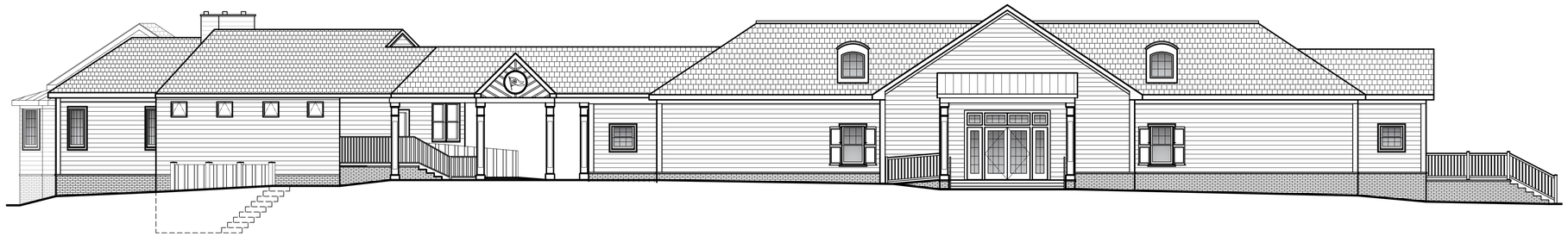
PROPOSED ADDITION/ALTERATIONS FOR:

RUMSON COUNTRY CLUB

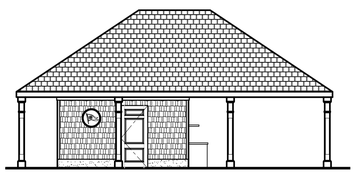
BLOCK 112, LOT 1.01

163 RUMSON ROAD RUMSON, NEW JERSEY

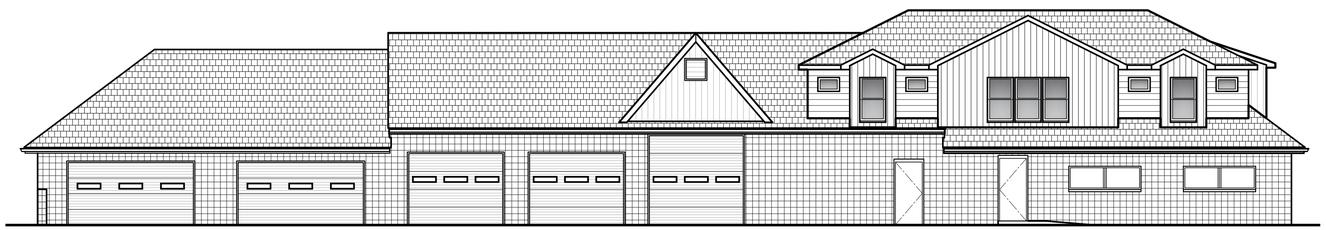












PROJECT DATA

BUILDING	EXISTING BUILDING SF.	PROPOSED BUILDING ADDITION SF.	TOTAL BUILDING SF.
RIVERHOUSE	±14,626 SF.	885 SF	15,511 SF & 203 SF. NEW COVERED PORCH
PADDLE CENTER	±772 SF.	CAFE: 1,186 SF. SIMULATOR: 2,713 SF. (NEW BUILD)	PADDLE/CAFE: 1,458SF. SIMULATOR: 2,713 SF. NEW DECKS: 2,775 SF.
SHOOTING FACILITY	±640 SF.	439 SF.	1,079 SF.
SNACK PAVILIONS (2)	N/A (NEW BUILD)	NEW BUILD	945 SF. EA. (239 BUILD + 706 COVERED)
TENNIS PRO SHOP	N/A (NEW BUILD)	NEW BUILD	810 SF. & 315 SF. COVERED PORCH
GREENS & GROUNDS	±5,603 SF.	1,585 SF. (SECOND FLR.)	7,188 SF.

DRAWING LIST

ARCHITECTURAL

A100	COVER SHEET
A101	RIVERHOUSE PLAN
A102	RIVERHOUSE ELEVATIONS
A103	RIVERHOUSE ELEVATIONS
A104	PADDLE CENTER PLAN
A105	PADDLE CENTER PARTIAL PLAN
A106	PADDLE CENTER PARTIAL PLAN
A107	PADDLE CENTER ELEVATIONS
A108	PADDLE CENTER ELEVATIONS
A109	PADDLE CENTER ELEVATIONS
A110	SHOOTING FACILITY PLAN & ELEVATIONS
A111	SNACK PAVILION PLANS & ELEVATIONS
A112	TENNIS PRO SHOP PLAN & ELEVATIONS
A113	GREENS & GROUNDS PLANS
A114	GREENS & GROUNDS ELEVATIONS

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- NY LIC. #026417-1
- PA LIC. #RA017093
- FL LIC. #AR0016221
- NJID LIC #21ID00028300

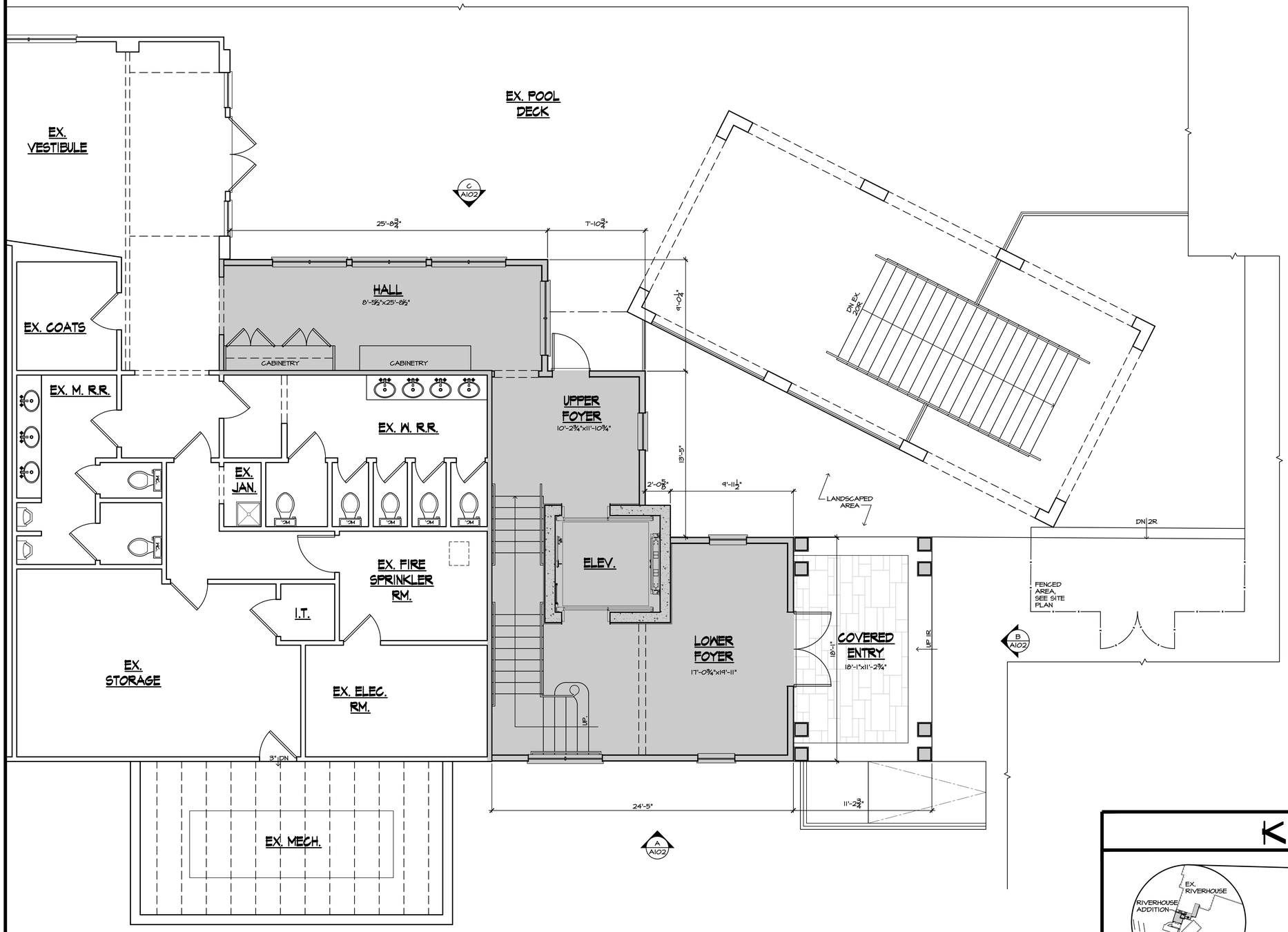
PROPOSED ADDITION & ALTERATIONS TO:
RUMSON COUNTRY CLUB
163 RUMSON ROAD RUMSON, NJ
LOT: 1.01 BLOCK: 112

REVISIONS:
DATE:

DRAWN BY: MG/JJM
CHECKED BY: JJM/LMG
JOB NO. 2430
DATE: 8.14.26

a/100

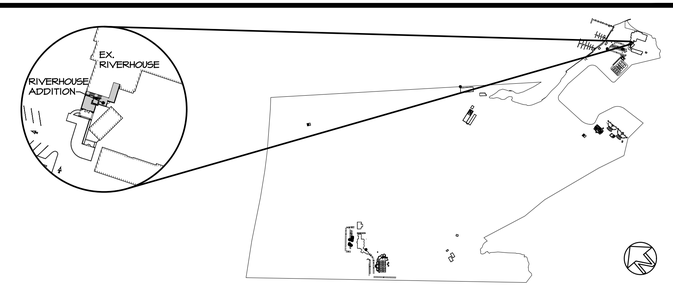
RIVERHOUSE ADDITION: 885 SF
RIVERHOUSE COVERED PORCH ADDITION: 203 SF



PARTITION LEGEND

- EXISTING TO REMAIN
- NEW FRAMED PARTITION
- INDICATES BUILDING ADDITION

KEY PLAN N.T.S.



