



OFFICE OF CAMPUS PLANNING & OPERATIONS

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

December 18th 2023

Dear Chautauquan,

The owners of 12 Forest, The Rosenbaum Family, are coming before the Architectural Review Board with plans proposing the removal and replacement of a majority of the historic windows at their Home. This work proposes removal and replacement of a majority of the historic windows at their property for ease of egress and environmental control purposes. 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 the removal of a majority of the historic windows in the Building with new windows. (ALU 4.2.2.3)

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 using the following link: [Architecture Review Board \(ARB\) News and Notes - Chautauqua Institution \(chq.org\)](#)

The Architectural Review Board will meet on **February 1st 2024 on a Zoom call at 12:00pm Noon. Please use the link below if you would like to join the Zoom call.** 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 until 12:00pm noon on January 31st 2024.

PO Box 28 • Chautauqua, NY 14722
716.357.6245 • 716.357.9014 (fax)
ARB@chq.org • chq.org

Office Use ONLY

Application Received: In Person ___ By Mail ___ By Email ___ Date _____
 Request Investigated by _____ Date _____
 Permit Approved: ☐ YES ☒ NO Date _____
 Recommend to ARB: ☐ YES ☐ NO Date _____
 ARB Approval: ☐ YES ☐ NO Date _____
 Permit Issued By _____ Permit Number _____ Date _____
 Other Notes _____

Website link: www.chq.org/construction-resources



ARCHITECTURAL AND LAND USE COMPLIANCE CERTIFICATE APPLICATION

Chautauqua Institution has specific regulations for ALL construction, landscaping, and use of properties on the grounds. **All construction work** (except routine maintenance; interior finishes, non-structural interior alterations; kitchen/bath alterations; interior mechanical systems; exterior painting) **must first be reviewed and approved by the Administrator of Architectural and Land Use Regulations prior to starting work on-site.** (See Compliance Process Matrix 6.3 in the Architectural and Land Use Regulations). A current, valid Compliance Certificate issued by Chautauqua Institution's Office of Campus Planning **MUST BE POSTED** on the site for the duration of the approved project work. A Town of Chautauqua Building Permit may also be required for the project, depending on the scope of work.

PLEASE FILL IN THE FOLLOWING INFORMATION:

- A) Property Owner's Name SHARON ROSENBAUM
 Chautauqua Address 12 FOREST AVE, CHAUTAUQUA NY 14722
 Permanent Address 25257 LETCHWORTH ROAD, BEECROFTWOOD
 Owner's Phone # _____ Owner's Cell # 216-577-3873 01144 126
 Owner's e-mail SHARON ROSENBAUM3@gmail.com
- B) Construction Site House Number 12 Unit # _____
- C) CHQ District of Construction Site: ☐ Mixed Use Core ☒ Neighborhood Traditional
☐ Neighborhood Suburban ☐ Miller Park ☐ Highlands
☐ Garden District ☐ Woodlands ☐ Suburban Multi-Family
- D) Prime Contractor / Construction Manager (Names, Phone Numbers, E-mail address)
Promark Construction / Jimmy Slough
 Contractor Authorization Certificate # (716) 843-7162
 Subcontractor (Names & Contact Information) _____
 Contractor Authorization Certificate # _____
 Subcontractor (Names & Contact Information) _____
 Contractor Authorization Certificate # _____
- E.1) Type(s) of Work To Be Performed: ☐ Interior Structural Alterations ☐ Foundations
☐ Driveways/Walks/Patios ☒ Window changes/replacements ☐ New Awning
☐ Demolition ☐ Renovation ☐ Reconstruction ☐ Garage ☐ Additions
☐ New Construction ☐ Exterior HVAC/ Mechanical Units ☐ Roofs
☐ Porches/Decks/Patios/Pergolas/Balconies ☐ Site Features or Change of Grade
☐ Other _____
- E.2) Description of Work (Attach additional sheets and/or drawings if available):
REPLACE EXISTING WINDOWS WITH NEW
MARVIN ULTIMATE Wood WINDOWS WITH
RESTORATION glass TO MATCH EXISTING.

- F) Date Work Is Expected To Begin IMMEDIATE To Finish By 6/10/2024
- G) Selected historic preservation classification: (See 4.12 in Regulations)
(☐) Preservation (☒) Reconstruction (☐) Rehabilitation (☐) Restoration
- H) Proposed Materials: (plastic, vinyl are prohibited) WOOD WINDOWS
- I) Identify the industry recognized architectural style: TRADITIONAL
- J) Identify tree disturbances (within canopy) and/or proposed removals: N.A.
- K) Describe how site drainage during construction and after construction will be managed in compliance with Regulations (attach drawings if applicable): N.A.
- L) Describe how you will manage legal off-street parking on the project site: DRIVEWAY AND PARKING AVAILABLE ON SITE
- M) THE INSTITUTION STAFF CANNOT GRANT SPECIAL EXCEPTIONS TO, OR VARIANCES FROM, THE ARCHITECTURAL AND LAND USE REGULATIONS. PLEASE INDICATE BELOW IF THE WORK IS SUCH THAT ACTION FROM THE ARCHITECTURAL REVIEW BOARD (ARB) IS REQUIRED.
- Variance Is Being Requested ☒ YES ☐ NO
Special Exception is Requested ☐ YES ☐ NO
Describe Variances/Exception Requested REPLACE EXISTING WINDOWS WITH THE SAME WINDOW OPENINGS TO MATCH EXISTING MARVIN WOOD ULTIMATE WINDOWS
- N) Lot Size, Intensity, Impervious Surface Ratio: (See Regulations for definitions)
Lot Width: 35' x 50' Lot Area: 1,740 S.F. Floor/Area Ratio: 1
Impervious Surface Ratio: .72
- O) Height to Eave: 21'-0" Height to Highest Ridge/Point: 32'-0"
- P) I agree to reimburse Chautauqua Institution for all costs, repairs and/or construction to any road surface and/or right-of-way resulting from construction activities
☒ YES ☐ NO
- Q) I agree to abide by the Rules & Regulations Chautauqua Institution and the Architectural and Land Use Regulations: ☒ YES ☐ NO
- R) I understand that financial penalties apply for violations of the Architectural and Land Use Regulations and I agree to pay such fines if violations occur: ☒ YES ☐ NO
(Refer to *Schedule of Penalties*. Liens will be placed upon properties for unpaid penalties)

Schedule of Penalties (See Chautauqua Institution Rules & Regulations):

For All Projects

- | | |
|---|---------------------------------------|
| 1. Failure to Post Compliance Certificate in Visible Location on Property | \$ 25 / day |
| 2. Commencement of Construction Activities prior to receipt of Chautauqua Institution Certificate of Compliance | Max. \$1,000 or \$250 / day |
| 3. Unauthorized Demolition | Max. \$10,000 or \$100 / day |
| 4. Construction Site Maintenance | \$100 / day |
| 5. Failure to Correct Violation | Max. \$1,000 or \$100 / day |
| 6. Removal of Tree from Institution Property | \$10,000 Max. - \$5,000 Min. per tree |
| 7. Removal of Tree from Private Property | \$ 5,000 Max. - \$1,000 Min. per tree |

Compliance Certificate Review Fees :

| | |
|---|-------|
| All exterior or interior remodeling | \$35 |
| Additions to existing buildings | \$90 |
| New construction and substantial rehabilitation | \$200 |
| All cases going to the ARB | \$310 |

Note: Fees/Penalties are reviewed annually by the Board of Trustees and may change without notice.

Acknowledgement:

I understand that by signing this document I agree to abide by the Rules & Regulations of Chautauqua Institution and the Architectural and Land Use Regulations. I also certify that the above information is true and correct to the best of my knowledge and that I understand and agree to pay the listed penalties in the instances of violations:

Sharon L. Rosenbaum
Property Owner's Signature ***

12/11/2023
Date

Prime Contractor / CM's Signature

Date

NOTE: ALL CONTRACTORS MUST HAVE A CERTIFICATE OF AUTHORIZATION ISSUED BY CHAUTAUQUA INSTITUTION PRIOR TO PERFORMING CONSTRUCTION ON THE GROUNDS OF CHAUTAUQUA INSTITUTION.

No changes shall be made in such work that deviate from that submitted without the prior approval of the Institution. The issuance of a Compliance Certificate is in addition to and not in substitution for required building permits issued by appropriate governmental authorities, especially the Town of Chautauqua and the Chautauqua Utility District.

Diane Hendrix Architect 2 East Second Street Lakewood N.Y. 14750

Email: hendrix2@stny.rr.com, Phone: (716) 378-4017

December 13, 2023

ARB Submission for the Renovations to 12 Forest Ave, Chautauqua New York 14722

Dear ARB Members,

Bruce and Sharon Rosenbaum are currently renovating the interior of their 12 Forest Avenue property. The home is being rewired, insulated, the foundation is being repaired along with interior modifications on each floor.

The Rosenbaum's are requesting the replacement of existing windows in reference to ALU Section 1.5. The third floor bedrooms and first floor bedroom do not have legal means of fire egress. The remaining windows on the first and second floor do not meet NYS Energy Code. The owners are renovating the interior of this home to bring it up to code, electrically and mechanically as this will be a year round home.

There is an option to place Energy Star Label interior or exterior storm windows on the existing non egress windows. This option was considered, however there are two problems with this option. The first is a life safety concern, having to open two windows (an existing window and storm window) to exit the home in case of fire is not a good solution. As an architect, and having recent experience with elderly in laws and a house fire, I personally believe this option is a major concern with safety, no matter if the windows are located in a bedroom, living room or dining room. Doors can be blocked by fire and windows may be the only option to exit a home when seconds matter. Opening two windows to escape a fire is not a good option when there is a better solution.

The second problem with the energy star storm window option is the negative impact it will have on the home aesthetically, the look of a double window will detract from the exterior of the home.

The solution that is being requested is to replace the existing double hung windows with Marvin Wood Ultimate double hung windows. Bruce and Sharon are making every effort to keep the windows as true to the historic nature of the architecture as possible at a much greater expense than the use of storm windows. The Marvin Wood Ultimate double hungs windows have square sticking, restoration glass and 2" historic sills and sash, to match as closely as possible the existing windows. The Marvin Ultimate windows are primed wood interior and exterior, the sash and sill will match the existing windows. The restoration glass will keep the look of the

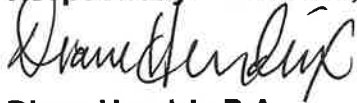
old glass and the windows will be replaced in the existing window openings. The casings will remain and will be patched where necessary.

Attached is a window schedule that addresses each window to be replaced. Samples of the restoration glass along with the Marvin Wood Ultimate Double Hung window will be available at the ARB meeting.

The goal of this renovation project is to update this home to make it a safe and usable space for the owners, without having any negative impact on it's historic exterior.

One final comment to this submission is regarding the tree adjacent to the front porch. A report for the protection of the tree will be submitted by a qualified arborist upon approval of the porch expansion.

