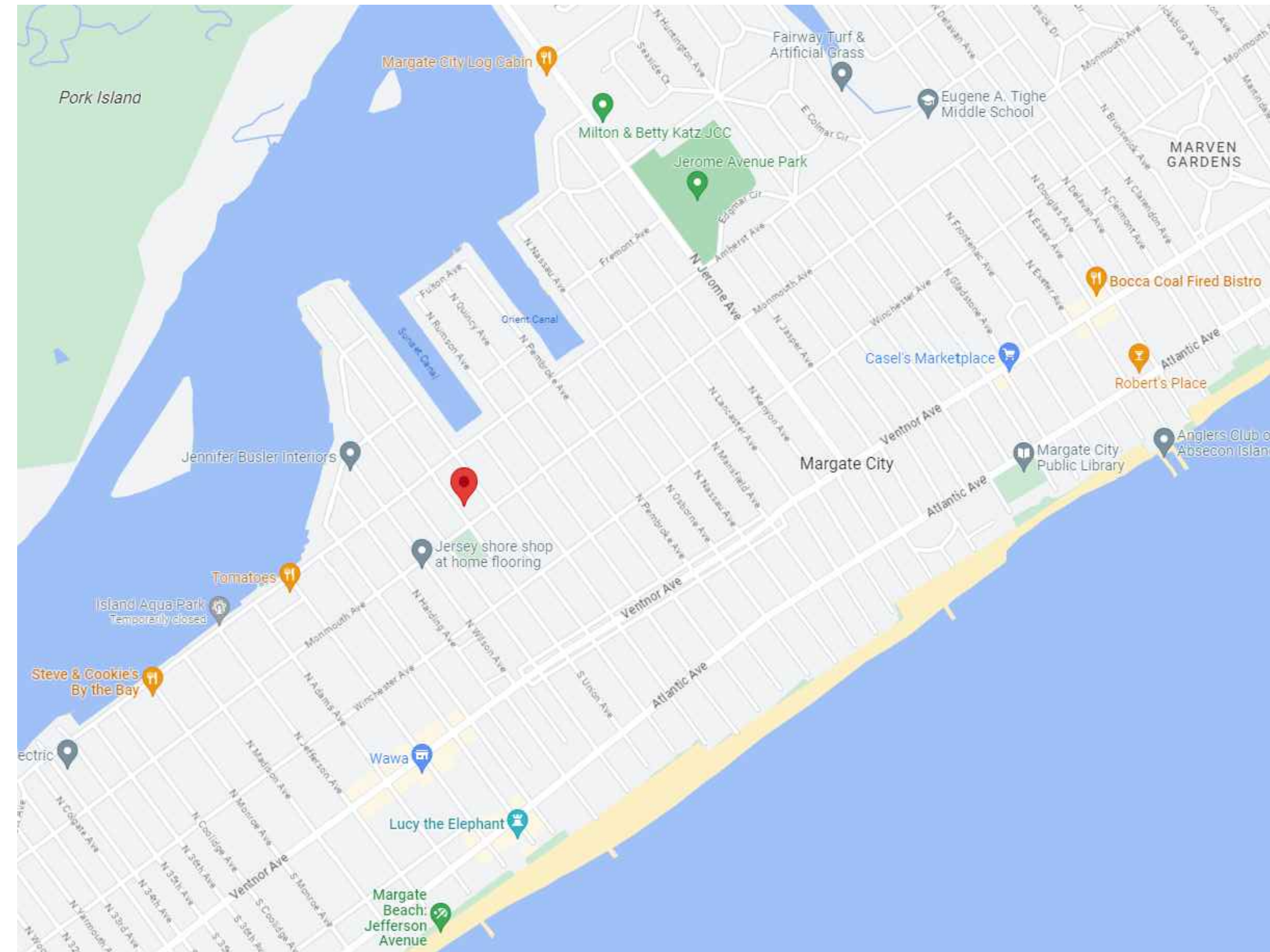


LOCATION MAP



SCHEDULE OF DRAWINGS

CS1	COVER SHEET/ SITE PLAN
CS2	GENERAL NOTES
D1	DEMOLITION PLANS
A1	ARCHITECTURAL PLANS
A2	ROOF PLAN AND ELEVATIONS
A3	REFLECTED CEILING AND ELECTRICAL PLANS

CODES

CODE USED	2021 IRC CODE, NJ EDITION 2022 NEC NATIONAL ELECTRIC CODE
TYPE OF CONSTRUCTION	V-B

6415 MONMOUTH AVENUE	R-7 ZONING DISTRICT		
REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA		1,800 SF	NO CHANGE
MIN. LOT WIDTH	30'	18'	NO CHANGE
BUILDING COVERAGE	60% (1,080 SF)	43.8% (1190 SF)	59.1% (1,075 SF)
FRONT YARD: BUILDING	12'	5'	NO CHANGE
SIDE YARD	7'	2.75'	NO CHANGE
REAR YARD	12.0'	47.5'	19.5'
MAX. BUILDING HEIGHT	31'		30'-4"
MIN. ROOF PITCH	5:12		7:12 / 20:12

LOADS

	LIVE (PSF)	DEAD (PSF)
LIVING AREAS	40	15
SLEEPING AREAS	30	15
ROOF	25	15
STAIRS	40	10
GARAGE	50	70
DECKS	40	10
EXTERIOR BALCONIES	60	10
ATTIC W/ STORAGE	20	--

WIND - 125 MPH MIN.
GUARD RAILS - 200LBS ALONG TOP MEMBER AT ANY POINT AND DIRECTION. INFILL PF
GUARD RAILS - 50LBS ON (1) 5.F. AREA AT ANY POINT.

SQUARE FOOTAGE

GROUND FLOOR (CONDITIONED)-	361 SF	3,038 CF	GROUND FLOOR -	424 SF
FIRST FLOOR (CONDITIONED)-	919 SF	8,240 CF	(UNCONDITIONED)	
SECOND FLOOR (CONDITIONED)-	919 SF	8,240 CF	REAR PORCHES -	568 SF
THIRD FLOOR (CONDITIONED)-	644 SF	4,730 CF		
TOTAL CONDITIONED-	3,013 SF	24,248 CF	TOTAL-	991 SF

INSULATION VALUES

EXTERIOR WALLS - MIN. R-20 (R-21 PROVIDED)
ROOFS - MIN. R-49
FLOORS OVER UNCONDITIONED SPACE - MIN. R-19

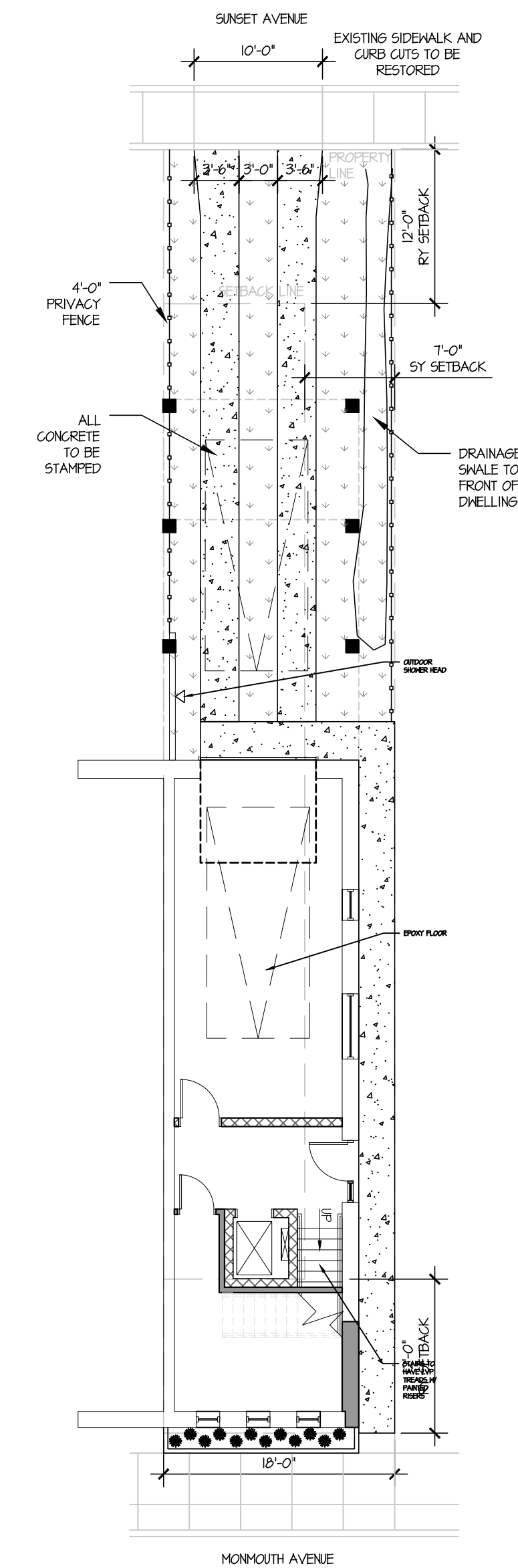
FIRE PROTECTION

- 1 HOUR RATING ON ALL WALLS WITHIN 5' OF PROPERTY LINES
--

NOTE: ZONING INFORMATION PROVIDED BY:
SCHAEFFER NASSAR SCHNEIDEGG
DATED: JANUARY 22, 2026

HIGH* AND LOW* NOT USED IN THE CALCULATIONS OF BUILDING AND FRONT YARD SETBACKS.

** PORCHES THAT ARE SET BACK EQUAL TO OR FARTHER THEN THE FACE OF THE PRINCIPAL BUILDING ARE NOT USED IN THE CALCULATIONS OF THE PORCH FRONT YARD SETBACKS.



1 SITE PLAN
1 = 10

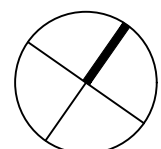
NOTE:
Contractors shall verify and be responsible for all field dimensions and conditions and shall notify Baglivo Associates of any discrepancies before proceeding with the project.

Thomas P. Baglivo, AIA
PA:15903B NJ: 15154 OH: 12708 KY: 7551 DE: 5988
VA: 401018610 CT: ARI.0014657
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OR PERMIT**
MD: 16301 FL: 96363 NY: 038058-1 MA: 31299

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PROGRESS ISSUED FOR REVIEW 07.08.2026
PROGRESS ISSUED FOR REVIEW 07.21.2026

Warning: It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way on these sealed documents. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.


NORTH
Project

**BRUNEAU
RESIDENCE**

6415 MONMOUTH AVENUE
VENTNOR, NJ 08406

File Name
6415 Monmouth Ave_CDE_071526.dwg
Scale
AS NOTED
Date
07.21.2026
Drawn By
LMD
Project Number
2025-156
Drawing Title
COVERSHEET
Drawing Number

CS

NOTE:
Contractors shall verify and be responsible for all field dimensions and conditions and shall notify Baglivo Associates of any discrepancies before proceeding with the project.

Thomas P. Baglivo, AIA

PA-159093B NJ: 15154 OH: 12708 KY: 7551 DE: 5988
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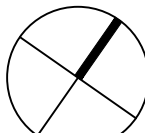
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NORTH

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BRUNEAU
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6415 MONMOUTH AVENUE
VENTNOR, NJ 08406

File Name

6415 Monmouth Ave_CDs_071526.dwg

Scale

AS NOTED

Date

07.21.2026

Drawn By

LMD

Project Number

2025-156

Drawing Title

GENERAL NOTES AND
SPECIFICATIONS

Drawing Number

CS2

GENERAL

I. GENERAL CONSTRUCTION NOTES

WINDOWS IN BEDROOMS SHALL HAVE A MIN. CLEAR OPENING OF 5.1 S.F. AND A MIN. NET CLEAR OPENING 20" WIDE X 24" HIGH. 5/8" TYPE "X" FIRE CODE DRYWALL ON ALL COMMON WALLS AND CEILINGS OF ATTACHED GARAGES.

ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED.

2X4 & 2X6 WALLS ARE DIMENSIONED 3 1/2" & 5 1/2" RESPECTIVELY. EXTERIOR STUD FRAMING IS SHOWN FLUSH WITH FOUNDATION WALL UNLESS OTHERWISE NOTED.

ALL FRAMED WALLS NEXT TO LOWER LEVEL FOUNDATION ARE SHOWN AT 4" (1/2" AIR SPACE + 3 1/2" STUD WALL) PROVIDE P.T. SILL PLATE.

WINDOW HEADER HEIGHTS ARE 6'-11 3/8" FOR 8" WALLS, AND 7'-10 1/8" FOR 9" WALLS UNLESS OTHERWISE NOTED.

PROVIDE ATTIC ACCESS 22 1/2" X 30 1/2" X 30" MIN. HEADROOM ABOVE.