PARTIAL PROPOSED PLAN RIVER HOUSE

1/4"=1'-0"

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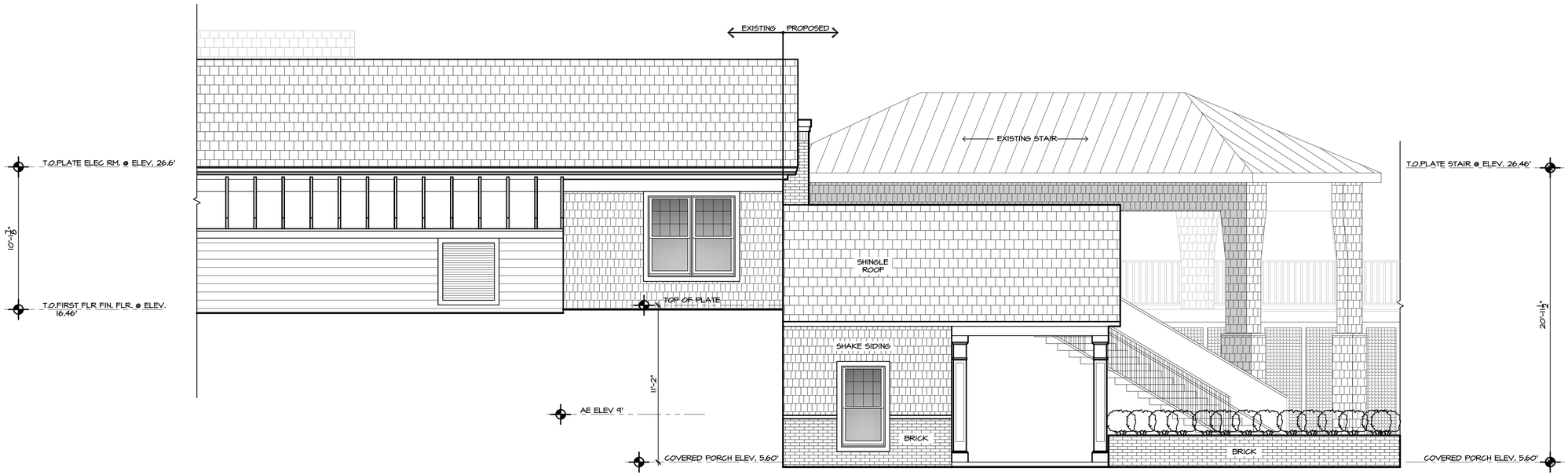
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● PA LIC. #RA017093
● FL LIC. #AR0016221
● NJID LIC #21ID00028300

PROPOSED ADDITION & ALTERATIONS TO:
RUMSON COUNTRY CLUB
163 RUMSON ROAD — RUMSON, NJ
LOT: 1.01 — BLOCK: 112

REVISIONS:
DATE:

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CHECKED BY: JJM/LMG
JOB NO. 2430
DATE: 8.14.26

a 101



A PARTIAL LEFT ELEVATION

1/4"=1'-0"



B PARTIAL FRONT ELEVATION

1/4"=1'-0"

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- PA LIC. #RA017093
- FL LIC. #AR0016221
- NJID LIC #21ID00028300

PROPOSED ADDITION & ALTERATIONS TO:

RUMSON COUNTRY CLUB

168 RUMSON ROAD RUMSON, NJ

LOT: 1.01 BLOCK: 112

REVISIONS:

DATE:

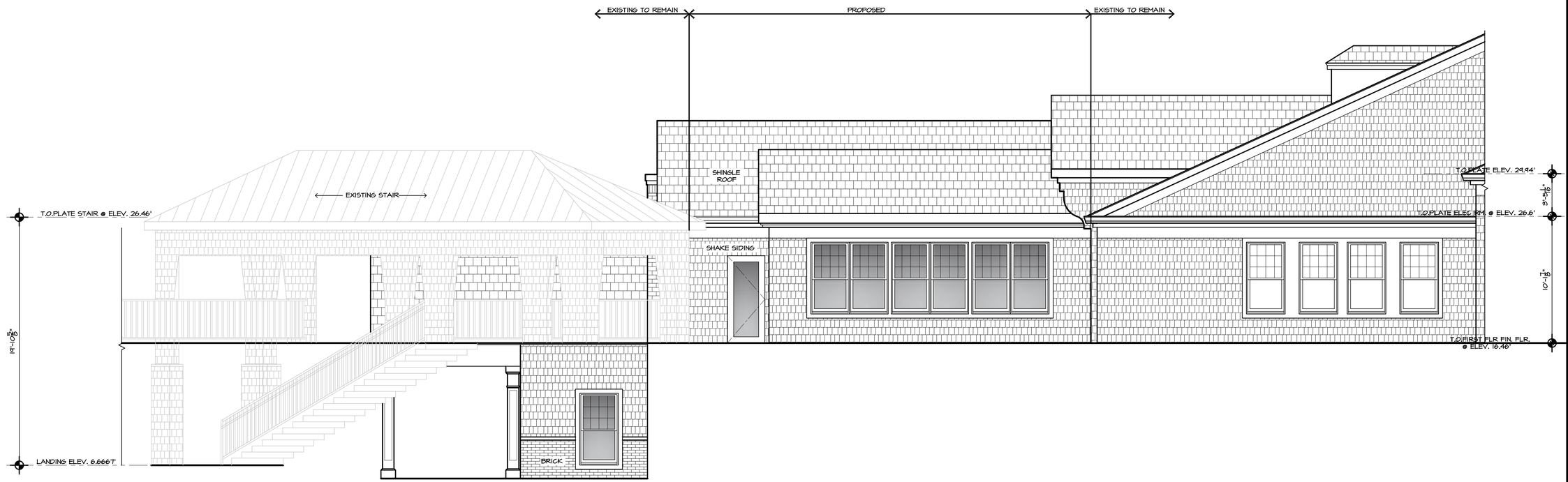
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JOB NO. 2430

DATE: 8.14.26

a/102



C PARTIAL RIGHT ELEVATION

1/4"=1'-0"

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- FL LIC. #AR0016221
- NJID LIC #21ID00028300

PROPOSED ADDITION & ALTERATIONS TO:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ
BLOCK: 112
LOT: 101

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DATE: 8.14.26

a/103

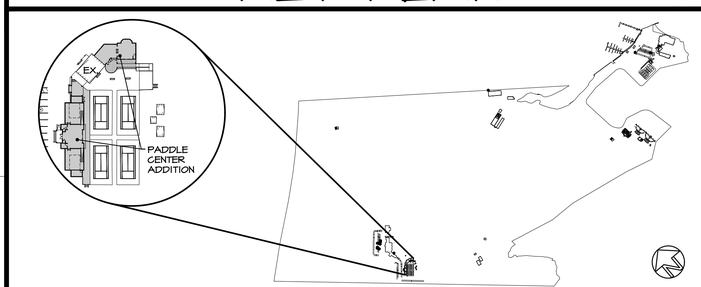
EX. PADDLE CENTER: ±772 SF.
CAFE ADDITION: 1,186 SF.
SIMULATOR ADDITION: 2,713 SF.
EXPANDED DECK, COVERED WALKWAY & PATIO ADDITION: 2,775 SF.

EX.
EX.
EX.

PARTITION LEGEND
- EXISTING TO REMAIN
- NEW FRAMED PARTITION
- INDICATES BUILDING ADDITION

EXPANDED DECK
DN
EXISTING HIGH
UP
LOUNGE
20'-10⅝"x24'-3"
J. CL.
PATIO
10'-7"x40'-0"
UP
EX. DECK
CAFE
18'-4"x30'-6"
HIGH
SHOP
14'-7"x14'-8"
EX DN
RR
15'-5⅝"x8'-3¾"
PRO OFFICE
11'-10"x11'-6⅝"
RR
15'-5⅝"x8'-3¾"
EX DN
EX DN
EX. PADDLE COURT
EXPANDED DECK
DN
COVERED WALKWAY
STORAGE
8'-5¾"x14'-7½"
SIMULATOR BAY #1
28'-4½"x24'-7½"
LOUNGE
31'-10½"x19'-7½"
SIMULATOR BAY #2
28'-4½"x24'-7½"
STORAGE
8'-5¾"x11'-7½"
RR
16'-0⅝"x8'-3¾"
RR
16'-0⅝"x8'-3¾"
UP
DN
DN

KEY PLAN
N.T.S.



