



OFFICE OF CAMPUS PLANNING & OPERATIONS

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

October 5th 2026

Dear Chautauquan,

The owners of 20 Hurst, the Jennifer Jansen Revocable Trust, are coming before the Architectural Review Board with a scope of work proposing a new Building on the site. This new construction falls within the rear and side yard setbacks, and is higher than the recommended height for new construction within the Neighborhood Traditional District. This scope of work also proposed a series of stepped retaining walls on Chautauqua Institution property along Hurst avenue. 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. Construction approximately 2'-0" into the 10'-0" interior side yard setback (ALU 4.4.6)
2. Construction approximately 6'-0" into the 10'-0" rear yard setback (ALU 4.4.6)
3. First Floor Height exceeding the district recommended height of 16" by approximately 24" (ALU 4.4.11.3)
4. Stepped retaining walls on Chautauqua Institution property along the Hurst Avenue street frontage, changing elevation approx. 6'-0" (ALU 5.7.3.7)

You are receiving this notification because your property is within approximately 150' of the proposed project site. Additional information regarding 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 5th 2026 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 4th 2026 at 12:00pm Noon. Thank you for your time!

Respectfully,

A handwritten signature in blue ink, appearing to read 'Ryan B. Boughton', with a stylized, cursive script.

Ryan B. Boughton, Assoc. AIA

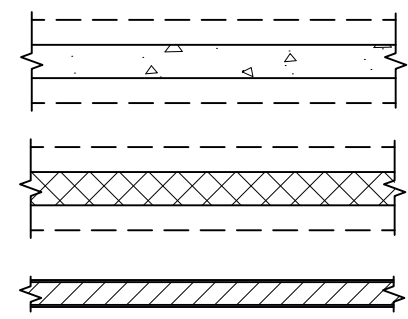
Administrator of Architectural and Land Use Regulations

rboughton@chq.org | o: 716.357.6245

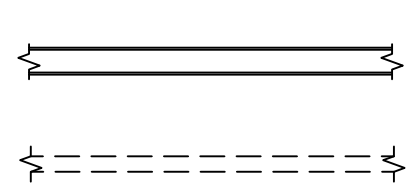
FLANAGAN RESIDENCE HOME REPLACEMENT

20 HURST AVENUE, CHAUTAUQUA, NY 14722

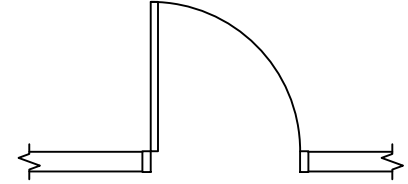
SYMBOL LEGEND



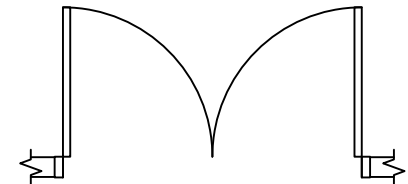
NEW POURED CONC. FDN WALL CONSTRUCTION



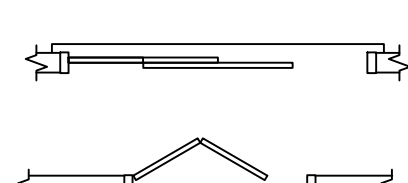
NEW CMU FDN WALL CONSTRUCTION



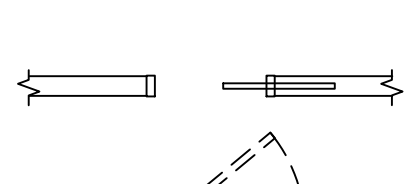
NEW WOOD STUD WALL CONSTRUCTION



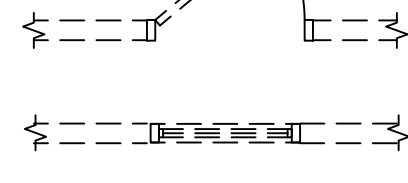
EXISTING WOOD STUD WALL CONSTRUCTION



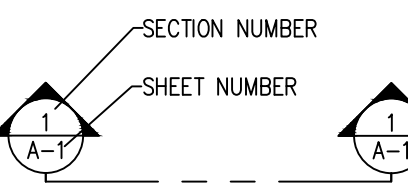
WALLS TO BE REMOVED



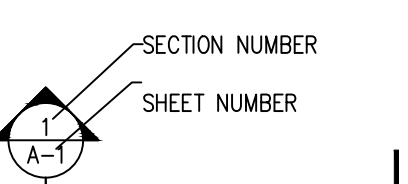
NEW SINGLE DOOR



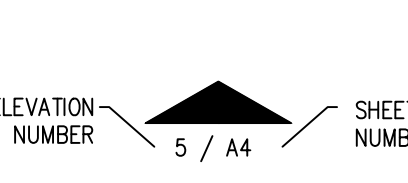
NEW DOUBLE DOOR



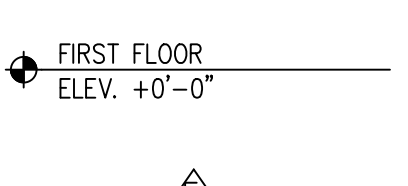
NEW SLIDING DOOR



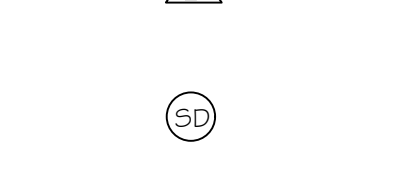
NEW BI-FOLD DOOR



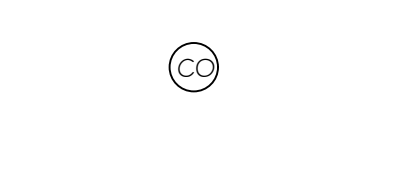
NEW SINGLE POCKET DOOR



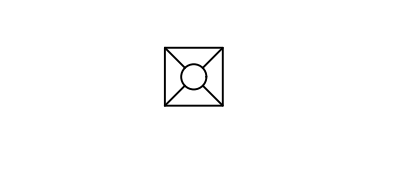
DOOR TO BE REMOVED



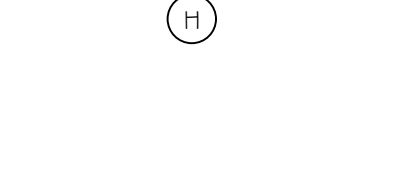
WINDOW TO BE REMOVED



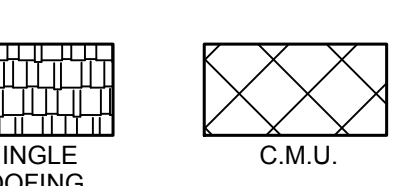
BUILDING SECTION



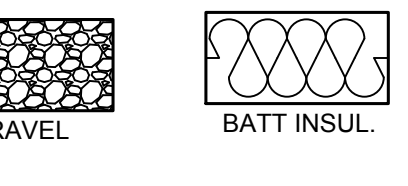
WALL SECTION



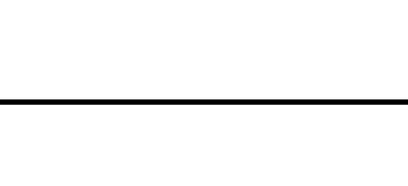
EXTERIOR ELEVATIONS



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



THE FLANAGAN COTTAGE IN HAPPIER TIMES, PLEASE NOTE THE HISTORIC SLOPED GRADE AND THE TERRACED GRADE ALONG HURST. PLEASE NOTE THE DISTANCE TO THE TOP OF DECK TO THE FINISHED GRADE. ALSO, PLEASE NOTE THE FENCE IN THE BACK GROUND. THE HIGH POINT ON THE CORNER HAS BEEN USED AS A REFERENCE



THIS SHOT SHOWS THE HICKORY TREE THAT DESTROYED THE COTTAGE. PLEASE NOTE THE TERRACED LANDSCAPING AND FINISHED GRADE ALONG BOTH STREETS. IN THIS SHOT YOU CAN ALSO SEE A LOT OF THE ROOF AND WALL DETAIL OF THE COTTAGE. YOU CAN ALSO SEE MORE CLEARLY THE GRADE DROP FROM FRONT TO BACK IS NOT THE SAME PITCH AS THAT OF PRATT AND IS SLOPED.



THIS SHOT PROVIDES A CLEARER VIEW OF THE TERRACED LANDSCAPING AND FINISHED GRADE AT THE EASTERN PROPERTY CORNER ON HURST. PLEASE NOTE THE DISTANCE FROM THE PAVEMENT TO THE FINISHED GRADE



IN THIS SHOT IS LOOKS LIKE IT IS A FAIRLY LEVEL SHOT FROM THE HIGH POINT ON THE PROPERTY AND CLEARLY A BUILDING CODE VIOLATION AS THE FLOOR JOISTS ARE NEARLY IN THE GROUND. AS THE PICTURE INDICATES THE TOP OF THE FINISHED FLOOR IS APPROXIMATELY 14" ABOVE THE HISTORIC GRADE, FINISHED FLOOR IS IN THE MIDDLE OF THE FIRST ROW OF SIDING



IN THIS SHOT LOOKING AROUND GRADE DISTURBANCE FROM THE TREE REMOVAL YOU CAN SEE THE SLOPED FINISHED GRADE AND THE EXTENT OF THE DAMAGE DONE BY THE TREE.



IN THIS SHOT YOU CAN SEE THE STONE WALK THAT EXTENDS TO THE PAVEMENT THAT IS TO BE REPLACED AS WELL AS THE TERRACED STONE AND STONE STEPS.



IN THIS IMAGE YOU CAN CLEARLY SEE THE SLOPED AND TERRACED LANDSCAPING OF THE FRONT AND PRATT SIDE YARD UP AND AWAY FROM THE PAVEMENT. THIS LANDSCAPING AND APPROACH TO THE FINISHED GRADE IS TO BE REPLICATED IN THE RECONSTRUCTION.

ABBREVIATIONS

&
@
AFF
ALUM
ANSI

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

AND
AT
ABOVE FINISHED FLOOR
ALUMINUM
AMERICAN NATIONAL STANDARDS
INSTITUTE
APPROXIMATE, APPROXIMATELY
BOTTOM OF
BOARD
BEARING
CEILING
CLEAR
CONCRETE MASONRY UNIT
COLUMN
COLUMNS
CONCRETE
CONTINUOUS
COORDINATE
DOWNSPOUT
DIAMETER
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.
GYP.
H
HB.
HDW
HM
HDR
HT.
H.W.
I.D.
i.e.
INT
INSUL.
JAN.

EQUAL
EXPANSION
EXISTING
EXTERIOR
FIRE EXTINGUISHER
FOUNDATION
FACTORY FINISH
FINISHED
FACE OF
FOOTING
GAUGE
GENERAL CONTRACTOR
GYPSUM WALL BOARD
GYPSUM
HIGH
HOSE BIBB
HARDWARE
HOLLOW METAL
HEADER
HEIGHT
HOT WATER
INSIDE DIAMETER
THAT IS
INTERIOR
INSULATION
JANITOR

JT.
LB
LVL
MATL.
MAX.
MFR.
MIN.
M.O.
MOD
MTD
MTL
NECY
N.I.C.
NO.
N/A
O.C.
O.D.
OPP.
P. LAM.
PART.
PLYWD.
P.O.S.

JOINT
POUND
LAMINATED VENEER LUMBER
MATERIAL
MAXIMUM
MANUFACTURER
MINIMUM
MASONRY OPENING
MODIFIED
MOUNTED
METAL
NECESSARY
NOT IN CONTRACT
NUMBER
NOT APPLICABLE
ON CENTER
OUTSIDE DIAMETER
OPPOSITE
PLASTIC LAMINATE
PARTITION, PARTIAL
PLYWOOD
POINT OF SALE

PTD
P.L.
RECEP.
REF.
REINF.
REQD
R.O.
SQ. FT.
SQ. IN.
SCW
S.S.
SHT.
SHTS.
SIM.
SPECS
STL.
T & G
TBD
TELE.
THK
THRESH
T.O.

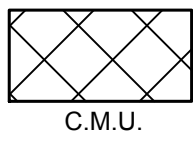
PAINTED
PLATE
RECEPTACLE
REFER, REFERENCE
REINFORCED
REQUIRED
ROUGH OPENING
SQUARE FEET
SQUARE INCHES
SOLID CORE WOOD
STAINLESS STEEL
SHEET
SHEETS
SIMILAR
SPECIFICATIONS
STEEL
TONGUE AND GROOVE
TO BE DETERMINED
TELEPHONE
THICKNESS
THRESHOLD
TOP OF

T.S.
TJI
TYP
UON
VCT
VIF
W
W
WD
WT
WWF
XPS

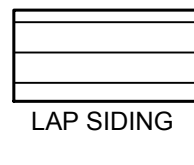
TRANSITION STRIP
TRUSS JOIST I-JOIST
TYPICAL
UNLESS OTHERWISE NOTED
VINYL COMPOSITION
VERIFY IN FIELD
WIDE
WITH
WOOD
WATER
WELDED WIRE FABRIC
EXTRUDED RIGID POLYSTYRENE
FOAM INSULATION



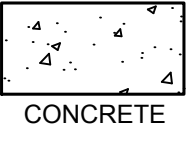
SHINGLE
ROOFING



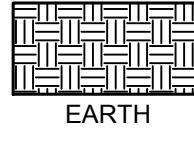
C.M.U.



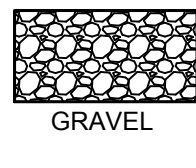
LAP SIDING



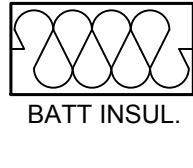
CONCRETE



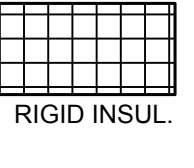
EARTH



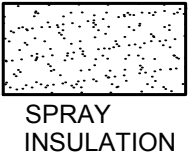
GRAVEL



BATT INSUL.



RIGID INSUL.