PROVIDE TUB ACCESS MIN. 14 1/2" X 36".

PROVIDE TEMPERED GLASS SHOWER ENCLOSURE & DOOR.

ALL WINDOWS AT TUB AND SHOWER AREA TO BE TEMPERED GLASS

ALL DIMENSIONS ARE ROUGH DIMENSIONS.

INSTALL 2X FIRESTOPPING AT ALL BALLOON FRAMED WALLS AT MID POINT.

INSTALL SOLID BRIDGING OR BRACING AT MIDPOINT ALL 2X12 JOISTS OR GREATER.

INDICATES SOLID BLOCKING FROM PLATE TO PLATE EQUAL WIDTH OF WALL.

PROVIDE SOLID BLOCKING UNDER ALL POINT LOADS AND COLUMNS. BLOCKING SHALL HAVE MINIMUM DIMENSIONS OF SUPPORTED POST OR COLUMN ABOVE AND INSTALLED WITH WOOD GRAIN ORIENTED VERTICALLY.

PROVIDE (2)2X12 HEADER @ ALL FIRST FLOOR OPENINGS AND (2)2X10 HEADER @ ALL SECOND FLOOR OPENINGS TYP. UNLESS NOTED OTHERWISE.

WHERE THERE IS A DISCREPANCY BETWEEN THE MANUFACTURER'S TRUSS DRAWINGS AND THESE DRAWINGS, THE TRUSS DRAWINGS SHALL PREVAIL. THIS INCLUDES FLOOR AND ROOF TRUSSES.

ALL EXTERIOR LANDINGS, DECKS, BALCONIES, AND STAIRS TO BE POSITIVELY ANCHORED TO HOUSE.

30" MAX HEIGHT FOR LANDING WITH NO GUARD TO BE MEASURED 36" AWAY FROM OPEN SIDE.

DECK LEDGER BOARD TO BE ATTACHED WITH THRU BOLTS 1/2" APPROVED MATERIAL, 3" STAGGERED CENTERS 2" FROM TOP AND BOTTOM. SUPPLY 2-LATERAL LOAD CONNECTION DEVICES MIN 1500# RATING CONNECTING DECK JOISTS TO INSIDE JOISTS.

RAFTER/CEILING JOIST CONNECTIONS TO MEET TABLE 602.5.1(N) WITH HURRICANE STRAPS.

HURRICANE STRAPS TO BE PROVIDED AT ALL CONNECTIONS OF SILL PLATES, WALL STUDS/JOISTS, TOP PLATES AND ROOF RAFTERS.

VINYL SOFFITS OVER 16" TO HAVE MID SPAN SUPPORT.

SUPPLY KICKOUT FLASHING TO DIRECT WATER AWAY FROM WALL ON GABLE END-STEP FLASHING CONDITIONS.

FLOOR SHEATHING 3/4" T&G STURDI-FLOOR, OR EQUAL.

INTERIOR OPENING TO BE FRAMED 3" OFF CORNER OR CENTERED IN WALL SEGMENT, UNO.

1 1/2" FIRESTOPS TO BE PLACED IN ALL INTERIOR SOFFITS.

CEMENT BACKER BOARD TYPE DRYWALL TO BE USED IN ALL NET AREAS OF BATHS.

BUILDING ENVELOPE

I. ENERGY CONSERVATION

A. ALL INSULATION R VALUES MUST COMPLY WITH THIS SECTION. KRAFT FACED INSULATION SHALL BE INSTALLED ONLY IN AREAS TO BE CONCEALED. UNFACED INSULATION SHALL MEET THE FOLLOWING CRITERIA:

- FLAME SPREAD INDEX NOT TO EXCEED 25
- SMOKE DEVELOPED INDEX NOT TO EXCEED 450

B. CEILING6 + R-41 - BLOWN OR BATT FIBERGLASS INSULATION WITH KRAFT VAPOR BARRIER DOWN.

C. CATHEDRAL CEILING + R-41 BATT INSULATION WITH KRAFT FACE VAPOR BARRIER DOWN.

D. EXTERIOR WALLS:

- 2X4 + R-20 BATT INSULATION WITH KRAFT FACE VAPOR BARRIER TO INSIDE.
- 2X6 + R-20 BATT INSULATION WITH KRAFT FACE VAPOR BARRIER TO INSIDE.

E. FLOORS AT OVERHANGS + R-30 BATT INSULATION WITH KRAFT FACE VAPOR BARRIER UP.

F. FLOORS OF HABITABLE SPACE OVER GARAGE AND CRAWL SPACE + R-21 BATT INSULATION WITH KRAFT FACE BARRIER TO INSIDE.

G. WALLS ADJACENT TO UNFINISHED SPACE (LOWER LEVEL) + R-13 BATT INSULATION WITH NO VAPOR BARRIER.

H. FOAM SILL SEALER SHALL BE PROVIDED BETWEEN ALL SILL PLATES AND TOP OF FOUNDATION WALLS.

I. PANEL BATT JOINTS, PLATES AT FLOOR SHALL BE SEALED PRIOR TO AND DURING ERECTION.

J. ALL SHEATHING PENETRATIONS DURING CONSTRUCTION SHALL BE PATCHED AND REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

K. PERIMETER INSULATION FOR ON GARAGE SLAB CONDITION SHALL BE 1-3/4" X 24" RIGID R-8 MIN HORIZONTAL, R-5 AT SLAB EDGE.

II. EXTERIOR WALL COVERINGS

A. ALL EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH THE IRC SECTION 103 OR CODE BEING USED.

III. ROOFS

A. ASPHALT SHINGLES SHALL CONFORM TO ASTM D225 OR D3462.

B. ASPHALT SHINGLES SHALL NOT BE INSTALLED ON ROOF SLOPES BELOW 3:12 OR PER MANUFACTURERS REQUIREMENTS.

C. ASPHALT SHINGLES SHALL BE FASTENED WITH A MIN. OF (4) FASTENERS PER STRIP SHINGLE OR NOT LESS THAN (2) FASTENERS PER SHINGLE. IN AREAS SUBJECT TO WIND SPEED OF 125MPH, OR GREATER AND THE EAVE IS 20 FEET OR HIGHER ABOVE GRADE STRIP SHINGLES SHALL BE FASTENED WITH A MINIMUM OF 6 FASTENERS.

D. SHINGLE HEADLAP SHALL NOT BE LESS THAN 2".

E. LOAN SLOPE ROOF COVERINGS SHALL HAVE A MIN. SLOPE OF 1/4:12

F. METAL-SHEET ROOF COVERINGS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURERS INSTRUCTIONS.

G. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION AND AROUND ALL ROOF OPENINGS.

BUILDING SERVICES

I. MECHANICAL

ALL EXHAUST FANS SHALL VENT TO EXTERIOR.

KITCHEN RANGE EXHAUST 100CFM MIN. BATHROOM & POWDER ROOM 50CFM MIN.

PER LOCAL CODE REQUIREMENTS, ALL UNITS SHALL BE EQUIPPED THROUGHOUT INSTALLED IN ACCORDANCE WITH NFPA 13D (ONE AND TWO FAMILY).

FORCED AIR HVAC SYSTEMS TO USE PROGRAMMABLE THERMOSTAT. ALL HVAC SUPPLY AND RETURNS TO BE TESTED OR PLACED IN CONDITIONED SPACES.

DRYER DUCTS TO BE 4" NOMINAL HARD DUCT, MAX LENGTH 25' ELECTRIC, 35' GAS WITH REDUCTIONS FOR ELBOWS PER TABLE 624.9.5.5.2 IF CONCEALED, PLACE PERMANENT LABEL STATING EQUIVALENT LENGTH WITHIN 6" OF DRYER.

II. ELECTRICAL

SMOKE DETECTORS SHALL BE LOCATED IN EACH STORY OF THE DWELLING UNIT, INCLUDING LOWER LEVELS AND ALSO IN THE IMMEDIATE VICINITY OF THE BEDROOMS. EACH SMOKE DETECTOR SHALL OPERATE ON AN ALTERNATING CURRENT PRIMARY SOURCE OF ELECTRIC POWER WITH BATTERY BACK UP. THE DETECTORS SHALL BE WIRED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS WITHIN THE DWELLING UNIT. IN NJ CO DETECTORS SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF SLEEPING AREAS IN DWELLINGS THAT CONTAIN A FUEL BURNING APPLIANCE OR HAVE AN ATTACHED GARAGE.

CARBON MONOXIDE ALARM TO BE MOUNTED OUTSIDE EACH SEPARATE SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS IN DWELLING UNITS WITHIN WHICH FIRED FIRED APPLIANCES EXIST. (IRC 205-315.1)

ALL RECEPTACLES TO BE TAMPER RESISTANT. ALL CIRCUITS NOT 6FT PROTECTED TO BE ARC-Fault PROTECTED.

MINIMUM 50% OF BULBS IN ELECTRIC FIXTURES TO BE HIGH EFFICACY TYPE.

III. PLUMBING

WATER HEATER: 40 GALLONS (50 GALLONS OPTIONAL)

CIRCULATING DOMESTIC HOT WATER SYSTEMS TO BE INSULATED TO R-3.

FIRE PROTECTION

I. GARAGE FIRE RATING

(1) HR RATED UNIT/GARAGE WALL - PROVIDE (1) LAYER 1/2" 6#LB. ON UNIT SIDE 5/8" TYPE "X" 6#LB. ON GARAGE SIDE ADJACENT TO LIVING SPACES.

(1) HR RATED EXTERIOR WALL (PER UL 1856) - PROVIDE (1) LAYER 5/8" TYPE "X" 6#LB. ON INTERIOR SIDE. PROVIDE 1/16" O.S.B. ON EXTERIOR SIDE.

(1) HR RATED FLOOR/6 ASSEMBLY (PER U.S.G. 6A FILE NO. FC5406) -PROVIDE (2) LAYERS 5/8" TYPE "X" 6#LB. ON ENTIRE UNDERSIDE OF CEILING.

(1) HR RATED DROPPED STEEL BEAM - WRAP BEAM W/ (2) LAYERS 5/8" TYPE "X" 6#LB.

STRUCTURAL MATERIALS

I. MASONRY

GALVANIZED STONE TIES SHALL BE INSTALLED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND SHALL SUPPORT NOT MORE THAN 3.25 SQUARE FEET OF WALL AREA.

KEEF HOLES SHALL BE PROVIDED AT 2'-0" O.C. 3/4"9 MIN. AND FLASHED AT THE BASE OF ALL STONE WALL AND ABOVE ALL OPENINGS WITHIN THE WALL.

STEEL LINTEL USAGE:

(1) USE ABOVE ALL OPENINGS EXCEPT AT ARCHES - SIZES AS SPECIFIED BELOW:

A) FOR OPENINGS 6'-0" OR LESS -- 3-1/2"x10-1/2"x10-1/4"

B) FOR OPENINGS 6'-0" TO 8'-0" -- 3-1/2"x5"x5x6"

C) FOR OPENINGS 8'-0" TO 16'-0" -

I. WHEN HEIGHT OF VENEER ABOVE THE LINTEL ANGLE IS 8' OR LESS -- 3"x5"x5x6"

II. WHEN HEIGHT OF VENEER ABOVE THE LINTEL ANGLE IS 8' TO 16' -- 3"x6"x5"x6"

III. WHEN HEIGHT OF VENEER ABOVE THE LINTEL ANGLE IS 16' TO 32' -- 4"x7"x5"x6"

IV. WHEN HEIGHT OF A VENEER ABOVE THE LINTEL ANGLE IS GREATER THAN 32' -- 4"x8"x12".

(1) ALL LINTEL ANGLES SHALL HAVE A MINIMUM BEARING LENGTH OF 3" WITH 6" AS THE RECOMMENDED BEARING LENGTH. ALL LINTEL ANGLES LLV.

II. WOOD

ALL PARTITIONS SHALL BE 2X6 CONSTRUCTION UNLESS OTHERWISE NOTED. BEARING WALLS SHALL HAVE STUD PLACEMENT 16" O.C. TO ALIGN WITH FLOOR JOISTS. NON-LOAD BEARING INTERIOR PARTITIONS SHALL BE 16" O.C.

BRACED WALL PANELS TO BE 25' O.C. MAX ON EACH BRACED WALL LINE 12 1/2" FROM CORNER MAXIMUM.

ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/16" SHEATHING FASTENED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SHEATHING NAILED 6D - 6" O.C. EDGES - 12" O.C. FIELD BLOCK AT JOINTS WITH 6" O.C. 6D NAIL.

CONTINUOUS SHEATHED WALL PANELS TO BE 48" WIDE, LESS PER TABLE R602.10.4.2.

