

LOZA ARCHITECTURE
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DATE	REVISION

DATE ISSUED:
05 - 14 - 2020

SCALE:
1/8" = 1'-0"

SHEET TITLE:
SITE PLAN
CONST. NOTES

SHEET #

A 1

SHEET 01 OF XX

- ### LIST OF CHANGES TO THE PROPERTY
- 01 HOUSE RAISED
 - 02 NEW STORAGE AREA AND GARAGE CREATED ON GROUND FLOOR (1,776 SF)
 - 03 EXISTING GARAGE TURNED INTO FINISH SPACE
 - 04 EXISTING GARAGE AREA EXPANDED FORWARD 5' (62 SF)
 - 05 NEW FRONT DECK WITH PERGOLA ABOVE (173 SF)
 - 06 NEW FRONT STAIRS
 - 07 EXISTING REAR DECK RAISED
 - 08 NEW REAR STAIRS
 - 09 NEW ADDITION WITH INTERIOR STAIRS ON REAR OF EXISTING GARAGE (157 SF)
 - 10 NEW OUTDOOR SHOWER

CLIMACTIC DATA

NEW JERSEY
EXTERIOR DESIGN CONDITIONS IECC 302

DESIGN TEMPERATURES:
WINTER: (F) 13
DRY-BULB 2 1/2% 89
WET-BULB 2 1/2% 77

HEATING DEGREE DAYS: 4812

CLIMATE ZONE: 4
SNOW: 20 LBS/SF
SNOW EXPOSURE FACTOR: 0.9
SNOW IMPORTANCE FACTOR: 1.0

FROST LINE: 30"

NOTE: BUILDER SHALL PROVIDE AN ENERGY COMPLIANCE STATEMENT BY DOE'S RES-CHECK EZ SOFTWARE AND SUBMIT ITS REPORT FOR REGULATORY APPROVAL.

WIND CRITERIA

CODE EDITION	ASCE 7-10
BUILDING DESIGN	ENCLOSED
BUILDING HEIGHT	>60'-0"
ULTIMATE WIND SPEED	125 MPH
WIND IMPORTANCE FACTOR	0.77
EXPOSURE	C
WIND GUST VELOCITY	42.2 PSF
INTERNAL COEFFICIENT	0.18
COMPONENTS AND CLADDING	BY A/E OF RECORD

DESIGN CRITERIA

	LIVE	DEAD
ATTIC W/ LIMITED STORAGE:	20 PSF	15 PSF
ATTIC W/OUT STORAGE:	10 PSF	-
DECKS:	60 PSF	10 PSF
EXTERIOR BALCONIES:	60 PSF	10 PSF
GUARD RAILS:	200 PSF	-
GUARD IN-FILL COMPONENTS:	50 PSF	-
NON-SLEEPING ROOMS:	40 PSF	20 PSF
SLEEPING ROOMS:	30 PSF	15 PSF
STAIRS:	40 PSF	-
ROOF:	30 PSF	15 PSF
PARTITION:	-	20 PSF

BUILDING DATA

BUILDING USE GROUP	R-3	
CONSTRUCTION TYPE	5B	
LIVABLE AREA	AREA	VOLUME
UPPER FLOOR AREA	1,802.5 S.F.	16,222.5 C.F.
NON-LIVABLE AREA	AREA	VOLUME
ATTIC AREA	965.8 S.F.	3,344.0 C.F.
STORAGE AREA	1,296.5 S.F.	14,261.5 C.F.
GARAGE AREA	479.6 S.F.	5,275.6 C.F.
DECKS	471.0 S.F.	N/A
TOTAL VOLUME:	5,015.4 S.F.	39,103.6 C.F.

