



## OFFICE OF CAMPUS PLANNING & OPERATIONS

### ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

December 26th, 2024

Dear Chautauquan,

The owners of 21 Foster, Raymond and Meredith Andrews, are requesting to come before the Architectural Review Board for the scope of work for renovation and rehabilitation of the Building to replace the existing foundations of their house with a new basement. The scope of work proposing the addition of the basement underneath the building falls within 3'-0" side yard setback and the 10'-0" rear yard setbacks, and is proposed on this lot which does not meet the minimum lot size for an accessory unit. Additionally, the plan proposes a retaining wall more than 2'-0" on the northeastern side of the lot. 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. Variance for encroachment into the side yard setback on the Western side of the property (Architectural and Land Use Regulations Section 4.4.6)
2. Variance for encroachment into the 10'-0" rear yard setback on the Western side of the property (Architectural and Land Use Regulations Section 4.4.6)
3. Variance to the minimum Lot Area of 2,000 sqft required for the establishment of an Accessory Unit through New Construction on this lot which is 1,837 sqft. (Architectural and Land Use Regulations Section 5.1.4)
4. Variance for a retaining wall more than the 2'-0" maximum height (Architectural and Land Use Regulations Section 5.7.3.2)
5. Variance for the removal of two trees on private property as a result of this project (Architectural and Land Use Regulations Section 5.13.6)

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

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:

[www.chq.org/ARB](http://www.chq.org/ARB)

The Architectural Review Board will meet on **February 6<sup>th</sup> 2025 at 12:00pm Noon over Zoom. Please use the Zoom link posted on the ARB site using the link above.** 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 February 5<sup>th</sup> 2025 at 12:00pm Noon.

Thank you for your time!

Respectfully,



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

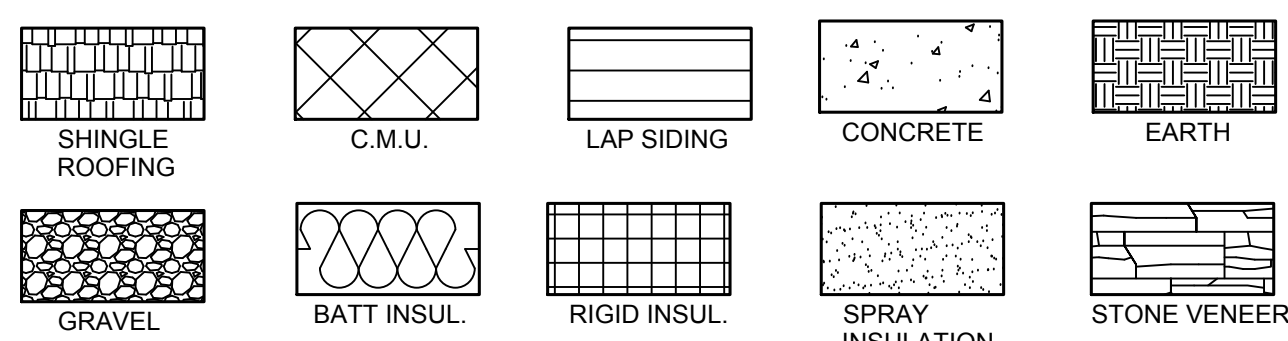
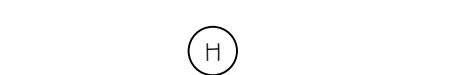
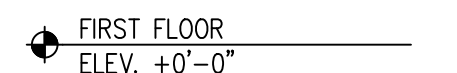
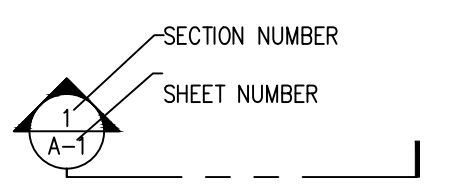
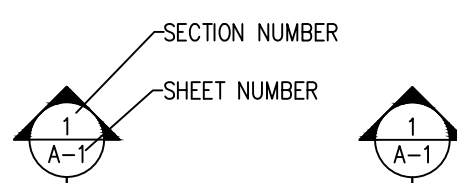
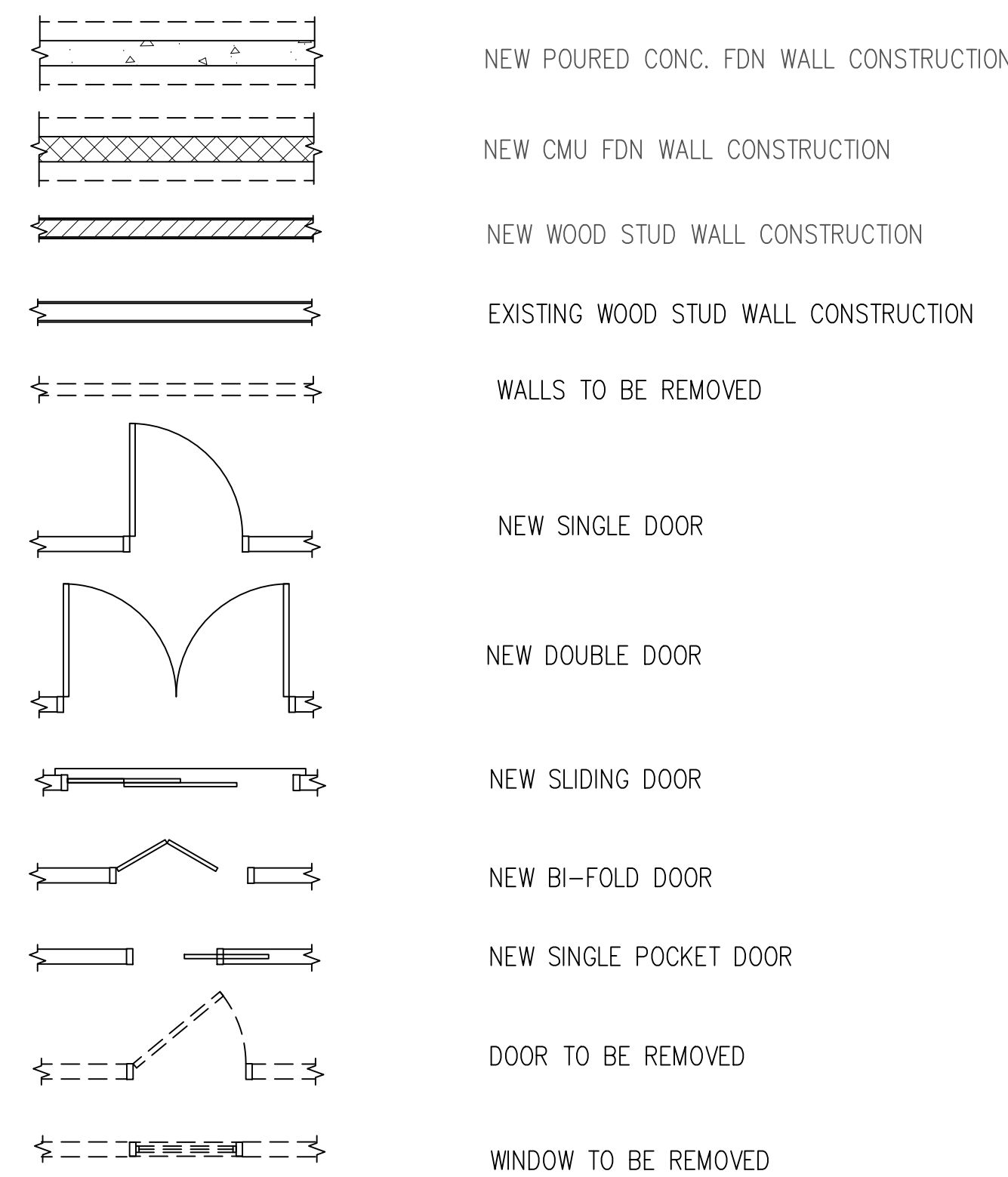
Administrator of Architectural and Land Use Regulations

