

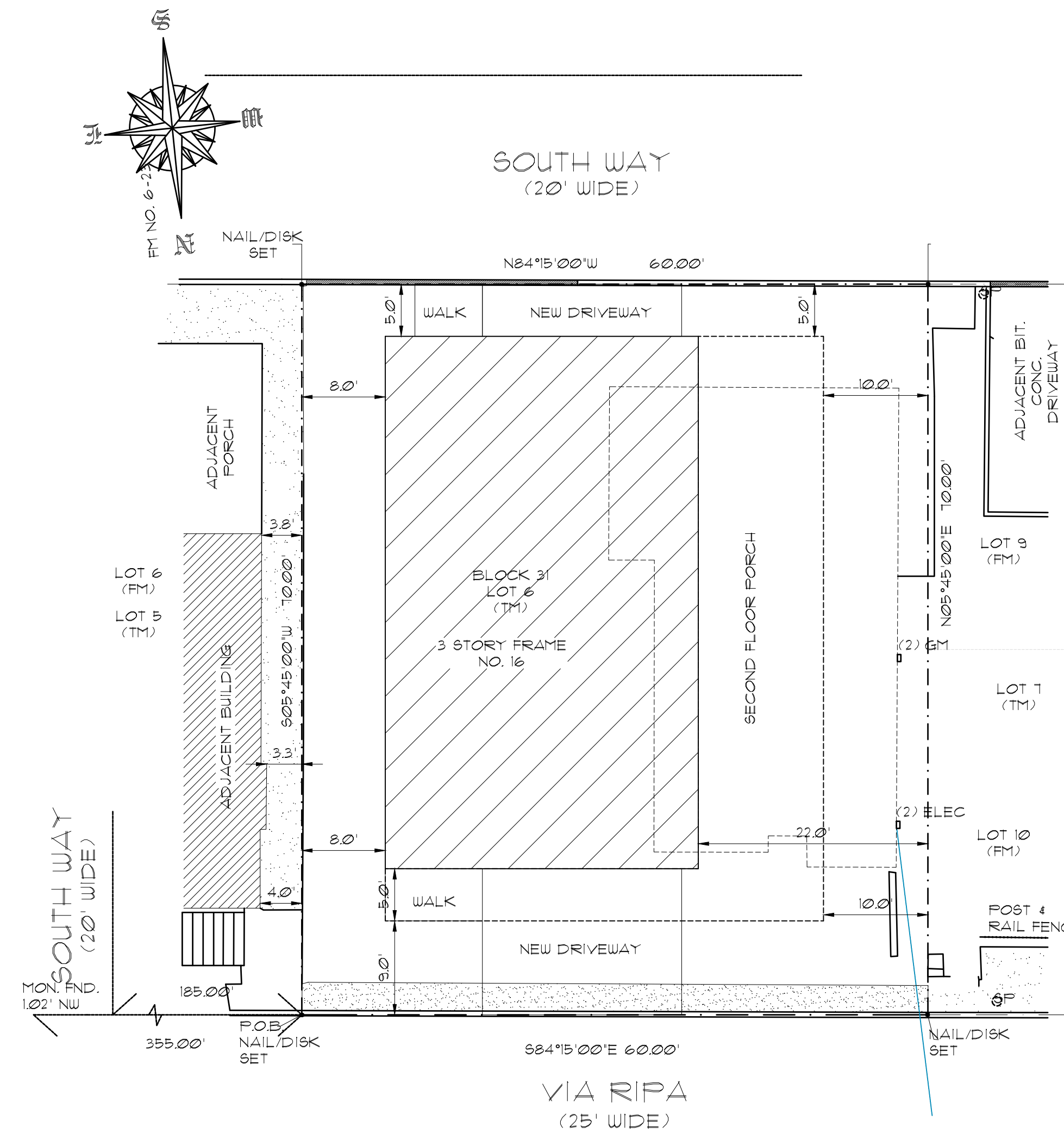
proposed new three story dwelling for VIA RIPA PROPERTIES L.L.C

