

# TAFFY LOFTS

1517 & 1523 BOARDWALK; BLOCK 50, LOTS 27, 28 & 29  
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

## PRELIMINARY AND FINAL SITE PLANS



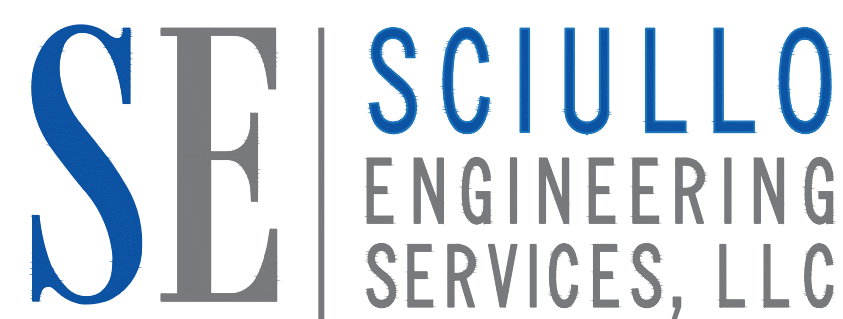
AERIAL MAP  
1" = 500'

APPLICANT:

# 1519 BOARDWALK QOZB, LLC

1005 MAIN STREET  
ASBURY PARK, NEW JERSEY 07712

PREPARED BY:



137 S. NEW YORK AVENUE, SUITE 2  
ATLANTIC CITY, NEW JERSEY 08401  
PHONE: (609) 300-5171  
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### OWNER/APPLICANT

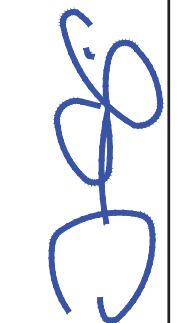
1519 BOARDWALK QOZB, LLC  
1005 MAIN STREET  
ASBURY PARK, NEW JERSEY 07712

### APPLICANT INTENT

THE APPLICANT INTENDS TO ADAPTIVELY REUSE THE FORMER JAMES CANDY COMPANY BUILDING ON LOT 29 TO BECOME A HOTEL WITH 32 GUEST ROOMS ON FLOORS 2 THROUGH 4 AND A RESTAURANT ON THE GROUND FLOOR WITH 184 INDOOR RESTAURANT SEATS, 26 INDOOR BAR SEATS, 96 OUTDOOR RESTAURANT SEATS, 8 OUTDOOR BAR SEATS, AND 128 BANQUET SEATS FOR A TOTAL OF 442 SEATS. THE MAJORITY OF THE IMPROVEMENTS WILL BE TO THE INTERIOR AND FACADE OF THE BUILDING. EXTERIOR IMPROVEMENTS INCLUDE A PEDESTRIAN LOBBY AT THE NORTHERN END OF THE BUILDING AGAINST WESTMINSTER AVENUE, UPDATED ENTRANCE ON THE BOARDWALK, AN ELEVATED OUTDOOR SEATING AREA ON THE WESTERN SIDE OF THE BUILDING AND A SHARED OUTDOOR SERVICE AREA WITH THE RESTAURANT ON LOT 28. SIGNAGE INCLUDES BUILDING MOUNTED SIGNS IN THE NORTHERN AND WESTERN FACADES, A MARQUEE SIGN OVER THE BOARDWALK ENTRANCE AND A POLE SIGN ON THE WESTMINSTER AVENUE SIDE OF THE SITE.

