

CITY OF ROME PLANNING BOARD

CARE OF: DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT  
ROME CITY HALL, 198 N. WASHINGTON STREET  
ROME, NEW YORK 13440-5815  
Telephone: (315) 339-7643 Fax: (315) 838-1167  
www.RomeNewYork.com



Application for Planning Board Review

Property Address: Corner of Gifford Road and Liberty Street

County Tax ID #: 222.016-1-15

Type of Action Requested

Site Plan Review     Site Plan Revision     Minor Subdivision (less than 5 lots)

Major Subdivision (5 lots or more)

Preliminary Plat     Final Plat

[2 lot subdivision w/ proposed road & public utilities]

Please fill out all the application forms completely and ensure that you are submitting all required supporting documentation. Review and complete the application checklist form prior to submission to confirm that your application is complete.

A complete application must include, at minimum:

- Completed Application Form
- Application Fee
- All Required Submittals
- Digital Copy of All Documents
- 10 Paper Copies of All Documents Printed to Full Original Scale

A complete application package must be submitted to the City's Department of Community and Economic Development at least sixteen (16) calendar days in advance of the upcoming meeting to be placed on an agenda. Please note that for review items which require a State Environmental Quality Review (SEQR), by law, each agency that is part of the project review has up to thirty (30) days for comment. With this in mind, if an item subject to SEQR is submitted at the deadline (16 days prior to the meeting), it is unlikely that the review item will be able to be acted on at the following regular meeting of the planning board.

The Planning Board generally meets on the first Tuesday of each month, but consult the publicly posted schedule as this can vary as a result of public holidays.

Office Use	Date Received:	Fee Recieved: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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**City of Rome, New York**  
Application for Planning Board Review

**Brief Project Summary/Description:**

43 to 46 unit townhouse development, with public road, water and sewer, with the creation of two lots.

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**Property Zoning:** R-1-8                      **Property Size:** ± 6 acres

**Current Land Use:** Undeveloped

**Are there any easements or rights-of-way on the property?**  Yes  No  
 Utility       Right-of-Way       Access       Other

**Are there any known archaeological or historically significant features on the property?**  Yes  No

If yes, please explain: \_\_\_\_\_

**Are there any federal or state wetlands located on the property?**  Yes  No

Federal Wetlands       New York State Wetlands

**Is the property located within a floodplain?**  Yes  No

100-Year                       500-Year

**City of Rome, New York**  
Application for Planning Board Review

**Application Submittals Checklist (Site Plan Review)**

*This checklist **must** be completed if you are applying for Site Plan Review in order for your application to be considered complete.*

- Completed Application for Planning Board Review
- Application Fee (\$50 Minor Site Plan, \$250 Major Site Plan) (Make Checks Payable to City of Rome)
- Completed Short or Long Form Environmental Assessment Form, Part 1, As Applicable
- Project Drawings including the following and scaled to no more than 1"=100':
  - Project Title (cover page)
  - Name and address of applicant (all drawings)
  - Name and address of person/firm who prepared the drawings (all drawings)
  - North Arrow and scale (all drawings)
  - Date of drafting and most recent revision (all drawings)
  - Boundaries of property (all drawings)
  - Grading and drainage plan, including both existing and proposed contours
  - Location, type of construction, and exterior dimensions of all buildings
  - Elevations and design of all proposed buildings
  - Location, design, and type of construction of all parking and loading areas
  - Access and egress for all buildings and parking and loading areas
  - Location, design, and construction details for all existing and proposed site improvements
  - Pedestrian access and circulation
  - Emergency vehicle access and circulation
  - Location, design, and construction details for all utilities provisioning and connection
  - Location, design, and construction details for all proposed signs
  - Landscaping plan and planting schedule, including proposed buffer areas and vegetative cover
  - Outdoor lighting plan, including photometrics
  - Estimated project construction schedule
  - List of all state and county permits required for the project and their status

*Please note that the Planning Board or City departments may, at their discretion, require the submission of additional information beyond what is listed above.*

**City of Rome, New York**  
Application for Planning Board Review

**Application Submittals Checklist (Preliminary Plat, Minor Subdivision)**

*This checklist **must** be completed if you are applying for property subdivision in order for your application to be considered complete.*

- Completed Application for Planning Board Review
- Application Fee (\$50 base fee plus \$35 per lot)(Make checks payable to City of Rome)
- Completed Short or Long Form Environmental Assessment Form, Part 1, as applicable
- Legal description of the parcels resulting from the proposed subdivision
- A preliminary plat map prepared by a Professional Engineer or Licensed Land Surveyor at a scale not exceeding 1"=100' and showing the following:
  - North arrow and scale bar
  - Name and address of applicant
  - Name, address, and stamp of the Engineer or Land Surveyor who prepared the drawing
  - Layout, number, dimensions, and area of each lot within the proposed subdivision
  - Boundary lines of the proposed parcels, including angles and distances, and a statement of the total areas of those parcels
  - The location, dimensions, and layout of rights-of-way, blocks, easements, improvements, and utilities within and contiguous to the proposed subdivision, as well as the location and dimensions of such major features as railroad lines, waterways, and exceptional topography
  - The location of all existing and proposed connections with existing and proposed water, sewer, and other utility lines, and an indication of provisions for and location of stormwater management facilities
  - If applicable - location, dimensions, and layout of all parcels of land intended to be dedicated for public use or reserved as common space for subdivision property owners (such as parks or walking trails)
  - If applicable - outline and description of all public improvements (such as roads), together with preliminary drawings

*Please note that the Planning Board or City departments may, at their discretion, require the submission of additional information beyond what is listed above. Commonly requested information includes, but is not limited to, the following:*

