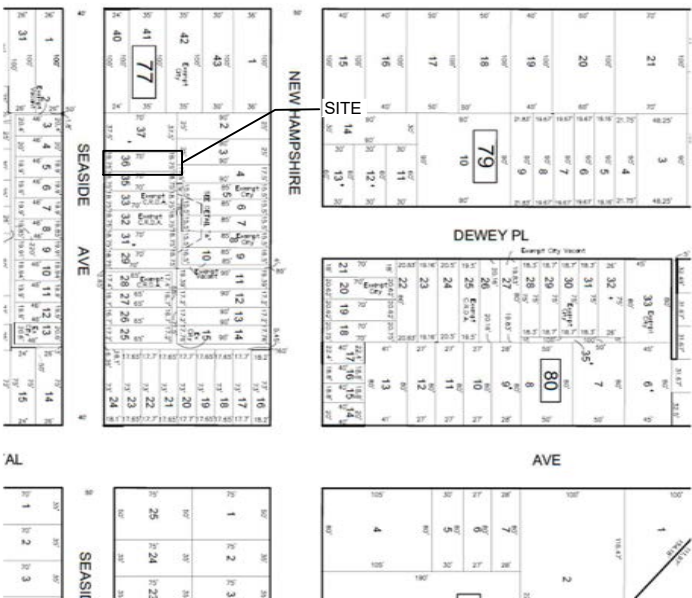




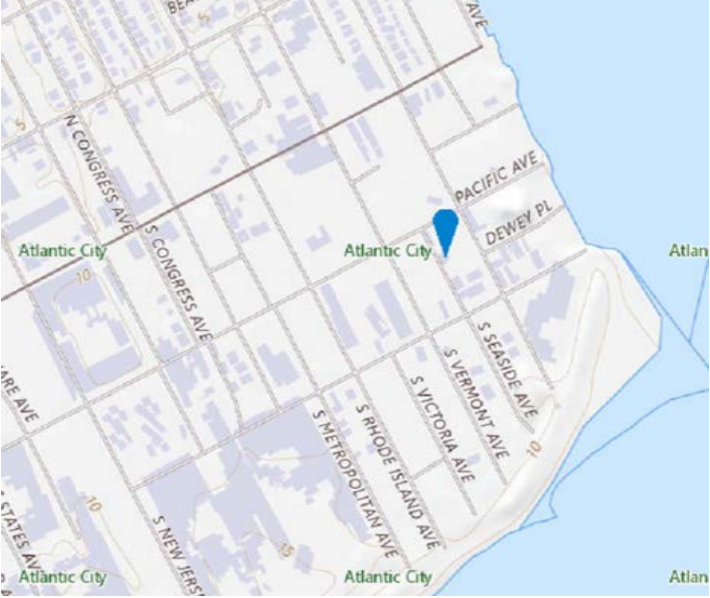
ATLANTIC CITY ZONING & TOURISM DISTRICT MAP



ATLANTIC CITY TAX MAP SHEET (SHEET 15)



FEMA FIRM (34001C0456G - JANUARY 30, 2015)



