



CODE ENFORCEMENT DEPT.

THOMAS J. EVANS
Director of Revenue and Finance

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

DAVID BERRY
Construction Official
Zoning Official

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

April 9, 2026

Eva and Ricardo Reillo
395 Walnut Street
Nutley, NJ 07110

**Re: Addition/Alteration
395 Walnut Street
Block/Lot: 1704/20**

Dear Mr. and Mrs. Reillo,

Your request for a permit at the above referenced address, to install new additions to the front and rear of the existing dwelling, having a three (3') foot or less side yard setback on the right side, as shown on the property survey prepared by Manno Surveying, Inc. dated January 19, 2026 and plans prepared by Architect Javier Fuentes dated July 31, 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 B (8) of the Codes of Nutley states the required minimum side, front and rear yard dimensions for the alteration of or addition to a one-family or two-family dwelling, provided that the same do not increase the existing lot coverage and/or footprint of existing building outline, shall not apply to the extent that said side, front, and rear yard dimensions (meet or exceed the requirements for side, front and rear yards set forth in the Schedule of Regulations, prior to July 25, 1987) shall be no less than 80% of the required minimum set forth in the Schedule of Regulations.

The addition on the second floor at the front and rear are not increasing the footprint. The required side yard setback in an R-1 zone is six (6') feet: 80% is 4.8 ft. The proposed side yard is three (3') feet or less.

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, jllebold@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
Zoning Official

DB/jl



TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-26-0008

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: 4/9/26

Section I: SUBJECT PROPERTY

Address: 395 Walnut Street

Block: 1704 Lot: 20 Zone: R-1

	District Requirements	Proposed
Lot Area	<u>5,000 sq ft.</u>	<u>3,750 SF</u>
Lot Width	<u>50' sq ft.</u>	<u>37.50 FT</u>
Lot Depth	<u>100' sq ft.</u>	<u>100 FT</u>
Front Yard	<u>25'</u>	<u>26.69 FT</u>
Side Yard	<u>0'</u>	<u>4.65 FT (one side) 1.93 FT (other side)</u>
Rear Yard	<u>30'</u>	<u>+/- 28 FT</u>
Other	<u>0'</u>	<u>N/A</u>

Section II: APPLICANT INFORMATION

Name: Eva Reillo

Address: 395 Walnut Street

Nutley, NJ 07110

Telephone: 973-525-0051

Email Address: avilaeva84@gmail.com

Applicant is a:

Corporation Partnership LLC 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: N/A _____

Address: _____

Interest: _____

Name: N/A _____

Address: _____

Interest: _____

Name: N/A _____

Address: _____

Interest: _____

Section IV: PROPERTY INFORMATION

	Existing	Proposed
Total existing and total proposed dwelling units	<u>1</u>	<u>1</u>
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: N/A

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 or topographic conditions).

X The property is an undersized lot with limited width and overall size, which restricts the buildable area and makes it difficult to meet current zoning requirements.

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 The home was built prior to current zoning regulations and sits on a non-conforming lot. These existing conditions limit our ability to make reasonable improvements while fully complying with current zoning requirements.

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

X Without the variance, we would not be able to make necessary improvements to support our family's needs. We have two young children, and the current home does not provide adequate space or functionality for our growing family.

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 The proposed improvements will not negatively impact the neighborhood. The project is consistent with surrounding homes and will maintain the character of the area without affecting nearby properties.



Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 1704-20
395 WALNUT STREET CO.
395 WALNUT STREET

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

Block-Lot: 1703-20

CIOFFI, JOSEPH M. & ROSE
151 NORTH RD
NUTLEY, NJ 07110
RE: 151 NORTH ROAD

Block-Lot: 1703-21

DEWALD, JOSHUA M. & NICOLE S.
147 NORTH RD
NUTLEY, NJ 07110
RE: 147 NORTH ROAD

Block-Lot: 1601-12

LIPKANSKY, VITALY & MARIA
408 WALNUT ST
NUTLEY, NJ 07110
RE: 408 WALNUT STREET

Block-Lot: 1704-12

KABAKI, GARY A & KOSKY, JESSICA L
154 NORTH RD
NUTLEY, NJ 07110
RE: 154 NORTH ROAD

Block-Lot: 1704-17

BRUCATO, DEBBIE
405 WALNUT ST
NUTLEY, NJ 07110
RE: 405 WALNUT STREET

Block-Lot: 1704-13

NATALE, LOUIS M. & LINDA A.
158 NORTH RD
NUTLEY, NJ 07110
RE: 158 NORTH ROAD

Block-Lot: 1704-10

DESORDI, ANTHONY E & GONZALEZ, GINA
146 N RD BE
NUTLEY NJ 07110
RE: 146 NORTH ROAD

Block-Lot: 1601-18

ELAGMI, EMAD & SANCHEZ, JOANNE
481 WASHINGTON AVE
NUTLEY, NJ 07110
RE: 481 WASHINGTON AVENUE

Block-Lot: 1601-6

HOO, RICHARD & LYNN
388 WALNUT ST
NUTLEY, NJ 07110
RE: 388 WALNUT STREET

Block-Lot: 1704-24

IANNELLI, ANGELICA & VIRILI, VITTORIO
371 WALNUT ST
NUTLEY, NJ 07110
RE: 371 WALNUT STREET

Block-Lot: 1704-26

STOPPIELLO, NICHOLAS & LORENA
367 WALNUT ST
NUTLEY, NJ 07110
RE: 367 WALNUT STREET

Block-Lot: 1601-4

HEYDEN, LYNN T. & LISA C.
380 WALNUT ST
NUTLEY, NJ 07110
RE: 380 WALNUT STREET

Block-Lot: 1704-14

FLAHERTY, MATTHEW & SHERYL
162 NORTH ROAD
NUTLEY, NJ 07110
RE: 162 NORTH ROAD

Block-Lot: 1703-19

MC CLEAN, BRIAN & MARY GANNON-
155 NORTH RD
NUTLEY, NJ 07110
RE: 155 NORTH ROAD

Block-Lot: 1704-15

CASALE, PHILIP & PHYLLIS
411 WALNUT ST
NUTLEY, NJ 07110
RE: 411 WALNUT STREET

Block-Lot: 1704-16

FENUI, PAUL & MARY C.
409 WALNUT ST
NUTLEY, NJ 07110
RE: 409 WALNUT STREET

Block-Lot: 1703-22

PAPASTRAT, JOHN H & FORSELL, INGELA
145 NORTH ROAD
NUTLEY, NJ 07110
RE: 145 NORTH ROAD

Block-Lot: 1601-13

HOLMES, JAMES & TRICIA
11 ROOSEVELT ST
NUTLEY, NJ 07110
RE: 11 ROOSEVELT STREET

Block-Lot: 1704-11

GRIESBACK, THOMAS F. & ROSEMARY
150 NORTH RD
NUTLEY, NJ 07110
RE: 150 NORTH ROAD

Block-Lot: 1601-11

SHEERAN, PATRICK & ANDREA
404 WALNUT ST
NUTLEY, NJ 07110
RE: 404 WALNUT STREET

Block-Lot: 1704-18

DONOHUE, HELEN (LIFE EST) ETALS
401 WALNUT ST
NUTLEY, NJ 07110
RE: 401 WALNUT STREET

Block-Lot: 1703-23

RUDDER, ELIZABETH A.
141 NORTH RD
NUTLEY, NJ 07110
RE: 141 NORTH ROAD

Block-Lot: 1704-19

REYNOSA, HERBERT M. & CHIARA D.
399 WALNUT ST
NUTLEY, NJ 07110
RE: 399 WALNUT STREET

Block-Lot: 1703-24

SIB 13 LLC
139 NORTH RD
NUTLEY, NJ 07110
RE: 139 NORTH ROAD

Block-Lot: 1601-10

TRAVAGLINO, GIOVANNA
400 WALNUT ST
NUTLEY, NJ 07110
RE: 400 WALNUT STREET

Block-Lot: 1704-9

MANFREDI, ROBERT & MARY ANN
144 NORTH RD
NUTLEY, NJ 07110
RE: 144 NORTH ROAD

Block-Lot: 1601-15

STERNE, JAMES & LINDSAY
493 WASHINGTON AVE
NUTLEY, NJ 07110
RE: 493 WASHINGTON AVENUE

Block-Lot: 1601-9

LAWLOR, JEANNE
398 WALNUT STREET
NUTLEY, NJ 07110
RE: 398 WALNUT STREET

Block-Lot: 1704-8

CRUMRINE, MATTHEW & KRISTA
140 NORTH RD
NUTLEY, NJ 07110
RE: 140 NORTH ROAD

Block-Lot: 1704-21

GUGGER, SUSAN
393 WALNUT STREET
NUTLEY, NJ 07110
RE: 393 WALNUT STREET

Block-Lot: 1601-8

GWINNER, BRIAN J. & TARYN C.
394 WALNUT ST
NUTLEY, NJ 07110
RE: 394 WALNUT STREET

Block-Lot: 1601-16

WASKO, KRZYSZTOF & RUDZEWICZ, ALINA
489 WASHINGTON AVE
NUTLEY, NJ 07110
RE: 489 WASHINGTON AVENUE

Block-Lot: 1703-25

DESILVA, ERIC T. & KATHRYN ABUAN
133 NORTH RD
NUTLEY, NJ 07110
RE: 133 NORTH ROAD

Block-Lot: 1704-7

COSTANZO, PHILIP C. & CAROL
136 NORTH RD
NUTLEY, NJ 07110
RE: 136 NORTH ROAD

Block-Lot: 1704-22

DEMBOWSKI, PATRICIA B.
389 WALNUT ST
NUTLEY, NJ 07110
RE: 389 WALNUT STREET

Block-Lot: 1601-7

PECORARO, PAUL D. & CAROLYN
392 WALNUT ST
NUTLEY, NJ 07110
RE: 392 WALNUT STREET

Block-Lot: 1601-17

CALLAGHAN, JAMES T. & MAUREEN E.
485 WASHINGTON AVE
NUTLEY, NJ 07110
RE: 485 WASHINGTON AVENUE

Block-Lot: 1704-6

BAUERLEIN, SHIRLEY
134 NORTH RD
NUTLEY, NJ 07110
RE: 134 NORTH ROAD

Block-Lot: 1704-23

SANDBERG, STEVEN & WEBBER, KATHLEEN
387 WALNUT ST
NUTLEY, NJ 07110
RE: 387 WALNUT STREET

Block-Lot: 1704-5

ZOLNOWSKI, ANDREW & DIABELEN P
130 NORTH ROAD
NUTLEY, NJ 07110
RE: 130 NORTH ROAD

Block-Lot: 1704-4

BOWES, RAYMOND & KERRY POWELL BOWES
126 NORTH RD
NUTLEY, NJ 07110
RE: 126 NORTH ROAD

Block-Lot: 1704-25

YAGER, STEPHEN & DONOVAN, MEGHAN K
369 WALNUT ST
NUTLEY, NJ 07110
RE: 369 WALNUT STREET

Block-Lot: 1601-5

SAMANO, JEAN
384 WALNUT ST
NUTLEY, NJ 07110
RE: 384 WALNUT STREET

Block-Lot: 1601-19

HIRSCH, BARBARA
477 WASHINGTON AVE
NUTLEY, NJ 07110
RE: 477 WASHINGTON 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

ADDITION & ALTERATION TO 395 WALNUT ST NUTLEY NJ



Compliance Certificate

Project Information

Project Title:	Eva & Ricardo Reillo
Energy Code:	2021 IECC
Location:	Nutley, New Jersey
Construction Type:	Single Family
Project Type:	Addition
Project Sub-Type:	None
Climate Area:	10%
Climate Zone:	4a (1486 HDD)
Project No.:	1780338
All Electric:	false
Is Renewable:	false
Has Battery:	false
Has Charger:	false
Has Heat Pump:	false

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor/F-Factor	Req. U-Factor/F-Factor	Prop. UA	Req. UA
Roof Spray Foam R-49: Flat Ceiling or Scissor Truss	1085	49.0	0.8	0.025	0.024	27	26
Rear Wall: Wood Frame, 16" o.c.	222	35.0	1.2	0.042	0.045	8	9
Window: Vinyl Frame SHGC: 0.3	14			0.300	0.300	4	4
Window 1: Vinyl Frame SHGC: 0.3	6			0.300	0.300	2	2
Side Wall - Rear Addition: Wood Frame, 16" o.c.	140	35.0	1.2	0.042	0.045	5	6
Window 2: Vinyl Frame SHGC: 0.3	15			0.300	0.300	5	5
Side Wall 1: Rear Addition: Wood Frame, 16" o.c.	140	35.0	1.2	0.042	0.045	5	6
Window 2: Vinyl Frame SHGC: 0.3	15			0.300	0.300	5	5
Side Wall 1 - Front Dormer: Wood Frame, 16" o.c.	18	35.0	0.4	0.044	0.045	1	1
Side Wall 2 - Front Dormer: Wood Frame, 16" o.c.	18	35.0	1.2	0.042	0.045	1	1
Front Dormer: Wood Frame, 16" o.c.	218	35.0	0.4	0.044	0.045	9	9
Window 3: Vinyl Frame SHGC: 0.3	11			0.300	0.300	3	3
Window 4: Vinyl Frame SHGC: 0.3	11			0.300	0.300	3	3

Compliance: Passes using UA trade-off							
Compliance: 2.5% Better Than Code	Max UA: 80	Your UA: 78	Max SHGC: 0.40	Your SHGC: 0.30			

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Compliance Statement

The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2021 IECC requirements in REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Restrictions on modifications to nonconforming uses.

- No nonconforming use nor structure nor any lawful use on a nonconforming lot shall be enlarged, extended, reconstructed or structurally altered, except that such structure or use may be structurally altered to correct an unsafe condition. A nonconforming structure or a lawful structure on a nonconforming lot may be restored or repaired in the event of partial destruction thereof.
- Notwithstanding other sections of this article, a nonconforming structure or a structure on a nonconforming lot may be enlarged except as to height, provided that:
 - Such structure does not contain a nonconforming use.
 - The enlargement will not increase the nonconformity of the nonconforming features.
 - The enlargement will not violate any other provisions of this chapter.

PROJECT DESCRIPTION:

BLOCK: 1704
LOT: 20

THIS PROJECT INVOLVES AN ADDITION TO THE SECOND FLOOR TO CREATE A NEW MASTER SUITE OVER THE EXISTING FOOTPRINT OF THE HOUSE. THE 1ST FLOOR & 2ND FLOOR WILL BE ALTERED FOR A NEW PROPOSED LAYOUT + MISC RENOVATION.

CONSTRUCTION CLASSIFICATION

VB

CODES

NJ 2021 NATIONAL STANDARD PLUMBING CODE
NJ 2020 NATIONAL ELECTRICAL CODE (NFPA 70)
NJ 2021 INTERNATIONAL ENERGY CONSERVATION CODE
NJ 2021 INTERNATIONAL MECHANICAL CODE
NJ 2021 INTERNATIONAL RESIDENTIAL CODE
NJ 2021 INTERNATIONAL FUEL GAS CODE
NJUCC, SUBCHAPTER 6

NJUCC NOTES:

ALL WORK IN THE EXISTING HOUSE SHALL CONFORM WITH NJUCC REHABILITATION SUB CODE 5.23-6.32 ADDITIONS.

(A) ANY ADDITION TO A BLDG. SHALL COMPLY W/ THE REQUIREMENTS OF UCC APPLICABLE TO NEW CONSTRUCTION

1. ANY REPAIR, RENOVATION, ALTERATION OR RECONSTRUCTION WORK UNDERTAKEN WITHIN AN EXISTING BLDG. IN CONNECTION W/ AN ADDITION SHALL COMPLY W/ THE REQUIREMENTS OF THIS SUBCHAPTER.