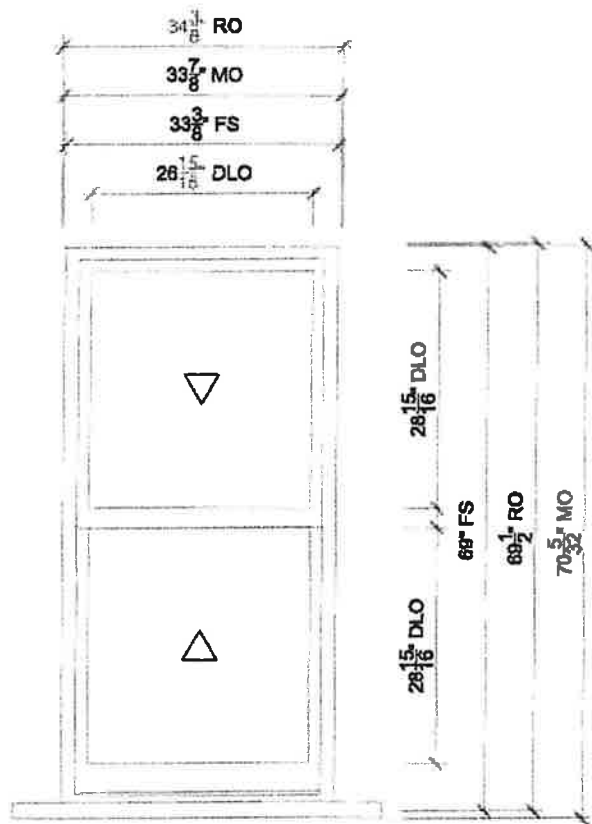
Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Diane Hendrix", written over the printed name.

Diane Hendrix R.A.

Window Replacement Schedule

12 Forest Avenue



LIVING ROOM "A"
 SCALE: 1/2" = 1'-0"

- $\frac{1}{20}$ Head
- $\frac{2}{20}$ Jamb
- $\frac{3}{20}$ Sill
- $\frac{4}{20}$ Checkrail

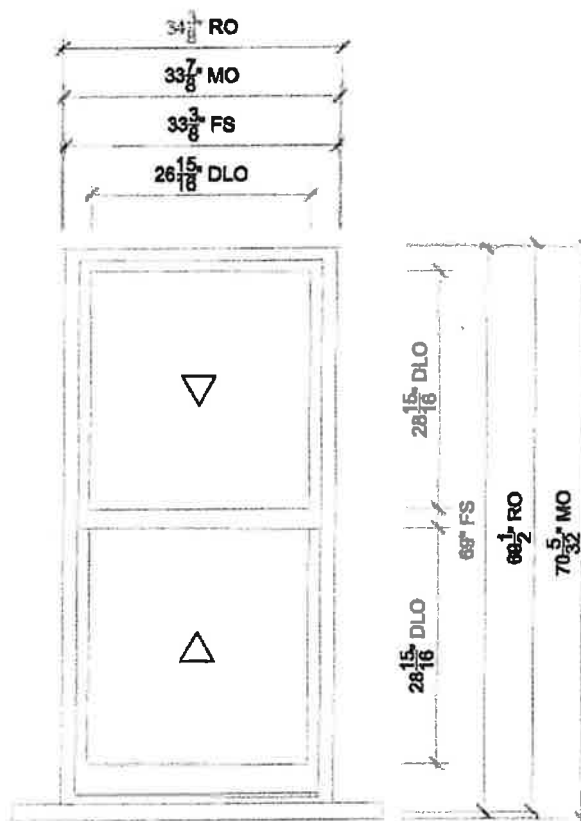
SPECIFICATIONS

Product Line: Ultimate Wood
 Unit Description: Double Hung
 Rough Opening: 34 $\frac{3}{8}$ " X 69 $\frac{1}{2}$ "
 Frame Size: 33 $\frac{3}{8}$ " X 69"
 Masonry Opening: 33 $\frac{7}{8}$ " X 70 $\frac{5}{32}$ "
 Sash Opening: 34 $\frac{3}{8}$ " X 69 $\frac{1}{2}$ "
 Inside Opening: 34 $\frac{3}{8}$ " X 69 $\frac{1}{2}$ "

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



PROJ/JOB: PROMARK 12 FOREST CHAUT 12-8-23 / ALL WOOD ULTIMATE
 DIST/DEALER: B & L WHOLESALE SUPPLY INC. -JAMESTOWN
 DRAWN: DON CORNELL
 QUOTE#: SEAD8Y3 PK VER: 0004.05.00 CREATED: 12/08/2023 REVISION:



DINING ROOM "B"
SCALE: 1/2" = 1'-0"

- ① Head
- ② Jamb
- ③ Sill
- ④ Checkrail

SPECIFICATIONS

Product Line: Ultimate Wood
Unit Description: Double Hung
Rough Opening: 34 3/8" X 69 1/2"
Frame Size: 33 3/8" X 69"
Masonry Opening: 33 7/8" X 70 5/32"
Sash Opening: 34 3/8" X 69 1/2"
Inside Opening: 34 3/8" X 69 1/2"

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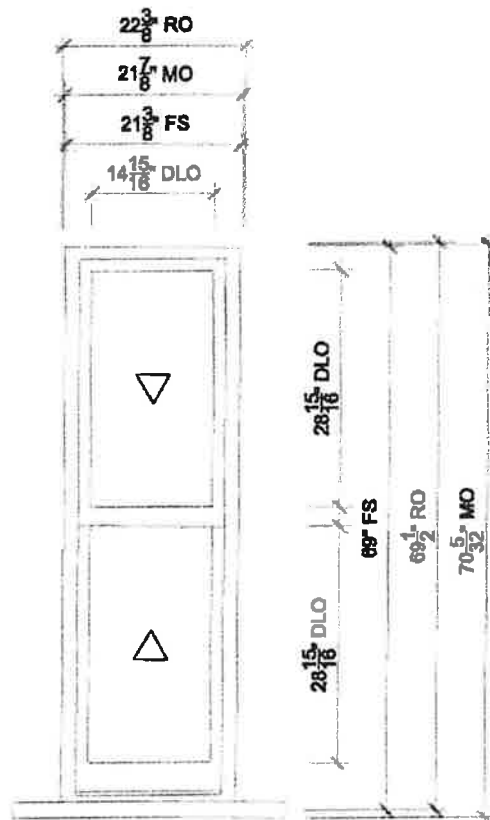


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KITCHEN "C"
 SCALE: 1/2" = 1'-0"

- ① Head
- ② Jamb
- ③ Sill
- ④ Checkrail

SPECIFICATIONS

Product Line: Ultimate Wood
 Unit Description: Double Hung
 Rough Opening: 22 3/8" X 69 1/2"
 Frame Size: 21 3/8" X 69"
 Masonry Opening: 21 7/8" X 70 5/32"
 Sash Opening: 22 3/8" X 69 1/2"
 Inside Opening: 22 3/8" X 69 1/2"

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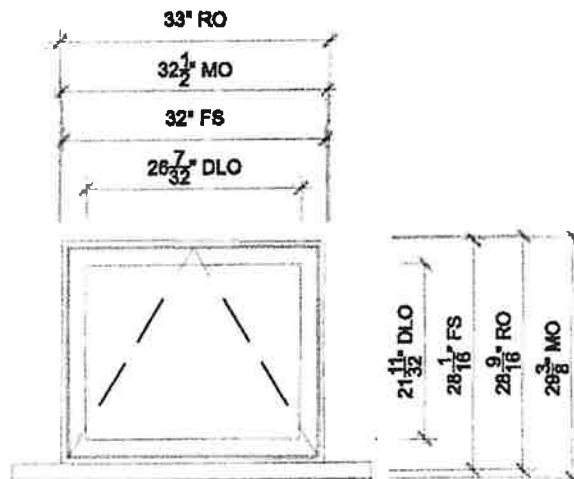


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


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REVISION



MUDROOM ROTO AWN "D"

SCALE: 1/2" = 1'-0"

-  Head
-  Jamb
-  Sill

SPECIFICATIONS

Product Line: Ultimate Wood
 Unit Description: Awning
 Rough Opening: 33" X 28 9/16"
 Frame Size: 32" X 28 1/16"
 Masonry Opening: 32 1/2" X 29 3/8"
 Sash Opening: 33" X 28 9/16"
 Inside Opening: 33" X 28 9/16"

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

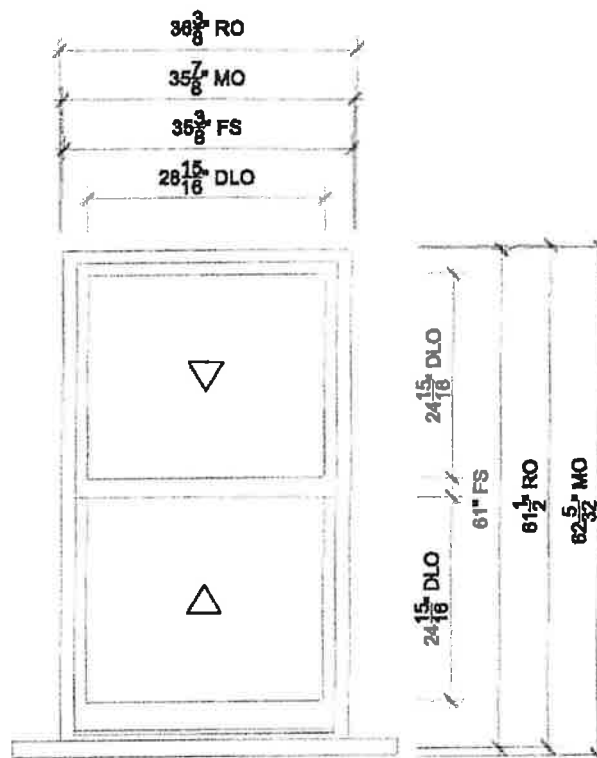


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 QUOTE#: SEAD8Y3

PK VER: 0004.05.00

CREATED: 12/08/2023

REVISION:



STAIR TYO BSMNT "E"

SCALE: 1/2" = 1'-0"

1/20 Head
3/20 Sill

2/20 Jamb
4/20 Checkrail

SPECIFICATIONS

Product Line: Ultimate Wood
Unit Description: Double Hung
Rough Opening: 36 3/8" X 61 1/2"
Frame Size: 35 3/8" X 61"
Masonry Opening: 35 7/8" X 62 5/32"
Sash Opening: 36 3/8" X 61 1/2"
Inside Opening: 36 3/8" X 61 1/2"

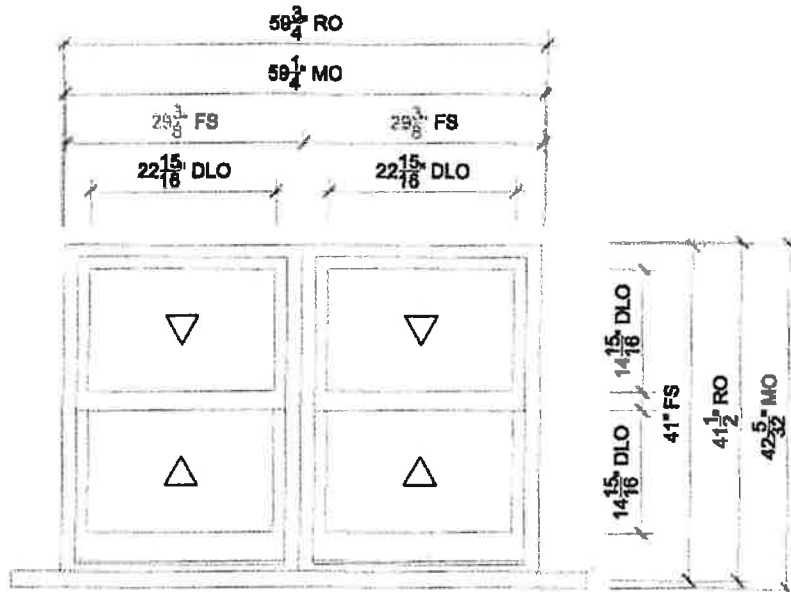
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MARVIN

