THOMAS J. EVANS
Director of Revenue and Finance

DAVID BERRY
Construction Official
Zoning Official

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110

TELEPHONE: (973) 284-4957 · FACSIMILE: (973) 284-0071

CODE ENFORCEMENT DEPT.

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

July 22, 2026

Tejas Bhandari
51 Ridge Road
Nutley NJ, 07110

Re: Covered Porch Addition
51 Ridge Road
Block/Lot: 5503/34

Dear Mr. Bhandari,

Your request for a permit at the above referenced address, to construct a covered porch addition, having a 3.05' side yard, as shown on the plans by VP Architectural Design, LLC dated July 15, 2026, is disapproved for the following reason:

This property is located in a R-1 district as shown on the Nutley Zoning Map.

Chapter 700, Article VIII, Section 700-46 A of the Codes of Nutley states the Schedule of Regulations requires the following for a front yard in an R-1 district:

Side Yard	Required	Proposed
6'	6'	3.05'

A non-refundable application fee of $175.00 was received by the Code Enforcement Department in order to begin the application process. ***All tax and water bills must be paid to date prior to the processing of a variance fee.***

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from Jessica Liebold, jliebold@nutleynj.org or at 973-284-4957. It should be noted that, under State Statute, notice of appeal of this decision must be filed with this office no later than twenty (20) calendar days from the date of this notice.

Any changes to the proposed plans must be submitted prior the applications being returned to the Code Enforcement Office. No changes can be made once the application is received by this office.

Very truly yours,

DAVID BERRY
Zoning Official

DB/jl

TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-26-00026

TO ALL APPLICANTS: This application form is designed to obtain from you information necessary for the processing of your application by the Zoning Board of Adjustment.

Application Fee: $ 175 (on denial letter) Date of Denial Letter: 7/22/26

Section I: SUBJECT PROPERTY

Address: 51 Ridge Road

Block: 5503 Lot: 34 Zone: R-1

	District Requirements	Proposed
Lot Area	5,000 SF	4,783 SF
Lot Width		
Lot Depth		22.6'
Front Yard	25'	
Side Yard	6'	3.9' & 2.7'
Rear Yard	30'	37' - 10'
Other		

Section II: APPLICANT INFORMATION

Name: Tejas Bhandari

X Address: 51 Ridge Road
Nutley, NJ 07110

Telephone: (862)-235-5591

Email Address: tejas_b2005@icloud.com

Applicant is a:

_____ Corporation _____ Partnership _____ LLC X Individual

If the owner is not the applicant, the following must be provided:

Owner Name: _____

Address: _____

_____

Telephone: _____

Email Address: _____

Section III: DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1 the names and address of all persons owning 10% of the stock in a corporation or a 10% interest in any partnership must disclosed by the applicant. In accordance with N.J.S. 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest.

Name: _____

Address: _____

_____

Interest: _____

Name: _____

Address: _____

_____

Interest: _____

Name: _____

Address: _____

_____

Interest: _____

Name: _____

Address: _____

_____

Interest: _____

Section IV: PROPERTY INFORMATION

	Existing	Proposed
Total existing and total proposed dwelling units	1	1
Total existing and total proposed professional offices		
Total existing and total proposed parking spaces		

Present use of premises: One Family Dwelling

Has there been any previous appeal, request, or application to this or any other Township of Nutley Board or the Construction Code Official involving these premises? yes

If yes, state the nature, date and the disposition of each such matter: A variance was granted a variance on 10/2/89 to erect second story addition.

Section V: PROFESSIONAL INFORMATION

Applicant's Attorney

Name: _____

Address: _____

_____

Telephone: _____ Fax: _____

Email Address: _____

Applicant's Architect

Name: _____

Address: _____

_____

Telephone: _____ Fax: _____

Email Address: _____

Applicant's Engineer

Name: _____

Address: _____

_____

Telephone: _____ Fax: _____

Email Address: _____

Applicant's Planning Consultant

Name: _____

Address: _____

_____

Telephone: _____ Fax: _____

Email Address: _____

List any other expert who will submit a report or who will testify for the applicant. (Attach additional sheets, if necessary)

Name: _____

Address: _____

_____

Telephone: _____ Fax: _____

Email Address: _____ Field of Expertise: _____

Section VI: GENERAL INFORMATION

In the space below, state the nature of the constraints imposed by the physical characteristics of the land under consideration (i.e. exceptional narrowness, shallowness 01' topographic conditions).

_____

_____

X _____ N/A _____

_____

_____

In the space below, state any other extraordinary or exceptional situation or condition of the land involved which would constrain development in accordance with Zoning Regulations

_____

X _____ N/A _____

_____

_____

Explain how not granting this variance request would impose peculiar and exceptional practical difficulties or exceptional or undue hardship upon you.

X This project entails closing off the only exit to our house and it is imperative that we have an exit out of our home.

Explain how the granting of this variance will not detrimentally affect the public good or substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

X —— not ——

CERTIFICATION

STATE OF NEW JERSEY }
}
COUNTY OF ESSEX } ss.

X Tejas Bhandari, being duly sworn, hereby certify *(check one)*

- ✓ that I am the applicant

or

- _____ that I am the _____ of _____,
(Title) (Company Name)
the Applicant, and that I am duly empowered and authorized to make this representation on behalf of _____;
(Company Name)

and that the information presented in this application is true, complete and accurate.

X Tejas
Applicant/Applicant's Authorized Officer or Representative

Subscribed and sworn to before me
this 24th day of July, 20 26.

X
Signature of person authorized to take oaths

LALI FILIPOVIC
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires January 31, 2027

Nutley
Parcel Offset List

Target Parcel(s): Block-Lot: 5503-34
BHANDARI, TEJAS & DHRUTI
51 RIDGE ROAD

39 parcels fall within 200 feet of this parcel(s).

