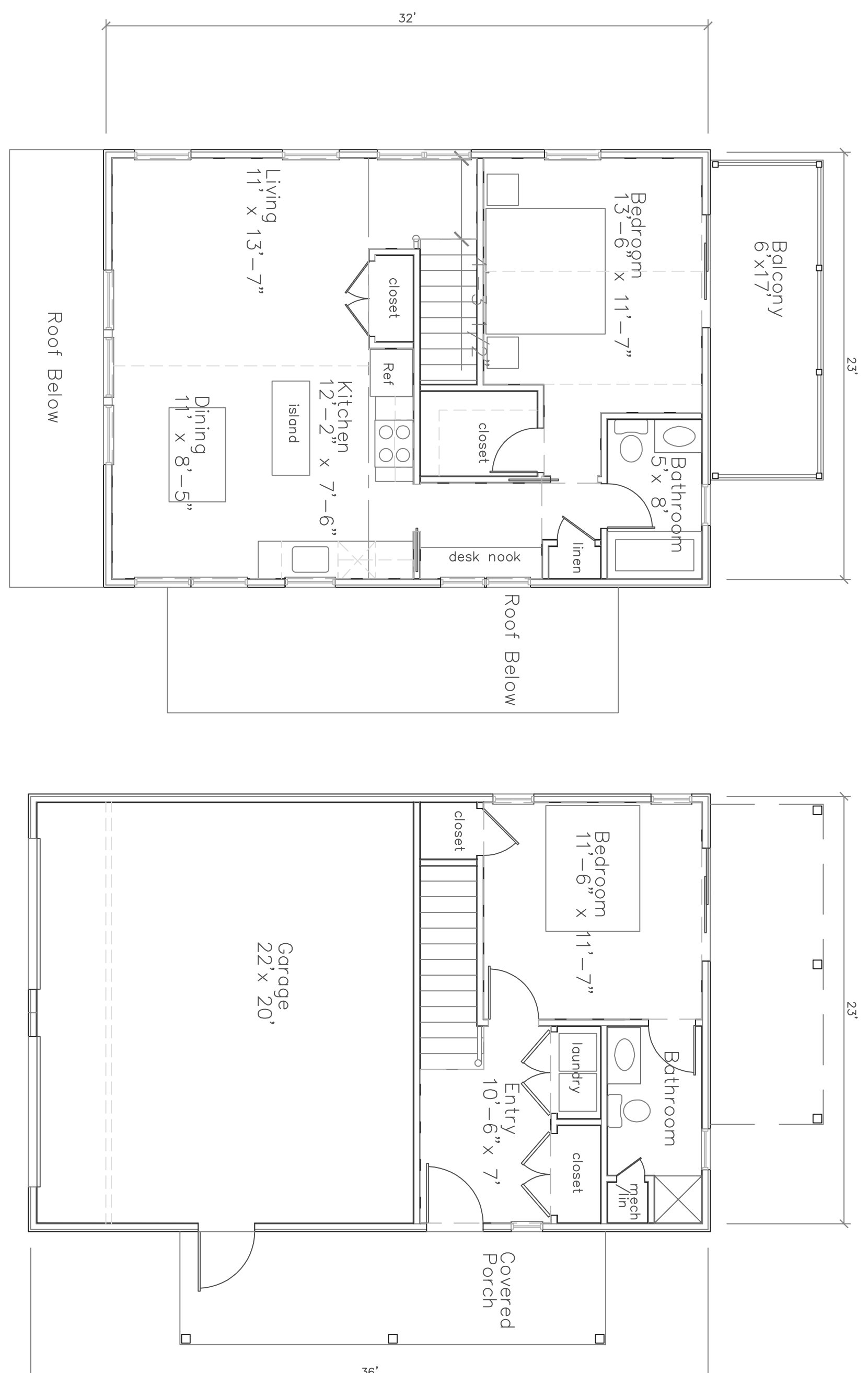


Proposed Carriage House Accessory Structure for Pamela Governale 16 Oak Street, Village of Rhinebeck