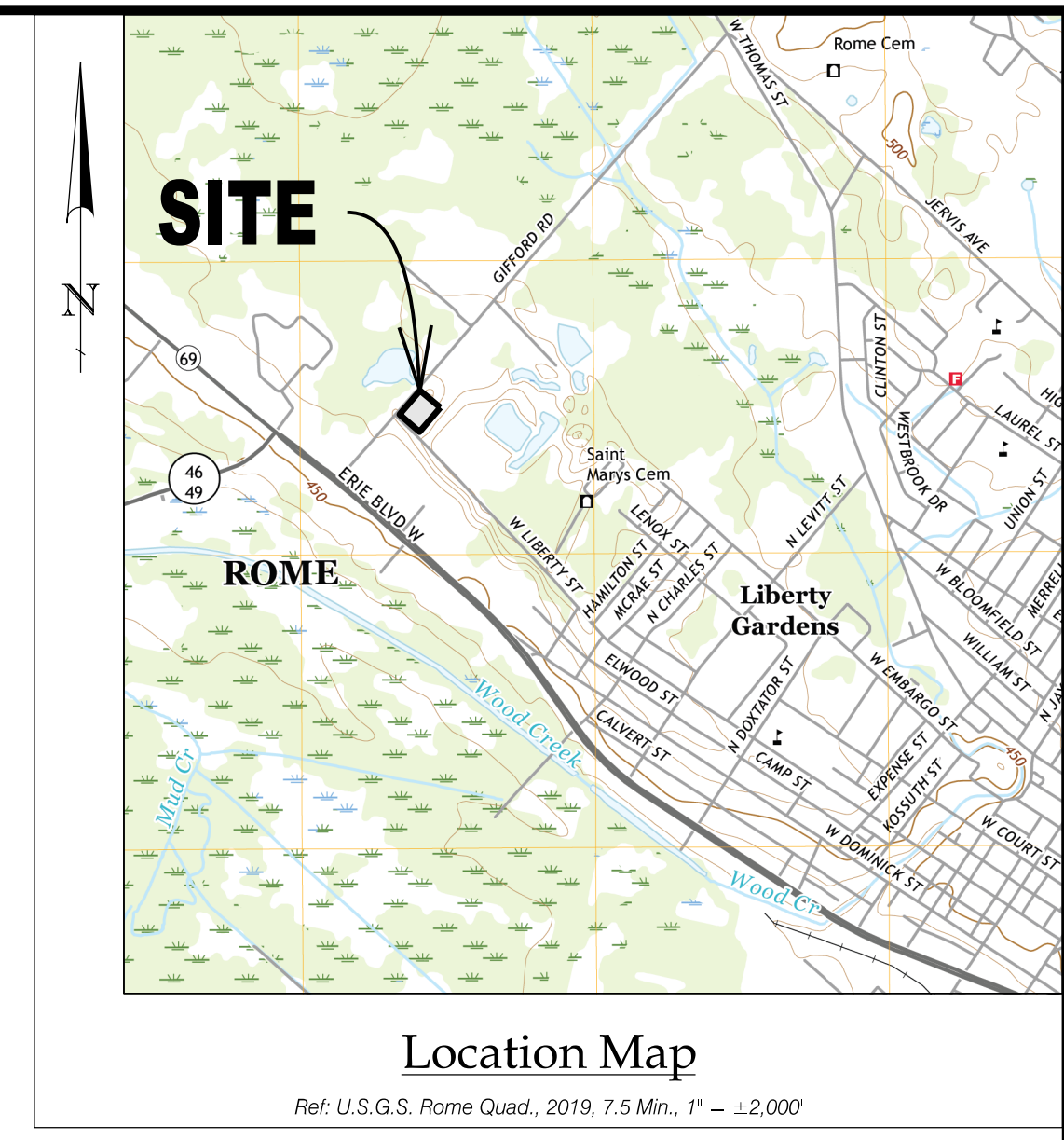
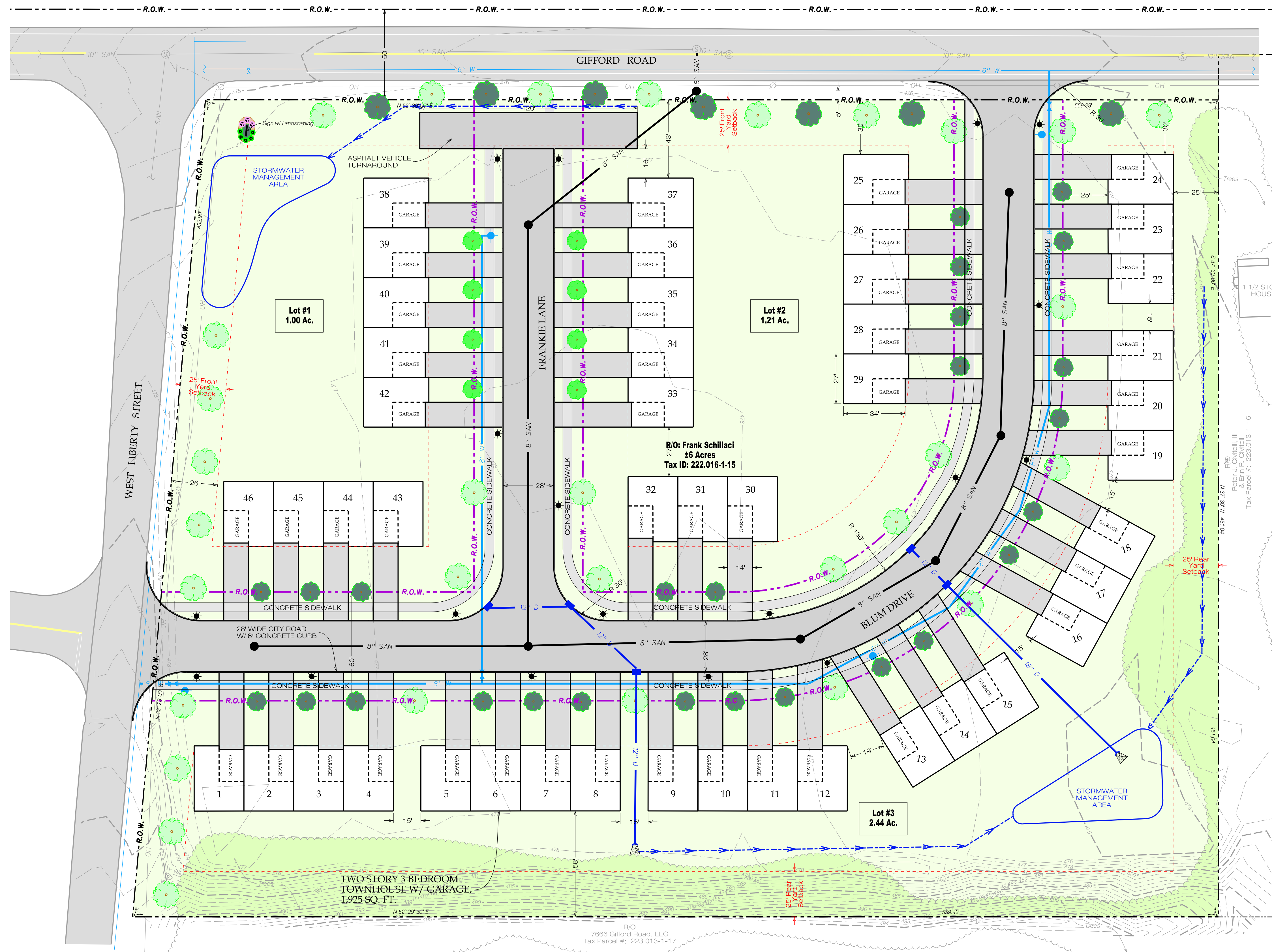
- Topography map with contours at specified intervals
- Cross-section of proposed rights-of-way, showing roadway widths and grades, bicycle and pedestrian facilities, green infrastructure, and street trees
- The proposed location of water, gas, electric, cable, data delivery, and telephone outlets or lines
- Elevation drawing(s)

**City of Rome, New York**  
Application for Planning Board Review

**Application Submittals Checklist (Final Plat, Major Subdivision)**

*This checklist **must** be completed if you are applying for property subdivision in order for your application to be considered complete.*

- Completed Application for Planning Board Review
- Formal offers of dedication, when not set forth on the final plat, of any public rights-of-way or parks, accompanied by the appropriate deeds bearing a certification of approval by the City Corporation Counsel.
- An endorsement from abstract or title company certifying that there are no liens against the land to be subdivided arising from nonpayment of City taxes, water or sewer charges, or fines
- A preliminary plat map prepared by a Professional Engineer or Licensed Land Surveyor at a scale not exceeding 1"=100' and showing the following:
  - All information from the approved preliminary plat
  - Date of preparation of the final plat and by whom it was prepared
  - The boundary of the plat, based on accurate traverse, with angles and linear dimensions
  - The exact location, width, and name of all rights-of-way within and adjoining the plat
  - True angles and distances to the nearest established right-of-way line or official monuments (no less than three)
  - Municipal, township, county, and section lines accurately tied to the lines of the subdivision by distances and angles
  - Radii, internal angles, points, curvatures, tangent bearings, and lengths of all arcs
  - All easements established for public use and utilities
  - All lot numbers and lot lines, with accurate dimensions given in hundredths of a foot
  - Accurate outlines of all areas dedicated or reserved for public use, with the proposed uses indicated, and all areas to be reserved for the common use of the property owners, with the proposed uses indicated
- A certification by all who have an interest in the property to be subdivided, authorizing and acknowledging the preparation of the subdivision plat and the dedication of any thoroughfares and other public areas
- Documentation of the approval of the City Engineer that the subdivision agrees with the City survey and is mathematically correct
- Certification from the Oneida County Health Department and any other applicable authorities that the final plat meets required specifications.



**Key**

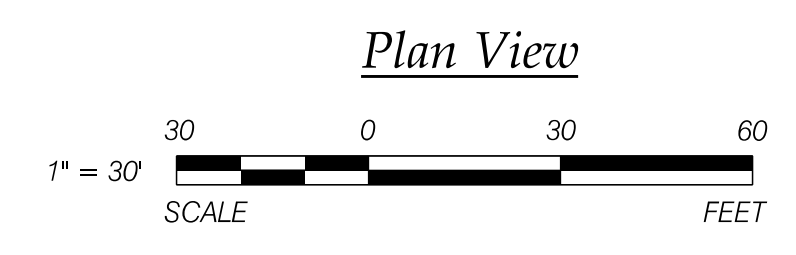
Existing	Proposed
--- Property Line	- - - R.O.W. - - - Right of Way
- - - R.O.W. - - - Right of Way	— SAN — Sanitary Sewer Main
— OH — Overhead Utility	● Sanitary Manhole
⊗ Utility Pole	● Hydrant / Valve
— 10" SAN — Sanitary Sewer w/ Size	— W — Water Main
⊙ Sanitary Manhole	— D — Drainage Swale
R/O Reputed Owner	— S — Storm Sewer
— 6" W — Water Main w/ Size	■ Catch Basin
⊙ Drainage Manhole	● Street Tree
~ Vegetable Line	★ Street Light

- Project Notes:
- Road and public utilities to be constructed according to City of Rome Standards and Specifications.
  - Dumpster emptying services to be arranged with private collection company. City of Rome does not collect from dumpsters.