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

# ANDREWS RESIDENCE BASEMENT ADDITION

21 FOSTER AVENUE, CHAUTAUQUA, NY 14722

## SYMBOL LEGEND



& @ AFF ALUM ANSI	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 HIGH HOSE BIBB HARDWARE HOLLOW METAL HARDWARE 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. 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 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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## 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 50 psf ground snow load with applicable modifications. Roof design dead load is 10 psf. Floor design loads are 10 psf dead and 30 psf live for the second floor and 10 psf dead and 40 psf live for the first floor.
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. 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.
9. Minimum vent pipe diameter is 3"
10. LVLs for headers are to be Trus Joist Microlam, 1.9E, 2600 psi or better.
11. All lumber to be SPF #2 or better.
12. Bridging should be installed at mid span of floor joists.
13. 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 that beams in crawlspace are located below bearing walls. 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	3'0" X 6'8"	DH	3'3" X 5'2"	*EGRESS WINDOW AS MARKED	(3) 2 X 12 W/ 2 X 6 CAP, (1) JACK	1
W2	(2) 3'0" X 6'8"	DH	6'5" X 5'2"	EGRESS WINDOW, MULLED	(3) 2 X 12 W/ 2 X 6 CAP, (2) JACK	2
W3						

\* CONTRACTOR TO PROVIDE CODE COMPLIANT WINDOW WELL AND CLEAR LIGHT WEIGHT COVER

## DOOR SCHEDULE

MARK	SIZE	TYPE	HINGE	REMARKS	HEADER	QTY
D1	3'0" X 6'8"	EXT	(1) R	EXTERIOR FULL GLASS	(3) 2 X 12 W/ 2 X 6 CAP, (1) JACK	1
D2	3'0" X 6'8"	EXT	(1) R	INSULATED	(3) 2 X 12 W/ 2 X 6 CAP, (1) JACK	1
D3	2'6" X 6'8"	INT	(2) L (2) R	PER OWNER'S REQUIREMENTS	(2) 2 X 10 W/ 2 X 4 CAP, (1) JACK	4
D4	4'0" X 6'8"	INT	BI-FOLD	PER OWNER'S REQUIREMENTS	(2) 2 X 10 W/ 2 X 4 CAP, (2) JACK	2
D5	5'0" X 6'8"	INT	BI-FOLD	PER OWNER'S REQUIREMENTS	(2) 2 X 10 W/ 2 X 4 CAP, (2) JACK	1

## ABBREVIATIONS

## INDEX OF DRAWINGS

- G-1 GENERAL NOTES
- A-1 ELEVATIONS
- A-2 FOUNDATION-BASEMENT PLANS
- A-3 SECTIONS-DETAILS
- EP-1 ELECTRICAL-PLUMBING PLAN
- S-1 SITE PLAN

NOTE:  
EXISTING HOUSE CAN BE RAISED TO DECREASE EXCAVATION DEPTH. PLANS ARE DRAWN TO REFLECT EXISTING ELEVATION AND DEPTH TO ACHIEVE THE BASEMENT ENTRY AND COURT YARD

## 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 mechanical and storm water.

## 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  
2020 INTERNATIONAL BUILDING CODE

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 = 10 PSF  
TOTAL ROOF DESIGN LOAD 54 PSF

NEIGHBORHOOD TRADITIONAL	
FAR CALCULATIONS:	ISR CALCULATIONS:
1ST FLOOR 723 SF	FOOT PRINT 723
2ND FLOOR 648	PORCH/ENTRY 192
THIRD N/A	DRIVE WAY N/A
BASEMENT 362	*WALKS 328 X .50 = 164
TOTAL 1733 SF	TOTAL: 1079
LOT 1837 SF	LOT 4461
1733/1837 = .94	1079/1837 = .58

\* WALKS ARE CLEAN STONE

DESIGNER:

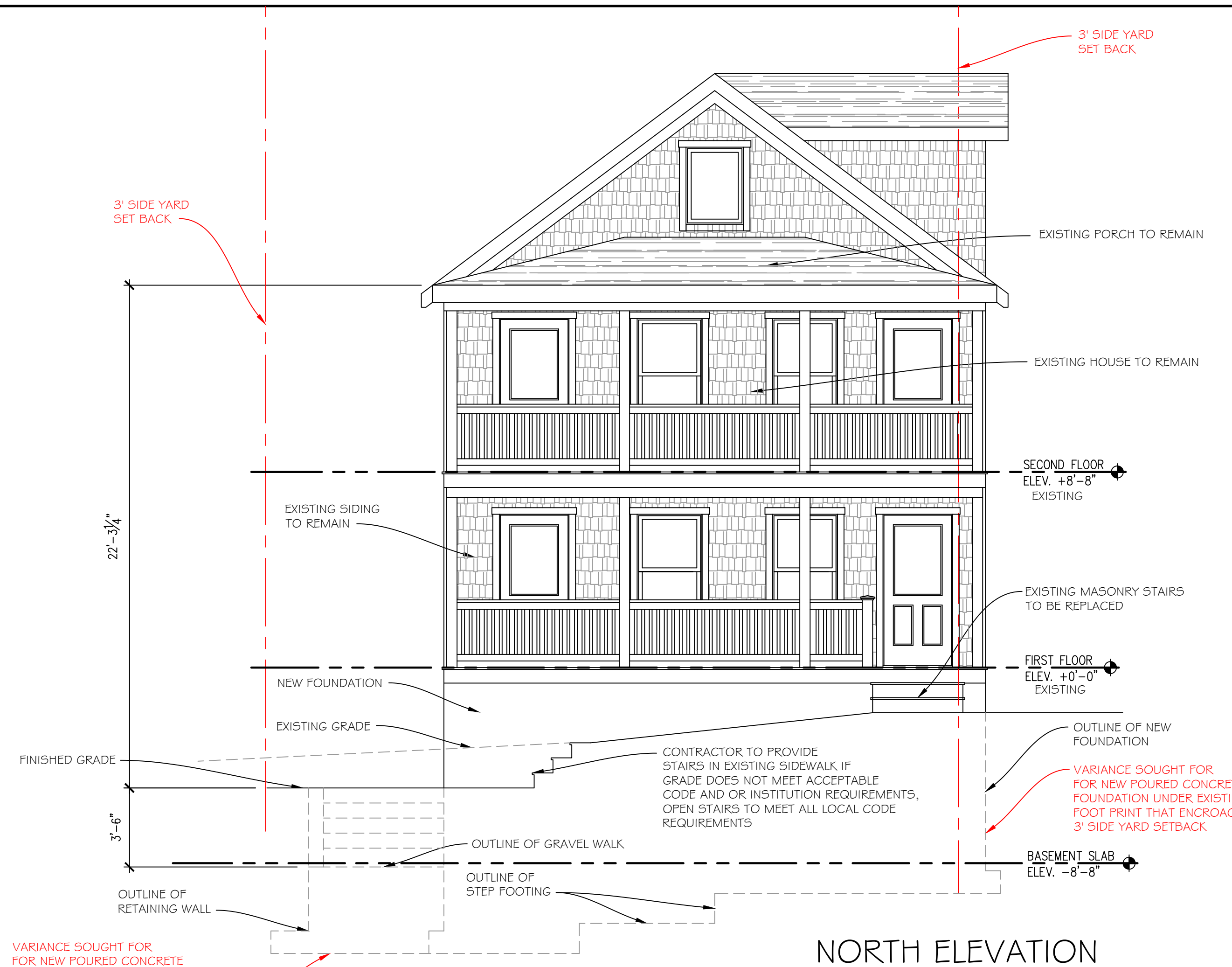
JOE FLIKKEMA  
SNOWY MOUNTAIN DESIGN  
4655 BAKER STREET  
LANCASTER, NY 14090  
(485) 238-7422

ENGINEER:

PETER RADKA  
ROCK HILL ENGINEERING, LLC  
6049 KINGS CORNER ROAD  
PANAMA, NY 14767  
(716) 782-2206

GENERAL NOTES  
ANDREWS RESIDENCE  
21 FOSTER AVENUE  
CHAUTAUQUA, NY 14722

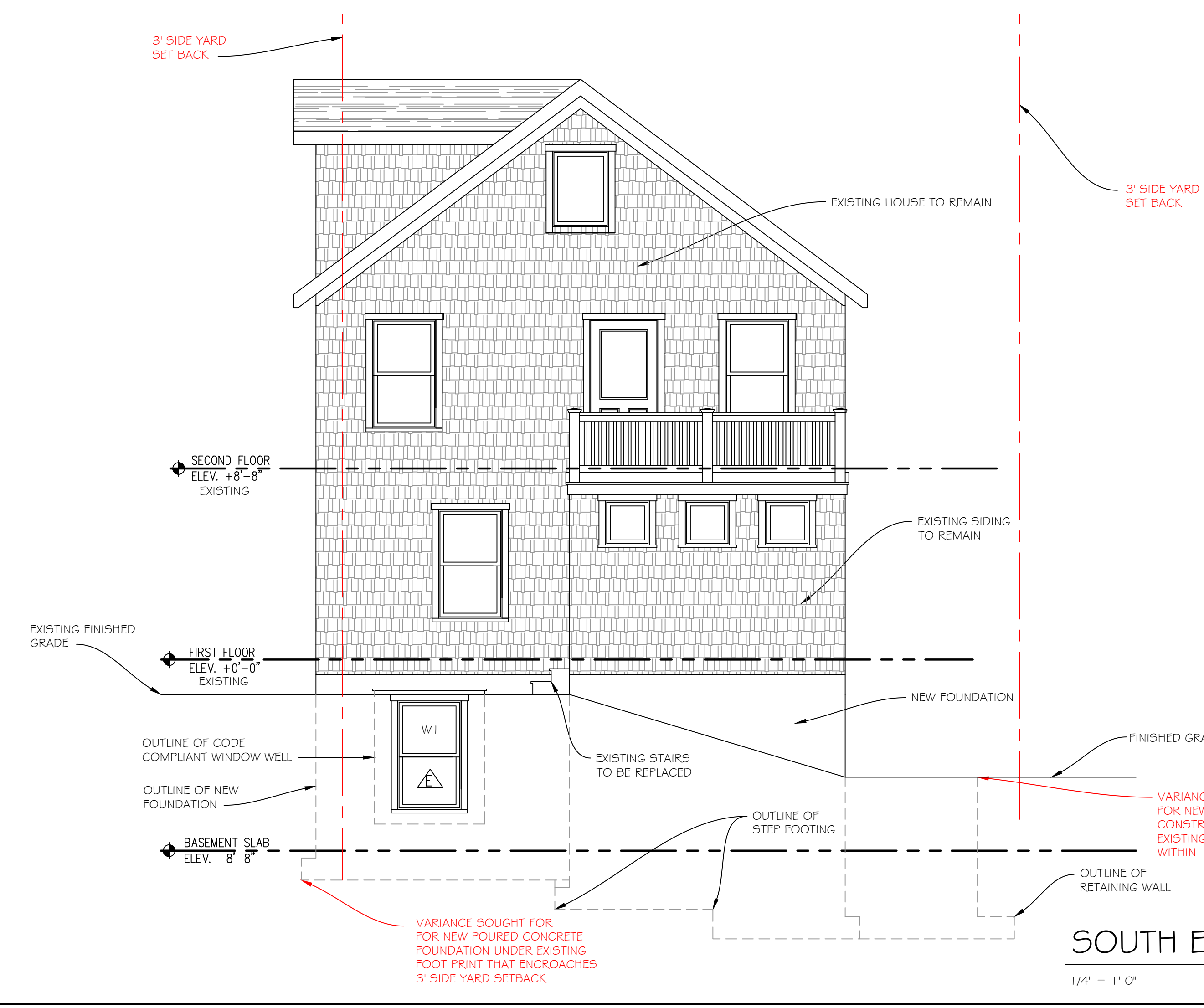
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DATE: 12/29/2023  
SHEET # : G1  
1 OF 6



NORTH ELEVATION

1/4" = 1'-0"

VARIANCE SOUGHT FOR FOR NEW POURED CONCRETE CONSTRUCTED FOUNDATION OUTSIDE OF EXISTING FOOT PRINT THAT ENCRONES WITHIN 1'0 OF EXISTING STRUCTURE



SOUTH ELEVATION

1/4" = 1'-0"

VARIANCE SOUGHT FOR FOR NEW POURED CONCRETE FOUNDATION UNDER EXISTING FOOT PRINT THAT ENCRONES 3' SIDE YARD SETBACK

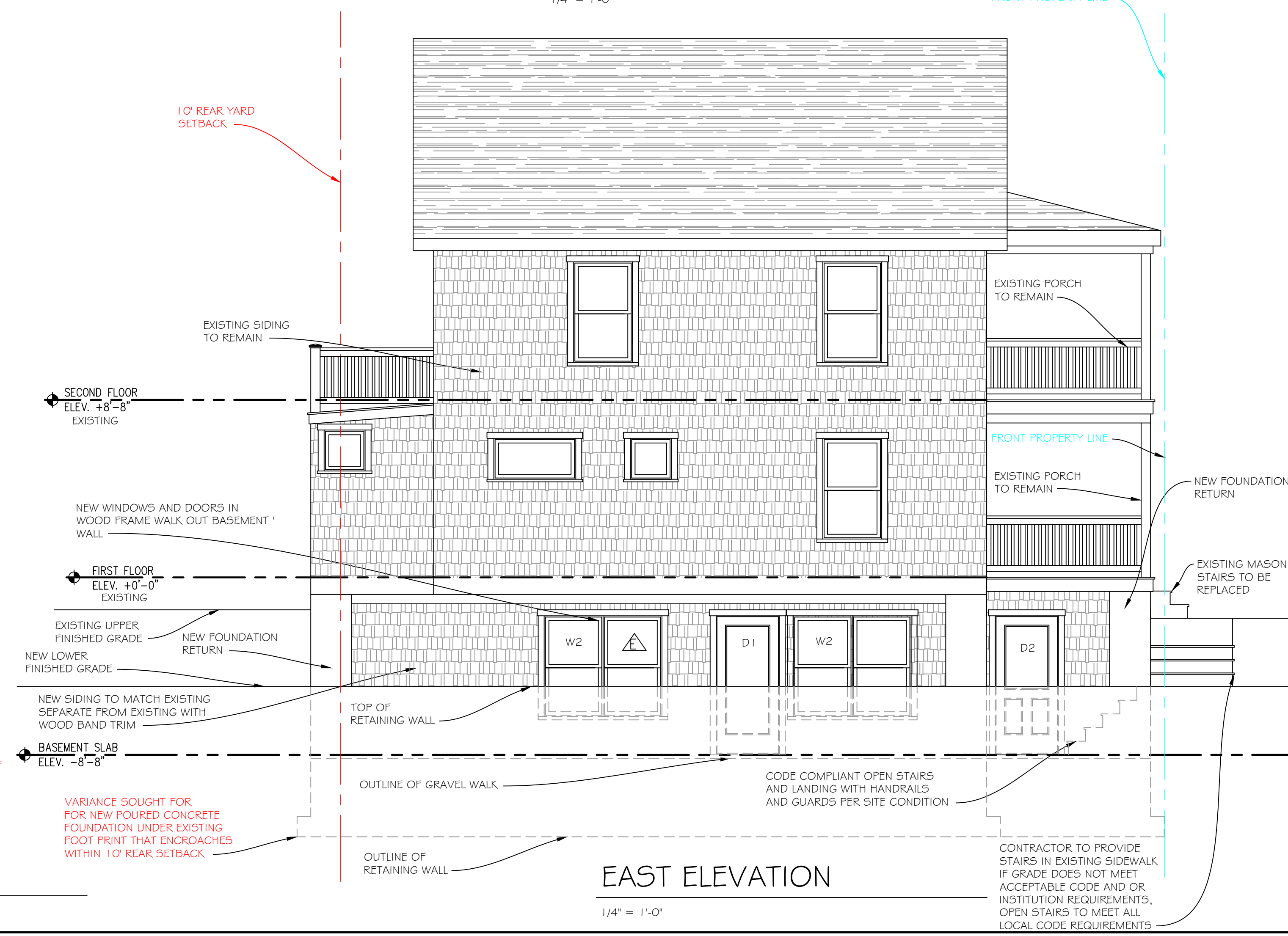


WEST ELEVATION

1/4" = 1'-0"

VARIANCE SOUGHT FOR FOR NEW POURED CONCRETE FOUNDATION UNDER EXISTING FOOT PRINT THAT ENCRONES 3' SIDE YARD SETBACK

VARIANCE SOUGHT FOR FOR NEW POURED CONCRETE FOUNDATION UNDER EXISTING FOOT PRINT THAT ENCRONES WITHIN 1'0 REAR SETBACK



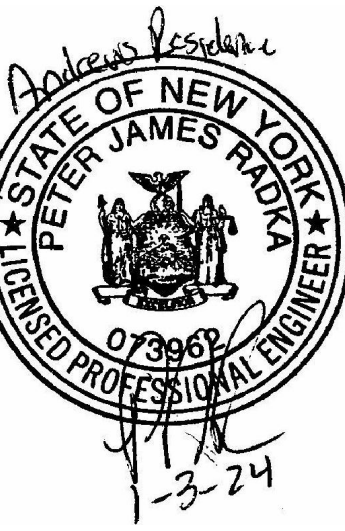
EAST ELEVATION

1/4" = 1'-0"

