



## OFFICE OF CAMPUS PLANNING & OPERATIONS

### ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

September 27th 2023

Dear Chautauquan,

The owners of 25 Vincent Avenue, Troy and Kristen Henikoff, are coming before the Architectural Review Board with plans proposing the removal of the existing Building on their property to build a new Building. This work proposes demolition of the existing Building at the Henikoff's property on Vincent due to structural deficiency, dangerous conditions present on-site, and Technical Infeasibility of work within the conditions present within the existing Structure. Therefore, this project requires an Architectural Review Board review for the following considerations required as a part of this proposal's scope of work.

Variances/Requests being considered:

- 1) Request for Full Demolition

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 using the following link: [Architecture Review Board \(ARB\) News and Notes - Chautauqua Institution \(chq.org\)](https://www.chq.org/architecture-review-board-arb-news-and-notes)

The Architectural Review Board will meet on **November 2nd 2023 in the Turner Conference Room at 12:00pm Noon**. 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 the Administrator of Architectural and Land Use Regulations at [arb@chq.org](mailto:arb@chq.org) until 12:00pm noon on November 1st 2023.

Thank you for your time,

**Ryan B. Boughton, Assoc. AIA**

Administrator of Architectural and Land Use Regulations

[rboughton@chq.org](mailto:rboughton@chq.org) | o: 716.357.6245

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**BUILDING CONDITION REPORT**  
**25 VINCENT, CHAUTAUQUA**  
**SEPT, 2023**

JEB Consultants was asked to evaluate the condition of a structure located at 25 Vincent on the grounds of the Institute. The results of this inspection are based solely on visual observations made during an inspection of the building. No sampling or testing of materials was performed, or measurements taken.

The building is a two story, wood framed structure. It has a metal roof and a two story front porch. The sides are clad in painted blue shake shingles. There is a small 13' X 13' basement under the back left hand corner of the building, but the rest of the first floor is supported by a crawl space with wood posts, set on a dirt floor. There is a perimeter curtain wall , but it could not be determined what kind of foundation it had, if any. Most of the crawlspace is 12 " - 24" high. Figure 1 shows a rough sketch of the first floor & basement layouts. If you are standing in the dining room and walk into the kitchen, or into the living room area, you are walking downhill. The whole house seems to be sinking except for the portion supported by the small basement walls. Looking at Photos 2 & 3 helps explain why – most of the house is not built on a foundation with footings. These photos show the “piers” under the central bearing wall, and a remedial pier put in to support a remedial beam located mid-span of the joists above. None of the posts have a proper footing, or a proper connection to its supported member, or lateral restraints.

The front part of the house appears to have been built after the back section. The way that the two sections were connected in the crawl space is rather crude. I could not physically enter the crawl space under the right side of the house due to its minimal height and the presence of clutter, rubble and plumbing. I could see duct work and piping but do not know how you would access this area for maintenance or service. There may have been an alternate floor hatch that has since been covered up or possibly an exterior opening that wasn't apparent during the inspection. Photos 4 & 5 show that the back left corner of the house is also sagging.

The sad fact is that the entire structure has numerous issues, any one of which could be fixed, but the number of them, and the quality of some of the previous construction make that approach questionable.

Some of these issues:

1. Entire foundation , as described above;
2. Joists are undersized, as evidenced by bouncy floors;
3. Substandard doors, including two that provide egress from two bedrooms on the second floor;
4. The second floor porch deck is unsafe to walk on near the one bedroom door.  
The membrane deck liner has nailheads that are ready to pop through, and the porch railing is definitely substandard;
5. Substandard staircases (32" & 28");
6. Substandard headroom (85") on most of second floor and front part of the first floor;
7. Most of the windows are trimmed in sheet metal. This is often done as an alternative to actually repairing and preserving the underlying wood, and in fact may actually accelerate any existing rot.
8. The middle left front porch post seems to be sinking more than its neighbors;
9. I observed numerous instances of poor maintenance and poor construction quality – photos available upon request.

## CONCLUSIONS

Since the foundation is such a critical part of a good house, the substandard condition of most of this house's supporting structure would indicate a totally new foundation is necessary. This will involve lifting the house. If the rest of the house were in great shape, it might be worth it to dig a proper basement/foundation under it. However, the superstructure will require extensive work in many areas, and will still never be current Code compliant. Unless there is some overarching concern or limitation, I would recommend that the existing structure be demolished and a new, modern, Code compliant building erected in its place.





# 25 Vincent Ave

## 2020 Residential Code of New York synopsis

It is assumed that the because of age of this building that building codes were ether non-existent or not enforced during the period of original construction. Subsequent additions and alterations have evidence of some consideration to code requirements, but there is evidence of disregard for convenance in the newer portions of the structure. Only sections of the 2020 Residential Code of New York relevant are addressed.

Chautauqua county records indicate the structures construction in 1995. Most likely that was the date of the last major remodel. Given the finishes on the interior and exterior one can assume the older front portion of the structure dates in the early to 1900, some renovations occurred in the mid 1900 and then the last remodeling/addition was in 1995. There have been some minor improvements/maintenance in the time after 1995, most notable a new roof and some siding replacements

Observations were casual in nature no investigative demolition was performed.

- R305 Ceiling Heights 7'0" minimum in living areas 6'8" in baths and laundry areas
- a. Ceiling heights vary from 7'0" to 7'3" in the older portion of the building
  - b. Ceiling heights vary from 7'6" to 7'9" in the newer portion of the building
  - c. Ceiling heights vary in the second floor bathroom's from 6'4' to 7'0'
  - d. Ceiling height at the tom of the stairs is 6'0"

Commentary - Ceiling height will need to be reduced to < 7'0" in the older portion of the building to make the structure sound. See below.

### R308 Glazing

- a. Hazardous Glazing exist in multiple locations throughout the home, either too close to the floor and un-tempered, or too close to the stairs.

### R310 Emergency Escape and Rescue openings

- a. Both back bedrooms do not have code compliant Emergency Escape and Rescue openings
- b. The two front bedrooms do have doors that lead to the front porch but they have been blockaded due to an either real or perceived fear of the structural stability of the second story porch. Investigative demolition would allow analyses, but structural movement experienced when walking on the surface of the porch would lead one to believe it has been compromised.

### R311 Means of egress, 311.7 Stairways

- a. Width is noncompliant > 36" ranges between 30" and 28"
- b. Headroom is not compliant > 80" it is 64"

- c. Handrails are noncompliant, only exist on the first run but are mounted below the 34" minimum
- d. Risers are not compliant they vary > 3/8" on all runs

#### R312 Guards and Window fall protection

##### R312.1.2 Height

- a. Required guardrail height is not compliant > 36" in the stairway and first floor front porch.

##### R312.1.3 Opening Limitations

- a. Required opening Limitation devices are not engaged (this is on O&M problem)

#### R317 Protection of Wood and Wood based products Against Decay

##### R317.1 Location required

- a. There is no evidence of compliance with items 1-3 & 5-6.
  1. Structural wood closer than 18" to exposed ground in crawl spaces
  2. Wood members resting on masonry
  3. Sills or sleepers on masonry that is in direct contact with ground
  5. Wood siding closer than 6" to the ground
  6. Wood structural members supporting moisture permeable floors exposed to the weather

#### R403 Footings

##### R403..1.4.1 Frost Protection

- a. Interior crawl space footings do not extend below frost depth, the footings are either cut stone or non existent

Commentary, the lack of code required ventilation may mitigate the frost heaving that would occur if the soils freeze, unfortunately it appears the previous owners allowed the building to go cold in the winter months and the building has been subject to frost heaves. This is evident by the differential settlement occurring between the frost protected mechanical space and the rest of the structure.

- b. Exterior footings have been added to the older sections of the house they may or may not be at sufficient depth for frost protection.

#### R404 Foundations and Retaining Walls

- a. Interior crawl space foundations consist of a variety of wood, rubble, concrete and masonry most do not extend below frost depth
  - Wood foundations are not treated to prevent decay and are in varying degrees of decay
  - The rubble and concrete foundations are supported by an underlying concrete foundation that surrounds the mechanical crawlspace, and are at a depth that if they were not exposed on one side to the cold

that would be frost protected, unfortunately they are exposed on one side and when the building is allowed to go cold they are subject to frost. This has been allowed from time to time through the structure life

- Masonry foundations have been added to the structure through the, the original perimeter foundation was replaced at some point in time with a concrete masonry unit system, frost protection is unknown but suspected to be inadequate.

#### R405 Foundation Drainage

- a. There is no evidence of a foundation drainage system other than a sump crock (5gallon bucket) that was added at a later date (water runs freely and consistently through the mechanical crawl space.)

#### R406 Foundation and Waterproofing and Damp-proofing

- a. There is no evidence of Waterproofing or damp-proofing. (water runs freely and consistently through the mechanical crawl space.)

#### R502 Wood Floor Framing

##### R502.3 Allowable Joist Spans

- a. Prescriptive design limits 2x6 Joist at 16" O.C. to spans up to 9'4", The 2x6 joist used in this structure span between 11' and 15'. #2 SPF 2x6 assumed
- b. Calculated designs would limit deflections to 5/16" actual calculated defections would be in excess of 1" at maximum loading (40lbs/S.F.) #2 SPF 2x6 assumed
- c. Additional supports have been added midspan on an attempt to stiffen the structure, additional post and beams and props, none appear to be adequately fastened to the foundation systems to resist lateral loads (wind) it is understood that these type of events are rare in our local but code does require we address them

#### Commentary old section of the structure (front)

- First floor Joist in the old section of the structure are observable and show signs of deterioration, the joist in the mechanical crawlspace have been sistered as needed over the years and propped up with steel post and wood beams. In addition the joist in the rest of the crawl space have been supported with wood post and wood beams at mid span (post supported at grade w/o frost protection) Excessive deflections are evident and experienced as one moves about the structure the furnishings move and doors and widows creak. These floor joist are at less than 75% of the required strength required by

the Building Code of New York State on the day they were installed not accounting for any deterioration

- Second floor Joist are not observable w/o the use of investigative demolition , we can assume that these joist are of the same caliber as the joist below as that would be typical. Excessive deflections are evident and experienced as one moves about the structure the furnishings move and doors and windows creak. It is assumed that these floor joist are at less than 75% of the required strength required by the Building Code of New York State on the day they were installed not accounting for any deterioration
- Both the first floor and second floor span deficiency's could be corrected by that addition of more posts and beams and or sistering of the 2x6 joist with a deeper member 2x10 S.P.F. this would create a noncompliant ceiling height.
- Code requires that all lumber used in construction be visually graded by a accredited lumber grading or inspection agency and be marked, there was no evidence of grading marks on most of the lumber observed, the graded lumber probably was not available during the period of construction.

