



OFFICE OF CAMPUS PLANNING & OPERATIONS

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

May 22nd 2024

Dear Chautauquan,

The owner of 40 Scott, the African American Heritage House, is requesting to come before the Architectural Review Board with a design for new construction as an addition to their Building. This scope of work proposes new construction of an addition that crosses a lot line in common ownership. Therefore, this project requires an Architectural Review Board review for the following considerations required as a part of this proposal's scope of work.

Variations/Requests being considered:

1. Variance for new construction crossing a Lot line separating two Lots in common ownership (Architectural and Land Use Regulations Section 5.4.1);

You are receiving this notification because your property is approximately within 150' of the proposed project site. Plans for this project's scope of work may be reviewed online at the Architecture Review Board (ARB) News and Notes Page at the following link:

[Architecture Review Board \(ARB\) News and Notes - Chautauqua Institution \(chq.org\)](https://www.chq.org/arb-news-and-notes)

The Architectural Review Board will meet on **June 22nd 2024 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](mailto:arb@chq.org) until 12:00pm noon the day before on June 21st 2024.

PO Box 28 • Chautauqua, NY 14722  
716.357.6245 • 716.357.9014 (fax)  
[ARB@chq.org](mailto:ARB@chq.org) • [chq.org](https://www.chq.org)

Thank you for your time!

Respectfully,



**Ryan B. Boughton, Assoc. AIA**

Administrator of Architectural and Land Use Regulations

[rboughton@chq.org](mailto:rboughton@chq.org) | o: 716.357.6245

# AFRICAN AMERICAN HERITAGE HOUSE GREATROOM ADDITION

40 SCOTT AVENUE, CHAUTAUQUA, NY 14722

DESIGNER:  
JOE FLIKKEMA  
SNOWY MOUNTAIN DESIGN  
4655 BAKER STREET  
LANCASTER, NY 14080  
(405) 238-7422

ENGINEER:  
PETER RADKA  
ROCK HILL ENGINEERING, LLC  
6348 KINGS CORNER ROAD  
PANAMA, NY 14767  
(716) 782-2206

GENERAL NOTES  
AFRICAN AMERICAN HERITAGE HOUSE  
40 SCOTT AVENUE  
CHAUTAUQUA, NY 14722

DRAWN:  
JOE FLIKKEMA  
DATE:  
5/14/2024  
SHEET # : G1  
1 OF 14

## 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
	SHINGLE ROOFING
	C.M.U.
	LAP SIDING
	CONCRETE
	EARTH
	GRAVEL
	BATT INSUL.
	RIGID INSUL.
	SPRAY INSULATION
	STONE VENEER

## CONSTRUCTION NOTES

1. Install electric, heating, and plumbing according to NYS Building Code.
2. These plans do not show all the standard details used during construction. New York State Building code standards and practices should be followed.
3. Footing design is based on normal soil conditions with an allowable load of 1500 psf. If substandard soil (soft clay or silt) is encountered the designer should be contacted.
4. Design is based on a 48 psf ground snow load with applicable modifications. Total Roof design load is 89 psf. Deck design load is 10 psf dead and 40 psf live.
5. Minimum 28 day compressive strength is 3000 psi for concrete footers and walls and 4000 psi for concrete slabs.
6. Maximum U value for new doors and windows to be .30.
7. Minimum floor to sill window installation height without safety glazing is 18".
8. LVLs for headers are to be Trus Joist Microlam, 1.9E, 2600 psi or better.
9. All lumber to be SPF #2 or better.
10. Bridging should be installed at mid span of ceiling joists/rafters.
11. For pressure treated lumber applications use hot dipped galvanized G185 connectors and hardware or stainless steel.

"Contact engineer of record (Rock Hill Engineering) in the event of any structural changes to that shown on the plan"

Contractor to field verify all dimensions. Ensure solid blocking to beams for all point loads new and existing.

Contractor shall protect all adjacent structures during excavation and construction of foundation wall.

