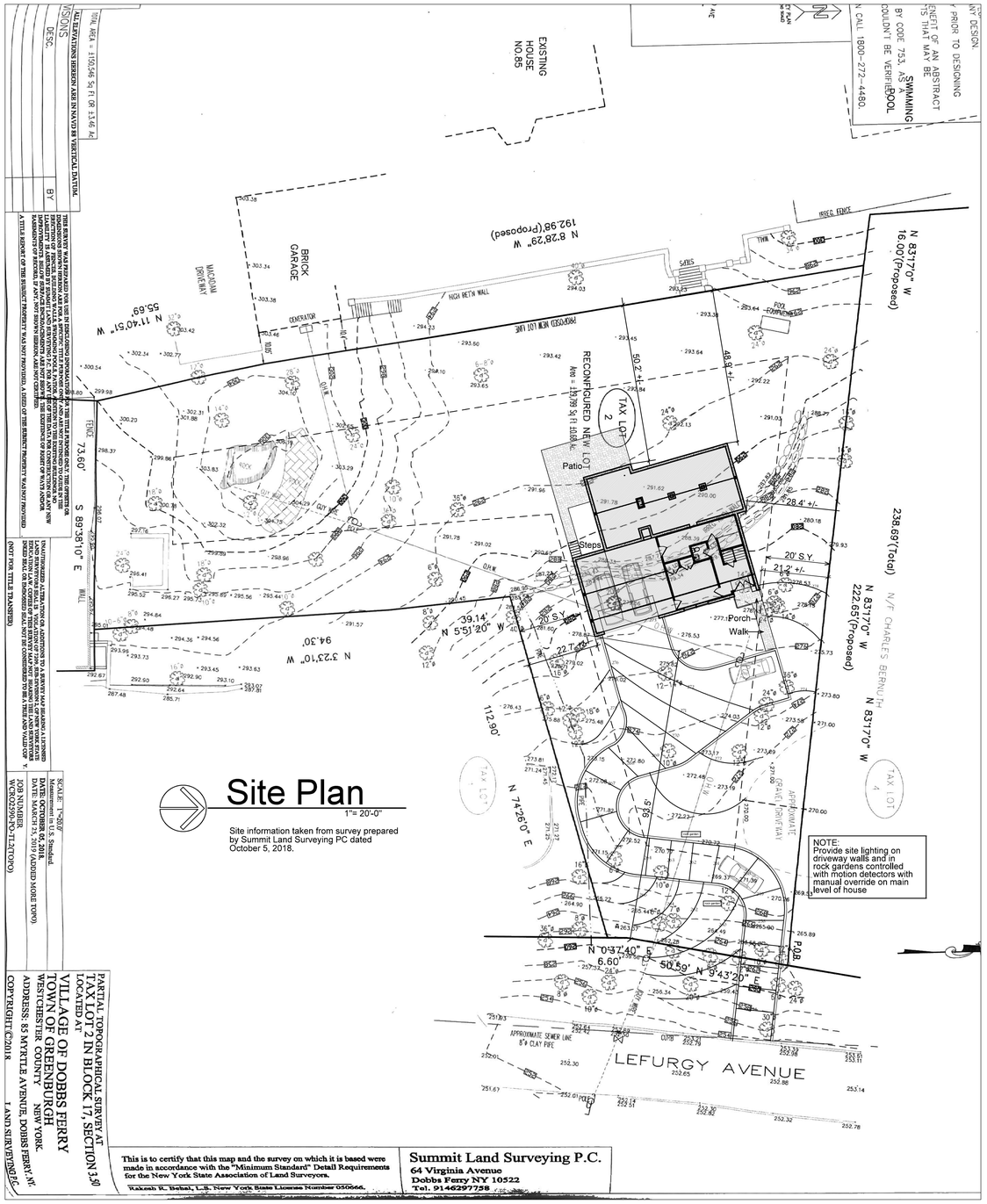
ANAND RESIDENCE
87 Lefurgy Avenue
Dobbs Ferry
Tax ID: 3.150-17-2

Drawings List



LR LERNER ARCHITECTURE PC
ONE WOLFS LANE, PELHAM, NY 10803
LANNOLERNER@GMAIL.COM NJ 14606 NJ 8123

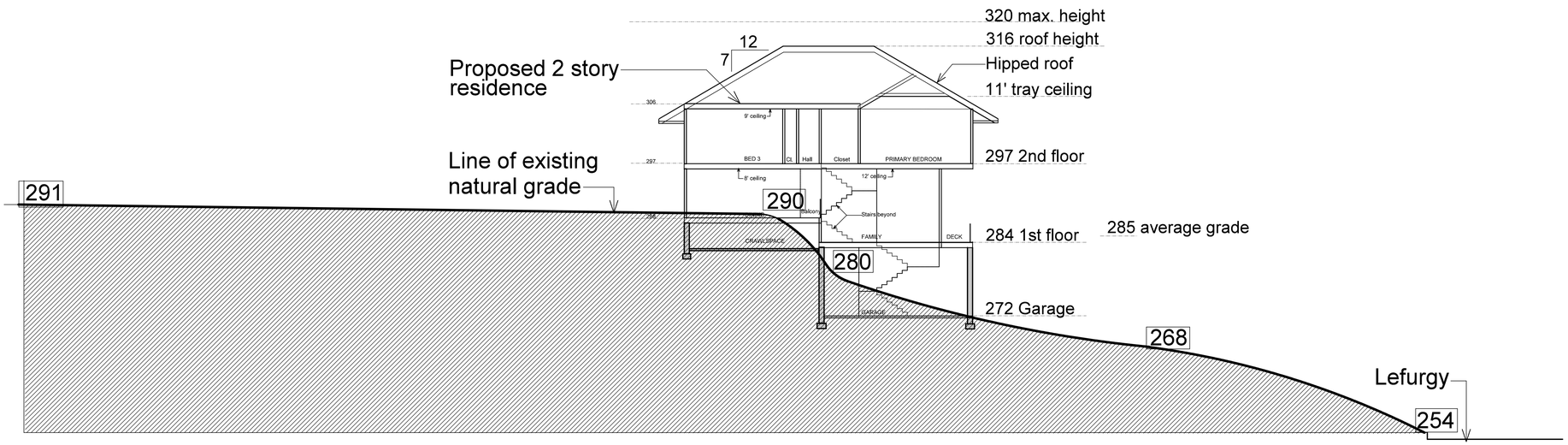
DATE	NO.	ISSUE

DATE: 8-24-22
REVISION:

TITLE: SITE PLAN, NOTES
SCALE: 1"= 20'-0"
DRWN BY: CHK. LRL

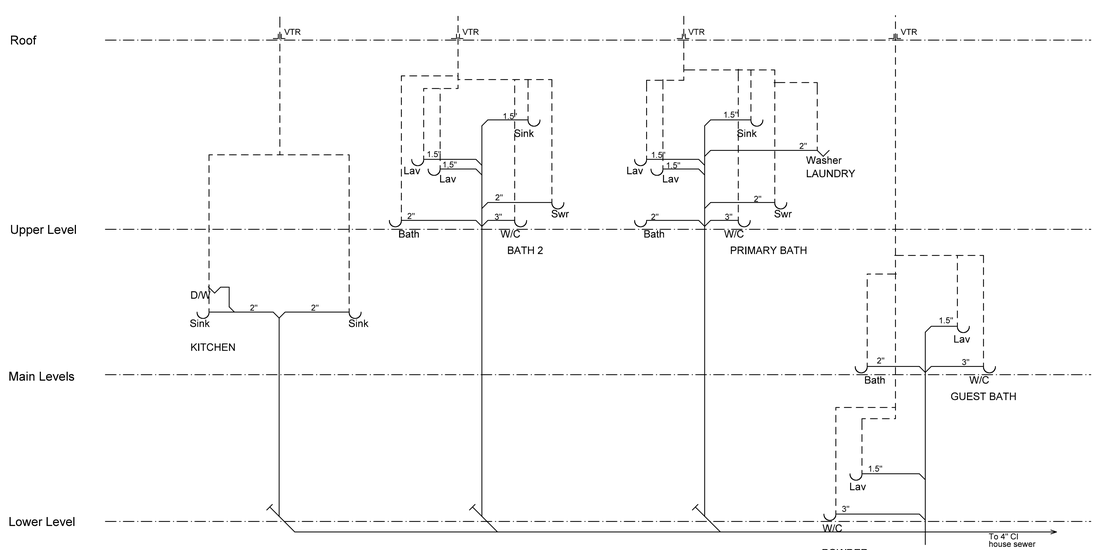
PROJECT:
ANAND RESIDENCE
87 LEFURGY AVENUE, DOBBS FERRY
X
X

A1



87 Lefurgy Topo Profile

1"= 10'-0"



Sanitary Riser Diagram

NTS

Zoning Table

Property Location: 87 Lefurgy Avenue, Dobbs Ferry
Owner: P & S Anand
Tax ID number: 3.150-17-2

Zoning District: OF-2

Requirement	Units	Required/ Permitted	Proposed	Comments
Lot area gross	s.f.	20,000	28,815	
Lot area net	s.f.	20,000	22,003	
Minimum lot width	feet	125	57.19	variance granted
Minimum lot depth	feet	125	222.58	
Max. lot cover by buildings	%	18	8.5	
Max. lot cover by impervious surfaces	%	40	12.7	
Min. front yard setback	feet	30	93.5	
Min. rear yard setback	feet	25	50.2	
Min. side yard setback, each	feet	20	22.7	
Min. side yard setback, both	feet	50	43.9	variance required
Stories	number	2.5	2.5	
Max. height	feet	35	31	
Off street parking	number	2	4	
* variance granted				

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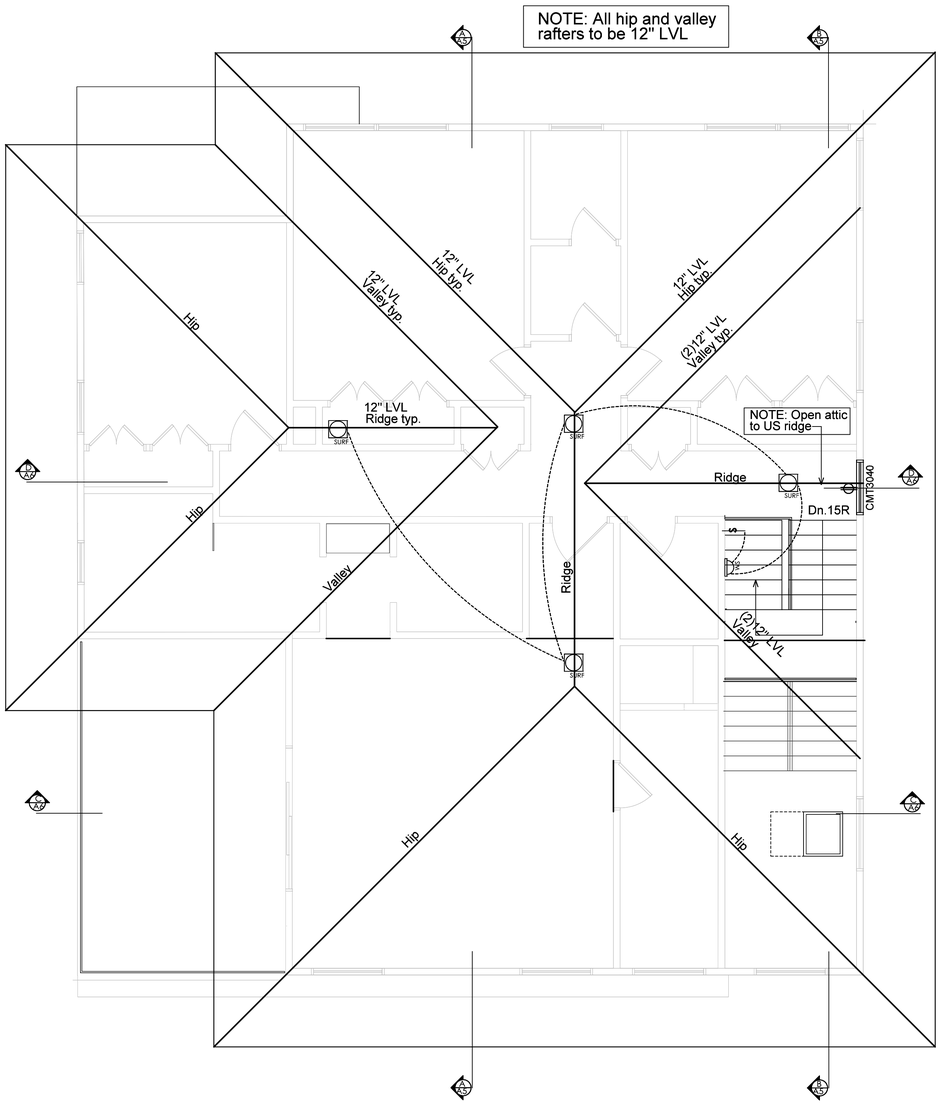
DATE | NO. | ISSUE

