Borough of Rumson
BOROUGH HALL
80 East River Road
Rumson, New Jersey 07760-1689
rumsonnj.gov

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Graham and Katie Manley | c/o maikins@aikinslaw.com | c/o 732-280-2606

Name of Applicant | Email | Phone Number

82 West River Road | 1 | 12

Property Address | Block | Lot

Same as above

Name of Owner (IF NOT APPLICANT)

A corporation, S-Corp, LLC or LLP MUST be represented by a licensed attorney in the State of New Jersey.

c/o Mark R. Aikins, Esquire, 3350 Route 138, Building 1, Suite 113, Wall, NJ 07719; Telephone: 732-280-2606

Applicant's Attorney and contact information (if any)

Peter Zimmermam, Architect, 828 Old Lancaster Road, Berwyn, Pa.19312; Telephone: 610-647-6970

Applicant's Architect and contact information (if any)

InSite Engineering, LLC, 1955 Route 34, Suite 1A, Wall, New Jersey 07719; Telephone: 732-531-7100

Applicant's Engineer and contact information (if any)

May 5, 2026

Signature of Applicant or Agent | Date

Mark R. Aikins, Attorney for Applicants/Owners

Proposed plan Applicants propose to construct an addition to the existing single-family home and the existing boathouse, installation of a new pool and patio along with additional patios and walkways,together with related site improvements.

Variances requested Per attached Notice of Hearing

PUBLIC NOTICE
BOROUGH OF RUMSON
ZONING BOARD OF ADJUSTMENT

PLEASE TAKE NOTICE that on _____, **2026 at 7:30 p.m.** at the regular meeting of the Zoning Board of Adjustment, Borough of Rumson, Municipal Building, 80 East River Road, Rumson, New Jersey, or at such time as the Zoning Board of Adjustment may thereafter adjourn, a public meeting will be held with regard to the proposed Application of **GRAHAM MANLEY and KATIE MANLEY** at which time and place all interested persons will be given an opportunity to be heard. The premises are designated in the R-1 Zone, are shown on the Tax Map of the Borough of Rumson as **BLOCK 1, LOT 12 also known as 82 West River Road**. The Applicants seek to construct an addition to the existing single family home and the existing boathouse, installation of a new pool and patio along with additional patios and walkways, together with related site improvements.

The Applicants seek the following bulk or "C" variances from *Rumson's Development Regulations Schedules 5 and 22* as follows:

Accessory Building (Garage/pool house:

- Maximum second floor area: Existing structure is 1,090 square feet footprint (50% = 545 square feet) and 1,077 square feet is second floor; proposed addition increases structure to 2,086 square feet (50% = 1,043 square feet) and 1,777 square feet is proposed.
- Maximum building height: 24 feet required, whereas 28.62 feet exists and 28.01 feet is proposed for addition.
- Maximum building height (stories): 1.5 stories required, whereas 2 stories proposed.

Accessory Structure – Cold Frame:

- Allowable yard location: Side/Rear required, whereas the front is proposed.

Accessory Building – Greenhouse:

- Allowable yard location: Side/Rear required, whereas the front is proposed,

In addition, the Applicants seek any and all other variances, waivers and/or relief necessary to approve the Application as proposed or may be modified at the hearing.

The Application may be inspected in the offices of the Secretary of the Zoning Board of Adjustment, Municipal Building, 80 East River Road, Rumson, New Jersey, during regular business hours.

Applicants: **Graham Manley & Katie Manley**
Attorney: MARK R. AIKINS, ESQUIRE
Attorney for Applicants
3350 Route 138, Building 1,Suite 113
Wall, N.J. 07719
Telephone: 732-280-2606

Date of Publication: May _____, 2026

Borough of Rumson
BOROUGH HALL
80 East River Road
Rumson, New Jersey 07760-1689
rumsonnj.gov

Marie DeSoucey
Land Use & Development Official
office 732.842.3300
fax 732.219.0714
mdesoucey@rumsonnj.gov

Denial Memorandum

Date: March 23, 2026

Applicant: Graham and Katie Manley
Address: 82 West River Road, Rumson, NJ 07760
Block 1, Lot 12, Zone: R-1

I have reviewed the Land Use & Development Permit application for additions to the existing principal building and detached garage, driveway realignment, and a new garden area with a greenhouse & cold-frame in the front yard.

The existing principal dwelling is conforming. The one-story additions, second story balconies and third story renovation comply with Borough ordinances. The existing three-car detached garage is conforming with a pre-existing garage apartment on the second floor. The improvements to this accessory structure create the nonconformities listed below. The greenhouse/cold frame structures in the front yard are not conforming in location and are included below. Other improvements that comply with the Borough ordinances include the demolition and relocation of the pool and patio. The existing lot is a large, irregular-shaped (flag lot) parcel in the R-1 zone. Previous relief was granted for the existing minimum lot frontage (200 feet required, 100 feet existing).

The application was **denied** for the following non-conformities:

+ D-Var
Residential Use
expansion
Accessory
Unit

Borough of Rumson Ordinances/Development Regulations

- (22-7.3) Expansion of a nonconforming building, resulting in additional nonconformities.
- (22-7.8b) Accessory structures located in front yard (Greenhouse/cold frame)
- (22-7.8i) Limitations on Accessory Buildings
  - Accessory structures shall not exceed 30% of principal dwelling.
  - Accessory buildings greater than 1,400 sf must meet principal building setback (42 feet required, 40.73 existing). Accessory structures that are attached or within five (5') feet (porches, saunas, outdoor showers) shall also meet the principal building setback.
  - Accessory building height shall conform to Schedule 5-2.
- Sched 5-2 Permitted Height of Accessory Buildings (24 ft permitted, 27.5 ft proposed).

Supporting documents used to review the application include:

- Architect plans for Manley Residence, prepared by Peter Zimmerman Architects, digital seal, Permit Set dated March 5, 2026, no revisions.
- Architect plans for Manley Residence, Boat House Plans, prepared by Peter Zimmerman Architects, digital seal, Permit Set dated March 5, 2026, no revisions.
- Architect plans for Manley Residence, Boat House Building Sections, prepared by Peter Zimmerman Architects, digital seal, Permit Set dated March 5, 2026, no revisions.
- Plot Plan for Zoning Submittal by Insite Engineering, signed & sealed, dated December 19, 2025, rev (1) February 12, 2026.
- Boundary & Topographic Survey prepared by Insite Engineering, signed & sealed, dated October 10, 2025, rev (1) December 10, 2025.
- Borough of Rumson Resolution #5278

Prior to resubmission to the Zoning Board, please make the following corrections and or additions.

- Show dimensions of all structures to property lines
- Useable area is to top of bank, please verify total permitted coverages.
- Provide a breakdown of floor area calculations.
- Correct principal building elevation. We do not have a record of this being a nonconformity.
- Correct detached garage elevations, 47 ft tall is not realistic. Additionally, while the addition may appear to have a slightly lower ridge, the lowest point is well below the existing detached garage.
- Correct chart to read that green house and cold frame are in front yard
- Correct width in the FYSB, it's not 75'
- Correct driveway width in the FYSB, it's not 75'

If you have any questions or require additional information, please do not hesitate to contact me.

Marie DeSoucey
Land Use & Development Official

Cc: Thomas Rogers, Borough Clerk/Administrator
David M. Marks, P.E., C.M.E., Borough Engineer
Sabine O'Connor, Technical Assistant

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OWNER:
KATIE & GRAHAM MANLEY
82 WEST RIVER RD.
RUMSON, NJ 07760

GENERAL CONTRACTOR:
MILANO BUILDERS
ATTN: GREGORY MILANO
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CIVIL ENGINEER:
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DOUG@INSITEENG.NET

INTERIOR DESIGNER:
REATH DESIGN
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LOS ANGELES, CA 90026
TEL: 323-426-9955
FRANCES@REATHDESIGN.COM

ARCHITECT:
PETER ZIMMERMAN ARCHITECTS, INC.
RICK PINKERTON, RA
828 OLD LANCASTER RD
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RPINKERTON@PZARCHITECTS.COM

STRUCTURAL ENGINEER:
INNOVATIVE STRUCTURAL ENGINEERS
TIMOTHY E. BEAVER, P.E.
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TBEAVER@INNOVSTRUCENG.COM

LANDSCAPE DESIGNER:
MIRANDA BROOKS LANDSCAPE DESIGN
MIRANDA BROOKS
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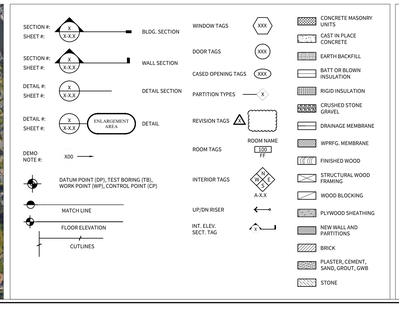
173 WYCKOFF ST.
BROOKLYN, NY 11217
TEL: 212-228-3623
MIRANDA@MIRANADABROOKS.COM

LOCATION MAP

SYMBOLS



ABBREVIATIONS

A.B. - ANCHOR BOLT
ADJ. - ADJUSTABLE
A.F.F. - ABOVE FINISH FLOOR
A.P. - ACCESS PANEL
ARCH. - ARCHITECT
A.S.F. - ABOVE SUB FLOOR
ALUM. - ALUMINUM

BLDG. - BUILDING
B.O. - BOTTOM OF
BOT. - BOTTOM
B.P. - BEARING PLATE
BRDG. - BRIDGING
BRG. - BEARING
BD. - BOARD

CAB. - CABINET
CATH. - CATHEDRAL
C.J. - CEILING JOISTS
CLST. - CLOSET
C.M.U. - CONCRETE MASONRY UNIT
C.O. - CASED OPENING
COL. - COLUMN
CONC. - CONCRETE
CONT. - CONTINUOUS
CLG. - CEILING
C.R. - CURTAIN ROD
CL. - CLOSET
CT. - CERAMIC TILE
CTR. - CENTER

D. - DRYER
DET. - DETAIL
DIAM. - DIAMETER
DP. - DEEP
D.S. - DOWNSPOUT
D.W. - DISHWASHER
DWG. - DRAWING

E. - EGRESS
EL./ELEV. - ELEVATION
ELECT. - ELECTRIC
E.Q. - EQUAL
E.W. - EACH WAY
EXP. - EXPANSION
EXT. - EXTERIOR

F.A. - FRESH AIR
F.D. - FLOOR DRAIN
FIN. FLR. - FINISH FLOOR
F.J. - FLOOR JOIST
FL. - FLOOR
FT. - FEET
FTG. - FOOTING
F/DN. - FOUNDATION

G.F.I. - GROUND FAULT INTERRUPT
GL. - GLASS
GA. - GAUGE
G.W.B. - GYPSUM WALL BOARD

H. - HIGH
H.B. - HOSE BIB
H.P. - HIGH POINT
HR. - HOUR
HT. - HEIGHT

INS. - INSULATION
INT. - INTERIOR

JNT. - JOINT
JST. - JOIST

K.W. - KNEE WALL

LAV. - LAVATORY
LIN. - LINEN
L.P. - LOW POINT

MAX. - MAXIMUM
M.E. - MATCH EXISTING
MECH. - MECHANICAL
MIN. - MINIMUM
ML. - MICROLAM
M.O. MASONRY OPENING
MTL. - METAL
MLDG. - MOULDING
MANUF. - MANUFACTURER
M.C. - MEDICINE CABINET

N.T.S. - NOT TO SCALE
N.I.C. - NOT IN CONTRACT

O.A. - OVERALL
O.C. - ON CENTER
O.H. - OVERHEAD

P.C. - PRE-CAST
P.U.P. - POURED IN PLACE
PLAS. - PLASTER
P.R. - POWDER ROOM
PT. - POINT
PTD. - PAINTED
P.T. - PRESSURE TREATED

R. - RISER
REF. - REFERENCE
REIN. - REINFORCED
REQ. - REQUIRED
RM. - ROOM
R.O. - ROUGH OPENING
RAF. - RAFTER
R & S - ROD AND SHELF

S.B.O. - SUPPLIED BY OWNER
SECT. - SECTION
SH./SHWR. - SHOWER
SHT. - SHEET
SQ. - SQUARE
STL. - STEEL
STOR. - STORAGE
STND. - STAINED

T. - TREAD
T.B. - TOWEL BAR
T.& B. - TOP AND BOTTOM
T.D.L. - TRUE DIVIDED LIGHT
T.& G. - TONGUE AND GROOVE
THR. - THRESHOLD
T.O. - TOP OF
T.O.P. - TOP OF PLATE
T.O.R. - TOP OF RIDGE
T.O.W. - TOP OF WALL
T.P.H. - TOILET PAPER HOLDER
TYP. - TYPICAL

U.N.O. - UNLESS NOTED OTHERWISE

V.B. - VAPOR BARRIER
VEST. - VESTIBULE
V.I.F. - VERIFY IN FIELD

W.I. - WROUGHT IRON
W.P. - WATERPROOF
WPRFG. - WATERPROOFING
W. - WIDE
W.I - WITH
W.C. - WATER CLOSET
WD. - WOOD
W. - WASHING MACHINE
W.W.F. - WELDED WIRE FABRIC

ZONING/CODE

BOROUGH OF RUMSON ZONING :

ZONING DISTRICT: R1-A; SINGLE FAMILY RESIDENTIAL

BUILDING COVERAGE:
- PRINCIPAL USE: 35% TOTAL LOT AREA
- ACCESSORY USE: 40% REAR & SIDE YARD AREA

PRINCIPAL BUILDING:
- FRONT YARD 100 FEET
- SIDE YARD; 40 FEET, 10' MINIMUM EA. SIDE
- REAR YARD: 50 FEET
- HEIGHT: 40 FEET; 2.5 STORIES
- COASTAL SETBACK: 100' FROM EDGE OF BLUFF

LOT INFORMATION:

- PARCEL: BLOCK:1, LOT:12
- GROSS AREA: 6.30 ACRES
- NET AREA: 5.40 ACRES

APPLICABLE BOROUGH ZONING CODES:
- 17-3.2 - BASIS FOR ESTABLISHING SPECIAL FLOOD HAZARD
- 17-4.3b - USE OF OTHER BASE FLOOD DATA
- 22-7.32 - LOTS BORDERING ON A RIVER

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WITH THE WORK.
3. THE WORK SHALL BE EXECUTED IN COMPLETE COMPLIANCE WITH ALL GOVERNING CODES AND REGULATIONS.
4. ALL WORK SHOWN IS NEW UNLESS SPECIFICALLY NOTED OR OTHERWISE INDICATED AS EXISTING.
5. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL MANUFACTURER'S INSTRUCTIONS, SPECIFICATIONS AND DETAILS WHEN INSTALLING APPLIANCES, EQUIPMENT AND FINISHES.
6. INSTRUCTIONS THAT APPEAR TO CONTRADICT OR CONFLICT WITH THE GOVERNING CODE INTENT OR THE EXPRESSED DESIGN INTENT OF THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES ON AND OFF SITE, PROTECTING ALL SERVICES TO NEIGHBORING PROPERTIES, MAKING ALL NEW SERVICE CONNECTIONS ACCORDING TO THE GOVERNING UTASTER DETAILS AND SPECIFICATIONS, AND MARKING / PROTECTING SAME THROUGHOUT THE CONSTRUCTION PROCESS.
8. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF SHEATHING UNLESS NOTED OTHERWISE.
9. REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND INSTRUCTIONS (TYPICAL).
10. DO NOT SCALE DRAWINGS.

STATE OF NEW JERSEY — RICHARD M. PINKERTON — LICENSED ARCHITECT

PERMIT SET: 03.05.2026
Revision Date & Description
Drawn By: BA, AK

PETER ZIMMERMAN ARCHITECTS
828 Old Lancaster Road Berwyn, PA 19312 | 610-647-6970 | PZArchitects.com

MANLEY RESIDENCE
82 WEST RIVER ROAD
RUMSON, NJ 07760

COVER SHEET

PROJECT NO.
2023 - 01.01

COPYRIGHT
2026

C-1.0

WEST ELEVATION DEMOLITION NOTES:

WE1. REMOVE EXISTING PERGOLA & BRICK PATIO. PREP ADJACENT SURFACES FOR NEW ADDITION PER PROPOSED PLAN.

WE2. REMOVE EXISTING BRICK STEPS. PREP AREA FOR NEW BRICK STEPS TO GRADE PER PROPOSED PLAN.

WE3. REMOVE EXISTING DOOR . PREP OPENING FOR NEW UNIT.

WE4. DEMO EXISTING RAILING AND POSTS. PREP FOR NEW PER PROPOSED PLANS.

7 D-1.0 WEST ELEVATION DEMO
SCALE: 1/8"=1'-0"

EAST ELEVATION DEMOLITION NOTES:

EE1. REMOVE EXISTING WINDOW UNIT & PORTION OF WALL. PREP ADJACENT SURFACES FOR NEW WORK PER PROPOSED PLAN.

EE2. REMOVE EXISTING BRICK STEPS. PREP AREA FOR NEW WORK PER PROPOSED PLAN.

EE3. REMOVE EXISTING BRICK STEPS. PREP AREA FOR NEW BRICK STEPS TO GRADE PER PROPOSED PLAN.

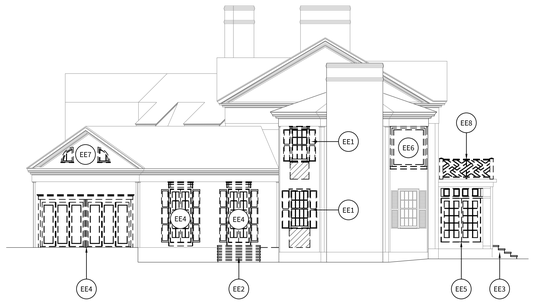
EE4. REMOVE EXISTING DOOR, INFILL WALL AS REQUIRED PER PROPOSED PLAN.

EE5. REMOVE EXISTING DOOR . PREP OPENING FOR NEW UNIT.

EE6. REMOVE EXISTING WINDOW. PREP. AREA FOR NEW UNIT PER PROPOSED PLAN.

EE7. REMOVE EXISTING QUARTER ROUND WINDOWS REPAIR SIDING AS NECESSARY PER PROPOSED WORK.

EE8. DEMO EXISTING RAILING AND POSTS. PREP FOR NEW PER PROPOSED PLANS.



6 D-1.0 EAST ELEVATION DEMO
SCALE: 1/8"=1'-0"

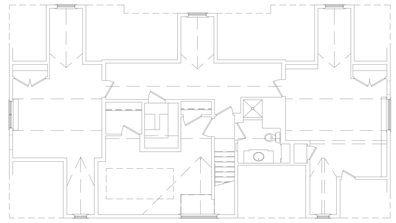
DEMOLITION KEY:

AREA TO BE DEMOLISHED

DASHED LINES INDICATE WALL/ DOOR/ WINDOW/ FIXTURE TO BE REMOVED OR AFFECTED BY DEMOLITION

THIRD FLOOR DEMOLITION NOTES:

NO PROPOSED WORK



3 D-1.0 THIRD FLOOR DEMO PLAN
SCALE: 1/8"=1'-0"

SOUTH ELEVATION DEMOLITION NOTES:

SE1. REMOVE EXISTING DOOR. PREP FOR NEW WINDOW/DOOR UNIT PER PROPOSED PLAN. REPAIR OR REPLACE SIDING AS NECESSARY.

SE2. REMOVE EXISTING WOODEN PORCH, STAIR, DOOR & OVERHANG. PREP AREA FOR NEW WORK PER PROPOSED PLAN. PATCH OR REPAIR SIDING AS NECESSARY.

SE3. REMOVE EXISTING BRICK STEPS. PREP AREA FOR NEW BRICK STEPS TO GRADE PER PROPOSED PLAN.

SE4. REMOVE EXISTING QUARTER ROUND WINDOWS REPAIR SIDING AS NECESSARY PER PROPOSED WORK.

SE5. REMOVE PORTION OF EXISTING WALL. PREP. FOR NEW WORK PER PROPOSED PLAN.

SE6. REMOVE EXISTING WINDOW UNIT & PORTION OF WALL. PREP ADJACENT SURFACES FOR NEW WORK PER PROPOSED PLAN.

SE7. REMOVE EXISTING DOOR, INFILL WALL AS REQUIRED PER PROPOSED PLAN.

SE8. REMOVE EXISTING SHUTTERS. REPAIR EXT. CASING & EXISTING SIDING AS NECESSARY.

5 D-1.0 SOUTH ELEVATION DEMO
SCALE: 1/8"=1'-0"

SECOND FLOOR DEMOLITION NOTES:

SF1. REMOVE EXISTING WINDOW, PREP FOR NEW DOOR PER PROPOSED PLAN.

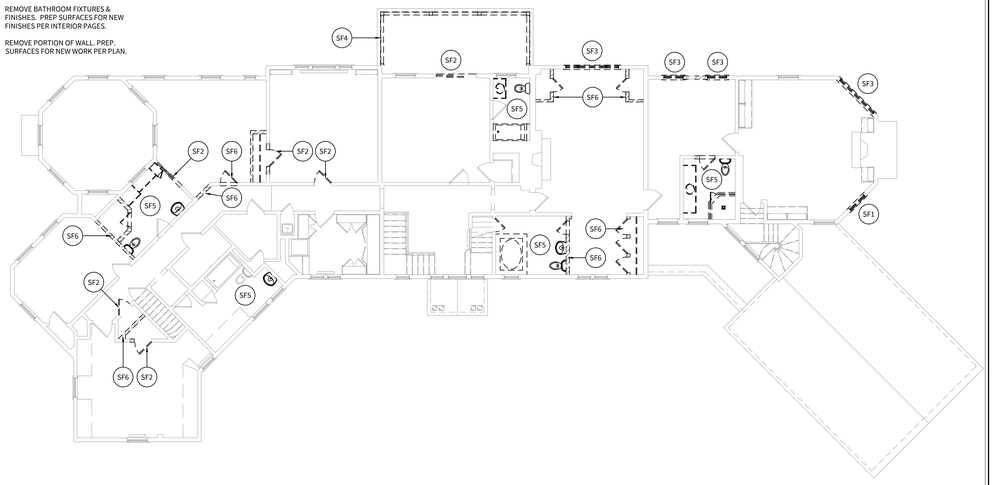
SF2. REMOVE EXISTING DOOR & PREP. OPENING FOR NEW UNIT.

SF3. REMOVE EXISTING WINDOW & PREP. OPENING FOR NEW UNIT.

SF4. DEMO EXISTING RAILING AND POSTS. PREP FOR NEW PER PROPOSED PLANS.

SF5. REMOVE BATHROOM FIXTURES & FINISHES. PREP SURFACES FOR NEW FINISHES PER INTERIOR PAGES.

SF6. REMOVE PORTION OF WALL. PREP. SURFACES FOR NEW WORK PER PLAN.



2 D-1.0 SECOND FLOOR DEMO PLAN
SCALE: 1/8"=1'-0"

NORTH ELEVATION DEMOLITION NOTES:

NE1. REMOVE EXISTING DOOR. PREP FOR NEW WINDOW/DOOR UNIT PER PROPOSED PLAN. REPAIR OR REPLACE SIDING AS NECESSARY.

NE2. REMOVE EXISTING WINDOW UNIT & PORTION OF WALL. PREP ADJACENT SURFACES FOR NEW WORK PER PROPOSED PLAN.

NE3. REMOVE EXISTING PERGOLA & BRICK PATIO. PREP ADJACENT SURFACES FOR NEW ADDITION PER PROPOSED PLAN.

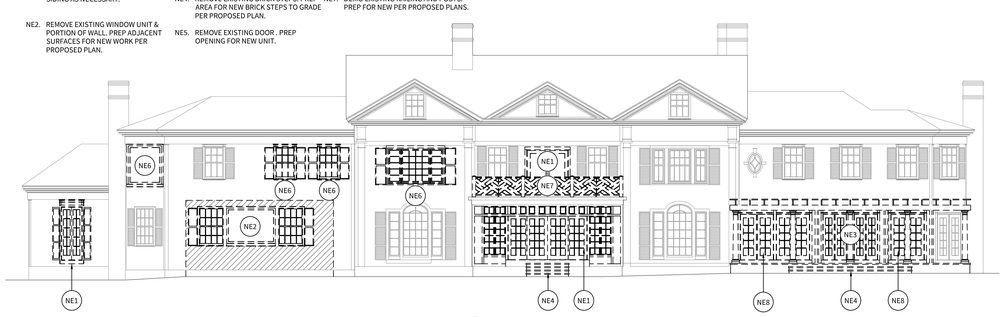
NE4. REMOVE EXISTING BRICK STEPS. PREP AREA FOR NEW BRICK STEPS TO GRADE PER PROPOSED PLAN.

NE5. REMOVE EXISTING DOOR . PREP OPENING FOR NEW UNIT.

NE6. REMOVE EXISTING WINDOW. PREP. AREA FOR NEW UNIT PER PROPOSED PLAN.

NE7. DEMO EXISTING RAILING AND POSTS. PREP FOR NEW PER PROPOSED PLANS.

NE8. REMOVE EXISTING DOORS. PREP EXTERIOR WALL FOR NEW FRAMING PER PROPOSED PLAN.



4 D-1.0 NORTH ELEVATION DEMO
SCALE: 1/8"=1'-0"

FIRST FLOOR DEMOLITION NOTES:

FF1. REMOVE EXISTING WINDOW UNIT & PORTION OF WALL. PREP ADJACENT SURFACES FOR NEW WORK PER PROPOSED PLAN.

FF2. REMOVE EXISTING DOOR, INFILL WALL AS REQUIRED PER PROPOSED PLAN.

FF3. REMOVE EXISTING DOOR & PORTION OF WALL. PREP FOR NEW CASED OPENING.

FF4. REMOVE MILLWORK, CABINETS, ALL EQUIPMENT & BUILT-INS. PATCH FLOOR & WALLS AS NECESSARY. PREP AREA FOR NEW WORK PER PROPOSED PLAN.

FF5. REMOVE FAUX CEILING BEAMS. PATCH & REPAIR EXISTING WALLS & CEILINGS AS NECESSARY. PREP FOR NEW PAINT AND/OR WALLPAPER - COORDINATE w/ INTERIOR DESIGNER.

FF6. REMOVE EXISTING PERGOLA & BRICK PATIO. PREP ADJACENT SURFACES FOR NEW ADDITION PER PROPOSED PLAN.

FF7. REMOVE EXISTING DOOR. PREP FOR NEW WINDOW/DOOR UNIT PER PROPOSED PLAN. REPAIR OR REPLACE SIDING AS NECESSARY.

FF8. REMOVE EXISTING BRICK STEPS. PREP AREA FOR NEW BRICK STEPS TO GRADE PER PROPOSED PLAN.

FF9. REMOVE EXISTING WOODEN PORCH, STAIR, DOOR & OVERHANG. PREP AREA FOR NEW WORK PER PROPOSED PLAN. PATCH OR REPAIR SIDING AS NECESSARY.

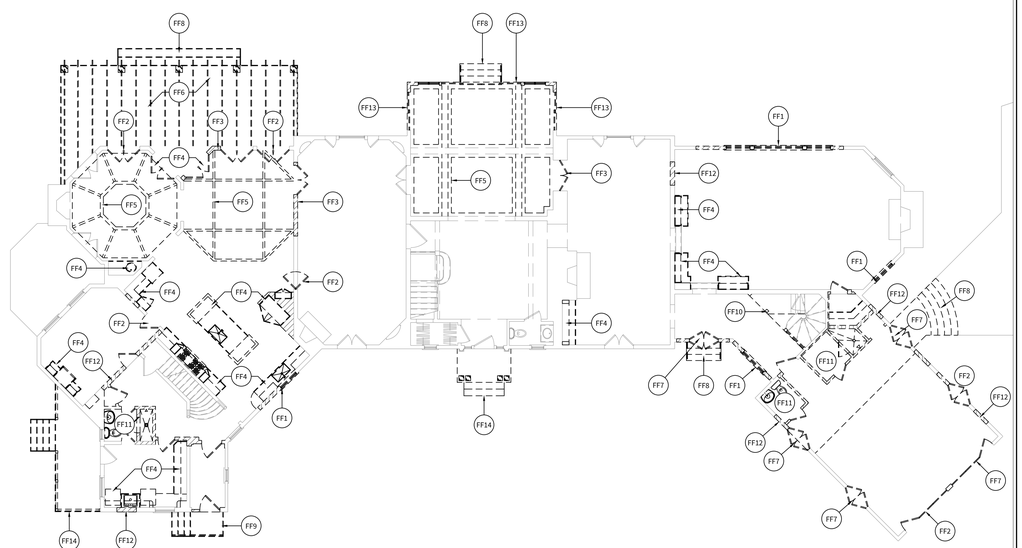
FF10. REMOVE INTERIOR COLUMNS OR INCORPORATE INTO NEW WALL PER PROPOSED PLANS.

FF11. REMOVE BATHROOM FIXTURES AND FINISHES. PREP AREA FOR NEW WORK PER PROPOSED PLAN.

FF12. REMOVE PORTION OF EXISTING WALL. PREP. FOR NEW WORK PER PROPOSED PLAN.

FF13. REMOVE EXISTING DOOR . PREP OPENING FOR NEW UNIT.

FF14. REMOVE EXISTING WOODEN PORCH, STAIR & OVERHANG. PREP AREA FOR NEW WORK PER PROPOSED PLAN. PATCH OR REPAIR SIDING AS NECESSARY.



1 D-1.0 FIRST FLOOR DEMO PLAN
SCALE: 1/8"=1'-0"

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DEMOLITION PLANS

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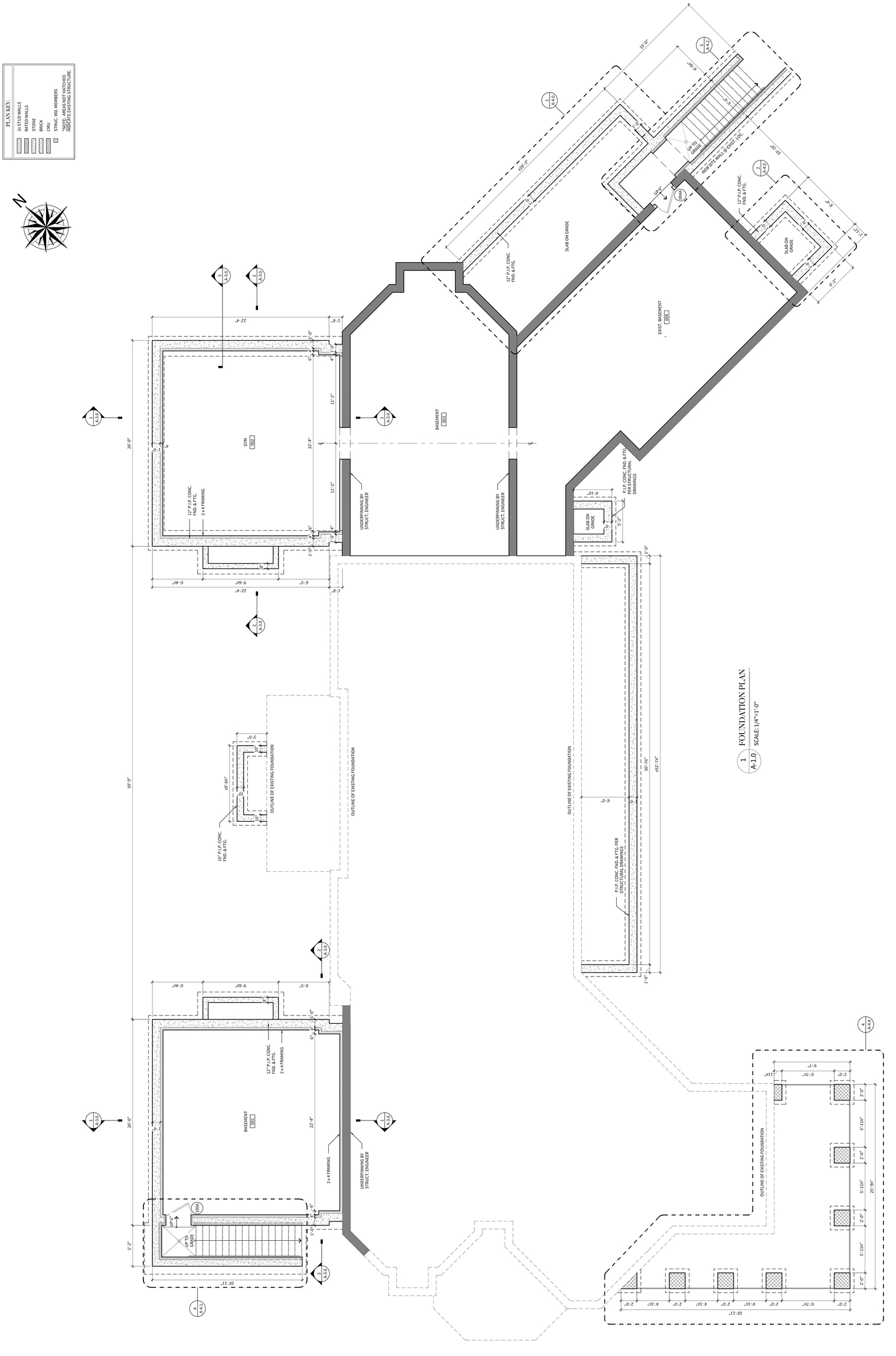
D-1.0



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FOUNDATION PLAN

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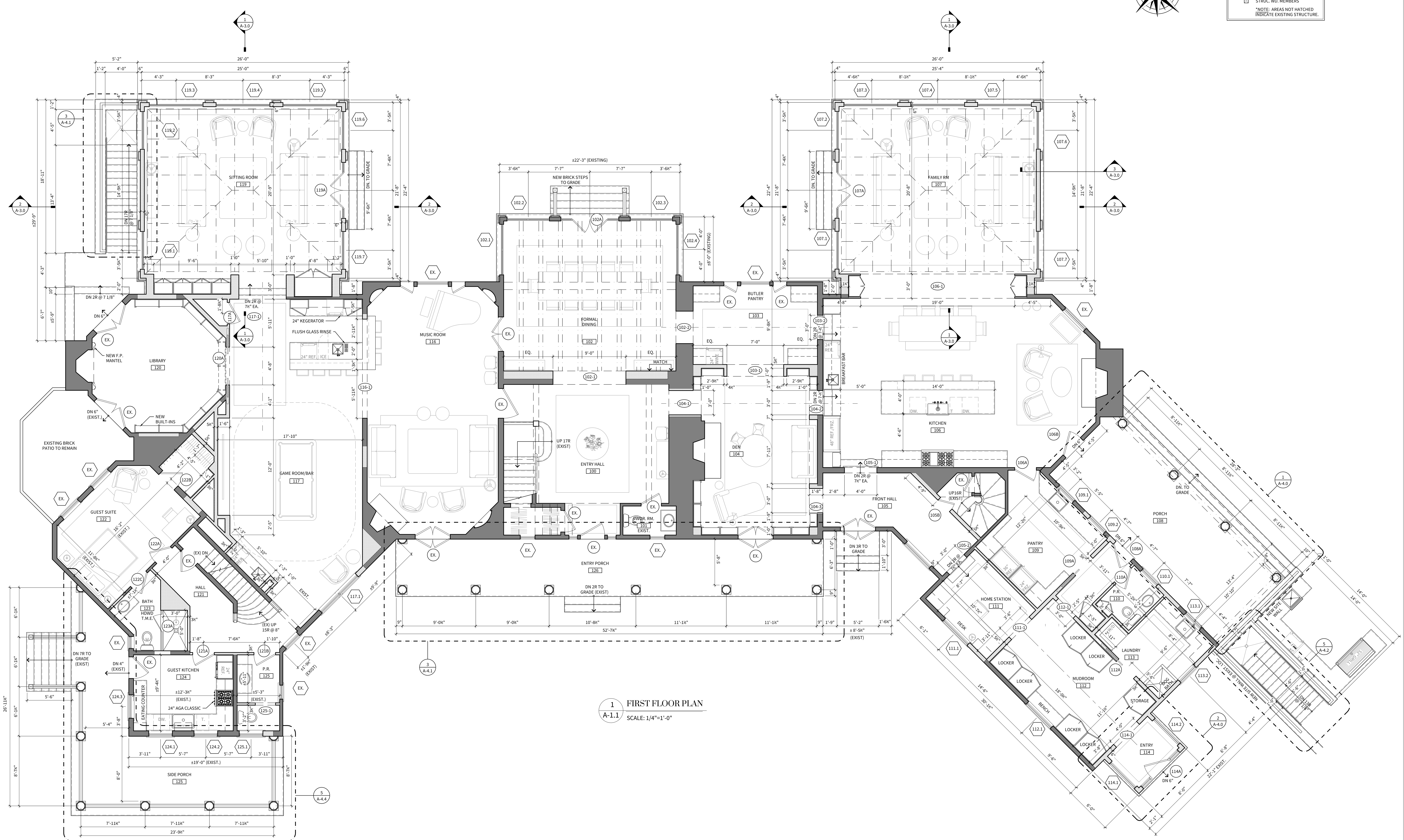

1 / A-1.1 FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

PLAN KEY:

- 2x STUD WALLS
- RATED WALLS
- STONE
- BRICK
- CMU
- STRUC. WD. MEMBERS

*NOTE: AREAS NOT HATCHED INDICATE EXISTING STRUCTURE.

STATE OF NEW JERSEY REGISTERED ARCHITECT Warren M. Fisher 21AI02265600

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FIRST FLOOR PLAN

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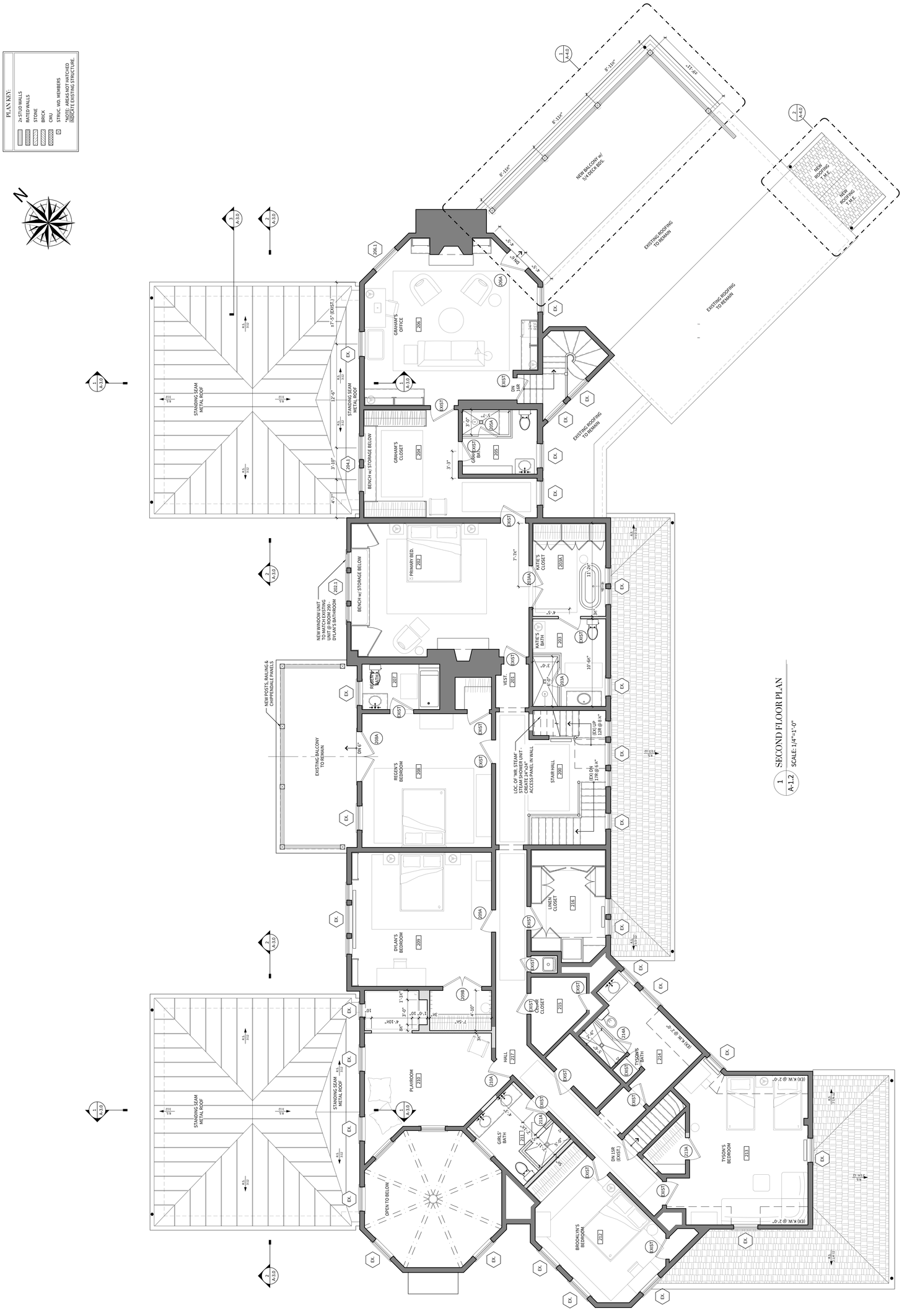

1 SECOND FLOOR PLAN
A-1.2
SCALE: 1/4"=1'-0"

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SECOND FLOOR PLAN

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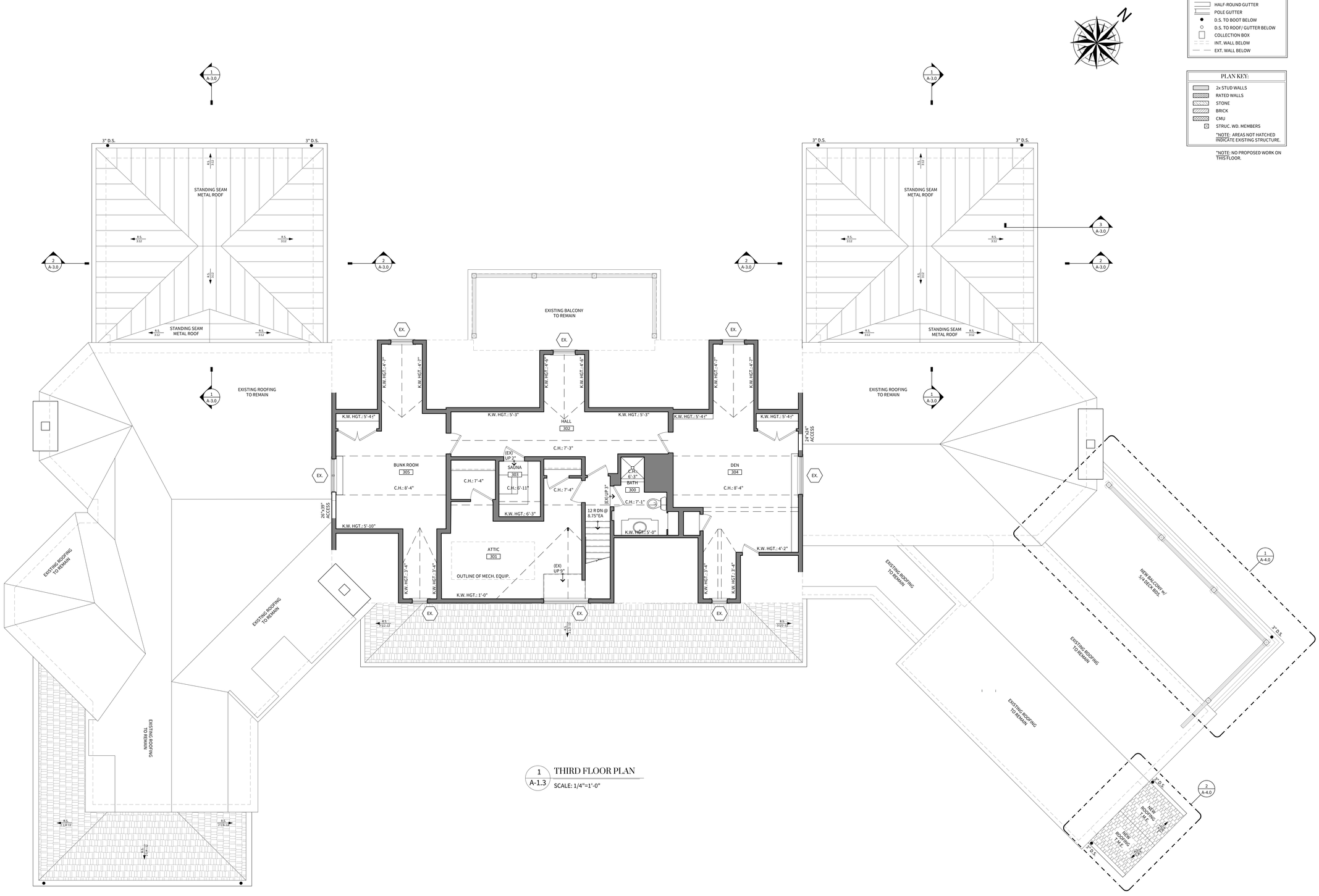
A-1.2



1 A-1.3 THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"

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THIRD FLOOR PLAN

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GENERAL NOTES:

1. EXISTING BRICK FOUNDATION TO BE RESTORED. EXPOSE, REPAIR, PATCH, & RE-POINT BRICK AS NECESSARY AROUND THE ENTIRE PERIMETER OF HOUSE
2. REPAIR OR REPLACE EXISTING SIDING ON ALL ELEVATIONS AS NECESSARY. EMBELLISHMENTS, EAVE MOLDINGS, CORNER BOARDS AND SKIRTING TO MATCH EXISTING. REPAINT AS REQUIRED.
3. ALL GUTTERS & DOWN SPOUTS TO BE REPLACED w/ COPPER HALF-ROUND

2 A-2.0 NORTH ELEVATION
SCALE: 1/4"=1'-0"

1 A-2.0 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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ELEVATIONS

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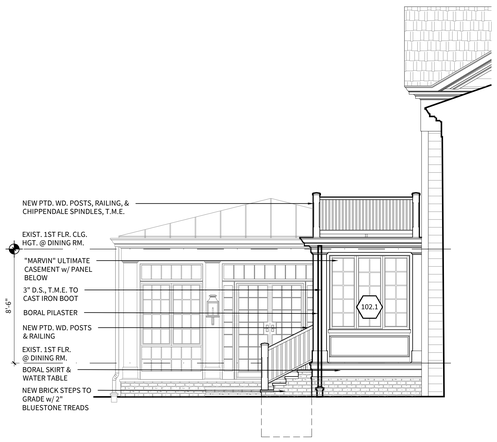
GENERAL NOTES:

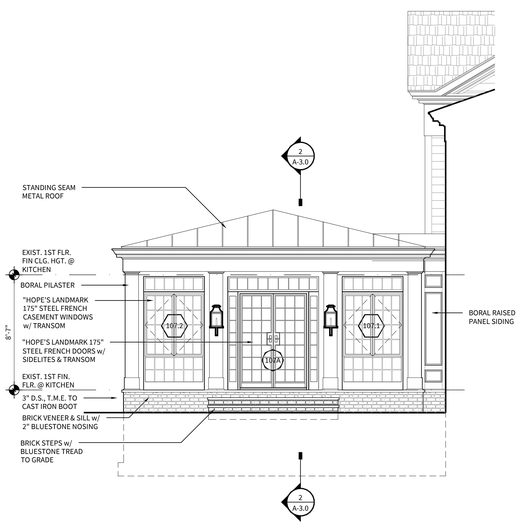
1. EXISTING BRICK FOUNDATION TO BE RESTORED. EXPOSE, REPAIR, PATCH, & RE-POINT BRICK AS NECESSARY AROUND THE ENTIRE PERIMETER OF HOUSE

2. REPAIR OR REPLACE EXISTING SIDING ON ALL ELEVATIONS AS NECESSARY. EMBELLISHMENTS, EAVE MOLDINGS, CORNER BOARDS AND SKIRTING TO MATCH EXISTING. REPAIR & REPAINT AS REQUIRED.



