

SITE PLAN 1" = 60'

### Scope of Work

This work is proposed to support the application for legally permitted accessory apartment. The studio apartment will be in an existing accessory building (formerly a garage now a recreation space). The current house has had 4 bedrooms since at least 1970 but there is no record of the septic field in the County Health Department Town Records. To maintain the same level of use the existing house will be modified so it will have only three bedrooms. This way the entire site will still have no more than 4 bedrooms which has been an acceptable load.

### Zoning Analysis

In accordance with Zoning Ordinance 200-31.2 Existing space will function as an accessory apartment.

The lot is 1.7518 acres (76,310) with a 4-bedroom house and total living area of 2,917 sf according to the Town Residential card.

The site is in an R20 zone in the town of Ossining and appears to meet all the zoning requirements according to Zoning 200 Attachment 2:

\*(House footprint 1,573 sf + barn/garage 712 sf + shed 324 sf) / 76,310 sf = 0.0342 or 3.42%

### BULK REGULATIONS FOR R20 ZONE (ZONING 200 ATTACHMENT 2)

ITEM	REQUIRE	PROVIDE	COMMENTS
Lot	20,000 sf	76,310 sf	Complies
Width	100 ft	209.23 ft	Complies
Depth	130 ft	308.29 ft	Complies
Front	30 ft	169 ft	Complies
1 Side	16 ft	86.3 ft	Complies
Both Sides	34 ft	164.4 ft	Complies
Rear	34 ft	112 ft	Complies
Living Area Min	850 sf	2,917 sf	Complies
Stories/height	2 1/2 / 35 ft	2 / 30 ft +/-	Complies
Building Coverage	22%	3.4%	Includes garage and shed not deck

The barn/apartment building, 38'-6" x 18'-5", is setback from one side by 54.9 ft and from the rear line 44' ft. A shed about 18'-0" x 18'-0" (324 sf gross) is 20 ft from the rear property line. Zoning Code 200-25 A(1) allows an accessory building (such as a garden shed) be located inside a setback or rear yard provided that it does not exceed 15 feet tall and is at least 10 ft from any lot line. The shed complies

200-21C. Maximum Floor area allowed is 5,000 sf + [(lot size - 43,560 sf)x(0.052521)]. Calculating this for this site, the maximum building area would be 6,720 sf. The house complies. The former barn/garage becoming living space, would add 712 sf of living and the site would still comply.

### Code Analysis

An accessory studio apartment is an R occupancy governed by IRC; Type VB Construction - wood framed no protection. Structure has existed since 1957. No structural changes are being made.

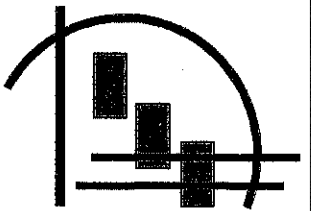
Studio is designed as a single room with an opening to a kitchen. The bathroom is up stairs on storage mezzanine.

R303 Total living space 794 sf. Natural ventilation requires minimum 4% of floor area. Operable window area is 61.98 sf. 7.8% OK  
 R303 Total living space 794 sf. Natural light requires minimum 8% of floor area. Glazing area, including skylight, is 132.08 sf 16.6% OK  
 (Total living space based on all levels)

Energy Code: For Zone 4A with the following standards Roof R38; Wall R20 or R13 between studs and R13 plus 3.8ci. Recent work has brought the building into conformity with current energy code.

In accordance with NYS Education Law 7209, no alteration of changes can be made to these drawings unless by the architect listed. This applies to drawing dated 3/29/19 A-0 through A-7.

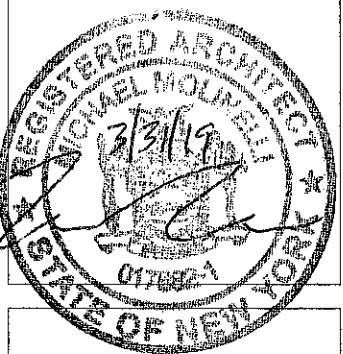
All work has been designed in accordance with the IRC 2015 International Residential Code, the 2017 Uniform code Supplement of New York State and the Energy Conservation Construction Code of New York State.