THE APPLICANT HAS BEEN ADVISED BY SCIULLO ENGINEERING SERVICES, LLC THAT ANY CHANGES TO THESE PLANS WILL BE AT THE APPLICANT'S RISK AND WITHOUT LIABILITY TO SCIULLO ENGINEERING SERVICES, LLC. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR ANY DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

JASON T. SCIULLO, P.E., P.P.  
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24620468000  
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33100628400



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NJ CERTIFICATE OF AUTHORIZATION NO. 24CA28290700

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Approved by Resolution # _____	Dated: _____
CRDA PLANNER _____	DATE _____
CRDA Engineer _____	DATE _____
CRDA LAND USE REGULATION ENFORCEMENT OFFICER _____	DATE _____
CRDA HEARING OFFICER _____	DATE _____

TAFFY LOFTS

PRELIMINARY AND FINAL SITE PLANS  
1517 & 1523 BOARDWALK; BLOCK 50, LOTS 27, 28 & 29  
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

COVER SHEET

1519 BOARDWALK QOZB, LLC  
1005 MAIN STREET  
ASBURY PARK, NEW JERSEY 07712

DATE	5/1/2024	ISSUE NO.	1	INITIAL RELEASE	DATE	DATE	DATE
BY	JTS	BY	JTS	APPR.			

PROJECT NO.	FAS 006.01	DRAWING NO.	C0001
SCALE	AS SHOWN	SHEET	1 OF 11



Know what's Below.  
Call before you dig.

- EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED BY THE UTILITY COMPANIES AND/OR THE SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF SCIULLO ENGINEERING SERVICES, LLC. IT IS THE RESPONSIBILITY OF THE OWNERS AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR CONSTRUCTION" APPEARS IN THE TITLEBLOCK.



CREATED ON 02/27/2024, LAST MODIFIED ON 04/27/2024  
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© SCIUOLLO ENGINEERING SERVICES, LLC - SCIUOLLO ENGINEERING SERVICES, LLC  
© VARIO ASSOCIATES, LLC - VARIO ASSOCIATES, LLC



U.S.G.S. ATLANTIC CITY QUAD SHEET LOCATION MAP

SCALE: 1" = 2,000'

PROJECT NOTES

A. GENERAL SITE NOTES

- 1. TRACT FOR DEVELOPMENT CONSISTS OF SHEET 10, BLOCK 50, LOTS 27, 28 & 29, OF THE OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY.
- 2. TRACT FOR DEVELOPMENT IS ZONED RC AS INDICATED ON THE OFFICIAL ZONING MAP OF C.R.D.A. TOURISM DISTRICT.
- 3. TOTAL AREA OF TRACT = 0.524 ACRES OF LAND.
- 4. ALL BARRIER FREE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST A.D.A. AND N.J.D.O.T. STANDARDS.
- 5. ANY VARIATIONS FROM THE PLANS MUST BE AUTHORIZED BY THE DESIGN ENGINEER AND APPROVED BY THE TOWNSHIP ENGINEER.
- 6. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL EACH PLAN HAS BEEN REVISIONED TO INDICATE "ISSUED FOR CONSTRUCTION".
- 7. CONSTRUCTION DETAILS/SHOP DRAWINGS UTILIZED BY THE CONTRACTOR SHALL BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER.
- 8. REFER TO COMPLETE SET OF PLANS FOR ADDITIONAL INFORMATION.
- 9. THIS SET OF DRAWINGS AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR THE USE ONLY BY THE PARTY FOR WHOM THE WORK IS CONTRACTED OR WHOM IT IS CERTIFIED. THIS SET OF DRAWINGS MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED, OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF SCIUOLLO ENGINEERING SERVICES, LLC.
- 10. ANY DEMOLITION MATERIAL SHALL BE PROPERLY DISPOSED OF AND NO ON-SITE BURIAL IS PERMITTED.
- 11. THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN A STREET OPENING/ACCESS PERMIT FROM ATLANTIC CITY PRIOR TO THE START OF CONSTRUCTION.
- 12. PRIOR TO ANY WORK BEING PERFORMED WITHIN PUBLIC ROADS, THE ATLANTIC CITY POLICE DEPARTMENT SHALL BE CONTACTED REGARDING PROVISIONS FOR ANY TRAFFIC CONTROL MEASURES THAT MAY NEED TO BE IMPLEMENTED DURING CONSTRUCTION.