ALL DOOR AND WINDOW HEADERS ARE (2)2X12 UNLESS NOTED OTHERWISE.

ALL SECOND FLOOR WINDOW HEADERS ARE (2)2X10 UNLESS NOTED OTHERWISE.

CEILING JOISTS ON UPPER LEVEL TO BE 2X6 WHERE SPANS ARE LESS THAN 128", 2X8 FOR SPANS UP TO 16'-0", 2X10 FOR SPANS UP TO 18'-7", AND 2X12 FOR SPANS UP TO 22'-0". ALL JOISTS TO BE 16" O.C.

ROOF SHEATHING SHALL BE 1/16" ORIENTED STRAND BOARD (O.S.B.) OR 1/2" APA RATED PLYWOOD SHEATHING FASTENED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. CLIPPED AT MIDSPAN FOR 24" TRUSS SPACING.

ALL LUMBER MUST BE GRADE STAMPED IN ACCORDANCE WITH THE IRC, SECTIONS 502 AND 602, OR CODE BEING USED.

ALL FASTENINGS SHALL CONFORM TO MANUFACTURERS INSTRUCTIONS OR IRC FASTENING SCHEDULE WHICH EVER IS GREATER.

POST SIZES ARE AS SHOWN ON THE PLANS. MINIMUM POST SIZE SHALL BE A DOUBLE WALL STUD AS FOLLOWS:

2X4 WALLS + (2) 2X6

2X6 WALLS + (2) 2X8

PROVIDE POSTS AT ALL HEADERS, BEAMS AND GIRDER TRUSSES.

RAFTERS TO BE 1X8 UP TO 14'-11" SPAN, 2X10 UP TO 18'-2" SPAN, AND 2X12 UP TO 21'-1" SPAN, ALL AT 16" O.C.

BLOCK ALL BEAMS SOLID THROUGH FLOORS TO BEAM AND FOUNDATION BELOW.

JOIST OR BLOCKING MUST BE LOCATED BENEATH BRACED WALL PANELS - ATTACH SOLE PLATE TO JOIST OR BLOCKING WITH (3) 16D NAILS AT 16" O.C.

WOODS AND WOOD CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES AS FOLLOWS:

1. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION- STANDARD MANUAL.

2. AMERICAN FOREST AND PAPER ASSOCIATION- NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.

3. SOUTHERN PINE INSPECTION BUREAU- STANDARD GRADING RULES FOR SOUTHERN PINE LUMBER.

4. APA -- ENGINEERED WOOD ASSOCIATION- DESIGN/CONSTRUCTION GUIDE -- RESIDENTIAL AND COMMERCIAL.

5. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS

STRUCTURAL LUMBER SHALL BE HEM FIR K2 OR SPF #1 STRESS GRADE LUMBER UNLESS NOTED OTHERWISE.

FB= 1000 PSIB(BASE) FV=50 PSI E=1,000,000 PSI

STRUCTURAL LUMBER EXPOSED TO WEATHER SHALL BE SOUTHERN PINE #1 (MIN) STRESS GRADE LUMBER PRESERVATIVE TREATED UNLESS NOTED OTHERWISE.

FB=1500 PSIB(BASE) FV= 40 PSI E=1,000,000 PSI

WALL LUMBER SHALL BE HEM FIR STUD GRADE LUMBER OR BETTER

FB= 675 PSIB(BASE) FV= 150 PSI E=1,000,000 PSI

PER WESTERN WOOD PRODUCTS ASSOCIATION PRODUCT USE MANUAL, W41, APPLY SIZE FACTORS, REPETITIVE MEMBER FACTOR, DURATION OF LOAD ADJUSTMENT, HORIZONTAL SHEAR ADJUSTMENT, AND ADJUSTMENTS FOR DIMENSION LUMBER TO BASE VALUES AS REQUIRED.

LVL BEAMS--6x125,000 P.S.I., E=2,000,000 P.S.I., FB=2425 P.S.I., FCG(FERP)=750 P.S.I., FCG(PAR)=3035 P.S.I., FV=285P.S.I

PSL BEAMS--6x125,000 P.S.I., E=2,000,000 P.S.I., FB=2900 P.S.I., FCG(FERP)=750 P.S.I., FCG(PAR)=2900 P.S.I., FV=290P.S.I.

TRUSSES: PER ENGINEERING.

PRESSURE TREATED WOOD TO BE FASTENED MINIMUM ASTM A653 TYPE 56S.

III. STEEL

STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE.

STRUCTURAL ROLLED SH-SHAPES: ASTM A992, F.Y=50KSI

STRUCTURAL ANGLES AND PLATES: ASTM A36, F.Y=36 KSI

STRUCTURAL PIPE: ASTM A53, TYPE E OR S, GRADE B, F.Y=35KSI

FOR ALL STANDARD STEEL PIPE COLUMNS PROVIDE BASE PLATE 3/8" X 6" X 6" MIN. AND TOP PLATE 3/8" X 4" X 4" MIN.

ALL 4" X 12" GAGE PIPE COLUMNS SHALL BE AS MANUFACTURED BY AFCO MANUFACTURING CORPORATION OF EQUAL. PROVIDE MANUFACTURER STANDARD TOP AND BOTTOM PLATES.

NON-STRUCTURAL MATERIALS

I. GLASS & GLAZING

A. ALL GLAZED AREAS SUBJECT TO HUMAN IMPACT LOADS AT HAZARDOUS LOCATIONS MUST BE SAFETY GLAZED.

B. PROVIDE SAFETY GLAZING AT ALL SIDELITES, SLIDING GLASS DOORS, SHOWER ENCLOSURES AND SKYLIGHTS.

II. FIREPLACES

A. FIREPLACE CHIMNEYS SHALL HAVE A MIN VERTICAL DISTANCE OF 2'-0" ABOVE ANY PORTION OF THE ROOF 10'-0" AWAY.

B. PRE-FAB GAS OR PRE-FAB FIREPLACES SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND BE UL LISTED TO UL #121 STANDARDS.

III. SHELVING

A. INSTALL (4) 16" DEEP SHELVES UNLESS NOTED OTHERWISE IN EACH PANTRY AND LINEN CLOSET AT THE FOLLOWING HEIGHTS ABOVE SUBFLOOR: 2'-0", 3'-4", 4'-8", & 6'-0". (12" DEEP SHELVING IN CLOSETS WITH INSIDE ROUGH DIMENSION LESS THAN 1'-4".

B. THE TOP OF ALL CLOTHES CLOSET SHELVING SHOWN AS SINGLE SHELF SHALL BE 10" AFF, THE TOPS OF ALL CLOSET SHELVING SHOWN AS DOUBLE SHELF SHALL BE 42" AND 84" AFF

C. LAUNDRY SHELF SHALL BE 68" AFF

STRUCTURAL SYSTEMS

I. DESIGN LOADS - SEE LOAD TABLE ON SHEET CL.

II. SOILS

ALL SOILS TESTING SHALL BE IN ACCORDANCE WITH THE I.R.C. SECTION 401.4, OR CODE BEING USE

PRESUMPTIVE SOIL BEARING CAPACITY IS 2500 PSF ON UNDISTURBED SOIL. ALL CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL. ADDITIONAL ENGINEERING IS REQUIRED IF SOIL BEARING CAPACITY IS LESS THAN 2500 PSF.

MAXIMUM HEIGHT OF UNBALANCED FILL ALONG FOUNDATION WALL SHALL BE 7'-0" MAX BASED ON A MINIMUM POURED CONCRETE WALL THICKNESS OF 8" FOR SOIL CLASSES 6H, 6P, 5H & 5P

III. FOOTINGS

ALL PLAN AND REINFORCED CONCRETE SHALL COMPLY WITH REQUIREMENTS IN ACI 318.

AIR ENTRAINED, TYPE IA ASTM C500 CONCRETE USED FOR FOOTINGS, LOWER LEVEL SLABS, INTERIOR SLABS AND FOUNDATION WALLS SHALL HAVE A MINIMUM 28--DAY COMPRESSIVE STRENGTH OF 3,500 PSI. ALL EXTERIOR CONCRETE WORK, INCLUDING PORCHES AND GARAGE SLABS SHALL BE NOMINAL 4" 3500 PSI AIR ENTRAINED CONCRETE, TYPE IA ASTM C150.

ALL FOOTINGS TO BE 36" MIN. BELOW GRADE TO BOTTOM OF FOOTING.

IN REINFORCED CONCRETE FOOTINGS THE THICKNESS ABOVE THE BOTTOM REINFORCEMENT SHALL NOT BE LESS THAN 6". THE CLEAR COVER ON REINFORCEMENT WHERE THE CONCRETE IS CAST AGAINST THE EARTH SHALL NOT BE LESS THAN 3".

FOOTINGS MUST NOT BE POURED THROUGH WATER.

ALL FOOTINGS MUST BE FORMED. FOOTINGS SHALL NOT BE CAST AGAINST THE EARTH.

CONCRETE FOOTINGS SHALL BE PROTECTED FROM FOR A PERIOD OF NOT LESS THAN (5) DAYS.

ANY PLUMBING PIPE PASSING UNDER A FOOTING OR THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A RELIEVING ARCH OR SLEEVE TWO PIPE SIZES GREATER THAT THE PIPE PASSING THROUGH THE WALL.

IV. FOUNDATION WALLS

THE MIN. THICKNESS OF THE FOUNDATION WALL SHALL NOT BE LESS THAN THE WALL SUPPORTED. ALL WALLS SHALL BE MIN. 8" THICK.

1/2" DIA. ANCHOR BOLTS SHALL BE INSTALLED @ 6'-0" O.C. MAX. & SHALL EXTEND A MIN. OF 7" INTO CONCRETE EITHER ANCHOR SHALL BE LOCATED 0 1'-0" MAX FROM CORNERS AND SILL PLATE JOINTS. (IRC 2021-R403.1a)

ALL WOOD FRAMING MEMBERS WHICH REST ON EXTERIOR FOUNDATION WALLS SHALL BE 8" ABOVE FINISH GRADE AND SHALL BE PRESSURE TREATED.

EXTERIOR CONCRETE WALLS WITH 4'-0" OR MORE EXPOSED ABOVE GRADE TO HAVE PSK INSULATION ATTACHED TO WALLS.

V. CONCRETE SLABS

ALL CONCRETE SLABS SHALL HAVE EXPANSION JOINTS FOR CRACK CONTROL.

GARAGE SLABS SHALL BE NOMINAL 4" CONCRETE.

VI. DAMP-PROOFING

ALL LOWER LEVEL WALLS SHALL BE DAMP-PROOFED.

WHERE FINISHED LOWER LEVELS OCCUR, FOUNDATION SHALL BE WATERPROOFED WITH TUFF-N--DRY OR OTHER CODE APPROVED WATERPROOFING SYSTEM.

PRIOR TO THE APPLICATION OF WATER PROOFING MATERIALS ALL HOLES AND RECESSES RESULTING FROM THE REMOVAL OF FORM TIES SHALL BE SEALED WITH A BITUMINOUS MATERIAL.

FOUNDATION DRAINS SHALL BE INSTALLED ACCORDING TO LOCAL SITE CONDITIONS. DRAIN DISCHARGE TO CONFORM WITH APPROVED SITE PLAN.

SWMP CRACK SHALL BE INSTALLED PER PLAN AS REQUIRED

VII. BACKFILL AND GRADING

THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS AND LARGE ROCKS. THE BACKFILL SHALL BE PLACED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR DAMP-PROOFING MATERIAL.

THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 1:12 FOR A MIN. DISTANCE OF 8'.

OCCUPANT NEEDS

I. MEANS OF EGRESS

WINDOWS AS 2ND MEANS OF EGRESS (SLEEPING AREAS) SHALL BE MINIMUM 5.7 S.F. CLEAR OPENING. MIN. CLEAR WIDTH-20" MIN. CLEAR HT-4" MAX.

MAXIMUM CLEAR SILL HEIGHT 44" ABOVE FINISHED FLOOR.

IN ACCORDANCE WITH I.R.C. SECTION R310: LOWER LEVELS WITH HABITABLE SPACE SHALL HAVE AT LEAST ONE EGRESS OPENING. EGRESS OPENINGS LESS THAN 44" BELOW GRADE SHALL HAVE WINDOW WELLS WITH MINIMUM 4 S.F. CLEAR OPENING. OPENINGS GREATER THAN 44" BELOW GRADE SHALL HAVE PERMANENTLY AFFIXED LADDERS OR STEPS USABLE WITH WINDOW IN FULL OPEN POSITION.

