

OFFICE OF CAMPUS PLANNING & OPERATIONS

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

October 1st 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 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 to be built 3'-0" into the 3'-0" interior side yard setback underneath the existing building that falls within this setback as an existing nonconformity (Architectural and Land Use Regulations Section 4.4.6)
- 2. Variance for a basement addition falling 2'-6" into the 10'-0" rear yard setback underneath the existing building that falls within this setback as an existing nonconformity (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

The Architectural Review Board will meet on November 6th 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 November 5th 2025 at 12:00pm Noon.

Thank you for your time!

Respectfully,

Ryan B. Boughton, Assoc. AIA

Administrator of Architectural and Land Use Regulations

<u>rboughton@chq.org</u> | o: 716.357.6245

ALEXANDER RESIDENCE HOME RENOVATION

7 FOSTER AVENUE, CHAUTAUQUA, NY 14722

SYMBOL LEGEND

<u> </u>	NEW POURED CONC. FDN WALL CONSTRUCTION
	NEW CMU FDN WALL CONSTRUCTION
<u> </u>	NEW WOOD STUD WALL CONSTRUCTION
	EXISTING WOOD STUD WALL CONSTRUCTION



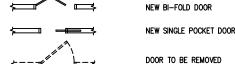
\$======\$

NEW SINGLE DOOR

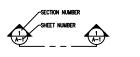
WALLS TO BE REMOVED



NEW SLIDING DOOR



\$==3000000=3\$ WINDOW TO BE REMOVED



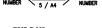
BUILDING SECTION



WALL SECTION



EXTERIOR ELEVATIONS



ELEVATION INDICATOR

Æ5	
(SD)	

EGRESS WINDOW

SMOKE DETECTOR/ALARM W/BATTERY BACKUP

(c)

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

X

BATHROOM EXHAUST FAN/LIGHT COMBO, DUCTED TO THE EXTERIOR

 Θ

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 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
- 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.

ALUM

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

- 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

"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
WI	30410	DH	3'3" X 5'1"	EGRESS WINDOW AS MARKED	(3) 2 X I 2 W/ 2 X 6 CAP, (I) JACK	-1
EWI	EXIST	DH	SEE EXIST	RELOCATE TO LIVING ROOM	(3) 2 X 12 W/ 2 X 6 CAP, (1) JACK	1
EW2	EXIST	DH	SEE EXIST	MULLED RELOCATE OPPOSITE WALL	(3) 2 X 12 W/ 2 X 6 CAP, (1) JACK	I
EW3	EXIST	FIXED	SEE EXIST	RELOCATE-NEW WALL LIVING ROOM	(3) 2 X I 2 W/ 2 X 6 CAP, (I) JACK	-
EW4	EXIST	AWN	SEE EXIST	RELOCATE 2ND FLOOR BATH	(3) 2 X I 2 W/ 2 X 6 CAP, (I) JACK	- 1
EW5	EXIST	DH	SEE EXIST	RELOCATE TO NEW EXTIOR WALL	(3) 2 X I 2 W/ 2 X 6 CAP, (I) JACK	- 1
W6	EXIST	DH	SEE EXIST	RELOCATE TO NEW EXTIOR WALL	(3) 2 X 1 2 W/ 2 X 6 CAP, (1) JACK	_

	DOOR SCHEDULE					
MARK	SIZE	TYPE	HINGE	REMARKS	HEADER	QTY
EDI	EXISTING	EXT	(I) R	RELOCATE TO NEW EXTERIOR WALL	(3) 2 X I 2 W/ 2 X 6 CAP, (2) JACK	1
ED2	EXISTING	INT	(I) R	RELOCATE TO NEW INTERIOR WALL	(2) 2 X 10 W/ CAP, (1) JACKS	1
ED3	EXISTING	INT	(I) R	RELOCATE TO NEW 1ST FLR BATH	(2) 2 X 10 W/ 2 X 4 CAP, (1) JACK	1
ED4	EXISTING	INT	(I) L	RELOCATE TO NEW 1ST FLR LAUNDRY	(2) 2 X 10 W/ 2 X 4 CAP, (2) JACK	- 1
ED5	EXISTING	INT	(1) L	RELOCATE TO 2ND FLR MASTER BATH	(2) 2 X 10 W/ 2 X 4 CAP, (2) JACK	1
ED6	EXISTING	INT	(I) L	RELOCATE TO 2ND FLR MASTER CL	(2) 2 X 10 W/ 2 X 4 CAP, (2) JACK	- 1
ED7	EXISTING	INT	(I) R	RELOCATE TO 2ND FLR BEDROOM CL	(2) 2 X 10 W/ 2 X 4 CAP, (2) JACK	1
ED8	EXISTING	INT	(I) R	RELOCATE TO 2ND FLR BEDROOM CL	(2) 2 X 10 W/ 2 X 4 CAP, (2) JACK	- 1
DΙ	1'6" X 6'8"	INT	(1)R	PER OWNER'S REQUIREMENTS	(2) 2 X 10 W/ 2 X 4 CAP, (1) JACK	- 1
D2	5'0" X 6'8"	INT	BI-FOLD	PER OWNER'S REQUIREMENTS	(2) 2 X 10 W/ 2 X 4 CAP, (2) JACK	2