WINDOW SCHEDULE						
MARK	SIZE	TYPE	RO	REMARKS	HEADER	QTY
W1	(2) 3042	DBL	6'5" X 4'5"	FIELD MULLED	(3) 2 X 12 W/ 2 X 6 CAP, (2) JACK	4
W2	(3) 3042	DBL	9'6" X 4'5"	FIELD MULLED	(3) 2 X 12 W/ 2 X 6 CAP, (2) JACK	1
W3						

DOOR SCHEDULE						
MARK	SIZE	TYPE	HINGE	REMARKS	HEADER	QTY
D1	6'0" X 6'8"	EXT	FRENCH	IN-SWING FRENCH PATIO DOOR	(3) 2 X 12 W/ (3) JACK	1
D2	6'0" X 6'8"	INT	N/A	FINISHED OPENING IN EXISTING WALL	(3) 2 X 12 W/ 2 X 6 CAP, (3) JACK	1
D3						
D4						

## ABBREVIATIONS

& @ AFF ALUM ANSI	AND EXP ABOVE FINISHED FLOOR ALUMINUM AMERICAN NATIONAL STANDARDS INSTITUTE	EQ EXP EXIST. EXT. F.E. FDN FF FIN. F.O. FTG. GA. G.C. G.W.B. GYP.	EQUAL EXPANSION EXISTING EXTERIOR FIRE EXTINGUISHER FOUNDATION FACTORY FINISH FINISH(ED) FACE OF FOOTING GAUGE GENERAL CONTRACTOR GYPSUM WALL BOARD	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 MINOR OPENING MODIFIED MOUNTED METAL NECESSARY NOT IN CONTRACT NUMBER NOT APPLICABLE ON CENTER OPPOSITE PARTITION, PARTIAL PLYWOOD POINT OF SALE	PTD P.L RECEP. REF. REINF. REQ'D 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/TH 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
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## ELECTRICAL NOTES

1. Arc fault circuit interrupter protection provided at all branch circuits, 15-20 amp, 120 volt, single phase.
2. GFI at wet locations per code. Kitchens, bathrooms, basements, garage, and egress areas. Max three outlets per GFI.
3. Install two 20 amp circuits for kitchen, pantry, breakfast, and dining areas. 20 amp circuits for each appliance. Consult appliance requirements.
4. 20 amp circuit for laundry room.
5. Bathrooms require 20 amp GFI circuits.
6. Hallways 10 ft or longer to have one outlet.
7. 15 amp circuits for lights use #14 awg copper.
8. 20 amp circuits use #12 awg copper.
9. Install outlets at spacing per code.
10. Install switched light or outlet at each habitable room or switched outlet.
11. At least one wall switch/light at hallway, stairwell, egress door, detached/attached garage.
12. Attic, crawl space, basement, utility room to be provided with wall switch/integral light switch.
13. Install high efficiency lighting in at least 90% of new construction.

These plans may be used by the client's design professional as the basis for the remainder of the plan set. Any other plans required for permitting must be submitted by the client or their registered design professional. Required plans may include site plan, mechanical, and storm-water.

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

This design meets the NYS Energy Code Prescriptive Requirements

## DESIGN LOAD INFORMATION

DECK 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

FAR CALCULATIONS:	ISR CALCULATIONS:	
1ST FLOOR 1905 SF	FOOT PRINT 1905	
2ND FLOOR 803	PORCH/ENTRY 660	
THIRD 432	DRIVE WAY N/A	
BASEMENT N/A	*WALKS 185	
TOTAL 3140 SF	TOTAL 2751	
LOT 4461 SF	LOT 4461	
3140/4461 = .70	2751/4461 = .62	

\* WALKS ARE DRY LAID BRICK

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 = 15 PSF  
GREEN ROOF LOAD = 30 PSF  
TOTAL ROOF DESIGN LOAD 89 PSF

ADDITION BUILDING AREA:

FIRST FLOOR AREA 894 SF  
TOTAL LIVING AREA 894 SF  
TOTAL PORCH AREA 504 SF

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A-10	SECTION
A-11	SECTION/DETAILS
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S-1	SITE PLAN



