

Grand Island Residence

4500 E. River Road, Grand Island, NY

Project Number 2021-0034

DRAWING INDEX

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Highwood, IL 60040

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ATTN: Andrew Marino

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ATTN: Jeff Hayes, Tim Burley

A0.0 Title Sheet:

C1.0 Partial site grading, drainage, & Utilities
C2.0 Partial site grading, drainage, & Utilities
C3.0 Driveway crossing profile & water service details

A1.0 Site Plan, Zoning Calculations
A1.1 Site Plan Detail
A1.2 Material Specifications, General Notes

A2.0 Basement Level Plan
A2.1 First Floor Plan
A2.2 Second Floor Plan
A2.3 Roof Plan

A3.0 Basement Level Plan: Flooring Material
A3.1 First Floor Plan: Flooring Material
A3.2 Second Floor Plan: Flooring Material

A4.0 Window Schedule & Types
A4.0-A Window Details
A4.1 Building Elevations
A4.2 Building Elevations
A4.3 Building Sections
A4.4 Building Sections

A5.0 Building Assemblies
A5.1 Wall Sections & Details
A5.2 Wall Sections & Details
A5.3 Wall Sections & Details
A5.4 Wall Sections & Details
A5.5 Wall Sections & Details
A5.6 Front Entry Door / Porch
A5.7 Fireplace Section & Details
A5.8 Cast Stone Profiles

A6.0-1 Interiors: Trim Profiles and Assemblies
A6.0-2 Interiors: Cabinet Profiles & Kitchen Tower Details
A6.1-1 Interior Elevations: Kitchen, Dining, & Living Room
A6.1-2 Interior Elevations: Kitchen, Dining, & Living Room
A6.1-3 Interior Elevations: Kitchen & Island
A6.1-4 Interior Elevations: Entry Foyer & Living Room
A6.1-5 Interior Elevations: Bar & Laundry
A6.1-6 Interior Elevations: Master Bedroom
A6.1-7 Interior Elevations: Master Bath & Closet
A6.1-8 Interior Elevations: Powder Room
A6.2-1 Interior Elevations: Bath 211 & Bath 214
A6.2-2 Interior Elevations: Office & Exercise Room
A6.2-3 Interior Elevations: Exercise Room

A8.0 Stair Elevations
A8.1 Stair Elevations

F2.0 Foundation Plan

S1.0 Foundation/Basement Plan
S1.1 First Floor Framing Plan
S1.2 Second Floor Framing Plan
S1.3 Roof Framing Plan
S2.1a Specifications
S2.1b Specifications
S2.2 Typical Details
S2.3 Typical Details
S2.4 Typical Details
S2.5 Hold-Down and Anchorage Details
S2.6 Hold-Down and Anchorage Details
S3.1 Sections and Details
S3.2 Sections and Details
S3.3 Sections and Details
S3.4 Sections and Details

MP1.0 Mech & Plumbing Notes & Schedules, Plumbing Diagrams
MP2.0 Mech. & Plumbing Plan: Basement Plan, Fixture Schedule
MP2.1 Mech. & Plumbing Plan: First Floor Plan
MP2.2 Mech. & Plumbing Plan: Second Floor Plan

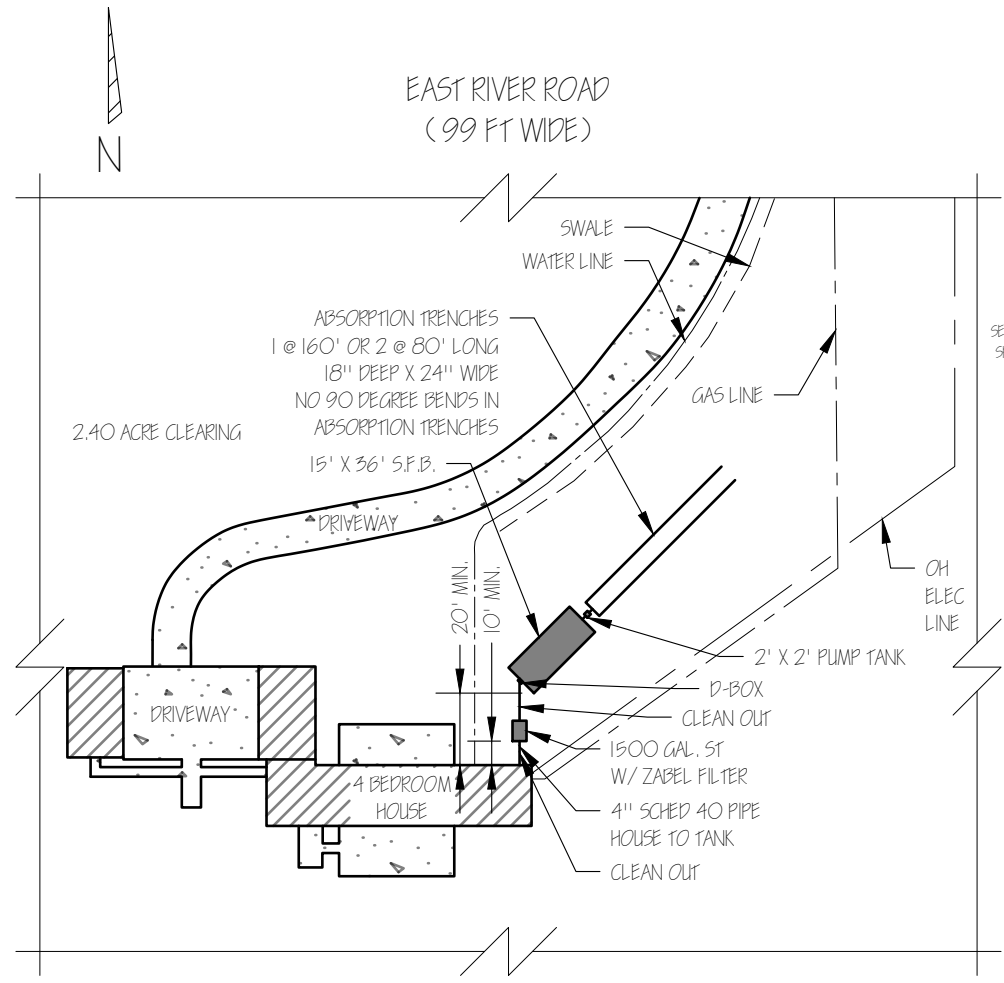
E2.0 Electrical Plan: Lower Level Layout, Schedule
E2.1 Electrical Plan: First Floor Layout
E2.2 Electrical Plan: Second Floor Layout

ISSUE / DATE

Pricing Set	09.30.2022
VE Pricing Set	11.28.2022
Contract Set	02.21.2023
IFC (Shell) Issue Set	05.03.2023
IFC Interiors Issue Set	05.19.2023
REV. CCD Elevations	06.09.2023

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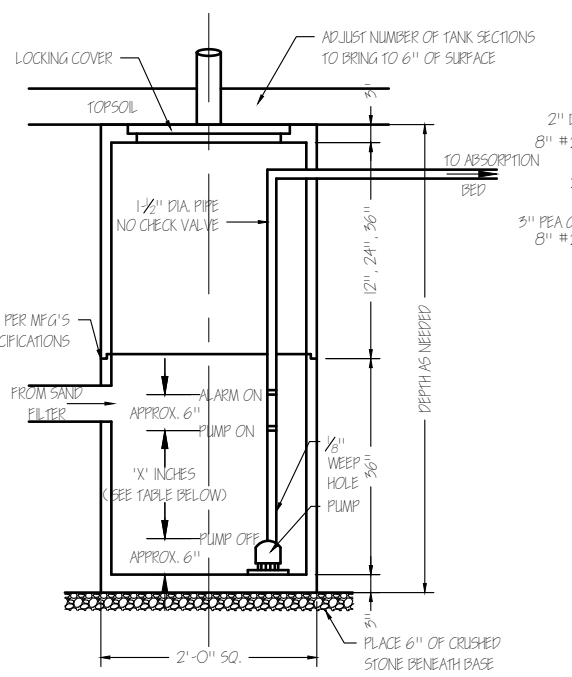
- NEW YORK STATE RESIDENTIAL CODE 2020 Edition
- NEW YORK STATE FIRE CODE 2020 Edition
- NEW YORK STATE ENERGY CODE 2020 Edition



EAST RIVER ROAD
(99 FT WIDE)

PROPOSED SITE PLAN
1" = 80'

**ENGINEER NOT RESPONSIBLE FOR ROOT INFILTRATION INTO THE SYSTEM. OWNER AND/OR CONTRACTOR SHALL PROVIDE ADEQUATE BUFFER BETWEEN TREES AND SYSTEM COMPONENTS.



ABSORPTION BED PUMP TANK
2 X 2
KISTNER ST-5222UT OR EQUAL

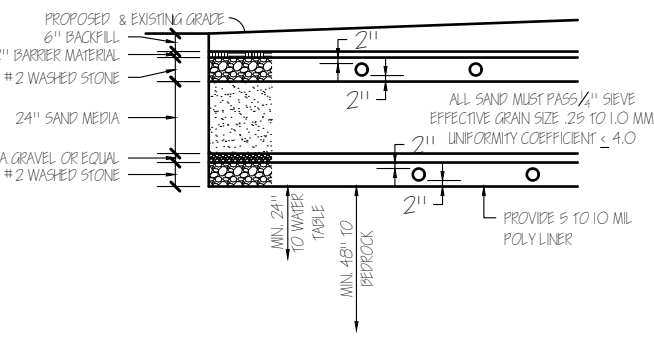
*IF CONTRACTOR IS ABLE TO OBTAIN GRAVITY FLOW FROM THE PUMP TANK TO THE ABSORPTION (DIFFUSION) TRENCHES, NO PUMP & ALARM ARE NECESSARY.

- PUMP TANK NOTES
- PUMP AND ALARM MUST BE WIRED ON SEPARATE CIRCUITS.
 - GROUND FAULT PROTECTION IS REQUIRED FOR PUMP CIRCUITS.
 - ALL ELECTRICAL WORK PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

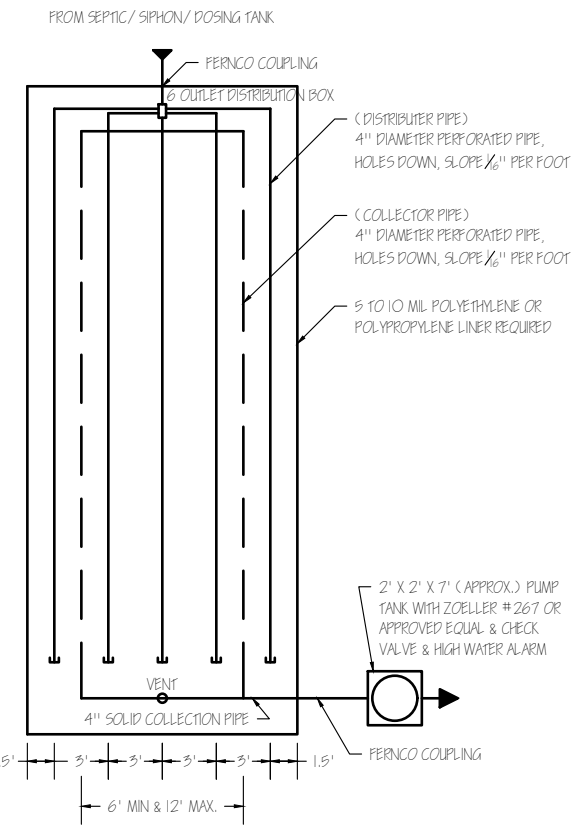
SYSTEM SIZE	PIPE LENGTH (FT.)	75% DOSE (GAL.)	APPROX. 'X' (INCH.)
3 BEDROOM	120	59	13
X 4 BEDROOM	160	79	18
5 BEDROOM	200	99	22

NOTE: PUMP DOSE SETTINGS ARE FOR KISTNER SUBSUMP. ADJUST 'X' FOR OTHER TANKS.

SAND FILTER DETAIL
(FIG 6-01)



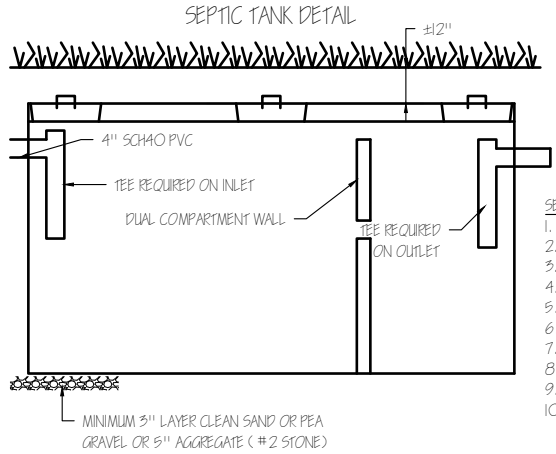
SAND FILTER SHALL BE 15' WIDE X 36' LONG WITH 5 DISTRIBUTER PIPES & 2 COLLECTOR PIPES



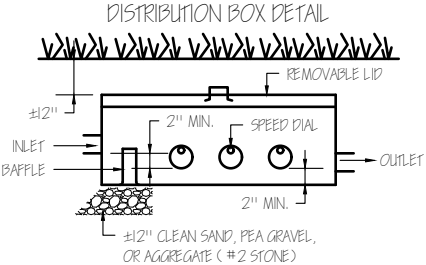
SAND FILTER DESIGN DATA (PRIVATE RESIDENCE) TABLE 5-01
REQUIRED SEPTIC TANK SIZE

HOME TYPE	GALLONS	GAL.
2 BDRM HOME	1500	GAL.
3 BDRM HOME	1500	GAL.
X 4 BDRM HOME	1500	GAL.
5 BDRM HOME	1500	GAL.
6 BDRM HOME	2000	GAL.

NOTE: DUAL COMPARTMENT TANK REQUIRED; GARBAGE GRINDER CONSIDERED 1 ADDITIONAL BEDROOM FOR SEPTIC TANK DESIGN.



- SEPTIC TANK NOTES
- KISTNER MODEL ST1500Z-N OR EQUAL.
 - TWO COMPARTMENT 1500 GALLON TANK.
 - INLET & OUTLET WATER TIGHT SEALS REQUIRED.
 - SURFACE AREA 59 SF.
 - INSTALL EFFLUENT FILTER IN SEPTIC TANK OUTLET.
 - COVER SEPTIC TANK AND CONVERS WITH 8" OF TOPSOIL.
 - VENT TANK THROUGH HOUSE STACK VENT.
 - LOCATE TANK 10 FT MIN. FROM HOUSE.
 - INSTALL CLEANOUT BETWEEN TANK AND D-BOX.
 - ZABEL FILTER OR EQUAL IS RECOMMENDED ON THE OUTLET.



- DISTRIBUTION BOX (SAND FILTER)
- INSTALL 6 OUTLET DISTRIBUTION BOX.
 - INSTALL KISTNER MODEL DB-6 OR EQUAL.
 - PLACE 12" OF CRUSHED STONE BENEATH BASE.
 - PROPERLY INSTALL SPEED LEVELERS TO ENSURE EQUAL FLOW.
 - INSTALL CLEANOUT TO SURFACE WITHIN 2 FT OF DISTRIBUTION BOX.
 - SEAL PIPE JOINTS WITH ASPHALTIC MATERIAL OR EQUIVALENT.
 - OUTLET PIPE ELEVATIONS MUST BE SET EQUAL.
 - BAFFLE REQUIRED.
 - SLOPE HEADER PIPES (BETWEEN D-BOX AND LEACH LINES) AT LEAST 1/2" PER FOOT.

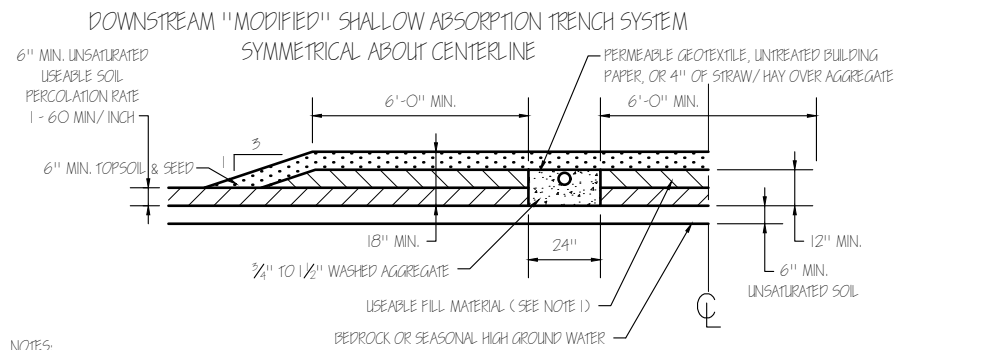
- DESIGN INFORMATION & NOTES:
- DESIGN 4 BEDROOM HOUSE.
 - DESIGN FLOW = 440 GPD.
 - CONFORM WITH ALL REQUIREMENTS OF THE LOCAL COUNTY HEALTH DEPARTMENT, NYS HEALTH DEPARTMENT, BUILDING CODES.
 - DESIGN APPLICATION RATE FOR SAND FILTER = 1.0 GPD / SFT.
 - DESIGN APPLICATION RATE FOR ABSORPTION TRENCH = 1.1 GPD / SFT.

- SAND FILTER SYSTEM NOTES:
- ALL SAND, WHICH IS USED IN THE FILTER, MUST BE CLEAN AND COARSE, ALL PASSING A 1/4" SIEVE. THE EFFECTIVE GRAIN SIZE SHALL BE BETWEEN 0.25 AND 1.0 MM, WITH A UNIFORMITY COEFFICIENT OF 4.0 OR LESS.
 - GRAVEL MEDIA SHALL BE PLACED UNDER AND OVER THE SAND FILTERING MATERIAL AS SHOWN ON THE ATTACHED DETAILS. THE GROUND BENEATH THE FILTER MUST BE SLOPED TO THE TRENCHES IN WHICH THE UNDERDRAINS ARE LAID.
 - AUTOMATIC SIPHON DOSING TANK SHALL BE USED TO PROVIDE DOSING OF THE FILTER BED IF THE FILTER CONTAINS 300 LINEAL FEET OF LATERALS OR 1,800 FT. SQUARE OF FILTER AREA.
 - ALL WASTEWATER FROM THE RESIDENCE MUST BE DIRECTED TO THE SEPTIC TANK.
 - ONLY WASTEWATER, AND NO GROUND WATER, STORM WATER, COOLING WATER, SURFACE WATER FROM FOUNDATIONS, ROOFS, STREETS, OR WASTEWATER FROM WATER SOFTENING UNITS, SHALL BE DIRECTED TO THE SAND FILTER SYSTEM.
 - THE SAND FILTER SHALL BE LOCATED A MINIMUM OF 20' FROM THE RESIDENCE, 10' FROM ALL PROPERTY LINES, DITCHES, AND PUBLIC WATER MAINS (INCLUDING HOUSE SERVICE), AND 100' FROM THE NEAREST WELL WATER SUPPLY. THE SEPTIC TANK SHALL BE LOCATED A MINIMUM OF 10' FROM THE RESIDENCE AND 50' FROM THE NEAREST WELL WATER SUPPLY.
 - SEPTIC TANK AND DISTRIBUTION BOX SHALL BE STAKED AS TO LOCATION FOR MAINTENANCE ACCESS.
 - THE SAND FILTER SHALL BE THOROUGHLY SETTLED BY FLOODING OR OTHER ACCEPTABLE METHODS BEFORE THE DISTRIBUTOR PIPING IS PLACED AT FINAL GRADE. BACKFILLING SHALL BE DONE CAREFULLY AND THE USE OF HEAVY MACHINERY AVOIDED. THE USE OF A 5.0 - 10.0 MIL. COMMON POLYPROPYLENE OR POLYETHYLENE LINER WITH FERROCO COUPLINGS IS REQUIRED. CURTAIN DRAINS SHALL ALSO BE PROVIDED ON OPPOSITE SIDES OF THE FILTER LENGTH TO PREVENT FLOODING OF THE FILTER. IF INSUFFICIENT ELEVATION EXISTS TO GRAVITY DISCHARGE THE EFFLUENT FROM THE SAND FILTER BED, A PUMP SHALL BE USED.
 - SAND FILTER DISCHARGE TO AREA WATERCOURSE MUST BE ADEQUATELY PROTECTED FROM EROSION AND MUST BE ABOVE HIGH WATER LEVEL OF THE WATERCOURSE.
 - SAND FILTER SYSTEM MUST BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS, DETAILS, AND NOTES PROVIDED. THE SYSTEM MUST BE INSPECTED BY THE DEPARTMENT DURING CONSTRUCTION AND PRIOR TO FINAL COVERING.
 - FINAL GRADE OVER SAND FILTER AREA IS TO BE SLOPED TO DRAIN AND IS TO BE SEED TO GRASS.
 - PROTECTION OF UTILITIES:
 - ALL UTILITIES (INCLUDING CABLE TV, TELEPHONE, ELECTRIC, NATURAL GAS, DRINKING WATER, SANITARY AND STORM SEWERS, ETC.) WHOSE FACILITIES MAY BE AFFECTED BY THE WORK OF THE CONTRACTOR SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 72 HOURS IN ADVANCE OF THE START OF ANY OPERATIONS WHICH MIGHT AFFECT SUCH FACILITIES. THE REMOVAL, REPLACEMENT, SUPPORT, OR OTHER HANDLING OF PRIVATE AND PUBLIC UTILITIES COMING WITHIN THE LINES OF THIS WORK SHALL BE ACCOMPLISHED BY THE CONTRACTOR AT HIS EXPENSE IN ACCORDANCE WITH ARRANGEMENTS SATISFACTORY TO THE OWNER OR OPERATOR OF THE UTILITY INVOLVED. THE CONTRACTOR, AT HIS EXPENSE, SHALL REMOVE, REPLACE, OR SUPPORT ALL UTILITIES AS REQUIRED.

- MAINTENANCE OF SEPTIC SYSTEM:
- THE SEPTIC TANK SHOULD BE PUMPED OUT AND THE ZABEL FILTER CLEANED A MINIMUM OF EVERY 24 MONTHS.
 - REPAIR THE PUMP WITHIN 24 HRS. IN THE EVENT THE ALARM IN THE PUMP CHAMBER GOES ON.
 - THE FOLLOWING ITEMS ARE PROHIBITED FROM THE SEPTIC SYSTEM:
 - DIAPERS, SANITARY NAPKINS AND CONDOMS
 - GREASE
 - GARBAGE DISPOSAL / GARBAGE GRINDER
 - CHEMICALS AND PAINTS GREATER THAN HOUSEHOLD USAGES.
 - OILS AND GREASES (INCLUDING COOKING GREASE AND FATS).
 - CLAYS AND SILTS.
 - SEPTIC SYSTEM ADDITIVES (MANY OF THESE WILL CLEAN THE TANK BUT DESTROY THE SAND FILTER)
 - PLASTIC, SCOURING PADS, RUBBER, MOB STRINGS, CHEMICALS, TOWELS, GREASE.
 - SOLVENTS, LINT, RAGS, COFFEE GROUNDS, KITTY LITTER, DENTAL FLOSS, PAPER TOWELS AND OTHER NOT-BIODEGRADABLE ITEMS.
 - WATER SOFTENER BACKWASH.
 - TOILET BOWL SANITIZERS AND PLUMBING CLEANERS.
 - POWDERED LAUNDRY AND DISHWASHER SOAPS
 - CIGARETTE BUTTS AND GUM.
 - ADDITIONAL LIMITATIONS:
 - NO ADDITIONAL OCCUPANCY WITHOUT UPGRADING THE SIZE OF THE SYSTEM AND OBTAINING COUNTY HEALTH DEPARTMENT APPROVAL.
 - DISPOSAL OF MORE THAN THE DESIGN FLOW PER DAY.

SAFETY:
DO NOT ENTER THE SEPTIC TANK OR PUMP / INSPECTION TANK UNDER ANY CONDITION. LIFE THREATENING GASES, EXPLOSIVE GASES (METHANE) OR OXYGEN DEPLETING CONDITIONS MAY BE PRESENT. ONLY KNOWLEDGEABLE PROFESSIONALS WHO HAVE COMPLIED WITH OSHA CONFINED SPACE TRAINING MAY ENTER IF CONDITIONS ARE PROVEN SAFE. AVOID EXPOSURE TO THE SEWAGE AS POTENTIALLY HARMFUL BACTERIA OR VIRUSES MAY BE PRESENT. KEEP AT LEAST SIX INCHES OF SOIL ON ALL COVERS THAT ARE NOT LOCKED. KEEP ALL COVERS LOCKED, COVERED WITH SOIL OR USE HEAVY MANHOLE COVERS THAT CANNOT BE REMOVED BY CHILDREN. KEEP CHILDREN FROM PLAYING AROUND TANKS, SAND FILTER AND ABSORPTION BED, UNLESS SPECIFICALLY REQUIRED OTHERWISE BY THE COUNTY HEALTH DEPARTMENT, CUT OFF ALL VENTS TO GRADE TO REDUCE THE POSSIBLE TRIPPING HAZARD.

Note: This design is based on the information given and/ or provided during design along with the appropriate design standards and practices applicable to the situation, and does not guarantee in anyway the performance of the system due to improper installation and maintenance of the system.



- NOTES:
- SUFFICIENT SOIL SIMILAR TO THE INSITU PERMEABLE SOIL SHALL BE PROVIDED TO ASSURE A TRENCH DEPTH OF AT LEAST 18 INCHES WITH A MINIMUM OF ONE (1) FOOT DEPTH OF AGGREGATE FILLED SIDEWALL CONTACTING PERMEABLE SOIL AND AT LEAST 6 INCHES OF AGGREGATE FILLED SIDEWALL IN THE PERMEABLE INSITU SOIL.
 - TRENCHES SHALL BE LOCATED AT LEAST 20 FEET FROM DRAINAGE DITCHES.
 - TRENCHES SHALL BE AS LONG AS POSSIBLE TO MINIMIZE PARALLEL TRENCHES.
 - DISTRIBUTER LENGTH SHALL NOT EXCEED 60 FEET FOR GRAVITY FLOW AND 100 FEET FOR PRESSURE DISTRIBUTION.
 - NO NINETY (90) DEGREE BENDS ALLOWED IN ABSORPTION TRENCHES.

HYDRAULIC PROFILE	PROPOSED	EXISTING
GROUND SURFACE AT HOUSE	100.00'	
INLET TO SEPTIC TANK	97.87'	
OUTLET TO SEPTIC TANK	97.62'	
INLET TO SAND FILTER D-BOX	97.48'	
OUTLET TO SAND FILTER D-BOX	97.51'	
OUTLET FROM SAND FILTER	94.25'	
INLET TO PUMP TANK	94.06'	
GROUND SURFACE AT PUMP TANK	99.50'	
INLET TO ABSORPTION TRENCH	98.50'	

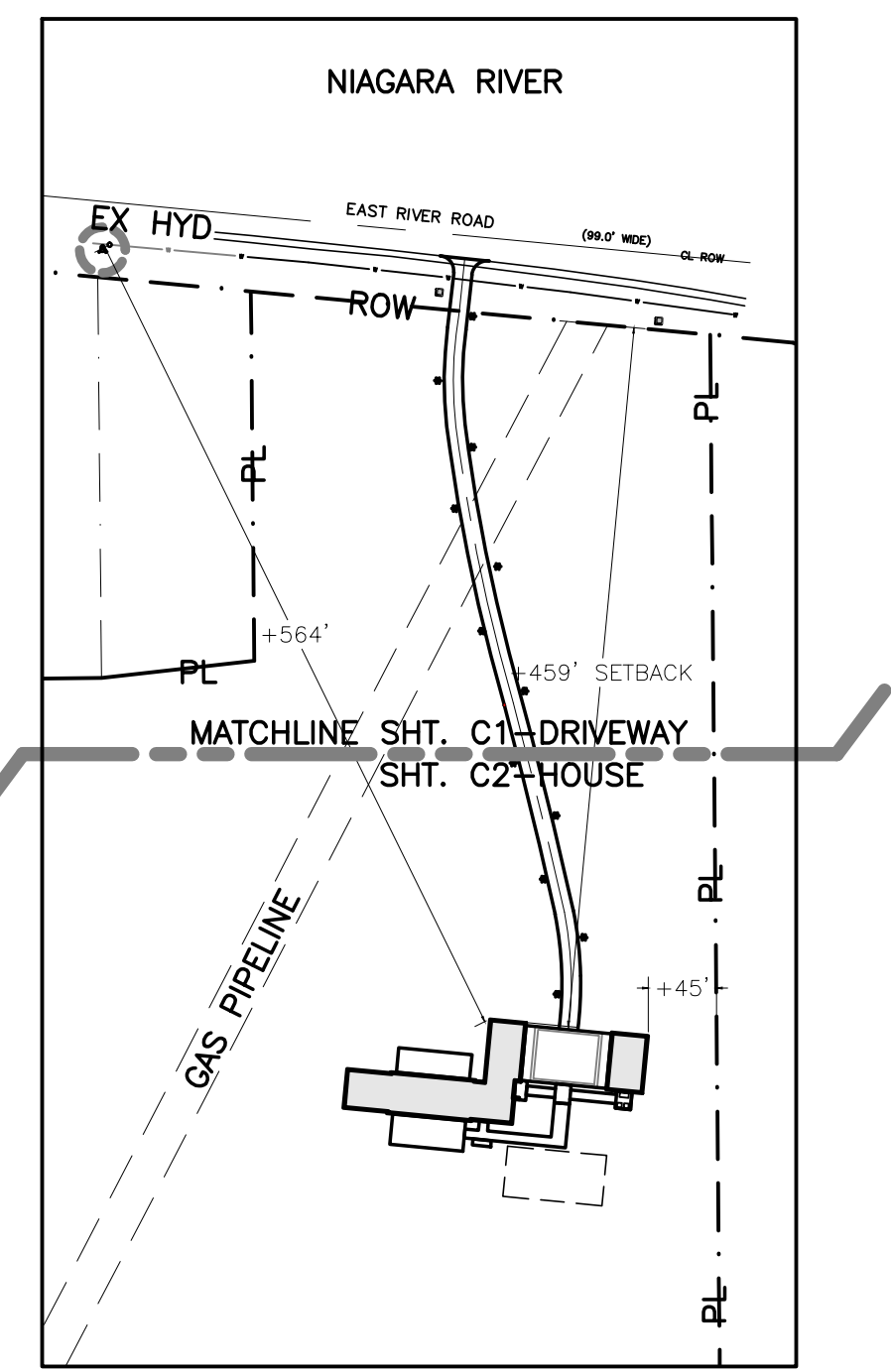
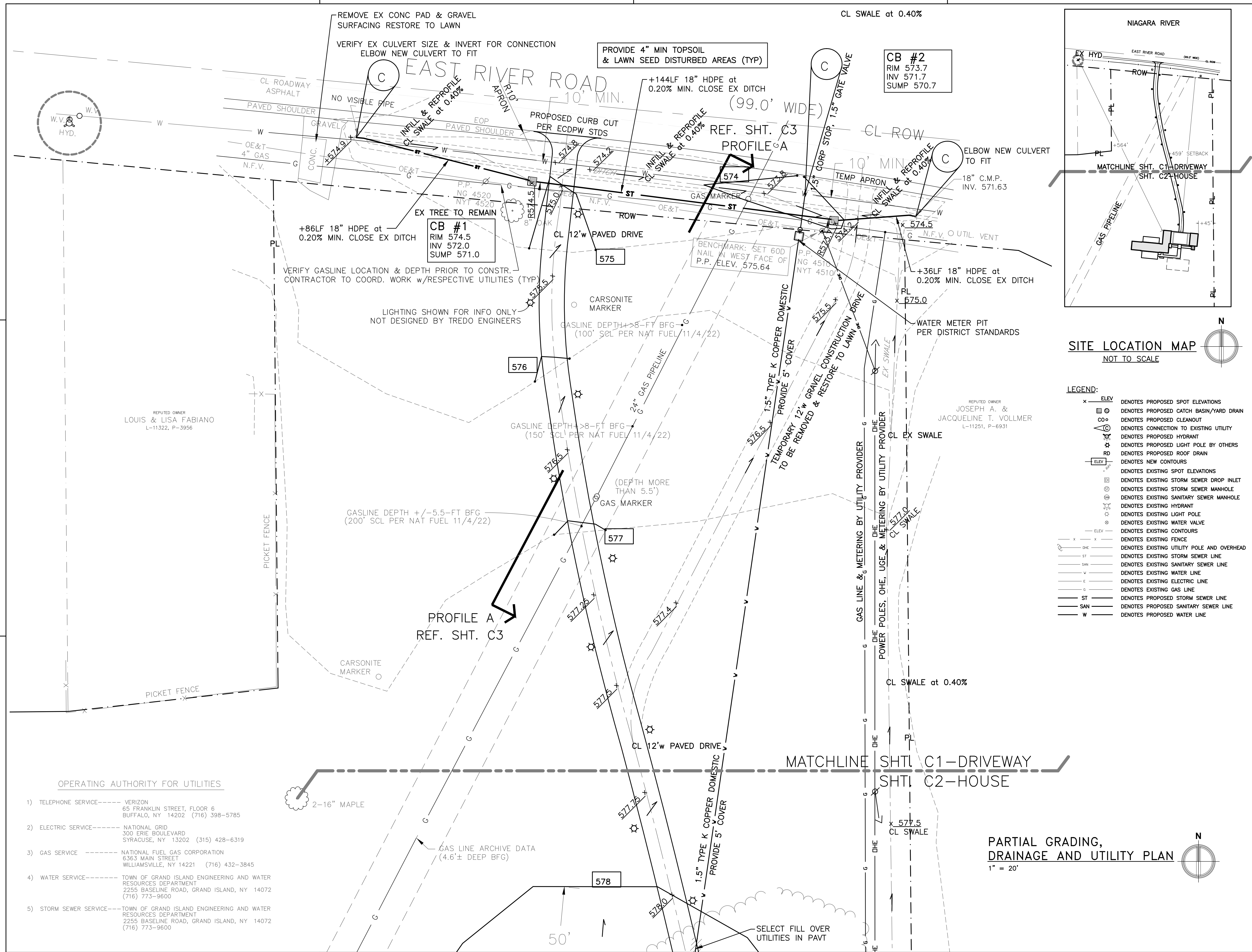
ALARM SYSTEM:
THE TAC II SYSTEM BY WATER GUARD (OR EQUAL) WILL BE PLACED INSIDE THE HOME. AN ALARM BELL WILL BE ATTACHED TO THE CONTROL PANEL AND A FLASHING LIGHT WILL BE PLACED INSIDE THE STRUCTURE AS A SECONDARY ALERT. THIS SYSTEM WILL BE ACTIVATED WHEN FLUIDS INSIDE THE PUMP CHAMBER REACH A PRESET ELEVATION. UPON POWER OUTAGES OR ALARM, THE OWNER WILL STOP THE USE OF THE SYSTEM AND CORRECT THE MALFUNCTION.

PUMP SPECIFICATION:
A SINGLE PUMP ARRANGEMENT IS PROPOSED FOR THE DISCHARGE TO THE SAND FILTER. ONE ZOELLER 267 SUBMERSIBLE PUMP (OR EQUAL) IS CAPABLE OF DISPLACING 40 GALLONS PER MINUTE TO HEADS OF 16 FEET. THIS UNIT WILL HANDLE SOLIDS UP TO 5/8 INCH AT SINGLE PHASE 115V. THIS UNIT WILL HAVE ITS OWN CHECK VALVE TO INSURE AGAINST REARWARD SURCHARGES.

CONTRACTOR TO NOTIFY THE ENGINEER AT LEAST 48 HOURS IN ADVANCE OF SEPTIC INSTALLATION WORK

SEWAGE DISPOSAL SYSTEM SITE PLAN FOR: ALADEEN RESIDENCE
4500 EAST RIVER ROAD, GRAND ISLAND, NY 14072

SCALE: AS NOTED	DRWN BY: T.M.	DATE: 11-02-2022
UNAUTHORIZED ALTERATION OF PLAN IS IN VIOLATION OF SECTION 7209, PROVISION 2 NEW YORK STATE EDUCATION LAW.		SHEET NO. A-1



SITE LOCATION MAP
NOT TO SCALE

LEGEND:

x	ELEV	DENOTES PROPOSED SPOT ELEVATIONS
□	CB	DENOTES PROPOSED CATCH BASIN/YARD DRAIN
○	CO	DENOTES PROPOSED CLEANOUT
○	○	DENOTES CONNECTION TO EXISTING UTILITY
○	○	DENOTES PROPOSED HYDRANT
○	○	DENOTES PROPOSED LIGHT POLE BY OTHERS
○	○	DENOTES PROPOSED ROOF DRAIN
○	ELEV	DENOTES NEW CONTOURS
○	ELEV	DENOTES EXISTING SPOT ELEVATIONS
○	○	DENOTES EXISTING STORM SEWER DROP INLET
○	○	DENOTES EXISTING STORM SEWER MANHOLE
○	○	DENOTES EXISTING SANITARY SEWER MANHOLE
○	○	DENOTES EXISTING HYDRANT
○	○	DENOTES EXISTING LIGHT POLE
○	○	DENOTES EXISTING WATER VALVE
○	ELEV	DENOTES EXISTING CONTOURS
x	x	DENOTES EXISTING FENCE
DHE		DENOTES EXISTING UTILITY POLE AND OVERHEAD
ST		DENOTES EXISTING STORM SEWER LINE
SAN		DENOTES EXISTING SANITARY SEWER LINE
W		DENOTES EXISTING WATER LINE
E		DENOTES EXISTING ELECTRIC LINE
G		DENOTES EXISTING GAS LINE
ST		DENOTES PROPOSED STORM SEWER LINE
SAN		DENOTES PROPOSED SANITARY SEWER LINE
W		DENOTES PROPOSED WATER LINE



Grand Island Residence
E. River Road
Grand Island, NY

Project Number: 2022-0034

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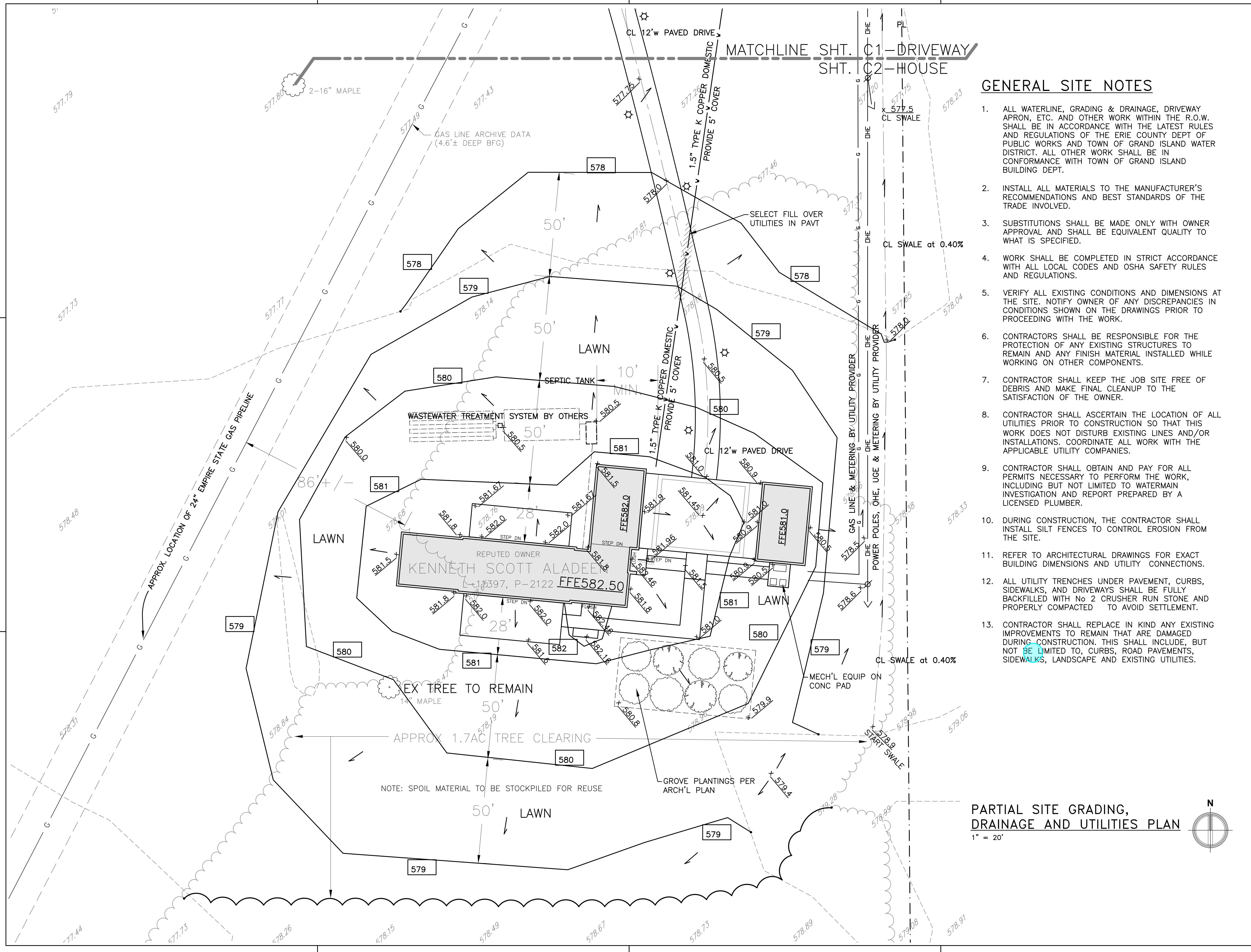
Sheet Title:
PARTIAL SITE GRADING, DRAINAGE &
UTILITIES PLAN

Project No.	Issued For:	Date
2022-0034	AVM Review	03.21.23
	AVM Pricing	
AS NOTED	Permit	03.21.23
	Pricing Set	
	Construction	

Sheet Number
C1.0

- OPERATING AUTHORITY FOR UTILITIES**
- 1) TELEPHONE SERVICE----- VERIZON
65 FRANKLIN STREET, FLOOR 6
BUFFALO, NY 14202 (716) 398-5785
 - 2) ELECTRIC SERVICE----- NATIONAL GRID
300 ERIE BOULEVARD
SYRACUSE, NY 13202 (315) 428-6319
 - 3) GAS SERVICE ----- NATIONAL FUEL GAS CORPORATION
6363 MAIN STREET
WILLIAMSVILLE, NY 14221 (716) 432-3845
 - 4) WATER SERVICE----- TOWN OF GRAND ISLAND ENGINEERING AND WATER
RESOURCES DEPARTMENT
2255 BASELINE ROAD, GRAND ISLAND, NY 14072
(716) 773-9600
 - 5) STORM SEWER SERVICE----- TOWN OF GRAND ISLAND ENGINEERING AND WATER
RESOURCES DEPARTMENT
2255 BASELINE ROAD, GRAND ISLAND, NY 14072
(716) 773-9600

**PARTIAL GRADING,
DRAINAGE AND UTILITY PLAN**
1" = 20'



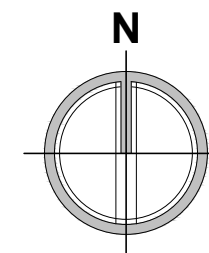
MATCHLINE SHT. C1 - DRIVEWAY
SHT. C2 - HOUSE

GENERAL SITE NOTES

1. ALL WATERLINE, GRADING & DRAINAGE, DRIVEWAY APRON, ETC. AND OTHER WORK WITHIN THE R.O.W. SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE ERIE COUNTY DEPT OF PUBLIC WORKS AND TOWN OF GRAND ISLAND WATER DISTRICT. ALL OTHER WORK SHALL BE IN CONFORMANCE WITH TOWN OF GRAND ISLAND BUILDING DEPT.
2. INSTALL ALL MATERIALS TO THE MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF THE TRADE INVOLVED.
3. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER APPROVAL AND SHALL BE EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
4. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
5. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER OF ANY DISCREPANCIES IN CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
6. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
7. CONTRACTOR SHALL KEEP THE JOB SITE FREE OF DEBRIS AND MAKE FINAL CLEANUP TO THE SATISFACTION OF THE OWNER.
8. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK DOES NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
9. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NECESSARY TO PERFORM THE WORK, INCLUDING BUT NOT LIMITED TO WATERMAIN INVESTIGATION AND REPORT PREPARED BY A LICENSED PLUMBER.
10. DURING CONSTRUCTION, THE CONTRACTOR SHALL INSTALL SILT FENCES TO CONTROL EROSION FROM THE SITE.
11. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND UTILITY CONNECTIONS.
12. ALL UTILITY TRENCHES UNDER PAVEMENT, CURBS, SIDEWALKS, AND DRIVEWAYS SHALL BE FULLY BACKFILLED WITH No 2 CRUSHER RUN STONE AND PROPERLY COMPACTED TO AVOID SETTLEMENT.
13. CONTRACTOR SHALL REPLACE IN KIND ANY EXISTING IMPROVEMENTS TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, CURBS, ROAD PAVEMENTS, SIDEWALKS, LANDSCAPE AND EXISTING UTILITIES.

**PARTIAL SITE GRADING,
DRAINAGE AND UTILITIES PLAN**

1" = 20'



Grand Island Residence
E. River Road
Grand Island, NY

Project Number: 2022-0034

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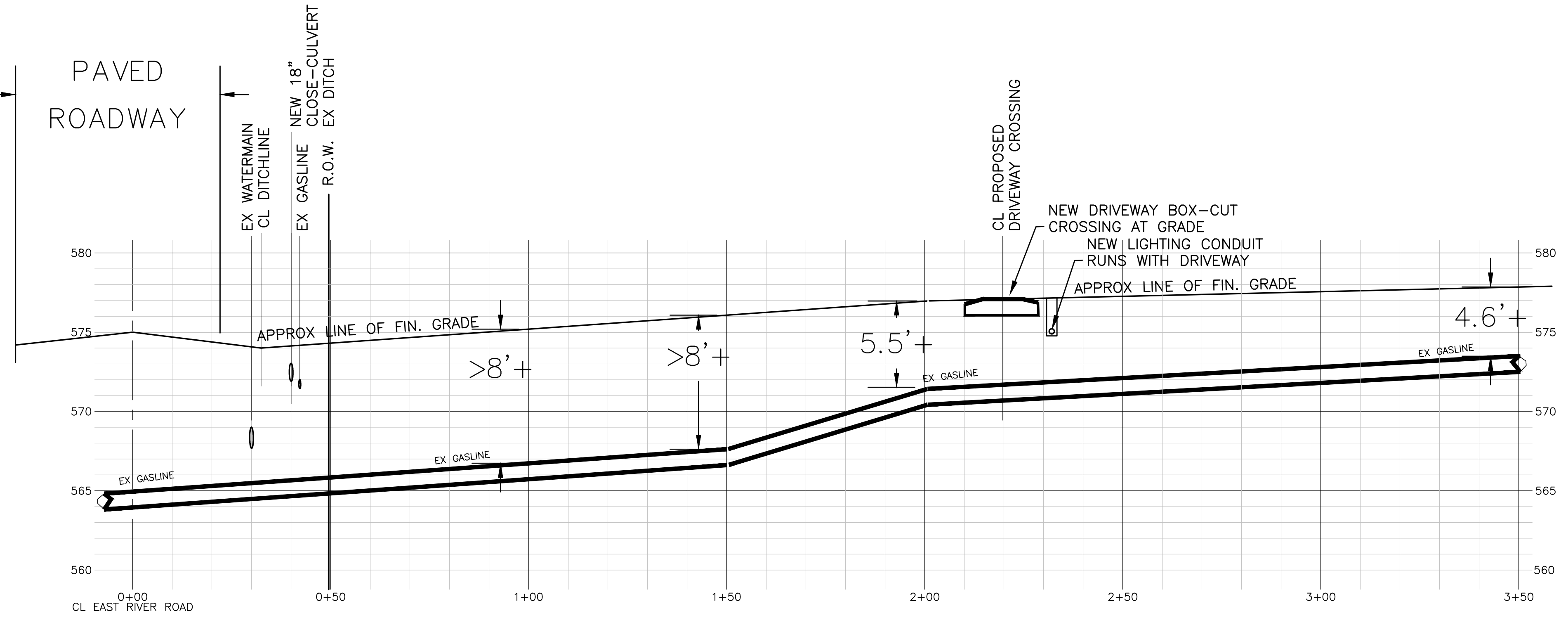
Consultant:
TREDO ENGINEERS
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Sheet Title:
PARTIAL SITE GRADING, DRAINAGE &
UTILITIES PLAN

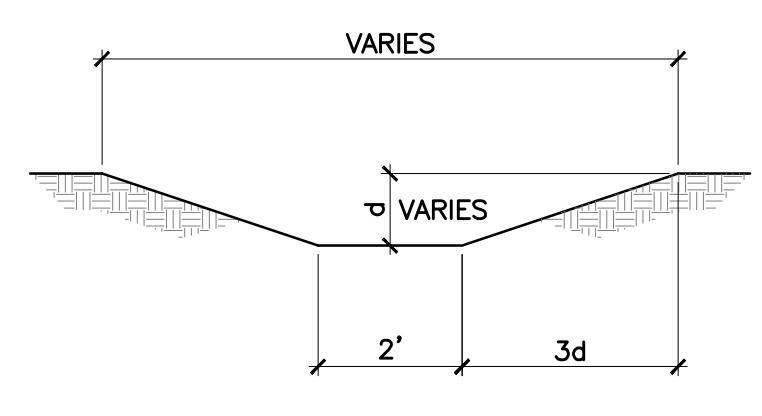
Project No.	Issued For:	Date
2022-0034	Review	03.21.23
Checked By: AVM	Pricing	
Scale: AS NOTED	Permit	
	Pricing Set	
	Construction	

Sheet Number

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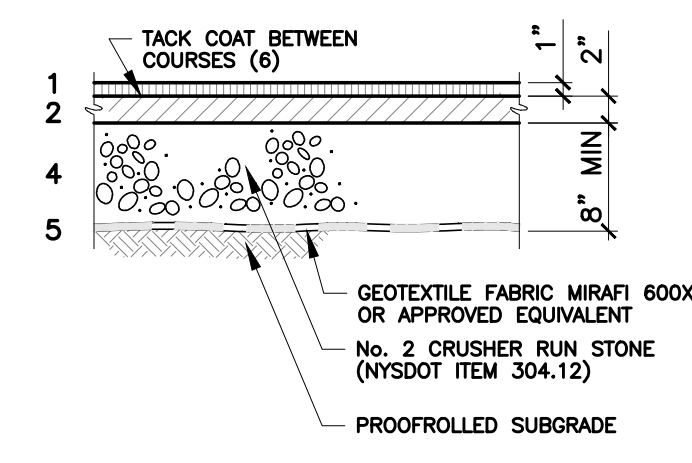


PROFILE A-A DRIVEWAY CROSSING GAS MAIN
 HORIZ. 1" = 20'
 VERT. 1" = 5'

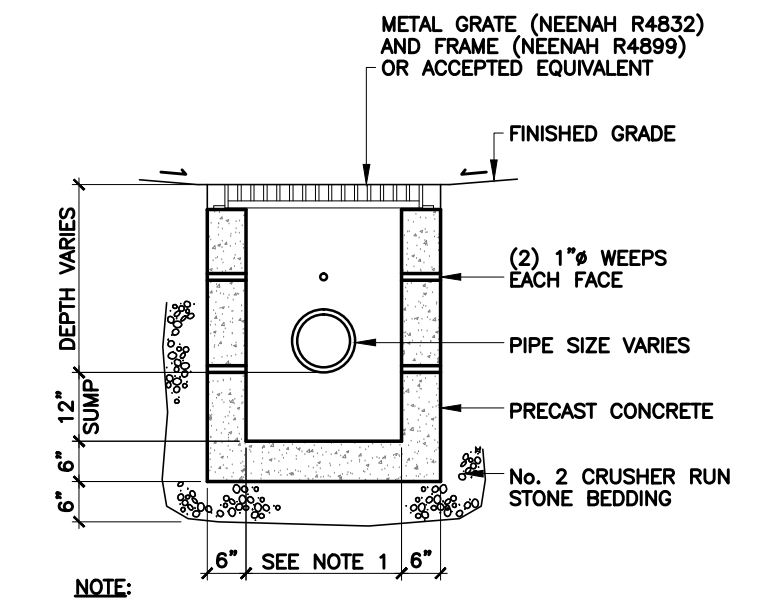


5 SWALE CROSS SECTION

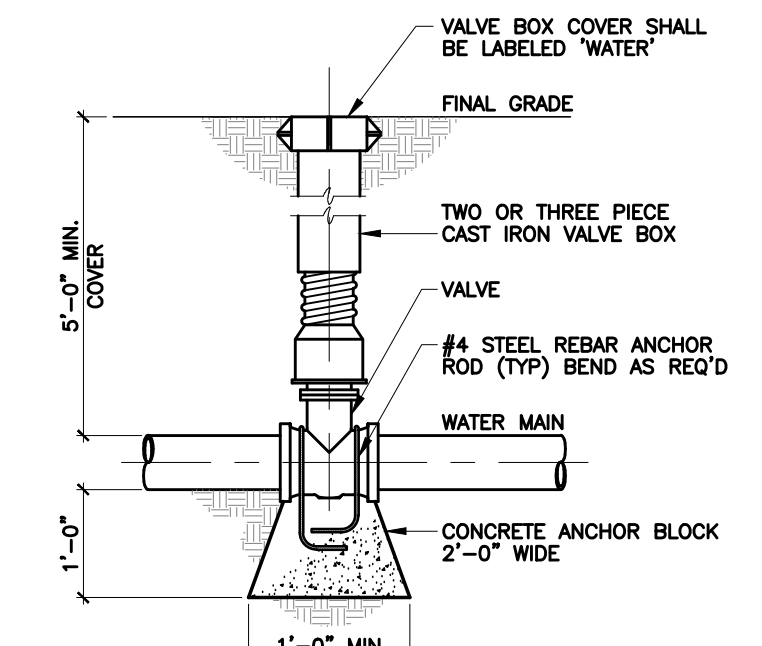
ITEM	DESCRIPTION	NYSOT REF.	DEPTH
1	TYP COURSE	40E099803-9.3 F2-80	1"
2	BINDER COURSE	40E198203-19 F3-80	2"
3	NOT USED		
4	SUBBASE COURSE	304.12000	8"
5	GEOTEXTILE FABRIC (NONWOVEN/HEAT BOND'D)		
6	TACK COAT ITEM	407.01020	



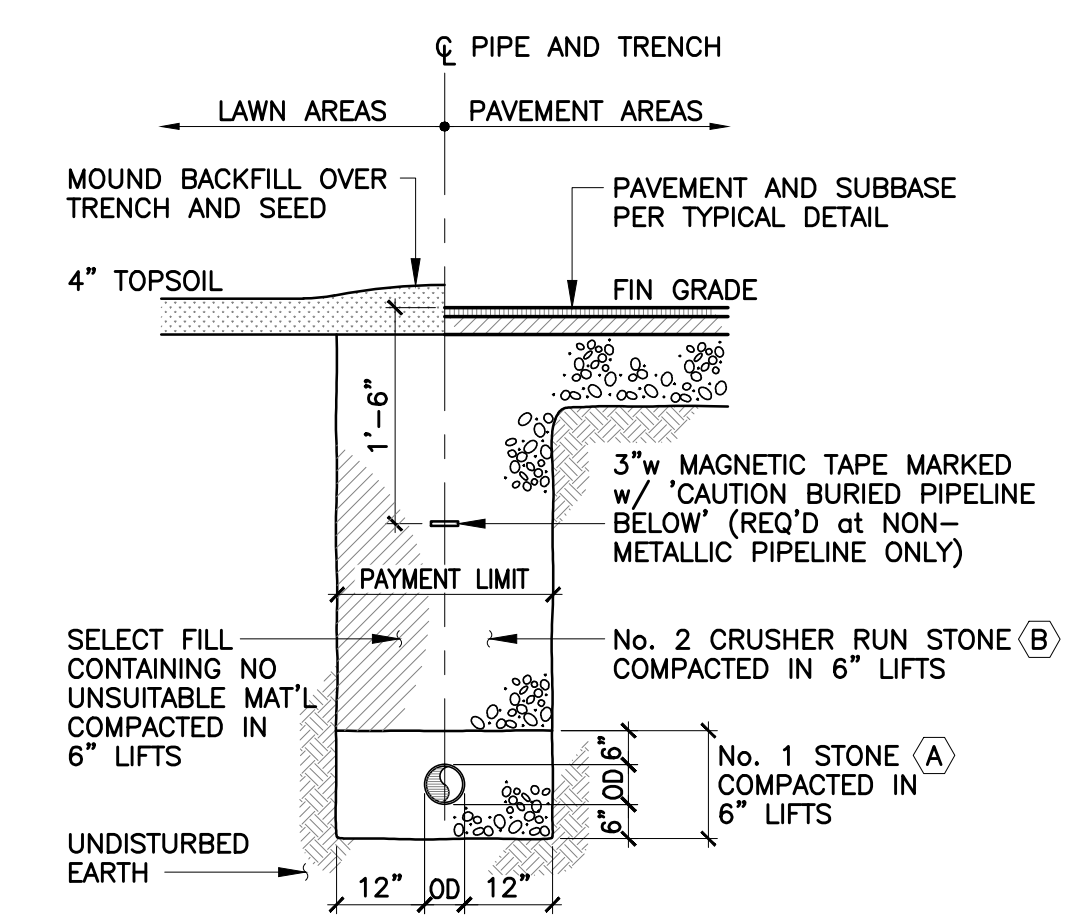
1 TYPICAL REGULAR-DUTY BITUMINOUS PAVEMENT SECTION GRAVEL SURFACING SECTION SIMILAR



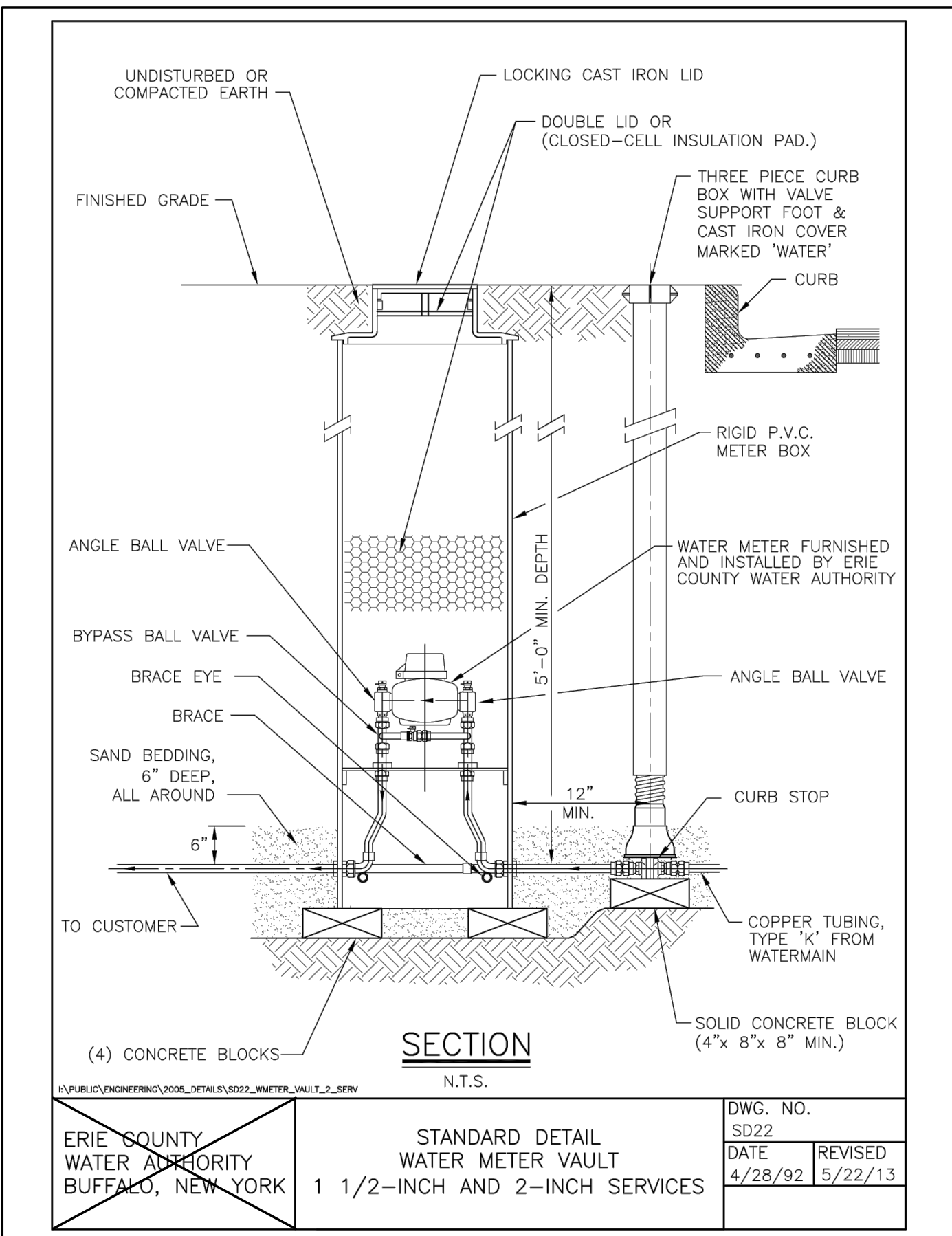
2 TYPICAL CATCH BASIN



3 TYP. LINE VALVE SETTING WITH ANCHORED BLOCKING
 NOTE: TO BE USED ON BOTH GATE AND BUTTERFLY VALVES

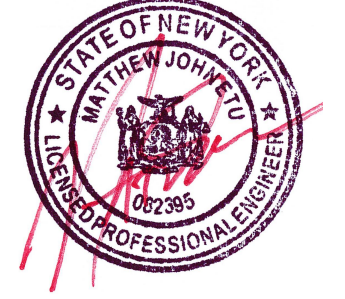


4 UTILITY TRENCH SECTION



ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL WATER METER VAULT 1 1/2-INCH AND 2-INCH SERVICES	DWG. NO. SD22
		DATE 4/28/92
		REVISED 5/22/13

CONTACT GRAND ISLAND WATER DISTRICT FOR ADD'L INFO



Grand Island Residence
 E. River Road
 Grand Island, NY

Project Number: 2022-0034

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 1010 SOUTH WABASH
 CHICAGO, ILLINOIS 60605
 bbaworld.com 712.663.0222

Consultant:
 TREDO ENGINEERS
 755 SENECA STREET
 BUFFALO, NY 14210

Sheet Title:
 DRIVEWAY CROSSING PROFILE,
 WATER SERVICE & SITEWORK DETAILS

Project No. 22-26	Issued For:	Date
Drawn By: AVM	Review	○
Checked By: AVM	Pricing	○
Scale: AS NOTED	Permit	○ 3.21.23
	Pricing Set	○
	Construction	○

Sheet Number

C3.0

GRADING PLAN NOTES:

- NYS CODE RULE 753 REQUIRES PROFESSIONAL EXCAVATORS TO CONTACT UDIG NY BEFORE DIGGING.

- CONTOURS SHOWN ARE FOR FINISHED SURFACES, ANY ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.

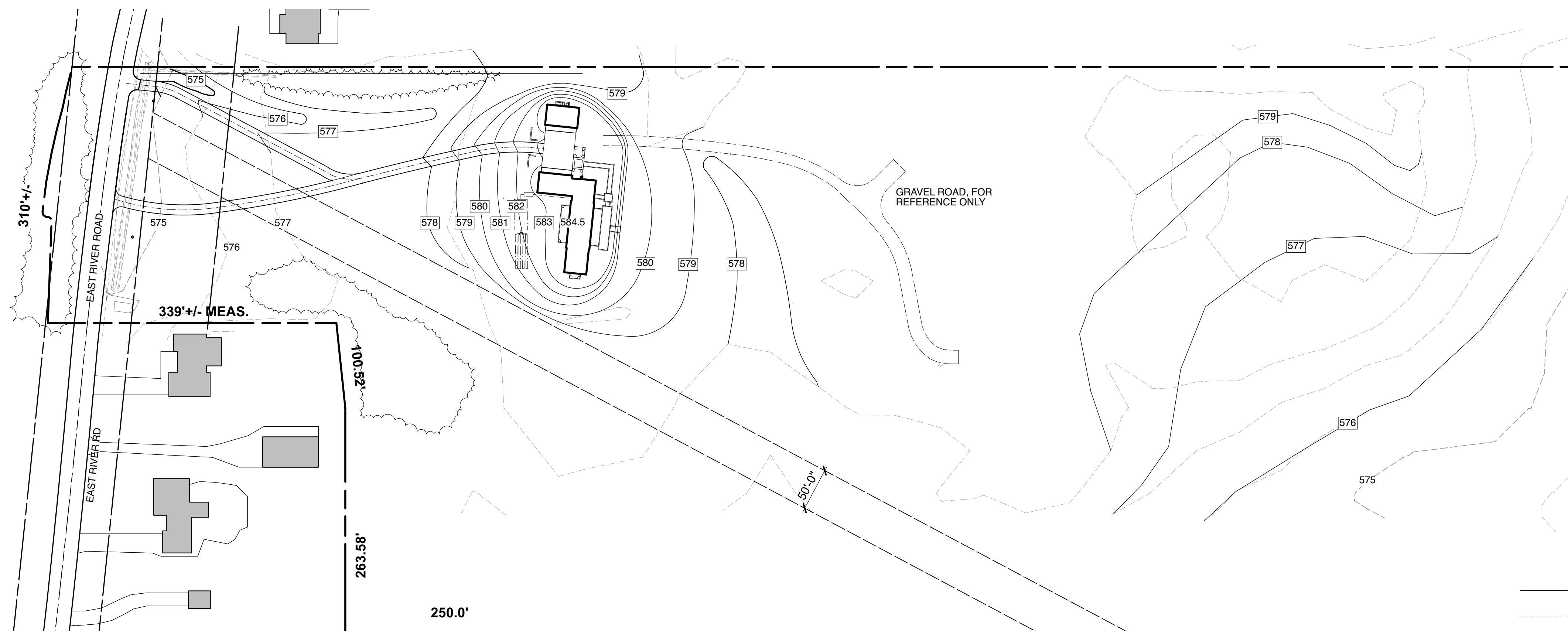
- ALL DISTURBED AREAS THAT ARE UNPAVED ARE TO BE LANDSCAPED OR HAVE LAWN ESTABLISHED.

- ALL LANDSCAPED OR LAWN AREAS SHALL BE COVERED BY A MINIMUM OF 6" OF SALVAGED TOPSOIL.

- SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. HOWEVER, THE CONTRACTOR SHALL NOTIFY THE A/E IF SPOT ELEVATIONS DO NOT APPEAR TO AGREE WITH THE CONTOURS AND SLOPES LABELED. SPOT ELEVATIONS AND SPECIFIC PROFILE INFORMATION SHALL BE USED FOR ESTABLISHING THE ELEVATION OF CURBS, DRIVEWAYS, AND OTHER UTILITIES.

- ALL FINISHED GRADING SHALL PROVIDE FOR A SMOOTH TRANSITION TO UNGRADED AREAS.

- THE EARTHWORK IS ESTIMATED AT 6,500 CY OF FILL AND 6,500 C.Y. OF CUT AND IS PROVIDED OUT OF CONVENIENCE ONLY. THE CONTRACTOR SHALL MAKE HIS OWN MEASUREMENTS AND ADJUSTMENTS FOR ESTABLISHING ANY COST OR TIME REQUIREMENTS FOR THE WORK. THESE FIGURES ARE BASED ON PROPOSED CONTOURS COMPARED TO EXISTING CONTOURS. THE FIGURES DO NOT ACCOUNT FOR THE BASEMENT EXCAVATION, FOUNDATION EXCAVATION, COMPACTION OF THE SUBGRADE BY EARTHWORK EQUIPMENT, VARIATIONS IN REQUIRED COMPACTION LEVELS DUE TO SURFACE REQUIREMENTS, ADJUSTMENTS FOR SUBGRADE ELEVATION, OR THE NECESSITY OF MOVING SOME OF THE SOIL MATERIALS MULTIPLE TIMES DUE TO THE CONTRACTORS MEANS AND METHODS. IT MAY BE NECESSARY TO INCREASE THE SIZE OF THE "BORROW" AREA TO ARCHIVE THE NECESSARY FILL REQUIREMENT.



— PROPOSED TOPO
 - - - - - EXISTING TOPO

1 GRADING PLAN
 Scale: 1:1000



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 4500 E. River Road
 Grand Island, NY

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Consultant:

Sheet Title:

Grading Plan

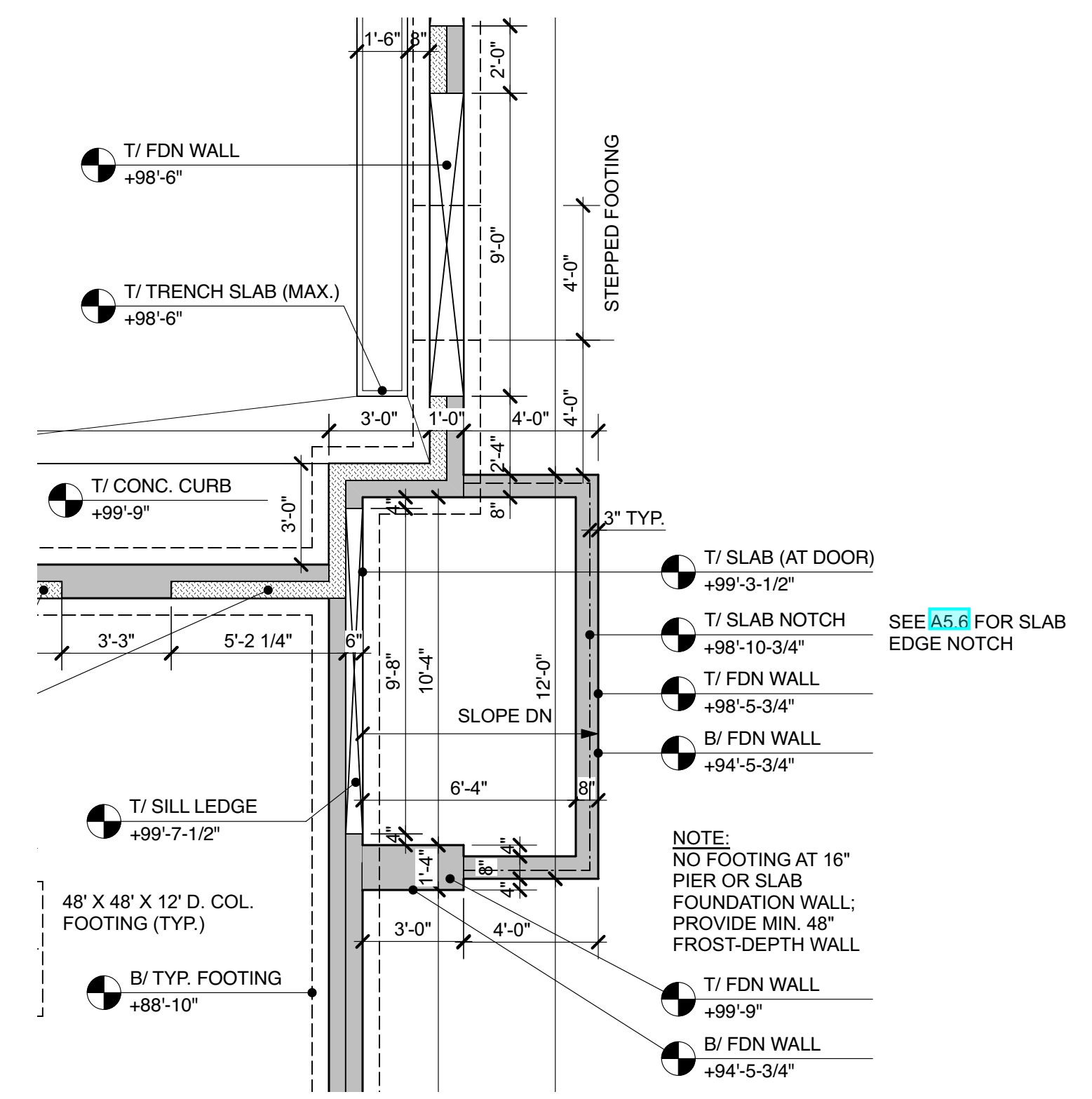
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Drawn By: MH/JH	<input type="checkbox"/>	<input type="checkbox"/>
Checked By: GB	<input type="checkbox"/>	<input type="checkbox"/>
Scale: AS NOTED	<input type="checkbox"/>	<input type="checkbox"/>
	Prelim. Grading	● 07.31.23

Sheet Number

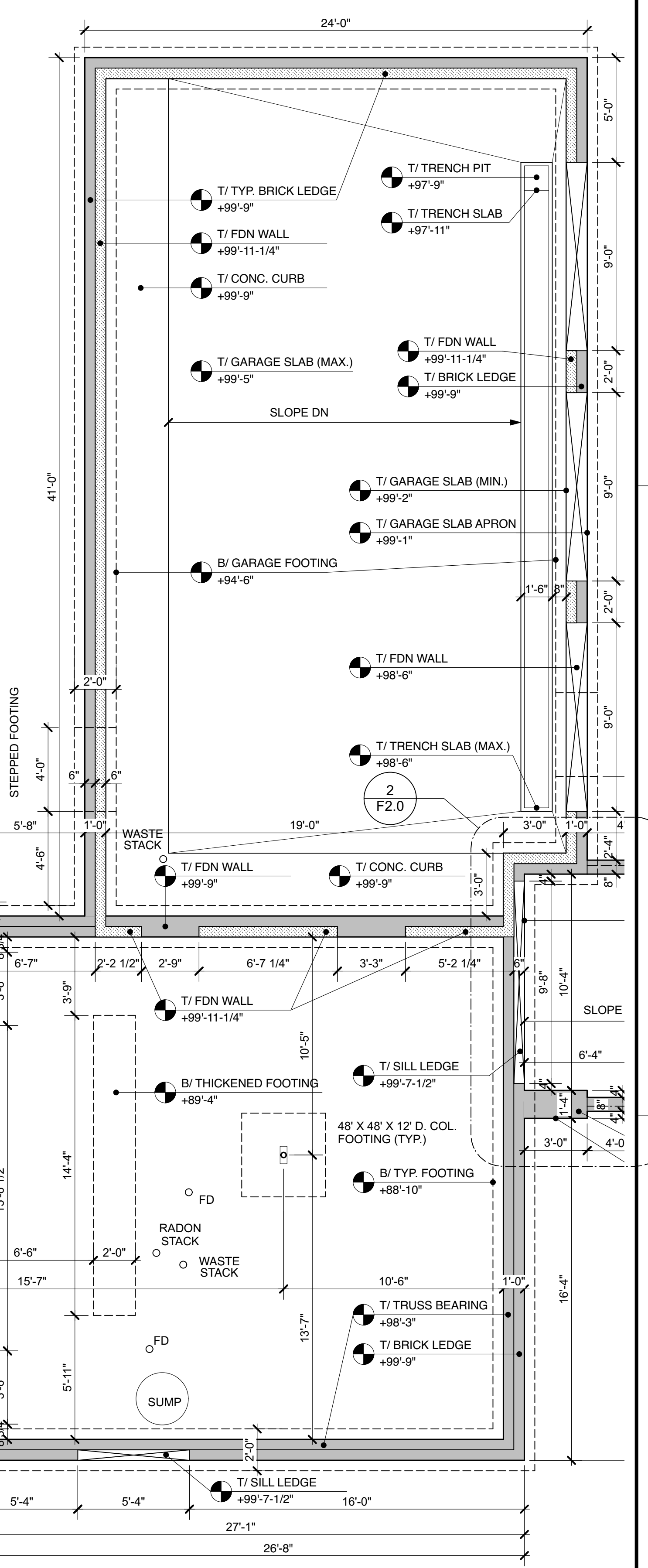
LA2

THIS FOUNDATION PLAN IS TO BE USED IN CONJUNCTION WITH ALL STRUCTURAL DRAWINGS. THIS PLAN IS TO BE FOLLOWED FOR DIMENSIONS AND ELEVATION TAGS. REFER TO THE STRUCTURAL DRAWINGS FOR ALL OTHER DETAILS. GENERAL CONTRACTOR TO NOTIFY ARCHITECT IN WRITING IF ADDITIONAL CLARIFICATION IS REQUIRED.

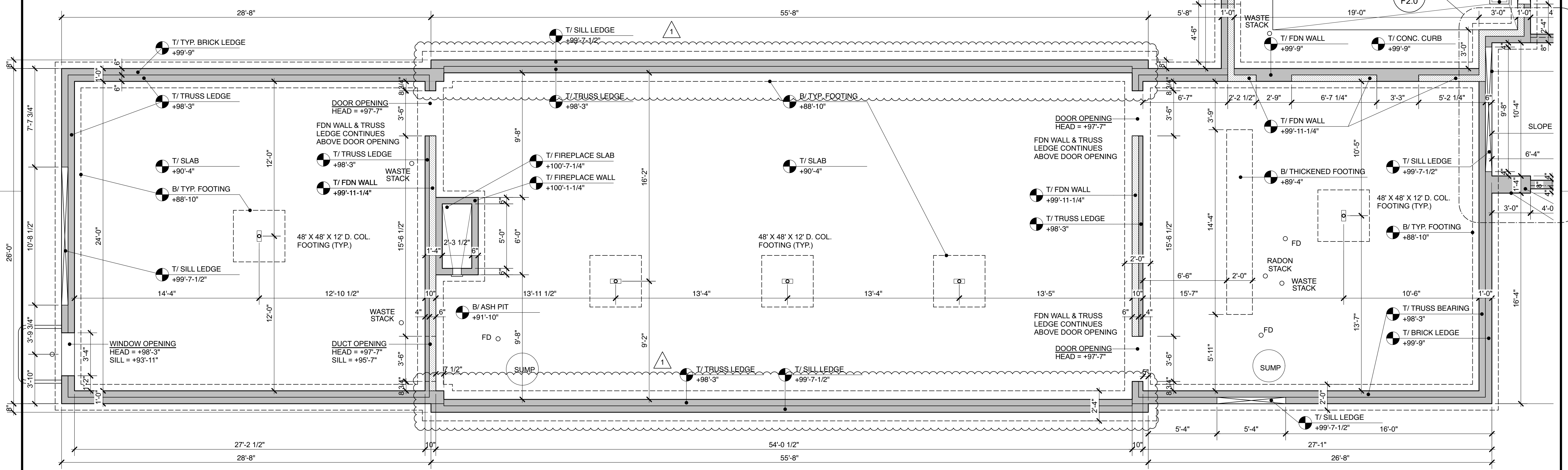
- FOUNDATION ELEVATION TAGS
IN RELATION TO TOPOGRAPHY**
- T/ 1ST FIN. FLR.
+100'-0" (584.50)
 - T/ FDN WALL
+99'-11 1/4" (584.44)
 - T/ TYP. BRICK LEDGE
+99'-9" (584.25)
 - T/ SILL LEDGE
+99'-7 1/2" (584.125)
 - T/ TRUSS LEDGE
+98'-3" (582.75)
 - B/ GARAGE FOOTING
+91'-0" (575.50)
 - B/ TYP. FOOTING
+88'-10" (573.33)
- NOT ALL FOUNDATION ELEVATION TAGS LISTED IN THIS LEGEND; REFER TO FOUNDATION PLAN FOR ALL LOCATIONS



2 FRONT ENTRY PLAN
Scale: 1/4" = 1'-0"



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



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Consultant:

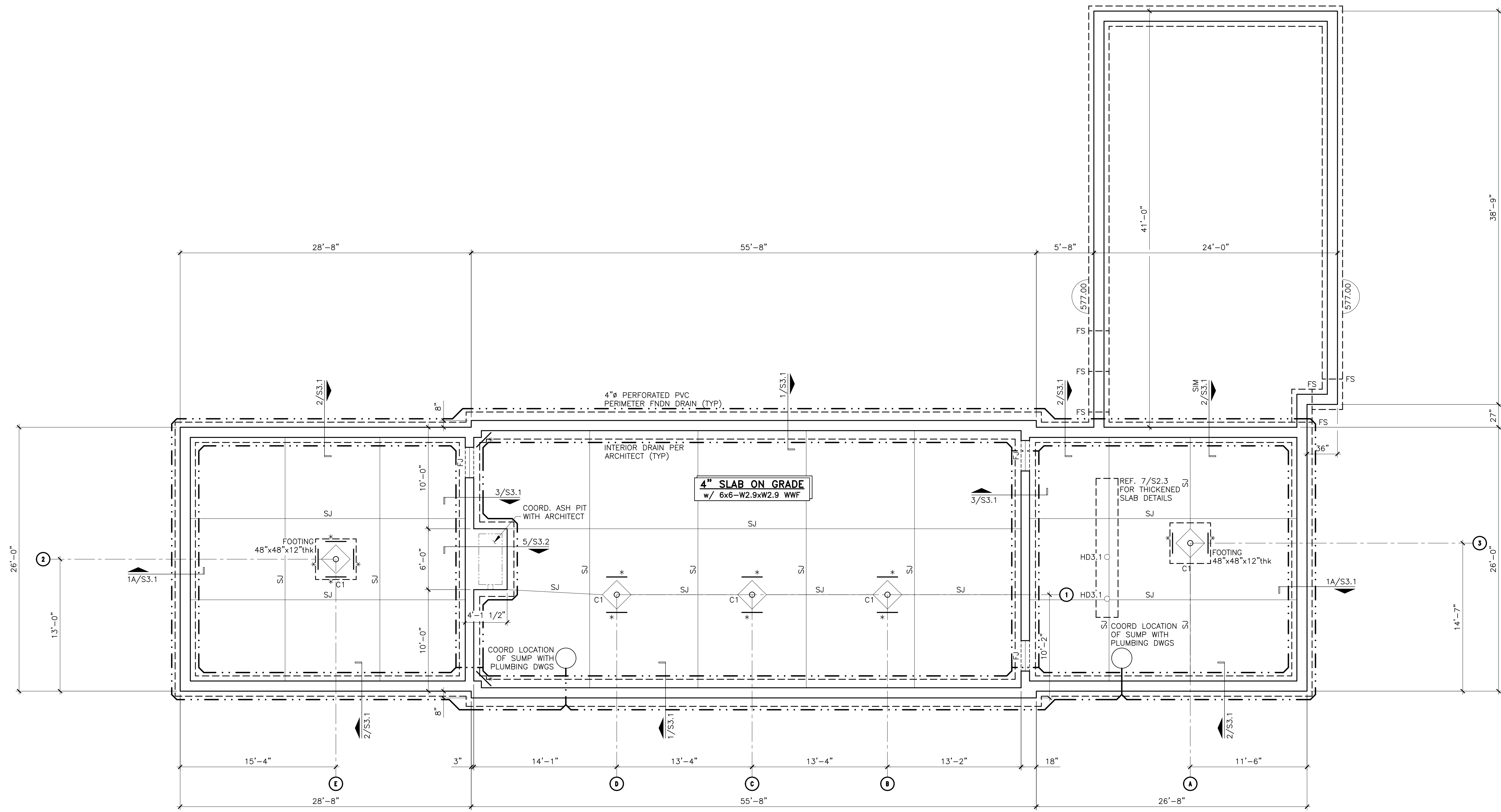
Sheet Title:

Foundation Plan

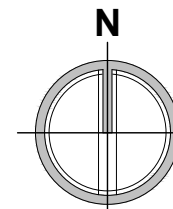
Project No.	Issued For:	Date
Drawn By: MH/JH	Contract Set	02.21.23
Checked By: GB	Review	04.28.23
Scale: AS NOTED	IFC-Shell/Core	05.03.23
	REV. CCD Elevations	06.09.23

Sheet Number

F2.0



STEEL POST SCHEDULE				
MARK	SIZE	BASE PLATE	ANC. RODS	REMARKS
C1	3" SCH.40	1"x4"x10"	(2) 1/2" TITEN HD	--



FOUNDATION/BASEMENT PLAN
3/16" = 1'-0"

- TOP OF FINISHED FLOOR SLAB EL. 572.83' (-9'-8" BELOW FINISHED FIRST FLOOR EL.)
- BOTTOM OF FOOTING EL. 571.33' (-1'-6") UNLESS NOTED THUS:
- FS INDICATES STEPPED WALL FOOTING AS PER TYPICAL DETAIL
- SJ AND FJ INDICATE SLAB CONTROL JOINTS AS PER TYPICAL DETAILS
- HD INDICATES APPROXIMATE LOCATION OF SIMPSON AT HOLD DOWN AND ANCHORAGE; REF. SHEAR WALL ANCHORAGE SCHEDULE AND TYPICAL DETAILS PROVIDE SIMPSON PAB-18 at HD3.1 LOCATIONS
- * INDICATES ADDITIONAL SLAB REINFORCING #4 x 24"lg at TOP OF SLAB
- COORDINATE UNDERSLAB PLUMBING AND RADON MITIGATION (BY OTHERS) WITH MEP DRAWINGS

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E. River Road
Grand Island, NY



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Consultant: **tredo ENGINEERS**
705 Service Street
Buffalo, New York 14203
716.876.7147 gk

T.E. Project No. 22-27
Sheet Title:

Foundation / Basement Plan

Project No.	Issued For:	Date
Drawn By: MJN	Review	<input type="checkbox"/>
Checked By: MJE	Pricing	<input type="checkbox"/>
Scale: AS NOTED	Permit Set	<input type="checkbox"/> 03.29.23
	Pricing Set	<input type="checkbox"/>
	Construction	<input type="checkbox"/>

Sheet Number

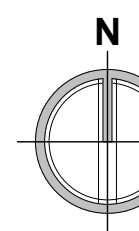
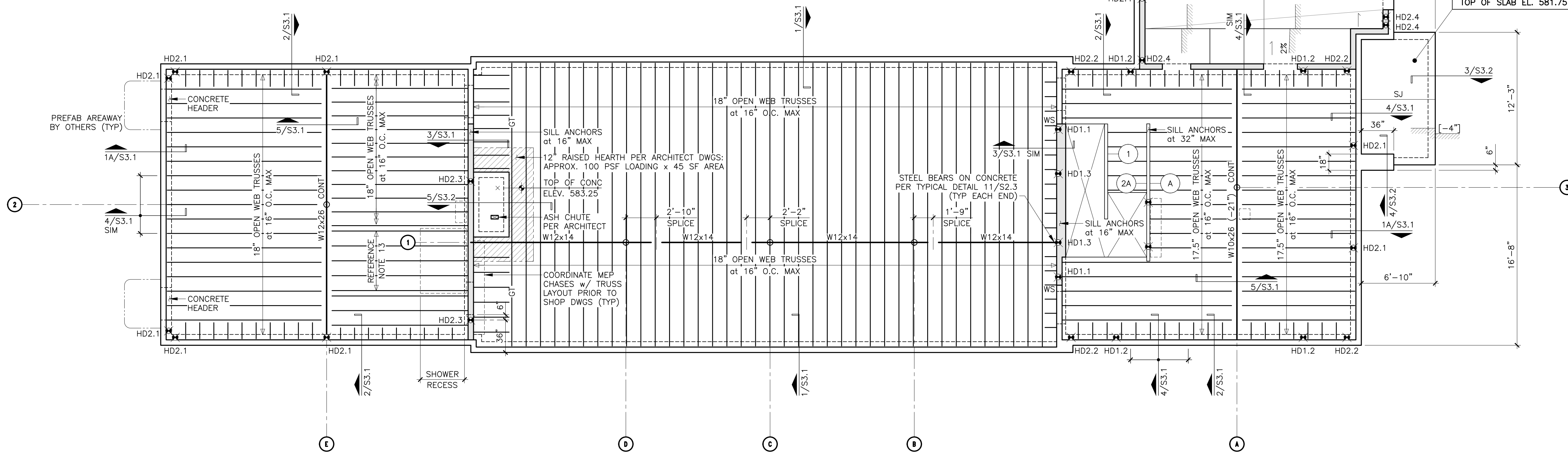
S1.0

STRUCTURAL WALL TYPES	
MARK	DESCRIPTION
1	2x4 SPF STUD at 16" O.C. MAX
2	2x6 SPF STUD at 16" O.C. MAX
3	2x8 DFL#2 at 12" O.C. MAX
A	ADD 7/16" APA RATED SHEATHING 8d COMMON at 6"
B	ADD 7/16" APA RATED SHEATHING 8d COMMON at 4"

- NOTES:
- TAG POINTS TO SIDE WITH SHEATHING UNLESS OTHERWISE NOTED
 - EXTERIOR SHEATHING IS CONTINUOUS. INTERIOR SHEATHING AND/OR A SECOND LAYER OF SHEATHING FOR SHEARWALLS SHALL EXTEND TO THE LIMITS OF THE HOLDDOWNS
 - SILL ANCHORS TO BE 3/4" TITEN HD (6" EMBEDMENT) CENTERED IN SILL PLATE at 48" O.C. MAX UNLESS NOTED OTHERWISE IN SECTIONS



SHEARWALL LAYOUT PLAN ABOVE FIRST FLOOR
COORDINATE WITH LOCATION OF HOLD DOWNS



FIRST FLOOR FRAMING PLAN
3/16" = 1'-0"

- TOP OF FINISHED FLOOR EL. 582.50' UON [+ OR -] FROM EL. 582.50'
- TOP OF SLAB at GARAGE EL. VARIES PER PLAN
- SJ INDICATES SAWCUT SLAB CONTROL JOINT AS PER TYPICAL DETAIL
- INDICATES TOP OF WALL EL. 582.50'
- TOP OF PERIMETER BRICK LEDGE AND INTERIOR CONCRETE FOUNDATIONS EL. 582.25' (-3") UON
- BOTTOM OF FOOTING at GARAGE EL. 577.00'
- TOP OF STEEL BEAMS EL. 580.87' (-19 1/2" FROM FIN. FLOOR EL. 582.50')
- FLOOR TRUSS BEARING EL. 580.87' (-19 1/2")
- H3 INDICATES STUDWALL BEARING HEADER PER SCHEDULE ON DRAWING S1.2
- HD x INDICATES APPROXIMATE LOCATION OF SIMPSON AT'S HOLD DOWN AND ANCHORAGE; REF. SHEAR WALL ANCHORAGE SCHEDULE AND TYPICAL DETAILS
- INDICATES WALL TYPE PER SCHEDULE
- GT INDICATES WALL TYPE PER SCHEDULE
- COORDINATE UNDERSLAB PLUMBING AND RADON MITIGATION (BY OTHERS) WITH MEP DRAWINGS

Grand Island Residence
E. River Road
Grand Island, NY



Project Number: 2022-0034

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Consultant: **tredo** ENGINEERS

T.E. Project No. 22-27
Sheet Title:

First Floor Framing Plan

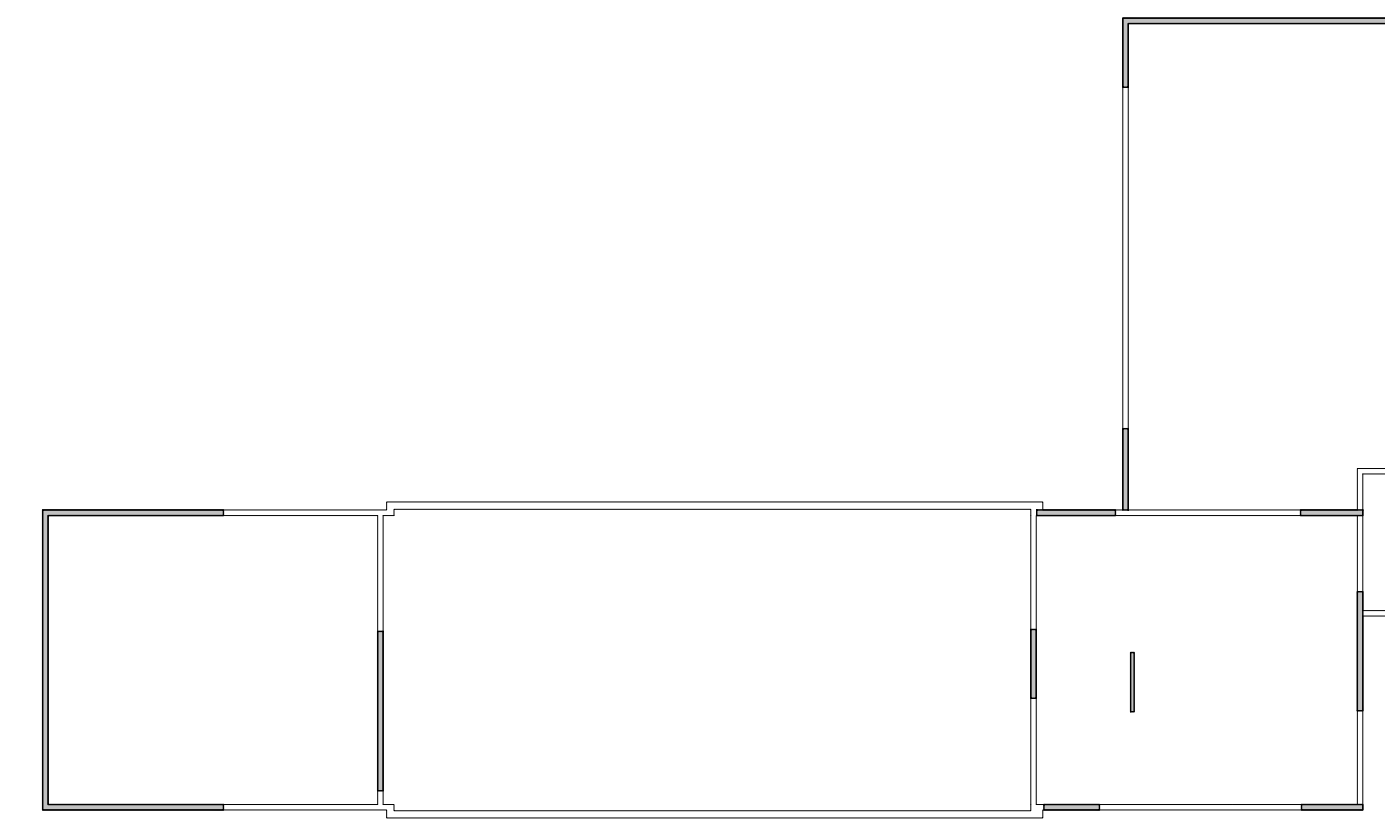
Project No.	Issued For:	Date
Drawn By: MJN	Review	
Checked By: MJE	Pricing	
Scale: AS NOTED	Permit Set	03.29.23
	Pricing Set	
	Construction	

Sheet Number

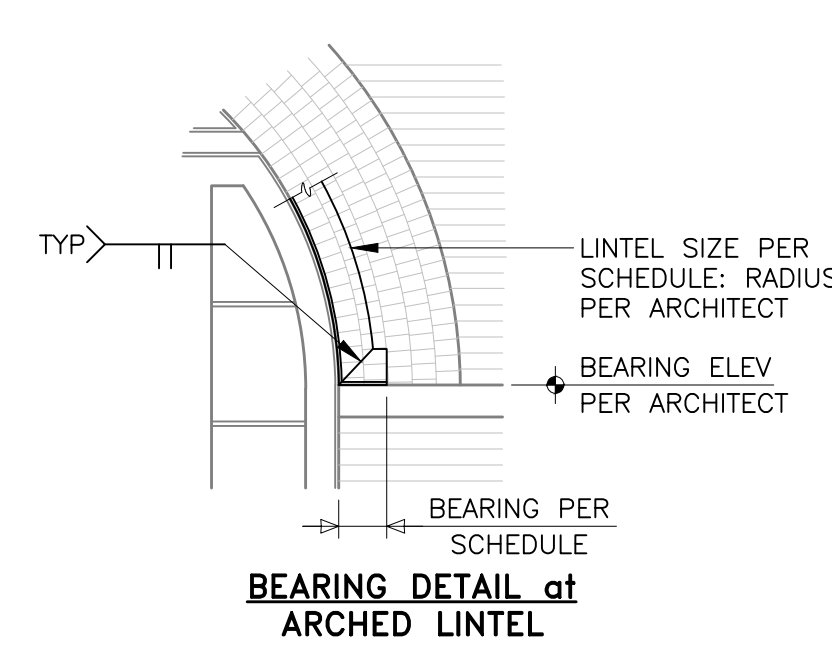
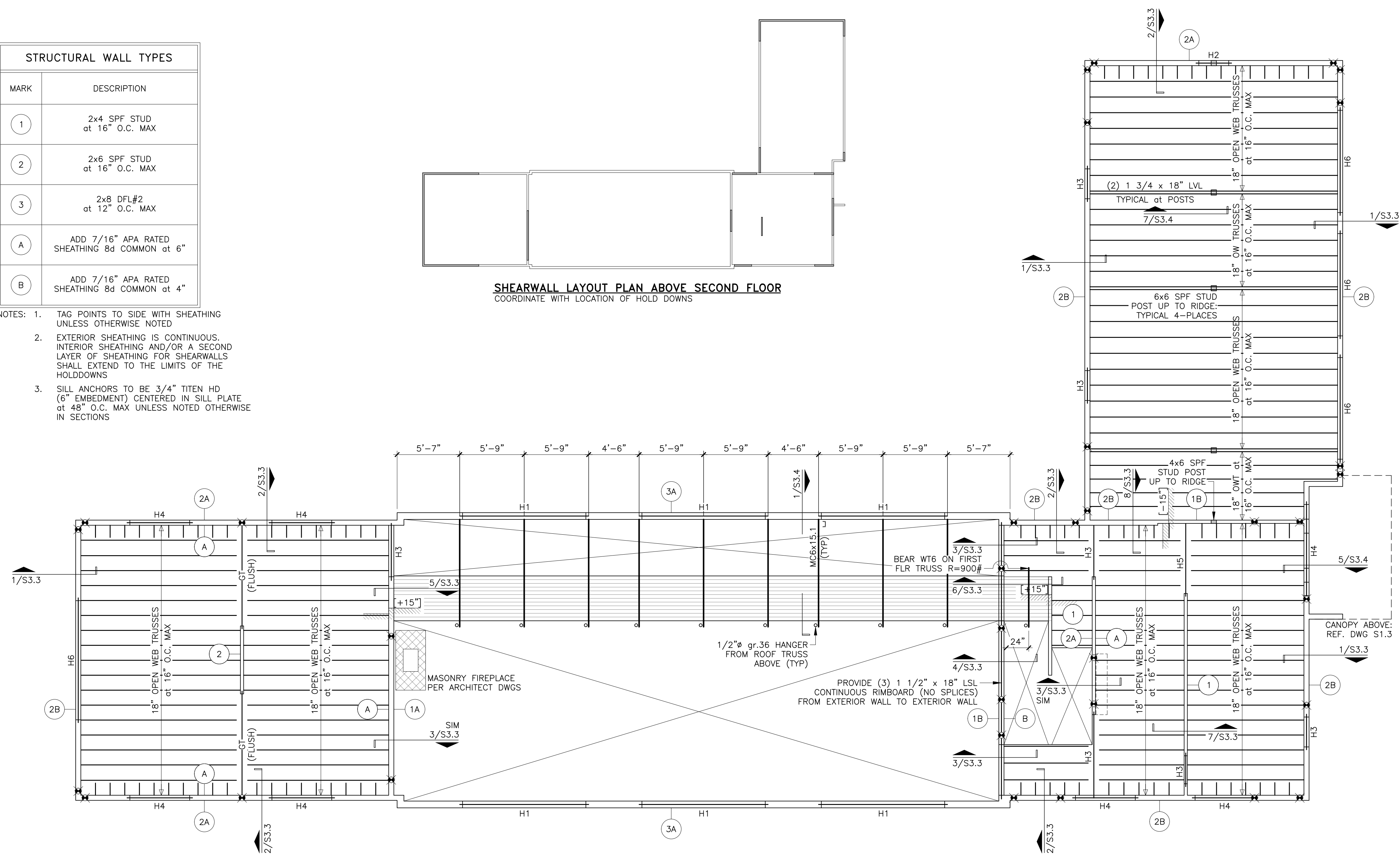
S1.1

STRUCTURAL WALL TYPES	
MARK	DESCRIPTION
1	2x4 SPF STUD at 16" O.C. MAX
2	2x6 SPF STUD at 16" O.C. MAX
3	2x8 DFL#2 at 12" O.C. MAX
A	ADD 7/16" APA RATED SHEATHING 8d COMMON at 6"
B	ADD 7/16" APA RATED SHEATHING 8d COMMON at 4"

- NOTES:
- TAG POINTS TO SIDE WITH SHEATHING UNLESS OTHERWISE NOTED
 - EXTERIOR SHEATHING IS CONTINUOUS. INTERIOR SHEATHING AND/OR A SECOND LAYER OF SHEATHING FOR SHEARWALLS SHALL EXTEND TO THE LIMITS OF THE HOLDDOWNS
 - SILL ANCHORS TO BE 3/4" TITEN HD (6" EMBEDMENT) CENTERED IN SILL PLATE at 48" O.C. MAX UNLESS NOTED OTHERWISE IN SECTIONS

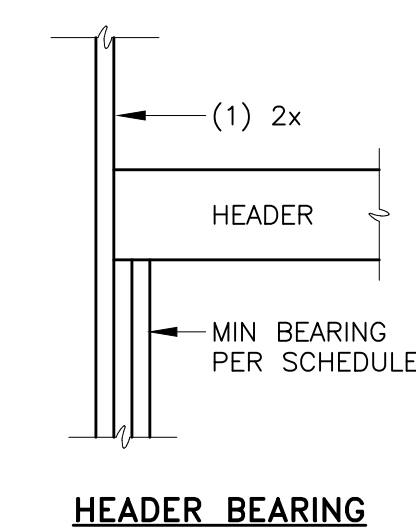


SHEARWALL LAYOUT PLAN ABOVE SECOND FLOOR
COORDINATE WITH LOCATION OF HOLD DOWNS



BEARING DETAIL at ARCHED LINTEL

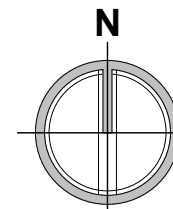
EXTERIOR MASONRY LINTEL SCHEDULE				
THIS SCHEDULE PERTAINS TO ALL OPENINGS AND RECESSES IN NON-LOAD BEARING MASONRY WALLS. COORDINATE LOCATION AND SIZE OF OPENINGS WITH ARCHITECTURAL AND/OR MECHANICAL DRAWINGS				
BRICK THICKNESS	LINTEL SIZE	MAX. OPNG. WIDTH	BEARING EA. END	
4-INCH	L4x3 1/2x5/16 LLV	6'-4"	6"	
4-INCH	BENT # 7x5x5/16 LLV	11'-0"	8"	



HEADER BEARING

STUDWALL BEARING HEADER SCHEDULE		
MARK	SIZE	MINIMUM BEARING EACH END
H1	(4) 1 3/4 x 11 1/4 LVL	(2) 2x at BEARING PLUS (2) 2x JAMB STUDS
H2	(3) 2x6 DFL#2	(1) 2x
H3	(2) 2x10 DFL #2	(1) 2x
H4	(3) 1 3/4 x 7 1/4 LVL	(1) 2x
H5	(2) 1 3/4 x 7 1/4 LVL	(1) 2x
H6	(3) 1 3/4 x 9 1/4 LVL	(1) 2x

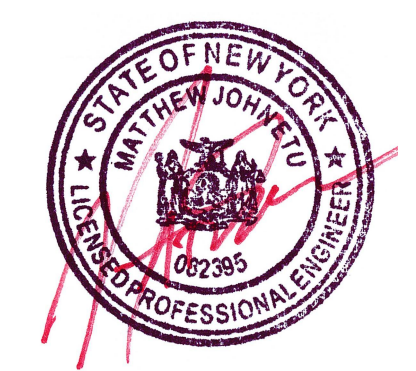
- NOTES:
- ALL HEADERS TO HAVE A MINIMUM BEARING AS SHOWN
 - COORDINATE OPENING SIZE AND LOCATION WITH ARCHITECTURAL DRAWINGS
 - SEE ARCH DRAWINGS FOR NON-LOAD BEARING HEADERS



SECOND FLOOR FRAMING PLAN

- TOP OF FINISHED FLOOR EL. 593.75' (+11'-3" A.F.F.) UN [+ OR -] FROM EL. 593.75'
- FLOOR TRUSS BEARING at MAIN HOUSE EL. 592.12' (+9'-7 1/2" A.F.F.) TRUSS BEARING at GARAGE EL. 590.87' (+8'-4 1/2" A.F.F. HOUSE)
- INDICATES AREA OF 2" T&G FLOOR DECKING (1.7E, Fb > 600 PSI) CONTROLLED RANDOM LAYOUT PATTERN. TOP OF FLOOR EL. AS NOTED
- INDICATES APPROXIMATE LOCATION OF SIMPSON ATS HOLD DOWN AND ANCHORAGE. REF. SHEAR WALL ANCHORAGE SCHEDULE AND TYPICAL DETAILS
- INDICATES WALL TYPE PER SCHEDULE

Grand Island Residence
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Grand Island, NY



Project Number: 2022-0034

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T.E. Project No. 22-27
Sheet Title:

Second Floor Framing Plan

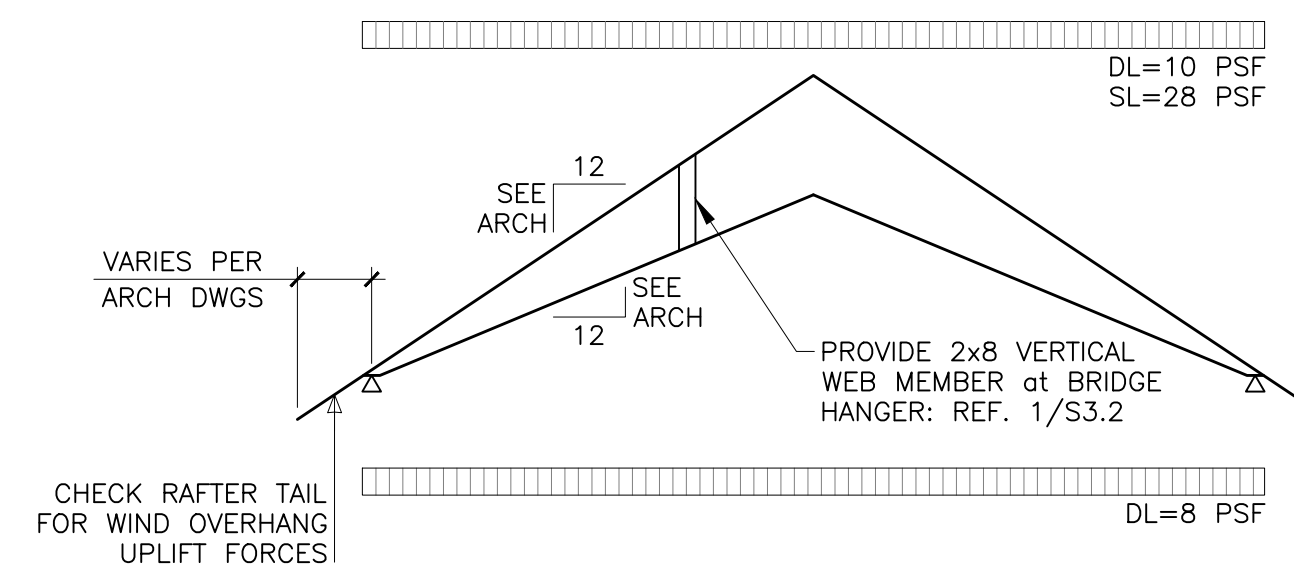
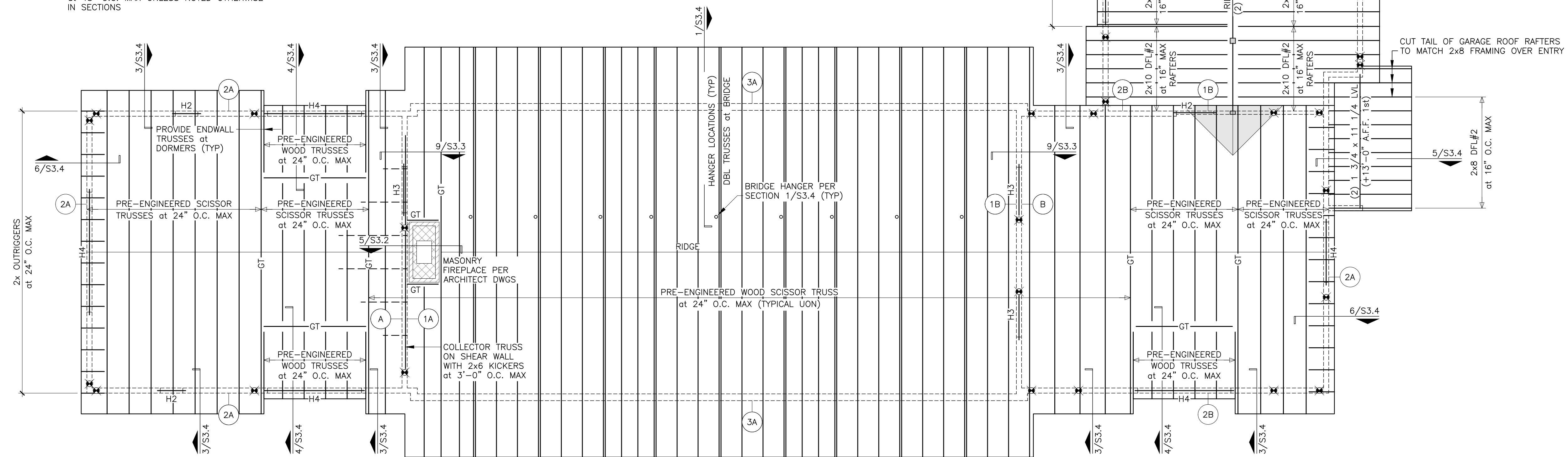
Project No.	Issued For:	Date
Drawn By: MJN	Review	
Checked By: MJE	Pricing	
Scale: AS NOTED	Permit Set	03.29.23
	Pricing Set	
	Construction	

Sheet Number

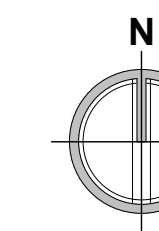
S1.2

STRUCTURAL WALL TYPES	
MARK	DESCRIPTION
1	2x4 SPF STUD at 16" O.C. MAX
2	2x6 SPF STUD at 16" O.C. MAX
3	2x8 DFL#2 at 12" O.C. MAX
A	ADD 7/16" APA RATED SHEATHING 8d COMMON at 6"
B	ADD 7/16" APA RATED SHEATHING 8d COMMON at 4"

- NOTES:
- TAG POINTS TO SIDE WITH SHEATHING UNLESS OTHERWISE NOTED
 - EXTERIOR SHEATHING IS CONTINUOUS. INTERIOR SHEATHING AND/OR A SECOND LAYER OF SHEATHING FOR SHEARWALLS SHALL EXTEND TO THE LIMITS OF THE HOLDDOWNS
 - SILL ANCHORS TO BE 3/4" TITEN HD (6" EMBEDMENT) CENTERED IN SILL PLATE at 48" O.C. MAX UNLESS NOTED OTHERWISE IN SECTIONS



SCISSOR TRUSS DIAGRAM



ROOF FRAMING PLAN

- 3/16" = 1'-0"
- TRUSS BEARING EL. at MAIN HOUSE EL. 600.52' (+18'-0 1/4" A.F.F. FIRST FLOOR)
 - JOIST BEARING EL. at GARAGE EL. 595.94' (+13'-5 1/4" A.F.F. FIRST FLOOR MAIN HOUSE)
 - INDICATES APPROXIMATE LOCATION OF SIMPSON ATTS HOLD DOWN AND ANCHORAGE; REF. SHEAR WALL ANCHORAGE SCHEDULE AND TYPICAL DETAILS
 - INDICATES WALL TYPE PER SCHEDULE
 - GT INDICATES WALL TYPE PER SCHEDULE

Grand Island Residence
E. River Road
Grand Island, NY



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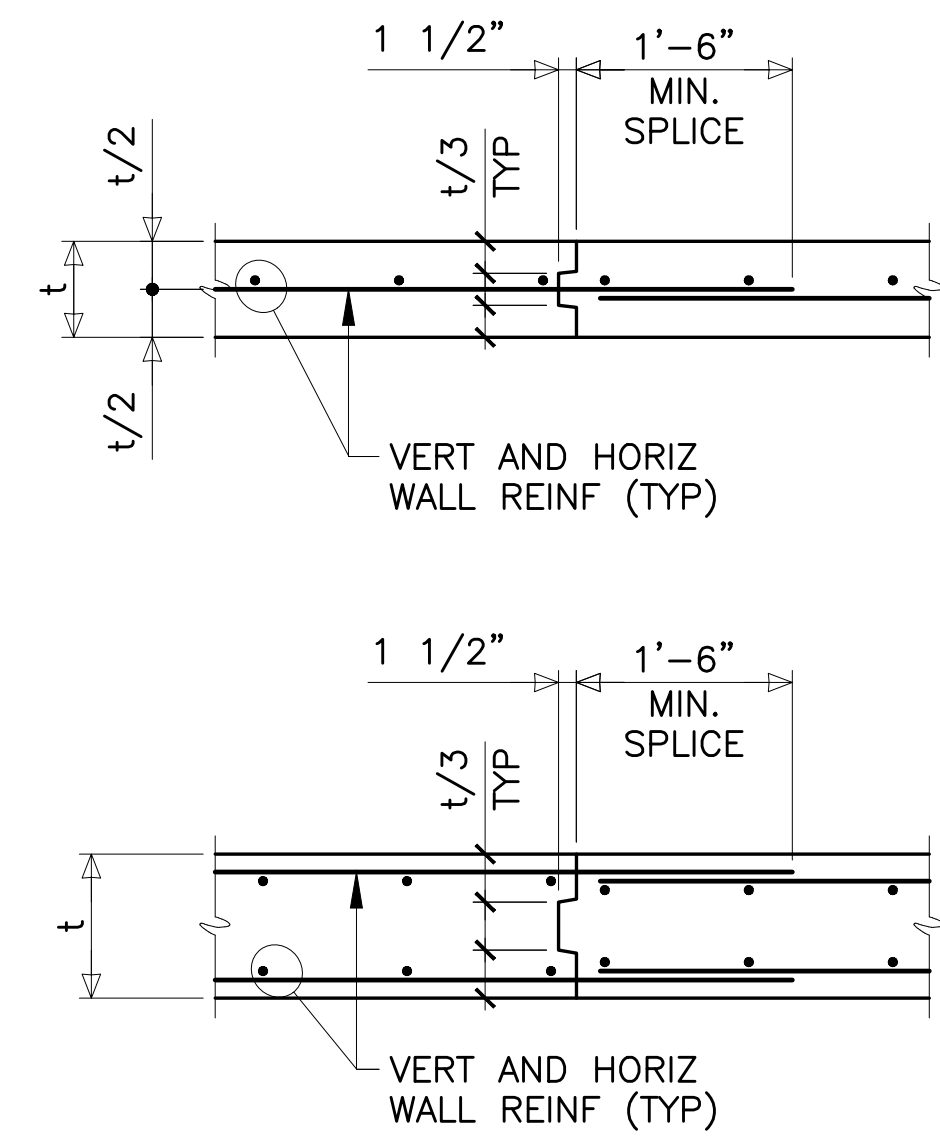
T.E. Project No. 22-27
Sheet Title:

Roof Framing Plan

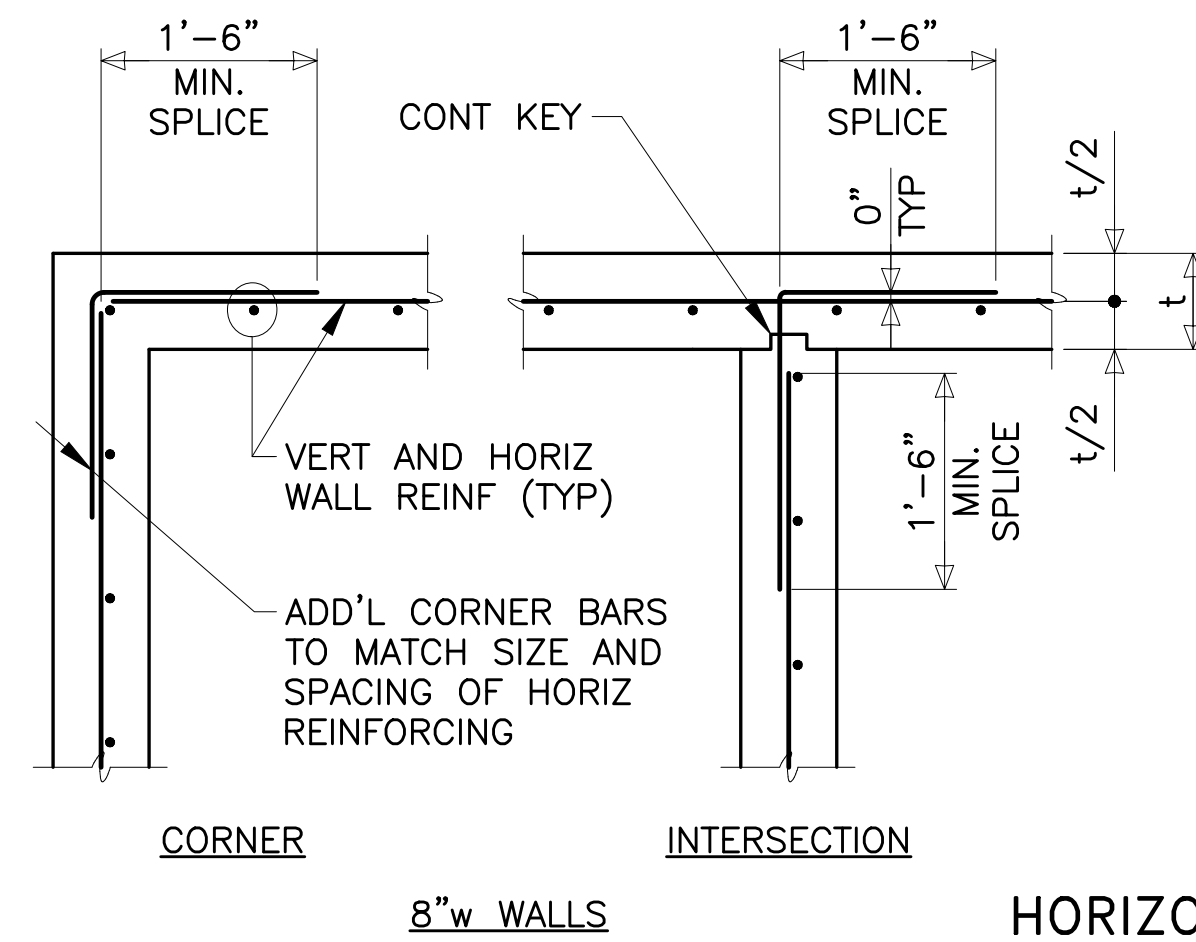
Project No.	Issued For:	Date
Drawn By: MJN	Review	
Checked By: MJE	Pricing	
Scale: AS NOTED	Pricing Set	03.29.23
	Construction	

