

July 22, 2021

Chairperson and Members of the Planning Board
Village of Dobbs Ferry
12 Main Street
Dobbs Ferry, NY10522

Re: Proposed Mixed-Use Building at 185 Ashford Avenue

Dear Chairperson and Members of the Planning Board:

As the architect representing Ashford Avenue Apartments, LLC, owner of 185 Ashford Avenue, I am submitting the attached revised drawings, dated July 22, 2021, in response to comments from the Planning Board at the July 1, 2021 meeting, in response to the memo from Dolph Rotfeld Engineering, dated June 21, 2021, and in response to the memo from Valerie Monastra, consulting Village Planner, dated June 21, 2021. Our submission consists of the entire set of drawings to date, including:

- A-0 Title Sheet, 3D Rendering, Dates, List of Drawings
- S-1 Zoning Compliance
- S-2 Site Plan
- S-3 Location Map, Photos of Neighboring Properties
- S-4 Streetscape of Neighboring Properties
- R-1 3D Renderings
- B-1 Basement Plan, Photos of Existing Conditions
- A-1 First Floor Plan
- A-2 Second Floor Plan
- A-3 Third Floor Plan
- A-4 Roof Plan
- A-6 Exterior Elevations – West and East, Fence Detail
- A-7 Exterior Elevations – North Elevation
- E-1 Electrical Plan - Exterior
- LP-1 Landscape Plan
- C-1 Existing & Demolition Plan
- C-2 Erosion & Sediment Control Plan
- C-3 Stormwater Management Plan
- C-4 Details

Response Letter to Dolph Rotfeld Engineering Memo, from Hudson Engineering
Short EAF – Revised
Pella Windows, Lifestyles Series – Visible Light Transmission Data and Spec Sheet
Construction Sequencing Plan

Previously Submitted:

Property Survey
Stormwater Report
Tributary Area Map
Exterior Lighting Specifications

Submitted revisions include the following items:

1. In response to V. Monastra's memo regarding the transparency calculation for the glazing at the windows, attached is glazing data for Pella Windows Lifestyle Series. The windows for the project will be dual-pane insulated argon glass with 11/16 overall thickness, which has a 70% Visible Light Transmission. This meets the required minimum VL transmission of 65%, per DF Zoning Code 300-36(E)(2). See note on Exterior Elevations, Sheet A-6, and highlighted data on the submitted glazing data / specification.
2. In response to V. Monastra's memo regarding adding windows to Unit 1 at the West Elevation, this wall is on a zero-lot line which restricts openings allowable by fire code. In addition, this side wall is directly opposite the neighboring house, and glazing at this wall area could cause privacy issues. The (7) 3'-0" x 4'-0" operable casement window at the rear wall of the unit will provide ample light, and will meet the light and ventilation requirements for the unit. The sill height of the windows is approximately 8'-0" above the level of the parking area, which will eliminate views of parked cars and minimize issues with noise or exhaust from the parking area.
3. In response to V. Monastra's memo regarding eliminating the proposed Fountain Grass on the Landscape Plan, the Landscape Plan has been modified to now show a native grass species. See LP-1 Landscape Plan.
4. In response to V. Monastra's memo regarding a revision to question #1 on the Short EAF, see revised Short EAF attached.
5. In response to V. Monastra's memo regarding construction impacts of the project, see Construction Sequencing Plan attached.

I look forward to presenting these drawings at the Planning Board meeting on August 5th. Thank you for your time and consideration to review our proposal.

Sincerely,



Christina Griffin AIA LEED AP CPHC
Principal
Christina Griffin Architect P.C.