SOUTH ELEVATION

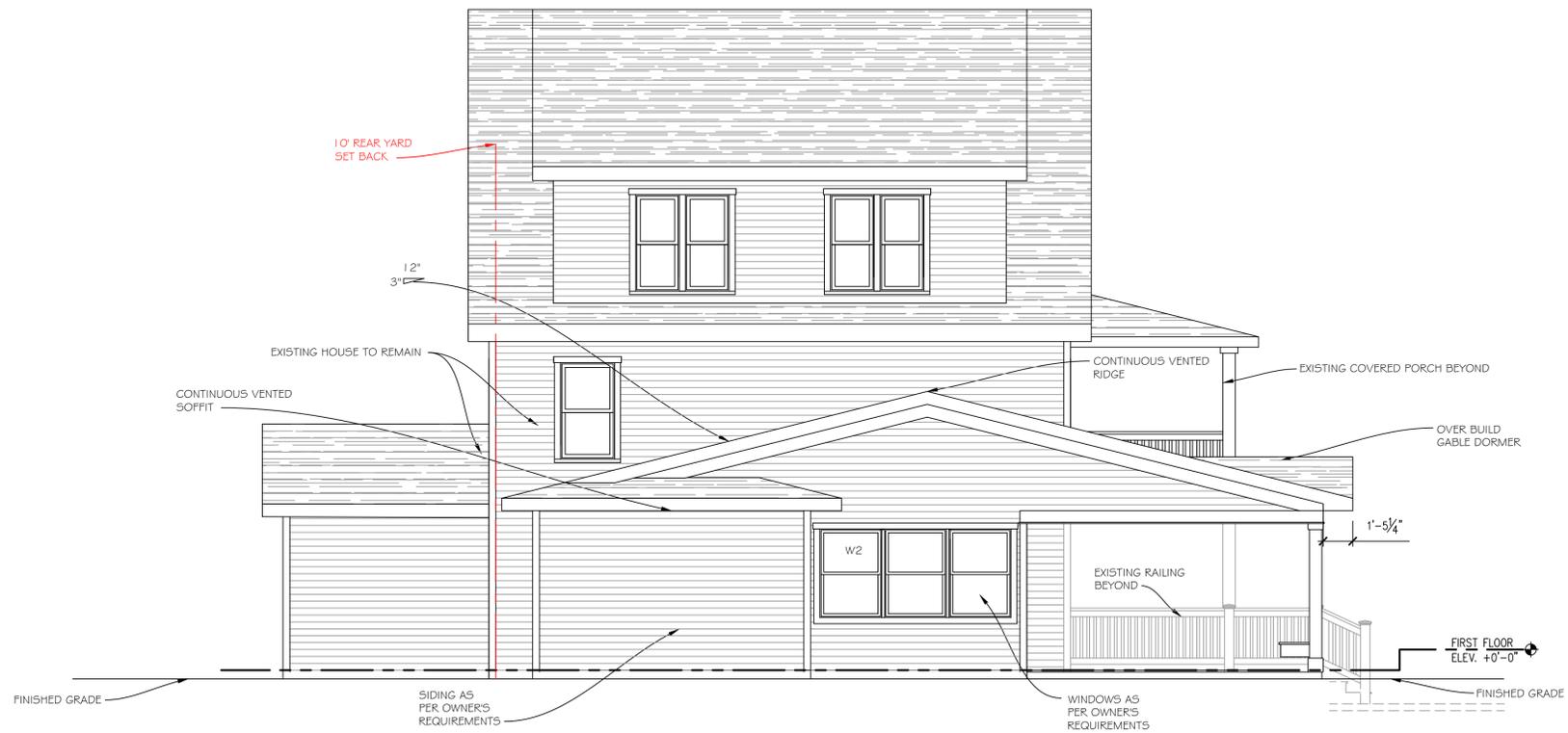
3/8" = 1'-0"

DRAWN:  
JOE FLIKKEMA  
DATE:  
5/14/2024  
SHEET # : A1  
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ELEVATIONS  
AFRICAN AMERICAN HERITAGE HOUSE  
100 W. STATE ST. #101  
CHAUTAUQUA, NY 14722