Sheet Number

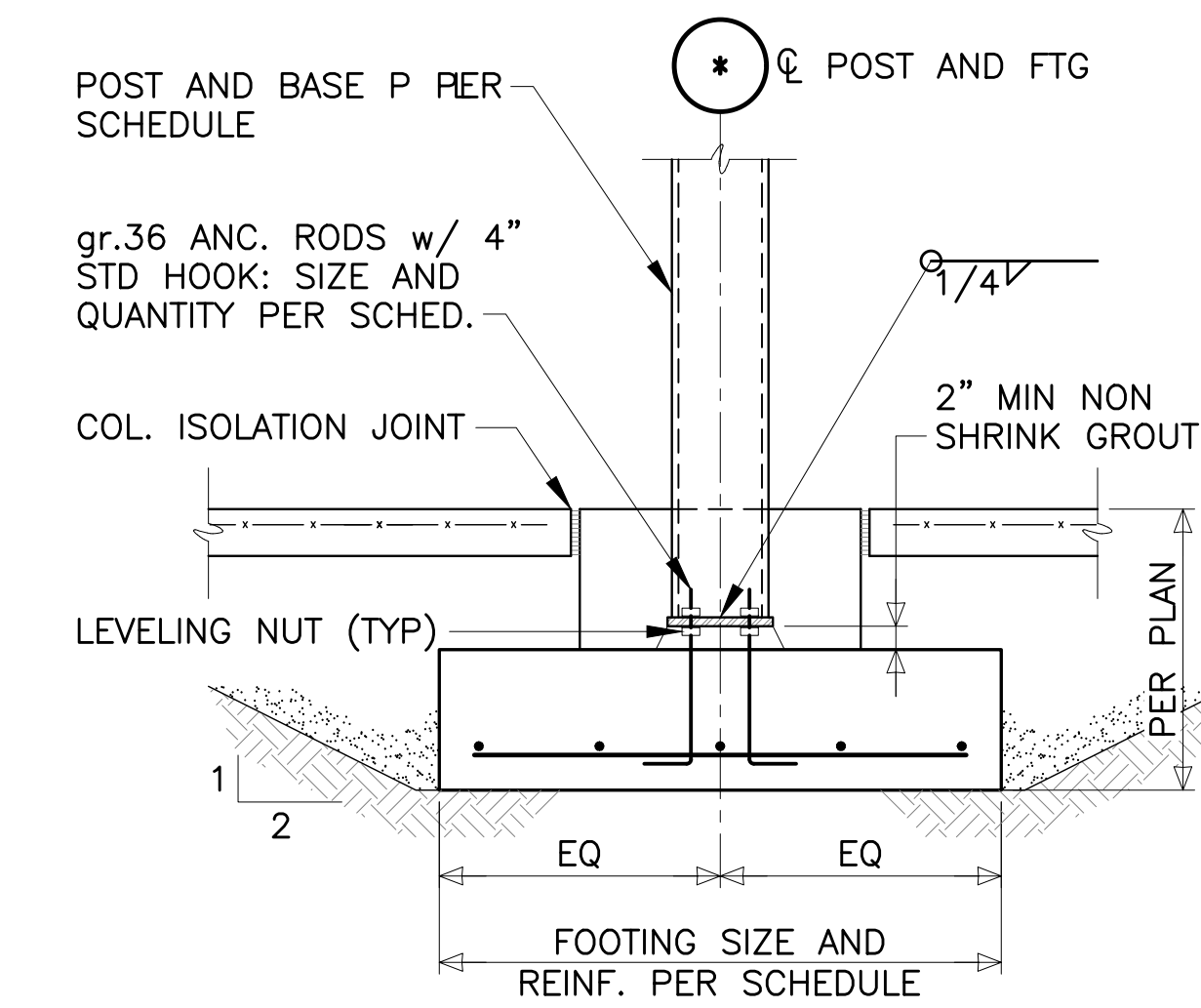
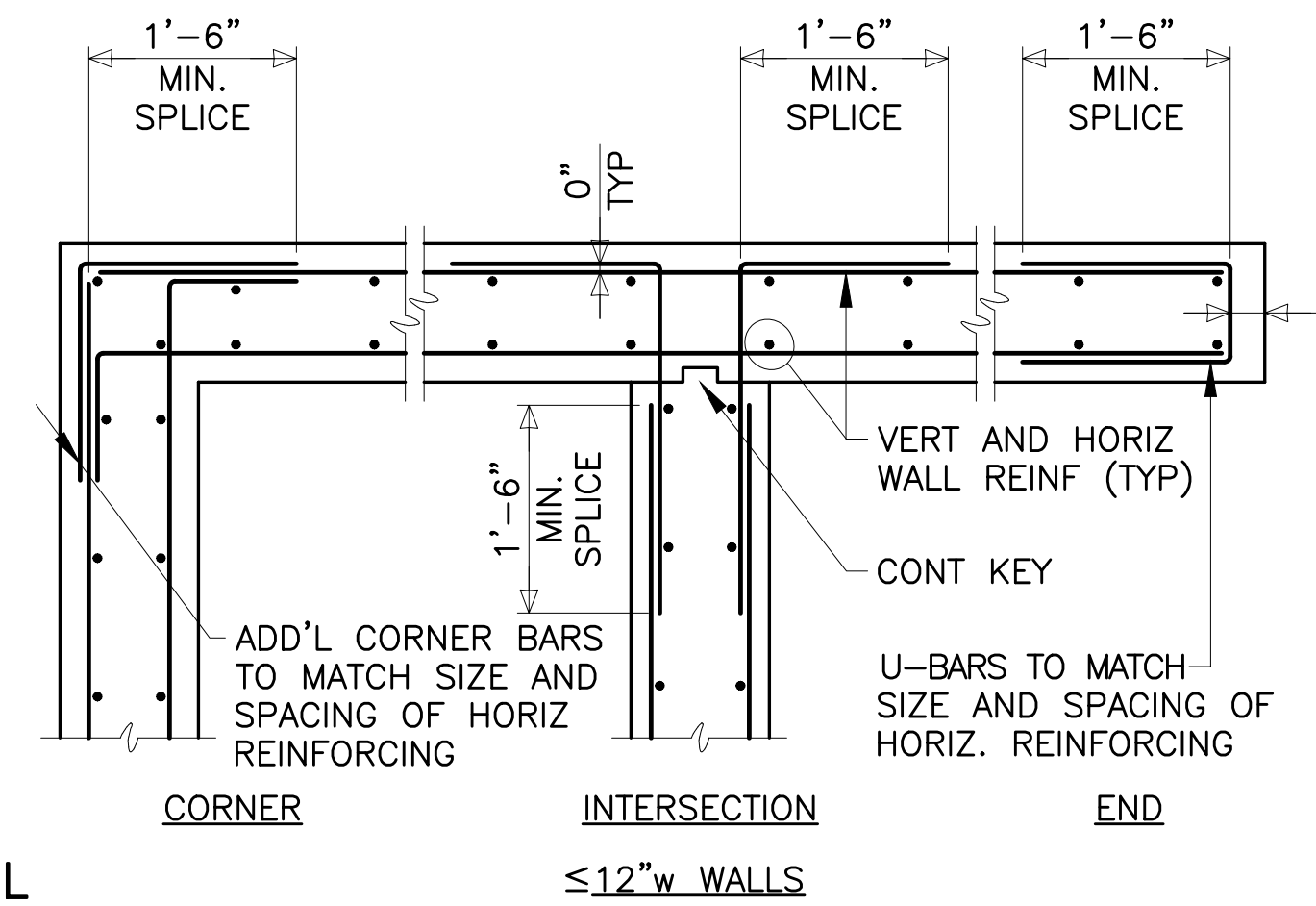
S1.3



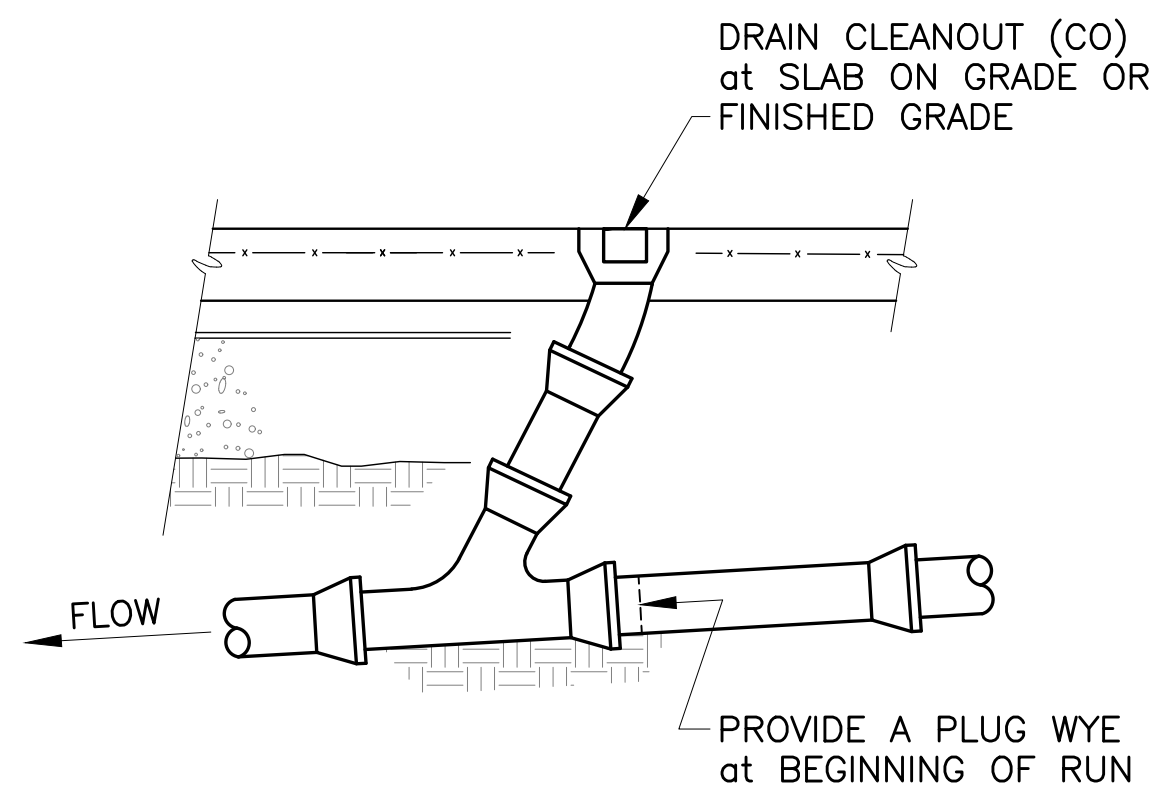
3 WALL CONSTRUCTION JOINT



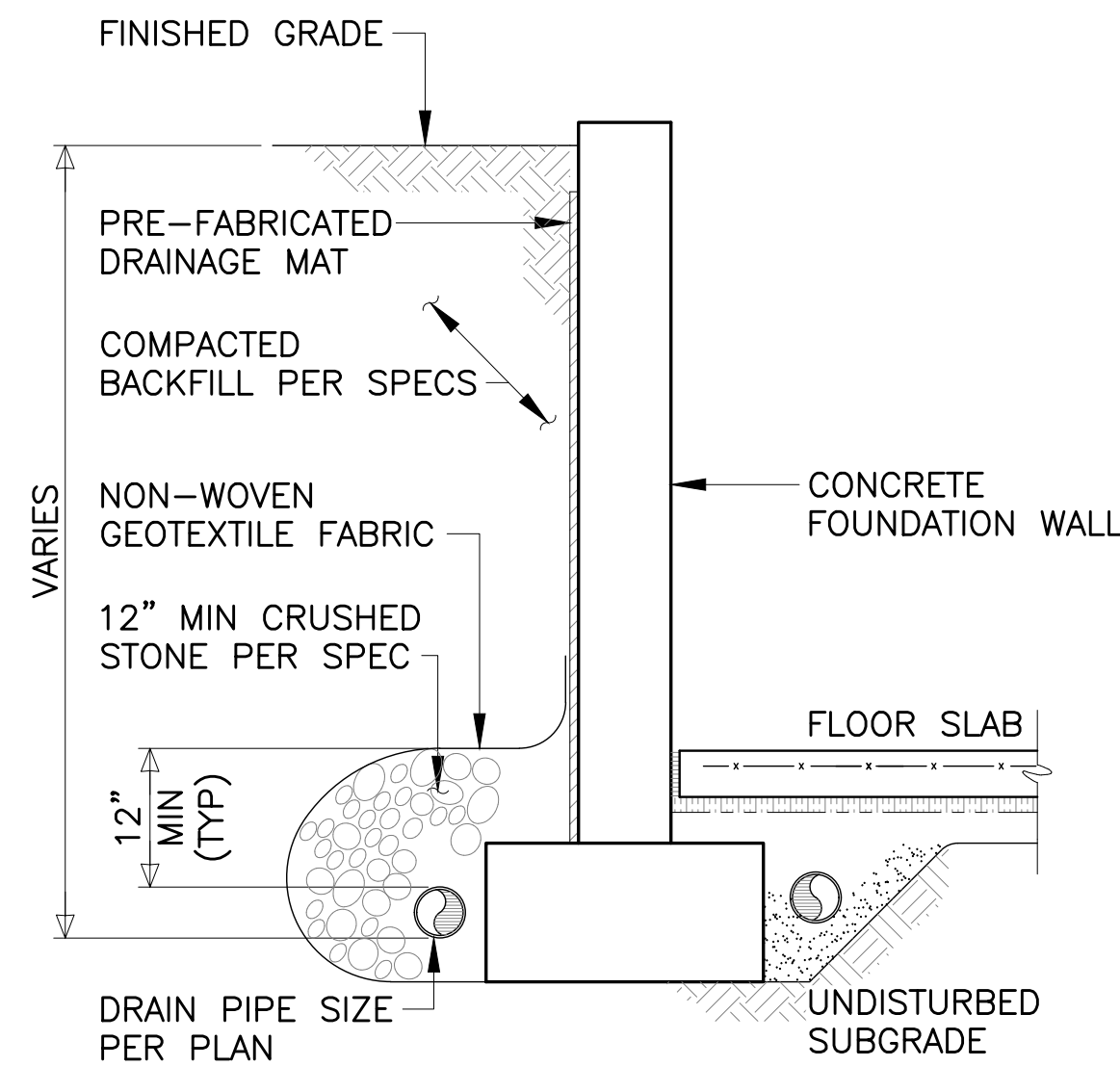
2 HORIZONTAL WALL REINFORCEMENT



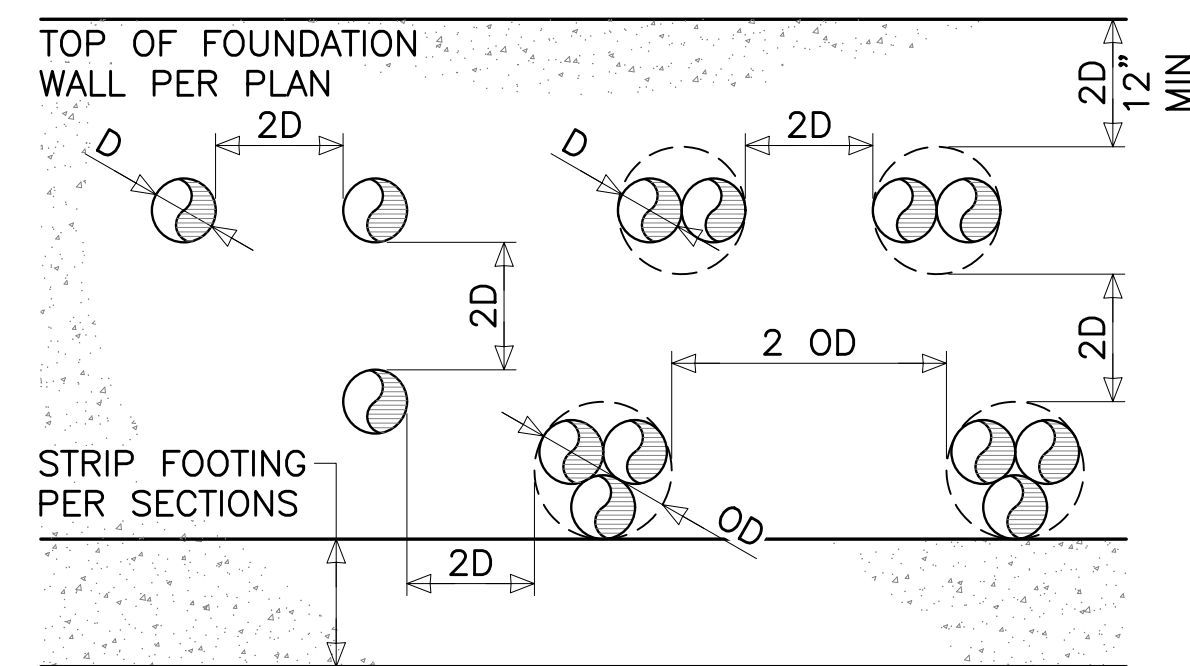
1 TYPICAL INTERIOR COLUMN FOOTING DETAIL (WITHOUT PIER)



7 FOUNDATION DRAIN CLEANOUT

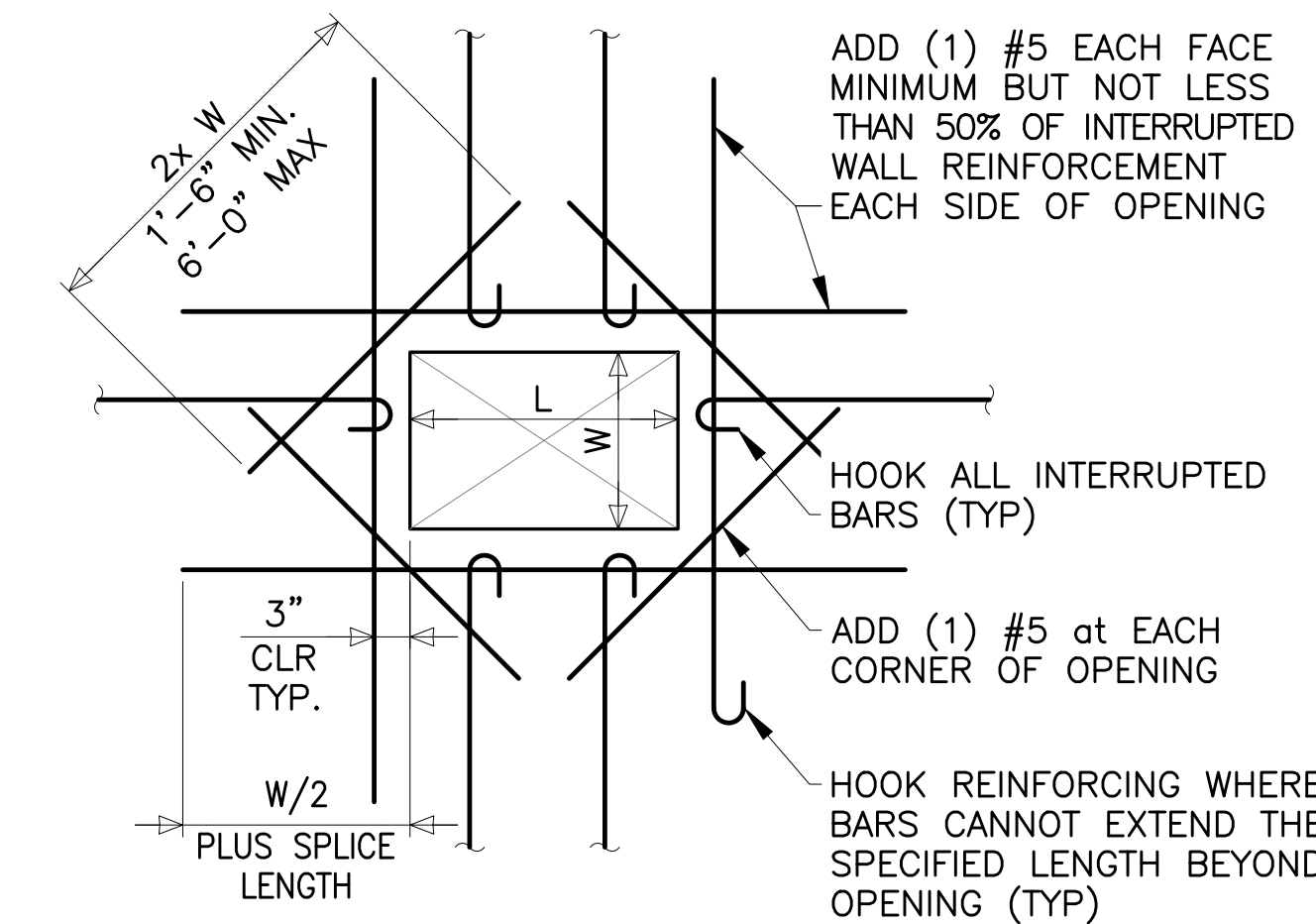


6 PERIMETER FOUNDATION DRAIN

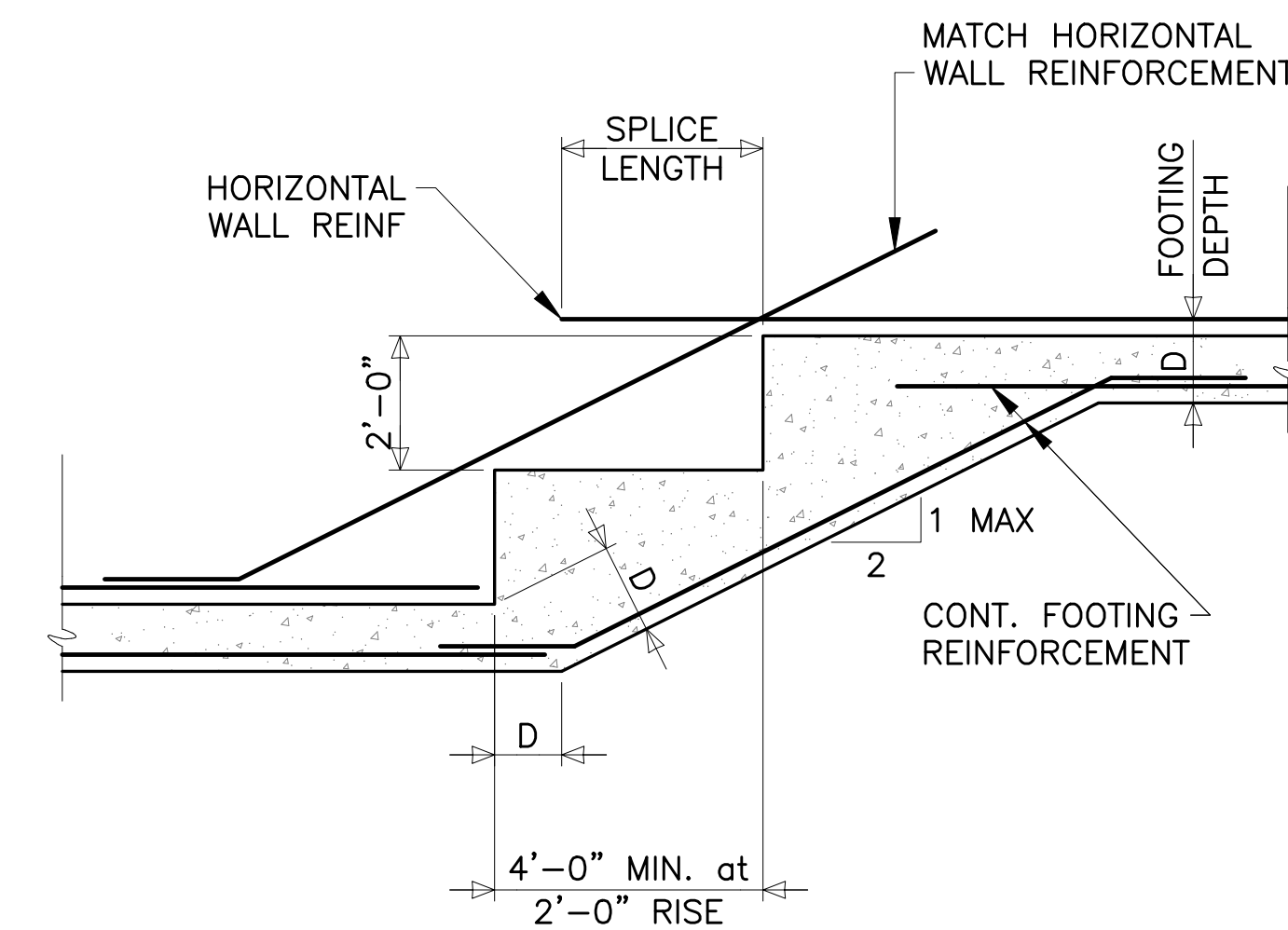


MEP SUBCONTRACTOR TO COORDINATE WITH CONTRACTOR ALL PENETRATIONS, SLEEVES, ETC.
NO PENETRATIONS OR SLEEVES SHALL BE CORED OR FIELD CUT WITHOUT THE EXPRESS APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.
IF BUNDLED UTILITIES EXCEED 24" IN WIDTH, UTILIZE TYPICAL REINFORCING at OPENING IN CONCRETE WALLS DETAIL.

5 TYPICAL SLEEVE SPACE DETAIL IN FROST WALL



4 REINFORCING at OPENINGS IN CONCRETE WALLS (4'-0" SQ. MAXIMUM OPENING SIZE)



8 ELEVATION OF STEPPED WALL FOOTING

Grand Island Residence
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716.876.7147 gk

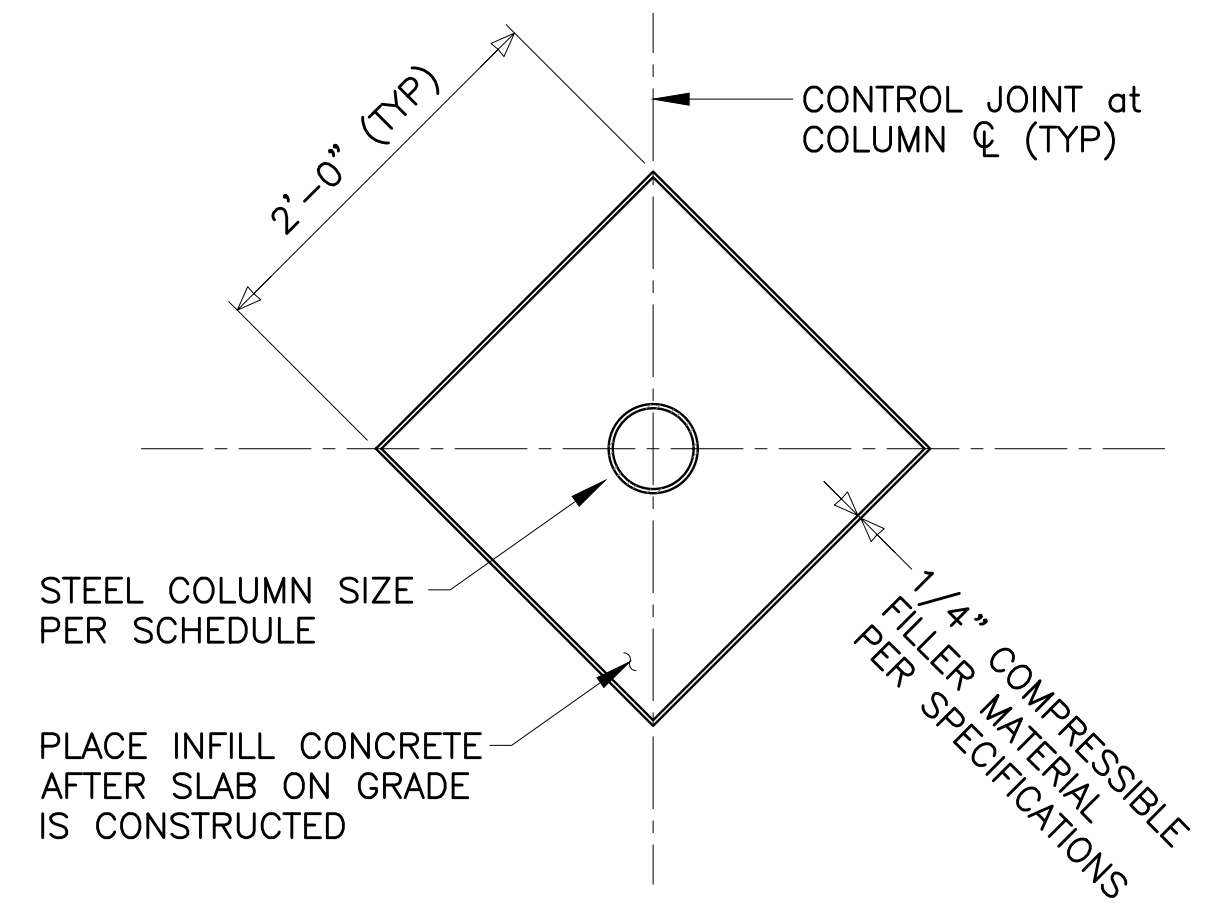
T.E. Project No. 22-27
Sheet Title:

Typical Details

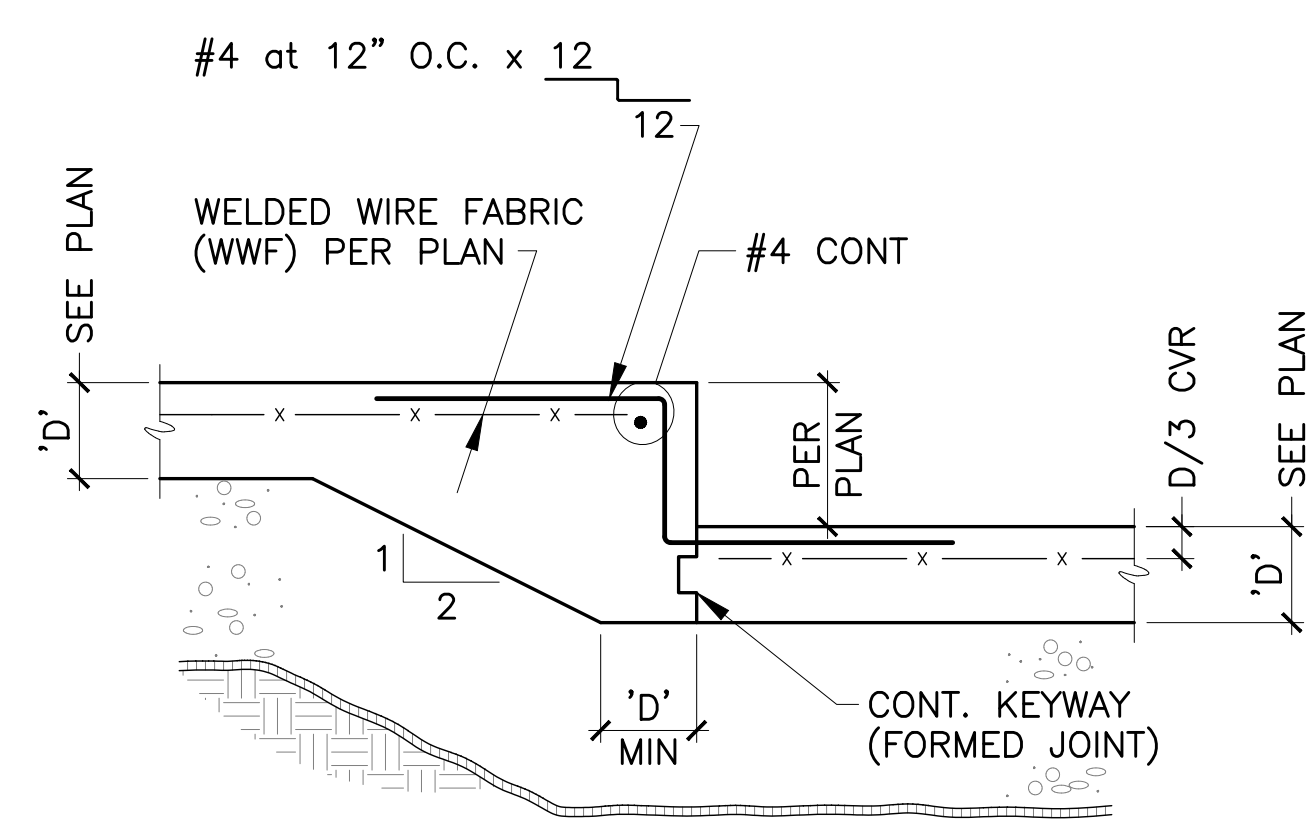
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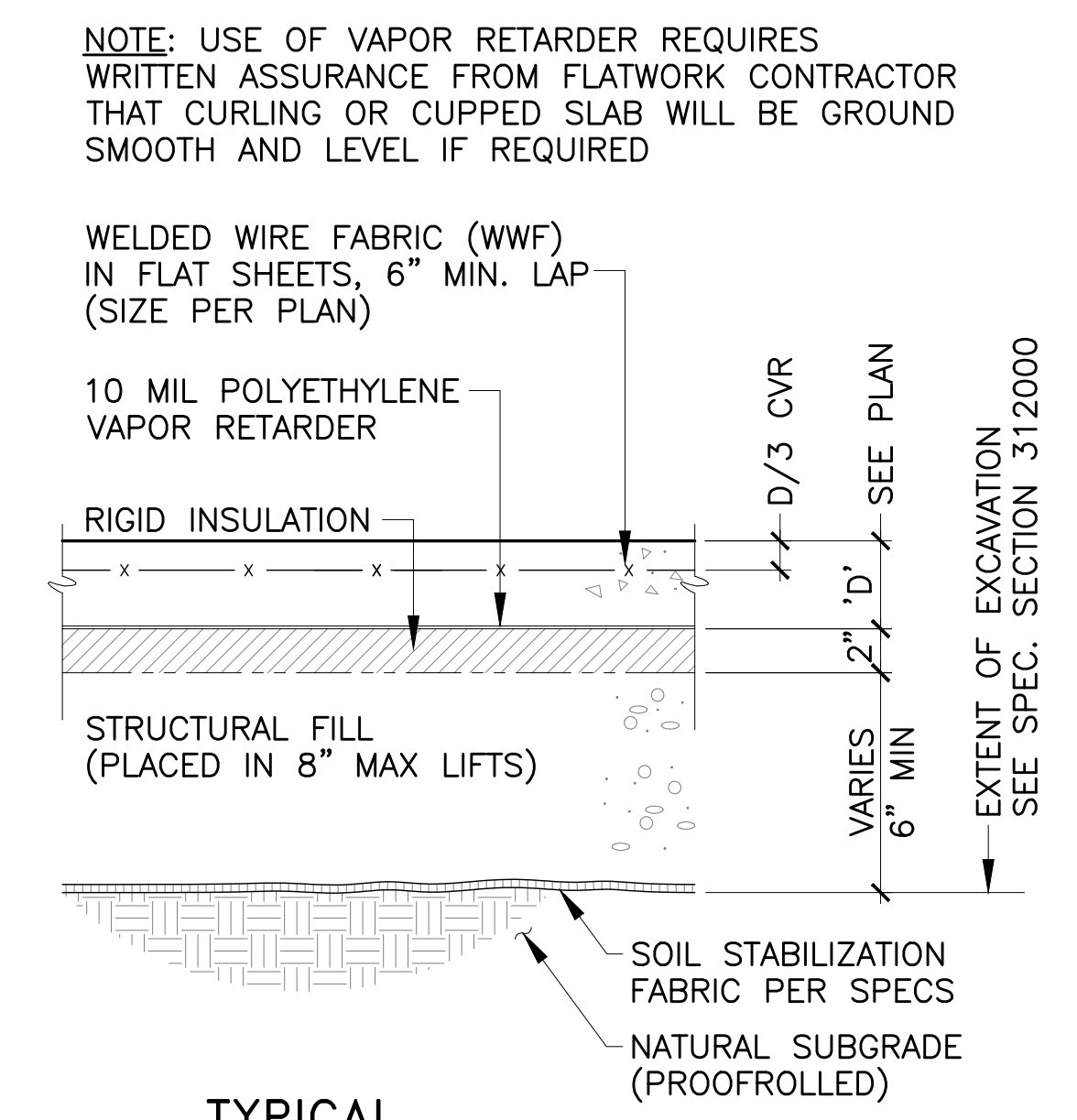
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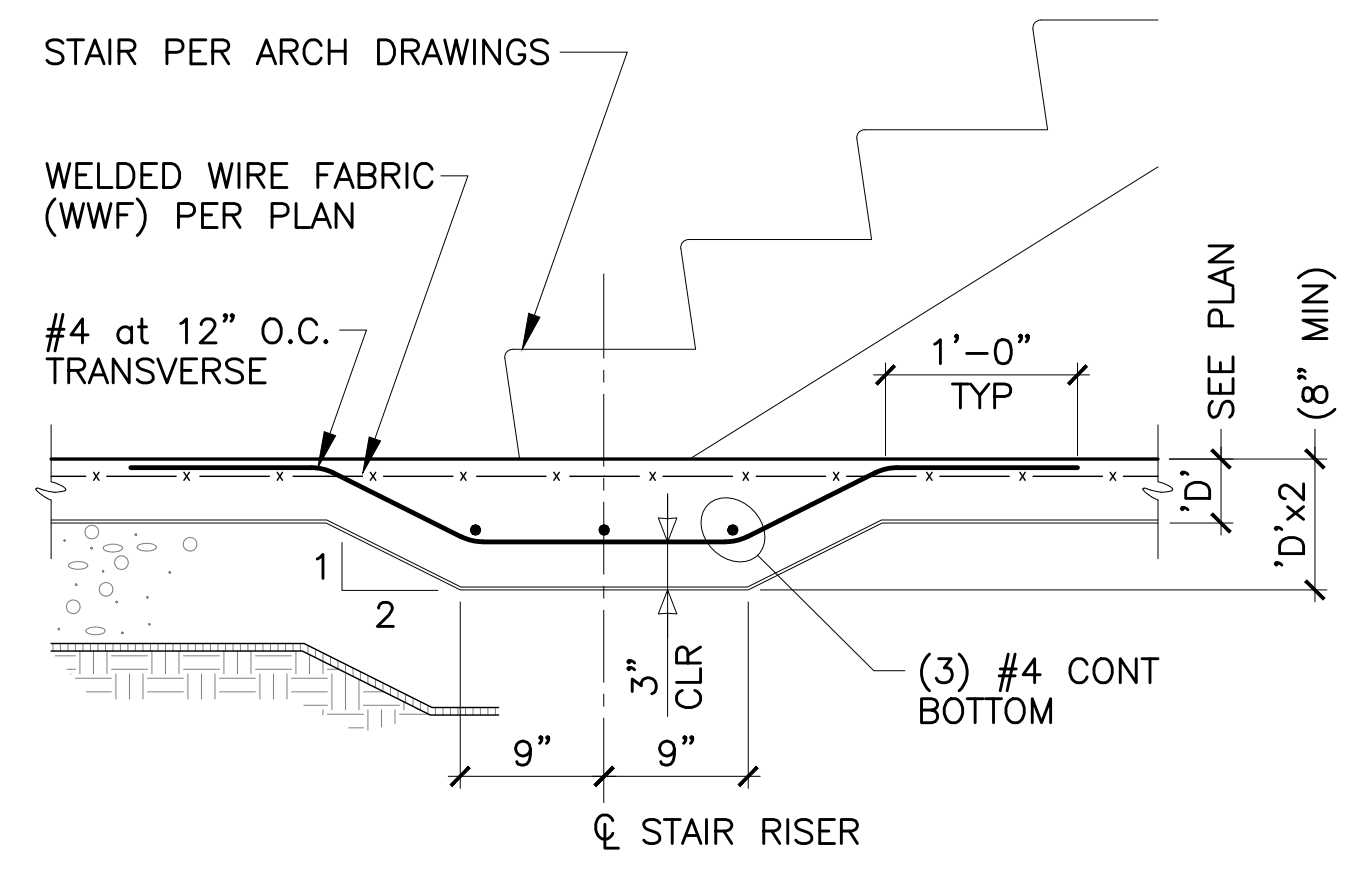
3 CONTROL JOINT DETAIL at COLUMN



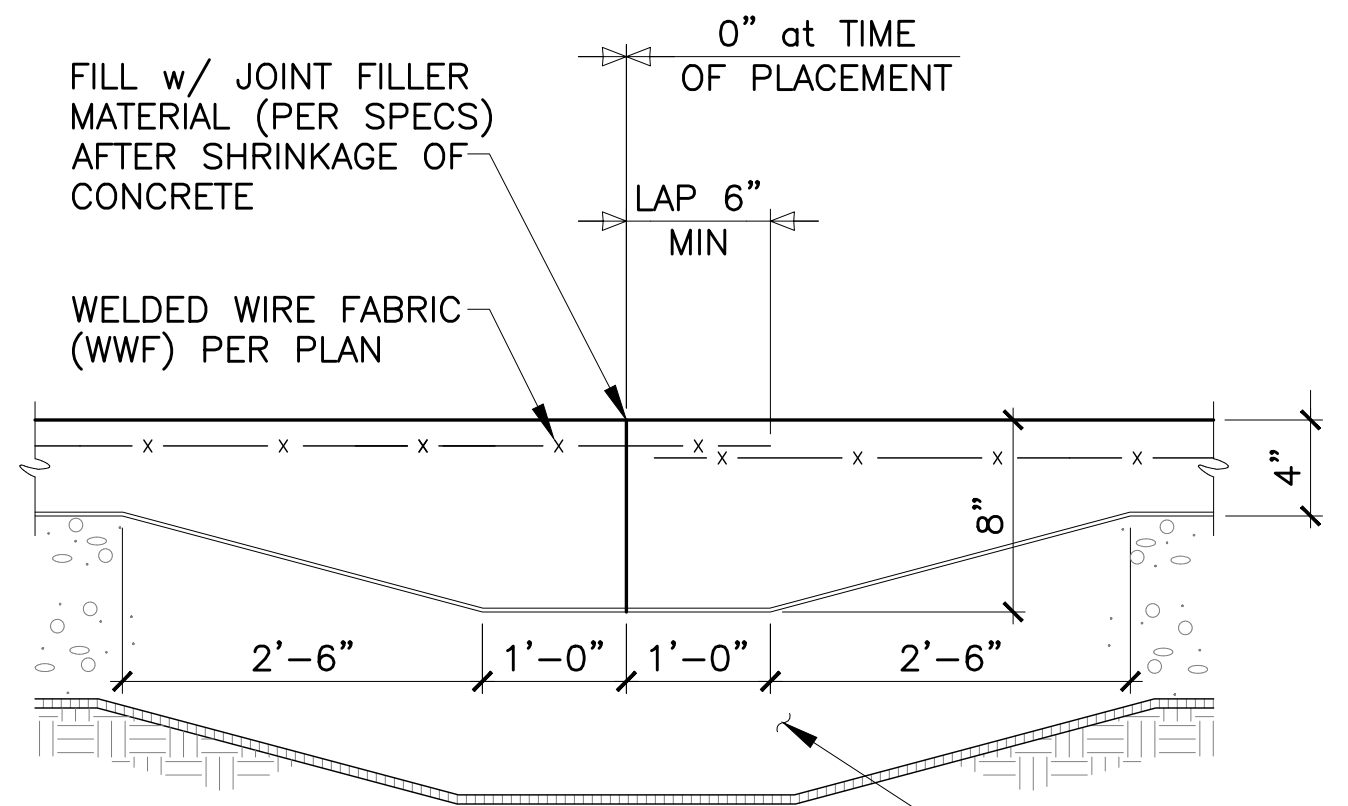
2 DEPRESSED SLAB ON GRADE DETAIL (DEPTH \geq TO TOTAL SLAB THICKNESS)



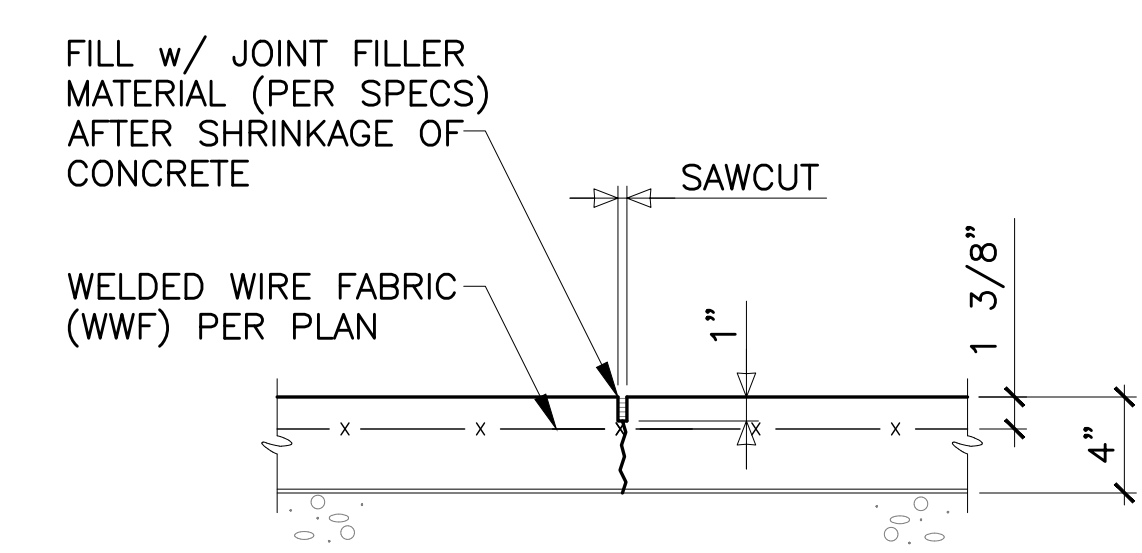
1 TYPICAL SLAB ON GRADE DETAIL FOR AREAS WITH VCT, TILE OR CARPET COORDINATE WITH ARCH DRAWINGS



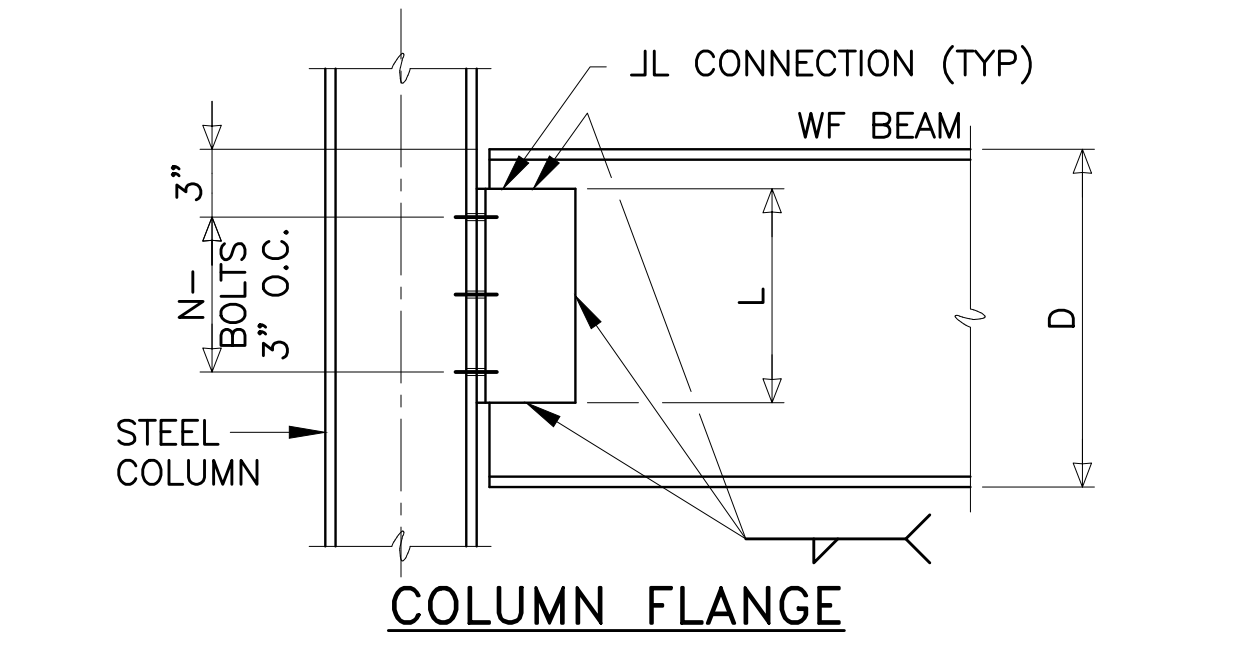
6 THICKENED SLAB DETAIL at STAIR BASE



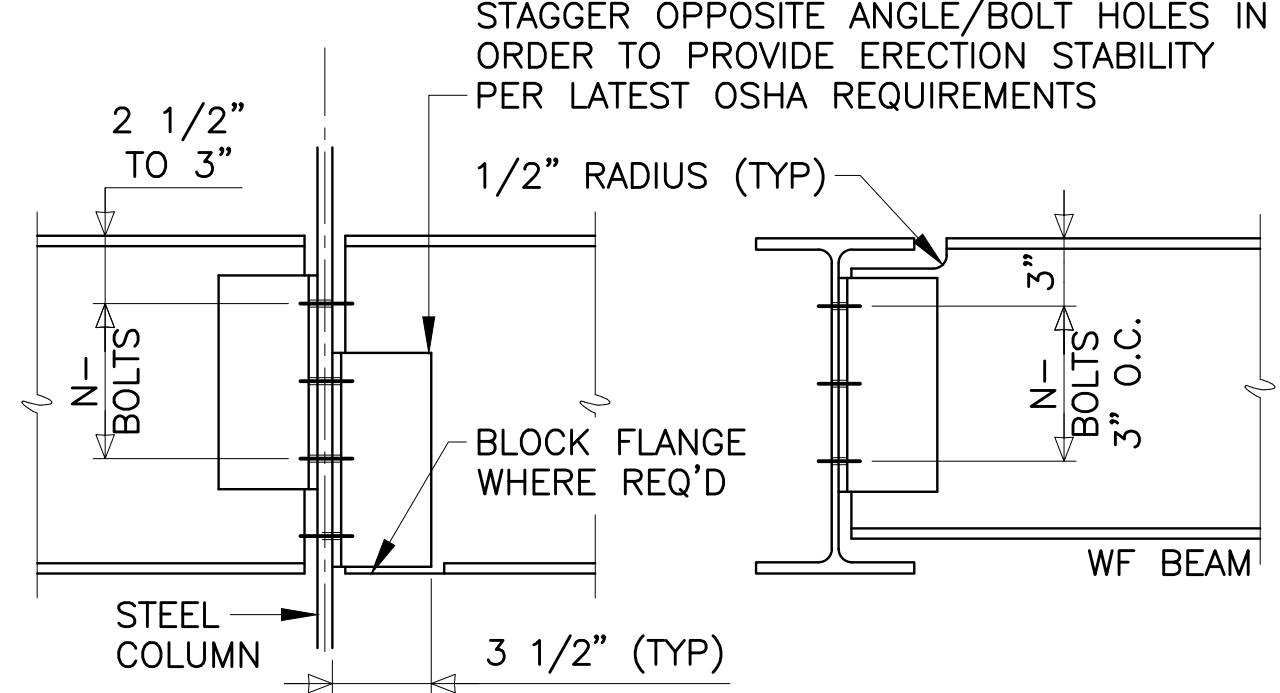
5 FORMED JOINT DETAIL (FJ) at SLAB ON GRADE



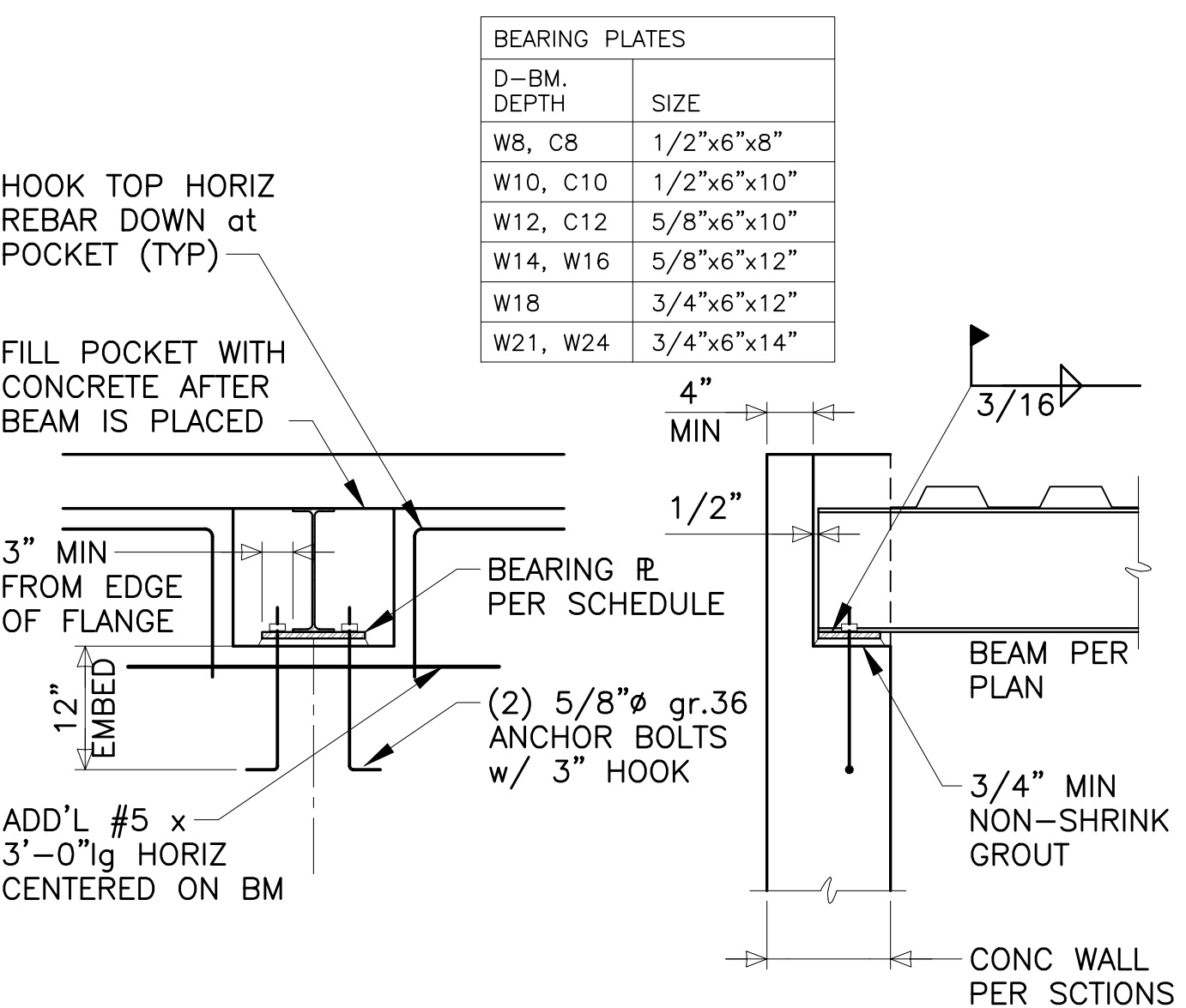
4 SAWCUT JOINT DETAIL (SJ) at SLAB ON GRADE



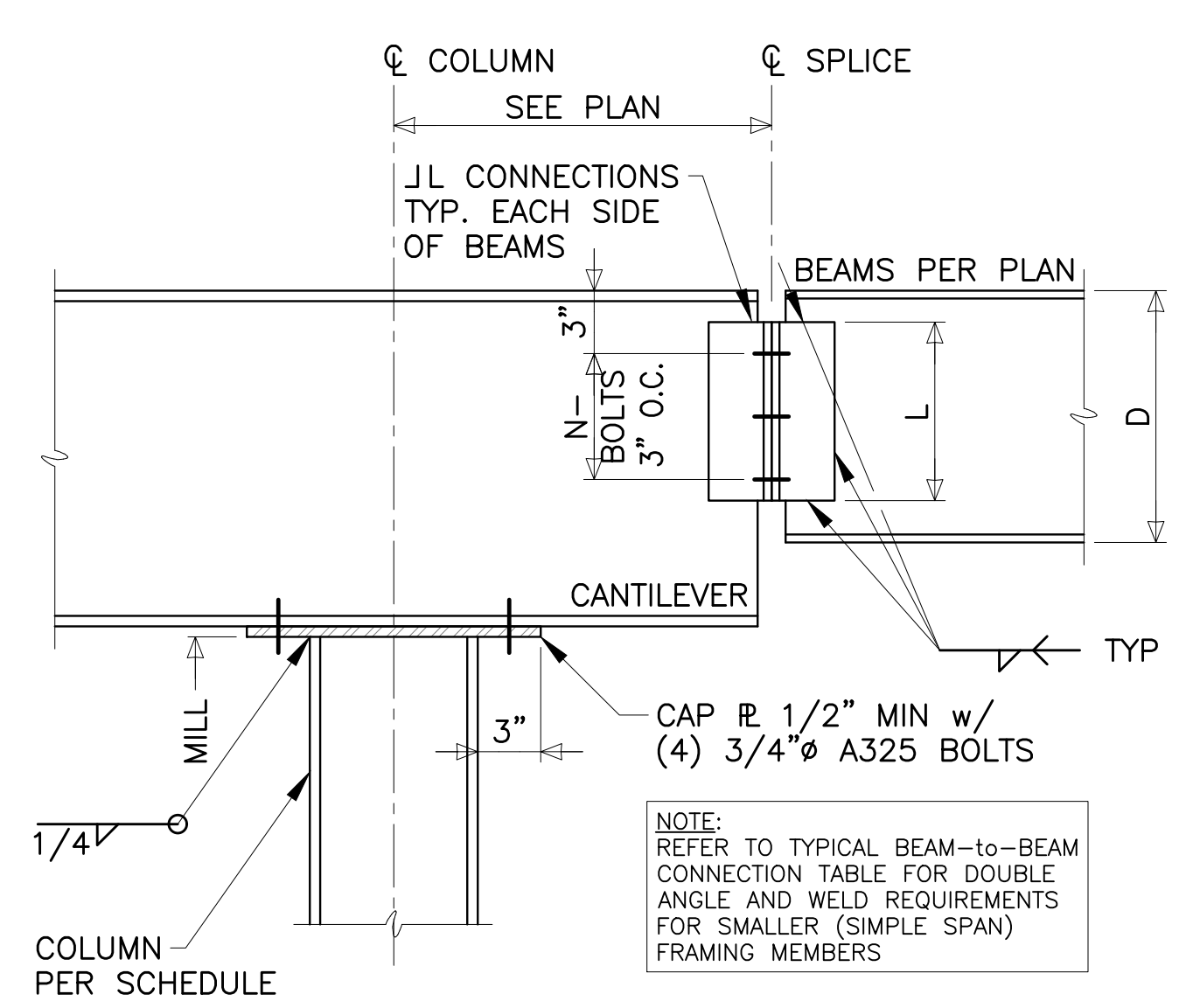
7 COLUMN FLANGE STAGGER OPPOSITE ANGLE/BOLT HOLES IN ORDER TO PROVIDE ERECTION STABILITY PER LATEST OSHA REQUIREMENTS



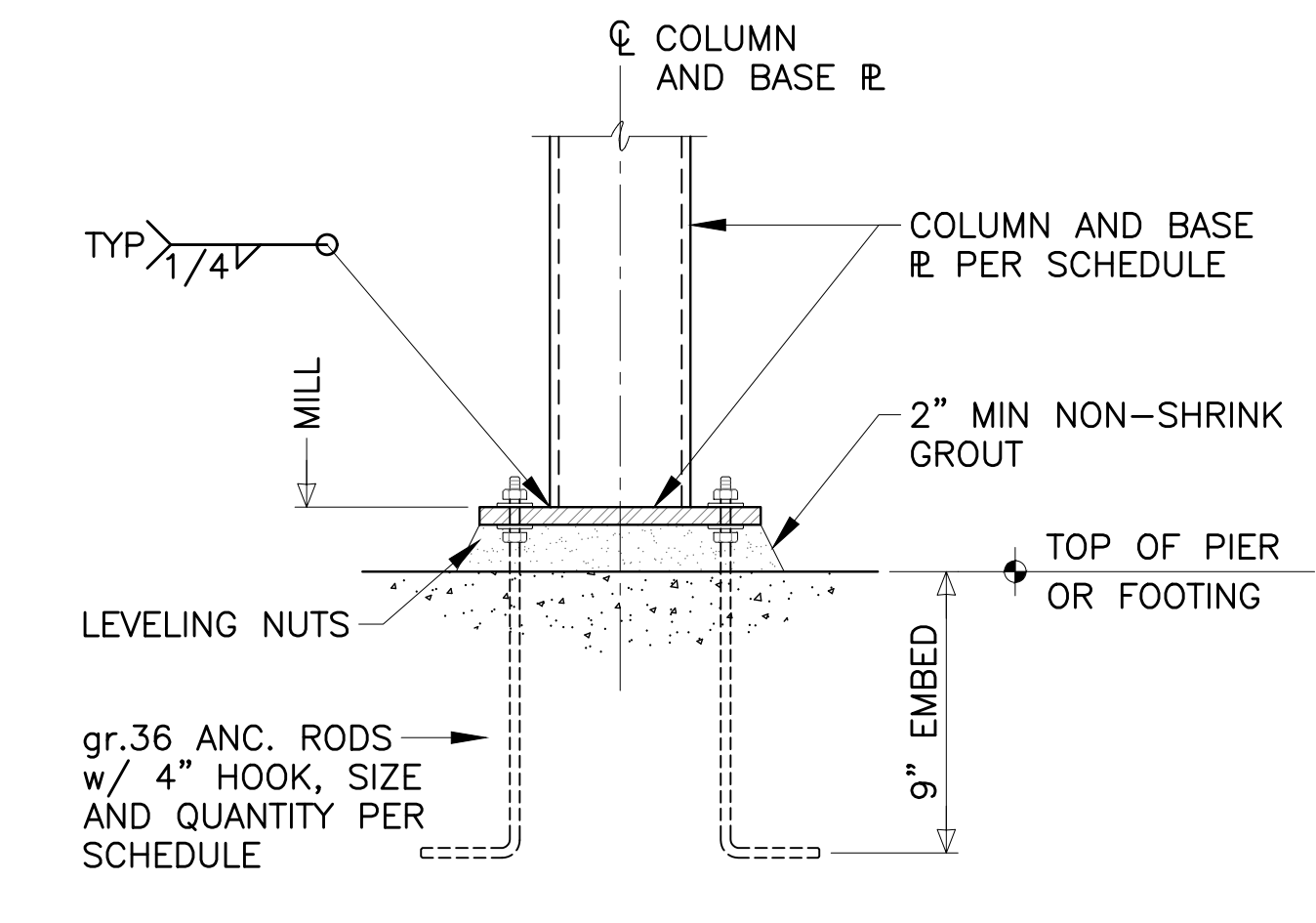
8 COLUMN WEB and BEAM WEB



10 BEAM BEARING PERPENDICULAR TO CONC WALL



9 BEAM OVER COLUMN AND BEAM SPLICE CONN. DETAIL



8 COLUMN BASE DETAIL

D-BEAM DEPTH	L- ANGLE LENGTH (in)	(2)L4x3.5 THICKNESS (in)	WELD SIZE (in)	N- 3/4" DIA. BOLTS IN ONE ROW	MIN. BEAM WEB THK-NESS (in)	ALLOWABLE REACTION WITH COPE (KIPS)	ALLOWABLE REACTION w/o COPE (KIPS)
W8	5 1/2	1/4	3/16	2	3/16	10	25
W10	5 1/2	1/4	3/16	2	3/16	15	30
W12	5 1/2	1/4	3/16	2	3/16	25	30
W14	8 1/2	1/4	3/16	3	1/4	50	55
W16, W18	8 1/2	1/4	3/16	3	1/4	60	60
W16-W24	11 1/2	1/4	3/16	4	1/4	75	75
W18-W30	14 1/2	1/4	3/16	5	3/8	100	100
W21-W40	17 1/2	1/4	3/16	6	3/8	125	125
W24-W44	20 1/2	5/16	1/4	7	3/8	145	145
W30-W44	23 1/2	5/16	1/4	8	1/2	165	165
W33-W44	26 1/2	5/16	1/4	9	1/2	185	185
W36-W44	29 1/2	5/16	1/4	10	5/8	205	205

7 SIMPLE 'TYPE 2' BEAM-to-COLUMN AND BEAM-to-BEAM CONNECTIONS

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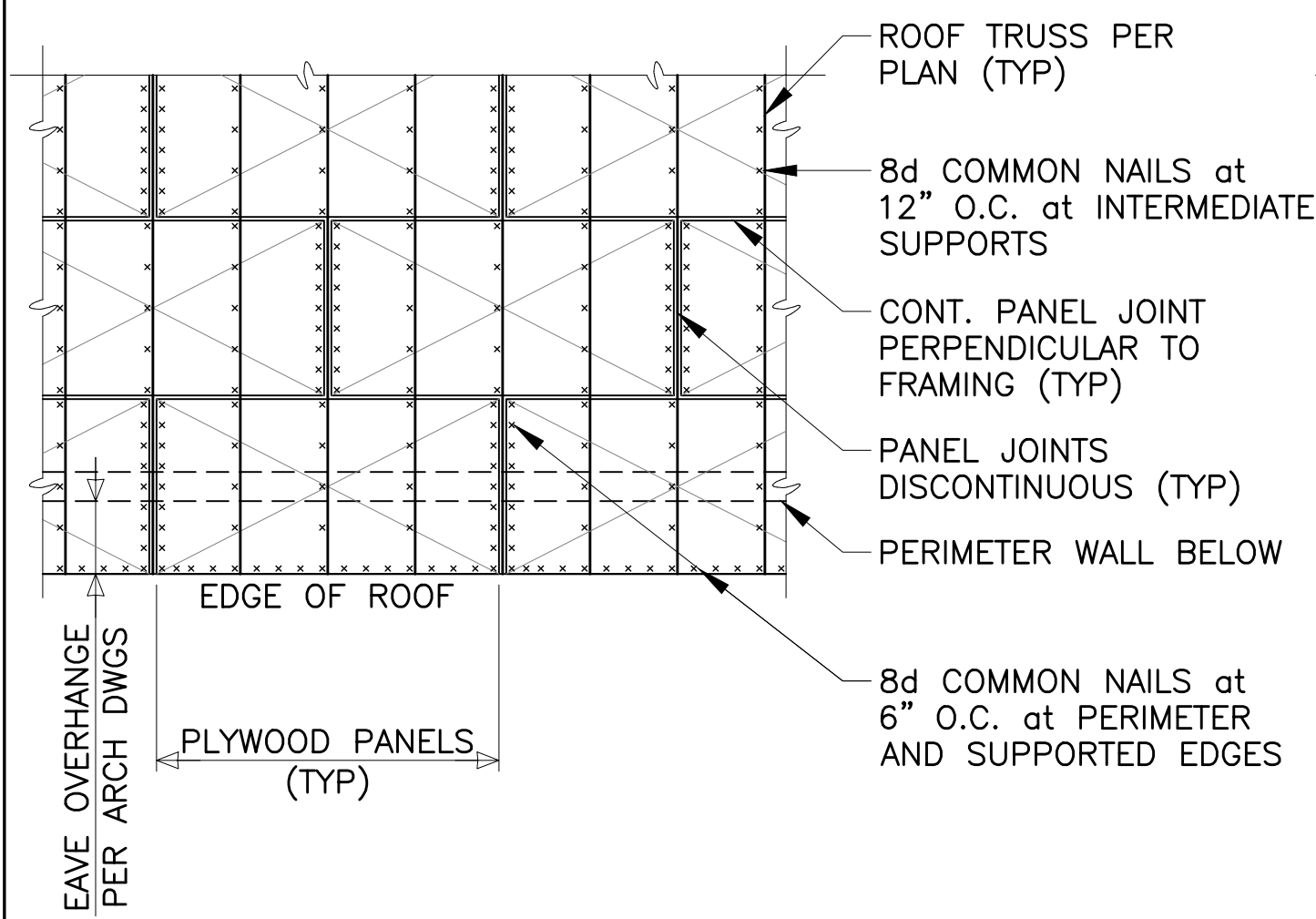
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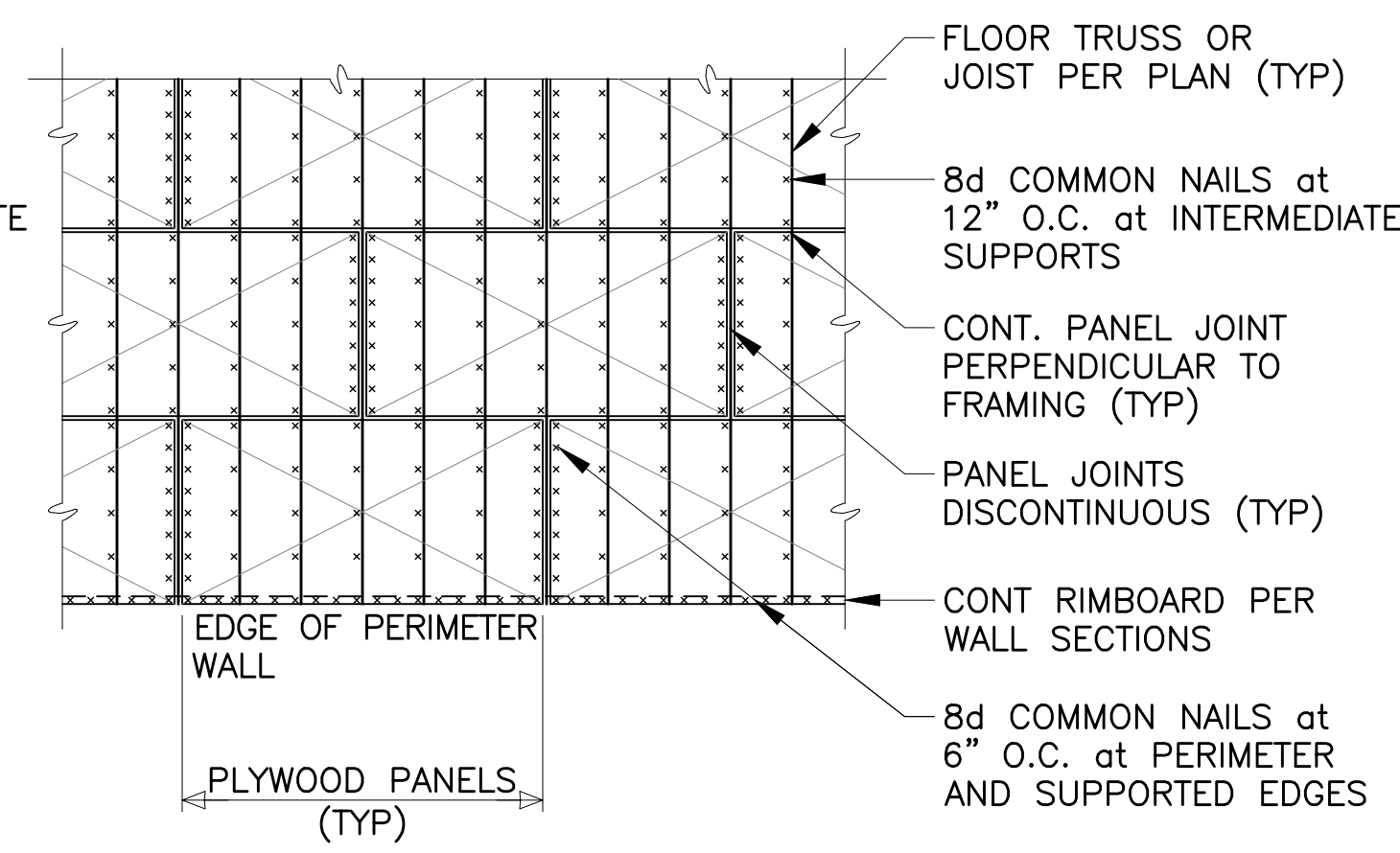
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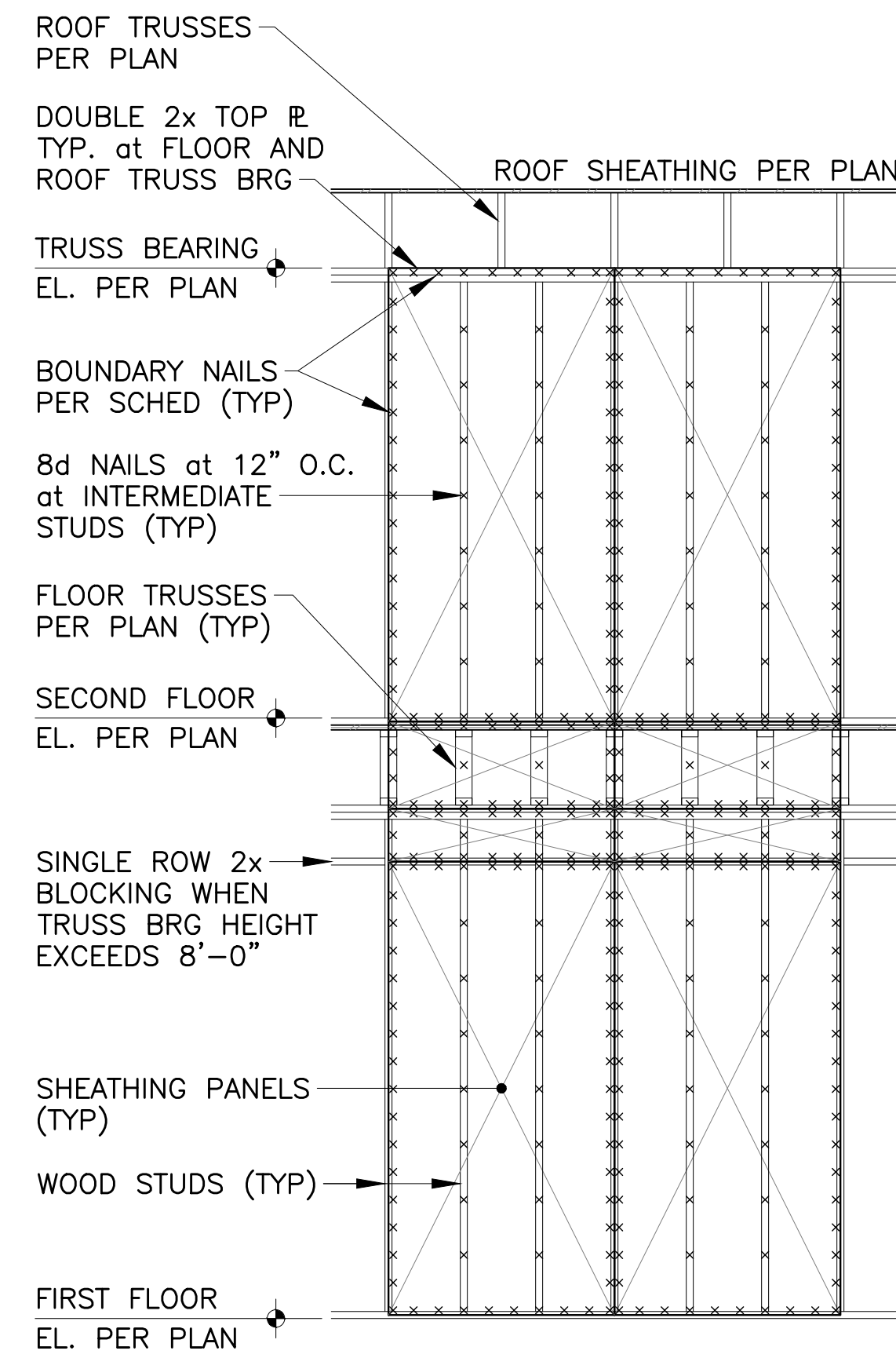
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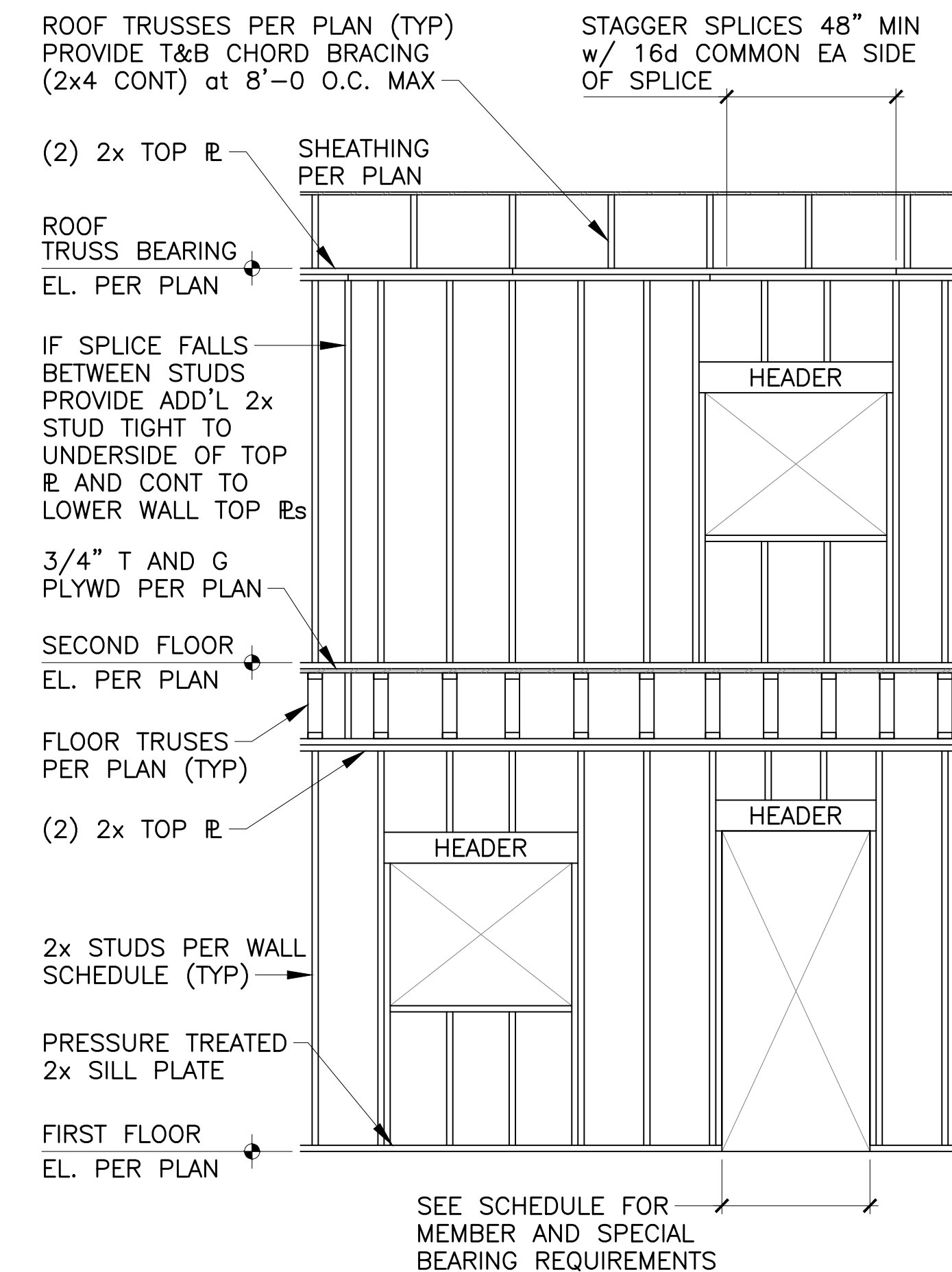
4 TYP. PLYWOOD NAILING at ROOF DIAPHRAGM



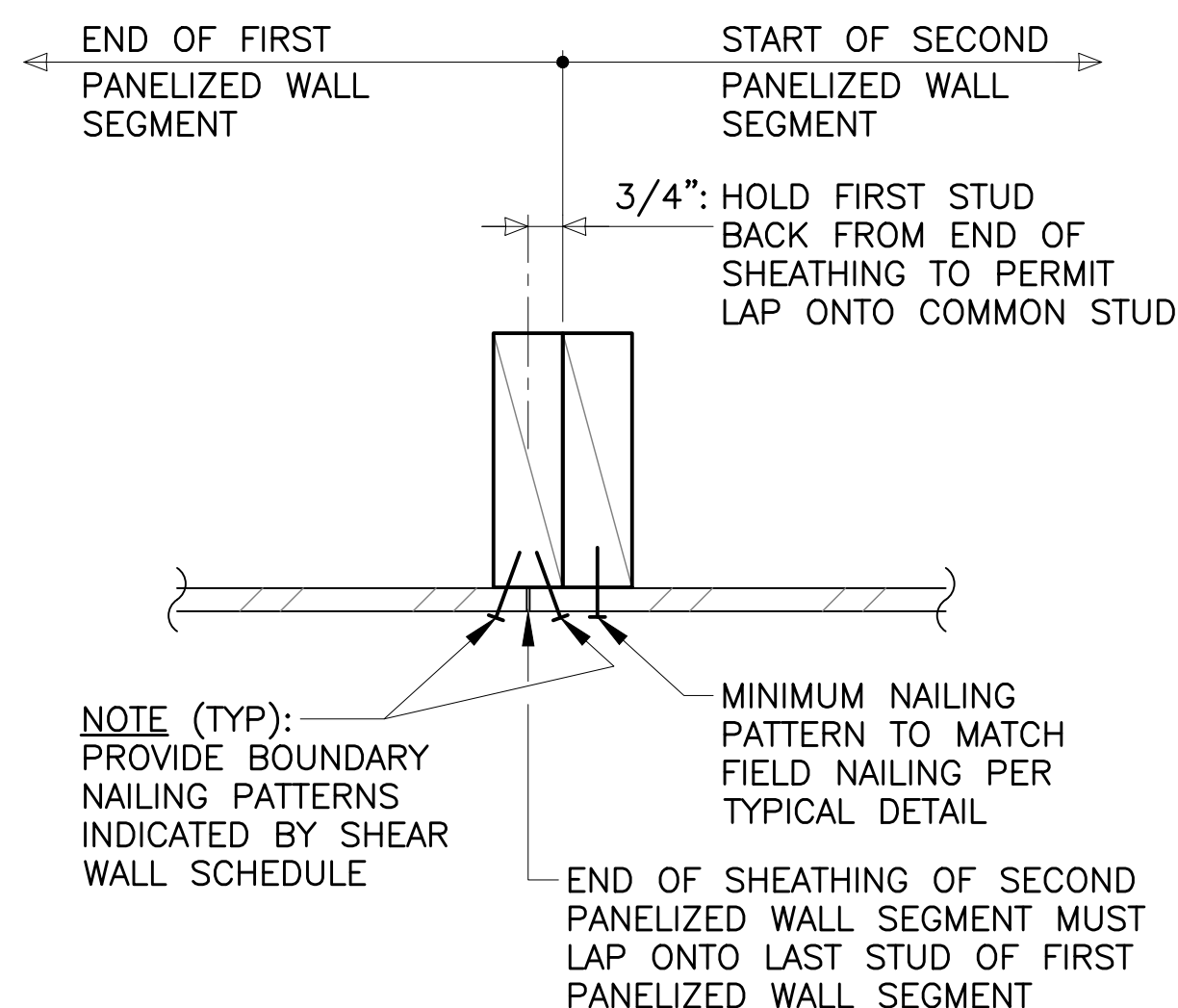
3 TYP. PLYWOOD NAILING at FLOOR DIAPHRAGM



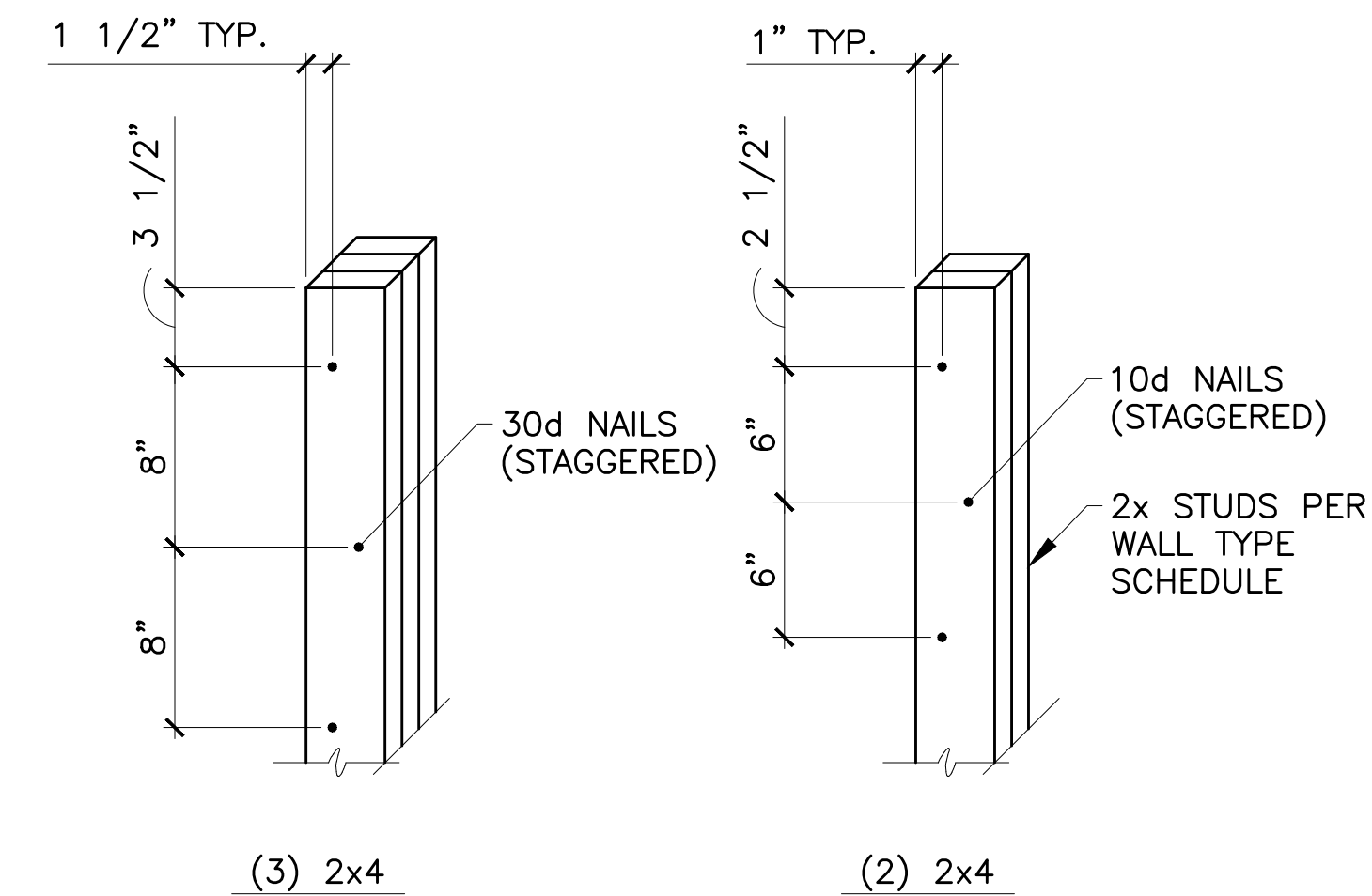
2 TYP. SHEATHING NAILING PATTERN at SHEAR WALLS



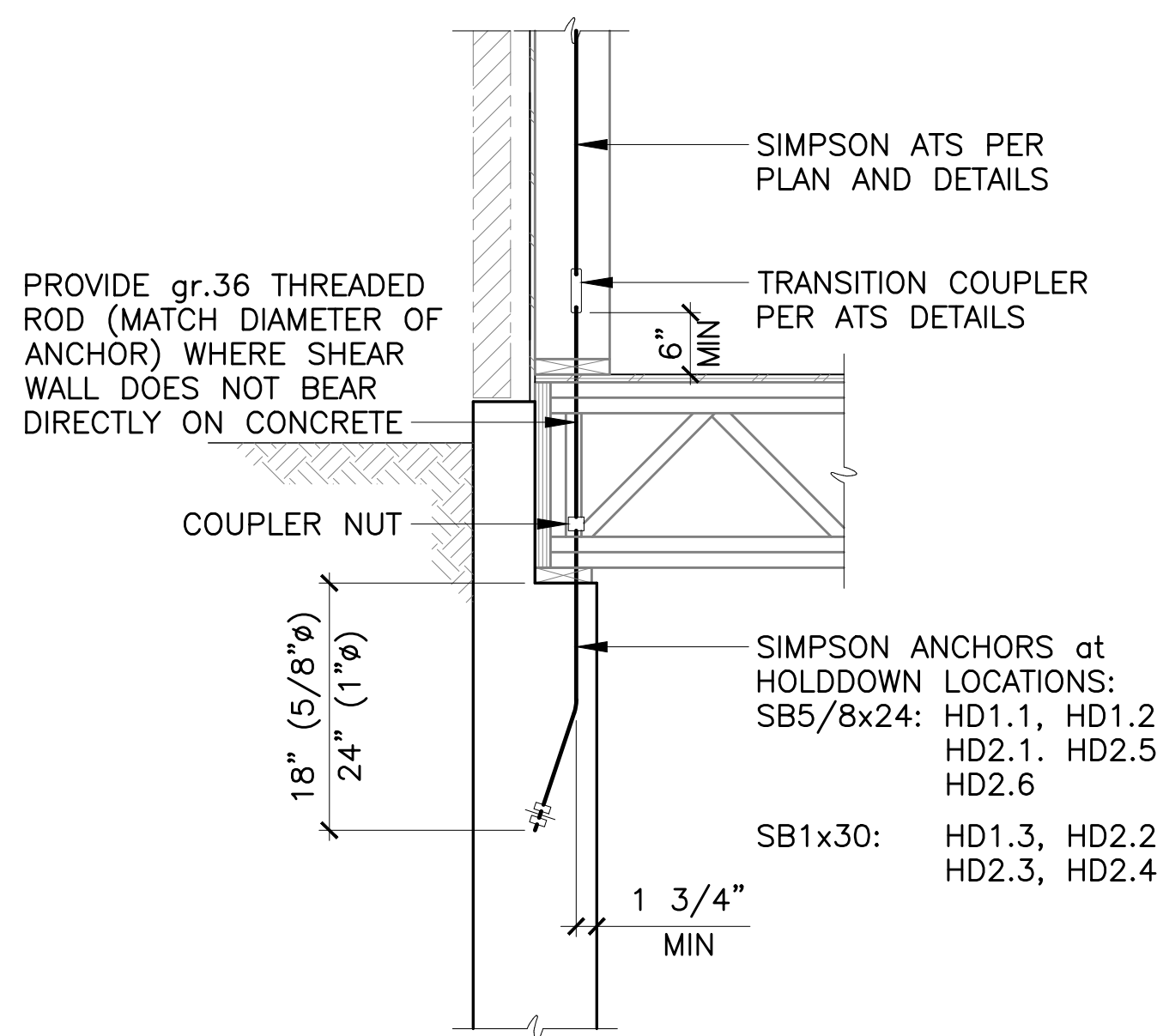
1 TYPICAL LOAD BEARING WALL



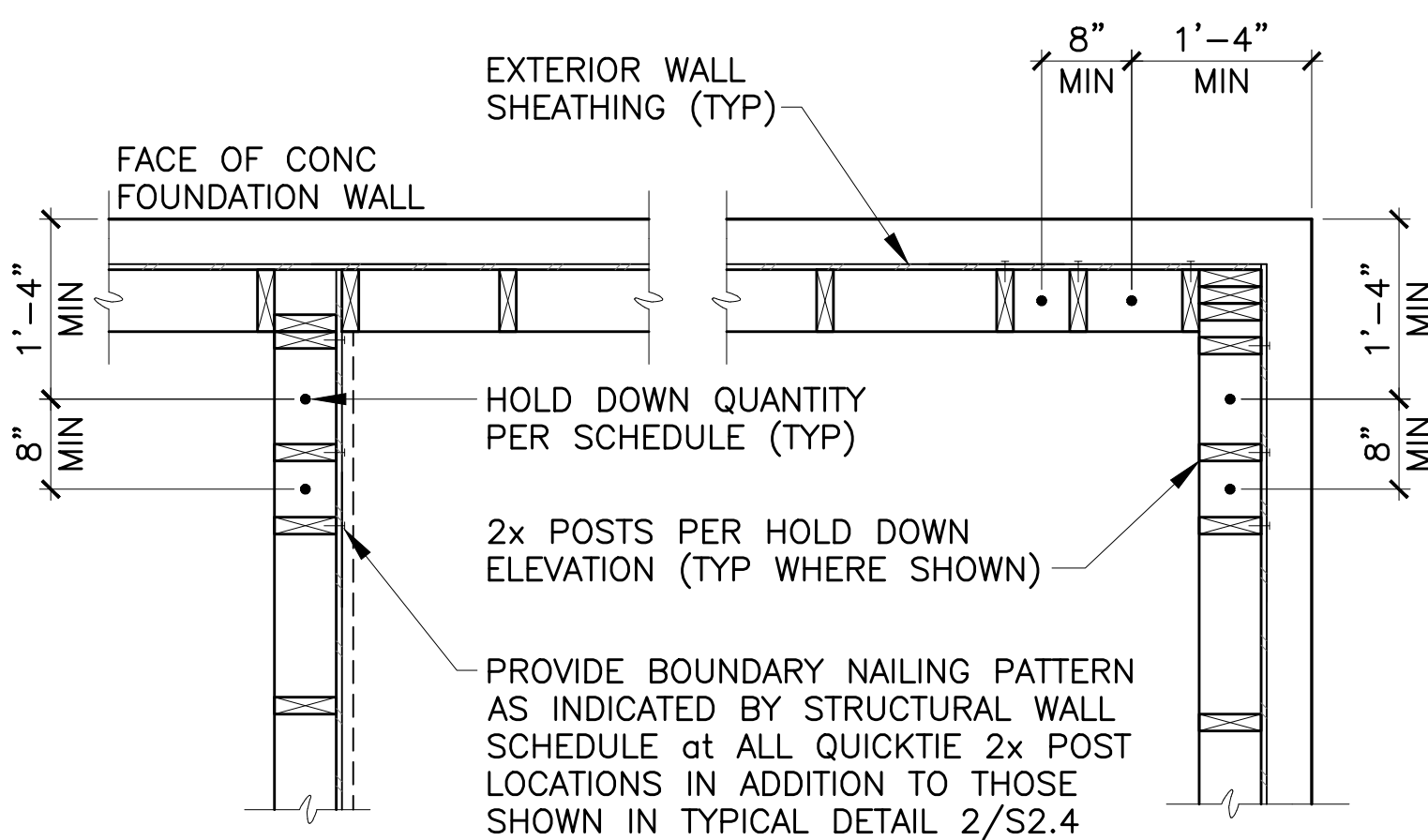
6 TYP. DETAIL FOR END LAPS OF PANELIZED SHEAR WALLS



5 TYP. BUILT-UP STUD DETAIL



8 HOLD DOWN BASE DETAIL



7 PLAN VIEW at HOLD DOWNS

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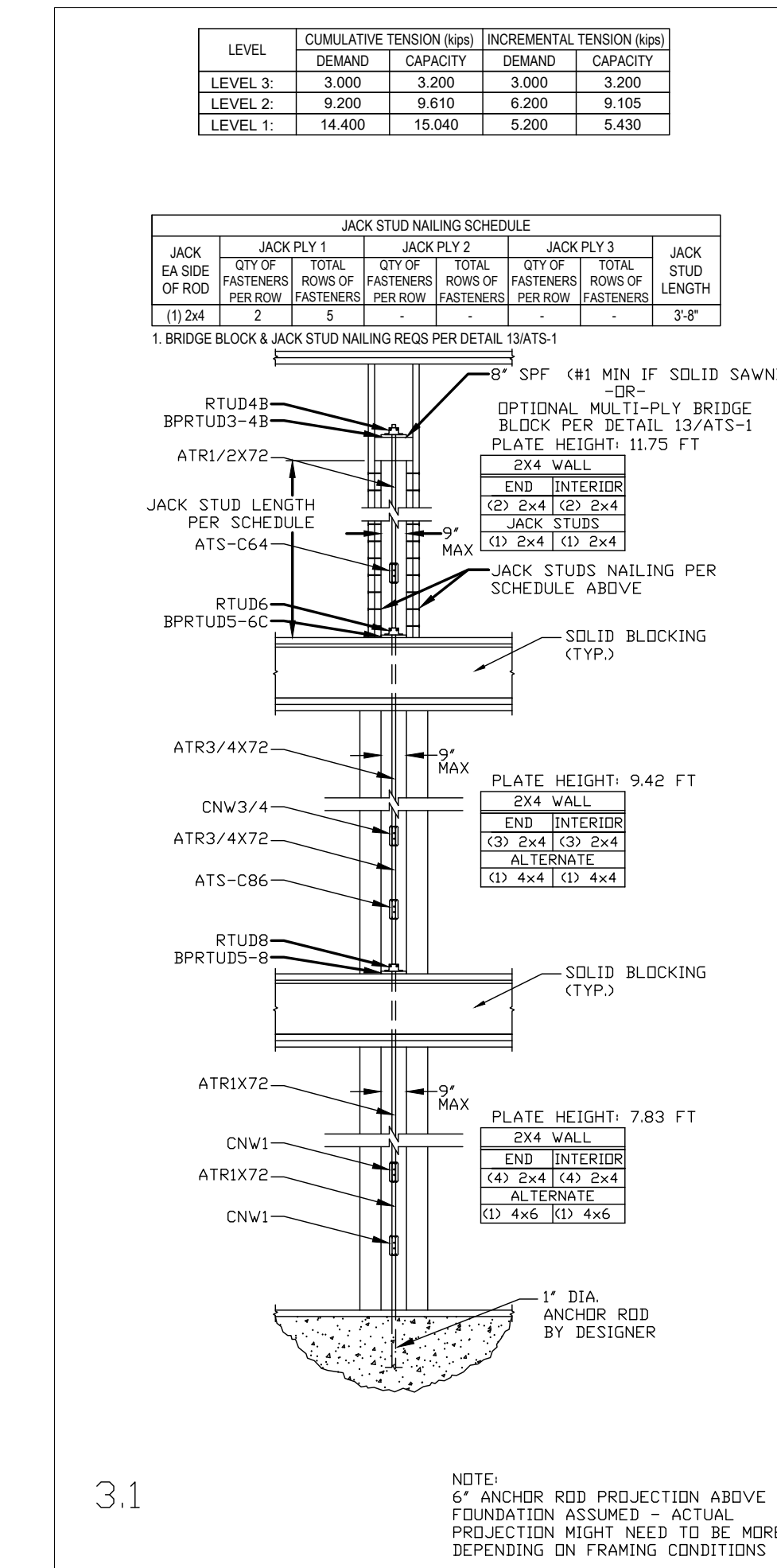
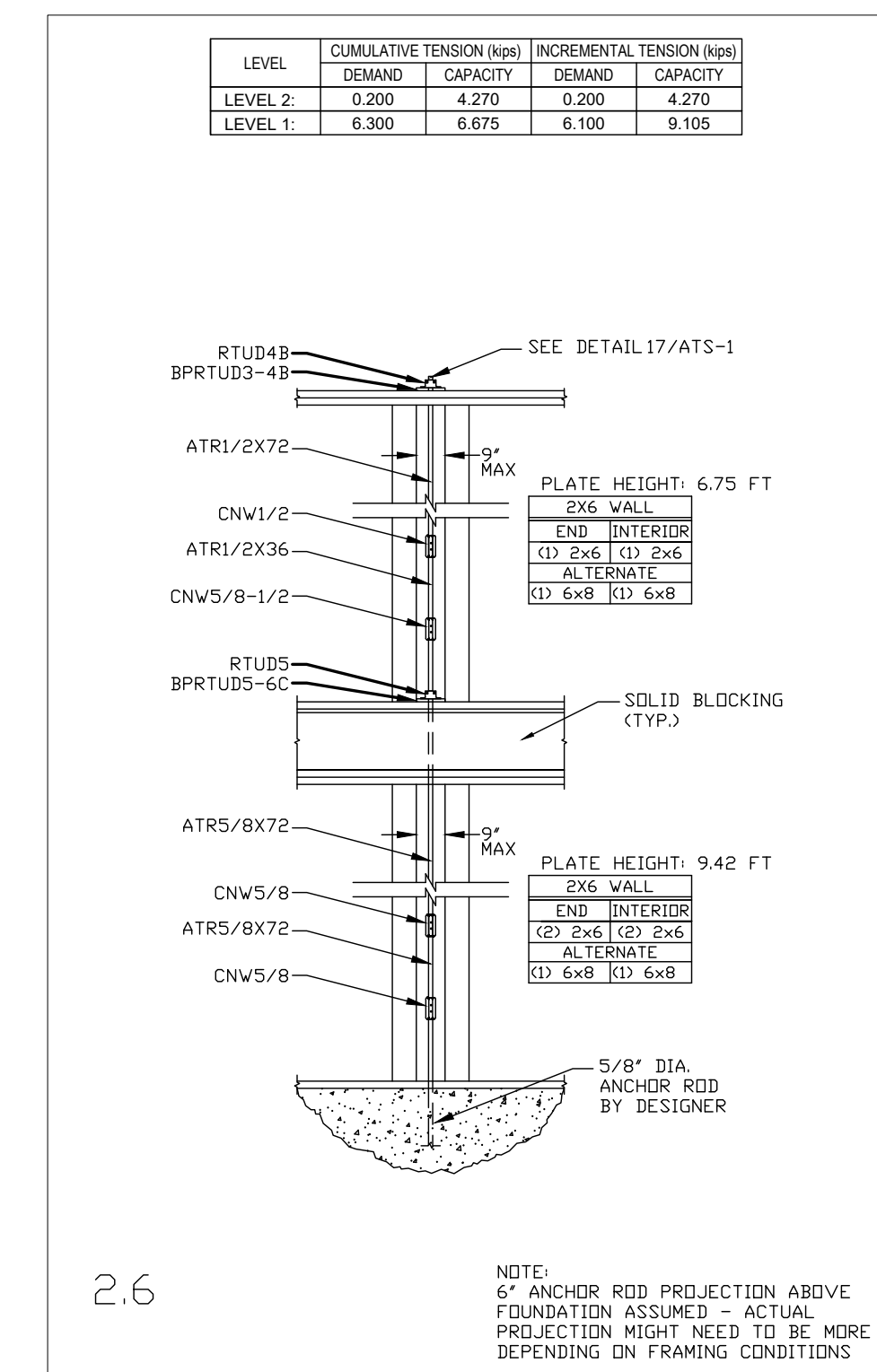
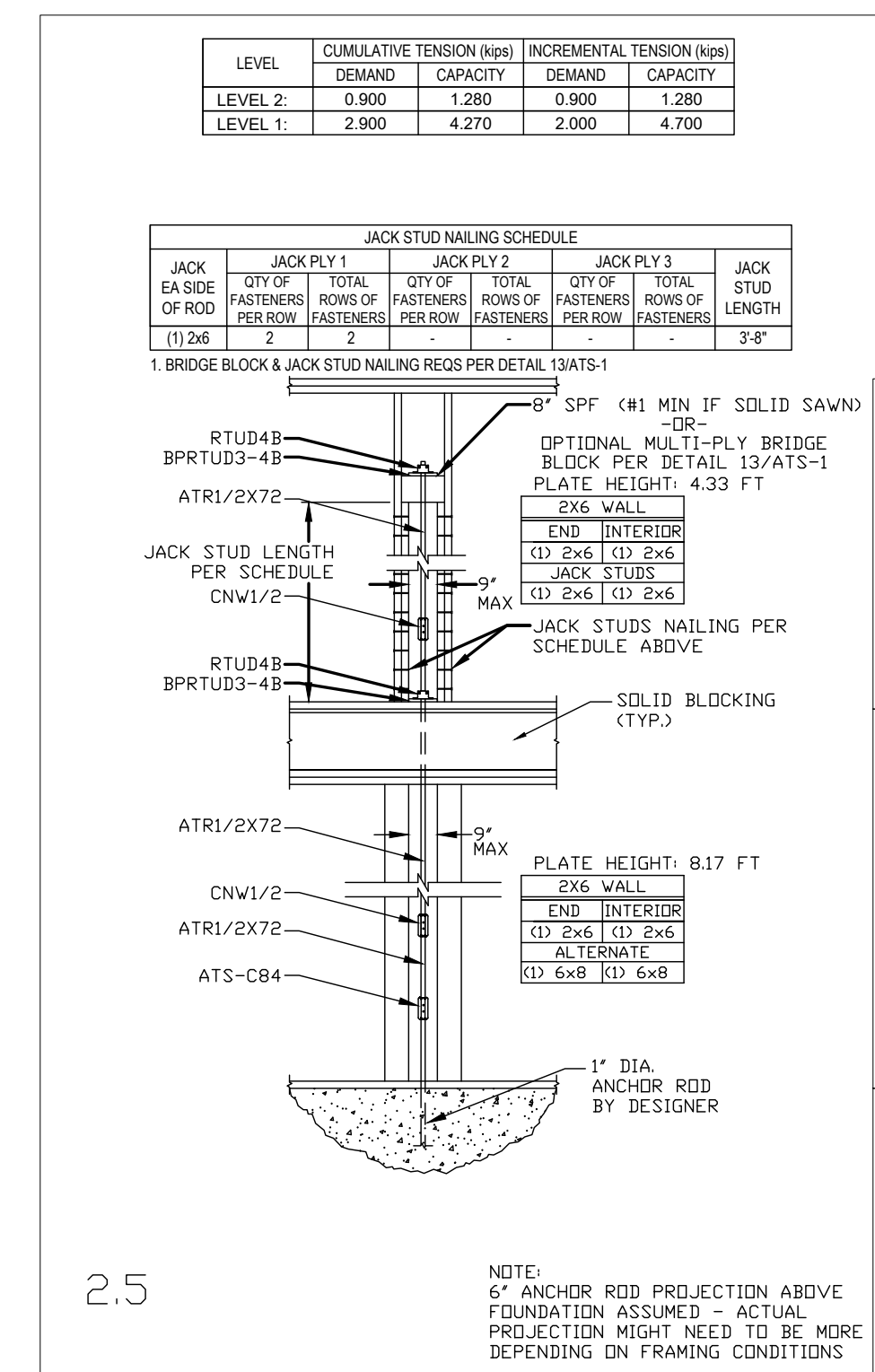
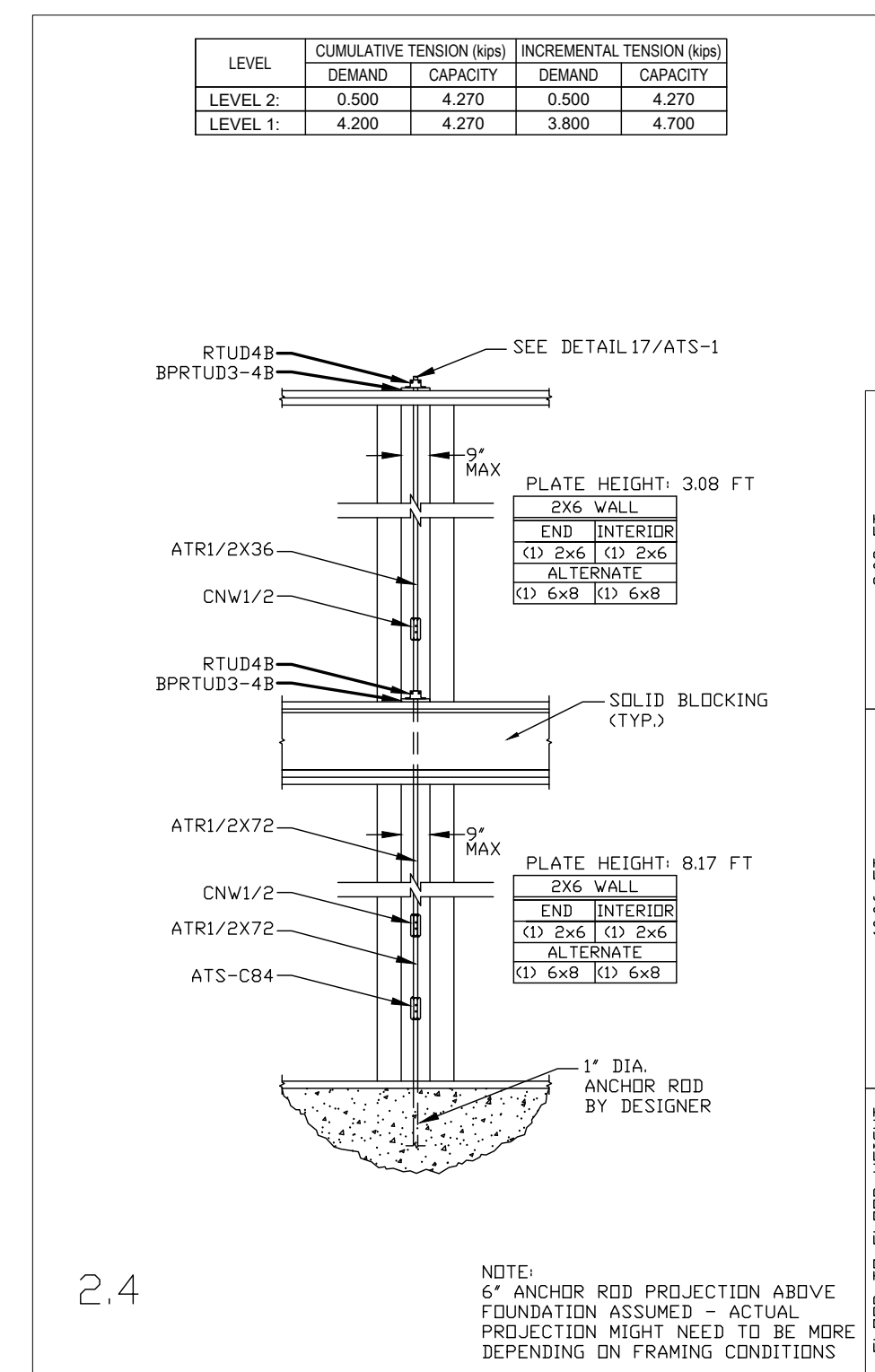
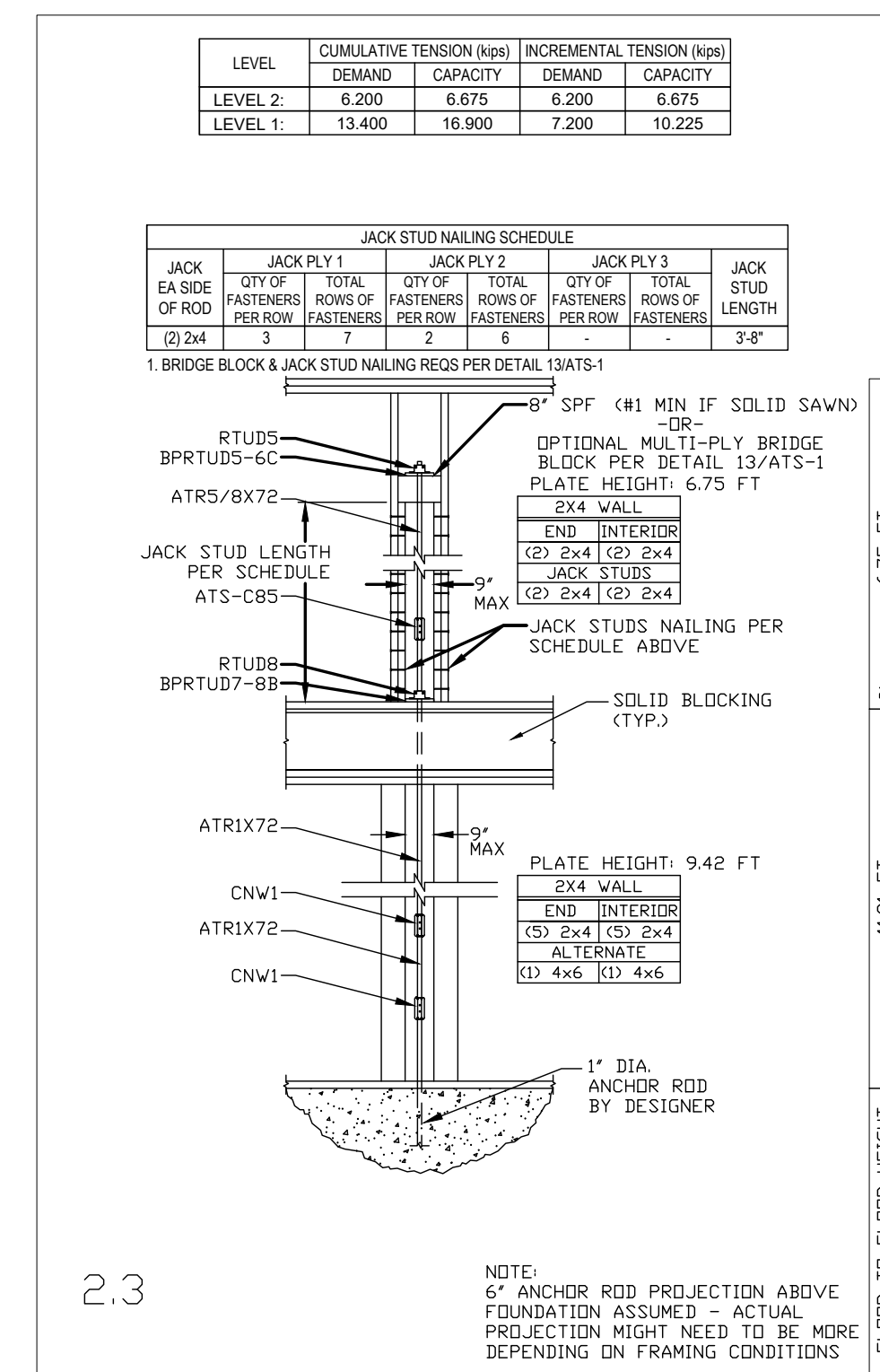
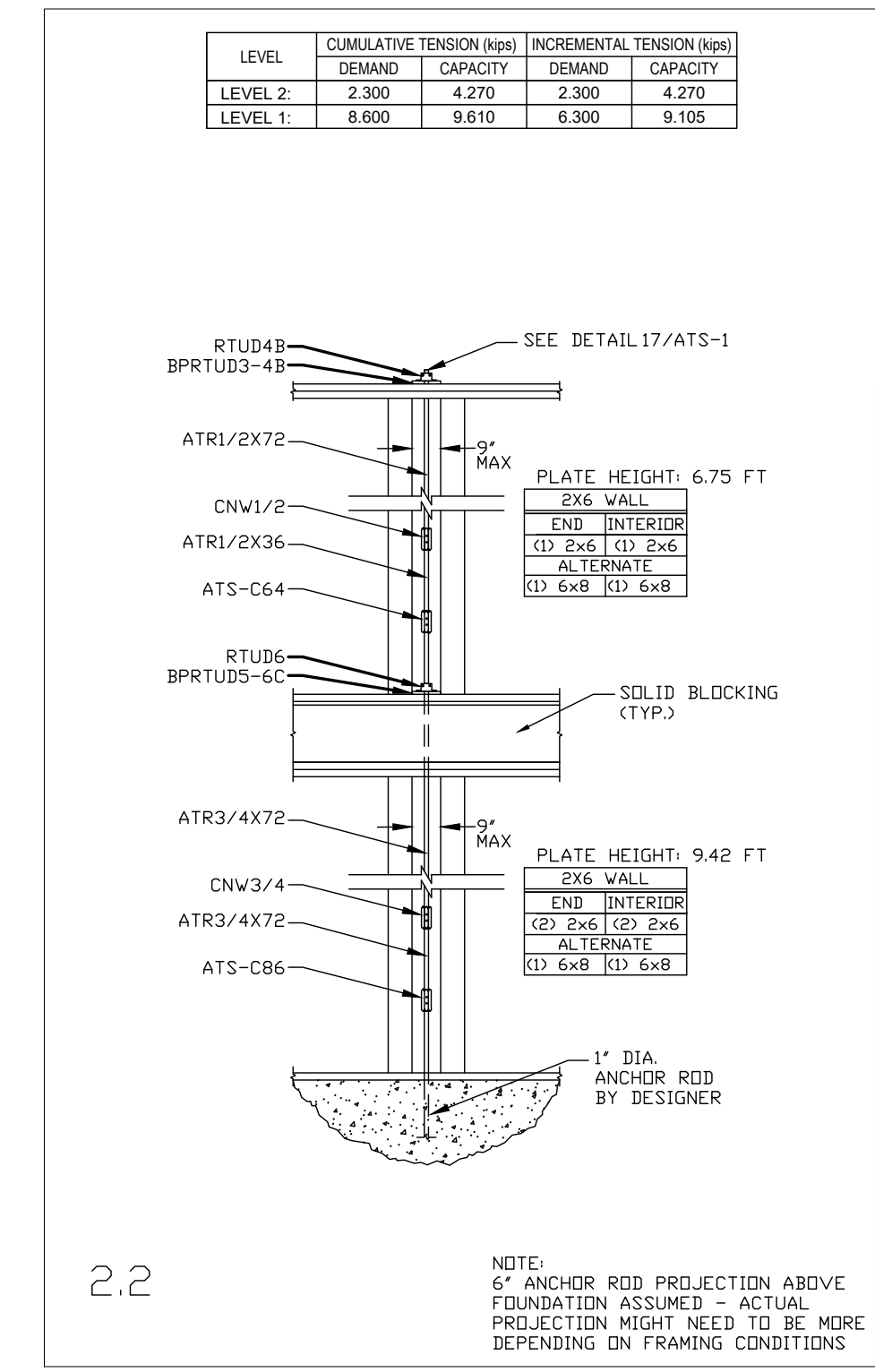
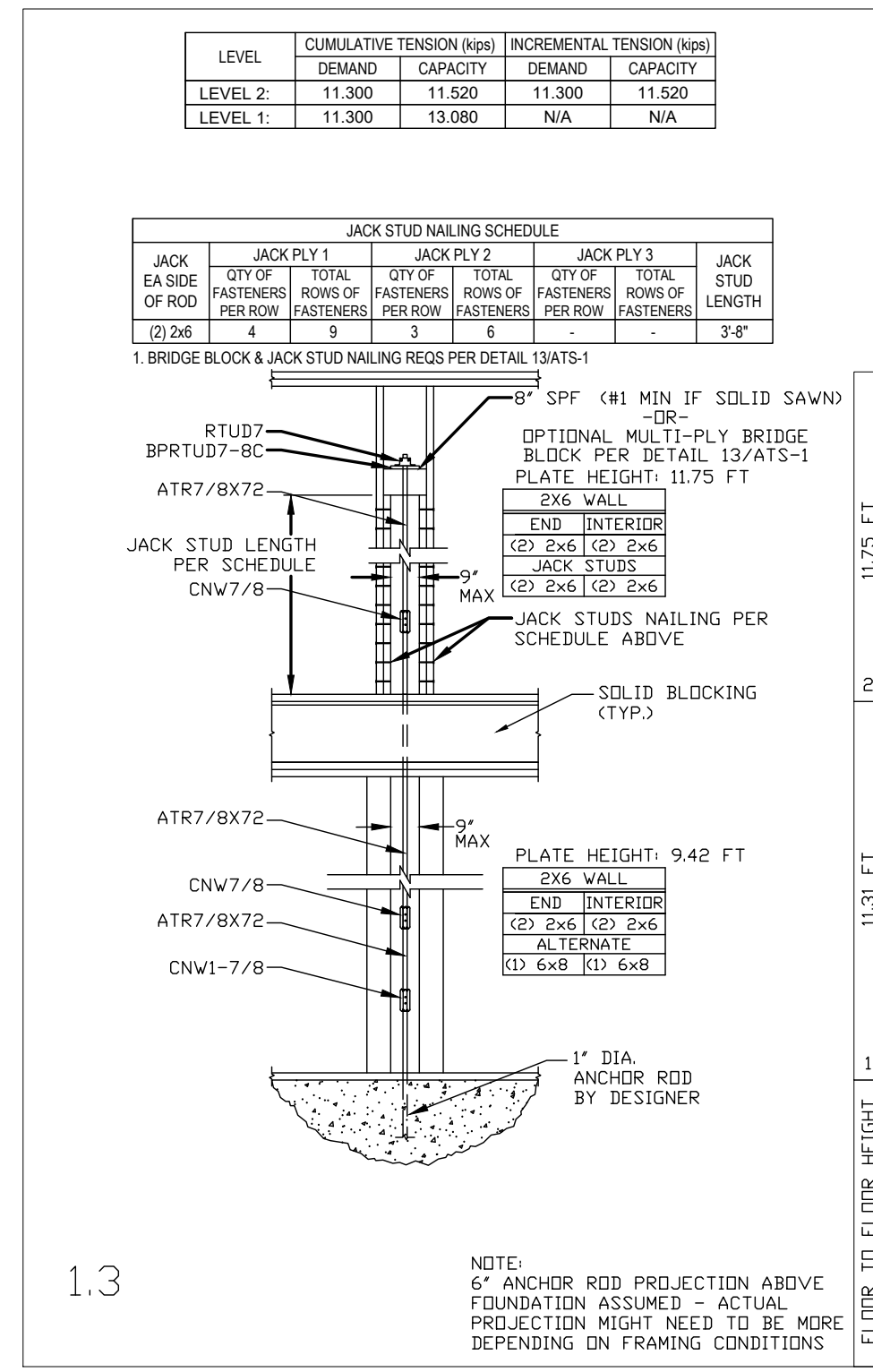
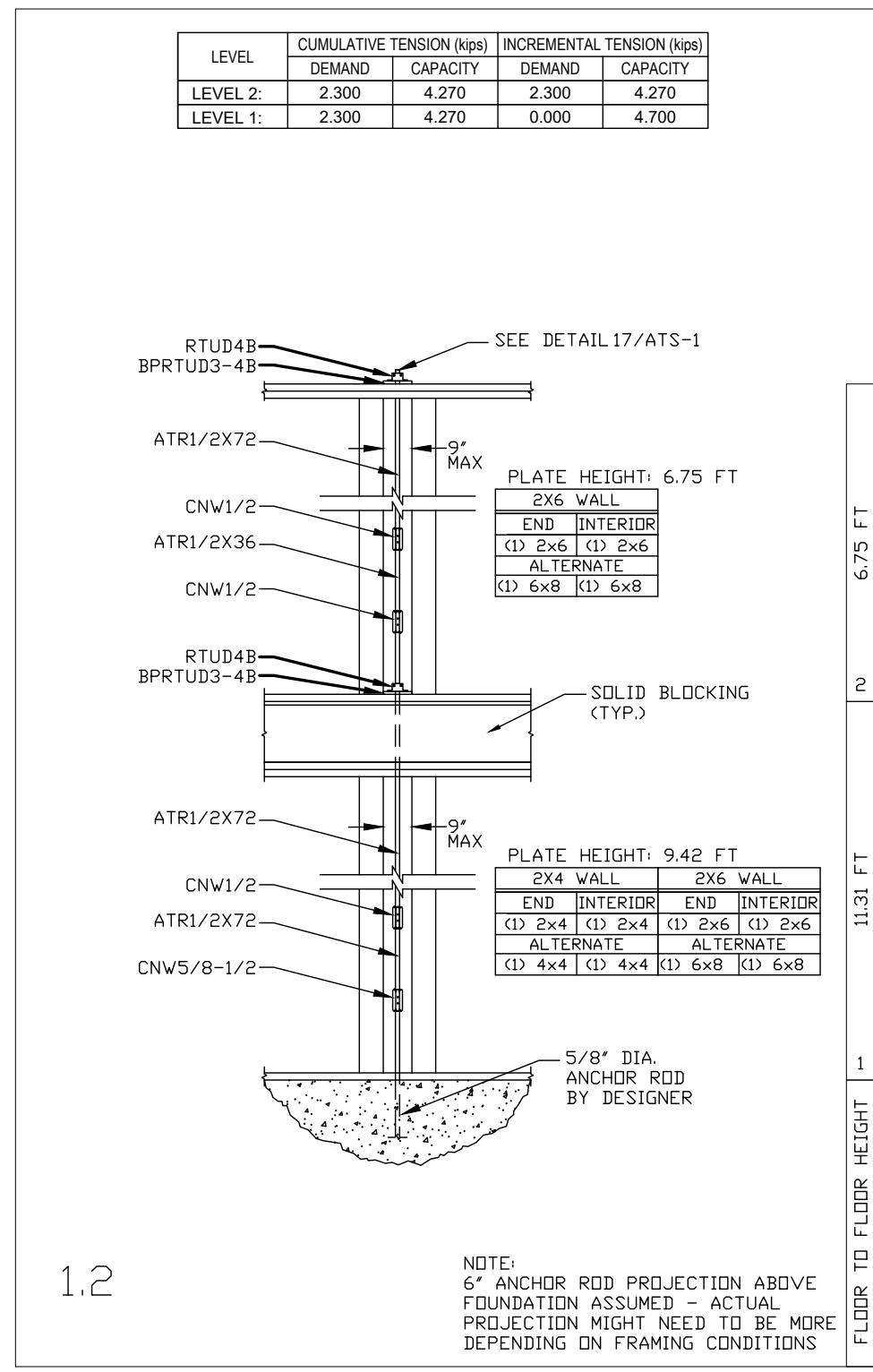
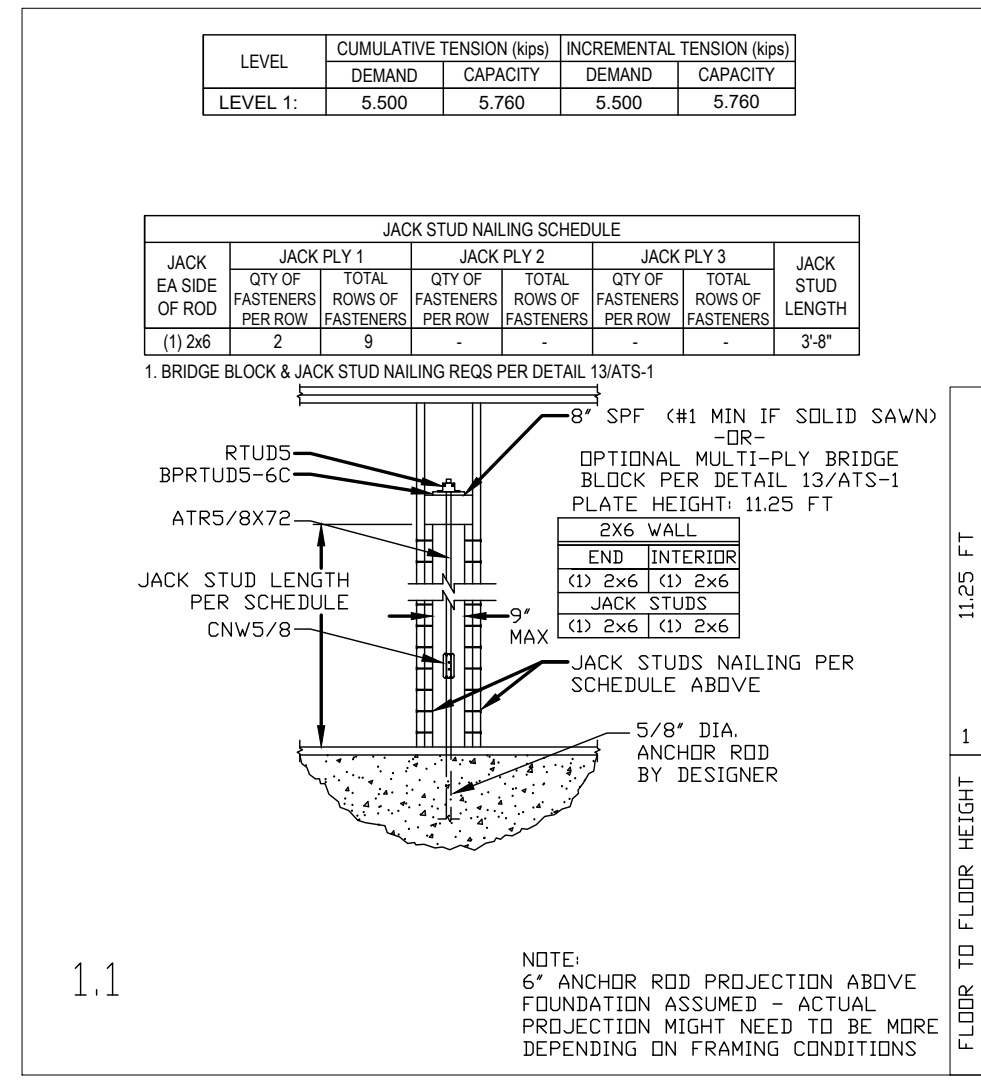
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Sheet Number

