

THE RUFOLO RESIDENCE

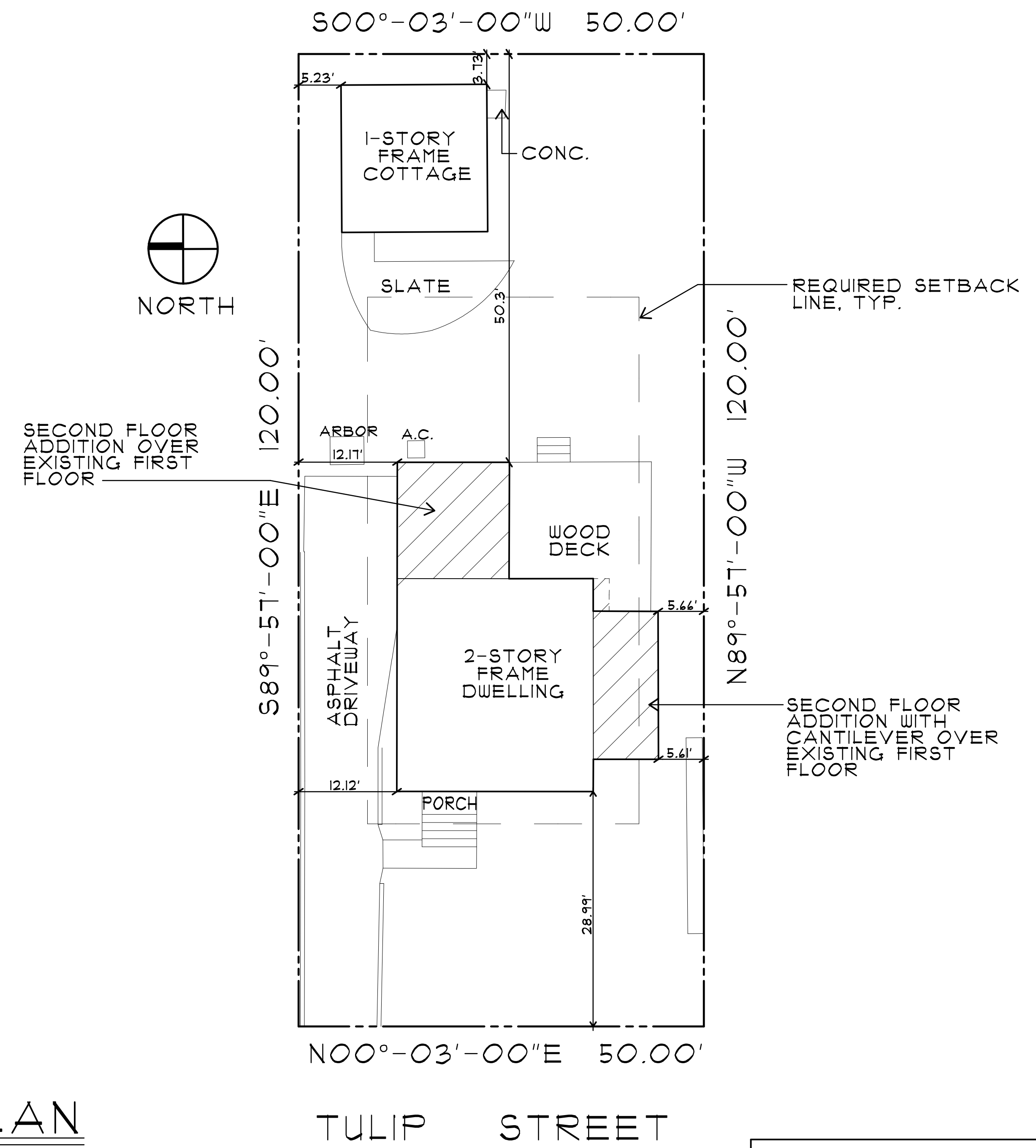
Steven Hockstein
RA AI 14360
Douglas Miller
RA AI 15550

date: 8-12-2025
scale: AS SHOWN
drawn: DEY/BJT
check:
job no.:

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ARCHITECTS LLC
281 MAIN STREET, MILLBURN, NJ 07041
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PROPOSED ADDITION AND ALTERATIONS TO:
THE RUFOLO RESIDENCE
90 TULIP STREET
SUMMIT, NEW JERSEY

DWG. NO.
A-1
1 OF 5



PROPOSED
SITE PLAN

SCALE: 1" = 10'

SITE INFORMATION GIVEN WAS OBTAINED FROM A SURVEY PREPARED BY:
JAMES P. DEADY SURVEYOR, LLC
PROFESSIONAL LAND SURVEYING SERVICES
295 ROUTE 22 EAST
ONE SALEM SQUARE, SUITE 202 WEST
WHITEHOUSE STATION, NJ 08889
TEL: 908-534-0145
FAX: 534-0141
DATED: 10-17-2018

NOTE:
SCHEMATIC SITE PLAN.
ACTUAL SITE DESIGN,
ENGINEERING AND LAYOUTS
BY OWNER'S/ GENERAL
CONTRACTOR'S PROFESSIONAL
ENGINEER.

PROJECT DESCRIPTION

SECOND FLOOR ADDITIONS OVER EXISTING FIRST FLOOR INCLUDING CANTILEVER OVER EXISTING DECK.
VARIANCES ARE REQUIRED FOR SIDE YARD SETBACK AND FLOOR AREA.
ADDITIONS WILL BE OVER EXISTING FOOTPRINT AND DECK, SO THERE IS NO CHANGE TO BUILDING COVERAGE AND LOT COVERAGE.