PROJ./JOB: PROMARK 12 FOREST CHAUT 12-8-23 / ALL WOOD ULTIMATE
DIST/DEALER: B & L WHOLESALE SUPPLY INC. -JAMESTOWN
DRAWN: DON CORNELL
QUOTE#: SEAD8Y3

PK VER: 0004.05.00

CREATED: 12/08/2023 REVISION:



NEW KITCHEN " F "

SCALE: 1/2" = 1'-0"



Head



Jamb



Vertical Mullion



Sill



Checkrail

SPECIFICATIONS

Product Line: Ultimate Wood

Unit Description: Marvin Assembly

Rough Opening: 59 ³/₄" X 41 ¹/₂"

Frame Size: 58 ³/₄" X 41"

Masonry Opening: 59 ¹/₄" X 42 ⁵/₃₂"

Sash Opening: 59 ³/₄" X 41 ¹/₂"

Inside Opening: 59 ³/₄" X 41 ¹/₂"

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PROJ/JOB: PROMARK 12 FOREST CHAUT 12-8-23 / ALL WOOD ULTIMATE

DIST/DEALER: B & L WHOLESALE SUPPLY INC. -JAMESTOWN

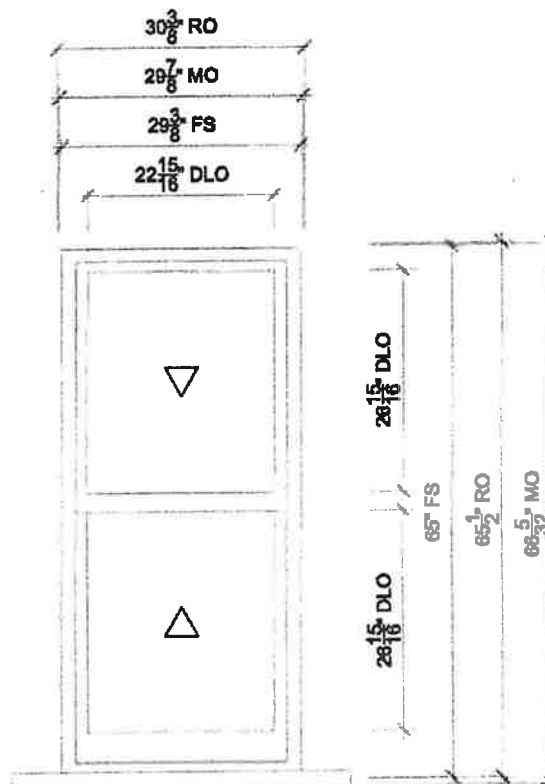
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QUOTE#: SEAD8Y3





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REVISION:



GOING UP STAIRS TEMPERED "G"
 SCALE: 1/2" = 1'-0"

-  Head
-  Jamb
-  Sill
-  Checkrail

SPECIFICATIONS

Product Line: Ultimate Wood
 Unit Description: Double Hung
 Rough Opening: 30 3/8" X 65 1/2"
 Frame Size: 29 3/8" X 65"
 Masonry Opening: 29 7/8" X 66 5/32"
 Sash Opening: 30 3/8" X 65 1/2"
 Inside Opening: 30 3/8" X 65 1/2"

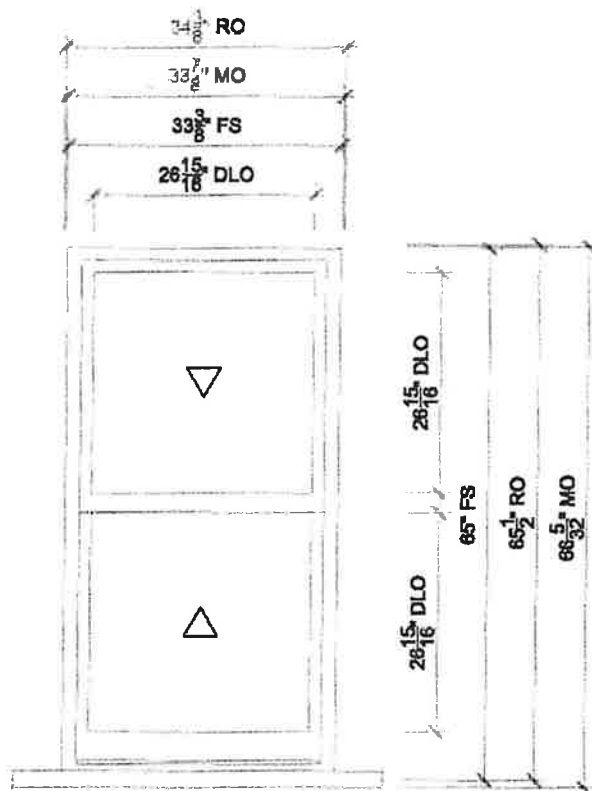
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PROJ/JOB: PROMARK 12 FOREST CHAUT 12-8-23 / ALL WOOD ULTIMATE
 DIST/DEALER: B & L WHOLESALE SUPPLY INC. -JAMESTOWN
 DRAWN: DON CORNELL
 QUOTE#: SEAD8Y3

PK VER: 0004.05.00

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2ND FLR HALL $\frac{1}{2}'' = 1'-0''$

- $\frac{1}{20}$ Head
- $\frac{2}{20}$ Jamb
- $\frac{3}{20}$ Sill
- $\frac{4}{20}$ Checkrail

SPECIFICATIONS

Product Line: Ultimate Wood
 Unit Description: Double Hung
 Rough Opening: 34 3/8" X 65 1/2"
 Frame Size: 33 3/8" X 65"
 Masonry Opening: 33 7/8" X 66 5/32"
 Sash Opening: 34 3/8" X 65 1/2"
 Inside Opening: 34 3/8" X 65 1/2"

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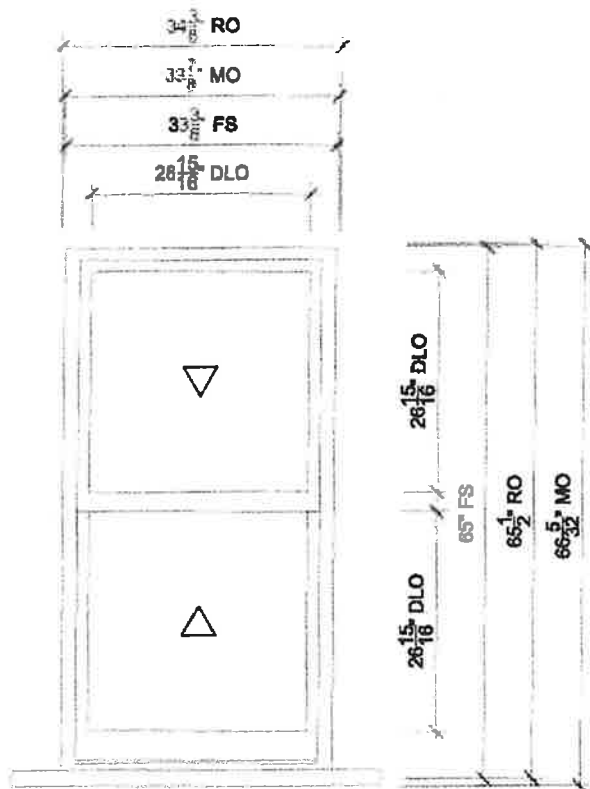


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 DIST/DEALER: B & L WHOLESALE SUPPLY INC. -JAMESTOWN
 DRAWN: DON CORNELL
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PK VER: 0004.06.00

CREATED: 12/08/2023

REVISION:



BOTH UP BEDRMS

SCALE: 1/2" = 1'-0"

- 1/20 Head
- 2/20 Jamb
- 3/20 Sill
- 4/20 Checkrail

SPECIFICATIONS

Product Line: Ultimate Wood
 Unit Description: Double Hung
 Rough Opening: 34 3/8" X 65 1/2"
 Frame Size: 33 3/8" X 65"
 Masonry Opening: 33 7/8" X 66 5/32"
 Sash Opening: 34 3/8" X 65 1/2"
 Inside Opening: 34 3/8" X 65 1/2"

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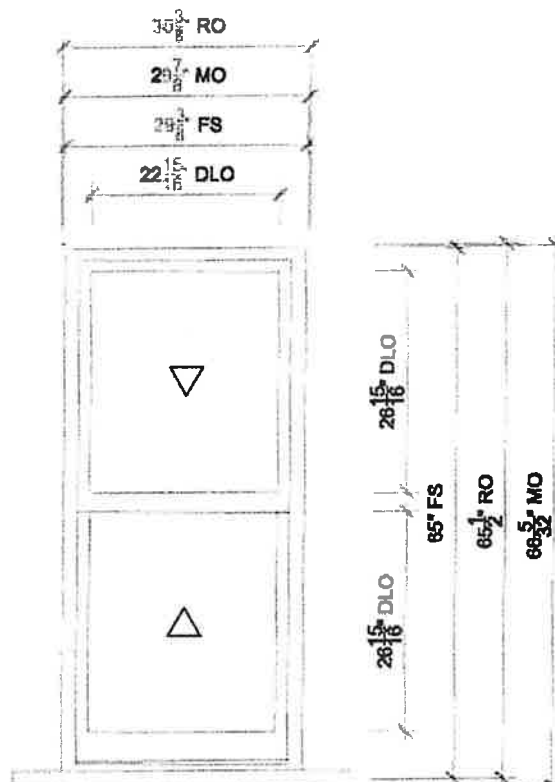


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 DIST/DEALER: B & L WHOLESALE SUPPLY INC. -JAMESTOWN
 DRAWN: DON CORNELL
 QUOTE#: SEAD8Y3

PK VER: 0004.05.00





CREATED: 12/08/2023

REVISION:



2ND FLR BATH TEMP/OBSCURE

SCALE: 1/2" = 1'-0"

-  Head
-  Jamb
-  Sill
-  Checkrail

SPECIFICATIONS

Product Line: Ultimate Wood
 Unit Description: Double Hung
 Rough Opening: 30 3/8" X 65 1/2"
 Frame Size: 29 3/8" X 65"
 Masonry Opening: 29 7/8" X 66 5/32"
 Sash Opening: 30 3/8" X 65 1/2"
 Inside Opening: 30 3/8" X 65 1/2"

