



OFFICE OF CAMPUS PLANNING & OPERATIONS

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

October 1st, 2024

Dear Chautauquan,

The owner 39 Howard Hanson, Georgia Court, in the Woodlands Subdistrict, is coming before the Architectural Review Board with plans to enclose a screened in porch at her property, increasing the building envelope by 173 SF surpassing the maximum allowable square feet for the building envelope. Therefore, this project requires an Architectural Review Board review.

Variances/Requests being considered:

1. Enclose the existing porch, increasing the building envelope by 173 square feet, approximately 148 square feet more than the maximum allowable building envelope (ALU 4.9.6);

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 **November 7th 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

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

Regulations at arb@chq.org or letters may be sent to our office until 12:00pm noon the day before on November 6th 2024.

Thank you for your time!

Respectfully,



Ryan B. Boughton, Assoc. AIA

Administrator of Architectural and Land Use Regulations

rboughton@chq.org | o: 716.357.6245



LARSON
• KARLE
ARCHITECTS

Warren
3 Farm Colony Drive • Warren, PA 15095
914 • 728 • 6910
Pittsburgh
1601 Marys Ave., Suite 202 • Pittsburgh, PA 15215
412 • 924 • 1553
Erie
1948 W. 26th St., Suite 38 • Erie, PA 16508
814 • 632 • 7627



GENERAL NOTES

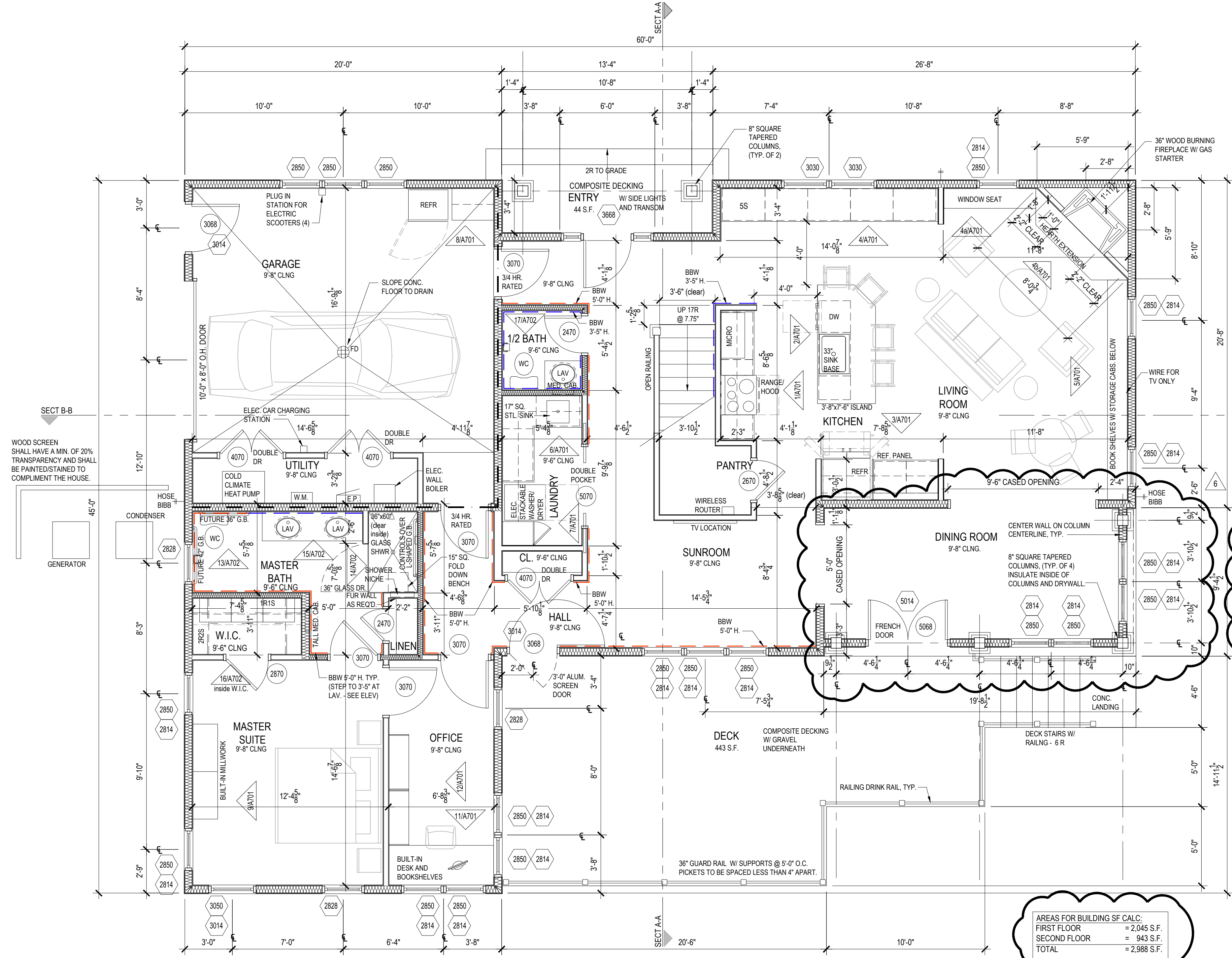
- JOINTS IN DRYWALL PARTITIONS SHALL BE TAPED OVER FULL HEIGHT OF THE PARTITION.
- STUD PARTITIONS TO HAVE DOUBLE STUDS AT ALL DOOR JAMB OPENINGS AND TRIPLE STUDS AT CORNERS.
- DIMENSIONS ARE TAKEN AS FOLLOWS (U.N.O.)
- INTERIOR PARTITIONS (INCLUDING BULKHEADS) - FACE OF STUD
- EXTERIOR WALLS - FACE OF STUD AND FACE OF SHEATHING.
- DOORS & WINDOWS TO CL
- CONTRACTOR SHALL PROVIDE WOOD BLOCKING FOR ALL WALL MOUNTED ITEMS.
- ALL EXPOSED MILLWORK ENDS TO BE FINISHED.
- EXTERIOR WALL SHEATHING SHALL CONSIST OF 1/2" CDX APA RATED SHEATHING. FASTEN SHEATHING TO FRAMING MEMBERS WITH 10c COMMON NAILS @ 4" O.C. ALONG SUPPORTED EDGES AND 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. PANELS SHALL BE CONTINUOUS OVER TWO OR MORE SPANS AND LONG DIMENSION OF PANEL SHALL BE PERPENDICULAR TO SUPPORTS WITH END JOINTS STAGGERED. PROVIDE CONTINUOUS 2x6 BLOCKING ALONG ALL HORIZONTAL PANEL EDGES. REFER TO PLAN DETAILS AND NOTES FOR ADDITIONAL FASTENING REQUIREMENTS. ADJUST NAIL GUN PRESSURE TO AVOID OVER-DRIVING NAILS INTO PLYWOOD SHEATHING. NAIL HEADS SHALL BE FLUSH WITH THE PLYWOOD FACE. OVER-DRIVING NAILS GREATLY REDUCES THE CAPACITY OF THE SHEARWALL PANEL. ALLOW 1/8" SPACING AT PANEL JOINTS UNLESS OTHERWISE RECOMMENDED BY THE SHEATHING MANUFACTURER.