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

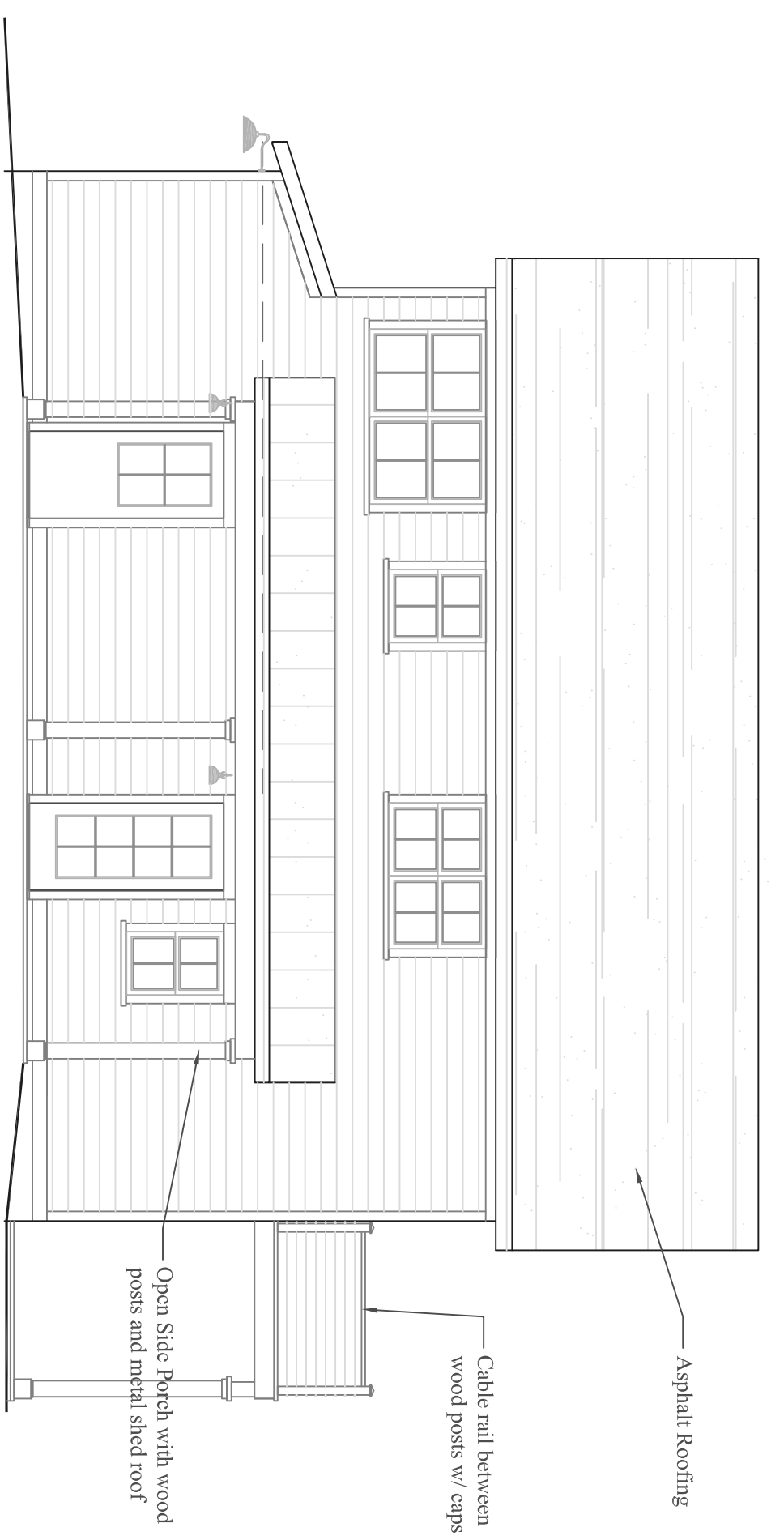
Existing Primary Structure:
Footprint = 8788SF
First Floor Area = 7205SF
Second Floor Area = 2888SF
Total Area = 10085SF

