



EXISTING PRIOR TO PATIO INSTALL

EXIST. BUILDING COVERAGE CALCULATIONS

DWELLING	= 2,810 SF
FRONT PLATFORM	= 52 SF
CHIMNEY	= 9 SF
TOTAL	= 2,871 SF
2,871 SF / 14,301 SF = 20.0%	

EXIST. IMPROVED LOT COVERAGE CALCULATIONS

BUILDING COV'G (SEE ABOVE)	= 2,871 SF
WINDOW WELL	= 17 SF
FRONT WALK/STEPS	= 122 SF
REAR WALK/STEPS (TBR)	= 16 SF
AC UNITS	= 27 SF
WALL	= 91 SF
DRIVEWAY	= 775 SF
POOL & EQ PAD	= 465 SF
PATIO	= 1,231 SF
STEPPERS	= 270 SF
STEP	= 6 SF
GEN PAD	= 336 SF
TOTAL	= 4,384 SF
4,384 SF / 14,301 SF = 30.7%	

EXISTING WITHOUT PERMIT

BUILDING COVERAGE CALCULATIONS

DWELLING	= 2,810 SF
FRONT PLATFORM	= 52 SF
CHIMNEY	= 9 SF
TOTAL	= 2,871 SF
2,871 SF / 14,301 SF = 20.0%	

IMPROVED LOT COVERAGE CALCULATIONS

LOT COV'G (SEE ABOVE)	= 2,871 SF
WINDOW WELL	= 17 SF
FRONT WALK/STEPS	= 122 SF
REAR WALK/STEPS	= 16 SF
AC UNITS	= 27 SF
WALL	= 91 SF
DRIVEWAY	= 775 SF
POOL & EQ PAD	= 465 SF
PATIO	= 1,231 SF
STEPPERS	= 270 SF
STEP	= 6 SF
GEN PAD	= 336 SF
TOTAL	= 6,248 SF
6,248 SF / 14,301 SF = 43.7%	

PROPOSED COVERAGE

PROP. BUILDING COVERAGE CALCULATIONS

DWELLING	= 2,810 SF
FRONT PLATFORM	= 52 SF
CHIMNEY	= 9 SF
PROP. PERGOLA	= 379 SF
TOTAL	= 3,250 SF
3,250 SF / 14,301 SF = 22.7%	

PROP. IMPROVED LOT COVERAGE CALCULATIONS

BUILDING COV'G (SEE ABOVE)	= 3,250 SF
WINDOW WELL	= 17 SF
FRONT WALK/STEPS	= 134 SF
REAR WALK/STEPS (TBR)	= 16 SF
AC UNITS	= 27 SF
WALL	= 91 SF
DRIVEWAY	= 775 SF
POOL & EQ PAD	= 486 SF
WALL	= 71 SF
PROP. STEPS & KITCHEN	= 26 SF
PROP. GEN PAD	= 21 SF
TOTAL	= 4,823 SF
4,823 SF / 14,301 SF = 33.7%	

CALCS FOR POOL PERMIT

EXISTING COVERAGE CALCULATIONS

EXISTING BUILDING COVERAGE	
DWELLING AREA	= 2,810 SF
FRONT PLATFORM	= 52 SF
CHIMNEY	= 9 SF
TOTAL	= 2,871 SF

CALCS:
(2,871 SF / 14,301) x 100% = 20%

EXISTING IMPERVIOUS COVERAGE

DWELLING AREA	= 2,810 SF
FRONT PLATFORM	= 52 SF
CHIMNEY	= 9 SF
FRONT WALK/STEPS	= 153 SF
REAR STEPS (WOODEN)	= 26 SF
WINDOW WELL	= 17 SF
A/C UNITS	= 27 SF
BIT. DRIVEWAY	= 726 SF
TOTAL	= 3,820 SF

CALCS:
(3,820 SF / 14,301) x 100% = 26.71%

PROPOSED COVERAGE CALCULATIONS

EXISTING BUILDING COVERAGE	
DWELLING AREA	= 2,810 SF
FRONT PLATFORM	= 52 SF
CHIMNEY	= 9 SF
TOTAL	= 2,871 SF

CALCS:
(2,870.5 SF / 14,301) x 100% = 20% OK

PROPOSED IMPERVIOUS COVERAGE

DWELLING AREA	= 2,810 SF
FRONT PLATFORM	= 52 SF
CHIMNEY	= 9 SF
WINDOW WELL	= 17 SF
FRONT WALK/STEPS	= 153 SF
REAR STEPS (WOODEN)	= 19 SF
A/C UNITS	= 27 SF
BIT. DRIVEWAY	= 726 SF
PROPOSED POOL (INCL COPING)	= 450 SF
PROPOSED POOL EQUIPMENT	= 25 SF
TOTAL	= 4,288 SF

CALCS:
(4,288 SF / 14,301) x 100% = 30% < 29.98% OK

EXISTING CONDITION PLAN
FOR
SPIELBERG
LOCATED IN THE
BOROUGH OF DEMAREST
BERGEN COUNTY, NEW JERSEY
LOT 4.01, BLOCK 53

UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE, AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

PAUL GDANSKI, P.E. #41161

PAUL GDANSKI, P.E., PLLC	
633 WOODMONT LANE	
SLOATSBURG, NEW YORK 10974	
(917) 418-0999	
EMAIL: PGSKI@EARTHINK.NET	
NJ LIC. #41161	
DATE	3/8/23
SCALE	1"=10'
SHEET	2 OF 3

