OFFICE OF CAMPUS PLANNING & OPERATIONS

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

CLARIFICATION ON THE SCHEDULED MEETING TIME

July 26th, 2026

Dear Chautauquan,

The owners of 20 Hurst, The Jennifer Janson Revocable Trust, are requesting to come before the Architectural Review Board for a variance during the reconstruction of their house in the Neighborhood Traditional District. The scope of work to reconstruct the home includes a new basement, and the elevation of the main floor being 22" higher than the existing elevation prior to reconstruction. The maximum allowable change in elevation for the main floor is 18" for this scope of work. 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 to exceed the maximum allowed change in elevation of 18" by 4" making the resulting level of the main floor 22" higher than the previous elevation prior to the reconstruction. (ALU Section 5.1.5.4)

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, as well as the link to the ARB meeting Zoom call may be viewed 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 27th 2026 at 12:00pm Noon at 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 19th 2026 at 12:00pm Noon. Thank you for your time and consideration!

Respectfully,

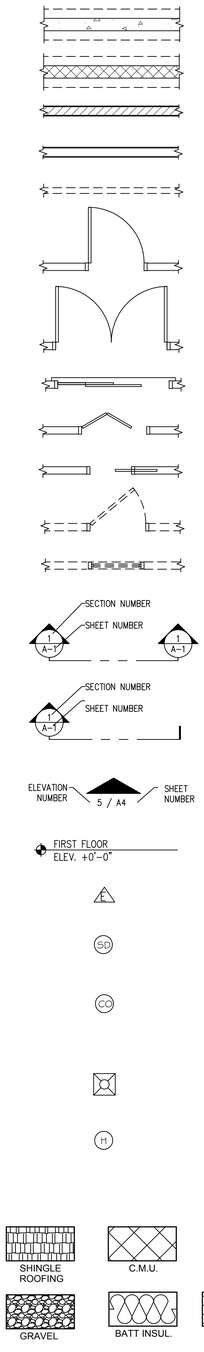
Ryan B. Boughton, Assoc. AIA
Administrator of Architectural and Land Use Regulations
rboughton@chq.org | o: 716.357.6245

FLANAGAN RESIDENCE
HOME REPLACEMENT

20 HURST AVENUE, CHAUTAUQUA, NY 14722

FOR ENGINEER REVIEW ONLY

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. Use 1/2" or 7/16" M-1 sheathing for walls, 5/8" sheathing for roof or equivalent.
2. Install electric, heating, and plumbing according to NYS Building Code.
3. These plans do not show all the standard details used during construction. New York State Building code standards and practices should be followed.
4. Footing design is based on normal soil conditions with an allowable load of 2000 psf. If substandard soil (soft clay or silt) is encountered the designer should be contacted.
5. 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.
6. Minimum 28 day compressive strength is 3000 psi for concrete footers and walls and 4000 psi for concrete slabs.
7. Maximum U value for doors and windows to be .27.
8. Minimum floor to sill window installation height without safety glazing is 18".
9. One installed window in each bedroom to provide emergency escape dimensions of 24 inches high, 20 inches wide, and a minimum net clear opening of 5.7 square feet.
10. Smoke alarms are required in each bedroom, outside the bedroom area, and on each floor. Units shall be wired to the electric system, be interconnected, and have battery backup. A CO detector is required on each floor with a sleeping unit and all floors with CO emitting appliances. Units shall be wired to the electric system, be interconnected, and have battery backup.
11. 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.
12. Minimum vent pipe diameter is 3"
13. LVLs for headers are to be Trus Joist Microlam, 1.9E, 2600 psi or better.
14. All lumber to be SPF #2 or better.
15. Bridging should be installed at mid span of floor joists.
16. For pressure treated lumber applications use hot dipped galvanized G185 connectors and hardware or stainless steel.
17. Windows less than 24" from floor where ground is greater than 72" below sill must be fall protected.

WINDOW SCHEDULE

MARK	SIZE	TYPE	RO	REMARKS	HEADER	QTY
W1	3050	FRENCH	3'3" X 5'3"	EGRESS AS MARKED, EXISTING	(3) 2 X 12 W/ 2 X 6 CAP, (1) JACK	8
W2	3046	DH	3'3" X 4'9"	EGRESS AS MARKED, BASEMENT	MASONRY OR (3) 2 X 12, (1) JACK	4
W3	3040	FRENCH	3'3" X 4'3"	EXISTING - CUSTOM, BATH, KITCHEN	(3) 2 X 12 W/ 2 X 6 CAP, (1) JACK	5

DOOR SCHEDULE

MARK	SIZE	TYPE	HINGE	REMARKS	HEADER	QTY
D1	3068	EXT	(1)L (1)R	PER OWNERS REQUIREMENTS	(3) 2 X 12 W/ 2 X 6 CAP, (1) JACK	2
D2	2668	INT	(7)L (4)R	PER OWNERS REQUIREMENTS	(2) 2 X 10 W/ CAP, (1) JACK	11
D3	2068	INT	(1)L (2)R	PER OWNERS REQUIREMENTS	(2) 2 X 10 W/ CAP, (1) JACK	3
D4	6068	EXT	FRENCH	IN-SWING FRENCH PATIO, BASEMENT	MASONRY OR (3) 2 X 12 W/ 2 JACKS	1
D5	2668	INT	POCKET	PER OWNERS REQUIREMENTS	(2) 2 X 10 W/ CAP, (2) JACK	1

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

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.

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 stormwater.

These Plans meet the Prescriptive Requirements of the New York State Energy Conservation Construction Code.

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

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"
UNKNOWN SOIL TYPE ALLOWABLE SOIL BEARING 1500 PSF
2020 INTERNATIONAL BUILDING CODE

NEIGHBORHOOD TRADITIONAL

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

FAR CALCULATIONS:

1ST FLOOR	921 SF
2ND FLOOR	N/A
THIRD	N/A
**BASEMENT	N/A
TOTAL	921 SF
LOT	2,000 SF
921 /2,000 =	.46

ISR CALCULATIONS:

FOOT PRINT	921
PORCH/ENTRY	219
DRIVE WAY	N/A
*STAIRS/WALKS	76 X .50 =36
TOTAL:	1176
LOT	2,000
1176 /2,000 =	.58

BUILDING AREA:

BASEMENT FLOOR AREA	921 SF
FIRST FLOOR AREA	921 SF
TOTAL LIVING AREA	1,842 SF
COVERED PORCH	219 SF

* WALKS ARE CLEAN STONE, STAIRS ARE OPEN

**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 WELLS FACING THE PRIMARY STREET SHALL NOT BE INCLUDED IN THE FAR CALCULATIONS

ENERGY CODE COMPLIANCE INFORMATION

*TABLE R301.1 CLIMATE ZONE 5A
*PER TABLE .402.1.2 (PRESCRIBED VALUES)
MAXIMUM "U" VALUES WINDOWS .30
CEILING R-VALUE R-49
WOOD FRAME WALLS R-30
BASEMENT WALLS R-23 CONTINUOUS

INDEX OF DRAWINGS

G-1	GENERAL NOTES
A-1	ELEVATIONS
A-2	FOUNDATION-BASEMENT PLANS
A-3	FIRST FLOOR-ROOF PLANS
A-4	SITE PLAN-SITE DETAILS
A-5	FULL SECTION
A-6	FULL SECTION
A-7	FULL SECTION
E-1	BASEMENT FIRST FLOOR ELECTRICAL PLAN
P-1	BASEMENT FIRST FLOOR PLUMBING PLAN

FOR ENGINEER REVIEW ONLY

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GENERAL NOTES
FLANAGAN RESIDENCE
20 HURST AVENUE
CHAUTAUQUA, NY 14722

DRAWN: JOE FLIKKEMA
DATE: 4/18/2026
SHEET # G1
1 OF 10

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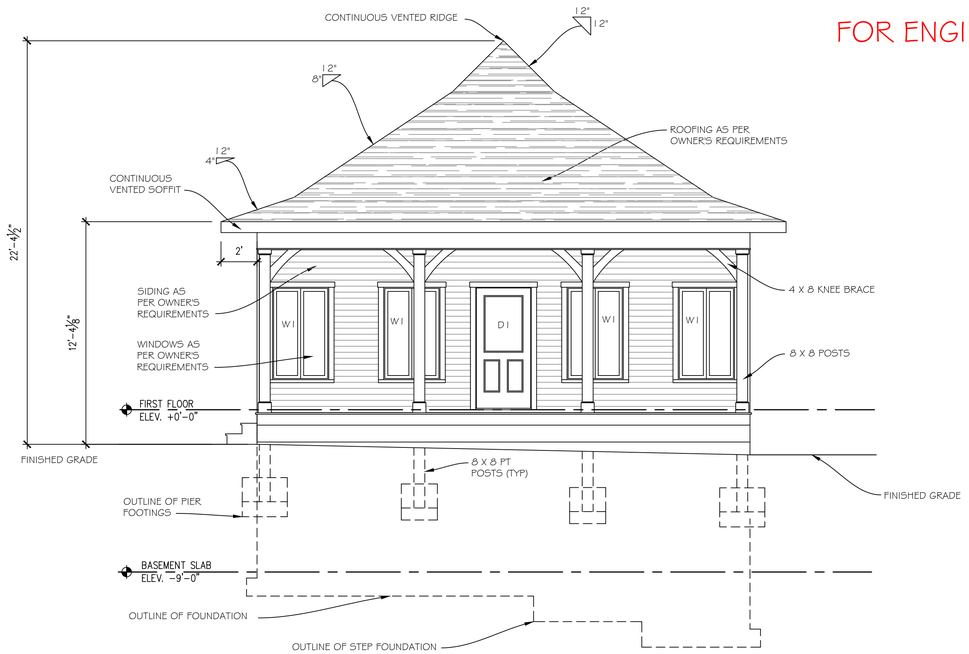
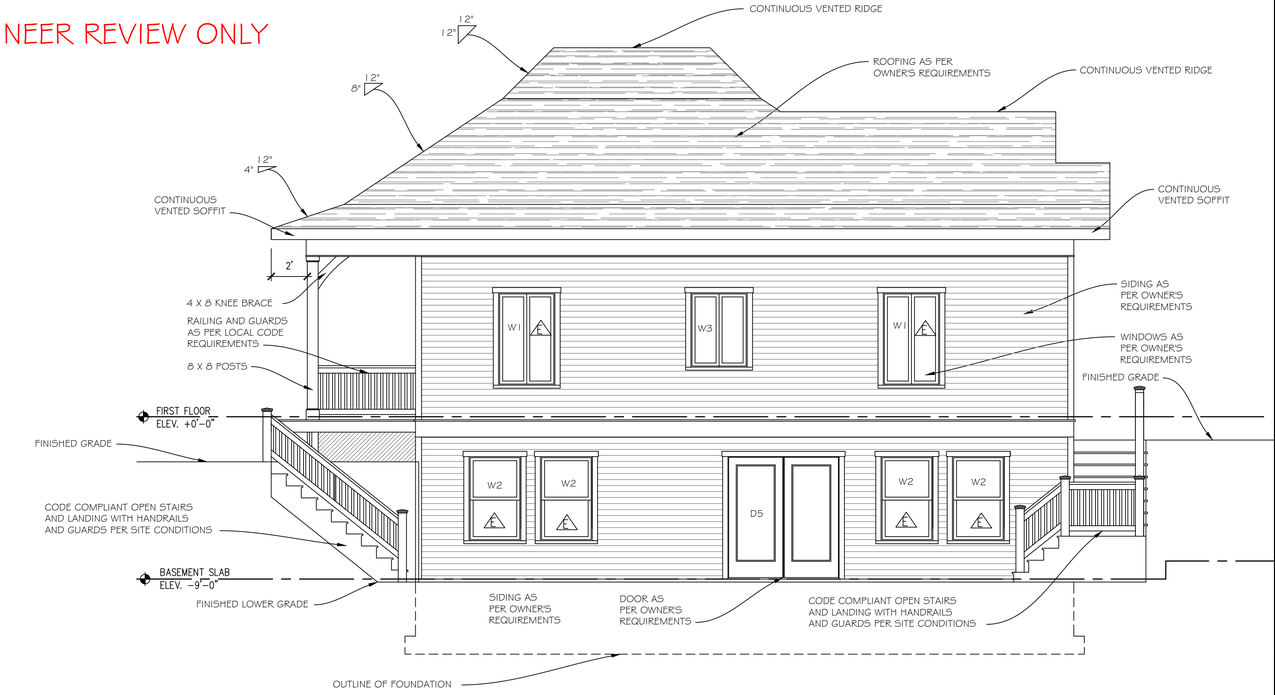


