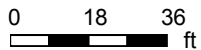
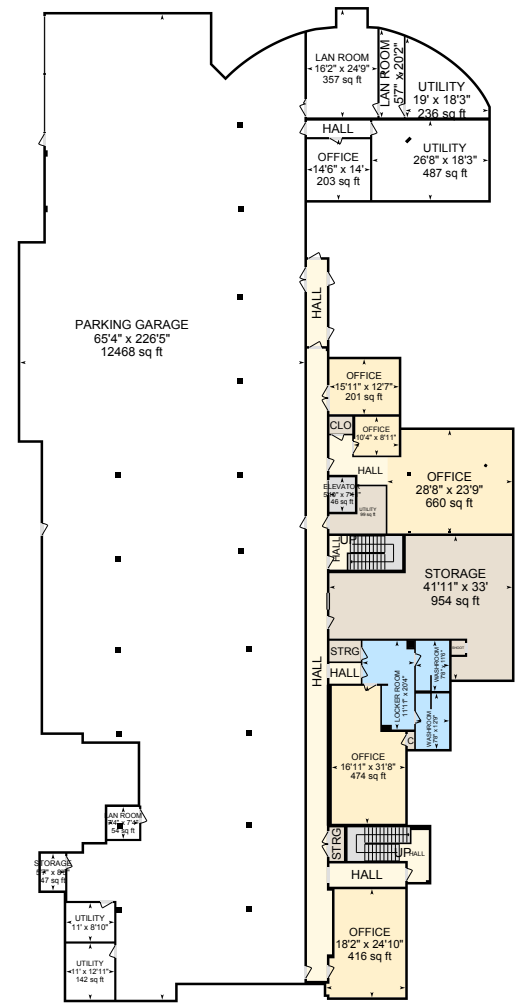
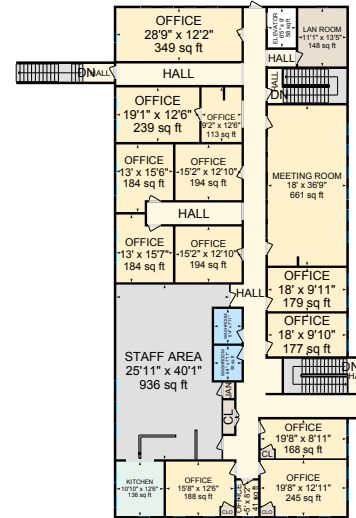
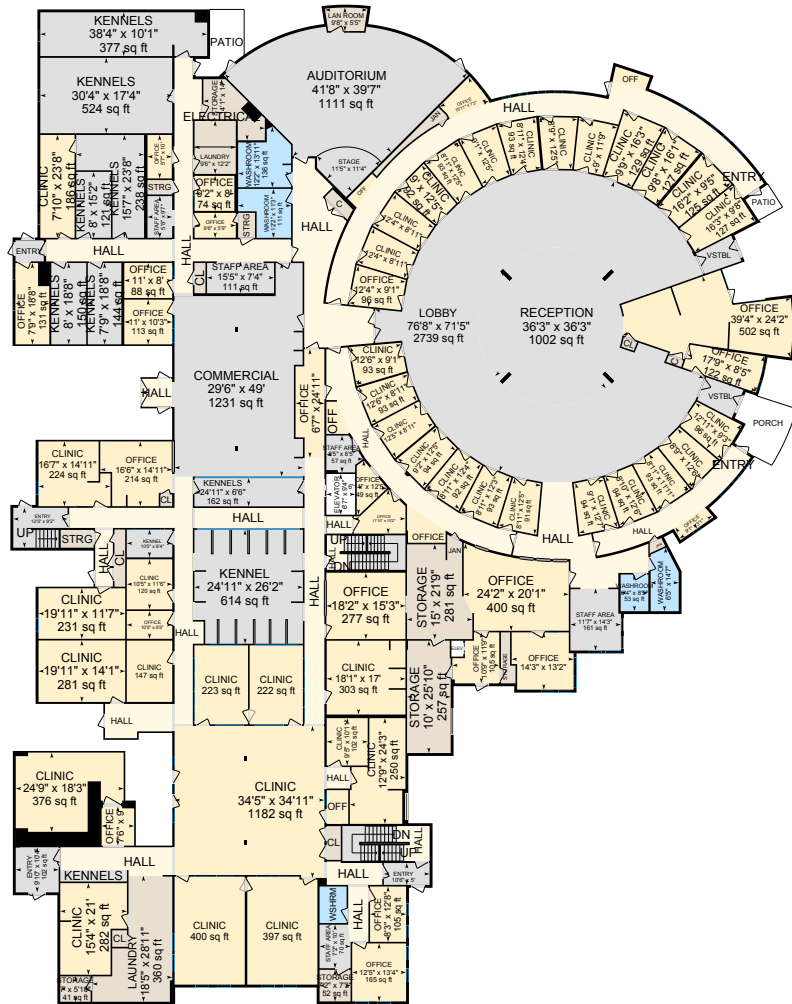