(B) NO ADDITION SHALL CREATE OR EXTEND ANY NON CONFORMANCE IN THE EXISTING BLDG TO WHICH THE ADDITION IS CONSTRUCTED WITH REGARD TO STRUCTURAL STRENGTH, EGRESS CAPACITY, CAPACITY OF MECHANICAL, PLUMBING, ELECTRICAL OR FIRE PROTECTION SYSTEM PROVISIONS OF BASIC REQUIREMENTS OF THIS SUBCODE.

(C) NO ADDITION SHALL INCREASE THE HEIGHT OF AN EXISTING BUILDING BEYOND THAT PERMITTED UNDER THE APPLICABLE PROVISIONS OF THE BUILDING SUBCODE FOR A NEW BUILDING OF THE SAME GROUP. (PLAN REVIEW-BUILDING, FIRE INSPECTION-BUILDING)

(F) WHENEVER AN ADDITION IS MADE TO A DWELLING OF GROUP R-3 OR R-5, SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

2. IF THE CUMULATIVE AREA OF ALL FLOORS OF THE ADDITION(S) IS FIVE PERCENT OR MORE, BUT LESS THAN 25% OF THE LARGEST FLOOR...SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED AS PER 1-2 FAMILY DWELLING SUBCODE.

(H) STRUCTURAL LOADS:

1. AN ADDITION SHALL NOT IMPROVE NEW LOADS SUBJECT WOULD CAUSE THE EXISTING BUILDING SUBJECT TO STRESS EXCEEDING THOSE PERMITTED BY THE BUILDING SUBCODE.

2. AN ADDITION SHALL NOT INCREASE THE FORCES IN ANY STRUCTURAL ELEMENT OF THE EXISTING BUILDING OR STRUCTURE BY MORE THAN 5%, UNLESS THE INCREASED FORCES ON THE ELEMENT ARE STILL IN COMPLIANCE WITH THE BUILDING SUBCODE FOR NEW STRUCTURES.

3. AN ADDITION SHALL NOT DECREASE THE STRENGTH OF ANY STRUCTURAL ELEMENT OF THE EXISTING BUILDING OR STRUCTURE UNLESS THE ELEMENT STILL EXCEEDS THE STRENGTH REQUIRED BY THE BUILDING SUBCODE FOR NEW STRUCTURES. (BUILDING)

GENERAL NOTES:

1. COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.

2. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.

3. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE OWNER FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.

4. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO OWNER FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.

5. COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES.

6. COORDINATE WITH OWNER ANY WORK NOTED "BY OTHERS" OR "NIC." INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION

7. MAINTAIN FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.

8. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.

9. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION.

10. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT WITH THE OWNER.

11. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR." ALLOW FOR THICKNESS OF FINISHES.

12. COORDINATE AND PROVIDE BLOCKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.

13. COORDINATE LOCATION OF ACCESS PANELS WITH CONSTRUCTION. PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION.

14. UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4 INCH, UNLESS OTHERWISE NOTED.

15. PROVIDE 1/2" CEMENT BOARD AT ALL SHOWER AND TUB ENCLOSURES

16. PROVIDE 'GREEN BOARD' IN ALL WET AREAS (IE. KITCHEN SINK AREA, BATHROOMS, ETC.)

17. TYPICAL INTERIOR PARTITION WALL TO BE ONE LAYER OF 1/2" GYP. BOARD, EACH SIDE, ON 2X4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.

18. TYPICAL EXTERIOR PARTITION TO BE 2X6 STUDS @ 16" O.C. WITH ONE LAYER OF 1/2" GYP. BOARD ON THE INTERIOR.

19. CONFIRM W/ OWNER IF ALL INTERIOR WALLS & CEILINGS TO HAVE SOUND ATTENUATION BATT

LIFE SAFETY DEVICES NOTES:

SMOKE DETECTORS MUST BE INSTALLED ON EVERY LEVEL OF THE HOUSE INCLUDING THE BASEMENT, BUT EXCLUDING CRAWL SPACES OR UNFINISHED ATTICS.

SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS MUST BE INSTALLED IN THE HALLWAY WITHIN 10' OF ALL BEDROOMS.

ALL DEVICES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE NJUCC, THE NJUFC, AND SATISFY THE REQUIREMENTS OF THE LOCAL FIRE OFFICIAL.

DEVICES HAVE BEEN INDICATED ON THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR HOWEVER, TO CONFIRM THAT THESE LOCATIONS WILL BE SATISFACTORY TO THE LOCAL OFFICIAL, AND TO PROVIDE ADDITIONAL DEVICES OR LOCATE THE DEVICES IN ALTERNATE LOCATIONS, AS REQUESTED BY THE LOCAL OFFICIAL.

SMOKE DETECTORS IN THE BASEMENT SHOULD BE PLACED IN THE CEILING AT THE BOTTOM OF THE BASEMENT STAIRS.
SMOKE DETECTORS ON THE FIRST FLOOR SHOULD BE PLACED ON THE CEILING ABOVE THE FIRST STEP GOING UP TO THE SECOND FLOOR.

EVERY BEDROOM SHALL HAVE A SMOKE DETECTOR, INSTALLED WITHIN 2' OF THE DOOR, ON THE CEILING.

SMOKE DETECTORS SHALL BE HARDWIRED IN COMPLIANCE WITH NJAC 5:70 SECTION 104.1, AND SHALL BE INTER-CONNECTED WITH BATTERY BACKUP.

CARBON MONOXIDE DETECTORS CAN BE PLUG-IN, BATTERY POWERED, OR HARDWIRED, BUT CANNOT BE PLACED IN ELECTRICAL OUTLETS THAT CAN BE TURNED OFF BY A SWITCH, OR THAT ARE LOCATED AGAINST FLOOR MOLDING.

DO NOT INSTALL SMOKE DETECTORS IN KITCHENS, BATHROOMS, NEAR FORCED AIR DUCTS OR FURNACES, IN THE "DEAD AIR" SPACE WHERE THE CEILING MEETS THE WALL, CLOSE TO CEILING FANS, IN CRAWL SPACE, OR IN ATTICS.

PROVIDE SMOKE DETECTOR WITHIN 3FT OF BATHROOM DOORS

A FIRE EXTINGUISHER SHOULD BE INSTALLED WITHIN 10' OF THE KITCHEN AREA, LOCATED WITH THE TOP OF THE EXTINGUISHER NO MORE THAN FIVE FEET ABOVE THE FLOOR. THE EXTINGUISHER NEEDS TO BE LISTED, LABELED, CHARGED, AND OPERABLE. IT SHOULD BE OF AN ABC TYPE APPROPRIATE FOR RESIDENTIAL USE (MIN. 2-1/2 LB AND MAX. 10 LB)

BLDG CODES & INFORMATION

CODES	NJ 2021 NATIONAL STANDARD PLUMBING CODE NJ 2020 NATIONAL ELECTRICAL CODE (NFPA 70) NJ 2021 INTERNATIONAL ENERGY CONSERVATION CODE NJ 2021 INTERNATIONAL MECHANICAL CODE NJ 2021 INTERNATIONAL RESIDENTIAL CODE NJ 2021 INTERNATIONAL FUEL GAS CODE NJUCC, SUBCHAPTER 6	
BUILDING SQUARE FOOTAGE ADDITION (SQFT)	2ND STORY ADDITION REAR ADDITION + DORMER ADDITIONS = 390 SF	NO INCREASE TO FOOTPRINT
BUILDING VOLUME (CUFT)	2ND STORY ADDITION	6,204.64 CUFT
USE GROUP	R-5	
CONSTRUCTION CLASSIFICATION	VB	

DRAWING LIST

SHEET NUMBER	SHEET NAME
A100	TITLE SHEET
A101	DEMOLITION PLANS
A102	EXISTING ELEVATIONS & 3D
A200	PROPOSED PLANS
A201	ROOF PLAN, FRAMING & DETAILS
A300	PROPOSED ELEVATIONS
A301	PROPOSED ELEVATIONS
A400	SECTIONS
A401	SECTIONS
A500	PLUMBING DIAGRAMS, ELECTRICAL & ENERGY CODE ANALYSIS



DRAWING SYMBOLS:

DRAWING TAGS	WALL TYPES
A-100	EXISTING WALL
1-A-1	DEMO
1-A-1	INTERIOR BEARING WALL
	NEW WOOD STUD WALL
	NEW CMU WALL

UNIFORMLY DISTRIBUTED LIVE LOADS

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot) AS PROVIDED IN TABLE 301.5 OF INTERNATIONAL RESIDENTIAL CODE NEW JERSEY EDITION 2021

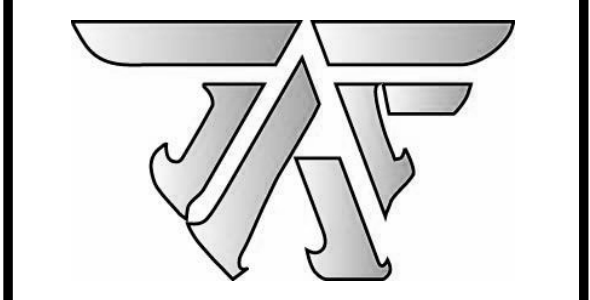
USE	LIVE LOAD
UNINHABITABLE ATTICS W/O STORAGE	10 PSF
UNINHABITABLE ATTICS W/ LIMITED STORAGE	20 PSF
HABITABLE ATTICS AND ATTIC SERVED W/ FIXED STAIRS	30 PSF
DECKS	40 PSF
EXTERIOR BALCONIES	60 PSF
FIRE ESCAPES	40 PSF
GUARD RAILS AND HANDRAILS	200 PSF
GUARD IN-FILL COMPONENTS	50 PSF
PASSENGER VEHICLE GARAGES	50 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF
SLEEPING ROOMS	30 PSF
STAIRS	40 PSF

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ISSUE FOR SD:
ISSUE FOR DD:
ISSUE FOR PLANNING BD:
ISSUE FOR PERMIT:
ISSUE FOR CONSTRUCTION:

NOTES:



Javier Fuentes Architecture
422 Woodland Avenue
Roselle Park, N.J. 07204
T. 908-220-3504
E. jfuentesarch@gmail.com
W. www.jfuentesarch.com

PROJECT

ADDITION TO 395 WALNUT STREET

OWNER

EVA & RICARDO REILLO

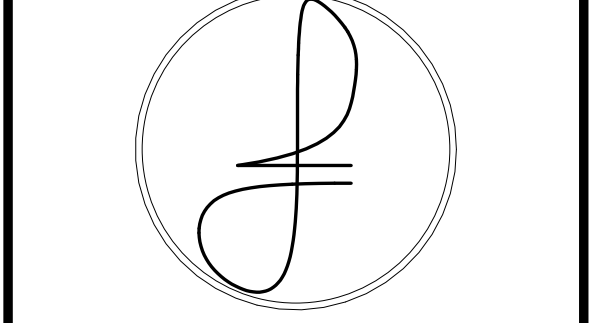
LOCATION

395 WALNUT STREET
NUTLEY NJ

DRAWING

TITLE SHEET

JAVIER E. FUENTES, R.A.
NJ : 21A102145600 PA : RA409168
NY : 044031



DATE JULY 31ST 2025

BY JF PROJECT # 202527

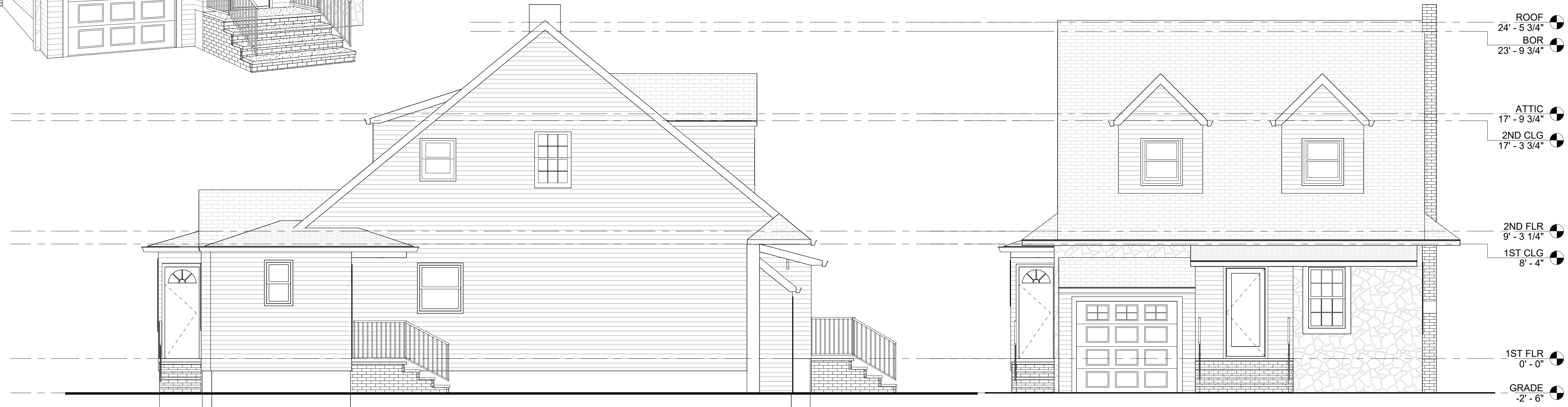
DRAWING #
A100 1 OF 10

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2 LEFT SIDE ELEVATION - EXISTING
 1/4" = 1'-0"

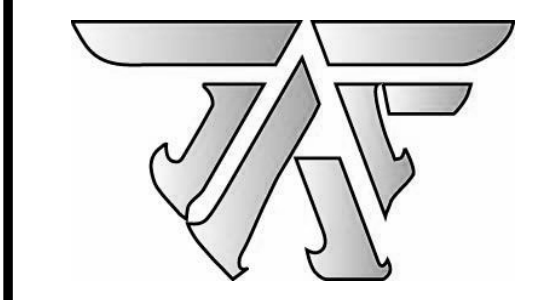
1 FRONT ELEVATION - EXISTING
 1/4" = 1'-0"



4 RIGHT SIDE ELEVATION - EXISTING
 1/4" = 1'-0"

3 REAR ELEVATION - EXISTING
 1/4" = 1'-0"

Arias Home



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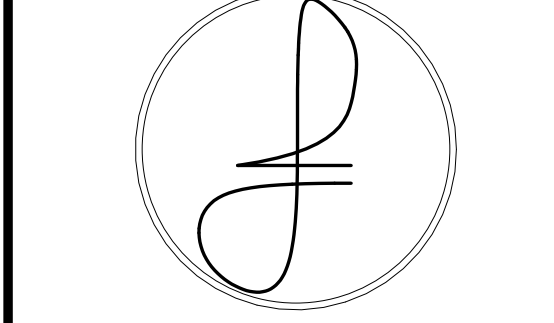
PROJECT
 ADDITION TO 395 WALNUT STREET

