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 13, 2026

Michael LaCorte
16 Whitford Avenue
Nutley, NJ 07110

Re: Attic Dormer
16 Whitford Avenue
Block/Lot: 6503/23

Dear Mr. LaCorte,

Your request for a permit at the above referenced address, to construct a new dormer in the existing attic at the rear of the existing dwelling, as shown on the plans prepared by Architect Vincent C. Graziano, AIA LLC dated December 17, 2025, is disapproved for the following reasons:

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

Chapter 700, Article VII, Section 700-46 A of the Codes of Nutley states the Schedule of Regulations permits a two and a half story dwelling in an R-1 zoning district.

Chapter 700, Section 700-3 of the Code of Nutley states the definition of story, half is that portion of a building situated above a full story and having at least two opposite exterior walls meeting a sloping roof at a level not higher above the floor than a distance equal to 1/2 the floor-to-ceiling height of the story below.

The second-floor wall height is 8'11". The maximum wall height of the attic dormer cannot exceed half the height of the story below, which is 4'5", the proposed is 6'8".

A non-refundable use variance fee of $175.00 was received by the Code Enforcement Department. ***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 to 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

DAVID BERRY
Zoning Official
DBjl

TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-26-0025

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: 7/13/26

Section I: SUBJECT PROPERTY

Address: 16 Whitford Avenue

Block: 6503 Lot: 23 Zone: R-1

	District Requirements	Proposed
Lot Area	5,000 SF.	NIC
Lot Width	50'	NIC
Lot Depth	100'	NIC
Front Yard	25'	30.27'
Side Yard	6'	6.22', N/C
Rear Yard	30'	137.63'
Other		

Section II: APPLICANT INFORMATION

Name: MICHAEL LACORTE

Address: 16 WHITFORD AVENUE

NUTLEY NJ 07110

X Telephone: 973-787-7820

Email Address: MVLACORTEZ1@GMAIL.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: _____

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? no

If yes, state the nature, date and the disposition of each such matter: _____

_____

_____

_____

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).

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

N/A

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

THE EXISTING ROOF CONFIGURATION CREATES UNUSUALLY LIMITED HEADROOM IN THE REAR PORTION OF THE ATTIC, MAKING THE EXISTING UNFINISHED STORAGE AREA DIFFICULT TO SAFELY AND PRACTICALLY ACCESS AND UTILIZE. WITHOUT THE REQUESTED VARIANCE, THIS CONDITION WOULD REMAIN AND THE USEFULNESS OF AN EXISTING PORTION OF THE HOME WOULD BE SUBSTANTIALLY RESTRICTED. THE PROPOSED REAR DORMER IS A REASONABLE

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.

THE PROPOSED REAR DORMER WILL NOT CAUSE SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD OR SUBSTANTIALLY IMPAIR THE INTENT AND PURPOSE OF THE TOWNSHIP OF NUTLEY ZONE PLAN OR ZONING ORDINANCE. THE DORMER IS LOCATED ON THE REAR PORTION OF THE EXISTING RESIDENCE, MINIMIZING ITS VISABILITY FROM THE STREET AND PRESERVING THE CHARACTER AND APPEARANCE OF THE NEIGHBORHOOD. THE IMPROVEMENT WILL REMAIN ENTIRELY RESIDENTIAL IN NATURE AND WILL NOT CREATE ANY ADVERSE IMPACT ON NEIGHBORING PROPERTIES WITH RESPECT TO LIGHT, AIR, PRIVACY, TRAFFIC, OR USE. THE DORMER REPRESENTS A REASONABLE IMPROVEMENT TO THE EXISTING HOME WHILE MAINTAINING THE OVERALL INTENT OF THE TOWNSHIPS ZONING REGULATIONS.

CONTINUATION OF 1ST QUESTION:

- AND LIMITED IMPROVEMENT INTENDED ONLY TO PROVIDE ADDITIONAL HEADROOM AND MORE FUNCTIONAL ACCESS TO THE EXISTING ATTIC STORAGE AREA, WITHOUT EXPANDING THE FOOTPRINT OF THE HOME OR CHANGING THE RESIDENTIAL USE OF THE PROPERTY.

CERTIFICATION

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

X Michael LaCorte, 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 _____
Applicant/Applicant's Authorized Officer or Representative

Subscribed and sworn to before me
this 4th day of September 2026

X _____
Signature of person authorized to take oaths

EMAD REZK
NOTARY PUBLIC OF NEW JERSEY
ID #2279066
My Commission Expires Sept.25, 2026

Nutley
Parcel Offset List

Target Parcel(s): Block-Lot: 6503-23
LACORTE, RENEE & MICHAEL & JOHN
16 WHITFORD AVENUE