4 A-2.1 HIDDEN DINING ROOM ELEVATION
SCALE: 1/4"=1'-0"

2 A-2.1 EAST ELEVATION
SCALE: 1/4"=1'-0"



3 A-2.1 HIDDEN FAMILY ROOM/ GAME ROOM ELEVATION
SCALE: 1/4"=1'-0"

1 A-2.1 WEST ELEVATION
SCALE: 1/4"=1'-0"

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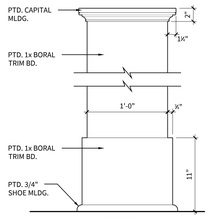
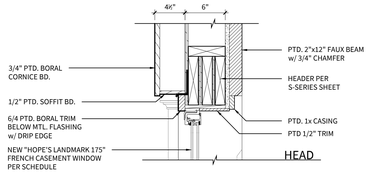
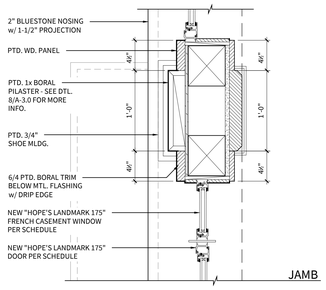


ELEVATION

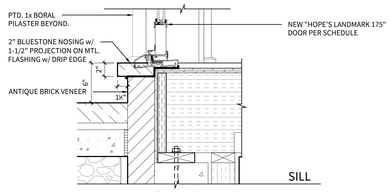
8 A-3.0 EXTERIOR PILASTER DETAIL
SCALE: 1-1/2"=1'-0"



HEAD

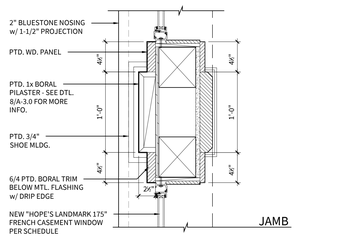


JAMB



SILL

7 A-3.0 DOOR H/J/S DETAIL
SCALE: 1-1/2"=1'-0"



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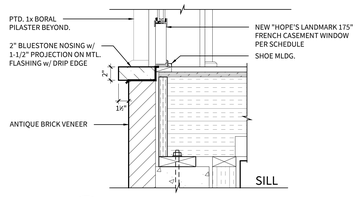
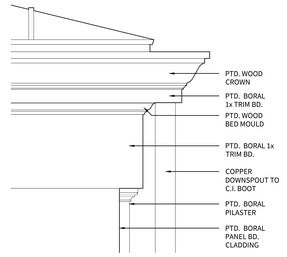
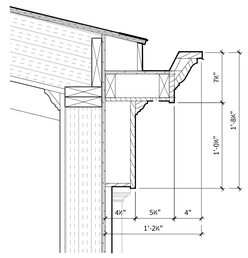


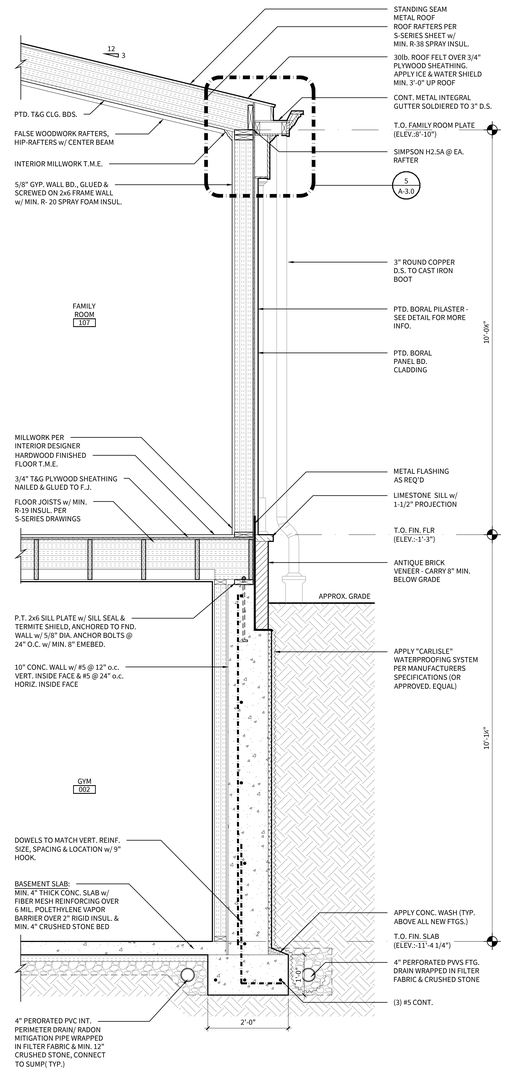
SILL

6 A-3.0 WINDOW H/J/S DETAIL
SCALE: 1-1/2"=1'-0"





5 A-3.0 CORNICE DETAIL
SCALE: 1-1/2"=1'-0"



3 A-3.0 WALL SECTION
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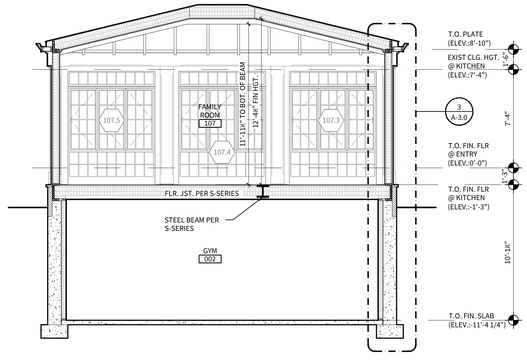
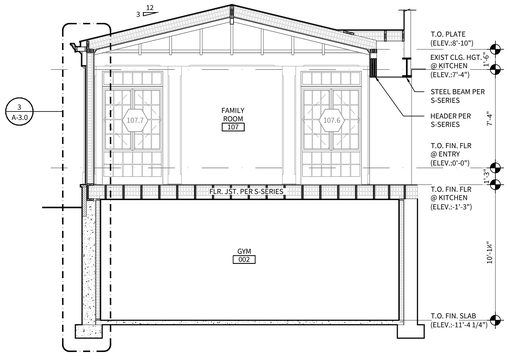


2 A-3.0 BUILDING SECTION
SCALE: 1/4"=1'-0"



1 A-3.0 BUILDING SECTION
SCALE: 1/4"=1'-0"

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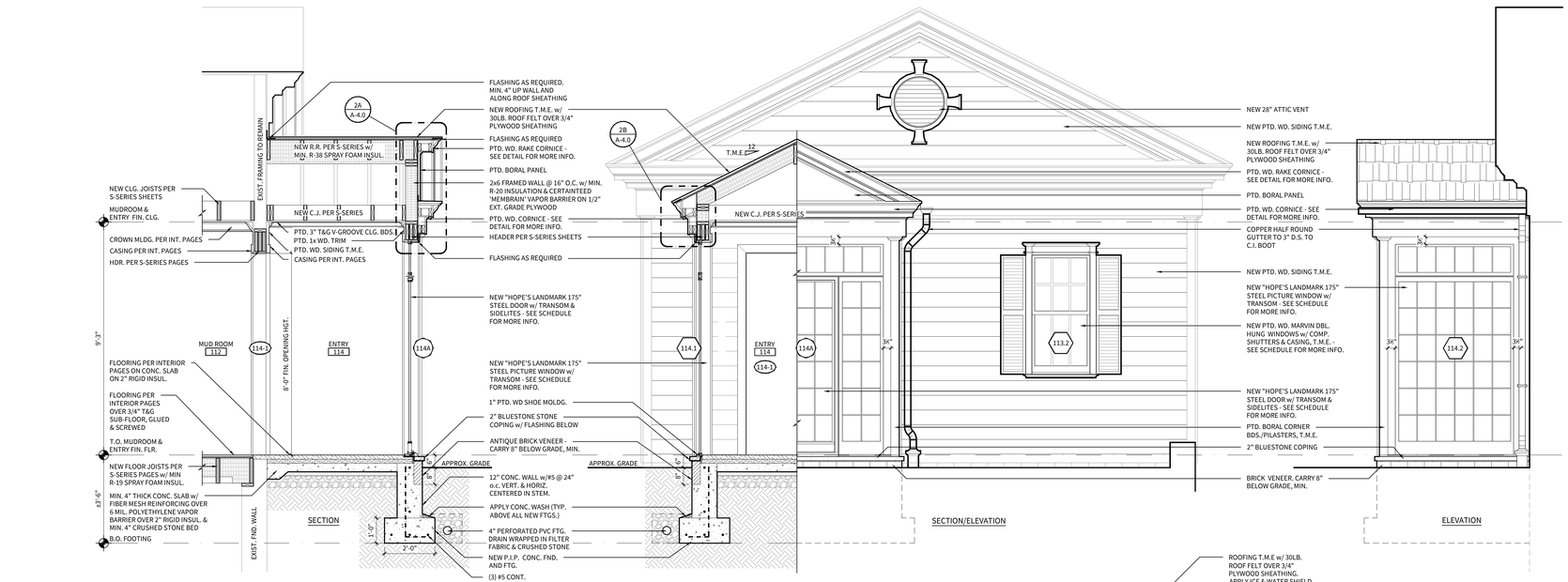
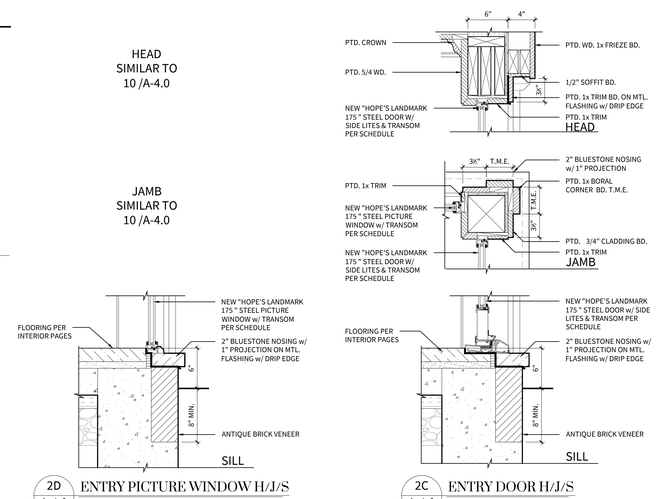
A-3.0



2A A-4.0 2B A-4.0 114-1 114.1 114A 113.2 114.2

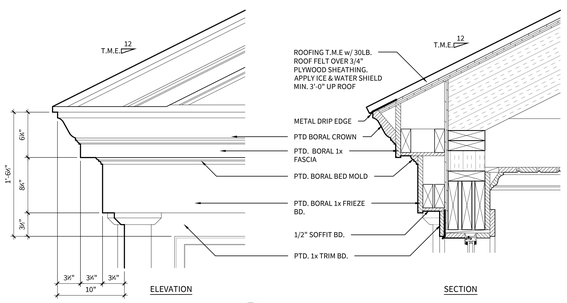
HEAD SIMILAR TO 10 /A-4.0

JAMB SIMILAR TO 10 /A-4.0



2D A-4.0 ENTRY PICTURE WINDOW H/J/S
SCALE: 1-1/2"=1'-0"

2C A-4.0 ENTRY DOOR H/J/S
SCALE: 1-1/2"=1'-0"



2B A-4.0 EAVE DETAIL
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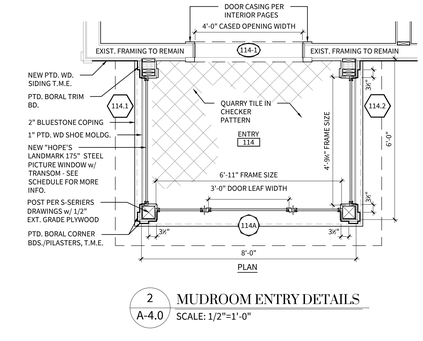
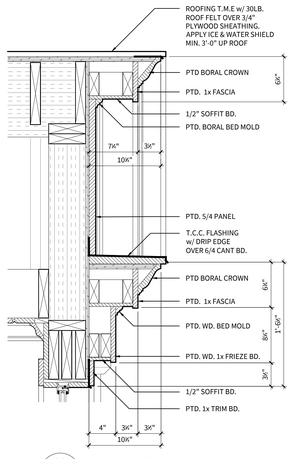


2 A-4.0 MUDROOM ENTRY DETAILS
SCALE: 1/2"=1'-0"



2A A-4.0 RAKE DETAIL
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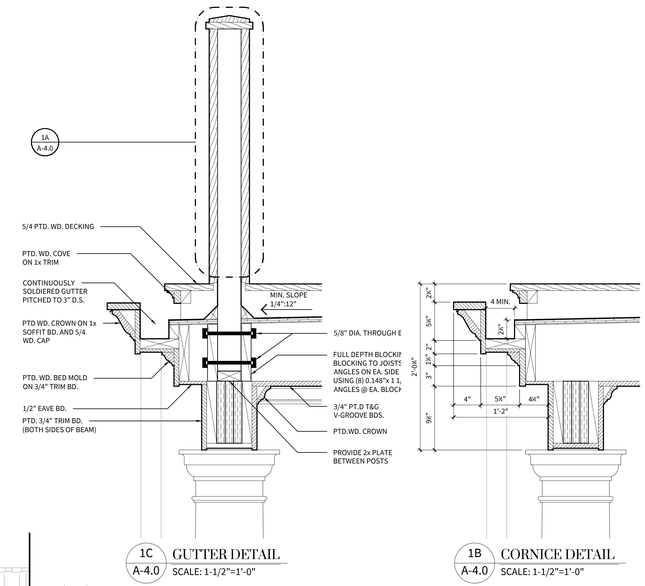
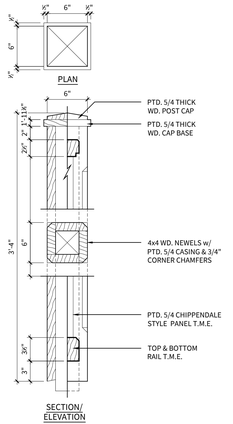


1C A-4.0 GUTTER DETAIL
SCALE: 1-1/2"=1'-0"

1B A-4.0 CORNICE DETAIL
SCALE: 1-1/2"=1'-0"



1A A-4.0 POST DETAIL
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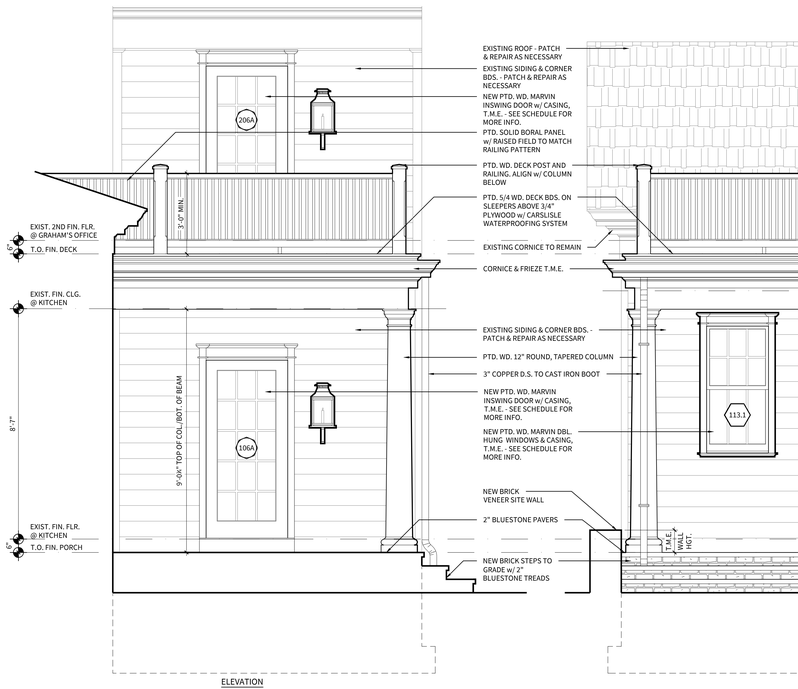

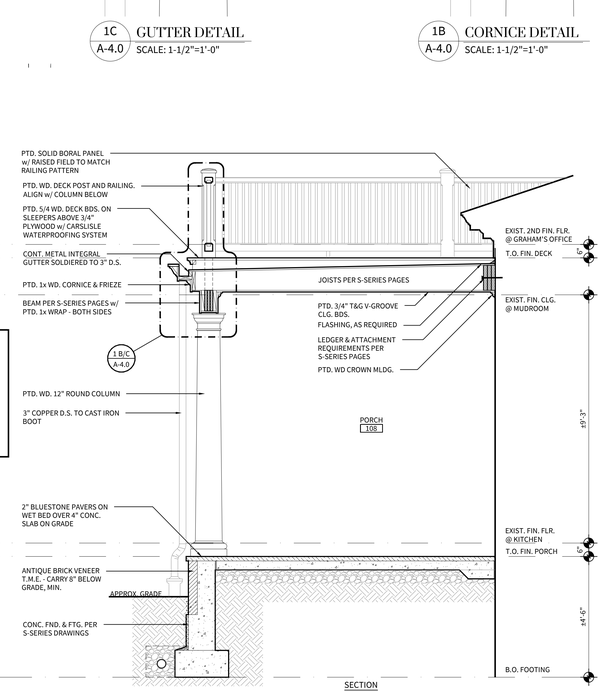

1 A-4.0 PORCH ADDITION DETAILS
SCALE: 1/2"=1'-0"

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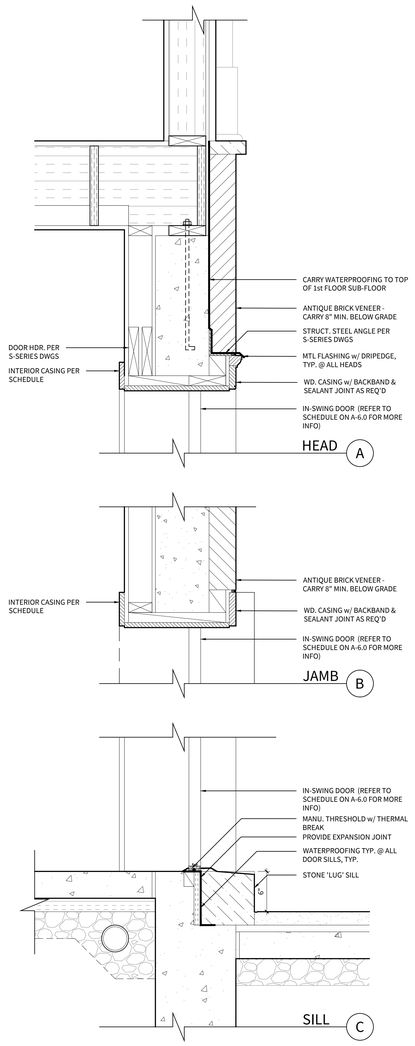
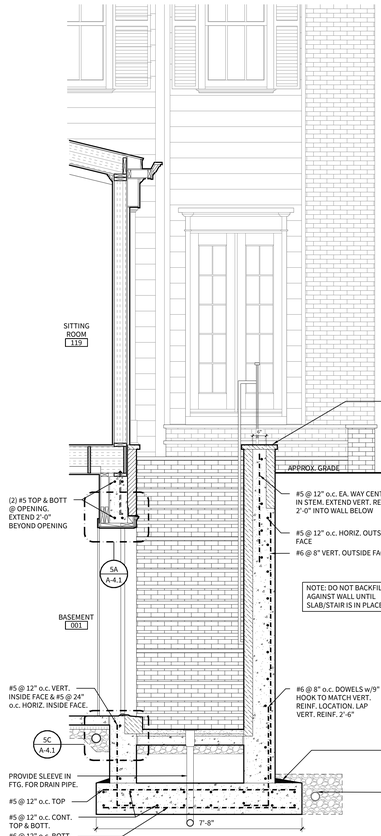
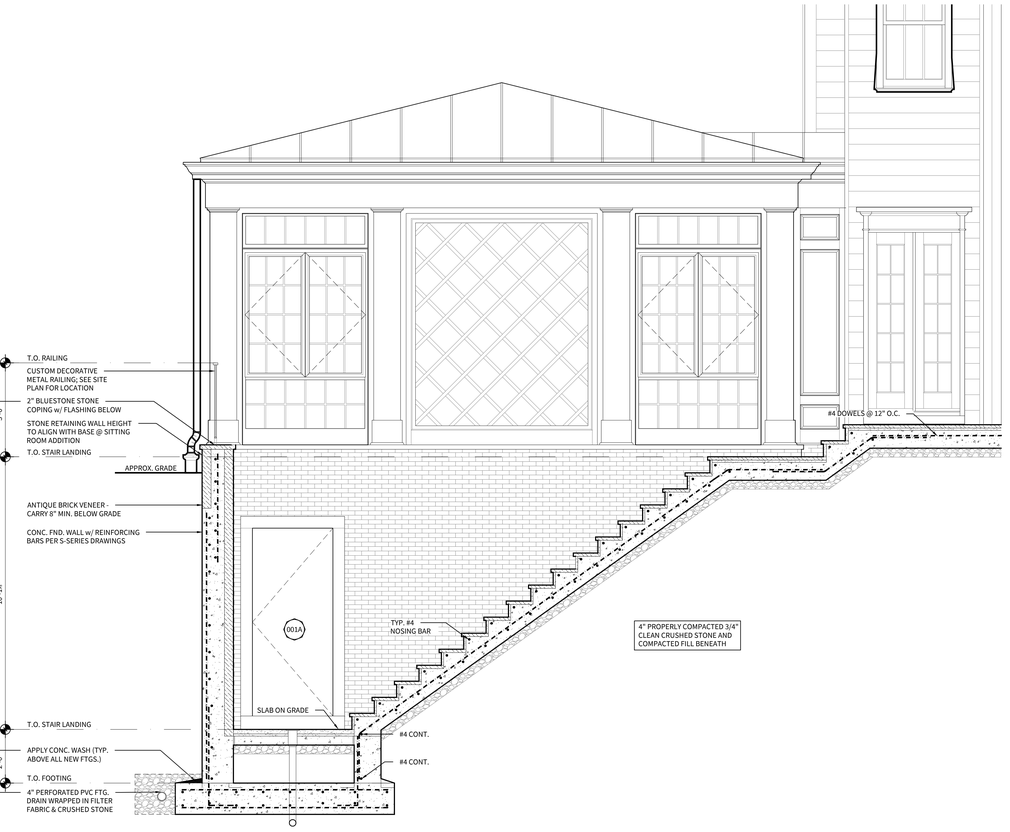
A-4.0



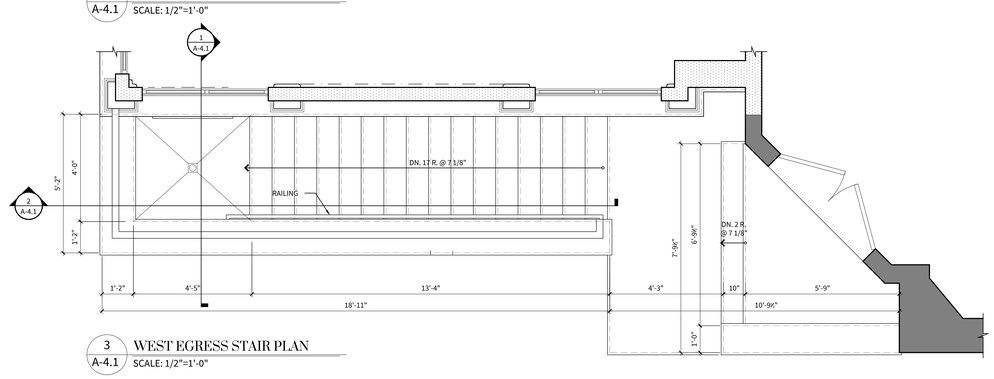
5 EGRESS DOOR H/J/S DETAIL
A-4.1 SCALE: 1/2"=1'-0"



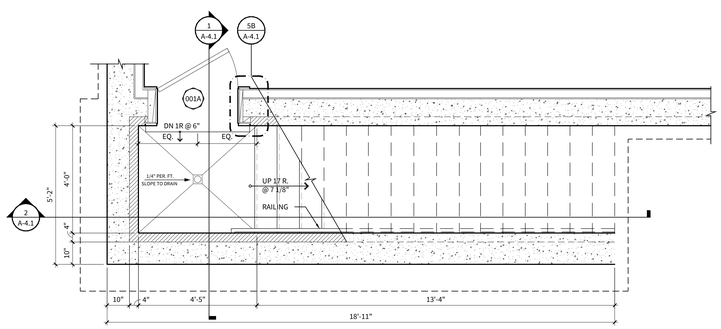
1 WEST EGRESS STAIR SECTION
A-4.1 SCALE: 1/2"=1'-0"



2 WEST EGRESS STAIR SECTION
A-4.1 SCALE: 1/2"=1'-0"



3 WEST EGRESS STAIR PLAN
A-4.1 SCALE: 1/2"=1'-0"



4 WEST EGRESS STAIR FDN PLAN
A-4.1 SCALE: 1/2"=1'-0"

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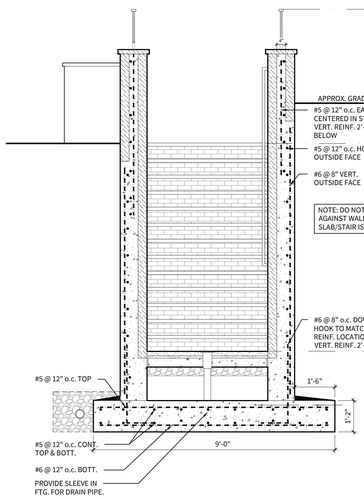
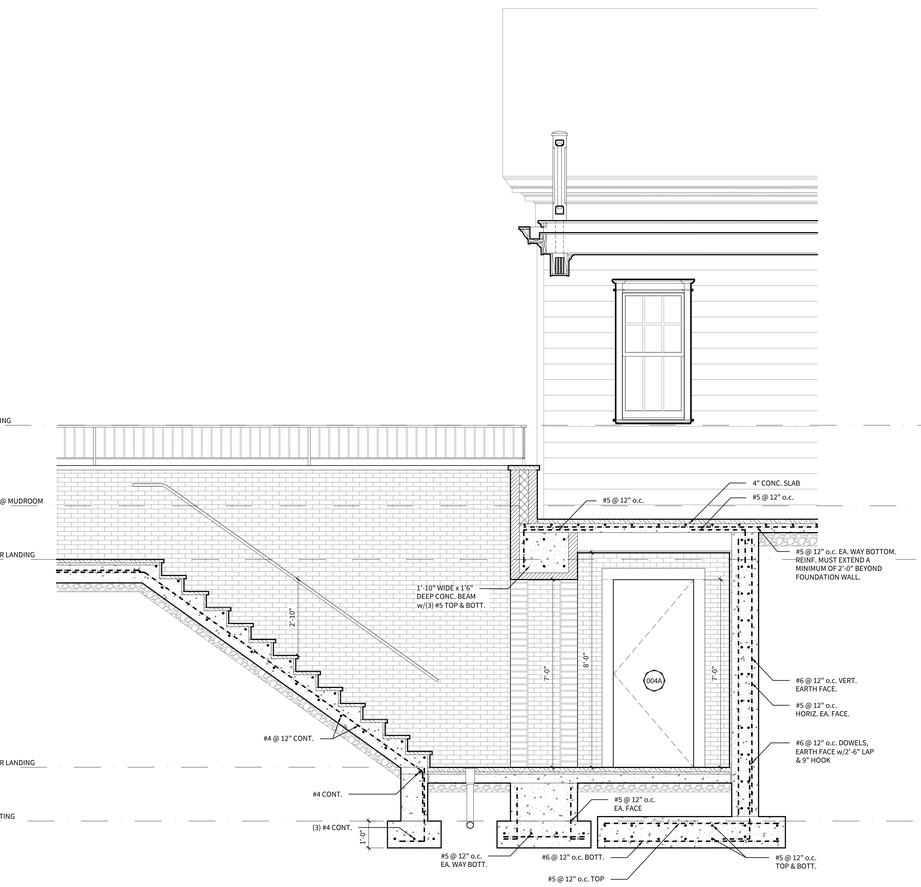
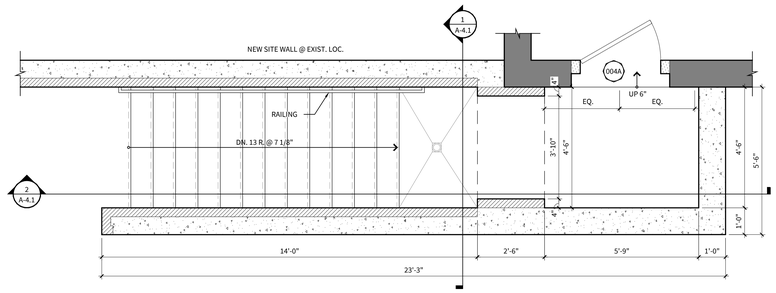


1 A-4.2 EAST EGRESS STAIR SECTION
SCALE: 1/2"=1'-0"

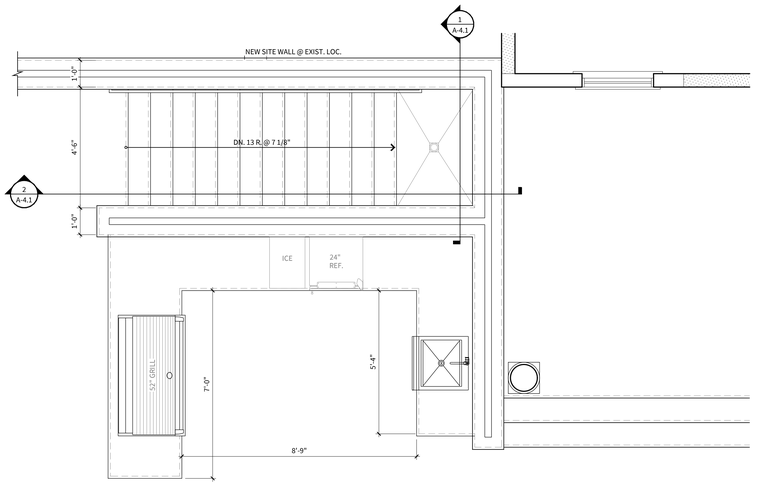


2 A-4.2 EAST EGRESS STAIR SECTION
SCALE: 1/2"=1'-0"

3 A-4.2 EAST EGRESS STAIR ELEVATION
SCALE: 1/2"=1'-0"



4 A-4.2 EAST EGRESS STAIR PLAN
SCALE: 1/2"=1'-0"



5 A-4.2 EAST EGRESS STAIR PLAN
SCALE: 1/2"=1'-0"

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EAST EGRESS STAIR DETAIL

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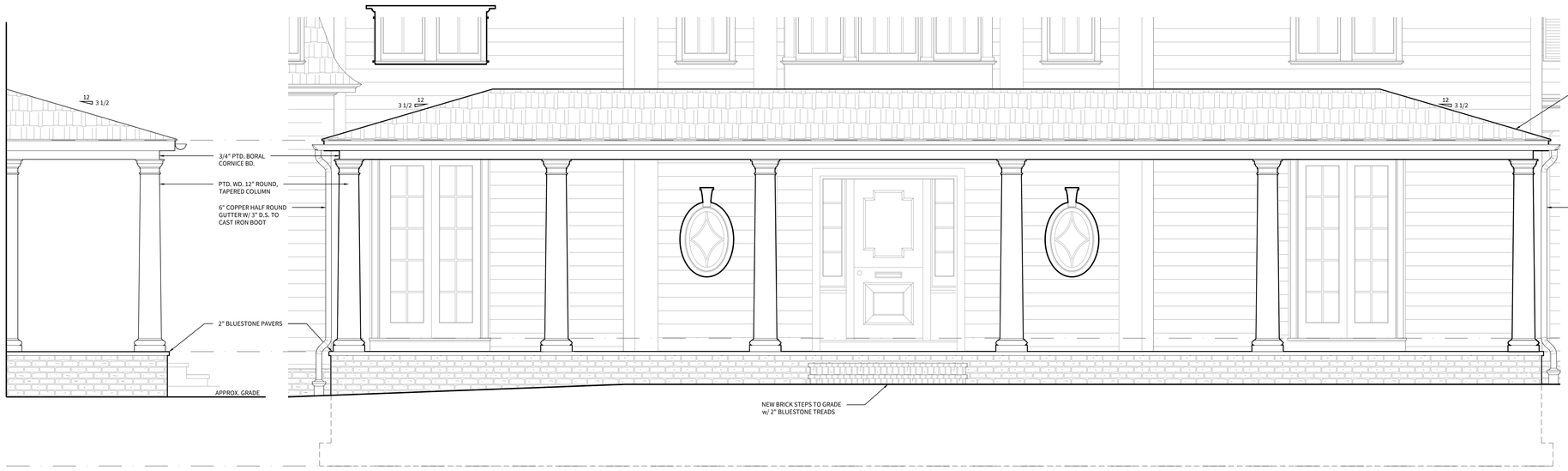
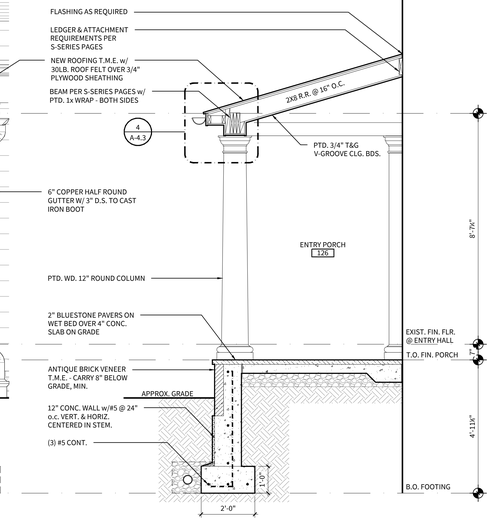
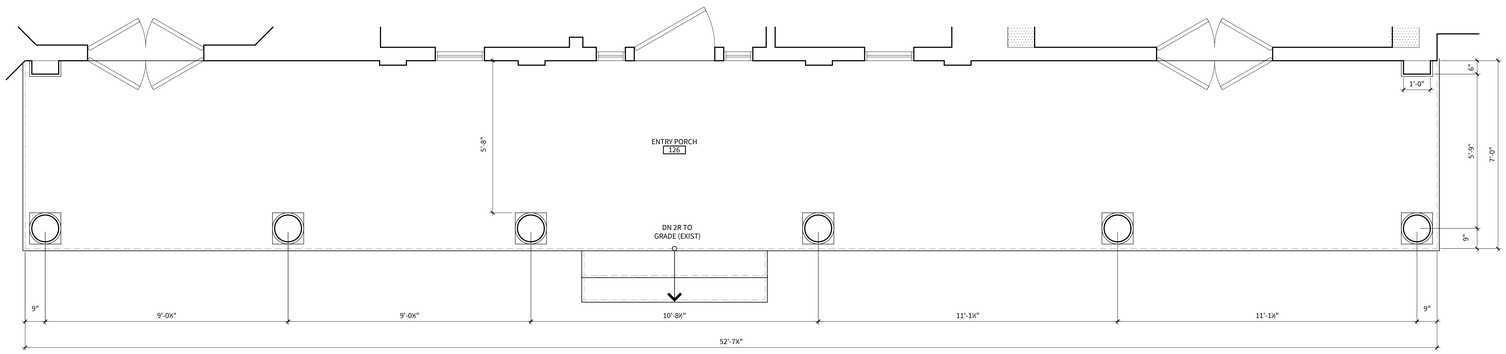
A-4.2



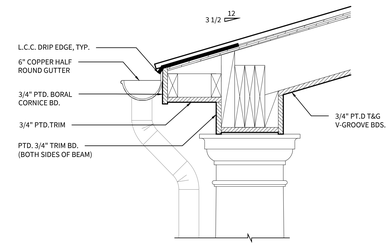
1 A-4.3 ENTRY PORCH SIDE ELEVATION
SCALE: 1/2"=1'-0"

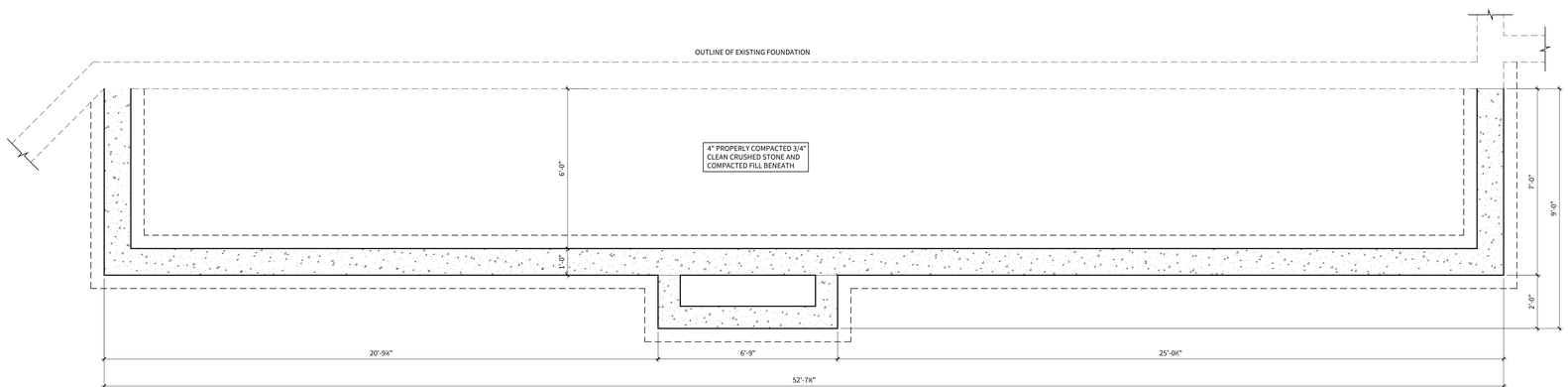


3 A-4.3 ENTRY PORCH SECTION
SCALE: 1/2"=1'-0"

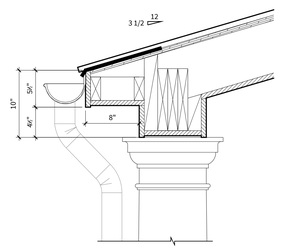


4 A-4.3 ENTRY PORCH FIRST FLOOR PLAN
SCALE: 1/2"=1'-0"





4 A-4.3 ENTRY PORCH FOUNDATION PLAN
SCALE: 1/2"=1'-0"



4 A-4.3 PORCH CORNICE DETAIL
SCALE: 1-1/2"=1'-0"

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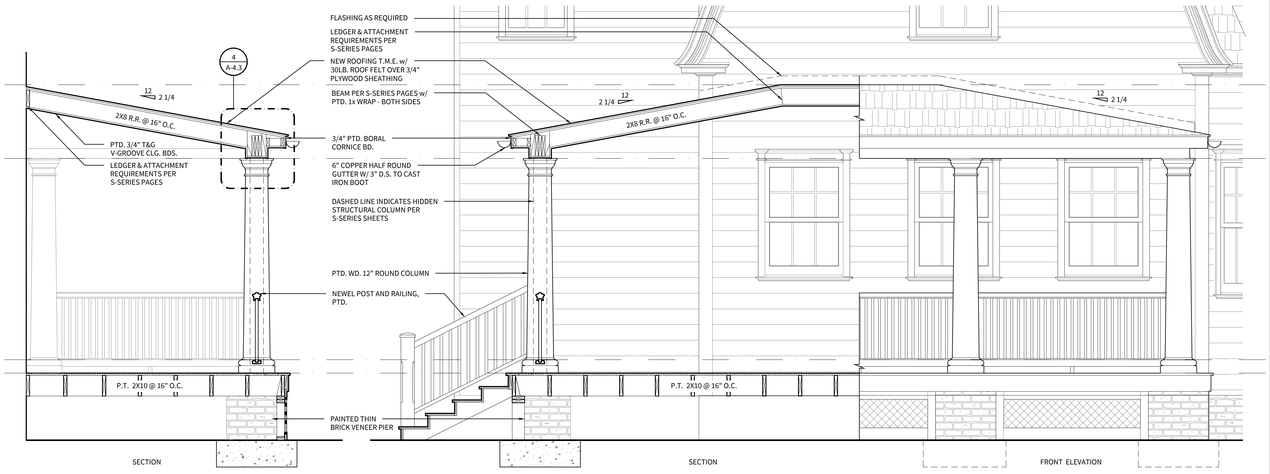
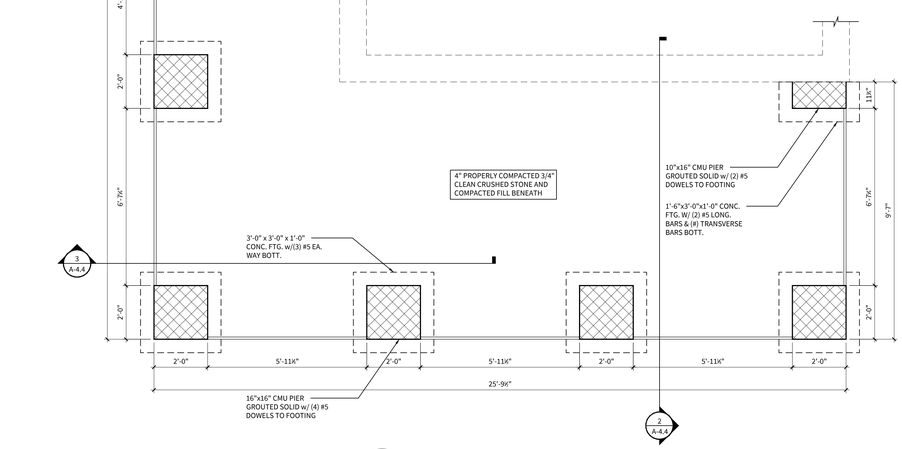
1 A-4.4 SIDE PORCH WEST ELEVATION
SCALE: 1/2"=1'-0"

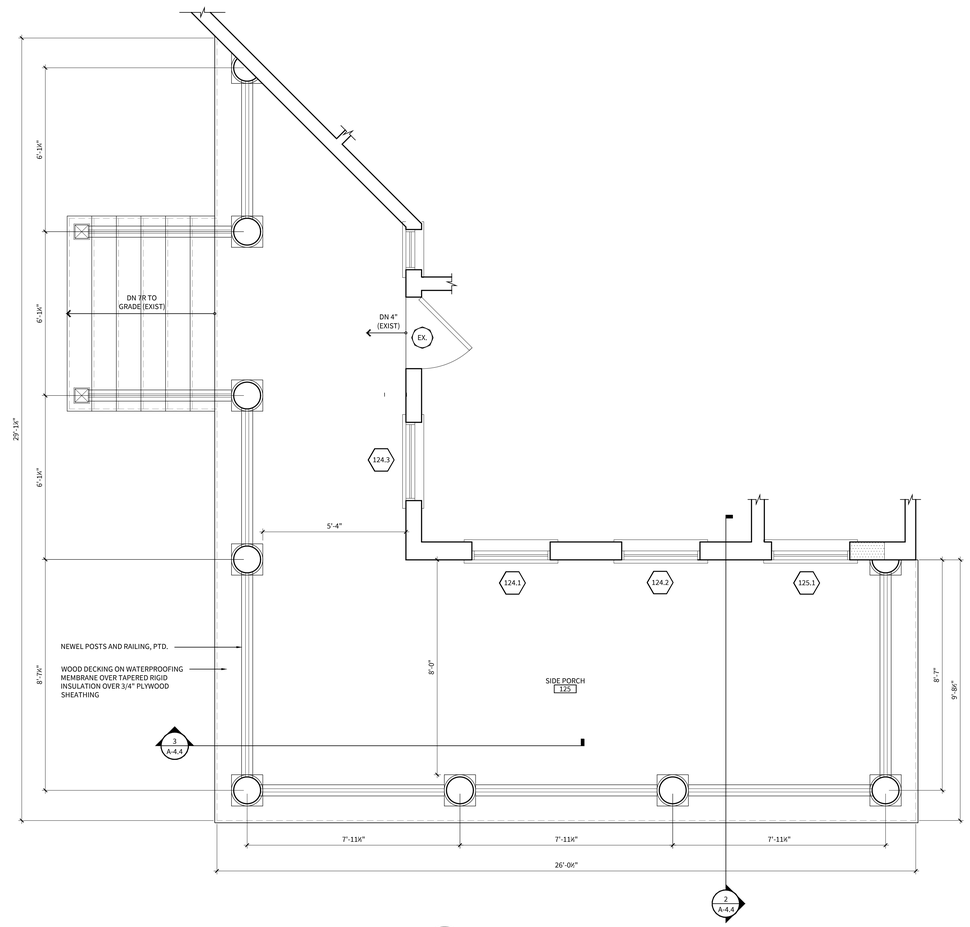


2 A-4.4 SIDE PORCH SECTION
SCALE: 1/2"=1'-0"

3 A-4.4 SIDE PORCH DETAIL
SCALE: 1/2"=1'-0"



4 A-4.4 SIDE PORCH FOUNDATION PLAN
SCALE: 1/2"=1'-0"



5 A-4.4 SIDE PORCH FIRST FLOOR PLAN
SCALE: 1/2"=1'-0"

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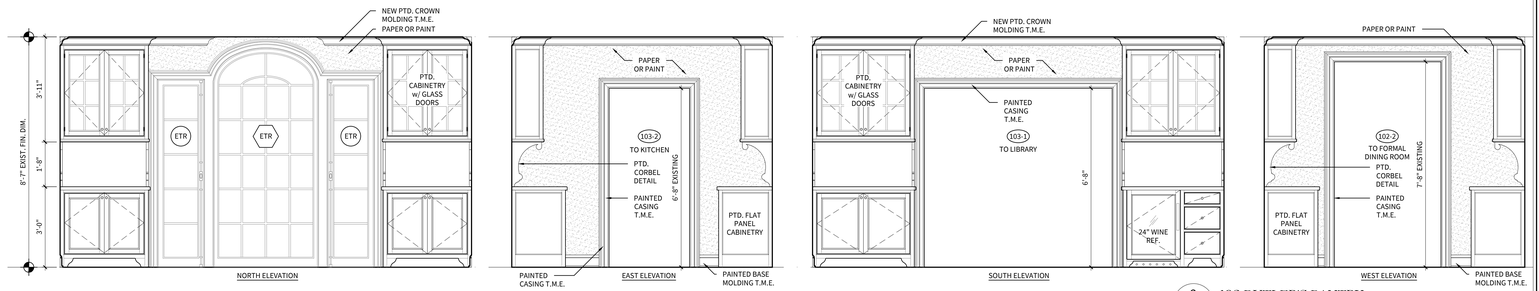
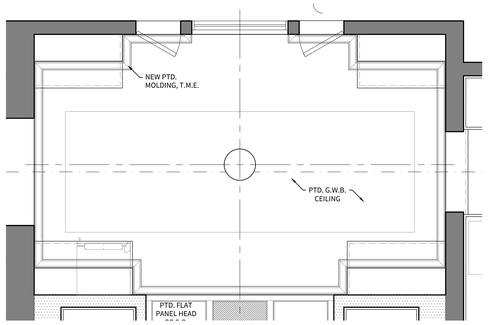


2 A-5.0 103 BUTLER'S PANTRY
SCALE: 1/2"=1'-0"



5 A-5.0 103 BUTLER'S PANTRY RCP
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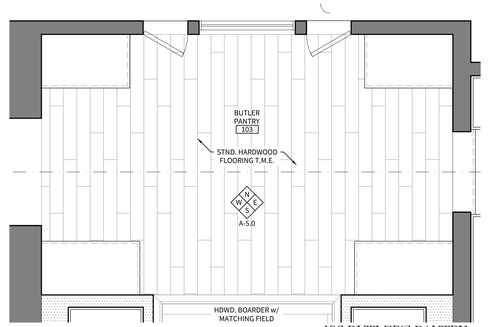
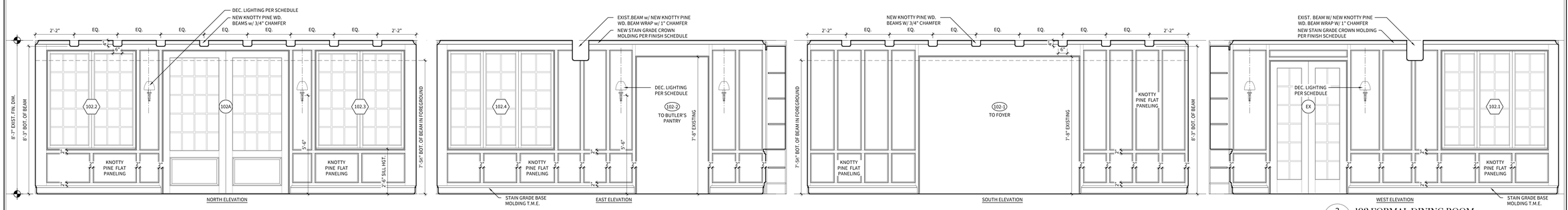
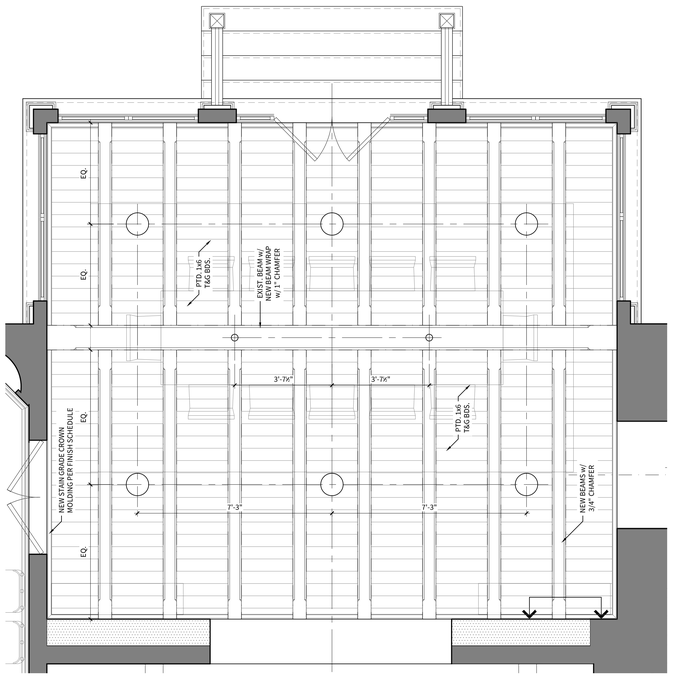


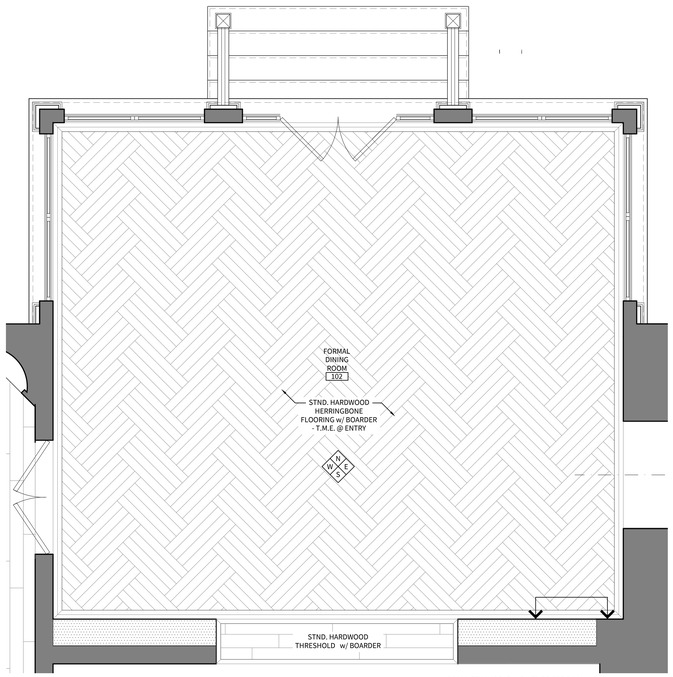
4 A-5.0 103 BUTLER'S PANTRY FLOORING PLAN
SCALE: 1/2"=1'-0"



3 A-5.0 102 FORMAL DINING ROOM
SCALE: 1/2"=1'-0"



2 A-5.0 102 FORMAL DINING ROOM RCP
SCALE: 1/2"=1'-0"



1 A-5.0 102 FORMAL DINING ROOM FLOORING PLAN
SCALE: 1/2"=1'-0"

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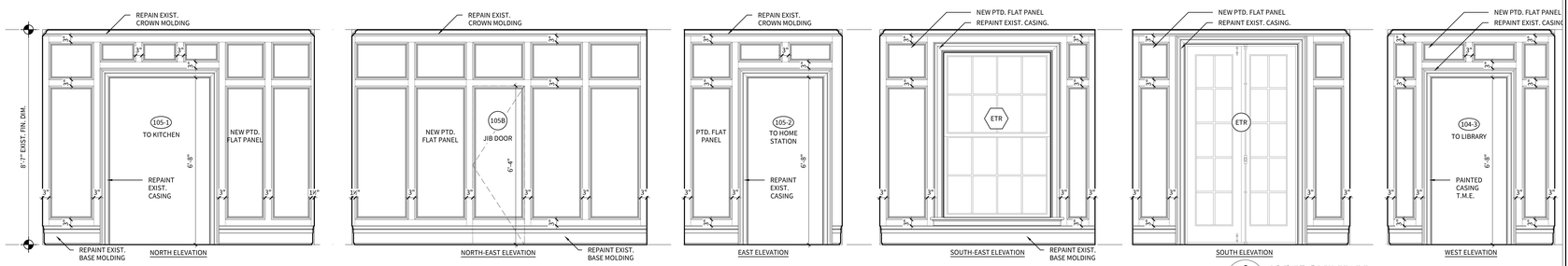
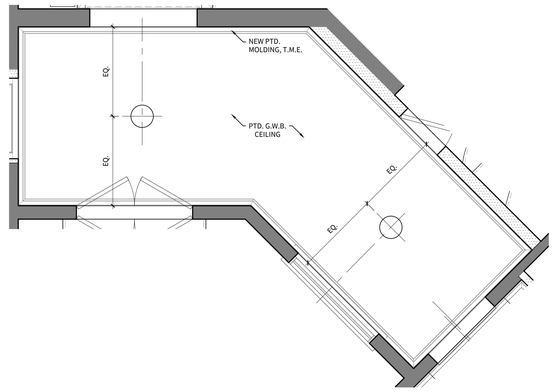
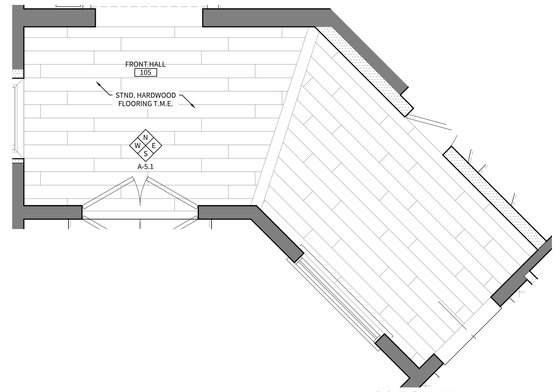


6 A-5.1 105 FRONT HALL
SCALE: 1/2"=1'-0"

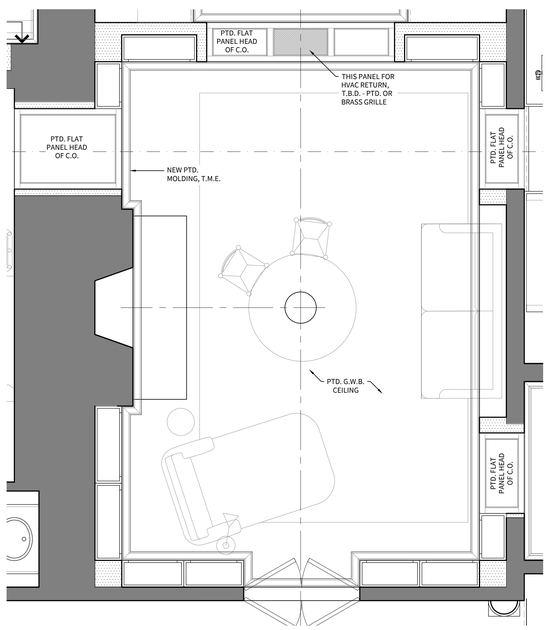


5 A-5.1 105 FRONT HALL RCP
SCALE: 1/2"=1'-0"



4 A-5.1 105 FRONT HALL FLOORING PLAN
SCALE: 1/2"=1'-0"

3 A-5.1 104 DEN
SCALE: 1/2"=1'-0"



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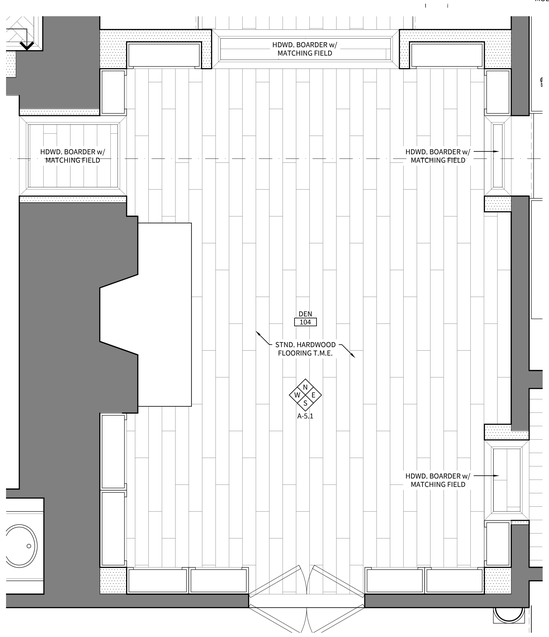

