

OFFICE OF CAMPUS PLANNING & OPERATIONS

December 30, 2021

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The owner of 98 N. Lake Drive, (Kent and Jennifer New) in the Neighborhood Suburban District are coming before the Architectural Review Board with plans to demolish an existing house at 98 N. Lake Drive and construct a new house with site improvements. Therefore, this project requires an Architectural Review Board review.

Variances/Requests being considered:

- 1) Demolition Demolish the existing house; (ALU 6.11);
- 2) Change in grade in excess of 12" to create a driveway and parking areas; (ALU 5.11.3.3)
- 3) Construct a swimming pool on the east side (lake side) of the house; (ALU 4.7.14) (planned for phase 2);
- 4) Exceed the maximum floor area ratio of .50. The proposed project is at .68 F.A.R. (ALU 4.7.3)

You are receiving this notification because your property is approximately within 150' of the proposed project site.

Plans for this project may be reviewed online at <u>Architecture Review Board (ARB) News</u> and Notes - Chautauqua Institution (chq.org)

The Architectural Review Board will meet on Thursday February 3, 2022, at 12:00 PM via Zoom conference. See instructions for joining this conference below. Please submit any comments that you may have in writing for the Architectural Review Board's consideration. E-mails are preferred and may be submitted to John Shedd at arb@ciweb.org until 12:00 noon on February 2, 2022.

Join Zoom Meeting

https://us02web.zoom.us/j/83326374805

Meeting ID: 833 2637 4805

One tap mobile

- +16468769923,,83326374805# US (New York) 13126266799,,83326374805# US
- +(Chicago)

Dial by your location

- +1 646 876 9923 US (New York)
- +1 312 626 6799 US (Chicago)
- +1 301 715 8592 US (Washington DC)
- +1 669 900 6833 US (San Jose)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 408 638 0968 US (San Jose)

