

## 398 Ashford Ave. AHRB Presentation



© 2019 Google



**Does This look Familiar?**

Ashford Ave

# General Transformation highlights

- Renovated 5 unit interiors
- Upgraded Kitchens Bathrooms
- Higher end finishes
- Much needed affordable efficiency units in Dobbs Ferry
- Modern but tasteful, keeping with original feel
- Upgraded fixtures and appliances



# Exterior Upgrades and Cleanup



From Forest



to Field

To a grassy side yard



With a parking area



# Events that forced my timeline



# Upgraded Doors and Windows



# New Windows, Doors



Objective was the keep close to the original style while **upgrading quality, durability,** and **energy efficiency**



PLEASE USE  
THE REAR OF  
THE BUILDING  
FOR ALL  
DELIVERIES TO  
APARTMENTS



# New Door Type – Therma-Tru

Concorde™  
Fiber-Classic® Mahogany

**THERMA-TRU**  
DOORS  
Where Home Begins.

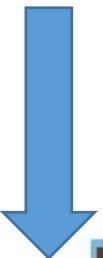
FIND INSPIRATION  
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WHERE TO BUY

Search for doors, products...

home /



Therma-Tru. Fiberglass Entryways.  
The beauty of wood without the compromises. »



**FCM912**

|      |     |
|------|-----|
| 2/8  | 6/8 |
| 2/10 | 6/8 |
| 3/0  | 6/8 |

**FCM911** **FCM891**

|      |     |     |
|------|-----|-----|
| 2/8  | 6/8 | 8/0 |
| 2/10 | 6/8 | 8/0 |
| 3/0  | 6/8 | 8/0 |

# New Door Color



## Create the authentic look of real wood in just a few simple steps.

- Achieve professional-looking results with an easy-to-use, quick-drying formula.
- Colorfast stain resists fading, bleaching and yellowing to create a beautiful finish.
- Finish colors can be applied in a variety of shades to complement multiple home styles.
- Specially formulated for Thermo-Tru, fiberglass doors, composite door frames and door surrounds.

Shown on Classic Craft,  
Fir Grain.



Light Oak

Natural Oak

Walnut

English Walnut

Mahogany

Cherry

### All-Inclusive Kit

Contains everything needed to stain a Thermo-Tru fiberglass double door system or a single door with two sidelites.\*

Watch easy-to-follow instructions at [samedaystain.com](http://samedaystain.com).



**5 YEAR**  
LIMITED  
WARRANTY

For complete details on the Same-Day Stain and topcoat limited warranty, go to [samedaystain.com](http://samedaystain.com) or ask your seller for more details.

# Window Specification and Color Selection



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- A/C ORIEL KIT -P8-P9

## FEATURES

- ALUMINUM THERMAL-BREAK DOUBLE HUNG TILT WINDOW
- 3-1/4" FRAME DEPTH
- 7/8" DOUBLE PANE INSULATED GLASS
- AAMA 2604 POWDER COAT PAINT
- EQUAL SIGHTLINE DESIGN
- SLOPED SILL
- SILL WITH 1/2" EXTERIOR LEG
- TILT SASH WITH TILT LATCH
- CONTINUOUS LIFT HANDLE ON BOTTOM SASH
- ANTI-DRIFT HEAD CLIP LOCK
- MEETING RAIL LOCK
- SPIRAL BALANCES
- INSTALLATION SCREWS

## OPTIONAL SELECTIONS

- LOW-E COATING & ARGON FILLED IGU
- SILL WITH EQUAL LEG
- 1-1/4" NAILING FIN (1-1/8" SETBACK)
- FACE FLANGE WITH VARIOUS SIZE
- CUSTOM FINISH AND CUSTOM COLORS
- GRIDS
- BLOCK & TACKLE OR ULTRA LIFT BALANCES
- OTHER OPTIONAL ACCESSORIES
- A/C ORIEL KIT
- HALF OR FULL SCREEN
- SASH STOPS