CITY OF ROME ZONING ORDINANCE REVIEW ZONED: SINGLE-FAMILY RESIDENTIAL, R-1-8	
Required	Provided
Allowed Uses:	Proposed Use: Attached Single Family
A. Attached Single Family	For Attached Single Family:
B. Detached Single Family	1. Lot Size: ±1 Acres Min; ±2.44 Acres Max
For Attached Single Family Only:	2. Building Setbacks:
1. Lot Size: 2,500 Sq. Ft. / dwelling unit	A. Front Yard: 25'
2. Building Setbacks:	B. Rear Yard: 25'
A. Front Yard: 25'	C. Side Yard: N/A
B. Rear Yard: 25'	3. Height of Structures:
C. Side Yard: 15'	4. Lot Width:
3. Max. Height of Structure 35'	Along Gifford: 559.3 ft
4. Min. Lot Width: 50' / dwelling unit	Along Liberty: 452.9 ft
5. Lot Coverage: Buildings- 50%	5. Lot Coverage:
	Buildings: ±0.97 Acres = 16%
	Pavement: ±1.30 Acres = 22%
	Green Space: ±3.73 Acres = 62%

**Project Summary**

- # of Units: 46
- Length of Road: ±1005'



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REVISIONS:	DATE:	BY:

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PROJECT: **"THE GIFFORD" DEVELOPMENT**

CLIENT: BK REALTY DEVELOPMENT, LLC

LOCATION: CITY OF ROME, ONEIDA COUNTY, NEW YORK

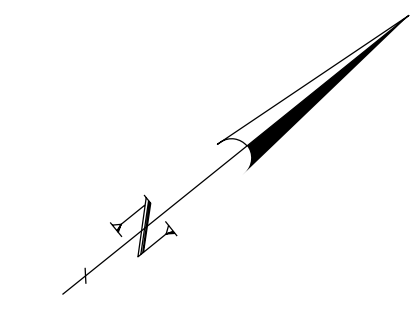
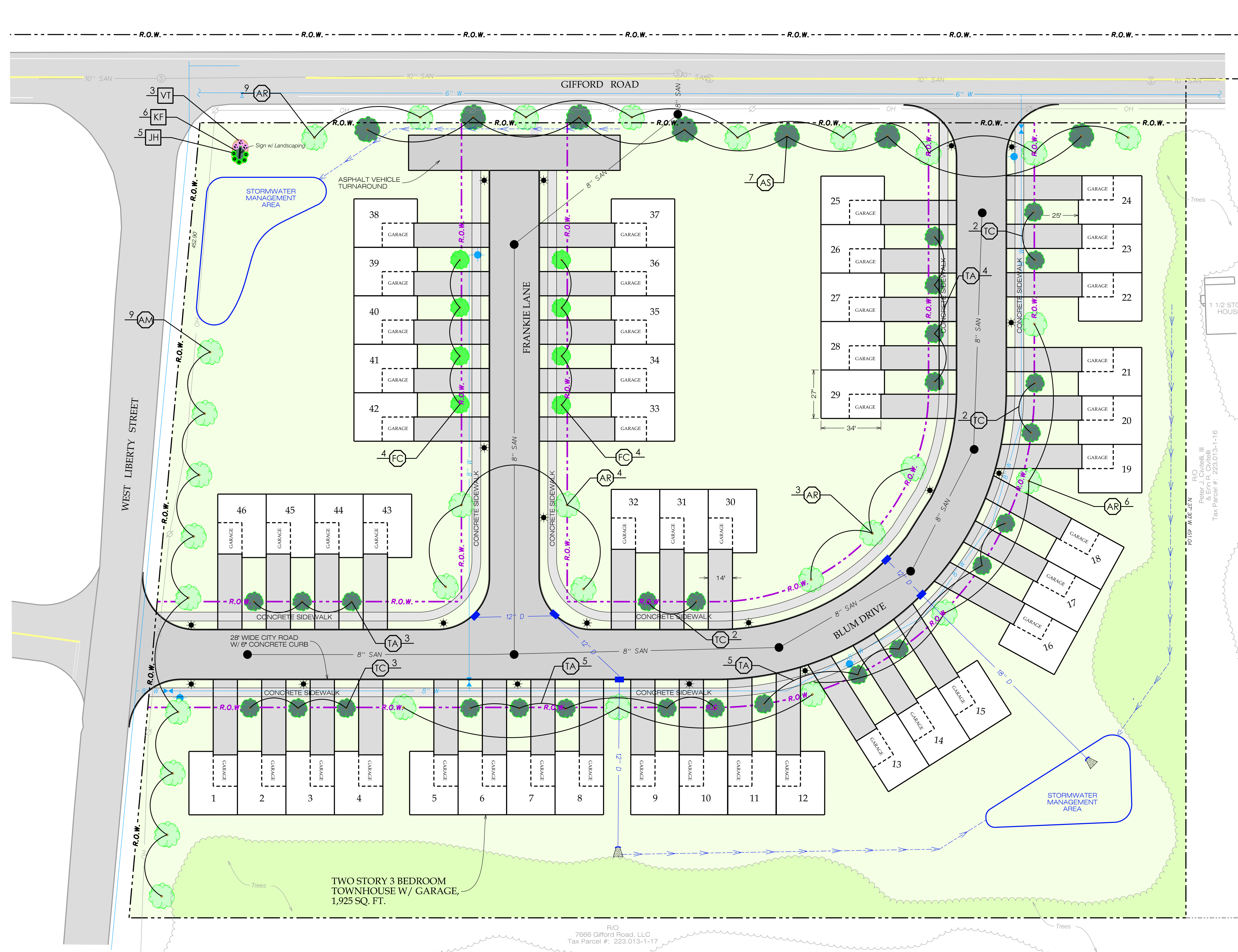
DWG. TITLE: **FINAL SITE PLAN**

PROJECT No.: 2024054  
FILE NAME: C201  
SCALE: 1" = 30'  
DATE: Nov. 2024  
ENGD BY: JFC  
DRAWN BY: WCM  
CHECKED BY: JFC

SHEET No.: **C201**

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Note: No alteration permitted hereon except as provided under Section 7209 Subdivision 2 of the New York State Education Law.



**Key**

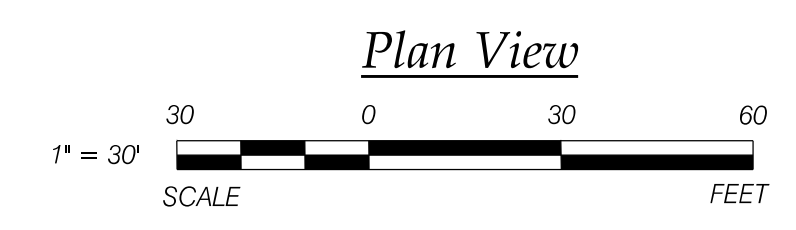
<b>Existing</b>	<b>Proposed</b>
--- Property Line	- - - R.O.W. - - - Right-of-Way
- - - R.O.W. - - - Right of Way	--- SAN --- Sanitary Sewer Main
OH Overhead Utility	● Manhole
∅ Utility Pole	— W — Water Main
— 10" SAN — Sanitary Sewer w/ Size	● Fire Hydrant / Water Valve
⊙ Sanitary Manhole	● Tree / Shrub
R/O Reputed Owner	JH 4 Planting Designer (See Chart on this Sheet)
— 6" W — Water Main w/ Size	● Street Light
⊙ Drainage Manhole	
~ ~ ~ Vegetable Line	

**Planting Chart**

KEY	BOTANICAL NAME COMMON NAME	SIZE @ PLANTING	QUANTITY
JH	Juniperus Horizontalis 'Andorra' 'Andorra' Creeping Juniper	#3 Cont.	5
VT	Viburnum 'Plicatum Tomentosum' Matis Doublefile	#5 Cont.	4
KF	Karl Foerster 'Feather Reed' Grass	#5 Cont.	6
AR	Acer Rubrum Red Maple	1.5" Cal.	19
AM	Acer x freemanii 'Jeffersred' Autumn Blaze Maple	2.5" Cal.	9
FC	Malus 'Adirondack' Flowering Crabapple 'Adirondack'	2.5" Cal.	8
AS	Acer Saccharum Sugar Maple	1.5" Cal.	7
TC	Tilia Cordata Greenspire Linden	1.5" Cal.	9
TA	Tilia Americana 'Redmond' Redmond Linden	1.5" Cal.	15

**Planting Notes**

1. Completely remove all weeds, debris, large rocks, etc. from all proposed plant beds.
2. All plants are to be at least 24" from bed edge.
3. All trees & shrubs are to be "ball & burlap" at planting.
4. All areas to be seeded shall receive a 4" layer of screened topsoil, at a minimum.
5. All areas to be seeded shall receive 10-0-4 fertilizer at a rate of 25 lbs. per 1,000 sq. ft. Work the fertilizer lightly into the topsoil.
6. Seed with the approved lawn seed mixture at a rate of 6 lbs. per 1,000 sq. ft.
7. The contractor shall be responsible for continuous maintenance until acceptance by the owner. Maintenance includes, but is not limited to, watering, reseeding, mulching, and reworking the seeded areas as required to produce a uniform stand of specified grasses, providing three cuttings.
8. Provide one year guarantee on all plant materials with subsequent one year guarantee on any replacements.
9. Planting soil mix shall consist of the following:  
 Ratio of loose peat humus to topsoil by volume: 1:3  
 Quantity of bonemeal per each caliper inch for trees: 1 cup (8 oz.)  
 Weight of moisture release granules per cu. yd. of backfill mix: 2 lbs.  
 Weight of moisture release granules per caliper inch of tree: 1.0 oz.  
 Weight of slow-release commercial fertilizer per 1,000 sq. ft.: 6 lbs.