Meeting ID: 833 2637 4805

Find your local number: https://us02web.zoom.us/u/kcZwsQrIJQ

John L. Shedd, AIA

Vice President of Campus Planning and Operations

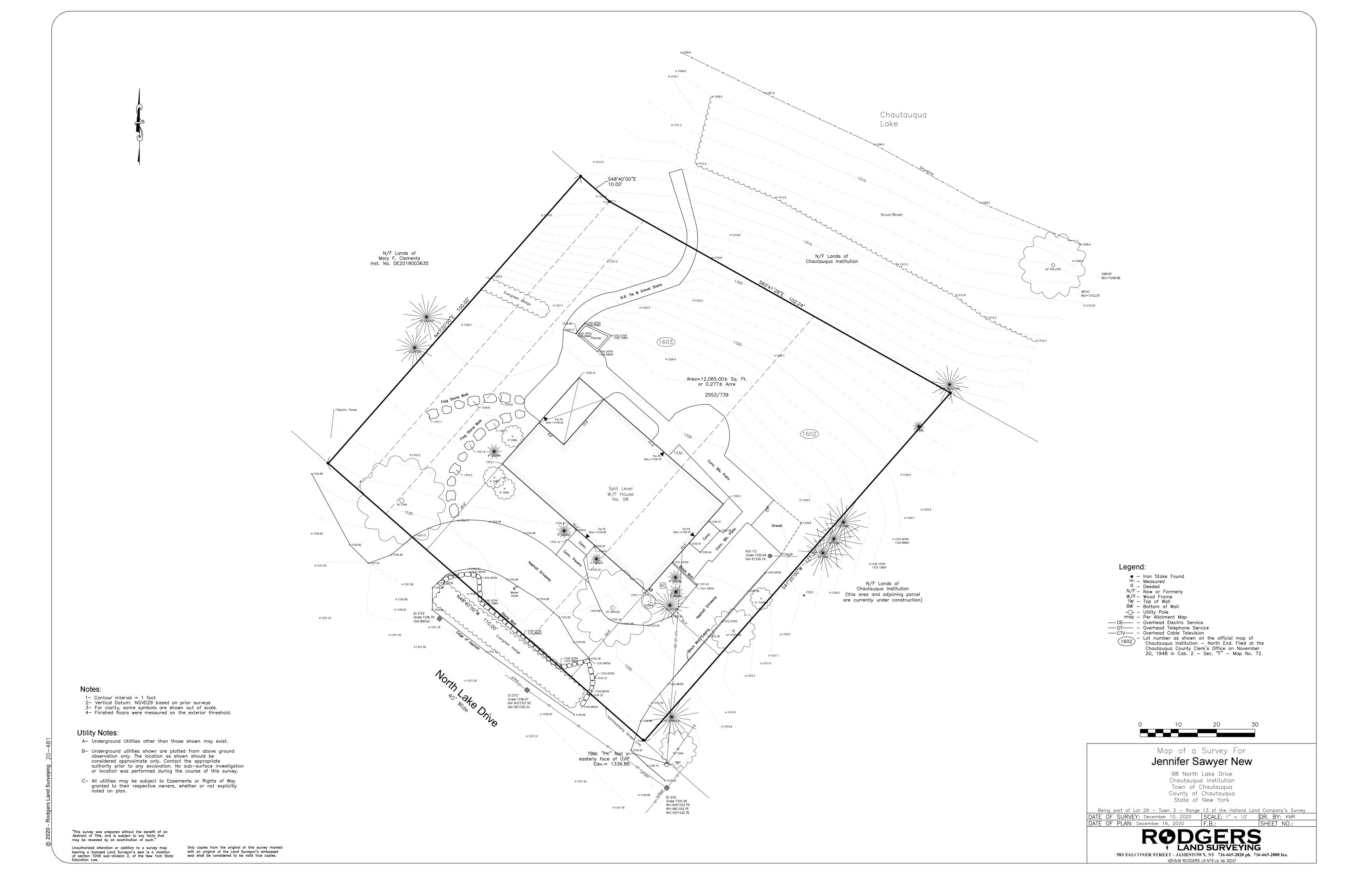
jshedd@CHQ.org | o: 716.357.6245

Chautauqua Institution

PO Box 28 | 1 Ames Ave. Chautauqua, NY 14722

chq.org | assembly.chq.org Office Phone: 716.357.6245

Fax: 716.357.9014





location map

scope of work

- DEMO EXISTING RESIDECE
- NEW CBS RESIDENCE NEW DRIVEWAY
- 4. LANDSCAPING AND IRRIGATION

general site notes

- PROTECT NATIVE TREES LARGER THAN 6" DIA.
- 2. CONTRACTOR TO FIELD VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. 3. ALL NEW ROOF GUTTER DOWNSPOUTS TO HAVE SPLASH GUARD TO PREVENT