WALL TYPES:

- 2x4S @ 16" O.C.
- 2x4S @ 16" O.C. W/ 3 1/2" BATT INSUL.
- 2x6S @ 16" O.C. W/ 5 1/2" BATT INSUL.
- 2x6S @ 16" O.C. W/ 5 1/2" BATT INSUL. & 5/8" GYP. BD. EACH SIDE

ADDENDUMS

No.	Date	Name
1	8.28.2023	Owner Revisions
2	8.31.2023	Revisions
3	9.15.2023	Misc. Revisions
4	10.05.2023	Misc. Revisions
5	11.13.2023	Bead Board Hts.
6	9.18.2024	Plan Revision



NOTE: DINING ROOM FLOOR TO MATCH FIRST FLOOR ELEVATION. REMOVE COMPOSITE DECKING RAISE FLOOR WITH SLEEPERS AND PLYWOOD. INSULATE WITH CLOSED CELL SPRAY INSULATION. ENCLOSE FOUNDATION W/ PRESSURE TREATED WOOD SKIRTING. ADD INSULATION ABOVE DINING ROOM CEILING.

AREAS FOR BUILDING SF CALC.
FIRST FLOOR = 2,045 S.F.
SECOND FLOOR = 943 S.F.
TOTAL = 2,988 S.F.

BEAD BOARD WAINSCOTING HT. (BBW)
(MEASURED TO TOP OF 1x4 TRIM)
3'-5" HIGH =
5'-0" HIGH =

FIRST FLOOR PLAN
1/4" = 1'-0"

