



OFFICE OF CAMPUS PLANNING & OPERATIONS

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

March 28th 2025

Dear Chautauquan,

The owners of 21 Foster, Raymond and Meredith Andrews, are requesting to come before the Architectural Review Board for the scope of work for renovation and rehabilitation of the Building to replace the existing foundations of their house with a new basement. The scope of work proposing the addition of the basement underneath the building falls within 3'-0" side yard setback and the 10'-0" rear yard setbacks, and is proposed on this lot which does not meet the minimum lot size for an accessory unit. Additionally, the scope of work proposes the removal and replacement of 5 trees with as specified in the regulations. 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. Variance for encroachment into the side yard setback on the Western side of the property (Architectural and Land Use Regulations Section 4.4.6)
2. Variance for encroachment into the 10'-0" rear yard setback on the Western side of the property (Architectural and Land Use Regulations Section 4.4.6)
3. Variance to the minimum Lot Area of 2,000 sqft required for the establishment of an Accessory Unit through New Construction on this lot which is 1,837 sqft. (Architectural and Land Use Regulations Section 5.1.4)
4. Variance for the removal of five trees on private property as a result of this project (Architectural and Land Use Regulations Section 5.13.6)

You are receiving this notification because your property is approximately within 150' of the proposed project site. Plans for this project's scope of work may be reviewed online at the Architecture Review Board (ARB) News and Notes Page at the following link:

www.chq.org/ARB

The Architectural Review Board will meet on **May 1st 2025 at 12:00pm Noon in the Turner Community Center Conference Room.** 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 the day before on April 30th 2025 at 12:00pm Noon.

Thank you for your time!

Respectfully,

A handwritten signature in blue ink, appearing to read 'Boughton', with a stylized flourish at the end.

Ryan B. Boughton, Assoc. AIA

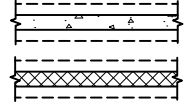
Administrator of Architectural and Land Use Regulations

rboughton@chq.org | o: 716.357.6245

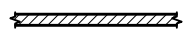
ANDREWS RESIDENCE BASEMENT ADDITION

21 FOSTER AVENUE, CHAUTAUQUA, NY 14722

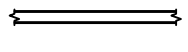
SYMBOL LEGEND



NEW POURED CONC. FDN WALL CONSTRUCTION



NEW CMU FDN WALL CONSTRUCTION



NEW WOOD STUD WALL CONSTRUCTION



EXISTING WOOD STUD WALL CONSTRUCTION



WALLS TO BE REMOVED



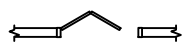
NEW SINGLE DOOR



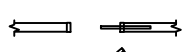
NEW DOUBLE DOOR



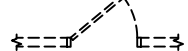
NEW SLIDING DOOR



NEW BI-FOLD DOOR



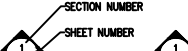
NEW SINGLE POCKET DOOR



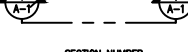
DOOR TO BE REMOVED



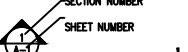
WINDOW TO BE REMOVED



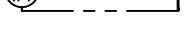
BUILDING SECTION



WALL SECTION



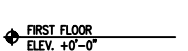
EXTERIOR ELEVATIONS



ELEVATION INDICATOR



EGRESS WINDOW



SMOKE DETECTOR/ALARM
HARDWIRED INTERCONNECTED
W/BATTERY BACKUP



SMOKE/CO DETECTOR/ALARM
HARDWIRED INTERCONNECTED
W/BATTERY BACKUP



BATHROOM EXHAUST FAN/LIGHT
COMBO, DUCTED TO THE EXTERIOR



HEAT DETECTOR INTER CONNECTED
WITH BATTERY BACK UP



CONSTRUCTION NOTES

1. Install electric, heating, and plumbing according to NYS Building Code.
2. These plans do not show all the standard details used during construction. New York State Building code standards and practices should be followed.
3. Footing design is based on normal soil conditions with an allowable load of 1500 psf. If substandard soil (soft clay or silt) is encountered the designer should be contacted.
4. Design is based on a 50 psf ground snow load with applicable modifications. Roof design dead load is 10 psf. Floor design loads are 10 psf dead and 30 psf live for the second floor and 10 psf dead and 40 psf live for the first floor.
5. Minimum 28 day compressive strength is 3000 psi for concrete footers and walls and 4000 psi for concrete slabs.
6. Maximum U value for new doors and windows to be .30.
7. Minimum floor to sill window installation height without safety glazing is 18".
8. Max allowable rise in stairs is 8 1/4", minimum allowable tread depth is 9", min head clearance 6'-8". Hand rail to be mounted 34 to 38 inches above the stair tread nosing.
9. Minimum vent pipe diameter is 3"
10. LVLs for headers are to be Trus Joist Microlam, 1.9E, 2600 psi or better.
11. All lumber to be SPF #2 or better.
12. Bridging should be installed at mid span of floor joists.
13. For pressure treated lumber applications use hot dipped galvanized G185 connectors and hardware or stainless steel.

"Contact engineer of record (Rock Hill Engineering) in the event of any structural changes to that shown on the plan"

Contractor to field verify all dimensions. Ensure that beams in crawlspace are located below bearing walls. ensure solid blocking to beams for all point loads new and existing.

Contractor shall protect all adjacent structures during excavation and construction of foundation wall.

WINDOW SCHEDULE

MARK	SIZE	TYPE	RO	REMARKS	HEADER	QTY
W1	30410	DH	3'3" X 5'2"	*EGRESS WINDOW AS MARKED	(3) 2 X 12 W/ 2 X 6 CAP, (1) JACK	1
W2	(2) 30410	DH	6'5" X 5'2"	EGRESS WINDOW, MULLED	(3) 2 X 12 W/ 2 X 6 CAP, (2) JACK	2
W3	(2) 3032	DH	6'5" X 3'6"	KITCHEN	(3) 2 X 12 W/ 2 X 6 CAP, (1) JACK	1

* CONTRACTOR TO PROVIDE CODE COMPLIANT WINDOW WELL AND CLEAR LIGHT WEIGHT COVER

DOOR SCHEDULE

MARK	SIZE	TYPE	HINGE	REMARKS	HEADER	QTY
D1	3'0" X 6'8"	EXT	(1) R	EXTERIOR FULL GLASS	(3) 2 X 12 W/ 2 X 6 CAP, (1) JACK	1
D2	3'0" X 6'8"	EXT	(1) R	INSULATED	(3) 2 X 12 W/ 2 X 6 CAP, (1) JACK	1
D3	2'6" X 6'8"	INT	(2) L (2) R	PER OWNERS REQUIREMENTS	(2) 2 X 10 W/ 2 X 4 CAP, (1) JACK	4
D4	4'0" X 6'8"	INT	BI-FOLD	PER OWNERS REQUIREMENTS	(2) 2 X 10 W/ 2 X 4 CAP, (2) JACK	2
D5	5'0" X 6'8"	INT	BI-FOLD	PER OWNER'S REQUIREMENTS	(2) 2 X 10 W/ 2 X 4 CAP, (2) JACK	1