S2.4



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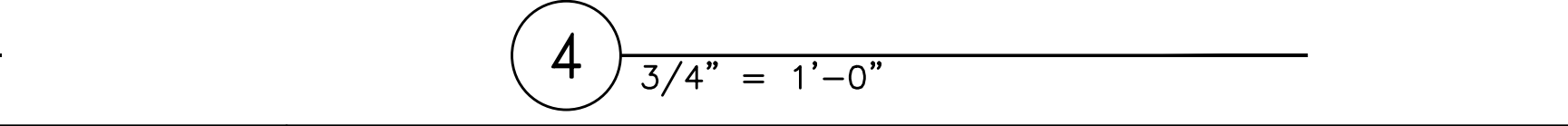
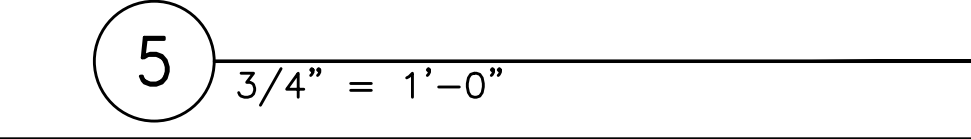
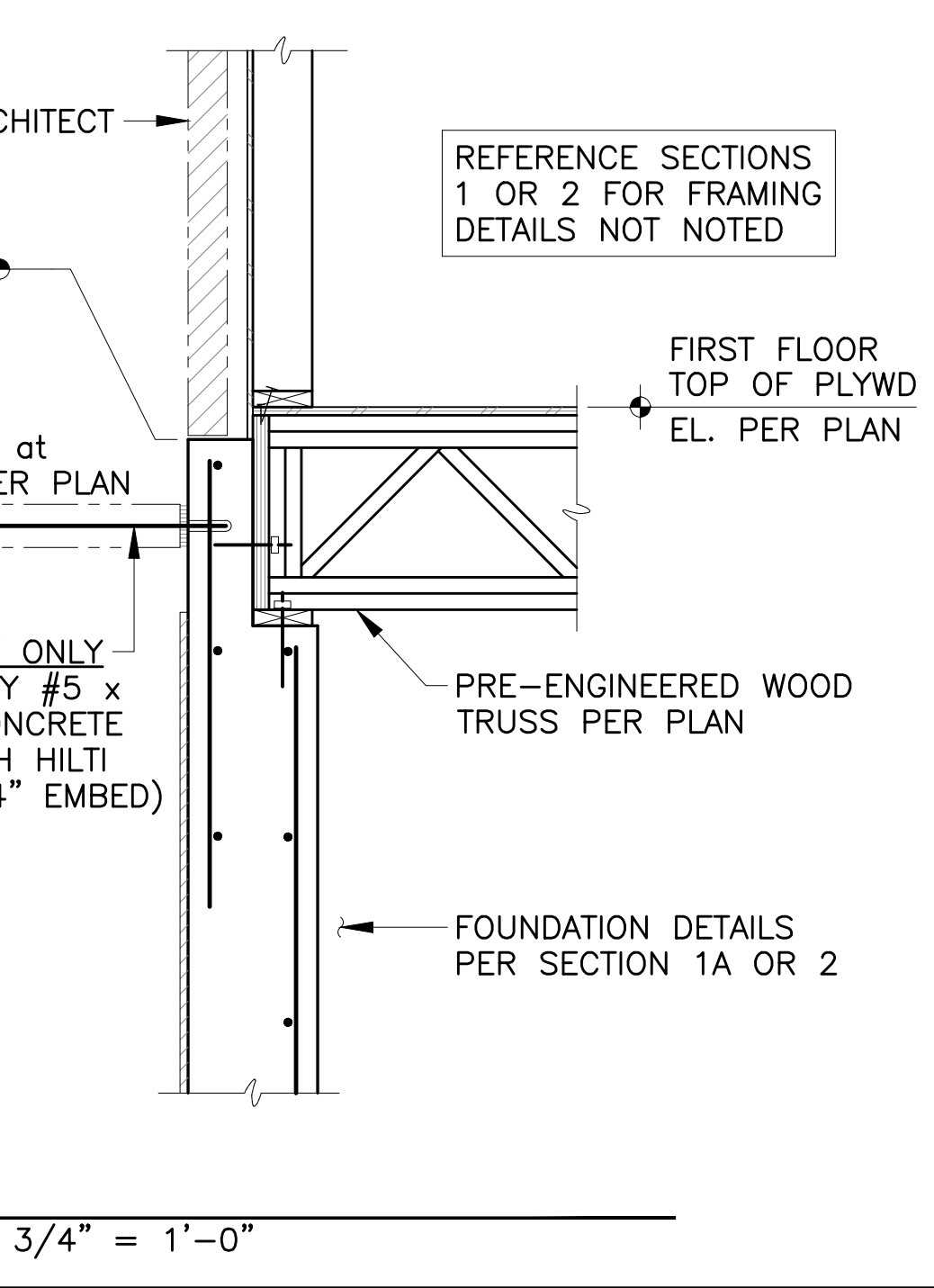
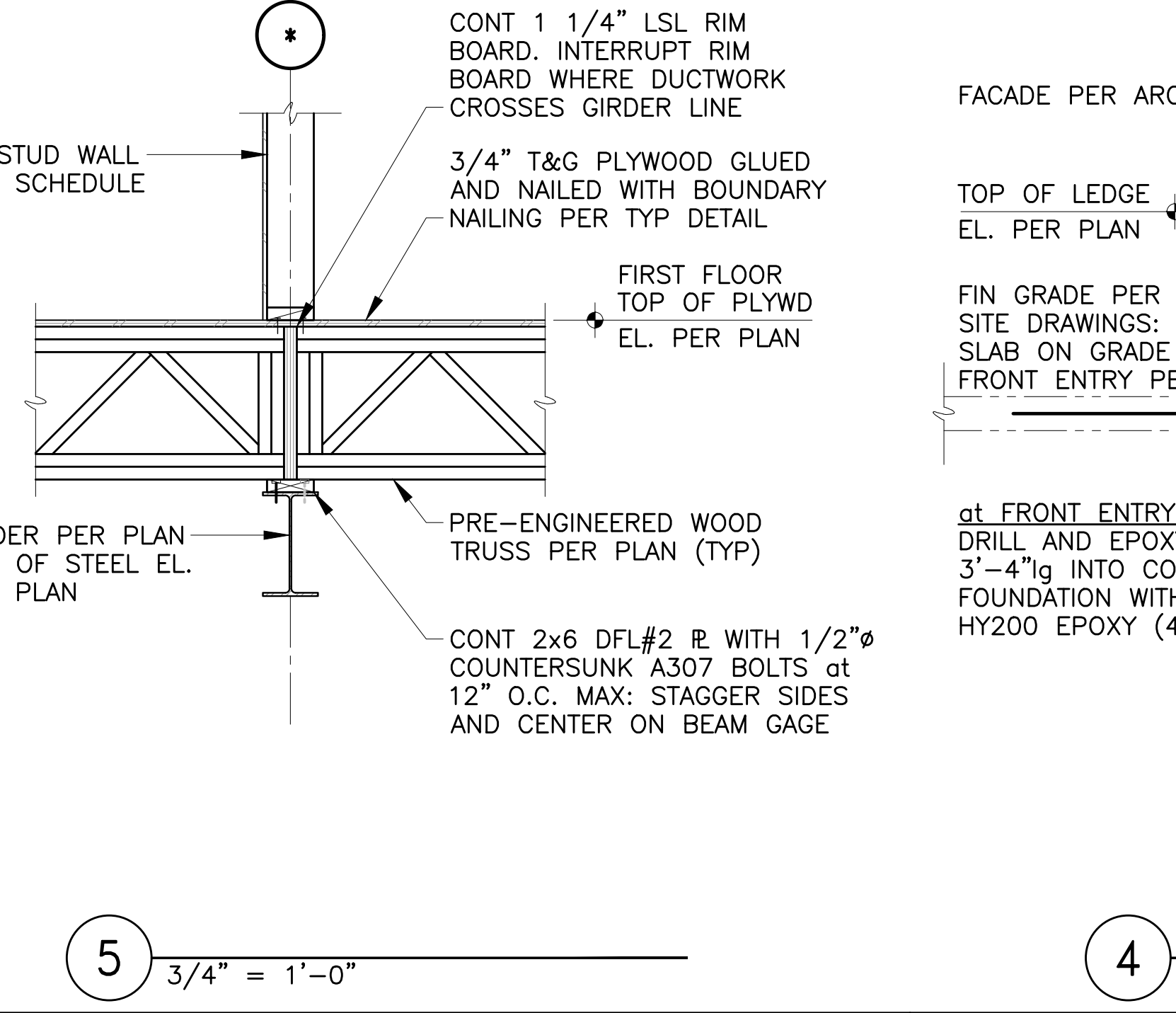
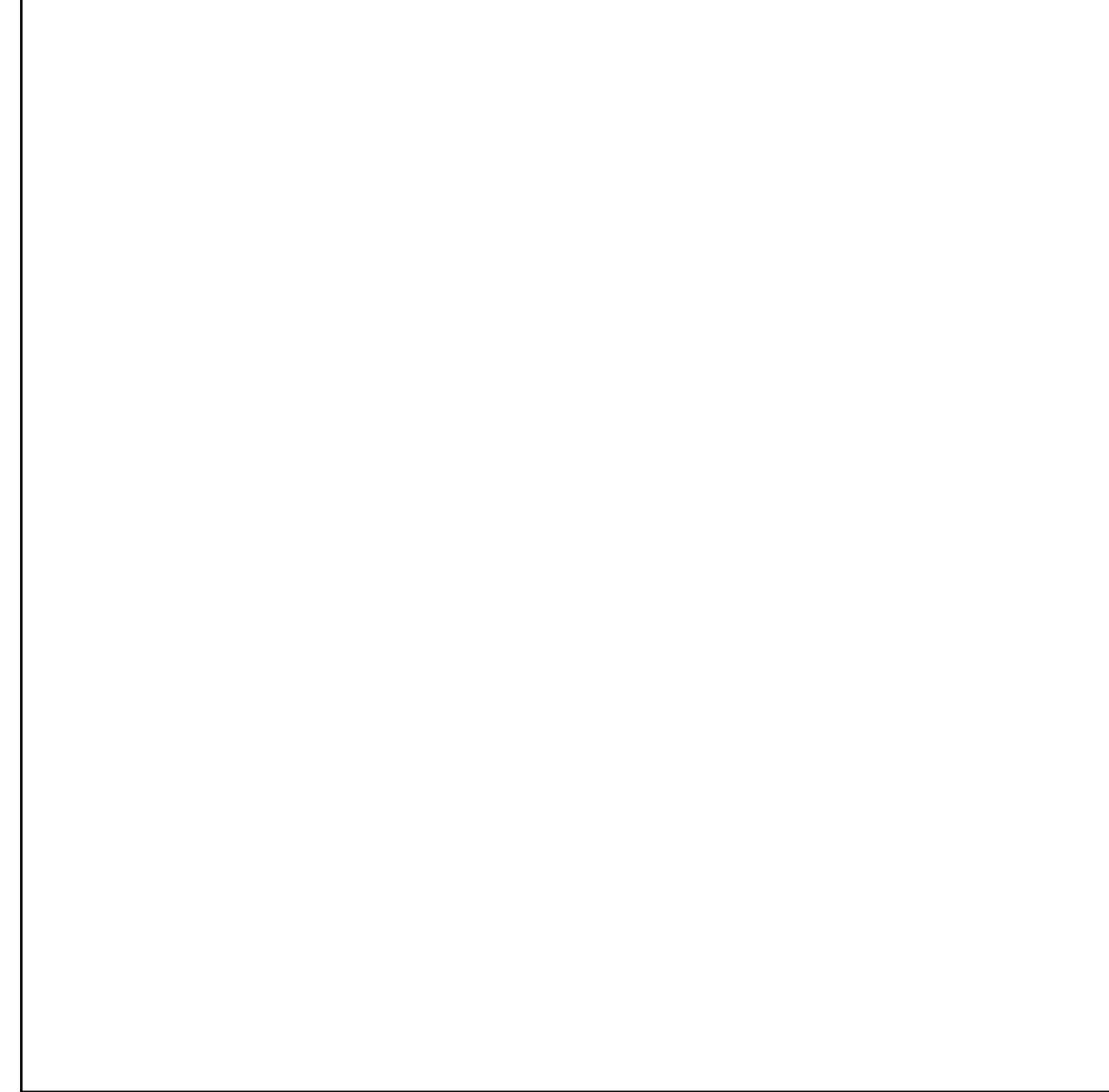
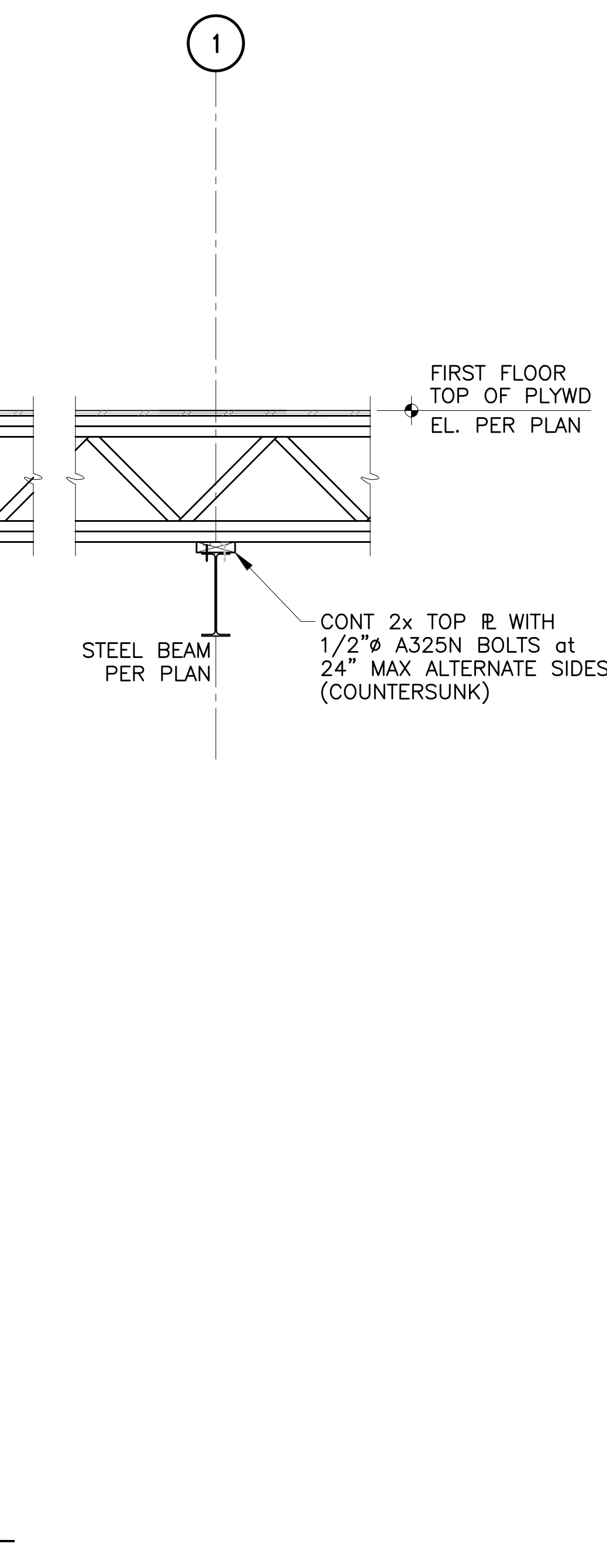
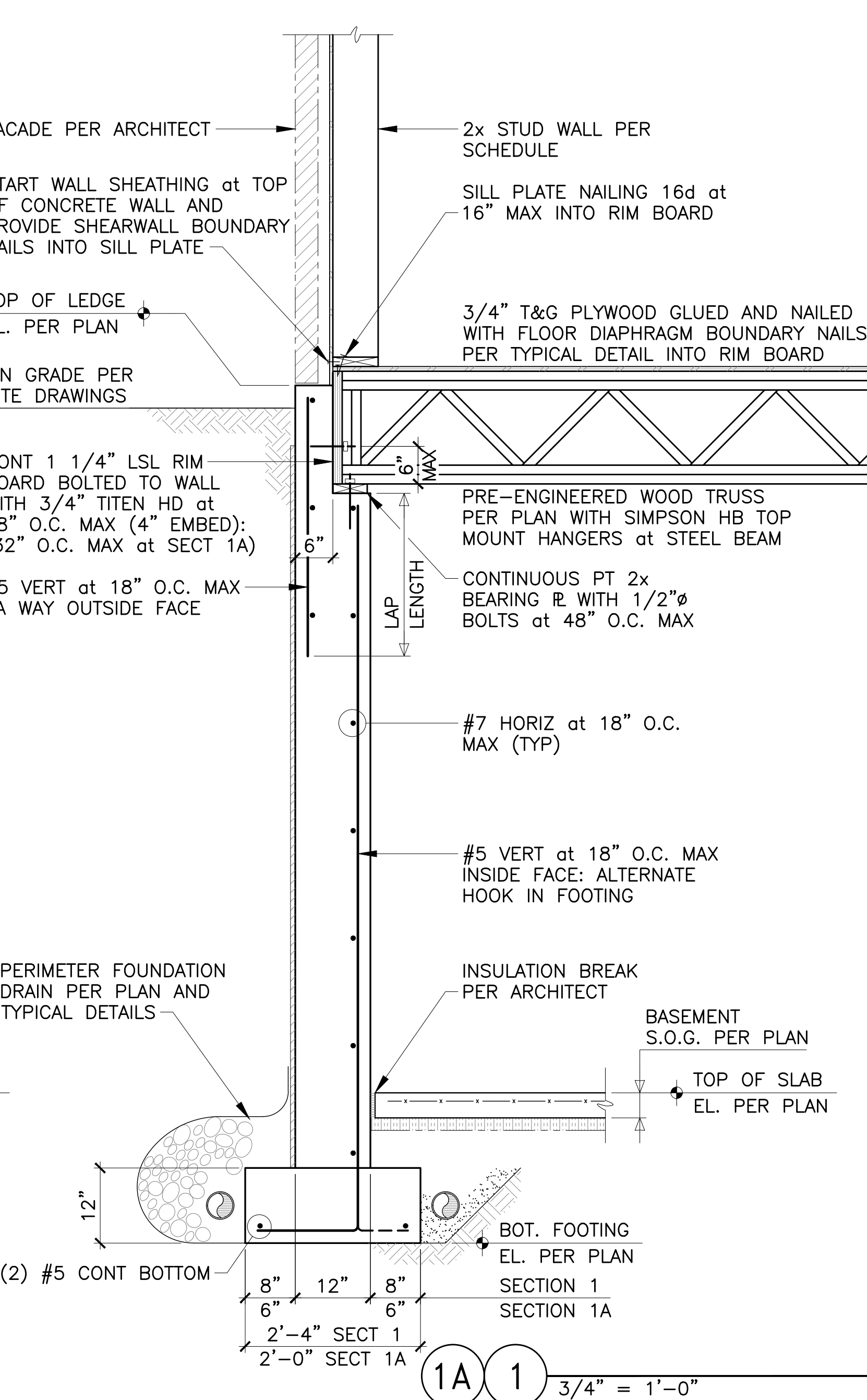
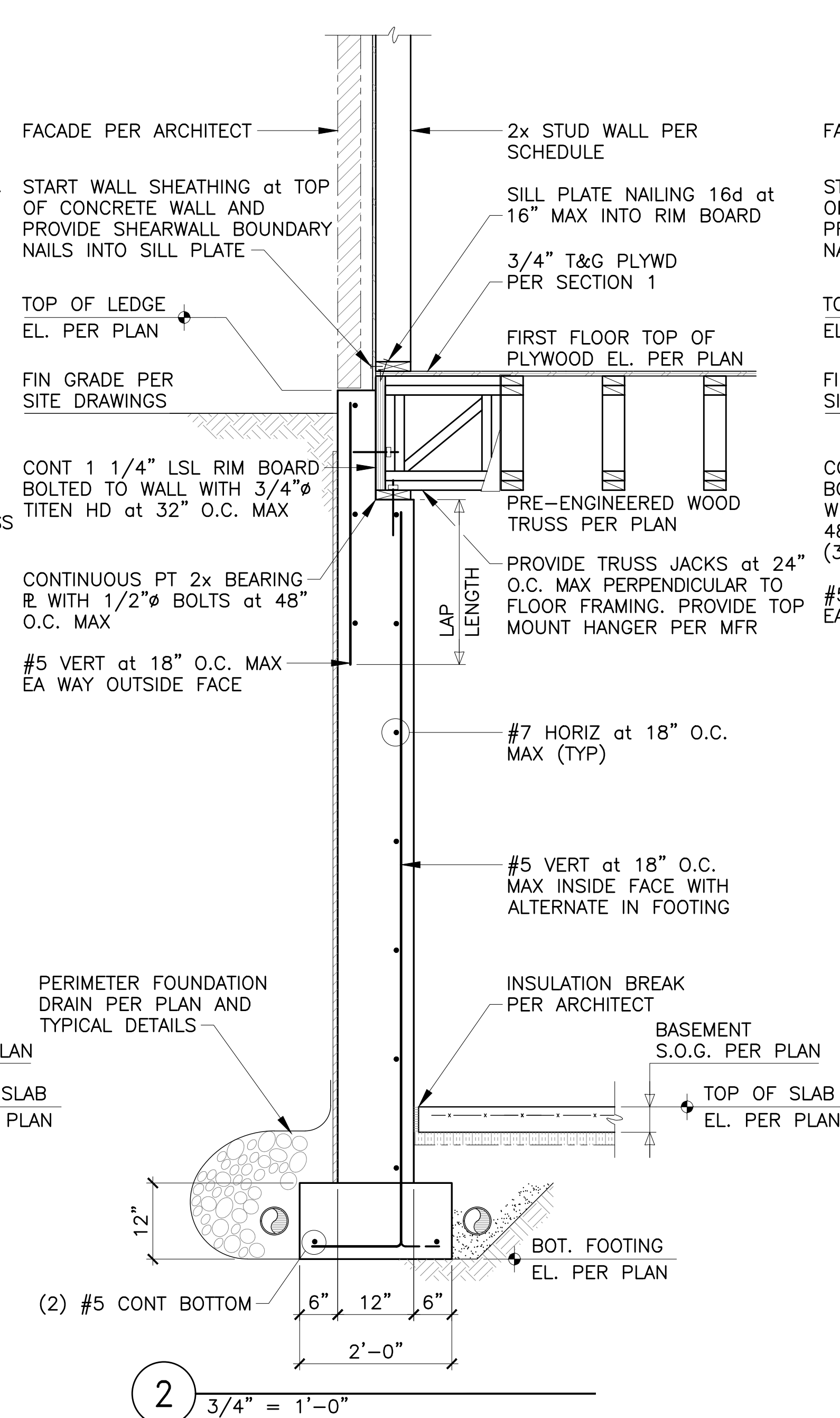
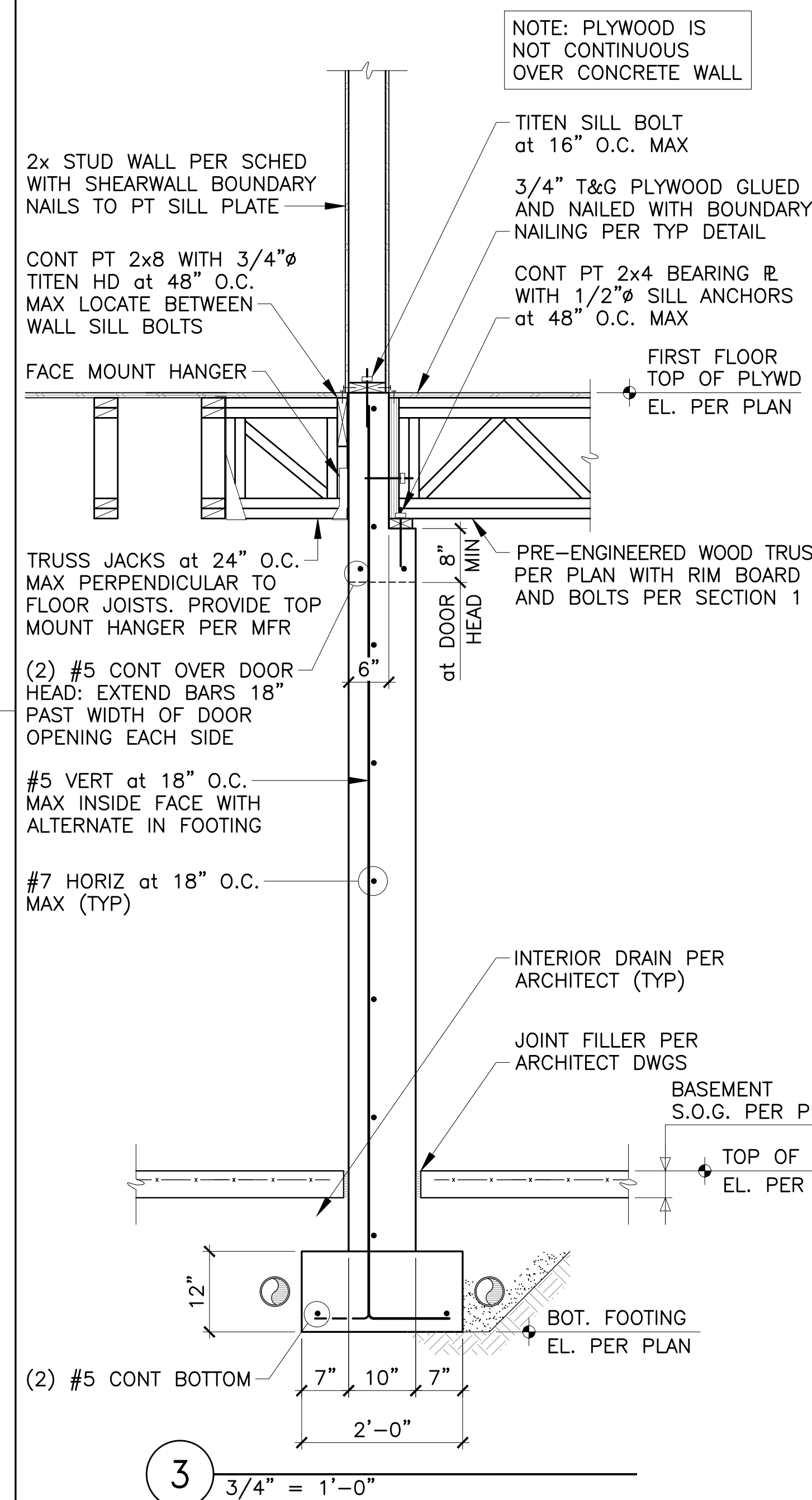
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Sheet Number

S2.6



Grand Island Residence
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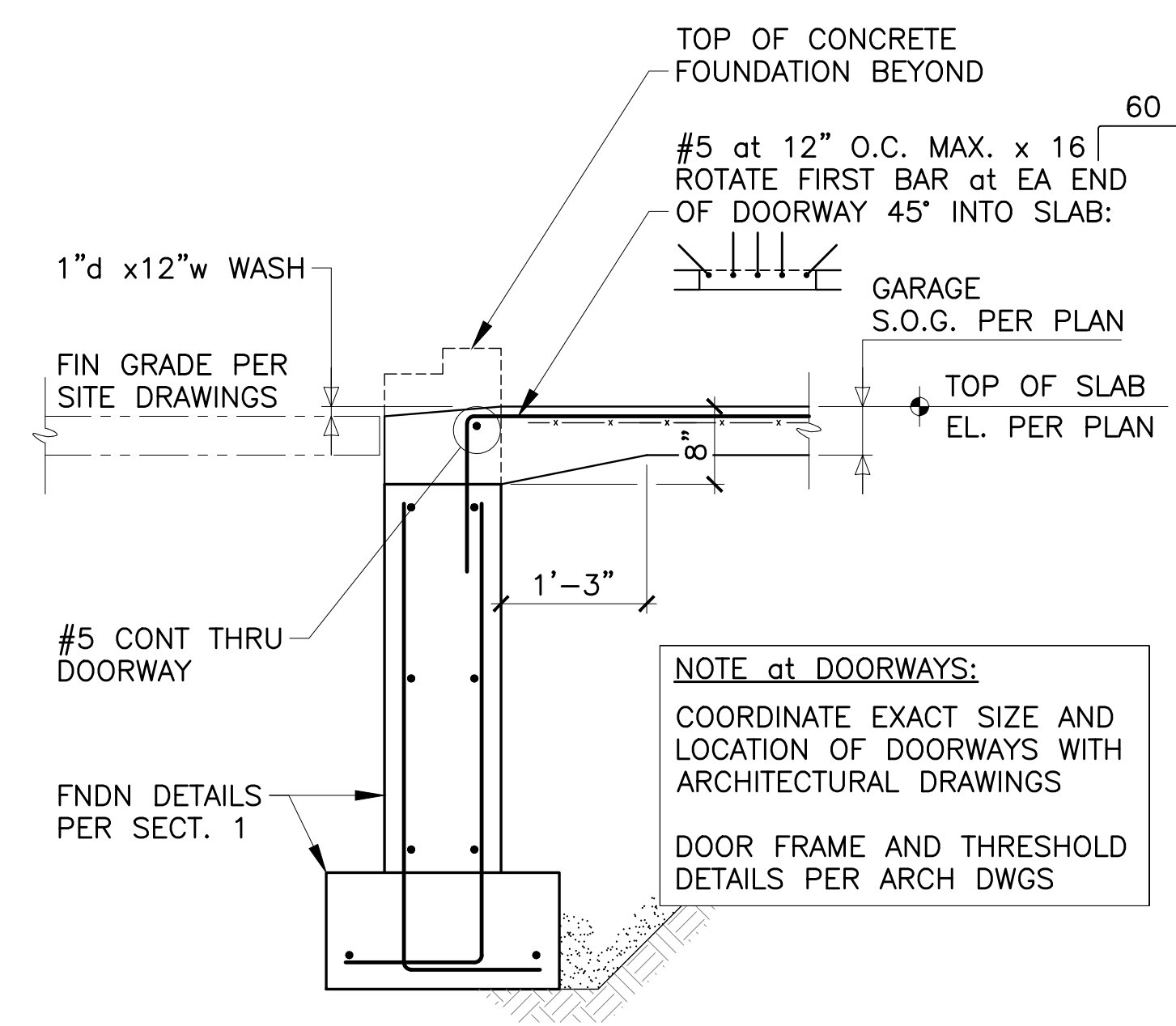
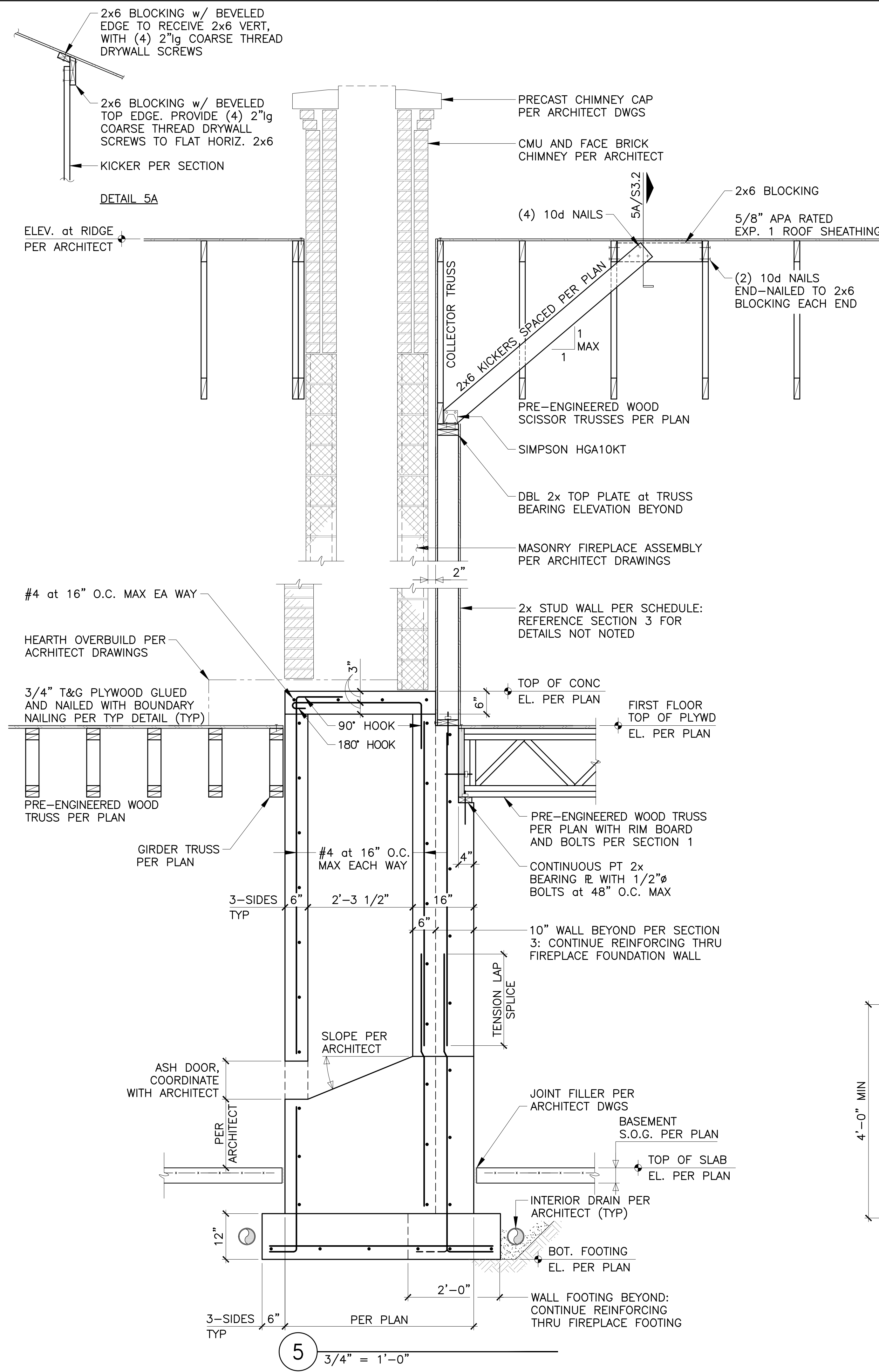
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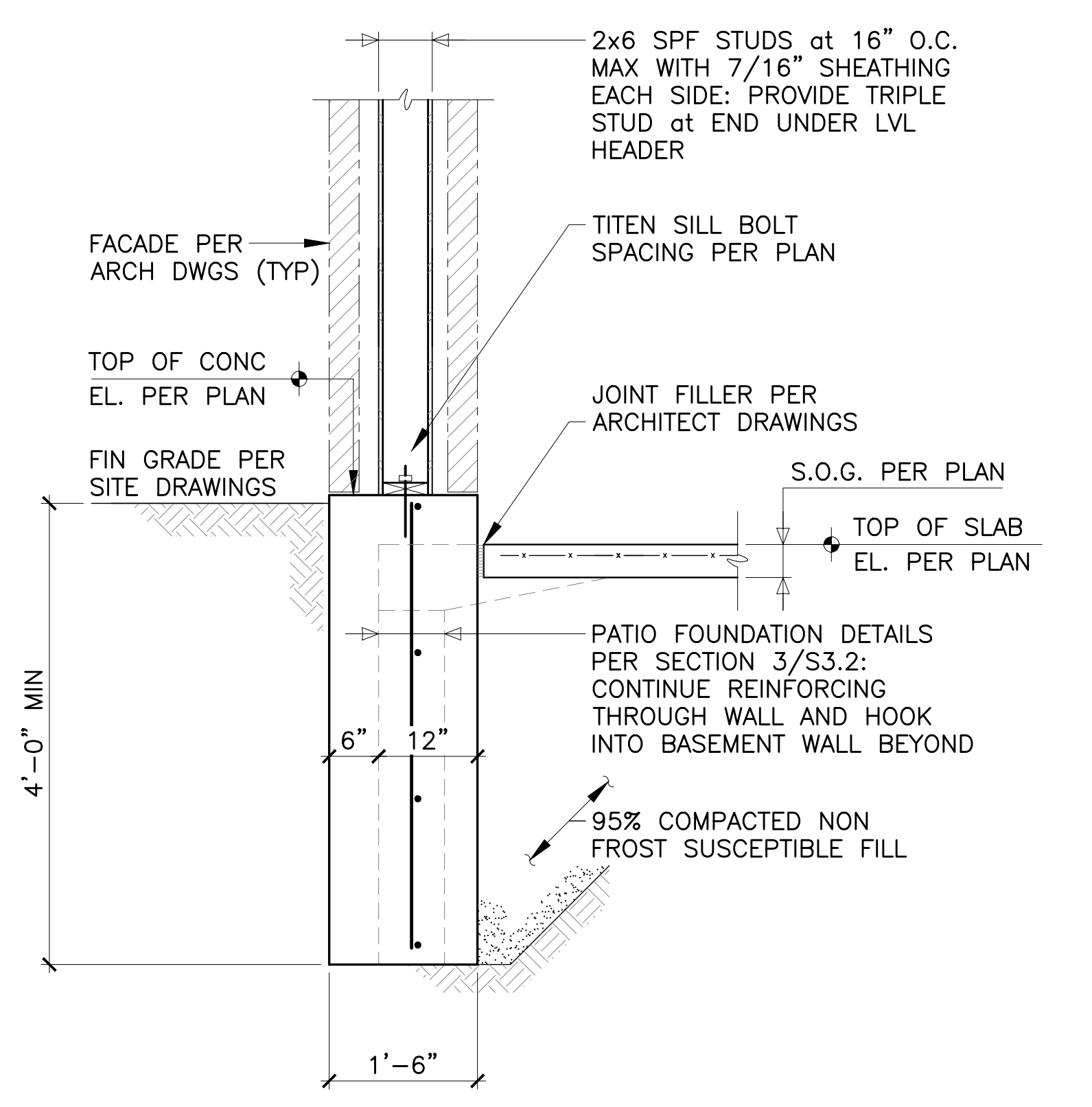
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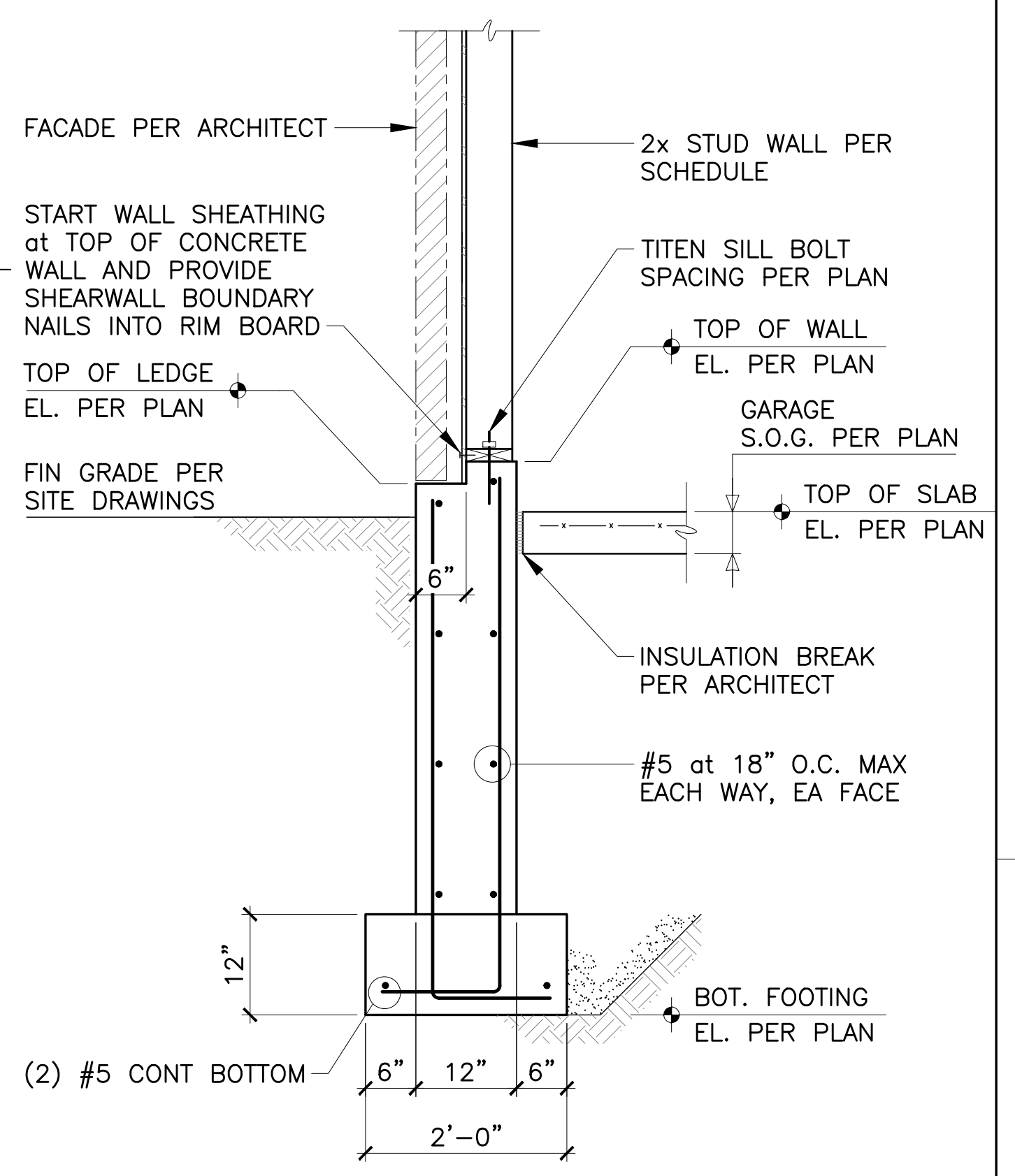
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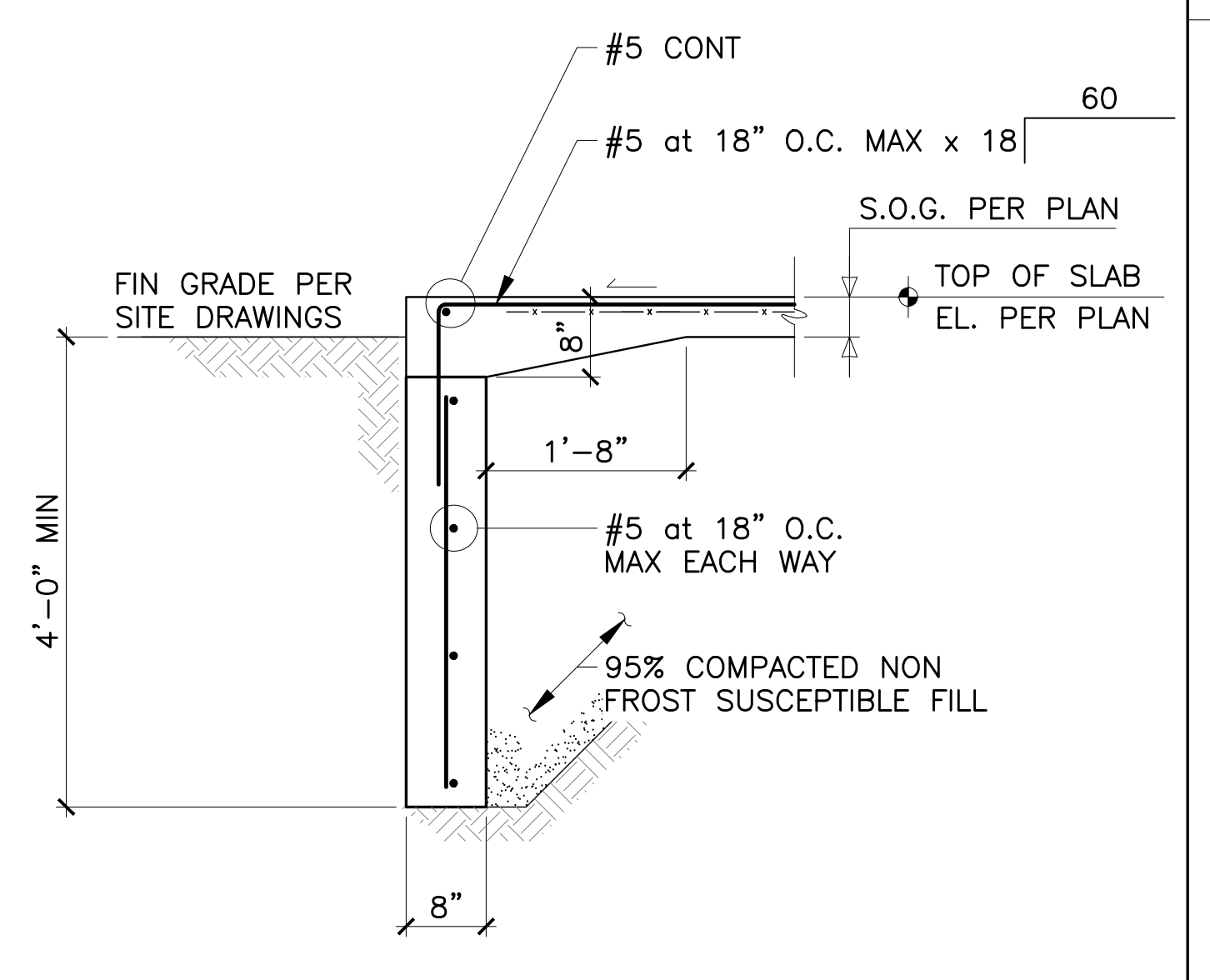
2 3/4" = 1'-0"



4 3/4" = 1'-0"

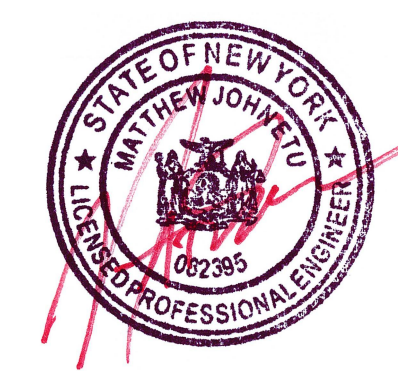


1 3/4" = 1'-0"



3 3/4" = 1'-0"

Grand Island Residence
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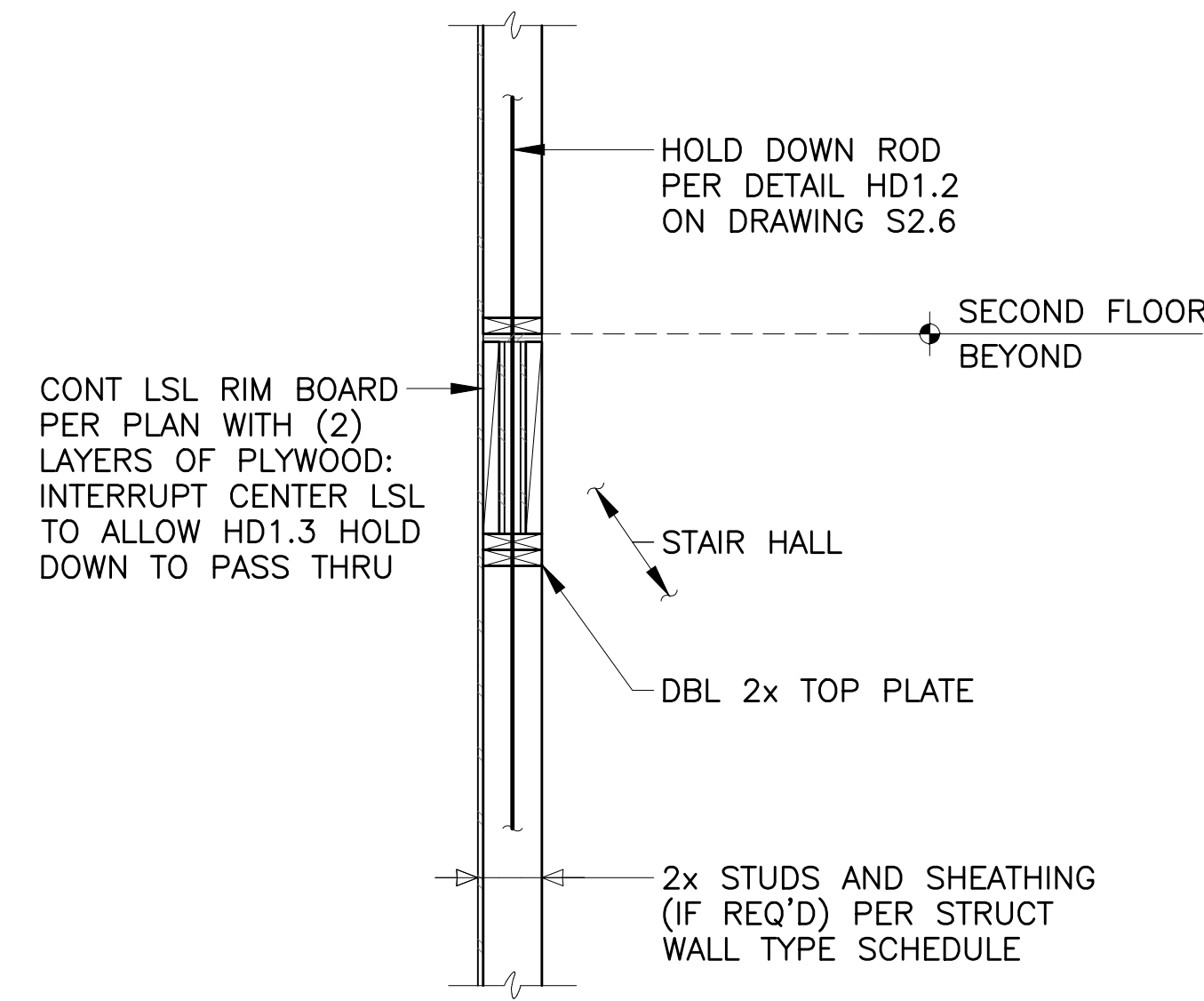
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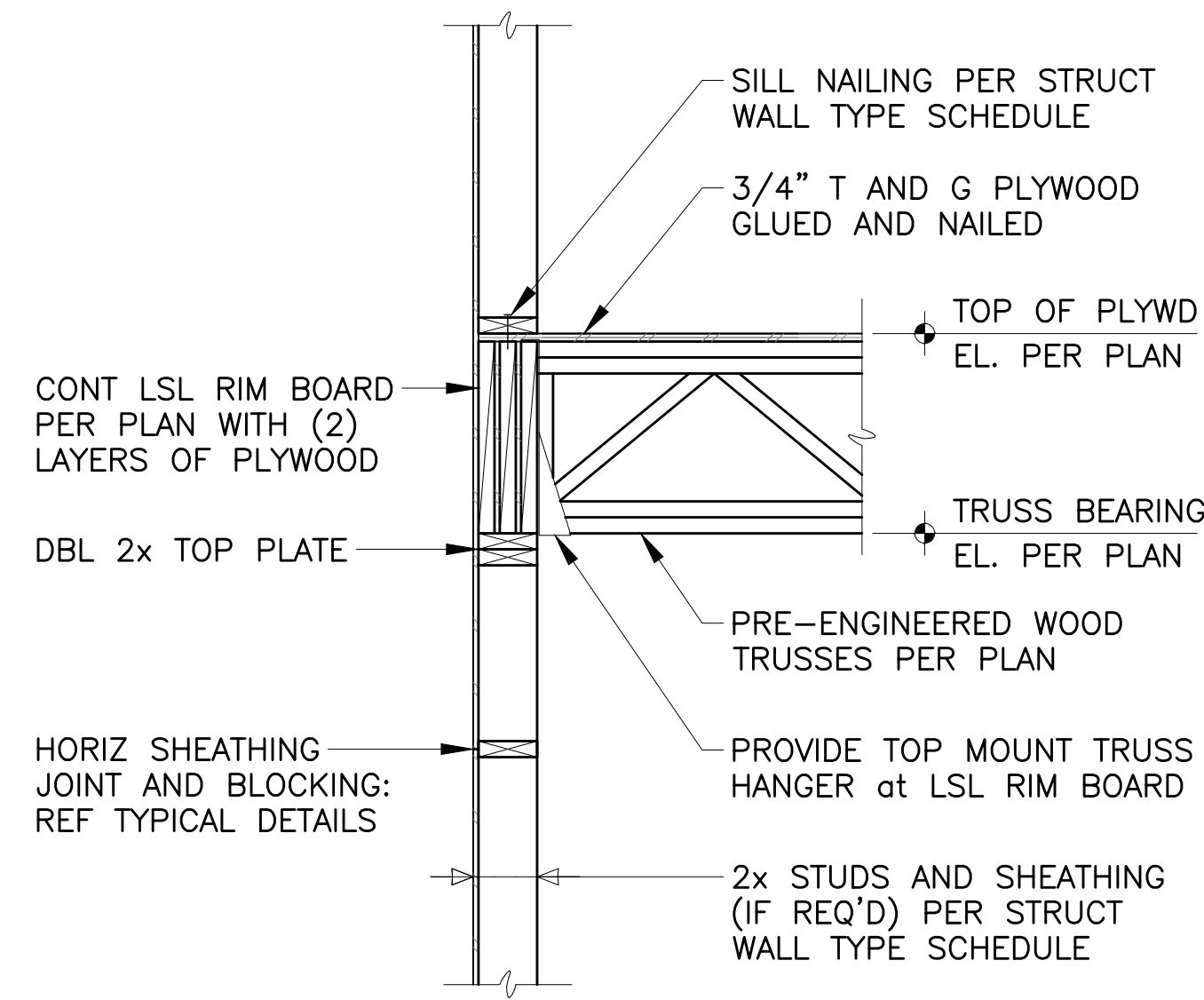
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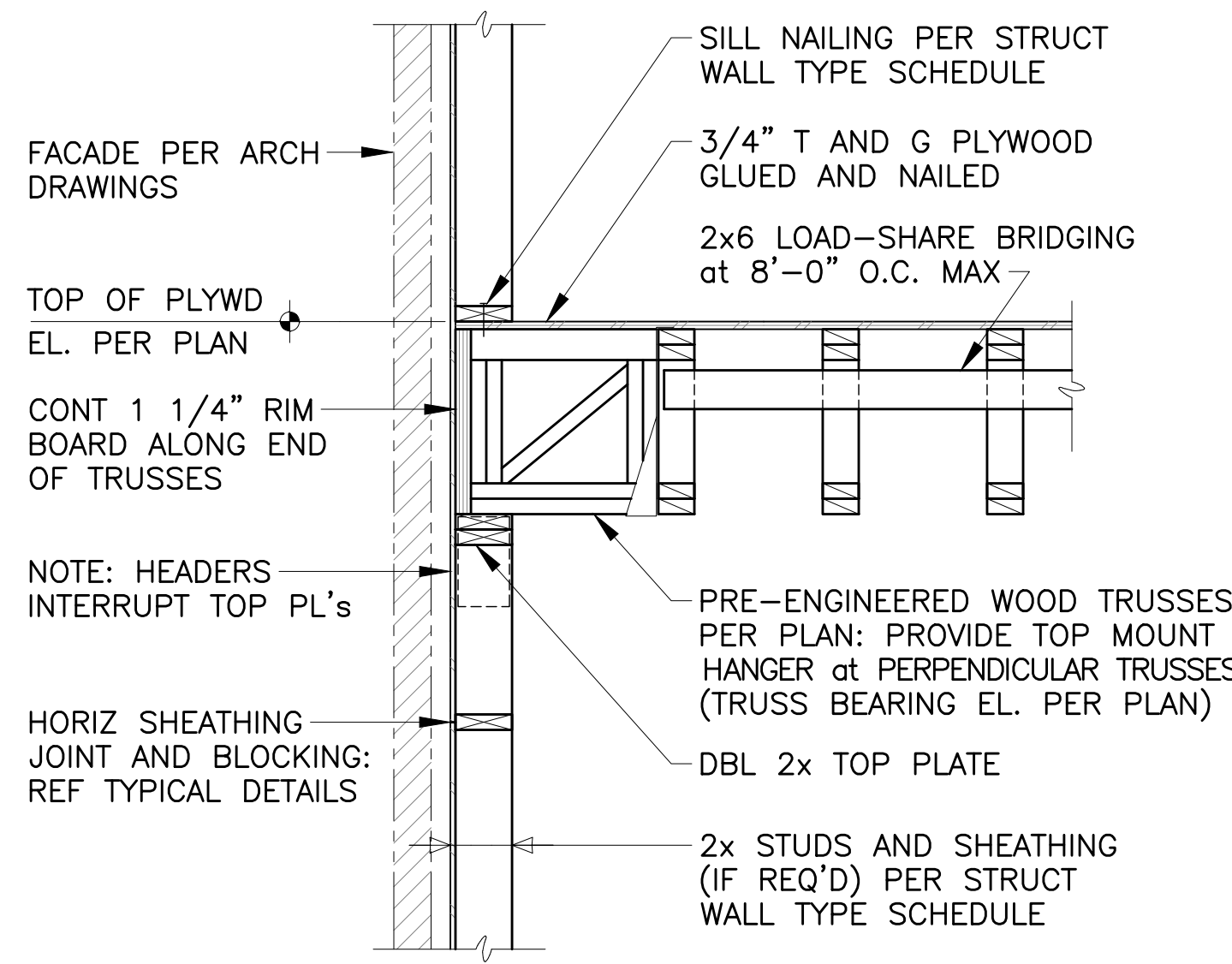
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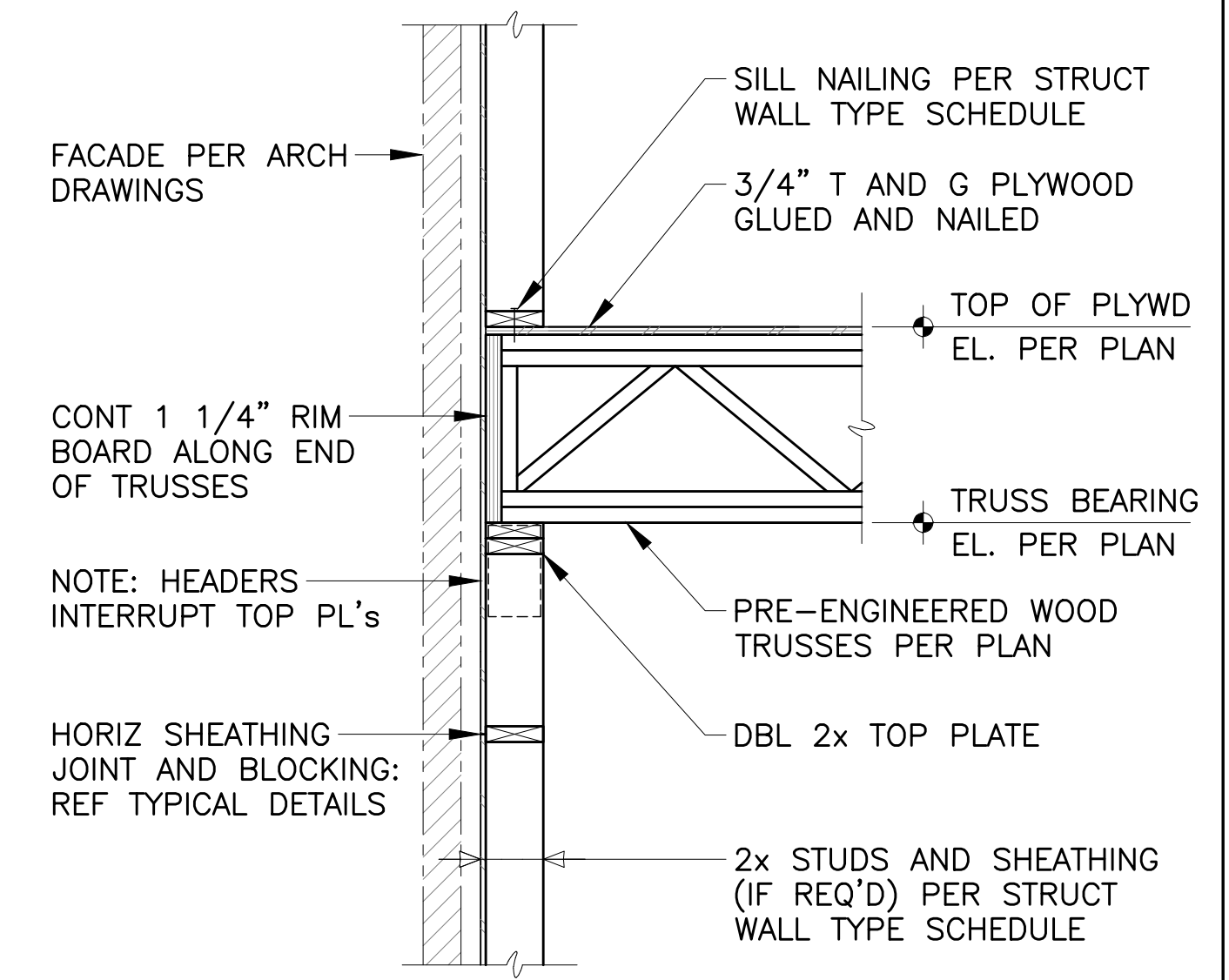
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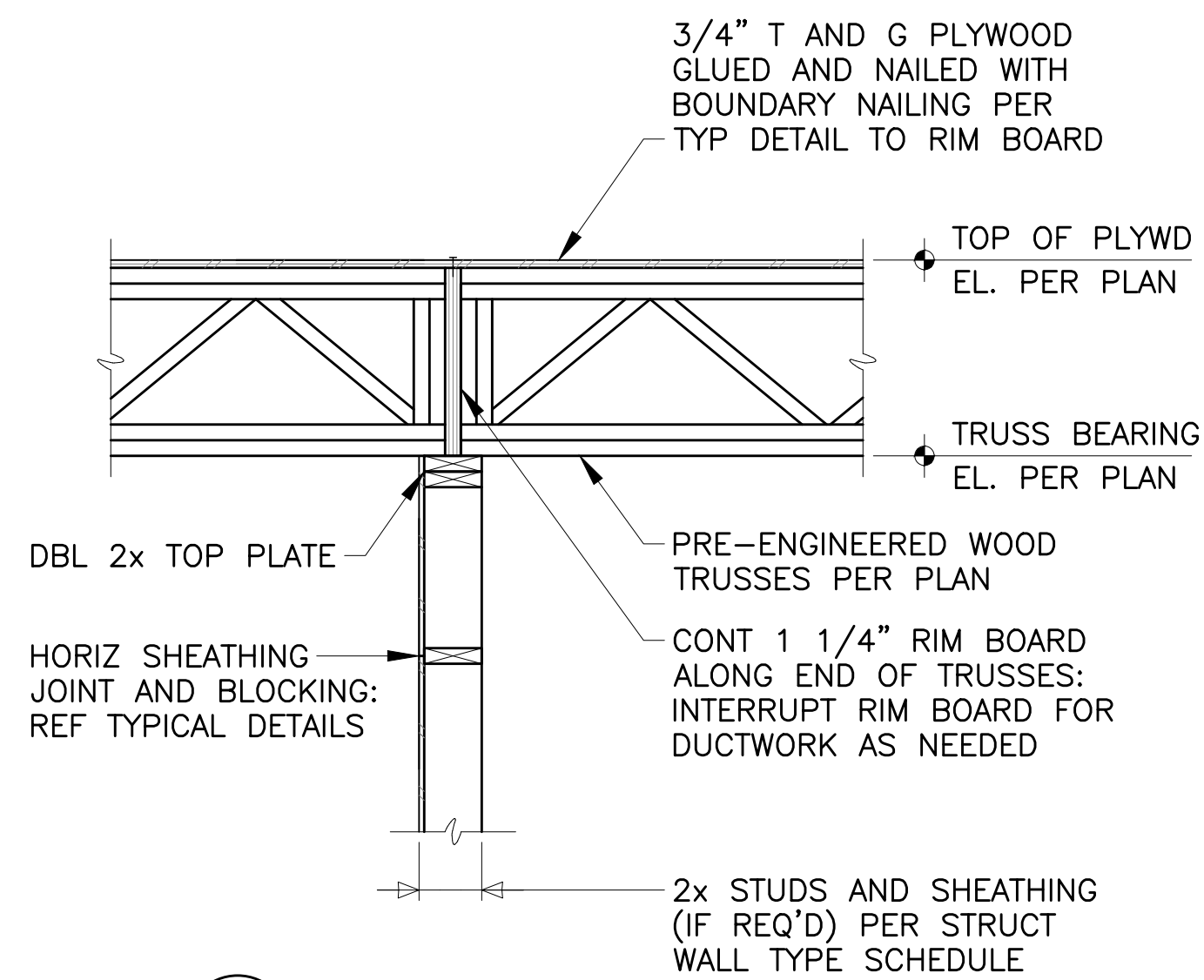
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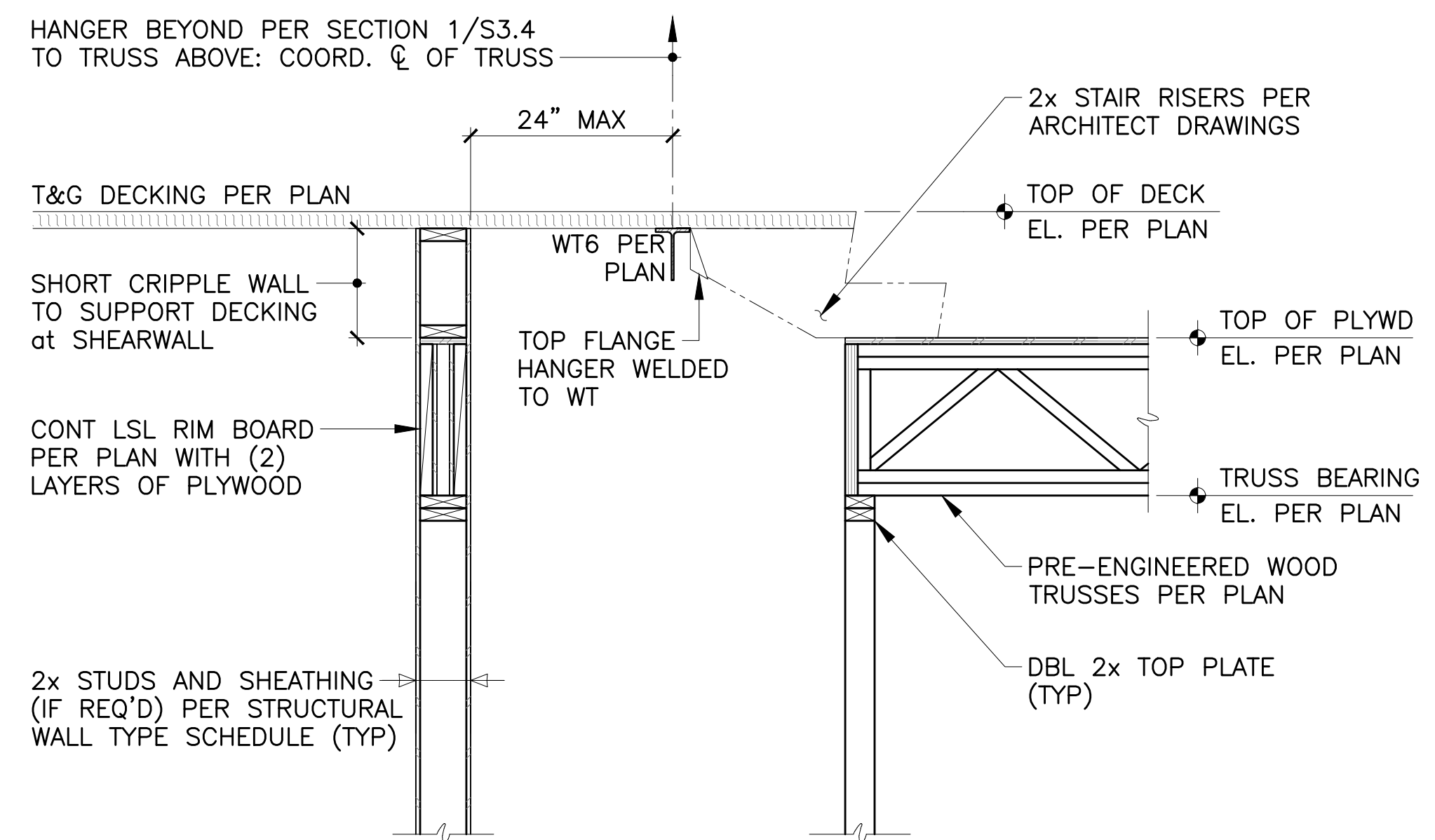
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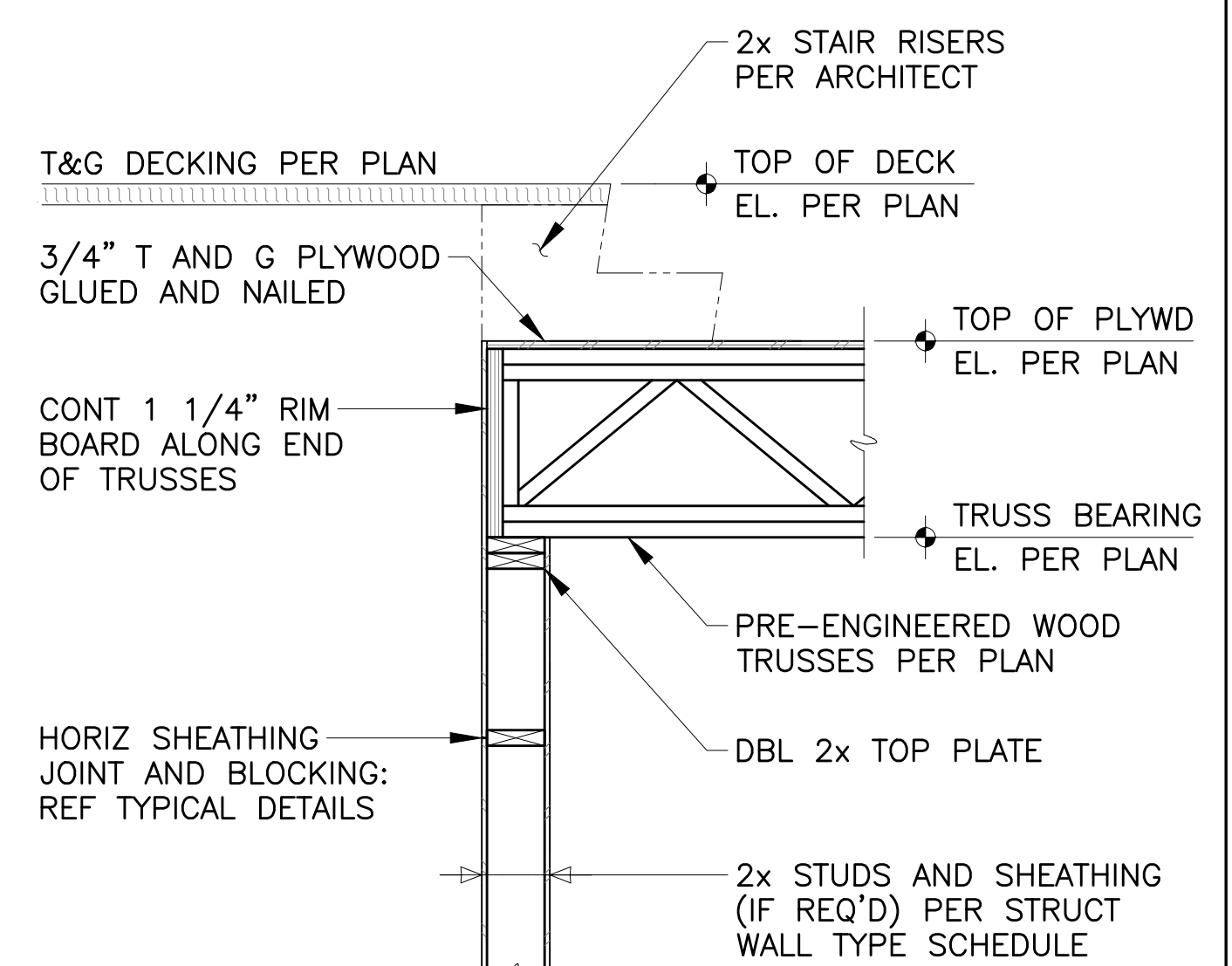
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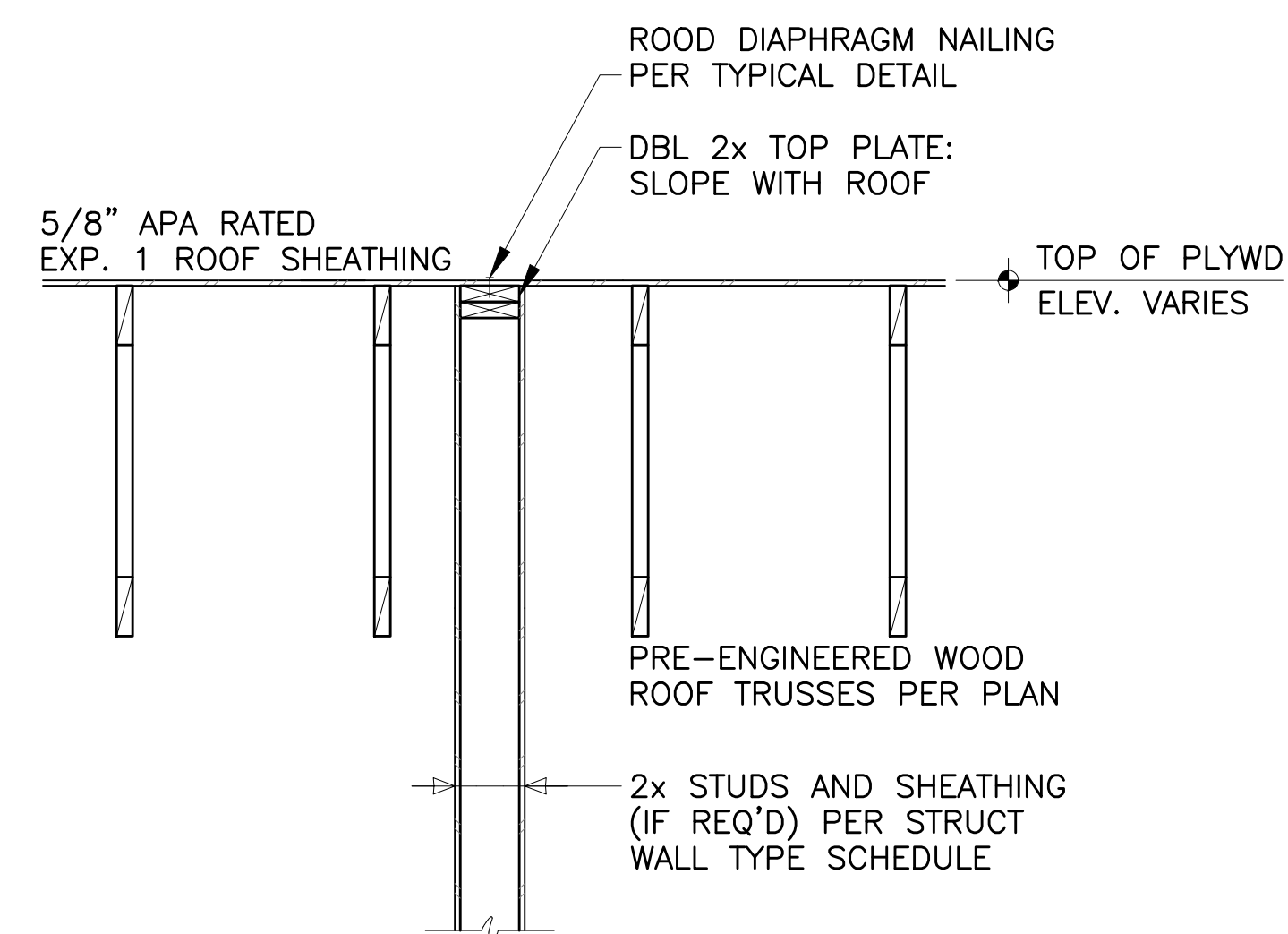
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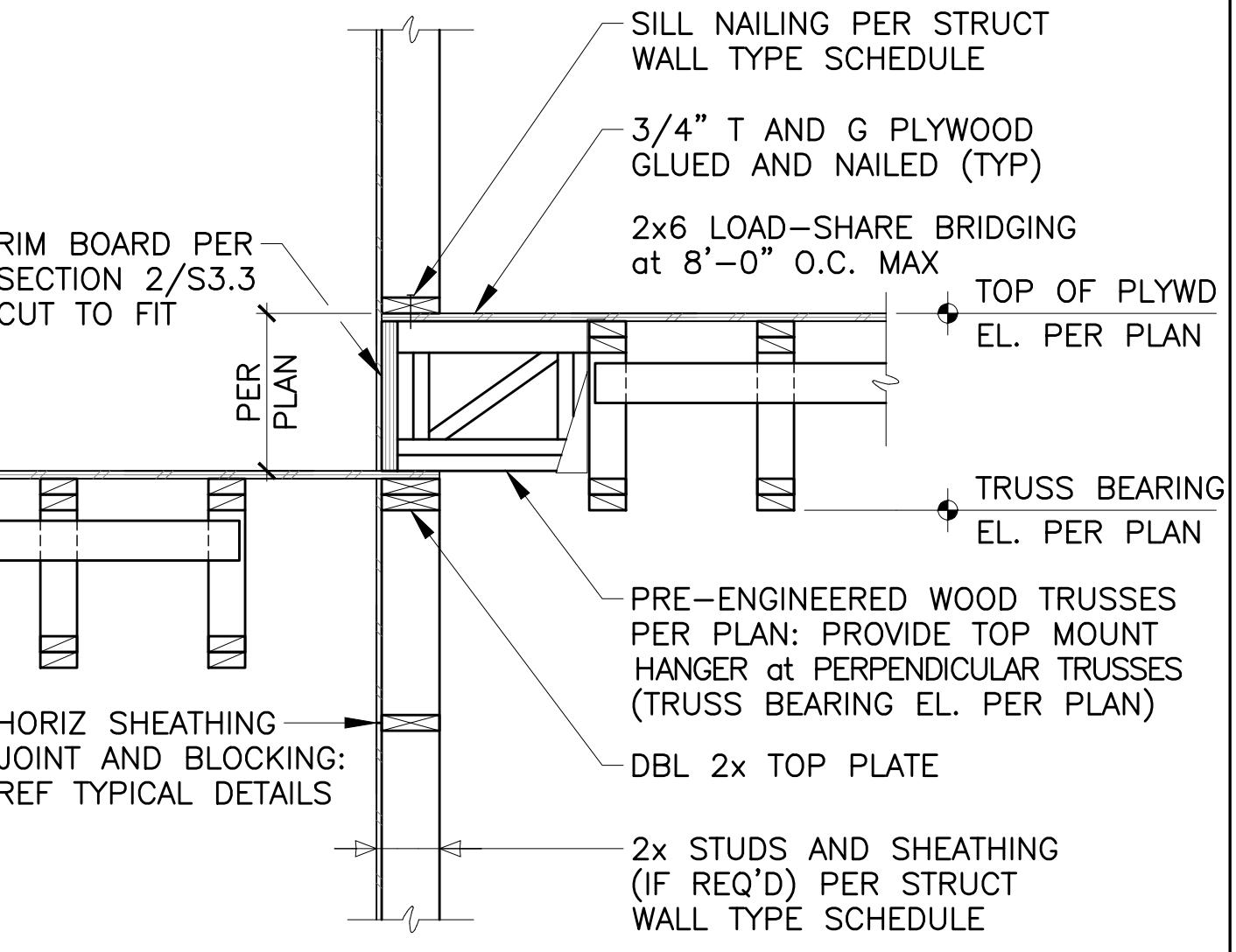
6 3/4" = 1'-0"



5 3/4" = 1'-0"



9 3/4" = 1'-0"



8 3/4" = 1'-0"

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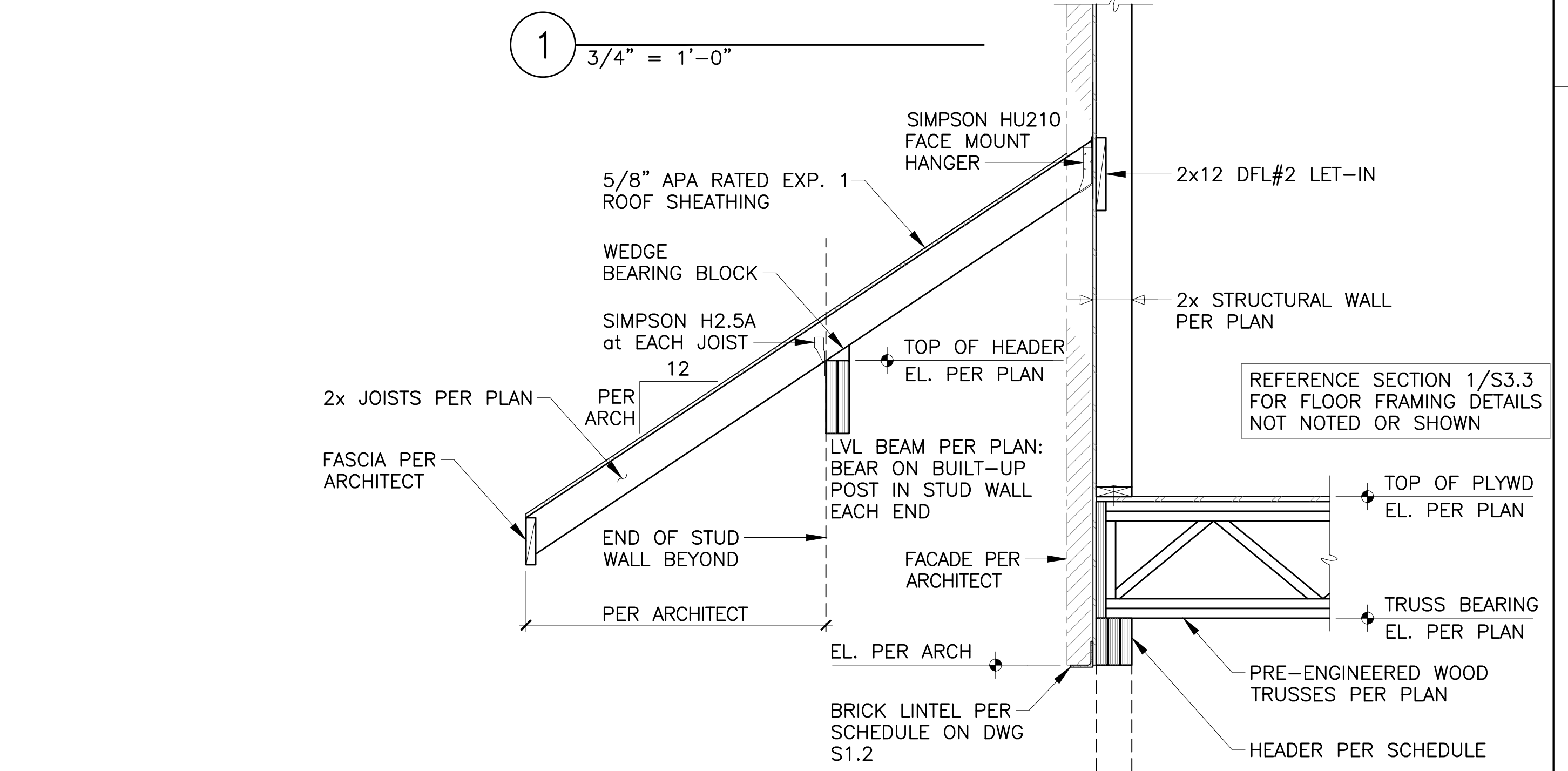
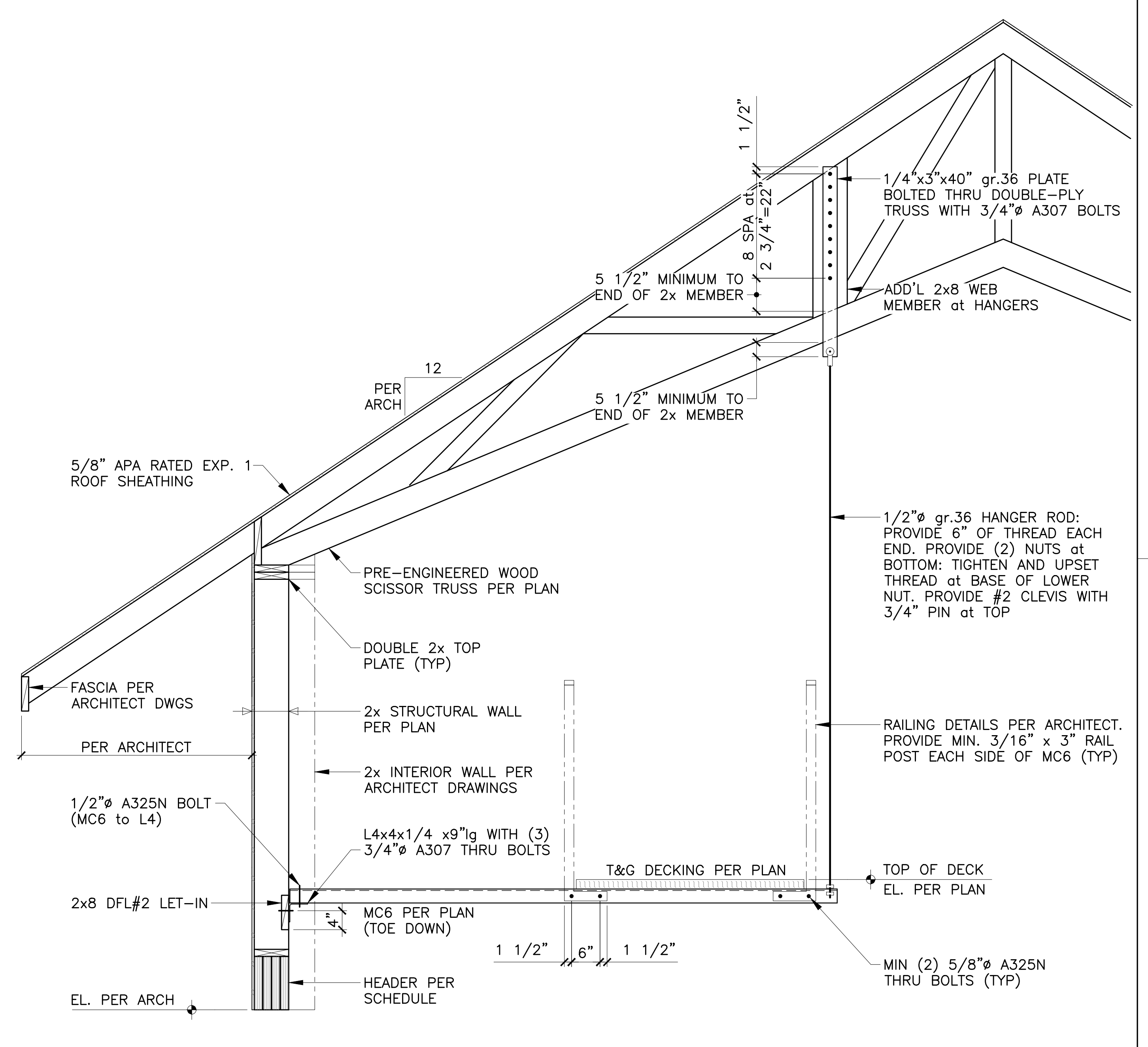
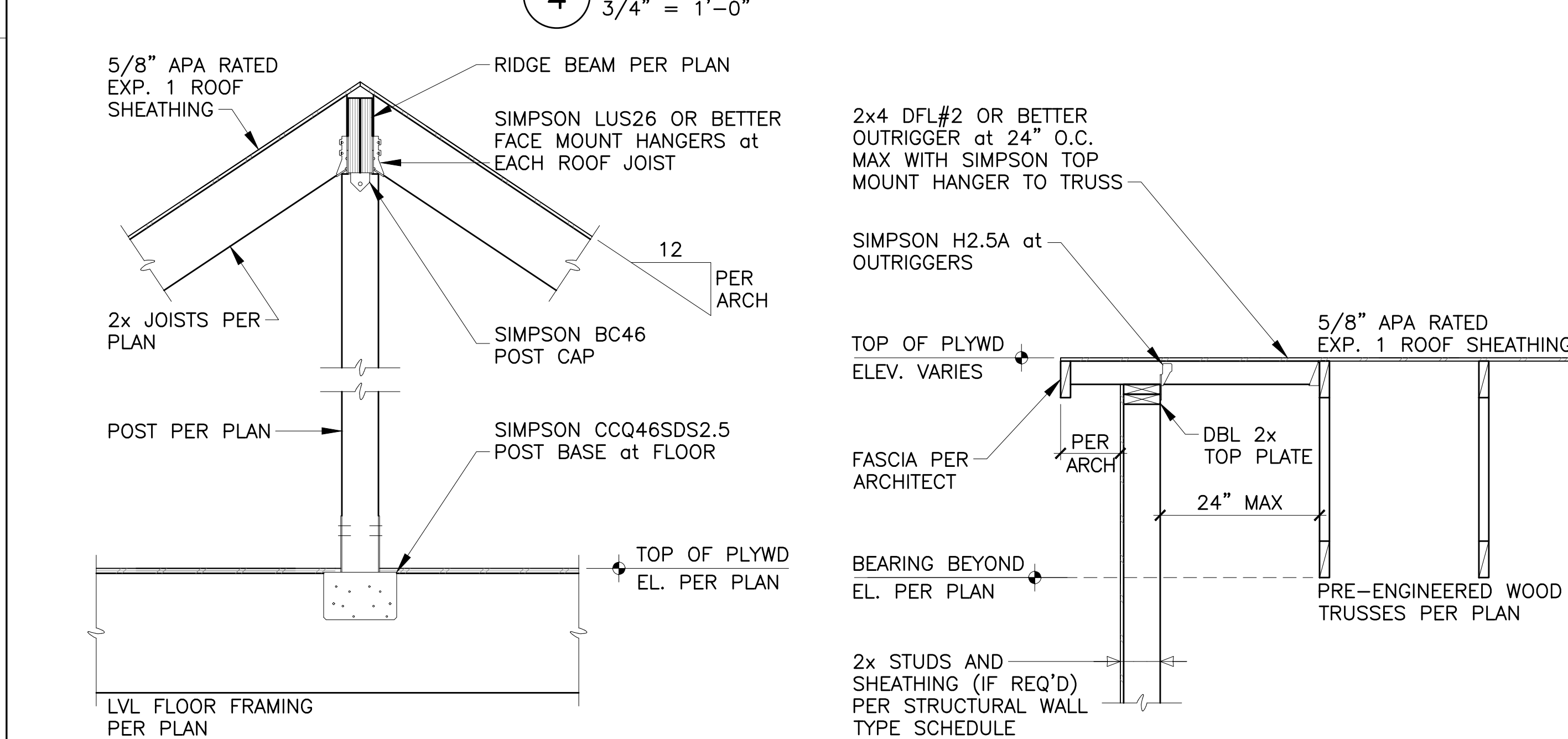
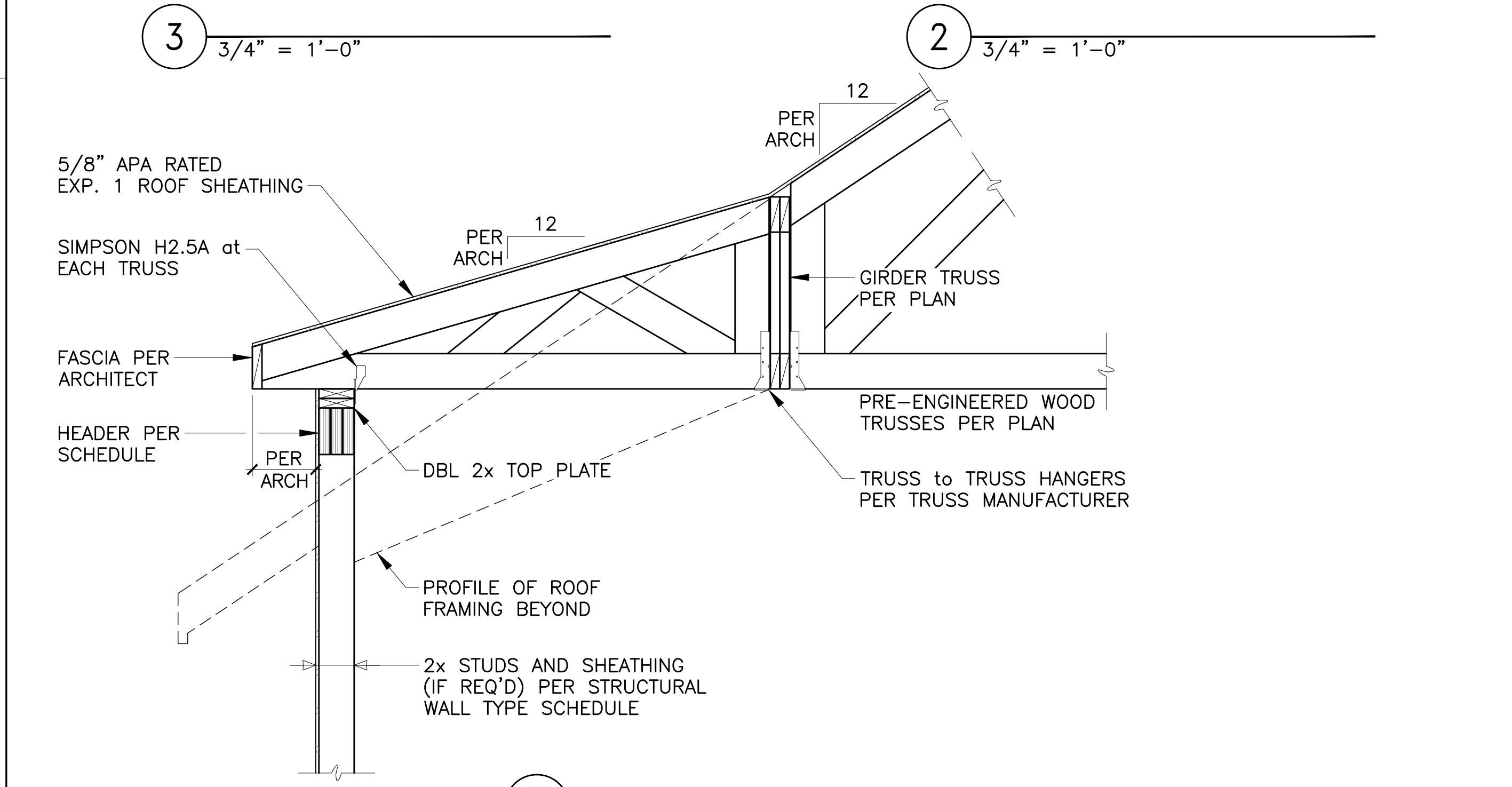
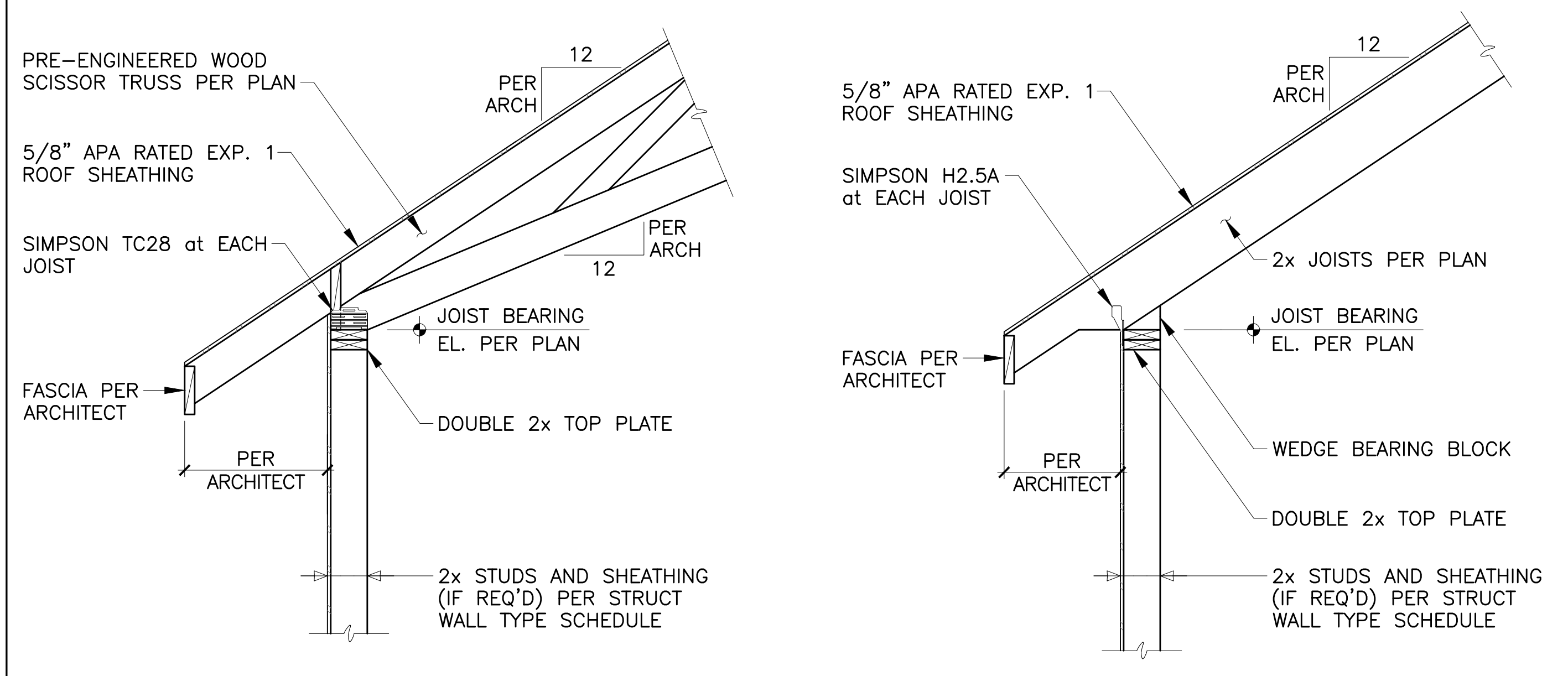
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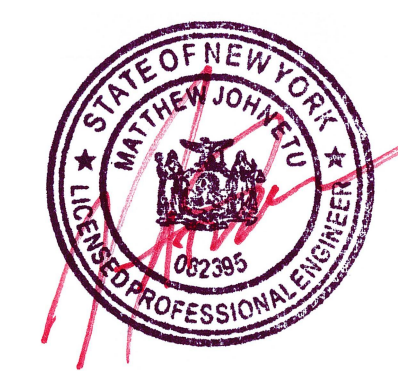
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Sheet Number

S3.3



Grand Island Residence
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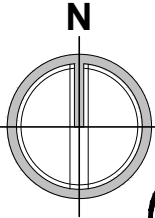
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	Construction	<input type="checkbox"/>





Sheet Number

S3.4



FOUNDATION/BASEMENT PLAN

$3/16" = 1'-0"$

1. TOP OF FINISHED FLOOR SLAB EL. 574.83'
(-9'-8" BELOW FINISHED FIRST FLOOR EL.) 
2. BOTTOM OF FOOTING EL. 573.33' (-1'-6")
UNLESS NOTED THUS: 
3. FS INDICATES STEPPED WALL FOOTING AS
PER TYPICAL DETAIL
4. SJ AND FJ INDICATE SLAB CONTROL JOINTS
AS PER TYPICAL DETAILS
5. HD  INDICATES APPROXIMATE LOCATION OF SIMPSON ATS
HOLD DOWN AND ANCHORAGE: REF. SHEAR WALL
ANCHORAGE SCHEDULE AND TYPICAL DETAILS
PROVIDE SIMPSON PAB-18 at HD3.1 LOCATIONS
6. *  INDICATES ADDITIONAL SLAB REINFORCING
#4 x 24"lg at TOP OF SLAB
7. COORDINATE UNDERSLAB PLUMBING AND RADON MITIGATION
(BY OTHERS) WITH MEP DRAWINGS

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TITLE
REVISED ELEVATIONS
at FOUNDATION / BASEMENT
REF. DRAWING [S1.0](#)



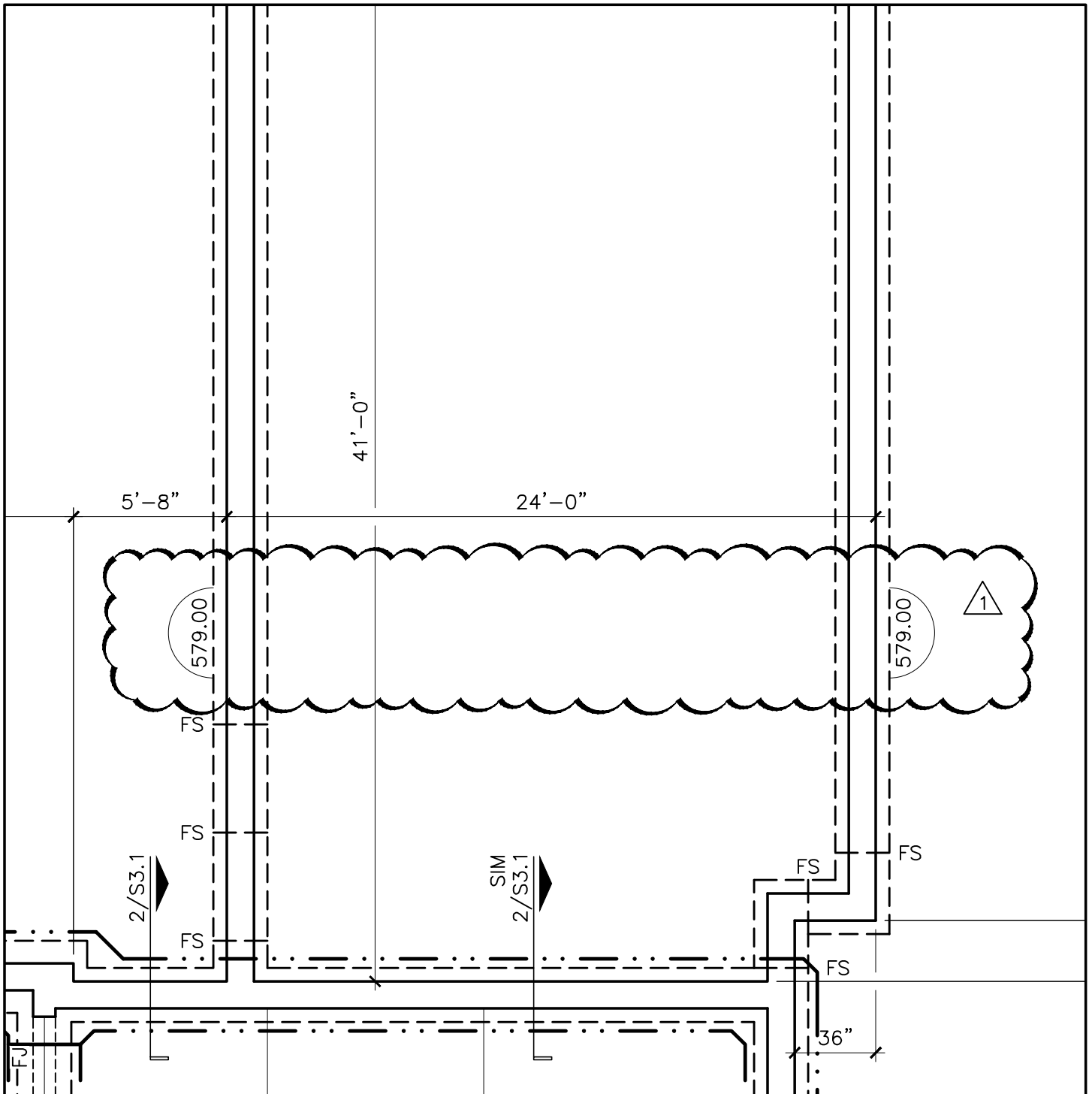
DATE
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JOB No

22-27

SKETCH No

SKS-1



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716.876.7147 ph
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Grand Island Residence
E. River Road
Grand Island, NY

TITLE
REVISED ELEVATIONS
at FOUNDATION / BASEMENT
REF. DRAWING [S1.0](#)



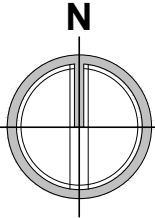
DATE
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JOB No

22-27







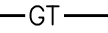
SKETCH No

SKS-2



FIRST FLOOR FRAMING PLAN

$3/16" = 1'-0"$

1. TOP OF FINISHED FLOOR EL. 584.50' UON
[+ OR -] FROM EL. 584.50' 
2. TOP OF SLAB at GARAGE EL. VARIES PER PLAN
3. SJ INDICATES SAWCUT SLAB CONTROL JOINT
AS PER TYPICAL DETAIL
4.  INDICATES TOP OF WALL EL. 584.50'
5. TOP OF PERIMETER BRICK LEDGE AND INTERIOR
CONCRETE FOUNDATIONS EL. 584.25' (-3") UON 
6. BOTTOM OF FOOTING at GARAGE EL. 579.00'
7. TOP OF STEEL BEAMS EL. 582.87'
(-19 1/2" FROM FIN. FLOOR EL. 584.50')
8. FLOOR TRUSS BEARING EL. 582.87' (-19 1/2")
9.  H3 INDICATES STUDWALL BEARING HEADER
PER SCHEDULE ON DRAWING S1.2
10. HD  INDICATES APPROXIMATE LOCATION OF SIMPSON ATS
HOLD DOWN AND ANCHORAGE: REF. SHEAR WALL
ANCHORAGE SCHEDULE AND TYPICAL DETAILS
11.  INDICATES WALL TYPE PER SCHEDULE
12.  GT INDICATES WALL TYPE PER SCHEDULE
13. COORDINATE UNDERSLAB PLUMBING AND RADON MITIGATION
(BY OTHERS) WITH MEP DRAWINGS

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TITLE
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at FIRST FLOOR FRAMING
REF. DRAWING [S1.1](#)



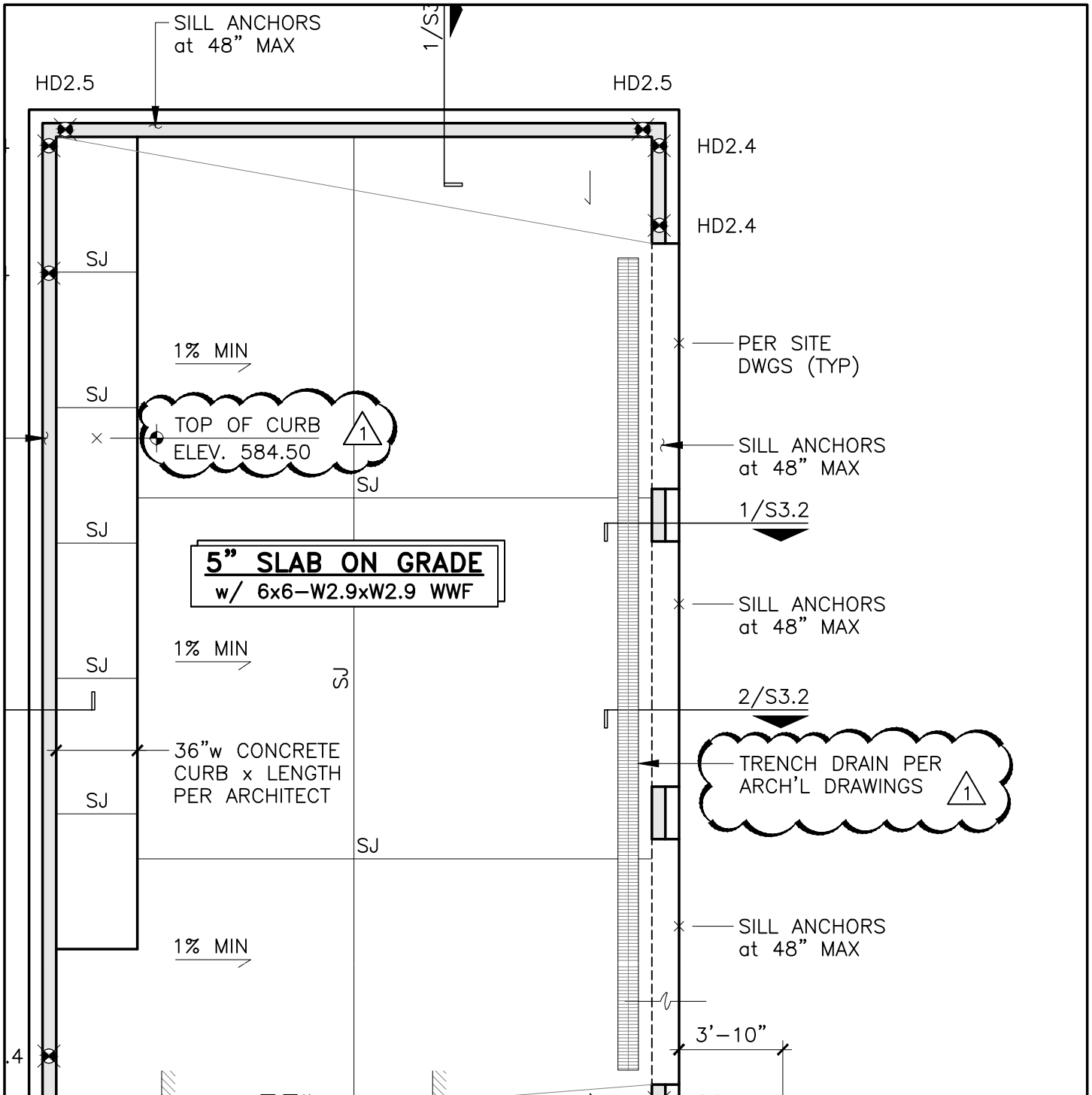
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JOB No

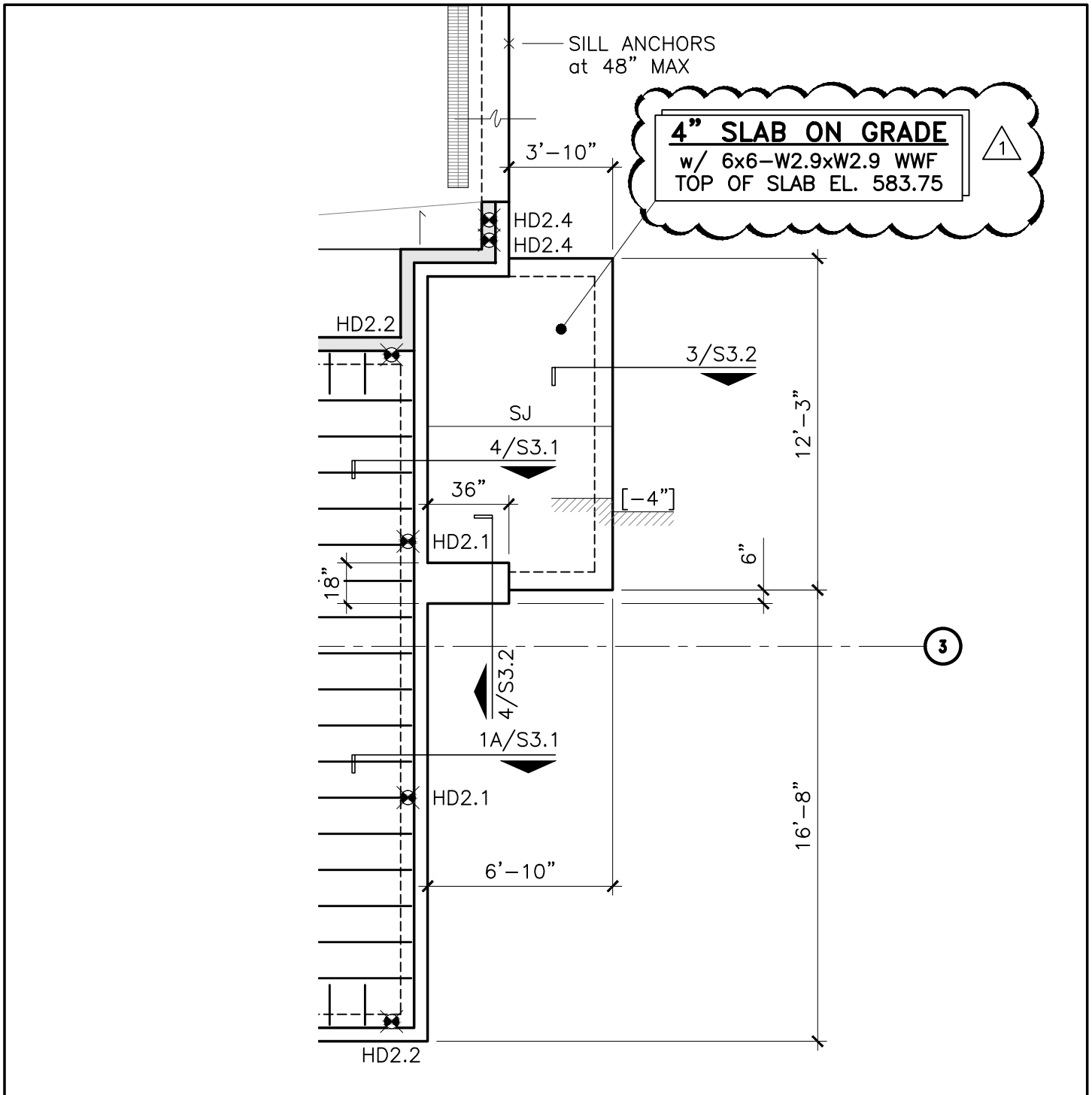
22-27

SKETCH No

SKS-3



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	<p>TITLE REVISED ELEVATIONS at FIRST FLOOR FRAMING</p> <p>REF. DRAWING S1.1</p>	<p>JOB No 22-27</p> <p>SKETCH No SKS-4</p>



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TITLE
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at FIRST FLOOR FRAMING
REF. DRAWING [S1.1](#)

1

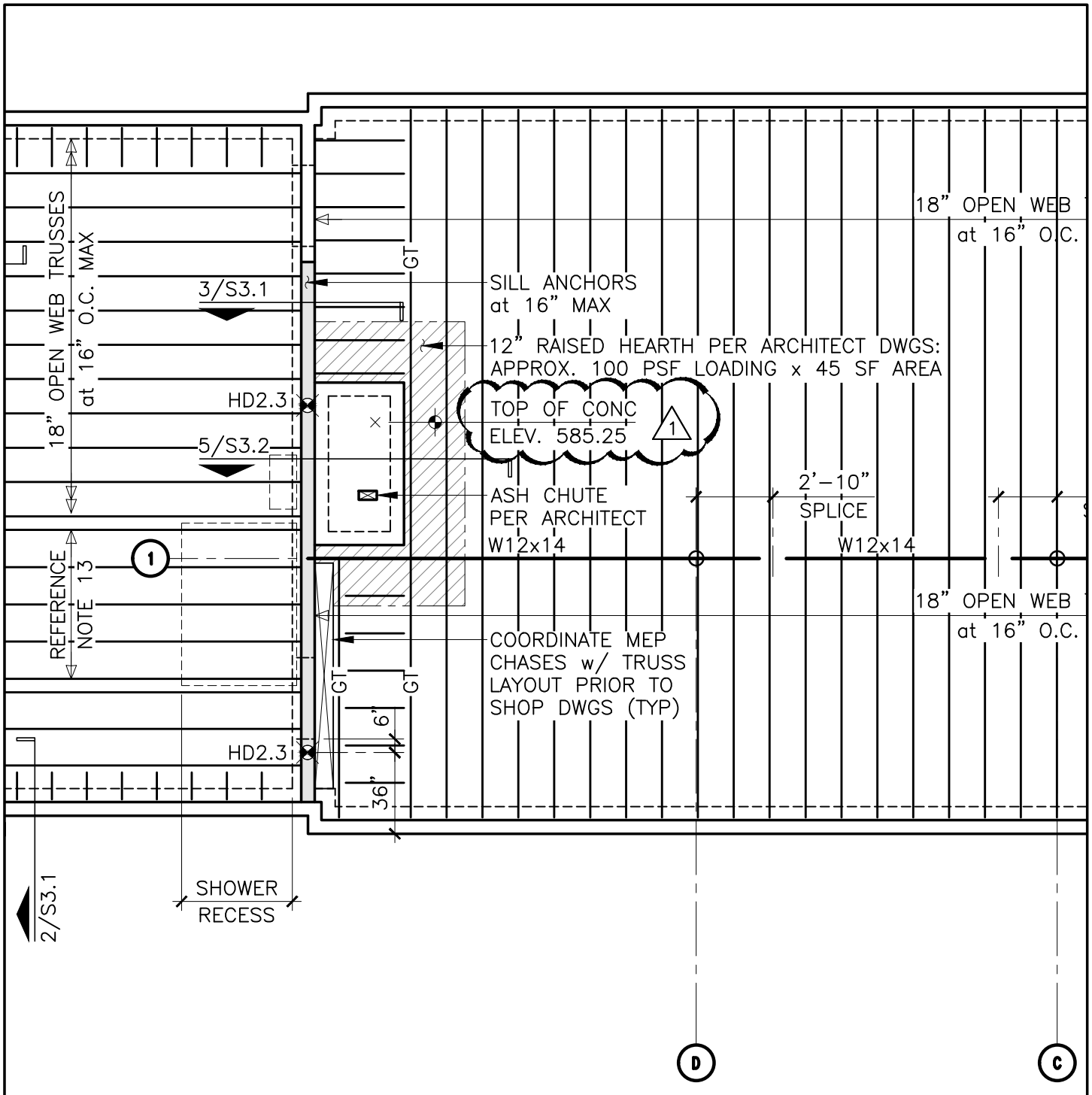
DATE
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JOB No

22-27

SKETCH No

SKS-5



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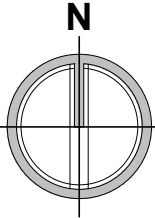
TITLE
 REVISED ELEVATIONS
 at FIRST FLOOR FRAMING

REF. DRAWING [S1.1](#)

DATE
 06.20.23


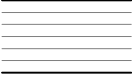


JOB No
 22-27

SKETCH No
SKS-6



SECOND FLOOR FRAMING PLAN

$\frac{3}{16}'' = 1'-0''$

1. TOP OF FINISHED FLOOR EL. 595.75' (+11'-3" A.F.F.)
UON [+ OR -] FROM EL. 595.75' 
2. FLOOR TRUSS BEARING at MAIN HOUSE EL. 594.12' (+9'-7 1/2" A.F.F.)
TRUSS BEARING at GARAGE EL. 592.87' (+8'-4 1/2" A.F.F. HOUSE)
3.  INDICATES AREA OF 2" T&G FLOOR DECKING
(1.7E, Fb > 600 PSI) CONTROLLED RANDOM
LAYOUT PATTERN. TOP OF FLOOR EL. AS NOTED
4.  INDICATES APPROXIMATE LOCATION OF SIMPSON ATs
HOLD DOWN AND ANCHORAGE: REF. SHEAR WALL
ANCHORAGE SCHEDULE AND TYPICAL DETAILS
5.  INDICATES WALL TYPE PER SCHEDULE

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TITLE
REVISED ELEVATIONS
at SECOND FLOOR FRAMING
REF. DRAWING [S1.2](#)



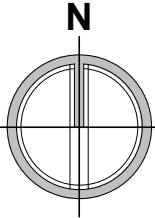
DATE
06.20.23

JOB No

22-27

SKETCH No

SKS-7



ROOF FRAMING PLAN

$\frac{3}{16}'' = 1'-0''$

1. TRUSS BEARING EL. at MAIN HOUSE EL. 602.52'
(+18'-0 1/4" A.F.F. FIRST FLOOR)

2

2. JOIST BEARING EL. at GARAGE EL. 597.94'
(+13'-5 1/4" A.F.F. FIRST FLOOR MAIN HOUSE)

3.  INDICATES APPROXIMATE LOCATION OF SIMPSON ATs HOLD DOWN AND ANCHORAGE: REF. SHEAR WALL ANCHORAGE SCHEDULE AND TYPICAL DETAILS

4.  INDICATES WALL TYPE PER SCHEDULE

5.  INDICATES WALL TYPE PER SCHEDULE

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TITLE
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at ROOF FRAMING
REF. DRAWING [S1.3](#)

1

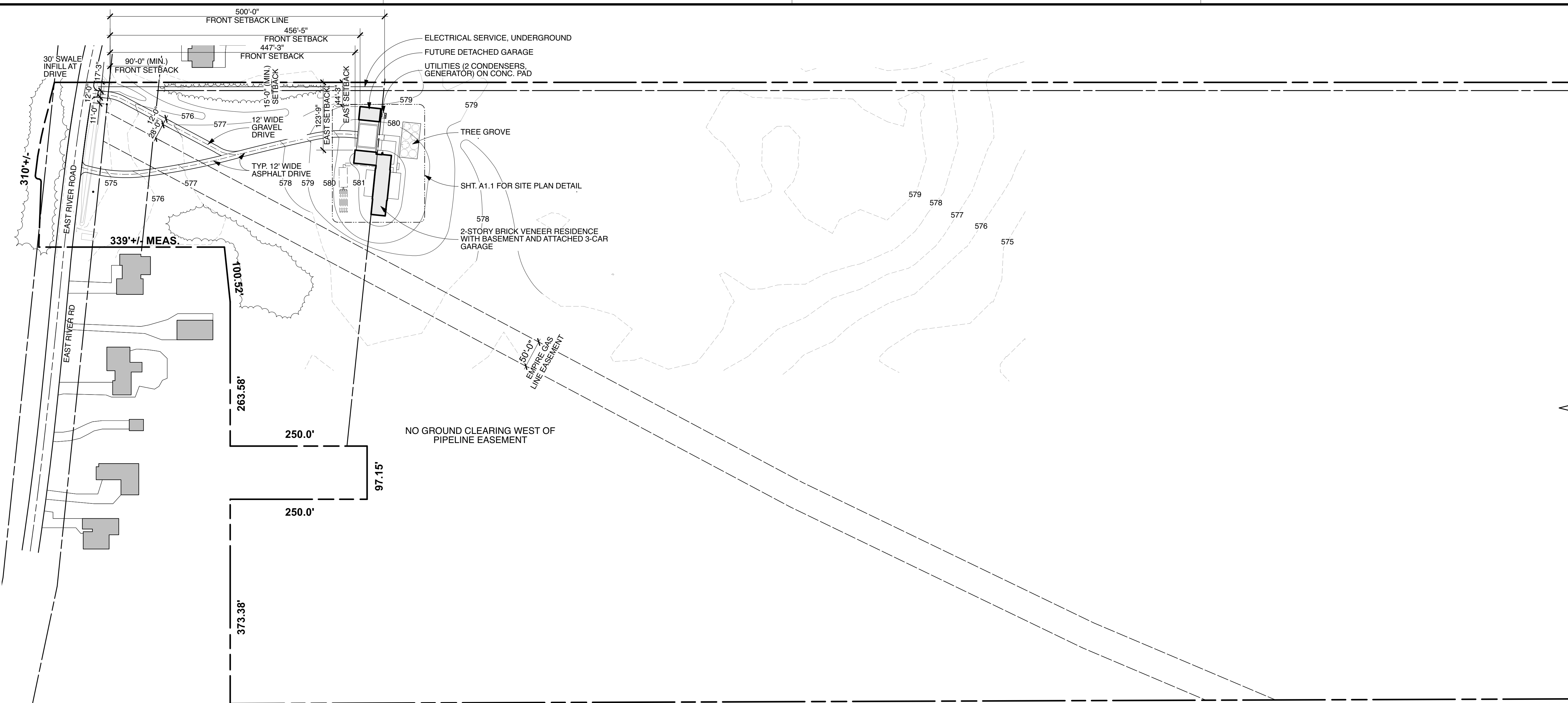
DATE
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JOB No

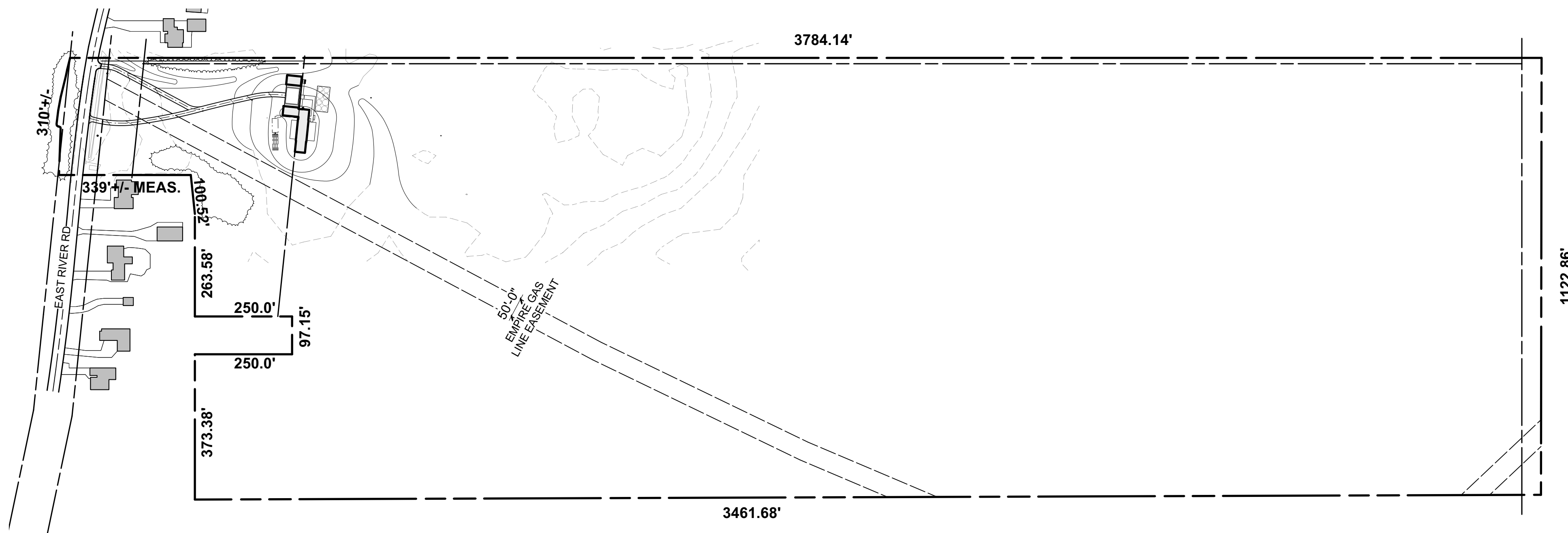
22-27

SKETCH No

SKS-8



1 PARTIAL SITE PLAN
Scale: 1" = 100'-0"



2 FULL SITE PLAN
Scale: 1:2400

ZONING DATA			
GENERAL INFORMATION			
ZONING DISTRICT	R-1A		
OCCUPANCY CLASSIFICATION	SINGLE FAMILY RESIDENCE		
CONSTRUCTION TYPE	V		
AREAS			
LOT AREA	91.5	AC	
MINIMUM LOT AREA	3	AC	
MINIMUM LOT AREA PER UNIT	N/A		
MIN. LOT FRONTAGE	140 FT	310	FT
MIN. LOT DEPTH	250 FT	3784.14	FT
PROPOSED FLOOR AREA:			
BASEMENT (N.I.C.)	1570.47	SF	
FIRST FLOOR	3886.43	SF	
SECOND FLOOR	2340.15	SF	
TOTAL FLOOR AREA	6226.58	SF	
SETBACKS			
FRONT YARD SET BACK	MINIMUM =	90'0"	
	PROPOSED FRONT YARD =	1000'0"	
REAR YARD SET BACK	MINIMUM =	50'0"	
	PROPOSED REAR YARD =	N/A	
SIDE YARD SETBACK	MINIMUM =	15'0"	
	PROPOSED EAST SIDE YARD =	200'0"	
MAXIMUM BUILDING HEIGHT			
IN STORIES	2.5 MAXIMUM	2.0	
MAXIMUM BUILDING HEIGHT	35 FT	28'10"	FT

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Site Plan,
Zoning Data

Project No.	Issued For:	Date
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	Review	04.28.23
	IFC (Shell)	05.03.23

Sheet Number

A1.0

579

580

581

ABSORPTION TRENCHES
(4) 24" WIDE X 40' LONG X 18" DEEP

PUMP TANK

SAND FILTER

SEPTIC TANK

12' ASPHALT DRIVE, TYP.