USGS QUAD MAP

CRDA VARIANCE PLAN

115 S SEASIDE AVE - DECK & BALCONY ADDITIONS
BLOCK 77 LOT 36
ATLANTIC CITY ATLANTIC COUNTY NJ

STATE OF NEW JERSEY

MICHAEL J. INTRIERI

No. GE54323

PROFESSIONAL ENGINEER

8/16/2024

MICHAEL J. INTRIERI

NJ PROFESSIONAL ENGINEER NO. 24GE05432300



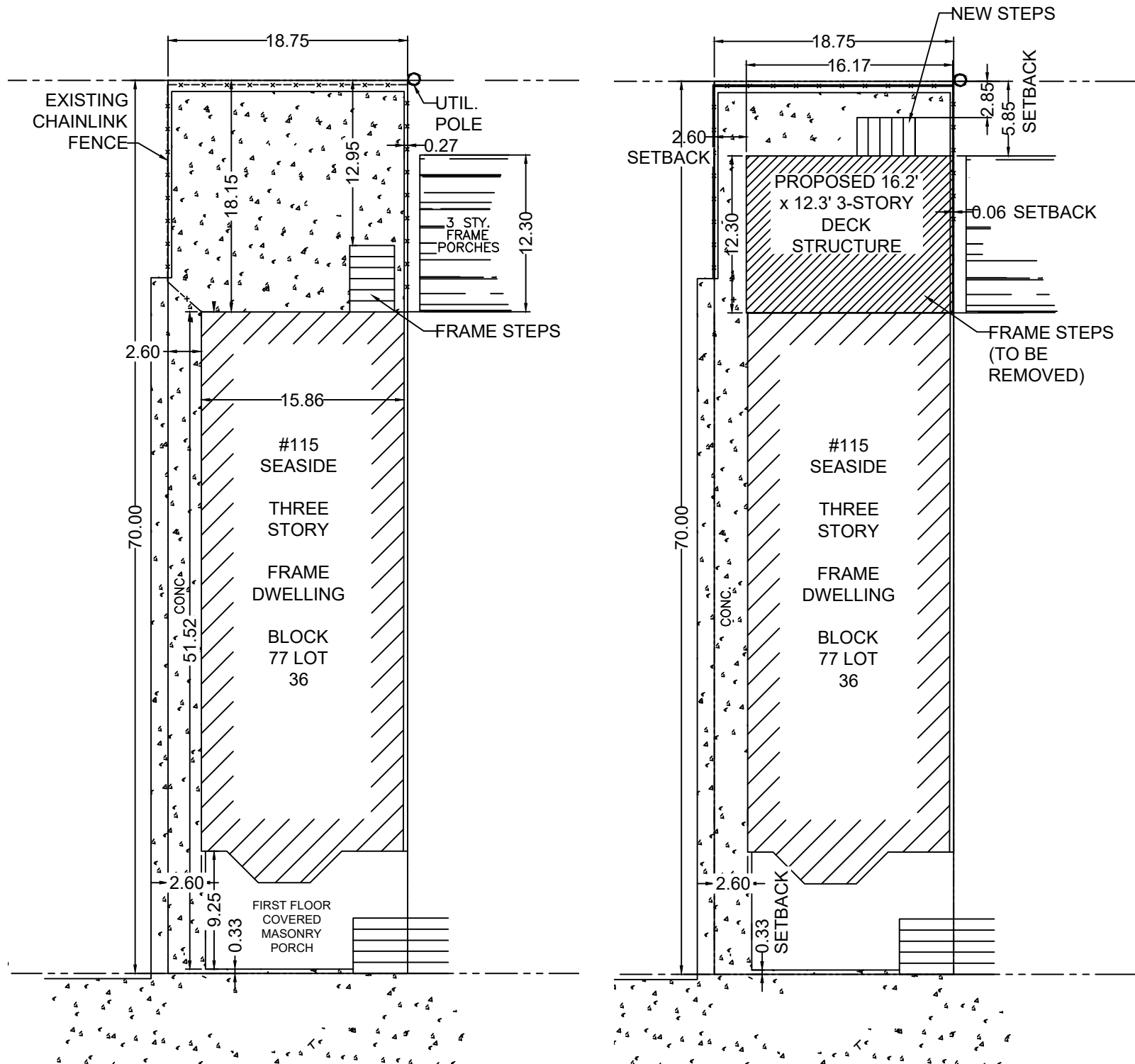
SURVEYOR:
DANIEL J. PONZIO SR
3910 SOUTH BOULEVARD
ATLANTIC CITY, NJ 08401

ENGINEER:
MPMB DEVELOPERS, LLC
70 ARTHUR DR
RUTHERFORD, NJ. 07087

OWNER/APPLICANT:
SD MANOR LLC
2531 FAIRMOUNT AVE
ATLANTIC CITY, NJ 08401

DRAWN BY:
MICHAEL J. INTRIERI
MPMB DEVELOPERS LLC
NJ PROFESSIONAL ENGINEER 24GE05432300

APPROVED BY RESOLUTION # _____ DATED: _____	
CRDA PLANNER _____ DATED: _____	
CRDA ENGINEER _____ DATED: _____	
CRDA LAND USE REGULATION & ENFORCEMENT OFFICER _____ DATED: _____	
CRDA HEARING OFFICER _____ DATED: _____	
PROJECT 115 S SEASIDE AVE DECK AND BALCONY ADDITIONS ATLANTIC CITY, NJ 08401	
TITLE TITLE SHEET	
DWN. M.I. DATE 6-26-2024	REV. 1 DATE 8-16-2024
JOB NO. 000AC2	DWG NO. T11



GENERAL NOTES:
1.) THIS SITE PLAN DEPICTS INDEPENDENT IMPROVEMENTS TO 115 S. SEASIDE AVE (BLOCK 77, LOT 36)
2.) REF: SURVEY (DATED 11/29/23 BY DANIEL J. PONZIO SR FOR AS-BUILT DIMENSIONS AND SETBACKS OF EXISTING DWELLING.
3.) 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 MPMB DEVELOPERS 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.
4.) THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR CONSTRUCTION" APPEARS IN THE TITLEBLOCK.

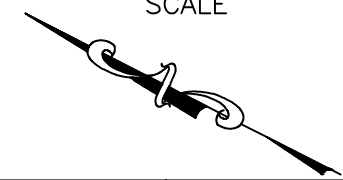
REFERENCE:
-RESOLUTION #78 OF 2004
-CERTIFICATE OF LAND USE COMPLIANCE (ZONING PERMIT) - APP#2023-04-3436