OWNER
 EVA & RICARDO REILLO

LOCATION
 395 WALNUT STREET
 NUTLEY NJ

DRAWING
 EXISTING ELEVATIONS

JAVIER E. FUENTES, R.A.
 NJ : 21A102145600 PA : RA409168
 NY : 044031



DATE JULY 31ST 2025

BY JF PROJECT # 202527

DRAWING #
A102 3 OF 10

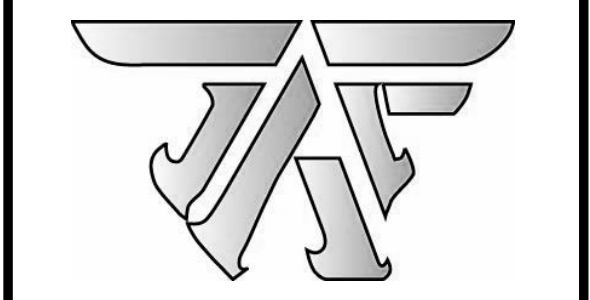
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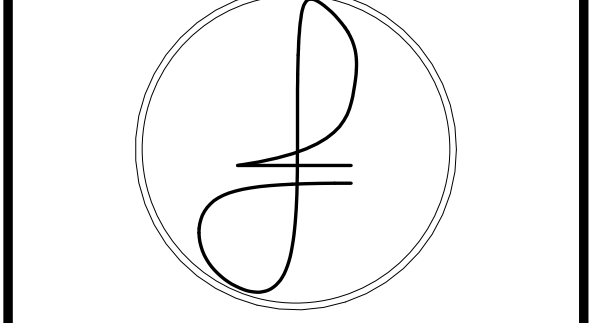
PROJECT
ADDITION TO 395 WALNUT STREET

OWNER
EVA & RICARDO REILLO

LOCATION
395 WALNUT STREET
NUTLEY NJ

DRAWING
ROOF PLAN, FRAMING & DETAILS

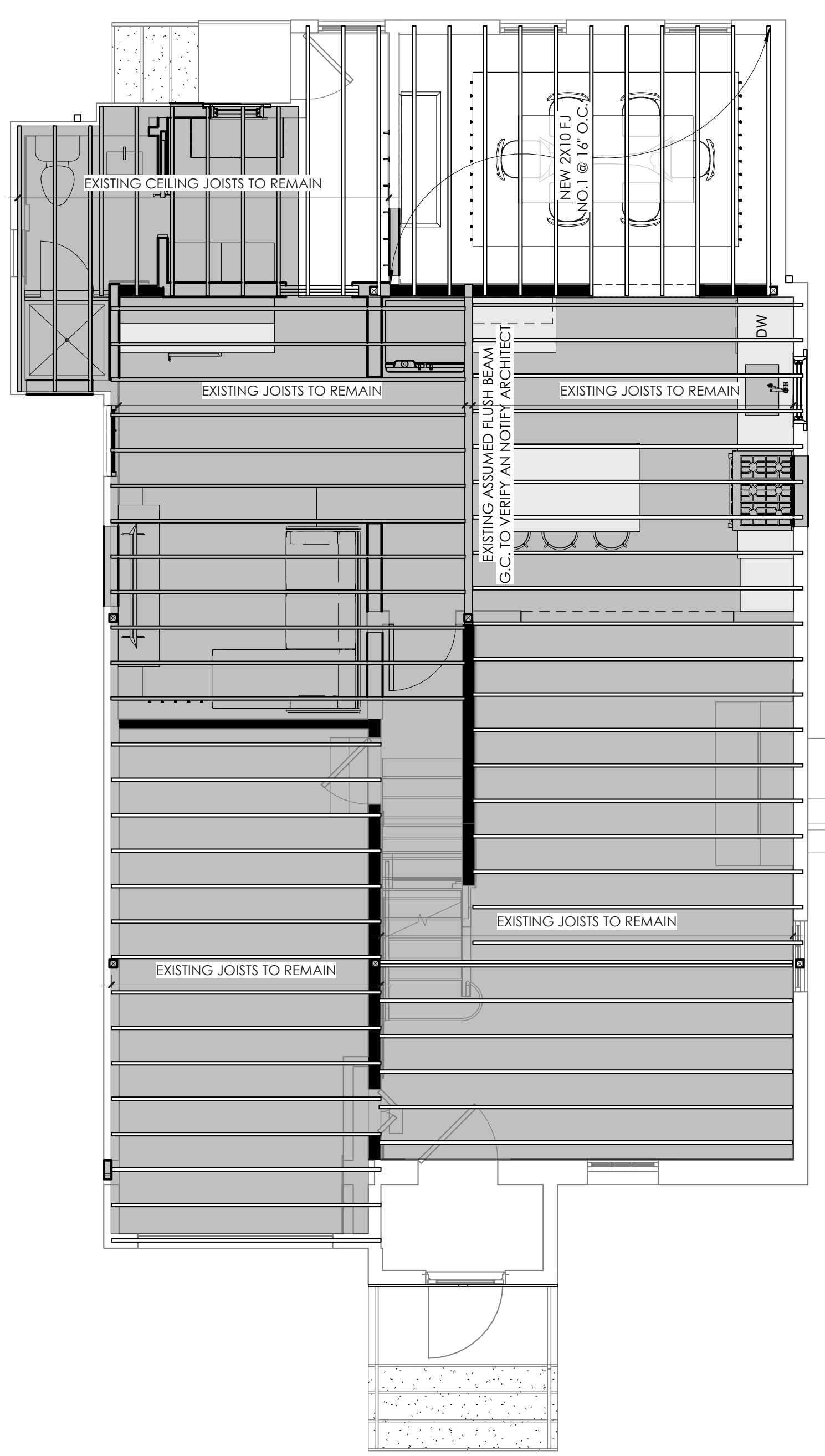
JAVIER E. FUENTES, R.A.
NJ : 21A102145600 PA : RA409168
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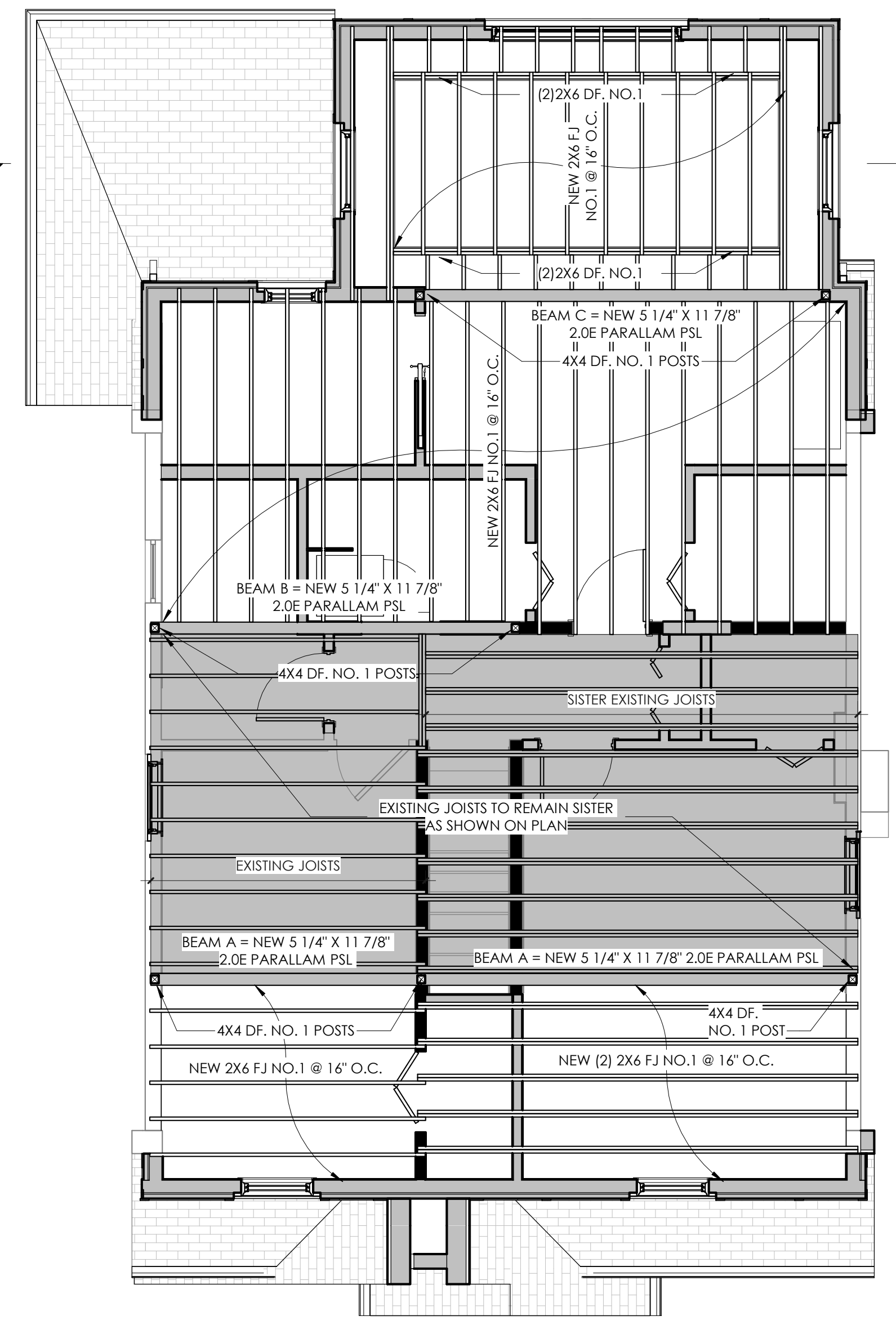
DATE JULY 31ST 2025

BY JF PROJECT # 202527

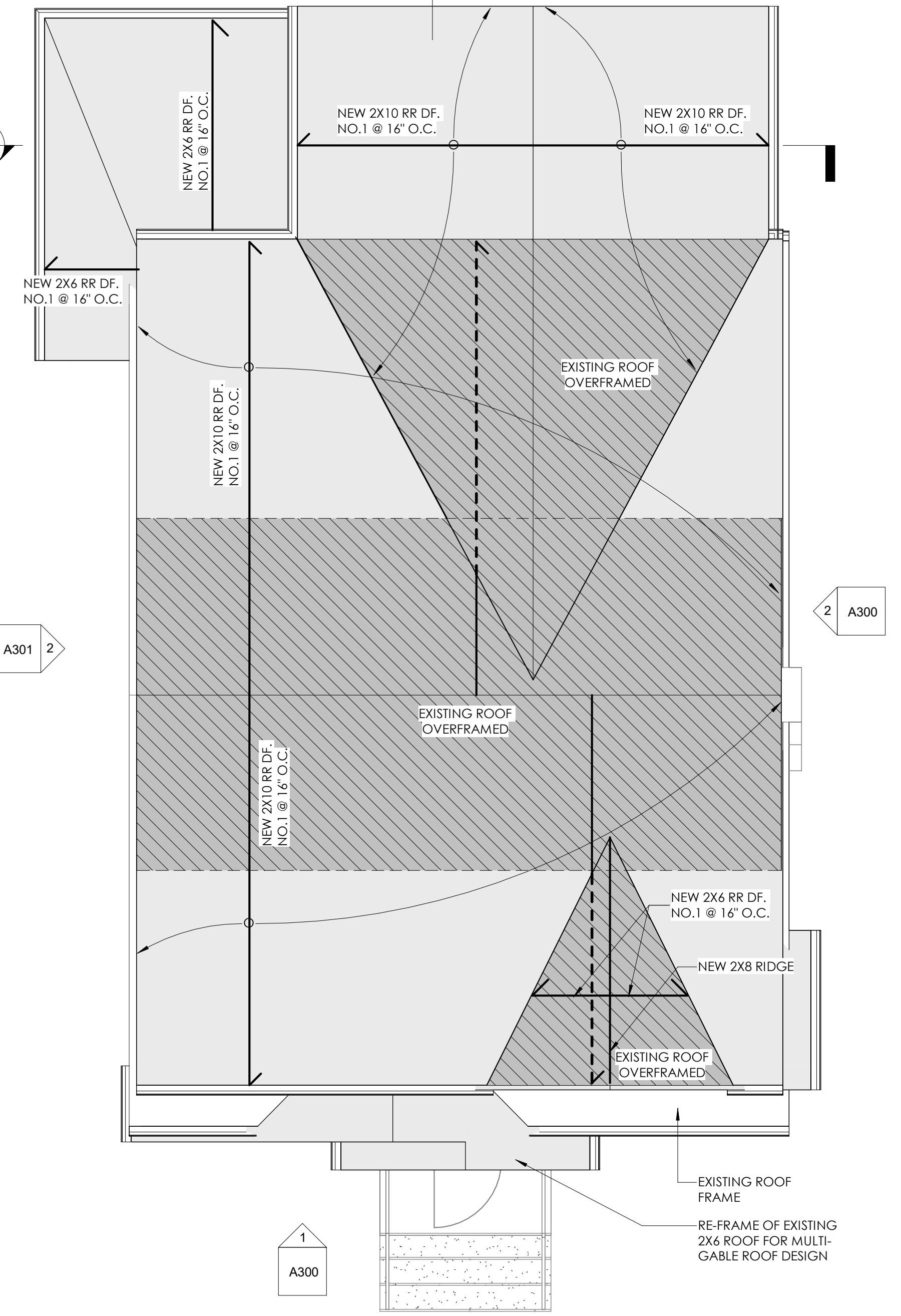
DRAWING #
A201 5 OF 10



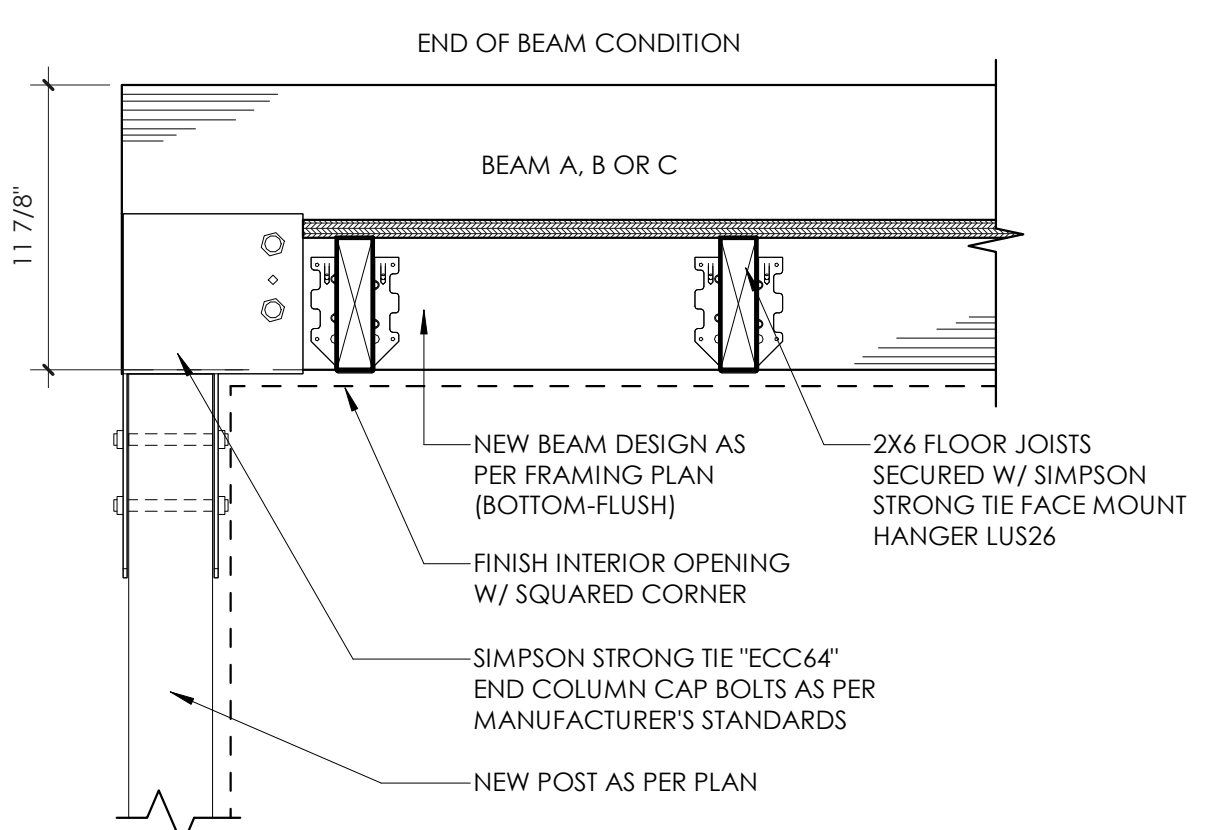
3 2ND FLR - FRAMING PLAN
1/4" = 1'-0"



