MIXED-USE BUILDING

185-191 ASHFORD AVENUE , DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC

10 Spring Street, Hastings-on-Hudson, NY 10706

OWNER	ARCHITECT	DATES	LIST OF DRAWINGS
ASHFORD AVENUE APARTMENTS, LLC ANDREW CORTESE 145 PALISADE ST. SUITE 318E DOBBS FERRY NY 10522 914-478-4250 ANDREW@CORTESECONSTRUCTION.COM	CGA STUDIO CHRISTINA GRIFFIN AIA LEED AP CPHC 10 SPRING STREET HASTINGS-ON-HUDSON, NY 10706 914.478.0799 CG@CGASTUDIO.COM	BOT SUBMISSION 8-14-20 REVISED BOT SUBMISSION 10-16-20 PLANNING BOARD SUBMISSION 12-12-20	A-0 TITLE SHEET, 3D RENDERING, DATES, LIST OF DRAWINGS S-1 ZONING COMPLIANCE S-2 LOCATION MAP, PHOTOS OF EXISTING CONDITIONS, RESIDENTIAL UNIT AREA CALCULATIONS S-3 STREETSCAPE, AERIAL VIEW OF NEIGHBORING PROPERTIES S-4 SITE PLAN A-1 FIRST FLOOR PLAN A-2 SECOND FLOOR PLAN A-3 THIRD FLOOR PLAN A-4 ROOF PLAN A-5 SOUTH ELEVATION A-6 WEST ELEVATION A-7 EAST ELEVATION A-8 NORTH ELEVATION

TABLE OF ZONING DATA

ZONING DISTRICT: DT TAX DESIGNATION: SECTION 3.90 BLOCK: 55, LOT 32.4

	REQUIRED	EXISTING	PROPOSED
LOT AREA	NO MINIMUM LOT AREA	16,712 SF	16,712 SF
NUMBER OF DWELLING UNITS	N/A	3 RETAIL / 2 RESIDENTIAL	2 RETAIL / 9 RESIDENTIAL
MINIMUM RESIDENTIAL UNIT SIZE	600 SF PER UNIT	1,800 - 1,900 SF PER UNIT	1,211 - 1,352 SF PER UNIT
MAXIMUM BUILDING COVERAGE	60% (10,027 SF)	+/- 25% (+/-4,241 SF)	45% (7,457 SF)
MAXIMUM IMPERVIOUS COVERAGE	80% (13,370 SF)	+/- 92% (+/-15,412)	80% (13,370 SF)
MINIMUM PERVIOUS COVERAGE	20% (3,342 SF)	+/- 8% (+/-1,300 SF)	20% (3,342 SF) 1,220 SF PLANTINGS + 2,122 SF PERVIOUS PAVING
MINIMUM LOT WIDTH FRONTAGE	N/A	164.45 FT	164.45 FT
MAXIMUM BUILDING HEIGHT	3 STORIES / 35 FT	2 STORIES / +/-26.5 FT	3 STORIES / 35 FT
BULKHEAD AREA	MAX. 20% TOTAL ROOF AREA	N/A	AREA OF ROOF: 6,402 SF AREA OF BULKHEAD: 300 SF (5% OF ROOF AREA)
FRONT YARD SETBACK	0 FT	0 FT	0 FT
REAR YARD SETBACK	25 FT	45.8 FT	31.5 FT TO ROOF DECK / 39.3 FT TO BLDG
SIDE ONE	5 FT	0.3 FT NON-CONFORMING	0.3 FT NON-CONFORMING
SIDE TWO	5 FT	72.3 FT	49.7 FT
TOTAL OF TWO SIDES	10 FT	72.6 FT	50 FT
DRIVEWAY SLOPE	14%	5%	5%
PARKING REQUIREMENT	22 PARKING SPACES REQUIRED	19 PARKING SPACES	22 PARKING SPACES
RESIDENTIAL: 1 SPACE PER DWELLING UNIT + $\frac{1}{4}$ PER BEDROOM RETAIL: 1 SPACE PER 333 SF OF FLOOR AREA (RESTAURANT) OR 1 SPACE PER 500 SF OF FLOOR AREA (OFFICE/RETAIL)	PARKING CALCULATION RESIDENTIAL: PROPOSED NUMBER OF UNITS: (9) 2-BEDROOM X 1.5 = 14 PARKING SPACES 14 RESIDENTIAL PARKING SPACES REQUIRED RETAIL: RETAIL SPACE #1 = 1,109 SF RETAIL SPACE #2 = 1,464 SF 2,573 SF / 333 SF = 8 RETAIL SPACES REQUIRED 14 + 8 = 22 TOTAL PARKING SPACES REQUIRED		
AFFORDABLE HOUSING 300-40: FOR RESIDENTIAL DEVELOPMENTS CONTAINING 10 DWELLING UNITS OR MORE, NO LESS THAN 10% OF ALL UNITS IN SUCH DEVELOPMENT SHALL MEET THE DEFINITION OF AN "AFFORDABLE HOUSING UNIT."	(1) AFFORDABLE HOUSING UNIT AT MIN. 1,045 SF* * AFFORDABLE UNIT MUST BE MIN. 80% OF FLOOR AREA OF COMPARABLE MARKET RATE UNIT. SEE CALCULATION, SHEET S-2.	N/A	(1) 2-BEDROOM AFFORDABLE UNIT 1,297 SF **AVERAGE SIZE MARKET RATE UNIT** **2-BEDROOM UNIT = 1,306 SF** **1,306 SF X 80% = 1,045 SF** = MIN. SIZE OF AFFORDABLE UNIT