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

Block-Lot: 6503-10
VENTURA, ANTHONY & LINDA
35 HAMPTON PL
NUTLEY, NJ 07110
RE: 35 HAMPTON PLACE

Block-Lot: 6502-7
GENNA, MICHAEL & LAURIE
3 WHITFORD AVE
NUTLEY, NJ 07110
RE: 3 WHITFORD AVENUE

Block-Lot: 6503-16
CERVASIO, JOSEPH & MARIA (TRUSTEES)
5 HAMPTON PL
NUTLEY, NJ 07110
RE: 5 HAMPTON PLACE

Block-Lot: 6504-21
HUANG, DAVID & TRAN, CHRISTINE
8 HAMPTON PL
NUTLEY, NJ 07110
RE: 8 HAMPTON PLACE

Block-Lot: 7202-7
SATHEMA LLC
87 CARMER AVE
BELLEVILLE, NJ 07109
RE: 329 PARK AVENUE

Block-Lot: 7202-8
SCIRICA, PELLEGRINO & PAULINE
325 PARK AVE
NUTLEY, NJ 07110
RE: 325 PARK AVENUE

Block-Lot: 6501-10
COX, MICHAEL
2 RUSSELL AVE
NUTLEY, NJ 07110
RE: 2 RUSSELL AVENUE

Block-Lot: 6501-8
SLOAN, KENNETH R & CURCIO,CHRISTINE
9 WHITFORD AVENUE
NUTLEY, NJ 07110
RE: 9 WHITFORD AVENUE

Block-Lot: 6504-23
DA COSTA LOBO, THOMAS & DIANE
22 HAMPTON PL
NUTLEY, NJ 07110
RE: 22 HAMPTON PLACE

Block-Lot: 6501-7
RIEPE, JANICE
11 WHITFORD AVE
NUTLEY, NJ 07110
RE: 11 WHITFORD AVENUE

Block-Lot: 6503-27
28 WHITFORD AVENUE CO.
28 WHITFORD AVE
NUTLEY, NJ 07110
RE: 28 WHITFORD AVENUE

Block-Lot: 6501-9
CLARKE, CHARLES E. & JOAN C.
7 WHITFORD AVE
NUTLEY, NJ 07110
RE: 7 WHITFORD AVENUE

Block-Lot: 6503-26
SALERNITANO, VINNIE
24 WHITFORD AVE
NUTLEY, NJ 07110
RE: 24 WHITFORD AVENUE

Block-Lot: 6503-25
ATTANASIO, ANTHONY & JULIA
22 WHITFORD AVENUE
NUTLEY, NJ 07110
RE: 22 WHITFORD AVENUE

Block-Lot: 6502-4
COZZI, MICHAEL A. & CHRISTINE M.
5 RUSSELL AVE
NUTLEY, NJ 07110
RE: 5 RUSSELL AVENUE

Block-Lot: 6503-11
PIRCHIO, GUS & KAREN
31 HAMPTON PL
NUTLEY, NJ 07110
RE: 31 HAMPTON PLACE

Block-Lot: 6502-5
MOSCARITOLA, ANGELO P. & MARIANNE
3 RUSSELL AVE
NUTLEY, NJ 07110
RE: 3 RUSSELL AVENUE

Block-Lot: 6502-6
GARTLAND, CHRISTY
5 WHITFORD AVE
NUTLEY, NJ 07110
RE: 5 WHITFORD AVENUE

Block-Lot: 6504-25
LOVEJOY, SCOT ALAN & BARBARA ANN
32 HAMPTON PL
NUTLEY, NJ 07110
RE: 32 HAMPTON PLACE

Block-Lot: 6503-12
ROBERT C WALLACE FAMILY TRUST
27 HAMPTON PLACE
NUTLEY, NJ 07110
RE: 27 HAMPTON PLACE

Block-Lot: 6503-24
TOPCHEV, JOSEPH & BAYER, KELLY
20 WHITFORD AVE
NUTLEY, NJ 07110
RE: 20 WHITFORD AVENUE

Block-Lot: 6504-24
ZANGIACOMI, NICHOLAS & FREGOSO,JAMI
28 HAMPTON PLACE
NUTLEY, NJ 07110
RE: 28 HAMPTON PLACE

Block-Lot: 6503-13
11 HAMPTON PLACE LLC
1 HAMPTON PL
NUTLEY, NJ 07110
RE: 21 HAMPTON PLACE

Block-Lot: 6502-9
RYDER, SALLY ANN MARINO
229 WHITFORD AVE
NUTLEY, NJ 07110
RE: 344 PARK AVENUE

Block-Lot: 6503-14
GUANZON, DERRICK & MARIA
19 HAMPTON PL
NUTLEY, NJ 07110
RE: 19 HAMPTON PLACE

Block-Lot: 6503-22
MUNDY, JOSEPH N & LORI
12 WHITFORD AVE
NUTLEY, NJ 07110
RE: 12 WHITFORD AVENUE

Block-Lot: 6502-8
LONG, JOSEPH & REBECCA
1 WHITFORD AVENUE
NUTLEY, NJ 07110
RE: 1 WHITFORD AVENUE

Block-Lot: 6503-21
CHRISTOPHER, DANIEL G. & SUSAN J.
4 WHITFORD AVE
NUTLEY, NJ 07110
RE: 4 WHITFORD AVENUE

Block-Lot: 6503-20
PUJOLS, YOJAIRA A.
326 PARK AVE
NUTLEY, NJ 07110
RE: 326 PARK AVENUE

Block-Lot: 6503-19
DE LA ROSA, LESLLIAN & MAIKEL
320 PARK AVE
NUTLEY, NJ 07110
RE: 320 PARK AVENUE

Block-Lot: 6503-15
BUKOVEC, JOSEPH A.
11 HAMPTON PL
NUTLEY, NJ 07110
RE: 11 HAMPTON PLACE

Block-Lot: 6504-22
WESTON, THERESA
16 HAMPTON PL
NUTLEY, NJ 07110
RE: 16 HAMPTON PLACE

Block-Lot: 6503-18
MILLINGTON DRIVE II LLC
28 TANAGER CT
WAYNE, NJ 07470
RE: 318 PARK AVENUE

Block-Lot: 7202-6
BALT LINCOLN REALTY, LLC
PO BOX 807
HACKENSACK, NJ 07602
RE: 331 PARK AVENUE

Block-Lot: 6503-17
KHLEB, MIKHAIL & GABRON, YARMILA
314 PARK AVE
NUTLEY, NJ 07110
RE: 314 PARK AVENUE

UTILITIES

(A)