Project

Court Residence
Howard Hanson Avenue
Chautauqua, NY

Title
FIRST FLOOR PLAN

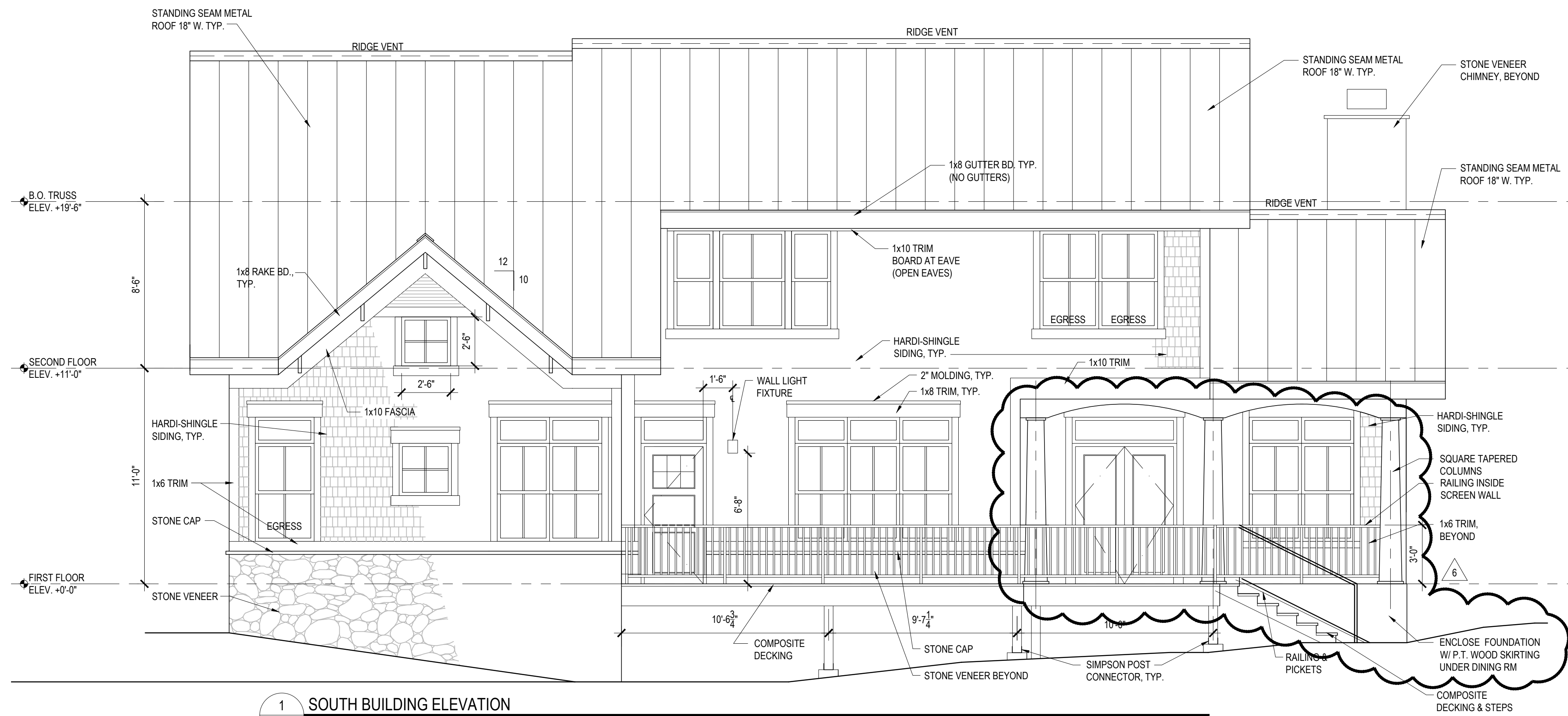
Date
08.22.2023

Project Number
23035

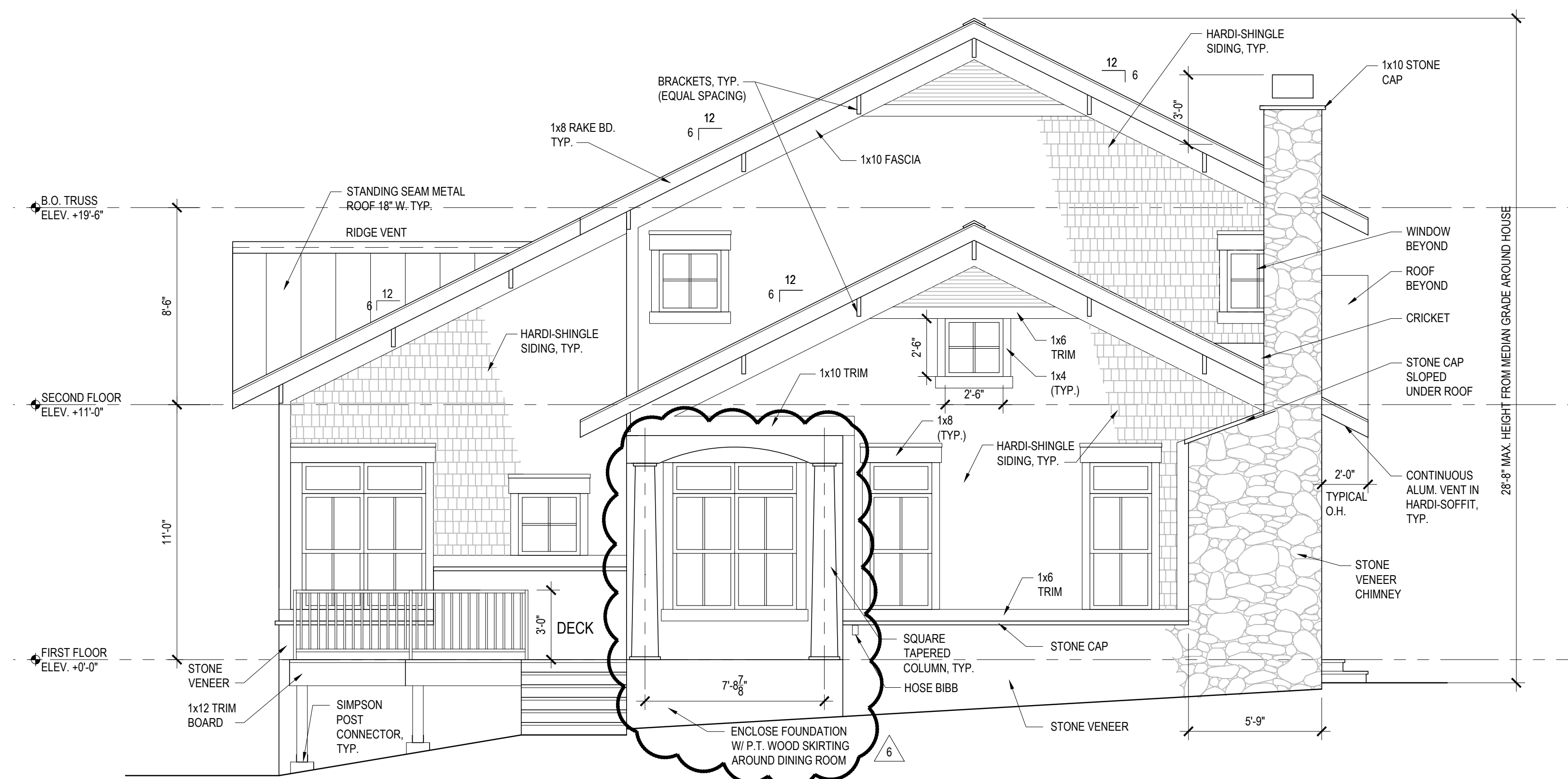
Drawn By
HMM

Sheet Number

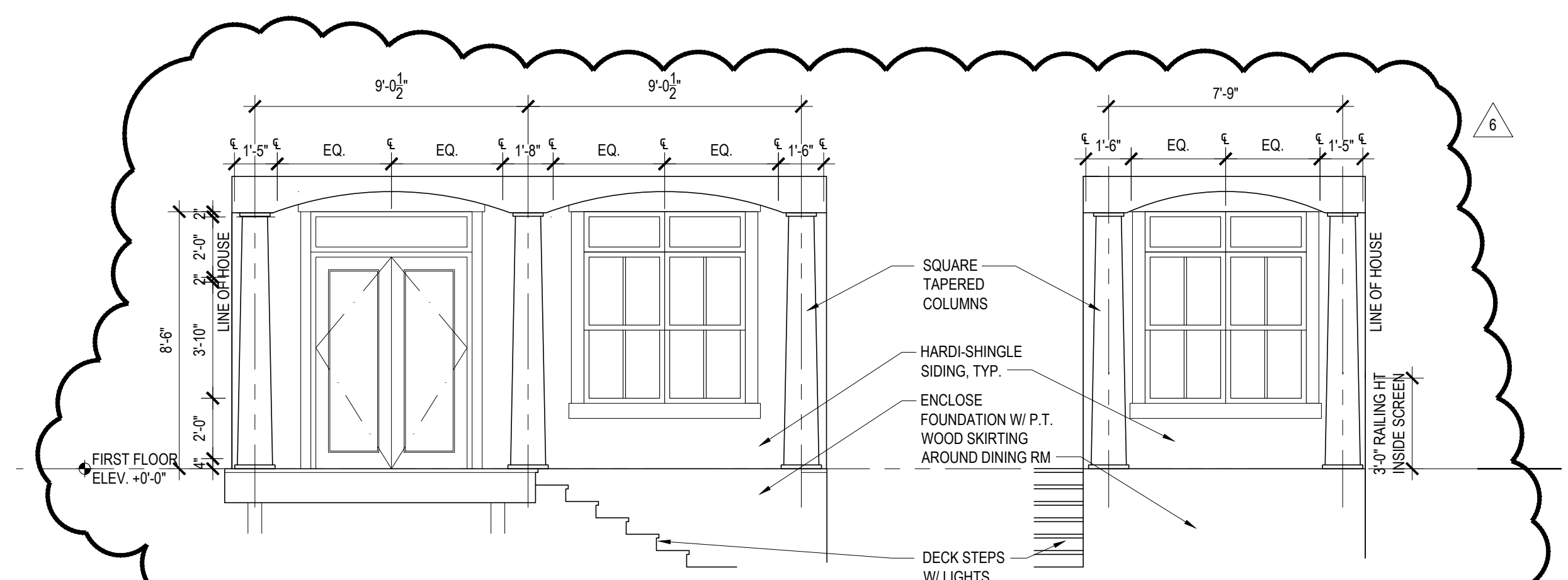
A101



1 SOUTH BUILDING ELEVATION
A202 1/4" = 1'-0"



2 EAST BUILDING ELEVATION
A202 1/4" = 1'-0"



3 SOUTH ELEVATION @ ENCLOSED DINING ROOM
A202 1/4" = 1'-0"

4 EAST ELEVATION @ ENCLOSED DINING ROOM
A202 1/4" = 1'-0"

GENERAL NOTE

- NO GUTTERS OR DOWNSPOUTS

EXTERIOR FINISH MATERIALS

- STANDING SEAM METAL ROOF:
STANDING SEAM 18" O.C. x 1 3/4" HIGH WITH STIFFENING RIBS.
COLOR: PER NATIONAL PARKS SERVICE BRIEF 4, SELECTED BY OWNER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- SIDING:
HARDI-SHINGLE CEMENT BOARD SIDING W/ 'BORAL' COMPOSITE MATERIAL FOR TRIM BOARD/ACCENTS.
COLOR: TO BE SELECTED BY OWNER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- DECORATIVE ROOF BRACKETS:
COLOR: TO BE SELECTED BY OWNER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- STONE VENEER & STONE CAPS: TO BE SELECTED BY OWNER.
- WINDOWS: MARVIN WOOD WINDOWS, WOOD INTERIOR/LAD EXTERIOR RECESSED 2 1/2" WITH SILL TRIM DETAIL WITH SIMULATED DIVIDED MULLIONS. COLOR: WHITE.
- DOORS: 'CRAFTSMAN' STYLE FIBERGLASS WITH REALISTIC WOOD GRAIN FINISH. COLOR: WHITE
- DECKING: COMPOSITE MATERIAL WITH NON-GLOSSY/ WOOD GRAIN FINISH. COLOR: TO BE SELECTED BY OWNER.
- RAILINGS/MECHANICAL SCREEN: PAINTED PRESSURE TREATED WOOD - TRADITIONAL DETAILS WITH NEUTRAL WOOD PICKETS/ TOP & BOTTOM RAILS.
- GAS METER AND PIPING / MECHANICAL LOUVER: (PAINT TO MATCH ADJACENT WALL COLOR).
- ELECTRICAL METER SOCKET/ CT. CABINET/CONDUIT (PAINT TO MATCH ADJACENT WALL COLOR).
- ALL COLORS TO BE SELECTED BY OWNER FROM MANUFACTURER'S STANDARD COLOR SELECTIONS UNLESS OTHERWISE NOTED.
- SEE MECHANICAL & ELECTRICAL PLANS FOR MEP ITEMS.