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WINDOW & DOOR SYSTEMS, LTD.  
[WWW.CRYSTALWINDOWS.COM](http://WWW.CRYSTALWINDOWS.COM)

**Architectural Colors for Aluminum Products**

FINAL COLOR SELECTION SHOULD BE MADE FROM ACTUAL COLOR CHIPS



Bronze



White



Beige



Black



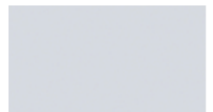
Ivory



Seawolf Beige



Simulated Anodized  
Champagne



Simulated Anodized  
Silver



Medium Gray



Charcoal Gray



Green



Aged Copper



Fairfax Brown



Red

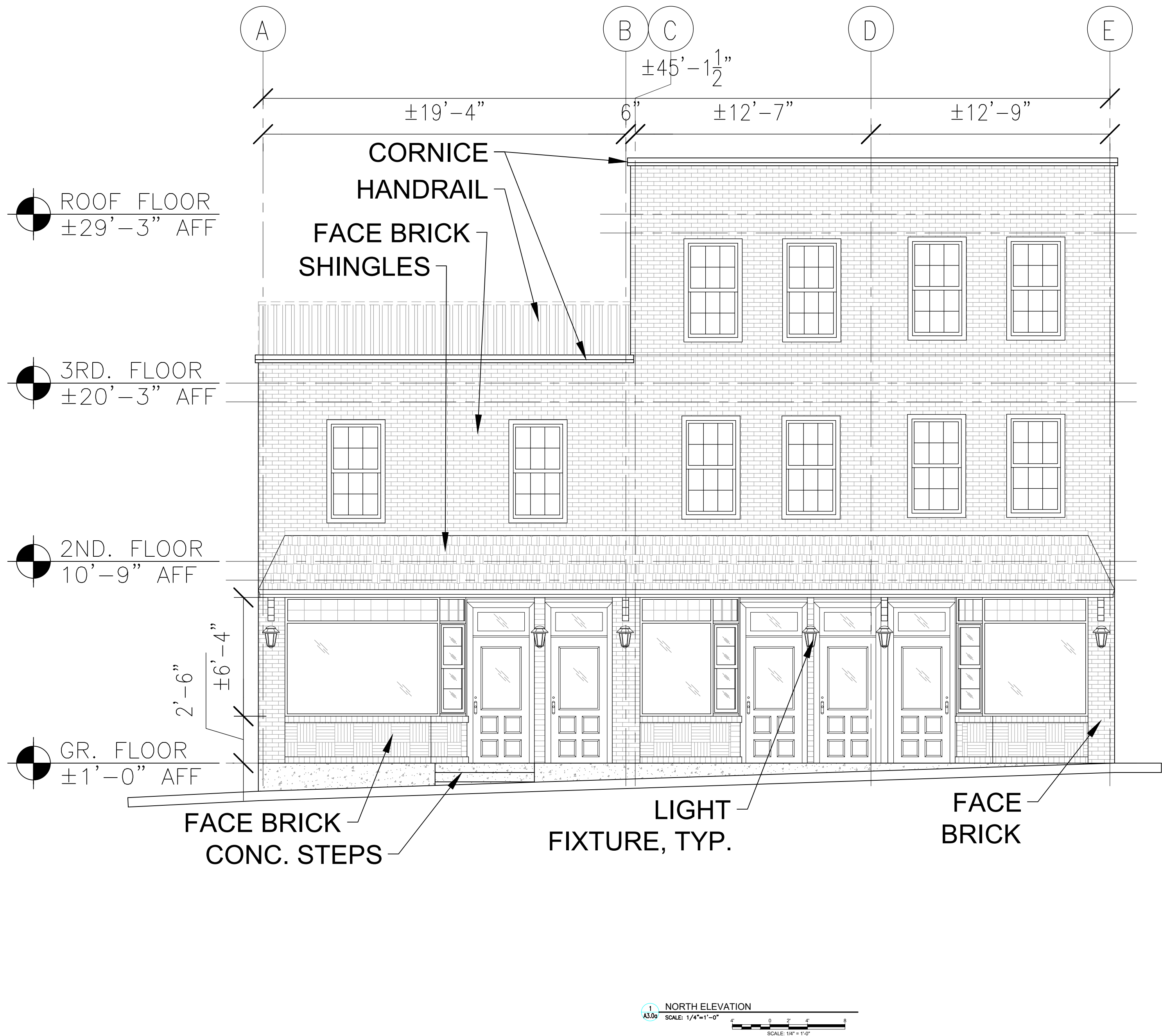


River Rouge Red

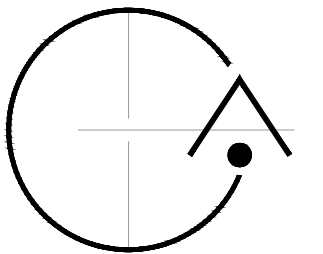


Colonial Blue

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MT. VERNON, NY 10550

LAND SURVEYOR

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NEW YORK STATE LICENSE # 049822  
GABRIEL E. SENOR, P.C.  
90 NORTH CENTRAL AVENUE,  
HARTSDALE, NY 10530