NOTE: EXISTING SOIL GRADE AT PROPOSED SEPTIC SYSTEM IS 578.25' (AVERAGE)

ATTACHED 3-CAR FRAME GARAGE

ASPHALT COURTYARD

FUTURE 3-CAR FRAME GARAGE

SAND SET TERRACE BY LANDSCAPE INSTALLER

500' SETBACK PARALLEL TO STREET

2-STORY FRAME RESIDENCE WITH BASEMENT AND ATTACHED 3-CAR GARAGE
T/ FIN. FLR = 582.0'

GENERATOR

CONDENSERS

GAS SERVICE

ELECTRICAL SERVICE

SAND SET TERRACE BY LANDSCAPE INSTALLER

LANDSCAPE BY OTHERS

1 SITE PLAN - DETAIL AT RESIDENCE
Scale: 1/8" = 1'-0"



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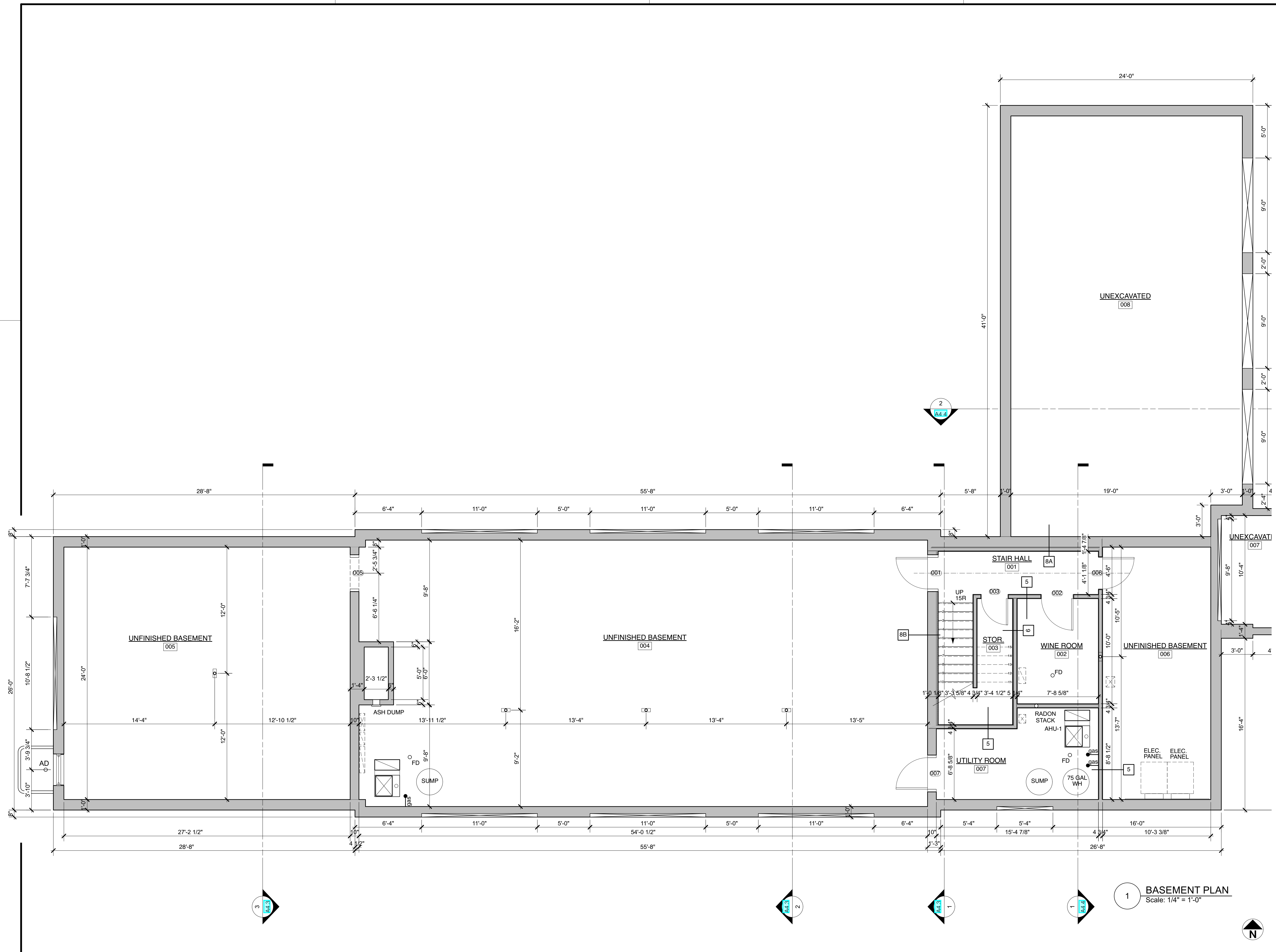
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Site Plan Detail

Project No.	Issued For:	Date
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	Review	04.28.23
	IFC (Shell)	05.03.23

Sheet Number

A1.1



DRAWING SYMBOL LEGEND

TYP	TYPICAL	
EQ	EQUAL	
SIM	SIMILAR	
	CENTERLINE	
U.N.O.	UNLESS NOTED OTHERWISE	
V.I.F.	VERIFY IN FIELD	
N.I.C.	NOT IN CONTRACT	
	T.O. SUBFLOOR	ELEVATION MARKER FOR FLOOR HEIGHTS
	1	EXTERIOR ELEVATION OR SECTION MARKER
		DETAIL MARKER
	2	INTERIOR ELEVATION MARKER
	100	DOOR TAG
	SD	SMOKE / CO DETECTOR
	FD	FLOOR DRAIN

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Basement Level Plan

Project No.	Issued For:	Date
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	IFC (Shell)	05.03.23

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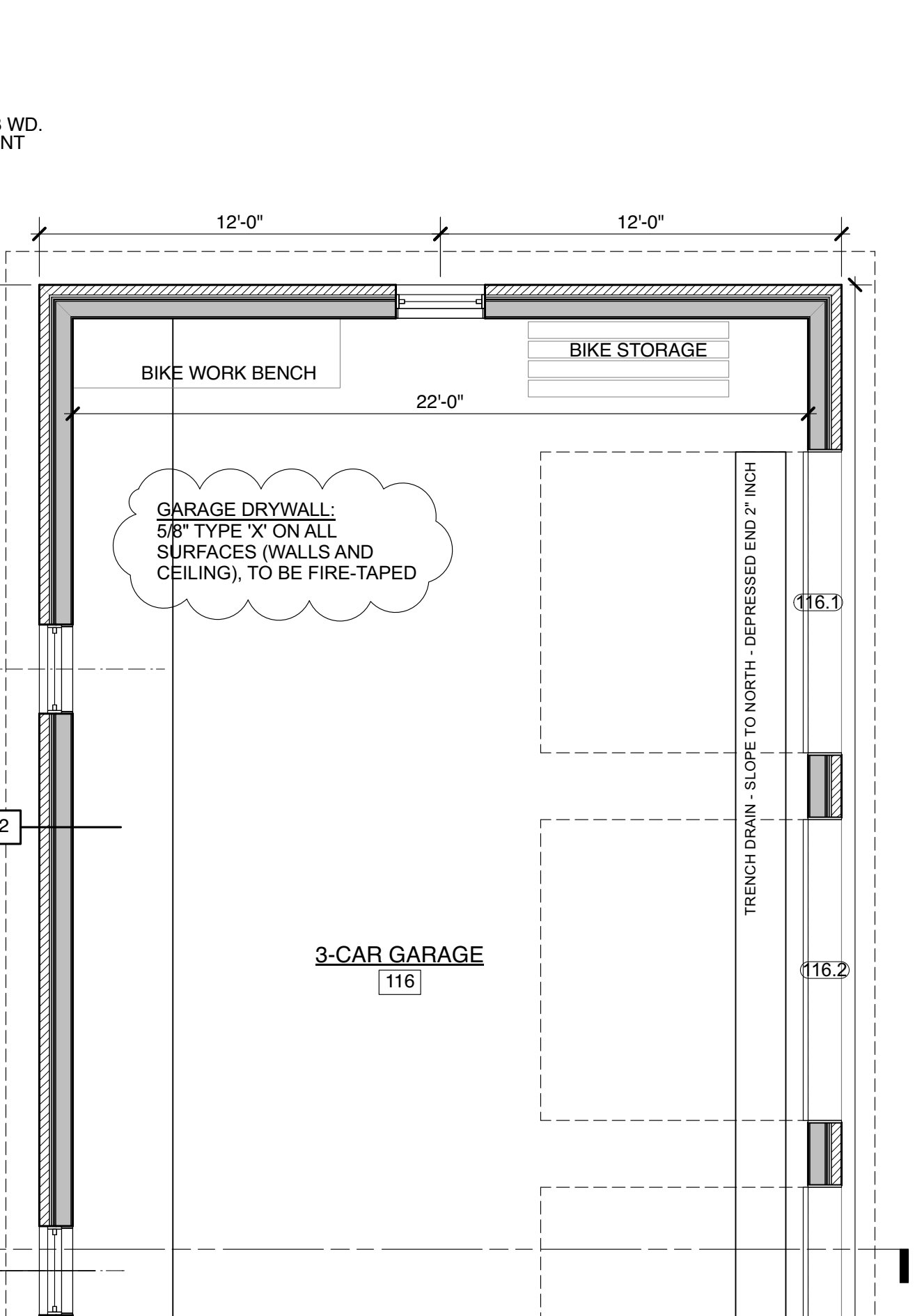
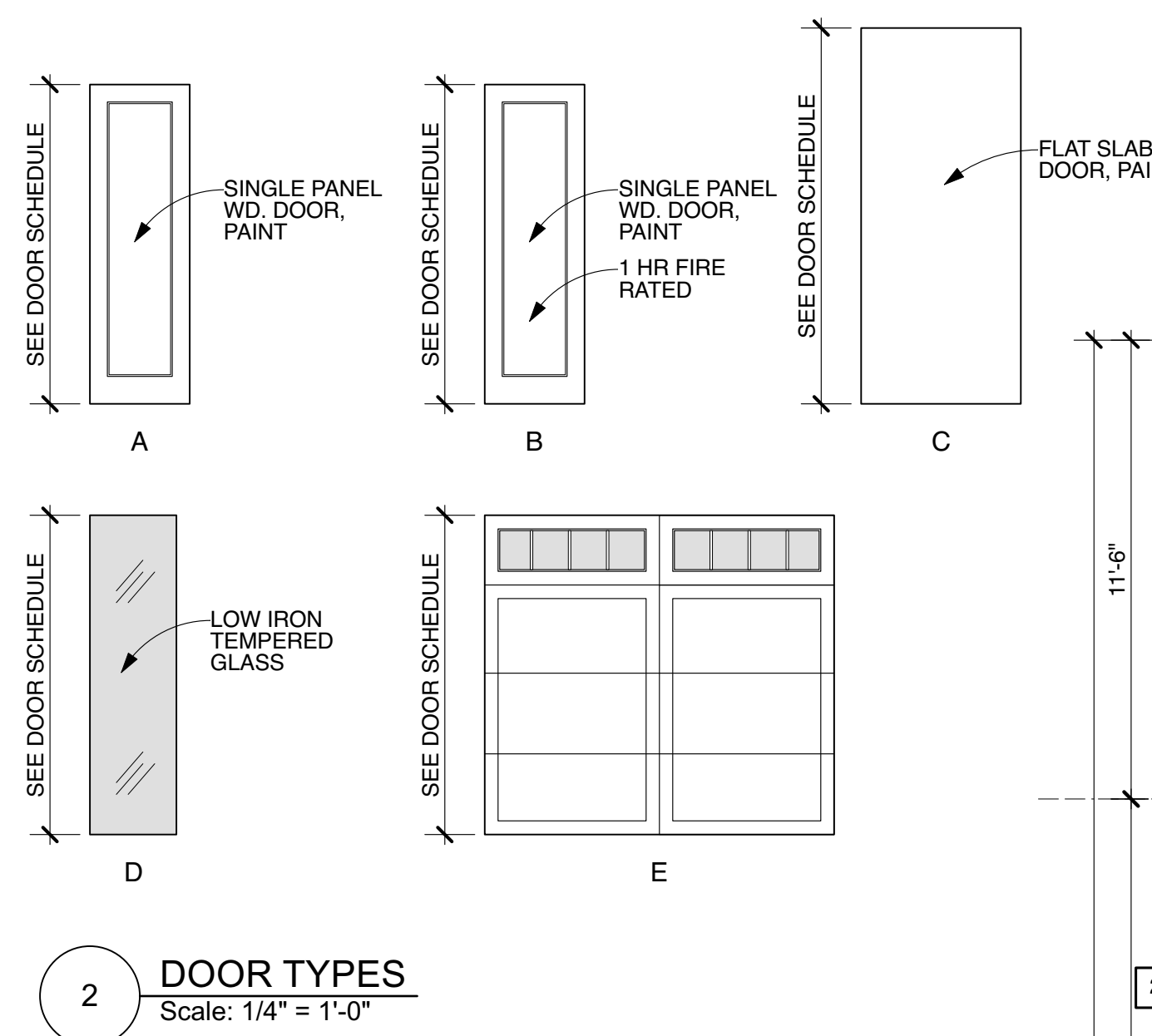
1 BASEMENT PLAN
 Scale: 1/4" = 1'-0"



A2.0

DOOR SCHEDULE											
NO.	LOCATION	TYPE	WIDTH	HEIGHT	THICKNESS	HARDWARE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	REMARKS
001	STAIR HALL	B	3'0"	7'0"	1 3/4"	PASSAGE	MDF	PAINT	WOOD	PAINT	
002	WINEROOM	A	3'0"	7'0"	1 3/4"	PASSAGE	MDF	PAINT	WOOD	PAINT	
003	STORAGE	A	2'6"	7'0"	1 3/4"	CLOSET	MDF	PAINT	WOOD	PAINT	
005	UNFINISHED BASEMENT	C.O.	3'0"	7'0"	0"	-	-	-	-	-	
006	UNFINISHED BASEMENT	B	3'0"	7'0"	1 3/4"	PASSAGE	MDF	PAINT	WOOD	PAINT	
007	UTILITY	B	3'0"	7'0"	1 3/4"	PASSAGE	MDF	PAINT	WOOD	PAINT	
102	CLOSET	A	2'6"	8'0"	1 3/4"	CLOSET	MDF	PAINT	WOOD	PAINT	
103	POWDER ROOM	A	2'6"	8'0"	1 3/4"	PRIVACY	MDF	PAINT	WOOD	PAINT	
104	PANTRY	A	2'8"	8'0"	1 3/4"	PASSAGE	MDF	PAINT	WOOD	PAINT	
105	MUDROOM	A	3'0"	8'0"	1 3/4"	PASSAGE	MDF	PAINT	WOOD	PAINT	
106	LAUNDRY	A	3'0"	8'0"	1 3/4"	PASSAGE	MDF	PAINT	WOOD	PAINT	
108	HALL	A	2'10"	8'0"	1 3/4"	PASSAGE	MDF	PAINT	WOOD	PAINT	
112	LIVING ROOM	C	4'3 1/2"	9'5"	1 3/4"	PRIVACY	MDF	PAINT	WOOD	PAINT	SEE SPEC, LARGE PANEL SOLID DOOR
113	MASTER CLOSET	A	2'8"	8'0"	1 3/4"	POCKET PRIVACY	MDF	PAINT	WOOD	PAINT	
113.1	MASTER CLOSET	A	2'8"	8'0"	1 3/4"	POCKET PRIVACY	MDF	PAINT	WOOD	PAINT	
114	MASTER BATH	C	4'3 1/2"	9'5"	1 3/4"	POCKET PRIVACY	MDF	PAINT	WOOD	PAINT	SEE SPEC, LARGE PANEL SOLID DOOR
114.1	MASTER BATH	D	2'2"	8'0"	1/2"	PULL	GLASS	-	-	-	TEMPERED, FROSTED, SHOWER GASKET
114.2	MASTER BATH	D	2'2"	8'0"	1/2"	PULL	GLASS	-	-	-	TEMPERED, FROSTED, SHOWER GASKET
115	MASTER BED	C	4'3 1/2"	9'5"	1 3/4"	POCKET PRIVACY	MDF	PAINT	WOOD	PAINT	SEE SPEC, LARGE PANEL SOLID DOOR
116	GARAGE	F	3'0"	8'0"	1 3/4"	KEYED ENTRY	MDF	PAINT	WOOD	PAINT	SELF CLOSING, SELF LATCHING, WEATHERSTIPPED
116.1	GARAGE	E	9'0"	8'0"	1 3/4"	OVERHEAD	WOOD	PAINT	WOOD	PAINT	
116.2	GARAGE	E	9'0"	8'0"	1 3/4"	OVERHEAD	WOOD	PAINT	WOOD	PAINT	
116.3	GARAGE	E	9'0"	8'0"	1 3/4"	OVERHEAD	WOOD	PAINT	WOOD	PAINT	
200	EXERCISE	C	3'9 1/2"	7'0"	1 3/4"	PASSAGE	MDF	PAINT	WOOD	PAINT	SEE SPEC, LARGE PANEL SOLID DOOR
202	CLOSET	A	3'0"	7'0"	1 3/4"	CLOSET	MDF	PAINT	WOOD	PAINT	
204	FUTURE BATHROOM	A	2'4"	6'8"	1 3/4"	POCKET PRIVACY	MDF	PAINT	WOOD	PAINT	SEE SPEC, SOLID DOOR SLAB
205	CLOSET	A	2'4"	6'8"	1 3/4"	CLOSET	MDF	PAINT	WOOD	PAINT	
206	OFFICE	A	2'6"	6'8"	1 3/4"	POCKET PRIVACY	MDF	PAINT	WOOD	PAINT	
207	ATTIC	A	2'6"	6'8"	1 3/4"	PASSAGE	MDF	PAINT	WOOD	PAINT	
208	CLOSET	A	2'6"	7'0"	1 3/4"	CLOSET	MDF	PAINT	WOOD	PAINT	
211	BATH	A	2'6"	7'0"	1 3/4"	PRIVACY	MDF	PAINT	WOOD	PAINT	
212	CLOSET	A	2'6"	7'0"	1 3/4"	CLOSET	MDF	PAINT	WOOD	PAINT	
213	BEDROOM	A	2'8"	7'0"	1 3/4"	PRIVACY	MDF	PAINT	WOOD	PAINT	
214	BATH	A	2'6"	7'0"	1 3/4"	PRIVACY	MDF	PAINT	WOOD	PAINT	
214.1	BATH	A	2'2"	8'0"	1/2"	PULL	GLASS	-	-	-	TEMPERED, FROSTED, SHOWER GASKET
215	CLOSET	A	2'8"	7'0"	1 3/4"	CLOSET	MDF	PAINT	WOOD	PAINT	
216	BEDROOM	A	2'8"	7'0"	1 3/4"	PRIVACY	MDF	PAINT	WOOD	PAINT	

- NOTES:**
- ALL INTERIOR DOORS TO BE IHS DOOR COMPANY 'STILECHOICE' MDF DOOR, PRIMED FOR PAINT.
 - PROVIDE SQUARE BUTT HINGES, TYPICAL.
 - DO NOT PREDRILL FOR HARDWARE, UNTIL HARDWARE SPEC IS APPROVED BY OWNER.
 - INTERIOR GARAGE DOOR TO BE FIRE-RATED, INCLUDING FRAME; SELF-LATCHING, & SELF-CLOSING.
 - ALL DOORS TO BE KEYLESS IN DIRECTION OF EGRESS
 - C.O. = CASED OPENING



DRAWING SYMBOL LEGEND

TYP	TYPICAL
EQ	EQUAL
SIM	SIMILAR
CL	CENTERLINE
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
N.I.C.	NOT IN CONTRACT
+	T.O. SUBFLOOR
+	ELEVATION MARKER FOR FLOOR HEIGHTS
1	EXTERIOR ELEVATION OR SECTION MARKER
1	DETAIL MARKER
2	INTERIOR ELEVATION MARKER
100	DOOR TAG
SD	SMOKE / CO DETECTOR
F.D.	FLOOR DRAIN

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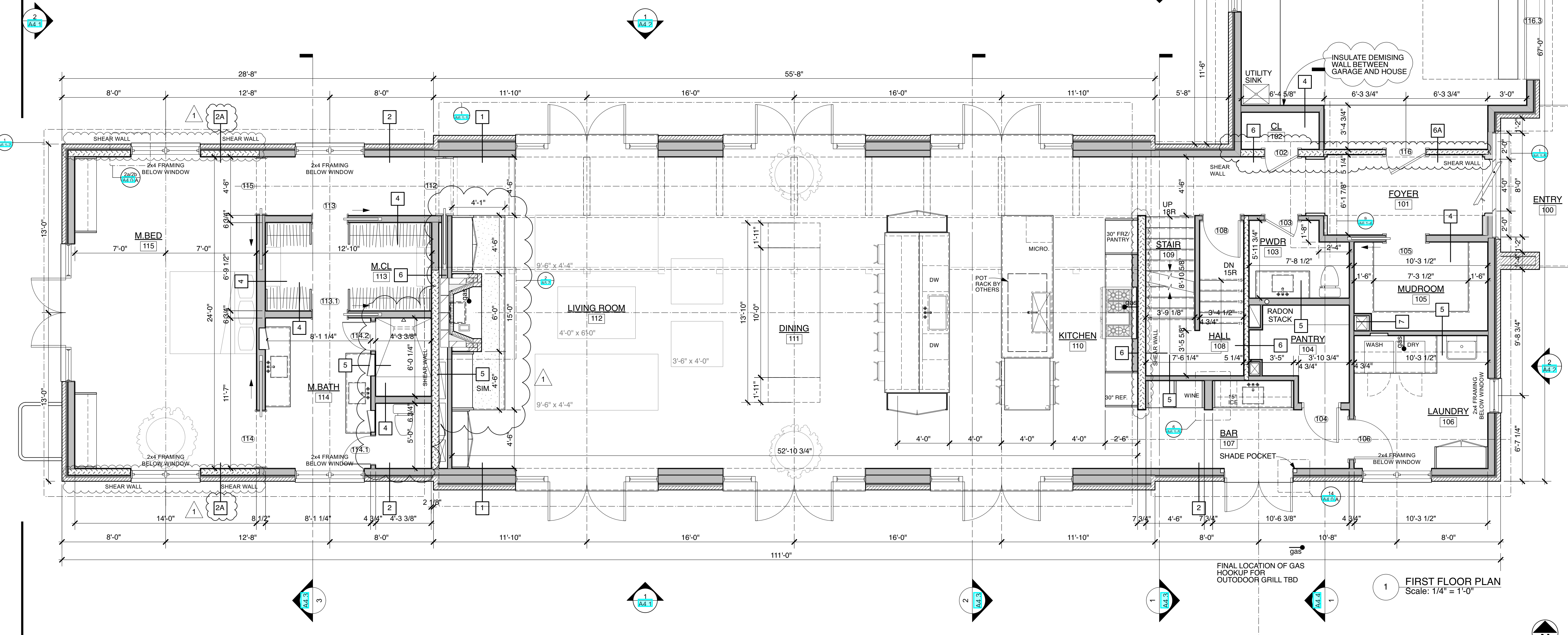
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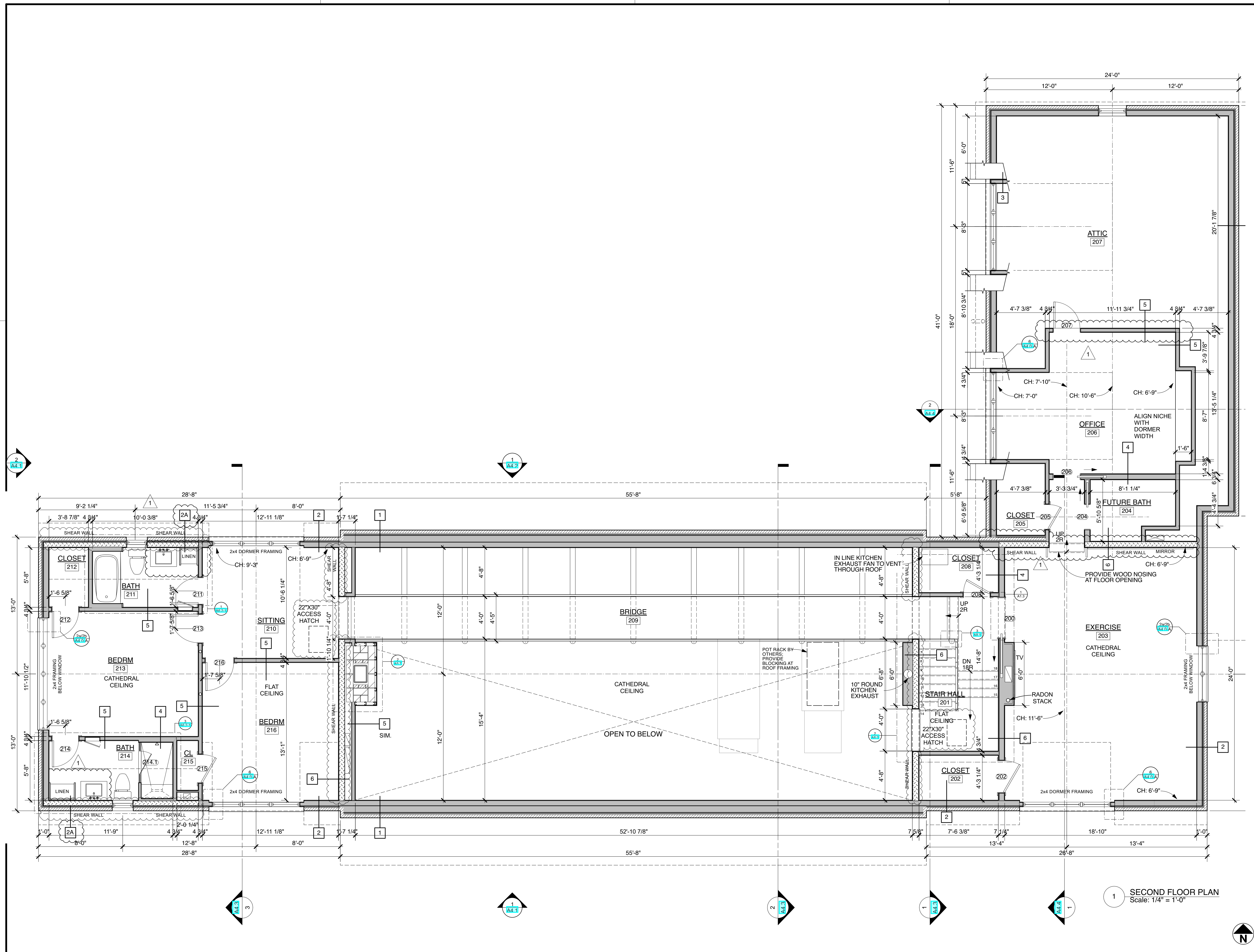
Sheet Title:

First Floor Plan

Project No.	Issued For:	Date
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DRAWING SYMBOL LEGEND

- TYP TYPICAL
- EQ EQUAL
- SIM SIMILAR
- CL CENTERLINE
- U.N.O. UNLESS NOTED OTHERWISE
- V.I.F. VERIFY IN FIELD
- N.I.C. NOT IN CONTRACT
- ⊕ T.O. SUBFLOOR ELEVATION MARKER FOR FLOOR HEIGHTS
- ⊕ 1 EXTERIOR ELEVATION OR SECTION MARKER
- ⊕ 2 DETAIL MARKER
- ⊕ 4 INTERIOR ELEVATION MARKER
- 100 DOOR TAG
- ⊕ SMOKE / CO DETECTOR
- ⊕ F.D. FLOOR DRAIN

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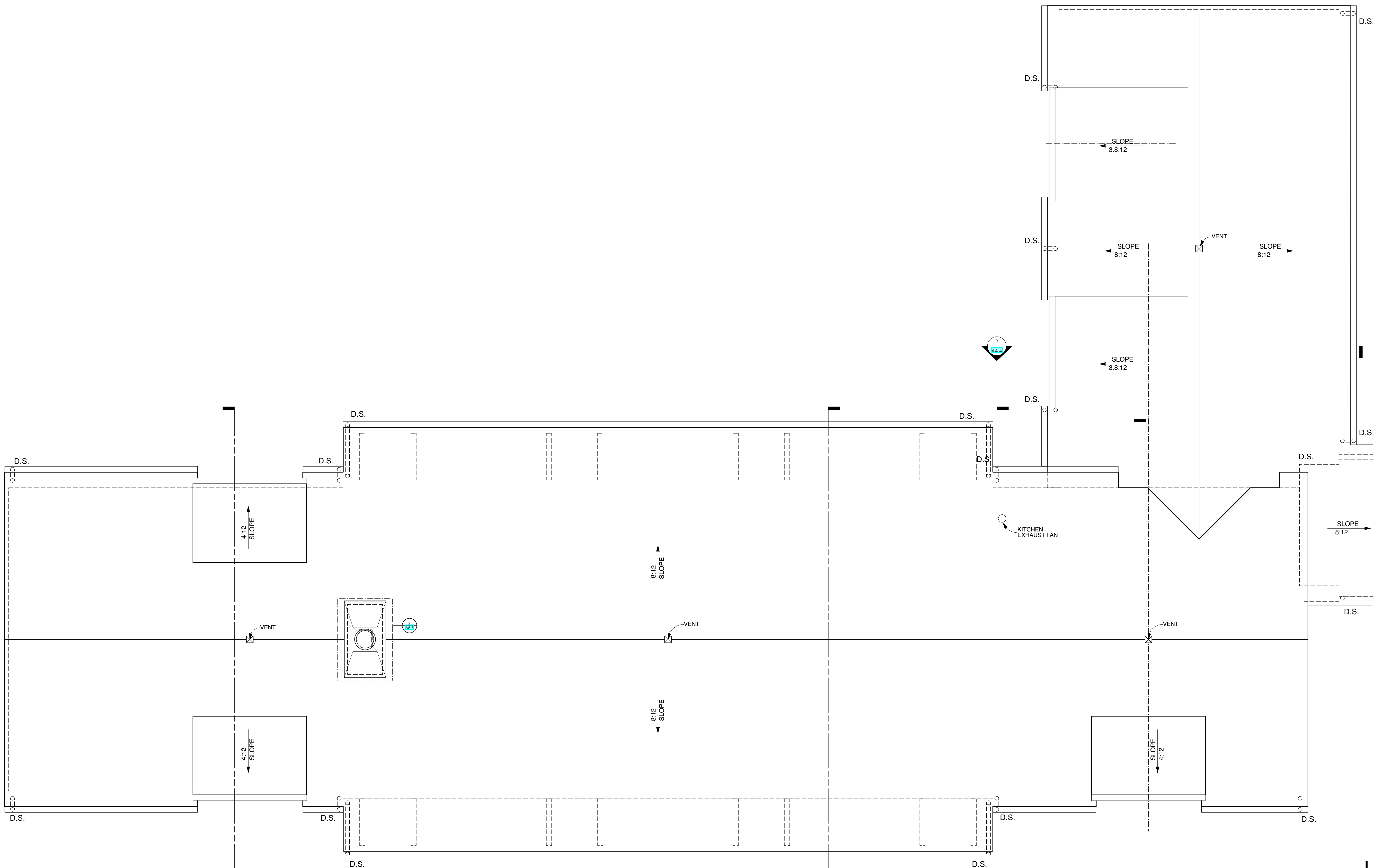
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Second Floor Plan

Project No.	Issued For:	Date
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	IFC (Shell)	05.03.23

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A2.2



DRAWING SYMBOL LEGEND

TYP	TYPICAL
EQ	EQUAL
SIM	SIMILAR
	CENTERLINE
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
N.I.C.	NOT IN CONTRACT
	T.O. SUBFLOOR +100'-0"
	ELEVATION MARKER FOR FLOOR HEIGHTS
	1 A4.1 EXTERIOR ELEVATION OR SECTION MARKER
	DETAIL MARKER
	2 A6.1 4 INTERIOR ELEVATION MARKER
	100 DOOR TAG
	SMOKE / CO DETECTOR
	F.D. FLOOR DRAIN

DO NOT SCALE DRAWINGS.
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Sheet Title:

Roof Plan

Project No.	Issued For:	Date
Drawn By: MH/JH/NM	Contract Set	02.21.23
Checked By: GB	Pricing	04.13.22
Scale: AS NOTED	Final Issue	04.12.23
	Review	04.28.23
	IFC (Shell)	05.03.23

Sheet Number

A2.3

1 **ROOF PLAN**
Scale: 1/4" = 1'-0"

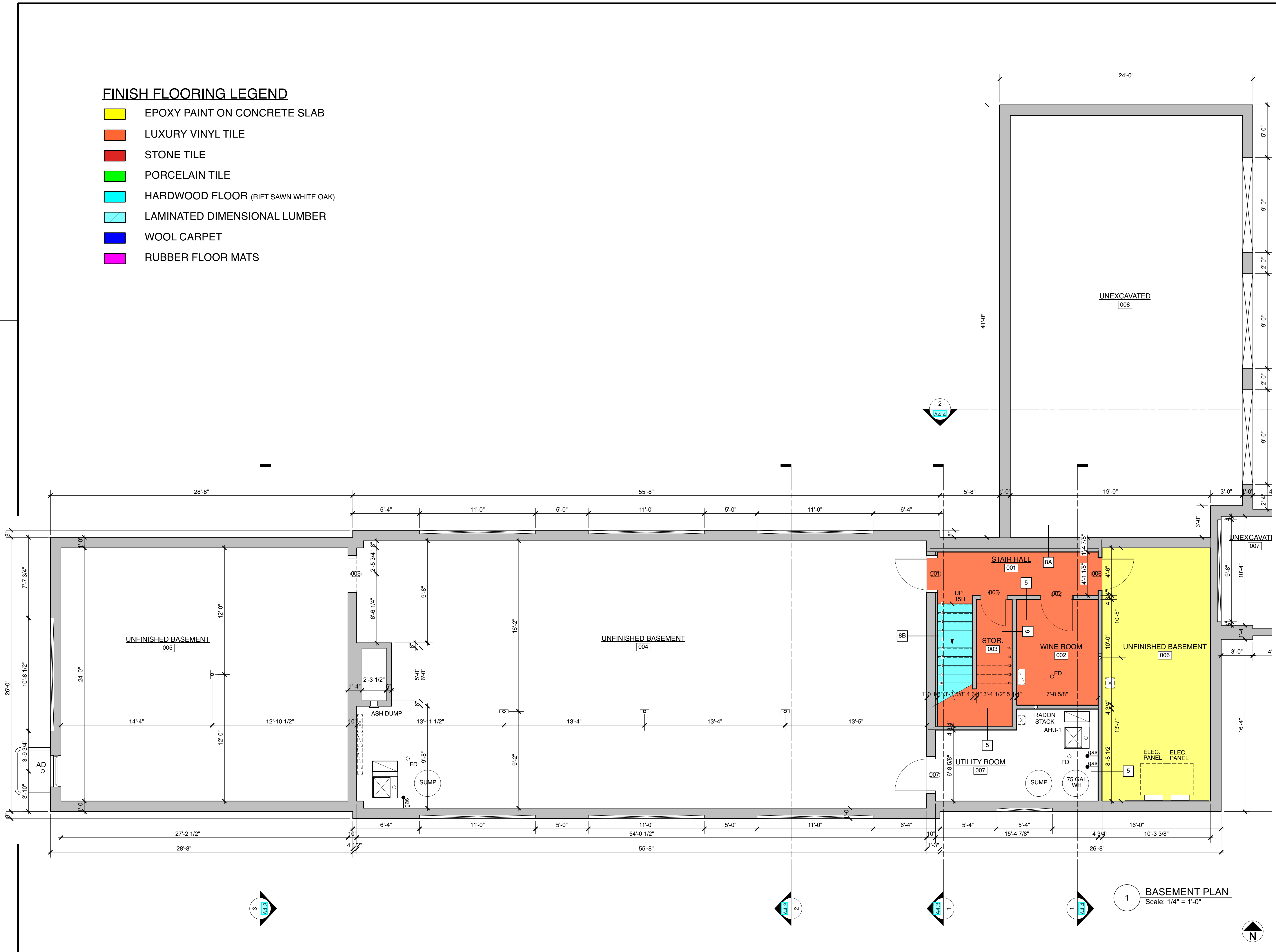


FINISH FLOORING LEGEND

- EPOXY PAINT ON CONCRETE SLAB
- LUXURY VINYL TILE
- STONE TILE
- PORCELAIN TILE
- HARDWOOD FLOOR (RIFT SAWN WHITE OAK)
- LAMINATED DIMENSIONAL LUMBER
- WOOL CARPET
- RUBBER FLOOR MATS

DRAWING SYMBOL LEGEND

- TYP TYPICAL
 - EQ EQUAL
 - SIM SIMILAR
 - C CENTERLINE
 - U.N.O. UNLESS NOTED OTHERWISE
 - V.I.F. VERIFY IN FIELD
 - N.I.C. NOT IN CONTRACT
 - T.O. SUBFLOOR ELEVATION MARKER FOR FLOOR HEIGHTS
 - 1 EXTERIOR ELEVATION OR SECTION MARKER
 - DETAIL MARKER
 - 2 4 INTERIOR ELEVATION MARKER
 - 100 DOOR TAG
 - SMOKE / CO DETECTOR
 - F.D. FLOOR DRAIN
- DO NOT SCALE DRAWINGS.
 ALL DIMENSIONS ARE TO FACE OF GYP. BD. SURFACES, UNLESS OTHERWISE NOTED
 ALL DIMENSIONS (INCLUDING FINISH & SUBFLOOR HEIGHTS) TO BE FIELD VERIFIED
 ANY DISCREPANCIES FOUND BY THE CONTRACTOR IN DIMENSIONS AND/OR DETAILS ON THE DRAWINGS TO BE REPORTED TO THE ARCHITECT



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 Grand Island, NY

Project Number: 2022-0034

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Sheet Title:
**Basement Level Plan:
 Flooring Material**

Project No.	Issued For:	Date
Drawn By: MH/JH/NM	Contract Set	02.21.23
Checked By: GB	Pricing	04.13.23
Scale: AS NOTED	Final Issue	04.13.23
	Review	04.28.23
	IFC (Shell)	05.03.23

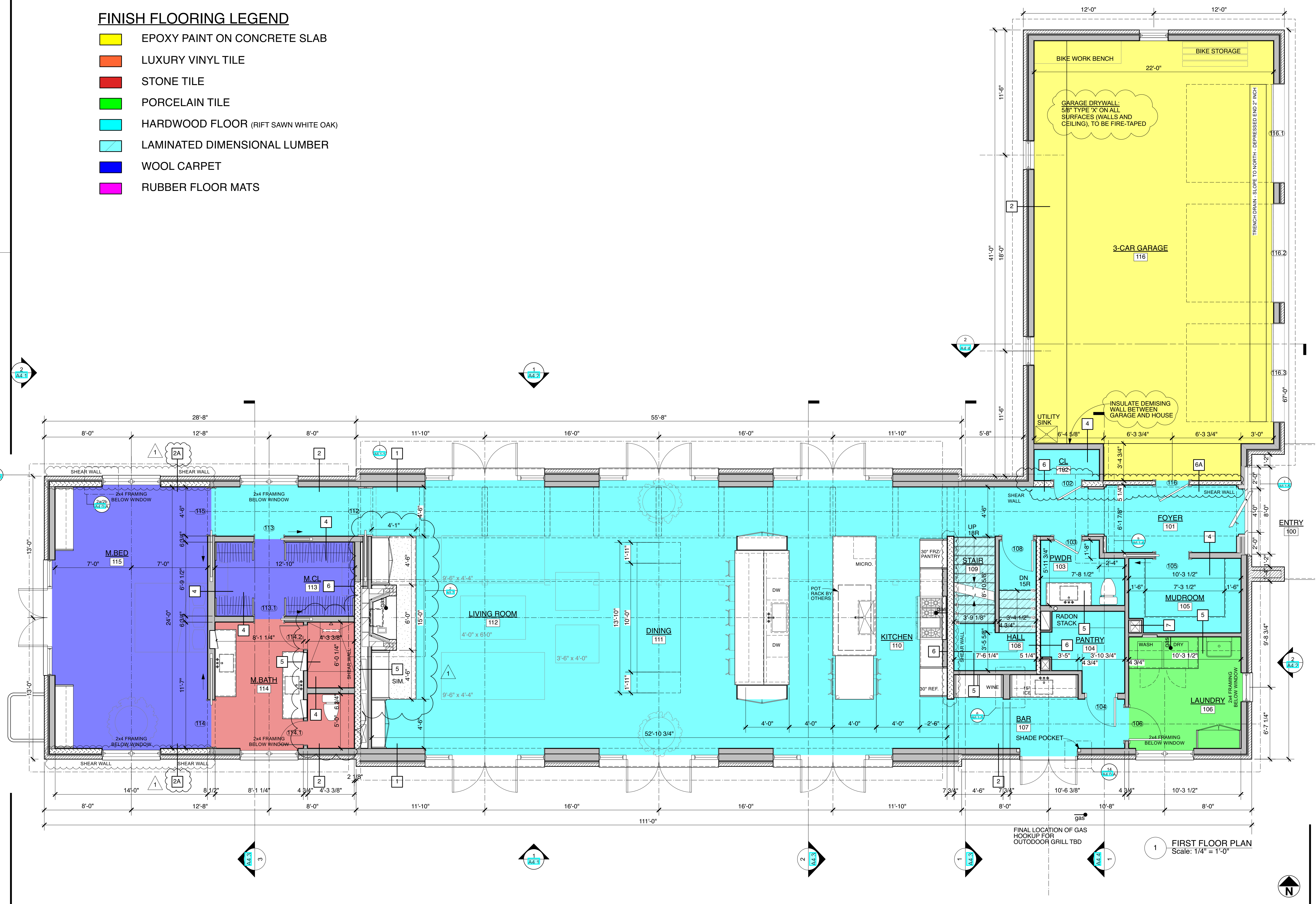
Sheet Number
A3.0

FINISH FLOORING LEGEND

- EPOXY PAINT ON CONCRETE SLAB
- LUXURY VINYL TILE
- STONE TILE
- PORCELAIN TILE
- HARDWOOD FLOOR (RIFT SAWN WHITE OAK)
- LAMINATED DIMENSIONAL LUMBER
- WOOL CARPET
- RUBBER FLOOR MATS

DRAWING SYMBOL LEGEND

- | | |
|--------|--------------------------------------|
| TYP | TYPICAL |
| EQ | EQUAL |
| SIM | SIMILAR |
| CL | CENTERLINE |
| U.N.O. | UNLESS NOTED OTHERWISE |
| V.I.F. | VERIFY IN FIELD |
| N.I.C. | NOT IN CONTRACT |
| | T.O. SUBFLOOR |
| | ELEVATION MARKER FOR FLOOR HEIGHTS |
| | EXTERIOR ELEVATION OR SECTION MARKER |
| | DETAIL MARKER |
| | INTERIOR ELEVATION MARKER |
| | DOOR TAG |
| | SMOKE / CO DETECTOR |
| | FLOOR DRAIN |
- DO NOT SCALE DRAWINGS.
 ALL DIMENSIONS ARE TO FACE OF GYP. BD. SURFACES, UNLESS OTHERWISE NOTED
 ALL DIMENSIONS (INCLUDING FINISH & SUBFLOOR HEIGHTS) TO BE FIELD VERIFIED
 ANY DISCREPANCIES FOUND BY THE CONTRACTOR IN DIMENSIONS AND/OR DETAILS ON THE DRAWINGS TO BE REPORTED TO THE ARCHITECT



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**First Floor Plan:
 Flooring Material**

Project No.	Issued For:	Date
Drawn By: MH/JH/NM	Contract Set	02.21.23
Checked By: GB	Pricing	04.13.22
Scale: AS NOTED	Find Issue	04.28.23
	Review	04.28.23
	IFC (Shell)	05.03.23

Sheet Number

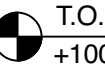





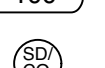

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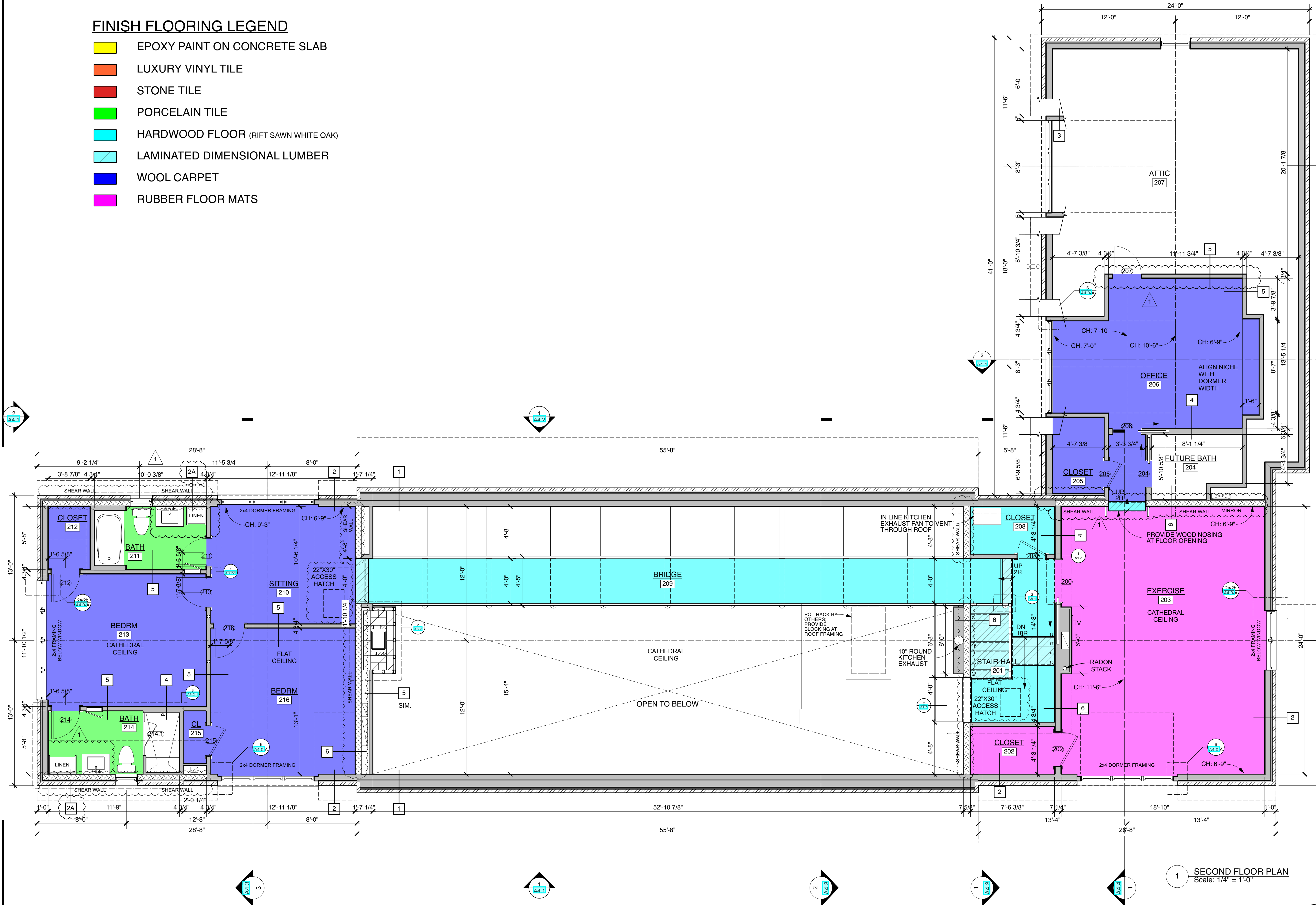
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FINISH FLOORING LEGEND

- EPOXY PAINT ON CONCRETE SLAB
- LUXURY VINYL TILE
- STONE TILE
- PORCELAIN TILE
- HARDWOOD FLOOR (RIFT SAWN WHITE OAK)
- LAMINATED DIMENSIONAL LUMBER
- WOOL CARPET
- RUBBER FLOOR MATS

DRAWING SYMBOL LEGEND

- TYP TYPICAL
 - EQ EQUAL
 - SIM SIMILAR
 - CL CENTERLINE
 - U.N.O. UNLESS NOTED OTHERWISE
 - V.I.F. VERIFY IN FIELD
 - N.I.C. NOT IN CONTRACT
 -  T.O. SUBFLOOR
 -  ELEVATION MARKER FOR FLOOR HEIGHTS
 -  1 EXTERIOR ELEVATION OR SECTION MARKER
 -  4 INTERIOR ELEVATION MARKER
 -  3 DOOR TAG
 -  100 DOOR TAG
 -  SD SMOKE / CO DETECTOR
 -  F.D. FLOOR DRAIN
- DO NOT SCALE DRAWINGS.
 ALL DIMENSIONS ARE TO FACE OF GYP. BD. SURFACES, UNLESS OTHERWISE NOTED
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 ANY DISCREPANCIES FOUND BY THE CONTRACTOR IN DIMENSIONS AND/OR DETAILS ON THE DRAWINGS TO BE REPORTED TO THE ARCHITECT



1 SECOND FLOOR PLAN
 Scale: 1/4" = 1'-0"

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**Second Floor Plan:
 Flooring Material**

Project No.	Issued For:	Date
Drawn By: MH/JH/NM	Contract Set	02.21.23
Checked By: GB	Pricing	04.13.22
Scale: AS NOTED	Final Issue	04.13.23
	Review	04.28.23
	IFC (Shell)	05.03.23

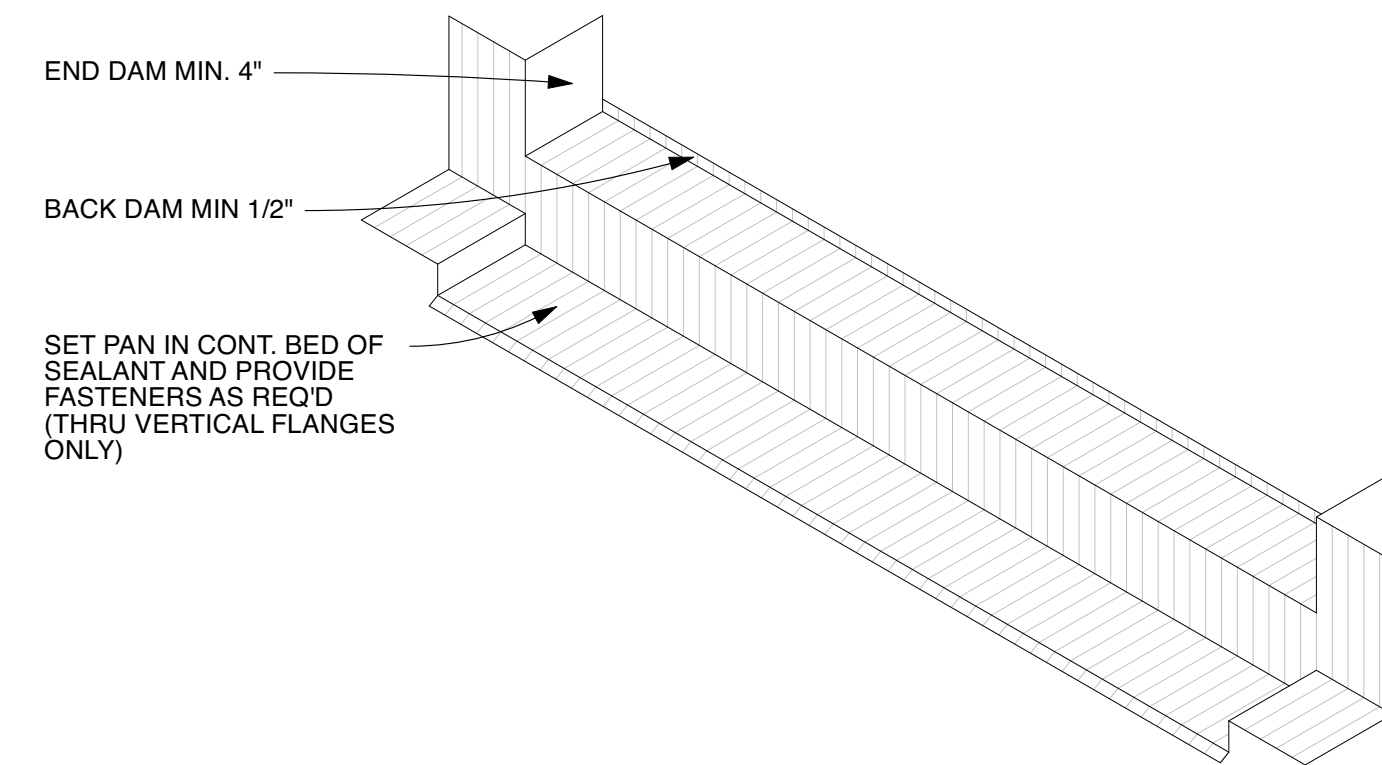
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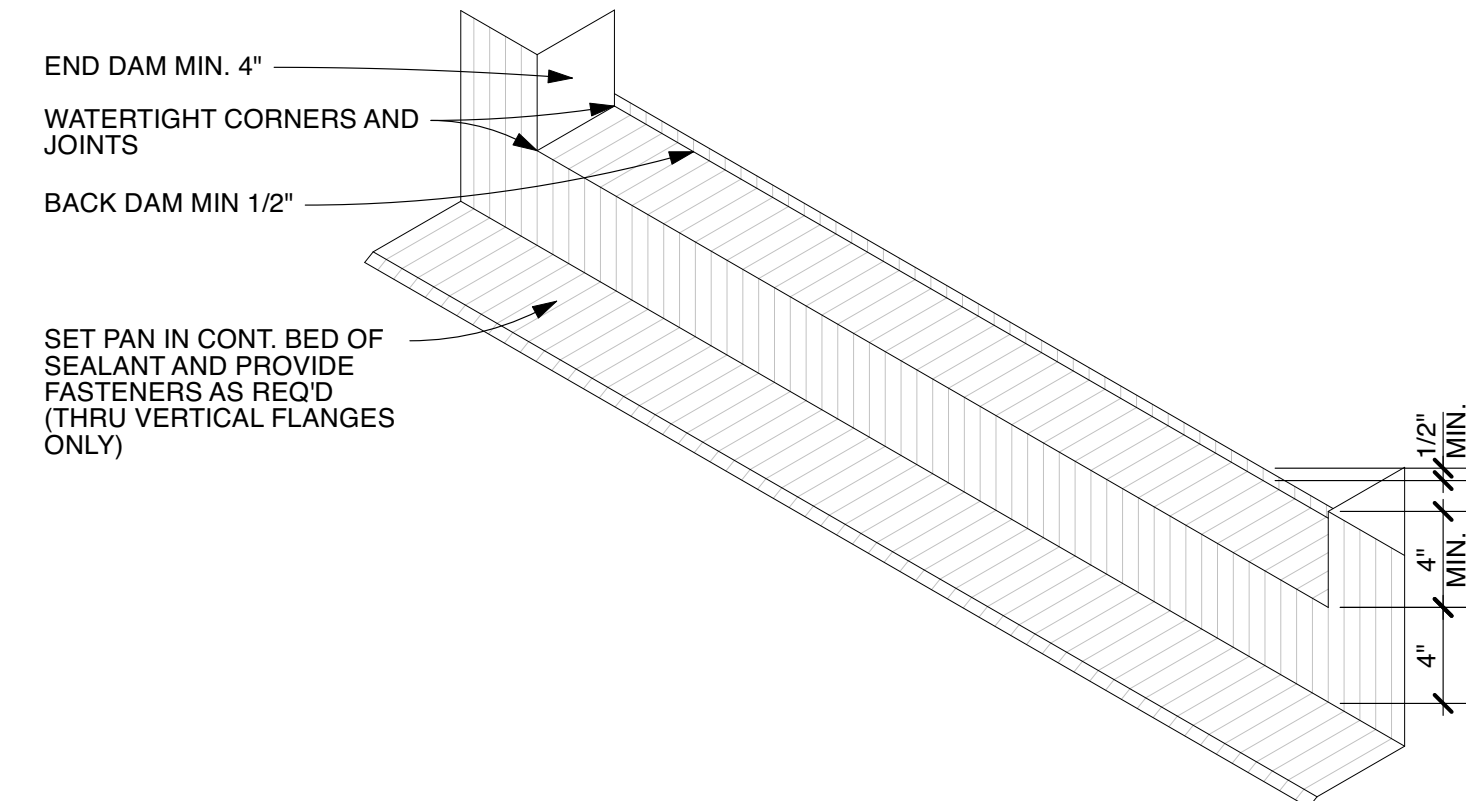
WINDOW SCHEDULE								
KEY	UNIT NUMBER	UNIT TYPE	MANUF.	FRAME SIZE (W X H)	R.O. SIZE (W X H)	NAT. LIGHT	NAT. VENT	REMARKS
A	NOT USED							
B	CUSTOM	FRENCH DOOR	JELD-WEN	5'-3 1/4" X 8'-10 7/8"	5'-4" X 8'-11 3/8"	26.2	46.8	DOUBLE PATIO DOOR, OUT SWING, PHANTOM SCREEN POCKET
B1	CUSTOM	FRENCH DOOR+SIDELITES	JELD-WEN	10'-8" X 8'-10"	10'-8 3/4" X 8'-10 1/2"	48.6	87.4	(2) 4" MULL, FIXED SIDE DOORS, DOUBLE PATIO DOOR, OUT SWING, APPLIED PHANTOM SCREEN FRAME AND TRIM
C	(2) SCC3278	MULLED CASEMENT	JELD-WEN	5'-4" X 6'-6"	5'-4 3/4" X 6'-6 3/4"	26.4	34.6	
D	(3) SCC3272	MULLED CASEMENT	JELD-WEN	8'-4" X 6'-0"	8'-4 3/4" X 6'-0 3/4"	36	48	(2) 2" MULL
E	SCC2436	CASEMENT	JELD-WEN	2'-0" X 3'-0"	2'-0 3/4" X 3'-0 3/4"	3.7	6	
F	SCC3266	CASEMENT	JELD-WEN	2'-8" X 5'-6"	2'-8 3/4" X 5'-6 3/4"	10.8	14.6	
F1	SCC3660	CASEMENT	JELD-WEN	3'-0" X 5'-0"	3'-0 3/4" X 5'-0 3/4"	11.2	15	EGRESS
G	(2) SCC3272	MULLED CASEMENT	JELD-WEN	5'-4" X 6'-0"	5'-4 3/4" X 6'-0 3/4"	23.8	32.11	
G1	(4) SCC3272	MULLED CASEMENT	JELD-WEN	10'-8" X 6'-0"	10'-8 3/4" X 6'-0 3/4"	47.7	64.22	FACTORY MULLED
H	SCC3248	CASEMENT	JELD-WEN	2'-8" X 4'-0"	2'-8 3/4" X 4'-0 3/4"	7.61	10.7	
J	CUSTOM	FRENCH DOOR+SIDELITES+TRANSOM	JELD-WEN	10'-11 1/2" X 10'-1 3/4"	11'-0 1/4" X 10'-2 1/2"	40.3	78.8	MULL VERTICAL AND HORIZONTAL, OUT SWING, APPLIED PHANTOM SCREEN FRAME AND TRIM
K	(3) SCC3246	MULLED CASEMENT	JELD-WEN	8'-4" X 4'-0"	8'-4 3/4" X 4'-0 3/4"	15.82	8.47	(2) 2" MULL

1

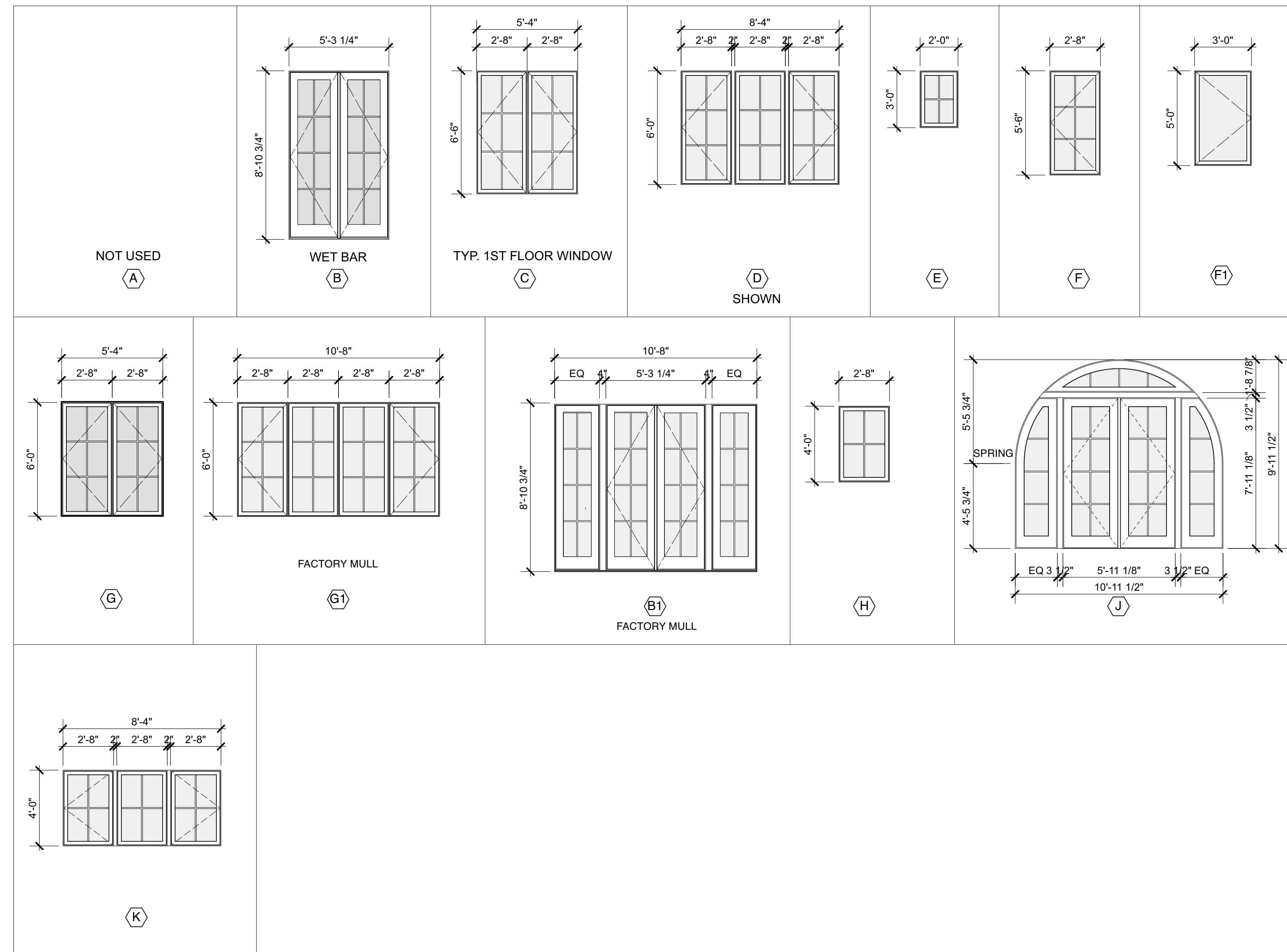
- NOTES**
- ALL WINDOWS ARE TO BE JELD-WEN 'SITELINE', U.O.N.
 - SEE ELEVATIONS FOR MUNTIN CONFIGURATION AT ALL WINDOWS
 - SEE ELEVATIONS FOR CASEMENT SWING DIRECTION, NO INDICATION OF SWING = FIXED UNIT
 - ALL WINDOWS TO HAVE INSULATED & LOW-E GLAZING
 - ALL GLAZED DOORS TO HAVE MULTI-POINT LOCKING SYSTEM & PHANTOM SCREEN DOORS, AND ALUMINUM SILLS.
 - ALL WINDOW EXTERIOR TO BE ALUMINUM CLAD IN STANDARD COLOR
 - ALL INTERIOR SCREENS AND HARDWARE TO BE WHITE
 - ALL WINDOWS TO HAVE PRIMED INTERIOR, UNLESS NOTED OTHERWISE
 - ALL DOORS TO BE KEYED ALIKE, AND TO BE KEYLESS IN DIRECTION OF EGRESS
 - MATTE NICKEL HARDWARE



1 COPPER PAN FLASHING DETAIL @ DOOR (B1, B)
Scale: 1 1/2" = 1'-0"



2 COPPER PAN FLASHING DETAIL @ (J) DOOR, TYP.
Scale: 1 1/2" = 1'-0"



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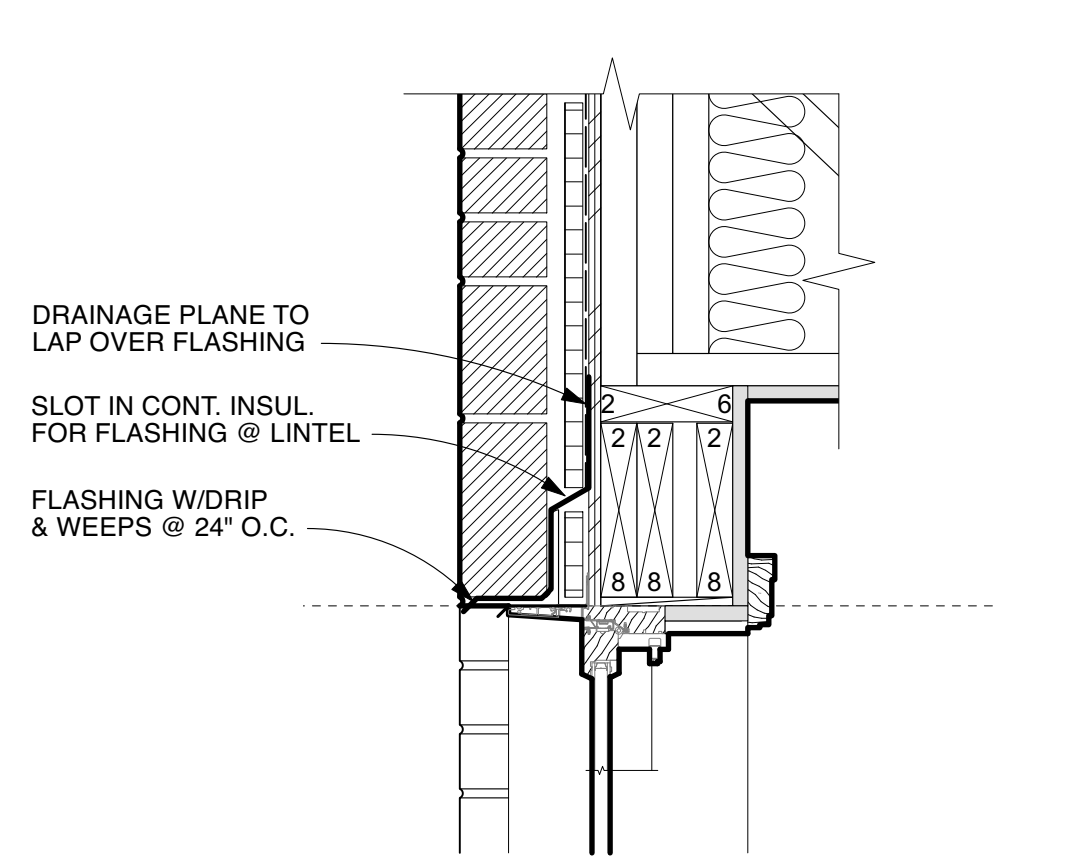
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Window Schedule & Types

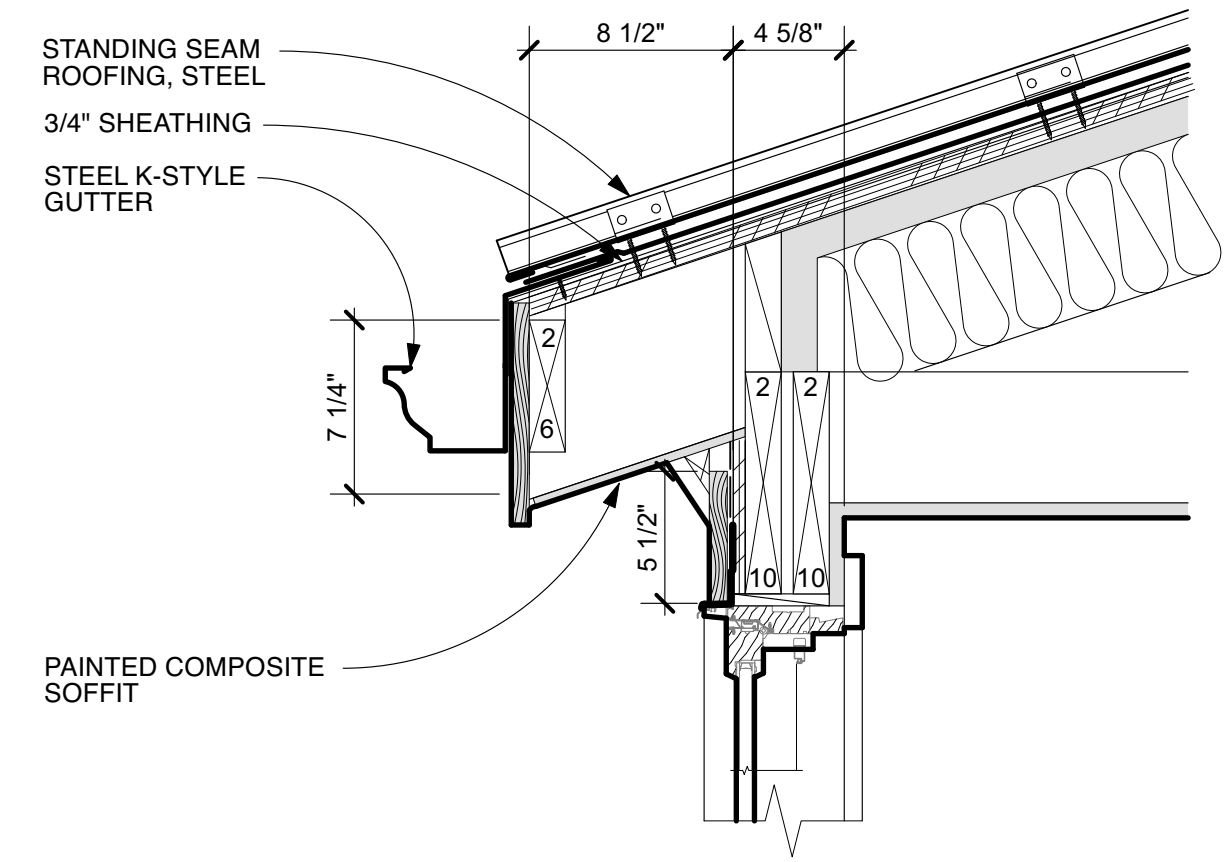
Project No.	Issued For:	Date
Drawn By: MH/JH	Contract Set	02.21.23
Checked By: GB	Pricing Set	09.30.22
Scale: AS NOTED	Rev Pricing	11.28.22
	Review	04.28.23
	IFC-Shell/Core	05.03.23

Sheet Number

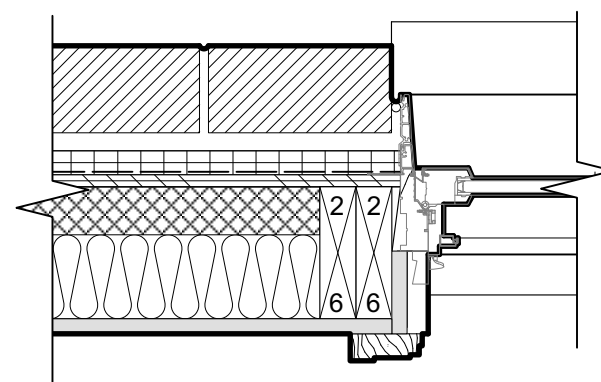
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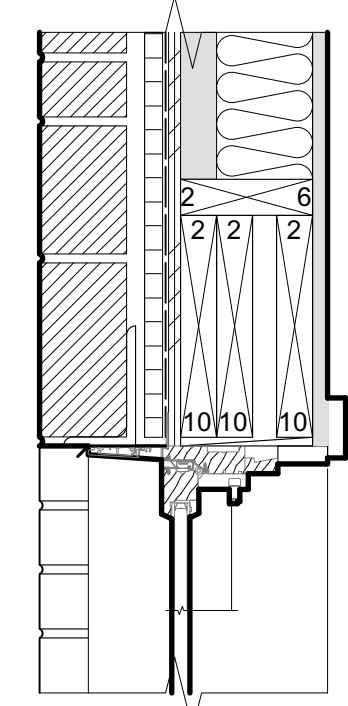
1 WINDOW HEAD DETAIL (C)
Scale: 1 1/2" = 1'-0"



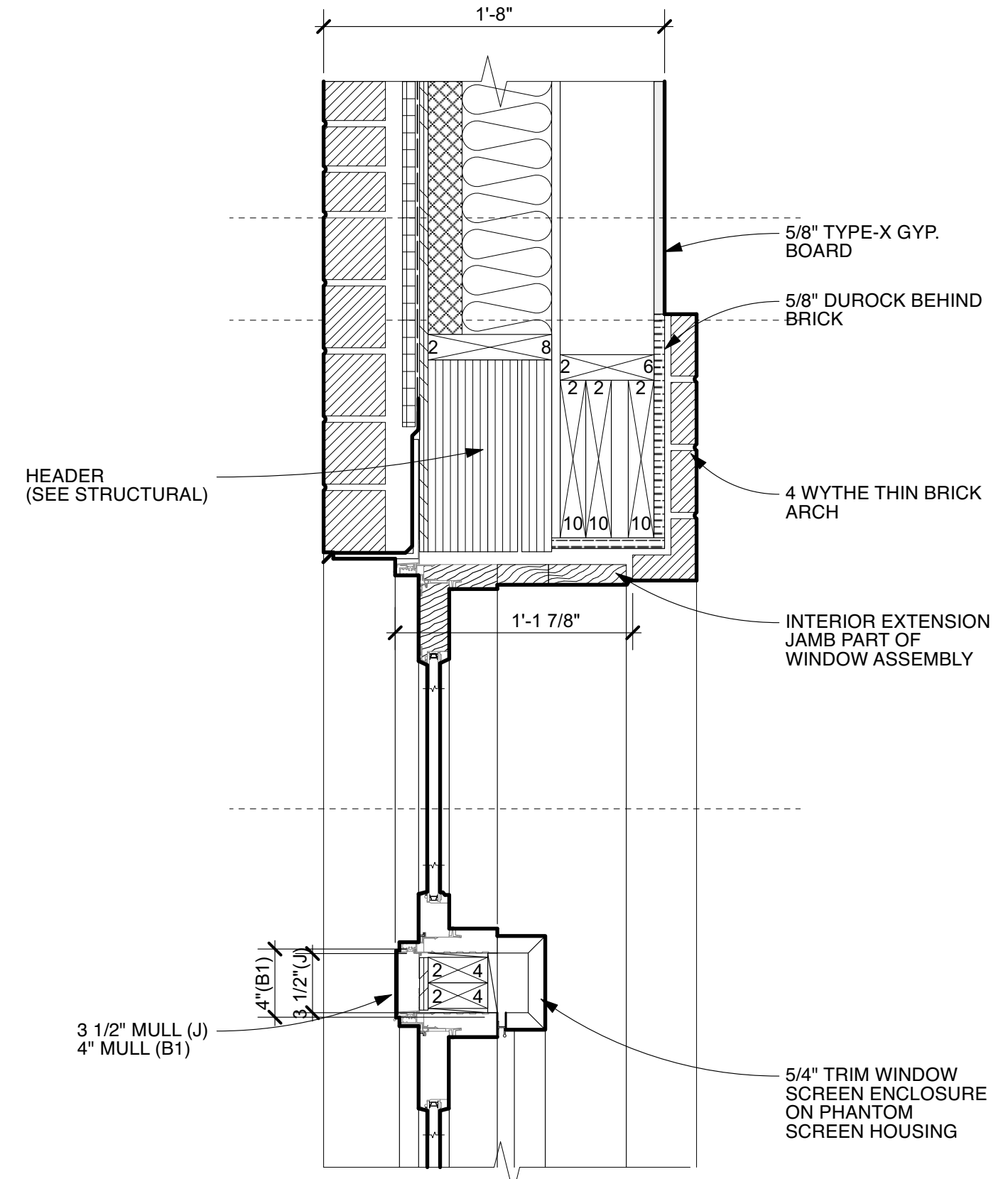
4 WINDOW HEAD DETAIL (D)
Scale: 1 1/2" = 1'-0"



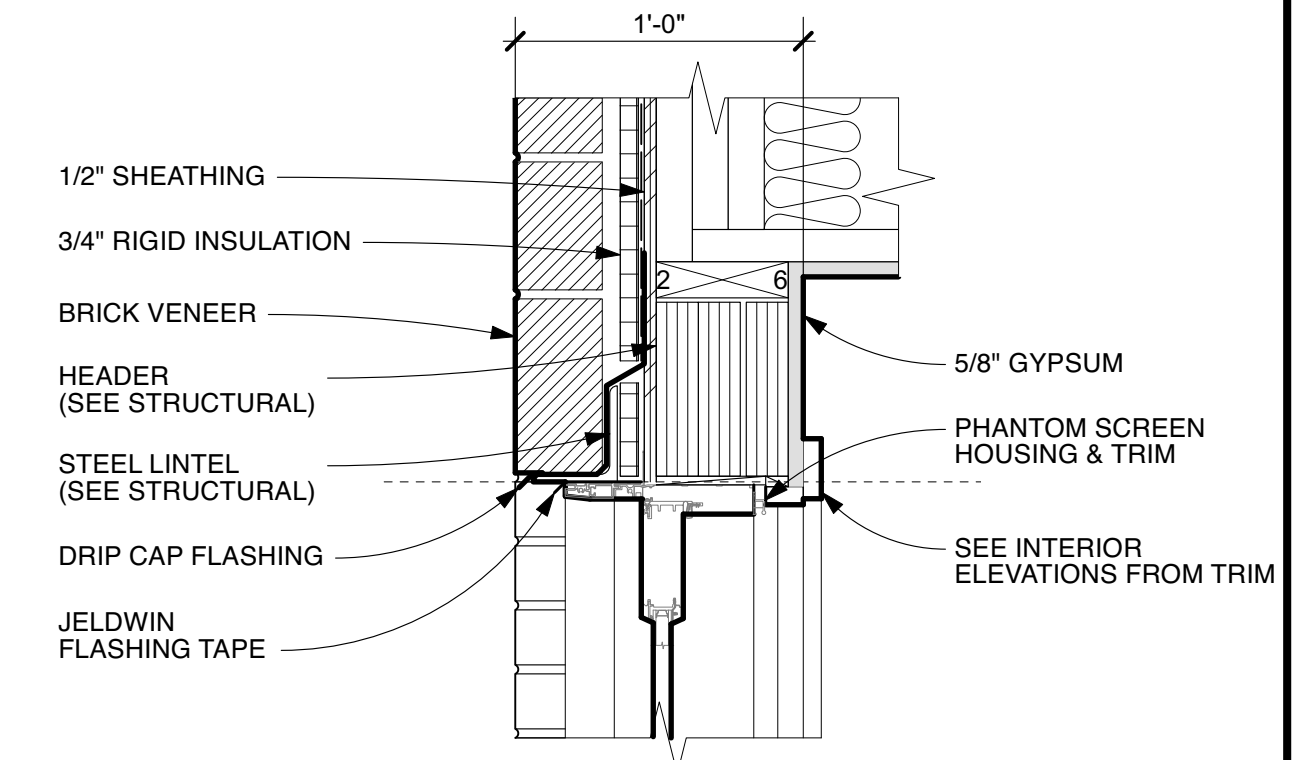
2a WINDOW JAMB DETAIL @ WIN (C)
Scale: 1 1/2" = 1'-0"



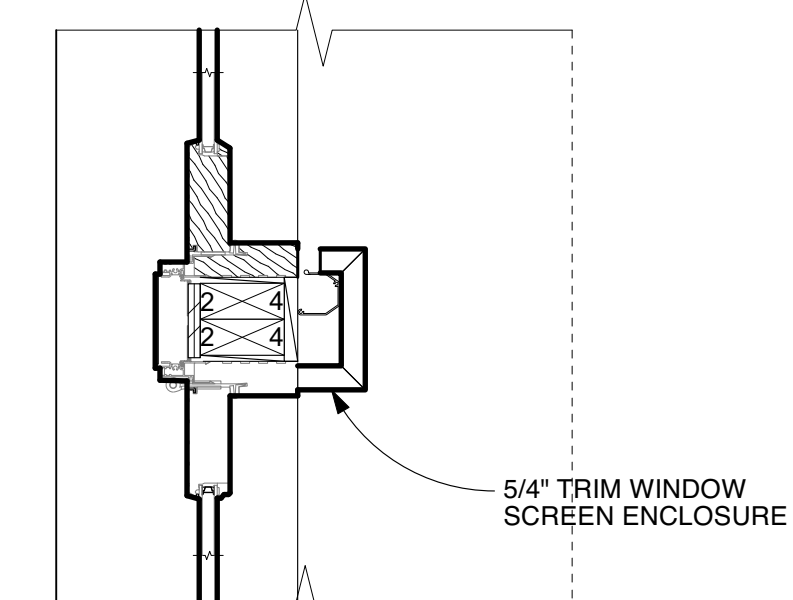
5 WINDOW HEAD DETAIL (G)
Scale: 1 1/2" = 1'-0"



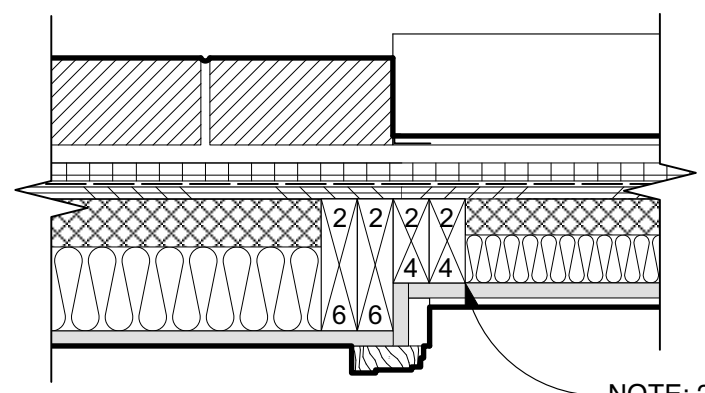
8 DOOR TRANSOM HEAD DETAIL (J)
Scale: 1 1/2" = 1'-0"



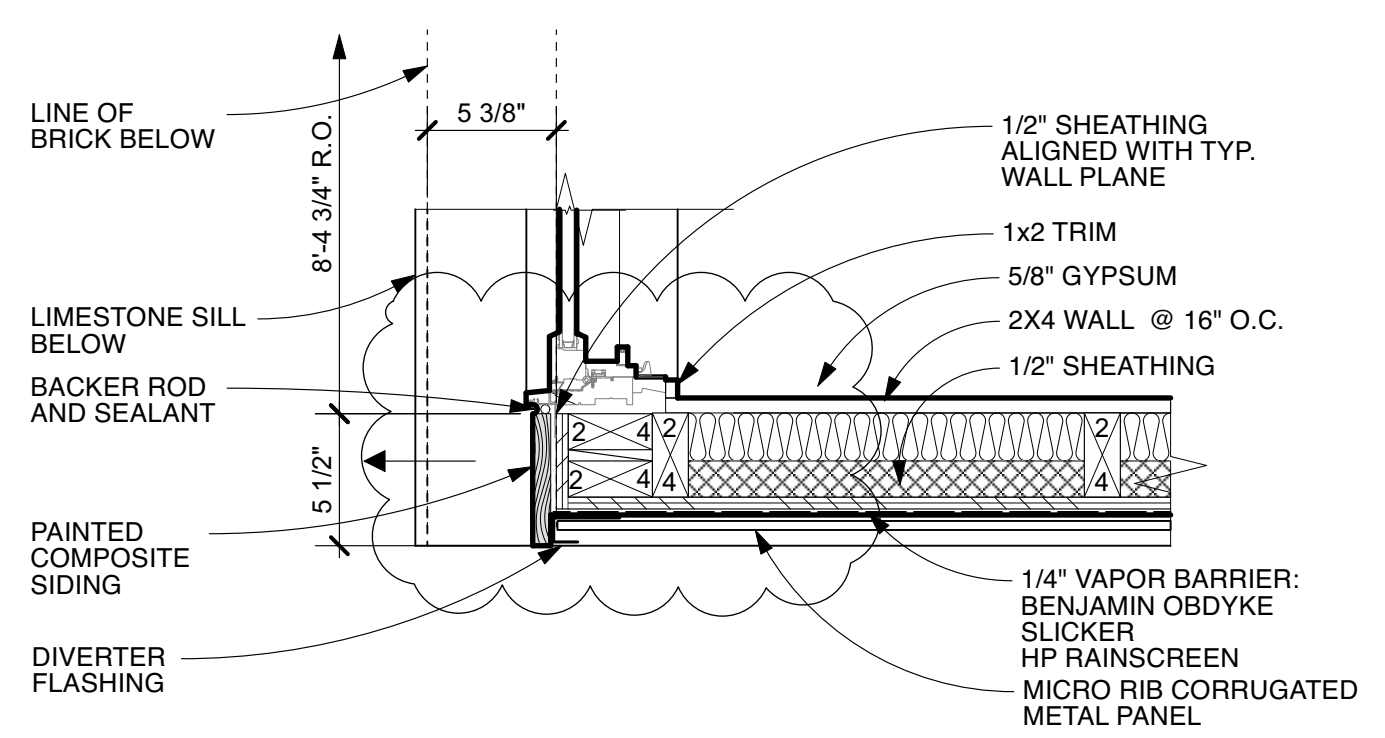
11 DOOR HEAD DETAIL (B1)
Scale: 1 1/2" = 1'-0"



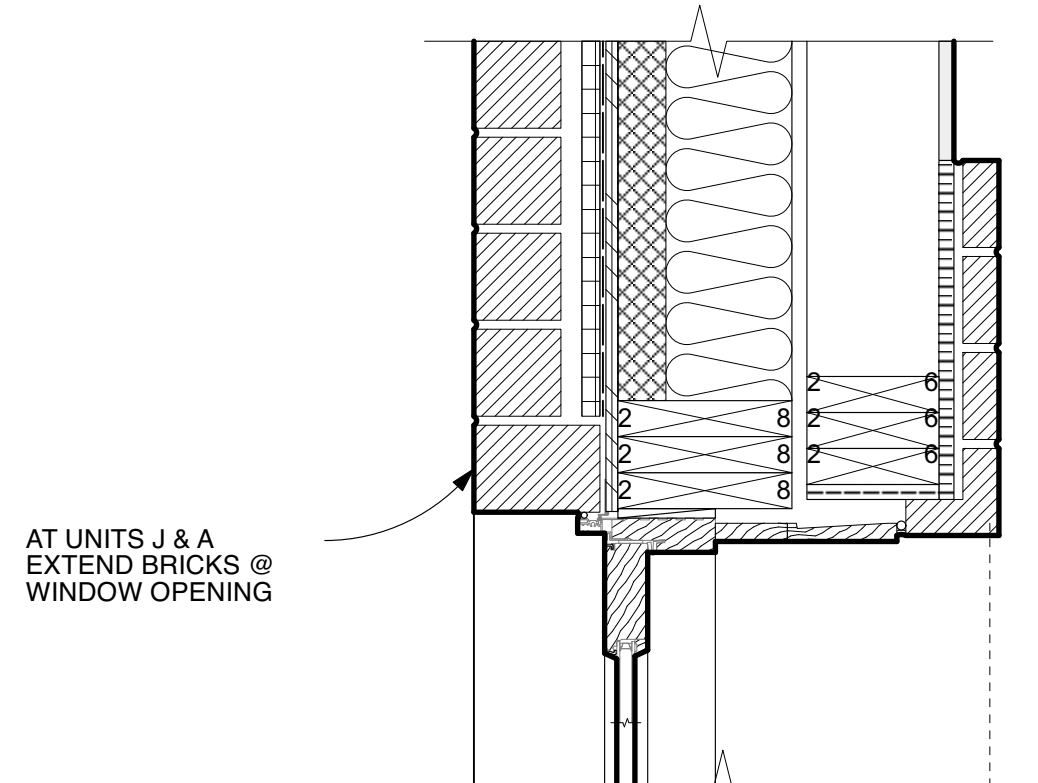
12 DOOR JAMB DETAIL (J) SIM (B1)
Scale: 1 1/2" = 1'-0"



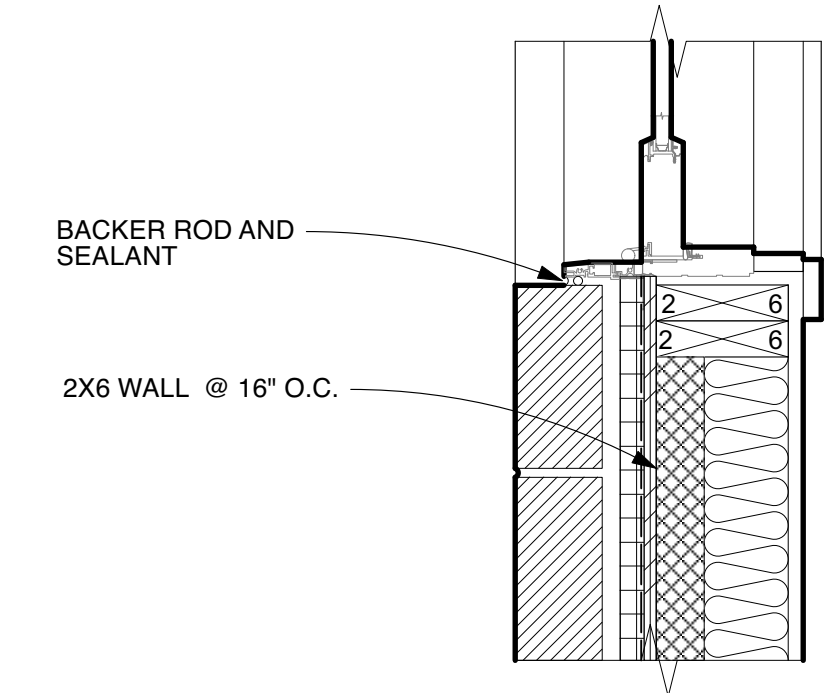
2b WINDOW JAMB DETAIL UNDER WIN (C)
Scale: 1 1/2" = 1'-0"



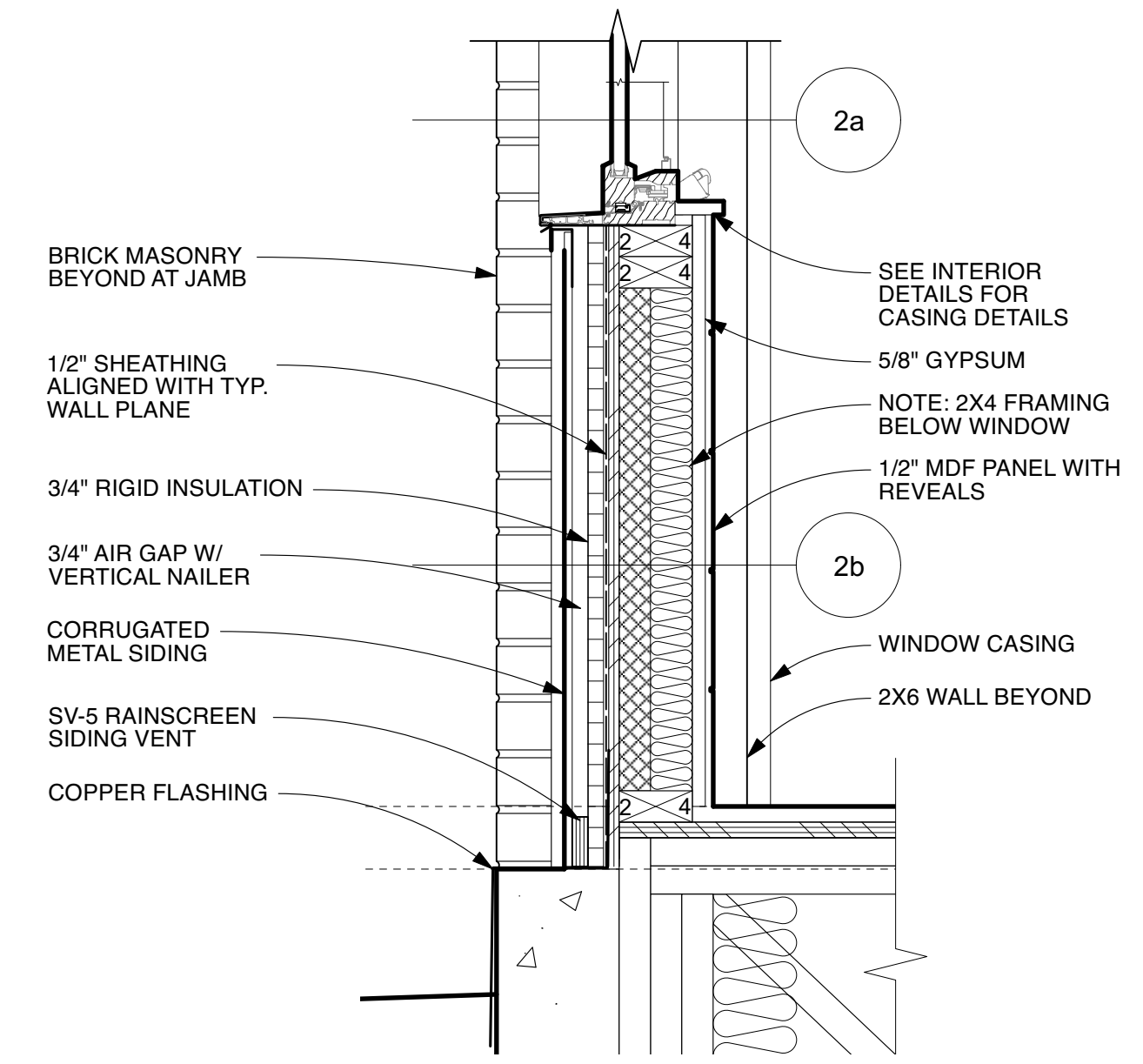
6 WINDOW JAMB DETAIL (D)
Scale: 1 1/2" = 1'-0"



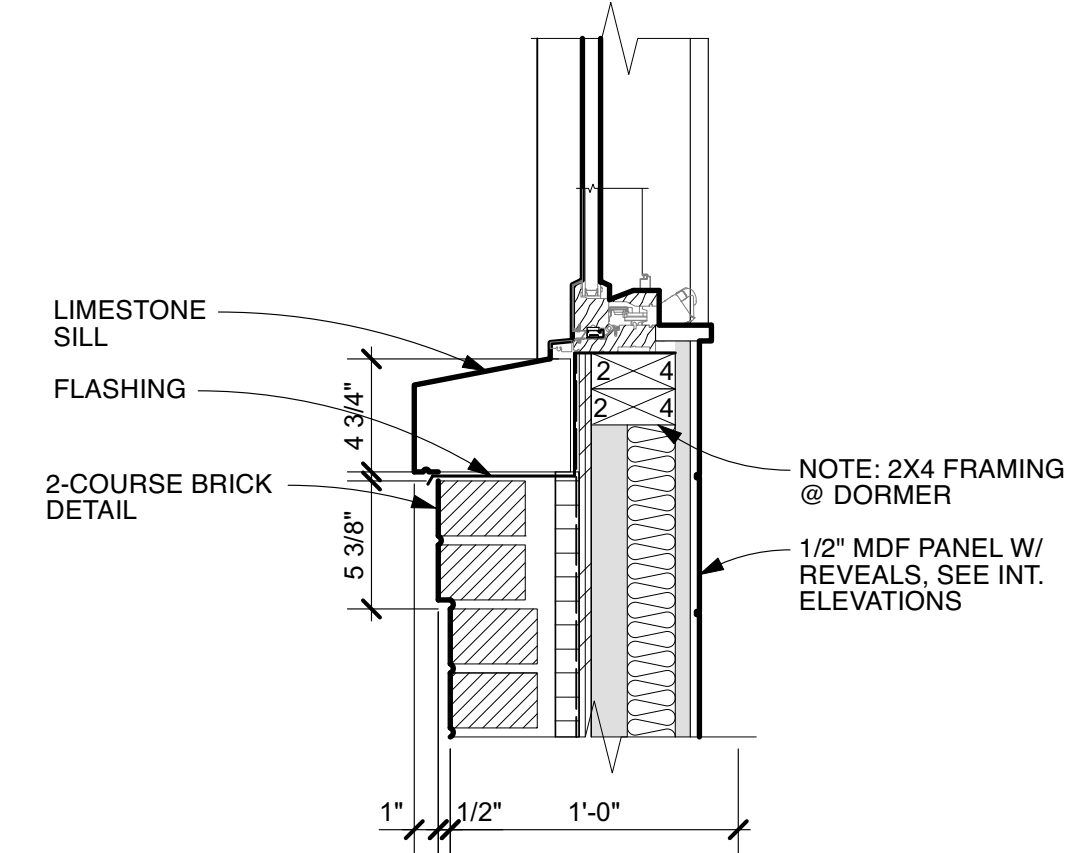
9 DOOR JAMB DETAIL (J)
Scale: 1 1/2" = 1'-0"



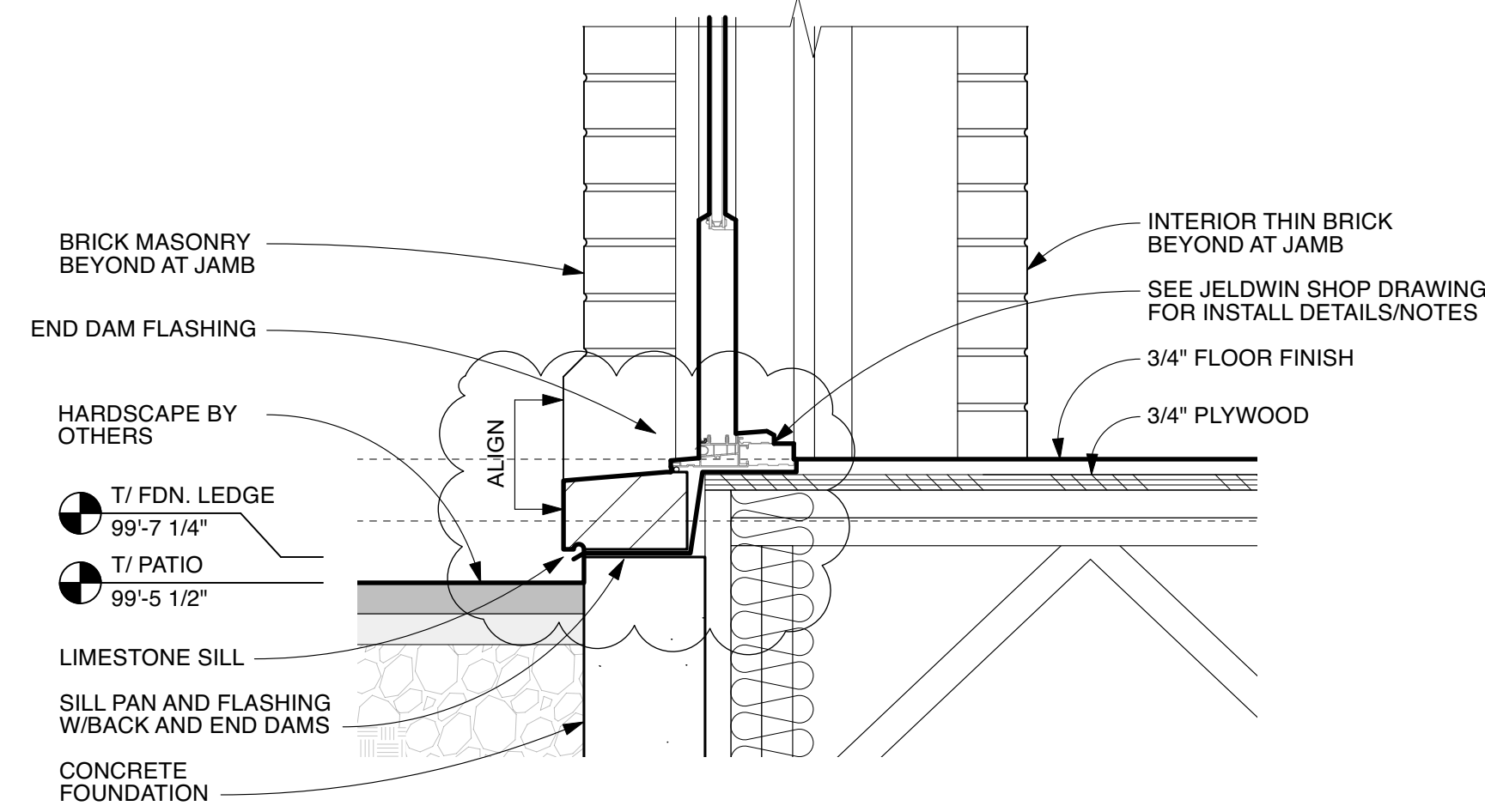
13 DOOR JAMB DETAIL (B1)
Scale: 1 1/2" = 1'-0"



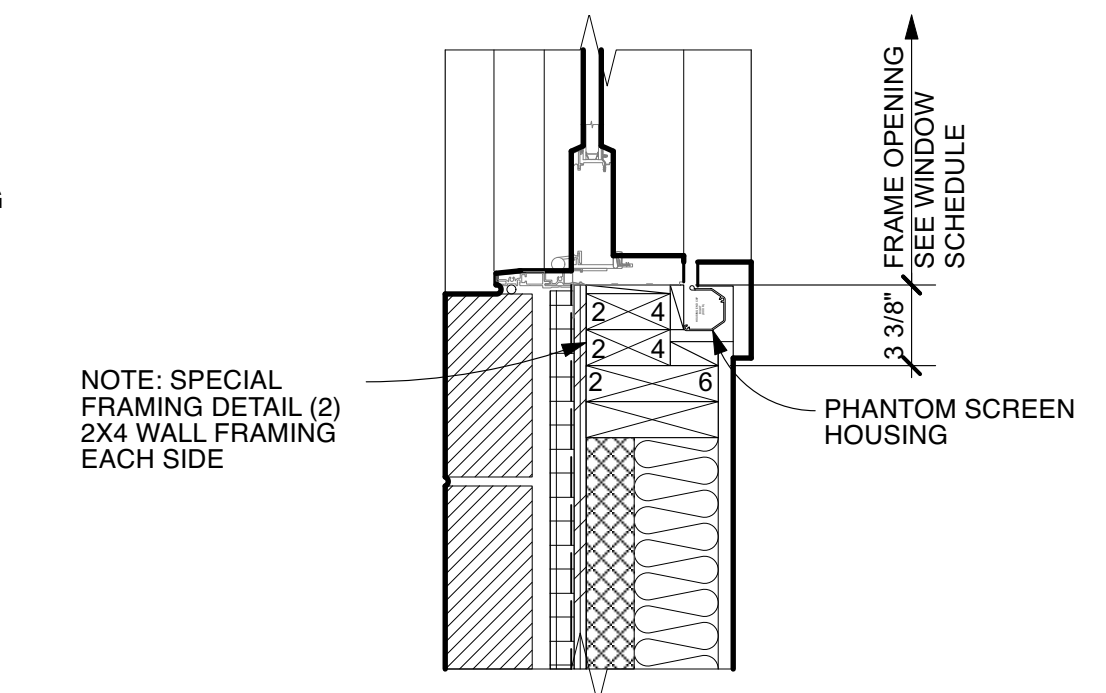
3 WINDOW SILL DETAIL (C)
Scale: 1 1/2" = 1'-0"



7 WINDOW SILL DETAIL (D&G)
Scale: 1 1/2" = 1'-0"



10 DOOR SILL DETAIL (J) (SIM @ B & B1)
Scale: 1 1/2" = 1'-0"



14 DOOR JAMB DETAIL (B)
Scale: 1 1/2" = 1'-0"

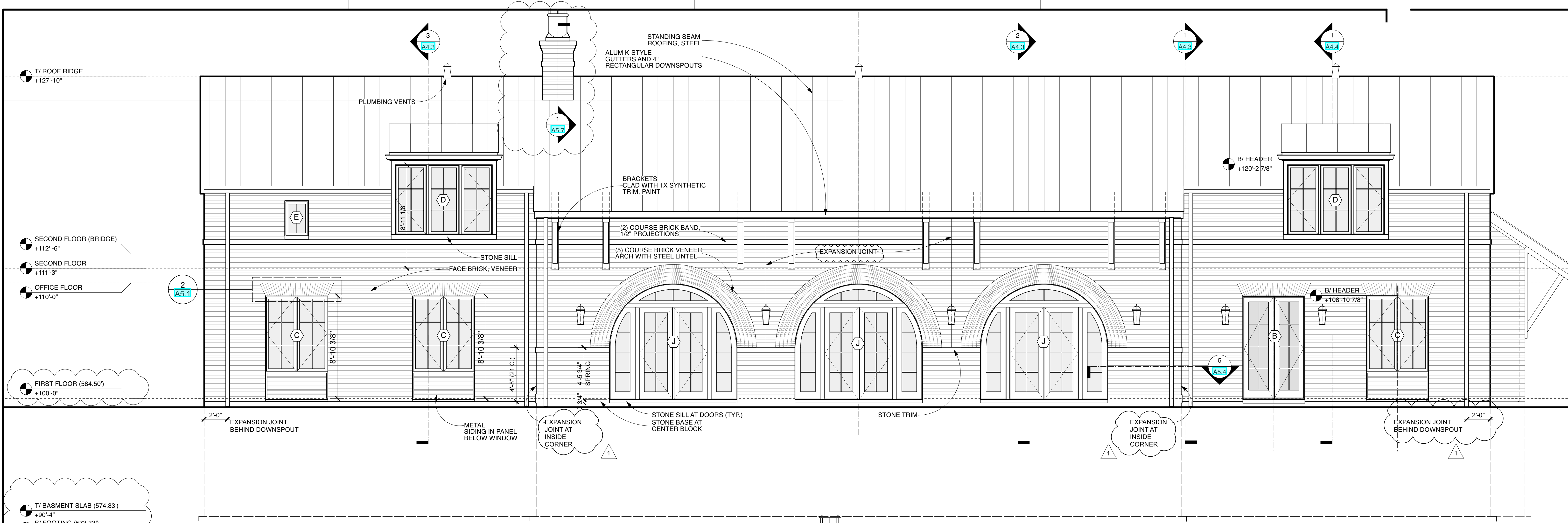
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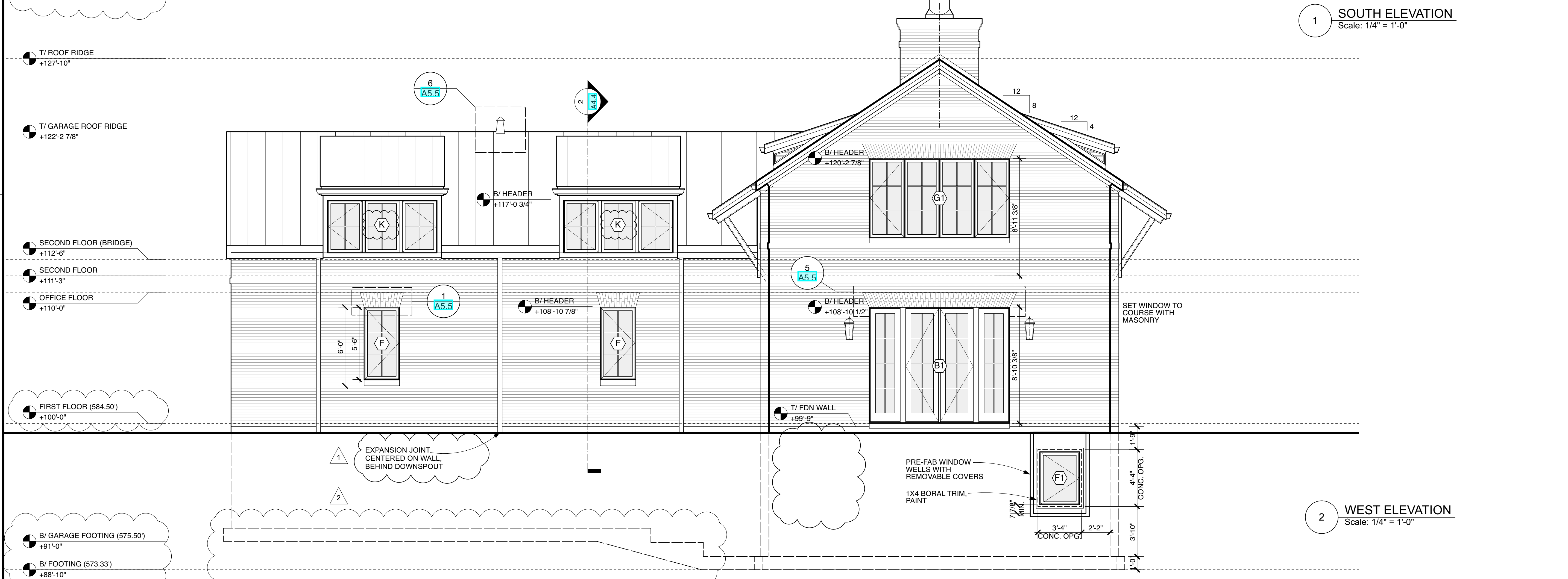
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Project No.	Issued For:	Date
Drawn By: MH/JH	Contract Set	02.21.23
Checked By: GB	Pricing Set	09.30.22
Scale: AS NOTED	Rev Pricing	11.28.22
	Review	04.28.23
	IFC-Shell/Core	05.03.23

Sheet Number: A4.0-A



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



2 WEST ELEVATION
Scale: 1/4" = 1'-0"

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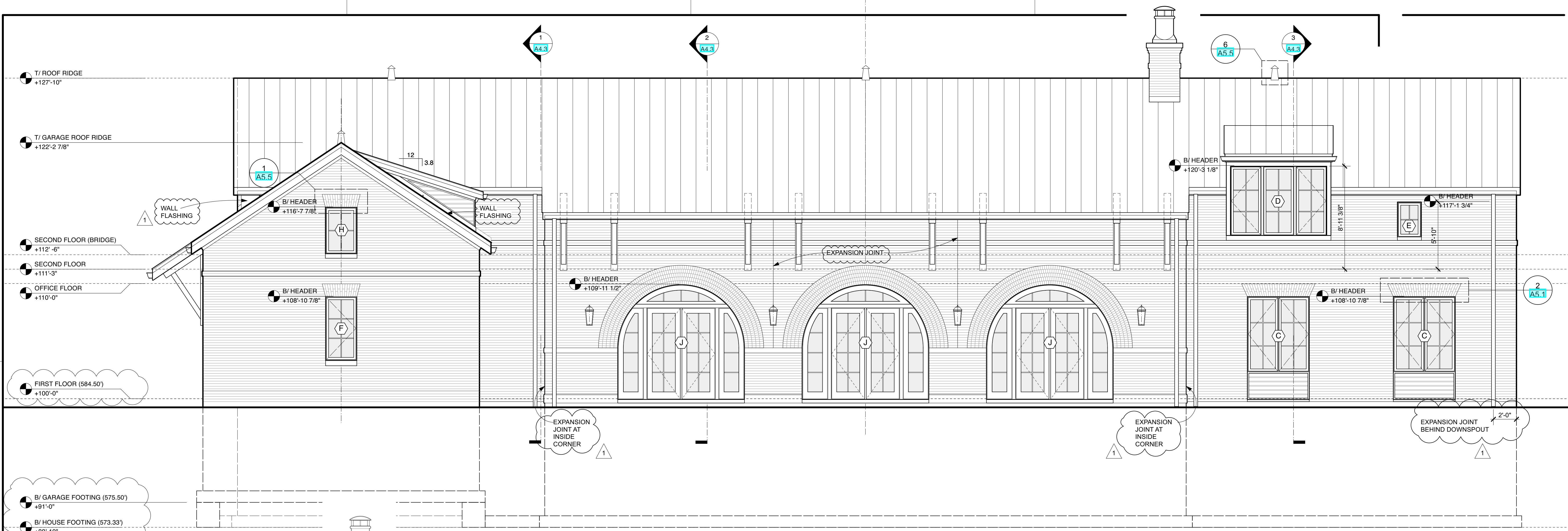
Sheet Title:

Building Elevations

Project No.	Issued For:	Date
Drawn By: MH/JH	Contract Set	02.21.23
Checked By: GB	Review	04.28.23
Scale: AS NOTED	IFC-Shell/Core	05.03.23
	REV. CCD Elevations	06.09.23