DATE: 8-24-22
REVISIONS:

TITLE: TOPO SECTION ZONING ANALYSIS
SCALE: 1"= 20'-0"
DRN: RJV. CHK: LRL

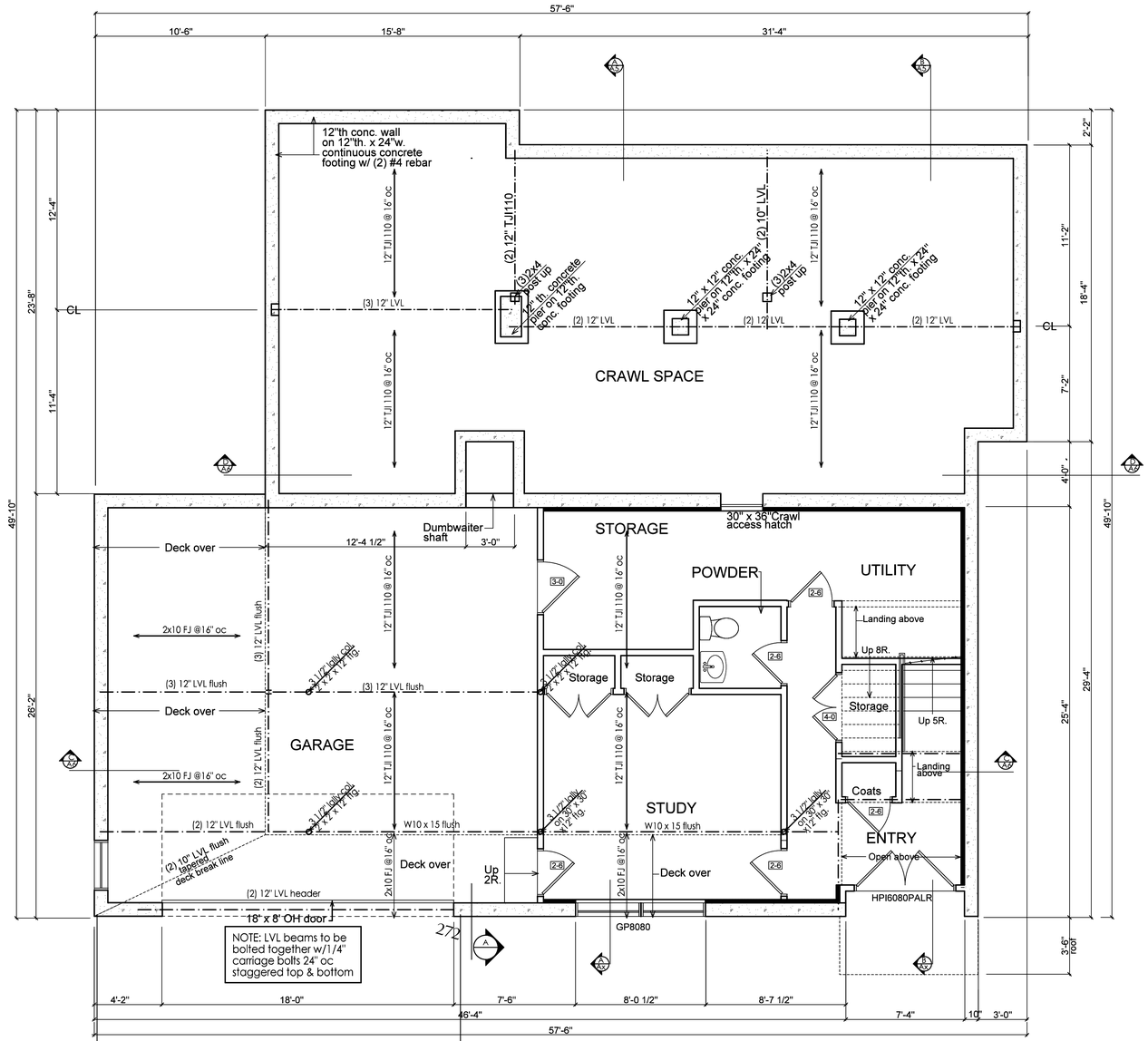
PROJECT: ANAND RESIDENCE
87 LEFURGY AVENUE, DOBBS FERRY

A2



ROOF/ATTIC PLAN

1/4"= 1'-0"



LOWER LEVEL PLAN

681s.f. (conditioned)
713 s.f. garage

NOTE: All dimensions rough UNO

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DATE	NO.	ISSUE

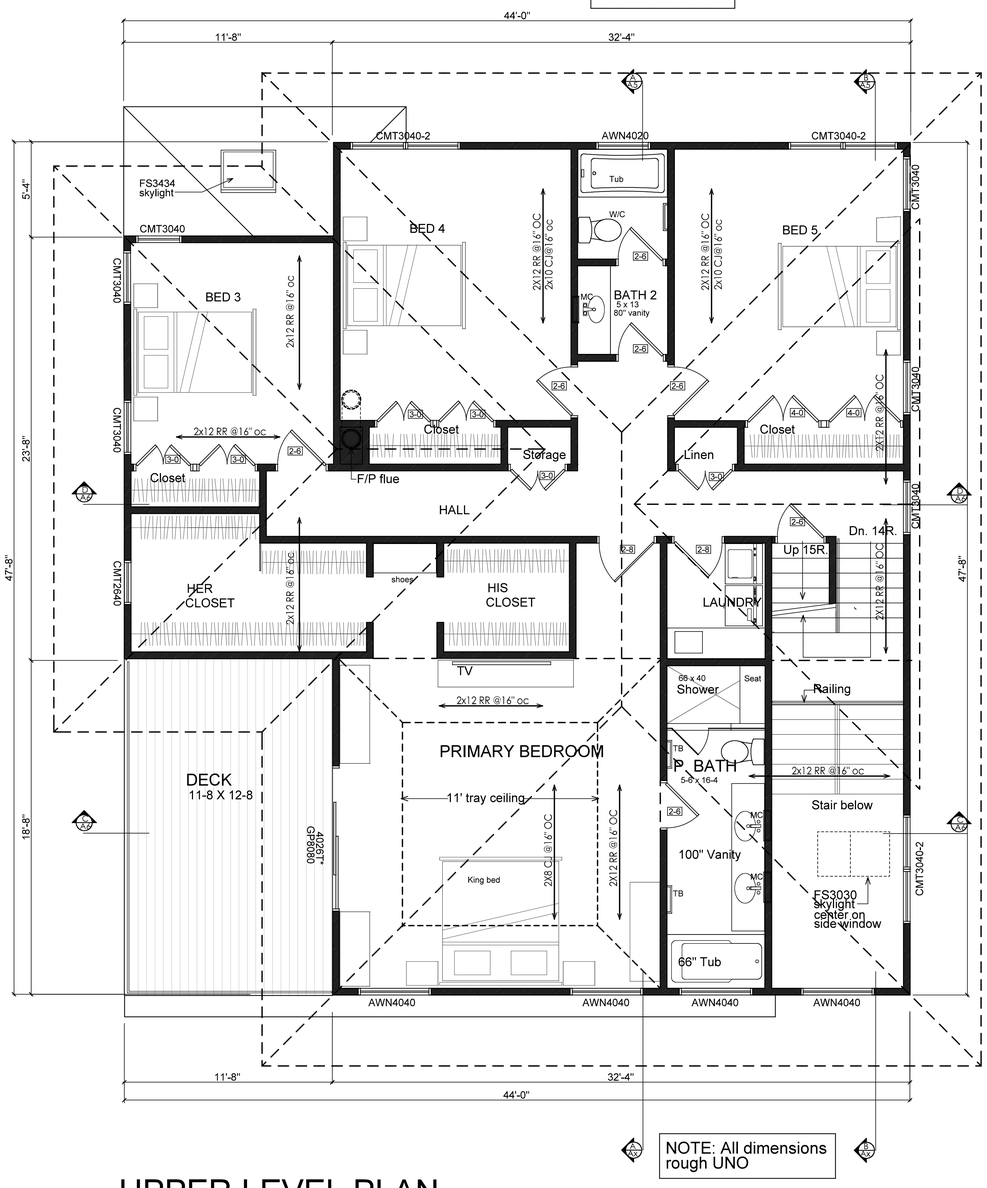
DATE: 9-1-22
REVISION:

TITLE: ATTIC PLAN LOWER LEVEL PLAN
SCALE:
DRN: RJC CHK: LRL

PROJECT: ANAND RESIDENCE
87 LEFURGY AVENUE, DOBBS FERRY
X
X

A4

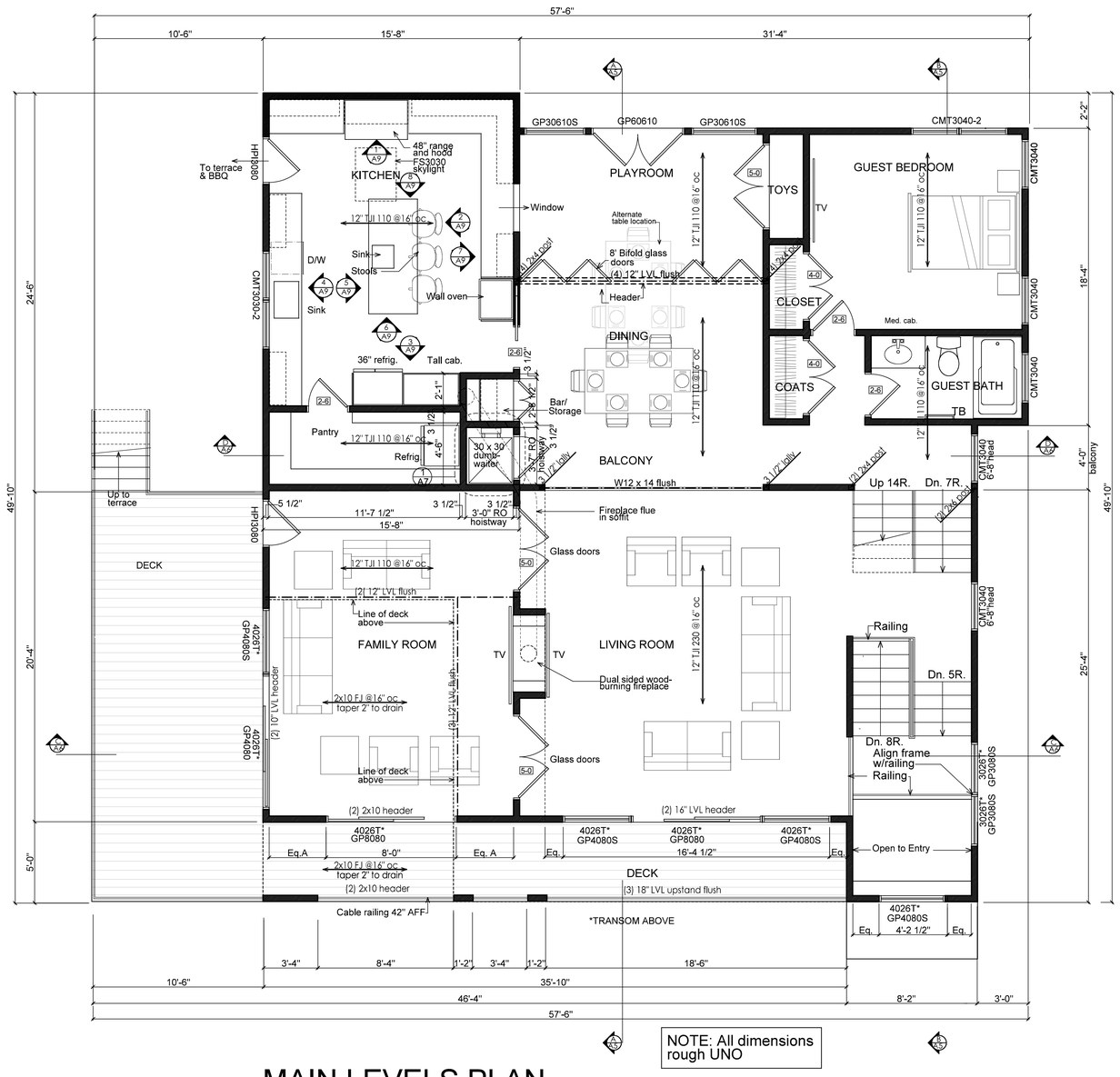
NOTE:
See Roof Plan
for structural info.



NOTE: All dimensions
rough UNO

UPPER LEVEL PLAN

1,812 s.f. 1/4"= 1'-0"



NOTE: All dimensions
rough UNO

MAIN LEVELS PLAN

2,004 s.f. 1/4"= 1'-0"

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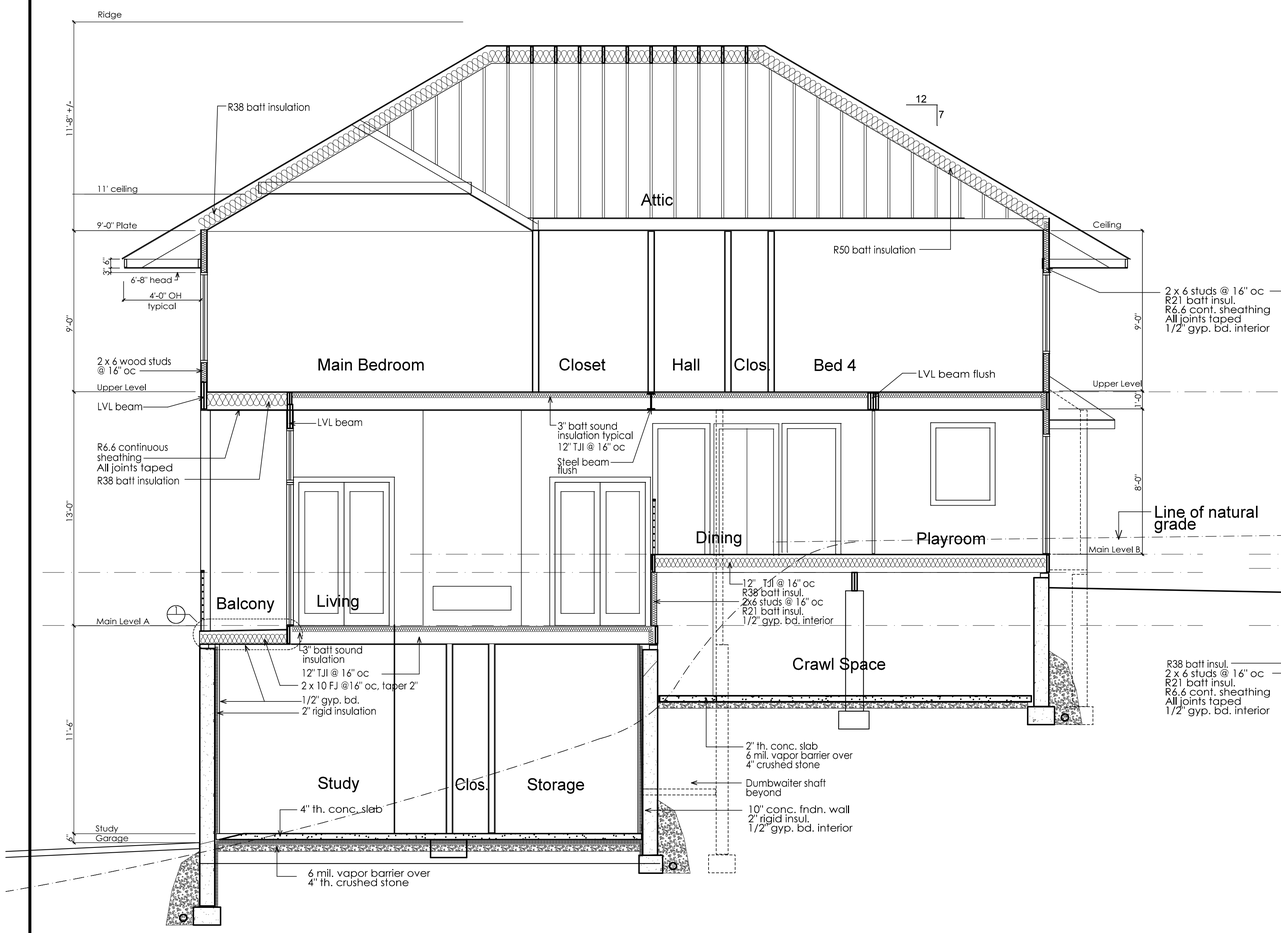
DATE:	NO.:	ISSUE

DATE: 8-30-22
REVISION:

TITLE: FLOOR PLANS MAIN & UPPER
SCALE:
DRN: RJC CHK: LRL

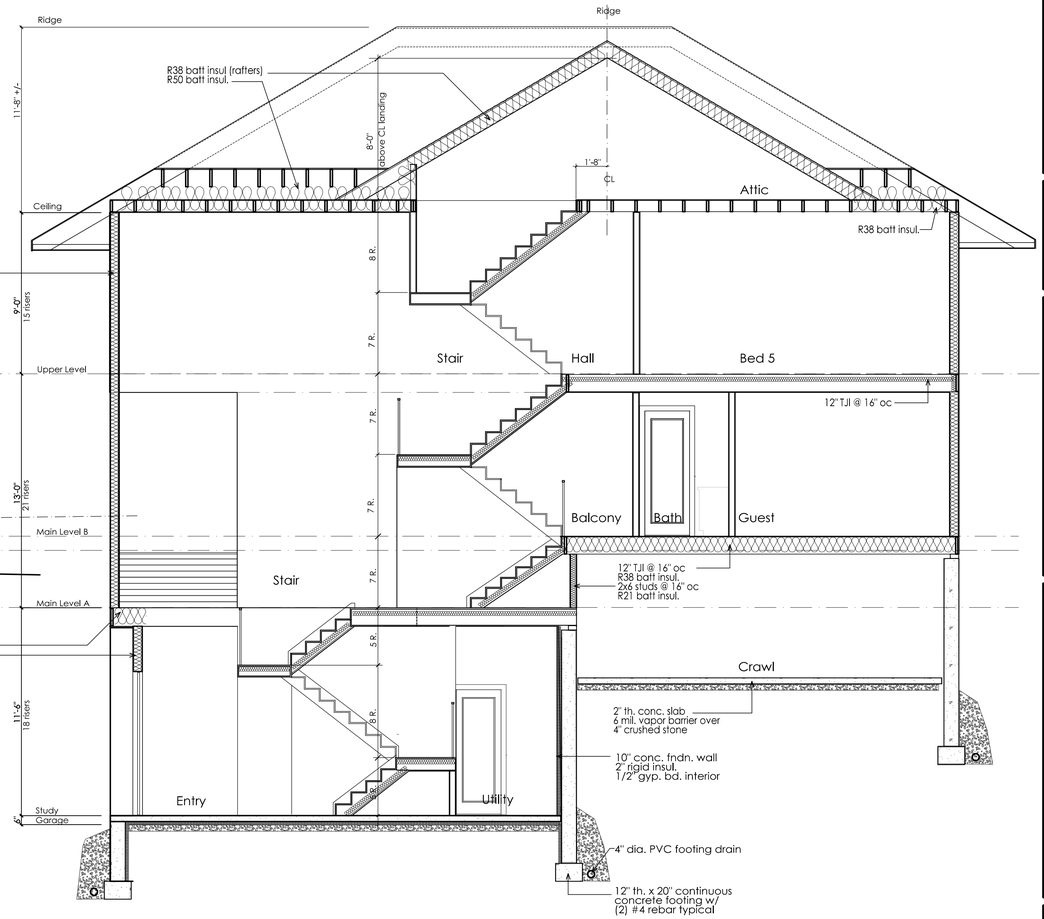
PROJECT: ANAND RESIDENCE
87 LEFURGY AVENUE, DOBBS FERRY
X
X

A5



A Section- Living/ Playroom

1/4" = 1'-0"



B Section- Stairs

1/4" = 1'-0"

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CONSULTING ARCHITECTS
LANNYLERNER@GMAIL.COM 917.604.9581
PELHAM, NY 10803

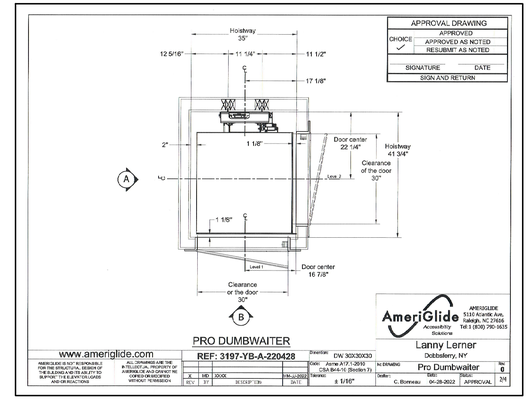
DATE	NO.	ISSUE

DATE: 8.24.22
REVISION:

TITLE: SECTIONS
SCALE:
DRN/RVC CHK: LRL

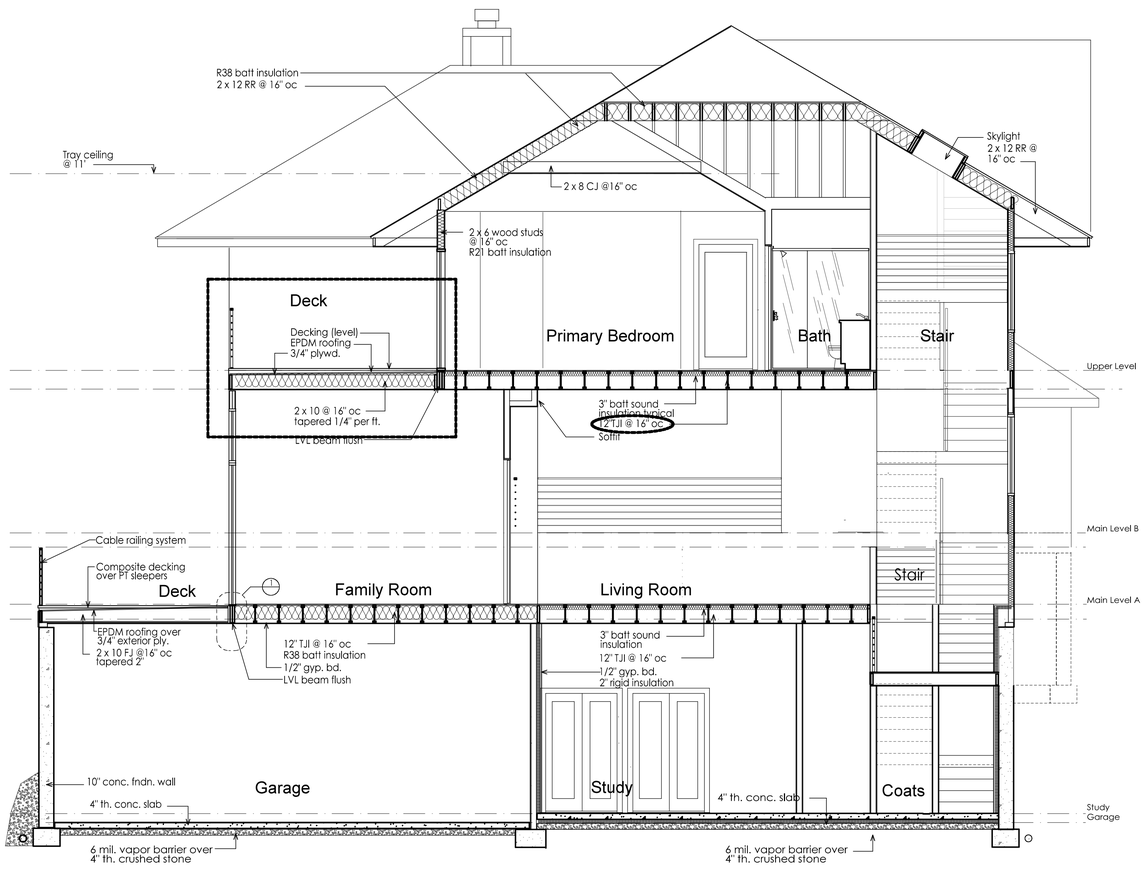
PROJECT:
ANAND RESIDENCE
87 LEFURGY AVENUE, DOBBS FERRY
X X

A6



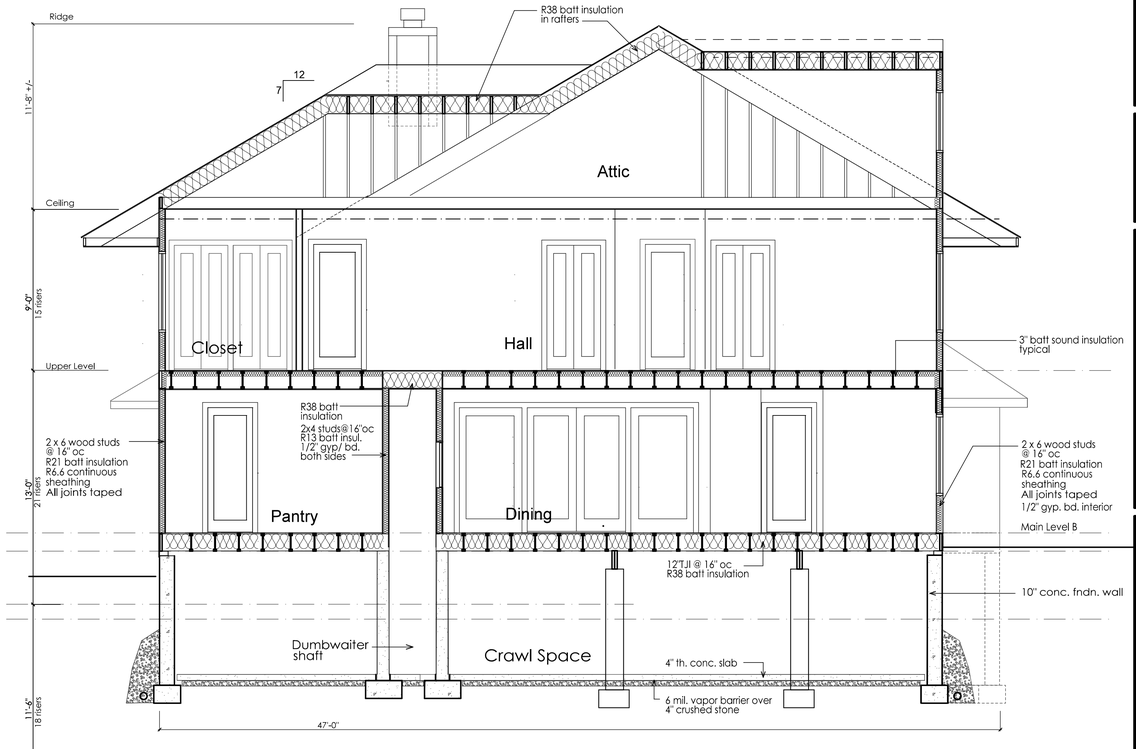
1 Dumbwaiter Plan

1/2"= 1'-0"



C Section- Family/Primary Bedroom

1/4" = 1'-0"



D Section- Dining/Hall

1/4" = 1'-0"

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DATE	NO.	ISSUE

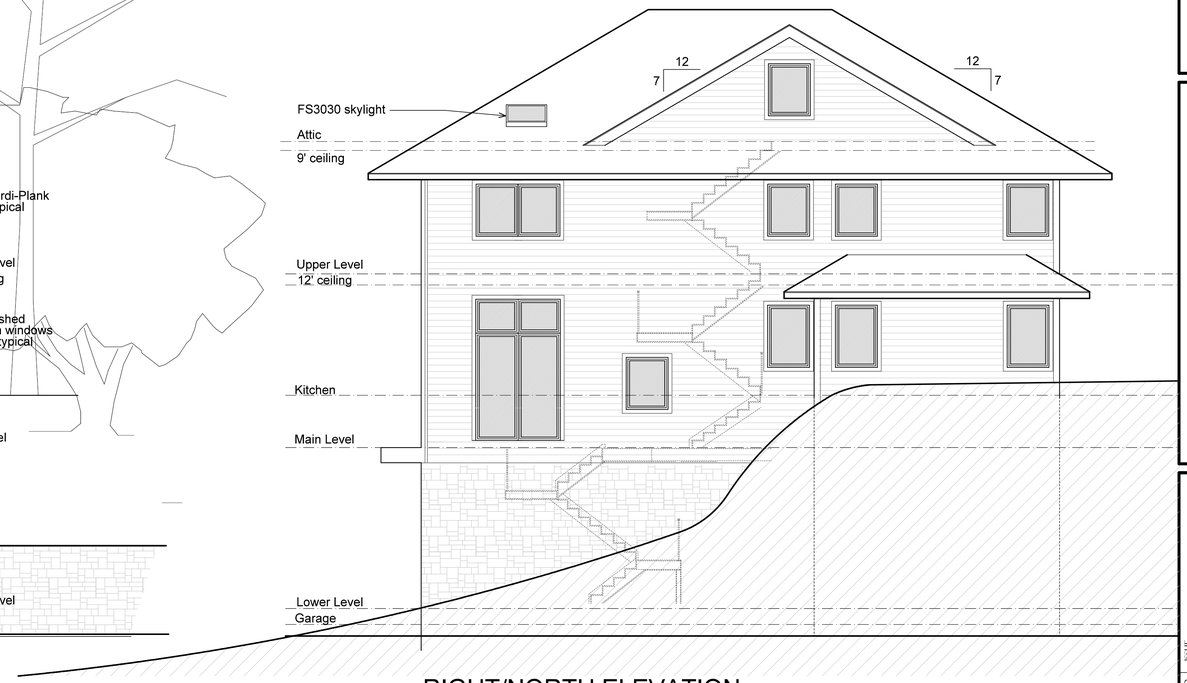
DATE 8-24-22
REVISIONS:

TITLE: SECTIONS
SCALE: AS NOTED
DRN BY: CJB, LRL

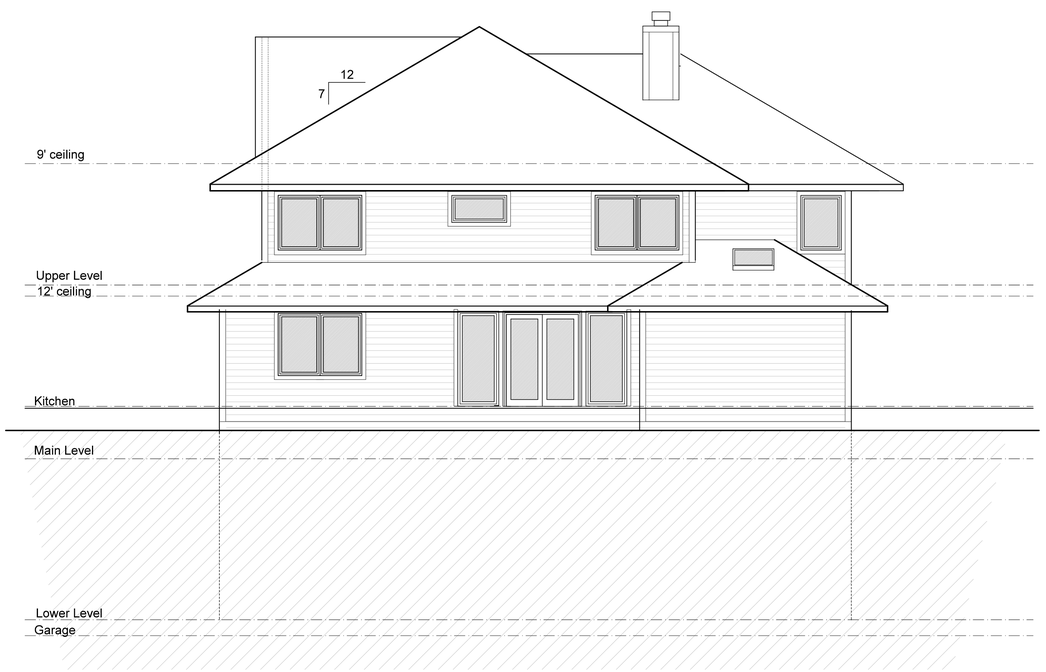
PROJECT: ANAND RESIDENCE
87 LEFURGY AVENUE, DOBBS FERRY
X X

A7

FRONT/EAST ELEVATION



RIGHT/NORTH ELEVATION



REAR/WEST ELEVATION

LEFT/SOUTH ELEVATION

LR LERNER, ARCHITECTURE PC
ONE WOLFS LANE, PELHAM, NY 10803
NY 14606 NJ 8123
LANNLERNER@GMAIL.COM

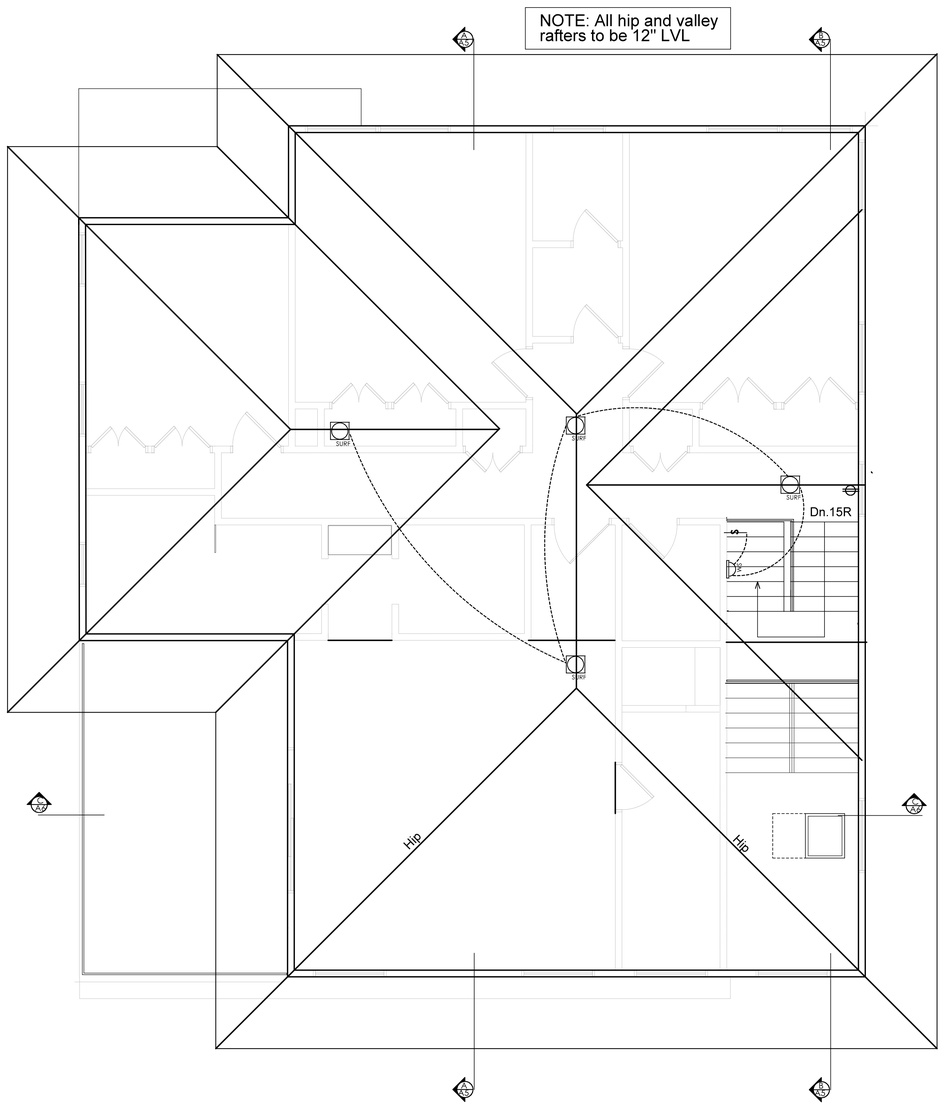
DATE	NO.	ISSUE

DATE 8-24-22
REVISION:

TITLE: ELEVATIONS
SCALE
DRN: RPC CHK: LRL

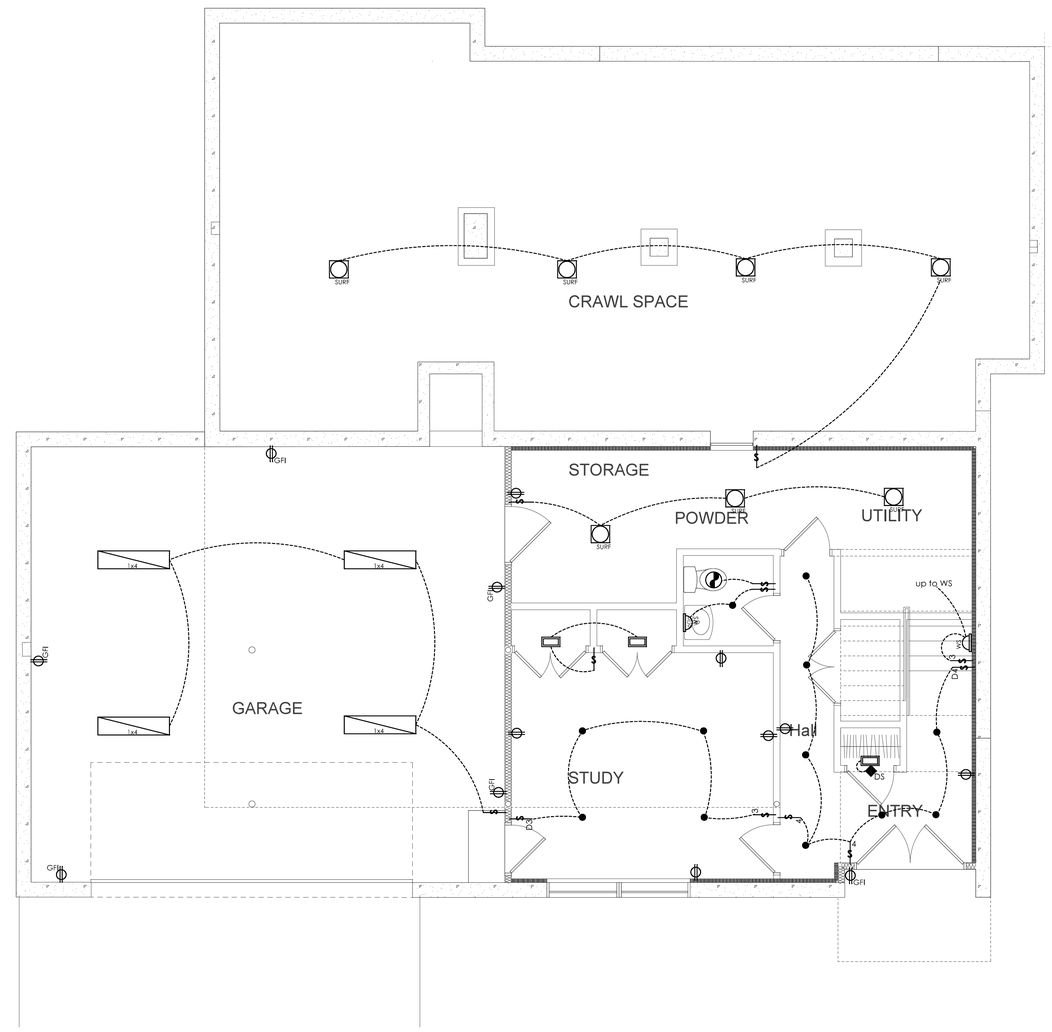
PROJECT: ANAND RESIDENCE
87 LEFURGY AVENUE, DOBBS FERRY
X
X

A8



Roof/Attic Electrical Plan

1/4"= 1'-0"



Lower Level Electrical Plan

LR LERNER ARCHITECTURE PC
ONE WOLFS LANE, PELHAM, NY 10803
LANNLERNER@GMAIL.COM NY 14606 NJ 8123

DATE:	NO.:	ISSUE:

DATE 8-24-22
REVISIONS:

TITLE: ELECTRICAL PLANS
SCALE:
DRN. BY: CHK. BY:

PROJECT: ANAND RESIDENCE
87 LITURGY AVENUE, DOBBS FERRY
X
X

A9

NOTE:
All exterior lighting shall comply with Par. 300-41

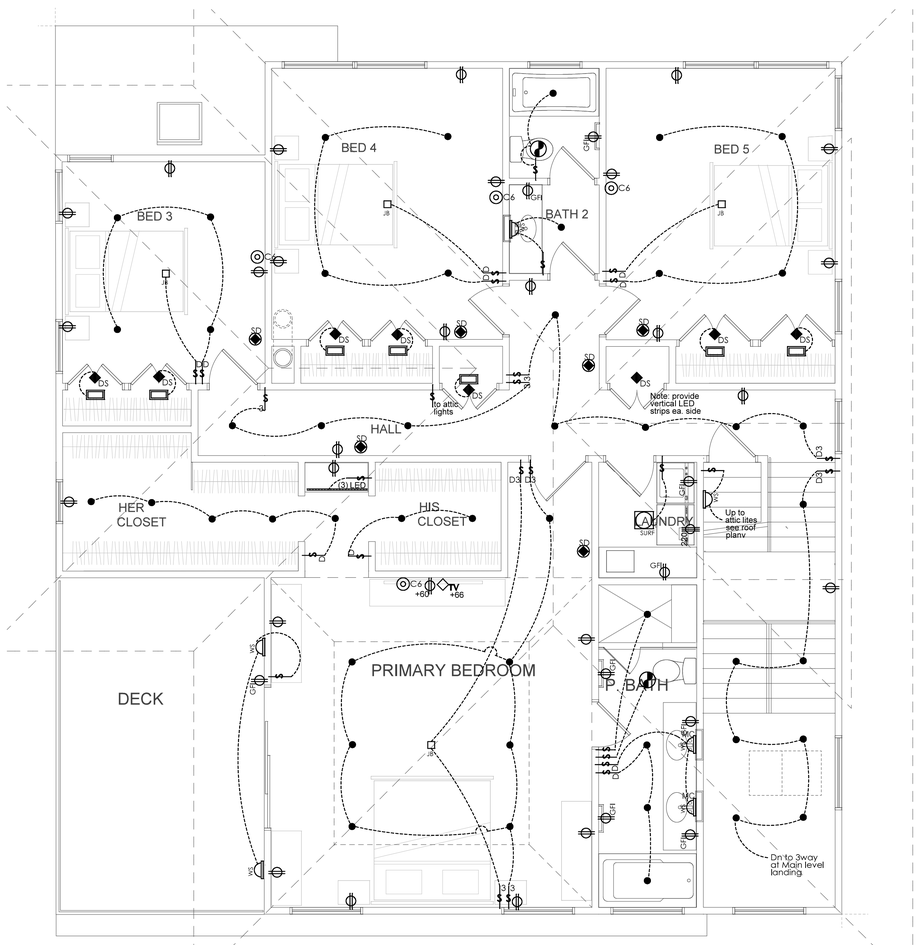
ELECTRICAL FIXTURES

	Duplex receptacle 16" AFF unless otherwise noted +48=48"AFF,or As Noted H= Horizontal mounted E= existing USB= one charging terminal
GFI	Ground fault interrupter duplex
220	220 volt receptacle
FC	Floor receptacle, brass w/ cover
S	Switch- all switches mounted 44" AFF unless noted otherwise
3	3 way switch
D	Dimmer
DS	Door activated switch
SD	Combo Carbon Monoxide & smoke detector hard wired, battery backup
C6	Cat. 6 terminal. Run cable from central location
TV	Coaxial cable TV terminal
Tel	House system telephone terminal

LIGHTING FIXTURES

LF1	4" dia, recessed fixture LED low profile downlight by PTEC or approved equal WP= water resistant with seal
WS LF3	Wall sconce furnished by owner (FBO) installed by electrician
LF4	LED strip 2700k, temperature, line voltage
LF5 JB	Junction box for hanging fixture
LF2	Surface mounted closet light
	200 cfm fan/ light vented to exterior low sone rating