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REVISIONS:	DATE:	BY:

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PROJECT: **"THE GIFFORD" DEVELOPMENT**

CLIENT: BK REALTY DEVELOPMENT, LLC

LOCATION: CITY OF ROME, ONEIDA COUNTY, NEW YORK

DWG. TITLE: **LANDSCAPING & SIGNAGE PLAN**

Note: No alteration permitted hereon except as provided under Section 7209 Subdivision 2 of the New York State Education Law.

PROJECT No.: 2024054  
 FILE NAME: C202  
 SCALE: 1" = 30'  
 DATE: Sept. 2024  
 ENGD BY: JFC  
 DRAWN BY: JFC  
 CHECKED BY: JFC

SHEET No.: **C202**

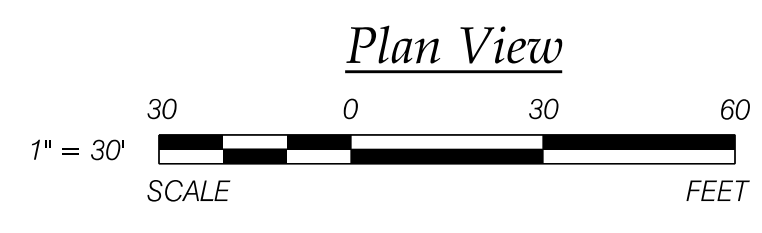
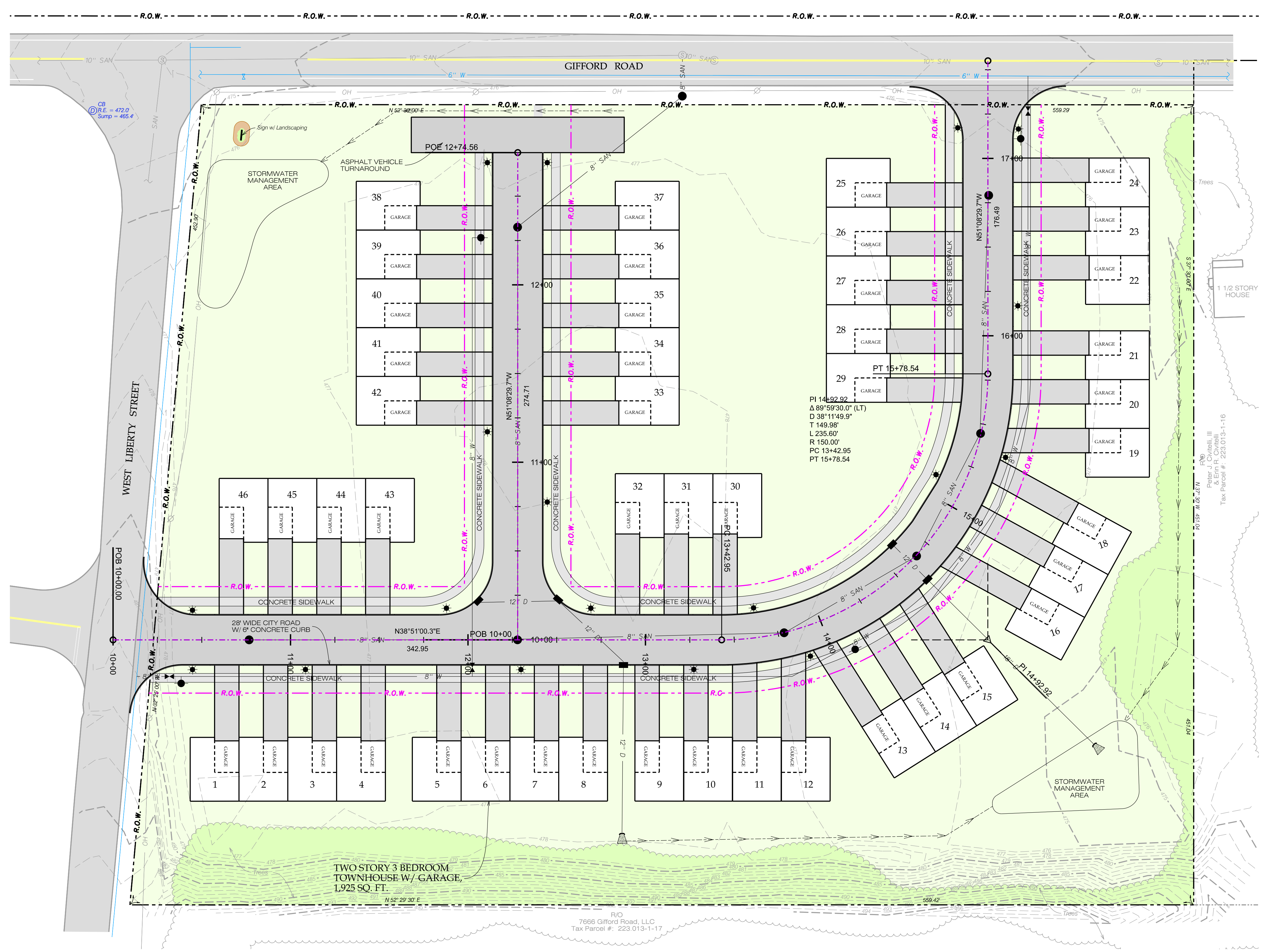
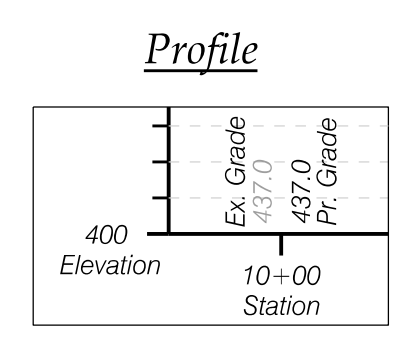
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**Key**

- Existing**
- - - - - Right-of-Way
  - - - - - Property Line
  - - - - - Lot Line
- Proposed**
- - - - - Right-of-Way
  - - - - - Property Line

**Alignment Terminology**

- General**
- Sta: Station [10+24]
  - Elev: Elevation
  - POB: Point Of Beginning
  - EOP: Edge Of Pavement
  - EOTL: Edge Of Travel Lane
  - PGL: Profile Grade Line
  - Hi: High Point
  - LO: Low Point
- Vertical Curve**
- PVC: Point Of Vertical Curvature
  - PVI: Point Of Vertical Intersection
  - PVT: Point Of Vertical Tangency
  - L: Length Of Curve
  - K: "Flatness" (Rate Of Curvature)
  - E: External Distance
- HC - Horizontal Curve**
- PC: Point Of Curvature
  - PCC: Point Of Compound Curve
  - PI: Point Of Intersection
  - PT: Point Of Tangency
  - R: Radius
  - L: Length
  - I: Interior Angle
  - T: Tangent Length
  - E: External Distance



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PROJECT: **"THE GIFFORD" DEVELOPMENT**

CLIENT: BK REALTY DEVELOPMENT, LLC

LOCATION: CITY OF ROME, ONEIDA COUNTY, NEW YORK

DWG. TITLE: **ROAD SYSTEM PLAN**

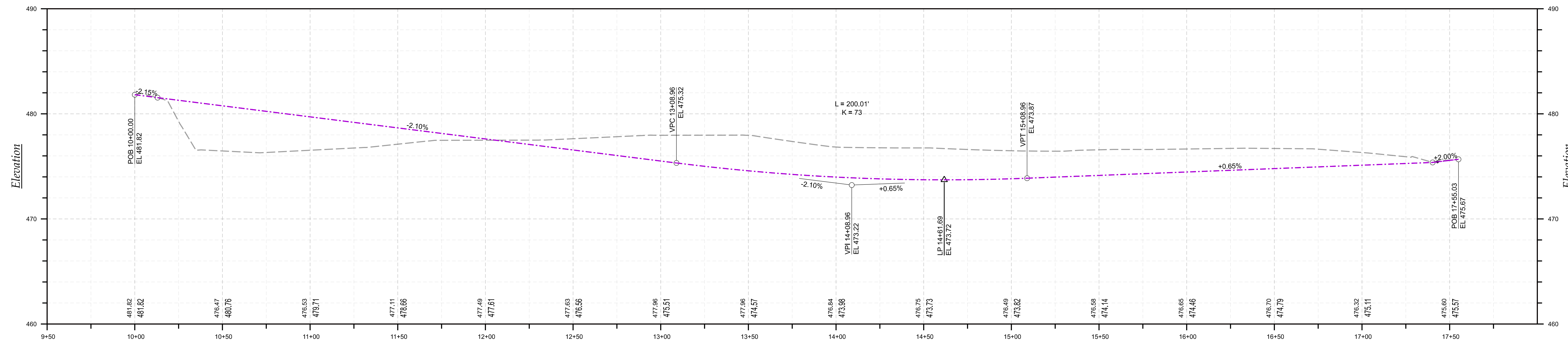
Note: No alteration permitted hereon except as provided under Section 7209 Subdivision 2 of the New York State Education Law.