ABBREVIATIONS

&
@
AFF
ALUM
ANSI

APPROX.
B.O.
BD.
BRG.
CLG.
CLR.
CMU
COL.
CONC.
CONT.
COORD.
D.S.
DIA.
DISP.
DTL
E.W.
ELEC.
EPS

AND
AT
ABOVE FINISHED FLOOR
EXT.
AMERICAN NATIONAL STANDARDS
INSTITUTE
APPROXIMATE, APPROXIMATELY
BOTTOM OF
BOARD
BEARING
CEILING
CLEAR
CONCRETE MASONRY UNIT
COLUMN
COLUMNS
CONCRETE
CONTINUOUS
COORDINATE
DOWNSPOUT
DIA.
DISPLAY OR DISPENSER
DETAIL
EGRESS WINDOW
EACH WAY
ELECTRIC, ELECTRICAL
EXPANDED POLYSTYRENE
FOAM INSULATION

EQ
EXP
EXIST.
EXT.
F.E.
FDN
FF
FIN.
F.O.
FTG.
GA.
G.C.
G.W.B.
GYPS.
H
HB.
HDW
HM
HDR
HT.
H.W.
I.D.
I.e.
INT
INSUL.
JAN.

EQ
EXP
EXIST.
EXT.
F.E.
FDN
FF
FIN.
F.O.
FTG.
GA.
G.C.
G.W.B.
GYPSUM
HIGH
HOSE BIBB
HOLLOW METAL
HEADER
HEIGHT
HOT WATER
INSIDE DIAMETER
I.e.
INTERIOR
INSULATION
JANITOR

PTD
P.L.
RECEP.
REF.
REINF.
REQ'D
R.O.
SQ. FT.
SQ. IN.
SOW
S.S.
SHT.
SHTS.
SIM.
SPECS
STL.
T & G
TBD
TELE.
THK
THRESH
T.O.

PAINTED
PLATE
RECEPTACLE
REFER. REFERENCE
REINFORCED
REQUIRED
ROUGH OPENING
SQUARE FEET
SQUARE INCHES
SOLID CORE WOOD
STAINLESS STEEL
SHEET
SHEETS
SIMILAR
SPECIFICATIONS
STEEL
TONGUE AND GROOVE
TO BE DETERMINED
TELEPHONE
THICKNESS
THRESHOLD
TOP OF

INDEX OF DRAWINGS

G-1 GENERAL NOTES
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A-2 FOUNDATION-BASEMENT PLANS
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EP-1 ELECTRICAL-PLUMBING PLAN
S-1 SITE PLAN

NOTE:
EXISTING HOUSE CAN BE RAISED TO
DECREASE EXCAVATION DEPTH. PLANS
ARE DRAWN TO REFLECT EXISTING
ELEVATION AND DEPTH TO ACHIEVE
THE BASEMENT ENTRY AND COURT
YARD

ELECTRICAL NOTES

1. Arc fault circuit interrupter protection provided at all branch circuits, 15-20 amp, 120 volt, single phase.
2. GFI at wet locations per code. Kitchens, bathrooms, basements, garage, and egress areas. Max three outlets per GFI.
3. Install two 20 amp circuits for kitchen, pantry, breakfast, and dining areas. 20 amp circuits for each appliance. Consult appliance requirements.
4. 20 amp circuit for laundry room.
5. Bathrooms require 20 amp GFI circuits.
6. Hallways 10 ft or longer to have one outlet.
7. 15 amp circuits for lights use #14 awg copper.
8. 20 amp circuits use #12 awg copper.
9. Install outlets at spacing per code.
10. Install switched light or outlet at each habitable room or switched outlet.
11. At least one wall switch/light at hallway, stairwell, egress door, detached/attached garage.
12. Attic, crawl space, basement, utility room to be provided with wall switch/integral light switch.
13. Install high efficiency lighting in at least 90% of new construction.

These plans may be used by the client's design professional as the basis for the remainder of the plan set. Any other plans required for permitting must be submitted by the client or their registered design professional. Required plans may include mechanical and storm water.

DESIGN LOAD INFORMATION

1ST FLOOR DESIGN LOAD 40 PSF LIVE/10 PSF DEAD
DESIGN WIND SPEED 90 MPH (ASD), 115 MPH (ULTIMATE)
SEISMIC DESIGN CATEGORY "B", SITE CLASS "D"
DESIGN SNOW LOAD = 37 PSF
UNKNOWN SOIL TYPE ALLOWABLE SOIL BEARING 1500 PSF
2020 INTERNATIONAL BUILDING CODE

SITE ELEVATION UP TO 1375 FT
GROUND SNOW LOAD 48 PSF
CT=1.1, CE=1.0, I=1.0, CS=1.0
DESIGN SNOW LOAD = 37 PSF
CEILING DEAD LOAD = 7 PSF
ROOF DEAD LOAD = 10 PSF
TOTAL ROOF DESIGN LOAD 54 PSF

NEIGHBORHOOD TRADITIONAL

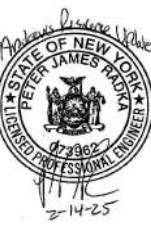
FAR CALCULATIONS:
1ST FLOOR 723 SF
2ND FLOOR 648
THIRD N/A
*BASEMENT N/A
TOTAL 1,371 SF
LOT 1,837 SF
1,371 / 1,837 = .74

ISR CALCULATIONS:
FOOT PRINT 723
PORCH/ENTRY 192
DRIVE WAY N/A
*WALKS 84 X .50 =42
TOTAL: 957
LOT 4461
957 / 1,837 = .52

ADDITION BUILDING AREA:
BASEMENT AREA 723 SF
FOUNDATION UNDER PORCH 193 SF
BASEMENT ENTRY AREA 84 SF
TOTAL FOUNDATION AREA 1,000 SF

* WALKS ARE CLEAN STONE
**FAR EXEMPTIONS: (4,3,4,1) ANY FLOOR AREA IN A FINISHED BASEMENT THAT HAS A FINISHED FLOOR HEIGHT BELOW 36" OF THE ESTABLISHED NATURAL GRADE OF THE GROUND ADJOINING THE BUILDING AND DOES NOT HAVE WINDOW WALLS FACING THE PRIMARY STREET SHALL NOT BE INCLUDED IN THE FAR CALCULATIONS

DESIGNER:



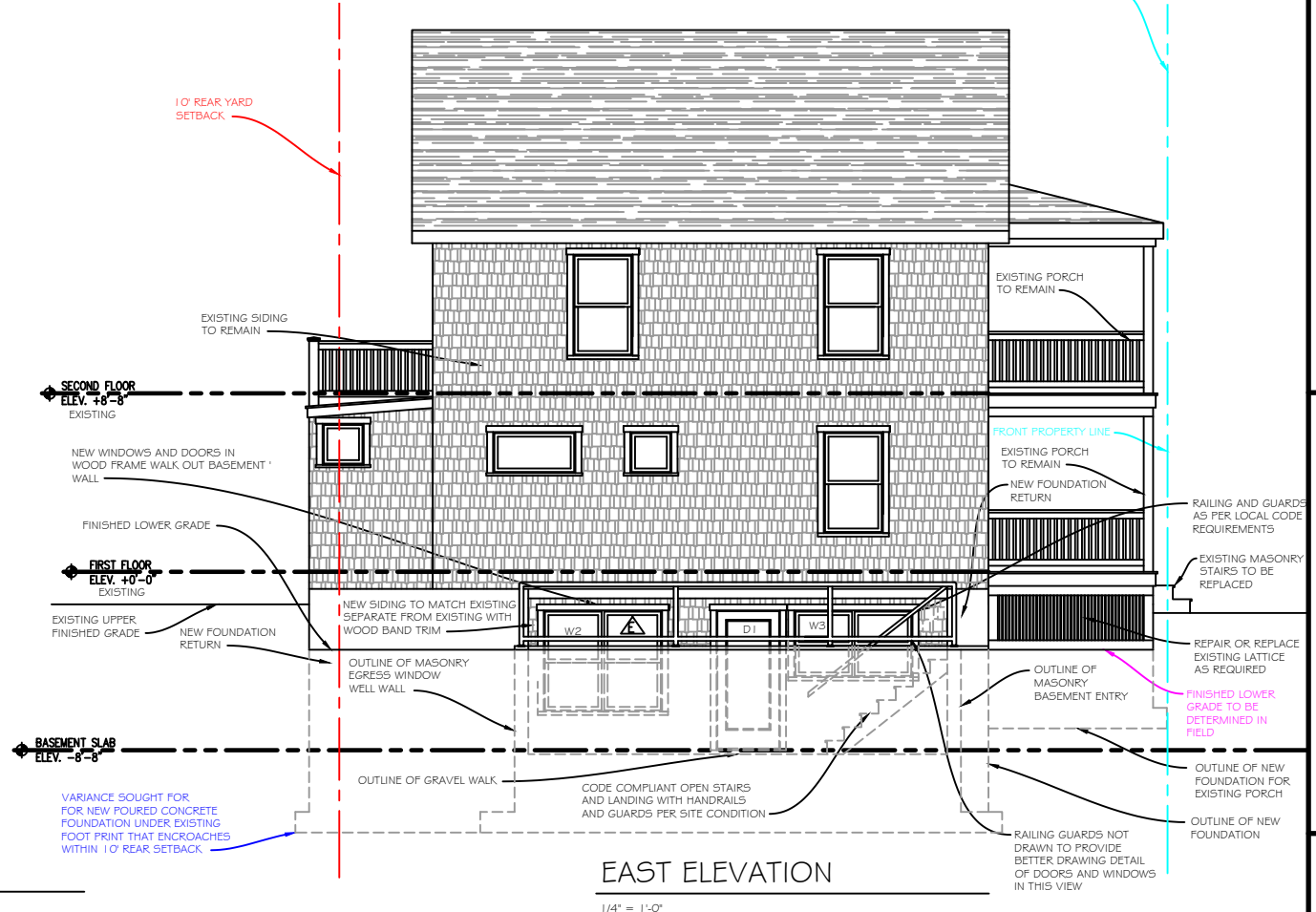
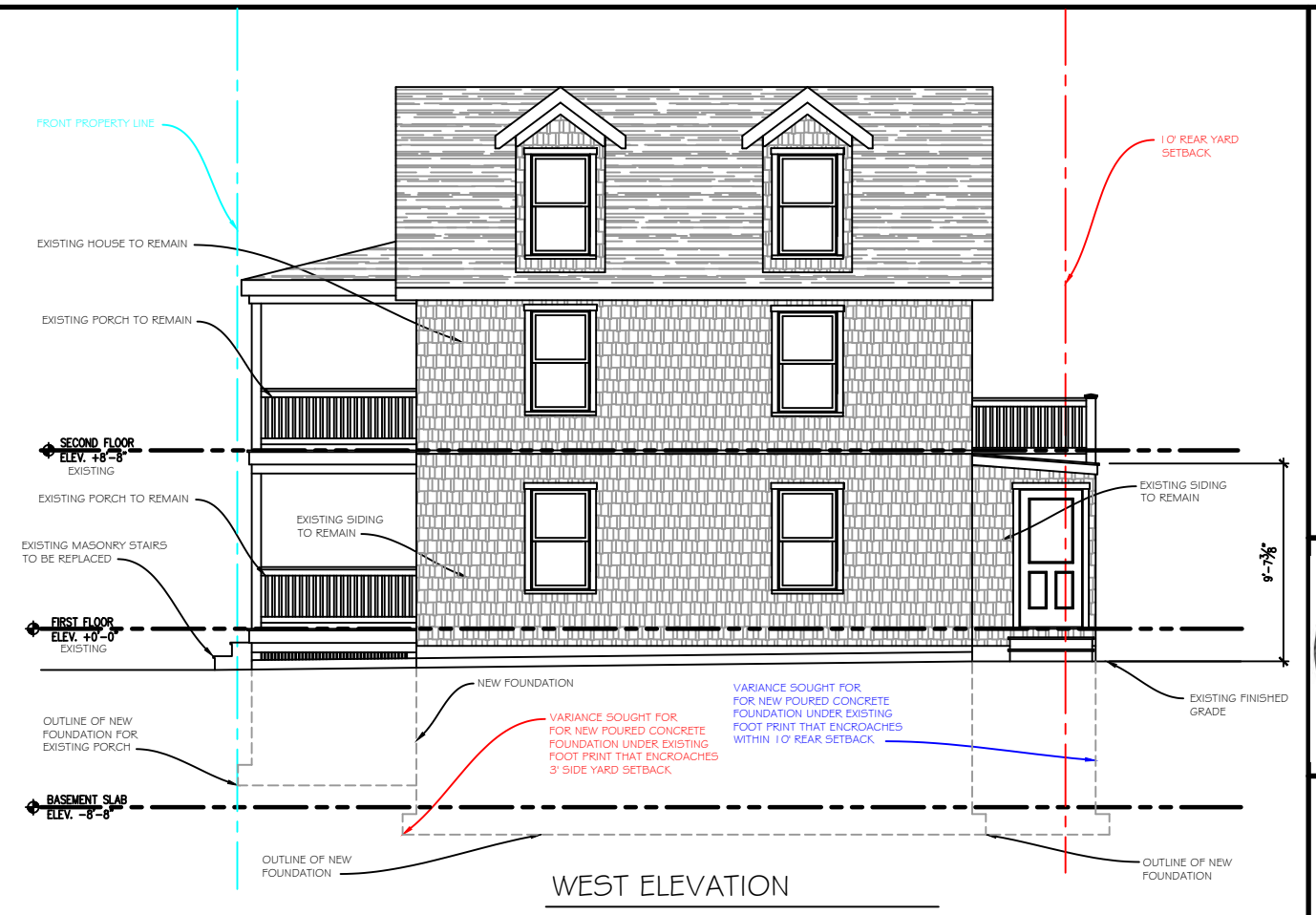
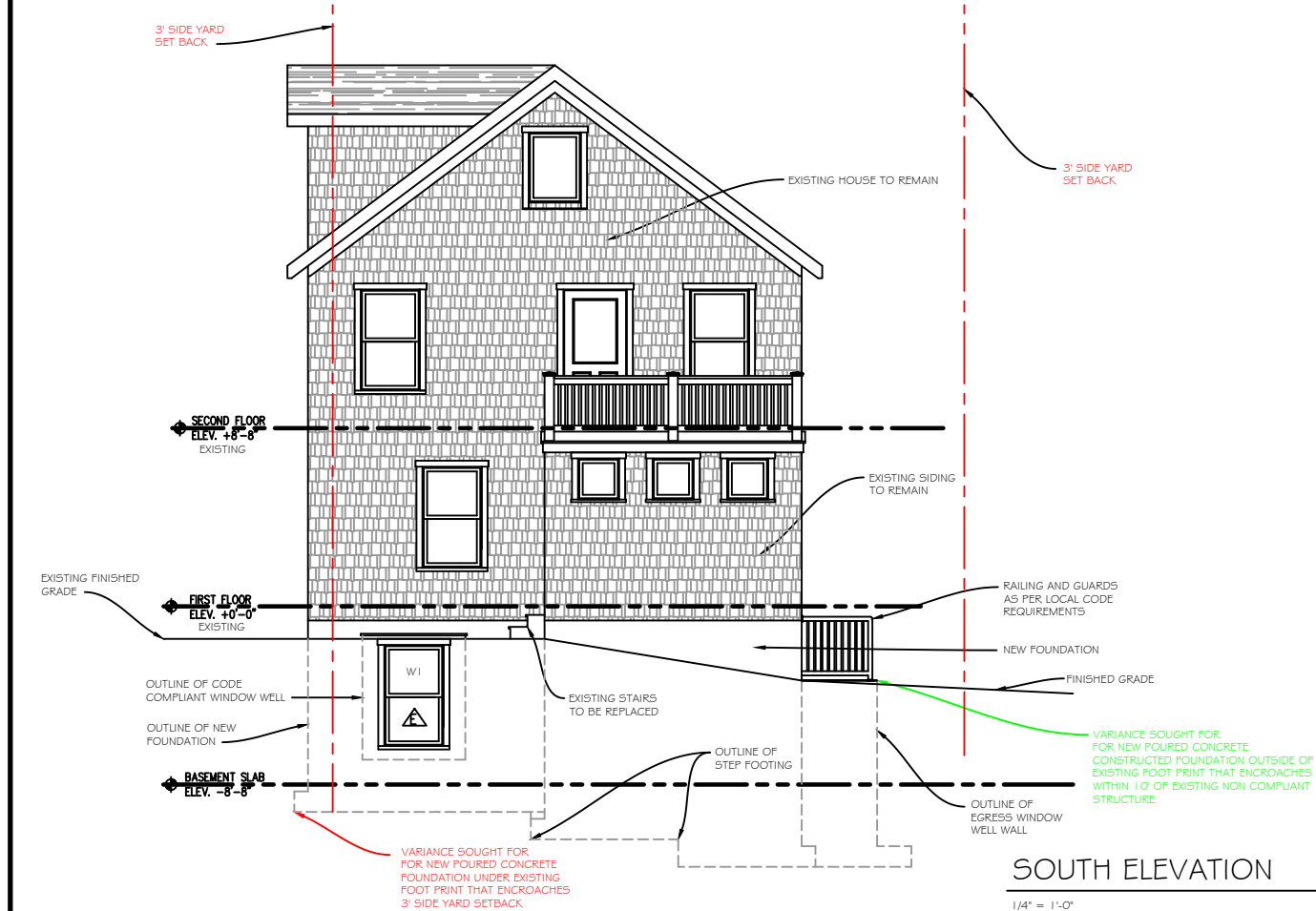