SPRAY
INSULATION



STONE VENEER

DESIGNER:

JOE FLIKKEMA
SNOWY MOUNTAIN DESIGN
4655 BAKER STREET
LAKE CHARLES, LA 70601
(409) 238-7422

ENGINEER:

PETER RADKA
ROCK HILL ENGINEERING, LLC
6349 KINGS CORNER ROAD
PANAMA, NY 14767
(716) 782-2206

SUPPLEMENTAL GENERAL NOTES
FLANAGAN RESIDENCE

CHAUTAUQUA, NY 14722

REVISION	
DATE	DESCRIPTION
10/5/26	UPDATE WALL HEIGHT, FREEZE BOARD LOCATION AND RAFTER TAILS

DRAWN:
JOE FLIKKEMA

DATE:
10/5/2026

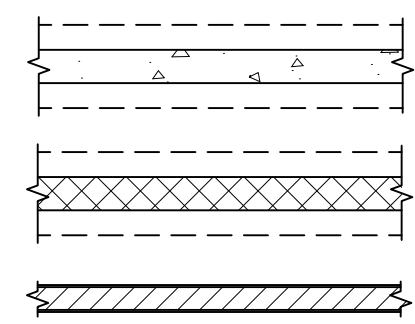
SHEET #:
G1

1 OF 17

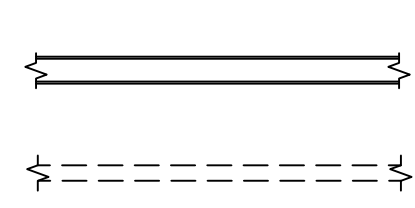
FLANAGAN RESIDENCE HOME RECONSTRUCTION

20 HURST AVENUE, CHAUTAUQUA, NY 14722

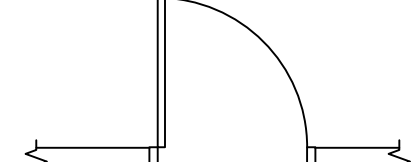
SYMBOL LEGEND



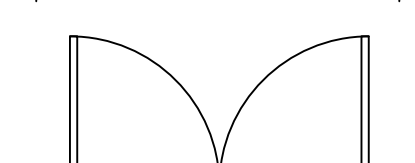
NEW POURED CONC. FDN WALL CONSTRUCTION



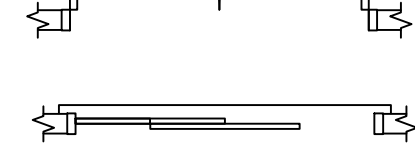
NEW CMU FDN WALL CONSTRUCTION



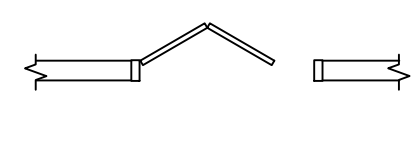
NEW WOOD STUD WALL CONSTRUCTION



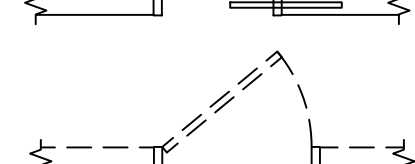
EXISTING WOOD STUD WALL CONSTRUCTION



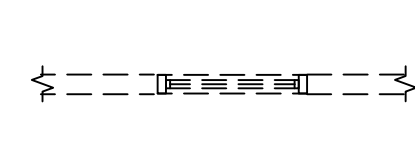
WALLS TO BE REMOVED



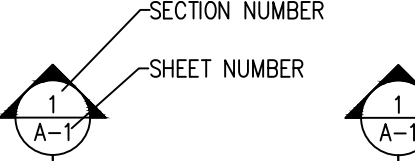
NEW SINGLE DOOR



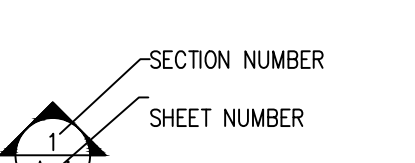
NEW DOUBLE DOOR



NEW SLIDING DOOR



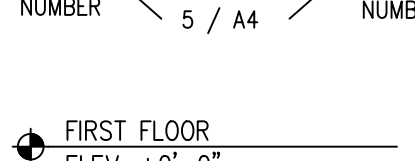
NEW BI-FOLD DOOR



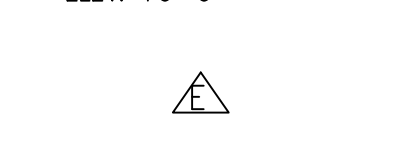
NEW SINGLE POCKET DOOR



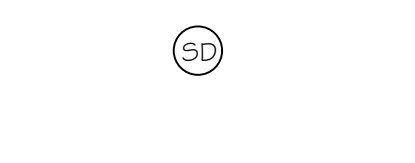
DOOR TO BE REMOVED



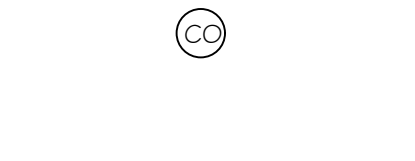
WINDOW TO BE REMOVED



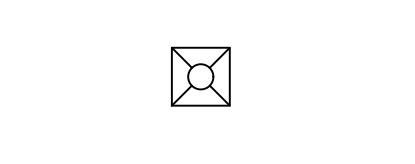
BUILDING SECTION



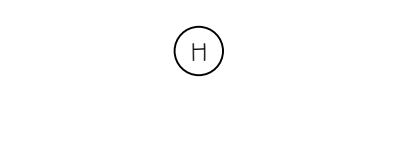
WALL SECTION



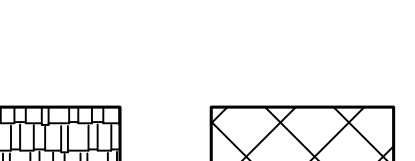
EXTERIOR ELEVATIONS



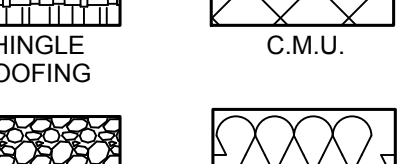
ELEVATION INDICATOR



EGRESS WINDOW



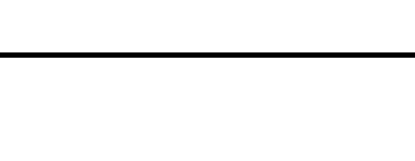
SMOKE DETECTOR/ALARM
HARDWIRED INTERCONNECTED
W/BATTERY BACKUP



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

- Use 1/2" or 7/16" M-1 sheathing for walls, 5/8" sheathing for roof or equivalent.
- Install electric, heating, and plumbing according to NYS Building Code.
- These plans do not show all the standard details used during construction. New York State Building code standards and practices should be followed.
- 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.
- Design is based on a 48 psf ground snow load with applicable modifications. Roof design dead load is 10 psf. Floor design loads are 10 psf dead and 40 psf live.
- Minimum 28 day compressive strength is 3000 psi for concrete footers and walls and 4000 psi for concrete slabs.
- Maximum U value for doors and windows to be .27.
- Minimum floor to sill window installation height without safety glazing is 18".
- 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.
- 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.
- 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.
- Minimum vent pipe diameter is 3"
- LVLs for headers are to be Trus Joist Microlam, 1.9E, 2600 psi or better.
- All lumber to be SPF #2 or better.
- Bridging should be installed at mid span of floor joists.
- For pressure treated lumber applications use hot dipped galvanized G185 connectors and hardware or stainless steel.
- Windows less than 24" from floor where ground is greater than 72" below sill must be fall protected.

ELECTRICAL NOTES

- Arc fault circuit interrupter protection provided at all branch circuits, 15-20 amp, 120 volt, single phase.
- GFI at wet locations per code. Kitchens, bathrooms, basements, garage, and egress areas. Max three outlets per GFI.
- Install two 20 amp circuits for kitchen, pantry, breakfast, and dining areas. 20 amp circuits for each appliance. Consult appliance requirements.
- 20 amp circuit for laundry room.
- Bathrooms require 20 amp GFI circuits.
- Hallways 10 ft or longer to have one outlet.
- 15 amp circuits for lights use #14 awg copper.
- 20 amp circuits use #12 awg copper.
- Install outlets at spacing per code.
- Install switched light or outlet at each habitable room or switched outlet.
- At least one wall switch/light at hallway, stairwell, egress door, detached/attached garage.
- Attic, crawl space, basement, utility room to be provided with wall switch/integral light switch.
- 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
2025 NEW YORK STATE RESIDENTIAL BUILDING CODE

NEIGHBORHOOD TRADITIONAL

FAR CALCULATIONS:
1ST FLOOR 921 SF
2ND FLOOR N/A
THIRD N/A
**BASEMENT 921 SF
TOTAL 1842 SF
LOT 2,000 SF
1842 / 2,000 = .921

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

SITE ELEVATION UP TO 1370 FT
GROUND SNOW LOAD 48 PSF
CT=1.1, CE=1.1, I=1.0, CS=1.0
DESIGN SNOW LOAD = 41 PSF
CEILING DEAD LOAD = 7 PSF
ROOF DEAD LOAD = 10 PSF
TOTAL ROOF DESIGN LOAD 58 PSF

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 .27
CEILING R-VALUE R-49
WOOD FRAME WALLS R-30
BASEMENT WALLS R-23 CONTINUOUS

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- A-6 FOUNDATION-BASEMENT PLAN
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- S-2 STORM WATER-DETAILS
- E-1 BASEMENT-FIRST FLOOR ELECTRIC
- P-1 BASEMENT-FIRST FLOOR PLUMBING

ABBREVIATIONS

&	AND	EQ	EQUAL	JT.	JOINT
@	EXP	EXP	EXPANSION	LB	POUND
AFF	ABOVE FINISHED FLOOR	EXIST.	EXISTING	LVL	LAMINATED VENEER LUMBER
ALUM	ALUMINUM	EXT.	EXTERIOR	MATL.	MATERIAL
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	F.E.	FIRE EXTINGUISHER	MAX.	MAXIMUM
		FDN	FOUNDATION	MFR.	MANUFACTURER
APPROX.	APPROXIMATE, APPROXIMATELY	FF	FACTORY FINISH	MIN.	MINIMUM
B.O.	BOTTOM OF	FIN.	FINISHED	M.O.	MASONRY OPENING
BD.	BOARD	F.O.	FACE OF	MOD	MODIFIED
BRG.	BEARING	FTG.	FOOTING	MTD	MOUNTED
CLG.	CEILING	GA.	GAUGE	MTL	METAL
CLR.	CLEAR	G.C.	GENERAL CONTRACTOR	NECY	NECESSARY
CMU	CONCRETE MASONRY UNIT	G.W.B.	GYPSUM WALL BOARD	N.I.C.	NOT IN CONTRACT
COL.	COLUMN	GYP.	GYPSUM	NO.	NUMBER
COLS.	COLUMNS	H	HIGH	N/A	NOT APPLICABLE
CONC.	CONCRETE	HB.	HOSE BIBB	O.C.	ON CENTER
CONT.	CONTINUOUS	HDW	HARDWARE	O.D.	OUTSIDE DIAMETER
COORD.	COORDINATE	HM	HOLLOW METAL	OPP.	OPPOSITE
D.S.	DOWNSPOUT	HDR	HEADER	P. LAM.	PLASTIC LAMINATE
DIA.	DIAMETER	HT.	HEIGHT	PART.	PARTITION, PARTIAL
DISP.	DISPLAY OR DISPENSER	H.W.	HOT WATER	PLYWD.	PLYWOOD
DTL.	DETAIL	I.D.	INSIDE DIAMETER	P.O.S.	POINT OF SALE
△	EGRESS WINDOW	i.e.	THAT IS		
E.W.	EACH WAY	INT	INTERIOR		
ELEC.	ELECTRIC, ELECTRICAL	INSUL.	INSULATION		
EPS	EXPANDED POLYSTYRENE	JAN.	JANITOR		
	FOAM INSULATION				

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GENERAL NOTES
FLANAGAN RESIDENCE
20 HURST AVENUE
CHAUTAUQUA, NY 14722

DRAWN:

DATE:

10/5/2026

SHEET #:

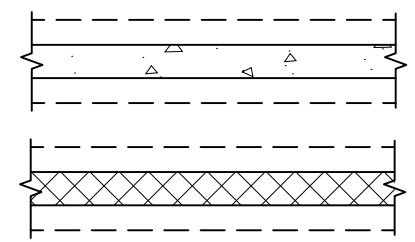
G2

2 OF 17

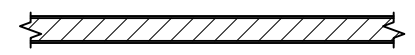
FLANAGAN RESIDENCE HOME REPLACEMENT

20 HURST AVENUE, CHAUTAUQUA, NY 14722

SYMBOL LEGEND



NEW POURED CONC. FDN WALL CONSTRUCTION



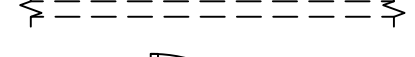
NEW CMU FDN WALL CONSTRUCTION



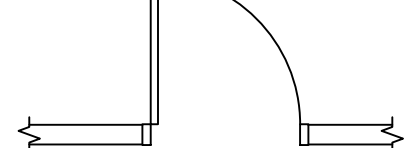
NEW WOOD STUD WALL CONSTRUCTION



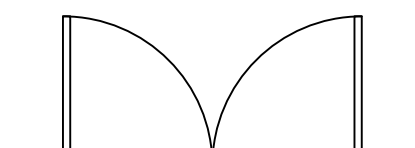
EXISTING WOOD STUD WALL CONSTRUCTION



WALLS TO BE REMOVED



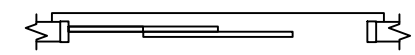
NEW SINGLE DOOR



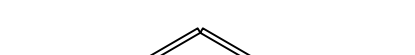
NEW DOUBLE DOOR



NEW SLIDING DOOR



NEW BI-FOLD DOOR



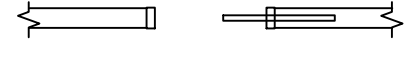
NEW SINGLE POCKET DOOR



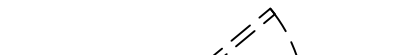
DOOR TO BE REMOVED



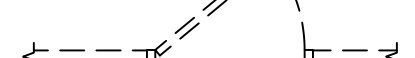
WINDOW TO BE REMOVED



BUILDING SECTION



WALL SECTION



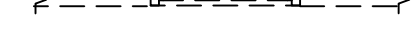
EXTERIOR ELEVATIONS



ELEVATION INDICATOR



EGRESS WINDOW



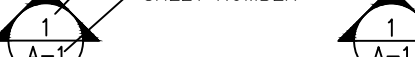
SMOKE DETECTOR/ALARM
HARDWIRED INTERCONNECTED
W/BATTERY BACKUP



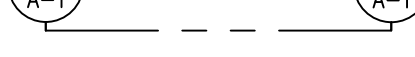
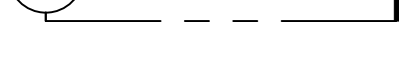
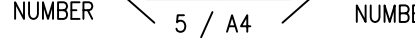
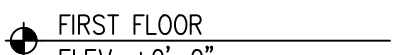
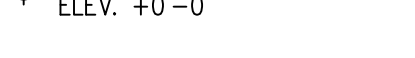
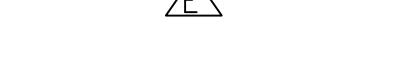
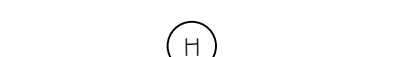
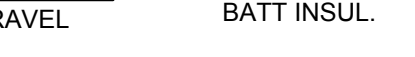
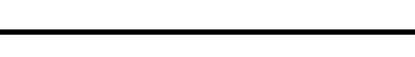
SMOKE/CO DETECTOR/ALARM
HARDWIRED INTERCONNECTED
W/BATTERY BACKUP



