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NCARB

MICHAEL F. PECK, P.L.S.

November 17, 2015

Justin Wood, P.E.
City Engineer
Room 305, City Hall
245 Washington St.
Watertown, NY 13601

Re: Northern New York Community Foundation/Black River Valley Club
2014-046

Dear Mr. Wood:

Enclosed herewith please find the submittal package for the above referenced project for consideration for the December 1, 2015 Planning Board meeting. The project involves the Black River Valley Club property at 131 Washington Street, including renovation of the existing three story portion of the building, and a new three-story addition incorporating a new accessible entrance and parking. The new facility will be the new home of the NNY Philanthropy Center, LLC (formerly NNY Community Foundation).

We trust that the application and associated documents are in order, and look forward to working with the City moving forward. Should you have any questions, please do not hesitate to contact me directly.

Respectfully submitted,

Andrew F. Jackson, AIA
Project Architect

327 MULLIN STREET
WATERTOWN, NY 13601
TEL: (315) 782-8130
FAX (315) 782-7192

WWW.THEBCGROUP.COM



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1869

CITY OF WATERTOWN SITE PLAN APPLICATION PROCESS

The applicant is responsible for completeness of application and inclusion of all required information.

****INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED****

In order to expedite the Site Plan review process, all applicants are encouraged to have a pre-application meeting with Planning & Engineering staff. Staff can be reached at (315) 785-7740.

In the interest of expediting site plan approvals, the City of Watertown wishes to advise you of the procedures in applying for these referrals:

A. Fill out the Site Plan / Site Plan Waiver - Determination Flow Chart below:

1. Is the use a one, two, or three family dwelling?
 YES (Site Plan Review is **not** required. You may apply directly for Building Permit.)
 NO (Go to question 2)
2. Is your building or parking lot construction or expansion less than or equal to 400 sq. ft.?
 YES (Site Plan Review is not required. You may apply directly for Building Permit.)
 NO (Go to question 3)
3. Does your building or parking lot construction or expansion exceed 2500 sq. ft.?
 YES (Site Plan Review required. Submit the Site Plan Application Form.)
 NO (Go to question 4)
4. Is your proposed building the first on the lot?
 YES (Site Plan Review required. Submit the Site Plan Application Form.)
 NO (Go to question 5)
5. Does your project involve a change in the property boundaries?
 YES (Site Plan Review required. Submit the Site Plan Application Form.)
 NO (Go to question 6)
6. Does your building or parking lot construction or expansion change or impair the overall grading, circulation, drainage, utility services, and appearance and visual effect of the property?
 YES (Site Plan Review required. Submit the Site Plan Application Form.)
 NO (*Site Plan Waiver allowed. Submit the Site Plan Waiver Form.)

* The City of Watertown Planning Board reserves the right to require Site Plan Review.

B. SITE PLAN APPROVAL SUBMITTAL REQUIREMENTS*

1. **3 complete, collated sets of the site plan application package** that includes the following documents:
 - a. Cover letter explaining the proposal.
 - b. Completed Site Plan Application Form.
 - c. Full size copies of all required plans (24"x36"), including 1 stamped & signed original.
 - d. Engineering Report.

2. **13 complete, collated sets of the site plan application package** that includes the following documents:
 - a. Cover letter explaining the proposal.
 - b. Completed Site Plan Application Form.
 - c. Reduced size copies of all required plans (11"x17") if they are legible. (otherwise submit full size sets)

3. **An electronic (pdf) copy** of the entire site plan application package to include the following:
 - a. A single, combined pdf containing the cover letter, the site plan application form and the Engineering Report.
 - b. A single, combined pdf containing all of the plan sheets and drawings.
 - c. The pdf may be submitted via email to planning@watertown-ny.gov or on a CD.

Note: When Jefferson County Planning Board (239-M) Review is necessary, one additional full size set as described in # 1 above is required.

*Planning Board Recommendation and City Council Approval is required for Site Plans.

C. WAIVER OF SITE PLAN APPROVAL SUBMITTAL REQUIREMENTS**

1. **2 complete, collated sets of the site plan application package** that includes the following documents:
 - a. Cover letter explaining the proposal.
 - b. Completed Site Plan Waiver Application Form.
 - c. Full size copies of all required plans (24"x36"), including 1 signed original.

2. **8 complete, collated sets of the site plan application package** that includes the following documents:
 - a. Cover letter explaining the proposal.
 - b. Completed Site Plan Waiver Application Form.
 - c. Reduced size copies of all required plans (11"x17") if they are legible. (otherwise submit full size sets)

3. **An electronic (pdf) copy** of the entire site plan waiver application package to include the following:
 - a. A single, combined pdf containing the cover letter and the site plan waiver application form.
 - b. A single, combined pdf containing all of the plan sheets and drawings.
 - c. The pdf may be submitted via email to planning@watertown-ny.gov or on a CD.

** Site Plan Approval of City Council may be waived by the City Planning Board.

D. Address submittals to:

Justin Wood, P.E.
 City Engineer
 Room 305, City Hall
 245 Washington Street
 Watertown, NY 13601

E. A **\$50.00** application fee must accompany the submittal.

A **\$50.00** application fee must accompany each resubmittal. You will be notified by the Engineering Department if an application requires a resubmittal.

Make checks payable to the City of Watertown.

F. All Site Plan submittals must be received by the City Engineer at least 14 calendar days prior to the next Planning Board Meeting; 21 calendar days if Jefferson County Planning Board action is necessary. Failure to meet the submittal deadline will result in **not** making the agenda for the upcoming Planning Board Meeting. **THERE ARE NO EXCEPTIONS.** The City Planning Board meets on the first Tuesday of each month at 3:00 P.M. in the City Council Chambers on the 3rd Floor of City Hall.

G. 2015 Meeting Schedules.

CITY OF WATERTOWN PLANNING BOARD 2015 (1 ST TUES. MONTH @ 3:00 PM)		CITY OF WATERTOWN CITY COUNCIL 2015 (1 ST & 3 RD MONDAY @ 7 PM)		JEFFERSON COUNTY PLANNING BOARD 2015 (LAST TUES. MONTH)	
MEETING DATE	DEADLINE	MEETING DATE		MEETING DATE	DEADLINE
Jan. 6	Dec. 23	Jan. 5, 20*		Jan. 27	Jan. 13
Feb. 3	Jan. 20	Feb. 2, 17*		Feb. 24	Feb. 10
March 3	Feb. 17	March 2, 16		March 31	March 17
April 7	March 24	Apr. 6, 20		April 28	April 14
May 5	April 21	May 4, 18		May 26	May 12
June 2	May 19	Jun. 1, 15		June 30	June 16
July 7	June 23	July 6, 20		July 28	July 14
Aug. 4	July 21	Aug. 3, 17		Aug. 25	Aug. 11
Sept. 1	Aug. 18	Sept. 8*, 21		Sept. 29	Sept. 15
Oct. 6	Sept. 22	Oct. 5, 19		Oct. 27	Oct. 13
Nov. 3	Oct. 20	Nov. 2, 16		Nov. 24	Nov. 10
Dec. 1	Nov. 17	Dec. 7, 21		Dec. 29	Dec. 15

* = Meeting Date changed due to Holiday

REQUIRED DRAWINGS:

** The following drawings with the listed information **ARE REQUIRED, NOT OPTIONAL**. If the required information is not included and/or addressed, the Site Plan Application will **not** be processed.

- ELECTRONIC COPY OF ENTIRE SUBMISSION** (PDF preferred)
- COMPLETED PART I OF ENVIRONMENTAL ASSESSMENT FORM**
- SITE PLAN SKETCH**
 - Pertinent existing above ground features are shown and labeled including, but not limited to, buildings, parking spaces, driveways, sidewalks, streets etc.
 - All proposed above ground features are shown and clearly labeled “proposed”.
 - Land use, zoning, & tax parcel number are shown.
 - The Plan is adequately dimensioned including radii.
 - All vehicular & pedestrian traffic circulation is shown.
 - Proposed parking & loading spaces including ADA accessible spaces are shown and labeled.
 - Refuse Enclosure Area (Dumpster), if applicable, is shown. Section 161-19.1 of the Zoning Ordinance states, “No refuse vehicle or refuse container shall be parked or placed within 15 feet of a party line without the written consent of the adjoining owner, if the owner occupies any part of the adjoining property”.
 - The north arrow & graphic scale are shown.
- GENERAL INFORMATION**
 - Signage will not be approved as part of this submission. It requires a sign permit from the Codes Department. See Section 310-52.2 of the Zoning Ordinance.
 - Plans have been collated and properly folded.
 - Explanation for any item not checked in the Site Plan Waiver Checklist.
(Attach separate sheet with explanation and comments)

SIGNATURE

I certify that the information provided above is true to the best of my knowledge.

Applicant (please print) _____

Applicant Signature _____ Date: _____



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CITY OF WATERTOWN SITE PLAN APPLICATION

** Provide responses for all sections. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Failure to submit required information by the submittal deadline will result in **not** making the agenda for the upcoming Planning Board meeting.

PROPERTY LOCATION

Proposed Project Name: _____

Tax Parcel Number: _____

Property Address: _____

Existing Zoning Classification: _____

OWNER OF PROPERTY

Name: _____

Address: _____

Telephone Number: _____

Fax Number: _____

APPLICANT

Name: _____

Address: _____

Telephone Number: _____

Fax Number: _____

Email Address: _____

ENGINEER/ARCHITECT/SURVEYOR

Name: _____

Address: _____

Telephone Number: _____

Fax Number: _____

Email Address: _____

OPTIONAL MATERIALS:

- PROVIDE AN ELECTRONIC (.DWG) COPY OF THE SITE PLAN WITH AS-BUILT REVISIONS. This will assist the City in keeping our GIS mapping up-to-date.**

REQUIRED MATERIALS:

** The following drawings with the listed information **ARE REQUIRED, NOT OPTIONAL**. If the required information is not included and/or addressed, the Site Plan Application will **not** be processed.

- COMPLETED ENVIRONMENTAL ASSESSMENT FORM** (Contact us if you need help choosing between the Short EAF and the Full EAF):

<http://www.dec.ny.gov/permits/6191.html>

- ELECTRONIC COPY OF ENTIRE SUBMISSION** (PDF preferred)

- BOUNDARY & TOPOGRAPHIC SURVEY**

(Depict existing features as of the date of the Site Plan Application. This Survey and Map must be performed and created by a Professional Land Surveyor licensed and currently registered to practice in the State of New York. This Survey and Map must be stamped and signed with an original seal and signature on at least one copy, the rest may be copies thereof.

- All elevations are National Geodetic Vertical Datum of 1929 (NGVD29).

- 1' contours are shown & labeled with appropriate spot elevations.

- All existing features on and within 50 feet of the subject property are shown and labeled.

- All existing utilities on and within 50 feet of the subject property are shown and labeled.

- All existing easements and/or right-of-ways are shown and labeled.

- Existing property lines (bearings & distances), margins, acreage, zoning, existing land use, reputed owner, adjacent reputed owners & tax parcel numbers are shown and labeled.

- The north arrow & graphic scale are shown.

- DEMOLITION PLAN** (If Applicable)

- All existing features on and within 50 feet of the subject property are shown and labeled.

- All items to be removed are labeled in darker text.

SITE PLAN

- All proposed above ground features are depicted and clearly labeled.
- All proposed features are clearly labeled “proposed”.
- All proposed easements & right-of-ways are shown and labeled.
- Land use, zoning, & tax parcel number are shown.
- The Plan is adequately dimensioned including radii.
- The line work & text for all proposed features is shown darker than existing features.
- All vehicular & pedestrian traffic circulation is shown including a delivery or refuse vehicle entering and exiting the property.
- Proposed parking & loading spaces including ADA accessible spaces are shown and labeled.
- Refuse Enclosure Area (Dumpster), if applicable, is shown. Section 161-19.1 of the Zoning Ordinance states, “No refuse vehicle or refuse container shall be parked or placed within 15 feet of a party line without the written consent of the adjoining owner, if the owner occupies any part of the adjoining property”.
- The north arrow & graphic scale are shown.

GRADING PLAN

- All proposed below ground features including elevations & inverts are shown and labeled.
- All proposed above ground features are shown and labeled.
- The line work & text for all proposed features is shown darker than existing features.
- All proposed easements & right-of-ways are shown and labeled.
- 1’ existing contours are shown dashed & labeled with appropriate spot elevations.
- 1’ proposed contours are shown & labeled with appropriate spot elevations.
- All elevations are National Geodetic Vertical Datum of 1929 (NGVD29).

- Sediment & Erosion control are shown & labeled on the grading plan unless separate drawings have been provided as part of a Stormwater Pollution Prevention Plan (SWPPP).

UTILITY PLAN

- All proposed above & below ground features are shown and labeled.
- All existing above & below ground utilities including sanitary, storm water, water, electric, gas, telephone, cable, fiber optic, etc. are shown and labeled.
- All proposed easements & right-of-ways are shown and labeled.
- The Plan is adequately dimensioned including radii.
- The line work & text for all proposed features is shown darker than existing features.
- The following note has been added to the drawings stating, “All water main and service work must be coordinated with the City of Watertown Water Department. The Water Department requirements supersede all other plans and specifications provided.”

LANDSCAPING PLAN

- All proposed above ground features are shown and labeled.
- All proposed trees, shrubs, and other plantings are shown and labeled.
- All proposed landscaping & text are shown darker than existing features.
- All proposed landscaping is clearly depicted, labeled and keyed to a plant schedule that includes the scientific name, common name, size, quantity, etc.
- For additional landscaping requirements where nonresidential districts and land uses abut land in any residential district, please refer to Section 310-59, Landscaping of the City’s Zoning Ordinance.
- Site Plan complies with and meets acceptable guidelines set forth in Appendix A - Landscaping and Buffer Zone Guidelines (August 7, 2007).**

PHOTOMETRIC PLAN (If Applicable)

- All proposed above ground features are shown.
- Photometric spot elevations or labeled photometric contours of the property are clearly depicted. Light spillage across all property lines shall not exceed 0.5 foot-candles.

CONSTRUCTION DETAILS & NOTES

- All details and notes necessary to adequately complete the project including, but not limited to, landscaping, curbing, catch basins, manholes, water line, pavement, sidewalks, trench, lighting, trash enclosure, etc. are provided.
- Maintenance & protection and traffic plans & notes for all required work within City streets including driveways, water laterals, sanitary laterals, storm connections, etc. are provided.
- The following note must be added to the drawings stating:
“All work to be performed within the City of Watertown margin will require sign-off from a Professional Engineer, licensed and currently registered to practice in the State of New York, that the work was built according to the approved site plan and applicable City of Watertown standards. Compaction testing will be required for all work to be performed within the City of Watertown margin and must be submitted to the City of Watertown Codes Department.”