DRAWING INDEX

SHEET	CONTENTS
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A-4	EXISTING FRONT, REAR AND SIDE ELEVATIONS
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ZONING INFORMATION

OWNER: EMIL J & LAURA H RUFOLO
90 TULIP STREET
SUMMIT, NJ
LOT: 22 BLOCK: 4602 ZONE: R-6
USE GROUP: R-5 CONSTRUCTION CLASS: 5B

	REQUIRED	EXISTING	PROPOSED
LOT AREA	6,000 S.F.	6,000 S.F.	NO CHANGE
LOT WIDTH	60'	50'*	NO CHANGE
REAR YARD	30'	50.3'	NO CHANGE
SIDE YARD (EA.)	8'	12.12'/5.61'*	5.61 AT ADDITION**
% SIDE YARD	33% (16.5')	35.46% (17.13')	NO CHANGE
FRONT YARD	25'	28.99'	NO CHANGE
BUILDING COVERAGE	20% (1,200 S.F.)	26.8% (1,608 S.F.)*	NO CHANGE
LOT COVERAGE	40% (2,400 S.F.)	42.16% (2,530 S.F.)*	NO CHANGE
FLOOR AREA	35% (2,100 S.F.)	33.0% (1,983 S.F.)	38.8% (2,330 S.F.)**
BLDG. HEIGHT	35'/2-STORIES	±29'-10"/2-STORIES	NO CHANGE
VOLUME OF ADDITION			4,188 CU. FT.

* PRE-EXISTING NON CONFORMING CONDITION
** VARIANCE REQUIRED

BUILDING COVERAGE CALCULATIONS

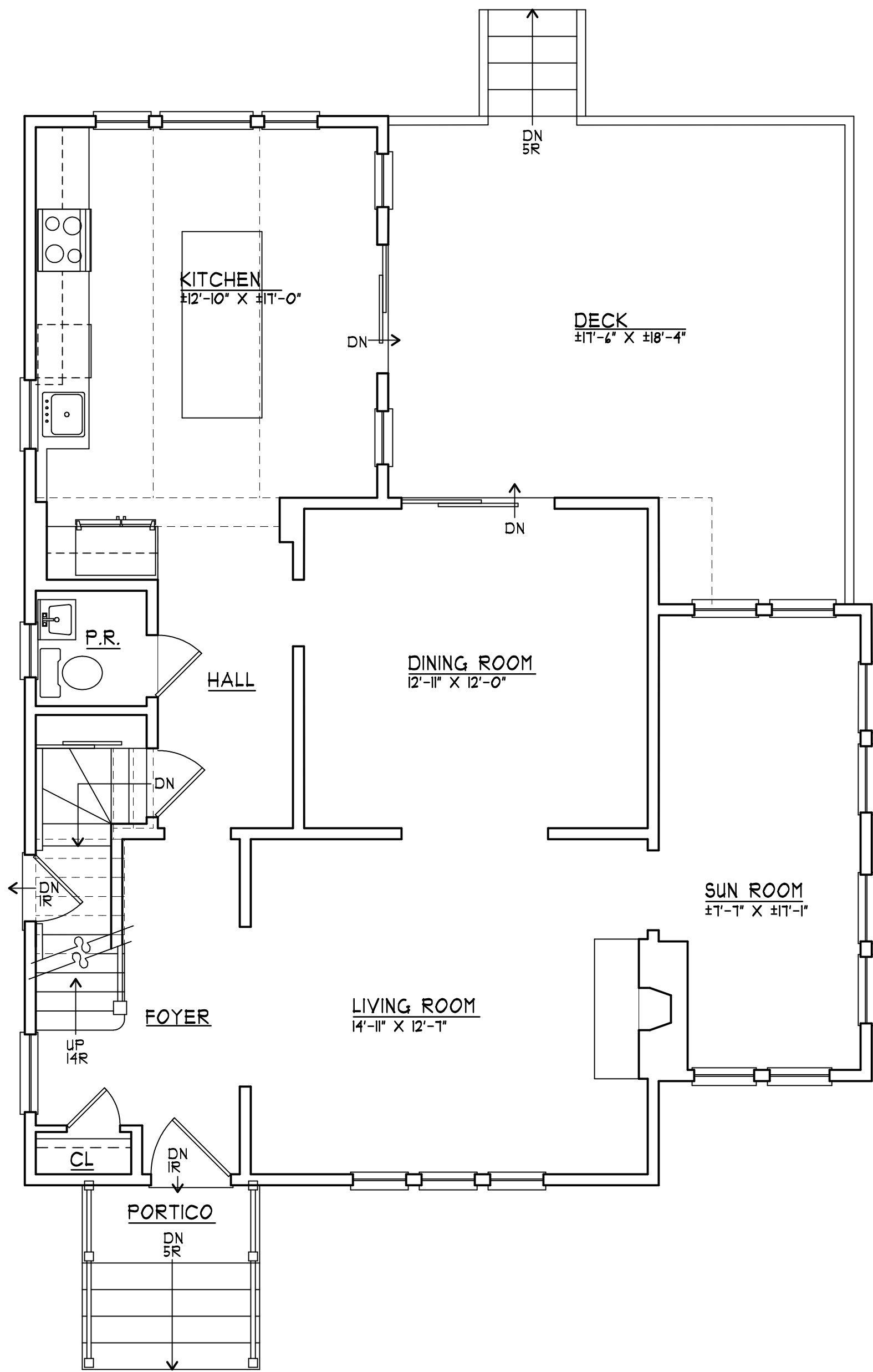
FLOOR	EXISTING	ADDITIONAL	PROPOSED
COTTAGE	321 S.F.	0 S.F.	321 S.F.
BUILDING	955 S.F.	8 S.F.	963 S.F.
PORCH	46 S.F.	0 S.F.	46 S.F.
DECK	280 S.F.	-8 S.F.	272 S.F.
TOTAL AREA	1,608 S.F.	0 S.F.	1,608 S.F.