Sheet Number

A4.1



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



2 EAST ELEVATION
Scale: 1/4" = 1'-0"

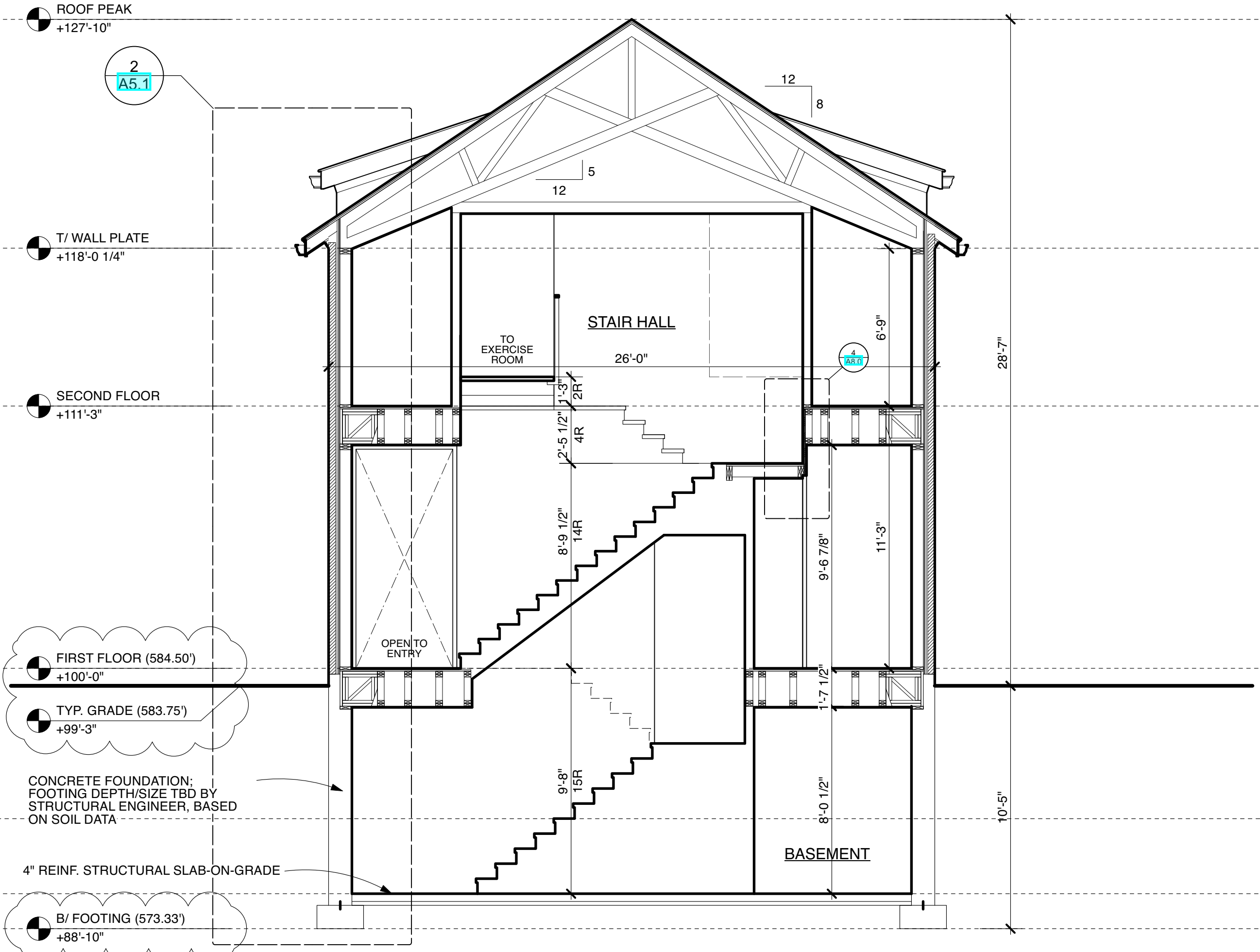
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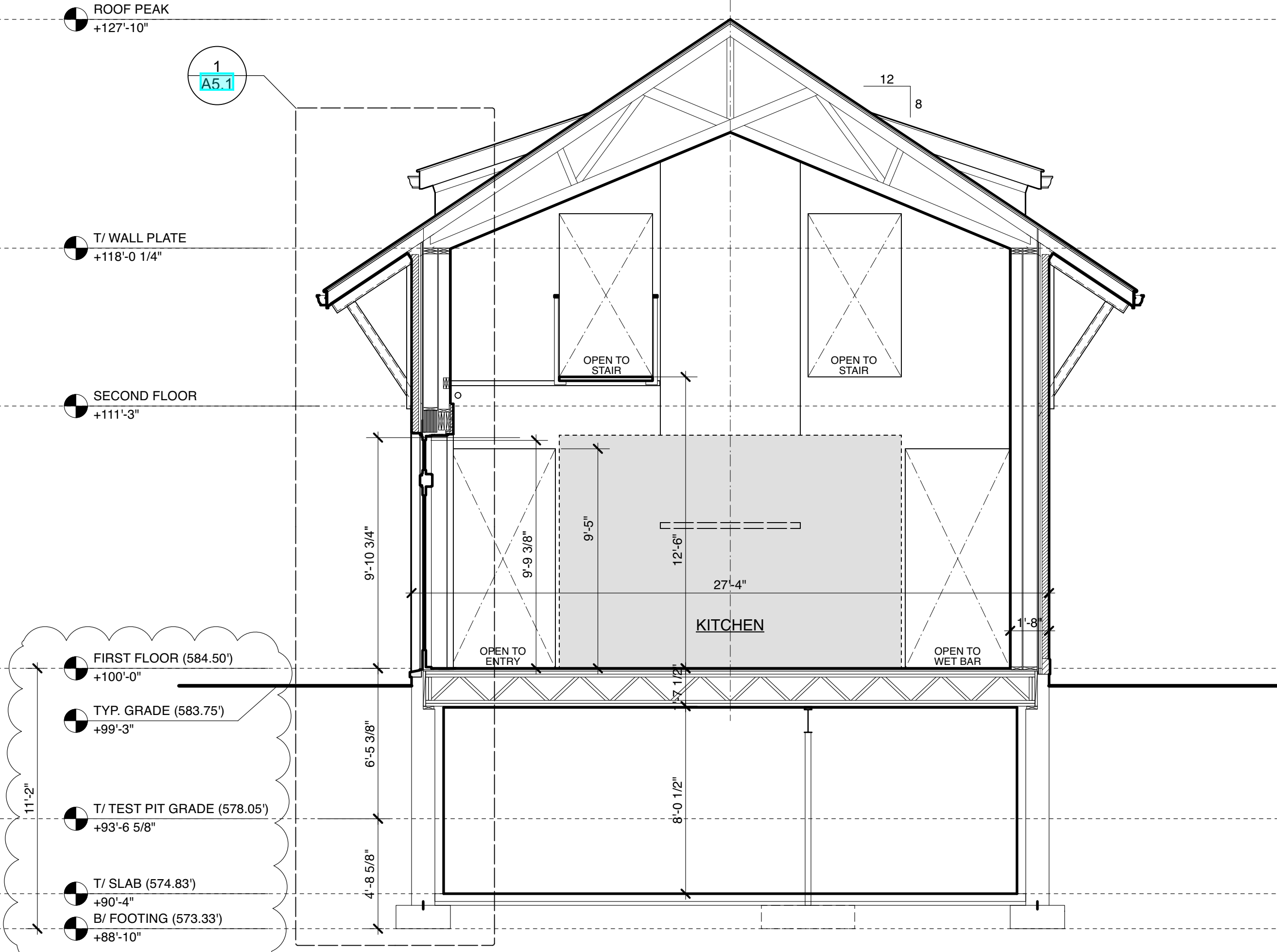
Sheet Title:
Building Elevations

Project No.	Issued For:	Date
Drawn By: MH/JH	Contract Set	02.21.23
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Scale: AS NOTED	IFC-Shell/Core	05.03.23
	REV. CCD Elevations	06.09.23

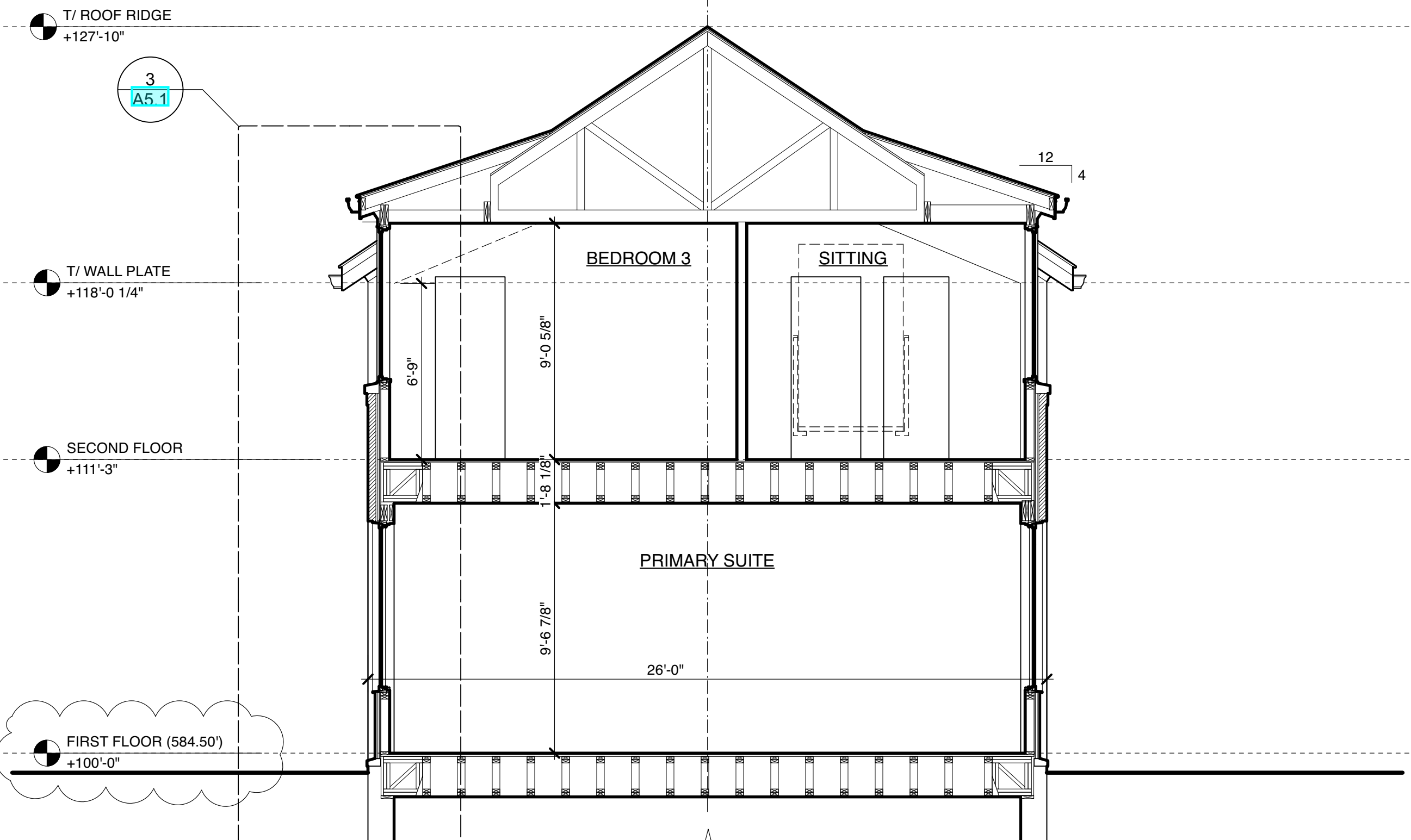
Sheet Number
A4.2



1 TYPICAL BUILDING SECTION AT EAST WING
Scale: 1/4" = 1'-0"



2 BUILDING SECTION AT CENTER BLOCK, LOOKING EAST
Scale: 1/4" = 1'-0"



3 BUILDING SECTION AT WEST WING
Scale: 1/4" = 1'-0"

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Project Number: 2022-0034

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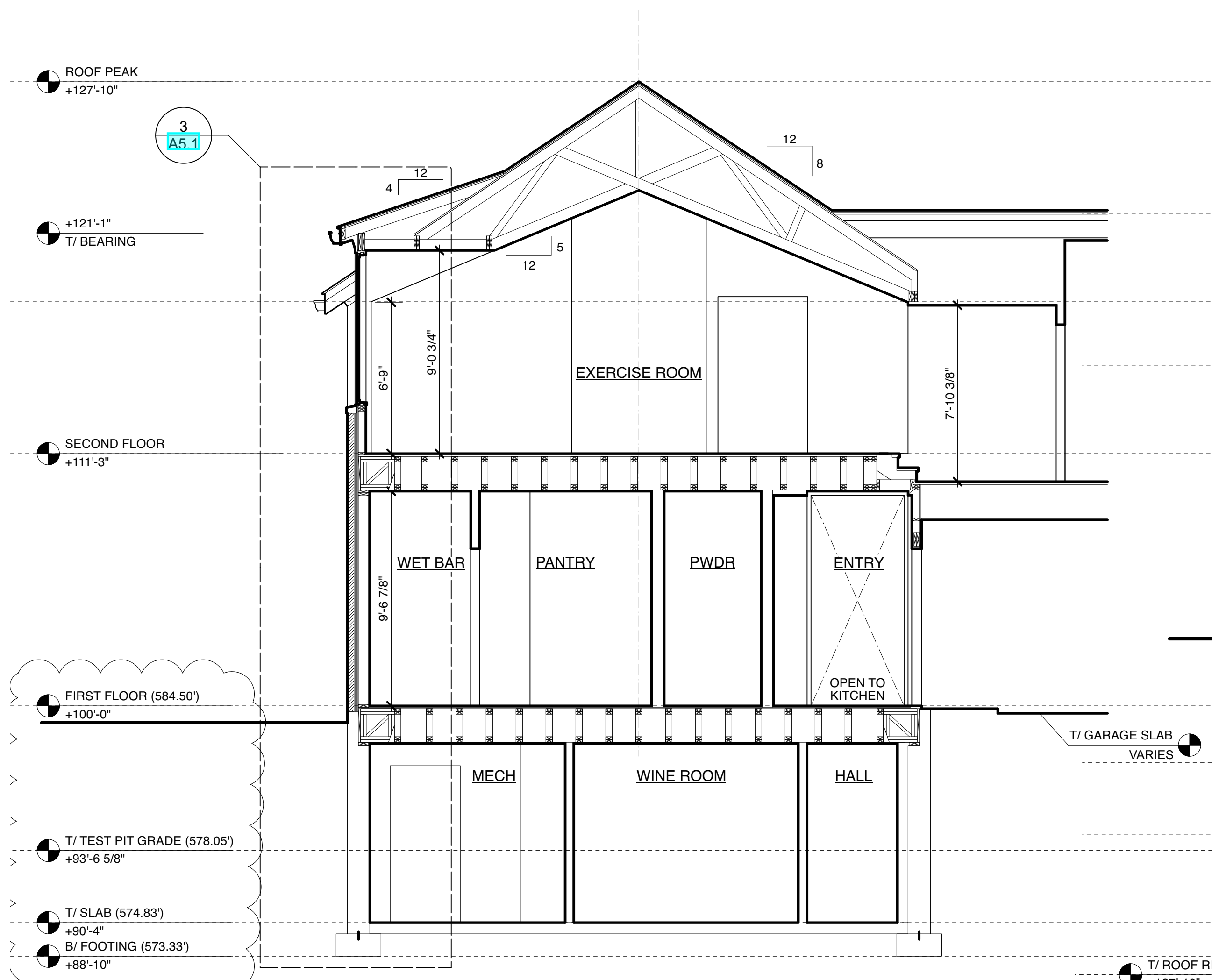
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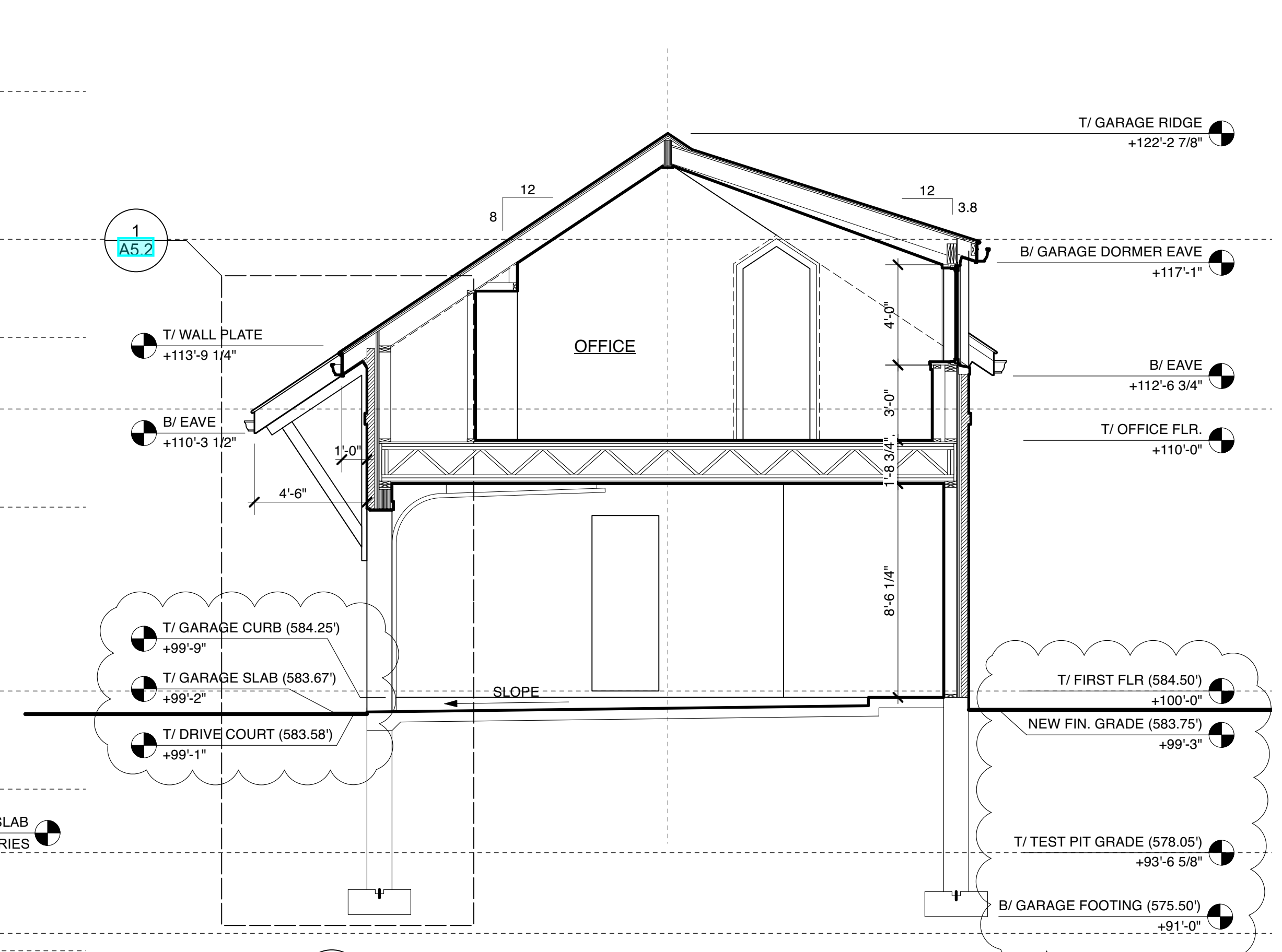
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Building Sections

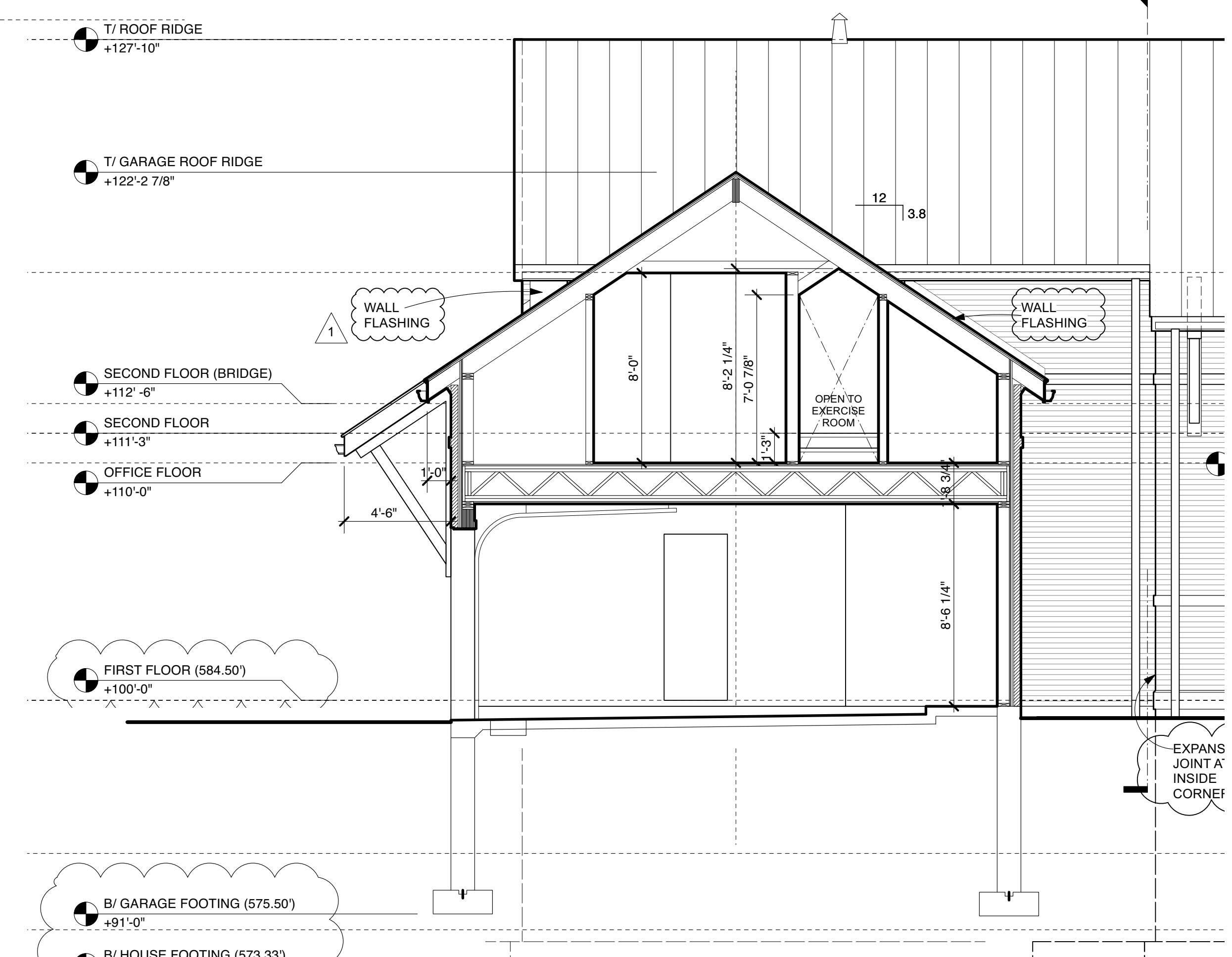
Project No.	Issued For:	Date
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Scale: AS NOTED	IFC-Shell/Core	05.03.23
	REV. CCD Elevations	06.09.23



1 BUILDING SECTION AT GARAGE / EXERCISE ROOM
Scale: 1/4" = 1'-0"



2 GARAGE BUILDING SECTION
Scale: 1/4" = 1'-0"



3 BUILDING SECTION
Scale: 1/4" = 1'-0"

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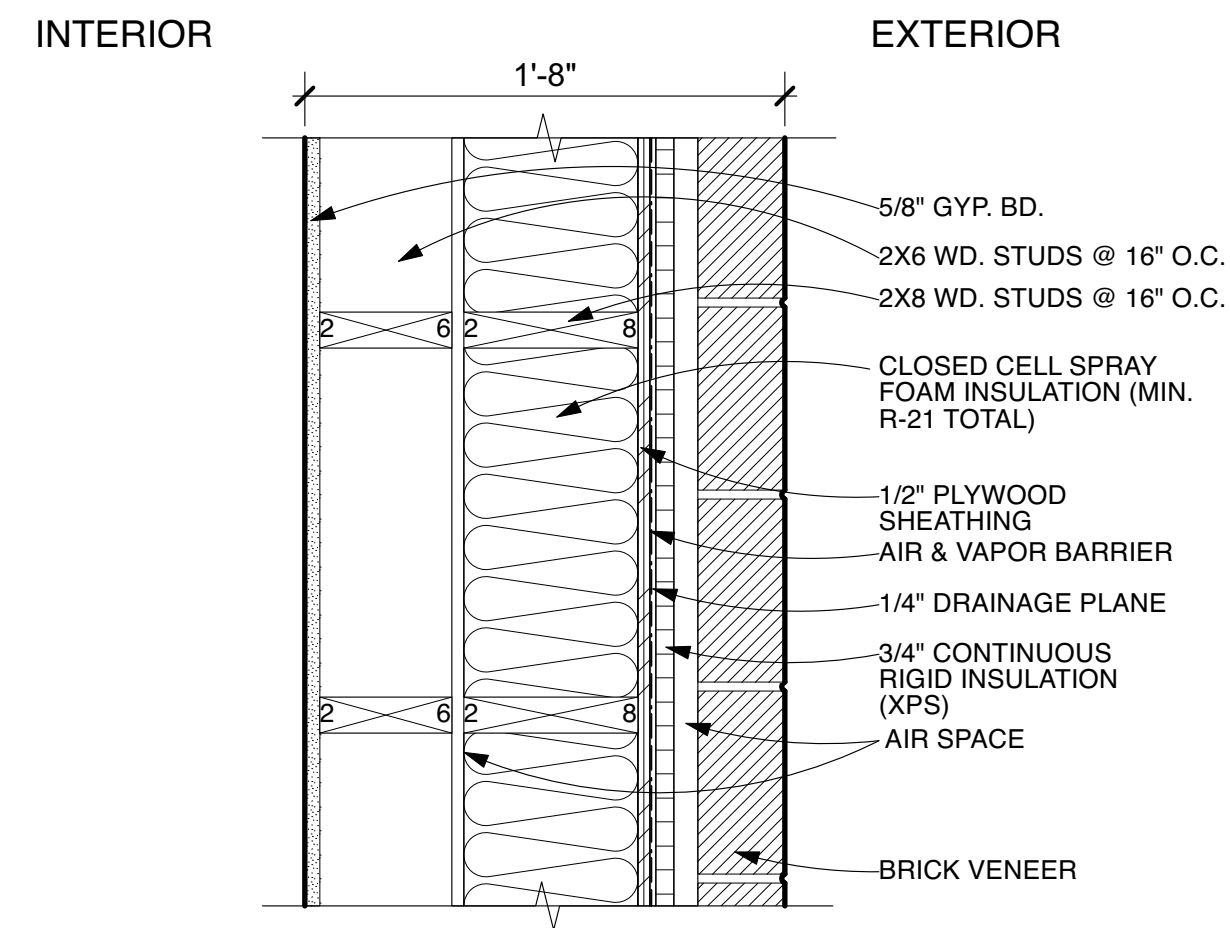
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Building Sections

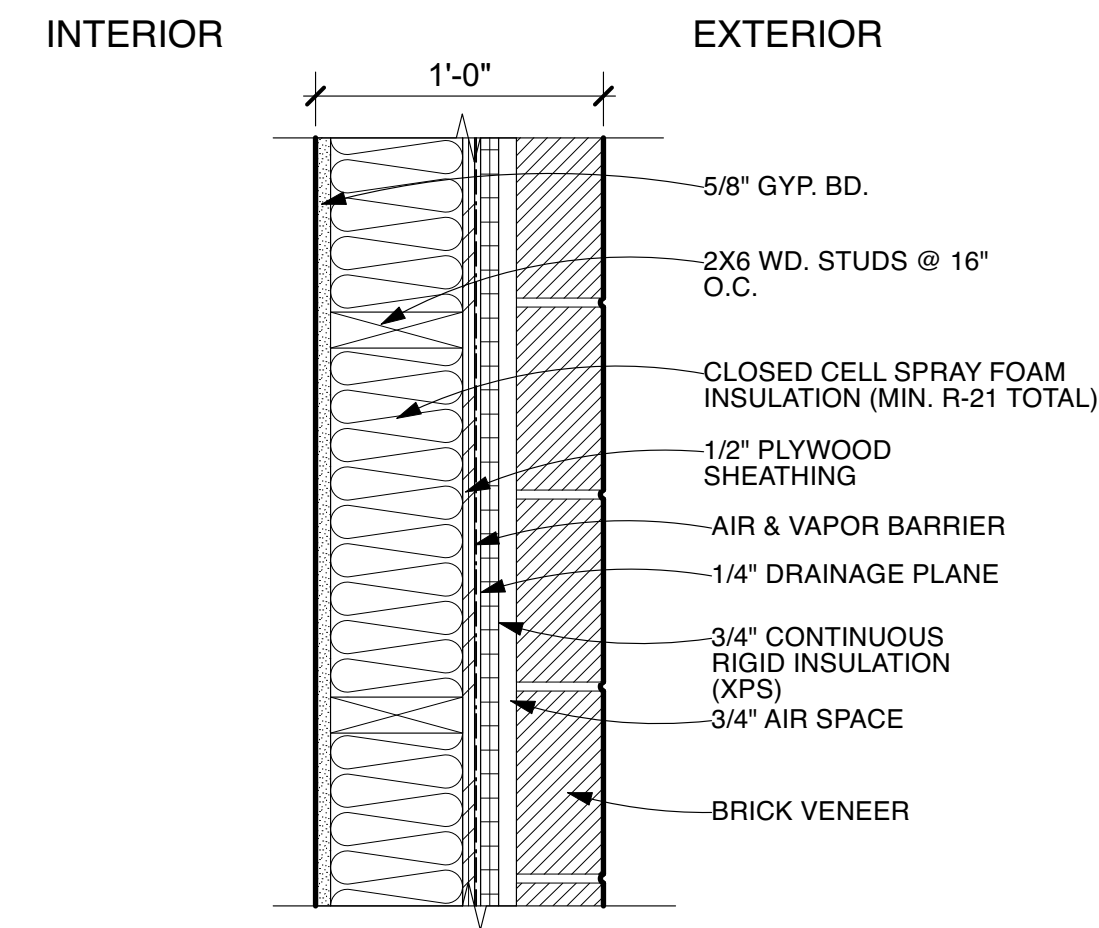
Project No.	Issued For:	Date
Drawn By: MH/JH	Contract Set	02.21.23
Checked By: GB	Review	04.28.23
Scale: AS NOTED	IFC-Shell/Core	05.03.23
	REV. CCD Elevations	06.09.23

Sheet Number

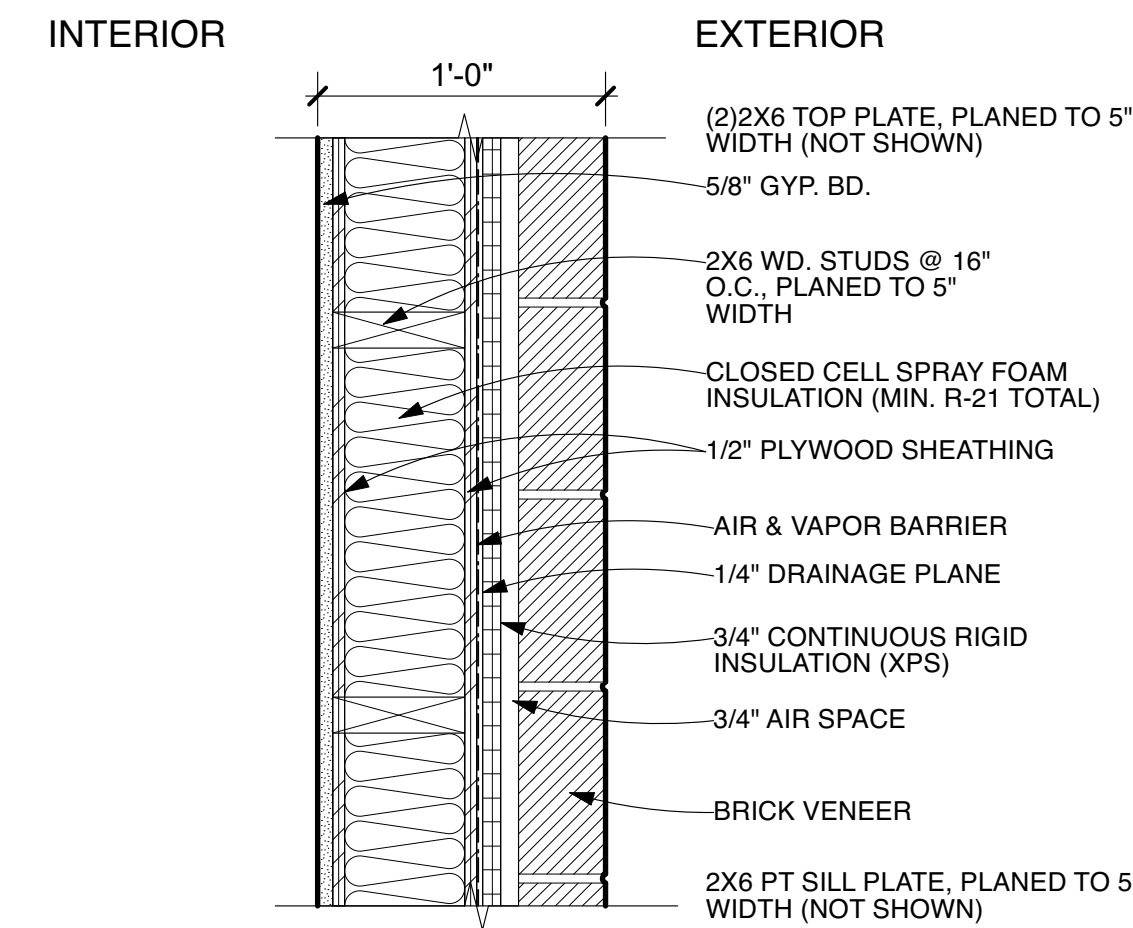
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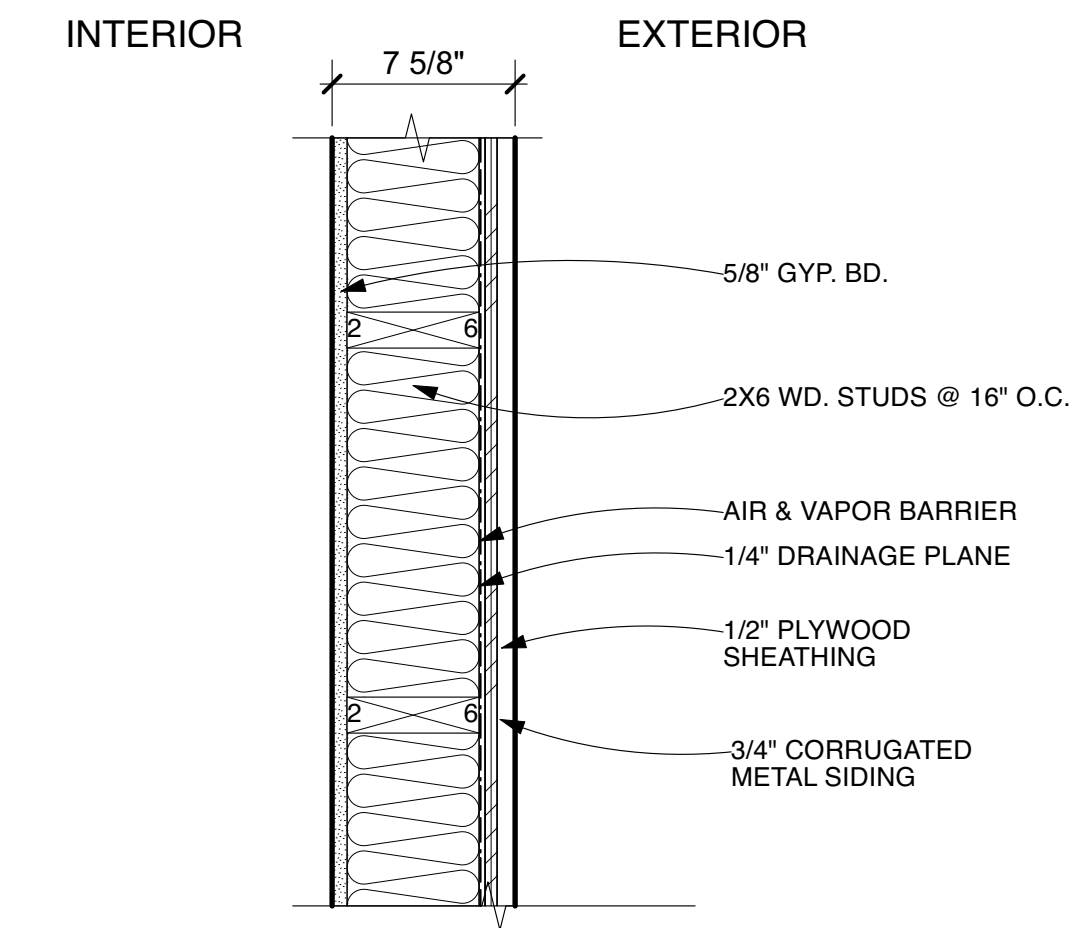
1 20" EXTERIOR WALL



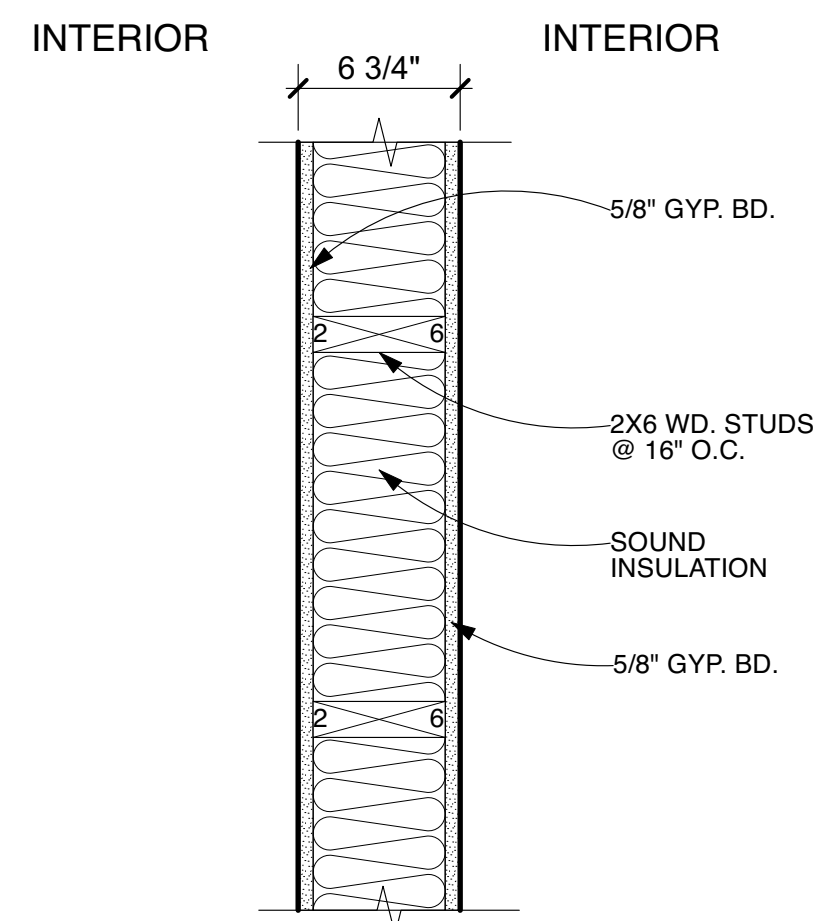
2 12" EXTERIOR WALL
 PROVIDE 2X4 FRAMING BELOW WINDOWS, WHERE INDICATED ON PLANS AND INTERIOR ELEVATIONS



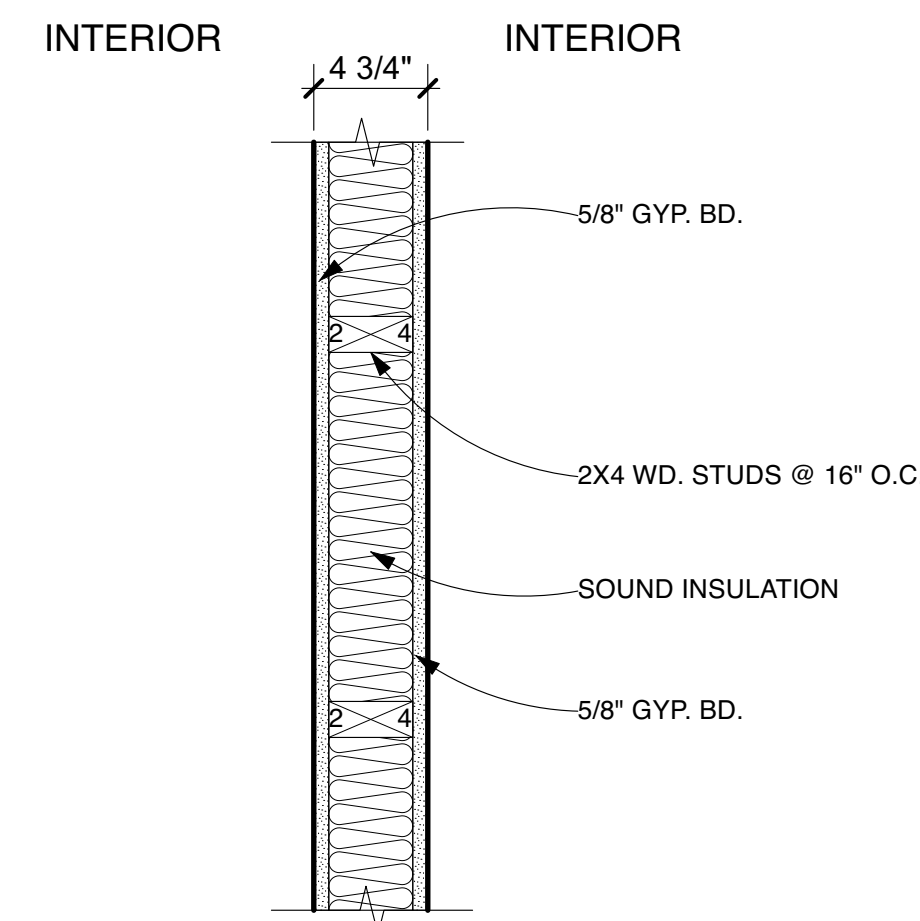
2A MASTER BEDROOM (NORTH & SOUTH WALLS ONLY)
 12" EXTERIOR WALL



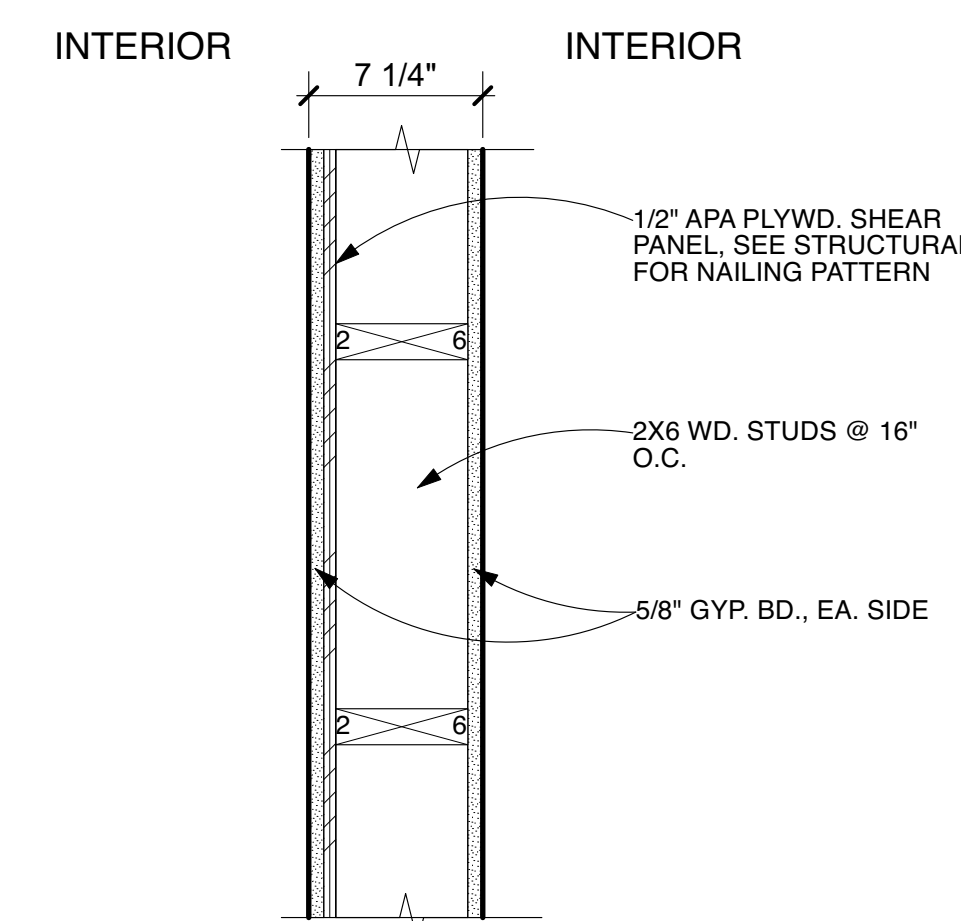
3 7 5/8" EXTERIOR WALL (FRAMING CONDITION)



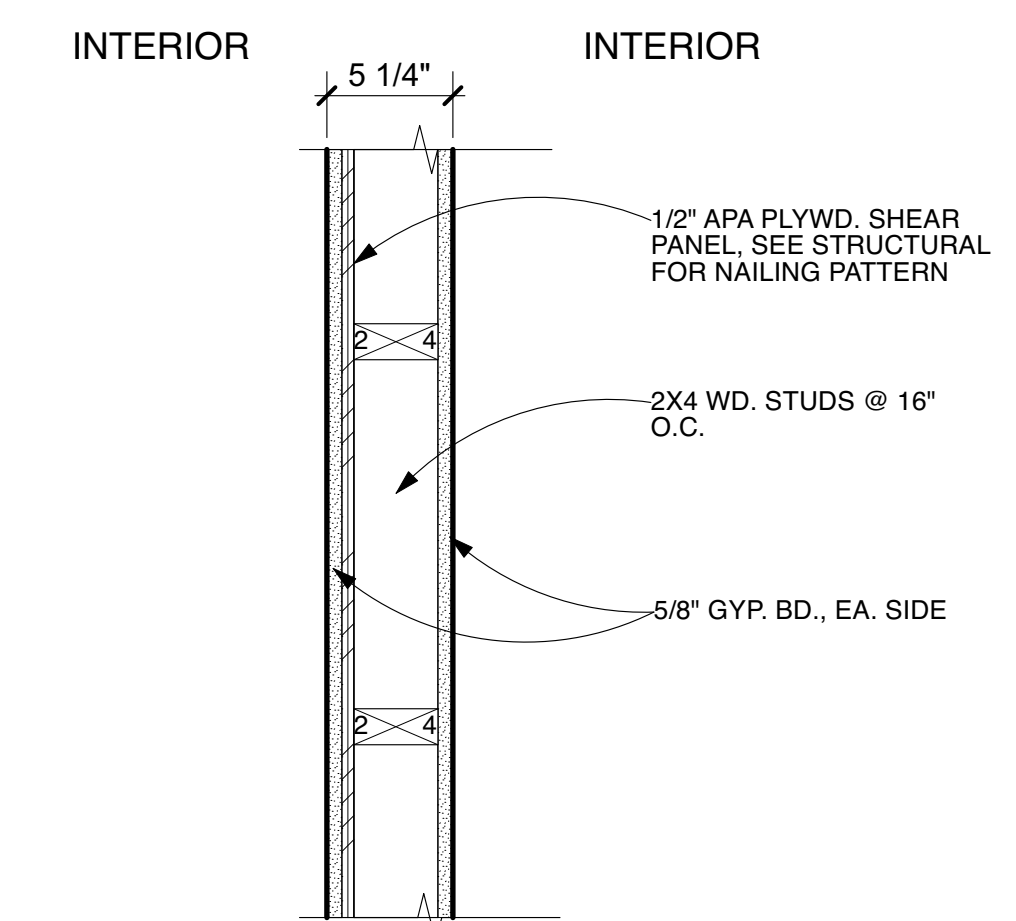
4 2X6" INTERIOR WALL
 TYPICAL AT PLUMBING WALLS & POCKET DOORS



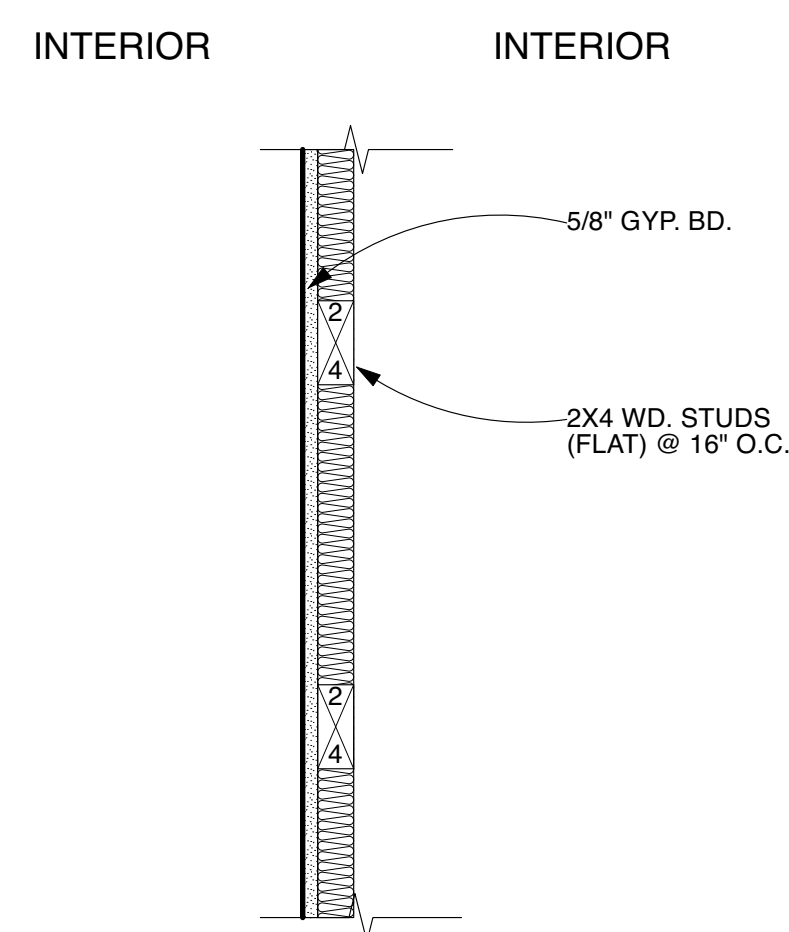
5 2X4" INTERIOR WALL
 SOUND INSULATION AT BEDROOM WALLS



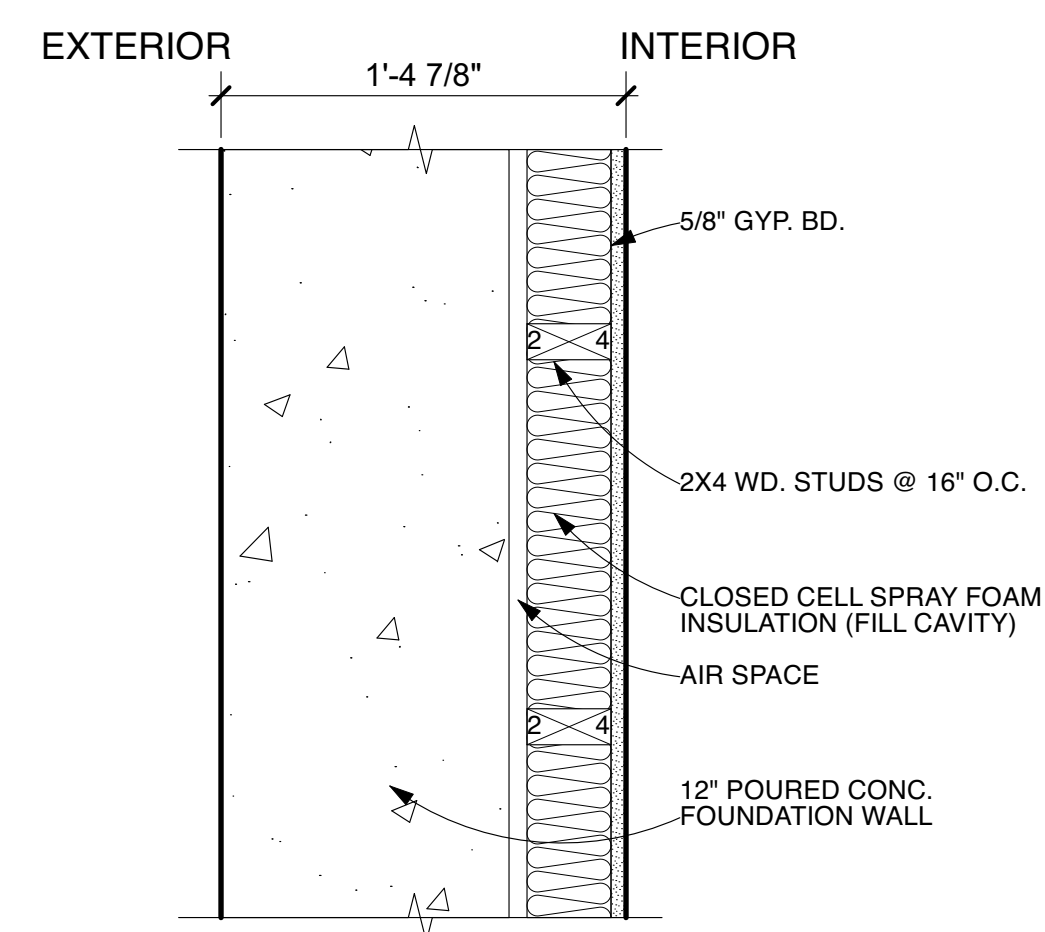
6 TYP. SHEAR WALL
 NOTE: SEE STRUCTURAL SHEETS FOR SHEAR WALL LOCATIONS, STUD SIZE, PANELS AND NAILING PATTERN



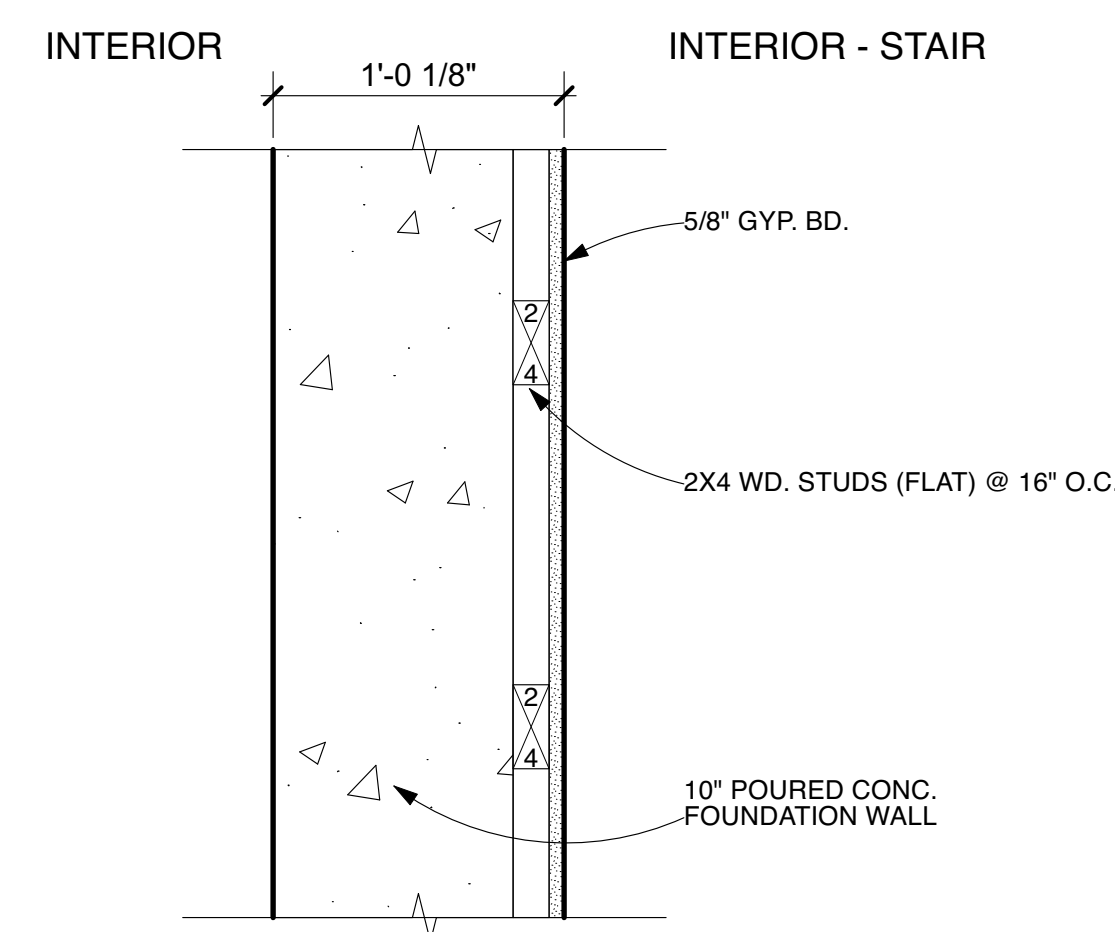
6A TYP. 2X4SHEAR WALL
 NOTE: SEE STRUCTURAL SHEETS FOR SHEAR WALL LOCATIONS, STUD SIZE, PANELS AND NAILING PATTERN



7 2X4" INTERIOR CHASE WALL



8A FOUNDATION WALL - INTERIOR FINISH



8B SHEAR WALL FOUNDATION - FINISH

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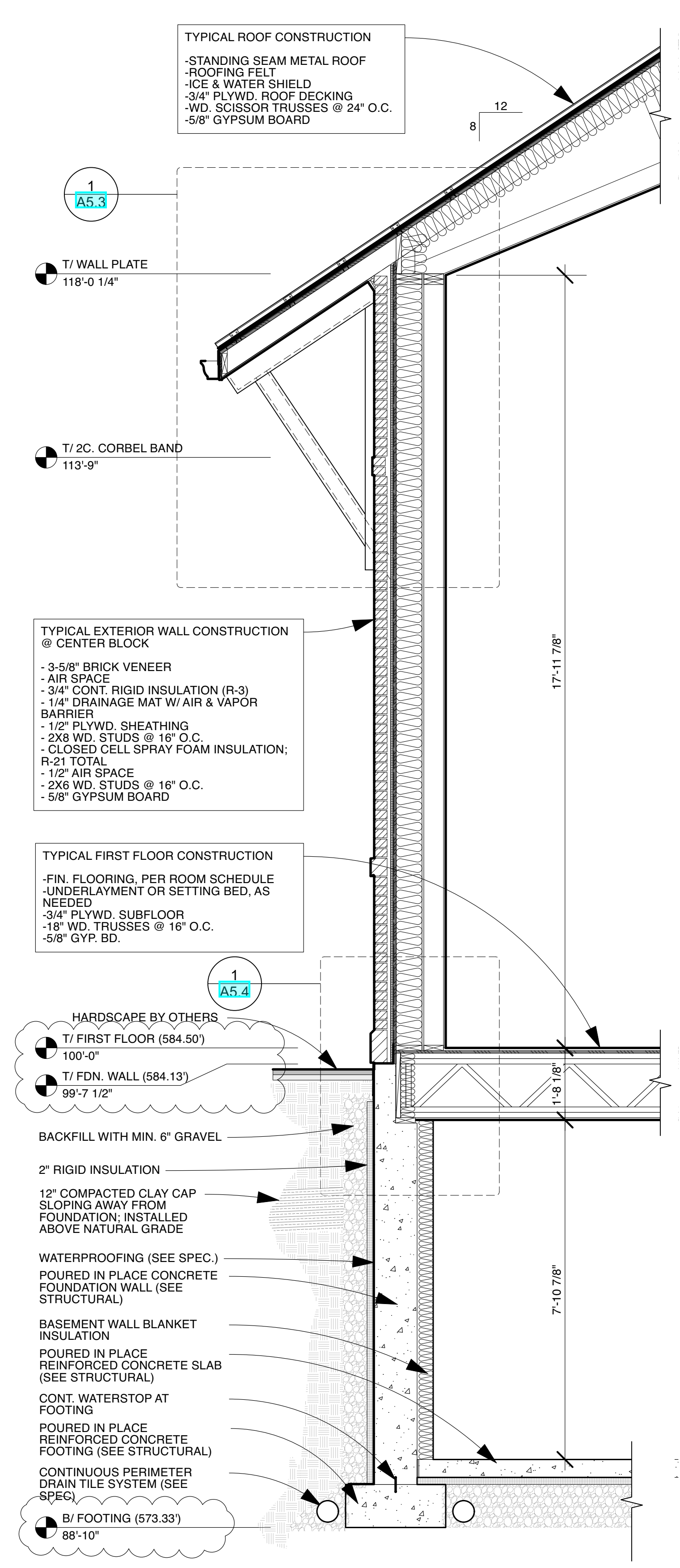
Building Assemblies

Project No.	Issued For:	Date
Drawn By: MH/JH	Contract Set	02.21.23
Checked By: GB	Pricing Set	09.30.22
Scale: AS NOTED	Rev Pricing	11.28.22
	Review	04.28.23
	IFC-Shell/Core	05.03.23

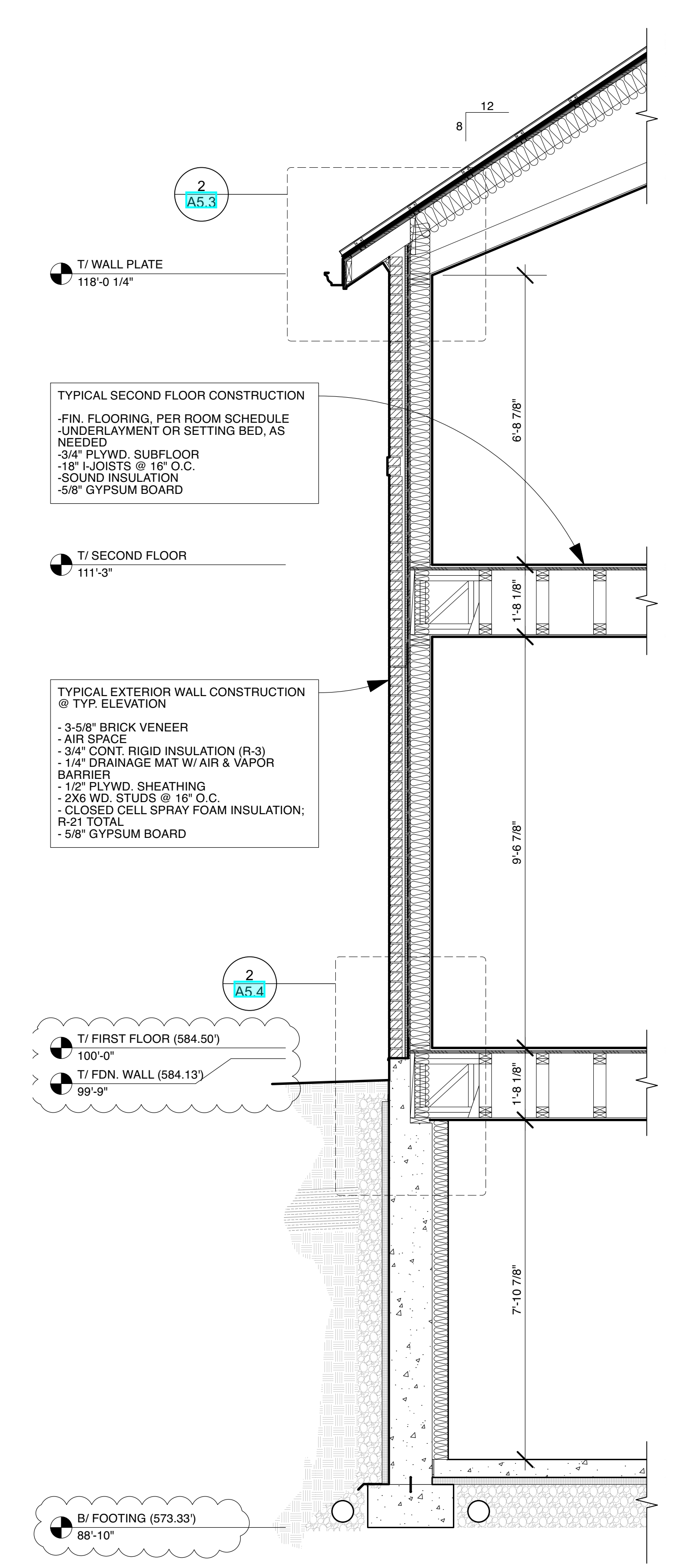
Sheet Number

A5.0

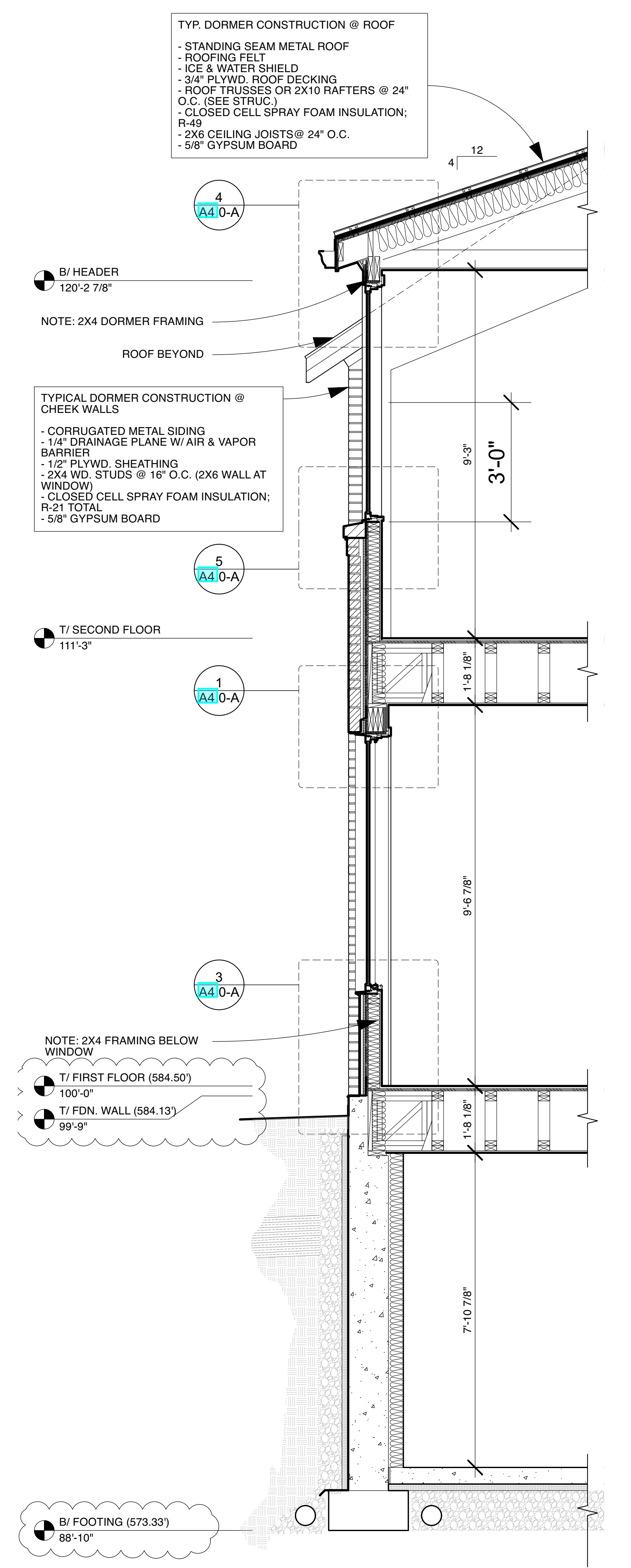
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1 WALL SECTION @ CENTER BLOCK
Scale: 1/2" = 1'-0"



2 WALL SECTION @ TYP. ELEVATION
Scale: 1/2" = 1'-0"



3 WALL SECTION @ DORMER (HOUSE)
Scale: 1/2" = 1'-0"

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4500 E. River Road
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Project Number: 2022-0034

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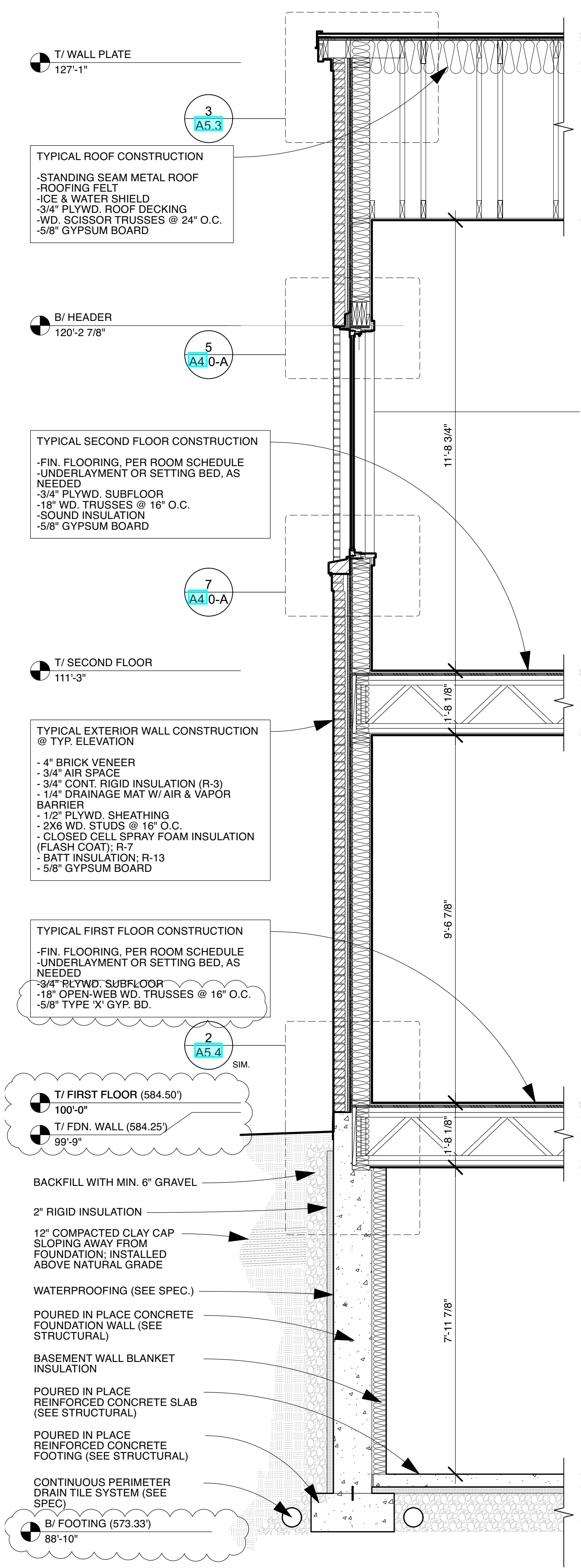
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Wall Sections & Details

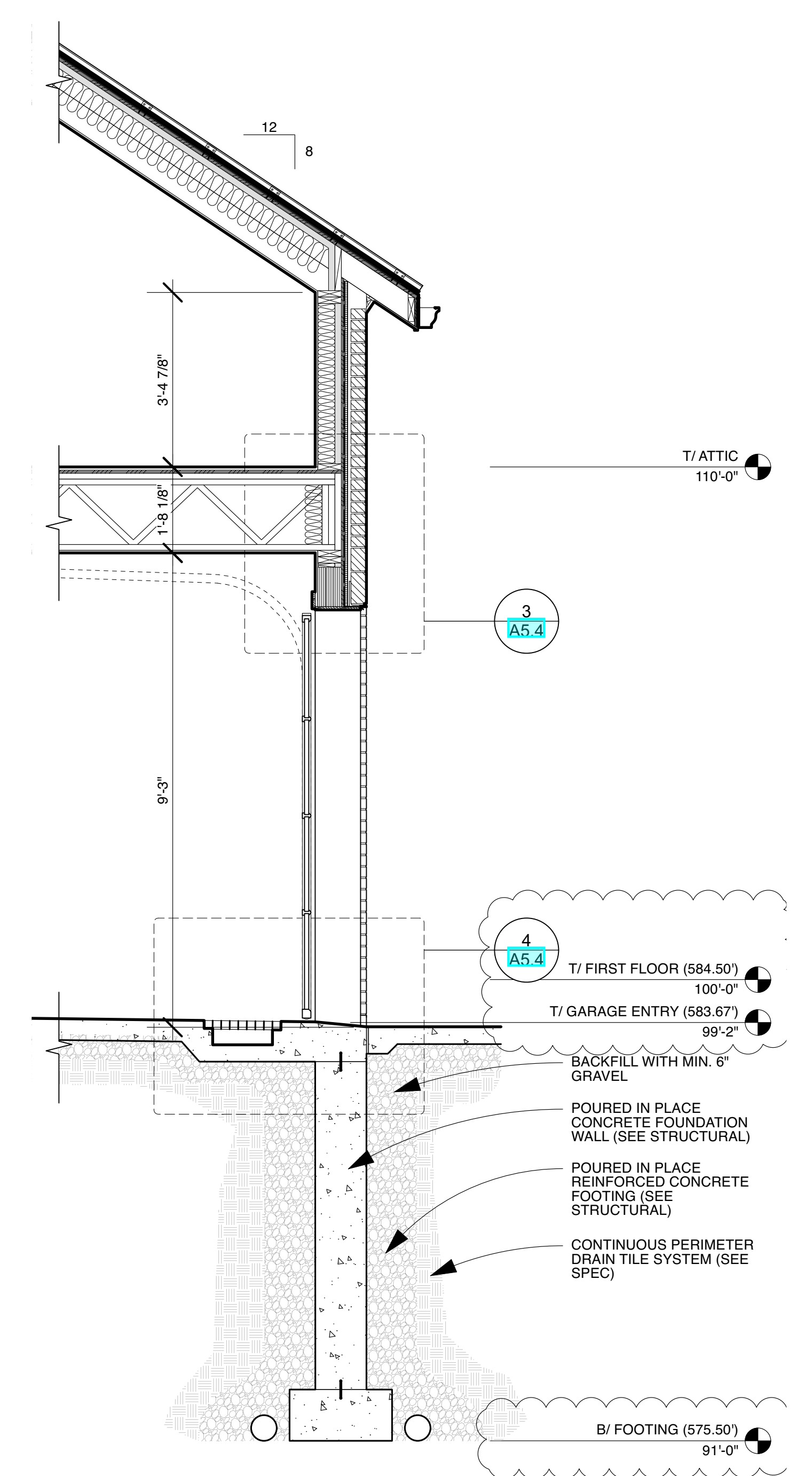
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Drawn By: MH/JH	Contract Set	02.21.23
Checked By: GB	Review	04.28.23
Scale: AS NOTED	IPC-Shell/Core	05.03.23
	REV. CCD Elevations	06.09.23

Sheet Number

A5.1



1 WALL SECTION @ TYP. RAKE
Scale: 1/2" = 1'-0"



2 WALL SECTION @ GARAGE
Scale: 1/2" = 1'-0"

Grand Island Residence
4500 E. River Road
Grand Island, NY

Project Number: 2022-0034

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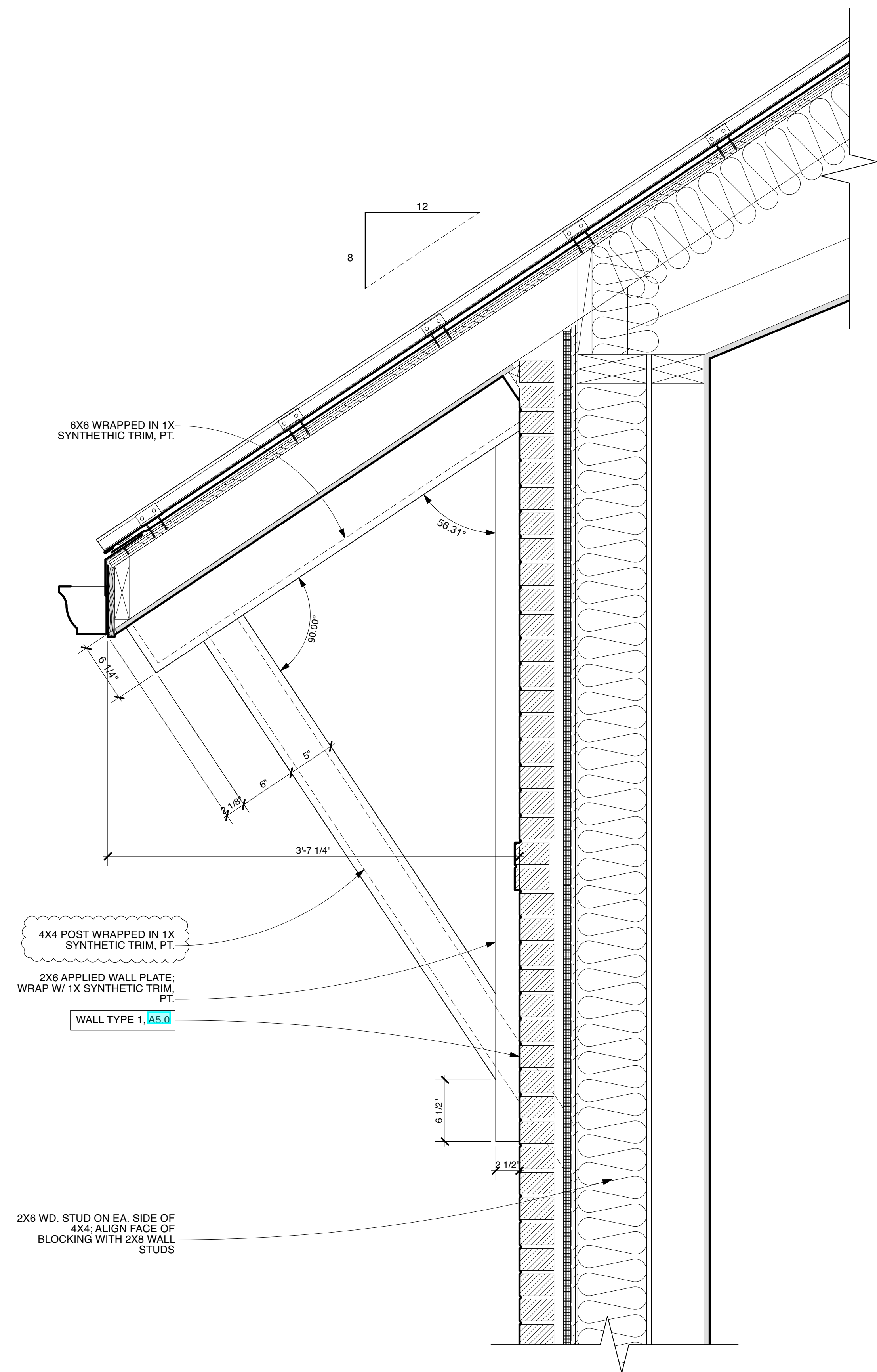
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Wall Sections & Details

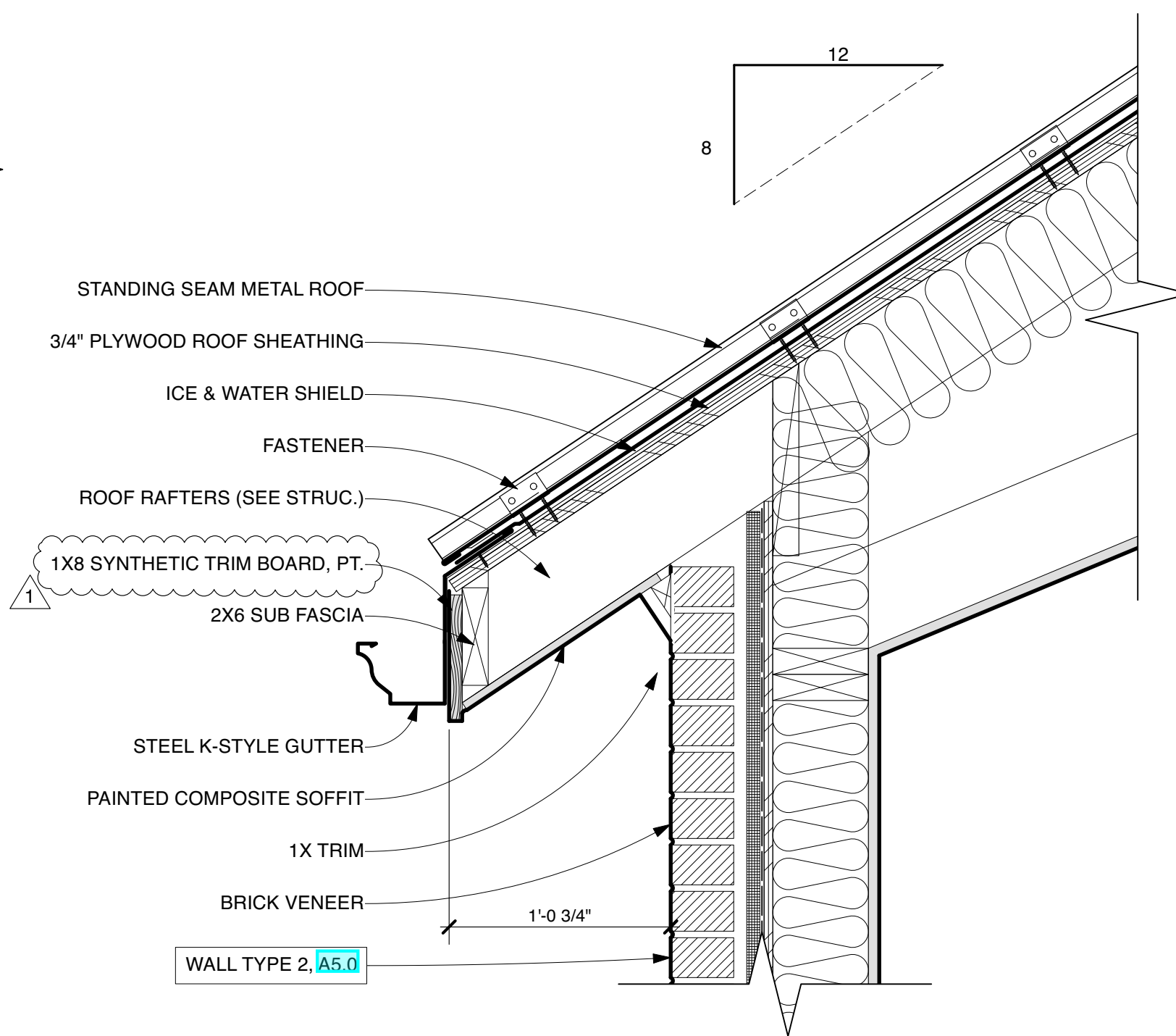
Project No.	Issued For:	Date
Drawn By: MH/JH	Contract Set	02.21.23
Checked By: GB	Review	04.28.23
Scale: AS NOTED	IFC-Shell/Core	05.03.23
	REV. CCD Elevations	06.09.23

Sheet Number

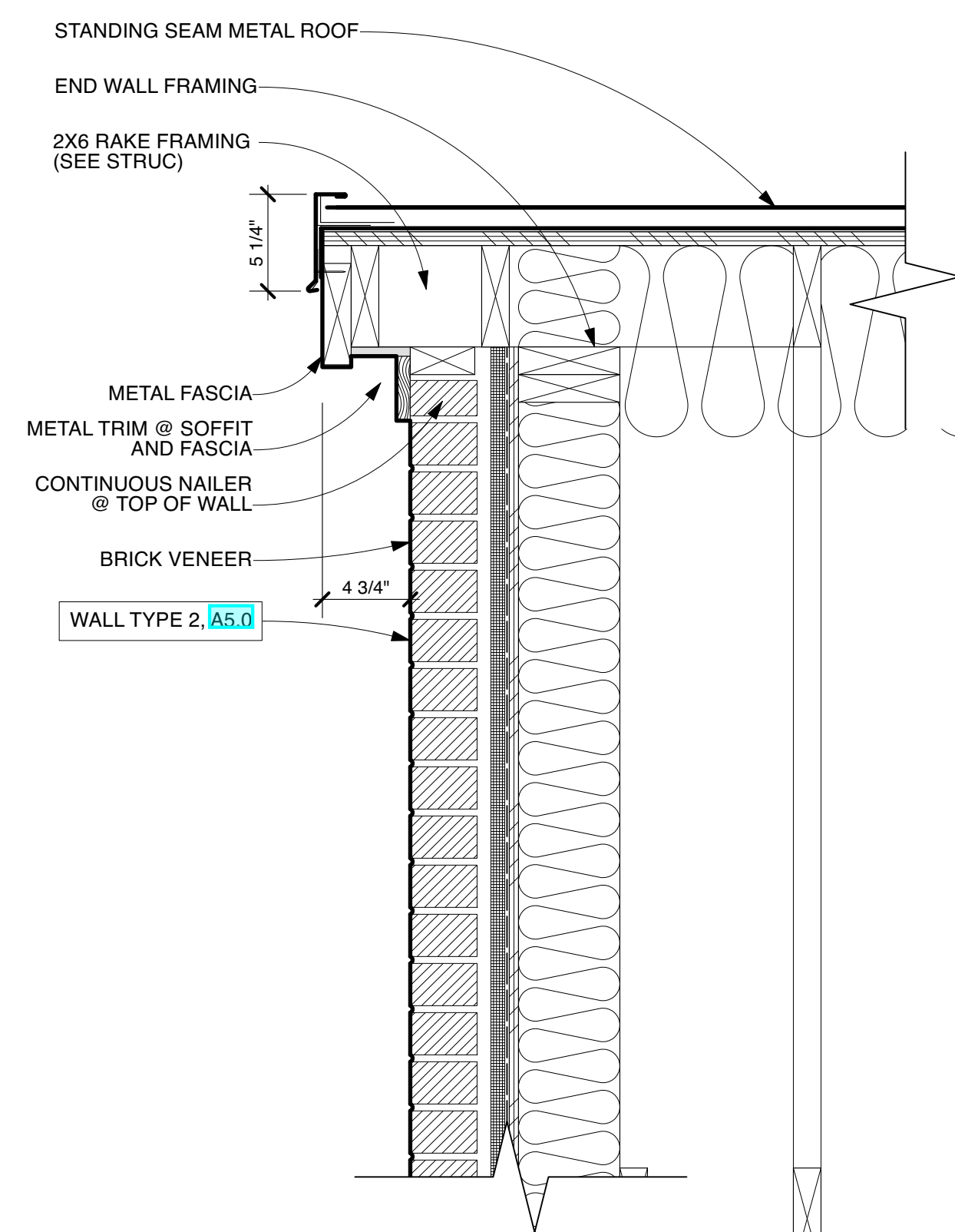
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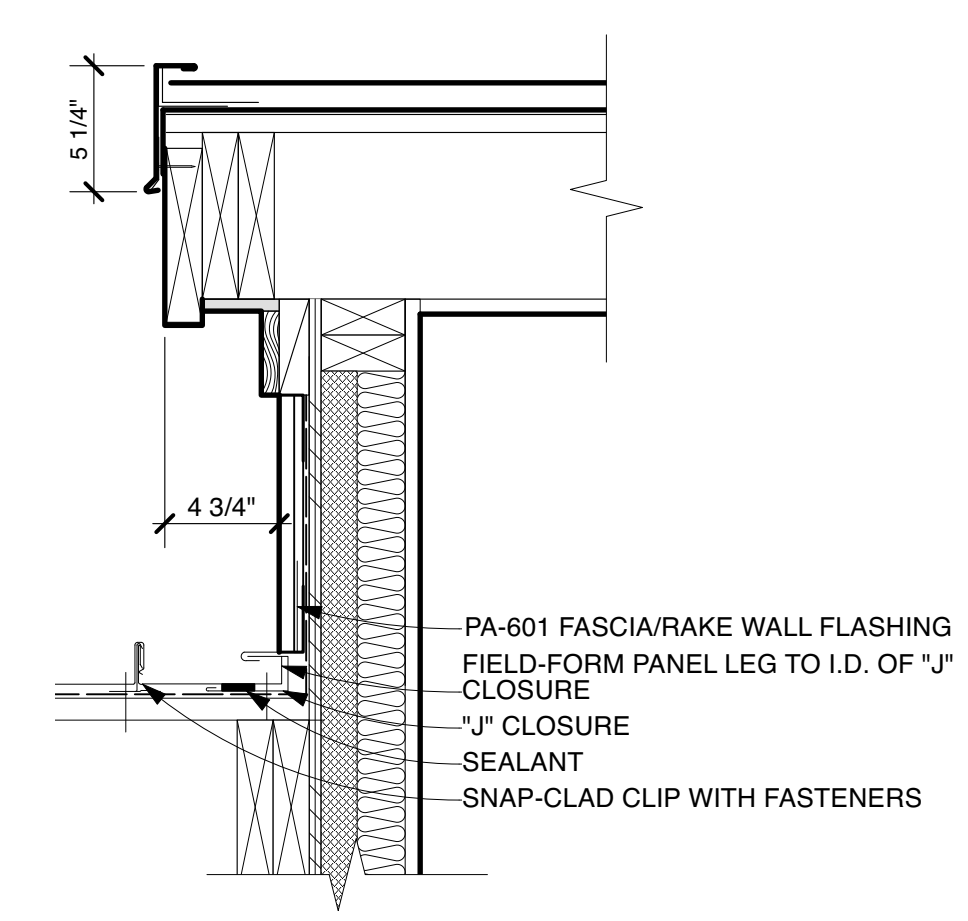
1 DETAIL @ MAIN WALL BRACKET
Scale: 1 1/2" = 1'-0"



2 DETAIL @ TYP. EAVE
Scale: 1 1/2" = 1'-0"



3 DETAIL @ TYP. RAKE
Scale: 1 1/2" = 1'-0"



4 ROOF RAKE DETAIL @ DORMER
Scale: 1 1/2" = 1'-0"

Grand Island Residence
4500 E. River Road
Grand Island, NY

Project Number: 2022-0034

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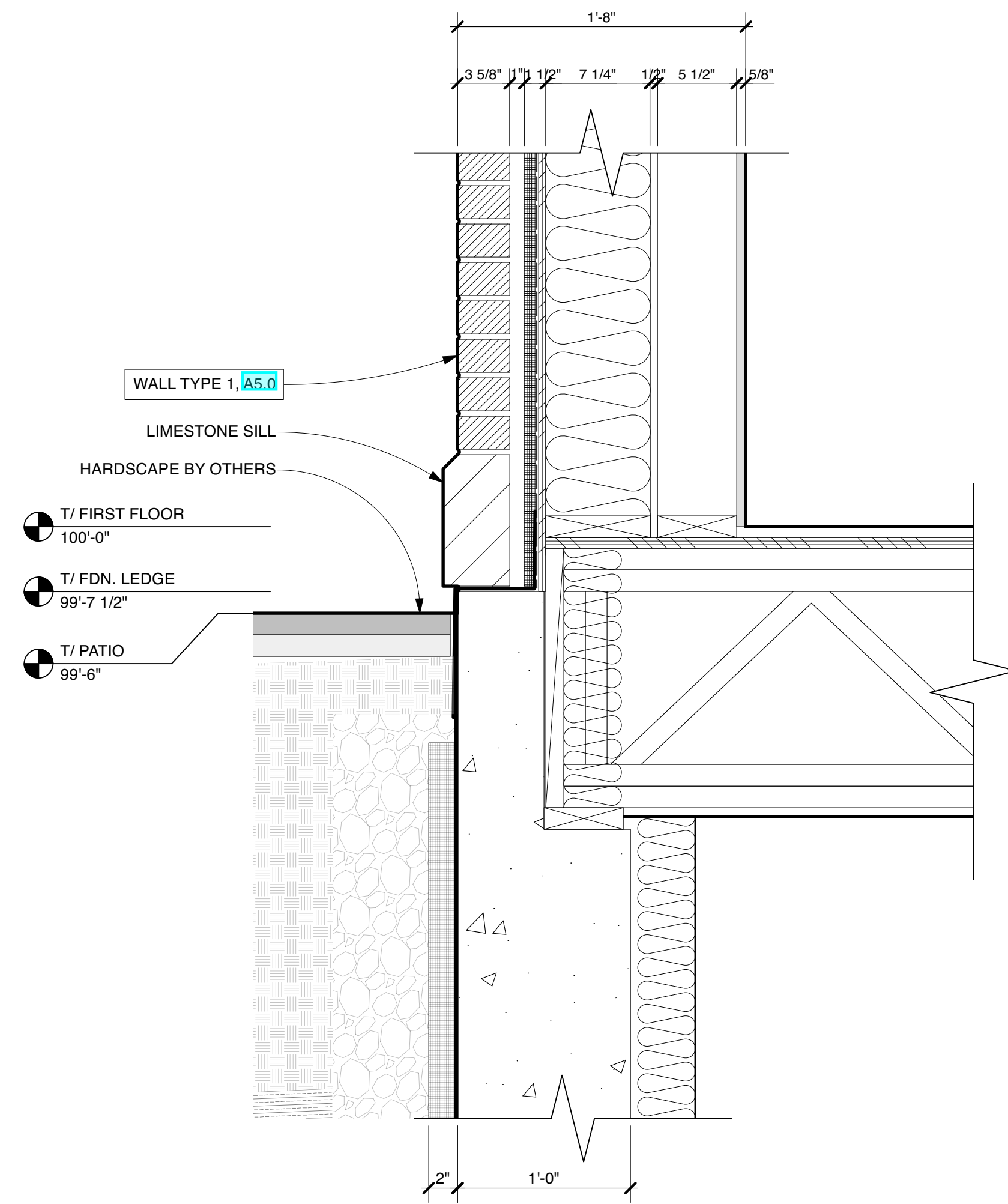
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Wall Sections & Details

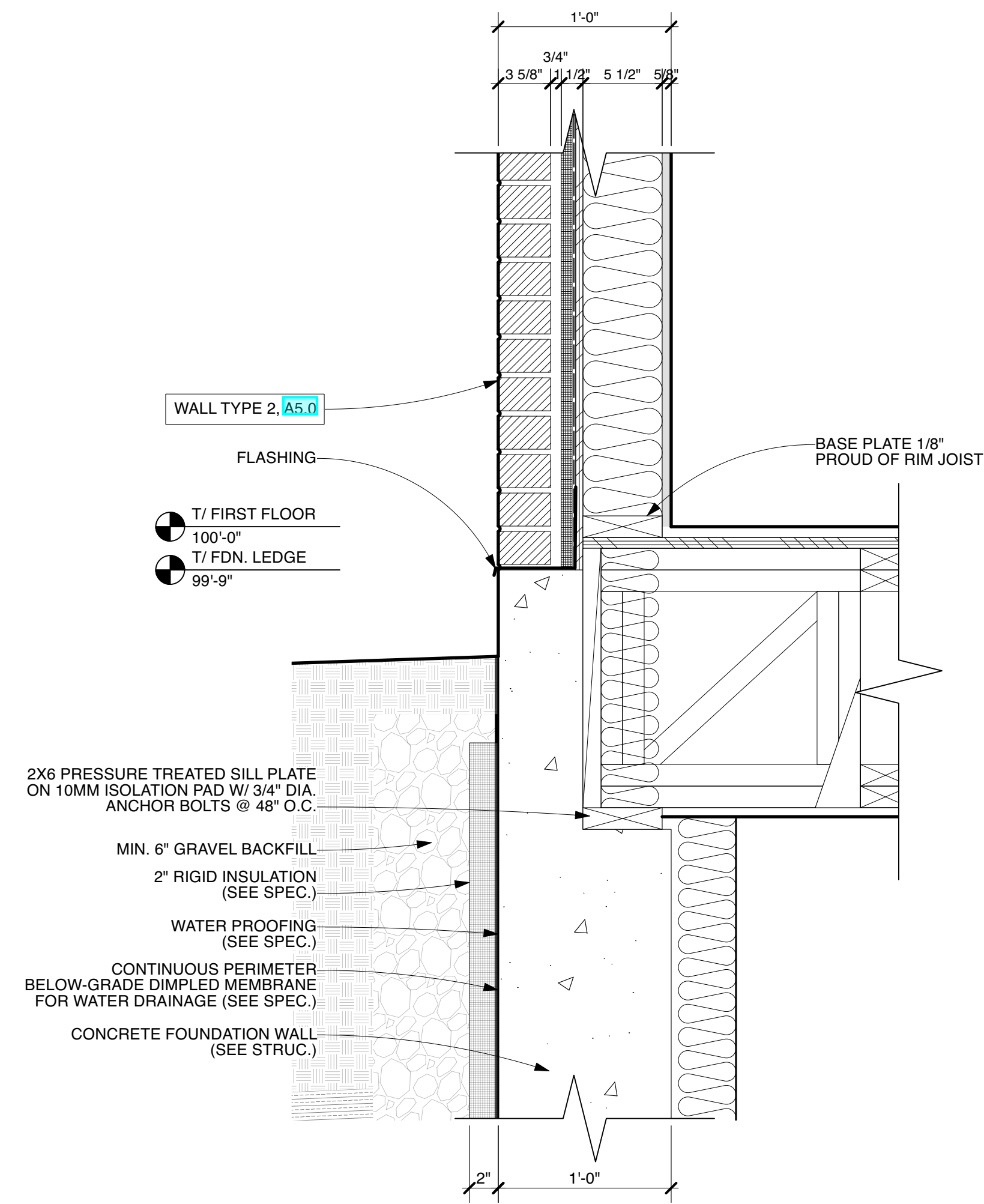
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Drawn By: MH/JH	Contract Set	02.21.23
Checked By: GB	Review	04.28.23
Scale: AS NOTED	IFC-Shell/Core	05.03.23
	REV. CCD Elevations	06.09.23

Sheet Number

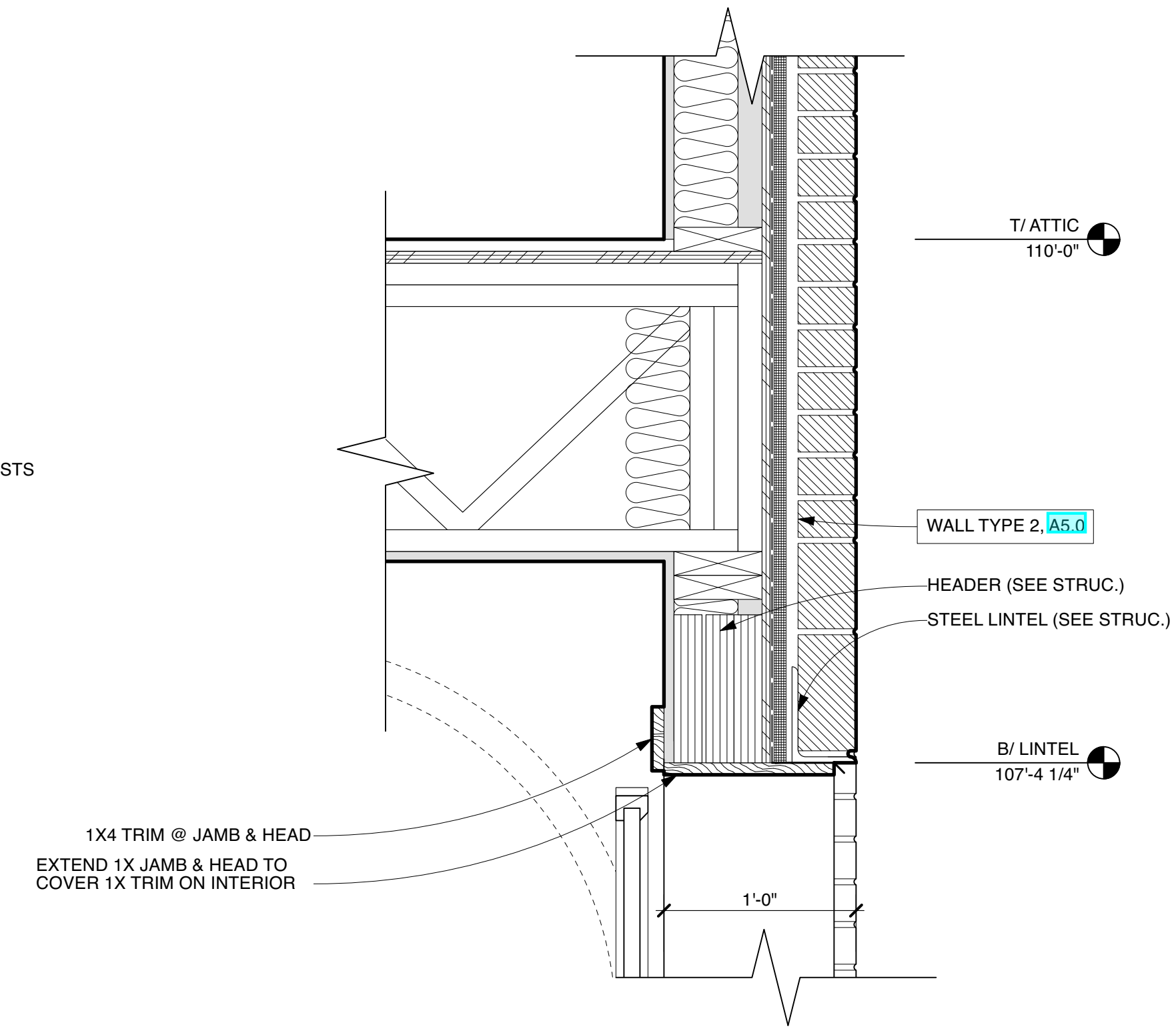
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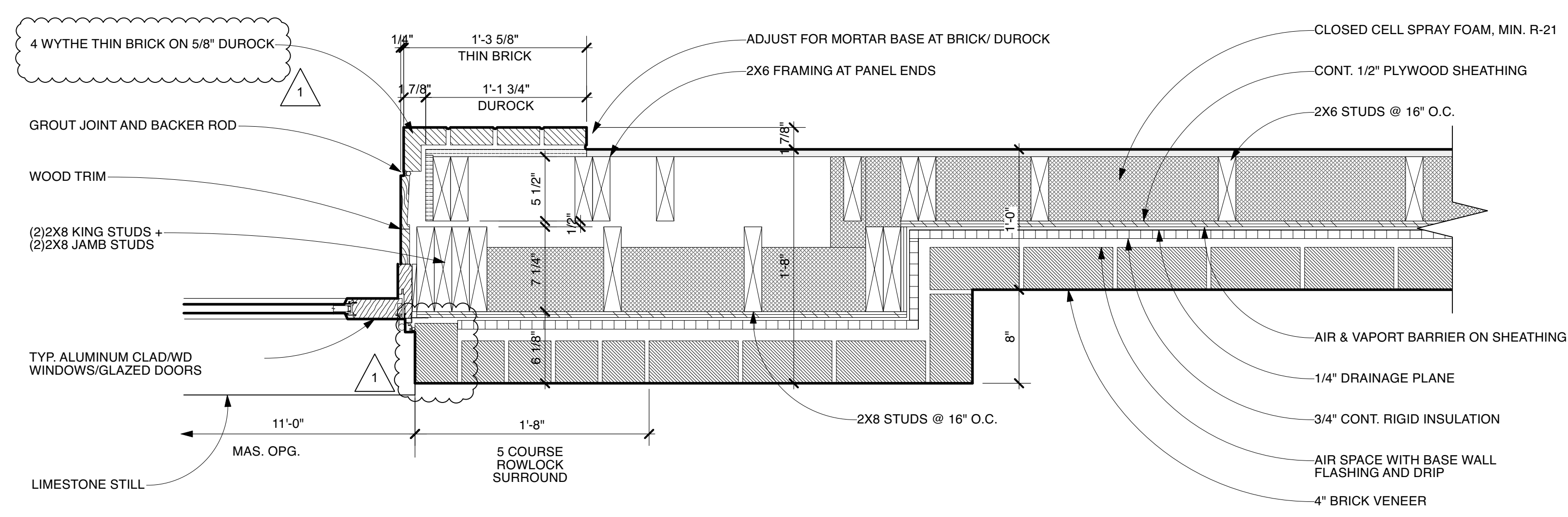
1 DETAIL AT CENTER FOUNDATION WALL
Scale: 1 1/2" = 1'-0"



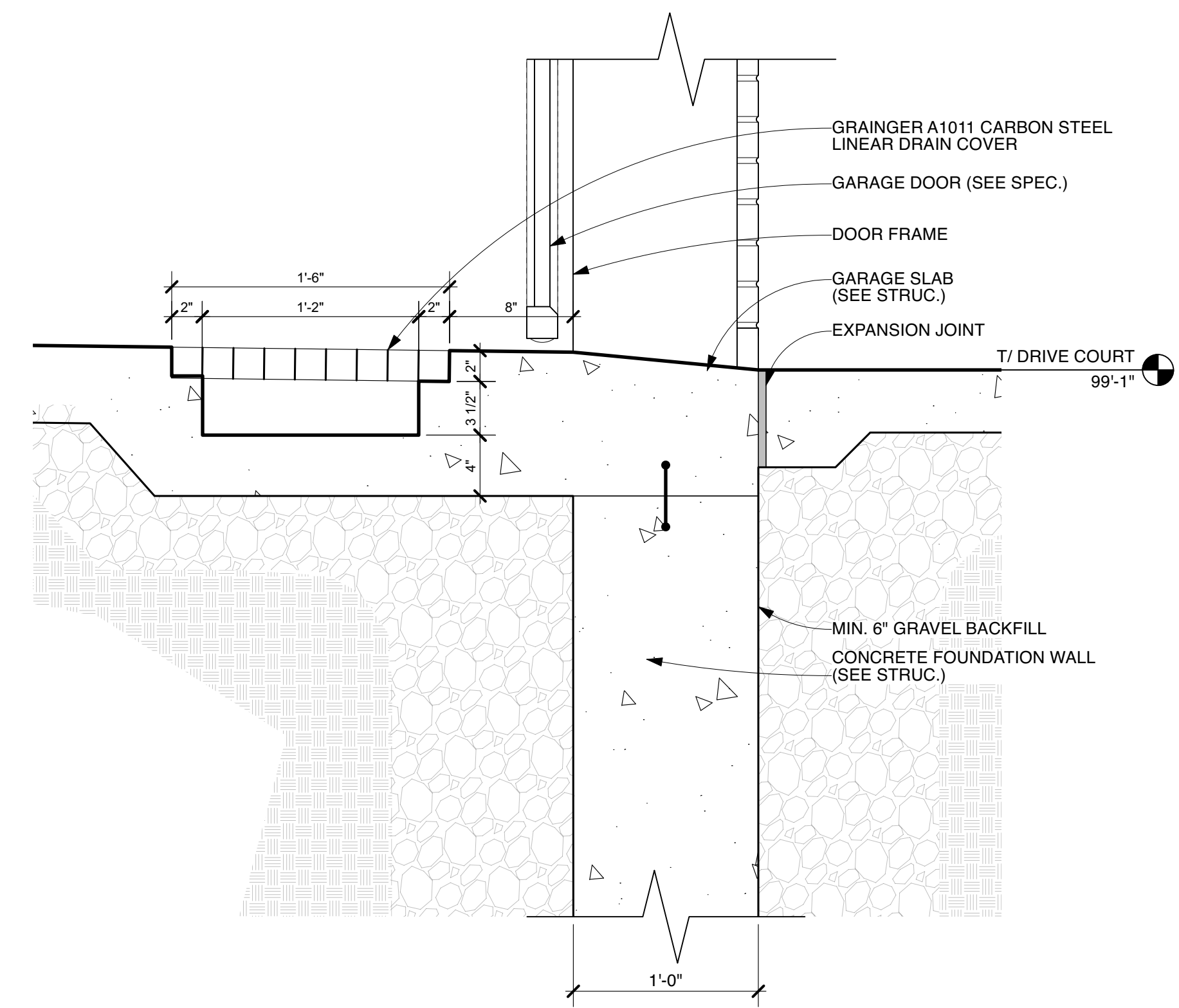
2 DETAIL AT TYP. FOUNDATION WALL
Scale: 1 1/2" = 1'-0"



3 DETAIL AT GARAGE DOOR HEAD
Scale: 1 1/2" = 1'-0"



5 PLAN DETAIL @ CENTER BLOCK
Scale: 1 1/2" = 1'-0"
SEE A5.1 AND A5.2 FOR CONSTRUCTION ASSEMBLIES



4 DETAIL AT GARAGE SLAB
Scale: 1 1/2" = 1'-0"

Grand Island Residence
4500 E. River Road
Grand Island, NY

Project Number: 2022-0034

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Sheet Title:

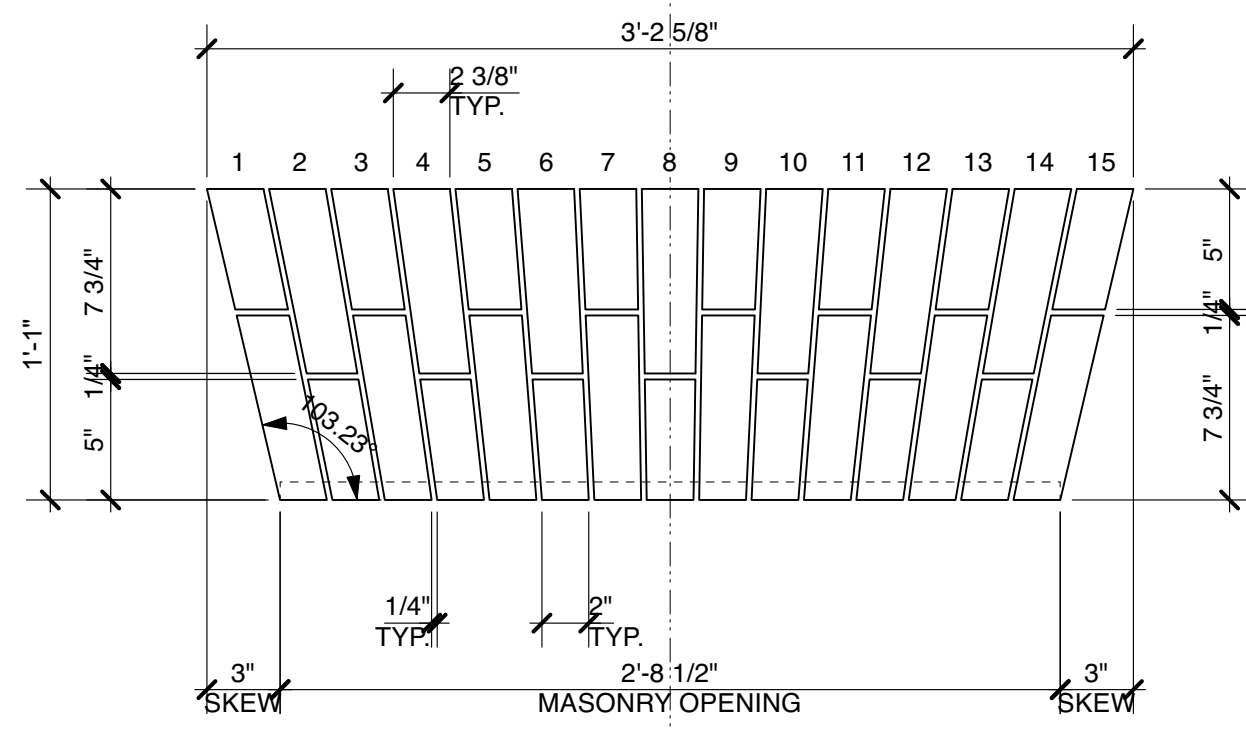
Wall Sections & Details

Project No.	Issued For:	Date
Drawn By: MH/JH	Contract Set	02.21.23
Checked By: GB	Review	04.28.23
Scale: AS NOTED	IFC-Shell/Core	05.03.23
	REV. CCD Elevations	06.09.23

Sheet Number

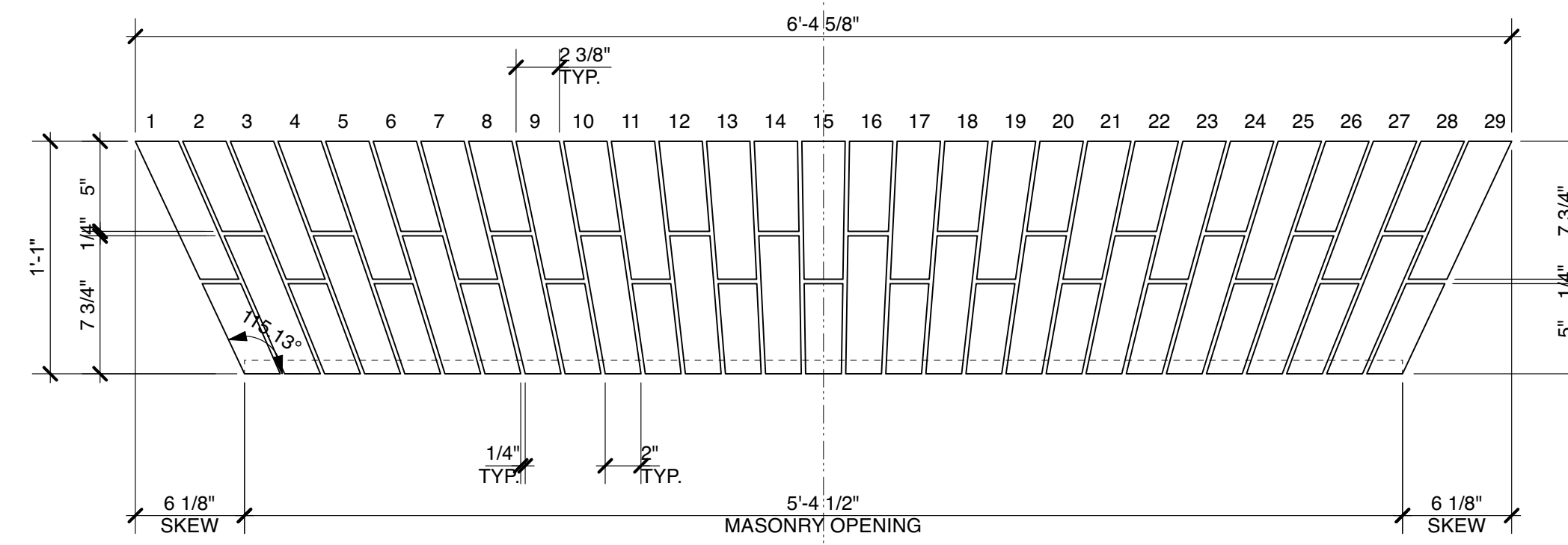
A5.4

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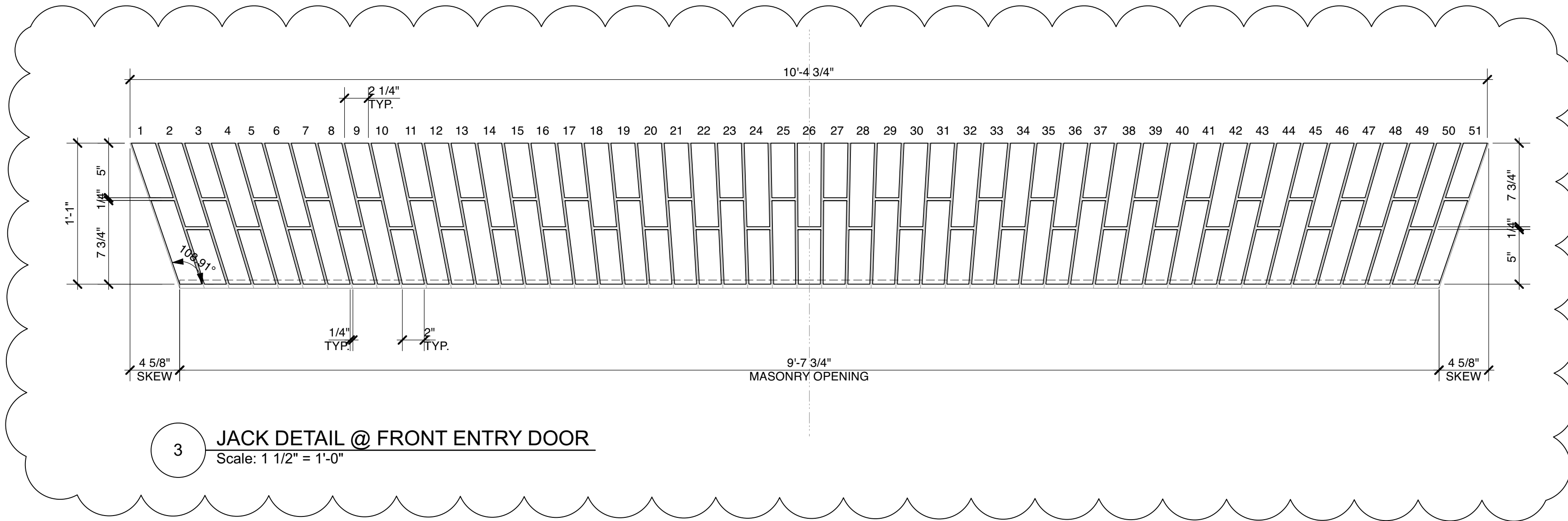
1 JACK DETAIL @ ARCH #1
Scale: 1 1/2" = 1'-0"

WINDOWS: 'F' AND 'H'

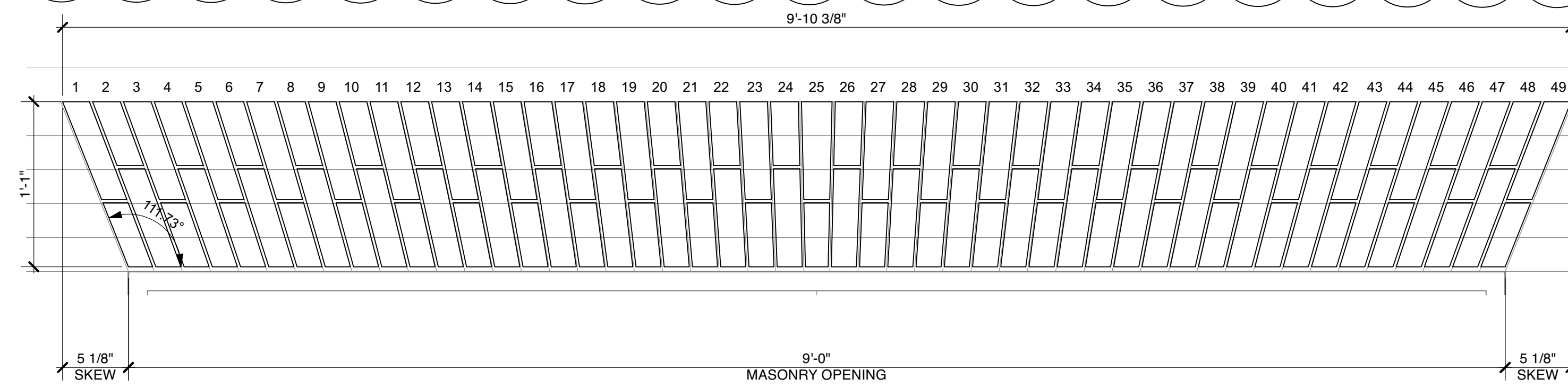


2 JACK DETAIL @ ARCH #2
Scale: 1 1/2" = 1'-0"

WINDOWS: 'C' AND 'G'
WET BAR DOOR 'B' (SET BRICKS TIGHTER FOR 5'-3 3/4" MASONRY OPENING)

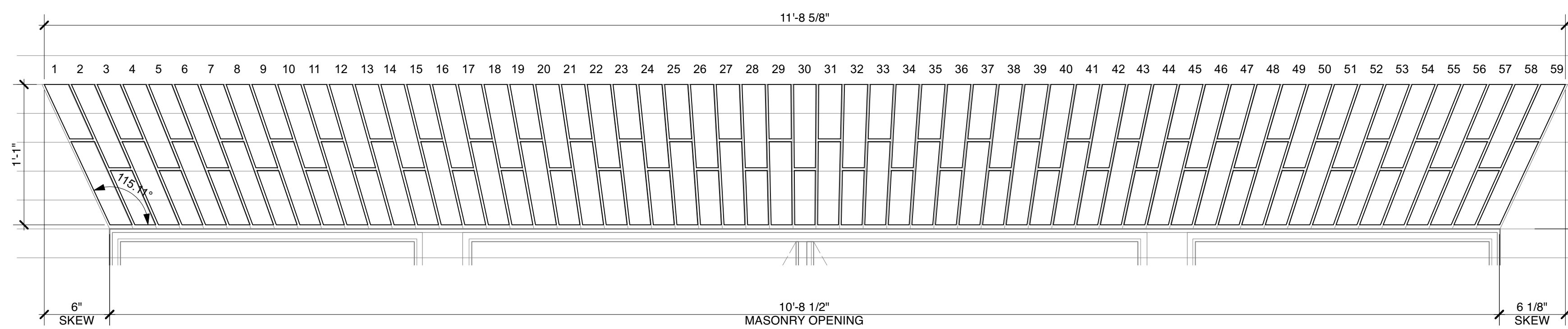


3 JACK DETAIL @ FRONT ENTRY DOOR
Scale: 1 1/2" = 1'-0"



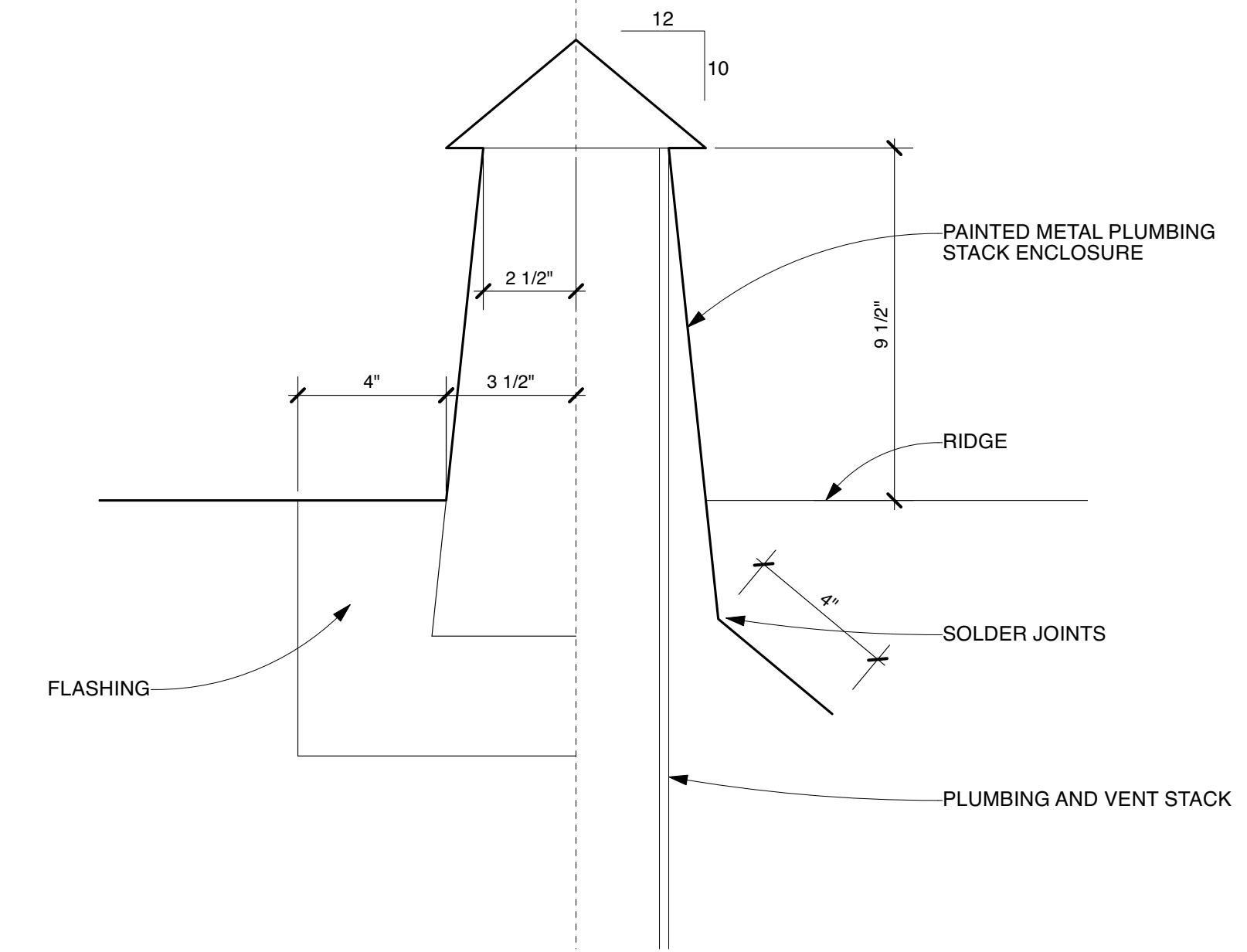
4 JACK DETAIL @ ARCH #4
Scale: 1 1/2" = 1'-0"

