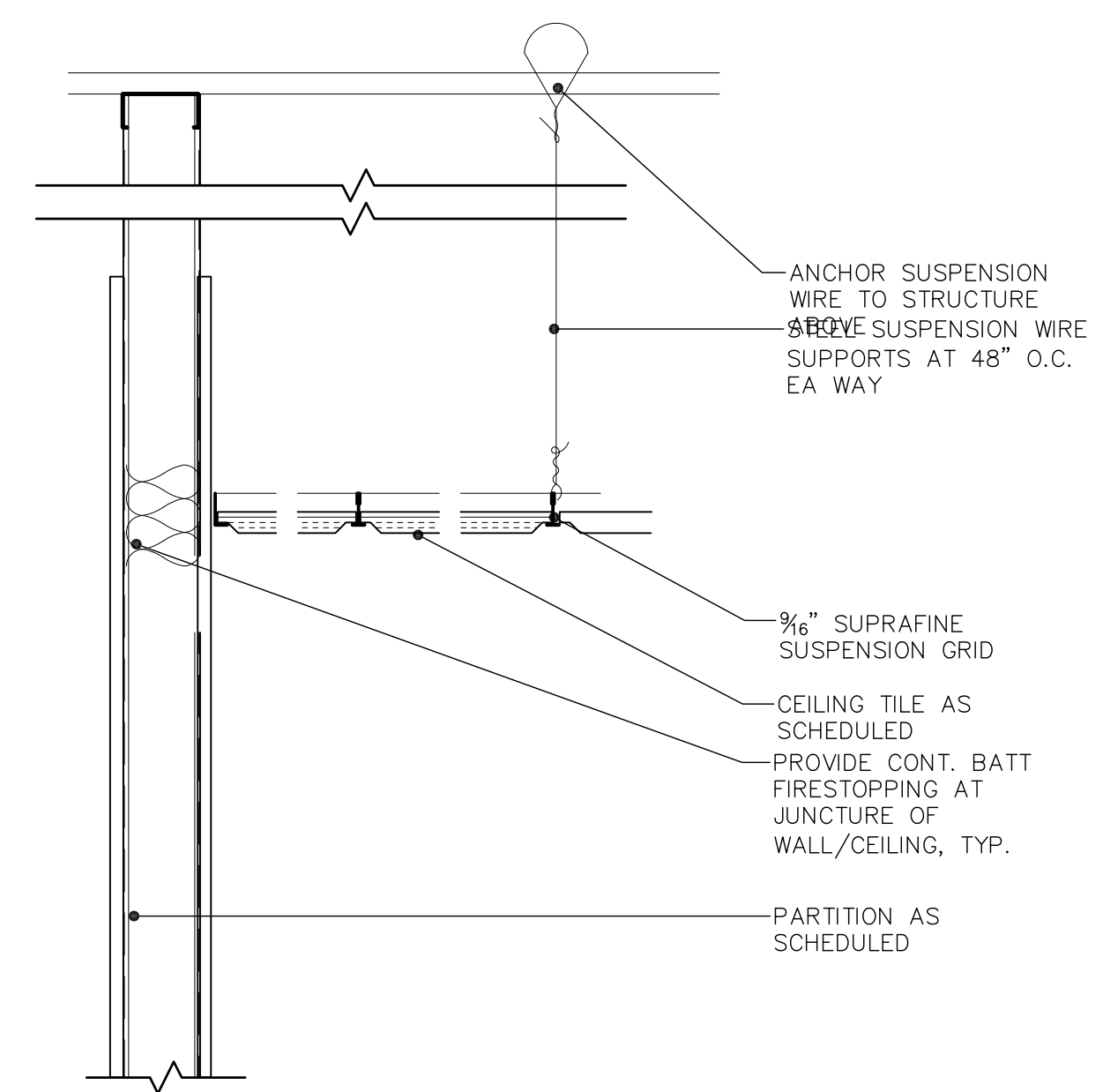
sheet
A5
 commission no. 09012G