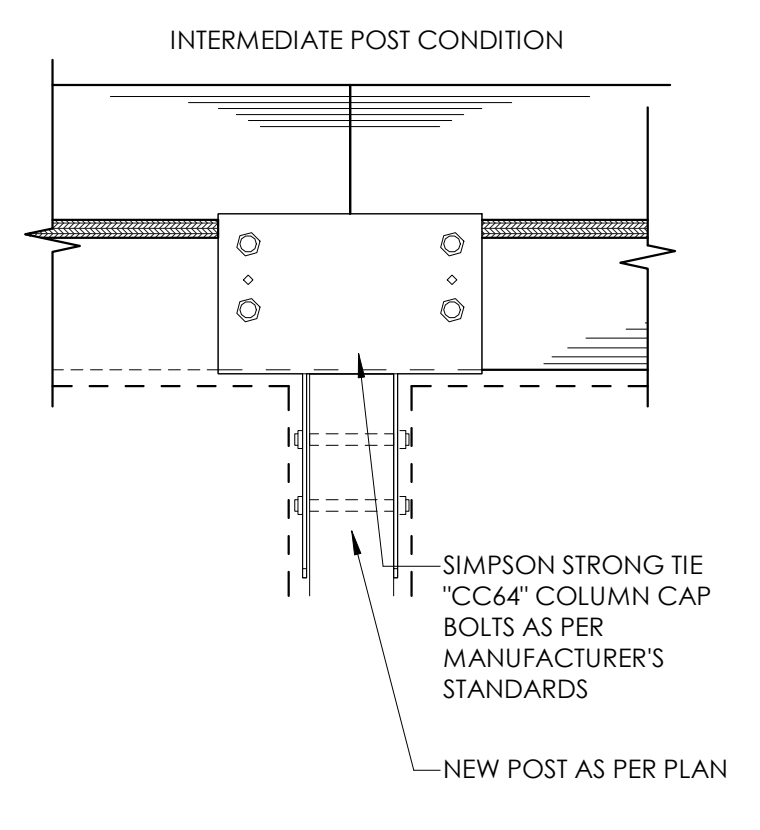
2 ATTIC FRAMING PLAN
1/4" = 1'-0"



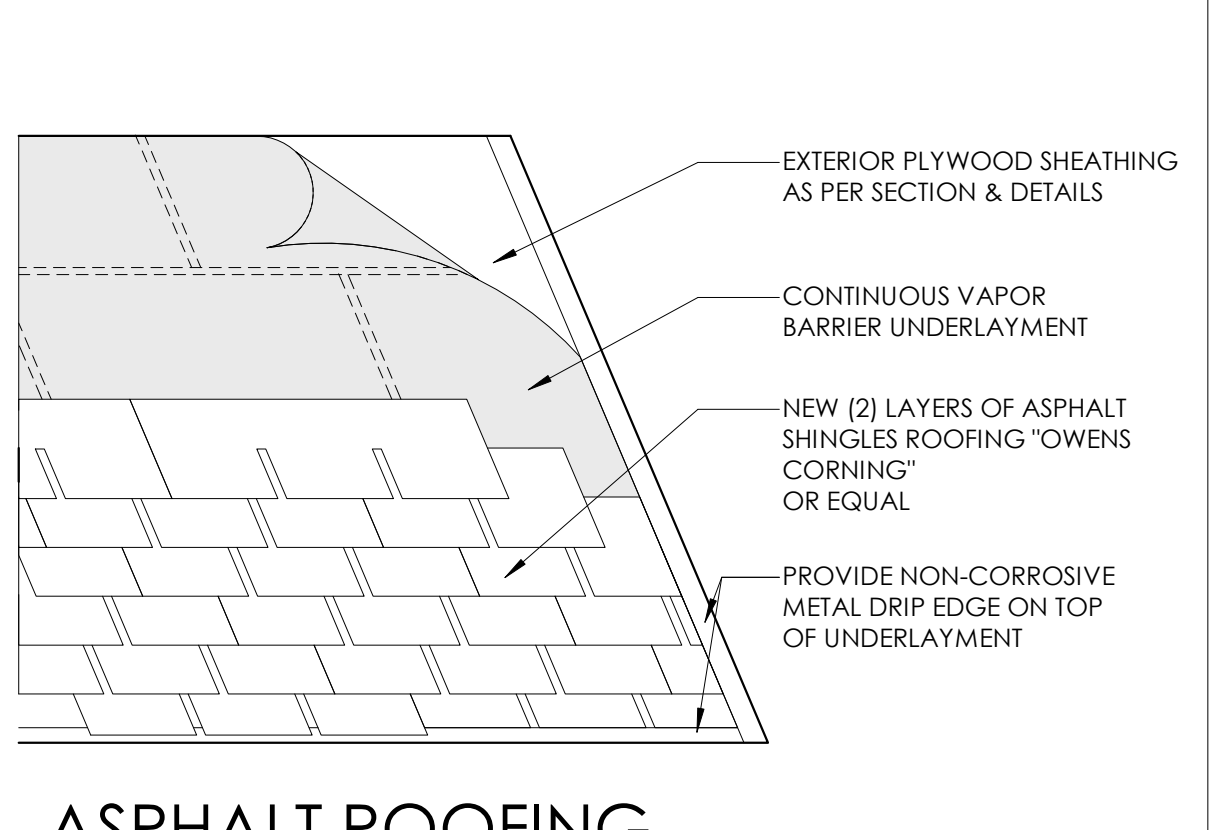
1 ROOF - PROPOSED
1/4" = 1'-0"



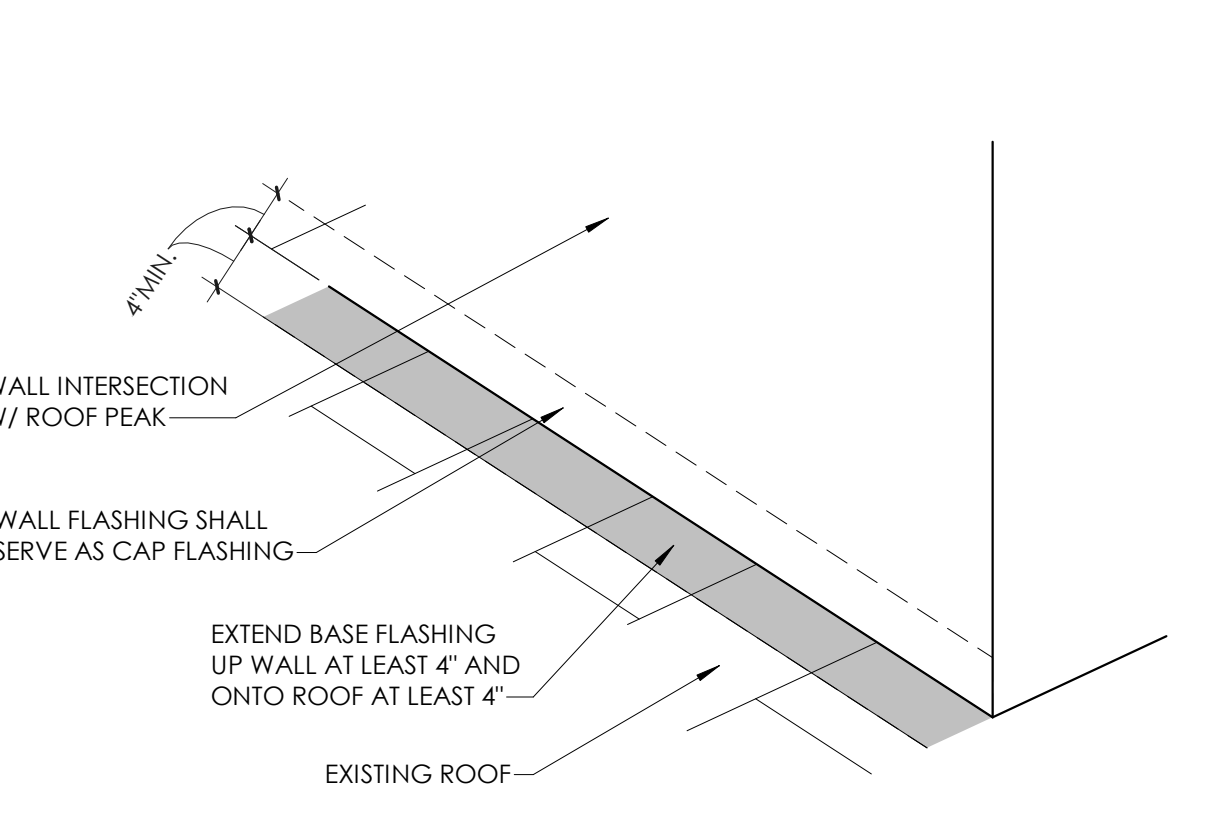
BEAM TO POST CONNECTION
SCALE: 1-1/2" = 1'-0"