PRELIMINARY ARCHITECTURAL PLANS (If Applicable)

- Floor plan drawings, including finished floor elevations, for all buildings to be constructed are provided.
- Exterior elevations including exterior materials and colors for all buildings to be constructed are provided.
- Roof outline depicting shape, slope and direction is provided.

ENGINEERING REPORT

**** The engineering report at a minimum includes the following:**

- Project location
- Project description
- Existing & proposed sanitary sewer flows & summary
- Water flows & pressure
- Storm Water Pre & Post Construction calculations & summary
- Traffic impacts
- Lighting summary
- Landscaping summary

GENERAL INFORMATION

ALL ITEMS ARE STAMPED & SIGNED WITH AN ORIGINAL SIGNATURE BY A PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR SURVEYOR LICENSED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK.

If required, a copy of the Stormwater Pollution Prevention Plan (SWPPP) submitted to the NYSDEC will also be sent to the City of Watertown Engineering Department.

** If required, a copy of all submittals sent to the New York State Department of Environmental Conservation (NYSDEC) for the sanitary sewer extension permit will also be sent to the City of Watertown Engineering Department.

** If required, a copy of all submittals sent to the New York State Department of Health (NYSDOH) will also be sent to the City of Watertown Engineering Department.

** When NYSDEC or NYSDOH permitting is required, the property owner/applicant shall retain a licensed Professional Engineer to perform inspections of the proposed utility work and to certify the completed works were constructed in substantial conformance with the approved plans and specifications.

Signage will not be approved as part of this submission. It requires a sign permit from the Codes Department. See Section 310-52.2 of the Zoning Ordinance.

Plans have been collated and properly folded.

If an applicant proposes a site plan with multiple buildings and any of those buildings front on a private drive, the City Council will name the private drive by resolution and the building(s) will be given an address number on that private drive by City staff. The applicant may propose a name for the private drive for the City Council's consideration.

Proposed Street Name: _____

Explanation for any item not checked in the Site Plan Checklist.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO	YES
3.a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: _____ Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

Appendix A

Landscaping and Buffer Zone Guidelines

Adopted by the City of Watertown Planning Board
August 7, 2007

Introduction

A landscape plan is required as part of every site plan review application. These guidelines are the minimum plantings that the Planning Board expects to see on the landscape plan regarding number, type, size, and arrangement of trees and shrubs.

Landscaping is required to minimize negative impacts from development by creating visual and noise buffers between adjoining property uses and promoting harmonious streetscapes. The intent of these guidelines is also to replace trees lost due to development and to establish incentives for the preservation of existing trees.

These guidelines will also provide direction to the applicants where buffer zones are required under Section 310-59 of the City of Watertown Zoning Ordinance.

General Provisions

A tree schedule shall be included on each landscape plan. No one (1) species of tree may take up more than fifteen (15) percent of the total amount of the landscape plantings.

Where the location of existing overhead or underground utility lines conflicts with the required landscaping strip and tree planting, the Planning Board may approve an alternative plan to meet the intent of these guidelines.

It is recommended that trees from the list provided below be considered. Tree diameter shall be measured four feet from the base of the tree. The developer/owner should make every effort to preserve and protect existing significant trees over twelve (12) inches in diameter.

Tree removal or planting in the city right-of-way shall be in accordance with Chapter 287 of the Code of the City of Watertown.

Landscaping must be permanently maintained in a healthy growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other permanent maintenance of all plantings as needed.

Landscaped Strips Along Street Rights-of-Way

A landscaped strip should be provided adjacent to all public and private rights-of-ways and streets. It should be a minimum of fifteen (15) feet wide, exclusive of street right-of-way. Within the landscaped strip, one (1) large deciduous tree (2" caliper minimum) should be provided every forty (40) linear feet or one (1) small to medium deciduous tree (1.5" caliper minimum) should be provided every twenty (20) linear feet. Planting beds with shrubs, perennials, and/or annuals or grass areas are recommended in between the trees.

Where parking lots and driveways abut the landscaped strip along the street right-of-way, shrubs should be considered for screening in addition to the shade trees. The screening should be a plant species that grows to a minimum of three (3) feet high and extends along the entire street frontage of the parking lot, exclusive of driveways and visibility setbacks. A landscaped berm may also be utilized to screen the parking lots and driveways. The berm should be a minimum of 30 inches above the average grade of the street and parking lot curbs with a slope not to exceed 3:1. If a parking lot is located fifty (50) feet or more from the street right-of-way, no screening shrubs or berm will be required.

Street level landscaping shall not interfere with visibility of drivers entering or exiting, or driving by the property. All landscaping (trees, shrubs, and planted beds) shall be a distance of ten (10) feet from any driveway or street intersections.

Interior Parking Lot Landscaping

Interior parking lot trees and landscaping are recommended in addition to the required landscaped strip. Trees should be provided in each parking lot at a minimum average density of one (1) shade tree (two-inch diameter) for each fifteen (15) parking spaces, or any fraction thereof.

The interior parking lot trees and landscaping should be evenly distributed throughout the parking lot, although adjustments may be approved by the Planning Board where the shape or size of the parking lot, the location of existing trees, snow removal requirements, or other natural constraints prevent such distribution.

Landscaped islands within parking lot areas should be a minimum of nine (9') feet x eighteen (18') feet in dimension. Large planters are an acceptable alternative that can be utilized in conjunction within landscaped islands where the parking lot configuration, snow removal requirements, or other constraints prevent the installation of the permanent landscaped islands.

Exterior Parking Lot Landscaping

A landscaped strip should be provided around the perimeter of any parking lot exclusive of driveways. The landscaped strip should be a minimum of eight (8) wide, except where other provisions apply. Within the perimeter landscaped strip, one (1) large deciduous tree (2" caliper minimum) should be provided every forty (40) linear feet or one (1) small to medium deciduous tree (1.5" caliper minimum) should be provided every twenty (20) linear feet or one (1) large coniferous tree (6' minimum) should be provided every twenty (20) linear feet.

Buffer Zone Requirements Between Non-Residential and Residential Zoning Districts

Section 310-59 of the City of Watertown Zoning Ordinance requires buffer zones where non-residential land uses abut land in a residential district. The purpose of the buffer zones is to separate land uses and offer visual screening between uses that may not be compatible.

The required buffer areas within each listed zoning district shall contain, at a minimum, the following landscaping:

Limited Business and Health Services Districts. A landscaped strip shall be provided to separate the Limited Business or Health Service District from the Residential District. The landscaped strip shall be a minimum of fifteen (15') wide. Within the landscaped strip, one (1) large deciduous tree (2" caliper minimum) shall be provided every forty (40) linear feet, along with planting beds in between the trees containing assorted shrubs or one (1) small to medium deciduous tree (1.5" caliper minimum) shall be provided every twenty (20) linear feet, along with planting beds in between the trees containing assorted shrubs or one (1) large coniferous tree (6' minimum), stagger planted shall be provided every fifteen (15) linear feet.

Neighborhood Business and Commercial Districts. A landscaped strip shall be provided to separate the Neighborhood Business or Commercial Districts from the Residential District. The landscaped strip shall be a minimum of fifteen (15') wide. Within the landscaped strip, one (1) large deciduous tree (2" caliper minimum) shall be provided every thirty five (35) linear feet, along with planting beds in between the trees containing assorted shrubs or one (1) small to medium deciduous tree (1.5" caliper minimum) shall be provided every twenty (20) linear feet, along with planting beds in between the trees containing assorted shrubs or one (1) large coniferous tree (6' minimum), stagger planted shall be provided every fifteen (15) linear feet. In addition to the required trees and shrubs, a six (6) foot high opaque fence (stockade or equal) should be provided. All fencing shall be in conformance with Section 310-26.1, Fences, of the Zoning Ordinance.

Light and Heavy Industrial Districts. A landscaped strip shall be provided to separate the Light or Heavy Industrial District from the Residential District. The landscaped strip shall be a minimum of fifteen (15') wide. Within the landscaped strip, one (1) large deciduous shade tree (2" caliper minimum) shall be provided every thirty (35) linear feet, along with planting beds in between the trees containing assorted shrubs or one (1) small to medium deciduous tree shall be provided every twenty (20) linear feet, along with planting beds in between the trees containing assorted shrubs or one (1) large coniferous tree (6' minimum), stagger planted shall be provided every twelve (12) linear feet. In addition to the required trees and shrubs, an eight (8) foot high opaque fence (stockade or equal) should be provided. All fencing shall be in conformance with Section 310-26.1, Fences, of the Zoning Ordinance.

Front, Side and Rear Yard Buffer Zone Requirements in Commercial Districts

Section 310-59, Paragraph C of the City of Watertown Zoning Ordinance requires for Commercial Districts that a strip of land at least 15' in width be provided in any required front yard and a strip of land at least 5' in width be provided in any required side or rear yard to be maintained as landscaped areas.

The front yard landscaped strip shall be at least fifteen (15') wide. Within the landscaped strip, a minimum of one (1) large deciduous tree (2" caliper minimum) should be provided every forty (40) linear feet or one (1) small to medium deciduous tree (1.5" caliper minimum) should be provided every twenty (20) linear feet. Planting beds with shrubs, perennials, and/or annuals or grass areas are recommended in between the trees. Where parking lots and driveways abut the landscaped strip, shrubs shall be considered for screening in addition to the shade trees. The screening should be a plant species that grows to a minimum of three (3) feet high and extends along the entire street frontage of the parking lot, exclusive of driveways and visibility setbacks. A landscaped berm may also be utilized to screen the parking lots and driveways. The berm

should be a minimum of 30 inches above the average grade of the street and parking lot curbs with a slope not to exceed 3:1. If a parking lot is located fifty (50) feet or more from the street right-of-way, no screening shrubs or berm will be required.

The side and rear yard landscaped strip shall be a minimum of 5' wide and should consist of one (1) large deciduous shade tree (2" caliper minimum) provided every forty (40) linear feet or one (1) small to medium deciduous tree (1.5" caliper minimum) provided every twenty (20) linear feet or one (1) large coniferous tree (6' minimum) provided every fifteen (15) linear feet. Grass areas and/or planting beds shall also be included in between the trees.

Special Provisions for Existing Sites

When an existing site is undergoing any external alteration or expansion, the objective of these standards is to gradually bring the existing site into compliance with minimum standards of this section in relation to the extent of expansion or change on a site. The applicant should make every effort to include new landscaping and buffering as a part of any alteration or expansion.

If space is limited by other site elements required by the Zoning Ordinance, landscaping along the street and buffer zones between adjacent land uses will take priority over interior and exterior parking lot landscaping.

Incentives to Preserve Existing Trees

The Planning Board encourages the preservation of quality and mature trees by providing credits toward the required landscaping. Trees intended to be preserved shall be indicated with a special symbol on the landscape plan and shall be protected during the construction through use of a fence around the drip line. To obtain credit, the preserved trees shall be of a high quality and at least two and one half (2-½) inches diameter. Trees to be preserved shall be counted for credit only if they are located on the developed portion of the site as determined by the Planning Board. The credit for preserved trees shall be as follows:

Diameter of Preserved Tree (in inches)	Number of Trees Credited
Over 12"	5
8" – 11.9"	4
2.5" – 7.9"	2

Credit for preserving existing trees may not be utilized in lieu of trees in the landscaped strip along street rights-of way or the required buffer zone. Credit may be applied only to required interior or exterior parking lot tree planting. Any preserved trees receiving credit which are lost within three (3) years after construction completion shall be replaced by the landowner with trees otherwise required.

Recommended Tree Species

The following list of trees is recommended for use in fulfilling the requirements of these guidelines. The list is not meant to be exclusive but rather a guideline to indicate types of trees that have been found to grow well in the Watertown area in urban soils.

Small to Medium Deciduous Trees

Acer ginnala (varieties)	Amur Maple
Acer tataricum	Tatarian Maple
Amelanchier species (varieties)	Serviceberry Varieties
Carpinus caroliniana	American Hornbeam
Crataegus crus-galli inermis	Thornless Cockspur Hawthorn
Crateagus phaenopyrum	Washington Hawthorn
Maackia amurensis	Amur Maackia
Malus species	Flowering Crabapples
Syringa reticulata (varieties)	Japanese Tree Lilac

Large Deciduous Trees

Acer x fremanii (varieties)	Freeman Maple
Acer platanoides (varieties)	Norway Maple
Acer rubrum (varieties)	Red Maple
Aesculus hippocastanum (varieties)	Horsechestnut
Aesculus x carnea (varieties)	Horsechestnut
Alnus glutinosa	Black Alder
Betula papyrifera	Paper Birch
Catalpa speciosa	Northern Catalpa
Celtis occidentalis	Hackberry
Corylus colurna	Turkish Filbert
Ginkgo biloba	Ginkgo
Gleditsia triacanthos inermis (varieties)	Thornless Honeylocust
Gymnocladus dioicus	Kentucky Coffeetree
Liriodendron tulipifera	Tulip Tree
Ostrya virginiana	American Hophornbeam (Ironwood)
Phellodendron amurense 'Macho'	Macho Amur Corktree
Platanus x acerfolia	London Planetree
Prunus sargentii	Sargent Cherry
Pyrus calleryana (varieties)	Callery Pear
Quercus alba	White Oak
Quercus bicolor	Swamp White Oak
Quercus macrocarpa	Bur Oak
Quercus muehlenbergii	Chinkapin Oak
Quercus robur (varieties)	English Oak
Quercus rubra	Northern Red Oak
Robinia pseudoacacia	Black Locust
Tilia americana (varieties)	American Linden
Tilia x flavescens 'Glenleven'	Glenleven Linden
Tilia cordata (varieties)	Littleleaf Linden

Large Coniferous Trees

Abies balsamea	Balsam Fir
Abies concolor	White Fir
Picea abies	Norway Spruce
Picea glauca	White Spruce
Picea pungens glauca	Colorado Blue Spruce
Picea omorika	Serbian Spruce
Pinus nigra	Austrian Pine
Pinus strobus	White Pine
Pseudotsuga menziesii	Douglas Fir
Tsuga Canadensis	Canadian Hemlock

CITY OF WATERTOWN LANDSCAPING REQUIREMENTS AND BUFFER ZONE GUIDELINES

BUFFER ZONE REQUIREMENTS PER SECTION 310-59, PARAGRAPH C.

