OFFICE OF CAMPUS PLANNING & OPERATIONS

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

July 17th 2025

Dear Chautauquan,

The owner of 7 Foster, the Alexander Foster, LLC, is requesting to come before the Architectural Review Board for the scope of work for the renovation work for the interior and exterior of their home in the Neighborhood Traditional District, including a house lift to replace the existing foundations for the building with a new basement. The scope of work proposed for the basement addition underneath the existing building falls within 6'-0" front yard setback, the 3'-0" side yard setback, and the 10'-0" rear yard setback. 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 a basement addition falling 8'-10" into the 6'-0" front yard setback (Architectural and Land Use Regulations Section 4.4.6)
2. Variance for a basement addition falling 8'-10" into the 3'-0" interior side yard setback (Architectural and Land Use Regulations Section 4.4.6)
3. Variance for a basement addition falling 8'-10" into the 10'-0" rear yard setback (Architectural and Land Use Regulations Section 4.4.6)

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

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

The Architectural Review Board will meet on August 21st 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 August 20th 2025 at 12:00pm Noon. Thank you for your time!

Respectfully,

Ryan B. Boughton, Assoc. AIA
Administrator of Architectural and Land Use Regulations
rboughton@chq.org | o: 716.357.6245

HAROLD F. REED, JR. ESTATE SURVEY

LOT- 29, TOWN- 3, RANGE- 13 OF THE
HOLLAND LAND COMPANY'S SURVEY.
BEING ALL OF LOT- 484 AS SHOWN BY THE
OFFICIAL MAP OF CHAUTAUQUA INSTITUTION.
TOWN OF CHAUTAUQUA,
COUNTY OF CHAUTAUQUA,
STATE OF NEW YORK.
JOB No. NY-21-089,
TAX MAP No. 297.33-1-66
DATED: AUGUST 23, 2021.

I HEREBY CERTIFY TO ALEXANDER FOSTER, LLC,
SEAN ALEXANDER AND UBER LAW OFFICE, P.C.

GRAPHIC SCALE

10 0 5 10 20

1" = 10' (in feet)

NOTES:
UNDERGROUND UTILITIES, IF ANY, ARE NOT LOCATED OR SHOWN.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP TO DATE TITLE SEARCH. THEREFORE SUBJECT TO FACTS THAT AN UP TO DATE TITLE SEARCH MAY DISCLOSE.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH A LAND SURVEYORS EMBOSSED SEAL AND SIGNED IN RED INK, SHALL BE CONSIDERED VALID AND TRUE COPIES.

This survey was done in accordance with the standards adopted by the New York State Association of Professional Land Surveyors.

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.

I hereby certify that the information shown upon this drawing was prepared from a survey completed AUGUST 23, 2021 and that this map correctly shows said survey.

WHITE LAND SURVEYING
MATTHEW G. WHITE P.L.S.
611 CLYMER HILL ROAD
CLYMER, NY 14724
(716) 499-8410
matt@mwhitepls.com
NY License No. 50886
PA License No. SU-075548

FOSTER AVENUE (40' WIDE)
BLACKTOP ROAD
BRICKS
WALK
SOUTHEASTERLY AVENUE BOUNDS
N 66°00'00" E 39.79' (40')
CORNER IS IN A STONE WALL
STONE WALL
0.6'±
DRILL HOLE
RODGERS
RODGERS
REBAR CAP
0.9'±
CORNER OF PORCH IS 0.1'± WEST OF LINE.
N 66°00'00" E 39.79' (40')
S 23°42'41" E 50.00' M&D
485
N/F METHODIST CHURCH BOARD OF MISSIONS LIBER- 936, PAGE- 513
PORCH
15.2'±
15.4'±
22.7'±
STONE DRIVE
2 STORY FRAME HOUSE #7
484
1.0'±
5.7'±
5.1'±
9.7'±
1.8'±
AREA = 0.046 Acres
CORNER OF PORCH IS 0.1'± WEST OF LINE.
6.2'±
1.7'±
1.1'±
3.5'±
7.9'±
0.6'±
BRICKS
ETC
2.4'±
488
N/F CLEMENT ARRISON & KAREN ARRISON & WILLARD B. SAPERSTON AS TRUSTEES OF THE CLEMENT & KAREN ARRISON REVOCABLE TRUST LIBER- 2676, PAGE- 233
N 23°42'41" W 50.01' (50')
S 23°42'41" W 50.01' (50')
9.6'±
20.3'±
2 STORY FRAME HOUSE
483
0.7'±
STONE WALL
STONE DRIVE
0.2'±
3.7'±
14.7'±
4.8'±
S 65°59'30" W 39.79' (40')
4" BY 4" WALL 6' TALL
9.8'±
ETC
DECK
2.2'±
489
N/F ELEANORE T. WHITLA LIBER- 1096, PAGE- 339
CORNER IS IN A STONE WALL
S 65°59'30" W 39.79' (40')
490
1/2 SOLID BAR

< LEGEND >
- SET 1/2" REBAR WITH CAP
- EXISTING IRON STAKE, UNLESS NOTED
- N/F NOW OR FORMERLY OWNED BY
- ETC ELECTRIC, TELEPHONE & CABLE LINES
- M&D MEASURED AND DEEDED INFORMATION
- (-) DEEDED INFORMATION

ALEXANDER RESIDENCE
HOME RENOVATION

7 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

SECTION NUMBER / SHEET NUMBER (1 / A-1) — BUILDING SECTION

SECTION NUMBER / SHEET NUMBER (1 / A-1) — WALL SECTION

ELEVATION NUMBER / SHEET NUMBER (5 / A4) — EXTERIOR ELEVATIONS

FIRST FLOOR ELEV. +0'-0" — ELEVATION INDICATOR

E — EGRESS WINDOW

SD — SMOKE DETECTOR/ALARM HARDWIRED INTERCONNECTED W/BATTERY BACKUP

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

BATHROOM EXHAUST FAN/LIGHT COMBO, DUCTED TO THE EXTERIOR

H — HEAT DETECTOR INTER CONNECTED WITH BATTERY BACK UP

SHINGLE ROOFING | C.M.U. | LAP SIDING | CONCRETE | EARTH

GRAVEL | BATT INSUL. | RIGID INSUL. | SPRAY INSULATION | STONE VENEER

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 48 psf ground snow load with applicable modifications. Total Roof design load is 89 psf. Deck design load is 10 psf dead and 40 psf live.
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. LVLs for headers are to be Trus Joist Microlam, 1.9E, 2600 psi or better.
9. All lumber to be SPF #2 or better.
10. Bridging should be installed at mid span of ceiling joists/rafters.
11. 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 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	3040	DH	3'3" X 5'1" *	EGRESS WINDOW AS MARKED	(3) 2 X 12 W/ 2 X 6 CAP, (1) JACK	8
W2	3020	DH	3'3" X 3'1" *	KITCHEN	(3) 2 X 12 W/ 2 X 6 CAP, (1) JACK	1
W3	3046	DH	**3'3" X 4'9"	BASEMENT, EGRESS WINDOW	(3) 2 X 12 W/ 2 X 6 CAP, (1) JACK	4
***W4	3030	FIXED	3'1" X 3'1"	1 HR FIRE RATED (KITCHEN, OFFICE)	(3) 2 X 12 W/ 2 X 6 CAP, (2) JACK	4

* RE-USE EXISTING WINDOWS WHERE POSSIBLE
** PROVIDE MASONRY OPENING AS REQUIRED
*** PROPOSED FIRE RATED WINDOW PENDING STATE CODE REVIEW, WINDOW FRAMING AND INSTALLATION AS PER MANUFACTURER AND CODE REQUIREMENTS FOR APPLICATION IN 1 HOUR FIRE RATED EXTERIOR WALL, RESIDENTIAL

DOOR SCHEDULE

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

* RE-USE EXISTING DOORS WHERE POSSIBLE

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 site plan, mechanical, and storm-water.

Contractor is responsible for verifying all dimensions and call outs on this plan and should notify the engineer of record of any discrepancies

This design meets the NYS Energy Code Prescriptive Requirements

DESIGN LOAD INFORMATION

FIRST FLOOR DESIGN LOAD 40 PSF LIVE/10 PSF DEAD
SECOND FLOOR DESIGN LOAD 30 PSF LIVE/10 PSF DEAD
THIRD FLOOR DESIGN LOAD 30 PSF LIVE/10 PSF DEAD
DESIGN WIND SPEED 90 MPH (ASD), 115 MPH (ULTIMATE)
SEISMIC DESIGN CATEGORY "B", SITE CLASS "D"
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	1020 SF
2ND FLOOR	991 SF
3RD FLOOR	N/A
BASEMENT	N/A
TOTAL	2011 SF
LOT	2000 SF
2011 /2000 =	1.005

ISR CALCULATIONS:

FOOT PRINT	1020
PORCH/ENTRY	291
*DRIVE WAY	288
WALKS	6
TOTAL:	1817-240 =1577
LOT	4461
1461 /2000 =	.73

GRAVEL DRIVEWAY OF 288 SF X 50% = 144 SF

*DRIVE WAY IS PERMEABLE GRAVEL

RENOVATION BUILDING AREA NET GAIN OR LOSS:

FIRST FLOOR LIVING AREA NET GAIN +124 SF
FIRST FLOOR LOSS TO EXISTING PORCH AREA -124 SF
SECOND FLOOR LIVING AREA NET GAIN+123 SF
SECOND FLOOR LOSS TO EXISTING PORCH AREA-123 SF
BASEMENT FLOOR AREA NET GAIN 1,020 SF

THE PROPOSED RENOVATION DOES NOT EXCEED THE EXISTING FOOT PRINT OF THE HOUSE

ABBREVIATIONS

&	AND
@	AT
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX.	APPROXIMATE, APPROXIMATELY
B.O.	BOTTOM OF
BD.	BOARD
BRG.	BEARING
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
COLS.	COLUMNS
CONC.	CONCRETE
CONT.	CONTINUOUS
COORD.	COORDINATE
D.S.	DOWNSPOUT
DIA.	DIAMETER
DISP.	DISPLAY OR DISPENSER
DTL	DETAIL
E.	EGRESS WINDOW
E.W.	EACH WAY
ELEC.	ELECTRIC, ELECTRICAL
EPS	EXPANDED POLYSTYRENE FOAM INSULATION
EQ	EQUAL
EXP	EXPANSION
EXIST.	EXISTING
EXT.	EXTERIOR
F.E.	FIRE EXTINGUISHER
FDN	FOUNDATION
FF	FACTORY FINISH
FIN.	FINISH(ED)
F.O.	FACE OF
FTG.	FOOTING
GA.	GAUGE
G.C.	GENERAL CONTRACTOR
G.W.B.	GYPSUM WALL BOARD
GYP.	GYPSUM
H	HIGH
HB.	HOSE BIBB
HDW	HARDWARE
HM	HOLLOW METAL
HDR	HEADER
HT.	HEIGHT
H.W.	HOT WATER
I.D.	INSIDE DIAMETER
i.e.	THAT IS
INT	INTERIOR
INSUL.	INSULATION
JAN.	JANITOR
JT.	JOINT
LB	POUND
LVL	LAMINATED VENEER LUMBER
MATL.	MATERIAL
MAX.	MAXIMUM
MFR.	MANUFACTURER
MIN.	MINIMUM
M.O.	MASONRY OPENING
MOD	MODIFIED
MTD	MOUNTED
MTL.	METAL
NEC'Y	NECESSARY
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N/A	NOT APPLICABLE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPP.	OPPOSITE
P. LAM.	PLASTIC LAMINATE
PART.	PARTITION, PARTIAL
PLYWD.	PLYWOOD
P.O.S.	POINT OF SALE
PTD	PAINTED
P L	PLATE
RECEP.	RECEPTACLE
REF.	REFER, REFERENCE
REINF.	REINFORCED
REQ'D	REQUIRED
R.O.	ROUGH OPENING
SQ. FT.	SQUARE FEET
SQ. IN.	SQUARE INCHES
SCW	SOLID CORE WOOD
S.S.	STAINLESS STEEL
SHT.	SHEET
SHTS.	SHEETS
SIM.	SIMILAR
SPECS	SPECIFICATIONS
STL.	STEEL
T & G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
TELE.	TELEPHONE
THK	THICKNESS
THRESH	THRESHOLD
T.O.	TOP OF
T.S.	TRANSITION STRIP
TJI	TRUSS JOIST I-JOIST
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION
VIF	VERIFY IN FIELD
W	WIDE
W/	WITH
WD	WOOD
WT	WATER
WWF	WELDED WIRE FABRIC
XPS	EXTRUDED RIGID POLYSTYRENE FOAM INSULATION

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EP-3	THIRD FLOOR ELECTRICAL-PLUMBING PLAN

