July 24, 2020

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The prospective new owners of 96 N. Lake Drive (Justin and Mamie Stewart) in the Neighborhood Suburban District are coming before the Architectural Review Board with plans for reconstruction and alterations to their prospective new property that include substantial landscape and hardscape changes; substantial demolition of the existing swimming pool/hot-tub structure and stairs; the construction of a new swimming pool and hot-tub structure and stairs; and proposed improvements to surrounding Chautauqua Institution properties. This work will result in a reduction in the impervious surface ratio (ISR) that will still exceed the limitations in the Regulations. The proposed substantial demolition, proposed setback encroachments, proposed retaining wall heights, and the ISR require an ARB review.

Variances/Requests being considered:

1. Substantial demolition of the existing swimming pool/hot-tub, patio and stairs to accommodate the new swimming pool/hot-tub, patio and stair configuration (ALU 6.3);

2. Exceed the maximum Impervious Surface Ratio (ISR) by .08 (Max is .5 vs. proposed of .58) (ALU 4.7.3);

3. Exceed allowable retaining wall height of 2’ in locations surrounding the swimming pool area; west property area; and front (south) planter wall; (ALU 5.7.3.2)

4. Encroach into 5’ rear yard setback (northerly) and 5’ side yard setback (easterly) with a new swimming pool/hot-tub/patio, rain garden structure, and retaining wall structure; (ALU 4.7.6)

5. Encroach into the 5’ side yard setback (westerly) with a raised rain garden, associated retaining wall, and new stair structure; (ALU 4.7.6)
6. Encroach into the 5' side yard setback (westerly) with new steps that are proposed to cross onto Chautauqua Institution property and access the community right-of-way; (ALU 4.7.6)

7. Encroach into the 5' side yard setback (easterly) to construct Cor-Ten steel planters; (ALU 4.7.6)

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:

- Walkway at front of house (southerly);
- Driveway at front of house (southerly) IF property owner agrees to extend infiltration strip onto CI property;
- Turfgrass installation on westerly side on the community access walkway;
- Boulders/stones to ease grade along westerly side of community access area;
- Stone steps at northwesterly corner of house onto community access walkway;
- Existing boulders/stones along northerly waterfront promenade to ease grade;
- New planting beds along northerly promenade if maintained by property owner;
- New rain garden along westerly property line if maintained by property owner;

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

Plans for this project may be reviewed online at [https://chq.org/about-us/property-construction-resources#arb-notices-minutes](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. Please see below to access this meeting. You are welcome to submit any comments that you may have in writing for the Board’s consideration. E-mails are preferred and may be submitted to John Shedd at [arb@ciweb.org](mailto: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

PO Box 28  
Chautauqua, New York 14722  
716.357.6245 / 716.357.9014 (fax)  
jshedl@chq.org
To members of the ARB and Chautauqua community,

First, we’d like to introduce ourselves. We are the Stewart family – Mamie, Justin, Syan and Briya. We’ve had the pleasure of spending summers in Chautauqua for nearly 15 years. It has literally become our second home.

While we’ve had the gift of living with Mamie’s parents and other family, as we envisioned our future here, it became clear that we wanted to truly plant our own roots.

We had initially been looking for a property to build a new, sustainable and eco-friendly house, but during our search, we came upon 96 North Lake. This house had all the right ingredients and when considering the environmental impact of new construction, we decided to let go of our initial dream and instead bring new life to this beautiful home.

In alignment with our personal values and our intention to make Chautauqua our home for many years to come, including future generations, we feel strongly about preserving and rehabilitating the natural environment that is such a critical and predominant part of the on-grounds experience.

We are highly committed to the health of Lake Chautauqua. We feel it is our obligation to use our property as a last line of defense to protect the lake by capturing and treating storm run-off on the premises in order to minimize sedimentation and nutrient loading of the lake. As you can see from the plans, we will do this through the implementation of various green infrastructure best management practices that include rain garden bioretention systems, native plantings, eliminating all lawn, and increasing the permeable surfaces (from 25% to 45% permeable) through the reduction of existing hardscapes and impermeable surfaces.