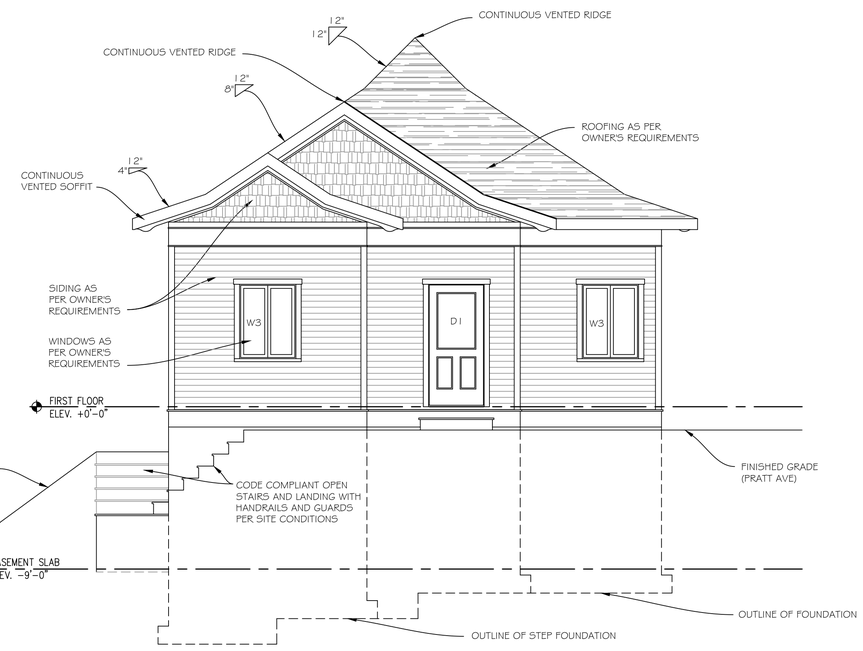
PROPOSED SOUTH ELEVATION

1/4" = 1'-0"



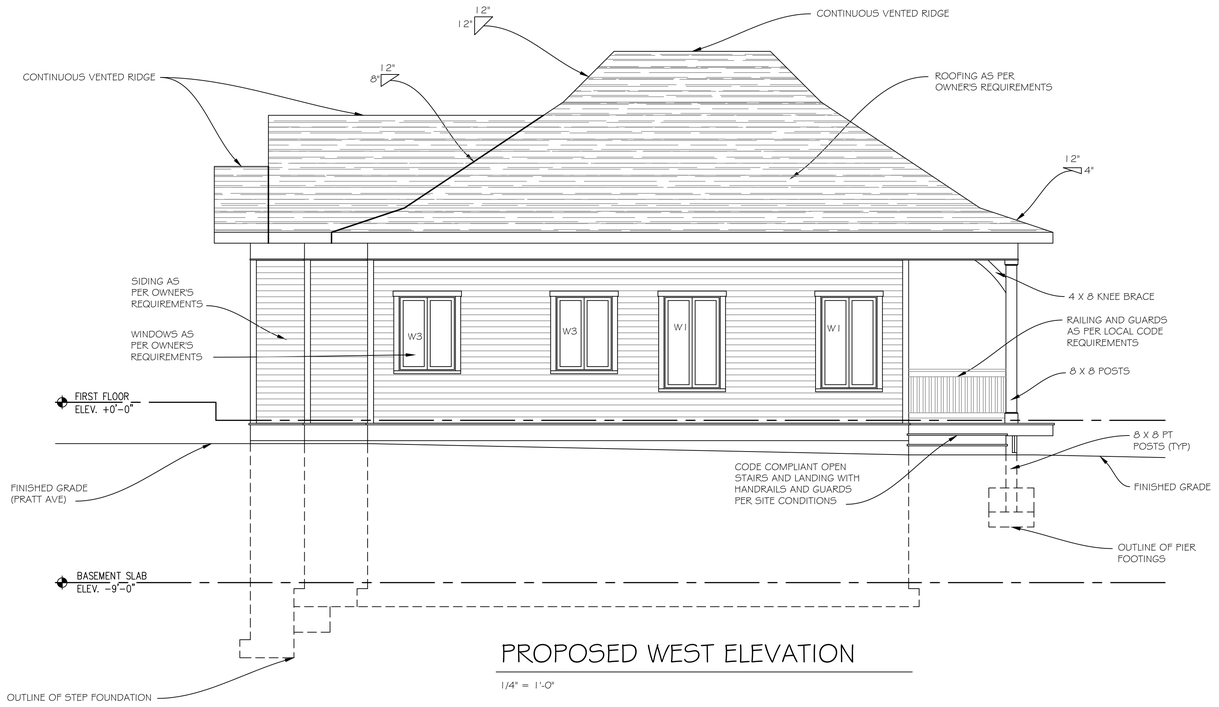
PROPOSED EAST ELEVATION

1/4" = 1'-0"



PROPOSED NORTH ELEVATION

1/4" = 1'-0"



PROPOSED WEST ELEVATION

1/4" = 1'-0"

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ELEVATIONS
FLANAGAN RESIDENCE
20 HURST AVENUE
CHAUTAUQUA, NY 14722

DRAWN:
JOE FLIKKEMA

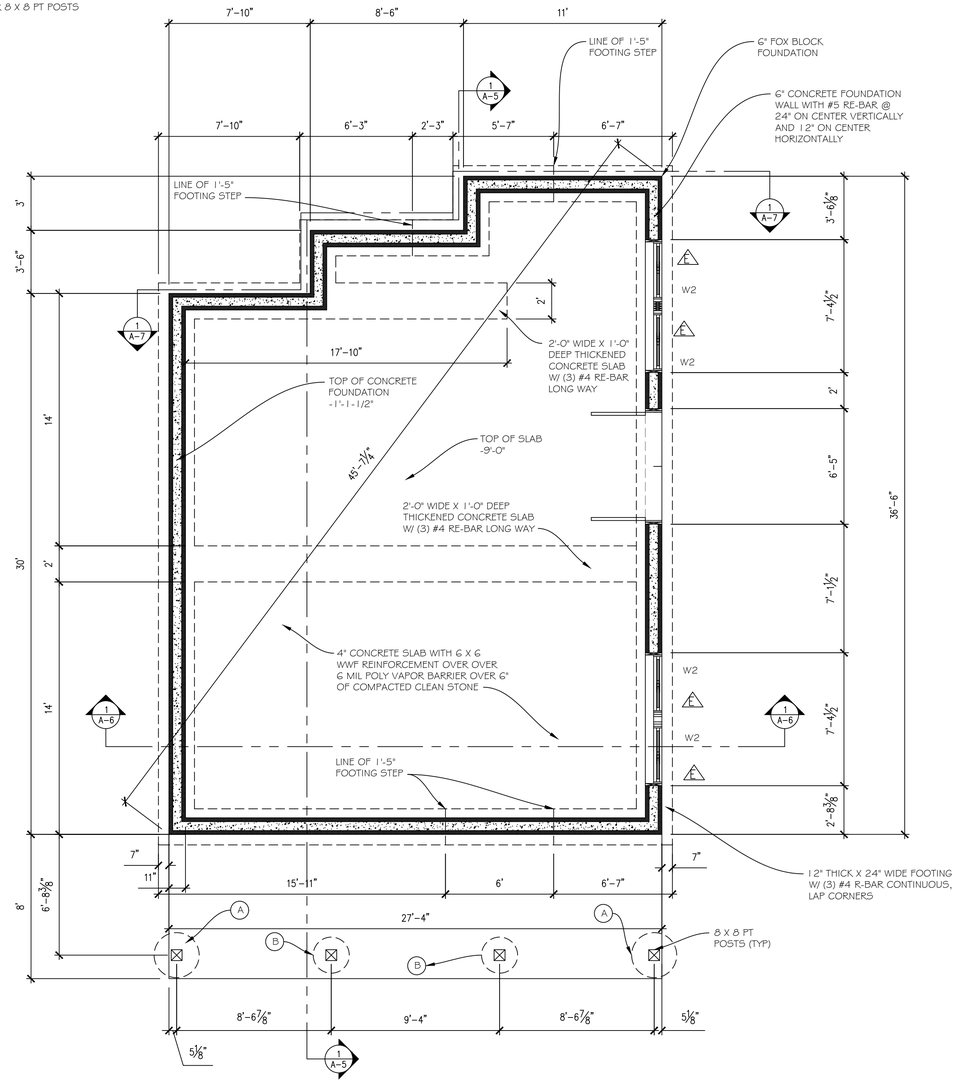
DATE:
4/18/2026

SHEET # A1
2 OF 10

PIER FOOTING NOTES

(A) 30" X 16" POURED CONCRETE UPLIFT BLOCK W/ (2) 18" LONG #4 RE-BAR PINS THROUGH POST @ 8" ABOVE 30" DIA X 12" THICK CONCRETE BEARING PAD FOR 8 X 8 PT POSTS

(B) 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



PROPOSED FOUNDATION PLAN

1/4" = 1'-0"