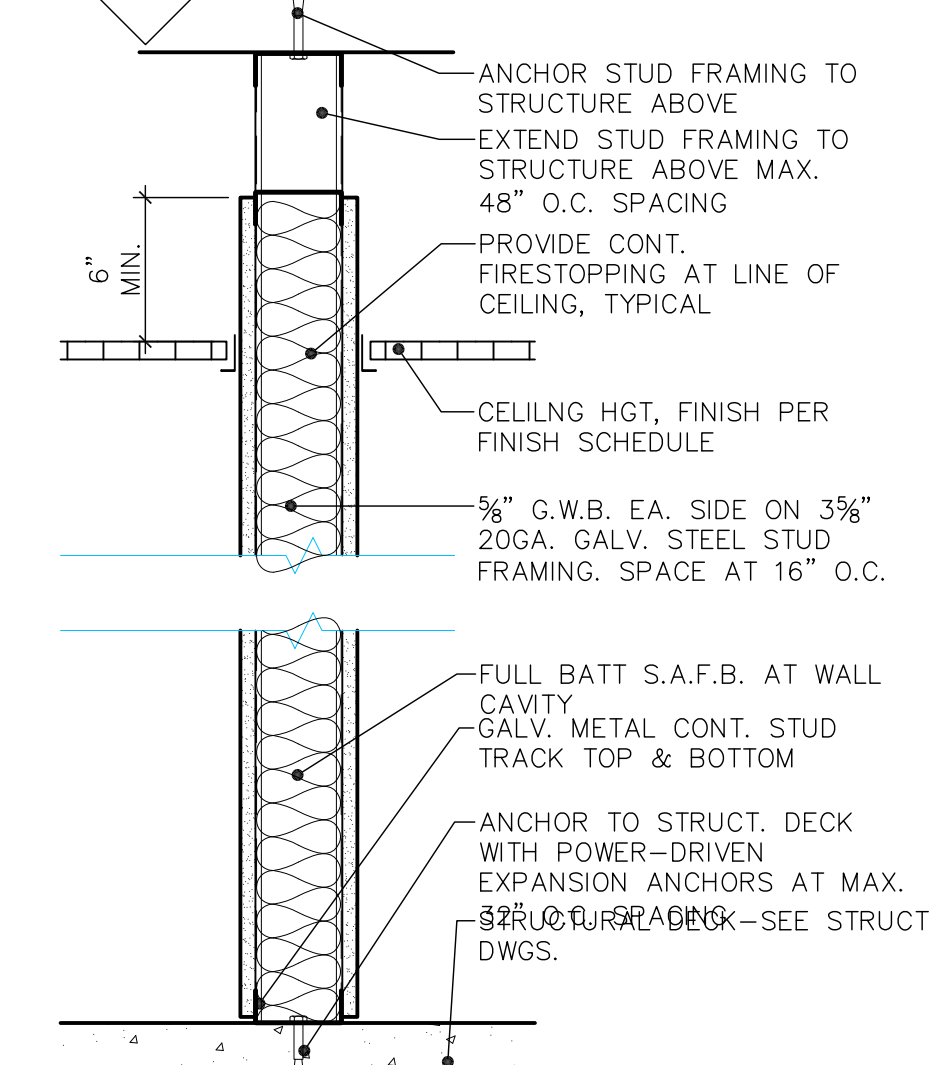
2 Side Building Elevation
 1/4"=1'-0"