- 4. FOR EXTERIOR CONSTRUCTION, CONSTRUCT TEMPORARY SILT FENCE ALONG THE PERIMETER OF THE SITE TO CONTROL STORM WATER RUNOFF.

site plan key notes

- 101 NEW DRIVEWAY PAVERS
- 102 POOL DECK COORD. WITH HOME OWNER
- 103) PROPOSED LOCATION OF WATER METER, V.I.F.
- 104 NEW ALUM FENCE AT 48' AFF, COOR WITH HOMEOWNER AND ANY EXISTING FENCES ON ADJACENT PROPPERTIES

 4" CONCRETE EQUIPMENT PAD

- (107) ELECTRICAL METER

site drainage notes

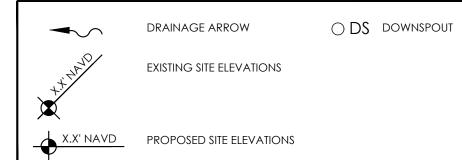
- SITE RETENTION

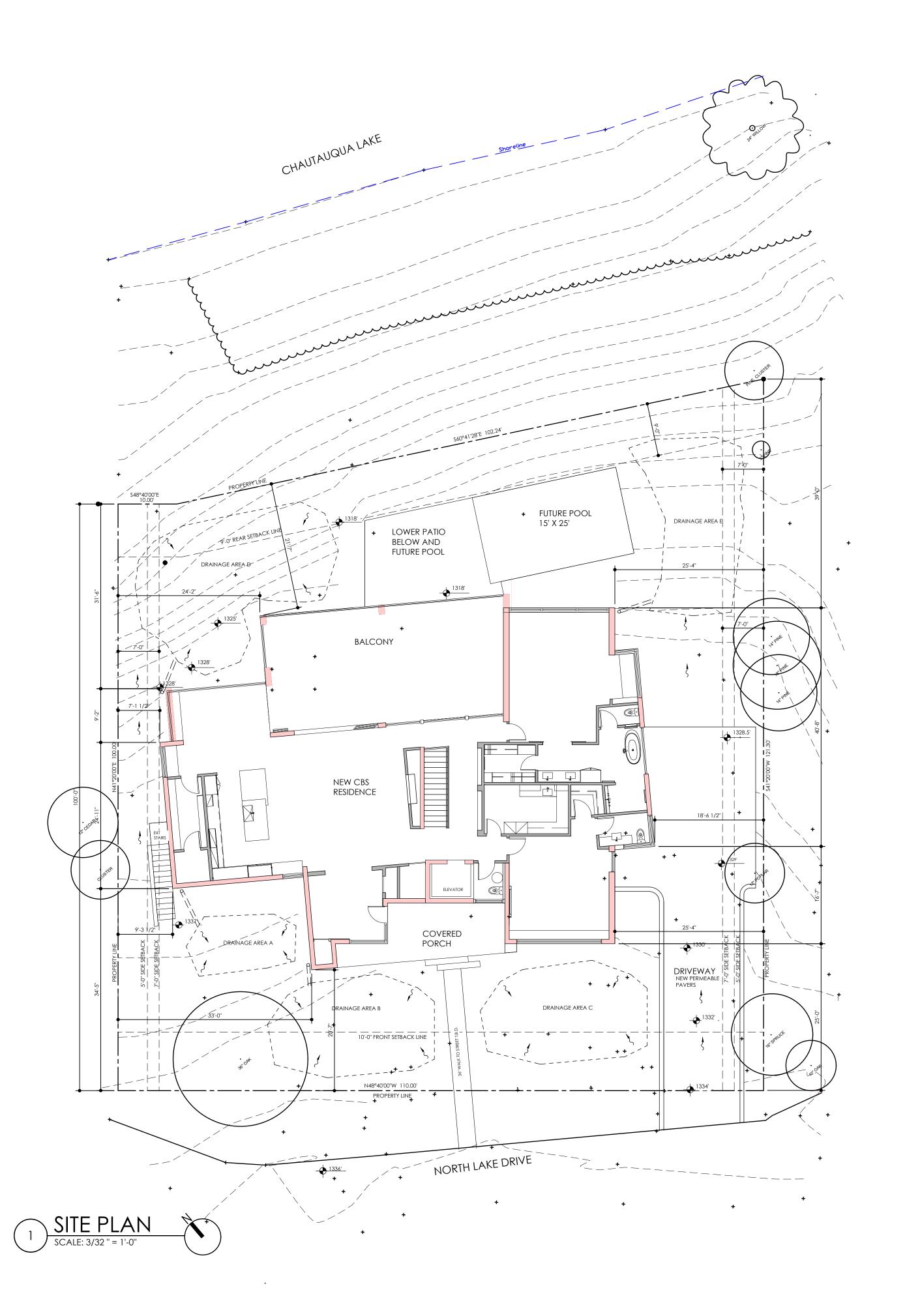
 1. ALL RAINWATER RUN-OFF MUST BE RETAINED ON SITE.