Commentary new section of the structure (rear)

- The newer additions seem to be more structural stable, although they are not observable w/ the use of investigative demolition (the crawl space is inaccessible, service to mechanicals would need to be from above.)

R602 Wood wall framing

- a. The walls are assumed to be framed of wood 2x4 in the older sections of the structure and 2x6 in the newer. The structure is concealed by interior finishes and exterior finishes and could only be observed by investigative demolition

R802 Wood roof Framing

- a. The roofs are assumed to be framed of wood 2x6 in the older sections of the structure and unknown in the newer. The structure is concealed by interior finishes and exterior finishes and could only be observed by investigative demolition

R905.10 Metal Roof Panels

- a. The roof covering appears to be in good shape it is relatively new. Underlayment's cannot be observed, it can be assumed that the old roof was removed when the new roof was installed.

N1102.1 Building Thermal Envelope

- a. The thermal envelope is mostly concealed and can only be observed thru investigative demolition, it can be assumed that in the older section of the building upgrades have been made thru the years as upgrades have been made and that the newer sections were code compliant when they were built.

### 13 Mechanical Systems

- a. Heating and Air conditioning systems are relatively new, a condensing furnace is providing heat with an exterior condensing unit and coil providing cooling, new ductwork is observable in the crawlspace.
- b. It is assumed that the amount of cooling reaching the second floor is inadequate as one of the occupant request is for additional cooling on the second floor. This could also be a function of air infiltration and inadequate insulation.
- c. Excessive moisture in the mechanical crawl space is causing excessive deterioration (rusting out) of the relatively new equipment

### 25 Plumbing Systems

- a. The domestic hot water tank is a relatively new power vented unit
- b. Excessive moisture in the mechanical crawl space is causing excessive deterioration (rusting out) of the relatively new equipment
- c. Domestic water piping consist of a mix of modern PEX piping, copper and steel pipe (mostly abandon in place), the PEX piping is relatively new and has a good life expectancy. The copper piping appears to be at least as old as the 1995 revisions to the structure and has live 60% of its 50 year life expectancy. It is a messy installation

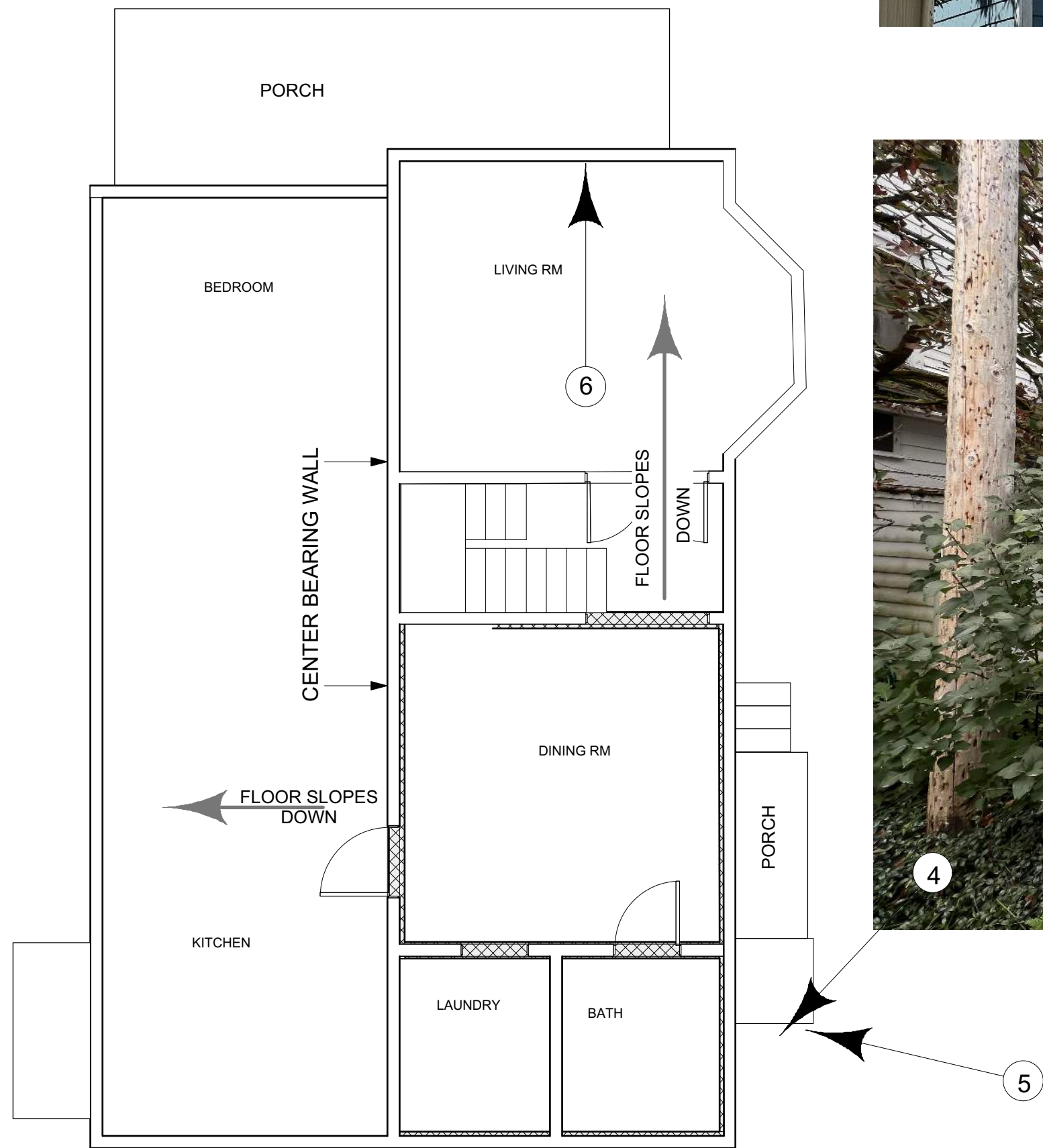
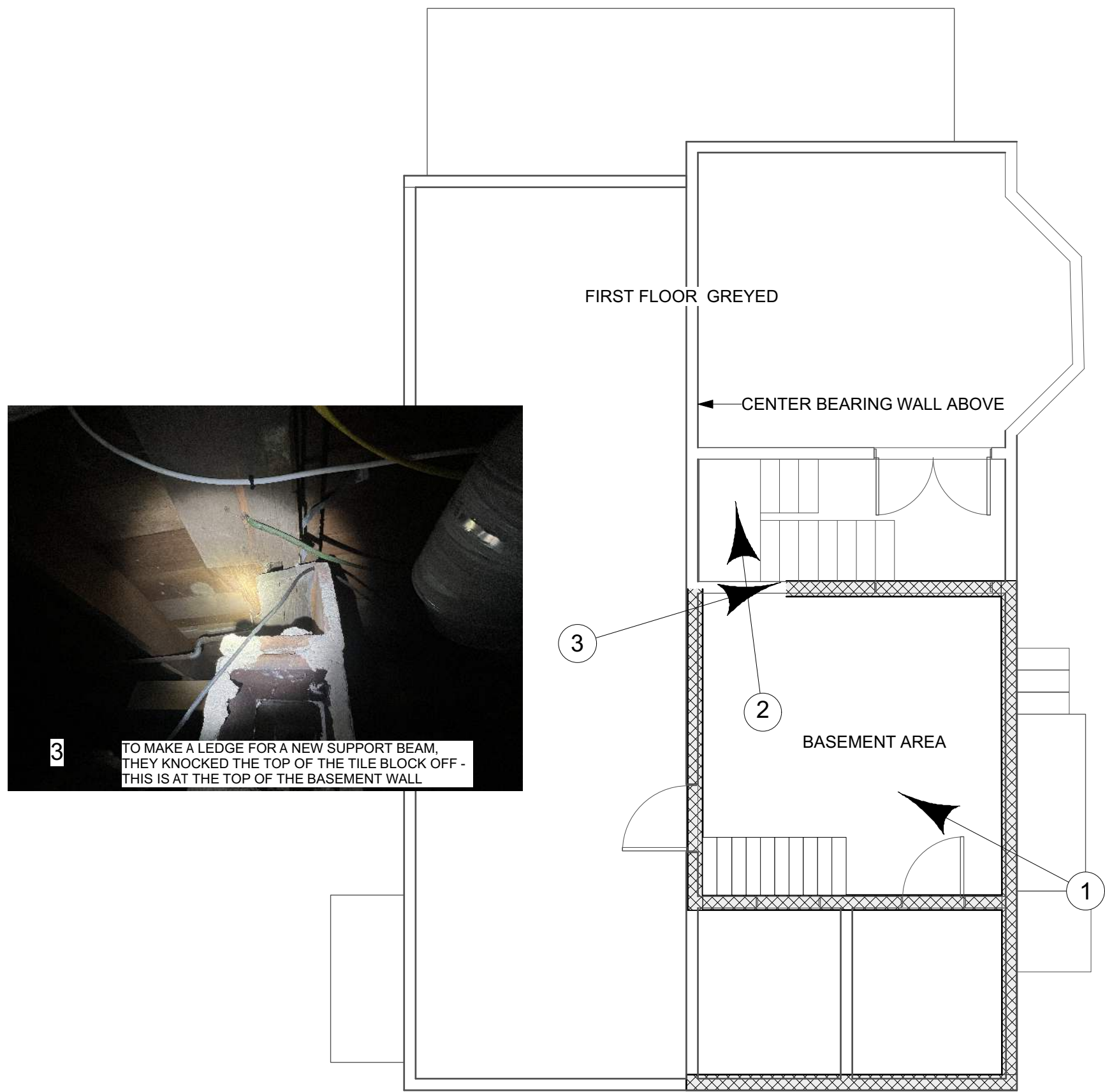
### Electrical Systems

- a. Electrical systems vary in age and quality of material, it is a messy installation with the system being added to and changed over the years. No knob and tube wiring was observed, although most of the branch wiring is concealed and could only be observed through investigative demolition.