As fellow Chautauquans, we also believe in the value of public access to Institution grounds, including lake access. The existing landscaping along the NorthWest property line is designed as part of the private property, creating the impression that it is not a public accessway. In addition, it includes hardscape that is adding to the lake challenges. It’s been a pleasure working with the Institution’s staff to collaborate on design plans that will clearly articulate that area as a safe public accessway while increasing the natural greenery.

Thank you for your time and dedication to the Chautauqua community.
The Stewart Family
Mamie, Justin, Syan and Briya
<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>DESCRIPTION</th>
<th>ACTUAL AREA (SF)</th>
<th>CREDIT (%)</th>
<th>TABULATION (SF)</th>
<th>SUB-TOTAL (SF)</th>
<th>PERCENTAGE OF LOT</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL GREENSPACE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>100% PERMEABLE</td>
<td>All open / landscape areas void of structures or pavement elements.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Landscaping</td>
<td></td>
<td>2670</td>
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<td>2670.0</td>
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<tr>
<td>Ornamental Stone Mulch</td>
<td></td>
<td>512</td>
<td>100%</td>
<td>512.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lawn</td>
<td></td>
<td>0</td>
<td>100%</td>
<td>0.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL IMPERVIOUS:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>4612</strong></td>
<td>58%</td>
</tr>
<tr>
<td><strong>STRUCTURES</strong></td>
<td>Includes covered porches, window wells</td>
<td></td>
<td></td>
<td><strong>2617</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building w/ attached porch(s)</td>
<td></td>
<td>2617</td>
<td>0%</td>
<td>2617.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>IMPERMEABLE LANDSCAPE ELEMENTS</strong></td>
<td>Includes garden walls, impermeable patios, sidewalks, driveways, etc.</td>
<td></td>
<td></td>
<td><strong>1391</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pool</td>
<td></td>
<td>849</td>
<td>0%</td>
<td>849.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concrete Driveway</td>
<td></td>
<td>480</td>
<td>0%</td>
<td>480.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stone Step(s)</td>
<td></td>
<td>62</td>
<td>0%</td>
<td>62.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PERMEABLE HARDSCAPE ELEMENTS</strong></td>
<td>Includes permeable hardscape elements such as sidewalks, patios, driveways, wood-framed decks.</td>
<td></td>
<td></td>
<td><strong>604</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Entry Boardwalk</td>
<td></td>
<td>218</td>
<td>15%</td>
<td>185.3</td>
<td></td>
<td></td>
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<tr>
<td>Exist. Permeable Paver Hardscape</td>
<td></td>
<td>0</td>
<td>15%</td>
<td>0.0</td>
<td></td>
<td></td>
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<tr>
<td>Proposed Permeable Paver Hardscape</td>
<td></td>
<td>492</td>
<td>15%</td>
<td>418</td>
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</tr>
<tr>
<td><strong>TOTAL SF OF PARCEL:</strong></td>
<td></td>
<td><strong>7900.0</strong></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
# STEWART RESIDENCE
**LANDSCAPE MASTER PLAN**

96 NORTH LAKE DRIVE  
CHAUTAUQUA, NEW YORK

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**GENERAL NOTES:**

1. **BASE PLAN AND SITE SURVEY** PREPARED BY RODGERS LAND SURVEYING, PC. DATED 07 13 2020.
2. **PROPOSED SITE PLAN AND DEMOLITION PLANS** BASED ON ABOVE MENTIONED SURVEY.
3. **ALL EXISTING SURFACE TREATMENT AREA TABULATIONS** HAVE BEEN CALCULATED FROM PREPARED SURVEY.
4. **ALL UTILITY LOCATIONS** ARE APPROXIMATE ONLY AND MAY NOT REFLECT THE EXTENT OF ACTUAL UTILITY LINES.
5. **THE PROPOSED SITE PLAN** REDUCES THE IMPERMEABLE SURFACE AREA OF THE PARCEL BY 13%. **ADDITIONAL IMPERMEABLE SURFACE AREA REDUCTIONS** ARE PROPOSED FOR OFF-SITE LAND CONTROLLED BY CHAUTAUQUA INSTITUTION.