Existing Garage/Shed:
First Floor Area = 4965SF

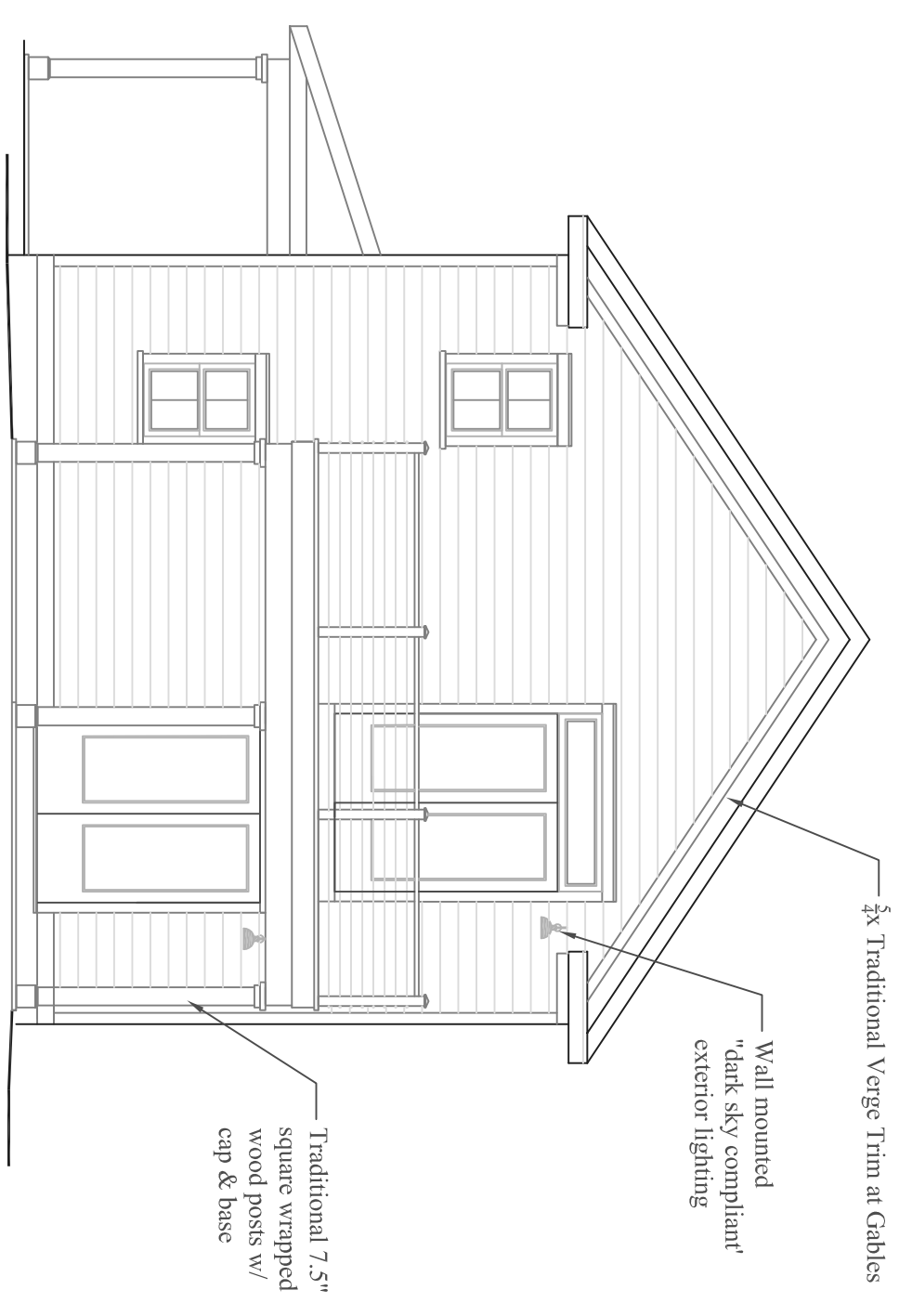
Proposed Accessory Structure:
Footprint = 9125SF- 8288SF
Instead of <75% this is 94% of primary structure footprint (63% of that is garage and interior stair)

Proposed Accessory Dwelling Unit:
Net First Floor Area = 1995SF
Net Second Floor Area = 5455SF
Total Accessory Dwelling Unit:
Net Floor Area = 7445SF
Instead of <25% this is approx 80% of primary structure net floor area