ZONING / BULK & AREA SCHEDULE					
115 S Seaside Ave – Block 77, Lot 36					
Reg. SECTION	LH 2 ZONE	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19:66-5.19 (a) 1. i.	USE	Multi-family, low rise residential, retail uses, mixed use, parks,	Multi-family	Multi-family with 3-level deck/balcony	C
19:66-5.19 (a) 1. iv (1)	MAX. BUILDING HEIGHT	80' max. Principal, 35' max. accessory	35'	35'	C
19:66-5.19 (a) 1. iv (2)	MIN. LOT AREA	7,500 SF	1,312.5 SF	1,312.5 SF	PENC
19:66-5.19 (a) 1. iv (3)	MIN. LOT DEPTH	150'	70'	70'	PENC
19:66-5.19 (a) 1. iv (4)	MIN. LOT WIDTH	50'	18.75'	18.75'	PENC
19:66-5.19 (a) 1. iv (5)	MIN. LOT FRONTAGE	50'	18.75'	18.75'	PENC
19:66-5.19 (a) 1. iv (6)	MAX. BUILDING COVERAGE	30%	63%	79%	DNC
19:66-5.19 (a) 1. iv (7)	MAX. IMPERVIOUS COVERAGE	80%	79%	79%	C
19:66-5.19 (a) 1. iv (8)	MIN. FRONT YARD	15'	0.33'	0.33'	PENC
19:66-5.19 (a) 1. iv (9)	MIN. SIDE YARD	15'	0.27' / 2.6'	0.06' / 2.6'	DNC
19:66-5.19 (a) 1. iv (10)	MIN. REAR YARD	20'	18.15'	2.85'	DNC
19:66-5.19 (a) 1. iv (11)	MAX. Density	25 DU/AC)	66 DU/AC (2 DU / 1,3125SF)	66 DU/AC (2 DU / 1,3125SF)	PENC
19:66-5.8 (a) RSIS.	Parking	4	0	0	PENC

C = Conforms, NA = Not Applicable, DNC = Does Not Conform, PENC = Pre-existing non-conforming



SCALE



STATE OF NEW JERSEY

MICHAEL INTRIERY

No.

GE54323

LICENSED

PROFESSIONAL ENGINEER

MICHAEL J. INTRIERY

NJ PROFESSIONAL ENGINEER NO

24GE05432300

8/16/2024

MPMB

Developers

SURVEYOR:

DANIEL J. PONZIO SR

3910 SOUTH BOULEVARD

ATLANTIC CITY, NJ 08401

ENGINEER:

MPMB DEVELOPERS, LLC

70 ARTHUR DR

RUTHERFORD, NJ. 07087

OWNER/APPLICANT:

SD MANOR LLC

2531 FAIRMOUNT AVE

ATLANTIC CITY, NJ 08401

DRAWN BY:

MICHAEL J. INTRIERY

MPMB DEVELOPERS LLC

NJ PROFESSIONAL ENGINEER 24GE05432300

DWN. M.I. DATE

6-26-2024

REV.

1

DATE

8-16-2024

JOB NO.

000AC2

DWG NO.

C1

PROJECT

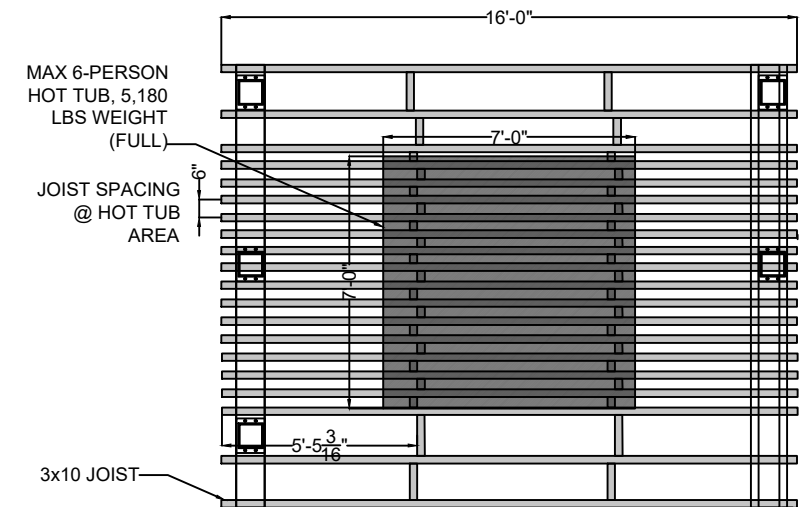
115 S SEASIDE AVE

DECK AND BALCONY ADDITIONS

ATLANTIC CITY, NJ 08401

TITLE

SITE PLAN - EXISTING & PROPOSED



PLAN VIEW - LEVEL 3 FRAMING PLAN

16'-2"
16'-0"
5'-2 $\frac{7}{8}$ " 5'-2 $\frac{7}{8}$ " 5'-2 $\frac{7}{8}$ "
1" TREX FASCIA BOARD
7 $\frac{1}{8}$ "
JOIST: 3X10 PT SYP. ALL JOISTS 14" OR LESS
1'-3 $\frac{1}{2}$ "
10X10 SUPPORT BEAM
4X4 RAILING POST
8 $\frac{1}{16}$ "
9 $\frac{1}{4}$ "
4'-9 $\frac{3}{16}$ "
5'-1 $\frac{15}{16}$ "
4'-9 $\frac{3}{16}$ "
5'-6 $\frac{3}{16}$ "
2'-0"
12'-3 $\frac{5}{8}$ "
PROP. 5 $\frac{1}{2}$ "-6"
P.T. DECKING
NO SPLICING