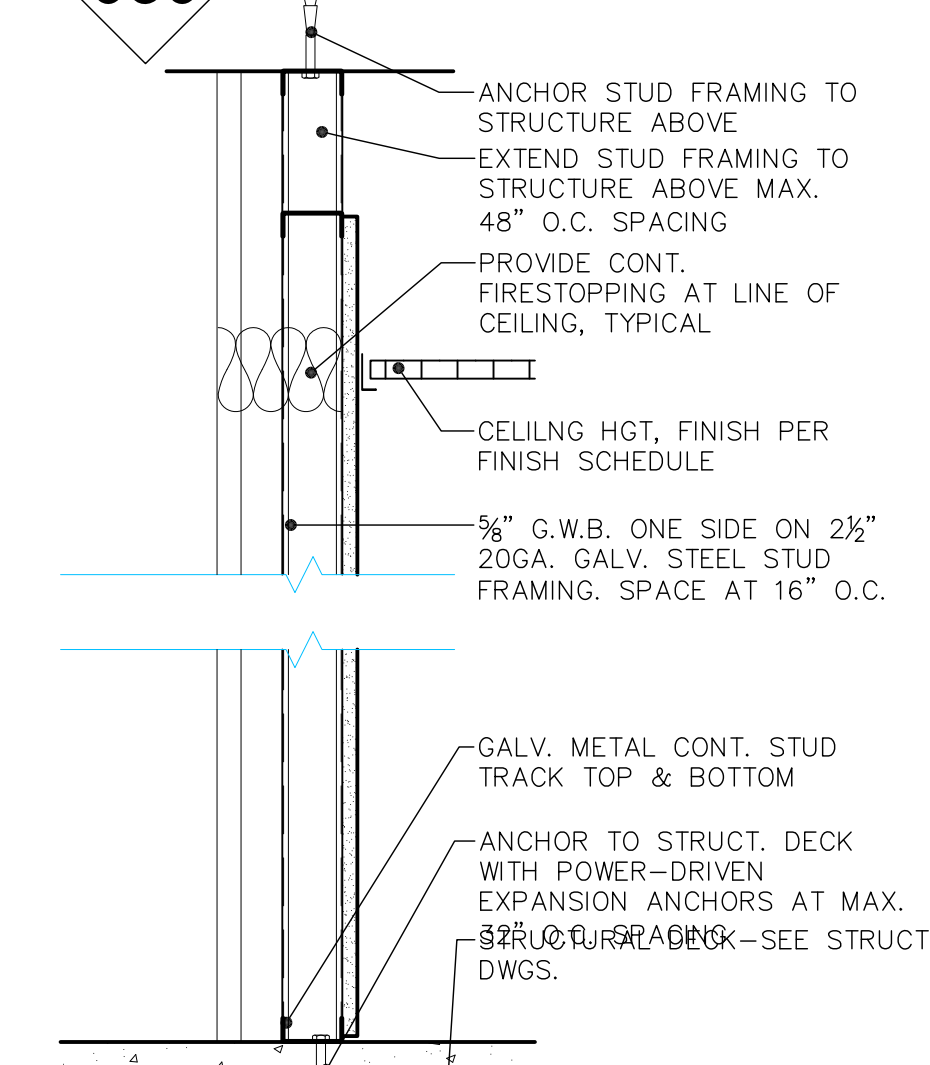
1 Rear Building Elevation
 1/4"=1'-0"



FIRE RESISTANCE RATING/TEST: 1HR UL DES U420
 NON-BEARING LIMITING HGT: REFER TO MFR. 50'-5"
 STC RATING: 50-54
 1330 PARTITION TYPE