- 5' WIDE LANDSCAPED STRIP-SIDE/REAR YARD IN COMMERCIAL DISTRICTS
- LARGE DECIDUOUS TREES 40' O.C. OR
- SMALL-MEDIUM DECIDUOUS TREES 20' O.C. OR
- LARGE CONIFEROUS TREES 15' O.C.
- GRASS OR PLANTING BEDS BETWEEN TREES

RESIDENTIAL
ZONE

BUFFER ZONE REQUIREMENTS PER SECTION 310-59, PARAGRAPH A.

- 15' WIDE LANDSCAPED STRIP BETWEEN NON-RESIDENTIAL AND RESIDENTIAL ZONES
- LARGE DECIDUOUS TREES 40' O.C. OR
- SMALL-MEDIUM DECIDUOUS TREES 20' O.C. OR
- LARGE CONIFEROUS TREES 15' O.C.
- PLANTING BEDS W/ SHRUBS BETWEEN TREES
- 6' HIGH OPAQUE FENCE

PROPOSED 7,450 S.F.
BUILDING

NON-RESIDENTIAL
ZONE

EXTERIOR PARKING LOT LANDSCAPING

- 8' WIDE LANDSCAPED STRIP
- LARGE DECIDUOUS OR EVERGREEN TREES 40' O.C.
- SMALL-MEDIUM DECIDUOUS TREES 20' O.C. OR
- LARGE CONIFEROUS TREES 20' O.C.

INTERIOR PARKING LOT LANDSCAPING

- 1 SHADE TREE PER 15 PARKING SPACES
- LANDSCAPED ISLANDS DISTRIBUTED EVENLY IN LOT
- MINIMUM SIZE OF LANDSCAPED ISLANDS - 9'x18'
- LARGE, PORTABLE PLANTERS

CITY STREET

LANDSCAPED STRIPS ALONG STREET RIGHTS-OF-WAY

- 15' WIDE ADJACENT TO RIGHT-OF-WAY
- DECIDUOUS OR CONIFEROUS SHADE TREES 40' O.C. OR
- SMALL-MEDIUM DECIDUOUS TREES 20' O.C.
- PLANTING BEDS WITH SHRUBS, ETC. BETWEEN TREES
- PARKING LOT SCREENING - SHRUBS/LANDSCAPED BERM

BUFFER ZONE REQUIREMENTS PER SECTION 310-59, PARAGRAPH C.

- 15' WIDE LANDSCAPED STRIP IN FRONT YARD IN COMMERCIAL DISTRICTS
- LARGE DECIDUOUS TREES 40' O.C. OR
- SMALL-MEDIUM DECIDUOUS TREES 20' O.C.
- PLANTING BEDS WITH SHRUBS BETWEEN TREES

CITY STREET

SCALE: 1"=40'

City of Watertown
Site Plan Application for:

***NNY Community Foundation
Proposed Philanthropy Center***

Engineering Report

Prepared By
Bernier Carr & Associates, PC

327 MULLIN STREET
WATERTOWN, NY 13601
TEL. (315) 782-8130
FAX (315) 782-7192

WWW.THEBCGROUP.COM



November 17, 2015

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G. Lighting Summary.....2

H. Landscaping Summary.....2

A. Project Location

The proposed addition and renovation work will be performed at the existing Black River Valley Club at 131 Washington Street in the City of Watertown, Jefferson County, New York. This property is located in the central portion of Watertown, on the eastern side of Washington Street.

The property on which the proposed work will be performed is zoned as "Downtown" within the "Downtown Core Overlay".

B. Project Description

Proposed work at the site will include renovation of the front (Washington St.) three story portion of the building into high-quality office and meeting space. The rear (southern portion) two story section of the existing building will be demolished, and replaced with a new three-story addition incorporating a new accessible entrance with elevator, stairwell, and restrooms. The remaining area at the rear of the lot will expand the facility's parking with accessible parking spaces and new landscaping and lighting.

Electric and sewer service is adequate to serve the needs of the proposed renovation and addition work. Water service will need to be upgraded for a new sprinkler system. An 8" water line exists in close proximity to service this upgrade.

C. Existing and Proposed Sanitary Sewer Flows and Summary

Proposed maximum sanitary sewer flow rates will be equal to, or less than the existing flow rates from the Black River Valley Club. New sanitary lines are proposed to connect to the existing system.

D. Storm Water Pre & Post Construction Calculations and Summary

Storm water discharge on the N-E (YMCA) side of the site will not change from present levels. Due to the limited area of disturbance expected during construction at this site, a notice of intent will not need to be submitted to the DEC for coverage under the SPDES General Permit for Stormwater Discharges. A permit is required for activities that are expected to disturb greater than one acre of land. Impervious area will be reduced from the original footprint with the addition of landscaping area in lieu of impervious surface.

E. Water Flows and Pressure

The water service to the building will be upgraded to accommodate the proposed sprinkler system. The system will require a new 4" diameter line which would connect to the existing 8" diameter line located in front of 215 Washington Street.

F. Traffic Impacts

There will be no increase in traffic volume as a result of this project, and will improve pedestrian access to the building.

G. Lighting Summary

Lighting throughout the site and parking area will be improved. Light poles will be added for the new parking area, and building-mounted fixtures will be added to improve security and accessibility at all pedestrian traffic areas.

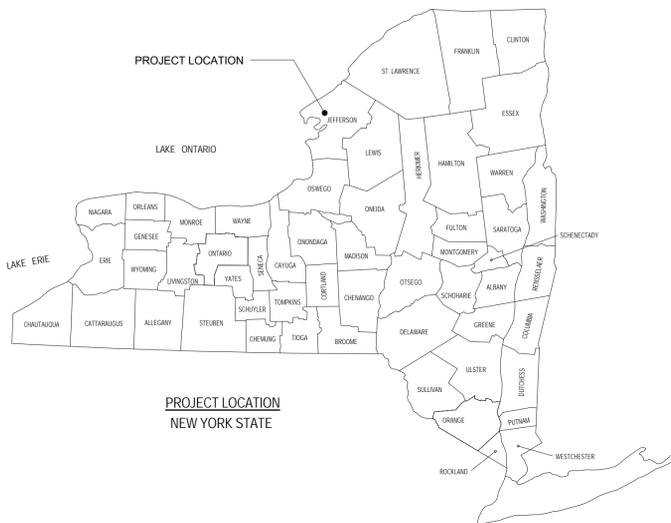
H. Landscaping Summary

The proposed site development includes trees, shrub, perennial and ground cover between the new addition entrance and the parking spaces, with an additional planting bed acting as a parking buffer on the S-W side of the new parking lot. Two (2) new street trees will be replaced on the Washington Street side, along with new gratings and sidewalks. New plantings will be composed primarily of native species which are resistant to disease and drought.

NORTHERN NEW YORK COMMUNITY FOUNDATION, INC.

BLACK RIVER VALLEY CLUB RENOVATION
131 WASHINGTON ST., WATERTOWN, NY 13601

ARCHITECT'S PROJECT NO.2014-046



DRAWING LIST

SHEET NUMBER	SHEET NAME
C-001	SITE DEMOLITION SURVEY
C-101	SITE PLAN
C-102	LANDSCAPING PLAN
C-600	SITE DETAILS
C-601	SITE DETAILS
A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	THIRD FLOOR PLAN
A-104	ROOF PLAN
A-501	BUILDING ELEVATIONS

ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN WILL REQUIRE SIGN-OFF FROM A PROFESSIONAL ENGINEER, LICENSED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK, THAT THE WORK WAS BUILT ACCORDING TO THE APPROVED SITE PLAN AND APPLICABLE CITY OF WATERTOWN STANDARDS. COMPACTION TESTING WILL BE REQUIRED FOR ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN AND MUST BE SUBMITTED TO THE CITY OF WATERTOWN CODES DEPARTMENT.

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TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE ADOPTED CODES OF NYS (i.e. BUILDING, FIRE, PLUMBING, ETC.), ENERGY CONSERVATION CONSTRUCTION CODE OF NYS, INDUSTRIAL CODE RULE #56 AND CONSTRUCTION STANDARDS OF THE STATE OF NEW YORK EDUCATION DEPARTMENT.



BERNIER, CARR & ASSOCIATES

Bernier, Carr & Associates, Engineers, Architects and Land Surveyors, P.C.

NORTHERN NEW YORK
COMMUNITY FOUNDATION, INC.

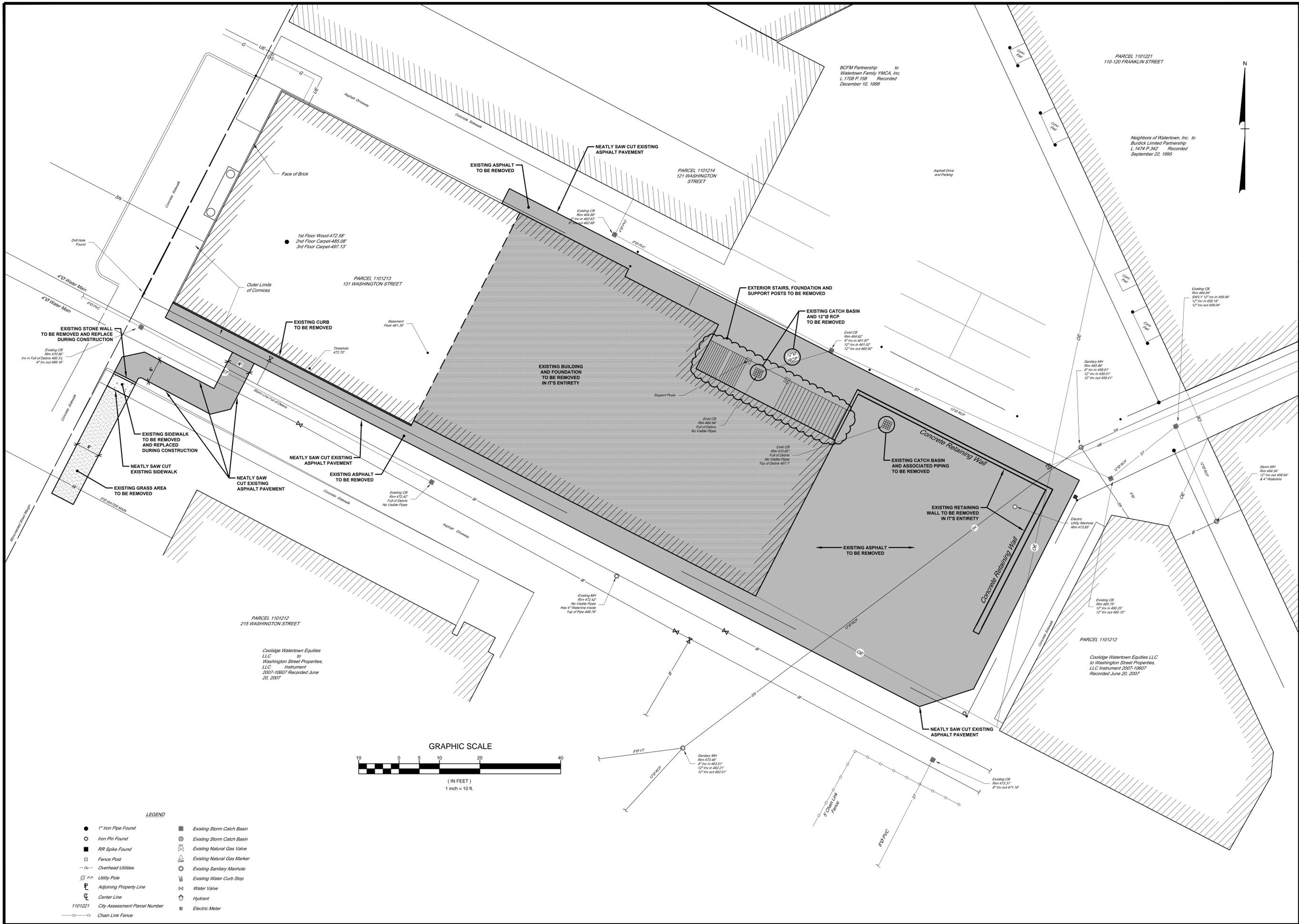
ARCHITECT'S PROJECT NO. 2014-046

SET NO.

PLANNING BOARD SUBMISSION

PROJECT STATUS

11/17/15



BERNIER, CARR & ASSOCIATES
 Bernier, Carr & Associates, Engineers, Architects and Land Surveyors, P.C.