FRAMING NOTES

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

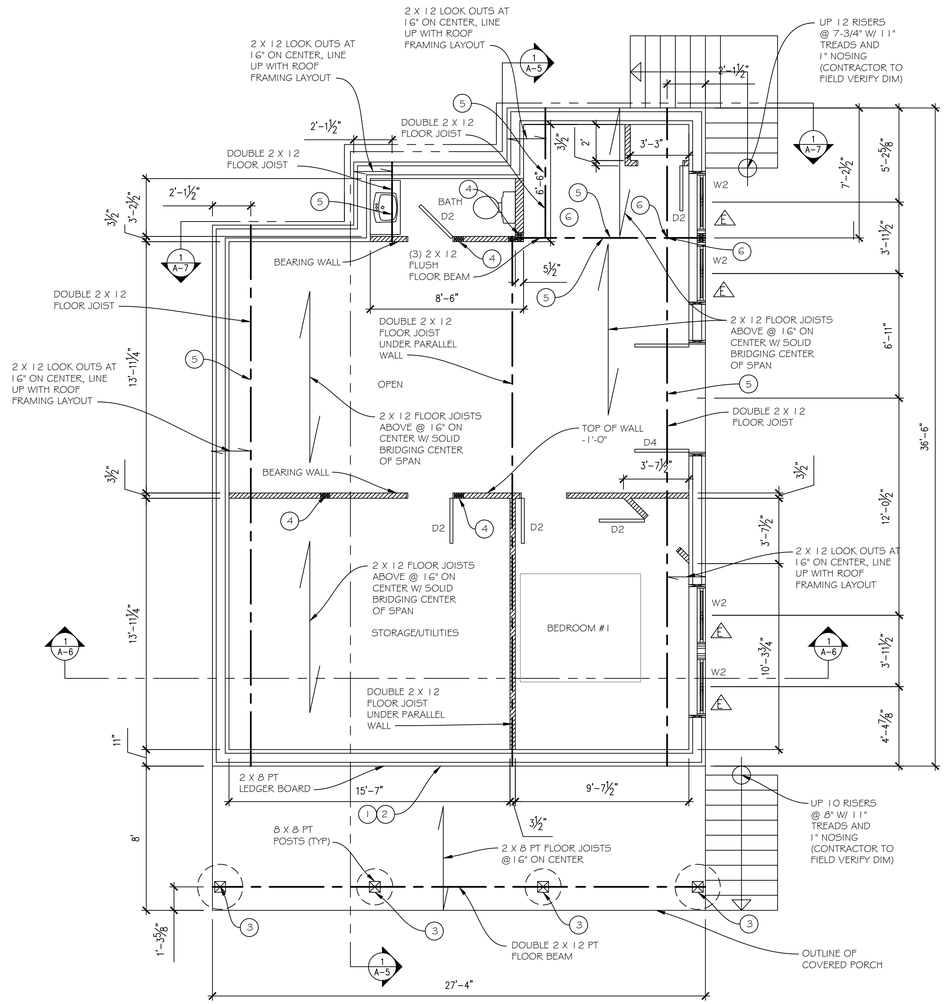
(2) FASTEN 2 X 8 PT FLOOR JOISTS TO NEW 2 X 8 PT LEDGER WITH SIMPSON STRONG TIE U28 JOIST HANGERS

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

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

(5) FASTEN 2 X 12 FLOOR JOISTS/LOOK OUTS TO DOUBLE 2 X 12 FLUSH FLOOR BEAM DOUBLE 2 X12 FLOOR JOIST WITH SIMPSON STRONG TIE U5210 JOIST HANGERS

(6) FASTEN DOUBLE 2 X 12 FLOOR JOIST TO DOUBLE/TRIPLE 2 X 12 FLUSH FLOOR BEAM W/ SIMPSON STRONG TIE HU2210-2 BEAM HANGER



PROPOSED BASEMENT PLAN

1/4" = 1'-0"

FOR ENGINEER REVIEW ONLY

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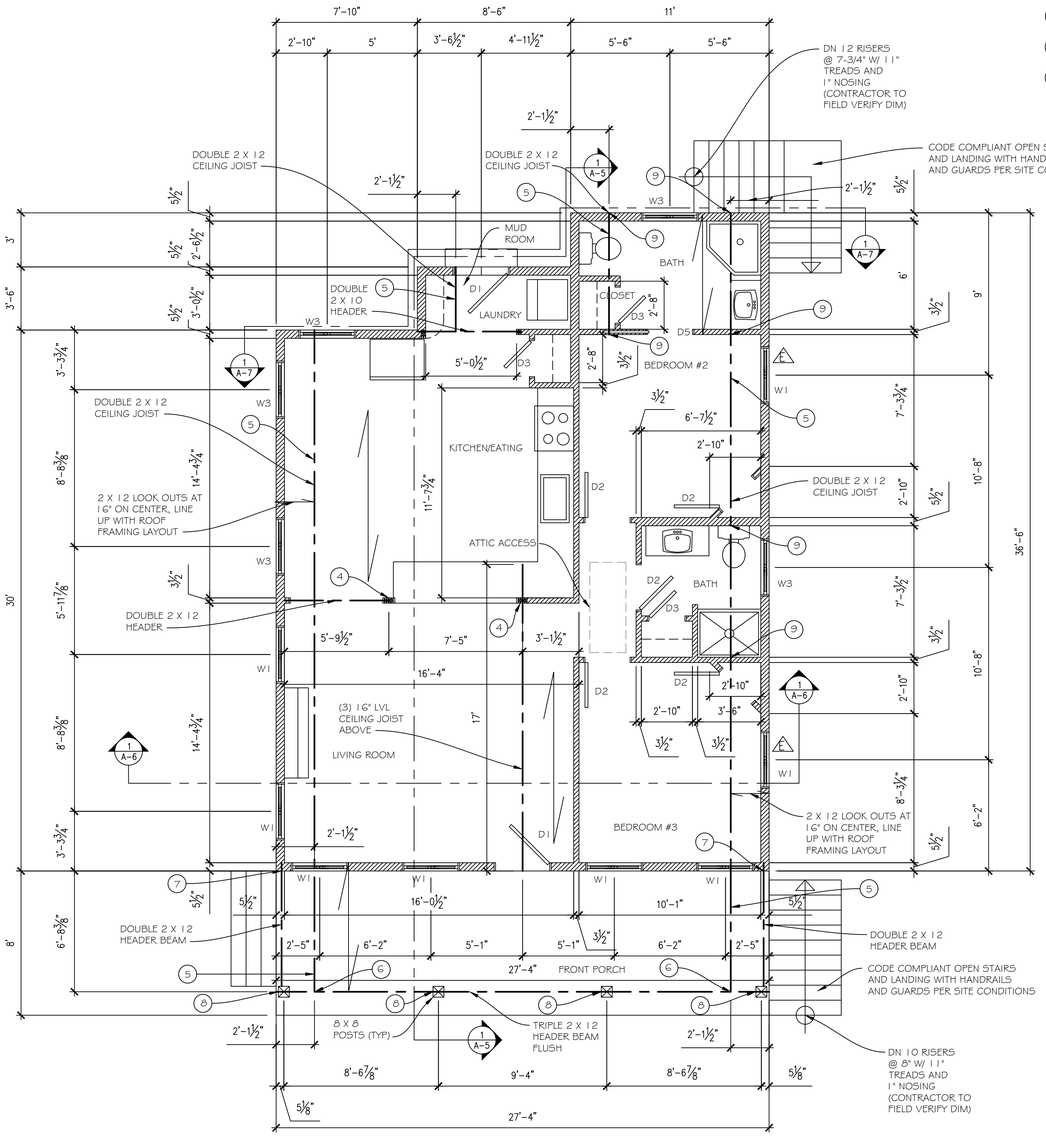
ELEVATIONS
FLANAGAN RESIDENCE
20 HURST AVENUE
CHAUTAUQUA, NY 14722