1 A-5.1 104 DEN FLOORING PLAN
SCALE: 1/2"=1'-0"

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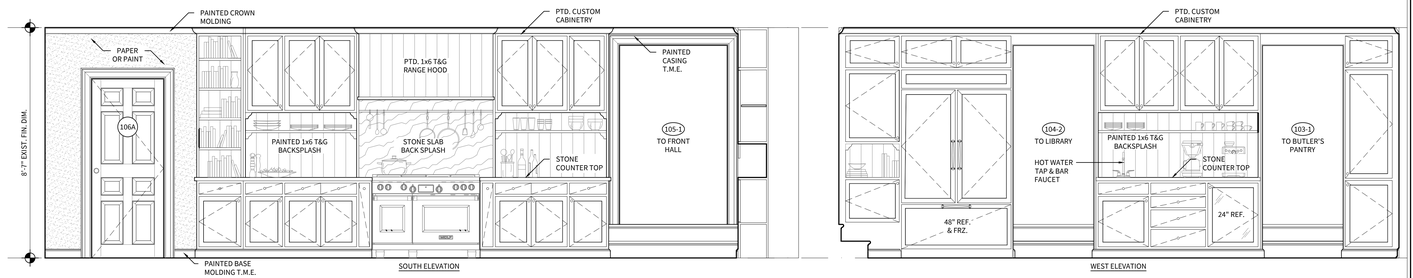
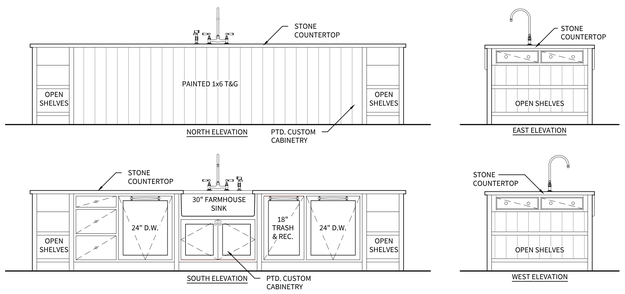
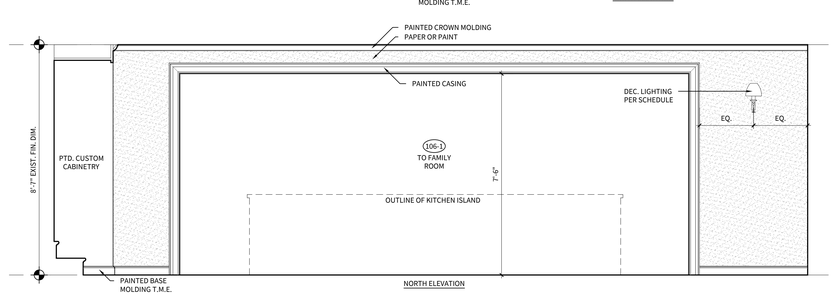
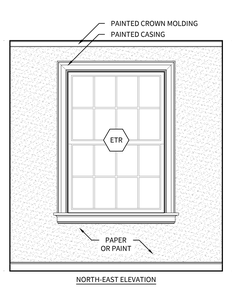
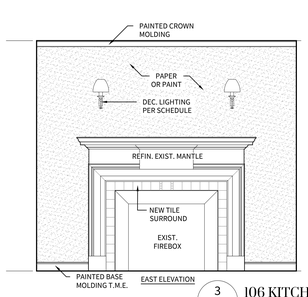
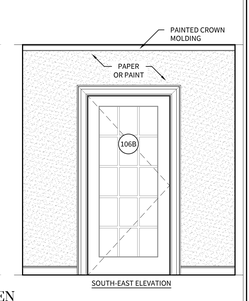




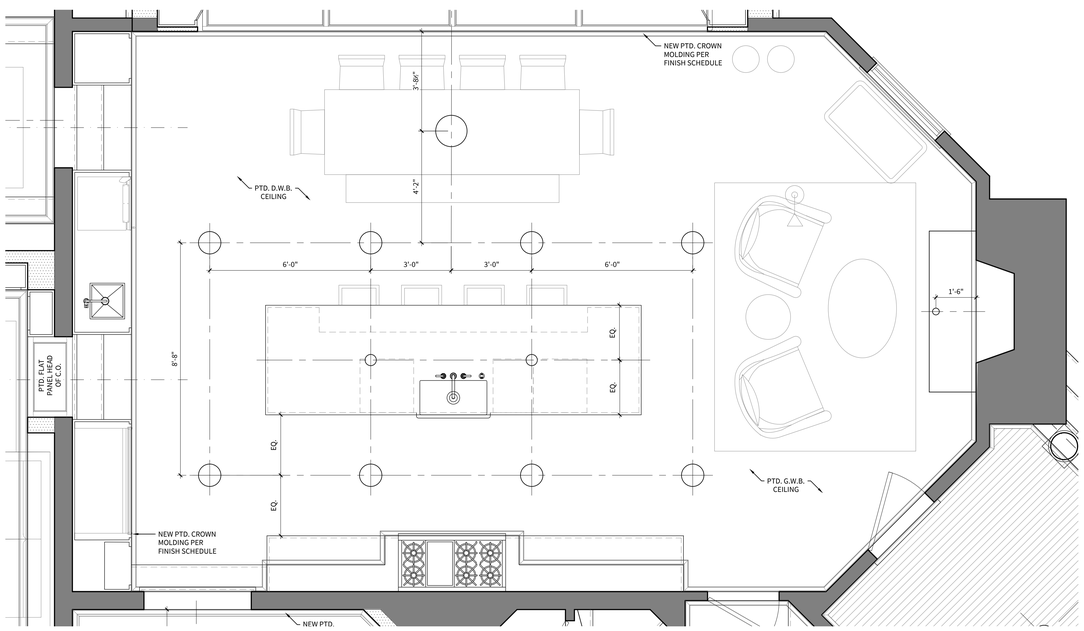




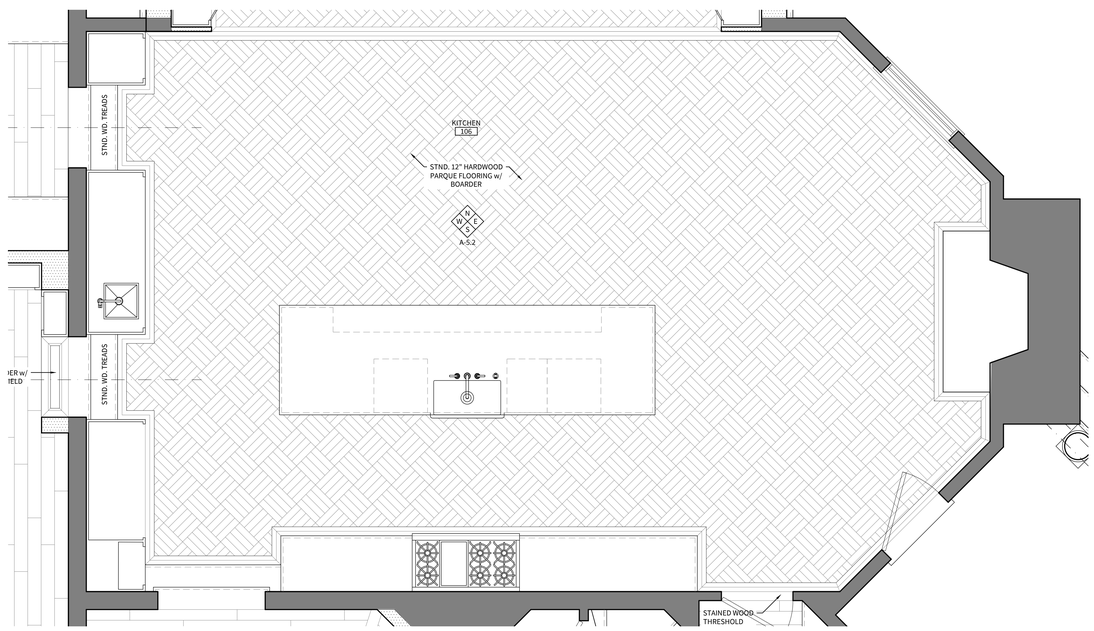




3 A-5.2 106 KITCHEN
SCALE: 1/2"=1'-0"



2 A-5.2 106 KITCHEN RCP
SCALE: 1/2"=1'-0"



1 A-5.2 106 KITCHEN FLOORING PLAN
SCALE: 1/2"=1'-0"

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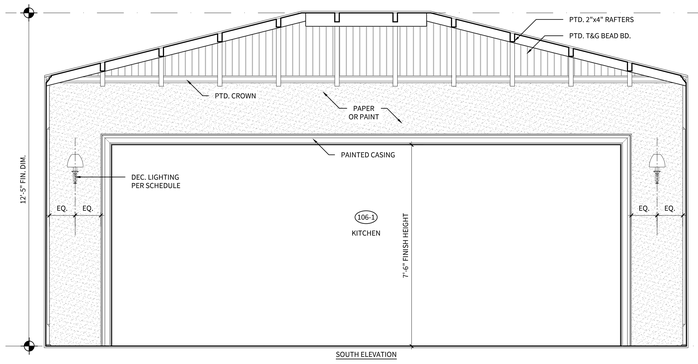
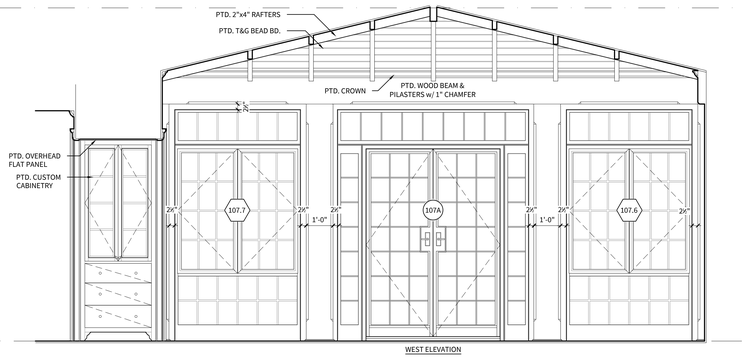
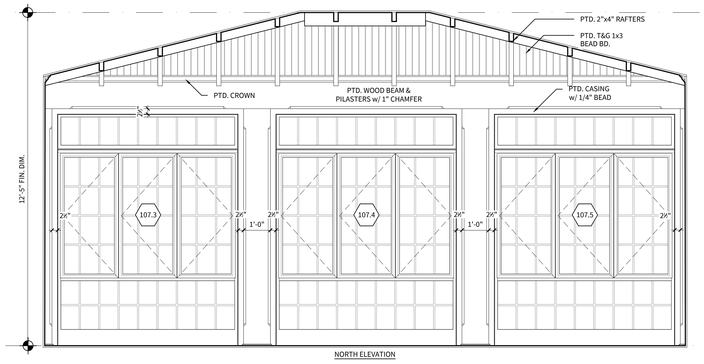


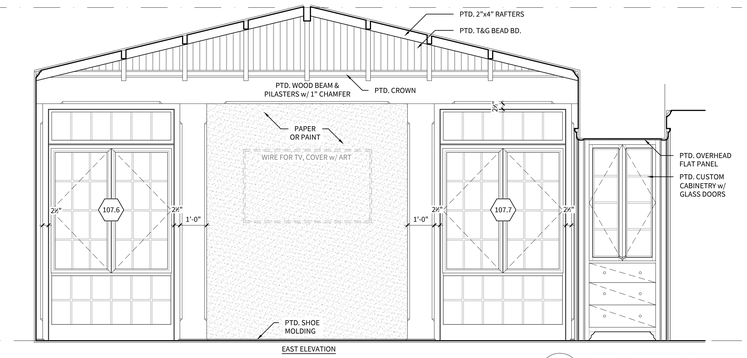
SOUTH ELEVATION



WEST ELEVATION

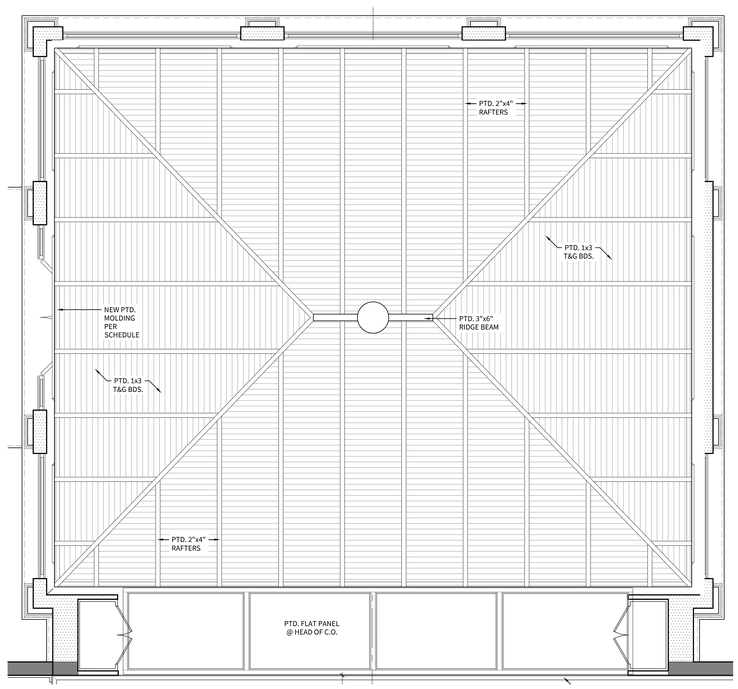


NORTH ELEVATION

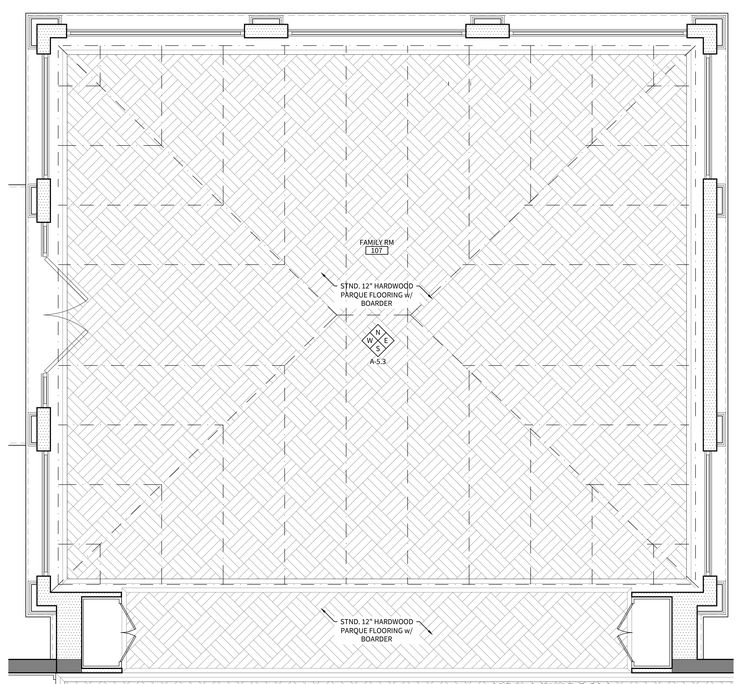


EAST ELEVATION

3 A-5.3 107 FAMILY ROOM
SCALE: 1/2"=1'-0"



2 A-5.3 107 FAMILY ROOM RCP
SCALE: 1/2"=1'-0"



1 A-5.3 107 FAMILY ROOM FLOORING PLAN
SCALE: 1/2"=1'-0"

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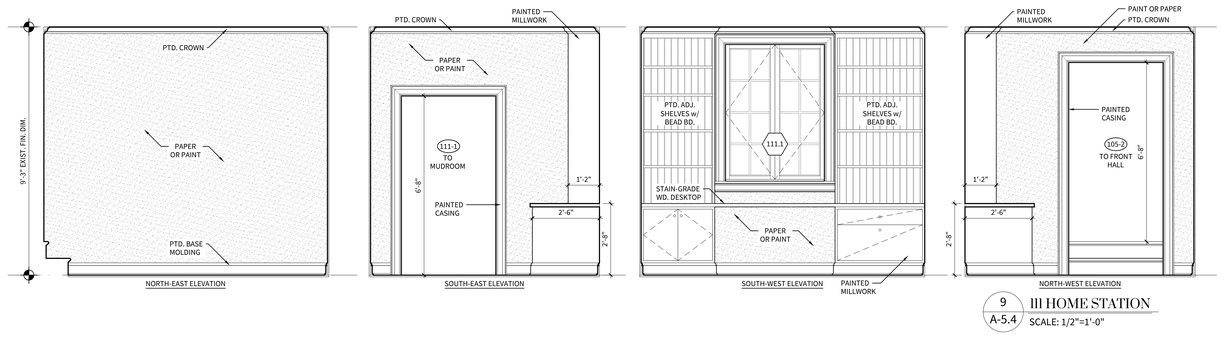
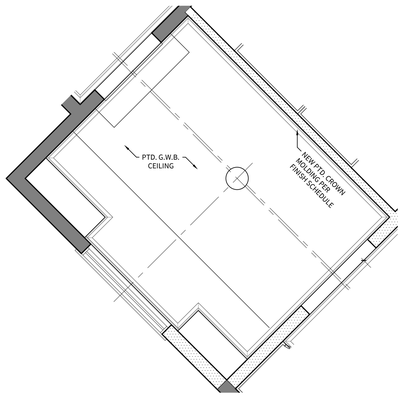
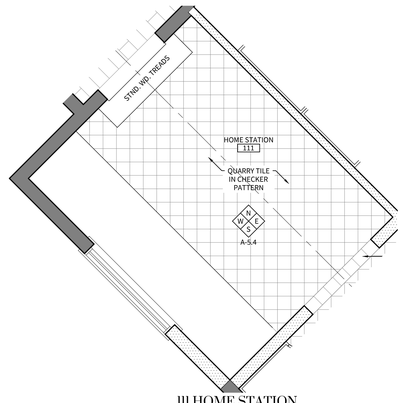


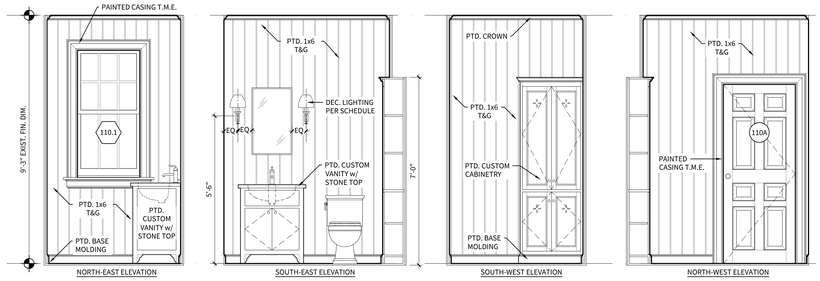
9 A-5.4 — 111 HOME STATION
SCALE: 1/2"=1'-0"



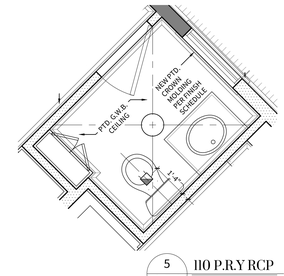
8 A-5.4 — 111 HOME STATION RCP
SCALE: 1/2"=1'-0"



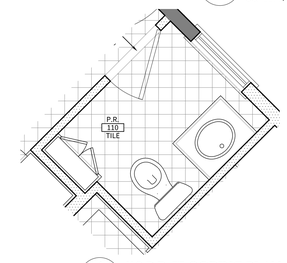
7 A-5.4 — 111 HOME STATION FLOORING PLAN
SCALE: 1/2"=1'-0"



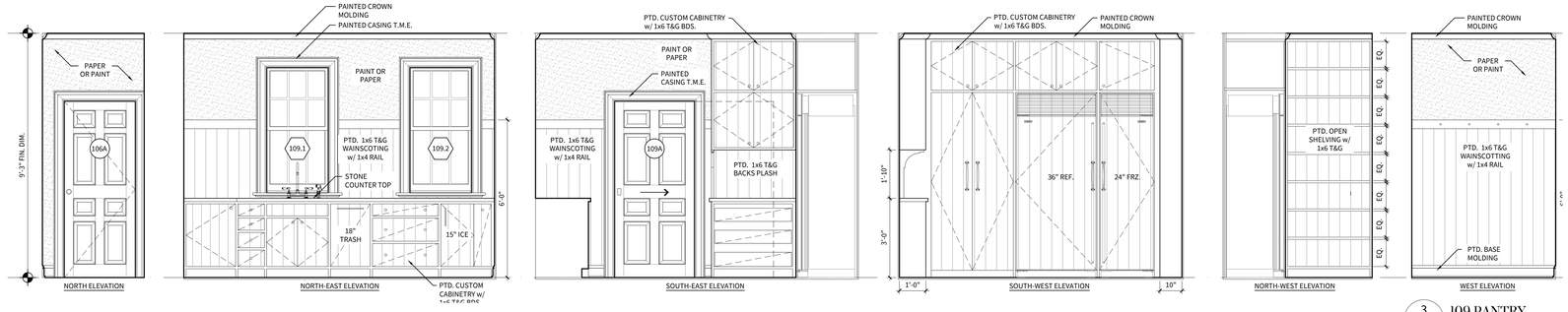
6 A-5.4 — 110 POWDER ROOM
SCALE: 1/2"=1'-0"



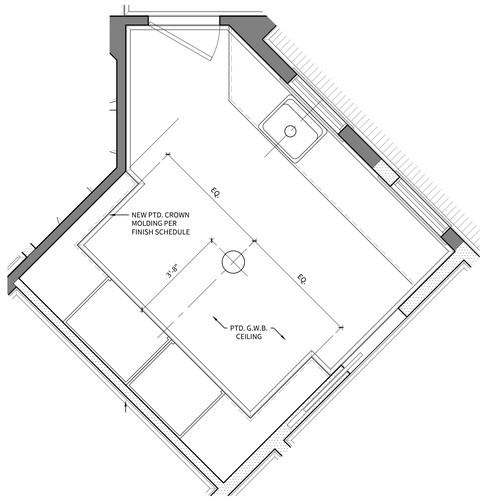
5 A-5.4 — 110 P.R.Y RCP
SCALE: 1/2"=1'-0"



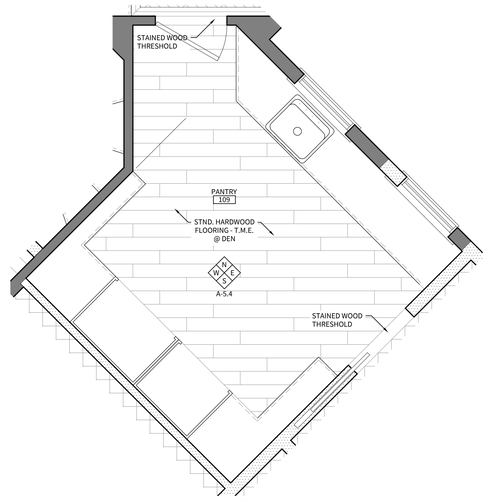
4 A-5.4 — 110 P.R. FLOORING PLAN
SCALE: 1/2"=1'-0"



3 A-5.4 — 109 PANTRY
SCALE: 1/2"=1'-0"



2 A-5.4 — 109 PANTRY RCP
SCALE: 1/2"=1'-0"



1 A-5.4 — 109 PANTRY FLOORING PLAN
SCALE: 1/2"=1'-0"

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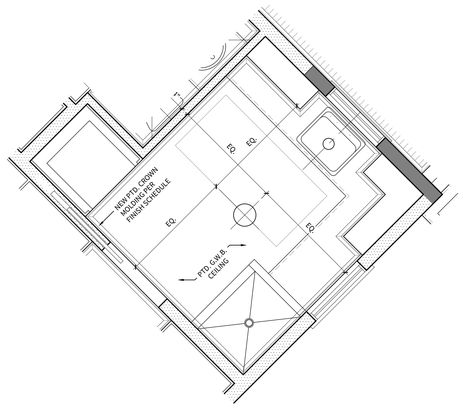
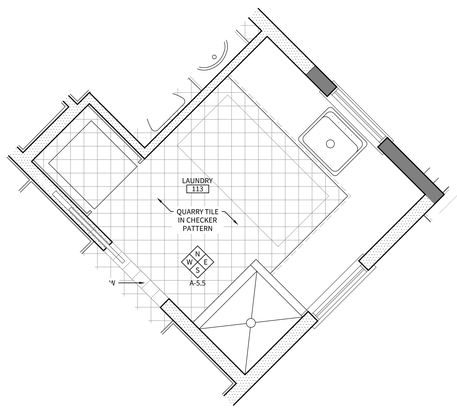
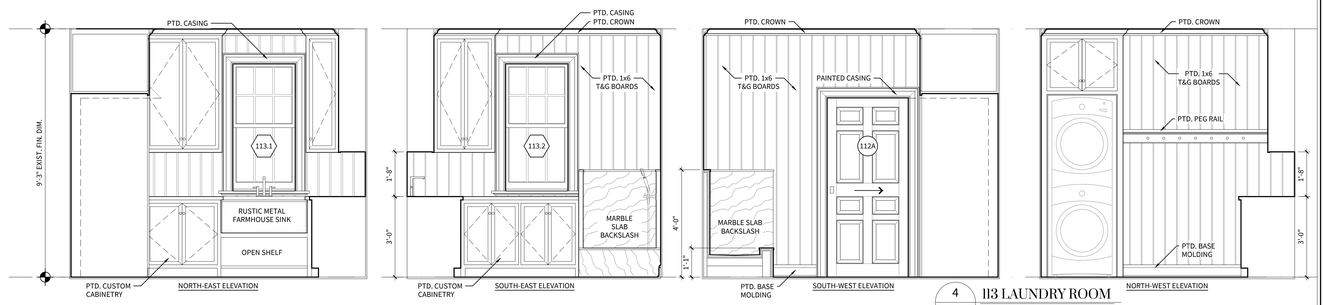


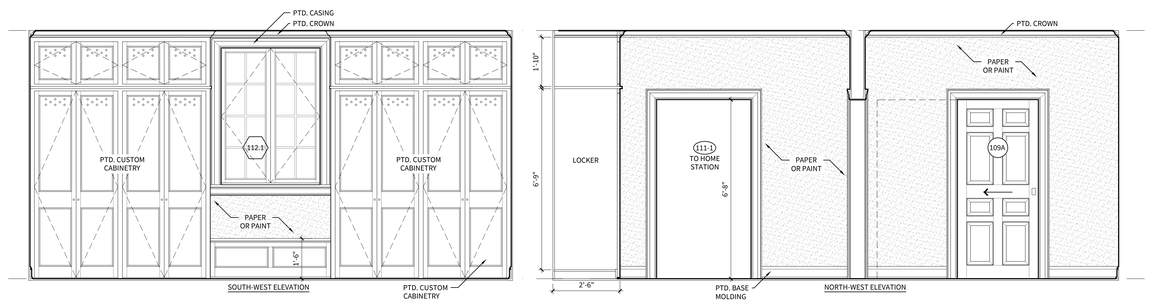
6 A-5.5 113 LAUNDRY ROOM RCP
SCALE: 1/2"=1'-0"



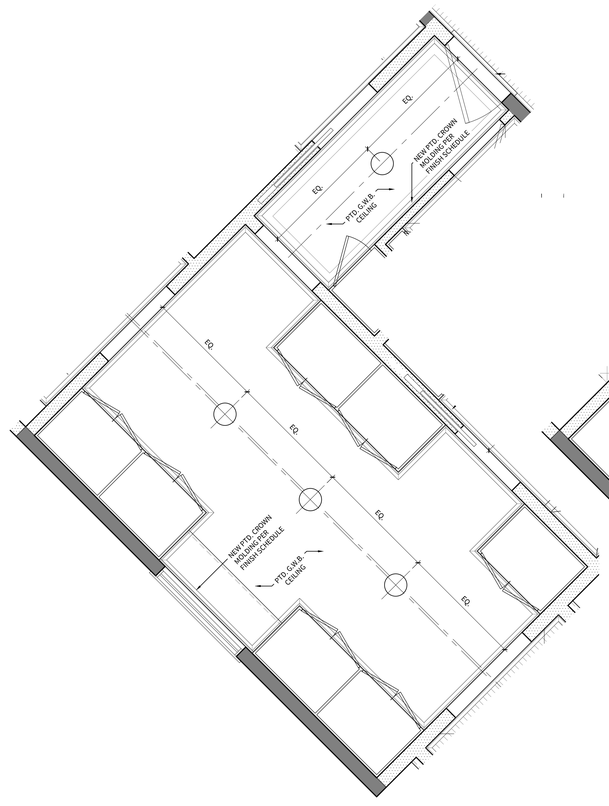
5 A-5.5 113 LAUNDRY ROOM FLOORING PLAN
SCALE: 1/2"=1'-0"



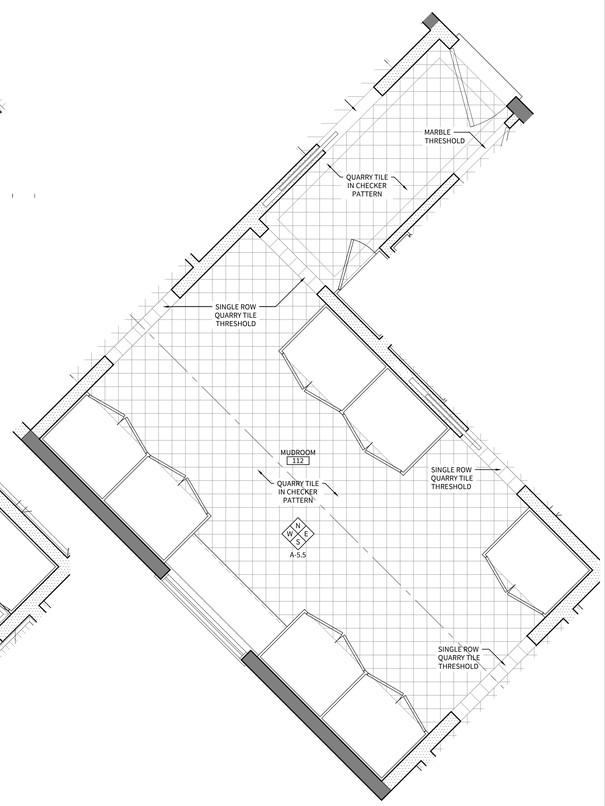
4 A-5.5 113 LAUNDRY ROOM
SCALE: 1/2"=1'-0"



3 A-5.5 112 MUDROOM
SCALE: 1/2"=1'-0"



2 A-5.5 112 MUDROOM RCP
SCALE: 1/2"=1'-0"



1 A-5.5 112 MUDROOM FLOORING PLAN
SCALE: 1/2"=1'-0"

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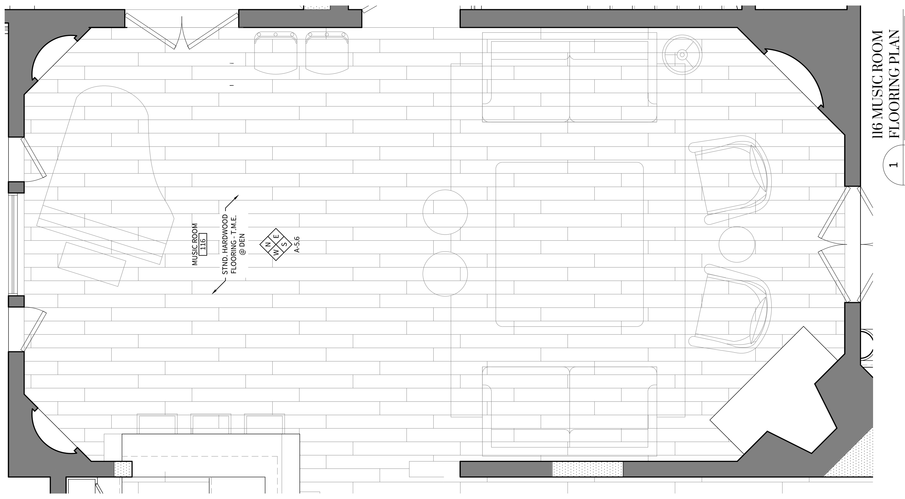
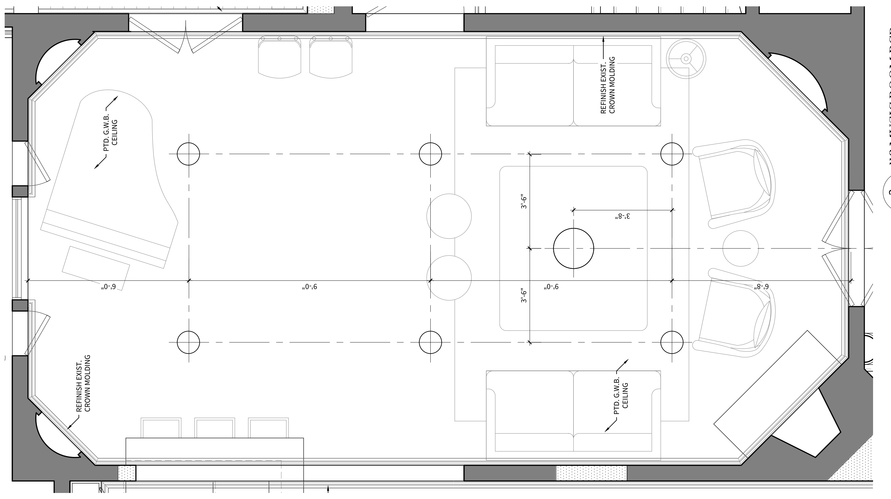
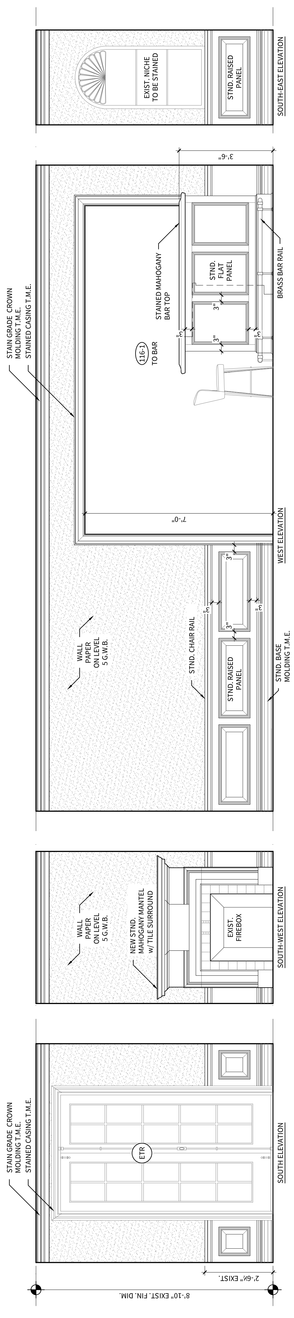
A-5.5

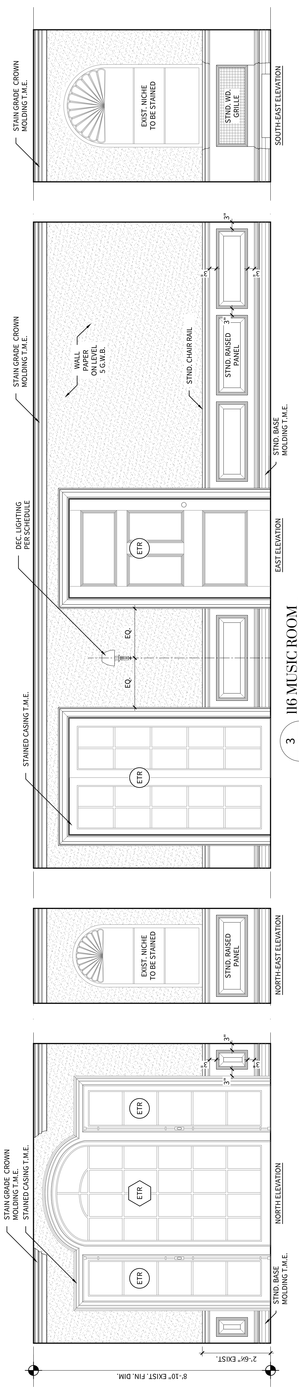


1 A-5.6 116 MUSIC ROOM FLOORING PLAN SCALE: 1/2"=1'-0"



2 A-5.6 116 MUSIC ROOM RCP SCALE: 1/2"=1'-0"





3 A-5.6 116 MUSIC ROOM SCALE: 1/2"=1'-0"

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A-5.6

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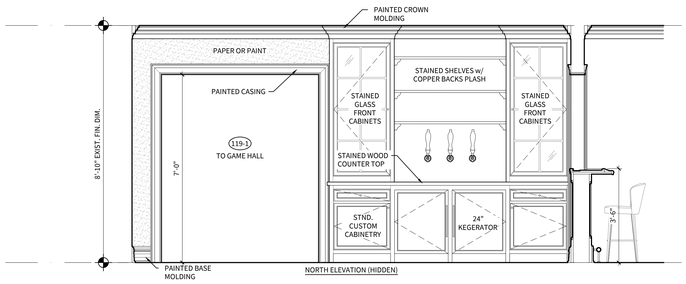
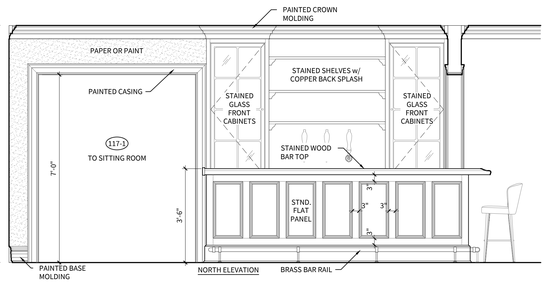
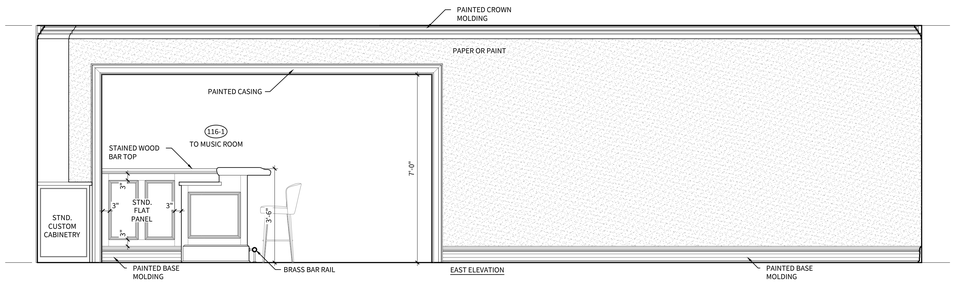


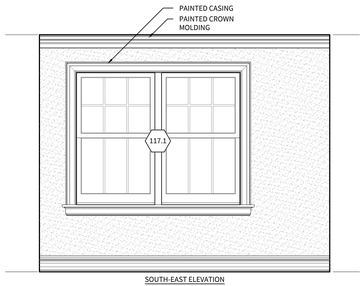
NORTH ELEVATION (HIDDEN)



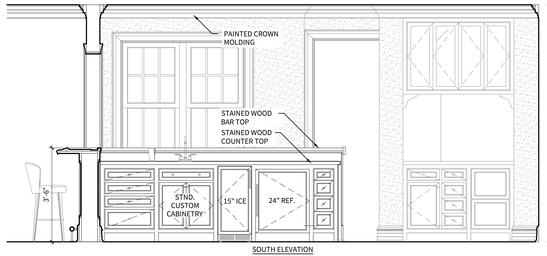
NORTH ELEVATION



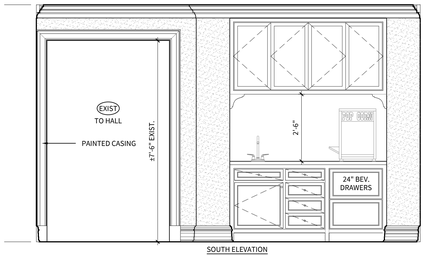
EAST ELEVATION



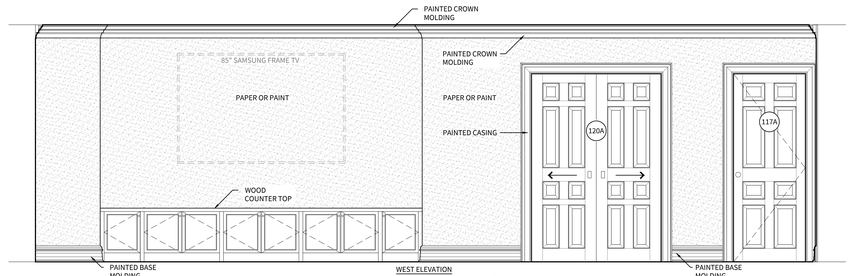
SOUTH-EAST ELEVATION



SOUTH ELEVATION

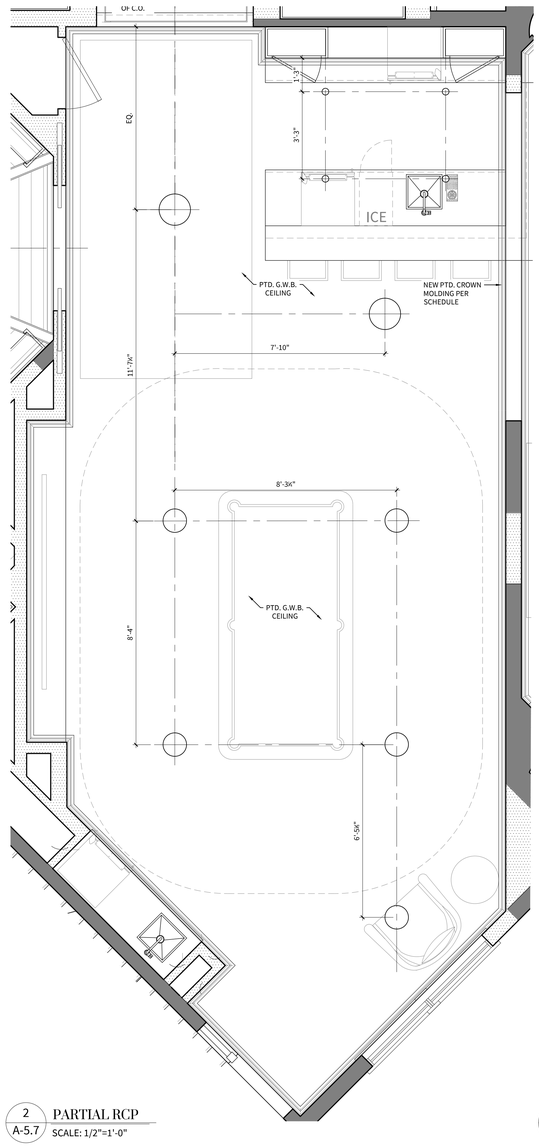


SOUTH ELEVATION

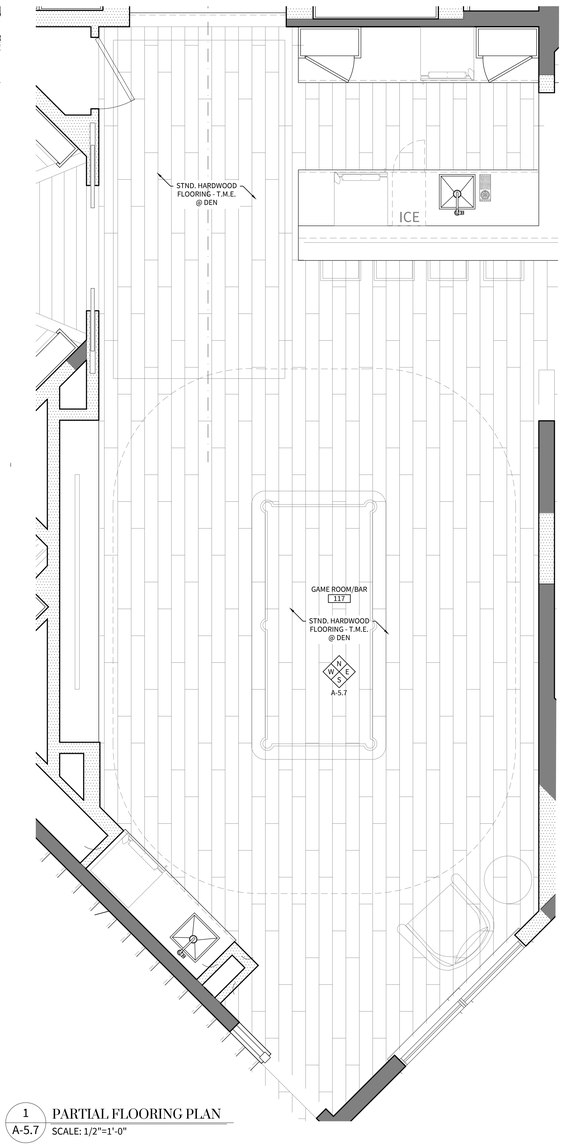


WEST ELEVATION

3 / A-5.7 — 117 GAME ROOM/BAR
SCALE: 1/2"=1'-0"



2 / A-5.7 — PARTIAL RCP
SCALE: 1/2"=1'-0"



1 / A-5.7 — PARTIAL FLOORING PLAN
SCALE: 1/2"=1'-0"

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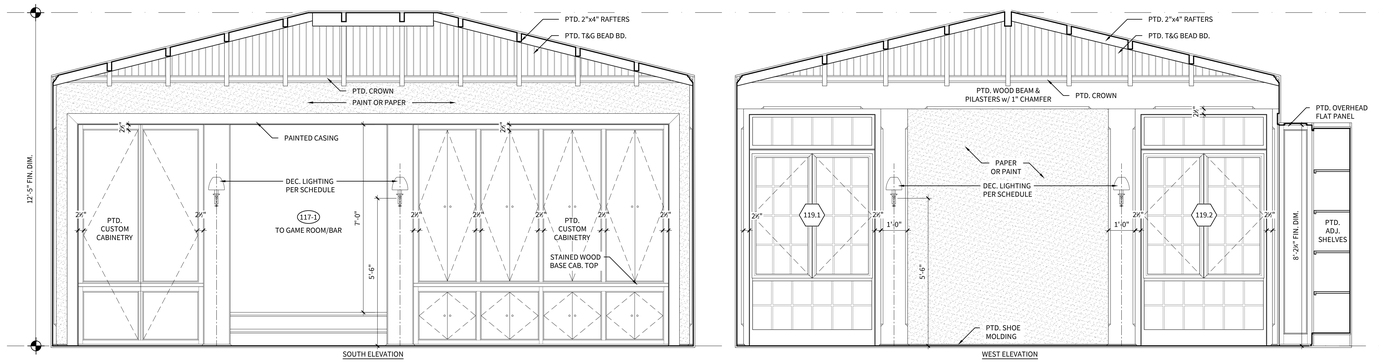
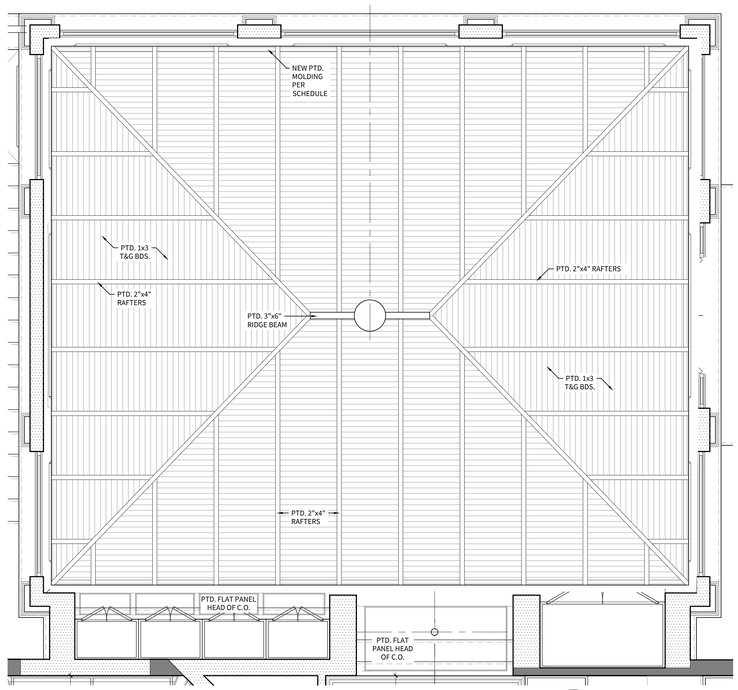
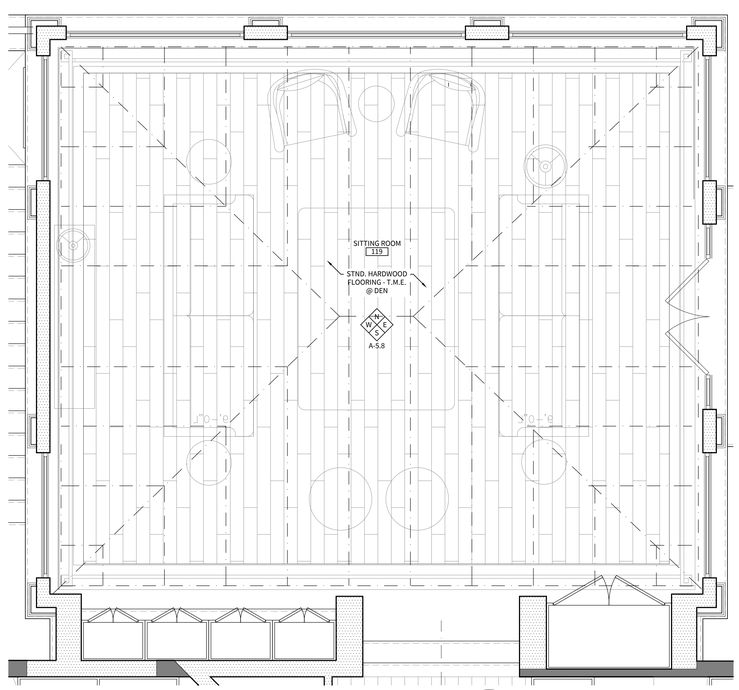
A-5.7



3 A-5.8 — 119 GAME ROOM
SCALE: 1/2"=1'-0"



2 A-5.8 — 119 GAME ROOM RCP
SCALE: 1/2"=1'-0"



1 A-5.8 — 119 GAME ROOM FLOORING PLAN
SCALE: 1/2"=1'-0"

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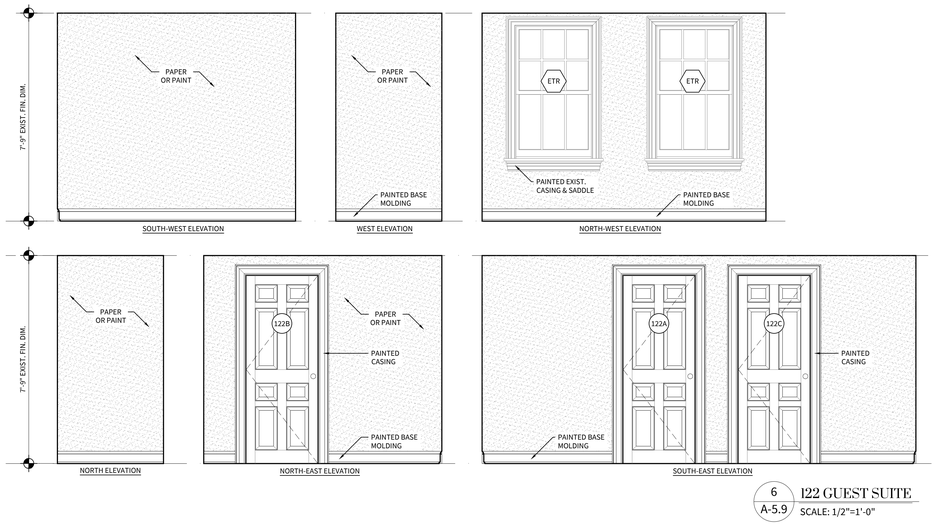
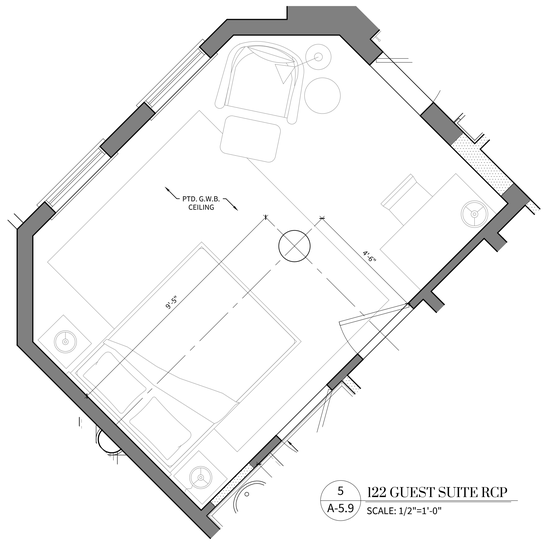
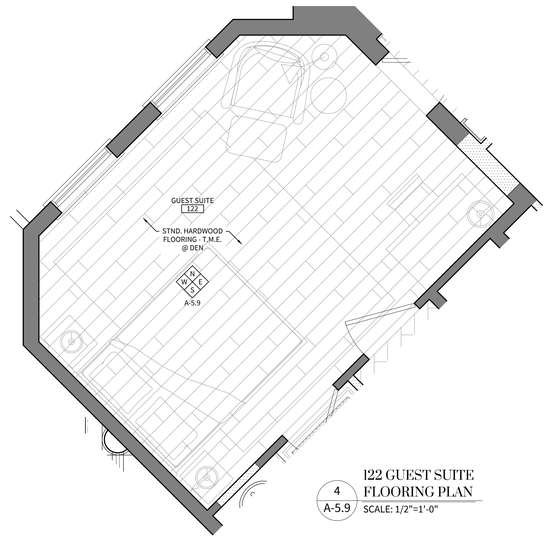
A-5.8