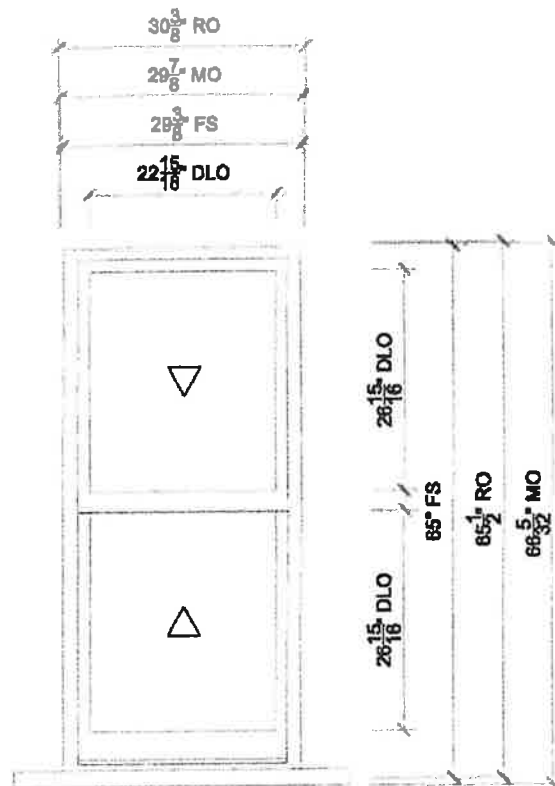
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 QUOTE#: SEAD8Y3

PK VER: 0004.05.00

CREATED: 12/08/2023 REVISION:



2ND FLR SMALL BEDRM "K"
SCALE: 1/2" = 1'-0"

- 1
20 Head
- 2
20 Jamb
- 3
20 Sill
- 4
20 Checkrail

SPECIFICATIONS

Product Line: Ultimate Wood
Unit Description: Double Hung
Rough Opening: 30 3/8" X 65 1/2"
Frame Size: 29 3/8" X 65"
Masonry Opening: 29 7/8" X 66 5/32"
Sash Opening: 30 3/8" X 65 1/2"
Inside Opening: 30 3/8" X 65 1/2"

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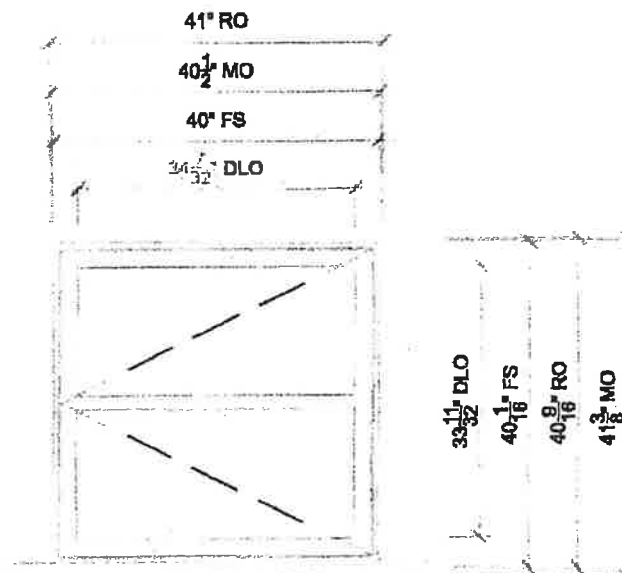


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DRAWN: DON CORNELL
QUOTE#: SEAD8Y3

PK VER: 0004.05.00

CREATED: 12/08/2023

REVISION:



3RD FLR BEDRM LH 2" SDL

SCALE: 1/2" = 1'-0"

④ Head
② Sill

① Jamb
③ Divided Lite

SPECIFICATIONS

Product Line: Ultimate Wood
Unit Description: Casement
Rough Opening: 41" X 40 9/16"
Frame Size: 40" X 40 1/16"
Masonry Opening: 40 1/2" X 41 3/8"
Sash Opening: 41" X 40 9/16"
Inside Opening: 41" X 40 9/16"

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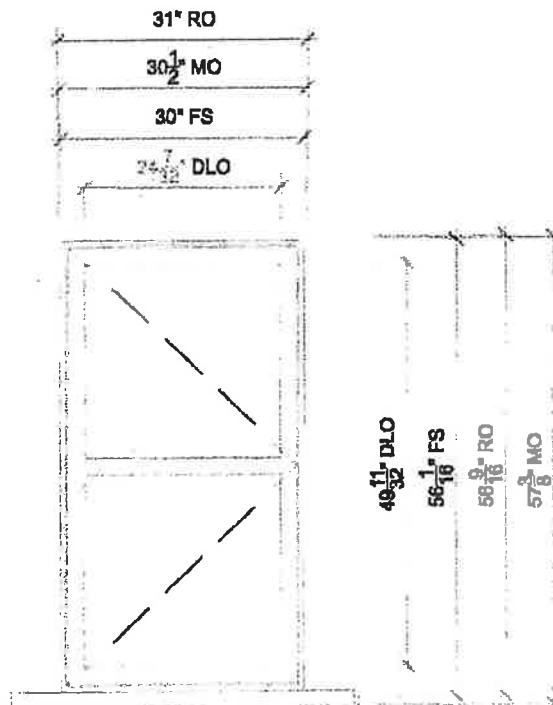
MARVIN

PROJ/JOB: PROMARK 12 FOREST CHAUT 12-8-23 / ALL WOOD ULTIMATE
DIST/DEALER: B & L WHOLESALE SUPPLY INC. JAMESTOWN
DRAWN: DON CORNELL
QUOTE#: SEAD8Y3

PK VER: 0004.05.00





CREATED: 12/08/2023

REVISION:



3RD FLR BEDRM RH

SCALE: 1/2" = 1'-0"

-  Head
-  Jamb
-  Sill
-  Divided Lite

SPECIFICATIONS

Product Line: Ultimate Wood
 Unit Description: Casement
 Rough Opening: 31" X 58 9/16"
 Frame Size: 30" X 56 1/16"
 Masonry Opening: 30 1/2" X 57 3/8"
 Sash Opening: 31" X 56 9/16"
 Inside Opening: 31" X 56 9/16"

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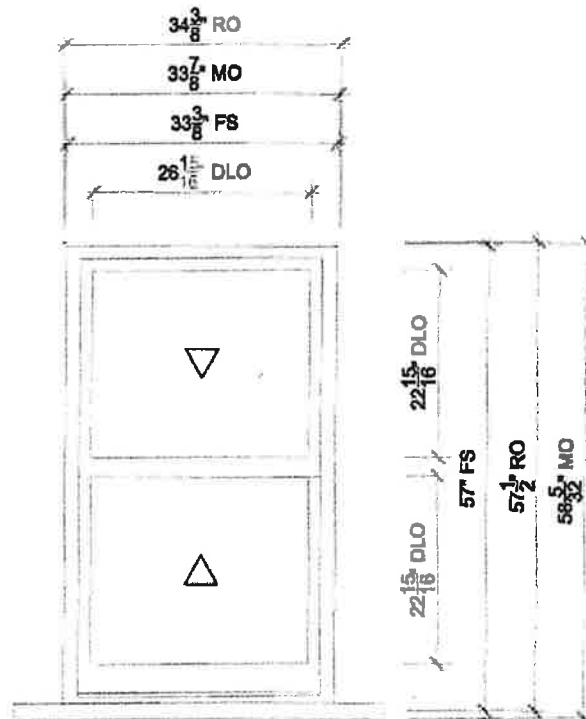


PROJ/JOB: PROMARK 12 FOREST CHAUT 12-8-23 / ALL WOOD ULTIMATE
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 DRAWN: DON CORNELL
 QUOTE#: SEAD8Y3





PK VER: 0004.05.00

CREATED: 12/08/2023

REVISION:



3RD FLR BATH TEMP/OBSCURE ¹¹N¹¹
 SCALE: 1/2" = 1'-0"

-  Head
-  Jamb
-  Sill
-  Checkrail

SPECIFICATIONS

Product Line: Ultimate Wood
 Unit Description: Double Hung
 Rough Opening: 34 3/8" X 57 1/2"
 Frame Size: 33 3/8" X 57"
 Masonry Opening: 33 7/8" X 58 5/32"
 Sash Opening: 34 3/8" X 57 1/2"
 Inside Opening: 34 3/8" X 57 1/2"

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

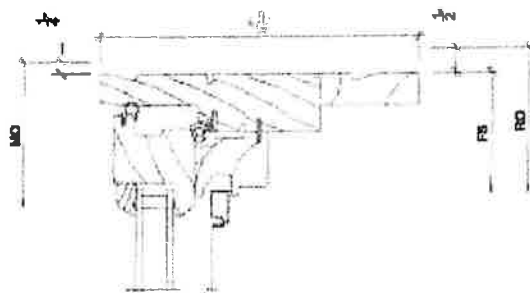


PROJ./JOB: PROMARK 12 FOREST CHAUT 12-8-23 / ALL WOOD ULTIMATE
 DIST/DEALER: B & L WHOLESALE SUPPLY INC. -JAMESTOWN
 DRAWN: DON CORNELL
 QUOTE#: SEAD8Y3

PK VER: 0004.05.00

CREATED: 12/08/2023

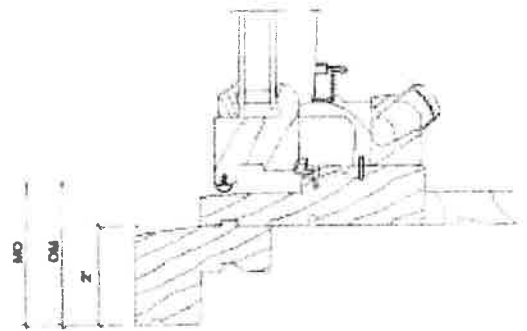
REVISION:



1
21

Head

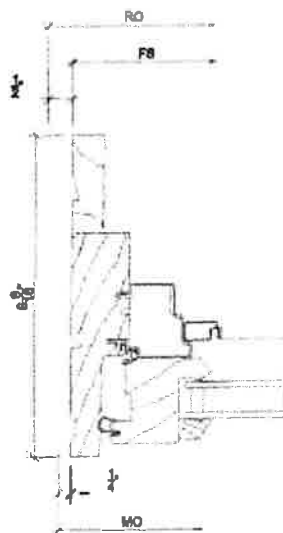
SCALE: 3" = 1'-0"



3
21

Sill

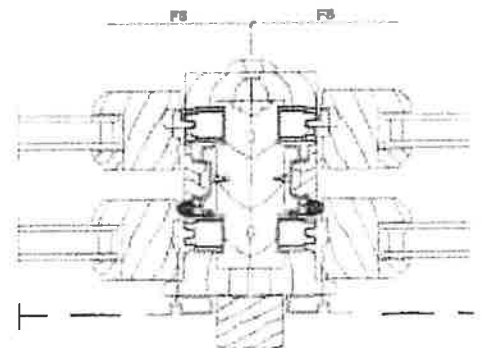
SCALE: 3" =



2
21

Jamb

SCALE: 3" = 1'-0"