LARSON
• KARLE
ARCHITECTS

Warren
3 Farm Colony Drive • Warren, PA 16995
814 • 728 • 6910

Pittsburgh
1601 Marys Ave., Suite 202-B • Pittsburgh, PA 15215
412 • 904 • 1553

Eno
1948 W. 26th St., Suite 38 • Eno, PA 16558
814 • 632 • 7627



ADDENDUMS

No.	Date	Name
1	8.28.2023	Owner Revisions
2	8.31.2023	Revisions
3	9.15.2023	Misc. Revisions
4	10.05.2023	Misc. Revisions
6	9.18.2024	Plan Revision

Project

Court Residence
Howard Hanson Avenue
Chautauqua, NY

Title
BUILDING ELEVATIONS

Date
08.22.2023

Project Number
23035

Drawn By
HMM

Sheet Number

A202



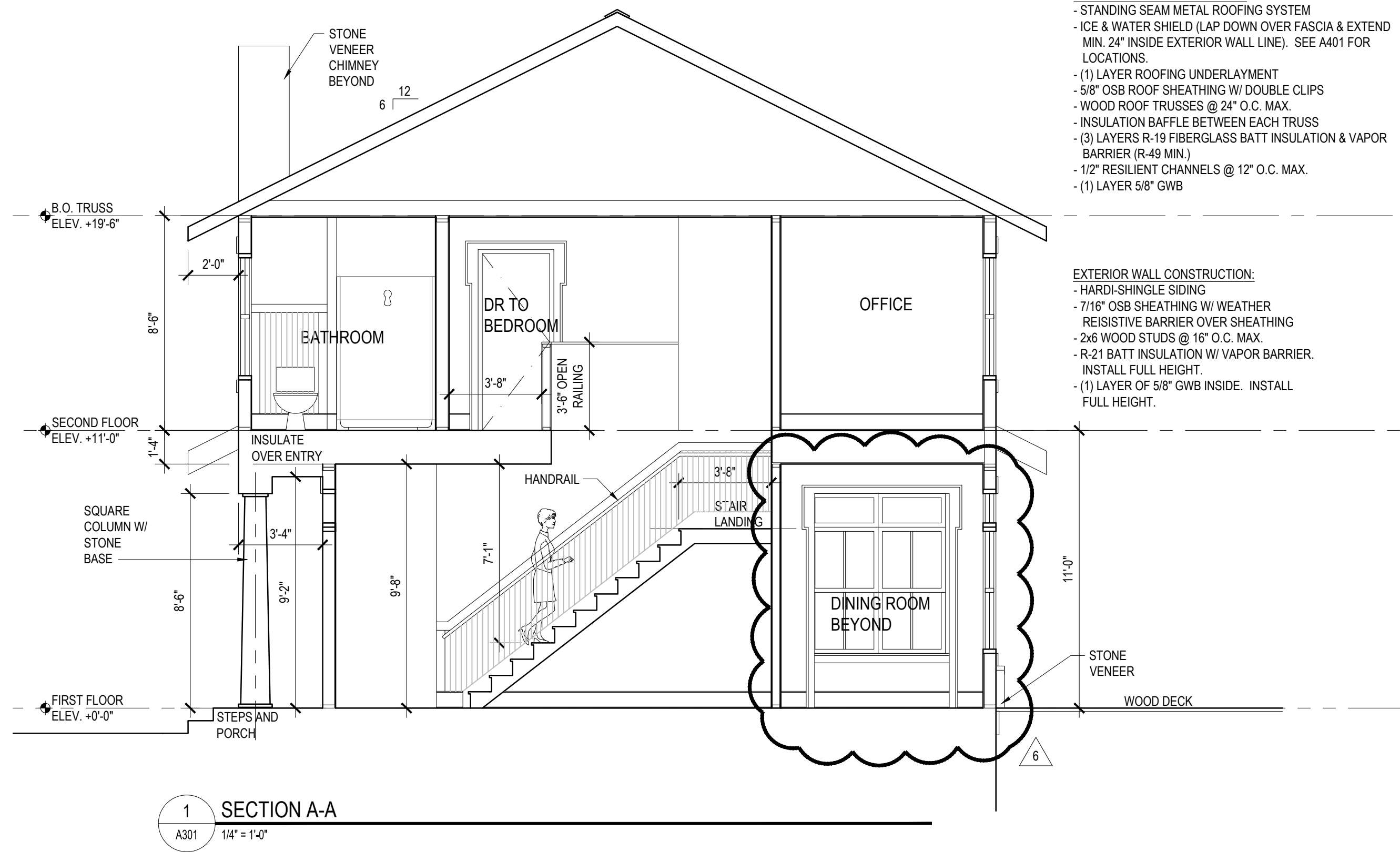
LARSON
• KARLE
ARCHITECTS

Warren
3 Farm Colony Drive • Warren, PA 16995
814 • 728 • 6910
Pittsburgh
1601 Marys Ave., Suite 202-B • Pittsburgh, PA 15215
412 • 904 • 1553
Erie
1948 W. 26th St., Suite 38 • Erie, PA 16508
814 • 832 • 7667



ADDENDUMS

No.	Date	Name
2	8.31.2023	Revisions
3	9.15.2023	Misc. Revisions
4	10.05.2023	Misc. Revisions
6	9.18.2024	Plan Revisions



