



MEMORANDUM

CITY OF WATERTOWN, NEW YORK
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
245 WASHINGTON STREET, ROOM 305, WATERTOWN, NY 13601
PHONE: 315-785-7741 – FAX: 315-782-9014

TO: Planning Commission Members

FROM: Michael A. Lumbis, Planning and Community Development Director

PRIMARY REVIEWER: Joseph Albinus, Planner

SUBJECT: Special Use Permit Amendment – 1655 State Street

DATE: October 29, 2026

Request: Amending a Special Use Permit to Allow Office Use in a Neighborhood Mixed Use District

Applicant: [REDACTED]

Proposed Use: Office (for financial institution)

Property Owner: [REDACTED]

Submitted:

Application Form: Yes	8 ½" x 11" Copy of Tax Map: Yes
Cover Letter: Yes	County Planning Board Review Required: Yes
A Sketch of the Site to Scale: Yes	SEQRA: Unlisted

UPDATE (October 29, 2026): The applicant has purchased the property at 1655 State Street and plans to repurpose the existing space for a proposed credit union (bank). The credit union previously obtained a Special Use Permit in April 2025 for the Office use at the location and are applying to amend a condition that they remove parking spaces.

There are currently 67 parking spaces spread around the north, east and south sides of the building and ends of the lot. The original Special Use Permit approval required the applicant to remove parking spaces at the south and east edges of the site (along State Street and Eastern Boulevard) and replace it with grass or another vegetative surface. They now propose to remove only the spaces along the south (State Street) side, removing 12 parking spaces in total.

The applicant has communicated to Planning and Engineering Staff that they intend to market the northernmost section of the building for lease and wish to be able to promote the existing parking as they seek a tenant.

The applicant has also communicated an intent to host regional meetings and trainings with regularity at the site that would generate parking demand beyond the initially agreed upon 31 spaces.

Chapter § 310-119 (D) of the Zoning Ordinance states that special use permit shall expire one year from the date it was granted if the involved property has not been used for the approved use. Therefore in addition to the requested amendment above, the applicant would still need the Planning Commission to reapprove the Special Use Permit to “restart” the one-year clock on establishing the permitted use.

Since this project has been previously reviewed by the Jefferson County Planning Board, County Planning Staff has stated that no additional referral is needed for this project.

The applicant should submit Part One of a new State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF), as the Planning Commission will need to make a new environmental determination regarding the proposed site changes.

Finally, the applicant has submitted a set of plans that currently show the site changes. These will be considered the “final set” that the City will maintain on file.

Planning Commission Action: The Planning Commission is required to hold a public hearing on the proposed Special Use Permit application within 62 days of deeming it complete. Since this is a resubmission and the Planning Commission has previously deemed this application complete and newly submitted materials supplement that version, Staff recommends that the Planning Commission adopt a motion deeming the application complete and proceed with the public hearing scheduled for 5:20 p.m. The Planning Commission will then be free to vote on the request.

Summary: The following should be discussed by the Planning Commission and possibly included as contingencies in the motion for approval of the Special Use Permit:

- 1) The applicant shall implement Low Impact Development techniques with respect to the existing parking and reduce the impervious area on the site by removing the asphalt parking spaces at the south edge of the site and replace it with grass or another vegetated surface to increase the amount of stormwater infiltration on site and reduce the amount of stormwater runoff that enters the sewer system.
- 2) The applicant shall submit a new SEQR Short EAF and the Planning Commission shall make a new determination pursuant to SEQRA.
- 3) The applicant shall obtain a Zoning Compliance Certificate from the Planning Department and a Building Permit and a Sign Permit from the Bureau of Code Enforcement.

The applicant shall note that any conditions of operation or any other reasonable conditions that the Planning Commission deems necessary shall be added as conditions of the Special Use Permit and subject to ongoing enforcement.

cc: Planning Commission Members
Dana Aikins, Code Enforcement Supervisor
Thomas Como, P.E., City Engineer
[REDACTED]

---TEXT FROM ORIGINAL MARCH 27, 2025 MEMORANDUM---

Overview and Existing Conditions: The applicant proposes to purchase the property at 1655 State Street and repurpose the existing space for a proposed credit union (bank). The project will include many interior upgrades and modifications to the architecture, heating ventilation and air conditioning, plumbing and electrical systems to provide a code compliant facility. Site lighting, exterior building lighting and landscaping will not be changed or modified. The applicant does not propose any additional parking on the site. There are currently 67 parking spaces spread around the north, east and south of the building and ends of the lot.

Zoning and the Comprehensive Plan: Section 310-18 of the Zoning Ordinance, which contains the use table for all districts, requires a Special Use Permit for Offices in a Neighborhood Mixed Use (NMU) District.

Recommendation SR.9 of the Comprehensive Plan, is to “Incorporate green infrastructure practices into Zoning Code.” The plan’s description for this recommendation calls out common benefits of green infrastructure (GI), including reducing flood risk, and specifically recommends that “As the City’s zoning is updated, incorporate GI techniques.”

When the City rewrote its Zoning Ordinance after adopting the Comprehensive Plan, many of the parking regulations and landscaping requirements contained throughout the Ordinance, including parking maximums, and low impact development parking lot standards, were aimed at increasing green space and reducing hardscape. The effect and benefit of this is decreasing aggregate stormwater runoff within the City, thus implementing Recommendation SR.9.

Reducing stormwater runoff Citywide is extremely important, as the City faces multiple issues regarding the capacity of our stormwater and sanitary sewer systems, combined sewer overflows and localized flooding.

The Low Impact Development Parking Lot Standards found in Section 310-39 of the Zoning Ordinance require that all new parking lots of more than 10 spaces follow a Low Impact Development (LID) approach with respect to stormwater management. Through the application of green infrastructure techniques, new parking lot designs must incorporate stormwater management systems that improve water quality and treat and reduce runoff reduction volumes

to the maximum extent practicable. Acceptable LID techniques may include impervious reduction, vegetated swales, rain gardens, bioretention facilities, permeable pavers, porous pavements, infiltration facilities or dry swales.

The NMU District allows a maximum of 16 parking spaces on a parcel. There are currently 67 parking spaces on the site that remain from the former Walgreen's use, which is nonconforming.

It is in the purview of the Engineering Department, Planning and Community Development Department as well as the Planning Commission to use the development review process as an opportunity to gradually bring nonconforming properties into compliance. In addition, since the proposed use requires a Special Use Permit, the Planning Commission is empowered to impose reasonable conditions on the new use.

It is reasonable to project that a credit union will have fewer visitors during the day and less frequent visitor turnover than a pharmacy/grocery/convenience store. Therefore, it is unnecessary for the credit union to preserve all 67 parking spaces. While this is not a new parking lot, Staff recommends that the Planning Commission require the applicant to implement LID techniques with respect to the existing parking and reduce the impervious area by removing the asphalt parking spaces at the south and east edges of the site and replace it with grass or another vegetated surface.

This would increase the amount of stormwater infiltration on site and reduce the amount of stormwater runoff that enters the sewer system. This would eliminate 36 parking spaces and leave 31, reducing that nonconformity from over 400 percent of the maximum to just under 200 percent of the maximum. It would also widen the landscaped buffers along the street, bringing them into conformity with regard to the required width.

The subject parcel enjoys legal nonconforming ("grandfathered") status with regard to the façade length maximum and façade transparency.

Site Plan Approval: This proposal will not require Site Plan Approval. Section 310-104 of the Zoning Ordinance identifies the following as exempt from Site Plan Review:

"A. Where the space proposed for occupancy is within an existing building or structure that will not undergo exterior alterations unless the new use is going to require additional parking."

Special Use Permit Standards: Article XI of the Zoning Ordinance empowers the Planning Commission to issue Special Use Permits after holding a Public Hearing and reviewing the application against the Special Use Permit Review Criteria. The Zoning Ordinance requires the Planning Commission to hold a public hearing within 62 days of deeming the application complete.

Section 310-116 of the Zoning Ordinance contains the Special Use Permit Review Criteria that the Planning Commission is tasked with considering. Below is a list of all nine criteria with Staff's conclusions for each criterion. The following represents Staff's professional comments only and do not necessarily represent the final position of the Planning Commission, which must reach its own determinations.

- A. *The proposed use will be consistent with the purposes of this Chapter and the requirements of the zoning district in which it is located.*

The stated purpose of the Neighborhood Mixed Use District, per the Zoning Ordinance is as follows:

“The NMU District creates vibrant corridors on arterial and collector roads at the edges of residential neighborhoods that allow for a mix of residential dwelling unit types, commercial services, parks, and community facilities. These are generally found on radial streets with higher traffic volumes. This district reflects the walkable and historic nature of Watertown's neighborhoods. Commercial uses in the NMU District typically reflect a neighborhood-scale design and complement the dense residential neighborhoods in the adjacent R Districts.”

The proposed use is in harmony with this purpose, as a Bank is a commercial service typically found on a radial arterial street. This parcel currently sits on a radial arterial street. The existing site contains a sidewalk along the south and east of the parcel where the entrance is, reinforcing the desired walkability described in the NMU district purpose.

- B. *The proposed use's compatibility and consistency with the goals and recommendations of the City of Watertown Comprehensive Plan, Complete Streets Ordinance and other approved City plans and programs.*

The subject property is in the Corridor Mixed Use future land use character area. The City's adopted Comprehensive Plan defines this future land use character area as follows:

“Watertown has a number of mixed-use corridors radiating out from the center of the City. While each of these corridors generally serve the local and regional population, they exhibit different characters. Areas along Coffeen, Washington, and State Streets have a mixture of residential and commercial uses where the commercial uses are often in converted large residential structures. Buildings are set back a modest distance from the road, parking is typically behind or at the side of the building, and there are sidewalks that connect to the adjacent neighborhoods. The intent of these areas is to preserve the urban form and limit intrusion of suburban character (i.e., parking in front, large signs, franchise architecture), as well as to serve as gateways into the City. New development and redevelopment should consider pedestrians, bicycles, and transit as a means of integrating into the urban fabric”.

As noted above, green and blue infrastructure is part of the City of Watertown's commitment to sustainability and resilience as described in its Comprehensive Plan and reflected in the Zoning Ordinance. Creating more green space and reducing the amount of paved parking would be congruent with the stated goals of the City of Watertown. Additionally, having more green space and having less impervious area would contribute to a decreased flooding risk for this area of the City.

- C. *The impact on the nature and character of the surrounding neighborhood, natural environment, historic district, or corridor in which it is located.*

The proposed bank use will enhance the surrounding neighborhood. Currently the site is vacant, which can have a negative effect on the surrounding neighborhood.