GARAGE OVERHEAD DOORS

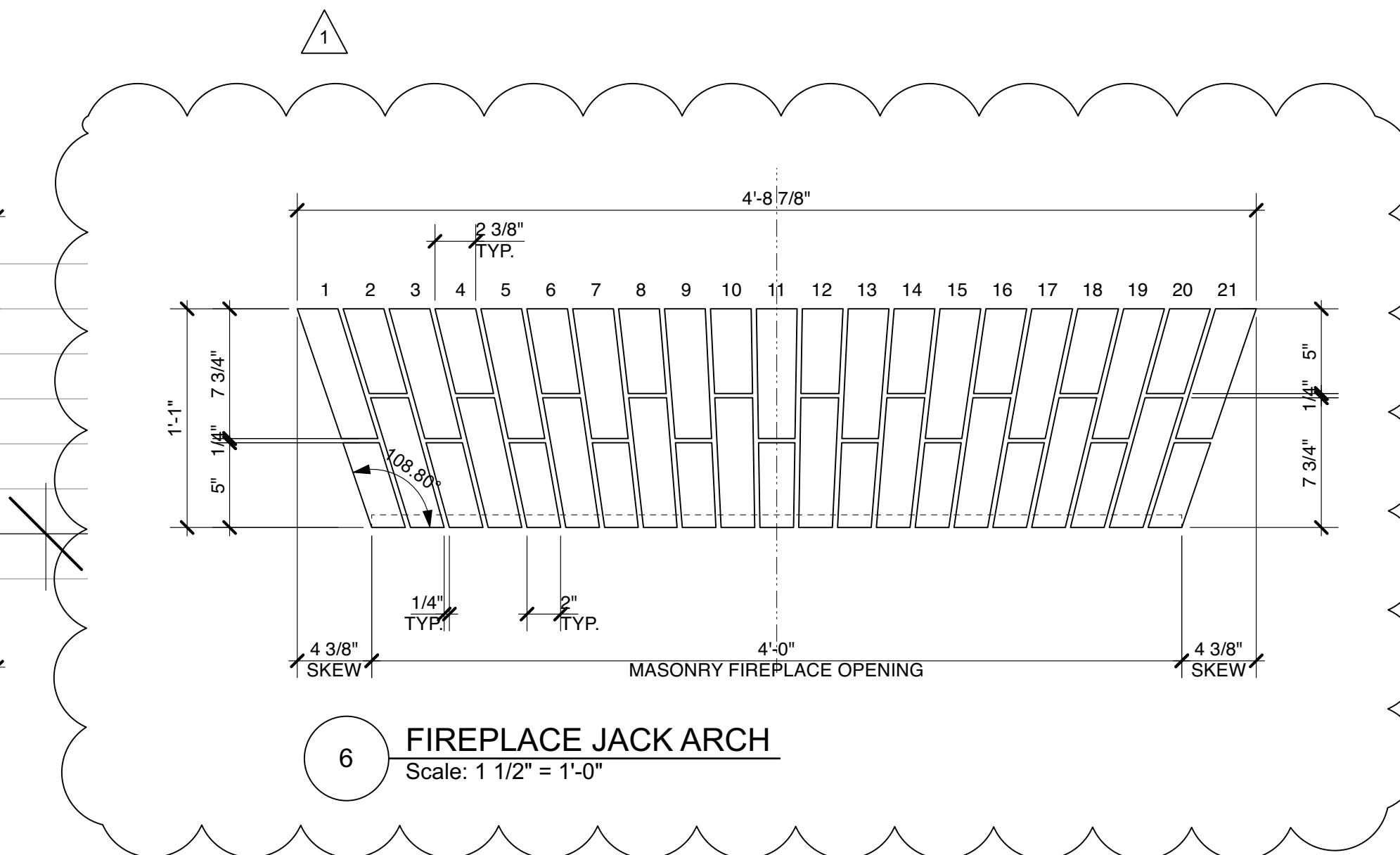


5 JACK DETAIL @ ARCH #5
Scale: 1 1/2" = 1'-0"

WINDOW 'G1'
MASTER BEDROOM DOOR 'B1'



6 PLUMBING STACK VENT DETAIL
Scale: 3" = 1'-0"



6 FIREPLACE JACK ARCH
Scale: 1 1/2" = 1'-0"

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4500 E. River Road
Grand Island, NY

Project Number: 2022-0034

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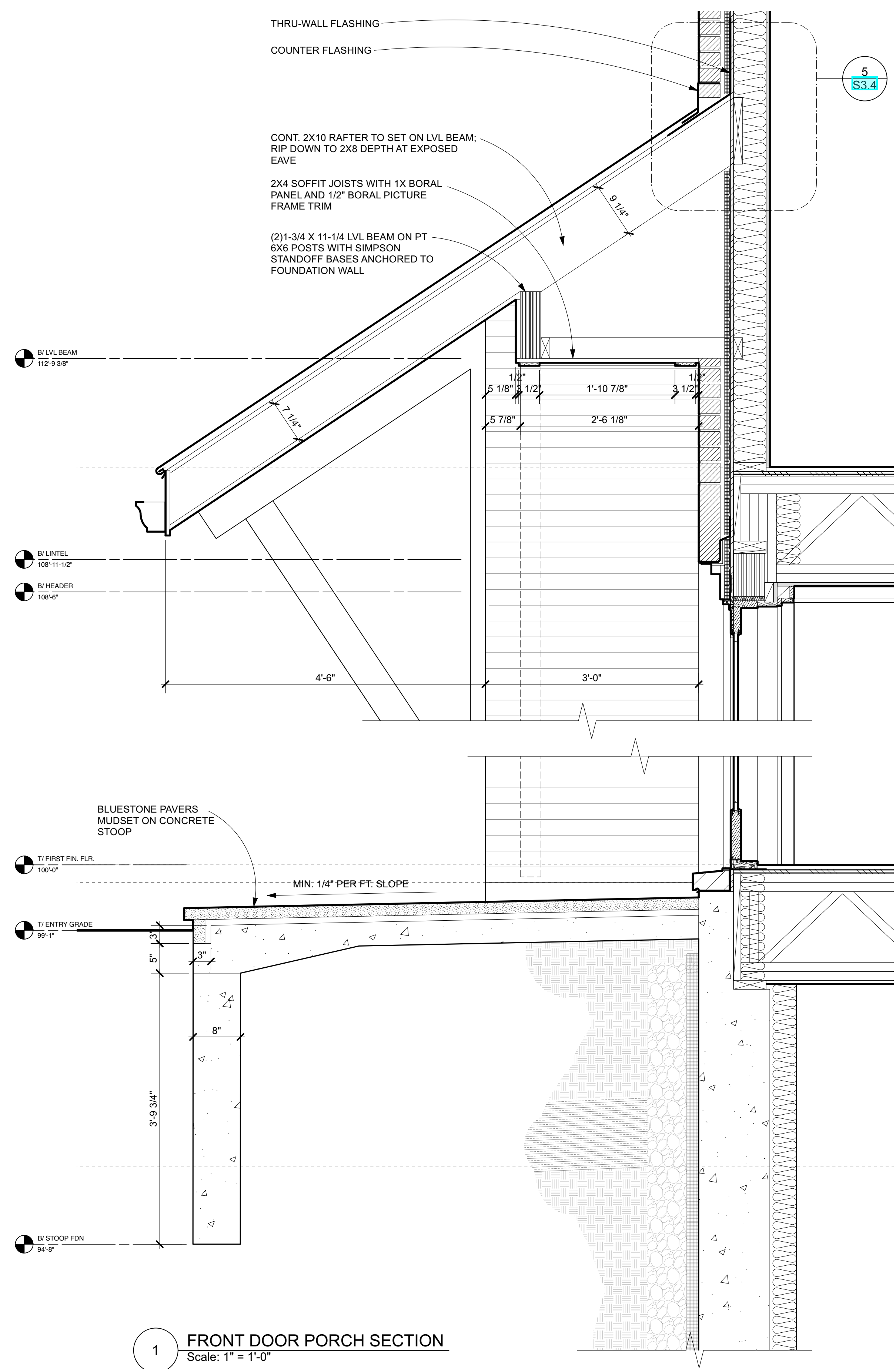
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Jack Arches & Other
Details

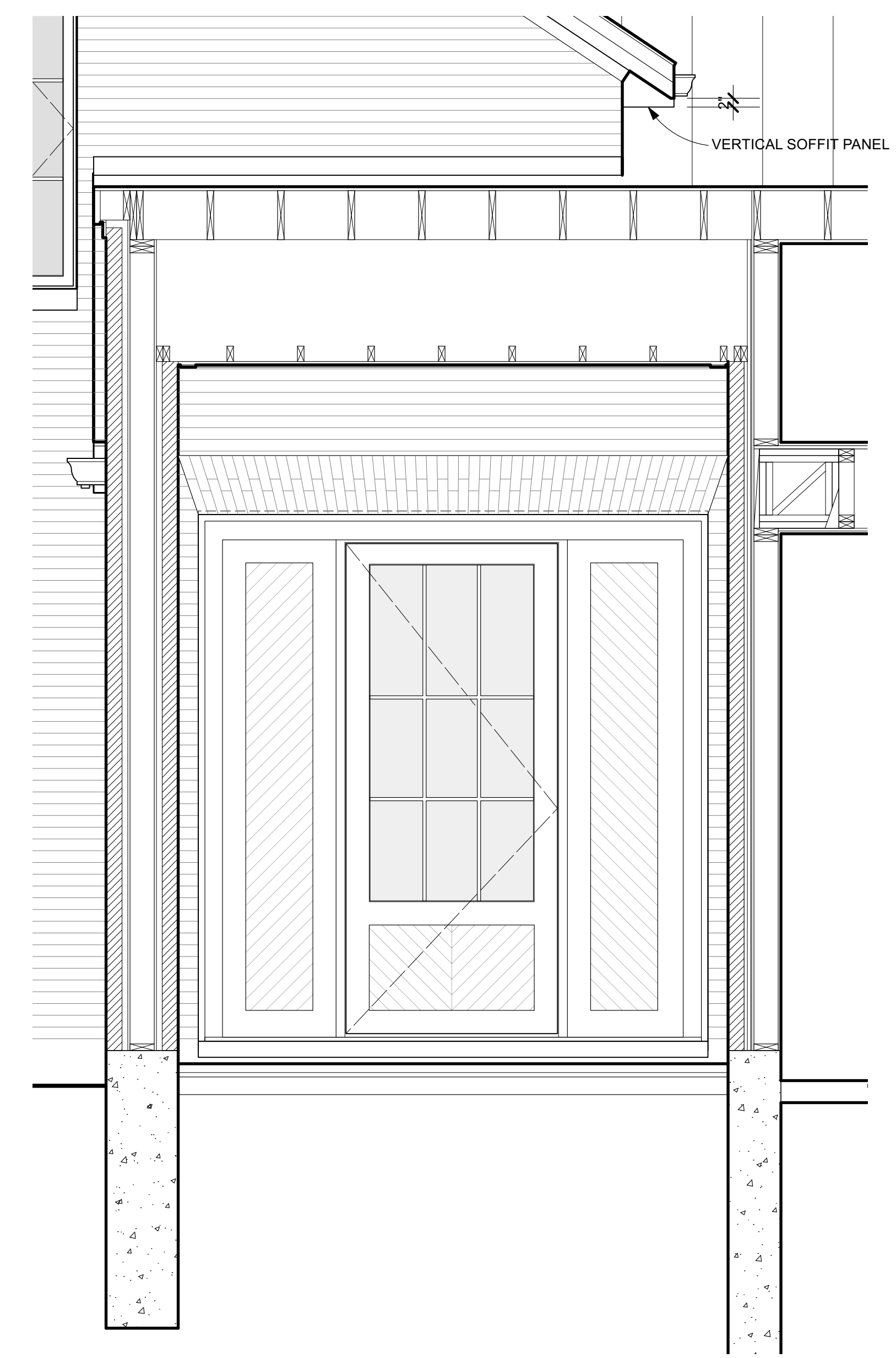
Project No.	Issued For:	Date
Drawn By: MH/JH	Contract Set	02.21.23
Checked By: GB	Pricing Set	09.30.22
Scale: AS NOTED	Rev Pricing	11.28.22
	Review	04.28.23
	IFC-Shell/Core	05.03.23

Sheet Number

A5.5



1 FRONT DOOR PORCH SECTION
Scale: 1" = 1'-0"



2 FRONT ENTRY ELEVATION
Scale: 1/2" = 1'-0"

Grand Island Residence
4500 E. River Road
Grand Island, NY

Project Number: 2022-0034

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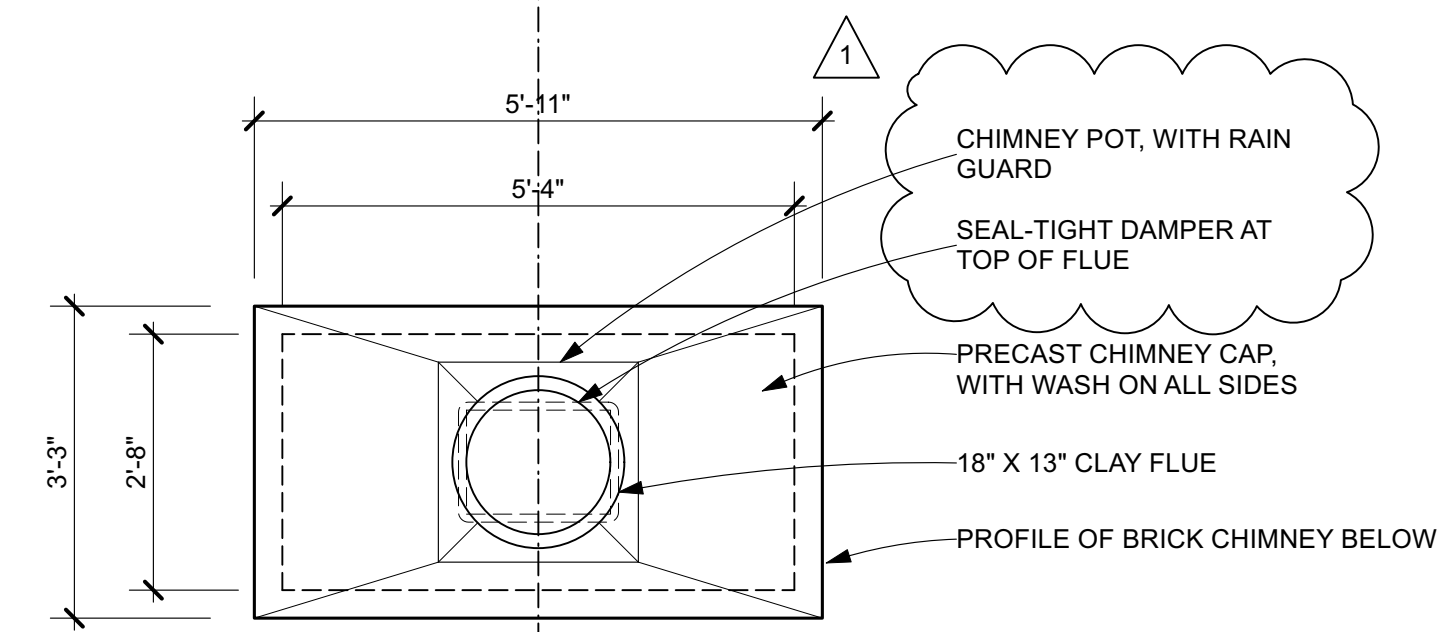
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Sheet Title:
Front Entry Door / Porch

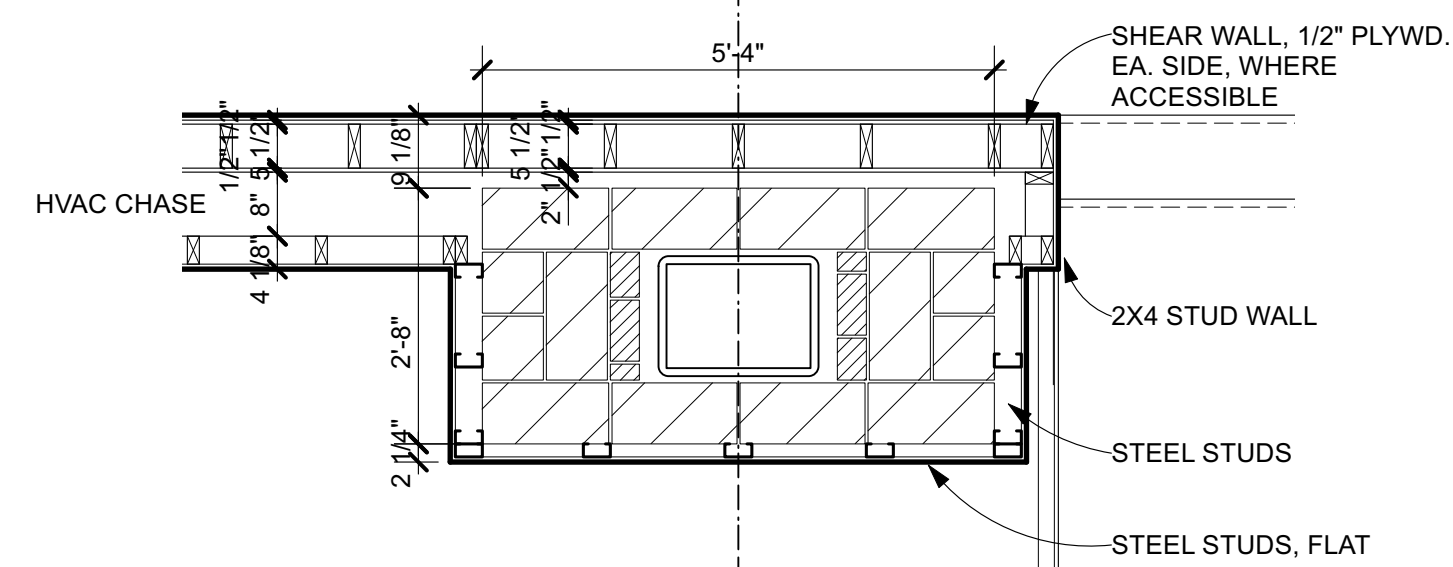
Project No.	Issued For:	Date
Drawn By: MH/JH	Contract Set	02.21.23
Checked By: GB	Pricing Set	09.30.22
Scale: AS NOTED	Rev Pricing	11.28.22
	Review	04.28.23
	IFC-Shell/Core	05.03.23

Sheet Number

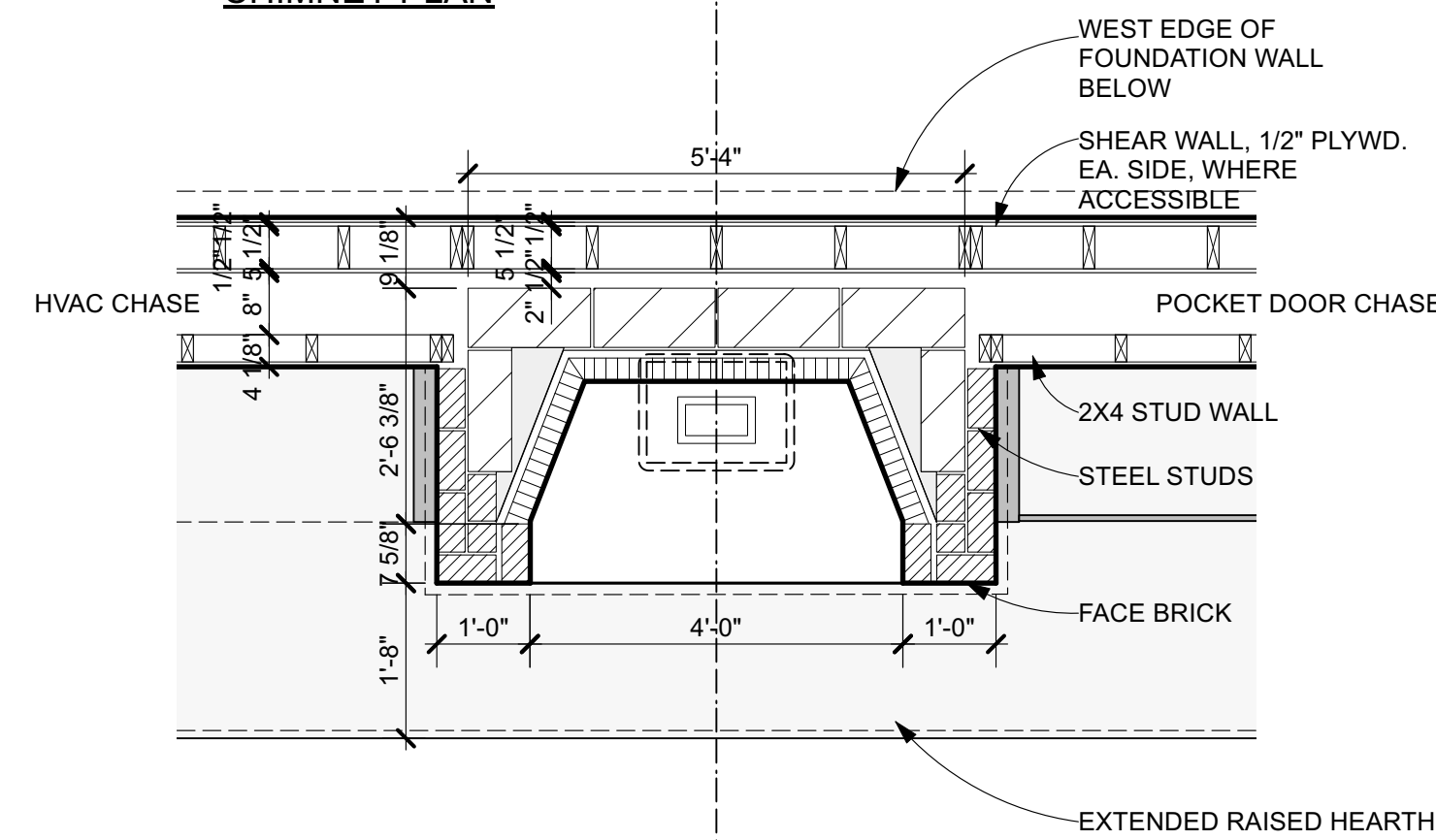
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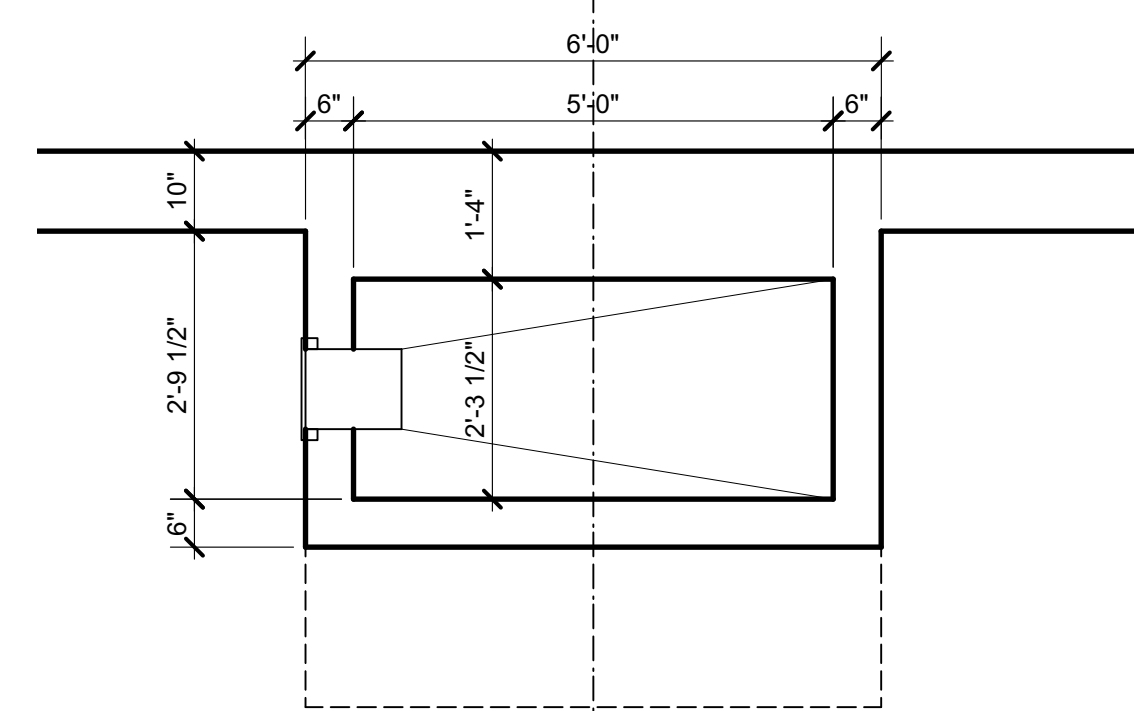
CHIMNEY CAP PLAN



CHIMNEY PLAN

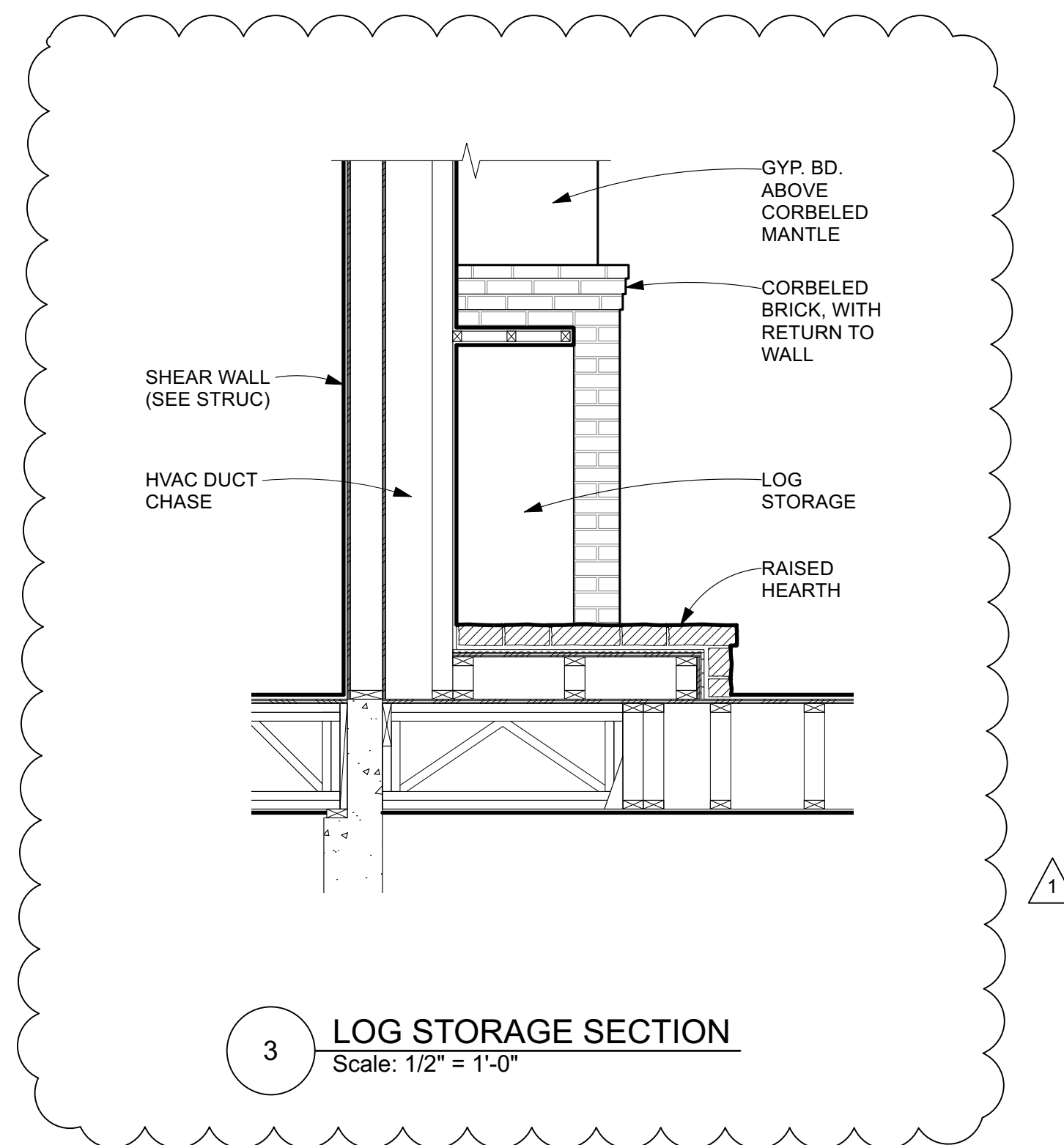


FIRST FLOOR PLAN

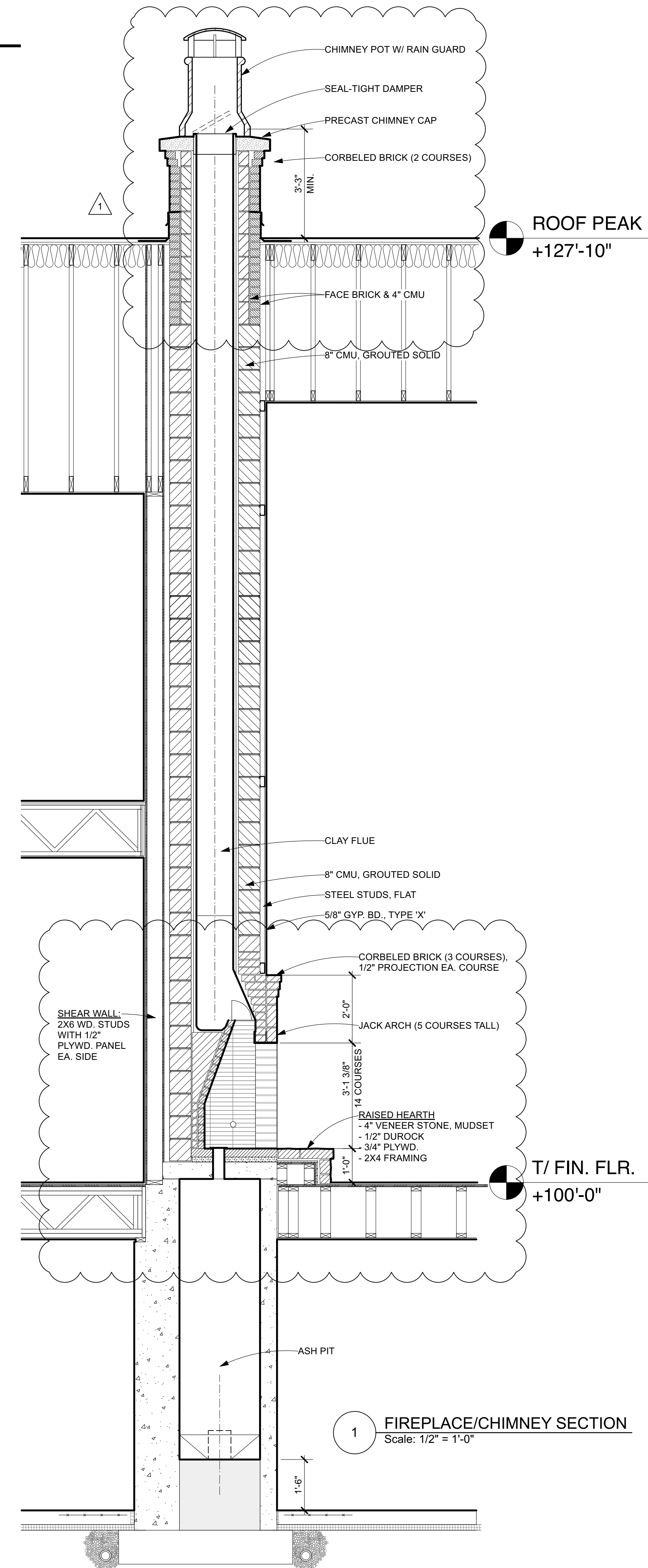


FOUNDATION PLAN

2 FIREPLACE / CHIMNEY PLANS
Scale: 1/2" = 1'-0"



3 LOG STORAGE SECTION
Scale: 1/2" = 1'-0"



1 FIREPLACE/CHIMNEY SECTION
Scale: 1/2" = 1'-0"

Grand Island Residence
4500 E. River Road
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Project Number: 2022-0034

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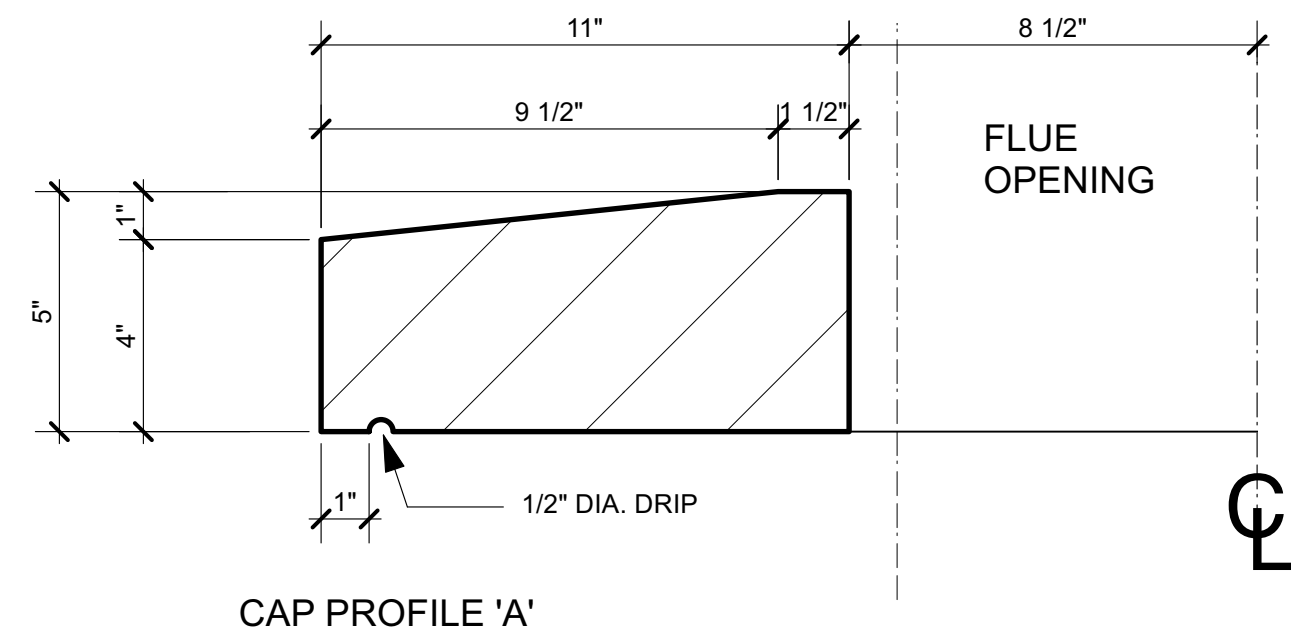
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Fireplace Sections & Details

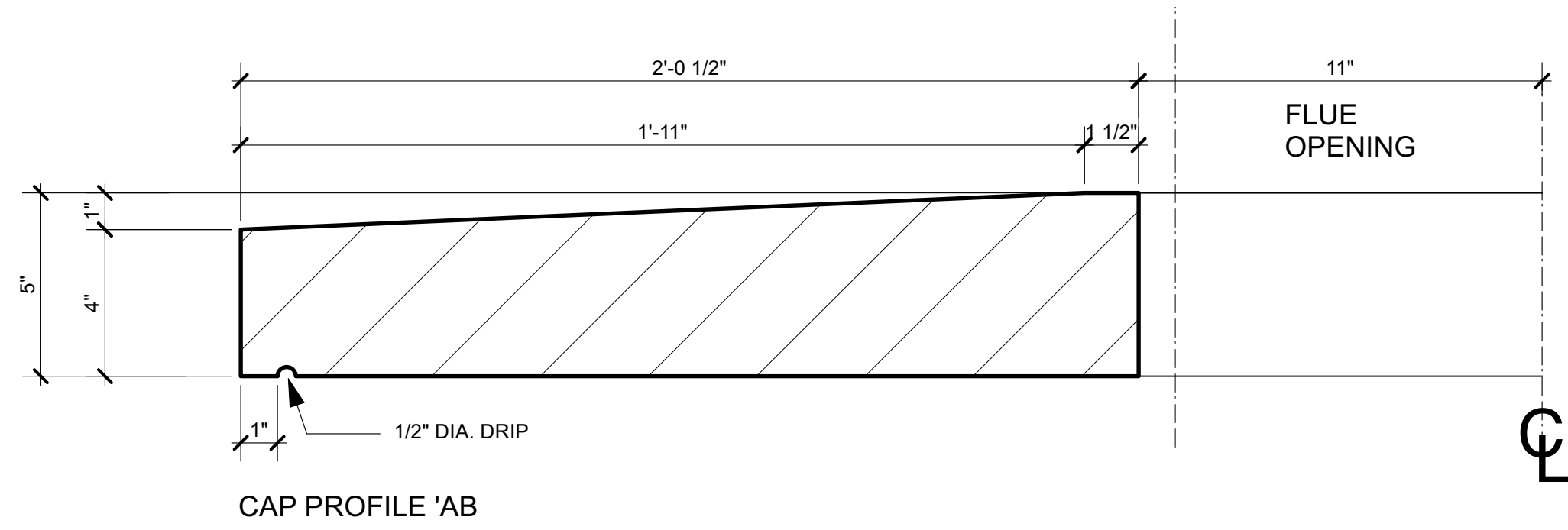
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Drawn By: MH/JH	Contract Set	02.21.23
Checked By: GB	Pricing Set	09.30.22
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	Review	04.28.23
	IFC-Shell/Close	05.03.23

Sheet Number

A5.7

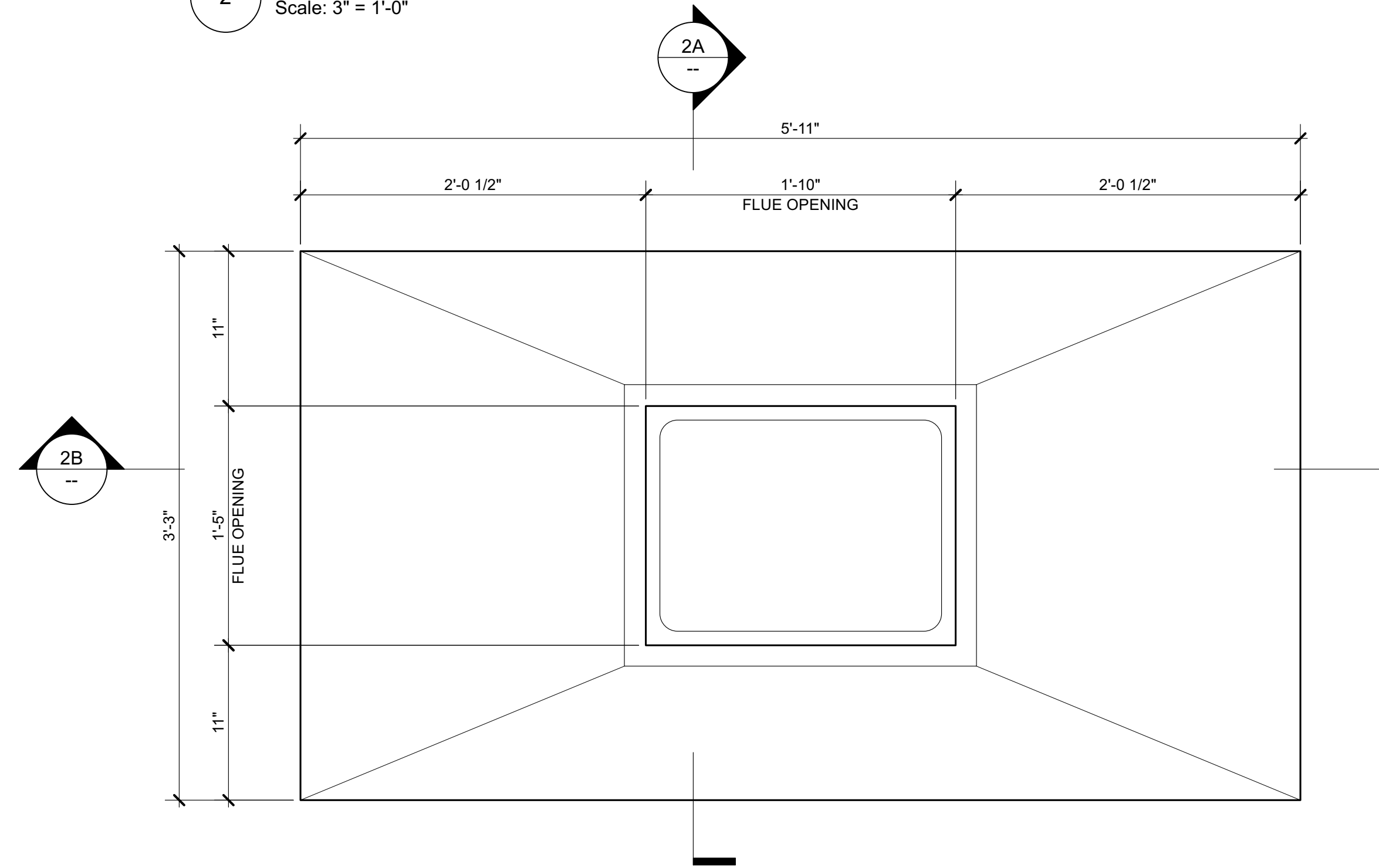


CAP PROFILE 'A'



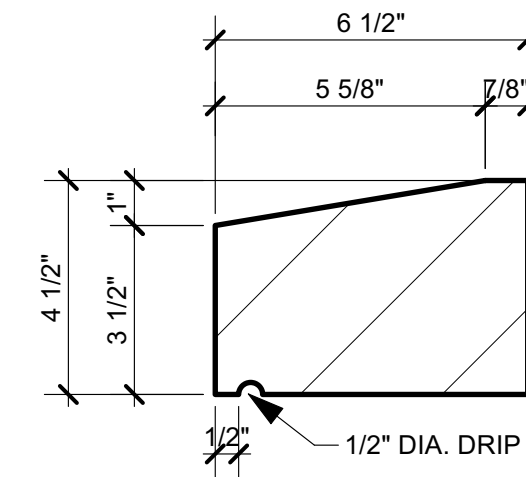
CAP PROFILE 'AB'

2 CHIMNEY CAP SECTIONS
Scale: 3" = 1'-0"

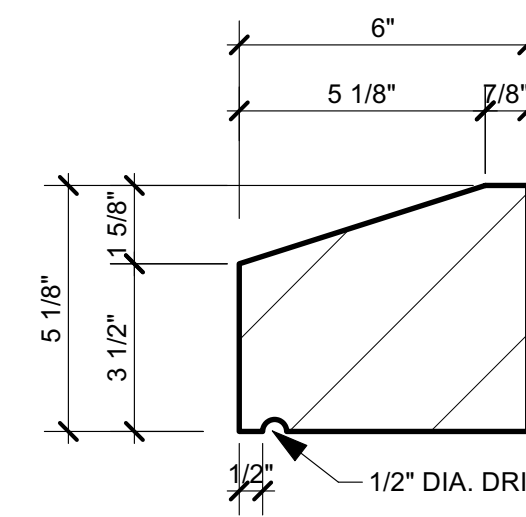


ONE-PIECE CHIMNEY CAP WITH WASH AND DRIP ON ALL SIDES

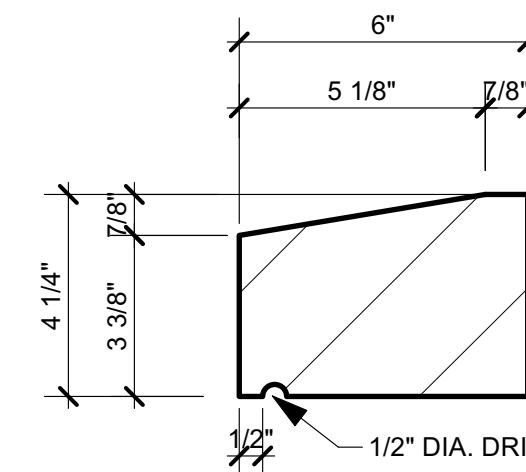
3 CHIMNEY CAP PLAN
Scale: 1 1/2" = 1'-0"



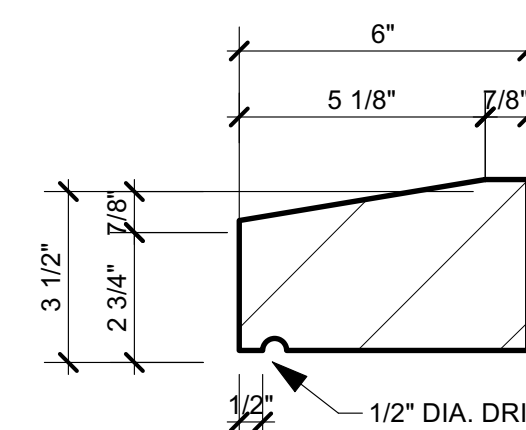
WINDOWS 'D', 'E', 'G' AND 'G1'



WINDOW 'F'

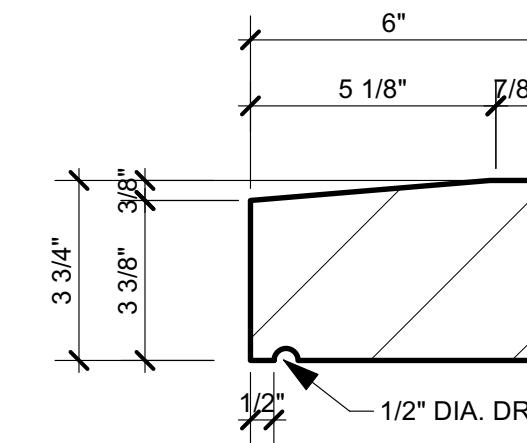


WINDOW 'H'

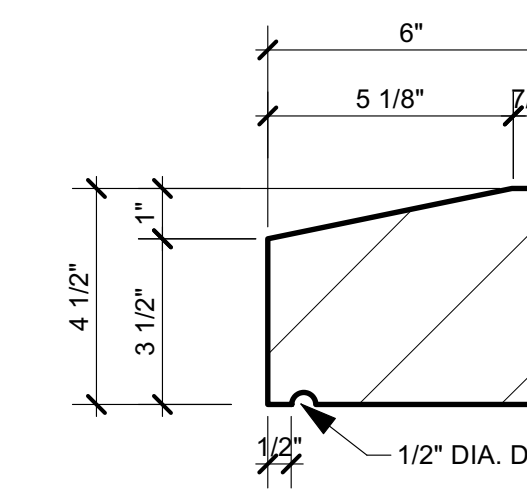


WINDOW 'K'

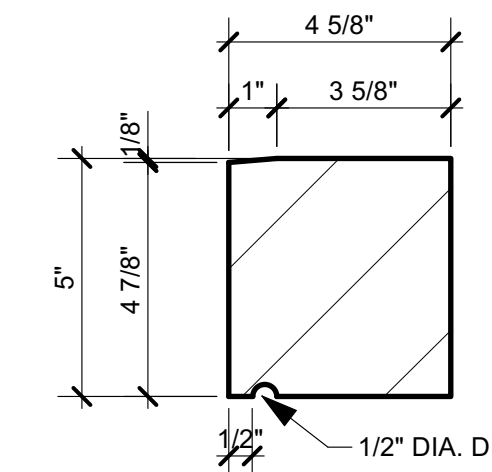
1 CAST STONE SILL SECTIONS
Scale: 3" = 1'-0"



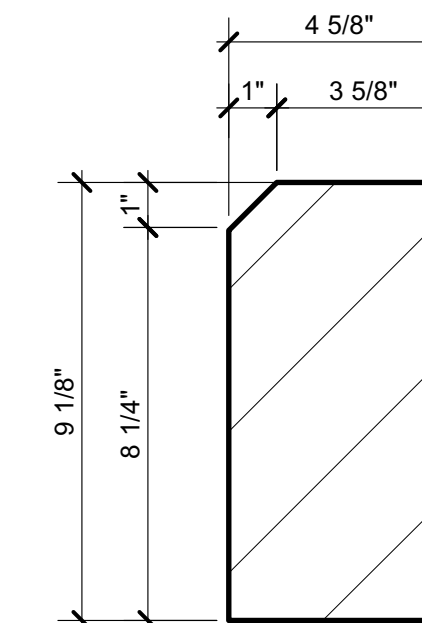
FRONT DOOR, DOORS 'B' AND 'J'



DOOR 'B1'



BAND AT DOOR 'J' SPRING POINT



WATERTABLE AT CENTER BLOCK

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Project Number: 2022-0034

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Sheet Title:

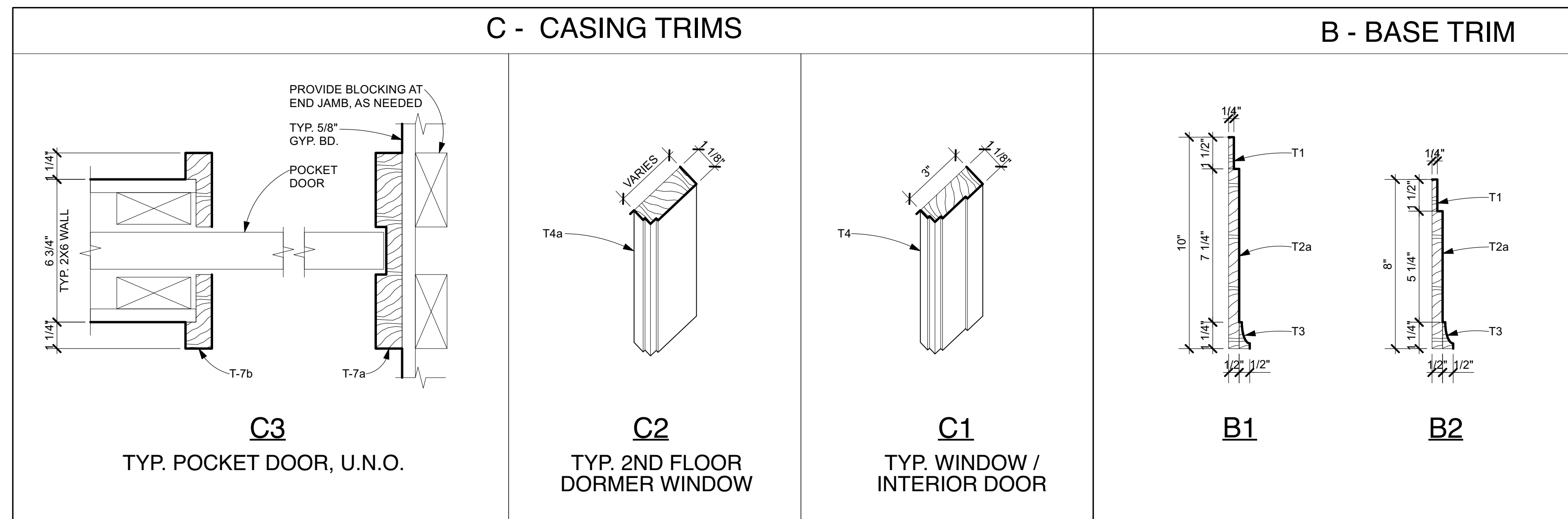
Cast Stone Profiles

Project No.	Issued For:	Date
Drawn By: MH/JH	Contract Set	02.21.23
Checked By: GB	Pricing Set	09.30.22
Scale: AS NOTED	Rev Pricing	11.28.22
	Review	04.28.23
	IFC-Shell/Core	05.03.23

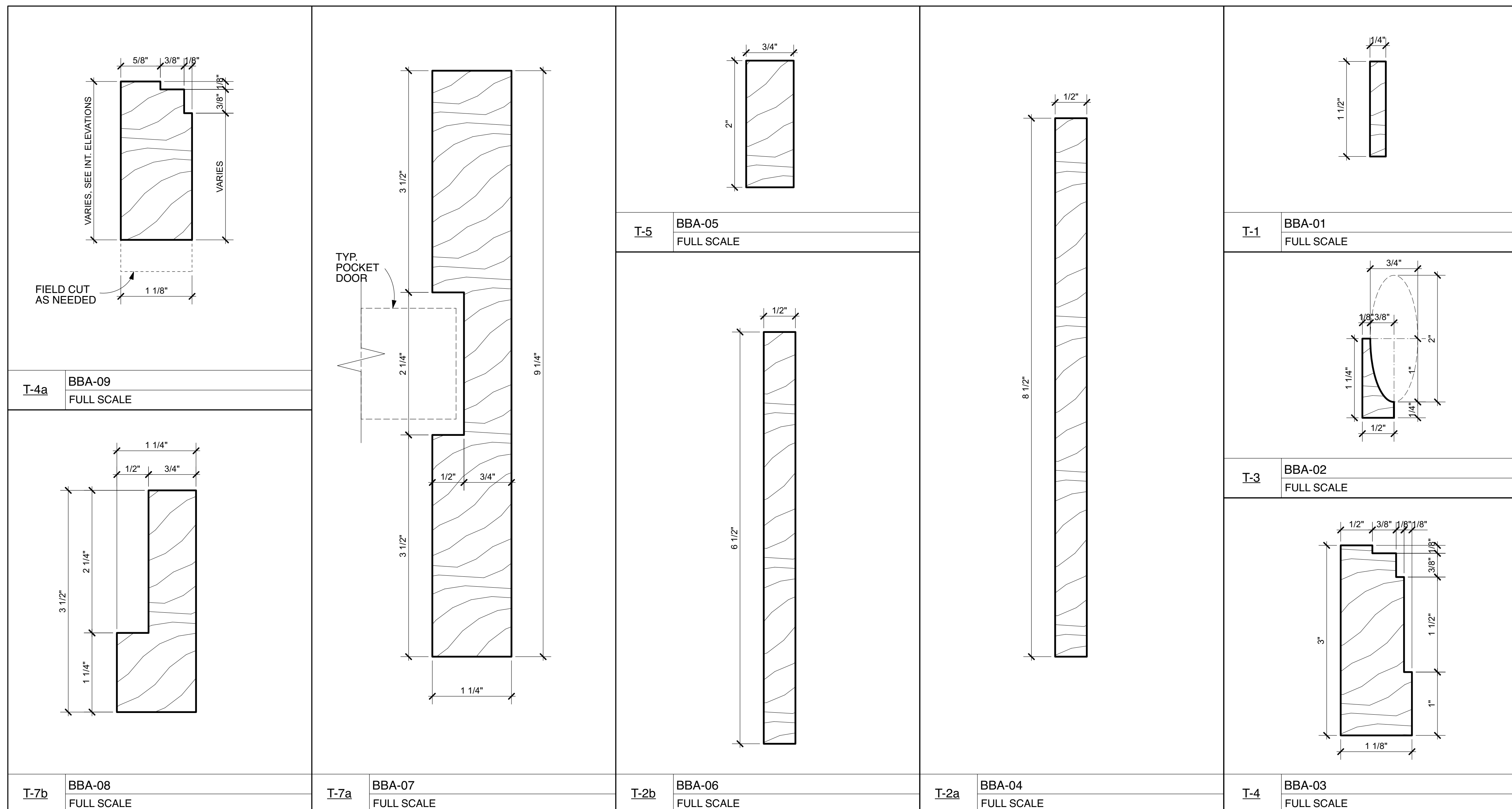
Sheet Number

A5.8 NEW SHEET

NOTE: SEE SHEET A4.0-A FOR WINDOW CASING DETAILS



TRIM PROFILES



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Grand Island, NY

Project Number: 2022-0034

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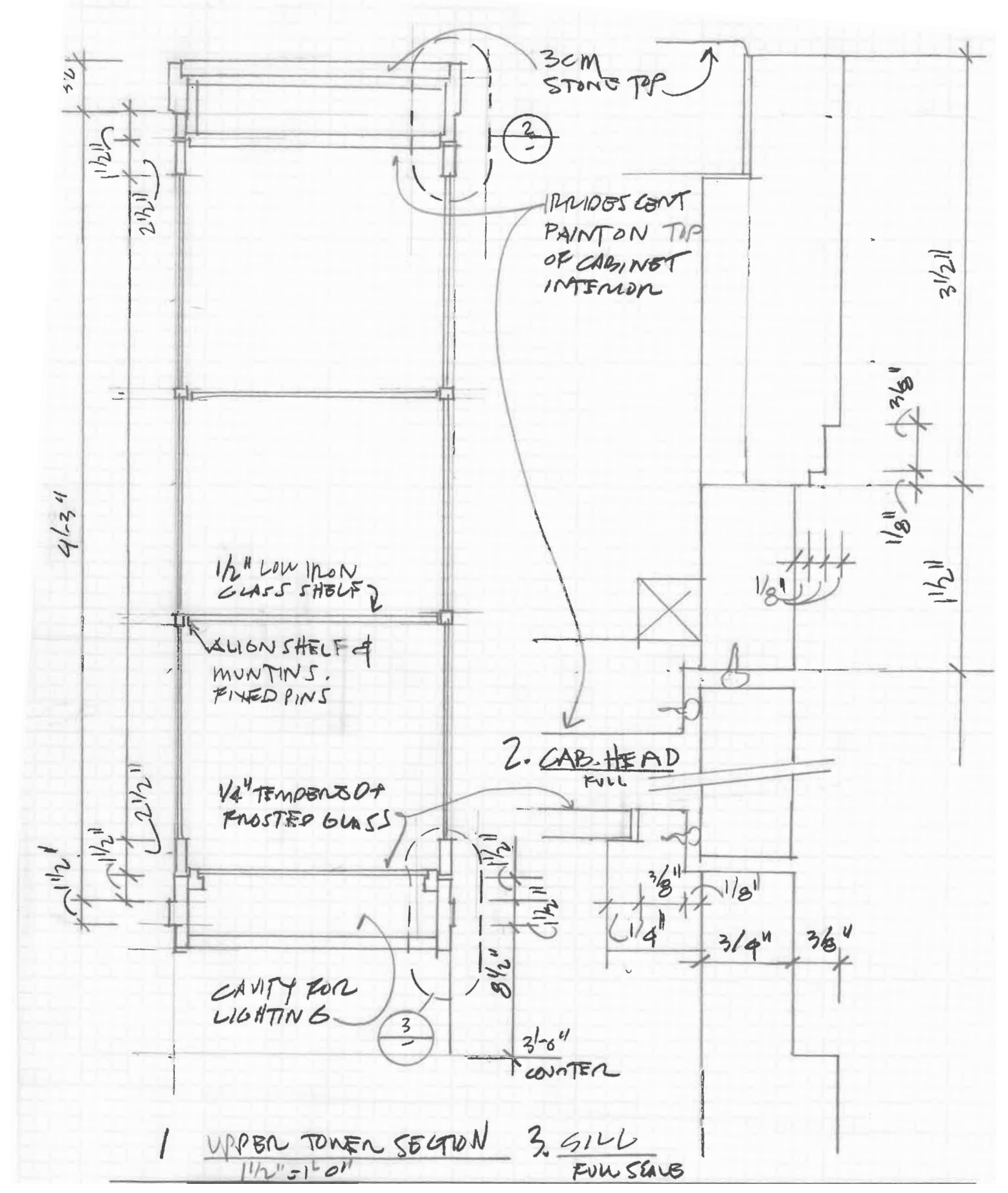
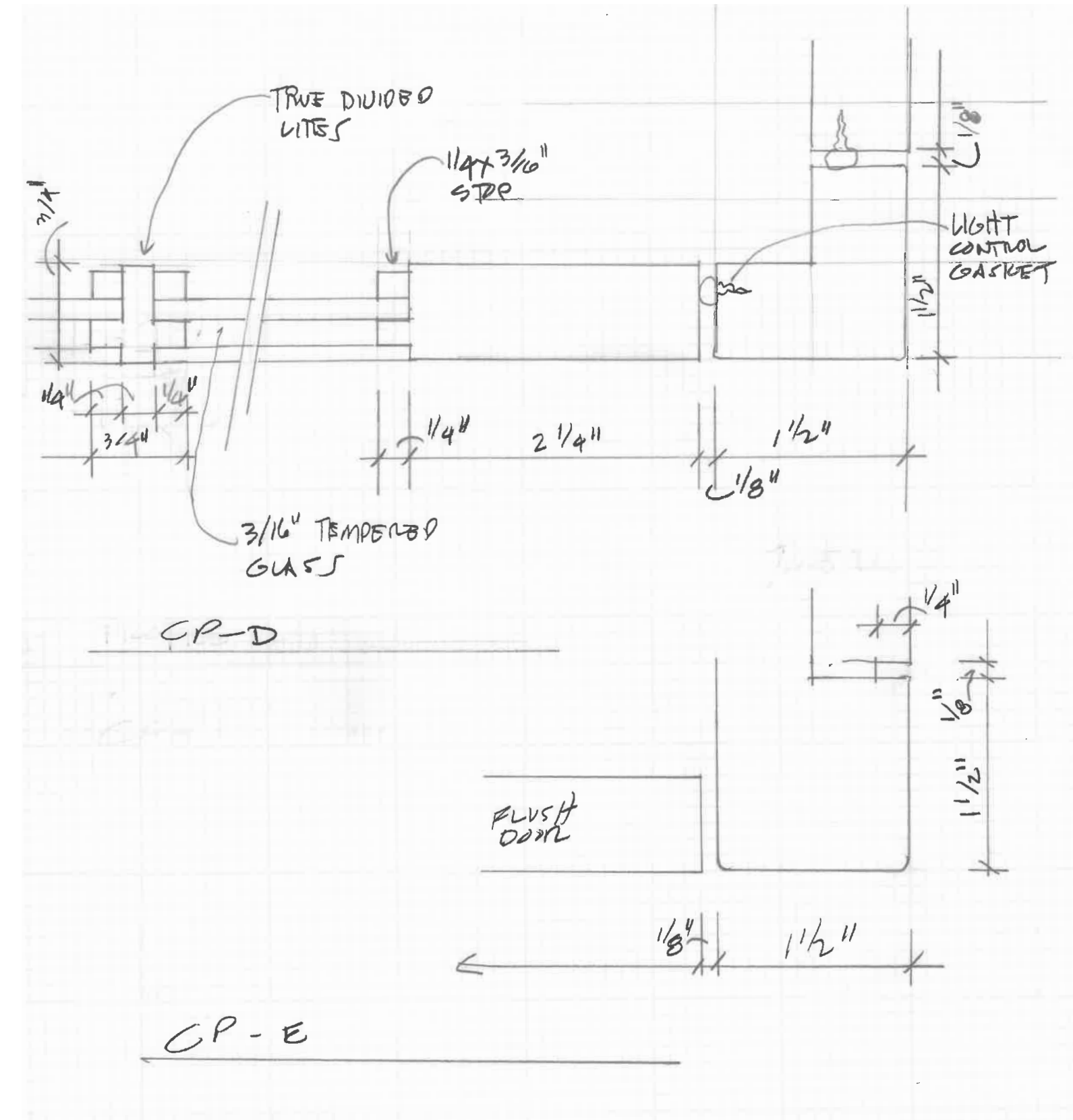
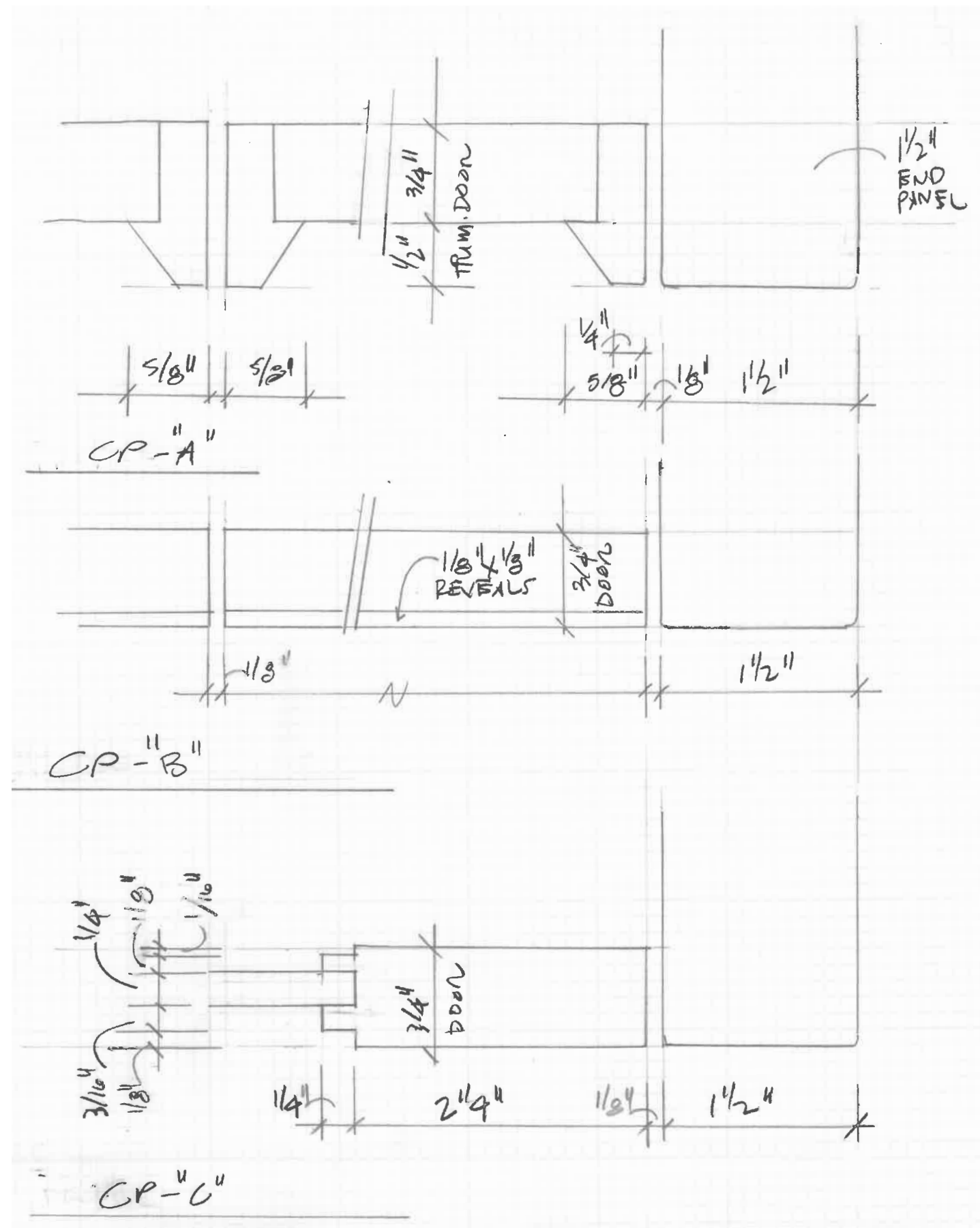
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Sheet Title:
**Interiors:
Trim Profiles and Assemblies**

Project No.	Issued For:	Date
Drawn By: NM/EM/F/S	Contract Set	02.21.23
Checked By: GB/MH	Pricing	01.18.23
Scale: AS NOTED	Client Meeting	05.17.23
	Construction	05.19.23

Sheet Number
A6.0-1



1 CABINET PROFILES
Scale: Actual Size

2 KITCHEN TOWER DETAILS
Scale: AS NOTED

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4500 E. River Road
Grand Island, NY

Project Number: 2022-0034

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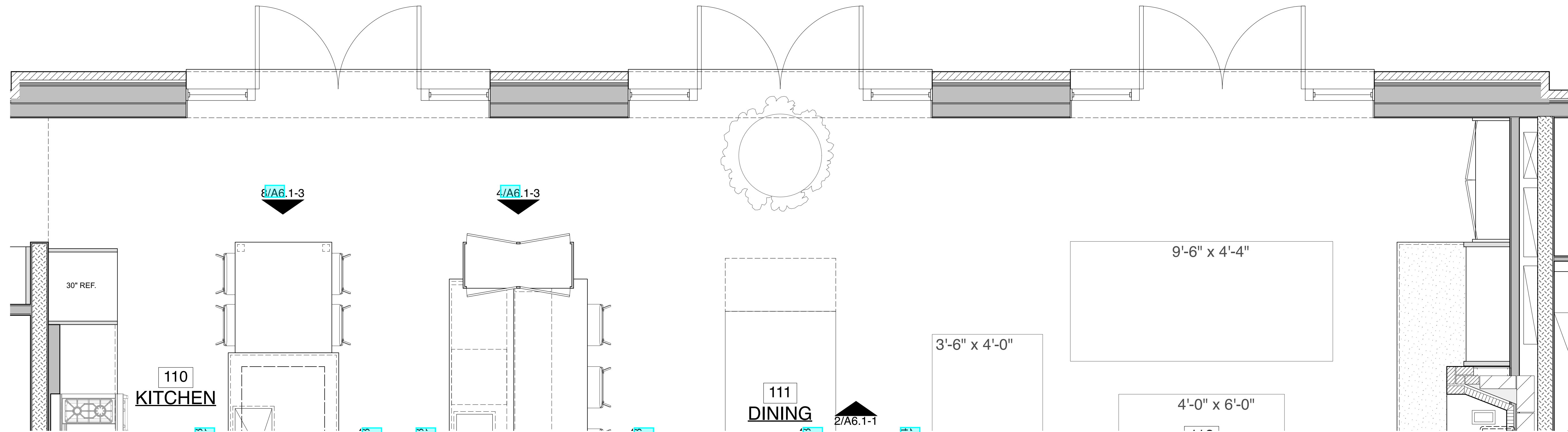
Sheet Title:

Interiors:
Cabinet Profiles &
Kitchen Tower Details

Project No.	Issued For:	Date
Drawn By: NM/EM/FS	Contract Set	<input type="radio"/> 02.21.23
Checked By: GB/MH	Pricing	<input type="radio"/> 01.18.23
Scale: AS NOTED	Client Meeting	<input type="radio"/> 05.17.23
	Construction	<input checked="" type="radio"/> 05.19.23

Sheet Number

A6.0-2



1 KITCHEN, DINING & LIVING ROOM FLOOR PLAN
Scale: 1/2" = 1'-0"



2 KITCHEN, DINING & LIVING ROOM - SOUTH ELEVATION
Scale: 1/2" = 1'-0"

Grand Island Residence
4500 E. River Road
Grand Island, NY

Project Number: 2022-0034

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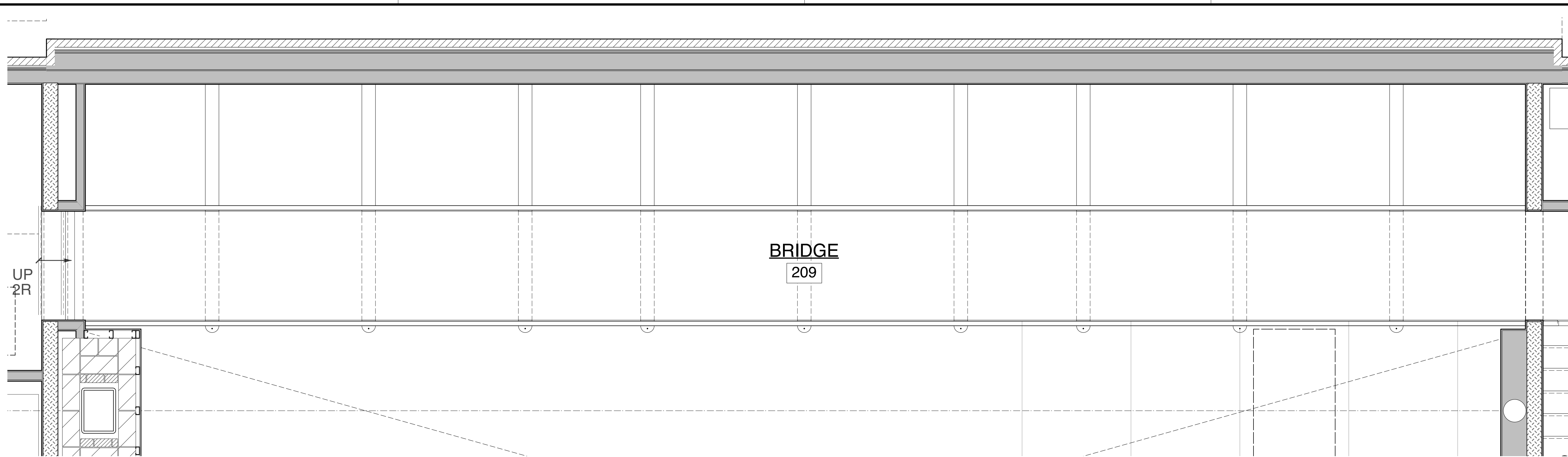
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Sheet Title:
Interior Elevations:
Kitchen, Dining & Living Room

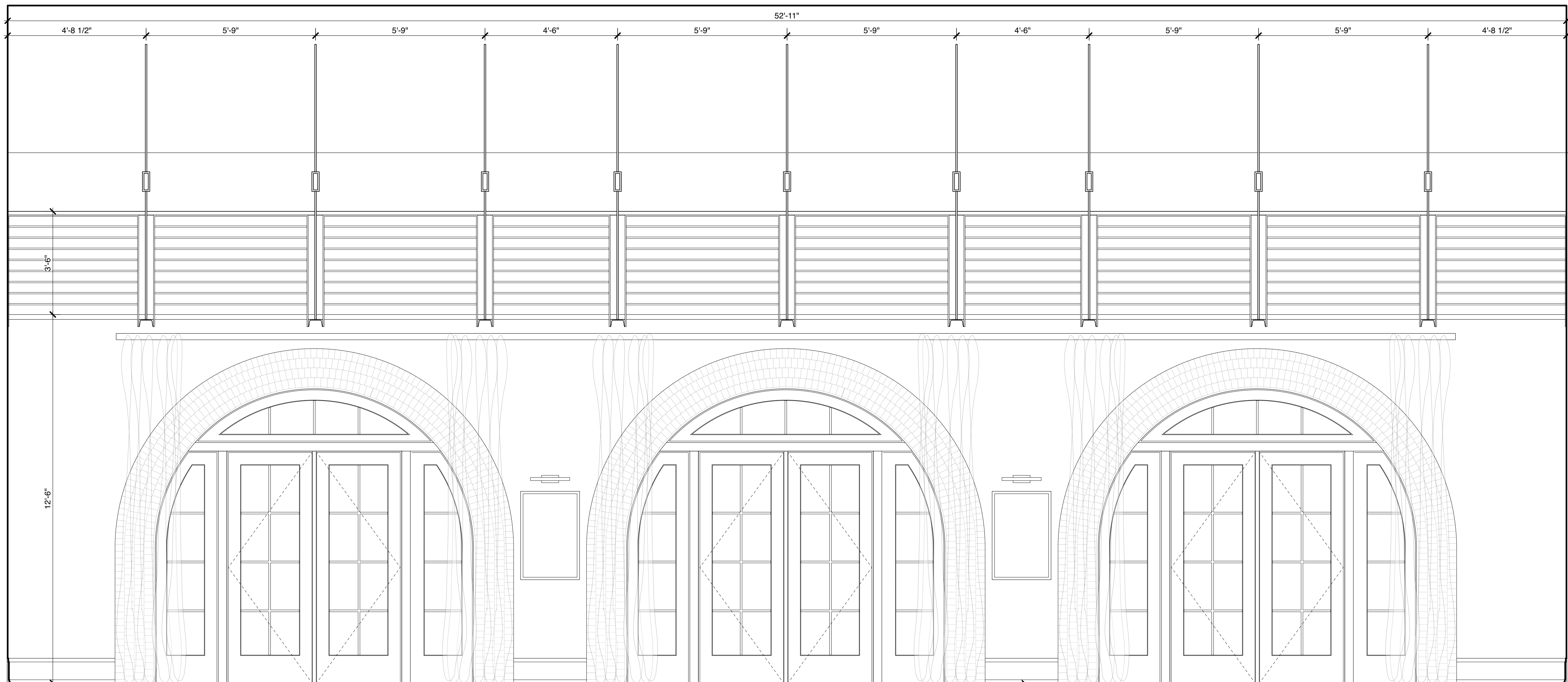
Project No.	Issued For:	Date
Drawn By: NM/EM/FS	Contract Set	02.21.23
Checked By: GB/MH	Pricing	01.18.23
Scale: AS NOTED	Client Meeting	05.17.23
	Construction	05.19.23

Sheet Number
A6.1-1



BRIDGE
209

1 BRIDGE FLOOR PLAN
Scale: 1/2" = 1'-0" 



2 KITCHEN, DINING & LIVING ROOM - NORTH ELEVATION
Scale: 1/2" = 1'-0"

Grand Island Residence
4500 E. River Road
Grand Island, NY

Project Number: 2022-0034

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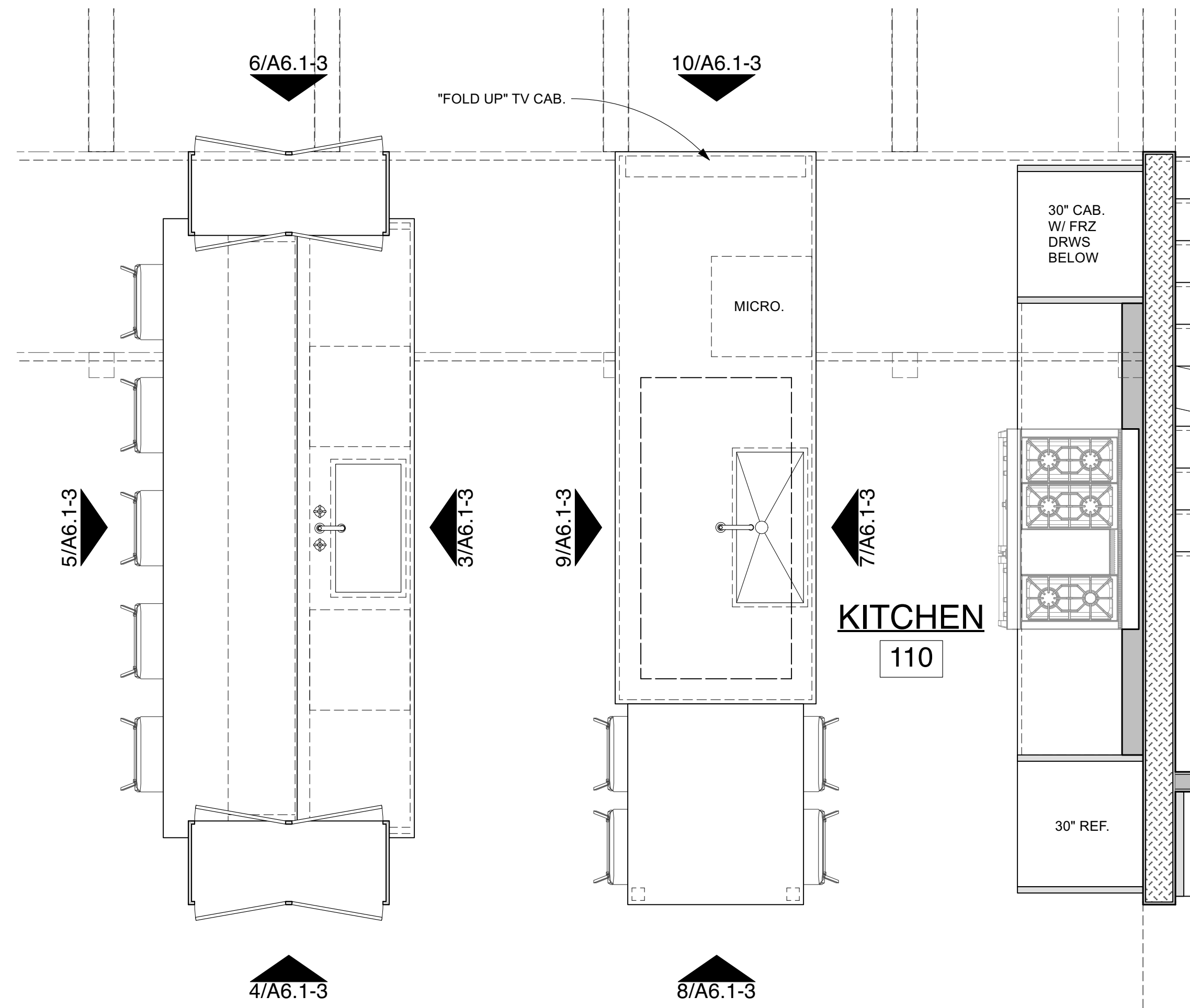
1010 SOUTH WABASH
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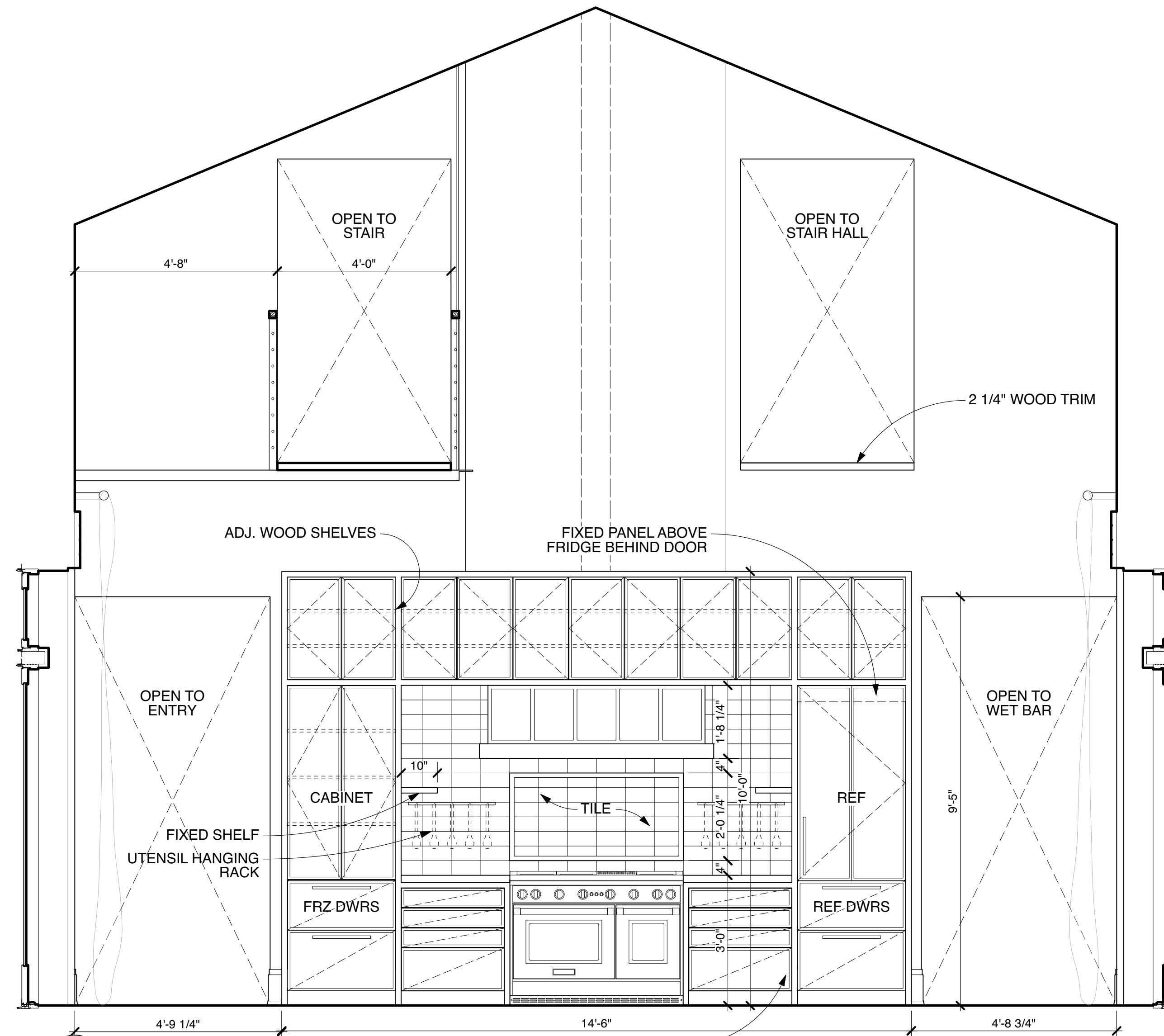
Sheet Title:
Interior Elevations:
Kitchen, Dining & Living Room

Project No.	Issued For:	Date
Drawn By: NM/EM/FS	Contract Set	02.21.23
Checked By: GB/MH	Pricing	01.18.23
Scale: AS NOTED	Client Meeting	05.17.23
	Construction	05.19.23

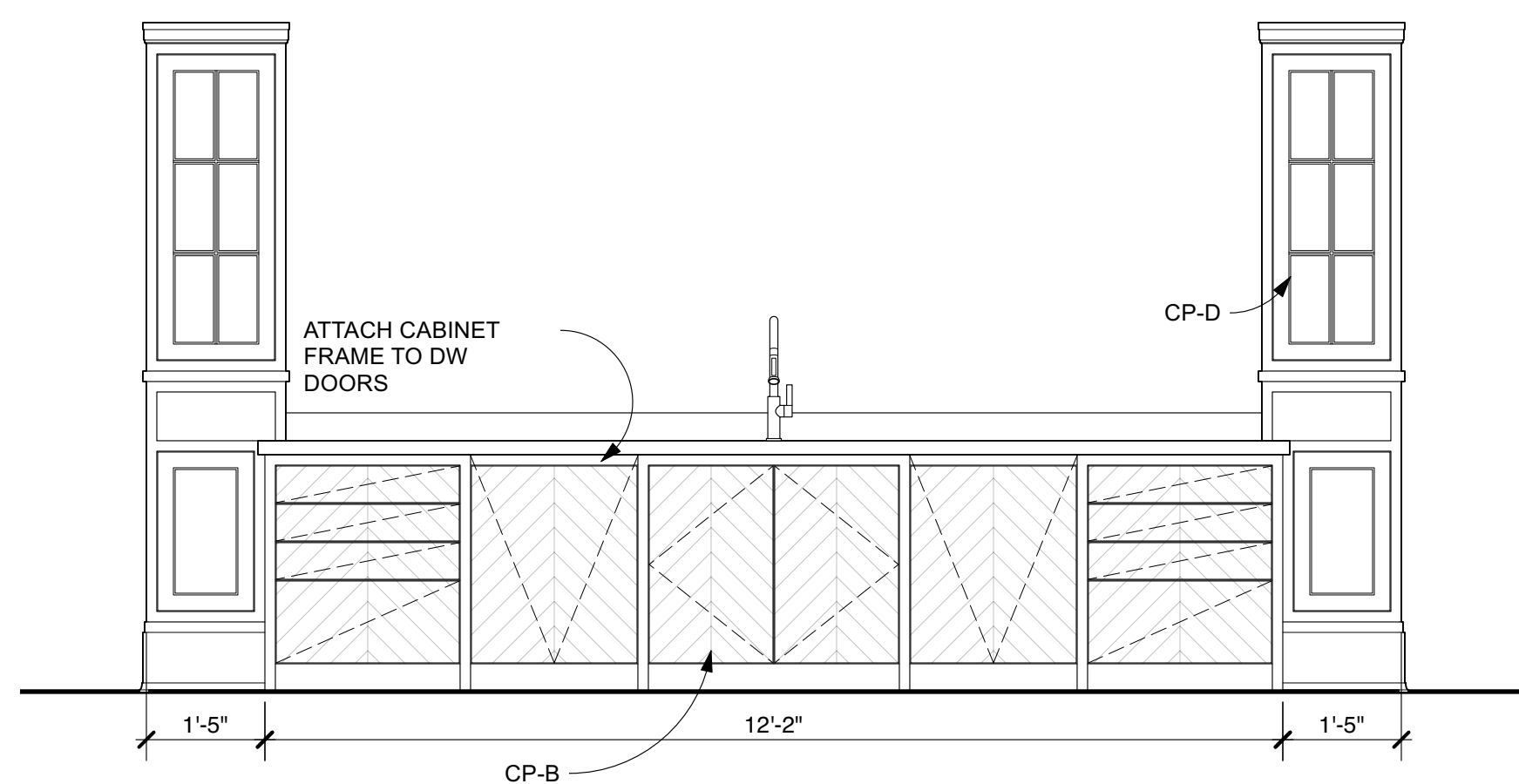
Sheet Number
A6.1-2



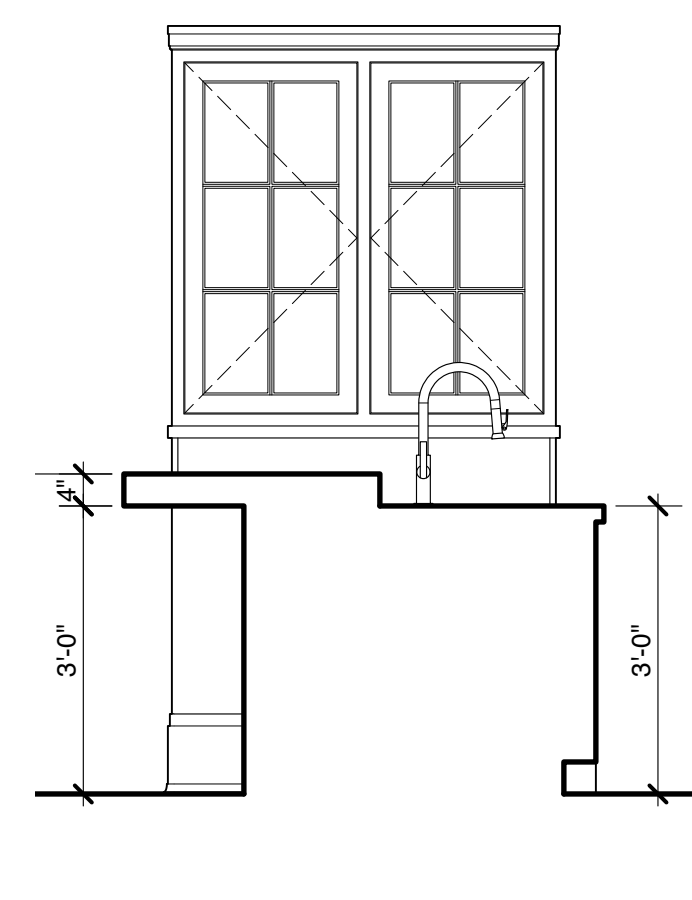
1 KITCHEN FLOOR PLAN
Scale: 1/2" = 1'-0"



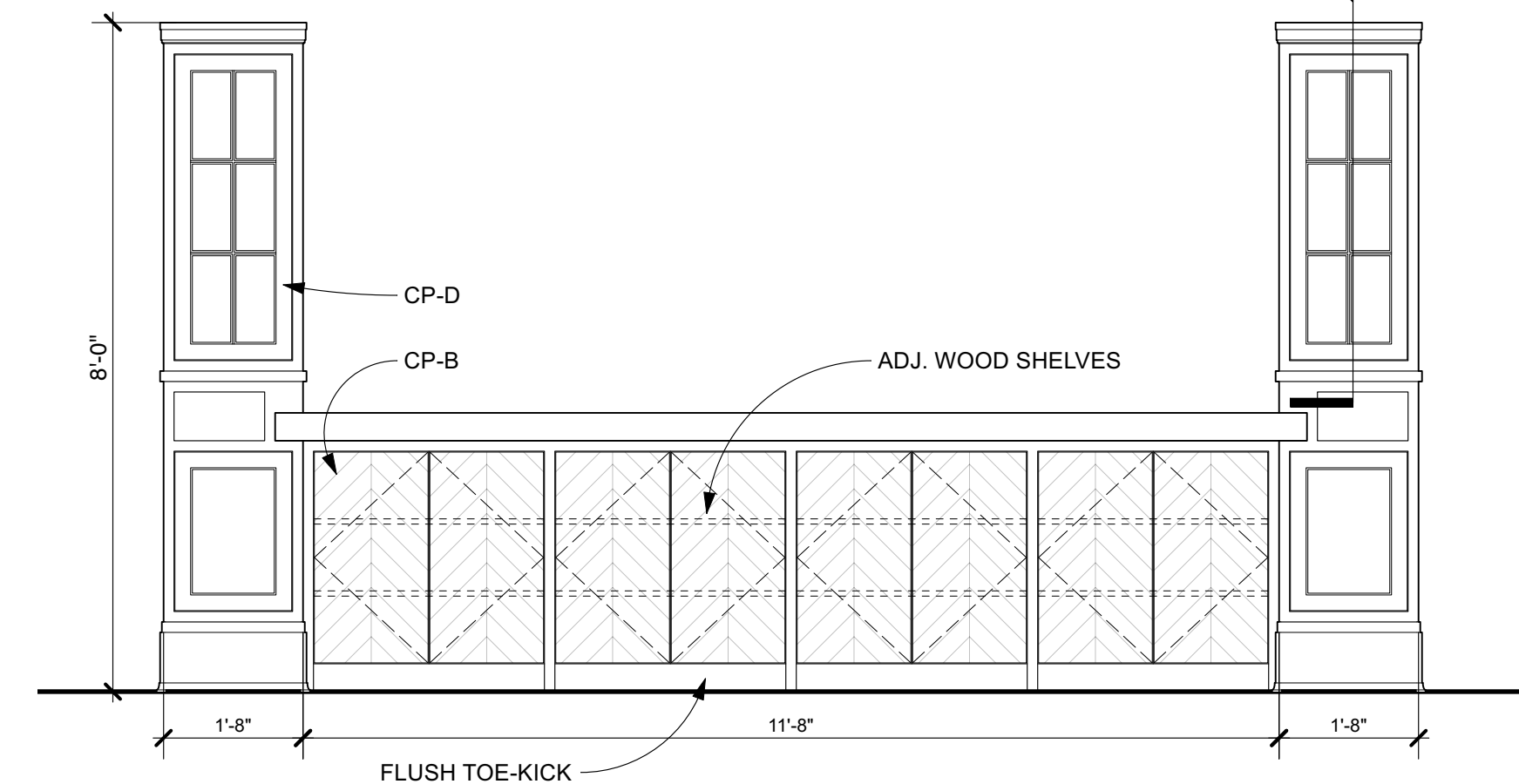
2 KITCHEN - EAST ELEVATION
Scale: 1/2" = 1'-0"



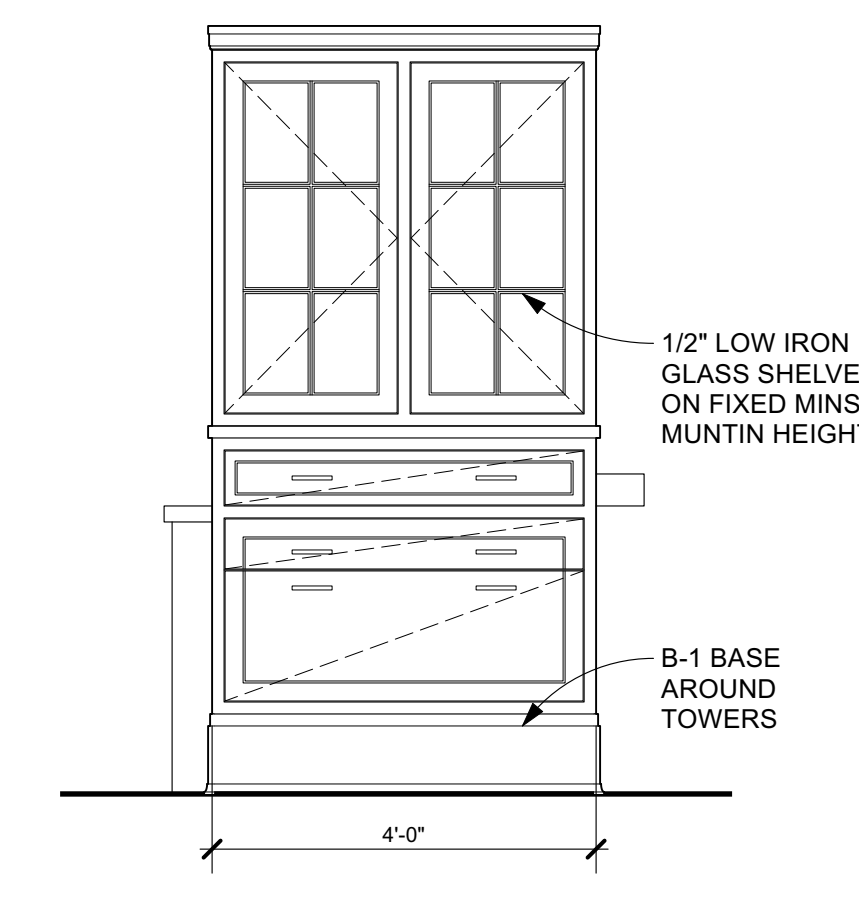
3 WEST KITCHEN ISLAND - EAST ELEVATION
Scale: 1/2" = 1'-0"



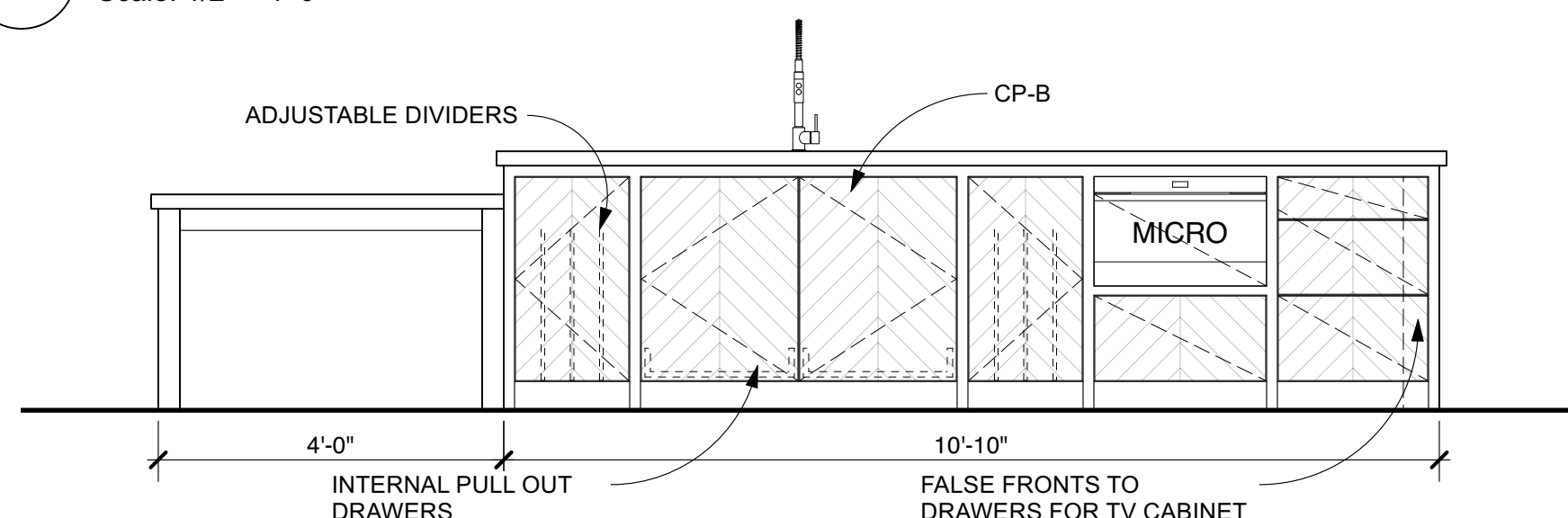
4 SOUTH ELEVATION
Scale: 1/2" = 1'-0"



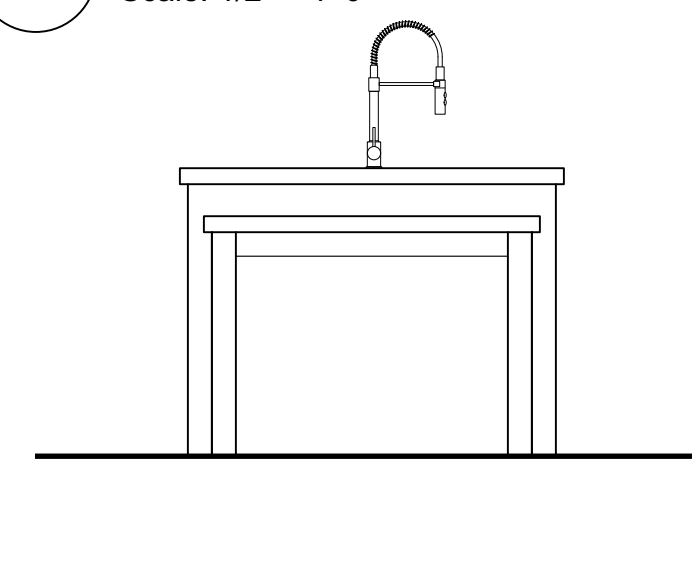
5 WEST KITCHEN ISLAND - WEST ELEVATION
Scale: 1/2" = 1'-0"



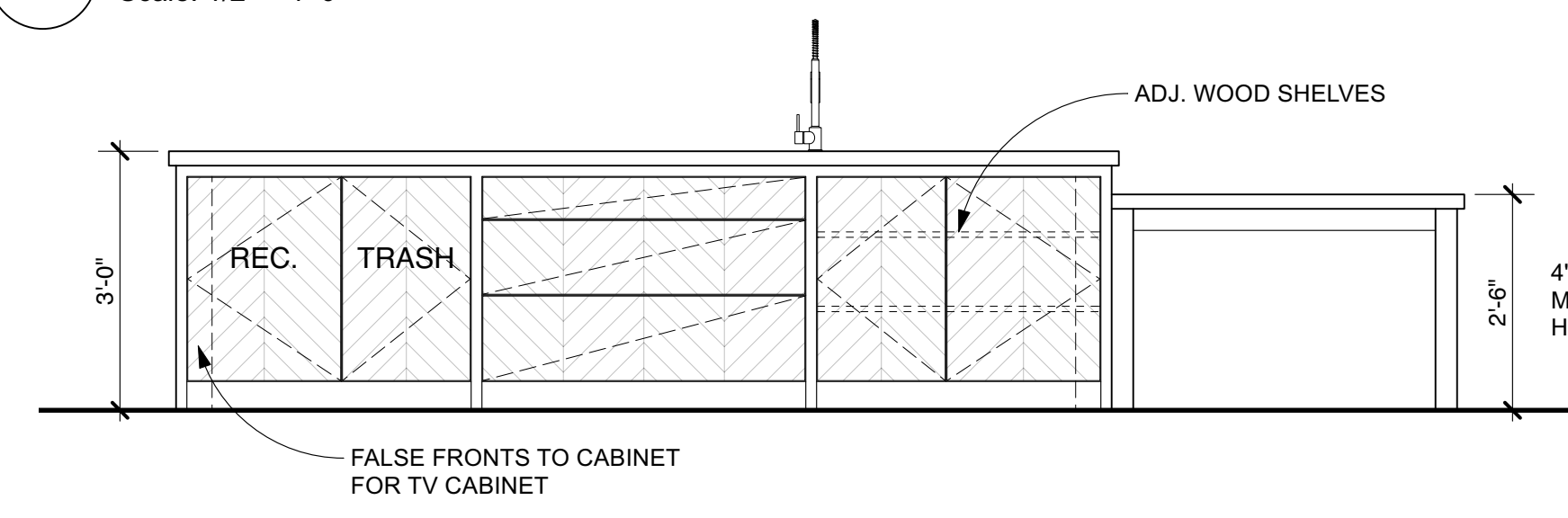
6 NORTH ELEVATION
Scale: 1/2" = 1'-0"



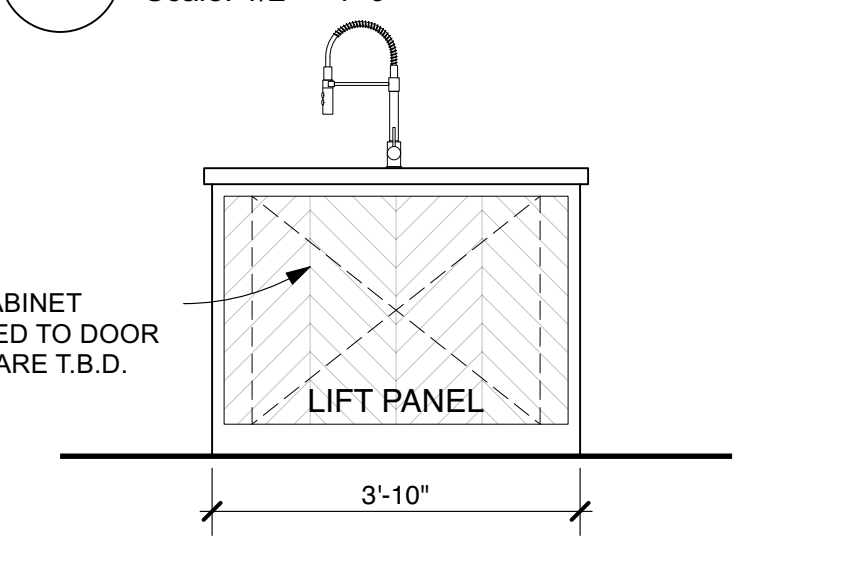
7 EAST KITCHEN ISLAND - EAST ELEVATION
Scale: 1/2" = 1'-0"



8 SOUTH ELEVATION
Scale: 1/2" = 1'-0"



9 EAST KITCHEN ISLAND - WEST ELEVATION
Scale: 1/2" = 1'-0"



10 NORTH ELEVATION
Scale: 1/2" = 1'-0"

Grand Island Residence
4500 E. River Road
Grand Island, NY

Project Number: 2022-0034

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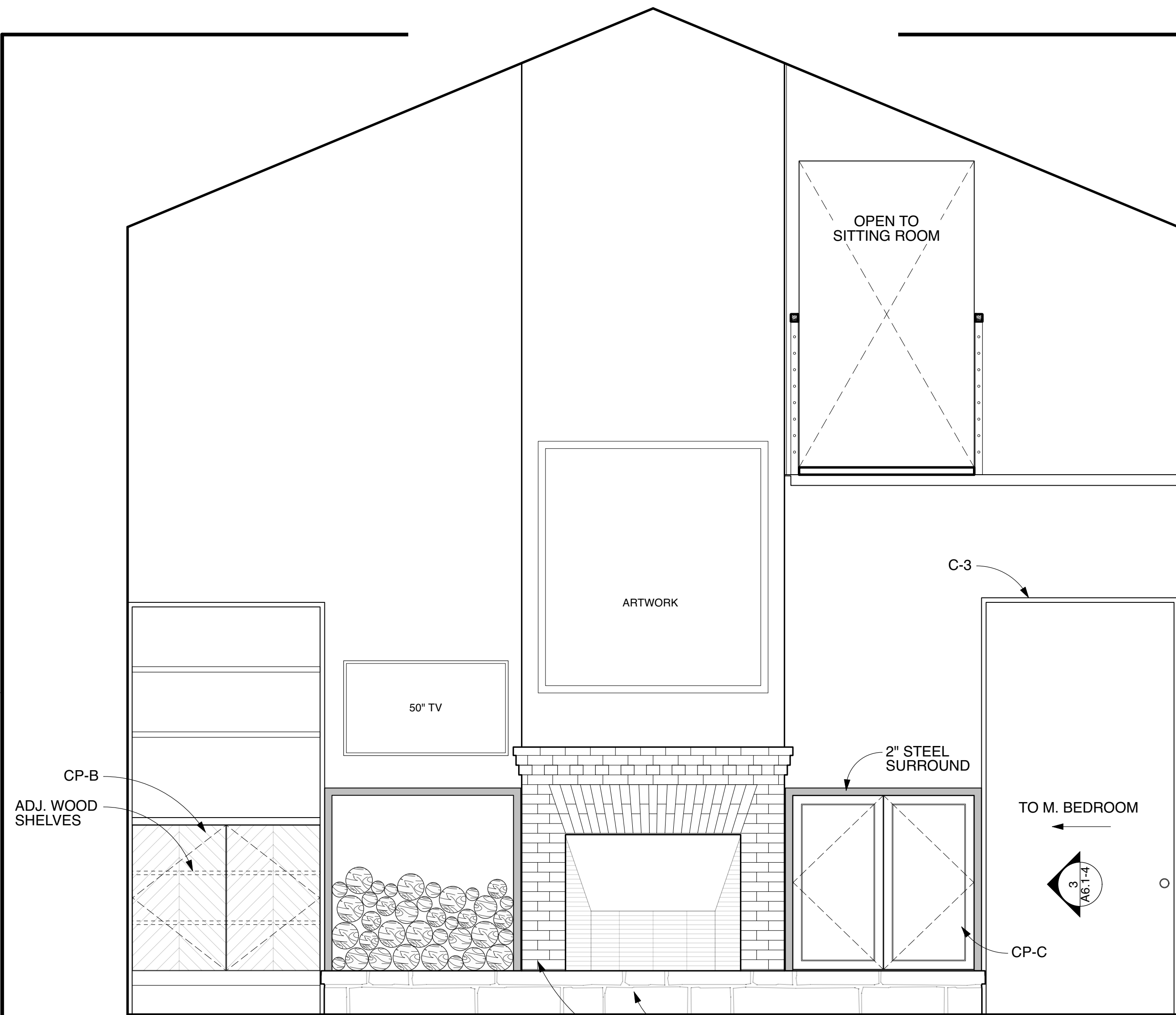
Sheet Title:

Interior Elevations:
Kitchen & Islands

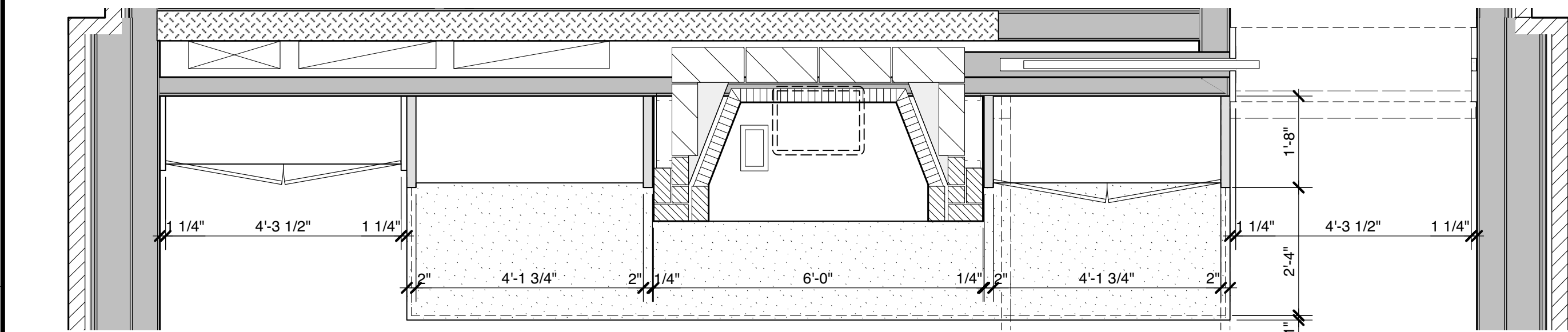
Project No.	Issued For:	Date
Drawn By: NM/EM/F/S	Contract Set	02.21.23
Checked By: GB/MH	Pricing	01.18.23
Scale: AS NOTED	Client Meeting	05.17.23
	Construction	05.19.23

Sheet Number

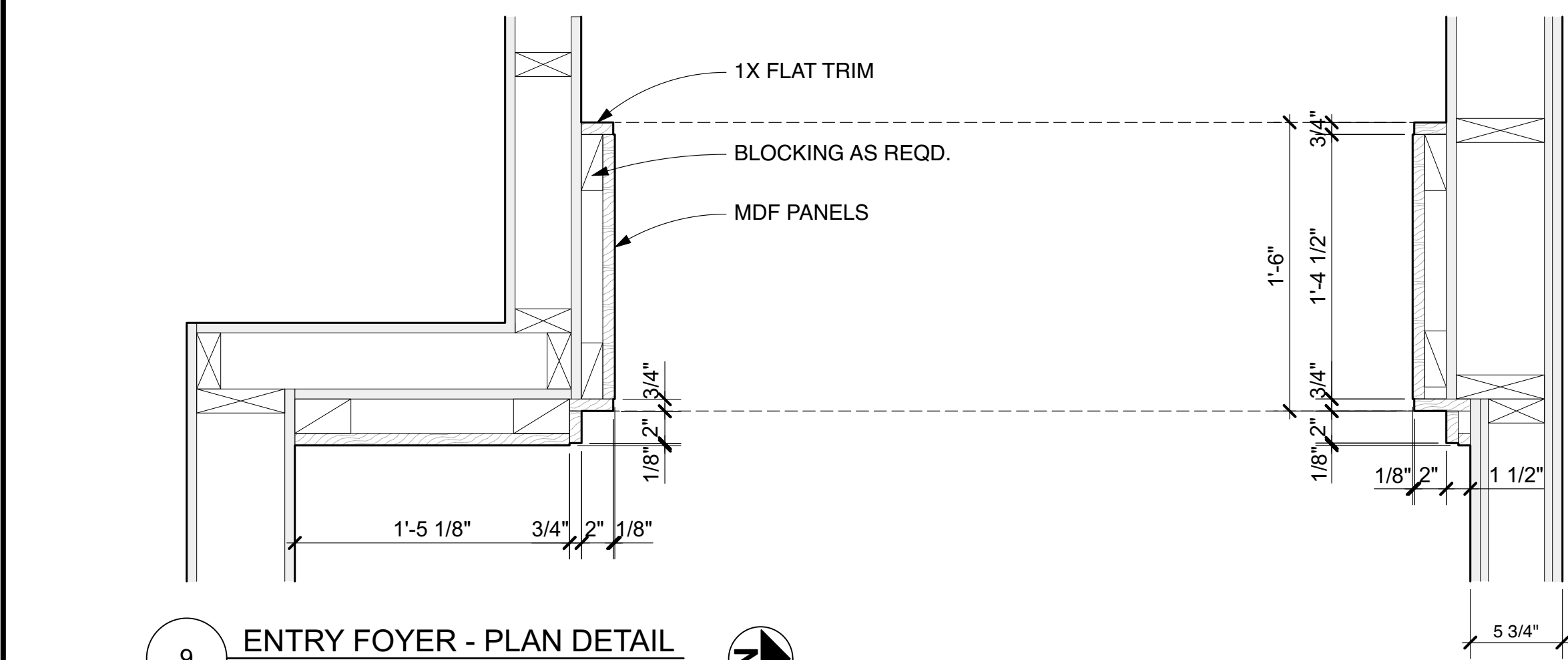
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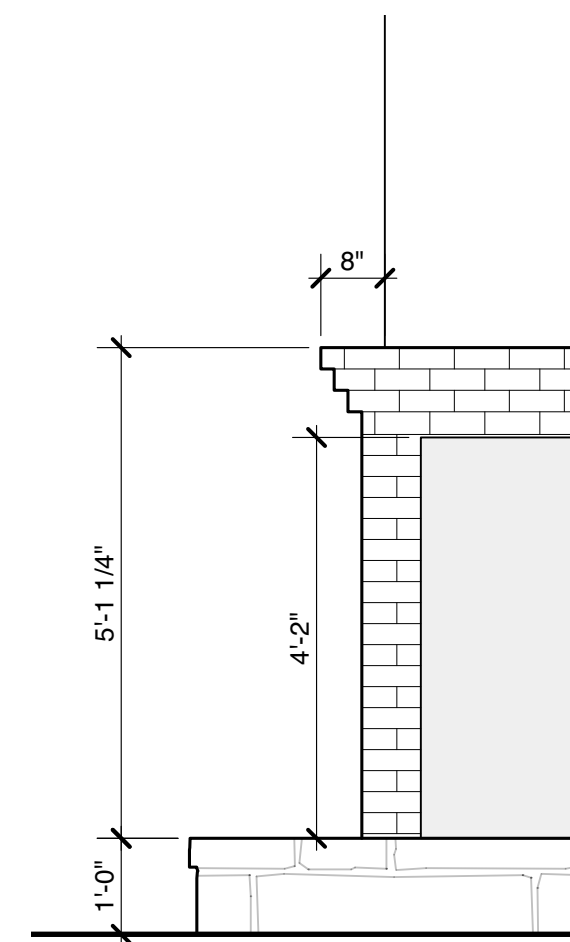
1 LIVING ROOM - WEST ELEVATION
Scale: 1/2" = 1'-0"



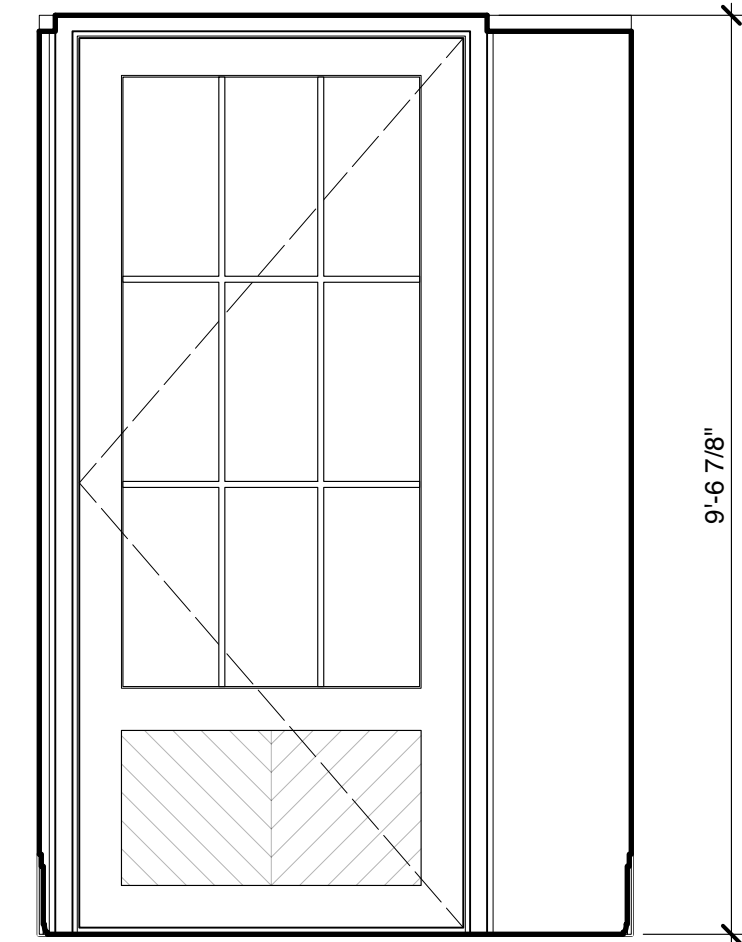
2 FIREPLACE HEARTH DETAIL PLAN
Scale: 1/2" = 1'-0"



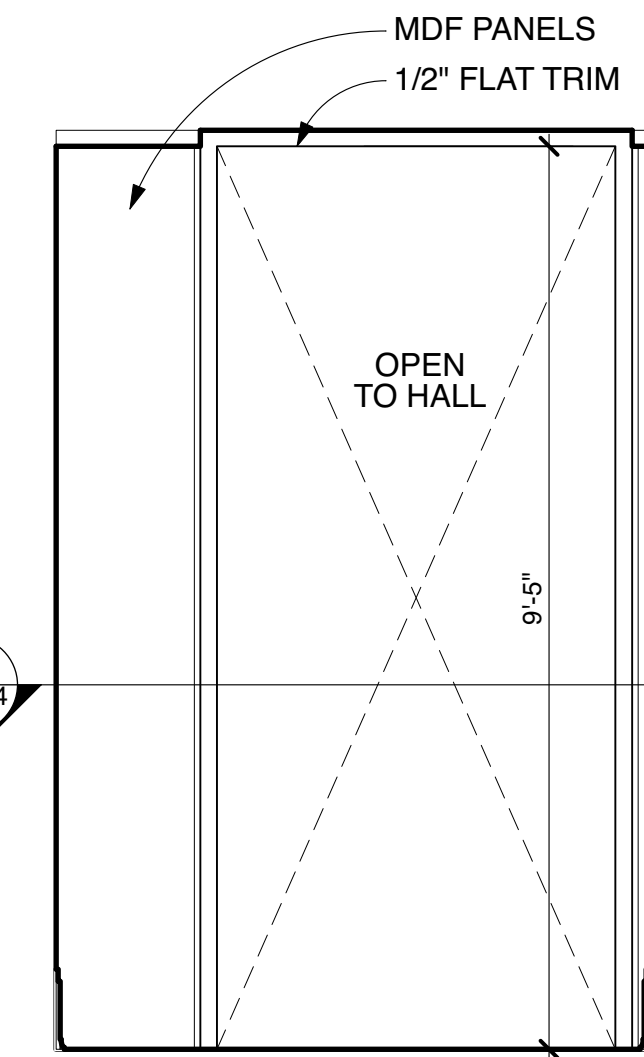
9 ENTRY FOYER - PLAN DETAIL
Scale: 1 1/2" = 1'-0"