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), 11 SMPH (ULTIMATE) SEISMIC DESIGN CATEGORY B*, SITE CLASS "D" LINKNOWN SOIL TYPE ALLOWABLE SOIL BEARING 1500 PSF 2020 INTERNATIONAL BUILDING CODE

NEIGHBORHOOD TRADITIONAL

AR CALCULA	TIONS:	ISR CA
ST FLOOR	1020 SF	FOOT F
ND FLOOR	99 I SF	PORCH
RD FLOOR	N/A	*DRIVE
ASEMENT	N/A	WALKS
DTAL	2011 SF	TOTAL:
DT	2000 SF	LOT
011/2000	= 1.005	1461/

ALCULATIONS PRINT CH/ENTRY E WAY /2000 =

GRAVEL DRIVEWAY OF 288 SE V 50% = 144 SE

*DRIVE WAY IS PERMEABLE GRAVEL

SITE ELEVATION UP TO 1375 FT

RENOVATION BUILDING AREA NET GAIN OR LOSS:

FIRST FLOOR LIVING AREA NET GAIN + I 24 SF FIRST FLOOR LOST OF EURSTING PORCH AREA - 124 SF SECOND FLOOR LUSING AREA NET GAIN+ 123 SF SECOND FLOOR LUSS TO EUSTING PORCH AREA-123 SF BASEMENT FLOOR AREA NET GAIN 1,020 SF

INDEX OF DRAWINGS

G-1	GENERAL NOTES
A-1	NORTH ELEVATIONS
A-2	WEST ELEVATIONS
A-3	SOUTH ELEVATIONS
A-4	EAST ELEVATIONS
A-5	FOUNDATION PLAN-SITE DETAILS
A-6	FIRST FLOOR PLANS
A-7	SECOND FLOOR PLANS
A-8	THIRD FLOOR PLANS
A-9	ROOF PLAN-SITE PLAN

ABBREVIATIONS

AND	EQ	EQUAL	JT.	JOINT	PTD	PAINTE
AT	FXP	EXPANSION	LB	POUND	PL	PLATE
ABOVE FINISHED FLOOR	EXIST.	EXISTING	LVL	LAMINATED VENEER LUMBER	RECEP.	RECEP'
ALUMINUM	EXT.	EXTERIOR	MATL.	MATERIAL	REF.	REFER.
AMERICAN NATIONAL STANDARDS	F.E.	FIRE EXTINGUISHER	MAX.	MAXIMUM	REINF.	REINFO
INSTITUTE	FDN	FOUNDATION	MFR.	MANUFACTURER	REQ'D	REQUIR
APPROXIMATE, APPROXIMATELY	FF	FACTORY FINISH	MIN.	MINIMUM	R.O.	ROUGH
BOTTOM OF	FIN.	FINISH(ED)	M.O.	MASONRY OPENING	SQ. FT.	SQUAR
BOARD	F.O.	FACE OF	MOD	MODIFIED	SQ. IN.	SQUAR
BEARING	FTG.	FOOTING	MTD	MOUNTED	SCW	SOLID (
CEILING	GA.	GAUGE	MTL.	METAL	S.S.	STAINL
CLEAR	G.C.	GENERAL CONTRACTOR	NEC'Y	NECESSARY	SHT.	SHEET
CONCRETE MASONRY UNIT	G.W.B.	GYPSUM WALL BOARD	N.I.C.	NOT IN CONTRACT	SHTS.	SHEETS
COLUMN	GYP.	GYPSUM	NO.	NUMBER	SIM.	SIMILAR
COLUMNS	Н	HIGH	N/A	NOT APPLICABLE	SPECS	SPECIF
CONCRETE	HB.	HOSE BIBB	O.C.	ON CENTER	STL.	STEEL
CONTINUOUS	HDW	HARDWARE	O.D.	OUTSIDE DIAMETER	T & G	TONGU
COORDINATE	HM	HOLLOW METAL	OPP.	OPPOSITE	TBD	TO BE I
DOWNSPOUT	HDR	HEADER	P. LAM.	PLASTIC LAMINATE	TELE.	TELEPH
DIAMETER	HT.	HEIGHT	PART.	PARTITION, PARTIAL	THK	THICKN
DISPLAY OR DISPENSER	H.W.	HOT WATER	PLYWD.	PLYWOOD	THRESH	THRES
DETAIL	I.D.	INSIDE DIAMETER	P.O.S.	POINT OF SALE	T.O.	TOP OF