# 197 Hance Ave, Tinton Falls, NJ

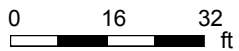
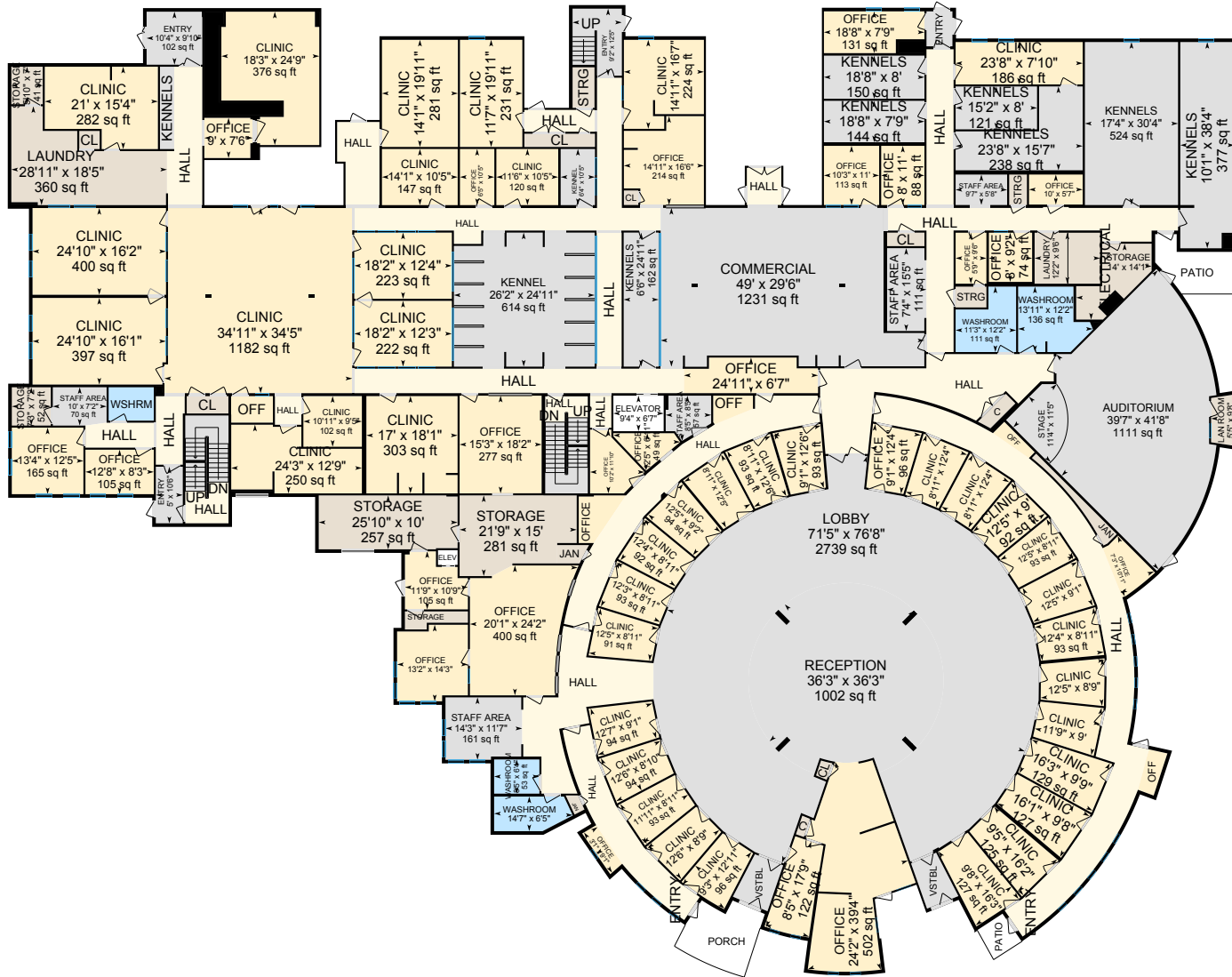
Main Building: Above Grade Finished Area 34920.20 sq ft