SUBCODE NATIONAL MODEL CODE UCC REFERENCE

RESIDENTIAL /INTERNATIONAL RESIDENTIAL CODE
2015 NEW JERSEY EDITION N.J.A.C. 5:23-3.21

BUILDING /INTERNATIONAL BUILDING CODE
2015 NEW JERSEY EDITION N.J.A.C. 5:23-3.14

PLUMBING /NATIONAL STANDARD PLUMBING CODE
2015 N.J.A.C. 5:23-3.15

ELECTRICAL /NATIONAL ELECTRICAL CODE
2015 N.J.A.C. 5:23-3.16

FIRE PROTECTION /PORTIONS OF BUILDING, MECHANICAL
AND ELECTRICAL SUBCODES, N.J.A.C. 5:23-3.17

ENERGY /INTERNATIONAL ENERGY CONSERVATION CODE
2015 (RESIDENTIAL) AND N.J.A.C. 5:23-3.18
ASHRAE 90.1-2015 (COMMERCIAL)

MECHANICAL /INTERNATIONAL MECHANICAL CODE
2015 N.J.A.C. 5:23-3.20

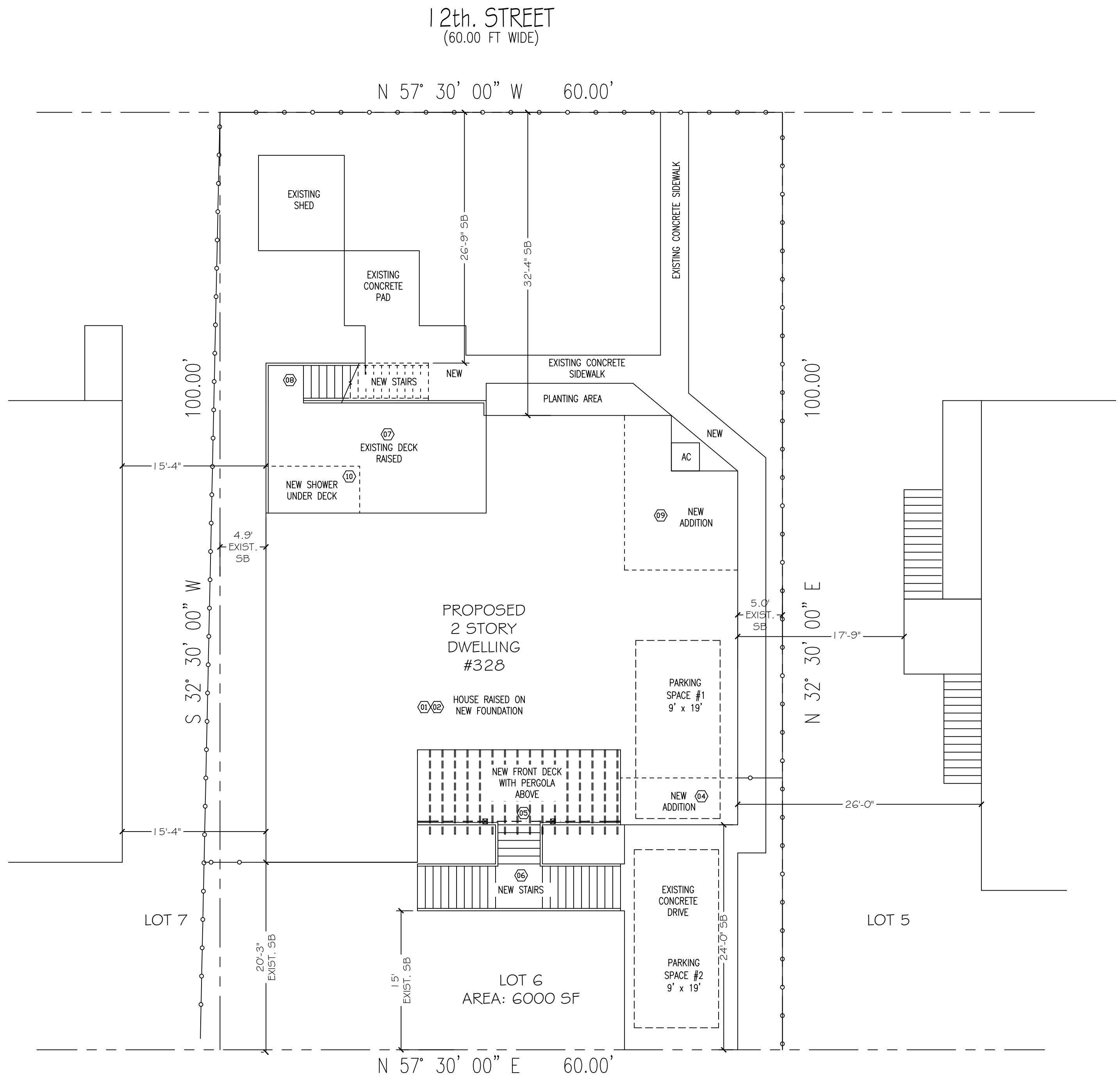
FUEL GAS /INTERNATIONAL FUEL GAS CODE
2015 N.J.A.C. 5:23-3.22