4
21

Vertical Mullion

SCALE: 3" =

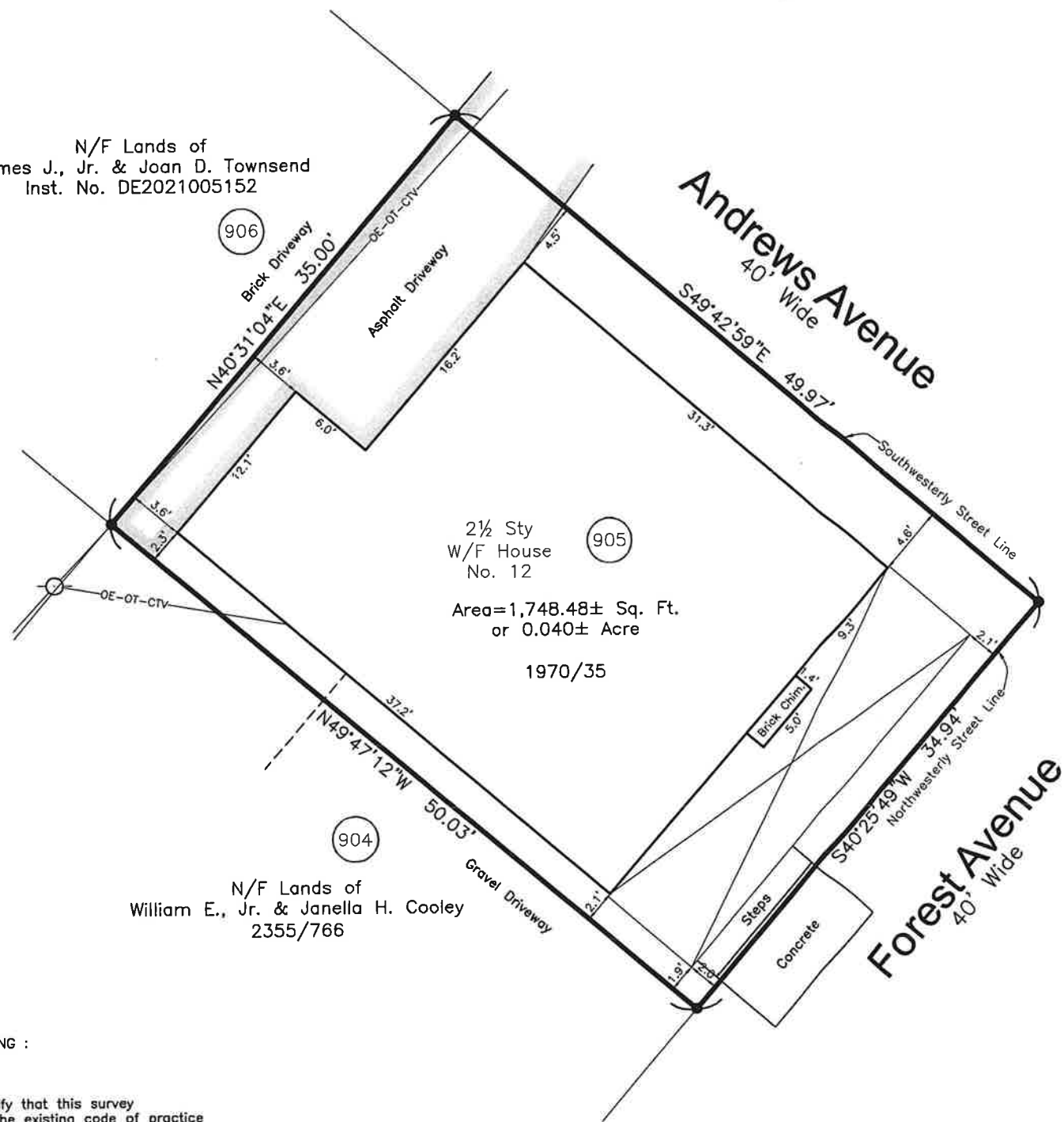


PROJ/JOB: PROMARK 12 FOREST CHAUT 12-8-23 / ALL WOOD ULTIMATE
DIST/DEALER: B & L WHOLESALE SUPPLY INC. -JAMESTOWN
DRAWN: DON CORNELL
QUOTE#: SEAD8Y3

PK VER: 0004.05.00

CREATED: 12/08/2023 REVISION:

N/F Lands of
James J., Jr. & Joan D. Townsend
Inst. No. DE2021005152



Legend:

- - Iron Stake Found
- m. - Measured
- d. - Deeded
- N/F - Now or Formerly
- W/F - Wood Frame
- - Utility Pole
- map - Per Allotment Map
- OE— - Overhead Electric Service
- OT— - Overhead Telephone Service
- CTV— - Overhead Cable Television
- 905 - Lot number as shown on the official map of Chautauqua Institution dated March 20, 1939 and recorded at the Chautauqua County Clerk's Office April 25, 1939 in Cabinet 2 - Section "E" - Map 159



Map of a Survey For
Bruce and Sharon Rosenbaum

12 Forest Avenue
Chautauqua Institution
Town of Chautauqua
County of Chautauqua
State of New York

Being part of Lot 29 - Town 3 - Range 13 of the Holland Land Company's Survey

| | | |
|------------------------------|-----------------|-------------|
| DATE OF SURVEY: June 2, 2023 | SCALE: 1"=10' | DR. BY: HMF |
| DATE OF PLAN: June 7, 2023 | F.B.: P149 Pg30 | SHEET NO.: |

RODGERS
LAND SURVEYING

583 FALCONER STREET - JAMESTOWN, NY 716-665-2828 ph. www.rodgerssurveying.com
KEVIN M. RODGERS, LS NYS Lic. No. 50247

I HEREBY CERTIFY TO THE FOLLOWING :

Bruce and Sharon Rosenbaum

Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for land surveys adopted by the New York State Association of Professional Land Surveyors. said certifications shall run only to the person for whom the survey is prepared and on his behalf to the title company, governmental agency and lending institution listed hereon and to the assignees of the lending institution. certifications are not transferable to additional institutions or subsequent owners.

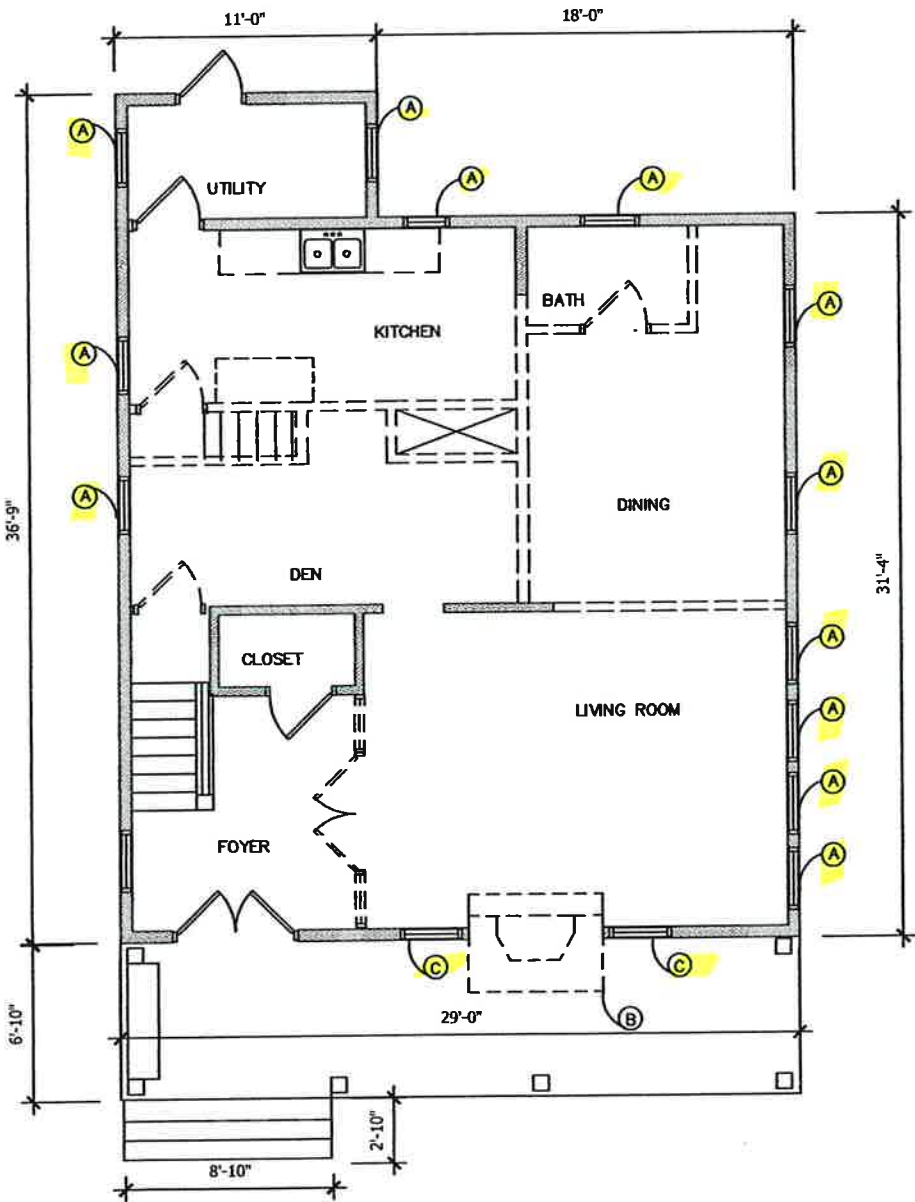
"This survey was prepared without the benefit of an Abstract of Title, and is subject to any facts that may be revealed by an examination of such."

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's seal is a violation of section 7209 sub-division 2, of the New York State Education Law.

Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered to be valid true copies.