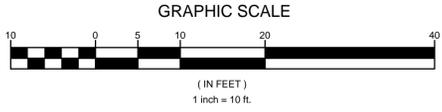


NOT FOR CONSTRUCTION

SITE DEMOLITION SURVEY
NORTHERN NEW YORK COMMUNITY FOUNDATION, INC.
BLACK RIVER VALLEY CLUB RENOVATION
 City of Watertown - County of Jefferson - State of New York

Revisions:
 1.)
PLANNING BOARD SUBMISSION
 THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE & NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
 Drawn By: JED
 Checked By: MDA
 Scale: AS NOTED
 Date: 11/17/15
 File No.: 2014-046
 Sheet No.:
C-001
 PRINTED FOR REVIEW

- LEGEND**
- 1" Iron Pipe Found
 - Iron Pin Found
 - RR Spike Found
 - Fence Post
 - o- Overhead Utilities
 - P.P. Utility Pole
 - ▭ Adjoining Property Line
 - ⊕ Center Line
 - City Assessment Parcel Number
 - Chain Link Fence
 - Existing Storm Catch Basin
 - ⊕ Existing Storm Catch Basin
 - ⊕ Existing Natural Gas Valve
 - ⊕ Existing Natural Gas Marker
 - ⊕ Existing Sanitary Manhole
 - ⊕ Existing Water Curb Stop
 - ⊕ Water Valve
 - ⊕ Hydrant
 - ⊕ Electric Meter



BCFM Partnership to
 Watertown Family YMCA, Inc.
 L. 1708 P. 158 Recorded
 December 10, 1999

PARCEL 1101221
 110-120 FRANKLIN STREET

Neighbors of Watertown, Inc. to
 Burdick Limited Partnership
 L. 1474 P. 342 Recorded
 September 22, 1995

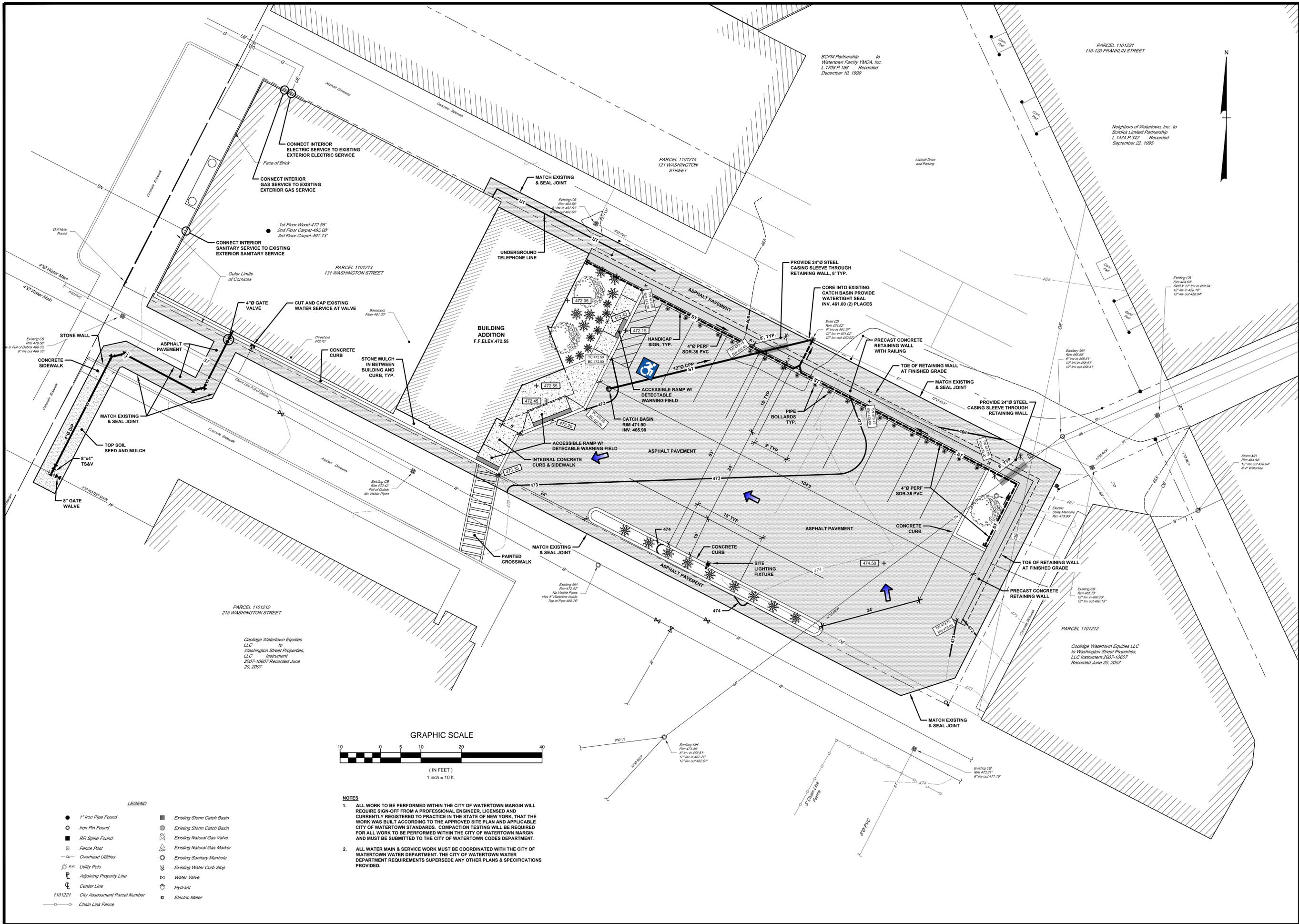
PARCEL 1101214
 121 WASHINGTON STREET

PARCEL 1101213
 131 WASHINGTON STREET

PARCEL 1101212
 215 WASHINGTON STREET

Coolidge Watertown Equities
 LLC to
 Washington Street Properties,
 LLC Instrument
 2007-10607 Recorded June
 20, 2007

PARCEL 1101212
 Coolidge Watertown Equities LLC
 to Washington Street Properties,
 LLC Instrument 2007-10607
 Recorded June 20, 2007



BERNIER, CARR & ASSOCIATES
 Bernier, Carr & Associates, Engineers, Architects and Land Surveyors, P.C.

NOT FOR CONSTRUCTION

SITE PLAN
NORTHERN NEW YORK COMMUNITY FOUNDATION, INC.
BLACK RIVER VALLEY CLUB RENOVATION
 City of Watertown - County of Jefferson - State of New York

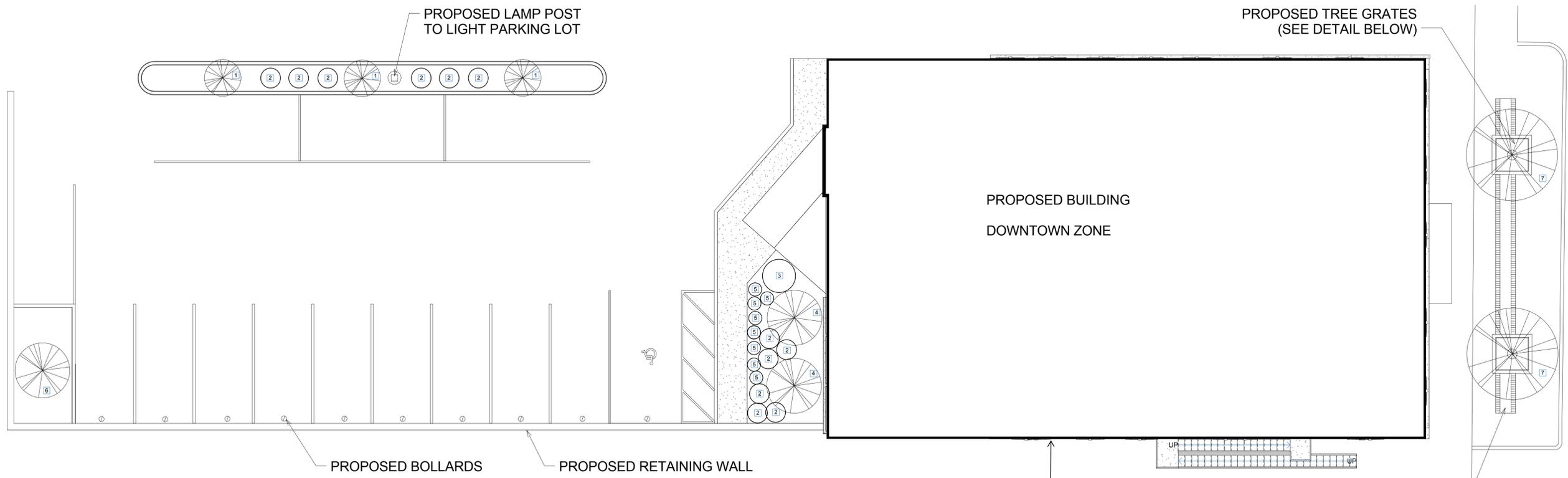
Revisions:
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PLANNING BOARD SUBMISSION
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 Drawn By: JBE
 Checked By: MDA
 Scale: AS NOTED
 Date: 11/17/15
 File No.: 2014-046
 Sheet No.:
C-101
 PRINTED FOR REVIEW



NOT FOR CONSTRUCTION

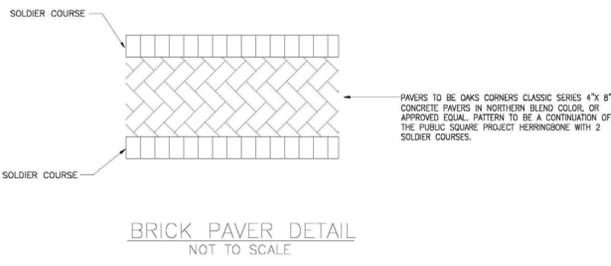
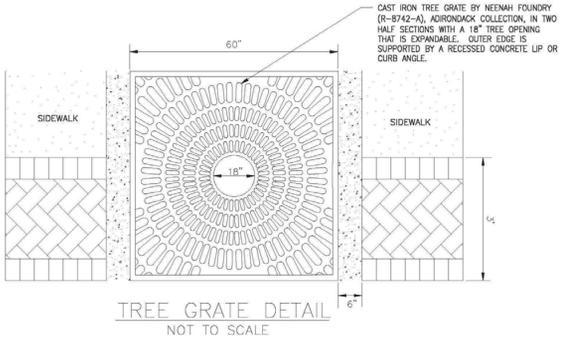
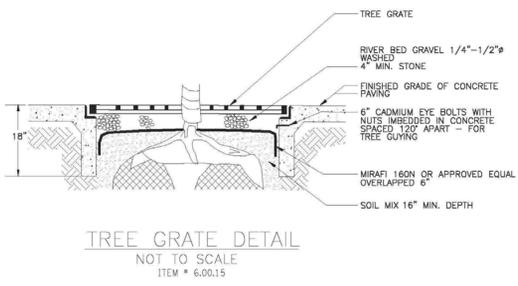
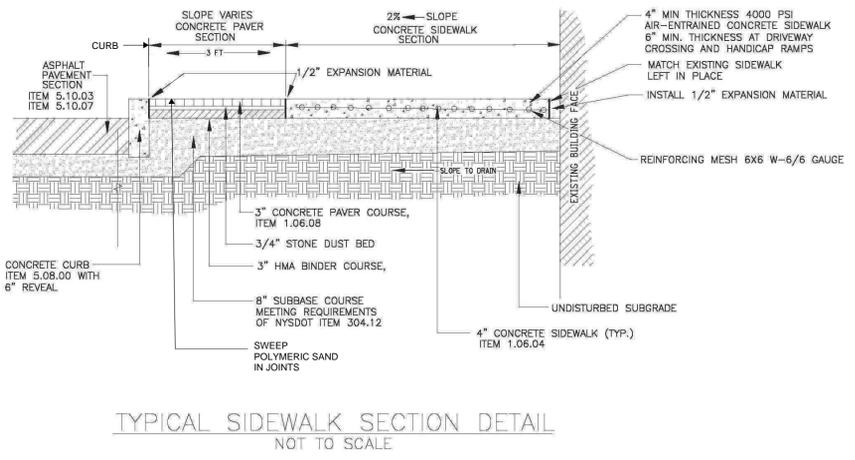
LANDSCAPING PLAN
 NORTHERN NEW YORK COMMUNITY FOUNDATION, INC.
 BLACK RIVER VALLEY CLUB RENOVATION
 Watertown - Jefferson County - State of New York

REVISIONS	
PLANNING BOARD SUBMISSION	
<small>THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE & NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.</small>	
Drawn By SAC	Checked By AFJ
Scale 1/8" = 1'-0"	Date 11/17/15
File No: 2014-046	
Sheet No:	
C-102	
PROJECT STATUS	



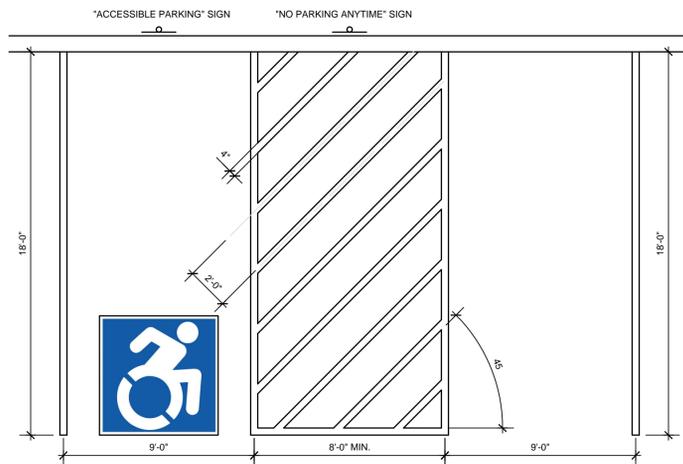
LANDSCAPING PLAN
 SCALE: 1/8" = 1'-0"

PLANTING SCHEDULE			
SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY
1 AMELANCHIER ALNIFOLIA	SERVICEBERRY	1 1/4" DBH	3
2 SALIX PURPUREA 'NANA'	BLUE LEAF WILLOW	5 GALLON	12
3 CORNUS ALBA 'BAIHALO'	DOGWOOD	2 GALLON	1
4 PICEA PUNGENS	FAT ALBERT COLORADO		
	BLUE SPRUCE	8'	2
5 ZAGREB COREOPSIS	TICKSEED		12
6 GLEDITISIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	1 1/4" DBH	1
7 PYRUS CALLERYANA 'CHANTICLEER'	CLEVELAND SELECT CALLERY PEAR	2" DBH	2

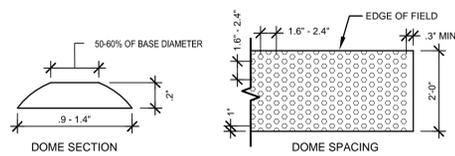


NOTE:
 CONTRACTOR MUST EXCAVATE DELINEATED LANDSCAPE AREAS AND REFILL WITH 8-10" OF TOP SOIL WHERE BUSHES WILL BE PLANTED AND 3' OF TOP SOIL WHERE TREES WILL BE PLANTED. ALL LANDSCAPED AREAS WILL RECEIVE 4" OF DARK BROWN COLORED MULCH AFTER PLANTINGS ARE IN PLACE.