 2. ALL RAINWATER MUST FLOW AWAY FROM BUILDING.SLOPE GRADE AWAY FROM BUILDING
- ALL RETENTION AREAS TO BE COORDINATED WITH LANDSCAPING.
 SIDE PROPERTY LINES HAVE ADJACENT PARALLEL SWALES TO RETAIN WATER.
 DISTRICT
- DISTRICT

 6. CONTRACTOR TO COORDINATE WATER RUN OFF FROM ROOF TO DRAINAGE AREAS

legend





schedule of drawings

ARCHITECTURAL DESIGN			
A0.50	VARIANCE PLAN & DEMO PLAN	40.00	EVIEDIOD ELEVATIONE
		A3.00	EXTERIOR ELEVATIONS
A1.00	SITE PLAN	A3.10	EXTERIOR ELEVATIONS
A1.20	SITE DETAILS	A5.00	ROOF PLAN
A2.10	FIRST FLOOR PLAN STREET LEVEL		
A2.30	LOWER LEVEL FLOOR PLAN GARAGE LEVEL		
A2.50	LOWER LEVEL 2 FLOOR PLAN LAKE LEVEL		
1			



BULTMAN ARCHITECTURE, inc.

Michelle Bultman, RA LEED.AP.HOMES | NCARB p 772.834.5806

2081 SE Ocean Blvd, 1a Stuart, FL 34996 michelle@bultman.co | www.bultman.co license AR0015892

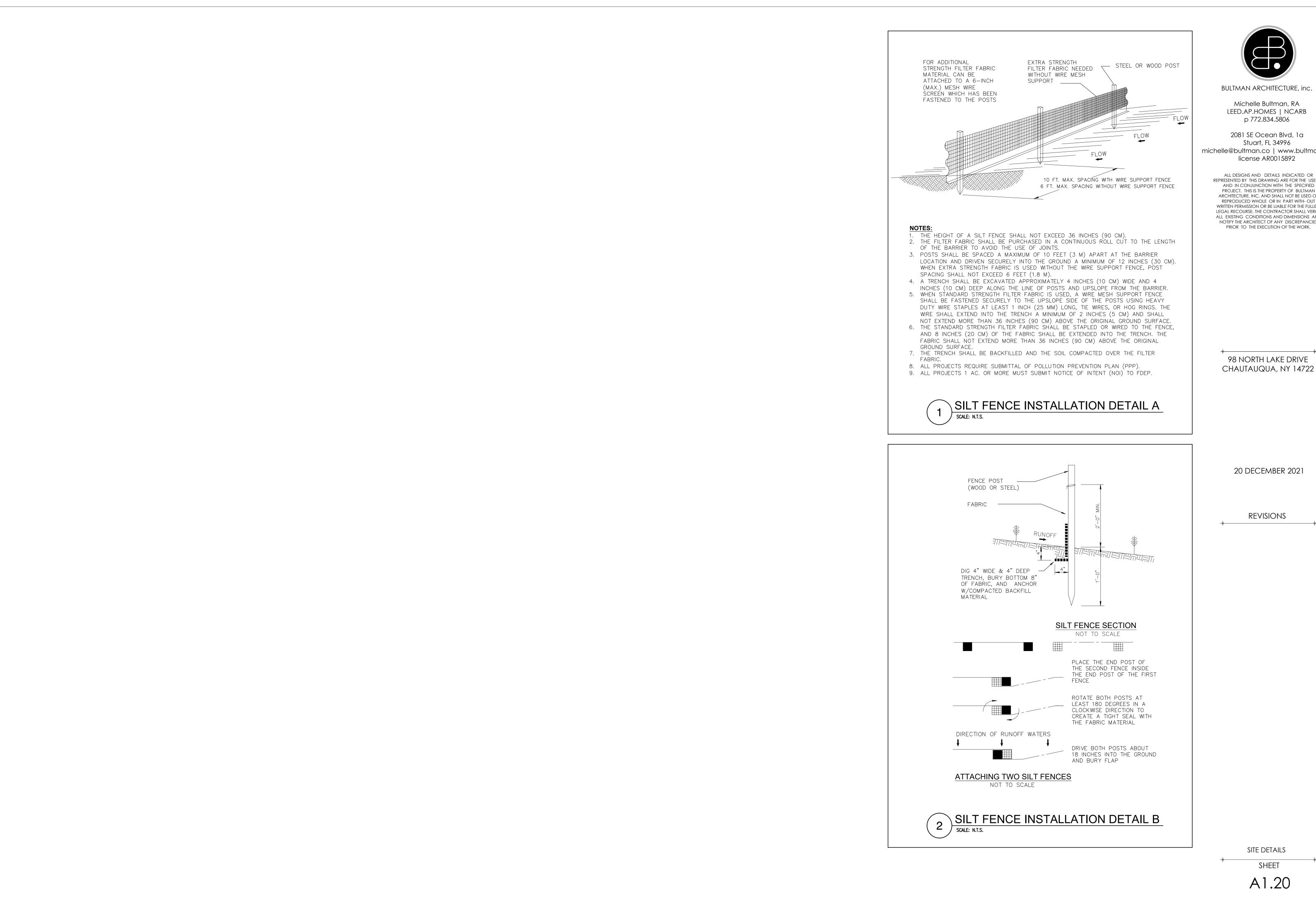
ALL DESIGNS AND DETAILS INDICATED OR REPRESENTED BY THIS DRAWING ARE FOR THE USE ON AND IN CONJUNCTION WITH THE SPECIFIED PROJECT. THIS IS THE PROPERTY OF BULTMAN ARCHITECTURE, INC. AND SHALL NOT BE USED OR REPRODUCED WHOLE OR IN PART WITH-OUT WRITTEN PERMISSION OR BE LIABLE FOR THE FULLEST LEGAL RECOURSE. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES
PRIOR TO THE EXECUTION OF THE WORK.

98 NORTH LAKE DRIVE CHAUTAUQUA, NY 14722

20 DECEMBER 2021

REVISIONS

SITE PLAN





BULTMAN ARCHITECTURE, inc.

