

proposed new house for

LEVI-KALMUS RESIDENCE

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

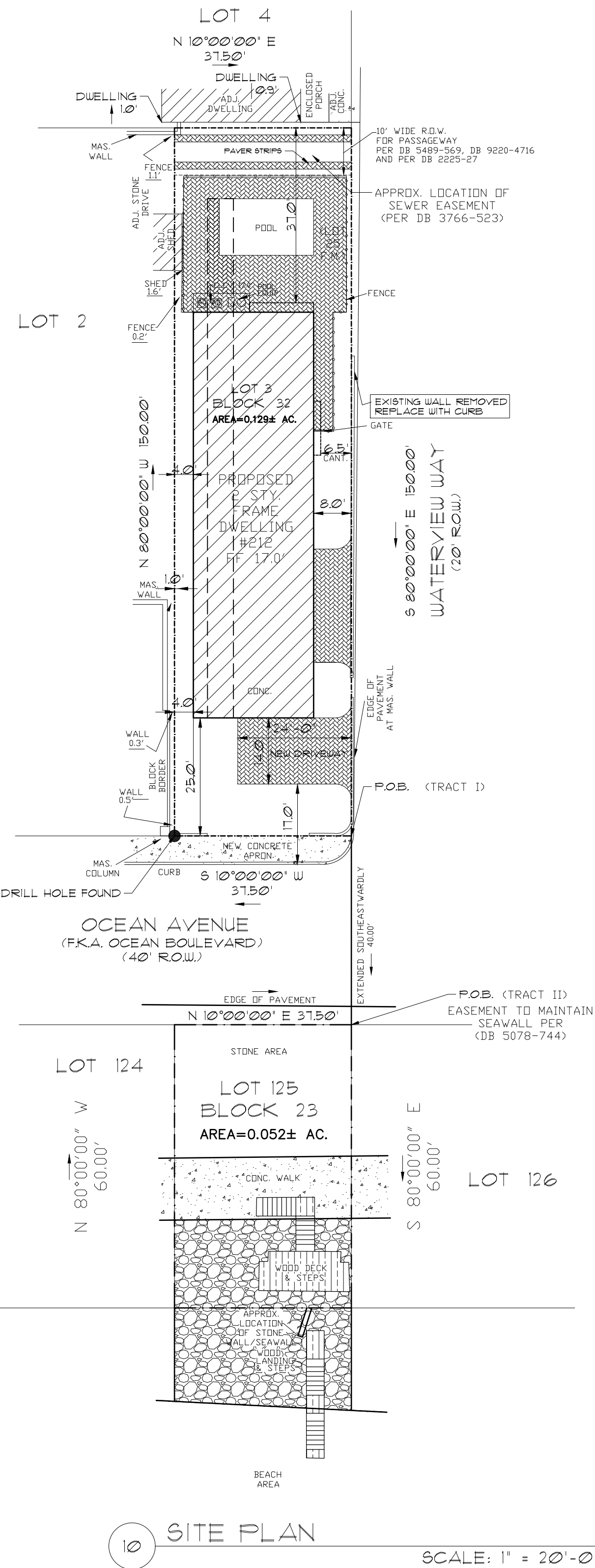
ZONING DATA (R-2)				
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	4,000 SQ. FT.	5,625 SQ. FT.	5,625 SQ. FT.	
MINIMUM LOT FRONTAGE	50 FT.	37.5 FT.	37.5 FT.	EXISTING NON CONFORMITY
MINIMUM LOT DEPTH	60 FT.	150 FT.	150 FT.	
PRINCIPAL BUILDING				
MINIMUM FRONT SETBACK (OCEAN AVENUE)	25 FT.	42.5 FT.	25 FT.	
MINIMUM FRONT SETBACK (WATERVIEW WAY)	25 FT.	3 FT.	6.5 FT. TO CANTILEVER 8 FT. TO BUILDING	EXISTING NON CONFORMITY - IMPROVED
MINIMUM REAR SETBACK	15 FT.	59.5 FT.	37 FT.	
MINIMUM SIDE SETBACK	7 FT.	1 FT.	4 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 %	70 %	
MINIMUM GROUND FLOOR AREA	880 SQ. FT.	1212 SQ. FT.	1,360 SQ. FT.	