AT & T
Corporate Office
P.O. Box 7207
Bedminster, NJ 07921-7207

(B)

NJ Dept. of Transportation
1035 Parkway Avenue
CN-600
Trenton, NJ 08625

(C)

Essex County Planning Board
Public Works Building
900 Bloomfield Avenue
Verona, NJ 07044

(D)

PSE&G Company
Manager-Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

(E)

North Jersey District Water Supply Co.
1 F.A. Orechio Drive
Wanaque, NJ 07465

(F)

Passaic Valley Water Co.
1525 Main Avenue
Clifton, NJ 07011

(G)

Verizon
540 Broad Street, Room 305
Newark, NJ 07101

(H)

TCI of Northern New Jersey
40 Potash Road
Oakland, NJ 07436
Attn: Dan Gannon

(I)

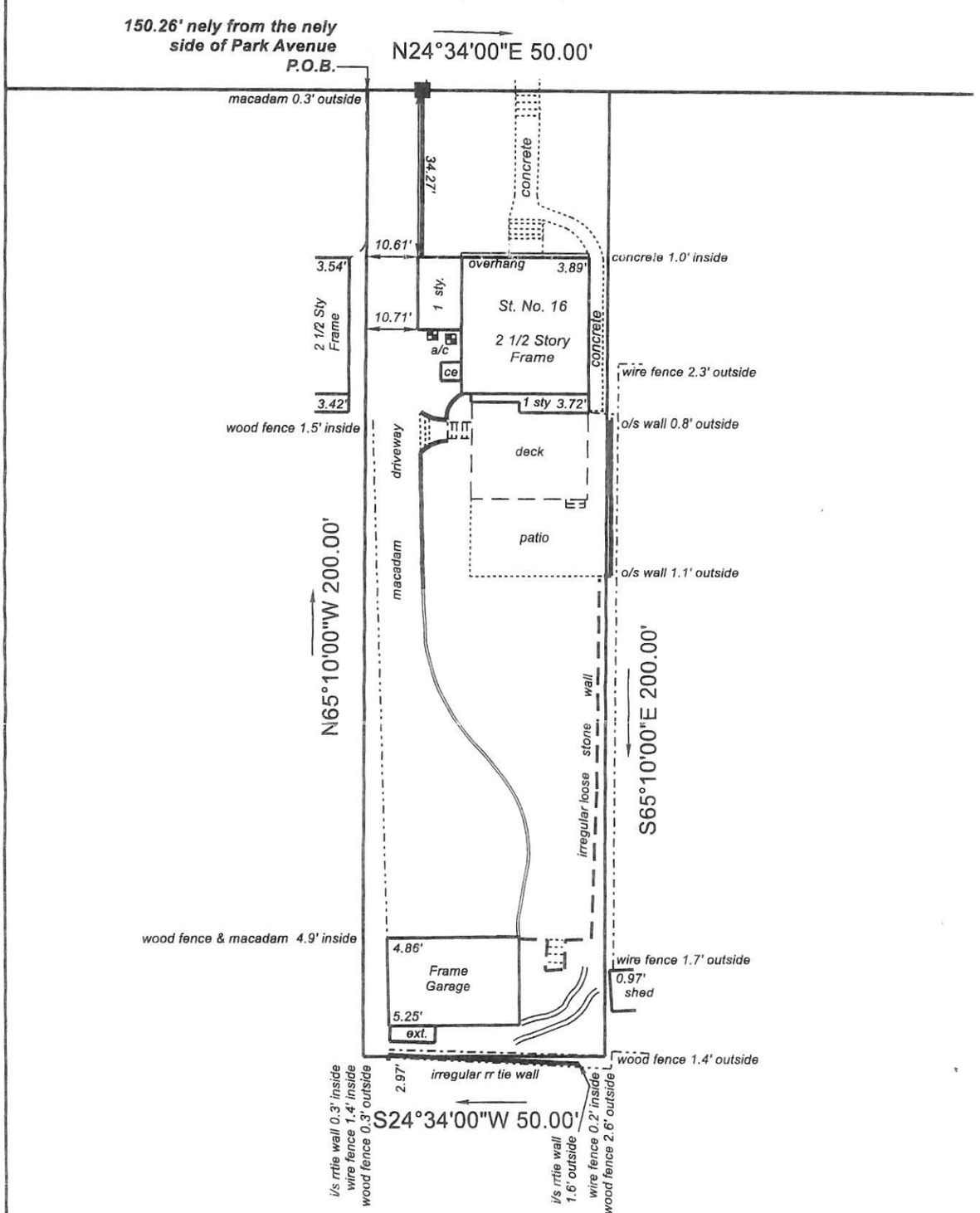
Essex County Utilities Authority
Leroy R. Smith Jr. Public Safety Building
60 Nelson Place – 6th Floor
Newark, NJ 07102

(J)

Norfolk Southern Railway
125 County Road
Jersey City, NJ 07307

This certification is made only to the named parties for purchase and/or mortgage of herein delineated property by the named purchaser. No responsibility or liability is assumed by Surveyor for use of survey for and other purpose including, but not limited to, use of survey for survey affidavit, resale or property, or to any other person not listed in certifcation, either directly or indirectly.

This is a location survey. Property corners were not staked by contractual agreement.