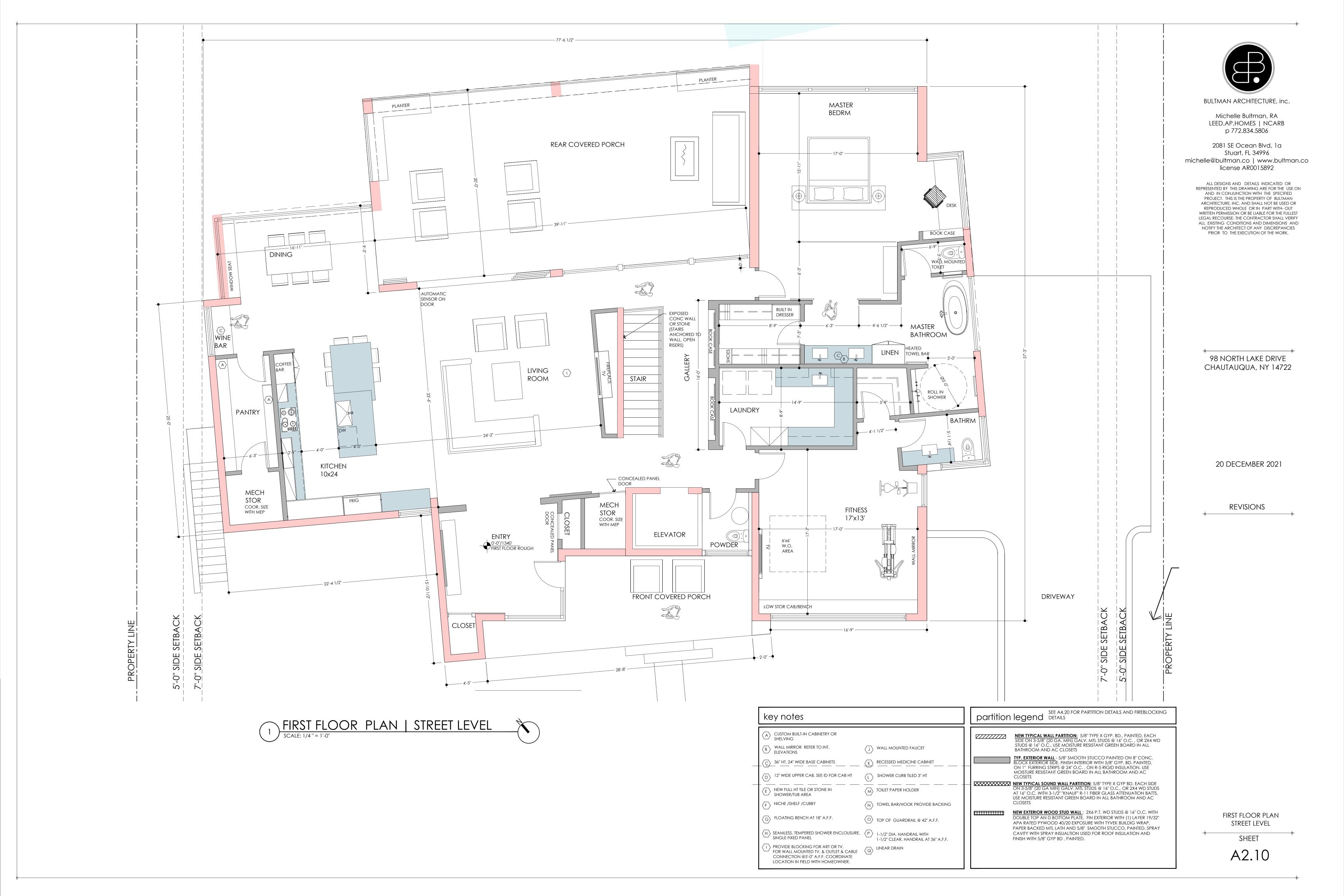
LEED.AP.HOMES | NCARB p 772.834.5806

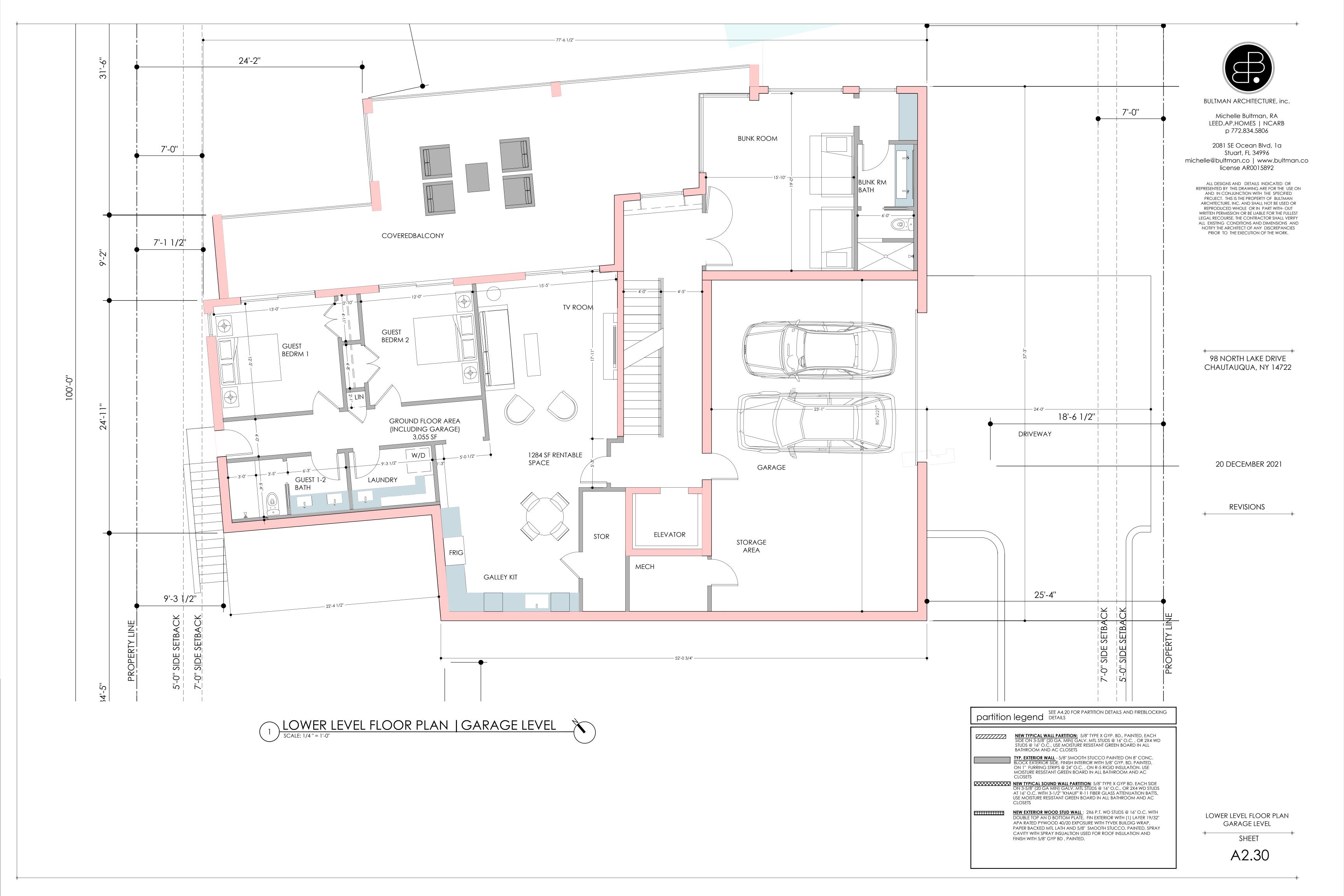
2081 SE Ocean Blvd, 1a Stuart, FL 34996 michelle@bultman.co | www.bultman.co