VARIANCE SOUGHT FOR FOR NEW POURED CONCRETE FOUNDATION UNDER EXISTING FOOT PRINT THAT ENCRONES WITHIN 1'0 REAR SETBACK

CONTRACTOR TO PROVIDE STAIRS IN EXISTING SIDEWALK IF GRADE DOES NOT MEET ACCEPTABLE CODE AND OR INSTITUTION REQUIREMENTS, OPEN STAIRS TO MEET ALL LOCAL CODE REQUIREMENTS

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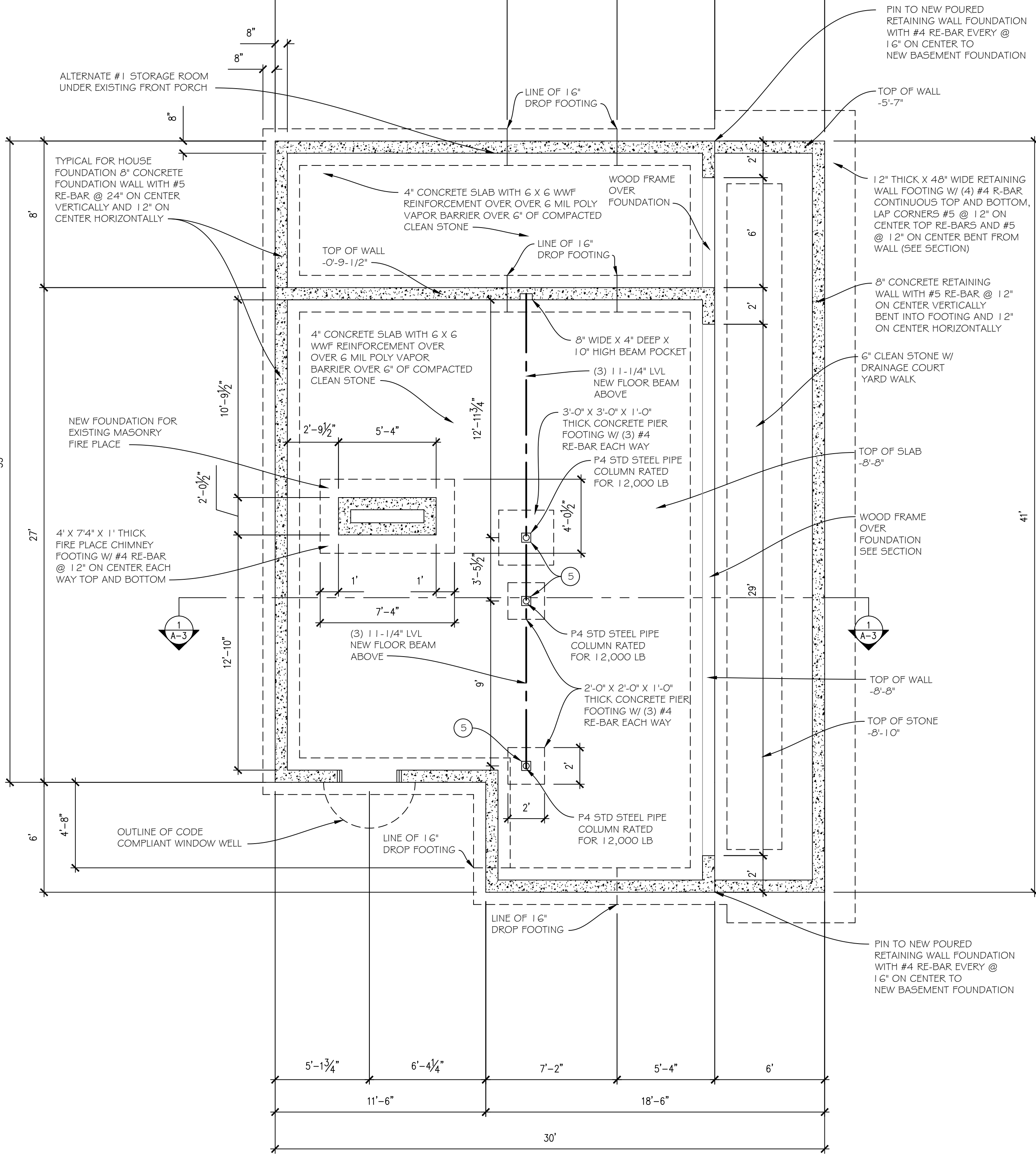


ENGINEER:  
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ELEVATIONS  
ANDREWS RESIDENCE  
2 ST. JAMES PLACE  
CHAUTAQUA, NY 14722

DRAWN: JOE FLIKKEMA  
DATE: 12/29/2023  
SHEET # 1  
2 OF 6

NOTE:  
INSTALL NEW FOUNDATION DRAINS IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. INSTALL PERFORATED 4" PVC FOUNDATION DRAIN PIPE IN COURT YARD AND TIE INTO NEW FOUNDATION DRAIN SYSTEM. PROVIDE ADDITIONAL STORM WATER DRAIN AS PER CHAUTAUQUA INSTITUTION REQUIREMENTS

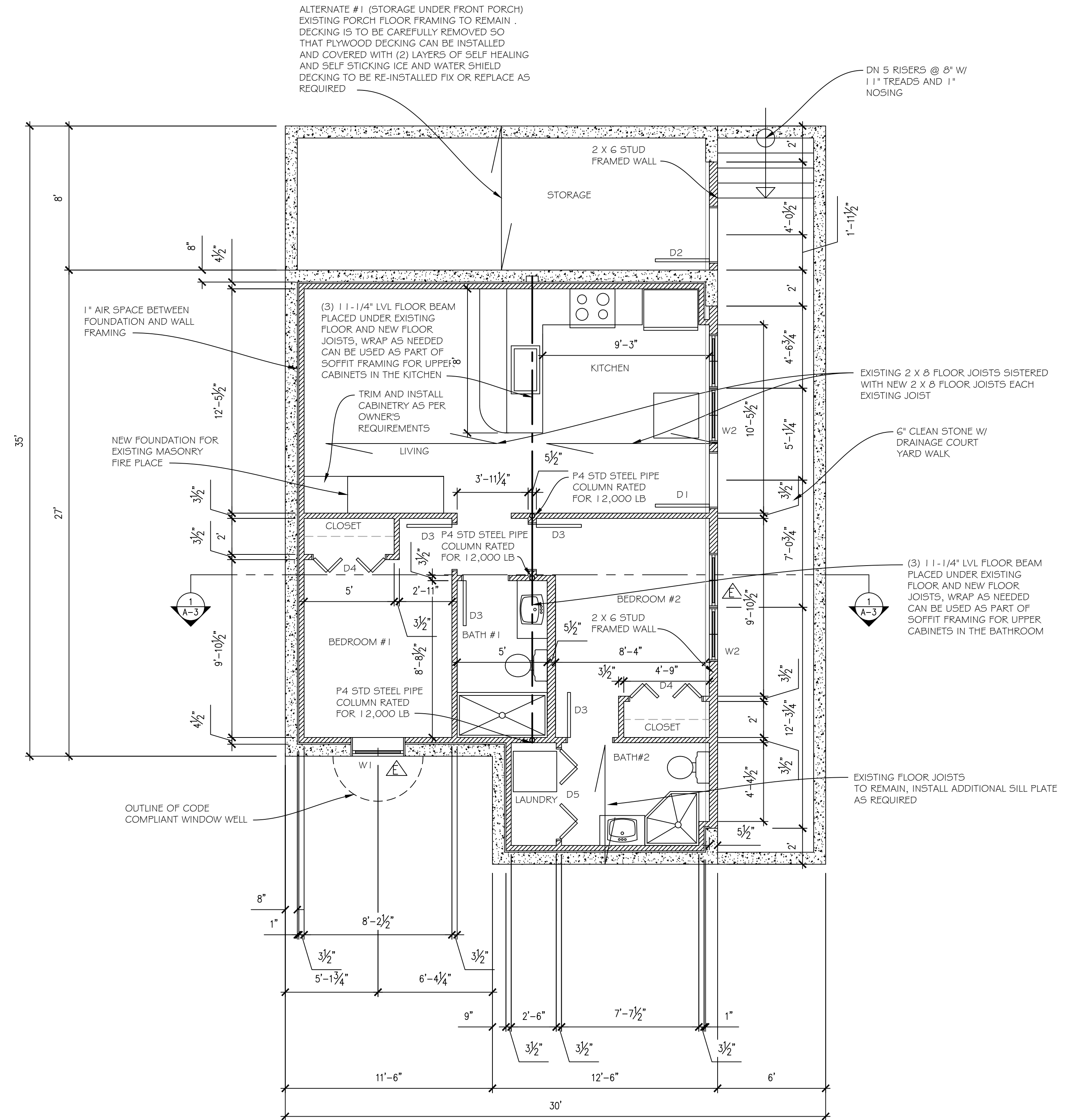


FOUNDATION PLAN

1/4" = 1'-0"