EGRESS DOOR SHALL HOLD MIN 32" CLEAR OPENING WIDTH AND 18" MIN CLEAR OPENING HEIGHT NET OF DOOR, THRESHOLD, AND STOPS.

II. STAIR WAYS (IRC 2021-311.7)

INTERIOR STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36" WITH MINIMUM 6'-8" HEADROOM MEASURE VERTICALLY FROM NOSING OF ALL TREADS.

HANDRAILS SHALL BE LOCATED AT A HEIGHT OF 34" FROM THE NOSE OF THE TREAD TO THE TOP OF THE RAIL WHEN RAIL IS ATTACHED TO WALLS. HANDRAILS WHICH ARE PART OF GUARDRAILS TO BE 36" ABOVE NOSING OF TREADS. HANDRAILS SHALL HAVE A MAXIMUM PROJECTION OF 1 1/2" INTO THE STAIR TREAD OR LANDINGS.

HANDRAILS AND/OR RAILINGS SHALL BE INSTALLED AT ANY STAIR OR EXTERIOR PORCH OF 3 RISERS OR MORE. AT ALL LANDINGS AND FLOORS 3 RISERS OR MORE INSTALL GUARDRAILS WITH A MINIMUM HEIGHT OF 36" ABOVE FINISHED FLOOR. BAUSTERS SHALL BE INSTALLED IN SUCH A MANNER THAT A 4" DIAMETER SPHERE CANNOT PASS BETWEEN ANY TWO BAUSTERS.

THE MAX. RISER HEIGHT SHALL BE 8 1/4" (NJ) 7 3/4" (PA) AND THE MINIMUM TREAD DEPTH SHALL SHALL BE 9 1/4" (NJ) 10" (PA). A 1" NOSING SHALL BE PROVIDED ON STAIRWAYS WITH SOLID SURFACES.

WINDERS SHALL NOT HAVE A TREAD DEPTH OF NOT LESS THAN 10" AT A POINT NOT MORE THAN 12" FROM THE SIDE WHERE TREAD IS NARROWER AND THE MINIMUM TREAD DEPTH SHALL NOT BE LESS THAN 6".

III. ROOM DIMENSIONS

IN ROOMS WITH SLOPED CEILINGS ANY PORTION OF THE ROOM WITH LESS THAN 5' CLEAR HEADROOM SHALL NOT BE INCLUDED IN SQUARE FOOTAGE CALCULATION. UNFINISHED LOWER LEVELS SHALL HAVE A MINIMUM CEILING HEIGHT OF 7 - 6 1/2" MEASURED TO THE UNDERSIDE OF THE FLOOR JOISTS. THE MINIMUM HEIGHT BELOW LOWER LEVEL BEAMS AND DUCTS SHALL BE 6'-4".

IV. NATURAL LIGHT & VENTILATION

NATURAL LIGHT AND VENTILATION MINIMUM REQUIREMENTS:

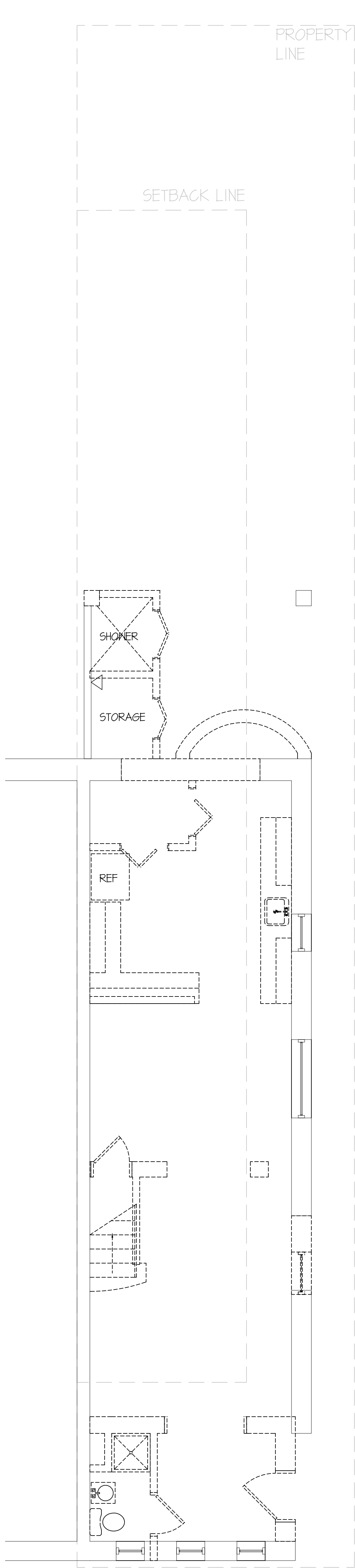
LIGHT AREA PER ROOM + 8% FLOOR AREA

VENTILATION AREA PER ROOM + 4% FLOOR AREA.

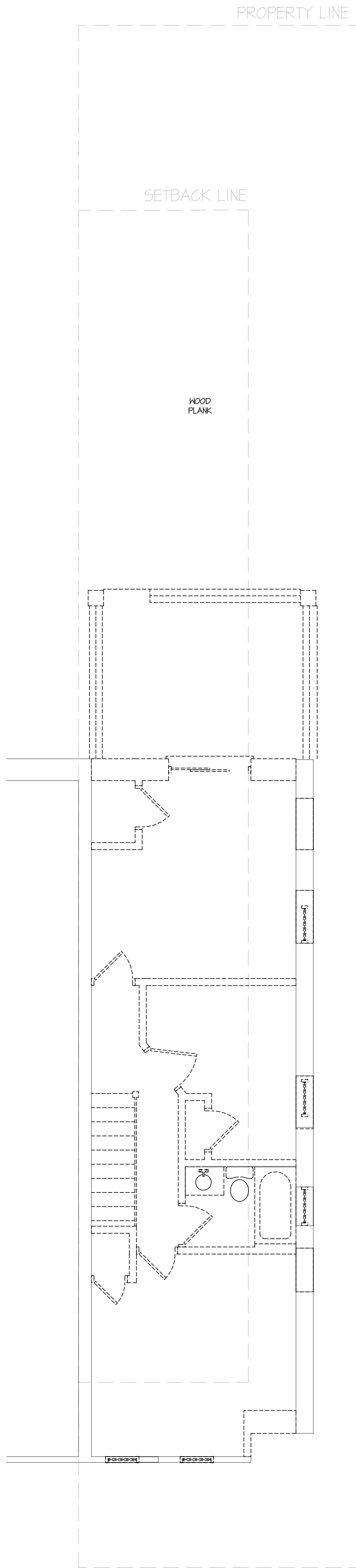
V. ACCESS

MIN. CRAWL SPACE ACCESS - 18"x34"

MIN. ATTIC ACCESS - 22"x30"



1 GROUND FLOOR
DEMOLITION PLAN
1/4" = 1'-0"



2 FIRST FLOOR
DEMOLITION PLAN
1/4" = 1'-0"

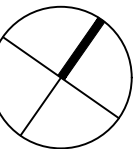
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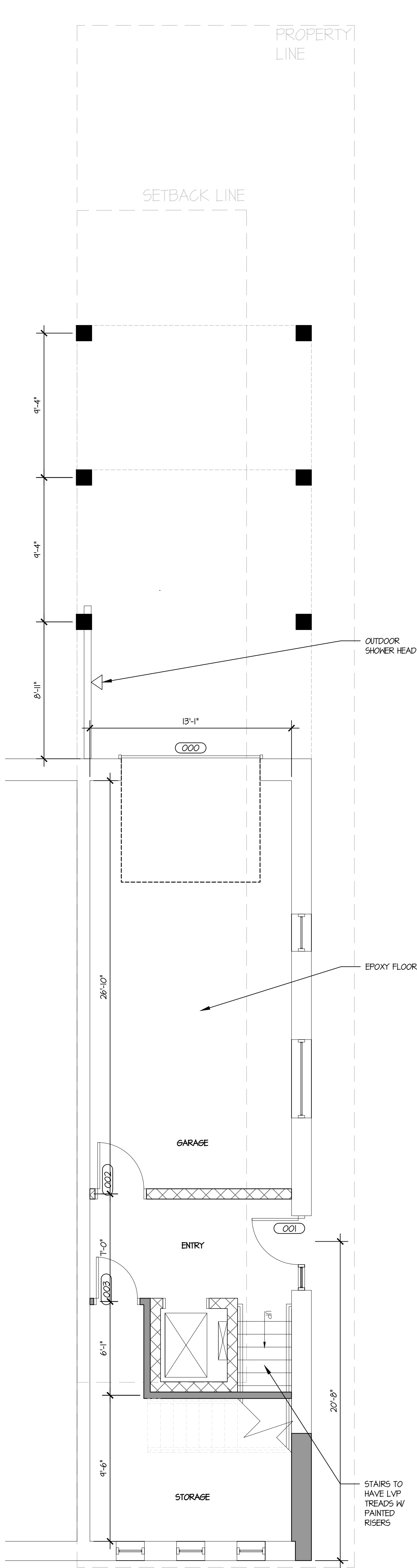
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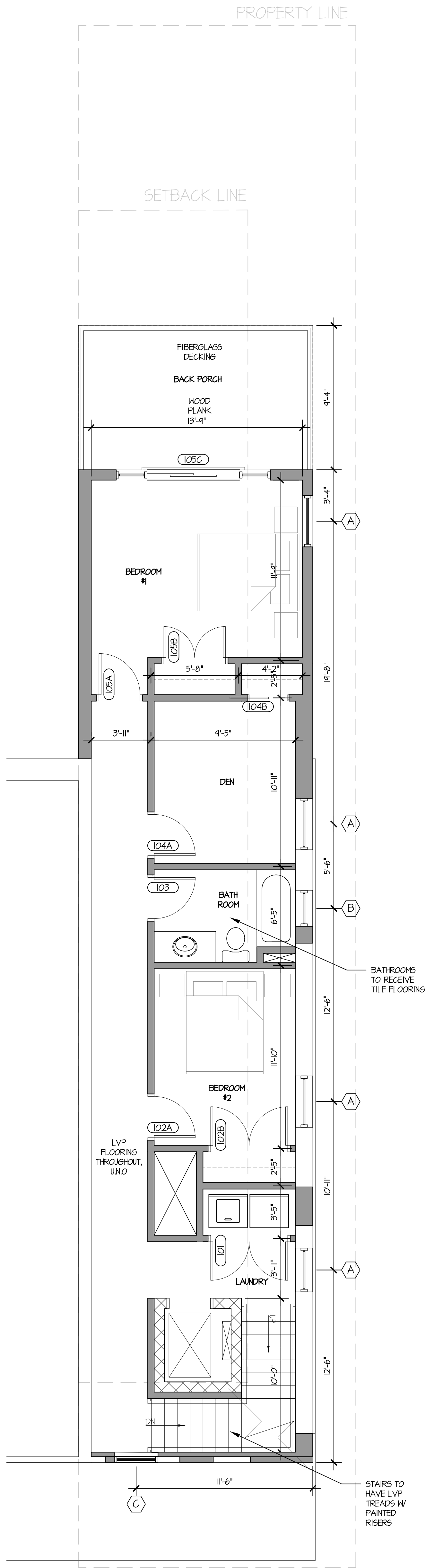
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Drawing Title
DEMOLITION PLANS
Drawing Number

D1



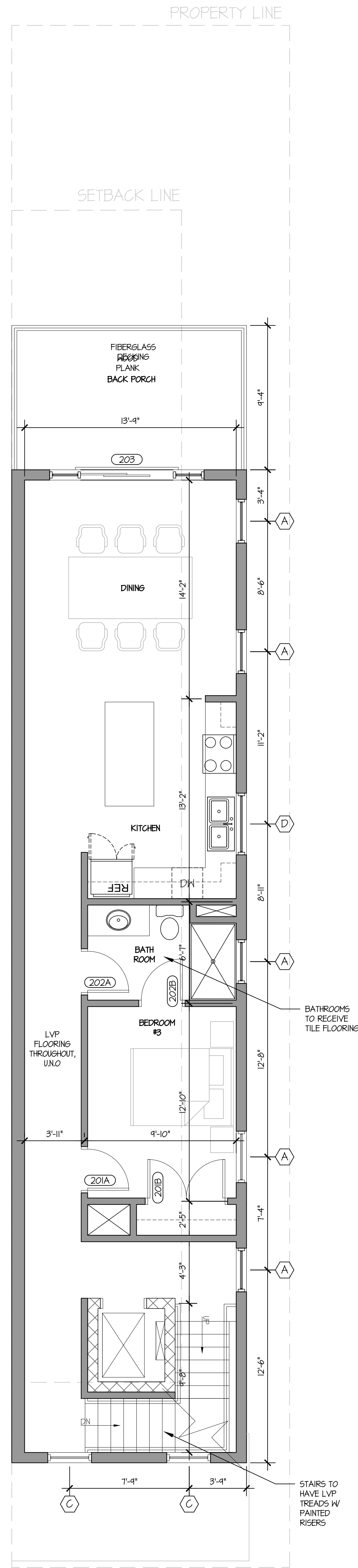
GROUND FLOOR
ARCHITECTURAL PLAN

1/4" = 1'-0"