DRAWN: JOE FLIKKEMA
DATE: 4/18/2026
SHEET #: A2
3 OF 10

FOR ENGINEER REVIEW ONLY

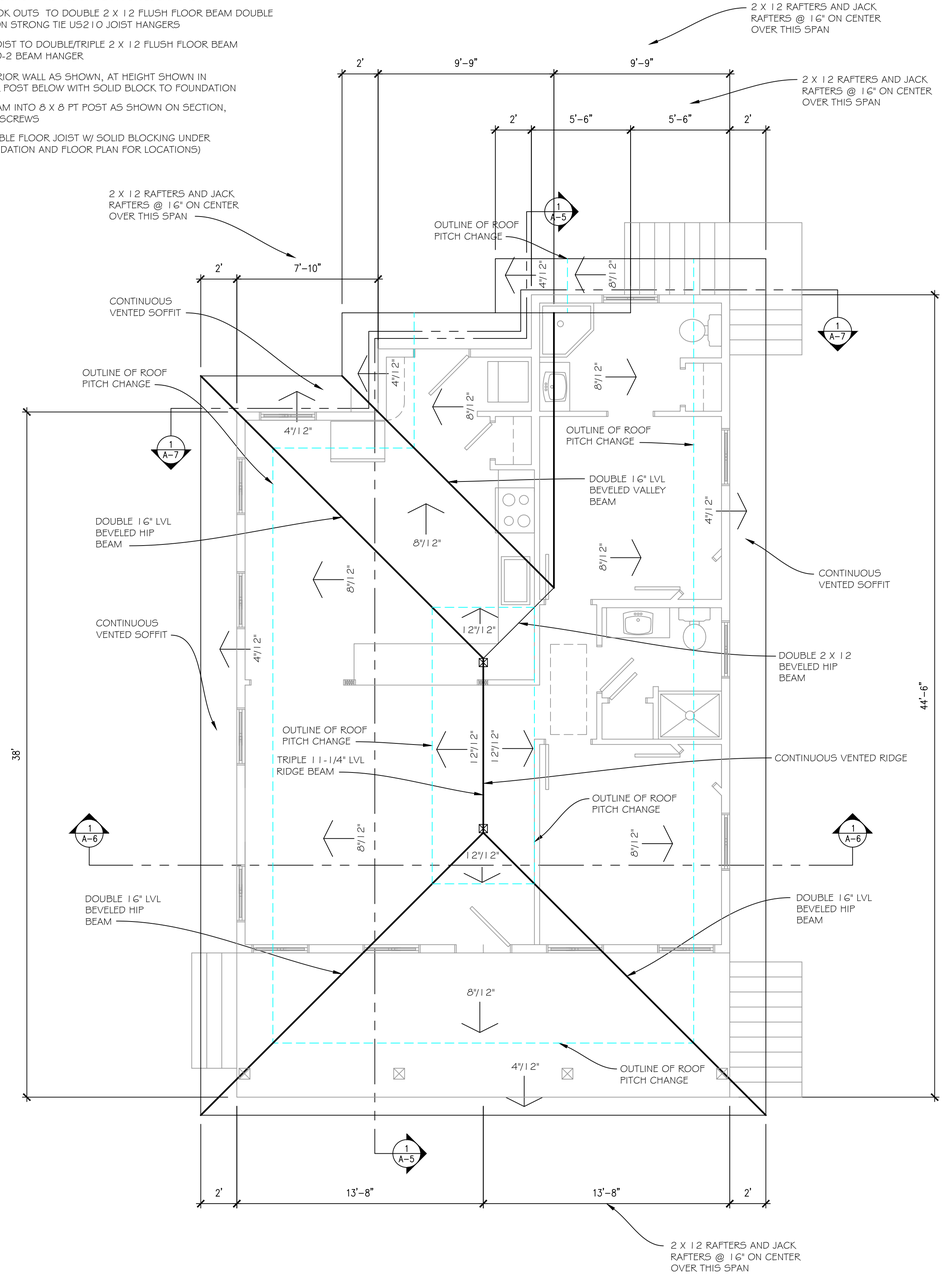
FRAMING NOTES

4. (4) GANG JACK STUD/POST FLOOR BEAMS W/ SOLID BLOCKING UNDER POST TO FOUNDATION (SEE FOUNDATION AND FLOOR PLAN FOR LOCATIONS)
5. FASTEN 2 X 12 FLOOR JOISTS/LOOK OUTS TO DOUBLE 2 X 12 FLUSH FLOOR BEAM DOUBLE 2 X12 FLOOR JOIST WITH SIMPSON STRONG TIE US210 JOIST HANGERS
6. FASTEN DOUBLE 2 X 12 FLOOR JOIST TO DOUBLE/TRIPLE 2 X 12 FLUSH FLOOR BEAM W/ SIMPSON STRONG TIE HU2210-2 BEAM HANGER
7. POCKET HEADER BEAM INTO EXTERIOR WALL AS SHOWN, AT HEIGHT SHOWN IN SECTION, PROVIDE (4) 2 X 6 JACK POST BELOW WITH SOLID BLOCK TO FOUNDATION
8. NOTCH TRIPLE 2 X 12 HEADER BEAM INTO 8 X 8 PT POST AS SHOWN ON SECTION, FASTEN WITH (3) 5" LEDGER LOCK SCREWS
9. (2) GANG JACK STUD UNDER DOUBLE FLOOR JOIST W/ SOLID BLOCKING UNDER POST TO FOUNDATION (SEE FOUNDATION AND FLOOR PLAN FOR LOCATIONS)



PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"



PROPOSED ROOF PLAN

1/4" = 1'-0"

FOR ENGINEER REVIEW ONLY

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FIRST FLOOR-ROOF PLAN
FLANAGAN RESIDENCE
20 HURST AVENUE
CHAUTAUQUA, NY 14722

DRAWN: JOE FLIKKEMA
DATE: 4/18/2026
SHEET # A3
4 OF 10

FOR ENGINEER REVIEW ONLY

LEGEND:

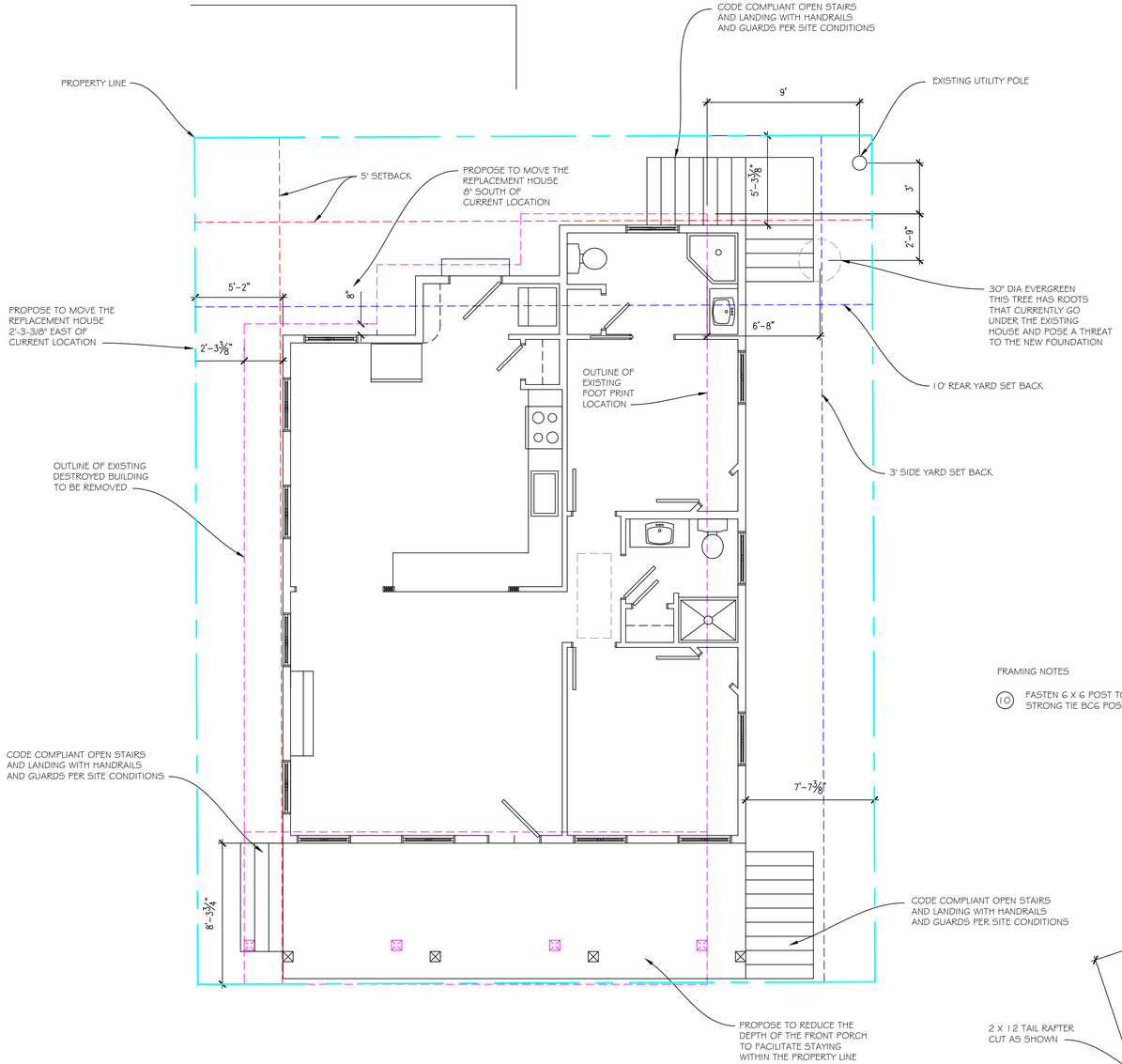
OUTLINE OF EXISTING STRUCTURE FOOT PRINT

5' PROPERTY SET BACK LINE

PROPERTY LINE

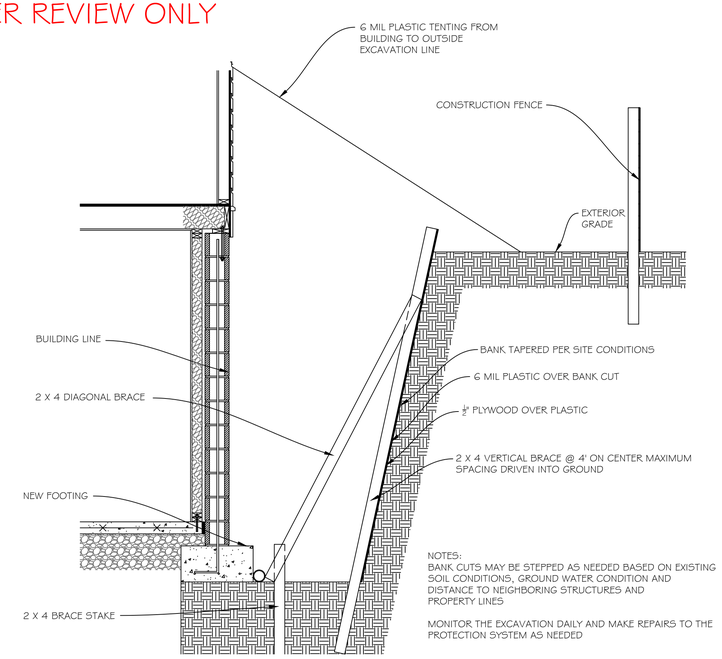
PROPERTY SET BACK LINE

OUTLINE OF STRUCTURE



PROPOSED SITE PLAN

1/4" = 1'-0"

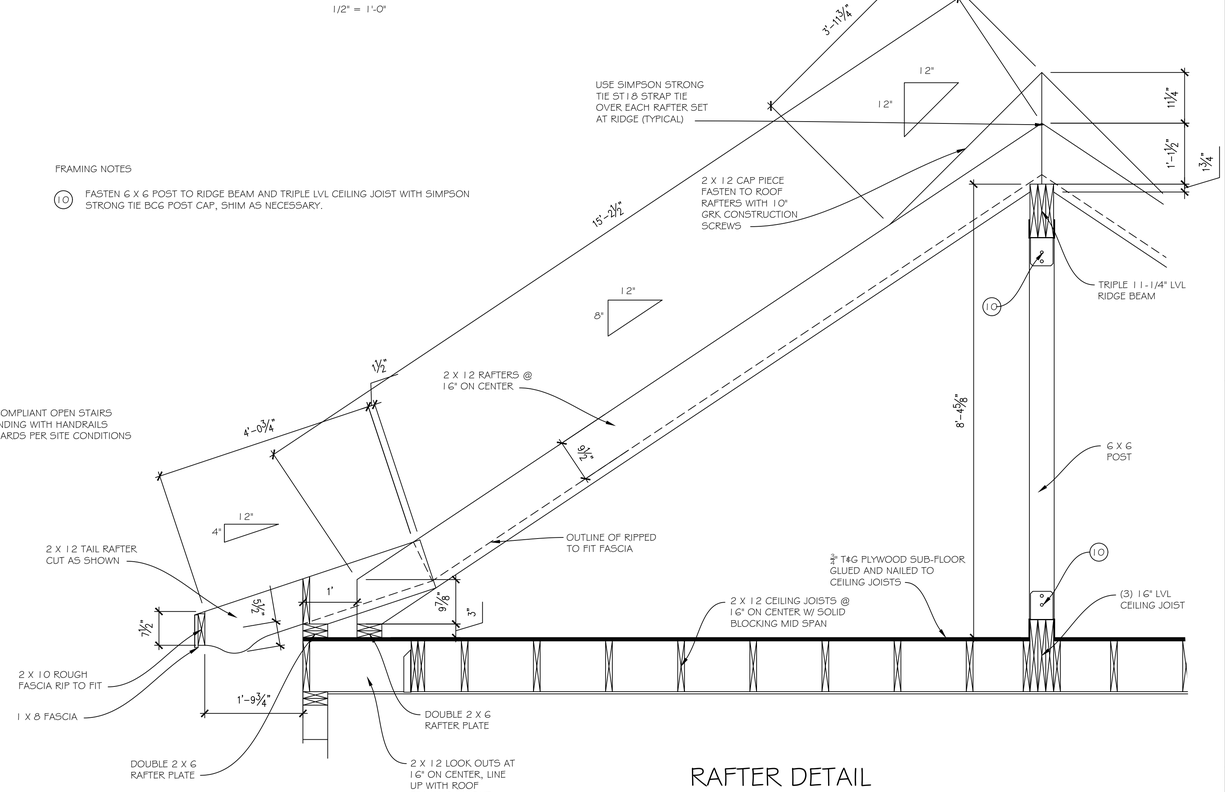


EXCAVATION SITE PROTECTION DETAIL

1/2" = 1'-0"

FRAMING NOTES

(10) FASTEN 6 X 6 POST TO RIDGE BEAM AND TRIPLE LVL CEILING JOIST WITH SIMPSON STRONG TIE BCG POST CAP, SHIM AS NECESSARY.