FRAMING NOTES

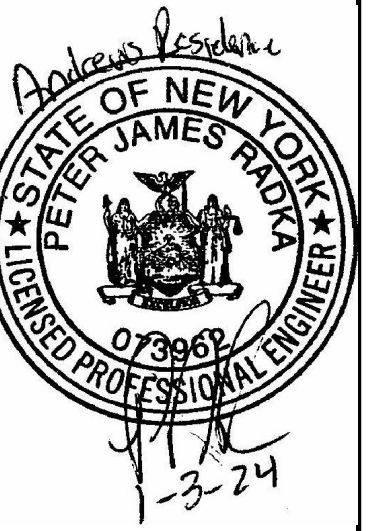
- 5 P4 STD STEEL PIPE COLUMN WITH 1/2" X 6" X 6" STEEL PLATED WELDED TOP AND BOTTOM WITH 1/2" MINIMUM FILLET WELD, FASTENED BOTTOM TO CONCRETE WITH (4) 5/8" X 5" WEDGE ANCHORS, TOP TO LVL W/ (4) 5" LEDGER LOCK SCREWS, (OPTIONAL) USE ADJUSTABLE STEEL POST RATED FOR 12,000 #



BASEMENT PLAN

1/4" = 1'-0"

DESIGNER:  
JOE FLIKKEMA  
SNOWY MOUNTAIN DESIGN  
4655 BAKER STREET  
LAKEWOOD, NY 14750  
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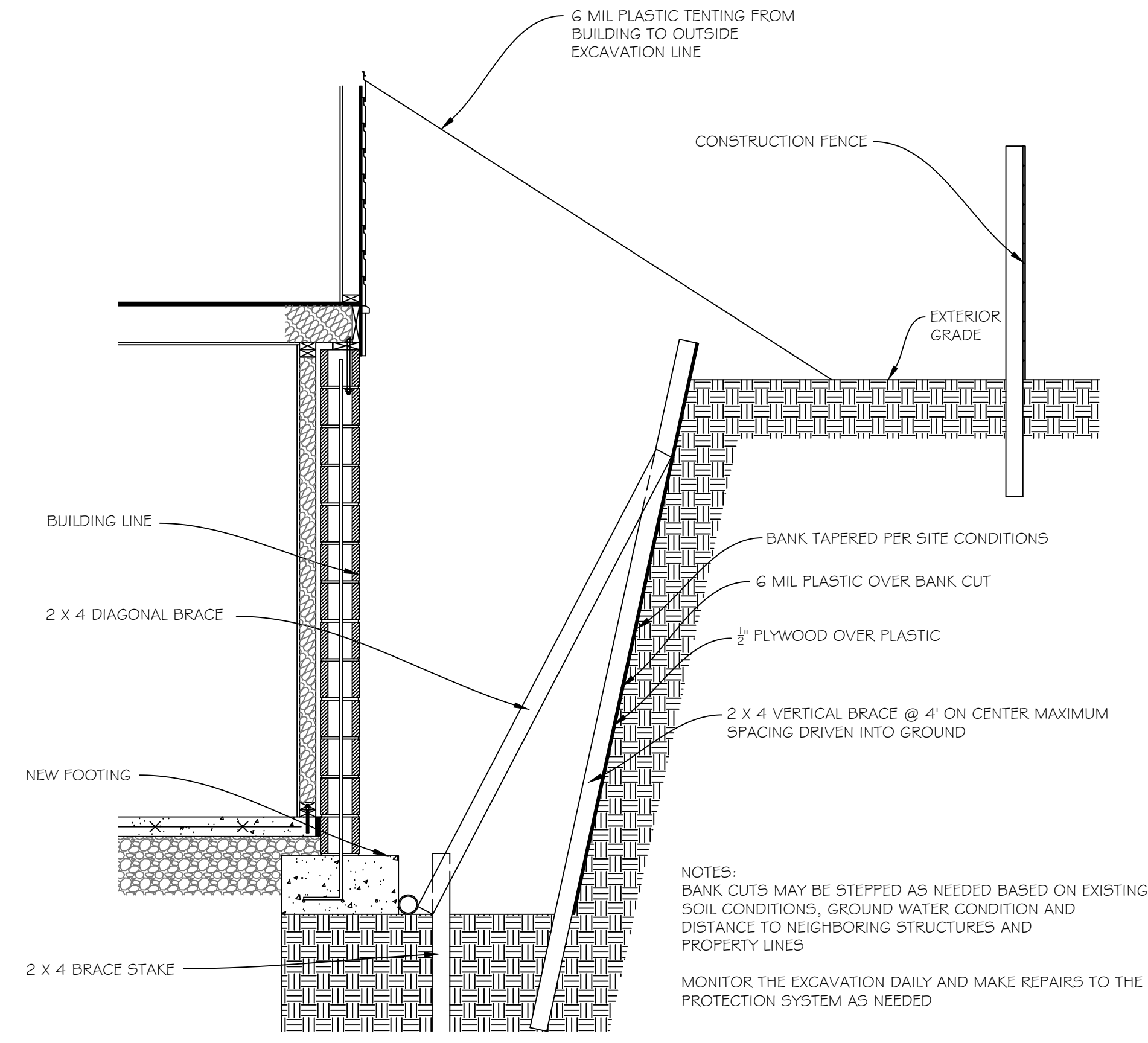
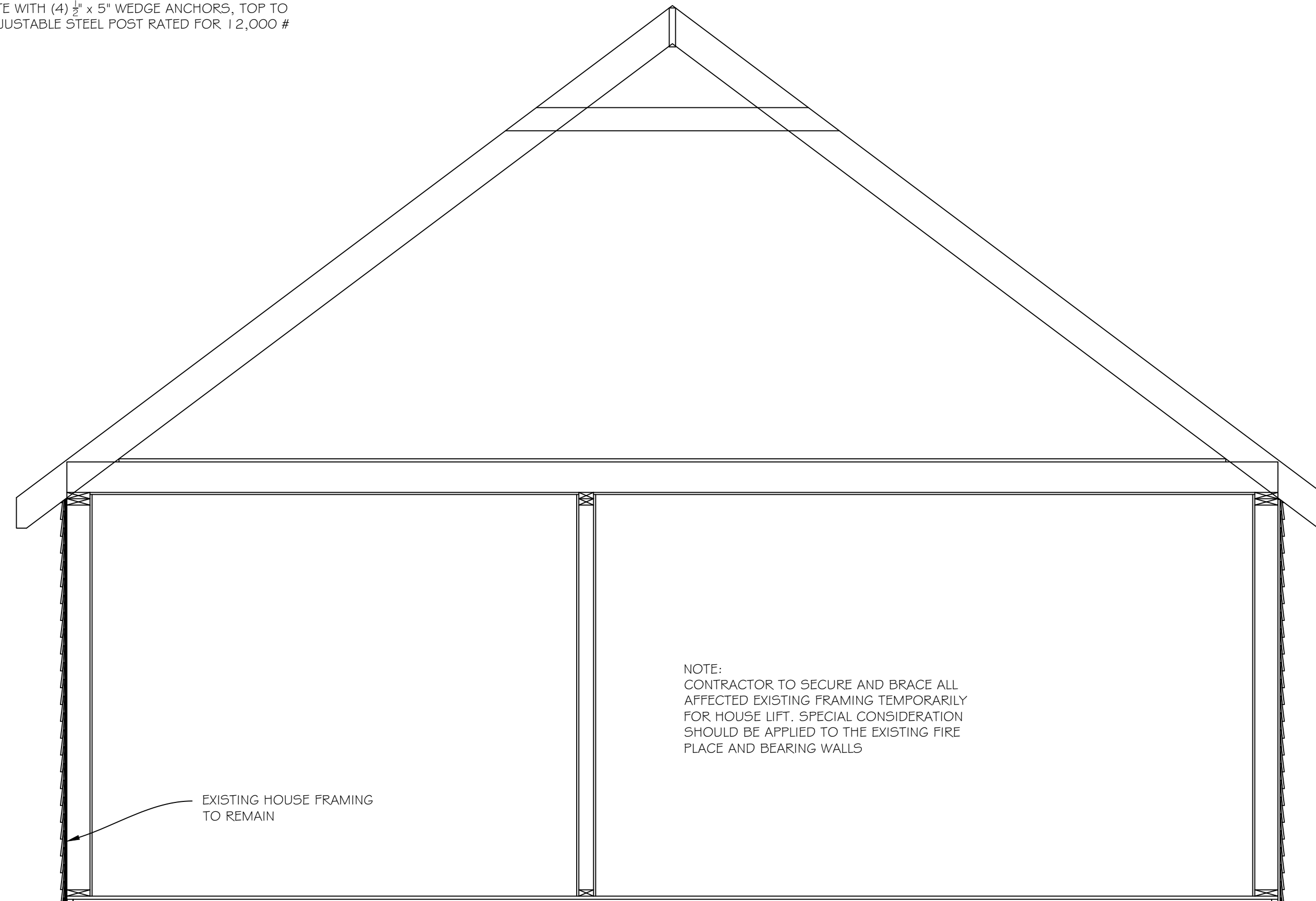
ENGINEER:  
PETER RADKA  
ROCK HILL ENGINEERING, LLC  
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FOUNDATION-BASEMENT PLAN  
ANDREWS RESIDENCE  
2 CHAUTAUQUA, NY 14722