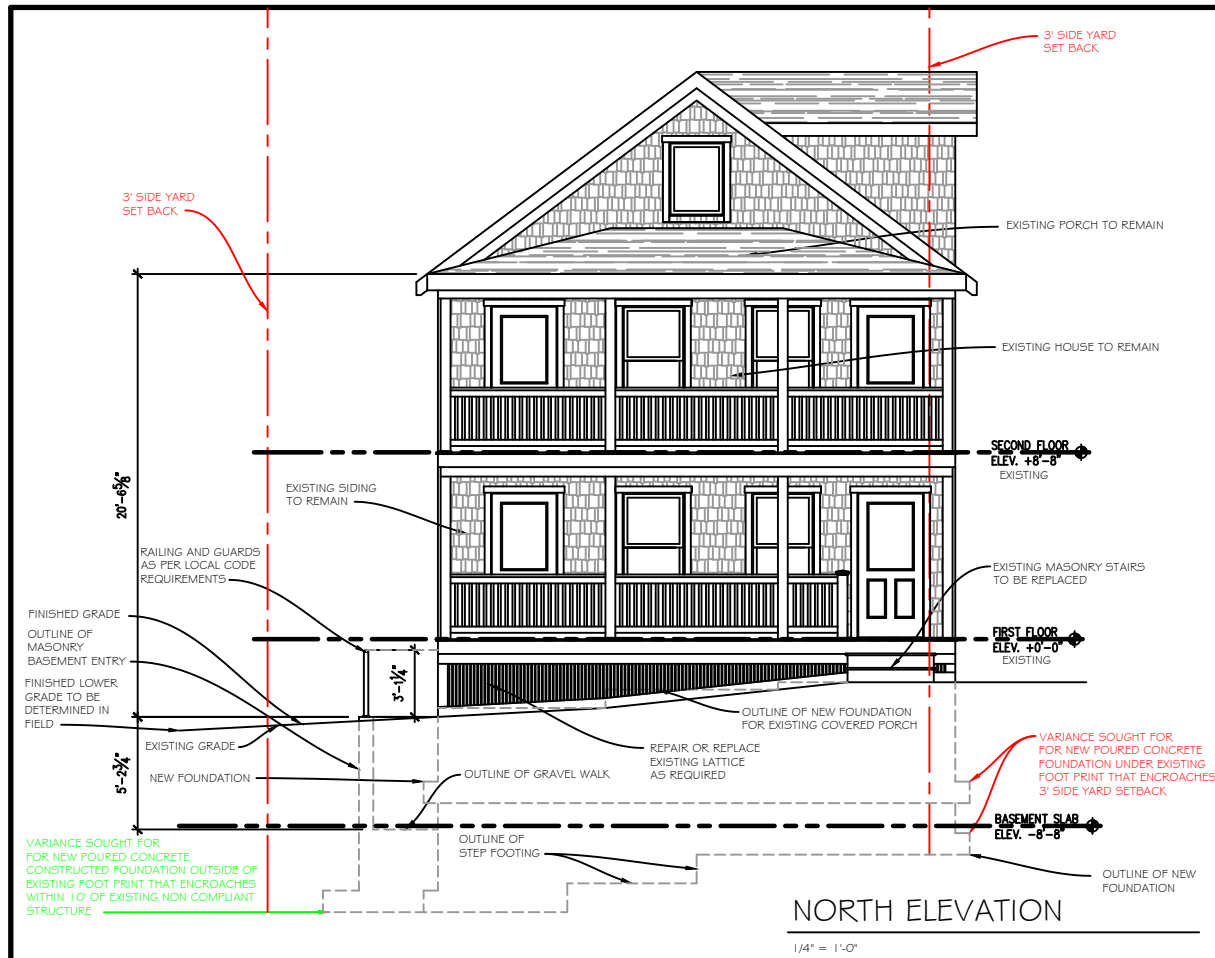
ENGINEER:
PETER RADKA
ROCK HILL ENGINEERING, LLC
6946 KINGS CORNER ROAD
CHAUTAUQUA, NY 14722
(716) 782-2206