- D. *The overall impact on the site and its surroundings, considering environmental, social, and economic impacts of traffic, noise, dust, odors, release of harmful substances, solid waste disposal, glare, or any other nuisances.*

The proposed use would have minimal impact on the surrounding environment and will not create any new negative impacts per the items listed above. Reducing the amount of parking spaces to 31 could help to reduce the environmental impacts paved areas have. Having more greenspace will help reduce flooding risks.

- E. *Restrictions and/or conditions on design of structures or operation of the use (including hours of operation) necessary either to ensure compatibility with the surrounding uses or to protect the natural resources of the City.*

The applicant proposes hours of operation as follows:

- Monday to Friday: 8 a.m. to 4:30 p.m.

The proposed hours run shorter than the previous use as a Walgreen's Pharmacy and shorter than the nearby Mavis Discount Tier and Fastrac, with its latest hours of operation being 4:30 p.m. The proposed hours are consistent with typical bank industry hours.

- F. *The adequacy and accessibility of essential public facilities and services, such as streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools.*

The subject parcel itself contains 67 parking spaces. As discussed above, Staff recommends requiring a reduction in parking as 31 spaces is adequate to fulfill the needs of the new use.

- G. *The proposed use's impact on traffic congestion, impairment of pedestrian safety, or capacity challenges to Level of Service on existing streets, considering their current width, surfacing, and condition, and any improvements proposed to be made to them by the applicant.*

The proposed use is unlikely to create excessive trip generation that would adversely affect LOS on State Street.

- H. *The impact on adjacent historic resources as formally recognized by the New York State and Federal Registers of Historic Places.*

The subject property is not adjacent to any formally recognized historic resources. The nearest historic resource is Emerson Place, which is over 4,000 feet away.

- I. In reviewing the adequacy of the Supplemental or General Regulations as they may relate, the Planning Commission may impose more restrictive conditions.*

This standard allows the Planning Commission to impose more restrictive conditions after review of this application. Any comments or additional conditions should be stated at the Planning Commission meeting.

Landscaping and Buffers: The subject parcel abuts two NMU-zoned parcels, one on the west and the other on the north. In addition, it abuts five Residentially zoned parcels located to the west and north. During the construction of the Walgreen's Pharmacy facility, an extensive landscape buffer and fencing was installed along the west and a portion of the north property lines to shield the use from nearby residential uses. The fencing and much of the landscape buffer remains and is serving its intended purpose. Please refer to the satellite image at the end of the report.

SEQRA: The project is considered an Unlisted Action under the State Environmental Quality Review Act (SEQRA). The applicant has completed Part 1 of the Short Environmental Assessment Form (EAF). The Planning Commission will be required to complete Part 2 prior to making a decision on the requested Special Use Permit.

Code Enforcement Comments: The Code Enforcement Department does not have any concerns regarding the use of the space. A Building Permit will need to be obtained with two sets of plans that are wet stamped and submitted to their office. Any work being done in the space, such as a safe, occupancy calculations, and the layout of the space will have to be provided in the engineered drawings.

Additionally, when work is complete, a fire inspection will need to be completed prior to opening. The applicant shall work with Code Enforcement to complete the requirements listed above.

Other: If the Special Use Permit is granted by the Planning Commission, Planning Staff will issue an approved Zoning Compliance Certificate.

Permits: The applicant must also obtain the following permits, at a minimum, from the Bureau of Code Enforcement: A Zoning Compliance Certificate, a Building Permit for any use/occupancy changes or interior modifications and a Sign Permit if the applicant wishes to install a sign.

Summary: The following should be discussed by the Planning Commission and possibly included as contingencies in the motion for approval of the Special Use Permit:

1. The applicant shall implement Low Impact Development techniques with respect to the existing parking and reduce the impervious area on the site by removing the asphalt parking spaces at the south and east edges of the site and replace it with grass or another

vegetated surface to increase the amount of stormwater infiltration on site and reduce the amount of stormwater runoff that enters the sewer system.

2. The applicant shall obtain a Zoning Compliance Certificate from the Planning Department and a Building Permit and a Sign Permit from the Bureau of Code Enforcement.

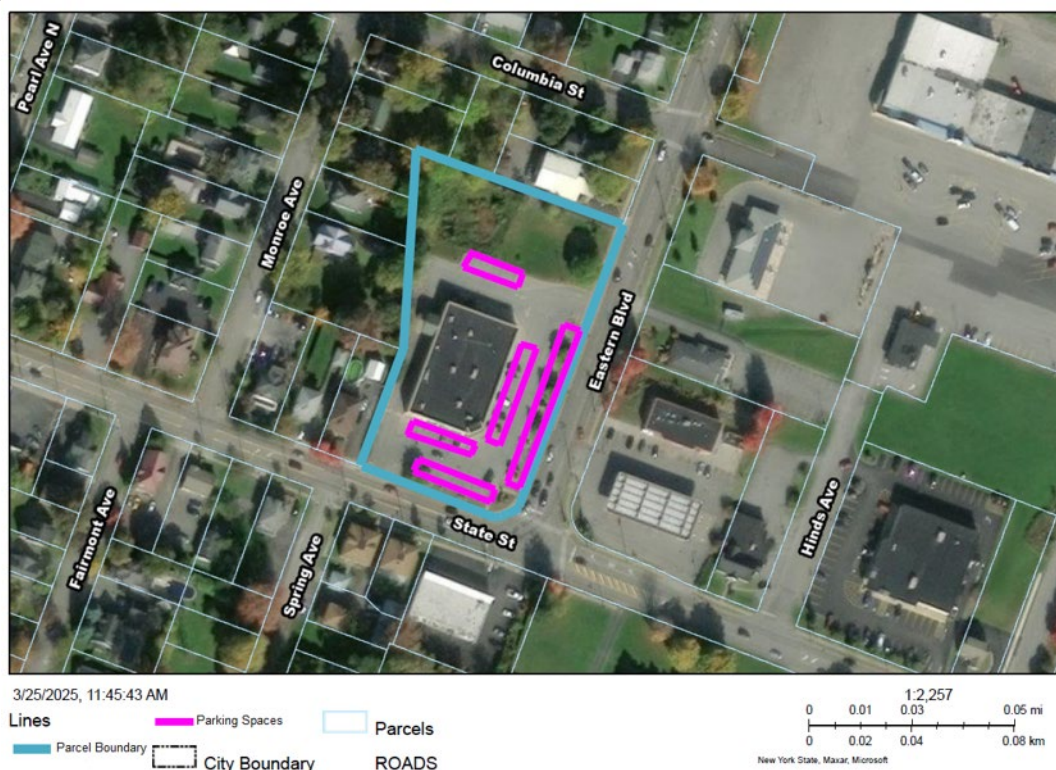
Planning Commission Action: ~~As noted above, the Planning Commission is required to hold a public hearing on the proposed Special Use Permit application within 62 days of deeming it complete. Staff recommends that the Planning Commission adopt a motion deeming the application complete and proceed with the public hearing scheduled for 6:05 p.m. The Planning Commission will then be free to vote on the request.~~

~~The applicant shall note that any conditions of operation or any other reasonable conditions that the Planning Commission deems necessary shall be added as conditions of the Special Use Permit and subject to ongoing enforcement.~~

cc: Planning Commission Members
Dana Aikins, Code Enforcement Supervisor
Thomas Compo, P.E., City Engineer
Matthew Fuller, Barton and Loguidice



Above: A satellite view of the subject, 1655 State Street, and the fence along the west side of the parcel.



Above: A satellite view of the subject parcel, 1655 State Street, outlining the parking spaces along the parcels north, east and south.



Above: A view from the State St. side of the site.



Above: View of the rear of the site.



October 2, 2026

City of Watertown
Planning Department
Watertown, New York

Re: Request for Amendment to Special Use Permit – State CS Employees Federal Credit Union, 1655 State Street, Watertown, NY 13601

Dear Planning Staff and Members of the Planning Commission:

State CS Employees Federal Credit Union respectfully submits this letter in support of its request to amend the existing Special Use Permit for the property located at 1655 State Street.

We appreciate the City's willingness to work with the Credit Union throughout this process and to consider a reasonable approach that both addresses the property's existing parking nonconformity and provides adequate parking to support the Credit Union's operations and the future uses contemplated for the property.

Following our recent meeting and discussions with City staff, the Credit Union proposes to reduce the property's existing 67 parking spaces by 12 spaces, resulting in a total of 55 parking spaces.

We believe this proposal represents a meaningful reduction in the existing parking supply while maintaining the capacity necessary to serve the property appropriately over the long term.

Credit Union Growth and Facility Needs

State CS Employees Federal Credit Union has experienced significant growth in recent years. In 2022, the Credit Union had approximately \$28 million in assets. Today, assets are approaching \$50 million, representing an increase of approximately 75 percent.

Membership has also continued to grow. As of June 2026, the Credit Union serves approximately 2,938 members, while its field of membership represents approximately 8,229 potential members.

This growth is one of the primary reasons the Credit Union is making a significant investment in a new facility. The Credit Union has outgrown its existing two buildings and determined that the former Walgreens property at 1655 State Street provides an opportunity to consolidate its operations into a modern facility that can serve its current membership while providing appropriate capacity for future growth.

Parking as a Component of the Property's Overall Capacity

In planning the new facility, the Credit Union's objective has been to make a long-term investment that accommodates not only current needs, but also reasonably anticipated future activity.

Parking is an important component of that capacity. The proposed parking supply must accommodate employees, members, visitors, appointments, vendors, and other activity associated with the Credit Union, while also allowing the property to support the additional uses contemplated as part of the development.

The traffic generated by a financial institution also differs from that of many traditional retail uses. Member visits occur throughout the business day and include account services, loan appointments and closings, new accounts, business banking, and other financial services. Employees are present throughout the workday, while visitors and vendors arrive at varying times.

For these reasons, the Credit Union believes that the proposed 55 spaces represent an appropriate parking supply for the property rather than an excess amount.

Future Tenant and Community Use

The proposed facility also includes approximately 2,832 square feet of space intended for a future tenant. Although the specific tenant and ultimate use of this space have not yet been determined, the space will generate additional activity at the property and should be considered when evaluating the property's overall parking needs.

In addition, the facility will include a conference room that the Credit Union anticipates using as a community learning center and for its monthly Board meetings. The space will provide opportunities for financial education and other community programs and may generate additional visitor activity at various times.

The Credit Union believes it is prudent to account for these reasonably anticipated uses as part of the initial planning for the property rather than create a parking deficiency that may become apparent only after the facility is operational.

Proposed Reduction to 55 Parking Spaces

The Credit Union recognizes the City's objective of reducing existing nonconformities where appropriate, and that objective has been an important consideration in developing this proposal.