Block-Lot: 5600-35
JERNICK, ADAM & DANIELLA
49 POVERSHON RD
NUTLEY, NJ 07110
RE: 49 POVERSHON ROAD

Block-Lot: 5500-7
MARINELLI, DONNA
55 GERARD RD
NUTLEY, NJ 07110
RE: 55 GERARD ROAD

Block-Lot: 5503-9
NGUYEN, DUY TRUONG & ZANCA, JEANNE
34 GERARD RD
NUTLEY, NJ 07110
RE: 34 GERARD ROAD

Block-Lot: 5503-36
PFISTER, LEE
43 RIDGE RD
NUTLEY, NJ 07110
RE: 43 RIDGE ROAD

Block-Lot: 5503-37
FLEITELL, SANFORD D. & MICHELE A.
39 RIDGE RD
NUTLEY, NJ 07110
RE: 39 RIDGE ROAD

Block-Lot: 5600-38
SOUBERMAN, JOSEPH TRUSTEE
37 POVERSHON RD
NUTLEY, NJ 07110
RE: 37 POVERSHON ROAD

Block-Lot: 5600-8
WISNIEWSKI, ELIZABETH
32 RIDGE RD
NUTLEY, NJ 07110
RE: 32 RIDGE ROAD

Block-Lot: 5600-12
CICIOLA, GERALD
50 RIDGE ROAD
NUTLEY, NJ 07110
RE: 50 RIDGE ROAD

Block-Lot: 5500-5
RUNFOLO, DELENA
63 GERARD RD
NUTLEY, NJ 07110
RE: 63 GERARD ROAD

Block-Lot: 5500-6
CHAMBERLAIN, MICHAEL & BRIANNA
59 GERARD RD
NUTLEY, NJ 07110
RE: 59 GERARD ROAD

Block-Lot: 5503-17
MARUCCI, GIANDONATO & MARIA V
66 GERARD ROAD
NUTLEY, NJ 07110
RE: 66 GERARD ROAD

Block-Lot: 5500-8
BRITTON, DREW R.
51 GERARD RD
NUTLEY, NJ 07110
RE: 51 GERARD ROAD

Block-Lot: 5503-16
GOSWAMI, BHAVESHGIRI & NEHABEN
62 GERARD RD
NUTLEY, NJ 07110
RE: 62 GERARD ROAD

Block-Lot: 5500-9
SPARACO, PETER & KARYN A.
47 GERARD RD
NUTLEY, NJ 07110
RE: 47 GERARD ROAD

Block-Lot: 5503-30
67 RIDGE ROAD CO.
67 RIDGE RD
NUTLEY, NJ 07110
RE: 67 RIDGE ROAD

Block-Lot: 5503-15
PAGHDAL, VIPUL G. & APUSHA V.
58 GERARD RD
NUTLEY, NJ 07110
RE: 58 GERARD ROAD

Block-Lot: 5503-31
CHUA, JEREMY
63 RIDGE RD
NUTLEY, NJ 07110
RE: 63 RIDGE ROAD

Block-Lot: 5500-10
CROSTA, PETER & LUCERO, BARRETT
43 GERARD ROAD
NUTLEY, NJ 07110
RE: 43 GERARD ROAD

Block-Lot: 5503-14
EDA, NANCY & PABLO CESAR JR.
54 GERARD RD
NUTLEY, NJ 07110
RE: 54 GERARD ROAD

Block-Lot: 5600-16
REISMAN, ARNOLD E. & RITA C.
66 RIDGE RD
NUTLEY, NJ 07110
RE: 66 RIDGE ROAD

Block-Lot: 5503-32
SOLANO, SEGUNDO & HANNA
59 RIDGE ROAD