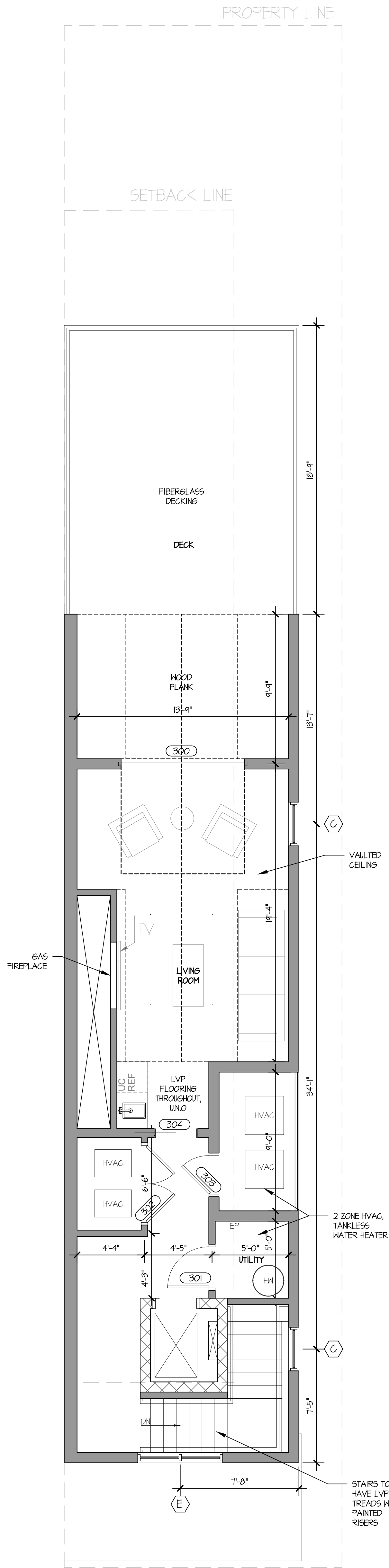
FIRST FLOOR
ARCHITECTURAL PLAN

1/4" = 1'-0"



SECOND FLOOR
ARCHITECTURAL PLAN

1/4" = 1'-0"



THIRD FLOOR
ARCHITECTURAL PLAN

1/4" = 1'-0"

WINDOW SCHEDULE

	ROUGH OPENING	TOP OF R.O.	MANUF.	MODEL	REMARKS
A	3'-0" X 5'-0"	T-0"	ANDERSEN OR EQUAL		MEETS IRC EGRESS REQUIREMENTS, DOUBLE HANG W/ SCREENS
B	2'-0" X 3'-0"	T-0"	ANDERSEN OR EQUAL		COORDINATE WITH OWNER FOR POSSIBLE FROSTED GLAZING
C	3'-0" X 2'-0"	T-0"	ANDERSEN OR EQUAL		
D	3'-2" X 4'-2"	T-0"	ANDERSEN OR EQUAL		
E	CUSTOM	TBD	ANDERSEN OR EQUAL		

NOTE: ALL EXISTING WINDOWS TO BE REPLACED TO MATCH NEW

DOOR SCHEDULE

NM	SIZE	ROOM NAME	DOOR	FRAME	HARDWARE	REMARKS
000	4'-0 X 7'-0	GARAGE	OVERHEAD	SINGLE	---	
001	3'-0 X 7'-0	ENTRY	SWING	SINGLE	ENTRY	GLAZED DOOR ASSEMBLY TEMPERED GLASS
002	3'-0 X 6'-8	GARAGE	SWING	SINGLE	ENTRY	
003	2'-0 X 6'-8	STORAGE	SWING	SINGLE	STORAGE	

101	5'-0 X 6'-8	LAUNDRY	SWING	DOUBLE	PASSAGE	FULL LOWERED DOOR
102A	2'-8 X 6'-8	BEDROOM	SWING	SINGLE	PRIVACY	
102B	5'-0 X 6'-8	BEDROOM	SWING	DOUBLE	PASSAGE	
103	2'-8 X 6'-8	BATHROOM	SWING	SINGLE	PRIVACY	
104A	2'-8 X 6'-8	DEN	SWING	SINGLE	PASSAGE	
104B	2'-6 X 6'-8	DEN	POCKET	TRACK	PASSAGE	
105A	2'-8 X 6'-8	BEDROOM	SWING	SINGLE	PRIVACY	
105B	4'-0 X 6'-8	CLOSET	SWING	DOUBLE	PASSAGE	
105C	6'-0 X 7'-0	DECK	SLIDING	TRACK	ENTRY	GLAZED DOOR ASSEMBLY TEMPERED GLASS

201A	2'-8 X 6'-8	BEDROOM	SWING	SINGLE	PRIVACY	
201B	5'-0 X 6'-8	BEDROOM	SWING	DOUBLE	PASSAGE	
202A	2'-8 X 6'-8	BATHROOM	SWING	SINGLE	PRIVACY	
202B	2'-8 X 6'-8	BATHROOM	SWING	SINGLE	PRIVACY	
203	6'-0 X 7'-0	DECK	SLIDING	TRACK	ENTRY	GLAZED DOOR ASSEMBLY TEMPERED GLASS

300	8'-0 X 7'-0	DECK	OVERHEAD	SINGLE	---	GLAZED DOOR ASSEMBLY TEMPERED GLASS
301	2'-8 X 6'-8	UTILITY	SWING	SINGLE	STORAGE	VERIFY WITH OWNER AND EQUIPMENT
302	5'-0 X 6'-8	HVAC	SWING	DOUBLE	STORAGE	VERIFY WITH OWNER AND EQUIPMENT
303	2'-6 X 7'-0	HVAC	SWING	SINGLE	ENTRY	VERIFY WITH OWNER AND EQUIPMENT
304	2'-8 X 6'-8	LIVING	POCKET	TRACK	PASSAGE	

STAIR NOTES

- HANDRAILS
 1. PROVIDE HANDRAIL - MINIMUM BOTH SIDES
 2. HEIGHT OF RAILINGS ABOVE TREADS - 36" (34" MIN - 38" MAX)
 3. EXTEND HANDRAILS 12" NOSING OF TOP OF TREAD AND 12" PLUS TREAD WIDTH BEYOND THE BOTTOM NOSING
 4. RETURN AND TERMINATE ENDS OF HANDRAILS TO WALL OR POST
 5. PROVIDE 1-1/2" CLEAR BETWEEN HANDRAIL AND WALL
 6. CROSS-SECTIONAL DIMENSION HAND GRIP PORTION OF HANDRAILS 1-1/4" MINIMUM
- TREADS
 1. ALL TREAD SURFACES TO BE SLIP RESISTANT
 2. ALL EXPOSED EDGES OF TREADS ARE TO BE SMOOTH, ROUNDED OR CHAMFERED. NO ABRUPT EDGES AT LOWER FRONT EDGE OF NOSING
- NOSING
 1. NOSING PROJECTION FAST FACE OR RISER BELOW TO BE 1-1/2" MAXIMUM
- RISERS
 1. SUFFICIENTLY SOLID TO PREVENT PASSAGE OF OBJECTS LARGER THAN 1/4"
- DIMENSIONS (UNLESS NOTED OTHERWISE)
 1. RISERS: 7-1/2" MAXIMUM VERTICAL 4" MINIMUM
 2. TREADS: 10" MINIMUM HORIZONTAL
- MAXIMUM VARIATION IN HEIGHT OF RISERS OR WIDTH OF TREADS IN ANY GIVEN FLIGHT: 1/4"
- MINIMUM HEADROOM CLEARANCE MEASURED VERTICALLY FROM THE PLAN OF THE CEILING FINISH TANGENT TO THE TREAD NOSING AT THE STAIRWELL: 6'-8" MINIMUM CLEAR
- MAXIMUM VERTICAL DISTANCE BETWEEN STAIRWAY LANDINGS: 12'-0"
- STAIR LANDINGS
 1. STAIR LANDINGS SHALL BE THE SAME WIDTH AND DEPTH AS THE STAIR IT SERVES WITH MINIMUM DIMENSIONS OF 36" EACH WAY
 2. PROVIDE HANDRAIL @ STAIRS AND 36" HIGH GUARD RAIL (42" HIGH MINIMUM IF OCCUPANCY LOAD IS HIGHER THAN 10) @ STAIR LANDINGS WITH CLEAR SPACE BETWEEN BALUSTERS AND HORIZONTAL TOP RAIL @ 4" MINIMUM CLEAR, TYPICAL
- SEE INTERIOR FINISH SCHEDULE
 1. DETAILS @ PLANS FOR STAIR FINISHES
- HANDICAPPED COMPLIANCE
 1. MARK WITH A 2" WIDE STRIPE OF CONTRASTING COLOR PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING. THE UPPER APPROACH AND LOWER TREAD OF EACH STAIR USE A SLIP RESISTANT MATERIAL FOR THE STRIPE @ EACH NOSING AND LANDING
- ENGULGED USABLE SPACE UNDER STAIRS
 1. SHALL BE PROTECTED WITH ONE-HOUR FIRE RESISTIVE PROTECTION

FOUNDATION NOTES

- PILINGS SHALL SUPPORT A SAFE LOAD OF 14 TONS PER PILE AS DETERMINED BY THE ENGINEERING NEWS RECORD FORMULA FOR PILING CAPACITY.
- CONTRACTOR SHALL CONFIRM THE REQUIRED CAPACITY BY A MINIMUM OF (2) 35' LONG TEST PILES, CERTIFIED BY A REGISTERED ENGINEER IN THE STATE OF NEW JERSEY. TEST DATA SHALL CONFIRM THE REQUIRED LENGTH TO OBTAIN THE STATED CAPACITY, BUT SHALL IN NO INSTANCE BE LESS THAN 8' IN DIA. AND 30" BELOW GRADE.
- CONTRACTOR SHALL INCLUDE THE JETTING LENGTHS, BLOW COUNTS, AND TOTAL EMBEDMENT LENGTH FOR EACH PILE. LOGS MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
- ALL PILES SHALL BE TREATED WITH CREOSOTE TO A NET RETENTION OF 12LB. PER CUBIC FOOT OF TIMBER IN ACCORDANCE WITH ANFB SPECIFICATION MP2, OR, ALTERNATELY, TREATED W/ CHROMATED COPPER ARSONATE TYPE C (CCA-C) RATED FOR SEVERE EXPOSURE TO A MINIMUM NET RETENTION RATE OF 1.0 PCF IN ACCORDANCE W/ ANFB SPECIFICATION MP4.
- WHERE PILES ARE CUT OF SHAPED OR TRIMMED, THE SURFACE SHALL BE TREATED W/ A COAT OF ROOFING ASPHALT.
- MINIMUM FIBER BENDING STRESS OF THE TIMBERS SHALL BE 1200 PSI.