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TITLE

Permit Drawings

Accessory Apartment

Klein Cohlan  
 Residence

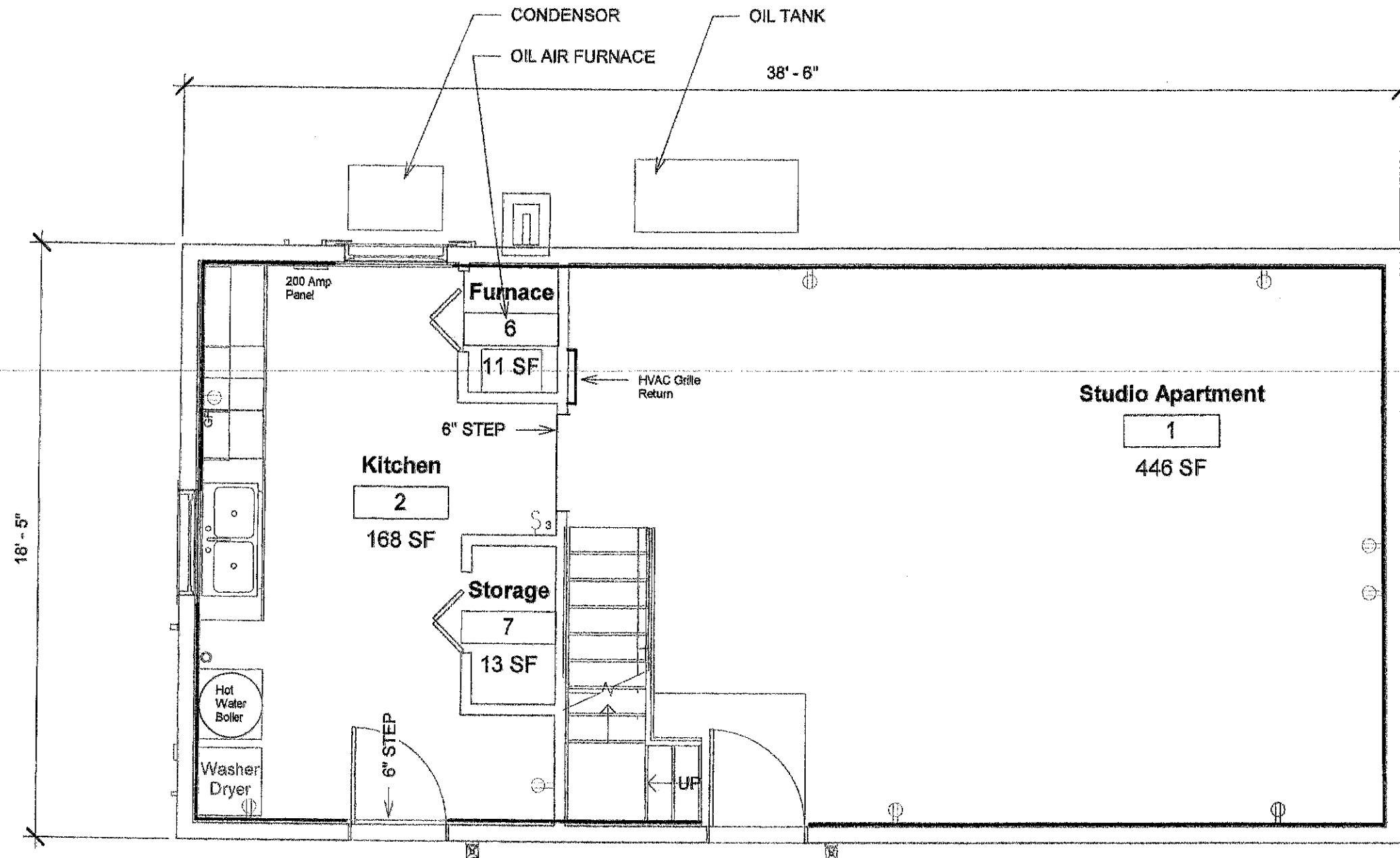
74 Croton Dam Road  
 Ossining NY

A-0

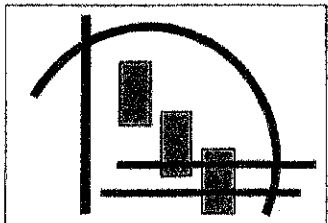
3/29/19

Revisions:

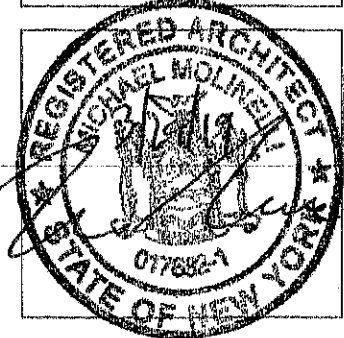
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1 1st Floor Proposed  
1/4" = 1'-0"



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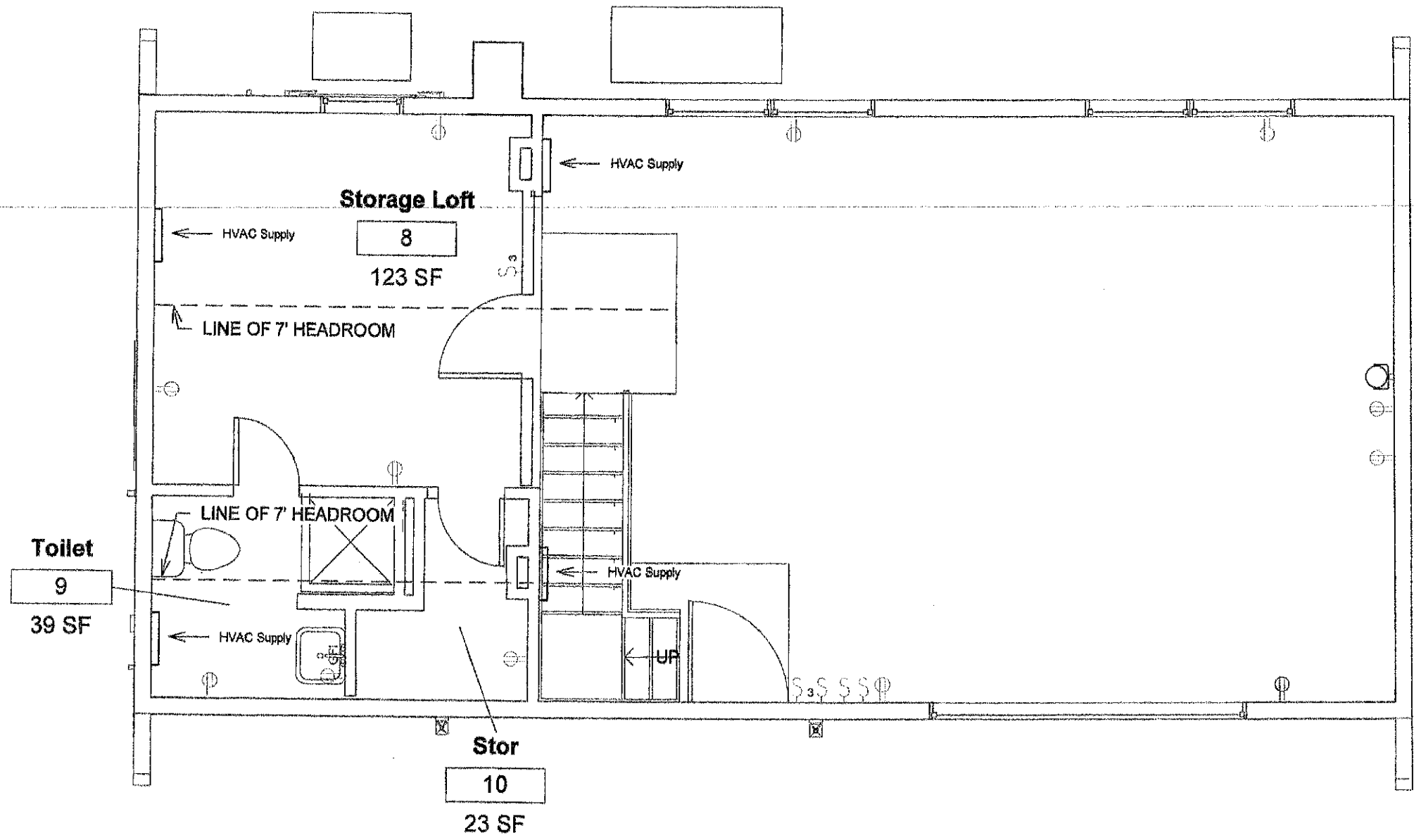