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Date:
DESIGN DRAWINGS 5-29-20
DESIGN DRAWINGS 6-24-20
BOT SUBMISSION 8-14-20
REVISED BOT SUBMISSION 10-16-20
PLANNING BOARD SUBMISSION 12-21-20

Drawing Title
ZONING DATA

Scale:
AS SHOWN

S-1

LOCATION MAP

SCALE: NTS

RESIDENTIAL UNIT AREA CALCULATIONS

FIRST FLOOR

UNIT 1 - AFFORDABLE UNIT

2-bedroom/2-bath

1,297 SF

SECOND FLOOR

UNIT 2

2-Bedroom/2.5 Bath

1,211 SF

+ 168 SF Balcony

+ 565 SF Roof Deck

UNIT 3

2-Bedroom/2 Bath

1,351 SF

+ 276 SF Roof Deck

UNIT 4

2-Bedroom/2 Bath

1,352 SF

UNIT 5

2-Bedroom/2.5 Bath

1,308 SF

+33 SF Balcony

THIRD FLOOR

UNIT 6

2-Bedroom/2.5 Bath

1,211 SF

+ 168 SF Balcony

+ 390 SF Roof Deck

UNIT 7

2-Bedroom/2 Bath

1,351 SF

+933 SF Roof Deck

UNIT 8

2-Bedroom/2 Bath

1,352 SF

+ 917 SF Roof Deck

UNIT 9

2-Bedroom/2.5 Bath

1,308 SF

+33 SF Balcony

+ 506 SF Roof Deck

COMMON ROOF DECK

1,113 SF

AVERAGE SIZE OF MARKET RATE

2-BEDROOM UNIT

UNIT 2 1,211 SF

UNIT 3 1,351 SF

UNIT 4 1,352 SF

UNIT 5 1,308 SF

UNIT 6 1,211 SF

UNIT 7 1,351 SF

UNIT 8 1,352 SF

UNIT 9 1,308 SF

TOTAL 10,444 SF / 8 UNITS = 1,306 SF

AFFORDABLE UNIT AREA

AFFORDABLE UNITS REQUIRED

TO BE MIN. 80% AREA

OF COMPARABLE MARKET RATE UNIT

80% OF AVERAGE SIZE

MARKET RATE UNIT

2-BEDROOM UNIT (1,306 SF) = 1,045 SF

1,045 SF 2-BEDROOM = MINIMUM SIZE

OF AFFORDABLE UNIT

FINISHED FLOOR AREA:

1st Floor: 5,393 SF

2nd Floor: 6,465 SF

3rd Floor: 6,465 SF

TOTAL: 18,323 SF

PHOTOS OF EXISTING CONDITIONS

SCALE: NTS

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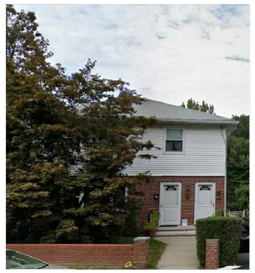
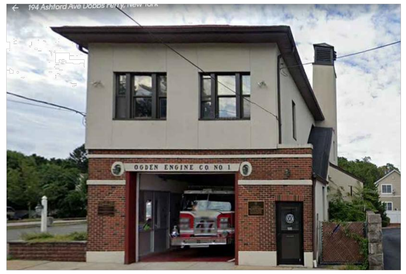
Drawing Title
PHOTOS / MAP