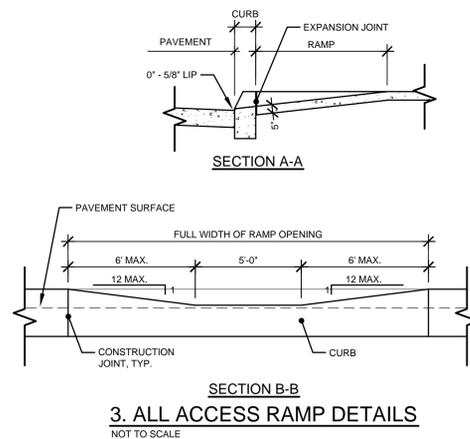
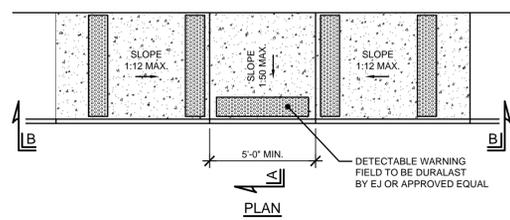
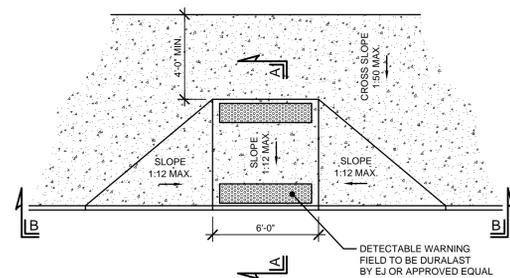
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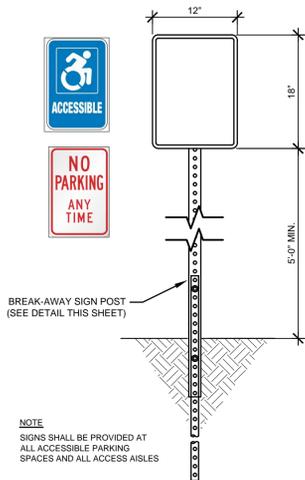
1. PARKING SPACE LAYOUT DETAIL (TYPICAL & HANDICAP ACCESSIBLE SPACES)
NOT TO SCALE



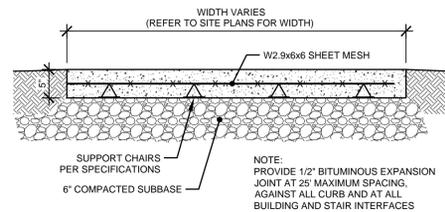
2. DETECTABLE WARNING FIELD DETAILS
NOT TO SCALE



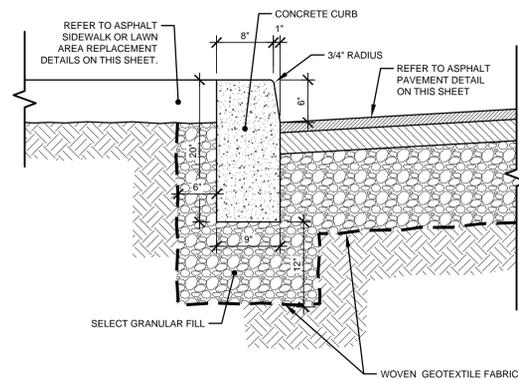
3. ALL ACCESS RAMP DETAILS
NOT TO SCALE



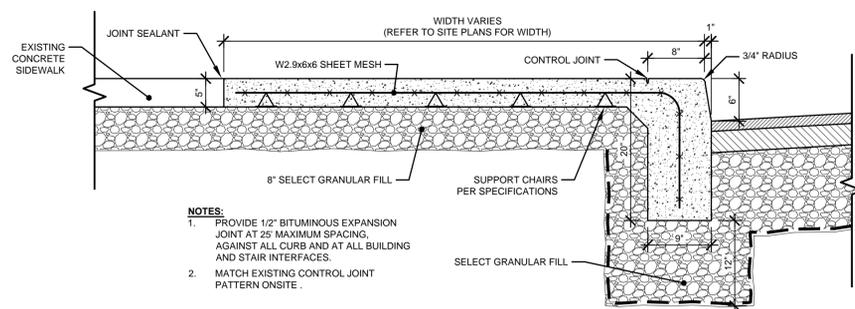
4. ACCESSIBLE PARKING SIGN DETAIL
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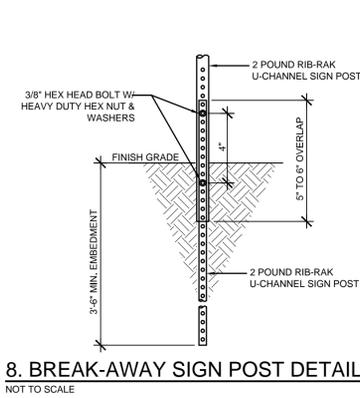
5. CONCRETE SIDEWALK DETAIL
NOT TO SCALE



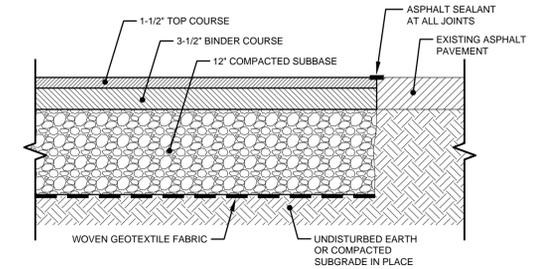
6. CONCRETE CURB DETAIL
NOT TO SCALE



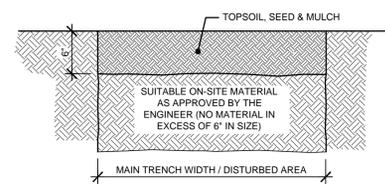
7. INTEGRAL CONCRETE CURB AND SIDEWALK DETAIL
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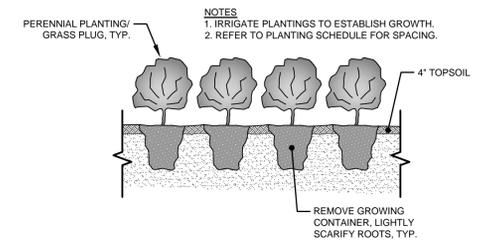
8. BREAK-AWAY SIGN POST DETAIL
NOT TO SCALE



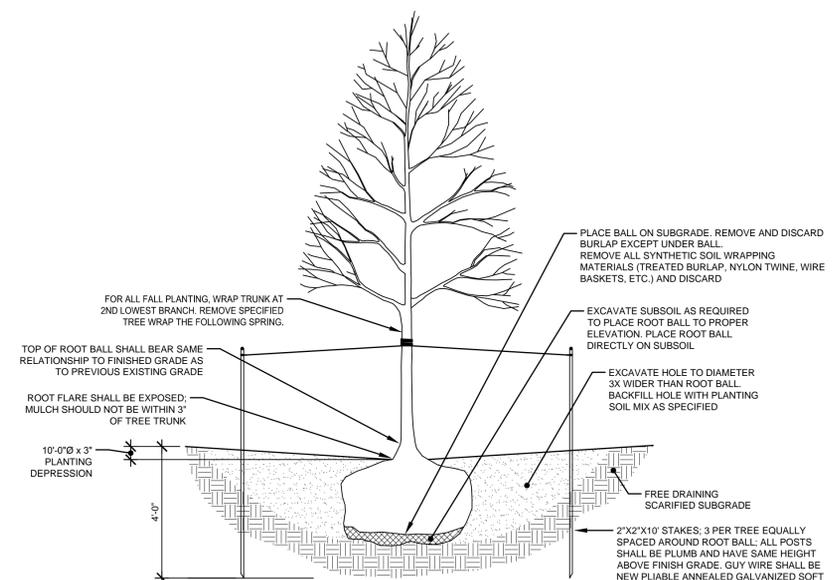
11. ASPHALT PAVEMENT RECONSTRUCTION DETAIL
NOT TO SCALE



9. LAWN AREA REPLACEMENT DETAIL
NOT TO SCALE



12. PERENNIAL PLANTING DETAIL
NOT TO SCALE



10. TREE PLANTING DETAIL
NOT TO SCALE

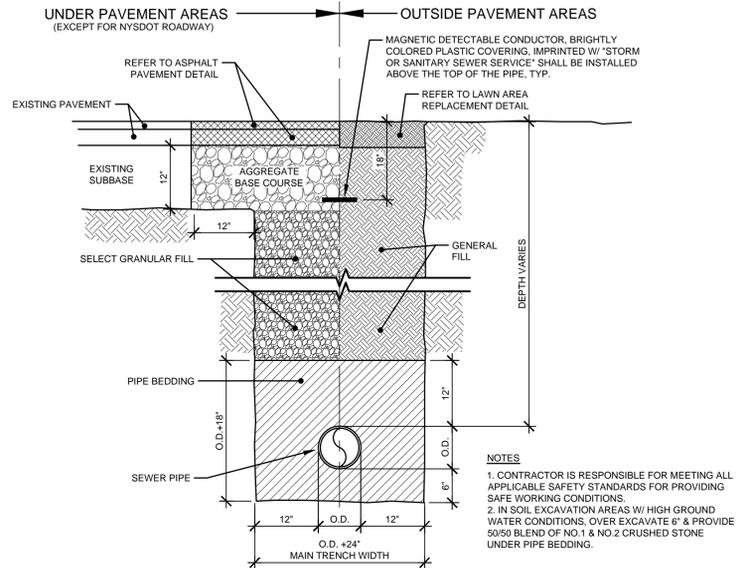
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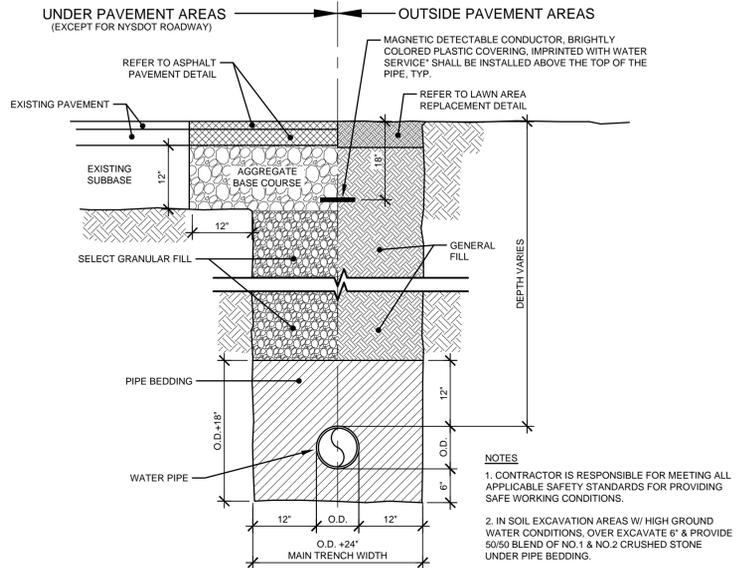
NOT FOR CONSTRUCTION

SITE DETAILS
NORTHERN NEW YORK COMMUNITY FOUNDATION, INC.
BLACK RIVER VALLEY CLUB RENOVATION
City of Watertown - County of Jefferson - State of New York

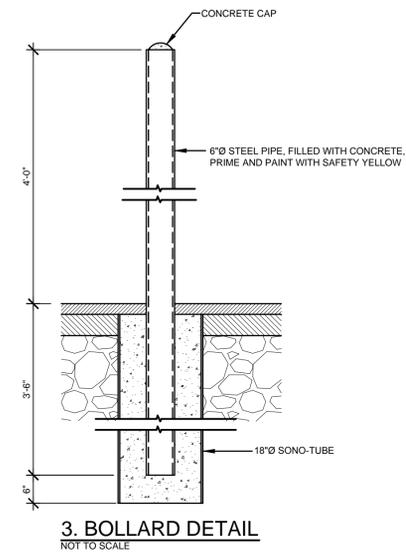
Revisions:
1.)
PLANNING BOARD SUBMISSION
THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE & NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
Drawn By: JED
Checked By: MDA
Scale: AS NOTED
Date: 11/17/15
File No.: 2014-046
Sheet No.:
C-600
PRINTED FOR REVIEW



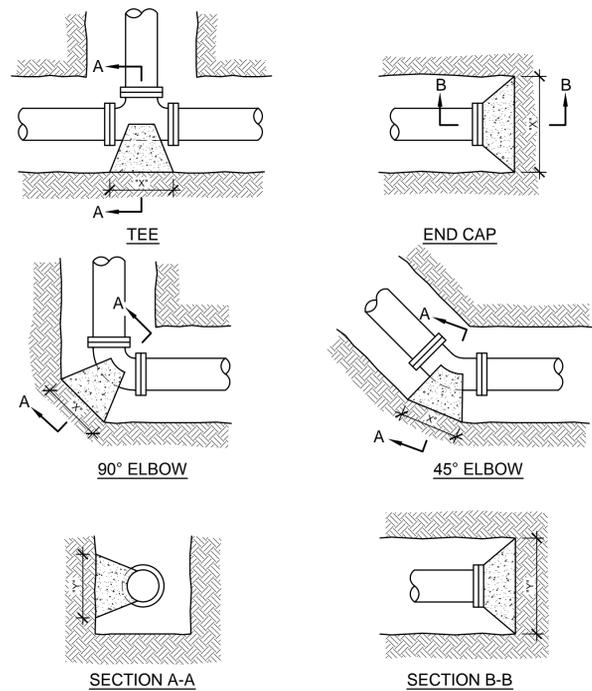
1. SEWER / STORM TRENCH AND PIPE BEDDING DETAIL
NOT TO SCALE



2. WATER TRENCH AND PIPE BEDDING DETAIL
NOT TO SCALE



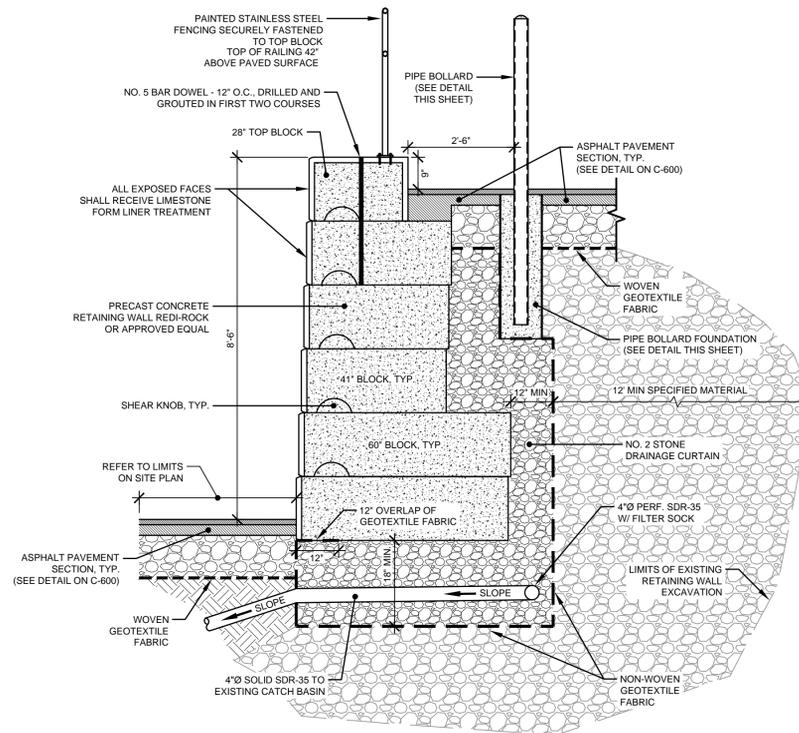
3. BOLLARD DETAIL
NOT TO SCALE



DESIGN BASIS
(150 PSI HYDROSTATIC PRESSURE AGAINST UNDISTURBED SOIL OF 2000 PSF BEARING CAPACITY)

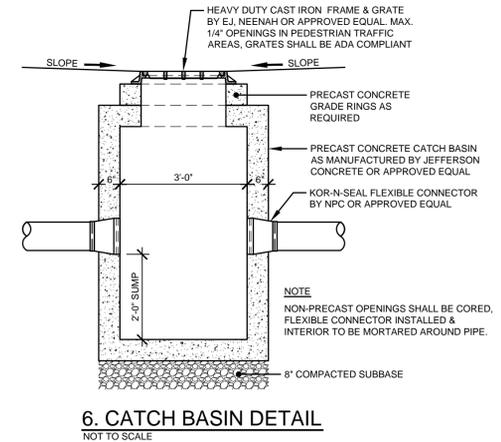
PIPE SIZE	END CAP	TEE	90°	45°	22 1/2"	11 1/4"	HYDRANT	GATE VALVE
4"	2	2	-	-	-	-	2	-

4. THRUST BLOCK DETAILS
NOT TO SCALE



NOTE
1. ALL BACKFILL MATERIAL PLACED BELOW AND WITHIN 12" OF THE NEAREST INSIDE VERTICAL FACE OF THE RETAINING WALL SHALL BE SELECT GRANULAR FILL MATERIAL UNLESS NOTED OTHERWISE.