B. SURVEY NOTES

- 1. BEARINGS REFER TO THE NEW JERSEY PLANE COORDINATE SYSTEM NAD83. VERTICAL DATUM REFERS TO NAVD88.
- 2. BOUNDARY, TOPOGRAPHICAL, AND EXISTING CONDITIONS INFORMATION TAKEN FROM PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, TAX LOTS 27, 28 & 29, BLOCK 50, CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NJ" PREPARED BY VARGO ASSOCIATES, DATED 11/16/2023, PROJECT NUMBER 21108. NO REVISIONS.

C. CONTRACTOR/OWNER RESPONSIBILITY NOTES

- 1. THE CONTRACTOR/OWNER SHALL DESIGNATE A PERSON THAT IS KNOWLEDGEABLE OF CONSTRUCTION SAFETY STANDARDS AND IS EXPECTED TO BE AT THE CONSTRUCTION SITE ON A REGULAR BASIS. THIS PERSON SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION, DISCHARGE, AND MONITORING OF SAFETY STANDARDS AND PRACTICES AT THE SITE. THE CONTRACTOR/OWNER SHALL PROVIDE DESIGN ENGINEER WITH NAME, ADDRESS AND TELEPHONE NUMBER OF DESIGNER. IN LIEU OF THIS INFORMATION, THE REPRESENTATIVE PERSON FROM THE CONTRACTOR'S ORGANIZATION WHO SIGNED THE CONTRACT SHALL HEREBY BE RESPONSIBLE FOR THIS FUNCTION.
- 2. CONTRACTOR SHALL SCHEDULE ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT O.S.H.A. STANDARDS.
- 3. SITE CONTRACTOR IS TO VERIFY WITH DESIGN ENGINEER ON WHAT PERMITS AND APPROVALS ARE PENDING OR HAVE BEEN APPROVED.
- 4. SITE CONTRACTOR IS TO VERIFY AND MATCH HORIZONTAL CONTROL AND VERTICAL ELEVATIONS.
- 5. CONTRACTOR SHALL PERFORM ALL WORK IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND MANUFACTURERS' RECOMMENDATIONS AND STANDARDS.
- 6. ALL DIMENSIONS AND EXISTING CONDITIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- 7. UNDERGROUND UTILITIES LOCATIONS ARE APPROXIMATE AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION.
- 8. THE CONTRACTOR SHALL VERIFY IN FIELD ALL CONDITIONS AS SHOWN ON THE PLANS AND SHALL BE RESPONSIBLE FOR FIELD MEASUREMENTS FOR ALL NEW CONSTRUCTION. REFER TO ARCHITECTURAL DRAWINGS FOR ANY INFORMATION NOT SHOWN HERE.
- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING, UNDERPINNING AND STRUCTURAL STABILITY DURING CONSTRUCTION.
- 10. THE CONTRACTOR SHALL CALL 1-800-272-1000 FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 11. IN THE EVENT CONDITIONS AT THE SITE ARE NOTICEABLY DIFFERENT (AT THE TIME OF CONSTRUCTION) FROM THE DOCUMENTS PROVIDED, THE CONTRACTOR AND/OR OWNER SHALL NOTIFY THE DESIGN ENGINEER. THE PROPOSED SITE GRADING DEPICTED IN THESE PLANS IS INTENDED TO PROVIDE A GENERAL GUIDE FOR GRADING. THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR OWNER SHALL INSTRUCT THE CONCRETE CONTRACTOR TO TAKE CARE IN SETTING FORMS FOR PEDESTRIAN AREAS TO INSURE THAT THEY CONFORM TO THE NEW JERSEY BARRIER FREE SUBCODE.
- 12. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS OF APPROVAL IMPOSED BY ALL REGULATORY AGENCIES HAVING JURISDICTION AS IT RELATES TO THE CONSTRUCTION AND MAINTENANCE OF THE IMPROVEMENTS.
- 13. CONTRACTOR DAMAGE TO ANY EXISTING FEATURE SUCH AS, BUT NOT LIMITED TO, CONCRETE CURBS, CONCRETE WALKS, PAVING, LIGHTS, PLANTERS, SIGNS, UTILITIES OR BUILDINGS NOT SCHEDULED FOR REMOVAL SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR.
- 14. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (E) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (F) (OSHA COMPETENT PERSON).