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### EXISTING SURFACE TREATMENT TABULATION

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>DESCRIPTION</th>
<th>ACTUAL</th>
<th>PROPOSED</th>
<th>TOTAL</th>
<th>PERCENTAGE OF PARCEL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td></td>
<td>7960.0</td>
<td></td>
<td>7960</td>
<td>100%</td>
</tr>
<tr>
<td><strong>PERMEABLE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Path</td>
<td></td>
<td>610.0</td>
<td></td>
<td>610</td>
<td>7.7%</td>
</tr>
<tr>
<td>Existing Granite Paved</td>
<td></td>
<td>263.0</td>
<td></td>
<td>263</td>
<td>3.3%</td>
</tr>
<tr>
<td>Plant Bed</td>
<td></td>
<td>135.0</td>
<td></td>
<td>135</td>
<td>1.7%</td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td>152.0</td>
<td></td>
<td>152</td>
<td>1.9%</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>1060.0</td>
<td></td>
<td>1060</td>
<td>13.4%</td>
</tr>
<tr>
<td><strong>IMPERVIOUS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Building Material</td>
<td></td>
<td>2400</td>
<td></td>
<td>2400</td>
<td>30.0%</td>
</tr>
<tr>
<td>Concrete/Oven</td>
<td></td>
<td>100.0</td>
<td></td>
<td>100</td>
<td>1.3%</td>
</tr>
<tr>
<td>Poured</td>
<td></td>
<td>135.0</td>
<td></td>
<td>135</td>
<td>1.7%</td>
</tr>
<tr>
<td>Existing Laminate</td>
<td></td>
<td>0.0</td>
<td></td>
<td>0.0</td>
<td>0%</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>2650</td>
<td></td>
<td>2650</td>
<td>33.7%</td>
</tr>
</tbody>
</table>

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### PROPOSED SURFACE TREATMENT TABULATION

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>DESCRIPTION</th>
<th>ACTUAL</th>
<th>PROPOSED</th>
<th>TOTAL</th>
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<tbody>
<tr>
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<td></td>
<td>7960</td>
<td>100%</td>
</tr>
<tr>
<td><strong>PERMEABLE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Path</td>
<td></td>
<td>610.0</td>
<td></td>
<td>610</td>
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</tr>
<tr>
<td>Existing Granite Paved</td>
<td></td>
<td>263.0</td>
<td></td>
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<td>3.3%</td>
</tr>
<tr>
<td>Plant Bed</td>
<td></td>
<td>135.0</td>
<td></td>
<td>135</td>
<td>1.7%</td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td>152.0</td>
<td></td>
<td>152</td>
<td>1.9%</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>1060.0</td>
<td></td>
<td>1060</td>
<td>13.4%</td>
</tr>
<tr>
<td><strong>IMPERVIOUS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Material</td>
<td></td>
<td>2400</td>
<td></td>
<td>2400</td>
<td>30.0%</td>
</tr>
<tr>
<td>Concrete/Oven</td>
<td></td>
<td>100.0</td>
<td></td>
<td>100</td>
<td>1.3%</td>
</tr>
<tr>
<td>Poured</td>
<td></td>
<td>135.0</td>
<td></td>
<td>135</td>
<td>1.7%</td>
</tr>
<tr>
<td>Existing Laminate</td>
<td></td>
<td>0.0</td>
<td></td>
<td>0.0</td>
<td>0%</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>2650</td>
<td></td>
<td>2650</td>
<td>33.7%</td>
</tr>
</tbody>
</table>