PROJECT No.: 2024054  
 FILE NAME: C401  
 SCALE: 1" = 30'  
 DATE: Nov. 2024  
 ENGD BY: JFC  
 DRAWN BY: WCM  
 CHECKED BY: JFC

SHEET NO.: **C401**

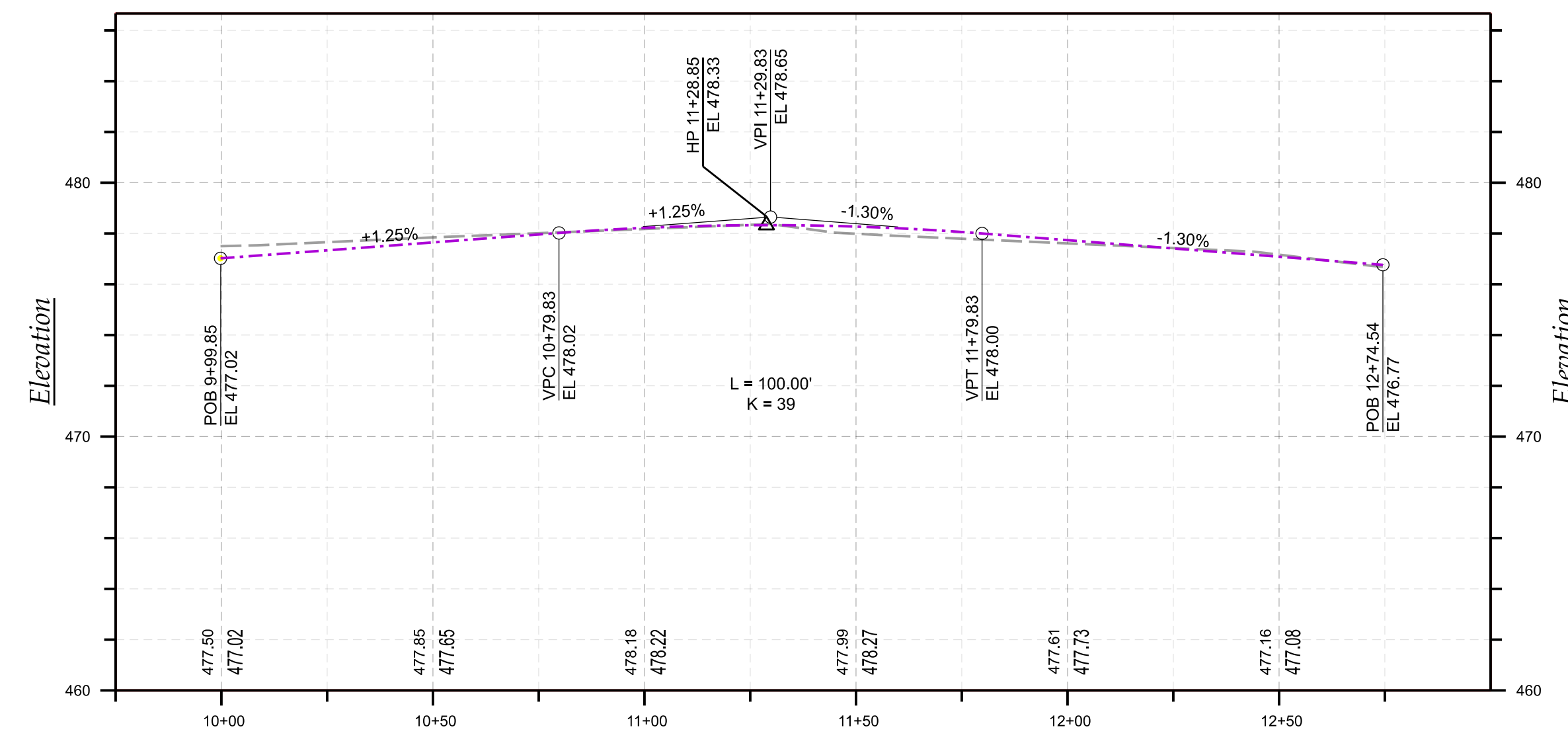
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**Blum Drive Road Profile**

Scale: Hor. 1" = 30'  
Vert. 1" = 5'

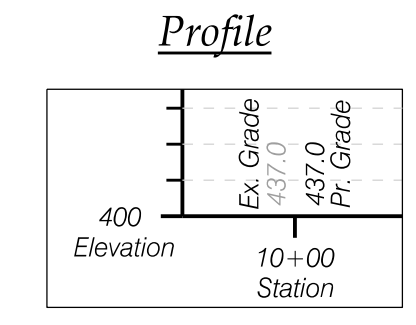


**Frankie Lane Road Profile**

Scale: Hor. 1" = 30'  
Vert. 1" = 5'

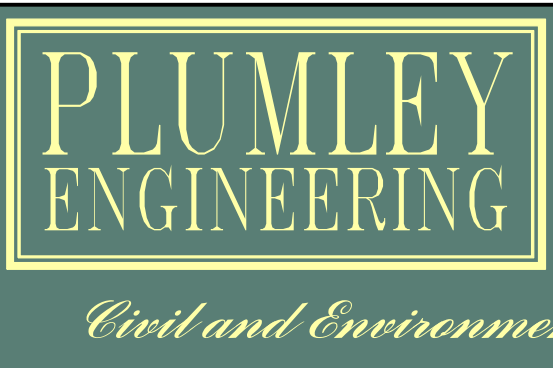
**Key**

- Existing**
- - - R.O.W. Right-of-Way
  - - - Property Line
  - - - Lot Line
- Proposed**
- - - R.O.W. Right-of-Way
  - - - Property Line



**Alignment Terminology**

- General**
- Sta: Station [10+24]
  - Elev: Elevation
  - POB: Point Of Beginning
  - EOP: Edge Of Pavement
  - EOTL: Edge Of Travel Lane
  - PGL: Profile Grade Line
  - Hi: High Point
  - Lo: Low Point
- Vertical Curve**
- PVC: Point Of Vertical Curvature
  - PVI: Point Of Vertical Intersection
  - VPT: Point Of Vertical Tangency
  - L: Length Of Curve
  - K: "Flatness" (Rate Of Curvature)
  - E: External Distance
- Horizontal Curve**
- HC: Horizontal Curve
  - PC: Point Of Curvature
  - PRC: Point Of Reverse Curvature
  - PCC: Point Of Compound Curve
  - PI: Point Of Intersection
  - PT: Point Of Tangency
  - R: Radius
  - L: Length
  - I: Interior Angle
  - T: Tangent Length
  - E: External Distance



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REVISIONS:	DATE:	BY:

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PROJECT: **"THE GIFFORD" DEVELOPMENT**

CLIENT: BK REALTY DEVELOPMENT, LLC

LOCATION: CITY OF ROME, ONEIDA COUNTY, NEW YORK

DWG. TITLE: **ROAD PROFILES**

Note: No alteration permitted hereon except as provided under Section 7209 Subdivision 2 of the New York State Education Law.

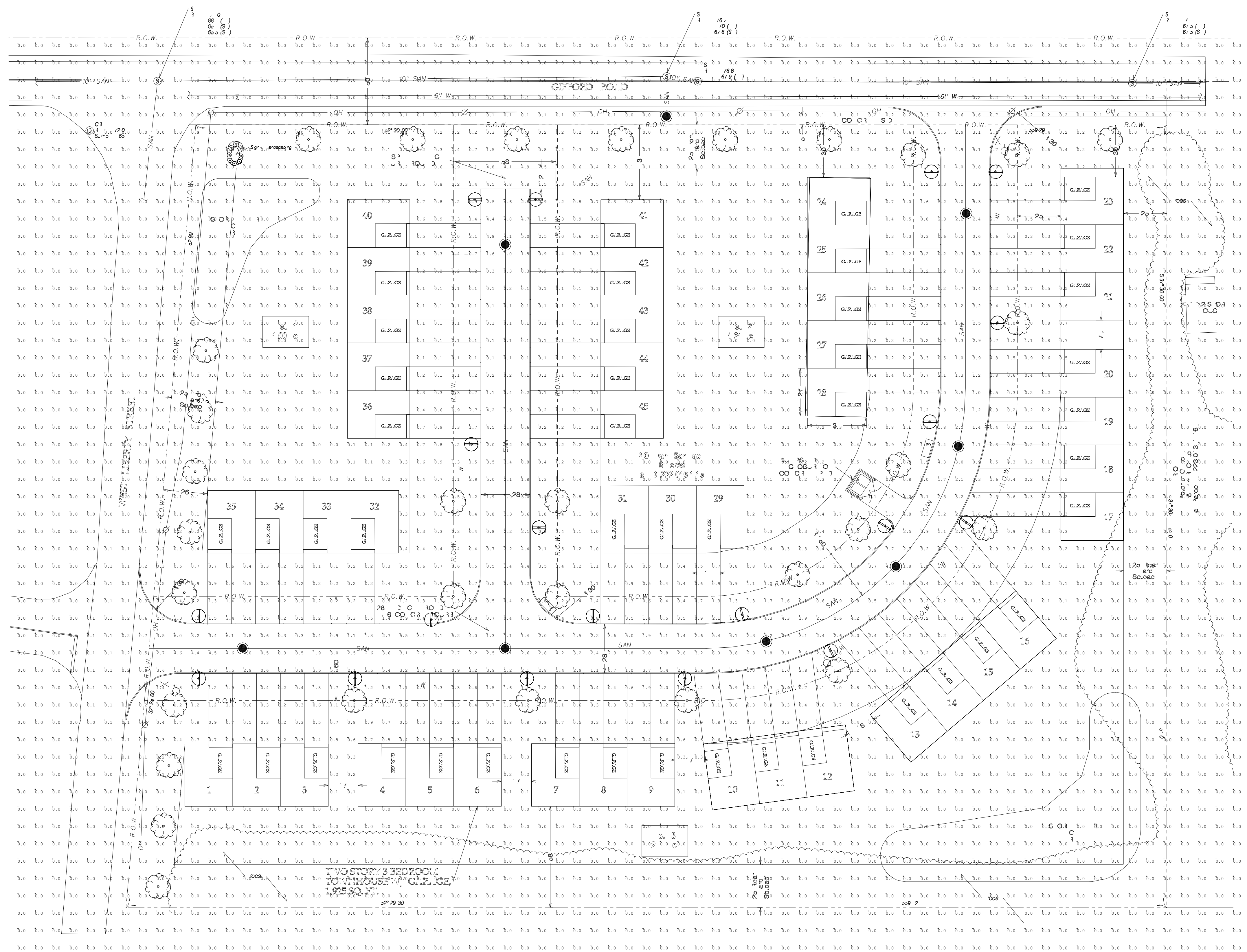
PROJECT No.: 2024054  
FILE NAME: C402  
SCALE: As Noted  
DATE: Nov. 2024  
ENGD BY: JFC  
DRAWN BY: WCM  
CHECKED BY: JFC