PLAN VIEW - FRAMING AND DECKING PLAN

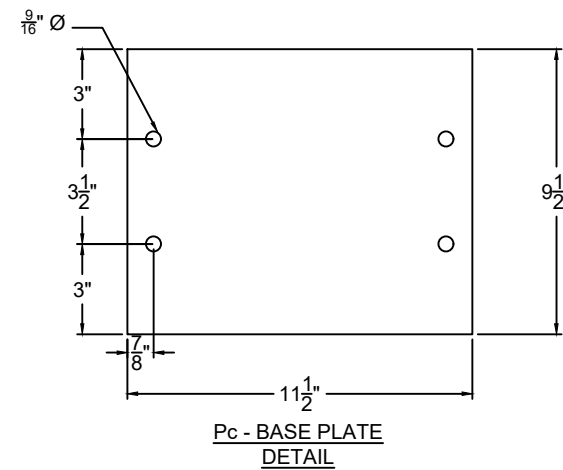
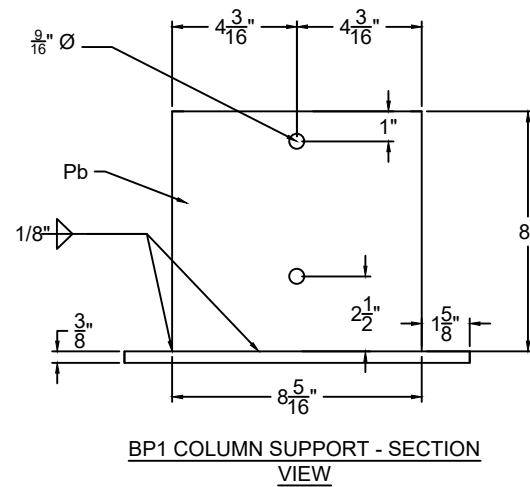
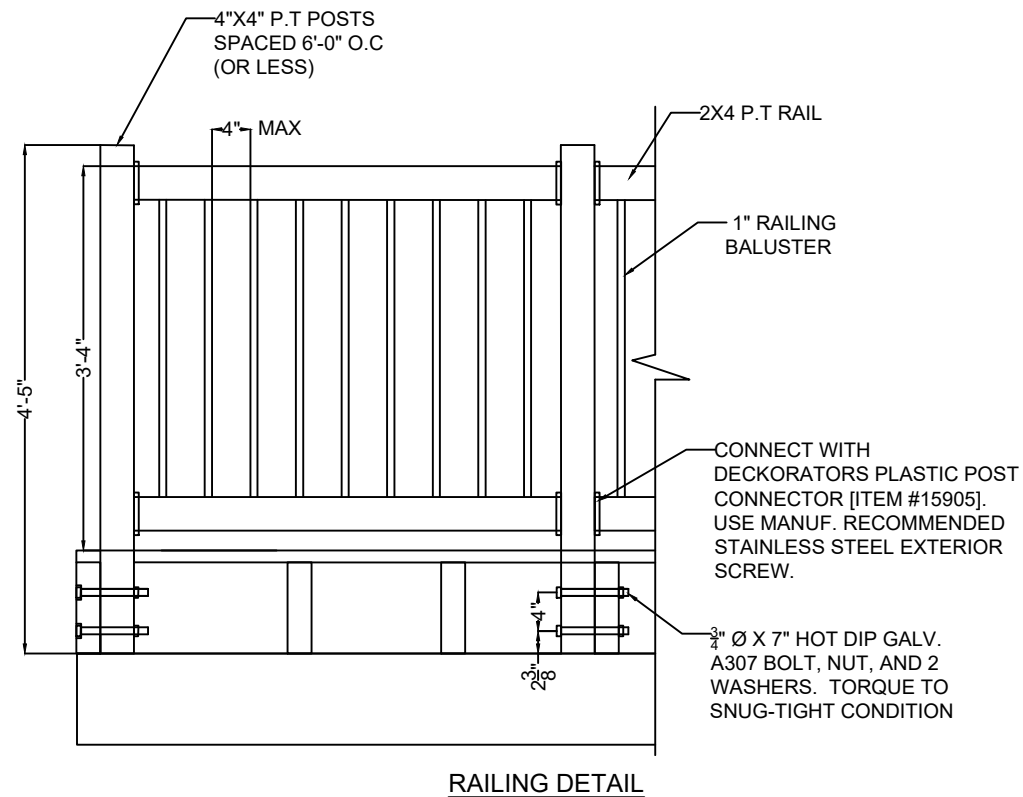
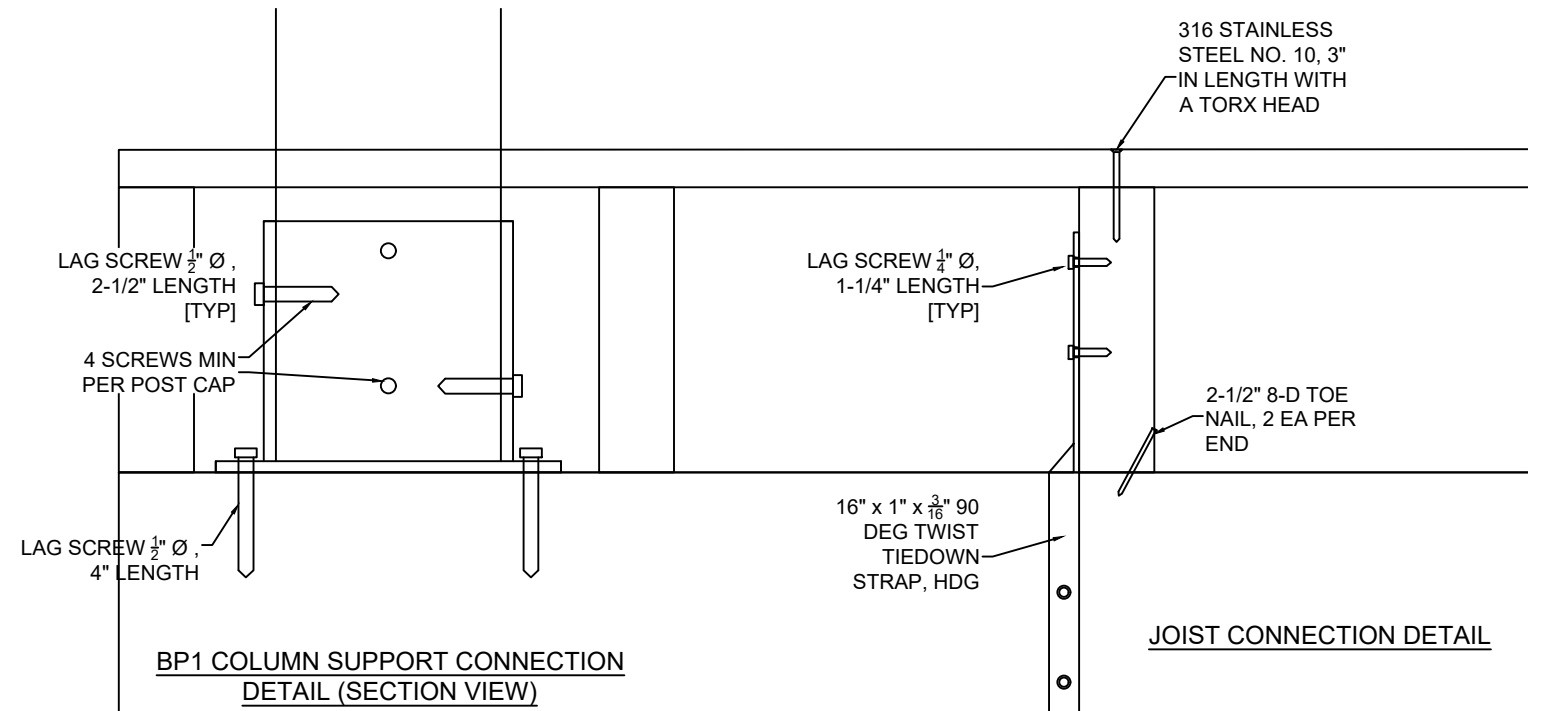