DRAWN: JOE FLIKKEMA  
DATE: 12/29/2023  
SHEET # A2  
3 OF 6

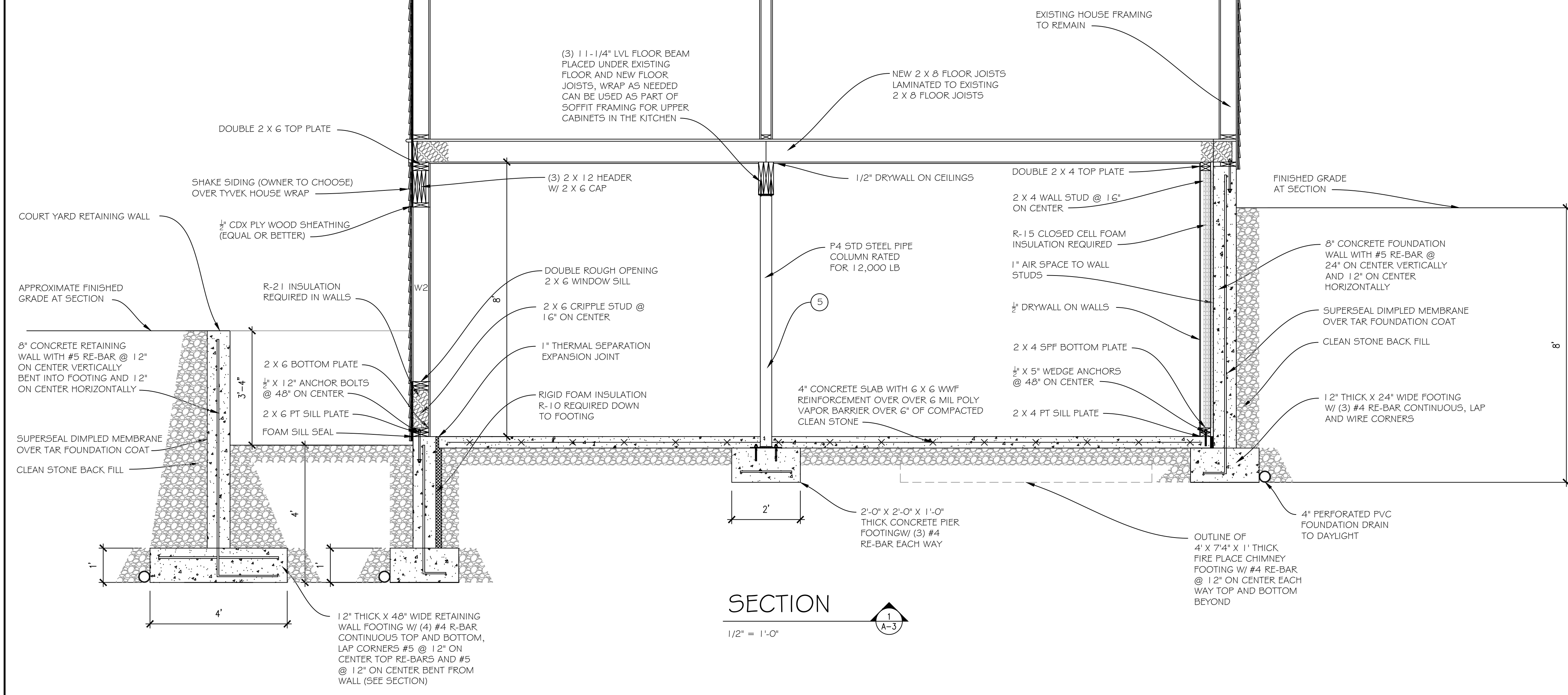
FRAMING NOTES

- 5 P4 STD STEEL PIPE COLUMN WITH 1/2" X 6" X 6" STEEL PLATED WELDED TOP AND BOTTOM WITH 1/2" MINIMUM FILLET WELD, FASTENED BOTTOM TO CONCRETE WITH (4) 1/2" X 5" WEDGE ANCHORS, TOP TO LVL W/ (4) 5" LEDGER LOCK SCREWS, (OPTIONAL) USE ADJUSTABLE STEEL POST RATED FOR 12,000 #

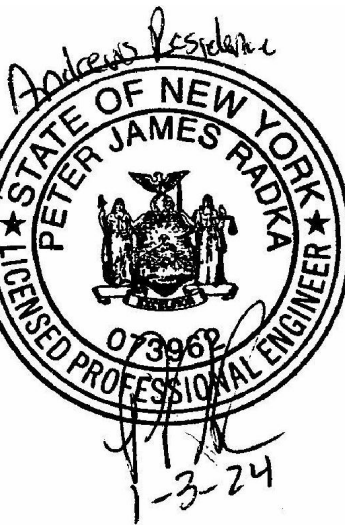


EXCAVATION SITE PROTECTION DETAIL

1/2" = 1'-0"