BUILDING DEPARTMENT DATA	
	PROPOSED
HABITABLE SPACES	
GROUND ENCLOSURE	1,360 SQ. FT.
FIRST FLOOR	2,192 SQ. FT.
SECOND FLOOR	2,219 SQ. FT.
ATTIC	478 SQ. FT.
TOTAL	6,249 SQ. FT.
VOLUME	70,819 SQ. FT.
CONSTRUCTION CLASS	B-4
USE GROUP	R-5

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



200 FEET MAP
SCALE: N.T.S.

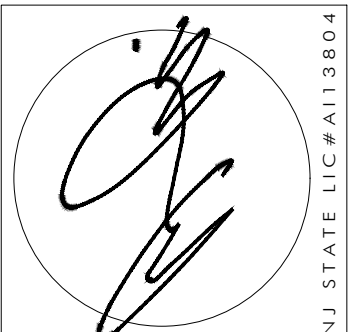


UNIFIED PLANNING - ZONING BOARD

BOARD CHAIRMAN _____ (DATE) _____

BOARD SECRETARY _____ (DATE) _____

BOARD ENGINEER _____ (DATE) _____



ARCHITECT

20 BINGHAM AVENUE, RUMSON, NJ 07760
PHONE: 732-842-3800 ~ FAX: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

REVISIONS

DATE	REVISIONS
11/25/24	CORRECTIONS PER 11/24 DENIAL
1/28/25	LOT COV. FRONT SETBACK DRIVEWAY
2-8-25	SIDE ENTRY GARAGE

CLIENT

LEVI-KALMUS RESIDENCE

ADDRESS

212 OCEAN AVENUE
SEABRIGHT, NEW JERSEY

JOB NUMBER

24-113

DRAWN BY

JM

DATE

11/4/24

SHEET NO.