16 VIA RIPA
SEABRIGHT, NEW JERSEY
BLOCK 31 ~ LOT 6

ZONING DATA (R-2)				
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	4000 SQ. FT.	4200 SQ. FT.	4200 SQ. FT.	
MINIMUM LOT FRONTAGE	50 FT.	60 FT.	60 FT.	
MINIMUM LOT DEPTH	60 FT.	70 FT.	70 FT.	
PRINCIPAL BUILDING				
MINIMUM FRONT SETBACK (VIA RIPA)	25 FT.	14.1 FT.	9 FT.	EXISTING NON CONFORMITY - INTENSIFIED VARIANCE REQUIRED
MINIMUM FRONT SETBACK (SOUTH WAY)	25 FT.	9.9 FT.	5 FT.	EXISTING NON CONFORMITY - INTENSIFIED VARIANCE REQUIRED
MINIMUM SIDE SETBACK (ONE/BOTH)	7 1/8 FT.	2 8/32.3 FT.	8 1/8 FT.	EXISTING NON CONFORMITY - CORRECTED
MAX. BUILDING HEIGHT (STORIES/FT.)	2 5/38 FT.	N.A.	2 5/38 FT.	
ACCESSORY BUILDING				
MINIMUM REAR SETBACK	N.A.	N.A.	N.A.	
MINIMUM SIDE SETBACK	N.A.	N.A.	N.A.	
MAX. BUILDING HEIGHT (STORIES/FT.)	N.A.	N.A.	N.A.	
MINIMUM GROUND FLOOR AREA	880	-	1530 SF	
MAXIMUM BUILDING COVERAGE	50 %	26.51 %	56 %	VARIANCE REQUIRED
MAXIMUM LOT COVERAGE	70 %	59.33 %	67 %	



ARTISTS RENDERING



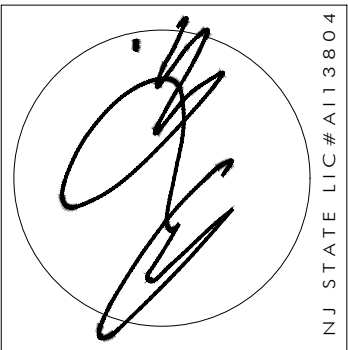
SITE PLAN
SCALE: 1" = 10'-0"

BUILDING DEPARTMENT DATA	
FIRST FLOOR	1530 SF
SECOND FLOOR	1530 SF
THIRD FLOOR (HALF STORY)	508 SF
TOTAL	3568 SF

* NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS



200 FT MAP
SCALE: N.T.S.



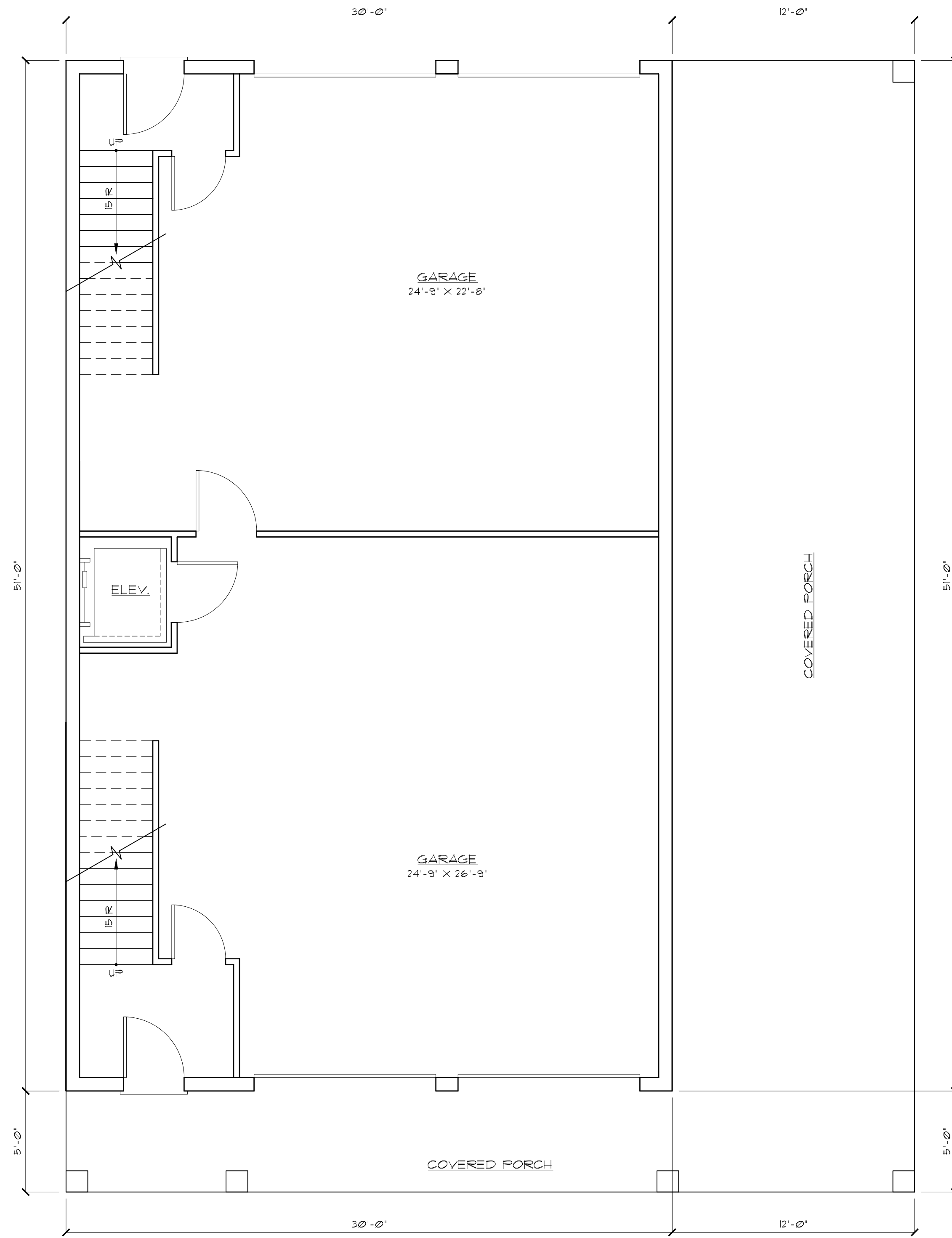
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PHONE: 732-842-3800 - FAX: 732-842-7777 - email: info@amcarchitect.com - www.amcarchitect.com