D. ROADWAY & SIGNAGE NOTES

- 1. ALL CONSTRUCTION UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE

- 1. EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED BY THE UTILITY COMPANIES AND/OR THE SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF SCIUOLLO ENGINEERING SERVICES, LLC. IT IS THE RESPONSIBILITY OF THE OWNERS AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

- 2. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR CONSTRUCTION" APPEARS IN THE TITLEBLOCK.



N.R.C.S. U.S. DEPARTMENT OF AGRICULTURE SOILS MAP

SCALE: 1" = 500'

- 1. CONSTRUCTION AS AMENDED.
- 2. ALL ROADWAY DESIGN AND CONSTRUCTION FOR MUNICIPAL ROADS SHALL BE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE CITY OF ATLANTIC CITY.
- 3. ALL TRAFFIC SIGN PLACEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, U.S. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AS AMENDED. ALL SIGNS SHALL BE MOUNTED ON BREAKAWAY SIGN POSTS AS DETAILED AND APPROVED BY NUDOT.
- 4. THE APPLICANT SHALL NOTIFY THE CITY ENGINEER A MINIMUM OF 72 HOURS PRIOR TO THE START OF ANY ROAD CONSTRUCTION.
- 5. MATERIAL PLACED AS FILL SHALL BE FREE OF DETRIMENTAL AMOUNTS OF SOD, ROOTS, STONE (>6" DIAMETER), FROZEN SOIL AND OTHER OBJECTIONABLE MATERIALS.

E. UTILITY NOTES

- 1. PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND WITHIN THE STREET RIGHT-OF-WAY. T.C. DESIGNATIONS INDICATE TOP OF CURB ELEVATIONS, B.C. INDICATES BOTTOM OF CURB ELEVATIONS AND GUT. INDICATES GUTTER ELEVATIONS.
- 2. ALL MATERIALS, METHODS AND DETAILS OF IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE REGULATIONS OF THE CITY OF ATLANTIC CITY, ATLANTIC COUNTY AND/OR THE APPROPRIATE UTILITY COMPANY, WHICHEVER REGULATION TAKES PRECEDENCE.
- 3. WHERE IT IS NECESSARY TO CONNECT TO EXISTING UTILITIES WITHIN EXISTING ROADWAYS, THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAW CUTTING, TRENCHING, BACKFILL, COMPACTION AND PAVING SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTIC CITY AND ATLANTIC COUNTY SPECIFICATIONS.
- 4. PIPE LENGTHS AND GRADIENTS ARE CALCULATED TO THE CENTERLINE OF SEWER STRUCTURES. ACTUAL PIPE LENGTH MAY BE LESS THAN CALCULATED LENGTH, AND SHOULD BE COMPUTED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- 5. EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN IS FURNISHED BY THE UTILITY COMPANIES OR SURVEY PLAN BY SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF SCIUOLLO ENGINEERING SERVICES, LLC. IT IS THE RESPONSIBILITY OF OWNER AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

F. SOILS DATA NOTES

- 1. ALL SOIL EROSION AND SEDIMENT CONTROL IMPLEMENTATION SHALL BE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE CAPE-ATLANTIC COUNTY SOIL CONSERVATION DISTRICT