BATHROOM EXHAUST FAN/LIGHT
COMBO, DUCTED TO THE EXTERIOR



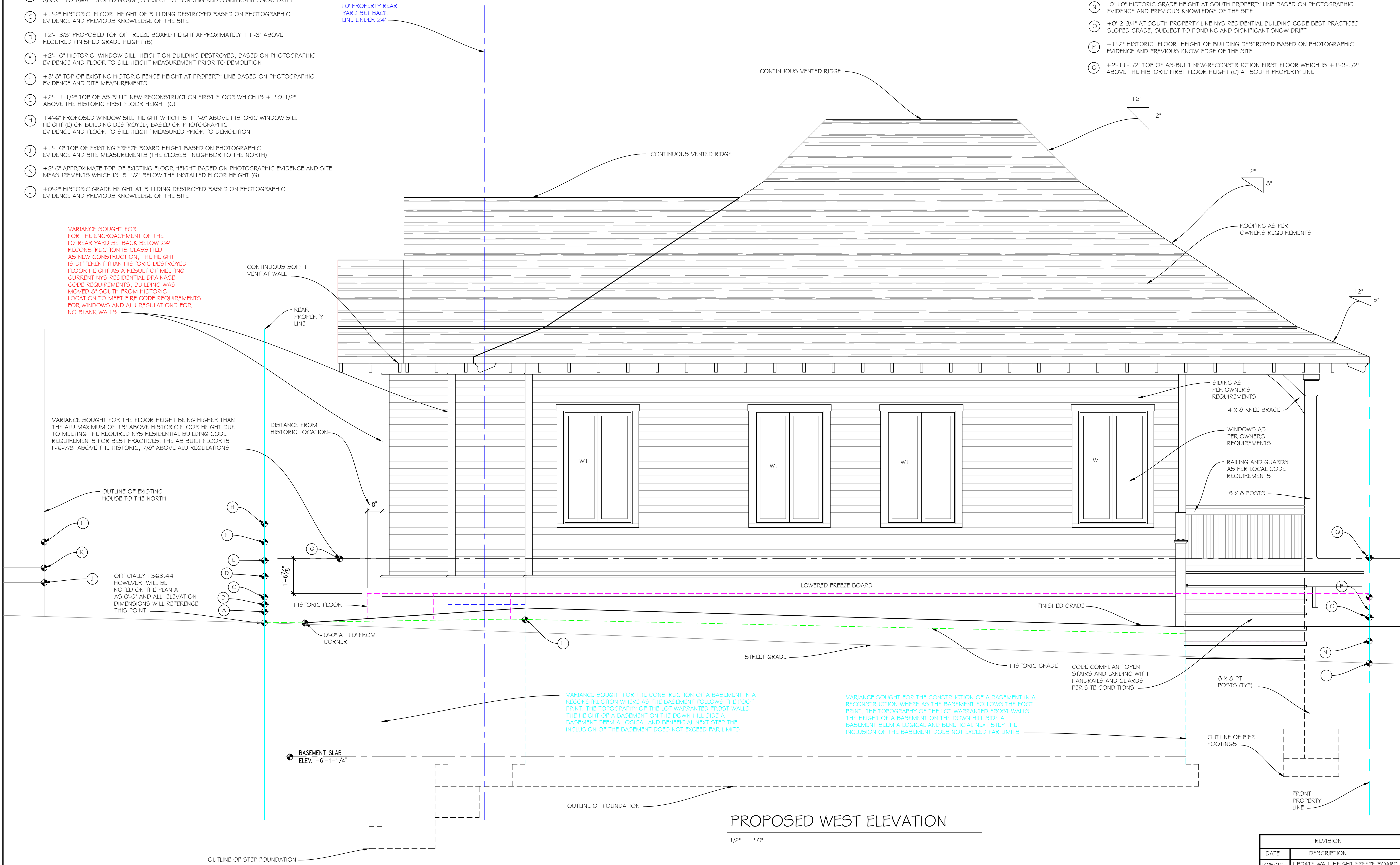
HEAT DETECTOR INTER CONNECTED
WITH BATTERY BACK UP



BUILDING REQUIREMENT NOTES

- (A) +0'-6" MINIMUM GRADE HEIGHT REQUIREMENT FROM 1'0" AWAY FLAT GRADE OR HILL TOP 9401.3
- (B) +0'-1'0" NYS RESIDENTIAL BUILDING CODE BEST PRACTICES 8" TO 1'2" GRADE REQUIREMENT ABOVE 1'0" AWAY SLOPED GRADE, SUBJECT TO PONDING AND SIGNIFICANT SNOW DRIFT
- (C) +1'-2" HISTORIC FLOOR HEIGHT OF BUILDING DESTROYED BASED ON PHOTOGRAPHIC EVIDENCE AND PREVIOUS KNOWLEDGE OF THE SITE
- (D) +2'-1'3/8" PROPOSED TOP OF FREEZE BOARD HEIGHT APPROXIMATELY +1'-3" ABOVE REQUIRED FINISHED GRADE HEIGHT (B)
- (E) +2'-1'0" HISTORIC WINDOW SILL HEIGHT ON BUILDING DESTROYED, BASED ON PHOTOGRAPHIC EVIDENCE AND FLOOR TO SILL HEIGHT MEASUREMENT PRIOR TO DEMOLITION
- (F) +3'-8" TOP OF EXISTING HISTORIC FENCE HEIGHT AT PROPERTY LINE BASED ON PHOTOGRAPHIC EVIDENCE AND SITE MEASUREMENTS
- (G) +2'-1'1-1/2" TOP OF AS-BUILT NEW-RECONSTRUCTION FIRST FLOOR WHICH IS +1'-9-1/2" ABOVE THE HISTORIC FIRST FLOOR HEIGHT (C)
- (H) +4'-6" PROPOSED WINDOW SILL HEIGHT WHICH IS +1'-8" ABOVE HISTORIC WINDOW SILL HEIGHT (E) ON BUILDING DESTROYED, BASED ON PHOTOGRAPHIC EVIDENCE AND FLOOR TO SILL HEIGHT MEASURED PRIOR TO DEMOLITION
- (J) +1'-1'0" TOP OF EXISTING FREEZE BOARD HEIGHT BASED ON PHOTOGRAPHIC EVIDENCE AND SITE MEASUREMENTS (THE CLOSEST NEIGHBOR TO THE NORTH)
- (K) +2'-6" APPROXIMATE TOP OF EXISTING FLOOR HEIGHT BASED ON PHOTOGRAPHIC EVIDENCE AND SITE MEASUREMENTS WHICH IS -5'-1/2" BELOW THE INSTALLED FLOOR HEIGHT (G)
- (L) +0'-2" HISTORIC GRADE HEIGHT AT BUILDING DESTROYED BASED ON PHOTOGRAPHIC EVIDENCE AND PREVIOUS KNOWLEDGE OF THE SITE

- (M) -1'-1'0" APPROXIMATE STREET GRADE HEIGHT BASED ON PHOTOGRAPHIC EVIDENCE AND PREVIOUS KNOWLEDGE OF THE SITE, SURVEYOR ELEVATIONS WERE IN THE DIG
- (N) -0'-1'0" HISTORIC GRADE HEIGHT AT SOUTH PROPERTY LINE BASED ON PHOTOGRAPHIC EVIDENCE AND PREVIOUS KNOWLEDGE OF THE SITE
- (O) +0'-2'-3/4" AT SOUTH PROPERTY LINE NYS RESIDENTIAL BUILDING CODE BEST PRACTICES SLOPED GRADE, SUBJECT TO PONDING AND SIGNIFICANT SNOW DRIFT
- (P) +1'-2" HISTORIC FLOOR HEIGHT OF BUILDING DESTROYED BASED ON PHOTOGRAPHIC EVIDENCE AND PREVIOUS KNOWLEDGE OF THE SITE
- (Q) +2'-1'1-1/2" TOP OF AS-BUILT NEW-RECONSTRUCTION FIRST FLOOR WHICH IS +1'-9-1/2" ABOVE THE HISTORIC FIRST FLOOR HEIGHT (C) AT SOUTH PROPERTY LINE



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WEST ELEVATION
FLANAGAN RESIDENCE

2025.05.11
CHAUTAUQUE, NY 14722

REVISION	
DATE	DESCRIPTION
10/5/26	UPDATE WALL HEIGHT, FREEZE BOARD LOCATION AND RAFTER TAILS

DRAWN:
JOE FLIKKEMA

DATE:
10/5/2026

SHEET # A1

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(N)	-0'-10" HISTORIC GRADE HEIGHT AT SOUTH PROPERTY LINE BASED ON PHOTOGRAPHIC EVIDENCE AND PREVIOUS KNOWLEDGE OF THE SITE
(O)	+0'-2-3/4" AT SOUTH PROPERTY LINE NYS RESIDENTIAL BUILDING CODE BEST PRACTICES SLOPED GRADE, SUBJECT TO PONDING AND SIGNIFICANT SNOW DRIFT
(P)	+1'-2" HISTORIC FLOOR HEIGHT OF BUILDING DESTROYED BASED ON PHOTOGRAPHIC EVIDENCE AND PREVIOUS KNOWLEDGE OF THE SITE
(Q)	+2'-11-1/2" TOP OF AS-BUILT NEW-RECONSTRUCTION FIRST FLOOR WHICH IS +1'-9-1/2" ABOVE THE HISTORIC FIRST FLOOR HEIGHT (Q) AT SOUTH PROPERTY LINE
(R)	-7'-6" APPROXIMATE STREET GRADE HEIGHT BASED ON PHOTOGRAPHIC EVIDENCE AND SURVEYOR ELEVATIONS
(S)	-5'-4" APPROXIMATE EXCAVATED SITE GRADE HEIGHT BASED ON PHOTOGRAPHIC EVIDENCE AND SURVEYOR ELEVATIONS
(T)	-6'-8" APPROXIMATE EXCAVATED FINISHED SITE GRADE HEIGHT BASED ON SURVEYOR ELEVATIONS
(U)	-6'-1" AS BUILT FINISHED BASEMENT FLOOR HEIGHT BASED ON SURVEYOR ELEVATIONS

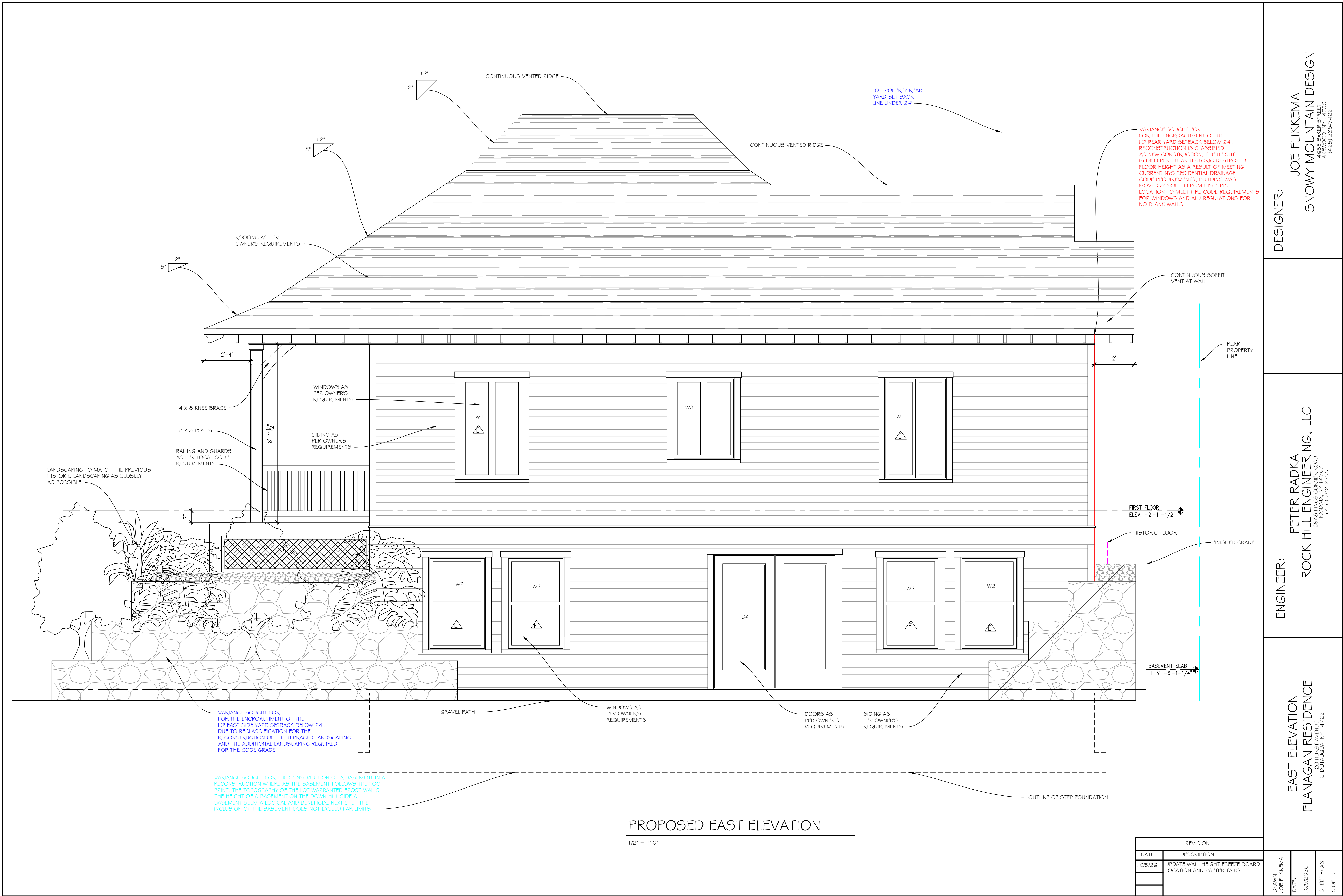
DESIGNER:

ENGINEER:

DRAWING:
JOE FLIKKEMA
DATE:
10/5/2026
SHEET #: A2
5 OF 17


$$1/2^s = 1'-0^s$$

REVISION	
DATE	DESCRIPTION
10/5/26	UPDATE WALL HEIGHT,FREEZE BOARD LOCATION AND RAFTER TAILS



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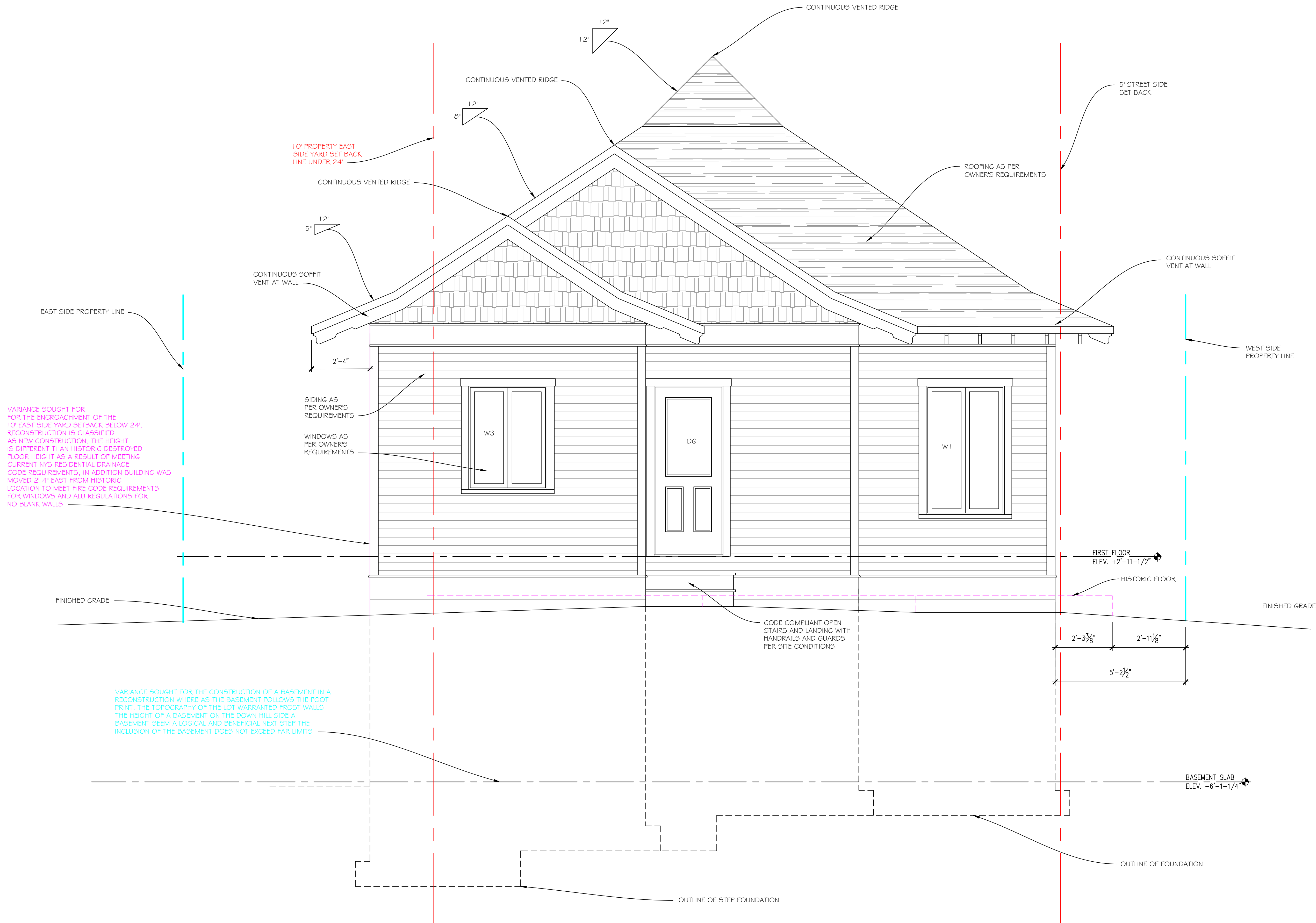
EAST ELEVATION
FLANAGAN RESIDENCE
20 W. 1ST ST.
CHAUTAUQUA, NY 14722

DRAWN:
JOE FLIKKEMA

DATE:
10/5/2026

SHEET #:
A3

6 OF 17



PROPOSED NORTH ELEVATION

1/2" = 1'-0"

REVISION	
DATE	DESCRIPTION
10/5/26	UPDATE WALL HEIGHT, FREEZE BOARD LOCATION AND RAFTER TAILS

DRAWN:
JOE FLIKKEMA
DATE:
10/5/2026
SHEET # A4
7 OF 17

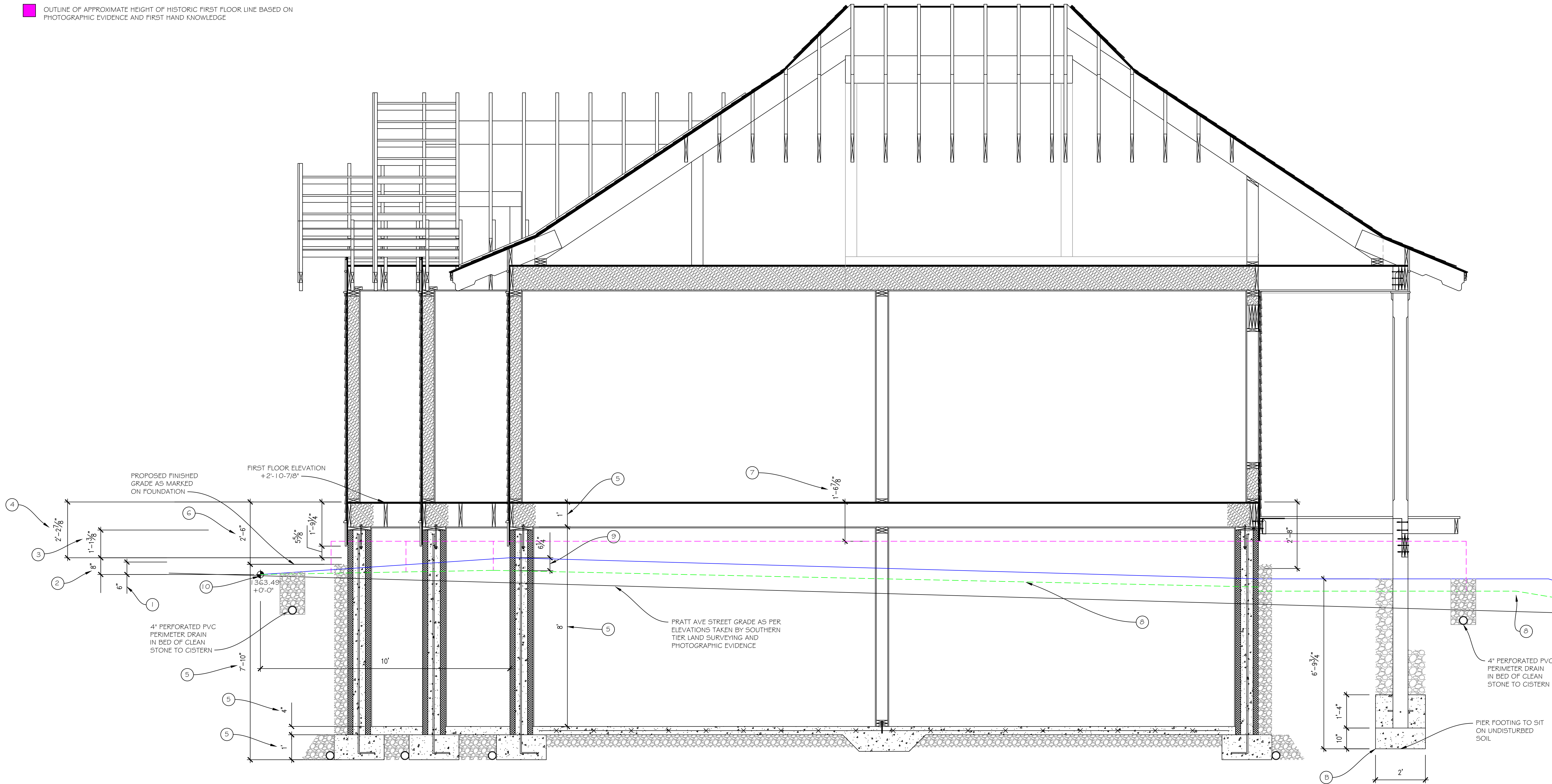
NORTH ELEVATION
FLANAGAN RESIDENCE
20 WILSON STREET
CHAUTAUQUE, NY 14722

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DESIGNER:
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LEGEND:

- OUTLINE OF HISTORIC FINISHED GRADE BASED ON PICTURES BEFORE AND AFTER THE CATASTROPHIC DESTRUCTION OF THE HOUSE. THE PREVIOUS CONSTRUCTION WAS IN VIOLATION OF NYS BUILDING CODE AND COULD NOT BE REPLICATED AT THIS ELEVATION
- OUTLINE OF PROPOSED FINISHED GRADE UTILIZING BEST PRACTICES OF THE NYS CURRENT RESIDENTIAL BUILDING CODE
- OUTLINE OF APPROXIMATE HEIGHT OF HISTORIC FIRST FLOOR LINE BASED ON PHOTOGRAPHIC EVIDENCE AND FIRST HAND KNOWLEDGE



BUILDING REQUIREMENT NOTES

- 1 NYS RESIDENTIAL BUILDING CODE MINIMUM 6" GRADE REQUIREMENT ABOVE 10' AWAY NON SLOPED GRADE, NOT SUBJECT TO PONDING OR SIGNIFICANT SNOW DRIFT
- 2 NYS RESIDENTIAL BUILDING CODE BEST PRACTICES 8" TO 12" GRADE REQUIREMENT ABOVE 10' AWAY SLOPED GRADE, SUBJECT TO PONDING AND SIGNIFICANT SNOW DRIFT CODE ENFORCEMENT OFFICER RESERVES THE RIGHT TO DETERMINE MINIMUM REQUIREMENTS
- 3 NYS RESIDENTIAL BUILDING CODE BEST PRACTICES 12" TO 18" TOP OF FOUNDATION ABOVE GRADE REQUIREMENT SLOPED GRADE, SUBJECT TO PONDING AND SIGNIFICANT SNOW DRIFT CODE ENFORCEMENT OFFICER RESERVES THE RIGHT TO DETERMINE MINIMUM REQUIREMENTS
- 4 DISTANCE OF NEW RE-CONSTRUCTION FIRST FLOOR ABOVE FINISHED GRADE DETERMINED BY NYS BUILDING CODE BEST PRACTICES
- 5 DIMENSIONS THAT WERE PROVIDED IN THE REVIEW SET THAT WERE SUBMITTED TO THE ADMINISTRATOR AND APPROVED FOR THE COMPLIANCE CERTIFICATE AND THE EXACT SAME SET THAT WAS REVIEWED AND STAMPED THEN SUBMITTED TO THE TOWN OF CHAUTAUQUA CODE ENFORCEMENT OFFICE ALONG WITH COMPLIANCE CERTIFICATE FOR A SUCCESSFUL ISSUANCE OF BUILDING PERMIT AND SUBSEQUENT FOUNDATION INSPECTION.

- 6 DIMENSION THAT WAS NOT PROVIDED IN EITHER SUBMISSION SET AS IT WAS ASSUMED THAT THOSE PROVIDING THE REVIEW WOULD HAVE NO TROUBLE WITH THE MATH, AS IT TURNED OUT $8' + 1' + 4' + 1' = 10'-4" - 7'-10"$ (BOTTOM OF FOOTING TO PROPOSED FINISHED GRADE) = 2'-6"
- 7 DISTANCE OF NEW RE-CONSTRUCTION FIRST FLOOR ABOVE APPROXIMATE HEIGHT OF HISTORIC FIRST FLOOR
- 8 HISTORIC BACK FILL AND FINISHED GRADE WAS SLOPED AND TERRACED AS SUPPORTED BY PHOTOGRAPHIC EVIDENCE
- 9 DISTANCE BETWEEN NEW RE-CONSTRUCTION FINISHED GRADE AND APPROXIMATE HISTORIC FINISHED GRADE
- 10 GROUND ELEVATION AT 10' AWAY FROM FOUNDATION

SECTION

1/2" = 1'-0"