DESIGNER:
JOE FLIKKEMA
SNOWY MOUNTAIN DESIGN
4655 BAKER STREET
LAKEWOOD, NY 14750
(425) 238-7422

ALEXANDER KELLY
STATE OF NEW YORK
PETER JAMES RADKA
073982
LICENSED PROFESSIONAL ENGINEER
1-13-25

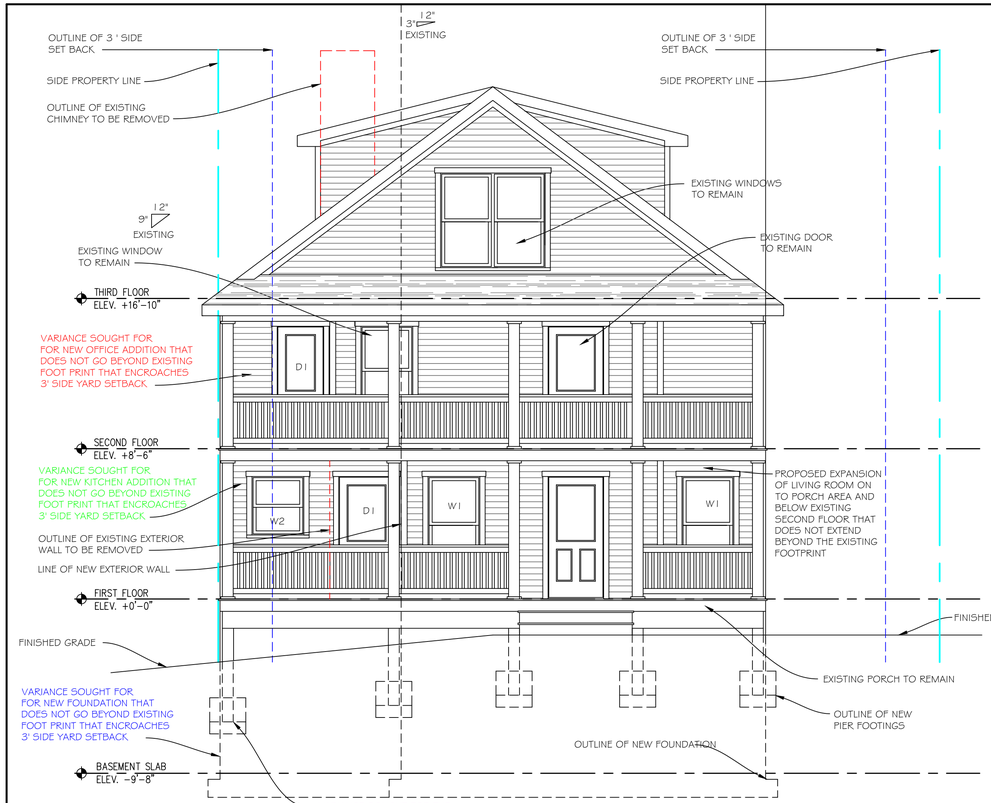
ALEXANDER KELLY
STATE OF NEW YORK
PETER JAMES RADKA
073982
LICENSED PROFESSIONAL ENGINEER
5-26-25

ENGINEER:
PETER RADKA
ROCK HILL ENGINEERING, LLC
6948 KINGS CORNER ROAD
PANAMA, NY 14767
(716) 782-2206

**UPDATED TO ILLUSTRATE THE ADDITION OF AN OPTIONAL NEW FOUNDATION AND BASEMENT 5/19/2025

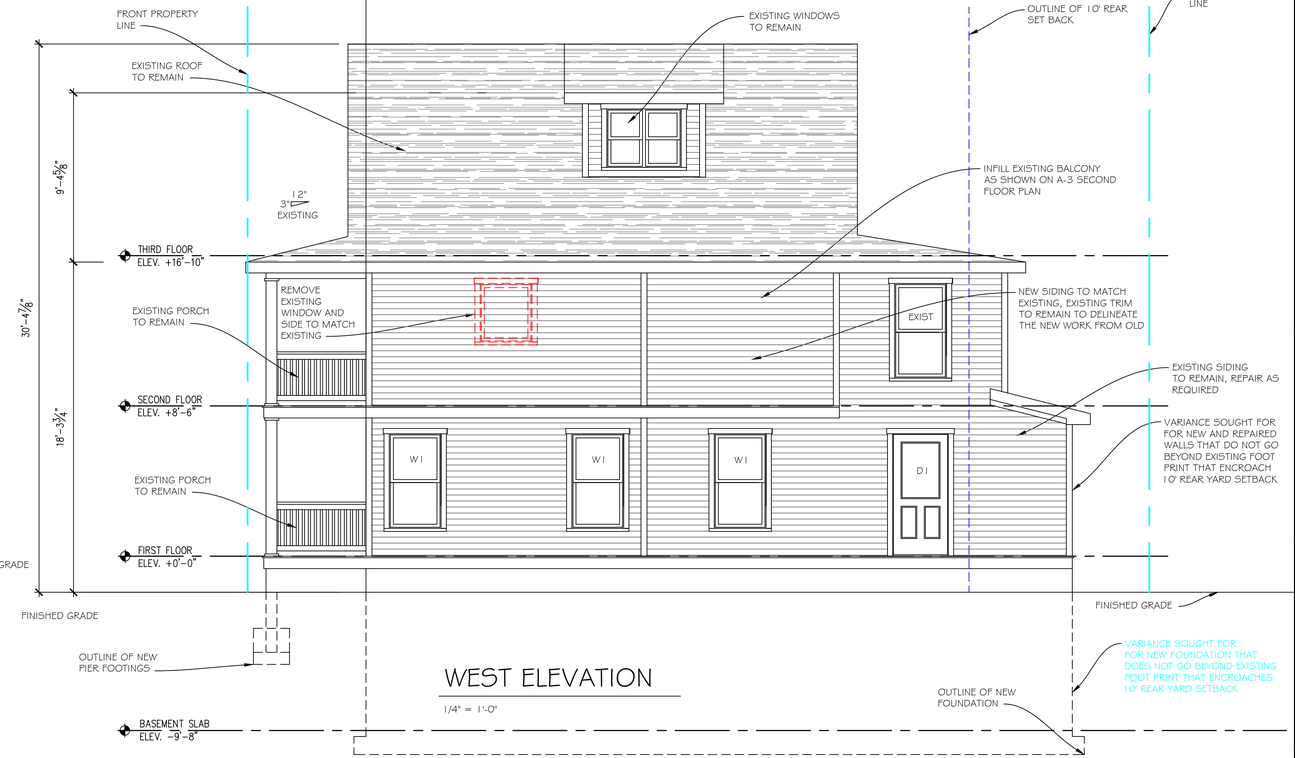
GENERAL NOTES
ALEXANDER RESIDENCE
7 FOSTER AVENUE
CHAUTAUQUA, NY 14722

DRAWN: JOE FLIKKEMA
DATE: 12/6/2024
SHEET #: G1
1 OF 10



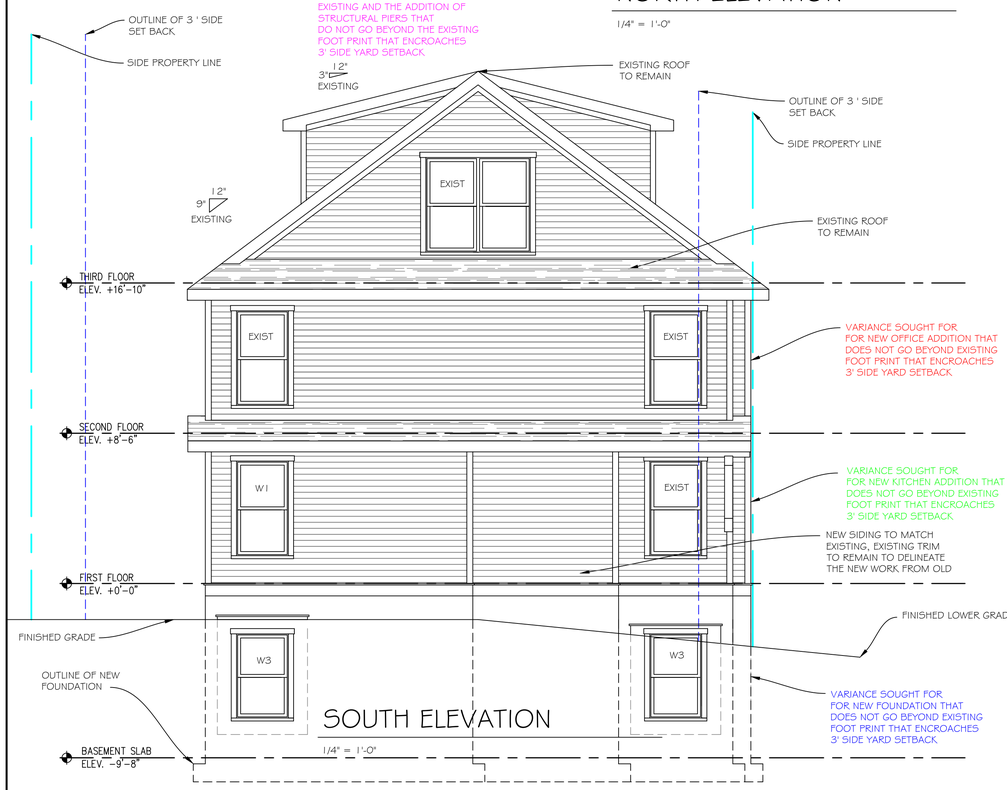
NORTH ELEVATION

1/4" = 1'-0"



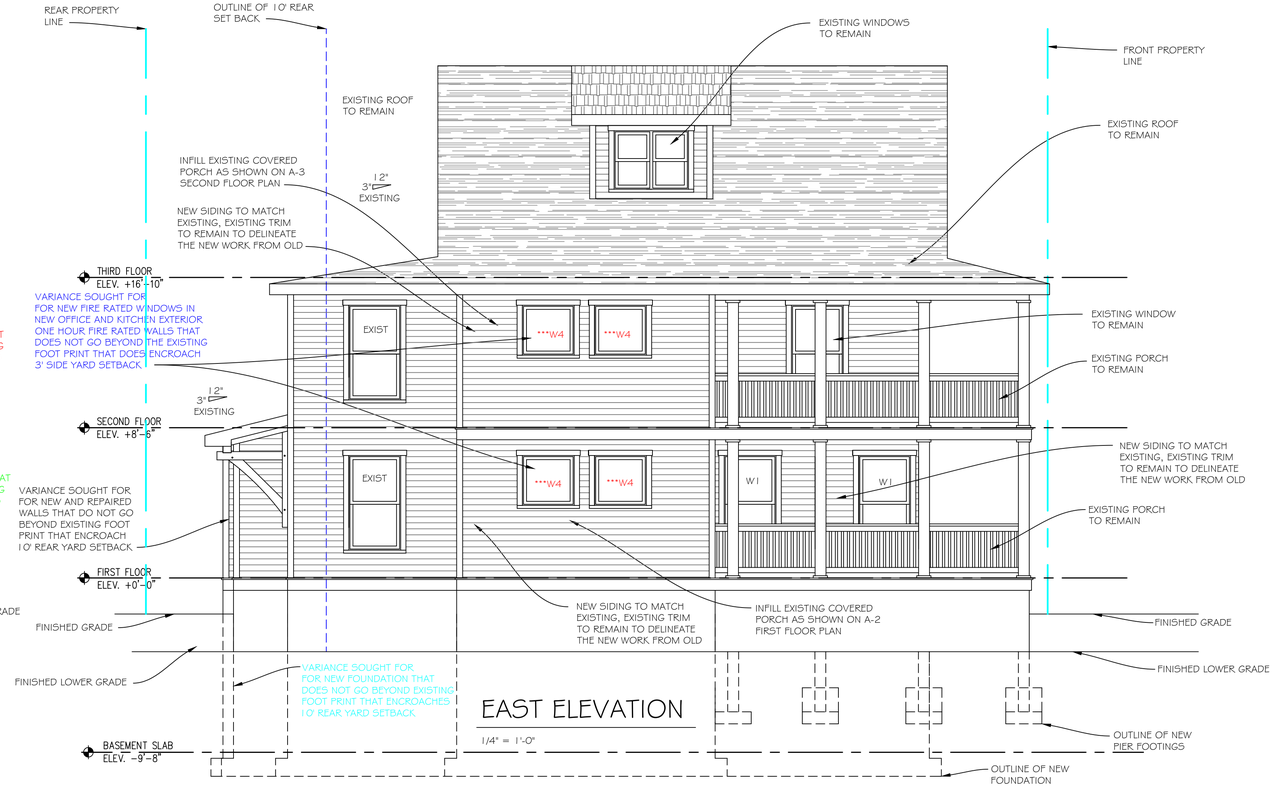
WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