5. RETAINING WALL DETAIL
NOT TO SCALE



6. CATCH BASIN DETAIL
NOT TO SCALE



NOT FOR CONSTRUCTION

Revisions:
1.)

PLANNING BOARD SUBMISSION

THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE & NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.

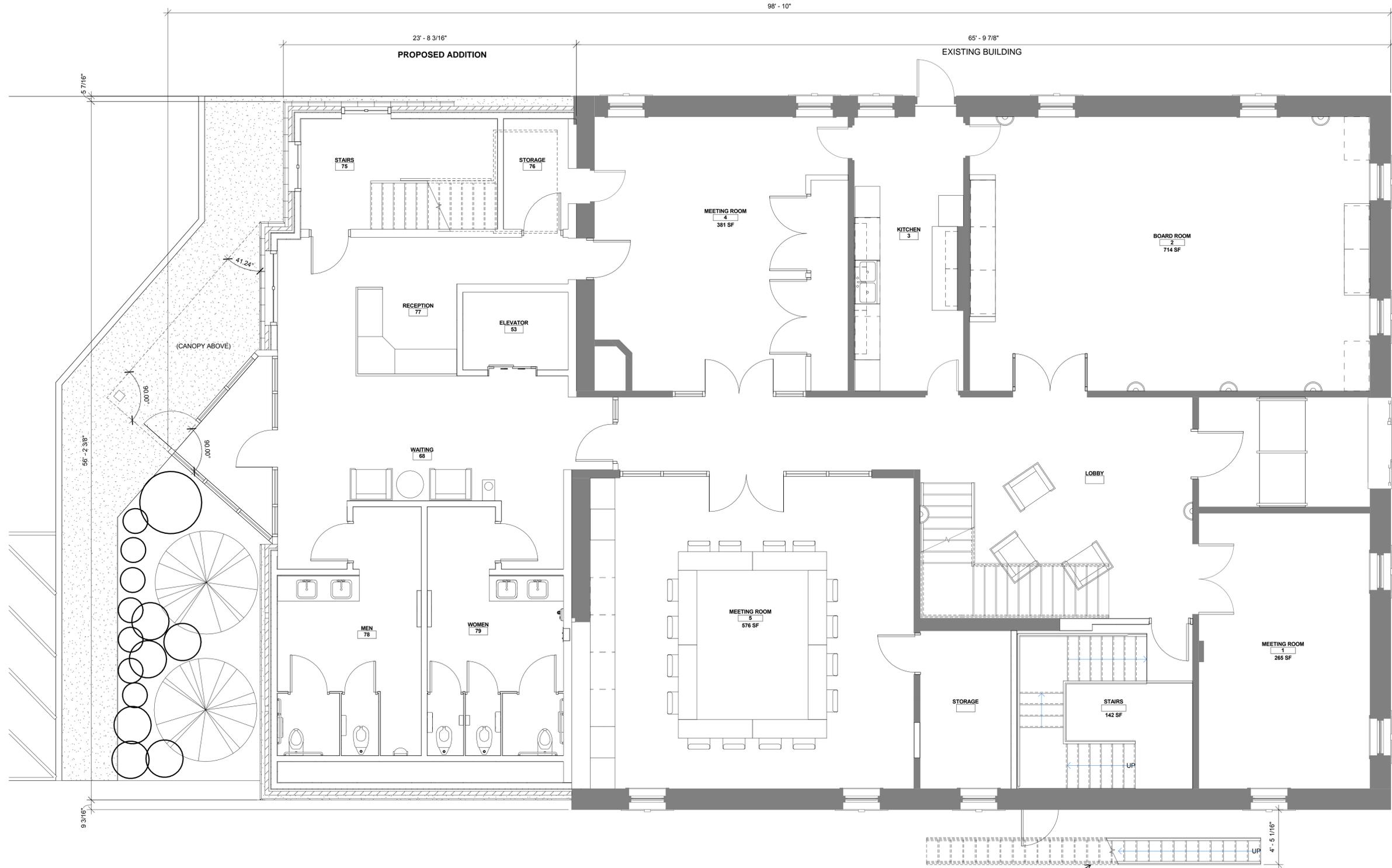
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Checked By: MDA
Scale: AS NOTED
Date: 11/17/15

File No.: 2014-046

Sheet No.:

C-601
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED FIRE ESCAPE

ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN WILL REQUIRE SIGN-OFF FROM A PROFESSIONAL ENGINEER, LICENSED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK, THAT THE WORK WAS BUILT ACCORDING TO THE APPROVED SITE PLAN AND APPLICABLE CITY OF WATERTOWN STANDARDS. COMPACTION TESTING WILL BE REQUIRED FOR ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN AND MUST BE SUBMITTED TO THE CITY OF WATERTOWN CODES DEPARTMENT.

BERNIER, CARR & ASSOCIATES



NOT FOR CONSTRUCTION

FIRST FLOOR PLAN

NORTHERN NEW YORK COMMUNITY FOUNDATION, INC.
BLACK RIVER VALLEY CLUB RENOVATION

Watertown - Jefferson County - State of New York

REVISIONS
PLANNING BOARD SUBMISSION

THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE & NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.

Drawn By: SAC Checked By: AFJ

Scale: 1/4" = 1'-0" Date: 11/17/15

File No: 2014-046

Sheet No.

A-101
PROJECT STATUS

Bernier, Carr & Associates, Engineers, Architects and Land Surveyors, P.C.
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE & NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES. THIS DRAWING IS A VULNERABLE DOCUMENT. ANY REVISIONS TO THIS DRAWING SHALL BE MADE BY A PROFESSIONAL ENGINEER OR ARCHITECT. ANY REVISIONS TO THIS DRAWING SHALL BE MADE BY A PROFESSIONAL ENGINEER OR ARCHITECT. ANY REVISIONS TO THIS DRAWING SHALL BE MADE BY A PROFESSIONAL ENGINEER OR ARCHITECT.

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SECOND FLOOR
SCALE: 1/4" = 1'-0"

BERNIER, CARR & ASSOCIATES
Bernier, Carr & Associates, Engineers, Architects and Land Surveyors, P.C.



NOT FOR CONSTRUCTION

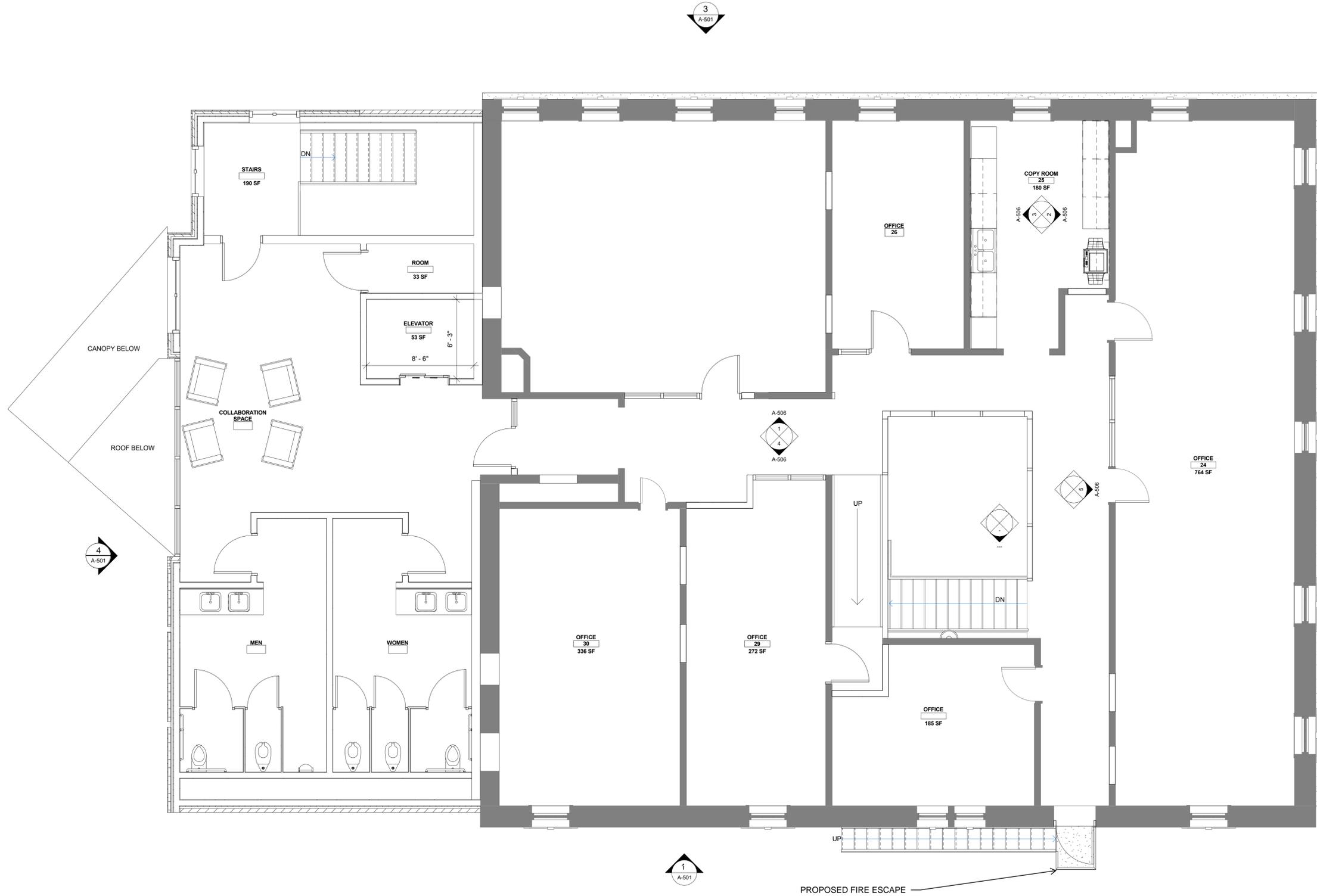
SECOND FLOOR PLAN
NORTHERN NEW YORK COMMUNITY FOUNDATION, INC.
BLACK RIVER VALLEY CLUB RENOVATION
Watertown - Jefferson County - State of New York

PLANNING BOARD SUBMISSION
THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE & NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
Drawn By: SAC, Checked By: AFJ
Scale: 1/4" = 1'-0", Date: 11/17/15
File No.: 2014-046

Sheet No. **A-102**
PROJECT STATUS

ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN WILL REQUIRE SIGN-OFF FROM A PROFESSIONAL ENGINEER, LICENSED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK, THAT THE WORK WAS BUILT ACCORDING TO THE APPROVED SITE PLAN AND APPLICABLE CITY OF WATERTOWN STANDARDS. COMPACTION TESTING WILL BE REQUIRED FOR ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN AND MUST BE SUBMITTED TO THE CITY OF WATERTOWN CODES DEPARTMENT.

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THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

BERNIER, CARR & ASSOCIATES
Bernier, Carr & Associates, Engineers, Architects and Land Surveyors, P.C.



NOT FOR CONSTRUCTION

THIRD FLOOR PLAN
NORTHERN NEW YORK COMMUNITY FOUNDATION, INC.
BLACK RIVER VALLEY CLUB RENOVATION
Watertown - Jefferson County - State of New York

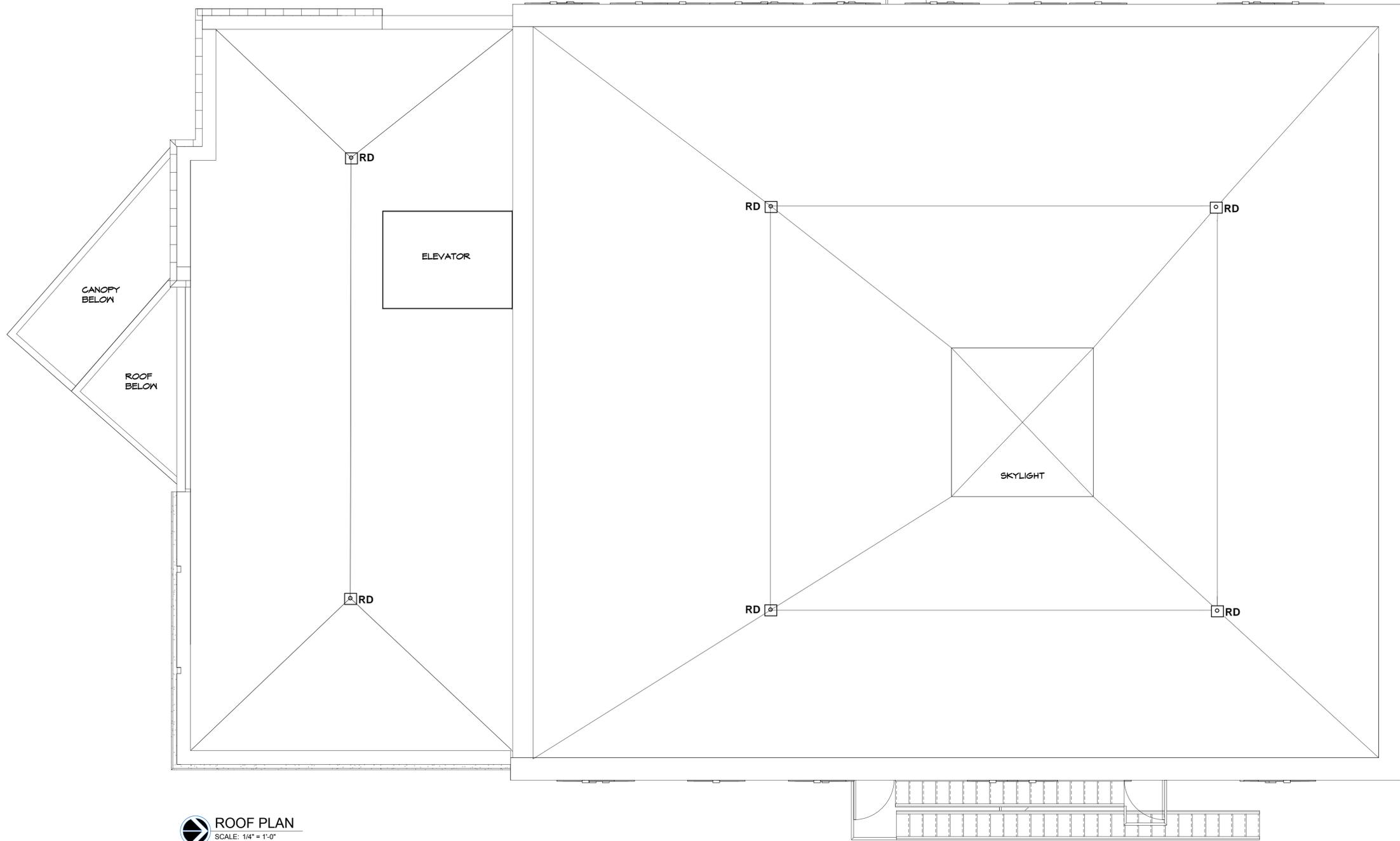
REVISIONS
PLANNING BOARD SUBMISSION

THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE & NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
Drawn By: SAC, Checked By: AFJ
Scale: 1/4" = 1'-0", Date: 11/17/15
File No.: 2014-046

ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN WILL REQUIRE SIGN-OFF FROM A PROFESSIONAL ENGINEER, LICENSED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK, THAT THE WORK WAS BUILT ACCORDING TO THE APPROVED SITE PLAN AND APPLICABLE CITY OF WATERTOWN STANDARDS. COMPACTION TESTING WILL BE REQUIRED FOR ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN AND MUST BE SUBMITTED TO THE CITY OF WATERTOWN CODES DEPARTMENT.

Street No.: **A-103**
PROJECT STATUS

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ROOF PLAN
SCALE: 1/4" = 1'-0"

ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN WILL REQUIRE SIGN-OFF FROM A PROFESSIONAL ENGINEER, LICENSED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK, THAT THE WORK WAS BUILT ACCORDING TO THE APPROVED SITE PLAN AND APPLICABLE CITY OF WATERTOWN STANDARDS. COMPACTION TESTING WILL BE REQUIRED FOR ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN AND MUST BE SUBMITTED TO THE CITY OF WATERTOWN CODES DEPARTMENT.

ROOF PLANS

NORTHERN NEW YORK COMMUNITY FOUNDATION, INC.
BLACK RIVER VALLEY CLUB RENOVATION
Watertown - Jefferson County - State of New York

NOT FOR
CONSTRUCTION



BERNIER, CARR & ASSOCIATES

Bernier, Carr & Associates, Engineers, Architects and Land Surveyors, P.C.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITHIN THE CITY OF WATERTOWN MARGIN WITHOUT THE SERVICES OF A PROFESSIONAL ENGINEER, LICENSED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK, THAT THE WORK WAS BUILT ACCORDING TO THE APPROVED SITE PLAN AND APPLICABLE CITY OF WATERTOWN STANDARDS. COMPACTION TESTING WILL BE REQUIRED FOR ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN AND MUST BE SUBMITTED TO THE CITY OF WATERTOWN CODES DEPARTMENT.

REVISIONS
**PLANNING BOARD
SUBMISSION**

THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE & NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.

Drawn By: _____ Checked By: AFJ

Scale: 1/4" = 1'-0" Date: 11/17/15

File No: 2014-046

Sheet No. _____

A-104

PROJECT STATUS



1 RENOVATED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 RENOVATED EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 RENOVATED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 RENOVATED WEST ELEVATION
SCALE: 1/8" = 1'-0"

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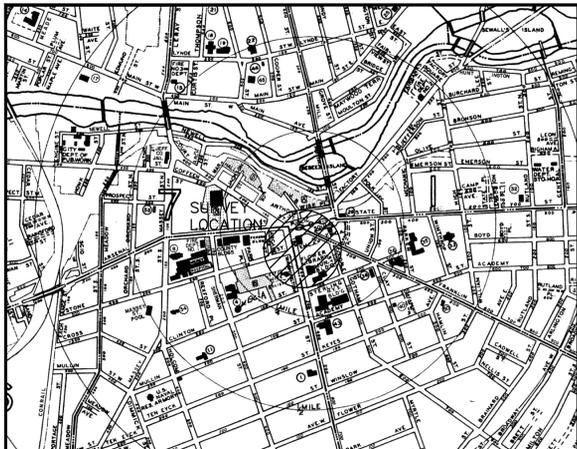
BERNIER, CARR & ASSOCIATES
Bernier, Carr & Associates, Engineers, Architects and Land Surveyors, P.C.
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES AT THE SITE & NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN WILL REQUIRE SIGN-OFF FROM A PROFESSIONAL ENGINEER, LICENSED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK, THAT THE WORK WAS BUILT ACCORDING TO THE APPROVED SITE PLAN AND APPLICABLE CITY OF WATERTOWN STANDARDS. COMPACTION TESTING WILL BE REQUIRED FOR ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN AND MUST BE SUBMITTED TO THE CITY OF WATERTOWN CODES DEPARTMENT.



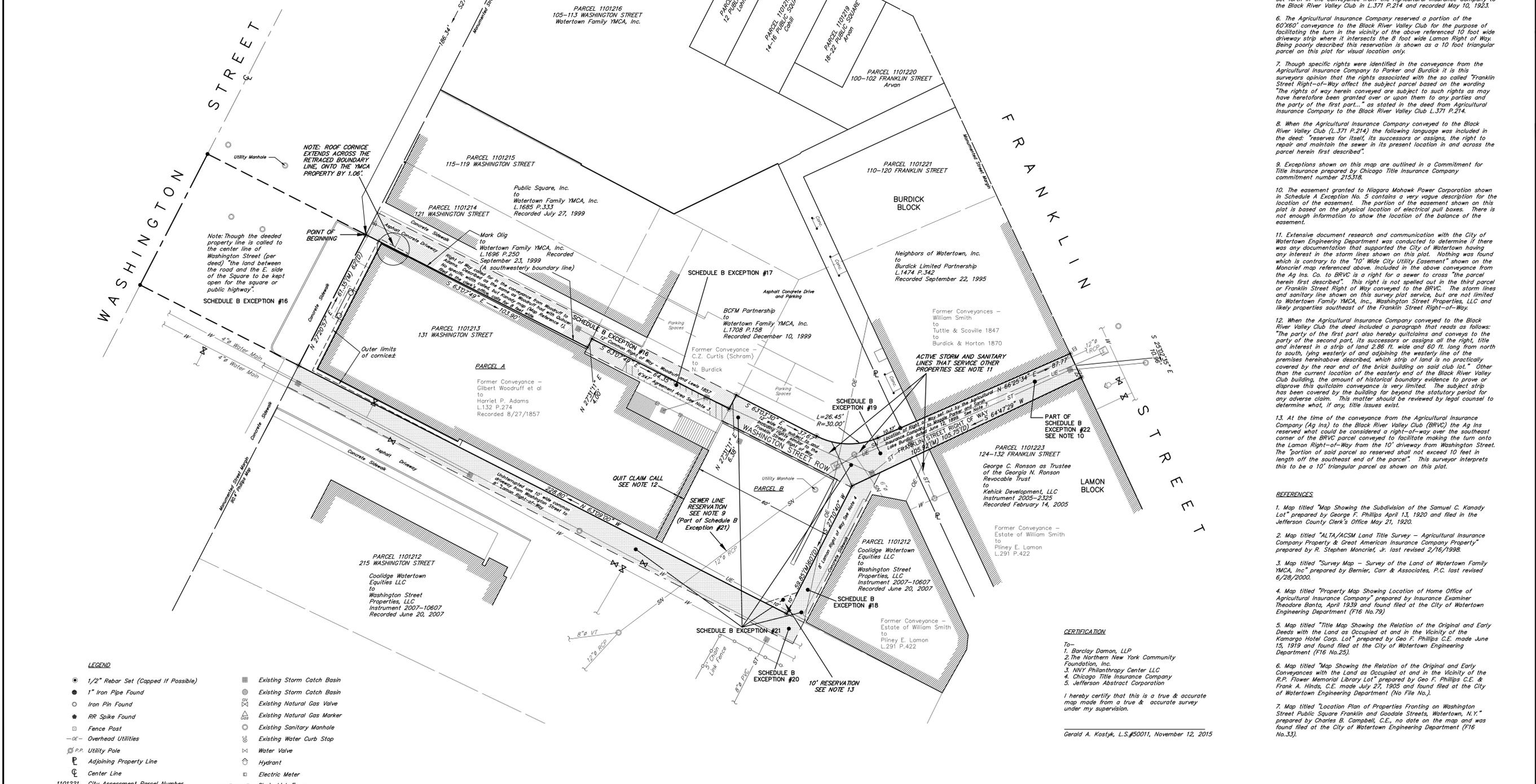
NOT FOR CONSTRUCTION

BUILDING ELEVATIONS
NORTHERN NEW YORK COMMUNITY FOUNDATION, INC.
BLACK RIVER VALLEY CLUB RENOVATION
Watertown - Jefferson County - State of New York

REVISIONS	
PLANNING BOARD SUBMISSION	
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE & NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.	
Drawn By SAC	Checked By AFJ
Scale 1/8" = 1'-0"	Date 11/17/15
File No. 2014-046	
Sheet No. A-501	
PROJECT STATUS	



LOCATION MAP NOT TO SCALE



DEED REFERENCES

Parcel A
George C. Sherman and Alice T. Sherman
to Black River Valley Club
L. 322 P. 208
Recorded January 16, 1907

Parcel B
Agricultural Insurance Company
to Black River Valley Club
L. 371 P. 214
Recorded May 10, 1923

ACREAGE

Area = 0.371 Acres±

NOTES

- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.
- Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.
- The 6'x47' area shown on this plat is the location of an agreement between the Union Club and Nelson Burdick filed in the Jefferson County Clerk's Office in Liber 291 at Page 74 on December 12, 1898. The agreement is for Burdick, to the north, to excavate and construct a wall or foundation to support a new building. No building currently exists in this area and this surveyor has not been able to determine if the Burdick building was ever constructed in the area of the agreement.
- This Right of Way ("Across the westerly side" of the Lamon property) was originally set out, by deed, to the Agricultural Insurance Company in 1899. The width was not specified. Later on the Agricultural Insurance Company granted the Black River Valley Club the same rights in common, but specified the width of 8 feet. Note: It is the opinion of this surveyor that the Mancrief survey (referenced above) has erroneously shown this Right of Way across the 60'x60' parcel conveyed to the Black River Valley Club.
- Uninterrupted use, in common, of a 10 foot wide driveway strip as set forth in the conveyance from the Agricultural Insurance Company to the Black River Valley Club in L.371 P.214 and recorded May 10, 1923.
- The Agricultural Insurance Company reserved a portion of the 60'x60' conveyance to the Black River Valley Club for the purpose of facilitating the turn in the above referenced 10 foot wide driveway strip where it intersects the 8 foot wide Lamon Right of Way. Being poorly described this reservation is shown as a 10 foot triangular parcel on this plat for visual location only.
- Though specific rights were identified in the conveyance from the Agricultural Insurance Company to Parker and Burdick it is the surveyors opinion that the rights associated with the so called "Franklin Street Right-of-Way" affect the subject parcel based on the wording "The rights of way herein conveyed are subject to such rights as may have heretofore been granted over or upon them to any parties and the party of the first part..." as stated in the deed from Agricultural Insurance Company to the Black River Valley Club L.371 P.214.
- When the Agricultural Insurance Company conveyed to the Black River Valley Club (L.371 P.214) the following language was included in the deed: "reserves for itself, its successors or assigns, the right to repair and maintain the sewer in its present location in and across the parcel herein first described".
- Exceptions shown on this map are outlined in a Commitment for Title Insurance prepared by Chicago Title Insurance Company commitment number 215318.
- The easement granted to Niagara Mohawk Power Corporation shown in Schedule A Exception No. 5 contains a very vague description for the location of the easement. The portion of the easement shown on this plat is based on the physical location of electrical pull boxes. There is not enough information to show the location of the balance of the easement.
- Extensive document research and communication with the City of Watertown Engineering Department was conducted to determine if there was any documentation that supported the City of Watertown having any interest in the storm lines shown on this plat. Nothing was found which is contrary to the "10' Wide City Utility Easement" shown on the Mancrief map referenced above. Included in the above conveyance from the Ag Ins. Co. to BRVC is a right for a sewer to cross "the parcel herein first described". This right is not spelled out in the third parcel or Franklin Street Right of Way conveyed to the BRVC. The storm lines and sanitary line shown on this survey plat service, but are not limited to Watertown Family YMCA, Inc., Washington Street Properties, LLC and likely properties southeast of the Franklin Street Right-of-Way.
- When the Agricultural Insurance Company conveyed to the Black River Valley Club the deed included a paragraph that reads as follows: "The party of the first part also hereby quitclaims and conveys to the party of the second part, its successors or assigns all the right, title and interest in a strip of land 2.86 ft. wide and 60 ft. long from north to south, lying westerly of and adjoining the westerly line of the premises heretofore described, which strip of land is no practically covered by the rear end of the brick building on said club lot." Other than the current location of the easterly end of the Black River Valley Club building, the amount of historical boundary evidence to prove or disprove this quitclaim conveyance is very limited. The subject strip has been covered by the building for beyond the statutory period for any adverse claim. This matter should be reviewed by legal counsel to determine what, if any, title issues exist.
- At the time of the conveyance from the Agricultural Insurance Company (Ag Ins.) to the Black River Valley Club (BRVC) the Ag Ins. reserved what would be considered a right-of-way over the southeast corner of the BRVC parcel conveyed to facilitate making the turn onto the Lamon Right-of-Way from the 10' driveway from Washington Street. The portion of solid parcel so reserved shall not exceed 10 feet in length off the southeast end of the parcel. This surveyor interprets this to be a 10' triangular parcel as shown on this plat.