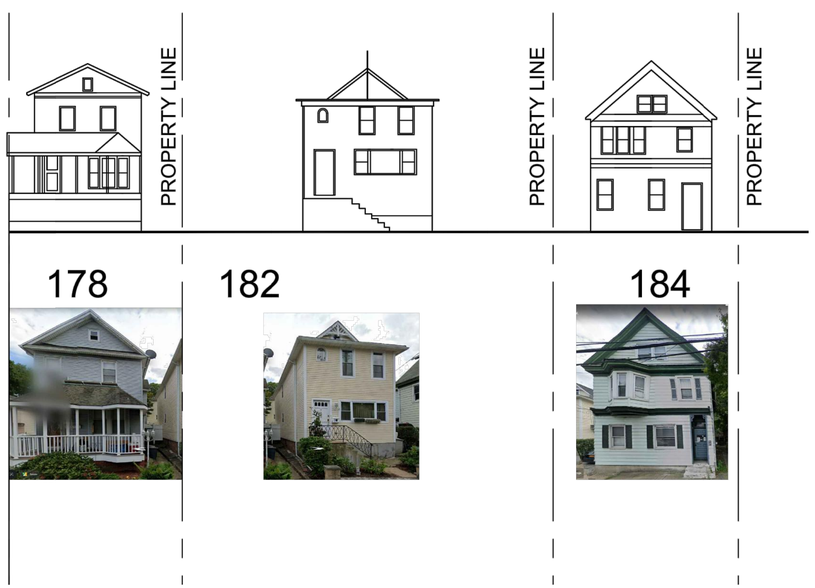
Scale:
AS SHOWN

REGISTERED ARCHITECT CHRISTINA MARIE GRIFFIN 17889 STATE OF NEW YORK

S-2

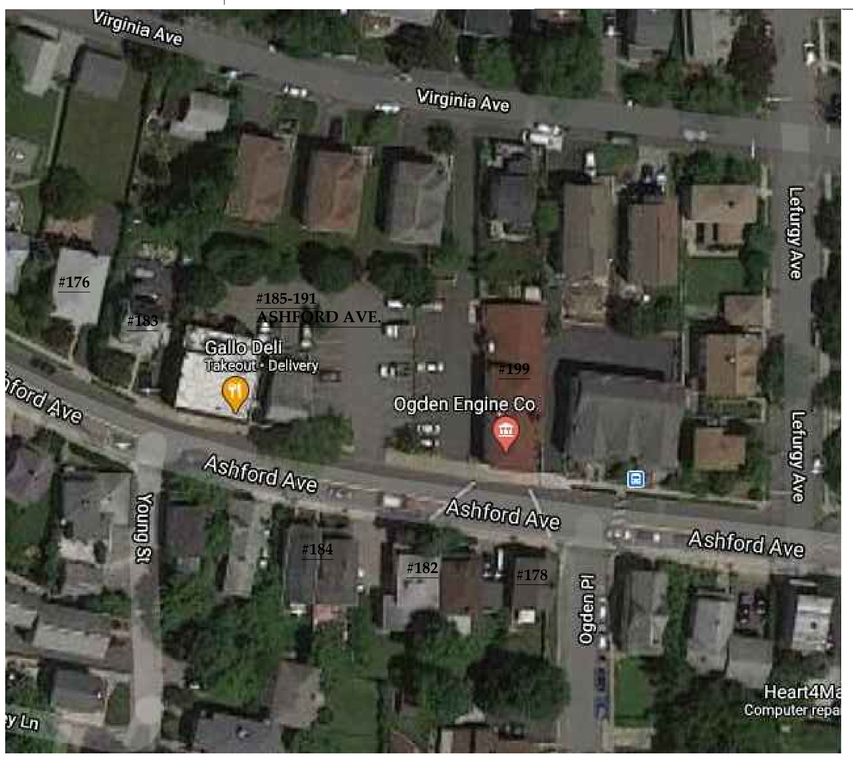






STREETSCAPE OF NEIGHBORING PROPERTIES

SCALE: $\frac{1}{16}$" = 1'-0"



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AERIAL VIEW OF NEIGHBORING PROPERTIES

SCALE: NTS

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Drawing Title: PHOTOS / MAP

Scale: AS SHOWN

S-3

SITE PLAN

SCALE: 1/8" = 1'-0"