PREPARED: 2024/04/11

# 197 Hance Ave, Tinton Falls, NJ

Main Floor Finished Area 28426.17 sq ft  
Unfinished Area 71.73 sq ft



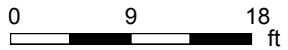
PREPARED: 2024/04/11



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 197 Hance Ave, Tinton Falls, NJ

2nd Floor Finished Area 6494.02 sq ft  
Unfinished Area 61.58 sq ft



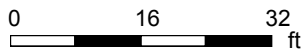
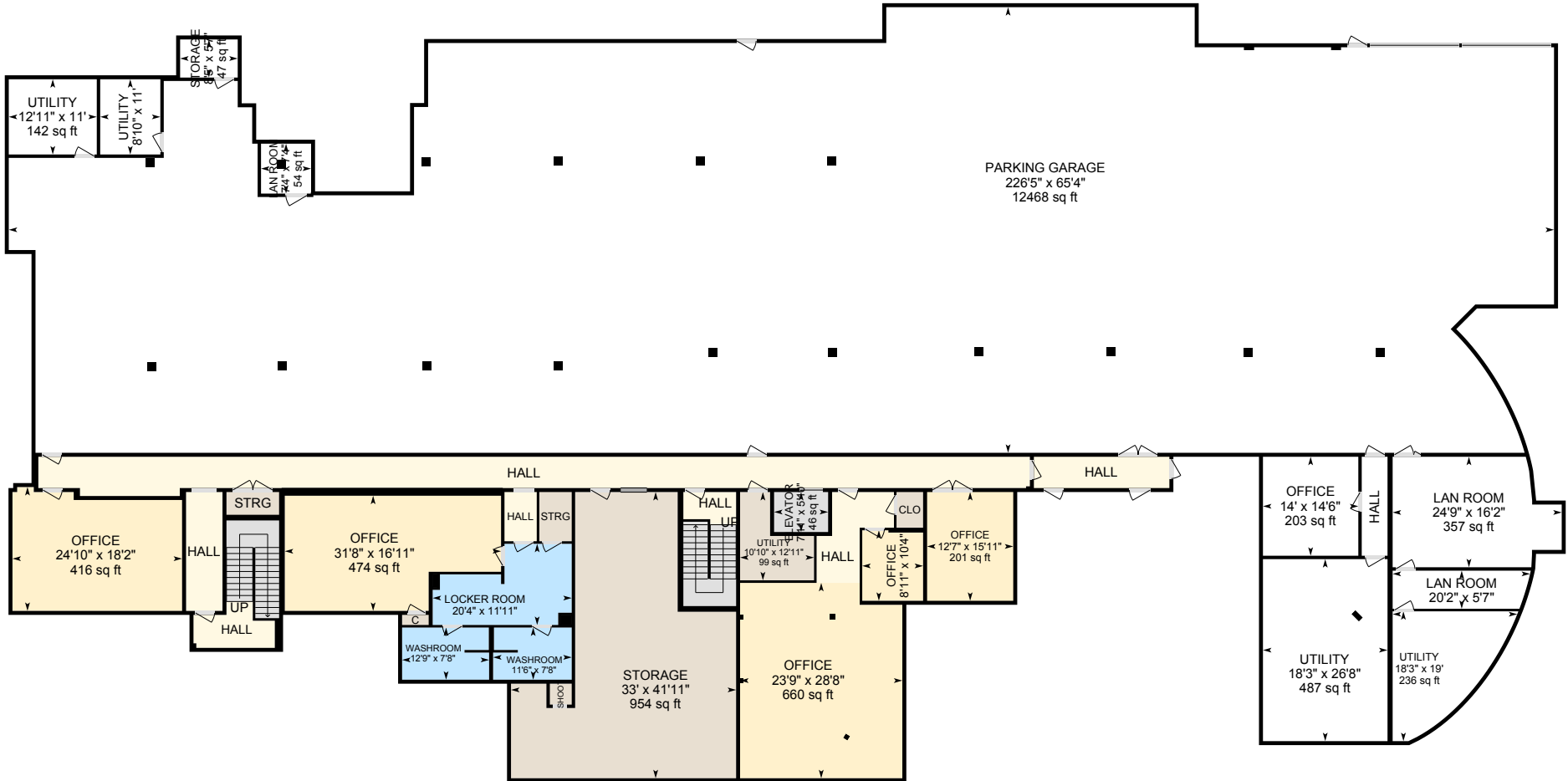
PREPARED: 2024/04/11