FLOOR AREA CALCULATIONS

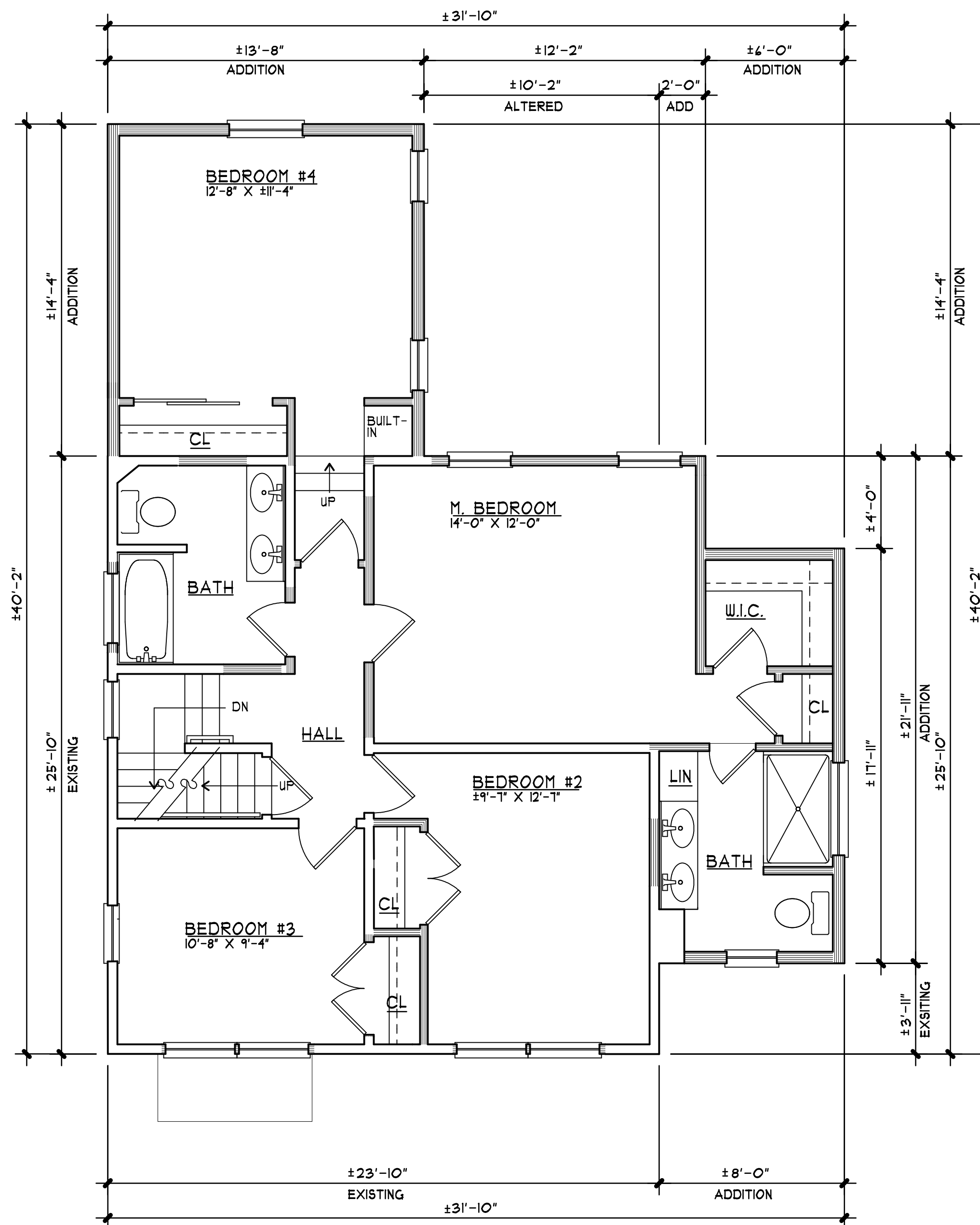
FLOOR	EXISTING	ADDITIONAL	PROPOSED
COTTAGE	321 S.F.	0 S.F.	321 S.F.
FIRST FLOOR	955 S.F.	0 S.F.	955 S.F.
SECOND FLOOR	416 S.F.	341 S.F.	963 S.F.
ATTIC FLOOR OVER 1'-0"	85 S.F.	0 S.F.	85 S.F.
TOTAL AREA	1,983 S.F.	341 S.F.	2,330 S.F.