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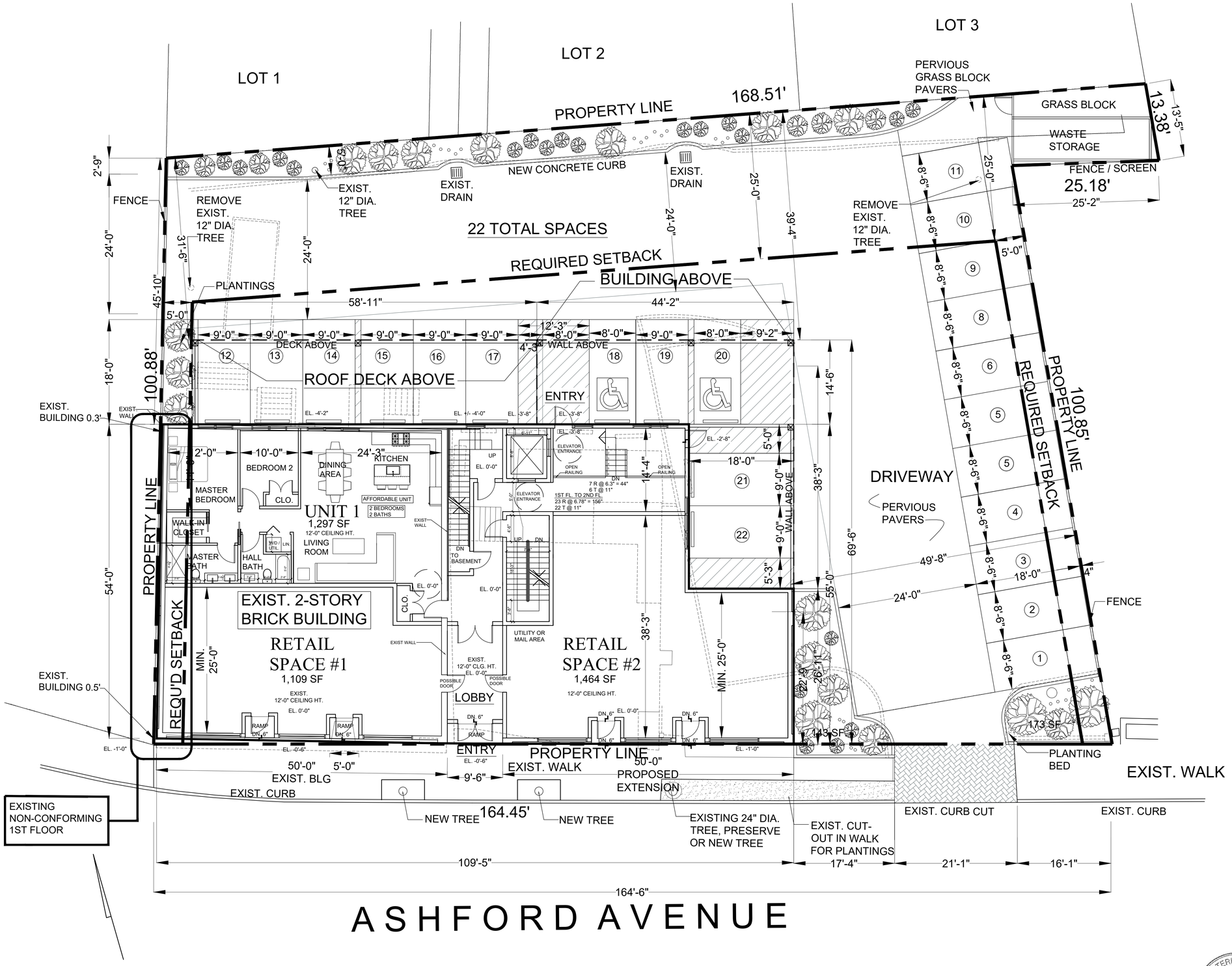
Drawing Title
SITE PLAN