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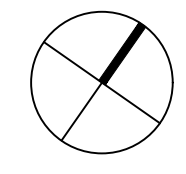
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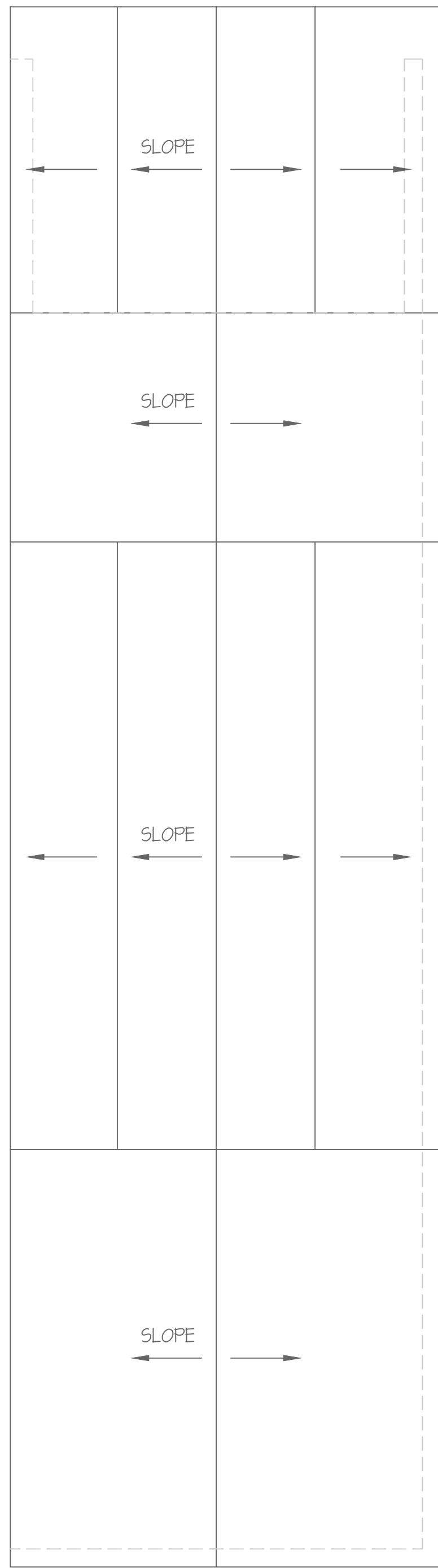
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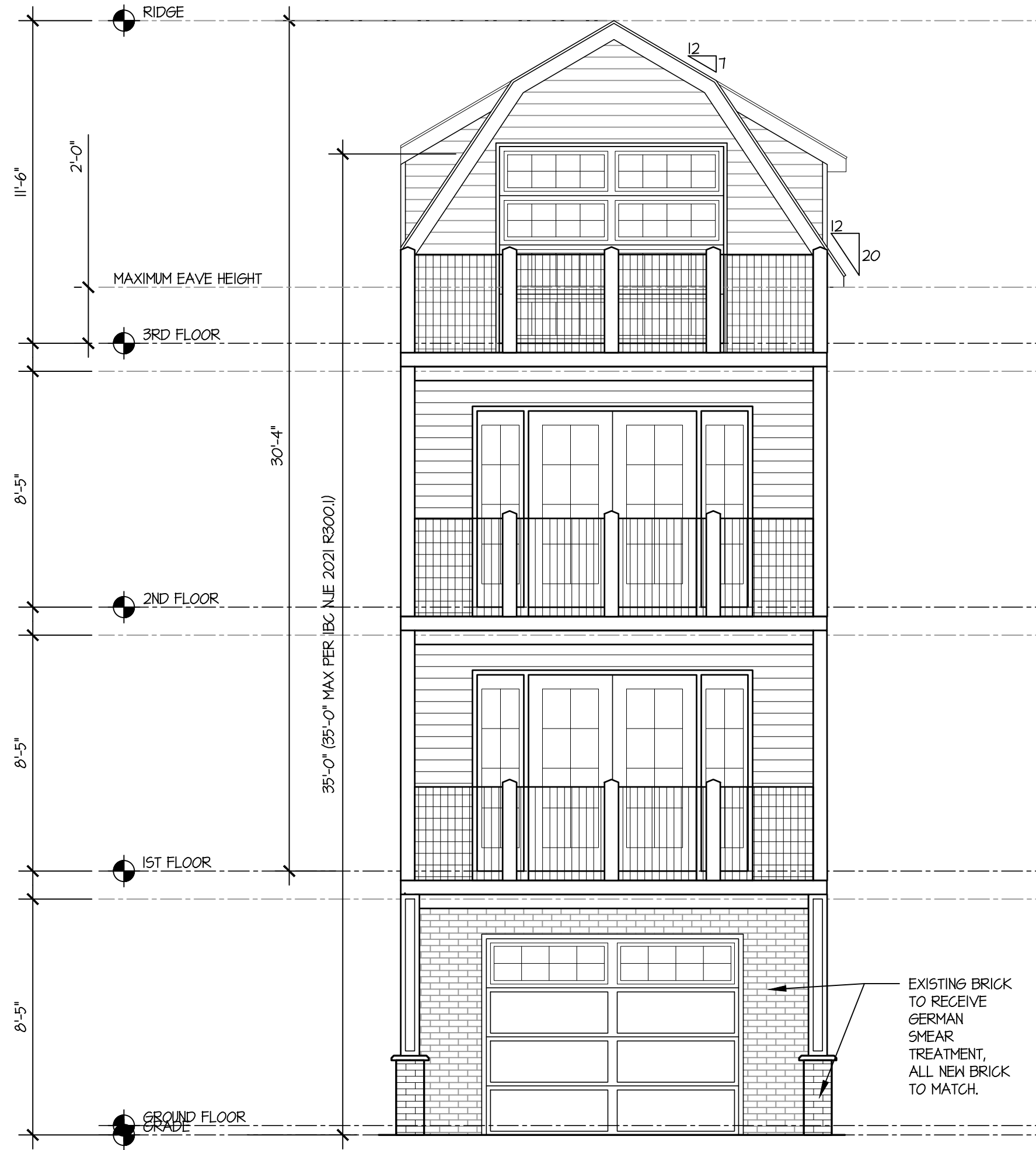
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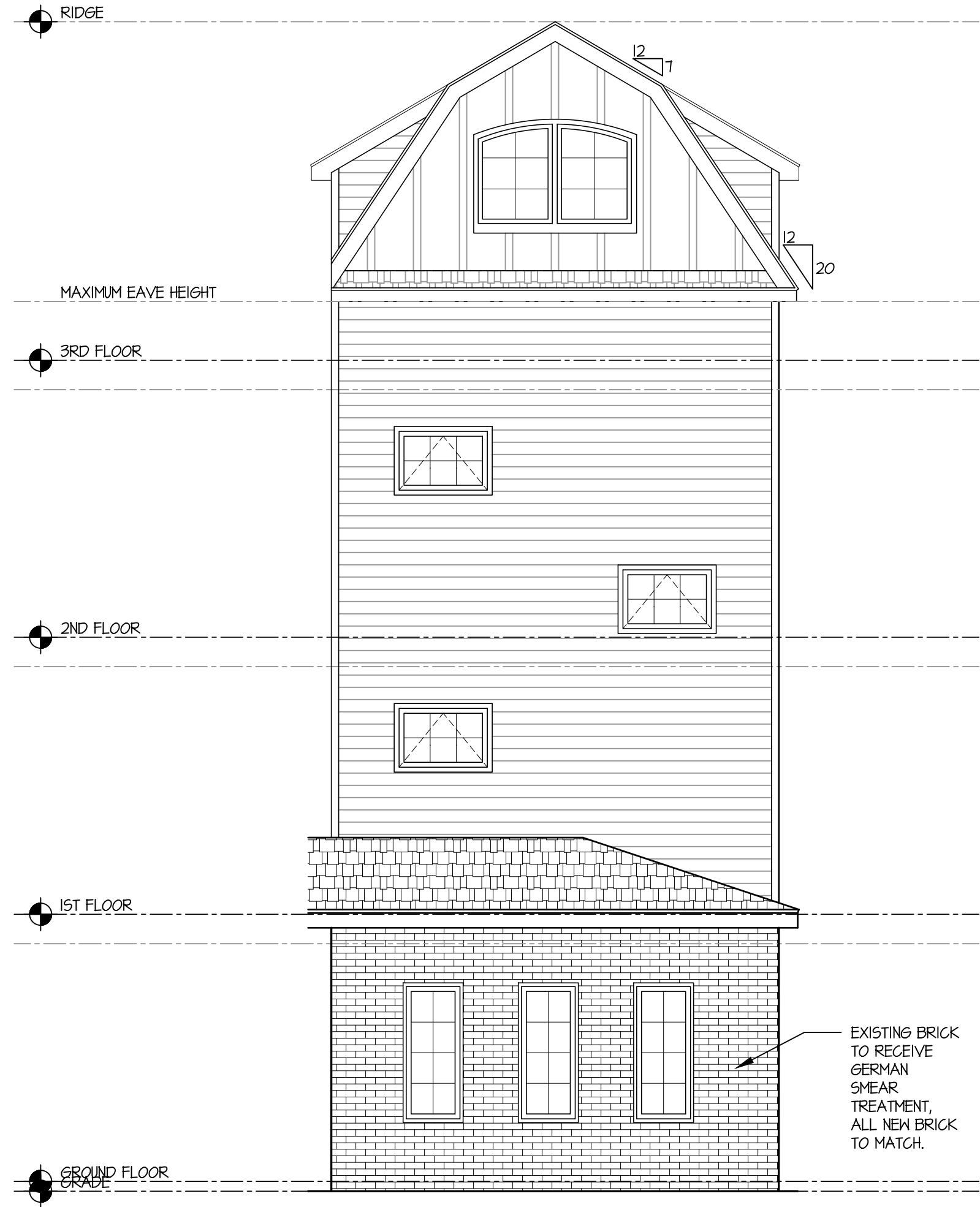
A1



1 ROOF PLAN
1/4" = 1'-0"



2 FRONT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



4 SIDE ELEVATION
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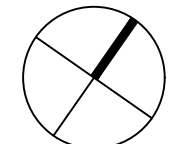
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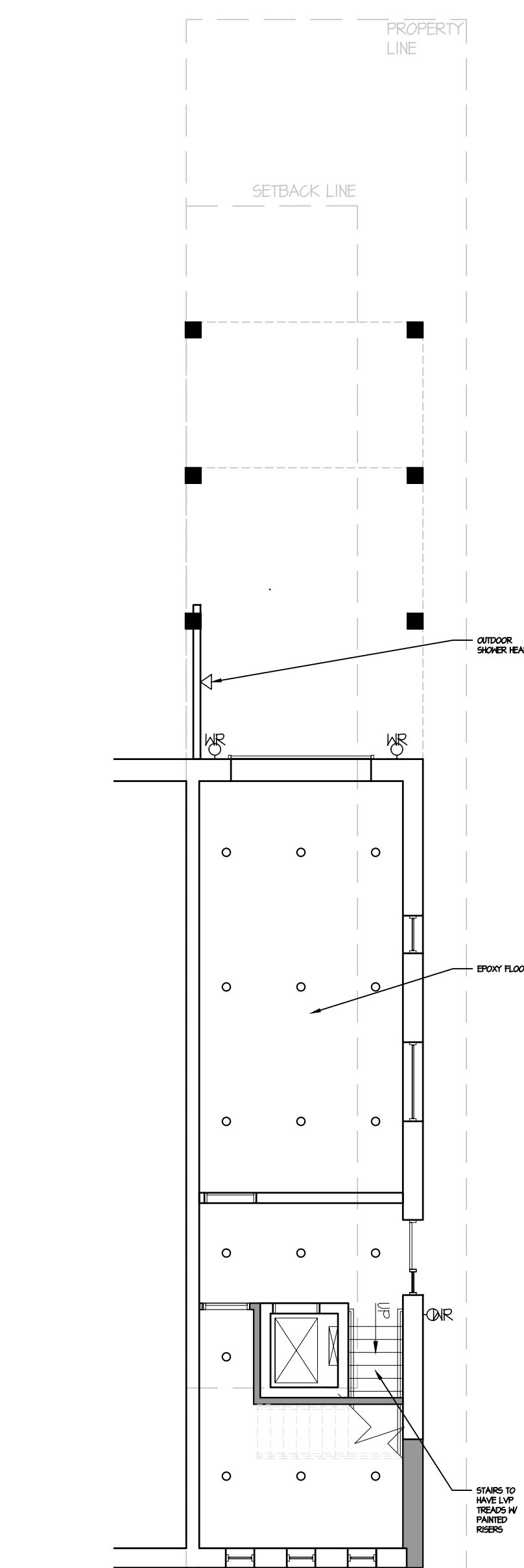
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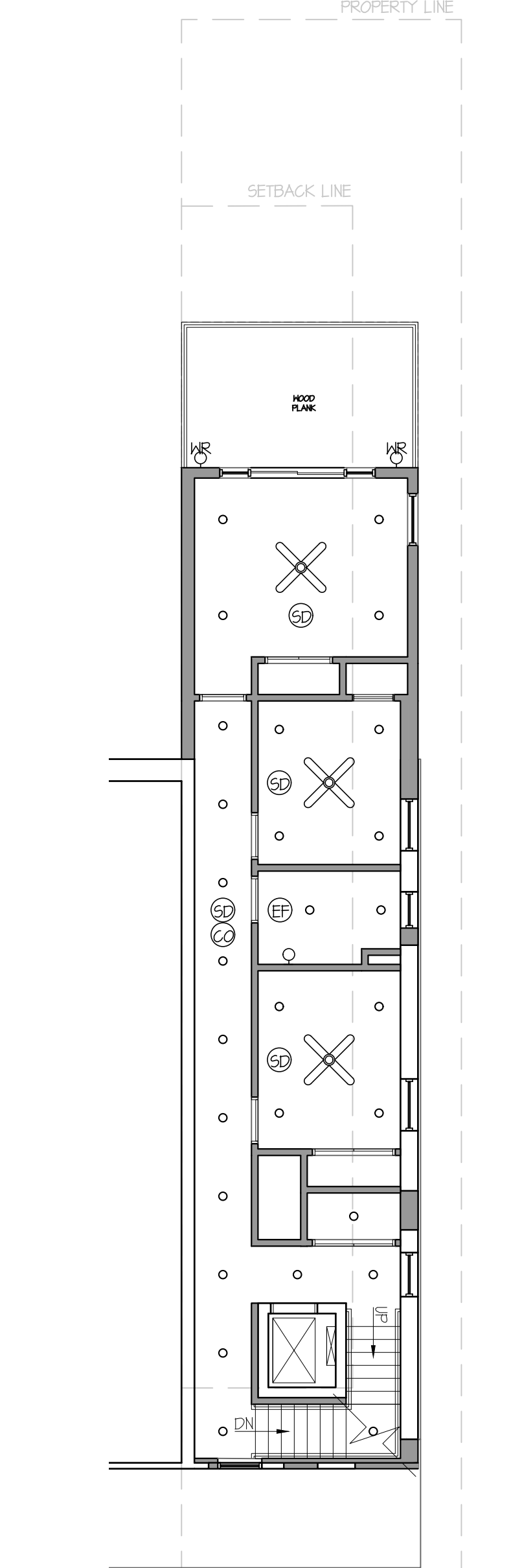
**ROOF PLAN AND
ELEVATIONS**