PROPERTY ADDRESS: **16 Whitford Avenue, Township of Nutley, Essex County, New Jersey**

BLOCK **6503**	LOT(S) **23**	TAX MAPS	SURVEY NO. - **2018590**	SCALE - 1" = **30'**
FILED MAP -			DESCRIPTION	DR/CK	DATE
			Location survey w/o corners	**laa/gja**	**10/18/2018**

THIS SURVEY IS CERTIFIED TO:

Michael Lacorte and Renne Lacorte
Piro Zinna Cifelli Paris & Genitempo
Angelo Cifelli, Esq.
Acres Land Title Agency, Inc. (315816)
Chicago Title Insurance Company
1st 2nd Mortgage Co. of N.J. Inc. its successors and/or assigns as their interests may appear.

GEORGE J. ANDERSON, L.L.C.
(RECORDS OF SHEPARD & SHEPARD, INC.)
PROFESSIONAL LAND SURVEYORS
P.O. BOX 1348 - LITTLE FALLS, NJ 07424
TEL (973) 837-8159 FAX (973) 837-8160
EMAIL: GJALLC@GMAIL.COM
Certificate of Authorization - 24GA28180100

GEORGE J. ANDERSON — LIC. NO. - 36706
LAURI A. ANDERSON — LIC. NO. - 43328

Traverse PC

STRUCTURAL NOTES

1. CONCRETE SHALL BE A STRENGTH OF AT LEAST 3000 PSI IN 28 DAYS.

2. FOOTING UNDER FOUNDATION WALLS SHALL BE EXTENDED A MIN. OF 3'-0" BELOW FINISHED GRADE AND SHALL BEAR ON UNDISTURBED SOIL. STEP NEW FOOTING AS REQUIRED TO MEET EXISTING BUILDING FOOTING.

3. ALL ENGINEERED LUMBER SHALL BE STORED, AND INSTALLED, AND BLOCKED PER MANUFACTURER'S GUIDELINES.

4. FRAMING LUMBER FOR ALL STUDS, POSTS, BEAMS, JOISTS, AND RAFTERS SHALL BE DOUGLAS FIR SOUTH #2 MIN. @ BENDING STRESS f'b OF 875 PSI AND A MINIMUM MODULUS OF ELASTICITY OF 1,600,000 PSI UNLESS OTHERWISE NOTED.

5. ALL FLUSH FRAMED JOIST CONNECTIONS SHALL BE MADE WITH STANDARD JOIST HANGERS AND ALL MULTIPLE JOIST BEAMS TO BE FRAMED WITH 'B' OR 'HHB' JOIST HANGERS AS MANUFACTURED BY SIMPSON STRONG TIE CO.

6. PROVIDE DOUBLE JOISTS UNDER PARALLEL PARTITIONS ABOVE.

7. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.

8. PROVIDE CROSS-BRIDGING AT MID-SPAN OF ALL JOISTS AND SOLID BLOCKING UNDER ALL BEARING WALLS RUNNING PERPENDICULAR TO JOISTS.

9. PLYWOOD SHEATHING FOR WALLS & ROOF SHALL BE C-D UNDERLAYMENT WITH C FACE OUT.

10. MULTIPLE MEMBERS SHALL BE SPIKED TOGETHER AS REQUIRED TO ACT AS A SINGLE MEMBER. (BEAMS & COLUMNS)

11. ALL LOADS FROM LOAD BEARING BEAMS ARE TO BE CONTINUOUSLY SUPPORTED TO FOUNDATION.

12. ALL HEADERS FOR WINDOWS, DOORS, & WALL OPENINGS SHALL BE (2) 2X10 UNLESS OTHERWISE NOTED.

13. ALL ENGINEERED LUMBER SHALL MEET INDUSTRY STANDARDS FOR LOADS IMPOSED.

14. INSTALL ALL FRAMING PER MANUFACTURER'S REQUIREMENTS & GUIDELINES.

15. ALL SLABS ON GRADE SHALL BEAR ON MECHANICALLY COMPACTED CRUSHED STONE CAPABLE OF SUPPORTING 2000 POUNDS PER SQUARE FOOT. ALL CONCRETE SLABS SHALL BE PLACED OVER A 6 MIL. POLYETHYLENE VAPOR BARRIER EXCLUDING THE GARAGE AREA. GARAGE SLAB SHALL HAVE 6"X6"X#10 WELDED WIRE MESH.

16. ALL LALLY COLUMNS SHALL BE CONCRETE FILLED PIPE COLUMNS MANUFACTURED FROM STANDARD EXTRA-STRONG OR DOUBLE EXTRA-STRONG STEEL PIPE.

17. INSTALL ALL NEW WALL & FLOOR CONSTRUCTION TO BE LEVEL, TRUE, & PLUMB WITH EXISTING CONSTRUCTION TO RESULT IN A SEAMLESS TRANSITION BETWEEN EXISTING AND NEW CONSTRUCTION. INSTALL MIN. 4' OVERLAP OF WALL & FLOOR SHEATHING TO ELIMINATE POSSIBLE LEVEL VARIATION FOLLOWING CONSTRUCTION. NOTIFY ARCHITECT IF NON-LEVEL, PLUMB OR TRUE CONDITIONS EXIST.

WINDOW NOTES

1. WINDOWS & DOORS WITH SPECIFIC MODEL NUMBERS ON PLANS REPRESENT 'ANDERSEN' 400 SERIES WINDOW SIZES. VERIFY COLOR AND ACCESSORIES WITH OWNER.

2. ALL WINDOW SIZES AND LOCATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO ORDERING.

3. ALL WINDOWS SHALL BE INSTALLED WITH WINDOW HEAD HEIGHT TO MATCH EXISTING WINDOWS ON THE SAME FLOOR U.O.N.

4. ALL WINDOWS SHALL BE INSTALLED & SUPPORTED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

DEMOLITION NOTES

1. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO COMPLETE THE PARTIAL DEMOLITION WORK AS SPECIFIED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO THE PORTIONS OF THE BUILDING NOT INVOLVED WITH DEMOLITION.