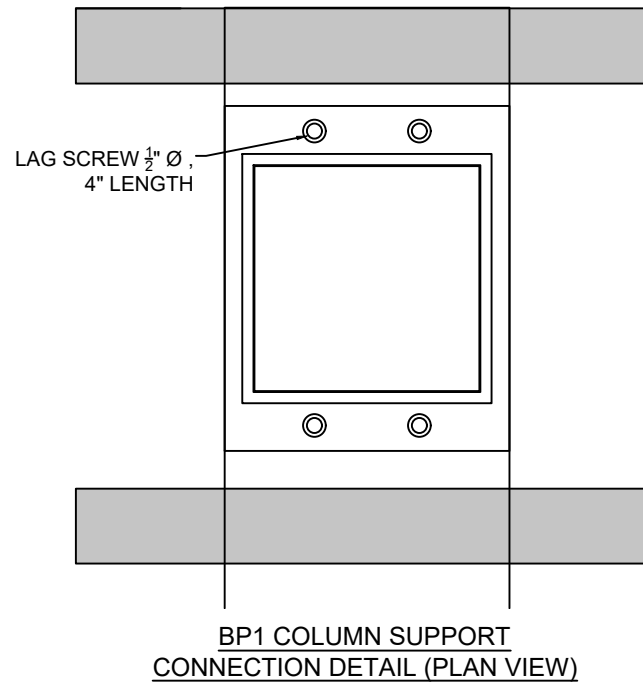
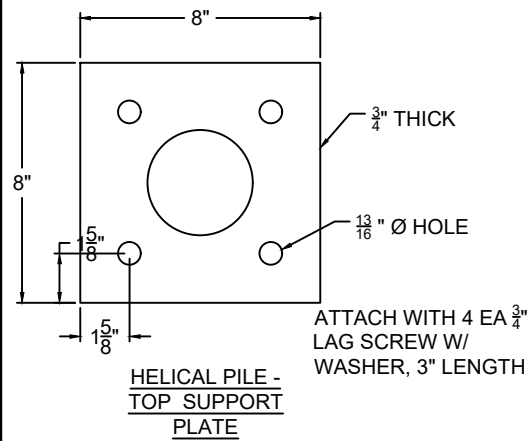
STATE OF NEW JERSEY
MICHAEL INTRIERI
No.
GE54323
★LICENSED★
PROFESSIONAL ENGINEER