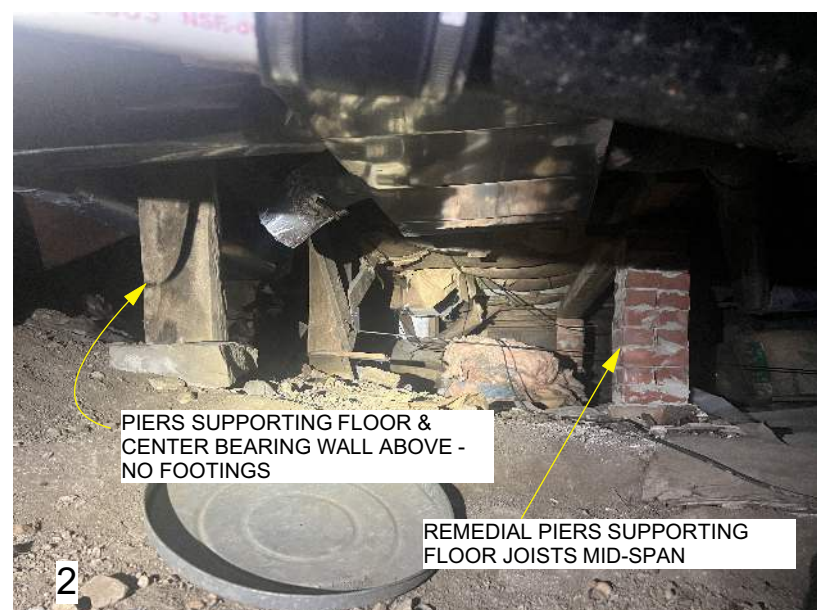
This Code review is a joint effort of Mayshark Architecture & JEB Consultants







BASEMENT - NOTICE TEMP SUPPORT POSTS AND EXTREMELY CRAMPED CONDITIONS



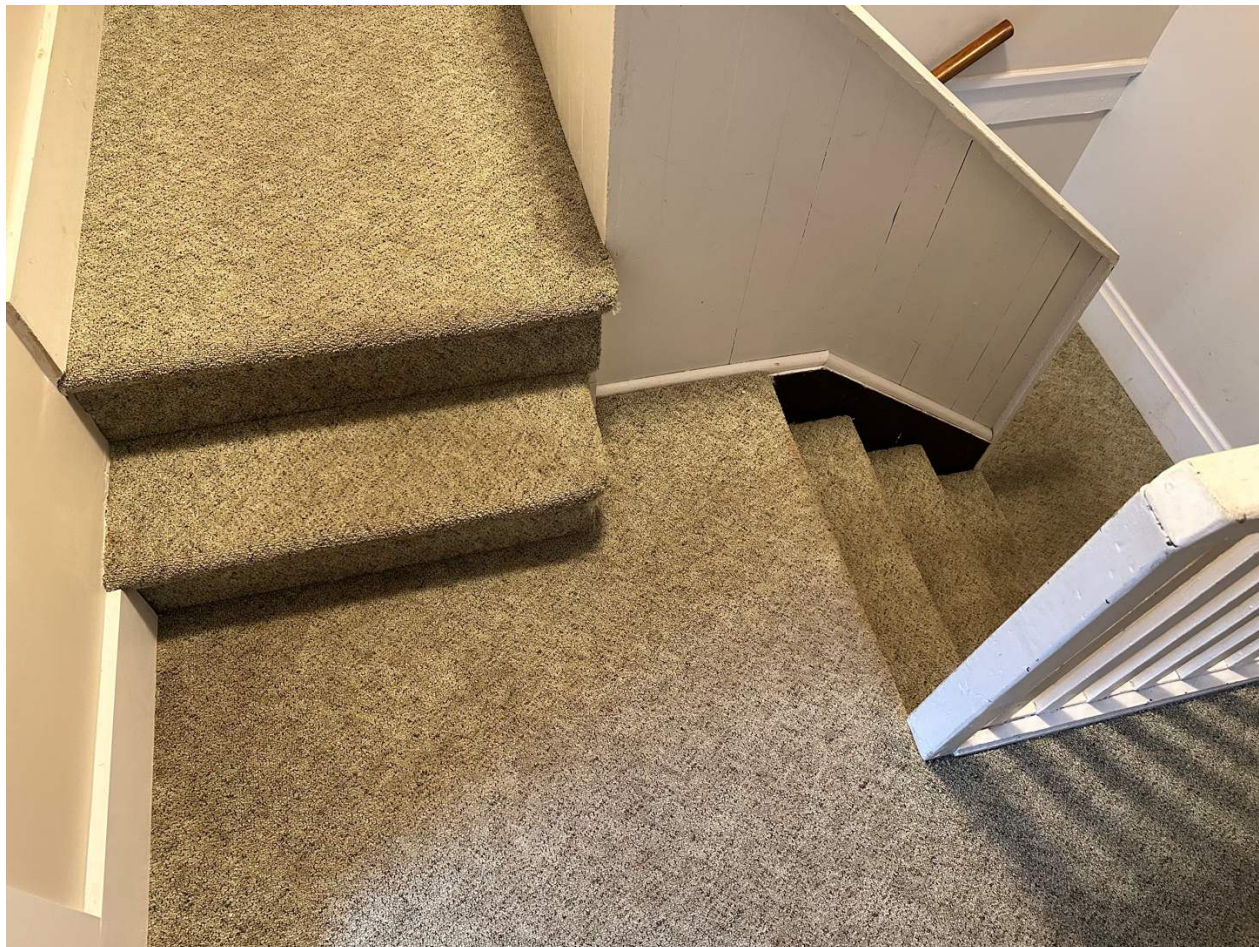
NOTICE POOR PIER CONSTRUCTION QUALITY



# Compilation of photographs

09.25.2023

Unsafe Stairs



Inadequate Ceiling Hieght





Non Compliant Means of egress, also not compliant with the ALU vinyl replacement



## Unsafe Gazing







Blocked egress and poor air sealing (note light at left top of door)



Added structural support to stiffen over extended floor joist  
Also shows post in the background bearing on stone



Untreated wood post bearing on soils





Untreated wood post on stone, does not resist uplift or lateral loading (no connection)  
No frost protection



Masonry pier bearing on stone  
No frost protection





Deteriorated joist sistered



Support added to stiffen failing structure





Hot water tank note rust at vent, on gas piping, and water on the floor



Condensing furnace note rust on bottom right





Variety of wiring



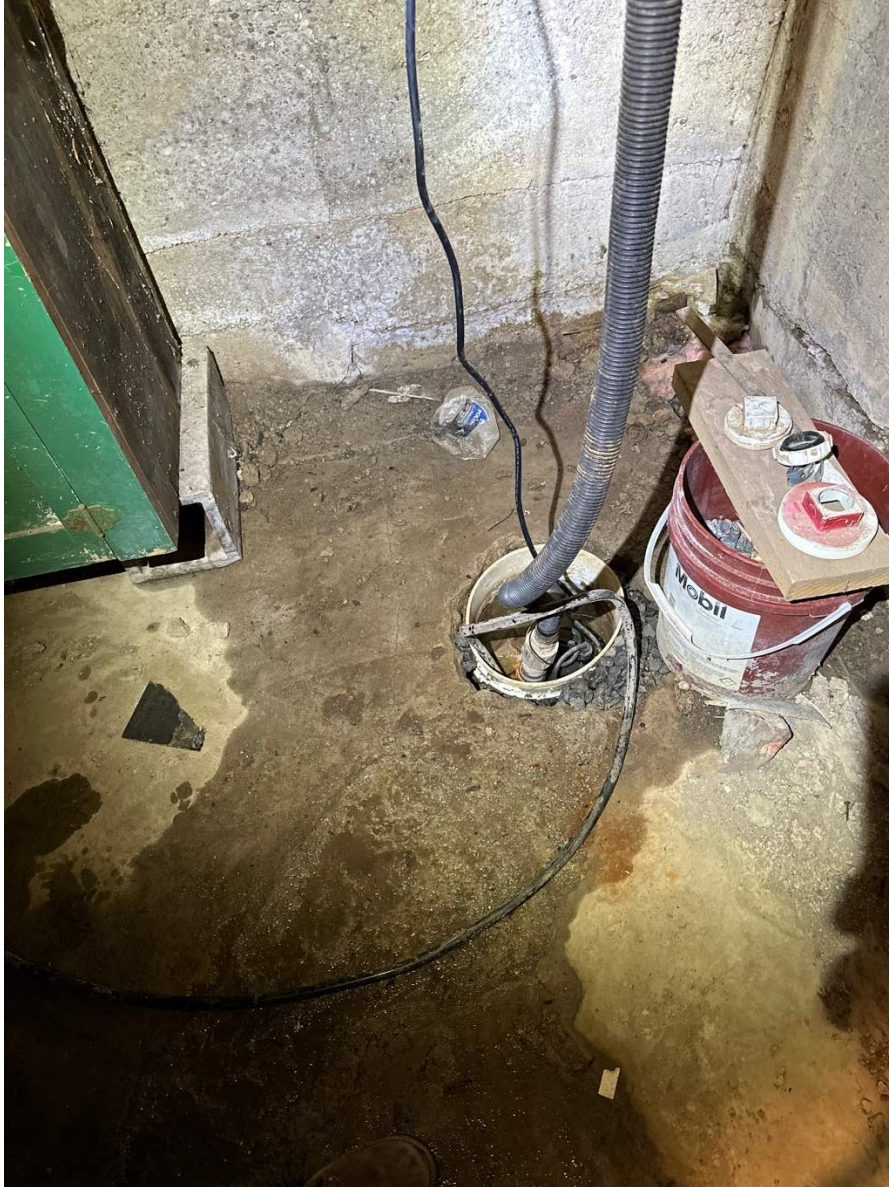
Variety of gas water and waste piping







5 Gallon bucket sump crock!





Wood too close to ground



ADDENDUM  
STRUCTURAL CONDITION OF 25 VINCENT AS IT RELATES TO THE  
*CHAUTAUQUA INSTITUTION ARCHITECTURAL AND LAND USE  
REGULATIONS*

***2.1.24. DANGEROUS.*** *Any Building, Structure, or Accessory Structure or portion thereof with any of the structural conditions or defects described below:*

In addition to the definition of “Dangerous” given in these regulations, the definition of dangerous from the 2020 Building Code is:

**[BS] DANGEROUS.** Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under service loads.

Due to the type of foundation installed at 25 Vincent, and the poor quality of construction and maintenance by today’s standards, this building would qualify as dangerous, as described elsewhere in this addendum.