**FIRST FLOOR**  
 Permit Drawings  
 1/4" = 1'-0"

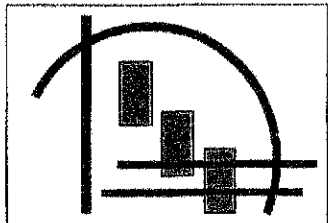
**Accessory Apartment**  
 Klein Cohan  
 Residence  
 74 Croton Dam Road  
 Ossining NY

**A-1**  
 3/29/19

Revisions:



① Mezzanine Proposed  
1/4" = 1'-0"



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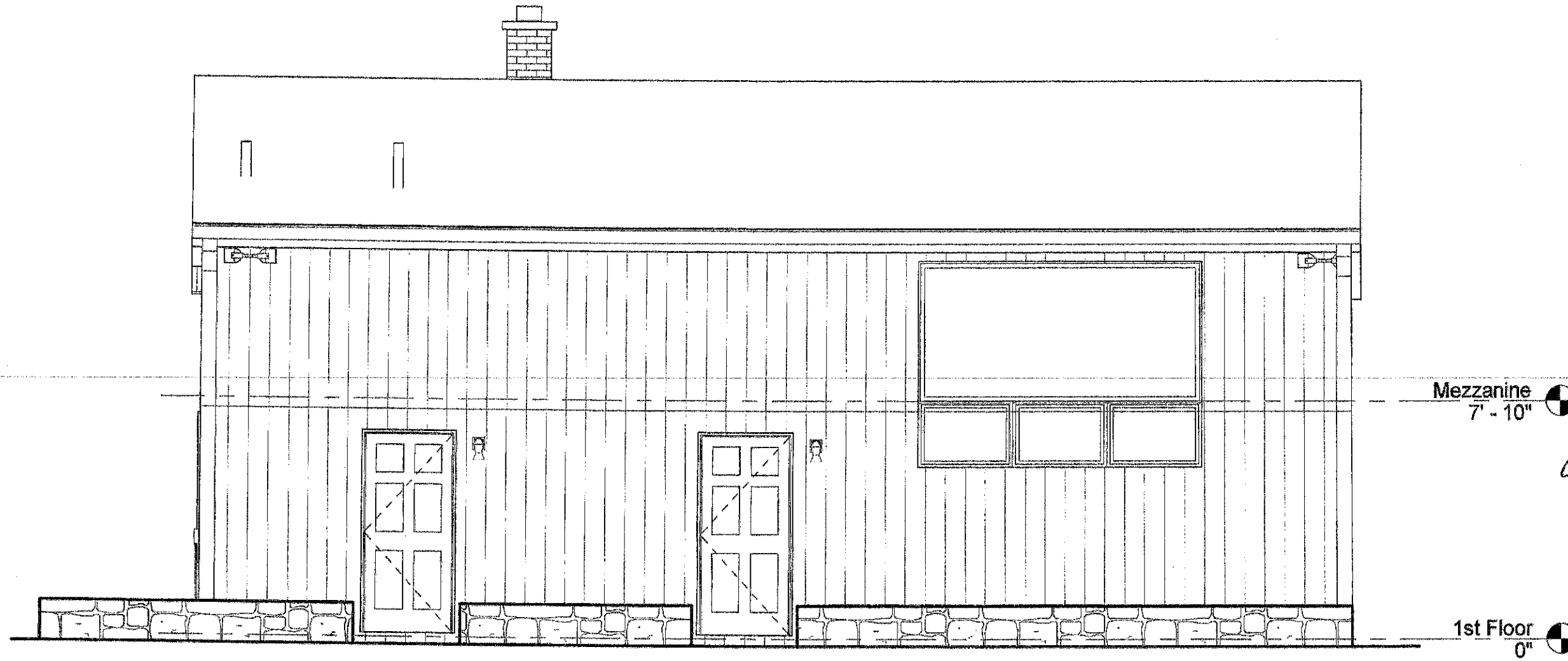


**MEZZANINE**  
  
Permit Drawings  
  
1/4" = 1'-0"

**Accessory Apartment**  
  
Klein Cohlan  
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**A-2**  
3/29/19

Revisions:



① West Existing  
1/4" = 1'-0"

  
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**WEST ELEVATION**

Permit Drawings

1/4" = 1'-0"