SHEET NO.: **C402**

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# CITY OF ROME GIFFORD & LIBERTY DEV



**Part String:** SYR-624-DC

**Item Name:** AX7

**Job Name:** CITY OF ROME GIFFORD & LIBERTY DEV

**Light Module Distribution:**

- Type I Distribution
- Type II Distribution
- Type III Distribution
- Type IV Distribution
- Type V Distribution
- Standard Symmetrical
- Specify: \*\*\*\*\*

**Finish:**

- BK Black
- BL Textured Black
- GR Green
- GV Green Vein
- WH White
- CV Copper Vein
- SB Stately Bronze
- SL Silver
- Custom: \*\*\*\*\*

**Voltage:**

- 120
- 208
- 240
- Auto (120V-277V) LED
- Specify: \*\*\*\*\*

**Light Source:**

- 50W MH
- 70W MH
- 100W MH
- 150W MH
- 175W MH-PS
- 250W MH-PS
- PL13
- 28W LED
- 45W LED
- 115W LED
- 50 HPS
- 70 HPS
- 100 HPS
- 150 HPS
- 250 HPS
- Incandescent
- CFL
- 40W LED
- 80W LED
- SPEC

**Specify: \*\*\*\*\***

**Note:**  
LED - Light Emitting Diode  
MH - Metal Halide  
HPS - High Pressure Sodium  
PL13 - Compact Fluorescent

**Additional Part:**

**Hardware:** Stainless Steel Hardware Included.

**Electrical:** Auto-Sensing Voltage 120VAC-277VAC.

**Pole Details:** Cast Aluminum Base, Etched Aluminum Shaft, 1/2" x 18" Double Nut Double Washer Anchor Bolt.

**Drawn By:** MC

**Revision:** 003

**Notes:** Drawing for reference only, subject to change. Attach drawing with order. Do Not Scale.

Luminaire Schedule			
Symbol	Qty	Label	Description
⊖	19	A	AR30AC-CL-T3 G3LED80-T5-40K

Calculation Summary				
Label	Units	Avg	Max	Min
CalcPts_1	Fc	0.39	6.1	0.0

MOUNTING HEIGHT: 16'

DRAWN BY: M.C.  
DATE: 09/10/24  
REV: 0

THESE PLANS HAVE BEEN EXTRACTED FROM APPROVED  
BUILDING SYSTEMS FILED WITH THE STATE.

CT. CERTIFICATION FOR MODULARS  
YES  NO

THE FOLLOWING ELEMENTS OF CERTIFICATION  
REQUIRED BY THE MANUFACTURER TO EXCLUDE EACH HOME ARE AS FOLLOWS:  
1) DESIGNATED ONLY FOR ERECTION ON A SITE-BUILT PERMANENT FOUNDATION  
2) NOT DESIGNED TO BE MOVED ONCE INSTALLED.  
3) DESIGNED AND MANUFACTURED TO COMPLY WITH NATIONALLY RECOGNIZED MODEL  
BUILDING CODE OR EQUIVALENT TO BUILDING CODES FOR ON-SITE HOUSING,  
OR WITH MINIMUM PROPERTY STANDARDS ADAPTED BY THE SECRETARY PURSUANT  
TO TITLE II OF THE NATIONAL HOUSING ACT, AND  
4) TO THE MANUFACTURER'S KNOWLEDGE IS NOT INTENDED TO BE USED OTHER THAN  
ON A SITE-BUILT PERMANENT FOUNDATION.

\*\*NOTE:  
NO PENETRATIONS THE 4'-0"  
FLAME SPREAD AREA

\*\*NOTE:  
NO PENETRATIONS THE 4'-0"  
FLAME SPREAD AREA

STAGGERED FIRE-RETARDANT  
SHEATHING REQUIRED  
FOR FLAME SPREAD  
REQUIREMENTS - 4'-0" EACH  
SIDE PER DWELLING UNIT  
NO RIDGE VENT PERMITTED IN THIS AREA

STAGGERED FIRE-RETARDANT  
SHEATHING REQUIRED  
FOR FLAME SPREAD  
REQUIREMENTS - 4'-0" EACH  
SIDE PER DWELLING UNIT  
NO RIDGE VENT PERMITTED IN THIS AREA



GARAGE DOORS  
ON-SITE BY OTHERS

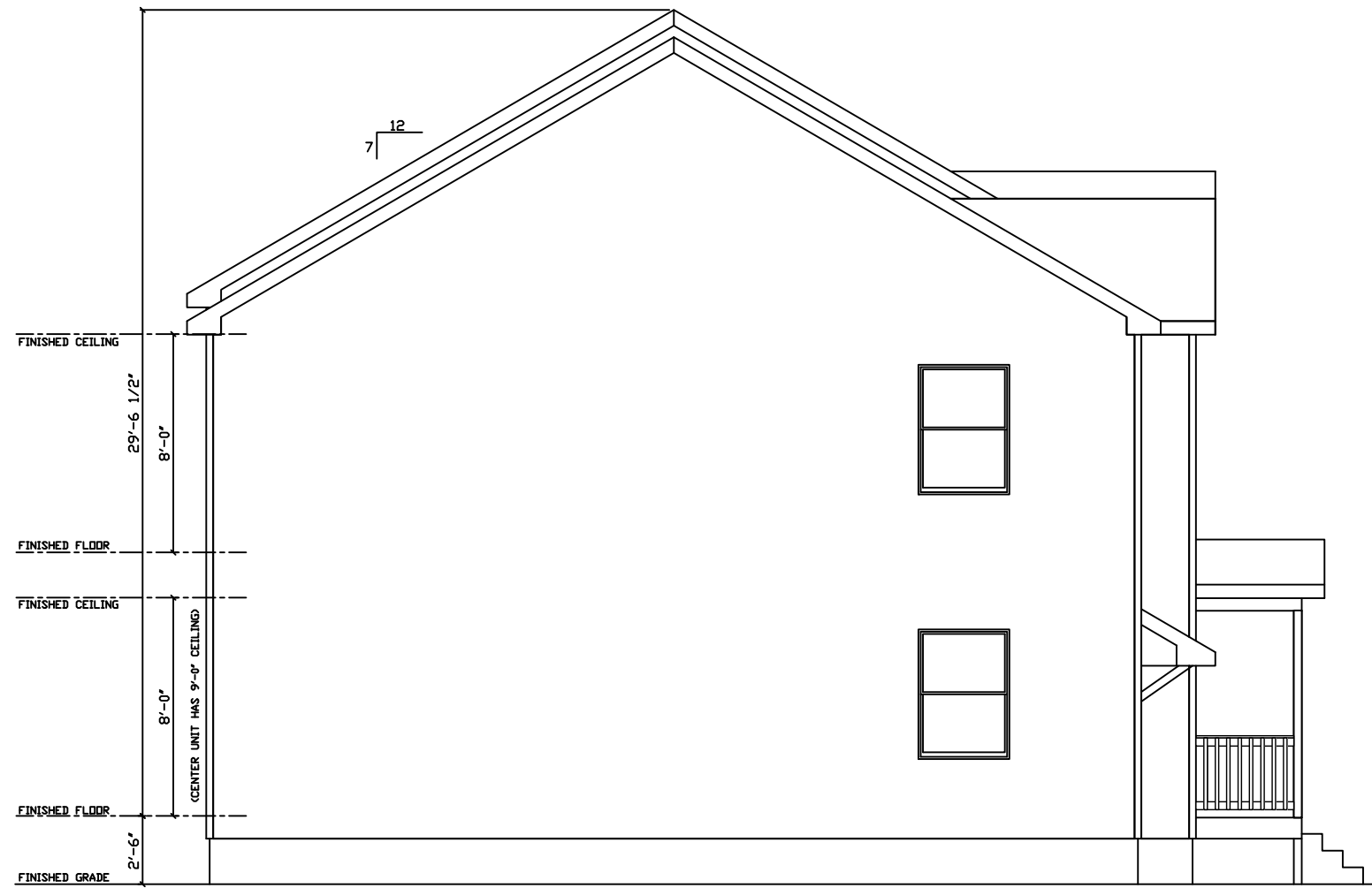
THESE PLANS HAVE BEEN EXTRACTED FROM APPROVED  
BUILDING SYSTEMS FILED WITH THE STATE.

