

# NEW HOME GREGORIO RESIDENCE

## 211 KATHRYN STREET TOMS RIVER TOWNSHIP, NJ



BUILDING AND CODE DATA	
<b>AREA</b>	
MAIN HOUSE	
FIRST FLOOR	936.00 SQ. FT.
SECOND FLOOR	936.00 SQ. FT.
TOTAL FIN. SPACE	1,872.00 SQ. FT.
<b>USE GROUP</b>	
CONSTRUCTION CLASS	R-5 VB
BUILDING TO BE REVIEWED UNDER IRC 2009 NJ EDITION	
<b>VOLUME</b>	
TOTAL VOLUME	26,208.00 CU.FT.

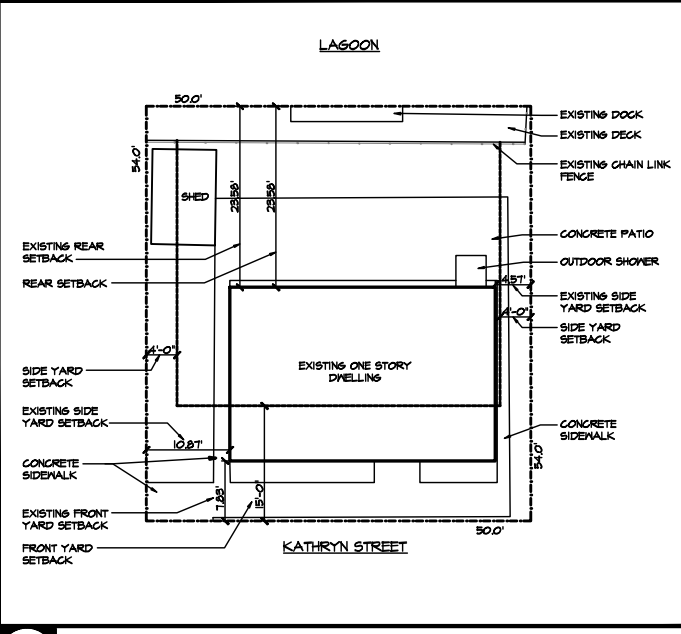
INDEX	DESCRIPTION
A-00	COVER SHEET, SITE PLAN & ZONING ANALYSIS
A-01	FIRST FLOOR PLAN, SECOND FLOOR PLAN, SECOND FLOOR FRAMING & CEILING / ROOF FRAMING, GROUND LEVEL MECHANICAL ROOM PLAN & DETAIL
A-02	FRONT, RIGHT SIDE EXTERIOR ELEVATIONS, REAR & LEFT SIDE EXTERIOR ELEVATIONS
A-03	BUILDING SECTIONS, WALL DETAIL & DOORS / WINDOWS ELEVATIONS
A-04	FIRST / SECOND FLOOR ELECTRICAL PLAN & WALL SECTION
A-05	FIRST / SECOND SHEAR WALL LAYOUT, SHEAR WALL SCHEDULE & DETAILS
P-01	PLUMBING RISER DIAGRAM & GENERAL NOTES
S-1.1	PILE FOUNDATION & FIRST FLOOR FRAMING PLAN
S-2.1	GENERAL NOTES & FRAMING DETAILS

PROVIDED BY  
JT ENGINEERING

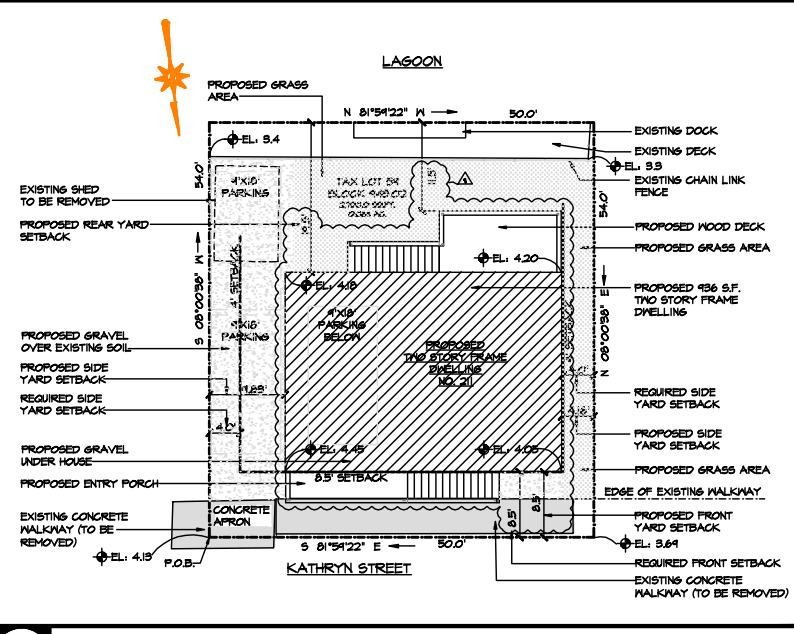
GREGORIO  
RESIDENCE

211 KATHRYN STREET  
TOMS RIVER TOWNSHIP,  
NEW JERSEY  
BLOCK 943.02, LOT 59

**Structural Engineer :**  
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**01** EXISTING SITE PLAN  
SCALE: 1" = 10'



**02** PROPOSED SITE PLAN  
SCALE: 1" = 10'

ZONING DATA				
GREGORIO 211 KATHRYN STREET TOMS RIVER TOWNSHIP, NJ LOT 59, BLOCK 943.02 ZONE: R-40B WOOD FRAME CONSTRUCTION				
	ORDINANCE	EXISTING	PROPOSED	NOTES
MIN. LOT SIZE	4,000 S.F.	2,700 S.F.	UNCHANGED	*EXIS. NON-CONFORMING / UNCHANGED
MIN. LOT WIDTH	40'	50'	UNCHANGED	CONFORMING
MIN. LOT DEPTH	100'	94'	UNCHANGED	*EXIS. NON-CONFORMING / UNCHANGED
FRONTAGE	50'	50'	UNCHANGED	CONFORMING
FRONT YARD SETBACK	5'	1.88'	6.5'	CONFORMING
REAR YARD SETBACK		23.50'	11.5'	
SIDE YARD SETBACK	4'	4.97', 10.87'	4.16', 9.88'	CONFORMING
COMBINED SIDE YARDS	12'	15.44'	19.91'	CONFORMING
LOT COVERAGE BY BUILDINGS	1125 S.F. (45% + 25% OF LOT AREA OVER 2,000 S.F.)	780.7 S.F. + 105.1 S.F. = 885.8 S.F.	936.0 S.F. + 105.1 S.F. = 1041.1 S.F.	CONFORMING
BUILDING HEIGHT	35'	20' (APPROX.)	32.625'	CONFORMING

**03** ZONING ANALYSIS  
SCALE: NOT TO SCALE

REV.	DATE	ISSUE	REMARK
1	12.18.15	FOR REVISION	REV'D. FRONT SETBACK CHANGED, HOUSE LOCATION MOVED.
	7.30.16	FOR FILING	
	7.30.16	FOR CONST.	

**JOB #**  
**SET:**  
- SITE PLAN  
- ZONING AND CODE  
DATA

AS/EP HT  
SE/EN

HILAND HALL TURNER  
NJ LIC. # 120714

HILAND HALL TURNER & ASSOCIATES P.A.  
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# A-00