CODES IN EFFECT TO BE USED FOR THIS WORK

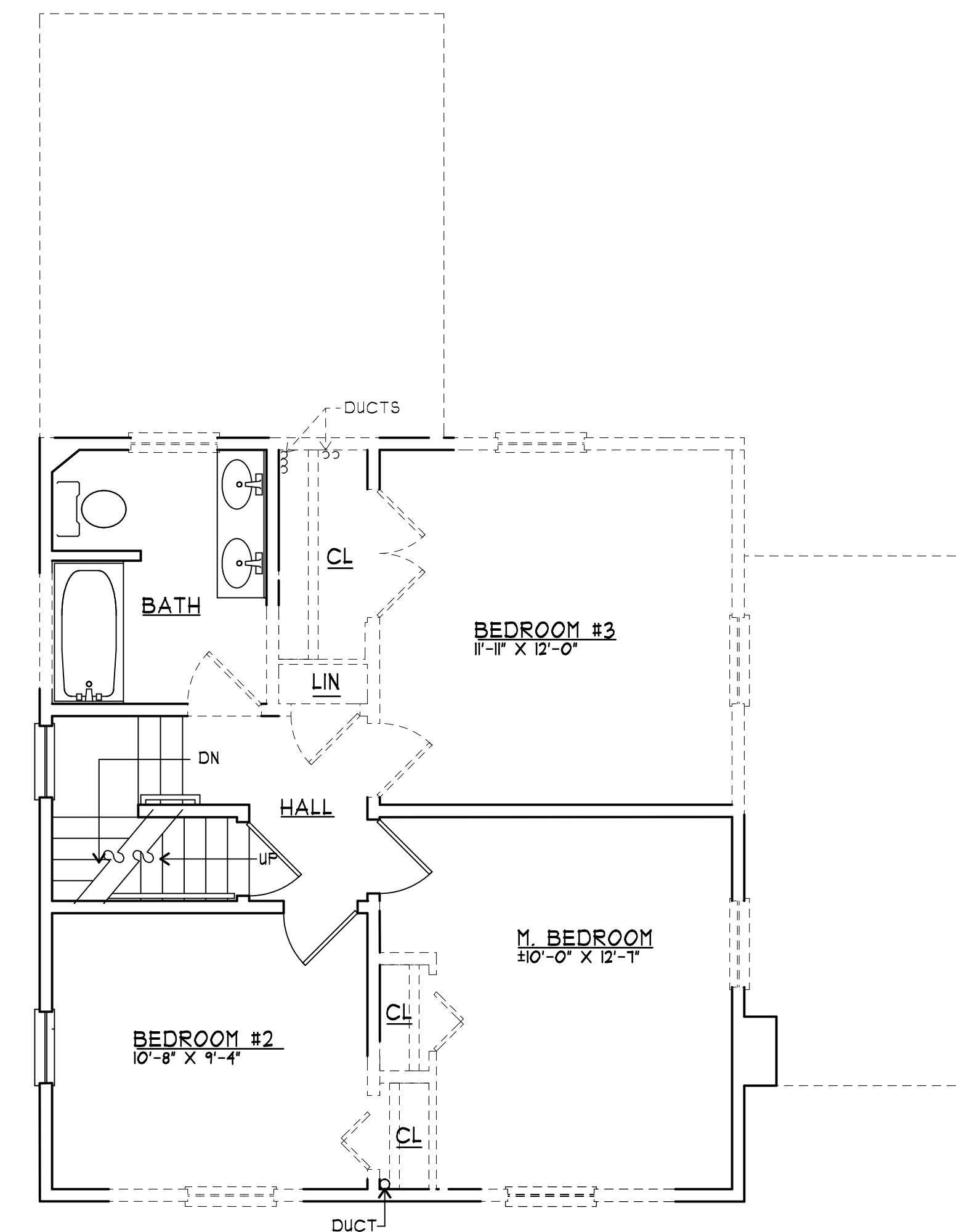
NJ-UCC-2021 UCC (NJAC 5:23) AND SUBCODES
PLUMBING SUB-CODE (NJAC 5:23-3.15)
NATIONAL STANDARD PLUMBING CODE/2021
ELECTRICAL SUB-CODE (NJAC 5:23-3.16)
NATIONAL ELECTRICAL CODE (NFPA 70) 2020
ENERGY SUB-CODE (NJAC 5:23-3.186)
INTERNATIONAL ENERGY CONSERVATION CODE/ 2021
SEE RESHECK CALCULATIONS
ONE AND TWO FAMILY DWELLING SUB-CODE (NJAC 5:23-3.21)
INTERNATIONAL RESIDENTIAL CODE-2021- NJ EDITION



EXISTING (NO CHANGE)
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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



EXISTING/DEMO
SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

FRAMING LEGEND	
	NEW WALL
	EXISTING WALL
	WALLS TO BE REMOVED

DO NOT SCALE DRAWINGS

DRAWINGS & SPECIFICATIONS REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE REPRINTED OR REUSED EXCEPT BY WRITTEN APPROVAL AND WITH AGREED COMPENSATION TO THE ARCHITECT. IF REUSED WITHOUT PERMISSION, THE ARCHITECT SHALL BE INDEMNIFIED AND HELD HARMLESS FROM ALL LIABILITY, LEGAL EXPOSURE, CLAIMS, DAMAGES, LOSSES AND EXPENSES. THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.