REFERENCES

- Map titled "Map Showing the Subdivision of the Samuel C. Kanady Lot" prepared by George F. Phillips April 13, 1920 and filed in the Jefferson County Clerk's Office May 21, 1920.
- Map titled "ALTA/ACSM Land Title Survey - Agricultural Insurance Company Property & Great American Insurance Company Property" prepared by R. Stephen Mancrief, Jr. last revised 2/16/1998.
- Map titled "Survey Map - Survey of the Land of Watertown Family YMCA, Inc" prepared by Bernier, Carr & Associates, P.C. last revised 6/28/2000.
- Map titled "Property Map Showing Location of Home Office of Agricultural Insurance Company" prepared by Insurance Examiner Theodore Banta, April 1939 and found filed at the City of Watertown Engineering Department (F16 No.79).
- Map titled "Title Map Showing the Relation of the Original and Early Deeds with the Land as Occupied at and in the Vicinity of the Kamargo Hotel Corp. Lot" prepared by Geo. F. Phillips C.E. made June 15, 1919 and found filed at the City of Watertown Engineering Department (F16 No.25).
- Map titled "Map Showing the Relation of the Original and Early Conveyances with the Land as Occupied at and in the Vicinity of the R.P. Flower Memorial Library Lot" prepared by Geo. F. Phillips C.E. & Frank A. Hinds, C.E. made July 27, 1905 and found filed at the City of Watertown Engineering Department (No File No.).
- Map titled "Location Plan of Properties Fronting on Washington Street Public Square Franklin and Goodale Streets, Watertown, N.Y." prepared by Charles B. Campbell, C.E. no date on the map and was found filed at the City of Watertown Engineering Department (F16 No.33).

CERTIFICATION

To—
1. Barclay Damon, LLP
2. The Northern New York Community Foundation, Inc.
3. NYP Philanthropy Center LLC
4. Chicago Title Insurance Company
5. Jefferson Abstract Corporation

I hereby certify that this is a true & accurate map made from a true & accurate survey under my supervision.

Gerald A. Kostyk, L.S.#50011, November 12, 2015

LEGEND

- 1/2" Rebar Set (Capped if Possible)
- 1" Iron Pipe Found
- Iron Pin Found
- RR Spike Found
- Fence Post
- Overhead Utilities
- Utility Pole
- Adjoining Property Line
- Center Line
- 1101221 City Assessment Parcel Number
- Existing Storm Catch Basin
- Existing Storm Catch Basin
- Existing Natural Gas Valve
- Existing Natural Gas Marker
- Existing Sanitary Manhole
- Existing Water Curb Stop
- Water Valve
- Hydrant
- Electric Meter
- Chain Link Fence

BERNIER CARR & ASSOCIATES

BERNIER, CARR & ASSOCIATES, ENGINEERS, ARCHITECTS & LAND SURVEYORS, P.C.

SURVEY PLAT

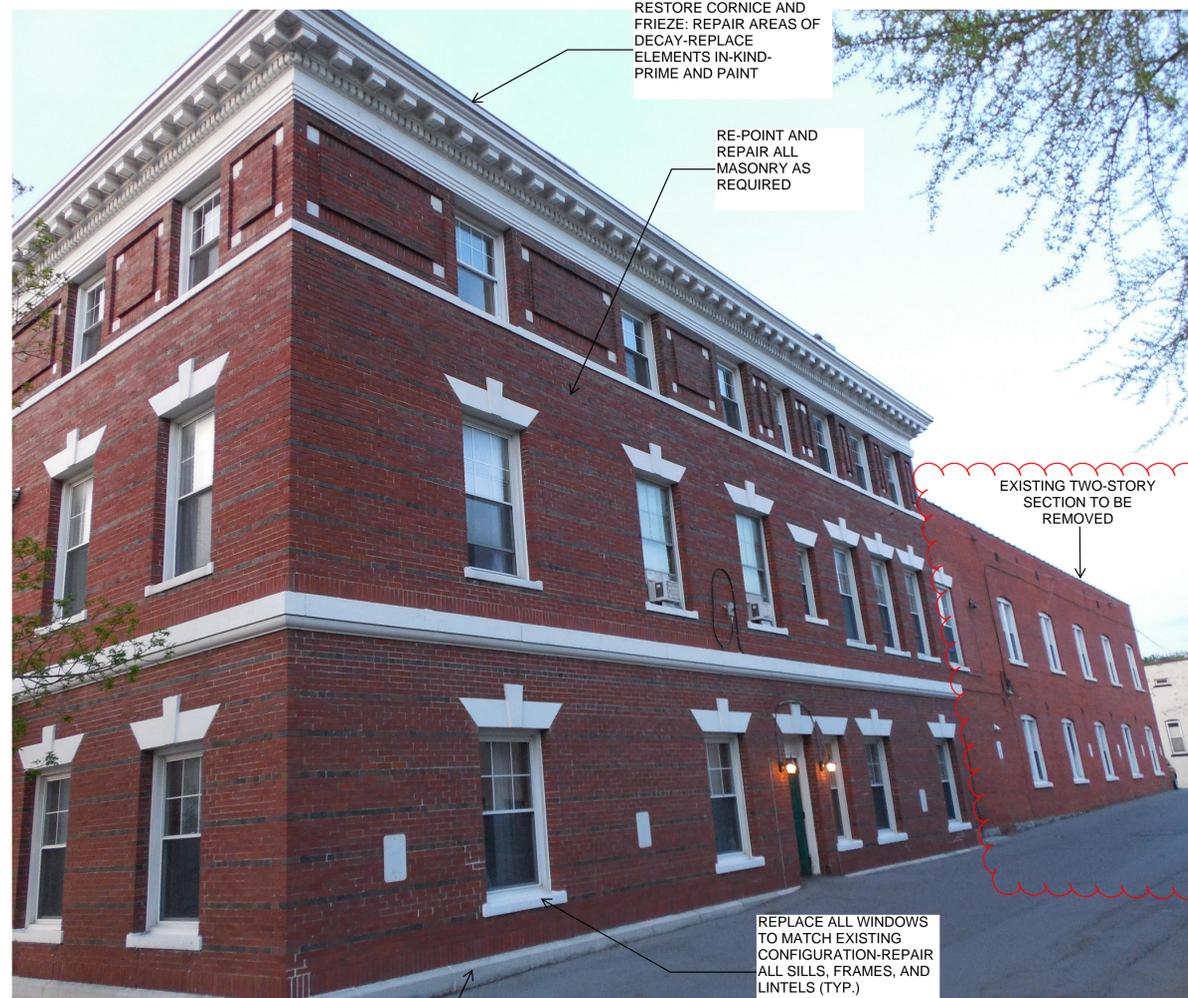
SURVEY OF THE
BLACK RIVER VALLEY CLUB PROPERTY
131 WASHINGTON STREET
City of Watertown Co. of Jefferson State of New York

Revisions:
1.) G.A.K. 10/15/15 Per Barclay
2.) M.J.M. 10/26/15 Revi Policy
3.) M.J.M. 11/2/2015 Notes
4.) G.A.K. 11/12/2015 Cert. Rev.

THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE & NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.

Drawn By: G.A.K. Checked By: M.J.M.
Scale: 1"= 20' Date: 10/13/2015
File No.: 2015-217
Sheet No.: 1

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RESTORE CORNICE AND FRIEZE: REPAIR AREAS OF DECAY-REPLACE ELEMENTS IN-KIND-PRIME AND PAINT

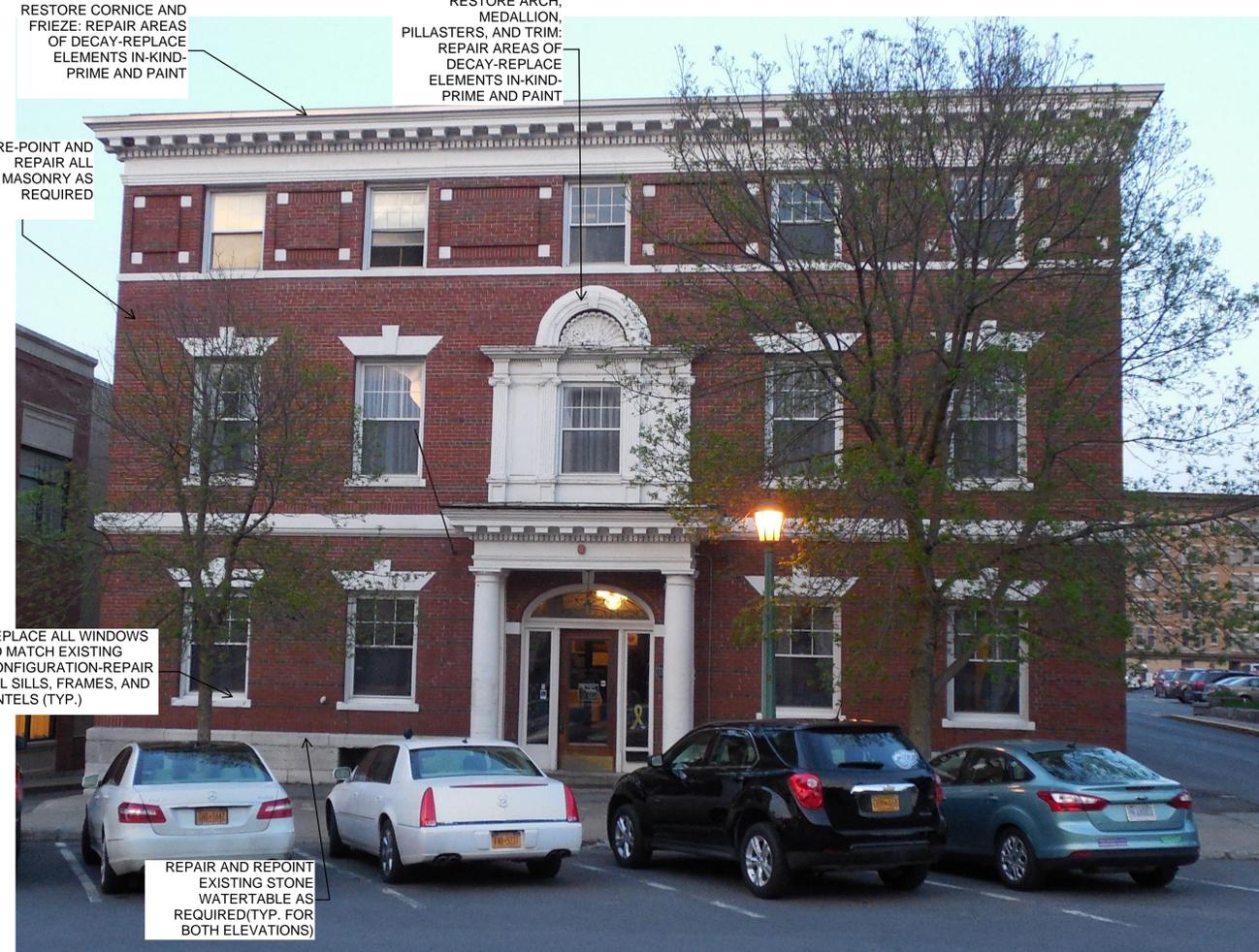
RE-POINT AND REPAIR ALL MASONRY AS REQUIRED

EXISTING TWO-STORY SECTION TO BE REMOVED

REPLACE ALL WINDOWS TO MATCH EXISTING CONFIGURATION-REPAIR ALL SILLS, FRAMES, AND LINTELS (TYP.)

1 SOUTH ELEVATION
NOT TO SCALE

REPAIR AND REPOINT EXISTING STONE WATERTABLE AS REQUIRED(TYP. FOR BOTH ELEVATIONS)



RESTORE CORNICE AND FRIEZE: REPAIR AREAS OF DECAY-REPLACE ELEMENTS IN-KIND-PRIME AND PAINT

RE-POINT AND REPAIR ALL MASONRY AS REQUIRED

RESTORE ARCH, MEDALLION, PILLASTERS, AND TRIM: REPAIR AREAS OF DECAY-REPLACE ELEMENTS IN-KIND-PRIME AND PAINT

REPLACE ALL WINDOWS TO MATCH EXISTING CONFIGURATION-REPAIR ALL SILLS, FRAMES, AND LINTELS (TYP.)

REPAIR AND REPOINT EXISTING STONE WATERTABLE AS REQUIRED(TYP. FOR BOTH ELEVATIONS)

2 WEST ELEVATION
NOT TO SCALE



REPLACE ALL WINDOWS TO MATCH EXISTING CONFIGURATION-REPAIR ALL SILLS, FRAMES, AND LINTELS (TYP.)

REPLACE ROOFING-REPLACE COPING WITH LOW PROFILE EDGE TO MATCH EXISTING

RESTORE CORNICE AND FRIEZE: REPAIR AREAS OF DECAY-REPLACE ELEMENTS IN-KIND-PRIME AND PAINT

NEW COLUMN CAPITAL TRIM TO MATCH EXISTING

RESTORE FRONT DOOR, TRIM, TRANSOM, AND SIDELIGHTS

PATCH, PRIME, AND PAINT COLUMNS

NEW CONCRETE SIDEWALK

3 ENTRANCE DETAIL
NOT TO SCALE

GENERAL NOTE: CLEAN, REPAIR, AND REFINISH ALL EXISTING AREAS TO REMAIN ON THE WEST AND SOUTH ELEVATIONS.

NOTE: INFORMATION ON THIS SHEET SUPERSEDES ELEVATION SHOWN ON 4/A-501

ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN WILL REQUIRE SIGN-OFF FROM A PROFESSIONAL ENGINEER, LICENSED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK, THAT THE WORK WAS BUILT ACCORDING TO THE APPROVED SITE PLAN AND APPLICABLE CITY OF WATERTOWN STANDARDS. COMPACTION TESTING WILL BE REQUIRED FOR ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN AND MUST BE SUBMITTED TO THE CITY OF WATERTOWN CODES DEPARTMENT.

BERNIER, CARR & ASSOCIATES



NOT FOR CONSTRUCTION

HISTORIC RESTORATION

NORTHERN NEW YORK COMMUNITY FOUNDATION, INC.
BLACK RIVER VALLEY CLUB RENOVATION

Watertown - Jefferson County - State of New York

REVISIONS
PLANNING BOARD SUBMISSION

THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE & NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.

Drawn By AFJ Checked By AFJ

Scale 1/4" = 1'-0" Date 11/20/15

File No. 2014-046

Sheet No.

ADD-100

Bernier, Carr & Associates, Engineers, Architects and Land Surveyors, P.C.
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE & NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE & NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE & NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE & NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.