DESIGNER:
JOE FLIKKEMA
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4655 BAKER STREET
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1-13-25

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PETER JAMES RADKA
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5-26-25

ENGINEER:
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ROCK HILL ENGINEERING, LLC
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PANAMA, NY 14767
(716) 782-2206

**UPDATED TO ILLUSTRATE THE ADDITION OF AN OPTIONAL NEW FOUNDATION AND BASEMENT 5/ 9/2025

ELEVATIONS
ALEXANDER RESIDENCE
7 FOSTER AVENUE
CHAUTAUQUA, NY 14722

DRAWN: JOE FLIKKEMA
DATE: 12/16/2024
SHEET #: A1
2 OF 10

PIER FOOTING NOTES

(a) 24" X 16" POURED CONCRETE UPLIFT BLOCK W/ (2) 18" LONG #4 RE-BAR PINS THROUGH POST @ 12" ABOVE 24" DIA X 10" THICK CONCRETE BEARING PAD

(b) 2'-0" X 2'-0" X 1'-0" THICK CONCRETE PIER FOOTING W/ (3) #4 RE-BAR EACH WAY

(c) 2'-0" X 2'-0" X 1'-0" THICK CONCRETE PIER FOOTING W/ (3) #4 RE-BAR EACH WAY BOTTOM OF FOOTING 4' BELOW GRADE

FRAMING NOTES

(1) FASTEN 2 X 8 PT LEDGER TO BAND OVER SELF HEALING FLASHING WITH (2) 5" LEDGER LOCK SCREWS @ 16" ON CENTER

(2) FASTEN 2 X 8 PT FLOOR JOISTS TO NEW 2 X 8 PT LEDGER WITH SIMPSON STRONG TIE U28 JOIST HANGERS

(3) NOTCH DOUBLE 2 X 12 PT BEAM INTO 6 X 6 PT AND 8 X 8 PT POST AS SHOWN ON SECTION, FASTEN WITH (3) 5" LEDGER LOCK SCREWS

(4) FASTEN 2 X 8 LEDGER TO BAND OVER EXISTING WALL SHEATHING WITH (2) 5" LEDGER LOCK SCREWS @ 16" ON CENTER

(5) FASTEN 2 X 8 FLOOR JOISTS TO NEW 2 X 8 LEDGER WITH SIMPSON STRONG TIE U28 JOIST HANGERS

(6) FASTEN 8 X 8 PT POST TO CONCRETE PIER WITH SIMPSON STRONG TIE ABU88Z POST BASE, AS PER MANUFACTURERS REQUIREMENTS

(7) FASTEN 8 X 8 PT POST TO FLOOR BEAM WITH SIMPSON STRONG TIE BC8 POST CAP, SHIM AS NECESSARY.

(8) FASTEN 2 X 8 LEDGER TO BAND OVER EXISTING WALL SHEATHING WITH (2) 5" LEDGER LOCK SCREWS @ 16" ON CENTER

(9) FASTEN 2 X 8 FLOOR/CEILING JOISTS TO NEW 2 X 8 LEDGER WITH SIMPSON STRONG TIE U28 JOIST HANGERS

(10) (4) GANG JACK STUD/POST FLOOR BEAMS W/ SOLID BLOCKING UNDER POST TO FOUNDATION (SEE FOUNDATION AND FLOOR PLAN FOR LOCATIONS)

(11) PRIOR TO THE REMOVAL OF THE EXISTING EXTERIOR WALL PROVIDE TEMPORARY WALL FRAMING SUFFICIENT TO CARRY THE LOAD OF THE EXTERIOR WALLS ABOVE

(12) REMOVE EXISTING TOP PLATE OF EXTERIOR WALL AND CUT FLOOR JOISTS TO ACCOMMODATE (4) 11-1/4" LVL FLOOR BEAM, FASTEN EXISTING FLOOR JOISTS TO NEW FLOOR BEAM WITH SIMPSON STRONG TIE U28 JOIST HANGERS

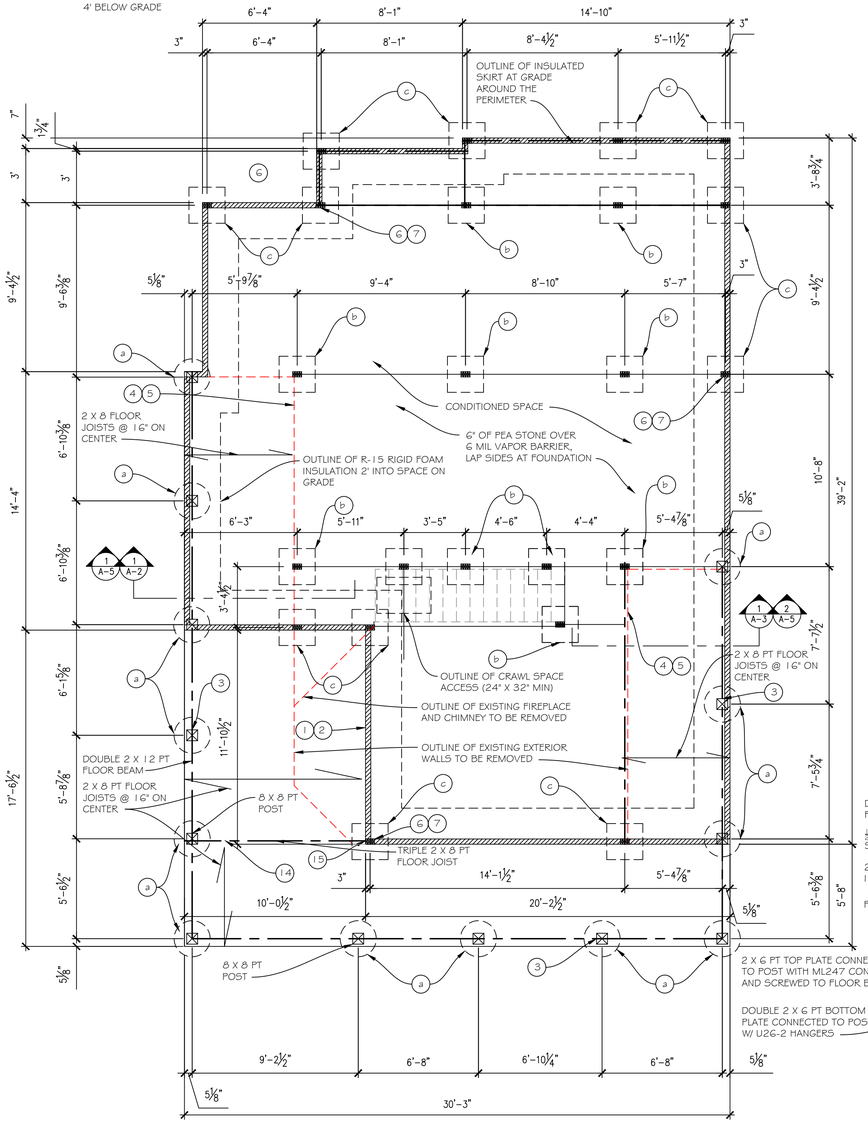
(14) FASTEN 2 X 8 PT FLOOR JOISTS TO (4) 2 X 12 PT FLOOR JOIST WITH SIMPSON STRONG TIE U28 JOIST HANGERS

(15) POCKET (4) 2 X 12 PT FLOOR JOIST IN EXTERIOR WALL AND PROVIDE (4) GANG 2 X 6 POST BELOW

(16) FASTEN TRIPLE 16" LVL FLOOR HEADER BEAM TO NEW TRIPLE 16" LVL FLOOR BEAM WITH SIMPSON STRONG TIE HUCQ 612-SDS BEAM HANGER

(17) PROVIDE FIREPLACE FRAMING AS PER MANUFACTURER'S REQUIREMENTS AND IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS

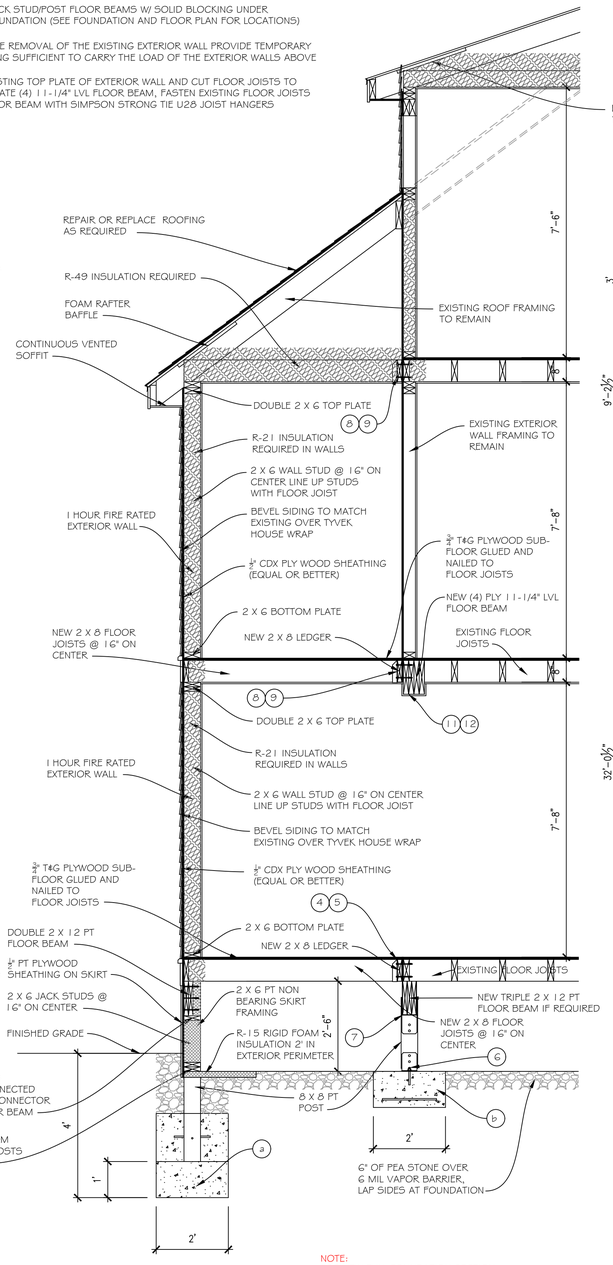
(18) FASTEN (4) PLY 7-1/4" LVL FLOOR BEAM TO NEW TRIPLE 7-1/4" LVL FLOOR JOIST WITH SIMPSON STRONG TIE HGUS7.25/8 BEAM HANGER



FOUNDATION PLAN

1/4" = 1'-0"

CONTRACTORS NOTE:
PIERS ARE DRAWN IN THE LOCATIONS REQUIRED
EXISTING PIERS MAY BE REQUIRED TO BE REPLACED
OR REPAIRED AND USED IF THEY MEET THE
STRUCTURAL REQUIREMENTS NOTED FOR THE LOCATION

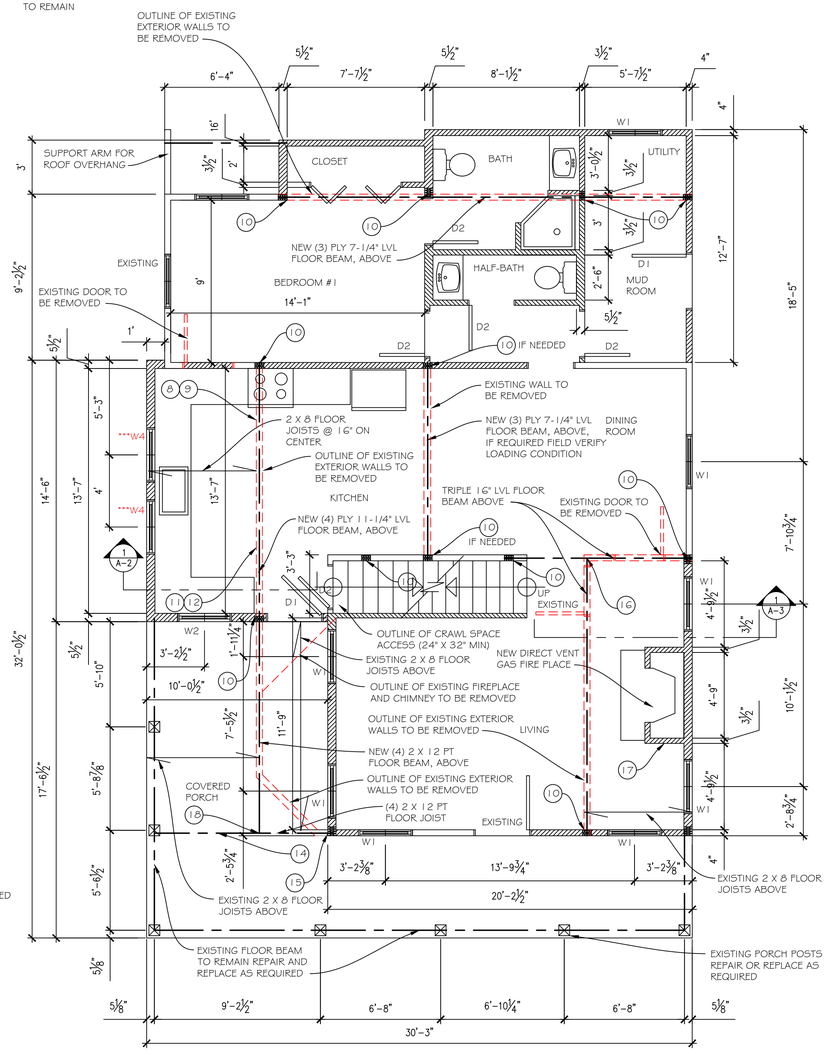


NOTE:
CONTRACTOR TO VERIFY ALL LOAD CONDITIONS AFTER CRAWLSPACE IS ACCESSIBLE. ENSURE ALL LOADS ARE PROJECTED TO NEW PIER FOOTINGS AND REPAIR OR REPLACE EXISTING BEAMS AS NEEDED. CONTACT ROCK HILL ENGINEERING IF NEEDED FOR BEAM SIZING.