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 FT POSTS

REVISION	
DATE	DESCRIPTION
10/5/26	UPDATE WALL HEIGHT, FREEZE BOARD LOCATION AND RAFTER TAILS

GRADE SECTION
FLANAGAN RESIDENCE
30 N. BUSH
CHAUTAUQUA, NY 14722

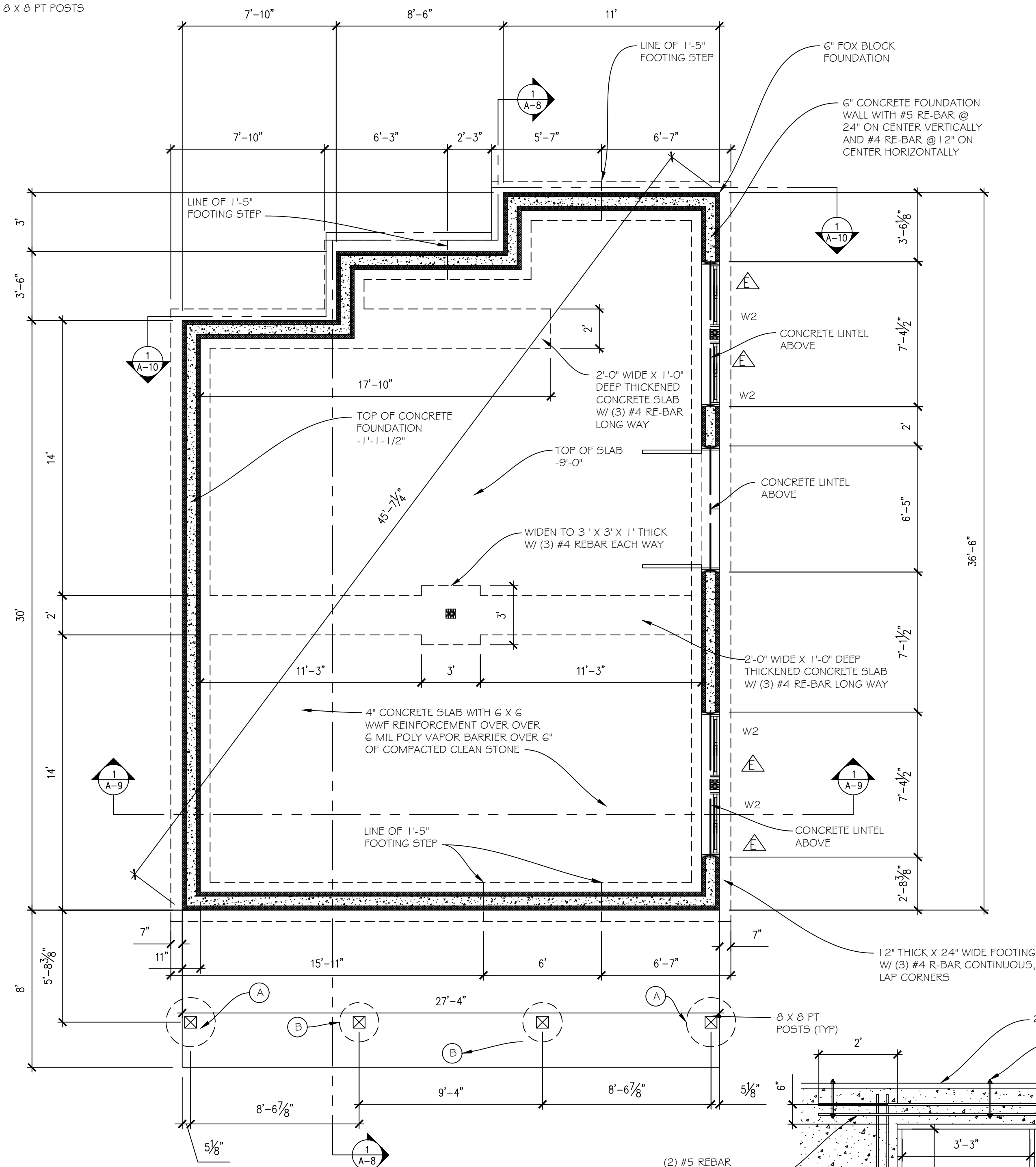
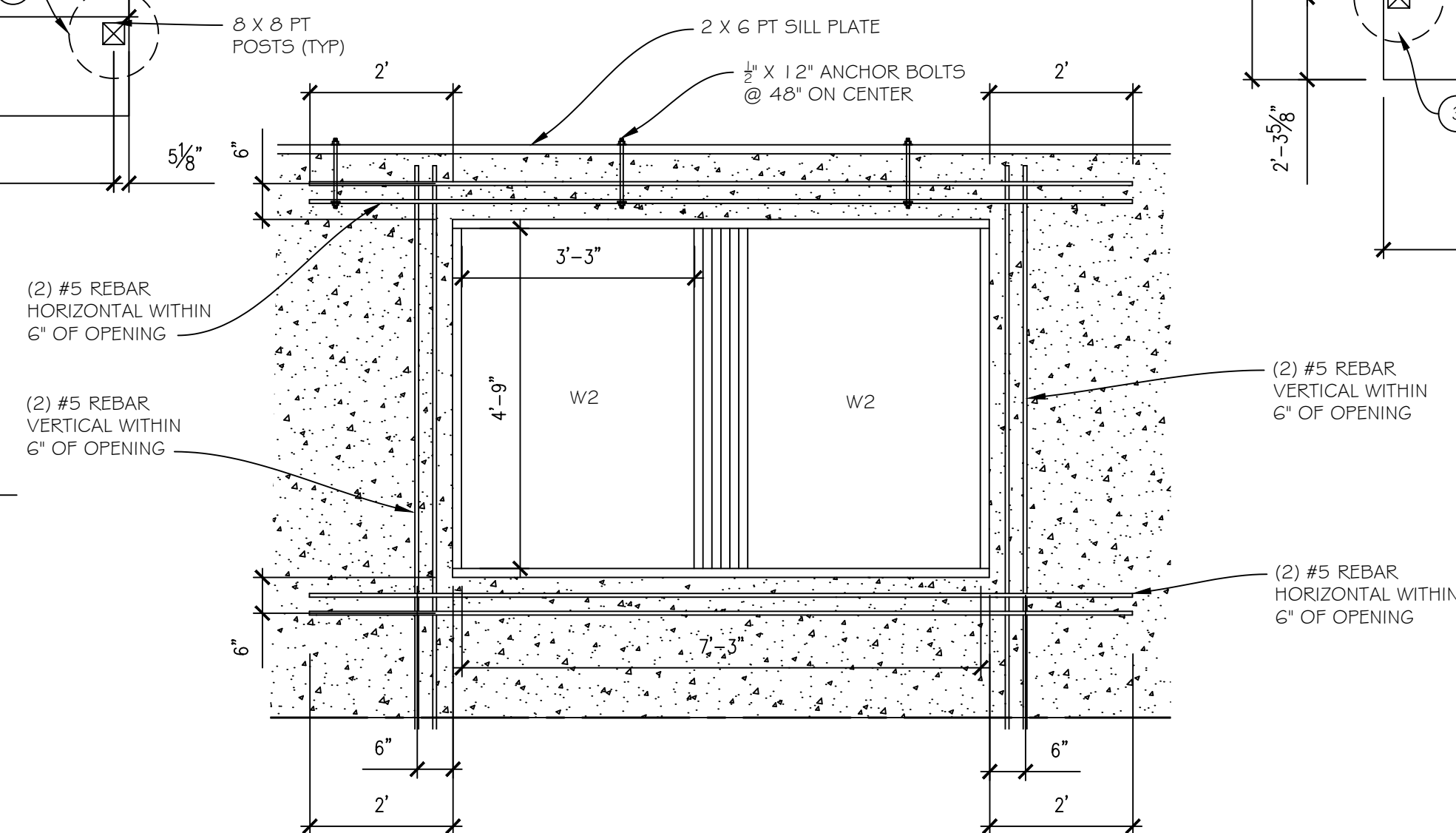
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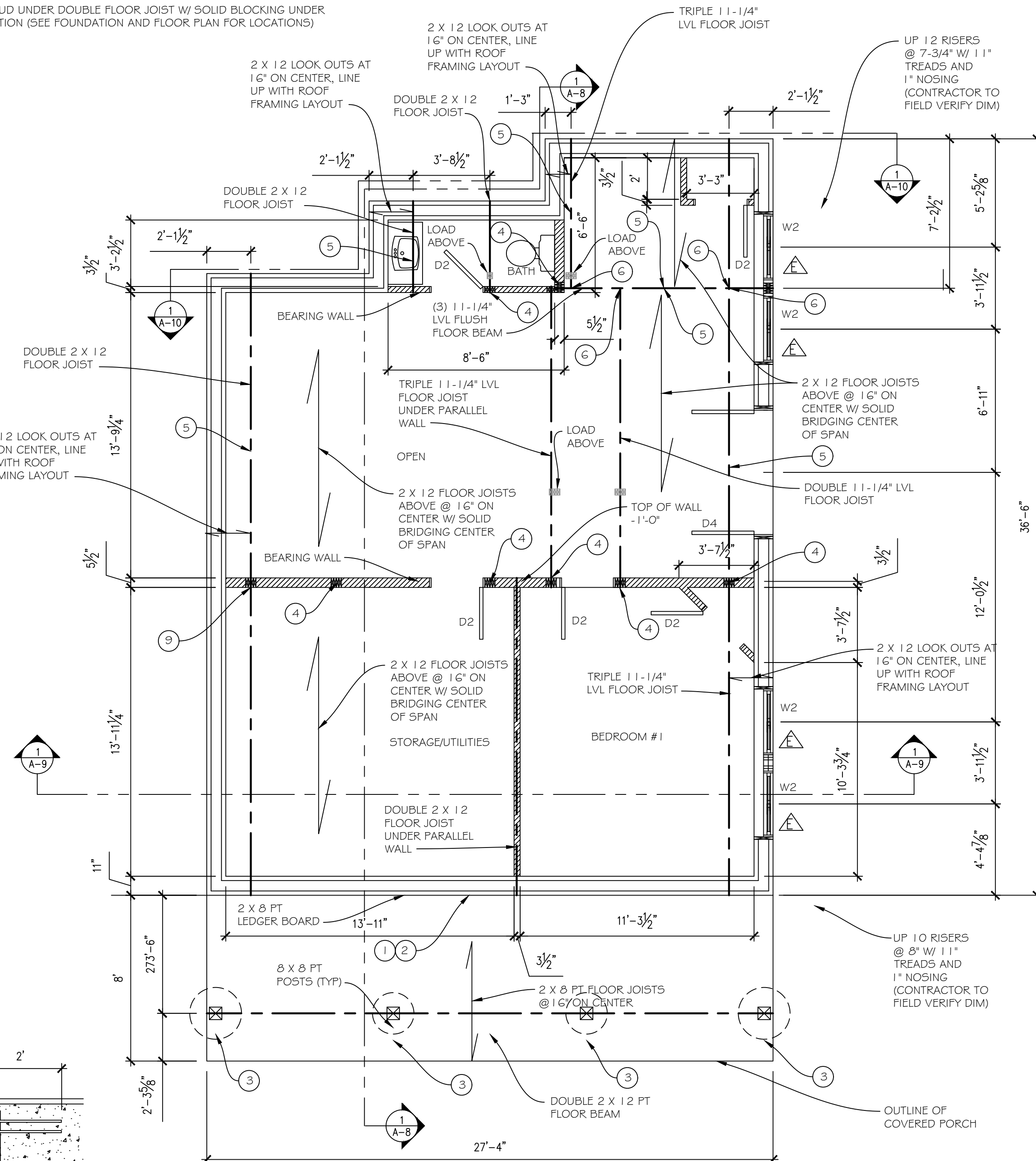
DRAWN: JOE FLIKKEMA
DATE: 10/5/2026
SHEET # A5
8 OF 17

(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


$$1/4^{\circ} = 1^{\circ}-0'$$

$$1/2^{\circ} = 1^{\circ}-0^{\circ}$$

- 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 GANG JACK STUD/POST BELOW HEADERS, MULTIPLE JOISTS AND FLOOR BEAMS W/ SOLID BLOCKING UNDER POST TO FOUNDATION (SEE FOUNDATION AND FLOOR PLAN FOR LOCATIONS)
- ⑤ FASTEN 2 X 12 LOOK OUTS TO TRIPLE 11-1/4" LVL, DOUBLE 11-1/4" LVL AND DOUBLE 2 X 12 W/ 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
- ⑨ (2) GANG JACK STUD UNDER DOUBLE FLOOR JOIST W/ SOLID BLOCKING UNDER POST TO FOUNDATION (SEE FOUNDATION AND FLOOR PLAN FOR LOCATIONS)


$$1/4'' = 1'-0''$$

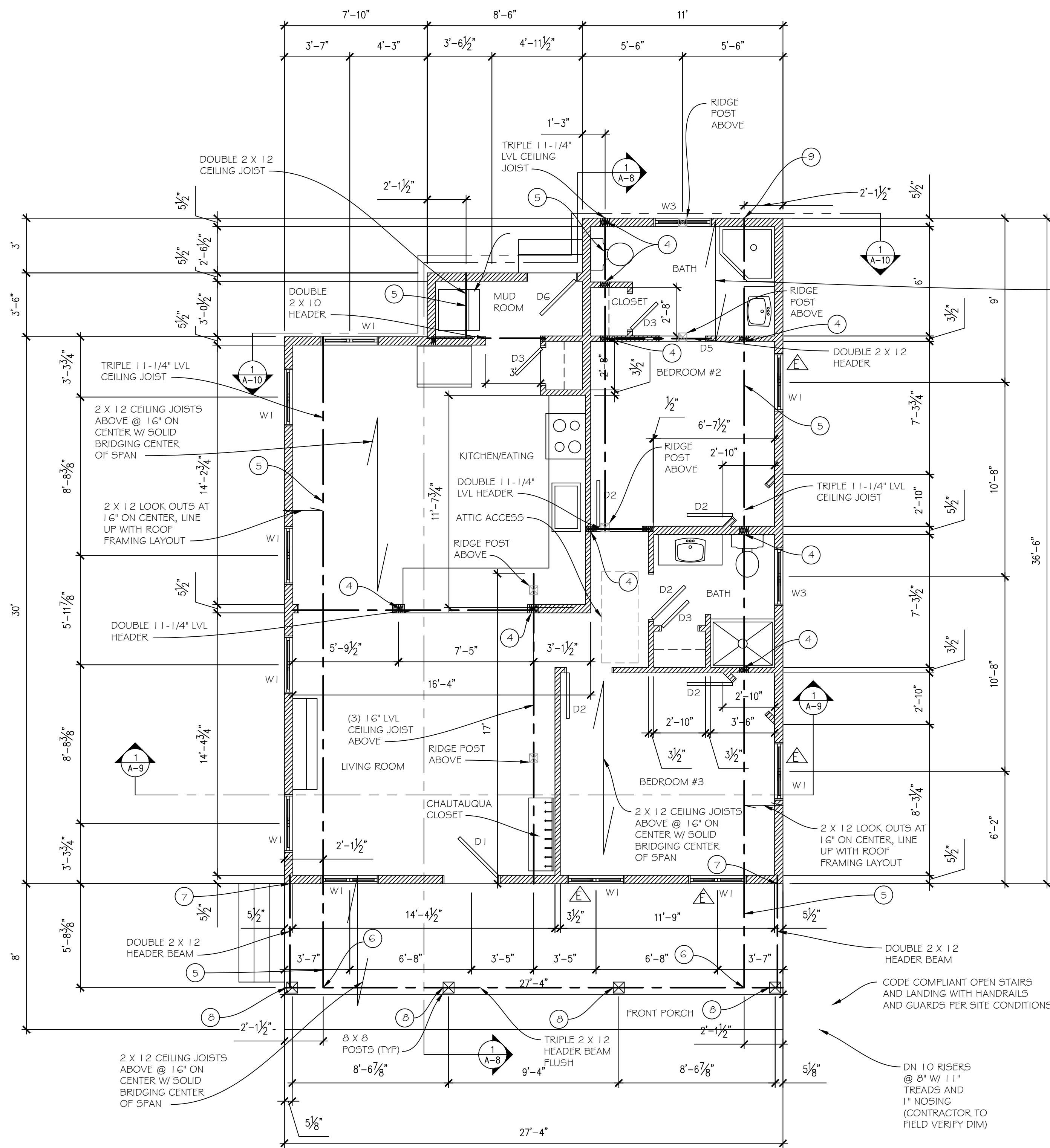
REVISION	
DATE	DESCRIPTION
10/5/26	UPDATE WALL HEIGHT, FREEZE BOARD LOCATION AND RAFTER TAILS