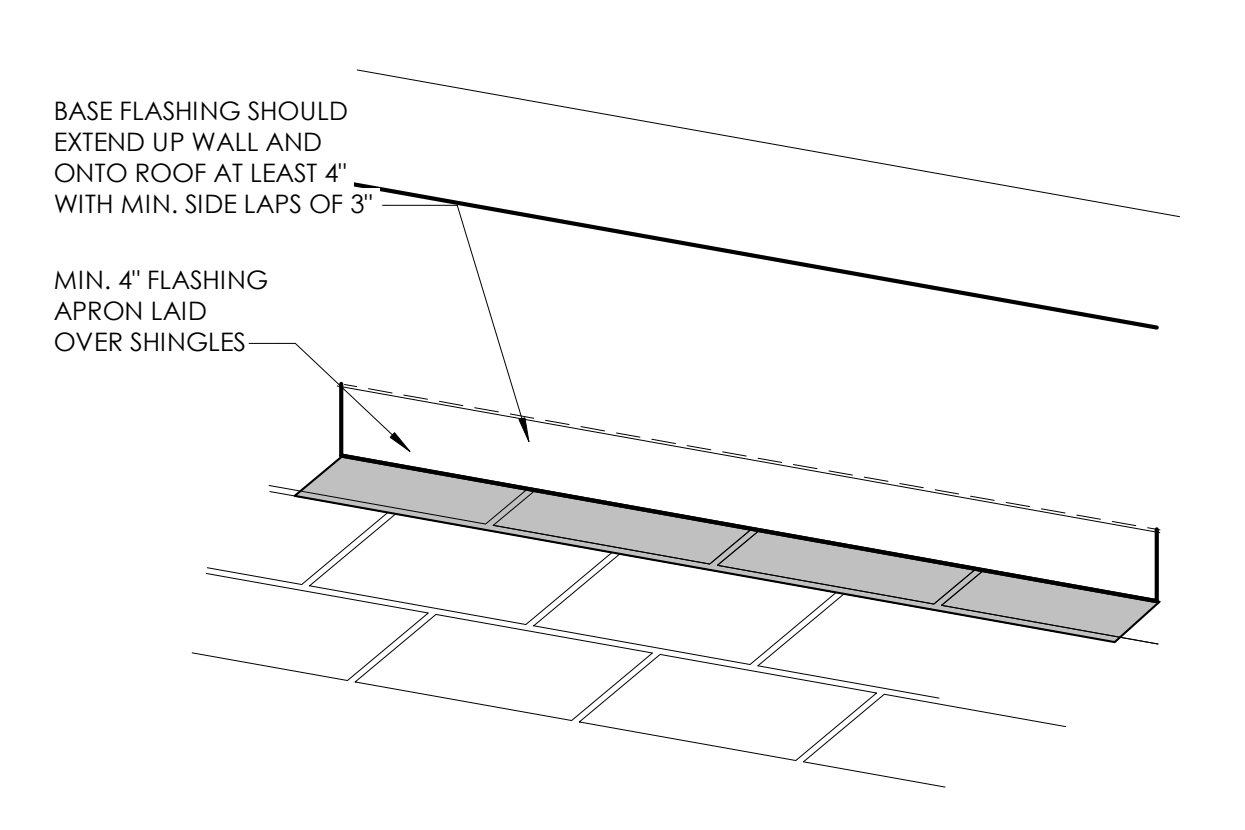
BEAM TO INTERMEDIATE POST CONNECTION



ASPHALT ROOFING INSTALLATION DETAILS
NOT TO SCALE

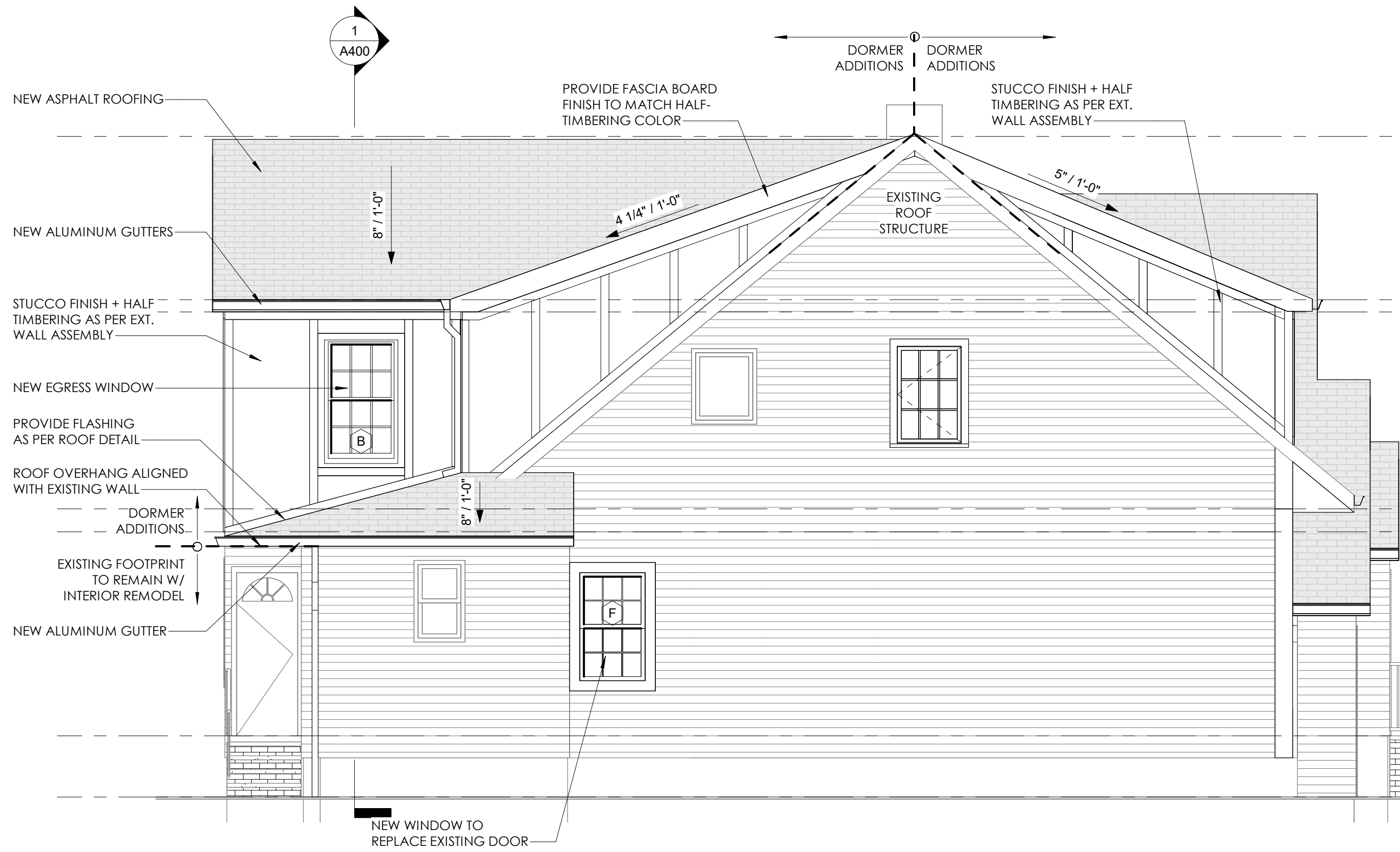


WALL FLASHING AT ROOF DIAGRAM

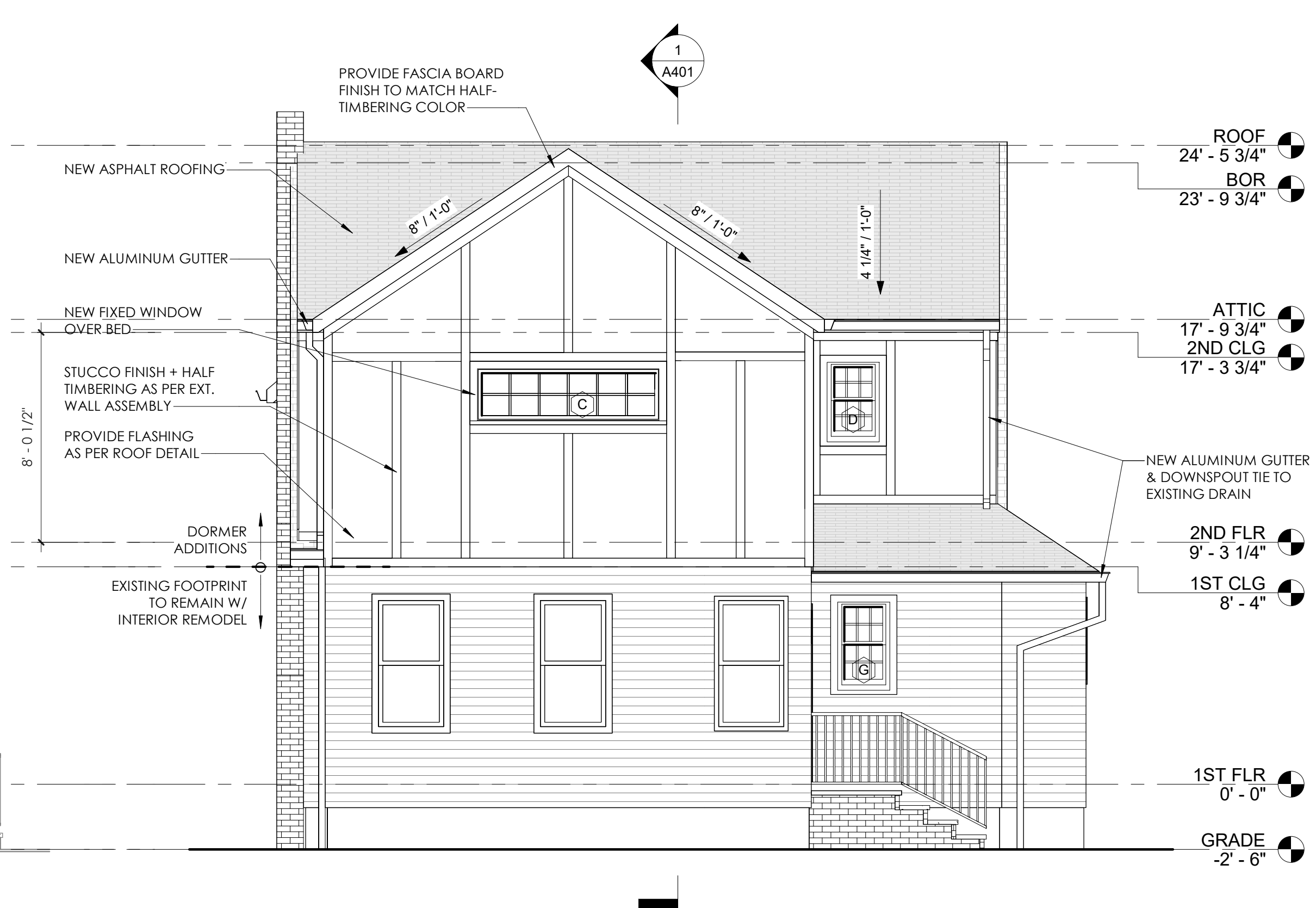


VERTICAL WALL FLASHING DIAGRAM

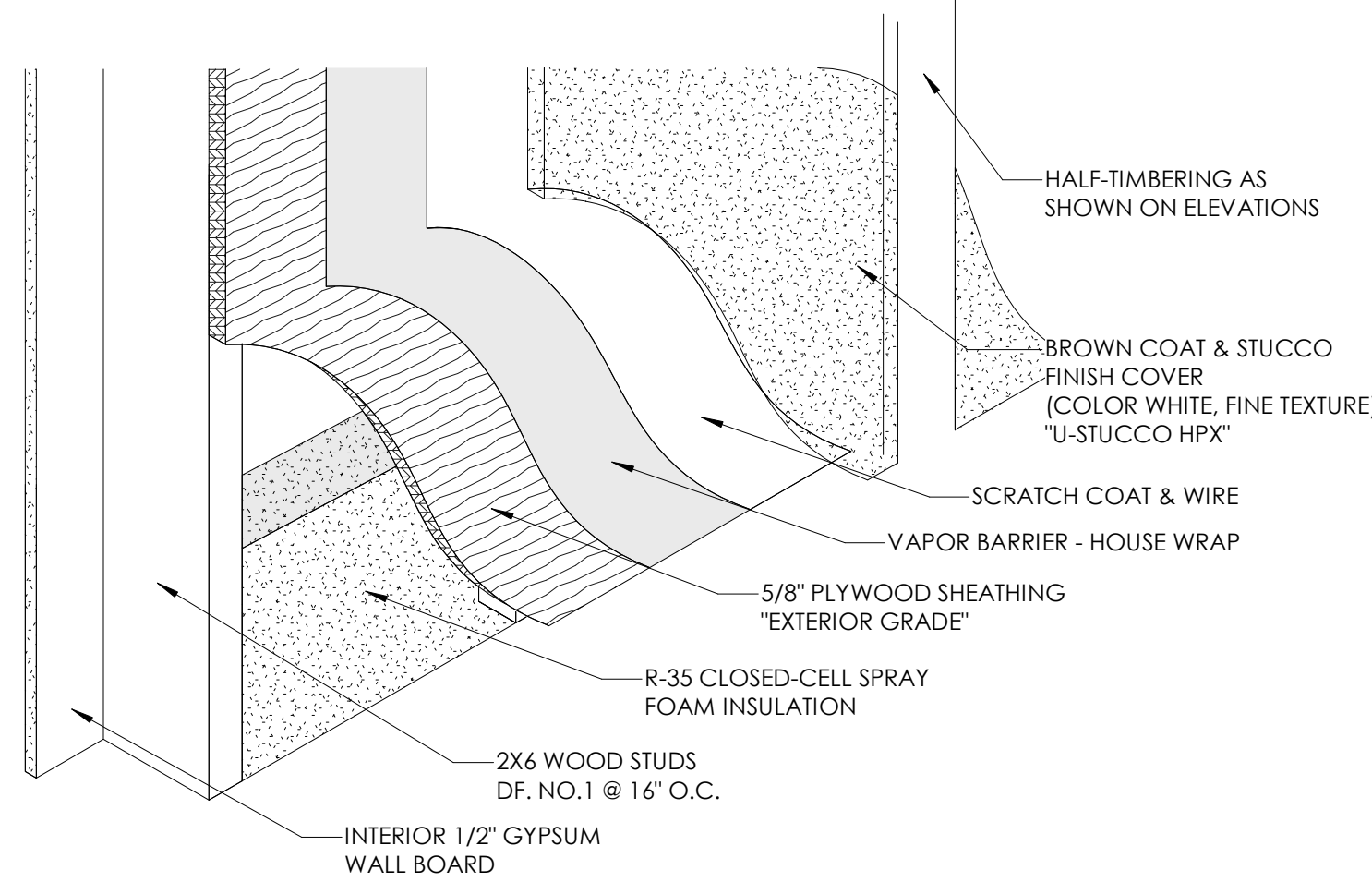
C:\Users\jef\OneDrive\Documents\2025\202507\Arias Home Design\395 Walnut Street\Arias Home Design\202527\Arias Home Design\395 Walnut Street\Arias Home Design\202527.dwg 1:53:02 PM 10/27/2025



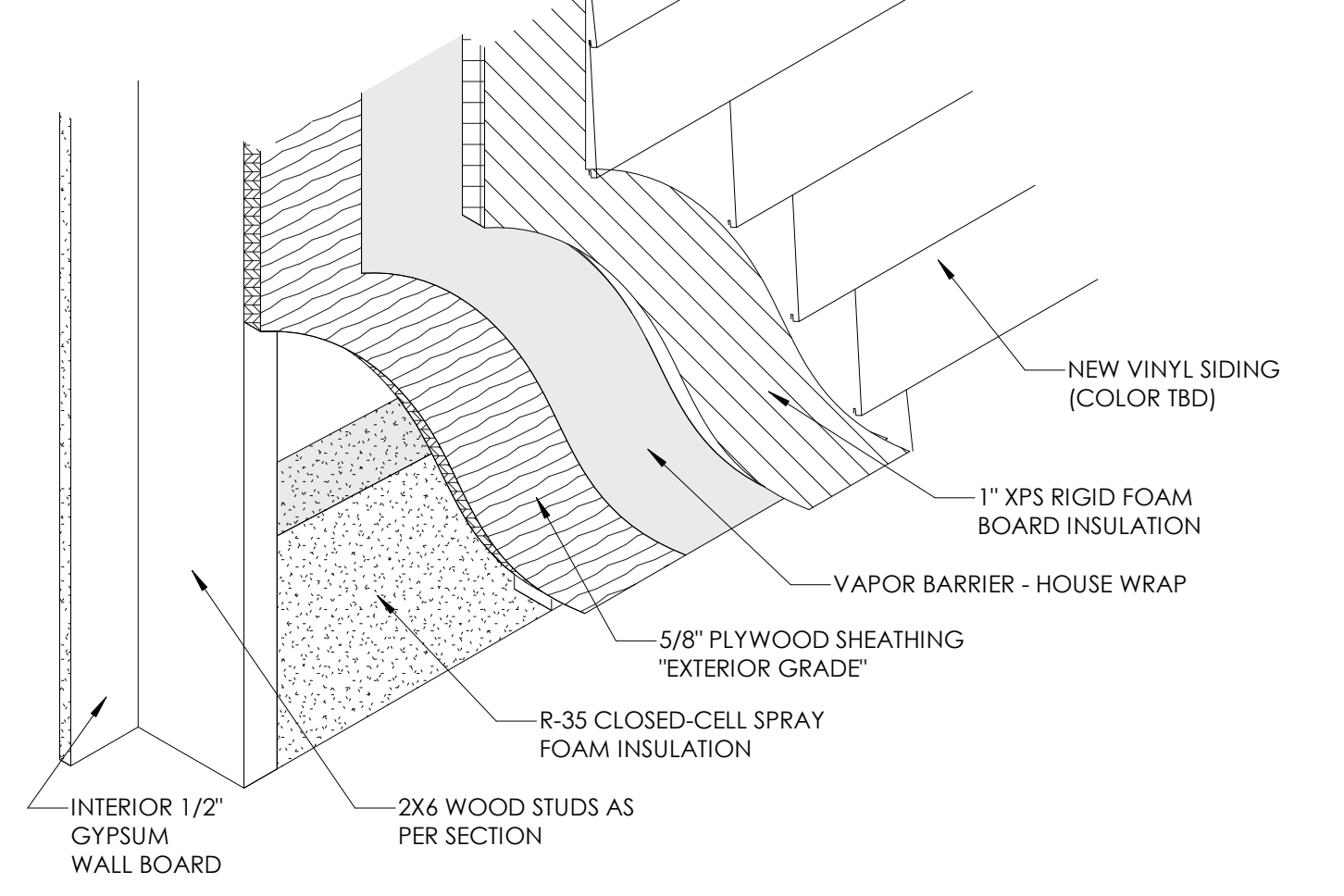
2 LEFT SIDE ELEVATION - PROPOSED
1/4" = 1'-0"



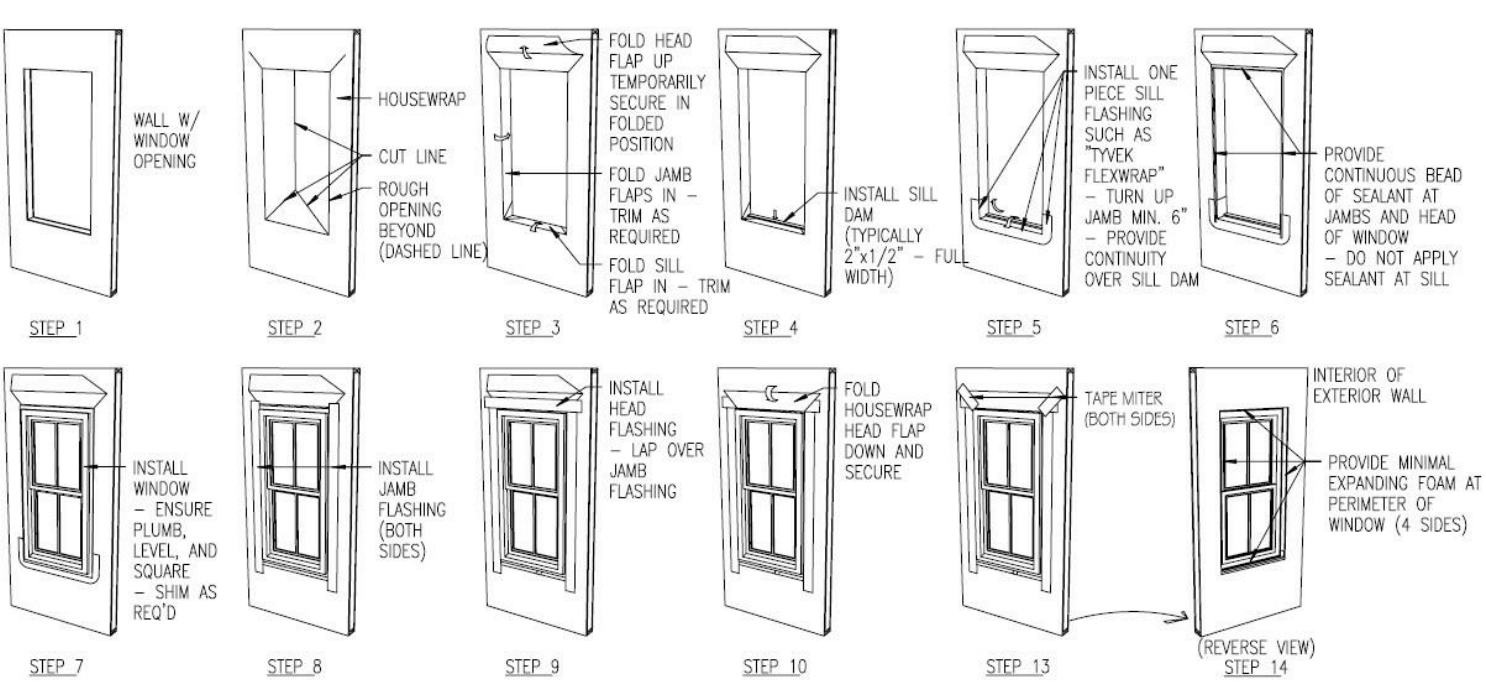
1 REAR ELEVATION - PROPOSED
1/4" = 1'-0"