MICHAEL J. INTRIERI
NJ PROFESSIONAL ENGINEER NO
24GE05432300

8/16/2024

[Handwritten Signature]

APPROVED BY RESOLUTION # _____	DATED: _____
CRDA PLANNER _____	DATED: _____
CRDA ENGINEER _____	DATED: _____
CRDA LAND USE REGULATION & ENFORCEMENT OFFICER _____	DATED: _____
CRDA HEARING OFFICER _____	DATED: _____
PROJECT 115 S SEASIDE AVE DECK AND BALCONY ADDITIONS ATLANTIC CITY, NJ 08401	
TITLE	
STRUCTURAL LAYOUT DRAWING	
DWN. M.I. DATE 6-26-2024	REV. 0 DATE 8-16-2024
JOB NO. 000AC2	DWG NO. S1



STEEL NOTES

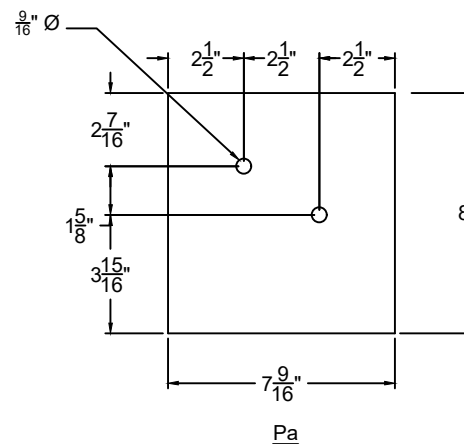
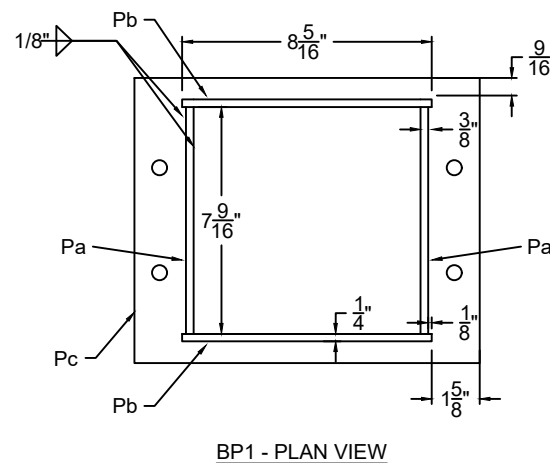
1.) ALL STRUCTURAL STEEL SHALL CONFORM TO AISC A-36 STEEL UNLESS NOTED OTHERWISE ON THE PLAN. ALL WELDED CONNECTIONS SHALL BE OF E70XX MATERIAL. ALL WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED IN ACCORDANCE WITH AWS STANDARDS.

2.) ALL LAG SCREWS, WASHERS, FASTENERS, NUTS, BOLTS, TIE RODS, NAILS, ETC SHALL BE HOT DIPPED GALVANIZED, PER ASTM A153-82. BOLTS SHALL BE A307 STEEL. WASHERS, PLATS, RODS, ETC. SHALL BE A36 STEEL.

3.) BP1 COLUMN SUPPORT CAPS TO BE SHOP PRIMED AND PAINTED WITH THE FOLLOWING PRODUCTS:

SHERWIN WILLIAMS KEM BOND AKLYD PRIMER, COLOR GREY

SHERWIN WILLIAMS INDUSTRIAL ENAMEL, COLOR BLACK



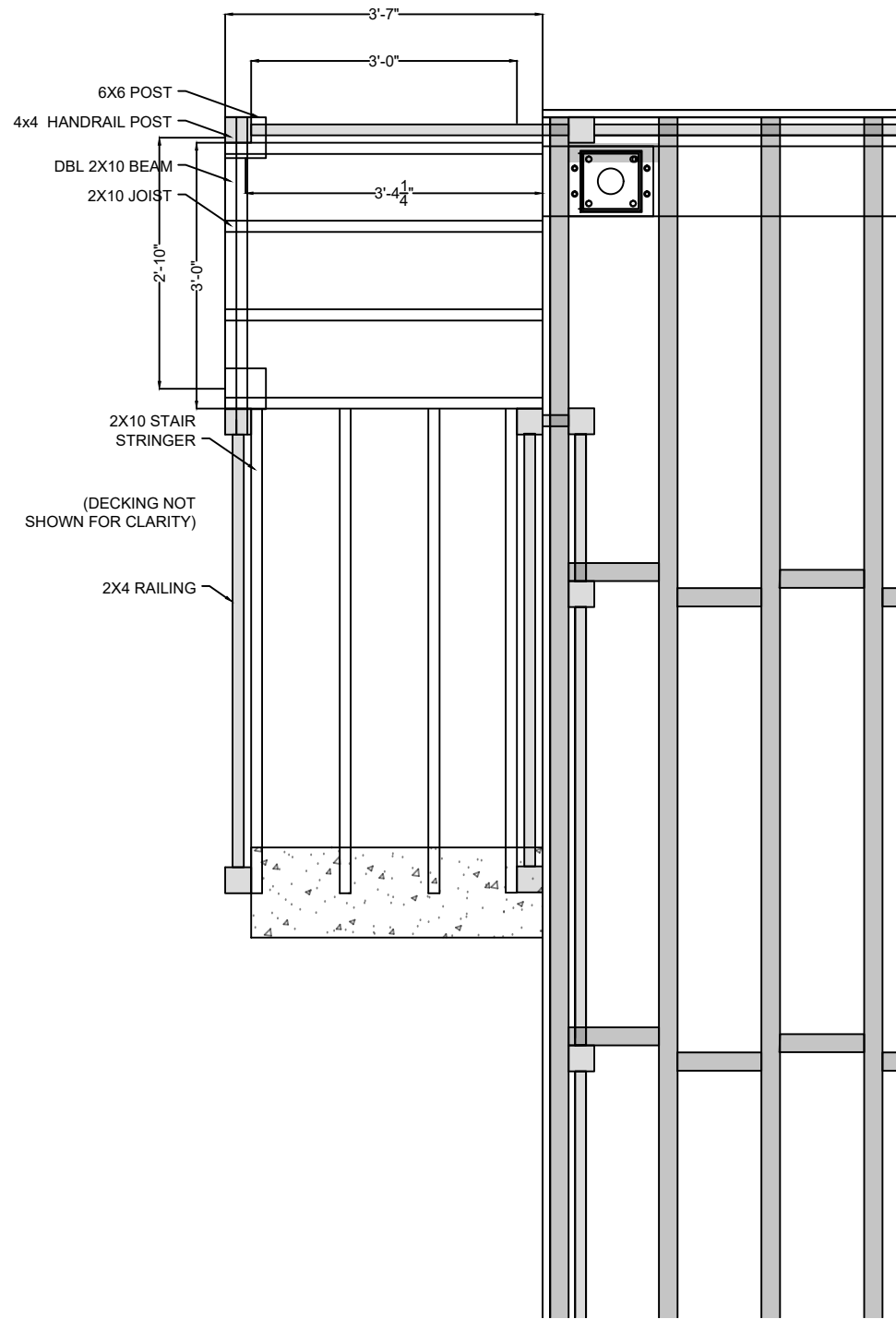
SURVEYOR:
DANIEL J. PONZIO SR
3910 SOUTH BOULEVARD
ATLANTIC CITY, NJ 08401

ENGINEER:
MPMB DEVELOPERS, LLC
70 ARTHUR DR
RUTHERFORD, NJ. 07087

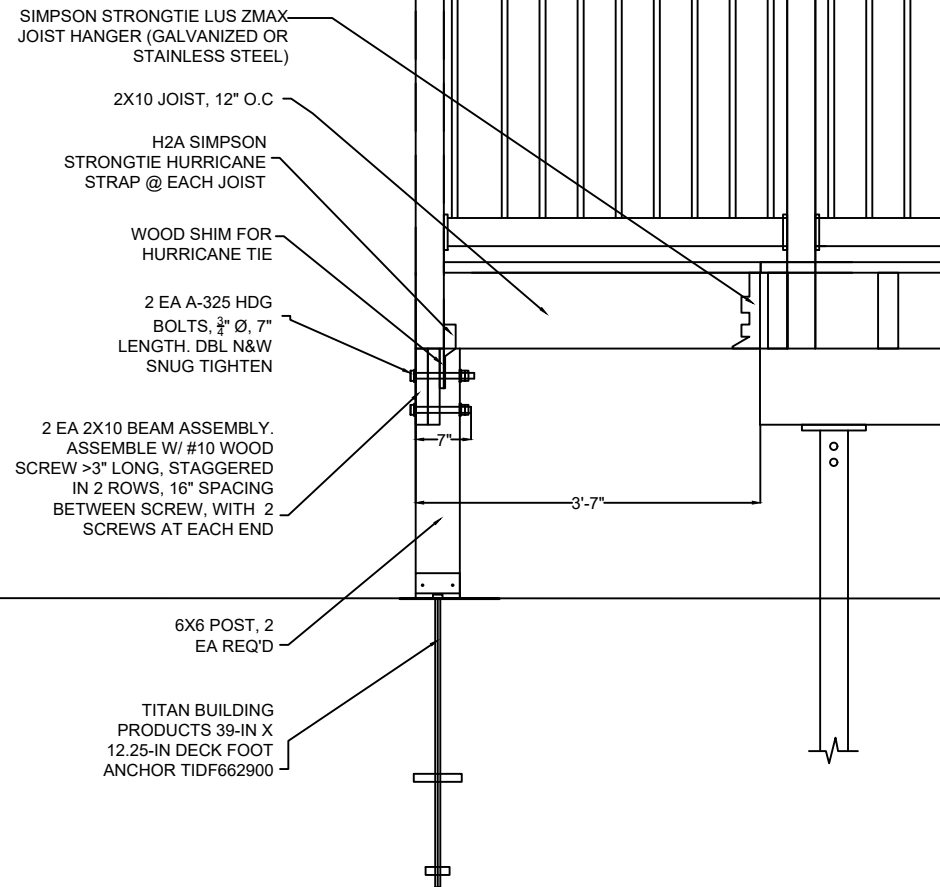
OWNER/APPLICANT:
SD MANOR LLC
2531 FAIRMOUNT AVE
ATLANTIC CITY, NJ 08401

DRAWN BY:
MICHAEL J. INTRIERI
MPMB DEVELOPERS LLC
NJ PROFESSIONAL ENGINEER 24GE05432300

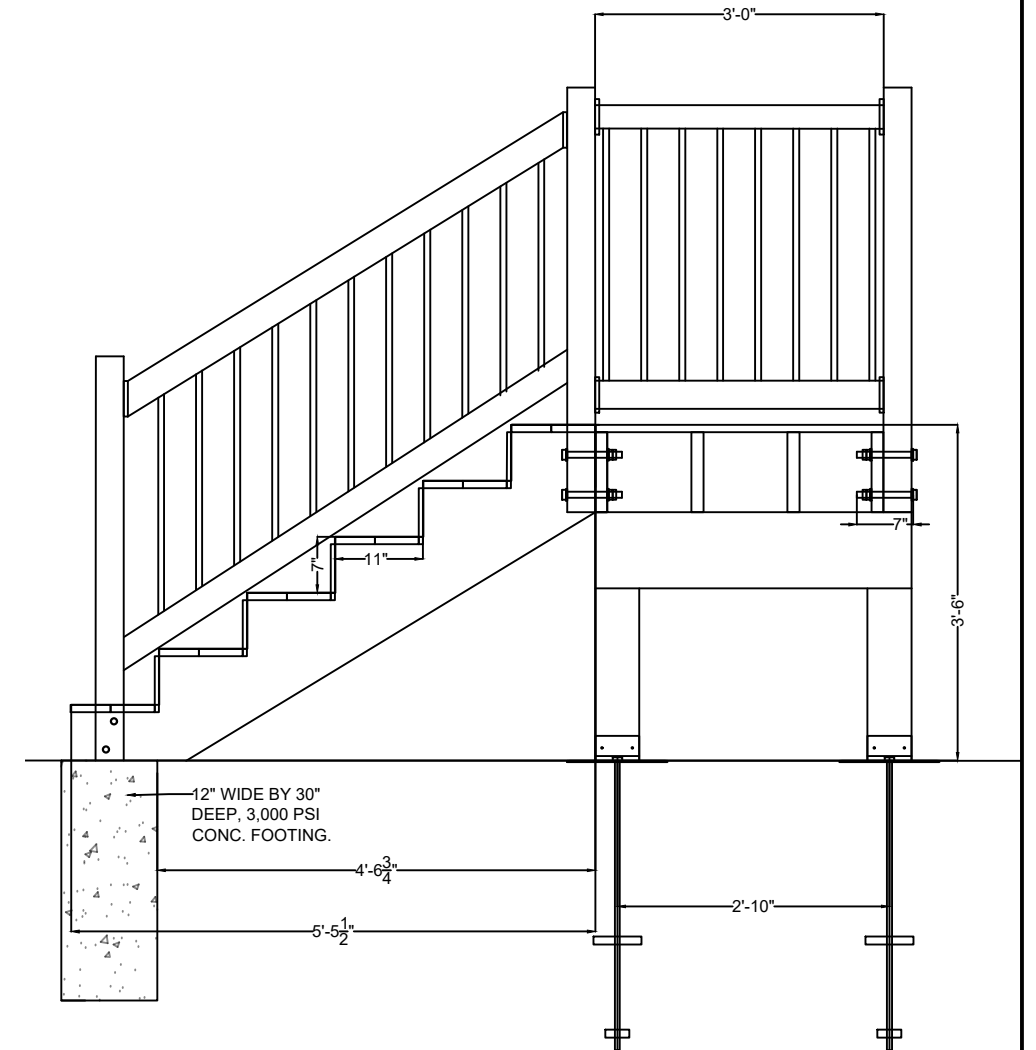
APPROVED BY RESOLUTION #	DATED: _____
CRDA PLANNER	DATED: _____
CRDA ENGINEER	DATED: _____
CRDA LAND USE REGULATION & ENFORCEMENT OFFICER	DATED: _____
CRDA HEARING OFFICER	DATED: _____
PROJECT	
115 S SEASIDE AVE DECK AND BALCONY ADDITIONS ATLANTIC CITY, NJ 08401	
TITLE	
