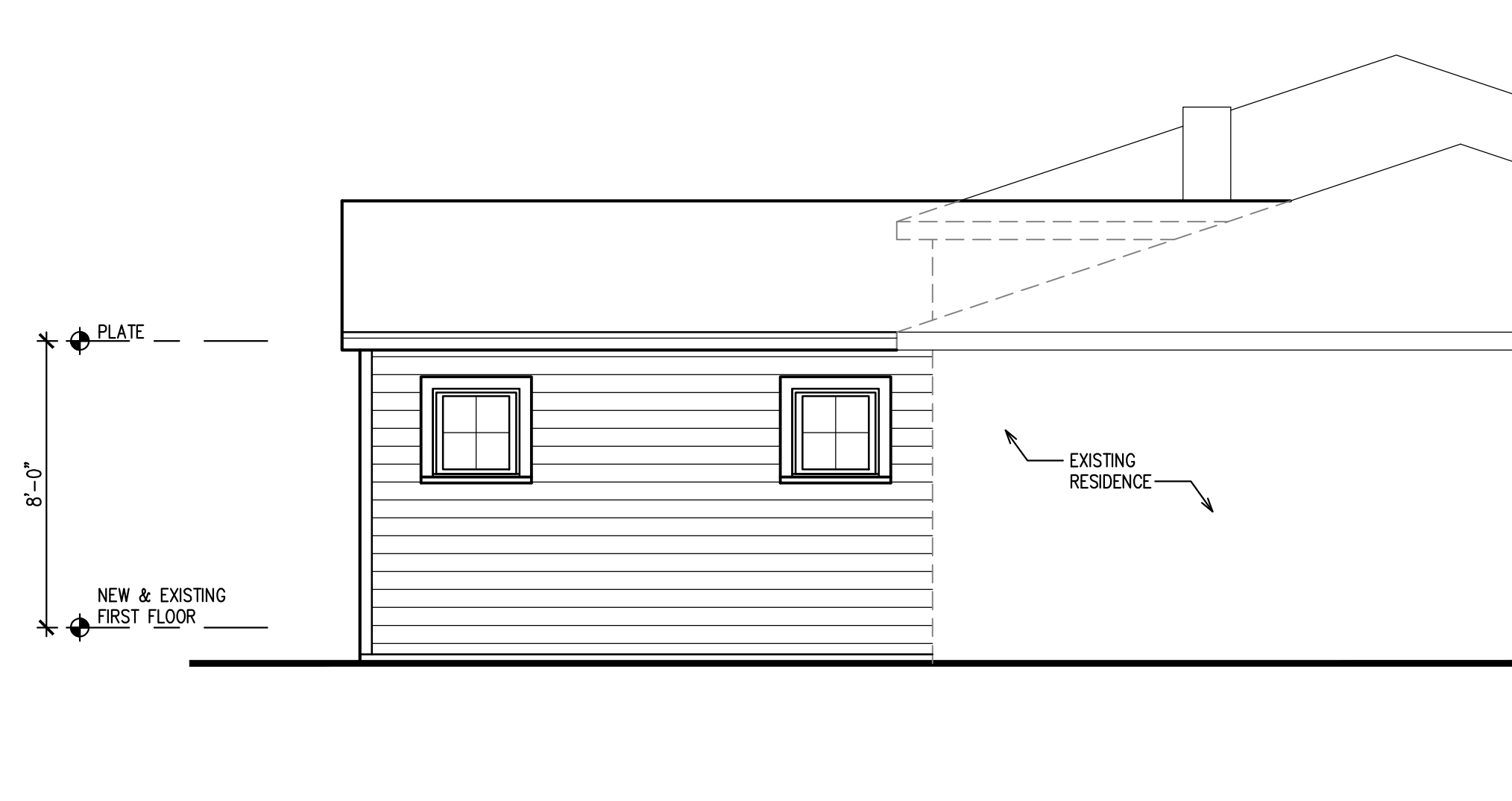