REVISIONS	DATE

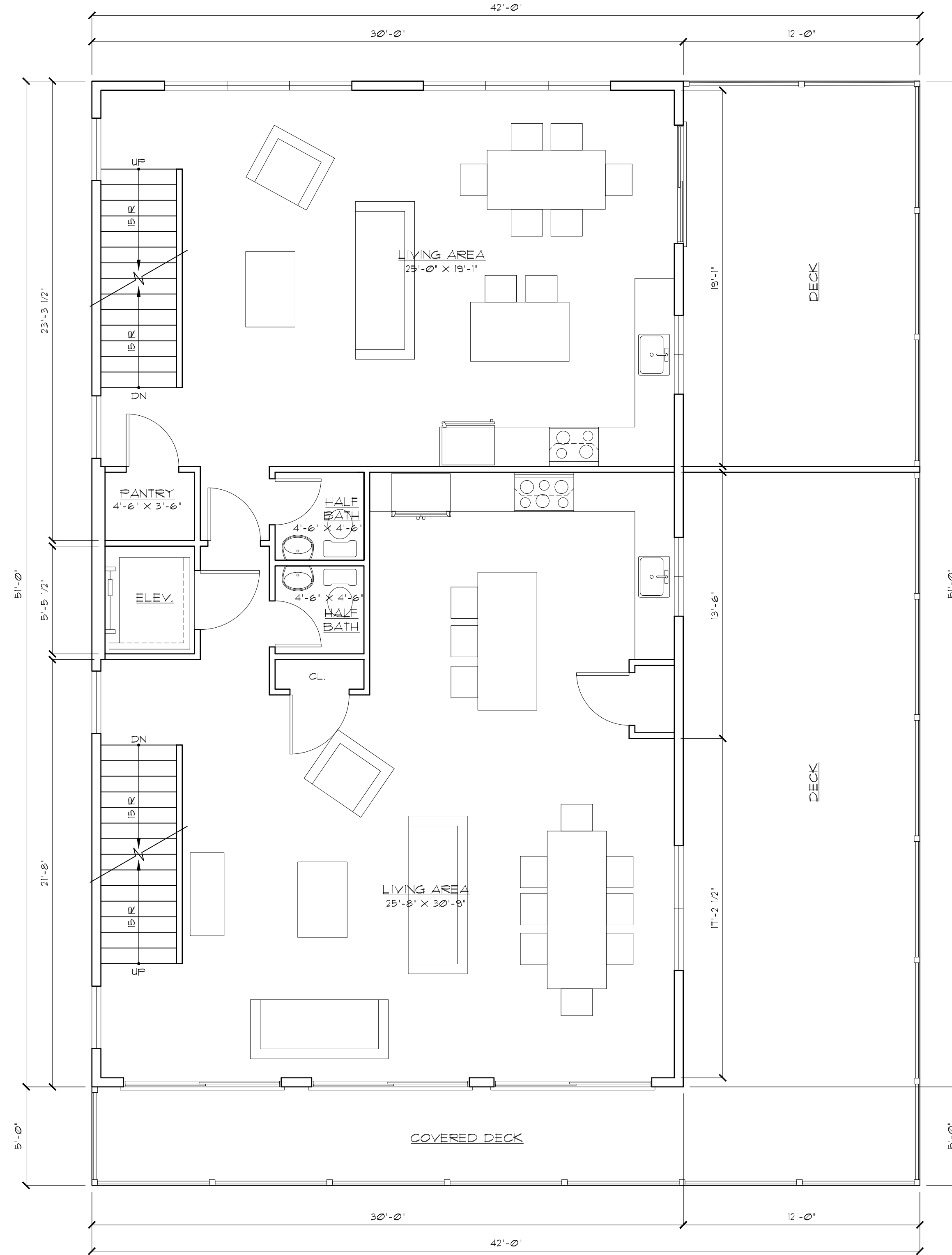
CLIENT	VIA RIPA PROPERTIES L.L.C
ADDRESS	16 VIA RIPA SEABRIGHT, NEW JERSEY
JOB NUMBER	22-096
BLOCK	21
LOT	T 4 B