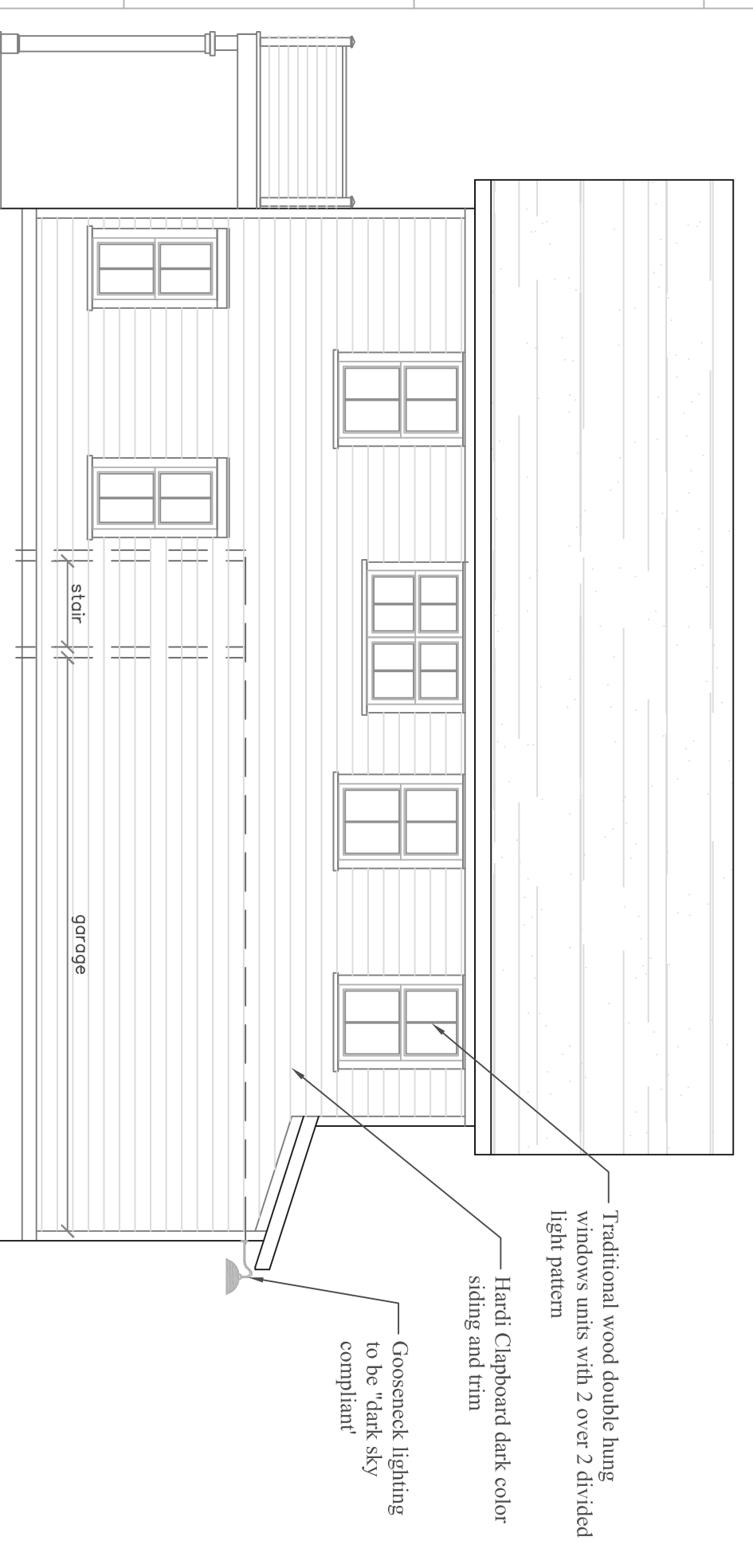
Proposed Lot coverage = 12%
Existing Lot coverage = 9.5%/Floor Area
Max. Building Height = 26'
(Proposed = 22')