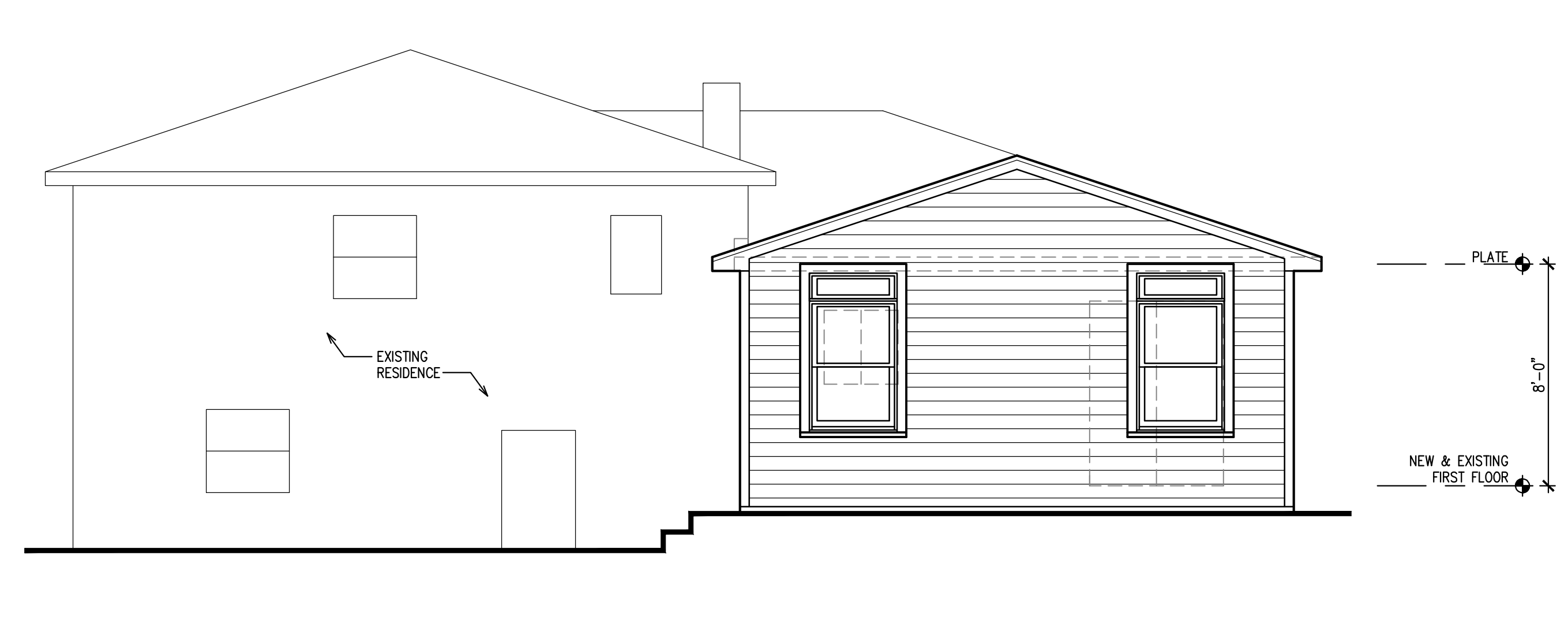