DATE	10/17/22
DRAWN BY	JM
SHEET NO.	V-1

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.

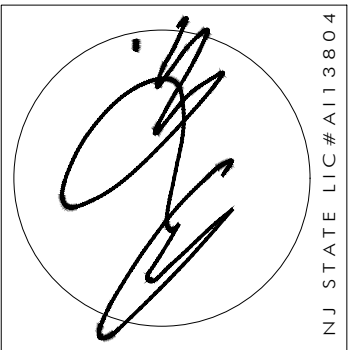


GROUND ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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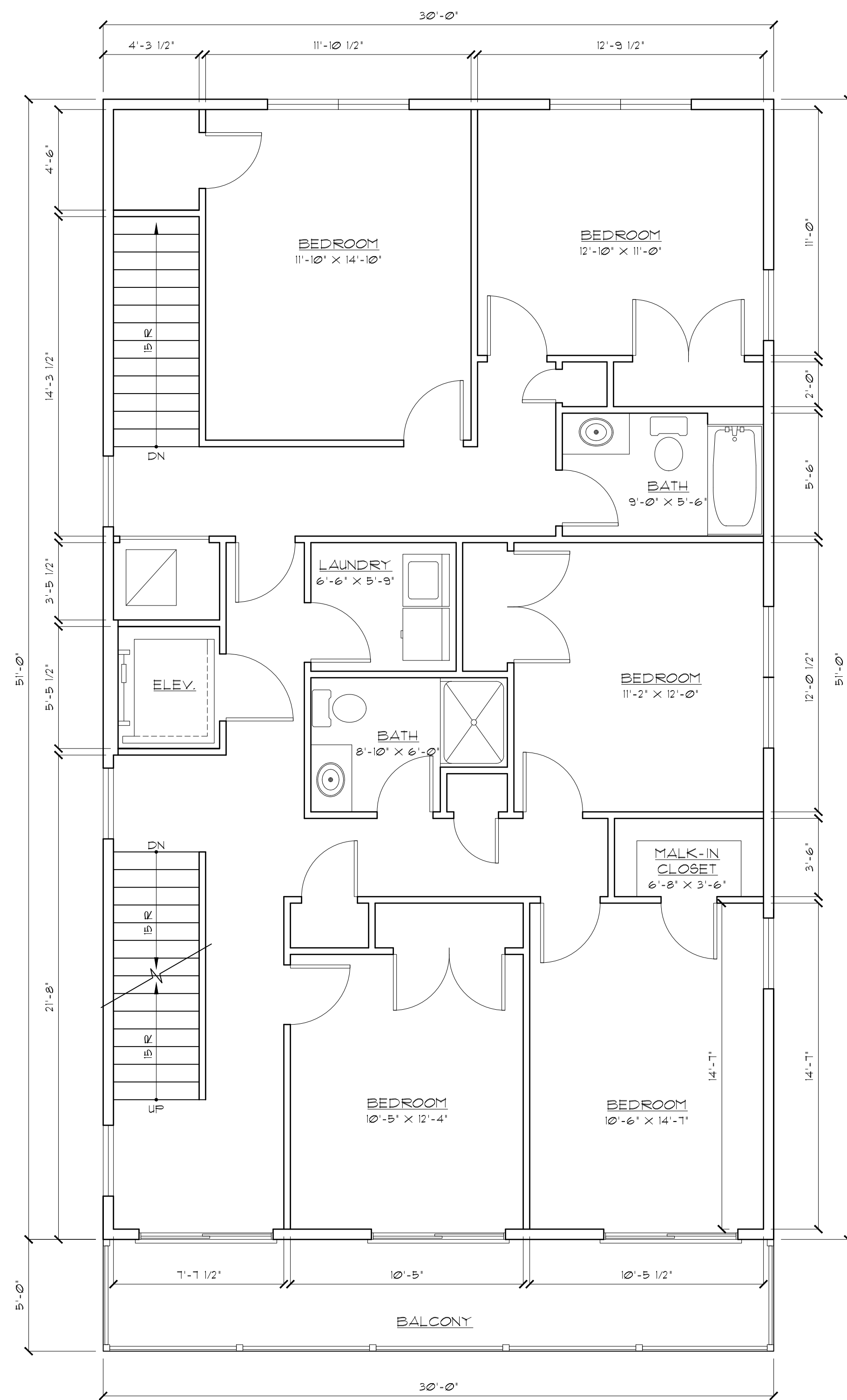


