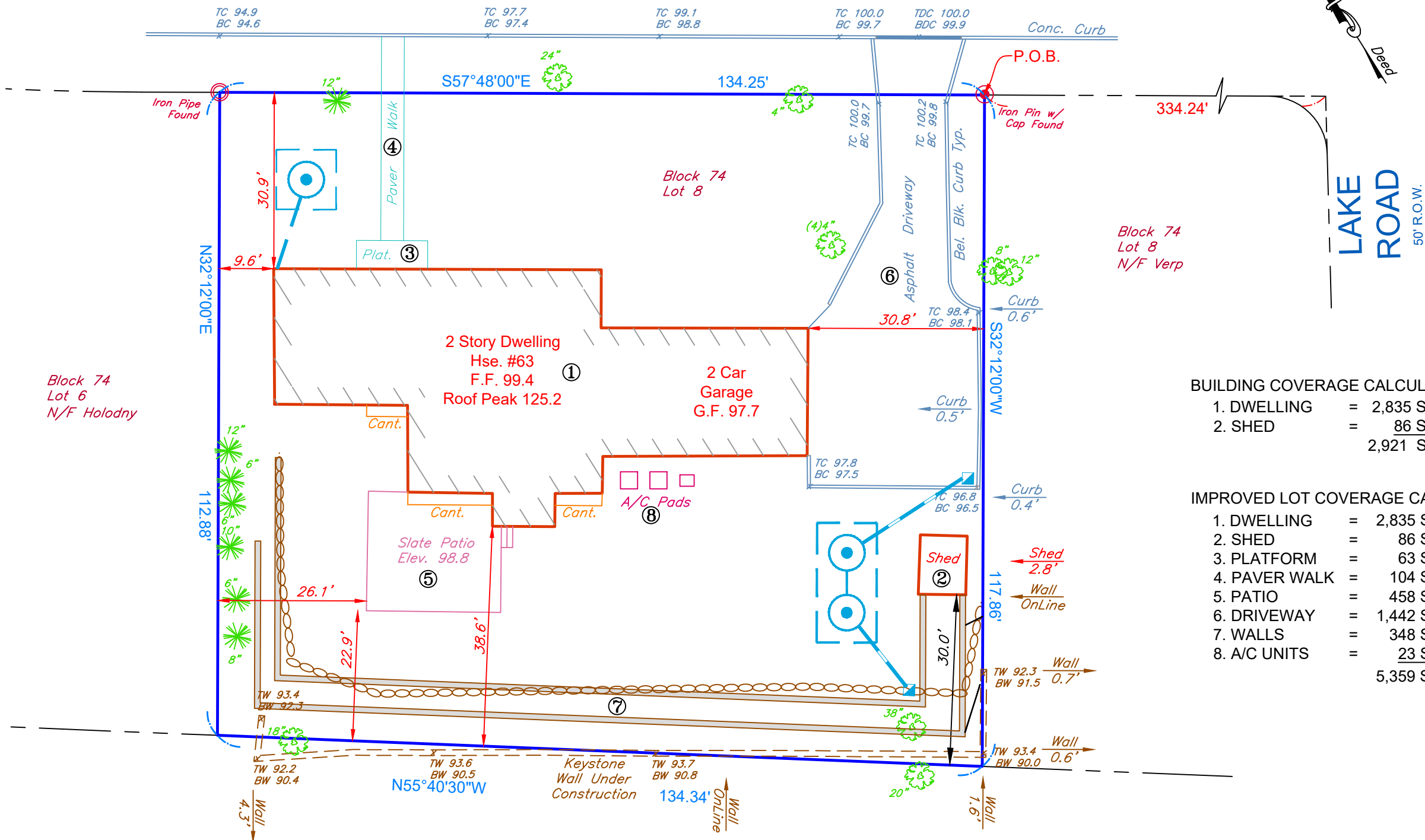


CENTRAL AVENUE

50' R.O.W.



BUILDING COVERAGE CALCULATIONS;

1. DWELLING	= 2,835 S.F.	(INCLUDES CANTILEVER'S)
2. SHED	= 86 S.F.	
		2,921 S.F. / 15,488 S.F. = 18.9%

IMPROVED LOT COVERAGE CALCULATIONS;

1. DWELLING	= 2,835 S.F.	
2. SHED	= 86 S.F.	
3. PLATFORM	= 63 S.F.	
4. PAVER WALK	= 104 S.F.	
5. PATIO	= 458 S.F.	(EXCLUDES AREA UNDER CANT. & INCLUDES STEPS)
6. DRIVEWAY	= 1,442 S.F.	
7. WALLS	= 348 S.F.	
8. A/C UNITS	= 23 S.F.	
		5,359 S.F. / 15,488 S.F. = 34.6%

EXHIBIT B

PROPOSED 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'

Block 163
Lot 1
N/F Demarest Board
of Education