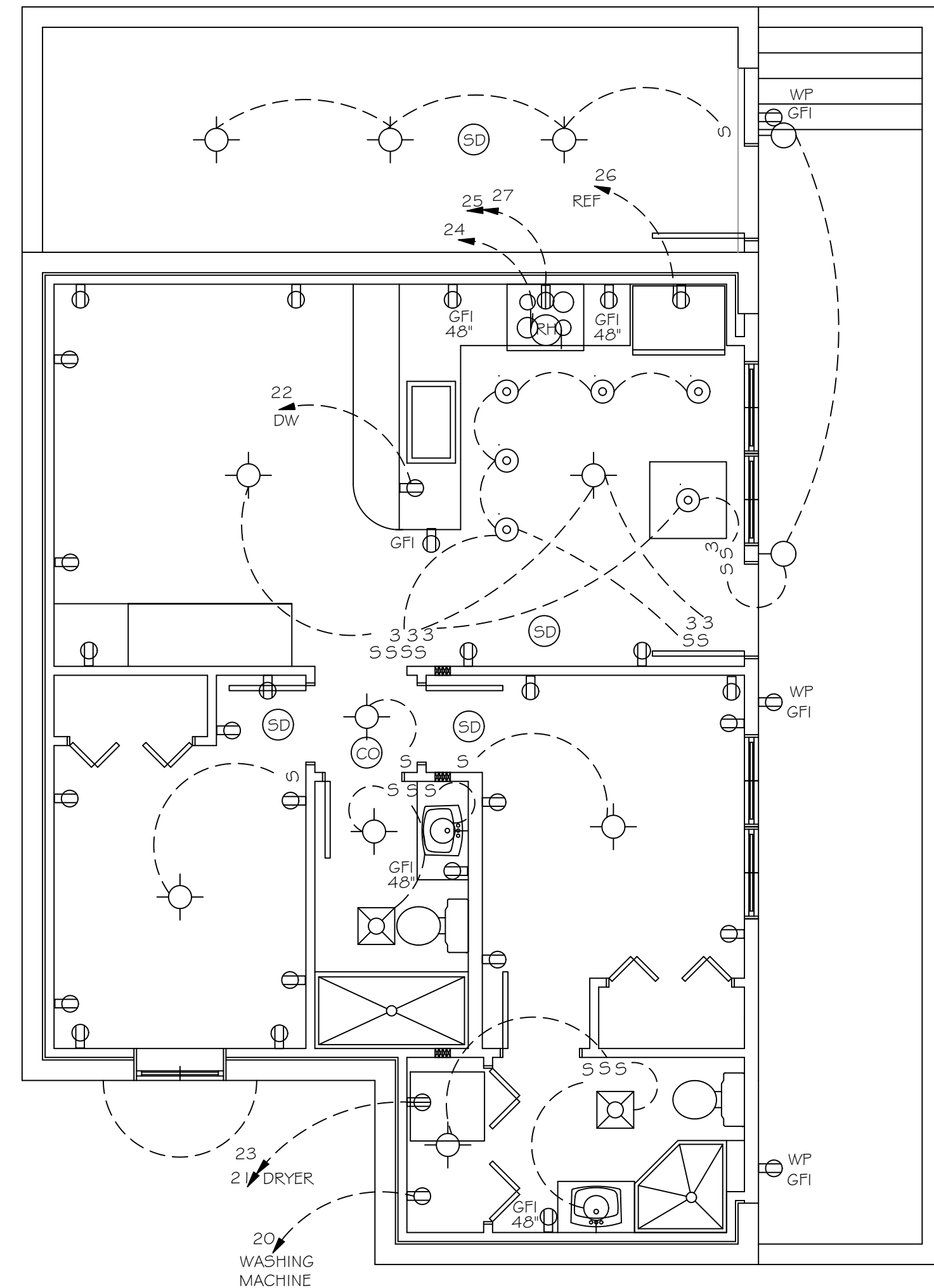
DESIGNER:  
JOE FLIKKEMA  
SNOWY MOUNTAIN DESIGN  
4655 BAKER STREET  
LANCASTER, NY 13950  
(485) 238-7422



ENGINEER:  
PETER RADKA  
ROCK HILL ENGINEERING, LLC  
6949 KINGS CORNER ROAD  
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SECTION AND DETAILS  
ANDREWS RESIDENCE  
21  
CHALTAUQUA, NY 14722

DRAWN:  
JOE FLIKKEMA  
DATE:  
12/29/2023  
SHEET # : A3  
4 OF 6



**BASEMENT ELECTRICAL PLAN**

1/4" = 1'-0"

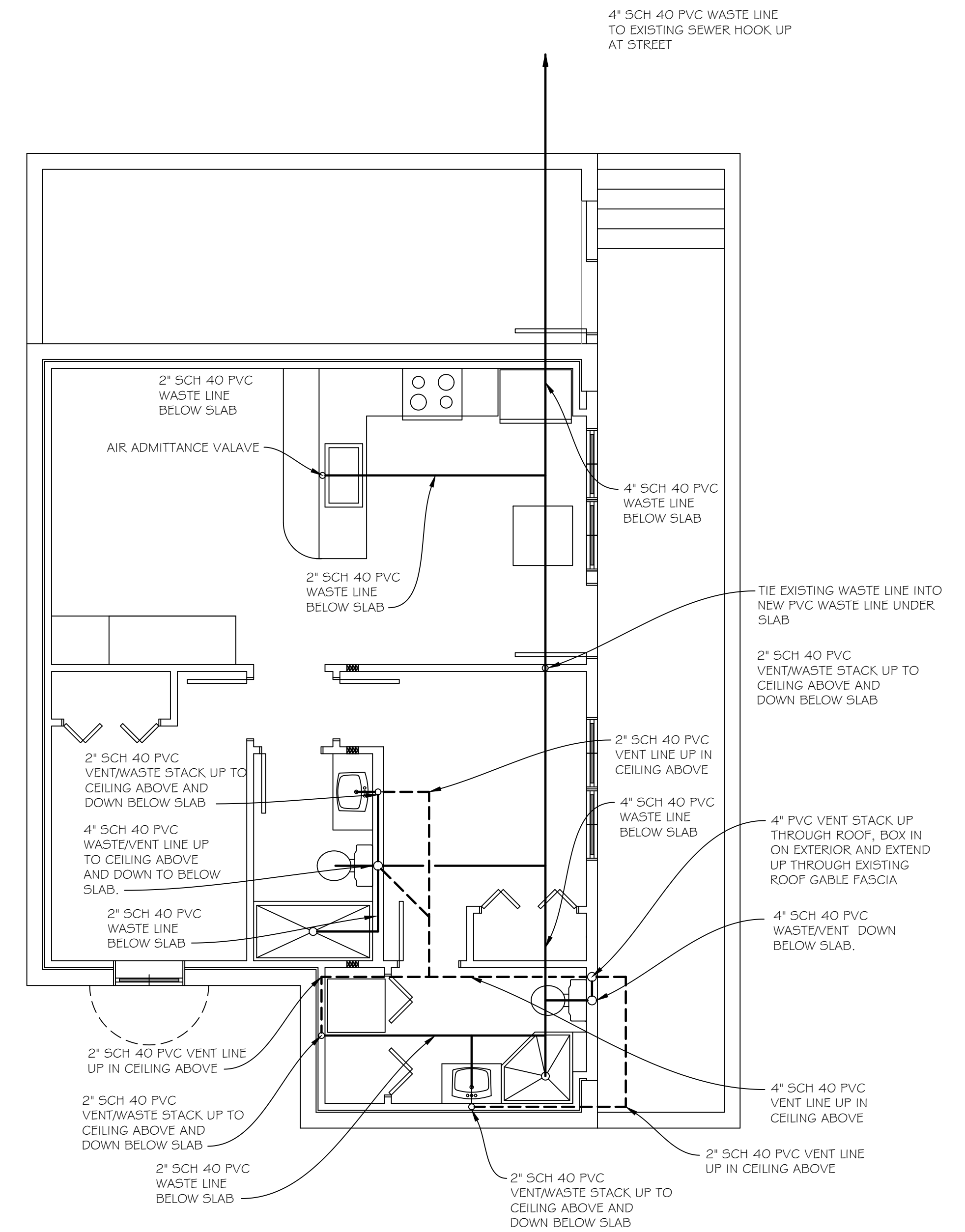
**ELECTRICAL SYMBOL SCHEDULE**

- S SINGLE POLE SWITCH
- ⊕ DUPLEX OUTLET
- ⊕<sup>GFI</sup> DUPLEX OUTLET GFI PROTECTED
- S<sup>3</sup> 3 WAY SWITCH
- WP WEATHER PROOF OUTLET COVER PROTECTED
- ⊠ ELECTRIC BREAKER PANEL
- ⊠<sup>RH</sup> RANGE HOOD EXHAUST FAN
- ⊠<sup>B</sup> BATHROOM EXHAUST FANLIGHT 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
- ⊙<sup>48"</sup> OUTLET WITH HEIGHT TO CENTER OF BOX INDICATED
- ⊠ JUNCTION BOX WITH DISCONNECT
- ⊙ PENDANT MOUNT LIGHT FIXTURE
- S<sup>4</sup> 4 WAY SWITCH
- ⊠<sup>B</sup> BATHROOM EXHAUST FANLIGHT COMBO, DUCTED TO THE EXTERIOR
- ⊙<sup>H</sup> HEAT DETECTOR INTER CONNECTED WITH BATTERY BACK UP
- EXIT EMERGENCY EXIT LIGHT FIXTURE WALL OR CEILING MOUNTED