**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



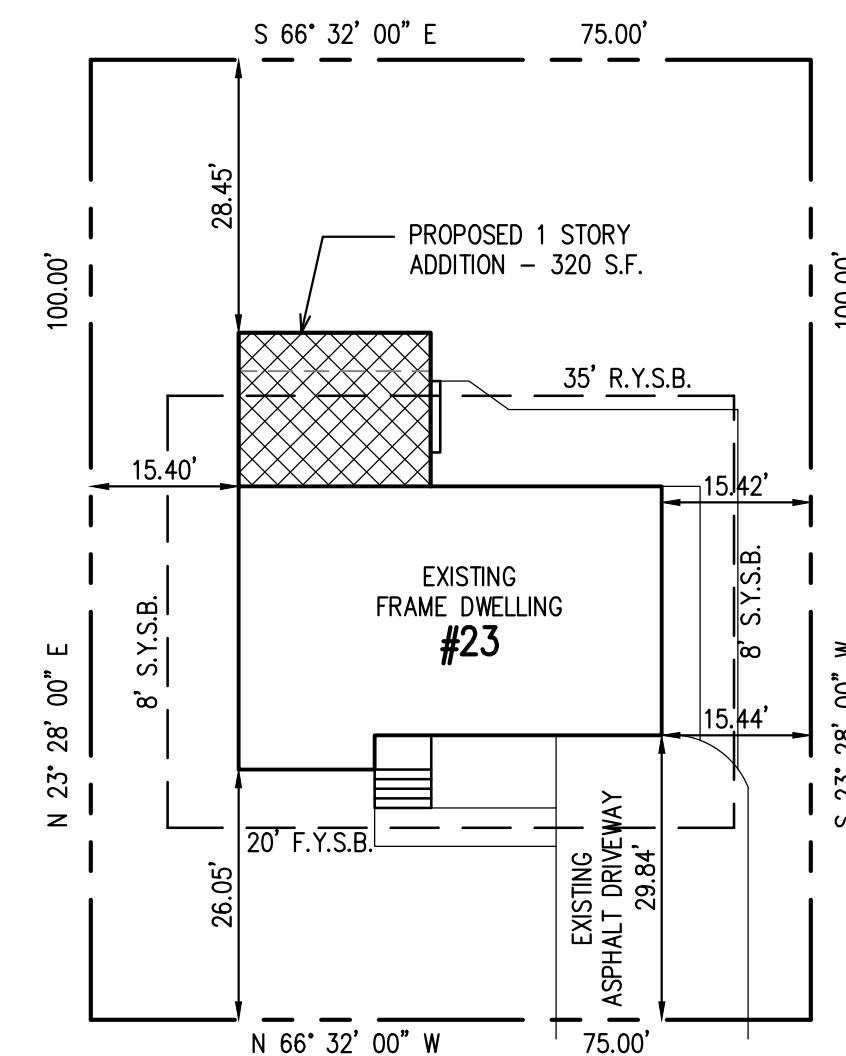
**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



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

**ZONING SCHEDULE**

R-7.5 ZONE					
ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE	
MAX. HEIGHT	2 1/2 ST 32'	2 ST 20.42'	1 ST 12.92'	NO	NO
MIN. LOT AREA	7,500 SF	7,500 SF	N/C	NO	
MIN. LOT WIDTH	75'	75.00'	N/C	NO	
MIN. FRONT YARD	20'	26.05'	N/C	NO	
MIN. REAR YARD	35'	44.45'	28.45'	<b>YES</b>	
MIN. SIDE YARD	8'	15.40', 15.42'	15.40', N/C	NO	
MIN. COMBINED SIDE YARDS	20'	30.82'	30.82'	NO	
MAX. BUILDING COVERAGE	30% 2250 SF	15.91% 1193 SF	20.17% 1513 SF	NO	
MAX. IMPERVIOUS COVERAGE	15% 1125 SF	16.80% 1260 SF	13.60% 1020 SF	NO	