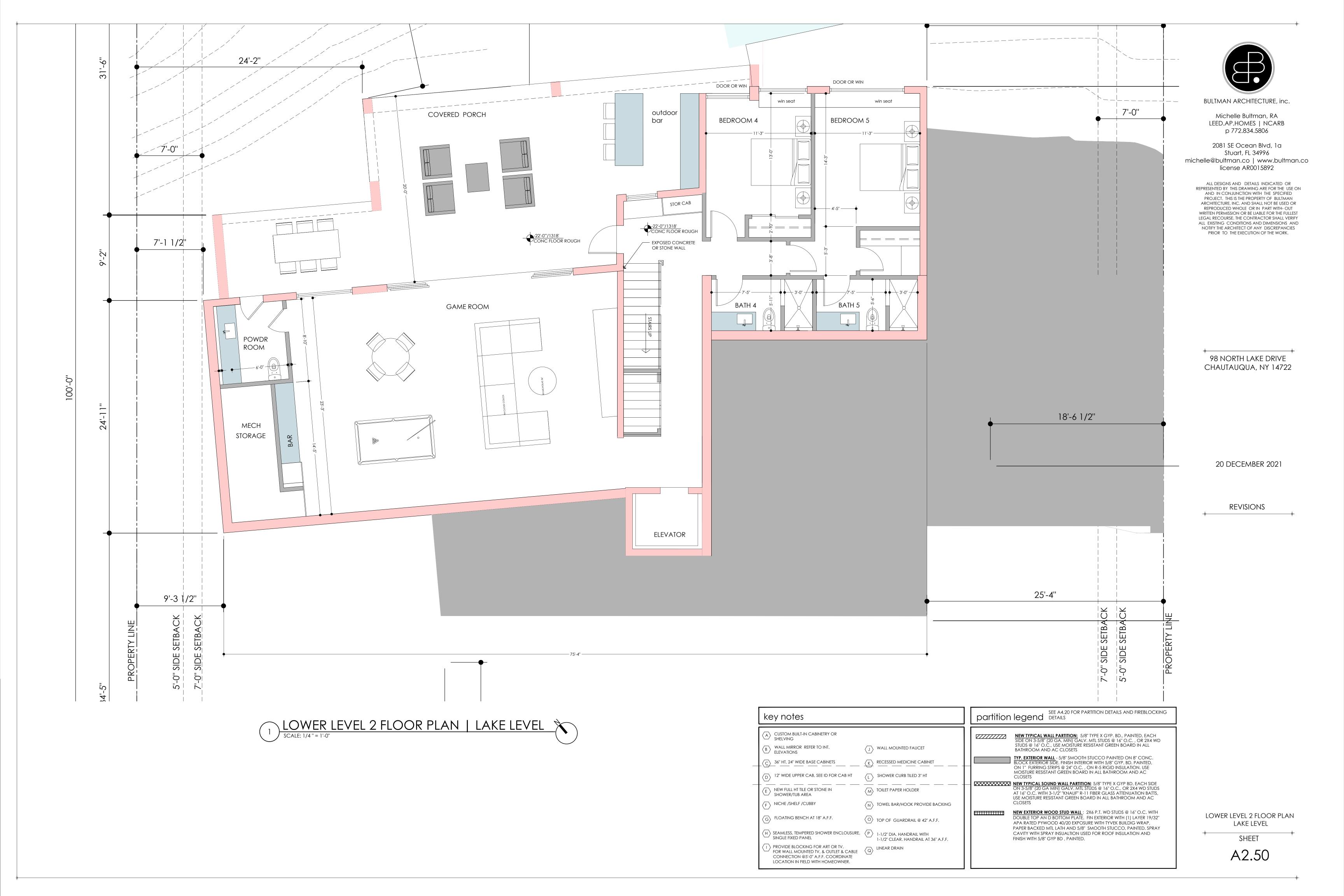
ALL DESIGNS AND DETAILS INDICATED OR REPRESENTED BY THIS DRAWING ARE FOR THE USE ON AND IN CONJUNCTION WITH THE SPECIFIED PROJECT. THIS IS THE PROPERTY OF BULTMAN ARCHITECTURE, INC. AND SHALL NOT BE USED OR REPRODUCED WHOLE OR IN PART WITH-OUT WRITTEN PERMISSION OR BE LIABLE FOR THE FULLEST LEGAL RECOURSE. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES

98 NORTH LAKE DRIVE

20 DECEMBER 2021









BULTMAN ARCHITECTURE, inc.

