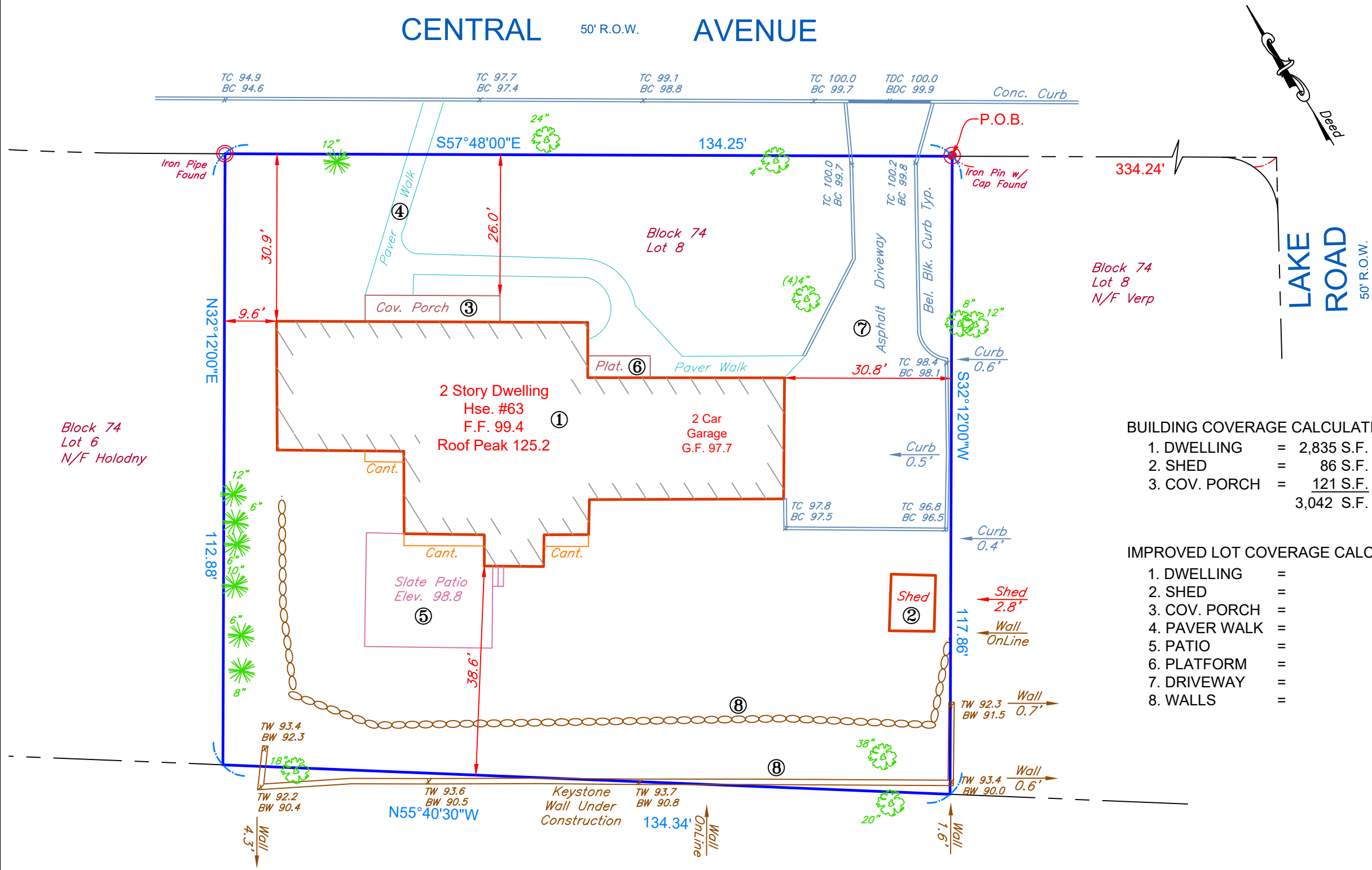


CENTRAL AVENUE

50' R.O.W.



Block 74
Lot 6
N/F Holodny

Block 163
Lot 1
N/F Demarest Board
of Education

BUILDING COVERAGE CALCULATIONS;

1. DWELLING	=	2,835 S.F.	(INCLUDES CANTILEVER'S)
2. SHED	=	86 S.F.	
3. COV. PORCH	=	121 S.F.	
		3,042 S.F. / 15,488 S.F.	= 19.6%

IMPROVED LOT COVERAGE CALCULATIONS;

1. DWELLING	=	2,835 S.F.	
2. SHED	=	86 S.F.	
3. COV. PORCH	=	121 S.F.	
4. PAVER WALK	=	493 S.F.	
5. PATIO	=	458 S.F.	(EXCLUDES AREA UNDER CANT. & INCLUDES STEPS)
6. PLATFORM	=	46 S.F.	
7. DRIVEWAY	=	1,442 S.F.	
8. WALLS	=	241 S.F.	
		5,722 S.F. / 15,488 S.F.	= 36.9%

EXHIBIT A

EXISTING CONDITIONS

Prepared For

AUSTIN & DOREEN SIBONI

63 Central Avenue
Block 74 - Lot 8

Borough of Demarest
Bergen County New Jersey
June 5, 2024 Scale: 1" = 20'