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2-2
 2 OF 5


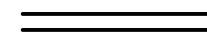
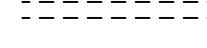
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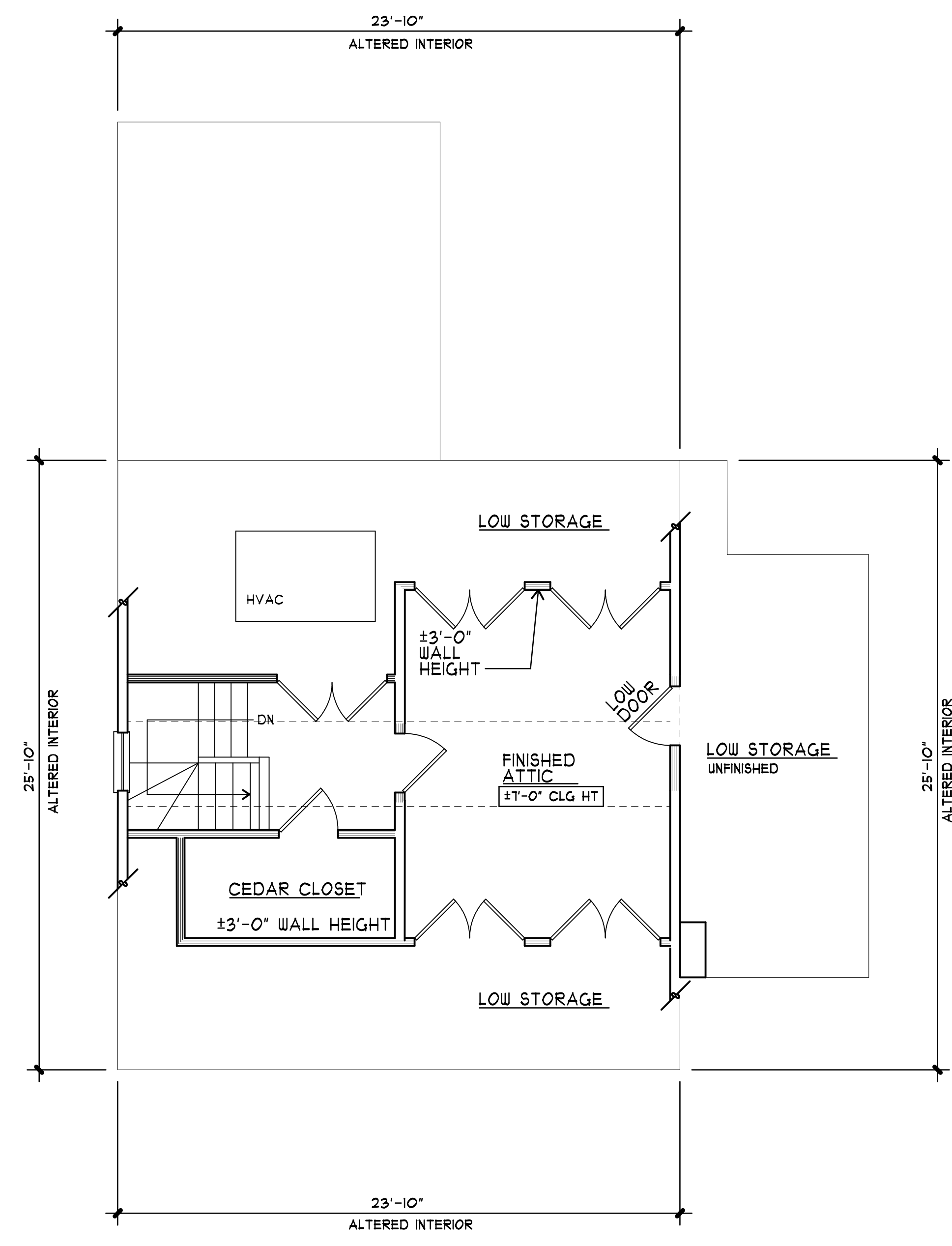
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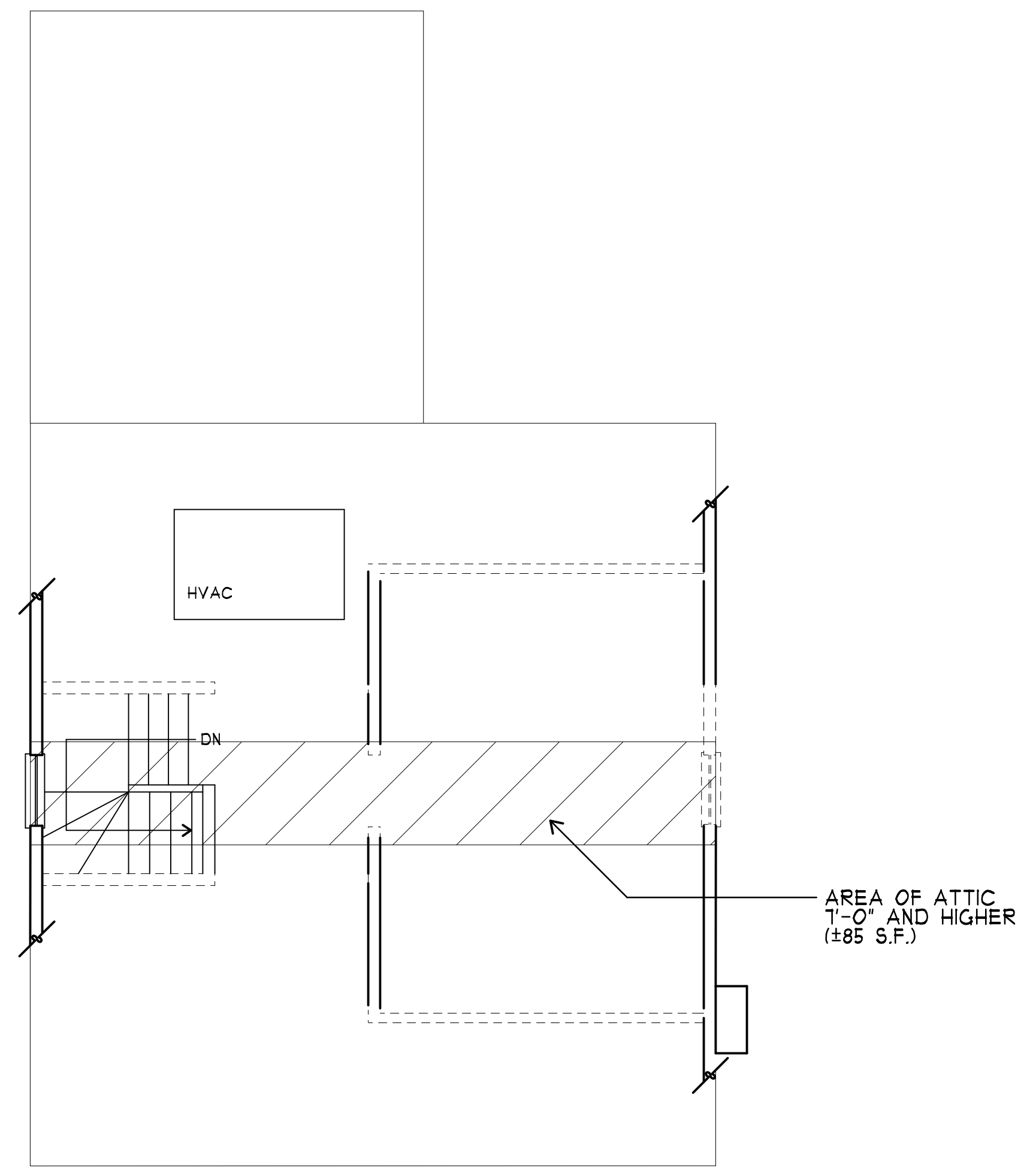
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FRAMING LEGEND	
	NEW WALL
	EXISTING WALL
	WALLS TO BE REMOVED