Michelle Bultman, RA LEED.AP.HOMES | NCARB p 772.834.5806

2081 SE Ocean Blvd, 1a Stuart, FL 34996 michelle@bultman.co | www.bultman.co license AR0015892

ALL DESIGNS AND DETAILS INDICATED OR REPRESENTED BY THIS DRAWING ARE FOR THE USE ON AND IN CONJUNCTION WITH THE SPECIFIED PROJECT. THIS IS THE PROPERTY OF BULTMAN ARCHITECTURE, INC. AND SHALL NOT BE USED OR REPRODUCED WHOLE OR IN PART WITH-OUT WRITTEN PERMISSION OR BE LIABLE FOR THE FULLEST LEGAL RECOURSE. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE EXECUTION OF THE WORK.

finish legend

ELDORADO STONE "CUT COARSE STONE" SEASHELL

The part of the pa

EXTERIOR WALL COLOR BENJAMIN MOORE: COLOR MATCH TO EXTERIOR STONE COLOR P2 P1 EXTERIOR WALL

P2) EXTERIOR STONE: ELDORADO STONE "CUT COARSE STONE" COLOR OYSTER OR SEASHELL OR LIMESTONE - GRAND BANKS

P3) EXTERIOR STONE: ELDORADO STONE "LONGITUDE 24 FOGGY MEADOW"

(P4) EXTERIOR WALL: THERMORY WOOD -WHITE ASH CLADDING P5) FASCIA: T.B.D. BRONZE OR BLACK ALUMINUM FACIA PANELS TO MATCH WINDOW/DOORS P6 EXTERIOR WALL EXTERIOR WALL COLOR BENJAMIN MOORE: COLOR MATCH TO EXTERIOR

STONE COLOR P3 WINDOWS AND DOORS:

20 DECEMBER 2021

REVISIONS

98 NORTH LAKE DRIVE CHAUTAUQUA, NY 14722

ALL EXTERIOR WINDOWS AND DOORS BLACK OR BRONZE EXTERIOR DOOR STAIN: TBD 22'-7" RIDGE Pl Pl

DARK GREY STANDING SEAM ROOF, TYP.

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

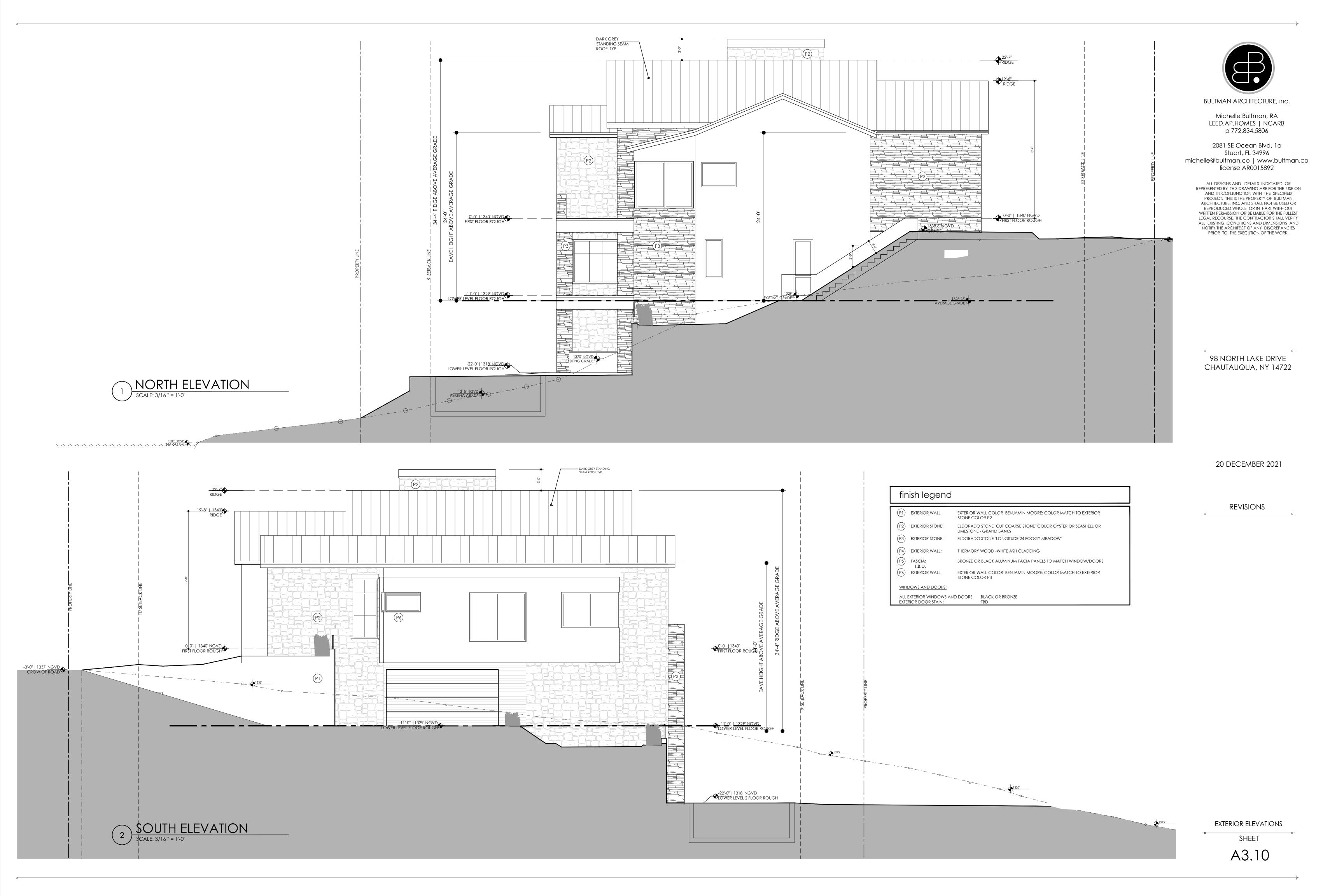
SCALE: 3/16 " = 1'-0"