Scale:
AS SHOWN

REGISTERED ARCHITECT
CHRISTINA MARIE GRIFFIN
17889
STATE OF NEW YORK

S-4



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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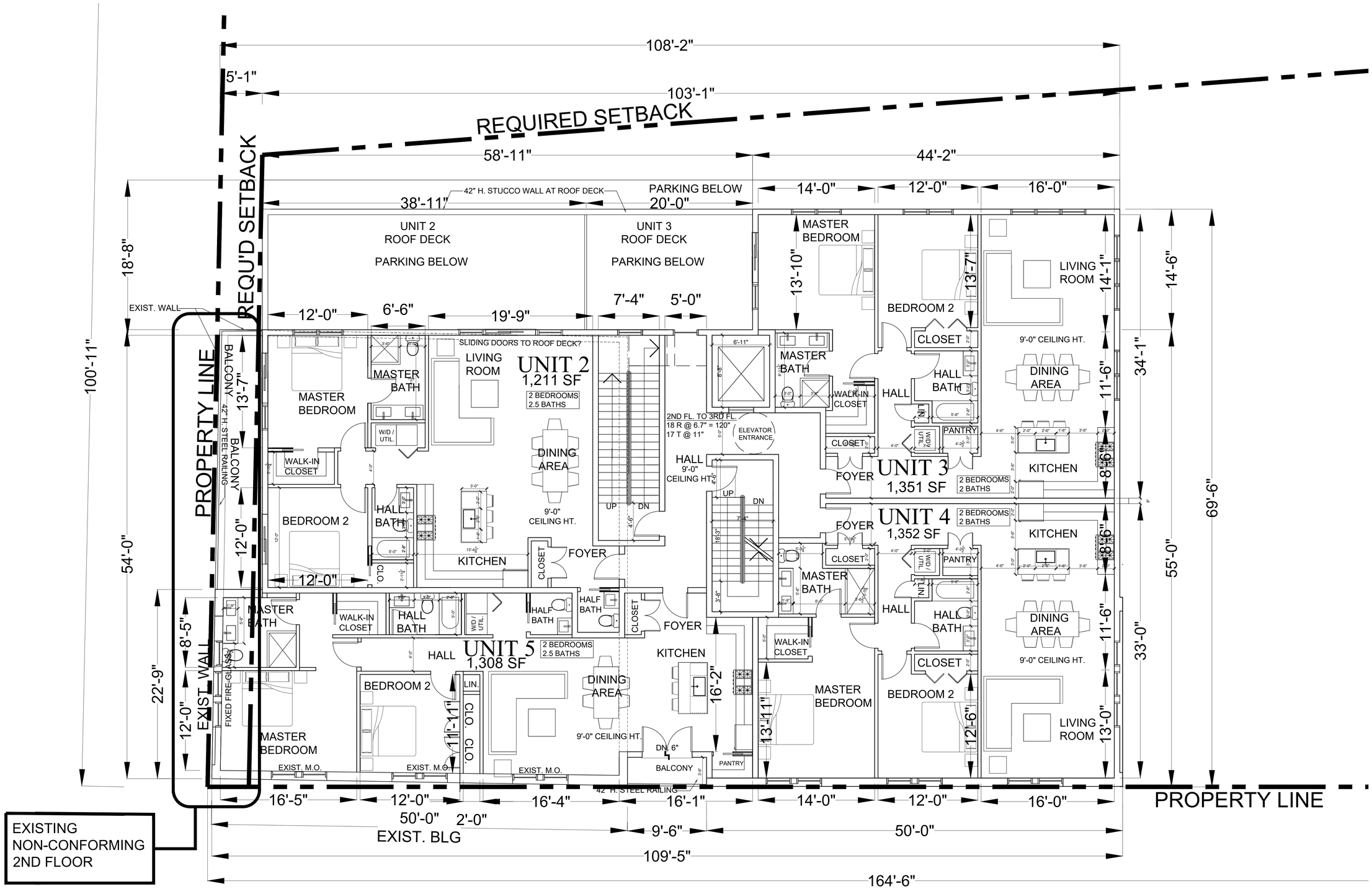
Drawing Title: SITE PLAN