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LAKEWOOD, NY 14750

DRAWN:
JOE FLIKKEMA

DATE:
10/5/2026

SHEET #: AG
9 OF 17

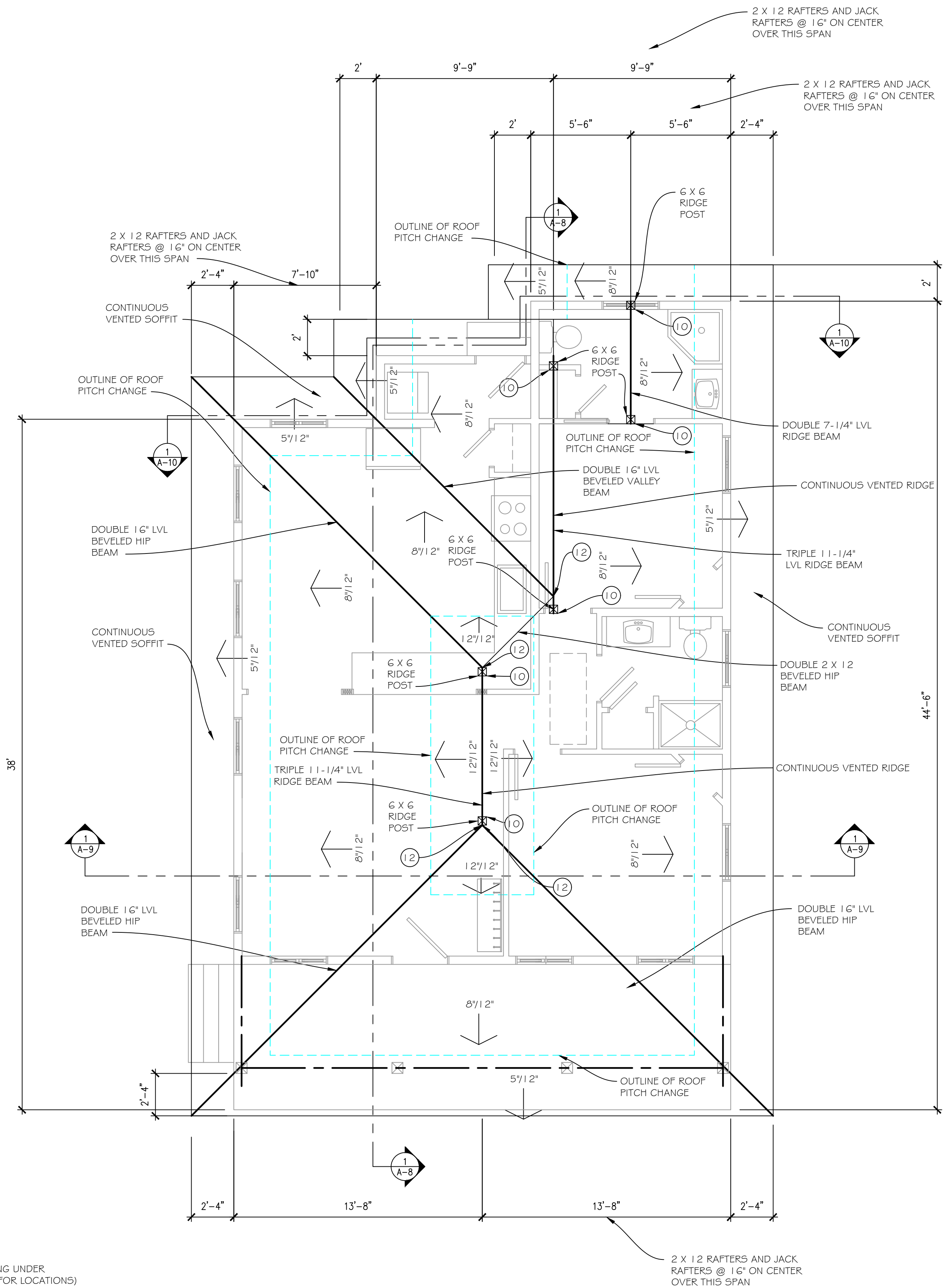


PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

FRAMING NOTES

- (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 LOOK OUTS TO TRIPLE 1 1/4" LVL, DOUBLE 1 1/4" LVL AND DOUBLE 2 X 12 W/ SIMPSON STRONG TIE U2 L JOIST HANGERS
- (6) FASTEN DOUBLE 2 X 12 FLOOR JOIST TO DOUBLE/TRIPLE 2 X 12 FLUSH FLOOR BEAM W/ SIMPSON STRONG TIE HU2 L O-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)
- (10) FASTEN 6 X 6 POST TO RIDGE BEAM AND TRIPLE LVL CEILING JOIST WITH SIMPSON STRONG TIE BC6 POST CAP, SHIM AS NECESSARY.
- (12) NOTCH OVER AND FASTEN HIP AND VALLEY BEAMS TO RIDGE BEAM WITH 15" GRK CONSTRUCTION SCREWS.



PROPOSED ROOF PLAN

1/4" = 1'-0"

REVISION	
DATE	DESCRIPTION
10/5/26	UPDATE WALL HEIGHT, FREEZE BOARD LOCATION AND RAFTER TAILS

FIRST FLOOR-ROOF PLAN
FLANAGAN RESIDENCE
200 W. 11TH ST.
CHAUTAUQUA, NY 14722

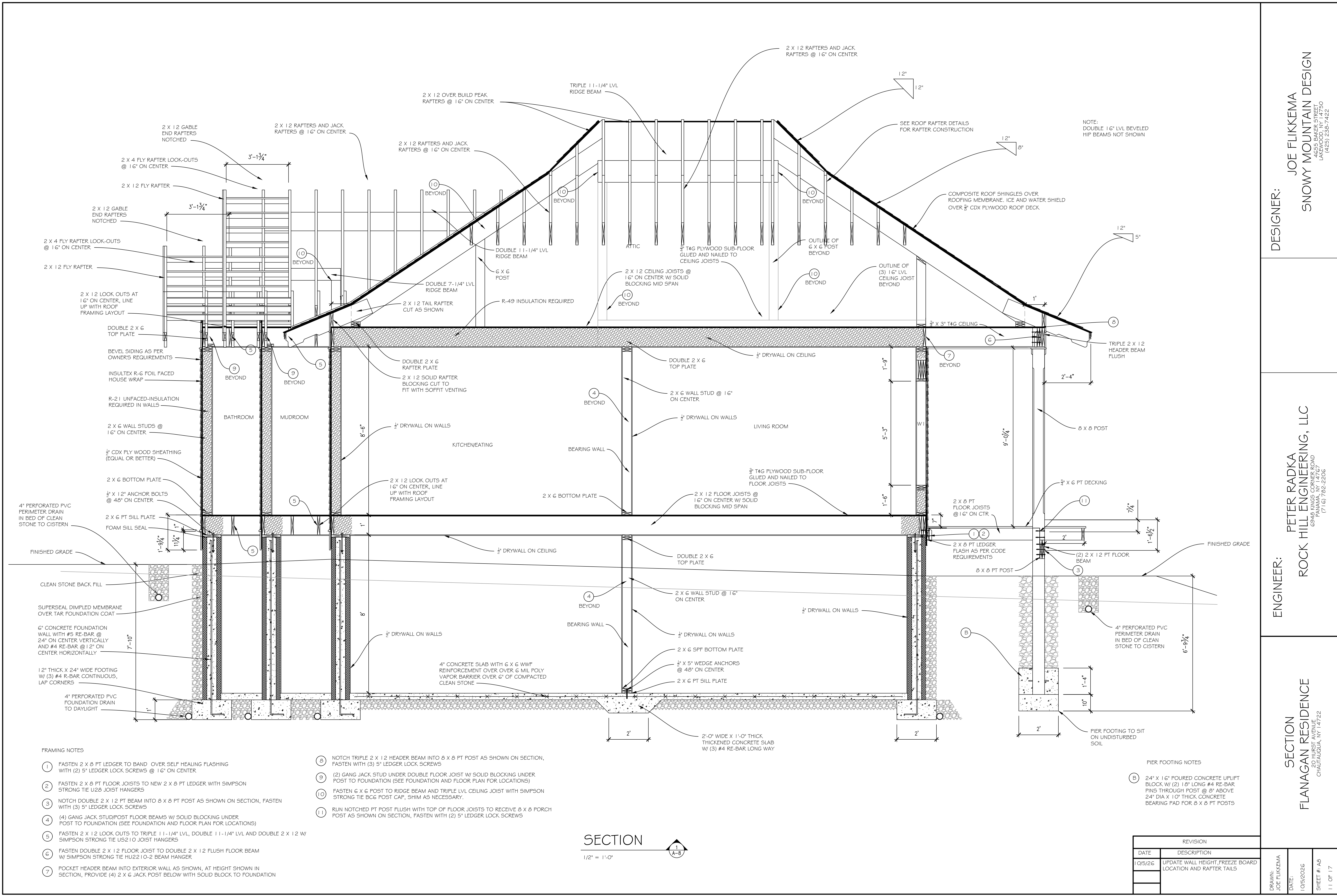
ENGINEER:

PETER RADKA
ROCK HILL ENGINEERING, LLC
6349 KINGS CORNER ROAD
PANAMA, NY 14767
(716) 782-2206

DESIGNER:

JOE FLIKKEMA
SNOWY MOUNTAIN DESIGN
4655 BACK STREET
LAKEVILLE, NY 14750
(485) 238-7422

DRAWN: JOE FLIKKEMA
DATE: 10/5/2026
SHEET # A7
10 OF 17



DESIGNER:
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ENGINEER:
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SECTION
FLANAGAN RESIDENCE
2025-05-26
CHAUDQUA, NY 14722

DRAWN:
JOE FLIKKEMA

DATE:
10/5/2026

SHEET #:
A-5

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FRAMING NOTES

- FASTEN 2 X 8 PT LEDGER TO BAND OVER SELF HEALING FLASHING WITH (2) 5" LEDGER LOCK SCREWS @ 16" ON CENTER
- FASTEN 2 X 8 PT FLOOR JOISTS TO NEW 2 X 8 PT LEDGER WITH SIMPSON STRONG TIE U28 JOIST HANGERS
- 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) GANG JACK STUD/POST FLOOR BEAMS W/ SOLID BLOCKING UNDER POST TO FOUNDATION (SEE FOUNDATION AND FLOOR PLAN FOR LOCATIONS)
- FASTEN 2 X 12 LOOK OUTS TO TRIPLE 1 1/4" LVL, DOUBLE 1 1/4" LVL AND DOUBLE 2 X 12 W/ SIMPSON STRONG TIE U5210 JOIST HANGERS
- FASTEN DOUBLE 2 X 12 FLOOR JOIST TO DOUBLE 2 X 12 FLUSH FLOOR BEAM W/ SIMPSON STRONG TIE HU2210-2 BEAM HANGER
- 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

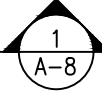
- NOTCH TRIPLE 2 X 12 HEADER BEAM INTO 8 X 8 PT POST AS SHOWN ON SECTION, FASTEN WITH (3) 5" LEDGER LOCK SCREWS
- (2) GANG JACK STUD UNDER DOUBLE FLOOR JOIST W/ SOLID BLOCKING UNDER POST TO FOUNDATION (SEE FOUNDATION AND FLOOR PLAN FOR LOCATIONS)
- FASTEN 6 X 6 POST TO RIDGE BEAM AND TRIPLE LVL CEILING JOIST WITH SIMPSON STRONG TIE BCG POST CAP, SHIM AS NECESSARY.
- 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

- 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

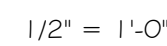
SECTION

1/2" = 1'-0"



REVISION	
DATE	DESCRIPTION
10/5/26	UPDATE WALL HEIGHT, FREEZE BOARD LOCATION AND RAFTER TAILS

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 LOOK OUTS TO TRIPLE 1 1/4" LVL, DOUBLE 1 1/4" LVL AND DOUBLE 2 X 12 W/ SIMPSON STRONG TIE U2210 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 BCG POST CAP, SHIM AS NECESSARY.



NER:
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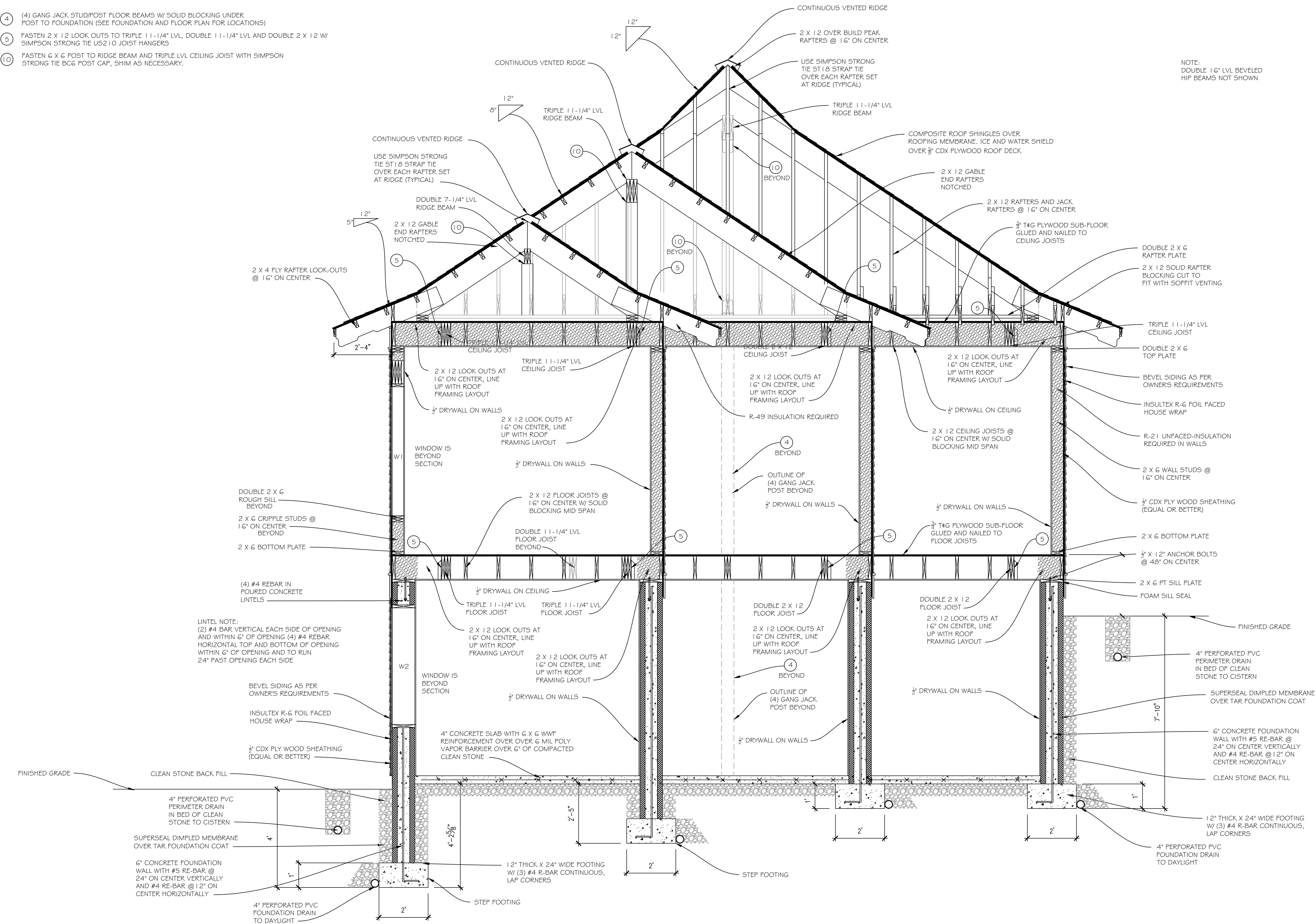
ER:
PETER RADKA
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6945 KINGS CORNER ROAD
PANAMA, NY 14767
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SECTION
FLANAGAN RESIDENCE
20 HURST AVENUE
CHAUTAQUA, NY 14722

REVISION		DRAWN: JOE FLUKEMA	DATE: 10/9/2026	SHEET #: A9 12 OF 17
DATE	DESCRIPTION			
10/5/26	UPDATE WALL HEIGHT, FREEZE BOARD LOCATION AND RAFTER TAILS			

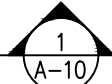
FRAMING NOTES

- (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 LOOK OUTS TO TRIPLE 1 1/4" LVL, DOUBLE 1 1/4" LVL AND DOUBLE 2 X 12 W/ SIMPSON STRONG TIE U5210 JOIST HANGERS
- (10) FASTEN 6 X 6 POST TO RIDGE BEAM AND TRIPLE LVL CEILING JOIST WITH SIMPSON STRONG TIE BC6 POST CAP, SHIM AS NECESSARY.