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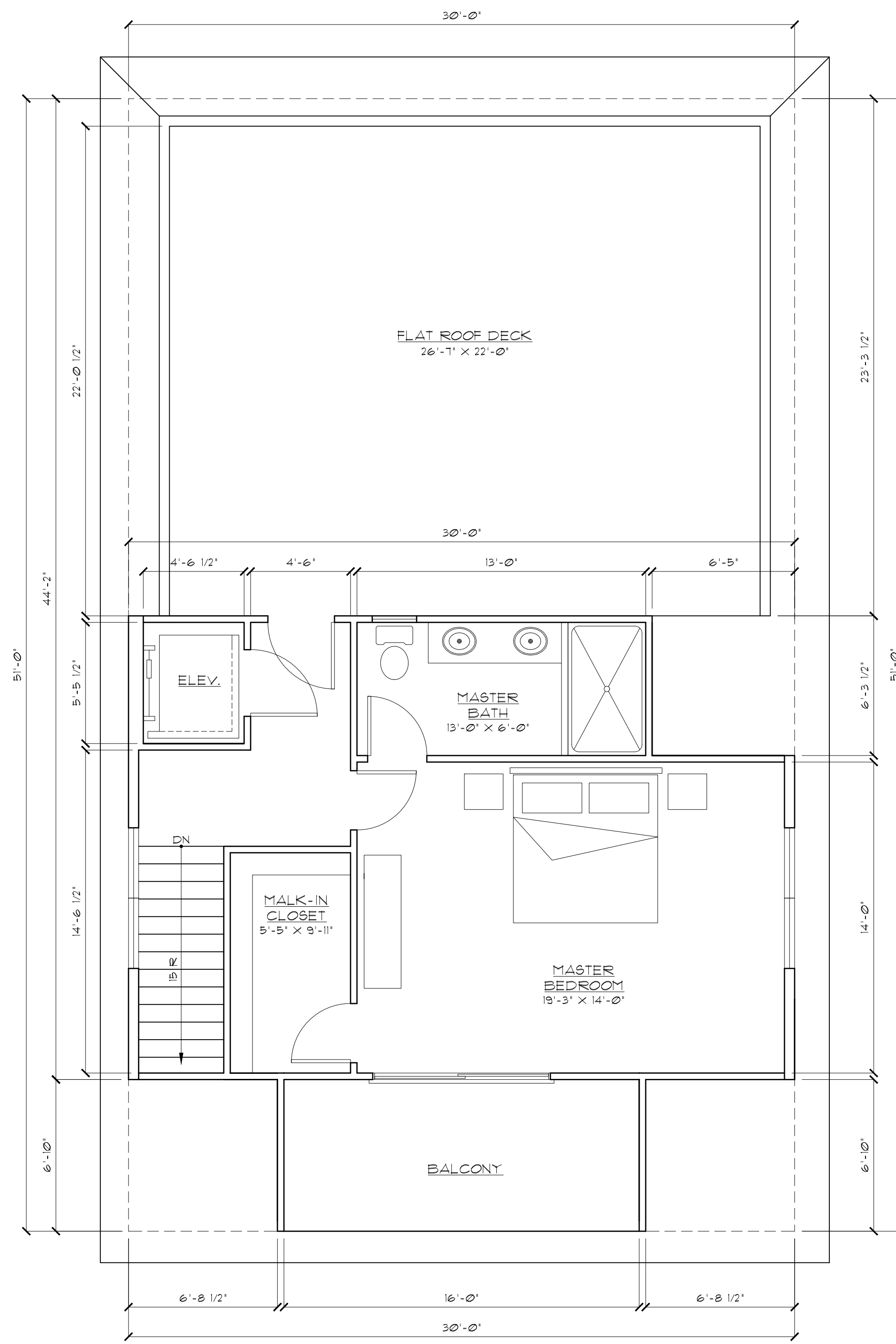
REVISIONS	DATE