V-1

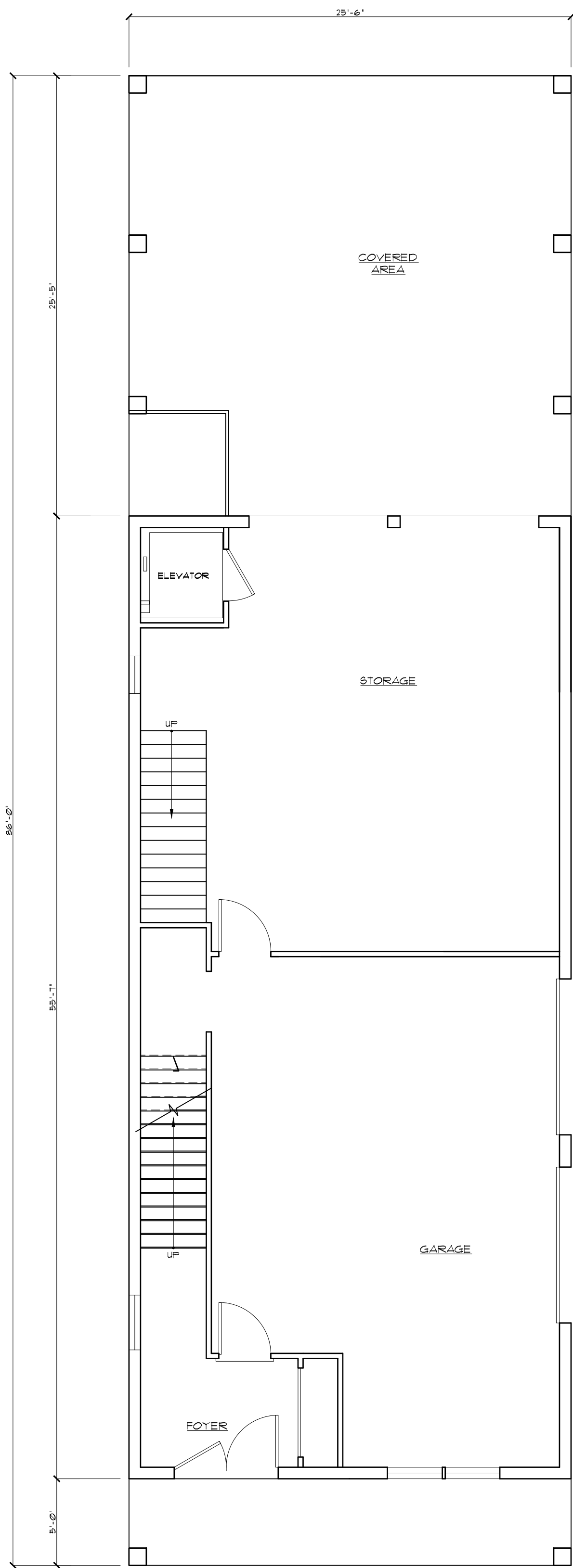
LOT

3

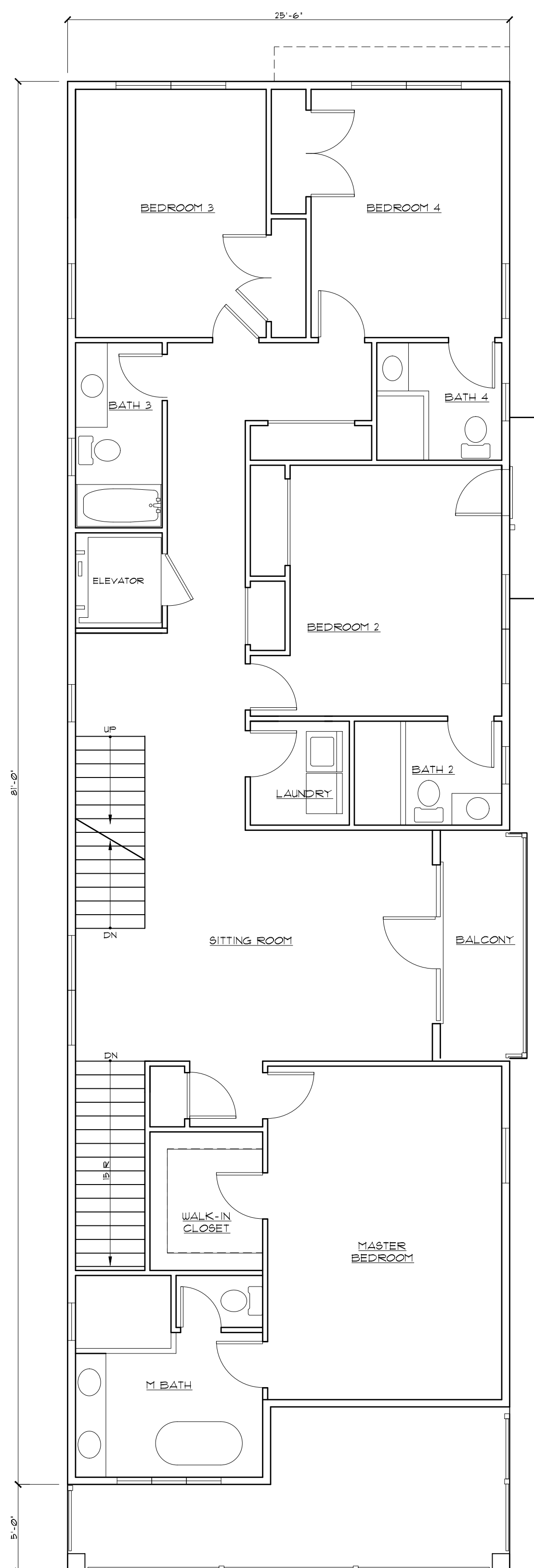
BLOCK

32