TYPICAL ROOF CONSTRUCTION:
- STANDING SEAM METAL ROOFING SYSTEM
- ICE & WATER SHIELD (LAP DOWN OVER FASCIA & EXTEND MIN. 24" INSIDE EXTERIOR WALL LINE). SEE A401 FOR LOCATIONS.
- (1) LAYER ROOFING UNDERLAYMENT
- 5/8" OSB ROOF SHEATHING W/ DOUBLE CLIPS
- WOOD ROOF TRUSSES @ 24" O.C. MAX.
- INSULATION BAFFLE BETWEEN EACH TRUSS
- (3) LAYERS R-19 FIBERGLASS BATT INSULATION & VAPOR BARRIER (R-49 MIN.)
- 1/2" RESILIENT CHANNELS @ 12" O.C. MAX.
- (1) LAYER 5/8" GWB

EXTERIOR WALL CONSTRUCTION:
- HARDI-SHINGLE SIDING
- 7/16" OSB SHEATHING W/ WEATHER RESISTIVE BARRIER OVER SHEATHING
- 2x6 WOOD STUDS @ 16" O.C. MAX.
- R-21 BATT INSULATION W/ VAPOR BARRIER.
- INSTALL FULL HEIGHT.
- (1) LAYER OF 5/8" GWB INSIDE. INSTALL FULL HEIGHT.

STONE VENEER

WOOD DECK

11'-0"

9'-8"

7'-1"

3'-8"

3'-8"

3'-4"

8'-6"

2'-0"

B.O. TRUSS ELEV. +19'-6"

SECOND FLOOR ELEV. +11'-0"

FIRST FLOOR ELEV. +0'-0"

STAIRS AND PORCH

INSULATE OVER ENTRY

HANDRAIL

STAIR LANDING

DR TO BEDROOM

OFFICE

BATHROOM

STONE VENEER CHIMNEY BEYOND

6

1

SECTION A-A

A301 1/4" = 1'-0"

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

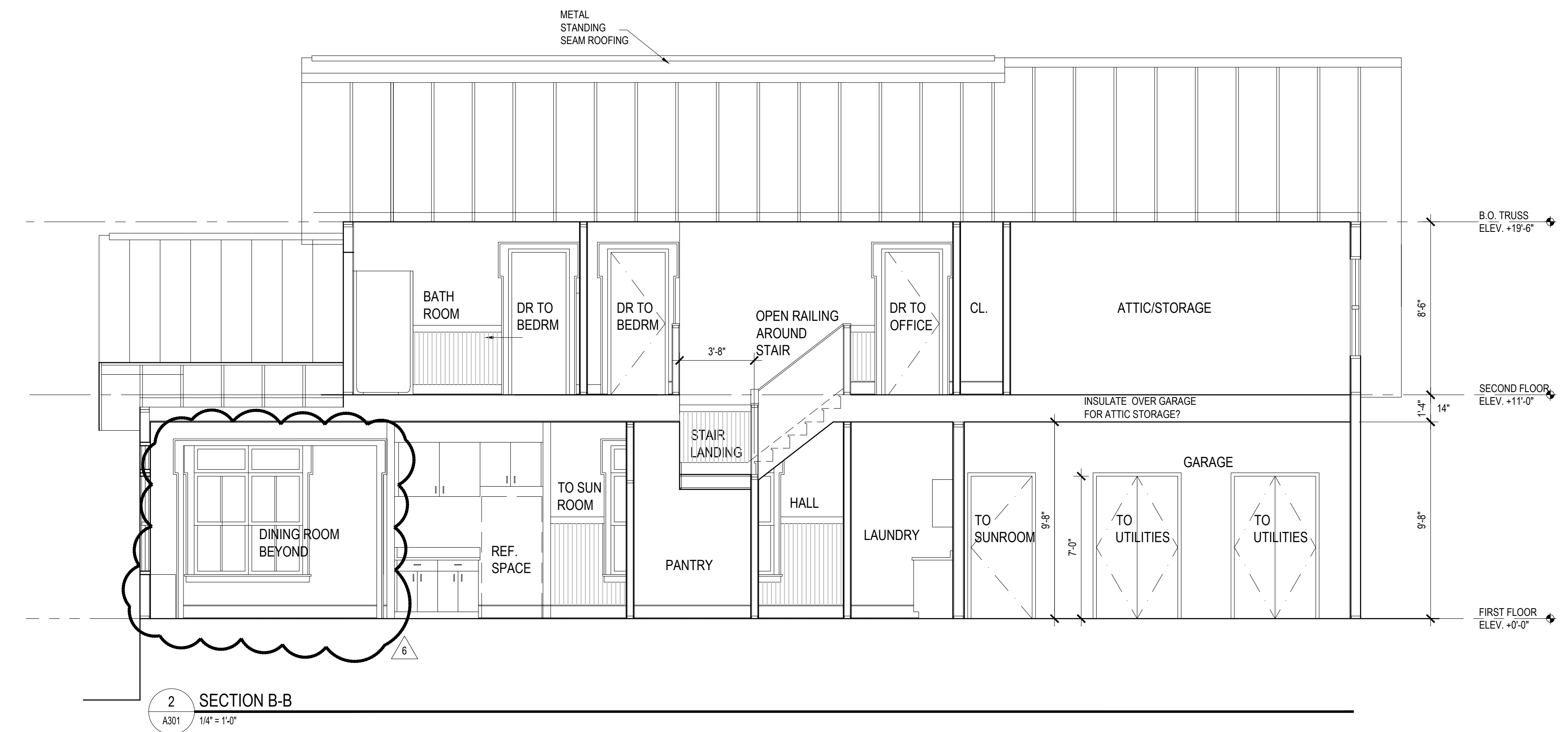
6

6

6

6

6



2 SECTION B-B
A301 1/4" = 1'-0"

Project

Court Residence
Howard Hanson Avenue
Chautauqua, NY

Title
BUILDING SECTIONS

Date
08.22.2023

Project Number
23035

Drawn By
HMM

Sheet Number

A301

ARCHITECTURE • INTERIOR DESIGN
LANDSCAPE ARCHITECTURE • SPACE PLANNING

© 2024 All Rights Reserved Larson Karle Architects



LARSON
• KARLE
ARCHITECTS

Warren
3 Farm Colony Drive • Warren, PA 15095
814 • 728 • 6910
Pittsburgh
1601 Marys Ave., Suite 202-B • Pittsburgh, PA 15215
412 • 904 • 1553
Erie
1948 W. 26th St., Suite 38 • Erie, PA 16508
814 • 433 • 7827