Drawing Number

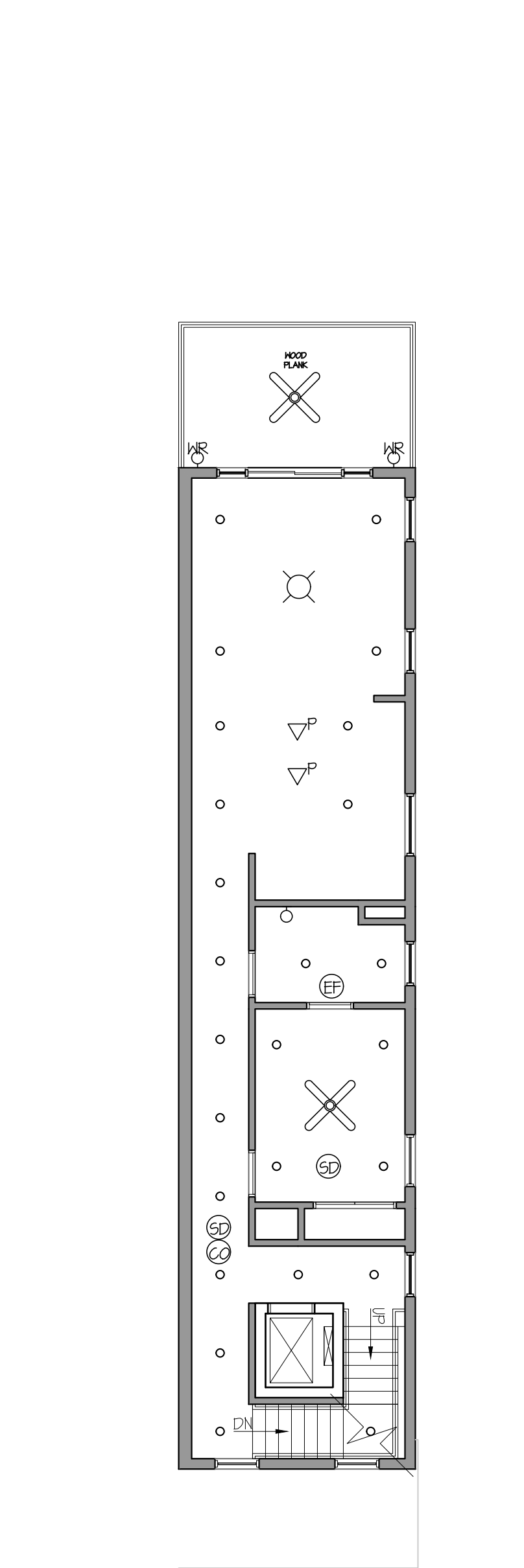
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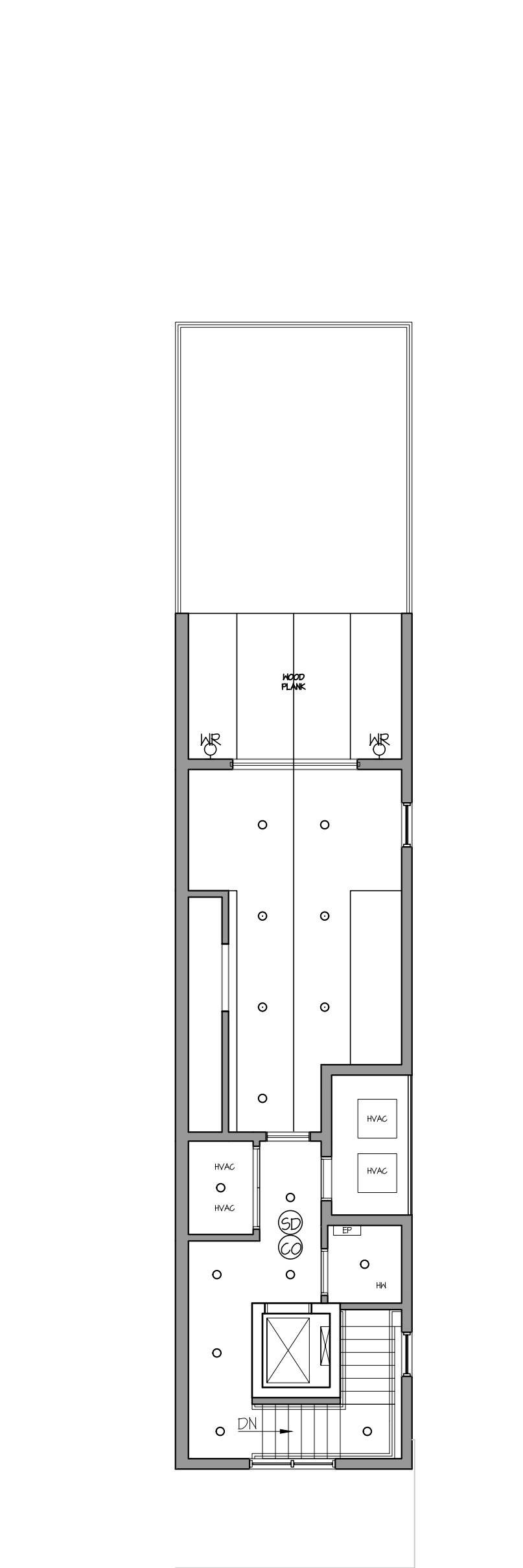
1 GROUND FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



2 FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



3 SECOND FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



4 THIRD FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

REFLECTED CEILING LEGEND

- CEILING MOUNTED FIXTURE
 - 6" RECESSED DOWN LIGHT
 - WEATHER RESISTANT WALL MOUNTED FIXTURE
 - PENDANT FIXTURE
 - DOUBLE FLOOD LIGHT
 - CEILING FAN WITH OPTIONAL LIGHT
 - UNDER-CABINET LED LIGHT FIXTURE
 - INDICATES SMOKE DETECTOR, CARBON MONOXIDE DETECTOR
 - INDICATES EXHAUST FAN
 - INDICATES BUILDING STANDARD SWITCHING, CIRCUITING, ETC. ALL SWITCHES TO BE MOUNTED 44" A.F.F. MAXIMUM.
 - SWITCH WITH DIMMER
 - 3-WAY/4-WAY SWITCH
- **NOTE:**
1. ALL NEW DEVICES TO MATCH BUILDING STANDARD.
2. ALL ICONS WITH (E) INDICATE EXISTING IN EXISTING LOCATION. ALL ICONS WITH (R) INDICATES REUSED/RELOCATED.
3. ALL ICONS WITH (N) INDICATE NEW TO MATCH EXISTING

REFLECTED CEILING NOTES

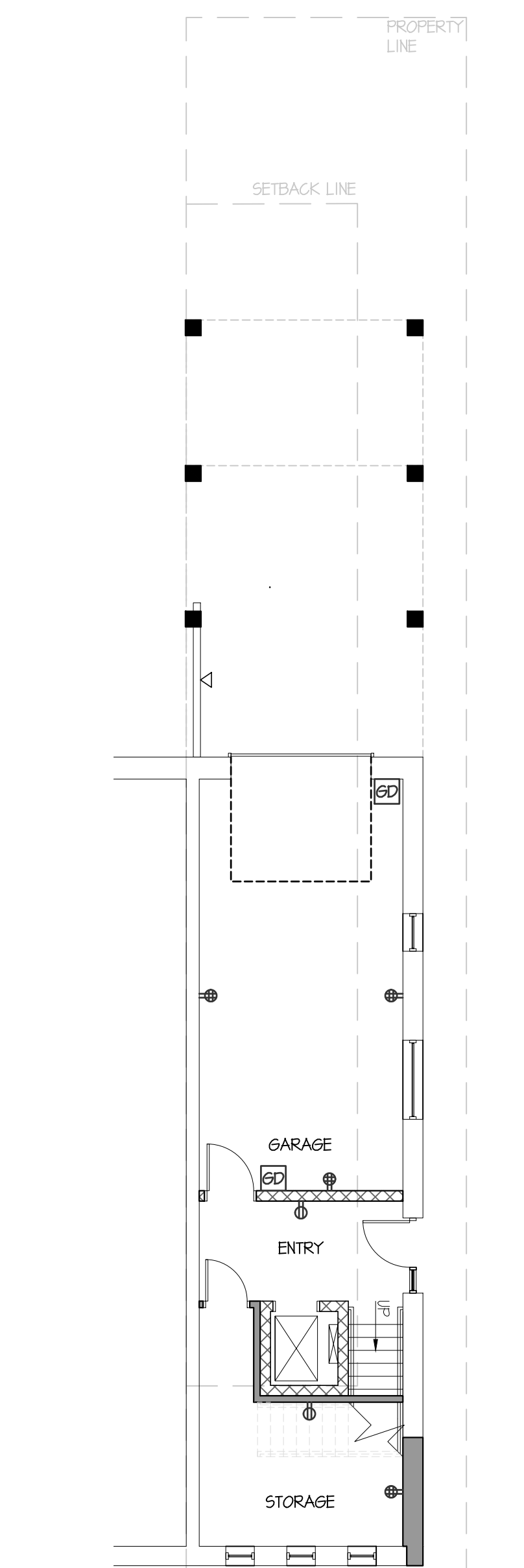
- NOTIFY ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATIONS WITH CEILING SYSTEMS, DUCTS, STRUCTURES, HVAC, AND/OR EXISTING CONDITIONS, PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES BETWEEN ARCHITECT'S CEILING GRID LOCATION AND ACTUAL FIELD CONDITIONS ARE TO BE CLARIFIED WITH THE ARCHITECT PRIOR TO FRAMING.
- THIS PLAN IS FOR CEILING FIXTURE LOCATIONS ONLY. SEE DESIGN/BUILD ELECTRICAL & MECHANICAL DRAWINGS FOR ALL CIRCUITING, PANEL, SCHEDULES, BALANCING, ETC.
- COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK TO ENSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEM, ETC., NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED ON ARCHITECT'S DRAWINGS.
- FASCIAS OR ANY BREAK IN THE CEILING HEIGHTS CREATED BY THE INSTALLATION AND/OR ALTERATION OF HEATING, VENTING AIR CONDITIONS OR MECHANICAL DUCTS, PIPING OR OTHER EQUIPMENT, SHALL BE FORMED OF GYPSUM WALLBOARD ON FURRING CHANNELS.
- PERIMETER CEILING ANGLE, WHERE OCCURS, SHALL BE INSTALLED TIGHT TO VERTICAL SURFACES, FREE FROM CURVES, BREAKS OR OTHER IRREGULARITIES AND PAINTED TO MATCH CEILING FINISH.
- INSTALL ALL FIXTURES, ASSOCIATED TRIM, FIXTURE LAMPS & CEILING SYSTEM WITH SEISMIC BRACING AS REQUIRED.
- LIGHT FIXTURES, EXIT SIGNS AND OTHER CEILING ELEMENTS SHALL BE LOCATED IN CENTER OF INDIVIDUAL CEILING TILE UNLESS OTHERWISE NOTED.
- INSTALL LIGHT FIXTURES WITH PROTECTIVE FILM OR SIMILAR COVER OVER LAMPER, LENS, BAFFLE, AND THE LIKE, TO AVOID FIXTURE SOILING OR DAMAGE; FIXTURES SHALL BE MAINTAINED CLEAN AND AS NEW LAMPS SHALL BE NEW AT PROJECT COMPLETION.
- ALL FIRE ALARM DEVICES TO BE WIRED TO EXISTING ALARM PANELS AND COORDINATE WITH BUILDING FIRE PROTECTION SUBCONTRACTOR.