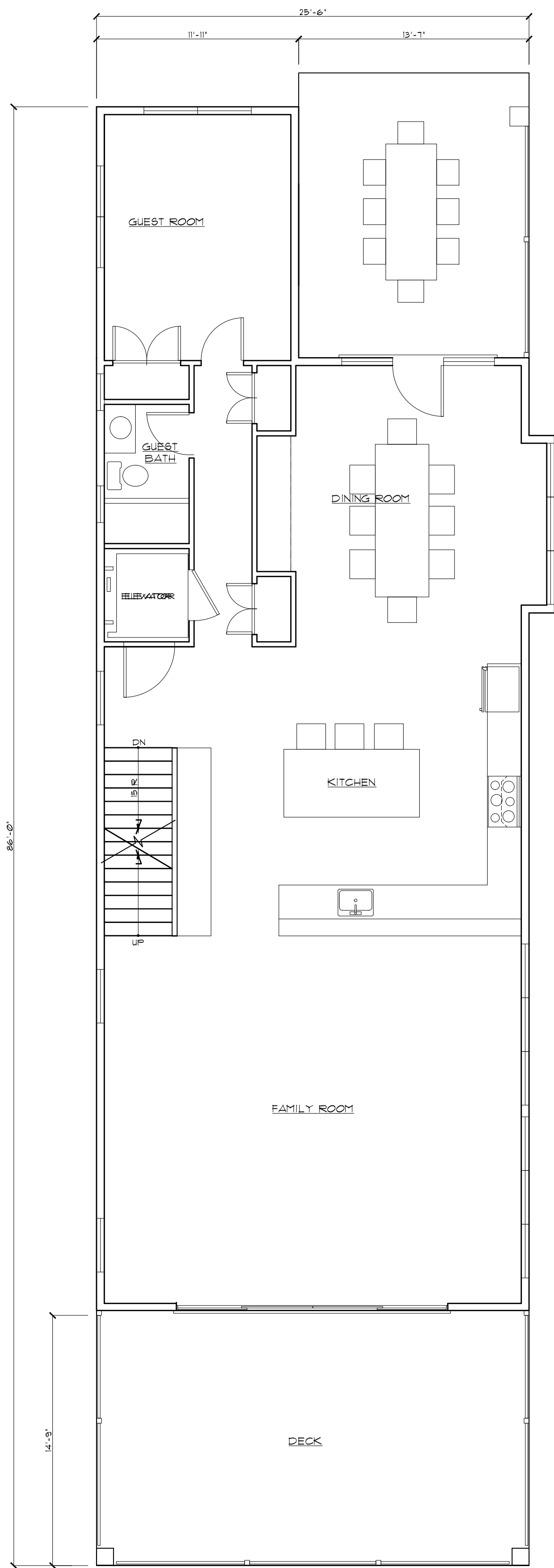
NOTIFY ARCHITECT IMMEDIATELY OF
ANY DISCREPANCIES PRIOR TO THE
START AND COMPLETION OF WORK.