Rather than requesting that all 67 existing parking spaces remain, the Credit Union is proposing to eliminate 12 spaces and reduce the parking supply to 55 spaces.

This proposed reduction represents a substantial decrease in the existing parking supply while preserving sufficient capacity for the Credit Union's current operations and the additional activity reasonably anticipated at the property.

The Credit Union is not seeking to retain parking simply for the sake of maintaining the existing number of spaces. Rather, the proposed 55 spaces are intended to provide appropriate functional capacity for employees, members, visitors, appointments, vendors, the future tenant, community activities, and anticipated growth.

Reducing the parking supply more substantially at this stage could create a deficiency once the facility is operational and the Credit Union's activities and membership continue to grow. Addressing such a deficiency after construction would be considerably more difficult than appropriately planning for the property's anticipated needs as part of the current approval process.

Long-Term Investment in Watertown

State CS Employees Federal Credit Union is making a significant long-term investment in the City of Watertown and the surrounding community.

The new facility is being designed to serve the Credit Union's current membership while providing the flexibility necessary to support future growth, community programming, and additional activity associated with the property.

The request for 55 parking spaces is therefore intended to ensure that the property has adequate functional capacity to support the proposed facility and its anticipated uses over the long term.

The Credit Union believes that reducing the parking supply from 67 spaces to 55 spaces provides a reasonable balance between the City's objective of reducing the property's existing nonconformity and the Credit Union's need to provide adequate parking for the property as it is developed and used.

Request

For these reasons, State CS Employees Federal Credit Union respectfully requests that the existing Special Use Permit be amended to permit 55 parking spaces at the property located at 1655 State Street.

We appreciate the City's consideration of this request and its willingness to work collaboratively with the Credit Union throughout the approval process. We believe the proposed amendment addresses the City's concerns regarding the existing parking nonconformity while allowing the Credit Union to responsibly plan for its current operations, anticipated growth, future tenant space, and community uses.

State CS Employees Federal Credit Union is committed to being a responsible long-term property owner, employer, financial institution, and community partner. We look forward to continuing to work with City staff and the Planning Commission to finalize the proposed amendment.

Thank you for your consideration.

Respectfully,

[Redacted signature block]

ARCHITECTURAL FIELD CHANGE NO. 1

10/06/2026
JOB NO. 225178

STATE CS EMPLOYEES FCU
WATERTOWN, NY

SUBJECT: Clarification of Bid Documents Dated 08/26/2026.

This AFC includes 1 page of summary, 2 page of drawing index update, 4 revised drawing sheets dated 10/06/2026 and noted as REV 2.

The purpose of the AFC:

Update drawings to reflect client comment and 100% review comment.

All contractors submitting proposals and/or presently under contract, shall take note of the following changes, additions and deletions which shall take precedence over anything contrarily shown on the drawings or described in the specifications. Changes in work and cost changes to be verified with G.C. prior to commencement. Subcontractor to refer to contract with G.C. for change in work clarification.

Drawings:

- G001** Update to Cover Sheet; Changes to reflect revised drawing index.
- C011** Update to Demolition Site Plan; Changes to reflect updated parking demolition scope.
- C101** Update to Proposed Site Plan; Changes to reflect updated geogrid scope.
- D101** Update to Demolition Plan; Changes to reflect updated trenching locations.

END OF A.F.C. NO. 1.

Current Drawing Index

<u>Number</u>	<u>Title</u>	<u>Current Revision & Date</u>	
G001	COVER SHEET	REVISION 2	10/06/2026
G002	PROJECT INFORMATION / LIFESAFETY PLAN	ORIGINAL	08/26/2026
<u>SITE:</u>			
C001	EXISTING CONDITIONS SITE PLAN	ORIGINAL	08/26/2026
C011	DEMOLITION SITE PLAN	REVISION 2	10/06/2026
C101	PROPOSED SITE PLAN	REVISION 2	10/06/2026
C105	SITE DETAILS	REVISION 1	09/17/2026
<u>DEMOLITION:</u>			
D101	DEMOLITION PLAN	REVISION 1	10/06/2026
D111	DEMOLITION REFLECTED CEILING PLAN	REVISION 1	09/17/2026
D121	DEMOLITION ROOF PLAN	ORIGINAL	08/26/2026
D201	DEMOLITION BUILDING ELEVATIONS	ORIGINAL	08/26/2026
D202	DEMOLITION BUILDING ELEVATIONS	ORIGINAL	08/26/2026
<u>STRUCTURAL:</u>			
S001	GENERAL STRUCTURAL NOTES	ORIGINAL	08/26/2026
S101	FOUNDATION PLAN	ORIGINAL	08/26/2026
S201	ROOF FRAMING PLAN	REVISION 1	09/17/2026
S301	DETAILS AND SECTIONS	REVISION 1	09/17/2026
<u>ARCHITECTURAL:</u>			
A101	FLOOR PLAN	ORIGINAL	08/26/2026
A101A	FLOOR PLAN – UNIT 'A'	REVISION 1	09/17/2026
A101B	FLOOR PLAN – UNIT 'B'	REVISION 1	09/17/2026
A105	WALL TYPES, DETAILS & NOTES	ORIGINAL	08/26/2026
A111	OVERALL REFLECTED CEILING PLAN	ORIGINAL	08/26/2026
A111A	REFLECTED CEILING PLAN – UNIT 'A'	REVISION 1	09/17/2026
A111B	REFLECTED CEILING PLAN – UNIT 'B'	ORIGINAL	08/26/2026
A115	CEILING DETAILS	REVISION 1	09/17/2026
A121	OVERALL ROOF PLAN	REVISION 1	09/17/2026
A131	OVERALL FINISH PLAN	ORIGINAL	08/26/2026
A131A	FINISH PLAN – UNIT 'A'	ORIGINAL	08/26/2026
A131B	FINISH PLAN – UNIT 'B'	ORIGINAL	08/26/2026
A135	FINISH SCHEDULES AND DETAILS	ORIGINAL	08/26/2026
A136	FINISH FLOOR CURVE DIAGRAM	REVISION 1	09/17/2026
A141	PROPOSED FURNITURE PLAN	ORIGINAL	08/26/2026
A151	RETAIL BRANDING PLAN / DIGITAL PLAN	ORIGINAL	08/26/2026
A200	BUILDING PERSPECTIVES	ORIGINAL	08/26/2026
A201	BUILDING ELEVATIONS	REVISION 1	09/17/2026
A202	BUILDING ELEVATIONS	ORIGINAL	08/26/2026
A203	BUILDING ELEVATIONS	REVISION 1	09/17/2026
A311	WALL SECTIONS	ORIGINAL	08/26/2026
A312	WALL SECTIONS	REVISION 1	09/17/2026
A401	TOILET ROOM DETAILS	REVISION 1	09/17/2026
A601	DOOR/FRAME SCHEDULES, TYPES & ELEVATIONS	REVISION 1	09/17/2026
A602	DOOR & OPENING FRAME DETAILS	ORIGINAL	08/26/2026

A701	CASEWORK ELEVATIONS & DETAILS	REVISION 1	09/17/2026
A702	CASEWORK ELEVATIONS & DETAILS	REVISION 1	09/17/2026
A703	CASEWORK SECTIONS & DETAILS	ORIGINAL	08/26/2026
A704	TELLER CASEWORK PLANS & ELEVATIONS	ORIGINAL	08/26/2026
A705	TELLER CASEWORK DETAILS	REVISION 1	09/17/2026
A706	TELLER SECTION DETAILS	ORIGINAL	08/26/2026

FIRE PROTECTION:

FP000	FIRE PROTECTION COVER SHEET	ORIGINAL	08/26/2026
FP011	OVERALL DEMOLITION FLOOR PLAN – FIRE PROTECTION	ORIGINAL	08/26/2026
FP101	OVERALL FLOOR PLAN – FIRE PROTECTION	ORIGINAL	08/26/2026

PLUMBING:

P000	PLUMBING COVER SHEET	ORIGINAL	08/26/2026
P011	OVERALL DEMOLITION FLOOR PLAN - PLUMBING	ORIGINAL	08/26/2026
P101	OVERALL FLOOR PLAN & ENLARGED PLAN – PLUMBING	ORIGINAL	08/26/2026
P501	DETAILS	ORIGINAL	08/26/2026
P502	PLUMBING ISOMETRICS	ORIGINAL	08/26/2026

MECHANICAL:

M000	MECHANICAL COVER SHEET	ORIGINAL	08/26/2026
M011	OVERALL DEMOLITION FLOOR PLAN - MECHANICAL	REVISION 1	09/17/2026
M012	OVERALL DEMOLITION ROOF PLAN – MECHANICAL	REVISION 1	09/17/2026
M101	OVERALL FLOOR PLAN - MECHANICAL	REVISION 1	09/17/2026
M121	OVERALL ROOF PLAN – MECHANICAL	REVISION 1	09/17/2026
M501	DETAILS	ORIGINAL	08/26/2026
M701	SCHEDULES	ORIGINAL	08/26/2026

ELECTRICAL:

E000	ELECTRICAL COVER SHEET	ORIGINAL	08/26/2026
E011	OVERALL DEMOLITION FLOOR PLAN - ELECTRICAL	ORIGINAL	08/26/2026
E012	OVERALL DEMOLITION ROOF PLAN - ELECTRICAL	ORIGINAL	08/26/2026
E101	OVERALL FLOOR PLAN – POWER & DATA	ORIGINAL	08/26/2026
E111	OVERALL FLOOR PLAN – LIGHTING	REVISION 1	09/17/2026
E112	OVERALL ROOF PLAN – POWER & DATA	ORIGINAL	08/26/2026
E401	OVERALL FLOOR PLAN – SYSTEMS	ORIGINAL	08/26/2026
E551	DETAILS	REVISION 1	09/17/2026
E601	RISER DIAGRAMS	ORIGINAL	08/26/2026
E701	SCHEDULES	REVISION 1	09/17/2026

SPECIFICATIONS:

R101	BUILDING SPECIFICATIONS	REVISION 1	09/17/2026
R102	BUILDING SPECIFICATIONS	ORIGINAL	08/26/2026
R103	BUILDING SPECIFICATIONS	ORIGINAL	08/26/2026
R104	BUILDING SPECIFICATIONS	ORIGINAL	08/26/2026
R105	BUILDING SPECIFICATIONS	ORIGINAL	08/26/2026
R106	BUILDING SPECIFICATIONS	ORIGINAL	08/26/2026
R107	BUILDING SPECIFICATIONS	ORIGINAL	08/26/2026
R108	BUILDING SPECIFICATIONS	ORIGINAL	08/26/2026