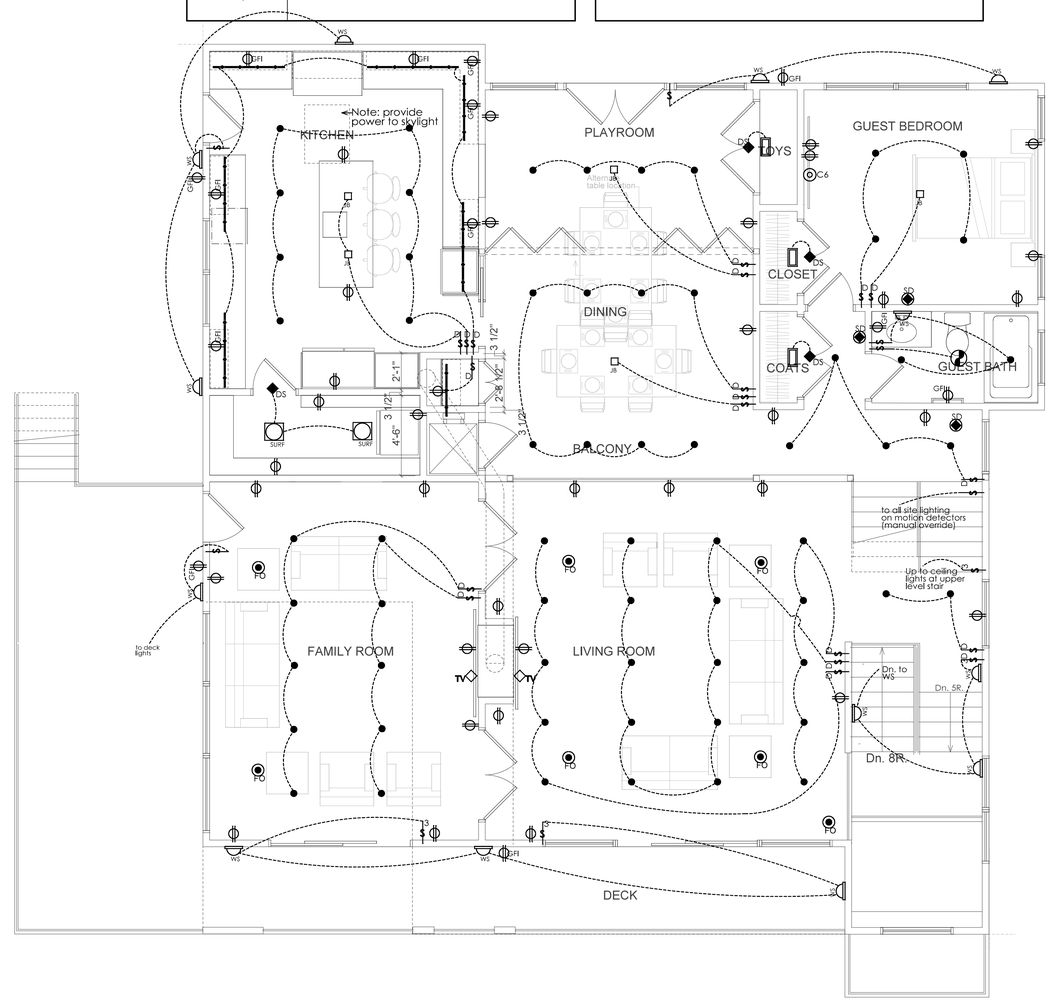
NOTES:
1) All switches and receptacles Leviton Decora type, colors by Owner
2) Dimmer switches sliding lever type w/cutoff
3) All receptacles adjacent to wet areas shall be GFI (ground fault interrupted)
4) All exterior lighting including site lighting to be on motion detectors with manual override



NOTE:
See Attic Plan for attic electrical information

NOTE:
See Site Plan for site electrical information

Upper Level Electrical Plan



Main Levels Electrical Plan

LR LERNER ARCHITECTURE PC
ONE WOLF'S LANE, PELHAM, NY 10803
LANNTLERNER@GMAIL.COM NY H6806 NJ 8123

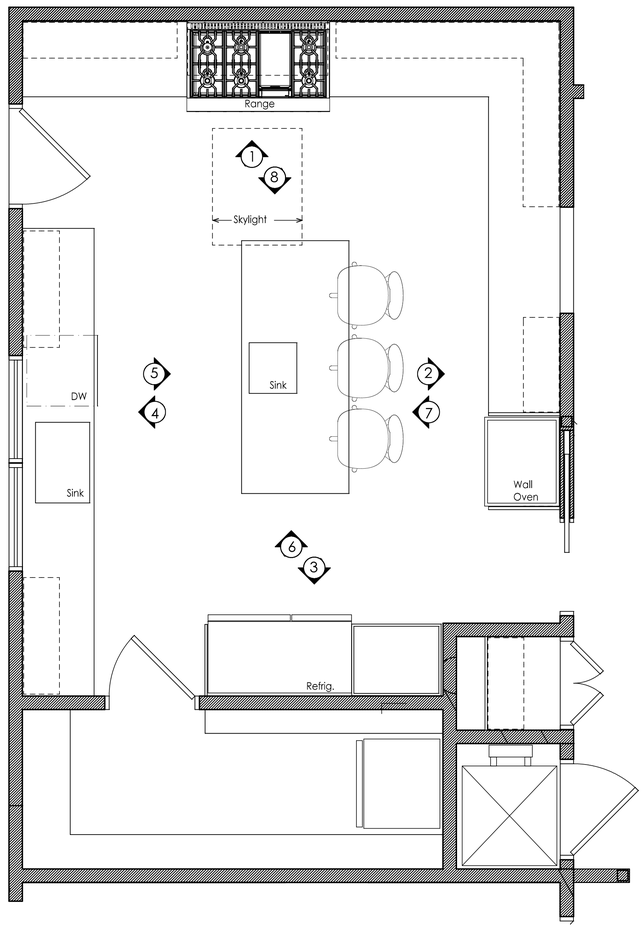
DATE	NO.	ISSUE

DATE: 8-24-22
REVISION:

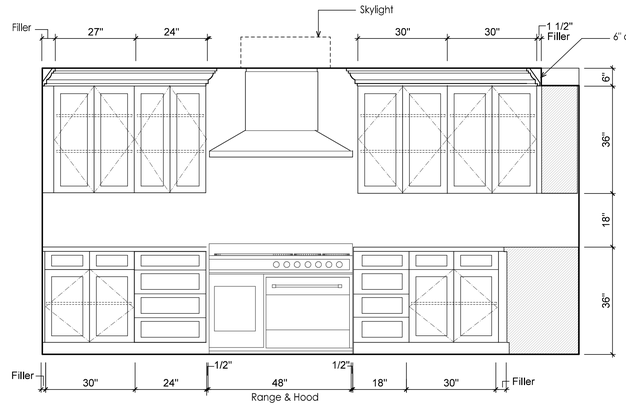
TITLE: ELECTRICAL PLANS
SCALE:
DRN. RJC CHK. LRL

PROJECT: ANAND RESIDENCE
87 LEFURGY AVENUE, DOBBS FERRY
X X

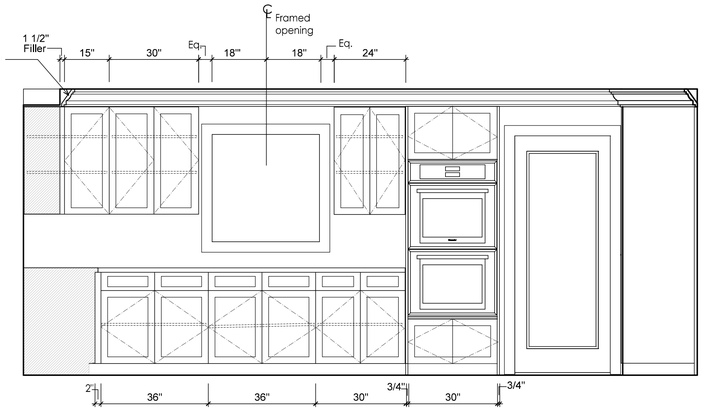
A10



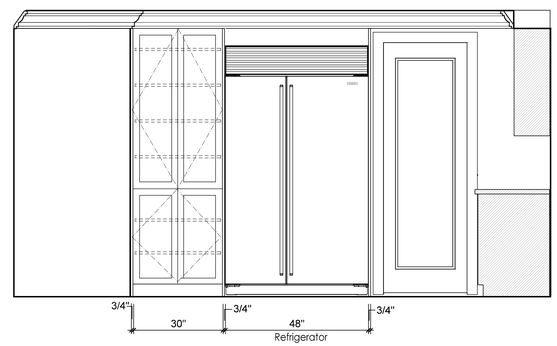
A Kitchen Plan
1/2" = 1'-0"



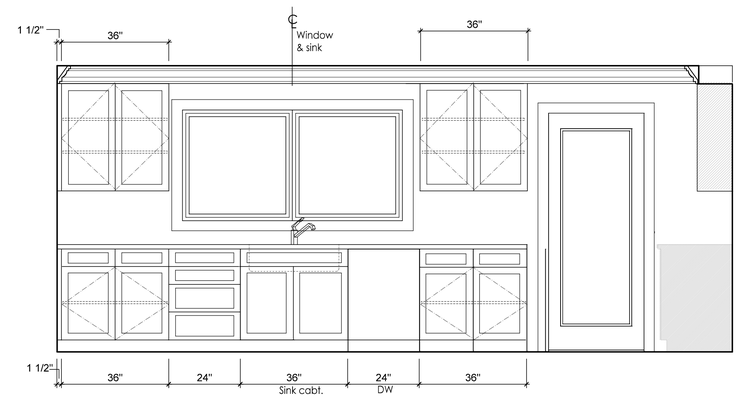
1 Range
1/2" = 1'-0"



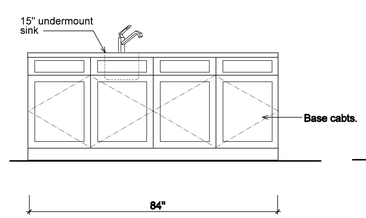
2 Oven
1/2" = 1'-0"



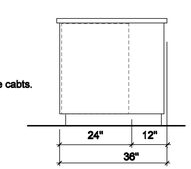
3 Refrigerator
1/2" = 1'-0"



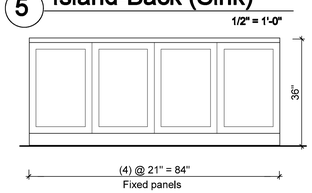
4 Dishwasher
1/2" = 1'-0"



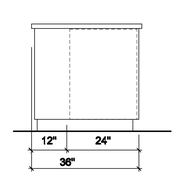
5 Island-Back (Sink)
1/2" = 1'-0"



6 Island - Facing Refrig.
1/2" = 1'-0"



7 Island - Front
1/2" = 1'-0"



8 Island - Facing Range
1/2" = 1'-0"

LR LERNER ARCHITECTURE PC
ONE WOLFS LANE PELHAM NY 10803
LANNERDESIGN@GMAIL.COM NY HICOG 3g8823

DATE	NO.	ISSUE

DATE: 8-24-22
REVISIONS:

TITLE: INTERIOR ELEVATIONS
SCALE:
DRN LS CHK LRL

PROJECT: ANAND RESIDENCE
87 LEFURGY AVENUE, DOBBS FERRY
X
X

A11

Anand Residence
SPECIFICATIONS
8-15-22

GENERAL CONDITIONS
The General Conditions, made a part of AIA Form A-107, 1987 edition shall be made a part of the contract. Copies of said documents are available at the Architect's office.