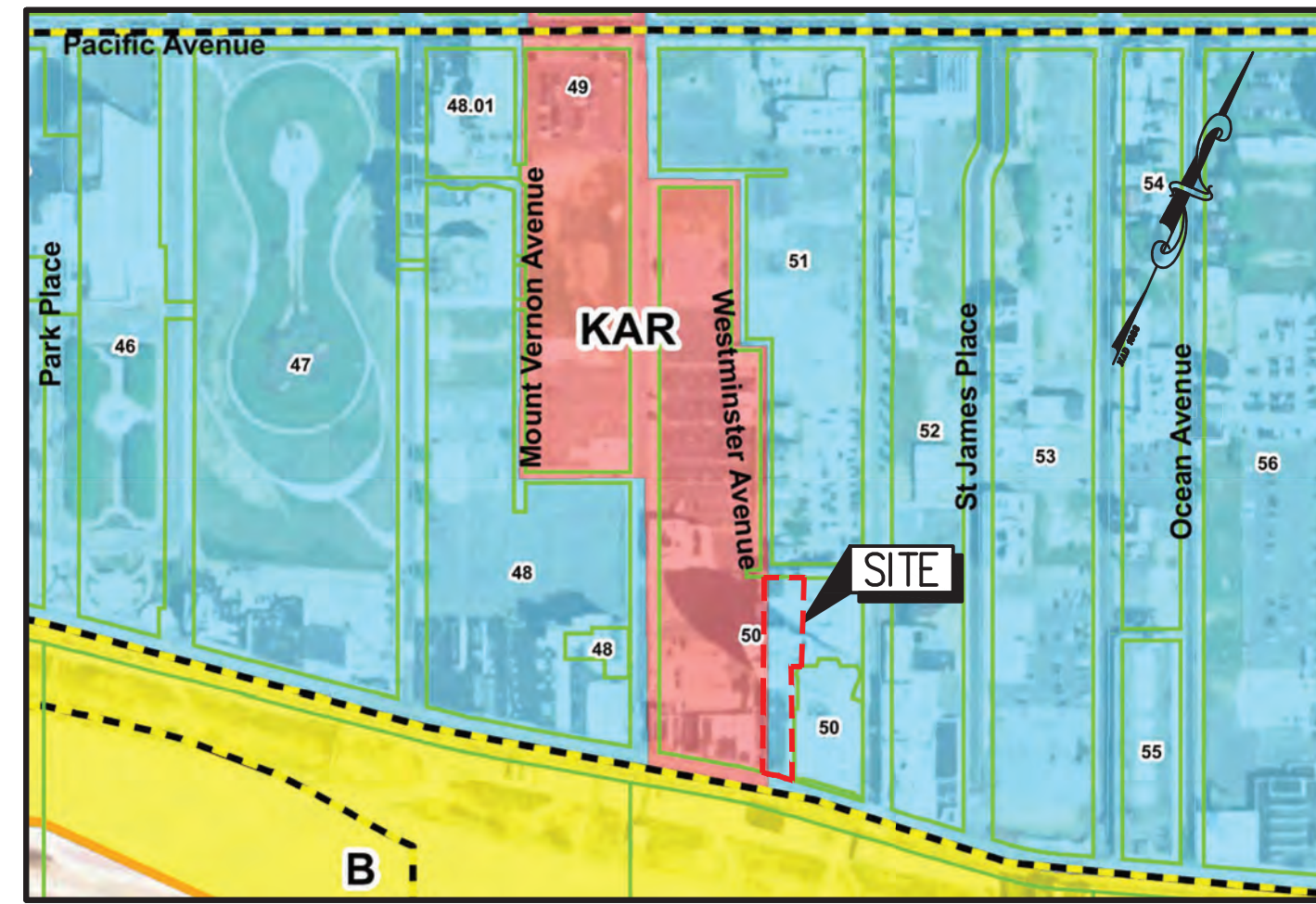
SOILS DATA

Psso PSAMMENTS, 0-2% SLOPES "D" SOIL GROUP

SOILS DATA OBTAINED FROM NATURAL RESOURCES CONSERVATION SERVICES (NRCS) U.S. DEPARTMENT OF AGRICULTURE.