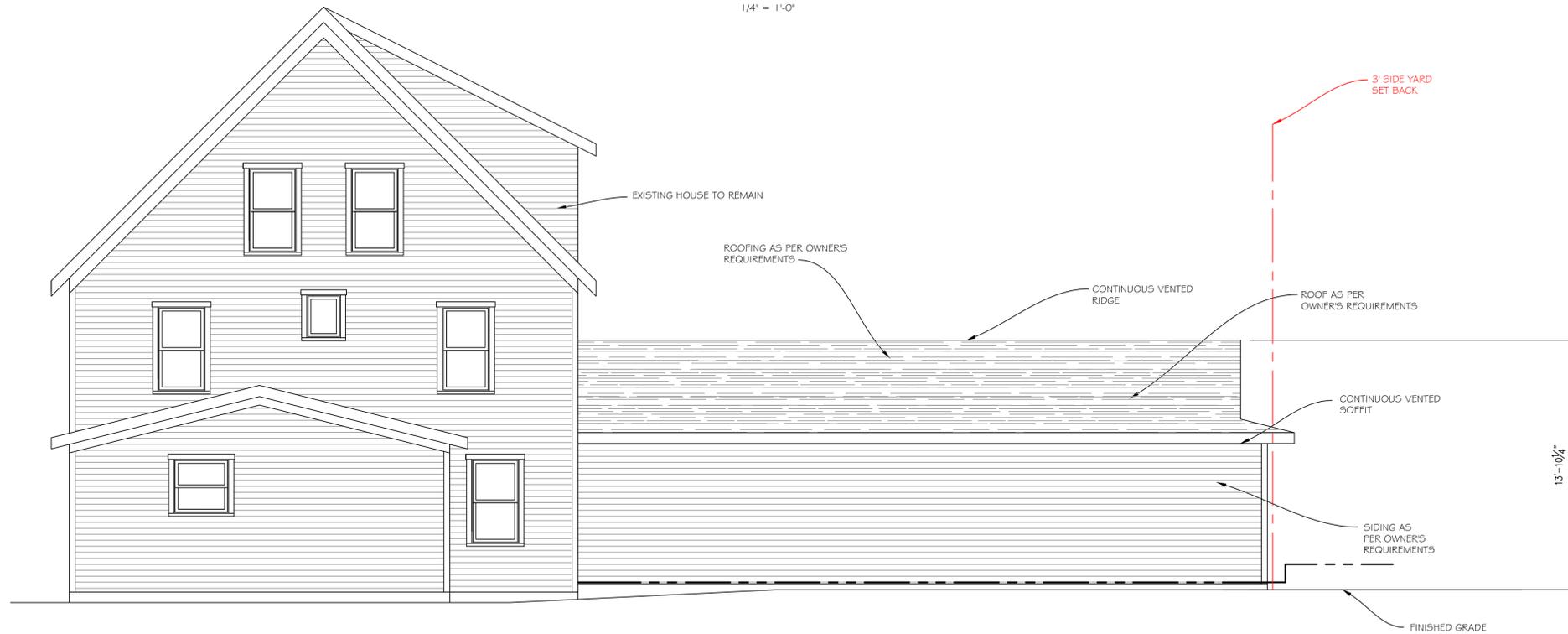
ENGINEER:  
PETER RADKA  
ROCK HILL ENGINEERING, LLC  
6348 KINGS CORNER ROAD  
PANAMA, NY 14767  
(716) 782-2206

DESIGNER:  
JOE FLIKKEMA  
SNOWY MOUNTAIN DESIGN  
4655 BAKER STREET  
LAKE PLACID, NY 14872  
(405) 238-7422



WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

DRAWN:  
JOE FLIKKEMA

DATE:  
5/14/2024

SHEET # A2

3 OF 14

ENGINEER:

PETER RADKA  
ROCK HILL ENGINEERING, LLC  
6949 KINGS CORNER ROAD  
PANAMA, NY 14767  
(716) 782-2206

DESIGNER:

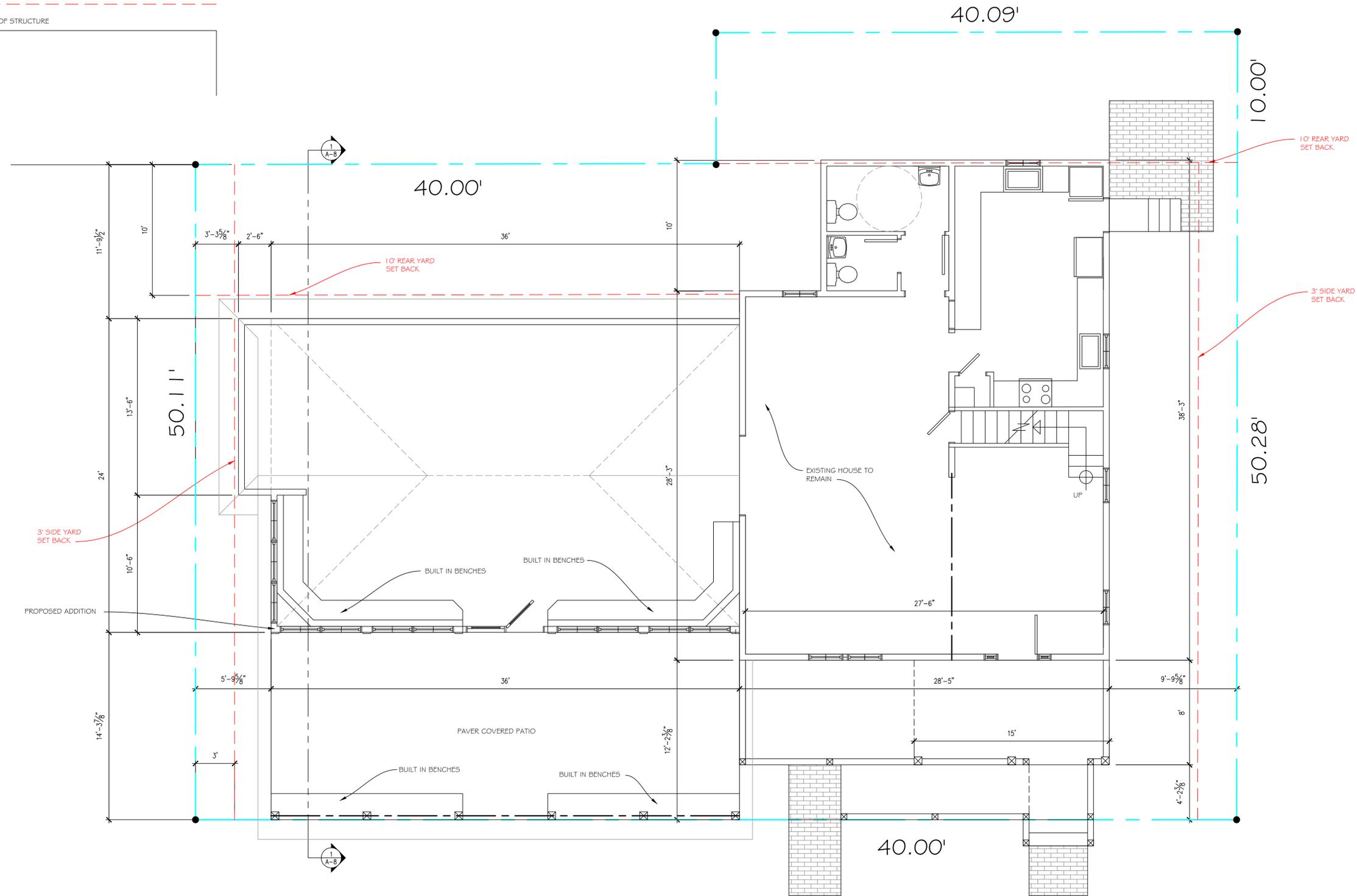
JOE FLIKKEMA  
SNOWY MOUNTAIN DESIGN  
4655 BAKER STREET  
LANCASTER, NY 13950  
(485) 238-7422

ELEVATIONS  
AFRICAN AMERICAN HERITAGE HOUSE  
ROCKY HILL, NY 14722  
CHAUTAQUA, NY 14722

LEGEND:

- PROPERTY LINE
- PROPERTY SET BACK LINE
- OUTLINE OF STRUCTURE

NORTH

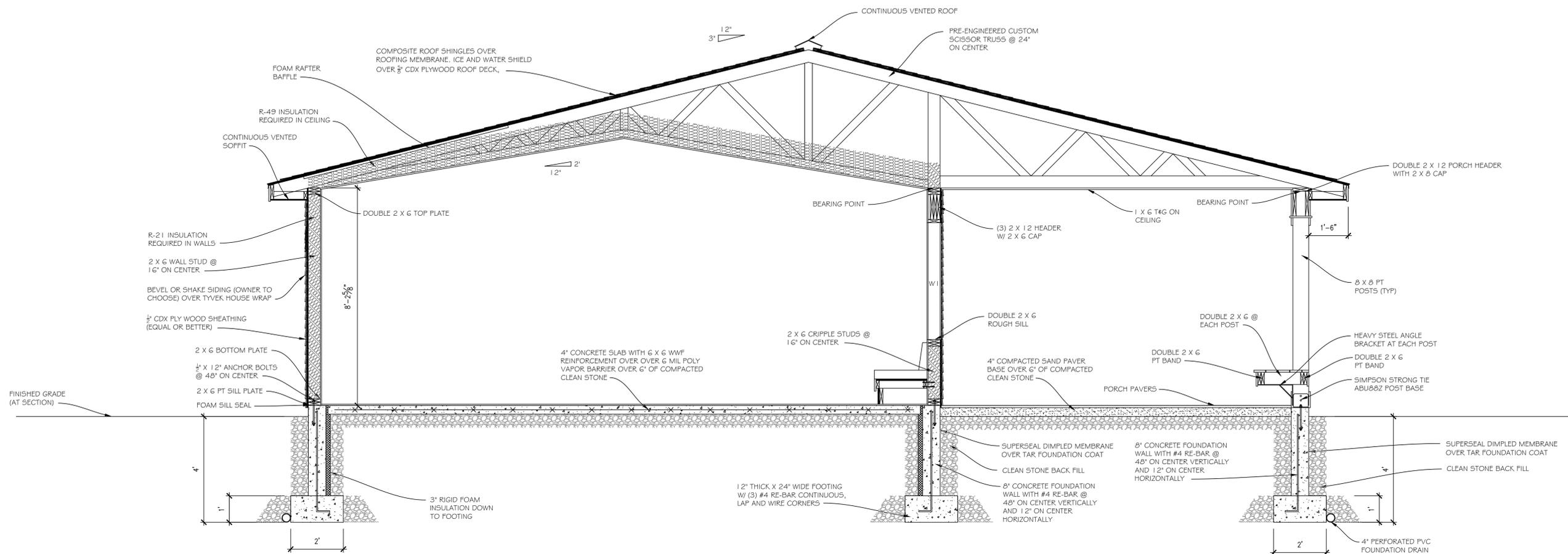


40 SCOTT AVE  
SCOTT AVENUE

SITE PLAN

1/4" = 1'-0"

DRAWN: JOE FLIKKEMA	DATE: 5/14/2024	SHEET #: 51	14 OF 14
<b>SITE PLAN</b> <b>AFRICAN AMERICAN HERITAGE HOUSE</b> <small>7500 W. 11TH STREET CHAUTAQUA, NY 14722</small>			
<b>ENGINEER:</b> <b>PETER RADKA</b> <small>ROCK HILL ENGINEERING, LLC 6248 KINGS CORNER ROAD PANAMA, NY 14767 (716) 782-2206</small>		<b>DESIGNER:</b> <b>JOE FLIKKEMA</b> <small>SNOWY MOUNTAIN DESIGN 4655 BAKER STREET LANCASTER, NY 13950 (485) 238-7422</small>	



SECTION  
1/2" = 1'-0"

DRAWN: JOE FLIKKEMA	DATE: 5/14/2024	SHEET #: A8	9 OF 14
<b>SECTION</b> <b>AFRICAN AMERICAN HOUSE</b> <small>15711 WYTHAM STREET CHAUTAQUA, NY 14722</small>			
<b>ENGINEER:</b> PETER RADKA ROCK HILL ENGINEERING, LLC <small>6348 KINGS CORNER ROAD PANAMA, NY 14767 (716) 782-2206</small>		<b>DESIGNER:</b> JOE FLIKKEMA SNOWY MOUNTAIN DESIGN <small>4655 BAKER STREET LANCASTER, NY 14090 (485) 238-7422</small>	