*(a) The stress in a structural member or structural connection due to all factored dead and live loads is more than one and one-third (1 1/3rd) the nominal strength allowed in the Building Code of New York State for new Buildings of similar structure, purpose or location.*

Most of the framing in the building could not be visually observed, except in the crawl space & basement areas. The framing under the front of the house consists of 2x6 floor joists at 16" centers. Under the living room area, a portion of these joists have been supported by a remedial beam of 3 @ 2x6 on brick piers. These piers were constructed using poor workmanship on the masonry, and no attachment to the member they support or their base. The calculated maximum bending stress ratio was 2.04 for the 13' span, and 1.534 for the 11' span. This means that the joists, when subjected to a 40 psf live load, will be 100% and 53% over their maximum allowable bending stress. The paragraph above from the regulations cites a maximum allowable ratio of 1.333. The calculated L/d ratios of 99 & 150 help explain the bouncy floors if this framing was also used upstairs. With a proper beam in place at mid-span, the joists should meet Code for design strength. However, even floor areas with a mid-span beam are bouncy, which suggests a problem elsewhere, that is not immediately apparent.

*Chautauqua Institution Architectural Page 12 of 147 And Land Use Regulations  
FINAL 11/6/21*

*. (b) Any structural member or structural connection is likely to fail, to become detached or dislodged, or to collapse.*

The entire foundation can be considered to have failed, save for the 13' x 13' basement, and even that has temporary bracing. It has been a slow failure, but the entire house has sagged except for the basement area. The nature of the supports post's construction make them susceptible to a sudden and total failure, in that many of them are a wood post sitting on a rock with no anchorage or lateral restraints. Frost heave, or any sideward force could dislodge the post from its base. So far it seems that they have just settled or leaned, but this is not the type of foundation one can build on.

### **2.1.89. SUBSTANTIAL STRUCTURAL DAMAGE.** *A*

*condition where:*

- . *(a) In any Story, the vertical elements of the lateral-force-resisting system, in any direction and taken as a whole, have suffered damage such that the lateral load- carrying capacity has been reduced by more than 20 percent from its pre-damaged condition, as determined by a licensed structural engineer, or*
- . *(b) The vertical load carrying components supporting more than 30 percent of the Structure's floor or roof area have suffered a reduction in vertical load-carrying capacity to below 75 percent of the Building Code of New York State required strength levels calculated by either the strength or allowable stress method as determined by a licensed structural engineer.*

The vertical load carrying posts in the crawl space, and the vertical load carrying crawl wall around the perimeter, do not have proper foundations below. This comprises about 1000 s.f. of the 1200 sf total of the house, or 83%. They have demonstrated their lack of load carrying capacity by sinking. This lack of proper foundations, and their inability to provide necessary support from the ground, fits the definition of “Dangerous” in the 2020 ISB.

- . **2.1.91. TECHNICALLY INFEASIBLE.** *An alteration of a Building, Structure or Accessory Structure that has little likelihood of being accomplished on an economical basis when compared to New Construction because:*

- . *(a) The existing structural conditions require the removal or alteration of a significant number of load-bearing members that are an essential part of the structural frame as*

*determined by a licensed architect or structural engineer, or*

The building would need to be lifted up and all of the existing load-bearing members removed so a totally new foundation or basement could be constructed. With all the existing physical constraints on the two floors above, that would also need to be remediated (see below), the project really becomes infeasible.

.  
· *(b) Other existing physical constraints or site constraints prohibit the modification or the addition of elements, spaces or features that are in full and strict compliance with the minimum requirements for New Construction and that are necessary to provide accessibility as determined by a licensed architect or structural engineer.*

1. The existing staircase is 32" & 28" wide;
2. There are a number of sub-standard exit doors, including egress doors in two bedrooms;
3. Maximum ceiling height on the first floor front, and most of the second floor, is 85".

This Code review is a joint effort of Mayshark Architecture & JEB Consultants





## 25 Vincent Ave Summary 09.25.2023

### Summary. –

The building has many building code deficiency's, as observed and noted. It is assumed that these deficiency's extend into the areas of the structure that are not available thru inspection with casual observation. Investigative demolition could be used to discover more of the underlying problems. There are known cost associated with remodeling/saving a structure in this condition that can be quantified, these cost are above and beyond the cost of the installation of the same systems if the structure were not encumbered with the existing conditions.

- |  |           |
|--|-----------|
| • House lift   | \$105,000 |
| • Install foundation under existing structure                          | \$30,000  |
| • Selective demolition   | \$30,000  |
| • Observable rot repair (reframe existing first floor of old structure | \$20,000  |
| • Re-organization of the stairs to be made code compliant              | \$20,000  |
| • Reframing of roof to accommodate needed headspace for new stairs     | \$30,000  |
| • Reframing of window and door openings to be made code compliant      | \$10,000  |

The additional economic burden (\$245,000 of quantifiable cost) of working with the existing structure will make a significant project technically infeasible. With out knowing the cost of undiscovered problems which true discovery will only happen in the midst of a renovation project, at which point cost control is fleeting

There are also structural problems and code related deficiency's with this structure that create dangerous conditions as defined by the Chautauqua Institution Architectural land Use Regulations. Listed as follows:

- Deteriorated floor joist that were not sized correctly when the structure was built
- The second front porch is unused due to a real or perceived structural stability.
- Connection of the foundation to the structure

Opinion – I have worked on many houses in Chautauqua, many of them have some significant attribute or redeeming quality that compels preservation, rehabilitation and or restoration. This structure has none, it is a bad example of early 1900 century vernacular architecture that was substandard when built and has been poorly maintained over the years. It has unsafe conditions when compared to current Building code of New your State and is a good candidate for full demolition through Chautauqua Institution definitions of Technical Infeasibility, and Dangerous, and reconstruction using modern means and methods.

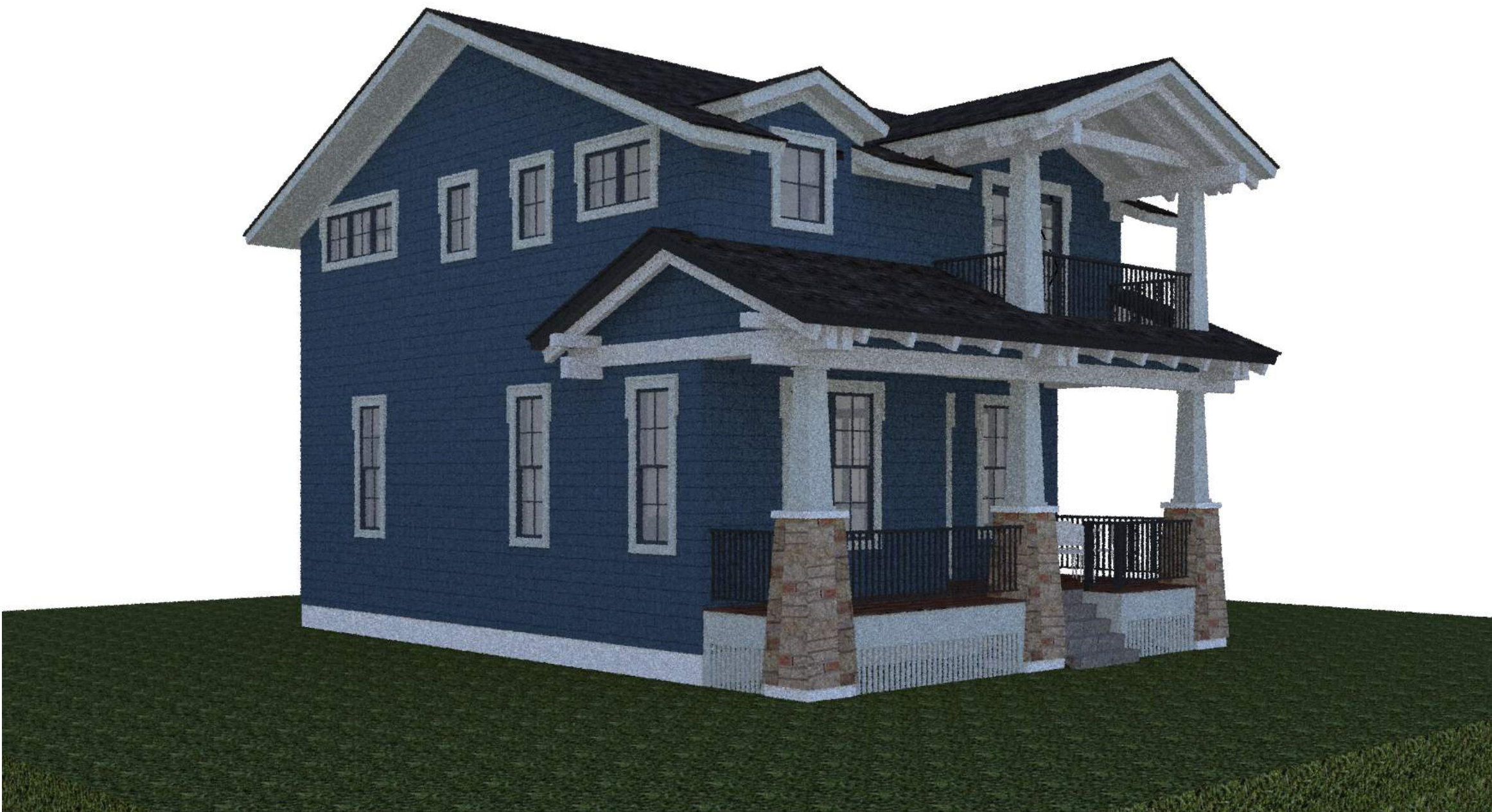


Emmett Tenpas, President  
Mayshark Architecture P.C.



# Henikoff Residence

25 Vincent Ave.  
Chautauqua, NY 14722



1 West Perspective  
CS-1 3/8" = 1'-0"



2 East Perspective  
CS-1 1:42.66666667

## DRAWING INDEX:

CS-1 Cover Sheet  
CS-1 Cover Sheet

ARCHITECTURAL  
A-4.1 Elevations  
A-4.2 Elevations  
A-4.3 Elevations  
A-4.4 Elevations

## General Notes:

- All interior partitions are wood stud and 1/2 GWB construction unless noted otherwise.
- All dimensions are from face of stud or face of existing construction unless noted otherwise
- Provide and install sound attenuation batt insulation in all rated partitions.
- Maintain all required fire separations when penetrating rated assemblies
- Do not cut or patch structural members in a manner that will compromise the load capacity of any member.