SECTION

1/2" = 1'-0"

NOTE:
FOR NEW FULL FOUNDATION SECTION
SEE 1-A5



FIRST FLOOR PLAN

1/4" = 1'-0"

DESIGNER:
JOE FLIKKEMA
SNOWY MOUNTAIN DESIGN
4655 BAKER STREET
LAKEWOOD, NY 14750
(425) 238-7422

ENGINEER:
PETER RADKA
ROCK HILL ENGINEERING, LLC
6946 KINGS CORNER ROAD
PANAMA, NY 14767
(716) 782-2206

**UPDATED TO ILLUSTRATE THE ADDITION OF AN OPTIONAL NEW FOUNDATION AND BASEMENT 5/19/2025

FOUNDATION- 1ST FLR PLAN
ALEXANDER RESIDENCE
7 FOSTER AVENUE
CHAUTAUQUA, NY 14722

DRAWN: JOE FLIKKEMA
DATE: 12/6/2024
SHEET #: A2
3 OF 10

PIER FOOTING NOTES

(a) 24" X 16" POURED CONCRETE UPLIFT BLOCK W/ (2) 18" LONG #4 RE-BAR PINS THROUGH POST @ 12" ABOVE 24" DIA X 10" THICK CONCRETE BEARING PAD

(b) 2'-0" X 2'-0" X 1'-0" THICK CONCRETE PIER FOOTING W/ (3) #4 RE-BAR EACH WAY

FRAMING NOTES

(3) NOTCH TRIPLE 2 X 12 BEAM INTO 6 X 6 PT AND 8 X 8 PT POST AS SHOWN ON SECTION, FASTEN WITH (3) 5" LEDGER LOCK SCREWS

(4) FASTEN 2 X 8 LEDGER TO BAND WITH (2) 5" LEDGER LOCK SCREWS @ 16" ON CENTER

(5) FASTEN 2 X 8 FLOOR JOISTS TO NEW 2 X 8 LEDGER WITH SIMPSON STRONG TIE U28 JOIST HANGERS

(6) FASTEN 8 X 8 PT POST TO CONCRETE PIER WITH SIMPSON STRONG TIE ABU88Z POST BASE, AS PER MANUFACTURER'S REQUIREMENTS

(7) FASTEN 8 X 8 PT POST TO FLOOR BEAM WITH SIMPSON STRONG TIE BC8 POST CAP, SHIM AS NECESSARY.

(8) FASTEN 2 X 8 LEDGER TO BAND WITH (2) 5" LEDGER LOCK SCREWS @ 16" ON CENTER

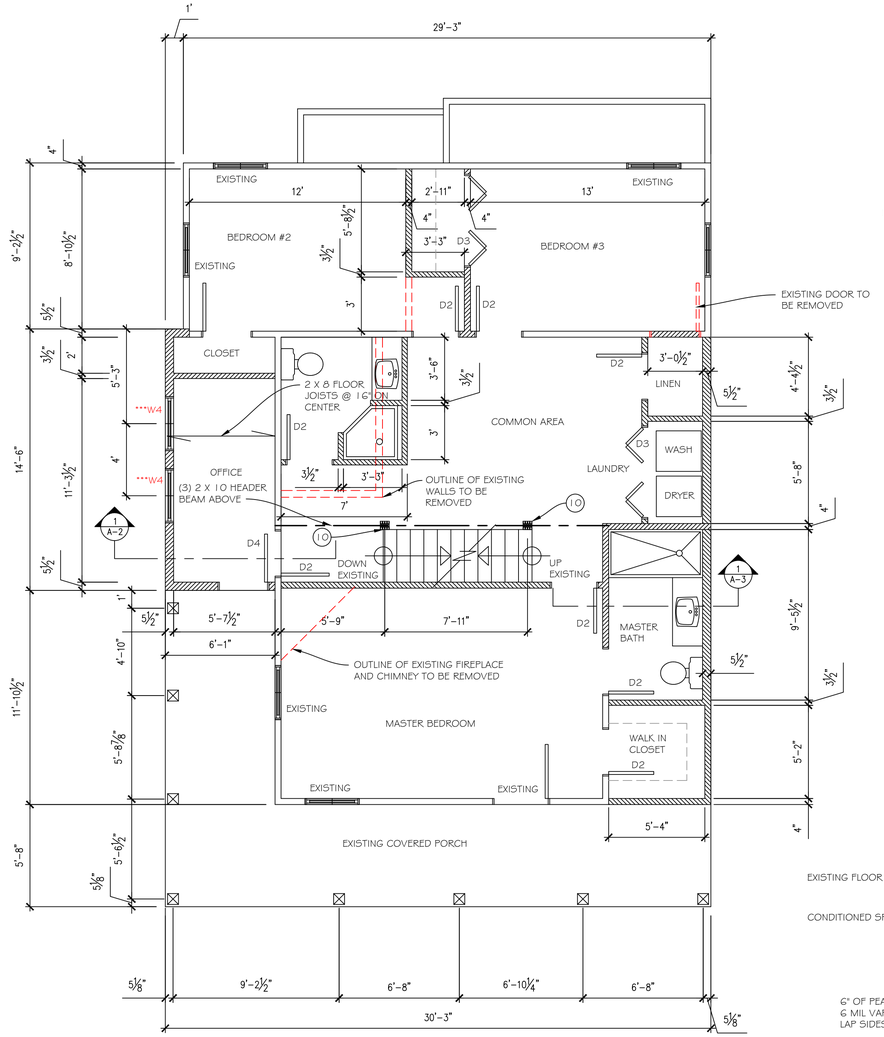
(9) FASTEN 2 X 8 FLOOR/CEILING JOISTS TO NEW 2 X 8 LEDGER WITH SIMPSON STRONG TIE U28 JOIST HANGERS

(10) (4) GANG JACK STUD/POST FLOOR BEAMS W/ SOLID BLOCKING UNDER POST TO FOUNDATION (SEE FOUNDATION AND FLOOR PLAN FOR LOCATIONS)

(11) PRIOR TO THE REMOVAL OF THE EXISTING EXTERIOR WALL PROVIDE TEMPORARY WALL FRAMING SUFFICIENT TO CARRY THE LOAD OF THE EXTERIOR WALLS ABOVE

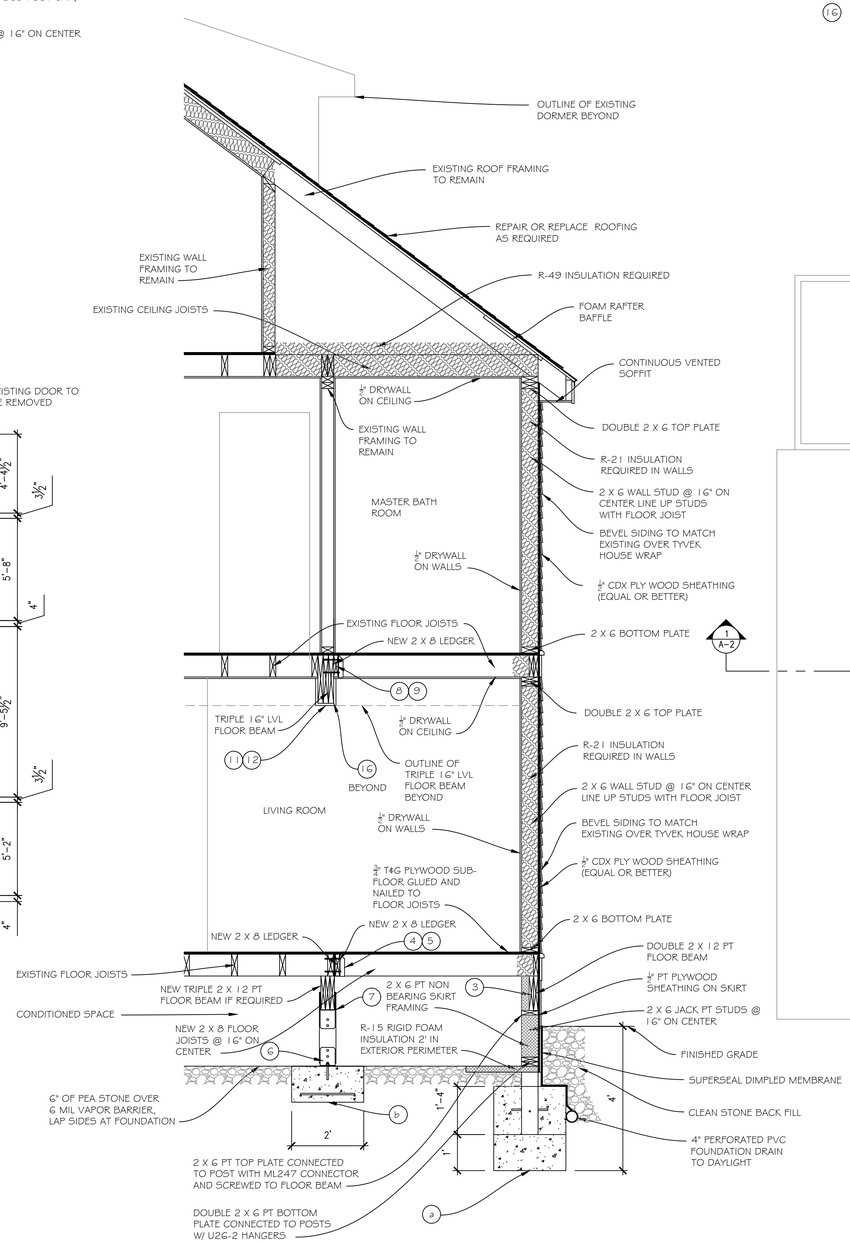
(12) REMOVE EXISTING TOP PLATE OF EXTERIOR WALL AND CUT FLOOR JOISTS TO ACCOMMODATE (4) 11-1/4" LVL FLOOR BEAM, FASTEN EXISTING FLOOR JOISTS TO NEW FLOOR BEAM WITH SIMPSON STRONG TIE U28 JOIST HANGERS

(16) FASTEN TRIPLE 16" LVL FLOOR HEADER BEAM TO NEW TRIPLE 16" LVL FLOOR BEAM WITH SIMPSON STRONG TIE HUCQ 612-SDS BEAM HANGER



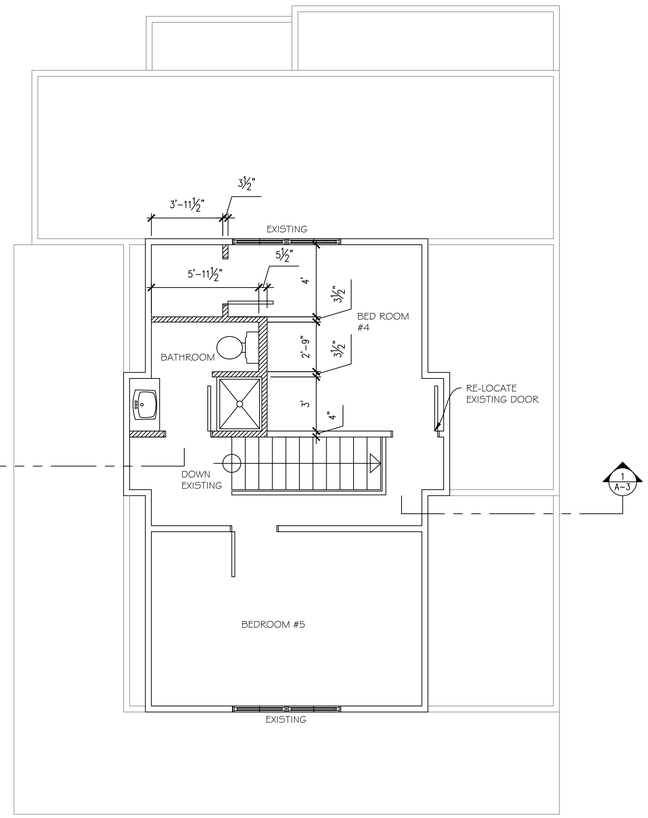
SECOND FLOOR PLAN

1/4" = 1'-0"