RAFTER DETAIL

3/4" = 1'-0"

FOR ENGINEER REVIEW ONLY

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SITE PLAN-DETAILS
FLANAGAN RESIDENCE
20 HURST AVENUE
CHAUTAUQUA, NY 14722

DRAWN: JOE FLIKKEMA
DATE: 4/18/2026
SHEET #: A4
5 OF 10

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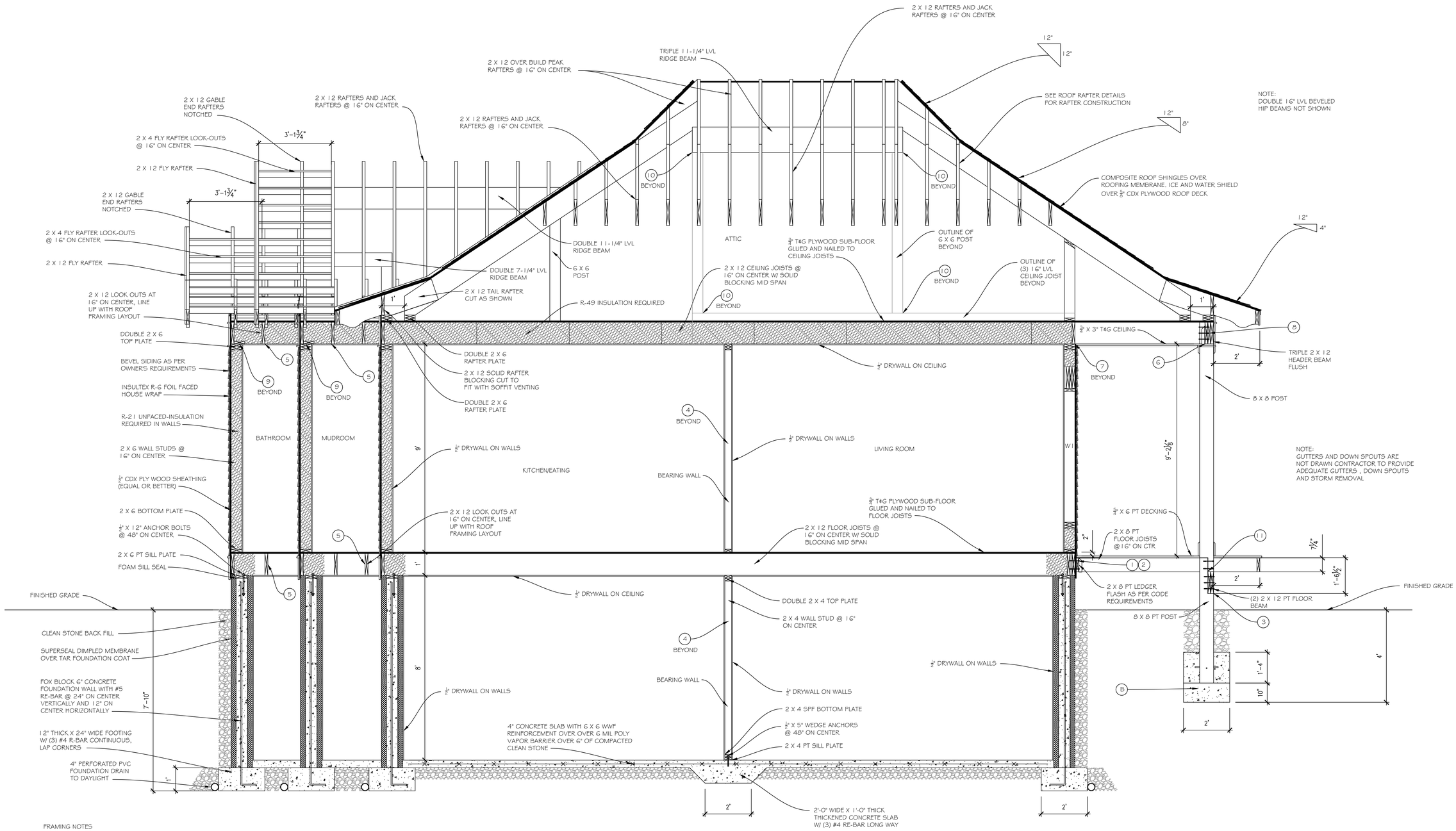

FRAMING NOTES

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 8 X 8 PT POST AS SHOWN ON SECTION, FASTEN WITH (3) 5" LEDGER LOCK SCREWS
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8. NOTCH TRIPLE 2 X 12 HEADER BEAM INTO 8 X 8 PT POST AS SHOWN ON SECTION, FASTEN WITH (3) 5" LEDGER LOCK SCREWS
9. (2) GANG JACK STUD UNDER DOUBLE FLOOR JOIST W/ SOLID BLOCKING UNDER POST TO FOUNDATION (SEE FOUNDATION AND FLOOR PLAN FOR LOCATIONS)
10. FASTEN 6 X 6 POST TO RIDGE BEAM AND TRIPLE LVL CEILING JOIST WITH SIMPSON STRONG TIE BC6 POST CAP, SHIM AS NECESSARY.
11. RUN NOTCHED PT POST FLUSH WITH TOP OF FLOOR JOISTS TO RECEIVE 8 X 8 PORCH POST AS SHOWN ON SECTION, FASTEN WITH (2) 5" LEDGER LOCK SCREWS

PIER FOOTING NOTES

B. 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

SECTION

1/2" = 1'-0"

1 / A-5

FOR ENGINEER REVIEW ONLY

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ENGINEER:
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SECTION
FLANAGAN RESIDENCE
20 HURST AVENUE
CHAUTAUQUA, NY 14722

DRAWN: JOE FLIKKEMA
DATE: 4/18/2026
SHEET # A5
6 OF 10

FRAMING NOTES

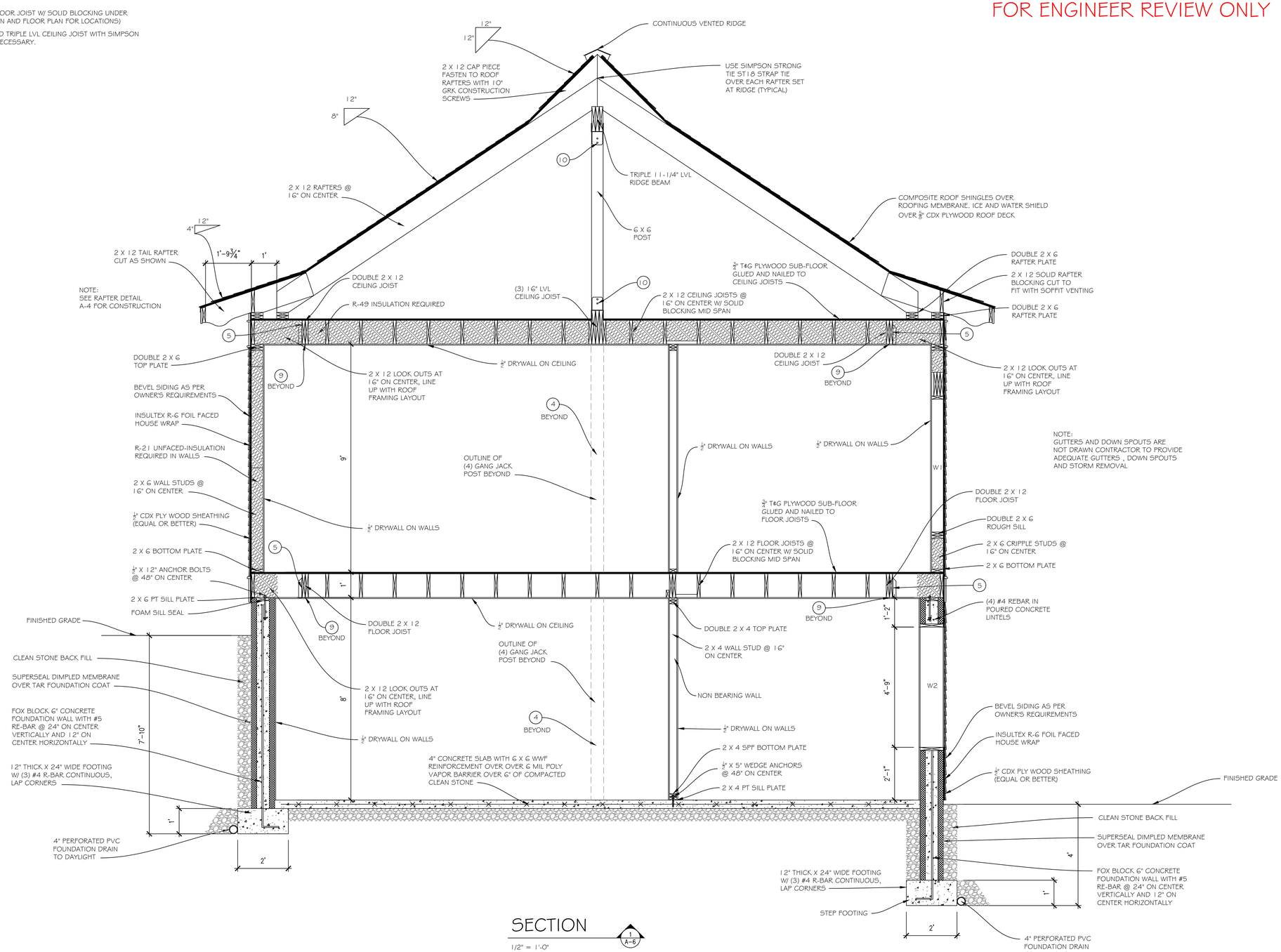
(4) (4) GANG JACK STUD/POST FLOOR BEAMS W/ SOLID BLOCKING UNDER POST TO FOUNDATION (SEE FOUNDATION AND FLOOR PLAN FOR LOCATIONS)

(5) FASTEN 2 X 12 FLOOR JOISTS/LOOK OUTS TO DOUBLE 2 X 12 FLUSH FLOOR BEAM DOUBLE 2 X12 FLOOR JOIST WITH SIMPSON STRONG TIE U5210 JOIST HANGERS

(9) (2) GANG JACK STUD UNDER DOUBLE FLOOR JOIST W/ SOLID BLOCKING UNDER POST TO FOUNDATION (SEE FOUNDATION AND FLOOR PLAN FOR LOCATIONS)

(10) FASTEN 6 X 6 POST TO RIDGE BEAM AND TRIPLE LVL CEILING JOIST WITH SIMPSON STRONG TIE BC6 POST CAP, SHIM AS NECESSARY.