## Applicable Codes:

2020 Residential Code of New York State  
Single Family Home  
2020 Fire Code of New York State  
2020 Plumbing Code of New York State  
2020 Mechanical Code of New York State  
The Chautauqua Institution Architectural and Land Use Regulations



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Mayville, NY 14757  
Phone: (716) 386-6228  
Fax: (716) 386-4159  
Email: mbi@mayshark.com

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Henikoff Residence  
25 Vincent Ave  
Chautauqua NY 14722

Drawn By MBI  
Date 09.25.2023

No. Date

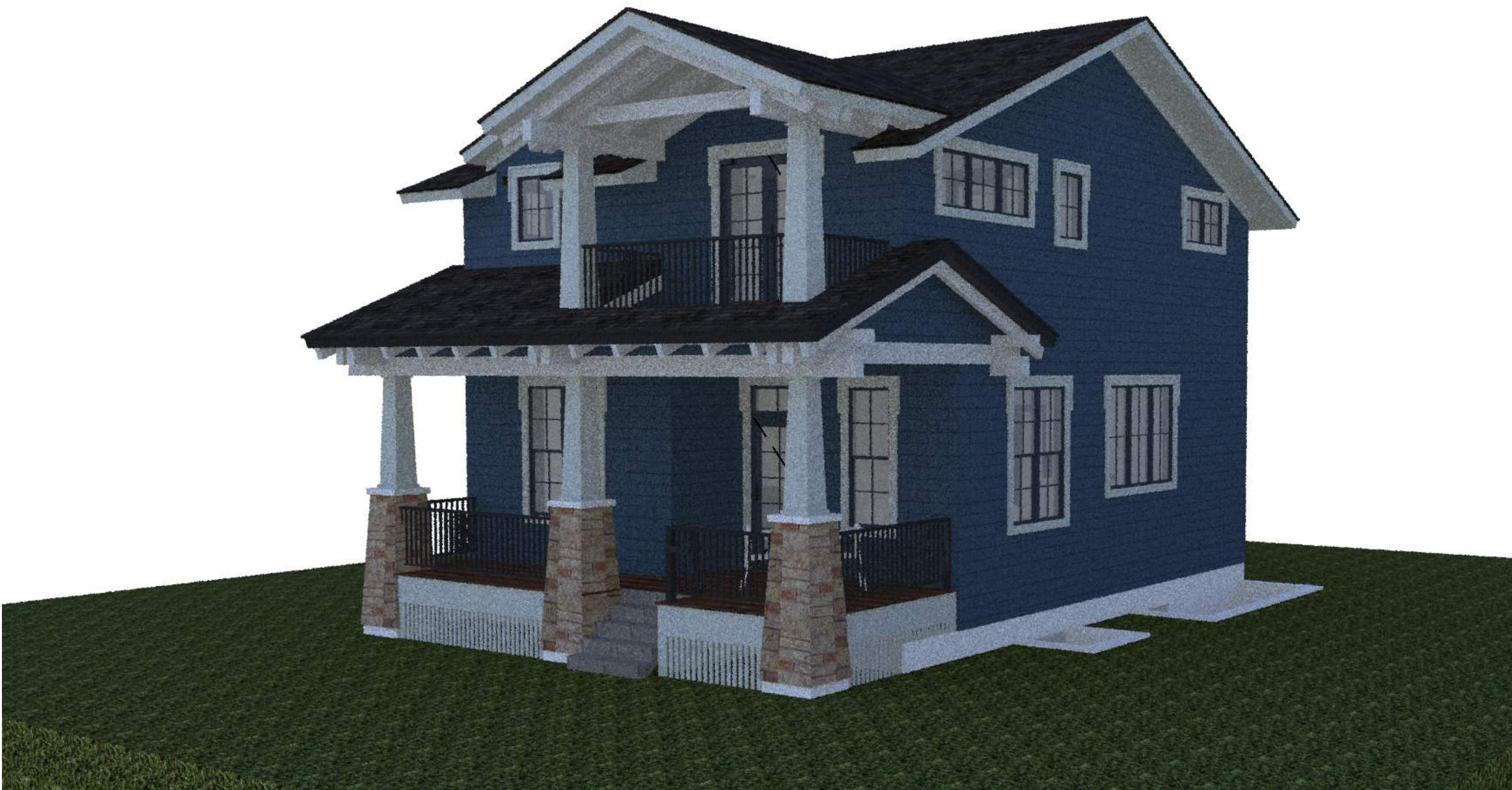
Cover Sheet

CS-1

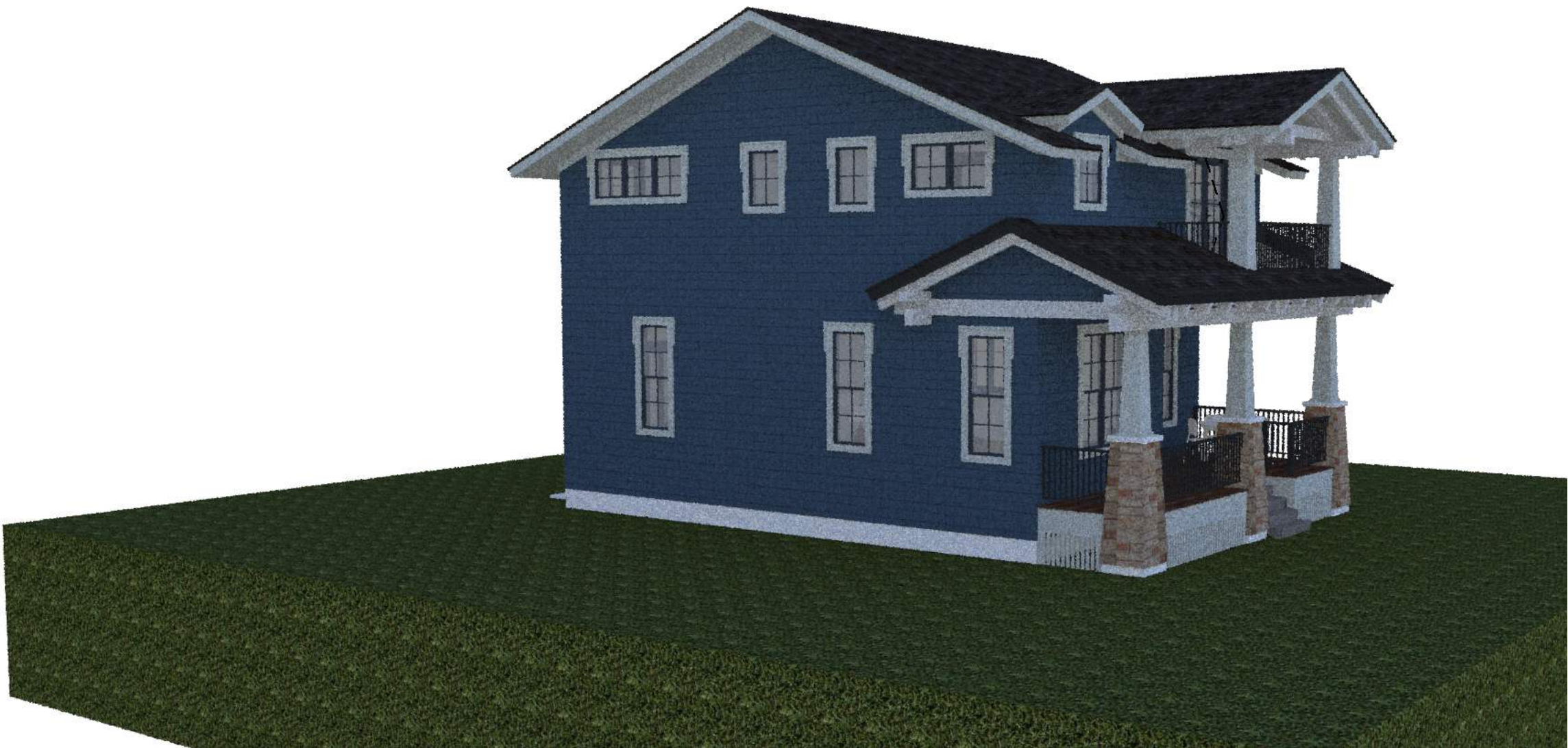


# Henikoff Residence

25 Vincent Ave.  
Chautauque NY 14722



3 West Perspective  
CS-2 3/8" = 1'-0"



1 West Perspective  
CS-2 3/8" = 1'-0"

## DRAWING INDEX:

CS-1 Cover Sheet  
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## Applicable Codes:

2020 Residential Code of New York State  
Single Family Home  
2020 Fire Code of New York State  
2020 Plumbing Code of New York State  
2020 International Building Code of New York State  
2020 International Mechanical Code of New York State  
2020 International Fire Code of New York State  
2020 International Energy Conservation Code of New York State  
2020 International Existing Building Code of New York State  
2020 International Residential Code of New York State  
2020 International Wildland-Urban Interface Code of New York State  
2020 International Building Code of New York State  
2020 International Fire Code of New York State  
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Henikoff Residence  
25 Vincent Ave  
Chautauque NY 14722

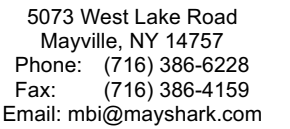
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Date 09.25.2023

No. Date

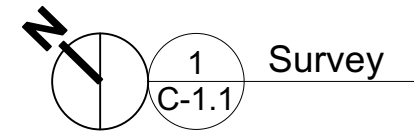
Cover Sheet

CS-2





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Henikoff Residence  
25 Vincent Ave  
Chautauqua NY 14722