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### DRAWING SHEET INDEX:

- **L1.0** EXISTING CONDITIONS PLAN
- **L1.1** OVERALL SITE DEMOLITION & PROTECTION PLAN
- **L1.2** OVERALL PROPOSED SITE PLAN
- **L1.3** ENLARGEMENT FRONT-YARD PROPOSED SITE PLAN
- **L1.4** ENLARGEMENT BACK-YARD PROPOSED SITE PLAN
- **L1.5** EXIST. VS PROPOSED SURFACE TREATMENT GROUND-FIGURES
- **L2.0** CONCEPT SKETCHES & DESIGN INSPIRATION IMAGES
- **L2.1** CONCEPT SKETCHES & DESIGN INSPIRATION IMAGES

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**ARB FINAL SUBMISSION 07 21 2020**

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DEMOLITION NOTES:

D1. DEMOLISH / REMOVE EXISTING CONCRETE ARC DRIVEWAY
D2. DEMOLISH / REMOVE EXISTING CONCRETE ENTRY WALK
D3. (NOT IN USE)
D4. EXTRACT EXISTING LANDSCAPE STONES / BOULDERS, STOCKPILE FOR RE-USE.
D5. SAW-CUT EXISTING CONCRETE DRIVE AND NEAREST JOINT, DEMOLISH AND DISPOSE OF AREA INDICATED.
D6. DEMOLISH / REMOVE EXISTING CONCRETE POOL DECK, SWIMMING POOL AND HOT-TUB.
D7. DEMOLISH / REMOVE EXISTING EXTERIOR STAIR STRUCTURE.
D8. EXTRACT EXISTING WATER FEATURE / FOUNTAIN AND TURN-OVER TO OWNER. DEMOLISH / REMOVE EXISTING PLANTING BED.
D9. DEMOLISH / REMOVE EXISTING RAILROAD TIE EDGING & RETAINING WALLS.
D10. DEMOLISH / REMOVE EXISTING CONCRETE STAIRS & PATIO.
D11. DEMOLISH EXITING STONE WALK / PATH. EXTRACT STONES AND STOCKPILE FOR RE-USE.
SITE PLAN NOTES:

1. BICYCLE PARKING AREA (PERMEABLE PAVEMENT)
2. PROPOSED ENTRY WALK (WOOD-PLANK BOARDWALK)
3. PATIO / SITTING AREA (PERMEABLE PAVEMENT)
4. STONE & HEAVY-TIMBER BENCH / SCULPTURE
5. NEW CONCRETE DRIVEWAY w/ INFILTRATION STRIP
6. NEW TURF-GRASS PUBLIC ACCESS PATH
7. RE-USE OF EXISTING LANDSCAPE BOULDERS TO EASE GRADE AND MAKE PATH / TERRAIN MORE NAVIGABLE.
8. CRUSHED STONE FOOT-PATH
9. STONE STEPS - LINKAGE TO PUBLIC ACCESS PATHWAY
10. NEW FREE-STANDING EXTERIOR STAIR STRUCTURE TO UPPER DECK
11. NEW POOL DECK
12. NEW POOL AND HOT-TUB
13. MASONRY STONE WATERFALL WALL / POOL BARRIER (NOT TO EXCEED MIN. HEIGHT REQUIREMENT STIPULATED BY NYS / INTERNATIONAL BUILDING CODE).
14. NEW MASONRY RETAINING WALL & POOL BARRIER.
15. RE-USE OF EXISTING LANDSCAPE BOULDERS TO ALLOW FOR EASY GRADE CHANGE AND NAVIGABLE PUBLIC ACCESS FOOT-PATH.
16. DECORATIVE COR-TEN STEEL EQUIPMENT SCREEN
17. COR-TEN STEEL PLANTERS / RAIN-GARDEN CELLS. STEEL WILL SERVE TO CREATE CELLS FOR RAIN GARDENS AND PROVIDE REQUIRED BARRIER TO POOL (NOT TO EXCEED MIN. HEIGHT REQUIREMENT STIPULATED BY NYS / INTERNATIONAL BUILDING CODE).
18. NEW PLANTING BED / LANDSCAPING
19. NEW RAIN GARDEN / LANDSCAPING
20. NEW TREE PLANTING