NUTLEY, NJ 07110
RE: 59 RIDGE ROAD

Block-Lot: 5503-13
BECK, KENNETH W. & JOANNE P.
50 GERARD RD
NUTLEY, NJ 07110
RE: 50 GERARD ROAD

Block-Lot: 5600-15
MEOLA, NADINE & DANIEL
62 RIDGE RD
NUTLEY, NJ 07110
RE: 62 RIDGE ROAD

Block-Lot: 5503-33
STEFFANI, GEORGE & D'ELIA, JENNIFER
55 RIDGE ROAD
NUTLEY, NJ 07110
RE: 55 RIDGE ROAD

Block-Lot: 5503-12
SCOTTI, JASON & LAUREN
46 GERARD RD
NUTLEY, NJ 07110
RE: 46 GERARD ROAD

Block-Lot: 5600-14
SBARRA, THOMAS & ANITA
58 RIDGE RD
NUTLEY, NJ 07110
RE: 58 RIDGE ROAD

Block-Lot: 5600-33
POLITO, MATTHEW & LIDIA
57 POVERSHON RD
NUTLEY, NJ 07110
RE: 57 POVERSHON ROAD

Block-Lot: 5503-11
GASCHKE, RICHARD T & NOREEN
42 GERARD RD
NUTLEY, NJ 07110
RE: 42 GERARD ROAD

Block-Lot: 5503-35
MARINARO, JAMES A & NATALIE
47 RIDGE RD
NUTLEY, NJ 07110
RE: 47 RIDGE ROAD

Block-Lot: 5600-13
DE BELLO, ROBERT
54 RIDGE RD
NUTLEY, NJ 07110
RE: 54 RIDGE ROAD

Block-Lot: 5503-10
CHIEFFO, MICHAEL D. JR & MICHELLE
38 GERARD RD
NUTLEY, NJ 07110
RE: 38 GERARD ROAD

Block-Lot: 5600-34
REED, PATRICK & JEAN ARLYN B.
53 POVERSHON RD
NUTLEY, NJ 07110
RE: 53 POVERSHON ROAD

Block-Lot: 5600-11
WHITE, DAVID & ERIN
44 RIDGE RD
NUTLEY, NJ 07110
RE: 44 RIDGE ROAD

Block-Lot: 5503-38
LARDNER, THOMAS W. & NOREEN
35 RIDGE RD
NUTLEY, NJ 07110
RE: 35 RIDGE ROAD

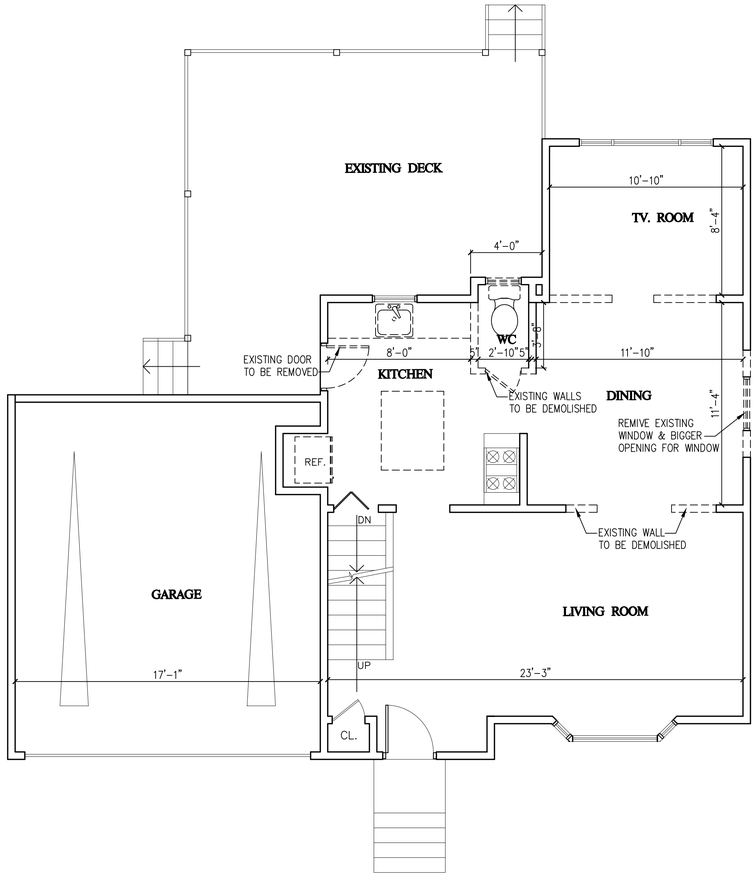
Block-Lot: 5600-36
SIMMONS, CHARLES GRANT
45 POVERSHON RD
NUTLEY, NJ 07110
RE: 45 POVERSHON ROAD

Block-Lot: 5503-39
PINTO, AVELINO FERNANDO & GINA
31 RIDGE RD
NUTLEY, NJ 07110
RE: 31 RIDGE ROAD

Block-Lot: 5600-10
HEARNS, GEORGE & CARLUCCI, JOY
40 RIDGE RD
NUTLEY, NJ 07110
RE: 40 RIDGE ROAD

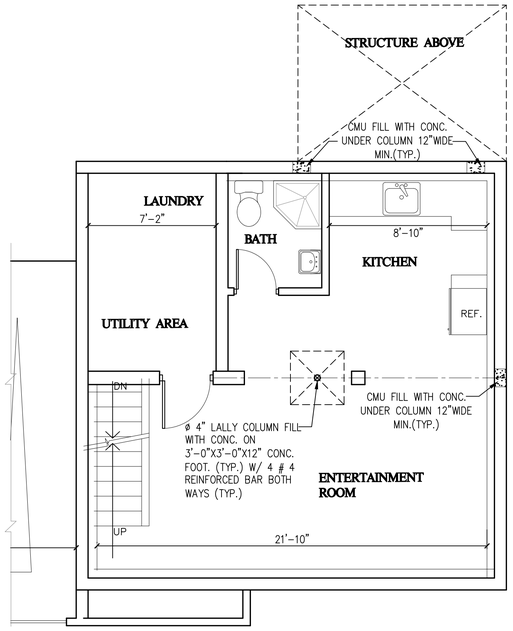
Block-Lot: 5600-37
SHAVER, PATRICIA A.
41 POVERSHON RD
NUTLEY, NJ 07110
RE: 41 POVERSHON ROAD

Block-Lot: 5600-9
Z & H REALTY, LLC,
273 LONGHILL ROAD
LITTLE FALLS, NJ 07424
RE: 36 RIDGE ROAD



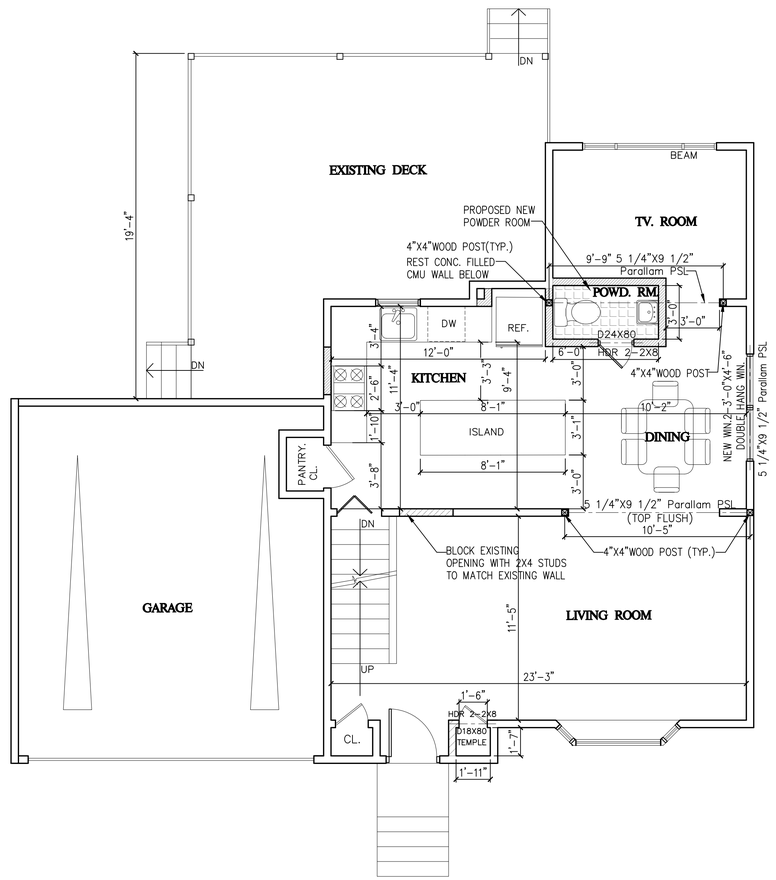
FIRST FLOOR PLAN (EXISTING/DEMO)