WATERTOWN • JEFFERSON COUNTY • NY

& POUND OR NUMBER
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 ° DEGREE
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 Ø DIAMETER
 AB ANCHOR BOLT
 ACT ACUSTICAL CEILING TILE
 AD AREA DRAIN
 ADA AMERICANS WITH DISABILITY ACT
 ADJ ADJUSTABLE
 AFT ABOVE FINISHED FLOOR
 ALT ALTERNATIVE
 ALU ALUMINUM
 ANG ANGLE
 ANO ANNOYZED
 ARCH ARCHITECT
 ATM AUTOMATED TELLER MACHINE
 BD BOARD
 BKS BANK EQUIPMENT SUPPLIER
 BLDG BUILDING
 BLUG BLOODING
 BLUGD BLOODHEAD
 BOT BOTTOM
 B/O OR BOTTOM OF
 BR BURLET RESISTANT
 BRG BEARING
 BSMT BASEMENT
 BYND BEYOND
 CFS CLEAR FLOOR SPACE
 CP CAST IN PLACE
 CHNL CHANNEL
 CJ CONTRACT JOINT
 CL CENTER LINE
 CLG CEILING
 CLO CLOSET
 CIR CIRCULAR
 CMO CONCRETE MASONRY UNIT
 CNTR CENTER
 CO CLEAN OUT
 COL COLUMN
 COMP COMPRESSIBLE
 CONC CONCRETE
 CONST CONSTRUCTION
 CONT CONTINUOUS
 CRT CEMENT
 CT CERAMIC TILE
 CTVD COURTYARD
 D DEEP
 DR DOUBLE
 DC DEMOLITION CONTRACTOR
 DEMO DEMOLITION
 DA DIAMETER
 DM DIMENSION
 DWS DIMENSIONS
 DN DOWN
 DR DOOR
 DS DOWNSPOUT
 DT DETAIL
 DW DISH WASHER
 DWG DRAWING
 EA EACH
 EC ELECTRICAL CONTRACTOR
 EF EXHAUST FAN
 EFS EXTERIOR INSULATION FINISH SYSTEM
 EJ OR EXP JT EXPANSION JOINT
 EL ELEVATION
 ELEC ELECTRICAL
 ELEV ELEVATION OR ELEVATOR
 EPDM ETHYLENE PROPYLENE DIENE MONOMER
 EQ EQUIAL
 EQUIP EQUIPMENT
 EMC ELECTRIC WATER COOLER
 EX OR EXIST EXISTING
 EXT EXTERIOR
 FL FLOOR DRAIN
 FE FIRE EXTINGUISHER
 FEC FIRE EXTINGUISHER AND CABINET
 FF FINISHED FLOOR
 FIN FINISH
 FIT FITTING
 FITT FLOOR FINISH TRANSITION
 FLR FLOOR
 FO FACE OF
 FND FOUNDATION
 FT FOOT
 GA GAUGE
 GALV GALVANIZED
 GR GRAB BAR
 GL GLASS OR GLAZING
 GMB GYPSPUM WALL BOARD
 GYP GYPSPUM
 GC GENERAL CONTRACTOR
 GEJ GUTTER EXPANSION JOINT
 GND GROUNDING
 H HIGH
 HC HOLLOW CORE
 HDW HARDWARE
 HM HOLLOW METAL
 HPOR HORIZONTAL
 HP HIGH POINT
 HR HOUR
 HT HEIGHT
 HVAC HEATING, VENTILATION, & AIR CONDITIONING
 HW HOT WATER HEATER
 ID INSIDE DIAMETER
 IN INCH
 INS OR INSUL INSULATION
 INT INTERIOR
 JT JOINT
 L LONG
 LAV LAVATORY
 LB POUND
 LF LINE FEET
 LVV LONG LEG VERTICAL
 LV LOW VOLTAGE
 LVL LAMINATED VENEER LUMBER
 LV LOUVER
 M MASONITE
 MAT MATERIAL
 MAX MAXIMUM
 MC MECHANICAL CONTRACTOR
 MCO MASONRY CONTROL JOINT
 MDF MEDIUM DENSITY FIBERBOARD
 MPE MOLDED PANEL
 MDO MEDIUM DENSITY OVERLAY PLYWOOD
 ME MECHANICAL
 MTL METAL
 MFR MANUFACTURER
 MSC MISCELLANEOUS
 MIN MINIMUM
 MO or M MASONRY OPENING
 MROBWS MOISTURE RESISTANT GYP WALL BD
 ND NIGHT DEPOSIT
 NC NOT IN CONTRACT
 NL NIGHT LIGHT
 NO NUMBER
 NON NOMINAL
 NTS or NTS NOT TO SCALE
 OC ON CENTER
 OD OUTSIDE DIAMETER
 OH OVERHEAD
 OP OPENING
 OPP OPPOSITE
 OPT OPTION
 OSB ORIENTED STRAND BOARD
 PRF PREFABRICATED
 PC PLUMBING CONTRACTOR
 PCC PER-CAST CONCRETE
 PERF PERFORATED
 PL PLATE
 PLMB PLUMBING
 PLY PLYWOOD
 PLAM PLASTIC LAMINATE ON PARTICLE BD
 PNL PANEL
 PNT PAINT OR PAINTED
 P/P PART
 PRF PREFINISHED
 PSF POUNDS PER SQUARE FOOT
 PSI POUNDS PER SQUARE INCH
 PT PRESSURE TREATED
 PTB or PART BD PARTICLE BOARD
 PTD PAPER TOWEL DISPENSER
 PVP POLYVINYL CHLORIDE
 PVR PAPER
 QT QUARRY TILE
 QTY QUANTITY
 R RISER
 RO or RAD RADIUS
 RCF RELECTED CEILING PLAN
 RD ROOF DRAIN
 REF REFERENCE
 REFR REFRIGERATOR
 REQ REQ'D OR REQ'D REQUIRED
 REV REVISION
 RO or R or R, ROUGH OPENING
 RM ROOM
 RTD ROOF TOP UP
 RV ROOF VENT
 R&S ROOF AND SHELF
 SA SOUND ATTENUATION INSULATION
 SAN SANITARY
 SD SOAP DISPENSER
 S&S SECURITY EQUIPMENT SUPPLIER
 SEC SECTION
 SF SQUARE FEET
 SIM SIMILAR
 SNT SANITARY NAPKIN DISPOSAL
 SPECS SPECIFICATIONS
 SQ SQUARE
 SST or STL STAINLESS STEEL
 SS SOLID SURFACE
 STD STANDARD
 STL STEEL
 STR STRUCTURAL
 SUSP SUSPENDED
 SW SWITCH
 SYS SYSTEM
 T TREAD
 T/A TO TOP OF
 TERM TERMINATE
 TEL or TEL TELEPHONE
 T&G TONGUE AND GROOVE
 THK THICK
 THOLD THRESHOLD
 TL TILET
 TOC TOP OF CONCRETE
 TOS TOP OF STEEL
 TON TOP OF WALL
 TPO TPO PAPER DISPOSER
 TS&P TAPED, SANDED & PREPARED FOR FINISH
 TYP TYPICAL
 UN UNDEGROUND
 LINE UNFINISHED
 UNO UNLESS NOTED OTHERWISE
 VAT VACUUM AIR TUBE
 VERT VERTICAL
 VIF VERY IN FIELD
 VTR VENT THRU ROOF
 W/ WITH
 W/ WIDE
 WC WATER CLOSET
 WD WOOD
 W/O W/O OUT
 WRB WATER RESISTANT BARRIER
 WWS WELD WIRE FABRIC

ALL WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES HAVING JURISDICTION

4. ALL EXISTING DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED BY ALL TRADES AT THE SITE. ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONDITIONS AS SPECIFIED OR IMPLIED BY THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CONSIDERATION AND CLARIFICATION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO ANY CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO SUCH DISCREPANCIES IF THE REQUIRED NOTIFICATION HAS NOT BEEN GIVEN

5. ANY AND ALL DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL HAVE WRITTEN APPROVAL BY THE ARCHITECT PRIOR TO BEING EXECUTED BY ANY SUB-CONTRACTOR, VENDOR OR SUPPLIER

6. OVERLAPPING/CONFLICTING REQUIREMENTS/DETAILS RELEVANT UNCERTAINTIES TO ARCHITECT/ENGINEER FOR DECISION BEFORE PROCEEDING. THIS PROVISION APPLIES TO CONFLICTS BETWEEN THE DRAWINGS AND SPECIFICATIONS

7. STRUCTURAL WORK. DO NOT CUT AND PATCH STRUCTURAL WORK IN SUCH A MANNER RESULTING IN A REDUCTION IN LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO. SUBMIT PROPOSAL AND REQUEST, AND OBTAIN ARCHITECT'S/ENGINEER'S APPROVAL BEFORE PROCEEDING WITH CUT AND PATCH OF STRUCTURAL WORK

8. PENETRATIONS. CONTRACTORS SHALL MAINTAIN IN ALL CIRCUMSTANCES PROPER RATINGS WHEN PENETRATING WALLS, FLOORS AND CEILINGS

9. DIMENSIONS GIVEN ON PLANS AND SCHEDULES ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED. ALL CONTRACTORS AND MANUFACTURERS TO COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS AND THEIR OPENINGS PRIOR TO FABRICATION AND CONSTRUCTION

10. MANUFACTURER'S INSTRUCTIONS. COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS, TO THE EXTENT THAT THEY ARE MORE STRINGENT THAN REQUIREMENTS IN THE CONTRACT DOCUMENTS

11. ATTACHMENTS. PROVIDE ALL ATTACHMENT AND CONNECTION DETAILS AND METHODS NECESSARY FOR SECURING EACH CONSTRUCTION ELEMENT. ALLOW FOR EXPANSION AND BUILDING MOVEMENT

12. MOUNTING HEIGHTS. WHERE MOUNTING HEIGHTS ARE NOT INDICATED, INSTALL COMPONENTS AT STANDARD HEIGHTS FOR THE APPLICATION INDICATED. REFER QUESTIONABLE DECISIONS TO THE ARCHITECT

13. THE SUB-SURFACE INVESTIGATION REPORT AS PREPARED BY _____ DATED _____ AND THE RECOMMENDATIONS CONTAINED THEREIN ARE A PART OF THE CONSTRUCTION DOCUMENTS, EXCEPT WHEN SUCH DOCUMENTS ARE MODIFIED BY NOTATIONS OF THESE DRAWINGS

12. ALL WORK ON THESE DRAWINGS IS TO BE CONSIDERED NEW UNLESS NOTED OTHERWISE

13. DO NOT SCALE DRAWINGS

14. SHOP DRAWINGS FROM B'S & S'S MAY NOT BE AVAILABLE AT THE TIME OF BIDDING. COORDINATE WITH GENERAL CONTRACTOR ON METHOD OF PRICING FOR THESE ITEMS RELATIVE TO PRICING FOR WORK SHOWN ON THE DRAWINGS

15. SIGNAGE SHALL BE PROVIDED AND PERMITTED UNDER SEPARATE CONTRACT

16. SUBCONTRACTORS ARE REQUIRED TO MEET ON SITE AS DIRECTED BY CONTRACTOR TO COORDINATE DETAILS WITH ADJACENT TRADES. CONTRACTOR AND SUBCONTRACTOR SHALL AGREE ON CONSTRUCTION SEQUENCING OF COMPONENTS PRIOR TO BEGINNING ANY WORK.