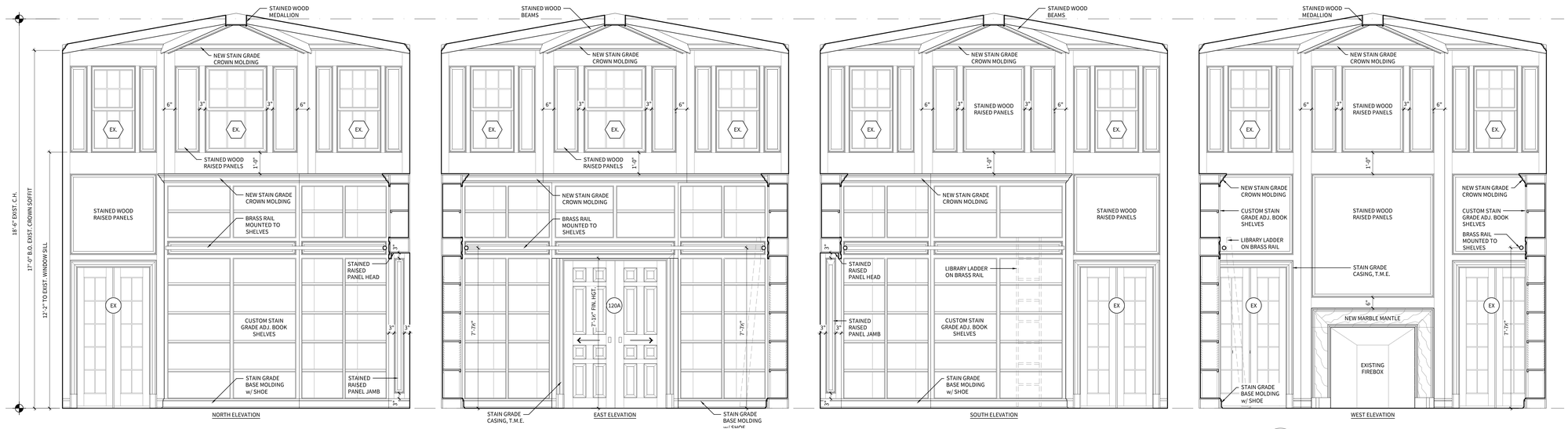
6 A-5.9 **122 GUEST SUITE**
SCALE: 1/2"=1'-0"



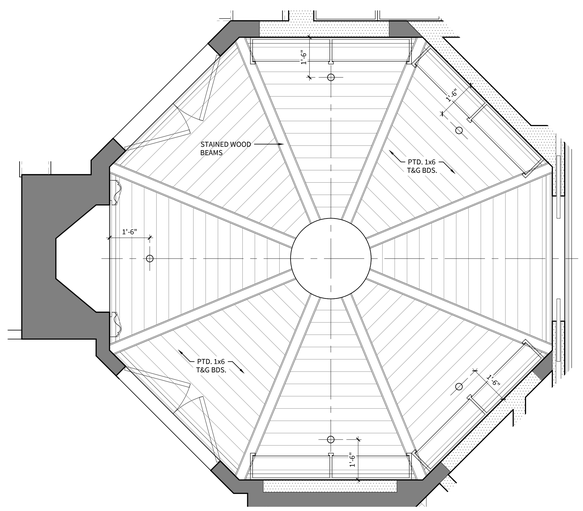
5 A-5.9 **122 GUEST SUITE RCP**
SCALE: 1/2"=1'-0"



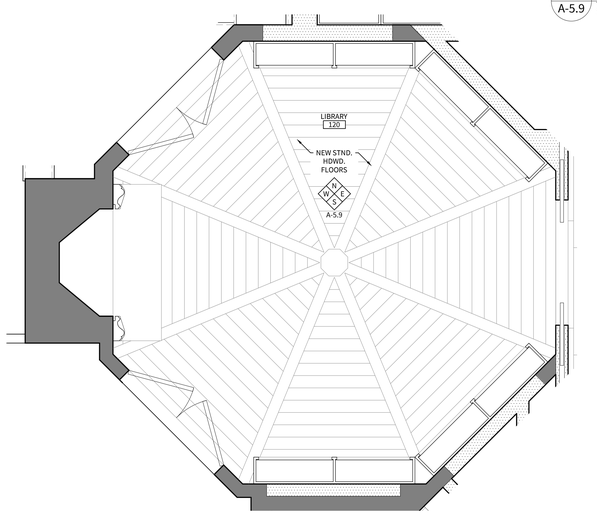
4 A-5.9 **122 GUEST SUITE FLOORING PLAN**
SCALE: 1/2"=1'-0"



3 A-5.9 **120 LIBRARY**
SCALE: 1/2"=1'-0"



2 A-5.9 **120 LIBRARY RCP**
SCALE: 1/2"=1'-0"



1 A-5.9 **120 LIBRARY FLOORING PLAN**
SCALE: 1/2"=1'-0"

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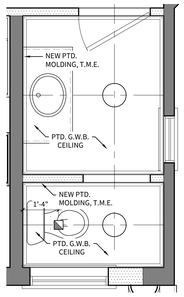
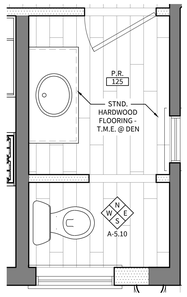
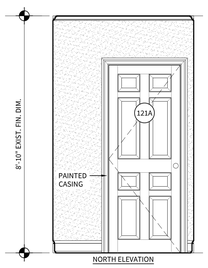
A-5.9



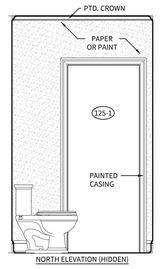
9 A-5.10 125 POWDER ROOM RCP
SCALE: 1/2"=1'-0"



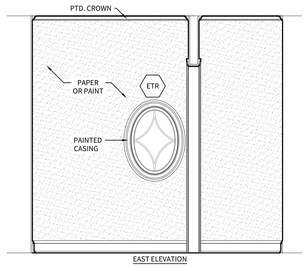
8 A-5.10 125 POWDER ROOM FLOORING PLAN
SCALE: 1/2"=1'-0"



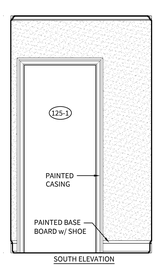
NORTH ELEVATION



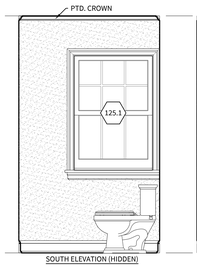
NORTH ELEVATION (HIDDEN)



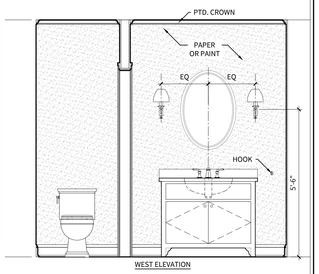
EAST ELEVATION



SOUTH ELEVATION

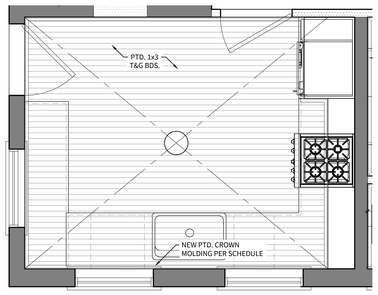


SOUTH ELEVATION (HIDDEN)

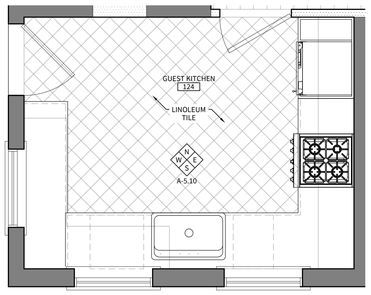


WEST ELEVATION

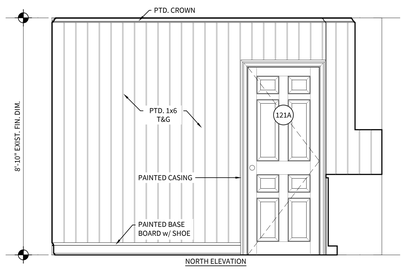
7 A-5.10 125 POWDER ROOM
SCALE: 1/2"=1'-0"



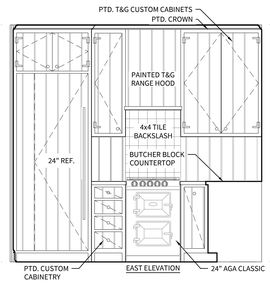
6 A-5.10 124 GUEST KITCHEN RCP
SCALE: 1/2"=1'-0"



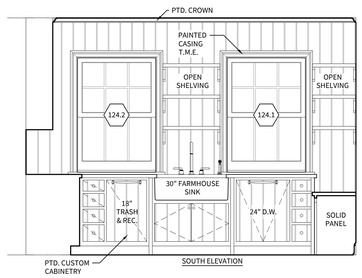
5 A-5.10 124 GUEST KITCHEN FLOORING PLAN
SCALE: 1/2"=1'-0"



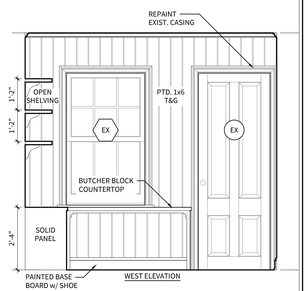
NORTH ELEVATION



EAST ELEVATION

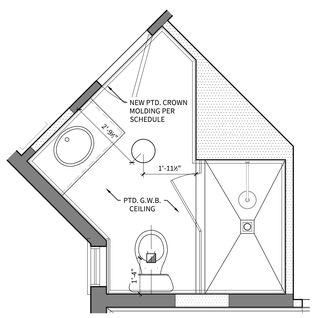


SOUTH ELEVATION

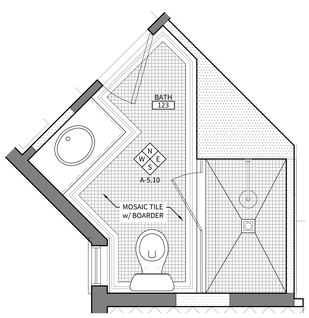


WEST ELEVATION

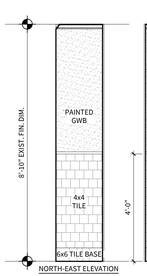
4 A-5.10 124 GUEST KITCHEN
SCALE: 1/2"=1'-0"



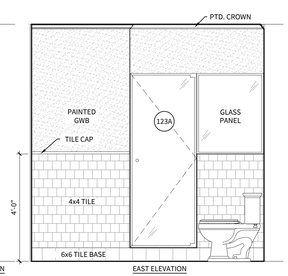
3 A-5.10 123 GUEST BATH RCP
SCALE: 1/2"=1'-0"



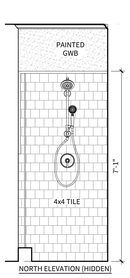
2 A-5.10 123 GUEST BATH FLOORING PLAN
SCALE: 1/2"=1'-0"



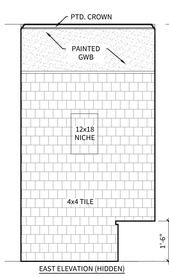
NORTH-EAST ELEVATION



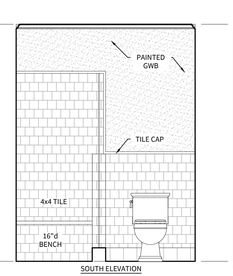
EAST ELEVATION



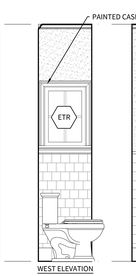
NORTH ELEVATION (HIDDEN)



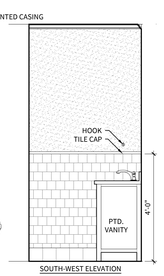
EAST ELEVATION (HIDDEN)



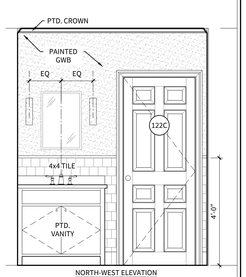
SOUTH ELEVATION



WEST ELEVATION



SOUTH-WEST ELEVATION



NORTH-WEST ELEVATION

1 A-5.10 123 GUEST BATH
SCALE: 1/2"=1'-0"

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RUMSON, NJ 07760

FIRST FLOOR INTERIOR ELEVATIONS

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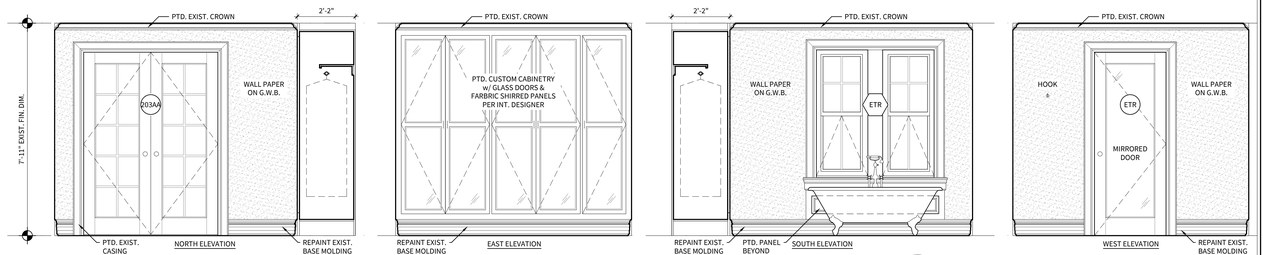
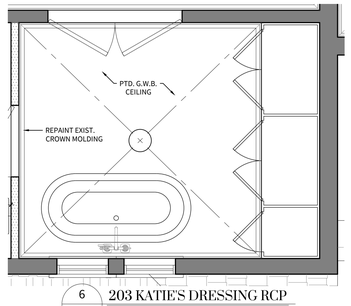
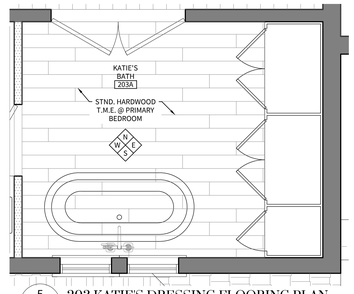
A-5.10



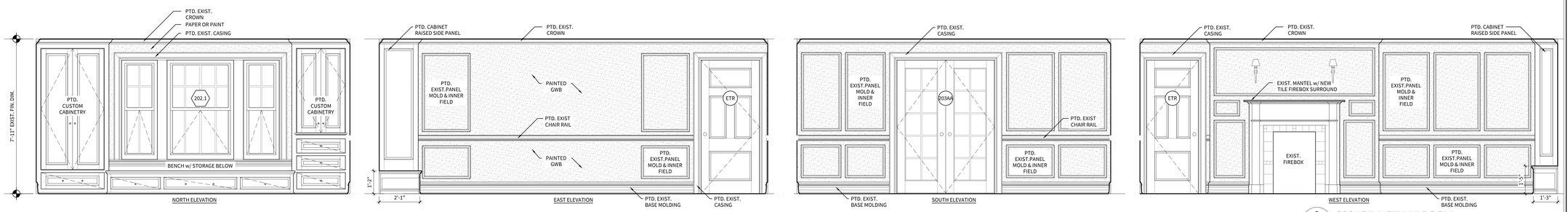
4 A-5.12 203 KATIE'S DRESSING
SCALE: 1/2"=1'-0"



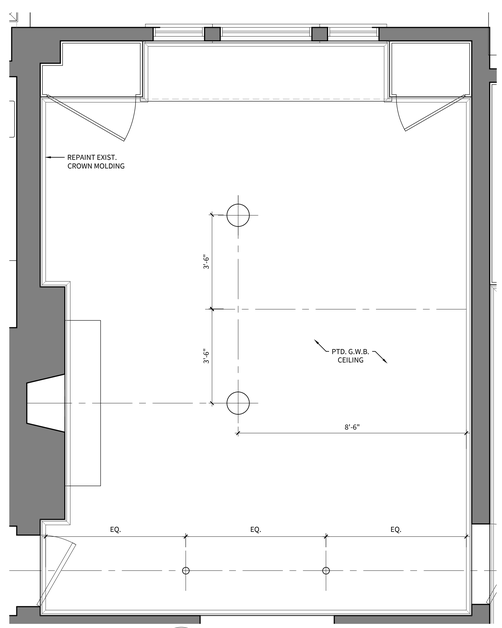
6 A-5.12 203 KATIE'S DRESSING RCP
SCALE: 1/2"=1'-0"



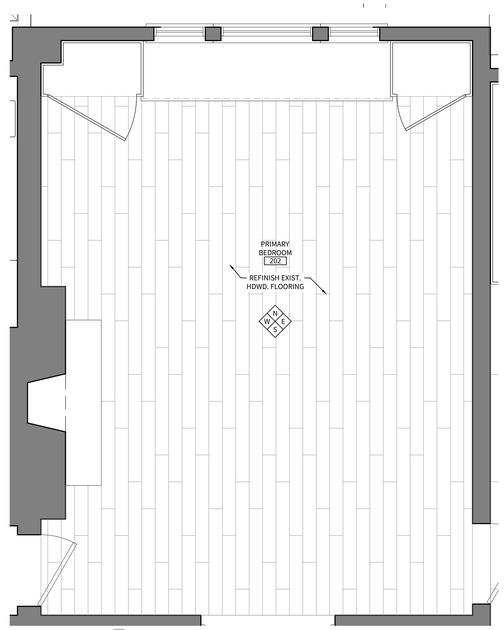
5 A-5.12 203 KATIE'S DRESSING FLOORING PLAN
SCALE: 1/2"=1'-0"



3 A-5.12 202 PRIMARY BEDROOM
SCALE: 1/2"=1'-0"



2 A-5.12 202 PRIMARY BEDROOM RCP
SCALE: 1/2"=1'-0"



1 A-5.12 202 PRIMARY BEDROOM FLOORING PLAN
SCALE: 1/2"=1'-0"

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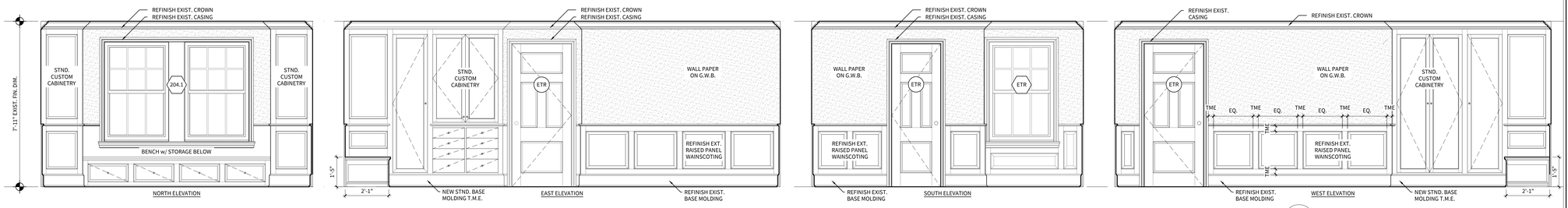
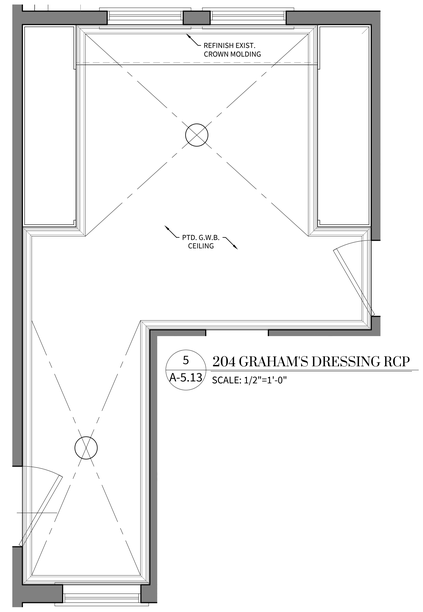
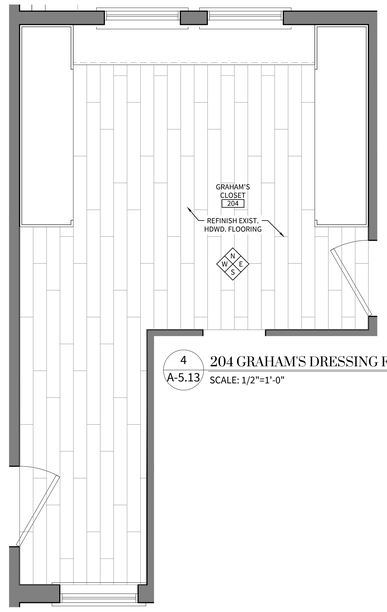


6 A-5.13 **204 GRAHAM'S DRESSING**
SCALE: 1/2"=1'-0"

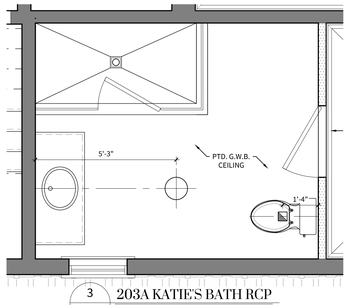


5 A-5.13 **204 GRAHAM'S DRESSING RCP**
SCALE: 1/2"=1'-0"

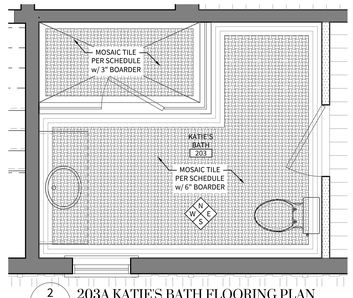


4 A-5.13 **204 GRAHAM'S DRESSING FLOORING PLAN**
SCALE: 1/2"=1'-0"

3 A-5.13 **203A KATIE'S BATH**
SCALE: 1/2"=1'-0"



3 A-5.13 **203A KATIE'S BATH RCP**
SCALE: 1/2"=1'-0"



2 A-5.13 **203A KATIE'S BATH FLOORING PLAN**
SCALE: 1/2"=1'-0"

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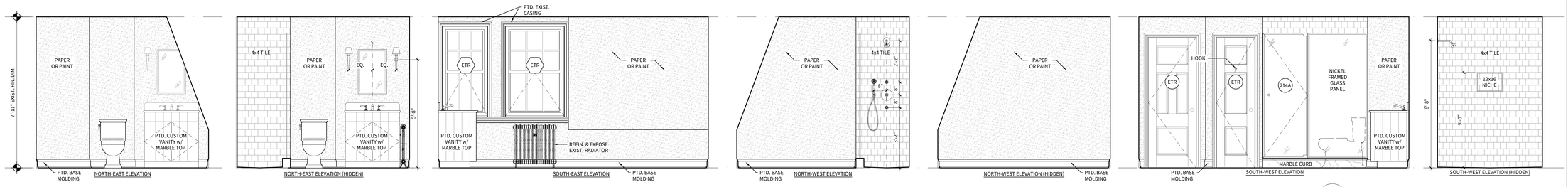
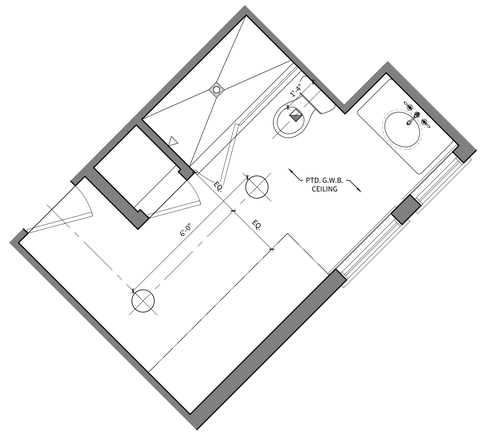
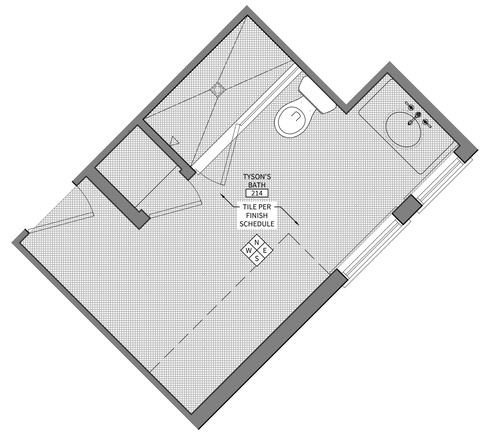


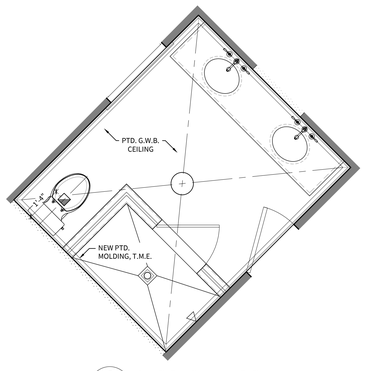
9 A-5.14 214 TYSON'S BATH
SCALE: 1/2"=1'-0"



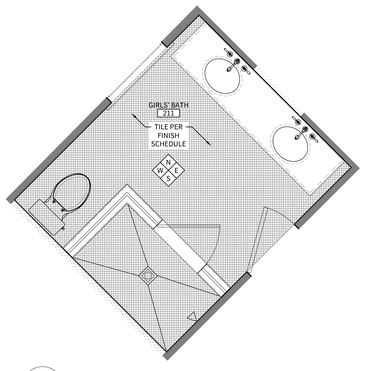
8 A-5.14 214 TYSON'S BATH FLOORING RCP
SCALE: 1/2"=1'-0"



7 A-5.14 214 TYSON'S BATH FLOORING PLAN
SCALE: 1/2"=1'-0"



6 A-5.14 211 GIRL'S BATH RCP
SCALE: 1/2"=1'-0"



5 A-5.14 211 GIRL'S BATH FLOORING PLAN
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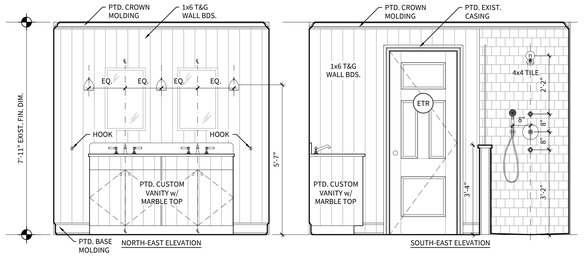
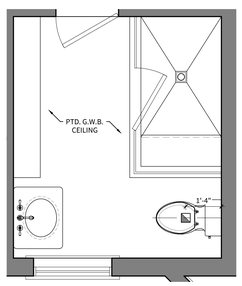


4 A-5.14 211 GIRL'S BATH
SCALE: 1/2"=1'-0"



3 A-5.14 205 GRAHAM'S BATH RCP
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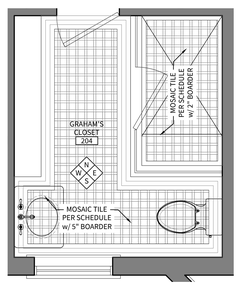

2 A-5.14 205 GRAHAM'S BATH FLOORING PLAN
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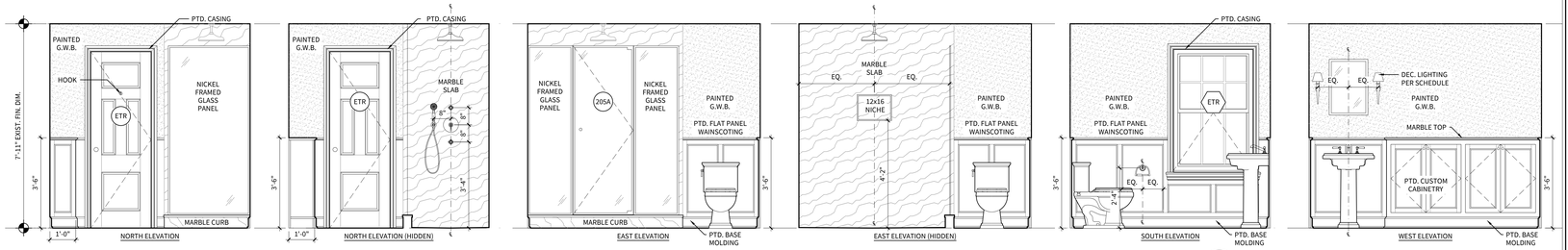

1 A-5.14 205 GRAHAM'S BATH
SCALE: 1/2"=1'-0"

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SECOND FLOOR INTERIOR ELEVATIONS

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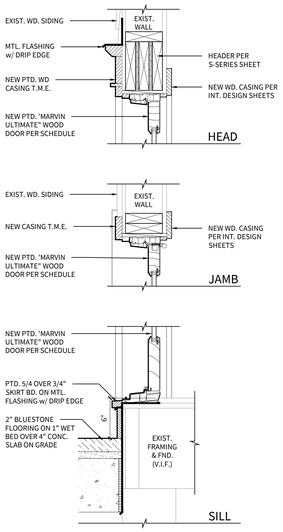
A-5.14

DOOR SCHEDULE - MANLEY

ROOM # & NAME	DOOR #	DOOR SIZE W x H x T	DOOR STYLE	MANUF.	TYPE	MATERIAL EXT. / INT.		FINISH EXT. / INT.		GLASS	THRESHOLD	DETAILS ON A-6.0 U.N.O. HEAD / JAMB / SILL	EXT. TRIM	REMARKS
FIRST FLOOR														
102 DINING RM	102A	7'-1 1/2" x 8'-0 1/2"	EXTERIOR FRENCH DOORS	MARVIN	102A	WD	WD	PTD.	STN.	TEMP.	MANUF.	-	-	
105 FRONT HALL	105B	2'-8" x 7'-0" x 1 3/8"	INTERIOR	-	-	WD	WD	PTD.	PTD.	-	-	-	-	JIB DOOR TO MATCH FINISHES PER INTERIOR DESIGNER PAGES
106 KITCHEN	106A	2'-8" x 7'-0" x 1 3/8"	INT. - T.M.E.	-	-	WD	WD	PTD.	PTD.	-	-	-	-	
	106B	3'-0" x 6'-8" x 1 3/4"	EXTERIOR	MARVIN	A	WD	WD	PTD.	PTD.	-	MANUF.	8	T.M.E.	
107 FAMILY ROOM	107A	6'-7 1/8" x 8'-7 1/2"	EXTERIOR FRENCH DOORS	HOPE'S	B	STL	STL	MANUF.	MANUF.	TEMP.	MANUF.	7 / A-3.0	-	HOPE'S STEEL DOOR w/ TRANSOM & SIDE LITES
108 PORCH	108A	3'-0" x 6'-8" x 1 3/4"	EXTERIOR	MARVIN	A	WD	WD	PTD.	PTD.	-	MANUF.	8	T.M.E.	
109 PANTRY	109A	3'-0" x 7'-0" x 1 3/8"	INT. POCKET DOOR	-	-	WD	WD	PTD.	PTD.	-	-	-	-	
110 P.R.	110A	2'-8" x 7'-0" x 1 3/8"	INT. - T.M.E.	-	-	WD	WD	PTD.	PTD.	-	-	-	-	
112 MUDROOM	112A	2'-10" x 7'-0" x 1 3/8"	INT. POCKET DOOR	-	-	WD	WD	PTD.	PTD.	-	-	-	-	
114 ENTRY	114A	3'-3 1/2" x 7'-1 3/4"	EXTERIOR	HOPE'S	114A	STL	STL	MANUF.	MANUF.	-	MANUF.	2C /A-4.0	-	HOPE'S STEEL DOOR w/ TRANSOM & SIDE LITES
117 GAME ROOM/BAR	117A	2'-8" x 7'-0" x 1 3/8"	INT. - T.M.E.	-	-	WD	WD	PTD.	PTD.	-	-	-	-	
119 SITTING ROOM	119A	6'-7 1/8" x 8'-7 1/2"	EXTERIOR FRENCH DOORS	HOPE'S	B	STL	STL	MANUF.	MANUF.	TEMP.	MANUF.	7 / A-3.0	-	HOPE'S STEEL DOOR w/ TRANSOM & SIDE LITES
120 LIBRARY	120A	(2) 2'-4" x 6'-8" x 1 3/8"	INT. DBL. POCKET DOORS	-	-	WD	WD	PTD.	STN.	-	-	-	-	
121 HALL	121A	2'-8" x 7'-0" x 1 3/8"	INT. - T.M.E.	-	-	WD	WD	PTD.	PTD.	-	-	-	-	
	121B	2'-8" x 7'-0" x 1 3/8"	INT. - T.M.E.	-	-	WD	WD	PTD.	PTD.	-	-	-	-	
122 GUEST SUITE	122A	2'-8" x 7'-0" x 1 3/8"	INT. - T.M.E.	-	-	WD	WD	PTD.	PTD.	-	-	-	-	
	122B	2'-8" x 7'-0" x 1 3/8"	INT. - T.M.E.	-	-	WD	WD	PTD.	PTD.	-	-	-	-	
	122C	2'-8" x 7'-0" x 1 3/8"	INT. - T.M.E.	-	-	WD	WD	PTD.	PTD.	-	-	-	-	
123 BATH	123A	2'-0" x 6'-4" x 1/2"	GLASS SHOWER DR.	-	-	GL	GL	-	-	TEMP.	MARBLE	-	-	
SECOND FLOOR														
203 KATIES'S BATH	203A	2'-4" x 6'-4" x 1/2"	GLASS SHOWER DR.	-	-	GL	GL	-	-	TEMP.	MARBLE	-	-	
203A KATIE'S CLOSET	203AA	(2) 2'-6" x 6'-8" x 1-3/8"	INTERIOR FRENCH	-	-	WD	WD	PTD.	PTD.	TEMP.	-	-	-	
205A GRAHAM'S BATH	205A	2'-4" x 6'-4" x 1/2"	GLASS SHOWER DR.	-	-	GL	GL	-	-	TEMP.	MARBLE	-	-	
206 GRAHAM'S OFFICE	206A	3'-0" x 6'-8" x 1-3/4"	EXTERIOR	MARVIN	A	WD	WD	PTD.	PTD.	-	MANUF.	7	T.M.E.	
208 REGEN'S BEDROOM	208A	(2) 3'-0" x 6'-8" x 1-3/4"	EXTERIOR	MARVIN	A	WD	WD	PTD.	PTD.	-	MANUF.	7	T.M.E.	
209 DYLAN'S BEDROOM	209A	2'-8" x 6'-8" x 1-3/8"	INT. - T.M.E.	-	-	WD	WD	PTD.	PTD.	-	-	-	-	
	209B	(2) 2'-4" x 6'-8" x 1-3/8"	INT. - T.M.E.	-	-	WD	WD	PTD.	PTD.	-	-	-	-	
210 PLAYROOM	210A	2'-8" x 6'-8" x 1-3/8"	INT. - T.M.E.	-	-	WD	WD	PTD.	PTD.	-	-	-	-	REUSE EXISTING BEDROOM DOOR
213 TYSON'S BEDROOM	213A	2'-8" x 6'-8" x 1-3/8"	INT. - T.M.E.	-	-	WD	WD	PTD.	PTD.	-	-	-	-	

GENERAL DOOR NOTES:

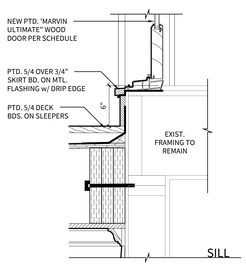
1. ALL GLASS/ GLAZING AT EXTERIOR WALLS SHALL BE DOUBLE PANED 'LOW-E' INSULATED GLASS PROVIDED BY MANUFACTURER, UNLESS NOTED OTHERWISE.
2. IN THE INSTANCE THAT TRUE DIVIDED LITE (TDL) MUNTINS BE SUBSTITUTED IN EXTERIOR GLAZING ASSEMBLIES THE REQUIRED ETCHED CERTIFICATION AS PER SECTION R308.1.1 OF THE 2018 I.R.C. SHALL APPEAR ON ONE (1) SINGLE GLASS PANE AT LOWER LEFT SIDE OF OVERALL LITE CONFIGURATION.
3. ALL NEW EXTERIOR DOORS SHALL BE 1-3/4" THICK CONSTRUCTION WITH STANDARD JAMBS, BACK-BAND, SILL, AND THRESHOLD CONDITIONS SHALL BE AS NOTED IN THE SCHEDULE.
4. REFER TO DETAILS INDICATED IN THE SCHEDULE.
5. REFER TO PLANS FOR HANDING/ HINGING OF ALL DOORS. ALL DOORS SHALL OPEN 'IN' (TYPICAL).
6. PREPARE ALL EXTERIOR WOOD DOOR JAMBS FOR SCREEN/ STORM DOOR APPLICATION. ALL SCREEN/ STORM DOORS SHALL OPEN 'OUT' (TYPICAL).
7. ALL TRANSOMS ARE TO BE INSTALLED IN THE SAME PLANE AS THE DOOR LEAF, UNLESS NOTED OR DETAILED OTHERWISE (TYPICAL).
8. ALL FIRE DOORS SHALL BEAR PROPER VISIBLE U.L. 'B' LABEL AT HINGE SIDE AND BE FURNISHED WITH AUTOMATIC CLOSER HARDWARE.
12. DOORS OPENING TO UNFINISHED SPACES SHALL HAVE UTILITY CASING AT THE UNFINISHED SIDE, UNLESS NOTED OTHERWISE.
13. NOTE: DIMENSIONS AT SCHEDULE REFER TO DOOR LEAF SIZE. ADJUSTMENTS TO OVERALL DOOR OPENING SIZE SHALL BE MADE TO ACCOMMODATE CLEARANCES, WEATHERSTRIPPING, AND SILL CONDITIONS.



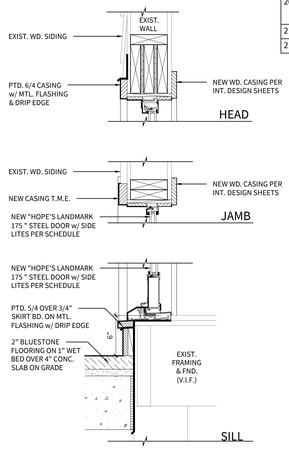
8 A-6.0 MARVIN DOOR @ EXIST WALL
SCALE: 1-1/2"=1'-0"

HEAD SIMILAR TO 9 /A-6.0

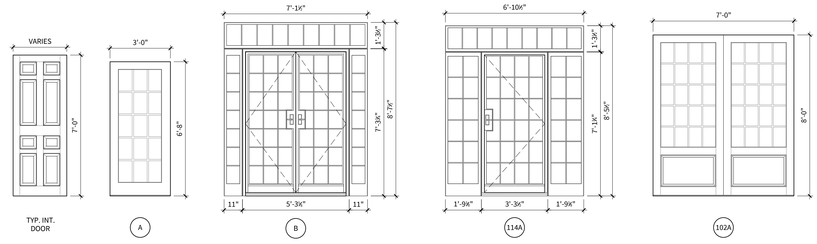
JAMB SIMILAR TO 9 /A-6.0



7 A-6.0 MARVIN DOOR - 206A
SCALE: 1-1/2"=1'-0"



6 A-6.0 HOPE'S DOOR - 105A
SCALE: 1-1/2"=1'-0"



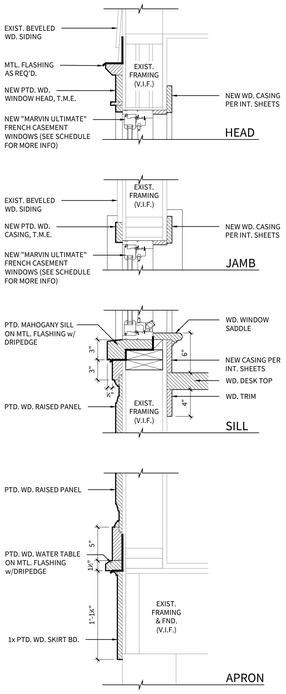
5 A-6.0 DOOR ELEVATIONS
SCALE: 3/8"=1'-0"

WINDOW SCHEDULE - MANLEY

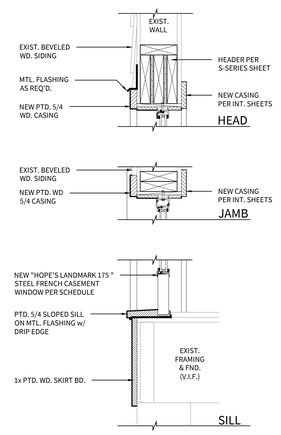
ROOM # & NAME	WINDOW #	WINDOW SIZE W x H (FRAME SIZE)	STYLE	MANUF.	TYPE	HEAD HGT. @ FIN FLR	MATERIAL EXT. / INT.		FINISH EXT. / INT.		GLASS	DETAILS ON A-6.0 U.N.O. HEAD / JAMB / SILL	EXT. TRIM	SHUTTER TYPE	REMARKS
FIRST FLOOR															
102 DINING ROOM	102.1	6'-2" x 5'-10"	FRENCH CASEMENT	MARVIN	102.1	8'-0 /2"	WD	WD	PTD	STN	TEMP.		-	-	NEW UNIT IN EXIST. LOCATION
	102.2	5'-2" x 5'-10"	FRENCH CASEMENT	MARVIN	102.2	8'-0 /2"	WD	WD	PTD	STN	TEMP.		-	-	NEW UNIT IN EXIST. LOCATION
	102.3	5'-2" x 5'-10"	FRENCH CASEMENT	MARVIN	102.3	8'-0 /2"	WD	WD	PTD	STN	TEMP.		-	-	NEW UNIT IN EXIST. LOCATION
	102.4	6'-2" x 5'-10"	FRENCH CASEMENT	MARVIN	102.4	8'-0 /2"	WD	WD	PTD	STN	TEMP.		-	-	NEW UNIT IN EXIST. LOCATION
107 FAMILY ROOM	107.1	4'-9 1/4" x 8'-7 1/2"	FRENCH CASEMENT	HOPE'S	1	8'-7 1/2"	STL	STL	MANUF.	MANUF.	TEMP.	6 / A-3.0	-	-	HOPE'S STEEL FRAME w/ TRANSOM
	107.2	6'-10 1/4" x 8'-7 1/2"	TRIPLE CASEMENT	HOPE'S	2	8'-7 1/2"	STL	STL	MANUF.	MANUF.	TEMP.	6 / A-3.0	-	-	HOPE'S STEEL FRAME w/ TRANSOM
	107.3	4'-9 1/4" x 8'-7 1/2"	FRENCH CASEMENT	HOPE'S	1	8'-7 1/2"	STL	STL	MANUF.	MANUF.	TEMP.	6 / A-3.0	-	-	HOPE'S STEEL FRAME w/ TRANSOM
	107.4	7'-1 1/2" x 8'-7 1/2"	TRIPLE CASEMENT	HOPE'S	3	8'-7 1/2"	STL	STL	MANUF.	MANUF.	TEMP.	6 / A-3.0	-	-	HOPE'S STEEL FRAME w/ TRANSOM
	107.5	7'-1 1/2" x 8'-7 1/2"	TRIPLE CASEMENT	HOPE'S	3	8'-7 1/2"	STL	STL	MANUF.	MANUF.	TEMP.	6 / A-3.0	-	-	HOPE'S STEEL FRAME w/ TRANSOM
	107.6	4'-9 1/4" x 8'-7 1/2"	FRENCH CASEMENT	HOPE'S	1	8'-7 1/2"	STL	STL	MANUF.	MANUF.	TEMP.	6 / A-3.0	-	-	HOPE'S STEEL FRAME w/ TRANSOM
	107.7	4'-9 1/4" x 8'-7 1/2"	FRENCH CASEMENT	HOPE'S	1	8'-7 1/2"	STL	STL	MANUF.	MANUF.	TEMP.	6 / A-3.0	-	-	HOPE'S STEEL FRAME w/ TRANSOM
109 PANTRY	109.1	2'-8" x 5'-2 3/8"	DOUBLE HUNG	MARVIN	4	7'-11"	WD	WD	PTD	PTD	-	2	T.M.E.	-	
	109.2	2'-8" x 5'-2 3/8"	DOUBLE HUNG	MARVIN	4	7'-11"	WD	WD	PTD	PTD	-	2	T.M.E.	-	
110 P.R.	110.1	2'-8" x 5'-2 3/8"	DOUBLE HUNG	MARVIN	4	7'-11"	WD	WD	PTD	PTD	-	2	T.M.E.	-	
111 HOME STATION	111.1	4'-2 5/8" x 5'-1 3/8"	FRENCH CASEMENT	MARVIN	111.1	8'-8"	WD	WD	PTD	PTD	TEMP.	4	T.M.E.	-	
112 MUDROOM	112.1	4'-2 5/8" x 5'-1 3/8"	FRENCH CASEMENT	MARVIN	112.1	8'-8"	WD	WD	PTD	PTD	-	4	T.M.E.	-	
113 LAUNDRY	113.1	2'-8" x 5'-2 3/8"	DOUBLE HUNG	MARVIN	4	7'-11"	WD	WD	PTD	PTD	-	2	T.M.E.		
	113.2	2'-8" x 5'-2 3/8"	DOUBLE HUNG	MARVIN	4	7'-11"	WD	WD	PTD	PTD	-	2	T.M.E.	T.M.E.	
114 ENTRY	114.1	4'-8 1/2" x 7'-1 3/4"	PICTURE	HOPE'S	114.1	8'-5 1/2"	STL	STL	MANUF.	MANUF.	TEMP.	2D / A-4.0	-	-	HOPE'S STEEL FRAME w/ TRANSOM
	114.2	4'-8 1/2" x 7'-1 3/4"	PICTURE	HOPE'S	114.2	8'-5 1/2"	STL	STL	MANUF.	MANUF.	TEMP.	2D / A-4.0	-	-	HOPE'S STEEL FRAME w/ TRANSOM
117 GAME ROOM/BAR	117.1	(2) 3'-4" x 5'-2 3/8"	DOUBLE HUNG	MARVIN	117.1	T.M.E.	WD	WD	PTD	PTD	-	2	T.M.E.	-	
119 SITTING ROOM	119.1	4'-9 1/4" x 8'-7 1/2"	FRENCH CASEMENT	HOPE'S	1	8'-7 1/2"	STL	STL	MANUF.	MANUF.	TEMP.	6 / A-3.0	-	-	HOPE'S STEEL FRAME w/ TRANSOM
	119.2	4'-9 1/4" x 8'-7 1/2"	FRENCH CASEMENT	HOPE'S	1	8'-7 1/2"	STL	STL	MANUF.	MANUF.	TEMP.	6 / A-3.0	-	-	HOPE'S STEEL FRAME w/ TRANSOM
	119.3	7'-1 1/2" x 8'-7 1/2"	TRIPLE CASEMENT	HOPE'S	3	8'-7 1/2"	STL	STL	MANUF.	MANUF.	TEMP.	6 / A-3.0	-	-	HOPE'S STEEL FRAME w/ TRANSOM
	119.4	7'-1 1/2" x 8'-7 1/2"	TRIPLE CASEMENT	HOPE'S	3	8'-7 1/2"	STL	STL	MANUF.	MANUF.	TEMP.	6 / A-3.0	-	-	HOPE'S STEEL FRAME w/ TRANSOM
	119.5	4'-9 1/4" x 8'-7 1/2"	DOUBLE CASEMENT	HOPE'S	1	8'-7 1/2"	STL	STL	MANUF.	MANUF.	TEMP.	6 / A-3.0	-	-	HOPE'S STEEL FRAME w/ TRANSOM
	119.6	6'-10 1/4" x 8'-7 1/2"	TRIPLE CASEMENT	HOPE'S	2	8'-7 1/2"	STL	STL	MANUF.	MANUF.	TEMP.	6 / A-3.0	-	-	HOPE'S STEEL FRAME w/ TRANSOM
	119.7	4'-9 1/4" x 8'-7 1/2"	FRENCH CASEMENT	HOPE'S	1	8'-7 1/2"	STL	STL	MANUF.	MANUF.	TEMP.	6 / A-3.0	-	-	HOPE'S STEEL FRAME w/ TRANSOM
124 GUEST KITCHEN	124.1	3'-3" x 4'-6 1/8"	DOUBLE HUNG	MARVIN	5	T.M.E.	WD	WD	PTD	PTD	-	2	T.M.E.	-	ALIGN HEAD w/ EXIST. PORCH WIN.
	124.2	3'-3" x 4'-6 1/8"	DOUBLE HUNG	MARVIN	5	T.M.E.	WD	WD	PTD	PTD	-	2	T.M.E.	-	ALIGN HEAD w/ EXIST. PORCH WIN.
	124.3	3'-3" x 4'-6 1/8"	DOUBLE HUNG	MARVIN	5	T.M.E.	WD	WD	PTD	PTD	-	2	T.M.E.	-	ALIGN HEAD w/ EXIST. PORCH WIN.
125 P.R.	125.1	3'-3" x 4'-6 1/8"	DOUBLE HUNG	MARVIN	5	T.M.E.	WD	WD	PTD	PTD	-	2	T.M.E.	-	ALIGN HEAD w/ EXIST. PORCH WIN.
SECOND FLOOR															
202 PRIMARY BEDROOM	202.1	(3) T.M.E.	DOUBLE HUNG	MARVIN	-	T.M.E.	WD	WD	PTD	PTD	-	2	T.M.E.	-	MATCH EXIST. WIN. @ LIBRARY
204 GRAHAM'S DRESSING	204.1	(2) T.M.E.	DOUBLE HUNG	MARVIN	-	T.M.E.	WD	WD	PTD	PTD	-	2	T.M.E.	-	MATCH EXIST. WIN. @ DYLAN'S ROOM
206 GRAHAM'S OFFICE	206.1	T.M.E.	DOUBLE HUNG	MARVIN	-	T.M.E.	WD	WD	PTD	PTD	-	2	T.M.E.	T.M.E.	MATCH EXIST. WIN. @ LIBRARY

GENERAL WINDOW NOTES:

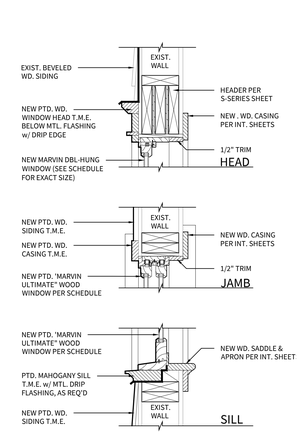
1. ALL GLASS/ GLAZING AT EXTERIOR WALLS SHALL BE DOUBLE PANED 'LOW-E' INSULATED GLASS PROVIDED BY MANUFACTURER, UNLESS NOTED OTHERWISE.
2. ALL DOUBLE-HUNG WINDOWS TO BE FURNISHED WITH BRONZE SASH LOCKS SPECIFIED BY INTERIOR DESIGNER.
3. ALL WEIGHT & CHAIN DOUBLE-HUNG WINDOWS TO BE FURNISHED WITH BRONZE CHAINS & PULLEY PLATES.
4. IN THE INSTANCE THAT TRUE DIVIDED LITE (TDL) MUNTINS BE SUBSTITUTED IN EXTERIOR GLAZING ASSEMBLIES THE REQUIRED ETCHED CERTIFICATION AS PER SECTION R308.1.1 OF THE 2018 I.R.C. SHALL APPEAR ON ONE (1) SINGLE GLASS PANE AT LOWER LEFT SIDE OF OVERALL LITE CONFIGURATION.
5. REFER TO DETAILS INDICATED IN THE SCHEDULE.



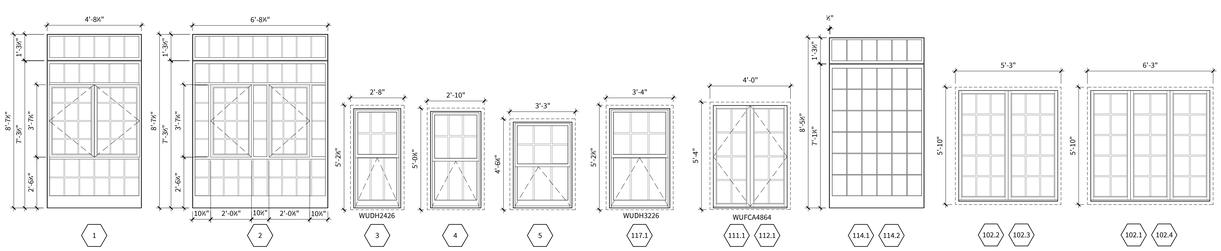
4 A-6.0 MARVIN CASEMENT WINDOW - 111.1 & 112.1
SCALE: 1-1/2"=1'-0"



3 A-6.0 HOPE'S CASEMENT WINDOW - 105.1
SCALE: 1 1/2"=1'-0"



2 A-6.0 MARVIN DBL. HUNG @ EXIST. WALL
SCALE: 1 1/2"=1'-0"



1 A-6.0 WINDOW ELEVATIONS
SCALE: 3/8"=1'-0"

PETER ZIMMERMAN ARCHITECTS
828 Old Lancaster Road Berwyn, PA 19312 | 610-647-4970 | PZArchitects.com

PERMIT SET: 03.05.2026
Revision Date & Description
Drawn By: BA, AK

MANLEY RESIDENCE
81 WEST RIVER ROAD
RUMSON, NJ 07760

DOOR & WINDOW SCHEDULES

PROJECT NO. 2023 - 01.01

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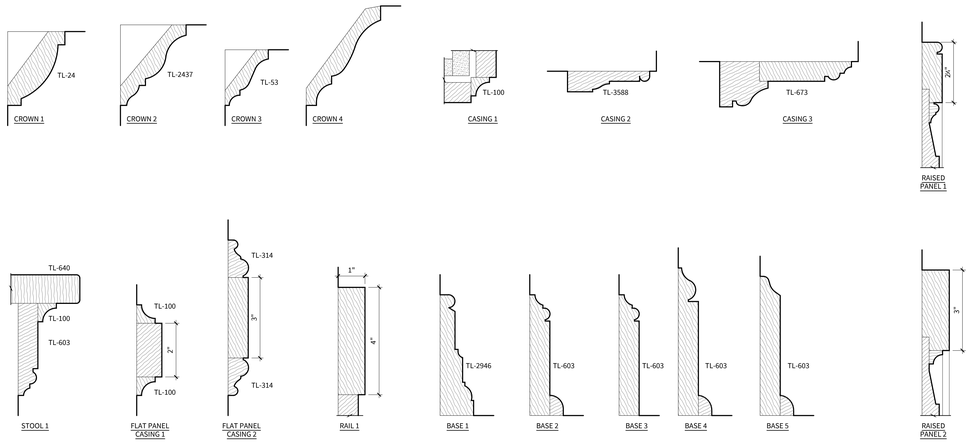
A-6.0



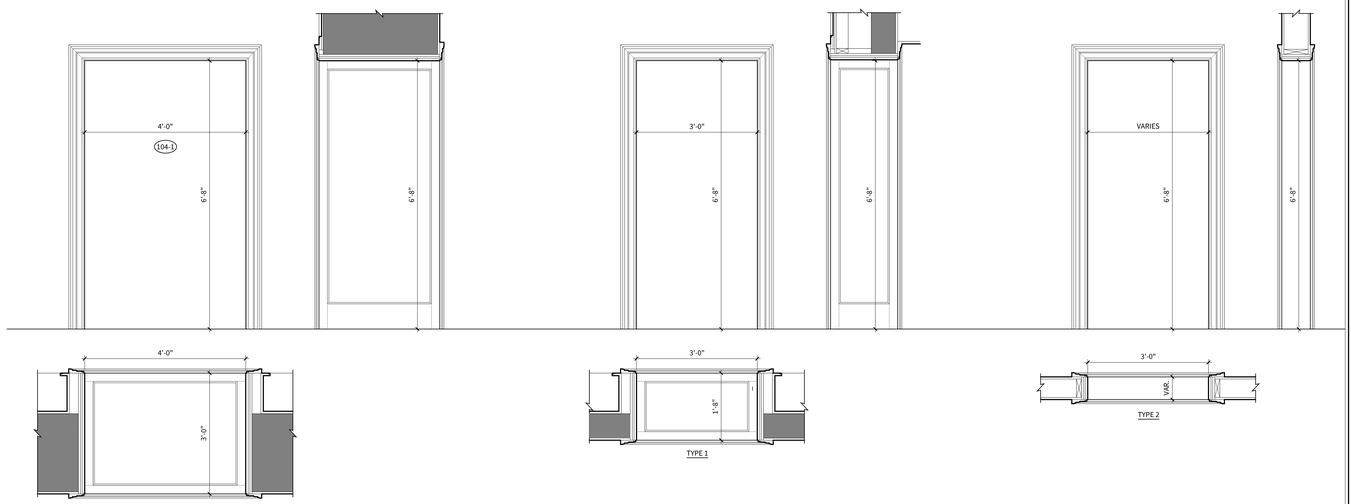
2 A-6.1 MOLDING PROFILES
SCALE: 6"=1'-0"

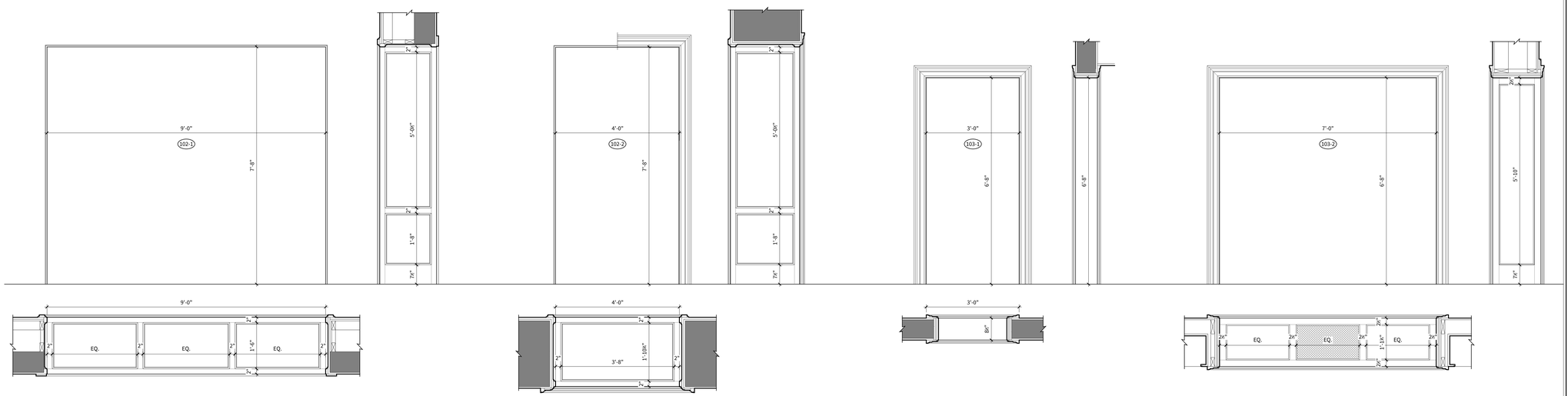
INTERIOR FINISH SCHEDULE - MANLEY RESIDENCE

ROOM # & NAME	FLOOR MATERIAL	WALLS								CEILING			TRIM - REFER TO A/6.X FOR DETAILS										REMARKS
		NORTH		EAST		SOUTH		WEST		FINISH HGT. A.F.F.	ASSEMBLY		CROWN	CASING	BASE	STOOL	PANEL	CHAIR RAIL		WAINSCOT		MILLWORK		
		MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.		MAT.	FIN.						DTL.	HGT.	DTL.	HGT.	DTL.	FIN.	
FIRST FLOOR																								
102 FORMAL DINING	HDWD. - T.M.E.	WOOD	STND.	WOOD	STND.	WOOD	STND.	WOOD	STND.	EXIST.	WOOD	STND.	1	1	T.M.E.	-	F1	-	-	-	-	STND.	FLOORING TO MATCH ENTRY
103 BUTLER'S PANTRY	HDWD	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	EXIST.	G.W.B.	PNT.	T.M.E.	T.M.E.	T.M.E.	-	-	-	-	-	-	-	-
104 DEN	HDWD	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	EXIST.	G.W.B.	PNT.	T.M.E.	T.M.E.	T.M.E.	-	R1	-	-	-	-	PNT.	ADJ. SHELF BOOKCASES THROUGHOUT
105 FRONT HALL	HDWD	WOOD	PNT.	WOOD	PNT.	WOOD	PNT.	WOOD	PNT.	EXIST.	G.W.B.	PNT.	T.M.E.	T.M.E.	T.M.E.	1	F2	-	-	-	-	-	-
106 KITCHEN	HDWD - PARQUE	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	EXIST.	G.W.B.	PNT.	1	3	3	1	-	-	-	-	-	-	-
107 FAMILY ROOM	HDWD - PARQUE	-	-	G.W.B.	PNT.	G.W.B.	PNT.	-	-	12'-5"	3" T&G	PNT.	2	3	4	-	-	-	-	-	-	PNT.	
109 PANTRY	HDWD	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	9'-3"	G.W.B.	PNT.	1	3	4	1	-	1	6'0"		5'-8"	PNT.	
110 P.R.	TILE - SEE SCHED.	1x6 T&G	PNT.	1x6 T&G	PNT.	1x6 T&G	PNT.	1x6 T&G	PNT.	9'-3"	G.W.B.	PNT.	3	3	3	1	-	-	-	-	-	PNT.	
111 HOME STATION	TILE - SEE SCHED.	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	9'-3"	G.W.B.	PNT.	2	3	4	1	-	-	-	-	-	PNT.	
112 MUDROOM	TILE - SEE SCHED.	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	9'-3"	G.W.B.	PNT.	2	3	4	1	-	-	-	-	-	PNT.	
113 LAUNDRY ROOM	TILE - SEE SCHED.	1x6 T&G	PNT.	1x6 T&G	PNT.	1x6 T&G	PNT.	1x6 T&G	PNT.	9'-3"	G.W.B.	PNT.	2	3	4	1	-	-	-	-	-	PNT.	
114 ENTRY	TILE - SEE SCHED.	-	-	-	-	-	-	SIDING	PTD.	9'-3"	3" T&G	PNT.	3	3	-	-	-	-	-	-	-	-	MATCH EXT. SIDING - SEE A-4.0 FOR INFO
116 MUSIC ROOM	HDWD	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	EXIST.	G.W.B.	PNT.	T.M.E.	T.M.E.	T.M.E.	-	T.M.E.	T.M.E.	T.M.E.	T.M.E.	T.M.E.	STND.	
117 GAME ROOM/BAR	HDWD	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	EXIST.	G.W.B.	PNT.	*T.M.E.	*T.M.E.	*T.M.E.	-	-	-	-	-	-	PNT.	*MATCH PROFILE @ MUSIC ROOM
119 SITTING ROOM	HDWD	-	-	-	-	G.W.B.	PNT.	G.W.B.	PNT.	12'-5"	3" T&G	PNT.	2	3	4	-	-	-	-	-	-	PNT.	
120 LIBRARY	HDWD	WOOD	STND.	WOOD	STND.	WOOD	STND.	WOOD	STND.	EXIST.	6" T&G	STND.	4	1 & 3	4	-	R2	-	-	-	-	STND.	FLOORING PATTERN TO MATCH CLG. LAYOUT
122 GUEST SUITE	HDWD	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	EXIST.	G.W.B.	PNT.	-	3	4	1	-	-	-	-	-	-	-
123 GUEST BATH	TILE - SEE SCHED.	TILE/GWB	PNT.	TILE/GWB	PNT.	TILE/GWB	PNT.	TILE/GWB	PNT.	EXIST.	G.W.B.	PNT.	3	3	TILE	1	-	-	-	4'-0"	-	-	
124 GUEST KITCHEN	TILE - SEE SCHED.	1x6 T&G	PNT.	1x6 T&G	PNT.	1x6 T&G	PNT.	1x6 T&G	PNT.	EXIST.	G.W.B.	PNT.	3	3	4	1	-	-	-	-	-	PNT.	
125 P.R.	HDWD	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	EXIST.	G.W.B.	PNT.	3	3	4	1	-	-	-	-	-	-	-
SECOND FLOOR																							
202 PRIMARY BEDROOM	EXIST.	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	EXIST.	G.W.B.	PNT.	T.M.E.	T.M.E.	T.M.E.	T.M.E.	-	-	-	-	-	PNT.	
203A KATIE'S CLOSET	EXIST.	G.W.B.	PAPER	G.W.B.	PAPER	G.W.B.	PAPER	G.W.B.	PAPER	EXIST.	G.W.B.	PNT.	T.M.E.	T.M.E.	T.M.E.	T.M.E.	-	-	-	-	-	PNT.	
203 KATIE'S BATH	TILE - SEE SCHED.	TILE/GWB	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	TILE/GWB	PNT.	EXIST.	G.W.B.	PNT.	T.M.E.	T.M.E.	T.M.E.	T.M.E.	-	-	-	-	-	-	
204 GRAHAM'S DRESSING	EXIST.	WD/GWB	STN/PPR	WD/GWB	STN/PPR	WD/GWB	STN/PPR	WD/GWB	STN/PPR	EXIST.	G.W.B.	PNT.	T.M.E.	T.M.E.	T.M.E.	T.M.E.	-	-	-	T.M.E.	T.M.E.	-	STND.
205 GRAHAM'S BATH	TILE - SEE SCHED.	WD/GWB	STN/PNT	WD/GWB	STN/PNT	WD/GWB	STN/PNT	WD/GWB	STN/PNT	EXIST.	G.W.B.	PNT.	T.M.E.	T.M.E.	T.M.E.	T.M.E.	-	-	-	*T.M.E.	3'-6"	-	STND.	*T.M.E. @ GRAHAM'S DRESSING
210 PLAYROOM	HDWD	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	EXIST.	G.W.B.	PNT.	T.M.E.	T.M.E.	T.M.E.	T.M.E.	-	-	-	-	-	-	PNT.
211 GIRLS' BATH	TILE - SEE SCHED.	WOOD	PNT.	WOOD	PNT.	WOOD	PNT.	WOOD	PNT.	EXIST.	G.W.B.	PNT.	2	3	5	1	-	-	-	-	-	-	PNT.
214 TYSON'S BATH	EXIST.	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	G.W.B.	PNT.	EXIST.	G.W.B.	PNT.	-	T.M.E.	T.M.E.	T.M.E.	-	-	-	-	-	-	PNT.

CASED OPENING SCHEDULE

ROOM	CASED OPENING				FRAME				GENERAL REMARKS
	C.O. #	C.O. FINISHED DIMS. (WxHxD)	JAMB TYPE	TYPE	CASING	PLINTH	KEYSTONE	THRESHOLD	
FIRST FLOOR									
102 FORMAL DINING	102-1	9'-0" x 7'-8" x 1'-10"	FLT. PNL.	A-6.1	1	N	N	HDWD	
	102-2	4'-0" x 7'-8" x 2'-2"	FLT. PNL.	A-6.1	1	N	N	HDWD	
103 BUTLER'S PANTRY	103-1	3'-0" x 6'-8" x 8"	FLAT	2	T.M.E	N	N	HDWD	
	103-2	7'-0" x 6'-8" x 1'-8"	FLT. PNL.	A-6.1	T.M.E.	N	N	HDWD	
104 DEN	104-1	4'-0" x 6'-8" x 3'-0"	FLT. PNL.	A-6.1	T.M.E.	N	N	HDWD	
	104-2	3'-0" x 6'-8" x 1'-8"	FLT. PNL.	1	T.M.E.	N	N	HDWD	
	104-3	3'-0" x 6'-8" x 1'-8"	FLT. PNL.	1	T.M.E.	N	N	HDWD	
105 FRONT HALL	105-1	4'-0" x 6'-8" x 8"	FLAT	2	T.M.E.	N	N	HDWD	
	105-2	3'-0" x 6'-8" x 6"	FLAT	2	T.M.E.	N	N	HDWD	
106 KITCHEN	106-1	16'-0" x 7'-6" x 3'-2"	FLT. PNL.	A-6.2	3	N	N	HDWD	
111 HOME STATION	111-1	3'-6" x 6'-8" x 6"	FLAT	2	3	N	N	TILE	
112 MUDROOM	112-1	3'-0" x 6'-8" x 6"	FLAT	2	3	N	N	TILE	
114 ENTRY	114-1	4'-0" x 6'-8" x 6"	FLAT	2	4	N	N	TILE	
116 MUSIC ROOM	116-1	11'-0" x 7'-0" x 6"	FLAT	2	T.M.E.	N	N	HDWD	
117 GAME ROOM/BAR	117-1	5'-10" x 7'-0" x 3'-0"	FLAT	A-6.2	3	N	N	HDWD	
125 P.R.	125-1	2'-8" x 7'-0" x 4"	FLAT	2	3	N	N	HDWD	





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PERMIT SET: 03.05.2026
Revision Date & Description
Drawn By: BA, AK

MANLEY RESIDENCE
83 WEST RIVER ROAD
RUMSON, NJ 07760

CASED OPENING & FINISH SCHEDULES

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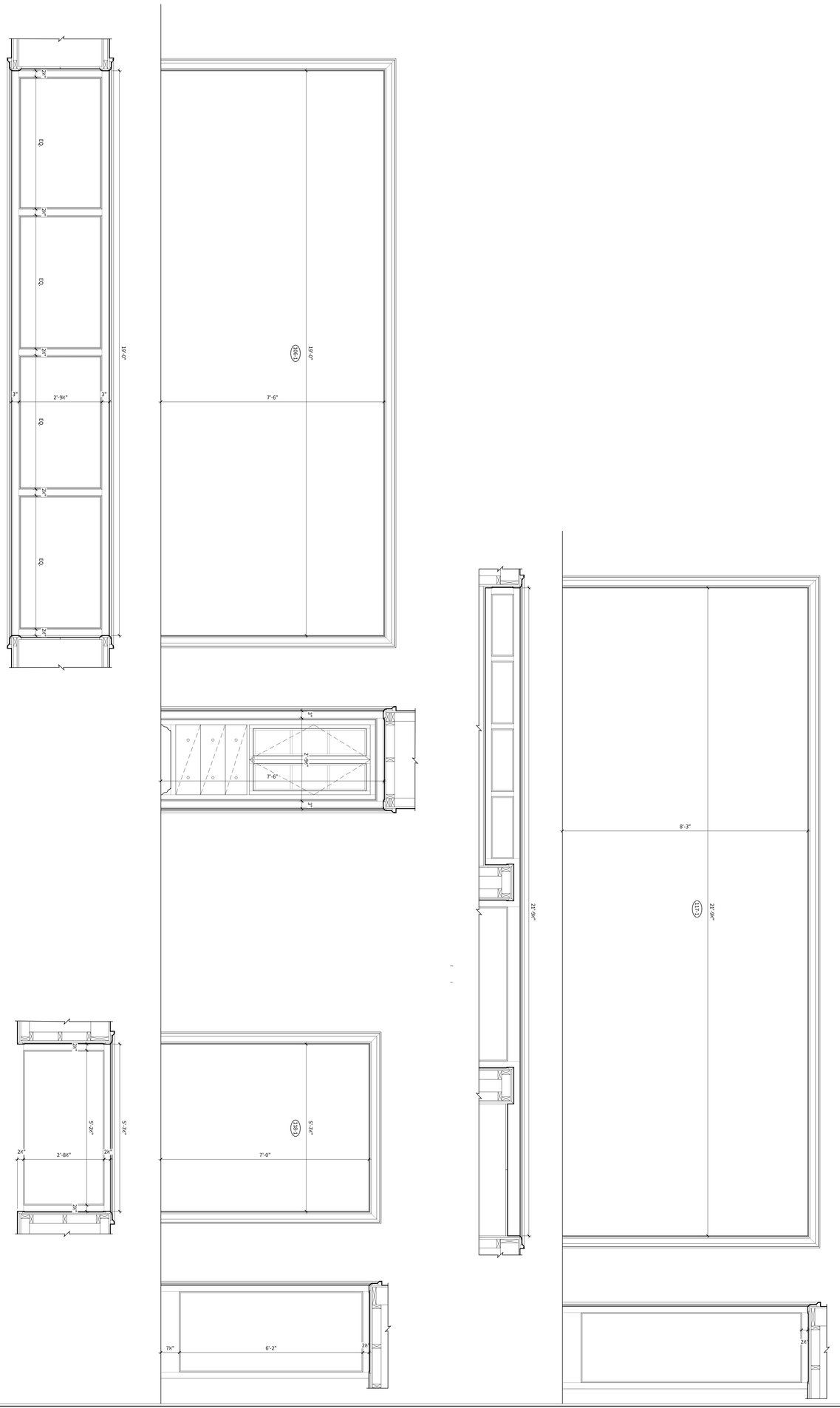

1 / A-6.2 CASED OPENING DETAILS
SCALE: 3/4"=1'-0"

A-6.2

PROJECT NO. 2023 – 01.01

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CASED OPENING & FINISH SCHEDULES

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COMMONWEALTH OF PENNSYLVANIA REGISTERED ARCHITECT STATE OF NEW JERSEY

1.0 GENERAL

1.1 THE STRUCTURAL DRAWINGS SHALL GOVERN THE WORK FOR STRUCTURAL FEATURES, UNLESS OTHERWISE NOTED. DISCREPANCIES BETWEEN THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL BE REPORTED TO THE ARCHITECT AND ENGINEER FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH RELATED WORK.

1.2 IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES AND DRAWINGS REGARDING STRUCTURAL ISSUES, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.

1.3 WORK NOT INDICATED ON A PART OF THE DRAWINGS, BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE REPEATED.

1.4 THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION AND CONSTRUCTION PROCEDURES, FABRICATION PROCESSES, COORDINATION OF WORK WITH OTHER TRADES AND JOB SITE SAFETY.

1.5 THE CONTRACTOR SHALL INFORM THE ARCHITECT/ENGINEER OF ANY FABRICATION AND/OR ERECTION ERRORS OR DEVIATIONS. NO CORRECTIVE ACTION SHALL BE TAKEN WITHOUT THE ARCHITECT'S/ENGINEER'S APPROVAL.

1.6 ANY AND ALL PROPOSED SUBSTITUTIONS FOR MATERIALS OR ASSEMBLIES AS SPECIFIED WITHIN THESE NOTES AND/OR THE DRAWINGS AND DETAILS APPROVED FOR CONSTRUCTION SHALL BE REVIEWED AND APPROVED IN WRITING BY THE ARCHITECT & STRUCTURAL ENGINEER OF RECORD PRIOR TO ACQUIRING THE MATERIAL OR DELIVERY TO THE SITE.

1.7 ANY INCONSISTENCIES BETWEEN THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND/OR CIVIL DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND GOVERNING BUILDING CODES AND/OR ORDINANCES.

1.8 THE STRUCTURAL CONSTRUCTION DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICES AND SHALL REMAIN THE PROPERTY OF INNOVATIVE STRUCTURAL ENGINEERS. THE DOCUMENTS ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY THE CLIENT OR OTHERS ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT.

2.0 DESIGN CRITERIA

2.1 DESIGN CODES:
a. IRC 2021 New Jersey Edition
b. ANSI/ASCE-7 2016

2.2 LIVE LOADS:
a. ROOF LIVE LOAD 20 PSF
b. FLOORS 40 PSF

2.3 SNOW LOAD:
a. GROUND SNOW LOAD (PG) 20 PSF
b. FLAT-ROOF SNOW LOAD (PF) 16 PSF
c. EXPOSURE FACTOR (CE) 1.0
d. THERMAL FACTOR (CT) 1.1
e. SNOW IMPORTANCE FACTOR (IS) 1.0
f. ADDITIONAL DRIFT LOAD AT CONDITIONS PER ASCE-7

2.4 WIND LOAD:
a. BASIC WIND SPEED (3 SEC. GUST) 120 MPH
b. WIND IMPORTANCE FACTOR (IW) 1.0
c. WIND EXPOSURE CATEGORY B
d. INTERNAL PRESSURE COEFFICIENT +/- 0.18

2.5 SEISMIC LOAD:
a. SEISMIC OCCUPANCY CATEGORY II
b. SEISMIC IMPORTANCE FACTOR (IE) 1.0
c. SPECTRAL RESPONSE ACCEL. - SHORT (SS) 0.251
d. SPECTRAL RESPONSE ACCEL. - 1 SEC.(S1) 0.055
e. SITE CLASS (S) D (ASSUMED)
f. SPECTRAL RESPONSE COEFF. - SHORT (SDS) 0.268
g. SPECTRAL RESPONSE COEFF. - 1 SEC. (SD1) 0.088
h. SEISMIC DESIGN CATEGORY B

3.0 EARTHWORK AND FOUNDATIONS

3.1 EXCAVATION SHALL BE PERFORMED WITHIN OSHA GUIDELINES, SO AS NOT TO DISTURB EXISTING ADJACENT BUILDINGS, STREETS, AND UTILITY LINES. VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE AROUND UTILITIES, AS REQUIRED.

3.2 COMPACT SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DENSITY OF MODIFIED PROCTOR (ASTM D1557):
UNDER BUILDING FOUNDATIONS: 98%
UNDER BUILDING SLABS, STEPS, PAVEMENT: 95%

3.3 NO SUBSURFACE INVESTIGATION REPORT HAS BEEN PROVIDED FOR THIS PROJECT. SPREAD FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED ALLOWABLE BEARING CAPACITY OF 2,000 PSF. CONCRETE SLABS ON GRADE HAVE BEEN DESIGNED TO BEAR ON PROPERLY COMPACTED SUBGRADE SOILS. PROVIDE 6" (MIN.) GRANULAR SUBBASE BENEATH SLABS ON GRADE, PENN DOT 2B OR #57 GRADING. THE ASSUMED AT REST LATERAL EARTH PRESSURE IS 55 PSF PER FOOT AND THE ASSUMED ACTIVE LATERAL EARTH PRESSUE IS 45 PSF PER FOOT.

3.4 ELEVATIONS SHOWN ON THE DRAWINGS AT WHICH FOUNDATIONS BEAR ARE APPROXIMATE. STEP-IN FOOTING LOCATIONS AND ELEVATIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED AND ADJUSTED AS REQUIRED SO FOUNDATIONS BEAR ON MATERIAL OF AT LEAST THE CAPACITY NOTED ABOVE. BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3'-0" BELOW FINISHED GRADE. IF CONDITIONS PROVE TO BE UNACCEPTABLE AT ELEVATIONS SHOWN, FOOTING BOTTOMS SHALL BE LOWERED TO ACCEPTABLE SUBGRADE MATERIAL AS DETERMINED BY THE GEOTECHNICAL ENGINEER. FILL OVER-EXCAVATION WITH LEAN CONCRETE (F'C = 2,500 PSI) OR PROPERLY COMPACTED ENGINEERED FILL.

3.5 NO BACKFILLING AGAINST WALLS SHALL BE DONE UNTIL THE BASEMENT SLAB ON GRADE AND THE FIRST FLOOR FRAMING AND SHEATHING ARE IN PLACE OR TEMPORARY SHORING HAS BEEN INSTALLED TO BRACE THE WALL. WALLS HAVING BACKFILL AGAINST BOTH SIDES SHALL HAVE THE BACKFILL PLACED ON BOTH SIDES WITH A MAXIMUM DIFFERENTIAL HEIGHT OF 8 INCHES.

3.6 COORDINATE FOUNDATION DRAIN LOCATIONS WITH ARCHITECTURAL, MECHANICAL AND/OR CIVIL DRAWINGS.

3.7 COLD WEATHER PROTECTION: PROTECT BOTTOM OF EXCAVATIONS AGAINST FREEZING WHEN ATMOSPHERIC TEMPERATURE IS LESS THAN 35°F. COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF ACI 306R AND IN PARTICULAR, CHAPTER 4, PREPARATION BEFORE PLACING CONCRETE.

4.0 REINFORCED CONCRETE

4.1 REINFORCED CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND "GUIDE TO SHOTCRETE" (ACI 318, AND 506 LATEST EDITION) AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301, LATEST EDITION) OF THE AMERICAN CONCRETE INSTITUTE.

4.2 CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH (F'C) AS FOLLOWS. THE STRENGTH REQUIREMENTS PERTAIN TO BOTH CAST IN PLACE CONCRETE AND WET MIX SHOTCRETE.
a. FOOTINGS 3000 PSI
b. UNDERPINNING 5000 PSI
c. LEAN CONCRETE FILL 2500 PSI
d. WALLS 4000 PSI
e. SLABS-ON-GRADE 3000 PSI
f. REINFORCED SLABS 4000 PSI
g. REINFORCED BEAMS 4000 PSI

4.3 CAST IN PLACE CONCRETE SHALL HAVE A MINIMUM 7-DAY COMPRESSIVE STRENGTH (F'C) OF 2250 PSI PRIOR TO APPLICATION OF CONSTRUCTION LOADS. BACKFILLING SHALL NOT OCCUR UNTIL THE COMPRESSIVE STRENGTH ACHIEVES 3000 PSI.

4.4 AIR ENTRAINMENT: 6% (+/-1.5%) IN ALL CONCRETE EXPOSED TO FREEZE/THAW.

4.5 SLUMP: 3" (+/- ½")

4.6 CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (144 PCF) WITH CEMENT CONFORMING TO ASTM C150, TYPE I. FLY ASH, SLAG, OR OTHER POZZOLANS SHALL NOT CONSTITUTE MORE THAN 25% OF THE TOTAL CEMENTITIOUS WEIGHT. AGGREGATE SHALL CONFORM TO ASTM C33. WATER SHALL CONFORM TO ASTM C1602 AND THE MAXIMUM WATER TO CEMENT RATIO SHALL BE 0.45.

4.7 ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED IN THE CONCRETE MIX DESIGN. ADMIXTURES SHALL BE USED AND MISED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

4.8 REINFORCEMENT:
a. DEFORMED BARS: ASTM A615, GRADE 60.
b. WELDED WIRE FABRIC: ASTM A185.

4.9 REINFORCEMENT SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH THE A.C.I. "DETAILING MANUAL NO. SP-66", LATEST EDITION.

4.10 REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS, STIRRUPS, OR CHAIRS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR BARS.

4.11 REINFORCING BARS SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVER:
a. CAST AGAINST EARTH: 3"
b. EXPOSED TO EARTH OR WEATHER
- (NO. 5 OR SMALLER): 1-1/2"
- (NO. 6 OR LARGER): 2"
c. CONCRETE NOT EXPOSED TO WEATHER
- SLABS, WALLS, JOISTS: 3/4"
- BEAMS AND COLUMNS: 1-1/2"

4.12 REINFORCING BAR SPLICES SHALL BE CLASS 'B' TENSION LAP PER ACI 318 U.N.O. LAP WELDED WIRE FABRIC TWO FULL MESH LENGTHS AT SPLICES AND WIRE TIE TOGETHER.

4.13 WELDED WIRE FABRIC SHALL BE PLACED 2" FROM THE TOP OF SLABS OR WITHIN THE UPPER THIRD OF THE SLAB THICKNESS, WHICHEVER IS CLOSEST TO THE SURFACE, U.N.O.

4.14 LEVELING GROUT SHALL BE NON-SHRINK, NON-METALLIC, FACTORY PRE-MIXED GROUT IN ACCORDANCE WITH ASTM C109, WITH F'C OF NOT LESS THAN 5000 PSI.

4.15 ANCHOR RODS SHALL BE ASTM F1554, GRADE 36, U.N.O.

4.16 COLD WEATHER PROTECTION: A PERIOD WHEN FOR MORE THAN THREE SUCCESSIVE DAYS, THE AVERAGE DAILY AIR TEMPERATURE DROPS BELOW 40 DEGREES FAHRENHEIT AND STAYS BELOW 50 DEGREES FAHRENHEIT FOR MORE THAN ONE-HALF OF ANY 24 HOUR PERIOD. IF EXCAVATION OR CONCRETE PLACEMENT OCCURS DURING THIS PERIOD, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE GUIDELINES EXPRESSED IN ACI 306 - LATEST EDITION.

4.17 HOT WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 305.

5.0 UNDERPINNING NOTES

5.1 UNDERPINNING OF EXISTING FOUNDATION WALLS IS REQUIRED. THE EXTENT OF UNDERPINNING IS SHOWN ON FOUNDATION PLAN AND REFERENCED ELEVATIONS. CONTRACTOR SHALL EXPOSE AND CONFIRM ALL EXISTING FOUNDATION CONDITIONS AND INFORM ARCHITECT AND ENGINEER IF CONDITIONS VARY WITH THOSE SHOWN ON THE DRAWINGS.

5.2 THE WIDTH OF UNDERPINNING SECTIONS ARE LIMITED TO THREE (3) FEET IN ORDER TO MAINTAIN INTEGRITY OF EXISTING CONSTRUCTION. BOTTOM OF UNDERPINNING IS NOTED IN SECTIONS. EXCAVATE AND INSTALL UNDERPINNING IN CONFORMANCE WITH THE LOCAL CODES AND OTHER APPLICABLE REGULATIONS.

5.3 UNDERPINNING SECTIONS ARE TO BE INSTALLED BY THE "APPROACH PIT" METHOD, WITH AN ALTERNATE SEQUENCED PROCEDURE THAT PERMITS UNIFORM TRANSFER OF WALL LOADS TO NEW BEARING ELEVATIONS.

5.4 CONTRACTOR SHALL ENSURE STABILITY AND BEARING OF EXISTING FOUNDATION DURING UNDERPINNING. DO NOT UNDERMINE THE EXISTING FOUNDATION. ALL APPROACH PITS TO BEGIN AT LEAST AT A ONE HORIZONTAL TO ONE VERTICAL SLOPE FROM THE BEARING LEVEL OF THE EXISTING FOUNDATION.

5.5 APPROACH PITS MAY NEED TO BE LAGGED AND BRACED, DEPENDING ON THE STABILITY OF THE SOIL. TIMBER LAGGING OF PITS THAT WILL REMAIN IN PLACE FOLLOWING COMPLETION OF UNDERPINNING SHALL BE PRESSURE_TREATED.

5.6 THE CONTRACTOR SHALL RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER TO VERIFY THE BEARING VALUE AT THE BOTTOM OF EACH SECTION OF UNDERPINNING. UNDERPINNING SHALL BEAR ON UNDISTURBED STRATUM WITH A MINIMUM BEARING CAPACITY OF 2000 PSF.

5.7 STEEL WEDGE DRIVING AND DRY PACKING OF NEWLY CONCRETED UNDERPINNING SECTIONS SHALL BE DONE AFTER 24 HOURS HAVE ELAPSED FOLLOWING PLACEMENT OF CONCRETE. DRY PACK UNDERSIDE OF EXISTING FOUNDATION WITH NON_SHRINK, NON-METALLIC GROUT WITH F'C = 5000 PSI.

5.8 BRACING, LAGGING, ETC. REQUIRED TO INSURE THE STRUCTURAL INTEGRITY/STABILITY OF THE EXISTING BUILDINGS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT LOCATION AND ENGAGED BY THE CONTRACTOR.

5.9 CONCRETE FOR UNDERPINNING SHALL ATTAIN 4000 PSI MINIMUM IN 72 HOURS. USE TYPE III CEMENT TO PERMIT DRY PACKING (LOAD TRANSFER) IN 24 HOURS. TYPE I CEMENT MAY BE USED PROVIDED THAT INCREASED CEMENT FACTOR IS EMPLOYED TO PRODUCE EQUIVALENT STRENGTH GIVEN. CONCRETE SHALL OBTAIN AT LEAST 75% OF ITS DESIGN STRENGTH PRIOR TO EXCAVATING ADJACENT PITS.

5.10 CONTRACTOR SHALL DEVELOP AND SUBMIT A PROPOSED SCHEDULE OF UNDERPINNING SEQUENCE FOR REVIEW BY THE ARCHITECT AND ENGINEER. COMPLETE RECORDS OF ALL UNDERPINNING PROCEDURES WILL BE MADE BY THE CONTRACTOR ON A DAILY BASIS.

5.11 THE CONTRACTOR SHALL ENGAGE A TESTING AGENCY TO MONITOR ALL UNDERPINNING CONCRETE PLACEMENT FOR CONFORMANCE WITH APPLICABLE ACI REQUIREMENTS.

6.0 MASONRY

6.1 MASONRY WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE "BUILDING CODE FOR MASONRY STRUCTURES" (ACI 530) AND THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1) OF THE AMERICAN CONCRETE INSTITUTE.

6.2 MORTAR FOR STRUCTURAL MASONRY SHALL CONFORM TO ASTM C270. MATERIALS INCLUDE: PORTLAND CEMENT - ASTM C150, TYPE I. LIME - ASTM C207. TYPE S MORTAR SHALL BE USED FOR MASONRY. TYPE N MORTAR SHALL BE USED FOR VENEERS.

6.3 GROUT SHALL CONFORM TO ASTM C476 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. U.N.O. SLUMP SHALL BE 8 TO 10 INCHES. MAXIMUM AGGREGATE SIZE SHALL BE 3/8".

6.4 CONCRETE MASONRY UNITS: HOLLOW BLOCK SHALL CONFORM TO ASTM C90, TYPE 1, HAVING A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 1,900 PSI ON THE NET AREA (UNIT STRENGTH). SOLID BLOCKS SHALL CONFORM TO ASTM C145. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF MASONRY (F'M) SHALL BE 1,500 PSI. U.N.O.

6.5 DEFORMED BAR REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60. PROVIDE LAP SPLICES OF 48 BAR DIAMETERS MINIMUM, U.N.O. PROVIDE BAR SPACERS AS REQUIRED TO PROPERLY LOCATE REINFORCING WITHIN CMU CELLS.

6.6 HORIZONTAL JOINT REINFORCING FOR VERTICALLY REINFORCED WALLS SHALL BE GALVANIZED, STANDARD CLASS, LADUR TYPE DUR-O-WAL (OR EQUAL), CONFORMING TO ASTM A82 AND ASTM A951, SPACED AT 16" O.C. U.N.O. SIDE RODS SHALL BE NO. 9 WITH NO. 9 CROSS RODS U.N.O. LADDER TYPE OR TRUSS TYPE MAY BE USED FOR WALLS WITHOUT VERTICAL REINFORCING. PROVIDE ONE-PIECE PREFABRICATED UNITS AT 8" O.C. AT ALL WALL CORNERS AND INTERSECTIONS. PROVIDE ADDITIONAL JOINT REINFORCING IN THE FIRST TWO COURSES ABOVE AND BELOW MASONRY OPENINGS. EXTEND AT LEAST 2'-0" BEYOND EACH SIDE OF THE OPENING. PROVIDE LAP AS RECOMMENDED BY THE MANUFACTURER WITH A MINIMUM OF 6". DISCONTINUE REINFORCING AT CONTROL JOINTS.

6.7 PROVIDE FULL BED AND HEAD JOINTS.

6.8 GROUT CELLS OF CMU SOLID FOR MASONRY BELOW GRADE, CMU LINTELS, BOND BEAMS, CELLS WITH VERTICAL REINFORCEMENT AND AT LEAST TWO COURSES, 24" WIDE BELOW BEAM BEARING PLATES.

6.9 GROUT PLACEMENT SHALL NOT BEGIN UNTIL THE PLACEMENT OF REINFORCING HAS BEEN INSPECTED.

6.10 ALLOW GROUT IN REINFORCED CMU WALLS TO CURE A MINIMUM OF FORTY-EIGHT (48) HOURS BEFORE IMPOSING CONCENTRATED OR OTHER LOADS FROM ABOVE.

6.11 BRICK VENEER ANCHORS SHALL BE SPACED NOT MORE THAN 16" O.C. VERTICALLY AND 24" O.C. HORIZONTALLY. PROVIDE ADDITIONAL ANCHORS AT 8" O.C. AROUND OPENINGS.

7.0 STRUCTURAL STEEL

7.1 STRUCTURAL STEEL WORK SHALL BE IN ACCORDANCE WITH THE AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" (ASD - THIRTEENTH EDITION) AND THE "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" EXCEPT SECTION 4.2 OF THE CODE WHICH SHALL NOT BE APPLICABLE TO THIS PROJECT.

7.2 STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:
a. WIDE FLANGE SHAPES, WT SHAPES, AND CHANNELS: ASTM A992 WITH A MINIMUM YIELD STRENGTH OF 50,000 PSI.

b. ANGLES, PLATES, M SHAPES, S SHAPES, MT SHAPES, AND ST SHAPES: ASTM A572 GRADE 50 WITH A MINIMUM YIELD STRENGTH OF 50,000 PSI, U.N.O.

c. STEEL TUBING: ASTM A500, GRADE C, WITH A MINIMUM YIELD STRENGTH OF 50,000 PSI.

7.3 BOLTS SHALL BE 3/4" DIAMETER ASTM A325 H.S. U.N.O. CONNECTIONS SHALL BE TYPE N FOR FRAMED CONNECTIONS AND TYPE SC CLASS A FOR WIND MOMENT, BRACING AND HANGERS.

7.4 ANCHOR RODS SHALL BE ASTM F1554, GRADE 36, U.N.O.

7.5 WELDING SHALL BE PERFORMED BY CERTIFIED WLDERS AND IN ACCORDANCE WITH THE "STRUCTURAL WELDING CODE ANSI/AWS D1.1", AMERICAN WELDING SOCIETY, LATEST EDITION. USE E70XX ELECTRODES.

7.6 ALL INTERIOR STEEL SHALL BE PAINTED WITH RUST INHIBITIVE PRIMER.

7.7 DO NOT PAINT STEEL WHERE ENCASED WITH CONCRETE, TO RECEIVE SPRAY-ON FIREPROOFING, AT FIELD WELD AREAS, AT THE TOP FLANGE OF COMPOSITE BEAMS OR AT S.C. BOLT AREAS.

7.8 THE STRUCTURAL STEEL FABRICATOR, AND/OR GENERAL CONTRACTOR, SHALL VERIFY EXISTING DIMENSIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCY FOUND SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PREPARATION OF SHOP DRAWINGS. SHOP DRAWINGS SHALL INCLUDE FIELD MEASUREMENTS AND CONDITIONS.

7.9 THE CONTRACTOR SHALL PROVIDE SIX (6) INCH MINIMUM BEARING AT ENDS OF STEEL BEAMS ON CONCRETE OR CMU WALLS, UNLESS NOTED OTHERWISE. STEEL BEAMS SHALL BE PREVENTED FROM ROTATING OR SLIDING BY GROUTING THE POCKET SOLID.

8.0 STRUCTURAL WOOD

8.1 DESIGN, FABRICATION AND CONSTRUCTION OF WOOD FRAMING SHALL CONFORM WITH:

a. "TIMBER CONSTRUCTION MANUAL", LATEST EDITION, AS ADOPTED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC), INCLUDING THE "CODE OF STANDARD PRACTICE", AITC 106.
b. "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" (NDS), LATEST EDITION.

8.2 BASE DESIGN VALUES FOR VISUALLY GRADED DIMENSION LUMBER SHALL BE SPRUCE-PINE-FIR NO.1/NO.2 WITH THE FOLLOWING MINIMUM BASE DESIGN VALUES:

a. BENDING: F_B = 875 PSI
b. TENSION PARALLEL TO GRAIN: F_T = 450 PSI
c. SHEAR PARALLEL TO GRAIN: F_V = 135 PSI
d. COMPRESSION PERP. TO GRAIN: F_{CPERP} = 425 PSI
e. COMPRESSION PARALLEL TO GRAIN: $F_{CPARALLEL}$ = 1,150 PSI
f. MODULUS OF ELASTICITY: E = 1,400,000 PSI

8.3 TRUSJOIST BY WEYERHAEUSER STRUCTURAL COMPOSITE LUMBER WAS USED AS THE BASIS OF DESIGN FOR MEMBERS MARKED PSL (PARALLEL STRAND LUMBER), LVL (LAMINATED VENEER LUMBER), LSL (LAMINATED STRAND LUMBER), AND TJI (WOOD I JOISTS). THE FOLLOWING ARE THE BASE DESIGN VALUES FOR THESE PRODUCTS:

a. PSL: BENDING: F_B = 2,900 PSI
HORIZONTAL SHEAR: F_V = 290 PSI
MODULUS OF ELASTICITY: E = 2,000,000 PSI
b. LVL:
BENDING: F_B = 2,600 PSI
HORIZONTAL SHEAR: F_V = 285 PSI
MODULUS OF ELASTICITY: E = 2,000,000 PSI

8.4 REFER TO THE MANUFACTURER'S REQUIREMENTS FOR FASTENING MULTIPLE LVLS TOGETHER.

8.5 REFER TO MANUFACTURER'S REQUIREMENTS FOR FRAMING DETAILS, INSTALLATION, HANDLING, AND CONNECTION INFORMATION. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS AND DIRECTIONS DURING ERECTION. ALL BLOCKING, WEB REINFORCING, HANGERS, RIM BOARDS, RIM JOISTS, AND NAILING SHALL BE PER MANUFACTURER'S RECOMMENDATIONS, UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.
a. ALL HOLES AND PENETRATIONS AT ENGINEERED JOISTS, BEAMS AND GIRDERS SHALL BE THOSE ALLOWED BY THE MANUFACTURER'S 'HOLE' CHARTS.

8.6 ALL PLYWOOD SHEATHING SHALL CONFORM TO THE AMERICAN PLYWOOD ASSOCIATION'S STANDARDS AND RECOMMENDATIONS. ALL PLYWOOD SHALL BE APA EXTERIOR GRADE CDX, ENGINEERED GRADE SIZES OR BETTER. PLACEMENT OF SHEETS SHALL BE STAGGERED USING THE MINIMUM NUMBER OF JOINTS. ALL SHEATHING SHALL BE STAMPED IN ACCORDANCE WITH AMERICAN PLYWOOD ASSOCIATION AND INSTALLED AS FOLLOWS:
a. ROOF SHEATHING: FIR GRADE, 5/8" THICK (NOMINAL) T&G., LAID PERPENDICULAR TO ROOF RAFTERS. DIAPHRAGM NAILING: 8D NAILS AT 6" O.C. AT ALL EDGES, 12" O.C. ELSEWHERE, MINIMUM.
b. WALL SHEATHING: FIR GRADE, ½" THICK (NOMINAL) 32/16, LAID HORIZONTALLY TO WALL STUDS AND LAP FLOOR SYSTEM MIN. 12". DIAPHRAGM NAILING: 8D NAILS AT 6" O.C. AT ALL EDGES, 12" O.C. ELSEWHERE, MINIMUM. PROVIDE 2X4 (MINIMUM) FLAT AT HORIZONTAL PANEL EDGES TO PROVIDE SHEAR WALL CONTINUITY.
c. SUB-FLOOR SHEATHING: ¾" THICK (NOMINAL) T&G OSB SHEATHING BY ADVANTECH OR EQUAL WITH 24" SPAN RATING OR BETTER. DIAPHRAGM NAILING: 8D NAILS AT 6" O.C. AT ALL EDGES, 10" O.C. ELSEWHERE, MINIMUM. SUB-FLOOR SHALL BE GLUED TO FLOOR FRAMING MEMBERS WITH CONTECH PL 400 OR EQUAL. CONTRACTOR TO ENSURE THAT WATER DOES NOT COLLECT/POND ON SUBFLOOR DURING CONSTRUCTION. CONTRACTOR TO REPLACE ANY SUBFLOOR THAT HAS DELAMINATED, BUCKLED OR SAGGED DUE TO WATER DAMAGE.

8.7 BEARING WALLS: ALL EXTERIOR BEARING WALLS SHALL BE 2X6 AT 16 INCHES ON CENTER. SEE ARCHITECTURAL DRAWINGS FOR INTERIOR BEARING WALL THICKNESS. MAXIMUM STUD SPACING FOR INTERIOR BEARING WALLS IS 16 INCHES.

8.8 JAMBS IN BEARING WALLS:

a. ALL JAMB POSTS FOR EXTERIOR WALLS SHALL BE FOUR (4) 2X STUDS, CONSISTING OF TWO (2) JACK STUDS AND TWO (2) KING STUDS, UNLESS NOTED OTHERWISE.
b. ALL JAMB POSTS FOR INTERIOR WALLS SHALL BE THREE (3) 2X STUDS, CONSISTING OF TWO (2) JACK STUDS AND ONE (1) KING STUD, UNLESS NOTED OTHERWISE.
c. ALL PSL JAMB POSTS FOR 3½" PSL OR (2)-1¾" LVL HEADERS IN EXTERIOR WALLS SHALL CONSIST OF A 3½"X3½" PSL JACK STUD AND TWO (2) 2X KING STUDS, UNLESS NOTED OTHERWISE.
d. ALL PSL JAMB POSTS FOR 5¼" PSL OR (3)-1¾" LVL HEADERS SHALL CONSIST OF 5¼"X5¼" PSL JACK STUD AND TWO (2) 2X KING STUDS, UNLESS NOTED OTHERWISE.

8.9 ALL PSL POSTS AT PSL AND LVL BEAMS SHALL BE A MINIMUM SIZE OF 3-1/2X WIDTH OF BEAMS FOR 2X4 INTERIOR OR EXTERIOR WALLS AND 5-1/4X WIDTH OF BEAM FOR 2X6 INTERIOR OR EXTERIOR WALLS AND BE ONE SOLID PSL MEMBER AS A MINIMUM, UNLESS NOTED OTHERWISE.

8.10 EXTEND WOOD POST CONTINUOUS FULL HEIGHT FROM FOUNDATION OR TRANSFER BEAMS. EXTEND THRU FLOOR OR PROVIDE SOLID BLOCKING OF THE SAME SIZE AND MATERIAL AS THE POST. PROVIDE SEATED CONNECTIONS FOR ALL BEAMS AT TOP OF POSTS.

8.11 HANGER CONNECTIONS FOR JOISTS, BEAMS, MANUFACTURED WOOD FRAMING, MEMBERS FRAMING TO BEAMS, HEADERS, ETC. SHALL BE TOP FLANGE OR FACE MOUNT HANGERS BY SIMPSON STRONG-TIE OR APPROVED EQUAL UNLESS OTHERWISE NOTED OR SHOWN. ALL WOOD CONNECTIONS SHALL BE MADE WITH GALVANIZED METAL HANGERS. DO NOT TOE NAIL. ALL CONNECTIONS SHALL BE MADE WITH THE REQUIRED NUMBER, TYPE, LENGTH AND GRADE OF FASTENER AS SPECIFIED BY THE MANUFACTURER FOR THE LOAD(S) SPECIFIED.

8.12 THE CONTRACTOR SHALL PROVIDE DOUBLE STUDS AT ALL CORNERS, UNO.

8.13 THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING UNDER ALL PARTITIONS. THE CONTRACTOR SHALL PROVIDE DOUBLE FLOOR JOISTS UNDER ALL NON-LOAD BEARING PARTITIONS THAT RUN PARALLEL TO THE FLOOR FRAMING.

8.14 SEE REFERENCED ICC CODE FOR MINIMUM FASTENING REQUIREMENTS.

8.15 NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED WITHOUT APPROVAL BY THE STRUCTURAL ENGINEER, EXCEPT AS NOTED AT THE 'HOLE' CHART AND DETAILS PLACED AT THE DRAWINGS.

8.16 MEMBERS SHALL BE SET WITH CROWN UP AND HAVE A MINIMUM OF 3" BEARING.

8.17 ALL JOISTS SHALL BE RIGIDLY BRIDGED AT INTERVALS NOT EXCEEDING 8'-0".

8.18 SPLICE DOUBLE SOLE PLATES DIRECTLY OVER STUD. STAGGER SPLICE OF EACH PLATE.

8.19 SUFFICIENTLY JOIN MULTIPLE 2X BEAMS, GIRDERS, AND POSTS SO THAT LOAD DISTRIBUTES EQUALLY. THE MINIMUM CONNECTION SHALL BE (2) ROWS OF FLATLOK OR SIMPSON SDS SCREWS AT 16" ON CENTER, STAGGERED VERTICALLY & HORIZONTALLY ACROSS THE NEUTRAL AXIS OF THE MEMBER FOR ITS ENTIRE LENGTH.

8.20 ALL P.T. WOOD SILL PLATES SHALL BE ANCHORED TO GROUT FILLED CMU OR CONCRETE FOUNDATIONS WITH 5/8" DIAMETER ANCHORS AT 2'-0" ON-CENTER OR TWO (2) ANCHORS MINIMUM PER LENGTH OF WALL. ANCHOR BOLTS SHALL BE EMBEDDED A MINIMUM OF 15" INTO MORTAR GROUT OR 9" INTO CAST-IN-PLACE CONCRETE FOUNDATIONS.

8.21 ANCHOR BOLTS SHALL BE ASTM F1554, GRADE 36 AND SHALL BE GALVANIZED PER ASTM A153 OR ASTM B695, CLASS 55 OR GREATER.

8.22 INSTALL ROOF SHEATHING ON ENTIRE LOWER ROOF PRIOR TO INSTALLING OVERBUILD FRAMING & SHEATHING @ AREAS DESIGNATED ON THE DRAWINGS.

8.23 ALL RIM BOARDS AND PLATES SHALL BE CONTINUOUS OVER ALL OPENINGS IN THE WALL BELOW.

8.24 PROVIDE SIMPSON H2.5A TIE FOR ALL ROOF RAFTERS TO TOP OF WALL PLATE CONNECTION AND (2) SIMPSON A35 TIES FOR ALL HIP AND VALLEY TO TOP OF WALL PLATE CONNECTIONS.

8.25 ALL LUMBER, INCLUDING KILN DRIED PRESSURE TREATED LUMBER, SHALL BE SEASONED WITH A MOISTURE CONTENT OF 19% MAX AT TIME OF CONSTRUCTION/ERECTION.

8.26 ALL WOOD INDICATED AS "PT" ON THE DOCUMENTS, INCLUDING BUT NOT LIMITED TO WOOD PLATES IN DIRECT CONTACT WITH CMU AND/OR CONCRETE, SHALL BE PRESSURE TREATED. PRESSURE TREATED LUMBER AND ACCESSORIES SHALL CONFORM TO THE FOLLOWING:
a. LUMBER SHALL BE SOUTHERN PINE NO. 2 WITH THE FOLLOWING MINIMUM BASE DESIGN VALUES:
1. BENDING: F_B = 750 PSI
2. TENSION PARALLEL TO GRAIN: F_T = 450 PSI
3. SHEAR PARALLEL TO GRAIN: F_V = 175 PSI
4. COMPRESSION PERP. TO GRAIN: F_{CPERP} = 565 PSI
5. COMPRESSION PARALLEL TO GRAIN: $F_{CPARALLEL}$ = 1,250 PSI
6. MODULUS OF ELASTICITY: E = 1,400,000

b. ALL PRESSURE TREATED LUMBER, WHETHER KILN DRIED OR OTHERWISE SHALL MEET THE MOISTURE CRITERIA EXPRESSED ABOVE PRIOR TO FABRICATION AND PLACEMENT WITHIN THE STRUCTURE.

c. PRESSURE TREATED WOOD SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) USE CATEGORY SYSTEM STANDARD U1. THE WOOD SHOULD ALSO BE MARKED WITH A TREATMENT QUALITY MARK OF AN ALSC BOARD OF REVIEW APPROVED INSPECTION AGENCY.

d. ALL METAL HANGERS, TIES, STRAPS, FASTENERS, CONNECTORS, AND MECHANICAL ANCHORS (BOLTS, NAILS) IN CONTACT WITH PRESSURE-TREATED WOODS SHALL BE HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. COATINGS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S

STATE OF NEW JERSEY
REGISTERED ARCHITECT

PERMIT SET: 03.05.2026
Revision Date & Description

Drawn By: BA, AK

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ARCHITECTS
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MANLEY RESIDENCE
82 WEST RIVER ROAD
RUMSON, NJ 07760

STRUCTURAL NOTES

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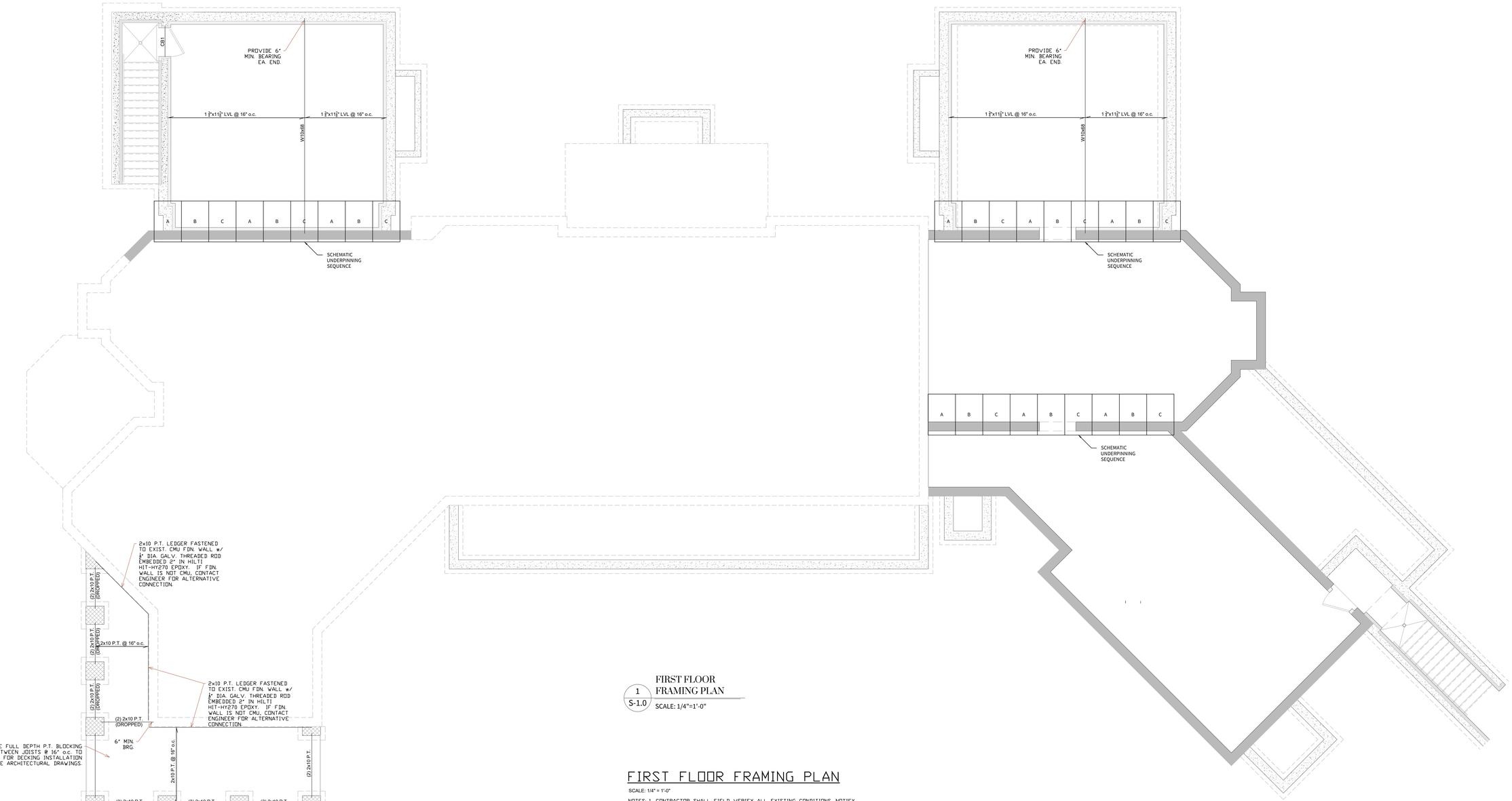

1 S-1.0 FIRST FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0"

FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTES: 1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
2. "CB1" DENOTES 8" WIDE x 12" DEEP MIN. CONC. BEAM w/ (2) #5 TOP & BOTTOM. EXTEND REBAR 2'-0" BEYOND OPENING IN EACH DIRECTION.

STRUCTURAL PLAN KEY:

- BEARING WALLS
- TILE FLR. / OVER BUILT
- SQUARE POST/COLUMN: UP / DOWN / UP & DOWN
- ROUND POST/COLUMN: UP / DOWN / UP & DOWN
- STRUCTURAL MEMBER
- BRNG. WALL ABV. OR T.B.R.
- (E) BLDG. MASS
- SPAN DIRECTION
- MEMBER SIZE & SPACING
- MEMBER EXTENTS

STATE OF NEW JERSEY — MICHAEL M. FISCHER — 21AI00000 — LICENSED ARCHITECT

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FIRST FLOOR STRUCTURAL PLAN

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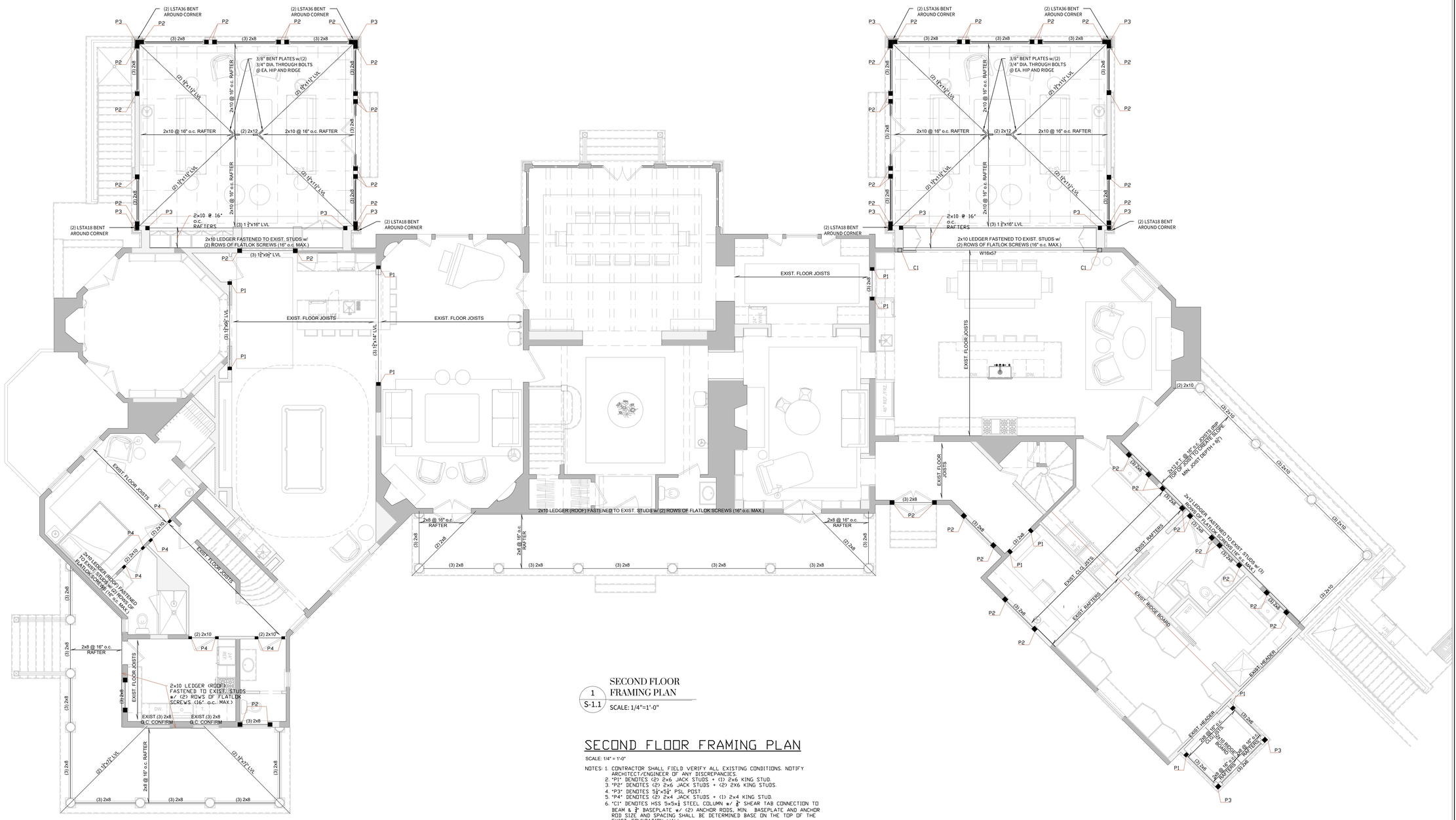
S-1.0



1 S-1.1 SECOND FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0"

SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTES:
1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
2. "P1" DENOTES (2) 2x6 JACK STUDS + (1) 2x6 KING STUD.
3. "P2" DENOTES (2) 2x6 JACK STUDS + (2) 2X6 KING STUDS.
4. "P3" DENOTES 5½"x5½" PSL POST.
5. "P4" DENOTES (2) 2x4 JACK STUDS + (1) 2x4 KING STUD.
6. "C1" DENOTES HSS 5x5x½ STEEL COLUMN w/ ¾" SHEAR TAB CONNECTION TO BEAM & ¾" BASEPLATE w/ (2) ANCHOR RODS, MIN. BASEPLATE AND ANCHOR ROD SIZE AND SPACING SHALL BE DETERMINED BASE ON THE TOP OF THE EXIST. FOUNDATION WALL.

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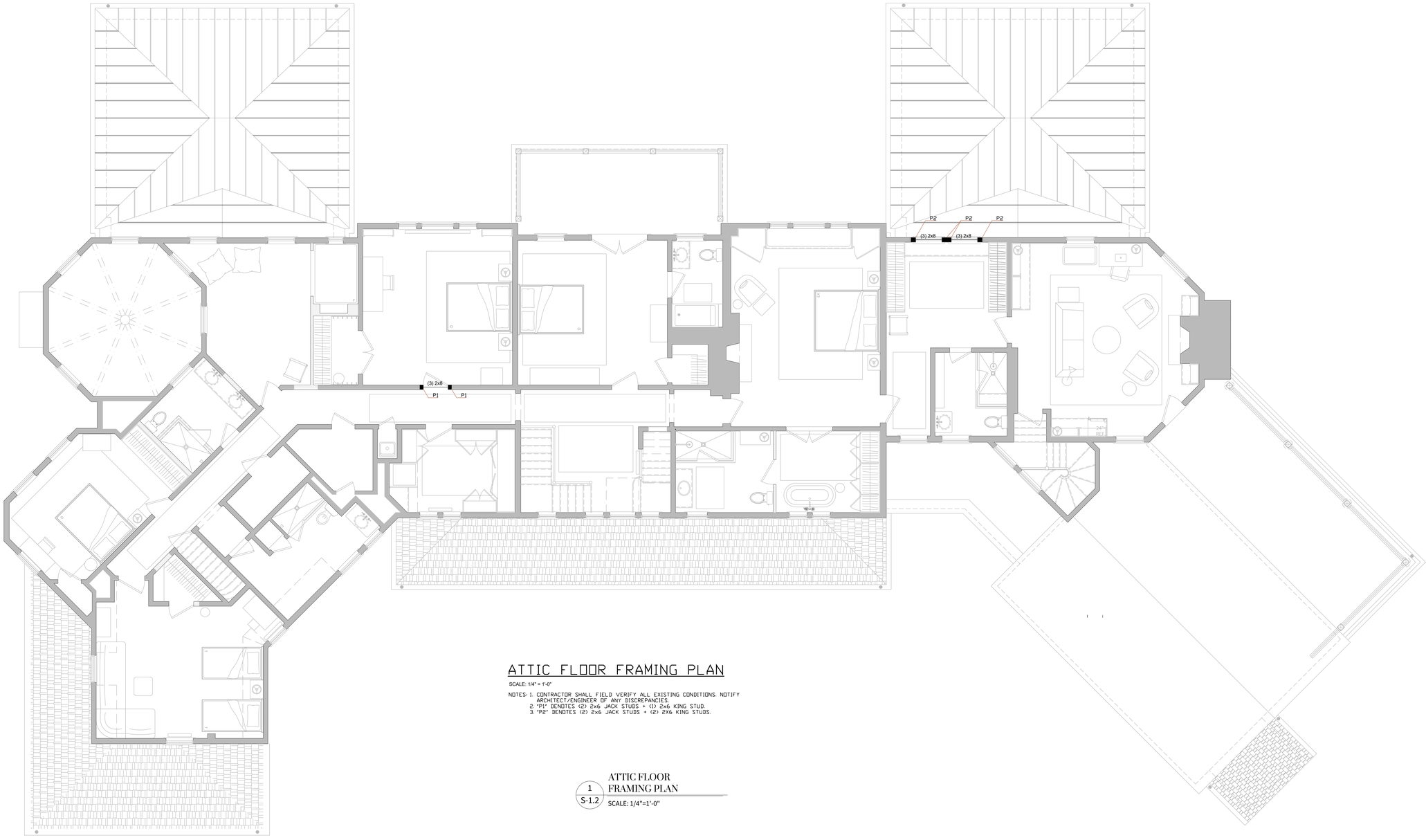
STRUCTURAL PLAN KEY:

- BEARING WALLS
- TILE FLR. / OVER BUILT
- SQUARE POST/COLUMN: UP / DOWN / UP & DOWN
- ROUND POST/COLUMN: UP / DOWN / UP & DOWN
- STRUCTURAL MEMBER
- BRNG. WALL ABV. OR T.B.R.
- (E) BLDG. MASS
- SPAN DIRECTION
- MEMBER SIZE & SPACING
- MEMBER EXTENTS



ATTIC FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTES: 1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
2. "P1" DENOTES (2) 2x6 JACK STUDS + (1) 2x6 KING STUD.
3. "P2" DENOTES (2) 2x6 JACK STUDS + (2) 2X6 KING STUDS.

1 / S-1.2 ATTIC FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

STATE OF NEW JERSEY
MATTHEW M. FEGLEY
21AI00000
REGISTERED ARCHITECT

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SECOND FLOOR ELECTRICAL PLAN

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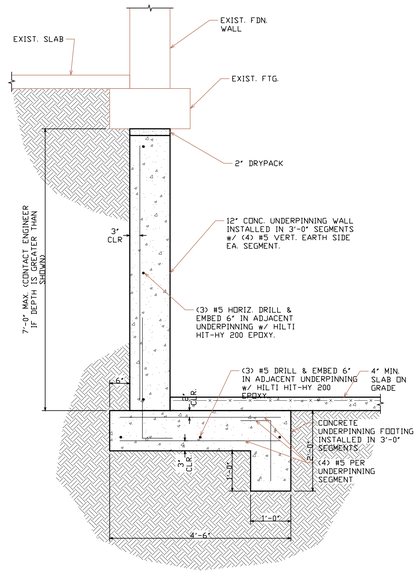
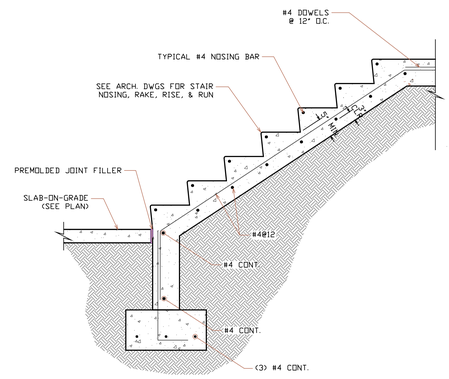
S-1.2

STRUCTURAL PLAN KEY:	
	BEARING WALLS
	TILE FLR. / OVER BUILT
	SQUARE POST/COLUMN: UP / DOWN / UP & DOWN
	ROUND POST/COLUMN: UP / DOWN / UP & DOWN
	STRUCTURAL MEMBER
	BRNG. WALL ABV. OR T.B.R.
	(E) BLDG. MASS
	SPAN DIRECTION
	MEMBER SIZE & SPACING
	MEMBER EXTENTS



1 S-1.3 UNDERPINNING DETAIL

SCALE: 3/4" = 1'-0"



1 S-1.3 TYPICAL STAIR ON GRADE DETAIL

SCALE: NTS

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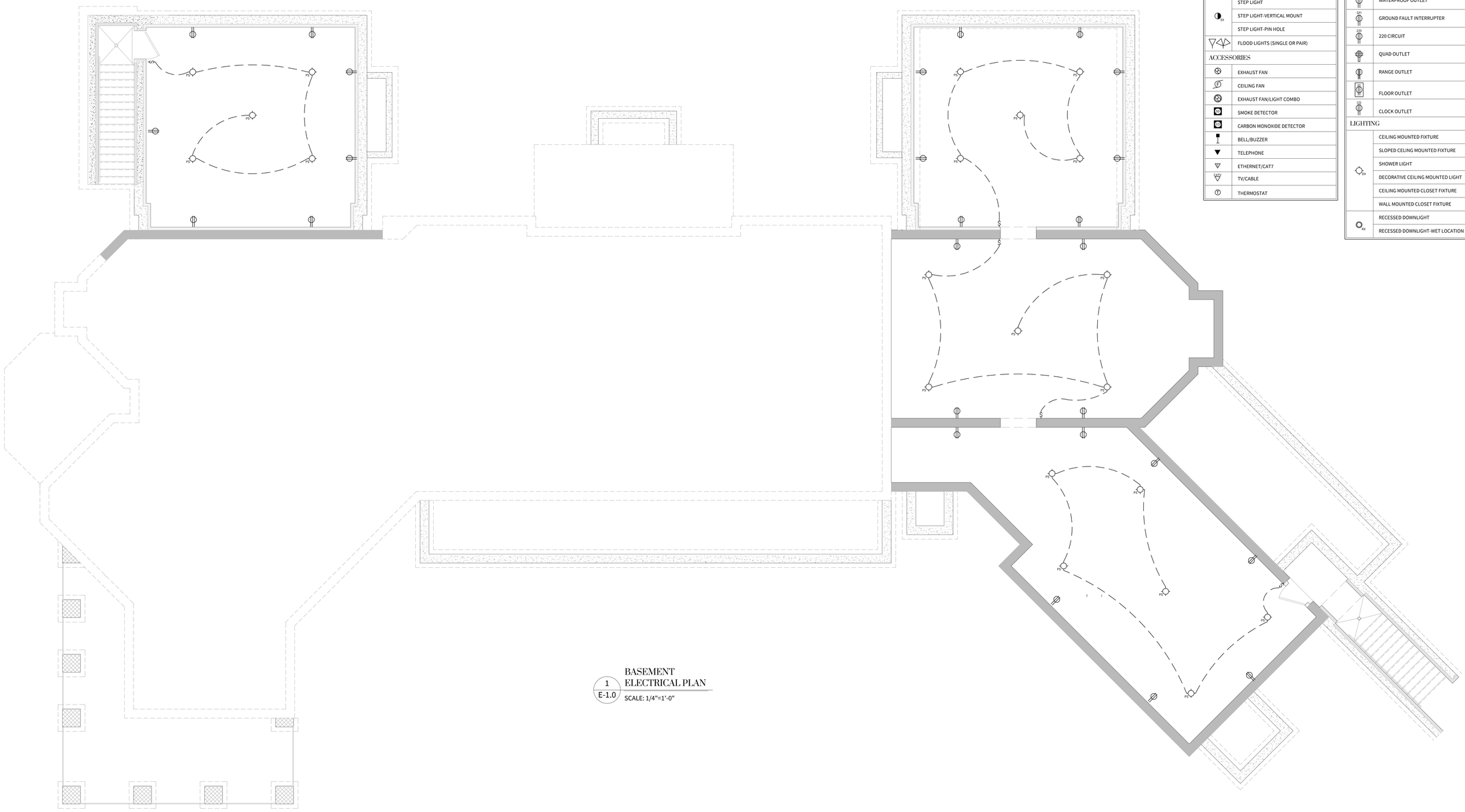

1 / E-1.0 BASEMENT ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

GENERAL ELECTRICAL NOTES:

1. ELECTRICAL LAYOUT IS FOR MINIMUM REQUIREMENTS ONLY. FINAL ELECTRICAL AND LIGHTING LAYOUT WILL BE DETERMINED AT A WALKTHRU.
2. ELECTRICAL LAYOUT SHALL BE COORDINATED WITH SECURITY AND FIRE SUPPRESSION SYSTEMS AS REQUIRED.

DL	DIRECTIONAL/WALL WASH
	ADJUSTABLE
	SLOPED
RX	RECESSED PIN LIGHT
	SPOT READING LIGHT
IXX	IN-CABINET VERTICAL LED
	IN-CABINET VERTICAL LED-SMALL JAMB
	UNDER CABINET LIGHTING
AXX	WALL MOUNTED ART LIGHT
	FLUSH CEILING ART LIGHT
WX	WALL MOUNTED FIXTURE
	SWING ARM WALL MOUNTED FIXTURE
UX	UTILITY FIXTURE
	STEP LIGHT
SX	STEP LIGHT-VERTICAL MOUNT
	STEP LIGHT-PIN HOLE
	FLOOD LIGHTS (SINGLE OR PAIR)
ACCESSORIES	
	EXHAUST FAN
	CEILING FAN
	EXHAUST FAN/LIGHT COMBO
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	BELL/BUZZER
	TELEPHONE
	ETHERNET/CAT7
TV	TV/CABLE
T	THERMOSTAT

ELECTRICAL PLAN KEY:	
PANEL	MAIN BREAKER PANEL
	CIRCUIT WIRE
SWTICHES	
S	SINGLE POLE SWITCH
S3	3 WAY SWITCH
S4	4 WAY SWITCH
SD	DIMMER SWITCH
SDR	DOOR SWITCH
OUTLETS	
	DUPLEX OUTLET
	SPLIT WIRE OUTLET
WP	WATERPROOF OUTLET
GFI	GROUND FAULT INTERRUPTER
220	220 CIRCUIT
	QUAD OUTLET
	RANGE OUTLET
	FLOOR OUTLET
CK	CLOCK OUTLET
LIGHTING	
DX	CEILING MOUNTED FIXTURE
	SLOPED CEILING MOUNTED FIXTURE
	SHOWER LIGHT
	DECORATIVE CEILING MOUNTED LIGHT
	CEILING MOUNTED CLOSET FIXTURE
	WALL MOUNTED CLOSET FIXTURE
RX	RECESSED DOWNLIGHT
	RECESSED DOWNLIGHT-WET LOCATION

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BASEMENT ELECTRICAL PLAN

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E-1.0

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	ADJUSTABLE
	SLOPED
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IC	IN-CABINET VERTICAL LED
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	UNDER CABINET LIGHTING
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	QUAD OUTLET
R	RANGE OUTLET
	FLOOR OUTLET
CO	CLOCK OUTLET
LIGHTING	
	CEILING MOUNTED FIXTURE
	SLOPED CEILING MOUNTED FIXTURE
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	CEILING MOUNTED CLOSET FIXTURE
	WALL MOUNTED CLOSET FIXTURE
	RECESSED DOWNLIGHT
RX	RECESSED DOWNLIGHT-WET LOCATION

TO LANDSCAPE LIGHTING

TO LANDSCAPE LIGHTING

TO LANDSCAPE LIGHTING

TO LANDSCAPE LIGHTING

24" REFRIGERATOR

REMOVE CAN LIGHTS & REPLACE w/ FLUSH MOUNT FIXTURES IN EXISTING LOCATIONS

EXISTING ELECTRICAL TO REMAIN

EXISTING ELECTRICAL TO REMAIN

EXISTING ELECTRICAL TO REMAIN

OUTLET @ 38" A.F.F.

FIXTURE @ ROOF PERIMEBOVE

1 E-1.1 FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4"=1'-0"

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FIRST FLOOR ELECTRICAL PLAN

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E-1.1

GENERAL ELECTRICAL NOTES:

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	SPLIT WIRE OUTLET
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GFI	GROUND FAULT INTERRUPTER
220	220 CIRCUIT
	QUAD OUTLET
R	RANGE OUTLET
F	FLOOR OUTLET
C	CLOCK OUTLET
LIGHTING	
DX	CEILING MOUNTED FIXTURE
	SLOPED CEILING MOUNTED FIXTURE
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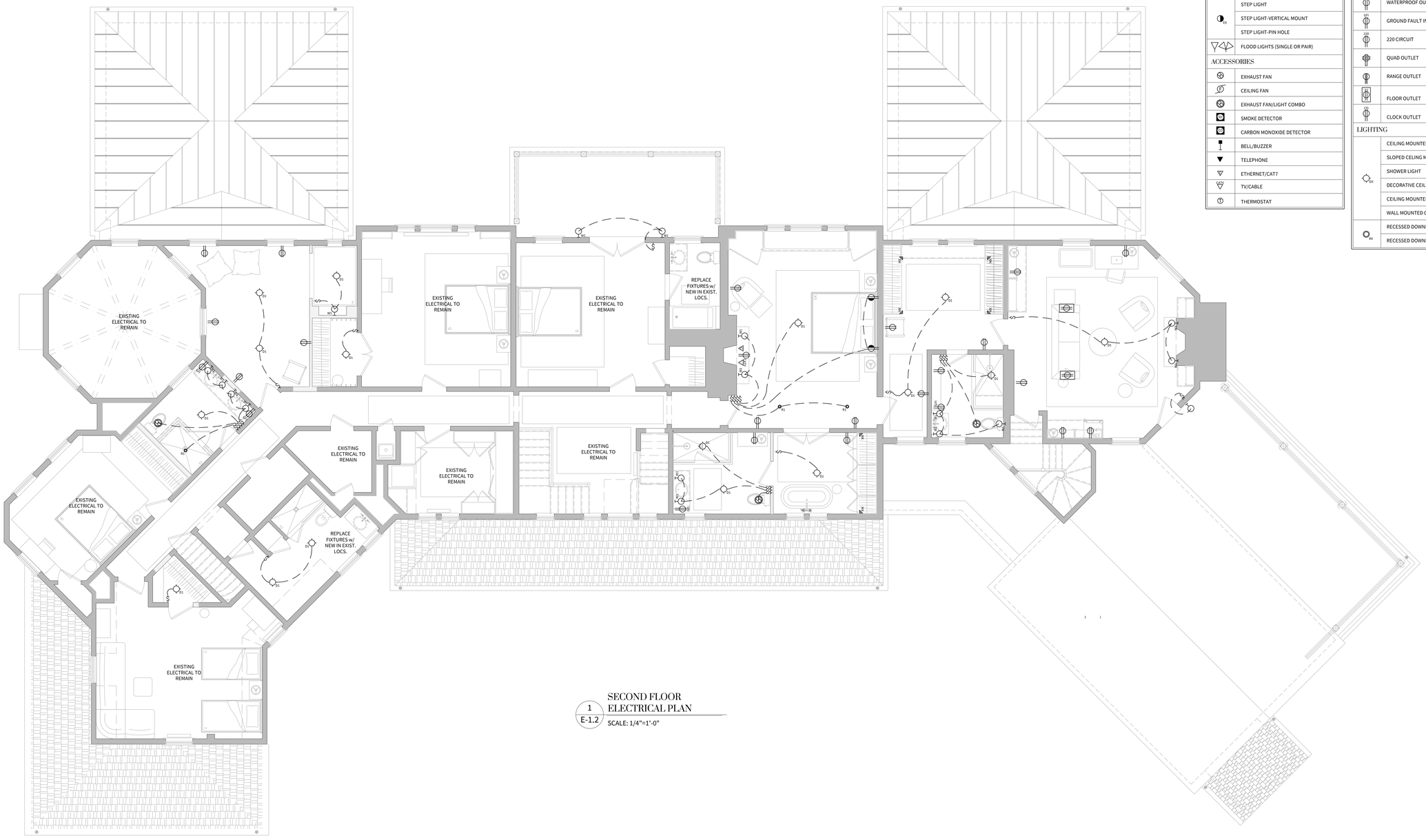
	DECORATIVE CEILING MOUNTED LIGHT
	CEILING MOUNTED CLOSET FIXTURE
	WALL MOUNTED CLOSET FIXTURE
RX	RECESSED DOWNLIGHT
	RECESSED DOWNLIGHT-WET LOCATION



1 E-1.2 SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/4"=1'-0"

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SECOND FLOOR ELECTRICAL PLAN

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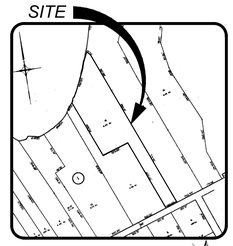

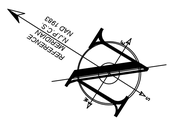

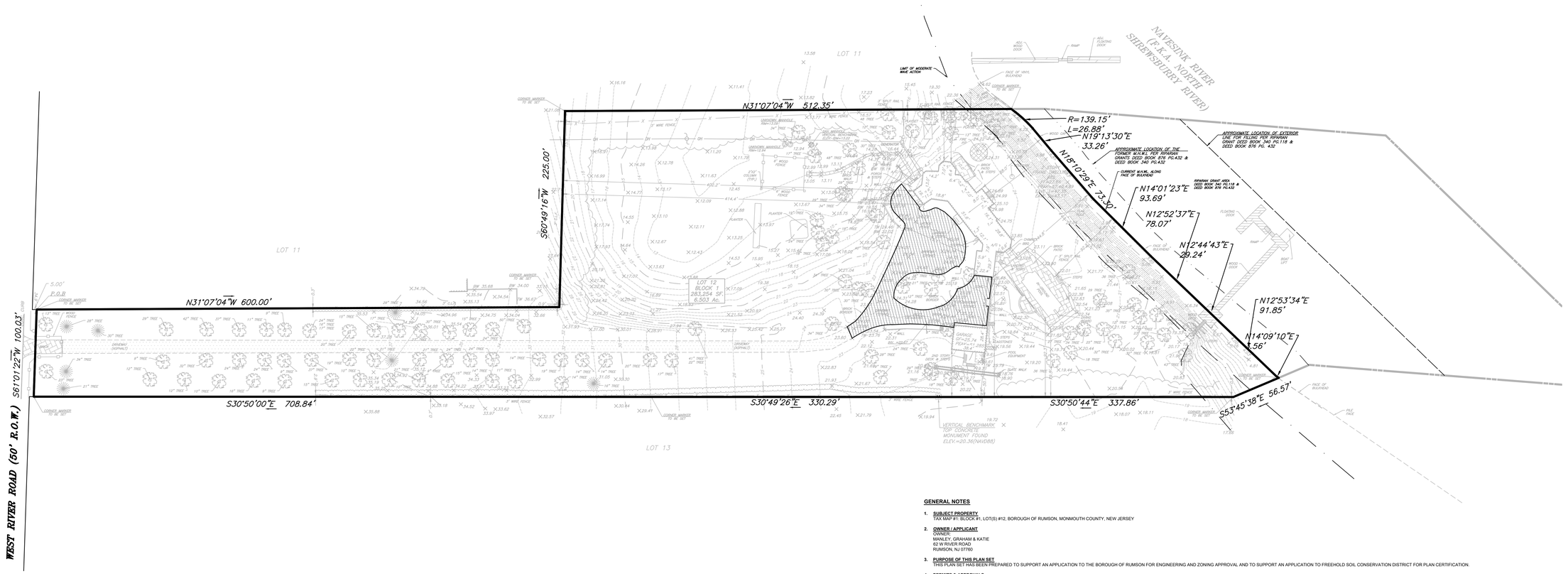

50 0 50 100

SCALE : 1" = 50'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR LINE	
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN SAN	SANITARY LATERAL	SAN
OH OH	OVERHEAD WIRE	OH
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
	FENCE	
	LIGHT FIXTURE	
	TEST PIT LOCATION	
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

GENERAL NOTES

1. **SUBJECT PROPERTY**
TAX MAP #1: BLOCK #1, LOT(S) #12, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY

2. **OWNER / APPLICANT**
OWNER:
MANLEY, GRAHAM & KATIE
62 W RIVER ROAD
RUMSON, NJ 07760

3. **PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE BOROUGH OF RUMSON FOR ENGINEERING AND ZONING APPROVAL AND TO SUPPORT AN APPLICATION TO FREEHOLD SOIL CONSERVATION DISTRICT FOR PLAN CERTIFICATION.

4. **PERMITS & APPROVALS**
CONTRACTOR IS RESPONSIBLE TO ENSURE COPIES OF ALL AGENCY PERMITS AND APPROVALS ARE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. ANY CHANGES MADE TO THE APPROVED DESIGN DOCUMENTS AFTER MUNICIPAL PERMITS ARE ISSUED SHALL BE SUBMITTED TO THE MUNICIPALITY BY THE CONTRACTOR FOR REVIEW AND APPROVAL.

5. **SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING LLC, ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF BLOCK 1, LOT 12, 82 W RIVER RD", WITH THE LATEST REVISION BEING DATED 12/10/25. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD88 VERTICAL DATUM.

6. **ARCHITECTURAL INFORMATION**
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY PETER ZIMMERMAN ARCHITECTS, INC, ENTITLED "MANLEY RESIDENCE", WITH THE LATEST REVISION BEING DATED 09/12/2025.

7. **LANDSCAPE ARCHITECTURAL INFORMATION**
LANDSCAPE ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY MIRANDA BROOKS LANDSCAPE DESIGN.

8. **BUILDING SETBACK DIMENSIONS**
BUILDING SETBACK DIMENSIONS SHOWN HEREON ARE MEASURED FROM THE CONCRETE BUILDING FOUNDATION WALLS TO PROPERTY LINES OR OTHER SITE FEATURES. THE CONTRACTOR, ARCHITECT, OR OWNER SHALL VERIFY IF ANY PROPOSED VENEERS WILL BE APPLIED TO BUILDING WALLS THAT MAY DECREASE THE SETBACK DIMENSIONS BECAUSE THIS MAY CAUSE THE BUILDING(S) TO BECOME NON-COMPLIANT WITH ZONING APPROVAL. THE CONTRACTOR, ARCHITECT, OR OWNER SHALL CONTACT THE UNDERSIGNED WITH ANY CHANGES OR QUESTIONS REGARDING SETBACK DIMENSIONS.

9. **BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM-FLOOD INSURANCE RATE MAP, MONMOUTH COUNTY, NEW JERSEY (ALL JURISTICTIONS)", COMMUNITY PANEL 34025C0182H, DATED 06/15/22, A PORTION OF THE SITE IS LOCATED IN ZONE VE, WITH A BASE FLOOD ELEVATION OF 16. A PORTION OF THE SITE IS WITHIN THE LIMIT OF MODERATE ACTION. FEMA MAPS REFERENCE THE NAVD88 VERTICAL DATUM.

10. **STRUCTURAL FILL MATERIAL**
THE DEVELOPER SHALL BE RESPONSIBLE TO CONSULT A GEOTECHNICAL ENGINEER TO SUPERVISE THE PROPER SELECTION AND COMPACTION OF FILL MATERIAL DURING CONSTRUCTION.

11. **UNDERGROUND UTILITIES NOTIFICATION**
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.

12. **VERIFICATION OF UTILITIES**
EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM SAMPLE TEST PITS TO DETERMINE EXACT LOCATIONS.

13. **EXISTING UTILITIES**
ALL EXISTING UTILITIES TO REMAIN AND BE UTILIZED. THE CONTRACTOR SHALL CONFIRM ADEQUACY AND CONDITION OF ALL EXISTING UTILITIES.

14. **LIMIT OF DISTURBANCE**
PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS.

15. **RESTORATION**
ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED "IN-KIND" AS NEARLY AS PRACTICAL TO THEIR ORIGINAL STATE. AREAS WHERE SOIL IS LEFT EXPOSED SHALL BE GRADED, RAKED SMOOTH AND SEEDED IMMEDIATELY UPON COMPLETION OF SOIL DISTURBANCE.

16. **POTABLE WATER**
PRIOR TO THE START OF CONSTRUCTION, A COPY OF THIS PLAN SHALL ACCOMPANY AN APPLICATION TO THE APPLICABLE WATER COMPANY SO THAT CONNECTION TO THE EXISTING WATER MAIN IS COORDINATED PROPERLY.

17. **SANITARY SEWER**
PRIOR TO THE START OF CONSTRUCTION, A COPY OF THE PLAN SHALL ACCOMPANY AN APPLICATION TO THE APPLICABLE SEWERAGE AUTHORITY SO THAT CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM IS COORDINATED PROPERLY.

18. **STRUCTURAL ENGINEERING**
THIS PLAN DOES NOT INCLUDE OR IMPLY STRUCTURAL ENGINEERING DETAILS OR PROVISIONS, INCLUDING FOUNDATIONS, BULKHEADS, AND RETAINING WALLS.

19. **CONSTRUCTION REQUIREMENTS**
   a. ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY WAYS, MEANS AND METHODS OF CONSTRUCTION, AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
   b. THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
   c. THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
   d. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS.
   e. ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.

22. **POOL COMPLIANT FENCE**
THE APPLICANT SHALL PROVIDE A COMPLIANT POOL FENCE AND GATE IN ACCORDANCE WITH THE MUNICIPAL ORDINANCE, THE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC), AND ALL APPLICABLE CODES.

File: X:\Jobs\2644 - Graham Manley\25-2644-01 - 82 W River Road,Rumson, NJ\2026\01\DC\Dwg\01-Plot 30x42.dwg, ---> 01--EXISTING
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PROJECT INFORMATION

PROJECT NAME:

GRAHAM RESIDENCE

PROJECT LOCATION:
BLOCK 1, LOT 12
82 W. RIVER ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
MANLEY, GRAHAM & KATIE
82 W. RIVER ROAD
RUMSON, NJ 07760

APPLICANT:
MANLEY, GRAHAM & KATIE
82 W. RIVER ROAD
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

ARCHITECT:
PETER ZIMMERMAN ARCHITECTS
928 OLD LANCASTER ROAD
BERWYN , PA 19312

SURVEYOR:
INSITE SURVEYING LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

LANDSCAPE DESIGNER:
MIRANDA BROOKS LANDSCAPE DESIGN
THE CARRIAGE HOUSE
173 WYCKOFF STREET
BROOKLYN, NY 11217

INSITE ENGINEERING, LLC SINCE 2003

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050
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Douglas D Clelland

DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev #	Date	Comment
1	02/12/26	PER ARCHITECT
0	12/19/25	INITIAL RELEASE

SCALE: 1"=50'	DESIGNED BY: JMW
DATE: 12/19/25	DRAWN BY: M-S
JOB #: 25-2644-01	CHECKED BY: DDC

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

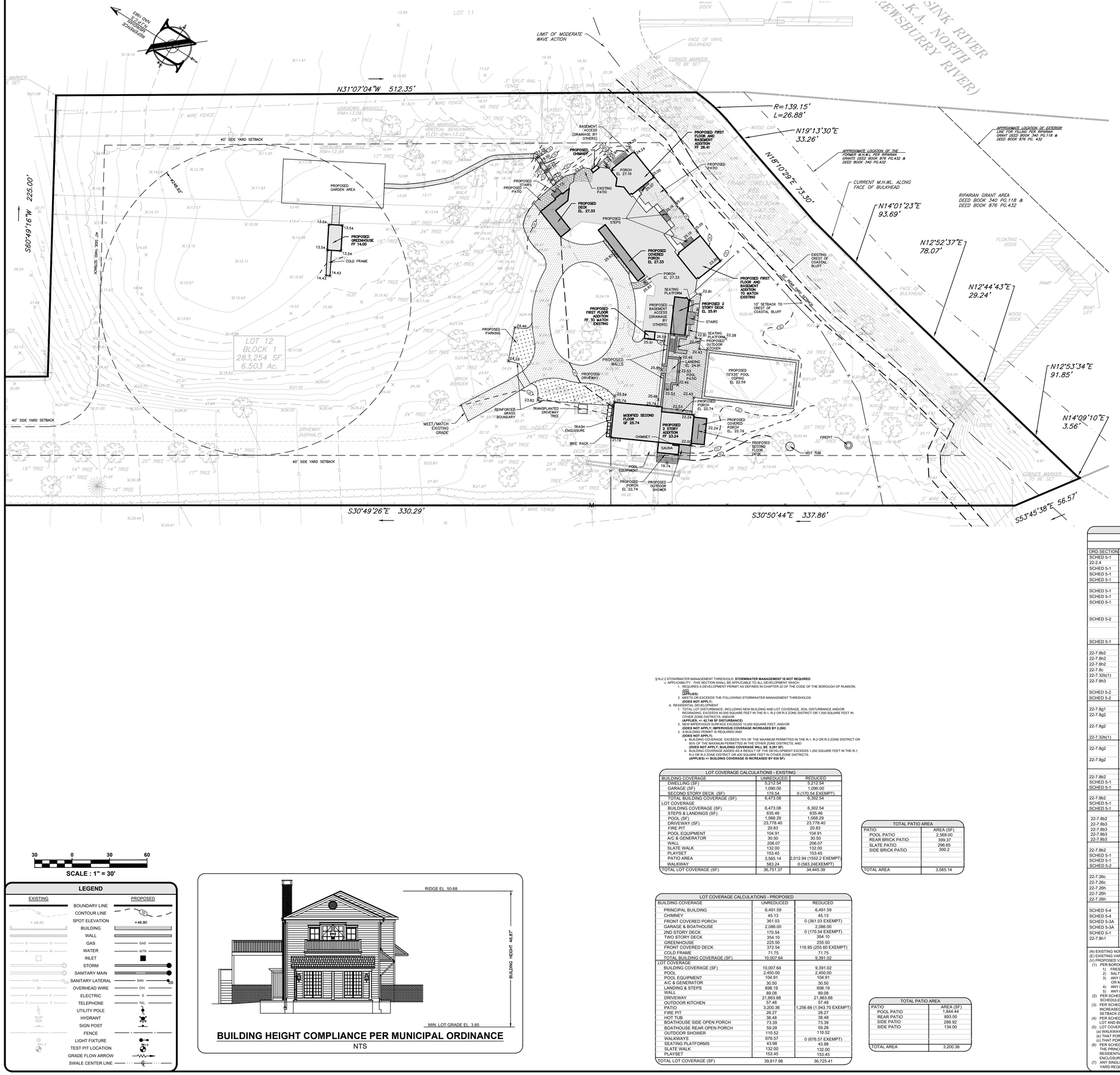
PLOT PLAN

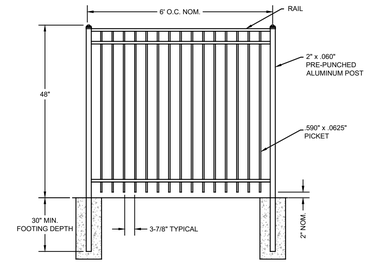
SHEET TITLE:

EXISTING CONDITIONS

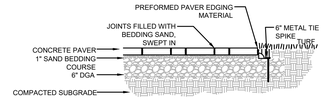
SHEET NO.

1 of 5

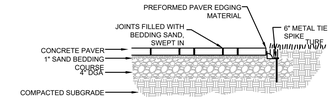




ALUMINUM FENCE
NTS



CONCRETE PAVER DRIVEWAY
NTS



CONCRETE PAVER WALKWAY
NTS

SCALE : 1" = 30'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR LINE	
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN SAN	SANITARY LATERAL	SAN
OH OH	OVERHEAD WIRE	OH
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
	FENCE	
	LIGHT FIXTURE	
	TEST PIT LOCATION	
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

BUILDING HEIGHT COMPLIANCE PER MUNICIPAL ORDINANCE
NTS

§16-2.2 STORMWATER MANAGEMENT THRESHOLD: **STORMWATER MANAGEMENT IS NOT REQUIRED**
c. APPLICABILITY. THIS SECTION SHALL BE APPLICABLE TO ALL DEVELOPMENT WHICH:
1. REQUIRES A DEVELOPMENT PERMIT AS DEFINED IN CHAPTER 22 OF THE CODE OF THE BOROUGH OF RUMSON; AND
(APPLIES)
2. MEETS OR EXCEEDS THE FOLLOWING STORMWATER MANAGEMENT THRESHOLDS:
(DOES NOT APPLY)
A. RESIDENTIAL DEVELOPMENT
1. TOTAL LOT DISTURBANCE, INCLUDING NEW BUILDING AND LOT COVERAGE, SOIL DISTURBANCE AND/OR REGRADING, EXCEEDS 40,000 SQUARE FEET IN THE R-1, R-2 OR R-3 ZONE DISTRICT OR 7,000 SQUARE FEET IN OTHER ZONE DISTRICTS; AND/OR
(APPLIES; +/- 42,749 SF DISTURBANCE)
2. NEW IMPERVIOUS SURFACE EXCEEDS 10,000 SQUARE FEET; AND/OR
(DOES NOT APPLY; IMPERVIOUS COVERAGE INCREASES BY 2,280)
3. A BUILDING PERMIT IS REQUIRED AND:
(DOES NOT APPLY)
a. BUILDING COVERAGE EXCEEDS 75% OF THE MAXIMUM PERMITTED IN THE R-1, R-2 OR R-3 ZONE DISTRICT OR 85% OF THE MAXIMUM PERMITTED IN THE OTHER ZONE DISTRICTS; AND
(DOES NOT APPLY; BUILDING COVERAGE WILL BE 9,391 SF)
b. BUILDING COVERAGE ADDED AS A RESULT OF THE DEVELOPMENT EXCEEDS 1,200 SQUARE FEET IN THE R-1, R-2 OR R-3 ZONE DISTRICT OR 400 SQUARE FEET IN OTHER ZONE DISTRICTS.
(APPLIES) +/- BUILDING COVERAGE IS INCREASED BY 935 SF)

LOT COVERAGE CALCULATIONS - EXISTING

BUILDING COVERAGE	UNREDUCED	REDUCED
DWELLING (SF)	5,212.54	5,212.54
GARAGE (SF)	1,090.00	1,090.00
SECOND STORY DECK (SF)	170.54	0 (170.54 EXEMPT)
TOTAL BUILDING COVERAGE (SF)	6,473.08	6,302.54
LOT COVERAGE		
BUILDING COVERAGE (SF)	6,473.08	6,302.54
STEPS & LANDINGS (SF)	635.46	635.46
POOL (SF)	1,068.29	1,068.29
DRIVEWAY (SF)	23,778.40	23,778.40
FIRE PIT	20.83	20.83
POOL EQUIPMENT	104.91	104.91
A/C & GENERATOR	30.50	30.50
WALL	206.07	206.07
SLATE WALK	132.00	132.00
PLAYSET	153.45	153.45
PATIO AREA	3,565.14	2,012.94 (1552.2 EXEMPT)
WALKWAY	583.24	0 (583.24EXEMPT)
TOTAL LOT COVERAGE (SF)	36,751.37	34,445.39

TOTAL PATIO AREA

PATIO	AREA (SF)
POOL PATIO	2,569.00
REAR BRICK PATIO	399.37
SLATE PATIO	296.65
SIDE BRICK PATIO	300.2
TOTAL AREA	3,565.14

LOT COVERAGE CALCULATIONS - PROPOSED

BUILDING COVERAGE	UNREDUCED	REDUCED
PRINCIPAL BUILDING	6,491.59	6,491.59
CHIMNEY	45.13	45.13
FRONT COVERED PORCH	361.03	0 (361.03 EXEMPT)
GARAGE & BOATHOUSE	2,086.00	2,086.00
2ND STORY DECK	170.54	0 (170.54 EXEMPT)
TWO STORY DECK	354.10	354.10
GREENHOUSE	225.50	255.50
FRONT COVERED DECK	372.54	116.95 (255.60 EXEMPT)
COLD FRAME	71.75	71.75
TOTAL BUILDING COVERAGE (SF)	10,007.64	9,391.02
LOT COVERAGE		
BUILDING COVERAGE (SF)	10,007.64	9,391.02
POOL	2,450.00	2,450.00
POOL EQUIPMENT	104.91	104.91
A/C & GENERATOR	30.50	30.50
LANDING & STEPS	698.19	698.19
WALL	89.08	89.08
DRIVEWAY	21,863.88	21,863.88
OUTDOOR KITCHEN	57.48	57.48
PATIO	3,200.36	1,256.66 (1,943.70 EXEMPT)
FIRE PIT	28.27	28.27
HOT TUB	38.48	38.48
BOATHOUSE SIDE OPEN PORCH	73.39	73.39
BOATHOUSE REAR OPEN PORCH	59.28	59.28
OUTDOOR SHOWER	110.52	110.52
WALKWAYS	676.57	0 (676.57 EXEMPT)
SEATING PLATFORMS	43.98	43.98
SLATE WALK	132.00	132.00
PLAYSET	153.45	153.45
TOTAL LOT COVERAGE (SF)	39,817.98	36,725.41

TOTAL PATIO AREA

PATIO	AREA (SF)
POOL PATIO	1,844.44
REAR PATIO	893.00
SIDE PATIO	288.92
SIDE PATIO	134.00
TOTAL AREA	3,200.36

ZONING COMPLIANCE CHART

R-1 (SINGLE FAMILY) ZONE (§ 22)

SINGLE FAMILY DWELLING: PERMITTED

ORD.SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
SCHED 5-1	MIN. LOT AREA (AC.)	1.5	6.503	NO CHANGE	YES
22-2.4	USABLE LOT AREA (SF)	N/S (1)	283,254	NO CHANGE	-
SCHED 5-1	MIN. LOT WIDTH (FT)	200	100.03 (N)	NO CHANGE (N)	NO
SCHED 5-1	MIN. LOT FRONTAGE (FT)	200	100.03 (N)	NO CHANGE (N)	NO
SCHED 5-1	MIN. LOT CIRCLE DIAMETER (FT)	115	248.62	NO CHANGE	YES
	PRINCIPAL BUILDING				
SCHED 5-1	MIN. FRONT YARD SETBACK (FT)	100	N/A	NO CHANGE	YES
SCHED 5-1	MIN. REAR YARD SETBACK (FT)	50	88.0	68.79	YES
SCHED 5-1	MIN. SIDE YARD SETBACK				
	ONE SIDE (FT)	40 (2)(3)	59.5	47.13	YES
	BOTH SIDES (FT)	80 (2)(3)	196.9	179.91	YES
SCHED 5-2	MAX. BUILDING HEIGHT				YES
	GABLE / HIP ROOF				
	RIDGE (FT)	40	53.55 (N)	NO CHANGE (N)	NO
	EAVES (FT)	32	43.50 (N)	NO CHANGE (N)	NO
SCHED 5-1	MAX. BUILDING HEIGHT (STORIES)	2.5	2	NO CHANGE	YES
	ACCESSORY BUILDING - GARAGE/POOL HOUSE				
22-7.8b2	ALLOWABLE YARD LOCATION	REAR/SIDE	SIDE	SIDE	YES
22-7.8b2	MIN. REAR YARD SETBACK (FT)	50 (7)	189.9	172.36	YES
22-7.8b2	MIN. SIDE YARD SETBACK	40 (7)	50.7	40.73	YES
22-7.8c	MIN. DISTANCE TO PRINCIPAL BUILDING(FT)	5	58.8	53.16	YES
22-7.32b(1)	MIN. SETBACK TO NAVIGABLE WATERWAY (FT)	50	189.9	172.36	YES
22-7.8h3	MAX. SECOND FLOOR USABLE AREA (SF)	EXISTING 545 PROPOSED 1,043	1,077 (N)	1,777 (V)	NO
SCHED 5-2	MAX. BUILDING HEIGHT(FT)	24	47.43 (N)	46.87 (I)(V)	NO
SCHED 5-2	MAX. BUILDING HEIGHT(STORIES)	1.5	(a)	2 (V)	NO
	ACCESSORY STRUCTURE - POOL				
22-7.8g1	MIN. POOL SETBACK TO PROPERTY LINE (FT)	25	92.3	79.53	YES
22-7.8g2	MIN. POOL ACCESSORY IMPROVEMENT SIDE YARD SETBACK (EQUIPMENT, WATERFALL, SPA, PATIO)(FT)	15	79.5	77.32	YES
22-7.8g2	MIN. POOL ACCESSORY IMPROVEMENT REAR YARD SETBACK (EQUIPMENT, WATERFALL, SPA, PATIO)(FT)	15	92.2	87.36	YES
22-7.32b(1)	MIN. SETBACK TO NAVIGABLE WATERWAY (FT)	25	92.2	87.36	YES
	ACCESSORY STRUCTURE - POOL EQUIPMENT				
22-7.8g2	MIN. POOL ACCESSORY IMPROVEMENT SIDE YARD SETBACK (EQUIPMENT, WATERFALL, SPA, PATIO)(FT)	15	39.5	NO CHANGE	YES
22-7.8g2	MIN. POOL ACCESSORY IMPROVEMENT REAR YARD SETBACK (EQUIPMENT, WATERFALL, SPA, PATIO)(FT)	15	>15	NO CHANGE	YES
	ACCESSORY STRUCTURE - FIRE PIT				
22-7.8b2	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	REAR	YES
SCHED 5-1	MIN. REAR YARD SETBACK (FT)	15	N/A	104.48	YES
SCHED 5-1	MIN. SIDE YARD SETBACK (FT)	15	N/A	45.13	YES
	ACCESSORY STRUCTURE - HOT TUB				
22-7.8b2	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	REAR	YES
SCHED 5-1	MIN. REAR YARD SETBACK (FT)	15	N/A	136.97	YES
SCHED 5-1	MIN. SIDE YARD SETBACK (FT)	15	N/A	43.76	YES
	ACCESSORY STRUCTURE - COLD FRAME				
22-7.8b2	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	SIDE	YES
22-7.8b3	MIN. REAR YARD SETBACK (FT)	5	N/A	N/A	YES
22-7.8b3	MIN. SIDE YARD SETBACK (FT)	5	N/A	124.77	YES
22-7.8b3	MAX. HEIGHT (FT)	10	N/A	3	YES
22-7.8b3	MAX. AREA (SF)	100	N/A	71.75	YES
	ACCESSORY BUILDING - GREENHOUSE				
22-7.8b2	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	REAR	YES
SCHED 5-1	MIN. REAR YARD SETBACK (FT)	15	N/A	N/A	YES
SCHED 5-1	MIN. SIDE YARD SETBACK (FT)	15	N/A	104.31	YES
SCHED 5-2	MIN. SIDE YARD SETBACK (FT)	24	N/A	21.15	YES
	DRIVEWAY				
22-7.26c	MIN. SETBACK TO SIDE PROPERTY LINE (FT)	5	34.9	NO CHANGE	YES
22-7.26c	MIN. SETBACK TO REAR PROPERTY LINE (FT)	15	144.8	135.46	YES
22-7.26h	MAX. NUMBER OF CURB CUTS	2	1	NO CHANGE	YES
22-7.26h	MAX. DRIVEWAY WIDTH (FT)	15	75.1 (N)	53.16 (I)(V)	NO
22-7.26h	MAX. DEPRESSED CURB OPENING (FT)	21	N/A	NO CHANGE	YES
	LOT COVERAGE				
SCHED 5-4	MAX. BUILDING COVERAGE (SF)	14,238.89 (4)(6)	6,302.54	9,391.02	YES
SCHED 5-4	MAX. LOT COVERAGE (SF)	46,049.88 (4)(5)(6)	34,445.39	36,725.41	YES
SCHED 5-3A	MAX. PERMITTED FLOOR AREA (SF)	24,388.04	11,905	14,667.75	YES
SCHED 5-3A	MAX. FLOOR AREA RATIO	0.086	0.042	0.052	YES
SCHED 5-1	MIN. GROUND FLOOR AREA (2-STORY)(SF)	1,400	5,174	6,479	YES
22-7.8h1	MAX. PERCENTAGE OF GROUND FLOOR AREA OF ACCESSORY BUILDINGS TO PRINCIPAL FLOOR AREA (%)	30	3.83	14.42	YES

(N) EXISTING NON-CONFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE
(E) EXISTING VARIANCE (X) VARIANCE / NON-CONFORMITY ELIMINATED N/S - NOT SPECIFIED
(V) PROPOSED VARIANCE (W) PROPOSED WAIVER
(1) PER BOROUGH ORDINANCE SECTION 22-2.4 LOT AREA, USABLE (USABLE LOT AREA) - SHALL MEAN LOT AREA REDUCED BY THE AREA OF:
1) FRESHWATER WETLANDS OR STATE OPEN WATERS;
2) SALTWATER (TIDAL) WETLANDS;
3) ANY PORTION OF A STREAM, LAGOON OR WATERCOURSE HAVING A WIDTH OF EIGHT (8') FEET OR MORE FROM TOP OF BANK TO TOP OF BANK;
4) ANY PORTION OF A POND WITH A TOTAL WATER SURFACE AREA OF 5,000 SQUARE FEET OR MORE; OR
5) ANY PORTION OF A RIPARIAN GRANT OR LICENSE NOT FILLED, GRADED AND STABILIZED IN COMPLIANCE WITH SUBSECTION 22-7.13
(2) PER SCHEDULE 5-1 NOTE #16, IF FLOOR AREA EXCEEDS 85% OF MAXIMUM PERMITTED, THE MINIMUM SIDE YARD SHALL BE THE MINIMUM YARD REQUIREMENTS SHOWN ON SCHEDULE 5-1 PLUS 2 FEET.
(3) PER SCHEDULE 5-1 NOTE #7 WHERE THE LOT WIDTH EXCEEDS THE MINIMUM PRESCRIBED FOR THE ZONE DISTRICT, THE COMBINED TOTAL SIDE YARD SETBACK SHALL BE INCREASED 1.5 FEET FOR EACH FULL 5 FEET BY WHICH LOT WIDTH EXCEEDS THE MINIMUM. ONE SIDE YARD SHALL BE INCREASED BY AT LEAST 1/3 OF THE ADDITIONAL SETBACK DISTANCE REQUIRED
(4) PER SCHEDULE 5-1 NOTE #19, THE FIRST TWELVE (12') INCHES OF THE EAVE WIDTH MAY BE EXCLUDED FROM THE CALCULATION OF MAXIMUM LOT AND BUILDING COVERAGE.
(5) LOT COVERAGE EXCLUSIONS PER SCHEDULE 5-1 NOTE #5,
(a) WALKWAYS CONSTRUCTED ON GRADE
(b) THAT PORTION OF UNROOFED PATIOS AND TERRACES WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA
(c) THAT PORTION OF UNROOFED PORCHES AND DECKS WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA
(6) PER SCHEDULE 5-1 NOTE #9, THAT PORTION OF A ROOFED, OPEN-SIDED PORCH FACING A FRONT YARD, WHICH DOES NOT EXCEED 10% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA, MAY BE EXCLUDED FROM THE CALCULATION OF THE MAXIMUM LOT AND BUILDING COVERAGE FOR A SINGLE-FAMILY RESIDENTIAL DWELLING. THE PORCH MAY BE SCREENED AND INCLUDE PORCH RAILING AND/OR BALUSTRADE AND, BELOW THE FLOOR LEVEL, PORCH LATTICE OR OTHER ENCLOSURE AROUND THE FOUNDATION, BUT IT SHALL NOT OTHERWISE BE ENCLOSED.
(7) ANY SINGLE ACCESSORY BUILDING IN THE R-1 ZONE WITH AN AGGREGATE BUILDING AREA EQUAL TO OR GREATER THAN 1,400 SF, MUST CONFORM TO THE MINIMUM YARD REQUIREMENTS FOR PRINCIPAL BUILDINGS.

PROJECT INFORMATION

PROJECT NAME:

GRAHAM RESIDENCE

PROJECT LOCATION:
BLOCK 1, LOT 12
82 W. RIVER ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
MANLEY, GRAHAM & KATIE
82 W. RIVER ROAD
RUMSON, NJ 07760

APPLICANT:
MANLEY, GRAHAM & KATIE
82 W. RIVER ROAD
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

ARCHITECT:
PETER ZIMMERMAN ARCHITECTS
928 OLD LANCASTER ROAD
BERWYN, PA 19312

SURVEYOR:
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1955 ROUTE 34, SUITE 1A
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LANDSCAPE DESIGNER:
MIRANDA BROOKS LANDSCAPE DESIGN
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BROOKLYN, NY 11217

INSITE ENGINEERING, LLC SINCE 2003

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Douglas D. Clelland

DOUGLAS D. CLELLAND, PE
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REVISIONS

Rev. #	Date	Comment
1	02/12/26	PER ARCHITECT
0	12/19/25	INITIAL RELEASE

SCALE: 1"=30' DESIGNED BY: JMW
DATE: 12/19/25 DRAWN BY: M-S
JOB #: 25-2644-01 CHECKED BY: DDC

NOT FOR CONSTRUCTION
APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PLOT PLAN

SHEET TITLE:

PROPOSED CONDITIONS

SHEET NO:

2 of 5

File: X:\Jobs\2644 - Graham, Manley\25-2644-01 - 82 W River Road, Rumson, NJ\2026\4012\4012.dwg 01-Plot 30x42.dwg —> 02-PLOT
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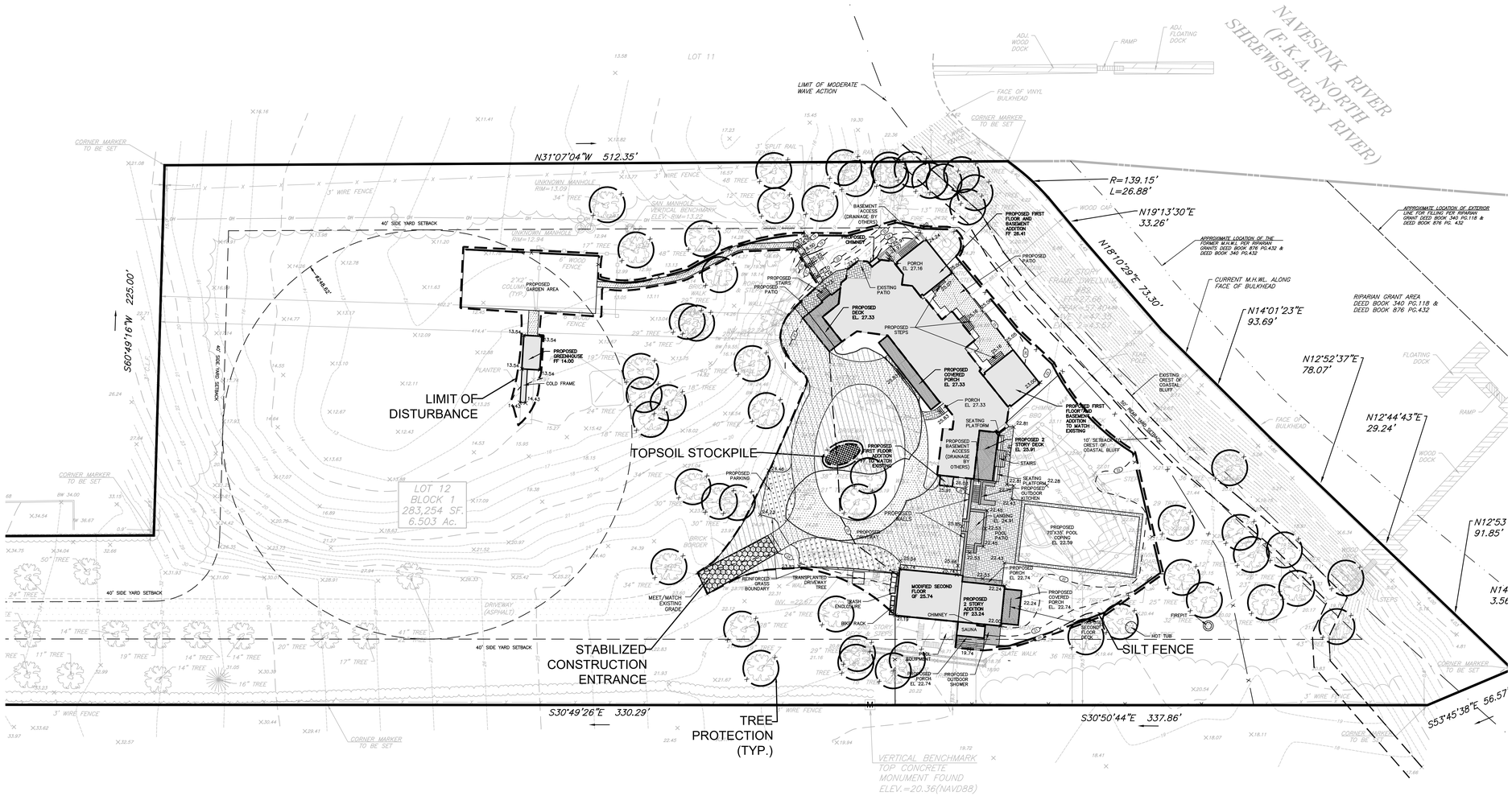

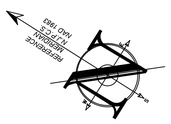

30 0 30 60

SCALE : 1" = 30'

NOTE:
ALL PAVED SURFACES TO BE SWEPT DAILY DURING CONSTRUCTION.

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR LINE	
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
GAS	GAS	GAS
W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	OH
E	ELECTRIC	E
T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
	FENCE	
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SOIL EROSION LEGEND

- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- INLET PROTECTION
- RIP-RAP APRON, SCOUR HOLE
- PROPOSED TREE PROTECTION
- SOIL RESTORATION AREA
- SOIL COMPACTION TEST LOCATION

CONSTRUCTION / SPPP NOTE

THIS PLAN WAS PREPARED TO ADDRESS THE SOIL EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT THE TIME OF DESIGN ONLY. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT ARE TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SITE CONTRACTOR.

PLEASE NOTE - THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.

TOTAL LIMIT OF DISTURBANCE = 0.98 AC.

SOIL RESTORATION EXEMPTION

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN AN AREA OF "URBAN REDEVELOPMENT" AND IS CONSIDERED "PREVIOUSLY DEVELOPED" AS DEFINED BY THE NJDEP. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND REGRADING (REVISED 2017), THE SITE IS EXEMPT FROM SOIL RESTORATION REQUIREMENTS.

SOILS MAP

1000 0 1000 2000

Scale: 1"=1000'

SOIL DESIGNATION LEGEND		
MAP UNIT SYMBOL	MAP UNIT NAME	RATING
FrkC	FREEHOLD SANDY LOAM, 5 TO 10 PERCENT SLOPES	B
FrrC	FREEHOLD-URBAN LAND COMPLEX, 0 TO 10 PERCENT SLOPES	B

File: X:\Jobs\2644 – Graham Manley\26-2644-20 – 82 W River Road,Rumson, NJ\2026\401CAD\dwg\sit-Plot 30x42.dwg, ---> 03-SESC
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PROJECT INFORMATION

PROJECT NAME:

GRAHAM RESIDENCE

PROJECT LOCATION:
BLOCK 1, LOT 12
82 W. RIVER ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
MANLEY, GRAHAM & KATIE
82 W. RIVER ROAD
RUMSON, NJ 07760

APPLICANT:
MANLEY, GRAHAM & KATIE
82 W. RIVER ROAD
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

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PLAN INFORMATION

DRAWING TITLE:
PLOT PLAN

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NO.
3 of 5

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. N.J.S.A 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 ½ TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS/1,000 SQ FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.
15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, PG. 19-1.

B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.

C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

2. SEEDBED PREPARATION

A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. LIMING RATES SHALL BE ESTABLISHED VIA SOIL TESTING. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.

B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.

C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.

D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1-1.

3. SEEDING

A. TEMPORARY VEGETATIVE SEEDING COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF 1 POUND PER 1,000 SF (100 LBS/AC) WITH AN OPTIMUM SEED DEPTH OF 0.5" (TWICE THE DEPTH IF SANDY SOILS), IN ACCORDANCE WITH TABLE 7-2, PAGE 7-3.

*SEEDING DATES: 2/15-5/1 AND 8/15-10/15

B. CONVENTIONAL SEEDING. APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.

C. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION IV MULCHING) HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.

D. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

4. MULCHING

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

A. STRAW OR HAY. UNNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

APPLICATION. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 95% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.

1. PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
2. MULCH NETTINGS. STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
3. CRIMPER (MULCH ANCHORING TOOL). A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
4. LIQUID MULCH-BINDERS. - MAY BE USED TO ANCHOR HAY OR STRAW MULCH.
   a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
   b. USE ONE OF THE FOLLOWING:
      (1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
      (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

      NOTE: ALL NAMES GIVE ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A COMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

B. WOOD-FIBER OR PAPER-FIBER MULCH. SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 PONDS PER ACRE (OR AS RECOMMENDED BY THE PROJECT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

C. PELLETIZED MULCH. COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORMA MULCH MAT. PELLETIZED MULCH SHALL BE APPLIES IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS./1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEE FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE.

APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.

B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.

C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.

D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

2. SEEDBED PREPARATION

A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.

B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.

C. HIGH ACID PRODUCING SOIL. SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

3. SEEDING

(ZONE 7A)

A. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED.

SEED MIXTURE #13 FOR LAWN AREAS	PLANTING RATE LBS/1,000 (LBS/ACRE)
HARD FESCUE AND/OR CHEWING FESCUE AND/OR STRONG CREEPING RED FESCUE	4 (175)
PERENNIAL RYEGRASS	1 (45)
KENTUCKY BLUEGRASS (BLEND)	1 (45)

*ACCEPTABLE SEEDING DATES: 2/1-4/30 AND 5/1-8/14**
*OPTIMAL SEEDING DATES: 8/15-10/30
**SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED

SEED MIXTURE #7 FOR BASIN, SIDE SLOPES, AND SWALES	PLANTING RATE LBS/ 2,000 (LBS/ACRE)
STRONG CREEPING RED FESCUE	3 (130)
KENTUCKY BLUEGRASS	1 (50)
PERENNIAL RYEGRASS	0.5 (20)
OR REDTOP	0.25 (10)
PLUS WHITE CLOVER	0.10 (5)

*ACCEPTABLE SEEDING DATES: 2/1-4/30 AND 5/1-8/14**
*OPTIMAL SEEDING DATES: 8/15-10/30
**SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED

3. SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE INSPECTION. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVERAGE WITH THE SPECIFIED SEED MIXTURE FOR THE SEEDED AREA AND MOWED ONCE.

4. WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES, GENERALLY 85O F AND ABOVE. SEE TABLE 4-3 MIXTURES 1 TO 7. PLANTING RATES FOR WARM-SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TESTING RESULTS.

5. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 8 MANY GRASSES BECOME ACTIVE AT 65OF. SEE TABLE 4-3, MIXTURES 8-20. ADJUSTMENT OF PLANTING RATE COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL SEASON GRASSES.

B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.

C. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT-FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.

4. MULCHING

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

APPLICATION - SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.

1. PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
2. MULCH NETTINGS - STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
3. CRIMPER (MULCH ANCHORING COULTER TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
4. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCH.
   a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
   b. USE ONE OF THE FOLLOWING:
      (1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
      (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION OF MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

      NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

B. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY JANUARY 2014GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BEMIXEDIN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

C.PELLETIZED MULCH-COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAYECTI CONTAIN CO-POLYMERS, TACKIFIERS,FERTILIZERS,AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO AW SEEDED AREA AND WATERED, FORM A MULCHMAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIERAGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEEDBED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

5.IRRIGATION (WHERE FEASIBLE)

IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.

6.TOP DRESSING

SINCE SOIL ORGANIC MATTER CONTENT AND SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) ARE PRESCRIBED INSECTION 2A-SEEDBED PREPARATION IN THIS STANDARD, NO FOLLOW-UP OF TOP DRESSING IS MANDATORY. AN EXCEPTION MAYBE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL TO THE EXTENT THAT TURF FAILURE MAY DEVELOP. IN THAT INSTANCE, TOP DRESS WITH 10-10-10 OR EQUIVALENT AT 300 POUNDS PER ACRE OR 7 POUNDS PER 1,000 SQUARE FEET EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.

7.ESTABLISHING PERMANENT VEGETATIVE STABILIZATION

THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES IN TABLE 4-3 ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN APPLICATION RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING A REPORT OF COMPLIANCE FROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. **ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER (OF THE SEEDED SPECIES) AND MOWED ONCE.** NOTE THIS DESIGNATION OF MOWED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE MISMANAGED.

STANDARD FOR DUST CONTROL

DEFINITION
THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.

PURPOSE
TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCED ON-SITE AND OFF-SITE DAMAGE AND HEALTH HAZARDS AND IMPROVE TRAFFIC SAFETY.

CONDITION WHERE PRACTICE APPLIES
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON-SITE AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES ON ANY RESTRICTION.

WATER QUALITY ENHANCEMENT
SEDIMENTS DEPOSITED AS "DUST" ARE OFTEN FINE COLLOIDAL MATERIAL WHICH IS EXTREMELY DIFFICULT TO REMOVE FROM WATER ONCE IT BECOMES SUSPENDED. USE OF THIS STANDARD WILL HELP TO CONTROL THE GENERATION OF DUST FROM CONSTRUCTION SUITES AND SUBSEQUENT BLOWING AND DEPOSITION INTO LOCAL SURFACE WATER RESOURCES.

PLANNING CRITERIA
THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG 5-1

VEGETATIVE COVER - SEE STANDARD FOR:
TEMPORARY VEGETATIVE COVER, PG. 7-1,
PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, PG. 4-1, AND
PERMANENT STABILIZATION WITH SOD, PG. 6-1

SPRAY ON ADHESIVE - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

DUST CONTROL MATERIALS

MATERIALS	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIGN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON POLYACRYLAMIDE (PAM) - DRY SPREAD	APPLY ACCORDINGLY TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD PG. 26-1		
ACIDULATED SOY BEAM SOAP STICK	NONE	COARSE SPRAY	1200

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE, THIS IS A TEMPORARY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEING PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACES ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEE THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE, IS USED ON STEEPER SLOPES THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCLIMATION AROUND PLANTS.

SLOPE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

STANDARD FOR STABILIZATION WITH MULCH ONLY

DEFINITION
STABILIZING EXPOSED SOILS WITH NON-VEGETATIVE MATERIALS EXPOSED FOR PERIODS LONGER THAN 14 DAYS.

PURPOSE
TO PROTECT EXPOSED SOIL SURFACES FROM EROSION DAMAGE AND TO REDUCE OFFSITE ENVIRONMENTAL DAMAGE.

CONDITION WHERE PRACTICE APPLIES
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON-SITE AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES ON ANY RESTRICTION.

WATER QUALITY ENHANCEMENT
PROVIDES TEMPORARY MECHANICAL PROTECTION AGAINST WIND OR RAINFALL INDUCED SOIL EROSION UNTIL PERMANENT VEGETATIVE COVER MAY BE ESTABLISHED.

WHERE APPLICABLE
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO EROSION, WHERE THE SEASON AND OTHER CONDITIONS MAY NOT BE SUITABLE FOR GROWING AN EROSION-RESISTANT COVER OR WHERE STABILIZATION IS NEEDED FOR A SHORT PERIOD UNTIL MORE SUITABLE PROTECTION CAN BE APPLIED.

METHODS AND MATERIALS

1. SITE PREPARATION

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING

B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.

2. PROTECTIVE MATERIALS

A. UNROTTED SMALL-GRAIN STRAW, AT 2.0 TO 2.5 TONS PER ACRE, IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WHEN THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.

C. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.

D. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.

E. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.

F. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.

G. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.

3. MULCH ANCHORING - SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.

A. PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

B. MULCH NETTINGS - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.

C. CRIMPER MULCH ANCHORING COULTER TOOL - A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.

D. LIQUID MULCH-BINDERS

1. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.

2. USE ONE OF THE FOLLOWING:

a. ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS THAT MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANE NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTO-TOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.

b. SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

STANDARD FOR TOPSOILING

1. MATERIALS
   A. TOPSOIL SHOULD BE FRIABLE1, LOAMY2, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL CONDITION THAT MAY BE HARMFUL TO PLANT GROWTH. SOLUBLE SALTS SHOULD NOT BE EXCESSIVE (CONDUCTIVITY LESS THAN 0.5 MILLIMHOS PER CENTIMETER. MORE THAN 0.5 MILLIMHOS MAY DESICCATE SEEDLINGS AND ADVERSELY IMPACT GROWTH). IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
   B. TOPSOIL SUBSTITUTE IS A SOIL MATERIAL WHICH MAY HAVE BEEN AMENDED WITH SAND, SILT, CLAY, ORGANIC MATTER, FERTILIZER OR LIME AND HAS THE APPEARANCE OF TOPSOIL. TOPSOIL SUBSTITUTES MAY BE UTILIZED ON SITES WITH INSUFFICIENT TOPSOIL FOR ESTABLISHING PERMANENT VEGETATION. ALL TOPSOIL SUBSTITUTE MATERIALS SHALL MEET THE REQUIREMENTS OF TOPSOIL NOTED ABOVE. SOIL TESTS SHALL BE PERFORMED TO DETERMINE THE COMPONENTS OF SAND, SILT, CLAY, ORGANIC MATTER, SOLUBLE SALTS AND PH LEVEL.
2. STRIPPING AND STOCKPILING
   A. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.
   B. STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
   C. WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL PH TO APPROXIMATELY 6.5
   D. A 4-6 INCH STRIPPING DEPTH IS COMMON, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL.
   E. STOCKPILES OF TOPSOIL SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
   F. STOCKPILES SHOULD BE VEGETATED IN ACCORDANCE WITH STANDARDS PREVIOUSLY DESCRIBED HEREIN; SEE STANDARDS FOR PERMANENT (PG. 4-1) OR TEMPORARY (PG.7-1) VEGETATIVE COVER FOR SOIL STABILIZATION. WEEDS SHOULD NOT BE ALLOWED TO GROW ON STOCKPILES.
3. SITE PREPARATION
   A. GRADE AT THE ONSET OF THE OPTIMAL SEEDING PERIOD SO AS TO MINIMIZE THE DURATION AND AREA OF EXPOSURE OF DISTURBED SOIL TO EROSION. IMMEDIATELY PROCEED TO ESTABLISH VEGETATIVE COVER IN ACCORDANCE WITH THE SPECIFIED SEED MIXTURE. TIME IS OF THE ESSENCE
   B. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE. SEE THE STANDARD FOR LAND GRADING, PG. 19-1.
   C. AS GUIDANCE FOR IDEAL CONDITIONS, SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT. LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL TO A PH OF APPROXIMATELY 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.
   D. PRIOR TO TOPSOILING, THE SUBSOIL SHALL BE IN COMPLIANCE WITH THE STANDARD FOR LAND GRADING, PG. 19-1.
   E. EMPLOY NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENTATION BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
4. APPLYING TOPSOIL
   A. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE; I.E., LESS THAN FIELD CAPACITY (SEE GLOSSARY).
   B. A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES, FIRMED IN PLACE IS REQUIRED. ALTERNATIVE DEPTHS MAY BE CONSIDERED WHERE SPECIAL REGULATORY AND/OR INDUSTRY DESIGN STANDARDS ARE APPROPRIATE SUCH AS ON GOLF COURSES, SPORTS FIELDS, LANDFILL CAPPING, ETC.. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE, IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOIL (PG. 1-1).
   C. PURSUANT TO THE REQUIREMENTS IN SECTION 7 OF THE STANDARD FOR PERMANENT VEGETATIVE STABILIZATION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT PERMANENT VEGETATIVE COVER BECOMES ESTABLISHED ON AT LEAST 80% OF THE SOILS TO BE STABILIZED WITH VEGETATION. FAILURE TO ACHIEVE THE MINIMUM COVERAGE MAY REQUIRE ADDITIONAL WORK TO BE PERFORMED BY THE CONTRACTOR TO INCLUDE SOME OR ALL OF THE FOLLOWING: SUPPLEMENTAL SEEDING, RE-APPLICATION OF LIME AND FERTILIZERS, AND/OR THE ADDITION OF ORGANIC MATTER (I.E. COMPOST) AS A TOP DRESSING. SUCH ADDITIONAL MEASURES SHALL BE BASED ON SOIL TESTS SUCH AS THOSE OFFERED BY RUTGERS COOPERATIVE EXTENSION SERVICE OR OTHER APPROVED LABORATORY FACILITIES QUALIFIED TO TEST SOIL SAMPLES FOR AGRONOMIC PROPERTIES.

CONSTRUCTION SEQUENCE

EXACT TIMING FOR DEVELOPMENT OF THIS PROJECT IS NOT KNOWN AT THIS TIME. HOWEVER, IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE IN THE SPRING OF 2026 AND WILL PROCEED IMMEDIATELY AND CONTINUOUSLY ONCE THE REQUIRED APPROVALS ARE SECURED. ITEMS AND DURATIONS OF CONSTRUCTION WILL OCCUR APPROXIMATELY AS FOLLOWS: PHASE DURATION

1. TEMPORARY SOIL EROSION FACILITIES	CONTINUOUSLY
2. ROUGH CLEARING AND GRADING	1 WEEK
3. TEMPORARY SEEDING	1 DAY
4. POOL INSTALLATION	2 WEEKS
5. UTILITY INSTALLATION	1 WEEK
6. DRAINAGE CONSTRUCTION	2 WEEKS
7. CURB CONSTRUCTION	1 WEEK
8. CONSTRUCTION OF BUILDINGS	9 MONTHS
9. MAINTENANCE OF TEMPORARY EROSION CONRTOL MEASURES	CONTINUOUSLY
10. PRELIMINARY INSTALLATION OF LANDSCAPE	1 WEEK
11. FINAL CONSTRUCTION/STABILIZATION OF SITE	1 WEEK

*TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE WITH NOTE NO. 1 OF THE SOIL EROSION AND SEDIMENT CONTROL NOTES.

NOTES:
CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNERS SHALL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.

THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ROADWAYS CLEAN AT ALL TIMES. ANY SEDIMENT SPILLED OR TRACKED ON THE ROADWAY WILL BE CLEANED UP IMMEDIATELY, OR AT MINIMUM, BY THE END OF EACH WORK DAY.

DUST GENERATION SHALL BE CONTROLLED ON A CONSTANT BASIS BY WETTING THE SURFACE AND/OR APPLICATION OF CALCIUM CHLORIDE.

STEEP SLOPES SHALL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUAL. (SEE ANCHORING NOTES & NOTE NO. 6 OF SOIL EROSION & SEDIMENT CONTROL NOTES.)

ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON INDIVIDUAL SITES SHALL APPLY TO ANY SUBSEQUENT OWNERS.

BASIN COMPACTION NOTES

1. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" INCHES WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
2. INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILED AND FIRMED IN ACCORDANCE WITH ABOVE.
3. IMMEDIATELY PRIOR TO TOPSOILING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" INCHES WHERE THERE HAS BEEN SOIL COMPACTION. THIS WILL HELP INSURE A GOOD BOND BETWEEN THE TOPSOIL AND SUBSOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
4. SOIL COMPACTION RESULTING FROM LAND GRADING ACTIVITIES CAN IMPACT THE INFILTRATION RATE OF THE SOIL. RESTORATION OF COMPACTED SOILS THROUGH DEEP TILLAGE (6" TO 12") AND THE ADDITION OF ORGANIC MATTER MAY BE REQUIRED IN PLANNED PERVIOUS AREAS TO ENHANCE THE INFILTRATION RATE OF THE DISTURBED SOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLE, IRRIGATION SYSTEMS, ETC.).
5. TO PREVENT COMPACTION OF THE SUBSOIL WHICH WILL REDUCE ITS INFILTRATION CAPACITY, BASINS SHOULD BE EXCAVATED WITH LIGHT EARTH MOVING EQUIPMENT, PREFERABLY WITH TRACKS OR OVER-SIZED TIRES RATHER THAN THE NORMAL RUBBER TIRES,. ONCE THE FINAL CONSTRUCTION PHASE IS REACHED, THE FLOOR OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND SMOOTHED OVER WITH A LEVELING DRAG OR EQUIVALENT GRADING EQUIPMENT.
6. FOR BASINS, ANNUAL TILLING OPERATIONS MAINTAIN INFILTRATION CAPACITY. THESE TILLED AREAS SHOULD BE RE-VEGETATED IMMEDIATELY TO PREVENT EROSION. DEEP TILLING CAN BE USED TO BREAKUP CLOGGED SURFACE LAYERS FOLLOWED BY REGARDING AND LEVELING. SAND OR ORGANIC MATTER CAN BE TILLED INTO THE BASIN FLOOR TO PROMOTE A RESTORED INFILTRATION CAPACITY. SEDIMENT REMOVAL PROCEDURES SHOULD NOT BE UNDERTAKEN UNTIL THE BASIN IS THOROUGHLY DRY. THE TOP LAYER SHOULD BE REMOVED BY LIGHT EQUIPMENT TO PREVENT COMPACTION. THE REMAINING SOIL CAN BE RETILED AND DISTURBED VEGETATION REPLANTED.

HIGH-ACID PRODUCING SOILS- METHODS AND MATERIALS

1. LIMIT THE EXCAVATION AREA AND EXPOSURE TIME WHEN HIGH ACID-PRODUCING SOILS ARE ENCOUNTERED.
2. TOPSOIL STRIPPED FROM THE SITE SHALL BE STORED SEPARATELY FROM TEMPORARILY STOCKPILED HIGH ACID-PRODUCING SOILS.
3. STOCKPILES OF HIGH ACID-PRODUCING SOIL SHOULD BE LOCATED ON LEVEL LAND TO MINIMIZE ITS MOVEMENT, ESPECIALLY WHEN THIS MATERIAL HAS A HIGH CLAY CONTENT.
4. TEMPORARILY STOCKPILED HIGH ACID-PRODUCING SOIL MATERIAL TO BE STORED MORE THAN 48 HOURS SHOULD BE COVERED WITH PROPERLY ANCHORED, HEAVY GRADE SHEETS OF POLYETHYLENE WHERE POSSIBLE. IF NOT POSSIBLE, STOCKPILES SHALL BE COVERED WITH A MINIMUM OF 3 TO 6 INCHES OF WOOD CHIPS TO MINIMIZE EROSION OF THE STOCKPILE. SILT FENCE SHALL BE INSTALLED AT THE TOE OF THE SLOPE TO CONTAIN MOVEMENT OF THE STOCKPILED MATERIAL. TOPSOIL SHALL NOT BE APPLIED TO THE STOCKPILES TO PREVENT TOPSOIL CONTAMINATION WITH HIGH ACID-PRODUCING SOIL.
5. HIGH ACID-PRODUCING SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE (INCLUDING BORROW FROM CUTS OR DREDGED SEDIMENT) SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS PER ACRE (OR 450 POUNDS PER 1,000 SQUARE FEET OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12 INCHES OF SETTLED SOIL WITH A PH OF 5.0 OR MORE EXCEPT AS FOLLOWS:
   a) AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF 24 INCHES OF SOIL WITH A PH OR 5 OR MORE.
   b) DISPOSAL AREAS SHALL NOT BE LOCATED WITHIN 24 INCHES OF ANY SURFACE OF A SLOPE OR BANK, SUCH AS BERMS, STREAM BANKS, DITCHES, AND OTHERS, TO PREVENT POTENTIAL LATERAL LEACHING DAMAGES.
6. EQUIPMENT USED FOR MOVEMENT OF HIGH ACID-PRODUCING SOILS SHOULD BE CLEANED AT THE END OF EACH DAY TO PREVENT SPREADING OF HIGH ACID-PRODUCING SOIL MATERIALS TO OTHER PARTS OF THE SITE, INTO STREAMS OR STORMWATER CONVEYANCES, AND TO PROTECT MACHINERY FROM ACCELERATED RUSTING.
7. NON-VEGETATIVE EROSION CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CHIPS) SHOULD BE INSTALLED TO LIMIT THE MOVEMENT OF HIGH ACID-PRODUCING SOILS FROM, AROUND, OR OFF THE SITE.
8. FOLLOWING BURIAL OR REMOVAL OF HIGH ACID-PRODUCING SOIL, TOPSOILING AND SEEDING OF THE SITE (SEE TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, AND TOPSOILING), MONITORING MUST CONTINUE FOR A MINIMUM OF 6 MONTHS TO ENSURE THERE IS ADEQUATE STABILIZATION AND THAT NO HIGH ACID-PRODUCING SOIL PROBLEMS EMERGE. IF PROBLEMS STILL EXIST, THE AFFECTED AREA MUST BE TREATED AS INDICATED ABOVE TO CORRECT THE PROBLEM.

STANDARD FOR TOPSOILING

1. MATERIALS
   A. TOPSOIL SHOULD BE FRIABLE1, LOAMY2, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL CONDITION THAT MAY BE HARMFUL TO PLANT GROWTH. SOLUBLE SALTS SHOULD NOT BE EXCESSIVE (CONDUCTIVITY LESS THAN 0.5 MILLIMHOS PER CENTIMETER. MORE THAN 0.5 MILLIMHOS MAY DESICCATE SEEDLINGS AND ADVERSELY IMPACT GROWTH). IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
   B. TOPSOIL SUBSTITUTE IS A SOIL MATERIAL WHICH MAY HAVE BEEN AMENDED WITH SAND, SILT, CLAY, ORGANIC MATTER, FERTILIZER OR LIME AND HAS THE APPEARANCE OF TOPSOIL. TOPSOIL SUBSTITUTES MAY BE UTILIZED ON SITES WITH INSUFFICIENT TOPSOIL FOR ESTABLISHING PERMANENT VEGETATION. ALL TOPSOIL SUBSTITUTE MATERIALS SHALL MEET THE REQUIREMENTS OF TOPSOIL NOTED ABOVE. SOIL TESTS SHALL BE PERFORMED TO DETERMINE THE COMPONENTS OF SAND, SILT, CLAY, ORGANIC MATTER, SOLUBLE SALTS AND PH LEVEL.
2. STRIPPING AND STOCKPILING
   A. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.
   B. STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
   C. WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL PH TO APPROXIMATELY 6.5
   D. A 4-6 INCH STRIPPING DEPTH IS COMMON, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL.
   E. STOCKPILES OF TOPSOIL SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
   F. STOCKPILES SHOULD BE VEGETATED IN ACCORDANCE WITH STANDARDS PREVIOUSLY DESCRIBED HEREIN; SEE STANDARDS FOR PERMANENT (PG. 4-1) OR TEMPORARY (PG.7-1) VEGETATIVE COVER FOR SOIL STABILIZATION. WEEDS SHOULD NOT BE ALLOWED TO GROW ON STOCKPILES.
3. SITE PREPARATION
   A. GRADE AT THE ONSET OF THE OPTIMAL SEEDING PERIOD SO AS TO MINIMIZE THE DURATION AND AREA OF EXPOSURE OF DISTURBED SOIL TO EROSION. IMMEDIATELY PROCEED TO ESTABLISH VEGETATIVE COVER IN ACCORDANCE WITH THE SPECIFIED SEED MIXTURE. TIME IS OF THE ESSENCE
   B. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE. SEE THE STANDARD FOR LAND GRADING, PG. 19-1.
   C. AS GUIDANCE FOR IDEAL CONDITIONS, SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT. LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL TO A PH OF APPROXIMATELY 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.
   D. PRIOR TO TOPSOILING, THE SUBSOIL SHALL BE IN COMPLIANCE WITH THE STANDARD FOR LAND GRADING, PG. 19-1.
   E. EMPLOY NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENTATION BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
4. APPLYING TOPSOIL
   A. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE; I.E., LESS THAN FIELD CAPACITY (SEE GLOSSARY).
   B. A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES, FIRMED IN PLACE IS REQUIRED. ALTERNATIVE DEPTHS MAY BE CONSIDERED WHERE SPECIAL REGULATORY AND/OR INDUSTRY DESIGN STANDARDS ARE APPROPRIATE SUCH AS ON GOLF COURSES, SPORTS FIELDS, LANDFILL CAPPING, ETC.. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE, IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOIL (PG. 1-1).
   C. PURSUANT TO THE REQUIREMENTS IN SECTION 7 OF THE STANDARD FOR PERMANENT VEGETATIVE STABILIZATION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT PERMANENT VEGETATIVE COVER BECOMES ESTABLISHED ON AT LEAST 80% OF THE SOILS TO BE STABILIZED WITH VEGETATION. FAILURE TO ACHIEVE THE MINIMUM COVERAGE MAY REQUIRE ADDITIONAL WORK TO BE PERFORMED BY THE CONTRACTOR TO INCLUDE SOME OR ALL OF THE FOLLOWING: SUPPLEMENTAL SEEDING, RE-APPLICATION OF LIME AND FERTILIZERS, AND/OR THE ADDITION OF ORGANIC MATTER (I.E. COMPOST) AS A TOP DRESSING. SUCH ADDITIONAL MEASURES SHALL BE BASED ON SOIL TESTS SUCH AS THOSE OFFERED BY RUTGERS COOPERATIVE EXTENSION SERVICE OR OTHER APPROVED LABORATORY FACILITIES QUALIFIED TO TEST SOIL SAMPLES FOR AGRONOMIC PROPERTIES.

PROJECT INFORMATION

PROJECT NAME:

GRAHAM RESIDENCE

PROJECT LOCATION:
BLOCK 1, LOT 12
82 W. RIVER ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
MANLEY, GRAHAM & KATIE
82 W. RIVER ROAD
RUMSON, NJ 07760

APPLICANT:
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BERWYN , PA 19312

SURVEYOR:
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1955 ROUTE 34, SUITE 1A
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LANDSCAPE DESIGNER:
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REVISIONS

Rev.#	Date	Comment
1	02/12/26	PER ARCHITECT
0	12/19/25	INITIAL RELEASE

SCALE:	DESIGNED BY: JMW
DATE: 12/19/25	DRAWN BY: M-S
JOB #: 25-2644-01	CHECKED BY: DDC

☒ NOT FOR CONSTRUCTION
APPROVED BY:
☐ FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PLOT PLAN

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL NOTES

SHEET NO:

File: X:\Jobs\2644 – Graham Manley\25-2644-01 – 82 W River Road_Rumson, NJ\25264401CAD\dwg\01-Plot 30x42.dwg, ---> 04-SESC NOTES
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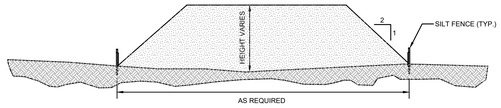
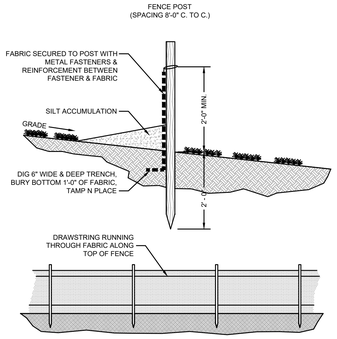


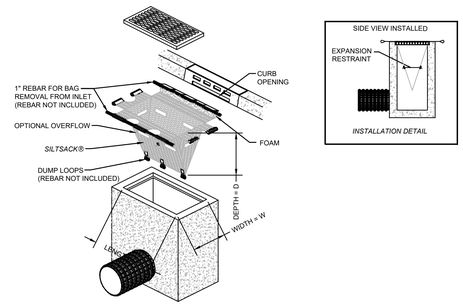
SECTION THROUGH SOIL STOCKPILE (TYP.)
NTS



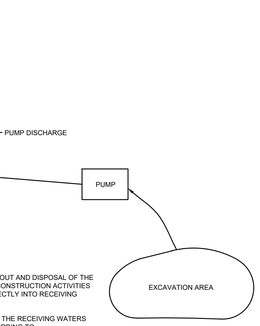
SILT FENCE MAINTENANCE

1. SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF THE BARRIER WHEN IT HAS REACHED A DEPTH OF 1/2 THE BARRIER HEIGHT.
2. REPAIR OR REPLACE BARRIER (FABRIC, POSTS, BALES, ETC.) WHEN DAMAGED.
3. BARRIERS SHALL BE INSPECTED DAILY FOR SIGNS OF DETERIORATION AND SEDIMENT REMOVAL.

SILT FENCE DETAIL
NTS



INLET PROTECTION DETAIL
NTS

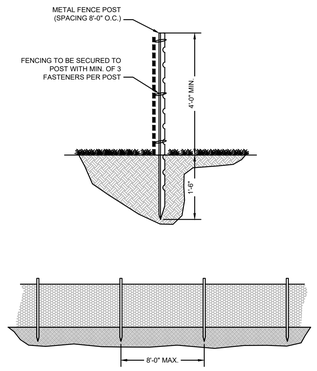


CONSTRUCTION SPECIFICATIONS:

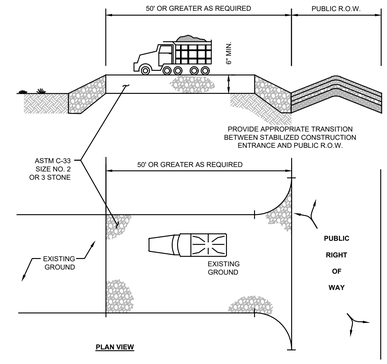
A. LOCATION. BAGS SHALL BE LOCATED FOR EASE OF CLEAN-OUT AND DISPOSAL OF THE TRAPPED SEDIMENT AND TO MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES AND PEDESTRIAN TRAFFIC. BAGS SHALL NOT BE PLACED DIRECTLY INTO RECEIVING WATERS.

B. SEDIMENT CONTROL BAGS MUST BE LOCATED AWAY FROM THE RECEIVING WATERS AND/OR CONSTRUCTION ACTIVITIES, AND DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS. BAGS MAY NOT BE REUSED.

SEDIMENT CONTROL BAG FOR DEWATERING
NOT TO SCALE



TREE PROTECTION FENCING
NTS



PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
> 5%	ENTIRE SURFACE STABILIZED WITH FABC HOT MIX ASPHALT BASE COURSE, MIX 1-2 [1]	

1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

STABILIZED CONSTRUCTION ENTRANCE
NTS

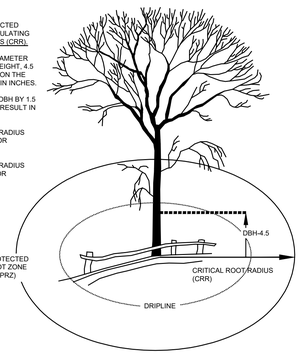
NOTE: INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION. THE THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY.

ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR).

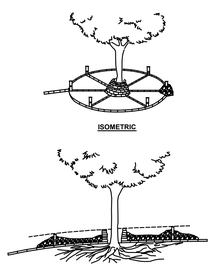
1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5 FEET ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.

DBH X 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.

DBH X 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.

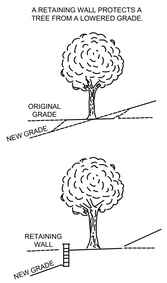


TREE ROOT PROTECTION
NTS



TREE PROTECTION - TILE AND GRAVEL WILL ALLOW AIR CIRCULATION TO ROOT ZONE UNDER A FILL.

TREE PROTECTION (FILL AREAS)
NTS



TREE PROTECTION (CUT AREAS)
NTS

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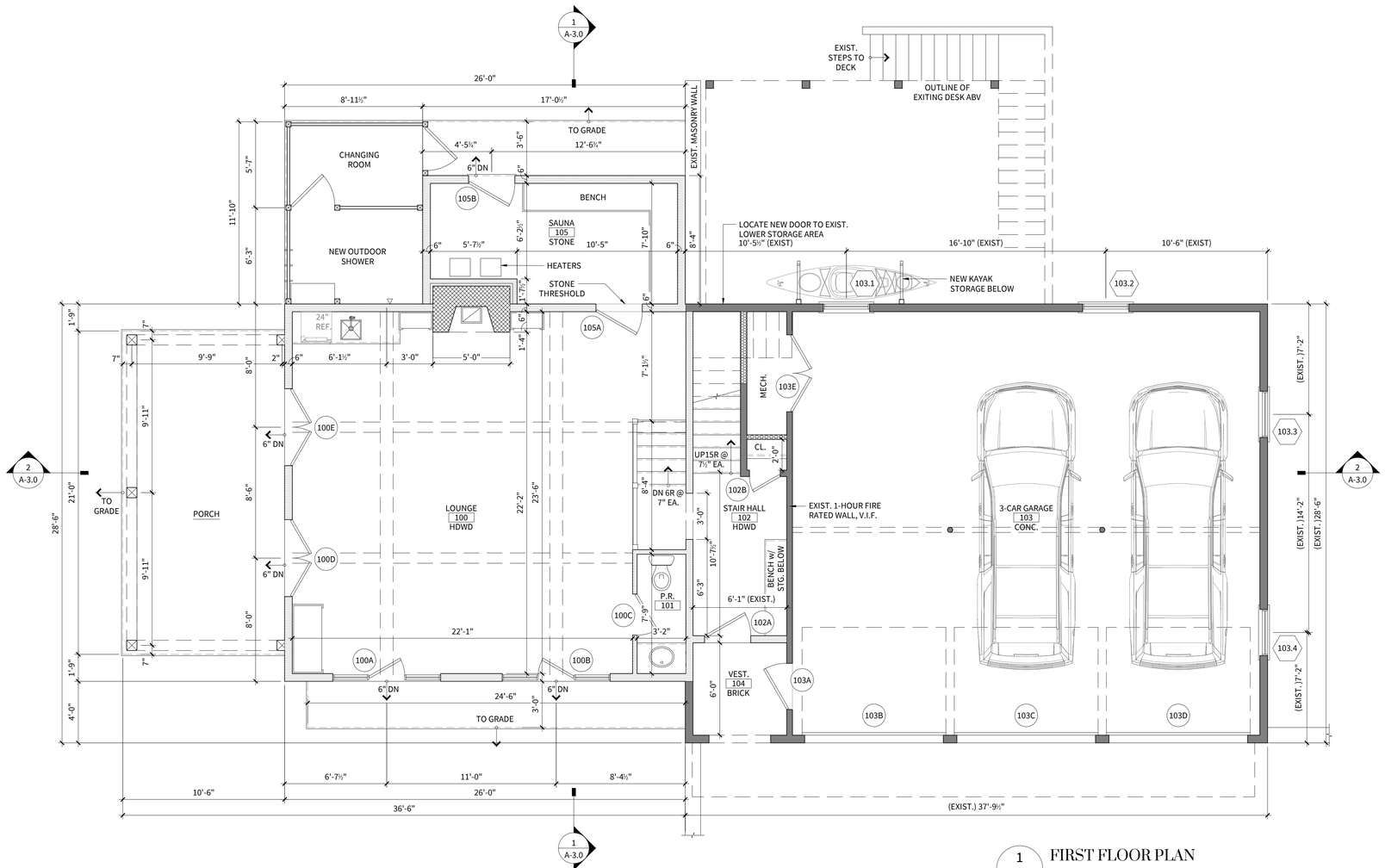
SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NO.
5 of 5



1 / A-1.0 FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

STATE OF NEW JERSEY
21AI00XXXX
REGISTERED ARCHITECT

PERMIT SET: 03/05/2026

Revision Date & Description

Drawn By: BA

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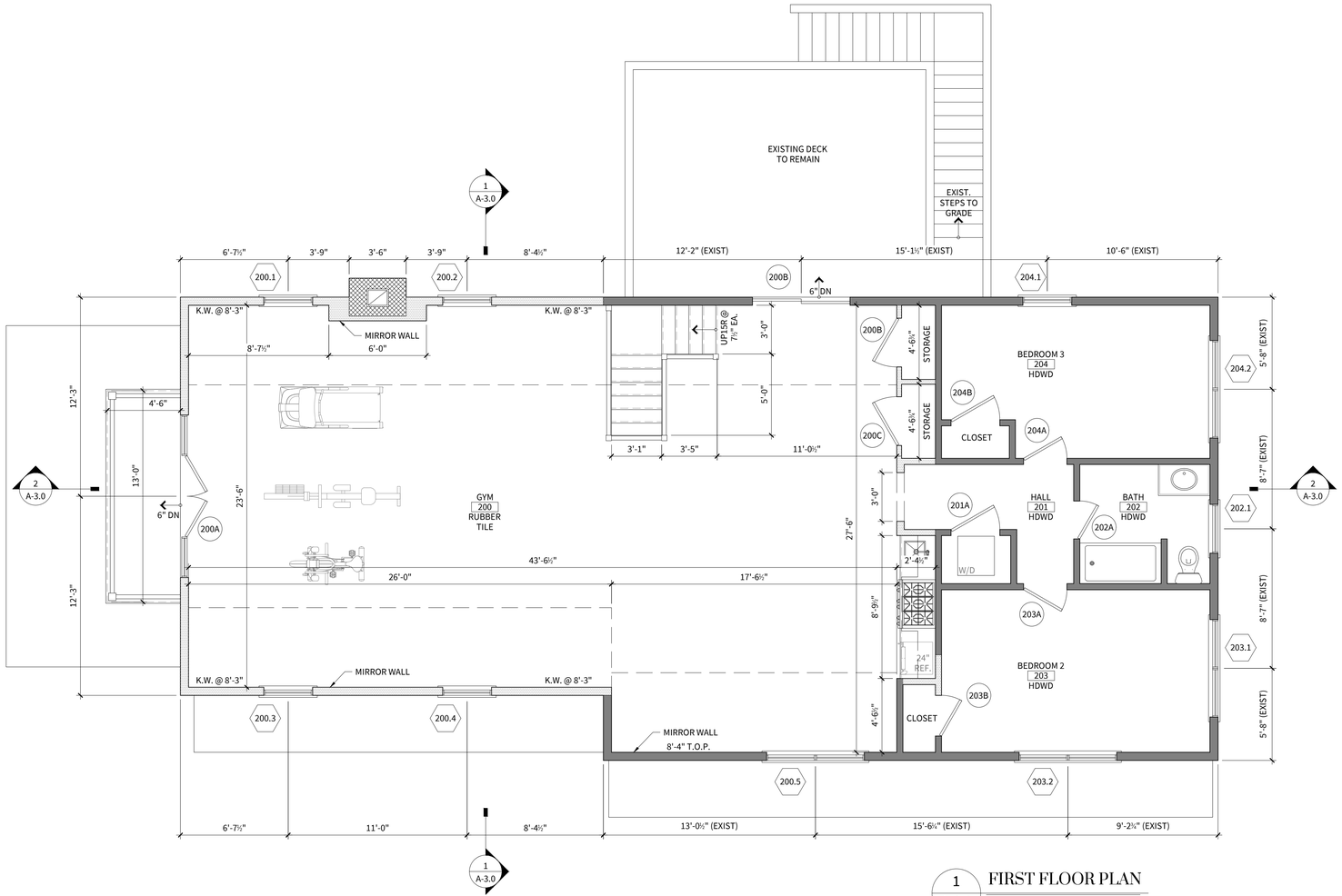
A-1.0



1 A-1.1 FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

STATE OF NEW JERSEY
21AI00XXXX
REGISTERED ARCHITECT

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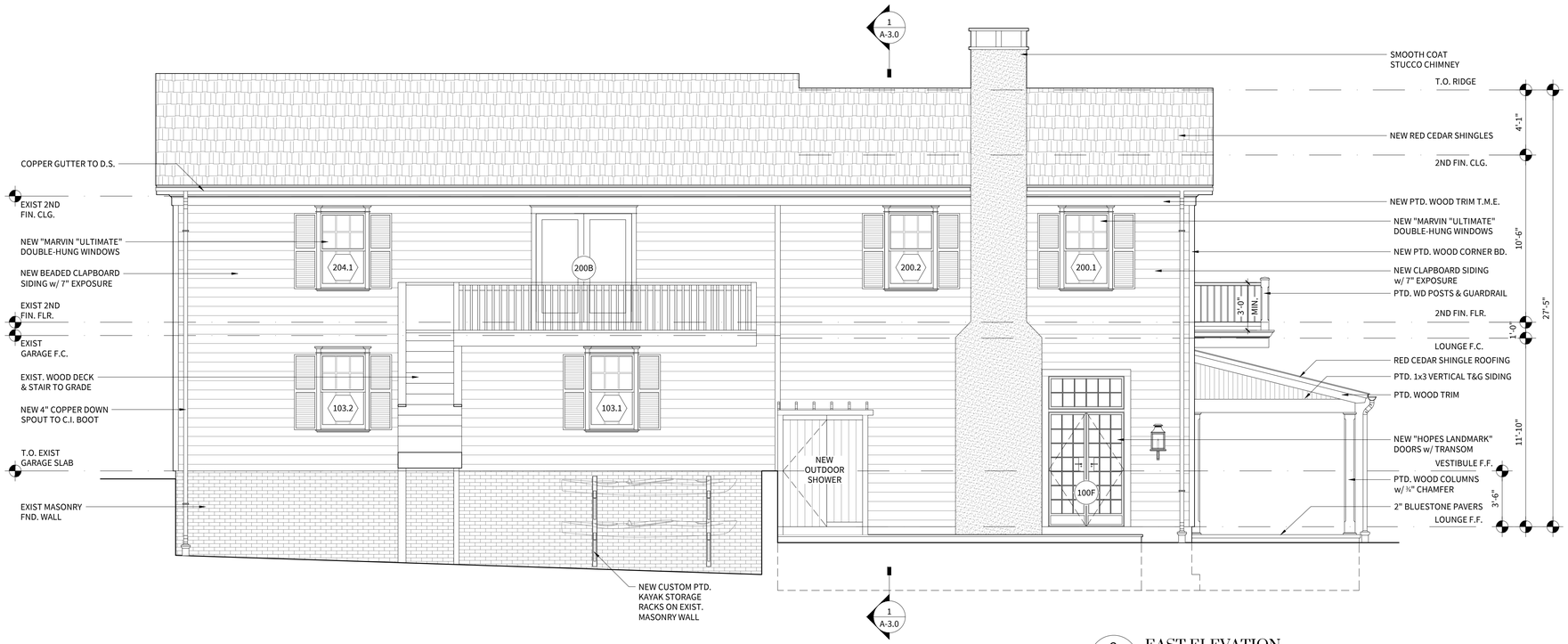

2 A-2.0 EAST ELEVATION

SCALE: 1/4"=1'-0"

1 A-2.0 WEST ELEVATION

SCALE: 1/4"=1'-0"

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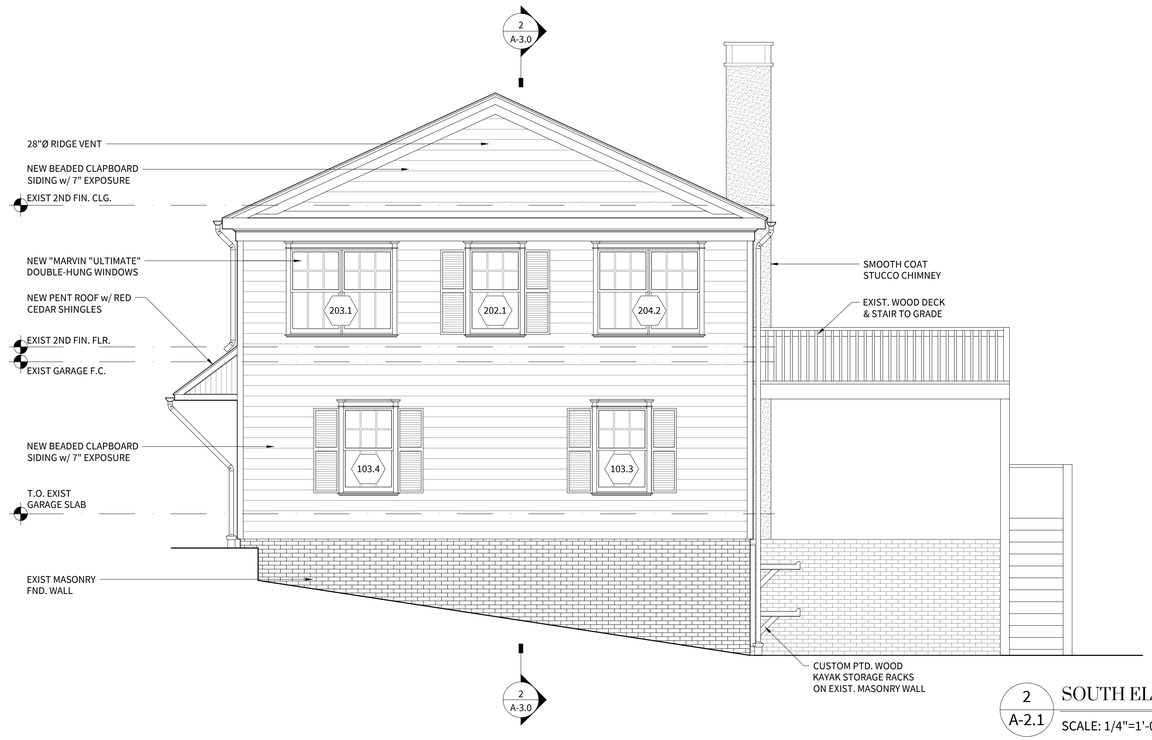

2 / A-2.1 SOUTH ELEVATION

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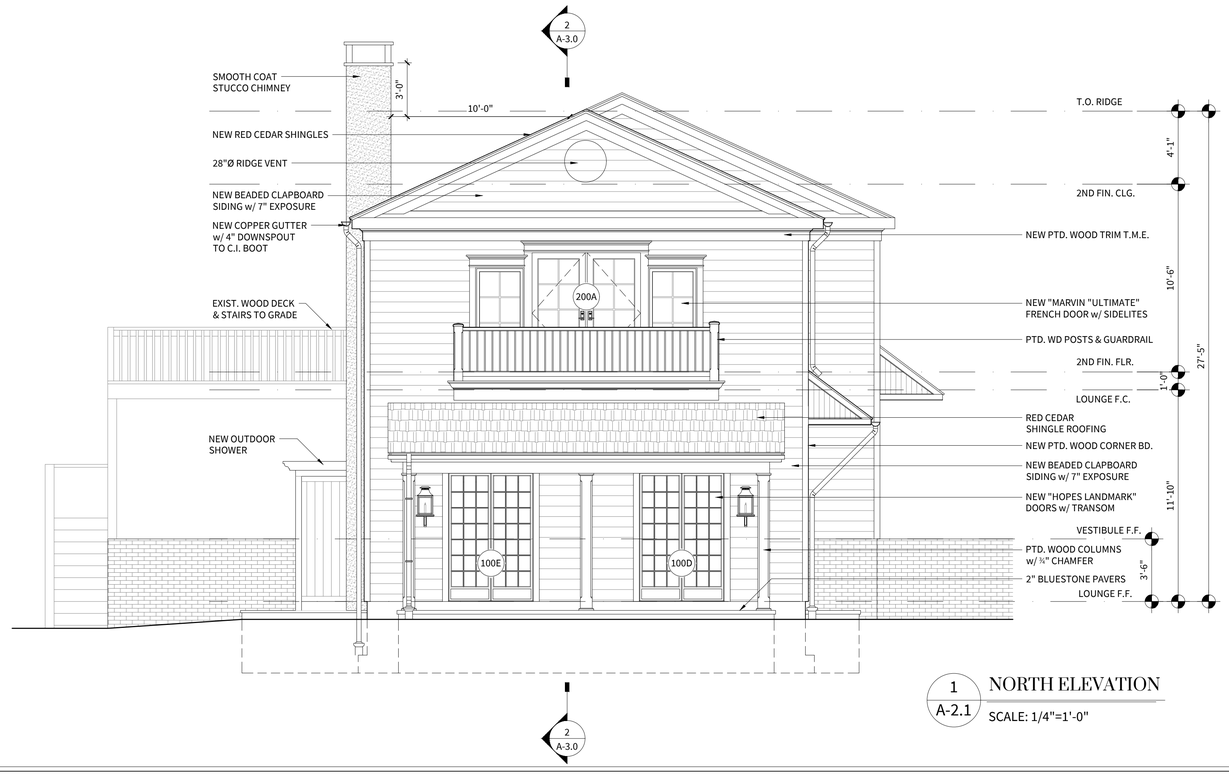

1 / A-2.1 NORTH ELEVATION

SCALE: 1/4"=1'-0"

STATE OF NEW JERSEY
21AI00XXXX
REGISTERED ARCHITECT

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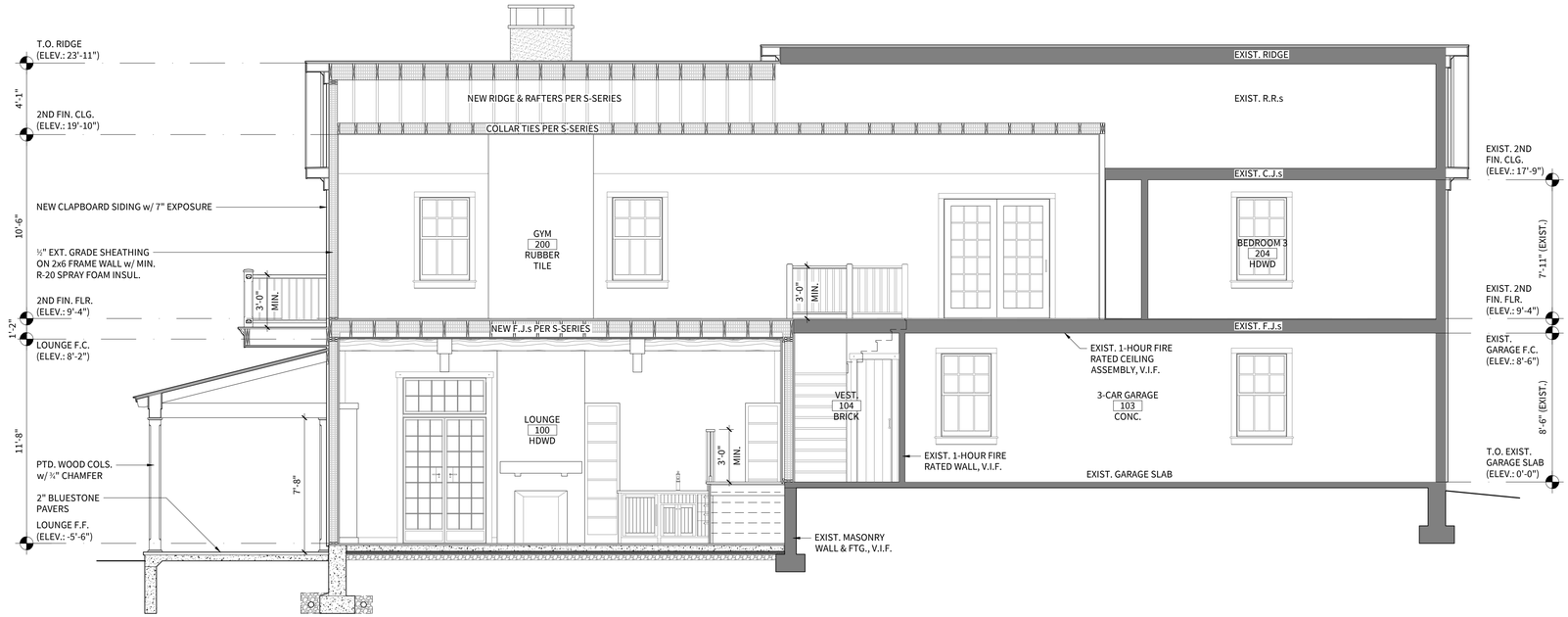

2 A-3.0 BUILDING SECTION

SCALE: 1/4"=1'-0"

1 A-3.0 BUILDING SECTION

SCALE: 1/4"=1'-0"

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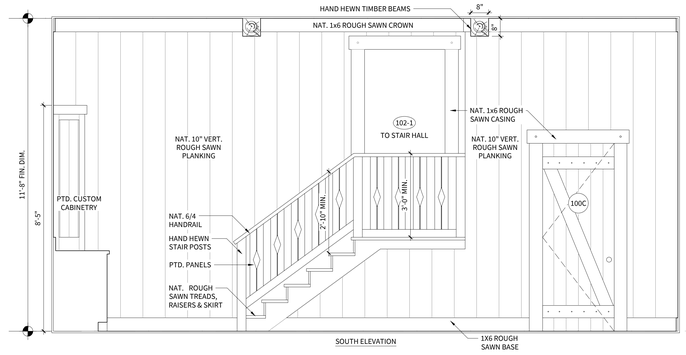
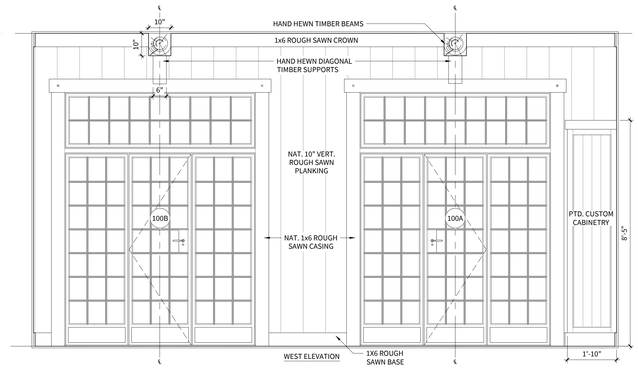
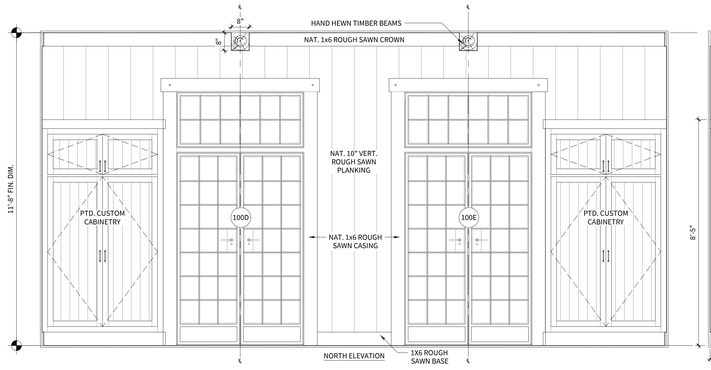
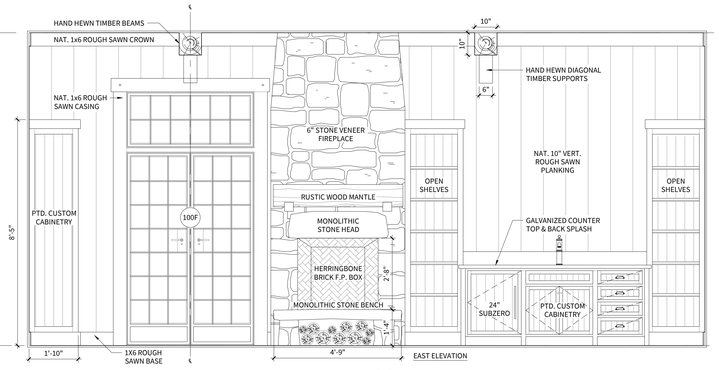
A-3.0



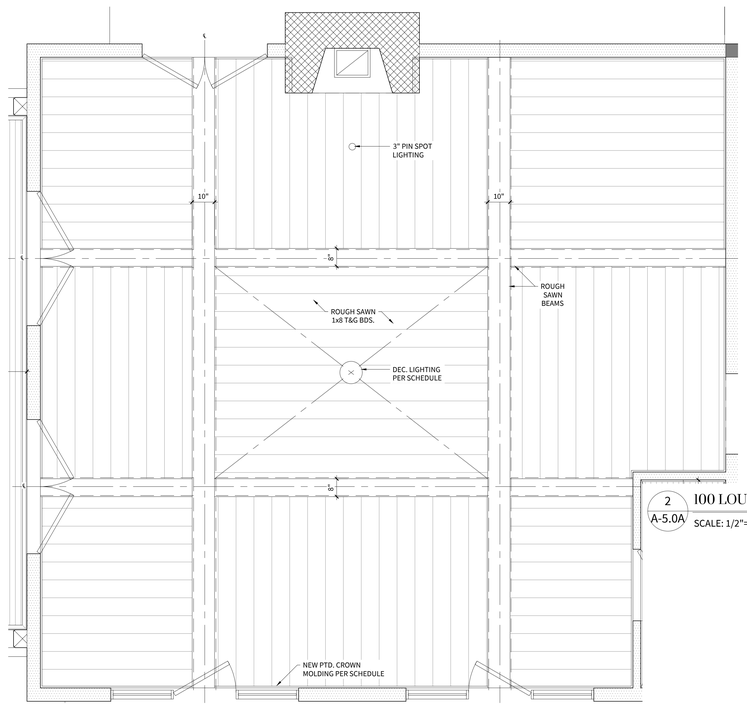






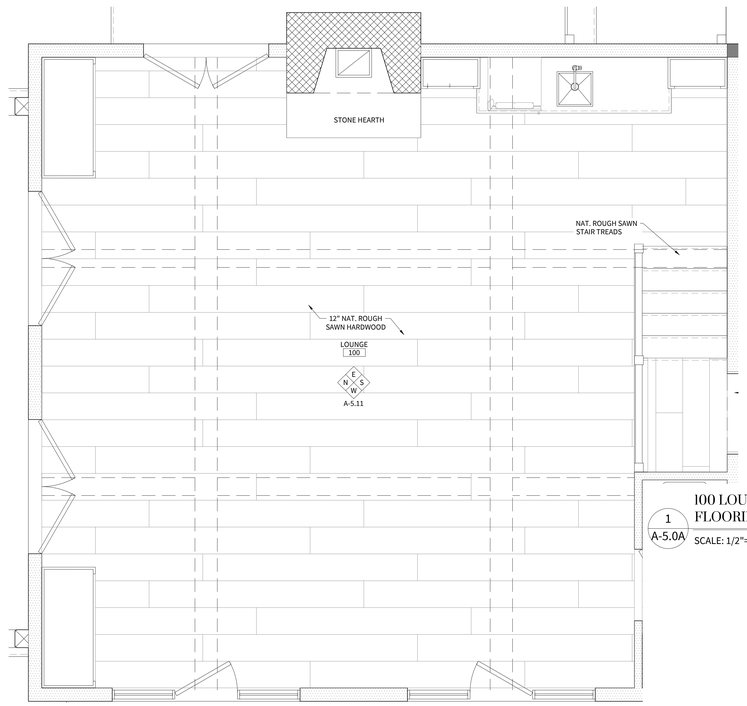
3 A-5.0A 0100 LOUNGE - SCHEME A

SCALE: 1/2"=1'-0"



2 A-5.0A 100 LOUNGE RCP

SCALE: 1/2"=1'-0"



1 A-5.0A 100 LOUNGE FLOORING PLAN

SCALE: 1/2"=1'-0"

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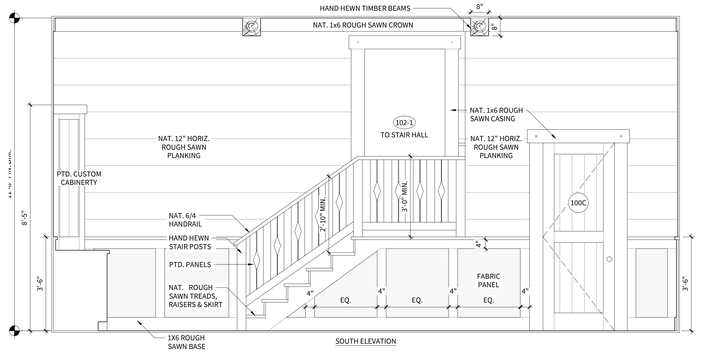
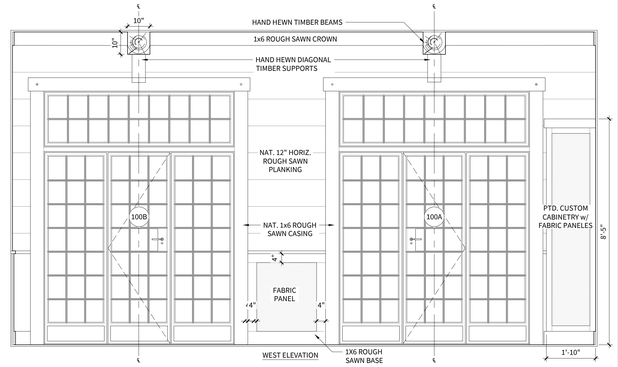
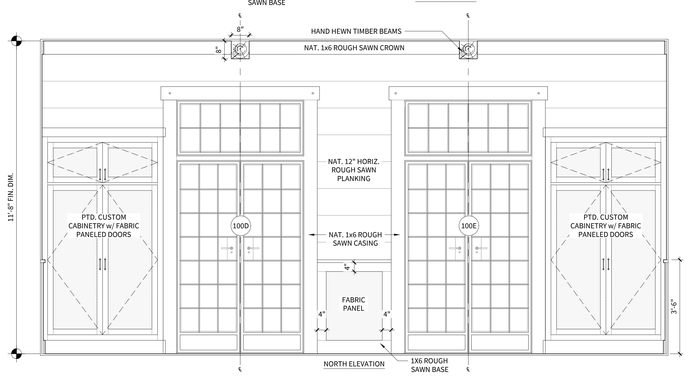
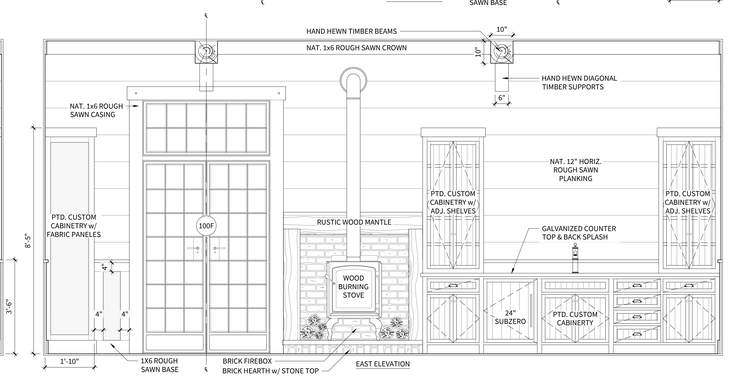
A-5.0A

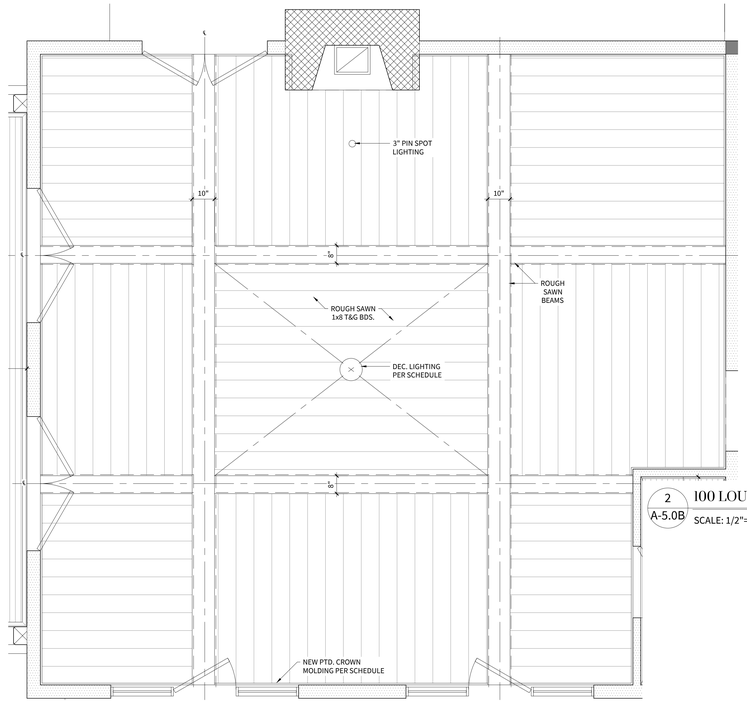




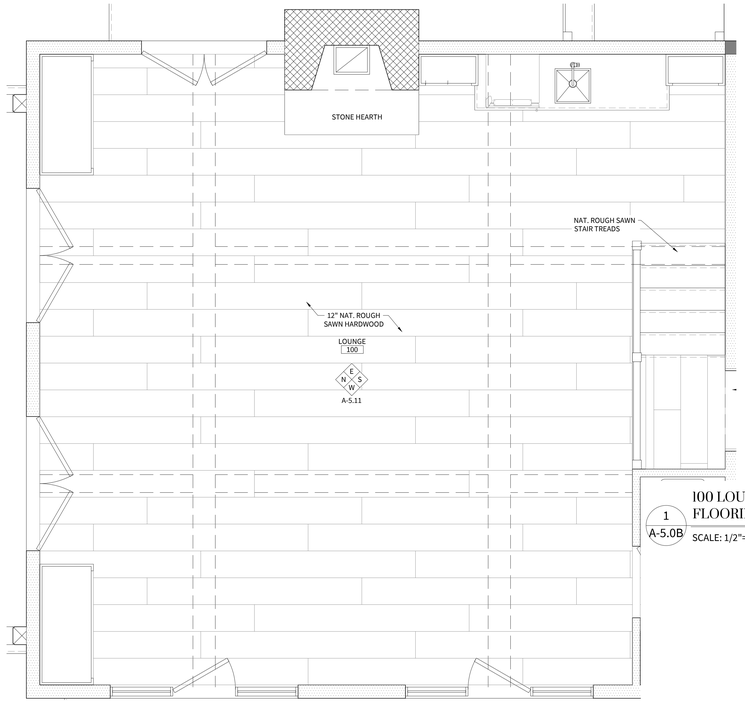




3 A-5.0B 100 LOUNGE - SCHEME B
SCALE: 1/2"=1'-0"



2 A-5.0B 100 LOUNGE RCP
SCALE: 1/2"=1'-0"



1 A-5.0B 100 LOUNGE FLOORING PLAN
SCALE: 1/2"=1'-0"

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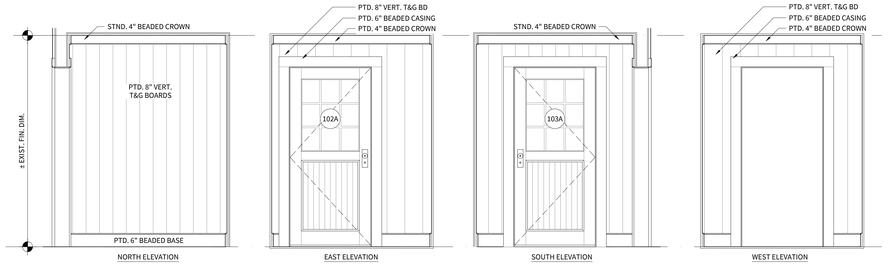
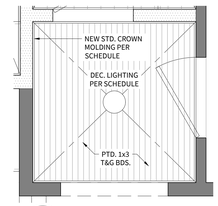
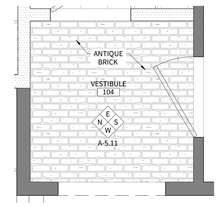
A-5.0B



9 A-5.1 102 STAIR HALL
SCALE: 1/2"=1'-0"



8 A-5.1 104 VESTIBULE RCP
SCALE: 1/2"=1'-0"



7 A-5.1 104 VESTIBULE FLOORING PLAN
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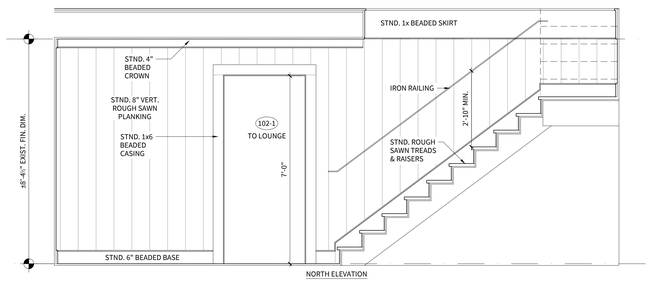
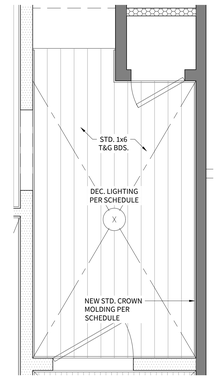
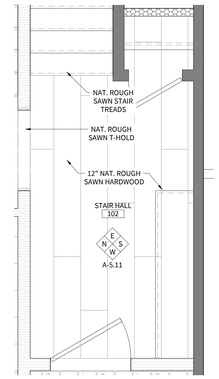


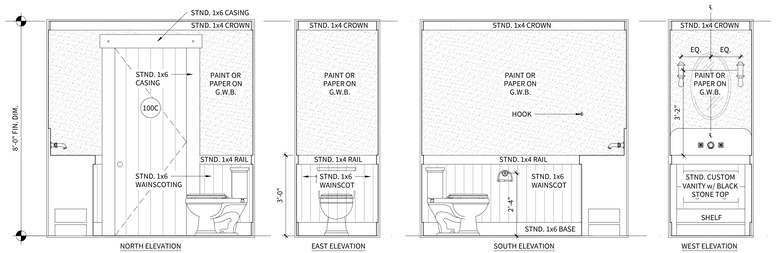
6 A-5.1 102 STAIR HALL
SCALE: 1/2"=1'-0"



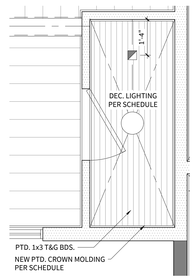
5 A-5.1 102 STAIR HALL RCP
SCALE: 1/2"=1'-0"



4 A-5.1 102 STAIR HALL FLOORING PLAN
SCALE: 1/2"=1'-0"



3 A-5.1 101 P.R.
SCALE: 1/2"=1'-0"



2 A-5.1 101 P.R. RCP
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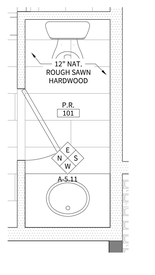

1 A-5.1 101 P.R. FLOORING PLAN
SCALE: 1/2"=1'-0"

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A-5.1

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A-5.2

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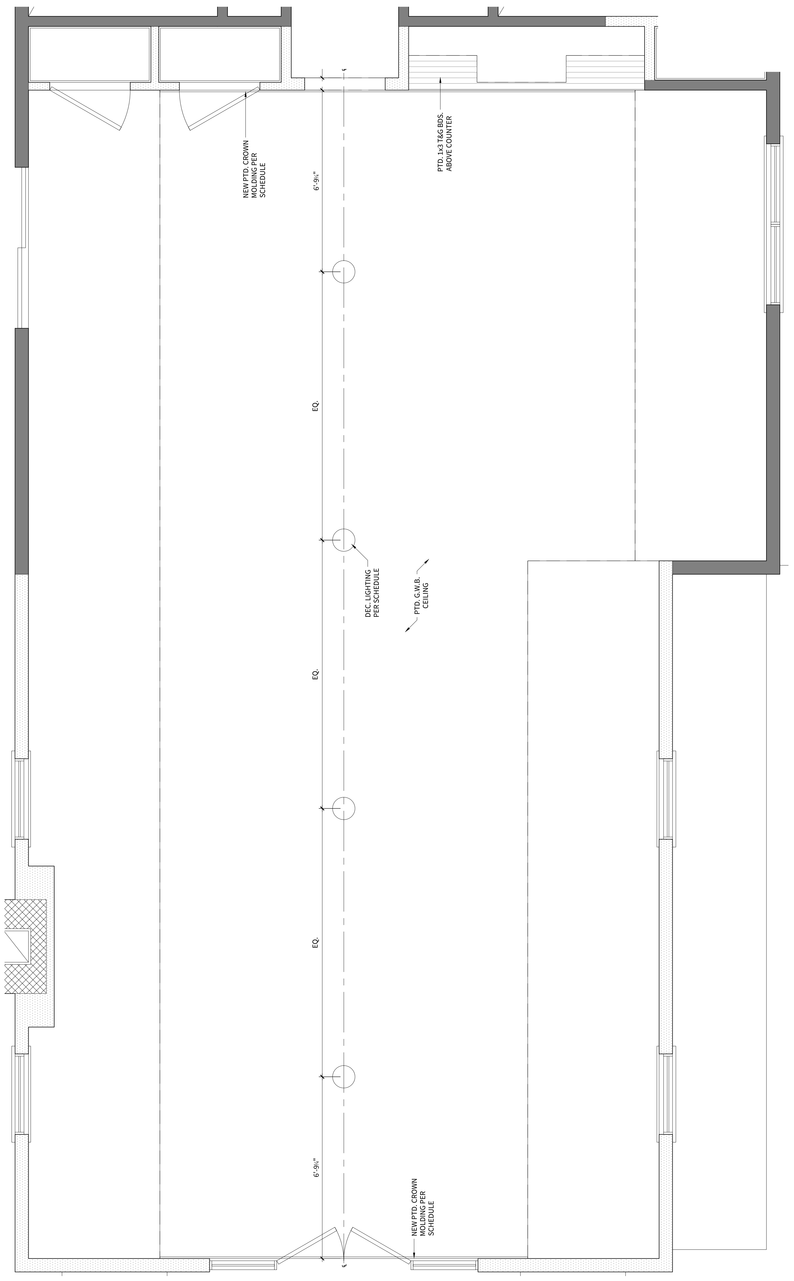
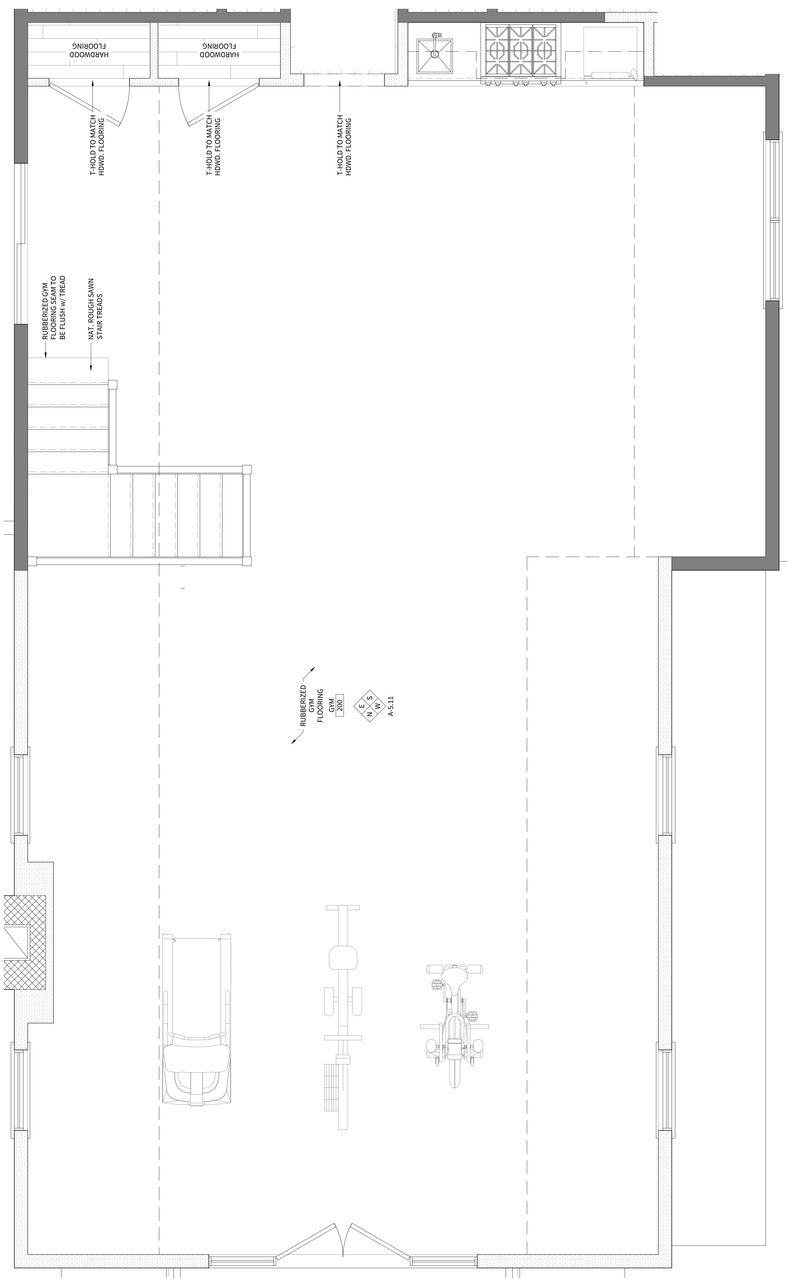


2 A-5.2 200 GYM RCP
SCALE: 1/2"=1'-0"



1 A-5.2 200 GYM FLOORING PLAN
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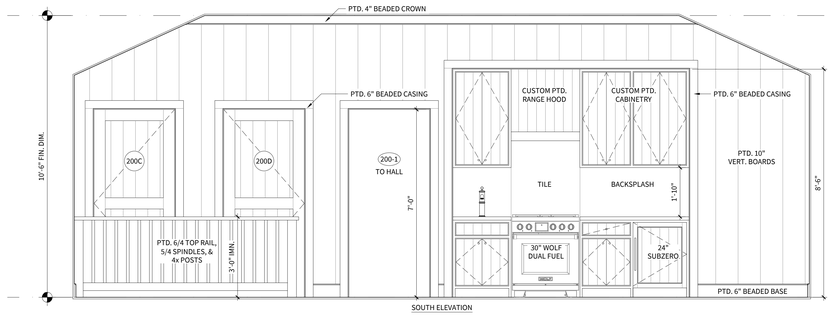
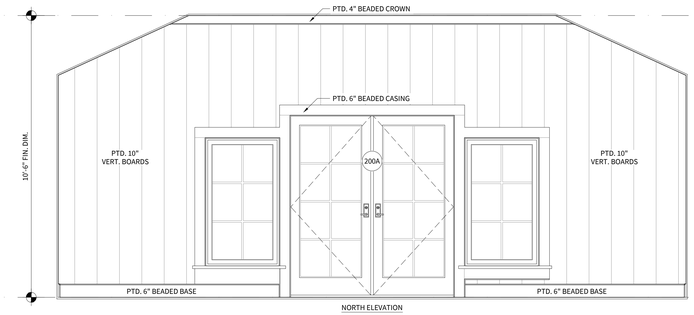
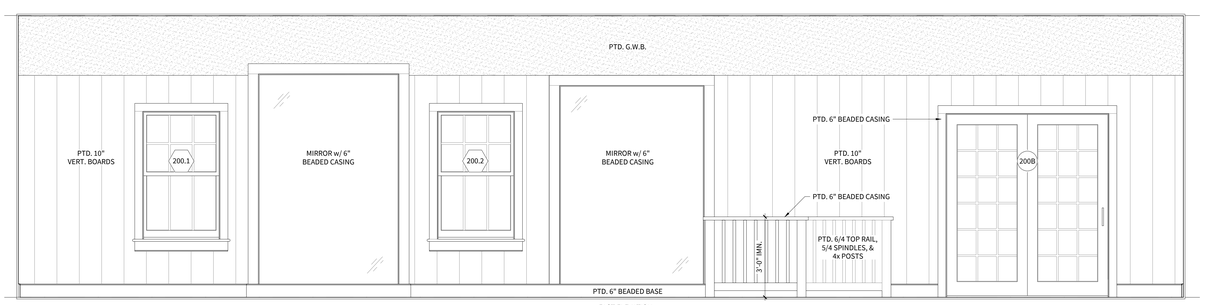


SOUTH ELEVATION

WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

1 / A-5.2A — 200 GYM
SCALE: 1/2"=1'-0"

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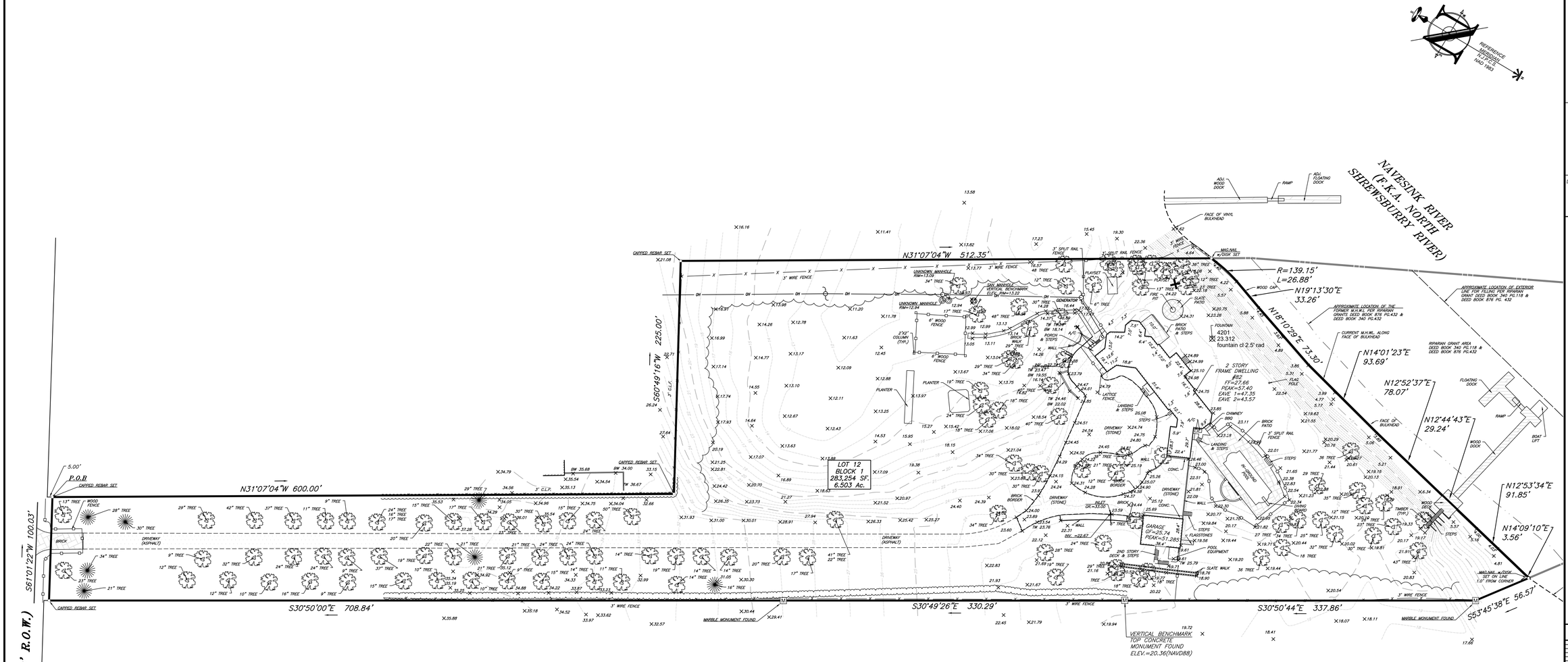
A-5.2A



60 0 60 120

SCALE : 1" = 60'

LEGEND

EXISTING

- BOUNDARY LINE
- CONTOUR LINE
- SPOT ELEVATION
- BUILDING
- WALL
- GAS
- WATER
- INLET
- STORM
- SANITARY MAIN
- OVERHEAD WIRE
- ELECTRIC
- TELEPHONE
- UTILITY POLE
- HYDRANT
- SIGN POST
- FENCE
- LIGHT FIXTURE
- TEST PIT LOCATION
- GRADE FLOW ARROW
- SWALE CENTER LINE
- DECIDUOUS TREE
- CONIFEROUS TREE

File: B:\Jobs\1130\1-InSite Engineering\25-S001-1130 - 82 West River Road, Rumson, NJ\25001130ALT.dwg, Nov 13, 2025 - 3:04:2 PM EST
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SURVEY NOTES:

THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS DRAWING IS A TRUE REPRESENTATION OF ACTUAL CONDITIONS EXISTING ON THE PROPERTY, EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.

KNOWN AND DESIGNATED AS TAX LOT 12 IN BLOCK 1 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS PREPARED FOR THE BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY, TAX MAP SHEET NO. 1.

HORIZONTAL DATUM - NAD 1983 AND VERTICAL DATUM - NAVD 1988; BASED ON GPS OBSERVATIONS PERFORMED BY INSITE SURVEYING, LLC, ON SEPTEMBER 26, 2025 AND REFERRING TO CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK.

EXISTING CONDITIONS SHOWN HEREON IS BASED OF A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC ON SEPTEMBER 26, 30, OCTOBER 6, 7 AND 10, 2025, AND MAY NOT SHOW CURRENT CONDITIONS AFTER THE DATE OF OCTOBER 10, 2025.

ALL EXISTING UTILITIES ARE APPROXIMATE PER MARKOUT AND VISIBLE FIELD EVIDENCE, EXCEPT AS SHOWN NO UNDERGROUND UTILITIES HAVE BEEN INVESTIGATED AND/OR FIELD LOCATED. INSITE SURVEYING, LLC MAKES NO GUARANTEES THAT ALL UNDERGROUND UTILITIES ARE SHOWN HEREON AND THAT THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES INDICATED ON THIS PLAN ARE APPROXIMATE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO DESIGN, EXCAVATION OR CONSTRUCTION.

THIS SURVEY WAS PREFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR POLICY AND IS SUBJECT TO ANY EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS THAT A COMPLETE TITLE SEARCH MIGHT DISCLOSE. IT IS STRONGLY SUGGESTED THAT A TITLE COMMITMENT BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE SUBJECT PROPERTY. THIS SURVEY IS NOT INTENDED TO BE USED AS A SURVEY FOR TITLE TRANSFER.

SUBJECT TO THE RIGHTS AND RESTRICTIONS OF ALL EASEMENTS BEING WITHIN AND/OR CROSSING THE SURVEYED BOUNDS AS SHOWN, IF ANY.

SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS, IF ANY.

SUBJECT TO THE RIGHTS OF UTILITY COMPANIES, IF ANY.

THE SCOPE OF THIS SURVEY DID NOT INCLUDE DETERMINING THE PRESENCE / ABSENCE OF WETLANDS AT THIS SITE.

BASED ON THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM) MAP THE SURVEYED PROPERTY IS PREDOMINANTLY LOCATED WITHIN THE FEMA EFFECTIVE FLOOD ZONE X (UNSHADED) AREA AND PARTIALLY LOCATED IN FONE VE (ELEV. 16, NAVD88) AND LIMIT OF MODERATE WAVE ACTION.

FEMA FLOOD INSURANCE RATE MAP (FIRM) MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 182 OF 401, CONTAINS: RUMSON, BOROUGH OF MAP NUMBER 34025C0182H DATED JUNE 15, 2022.

ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88).
VERTICAL BENCHMARKS: TOP OF CONCRETE MONUMENT PLOTTED. ELEV.=20.36 (NAVD88).

SURVEY MAP REFERENCES:

A MAP ENTITLED, "SURVEY OF PROPERTY WITH TIDELANDS, LOT 12, BLOCK 1, BOROUGH OF RUMSON, COUNTY OF MONMOUTH, NEW JERSEY," BY MORGAN ENGINEERING & SURVEYING, DATED 07/01/2021.

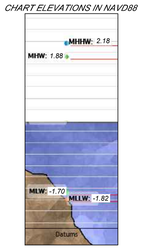
A MAP ENTITLED, "TOPOGRAPHICAL SURVEY & TREE LOCATION PLAN, LOT 12, BLOCK 1, RUMSON, MONMOUTH COUNTY, N.J.," BY THOMAS P. SANTRY, JR., P.L.S., DATED 09/24/2024.

DEED REFERENCE(S):
OR BK 9541 PG 9249 PQ

TIDAL INFO:

REFERENCE STATION: 8531753, OCEANIC, NAVESINK RIVER, NJ

CHART ELEVATIONS IN NAVD88



PROJECT NAME:

BOUNDARY & TOPOGRAPHIC SURVEY

OF

BLOCK 1, LOT 12
82 WEST RIVER ROAD

SITUATED IN:

BOROUGH OF RUMSON
MONMOUTH COUNTY
NEW JERSEY

PREPARED FOR:

INSITE Surveying

CALL BEFORE YOU DIG!
NJ ONE CALL....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

InSite Surveying, LLC
CERTIFICATE OF AUTHORIZATION:
24GA28290100

1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 28, MANAHAWKIN, NJ 08050

732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

REVISIONS

Rev. #	Date	Comment
1	12/10/2025	CORNER MARKERS SET/FOUND
0	10/27/2025	INITIAL RELEASE

SCALE: 1"=40'	DRAWN BY: GS/TS
FIELD DATE: 10/10/2025	CHECKED BY: FJB
JOB #: 25-S001-1130	

CERTIFICATION

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON THE DATE SHOWN BELOW, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT AND AS OF THE DATE OF THE FIELD SURVEY; EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

FRANK J. BARLOWSKI, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. GS39735

SHEET NO:

1 of 1