FOR ENGINEER REVIEW ONLY



SECTION

1/2" = 1'-0"

1 A-6

FOR ENGINEER REVIEW ONLY

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SECTION
FLANAGAN RESIDENCE
20 HURST AVENUE
CHAUTAUQUA, NY 14722

DRAWN: JOE FLIKKEMA
DATE: 4/16/2026
SHEET # A6
7 OF 10

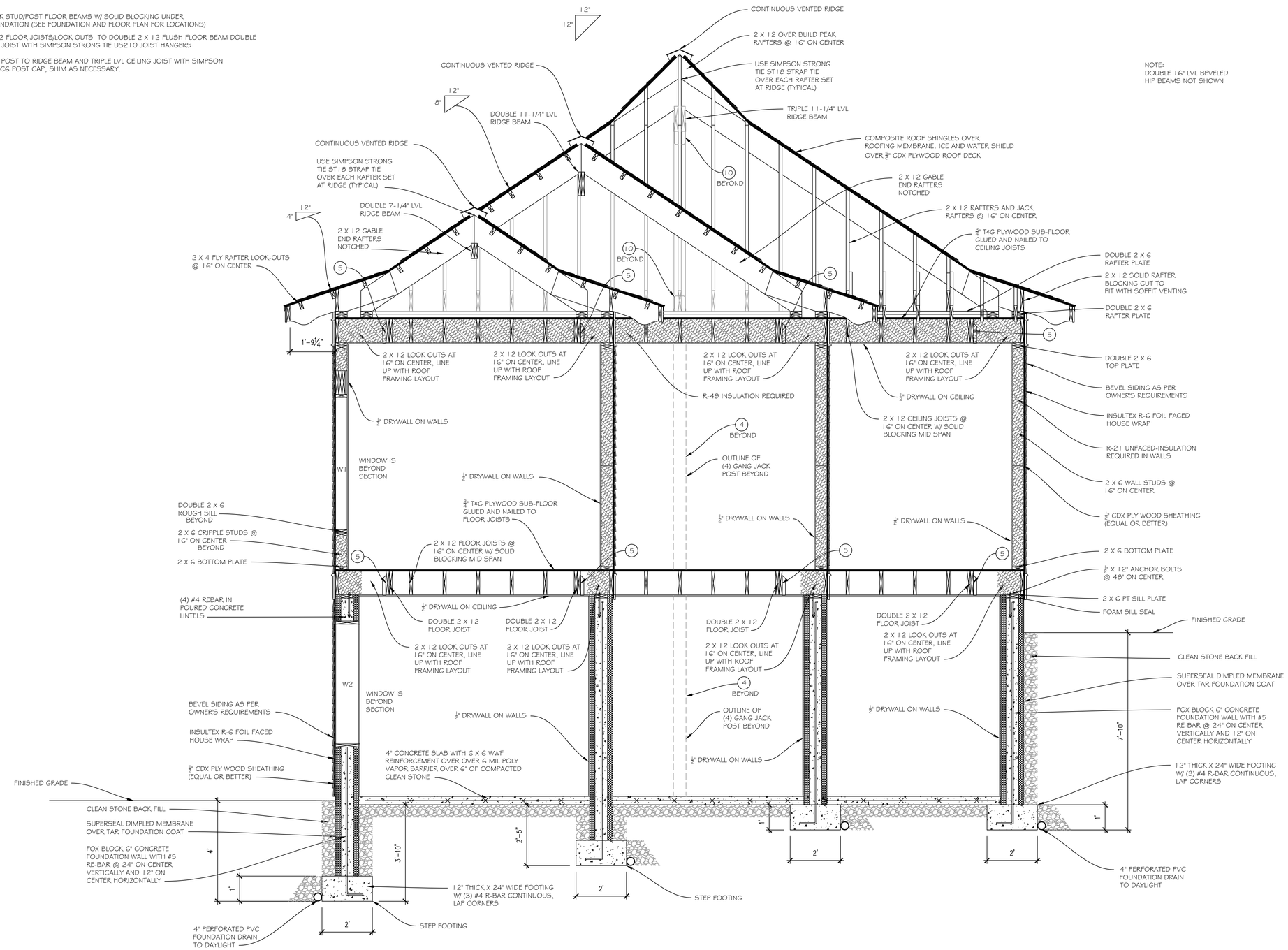
FOR ENGINEER REVIEW ONLY

FRAMING NOTES

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

(5) FASTEN 2 X 12 FLOOR JOISTS/LOOK OUTS TO DOUBLE 2 X 12 FLUSH FLOOR BEAM DOUBLE 2 X12 FLOOR JOIST WITH SIMPSON STRONG TIE US210 JOIST HANGERS

(10) FASTEN 6 X 6 POST TO RIDGE BEAM AND TRIPLE LVL CEILING JOIST WITH SIMPSON STRONG TIE BCG POST CAP, SHIM AS NECESSARY.



NOTE:
DOUBLE 16" LVL BEVELED HIP BEAMS NOT SHOWN

NOTE:
GUTTERS AND DOWN SPOUTS ARE NOT DRAWN CONTRACTOR TO PROVIDE ADEQUATE GUTTERS , DOWN SPOUTS AND STORM REMOVAL

FOR ENGINEER REVIEW ONLY

SECTION

1/2" = 1'-0"

1 / A-7

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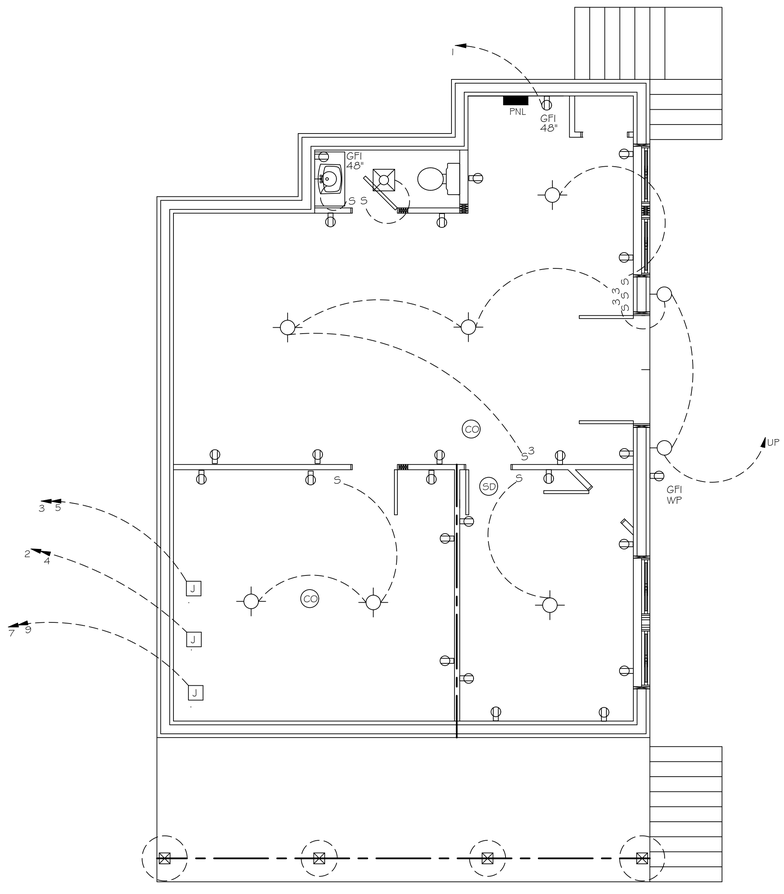
SECTION
FLANAGAN RESIDENCE
20 HURST AVENUE
CHAUTAUQUA, NY 14722

DRAWN: JOE FLIKKEMA
DATE: 4/18/2026
SHEET # A7
5 OF 10

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
- SCO — 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

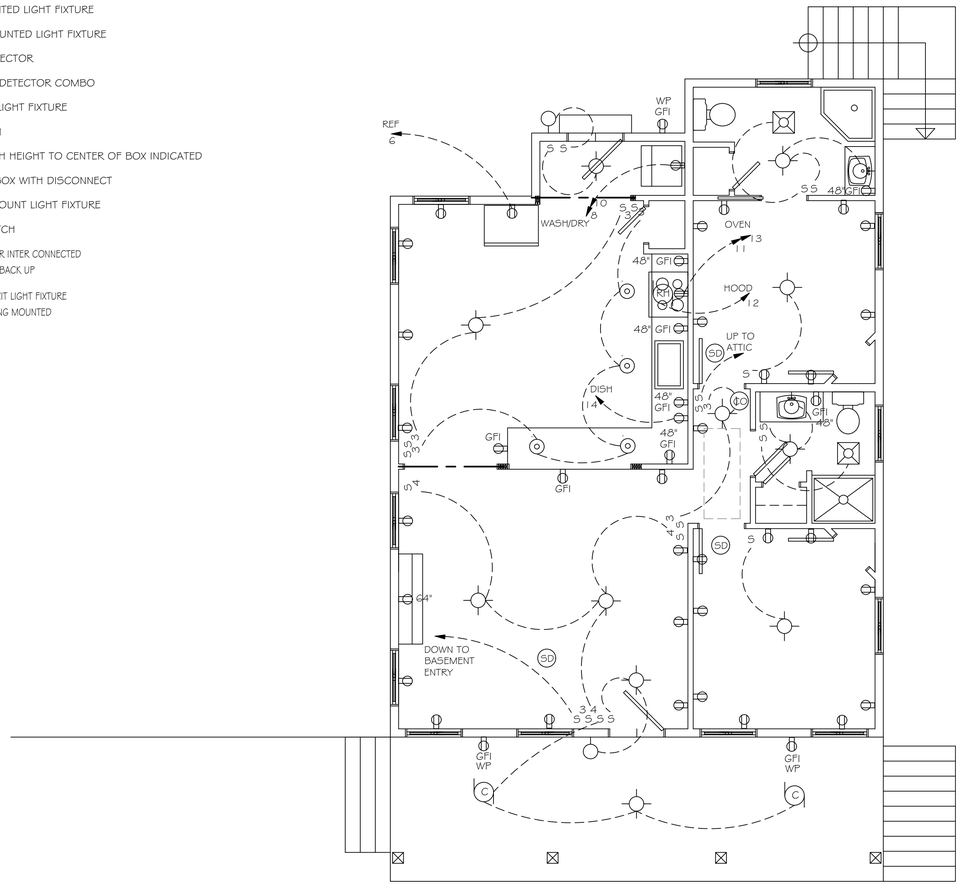
FOR ENGINEER REVIEW ONLY



PROPOSED BASEMENT ELECTRICAL PLAN

1/4" = 1'-0"

