

proposed new house for

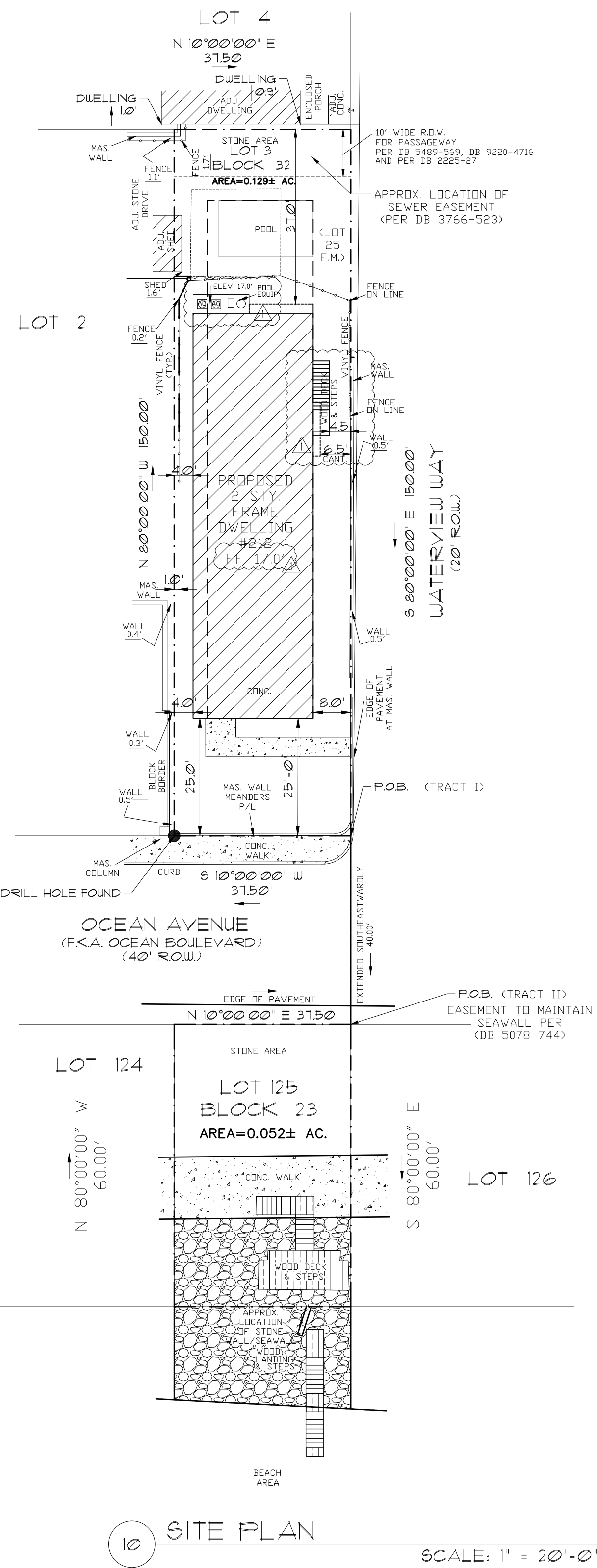
LEVI-KALMUS RESIDENCE

212 OCEAN AVENUE
SEABRIGHT, NEW JERSEY
BLOCK 32 ~ LOT 3

ZONING DATA (R-2)				
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	4,000 SQ. FT.	5,625 SQ. FT.	5,625 SQ. FT.	
MINIMUM LOT FRONTAGE	50 FT.	37.5 FT.	37.5 FT.	EXISTING NON CONFORMITY
MINIMUM LOT DEPTH	60 FT.	150 FT.	150 FT.	
PRINCIPAL BUILDING				
MINIMUM FRONT SETBACK	25 FT.	42.5 FT.	25 FT.	
MINIMUM REAR SETBACK	15 FT.	59.5 FT.	37 FT.	
MINIMUM SIDE SETBACK (ONE/BOTH)	7/8 FT.	1/4 FT.	4/8.5 FT.	EXISTING NON CONFORMITY - IMPROVED
MAX. BUILDING HEIGHT (STORIES/FT.)	2.5/30 FT.	2.5/- FT.	2.5/37.6 FT.	
MAXIMUM BUILDING COVERAGE	50 %	27.80 %	43.23 %	
MAXIMUM LOT COVERAGE	70 %	61.81 %	69.56 %	
MINIMUM GROUND FLOOR AREA	880 SQ. FT.	1212 SQ. FT.	1360 SQ. FT.	