3. THE CONTRACTOR IS TO TAKE ADEQUATE PRECAUTIONS TO SECURE THE BUILDING'S STRUCTURAL INTEGRITY DURING THE PARTIAL DEMOLITION, INCLUDING BRACING, ETC.

4. TRANSPORT MATERIALS & SOIL REMOVED DURING DEMOLITION & EXCAVATION AND LEGALLY DISPOSE OF OFF SITE. LEAVE THE SITE IN AN ORDERLY MANNER UNLESS OTHERWISE NOTED OR DISCUSSED WITH OWNER.

ELECTRICAL NOTES

1. ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE, LATEST ADOPTED EDITION.

2. ALL ELECTRICAL WORK IS DESIGN/BUILD RESPONSIBILITY OF LICENSED ELECTRICAL CONTRACTOR. CONTRACTOR SHALL VERIFY THE SIZE & CAPACITY OF THE EXISTING ELECTRICAL SERVICE & UPDATE AS REQUIRED. SUBMIT PRODUCT CUT SHEETS TO OWNER FOR APPROVAL BEFORE PURCHASE & INSTALLATION.

3. ALL LIGHT FIXTURES SHALL BE CENTERED IN ROOM. CENTER OF ALL ELECTRICAL OUTLETS SHALL BE 12" A.F.F. & CENTER OF ALL LIGHT SWITCHES TO BE 44" A.F.F. U.O.N.

4. ALL WIRING FOR LIGHTING SHALL BE 14 GA. ALL WIRING FOR OUTLETS SHALL BE 12 GA.

5. CONTRACTOR TO VERIFY LOCATIONS OF ALL LIGHT FIXTURES & SWITCHES WITH OWNER AT ALL LOCATIONS WITH MORE THAN ONE SWITCH, GANG ALL SWITCHES INTO ONE JUNCTION BOX WITH A SINGLE COVER PLATE.

6. NO POINT ALONG ANY FLOOR/WALL LINE MEASURED HORIZONTALLY SHALL BE MORE THAN 6'-0" AWAY FROM A RECEPTACLE OUTLET.

7. VERIFY FINAL ELECTRICAL / CIRCUITING LAYOUT WITH OWNER BEFORE CONSTRUCTION.

GENERAL NOTES

1. ALL WORK SHALL BE IN FULL COMPLIANCE WITH THE NEW JERSEY UNIFORM CONSTRUCTION CODE, INTERNATIONAL RESIDENTIAL CODE, NATIONAL STANDARD PLUMBING CODE, NATIONAL ELECTRICAL CODE, AND ALL AGENCIES WHICH HAVE JURISDICTION ON THIS WORK, AS WELL AS THE REQUIREMENTS OF THE TOWNSHIP OF NUTLEY, NEW JERSEY.

2. ALL PARTITIONS ARE DIMENSIONED TO CLEAR FINISH. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED TO BE REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF CONSTRUCTION OR INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITIONS.

3. CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS. NOTE ANY SPECIAL REQUIREMENTS OR CONDITIONS AND INCLUDE ALL COSTS ASSOCIATED WITH THE ABOVE IN BID. COMPLIANCE WITH THE CONSTRUCTION DRAWINGS AND ALL APPLICABLE CODES IS THE RESPONSIBILITY OF THE CONTRACTOR.

4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK. ANY DISCREPANCIES OR INCONSISTENCIES BETWEEN THE CONSTRUCTION DRAWINGS AND EXISTING CONDITIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE COMMENCING WORK. DO NOT SCALE DRAWINGS.

5. ALL NEW & EXISTING EQUIPMENT SHALL BE OPERATIONAL AS PART OF THIS CONTRACT. THIS SHALL MEAN THAT IF SWITCHES, WASTE LINES, VENTS, ETC. ARE REQUIRED BUT NOT SHOWN, THEY ARE INFERRED TO BE PART OF THIS CONTRACT AND INCLUDED AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.

7. ALL DIMENSIONAL LUMBER FRAMING IS 16" UNLESS OTHERWISE NOTED.

8. CONTRACTOR TO OBTAIN ALL PERMITS NECESSARY TO COMPLETE THE WORK AND SHALL SCHEDULE AND ATTEND ALL REQUIRED INSPECTIONS.

9. ALL NEW FIXTURES, FINISH MATERIALS, EQUIPMENT, ETC. TO BE SELECTED BY OWNER & SUPPLIED/INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED OR DISCUSSED WITH OWNER.

10. INSTALL SEAMLESS ALUMINUM GUTTERS & LEADERS AS REQUIRED BY PROJECT. DISCHARGE LEADERS TO SPLASH BLOCK UNLESS OTHERWISE REQUIRED BY MUNICIPALITY.

11. INSTALL WATER RESISTANT GYPSUM BOARD AT ALL BATHROOMS, CEMENT BOARD AT ALL TUB/SHOWER AREAS, AND 5/8" FIRE RATED TYPE 'X' GYPSUM BOARD AT UTILITY ROOMS AND ATTACHED GARAGE AREAS ADJACENT TO LIVING SPACE AS REQUIRED BY CODE.

12. VINCENT C. GRAZIANO, AIA LLC IS NOT RESPONSIBLE FOR ANY SITE WORK DESIGN OR INSTALLATION INCLUDING, BUT NOT LIMITED TO GRADING, SITE DRAINAGE, SEEPAGE PITS, SEWER/SEPTIC SYSTEMS, LANDSCAPING, UTILITY SERVICES, AND ALL OTHER REQUIRED SITE WORK.