17. IN THE EVENT CONFLICTING INFORMATION IS FOUND BY ANY CONTRACTOR, SUPPLIER OR LABOR FORCE, THIS INFORMATION SHOULD BE IMMEDIATELY REPORTED, IN WRITING, TO THE ARCHITECT OF RECORD. THE ARCHITECT OF RECORD SHALL THEN PROVIDE A CLARIFICATION/IN WRITING IN THE EVENT THAT INFORMATION VARIES ON MULTIPLE DETAILS, THE PRECEDENCE SHOULD ALWAYS BE THE MORE STRINGENT OF THE DETAILS OR INFORMATION UNLESS OTHERWISE NOTED BY THE ARCHITECT OF RECORD, IN WRITING

18. ALL CONTRACTORS, SUBCONTRACTORS, SUPPLIERS AND LABOR FORCES ARE RESPONSIBLE FOR ALL METHODS AND MEANS OF THEIR SPECIFIC TRADES AS WELL AS COORDINATION WITH ADJACENT TRADES AND MATERIALS. ALL CONTRACTORS, SUBCONTRACTORS, SUPPLIERS AND LABOR FORCES ARE REQUIRED TO USE BEST PRACTICE METHODS AND MANUFACTURER RECOMMENDATIONS FOR ALL CONSTRUCTION ACTIONS

19. ALL SUBCONTRACTORS AND SUPPLIERS ARE REQUIRED TO SUBMIT SHOP DRAWINGS AS DEFINED WITHIN THE SPECIFICATION SECTION OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUBCONTRACTOR AND SUPPLIER TO PROVIDE SHOP DRAWINGS WHICH CONFORM TO THE DRAWINGS AND SPECIFICATIONS. DEVIATION OR INCORRECT SUBMISSION OF SHOP DRAWINGS FROM SUBCONTRACTOR OR SUPPLIER DOES NOT ALLEVATE THAT SUBCONTRACTOR OR SUPPLIER FROM SUPPLYING SPECIFIED PRODUCT

RENOVATION OF THE INTERIOR OF A RETAIL BANK BUILDING, INCLUDING REPLACEMENT OF THE ENTRANCE DOORS

1 INTERIOR WORK INCLUDES

- NEW TELLER LINE AND LOBBY CASWORK
- NEW FLOORING AND FINISHES THROUGHOUT
- MINOR SELECTIVE DEMOLITION, GENERAL CONSTRUCTION AND PLUMBING ALTERATIONS TO MECHANICAL AND ELECTRICAL

2 EXTERIOR WORK INCLUDES

- NEW VESTIBULE TOWER ROOF
- OPENING MODIFICATIONS
- NEW METAL AWNINGS

ALTERNATE #1 - REMOVE EXISTING ROLL-UP DOOR AND INFILL WALL TO MATCH EXISTING CONSTRUCTION

ALTERNATE #2 - REMOVE ALL EXISTING TO REMAIN RTUs AND REPLACE NEW IN-KIND. PROVIDE CURB EXTENDERS TO ACCOMMODATE NEW UNITS AS REQUIRED

ALTERNATE #3 - GEOTECHNICAL GRID AT AREAS WHERE EXISTING PARKING WAS REMOVED

ALTERNATE #4 - IN LIEU OF 'ESSENTIAL POWER' GENERATOR, PURCHASE & INSTALL A WHOLE-HOUSE GENERATOR

ALTERNATE #5 - NOT USED

NOTE: COORDINATE AND/OR VERIFY THE FOLLOWING WITH SECURITY EQUIPMENT SUPPLIER (IF NOT BES) AND PROVIDE SUPPORT ASSEMBLIES AS DIRECTED BY SHOP DRAWINGS FROM SECURITY EQUIPMENT SUPPLIER

1. SIZE, LOCATION AND INSTALLATION SUPPORT REQUIREMENTS FOR ALL EQUIPMENT SUPPLIED BY SECURITY EQUIPMENT SUPPLIER (S E S)

2. WIRING AND CONDUIT SIZE AND LOCATION FOR ALL EQUIPMENT SUPPLIED BY S E S

NOTE: BANK EQUIPMENT SIZES SHOWN ON THE ATTACHED PLAN ARE FOR REFERENCE AND LOCATION ONLY. ALL BANK EQUIPMENT MUST BE VERIFIED WITH THE OWNER PRIOR TO CONSTRUCTION OF ANY PORTION OF THIS PROJECT WHICH CONTAINS BANK EQUIPMENT. COORDINATE AND/OR VERIFY THE FOLLOWING WITH BANK EQUIPMENT SUPPLIER (B.E.S.) AND PROVIDE SUPPORT ASSEMBLIES AS DIRECTED BY SHOP DRAWINGS FROM B.E.S.

SIZE, LOCATION AND INSTALLATION SUPPORT REQUIREMENTS FOR ALL EQUIPMENT SUPPLIED BY B.E.S.

WRING AND CONDUIIT SIZE AND LOCATION FOR ALL EQUIPMENT SUPPLIED BY B.E.S.

LOCATION, NUMBER AND SIZE OF PIPE BOLLARDS AROUND BANK EQUIPMENT

LOCATION, SIZE AND ROUGH OPENING REQUIREMENTS FOR (ENVELOPE DROP) (NIGHT DEPOSITORY) (ATM) (VACUUM AIR LIFT) (REMOTE TELLER OPERATIONS), AND BULLET RESISTANT WINDOW

PROVIDE WALL OPENING AND WALL CONFIGURATION IN VARYING THICKNESS FOR (ENVELOPE DROP) (NIGHT DEPOSITORY) (ATM) AND BULLET RESISTANT WINDOW

ALL SOUND INSULATION REQUIRED FOR B.E.S. EQUIPMENT SHALL BE PROVIDED BY B.E.S.

<u>BUILDING PERMIT</u>	CITY OF WATERTOWN 245 WASHINGTON STREET WATERTOWN, NY 13601
CONTACT	PH (315) 785-7735
<u>ZONING APPROVAL</u>	CITY OF WATERTOWN 245 WASHINGTON STREET WATERTOWN, NY 13601
CONTACT	JOSEPH ALBINUS PH (315) 785-7785
<u>WATER SERVICE</u>	CITY OF WATERTOWN DEPARTMENT OF PUBLIC WORKS 245 WASHINGTON STREET WATERTOWN, NY 13601
CONTACT	PH (315) 785-7765
<u>SEWER SERVICE</u>	CITY OF WATERTOWN DEPARTMENT OF PUBLIC WORKS 245 WASHINGTON STREET WATERTOWN, NY 13601
CONTACT	PH (315) 785-7765
<u>GAS SERVICE</u>	NATIONAL GRID 900-2048 NEW ROAD NIAGARA FALLS, NY 14304
CONTACT	PH (800) 642-4272
<u>ELECTRICAL SERVICE</u>	NATIONAL GRID 900-2048 NEW ROAD NIAGARA FALLS, NY 14304
CONTACT	PH (800) 642-4272

OWNER:

STATE CS EMPLOYEES FCU
317 WASHINGTON STREET
WATER TOWN, NY 18601
PH (412) 785-2400

GENERAL CONTRACTOR:

P W CAMPBELL
109 ZETA DRIVE
PITTSBURGH, PA 15238
PH (412) 963-0100
FAX (412) 963-0200

ARCHITECT:

DAVID S FULLER
109 ZETA DRIVE
PITTSBURGH, PA 15238
PH (412) 967-9696

STRUCTURAL ENGINEER:

PROVIDENCE ENGINEERING
106 ISABELLA STREET, SUITE 301
PITTSBURGH, PA 15212
PH (412) 407-2250

MECHANICAL / PLUMBING /
ELECTRICAL ENGINEER:

CA ENGINEERING
1555 CORNACOLUS HEIGHTS ROAD
MOONT TOWNSHIP, PA 15238
PH (412) 262-1220

NOTE: ALL INQUIRIES CONCERNING THIS PROJECT ARE TO BE DIRECTED TO THE GENERAL CONTRACTOR, P.W. CAMPBELL

REVISION NUMBER	TITLE
3	G001 COVER SHEET
	G002 PROJECT INFORMATION / LIFESAFETY PLAN
	C001 EXISTING CONDITIONS SITE PLAN
3	C011 DEMOLITION SITE PLAN
3	C101 PROPOSED SITE PLAN
1	C105 SITE DETAILS
2	D001 DEMOLITION PLAN
1	D011 DEMOLITION REFLECTED CEILING PLAN
	D021 DEMOLITION BUILDING ELEVATIONS
	D031 DEMOLITION BUILDING ELEVATIONS
	D032 DEMOLITION BUILDING ELEVATIONS
	S001 GENERAL STRUCTURAL NOTES
	S011 FOUNDATION PLAN
1	S201 ROOF FRAMING PLAN
1	S301 DETAILS AND SECTIONS
	A001 OVERALL FLOOR PLAN
1	A10A FLOOR PLAN - UNIT 'A'
1	A10B FLOOR PLAN - UNIT 'B'
	A105 WALL TYPES, DETAILS & NOTES
	A111 OVERALL REFLECTED CEILING PLAN
1	A11A REFLECTED CEILING PLAN - UNIT 'A'
	A11B REFLECTED CEILING PLAN - UNIT 'B'
1	A115 CEILING DETAILS
1	A201 OVERALL ROOF PLAN
	A301 OVERALL FINISH PLAN
	A31A FINISH PLAN - UNIT 'A'
	A31B FINISH PLAN - UNIT 'B'
	A355 FINISH SCHEDULES AND DETAILS
	A36 FINISH FLOOR CURVE DIAGM
	A411 PROPOSED FURNITURE PLAN
	A51 RETAIL BRANDING PLAN / DIGITAL PLAN
	A200 BUILDING PERSPECTIVES
1	A201 BUILDING ELEVATIONS
	A202 BUILDING ELEVATIONS
1	A203 BUILDING ELEVATIONS
	A311 WALL SECTIONS
1	A312 WALL SECTIONS
1	A401 TOILET ROOM DETAILS
	A601 DOORFRAME SCHEDULES, TYPES & ELEVATION
	A602 DOOR & OPENING FRAME DETAILS
1	A701 CASEWORK ELEVATIONS & DETAILS
1	A702 CASEWORK ELEVATIONS & DETAILS
	A703 CASEWORK SECTIONS & DETAILS
	A704 TELLER CASEWORK PLANS & ELEVATIONS
1	A705 TELLER CASEWORK DETAILS
	A706 TELLER SECTION DETAILS
	FP000 FIRE PROTECTION COVER SHEET
	FP011 OVERALL DEMOLITION FLOOR PLAN - FIRE PROTECTION
	FP01 OVERALL FLOOR PLAN - FIRE PROTECTION
	P000 PLUMBING COVER SHEET
	P011 OVERALL DEMOLITION FLOOR PLAN - PLUMBING
	P101 OVERALL FLOOR PLAN & ENLARGED PLANS - PLUMBING
	P501 DETAILS
	P502 PLUMBING ISOMETRICS
	M000 MECHANICAL COVER SHEET
1	M001 OVERALL DEMOLITION FLOOR PLAN - MECHANICAL
1	M012 OVERALL DEMOLITION ROOF PLAN - MECHANICAL
1	M017 OVERALL FLOOR PLAN - MECHANICAL
1	M021 OVERALL ROOF PLAN - MECHANICAL
	M501 DETAILS
	M701 SCHEDULES
	E000 ELECTRICAL COVER SHEET
	E011 OVERALL DEMOLITION FLOOR PLAN - ELECTRICAL
	E012 OVERALL DEMOLITION ROOF PLAN - ELECTRICAL
1	E101 OVERALL FLOOR PLAN - POWER & DATA
	E102 OVERALL FLOOR PLAN - LIGHTING
	E103 OVERALL ROOF PLAN - POWER & DATA
	E401 OVERALL FLOOR PLAN - SYSTEMS
1	E551 DETAILS
	E601 RISER DIAGRAMS
1	E701 SCHEDULES
1	R001 BUILDING SPECIFICATIONS
	R002 BUILDING SPECIFICATIONS
	R003 BUILDING SPECIFICATIONS
	R004 BUILDING SPECIFICATIONS
	R005 BUILDING SPECIFICATIONS
	R006 BUILDING SPECIFICATIONS
	R007 BUILDING SPECIFICATIONS
	R008 BUILDING SPECIFICATIONS

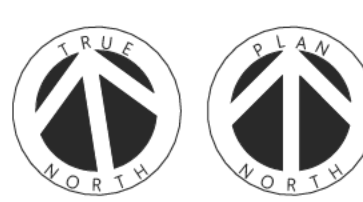


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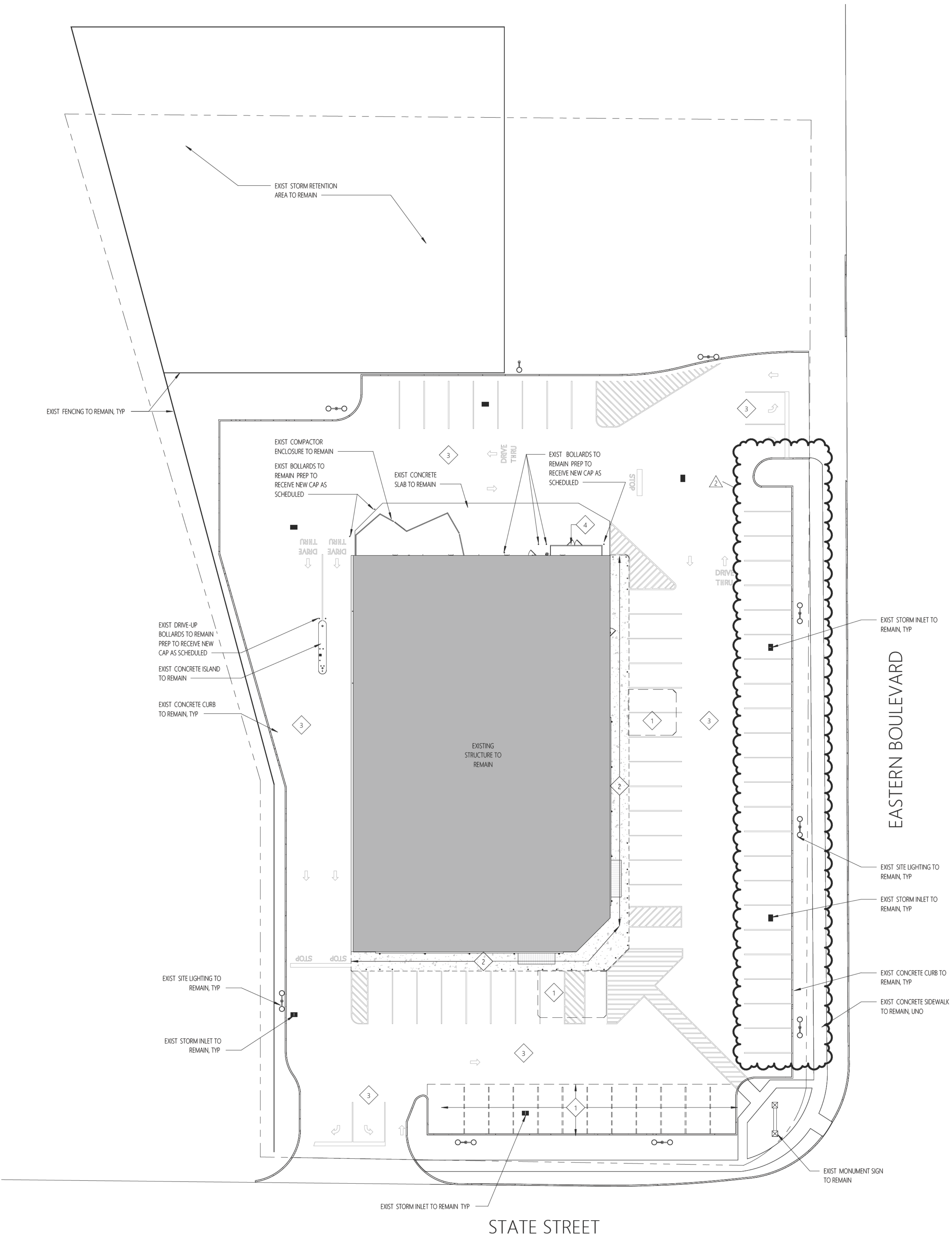


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DEMOLITION SITE PLAN
1" = 20'-0"

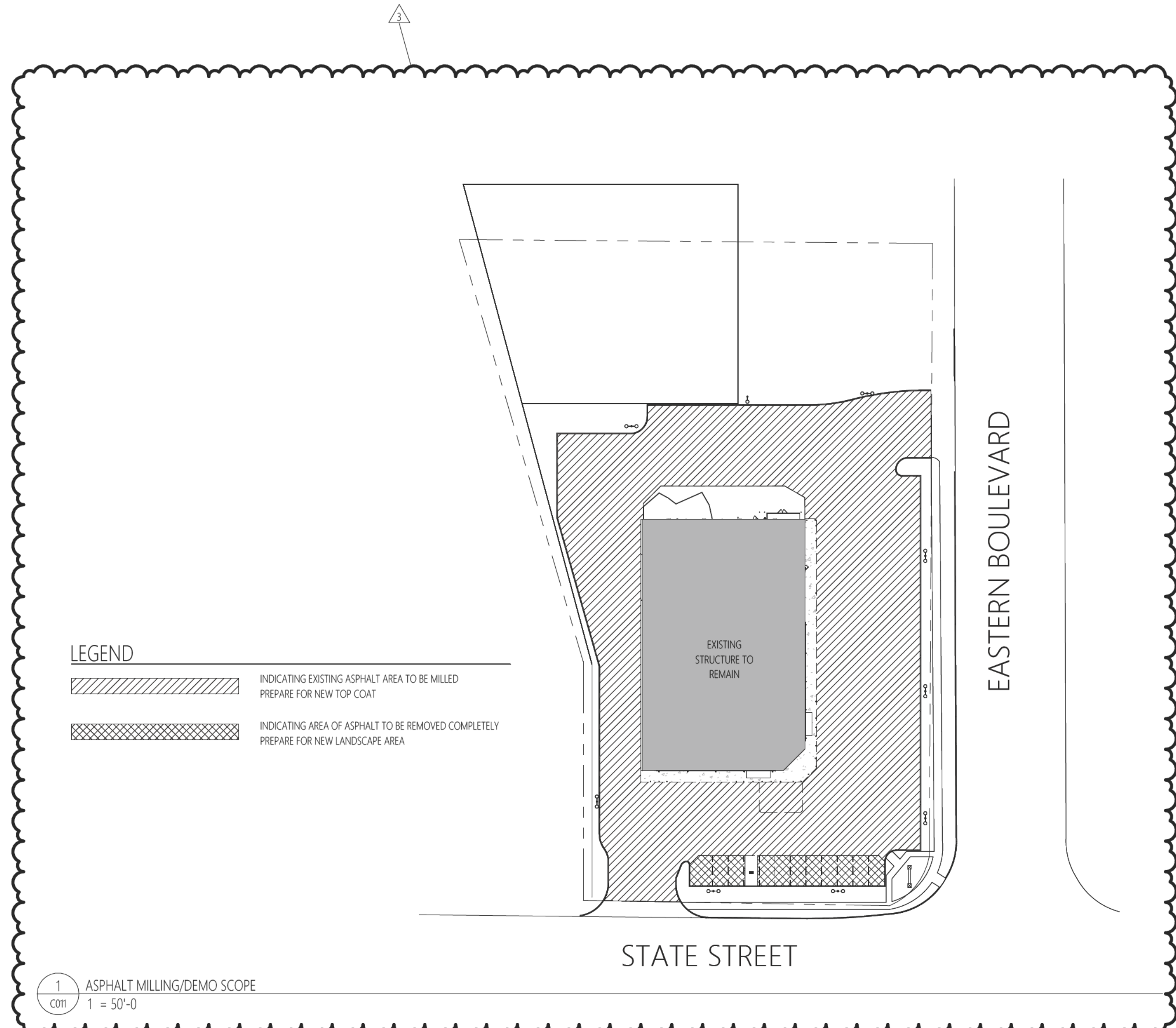


GENERAL NOTES

- 1 ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS
- REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGED ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES
- BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION, MARK FOR POSITION ALL UTILITIES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO INSURE THE CONTINUATION OF SERVICE.