PROPOSED
ATTIC PLAN
SCALE: 1/4" = 1'-0"



EXISTING/DEMO
ATTIC PLAN
SCALE: 1/4" = 1'-0"

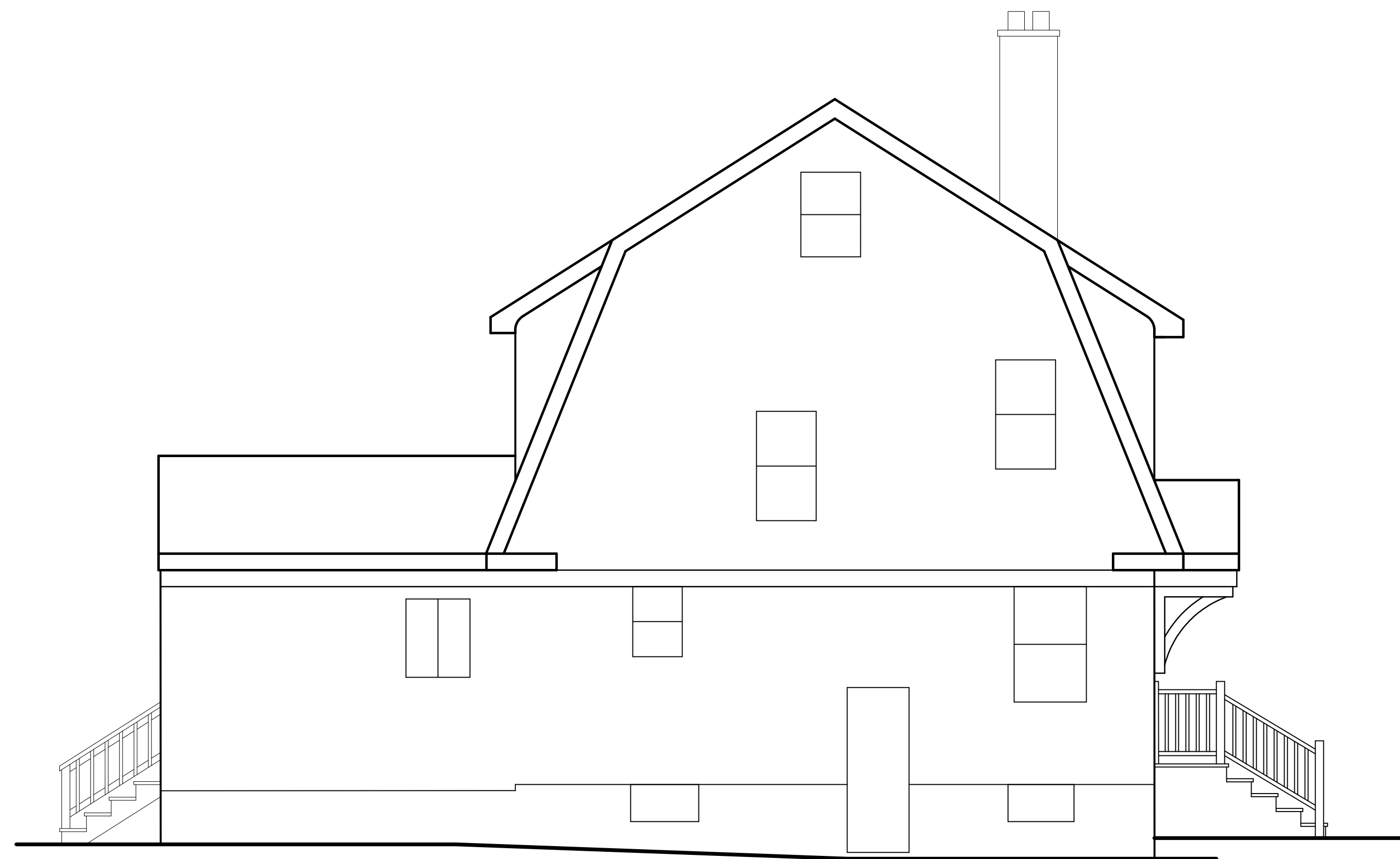
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