


PDF of 10 Robin Drive studio floor plan.

Jo Ann Clark <clarkjazz@gmail.com>
Mon 6/6/2022 2:12 PM
To: Ossining Building Department <bldgdept@townofossining.com>
Cc: Gene Zafrin <gene.zafrin@gmail.com>

 1 attachments (115 KB)
Floor Plan Above Garage.pdf;

Dear Zoning Board Members
Please see, attached, the floor plan for the utility apartment we are seeking to bring into compliance with the Town of Ossining.
Many thanks for your attention to this matter.
Jo Ann Clark & Gene Zafrin, owners

Lou Demasi
Lou@demasiarchitects.com
P: 914-666-3858
F: 914-666-5196
Demasi Architects P.C.
105 Smith Ave. Mt Kisco, NY 10549

General Notes:

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO FULLY COMPLETE THE JOB. EXCEPT WHERE SPECIFICALLY AGREED ON BY OWNER, JOB SHALL BE READY FOR OCCUPANCY IN A GOOD WORKMANSHIP MANNER WITH ALL WORK DONE AS SHOWN OR REASONABLY INTENDED ON DRAWINGS.

WINDOWS TO BE "ANDERSEN" OR EQUAL, SEE PLANS FOR TYPE, COMPLETE WITH HIGH PERFORMANCE GLASS AND SCREENS.
Glazing To Be Low "E" Insulated Glass w/ Minimum R-3.1 (U=0.32).

ALL NEW WORK AND MATERIALS, UNLESS OTHERWISE SPECIFIED, SHALL MATCH EXISTING CONSTRUCTION.

ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

PROVIDE ONE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR AS SHOWN

Door And Bottom Of Staircase Leads Directly Outside
Existing Garage Is Separate From Dwelling Above

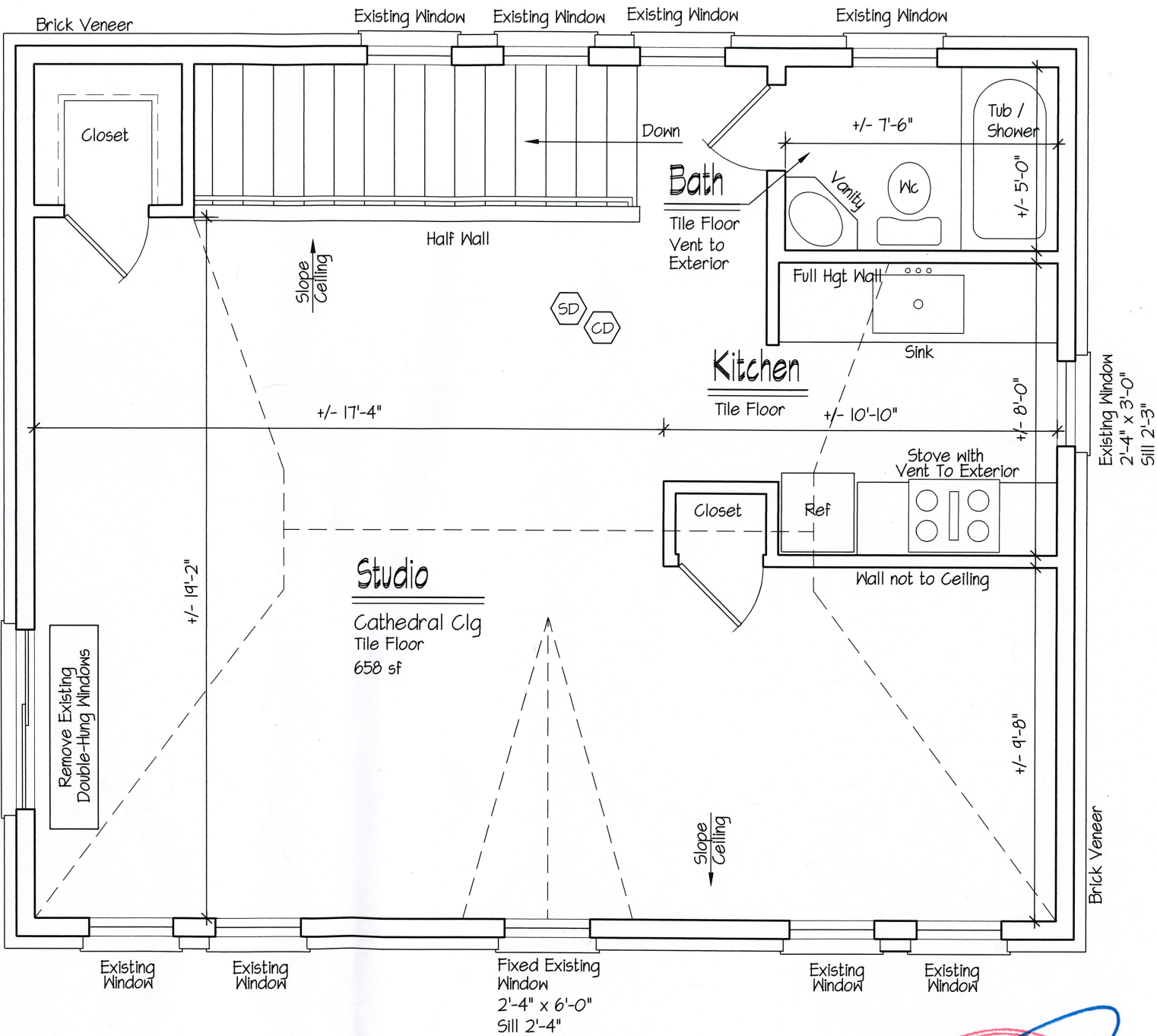
New Egress Windows To Have A Minimum Clear Opening Area Of 5.7 Sf Total w/ 24" min Clear Opening Height & 20" min Clear Width. Refer To Manufactures Specifications For All Other Information. (less than 42" to Floor)

Legend:

- SD Smoke Detector w/ Battery Back-Up
- CD Carbon Monoxide Detector w/ Battery Back-Up

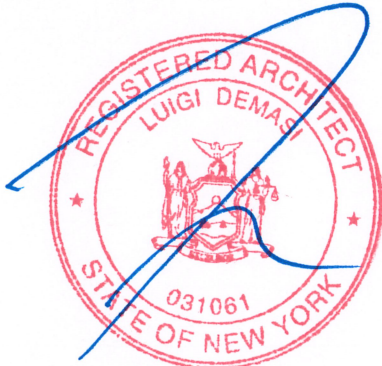
Andersen Gliding Egress Window Sizes:

Size	Opening	Width	Height
GW 5030	6.02 sf	21"	32"



Floor Plan

Scale: 1/4" = 1'-0"



DeMasi Architects P.C.

105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10541

EMAIL: Love@DemasiArchitects.com

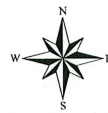
PHONE: (914) 666-3858

Do Not Scale Prints

Floor Plan for Dwelling above Detached Garage for:

10 Robin Drive Ossining NY 10562

Date	June 1, 2022
Job No	222-064
Drawing	1 OF 1



June 6, 2022

10 Robin Dr.
Ossining, NY

1 inch = 70 Feet



location of studio



www.cai-tech.com



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.