STRUCTURAL DETAILS	
DWN. M.I. DATE 6-26-2024	REV. 0 DATE
JOB NO. 000AC2	DWG NO. S2



STAIR / LANDING - PLAN VIEW



STAIR LANDING - SECTION VIEW



STAIRS - ELEVATION VIEW



SURVEYOR:
DANIEL J. PONZIO SR
3910 SOUTH BOULEVARD
ATLANTIC CITY, NJ 08401

ENGINEER:
MPMB DEVELOPERS, LLC
70 ARTHUR DR
RUTHERFORD, NJ. 07087

OWNER/APPLICANT:
SD MANOR LLC
2531 FAIRMOUNT AVE
ATLANTIC CITY, NJ 08401

DRAWN BY:
MICHAEL J. INTRIERI
MPMB DEVELOPERS LLC
NJ PROFESSIONAL ENGINEER 24GE05432300

APPROVED BY RESOLUTION #	DATED:
CRDA PLANNER	DATED:
CRDA ENGINEER	DATED:
CRDA LAND USE REGULATION & ENFORCEMENT OFFICER	DATED:
CRDA HEARING OFFICER	DATED:
PROJECT	
115 S SEASIDE AVE DECK AND BALCONY ADDITIONS ATLANTIC CITY, NJ 08401	
TITLE	
STAIR AND LANDING DETAILS	
DWN. M.I. DATE 8-16-2024	REV. 0 DATE
JOB NO. 000AC2	DWG NO. S3