ELECTRICAL LEGEND

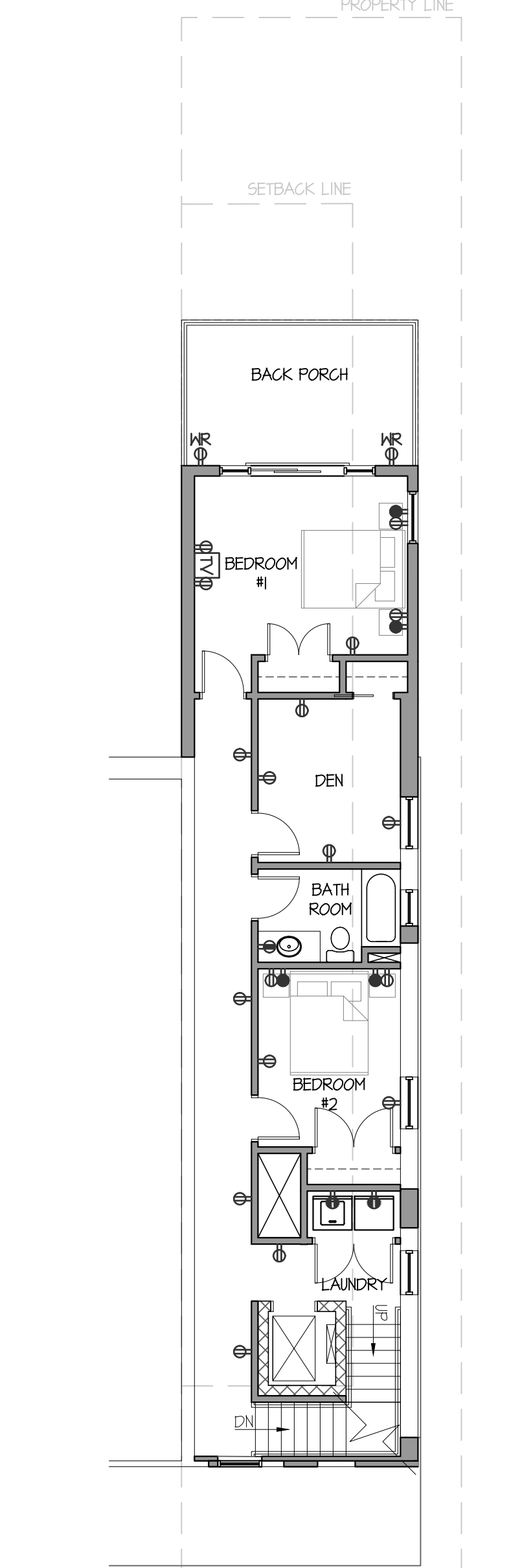
- DUPLEX ELECTRICAL RECEPTACLE.
 - GROUND FAULT INTERCEPT DUPLEX ELECTRICAL RECEPTACLE. INSTALL 44" A.F.F.
 - DEDICATED DUPLEX ELECTRICAL RECEPTACLE.
 - USB RECEPTACLE.
 - QUAD ELECTRICAL RECEPTACLE.
 - 220 VOLT RECEPTACLE.
 - WEATHER RESISTANT DUPLEX RECEPTACLE.
 - GARBAGE DISPOSAL
 - TELEVISION/CABLE
 - GARAGE DOOR OPENER
- **NOTE:**
1. ALL FIXTURES TO BE CHOSEN BY OWNER.
2. ALL OUTLETS TO BE TAMPER RESISTANT.
3. ALL FIXTURES WITH (WR) INDICATE WEATHER RESISTANT OUTDOOR FIXTURES.
4. ALL FIXTURES WITH (MR) INDICATE MOISTURE RESISTANT FIXTURES.

ELECTRICAL NOTES

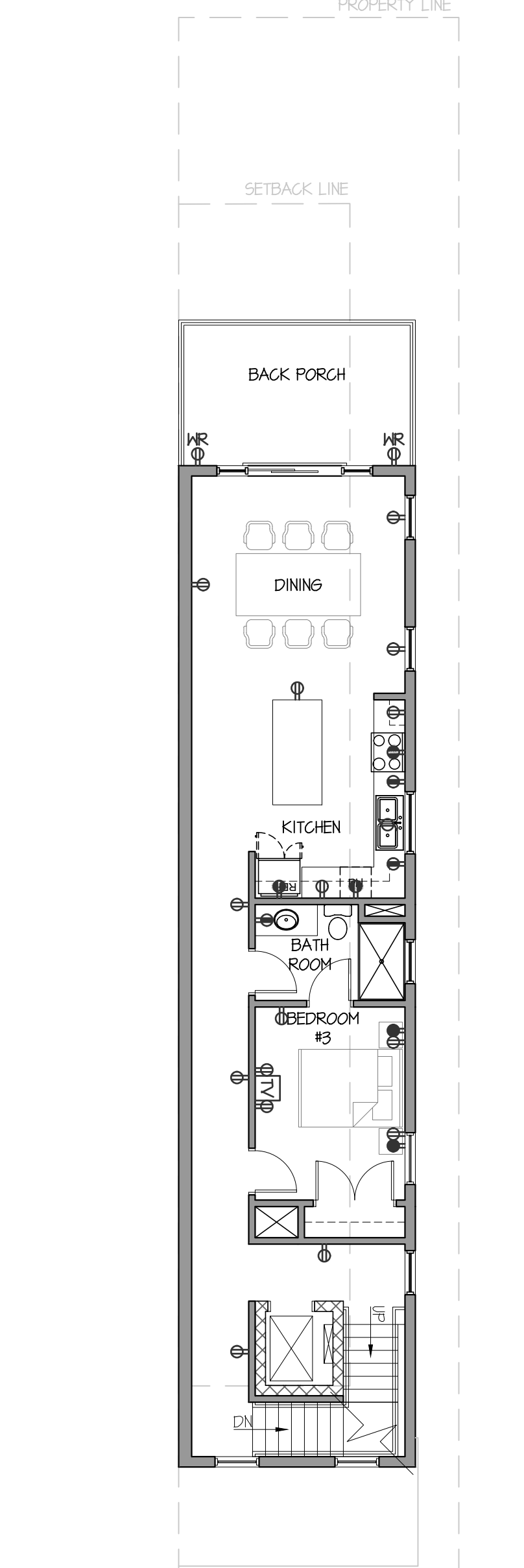
- ARCHITECTURAL DRAWINGS DETERMINE LOCATION OF ALL OUTLETS AND TAKE PRECEDENCE OVER ALL OTHERS. UNO. ELECTRICAL DESIGN-BUILD POWER PLAN SHALL GOVERN THE WIRING LAYOUT AND INSTALLATION IN COMPLIANCE WITH ALL LAWS APPLICABLE AND ENFORCED BY GOVERNING AUTHORITIES. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- OUTLETS SHOWN BACK TO BACK ON PARTITION WALLS SHALL BE OFFSET 1'-0", MAXIMUM, OR MOUNTED AT DIFFERENT HEIGHTS IF INDICATED.
- FURNITURE, IF SHOWN, IS FOR REFERENCE ONLY AND IS NOT IN CONTRACT, UNO.
- INSTALL WALL MOUNTED OUTLETS 18" ABOVE FINISHED FLOOR, UNO. HEIGHTS SHALL BE DETERMINED FROM FINISHED FLOOR TO THE CENTERLINE OF COVERPLATE, INSTALLED VERTICALLY, GROUNDING POLE AT BOTTOM, UNO. OUTLETS MOUNTED HIGHER THAN 27" SHALL BE HORIZONTALLY, GROUNDING POLE AT LEFT, UNO. QUAD OUTLETS TO BE INSTALLED VERTICALLY, UNO.
- INDICATED DIMENSIONS ARE TO THE CENTER OF THE COVERPLATE OR MOUNTING CLUSTERS OF OUTLETS ARE DIMENSIONED TO THE CENTER OF THE CLUSTER, UNO.; GANG COVERPLATES SHALL BE ONE-PIECE TYPE, UNO.
- CONTRACTOR TO SEPARATE ALL CIRCUITS WITHIN THE SPACE PER TENANT'S NEW LAYOUT.
- PROVIDE ALL THE NECESSARY POWER FOR CIRCUITS, PANELS, TRANSFORMER, ETC.



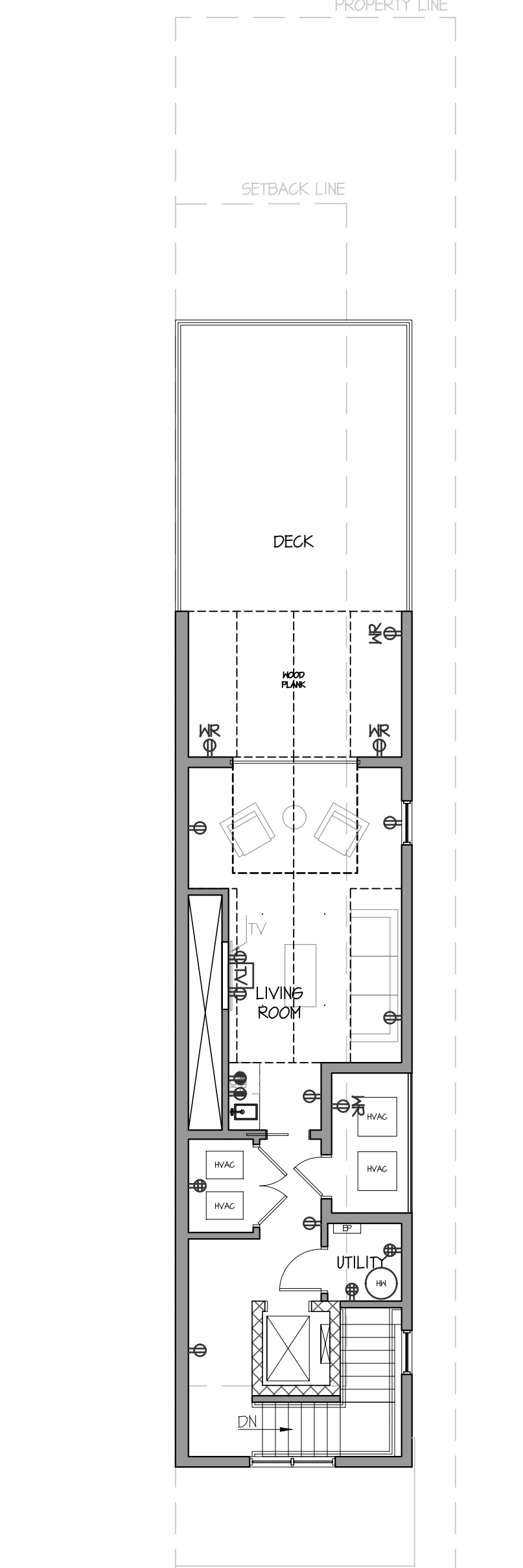
5 GROUND FLOOR ELECTRICAL PLAN
1/8" = 1'-0"



6 FIRST FLOOR ELECTRICAL PLAN
1/8" = 1'-0"



7 SECOND FLOOR ELECTRICAL PLAN
1/8" = 1'-0"



8 THIRD FLOOR ELECTRICAL PLAN
1/8" = 1'-0"

NOTE:
Contractors shall verify and be responsible for all field dimensions and conditions and shall notify Baglivo Associates of any discrepancies before proceeding with the project.

Thomas P. Baglivo, AIA
PA-15903B NJ-15154 OH-12708 KY-7551 DE-5988
VA-401018610 CT-ARJ0014657
**PROGRESS SET
NOT FOR
CONSTRUCTION
OR PERMIT**
MD: 16301 FL: 96363 NY: 038058-1 MA: 31299

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PROGRESS ISSUED FOR REVIEW 07.08.2026
PROGRESS ISSUED FOR REVIEW 07.21.2026

Warning: It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way on these sealed documents. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

NORTH

Project
**BRUNEAU
RESIDENCE**

6415 MONMOUTH AVENUE
VENTNOR, NJ 08406

File Name
6415 Monmouth Ave_CDs_071526.dwg
Scale
AS NOTED
Date
07.21.2026
Drawn By
LMD
Project Number
2025-156
Drawing Title
**REFLECT CEILING AND
ELECTRICAL PLANS**
Drawing Number

A3