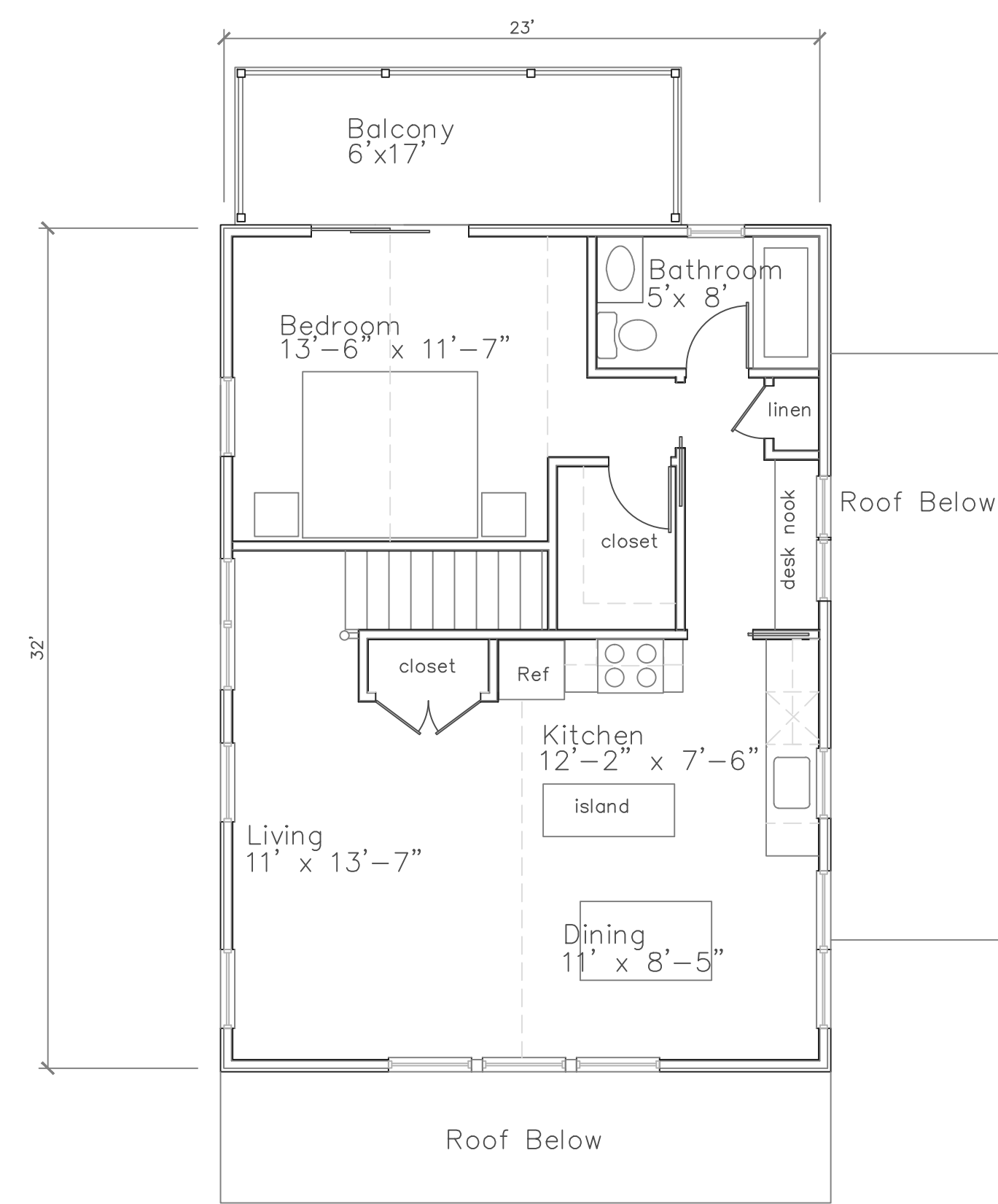