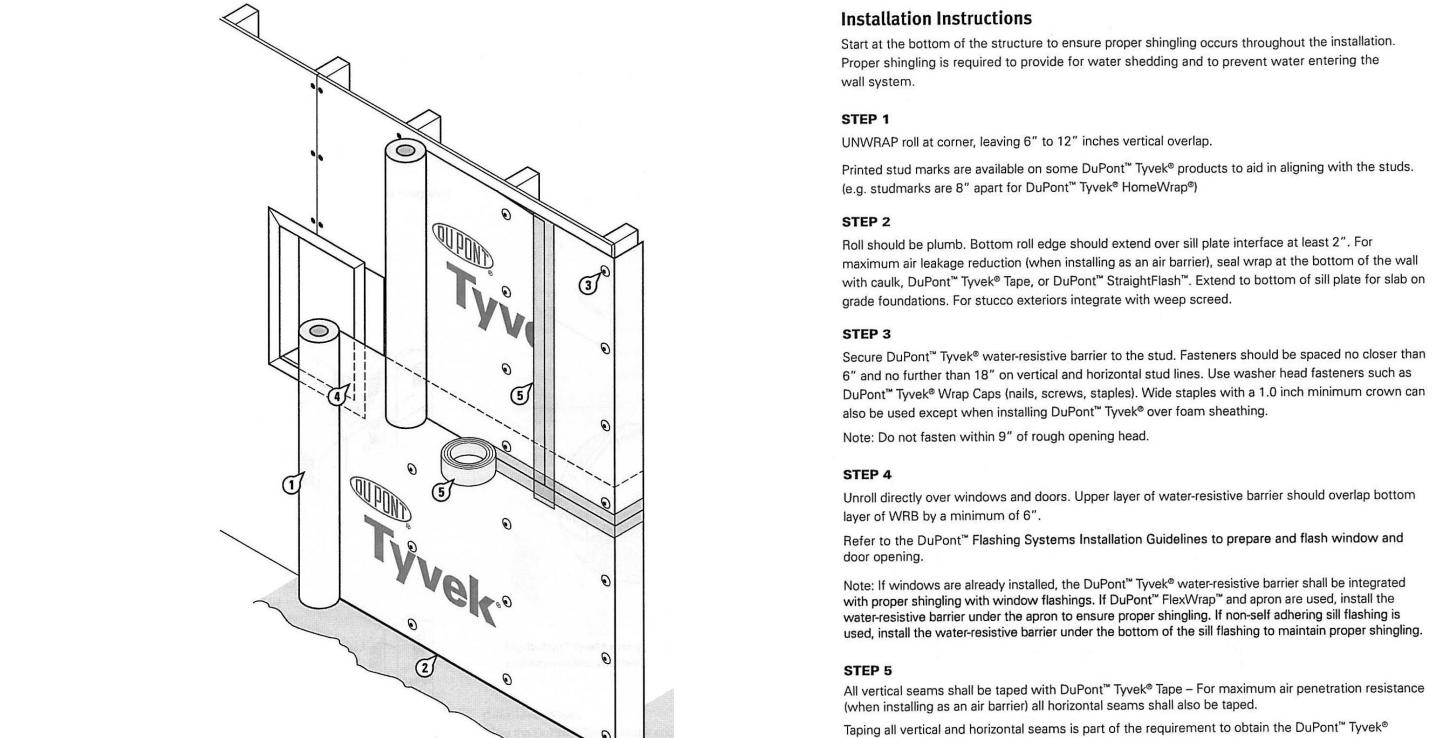
EXTERIOR WALL ASSEMBLY DETAIL (STUCCO)
NOT TO SCALE



EXTERIOR WALL ASSEMBLY DETAIL (SIDING)
NOT TO SCALE



WINDOW FLASHING DETAILS



HOUSE WRAP DETAIL

Installation Instructions
Start at the bottom of the structure to ensure proper shingle access through the installation. Proper shingling is required to provide for water shedding and to prevent water entering the wall system.

STEP 1
Unroll/roll out at corners leaving 8" to 12" inches vertical overlap. Printed stud marks are available on some DuPont™ Tyvek™ products to aid in shingling with the studs. (e.g. studmarks are 8" apart for DuPont™ Tyvek™ Thermalwrap™)

STEP 2
Roll should be plumb. Bottom roll edge should extend over all plate inlets at least 2". For maximum air leakage reduction before installing an air barrier, use water at the bottom of the roll with DuPont™ Tyvek™ Tape, or DuPont™ Gargolight™. Except in bottom of all gaps for slab on grade foundations, for stucco exterior integrate with weep screed.

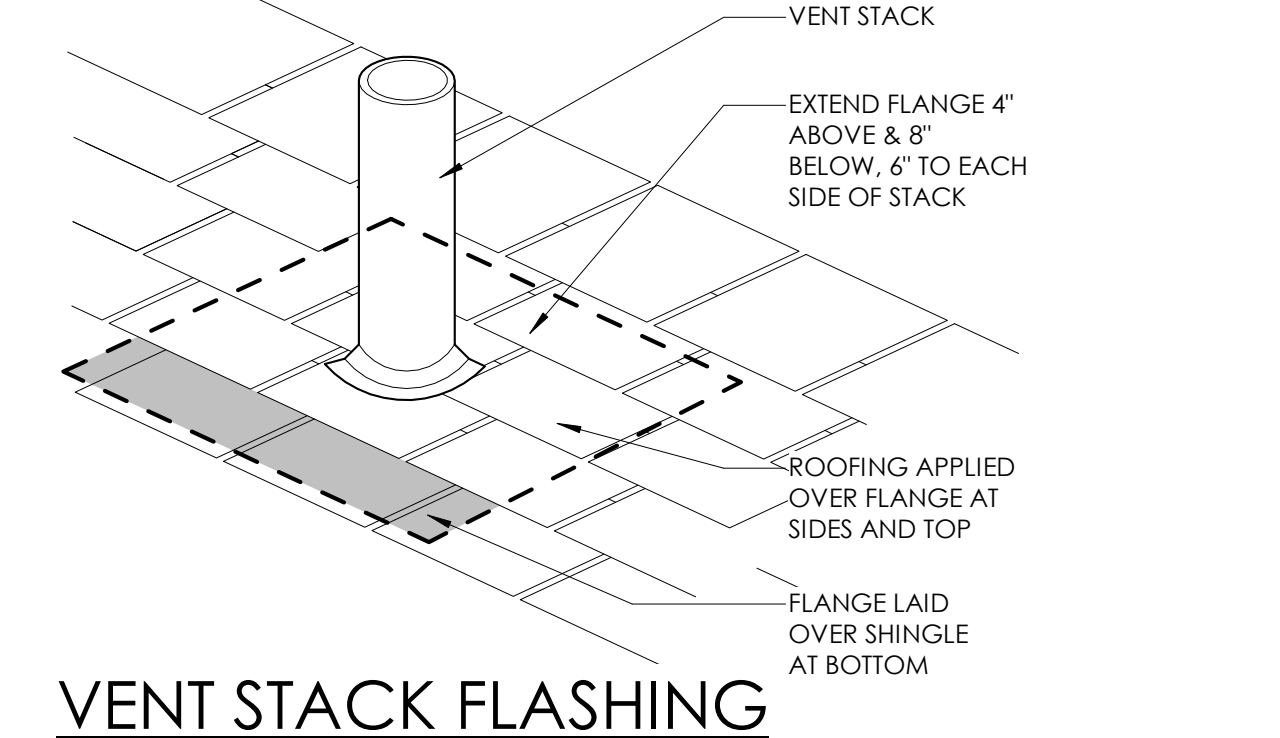
STEP 3
Secure DuPont™ Tyvek™ water-resistive barrier to the stud. Fasteners should be spaced no closer than 8" and no further than 18" on vertical and horizontal and lines. Use washer head fasteners with DuPont™ Tyvek™ Weep-Clear Studs, screws, staples. While staples with a 1/2 inch minimum crown can also be used except when installing DuPont™ Tyvek™ over foam sheathing. Note: Do not fasten within 8" of rough opening base.

STEP 4
Install directly over windows and doors. Upper layer of water-resistive barrier should overlap bottom layer of WRB by a minimum of 6". Refer to the DuPont™ Flashing Systems Installation Guidelines to prepare and flash windows and door opening.

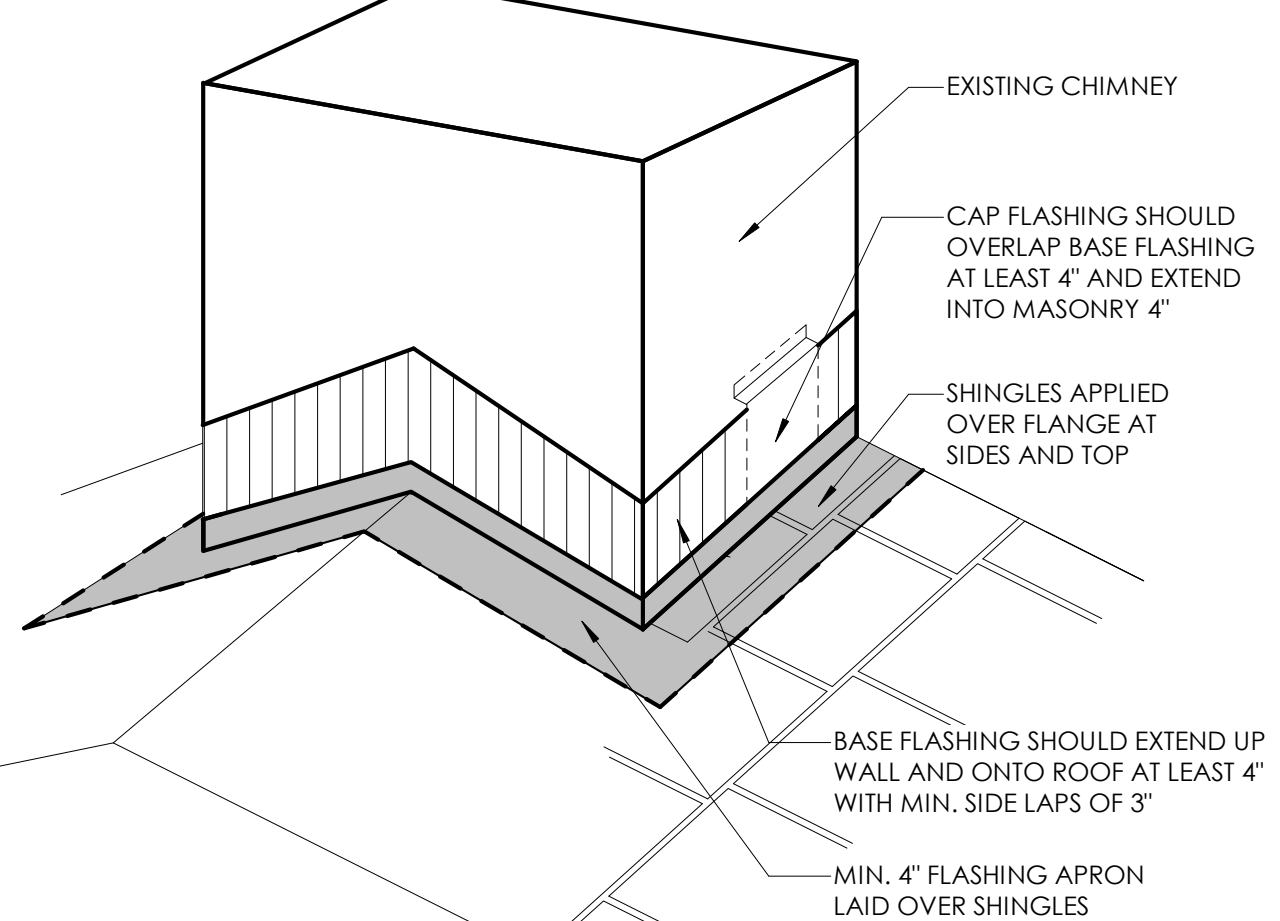
STEP 5
Note: If windows are already installed, the DuPont™ Tyvek™ water-resistive barrier should be integrated with proper shingling with window flashing. If DuPont™ FlashPro™ and grommets are used, install the water-resistive barrier under the grommets to ensure proper shingling. If installed during fall/winter, use DuPont™ Tyvek™ Flashing Systems Installation Guidelines to prepare and flash windows and doors.

STEP 6
All vertical seams shall be taped with DuPont™ Tyvek™ Tape. For maximum air penetration resistance when installing as an air barrier of horizontal seams shall also be taped. Taping all vertical and horizontal seams is part of the requirement to obtain the DuPont™ Tyvek™ Products Water-resistive Barrier and Labor Protection System Limited Warranty. Reconnect from into 3/4" DuPont™ Tyvek™ Tape when taping horizontal laps for DuPont™ Tyvek™ Thermalwrap™ and DuPont™ Tyvek™ Thermalwrap™. DuPont™ Tyvek™ Thermalwrap™ is required for taping DuPont™ Tyvek™ Thermalwrap™.

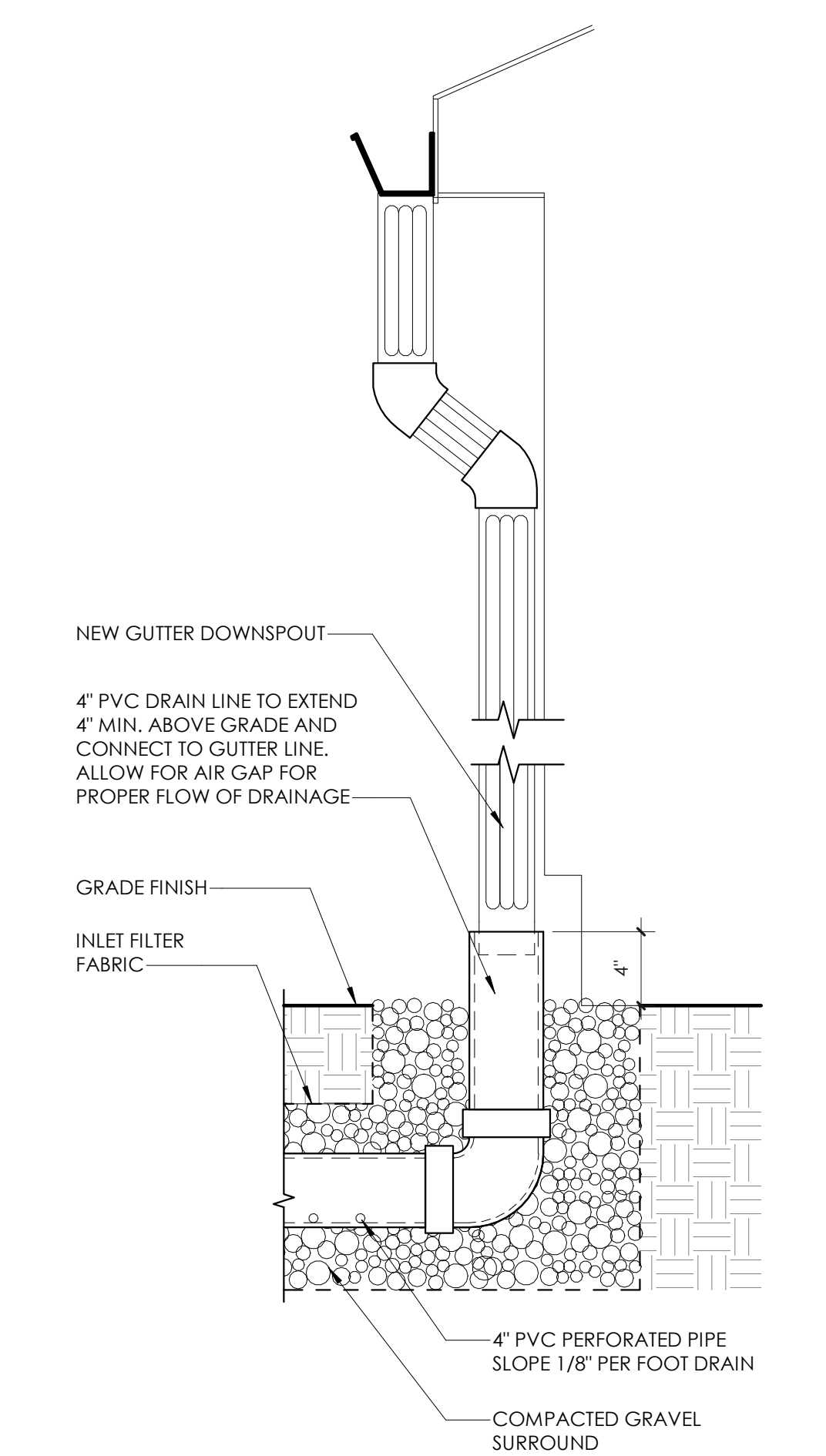
STEP 7
After water-resistive barrier is installed refer to the DuPont™ Flashing Systems Installation Guidelines to prepare and flash windows and doors.