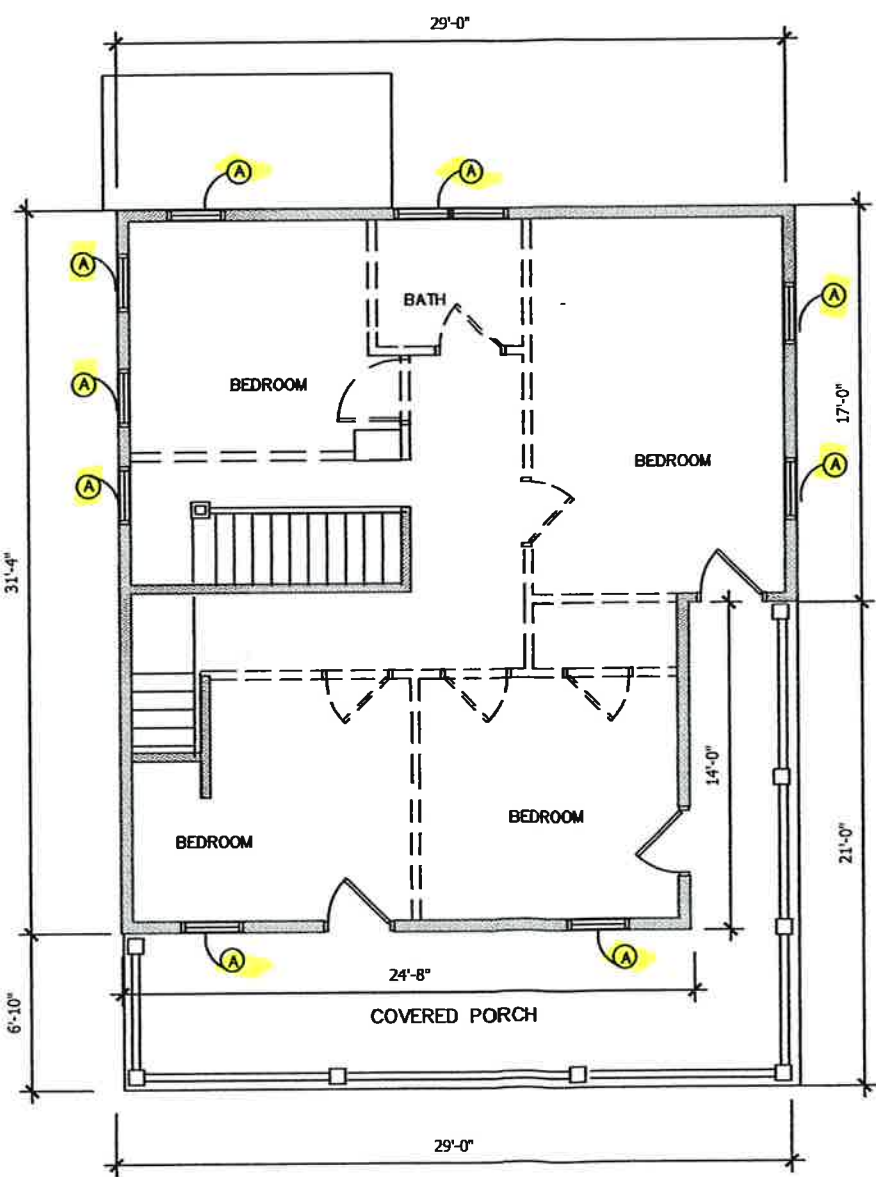
DEMOLITION NOTES

- A. REMOVE ALL NOTED WINDOWS AND REPLACE WITH MARVIN ULTIMATE WOOD WINDOWS TO MATCH EXISTING- SEE WINDOW SCHEDULE OPENING AND CASING TO REMAIN INTACT
- B. EXISTING CHIMNEY REMOVED AND INFILL OPENING WITH MARVIN ULTIMATE WOOD PICTURE WINDOW BETWEEN EXISTING WOOD WINDOWS
- C. REMOVE AND REFURBISH THE EXISTING WOOD WINDOWS IF POSSIBLE TO REINSTALL- IF EXISTING WINDOWS ARE ROTTED REPLACE WITH NEW MARVIN ULTIMATE WINDOWS NOTED --" ALTERNATE" ON THE WINDOW SCHEDULE



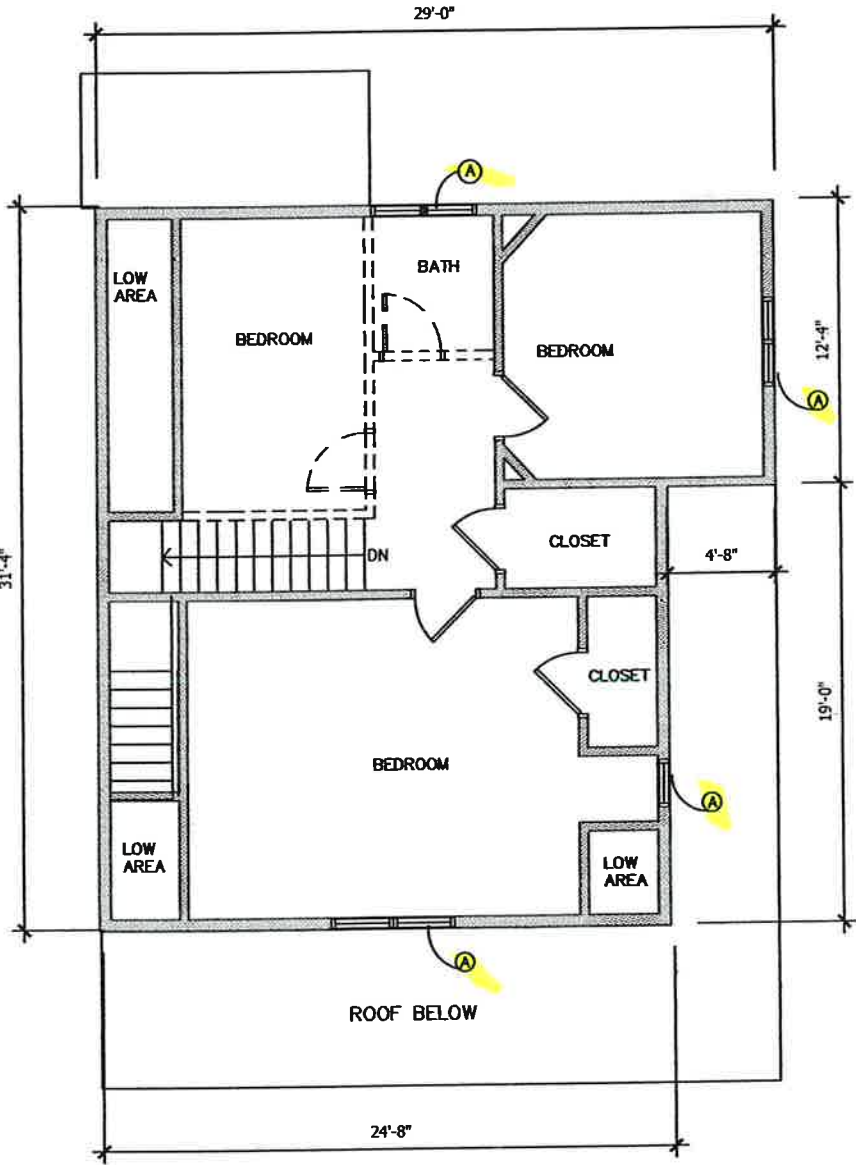
EXISTING/DEMO FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



EXISTING/DEMO SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



EXISTING/DEMO THIRD FLOOR PLAN

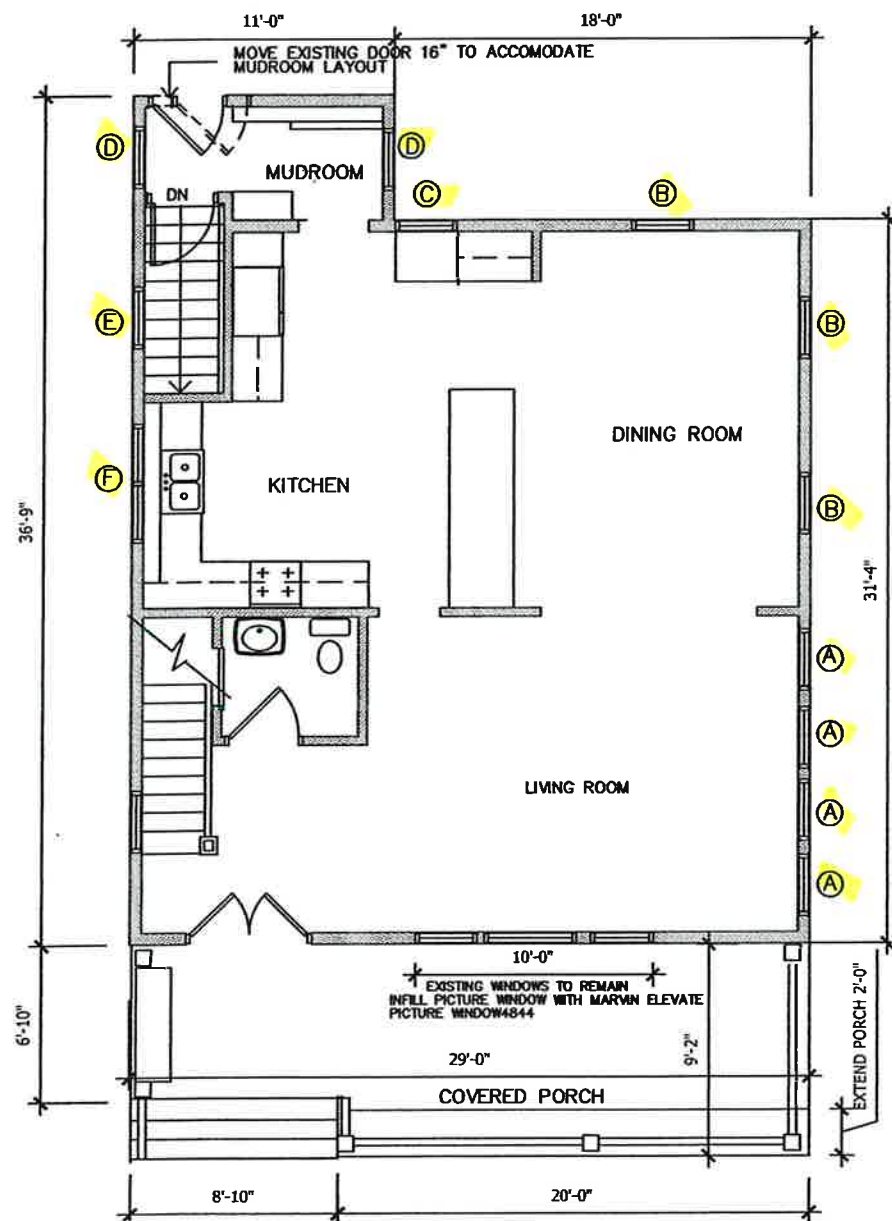
SCALE 1/4" = 1'-0"

DIANE HENDRIX ARCHITECT
2 EAST SECOND STREET
LAKEWOOD NY 14750
hendrix2@stny.rr.com