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



BASEMENT FLOOR PLAN

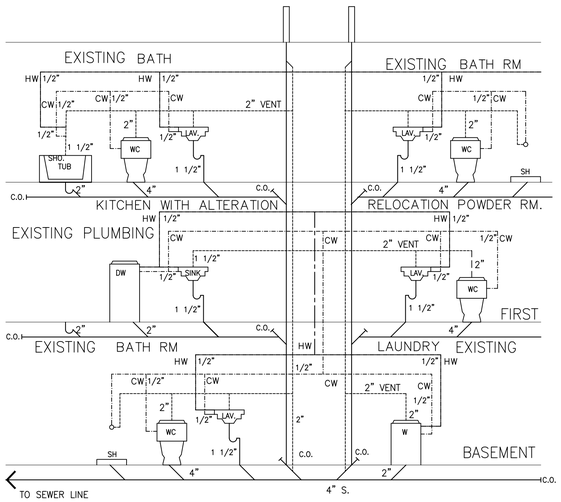
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN (WITH ALTERATIONS)

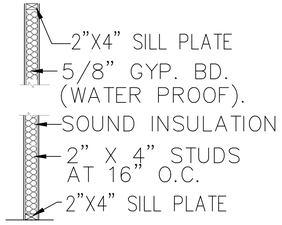
SCALE: 1/4" = 1'-0"

SCHEDULE OF FIXTURE CONNECTIONS				
FIXTURE	WASTE	VENT	CW	HW
WATER CLOSET	4"	2"	1/2"	
LAVATORY	1 1/2"	1 1/2"	1/2"	1/2"
SERVICE SINK	3"	1 1/2"	1/2"	1/2"
SHOWER	2"	1 1/2"	1/2"	1/2"



RISER DIAGRAM

SCALE: NTS

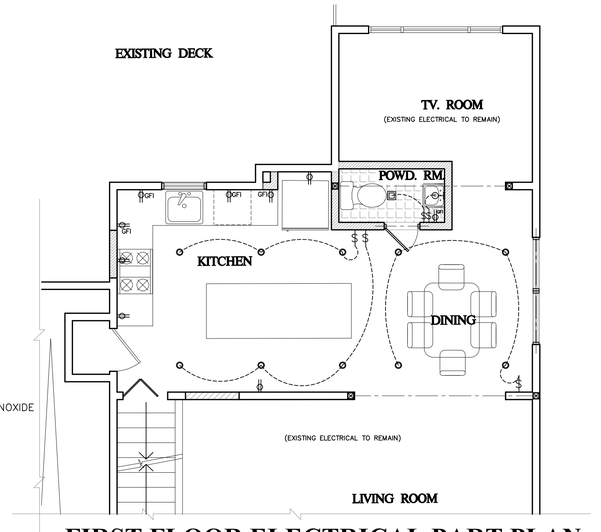


WALL DETAIL

SCALE: $\frac{1}{2}$"=1'-0"

ELECTRICAL SYMBOL LEGEND	
$	SINGLE POLE SWITCH
$3	THREE WAY SWITCH
ø	OUTLET
øGFI	GROUND FAULT INTERRUPT DUPLEX OUTLET. (TYP. @ ALL BATHS & KITCHEN)
	RECESSED DOWNLIGHT
	WALL SURFACE MOUNTED LIGHT
	DROP LIGHT
	EXHAUST FAN WITH LIGHT
CO2.	CARBON MONOXIDE DETECTOR
SD.	SMOKE DETECTOR

NOTE: ALL SMOKE DETECTOR & CARBON MONOXIDE DETECTOR ARE WIRED & INTER CONNECTED



FIRST FLOOR ELECTRICAL PART PLAN

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

VP
ARCHITECTURAL DESIGN, LLC.
VINU M. PATEL
NJ-LIC#21AI01001700
200 PERRINE ROAD
OLD BRIDGE NEW JERSEY 08857
PH: 732-721-8300
FAX: 732-721-3133
E-MAIL: VPARCHDESIGN@GMAIL.COM

PROPOSED INTERIOR ALTERATIONS FOR THE HOUSE OF MR.TEJAS BHANDARI AT 51 RIDGE ROAD NUTLEY, NEW JERSEY 07110

EXISTING , PROPOSED PLANS & DETAILS

NO.	DATE	DESCRIPTION
01	07-27-26	ISSUED FOR ZONING PERMIT

REVISIONS

DATE	06-22-26
DRAWN	HB
PROJECT NUMBER	2026-H29
CHECKED	VINU

SHEET A-1

THIS DRAWING IS NOT VALID UNLESS SIGNED AND SEALED BY THE ARCHITECT OR PLANNER NAMED ABOVE.

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE BY, AND THE PROPERTY OF VINU PATEL ARCHITECT DEVELOPED FOR USE ON AND IN CONJUNCTION WITH THE SPECIFIED PROJECT. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS, PLANS OR SPECIFICATIONS SHALL BE USED FOR OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION WITHOUT THE EXPRESS WRITTEN PERMISSION OF VINU PATEL ARCHITECT VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

GENERAL NOTES

01. THE ARCHITECT HAS NOT BEEN RETAINED TO ADMINISTER THE CONSTRUCTION PHASE OF THIS PROJECT. THE ARCHITECT WILL BE AVAILABLE TO THE CONTRACTOR FOR MATTERS INVOLVING QUESTIONS REGARDING DISCREPANCIES AND/OR CLARIFICATIONS TO THE DRAWINGS AND SPECIFICATIONS.

02. UNLESS OTHERWISE STIPULATED IN THE OWNER/CONTRACTOR AGREEMENT, THE GENERAL CONDITIONS A.I.A. DOCUMENT A201, LATEST EDITION, SHALL BECOME FULLY A PART OF THE OWNER/CONTRACTOR AGREEMENT FOR ALL STIPULATIONS THEREIN CONTAINED. SUCH DOCUMENT IS READILY AVAILABLE TO THE GENERAL PUBLIC OR MAY BE INSPECTED AT THE ARCHITECT'S OFFICE.

03. WHEN SUBMITTING A BID, THE CONTRACTOR'S BASE BID PRICE MUST BE FOR THE ITEMS OF WORK AS SHOWN OR INDICATED ON THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR MAY PROPOSE TO THE OWNER, SUBSTITUTIONS FOR ITEMS OF WORK SUCH AS FINISHES, COLORS, FIXTURES ETC..., AND/OR FOR METHODS OF CONSTRUCTION, TOGETHER WITH AN ALTERNATE PRICE, FOR THE OWNER'S CONSIDERATION.