VENT STACK FLASHING



CHIMNEY FLASHING DIAGRAM
NOT TO SCALE



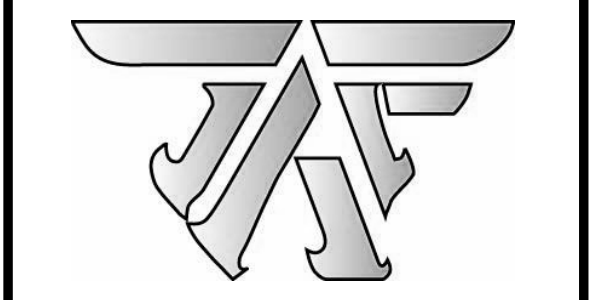
GUTTER DOWNSPOUT DRAINAGE
SCALE: NTS

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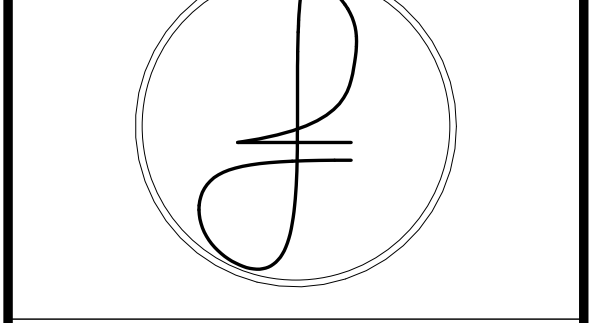
PROJECT
ADDITION TO 395 WALNUT STREET

OWNER
EVA & RICARDO REILLO

LOCATION
395 WALNUT STREET
NUTLEY NJ

DRAWING
PROPOSED ELEVATIONS

JAVIER E. FUENTES, R.A.
NJ : 21A102145600 PA : RA409168
NY : 044031

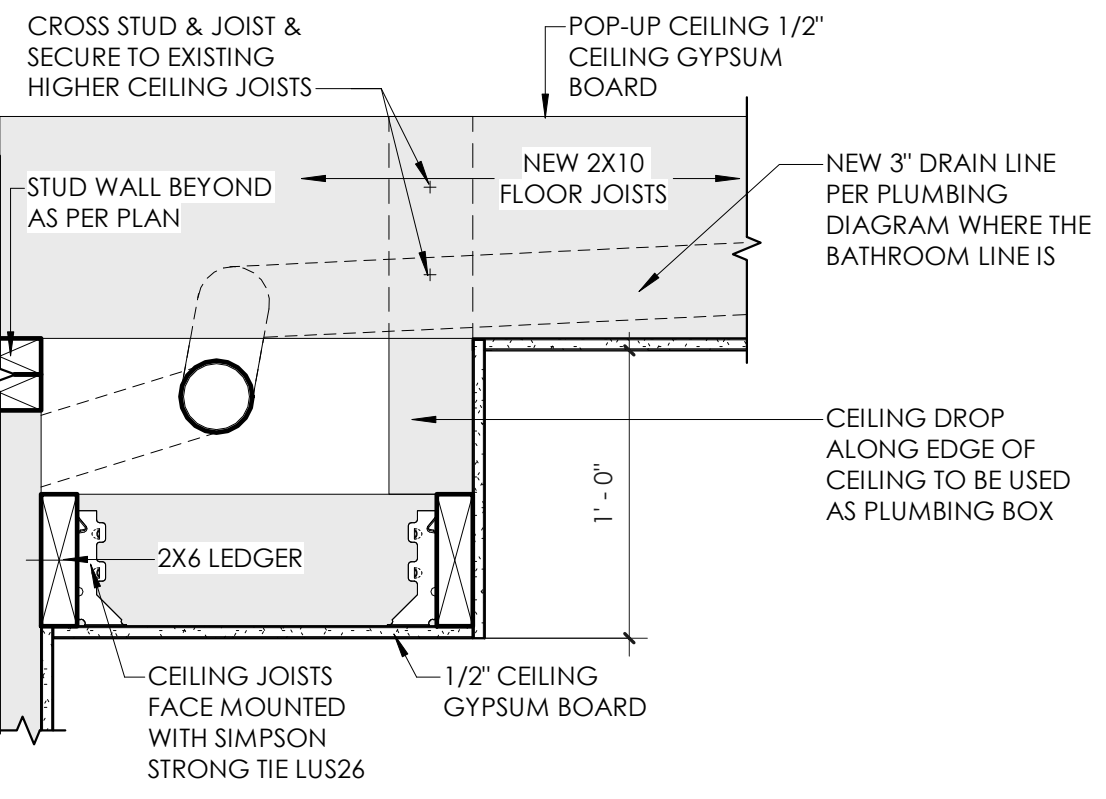


DATE JULY 31ST 2025

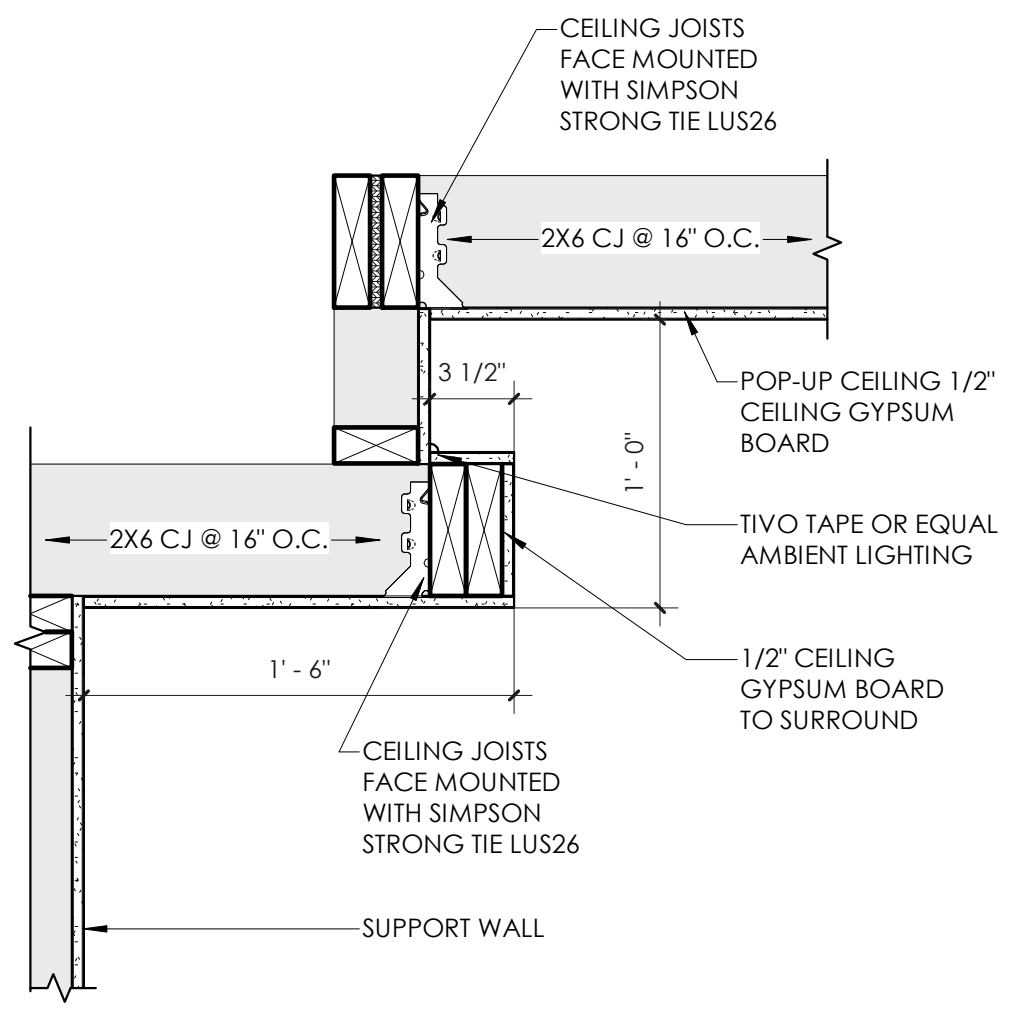
BY JF PROJECT # 202527

DRAWING # A301 7 OF 10

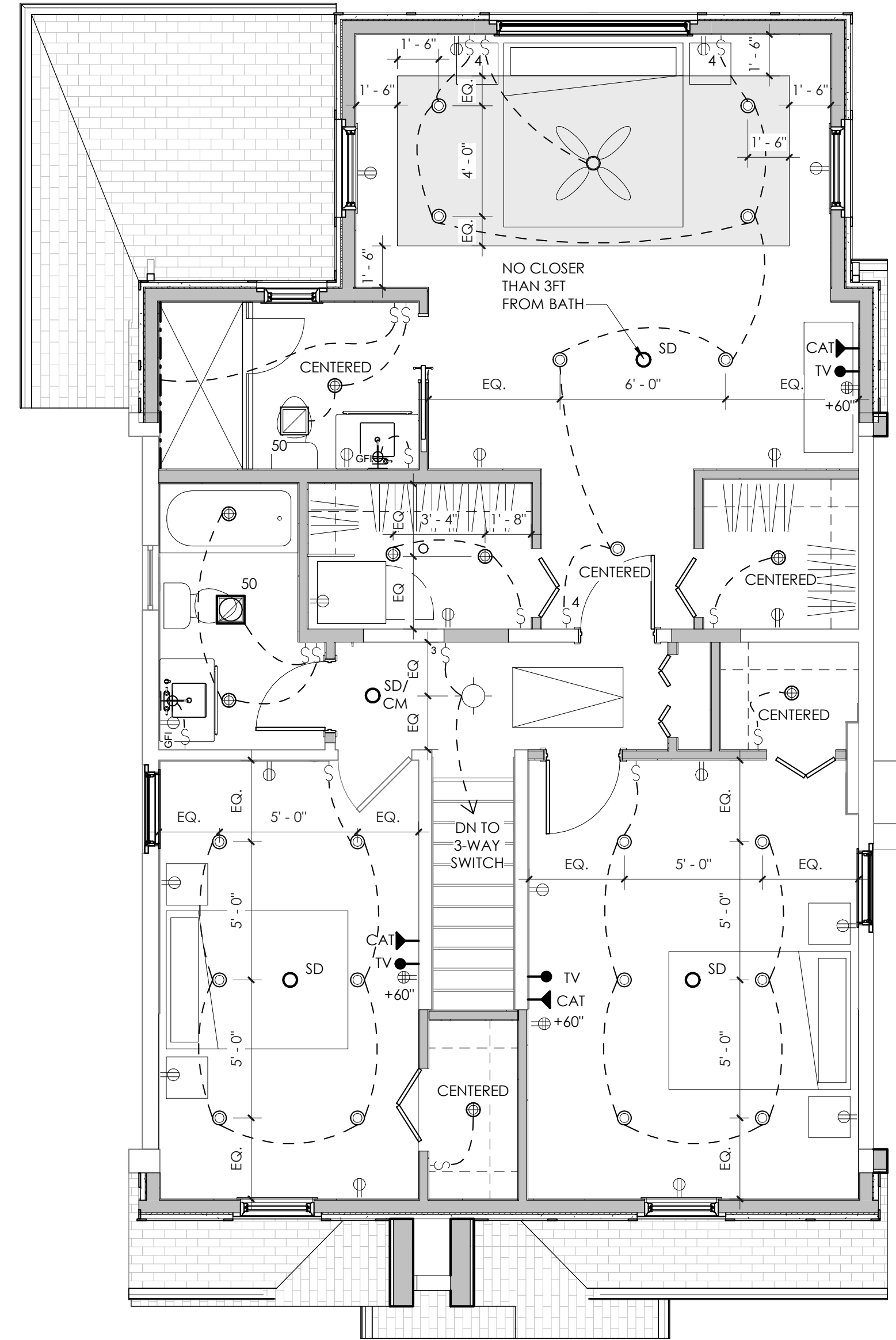
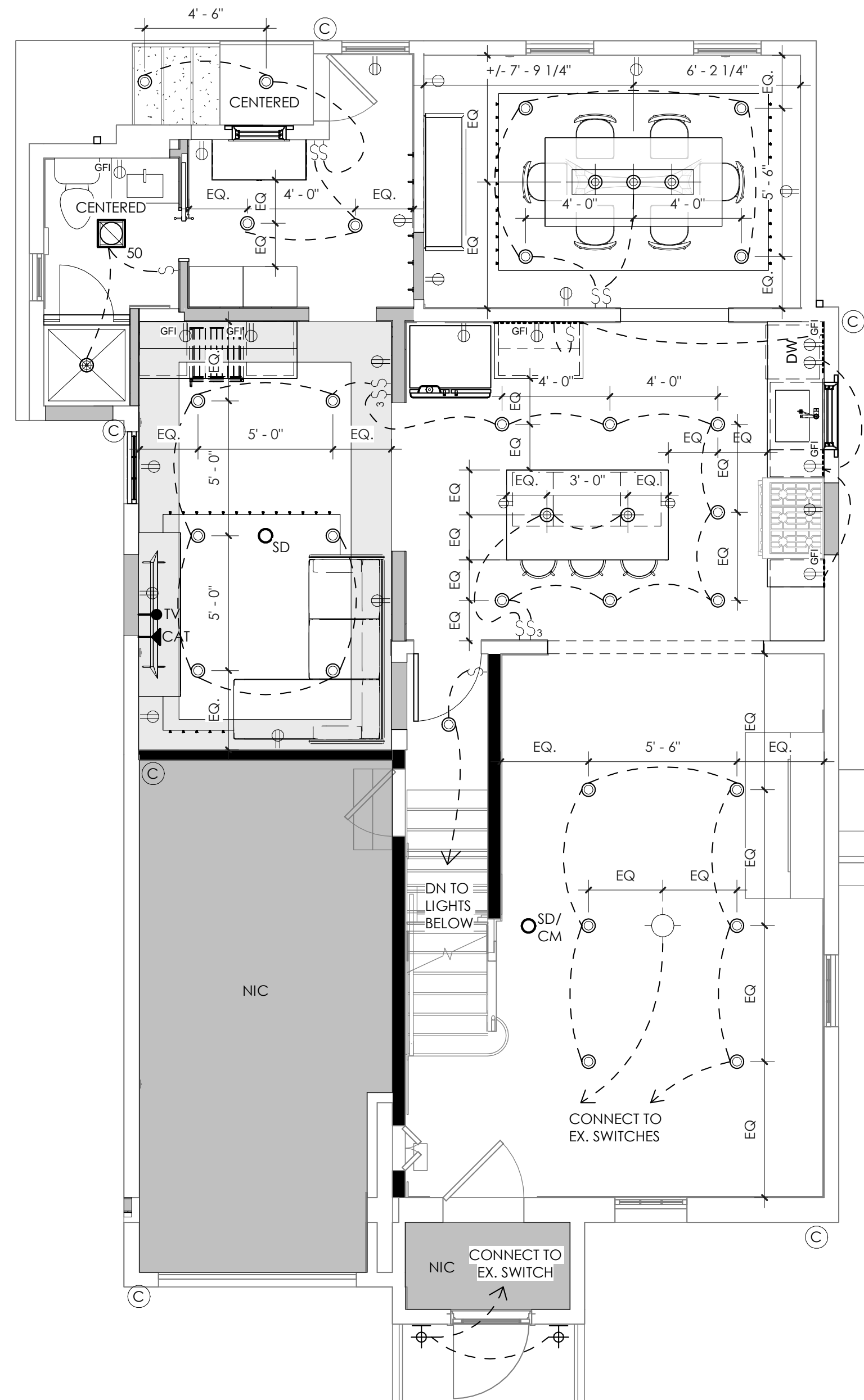
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CEILING DROP DOWN
1 1/2" = 1'-0"