**Accessory Apartment**

**Klein Cohian  
Residence**

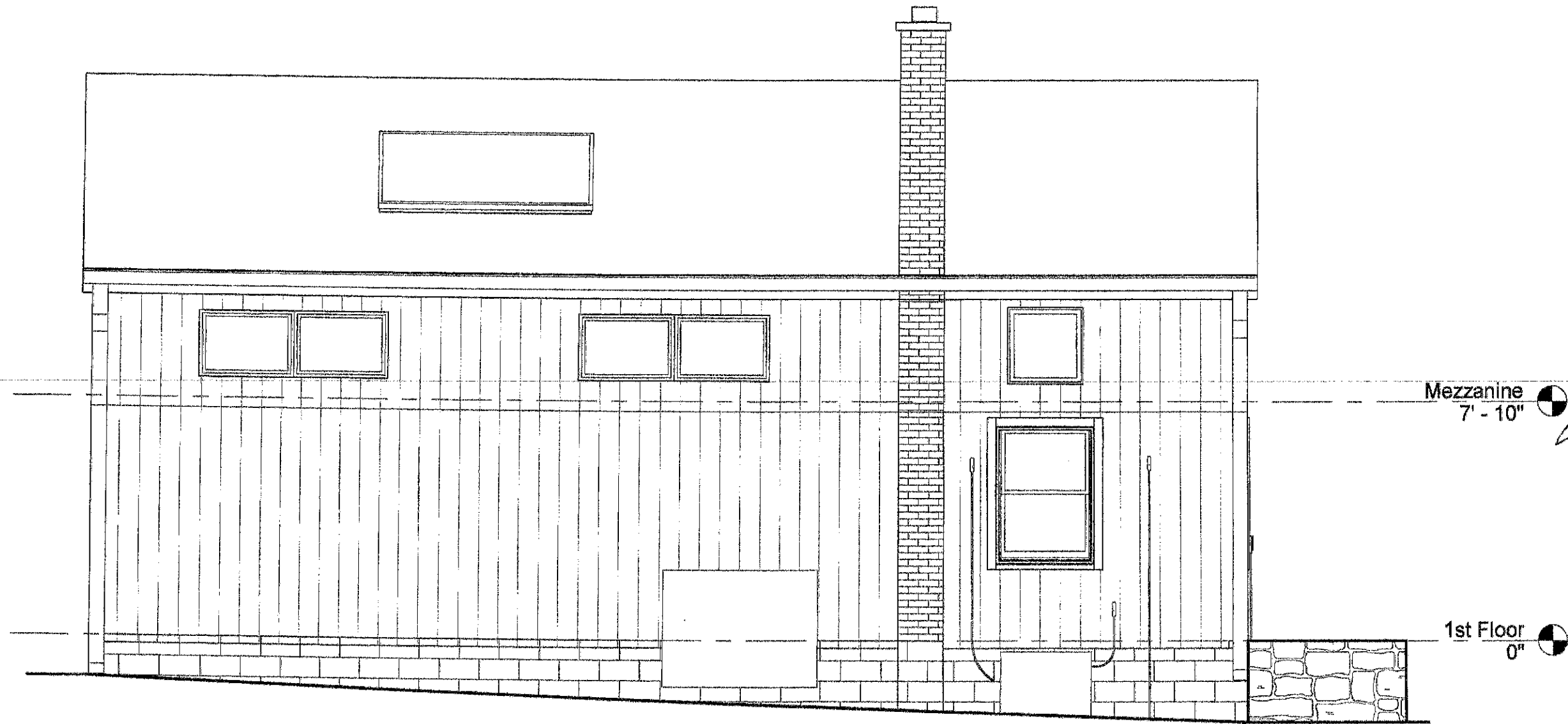
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**A-3**

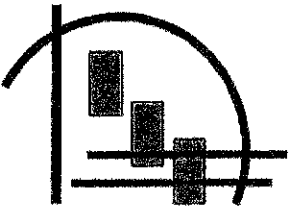
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① East Existing  
1/4" = 1'-0"

  
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**EAST ELEVATION**

Permit Drawings

1/4" = 1'-0"