CLIENT

**ASHFORD DOBBS LLC**  
56 Main Street  
Hastings on Hudson, NY 10705

PROJECT

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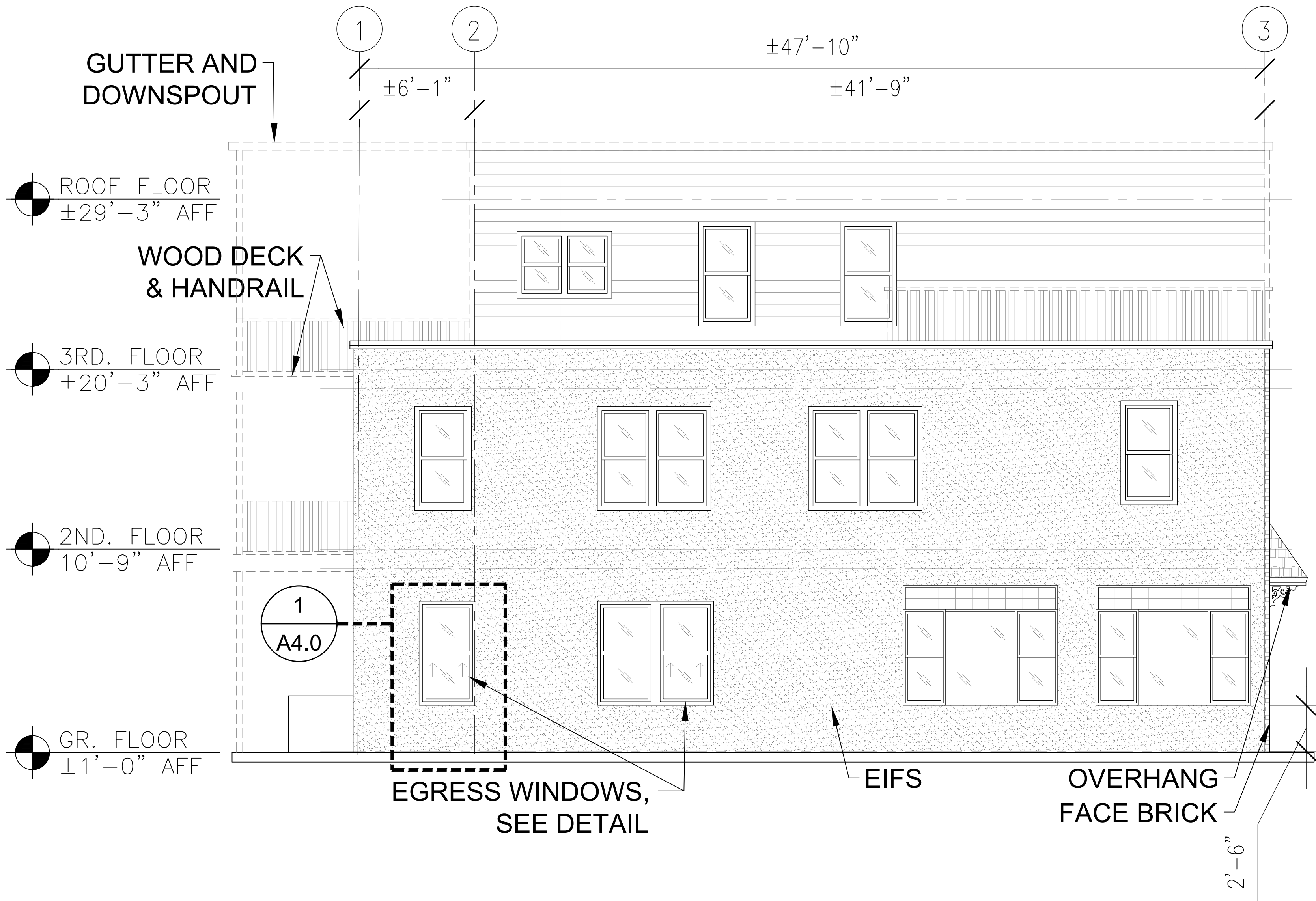
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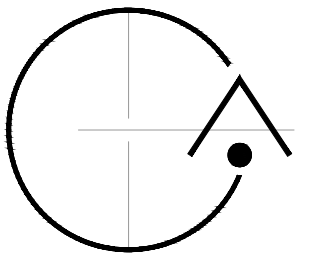