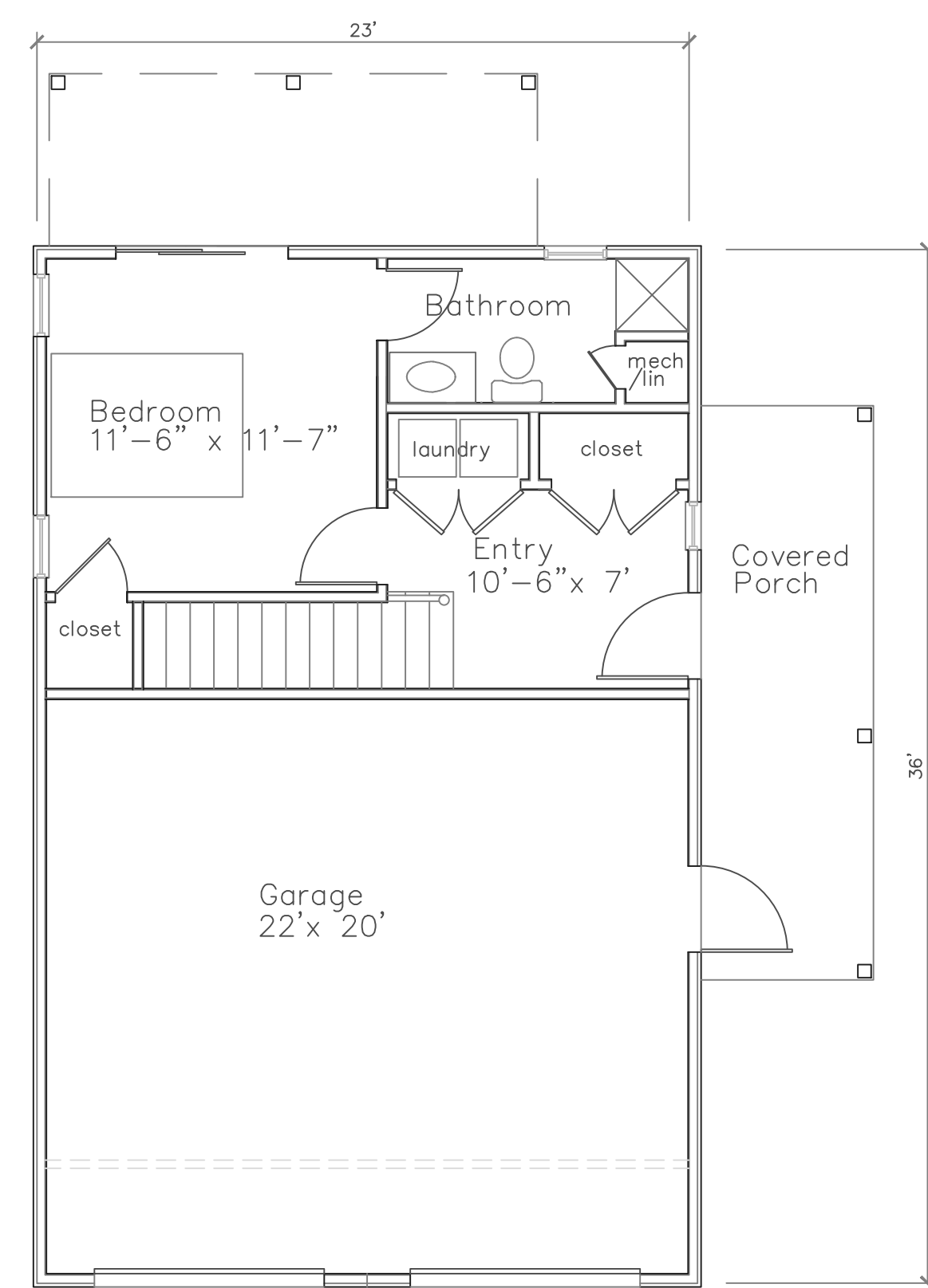