**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

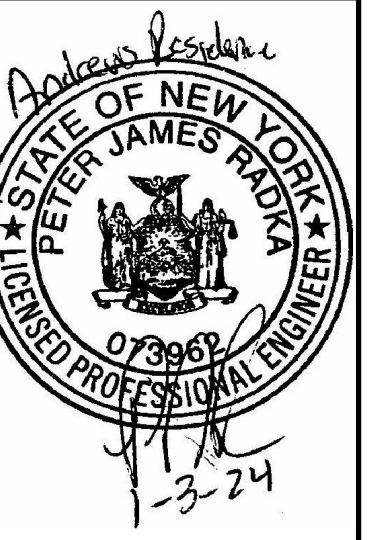
NOTE:  
PLUMBING CONTRACTOR TO PROVIDE CLEAN OUT ACCESS AT REASONABLE LOCATIONS



**BASEMENT PLUMBING PLAN**

1/4" = 1'-0"

DESIGNER:  
**JOE FLIKKEMA**  
SNOWY MOUNTAIN DESIGN  
4655 BAKER STREET  
LAKEWOOD, NY 14750  
(425) 236-7426



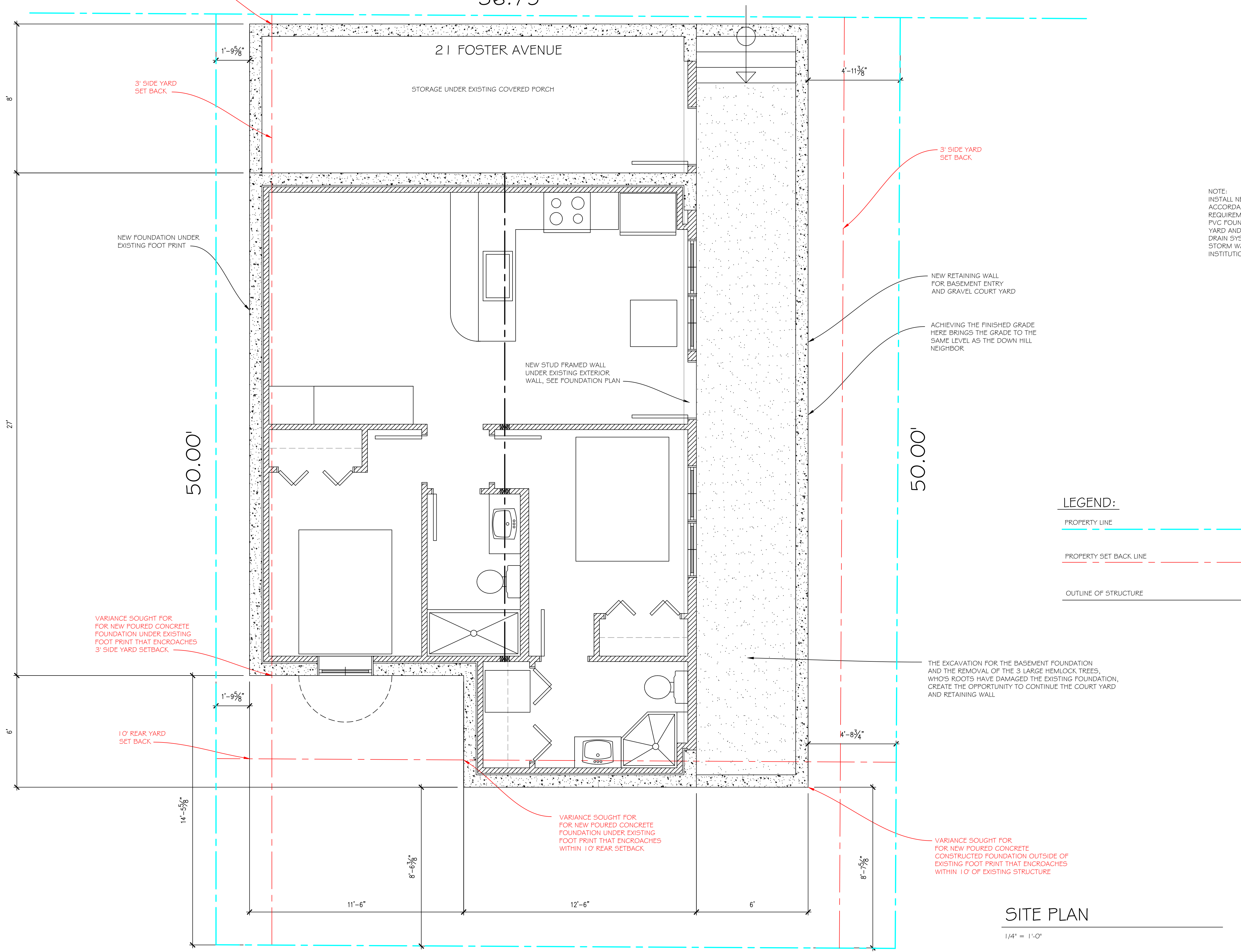
ENGINEER:  
**PETER RADKA**  
ROCK HILL ENGINEERING, LLC  
6348 KINGS CORNER ROAD  
PANAMA, NY 14767  
(716) 782-2206

**BASMENT ELECT-PLUMBING PLAN**  
ANDREWS RESIDENCE  
21 WOODHURST DRIVE  
CHAUTAQUA, NY 14722

# FOSTER AVENUE

36.75'

NORTH



VARIANCE SOUGHT FOR FOR NEW POURED CONCRETE FOUNDATION UNDER EXISTING FOOT PRINT THAT ENCROACHES 3' SIDE YARD SETBACK

3' SIDE YARD SET BACK

NEW FOUNDATION UNDER EXISTING FOOT PRINT

VARIANCE SOUGHT FOR FOR NEW POURED CONCRETE FOUNDATION UNDER EXISTING FOOT PRINT THAT ENCROACHES 3' SIDE YARD SETBACK

10' REAR YARD SET BACK

VARIANCE SOUGHT FOR FOR NEW POURED CONCRETE FOUNDATION UNDER EXISTING FOOT PRINT THAT ENCROACHES WITHIN 10' REAR SETBACK

VARIANCE SOUGHT FOR FOR NEW POURED CONCRETE CONSTRUCTED FOUNDATION OUTSIDE OF EXISTING FOOT PRINT THAT ENCROACHES WITHIN 10' OF EXISTING STRUCTURE

21 FOSTER AVENUE

STORAGE UNDER EXISTING COVERED PORCH

NEW STUD FRAMED WALL UNDER EXISTING EXTERIOR WALL, SEE FOUNDATION PLAN

NEW RETAINING WALL FOR BASEMENT ENTRY AND GRAVEL COURT YARD

ACHIEVING THE FINISHED GRADE HERE BRINGS THE GRADE TO THE SAME LEVEL AS THE DOWN HILL NEIGHBOR

THE EXCAVATION FOR THE BASEMENT FOUNDATION AND THE REMOVAL OF THE 3 LARGE HEMLOCK TREES, WHO'S ROOTS HAVE DAMAGED THE EXISTING FOUNDATION, CREATE THE OPPORTUNITY TO CONTINUE THE COURT YARD AND RETAINING WALL

NOTE:  
INSTALL NEW FOUNDATION DRAINS IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. INSTALL PERFORATED 4" PVC FOUNDATION DRAIN PIPE IN COURT YARD AND THE INTO NEW FOUNDATION DRAIN SYSTEM. PROVIDE ADDITIONAL STORM WATER DRAIN AS PER CHAUTAUQUA INSTITUTION REQUIREMENTS

### LEGEND:

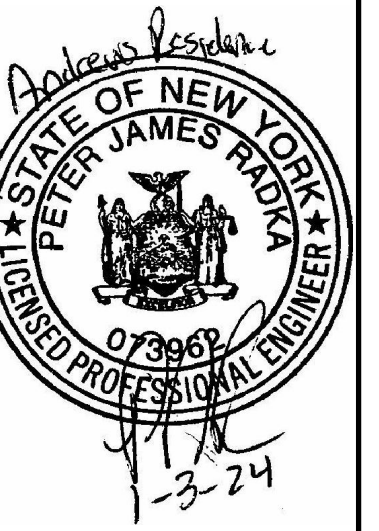
- PROPERTY LINE
- PROPERTY SET BACK LINE
- OUTLINE OF STRUCTURE

### SITE PLAN

1/4" = 1'-0"

DESIGNER:

JOE FLIKKEMA  
SNOWY MOUNTAIN DESIGN  
4655 BAKER STREET  
LANCASTER, NY 14650  
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ENGINEER:

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SITE PLAN  
ANDREWS RESIDENCE  
21 FOSTER AVENUE  
CHAUTAUQUA, NY 14722

DRAWN:  
JOE FLIKKEMA

DATE:  
12/29/2023

SHEET # : 51  
6 OF 6