GENERAL NOTES
ANDREWS RESIDENCE
21 FOSTER AVENUE
CHAUTAUQUA, NY 14722

DRAWN:
JOE FLIKEMA

DATE:
2/12/2025

SHEET # 61
1 OF 6



DESIGNER:
JOE FLIKEMA
SNOWY MOUNTAIN DESIGN
4655 BAKER STREET
LANWOOD, NY 14750
(425) 236-7422

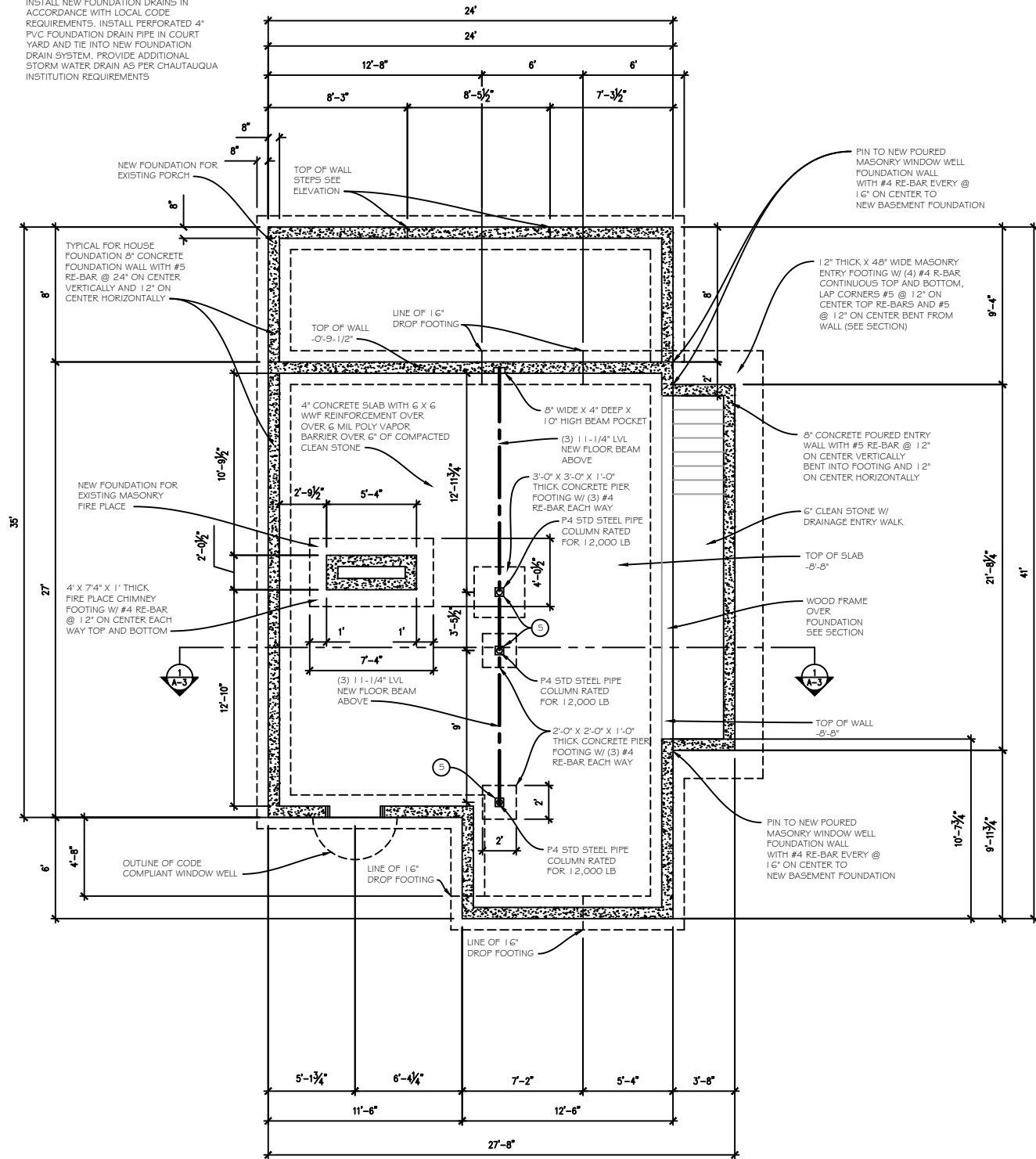
2-14-25

ENGINEER:
PETER RADKA
ROCK HILL ENGINEERING, LLC
6945 KINGS CORNER ROAD
CHAUDALQUA, NY 14726
(716) 782-2206

ELEVATIONS
ANDREWS RESIDENCE
21 FOSTER AVENUE
CHAUDALQUA, NY 14722

DRAWN: JOE FLIKEMA	DATE: 2/12/2025	SHEET #: A1	2 OF 6
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NOTE:
INSTALL NEW FOUNDATION DRAINS IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. INSTALL PERFORATED 4" PVC FOUNDATION DRAIN PIPE IN COURT YARD AND TIE INTO NEW FOUNDATION DRAIN SYSTEM. PROVIDE ADDITIONAL STORM WATER DRAIN AS PER CHAUTAUQUA INSTITUTION REQUIREMENTS