CLIENT	VIA RIPA PROPERTIES L.L.C.
ADDRESS	16 VIA RIPA SEABRIGHT, NEW JERSEY
JOB NUMBER	22-096
BLOCK	21
LOT	T 4 B

DATE	10/11/22
DRAWN BY	JM
SHEET NO.	V-2

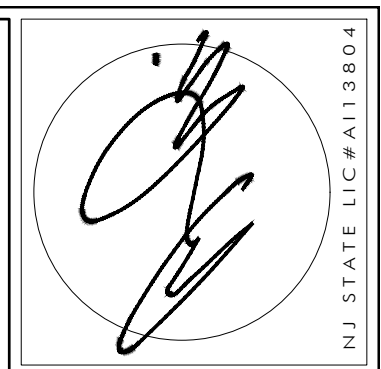


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

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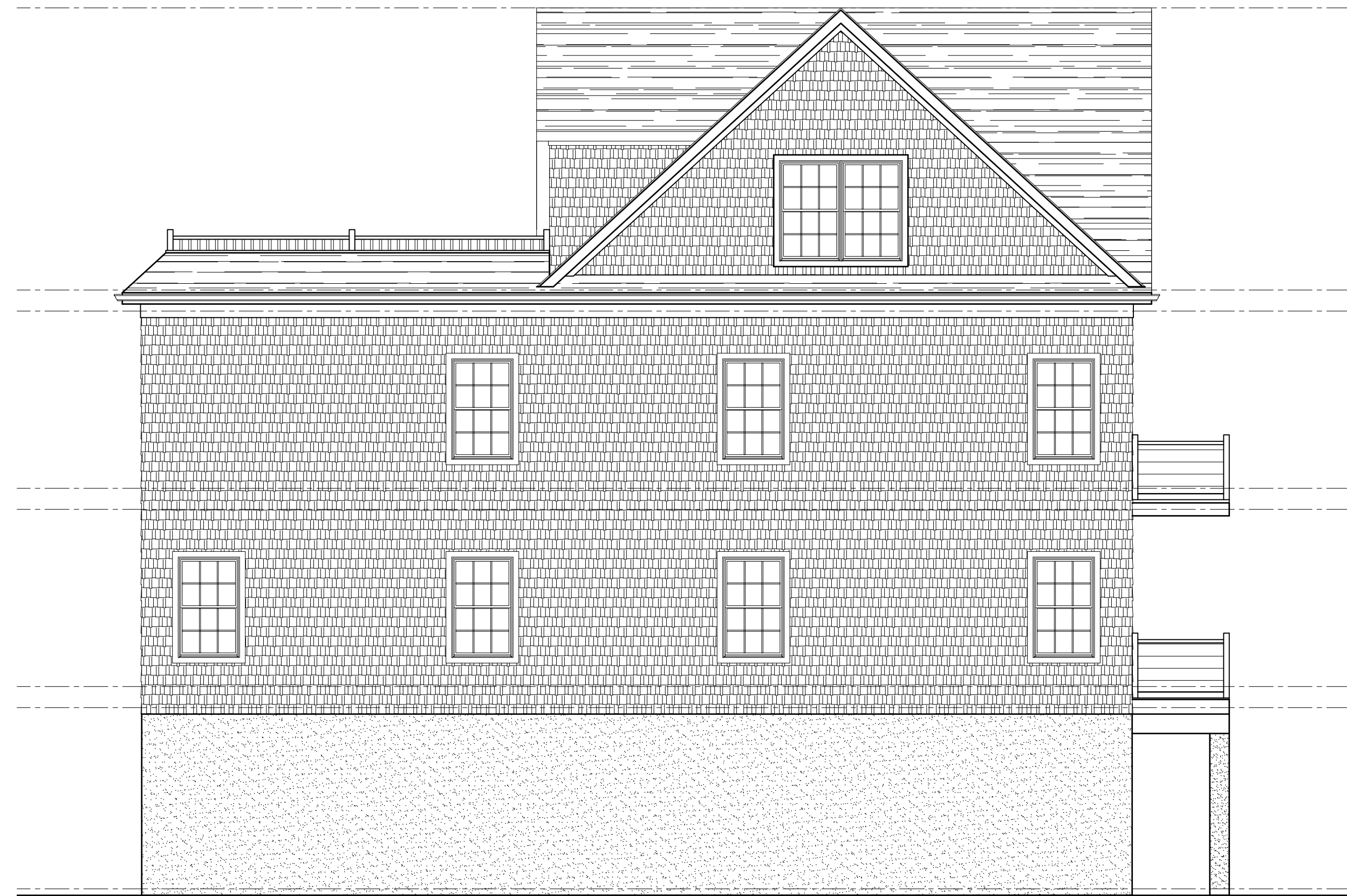


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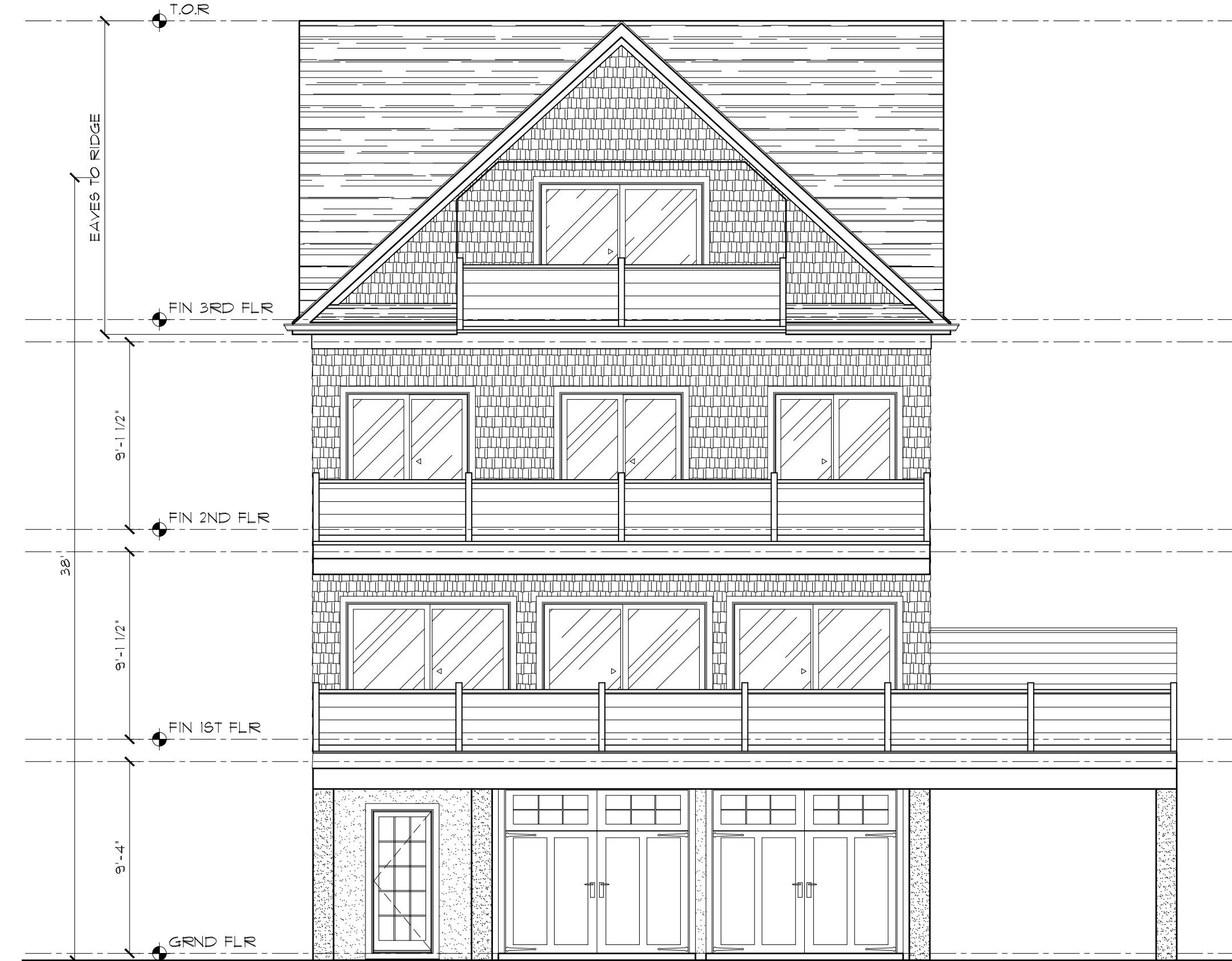
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ADDRESS	16 VIA RIPA SEABRIGHT, NEW JERSEY
JOB NUMBER	22-096
BLOCK	21
LOT	T 4 B