**Accessory Apartment**

Klein Cohlan  
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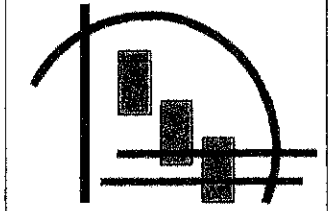
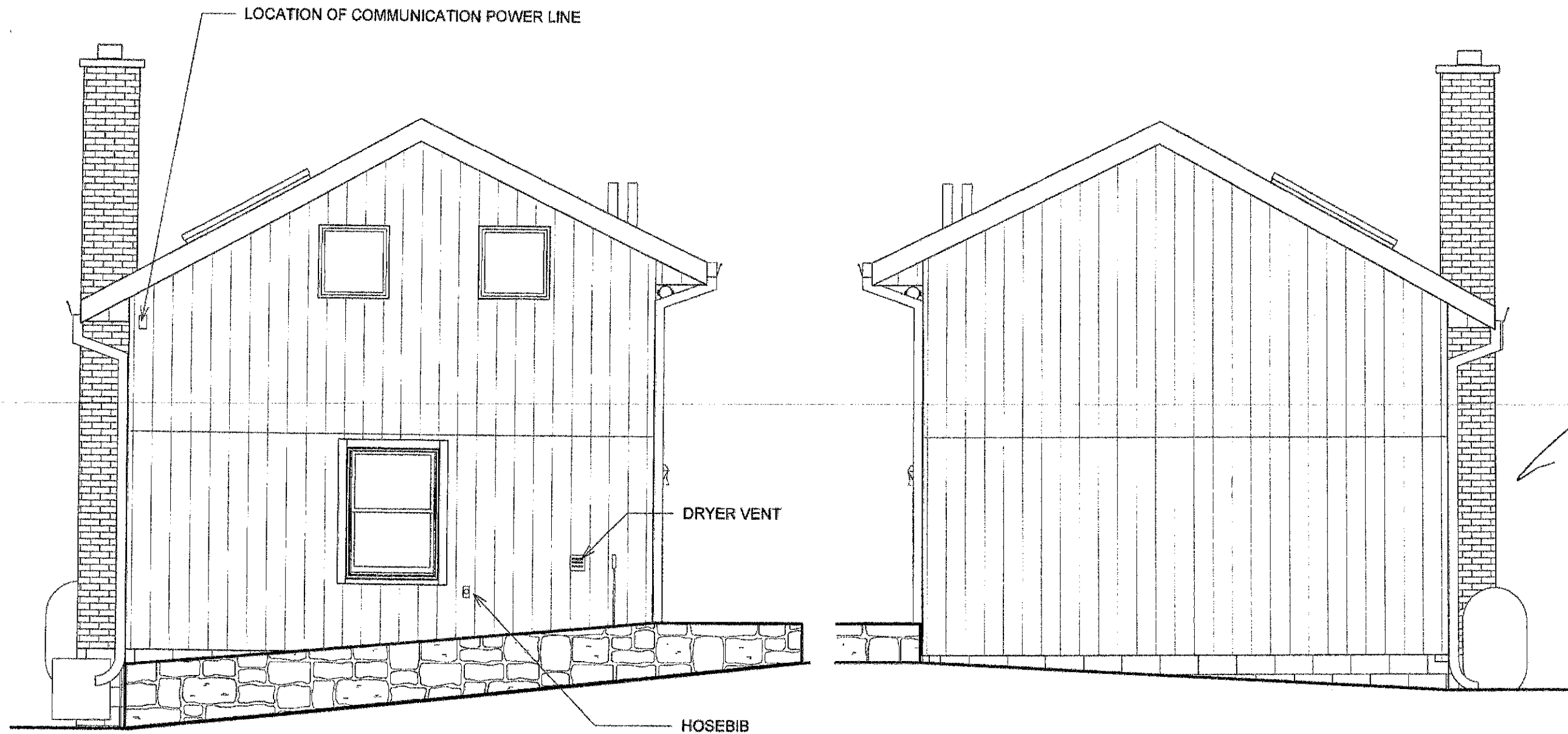
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**A-4**

3/29/19

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**NORTH SOUTH  
 ELEVATION**

**Permit Drawings**

**1/4" = 1'-0"**

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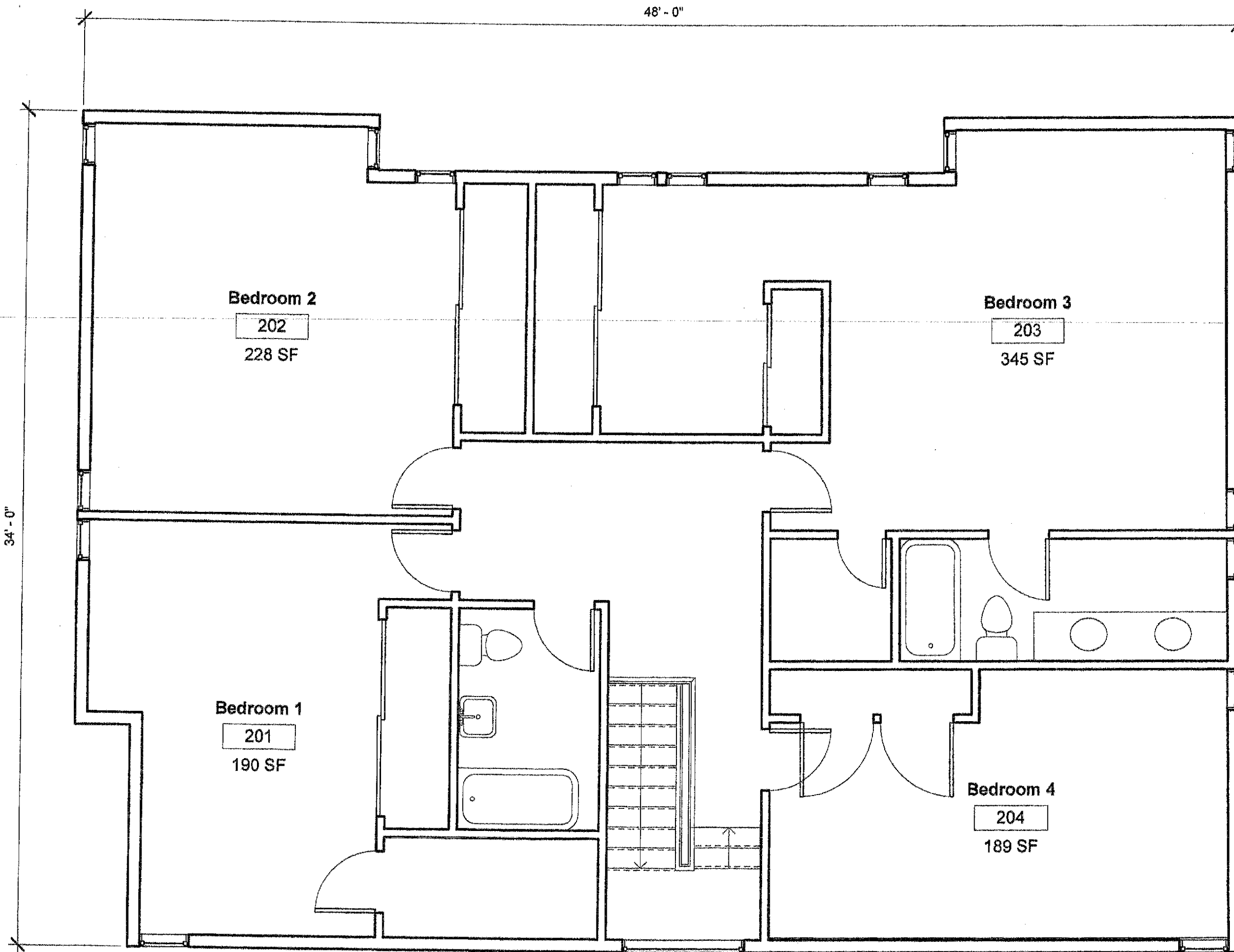
**A-5**  
 3/29/19

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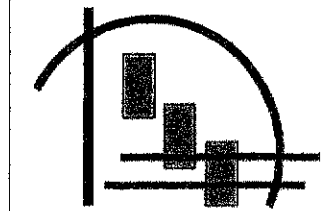
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① North Existing  
 1/4" = 1'-0"

② South Existing  
 1/4" = 1'-0"



① 2nd Floor House Existing  
1/4" = 1'-0"



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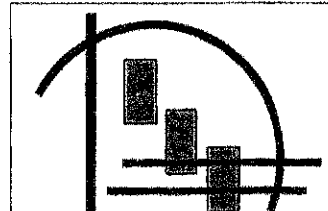
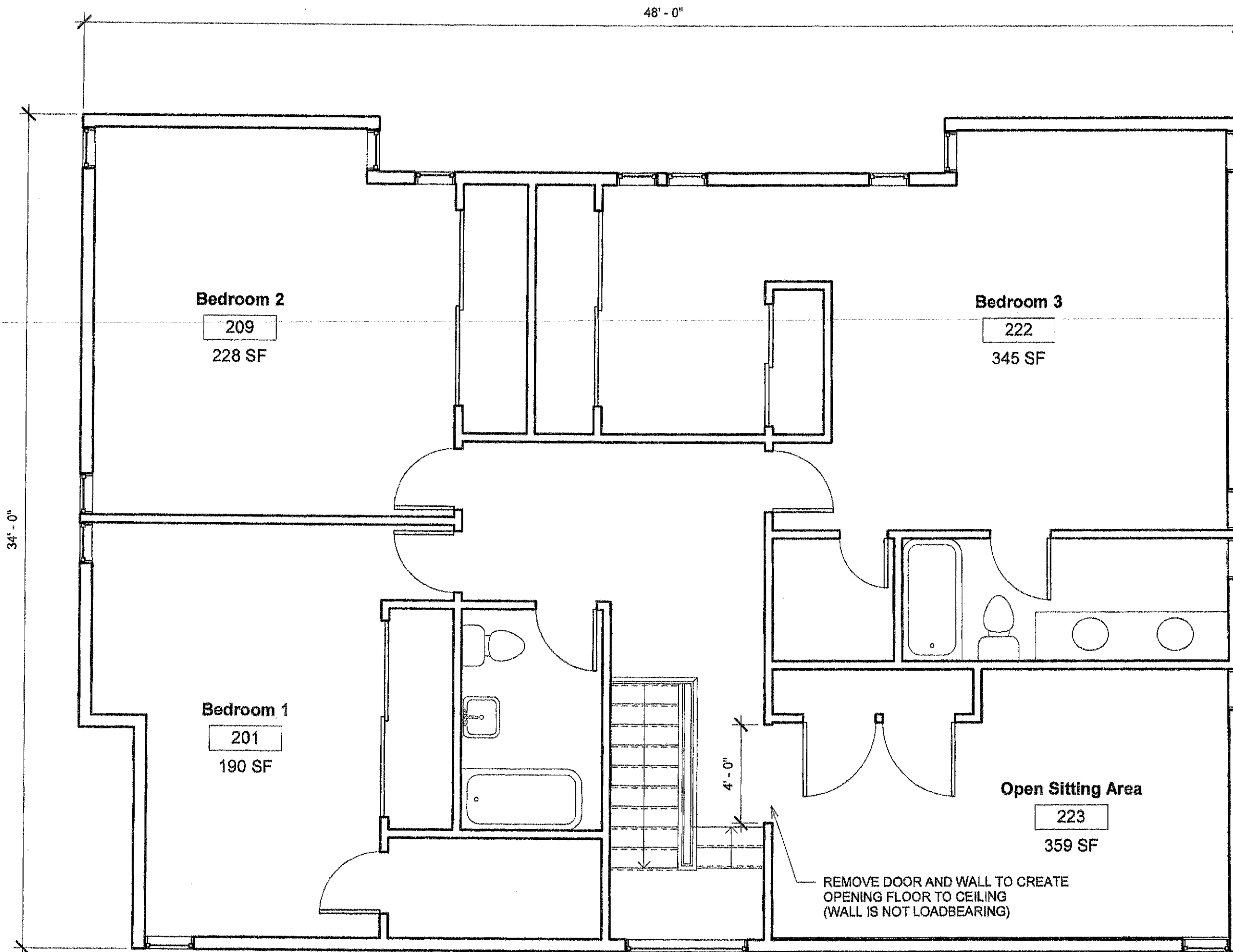
**HOUSE EXISTING 2ND FLOOR**  
  
Permit Drawings  
  
1/4" = 1'-0"

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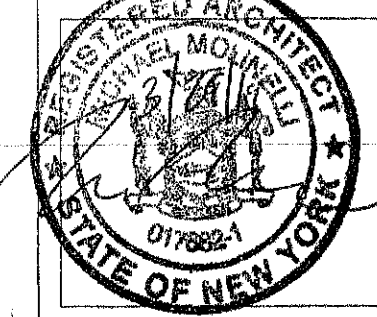
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**HOUSE PROPOSED  
 2ND FLOOR**  
 Permit Drawings  
 1/4" = 1'-0"

**Accessory Apartment**  
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 Residence  
 74 Croton Dam Road  
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**A-7**  
 3/29/19

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① 2nd Floor House Proposed  
 1/4" = 1'-0"