July 24, 2020

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The owners of 2 Irving Place (The Springer Family) in the Neighborhood Traditional District are coming before the Architectural Review Board with plans to construct a new foundation and basement beneath the existing house, extending under the existing porch on the lake side (north); replace doors and windows; replace siding; enhance exterior porch handrails for code compliance; install a new basement egress window-well on the southeast side that would cross onto Chautauqua Institution property; and are requesting to partially alter the grade on Chautauqua Institution property on the lake side. The proposed new basement walls would be constructed in the same footprint of the existing house encroaching upon the required setbacks, and some of the proposed work crosses the property lines. Therefore, this project requires an Architectural Review Board review.

Variances/Requests being considered:

1. Variance for the new basement and foundation to encroach upon the required 6’ front yard (Irving) setback: (ALU 4.4.6)

2. Request to continue an existing encroachment for the new cantilevered structural elements beneath the existing floor and the new basement and foundation to encroach upon the required 5’ side yard (southwest) setback: (ALU 4.4.6)

3. Variance for the new basement and foundation to encroach upon the required 5’ street side yard (Root Ave) setback: (ALU 4.4.6)

4. Request for a variance to encroach upon the required 5’ side yard setback and a request to cross the property line onto Chautauqua Institution property with a new basement emergency egress window-well on the easterly (Irving) side; (ALU 4.4.6)
5. Request to continue an existing variance to come within 10’ of a neighboring structure on the southwest side; (ALU 4.4.6)

6. Variance to exceed the allowable Floor Area Ratio (FAR) of 1.0 (proposed is 1.92); (ALU 4.4.3)

7. Variance to exceed maximum allowable Impervious Surface Ratio of 75% (proposed is 78%); (ALU 4.4.3)

8. Any other variances or special requests that are required and discovered in the process of review and discussion of the proposed project.

In addition, if the following elements are approved by the Architectural Review Board, Chautauqua Institution consents to allowing the following requests to construct upon or alter Chautauqua Institution property, following more detailed documentation and approval by The Administrator:

- Minimally alter grade to allow partial basement patio access to grade on the lake-side (easterly);
- Window-well on Irving (southerly) side of the property.

You are receiving this notification because your property is within 150’ of the proposed project site.

Plans for this project may be reviewed in the office of the Administrator of Architectural and Land Use Regulations in the Colonnade Building or online at https://chq.org/about-us/property-construction-resources#arb-notices-minutes.

The Architectural Review Board will meet on Thursday August 27, 2020 at 1:30 PM via Zoom conference. See instructions for joining this conference below. 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 John Shedd at arb@ciweb.org until 12:00 noon on August 26, 2020.

Join Zoom Meeting
https://us02web.zoom.us/j/6791291966

Meeting ID: 679 129 1966
One tap mobile
+16468769923,,6791291966# US (New York)
+13017158592,,6791291966# US (Germantown)
Dial by your location
+1 646 876 9923 US (New York)
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
+1 408 638 0968 US (San Jose)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)

Meeting ID: 679 129 1966
Find your local number: https://us02web.zoom.us/u/kb9S2FtxAa

Sincerely,

CHAUTAUQUA INSTITUTION

John L. Shedd, AIA – Architect
Vice President of Campus Planning and Operations/
Administrator of Architectural & Land Use Regulations
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 70 psf. If substandard soil (soft clay or silt) is encountered, the designer should be consulted.
4. Design is based on a 40 psf ground snow load with applicable modifications. Roof design dead load is 20 psf. Floor design dead loads are 40 psf dead and 40 psf live for the first floor and 40 psf dead and 50 psf live for the second floor.
5. Minimum all-day component strength is 500 psi for concrete forms and walls and 3000 psi for concrete slabs.
6. Maximum U-value for doors and windows to be 0.3.
7. Minimum floor to wall window installation height without safety glazing is 7.5 ft.
8. One fixed window in each bedroom to provide emergency escape dimensions of 24 inches high, 20 inches wide, and a minimum net clear opening of 7.5 square feet. First floor egress windows may have a minimum net clear opening of 40 square feet.
9. Smoke alarms are required in each bedroom, outside the bedroom area, and on each floor. Units shall be wired to the electrical system, be interconnected, and have battery backup. A CO detector is required on each floor of a sleeping unit and all floors with CO-emitting appliances. Units shall be wired to the electric system, be interconnected, and have battery backup.
10. FM-207 for headers are to be used in all rooms. LI-400 or LI-500 or better.
11. All headers to be OFF or up or better.
12. Place vertical rebar in walls in cells at corners and to each side of corner. Place rebar beneath and to each side of beam pockets. All rebars should be solid grouted cells. Place anchor bolts in solid grouted cells at a spacing no greater than 4. Vertical rebar to be placed 7 inches from the sill face of the wall.
13. Ceiling should be installed at mid-span of floor joists. Solid block first three bays of the first floor framing at spacing no greater than 8 ft. Steel beams to be 3 x 24 or better.
14. The minimum height of unbalanced flue is 7.5 ft. If height greater than this, the design engineer shall be contacted to determine required reinforcing.
15. Contractor responsible for supporting the existing house during construction of the lower level area.
16. Per pressure treated lumber application use heat-dipped galvanized G-60 connectors and hardware or stainless steel.

NOTE: DOOR AND WINDOW UNIT ROUGH OPENINGS
BUILDER TO CONFIRM AN. DIMENSIONS.