DRAWING DESIGNED BY
SIMPSON ELECTRIC
SUBCONTRACTOR

ADDENDUMS

No.	Date	Name
1	8.28.2023	Owner Revisions
2	8.31.2023	Revisions
3	9.15.2023	Misc. Revisions
4	10.05.2023	Misc. Revisions
5	11.10.2023	Misc. Revisions
6	9.18.2024	Plan Revisions

Project

Court Residence
Howard Hanson Avenue
Chautauqua, NY

Title
FIRST & SECOND FLOOR
POWER & LIGHTING
PLANS

Date
08.22.2023

Project Number
23035

Drawn By
HMM

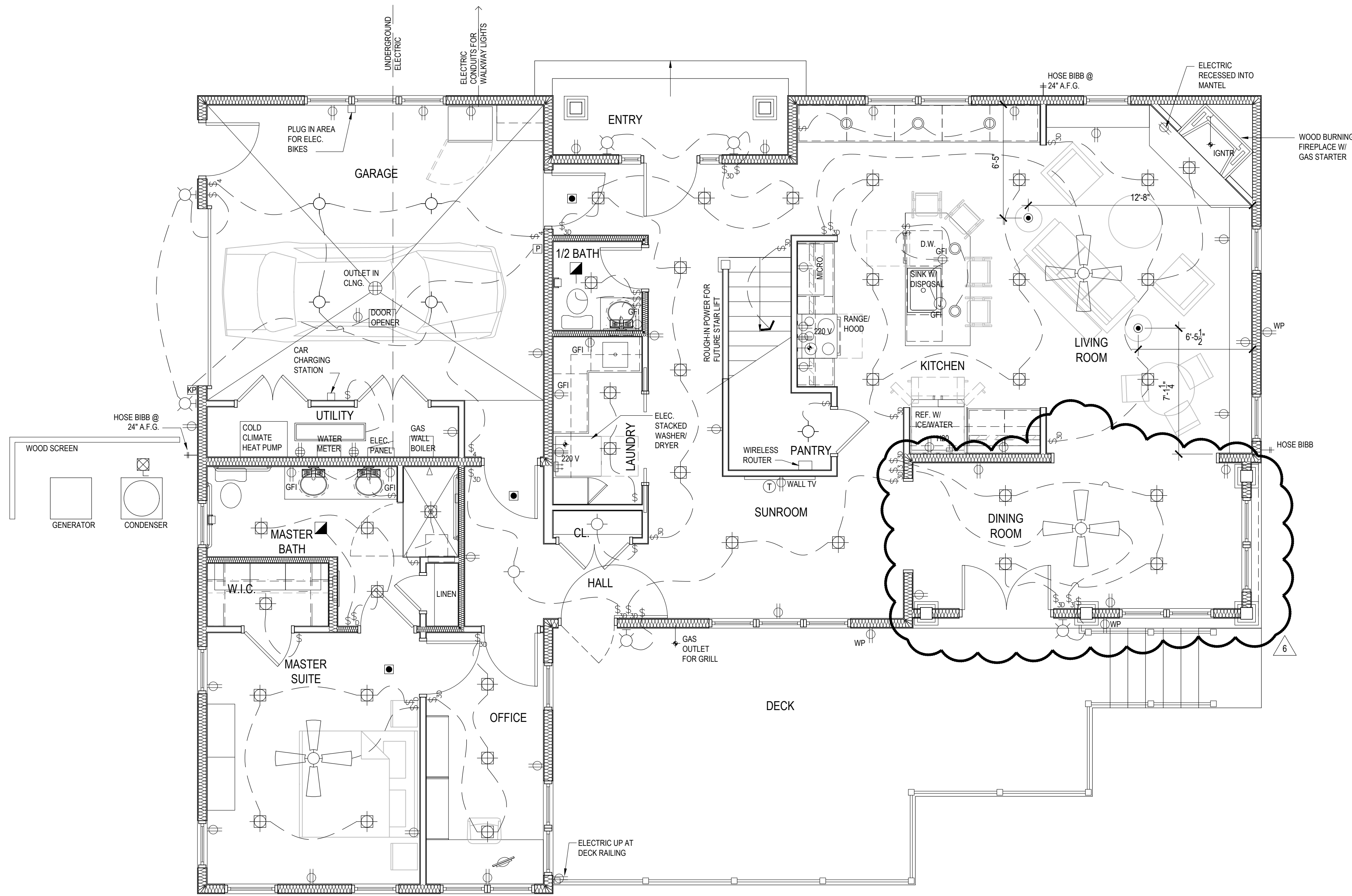
Sheet Number

E101

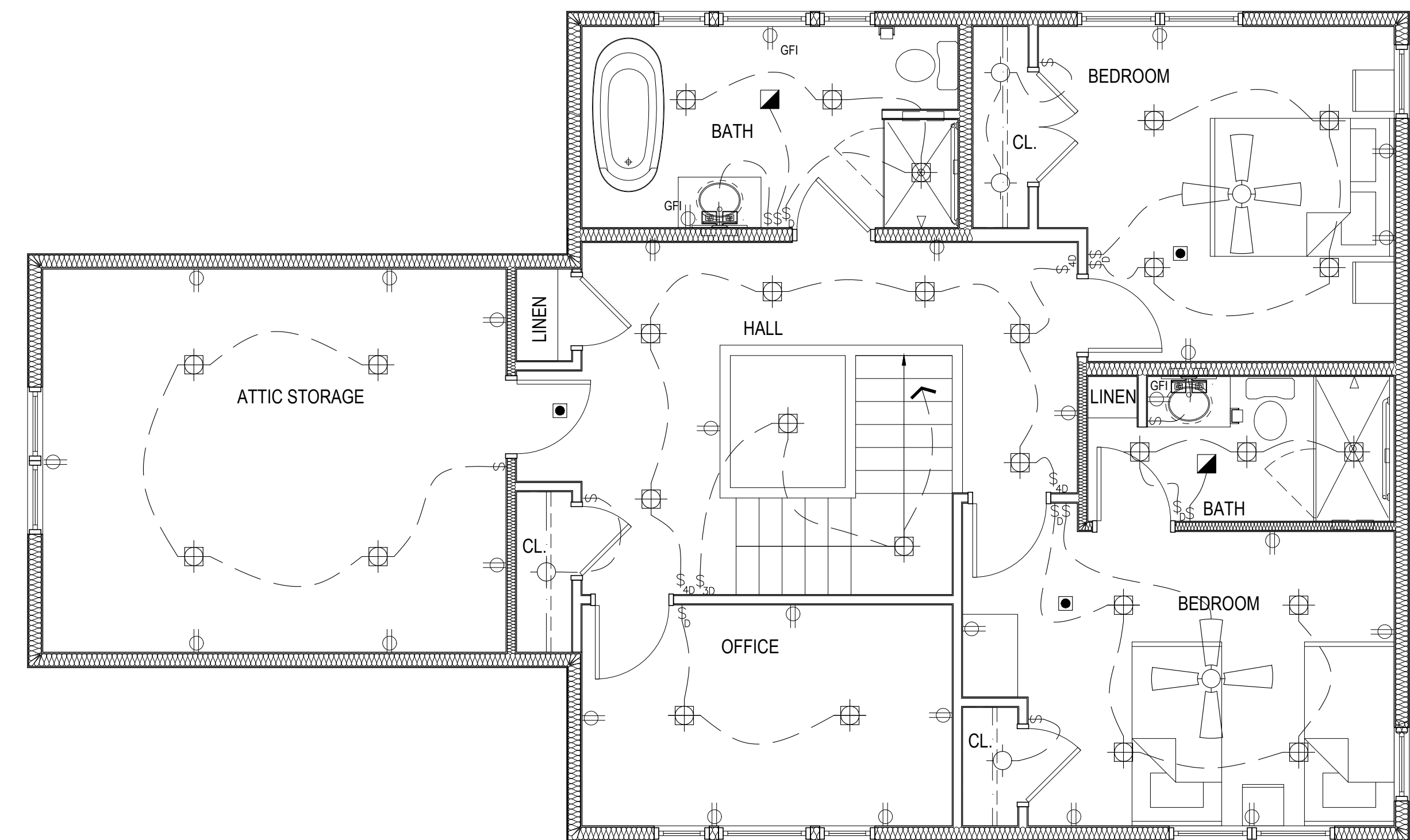
ARCHITECTURE • INTERIOR DESIGN
LANDSCAPE ARCHITECTURE • SPACE PLANNING
© 2024 All Rights Reserved Larson Karle Architects

SYMBOL LEGEND

- 110 v. FLOOR OUTLET
- 110 v. DUPLEX OUTLET (LOCATED IN BASEBOARDS, U.N.O.)
- ⊕ WP WATERPROOF OUTLET
- ⊕ GFI GROUND FAULT INSULATED