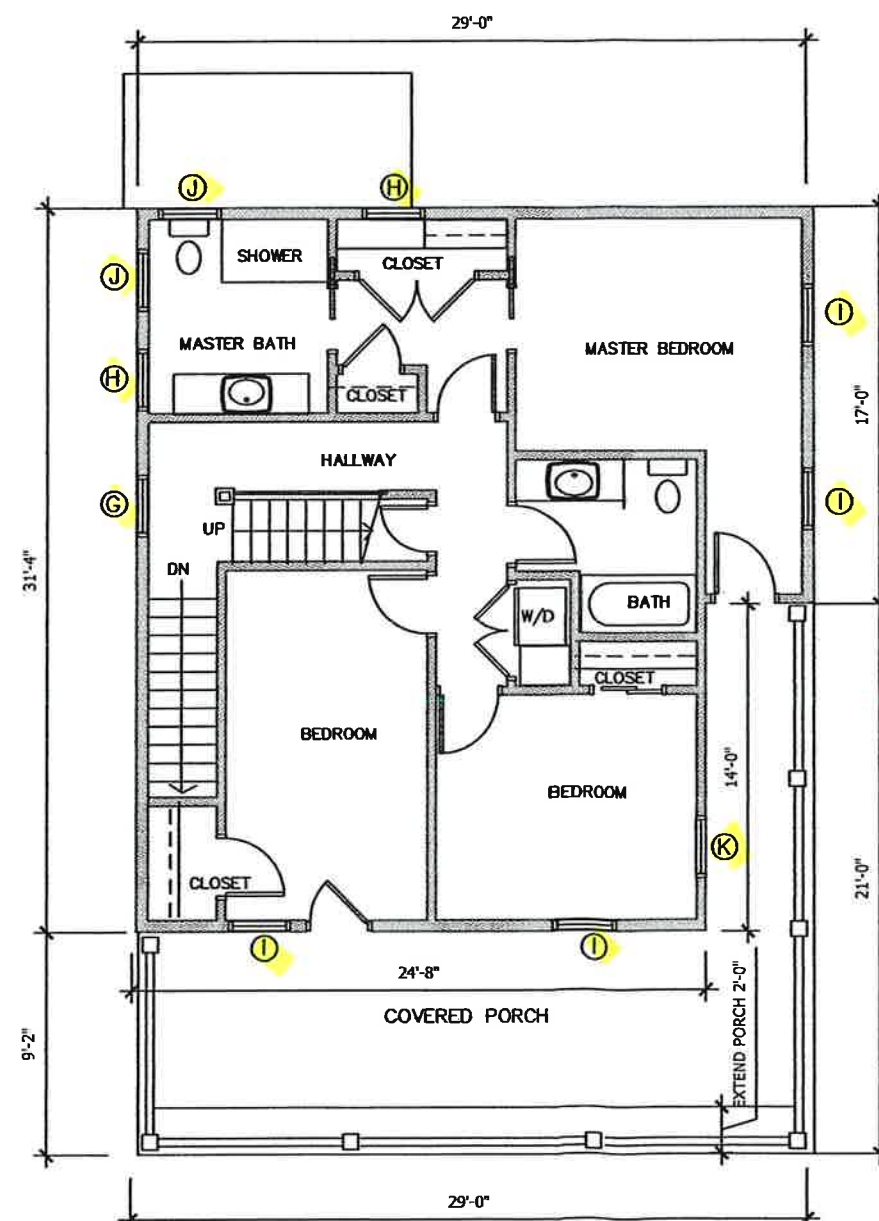
EXISTING/DEMOLITION PLANS
12 FOREST AVENUE
CHAUTAUQUA INSTITUTION
CHAUTAUQUA, NEW YORK
DECEMBER 13, 2023

EXTERIOR RENOVATION NOTES

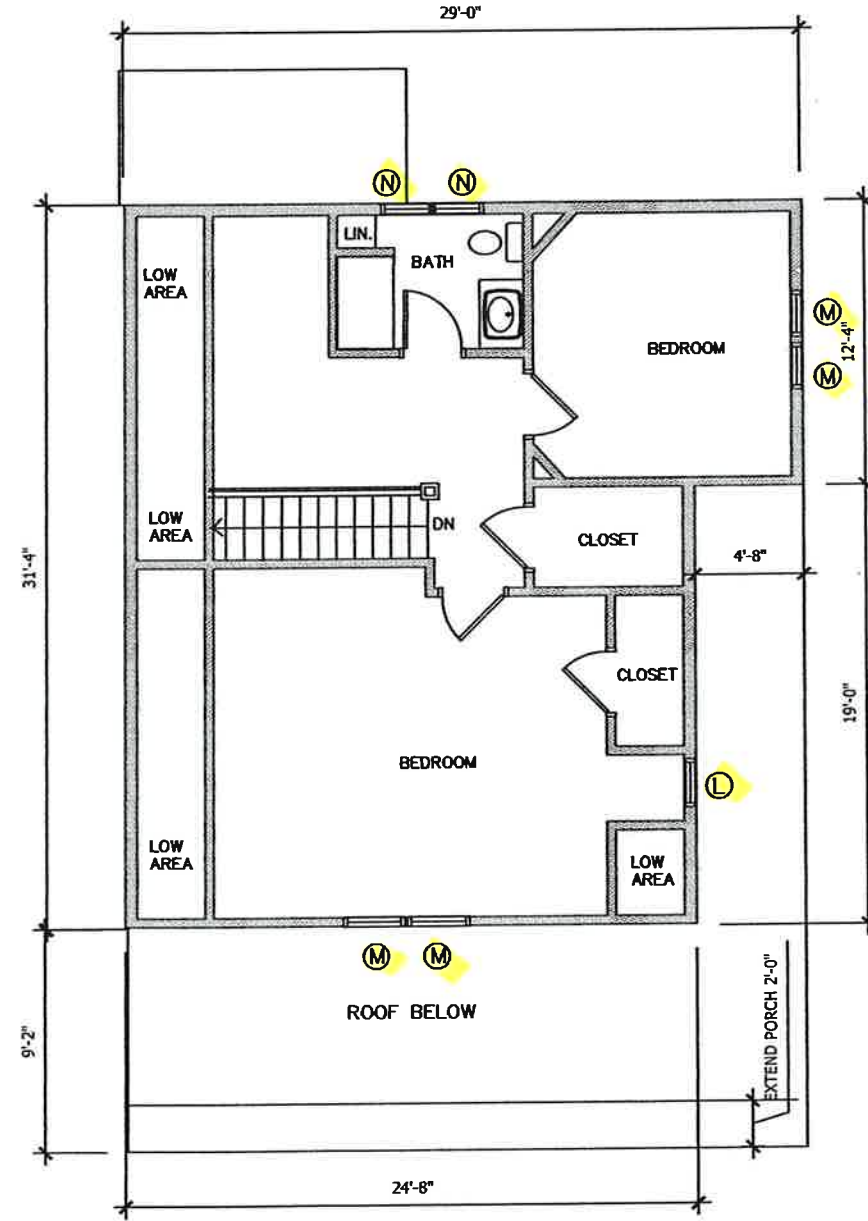
- 1 REPAIR AND REPAINT EXISTING WOOD DOUBLE ENTRY DOOR
PROVIDE A NEW WOOD STORM DOOR
EXISTING BUILT IN BENCH TO REMAIN- REPAINT AND REPAIR
- 2 REFURISH EXISTING REAR ENTRY DOOR AND REPLACE EXISTING
STORM DOOR WITH NEW PAINTED WOOD STORM DOOR
- 3 REPAIR AND REPAINT EXISTING WOOD SIDING AND ALL EXISTING
EXTERIOR WOOD TRIM
- 4 REPAIR AND REPAINT REFURBISH EXISTING SECOND FLOOR DOORS
PROVIDE NEW WOOD STORM DOORS
- 5 REPLACE NOTED WINDOWS WITH MARVIN ULTIMATE WOOD WNDOWS
WITH 2" HISTORIC SILL AND SASH TO MATCH EXISTING
WINDOWS TO BE REPLACED WITHIN EXISTING OPENINGS
WINDOW CASINGS TO REMAIN. REPAIR AND REPAINT AS REQUIRED



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



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



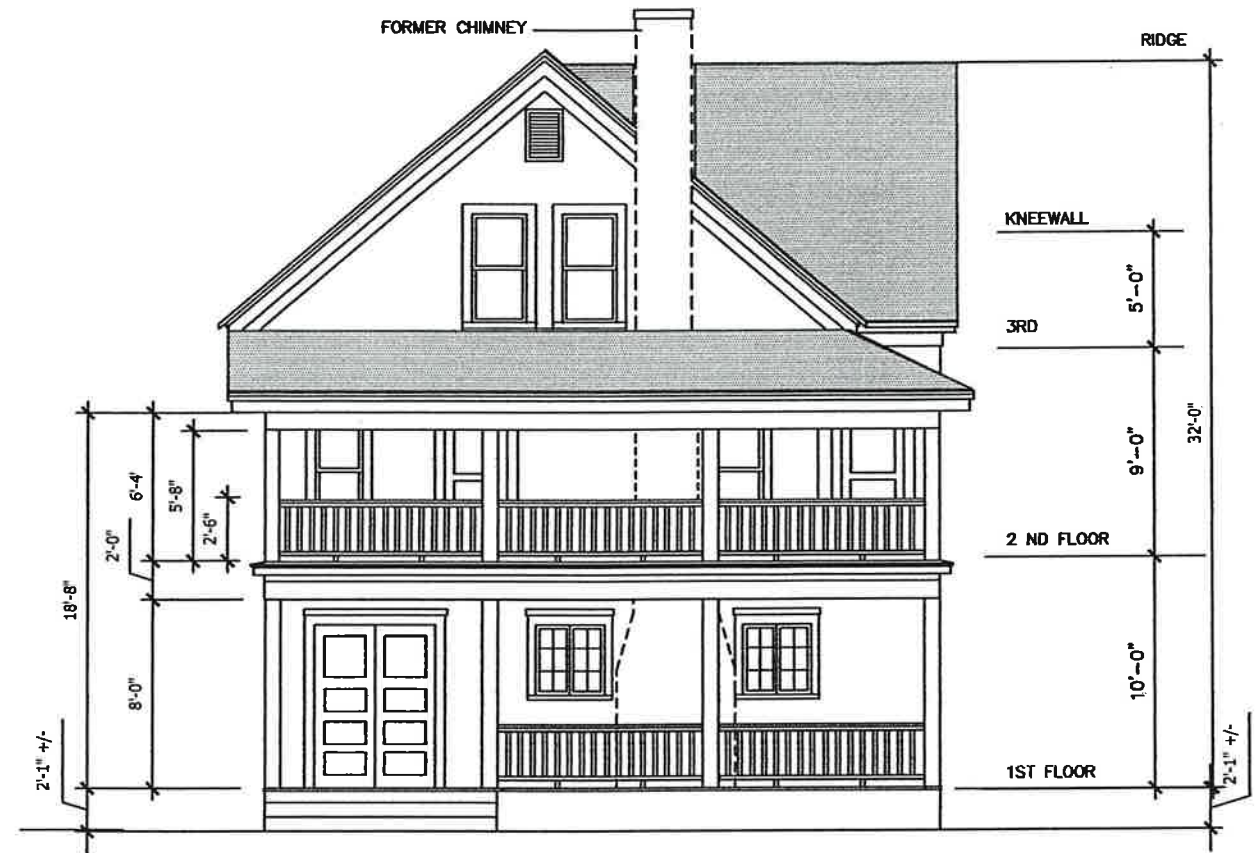
PROPOSED THIRD FLOOR PLAN
SCALE : 1/4" = 1'-0"

DIANE HENDRIX ARCHITECT
2 EAST SECOND STREET
LAKEWOOD NY 14750
hendrix2@stny.rr.com