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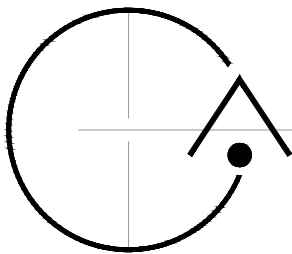
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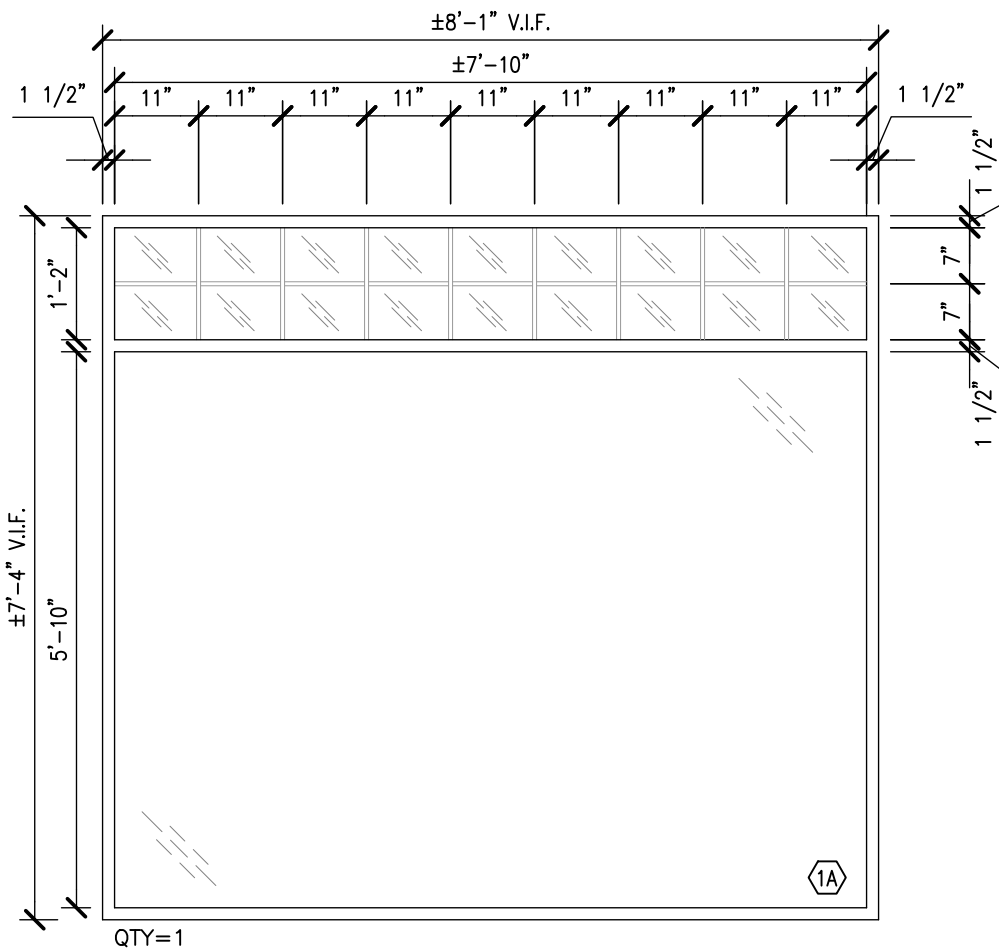
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**WINDOWS  
ELEVATIONS**