SPECIAL CONDITIONS
1) The Contractors shall be responsible for complying with all local codes and ordinances encompassing the approval of all applicable agencies including but not limited to NY State Building Code and Local Zoning Code, electrical inspection departments, insurance departments, etc.
2) Contractors shall be responsible for procuring all required lice nses, Building Permits, etc. Contractor shall obtain final inspections from all applicable/required agencies.
3) The Architect shall be responsible for obtaining Building Dept. approvals.
4) Bldg. Dept fees to be paid by the Owner.
5) The contractors shall verify all dimensions, elevations, utilities, conditions, etc. prior to submission of bid. ***All discrepancies shall be brought to the attention of the Architect for resolution before commencement of any work.*** The subcontractors, under the General Contractor's supervision, shall carefully review and understand the drawings and Specifications. Questions and/or clarifications shall be directed to the Architect *prior to starting work*. Suggestions for improving the methods and/or materials are welcome.
6) Each contractor shall provide all labor, materials, tools, and equipment required to complete all work, all as shown on drawings, as specified or usual or necessary to complete the building in accordance with the intent of the Plans and Specifications. The intent of this Contract is to obtain for the Owner a turn-key job except as specifically omitted herein.
7) All materials shall be new, standard, of good quality, and all workmen and subcontractors shall be skilled in their trades. Unless otherwise specified, the manufacturers' specifications, written directions, and/or recommendations will be applicable to the installation of their material, equipment, or services incorporated in the construction. Contractors will be responsible for the proper installation of all materials and labor including adequate support of all work and securing in place of all items such as shelving, railings, walls, ceilings, equipment, etc. Contractors to correct and/or eliminate from the work all conditions that may result in a hazard, such as exposed pipes, unprotected electrical equipment, etc. Job site both indoors and outdoors shall be maintained in a clean and hazard-free condition throughout construction.
8) At the completion of the project the contractors shall remove all rubbish from the site, leaving the building broom clean. Contractor shall remove all manufacturers' stickers from windows and skylights. Cleaning of all bathroom fixtures and ceramic tile, and washing of all windows inside and out by Owner.
9) The following items are to be furnished /selected by owner, installed by contractor (FBO/IBC)
   a) Tile and stone materials
   b) Security alarms, TV cable, electronics (coordinate only). Smoke and carbon monoxide detectors shall be included in electrical base bid.
   c) Plumbing fixtures and faucets
   d) Kitchen cabinets
   e) Vanities and built-in cabinetwork; recessed medicine cabinets
   f) Closet interior cabinetry (shelves and poles included where shown)
   g) Surface mounted light fixtures, chandeliers, sconces. Recessed fixtures and LED strips to be included in contract
   h) Bathroom accessories: towel bars, paper holder, etc.
   i) Glass shower enclosures
   j) Door hardware: knobs, locks & latches
10) SUBMIT **SEPARATE PRICES** for the following alternates:
   a) Unit electrical prices - see electrical spec.
      i) Light circuit with switch
      ii) Receptacle
11) The General Contractor and his subcontractors are responsible for visiting the site to survey existing conditions prior to submitting a proposal.

SITEWORK See Site Plan and details
1) Soil erosion control
   a) Connect roof drains to new seepage pits.
   b) Furnish and install (6) 300 gallon Cultec retainage pits in low portion of front yard.
   c) Review engineer's requirements and specifications.
   d) PVC silt- fence protection of construction site
   e) Stockpiling of topsoil
   f) Conformance with local (Dobbs Ferry) requirements
2) Rough grading. Grade all areas for positive slope away from house.
3) Protect existing landscaping to remain.
4) Regrade all rear areas for positive pitch away from foundation walls.
5) Bluestone front porch.
6) Remove trees within 15' of foundation wall. Wood shall be cut into fireplace-size logs, and stored on site.
7) Relocate incoming power lines. Coordinate with Utility Company.

MASONRY
1) Concrete footings, piers and foundation walls. All concrete Fc 3000 psi min. Rebar as indicated
2) Anchor bolts
3) Exterior waterproofing and parging
4) 2"th. concrete floor slab in new crawl
5) 6 mil vapor barrier under all new slabs
6) 4" crushed stone under new slab
7) Frame out openings in walls for dumbwaiter and crawl access
8) Concrete exterior stair from Family level deck to rear patio on grade
9) Reinforced concrete retaining walls along both s ides of driveway where indicated
10) Bluestone entry porch
11) Bluestone rear patio
12) Anodized aluminum railings with cable guardrails on decks and stairs. Follow manufacturer's instructions and specifications.
13) PVC leader drains & porous PVC footing drains, connected back to seepage pits
14) Electrical grounding of rebar

CARPENTRY
1) All framing lumber shall be Douglas Fir Fb=875 and of the dimensions shown on the drawings, 19% max. moisture
2) New exterior wall studs shall be 2 x 6 @ 16" o.c., interior studs shall be 2x4 @16" oc. unless noted otherwise.
3) New Lower Level, Main Levels, Upper Level and roof framing - see plans. Note specification of TJI joists where indicated.
4) See plans for new roof framing. Note ridges and valleys to be LVL members
5) New ¾" plywood subfloor on attic floor joists
6) Roof sheathing shall be 5/8" Zip System.
7) New new exterior wall sheathing shall be 2"th. insulated sheathing as manufactured by Zip Systems. All joints to be securely taped for continuous seal
8) Subfloor shall be 3/4" tongue & groove plywood. Subfloor shall be screwed @8" oc and glued to structural framing below. Install new subfloor over all 3rd floor framing
9) Micro-Lam beams shall be as manufactured by Trus-Joist Corp. Fb=2925 psi, Fv=285 psi. and shall be clearly marked
10) Pressure treated tapered deck sleepers.
11) Composite decking Trex or approved equal.
12) All lumber in contact with masonry or potentially damp co nditions shall be pressure treated.
13) 9' plate height on Upper Level.
14) Frame for 11' ceiling in Master Bedroom.
15) The work of this section shall include the installation of all finish door hardware & accessories such as door stops, towel bars, etc. (furnished by Owner).
16) New 1 ¾"th. single panel recessed door throughout, or as selected by Owner.
17) 1x4 casing, 1x6 base trim.
18) Extension jambs all windows and exterior doors.
19) Install new windows and exterior doors by Andersen, A Series, black clad. Units shall have high performance Low E insulating glass and be complete with screens. See plans for catalog numbers. Window fins shall be taped to Zip System sheathing for continuous seal
20) Furnish Velux fixed skylight s on Main Levels and Upper Levels, to be installed by roofer. Skylight in Kitchen shall be electrically operated.
21) Furnish & install ¾"th. painted plywood closet shelves with solid edging where shown.
22) Coordinate with plumber, AC installer and electrician for required blocking for equipment.
23) Furnish and install dual sided, wood burning fireplace: Majestic DSR42, or approved equal. Observe all manufacturer's instructions for direct vent.

EXTERIOR SIDING AND TRIM
1) Hardie Plank Lap Siding, white p refinish, smooth, or as selected by Owner.
2) Hardie trim to match: casings, corner boards, rakes and fascias.

INSULATION
1) Wall and ceiling cavity insulation shall be fiberglass batt, with a resistance rating of R-21 in all new exterior walls, R38 in rafters and R30 in Crawlspace floors.
2) 2", R6.6 Zip System insulated sheathing on all new exterior walls
3) No exposed insulation facings shall be allowed; protect exposed facings with gypsum board or plywood sheathing.
4) 3" sound isolation batts in all Main Levels ceiling joists
5) 3" sound isolation batts in all partitions
6) See plumbing spec for pipe insulation

GYPSUM BOARD
1) All walls and ceilings shall be 5/8" gypsum board, except as noted below.
2) Dumbwaiter shaft shall be 5/8" firecode gypsum board on each face.
3) Work shall be taped, spackled 3 coats, sanded and left ready for painting.
4) All tiled wet walls (in showers and tubs) shall be 5/8" reinforced cement board Wonderboard or equal.
5) All other tiled walls in bathrooms and kitchen shall be mold resistant
6) All gypsum board shall be screwed to wood studs and joists (no nailing).
7) Provide all metal trims as detailed and required

ROOFING AND MISCELLANEOUS ACCESSORIES
1) Heavyweight dimensional glass fiber shingle roofing on all new roofs
2) GAF Timberline 40 Select or approved equal. Provide color samples for Owners' approval
3) Roofing shall have a 40 year prorated manufacturer's warranty on materials and labor, exclusive of tearoff and disposal
4) 60# building paper
5) Installation as per manufacturer's specifications
6) EPDM roofing membrane, flashing and counterflashing on all flat roof areas at decks.
1) Seamless leaders and gutters
2) Alcoa materials and installation specs
3) Leaders run to underground leader drains
4) All accessories, straps, hangers, miters, slip joint connections, end caps, elbows, expansion joints, etc.
5) Flashing and counter flashing
6) Sealing of all joints
7) Aluminum flashing at roof-to-wall joints, skylights, roof edges, valleys, vents, exhaust fans, rail posts, etc. Aluminum edge flashing. Color to match adjacent surfaces.
8) "Weathershield" composite membrane at all roof edges and valleys.

CAULKING
1) Completely seal with caulking compound all joints around sills, doors, windows, louvers, and other joints and/or openings in walls and other surfaces as required.
2) Set wall sills top and bottom and wall sheathing in a continuous bead of caulk
3) Caulking compound - best grade - Tremco - color to match adjacent surface.

CERAMIC TILE & STONE FBO/IBC
1) Install thinset ceramic tile flooring over ½" cement board in all Bathrooms except Lower Level Powder Room (thinset on slab).
2) Install thinset ceramic tile on Lower Level floors: Study, Entry, Hall and Powder Room.
3) Shower floor tile shall be mud set and pitched ¼" per foot (minimum) to drain. Furnish and install flexible waterproof shower floor membrane; install per manufacturer's specs. Extend membrane 8" minimum up walls.
4) Install ceramic tile full height on shower and/or tub walls in Bathrooms
5) Install ceramic tile half height all other Bathroom and Powder Room areas.
6) Install ceramic tile backsplash in kitchen
7) Grout furnished by tilesetter, color selected by Owner.
8) Furnish and install marble saddles at entries to all bathrooms, and at all shower curbs and jambs.
9) Stone fireplace facing (dual sided) and hearths.

WOOD FLOORING
1) New ¾" x 3 ¼" oak flooring throughout except in Bathrooms, Powder Room and Lower Level Entry, Study and Hall (to be tiled).
2) Finish flooring: sand existing to bare wood with successively finer grits; apply three coats of polyurethane, screened between coats, one coat stain as selected by Owner.

STAIRS
1) Stairs from Lower Level to Main Level s, and from Main Levels to Upper Level, and from Upper Level to Attic.
   a) Oak treads
   b) Poplar risers

Metal hand rails and cable guard railing s

MISCELLANEOUS ACCESSORIES
1) Install door stops and finished hardware as selected and furnished by Owner
2) Install bath accessories as selected and furnished by Owner
3) Frameless shower enclosures for Primary Bath, Bath 2 and Guest Bath.

DUMBWAITER
1. Ameriglide Pro unit 30" x 30" nominal
2. 300 lb. capacity
3. 2 stops, chain drive, gear motor
4. Electromechanical interlocks on doors. Doors furnished by GC.
5. Chrome steel finish
6. Consult with supplier for installation instructions and specifications

PAINTING & STAINING
1) Polish all gypsum board work for smooth continuous surfaces.
2) Interior wood doors & trim - one coat of Moore's Alkyd enamel Underbody primer, and two finish coats of Moore's Satin Impervo Enamel.
3) Walls and ceilings - apply one coat of Moore's Latex Quick dry prime seal and two coats of Moore's Regal Wall Satin to new walls and ceilings. Colors by Owner. In Children's bedrooms and playroom, use washable paint on all walls.