FLOOD NOTES

- 1. THE ENTIRE PROJECT SITE IS LOCATED IN THE TIDAL FLOOD HAZARD AREA (FLOOD ZONE AE, ELEVATION 10 NAVD 88) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 34001C0456G, WITH A PRELIMINARY DATE OF JAN 30, 2015.
- 2. IN ACCORDANCE WITH N.J.A.C. 7:13-3.4(D) (FLOOD HAZARD AREA AND FLOODWAY BASED ON A FEMA FLOOD INSURANCE STUDY, FEMA TIDAL METHOD), THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION AT THE PROJECT SITE IS 10 FEET (N.A.V.D. 1988). TO CONVERT TO NGVD 29, ADD 1.3 FEET.
- 3. NO REGULATED WATERS, FLOODWAY, OR RIPARIAN ZONE, AS DEFINED AT N.J.A.C. 7:13, EXIST AT OR IN THE IMMEDIATE VICINITY OF THE PROJECT SITE.
- 4. THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THIS LOT LIES IN A FLOOD HAZARD AREA AND/OR RIPARIAN ZONE. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS AND RIPARIAN ZONES ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONSULT WWW.NJ.GOV/DEP/LANDUSE OR CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON SITE.
- 5. SINCE THE PROJECT WILL DISTURB LESS THAN 1 ACRE OF GROUND & INCREASES IMPERVIOUS SURFACE BY LESS THAN 0.25 ACRES AND DECREASES MOTOR VEHICLE SERVICE, IT IS NOT A MAJOR PROJECT PURSUANT TO THE NJ STORMWATER RULES AT NJAC 7:8.



C.R.D.A. TOURISM DISTRICT ZONING MAP

SCALE: 1" = 500'

ZONING SCHEDULE

CRDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION	RC ZONE	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS	
19:66-5.10(a)1	USE	MULTI-FAMILY MID-RISES & HIGH RISES, HOTELS, RETAIL, RESTAURANTS	CANDY FACTORY	HOTEL & RESTAURANT	C	
19:66-5.10(c) 11v	(1)	PRINCIPAL BUILDING	300 FT ABOVE BFE	85 FT	85 FT	C
		ACCESSORY STRUCTURE	35 FT ABOVE BFE	N/A	N/A	N/A
	(2)	MINIMUM LOT AREA	7,500 SF	22,819 SF	22,819 FT	C
	(3)	MINIMUM LOT DEPTH	150 FT	343 FT	343 FT	C
	(4)	MINIMUM LOT WIDTH	50 FT	63 FT	63 FT	C
	(5)	MINIMUM LOT FRONTAGE	50 FT	63 FT	63 FT	C
	(6)	MAXIMUM BUILDING COVERAGE	70%	71.1%	75.9%	DNC
	(7)	MAXIMUM IMPERVIOUS COVERAGE	80%	100%	100%	ENC
	(8)	MINIMUM FRONT YARD	0 FT UP TO 35 FT IN HEIGHT	N/A	N/A	N/A
			20 FT GREATER THAN 35 FT IN HEIGHT	0 FT	0 FT	ENC
	(9)	MINIMUM SIDE YARD	0 FT UP TO 35 FT IN HEIGHT	N/A	N/A	N/A
			20 FT GREATER THAN 35 FT IN HEIGHT	0 FT	0 FT	ENC
	(10)	MINIMUM REAR YARD	20 FT	N/A	N/A	N/A
(11)	FLOOR AREA RATIO	N/A	N/A	N/A	N/A	
(12)	OPEN SPACE	N/A	N/A	N/A	N/A	
(13)	MAXIMUM DENSITY	MID-RISE (2-10 FLOORS)	50 DU/AC	N/A	N/A	N/A
		HIGH RISE (10+ FLOORS)	75 DU/AC	N/A	N/A	N/A
19:66-5.8 (b)	MINIMUM PARKING (SEE PARKING CALCULATIONS)	165 REQUIRED, 90 EXISTING GRANDFATHERED CALCULATIONS)	0	0	DNC	
19:66-5.8 (c)	LOADING	2	2	2	C	
19:66-5.7(i)	3i	NUMBER OF POLE SIGNS	1/STREET FRONTAGE	1	1	C
		NUMBER OF WALL SIGNS	2	1	3	DNC
	3ii	NUMBER OF AWNINGS, CANOPIES OR MARQUEE SIGNS	1	0	1	C
			NUMBER OF PROJECTING SIGNS	1	0	0
	3iv	NUMBER OF WINDOW SIGNS	1	0	0	C
	3v	NUMBER OF BILLBOARD SIGNS	1	N/A	N/A	N/A
	4i	TOTAL AREA OF ALL SIGNS	25% OF WALL SURFACE PER ELEVATION	< 25% OF FACADE AREA	< 25% OF FACADE AREA	C
	4ii	TOTAL AREA OF ELECTRONIC BILLBOARD SIGN	650 SF	N/A	N/A	N/A
	5i	MAX. AWNING, CANOPY OR MARQUEE SIGN HEIGHT	20 FT	< 20 FT	< 20 FT	C
	5ii	MAX. PROJECTING SIGN HEIGHT	20 FT	N/A	N/A	N/A
	5iii	MAX. GROUND HEIGHT	5 FT	N/A	N/A	N/A
	5iv	MAX. POLE HEIGHT	20 FT	N/A	20 FT	C
5v	MAX. WALL SIGN HEIGHT	ROOFLINE	< ROOFLINE	< ROOFLINE	C	
5vi	MAX. ELECTRONIC BILLBOARD SIGN HEIGHT	40 FT	N/A	N/A	N/A	
6iii	MIN. GROUND, POLE, AND ELECTRONIC BILLBOARD SETBACK	5 FT	N/A	N/A	N/A	