FIRE RESISTANCE RATING/TEST: NONE
 NON-BEARING LIMITING HGT: 14'-6"
 STC RATING: --
 030 PARTITION TYPE



FIRE RESISTANCE RATING/TEST: NONE
 NON-BEARING LIMITING HGT: 12'-1"
 STC RATING: --
 029 PARTITION TYPE

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no.	date	description

drawn by xxxx

scale

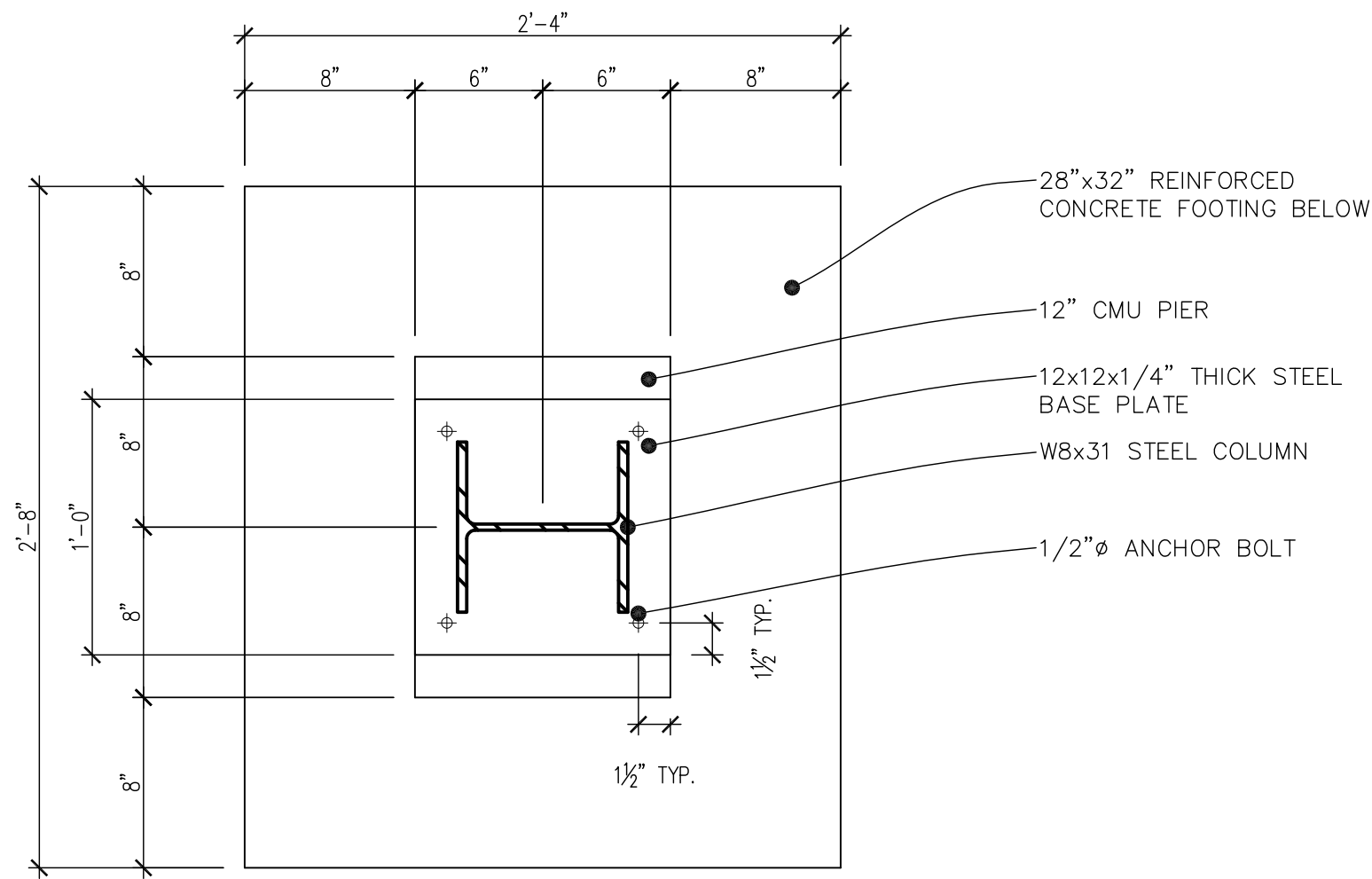
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date 08.13.10

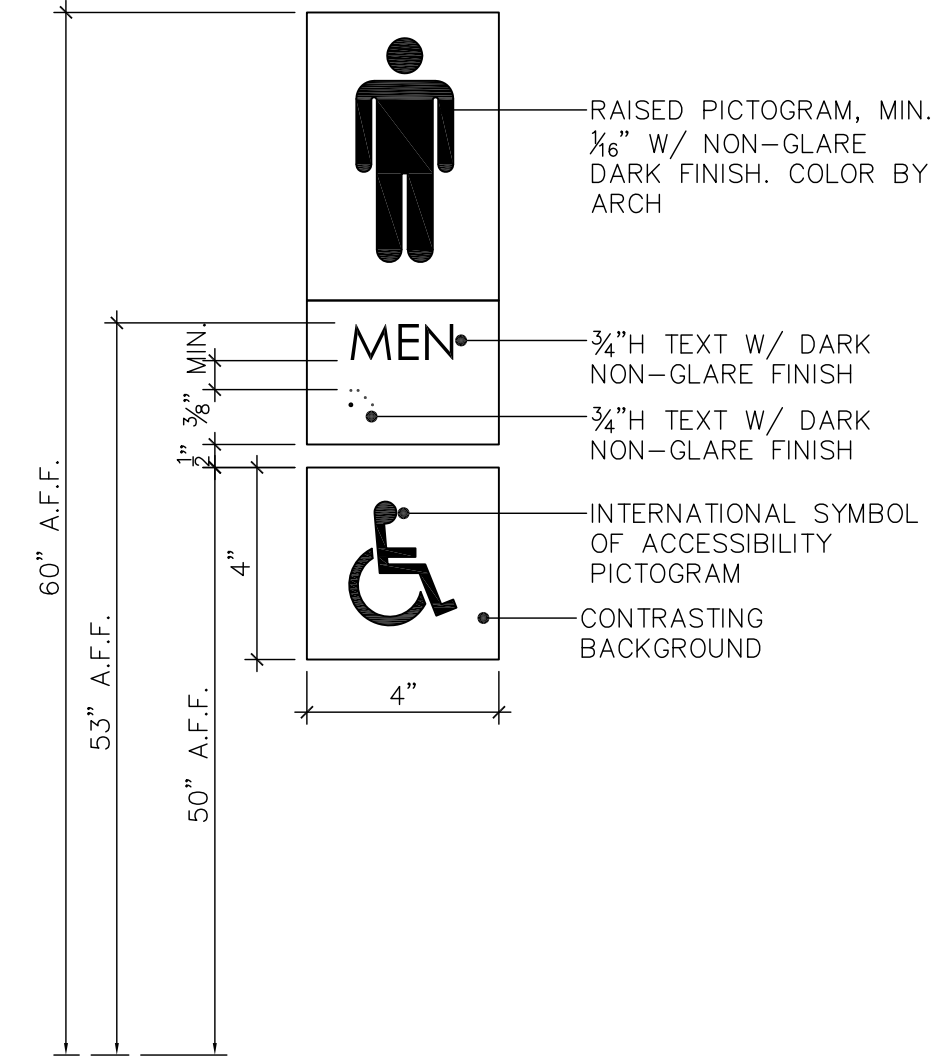
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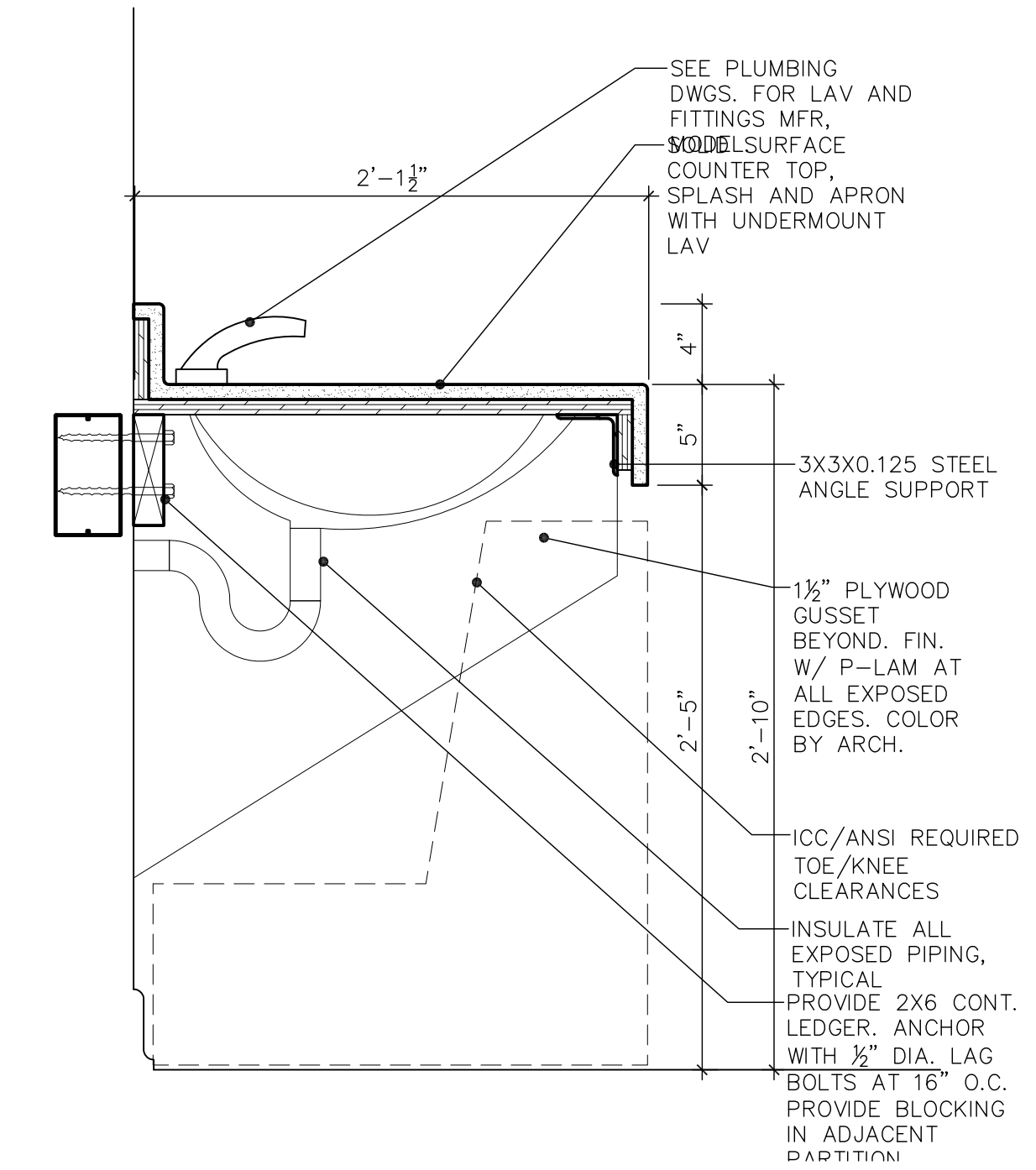
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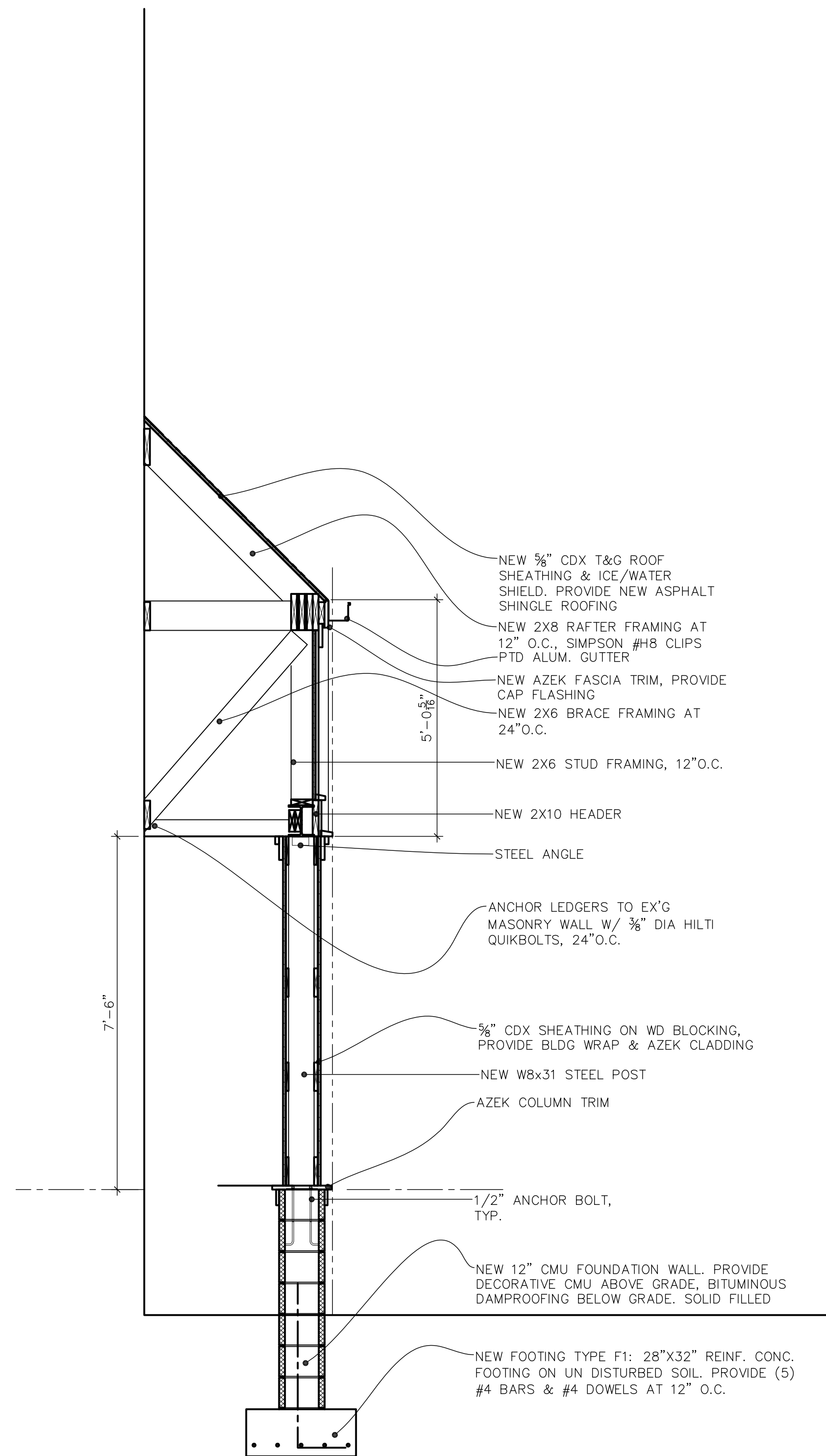
6 Detail
SCALE: 1/2"=1'-0"