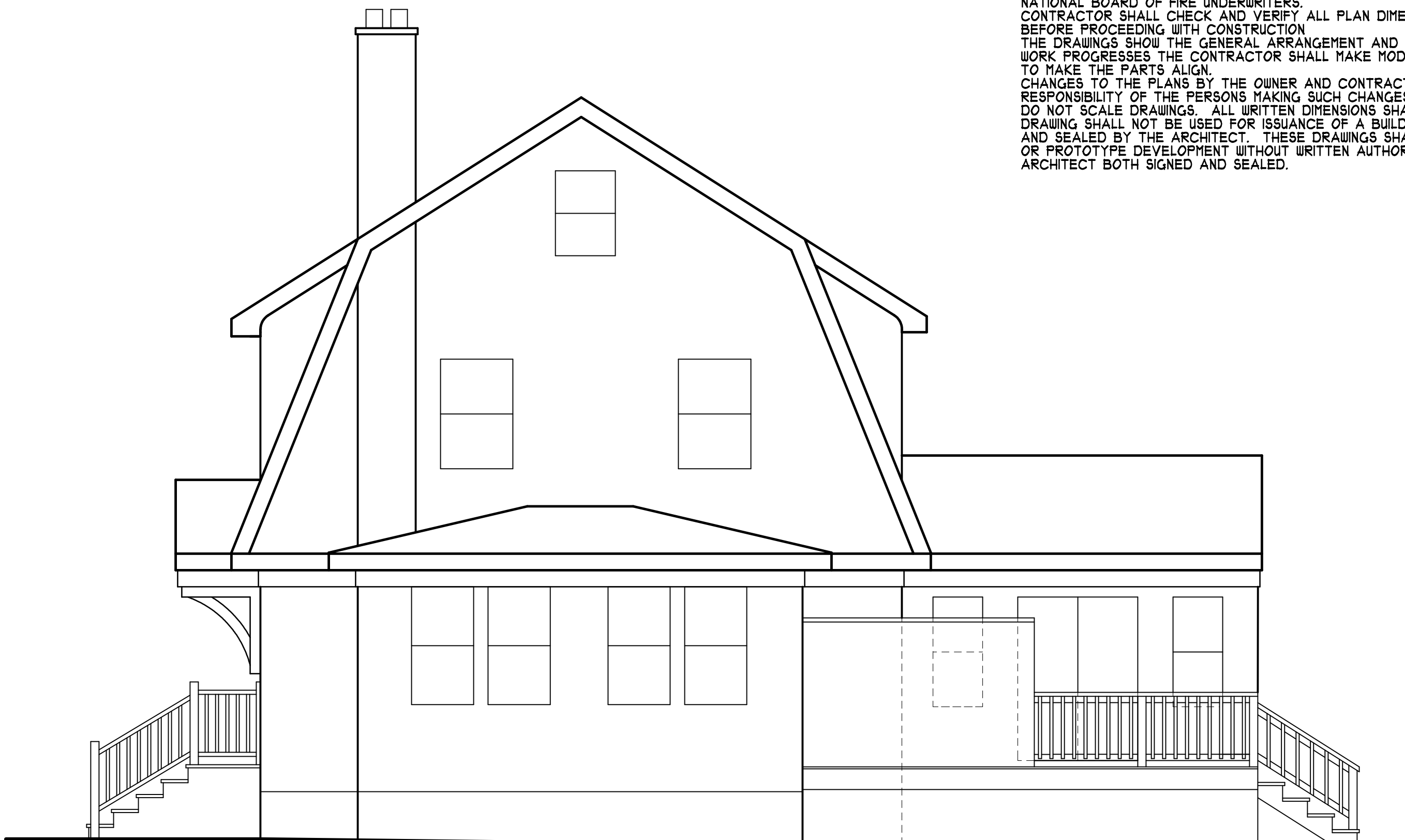
EXISTING
REAR ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING
RIGHT ELEVATION
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