Scale: AS SHOWN

REGISTERED ARCHITECT CHRISTINA MARIE GRIFFIN 17880 STATE OF NEW YORK

A-1



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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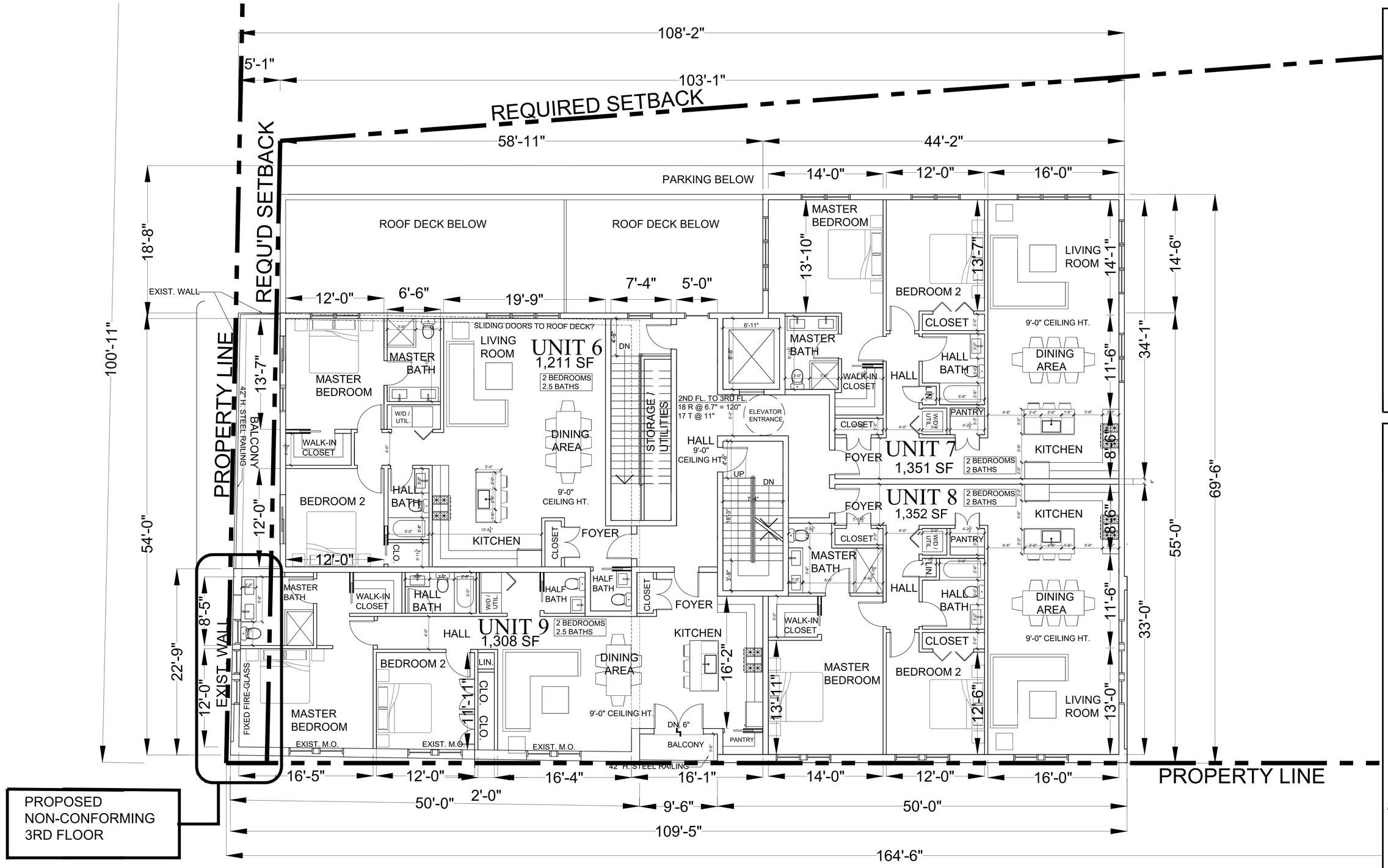
Drawing Title: SECOND FLOOR PLAN

Scale: AS SHOWN

REGISTERED ARCHITECT CHRISTINA MARIE GRIFFIN 17889 STATE OF NEW YORK

A-2



THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

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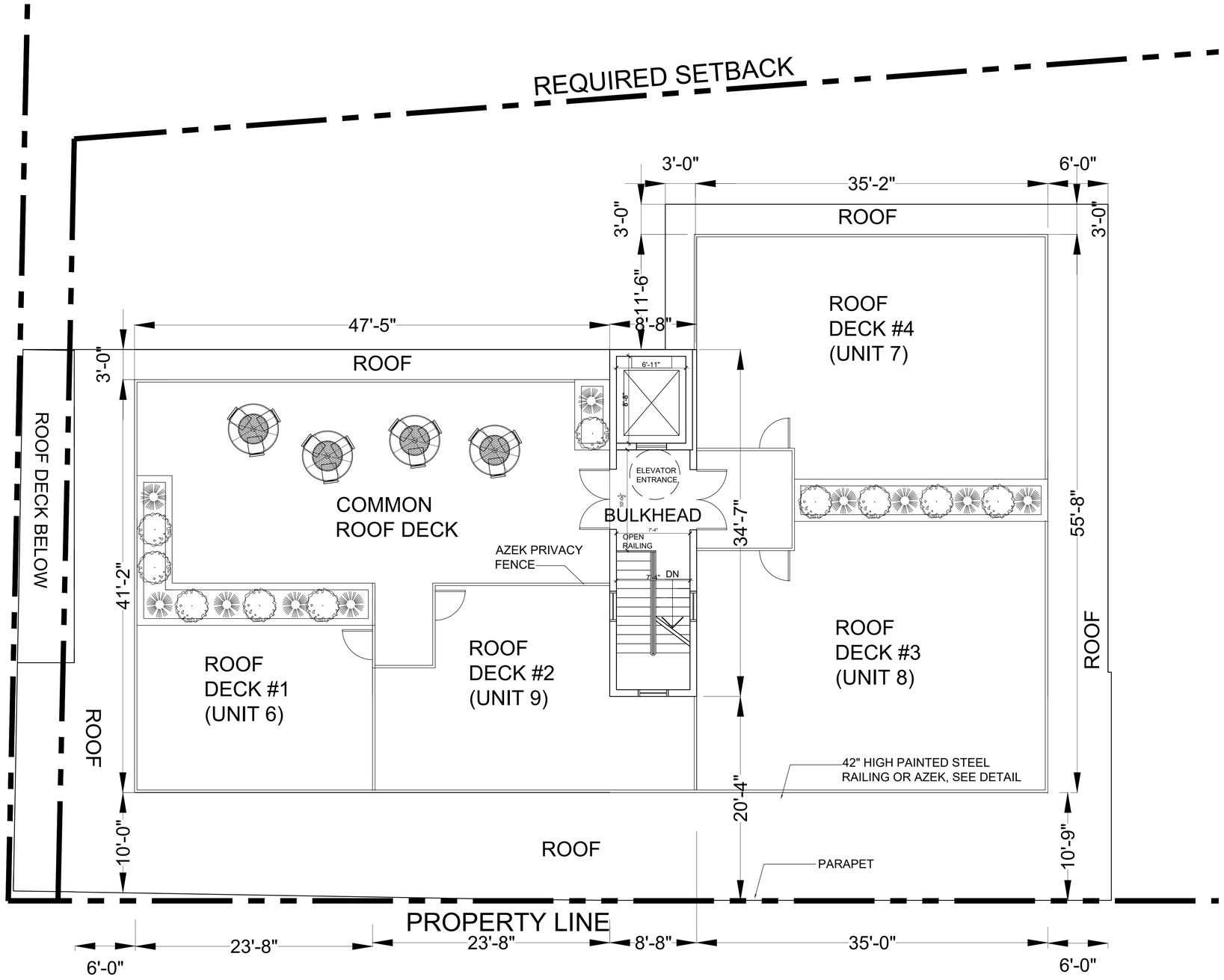
Drawing Title: THIRD FLOOR PLAN