EPTACLE ER, REFERENCE FORCED JIRED GH OPENING ARE FEET
ARE INCHES
D CORE WOOD
NLESS STEEL

CIFICATIONS GUE AND GROOVE T.S. TRANSITION STRIP
TJI TRUSS JOIST I-JOIST
TYP TYPICAL
UON UNLESS OTHERWISE NOTED
VCT VINYL COMPOSITION
VI VERIFY IN FIELD
W WIDE
W/ WITH

UON UNLESS OTHERWISE NOTED
VCT VINYL COMPOSITION
VIF VERIFY IN FIELD
W WIDE
W WITH
WD WOOD
WT WATER
WHY WELDED WIRE FABRIC
XPS EXTRUDED RIGID POLYSTYRENE
FOAM INSULATION





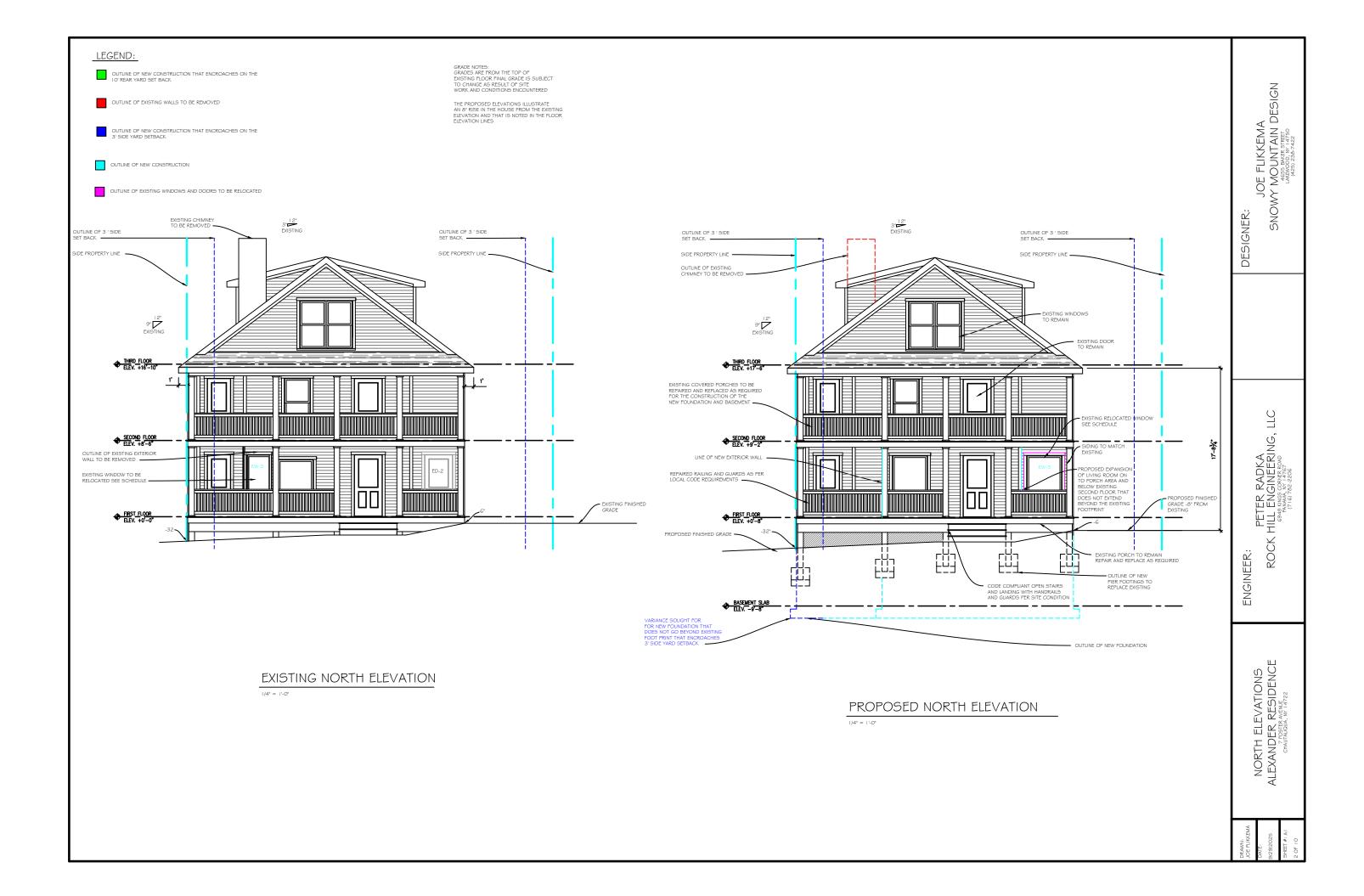


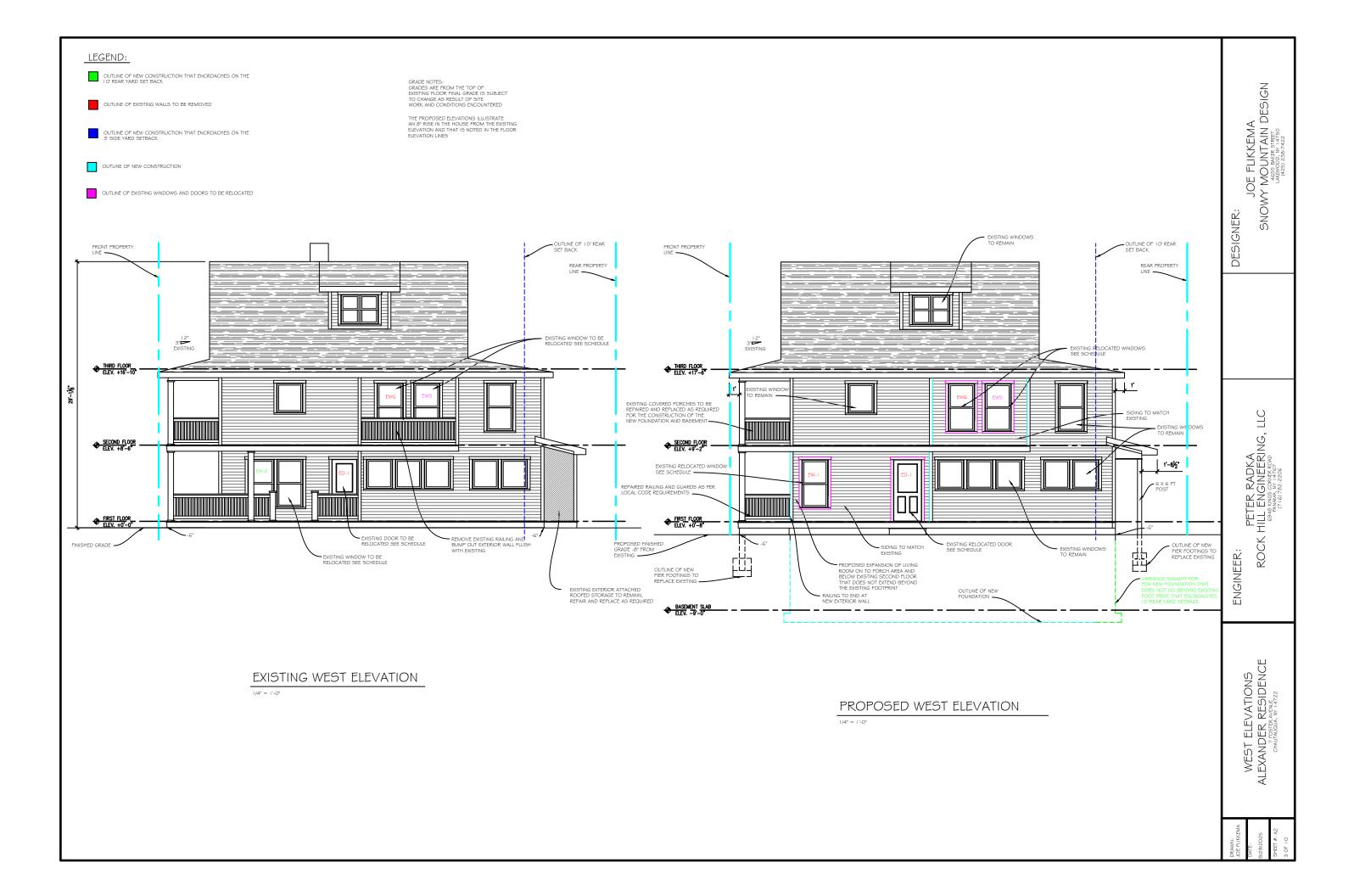


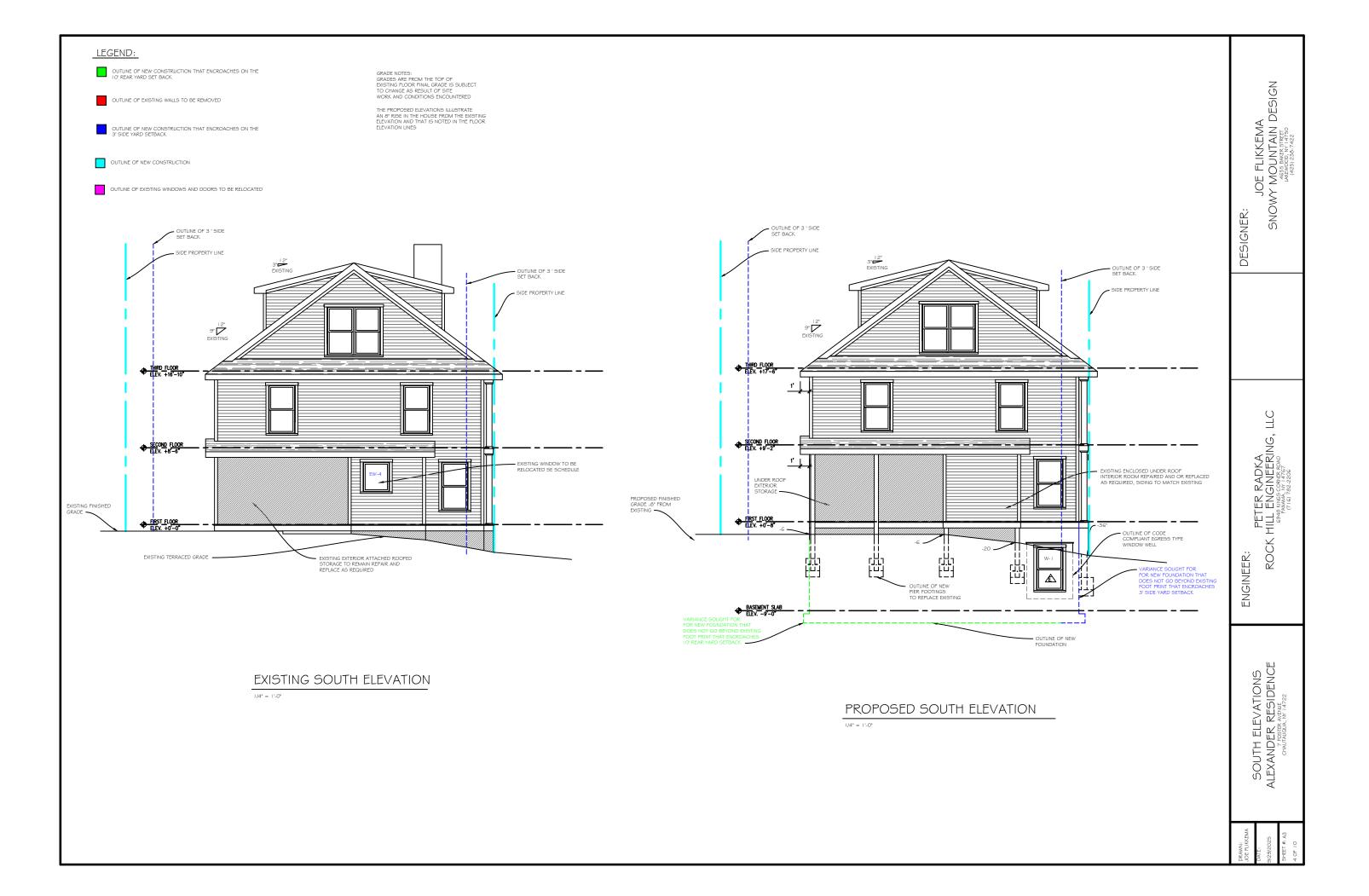


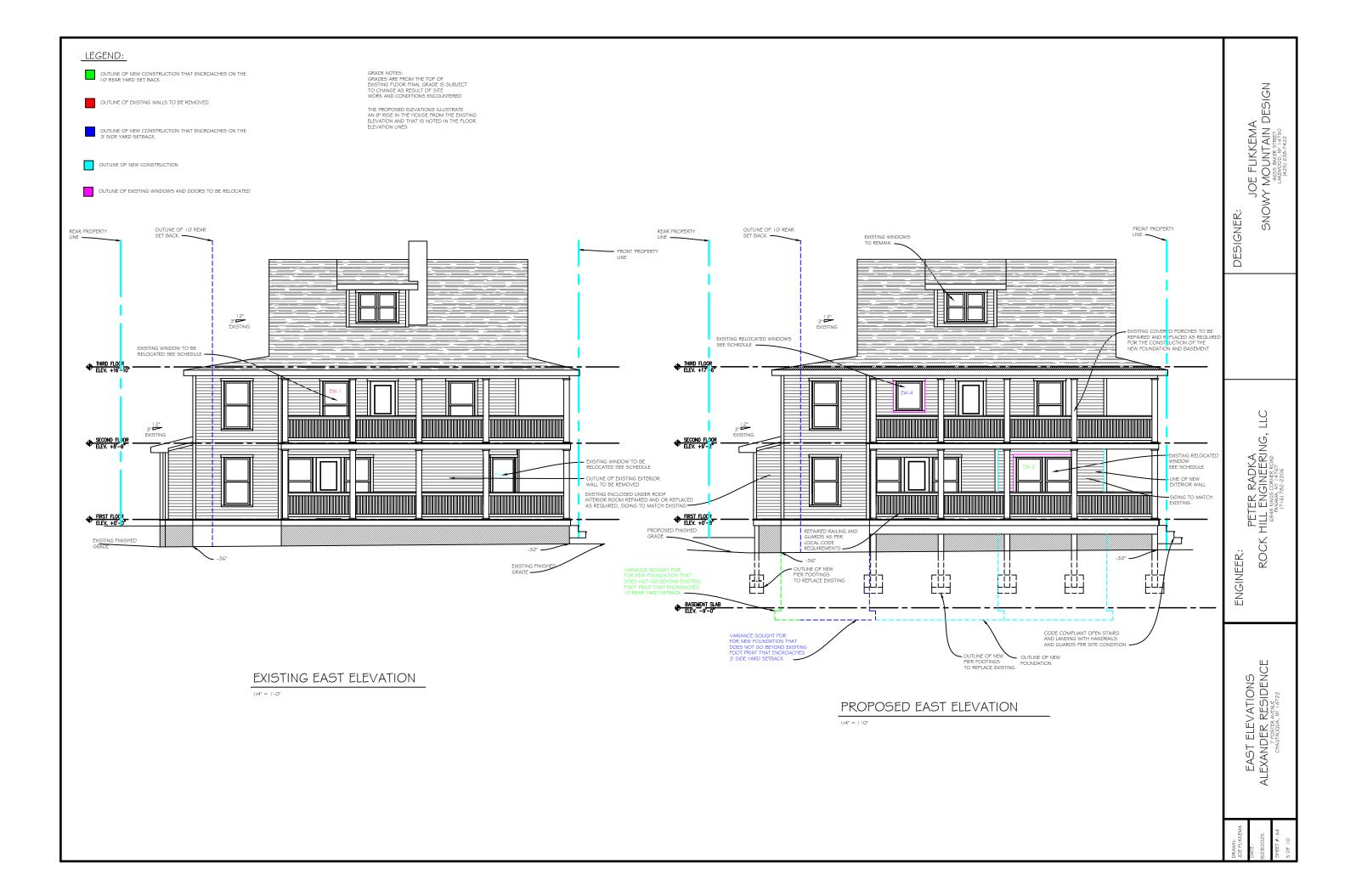












LEGEND:

OUTLINE OF NEW CONSTRUCTION THAT ENCROACHES ON THE 10' REAR YARD SET BACK