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 197 Hance Ave, Tinton Falls, NJ

Basement (Below Grade) Finished Area 5266.32 sq ft  
Unfinished Area 14699.76 sq ft



PREPARED: 2024/04/11



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 197 Hance Ave, Tinton Falls, NJ

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

Auditorium: 41'8" x 39'7" | 1111 sq ft

Clinic: 9'5" x 10'11" | 102 sq ft

Clinic: 10'5" x 11'6" | 120 sq ft

Clinic: 12'4" x 18'2" | 223 sq ft

Clinic: 7'10" x 23'8" | 186 sq ft

Clinic: 8'11" x 11'11" | 93 sq ft

Clinic: 8'9" x 12'6"

Clinic: 12'11" x 9'3" | 96 sq ft

Clinic: 18'1" x 17' | 303 sq ft

Clinic: 8'9" x 12'5"

Clinic: 9' x 11'9"

Clinic: 9'9" x 16'3" | 129 sq ft

Clinic: 9'8" x 16'1" | 127 sq ft

Clinic: 16'2" x 9'5" | 125 sq ft

Clinic: 16'3" x 9'8" | 127 sq ft

Clinic: 8'11" x 12'5" | 93 sq ft

Clinic: 9'1" x 12'5"

Clinic: 8'11" x 12'4" | 93 sq ft

Clinic: 12'6" x 9'1" | 93 sq ft

Clinic: 12'4" x 8'11"

Clinic: 12'4" x 8'11"

Clinic: 9' x 12'5" | 92 sq ft

Clinic: 12'6" x 8'11" | 93 sq ft

Clinic: 12'5" x 8'11"

Clinic: 8'11" x 12'4" | 92 sq ft

Clinic: 9'2" x 12'5" | 94 sq ft

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Finished Area: 28426.17 sq ft