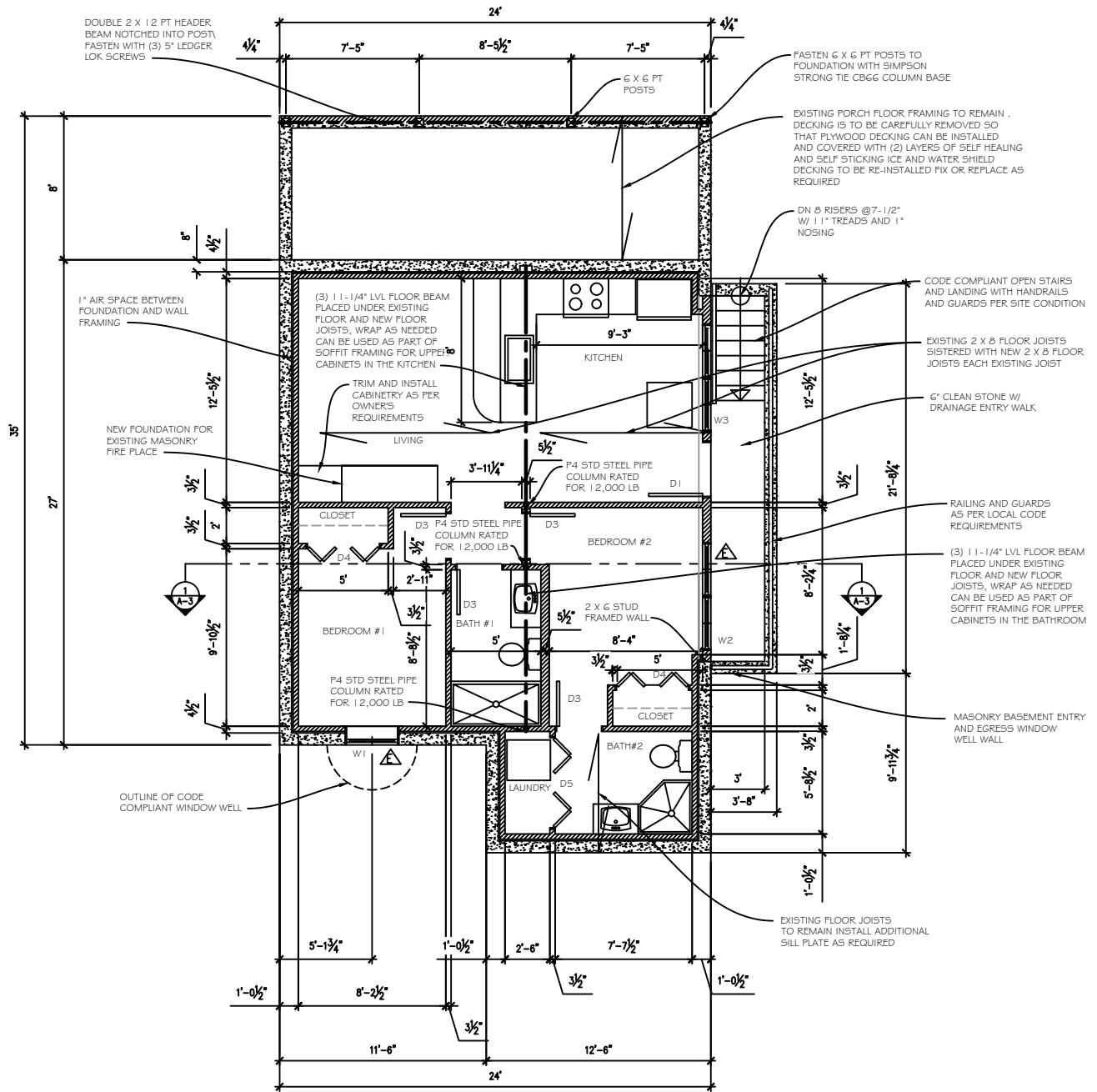


FOUNDATION PLAN

1/4" = 1'-0"

FRAMING NOTES

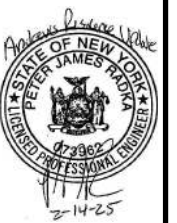
5 P4 STD STEEL PIPE COLUMN WITH 1/2" X 6" X 6" STEEL PLATED WELDED TOP AND BOTTOM WITH 1/2" MINIMUM FILLET WELD, FASTENED BOTTOM TO CONCRETE WITH (4) 1/2" X 5" WEDGE ANCHORS, TOP TO LVL W/ (4) 5" LEDGER LOCK SCREWS, (OPTIONAL) USE ADJUSTABLE STEEL POST RATED FOR 12,000 #



BASEMENT PLAN

1/4" = 1'-0"

DESIGNER:
JOE FLIKEMA
SNOWY MOUNTAIN DESIGN
4655 BAKER STREET
LAKEWOOD, NY 14750
(495) 238-7422



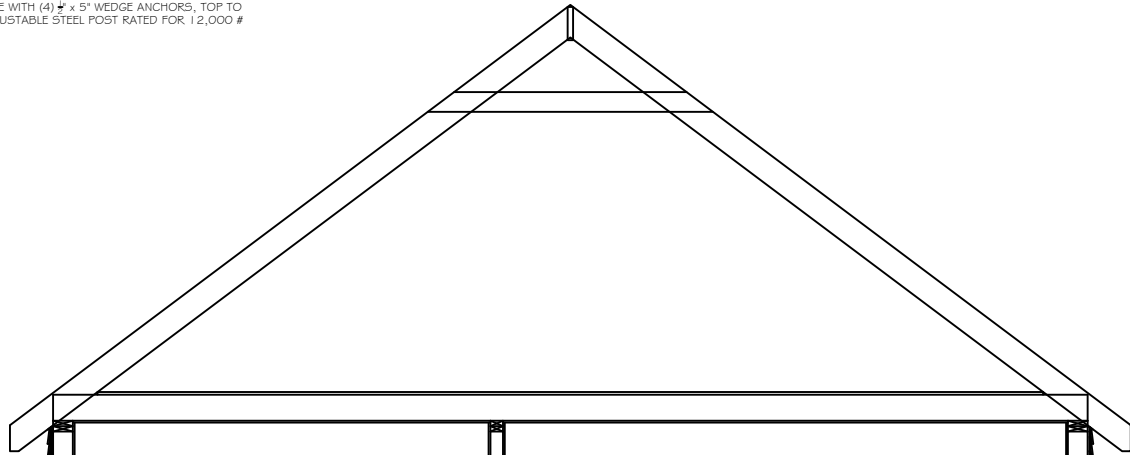
ENGINEER:
PETER RADKA
ROCK HILL ENGINEERING, LLC
6945 KINGS CORNER ROAD
LAKEWOOD, NY 14750
(716) 782-2205