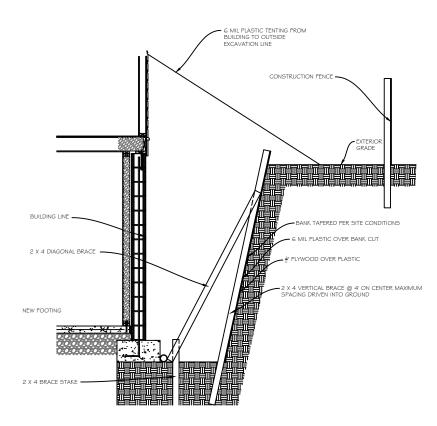
OUTLINE OF EXISTING WALLS TO BE REMOVED

OUTLINE OF NEW CONSTRUCTION THAT ENCROACHES ON THE 3' SIDE YARD SETBACK

OUTLINE OF NEW CONSTRUCTION

GRADE NOTES:
GRADES ARE FROM THE TOP OF
EXISTING FLOOR FINAL GRADE IS SUBJECT
TO CHANGE AS RESULT OF SITE
WORK AND CONDITIONS ENCOUNTERED

THE PROPOSED ELEVATIONS ILLUSTRATE AN 8" RISE IN THE HOUSE FROM THE EXISTING ELEVATION AND THAT IS NOTED IN THE FLOOR ELEVATION LINES

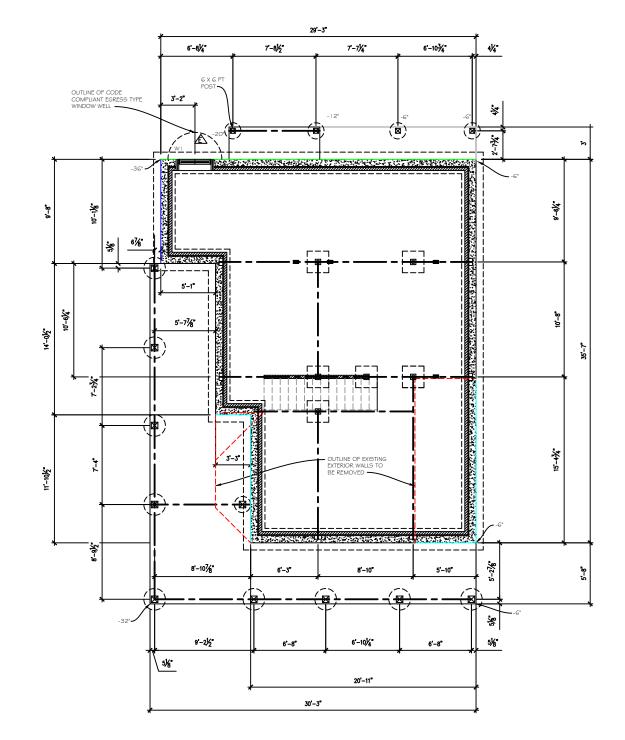


EXCAVATION SITE PROTECTION DETAIL

1/2" = 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 UNES

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



PROPOSED FOUNDATION PLAN

1/4" = 1'-0"