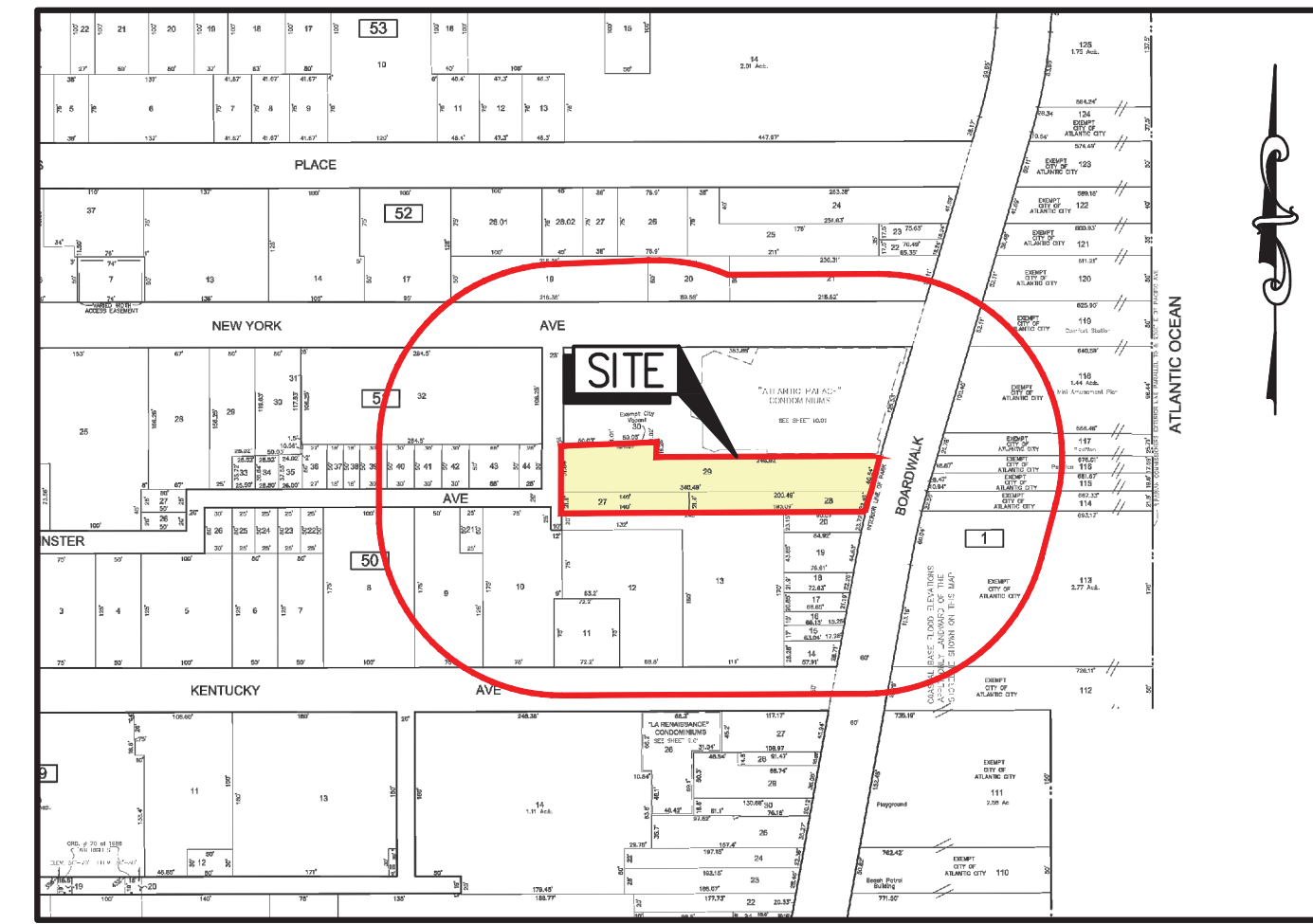
C = CONFORMS  
DNC = DOES NOT CONFORM  
ENC = EXISTING NON-CONFORMING

PARKING CALCULATION

PURSUANT TO NJAC 19:66-5.8(b):  
EXISTING RETAIL STORES = 3,534 SF X 1 SPACE/300 SF = 11.8 SPACES  
EXISTING OFFICE = 2,907 SF X 1 SPACE/400 SF = 7.3 SPACES  
EXISTING CANDY FACTORY & WAREHOUSE = 35,536 SF X 1 SPACE/500 SF = 71.1 SPACES  
EXISTING TOTAL PARKING DEMAND = 90.2 SPACES

PROPOSED HOTEL = 32 ROOMS X 1SPACE/ROOM = 32 SPACES  
PROPOSED RESTAURANT & BAR = 1 SPACE FOR 30% CAPACITY X 442 SEATS = 133 SPACES  
PROPOSED TOTAL PARKING DEMAND = 165 SPACES

INCREASE IN PARKING DEMAND = 75 SPACES



OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY (SHEET 10)

SCALE: 1" = 200'

ATLANTIC CITY CERTIFIED OWNER'S LIST WITHIN 200'

SEE SHEETS C0003 - C0005 FOR ADJACENT OWNERS LIST

THE INFORMATION CONTAINED ON THESE PLANS IS THE PROPERTY OF SCIUOLLO ENGINEERING SERVICES, LLC. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF SCIUOLLO ENGINEERING SERVICES, LLC IS PROHIBITED. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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**JASON T. SCIUOLLO, P.E., P.P.**  
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24C04686000  
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33J00629400

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**1519 BOARDWALK Q02B, LLC**  
1005 MAIN STREET  
ASBURY PARK, NEW JERSEY 07712

PROJECT NO. FAS 006.01  
SCALE AS SHOWN  
SHEET 2 OF 11

DRAWING NO. C0002

DATE	5/1/2024	ISSUE NO.	1	INITIAL RELEASE	DATE	BY	APPR.