13. CONTRACTOR TO ROUGH GRADE ALL NEW PROJECT AREAS WITH MINIMUM 8" FROM BOTTOM OF NEW WOOD CONSTRUCTION TO NEW GRADE WITH A POSITIVE GRADE PITCHED AWAY FROM THE BUILDING.

14. IF SUBGRADE WATER CONDITIONS ARE EXPOSED DURING EXCAVATION, NOTIFY OWNER AND ARCHITECT. IF REQUIRED, OWNER TO RETAIN PROFESSIONAL SITE ENGINEER TO DESIGN WATER MANAGEMENT SYSTEM ACCORDING TO CONDITION.

15. THE BUILDING SHALL BE SWEPT CLEAN, PROTECTED FROM WEATHER, AND SECURED AT THE END OF EACH WORK DAY.

PLUMBING NOTES

1. ALL PLUMBING WORK SHALL COMPLY WITH THE NATIONAL STANDARD PLUMBING CODE, LATEST ADOPTED EDITION.

2. ALL PLUMBING WORK IS DESIGN/BUILD RESPONSIBILITY OF LICENSED PLUMBING CONTRACTOR. PLUMBER TO DETERMINE IF EXISTING WATER SERVICE AND WATER HEATER IS SUFFICIENT FOR PROPOSED PROJECT SCOPE AND UPGRADE AS REQUIRED.

3. SEISMIC RESTRAINT SHALL BE PROVIDED FOR ALL PIPING, FIXTURES, AND EQUIPMENT AS REQUIRED BY THE STATE BUILDING CODE.

4. PROVIDE CONNECTIONS TO EXISTING WASTE STACK AND WATER LINES AS REQUIRED. VENT ALL FIXTURES AS PER CODE. ALL JOISTS CUT IN FLOOR FOR RUNNING PIPES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CUTTING.

5. EXTEND ALL EXISTING VENTS & PIPING AS REQUIRED BY THE ADDITION & ALTERATIONS.

6. CONTRACTOR SHALL COORDINATE RUNNING PLUMBING COMPONENTS. RE-ROUTE EXISTING PLUMBING AS NECESSARY. VERIFY W/ ARCHITECT PRIOR TO CHANGING OR CUTTING FRAMING. ALL PENETRATIONS THROUGH WALLS, FLOORS, AND CEILINGS SHALL BE SEALED.

MECHANICAL NOTES

1. ALL WORK SHALL COMPLY WITH THE INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FUEL GAS CODE, & ALL OTHER APPLICABLE GOVERNING CODES, LATEST ADOPTED EDITIONS. ALL NEW COMPONENTS SHALL BE COMPATIBLE WITH THE EXISTING SYSTEM.

2. MODIFY EXISTING HVAC SYSTEM AS REQUIRED FOR PROPOSED CONSTRUCTION. COORDINATE WITH OWNER. A LICENSED HVAC SUBCONTRACTOR SHALL DESIGN & SIZE ALL COMPONENTS PER APPLICABLE CODE AND PERFORM THE WORK. ALL INSTALLATIONS TO BE DESIGN/BUILD RESPONSIBILITY OF THE LICENSED HVAC SUBCONTRACTOR. SUBMIT HEATING/COOLING LOAD CALCULATIONS AND PRODUCT CUT SHEETS OF ALL COMPONENTS TO OWNER FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

3. VERIFY LOCATION OF ALL NEW OR RELOCATED COMPONENTS WITH THE OWNER PRIOR TO INSTALLING.

CODE INFORMATION

USE GROUP: R5 (RESIDENTIAL)
CONSTRUCTION TYPE: 5B (UNPROTECTED)

ALL WORK PERFORMED AND ALL MATERIALS SUPPLIED MUST COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND REQUIREMENTS OF THE GOVERNING JURISDICTION AND UTILITY COMPANIES.

THESE INCLUDE THE FOLLOWING WITH APPLICABLE STANDARDS REFERENCED WITHIN:

- 2021 UNIFORM CONSTRUCTION CODE OF THE STATE OF N.J.
- 2021 INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY EDITION
- 2021 INTERNATIONAL BUILDING CODE, NEW JERSEY EDITION
- 2021 NATIONAL STANDARD PLUMBING CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2021 N.J.A.C. 5:23-6 REHABILITATION SUBCODE