OVERALL PROPOSED SITE PLAN

Scale: 1" = 20'-0"
10" OAK
12" POPLAR
6" THORN
DI 9"X9"
Grate 1333.86

BIRCH CLUSTER

Fin.Fl.
Elev.=1335.26

4PVC
INV=1325.15

16" SPRUCE
DI 2X2
Grate 1335.36
INV NW1333.79
INV NE1332.76
INV SW1332.76

13.
MASONRY STONE WATERFALL WALL / POOL BARRIER (NOT TO EXCEED MIN. HEIGHT REQUIREMENT STIPULATED BY NYS / INTERNATIONAL BUILDING CODE).

14.
NEW MASONRY RETAINING WALL & POOL BARRIER.

15.
RE-USE OF EXISTING LANDSCAPE BOULDERS TO ALLOW FOR EASY GRADE CHANGE AND NAVIGABLE PUBLIC ACCESS FOOT-PATH.

16.
NEW PRIVATE PATIO / SCULPTURE GARDEN SPACE (PERMEABLE PAVEMENT).

17.
DECORATIVE COR-TEN STEEL EQUIPMENT SCREEN

18.
COR-TEN STEEL PLANTERS / RAIN-GARDEN CELLS. STEEL WILL SERVE TO CREATE CELLS FOR RAIN GARDENS AND PROVIDE REQUIRED BARRIER TO POOL. (NOT TO EXCEED MIN. HEIGHT REQUIREMENT STIPULATED BY NYS / INTERNATIONAL BUILDING CODE).

19.
NEW PLANTING BED / LANDSCAPING

20.
NEW RAIN GARDEN / LANDSCAPING

21.
NEW TREE PLANTING

SITE PLAN NOTES:

1.
BICYCLE PARKING AREA (PERMEABLE PAVEMENT)

2.
PROPOSED ENTRY WALK (PERMEABLE PAVEMENT OR WOOD BOARDWALK)

3.
STONE & HEAVY-TIMBER BENCH / SCULPTURE

4.
NEW CONCRETE DRIVEWAY WI STONE INFILTRATION STRIP

5.
NEW TURF-GRASS PUBLIC ACCESS PATH

6.
RE-USE OF EXISTING LANDSCAPE BOULDERS TO EASE GRADE AND MAKE PATH / TERRAIN MORE NAVIGABLE.

7.
NEW PRIVATE PATIO / SCULPTURE GARDEN SPACE (PERMEABLE PAVEMENT)

8.
STONE STEPS - LINKAGE TO PUBLIC ACCESS PATH.

9.
NEW FREE-STANDING EXTERIOR STAIR STRUCTURE TO UPPER DECK

10.
NEW POOL DECK

11.
NEW POOL AND HOT-TUB

12.
MASONRY STONE WATERFALL WALL / POOL BARRIER (NOT TO EXCEED MIN. HEIGHT REQUIREMENT STIPULATED BY NYS / INTERNATIONAL BUILDING CODE).

13.
NEW MASONRY RETAINING WALL & POOL BARRIER.

14.
RE-USE OF EXISTING LANDSCAPE BOULDERS TO ALLOW FOR EASY GRADE CHANGE AND NAVIGABLE PUBLIC ACCESS FOOT-PATH.

15.
DECORATIVE COR-TEN STEEL EQUIPMENT SCREEN

16.
COR-TEN STEEL PLANTERS / RAIN-GARDEN CELLS. STEEL WILL SERVE TO CREATE CELLS FOR RAIN GARDENS AND PROVIDE REQUIRED BARRIER TO POOL. (NOT TO EXCEED MIN. HEIGHT REQUIREMENT STIPULATED BY NYS / INTERNATIONAL BUILDING CODE).