SECTION

1/2" = 1'-0"



THIRD FLOOR PLAN

1/4" = 1'-0"

DESIGNER:
JOE FLIKKEMA
SNOWY MOUNTAIN DESIGN
4655 BAKER STREET
LAKEWOOD, NY 14750
(425) 238-7422

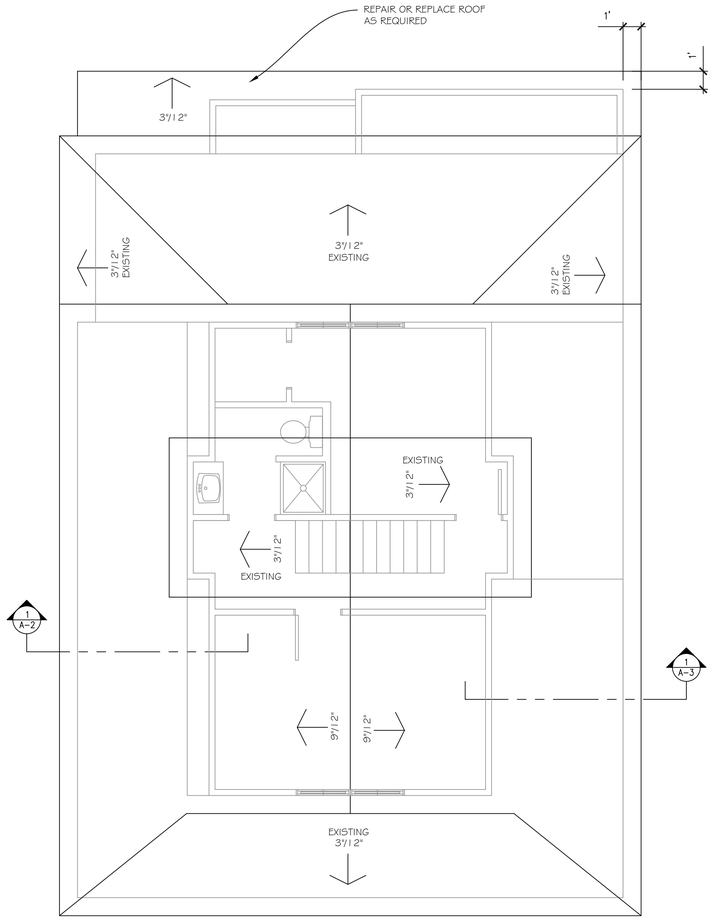
ALEXANDER PETER JAMES RADKA
STATE OF NEW YORK
LICENSED PROFESSIONAL ENGINEER
073982
1-13-25

ALEXANDER PETER JAMES RADKA
STATE OF NEW YORK
LICENSED PROFESSIONAL ENGINEER
073982
5-26-25

ENGINEER:
PETER RADKA
ROCK HILL ENGINEERING, LLC
6546 KINGS CORNER ROAD
PANAMA, NY 14767
(716) 782-2206

SECOND-THIRD FLOOR PLAN
ALEXANDER RESIDENCE
7 FOSTER AVENUE
CHAUTAUQUA, NY 14722

DRAWN: JOE FLIKKEMA
DATE: 12/16/2024
SHEET #: A3
4 OF 10



ROOF PLAN

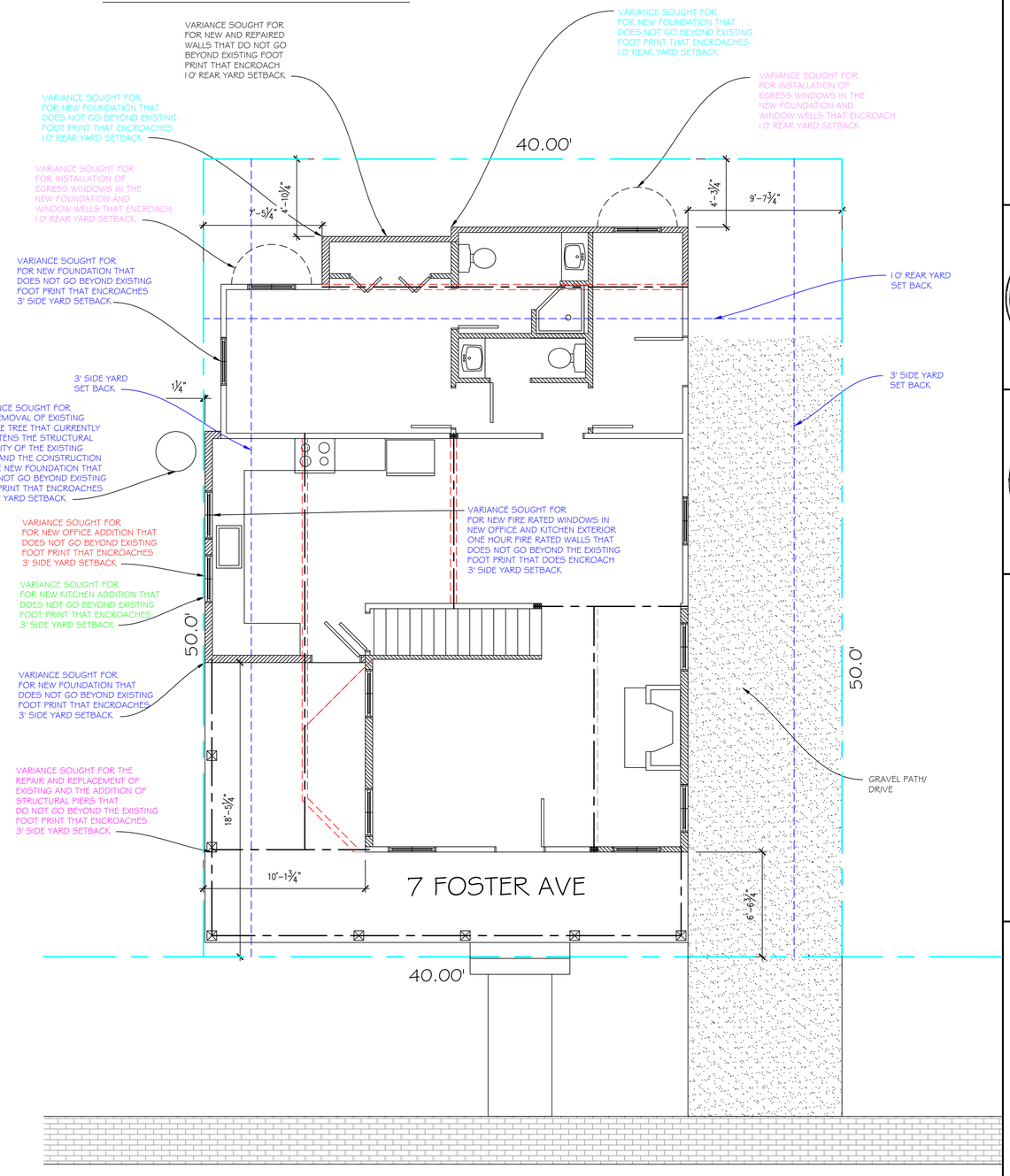
1/4" = 1'-0"

LEGEND:

PROPERTY LINE

PROPERTY SET BACK LINE

OUTLINE OF STRUCTURE



FOSTER AVENUE

SITE PLAN

1/4" = 1'-0"

DESIGNER:
JOE FLIKKEMA
SNOWY MOUNTAIN DESIGN
4655 BAKER STREET
LAKEWOOD, NY 14750
(425) 238-7422

ENGINEER:
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PANAMA, NY 14767
(716) 782-2206

ALEXANDER KELLY ON
STATE OF NEW YORK
PETER JAMES RADKA
073982
LICENSED PROFESSIONAL ENGINEER
1-13-25

ALEXANDER KELLY ON
STATE OF NEW YORK
PETER JAMES RADKA
073982
LICENSED PROFESSIONAL ENGINEER
5-26-25

***UPDATED TO ILLUSTRATE THE ADDITION OF AN OPTIONAL NEW FOUNDATION AND BASEMENT 5/19/2025

ROOF-SITE PLAN
ALEXANDER RESIDENCE

7 FOSTER AVENUE
CHAUTAUQUA, NY 14722

DRAWN:	DATE:	SHEET #: A4
JOE FLIKKEMA	12/6/2024	5 OF 10

NOTE:
INSTALL NEW FOUNDATION DRAINS IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. PROVIDE ADDITIONAL STORM WATER DRAIN AS PER CHAUTAUQUA INSTITUTION REQUIREMENTS

NOTE:
WINDOW WELL DRAINS TO BE CONNECTED TO FOUNDATION DRAIN

SQUARE CONCRETE FOOTING NOTES:

(b) 3'-0" X 3'-0" X 1'-0" THICK CONCRETE PIER FOOTING W/ (3) #4 RE-BAR EACH WAY

PIER FOOTING NOTES

(aa) 18" DIA X 8" THICK CONCRETE BEARING PAD

(bb) 24" X 16" POURED CONCRETE UPLIFT BLOCK W/ (2) 18" LONG #4 RE-BAR PINS THROUGH POST @ 8" ABOVE 24" DIA X 10" THICK CONCRETE BEARING PAD FOR 8 X 8 PT POSTS