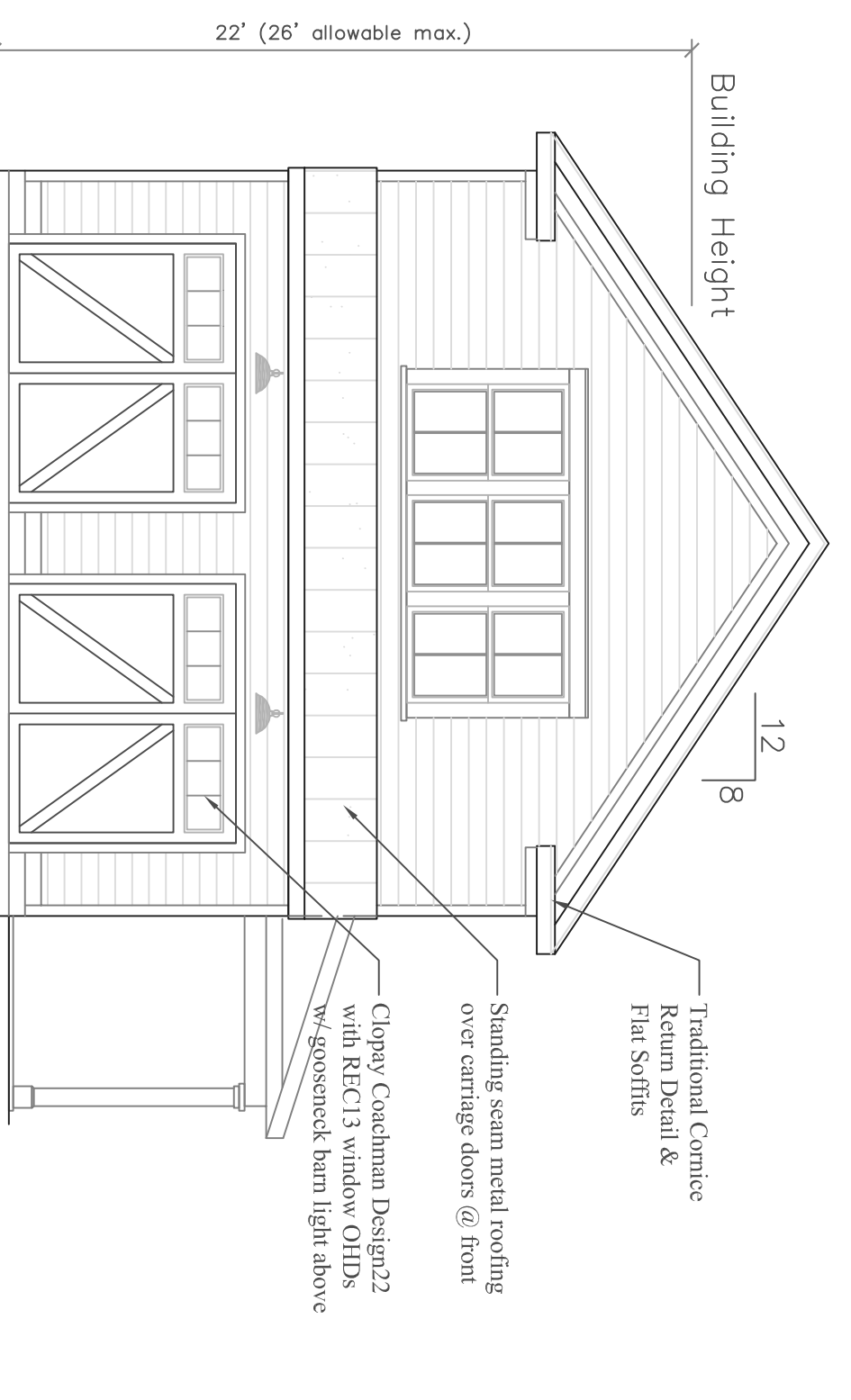
3 Proposed North Elevation
Scale: 3/16" = 1'-0"