Scale: AS SHOWN

REGISTERED ARCHITECT CHRISTINA MARIE GRIFFIN 17889 STATE OF NEW YORK

A-3



ROOF PLAN

SCALE: 3/16" = 1'-0"

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Drawing Title: ROOF PLAN

Scale: AS SHOWN

REGISTERED ARCHITECT CHRISTINA MARIE GRIFFIN 17889 STATE OF NEW YORK

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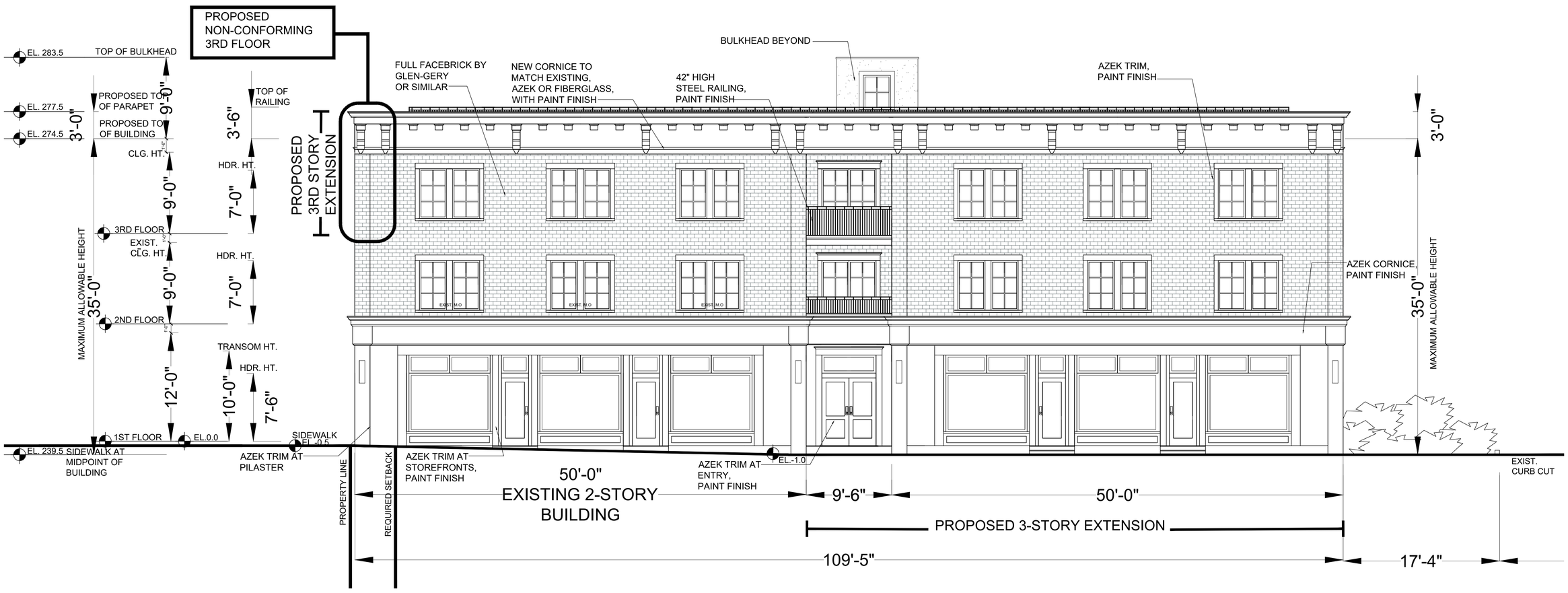

SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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Drawing Title
EXTERIOR ELEVATIONS

Scale:
AS SHOWN

REGISTERED ARCHITECT
CHRISTINA MARIE GRIFFIN
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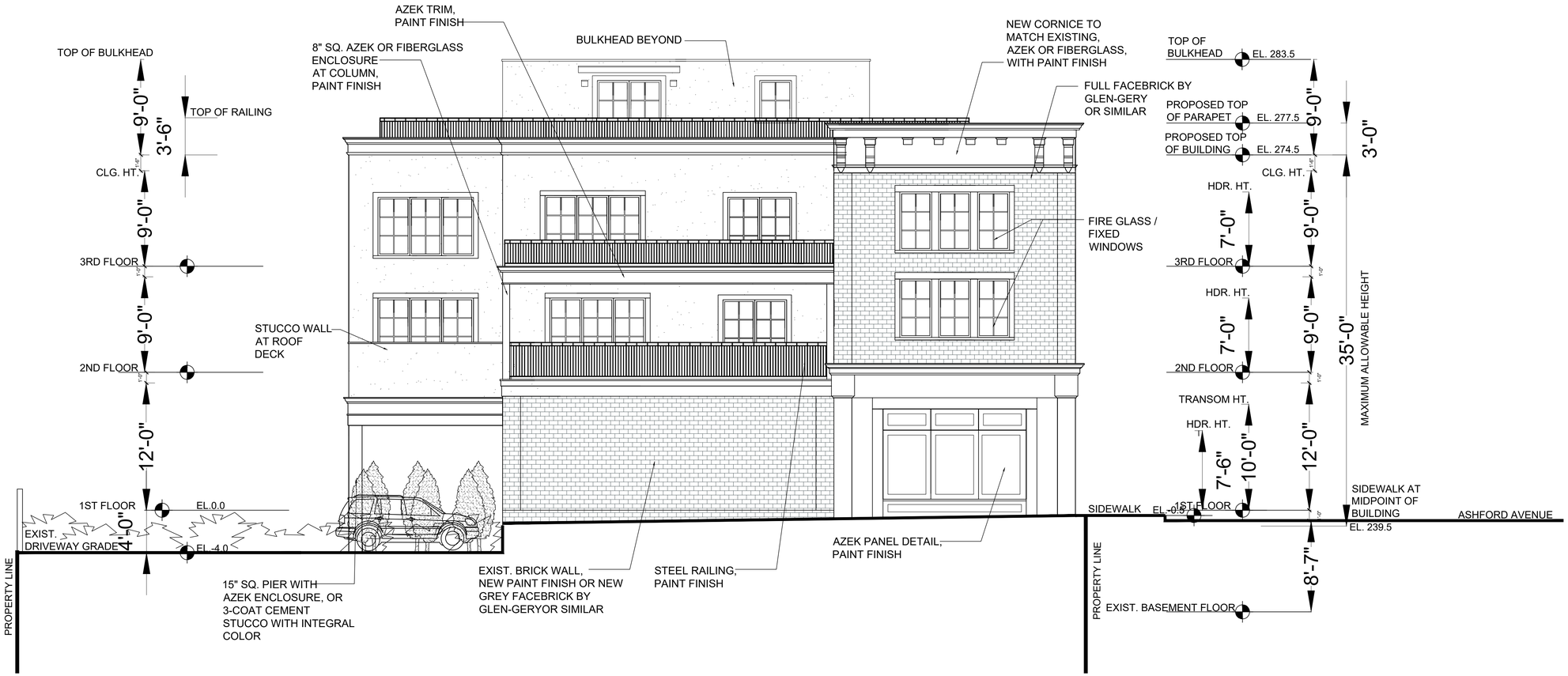
A-5



WEST ELEVATION

SCALE: 3/16" = 1'-0"

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Drawing Title: EXTERIOR ELEVATIONS

Scale: AS SHOWN

REGISTERED ARCHITECT CHRISTINA MARIE GRIFFIN 17869 STATE OF NEW YORK

A-6

EAST ELEVATION

SCALE: 3/16" = 1'-0"

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Drawing Title
EXTERIOR ELEVATIONS

Scale:
AS SHOWN

REGISTERED ARCHITECT CHRISTINA MARIE GRIFFIN 17889 STATE OF NEW YORK

A-7

NORTH ELEVATION

SCALE: 3/16" = 1'-0"

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Drawing Title
EXTERIOR ELEVATIONS

Scale:
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