- ⊕ 220 220 v. OUTLET
- ⊕ QUAD OUTLET
- ⊕ 2 WAY SWITCH
- ⊕ 3 WAY SWITCH
- ⊕ 4 WAY SWITCH
- ⊕ DIMMER SWITCH
- ⊕ 3 WAY DIMMER SWITCH
- ⊕ 4 WAY DIMMER SWITCH
- ⊕ KEY PAD
- ⊕ GENERAL PURPOSE LGT.
- ⊕ WALL BRACKET LGT.
- ⊕ DECORATIVE PENDANT FIXTURE
- ⊕ RECESSED CAN LGT.
- ⊕ WALL SCONCE LIGHT
- ⊕ UNDER CABINET LIGHT
- ⊕ FLOURESCENT LGT.
- ⊕ EXTERIOR CHANDELIER OMITTED
- ⊕ DOUBLE FLOOD LGT.
- ⊕ CO / SMOKE DETECTOR
- ⊕ GAS CONNECTION
- ⊕ HOSE BIBB
- ⊕ CEILING FAN
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAN/LIGHT
- ⊕ CHIMES
- ⊕ JUNCTION BOX
- ⊕ PHONE JACK
- ⊕ HEATER
- ⊕ A/C DISCONNECT
- ⊕ ICE MAKER CONNECTION
- ⊕ WASHER CONNECTIONS
- ⊕ CABLE TV
- ⊕ THERMOSTAT



FIRST FLOOR POWER & LIGHTING PLAN
1/4" = 1'-0"



SECOND FLOOR POWER & LIGHTING PLAN
1/4" = 1'-0"