PROPOSED PADDLE CENTER PLANS
1/8"=1'-0"

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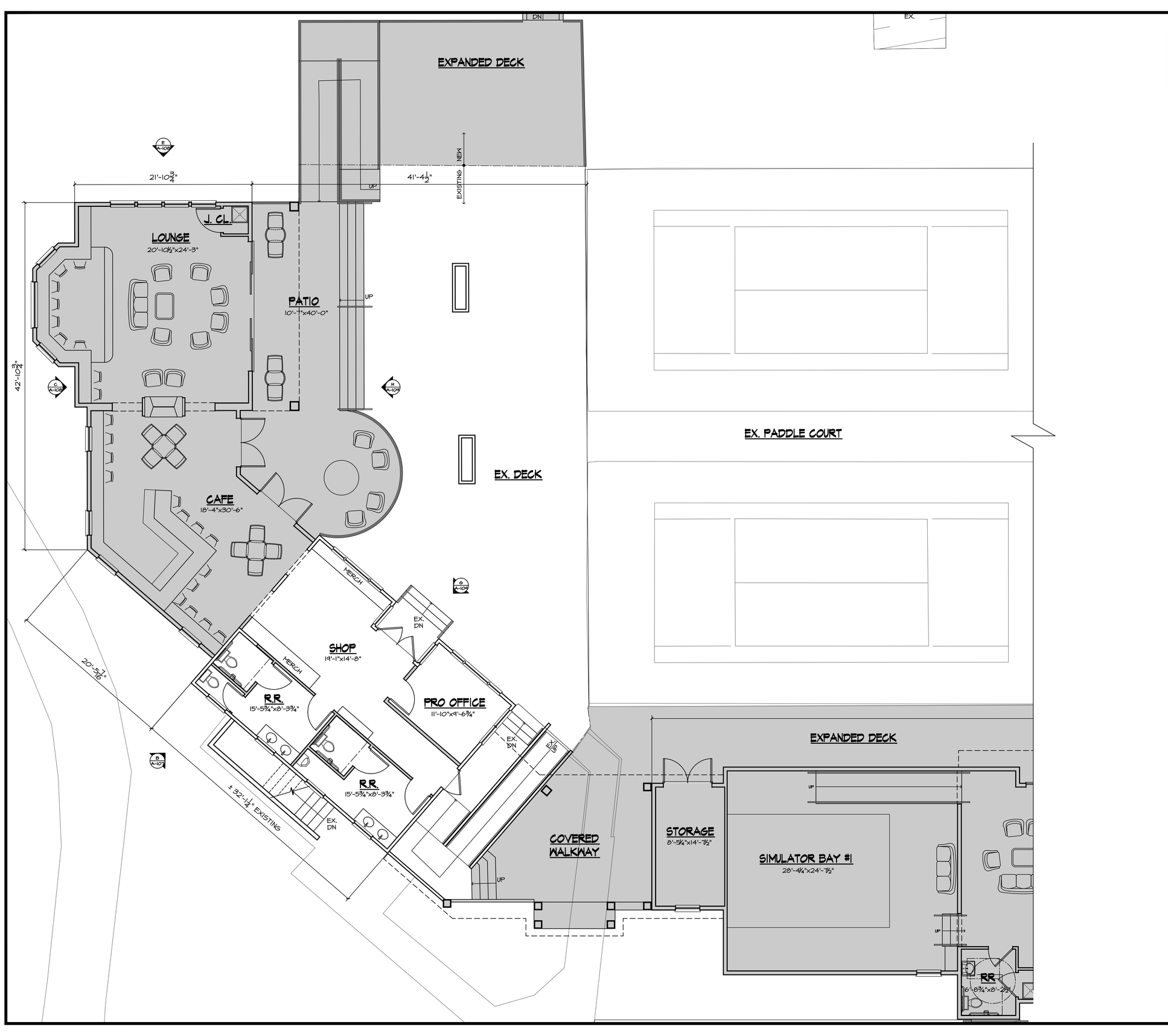
- NY LIC. #026417-1
- PA LIC. #RA017093
- FL LIC. #AR0016221
- NJID LIC #21ID00028300

PROPOSED ADDITION & ALTERATIONS TO:
RUMSON COUNTRY CLUB
163 RUMSON ROAD RUMSON, NJ
LOT: 1.01 BLOCK: 112

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104



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- PA LIC. #RA017093
- FL LIC. #AR0016221
- NJID LIC #21ID00028300

PROPOSED ENLARGED PART. PADDLE CTR. PLANS

3/16"=1'-0"

PROPOSED ADDITION & ALTERATIONS TO:

RUMSON COUNTRY CLUB

163 RUMSON ROAD
RUMSON, NJ
LOT: 1.01
BLOCK: 112

REVISIONS:
DATE:

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CHECKED BY: JJM/LMG
JOB NO. 2430
DATE: 8.14.26

a/105

EX. PADDLE COURT

EX. DECK

UP

H A-109

MERCH

G A-109

EX. DN

SHOP
-1"x14'-8"

PRO OFFICE
11'-10"x9'-6¾"

EX. DN

EX. UP

RR
15'-5¾"x8'-3¾"

EXPANDED DECK

108'-4¾"

F A-109

DN

COVERED WALKWAY

STORAGE
8'-5¼"x14'-7½"

SIMULATOR BAY #1
28'-4¼"x24'-7½"

LOUNGE
31'-10½"x19'-7½"

SIMULATOR BAY #2
28'-4¼"x24'-7½"

STORAGE
8'-5¼"x11'-7½"

RR
16'-8¾"x8'-2½"

RR
16'-8¾"x8'-2½"

31'-1¾"

D A-109

A A-107

A A-107

DN

DN

PARTITION LEGEND

- EXISTING TO REMAIN
- NEW FRAMED PARTITION
- INDICATES BUILDING ADDITION

PROPOSED ENLARGED PART. PADDLE CTR. PLANS

3/16"=1'-0"

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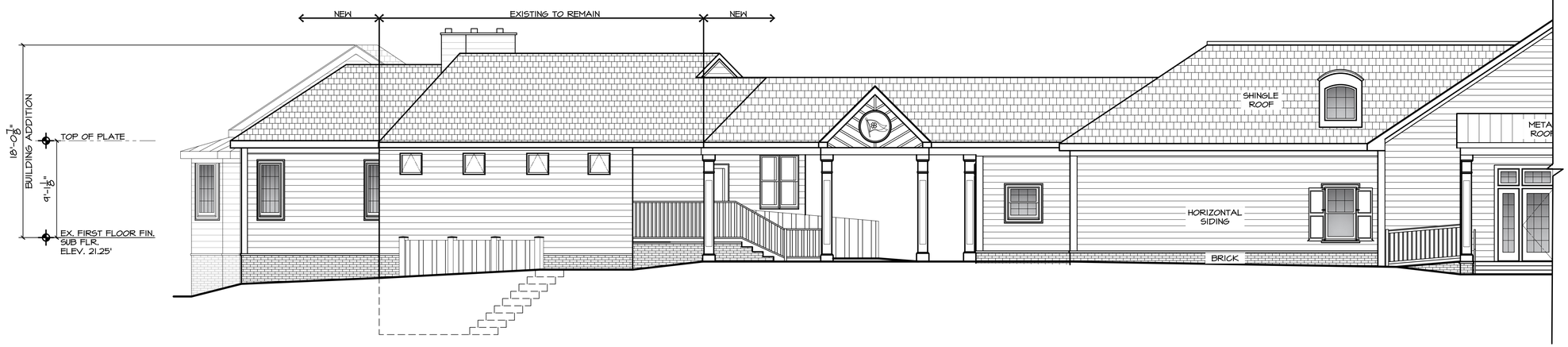
PROPOSED ADDITION & ALTERATIONS TO:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ
BLOCK: 112
LOT: 1.01

REVISIONS:

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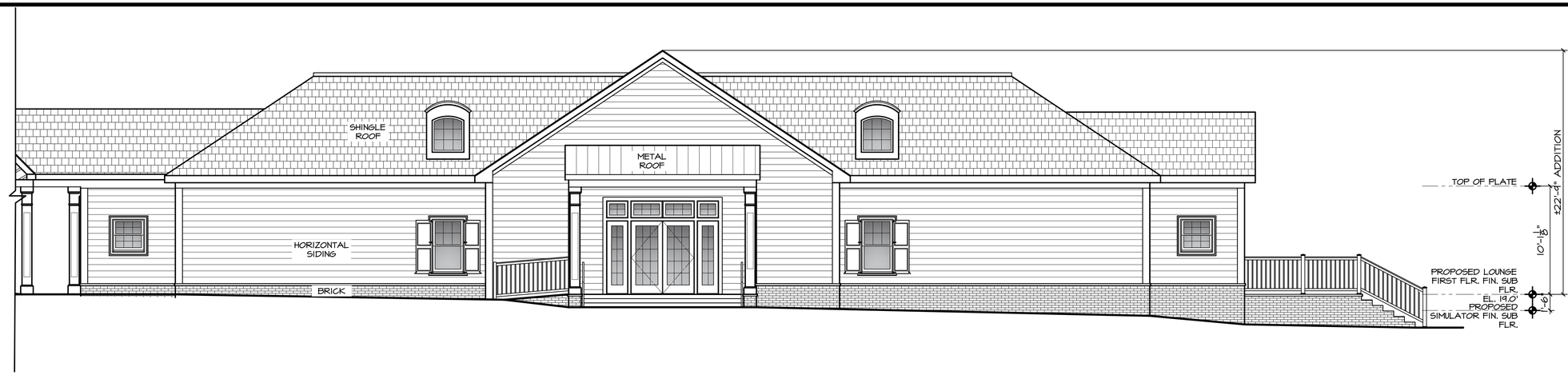
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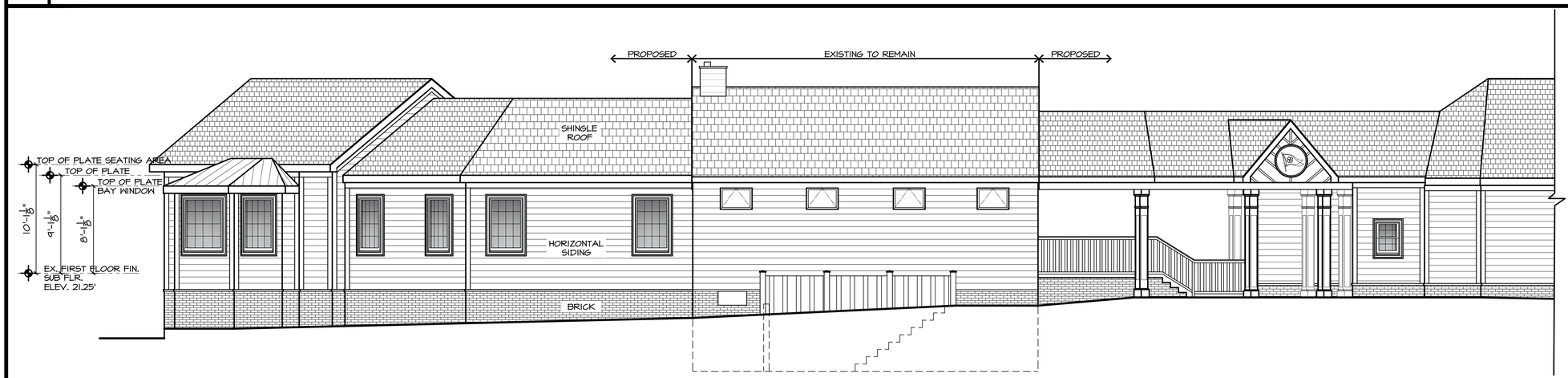
A | PROPOSED PARTIAL PADDLE CENTER FRONT ELEVATION

3/16"=1'-0"



A | PROPOSED PARTIAL PADDLE CENTER FRONT ELEVATION

3/16"=1'-0"



B | PROP. PARTIAL PADDLE CENTER FRONT ELEV.

3/16"=1'-0"

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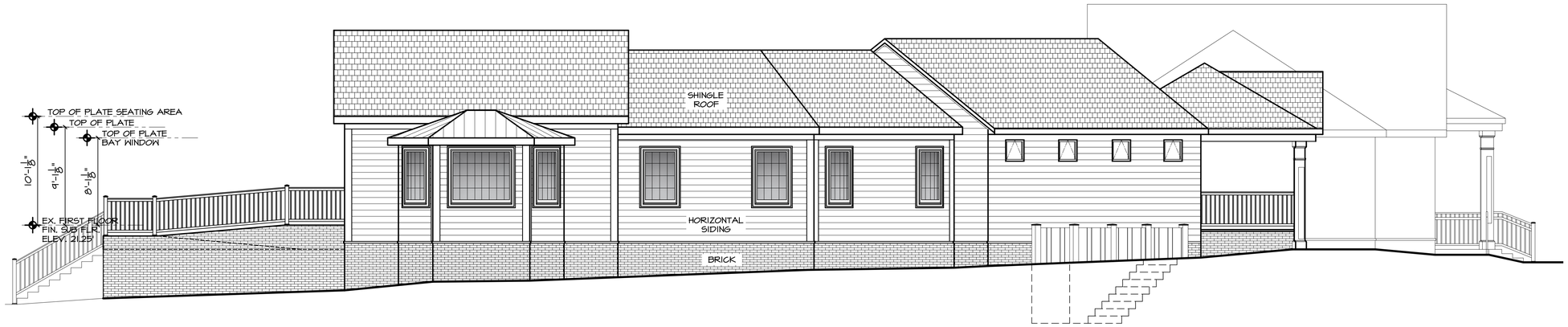
- NY LIC. #026417-1
- PA LIC. #RA017093
- FL LIC. #AR0016221
- NJID LIC #21ID00028300

PROPOSED ADDITION & ALTERATIONS TO:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ
BLOCK: 112
LOT: 1.01

REVISIONS:
DATE:

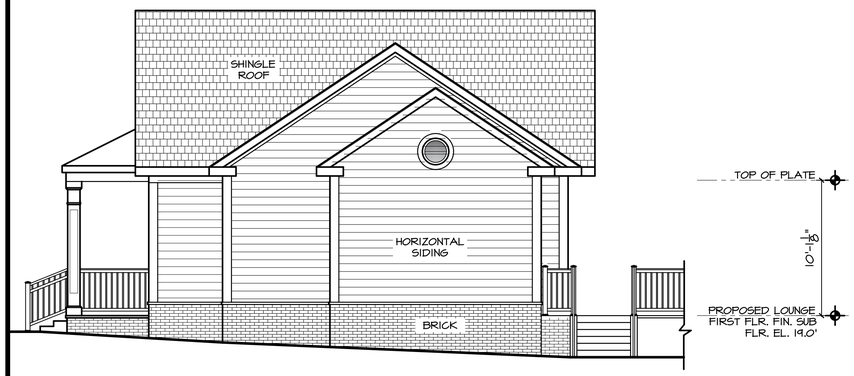
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JOB NO. 2430
DATE: 8.14.26

a/107



C | PROPOSED PARTIAL PADDLE CENTER FRONT ELEVATION

3/16"=1'-0"



D | PROP. PADDLE CTR. RIGHT

3/16"=1'-0"



E | PROP. PADDLE CTR. LEFT ELEV.

3/16"=1'-0"



F | PROP. PARTIAL PADDLE CENTER REAR ELEV.

3/16"=1'-0"

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- FL LIC. #AR0016221
- NJID LIC #21ID00028300

PROPOSED ADDITION & ALTERATIONS TO:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ
LOT: 1.01 BLOCK: 112

REVISIONS:

DATE:

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JOB NO. 2430
DATE: 8.14.26

a
108



G | PROPOSED PARTIAL PADDLE CENTER REAR ELEVATION

3/16"=1'-0"



H | PROPOSED PADDLE CENTER REAR ELEVATION

3/16"=1'-0"

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- NY LIC. #026417-1
- PA LIC. #RA017093
- FL LIC. #AR0016221
- NJID LIC #21ID00028300

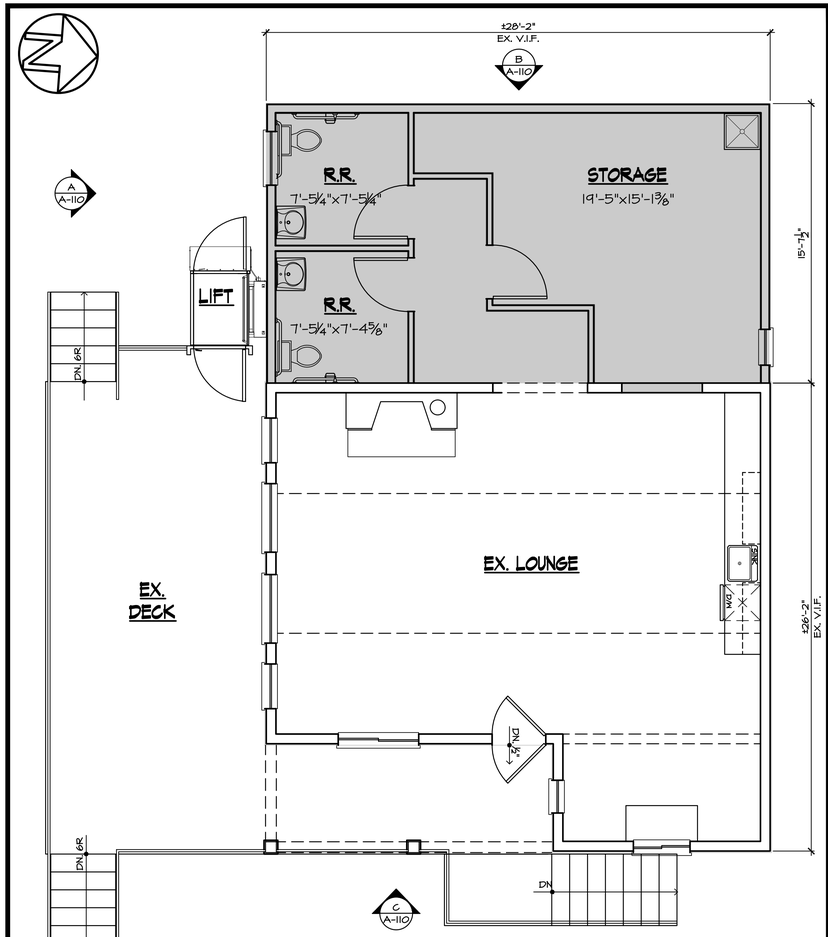
PROPOSED ADDITION & ALTERATIONS TO:
RUMSON COUNTRY CLUB
163 RUMSON ROAD — RUMSON, NJ
LOT: 101 — BLOCK: 112

REVISIONS:
DATE:

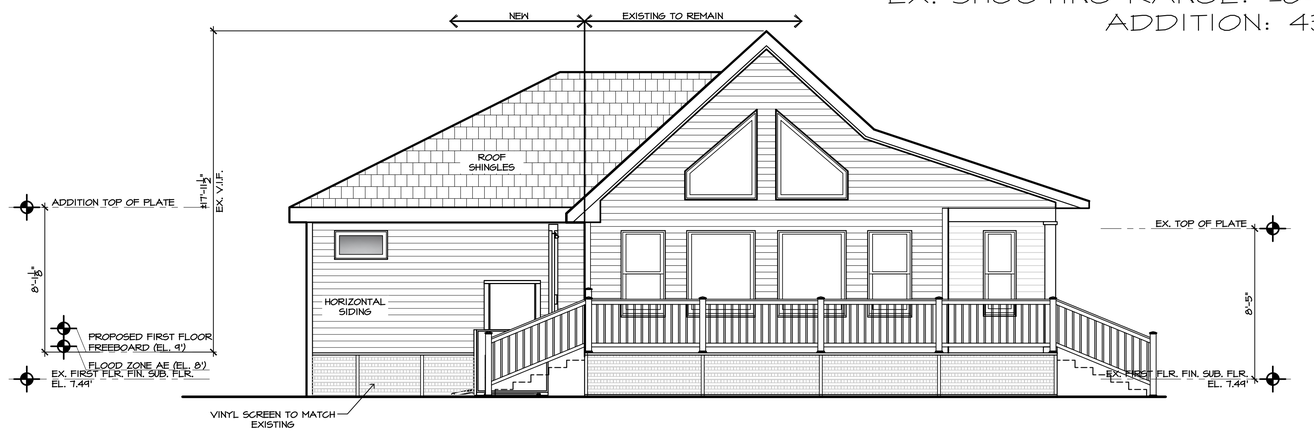
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DATE: 8.14.26

a/109

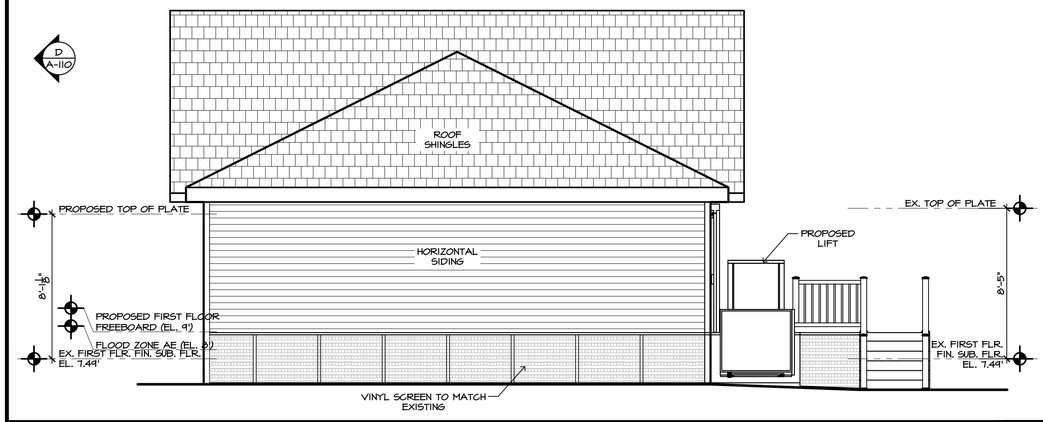
EX. SHOOTING RANGE: ±640 SF.
ADDITION: 439 SF.



PROP. FIRST FLOOR PLAN

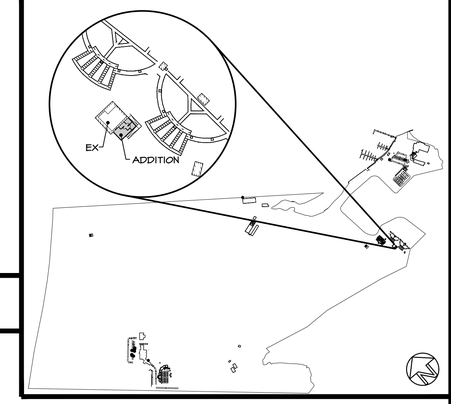


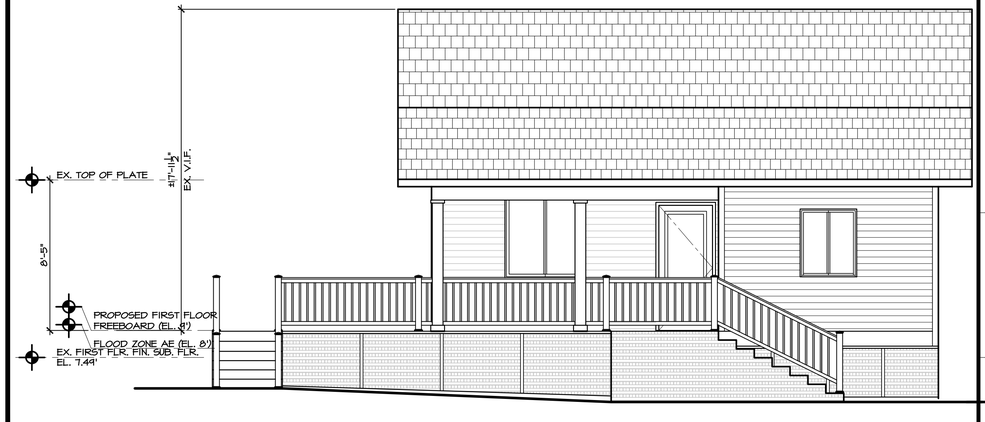
A PROPOSED LEFT ELEVATION



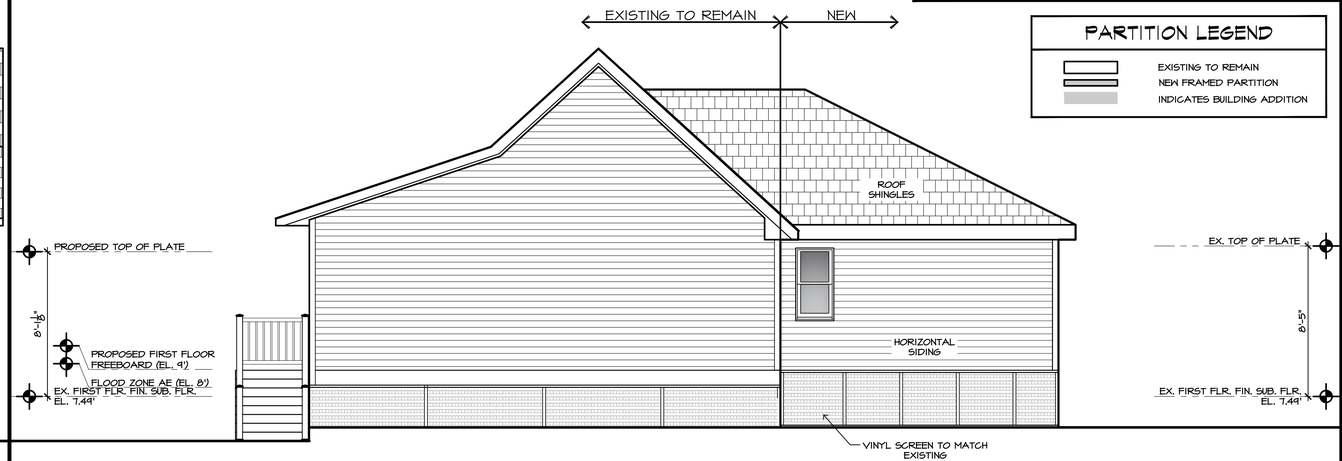
B PROPOSED REAR ELEVATION

KEY PLAN N.T.S.





C PROPOSED FRONT ELEVATION



D PROPOSED RIGHT ELEVATION

PROPOSED SHOOTING FACILITY ADDITION

1/4"=1'-0"

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JAMES J. MONTEFORTE, AIA
NJ LIC. #21AI01213200 NCARB LIC. #43377

- NY LIC. #026417-1
- PA LIC. #RA017093
- FL LIC. #AR0016221
- NJID LIC #21ID00028300

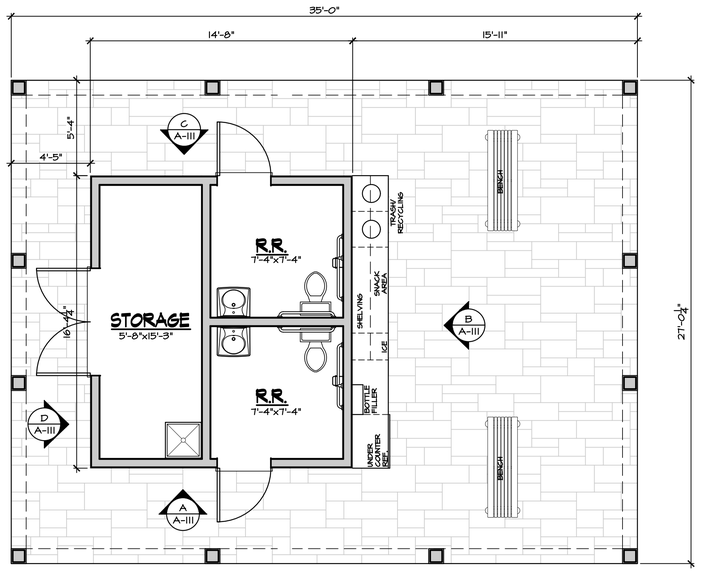
PROPOSED ADDITION & ALTERATIONS TO:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ
LOT: 101 BLOCK: 112

REVISIONS:
DATE:

DRAWN BY: MG/JJM
CHECKED BY: JJM/LMG
JOB NO. 2430
DATE: 8.14.26

a/110

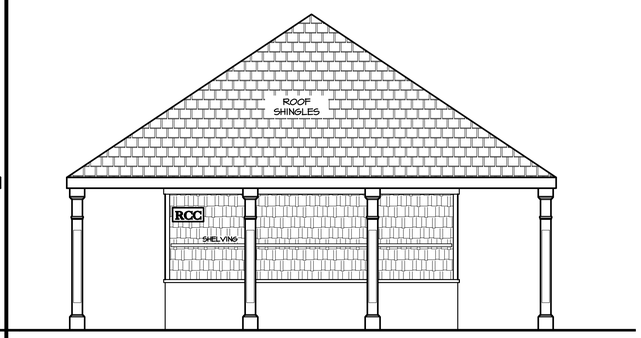
RESTROOM & STORAGE: 239 SF
COVERED PAVILION: 945 SF



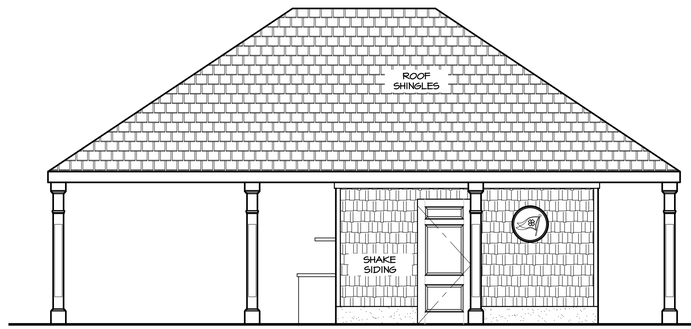
PROP. FIRST FLOOR PLAN



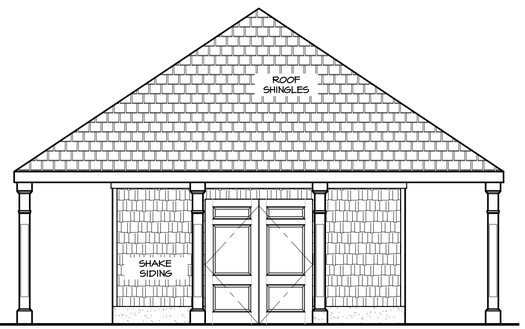
A PROP. FRONT ELEVATION



B PROP. LEFT ELEVATION



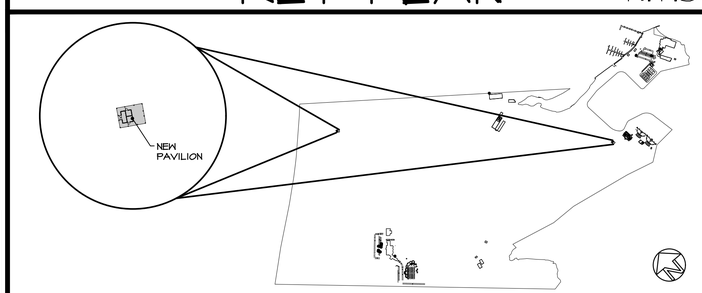
C PROP. REAR ELEVATION



D PROP. RIGHT ELEV.

PARTITION LEGEND	
	EXISTING TO REMAIN
	NEW FRAMED PARTITION
	INDICATES BUILDING ADDITION

KEY PLAN N.T.S.



PROPOSED SNACK PAVILLION

1/4"=1'-0"

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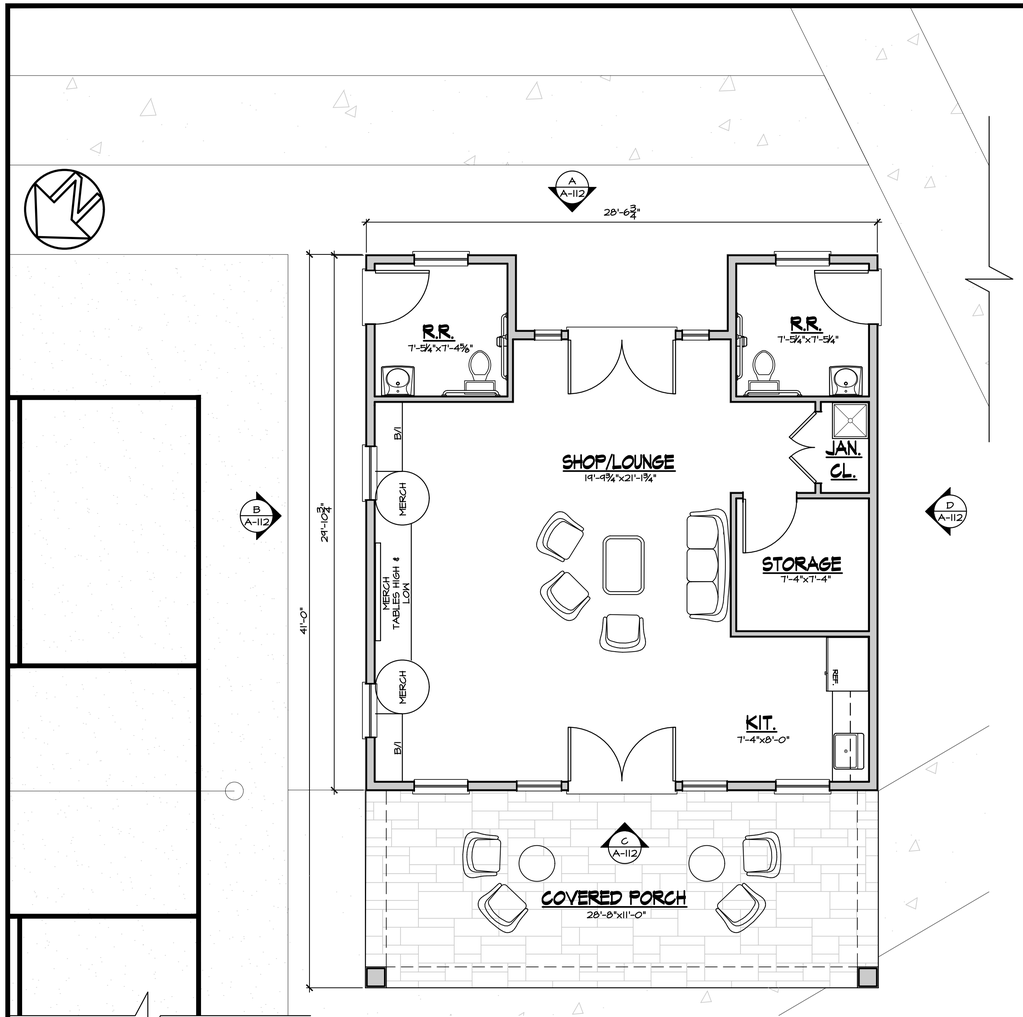
- NY LIC. #026417-1
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- FL LIC. #AR0016221
- NJID LIC #21ID00028300

PROPOSED ADDITION & ALTERATIONS TO:
RUMSON COUNTRY CLUB
168 RUMSON ROAD
RUMSON, NJ
BLOCK: 112
LOT: 1.01

REVISIONS:
DATE:

DRAWN BY: MG/JJM
CHECKED BY: JJM/LMG
JOB NO. 2430
DATE: 8.14.26

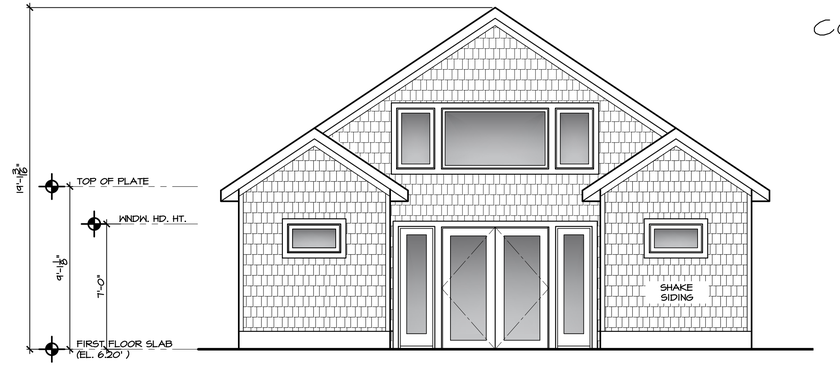
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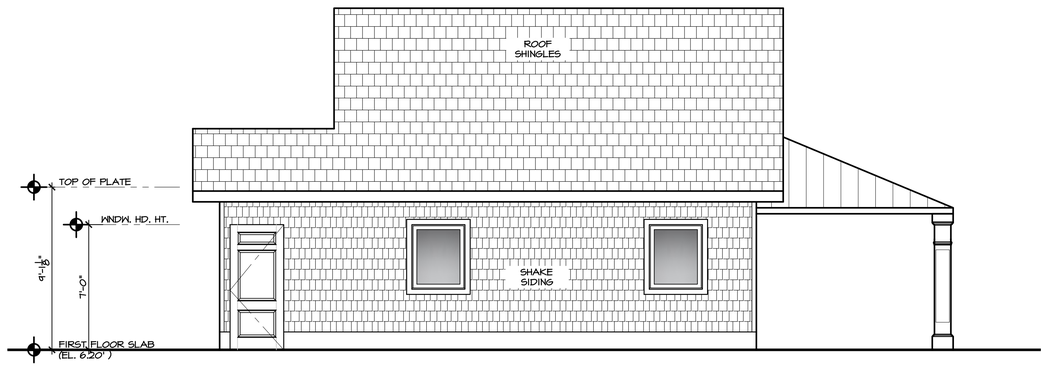
PROP. FLOOR PLAN

PRO SHOP: 810 SF
COVERED PORCH: 315 SF

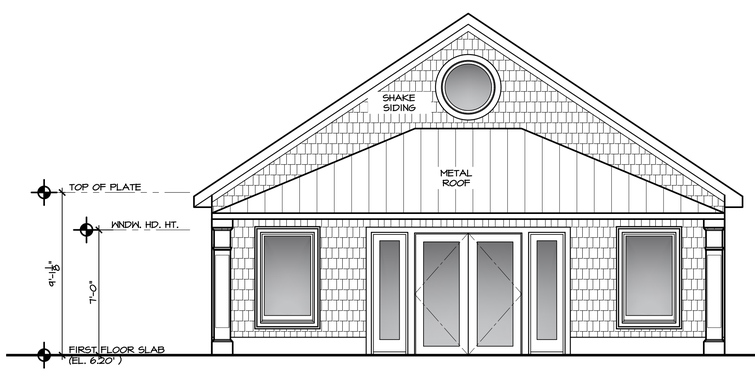
PARTITION LEGEND
- EXISTING TO REMAIN
- NEW FRAMED PARTITION
- INDICATES BUILDING ADDITION



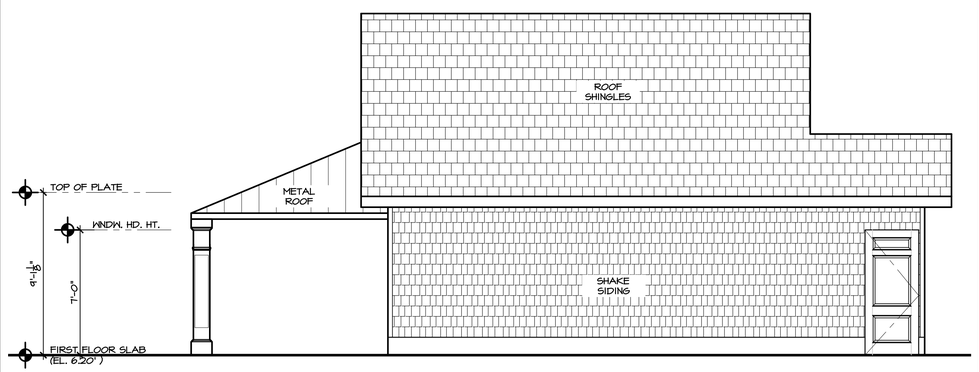
A PROP. ENTRANCE ELEVATION



B PROP. TENNIS COURT SIDE ELEVATION

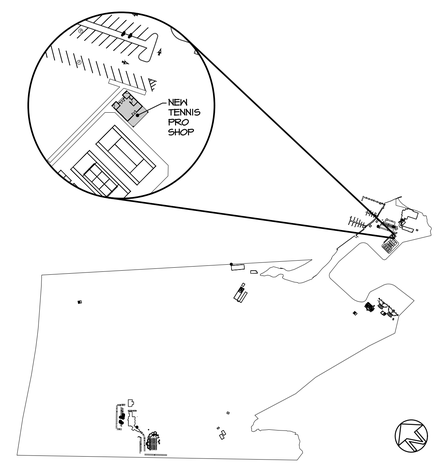


C PROP. REAR ELEVATION



D PROP. SIDE ELEVATION

KEY PLAN N.T.S.



PROPOSED TENNIS PRO SHOP

1/4"=1'-0"

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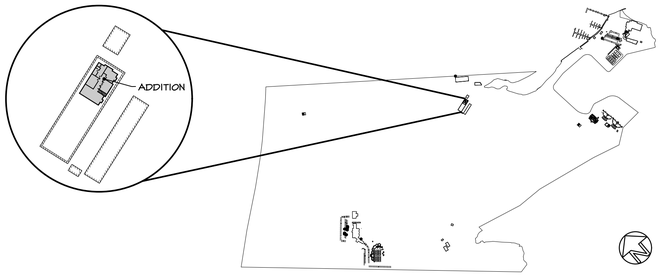
- NY LIC. #026417-1
- PA LIC. #RA017093
- FL LIC. #AR0016221
- NJID LIC #21ID00028300

PROPOSED ADDITION & ALTERATIONS TO:
RUMSON COUNTRY CLUB
163 RUMSON ROAD
RUMSON, NJ
LOT: 101
BLOCK: 112

REVISIONS:
DATE:

DRAWN BY: MG/JJM
CHECKED BY: JJM/LMG
JOB NO. 2430
DATE: 8.14.26

a/112



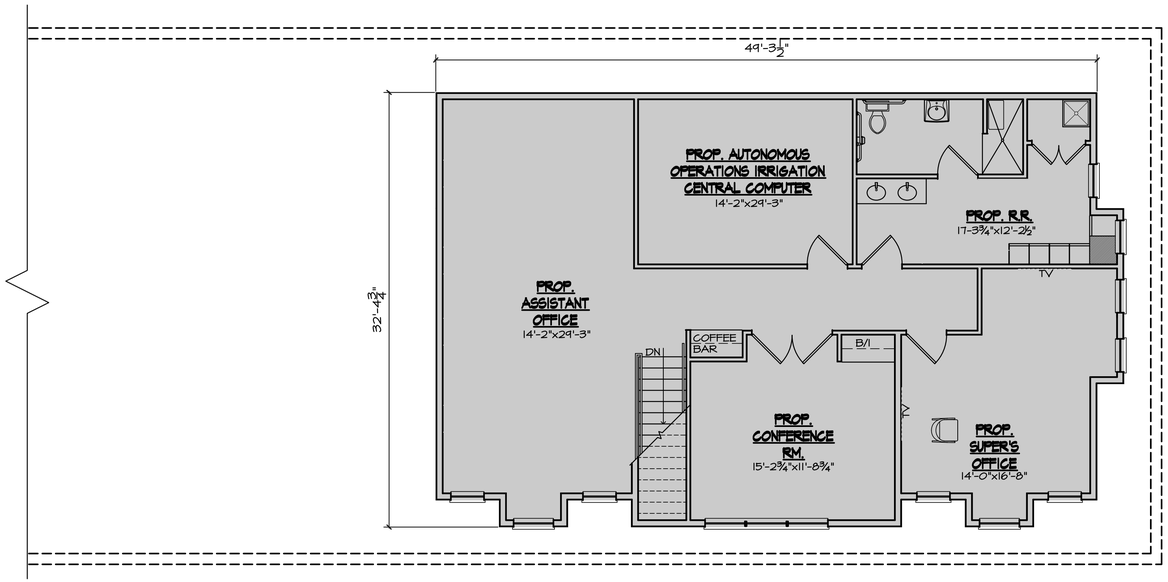
KEY PLAN

N.T.S.