ELECTRICAL
1) Work included but not limited to:
   a) 200 amp service and main panel
   b) New service sub-panels with reserve circuits.
   c) Wiring for power, lighting.
   d) Furnish and install switches, outlets, and specified lighting fixtures. See Electrical plans for specs.
   e) Power to AC units and heating equipment.
   f) Power to appliances and dumbwaiter
   g) Power for site lighting. See Site Plan.
   h) Low voltage control wiring for thermostats.
   i) Cat/6 terminals in all bedrooms and kitchen as shown.
   j) Furnish and install bathroom exhaust fans where indicated. Coordinate with roofer for vent caps
   k) Coordination with all trades.
2) Design criteria, permits, inspections and responsibility
   a) All work as per applicable codes including but not limited to governmental agencies, local fire department, National Electrical inspection agencies.
3) Obtain and pay for all permits, licenses, inspection fees, etc.
4) Arrange for rough and final inspections.
5) Feeders - Approved flexible cable to panels with required fittings, boxes. Feeders to be run concealed in wall or ceiling construction or under floors.
1) Location of outlets.
   a) Note drawings for approximate locations
   b) Check door swings, equipment, etc. for adequate clearances prior to installation
   c) Coordinate placement of outlets, light fixtures, and switches with architect and owner during **walk-through** prior to installation.
2) Unless otherwise noted, center of wall outlets to be located as follows:
   a) switches 4'-0"
   b) thermostats 5'-0"
   c) receptacles 1'-0" or 4" above baseboard
3) Final heights and locations to be verified by Architect PRIOR TO WIRING OF BOXES.
4) Provide unit price to add or delete the following (see separate price required - Special Conditions):
   a) Wall switch
   b) Duplex outlet
   c) Light circuit (excluding fixture)
5) Provide electric mat floor heating under ceramic tile in kitchen and Primary bathroom.
6) Furnish and install combination smoke and carbon monoxide detectors. Coordinate with security company for central station integration (NIC).
7) Coordinate prewire of phones, alarms, TV cable, & electronics by others.
8) All new switches and outlets shall be Leviton Decora series. See Electrical Fixture Schedule.

PLUMBING
1) Work including, but not limited to:
   a) Sanitary, waste, soil and vent piping including flashing.
      i) All piping installed within floor joists shall be limited to the middle one third of the joist depth, and no closer than 16" to end of joists. No cutting of edges, either top or bottom will be permitted.
   b) Connect all plumbing fixtures and appliances.
   c) All ceiling and wall cavities within which PVC drain lines are run shall be insulated for sound with glass fiber sound batts, completely filling the cavity.
   d) All hot and cold supply lines shall be insulated with foam sleeves
2) Design criteria, permits, inspections, responsibility
   a) All work as per applicable codes including but not limited to governmental agencies, local health and plumbing departments, utility company, ASME, National Fire Protection Code, etc.
3) Obtain and pay for all required permits, licenses, inspection fees, etc.
4) Cutting as required but performed without affecting the structural capabilities of building and kept to a minimum.
5) Install plumbing fixtures and fittings furnished by Owner.
6) Coordinate with AC contractor for condensate drainage.

HVAC
1) Work including, but not limited to:
   a) Disconnect and removal of all unused lines and equipment.
   b) Discuss options with Owners and architect.
2) Heating & Air Conditioning
   a) 3 zone electric heat pumps
   b) Outside ground mounted condensing units. Location to be determined.
   c) Coordinate with carpenter for all cutting of walls for installation of ducts and registers.
   d) Furnish and install digital 7 day/night programmable thermostats; low voltage wiring by electrician.
3) Overall AC systems shall comply with the following performance criteria:
   a) Cooling system to be designed, installed, and balanced by contractor to provide cooling to all new finished areas to maintain a maximum 68 degrees F. when outdoor temperature is 95 degrees F.
   b) No room shall vary more than 3 degrees from temperature set on controlling thermostat.
4) Run ducts for ventilation of exhaust fans in bathrooms.
5) Run fireplace flue to roof vent cap
6) Alternate- separate price: additional cost for high efficiency equipment.
7) Startup and testing.

LR LERNER ARCHITECTURE PC
ONE WOLFS LANE, PELHAM, NY 10803
LANNYLERNER@GMAIL.COM NY 14606 NJ 8023

DATE	NO.	ISSUE

DATE: 8-24-22
REVISIONS:

TITLE: SPECIFICATIONS
SCALE:
DRN: RVC CHK: LRL

PROJECT: ANAND RESIDENCE
87 LEFURGY AVENUE, DOBBS FERRY
X
X

A12

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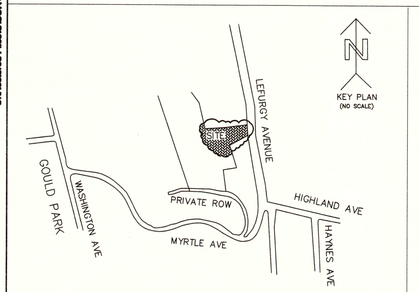
NOTE:

1. ELEVATIONS SHOWN HEREON ARE IN NAVD 88 VERTICAL DATUM.
2. THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED FOR ACCURACY OR COMPLETENESS.
3. SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON WERE OBTAINED FROM FIELD MEASUREMENTS.
4. WATER, ELECTRIC AND GAS LINES SHOWN HEREON ARE TAKEN FROM FIELD MARKING AND MUST BE VERIFIED BEFORE ANY DESIGN.
5. CONSULT THE APPROPRIATE UTILITY COMPANY PRIOR TO DESIGNING IMPROVEMENTS.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.
7. UNDER GROUND UTILITIES WERE NOT MARKED BY CODE 753, AS A RESULT UNDER GROUND CONNECTIONS BETWEEN COULDN'T BE VERIFIED.

CALL BEFORE YOU DIG:
PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CALL 1800-272-4480.



SLOPES TABLE

15–25%	4,621 S.F.	
25–35%	3,423 S.F.	
35+%	3,890 S.F.	

LEGEND:

- DROP CURB
- LIGHT
- LIGHT POLE
- TRAFFIC SIGN
- TREE(14" SIZE)
- UTILITY POLE
- HYDRANT
- WATER VALVE
- GAS VALVE
- DRAINAGE INLET
- CB CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- W WATER MAIN
- S SEWER LINE
- E ELECTRIC LINE
- G GAS LINE
- OVER HEAD WIRES
- CHAIN LINK FENCE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- L.G. LEGAL GRADE
- C CABLE LINE

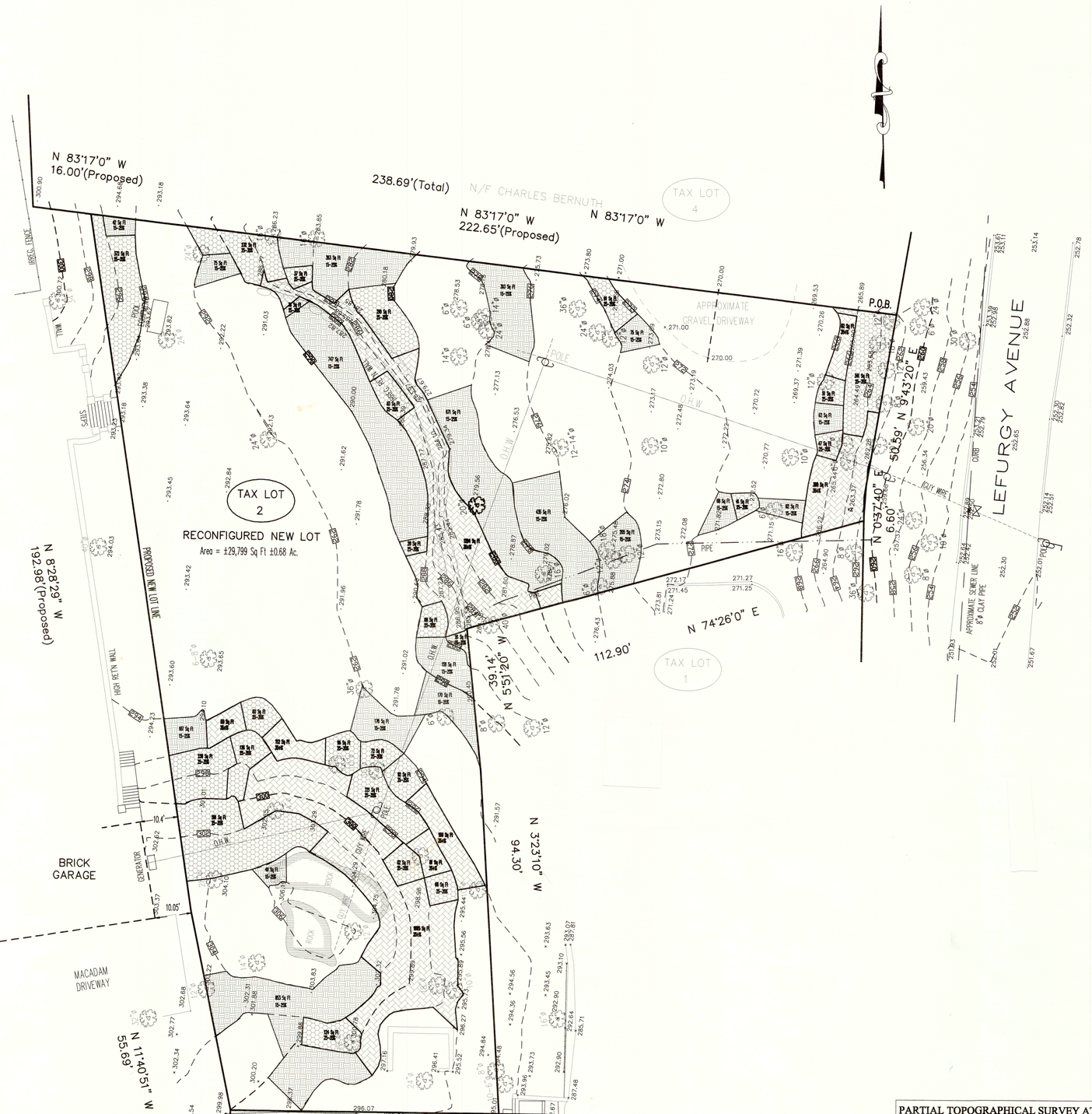
GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

TOTAL AREA = ±150,546 Sq Ft OR ±3.46 Ac

ALL ELEVATIONS HEREON ARE IN NAVD 88 VERTICAL DATUM.



REVISIONS

NO.	DATE	DESC.	BY

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(NOT FOR TITLE TRANSFER)

SCALE: 1"=20.0'
Measurement in U.S. Standard.

DATE: OCTOBER 05, 2018.
DATE: MARCH 25, 2019 (ADDED MORE TOPO).

JOB NUMBER
WCRO2590-PO-TL2(TOPO)

PARTIAL TOPOGRAPHICAL SURVEY AT
TAX LOT 2 IN BLOCK 17, SECTION 3.50
LOCATED AT
VILLAGE OF DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER COUNTY NEW YORK.

ADDRESS: 85 MYRTLE AVENUE, DOBBS FERRY. NY.

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.

Rakesh R. Behal, L.S. New York State License Number 050666.

Summit Land Surveying P.C.
64 Virginia Avenue
Dobbs Ferry NY 10522
Tel. 9146297758

LR LERNER ARCHITECTURE PC
ONE WOLFS LANE, PELHAM, NY 10803
LANNYLERNER@GMAIL.COM NY 14606 NJ 8023

DATE	NO.	ISSUE

DATE 8-15-22
REVISION

TITLE: STEEP SLOPE CALCULATIONS
SCALE:
DRN:RPC CHK:LRL

PROJECT: ANAND RESIDENCE
87 LEFURGY AVENUE, DOBBS FERRY
X
X

A3