FOR ENGINEER REVIEW ONLY



PROPOSED FIRST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

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BASEMENT-FIRST FLOOR ELECT
FLANAGAN RESIDENCE
20 HURST AVENUE
CHAUTAUQUA, NY 14722

DRAWN: JOE FLIKKEMA
DATE: 4/18/2026
SHEET #: E-1
9 OF 10

PLUMBING SYMBOL SCHEDULE

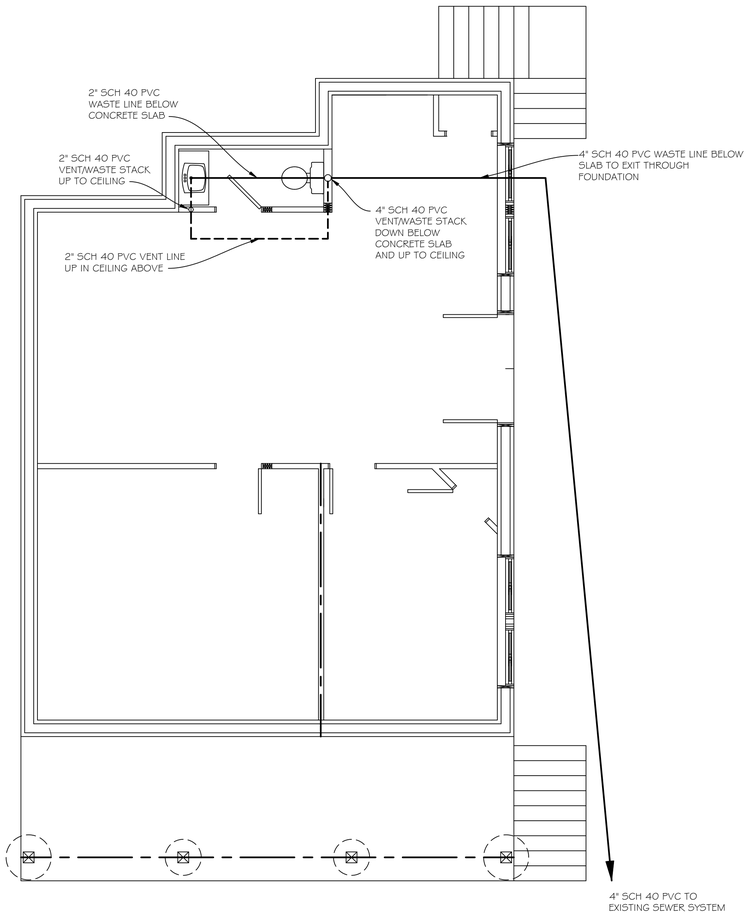
PVC WASTE LINE, SIZE AS INDICATED

PVC VENT LINE, SIZE AS INDICATED

PVC VENT STACK UP TO THE FLOOR ABOVE OR ROOF

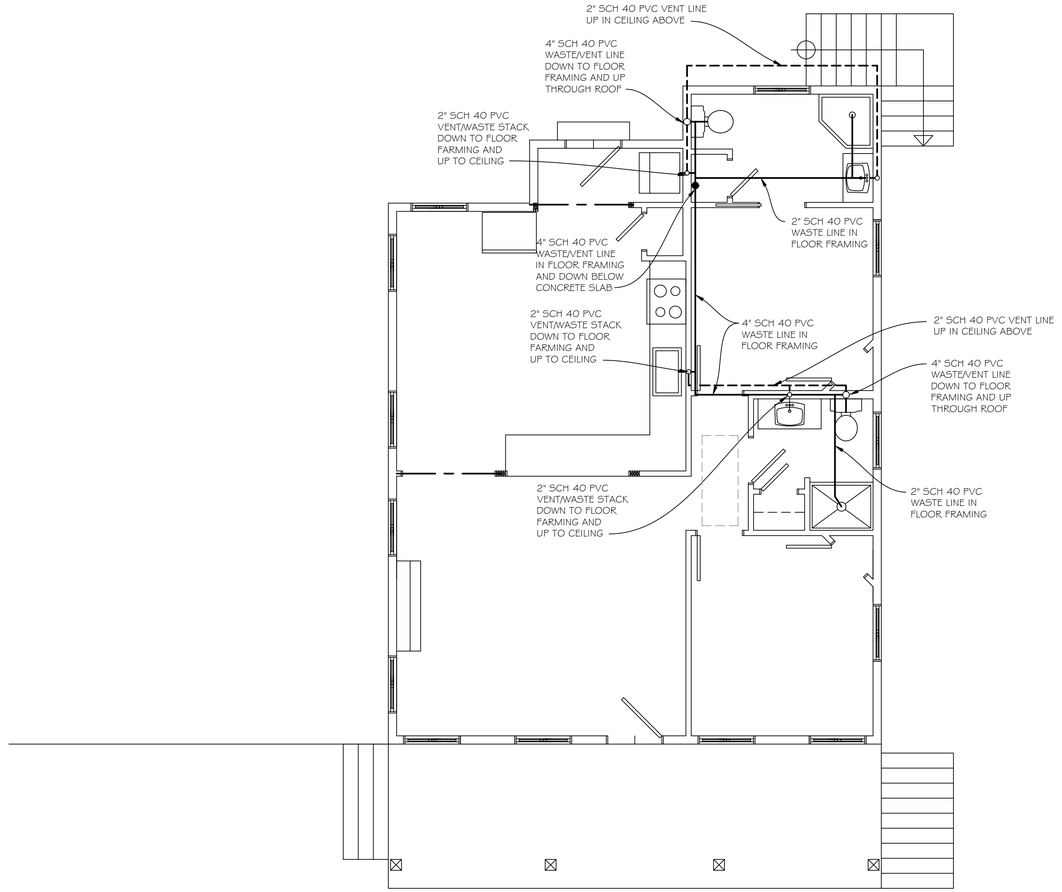
PVC VENT STACK DOWN TO THE FLOOR BELOW

FOR ENGINEER REVIEW ONLY



PROPOSED BASEMENT PLUMBING PLAN

1/4" = 1'-0"



PROPOSED FIRST FLOOR PLUMBING PLAN

1/4" = 1'-0"

FOR ENGINEER REVIEW ONLY

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ENGINEER:
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BASEMENT-FIRST FLOOR PLUMB
FLANAGAN RESIDENCE
20 HURST AVENUE
CHAUTAUQUA, NY 14722

DRAWN: JOE FLIKKEMA
DATE: 4/18/2026
SHEET # P-1
10 OF 10

NORTH

LEGEND:

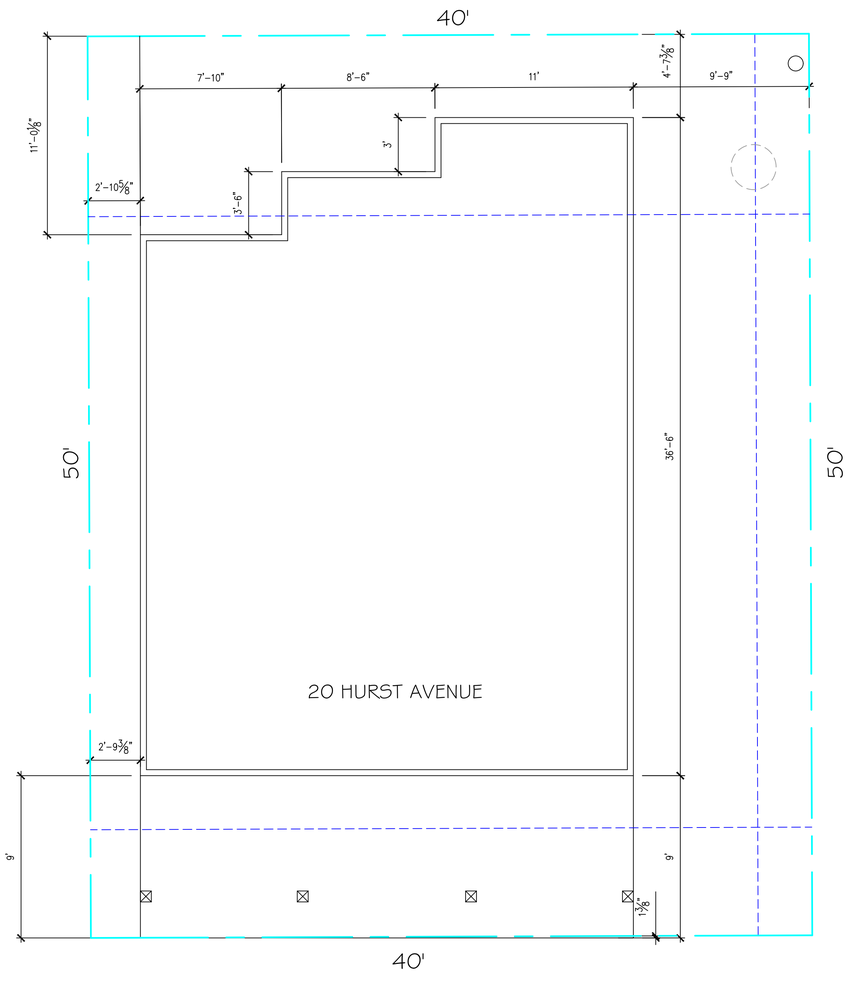
OUTLINE OF EXISTING STRUCTURE FOOT PRINT

5' PROPERTY SET BACK LINE

PROPERTY LINE

PROPERTY SET BACK LINE

OUTLINE OF STRUCTURE



EXISTING SITE PLAN

1/4" = 1'-0"