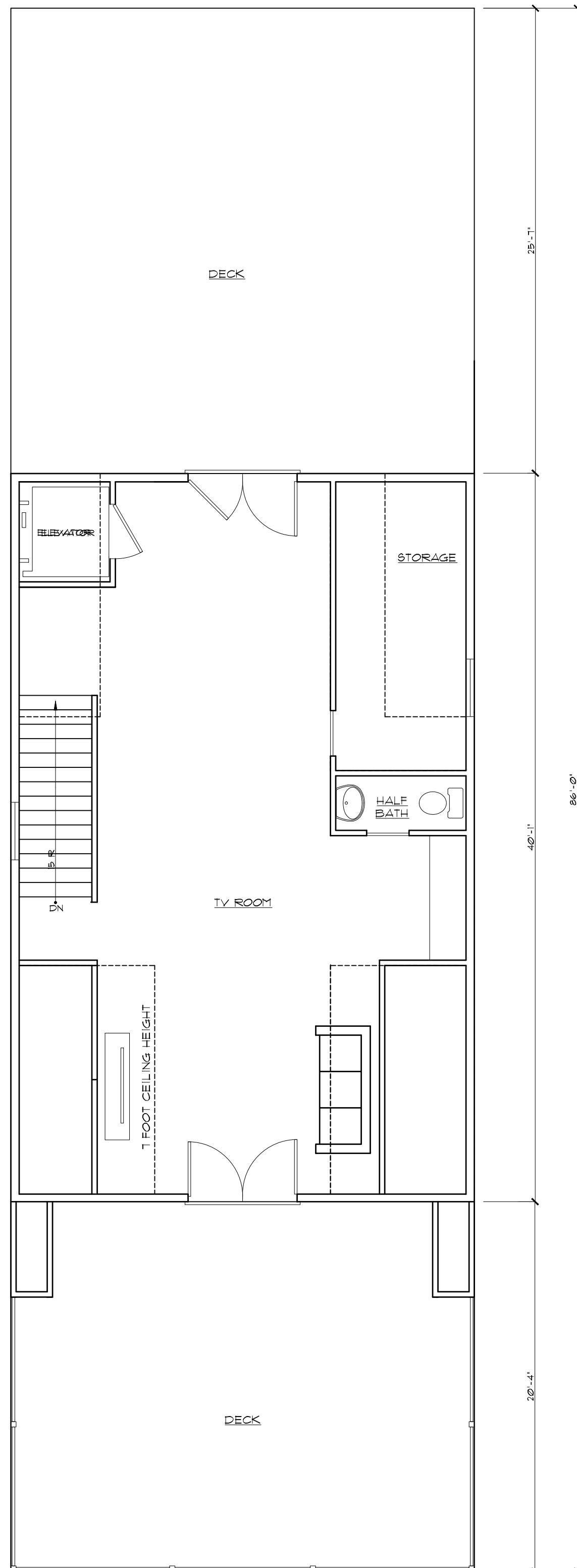
10 GROUND LEVEL
SCALE: 3/16" = 1'-0"



20 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



30 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



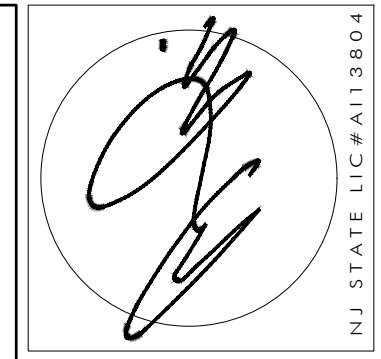
40 ATTIC PLAN
SCALE: 3/16" = 1'-0"

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

DATE	11/4/24	DRAWN BY	JM	CLIENT	LEVI-KALMUS RESIDENCE		
SHEET NO.	V-2	ADDRESS	212 OCEAN AVENUE SEABRIGHT, NEW JERSEY			BLOCK	32
		JOB NUMBER	24-113	LOT	3		

Δ	REVISIONS	DATE
Δ	CORRECTIONS PER 11/24 DENIAL	11/25/24
Δ	LOT COV. FRONT DRIVEWAY	1/28/25
Δ	SIDE ENTRY GARAGE	2-8-25

A N T H O N Y M. C O N D O U R I S		
A R C H I T E C T		
20 B I N G H A M A V E N U E , R U M S O N N J 0 7 7 6 0		
phone-732-842-3800 ~ fax-732-842-7777 ~ email- info@amcarchitect.com ~ www.amcarchitect.com		





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.

DATE
11/4/24

DRAWN BY
JM

SHEET NO.

V-3

CLIENT
LEVI-KALMUS RESIDENCE

ADDRESS
212 OCEAN AVENUE
SEABRIGHT, NEW JERSEY

JOB NUMBER
24-113

REVISIONS

DATE

DESCRIPTION

11/25/24

CORRECTIONS PER 11/24 DENIAL

1/28/25

LOT COV. FRONT DRIVEWAY

2-8-25

SIDE ENTRY GARAGE

ARCHITECT

20 BINGHAM AVENUE, RUMSON, NJ 07760

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ANTHONY M. CONDOURIS

NC