Drawn By	MBI
Date	09.25.2023

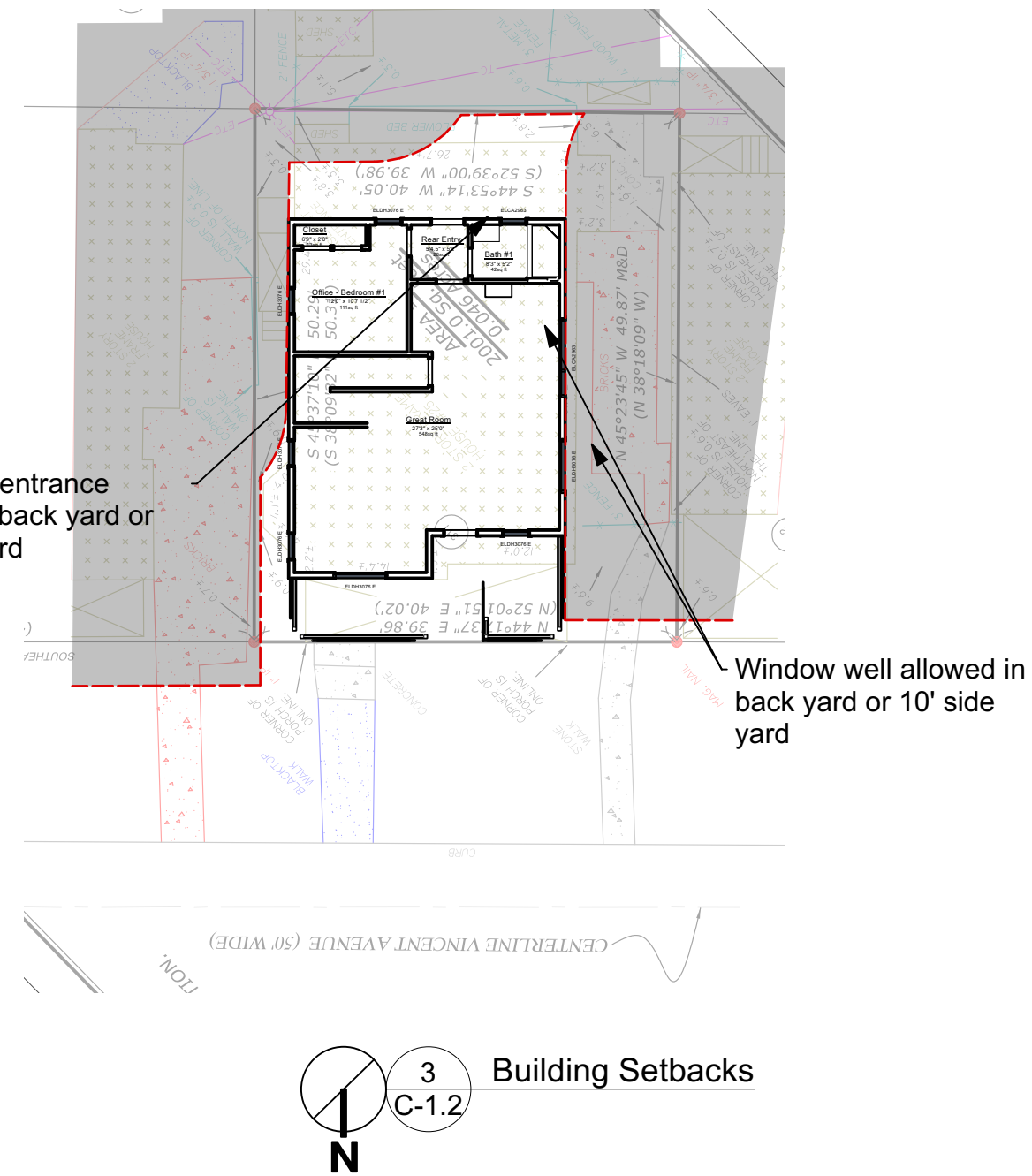
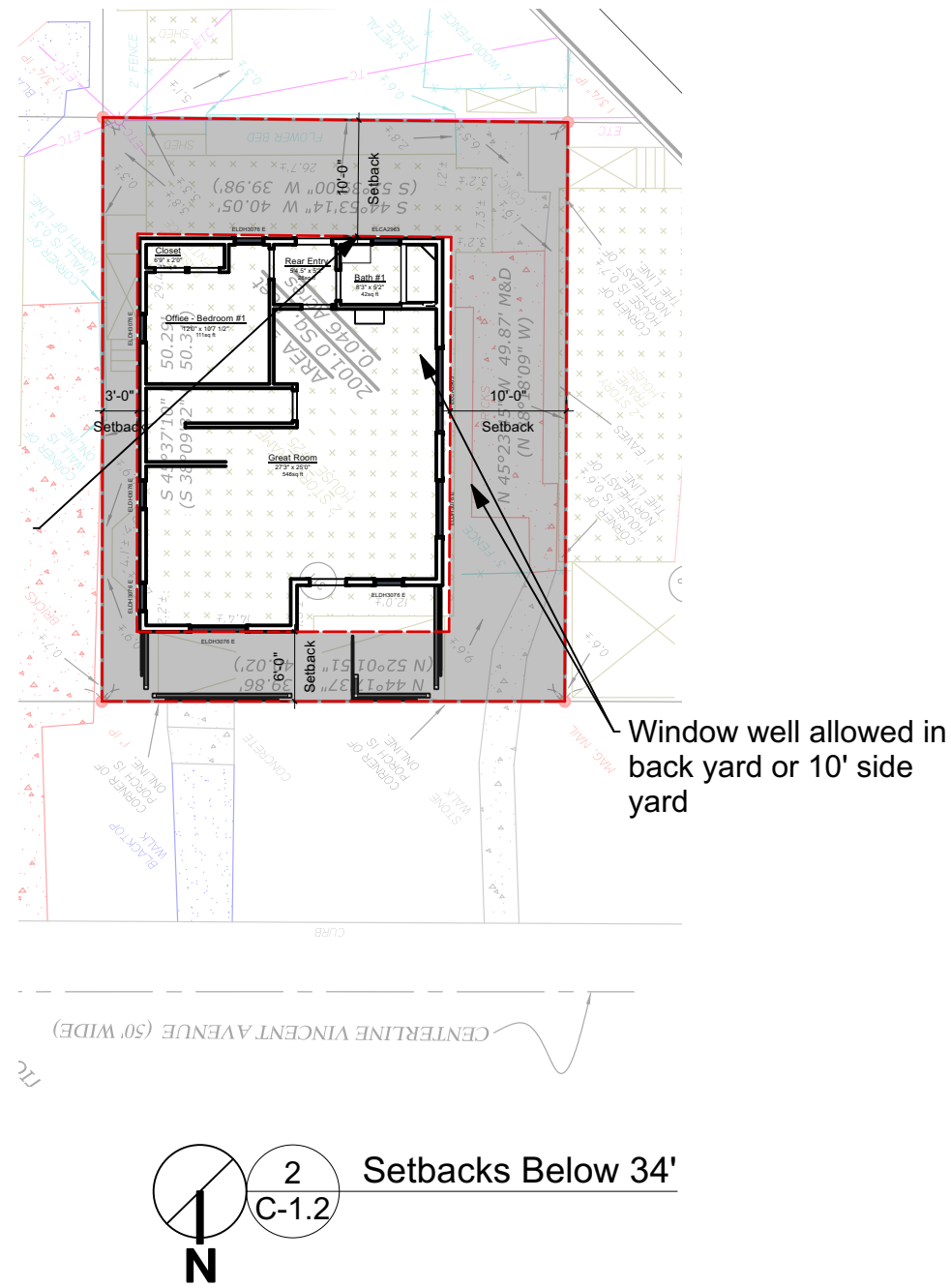
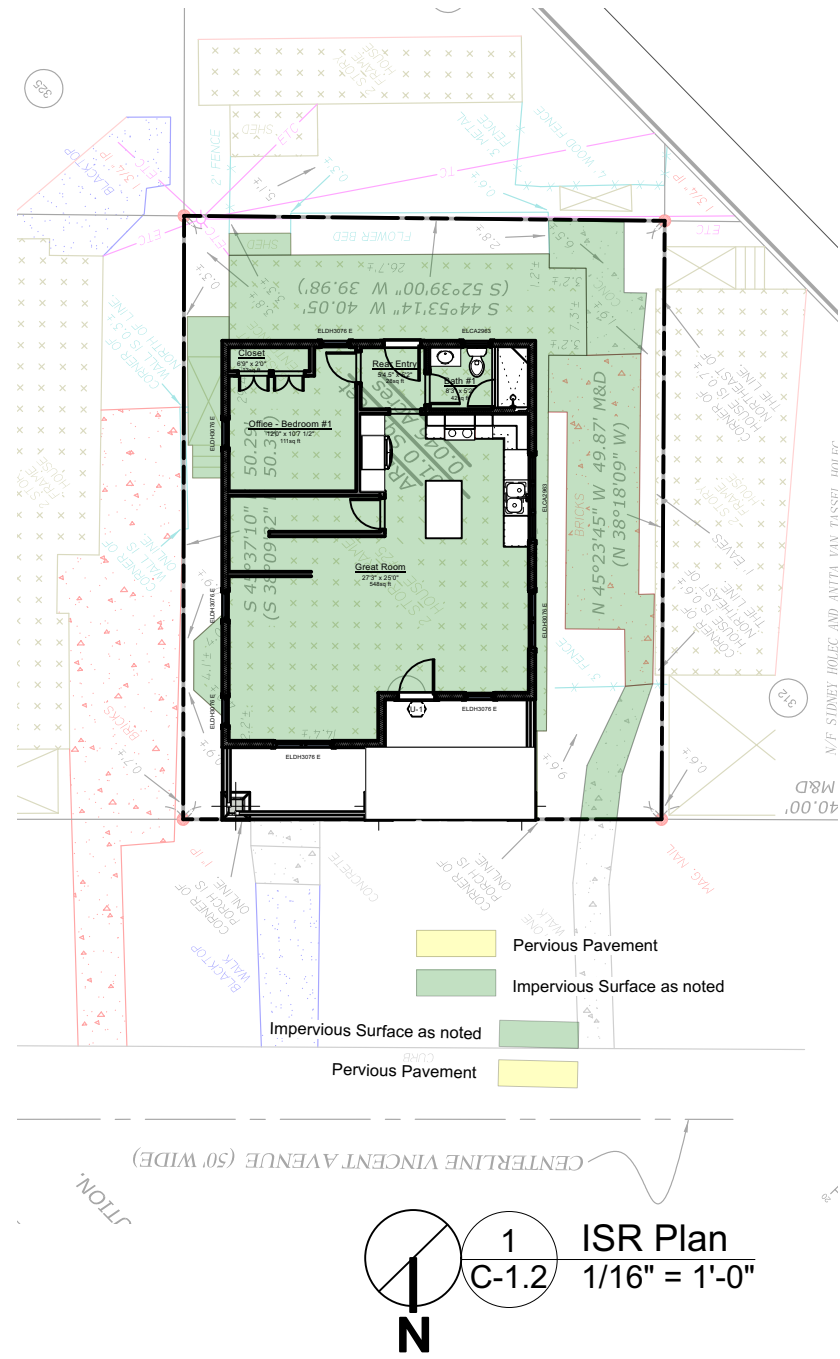
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No.	Date
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Survey