SECTION

1/2" = 1'-0"



NOTE:
DOUBLE 1 6" LVL BEVELED
HIP BEAMS NOT SHOWN

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SECTION
FLANAGAN RESIDENCE

20 JUN 2026
CHAUDRON, NY 14722

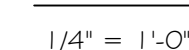
REVISION	
DATE	DESCRIPTION
10/5/26	UPDATE WALL HEIGHT, FREEZE BOARD LOCATION AND RAFTER TAILS

DRAWN:
JOE FLIKKEMA

DATE:
10/5/2026

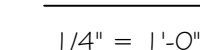
SHEET # : A 10
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OUTLINE OF HISTORIC STRUCTURE



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

OUTLINE OF STRUCTURE



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JOE FLIKKEMA

DATE:
10/5/2026

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LEGEND:

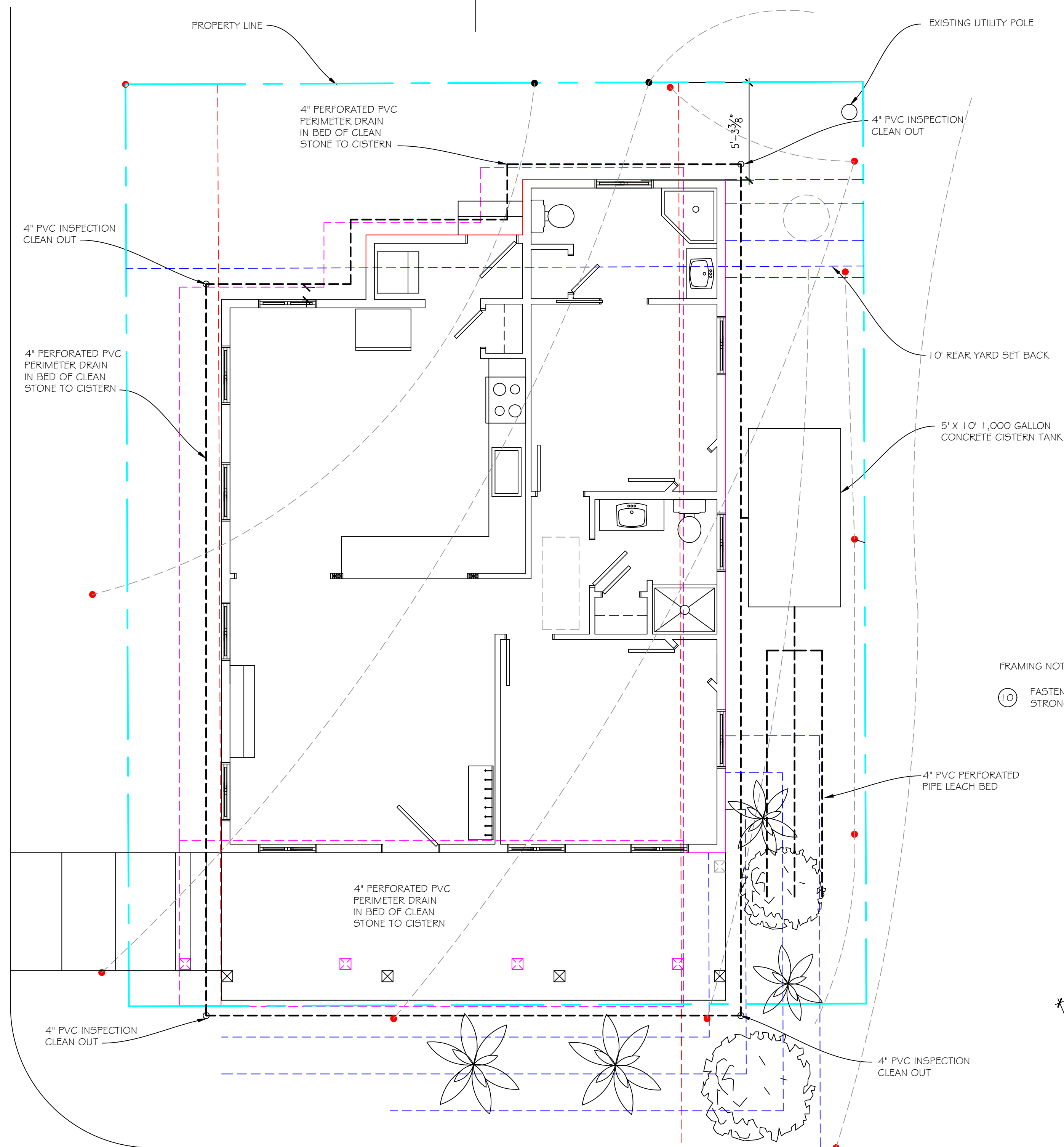
OUTLINE OF EXISTING STRUCTURE FOOT PRINT

5' PROPERTY SET BACK LINE

PROPERTY LINE

PROPERTY SET BACK LINE

OUTLINE OF STRUCTURE



PROPOSED STORM WATER PLAN

1/4" = 1'-0"

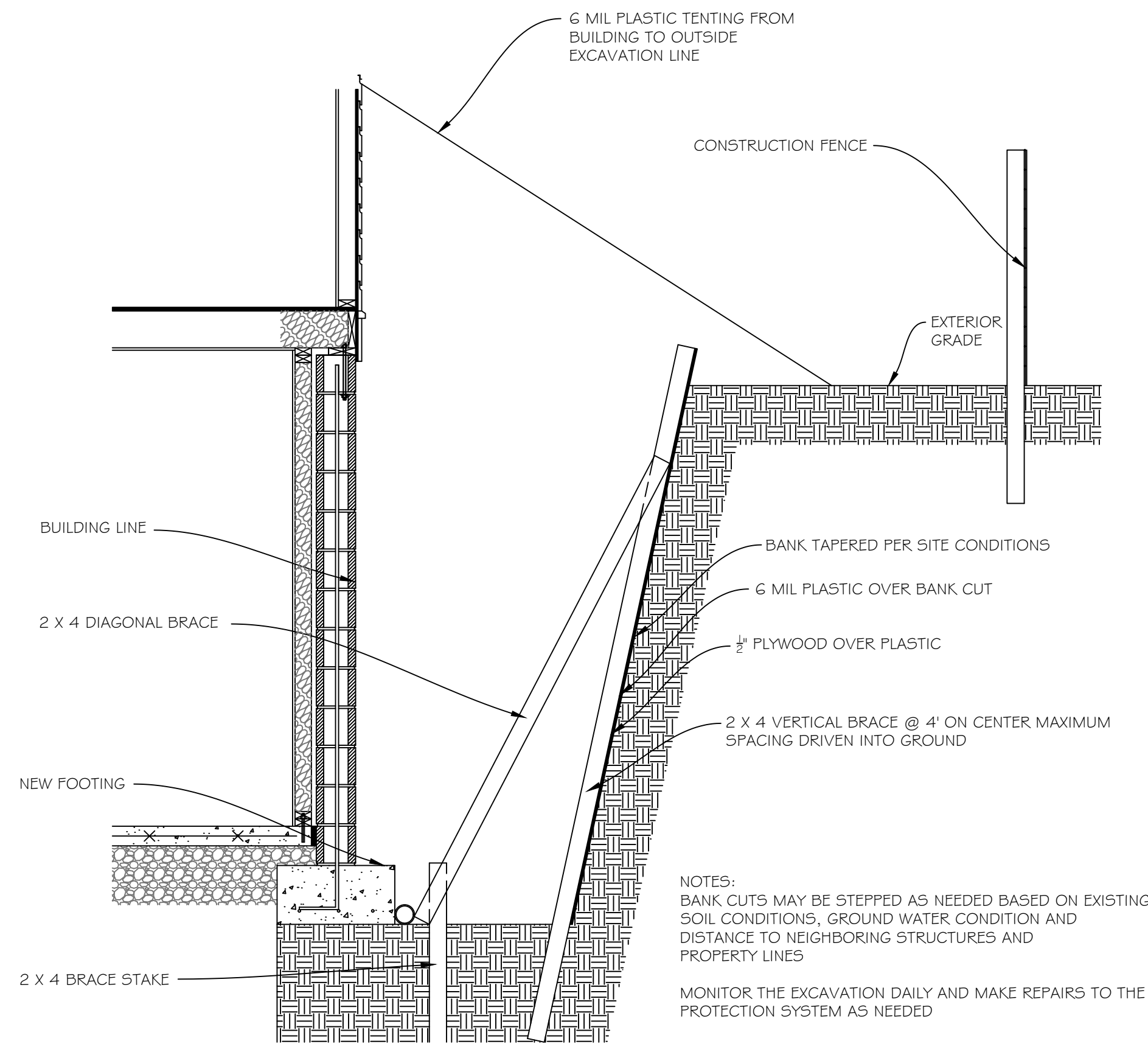
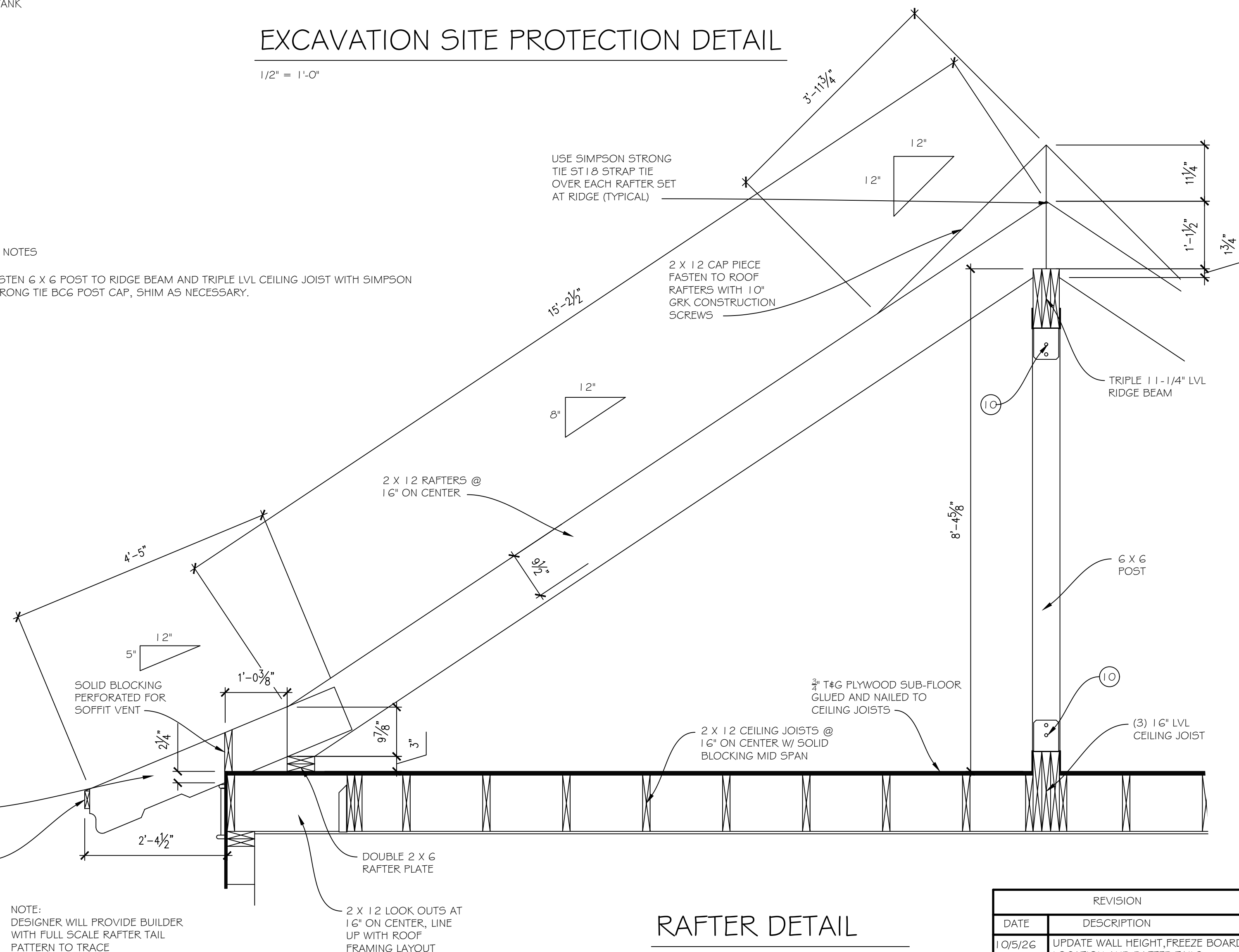
FRAMING NOTES

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

NOTE:
DESIGNER WILL PROVIDE BUILDER
WITH FULL SCALE RAFTER TAIL
PATTERN TO TRACE

EXCAVATION SITE PROTECTION DETAIL

1/2" = 1'-0"



RAFTER DETAIL

3/4" = 1'-0"

REVISION	
DATE	DESCRIPTION
10/5/26	UPDATE WALL HEIGHT, FREEZE BOARD LOCATION AND RAFTER TAILS

DESIGNER:

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ENGINEER:

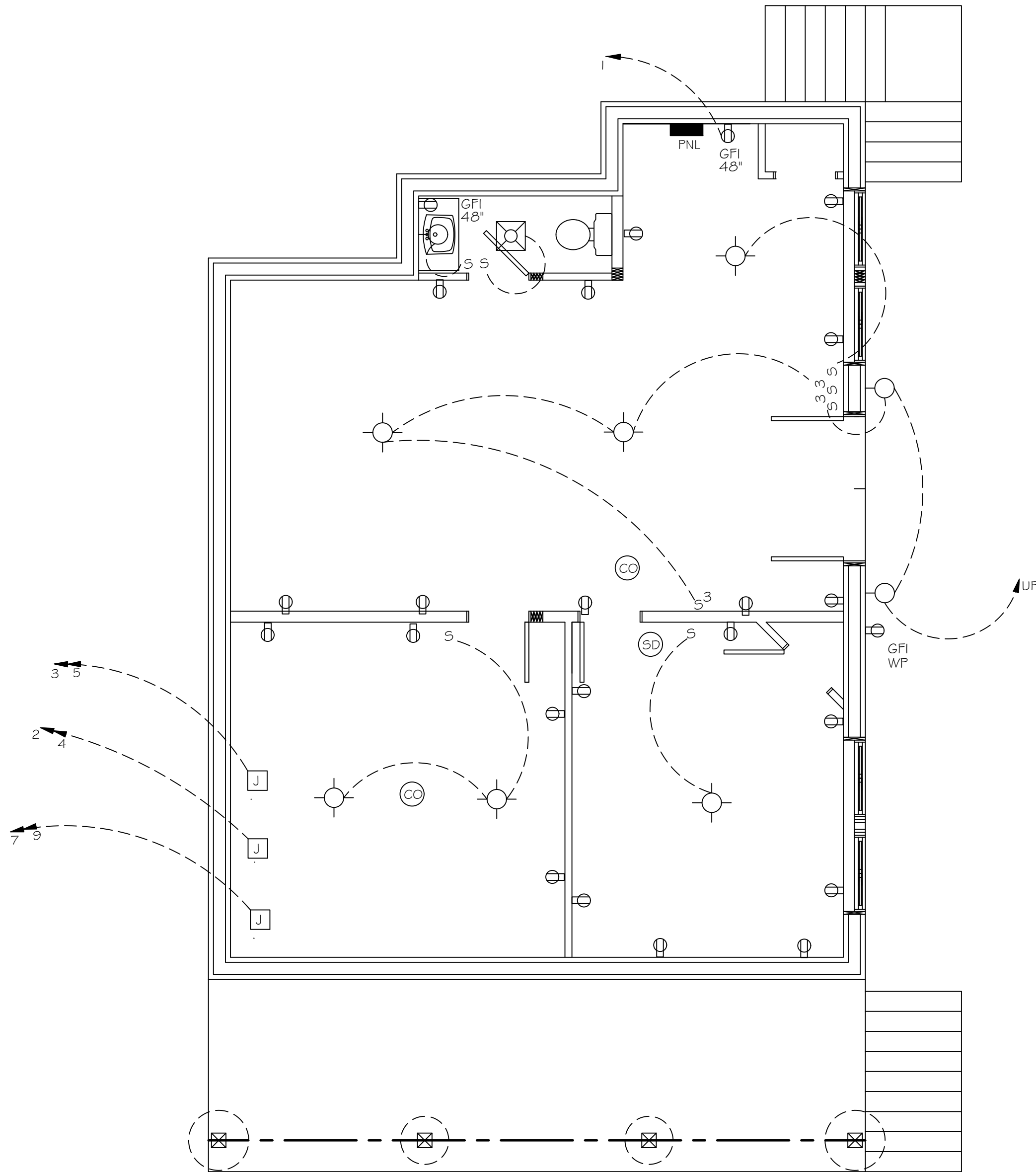
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SITE PLAN-DETAILS
FLANAGAN RESIDENCE