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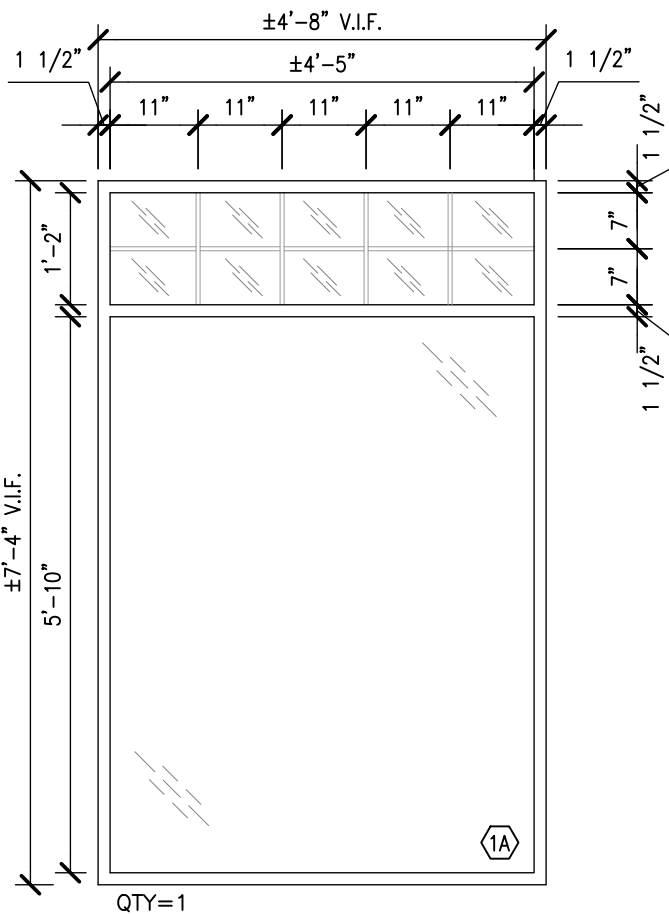
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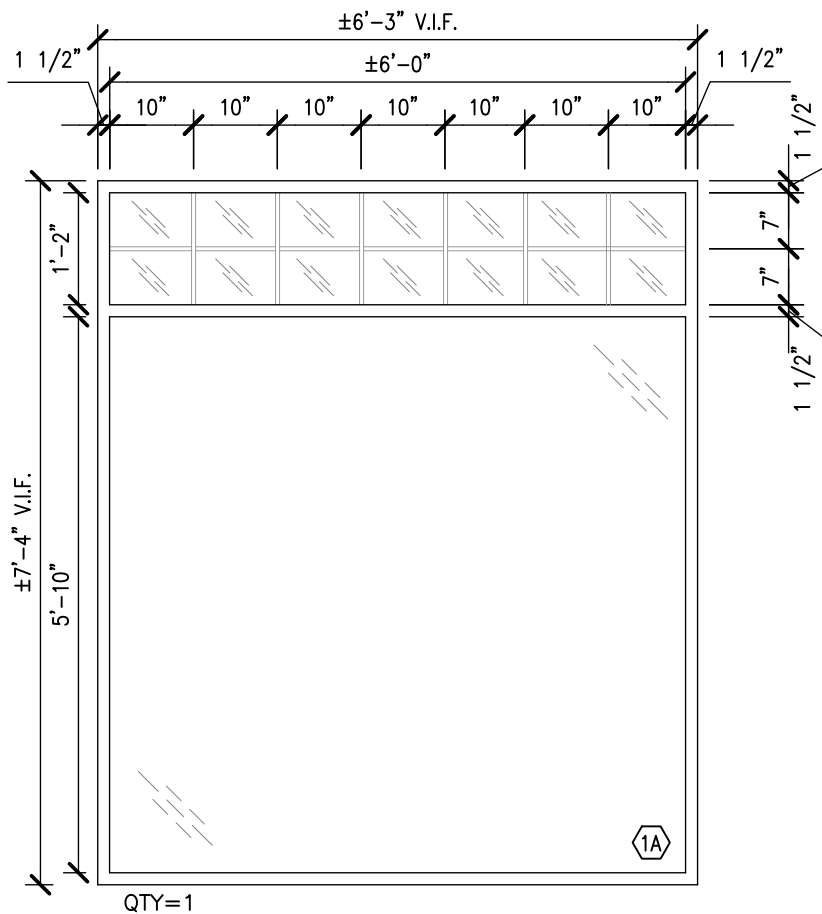
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A4.1 WINDOW TYPE 1A  
UNIT#1 (LIVING RM)