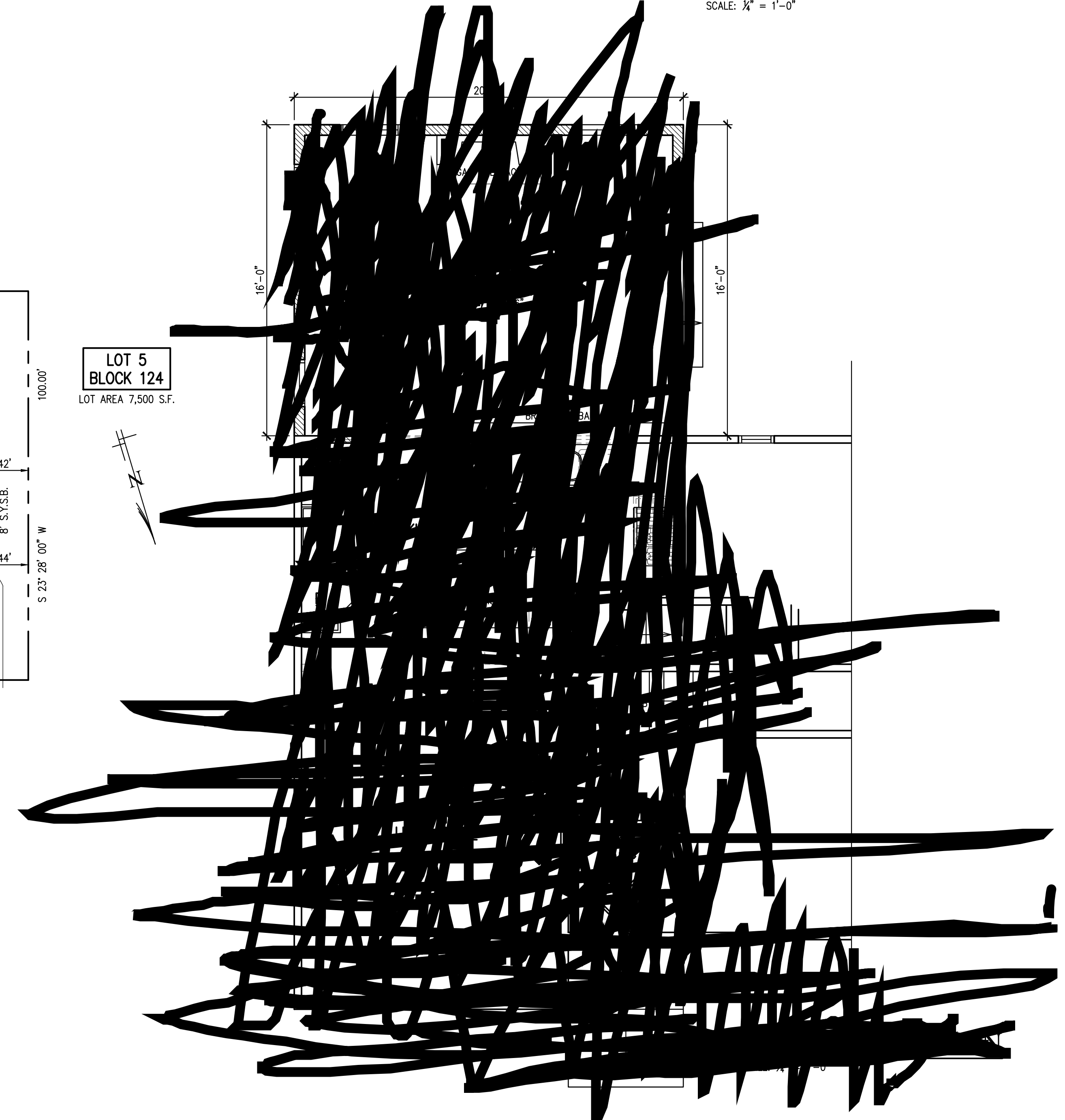


FURMAN DRIVE

**SITE PLAN**

SCALE: 1" = 20'-0"  
SITE INFORMATION TAKEN FROM SURVEY  
PREPARED BY P2 LAND SURVEYING,  
JAMES PICA, P.L.S. NJ LIC.  
#246S03795400, DATED 01-16-2014

LOT 5  
BLOCK 124  
LOT AREA 7,500 S.F.



04-17-2026 FOR VARIANCE

Proposed Addition & Alteration:  
**Bradley Residence**  
Lot 5 - Block 124  
23 Furman Dr - Emerson NJ

ARCHITECT

Vincent C. Graziano, AIA LLC  
P.O. BOX 8106  
PARAMUS, NJ 07653  
201-262-4633

www.vincentgraziano.com

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED & SEALED BY VINCENT C. GRAZIANO, AIA  
NJ LIC. #15343-10 LIC. #103308-PA LIC. #407112

**SITE PLAN,  
FLOOR PLAN,  
ZONING,  
ELEVATIONS**

**A1**