3 HEARTH - NORTH ELEVATION
Scale: 1/2" = 1'-0"



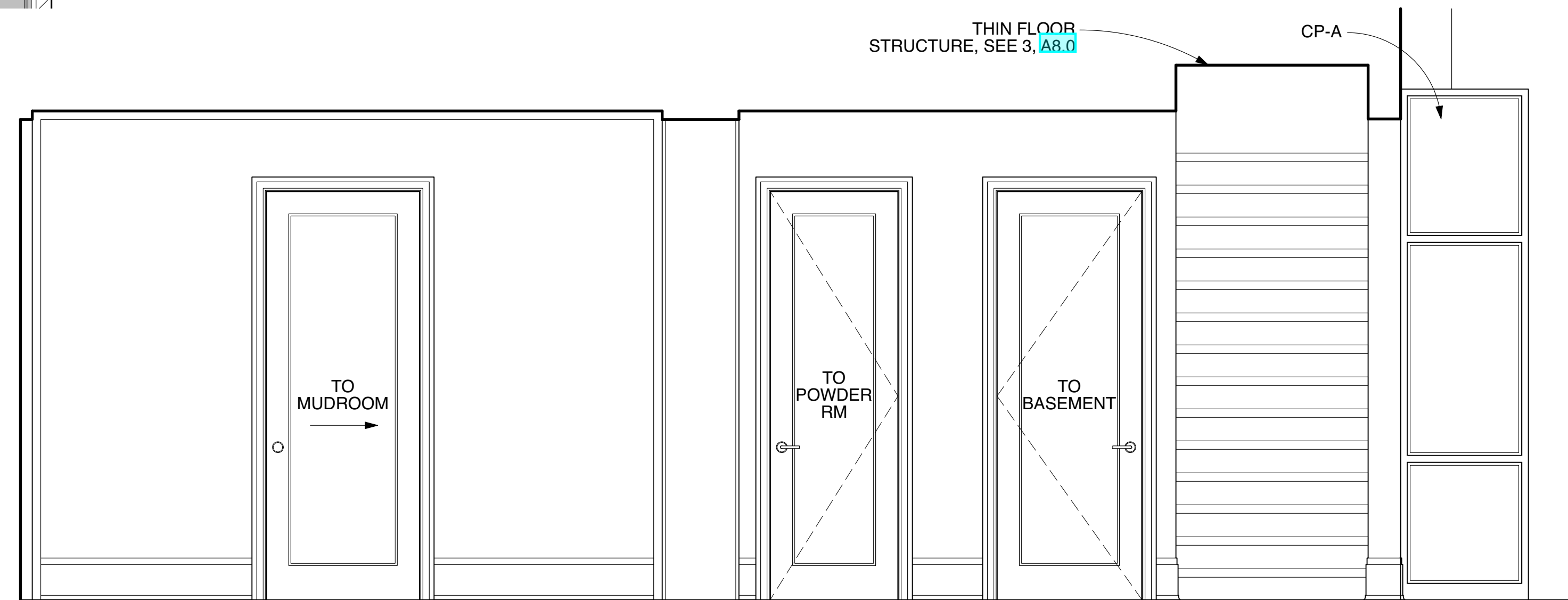
4 ENTRY FOYER - EAST ELEVATION
Scale: 1/2" = 1'-0"



5 ENTRY FOYER - WEST ELEVATION
Scale: 1/2" = 1'-0"



6 ENTRY FOYER - NORTH ELEVATION
Scale: 1/2" = 1'-0"



8 ENTRY FOYER - SOUTH ELEVATION
Scale: 1/2" = 1'-0"

Grand Island Residence
4500 E. River Road
Grand Island, NY

Project Number: 2022-0034

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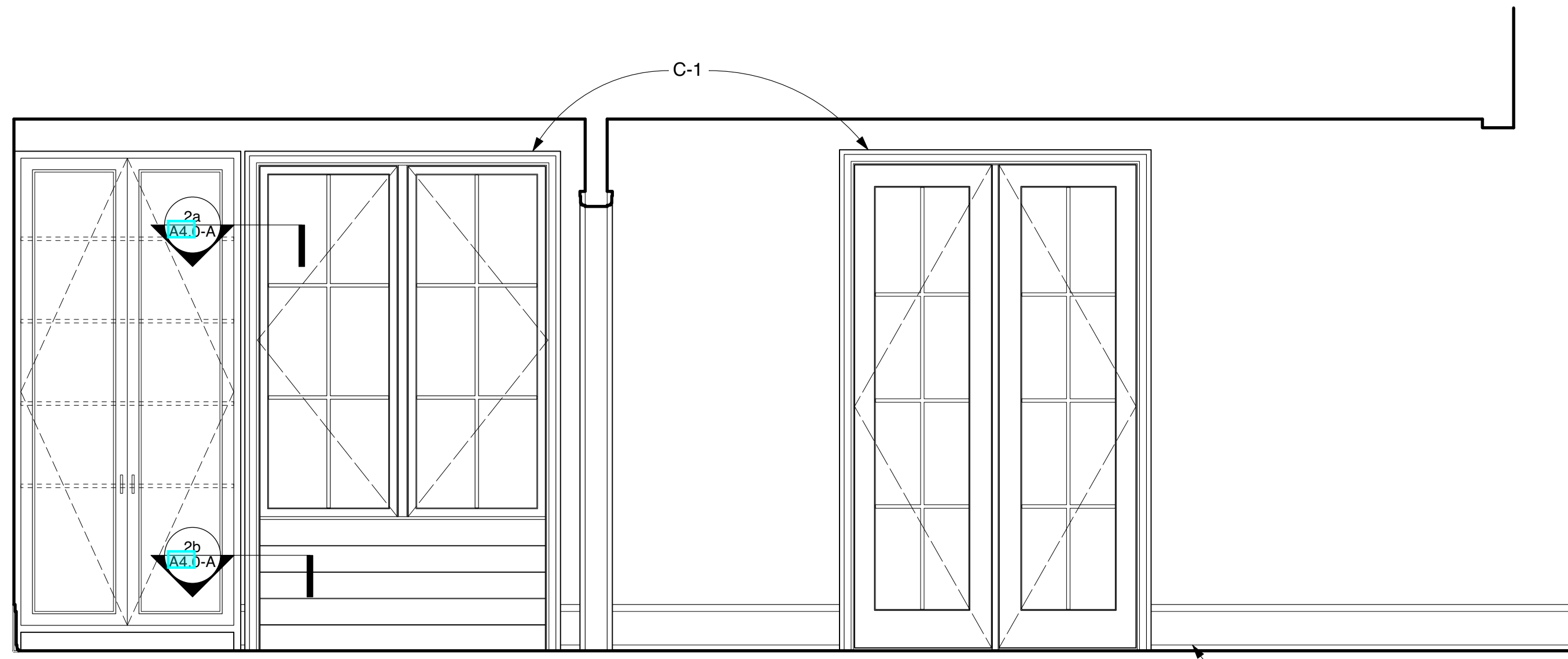
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Sheet Title:
Interior Elevations:
Entry Foyer & Living Room

Project No.	Issued For:	Date
Drawn By: NM/EM/FS	Contract Set	02.21.23
Checked By: GB/MH	Pricing	01.18.23
Scale: AS NOTED	Client Meeting	05.17.23
	Construction	05.19.23

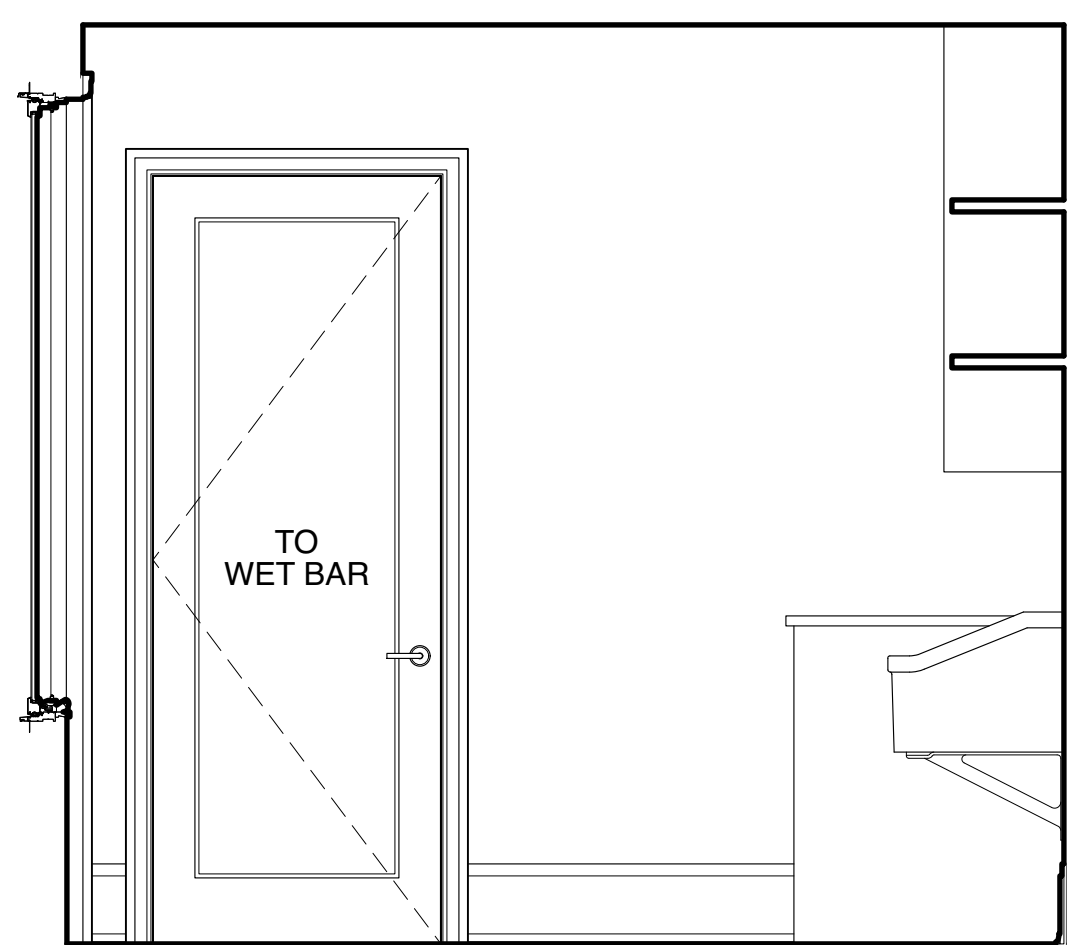
Sheet Number
A6.1-4



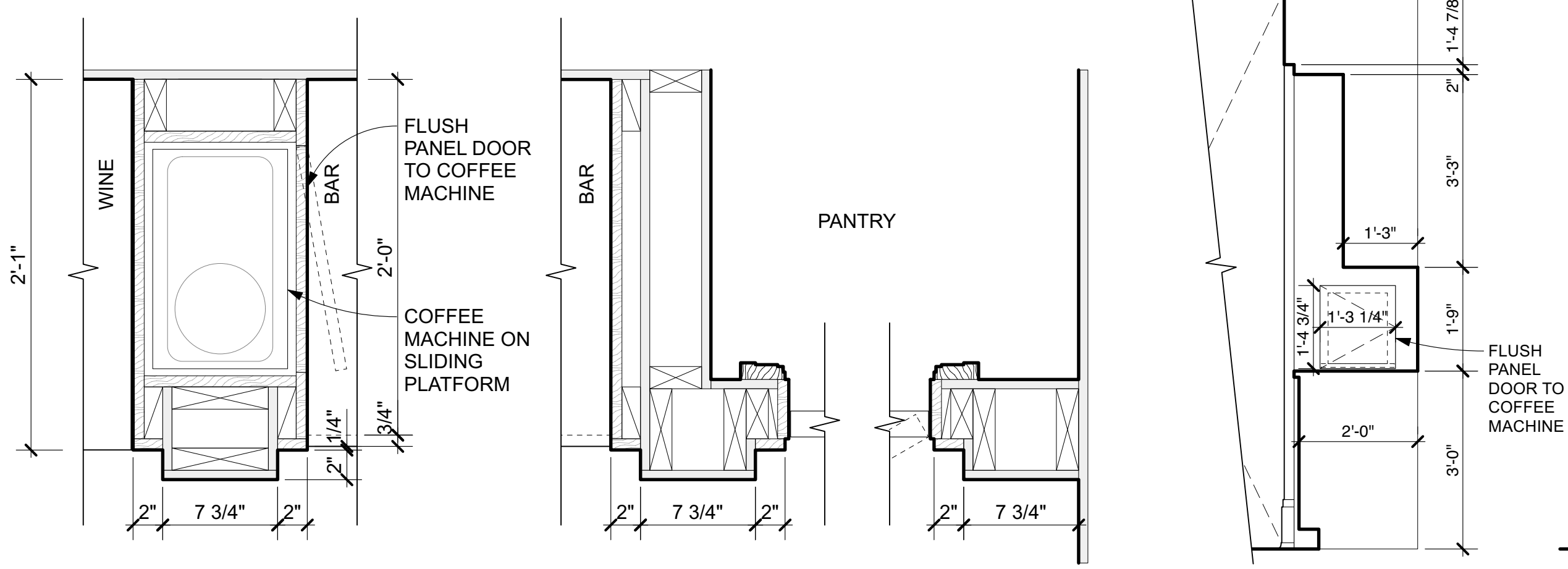
3 BAR & LAUNDRY - SOUTH ELEVATION
Scale: 1/2" = 1'-0"



4 LAUNDRY - EAST ELEVATION
Scale: 1/2" = 1'-0"



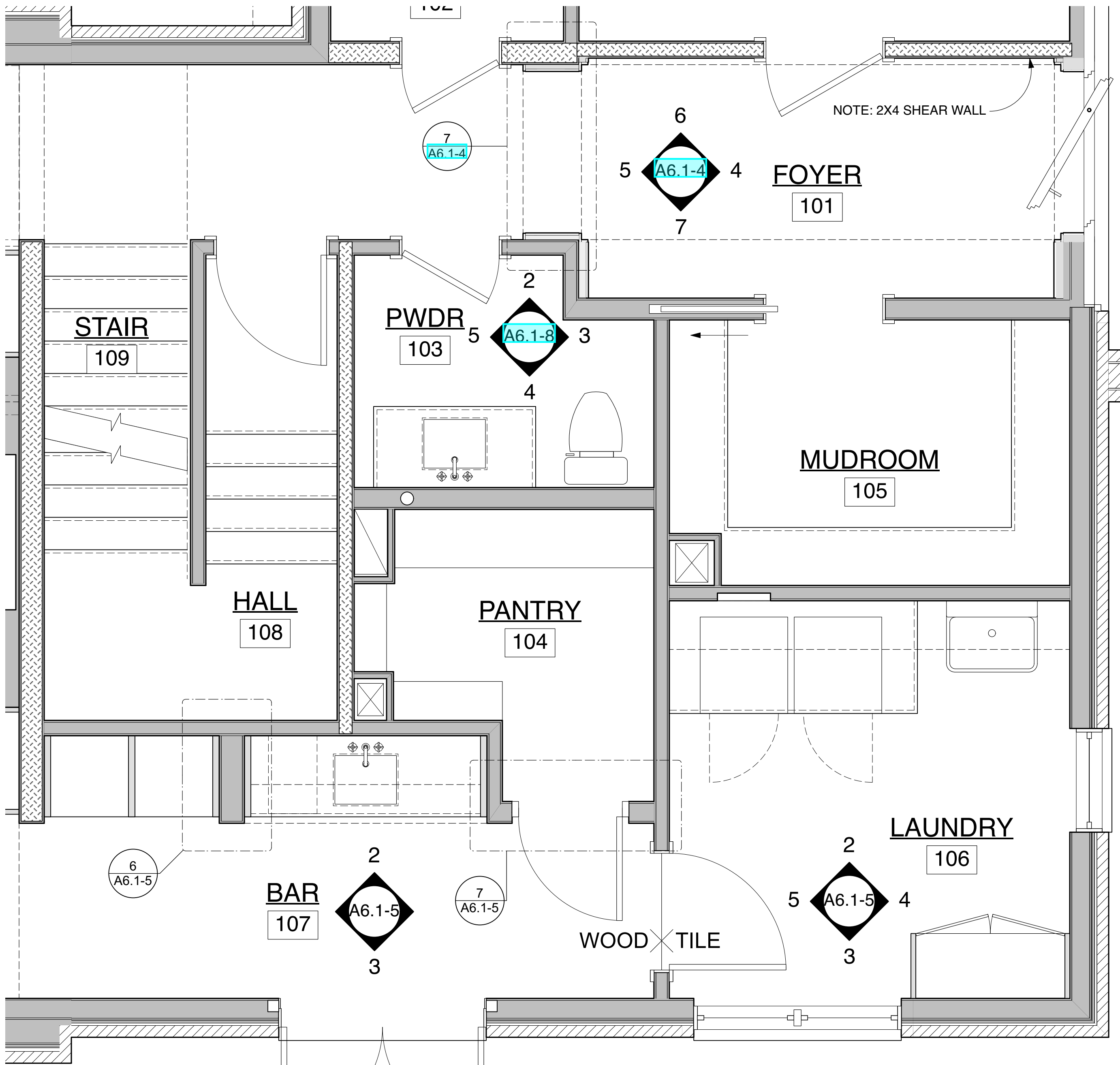
5 LAUNDRY - WEST ELEVATION
Scale: 1/2" = 1'-0"



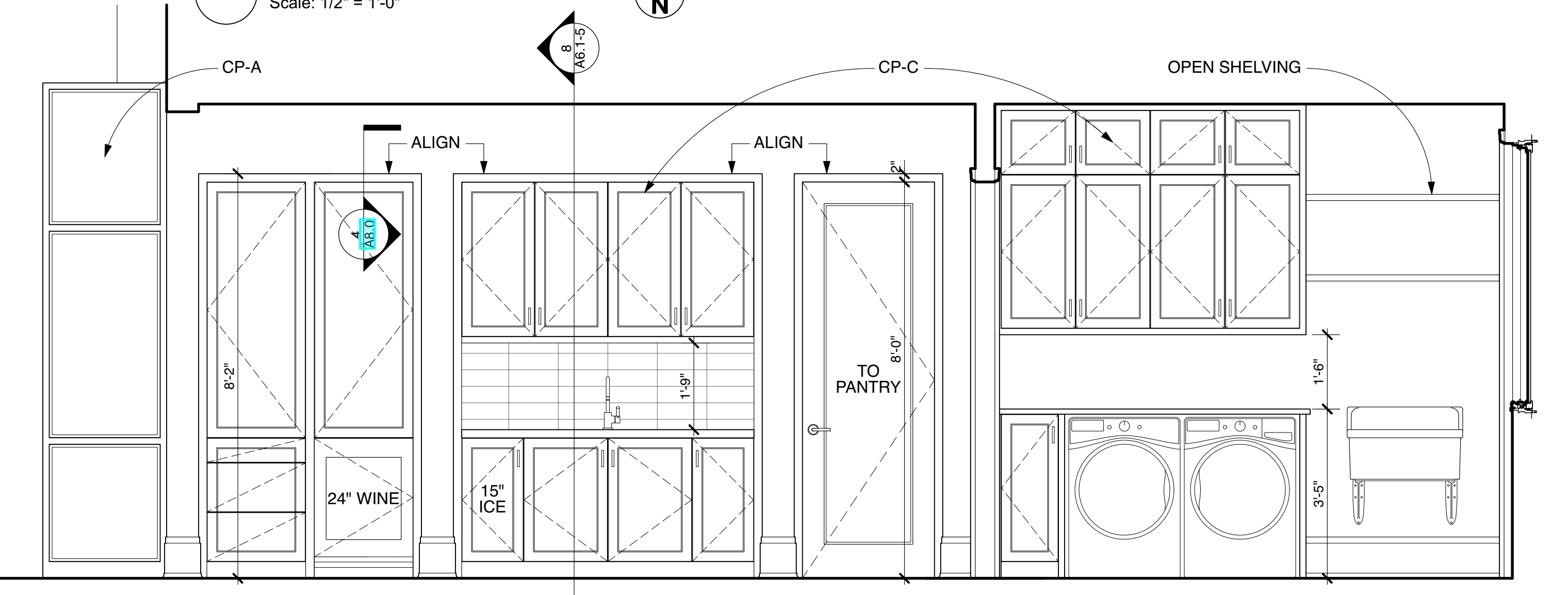
6 BAR - PLAN DETAIL
Scale: 1 1/2" = 1'-0"

7 PANTRY DOOR - PLAN DETAIL
Scale: 1 1/2" = 1'-0"

8 BAR SECTION
Scale: 1/2" = 1'-0"



1 BAR & LAUNDRY FLOOR PLAN
Scale: 1/2" = 1'-0"



2 BAR & LAUNDRY - NORTH ELEVATION
Scale: 1/2" = 1'-0"

Grand Island Residence
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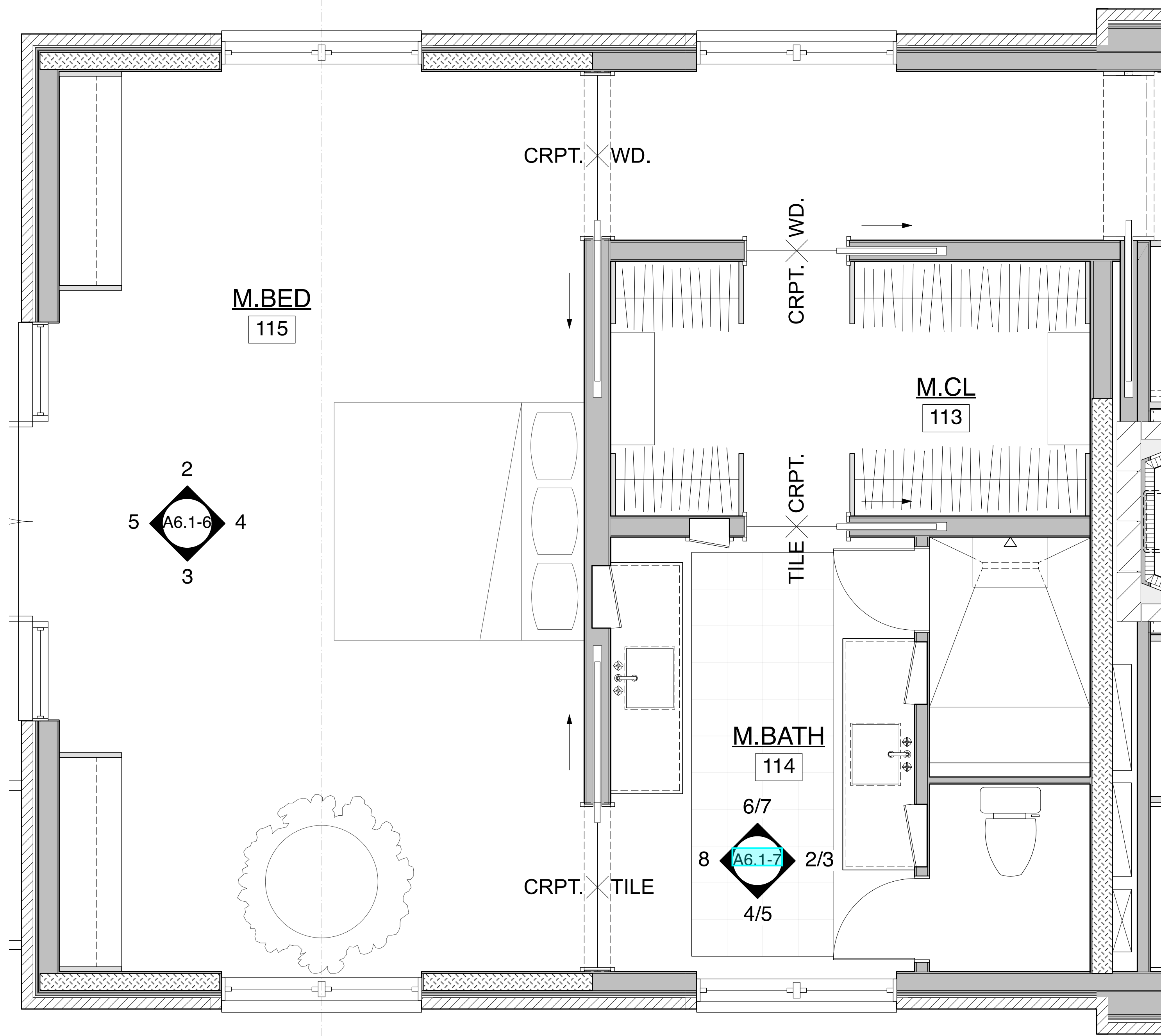
Project Number: 2022-0034
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Sheet Title:
Interior Elevations:
Bar & Laundry

Project No.	Issued For:	Date
Drawn By: NM/EM/FS	Contract Set	02.21.23
Checked By: GB/MH	Pricing	01.18.23
Scale: AS NOTED	Client Meeting	05.17.23
	Construction	05.19.23

Sheet Number

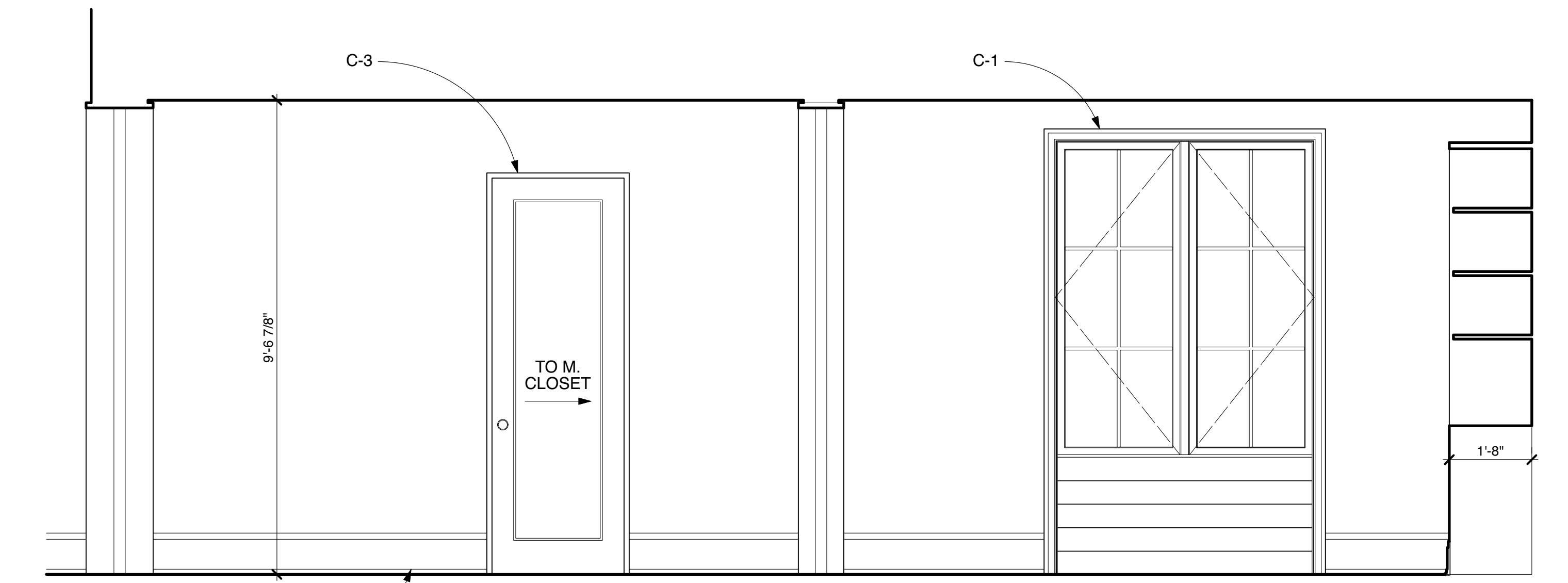
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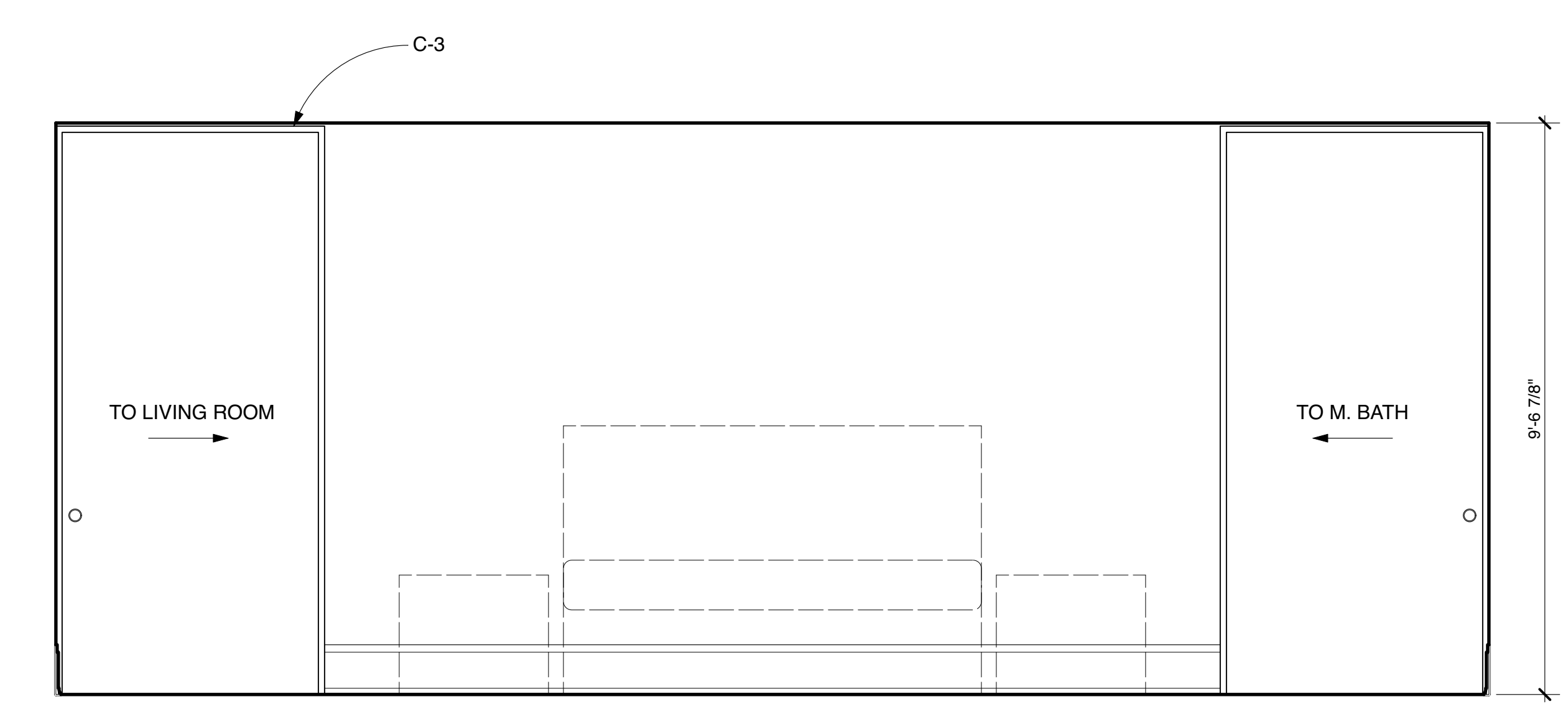
1 MASTER BED & BATH FLOOR PLAN
Scale: 1/2" = 1'-0"



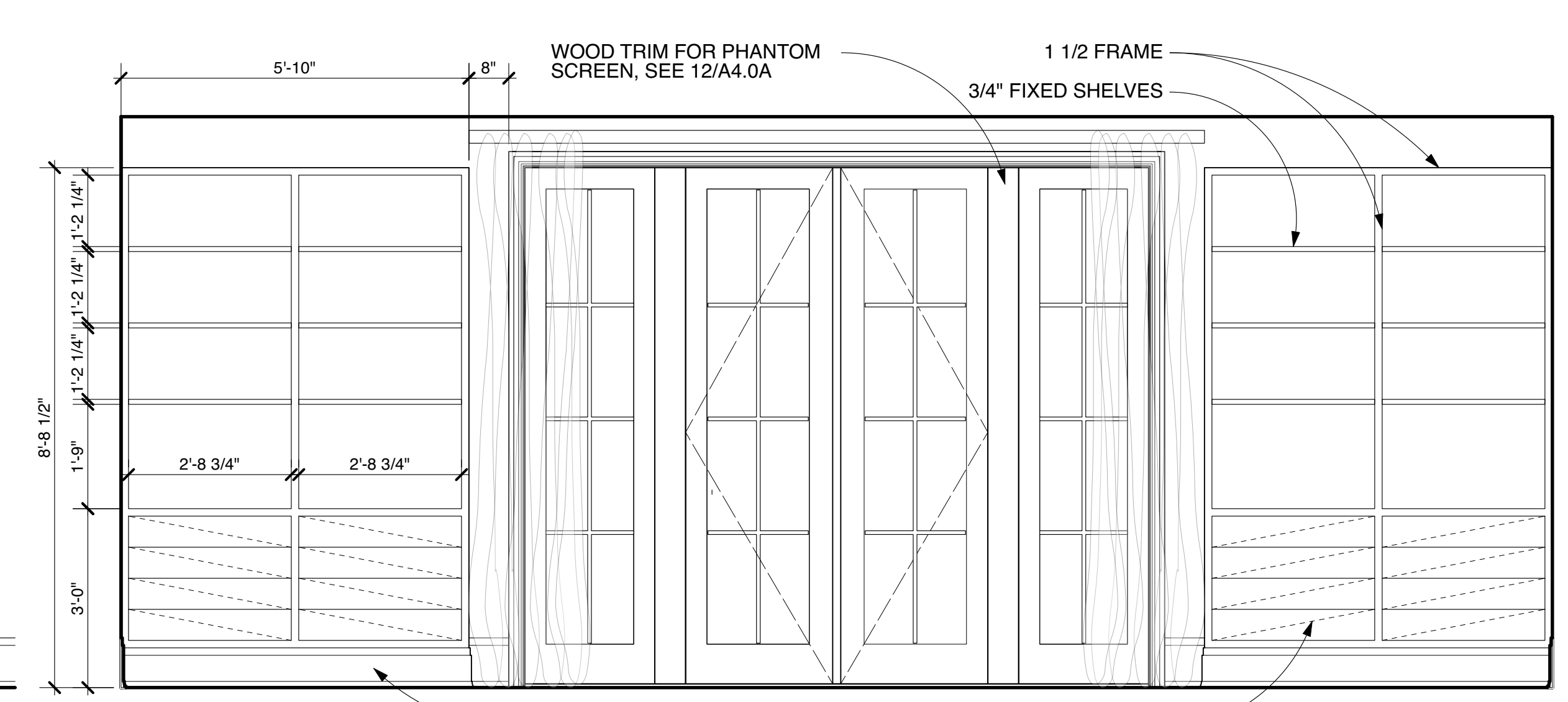
2 MASTER BED - NORTH ELEVATION
Scale: 1/2" = 1'-0"



3 MASTER BED - SOUTH ELEVATION
Scale: 1/2" = 1'-0"



4 MASTER BED - EAST ELEVATION
Scale: 1/2" = 1'-0"



5 MASTER BED - WEST ELEVATION
Scale: 1/2" = 1'-0"

Grand Island Residence
4500 E. River Road
Grand Island, NY

Project Number: 2022-0034

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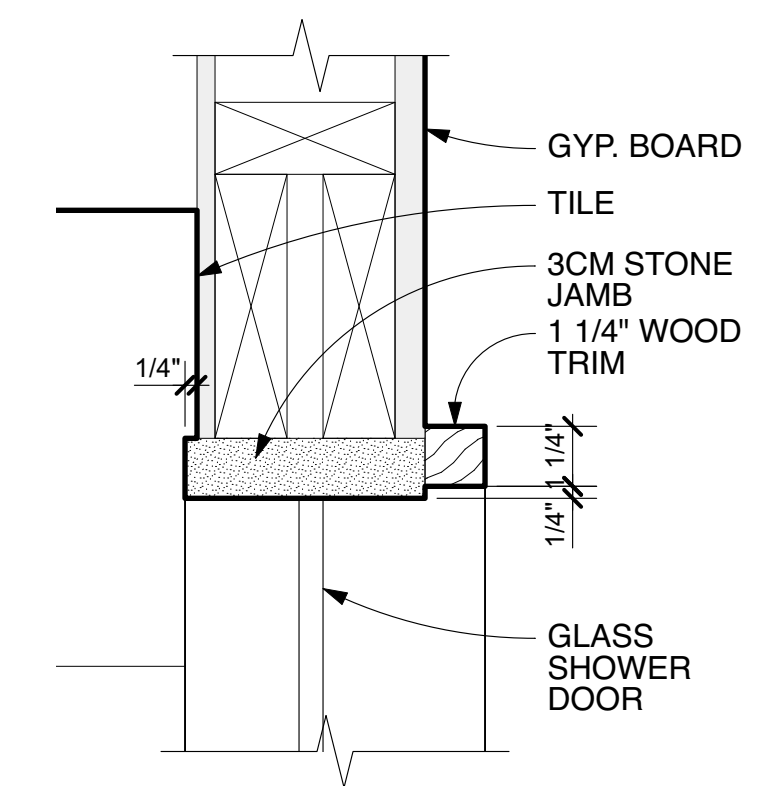
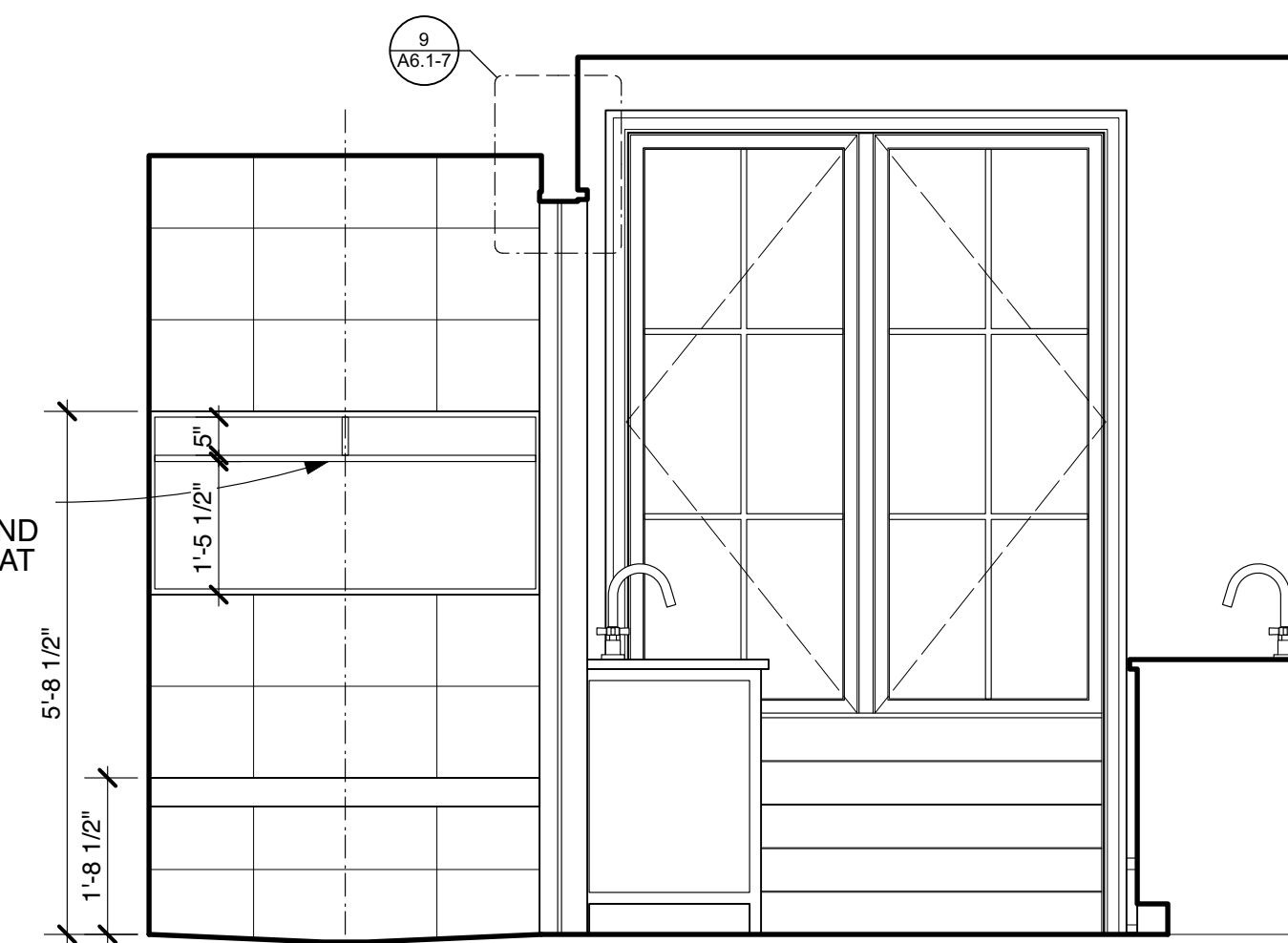
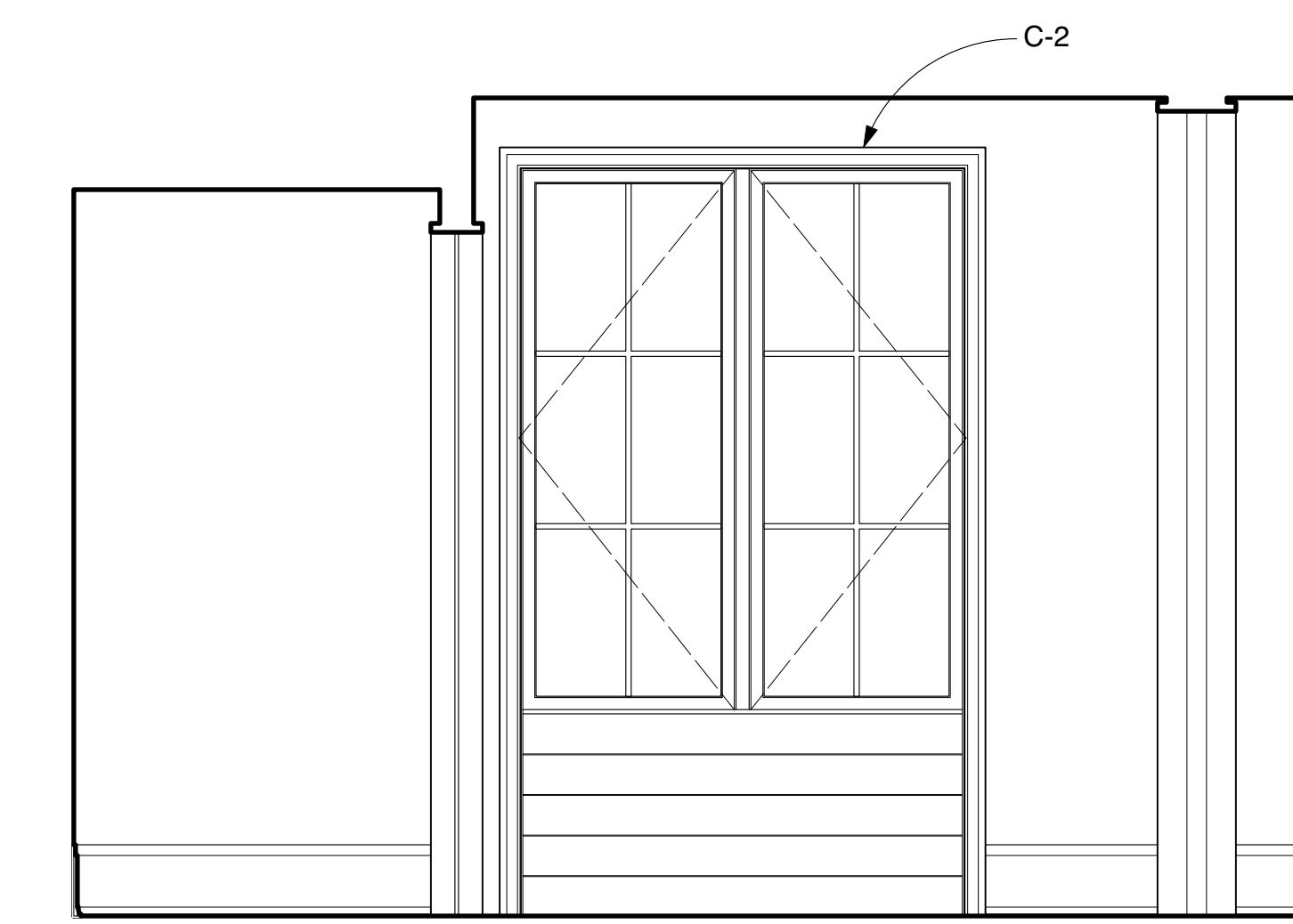
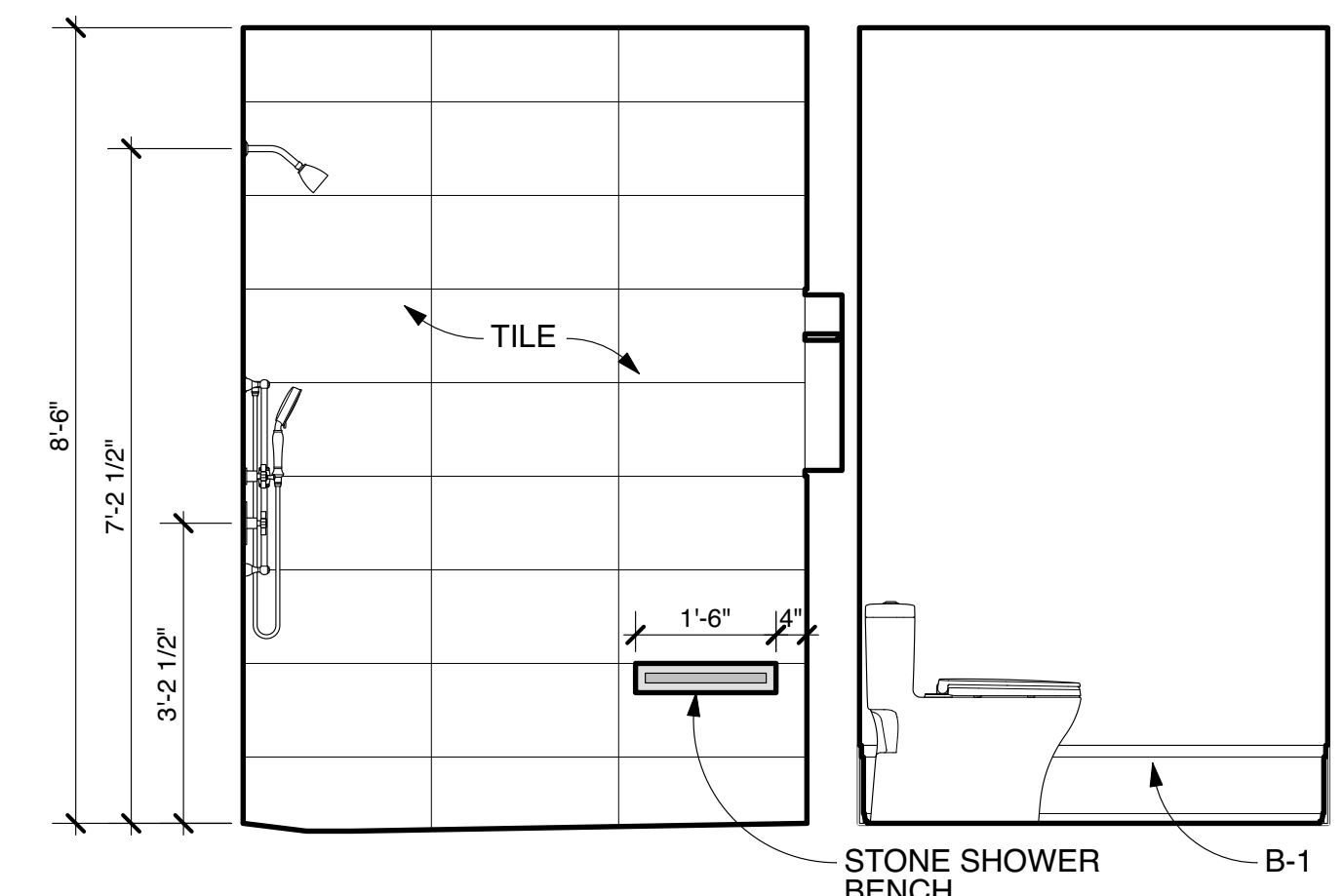
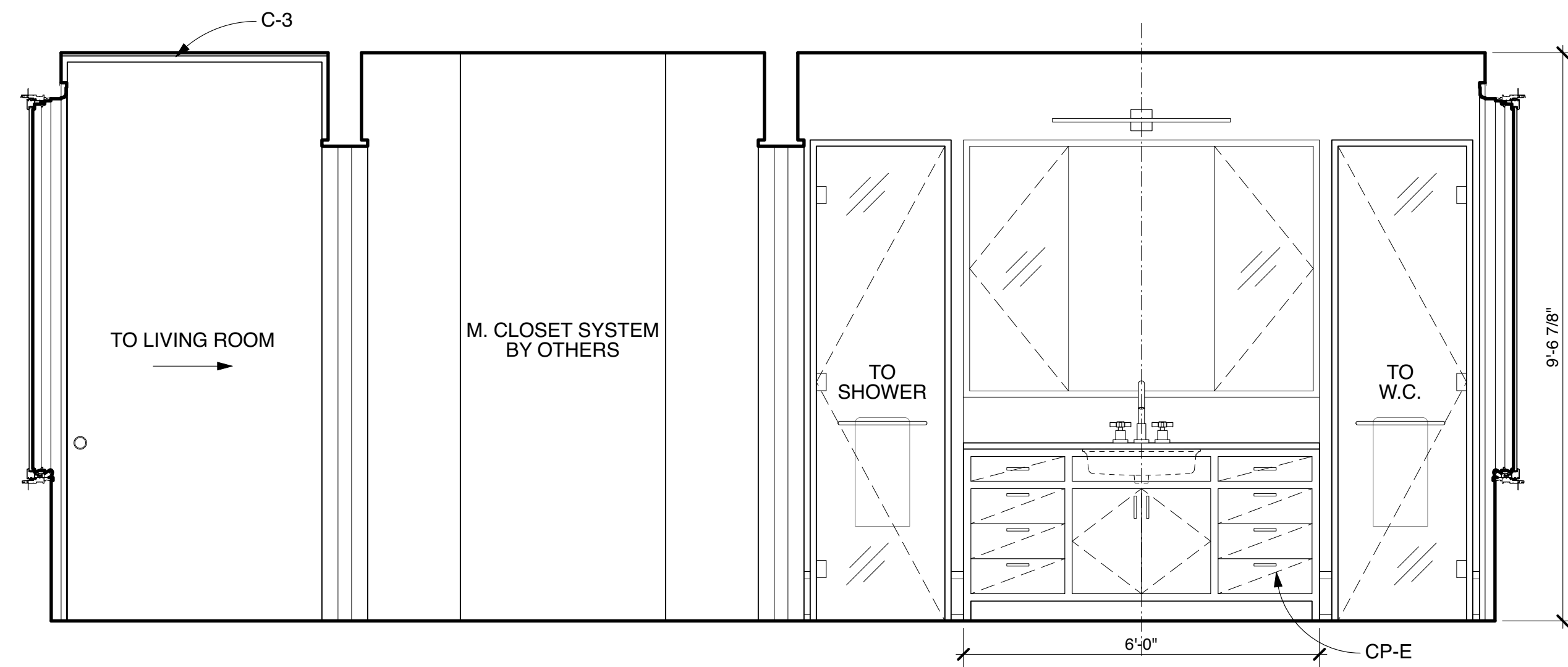
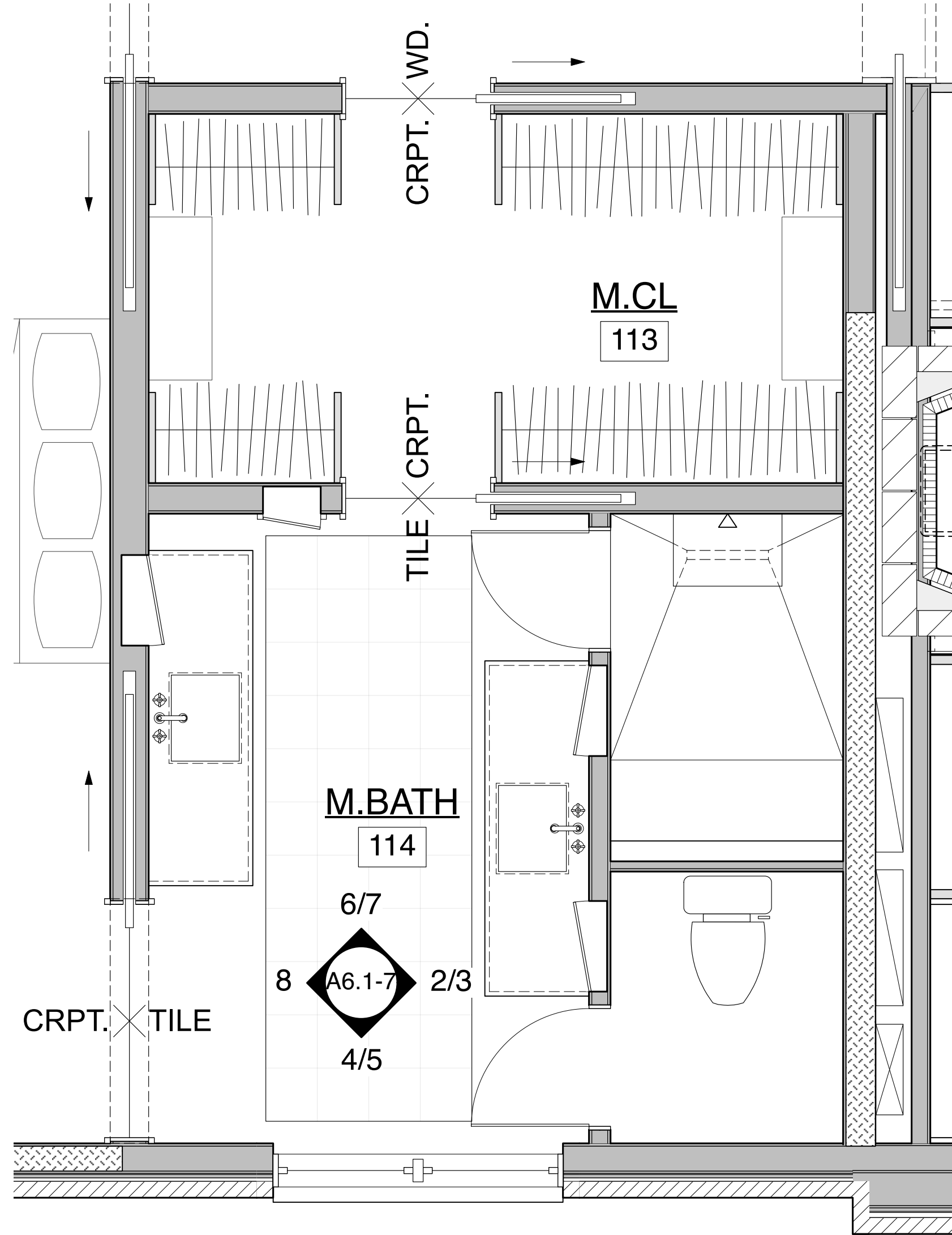
Sheet Title:

Interior Elevations:
Master Bedroom

Project No.	Issued For:	Date
Drawn By: NM/EM/FS	Contract Set	02.21.23
Checked By: GB/MH	Pricing	01.18.23
Scale: AS NOTED	Client Meeting	05.17.23
	Construction	05.19.23

Sheet Number

A6.1-6

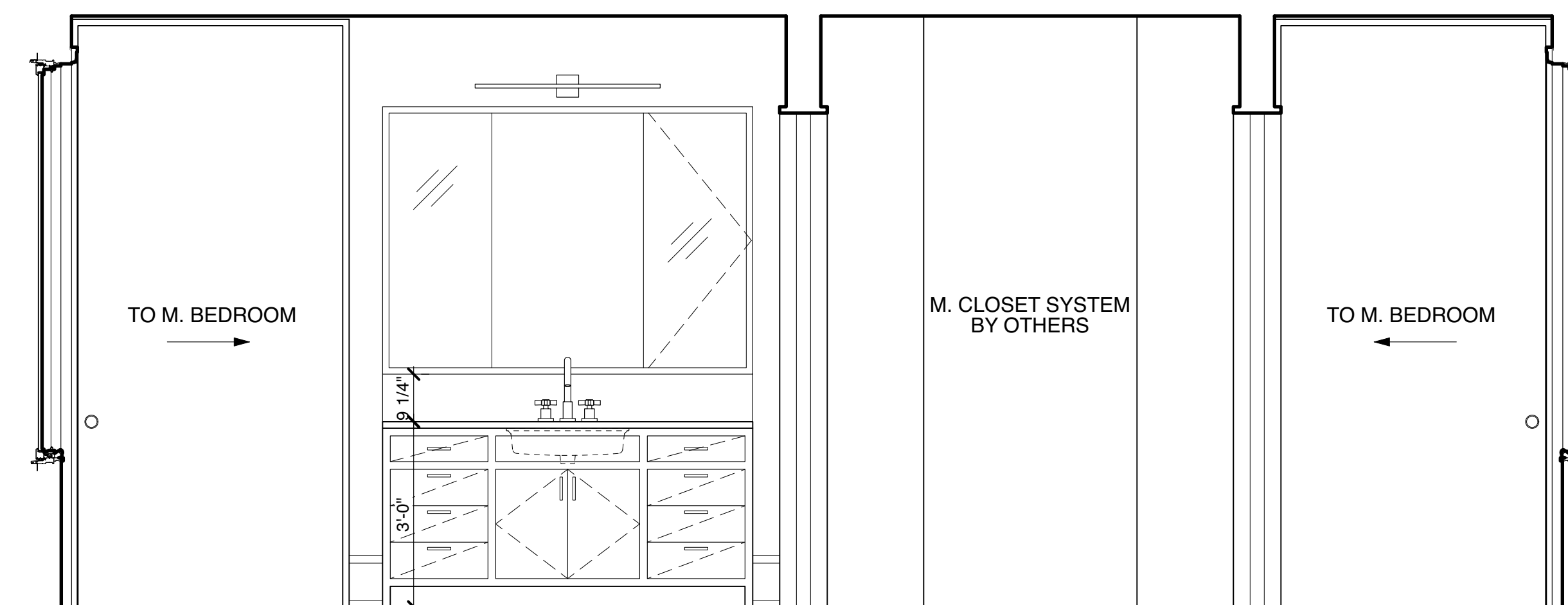
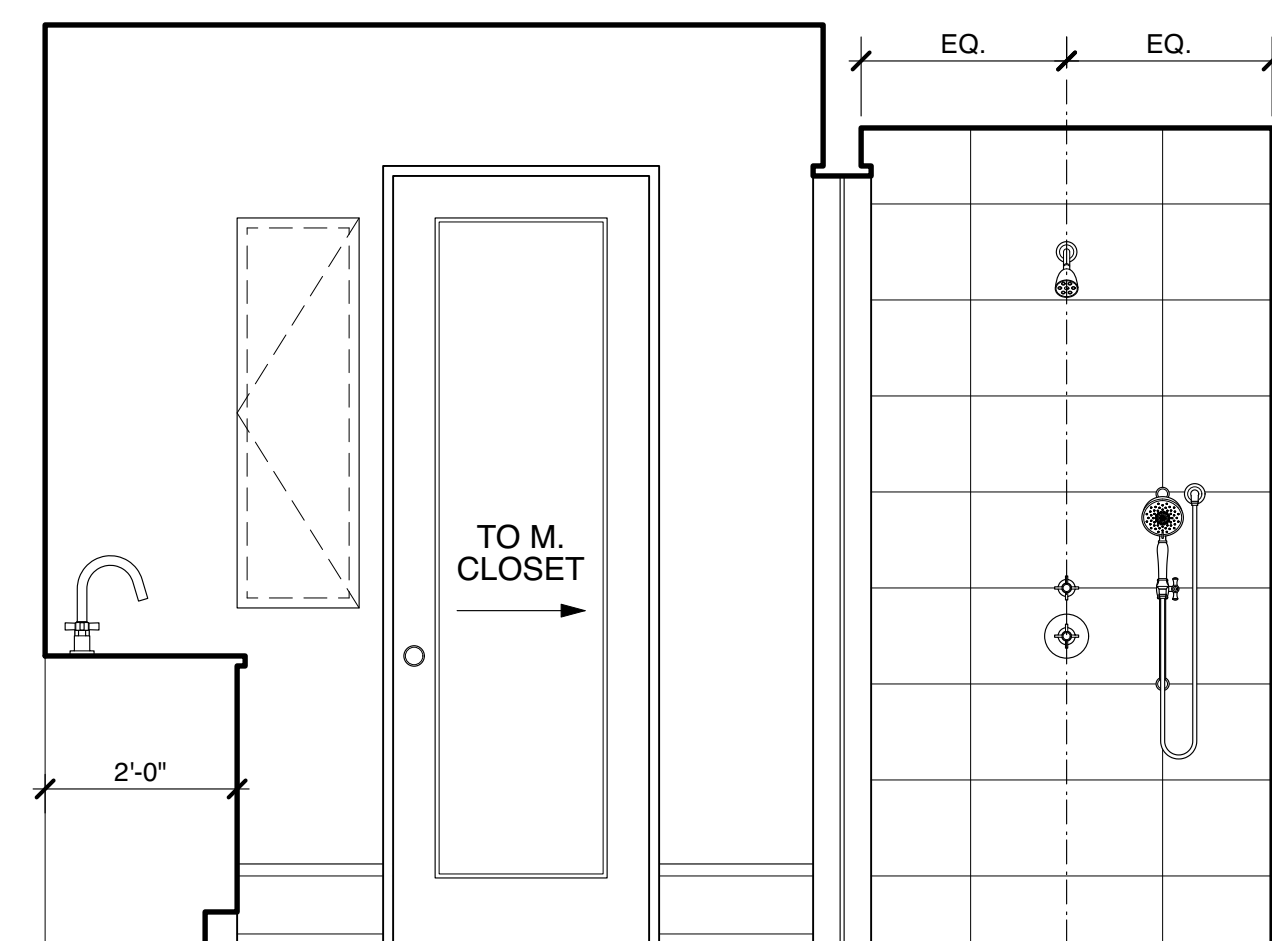
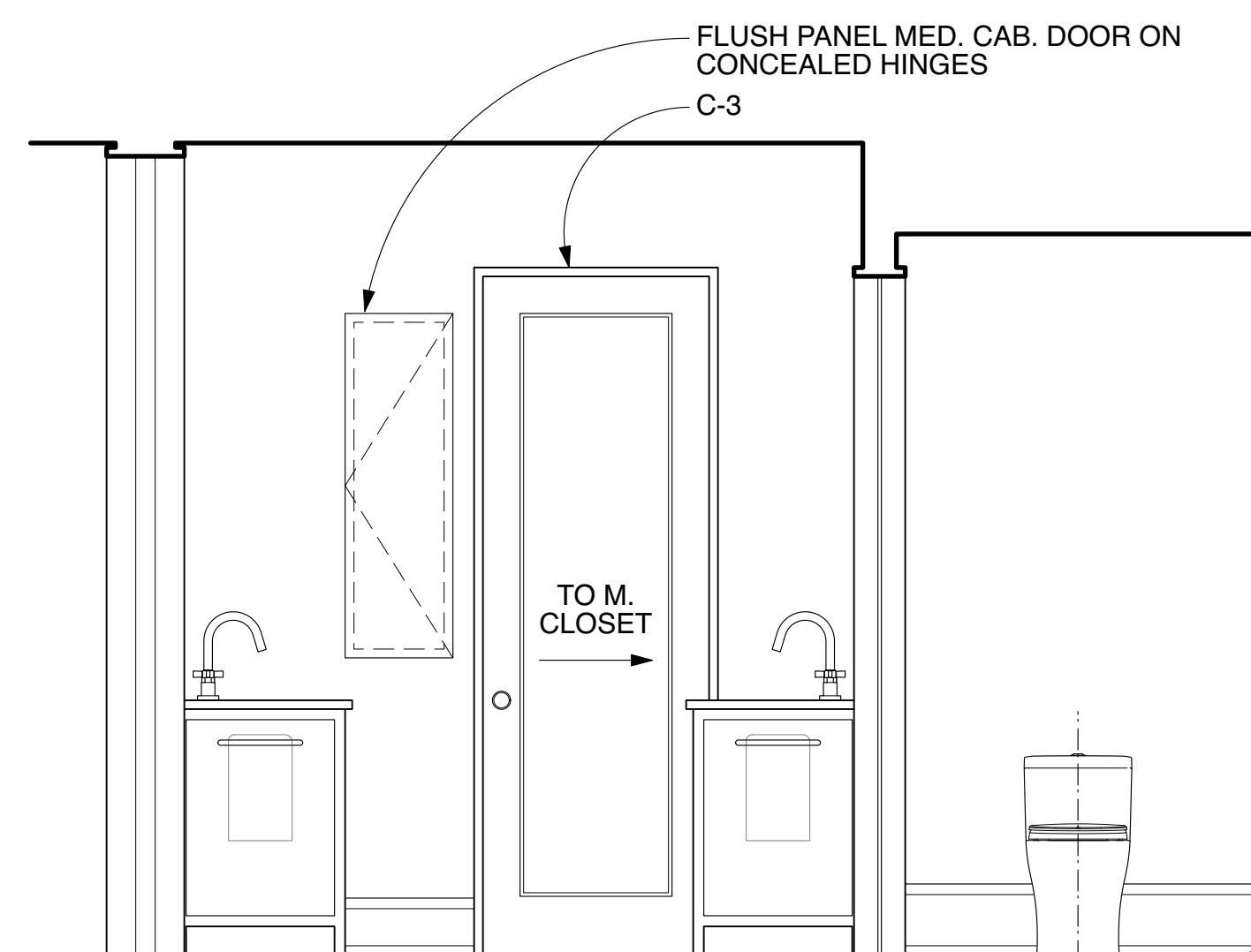


1 MASTER BATH FLOOR PLAN
Scale: 1/2" = 1'-0"

4 MASTER BATH - SOUTH ELEVATION
Scale: 1/2" = 1'-0"

5 MASTER BATH - SOUTH ELEVATION
Scale: 1/2" = 1'-0"

9 M. SHOWER HEAD DETAIL
Scale: 3" = 1'-0"



6 MASTER BATH - NORTH ELEVATION
Scale: 1/2" = 1'-0"

7 MASTER BATH - NORTH ELEVATION
Scale: 1/2" = 1'-0"

8 MASTER BATH - WEST ELEVATION
Scale: 1/2" = 1'-0"

Grand Island Residence
4500 E. River Road
Grand Island, NY

Project Number: 2022-0034

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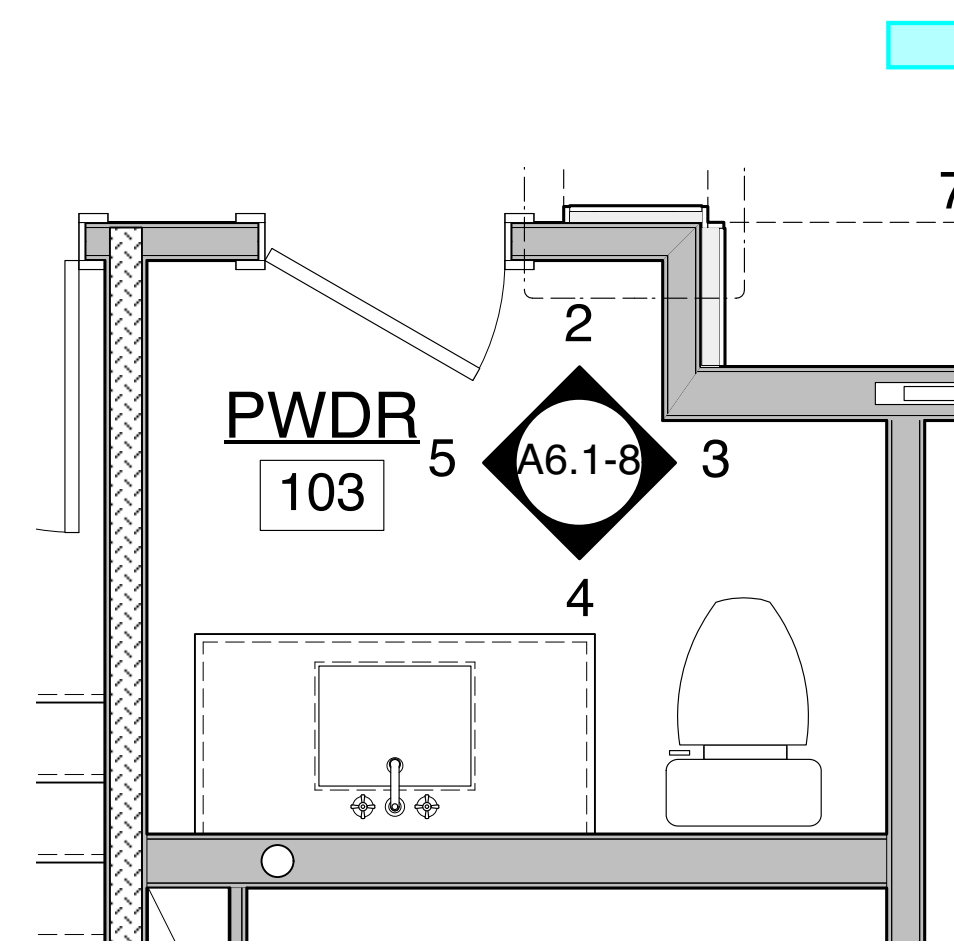
Interior Elevations:
Master Bath & Closet

Project No.	Issued For:	Date
Drawn By: NM/EM/FS	Contract Set	02.21.23
Checked By: GB/MH	Pricing	01.18.23
Scale: AS NOTED	Client Meeting	05.17.23
	Construction	05.19.23

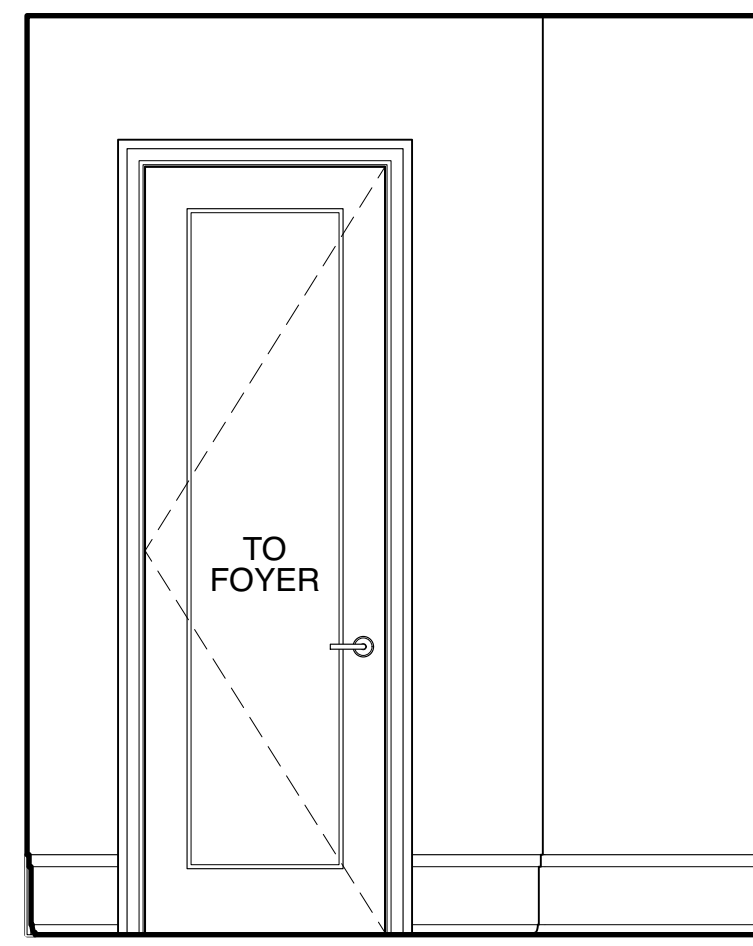
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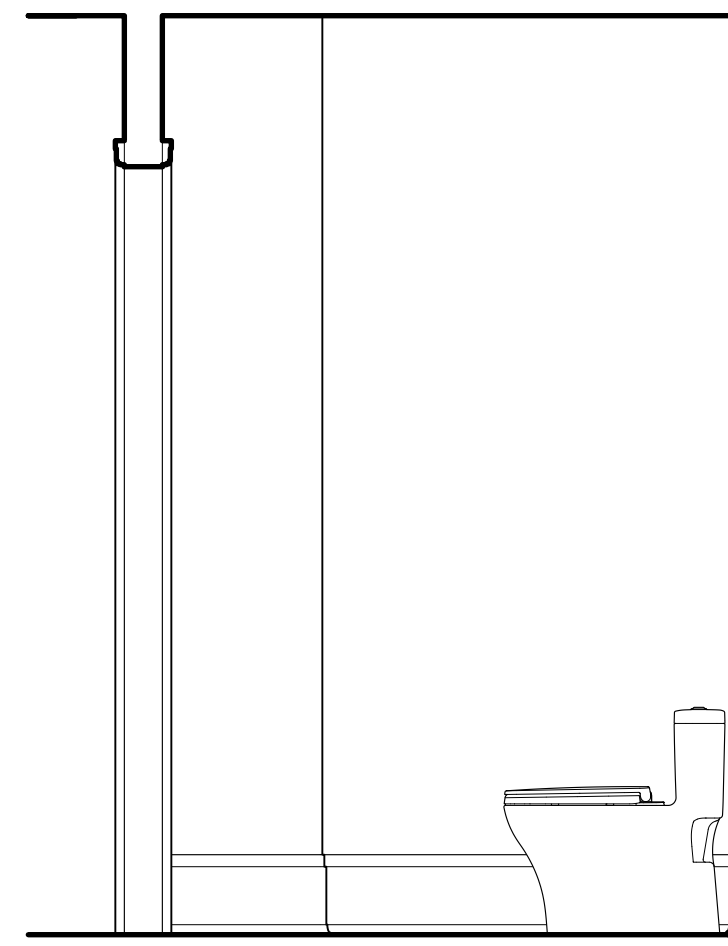
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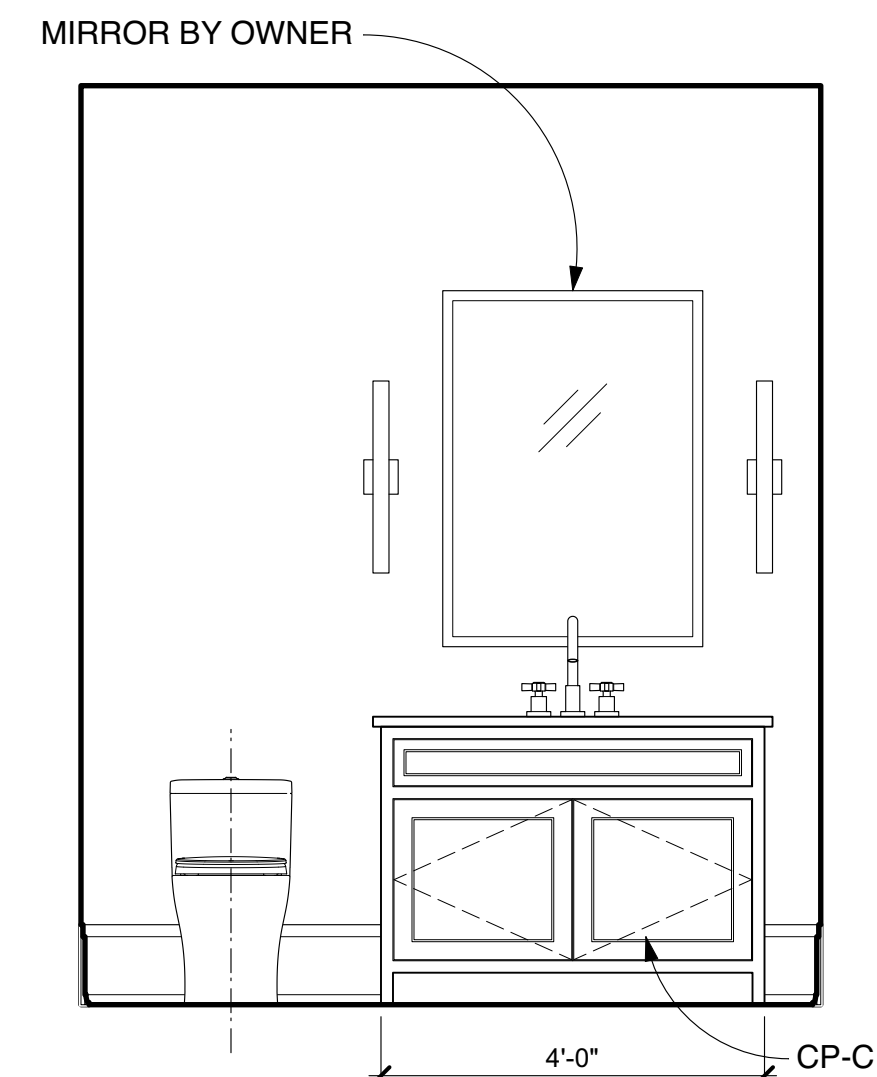
1 **PWDR ROOM FLOOR PLANS**
Scale: 1/2" = 1'-0"



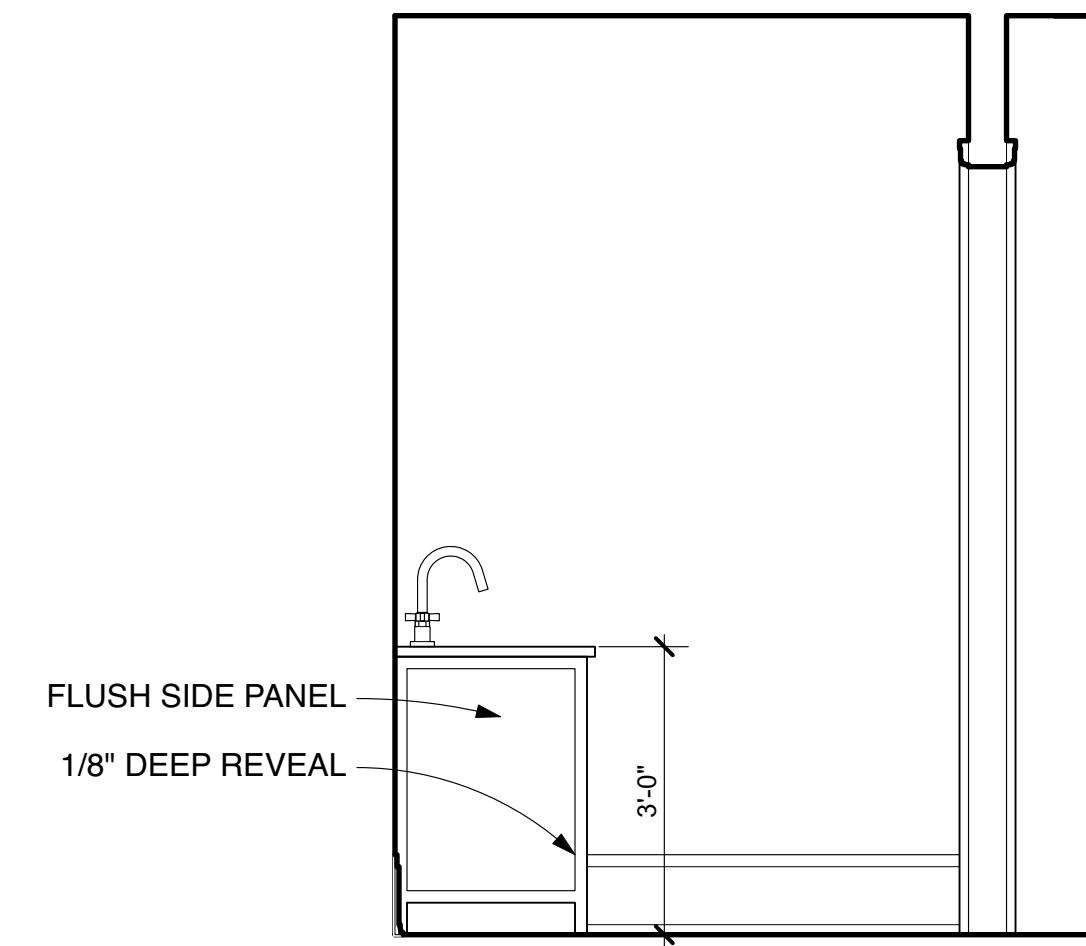
2 **PWD - NORTH ELEVATION**
Scale: 1/2" = 1'-0"



3 **PWD - EAST ELEVATION**
Scale: 1/2" = 1'-0"



4 **PWD - SOUTH ELEVATION**
Scale: 1/2" = 1'-0"



5 **PWD - WEST ELEVATION**
Scale: 1/2" = 1'-0"

Grand Island Residence
4500 E. River Road
Grand Island, NY

Project Number: 2022-0034

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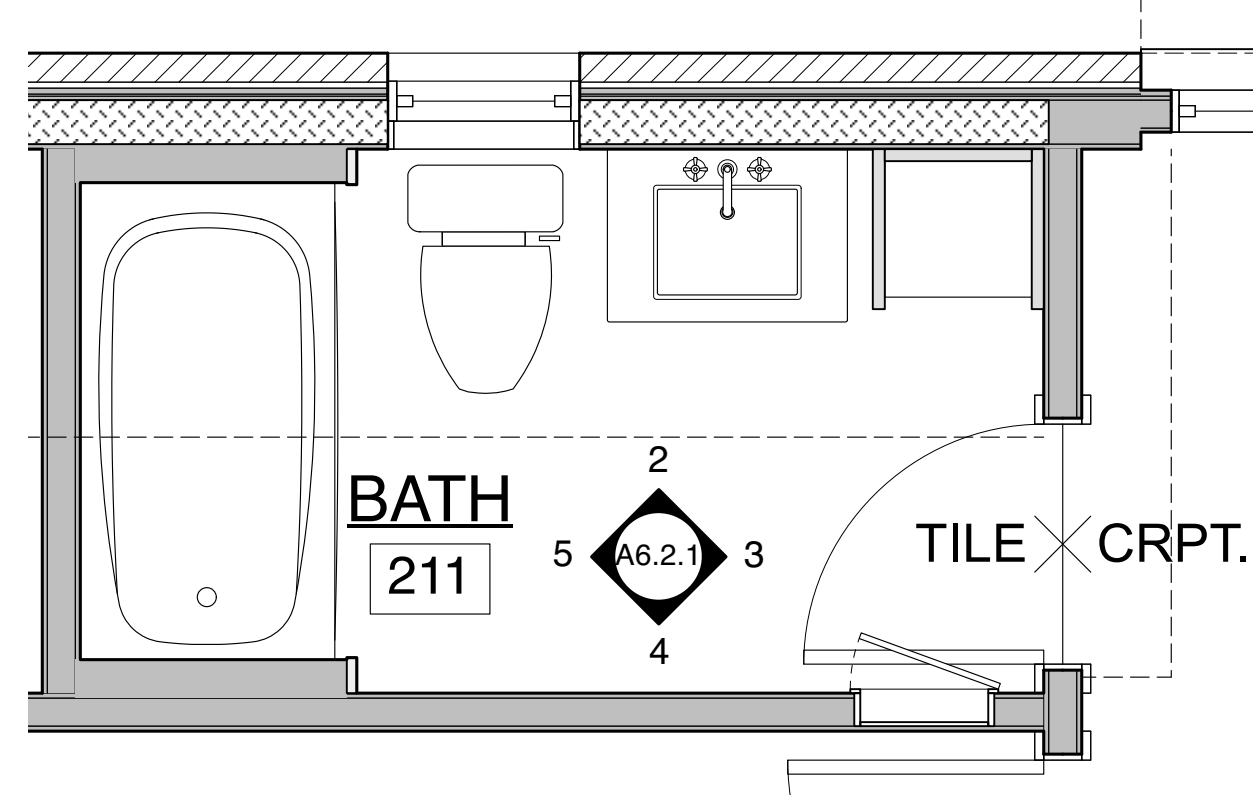
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**Interior Elevations:
Powder Room**

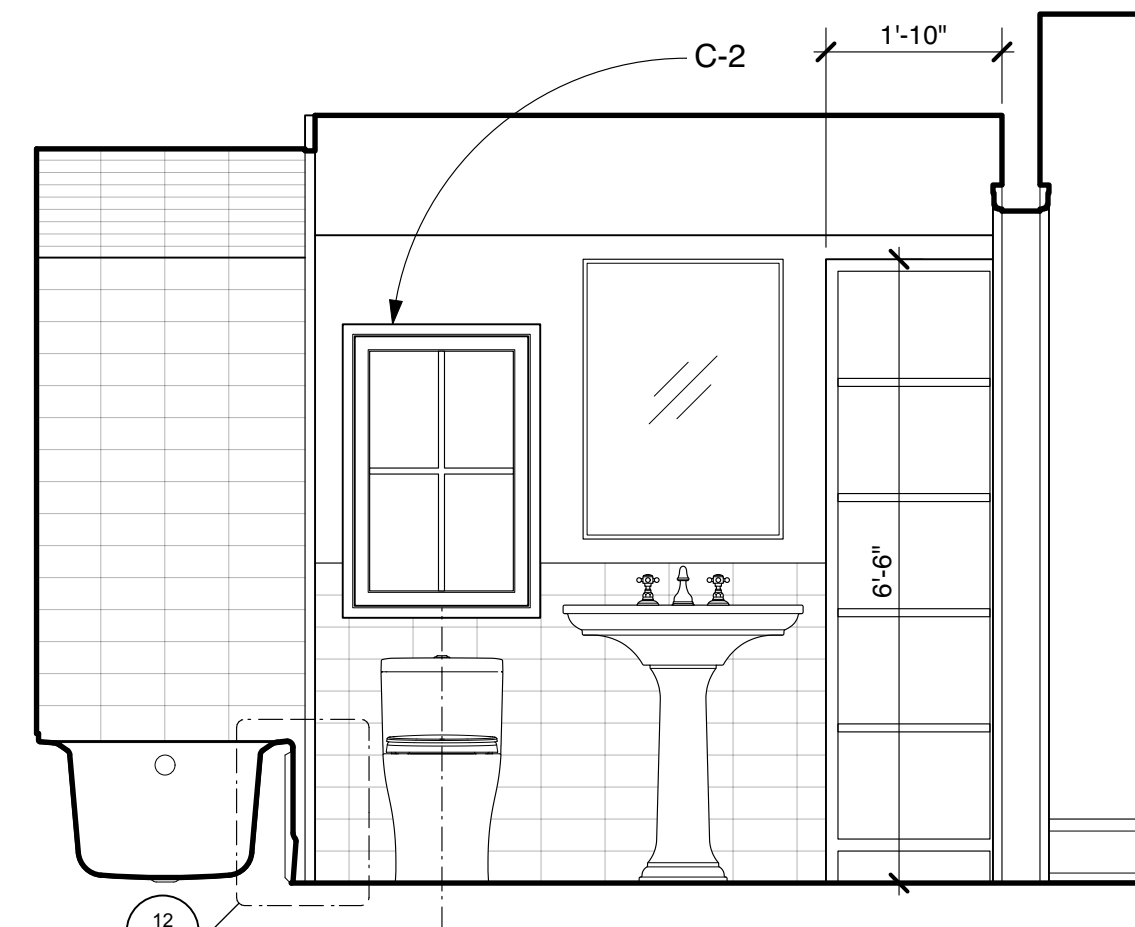
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Drawn By: NM/EM/FS	Contract Set	<input type="radio"/> 02.21.23
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Scale: AS NOTED	Client Meeting	<input type="radio"/> 05.17.23
	Construction	<input checked="" type="radio"/> 05.19.23

Sheet Number

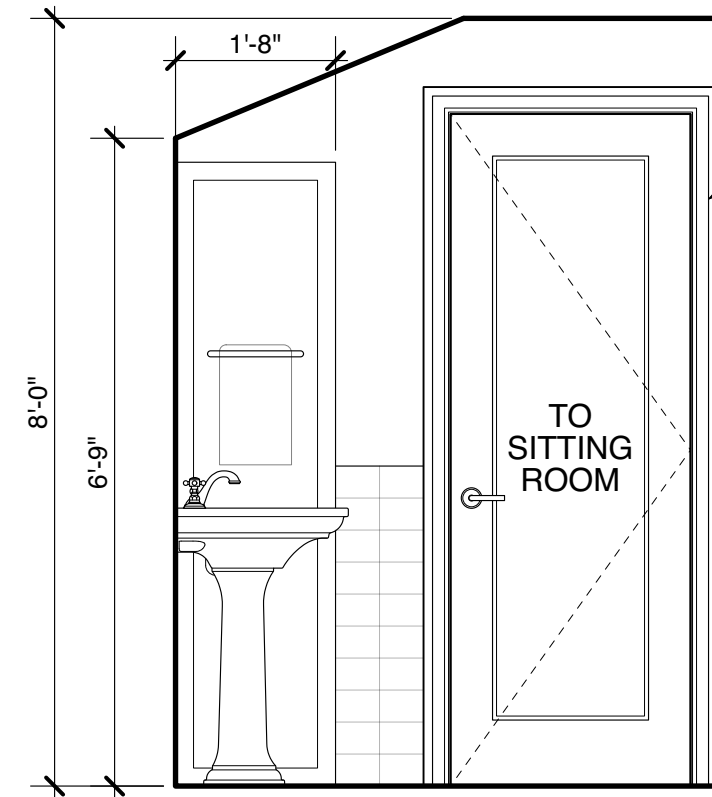
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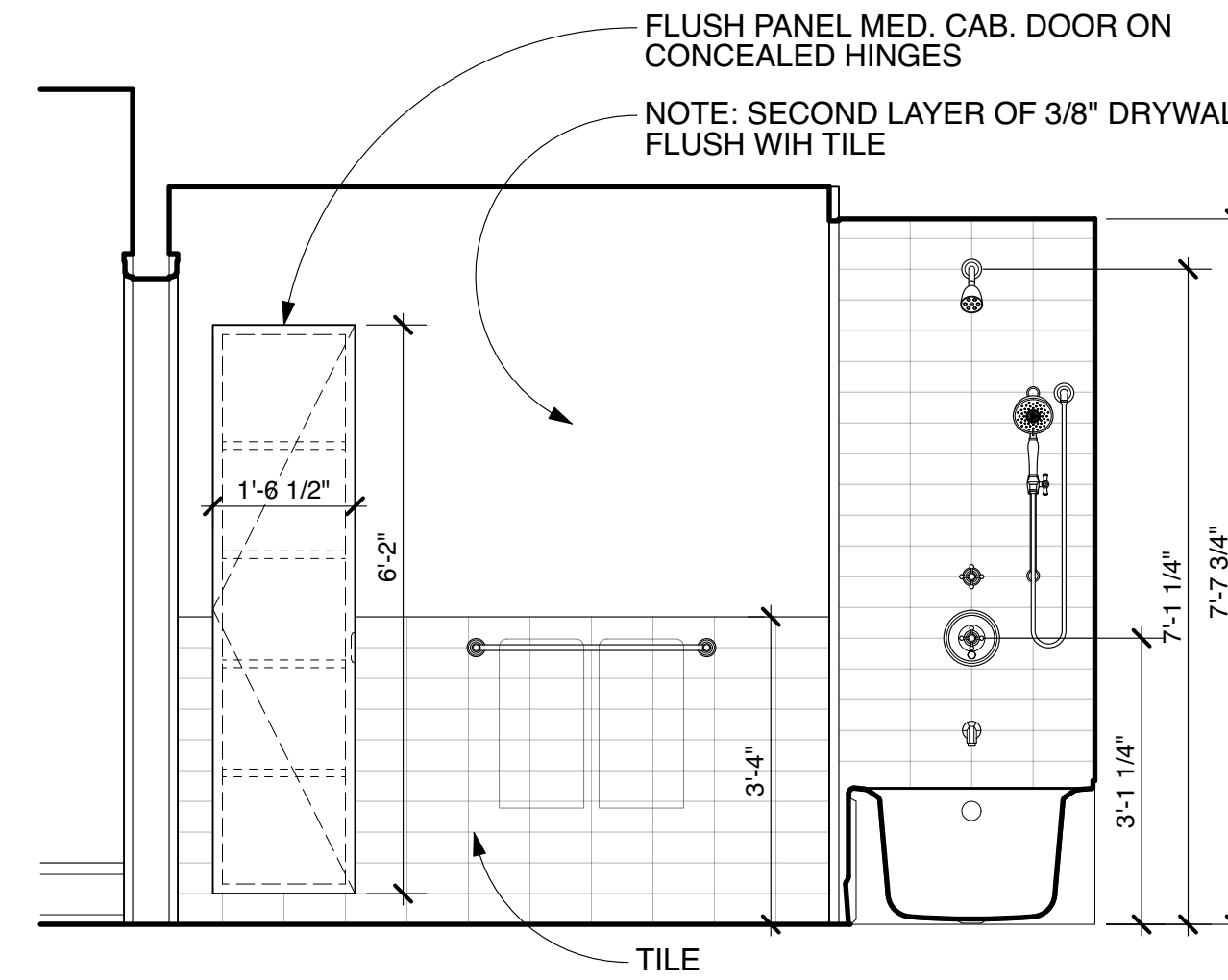
1 BATH 211 FLOOR PLAN
Scale: 1/2" = 1'-0"



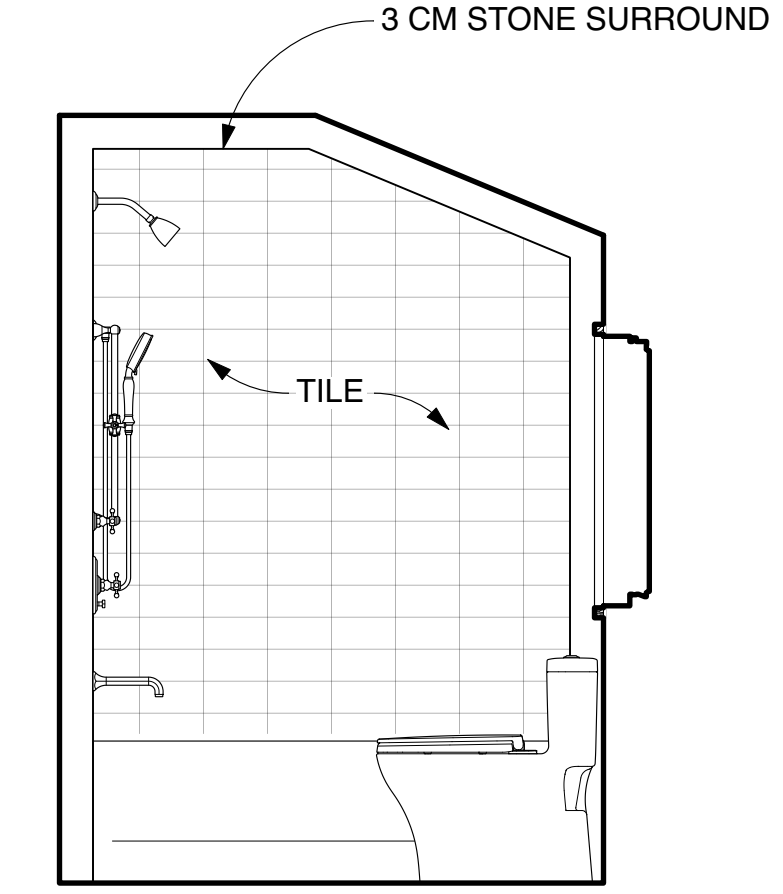
2 BATH 211 - NORTH ELEVATION
Scale: 1/2" = 1'-0"



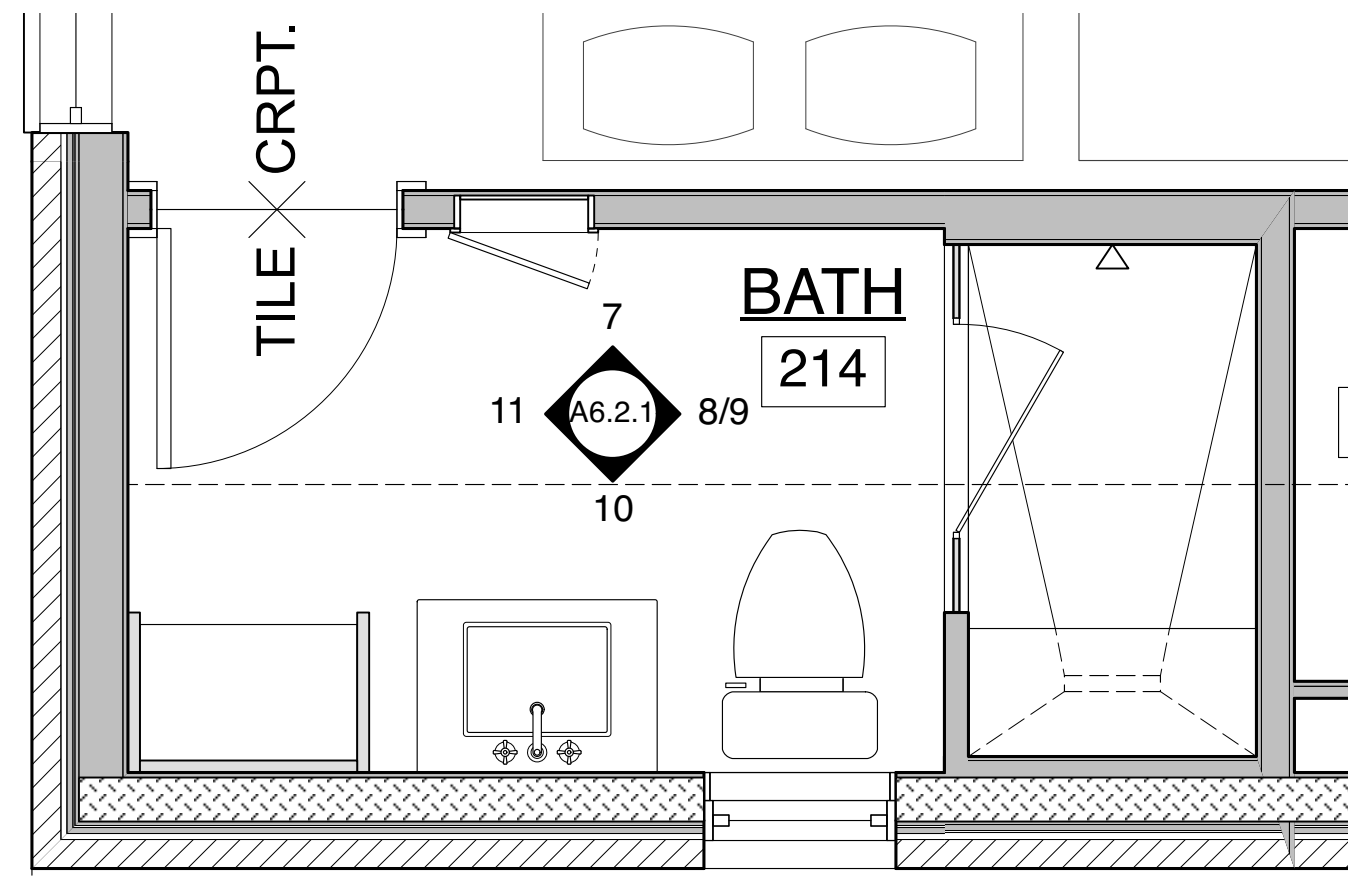
3 BATH 211 - EAST ELEVATION
Scale: 1/2" = 1'-0"



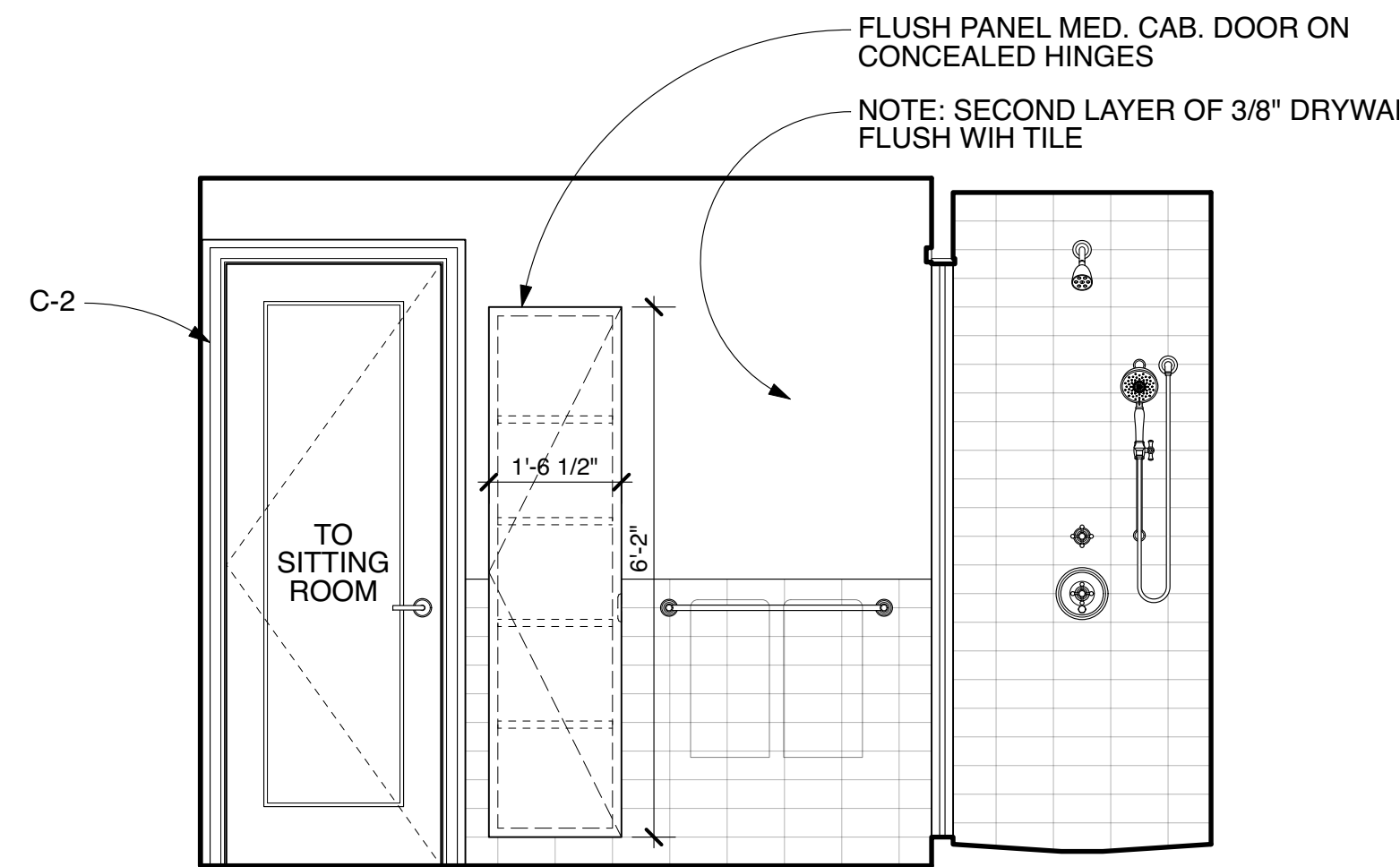
4 BATH 211 - SOUTH ELEVATION
Scale: 1/2" = 1'-0"



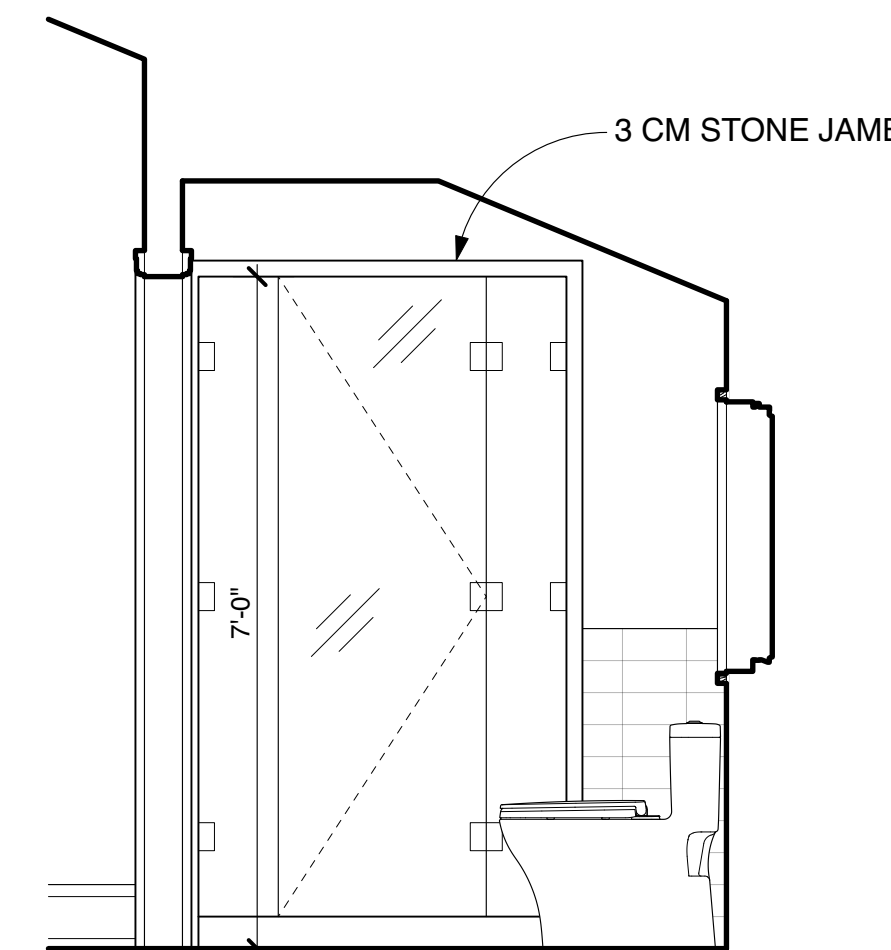
5 BATH 211 - WEST ELEVATION
Scale: 1/2" = 1'-0"



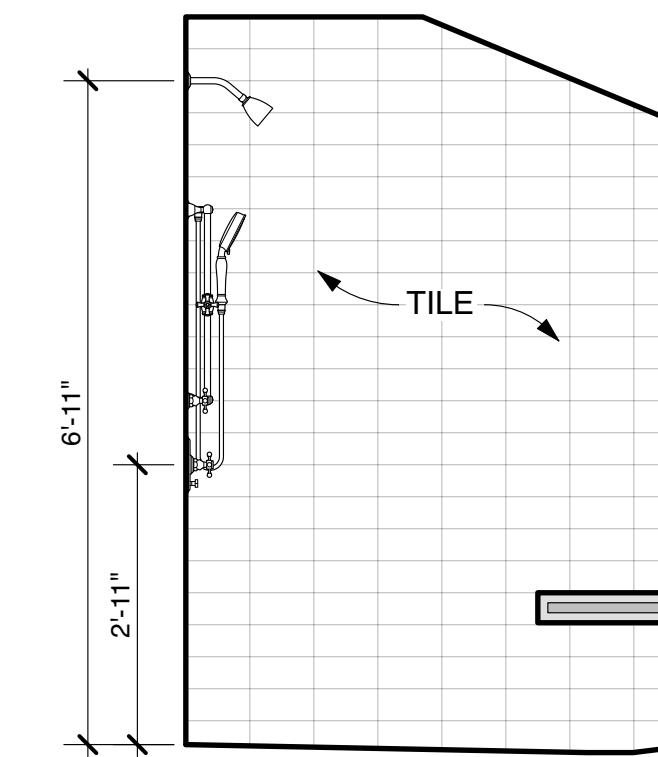
6 BATH 214 FLOOR PLAN
Scale: 1/2" = 1'-0"



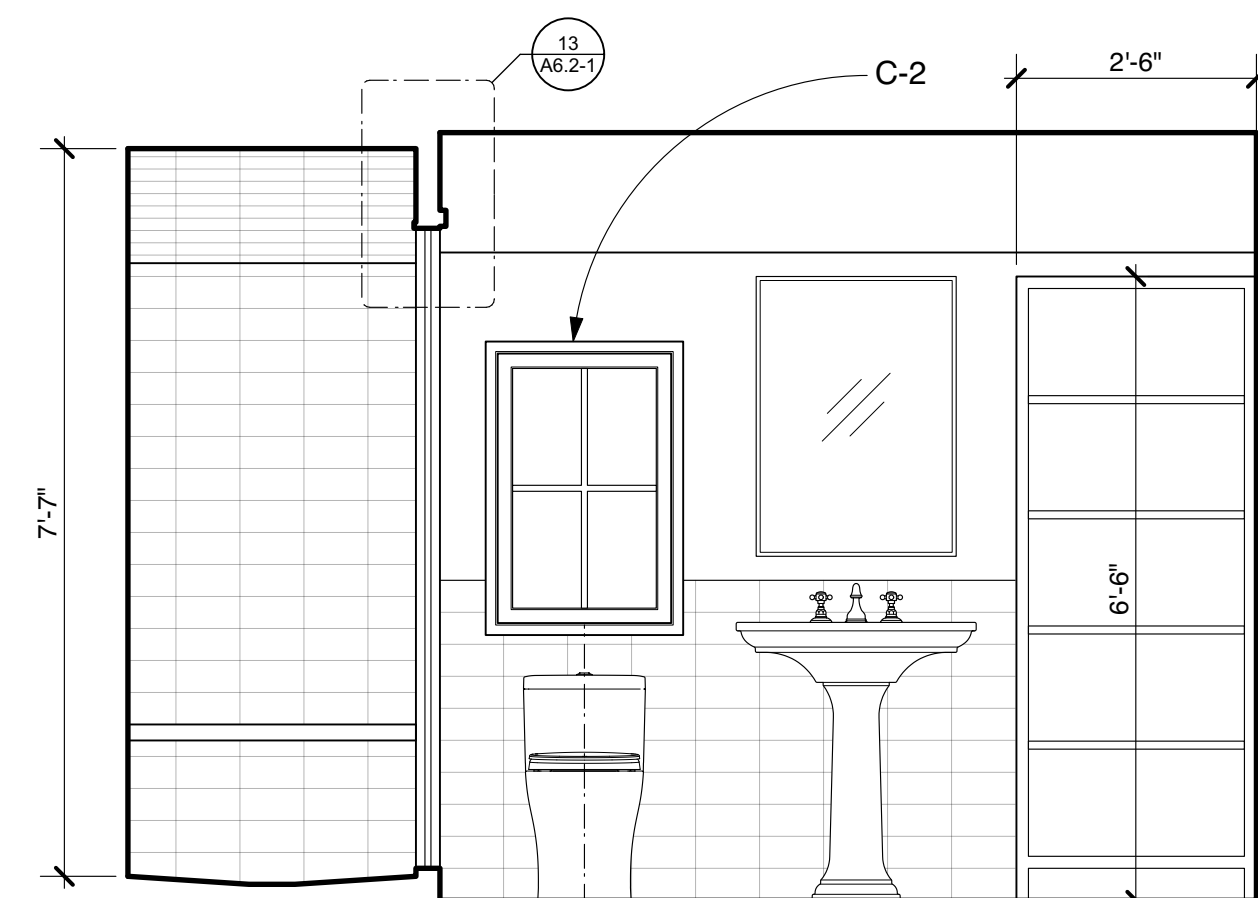
7 BATH 214 - NORTH ELEVATION
Scale: 1/2" = 1'-0"



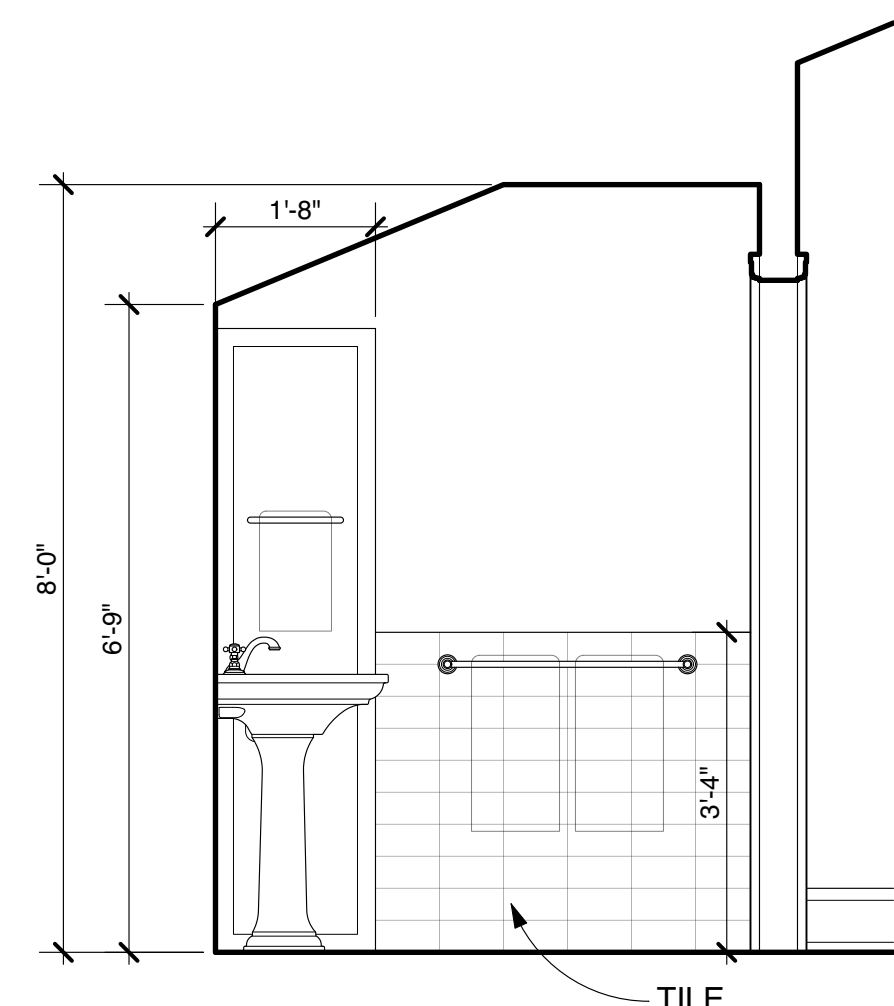
8 BATH 214 - EAST ELEVATION
Scale: 1/2" = 1'-0"



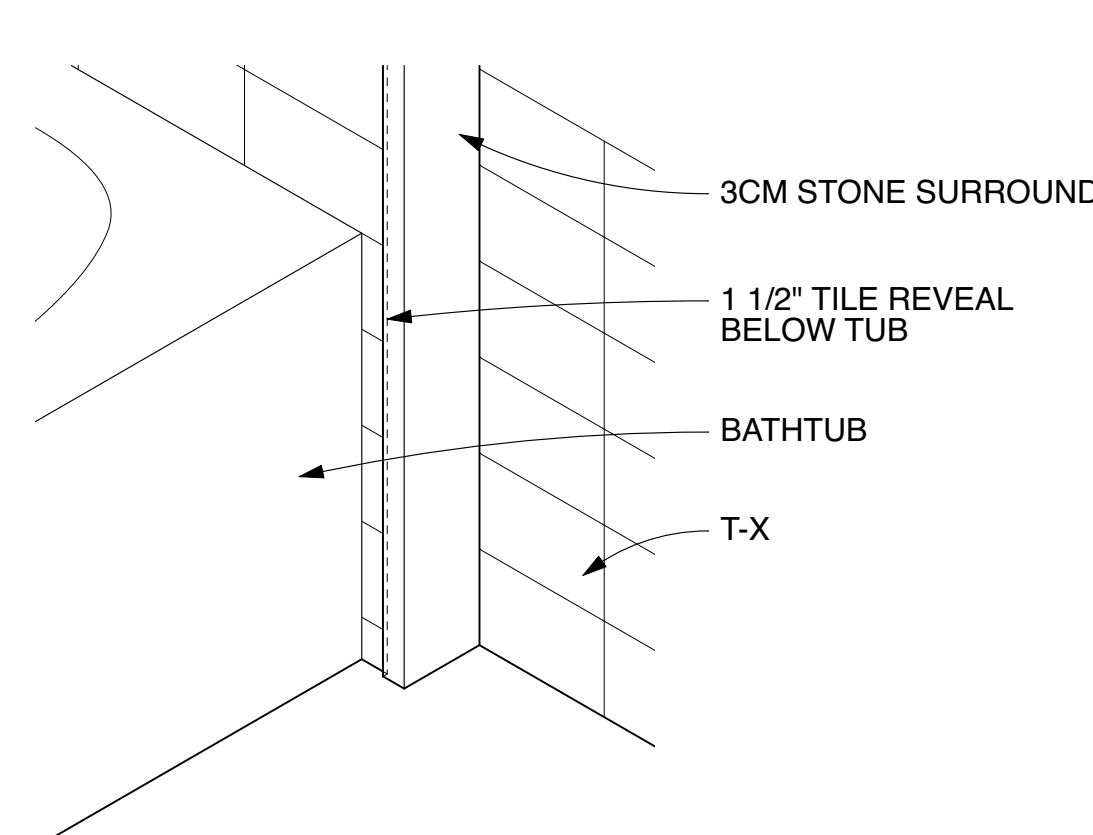
9 BATH 214 - EAST ELEVATION
Scale: 1/2" = 1'-0"



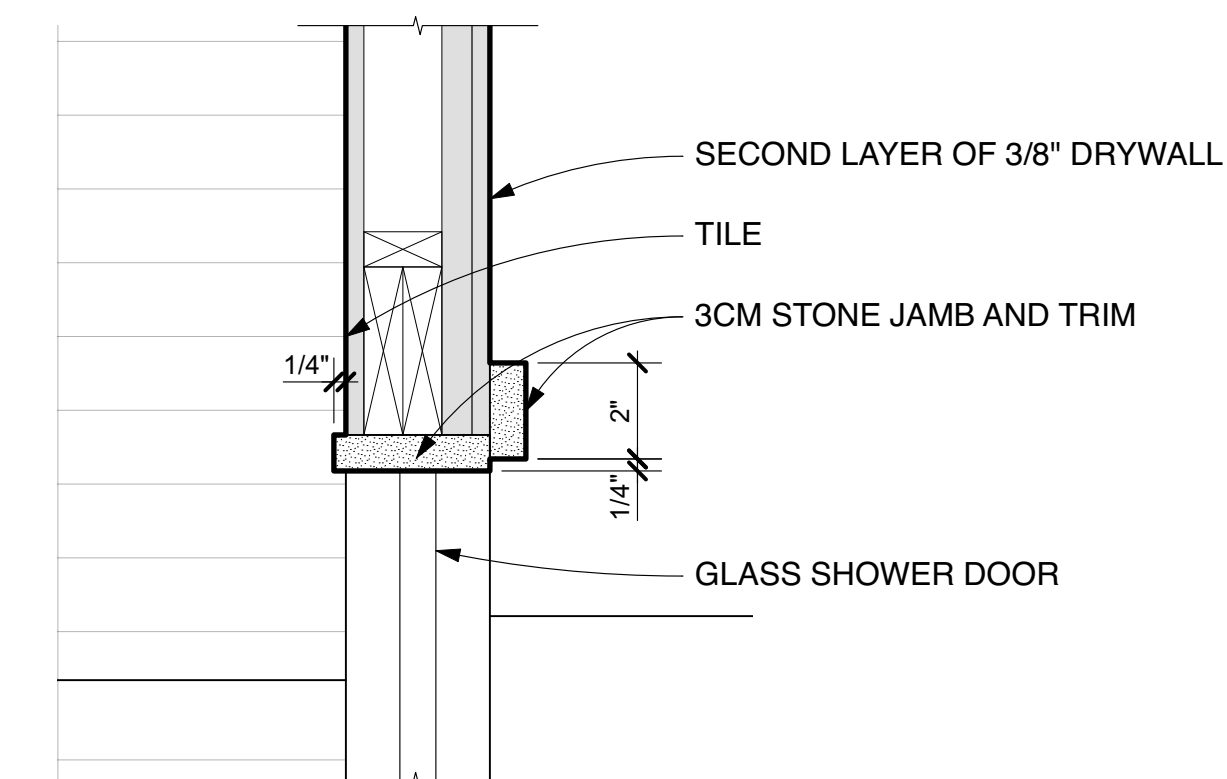
10 BATH 214 - SOUTH ELEVATION
Scale: 1/2" = 1'-0"



11 BATH 214 - WEST ELEVATION
Scale: 1/2" = 1'-0"



12 BATH 211 - STONE SURROUND AXON DETAIL
Scale: 1 1/2" = 1'-0"



13 BATH 214 - SOUTH ELEVATION
Scale: 3" = 1'-0"

Grand Island Residence
4500 E. River Road
Grand Island, NY

Project Number: 2022-0034

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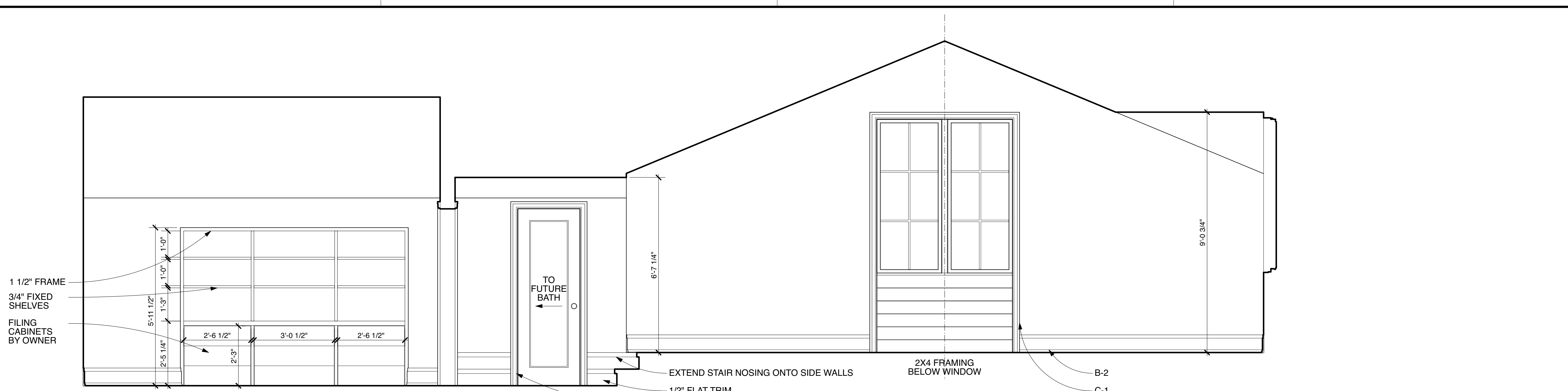
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Interior Elevations:
Bath 211 & 214