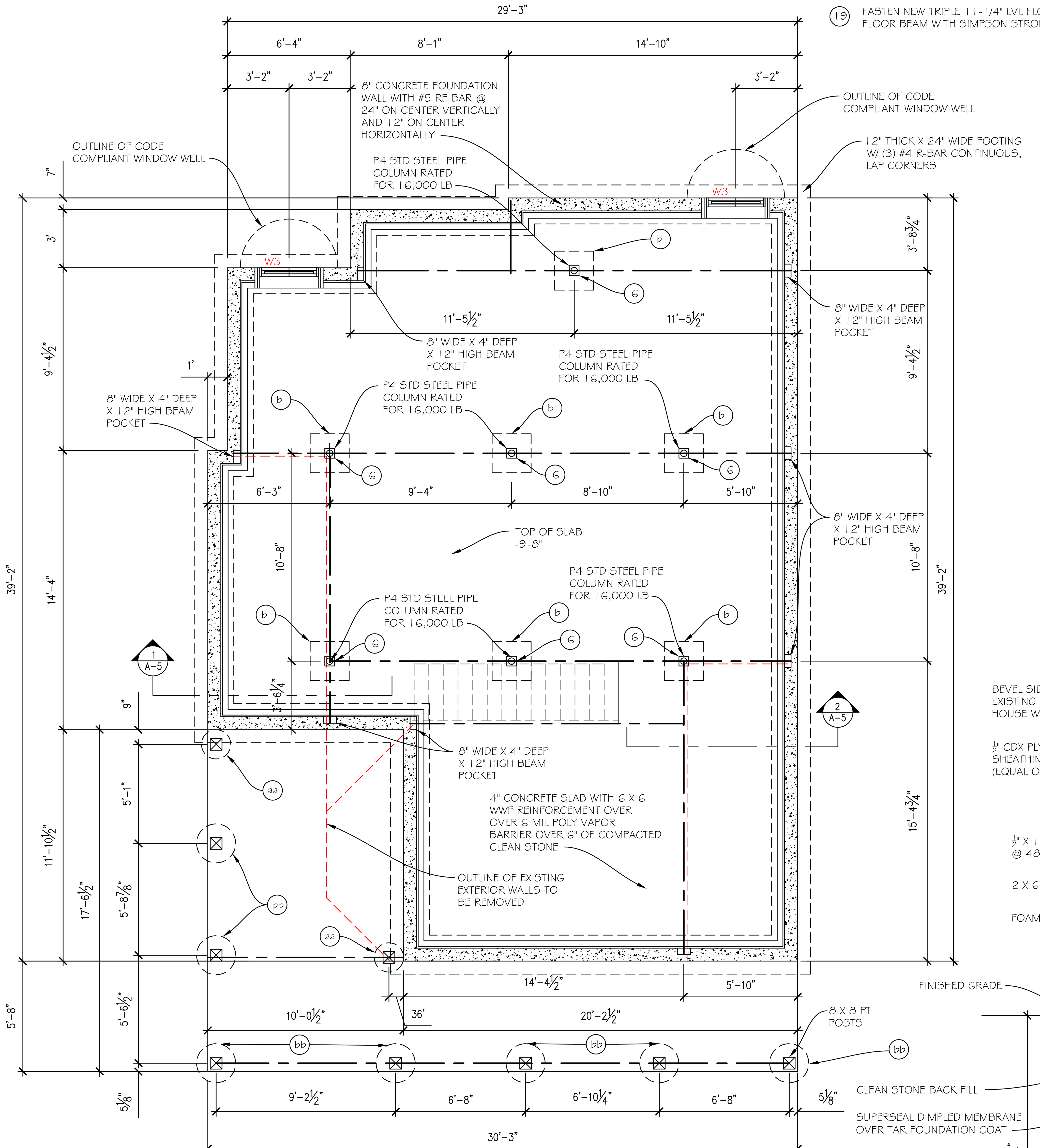
FRAMING NOTES

(4) FASTEN 2 X 8 LEDGER TO BAND OVER EXISTING WALL SHEATHING WITH (2) 5" LEDGER LOCK SCREWS @ 16" ON CENTER

(5) FASTEN 2 X 8 FLOOR JOISTS TO NEW 2 X 8 LEDGER WITH SIMPSON STRONG TIE U28 JOIST HANGERS

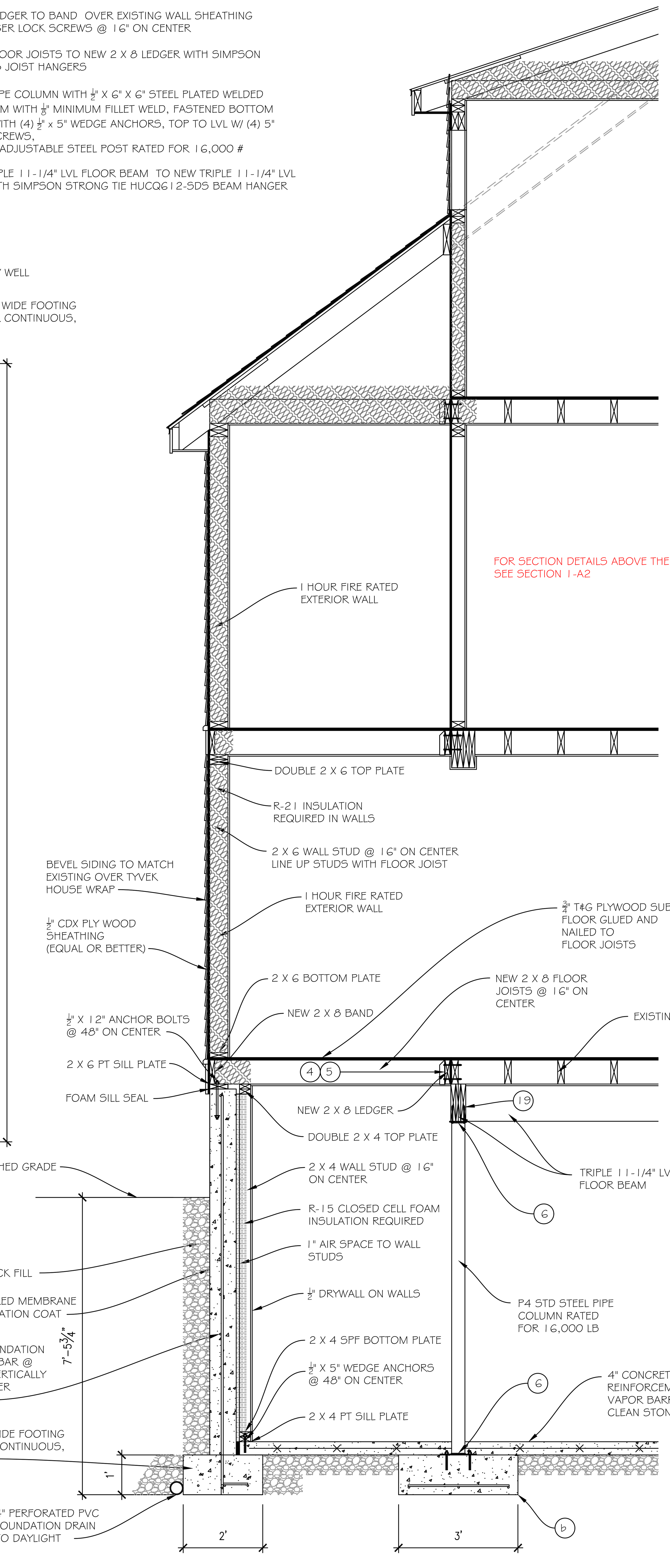
(6) P4 STD STEEL PIPE COLUMN WITH 3/8" X 6" X 6" STEEL PLATED WELDED TOP AND BOTTOM WITH 3/8" MINIMUM FILLET WELD, FASTENED BOTTOM TO CONCRETE WITH (4) 3/8" x 5" WEDGE ANCHORS, TOP TO LVL W/ (4) 5" LEDGER LOCK SCREWS.
(OPTIONAL) USE ADJUSTABLE STEEL POST RATED FOR 16,000 #

(19) FASTEN NEW TRIPLE 11-1/4" LVL FLOOR BEAM TO NEW TRIPLE 11-1/4" LVL FLOOR BEAM WITH SIMPSON STRONG TIE HUCQ612-SDS BEAM HANGER



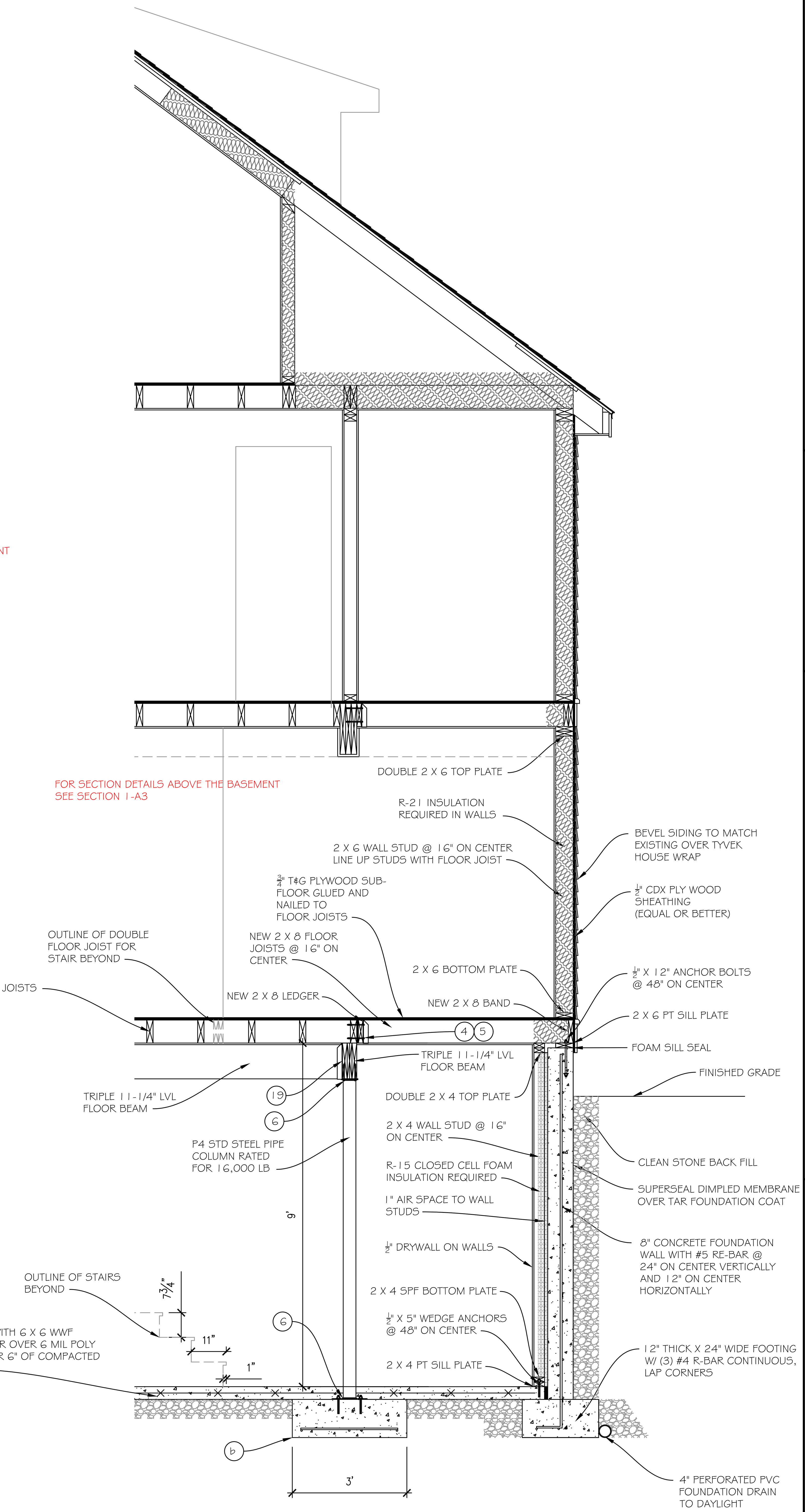
FOUNDATION PLAN

1/4" = 1'-0"



SECTION

1/2" = 1'-0"



SECTION

1/2" = 1'-0"

DESIGNER: JOE FLIKKEMA
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(425) 236-7422

STATE OF NEW YORK
PETER JAMES RADKA
LICENSED PROFESSIONAL ENGINEER
073962
5-26-25

ENGINEER: PETER RADKA
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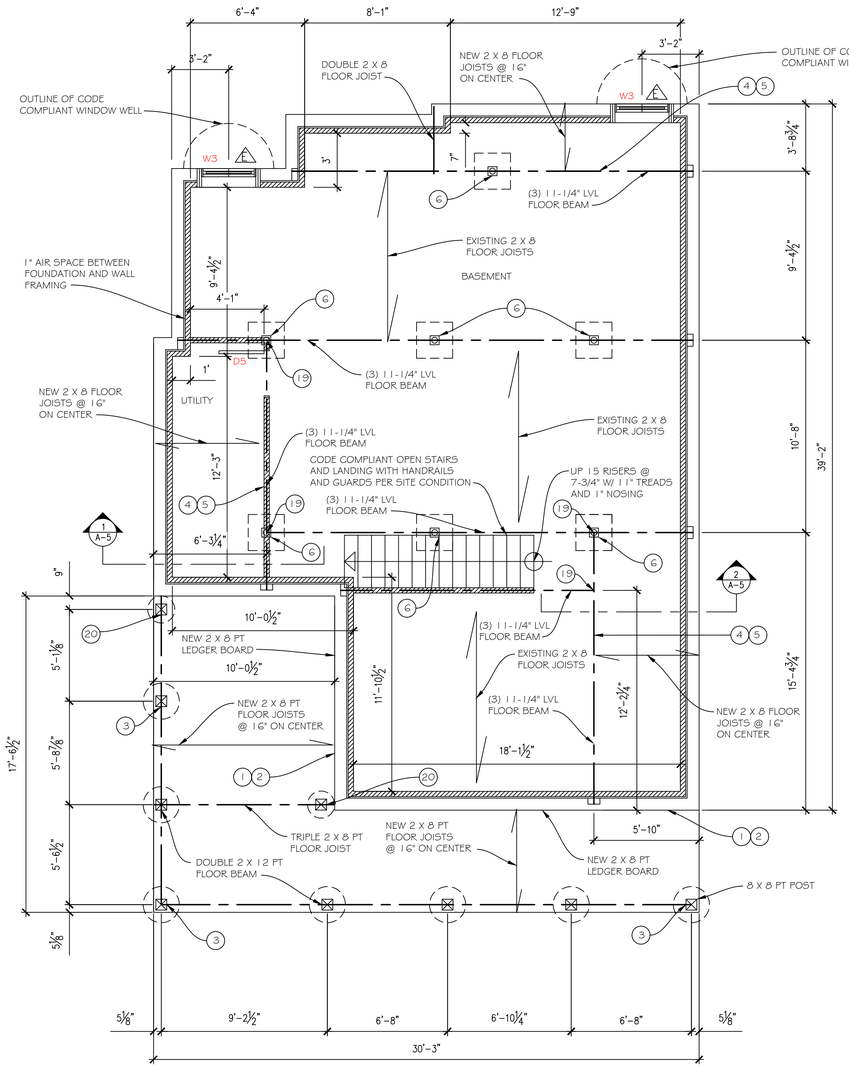
FOUNDATION PLAN-SECTIONS
ALEXANDER RESIDENCE
7 FOSTER AVENUE
CHAUTAUQUA, NY 14722