FOUNDATION- BASEMENT PLAN
ANDREWS RESIDENCE
21 FOSTER AVENUE
CHAUTAUQUA, NY 14722

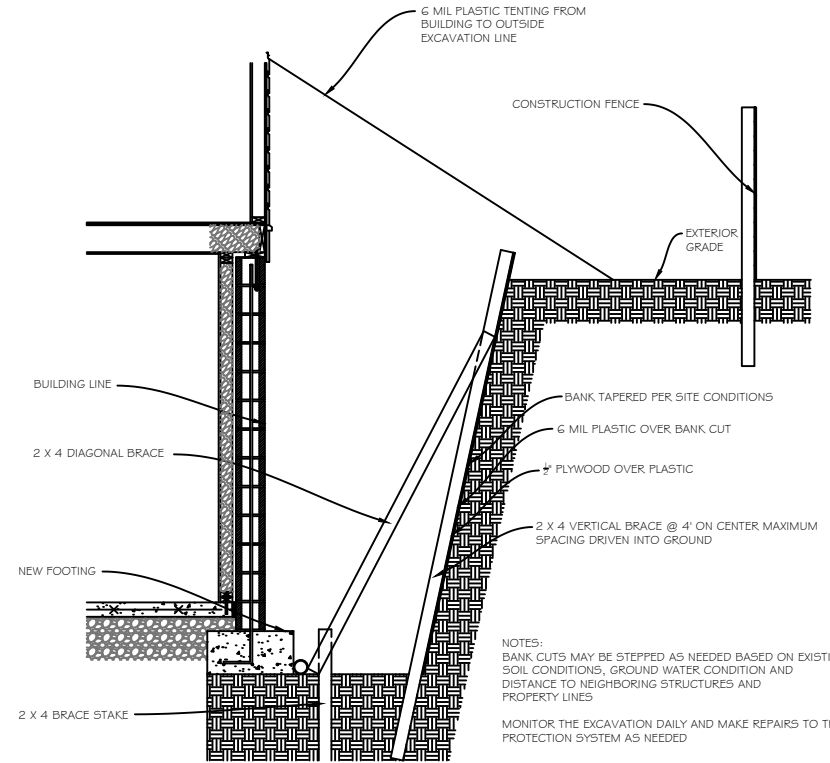
DRAWN:
JOE FLIKEMA
DATE:
2/12/2025
SHEET #:
#2
3 OF 6

FRAMING NOTES

- 5) P4 STD STEEL PIPE COLUMN WITH 1/2" X 6" X 6" STEEL PLATED WELDED TOP AND BOTTOM WITH 1/2" MINIMUM FILLET WELD, FASTENED BOTTOM TO CONCRETE WITH (4) 1/2" X 5" WEDGE ANCHORS, TOP TO LVL W/ (4) 5" LEDGER LOCK SCREWS, (OPTIONAL) USE ADJUSTABLE STEEL POST RATED FOR 12,000 #



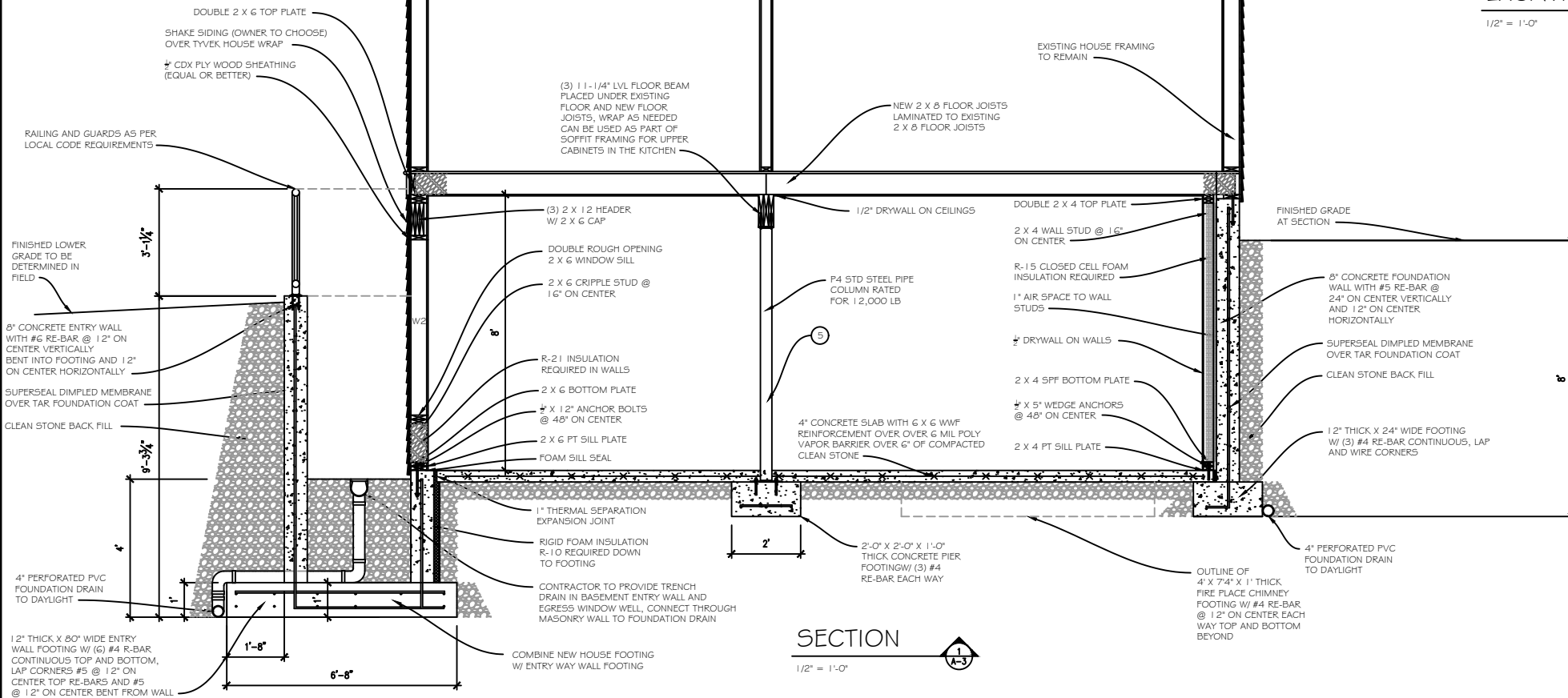
NOTE:
CONTRACTOR TO SECURE AND BRACE ALL AFFECTED EXISTING FRAMING TEMPORARILY FOR HOUSE LIFT. SPECIAL CONSIDERATION SHOULD BE APPLIED TO THE EXISTING FIRE PLACE AND BEARING WALLS



NOTES:
BANK CUTS MAY BE STEPPED AS NEEDED BASED ON EXISTING SOIL CONDITIONS, GROUND WATER CONDITION AND DISTANCE TO NEIGHBORING STRUCTURES AND PROPERTY LINES
MONITOR THE EXCAVATION DAILY AND MAKE REPAIRS TO THE PROTECTION SYSTEM AS NEEDED

EXCAVATION SITE PROTECTION DETAIL

1/2" = 1'-0"



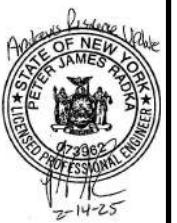
SECTION

1/2" = 1'-0"



DESIGNER:

JOE FLIKEMA
SNOWY MOUNTAIN DESIGN
4655 BAKER STREET
LANEWOOD, NY 14750
(425) 236-7422



ENGINEER:

PETER RADKA
ROCK HILL ENGINEERING, LLC
6945 KINGS CORNER ROAD
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(716) 782-2206