C-1.1

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**Henikoff Residence**  
**25 Vincent Ave**  
**Chautauqua NY 14722**

Drawn By	MBI
Date	09.25.2023
No.	Date

Compliance Plan

**C-1.2**





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# Henikoff Residence

25 Vincent Ave

Chautauqua NY 14722

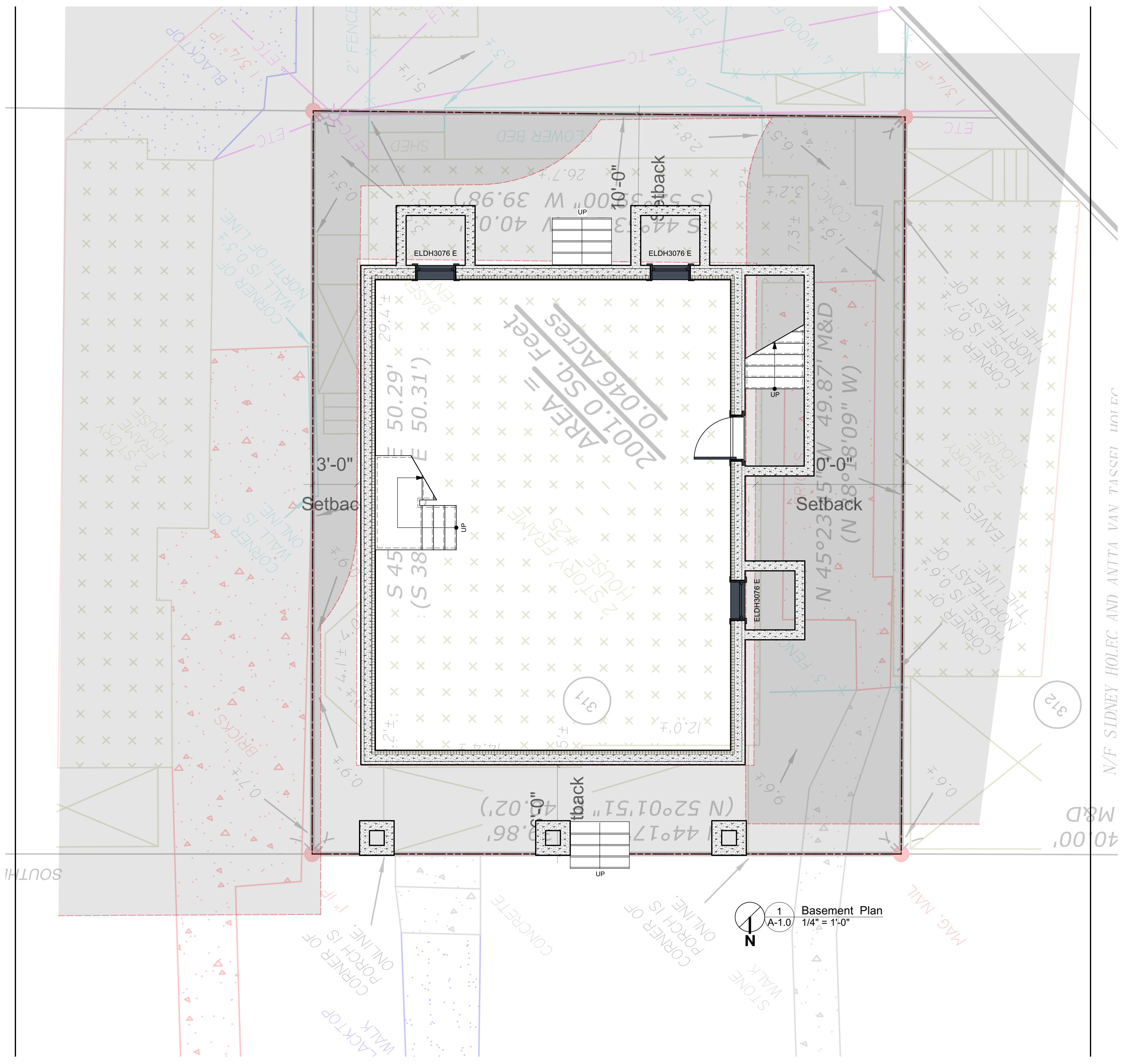
Drawn By MBI  
Date 09.25.2023

No.      Date

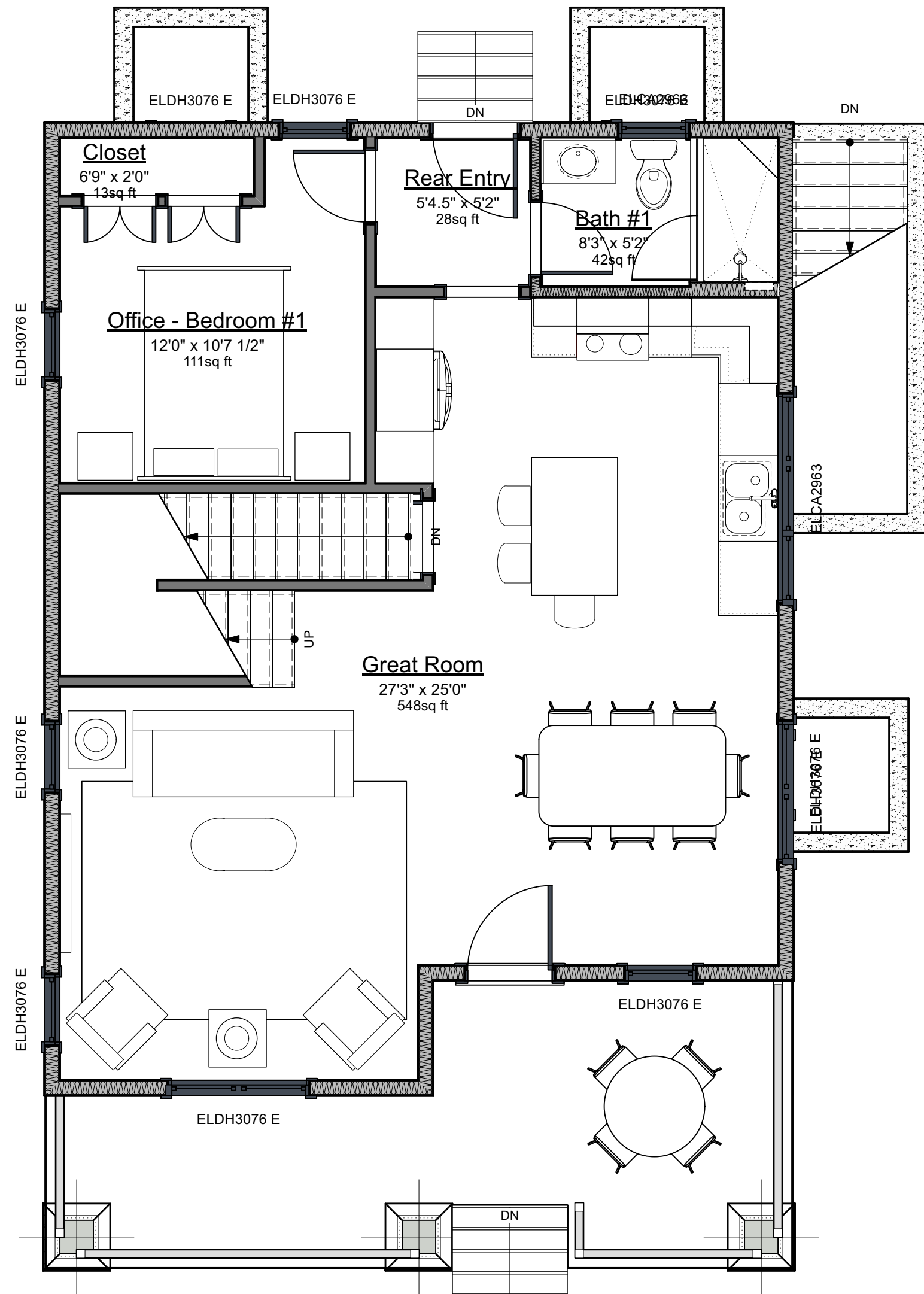
## Basement Plan

A-1.0

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1 First Floor Plan  
A-1.1 1/4" = 1'-0"

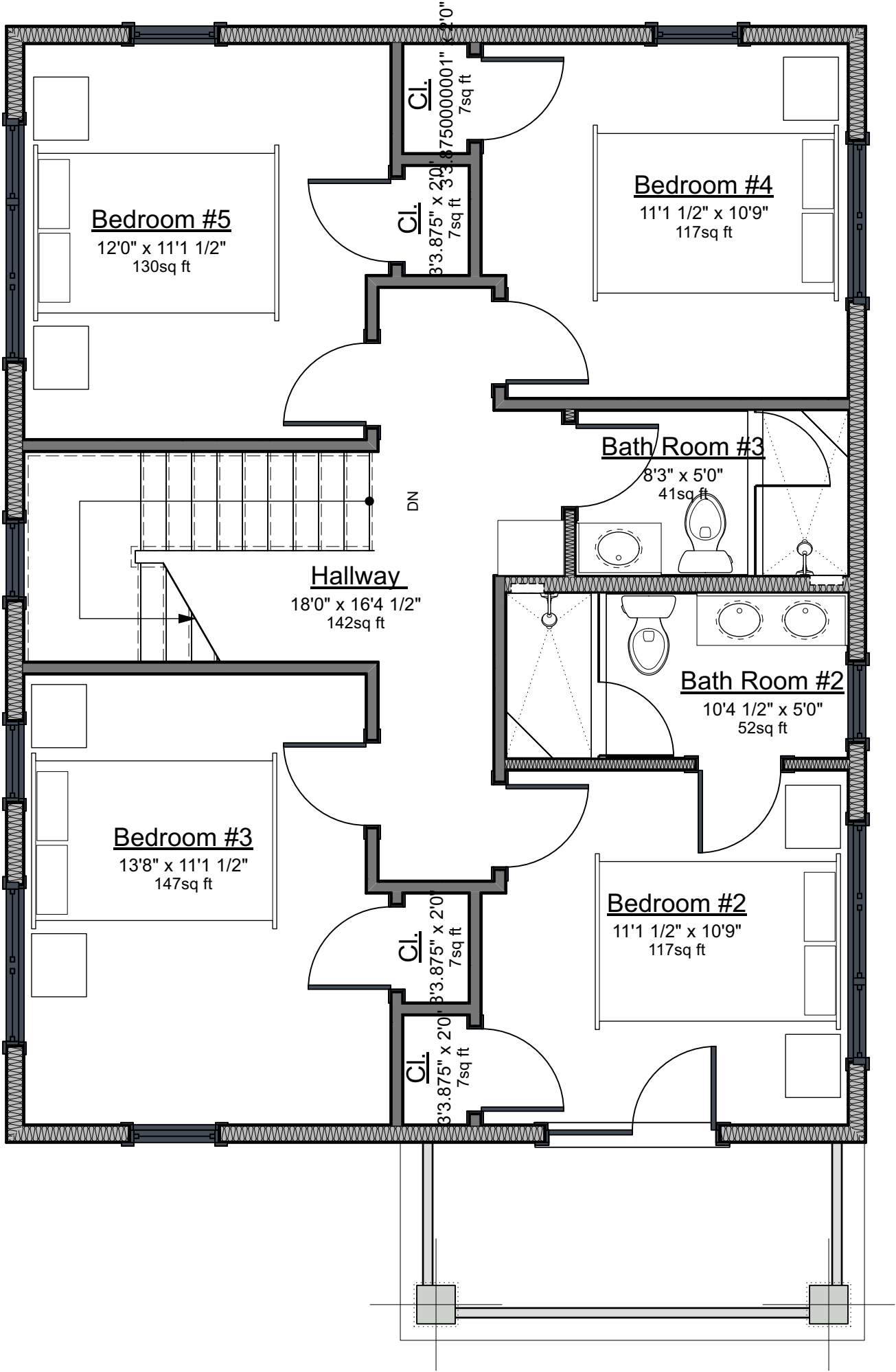
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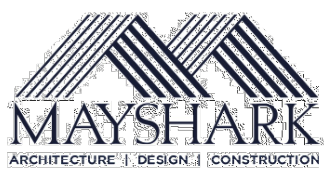
Drawn By	MBI
Date	09.25.2023
No.	Date