04. THESE DRAWINGS PRESENT AN OVERALL DESIGN CONCEPT. THEY ARE PREPARED WITH THE INTENT OF DEMONSTRATING THE OVERALL DESIGN ARRANGEMENT AND METHOD OF ASSEMBLY OF THE VARIOUS COMPONENTS. THE DRAWINGS DO NOT INDICATE EXTENSIVE DETAILS. IT IS ASSUMED THAT THE CONTRACTOR HAS REVIEWED THESE PLANS AND HAS VISITED AND INSPECTED THE SUBJECT PROPERTY, FAMILIARIZED HIM/HERSELF WITH ALL CONDITIONS AND IS CAPABLE OF EXECUTING THE DETAIL WORK NECESSARY TO ACHIEVE THE INTENDED RESULT IN A MANNER CONSISTENT WITH QUALITY WORKMANSHIP WITHIN THE REGION. PRIOR TO SUBMISSION OF BIDS, IT IS INCUMBENT UPON THE CONTRACTORS TO REPORT IN WRITING TO THE ARCHITECT ANY QUESTIONABLE DISCREPANCY, APPARENT OMISSION OR INTENT IN THE METHODS OF CONSTRUCTION.

05. ALL CONTRACTORS SHALL MAINTAIN CONTRACTORS LIABILITY, PROPERTY DAMAGE AND WORKMEN'S COMPENSATION INSURANCE. ALL CONTRACTOR'S INSURANCE POLICIES SHALL NAME THE OWNER AND THE ARCHITECT AS ADDITIONAL INSURED. CERTIFICATES OF INSURANCE, THEREFORE, SHALL BE FILED WITH THE OWNER PRIOR TO COMMENCEMENT OF THE WORK. THE OWNER AND THE ARCHITECT SHALL BE HELD HARMLESS AS DEFINED IN THE A.I.A. GENERAL CONDITIONS DOCUMENT A201, LATEST EDITION AND SHALL HOLD THE ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES AND LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES, RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. ALL WORK OPERATIONS SHALL CONFORM TO ALL FEDERAL, LOCAL AND STATE SAFETY CODE REGULATIONS.

06. ALL WORK SHALL BE EXECUTED IN FIRST CLASS WORKMANSHIP METHODS AND ALL WORK IS TO COMPLY WITH APPLICABLE LOCAL CODES, THE NJ IRC 2018 CODE AND ALL LOCAL TOWNSHIP ORDINANCES.

07. IT IS UNDERSTOOD THAT THE ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY ADDITIONAL CONSTRUCTIONS COSTS DUE TO UNCOVERED CONDITIONS DURING THE CONSTRUCTION. THESE DRAWINGS WERE PREPARED RELYING ON INFORMATION SUPPLIED BY THE OWNER SUCH AS AS-BUILT DRAWINGS, SURVEYS AND APPARENT EXISTING CONDITIONS.

08. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL IMMEDIATELY REPORT IN WRITING TO THE ARCHITECT, ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL TAKE ALL NECESSARY PROTECT THE WORK FROM DAMAGE AT ALL TIMES. STEPS TO PROTECT THE WORK FROM DAMAGE AT ALL TIMES.

09. THE CONTRACTOR SHALL CHECK AND VERIFY ALL THE PLANS AND WRITTEN DIMENSIONS AGAINST SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE THE DRAWINGS. ALL WRITTEN DIMENSIONS SHALL GOVERN. NOTIFY THE ARCHITECT ON ANY DEVIATIONS IN THE PLANS BEFORE PROCEEDING WITH THE WORK.

10. THE CONTRACTOR SHALL PAY FOR AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP AND ALL OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

11. THE ARCHITECT WILL NOT BE RESPONSIBLE WHERE ANY CONSTRUCTION DEVIATES FROM THAT SHOWN ON THESE DRAWINGS OR FROM WRITTEN RECOMMENDATIONS FROM THE CONTRACTOR. ANY CHANGES REQUIRED AND/OR SUGGESTED, REQUIRE WRITTEN AUTHORIZATION AND/OR CLARIFICATION DRAWINGS FORM THE ARCHITECT PRIOR TO PERFORMING THE WORK.

12. IT IS INTENDED THAT THE CONSTRUCTION SHOWN AND SPECIFIED IN THE DRAWINGS, CONFORMS WITH ALL APPLICABLE BUILDING CODES AND LAWS. WHERE THERE IS A CONFLICT WITH THE INFORMATION ON THESE DRAWINGS AND BUILDING LAWS, THE REQUIREMENTS OF THE CODE AND/OR BUILDING LAW SHALL TAKE PRECEDENCE.

13. THE LIABILITY OF THE OWNER, THE ARCHITECT, THEIR AGENTS, SERVANTS AND EMPLOYEES FOR LOSSES INCURRED BY A PERSON UTILIZING THESE DRAWINGS BY REASON OF THE ARCHITECT'S ERRORS OR OMISSIONS, NEGLIGENCE OR OTHERWISE, IS LIMITED TO THE RESPECTIVE AMOUNTS OF INSURANCE COVERAGE AVAILABLE TO THE OWNER, THE ARCHITECT, THEIR AGENTS, SERVANTS AND EMPLOYEES TO COVER THE LOSS, OR $5,000=00, WHICHEVER IS LESSER.

14. THE CONTRACTOR AND/OR ANY OTHER PERSON PERFORMING WORK OUTLINED IN THESE PLANS, DRAWINGS AND/OR ANY RELATED SPECIFICATIONS SHALL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY, DEFEND AND OTHERWISE HOLD HARMLESS THE OWNER, THE ARCHITECT, THEIR AGENTS, SERVANTS AND EMPLOYEES FROM ANY AND ALL CLAIMS, LOSSES, DAMAGES AND EXPENSES INCURRED, INCLUDING ATTORNEYS FEES AND FROM ANY AND ALL LIABILITY FOR BODILY INJURY OR DAMAGE TO PROPERTY CAUSED BY OR RESULTING FROM EITHER THE PERFORMANCE OF THE WORK OR FROM THE USE OF THE PLANS AND/OR RELATED SPECIFICATIONS.