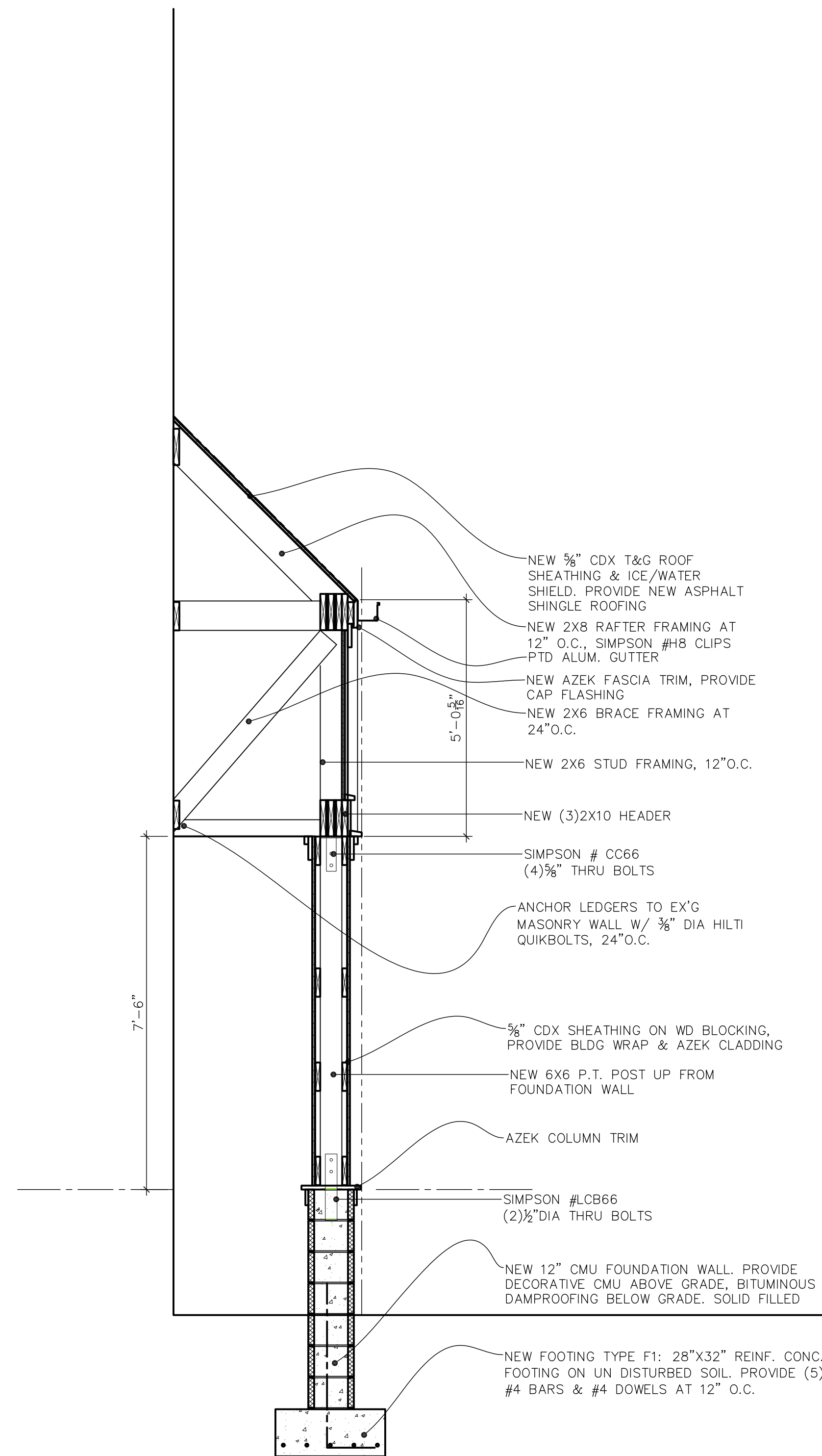
4 Detail
NTS



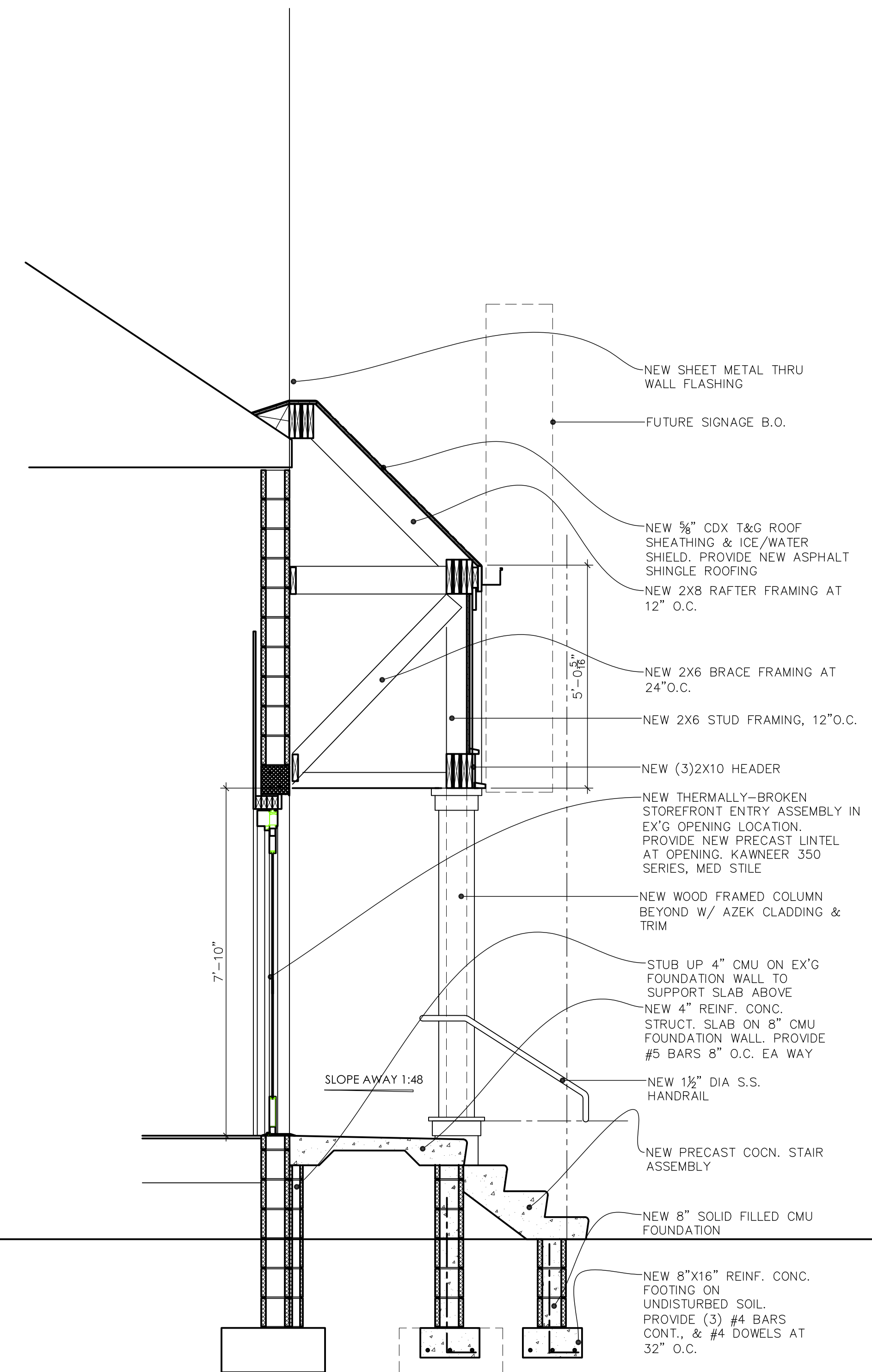
3 Detail
1-1/2"=1'-0"



5 Wall Section
1/2"=1'-0"



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



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

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no.	date	description
3.5.13		MAQUEE REVISIONS

drawn by: xxxx

scale

description

Details

date: 08.13.10

sheet

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commission no. 09012G

PHASE 2