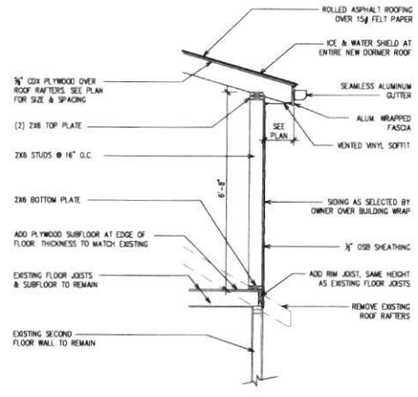
SYMBOLS LEGEND

DISREGARD ANY SYMBOLS NOT APPEARING IN DRAWINGS

- WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WALL — WOOD STUDS 16" O.C. W/ ½" OSB SHEATHING, SIDING, & TRIM AT EXTERIOR WALLS, ½" GYP BD BOTH SIDES AT INTERIOR WALLS
- NEW CMU WALL
- M . S . — MARBLE SADDLE
- A5 — SECTION / ELEVATION
- DRAWING #
- SWITCH
- 3 — MULTI-WAY SWITCH
- DUPLEX OUTLET
- QUAD OUTLET
- GFI — GROUND FAULT INTERCEPT DUPLEX OUTLET
- WP — WATERPROOF DUPLEX OUTLET
- 1/2 — ½ SWITCHED DUPLEX OUTLET
- JUNCTION BOX
- TV — CABLE OUTLET. CONFIRM LOCATION WITH OWNER
- PORCELAIN SOCKET LIGHT FIXTURE
- WALL WASHER LIGHT FIXTURE
- UNDER CABINET MOUNTED LOW-VOLTAGE LIGHT FIXTURE
- RECESSED DOWNLIGHT
- CHANDELIER LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- SD — INTERCONNECTED SMOKE DETECTOR, HARDWIRED W/ BATTERY BACKUP AS SHOWN ON PLANS
- CM — CARBON MONOXIDE ALARM, HARDWIRED W/ BATTERY BACKUP AS SHOWN ON PLANS. CONNECT TO SMOKE DETECTOR SYSTEM.
- TELEPHONE/DATA JACK. CONFIRM LOCATION WITH OWNER
- FLOOD LIGHT W/ MOTION DETECTOR
- FROST PROOF HOSE BIBB. PROVIDE INTERIOR SHUT OFF VALVE & DRAIN
- SURFACE MOUNTED INCANDESCENT FIXTURE
- WALL SCONCE
- EXHAUST FAN. VENT TO EXTERIOR.
- FLOOR MOUNTED DUPLEX OUTLET. VERIFY LOCATION WITH OWNER
- FLOOR DRAIN
- SURFACE MOUNTED CEILING FAN WITH LIGHT
- 4'-0" LONG 2 BULB FLUORESCENT LIGHT FIXTURE

BUILDING INFORMATION

NUMBER OF STORIES:	2½
BUILDING HEIGHT:	31'-4"
LARGEST FLOOR AREA:	1ST FL. - 949 S.F.
NEW BUILDING AREA:	0 S.F.
NEW BUILDING VOLUME:	ATTIC - 1222 C.F. TOTAL VOLUME - 1222 C.F.
TOTAL LAND DISTURBED:	0 S.F. NOT INCLUDING SITE WORK BY OTHERS



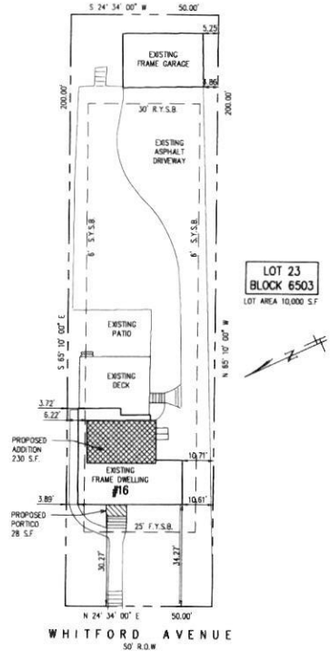
① WALL SECTION

SCALE: ½" = 1'-0"

ZONING SCHEDULE

R-1 ZONE

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
LOT AREA	5,000 SF	10,000 SF	N/C	NO
LOT WIDTH	50'	50.00'	N/C	NO
LOT DEPTH	100'	200.00'	N/C	NO
FRONT YARD	25'	34.27'	30.27'	NO
REAR YARD	30'	133.56'	137.63'	NO
SIDE YARD	6'	3.72', 10.61'	6.22', N/C	NO
HEIGHT	2½ ST 30'	2 ST. 31.33'	2½ ST 31.33'	NO-PE
MAX. LOT COVERAGE	35% 3500 SF	14.51% 1451 SF	14.79% 1479 SF	NO
TOTAL IMPERVIOUS SURFACE COVERAGE	70% 7000 SF	49.47% 4947 SF	N/C	NO



SITE PLAN

SCALE: 1" = 20'-0"
SITE INFORMATION TAKEN FROM SURVEY PREPARED BY GEORGE J. ANDERSON LLC, GEORGE ANDERSEN, P.L.S. NJ LIC #36706 DATED 10-18-2018

12-17-2025 FOR BIDS & PERMITS

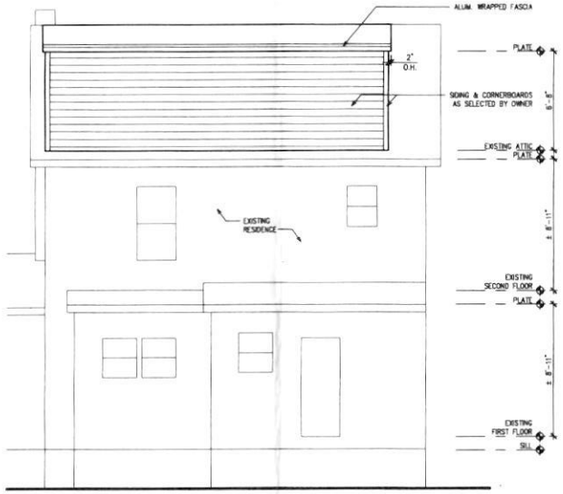
Proposed Addition & Alteration
LaCorte Residence
16 Whitford Ave - Nutley NJ
Lot 23 - Block 6503

ARCHITECT
Vincent C. Graziano, AIA LLC
P.O. BOX #186
PARAMUS, NJ 07653
201-842-4633
www.vincentgraziano.com

NOT VALID FOR CONSTRUCTION UNLESS SIGNED & SEALED BY VINCENT C. GRAZIANO, AIA N.J.R.A. # 21630 - P.E.E. # 33GE05 - P.E.E. # 40011