REHABILITATION /NEW JERSEY REHABILITATION SUBCODE
(UPDATED YEARLY) N.J.A.C. 5:23-6

BARRIER FREE /NEW JERSEY BARRIER-FREE
TO INCLUDE REFERENCED STANDARD
N.J.A.C. 5:23-7 ICC/ANSI A117.1-2009

MUNICIPAL ZONING DISTRICT DATA
328 W. 11TH STREET, SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY 08008
LOT 6, BLOCK 90, FEMA BFE: AE 8.00' NAVD'88

ZONE R-1	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
LAND USE	RESIDENTIAL SINGLE-FAMILY DETACHED DWELLING	RESIDENTIAL SINGLE-FAMILY DETACHED DWELLING	RESIDENTIAL SINGLE-FAMILY DETACHED DWELLING	CONFORMS
LOT AREA	6,000.00 SF	6,000.00 SF	6,000.00 SF	CONFORMS
LOT FRONTAGE	60.00'	60.00'	60.00'	CONFORMS
LOT DEPTH	100.00'	100.00'	100.00'	CONFORMS
FRONT YARD SETBACK	15.00'	15.00'	15.00'	CONFORMS
REAR YARD SETBACK	20.00'	30.90'	26.75'	CONFORMS
SIDE YARD SETBACK: 1st	10.00'	4.9'	4.9'	EXIST. NON-CONFORMS
SIDE YARD SETBACK: 2nd	5.00'	5.0'	5.0'	CONFORMS
BUILDING HEIGHT	32.00'	16' AFG	26'-4.5" AFG	CONFORMS
BUILDING COVERAGE	35.00%	1924 SF (32.07%)	2456 SF (40.93%)	NON-CONFORMS
SITE COVERAGE	75.00%	3145 SF (52.42%)	3400 SF (56.66%)	CONFORMS
PARKING	2 SPACES PER UNIT	2 SPACES PER UNIT	2 SPACES PER UNIT	CONFORMS



DRAWING INDEX

SHEET #	SHEET NAME
A1	SITE PLAN, ZONING, & GENERAL NOTES
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A4	1ST FL, 2ND FL PLANS
A5	3RD FL & ROOF PLANS
A6	1ST FL & 2ND FL FRAMING PLANS
A7	3RD FL & ROOF FRAMING PLANS
A8	FRAMING DETAILS
A9	STRAPPING DETAILS
E1	ELECTRICAL PLAN & DETAILS
M1	MECHANICAL PLANS
M2	FIRE PLACE & RISER DETAILS

CONTRACTOR RESPONSIBLE FOR SITE IMPROVEMENTS & GRADING. GRADE TO DRAIN STORMWATER AWAY FROM STRUCTURE IN ACCORDANCE WITH LOCAL ORDINANCE.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE PROCEEDING WITH THE WORK.