Proposed Carriage House Accessory Structure for  
 Pamela Governale  
 16 Oak Street, Village of Rhinebeck



1 Proposed Upper Level Plan  
 Scale: 3/16" = 1'-0"



2 Proposed Lower Level Plan  
 Scale: 3/16" = 1'-0"

PB/ZBA References:  
 Zoning District = Residential  
 Lot Area = .3 acres/ 14,500SF

Existing Primary Structure:  
 Footprint = 878SF  
 First Floor Area = 720SF  
 Second Fl Area = 288SF  
 Total Area = 1008SF

Existing Garage/Shed:  
 First Floor Area = 496SF

Proposed Accessory Structure:  
 Footprint = 912SF- 828SF  
 Instead of <75% this is  
 94% of primary structure footprint :(

Proposed Accessory Dwelling Unit:  
 Net First Floor Area = 199SF  
 Net Second Floor Area = 545SF  
 Total Accessory Dwelling Unit:  
 Net Floor Area = 744SF  
 Instead of <25% this is approx  
 80% of primary structure net floor area :(

Proposed Lot coverage = 12%  
 Existing Lot coverage = 9.5% Floor Area  
 Max. Building Height = 26'  
 (Proposed = 22')



7 Proposed Site Plan  
 Scale: 1" = 10'



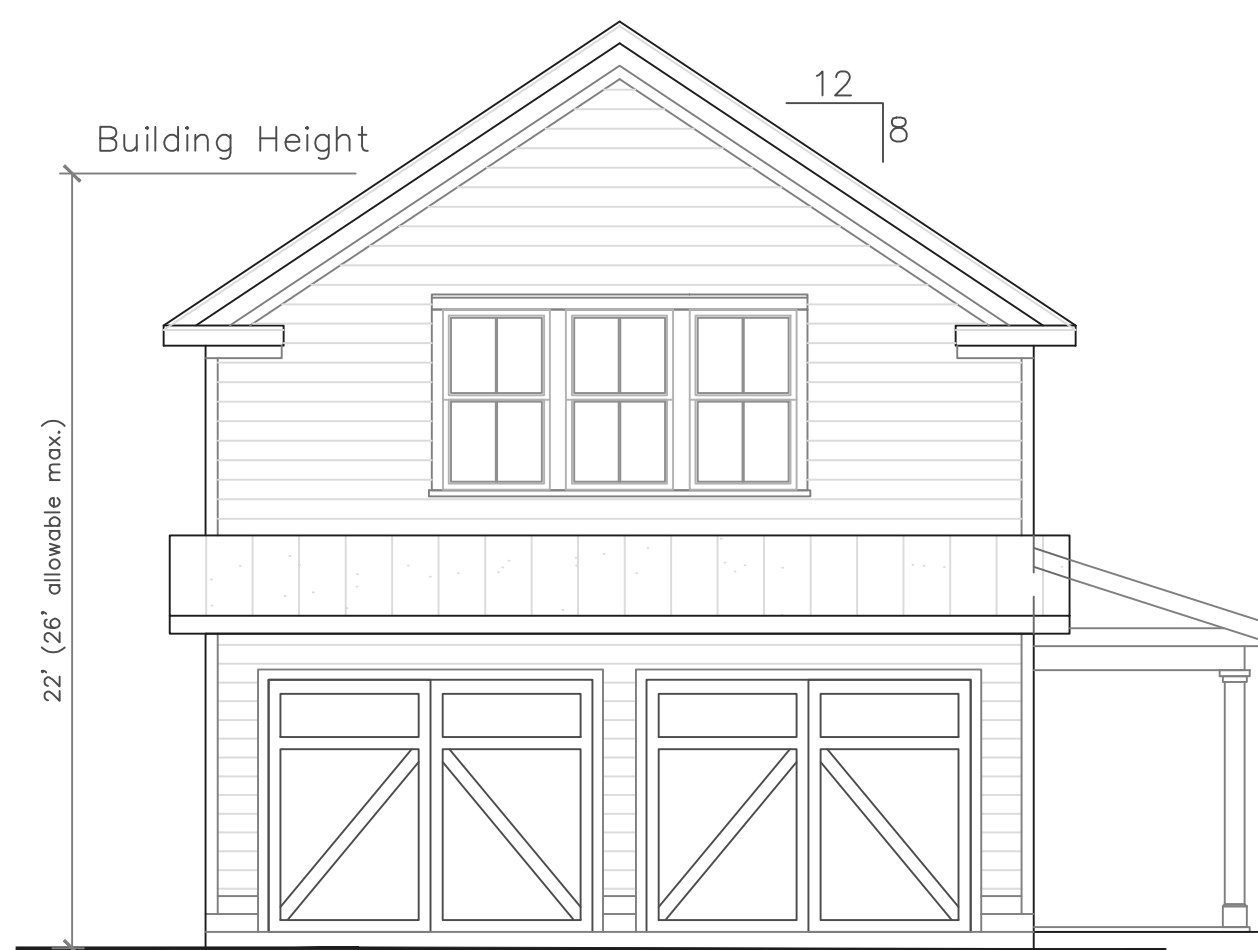
3 Proposed North Elevation  
 Scale: 3/16" = 1'-0"



4 Proposed Back/West Elevation  
 Scale: 3/16" = 1'-0"



5 Proposed North Elevation  
 Scale: 3/16" = 1'-0"



6 Proposed Front/East Elevation  
 Scale: 3/16" = 1'-0"

Information taken from  
 Survey of Property of  
 Pamela Governale/Oak St LLC  
 Located in Dutchess County,  
 Village of Rhinebeck, NY.

Prepared by:  
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PROJECT: Governale Accessory Building  
 Village of Rhinebeck, NY

DRAWING: Site Plan, Floor Plans, Elevations

SCALE: as noted	PROJECT NUMBER: 20-04	DRAWING NUMBER: A1
DATE: 7/9/2020		