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KANE, PA 16735
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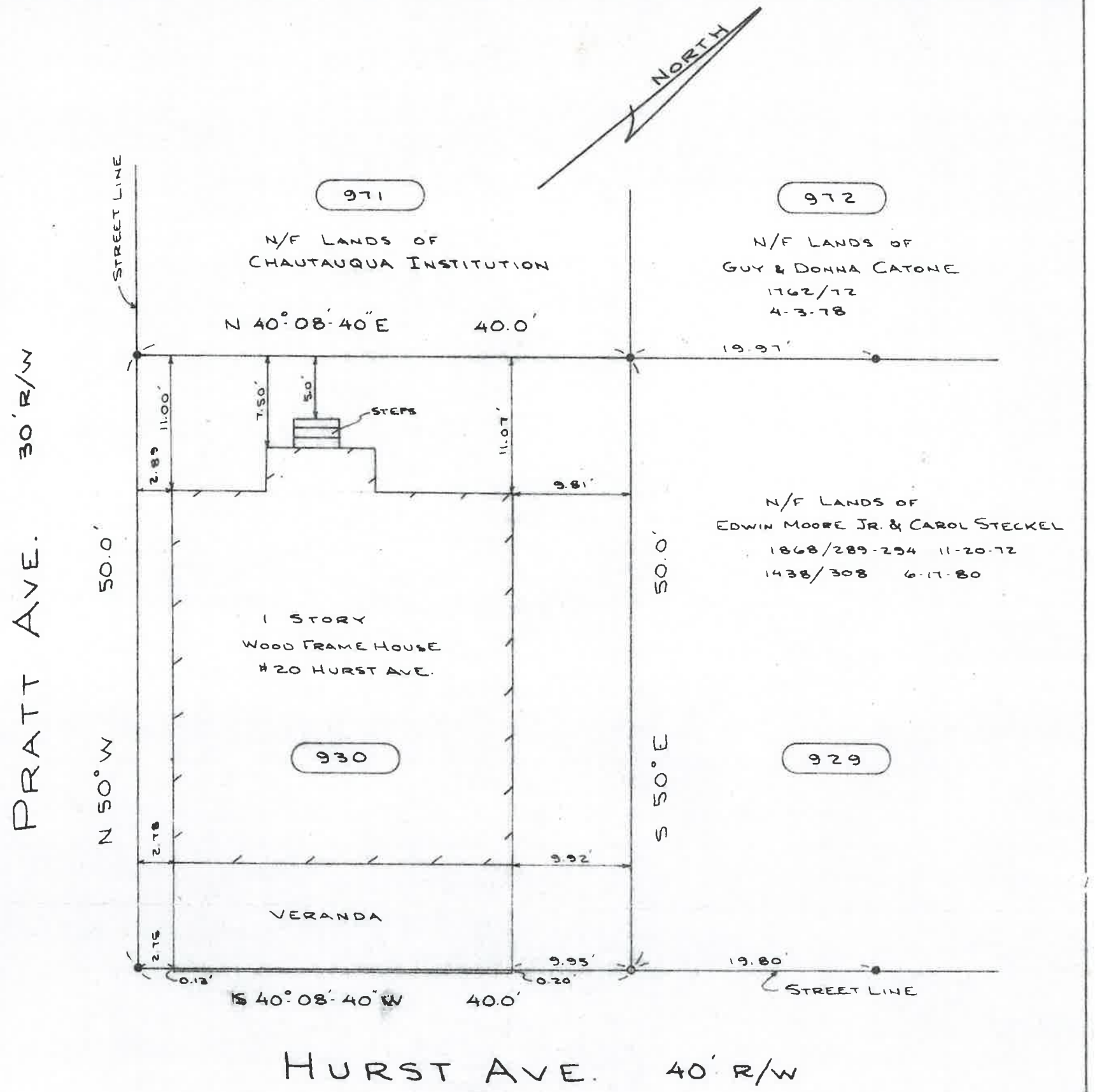
EXISTING SITE PLAN
FLANAGAN RESIDENCE
20 HURST AVENUE
CHAUTAUQUA, NY 14722

DRAWN:
JOE FLIKKEMA

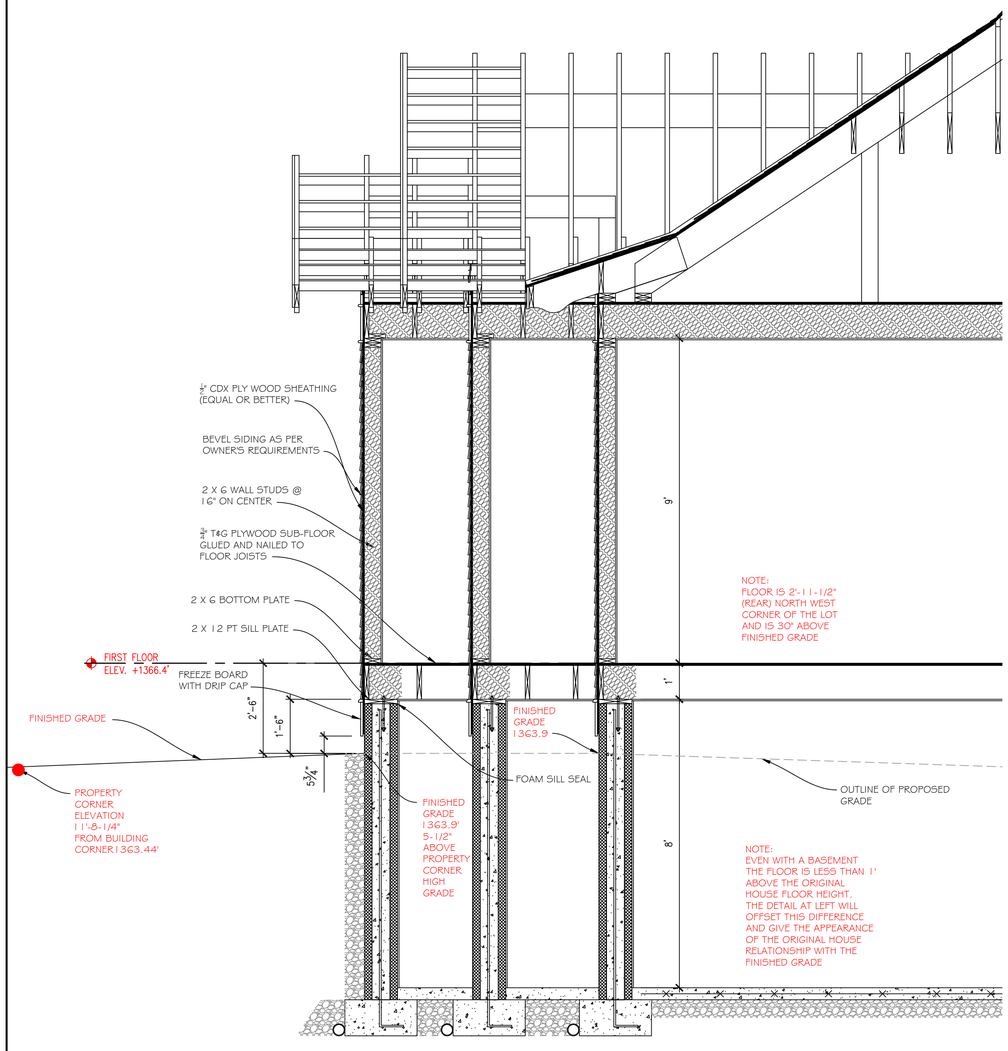
DATE:
4/23/2026

SHEET #: S-1
1 OF 1

930
20 Hurst



SCALE: 1" = 10'



FREEZE BOARD DETAIL REAR GRADE SECTION

1/2" = 1'-0"

1
A-1

LEGEND:

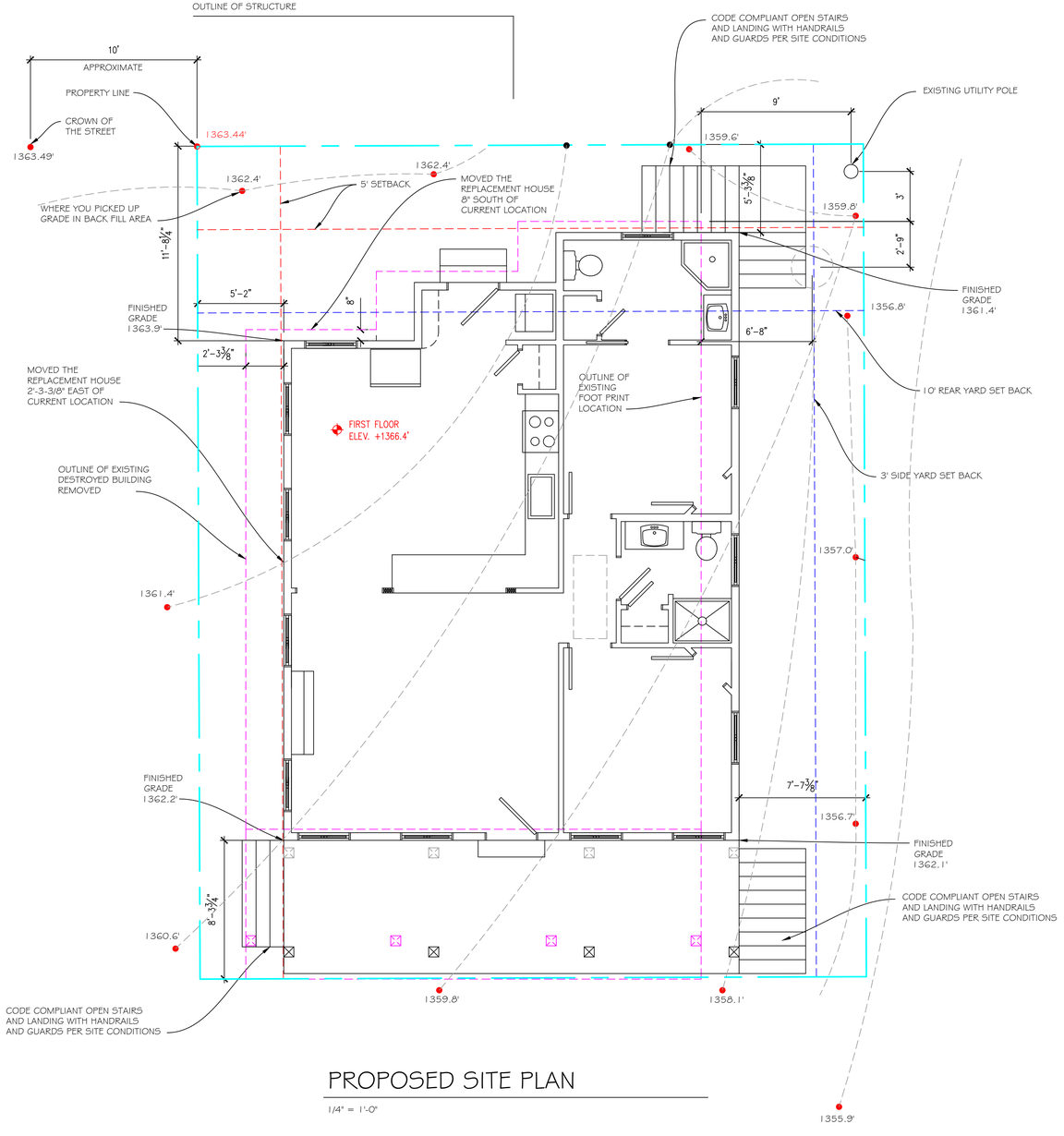
OUTLINE OF EXISTING STRUCTURE FOOT PRINT

5' PROPERTY SET BACK LINE

PROPERTY LINE

PROPERTY SET BACK LINE

OUTLINE OF STRUCTURE



PROPOSED SITE PLAN

1/4" = 1'-0"

NOTE:
GRADE POINTS ARE ON THE ROUGH BACK FILL AND EXCAVATION UNLESS THEY ARE DIMENSIONED

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FREEZE BOARD DETAIL-SITE PLAN
FLANAGAN RESIDENCE
20 HURST AVENUE
CHAUTAUQUA, NY 14722

DRAWN: JOE FLIKKEMA
DATE: 6// 8/2026
SHEET #: A1
1 OF 1