PARTITION LEGEND

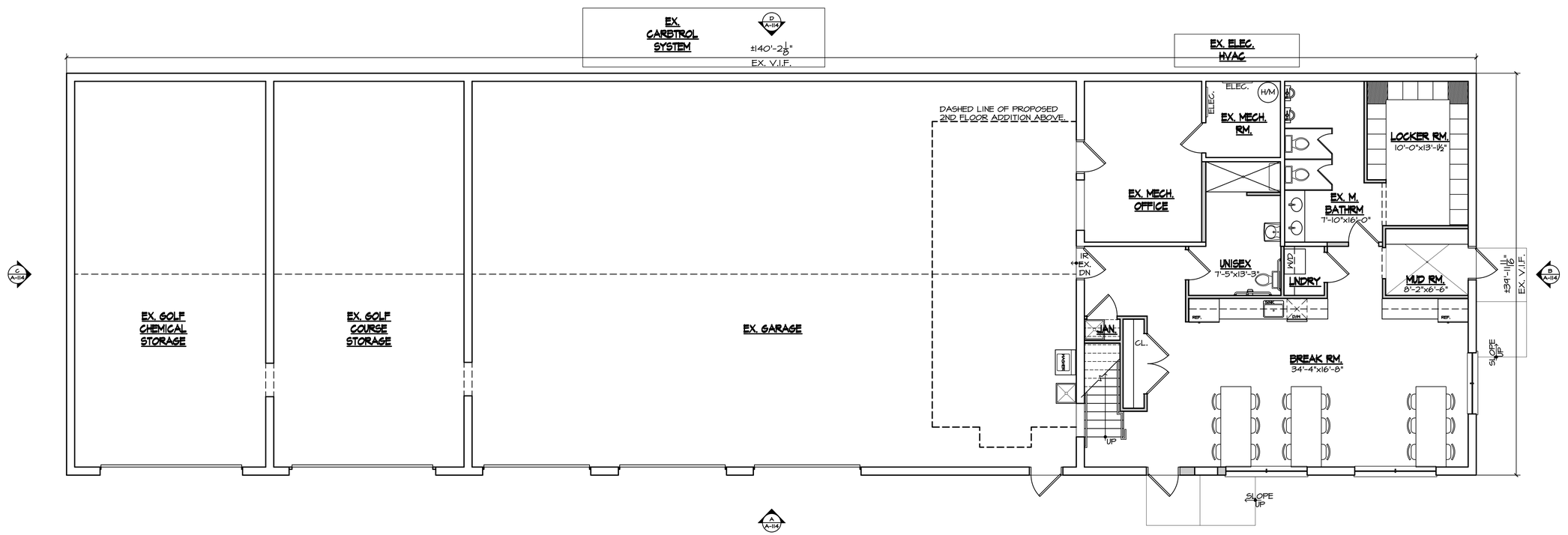
- EXISTING TO REMAIN
- NEW FRAMED PARTITION
- INDICATES BUILDING ADDITION

EX. FIRST FLOOR: ±5,603 SF
SECOND FLOOR ADDITION: 1,585 SF



PROPOSED G&G SHOP SECOND FLOOR ADDITION

3/16"=1'-0"



PROPOSED G&G SHOP FIRST FLOOR ALTERATION

3/16"=1'-0"

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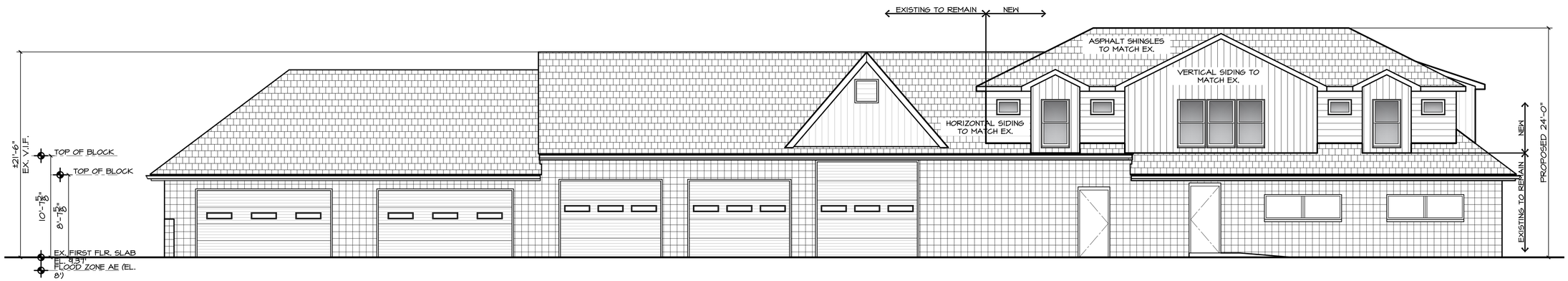
- NY LIC. #026417-1
- PA LIC. #RA017093
- FL LIC. #AR0016221
- NJID LIC #21ID00028300

PROPOSED ADDITION & ALTERATIONS TO:
RUMSON COUNTRY CLUB
168 RUMSON ROAD
RUMSON, NJ
BLOCK: 112
LOT: 1.01

REVISIONS:
DATE:

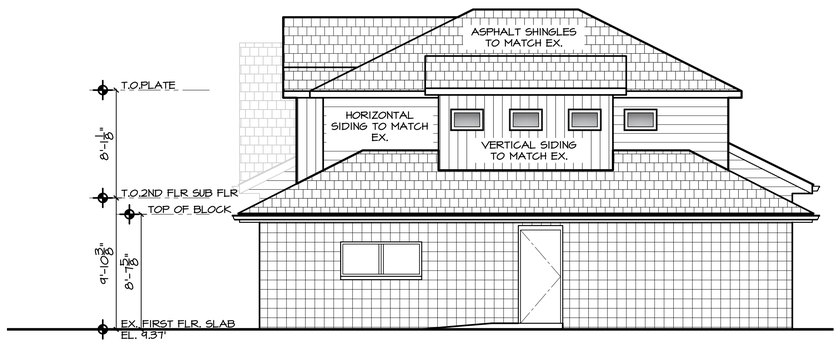
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a 113



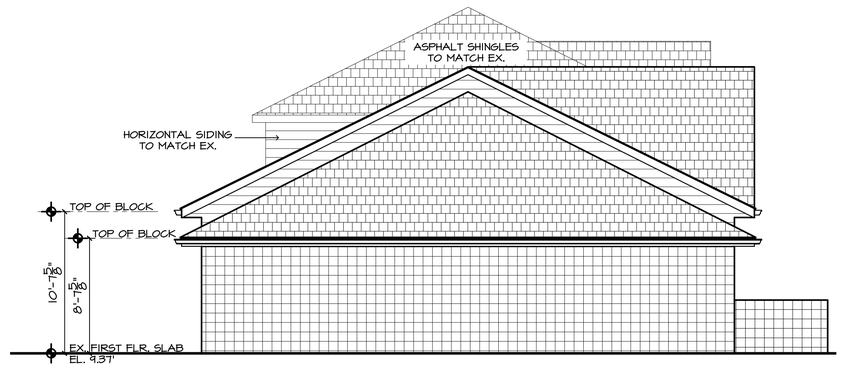
A FRONT ELEVATION

3/16"=1'-0"



B RIGHT ELEVATION

3/16"=1'-0"

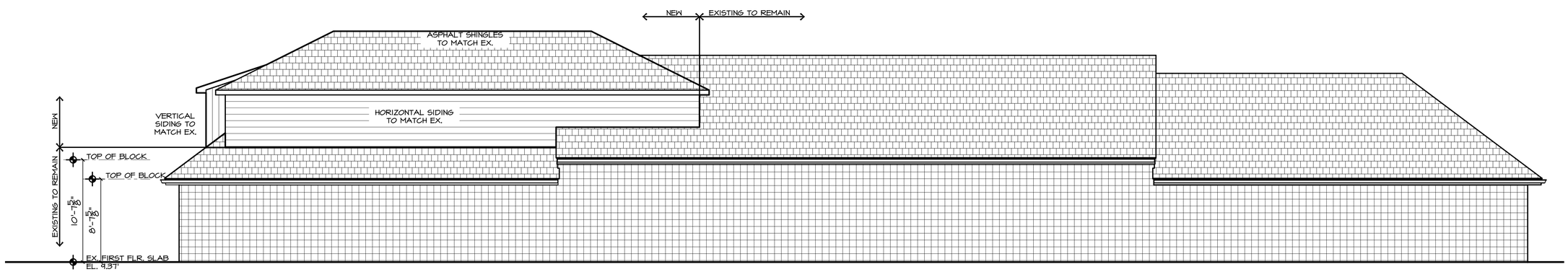


PARTITION LEGEND

- EXISTING TO REMAIN
- NEW FRAMED PARTITION
- INDICATES BUILDING ADDITION

C LEFT ELEVATION

3/16"=1'-0"



D REAR ELEVATION

3/16"=1'-0"

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- NJID LIC #21ID00028300

PROPOSED ADDITION & ALTERATIONS TO:
RUMSON COUNTRY CLUB
163 RUMSON ROAD RUMSON, NJ
LOT: 101 BLOCK: 112

REVISIONS:
DATE:

DRAWN BY: MG/JJM
CHECKED BY: JJM/LMG
JOB NO. 2430
DATE: 8.14.26

a/114