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SHEET NO.	V-3



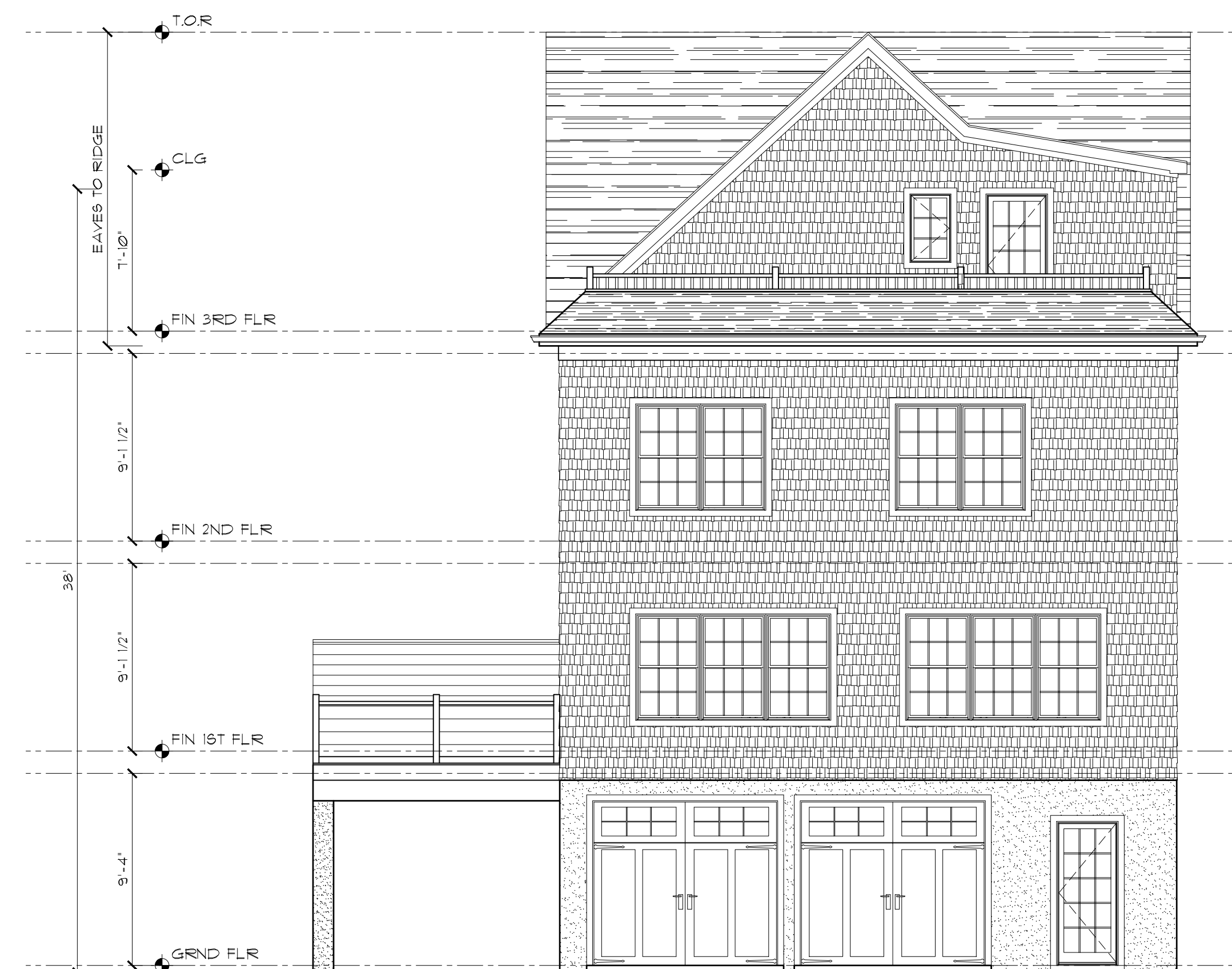
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION (SOUTH WAY)
SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION (VIA RIPA)
SCALE: 3/16" = 1'-0"



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REVISIONS	DATE

CLIENT: VIA RIPA PROPERTIES L.L.C.
ADDRESS: 16 VIA RIPA SEABRIGHT, NEW JERSEY
JOB NUMBER: 22-096 BLOCK: 21 LOT: T4B

DATE: 10/11/22
DRAWN BY: JM
SHEET NO. **V-4**

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.