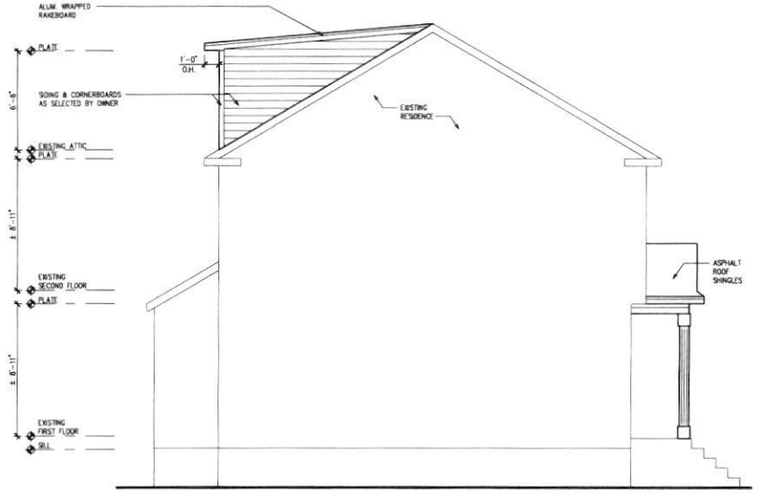
SITE PLAN, NOTES, WALL SECTION

A1



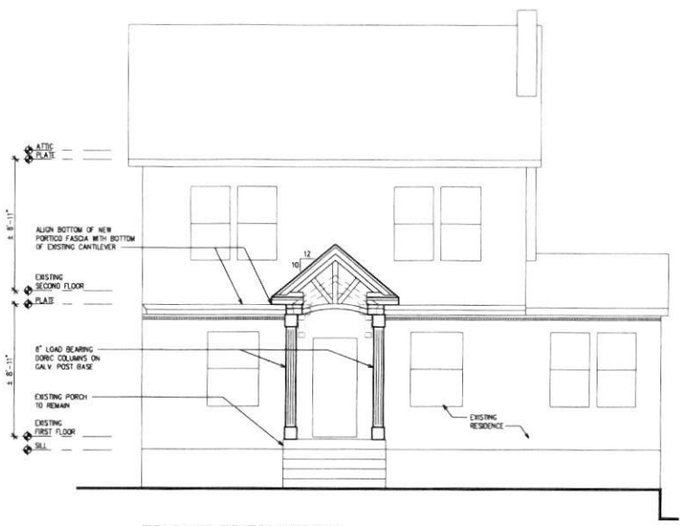
REAR ELEVATION

SCALE: ¼" = 1'-0"



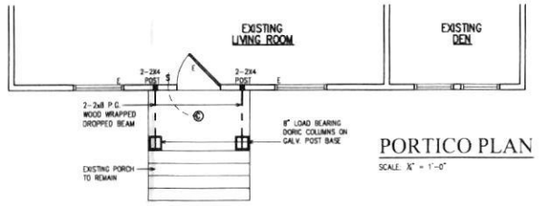
SIDE ELEVATION

SCALE: ¼" = 1'-0"



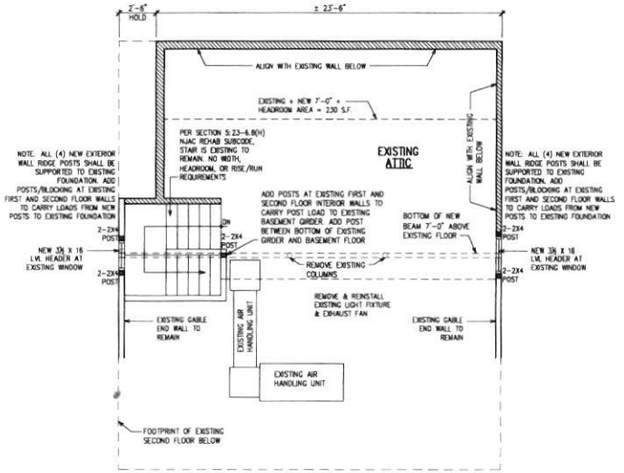
FRONT ELEVATION

SCALE: ¼" = 1'-0"



PORTICO PLAN

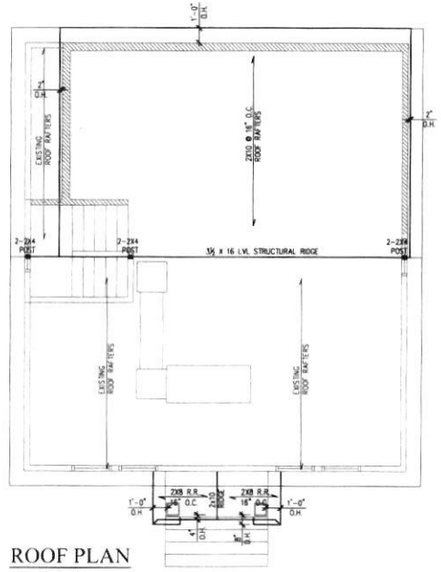
SCALE: ¼" = 1'-0"



ATTIC PLAN

SCALE: ¼" = 1'-0"

NOTE: EXISTING SECOND FLOOR AREA = 754 S.F.
MAX 25% FLOOR AREA = 754 X .33 = 248 S.F.
PROPOSED AREA W/ 84"+ HEADROOM = 230 S.F.



ROOF PLAN

SCALE: ¼" = 1'-0"

12-17-2025 FOR BOS & PERMITS

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Lot 23 - Block 6503

ARCHITECT

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NOT AN OFFER, CONSTRUCTION, OR BID
SIGNED & SEALED BY VINCENT C. GRAZIANO, AIA
N.J.R.C. # 16343 - NY.R.C. # 035858 - P.A.R.C. # 16911

FLOOR PLANS, ROOF PLAN, ELEVAIONS

A2