DRAWN:
JOE FLIKKEMA

DATE:
10/5/2026

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15 OF 17

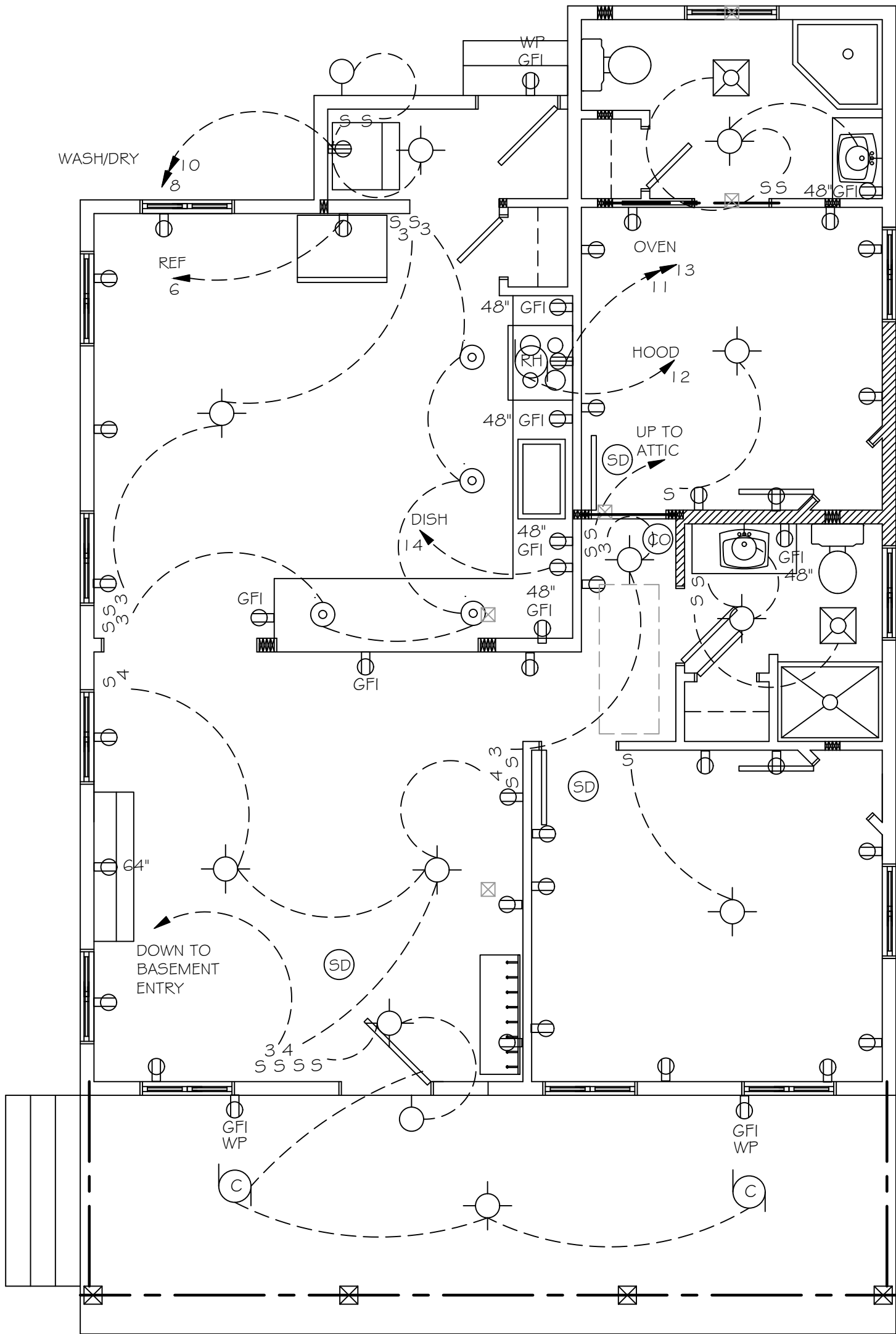


PROPOSED BASEMENT ELECTRICAL PLAN

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
- ⏏^{RH} RANGE HOOD EXHAUST FAN
- ⏏³ BATHROOM EXHAUST FAN/LIGHT COMBO VENTED TO EXTERIOR
- 3 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
- ⦿^{48"} OUTLET WITH HEIGHT TO CENTER OF BOX INDICATED
- ⦿ 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



PROPOSED FIRST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

REVISION	
DATE	DESCRIPTION
10/5/26	UPDATE WALL HEIGHT,FREEZE BOARD LOCATION AND RAFTER TAILS

DRAWN:
JOE FLIKKEMA
DATE:
10/5/2026
SHEET # E-1
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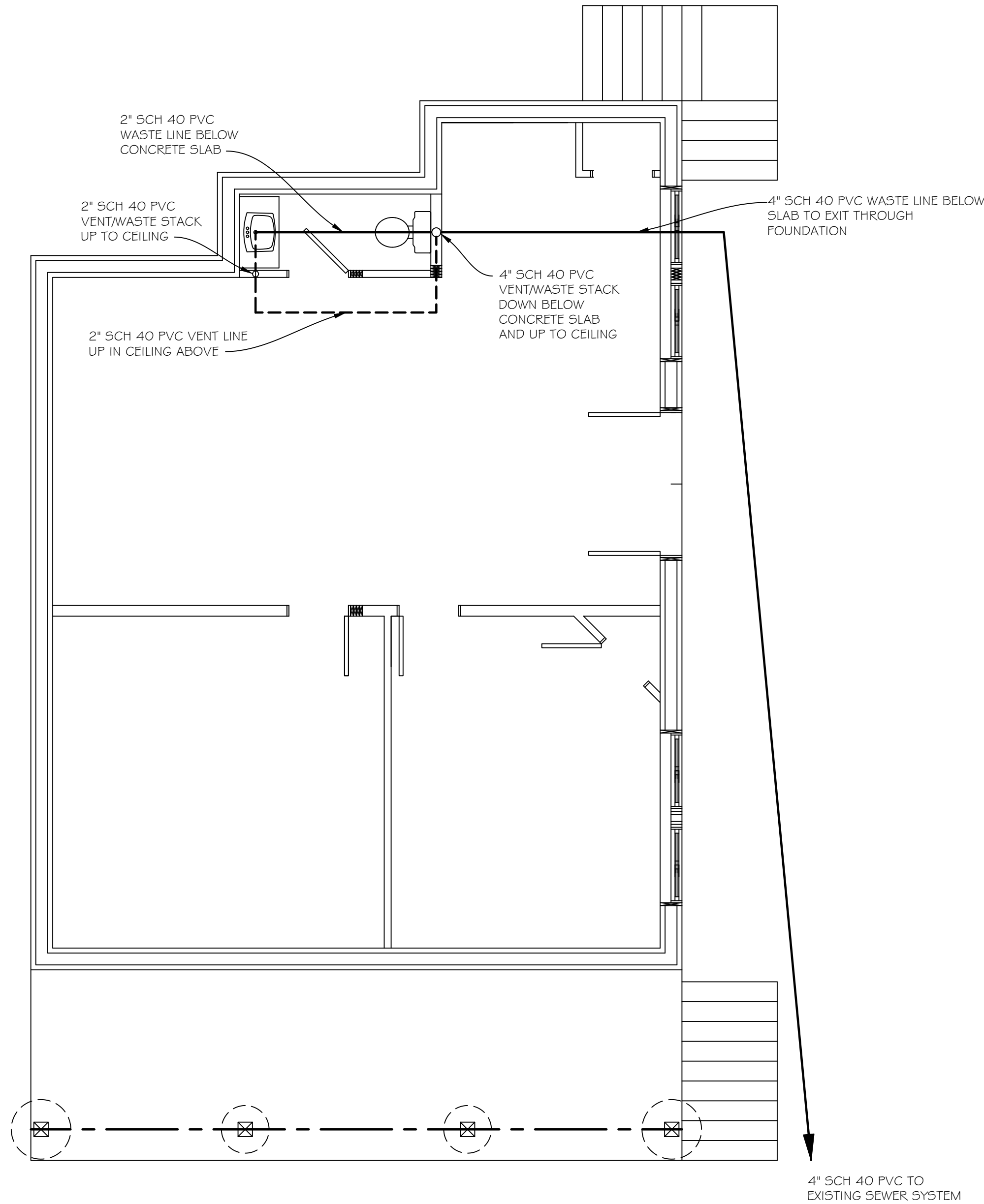
BASEMENT-FIRST FLOOR ELECT
FLANAGAN RESIDENCE
200 W. 1ST STREET
CHAUTAUQUE, NY 14722

ENGINEER:
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DESIGNER:
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(425) 238-7422

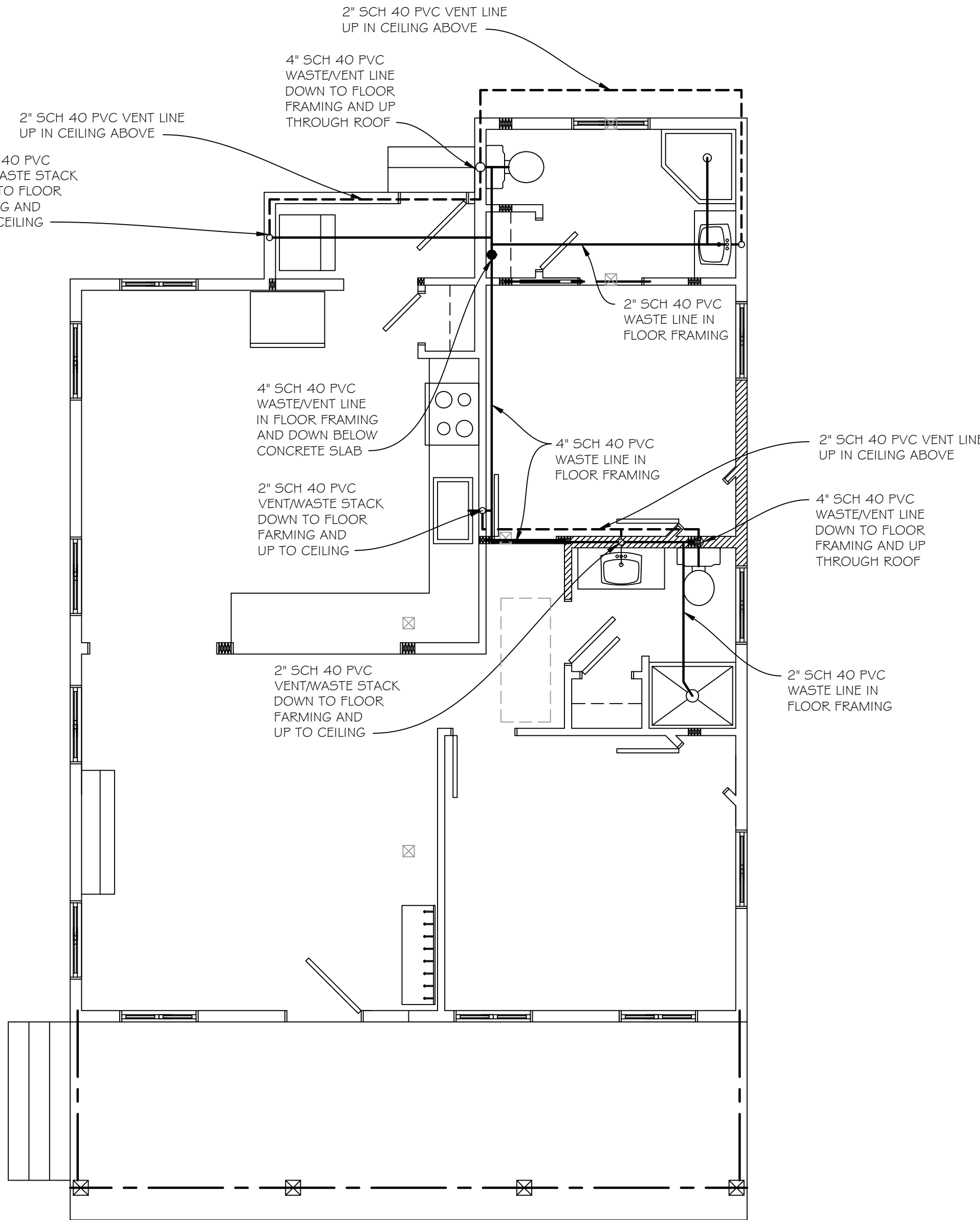
PLUMBING SYMBOL SCHEDULE

- 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



PROPOSED BASEMENT PLUMBING PLAN

1/4" = 1'-0"



PROPOSED FIRST FLOOR PLUMBING PLAN

1/4" = 1'-0"

REVISION	
DATE	DESCRIPTION
10/5/26	UPDATE WALL HEIGHT, FREEZE BOARD LOCATION AND RAFTER TAILS

DRAWN:
JOE FLIKKEMA

DATE:
10/5/2026

SHEET #:
P-1

17 OF 17

BASEMENT-FIRST FLOOR PLUMB
FLANAGAN RESIDENCE
20 HUNTER STREET
CHAUTAUQUE, NY 14722

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