SITE DEMOLITION KEYNOTES:

- 1 REMOVE ASPHALT PAVING AS INDICATED AND PREPARE FOR NEW LANDSCAPED AREA OR CONCRETE PAVING
- 2 REMOVE EXISTING CONCRETE SIDEWALK AND PIPE BOLLARDS CONTAINED WITHIN SIDEWALK IN THEIR ENTIRETY. PREPARE FOR NEW FINISHES AS SCHEDULED
- 3 MILL ENTIRE PARKING LOT AND PREPARE FOR INSTALLATION OF NEW WEAR LAYER
- 4 REMOVE EXISTING TOTE CLOSURE IN ITS ENTIRETY



109 Zeta Drive
Pittsburgh, PA 152
P: 412.867.0756

REGISTERED ARCHITECT
DAVID S. FULLER
030535-1
STATE OF NEW YORK

26 AUG 26

1655 STATE STREET
WATERTOWN, NY 13001

TITLE: DEMOLITION SITE PLAN

Revisions	Revision Number	Date	Drawn By	Checked By
2	10/06/2026	AIT	DSF	
3	10/22/2026	AIT	DSF	

SD Project No.: S225178
PWC Project No.: 225178
Drawn by: AIT
Date: 08/26/2026

C011
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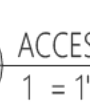
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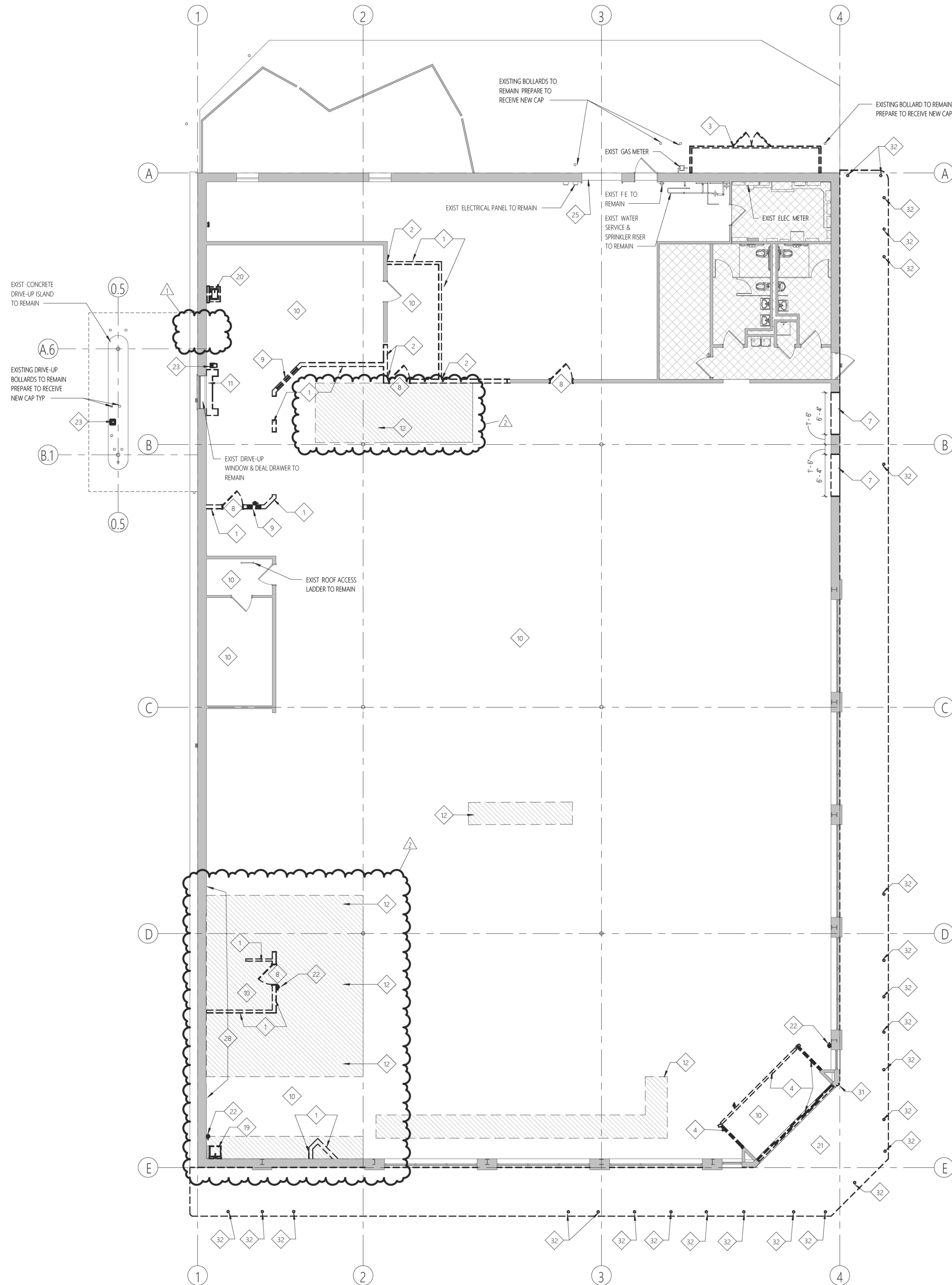
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GENERAL DEMOLITION NOTES:

1. ALL DEMOLITION ITEMS, DEBRIS, TRASH ETC. UNLESS OTHERWISE DIRECTED SHALL BE COMPLETELY REMOVED FROM SITE AND DISPOSED OF IN A MANNER FULLY APPROVED BY LOCAL AUTHORITIES AND ANY GOVERNING AGENCIES.
2. SHOULD HAZARDOUS MATERIALS BE ENCOUNTERED DURING DEMOLITION OPERATIONS, IMMEDIATELY NOTIFY OWNER. OWNER WILL PERFORM REMOVAL OF HAZARDOUS MATERIALS SO AS TO COMPLY WITH APPLICABLE REGULATIONS, LAWS & ORDINANCES CONCERNING REMOVAL, HANDLING AND PROJECT EXPOSURE OR ENVIRONMENTAL POLLUTION.
3. BURNING OF COMBUSTIBLE MATERIALS FROM DEMOLISHED ITEMS WILL NOT BE PERMITTED ON SITE.
4. ALL DEMOLITION WORK SHALL BE COMPLETE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE & LOCAL CODES, ORDINANCES, STANDARDS, ETC.
5. THE SCOPE OF DEMOLITION WORK HAS BEEN INDICATED ON THESE DOCUMENTS FOR THE CONTRACTORS INFORMATION IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE FULL SCOPE, EXTENT, NATURE AND MANNER OF DEMOLITION REQUIRED.
6. REFER TO THE ARCHITECTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL DOCUMENTS PRIOR TO THE DEMOLITION ACTIVITIES AND COORDINATE EXTENT OF DEMOLITION SCOPE TO MATCH THE REQUIREMENTS OF NEW CONSTRUCTION.
7. CONTRACTOR SHALL TAKE SPECIAL CARE TO DEMOLISH ONLY WORK WHICH IS REQUIRED TO BE DEMOLISHED AND NOT TO DISTURB ANY WORK WHICH IS TO REMAIN. IF, IN THE COURSE OF DEMOLITION, THE CONTRACTOR DESTROYS OR DISTURBS ANY WORK WHICH IS TO REMAIN, HE SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE.
8. AREAS, SURFACES, AND FINISHES NOT AFFECTED BY THE WORK OF THIS CONTRACT SHALL BE PROTECTED PRIOR TO AND UNTIL COMPLETION OF THE WORK.
9. FOR OCCUPIED RENOVATIONS, PROVIDE TEMPORARY DUST PARTITIONS TO SEPARATE DEMOLITION AREAS FROM OCCUPIED SPACES. USE PHASING DOCUMENTS IF APPLICABLE.
10. FOR OCCUPIED RENOVATIONS, PROVIDE AND MAINTAIN SEALS AROUND DOORWAYS TO PREVENT DUST FROM ENTERING OCCUPIED SPACES.
11. FIRE EXIT DOORS / CORRIDORS MUST REMAIN USABLE FOR EMERGENCY EGRESS. PROVIDE AND MAINTAIN SEALS.
12. ANY CUTS AND PENETRATIONS IN EXISTING WORK REQUIRED TO ACCOMPLISH NEW WORK SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND SHALL BE DONE NEATLY AND WITHOUT DISTURBING ADJACENT WORK TO REMAIN.
13. WHERE DEMOLITION OF EXISTING CONSTRUCTION AND/OR EQUIPMENT OCCURS, PATCH AND REPAIR FLOOR, WALL, AND CEILING CONSTRUCTION AND/OR FINISHES TO MATCH ADJACENT EXISTING CONSTRUCTION.

DEMOLITION LEGEND:

- | | |
|---|---|
|  | INDICATES SPECIFIC ITEMS TO BE DEMOLISHED AND REMOVED, UNLESS NOTED OTHERWISE REFER TO DEMOLITION NOTES BELOW |
|  | INDICATES EXISTING CONSTRUCTION TO REMAIN |
|  | INDICATES APPROXIMATE EXTENT OF FLOOR TRENCHING |
|  | INDICATES AREA NOT IN SCOPE |

DEMOLITION KEYNOTES:

- REMOVE EXISTING INTERIOR PARTITIONS COMPLETELY. PREPARE AREA FOR NEW CONSTRUCTION
- 2 CAREFULLY CUT EXISTING PORTIONS OF PARTITION AS INDICATED. PREPARE ADJACENT SURFACE AS REQUIRED TO RECEIVE NEW FINISHES AS SCHEDULED
- 3 REMOVE EXISTING TRASH BIN ENCLOSURE AND AWNING. IN ITS ENTIRETY
- 4 REMOVE EXISTING ALUMINUM STOREFRONT SYSTEM AND ALL ITS ASSOCIATED COMPONENTS. PREPARE ADJACENT SURFACE AS REQUIRED TO RECEIVE NEW FINISHES AS SCHEDULED
- 5 NOT USED
- 6 CUT OPENING IN EXISTING WALL AND PREPARE FOR NEW DOOR AND FRAME INSTALLATION AS SCHEDULED. SEE A601 FOR OPENING SIZE. PREPARE ADJACENT SURFACES AS REQUIRED TO RECEIVE NEW FINISHES AS SCHEDULED
- 7 CUT OPENING IN EXISTING EXTERIOR WALL AND PREPARE FOR NEW WINDOW OR DOOR INSTALLATION AS SCHEDULED. SEE A601 FOR OPENING SIZE. PREPARE ADJACENT SURFACES AS REQUIRED TO RECEIVE NEW FINISHES AS SCHEDULED. SEE "D" DWGS
- 8 REMOVE EXISTING DOOR, DOOR FRAME AND HARDWARE
- 9 REMOVE EXISTING BORROWED LITE & FRAME
- 10 REMOVE ALL CARPETING AND/OR FLOOR TILES AND BASE. BEAD BLAST (IF REQUIRED) TO REMOVE ALL ADHESIVES, MASTICS AND SETTING MATERIALS DOWN TO EXISTING SUB FLOOR. PREPARE THE SUB-FLOOR TO RECEIVE NEW FINISHES AS SCHEDULED, TYPICAL THROUGHOUT UNO
- 11 REMOVE EXISTING COUNTER AND/OR CASEWORK INCLUDING ASSOCIATED CABINERY AND HARDWARE IN ITS ENTIRETY AND DISPOSE OF IN AN APPROVED MANNER
- 12 SAW CUT AND REMOVE EXISTING CEILING FLOOR FOR PLUMBING / ELECTRICAL AS SCHEDULED. VERIFY IN FIELD THE ACTUAL LOCATION OF EXISTING PLUMBING LINES PRIOR TO SAW CUTTING. VERIFY IN FIELD THE AMOUNT OF TRENCING REQUIRED
- 13 REMOVE EXISTING SUSPENDED CEILING, SYSTEM LIGHT FIXTURES, HVAC RETURN AND SUPPLY GRILLES IN THEIR ENTIRETY AND PREPARE AREA TO RECEIVE NEW FINISHES AS SCHEDULED, TYPICAL THROUGHOUT UNO
- 14 REMOVE EXISTING GYPSUM WALL BOARD, CEILING, LIGHT FIXTURES, HVAC RETURN AND SUPPLY GRILLES IN THEIR ENTIRETY AND PREPARE AREA TO RECEIVE NEW FINISHES AS SCHEDULED. EXISTING CEILING FRAMING AND STOREFRONT BULLHEAD TO REMAIN
- 15 REMOVE EXISTING BULLHEAD
- 16 REMOVE EXISTING DRIVE-UP CEILING, LIGHTS, ACCESS DOORS & PREPARE FOR NEW FINISHES AS SCHEDULED
- 17 REMOVE EXISTING AWNINGS AND PREPARE FOR NEW MAPES CANOPIES. SEE "D" DWGS
- 18 REMOVE EXISTING WINDOW IN ITS ENTIRETY AND PREPARE ADJACENT SURFACES TO RECEIVE NEW CONSTRUCTION TO MATCH ADJACENT
- 19 COMPLETELY REMOVE PLUMBING FIXTURES IN THEIR ENTIRETY AND PREPARE AREA FOR INSTALLATION OF NEW FIXTURES. SEE "D" DWGS
- 20 COMPLETELY REMOVE PLUMBING FIXTURES IN THEIR ENTIRETY AND PREPARE AREA FOR NEW CONSTRUCTION. CAP SANITARY LINES 6" BELOW FLOOR LINE. CAP WATER LINES BEHIND WALL OR BELOW FLOOR. SEE "D" DWGS
- 21 REMOVE EXISTING CONCRETE SIDEWALK & PREPARE FOR NEW. SEE "D" DWGS
- 22 REMOVE EXISTING FIRE EXTINGUISHER AND ALL ASSOCIATED COMPONENTS AND DISPOSE OF IN AN APPROVED MANNER
- 23 REMOVE EXISTING VAT SYSTEM AND PREPARE FOR NEW VAT SYSTEM BY E & S
- 24 REMOVE EXISTING EXTERIOR SCONCES AND PREPARE FOR NEW FIXTURES
- 25 EXIST ROLL UP DOOR TO REMAIN
SEE ADO ALTERNATE #1. REMOVE EXISTING ROLL-UP DOOR & PREPARE FOR INFILL TO MATCH EXISTING ADJACENT WALL CONSTRUCTION
- 26 REMOVE EXISTING COPING, LIMESTONE BAND, PARAPET WALL, MEMBRANE ROOF AND TAPERED INSULATION DOWN TO EXISTING METAL DECK. PREPARE FOR NEW CONSTRUCTION AS SCHEDULED. SEE WALL SECTIONS
- 27 REMOVE EXISTING LIGHT
- 28 REMOVE EXISTING WALL BOARD AT NEW TOILET ROOM LOCATIONS. EXISTING WALL FRAMING TO REMAIN. PREPARE AREA TO RECEIVE NEW FINISHES AS SCHEDULED
- 29 REMOVE RTU AND PATCH ROOF TO MATCH EXISTING ADJACENT ROOF CONSTRUCTION
- 30 EXIST RTU TO REMAIN
SEE ADO ALTERNATE #2. REMOVE ALL EXISTING TO REMAIN RTUS AND REPLACE NEW IN-KIND. PROVIDE CLRB EXTENDERS TO ACCOMMODATE NEW UNITS AS REQUIRED
- 31 REMOVE EXISTING KNOX BOX AND PREPARE FOR INSTALLATION THROUGH NEW EIFS FINISH AS SCHEDULED
- 32 REMOVE EXISTING BOLLARD. SEE "C" DWGS FOR NEW BOLLAR LOCATIONS
- 33 REMOVE COPING AND CLEAT DOWN THE SHEATHING AND PREPARE FOR NEW FINISHES AS SCHEDULED. SEE WALL SECTIONS
- 34 EXISTING WINDOW FRAME TO REMAIN. REPLACE BOTTOM GLASS PAIN WITH SPANDREL GLASS AS SCHEDULED. SEE A601
- NOTES
- SEE "M" DRAWINGS FOR REMOVAL OF MECHANICAL EQUIPMENT

NOTES
SEE 'M' DRAWINGS FOR REMOVAL OF MECHANICAL EQUIPMENT

[illegible]

SD Project No. : S225178

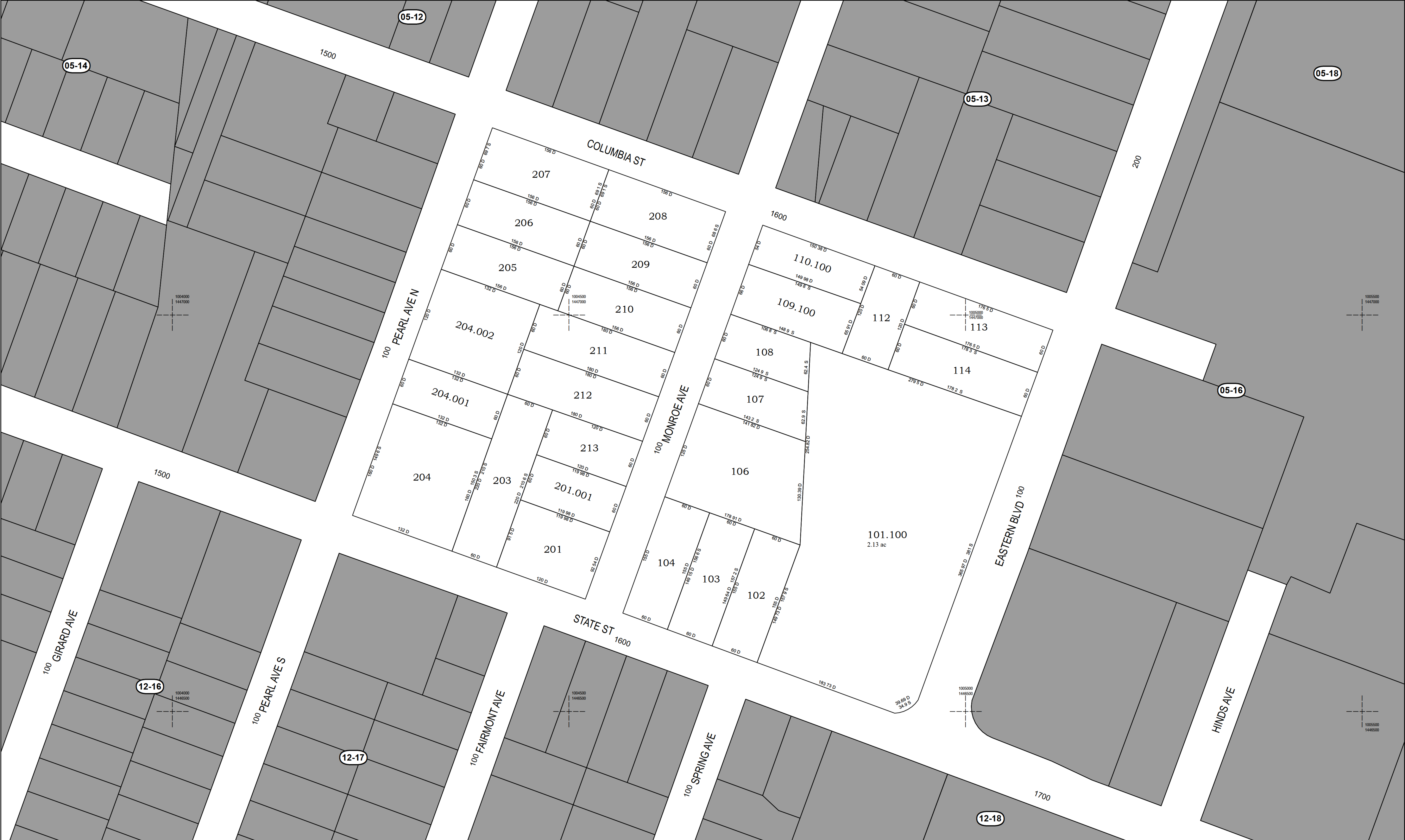
PWC Project No. : 225178

Drawn by: AIT

Date : 08/26/2026

D101

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<div>Prepared by City of Watertown GIS For City of Watertown Assessment Department</div>	<div>For Tax Purposes Only Not to be Used for Conveyance</div> <div>NAD 83 STATE PLANE CENTRAL ZONE, US FEET</div>	<div>Parcel Date</div>	<div><div><div>Property Line</div><div>Historic Property Line</div><div>Building Outline</div><div>Railroad</div><div>City Boundary</div><div>School District Boundary</div></div><div><div>1004500 1446500</div><div>123 (124,000)</div><div>Assessment ID (indicates informally combined parcels)</div></div></div> <div><div>Coordinate Grid</div><div>Parcel ID</div><div>Assessment ID</div></div>	<div>1 inch = 50 feet*</div> <div>0 50 100 200 Feet</div> <div>* when printed on 24" x 36" paper</div>	<div><div>↑ N</div></div>	<div>Tax Map</div> <div>City Of Watertown</div> <div>Jefferson County, NY</div>	<div>Section 05 Block 15</div> <div>Printed Date: 6/3/2024</div>
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