STAGGERED FIRE-RETARDANT  
SHEATHING REQUIRED  
FOR FLAME SPREAD  
REQUIREMENTS - 4'-0" EACH  
SIDE PER DWELLING UNIT  
NO RIDGE VENT PERMITTED IN THIS AREA

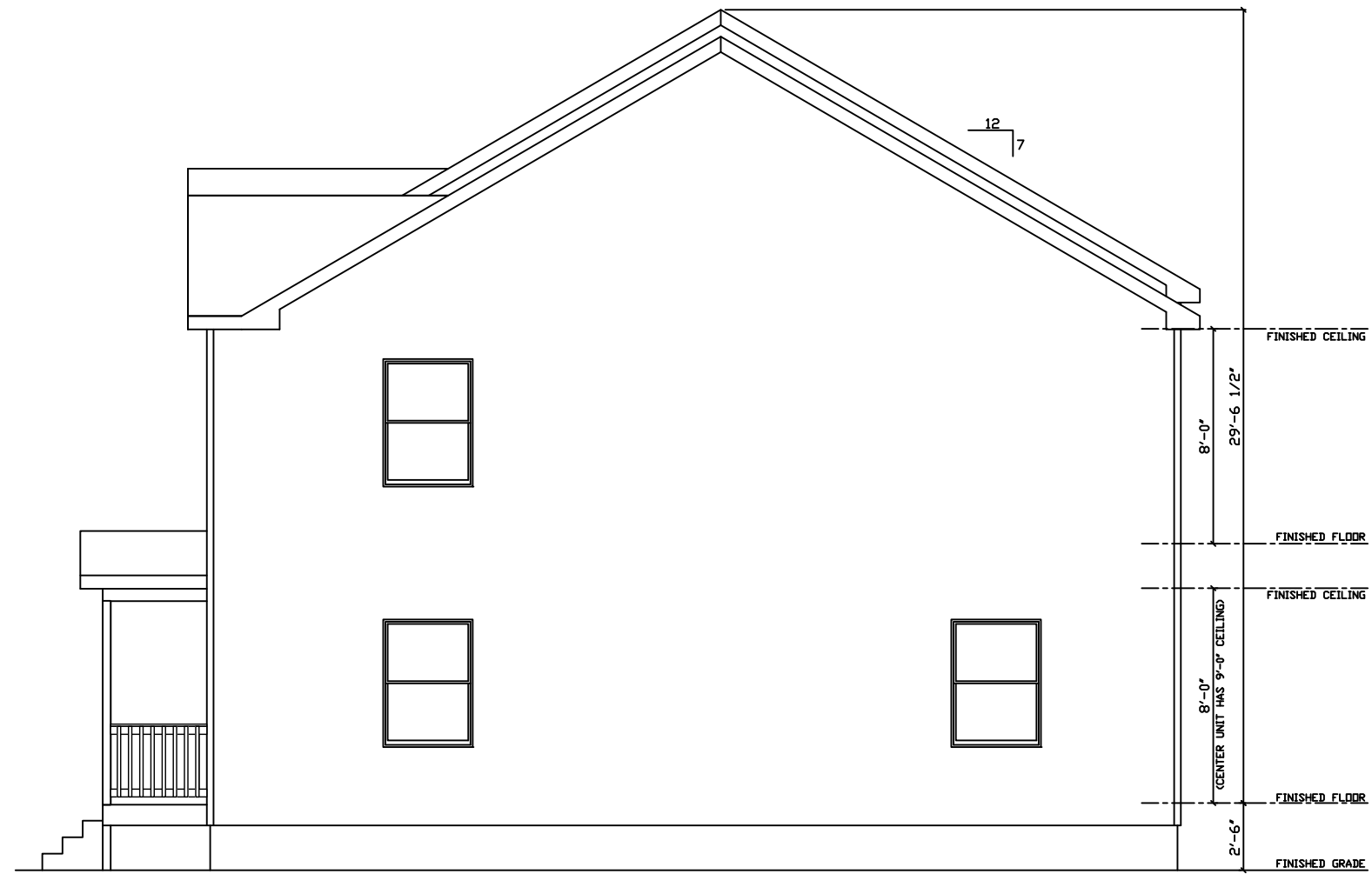
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CONNECTICUT CODES  
 2009 INTERNATIONAL RESIDENTIAL CODE w/ 2013  
 AMENDMENTS TO THE 2005 CT STATE BUILDING CODE  
 2009 INTERNATIONAL ENERGY CONSERVATION CODE w/2013  
 AMENDMENT TO THE 2005 CT STATE BUILDING CODE  
 2011 NATIONAL ELECTRICAL CODE(NFPA70)

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EXTERIOR WALL TO BE 2x6 SPF STUD OR BETTER 16"O.C.  
 WALL INSUL- R-21, FLR INSUL- R-30, CLG- R-38  
 HOUSE TO BE SET AT 46 MERRIMAC STREET  
 DANBURY, CT. FAIRFIELD COUNTY