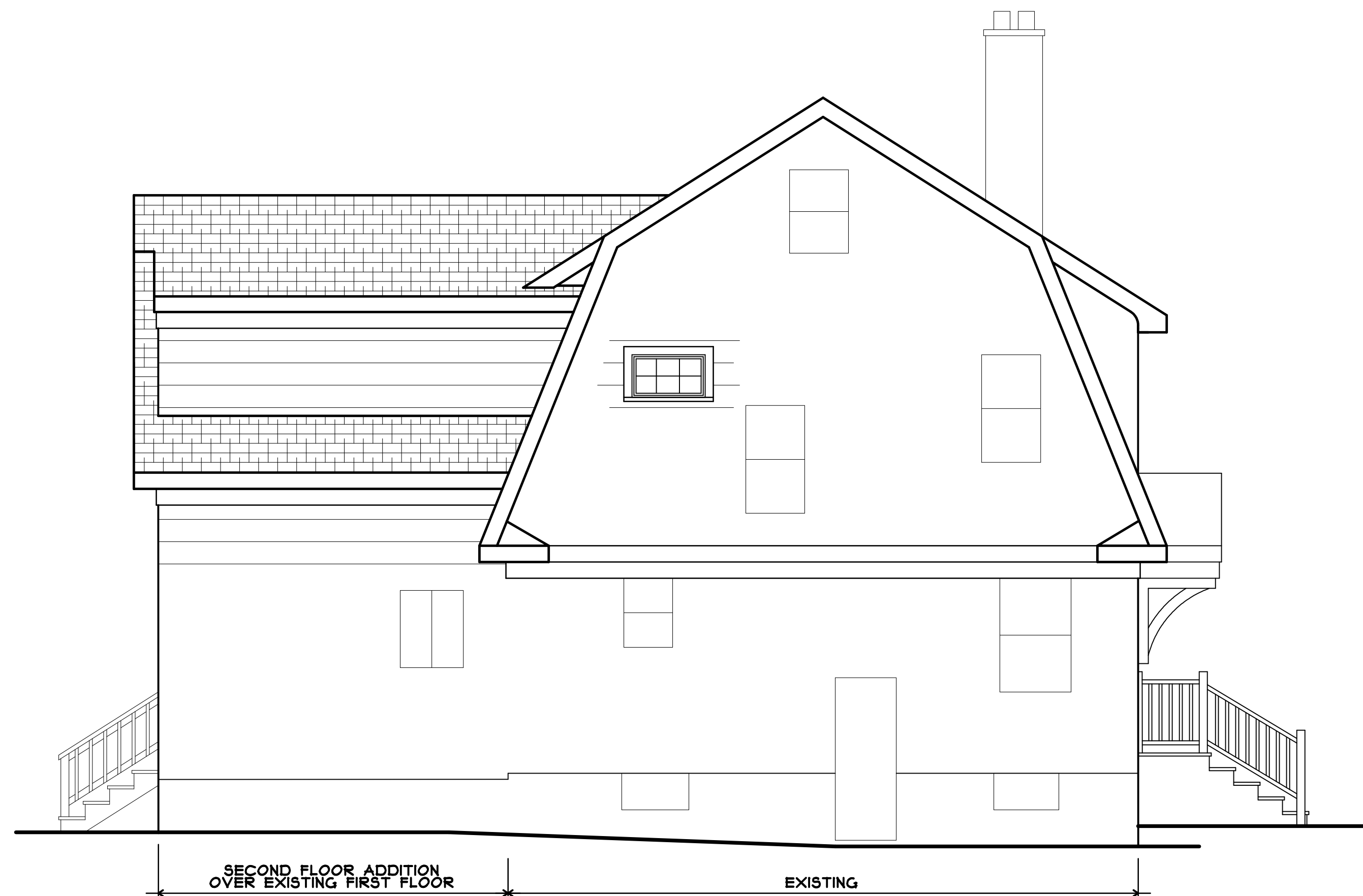
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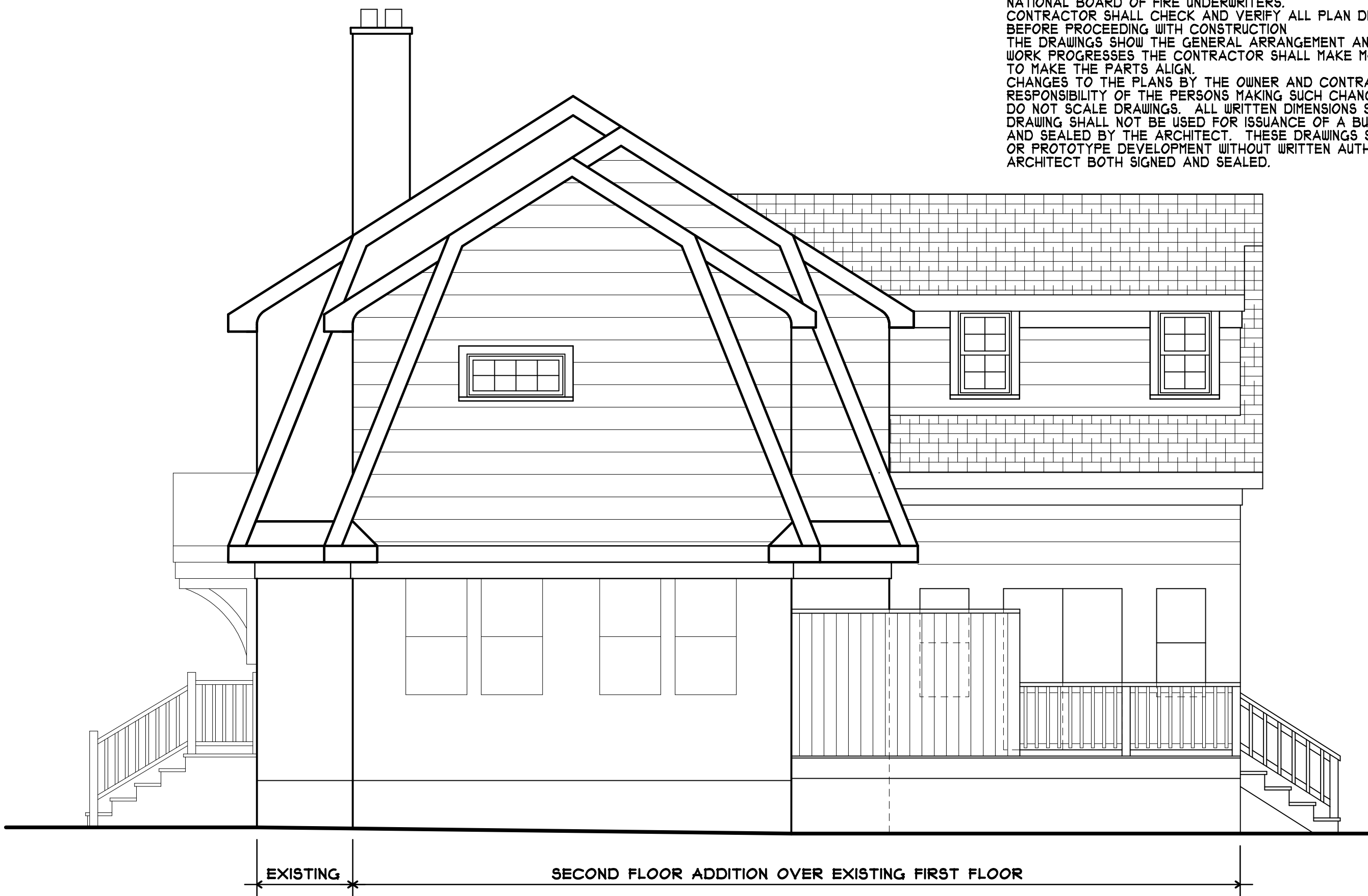
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