17.
NEW PRIVATE PATIO / SCULPTURE GARDEN SPACE (PERMEABLE PAVEMENT).

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DECORATIVE COR-TEN STEEL EQUIPMENT SCREEN

19.
COR-TEN STEEL PLANTERS / RAIN-GARDEN CELLS. STEEL WILL SERVE TO CREATE CELLS FOR RAIN GARDENS AND PROVIDE REQUIRED BARRIER TO POOL. (NOT TO EXCEED MIN. HEIGHT REQUIREMENT STIPULATED BY NYS / INTERNATIONAL BUILDING CODE).

20.
NEW PLANTING BED / LANDSCAPING

21.
NEW RAIN GARDEN / LANDSCAPING

22.
NEW TREE PLANTING

ENLARGEMENT | PROPOSE FRONT-YARD
Scale: 1" = 10'-0"
1. Bicycle Parking Area (Permeable Pavement)
2. Proposed Entry Walk (Permeable Pavement or Wood Boardwalk)
3. Patio / Sitting Area (Permeable Pavement)
4. Stone & Heavy-Timber Bench / Sculpture
5. New Concrete Driveway Apron @ Road Edge
7. Be-Use of Existing Landscape Boulders to Ease Grade and Make Path / Terrain More Navigable
8. New Private Patio / Sculpture Garden Space (Permeable Pavement)
10. New Freestanding Exterior Stair Structure to Upper Deck
11. New Pool Deck
12. New Pool and Hot-Tub

Masonry Stone Waterfall Wall / Pool Barrier (Not to Exceed Min. Height Requirement Stipulated by NYS / International Building Code).

New Masonry Retaining Wall & Pool Barrier.

Be-Use of Existing Landscape Boulders to Allow for Easy Grade Change and Navigable Public Access Foot Path.

Decorative Cor-Ten Steel Equipment Screen

Cor-Ten Steel Planters / Rain Garden Cells. Steel will serve to create cells for Rain Gardens and Provide Required Barrier to Pool. Not to Exceed Min. Height Requirement Stipulated by NYS / International Building Code.

New Dining Bed / Landscaping

New Rain Garden / Landscaping

New Tree Planting

Stewart Residence
Landscape Master Plan
96 North Lake Drive
Chautauqua, New York

ENLARGEMENT | PROPOSED BACK-YARD

Scale: 1" = 10'-0"
EXISTING CONDITION:
25% PERMEABLE SURFACE TREATMENT
75% IMPERMEABLE SURFACE TREATMENT

PROPOSED CONDITION:
45% PERMEABLE SURFACE TREATMENT
55% IMPERMEABLE SURFACE TREATMENT

EXISTING VS. PROPOSED

LEGEND:
- 100% IMPERMEABLE SURFACE
- PERMEABLE HARDSCAPE
- 100% PERMEABLE STONE MULCH
- 100% PERMEABLE LANDSCAPE

EXISTING SURFACE TREATMENT GROUND-Figure
PROPOSED SURFACE TREATMENT GROUND-Figure

Scale: 1" = 20'-0"
STEWART RESIDENCE
LANDSCAPE MASTER PLAN
96 NORTH LAKE DRIVE
CHAUTAUQUA, NEW YORK

CONCEPT SKETCHES
AND DESIGN INSPIRATION IMAGES

PROPOSED POOL CONCEPT ILLUSTRATION
N.T.S.

INSPIRATION IMAGE
N.T.S.
STONE WATER-FALL WALL & COR-TEN RAIN GARDEN CELL - CONCEPT ILLUSTRATION

CONCEPT IMAGES

N.T.S.