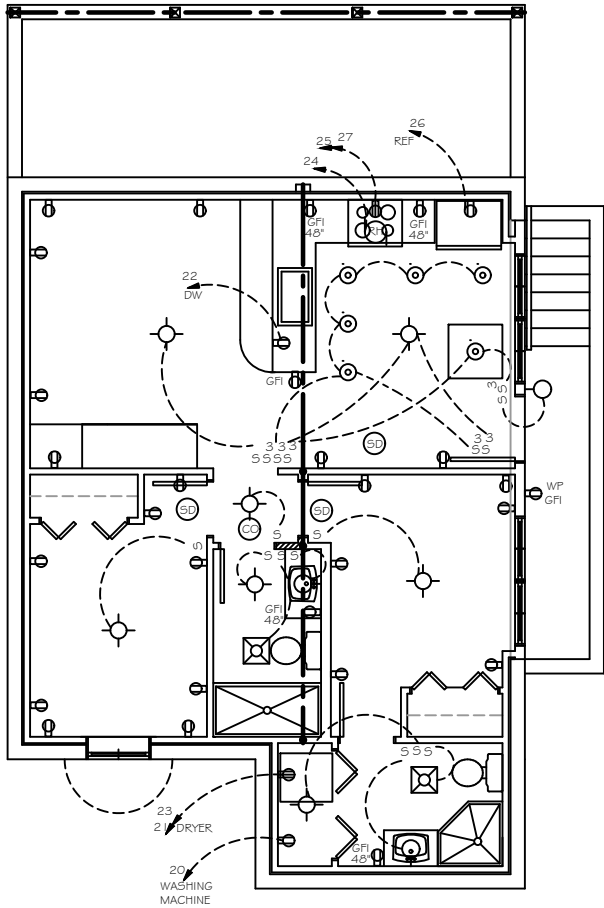
SECTION AND DETAILS
ANDREWS RESIDENCE
21 FOSTER AVENUE
CHAUTAUQUA, NY 14722

DRAWN:
JOE FLIKEMA

DATE:
2/12/2025

SHEET #:
AS

4 OF 6



BASEMENT ELECTRICAL PLAN

1/4" = 1'-0"

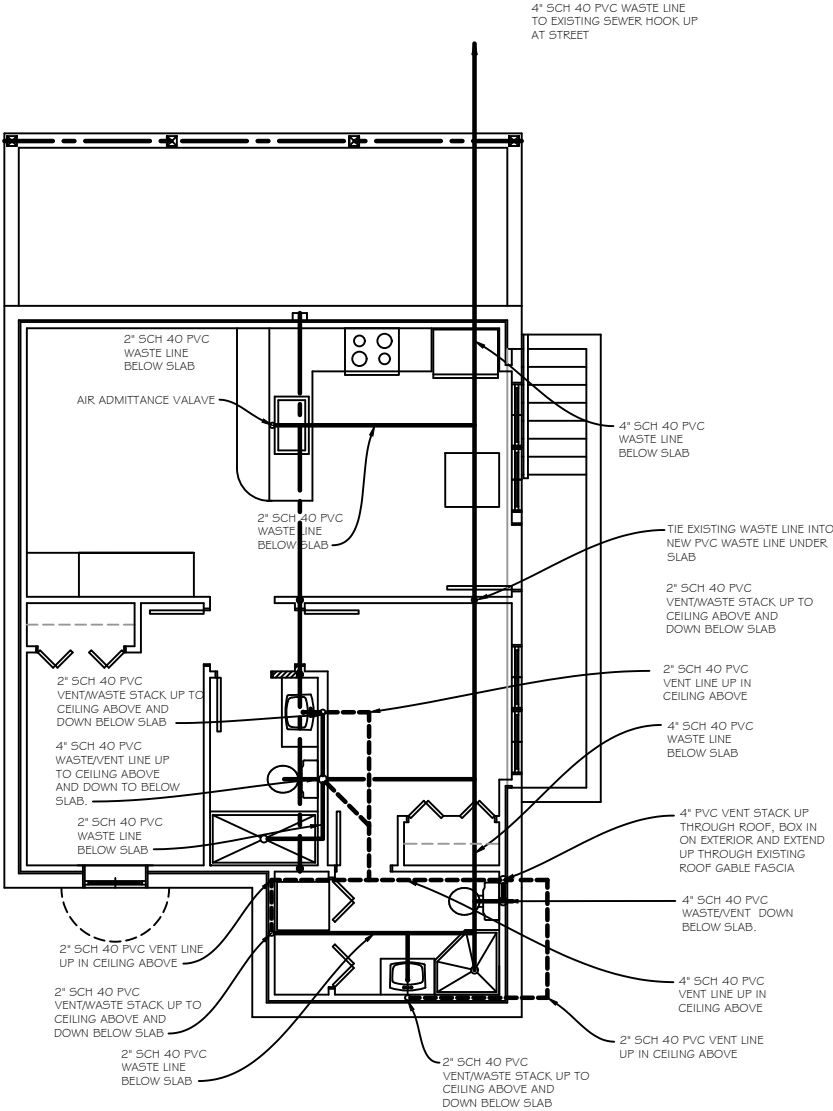
ELECTRICAL SYMBOL SCHEDULE

- S SINGLE POLE SWITCH
- DUPLEX OUTLET
- GFI DUPLEX OUTLET GFI PROTECTED
- S³ 3 WAY SWITCH
- WP WEATHER PROOF OUTLET COVER PROTECTED
- ELECTRIC BREAKER PANEL
- RANGE HOOD EXHAUST FAN
- BATHROOM EXHAUST FAN/LIGHT COMBO VENTED TO EXTERIOR
- HOME RUN, BREAKER NUMERATED
- 240 VOLT OUTLET
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- SMOKE DETECTOR
- SMOKE/CO DETECTOR COMBO
- RECESSED LIGHT FIXTURE
- CEILING FAN
- OUTLET WITH HEIGHT TO CENTER OF BOX INDICATED
- JUNCTION BOX WITH DISCONNECT
- PENDANT MOUNT LIGHT FIXTURE
- S⁴ 4 WAY SWITCH
- BATHROOM EXHAUST FAN/LIGHT COMBO, DUCTED TO THE EXTERIOR
- HEAT DETECTOR, INTER CONNECTED WITH BATTERY BACK UP
- EXIT EMERGENCY EXIT LIGHT FIXTURE WALL OR CEILING MOUNTED

PLUMBING SYMBOL SCHEDULE

- PVC WASTE LINE, SIZE AS INDICATED
- PVC VENT LINE, SIZE AS INDICATED
- PVC VENT STACK UP TO THE FLOOR ABOVE OR ROOF
- PVC VENT STACK DOWN TO THE FLOOR BELOW

NOTE:
PLUMBING CONTRACTOR TO PROVIDE CLEAN OUT ACCESS AT REASONABLE LOCATIONS



BASEMENT PLUMBING PLAN

1/4" = 1'-0"