First Floor Plan

A-1.1



2 First Floor Plan  
A-1.2 1/4" = 1'-0"



5073 West Lake Road  
Mayville, NY 14757  
Phone: (716) 386-6228  
Fax: (716) 386-4159  
Email: mbi@mayshark.com

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Henikoff Residence  
25 Vincent Ave  
Chautauqua NY 14722

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Date 09.25.2023  
No. Date

Second Plan

A-1.2



5073 West Lake Road  
Mayville, NY 14757  
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No.      Date

Elevations

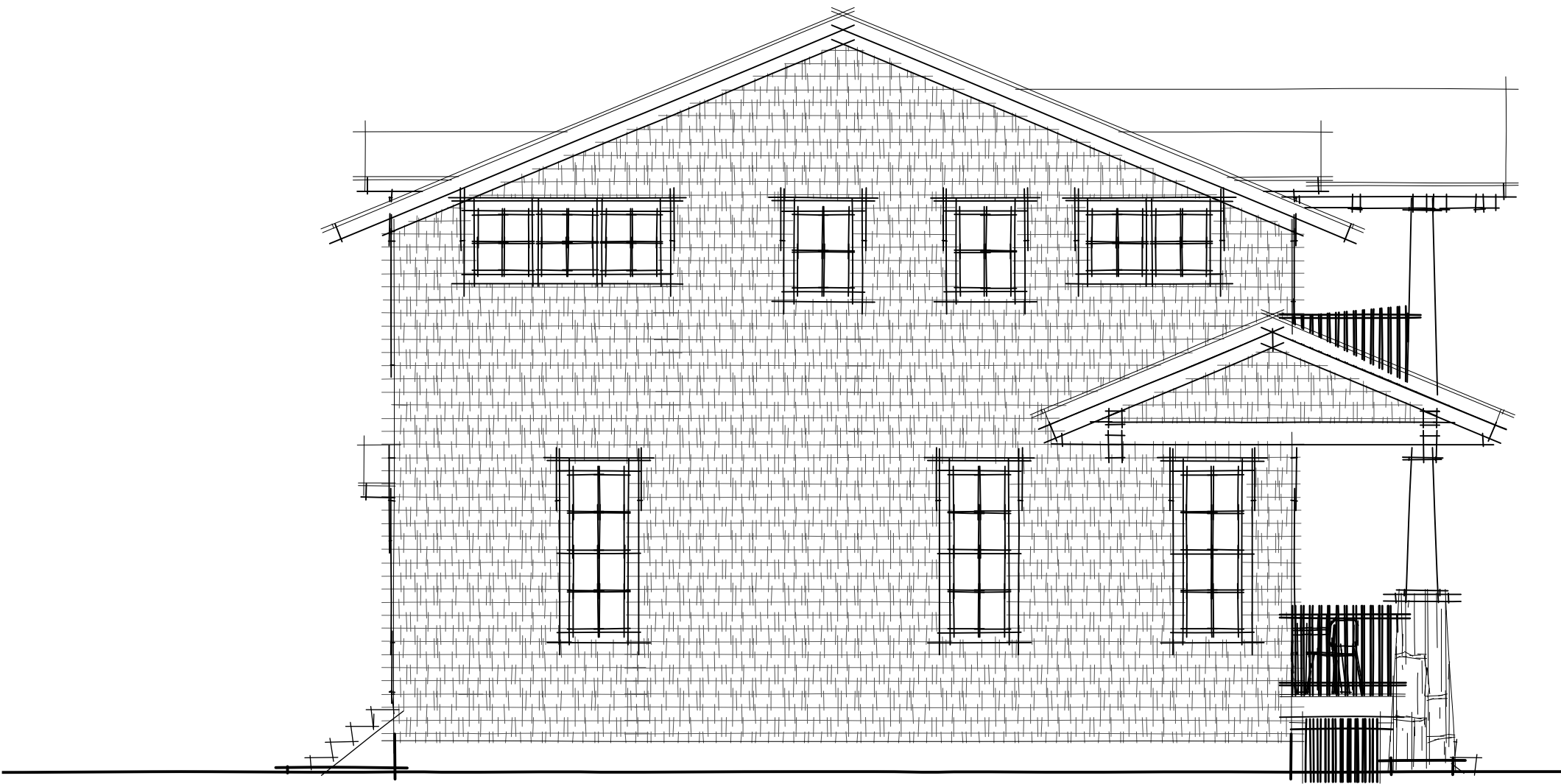
A-2.1



2 West Elevation  
A-2.1 3/16" = 1'-0"



1 North Elevation  
A-2.1 3/16" = 1'-0"

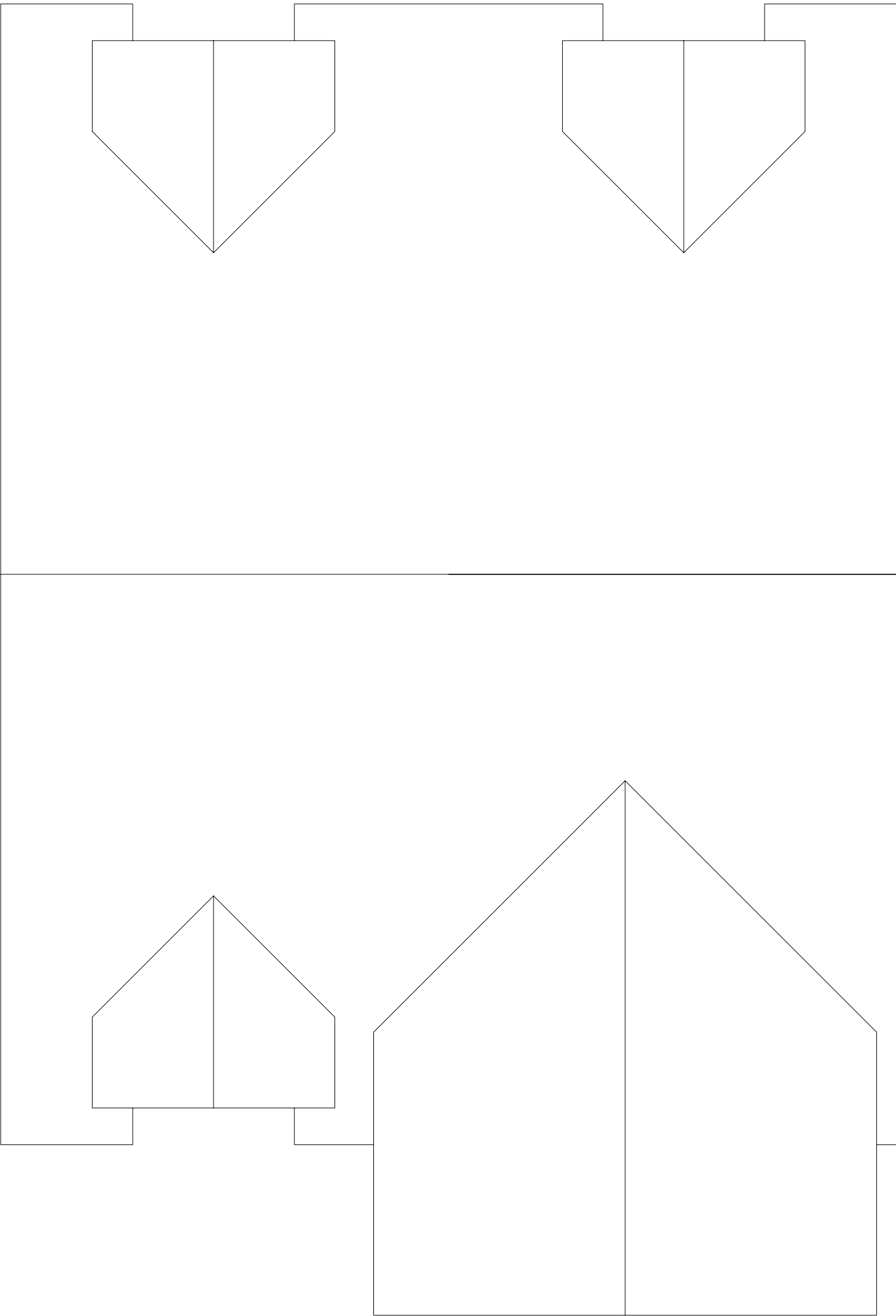


3 East Elevation  
A-2.1 3/16" = 1'-0"



4 South Elevation  
A-2.1 3/16" = 1'-0"





1

A-5.1

First Floor Plan

1/4" = 1'-0"



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Roof Plan

A-5.1