15. THE OBLIGATION TO INDEMNIFY, DEFEND AND OTHERWISE HOLD HARMLESS THE OWNER, THE ARCHITECT, THEIR AGENTS, SERVANTS AND EMPLOYEES AS PROVIDED BY THE PRECEDING PARAGRAPH, SHALL ARISE, WITHOUT DEMAND, UPON THE OCCURRENCE OF EVENTS UPON WHICH A CLAIM AGAINST THE OWNER, THE ARCHITECT, ETC..., CAN BE MADE. THE INDEMNITOR SHALL ADVANCE ALL COSTS TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE OWNER, THE ARCHITECT, ETC... SUBJECT TO A RIGHT OF REIMBURSEMENT PROVIDED THE INDEMNITY OBLIGATION DOES NOT APPLY. THE RIGHT OF REIMBURSEMENT MUST BE ASSERTED IN A SEPARATE ACTION AGAINST THE OWNER, THE ARCHITECT, ETC...

16. ALL PIPING, DUCTWORK, CONDUITS ETC..., ARE TO BE INSTALLED CONCEALED BEHIND WALLS AND PARTITIONS. WHERE IT IS NOT POSSIBLE FOR ANY SUCH ITEMS TO BE CONCEALED, SUCH ITEMS ARE TO BE FURRED-OUT AND/OR COVERED WITH GYPSUMBOARD, METAL OR WOOD FURRING STRIPS AS REQUIRED. ANY EXPOSED COLUMNS, BEAMS ETC..., ARE TO BE SIMILARLY ENCLOSED.

17. ALL WORK IS INCLUDED UNLESS OTHERWISE NOTED N.I.C. (NOT IN CONTRACT) OR INDICATED "EXISTING TO REMAIN", TYPICAL FOR ALL TRADES. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER.

18. ALL TRADES, ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHALL STRICTLY COMPLY WITH LOCAL CODES AND BUILDING LAWS, THE I.R.C. 2021 CODE AND ANY AND ALL LOCAL TOWNSHIP ORDINANCES.

19. FIRECODE COMPOUND, "TREMCO W-L-1020", OR APPROVED EQUAL, SHALL BE USED AT ALL VERTICAL TO HORIZONTAL JOINTS OF WALLS AND PARTITIONS.

20. FURNISH AND INSTALL CONTINUOUS WOOD BLOCKING AT ALL BATHROOMS, OFFICES HABITABLE ROOMS AND OTHER AREAS WHERE MOUNTING OF FIXTURES IS REQUIRED. COORDINATE WITH MANUFACTURER, THE OWNER(S) AND OTHER TRADES. TYPICAL.

21. UNLESS OTHERWISE DETAILED OR CALLED FOR, ALL BEAMS, GIRDERS ETC..., SHALL BE LEVEL WITH OTHER FRAMING MEMBERS. FURNISH AND INSTALL ALL NECESSARY JOIST HANGERS, BRIDLE IRONS AND ANY OTHER ACCESSORIES REQUIRED TO COMPLETE THE SYSTEM. ALL NAILING, ANCHORING AND METHODS TO SECURE ETC..., SHALL BE AS PER REQUIREMENTS OF CODES HAVING JURISDICTION OVER THE WORK.

22. STRUCTURAL MATERIAL/DESIGN FOR WOOD CONSTRUCTION, SHALL COMPLY WITH NFPA NDS. (I.R.C. 2018).

23. ALL MASONRY WORK SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 6 OF I.R.C. 2021.

24. COLD WEATHER CONSTRUCTION: MASONRY LAID IN TEMPERATURES OF THE OUTSIDE AIR BELOW 40 DEGREES F. (4 DEGREES C.), SHALL BE PROTECTED IN ACCORDANCE WITH THE PROVISIONS OF ACI 530/ASCE 6 LISTED IN APPENDIX A (I.R.C. 2021). FROZEN MATERIALS SHALL NOT BE USED, NOR SHALL FROZEN MASONRY BE BUILT UPON.

25. FROST: ALL CONCRETE MATERIALS AND ALL REINFORCEMENT, FORMS, FILLERS AND GROUND WITH WHICH CONCRETE IS TO COME IN CONTACT WITH, SHALL BE FREE FROM FROST.

26. ICE: FROZEN MATERIALS OR MATERIALS CONTAINING ICE SHALL NOT BE USED.

27. HOT-WEATHER REQUIREMENTS: DURING HOT WEATHER, ATTENTION SHALL BE GIVEN TO INGREDIENTS, PRODUCTION METHODS, HANDLING, PLACING, PROTECTION AND CURING TO PREVENT EXCESSIVE CONCRETE TEMPERATURES OR WATER EVAPORATION THAT WOULD IMPAIR REQUIRED STRENGTH OR SERVICEABILITY OF THE MEMBER OF THE STRUCTURE.