Unfinished Area: 71.73 sq ft

##### 2ND FLOOR

Finished Area: 6494.02 sq ft

Unfinished Area: 61.58 sq ft

##### BASEMENT (Below Grade)

Finished Area: 5266.32 sq ft

Unfinished Area: 14699.76 sq ft

#### ANSI Z765-2021, Main Building

Above Grade Finished Area: 34920.20 sq ft

Above Grade Unfinished Area: 133.31 sq ft

Below Grade Finished Area: 5266.32 sq ft

Below Grade Unfinished Area: 14699.76 sq ft

# 197 Hance Ave, Tinton Falls, NJ

## Property Details

### Room Measurements

Clinic: 16'7" x 14'11" | 224 sq ft  
Clinic: 8'11" x 12'5" | 91 sq ft  
Clinic: 8'11" x 12'3" | 93 sq ft  
Clinic: 19'11" x 11'7" | 231 sq ft  
Clinic: 9'1" x 12'7" | 94 sq ft  
Clinic: 8'10" x 12'6" | 94 sq ft  
Clinic: 10'5" x 14'1" | 147 sq ft  
Clinic: 19'11" x 14'1" | 281 sq ft  
Clinic: 12'3" x 18'2" | 222 sq ft  
Clinic: 24'9" x 18'3" | 376 sq ft  
Clinic: 15'4" x 21' | 282 sq ft  
Clinic: 16'2" x 24'10" | 400 sq ft  
Clinic: 34'5" x 34'11" | 1182 sq ft  
Clinic: 16'1" x 24'10" | 397 sq ft  
Clinic: 12'9" x 24'3" | 250 sq ft  
Commercial: 29'6" x 49' | 1231 sq ft  
Elevator: 6'7" x 9'4"  
Entry: 12'5" x 9'2"  
Entry: 9'10" x 10'4" | 102 sq ft  
Entry: 10'6" x 5'  
Kennel: 24'11" x 26'2" | 614 sq ft  
Kennel: 10'5" x 6'4"  
Kennels: 8' x 18'8" | 150 sq ft  
Kennels: 7'9" x 18'8" | 144 sq ft  
Kennels: 30'4" x 17'4" | 524 sq ft  
Kennels: 38'4" x 10'1" | 377 sq ft  
Kennels: 15'7" x 23'8" | 238 sq ft  
Kennels: 8' x 15'2" | 121 sq ft  
Kennels: 24'11" x 6'6" | 162 sq ft  
Lan Room: 9'8" x 5'5"  
Laundry: 9'6" x 12'2"

### Floor Area Information

# 197 Hance Ave, Tinton Falls, NJ

## Property Details

### Room Measurements

Laundry: 18'5" x 28'11" | 360 sq ft  
Lobby: 76'8" x 71'5" | 2739 sq ft  
Office: 6'7" x 24'11"  
Office: 24'2" x 20'1" | 400 sq ft  
Office: 18'2" x 15'3" | 277 sq ft  
Office: 9'1" x 3'1"  
Office: 10'11" x 7'3"  
Office: 39'4" x 24'2" | 502 sq ft  
Office: 10'5" x 6'5"  
Office: 9'2" x 8' | 74 sq ft  
Office: 7'9" x 18'8" | 131 sq ft  
Office: 9'6" x 5'9"  
Office: 5'7" x 10'  
Office: 17'9" x 8'5" | 122 sq ft  
Office: 12'4" x 9'1" | 96 sq ft  
Office: 6'11" x 12'5" | 49 sq ft  
Office: 11'10" x 10'2"  
Office: 16'6" x 14'11" | 214 sq ft  
Office: 11' x 8' | 88 sq ft  
Office: 7'6" x 9'  
Office: 12'5" x 13'4" | 165 sq ft  
Office: 8'3" x 12'8" | 105 sq ft  
Office: 10'9" x 11'9" | 105 sq ft  
Office: 14'3" x 13'2"  
Office: 11' x 10'3" | 113 sq ft  
Reception: 36'3" x 36'3" | 1002 sq ft  
Staff Area: 11'7" x 14'3" | 161 sq ft  
Staff Area: 7'2" x 10' | 70 sq ft  
Staff Area: 15'5" x 7'4" | 111 sq ft  
Staff Area: 5'8" x 9'7"  
Staff Area: 8'5" x 8'5" | 57 sq ft