SCALE: 1/2" = 1'-0"  
2' 0' 1' 2' 4'



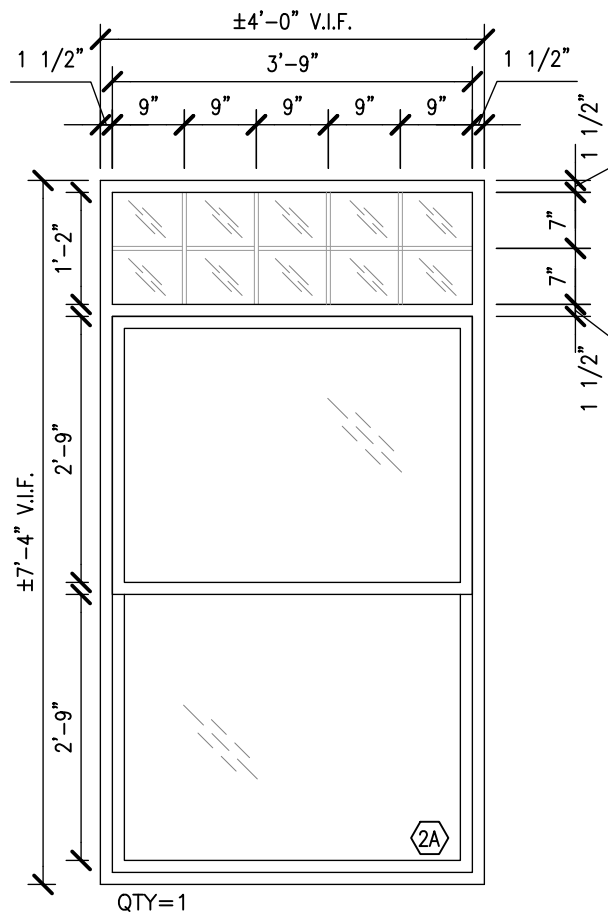
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UNIT#2 (LIVING RM)