PROPOSED FLOOR PLANS
12 FOREST AVENUE
CHAUTAUQUA INSTITUTION
CHAUTAUQUA, NEW YORK
DECEMBER 13, 2023



PROPOSED ELEVATION AT FOREST AVENUE



EXISTING ELEVATION AT FOREST AVENUE



PROPOSED ELEVATION AT ANDREWS AVENUE

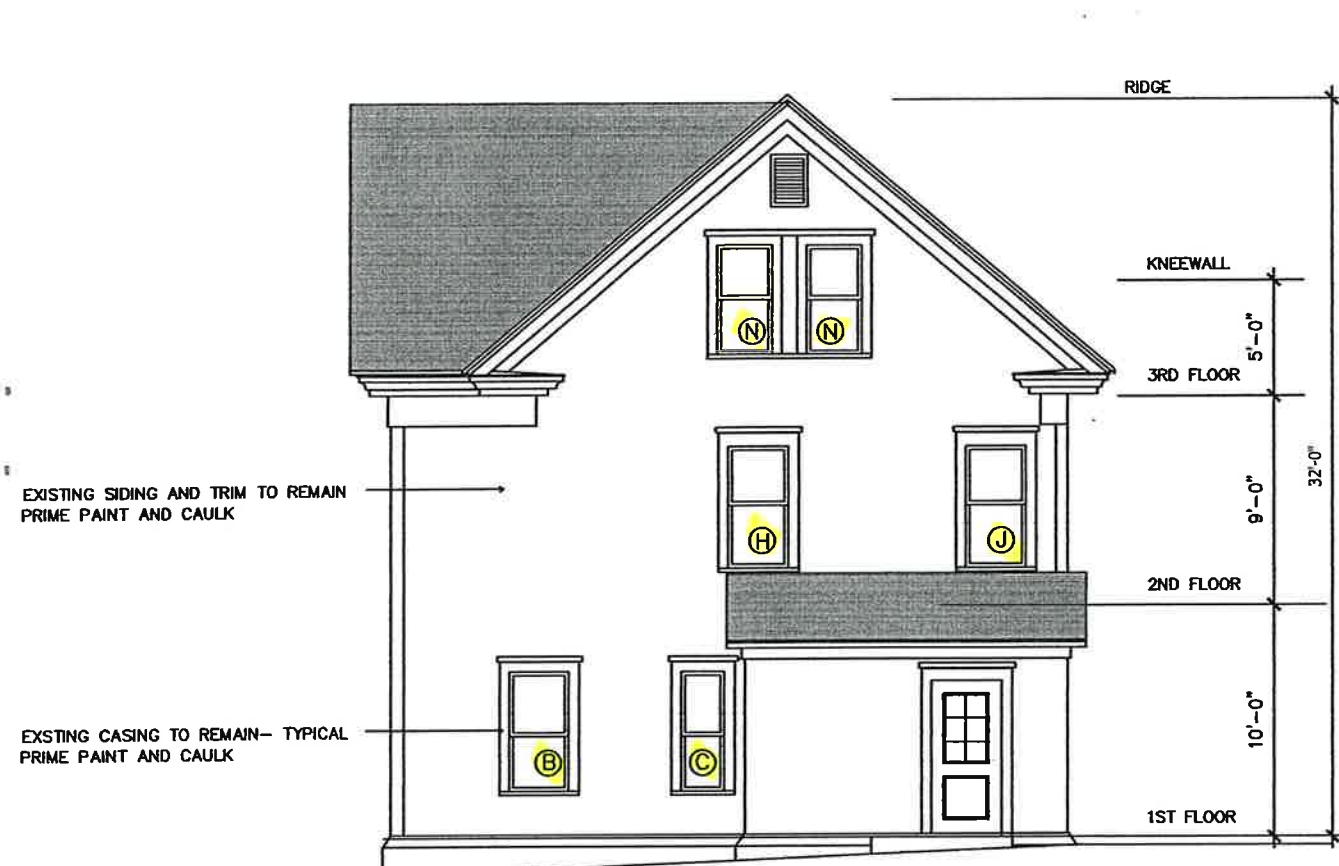


EXISTING ELEVATION AT ANDREWS AVENUE

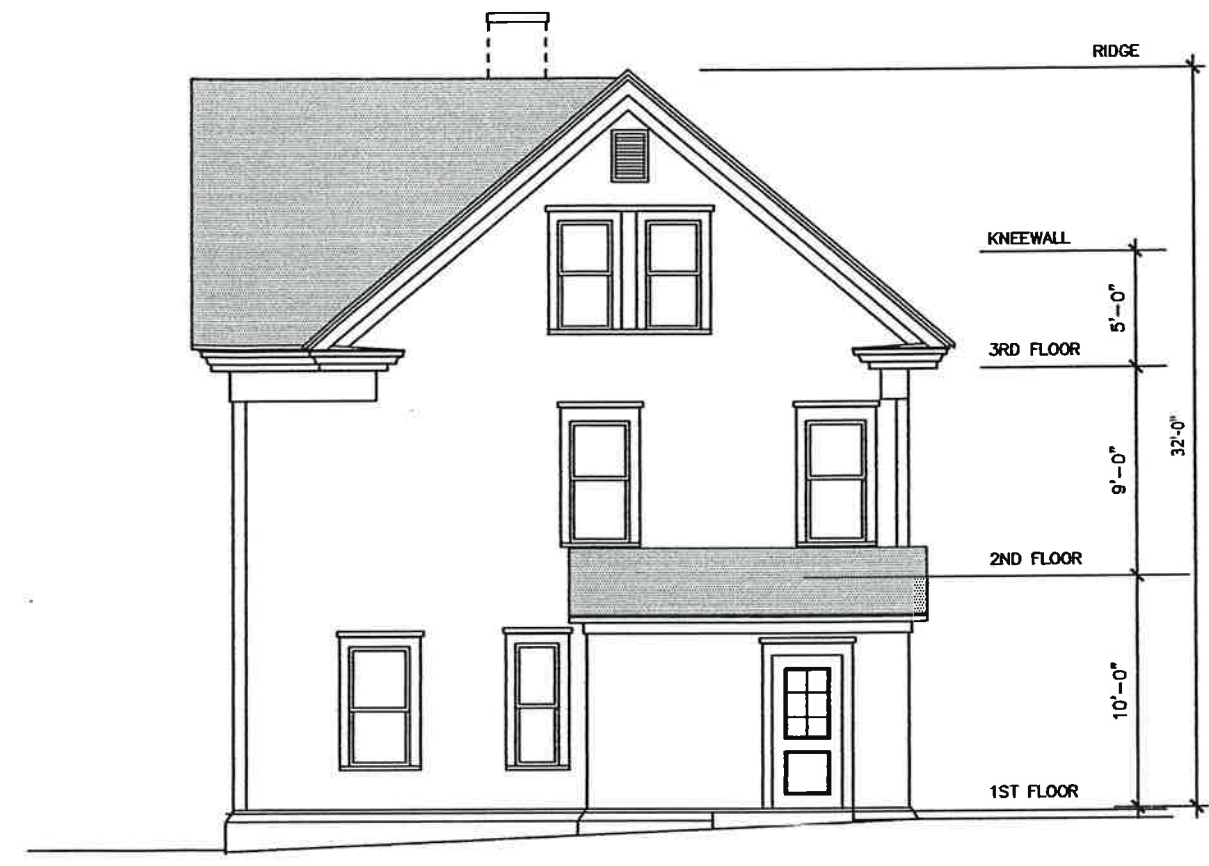
DIANE HENDRIX ARCHITECT
2 EAST SECOND STREET
LAKEWOOD NY 14750
hendrix2@stny.rr.com

EXISTING AND PROPOSED ELEVATION
12 FOREST AVENUE
CHAUTAUQUA INSTITUTION
CHAUTAUQUA, NEW YORK
DECEMBER 13, 2023

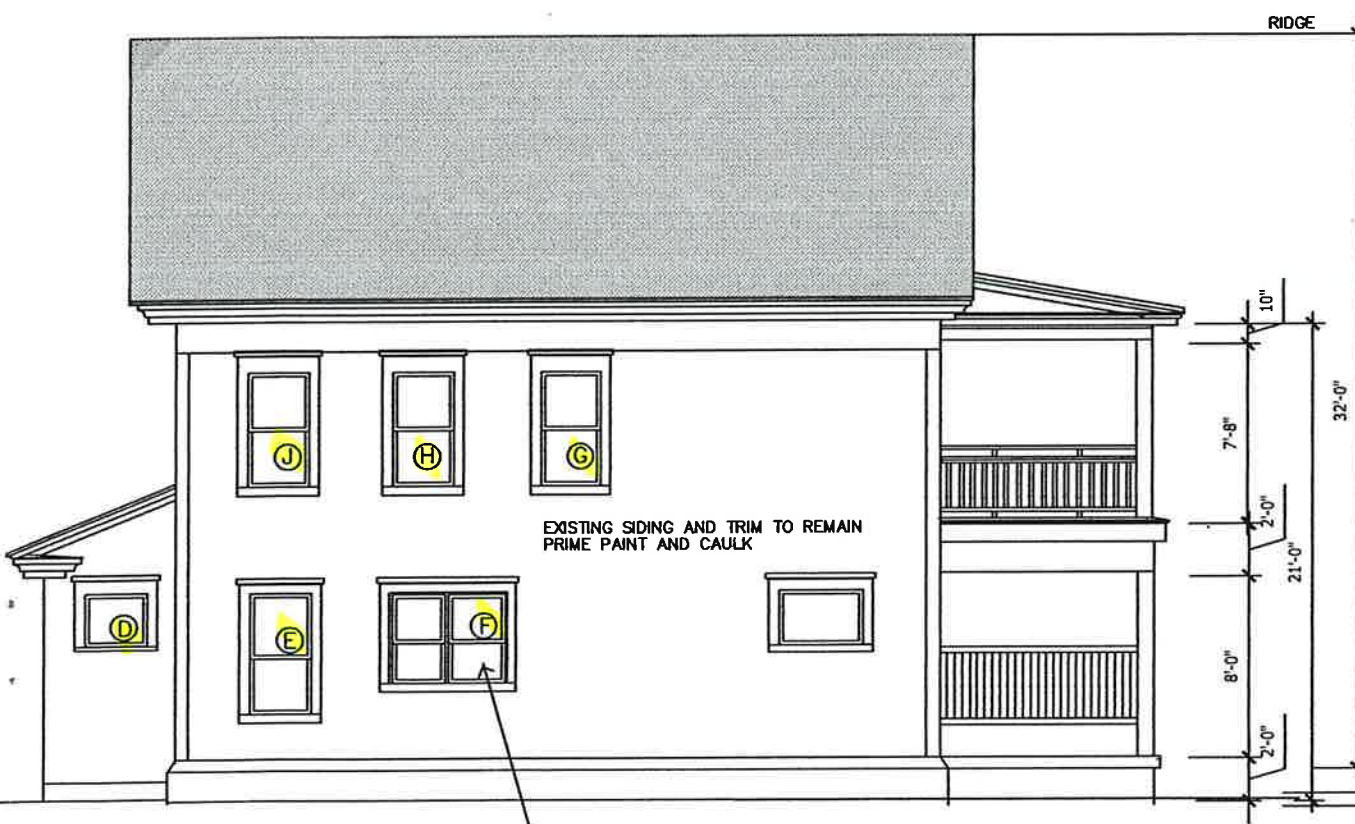
A-3



PROPOSED ELEVATION AT REAR YARD- DRIVEWAY



EXISTING ELEVATION AT REAR YARD- DRIVEWAY



REMOVE EXISTING WINDOW AT NEW KITCHEN
REPLACE WITH MARVIN ELEVATE DOUBLE HUNG WINDOW
PATCH SIDING TO MATCH EXISTING
MATCH EXISTING WINDOW CASING AND SILL

PROPOSED ELEVATION AT INTERIOR SIDE YARD



EXISTING ELEVATION AT INTERIOR SIDE YARD

DIANE HENDRIX ARCHITECT
2 EAST SECOND STREET
LAKEWOOD NY 14750
hendrix2@stny.rr.com

EXISTING AND PROPOSED ELEVATION
12 FOREST AVENUE
CHAUTAUQUA INSTITUTION
CHAUTAUQUA, NEW YORK
DECEMBER 13 2023