### Floor Area Information

# 197 Hance Ave, Tinton Falls, NJ

## Property Details

### Room Measurements

Stage: 11'5" x 11'4"  
Storage: 15' x 21'9" | 281 sq ft  
Storage: 14'1" x 14'  
Storage: 7' x 5'10" | 41 sq ft  
Storage: 7'2" x 7'3" | 52 sq ft  
Storage: 10' x 25'10" | 257 sq ft  
Washroom: 12'2" x 13'11" | 136 sq ft  
Washroom: 12'2" x 11'3" | 111 sq ft  
Washroom: 6'4" x 8'5" | 53 sq ft  
Washroom: 6'5" x 14'7"

### Floor Area Information

#### 2ND FLOOR

Elevator: 6'5" x 9' | 58 sq ft  
Kitchen: 10'10" x 12'6" | 136 sq ft  
Lan Room: 11'1" x 13'5" | 148 sq ft  
Meeting Room: 18' x 36'9" | 661 sq ft  
Office: 19'8" x 12'11" | 245 sq ft  
Office: 15'8" x 12'6" | 188 sq ft  
Office: 5' x 8'2" | 41 sq ft  
Office: 18' x 9'11" | 179 sq ft  
Office: 18' x 9'10" | 177 sq ft  
Office: 9'2" x 12'6" | 113 sq ft  
Office: 19'8" x 8'11" | 168 sq ft  
Office: 19'1" x 12'6" | 239 sq ft  
Office: 13' x 15'7" | 184 sq ft  
Office: 15'2" x 12'10" | 194 sq ft  
Office: 15'2" x 12'10" | 194 sq ft  
Office: 13' x 15'6" | 184 sq ft  
Office: 28'9" x 12'2" | 349 sq ft  
Staff Area: 25'11" x 40'1" | 936 sq ft  
Washroom: 6'4" x 7'11" | 50 sq ft

# 197 Hance Ave, Tinton Falls, NJ

## Property Details

### Room Measurements

Washroom: 6'4" x 7'11"

### BASEMENT

Elevator: 5'10" x 7'11" | 46 sq ft

Lan Room: 16'2" x 24'9" | 357 sq ft

Lan Room: 5'7" x 20'2"

Lan Room: 7'4" x 7'4" | 54 sq ft

Locker Room: 11'11" x 20'4"

Office: 14'6" x 14' | 203 sq ft

Office: 18'2" x 24'10" | 416 sq ft

Office: 28'8" x 23'9" | 660 sq ft

Office: 15'11" x 12'7" | 201 sq ft

Office: 16'11" x 31'8" | 474 sq ft

Office: 10'4" x 8'11"

Parking Garage: 65'4" x 226'5" | 12468 sq ft

Storage: 5'7" x 8'5" | 47 sq ft

Storage: 41'11" x 33' | 954 sq ft

Utility: 19' x 18'3" | 236 sq ft

Utility: 12'11" x 10'10" | 99 sq ft

Utility: 11' x 12'11" | 142 sq ft

Utility: 11' x 8'10"

Utility: 26'8" x 18'3" | 487 sq ft

Washroom: 7'8" x 12'9"

Washroom: 7'8" x 11'6"

### Floor Area Information

# 197 Hance Ave, Tinton Falls, NJ

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

**Excluded Area** is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

**Exterior Wall Footprint** is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Finished Area** is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

**Unfinished Area** is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

### Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

### PDF Floor Plans

**A. RECA RMS 2024:** Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

**B. ANSI Z765 2021:** Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

### More Information About the Standards

**A. RECA RMS 2024:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>