SCALE: 1/2" = 1'-0"  
2' 0' 1' 2' 4'



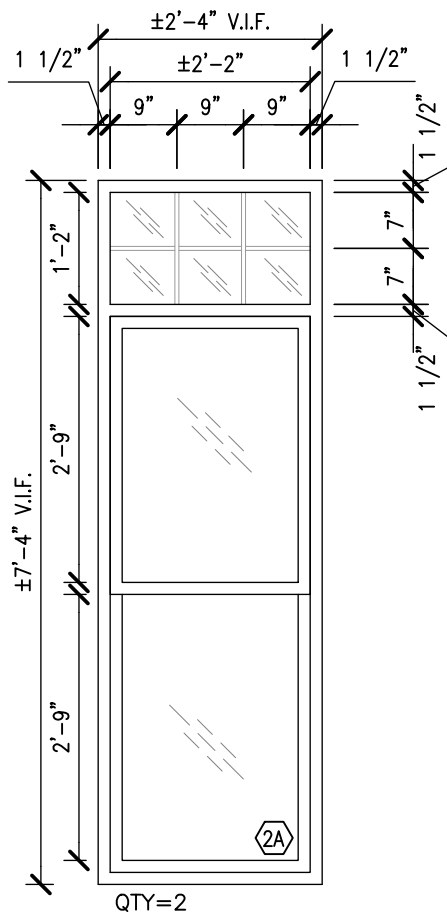
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A4.1 WINDOW TYPE 1A  
UNIT#3 (LIVING RM)

SCALE: 1/2" = 1'-0"  
2' 0' 1' 2' 4'



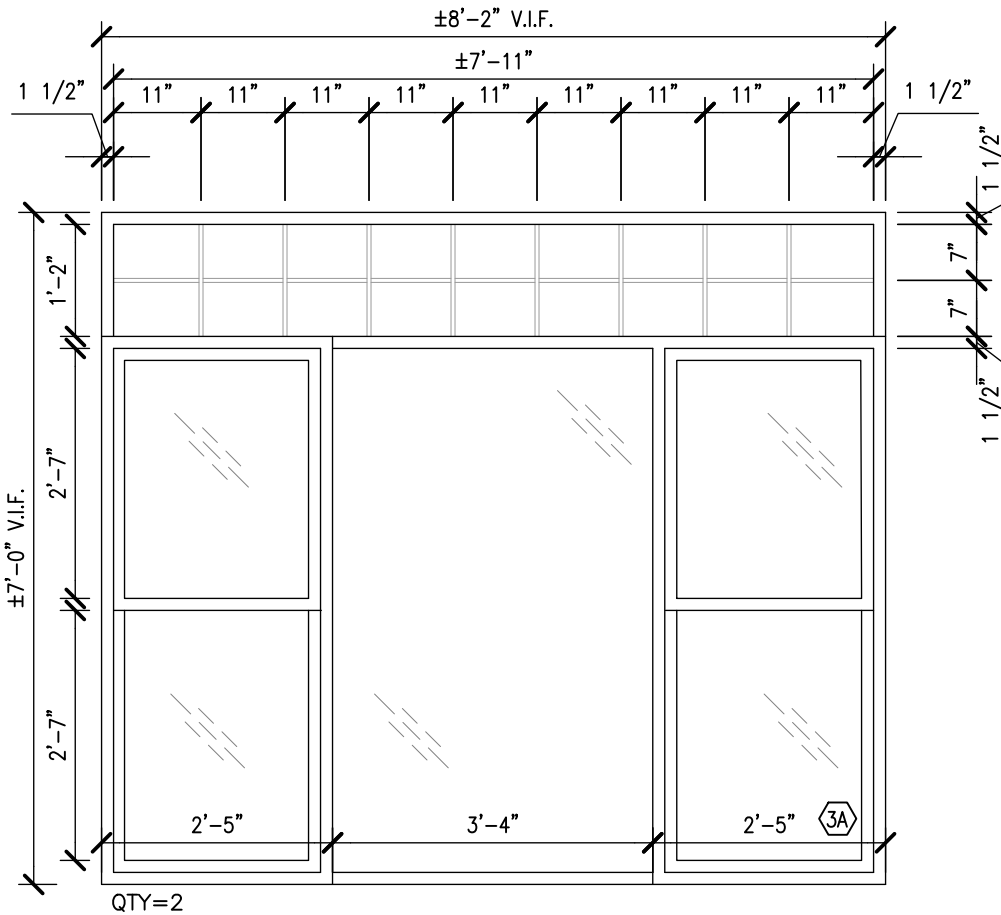
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A4.1 WINDOW TYPE 2A  
UNIT#1 (LIVING RM)