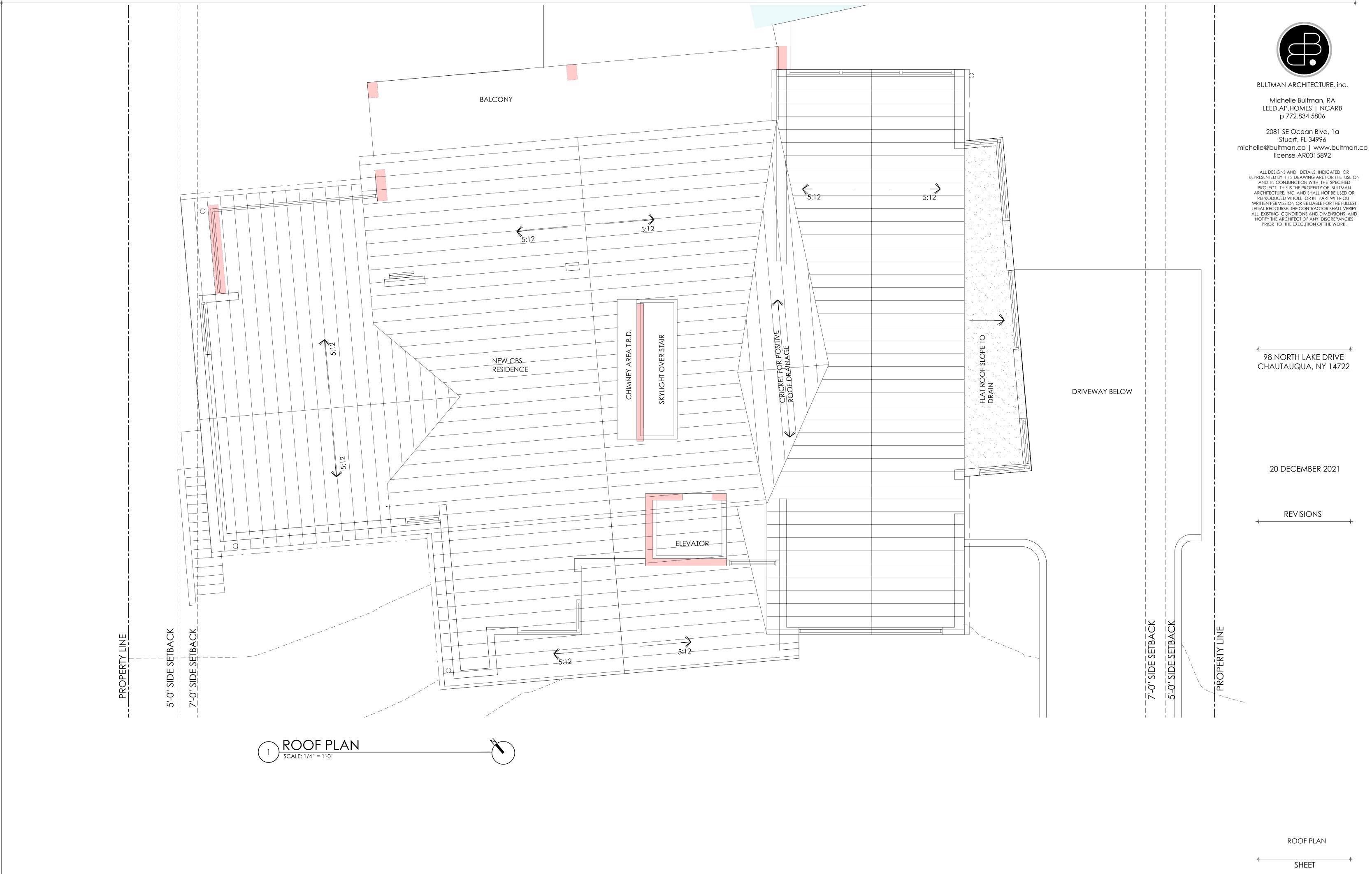
Pl

EXTERIOR ELEVATIONS

SHEET

A3.00





A5.00



98 N Lake Dr Chautauqua NY 14722

Jennifer & Kent New

FRONT / WEST ELEV



North Elevation



East Elevation





Siding



FASCIA ROT



MOSS GROWING ON ROOF



Split level not accessible







Bathrooms not ADA compliant