ELECTRICAL NOTES

01. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ANY OTHER CODES HAVING JURISDICTION OVER THE WORK.
02. ALL WORK SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER AND ALL WORK SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED ELECTRICAL CONTRACTOR.
03. CONTRACTOR SHALL VERIFY THAT THE EXISTING SYSTEM (IF ANY), IS IN WORKING ORDER. IT WILL BE THIS CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OR THEIR REPRESENTATIVE BEFORE WORK IS TO BEGIN. CONTRACTOR SHALL ENSURE THE PROPER PERFORMANCE OF ALL SYSTEMS AT THE COMPLETION OF THE WORK.
04. ALL MATERIALS AND EQUIPMENT USED, SHALL BE U.L. LISTED.
05. ALL EQUIPMENT AND MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED ON THESE PLANS.
06. ALL CONDUITS USED INSIDE THE BUILDING SHALL BE AS PERMITTED BY CODES HAVING JURISDICTION.
07. ALL CONDUIT AND CABLES SHALL BE CONCEALED. WHERE CONDUITS ARE PERMITTED BY THE ARCHITECT OR THE OWNER TO RUN EXPOSED IN A FINISHED ROOM, A "WIREMOLD" OR APPROVED AND EQUIVALENT METHOD MUST BE USED. THEY SHALL RUN AT RIGHT ANGLES OR PARALLEL TO THE BUILDING LINE AND BE RUN AS HIGH AND AS INCONSPICUOUS AS POSSIBLE. WHERE THIS CANNOT BE ACCOMPLISHED, THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE OWNER OR HIS REPRESENTATIVE.
08. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL TEMPORARY LIGHTING AND POWER THAT MAY BE NECESSARY.
09. PRIOR TO BIDDING, THE CONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXITING CONDITIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE TO KEEP HIS AREAS OF WORK IN A SAFE MANNER FOR HIS WORKMEN AND PUBLIC AND COMPLY WITH ALL OSHA REGULATIONS AND REGULATIONS FROM ANY OTHER CODE HAVING JURISDICTION OVER THE WORK.
11. CONTRACTOR SHALL WIRE, CONNECT AND OTHERWISE MAKE FULLY OPERATIONAL ALL EQUIPMENT FURNISHED UNDER THE ELECTRICAL PORTION OF THE CONTRACT. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL WIRE, BOXES ETC..., REQUIRED TO COMPLETE THE INSTALLATION AND PROVIDE SAME IN THE EVENT SUCH ITEMS ARE NOT PROVIDED WITH DELIVERED EQUIPMENT. PRIOR TO COMMENCING THE WORK, THE CONTRACTOR SHALL SUBMIT TO THE OWNER FOR APPROVAL CATALOGUE CUTS OF THE FOLLOWING EQUIPMENT:
    LIGHT FIXTURES AND LAMPS
    EXIT AND EMERGENCY LIGHT FIXTURES
    SWITCHES AND RECEPTACLES
    CONDUIT
    ELECTRICAL PANELS
    WIREMOLD
    ANY OTHER INDICATED ON PLANS OR REQUIRED BY THE OWNER
12. THE ARCHITECT, ENGINEER AND/OR THE OWNER, RESERVES THE RIGHT TO REQUEST ADDITIONAL DESIGN INFORMATION ON ANY ITEM THE CONTRACTOR WISHES TO SUBSTITUTE FOR THAT SPECIFIED AND THE ARCHITECT'S DECISION WILL BE FINAL.
13. ANY WORK WHICH DOES NOT PASS INSPECTION FROM ANY AGENCY HAVING JURISDICTION OVER THE WORK, SHALL BE REPLACED AND/OR CORRECTED AT NO ADDITIONAL COST TO THE OWNER.
14. ALL CONDUCTORS SHALL BE MINIMUM #12 AWG COPPER (EXCEPT SPEAKER WIRE). ALUMINUM WIRING WILL NOT BE PERMITTED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL HIS WORK DEBRIS, REFUSE, CONTAINERS, BOXES ETC...AT THE END OF EACH WORK DAY AND LEAVE THE PREMISES BROOM CLEAN.
16. CONTRACTOR SHALL NOT DOWNSIZE ANY NEUTRAL WIRE AND ALL EMT CONDUIT SHALL HAVE A GROUND WIRE EQUAL SIZE TO THE CURRENT CARRYING CONDUCTORS.
17. THE CONTRACT DRAWINGS ARE CONCEPTUAL IN NATURE AND DO NOT INCLUDE ALL THE DETAILS NECESSARY FOR A COMPLETE AND FUNCTIONAL INSTALLATION. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WHICH SHALL SHOW ALL OF THE DETAILS REQUIRED FOR A COMPLETE ELECTRICAL INSTALLATION.
18. NO COMPENSATION WILL BE APPROVED DUE TO FIELD CONDITIONS WHICH WERE APPARENT PRIOR TO CONSTRUCTION START.
19. IF APPLICABLE, THE CONTRACTOR SHALL REFERENCE THE MECHANICAL PLANS FOR LOCATION, LENGTHS AND TYPE OF EQUIPMENT SUCH AS HEATERS, FANS, THERMO-STATS ETC...SUPPLIED BY OTHERS BUT WIRED BY THIS CONTRACTOR.
20. ALL WIRING SHOWN IS DIAGRAMMATIC. CONTRACTORS SHALL USE THEIR BEST JUDGEMENT IN LAYING OUT CIRCUITRY.
21. IF APPLICABLE, FINAL CONNECTIONS TO MOTORS, TRANSFORMERS, MECHANICAL EQUIPMENT, SIGNS AND LIGHT FIXTURES SHALL BE MADE WITH FLEXIBLE CONDUIT.
22. OUTLET BOXES SHALL BE OF GALVANIZED STEEL.
23. CONDUCTORS SHALL BE TYPE "XHHW", COPPER. BRANCH CIRCUIT CONDUCTORS SHALL BE #12 AWG MINIMUM. CIRCUITS IN EXCESS OF 100 FEET SHALL BE #10 AWG UNLESS OTHERWISE NOTED.
24. ALL BRANCH CIRCUITING SHALL BE TAGGED AT EACH BOX OR WIREMOLD STRIP AND AT PANEL.
25. PROVIDE GROUND BLOCKS IN PANELS AND BOND TO BUILDING STEEL.
26. PROVIDE, DELIVER, STORE AND INSTALL ALL LIGHTING FIXTURES AS SHOWN ON THE DRAWINGS. PROVIDE ALL NECESSARY ACCESSORIES AND MOUNTING HARDWARE.
27. PROVIDE ALL NEW LAMPS IN ALL FIXTURES AND REPLACE ANY BROKEN OR BURNED-OUT LAMPS PRIOR TO FINAL ACCEPTANCE.
28. CONTRACTOR TO OBTAIN AND PAY FOR ANY AND ALL FINAL APPROVALS REQUIRED.
29. HVAC CONTRACTOR SHALL PREPARE & SUBMIT DUCT LAYOUT TO THE TOWN FOR APPROVAL, BEFORE PROCEEDING TO WORK.
30. ALL SMOKE DETECTORS SHALL BE INTERWIRED SUCH THAT ACTUATION OF ONE ALARM SHALL ACTUATE ALL ALARMS, AND SHALL BE INSTALLED W/ FULL BATTERY BACK-UP BY FIREX.
31. ALL ELECTRICAL WORK SHALL BE DONE IN COMPLIANCE W/ NEC CODE.
32. UPGRADE EXIST. ELECTRICAL SERVICE AS REQUIRED TO ACCOMODATE NEW POWER REQUIREMENTS.