DRAWN: JOE FLIKKEMA
DATE: 5/19/2025
SHEET #: A5
6 OF 10

FRAMING NOTES

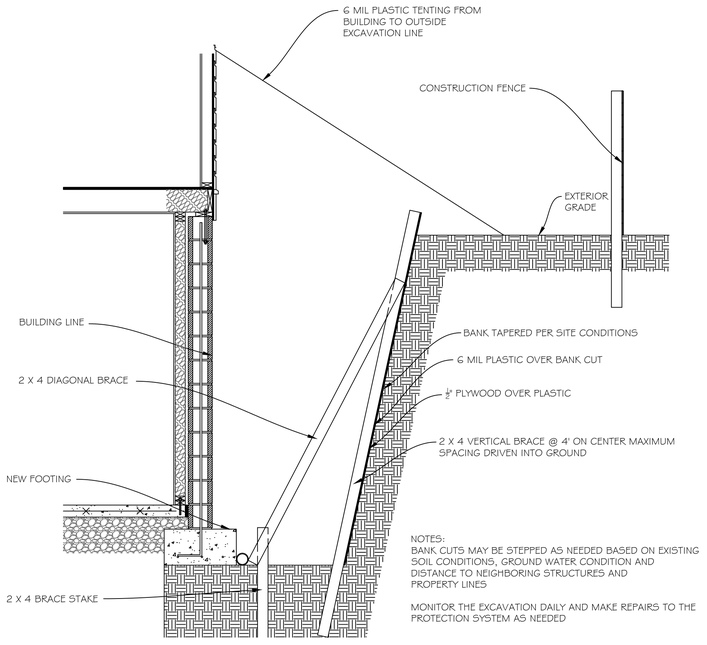
1. FASTEN 2 X 8 PT LEDGER TO BAND OVER SELF HEALING FLASHING WITH (2) 5" LEDGER LOCK SCREWS @ 16" ON CENTER
2. FASTEN 2 X 8 PT FLOOR JOISTS TO NEW 2 X 8 PT LEDGER WITH SIMPSON STRONG TIE U28 JOIST HANGERS
3. NOTCH DOUBLE 2 X 12 PT BEAM INTO 6 X 6 PT AND 8 X 8 PT POST AS SHOWN ON SECTION, FASTEN WITH (3) 5" LEDGER LOCK SCREWS
4. FASTEN 2 X 8 LEDGER TO BAND OVER EXISTING WALL SHEATHING WITH (2) 5" LEDGER LOCK SCREWS @ 16" ON CENTER
5. FASTEN 2 X 8 FLOOR JOISTS TO NEW 2 X 8 LEDGER WITH SIMPSON STRONG TIE U28 JOIST HANGERS
6. P4 STD STEEL PIPE COLUMN WITH ¼" X 6" X 6" STEEL PLATED WELDED TOP AND BOTTOM WITH ¼" MINIMUM FILLET WELD, FASTENED BOTTOM TO CONCRETE WITH (4) ½" x 5" WEDGE ANCHORS, TOP TO LVL W/ (4) 5" LEDGER LOCK SCREWS, (OPTIONAL) USE ADJUSTABLE STEEL POST RATED FOR 16,000 #
19. FASTEN NEW TRIPLE 11-1/4" LVL FLOOR BEAM TO NEW TRIPLE 11-1/4" LVL FLOOR BEAM WITH SIMPSON STRONG TIE HUC0612-5DS BEAM HANGER
20. FASTEN 8 X 8 PT POST TO TRIPLE/DOUBLE FLOOR JOIST WITH SIMPSON STRONG TIE HL73 HEAVY ANGLE EACH SIDE.



NOTE:
NEW LVL AND 2 X 12 FLOOR BEAMS TO BE PLACED UNDER EXISTING FLOOR BEAMS AND EXISTING AND NEW FLOOR JOISTS, WRAP AS NEEDED

BASEMENT PLAN

1/4" = 1'-0"



NOTES:
BANK CUTS MAY BE STEPPED AS NEEDED BASED ON EXISTING SOIL CONDITIONS, GROUND WATER CONDITION AND DISTANCE TO NEIGHBORING STRUCTURES AND PROPERTY LINES

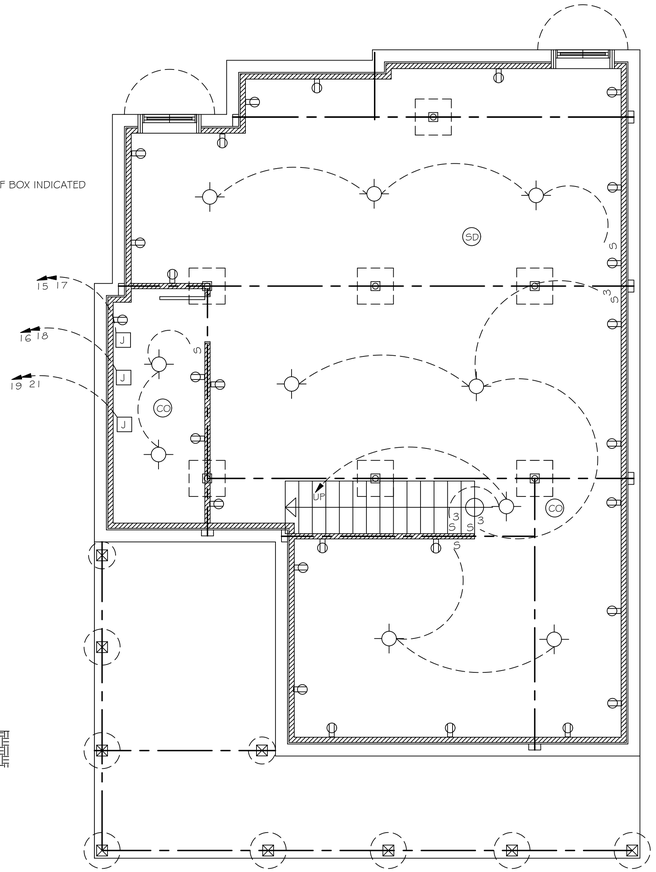
MONITOR THE EXCAVATION DAILY AND MAKE REPAIRS TO THE PROTECTION SYSTEM AS NEEDED

EXCAVATION SITE PROTECTION DETAIL

1/2" = 1'-0"

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
- RH — RANGE HOOD EXHAUST FAN
- — BATHROOM EXHAUST FAN/LIGHT COMBO VENTED TO EXTERIOR
- 3 — HOME RUN, BREAKER NUMERATED
- — 240 VOLT OUTLET
- — WALL MOUNTED LIGHT FIXTURE
- — CEILING MOUNTED LIGHT FIXTURE
- SD — SMOKE DETECTOR
- CO — SMOKE/CO DETECTOR COMBO
- R — RECESSED LIGHT FIXTURE
- C — CEILING FAN
- 48" — OUTLET WITH HEIGHT TO CENTER OF BOX INDICATED
- J — JUNCTION BOX WITH DISCONNECT
- — PENDANT MOUNT LIGHT FIXTURE
- S4 — 4 WAY SWITCH
- H — HEAT DETECTOR INTER CONNECTED WITH BATTERY BACK UP
- EXIT — EMERGENCY EXIT LIGHT FIXTURE WALL OR CEILING MOUNTED



BASEMENT ELECTRICAL PLAN

1/4" = 1'-0"

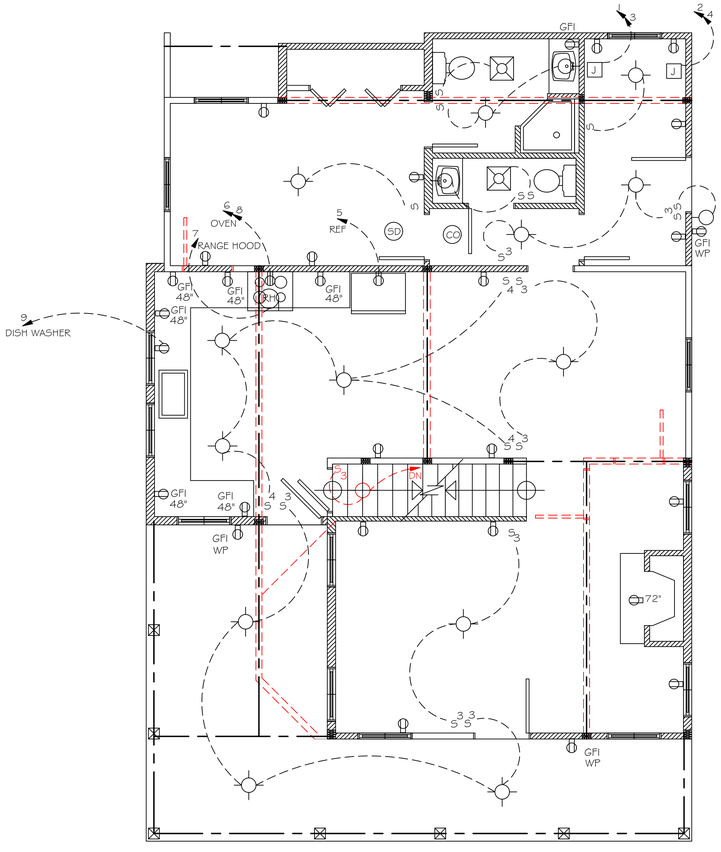
DESIGNER:
JOE FLIKKEMA
SNOWY MOUNTAIN DESIGN
4655 BAKER STREET
LAKEWOOD, NY 14750
(425) 238-7422

ENGINEER:
PETER RADKA
ROCK HILL ENGINEERING, LLC
6948 KINGS CORNER ROAD
PANAMA, NY 14767
(716) 782-2206

Licensed Professional Engineer
Peter James Radka
State of New York
093962
5-26-25

BASEMENT-ELECTRICAL PLAN
ALEXANDER RESIDENCE
7 FOSTER AVENUE
CHAUTAUQUA, NY 14722

DRAWN: JOE FLIKKEMA
DATE: 5/19/2025
SHEET #: A6
7 OF 10



FIRST FLOOR ELECTRICAL PLAN

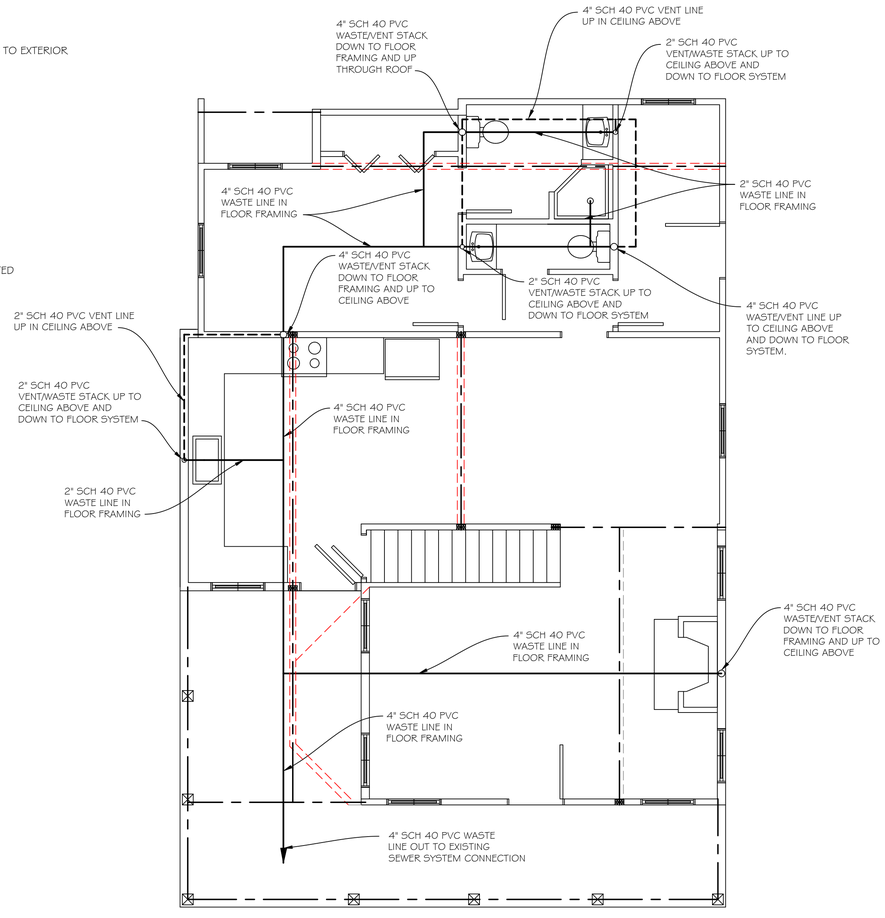
1/4" = 1'-0"