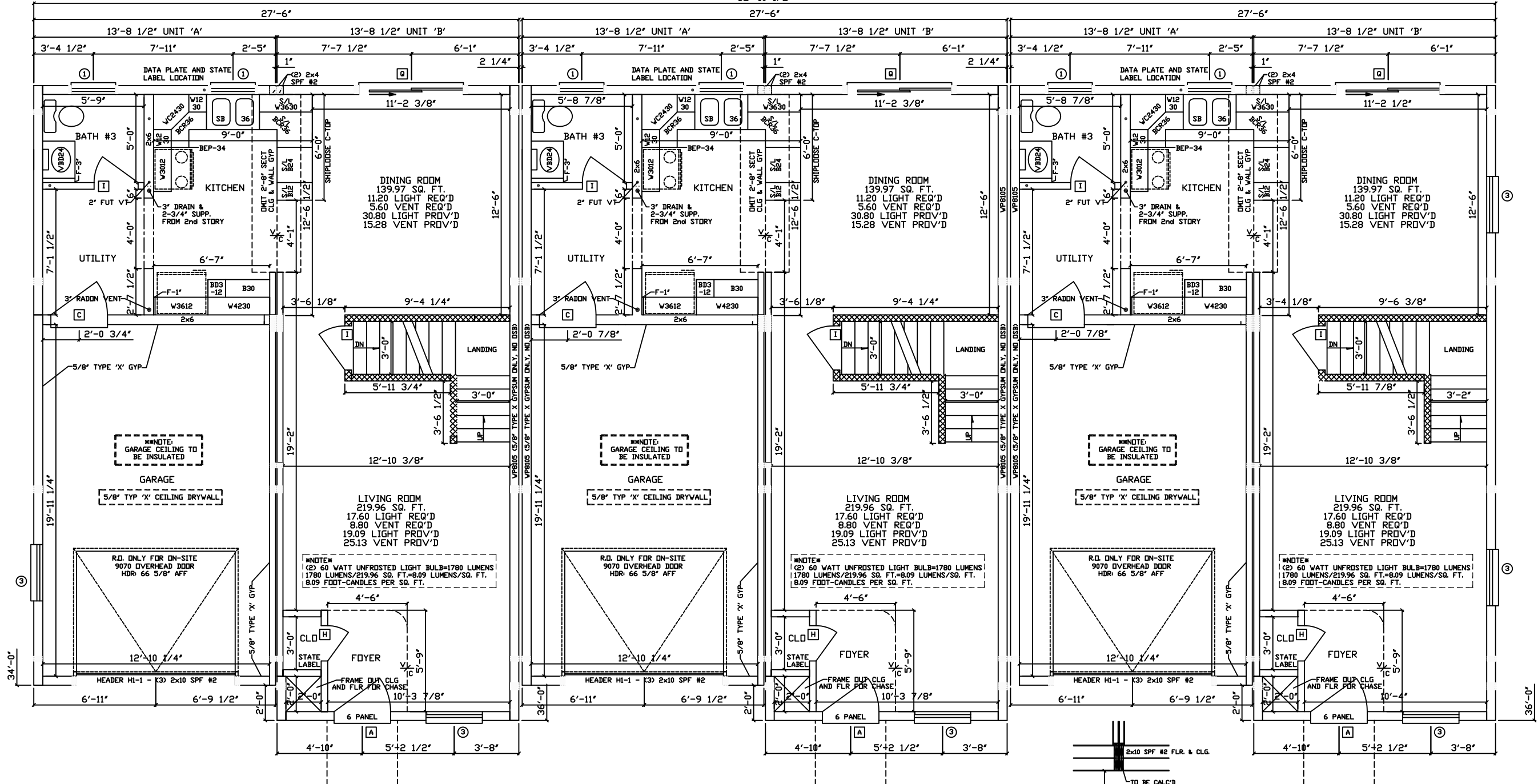
**\*\*NOTE:**  
 UNITS ARE TOWNHOUSES

**\*\*NOTE:**  
 TOWNHOUSES ARE  
 REPLACING OTHER  
 TOWNHOUSES

UNIT #1  
 8'-0" 1ST FLR CLG HT

UNIT #2  
 9'-0" 1ST FLR CLG HT

UNIT #3  
 8'-0" 1ST FLR CLG HT



**\*\*NOTE:**  
 GARAGE CEILING TO  
 BE INSULATED

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**\*\*NOTE:**  
 (2) 60 WATT UNFROSTED LIGHT BULB=1780 LUMENS  
 1780 LUMENS/219.96 SQ. FT.=8.09 LUMENS/SQ. FT.  
 8.09 FOOT-CANDLES PER SQ. FT.

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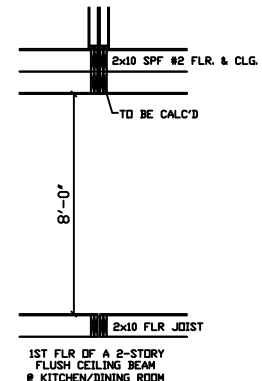
**R-13 INSULATION INSTALLED IN BASEMENT WALLS**  
**R-13 INSULATION INSTALLED IN UNDERSIDE OF STAIRS**

**\* NOTE :**  
 ALL WINDOWS WITH OPENINGS WHICH OPEN 4 INCHES  
 OR GREATER, ARE 72 INCHES ABOVE THE FINISHED GRADE  
 OR SURFACE BELOW AND THE LOWEST PART OF THE CLEAR  
 OPENING IS LESS THAN 24 INCHES ABOVE THE FINISHED  
 FLOOR, WILL REQUIRE WINDOW GUARDS PER 2009 IRC  
 SECTIONS R612.2 THRU R612.4. THE WINDOW GUARDS WILL  
 BE PROVIDED AND INSTALLED ON-SITE BY OTHERS.

**\* NOTE :**  
 DRYER VENT DUCT SHALL TERMINATE ON  
 AN OUTSIDE WALL OF A BUILDING NOT  
 LESS THAN 3'-0" IN ANY DIRECTION FROM  
 ANY OPENING INTO THE BUILDING AND MUST  
 BE EQUIPPED WITH A BACKDRAFT DAMPER.

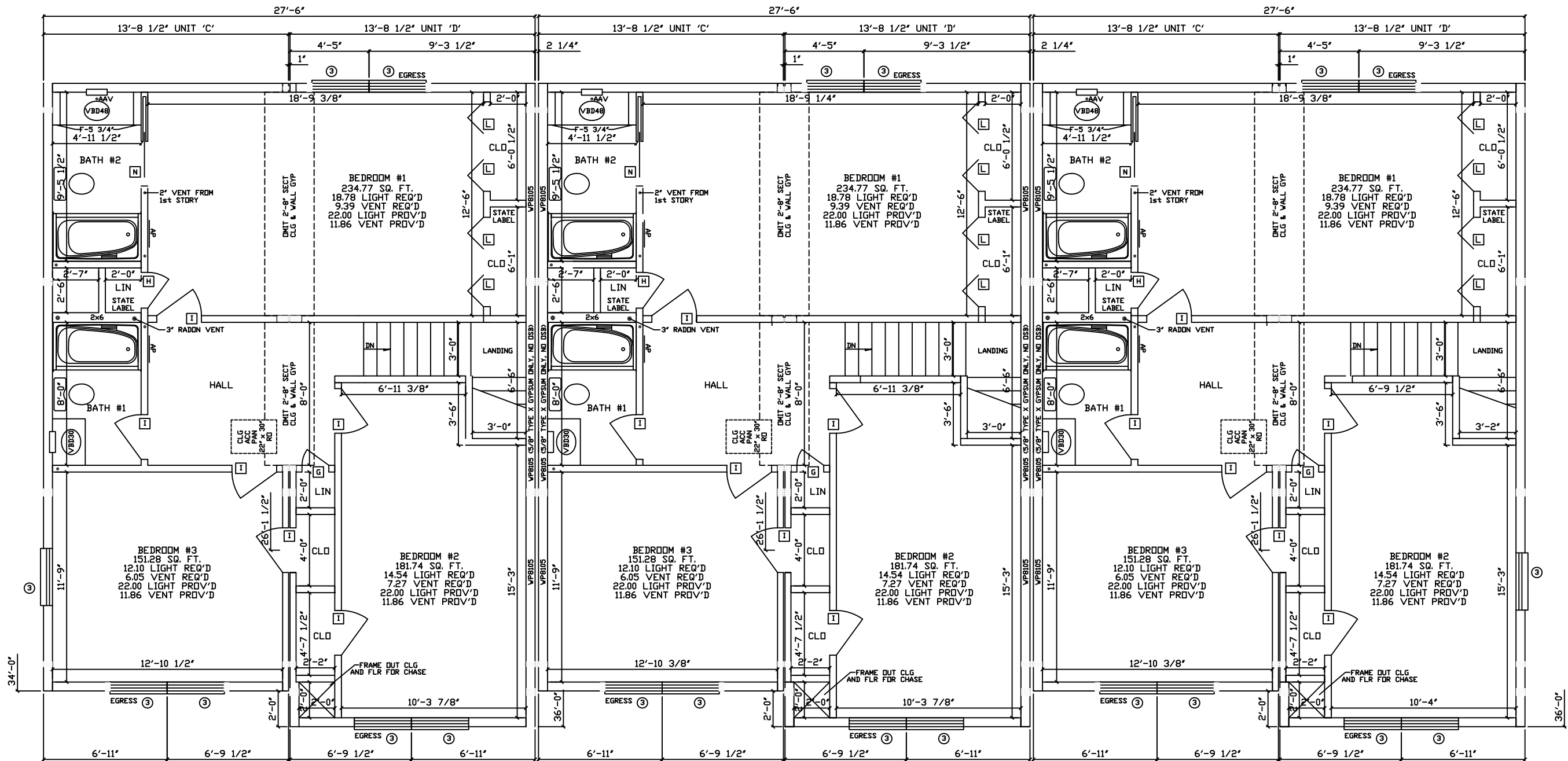
**\* NOTE :**  
 TUB / SHOWER CONTROL VALVES  
 TO HAVE A HIGH STOP LIMIT SET  
 TO LIMIT WATER TEMPERATURE TO A  
 MAXIMUM OF 120° F (49°C).

**\* NOTE :**  
 THE BASEMENT AND / OR ATTIC DOOR MUST HAVE  
 WEATHERSTRIPPING AND A SWEEP PROVIDED AND  
 INSTALLED ON-SITE BY OTHERS.



SIDING=51 1/2 SQ  
 SHINGLES=40 2/3 SQ

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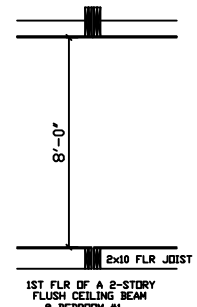


\* NOTE :  
ALL WINDOWS WITH OPENINGS WHICH OPEN 4 INCHES OR GREATER, ARE 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW AND THE LOWEST PART OF THE CLEAR OPENING IS LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR, WILL REQUIRE WINDOW GUARDS PER 2009 IRC SECTIONS R612.2 THRU R612.4. THE WINDOW GUARDS WILL BE PROVIDED AND INSTALLED ON-SITE BY OTHERS.

\* NOTE :  
GASKET OR WEATHERSTRIPPING AND INSULATION, EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES, IS TO BE INSTALLED UPON COMPLETION OF THE SET-UP OF THE HOME AT CEILING ACCESS PANELS AND / OR PULL DOWN STAIRS ON SITE BY OTHERS.

\* NOTE :  
TUB / SHOWER CONTROL VALVES TO HAVE A HIGH STOP LIMIT SET TO LIMIT WATER TEMPERATURE TO A MAXIMUM OF 120° F (49°C).

\* NOTE :  
THE BASEMENT AND / OR ATTIC DOOR MUST HAVE WEATHERSTRIPPING AND A SWEEP PROVIDED AND INSTALLED ON-SITE BY OTHERS.



8'-0"  
Flush FLR Joist  
1ST FLR OF A 2-STORY FLUSH CEILING BEAM @ BEDROOM #1