CODE REFERENCE

ICC INTERNATIONAL RESIDENTIAL CODE (IRC) NJ EDITION	2021
ICC INTERNATIONAL MECHANICAL CODE (IMC)	2021
ICC INTERNATIONAL FUEL GAS CODE (IFGC)	2021
NATIONAL STANDARD PLUMBING CODE (NSPC)	2021
ICC INTERNATIONAL ENERGY CONSERVATION CODE (IECC) ASHRAE 90.1- 2016	2021
NATIONAL ELECTRICAL CODE (NEC)	2020

PROJECT DATA

PROJECT NAME : PROPOSED INTERIOR ALTERATIONS FOR THE HOUSE OF MR. TEJAS BHANDARI AT 51 RIDGE ROAD, NUTLEY, NEW JERSEY 07110
OCCUPANCY : SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE : 5-B

BUILDING CODE : INTERNATIONAL RESIDENTIAL CODE- IRC 2021 (NEW JERSEY EDITION)

NOTES:
SMOKE DETECTORS ARE INTER-CONNECTED WITH BATTERY BACK-UP BY FIREX.

DESIGN VALUE OF LUMBER TO BE USED:
E = 1,408,000
F = 1150
SPECIES = DOUGLAS FIR #2

NOTE: SEE OWNER FOR FINAL LOCATION OF ELECTRICAL OUTLETS AND LIGHT FIXTURES.

BUILDING DESIGN DATA

THESE DOCUMENTS HAVE BEEN PREPARED IN ACCORDANCE WITH IRC 2021 NJ EDITION CODE REQUIREMENTS.
DESIGN LOADS:

FIRST FLOOR	40 PSF
ROOF	30 PSF
PARTITION	10 PSF
GROUND SNOW	30
WIND LOAD	105 MPH

SHEET INDEX

ARCHITECTURAL DRAWINGS

T1 TITLE SHEET

A1 EXISTING & PROPOSED FLOOR PLANS

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PROPOSED INTERIOR ALTERATIONS FOR THE HOUSE OF MR.TEJAS BHANDARI AT 51 RIDGE ROAD NUTLEY, NEW JERSEY 07110

TITLE SHEET

NO.	DATE	DESCRIPTION
01	07-27-26	ISSUED FOR ZONING PERMIT

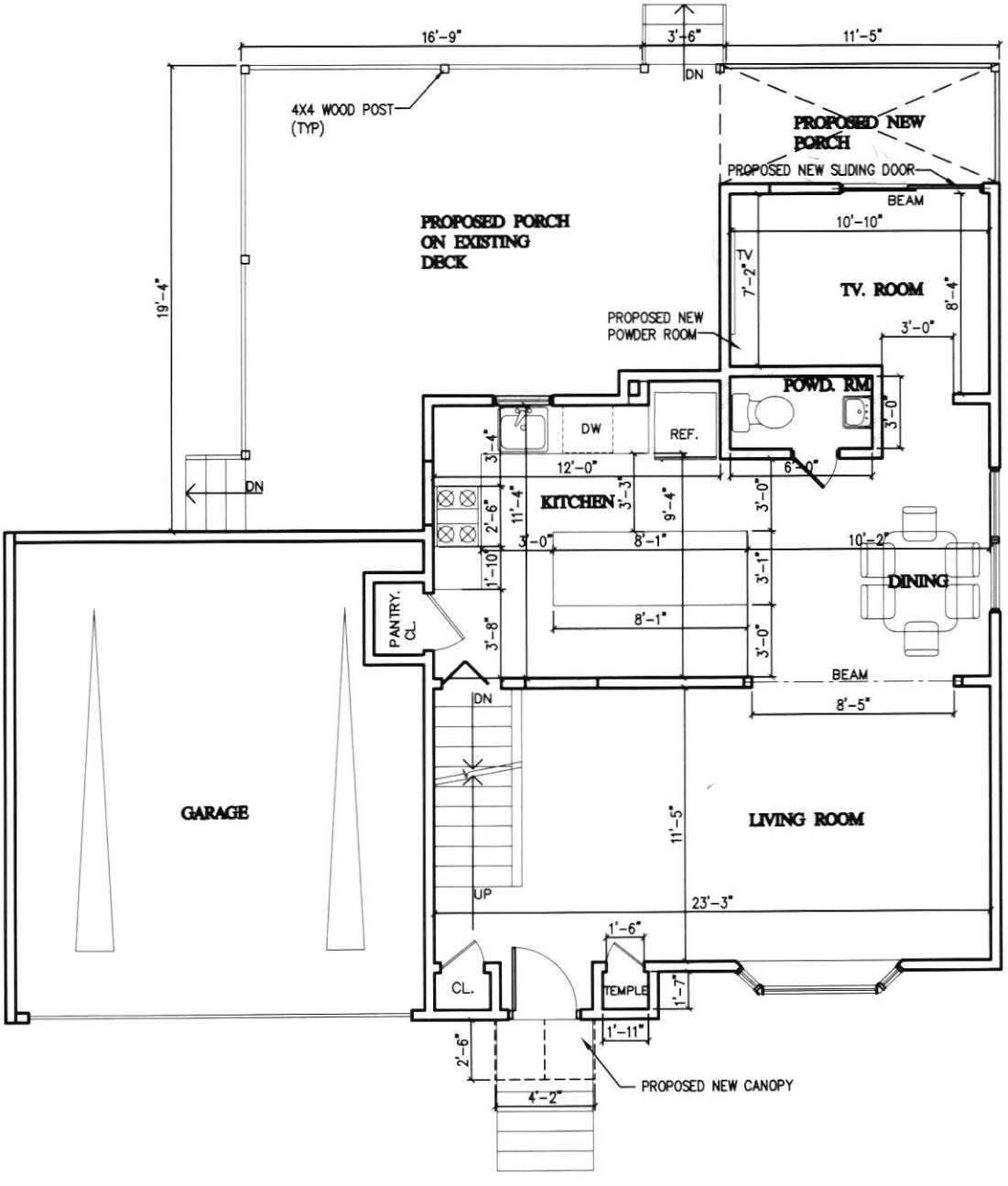
REVISIONS

DATE	06-22-26
DRAWN	HB
PROJECT NUMBER	2026-H29
CHECKED	VINU

SHEET
T-1

THIS DRAWING IS NOT VALID UNLESS SIGNED AND SEALED BY THE ARCHITECT OR PLANNER NAMED ABOVE.

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REVISED 07-01-26