SCALE: 1/2" = 1'-0"  
2' 0' 1' 2' 4'



5  
A4.1 WINDOW TYPE 2A  
UNIT#2 & 3 (LIVING RM)

SCALE: 1/2" = 1'-0"  
2' 0' 1' 2' 4'



6  
A4.1 WINDOW TYPE 3A  
UNIT#1 & 3 (LIVING RM)

SCALE: 1/2" = 1'-0"  
2' 0' 1' 2' 4'

# Series 2000A

Aluminum Double Hung Tilt Picture & Sliding Windows



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# Series 2000A Aluminum Thermal-Break Tilt Windows

## 3 1/4" Frame Depth, 7/8" IGU

### All-Round Performer



CTD - 2000A  
AAMA H-C60 / CW-PG50  
IGCC-CBA



CTP - 2100  
AAMA F-HC50  
IGCC-CBA



CTS - 2300  
AAMA HS-C50  
IGCC-CBA

### Crystal 2000A D/H Windows offer these features

- AAMA Ratings - H-C60 / CW-PG50
- Powder Coat Paint on Standard Colors - the ultimate environmental friendly coating designed for durability
- Tilting Sashes - make cleaning easy.
- Full, Curved Lift Handle - ensures ease of operation.
- Anti-Drift Head Clip Lock - automatically secures the top sash in the closed position for safety, security, and a weathertight seal

### Crystal 2100 Picture Windows offer these features

- Maximum Glass with Minimum Frame - provides a beautiful panoramic view of the outdoors.
- AAMA Rating - F-HC50
- Powder Coat Paint on Standard Colors - the ultimate environmental friendly coating designed for durability

### Crystal 2300 2 & 3-Lite Slider Windows offer these features

- AAMA Rating - HS-C50
- Corrosion-Resistant Two-wheel Brass Rollers - ensure smooth and quiet operation.
- Powder Coat Paint on Standard Colors - the ultimate environmental friendly coating designed for durability
- Sloped Sill - helps drain out rain water.
- Removable Sashes - makes cleaning easy.

### Optional Features Available on All Crystal Aluminum Series 2000A Windows Include:

- Special Color Finishes - custom colors or two-tone available.
- Colonial, Diamond or Georgian Grid - provide the elegant appearance of divided light in the same sash.
- Casement Fin - makes window installation easy and neat
- Oriel Windows or A/C Oriel Kit - provides beauty or accommodates air conditioners by having a longer top than bottom sash.
- Continuous Head & Sill configurations available on series 2000A windows
- Low E & Argon - for improved thermal performance.
- Powder Coat Paint on Standard Colors - the ultimate environmental friendly coating designed for durability

\* Product photo for illustration purpose only. Please refer to manufacturer's aluminum product color chart.

### Crystal Window & Door Systems, Ltd.

NYC, NY (HQ) 31-10 Whitestone Expressway, Flushing, NY 11354 Tel: 800.472.9988/718.961.7300 Fax: 718.460.4594  
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