ELECTRICAL SYMBOL SCHEDULE

- S — SINGLE POLE SWITCH
- DUPLEX OUTLET
- GFI — DUPLEX OUTLET GFI PROTECTED
- S^3 — 3 WAY SWITCH
- WP — WEATHER PROOF OUTLET COVER PROTECTED
- ELECTRIC BREAKER PANEL
- RH — RANGE HOOD EXHAUST FAN
- BATHROOM EXHAUST FAN/LIGHT COMBO VENTED TO EXTERIOR
- 3 — HOME RUN, BREAKER NUMERATED
- 240 VOLT OUTLET
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- SD — SMOKE DETECTOR
- CC — SMOKE/CO DETECTOR COMBO
- R — RECESSED LIGHT FIXTURE
- C — CEILING FAN
- 48" — OUTLET WITH HEIGHT TO CENTER OF BOX INDICATED
- J — JUNCTION BOX WITH DISCONNECT
- PENDANT MOUNT LIGHT FIXTURE
- S^4 — 4 WAY SWITCH
- H — 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



FIRST FLOOR PLUMBING PLAN

1/4" = 1'-0"

DESIGNER:
JOE FLIKKEMA
SNOWY MOUNTAIN DESIGN
4655 BAKER STREET
LAKEWOOD, NY 14750
(425) 238-7422

ALEXANDER KELLY SON
STATE OF NEW YORK
PETER JAMES RADKA
073982
LICENSED PROFESSIONAL ENGINEER
1-13-25

ALEXANDER KELLY SON
STATE OF NEW YORK
PETER JAMES RADKA
073982
LICENSED PROFESSIONAL ENGINEER
5-26-25

ENGINEER:
PETER RADKA
ROCK HILL ENGINEERING, LLC
6546 KING CORNER ROAD
PANAMA, NY 14767
(716) 782-2206

***UPDATED TO ILLUSTRATE THE ADDITION OF AN OPTIONAL NEW FOUNDATION AND BASEMENT 5/19/2025

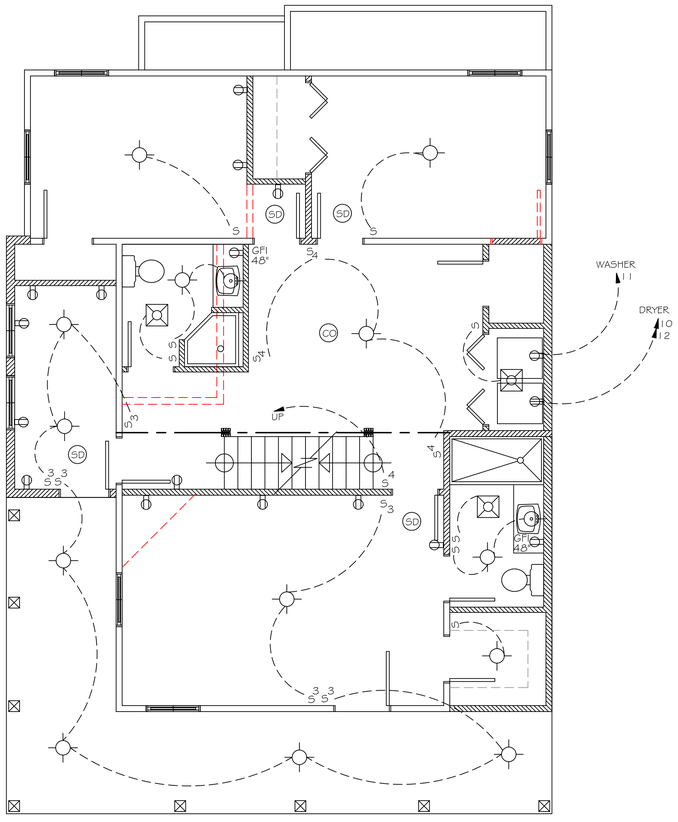
1ST FLR ELECT-PLUMB PLAN
ALEXANDER RESIDENCE

7 FOSTER AVENUE
CHAUTAUQUA, NY 14722

DRAWN:	DATE:	SHEET #: EP-1
JOE FLIKKEMA	12/16/2024	8 OF 10

ELECTRICAL SYMBOL SCHEDULE

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

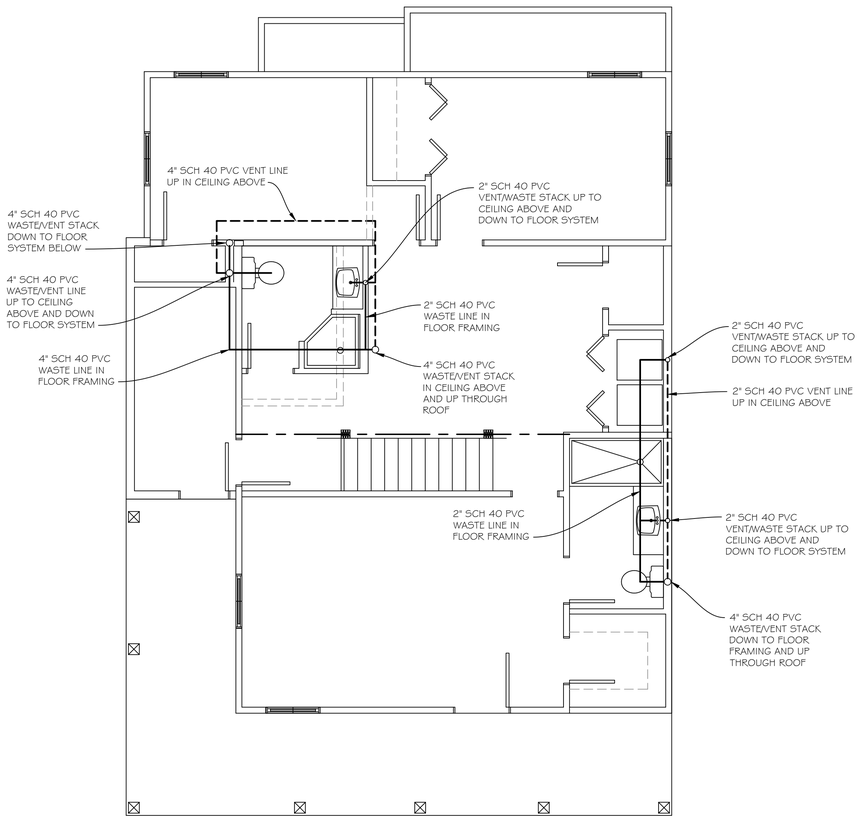


SECOND FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

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



SECOND FLOOR PLUMBING PLAN

1/4" = 1'-0"

DESIGNER:
JOE FLIKKEMA
SNOWY MOUNTAIN DESIGN
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STATE OF NEW YORK
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1-13-25

ALEXANDER KELLY
STATE OF NEW YORK
PETER JAMES RADKA
073982
LICENSED PROFESSIONAL ENGINEER
5-26-25

ENGINEER:
PETER RADKA
ROCK HILL ENGINEERING, LLC
6548 KINGS CORNER ROAD
PANAMA, NY 14767
(716) 782-2206

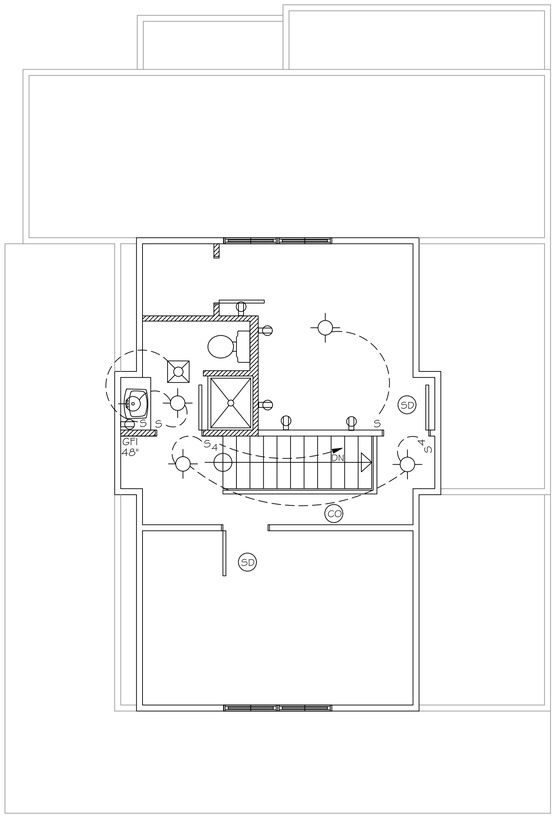
2ND FLR ELECT-PLUMB PLAN
ALEXANDER RESIDENCE

7 FOSTER AVENUE
CHAUTAUQUA, NY 14722

DRAWN: JOE FLIKKEMA
DATE: 12/16/2024
SHEET #: EP-2
9 OF 10

ELECTRICAL SYMBOL SCHEDULE

- S — SINGLE POLE SWITCH
- DUPLEX OUTLET
- GFI — DUPLEX OUTLET GFI PROTECTED
- S^3 — 3 WAY SWITCH
- WP — WEATHER PROOF OUTLET COVER PROTECTED
- ELECTRIC BREAKER PANEL
- RH — RANGE HOOD EXHAUST FAN
- BATHROOM EXHAUST FAN/LIGHT COMBO VENTED TO EXTERIOR
- 3 — HOME RUN, BREAKER NUMERATED
- 240 VOLT OUTLET
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- SD — SMOKE DETECTOR
- CO — SMOKE/CO DETECTOR COMBO
- R — RECESSED LIGHT FIXTURE
- C — CEILING FAN
- 48" — OUTLET WITH HEIGHT TO CENTER OF BOX INDICATED
- J — JUNCTION BOX WITH DISCONNECT
- PENDANT MOUNT LIGHT FIXTURE
- S^4 — 4 WAY SWITCH
- H1 — HEAT DETECTOR INTER CONNECTED WITH BATTERY BACK UP
- EXIT — EMERGENCY EXIT LIGHT FIXTURE WALL OR CEILING MOUNTED

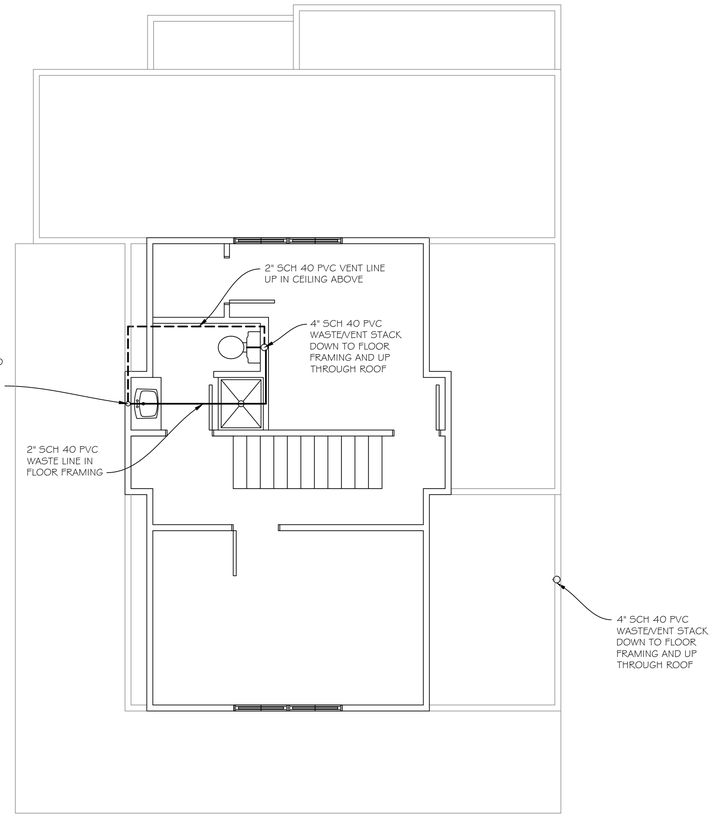


THIRD FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

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



THIRD FLOOR PLUMBING PLAN

1/4" = 1'-0"

DESIGNER:
JOE FLIKKEMA
SNOWY MOUNTAIN DESIGN
4655 BAKER STREET
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PETER JAMES RADKA
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LICENSED PROFESSIONAL ENGINEER
1-13-25

ALEXANDER KELLY
STATE OF NEW YORK
PETER JAMES RADKA
073982
LICENSED PROFESSIONAL ENGINEER
5-26-25

ENGINEER:
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3RD FLR ELECT-PLUMB PLAN
ALEXANDER RESIDENCE

7 FOSTER AVENUE
CHAUTAUQUA, NY 14722

DRAWN: JOE FLIKKEMA
DATE: 12/16/2024
SHEET #: EP-3
10 OF 10