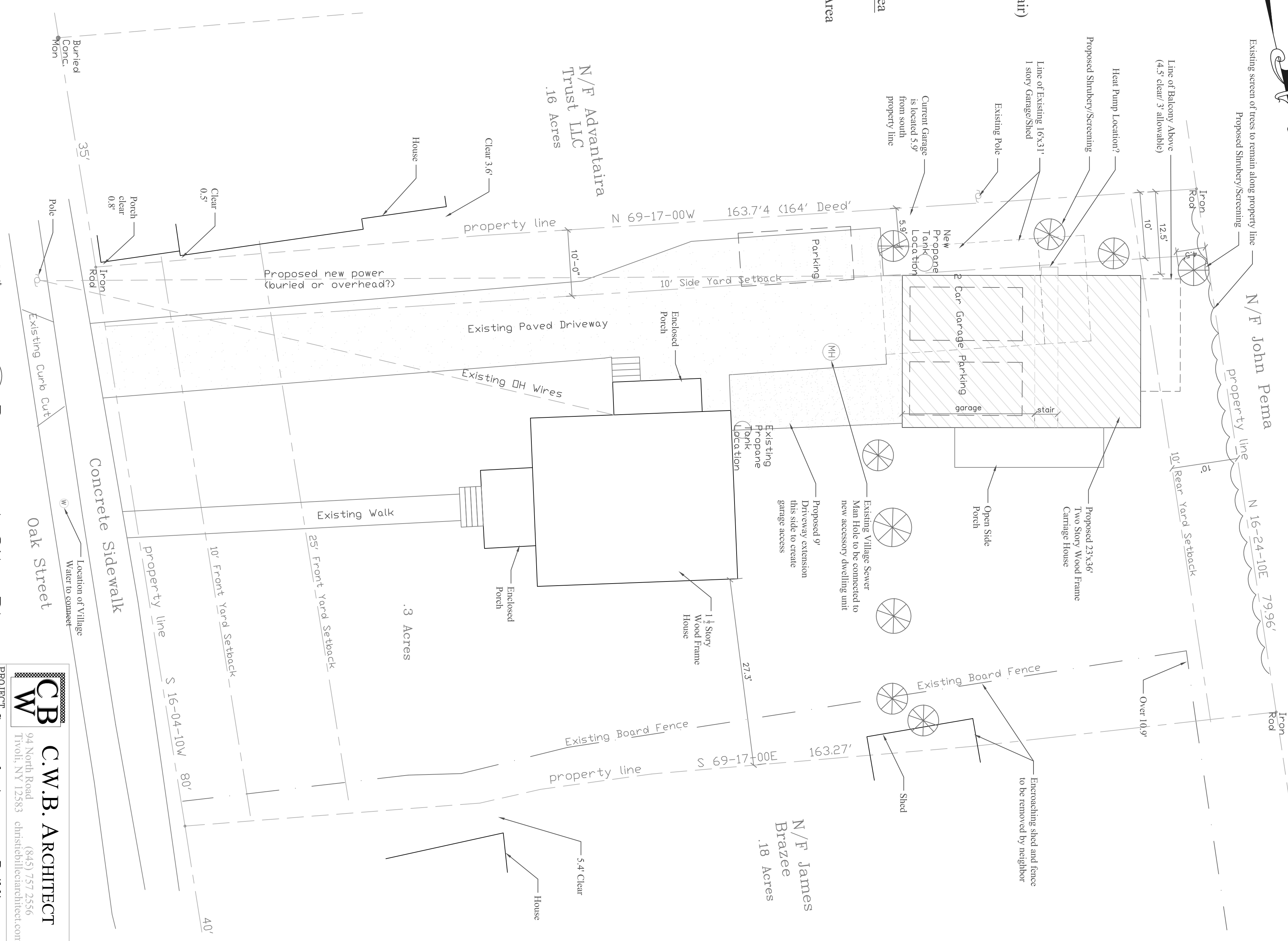
4 Proposed Back/West Elevation
Scale: 3/16" = 1'-0"



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



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



7 Proposed Site Plan
Scale: 1" = 10'

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

Prepared by:
Robert L. Campbell
Professional Land Surveyors
21 McGuire Lane
Rhinebeck, NY
NYS License No. 49307

C.B.W. C.W.B. ARCHITECT
94 North Road (845) 757 2556
Troy, NY 12583 christieblairarchitect.com

PROJECT Governale Accessory Building Village of Rhinebeck, NY

SCALE as noted
DATE 8/24/2020
PROJECT NUMBER 20-04
DRAWING NUMBER A1