BUILDING DEPARTMENT DATA	
	PROPOSED
HABITABLE SPACES	
GROUND ENCLOSURE	1360 SQ. FT.
FIRST FLOOR	2192 SQ. FT.
SECOND FLOOR	2219 SQ. FT.
ATTIC	478 SQ. FT.
TOTAL	6249 SQ. FT.
VOLUME	10219 SQ. FT.
CONSTRUCTION CLASS	5A
USE GROUP	R-5

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

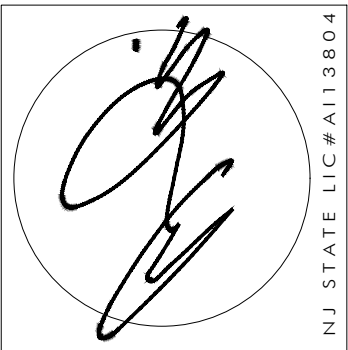


UNIFIED PLANNING - ZONING BOARD

BOARD CHAIRMAN (DATE)

BOARD SECRETARY (DATE)

BOARD ENGINEER (DATE)



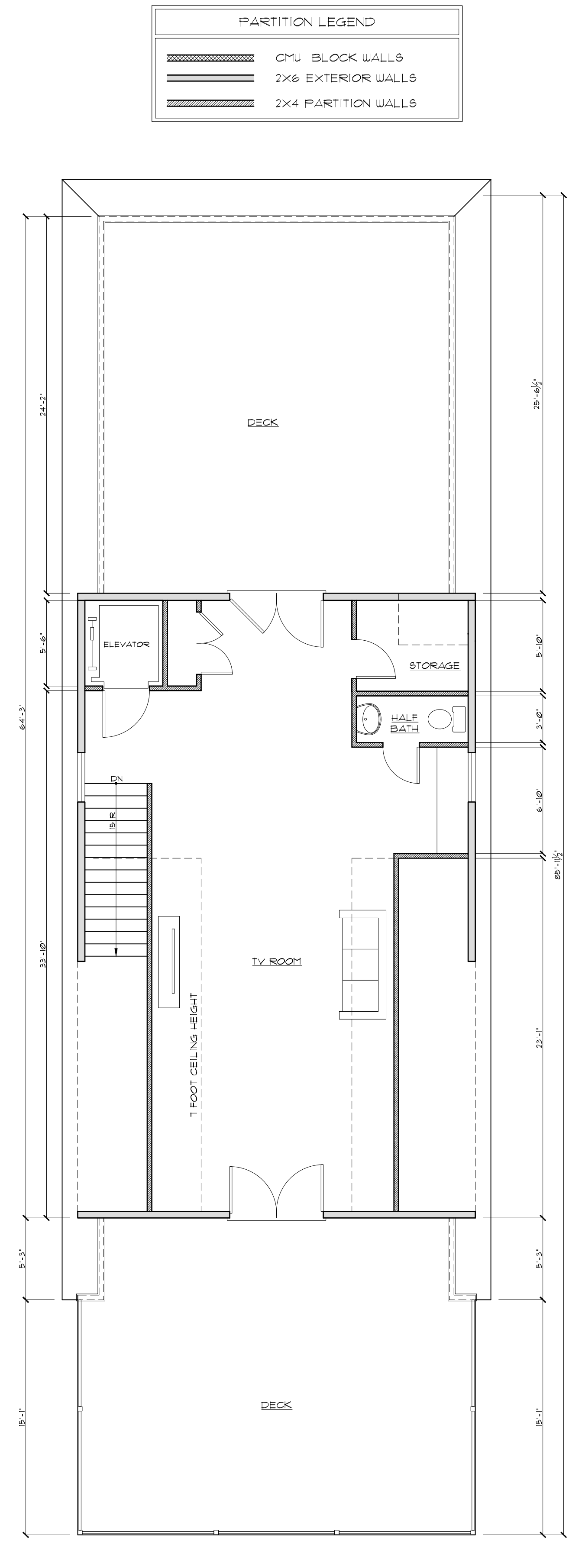
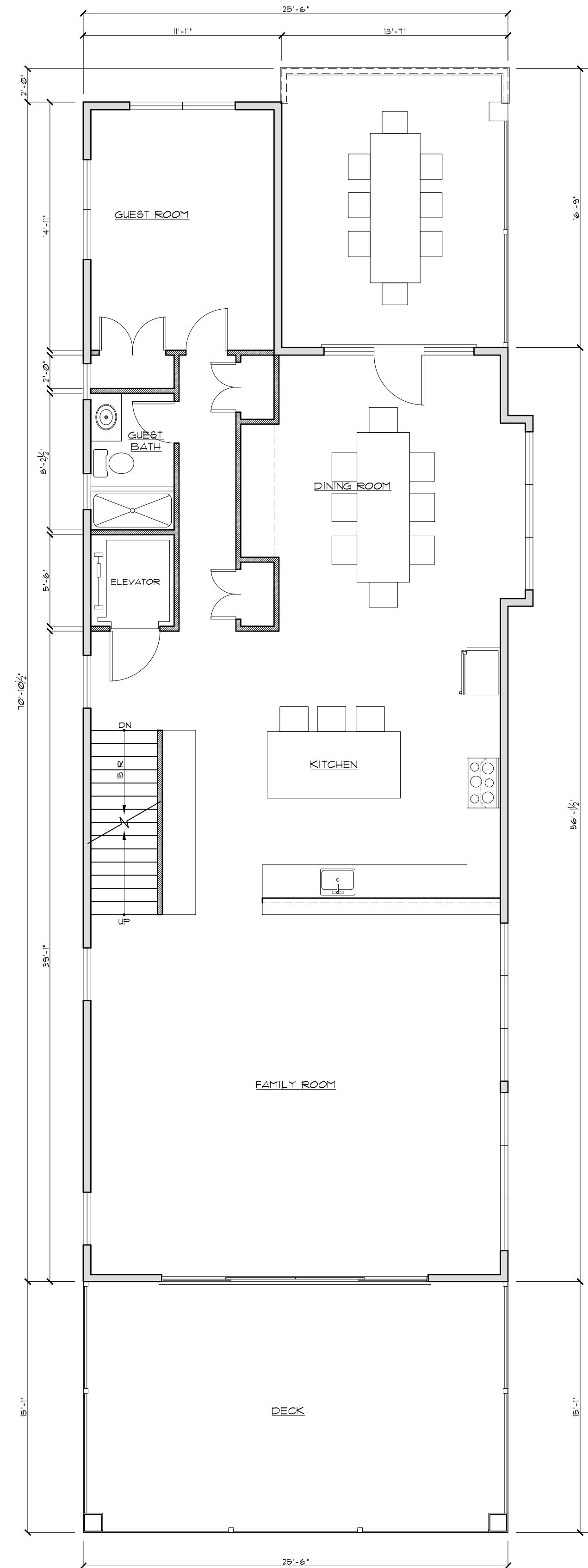
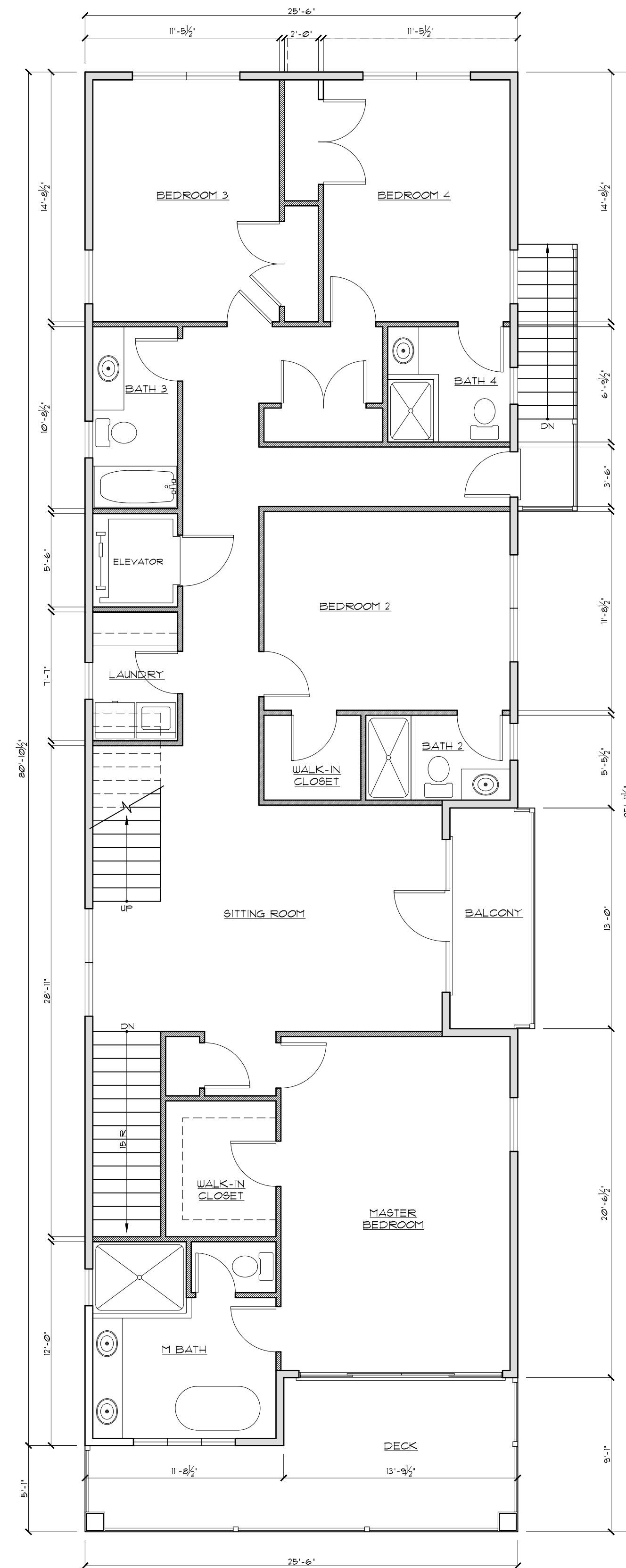
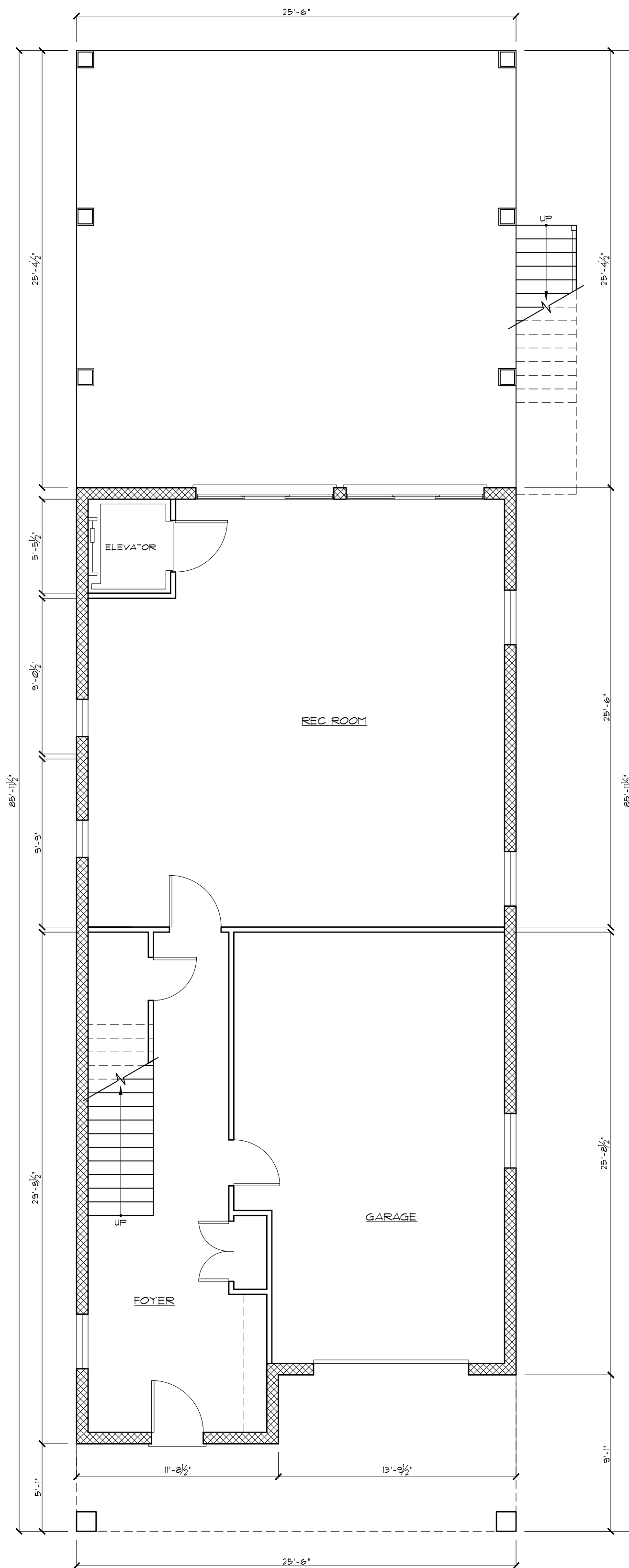
ANTHONY M. CONDOURIS
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REVISIONS	DATE
Δ	11/25/24
Δ	CORRECTIONS PER 11/24 DENIAL

CLIENT	LEVI-KALMUS RESIDENCE
ADDRESS	212 OCEAN AVENUE SEABRIGHT, NEW JERSEY
JOB NUMBER	24-113
LOT	3

DATE	11/4/24
DRAWN BY	JM
SHEET NO.	V-1

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



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



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



10 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



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



30 REAR ELEVATION
SCALE: 3/16" = 1'-0"

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



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REVISIONS	DATE
Δ	11/29/24
Δ	CORRECTIONS PER 11/24 DENIAL

CLIENT	LEVI-KALMUS RESIDENCE
ADDRESS	212 OCEAN AVENUE SEABRIGHT, NEW JERSEY
JOB NUMBER	24-113
BLOCK	32
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