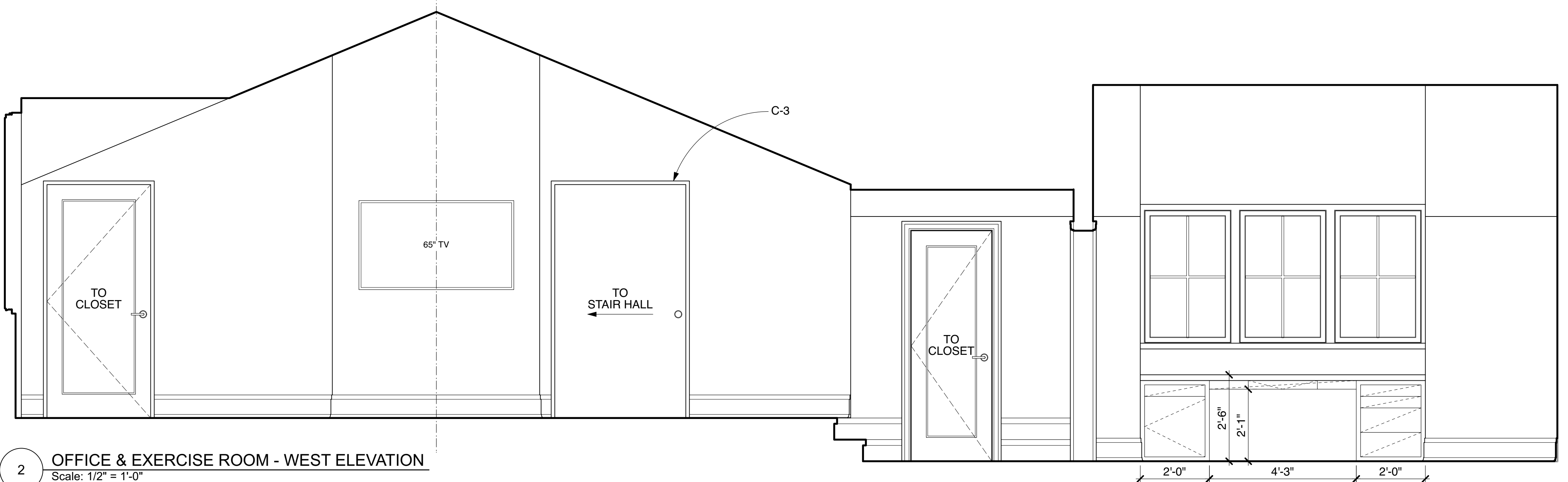
Project No.	Issued For:	Date
Drawn By: NM/EM/FS	Contract Set	02.21.23
Checked By: GB/MH	Pricing	01.18.23
Scale: AS NOTED	Client Meeting	05.17.23
	Construction	05.19.23

Sheet Number

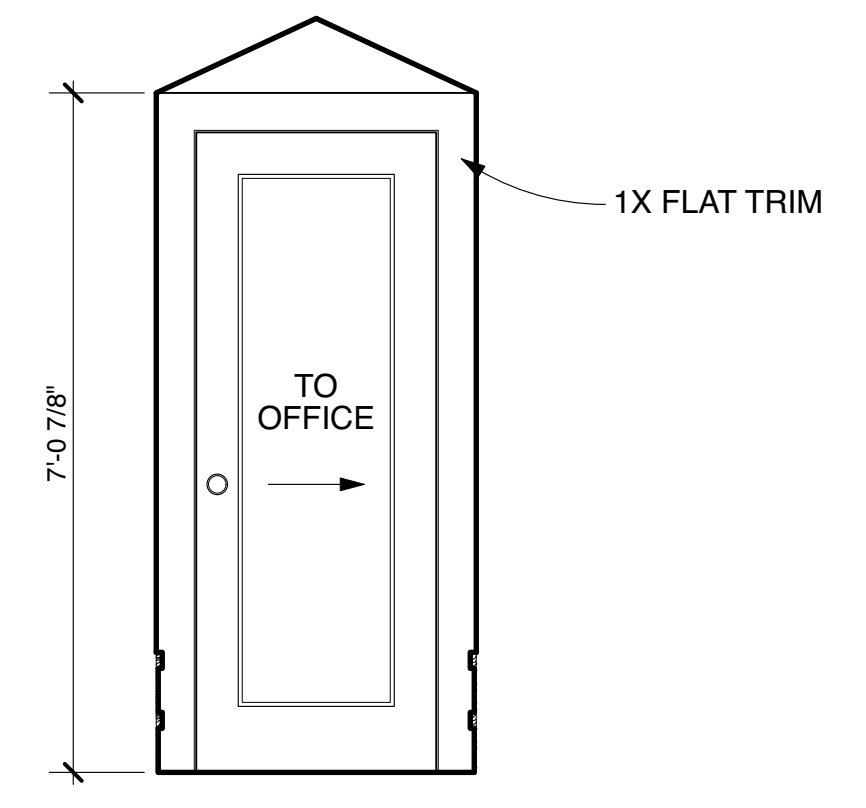
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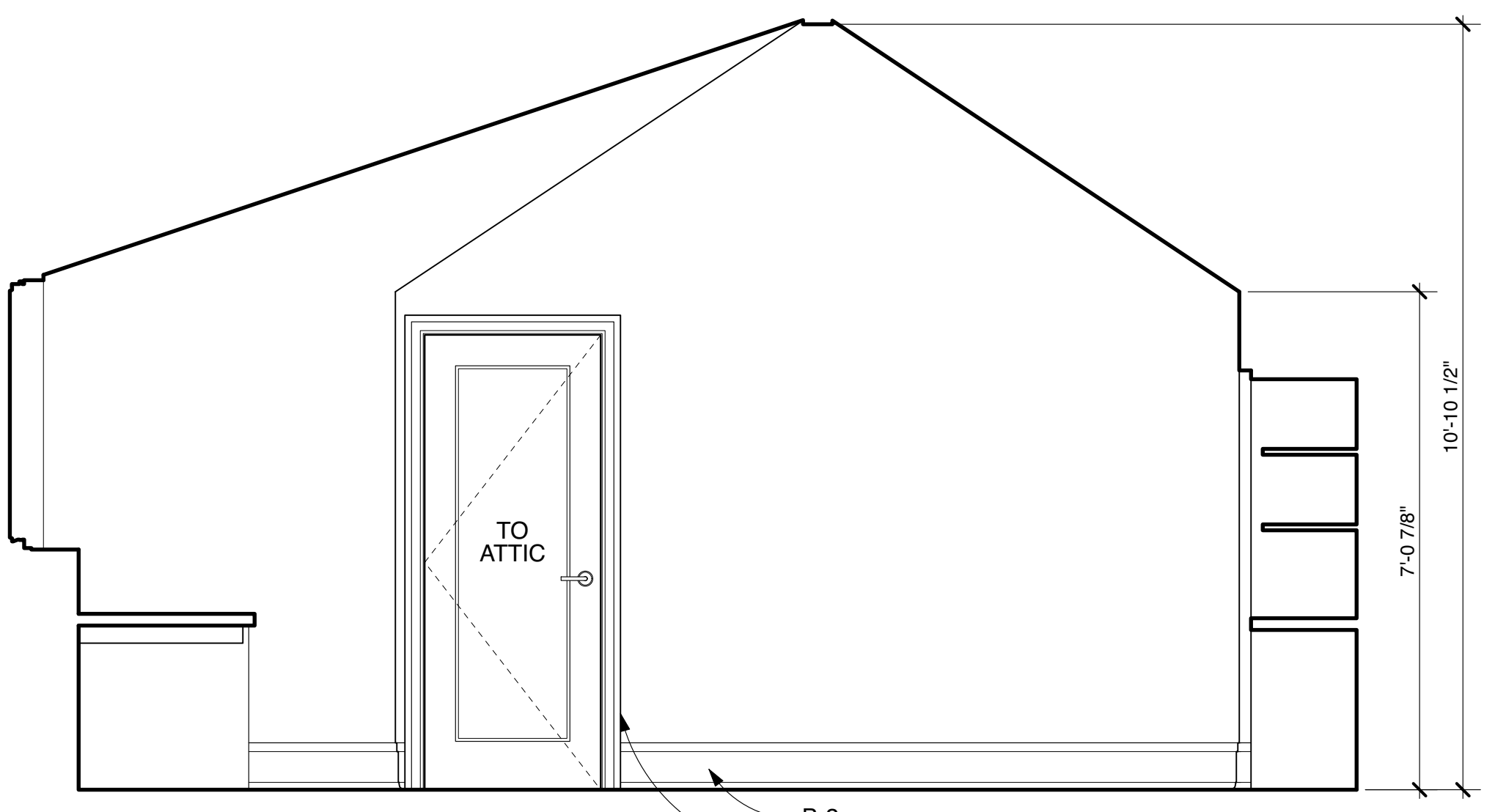
1 OFFICE & EXERCISE ROOM - EAST ELEVATION
 Scale: 1/2" = 1'-0"



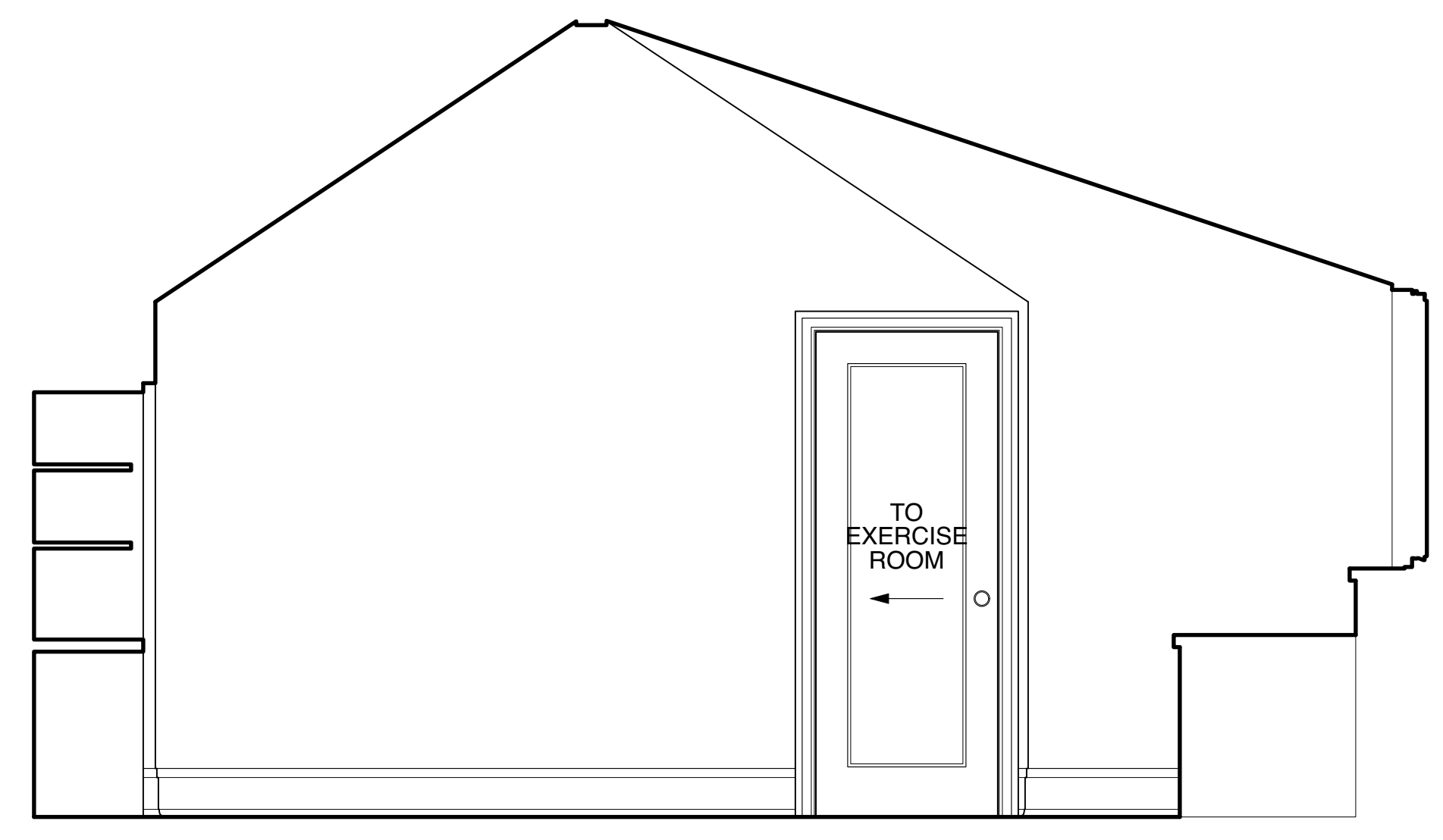
2 OFFICE & EXERCISE ROOM - WEST ELEVATION
 Scale: 1/2" = 1'-0"



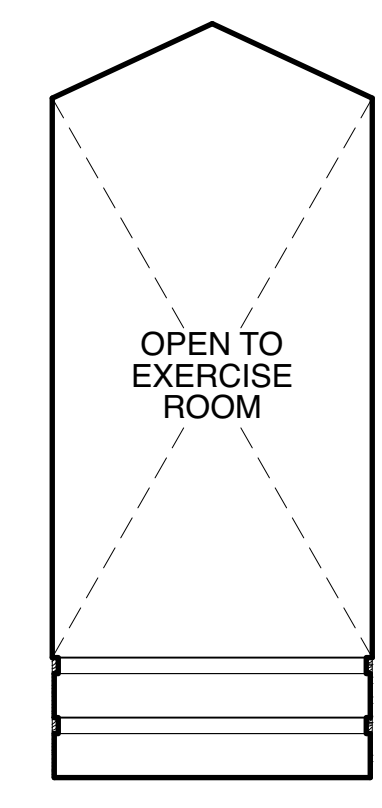
5 HALL - NORTH ELEVATION
 Scale: 1/2" = 1'-0"



3 OFFICE - NORTH ELEVATION
 Scale: 1/2" = 1'-0"



4 OFFICE - SOUTH ELEVATION
 Scale: 1/2" = 1'-0"



6 HALL - SOUTH ELEVATION
 Scale: 1/2" = 1'-0"

Grand Island Residence
 4500 E. River Road
 Grand Island, NY

Project Number: 2022-0034

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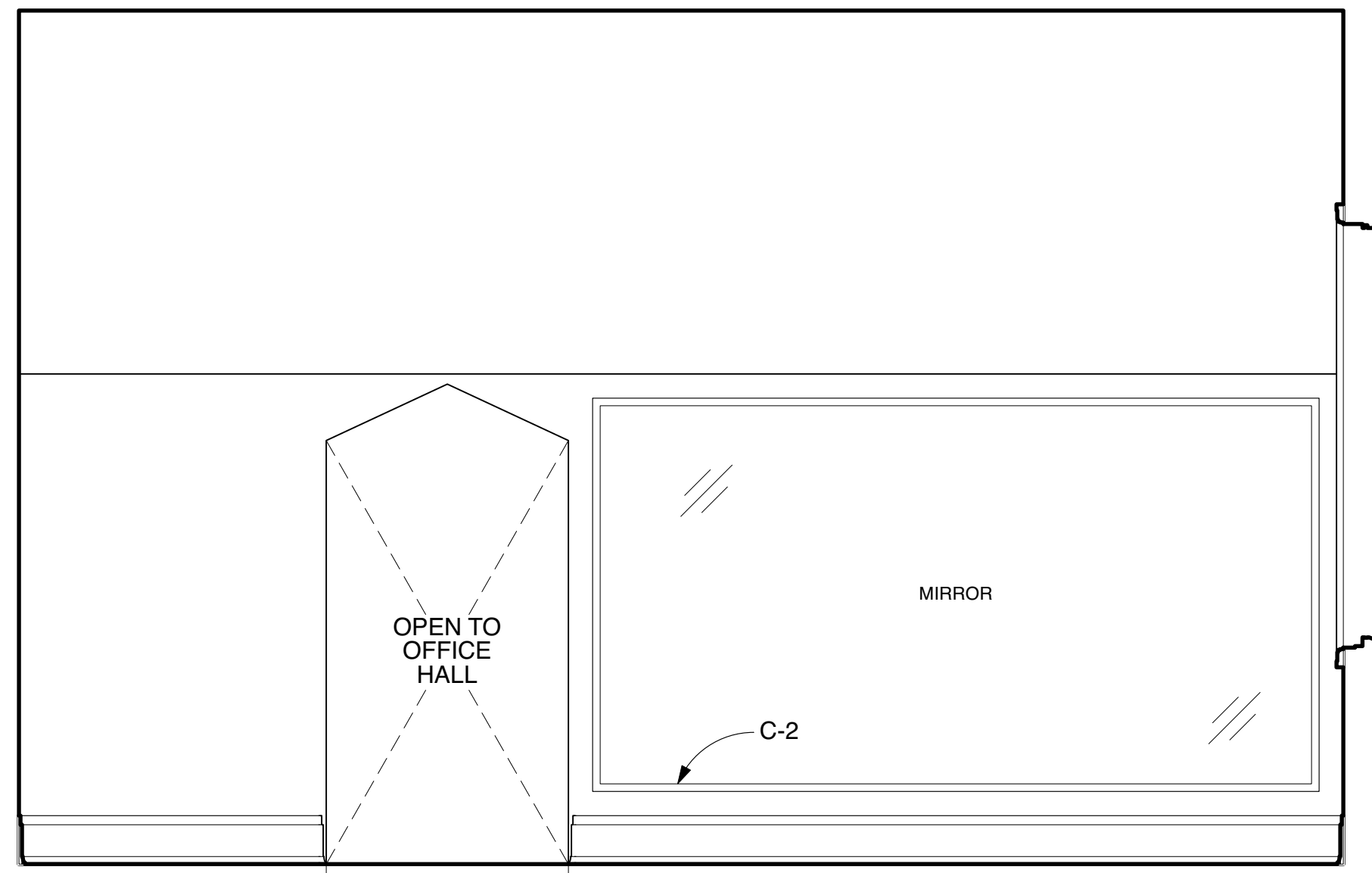
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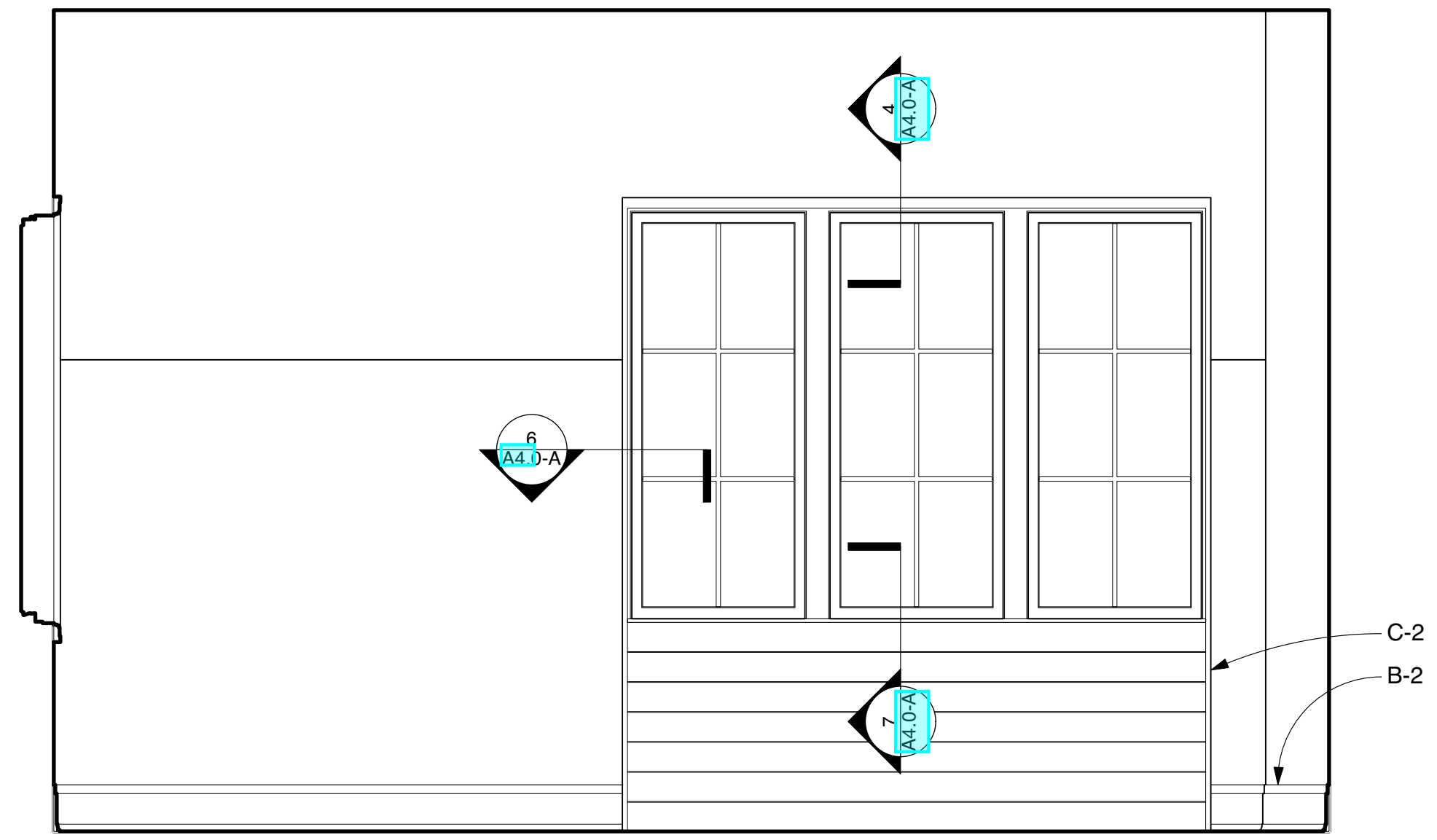
Sheet Title:
 Interior Elevations:
 Office & Exercise Room

Project No.	Issued For:	Date
Drawn By: NM/EM/FS	Contract Set	02.21.23
Checked By: GB/MH	Pricing	01.18.23
Scale: AS NOTED	Client Meeting	05.17.23
	Construction	05.19.23

Sheet Number
A6.2-2



1 EXERCISE ROOM - NORTH ELEVATION
Scale: 1/2" = 1'-0"



2 EXERCISE ROOM - SOUTH ELEVATION
Scale: 1/2" = 1'-0"

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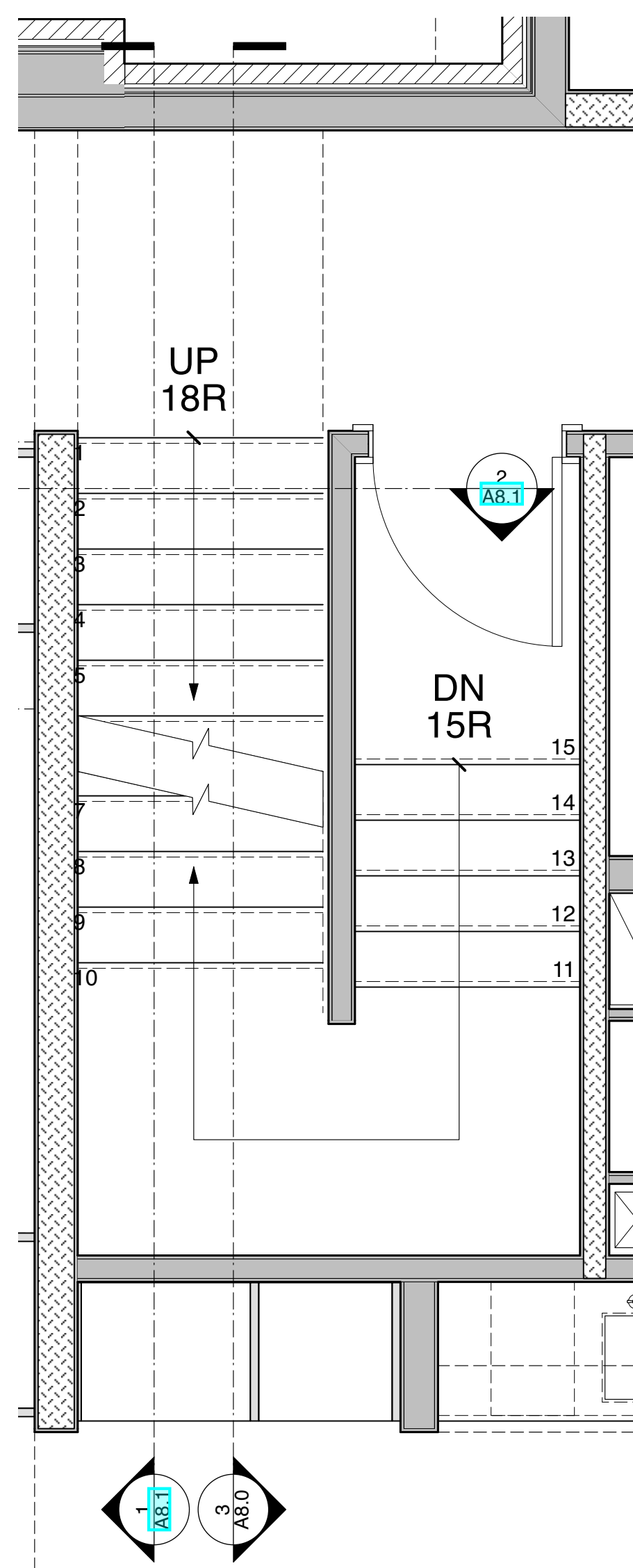
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Interior Elevations:
Exercise Room

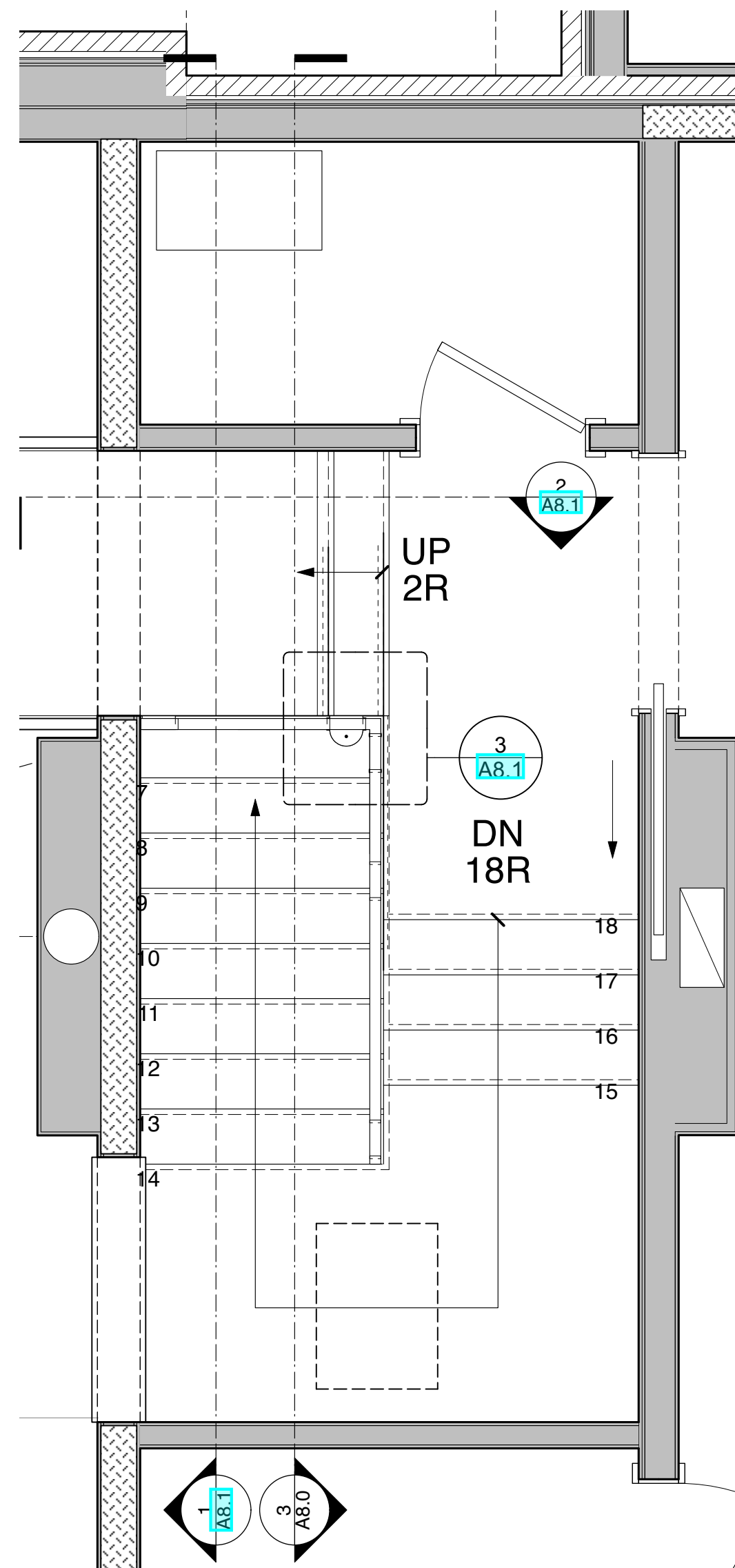
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Drawn By: NM/EM/FS	Contract Set	<input type="radio"/> 02.21.23
Checked By: GB/MH	Pricing	<input type="radio"/> 01.18.23
Scale: AS NOTED	Client Meeting	<input type="radio"/> 05.17.23
	Construction	<input checked="" type="radio"/> 05.19.23

Sheet Number

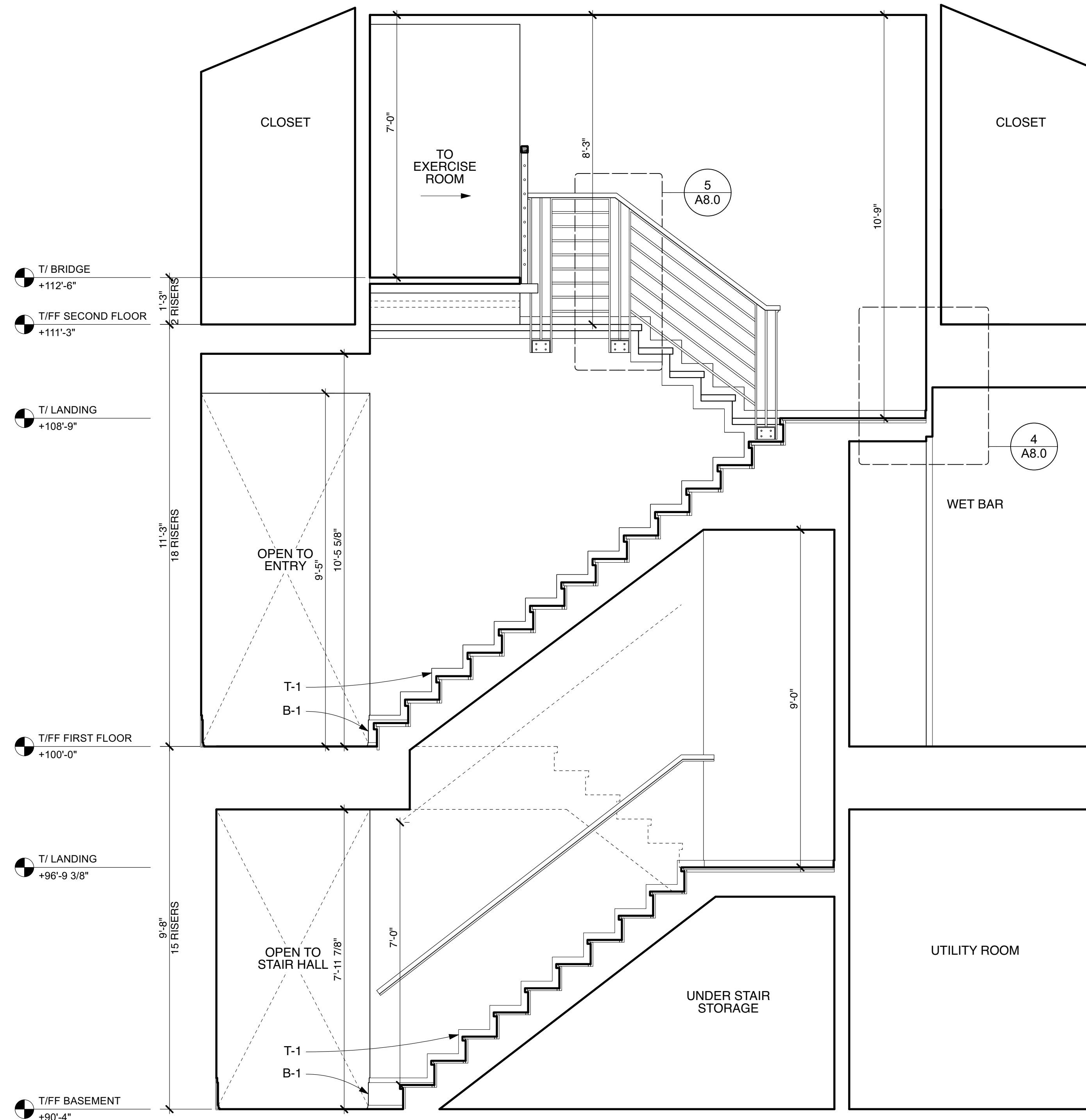
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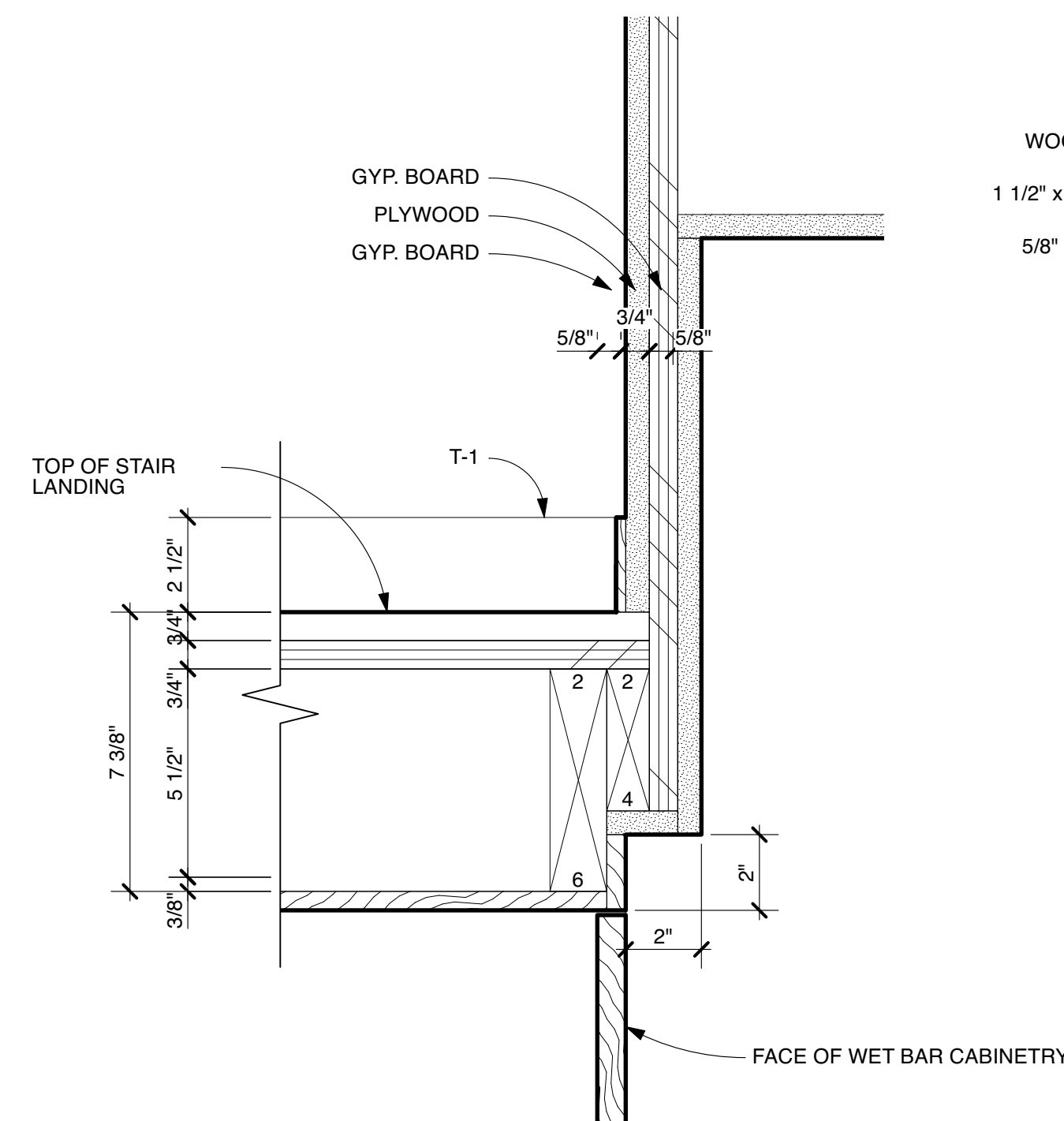
1 FIRST FLOOR TO BASEMENT - STAIR PLAN
Scale: 1/2" = 1'-0"



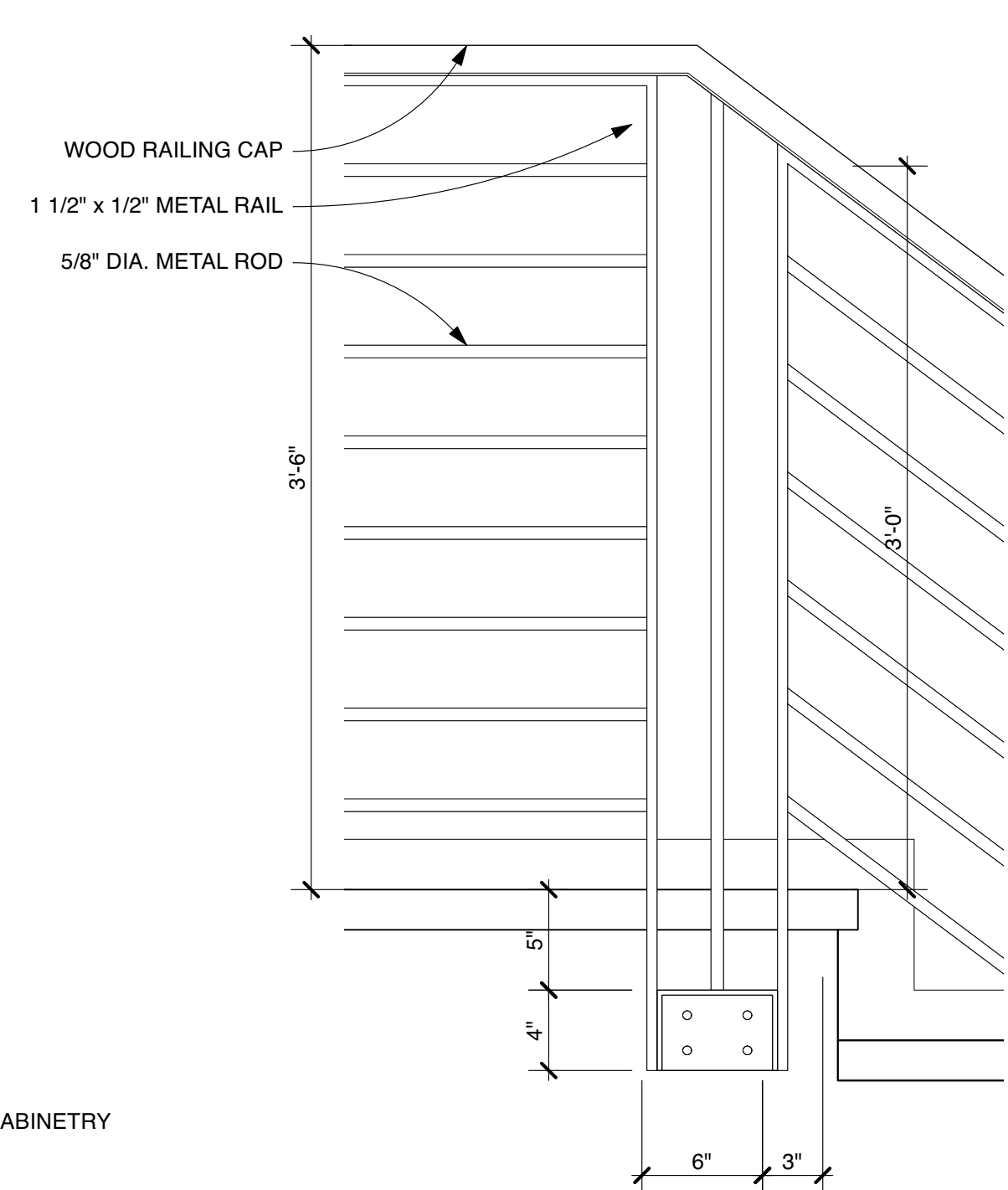
2 SECOND TO FIRST FLOOR - STAIR PLAN
Scale: 1/2" = 1'-0"



3 STAIR SECTION - LOOKING EAST
Scale: 1/2" = 1'-0"



4 WET BAR & STAIR LANDING DETAIL
Scale: 3" = 1'-0"



5 UPPER STAIR RAILING DETAIL
Scale: 1 1/2" = 1'-0"

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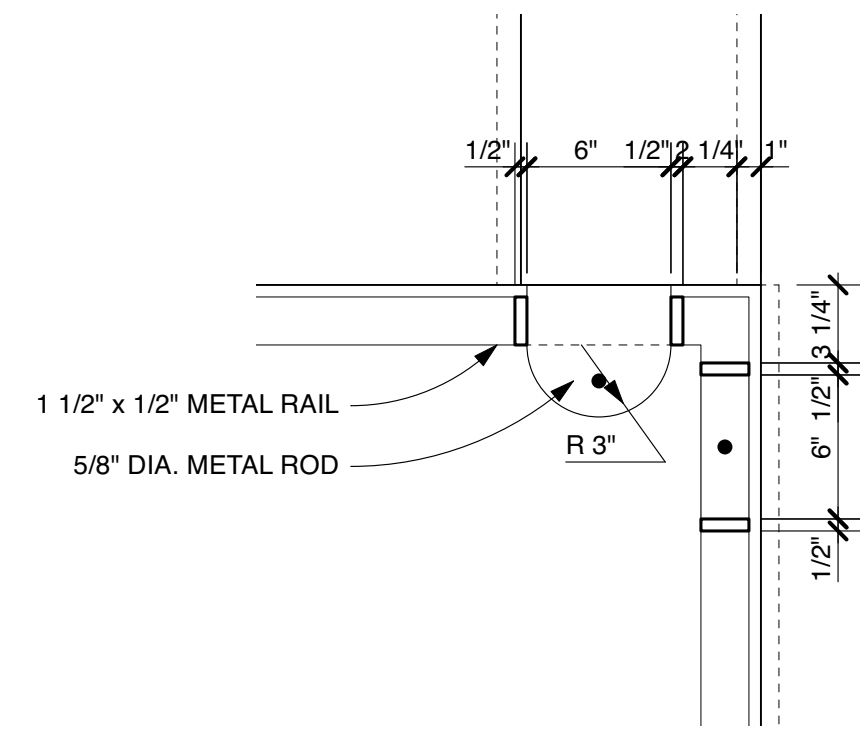
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Stair Elevations

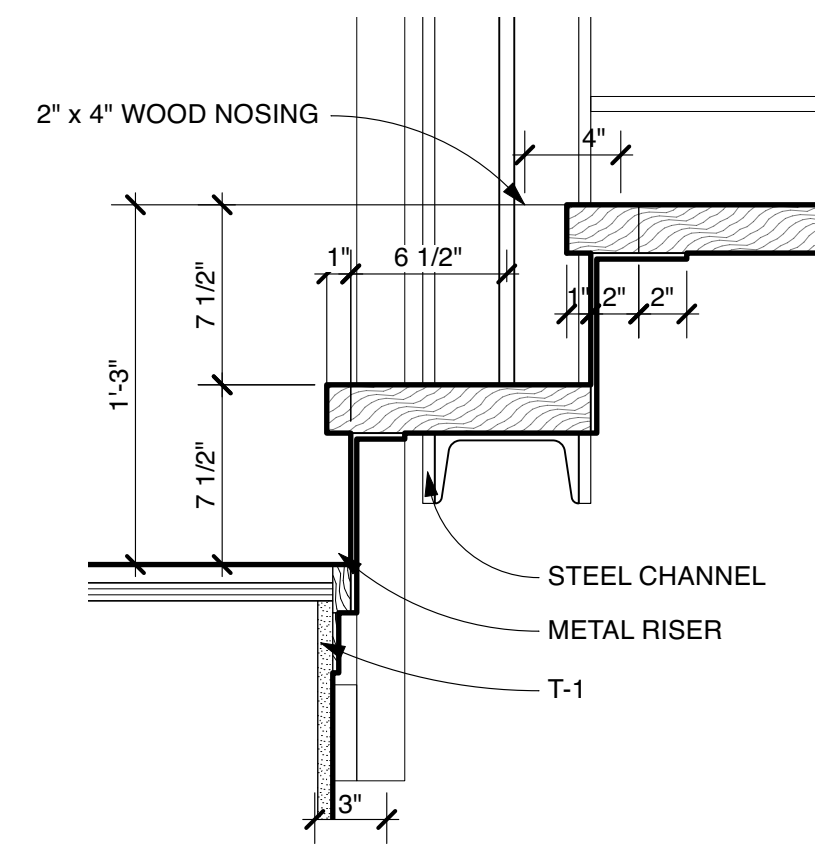
Project No.	Issued For:	Date
Drawn By: NM/EM/FS	Contract Set	02.21.23
Checked By: GB/MH	Pricing	01.18.22
Scale: AS NOTED	Review	04.28.23
	Construction	05.19.23

Sheet Number

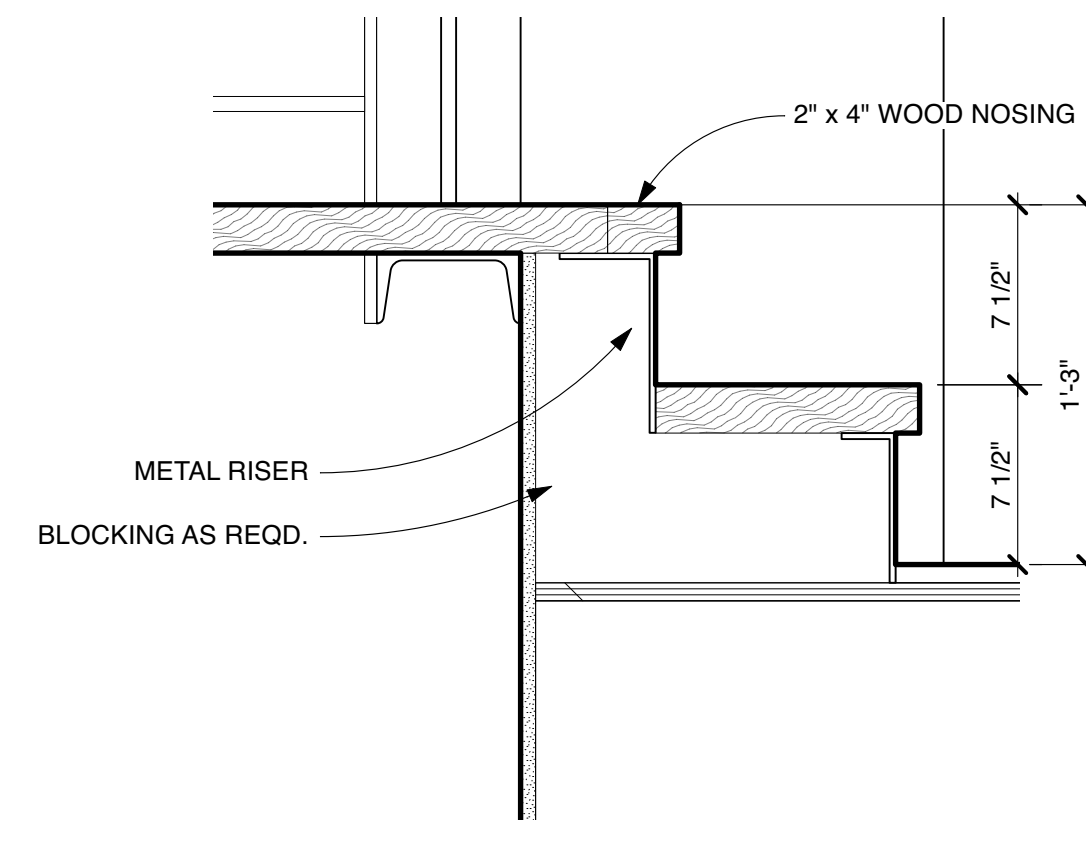
A8.0



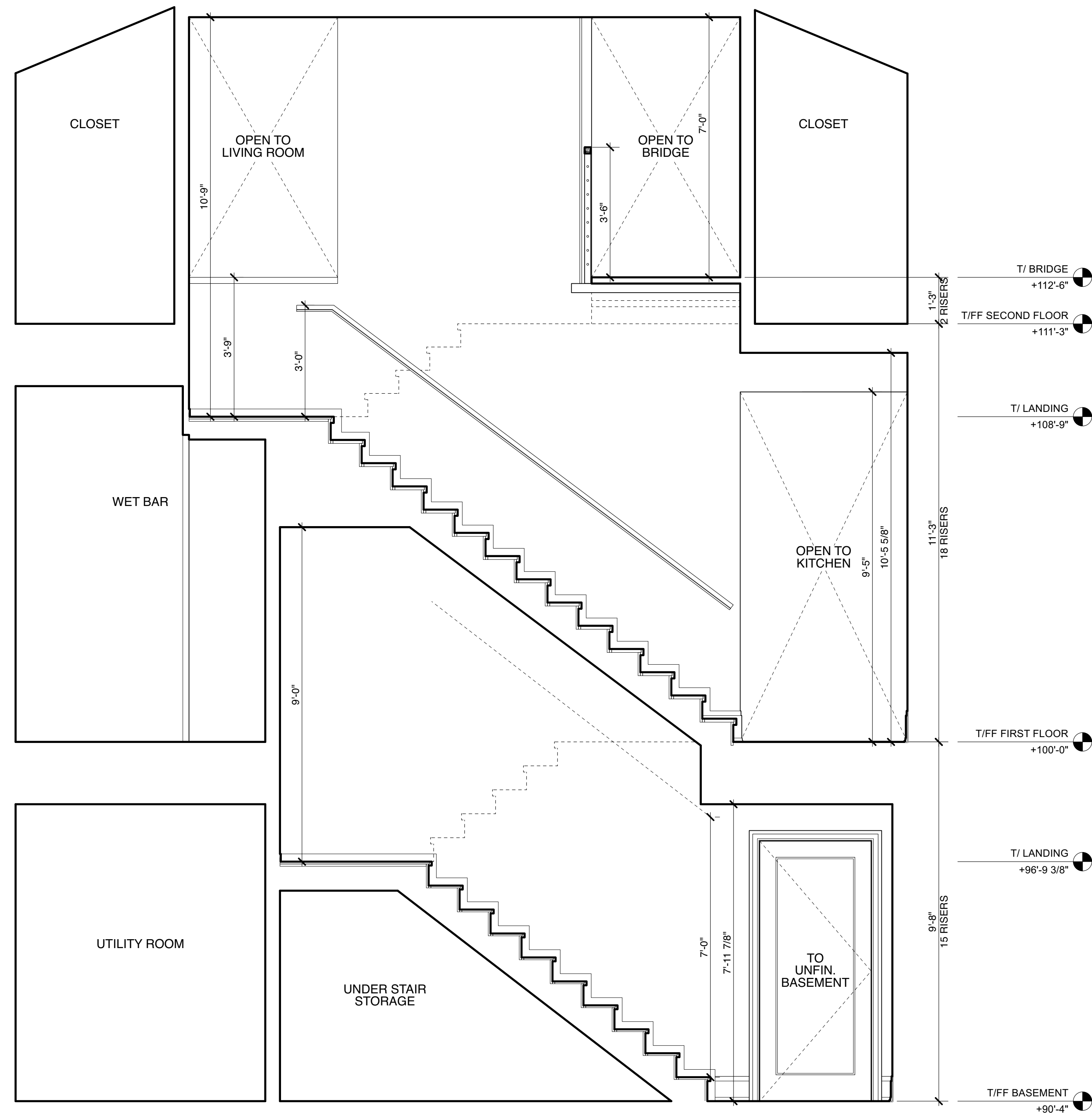
3 CORNER RAILING PLAN DETAIL
Scale: 1 1/2" = 1'-0" WOOD RAIL OMITTED



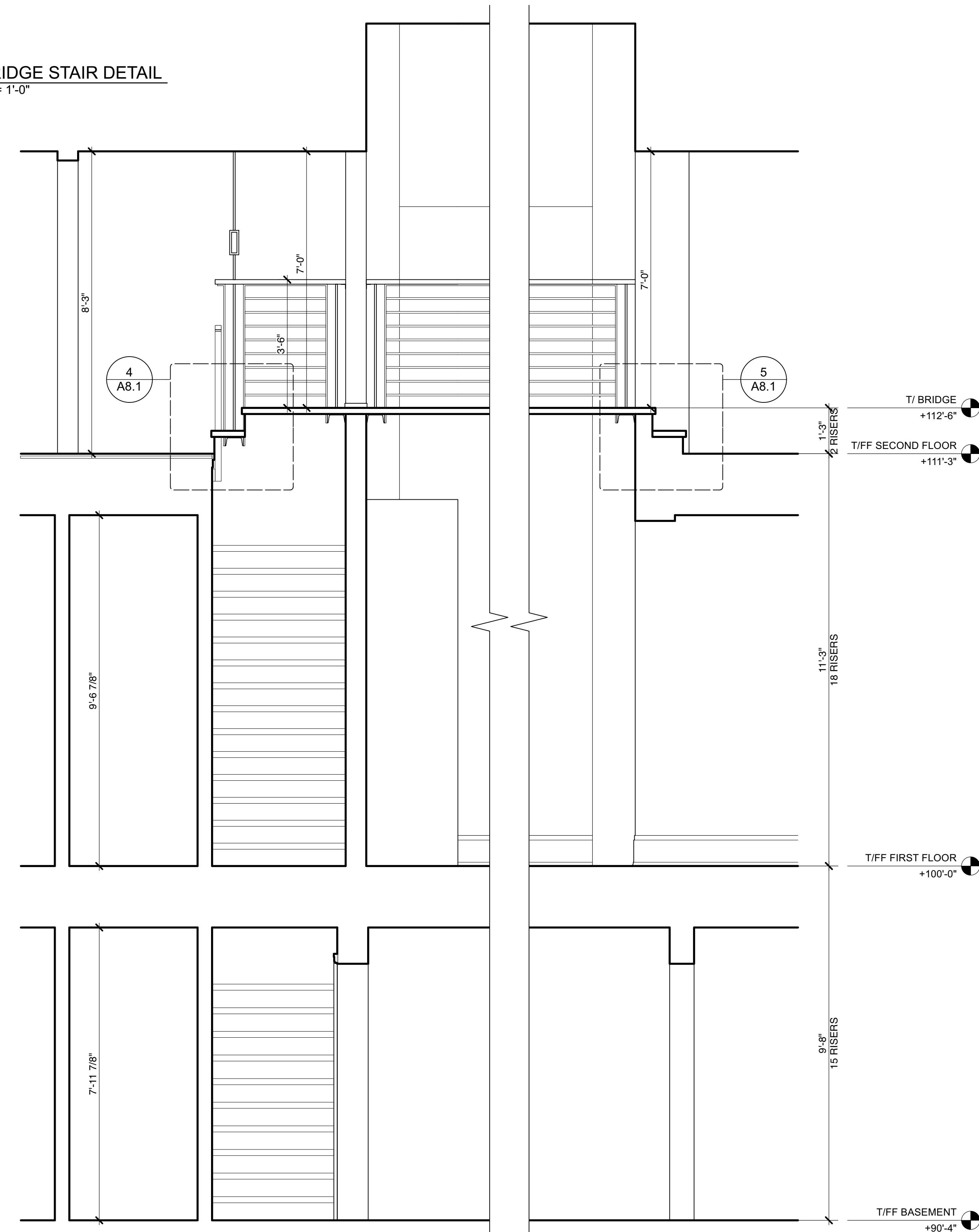
4 EAST BRIDGE STAIR DETAIL
Scale: 1 1/2" = 1'-0"



5 WEST BRIDGE STAIR DETAIL
Scale: 1 1/2" = 1'-0"



1 STAIR SECTION - LOOKING WEST
Scale: 1/2" = 1'-0"



2 STAIR & BRIDGE SECTION - LOOKING SOUTH
Scale: 1/2" = 1'-0"

Grand Island Residence
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Grand Island, NY

Project Number: 2022-0034

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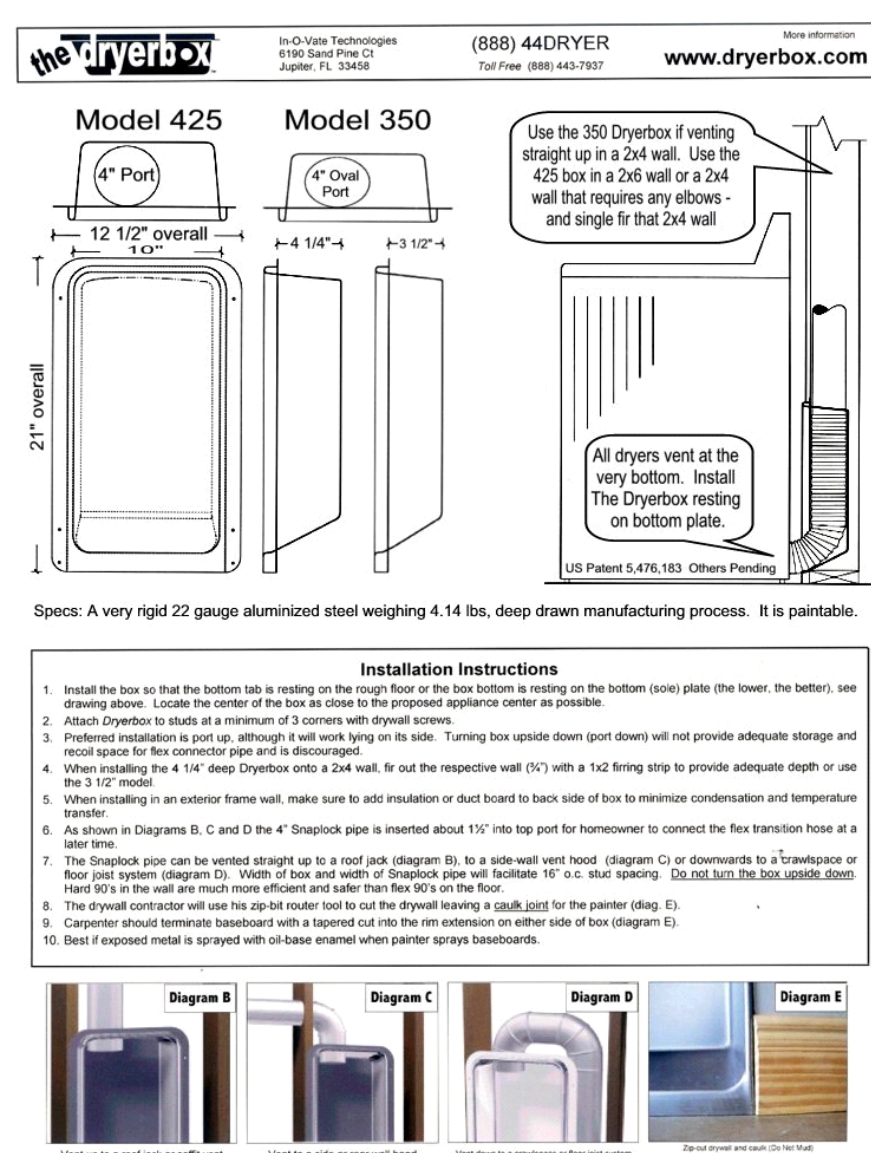
Sheet Title:

Stair Elevations

Project No.	Issued For:	Date
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Checked By: GB/MH	Pricing	01.18.22
Scale: AS NOTED	Review	04.28.23
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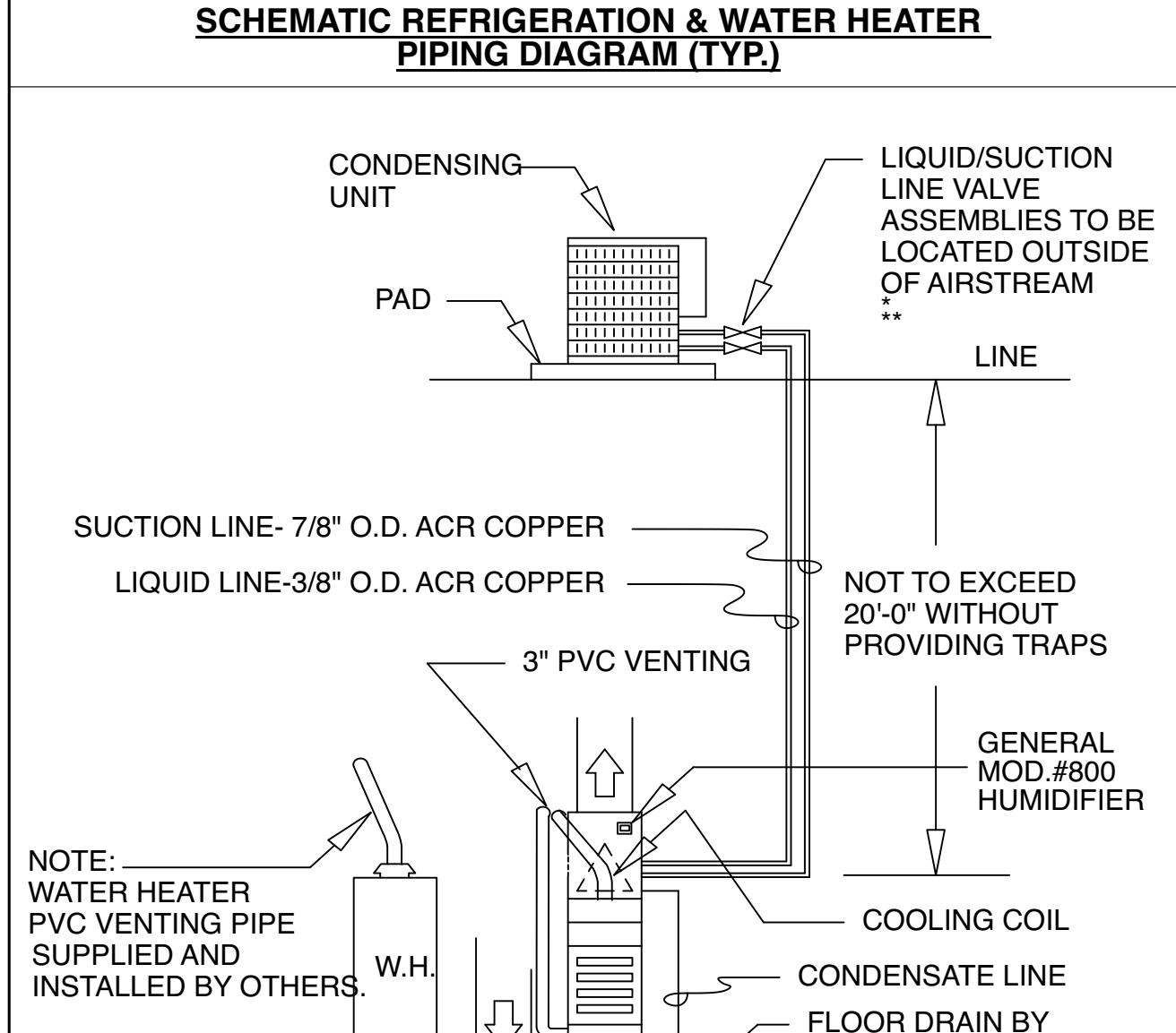
Sheet Number

A8.1



PLUMBING GENERAL NOTES:

- REFER TO DRAWINGS FOR ADDITIONAL NOTES AND LOCATIONS.
- PLUMBING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR INSTALLING ALL NEW WORK IN ACCORDANCE WITH LOCAL CITY, STATE AND NATIONAL CODES AND ORDINANCES.
- UNDERGROUND SERVICE PIPING SHALL BE TYPE K COPPER.
- ALL SUPPLY PIPING SHALL BE TYPE L COPPER.
- ALL VENT PIPING SHALL BE TYPE M COPPER TUBING.
- INSTALL DIELECTRIC FITTINGS AT CONNECTIONS TO DISSIMILAR METAL PIPING.
- ALL DWV PLUMBING ABOVE BASEMENT SLAB SHALL BE SCHEDULE 40 PVC OR CAST IRON.
- ALL DWV PLUMBING BELOW BASEMENT SLAB SHALL BE SCHEDULE 40 CAST IRON.
- PROVIDE 12" AIR CHAMBERS AT ALL FIXTURES AND 24" AIR CHAMBERS AT ALL RISERS.
- FURNISH AND INSTALL GRAY BOX AND FLOOR DRAIN AT EACH WASHER LOCATION. FURNISH AND INSTALL A PLASTIC OR SHEET METAL PAN AT EACH WASHER ABOVE BASEMENT LEVEL.
- FURNISH AND INSTALL INDIVIDUAL SHUT-OFF VALVES AT EACH FIXTURE.
- HORIZONTAL BRANCHES, BUILDING DRAIN AND SEWER TO BE PITCHED 1/8" TO 1/4" PER FOOT.
- FURNISH AND INSTALL WATER LINE FOR REFRIGERATOR ICEMAKER.
- NO FLEXIBLE WATER LINE SHALL BE USED FOR FIXTURE OR SUPPLY CONNECTIONS.
- PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL 4" EXTERIOR DRAIN TILE CONNECTED TO STORM SEWER SUMP.
- DRAIN TILE SHALL BE WRAPPED WITH A MIN. 12" OF 3/4" STONE. DRAIN TILE SHALL BE PLACED ADJACENT TO FOOTING.
- GAS PIPING MATERIALS TO BE STEEL SCREW PIPE, SCHEDULE 40A-120, STEEL CLEVIS HEAD AND THREADED FROD SUPPORTS. PROVIDE AND INSTALL GAS PIPING SHUT-OFF AT EACH APPLIANCE WITH DRIP LEG AND EACH FIREPLACE LOB LIGHTER.
- PROVIDE AND INSTALL WATER HEATER AND FLUES PER PLAN.
- PROVIDE NEW HIGH-EFFICIENCY HOT WATER HEATERS WITH FAST-RECOVERY.
- HOT WATER RECIRCULATING PUMP FOR OWNERS UNIT. LOOP TO BATHROOMS AND KITCHEN.
- PROVIDE ALL INSULATION AND HANGERS FOR PIPING.
- NO LEAD SOLDER/FLUX.
- PROVIDE HOSE BIBS W/ APPROVED BACKFLOW PREVENTION
- THE SUMP PIT SHALL BE NOT LESS THAN 18 INCHES (457 MM) IN DIAMETER AND 30 INCHES (762 MM) DEEP, UNLESS OTHERWISE APPROVED. THE PIT SHALL BE ACCESSIBLE AND LOCATED SUCH THAT ALL DRAINAGE FLOWS INTO THE PIT BY GRAVITY. AN APPROVED SUMP PIT OR TANK WITHIN A BUILDING RECEIVING THE DISCHARGE FROM SANITARY DRAINS, STORM WATER OR COMBINED DRAINS SHALL BE CONSTRUCTED OF STEEL, CAST IRON, REINFORCED CONCRETE PIPE OR OTHER APPROVED MATERIALS. THE SUMP OR TANK RECEIVING THE DISCHARGE FROM SUBSURFACE SOIL DRAINAGE SHALL BE CONSTRUCTED OF VITRIFIED CLAY TILE OR ANY OF THE ABOVE MATERIALS. APPROVED PLASTIC OR FIBERGLASS LINERS MAY BE USED IN CONJUNCTION WITH ANY OF THE APPROVED MATERIALS REFERENCED ABOVE. THE PIT BOTTOM SHALL BE SOLID AND PROVIDE PERMANENT SUPPORT FOR THE PUMP. THE SUMP PIT SHALL BE FITTED WITH A GAS-TIGHT REMOVABLE COVER ADEQUATE TO SUPPORT ANTICIPATED LOADS IN THE AREA OF USE. THE SUMP PIT RECEIVING SANITARY FLOW SHALL BE VENTED IN ACCORDANCE WITH ARTICLE 18-29-9.
- THE WATER SUPPLY TO A DISHWASHING MACHINE SHALL BE PROTECTED AGAINST BACKFLOW BY AN AIR GAP OR BACKFLOW PREVENTER IN ACCORDANCE WITH ARTICLE 18-29-6.
- EJECTOR CONNECTION TO DRAINAGE SYSTEM: PUMPS CONNECTED TO THE DRAINAGE SYSTEM SHALL CONNECT TO THE BUILDING SEWER OR SHALL CONNECT TO A WYE FITTING IN THE BUILDING DRAIN A MINIMUM OF 10 FEET (3 05 MM) FROM THE BASE OF ANY SOIL STACK, WASTE STACK OR FIXTURE DRAIN, WHERE THE DISCHARGE LINE CONNECTS INTO HORIZONTAL DRAINAGE PIPING. THE CONNECTOR SHALL BE MADE THROUGH A WYE FITTING INTO THE TOP OF THE DRAINAGE PIPING.

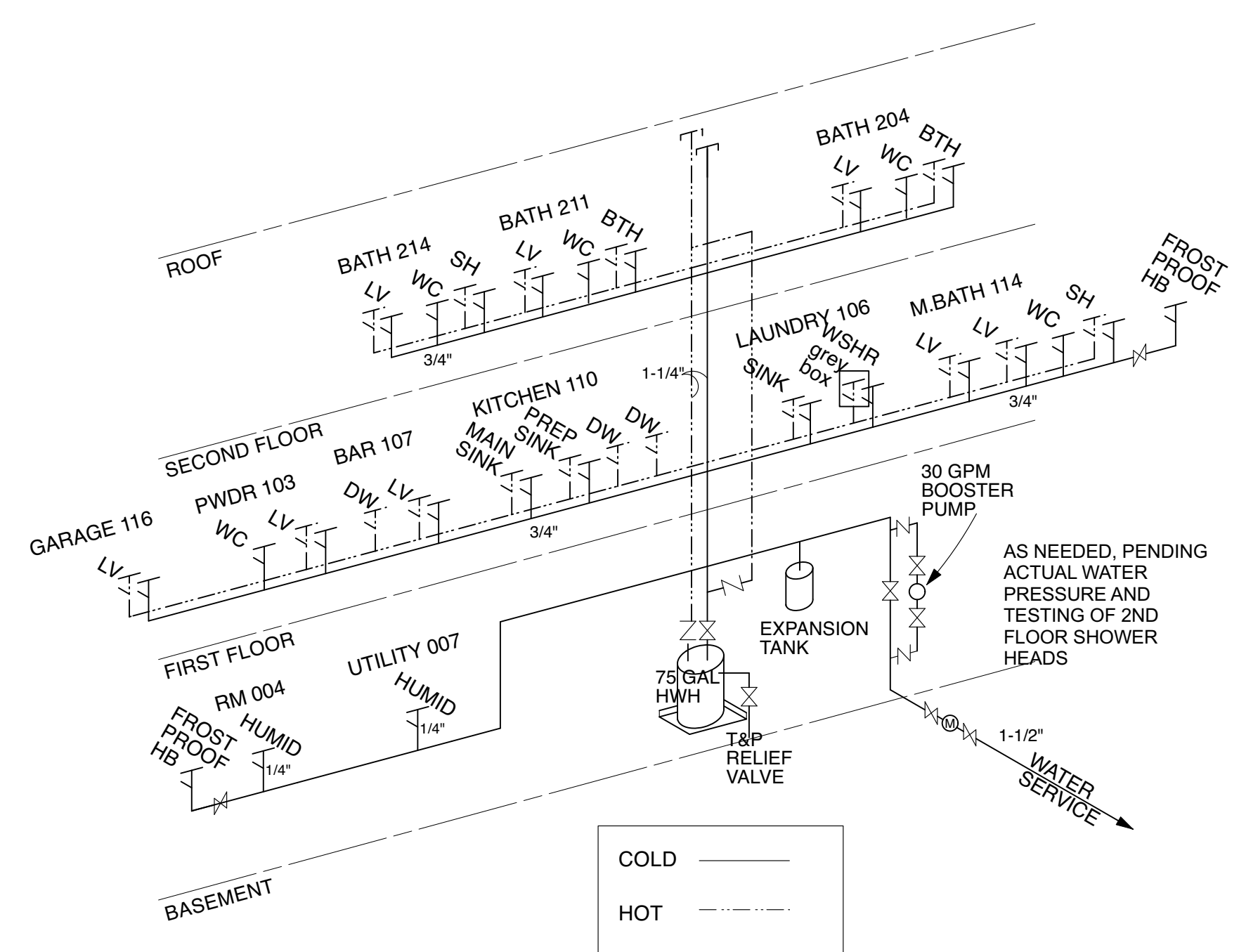


REFRIGERATION NOTES:

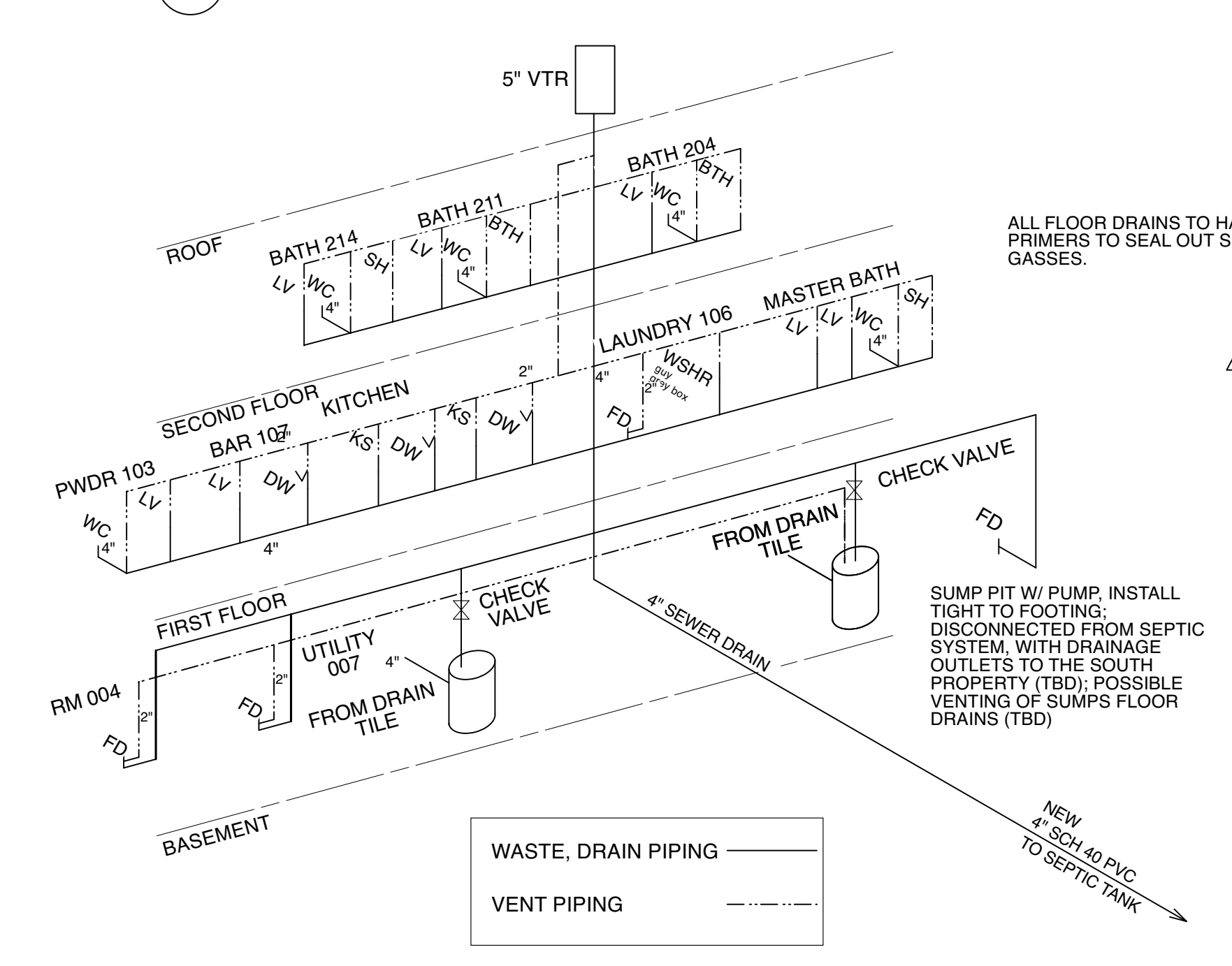
- REMOVE EXPANSION VALVES DEVICES AND CONNECTIONS FROM THE AIR STREAM
- REMOTE REFRIGERATION PIPING TO BE ACR-COPPER OR K-COPPER.
- ALL REFRIGERATION LINE JOINTS TO BE BRAZED.

MECHANICAL NOTES:

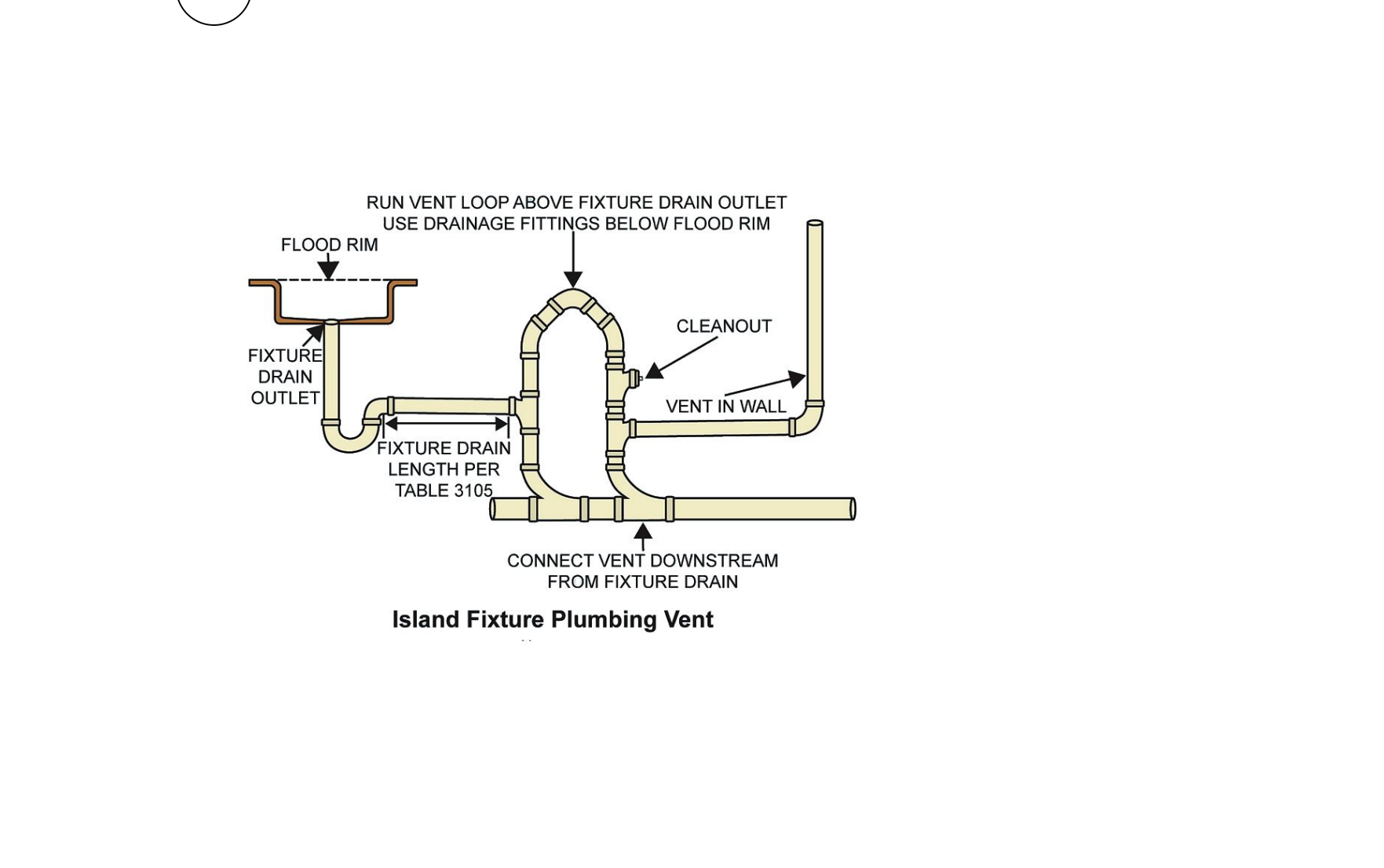
- REFER TO DRAWINGS FOR ADDITIONAL NOTES AND LOCATIONS.
- THE MECHANICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR INSTALLING ALL NEW WORK IN ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES AND ORDINANCES.
- BASIS FOR HEAT CALCULATIONS IS A.S.H.R.A.E.
- ALL DUCTWORK SHALL BE NEW PRIME GRADE GALV. SHT. MTL. FABRICATED AND INSTALLED IN COMPLIANCE WITH SMACNA STANDARDS FOR LOW VELOCITY DUCTWORK
- INSTALL BALANCING DAMPERS AT EACH BRANCH RUN.
- MINIMUM SUPPLY OR EXHAUST TO BE 50 CFM.
- CARBON MONOXIDE DETECTORS TO BE PROVIDED WITHIN 40'-0" OF EVERY ROOM USED FOR SLEEPING AND IN THE ROOM CONTAINING THE CENTRAL HEATING UNIT.
- APPROVED SMOKE DETECTORS TO BE PROVIDED IN EVERY SLEEPING ROOM, WITHIN 15'-0" OUTSIDE OF EVERY SLEEPING ROOM AND AT THE TOP OF EVERY STAIR.
- ALL SUPPLY BRANCH TAKEOFFS TO HAVE MANUALLY ADJUSTABLE LOCK TYPE VOLUME DAMPERS.
- ALL SUPPLY OPENINGS TO BE A MIN. OF 15'-0" FROM ANY AND ALL EXHAUST OPENINGS.
- FLOOR REGISTERS SHALL NOT EXCEED 9" FROM WALLS.
- ALL ROOMS TO BE HEATED TO 70 DEG F INDOORS WHEN OUTSIDE TEMP. IS -10 DEG F. (80 DEG F TEMP. DIFFERENCE).
- ALL O. A. INTAKES SHALL BE MIN. 10 FT. ABOVE GRADE AND 15 FT. MIN. FROM ANY EXHAUSTS.
- ALL EXPANSION VALVES, DEVICES AND CONNECTORS TO BE REMOVED FROM AIR STREAM.
- NOISE LEVEL AT THE LOT LINE SHALL NOT EXCEED 55 DB ON THE "A" SCALE.
- ALL DUCTWORK IN UNCONDITIONED SPACE TO BE INSULATED.
- ALL AC REFRIGERATION LINE JOINTS TO BE BRAZED.
- NO FLEX DUCT IN RESIDENTIAL.
- PROVIDE A HUMIDIFYING DEVICE.
- PROVIDE AN AIR-CLEANING DEVICE.
- MECHANICAL CONTRACTOR TO SUPPLY HOOK-UPS FOR GAS AND ELECTRIC FOR ALL EQUIPMENT.
- GAS PIPING BY PLUMBING CONTRACTOR.
- ELECTRICAL WIRING BY ELECTRICAL CONTRACTOR.
- DRYER EXHAUST SYSTEMS TO BE INDEPENDENT OF ALL OTHER EXHAUST SYSTEMS. SEE DRYER BOX SPECIFICATION THIS SHEET.
- VENTING OF ALL GAS FIRED APPLIANCES MUST CONFORM TO INTERNATIONAL FUEL GAS CODE (IFGC).



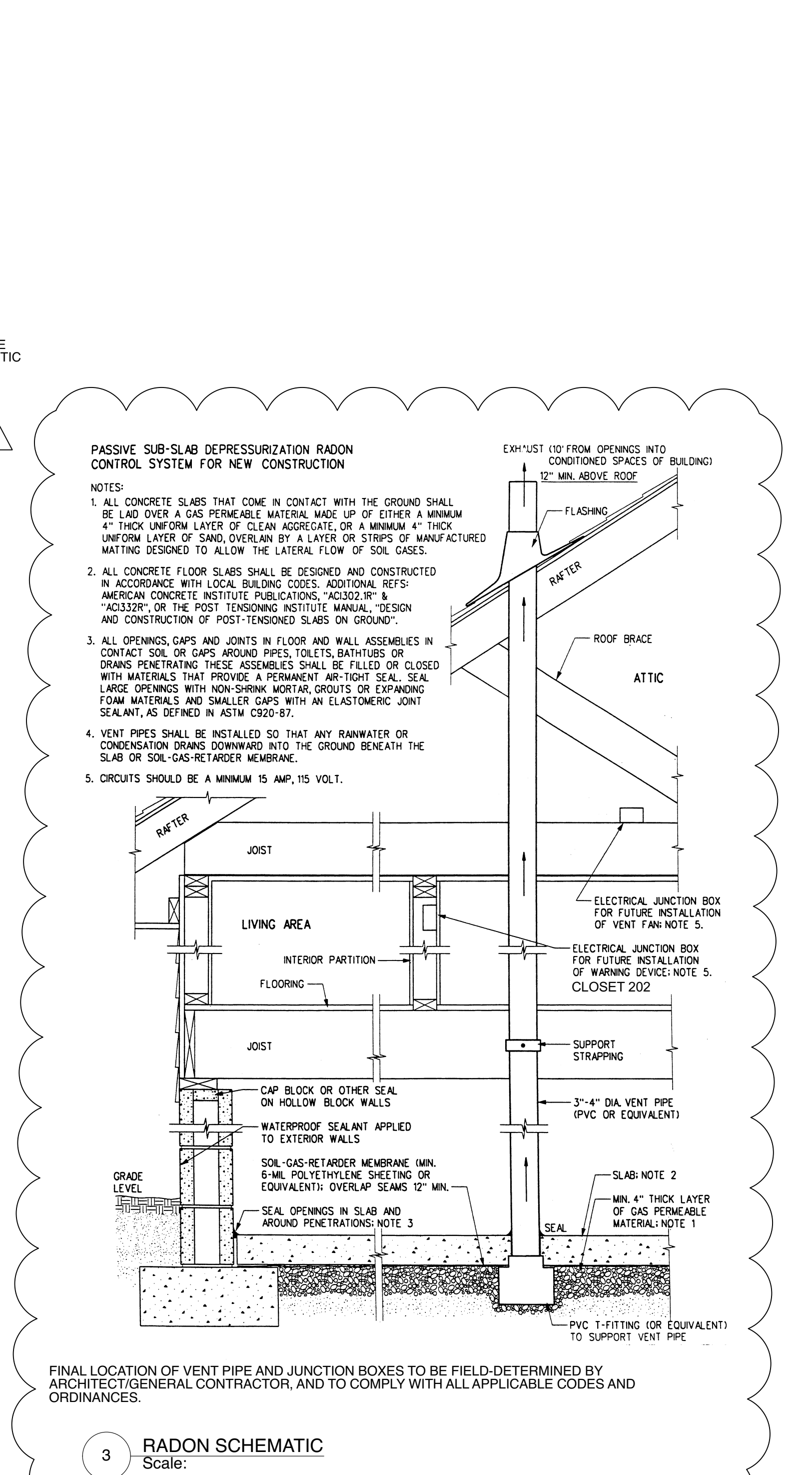
2 WASTE & VENT DIAGRAM



3 RADON SCHEMATIC



LIGHT / VENTILATION SCHEDULE							
ROOM	SQUARE FEET	REQ'D LIGHT .08*S.F.	PROPOSED LIGHT	REQ'D VENT .04*S.F.	PROPOSED VENT	REQ'D MECH VENT.	PROPOSED MECH. VENT.
004 UNFIN. BSMT.	-	-	-	-	-	-	-
005 UNFIN. BSMT.	-	-	-	-	-	-	-
006 UNFIN. BSMT.	-	-	-	-	-	-	-
007 UTILITY	-	-	-	-	-	-	-
101 FOYER	62	4.96	18	2.48	35	-	-
103 POWDER	44	3.52	0	1.76	0	50	50
106 LAUNDRY	105	8.4	36.8	4.2	47.36	-	-
107 BAR	107	8.56	26.2	4.28	46.8	-	-
110 KITCHEN	1265	101.2	270	50.6	282	-	-
111 DINING INC	-	-	-	-	-	-	-
112 LIVING INC	-	-	-	-	-	-	-
113 M.C.L.	-	-	-	-	-	-	-
114 M.BATH	94	7.52	26	3.76	32.76	-	110
115 M.BED	336	26.88	100.6	13.44	112.03	-	-
203 EXERCISE	462	36.96	59.4	18.48	61.51	-	-
204 FUTURE BATH	28	2.24	0	1.12	0	50	80
206 OFFICE	172	13.76	35.6	6.88	29.4	-	-
210 SITTING	136	10.88	35.6	5.44	29.4	-	-
211 BATH	211	16.88	3.7	8.44	6	50	80
213 BEDROOM	166	13.28	47.7	6.64	64.22	-	-
214 BATH	67	5.36	3.7	2.68	6	50	80
216 BEDROOM	170	13.6	35.6	6.8	29.4	-	-



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Sheet Title:
Mech & Plumbing:
Notes, Schedules & Diagrams

Project No.	Issued For:	Date
Drawn By: MH/JH/NM	Contract Set	02.21.23
Checked By: GB	Pricing	04.13.22
Scale: AS NOTED	Frndn Issue	04.13.23
	Review	04.28.23
	IFC (Shell)	05.03.23

Sheet Number

MP1.0

FINAL EQUIPMENT SIZING AND ZONES ARE DELINEATED;
MANUAL 'J', 'S' AND 'D' CALCS ARE COMPLETED AND PROVIDED
AS SEPARATE EXHIBIT

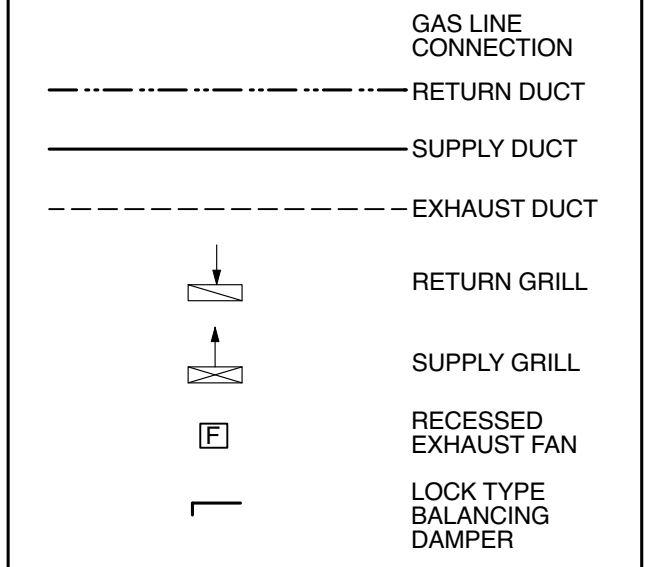
EQUIPMENT SCHEDULE SYSTEM II

MAKE	MODEL	CAPACITY	EFFICIENCY	NOTES	
F-2	TRANE	TUHM060ACV4V	180,000 BTU/hr	97.3%	3-ZONES: BASEMENT, EAST WING, AREA ABOVE GARAGE ON 3 LEVELS
C-2	TRANE	4TTTV0X24A1	2.0 NOM. TONS	20 SEER	FINAL LOCATION BY OWNER INCLUDES WINTER COVER / MATCHING INSULATION
ERV-2	TRANE	ERV100A1P00B	130 CFM	high	INCLUDE OUTDOOR SENSOR
HUM-2	TRANE	EHUM0500APR00C	18 gals./day	-	INCLUDE OUTDOOR SENSOR
AIR-2	TRANE	TFD145CLFR00D	12000 CFM	99.98%	-
Z-3	TRANE	TR0NE1050AL522A	FULLY MODULATING	-	INCLUDES MODULATING DAMPER, ZONE PANEL OUTDOOR SENSOR (FIRST FLOOR MAIN) LVL F1
Z-4	TRANE	TR0NE1040AL522A	"	-	" (FIRST FLOOR WEST)
Z-5	TRANE	TR0NE1040AL522A	"	-	" (SECOND FLOOR - OFFICE)
Z-6	TRANE	TR0NE1040AL522A	"	-	" (SECOND FLOOR - EXERCISE)
G/H	MODINE	HQ-75	75,000 BTU/hr	STANDARD	INCLUDE PROGRAMMABLE THERMOSTAT LOW PROFILE CEILING SUSPENDED
WC-1,2	CELLARCOOL	FD3300	80 CU. FT.	STANDARD	INCLUDES BATTI PROBE AND AUTOMATIC CONTROLLER

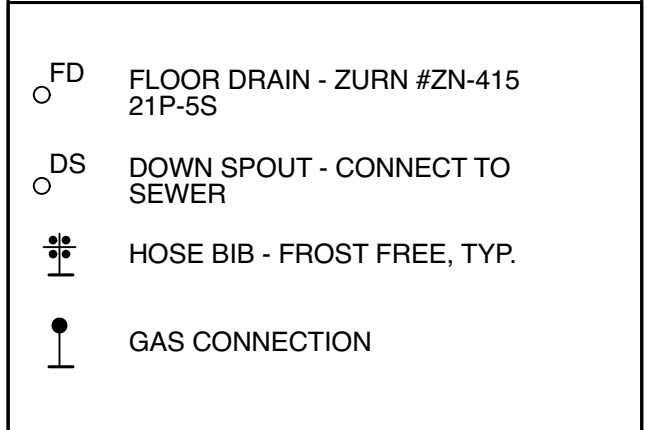
EQUIPMENT SCHEDULE SYSTEM-1

MAKE	MODEL	CAPACITY	EFFICIENCY	NOTES	
F-1	TRANE	TUHM100ACV4V	100,000 BTU/hr	97.3%	3-ZONES: BASEMENT, WEST WING, CENTER ON 3 LEVELS
C-1	TRANE	4TTTV0X36A1	3.0 NOM. TONS	21 SEER	FINAL LOCATION BY OWNER INCLUDES WINTER COVER / MATCHING INSULATION
ERV-1	TRANE	ERV100A1P00B	130 CFM	high	INCLUDES ADJUSTABLE CONTROL
HUM-1	TRANE	EHUM0500APR00C	18 gals./day	-	INCLUDES OUTDOOR SENSOR
AIR-1	TRANE	TFD145CLFR00D	12000 CFM	99.98%	-
Z-1	TRANE	TR0NE1050AL522A	FULLY MODULATING	-	INCLUDES MODULATING DAMPER, ZONE PANEL OUTDOOR SENSOR (FIRST FLOOR) LVL F1
Z-2	TRANE	TR0NE1040AL522A	FULLY MODULATING	-	" (SECOND FLOOR)

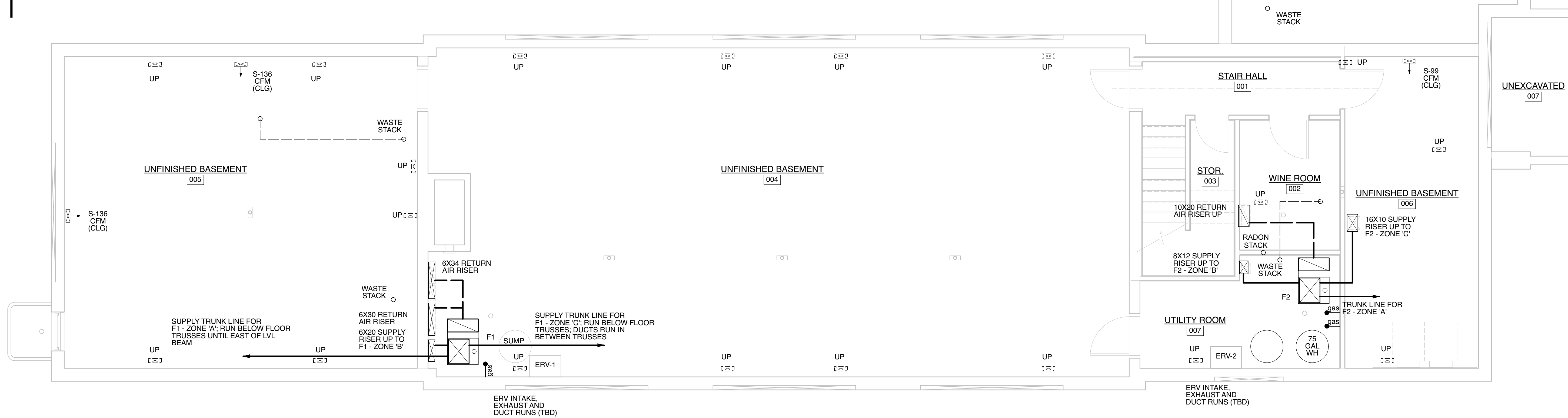
MECHANICAL SYMBOL LEGEND



PLUMBING SYMBOL LEGEND



NOTE:
FINAL LOCATION OF ALL REGISTERS, THERMOSTATS AND SENSORS, AND ALL PROPOSED SOFFITS AND CHASES, TO BE FIELD-APPROVED BY OWNER & ARCHITECT, PRIOR TO MODIFICATIONS OR FINAL DUCTWORK CONNECTIONS.



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Consultant:

Sheet Title:

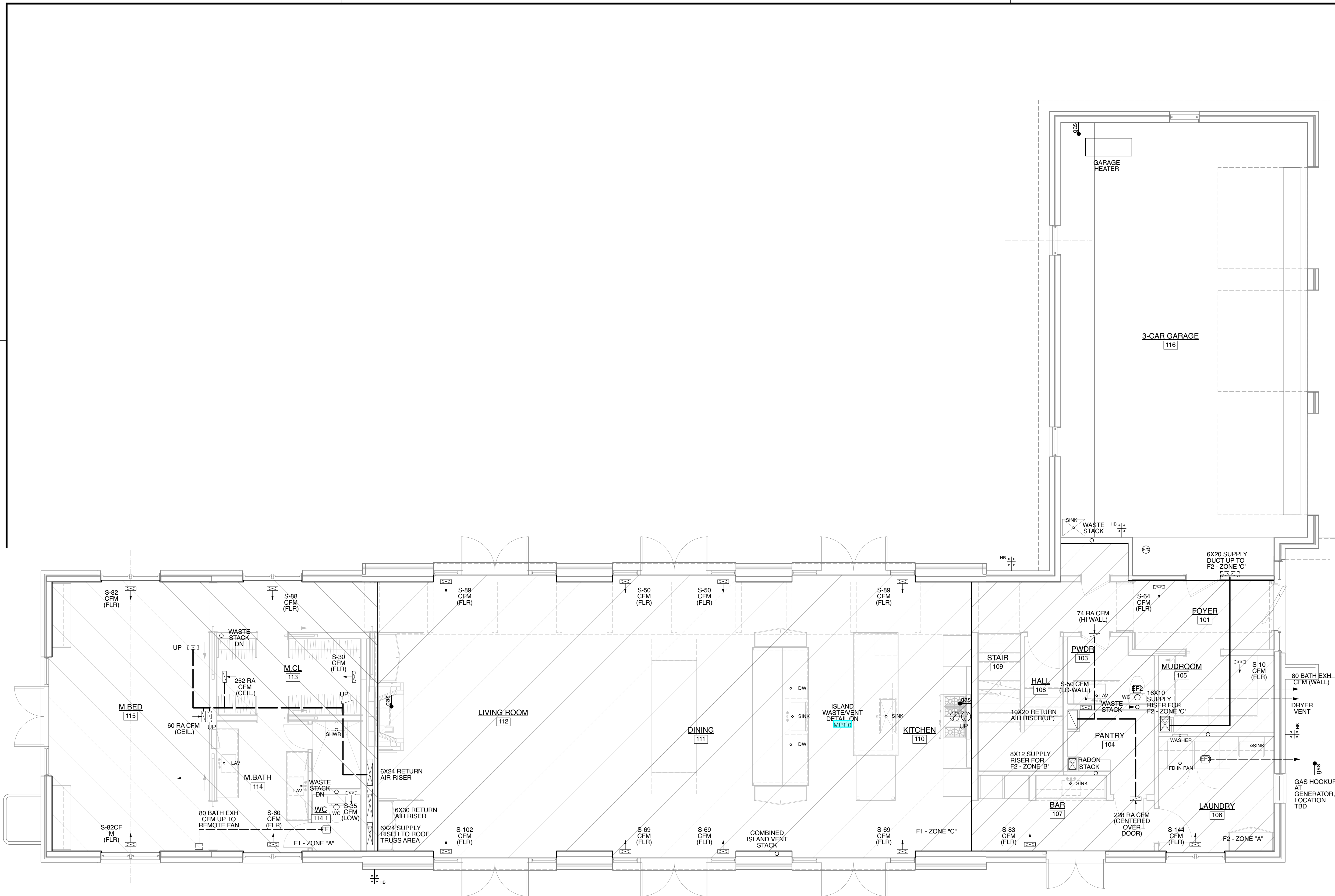
Mech. & Plumbing Plan:
Basement

1 BASEMENT MECHANICAL LAYOUT
Scale: 1/4" = 1'-0"

Project No.	Issued For:	Date
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	Review	04.28.23
	IFC (Shell)	05.03.23

Sheet Number

MP2.0



MECHANICAL SYMBOL LEGEND

	GAS LINE CONNECTION
	RETURN DUCT
	SUPPLY DUCT
	EXHAUST DUCT
	RETURN GRILL
	SUPPLY GRILL
	RECESSED EXHAUST FAN
	LOCK TYPE BALANCING DAMPER

PLUMBING SYMBOL LEGEND

	FD FLOOR DRAIN - ZURN #ZN-415 21P-SS
	DS DOWN SPOUT - CONNECT TO SEWER
	HOSE BIB - FROST FREE, TYP.
	GAS CONNECTION

NOTE:
FINAL LOCATION OF ALL REGISTERS, THERMOSTATS AND SENSORS, AND ALL PROPOSED SOFFITS AND CHASES, TO BE FIELD-APPROVED BY OWNER & ARCHITECT, PRIOR TO MODIFICATIONS OR FINAL DUCTWORK CONNECTIONS.

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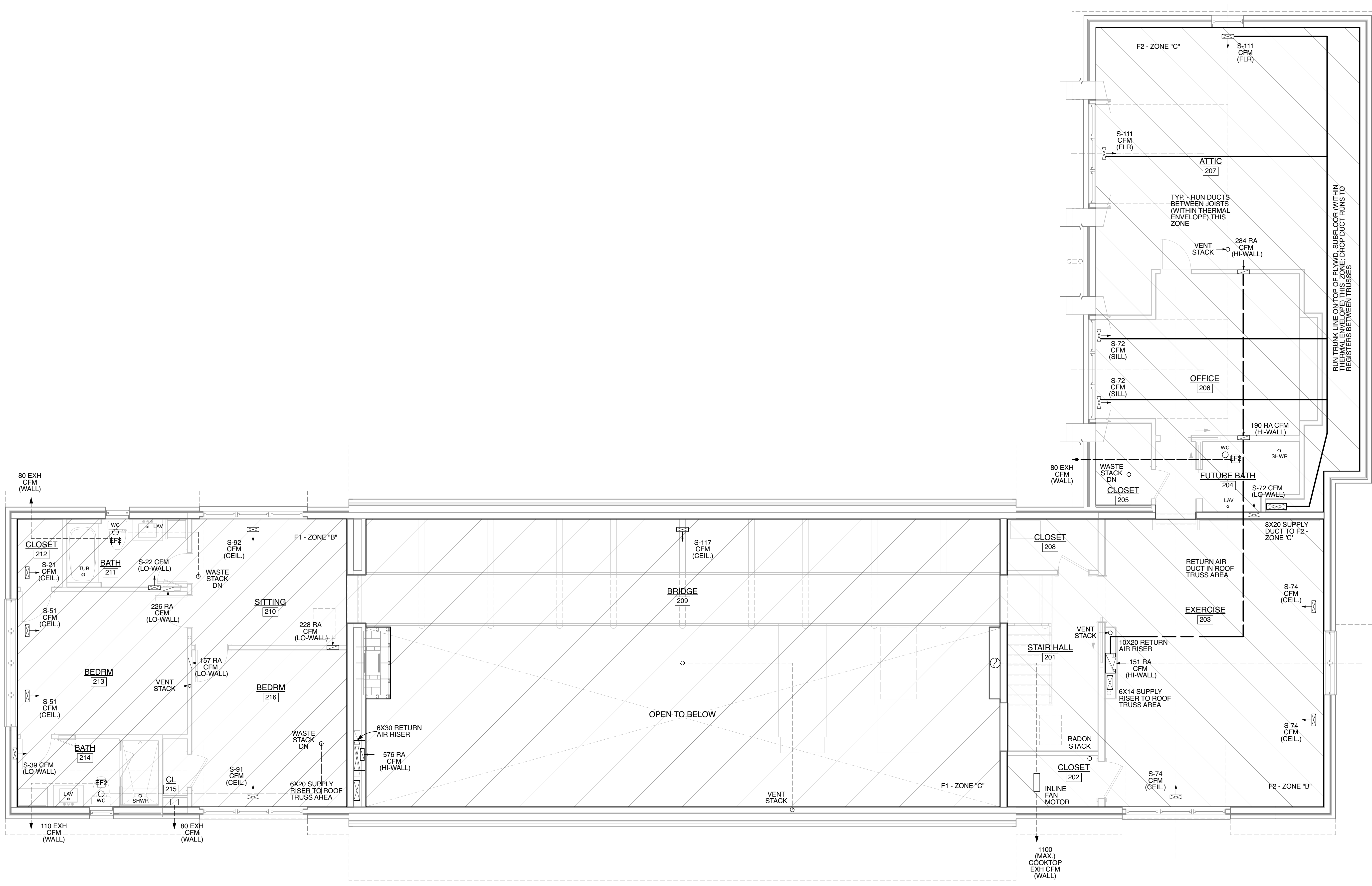
Consultant:

1 FIRST FLOOR LAYOUT
Scale: 1/4" = 1'-0"

Sheet Title:
**Mech. & Plumbing Plan:
First Floor Plan**

Project No.	Issued For:	Date
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MP2.1



MECHANICAL SYMBOL LEGEND

	GAS LINE CONNECTION
	RETURN DUCT
	SUPPLY DUCT
	EXHAUST DUCT
	RETURN GRILL
	SUPPLY GRILL
	RECESSED EXHAUST FAN
	LOCK TYPE BALANCING DAMPER

PLUMBING SYMBOL LEGEND

	FD FLOOR DRAIN - ZURN #ZN-415 21P-SS
	DS DOWN SPOUT - CONNECT TO SEWER
	HOSE BIB - FROST FREE, TYP.
	GAS CONNECTION

NOTE:
FINAL LOCATION OF ALL REGISTERS, THERMOSTATS AND SENSORS, AND ALL PROPOSED SOFFITS AND CHASES, TO BE FIELD-APPROVED BY OWNER & ARCHITECT, PRIOR TO MODIFICATIONS OR FINAL DUCTWORK CONNECTIONS.

Grand Island Residence
4500 E. River Road
Grand Island, NY

Project Number: 2022-0034

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Sheet Title:
**Mech. & Plumbing Plan:
Second Floor Plan**

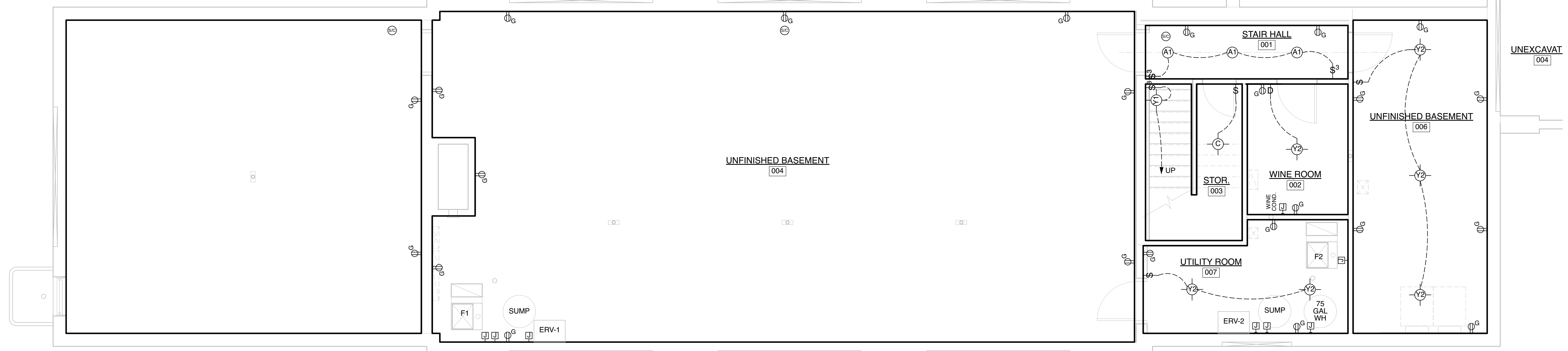
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	IFC (Shell)	05.03.23

Sheet Number
MP2.2

1 SECOND FLOOR LAYOUT
Scale: 1/4" = 1'-0"

ELECTRICAL FIXTURE SCHEDULE					
NO.	DESCRIPTION	MANUF.	MODEL/TRIM NO.	LAMP	REMARKS
A1	RECESSED LIGHT	TECH LIGHTING (ENTRA)	ENCL3RF-L121/	LED / 2700K	ADJUSTABLE
A2	RECESSED LIGHT	TECH LIGHTING (ENTRA)	ENCL3RF-L121 /	LED / 2700K	ADJUSTABLE; WET LOCATION
A3	RECESSED LIGHT	TECH LIGHTING (ELEMENT)	E4RF-LH927-40AI	LED / 2700K	ADJUSTABLE
B	GARAGE LIGHT	BY OWNER	TBD	TBD	INSTALLED BY ELECTRICAL CONTRACTOR
C	CLOSET	BY OWNER	TBD	TBD	INSTALLED BY ELECTRICAL CONTRACTOR
EF1	EXHAUST FAN	PANASONIC	FV-11-15VK1	---	110-130-150 CFM
EF2	EXHAUST FAN	PANASONIC	FV-05V05	---	50-80 CFM
EF3	EXHAUST FAN	PANASONIC	FV-0511VQC1	---	110 CFM; HUMIDITY SENSOR
U	LED STRIP LIGHT	DIODE LED	DI-24V-BLWSC2-30-16	LED/300K	RECESSED MOUNTING CHANNEL, DIMMER TBD
Y1	INTERIOR WALL SCOFF	BY OWNER	TBD	TBD	INSTALLED BY ELECTRICAL CONTRACTOR
Y2	INTERIOR CEILING MOUNT/ PENDANT	BY OWNER	TBD	TBD	INSTALLED BY ELECTRICAL CONTRACTOR
Z1	EXTERIOR WALL SCOFF	BY OWNER	TBD	TBD	INSTALLED BY ELECTRICAL CONTRACTOR
Z2	INTERIOR CEILING MOUNT/ PENDANT	BY OWNER	TBD	TBD	INSTALLED BY ELECTRICAL CONTRACTOR

ELECTRICAL SYMBOL LEGEND	
	SURFACE MOUNTED FIXTURE
	RECESSED DOWNLIGHT
	SURFACE MOUNTED WALL FIXTURE
	SMOKE / CO DETECTOR
	LINEAR FIXTURE
	RECESSED EXHAUST FAN
	SINGLE POLE SWITCH
	3-WAY (+) SWITCH
	4-WAY (+) SWITCH
	DIMMER SWITCH
	3-WAY (+) DIMMER
	JAMB SWITCH
	MULTI-LOCATION, SINGLE POLE SWITCH
	DUPLEX RECEPTACLE
	QUADRUPLEX RECEPTACLE
	SWITCHED RECEPTACLE (1)
	GROUND FAULT CIRCUIT RECEPTACLE
	WEATHER-PROOF RECEPTACLE
	DUPLEX FLOOR OUTLET
	JUNCTION BOX
	THERMOSTAT
	CONTROL STATION
	DOORBELL
	SECURITY KEY PAD
	INTERCOM
	AUDIO SYSTEM CONTROL
	SPEAKER
	PHONE / DATA / FAX
	DUPLEX PHONE / DATA / FAX
	FLOOR PHONE OUTLET
	TELEVISION / CABLE



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

Sheet Title:

**Electrical:
Lower Level Plan, Schedule**

Project No.	Issued For:	Date
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E2.0

NOTE:
FINAL GREAT ROOM (KITCHEN/DINING/LIVING)
SWITCH SETUP TO BE APPROVED BY CLIENT, AND
PROGRAMMED BY LOW VOLTAGE CONTRACTOR

NOTE:
SEE E2.2 FOR RECESSED
CEILING FIXTURE LAYOUT

ELECTRICAL SYMBOL LEGEND

	SURFACE MOUNTED FIXTURE
	RECESSED DOWNLIGHT
	SURFACE MOUNTED WALL FIXTURE
	SMOKE / CO DETECTOR
	LINEAR FIXTURE
	RECESSED EXHAUST FAN
	SINGLE POLE SWITCH
	3-WAY (+) SWITCH
	4-WAY (+) SWITCH
	DIMMER SWITCH
	3-WAY (+) DIMMER
	JAMB SWITCH
	MULTI-LOCATION, SINGLE POLE SWITCH
	DUPLEX RECEPTACLE
	QUADRUPLEX RECEPTACLE
	SWITCHED RECEPTACLE (1)
	GROUND FAULT CIRCUIT RECEPTACLE
	WEATHER-PROOF RECEPTACLE
	DUPLEX FLOOR OUTLET
	JUNCTION BOX
	THERMOSTAT
	CONTROL STATION
	DOORBELL
	SECURITY KEY PAD
	INTERCOM
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	SPEAKER
	PHONE / DATA / FAX
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	FLOOR PHONE OUTLET
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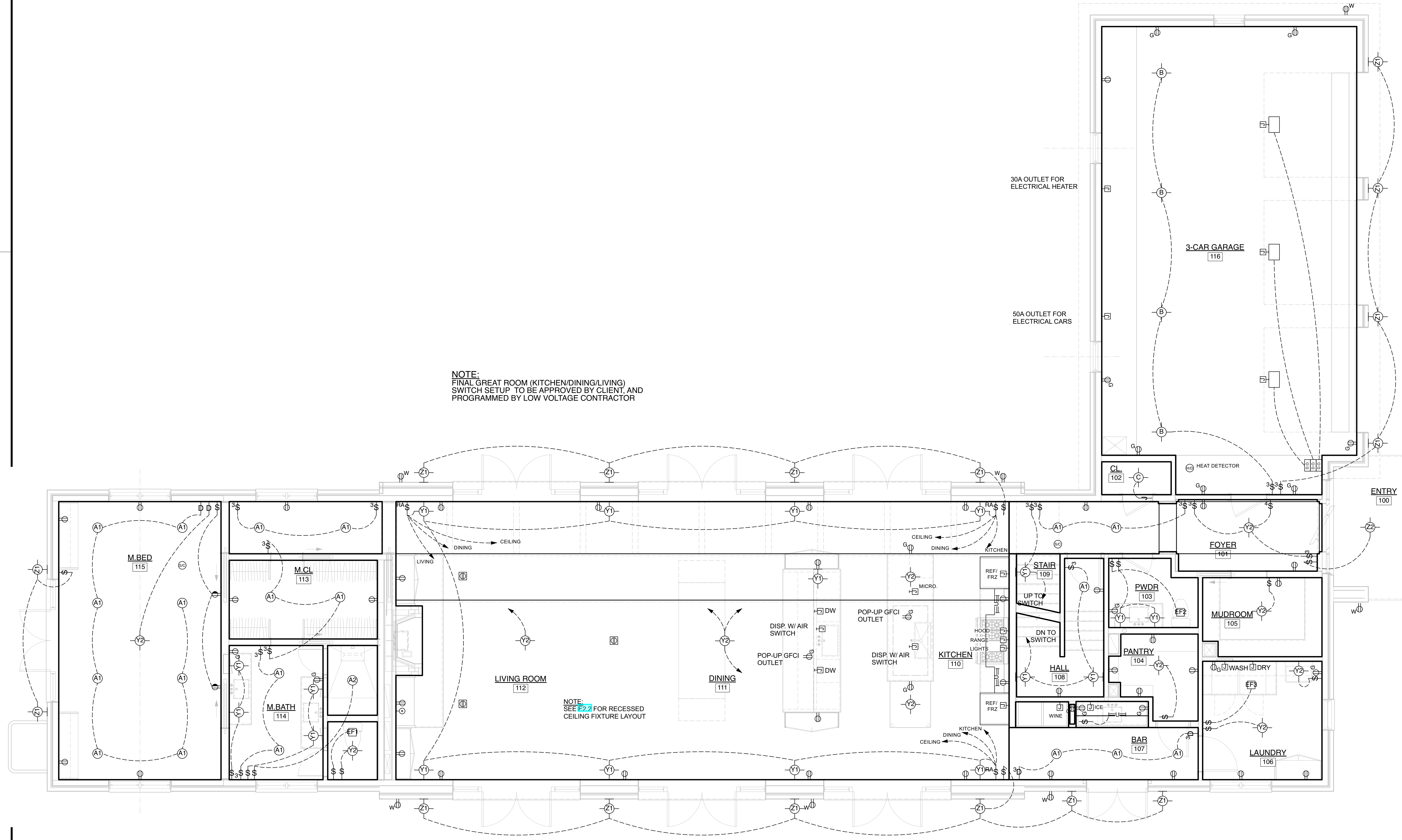
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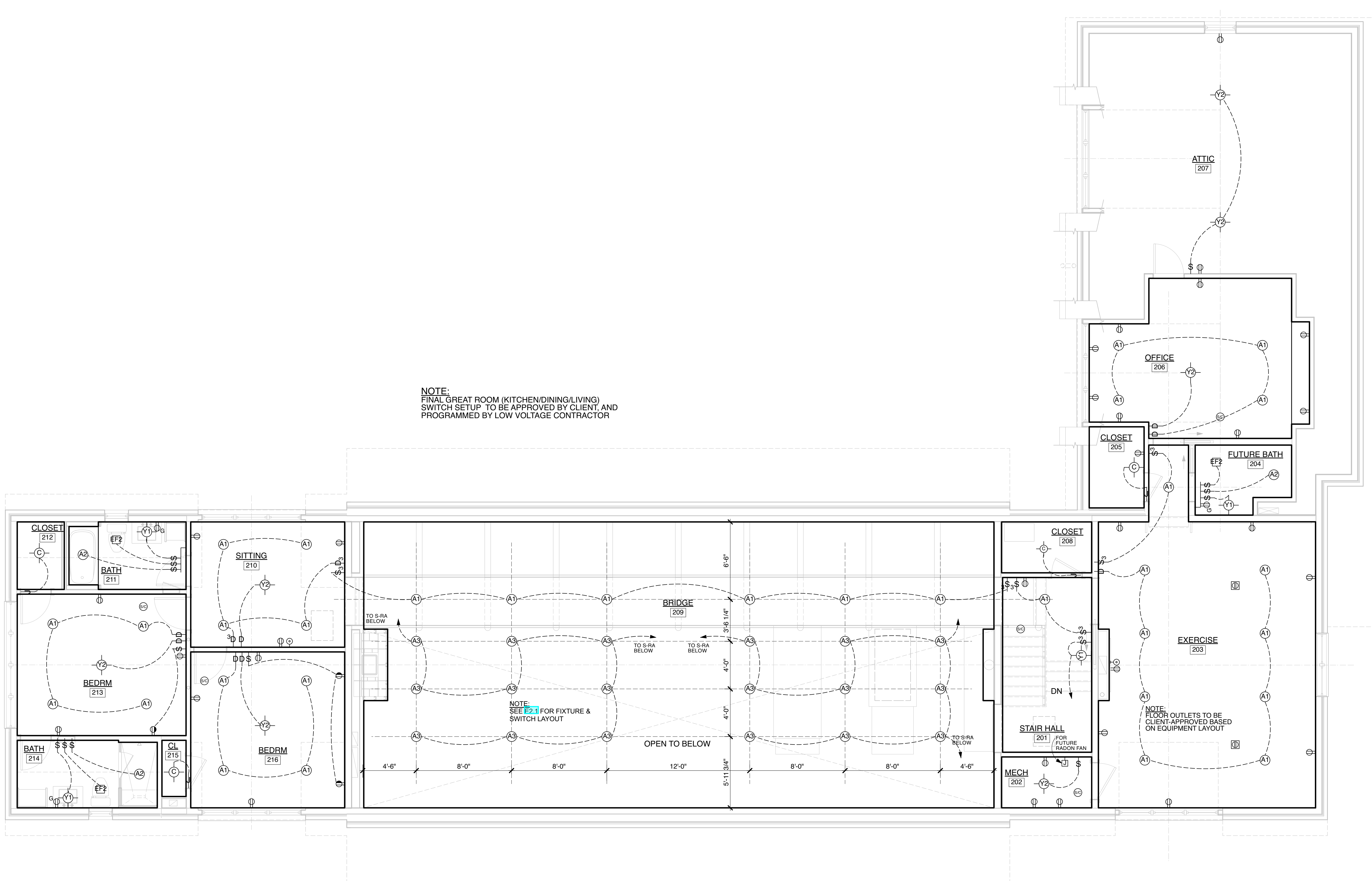
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**Electrical:
First Floor Plan**

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E2.1

1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"





ELECTRICAL SYMBOL LEGEND

	SURFACE MOUNTED FIXTURE
	RECESSED DOWNLIGHT
	SURFACE MOUNTED WALL FIXTURE
	SMOKE / CO DETECTOR
	LINEAR FIXTURE
	RECESSED EXHAUST FAN
	SINGLE POLE SWITCH
	3-WAY (+) SWITCH
	4-WAY (+) SWITCH
	DIMMER SWITCH
	3-WAY (+) DIMMER
	JAMB SWITCH
	MULTI-LOCATION, SINGLE POLE SWITCH
	DUPLEX RECEPTACLE
	QUADRUPLEX RECEPTACLE
	SWITCHED RECEPTACLE (1)
	GROUND FAULT CIRCUIT RECEPTACLE
	WEATHER-PROOF RECEPTACLE
	DUPLEX FLOOR OUTLET
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**Electrical:
Second Floor Plan**

1 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

Project No.	Issued For:	Date
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E2.2

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