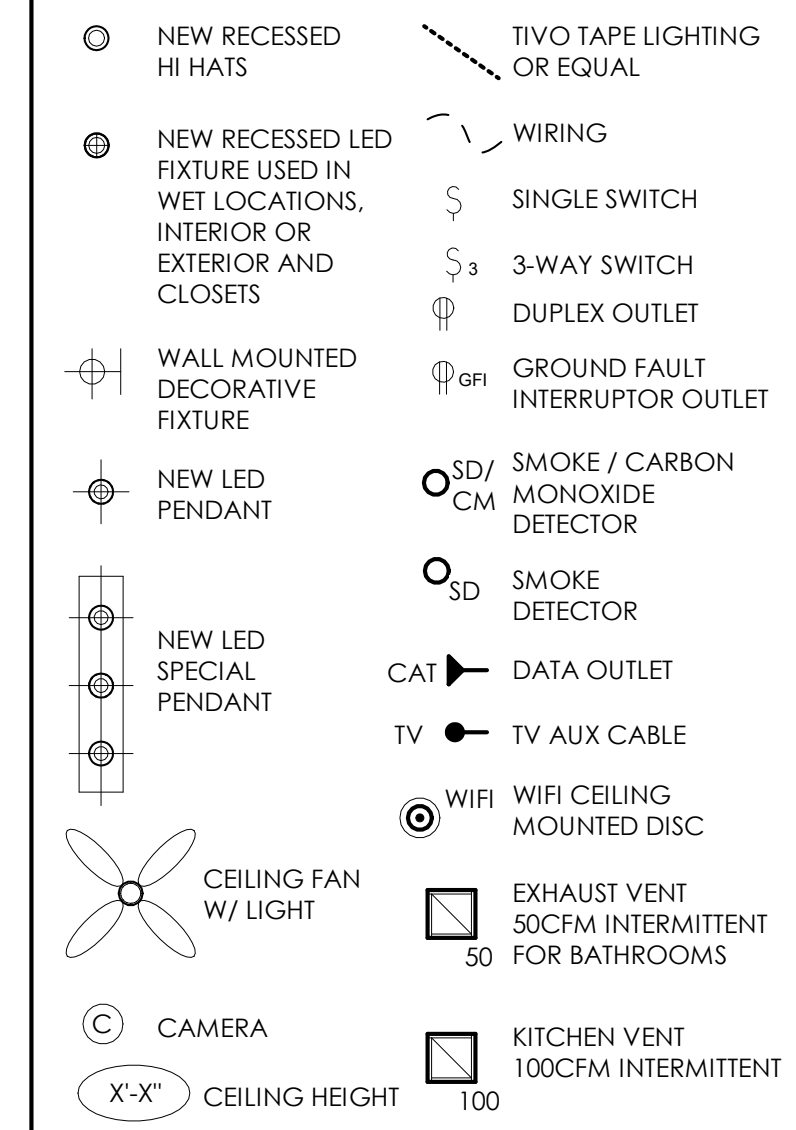
CEILING POP-UP
1 1/2" = 1'-0"



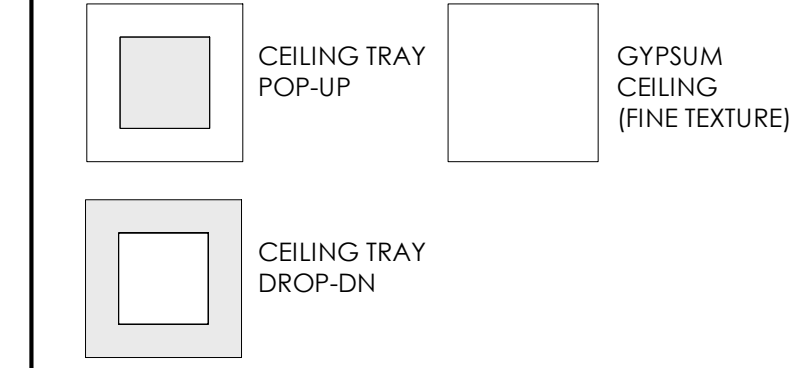
ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH N.E.C. CURRENT VERSION AND N.J.U.C.
2. NO MORE THAN 1/2" PERMITTED BETWEEN ELECTRICAL RECEPTACLES. RECEPTACLES SHALL BE LOCATED NOT MORE THAN 6' FROM AN OPENING IN A WALL.
3. ALL INTERIOR WIRING TO BE COPPER ROMEX NM WITH GROUND.
4. ALL RECEPTACLES TO BE TAMPER RESISTANT GROUNDED TYPE. BASE RECEPTACLES TO BE 1'-2" ABOVE FINISHED FLOOR.
5. FANS IN ROOMS THAT LACK NATURAL VENTILATION SHALL BE SIZED AS REQUIRED BY CURRENT CODE
6. ALL RECESSED FIXTURES SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR.
7. ALL DECORATIVE FIXTURES SHALL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR. U.O.N.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLIANCE CONNECTIONS. PROVIDE NEW CIRCUITS AS REQUIRED.
9. ALL SMOKE DETECTORS MUST HARD-WIRED & BATTERY BACK-UP

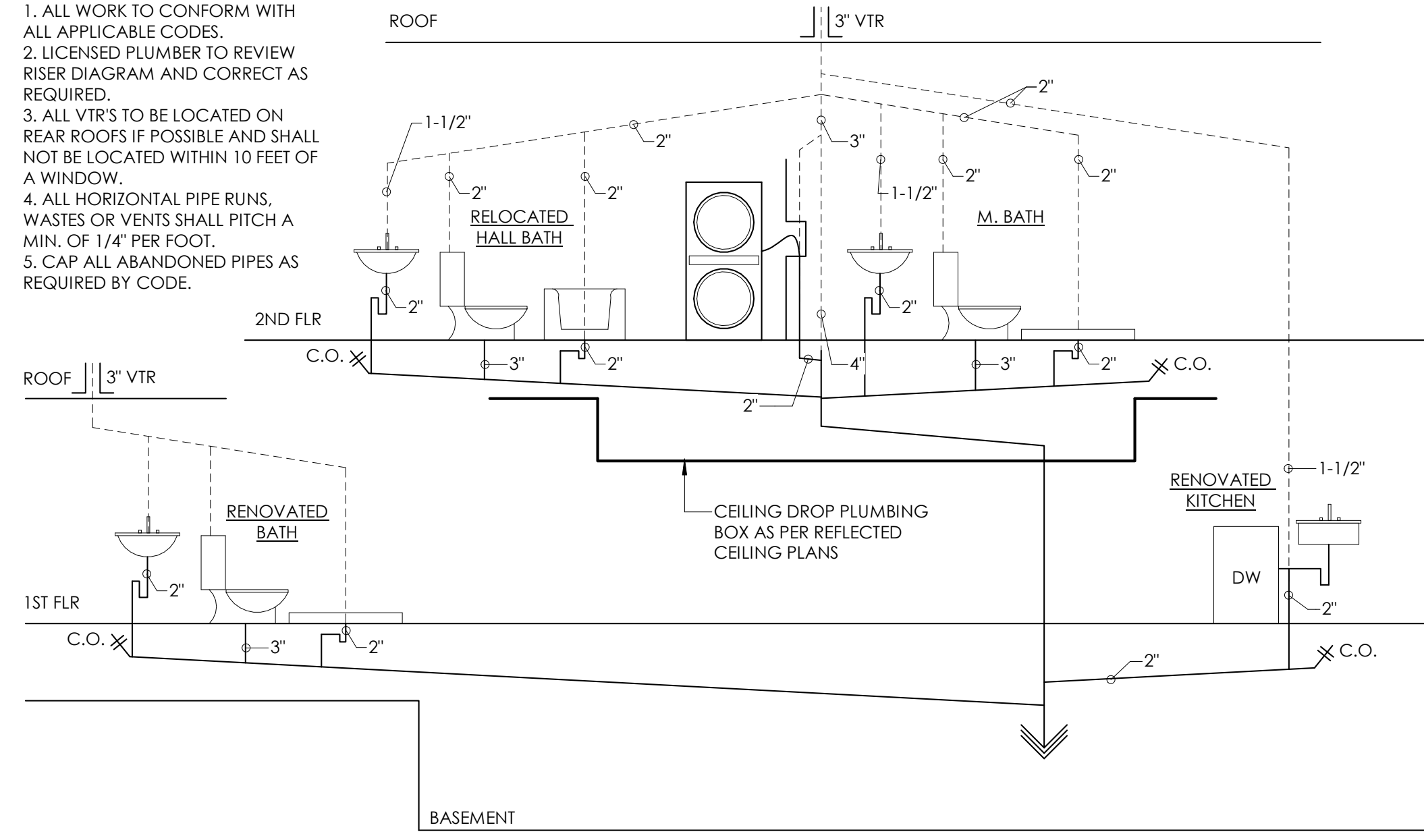
ELECTRICAL LEGEND



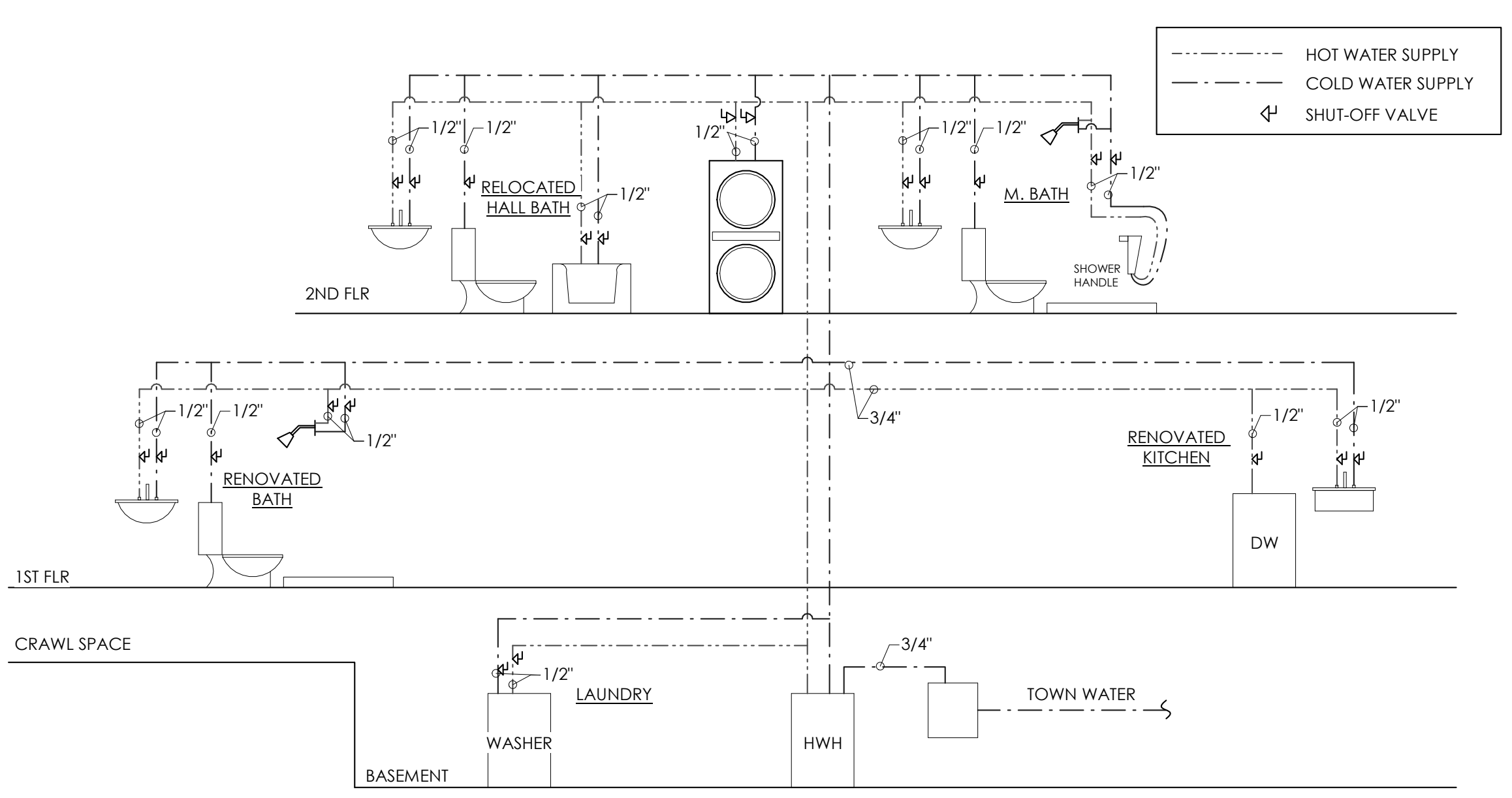
CEILING LEGEND



SANITARY RISER DIAGRAM



WATER SUPPLY DIAGRAM

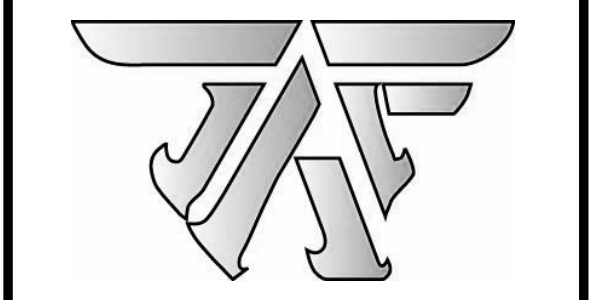


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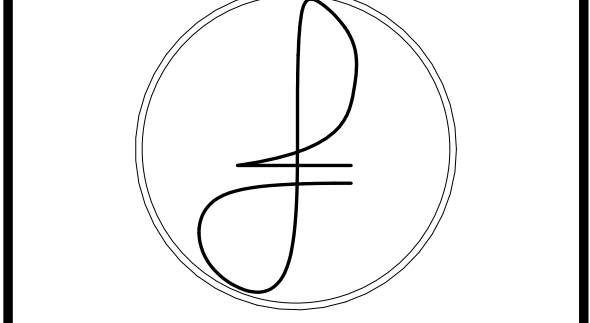
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OWNER
EVA & RICARDO REILLO

LOCATION
395 WALNUT STREET
NUTLEY NJ

DRAWING
PLUMBING DIAGRAMS, ELECTRICAL & ENERGY CODE ANALYSIS

JAVIER E. FUENTES, R.A.
NJ : 21A102145600 PA : RA409168
NY : 044031



DATE JULY 31ST 2025

BY JF PROJECT # 202527

DRAWING #
A500 10 OF 10

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