DATE: 9/29/2025 SHEET #: AG

FOUNDATION PLAN ALEXANDER RESIDENCE CHAUTAGOLA, IN 14722

JOE FLIKKEMA SNOWY MOUNTAIN DESIGN 4655 BARR 97RET AKTRON W 14750 HAESI 288-744750

LLC

PETER RADKA
ROCK HILL ENGINEERING,
FRIGHT ROAD
FRIGHT FROAD

ENGINEER:

DESIGNER:



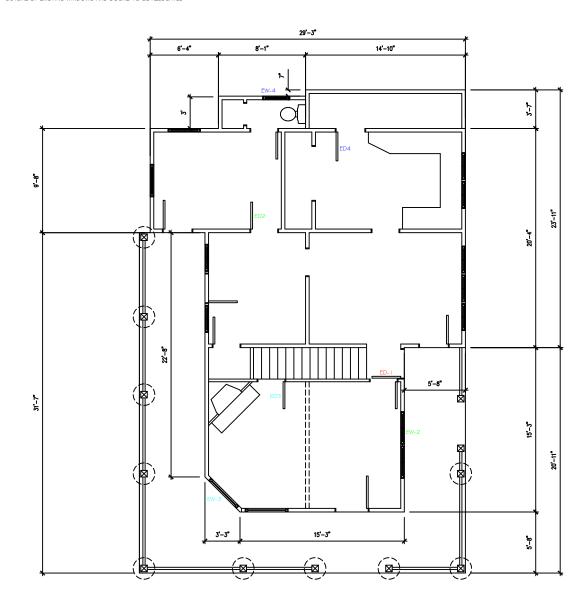
OUTLINE OF NEW CONSTRUCTION THAT ENCROACHES ON THE 10' REAR YARD SET BACK

OUTLINE OF EXISTING WALLS TO BE REMOVED

OUTLINE OF NEW CONSTRUCTION THAT ENCROACHES ON THE 3' SIDE YARD SETBACK

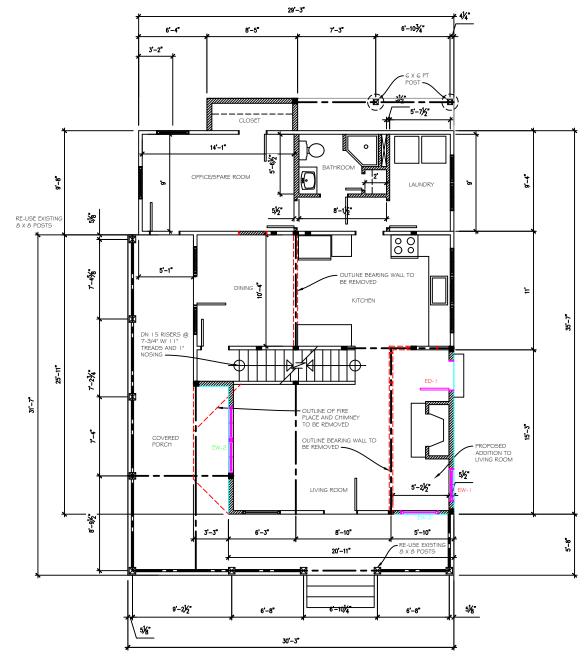
OUTLINE OF NEW CONSTRUCTION

OUTLINE OF EXISTING WINDOWS AND DOORS TO BE RELOCATED



EXISTING FIRST FLOOR PLAN

1/4" = 1'-



PROPOSED FIRST FLOOR PLAN

/4" = 1'-0"

DATE: 9/29/2025 SHEET #: AG 7 OF 10

FIRST FLOOR PLANS ALEXANDER RESIDENCE CHAUTAGOLA, IN 14722

JOE FLIKKEMA SNOWY MOUNTAIN DESIGN 4655 BARR 97RET AKTRON W 14750 HAESI 288-744750

ROCK HILL ENGINEERING, LLC

ENGINEER:

DESIGNER:

LEGEND:

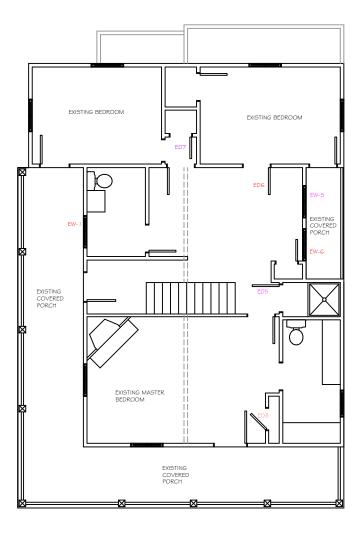
OUTLINE OF NEW CONSTRUCTION THAT ENCROACHES ON THE LO' REAR YARD SET BACK

OUTLINE OF EXISTING WALLS TO BE REMOVED

OUTLINE OF NEW CONSTRUCTION THAT ENCROACHES ON THE 3' SIDE YARD SETBACK

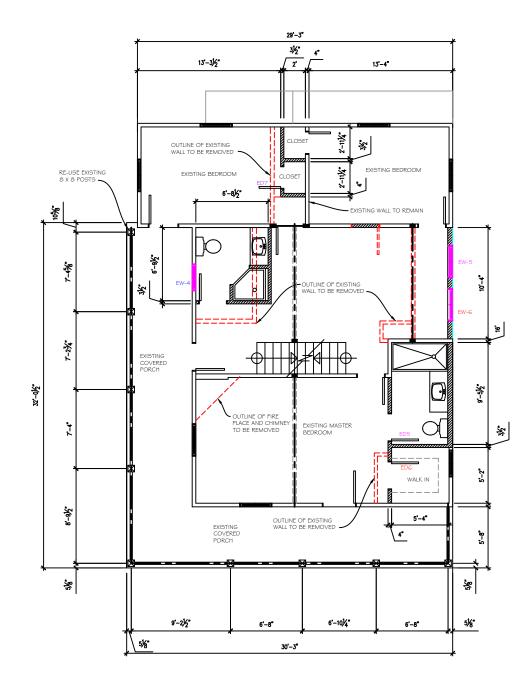
OUTLINE OF NEW CONSTRUCTION

OUTLINE OF EXISTING WINDOWS AND DOORS TO BE RELOCATED



EXISTING SECOND FLOOR PLAN

1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

1	:
DATE: 9/29/2025 SHEET #: A7	

SECOND FLOOR PLANS ALEXANDER RESIDENCE CHALTAGODA, IN 14722

JOE FLIKKEMA SNOWY MOUNTAIN DESIGN 4655 BARR 97RET AKTRON W 14750 HAESI 288-744750

ROCK HILL ENGINEERING, LLC

ENGINEER:



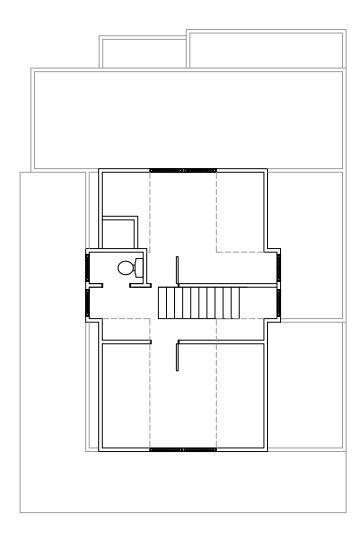
OUTLINE OF NEW CONSTRUCTION THAT ENCROACHES ON THE 10' REAR YARD SET BACK

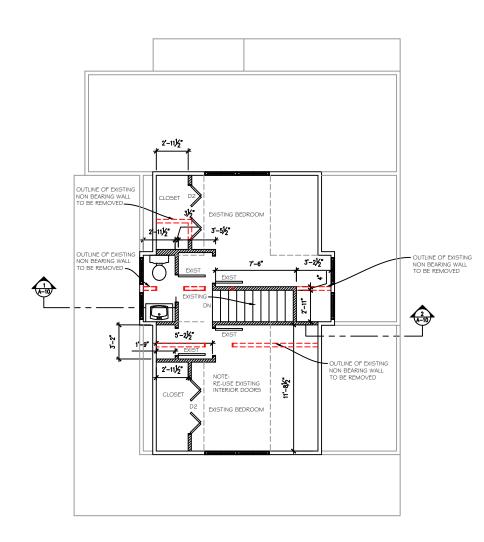
OUTLINE OF EXISTING WALLS TO BE REMOVED

OUTLINE OF NEW CONSTRUCTION THAT ENCROACHES ON THE 3' SIDE YARD SETBACK

OUTLINE OF NEW CONSTRUCTION

OUTLINE OF EXISTING WINDOWS AND DOORS TO BE RELOCATED





EXISTING THIRD FLOOR PLAN

1/4" = 1'-0"

PROPOSED THIRD FLOOR PLAN

" = 1'-0"

DATE: 9/29/2025 SHEET#: A&

THIRD FLOOR PLANS ALEXANDER RESIDENCE TPOSTER AND 14722

JOE FLIKKEMA SNOWY MOUNTAIN DESIGN 4655 BARR 97RET AKTRON W 14750 HAESI 288-744750

ROCK HILL ENGINEERING, LLC

ENGINEER:

DESIGNER:

