

Staff Report

Infill Housing Design Review

File Number: 8-A-25-IH

Meeting: 8/20/2025

Applicant: Tony Nelson Master Plan Builders and Design

Owner: Gregory and Wilhelmenia Yarborough
District: Lonsdale Infill Housing Overlay District

Property Information

Location: 3305 Savoy St. Parcel ID: 81 P A 012

Zoning: RN-2 (Single-Family Residential Neighborhood)

Description:

New primary structure.

Description of Work

Level III New Primary Structure

New primary structure fronting Savoy Street. One-story residence features an exterior of horizontal siding, a 6/12 pitch side gable roof with three front-gable massings clad in asphalt shingles, and a cement-washed concrete block foundation. The house will be 64' wide by 46' deep (not including rear deck, 32' without garage) and is proposed to be set 33.7' from the front lot line. It features a 6' wide by 8' deep concrete stoop recessed under part of a front-gable massing that is supported by one 8" square column. Parking is a projecting front-entry two-car garage that is accessed via a 20' wide concrete driveway from Savoy Street.

The façade features four bays, with a front-gable massing with a 4/4 single-hung window with shutters in the leftmost bay, followed by paired 4/4 single-hung windows with shutters on the main massing, and two telescoped front-gable massings with shakes in the gable fields containing the stoop, half-lite front door, and the garage door make up the right two bays. The left elevation is devoid of windows, and the right elevation features one fixed window. The rear elevation features four 1/1 single-hung windows flanking full-lite doors leading to a raised wooden deck.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

- 1. Front Yards
- Consistent front yard space should be created along the street with the setback of a new house matching the older houses on the block.
- A walkway should be provided from the sidewalk or street to the front door. Along grid streets, the walk should be perpendicular to the street.
- Healthy trees that are outside the building footprint should be preserved. The root area should be marked and protected during construction.
- 2. Housing Orientation

- New housing should be proportional to the dimensions of the lot and other houses on the block.
- On corner lots, side yard setbacks should be handled traditionally (that is, closer to the side street). The zoning requirement to treat corner lots as having two frontages should not apply in Heart of Knoxville neighborhoods.
- Side yard setbacks should be similar to older houses on the block, keeping the rhythm of spacing between houses consistent.

3. Alleys, Parking, and Services

- Parking should not be in front yards.
- Alley access should be used for garage or parking pad locations. On level ground, pea gravel or similar material may be used as a parking pad off alleys.
- On streets without alleys, garages or parking pads should be at least 20 feet behind the front façade of the infill house with access limited to one lane between the street and the front façade.
- Garages which are perpendicular to the alley should be about 18 feet from the center line of the alley pavement, allowing a comfortable turning radius for a driver to enter a garage.
- Alley-oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing.
- On those streets which have alleys, driveways should not be permitted from the front of the house.
- On corner lots, a driveway to the garage may be provided off the side street.

4. Scale, Mass, and Foundation Height

- The front elevation should be designed to be similar in scale to other houses along the street.
- The front façade of new houses should be about the same width as original houses on the block.
- New foundations should be about the same height as the original houses in the neighborhood.
- If greater height is to be created (with new construction or an addition), that portion of the house should be located toward the side or rear of the property.

5. Porches and Stoops

- Porches should be part of the housing design in those neighborhoods where porches were commonplace.
- Porches should be proportional to original porches on the block, extending about 8-12 feet toward the street from the habitable portion of the house.
- Porches should extend into the front yard setback, if necessary, to maintain consistency with similarly sited porches along the street.
- Porch posts and railings should be like those used in the historic era of the neighborhood's development. Wrought iron columns and other materials that were not used in the early 1900's should not be used.
- Small stoops centered on entry and no more than 5 feet deep are appropriate on blocks where porches were not traditional.

6. Windows and Doors

- When constructing new houses, the window and door styles should be similar to the original or historic houses on the block.
- To respect the privacy of adjacent properties, consider the placement of side windows and doors.
- The windows and doors on the front facade of an infill house should be located in similar proportion and position as the original houses on the block.
- Attention should be paid to window placement and the ratio of solid (the wall) to void (the window and door openings).
- Contemporary windows such as "picture windows" should not be used in pre-World War II neighborhoods.

7. Roof Shapes and Materials

- New roofs should be designed to have a similar pitch to original housing on the block
- More complex roofs, such as hipped roofs and dormers, should be part of new housing designs when such forms were historically used on the block.

- Darker shades of shingle were often used and should be chosen in roofing houses in Heart of Knoxville neighborhoods.
- 8. Siding Material
- Clapboard-like materials (such as cement fiberboard) should be used in constructing new housing where painted wood siding was traditionally used.
- Brick, wood shingle, and other less common material may be appropriate in some older neighborhoods, particularly those with a mix of architectural styles.
- Faced stone, vertical siding, and other non-historic materials should not be used in building new houses. In 1930-1950 era neighborhoods, faced stone may be appropriate (see Section 12).
- 11. Landscape and Other Considerations
- One native or naturalized shade tree should be planted in the front and rear yards of in fill lots with 25 feet or more in depth to front of house.

Comments

- 1. The average setback of the blockface is 24', with the adjacent house at 21'. The house is proposed to be set 33.7' from the front lot line, so the house should be moved closer to the front lot line to align with the existing house. The final site plan should include a walkway from the stoop to the street.
- 2. Parking is a front-entry garage that is accessed from Savoy Street. The design guidelines discourage parking in the front yard and state that on lots without alleys "garages... should be at least 20 feet behind the front façade." The proposed front-entry garage should be omitted in favor of a single-lane driveway that extends 20' behind the façade, or the location should be revised to the rear of the house. The final site plan should meet City Engineering standards.
- 3. Guidelines recommend that existing healthy trees on the site be preserved and protected during construction. The mature oak tree at the rear of the property should be preserved and protected, unless revisions to parking make removal necessary. The final site plan should include a native or naturalized shade tree in the front and rear yards.
- 4. The block to receive new construction lacks significant context as it primarily features vacant lots and infill construction from the last five years. The house is significantly wider than the other houses on the block, which range in width from 24'-44', and the front-entry garage makes it deeper than others on the block. The house's ranch form is not found on the block or elsewhere in the surrounding neighborhood. The Board should discuss if the width, depth, and ranch form of the proposed house and if it is appropriate for the context.
- 5. The four-bay, one-story façade is similar in height to the context, but it is significantly wider in scale.
- 6. The design features a 6' wide by 8' deep stoop recessed under the front-gable massing shared with the garage. The guidelines recommend that new construction feature porches with proportions and supports similar to the context, allowing for stoops where porches are not traditional. The stoop should be widened to be a partial width porch supported by two columns.
- 7. Guidelines recommend window and door styles be similar to historic houses on the block with a similar ratio of solid to void. The proposed half-lite paneled front door is appropriate. The 4/4 single-hung and 1/1 single-hung windows are compatible with the context, and the façade and rear elevation feature a sufficient ratio of solid to void. However, the fixed window on the right elevation should be revised to be single-hung, and a window should be added to the left elevation, to be approved by staff.

Page 3 of 4 Planner in Charge: Malynda Wollert 8-A-25-IH 8/13/2025 9:40:25 AM

- 8. The 6/12 pitch side-gable roof is the minimum typically approved by the design guidelines, and the design benefits from the partial cornice returns and rake mold trim, which should be retained.
- 9. The asphalt shingles meet the design guidelines. The horizontal siding should be clapboard style with an overlap, as opposed to Dutch lap, flush panel, or board-and-batten siding. The cement wash on the block foundation should be revised to a parge-coat or stucco cladding.

Recommendation

Staff recommends postponement of Certificate 8-A-25-IH to allow the applicant to submit new plans that better align with the design guidelines and the context.

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DESIGN REVIEW BOARD

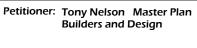
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

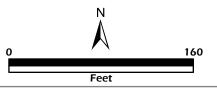


3305 Savoy St.

Lonsdale Infill Housing Overlay District

Original Print Date: 8/6/2025 Revised: Knoxville - Knox County Planning - Design Review Board







DESIGN REVIEW REQUEST

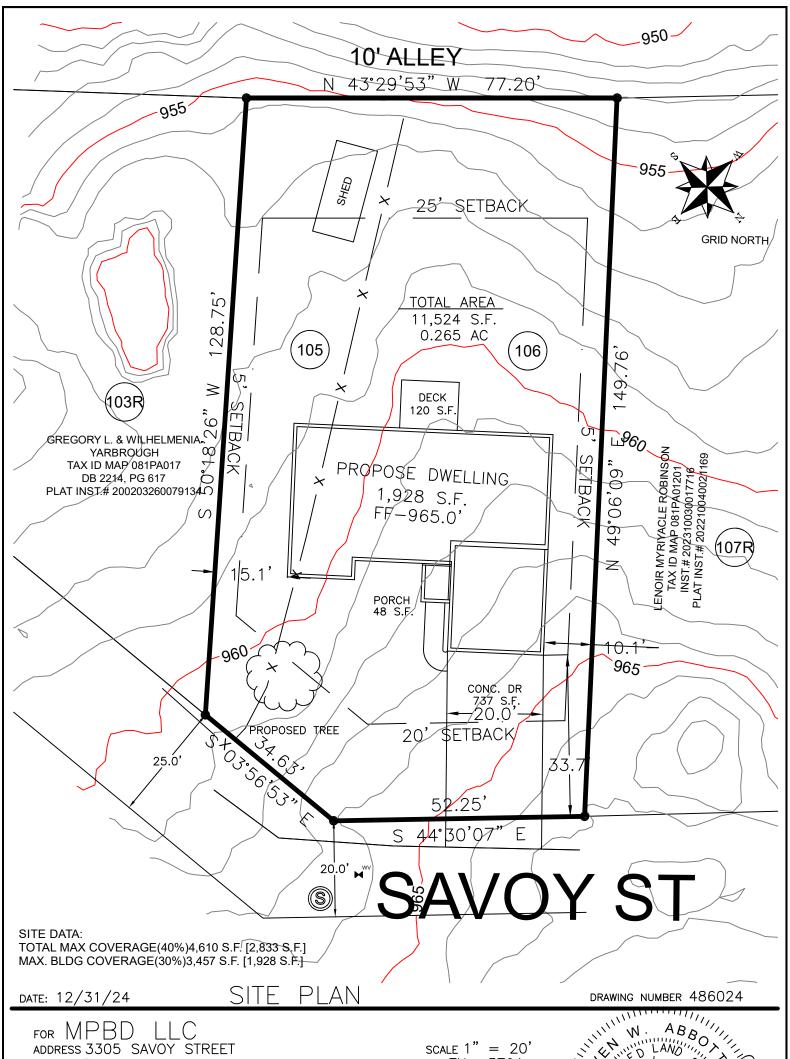
☐ DOWNTOWN DESIGN (DK)

☐ HISTORIC ZONING (H)

INFILL HOUSING (IH) **Tony Nelson** Applicant June 23, 2025 July 16, 2025 August 20, 2025 8-A-25-IH Date Filed Meeting Date (if applicable) File Number(s) **CORRESPONDENCE** All correspondence related to this application should be directed to the approved contact listed below. ☐ Owner ☐ Contractor ☐ Engineer ☐ Architect/Landscape Architect **Tony Nelson** Master Plan Builders and Design Name Company 3509 Western Ave Knoxville TN 37921 Address City State Zip 865.249.6269 mpbanddesign@gmail.com Phone Email **CURRENT PROPERTY INFO GREGORY & WILHELMENIA YARBOROUGH** 3201 DIVIDE STREET KNOXVILLE, TN 37921 865.770.0960 Owner Name (if different from applicant) Owner Address Owner Phone 3305 Savoy St Knoxville, TN 37921 081PA012 **Property Address** Parcel ID Lonsdale RN-2 Neighborhood Zoning **AUTHORIZATION** Signature Janovs **Lindsay Lanois** 7/2/2025 Please Print Date 7/2/2025 Tony Nelson 06/23/25 Please Print Date

REQUEST

	Level 1:		ga sing talah jaga dari katalog dari katalog dari katalog dari katalog dari katalog dari katalog dari katalog Managaran dari katalog dari kata						
DOWNTOWN DESIGN	Signs Alteration of an existing building/structure Level 2:								
DESI	☐ Addition to an existing building/structure								
IN	Level 3: Construction of new building/structure: Site design, parking, plazas,	landscapa							
	See required Downtown Design attachment for more details.	idiuscape							
	☐ Brief description of work:								
<u>o</u>									
	Level 1:	ementement i streem et feur mit en ender tot deutster en offisielingen i der offisielig defet, de stagestere	men i Kanapan sa kini padamir kiki sasar dang at sa daga Akhandan sa kiki promi da kikindiri daga						
	☐ Signs ☐ Routine repair of siding, windows, roof, or other features, in-ki	ind; Installation of gutters, storm w	rindows/doors						
HISTORIC ZONING	Level 2: Major repair, removal, or replacement of architectural elements or materia		about about a						
	Level 3:	as	structures						
OZ O	☐ Construction of a new primary building Level 4:								
NO.	Relocation of a contributing structure Demolition of a contributing s	tructure							
HIS	See required Historic Zoning attachment for more details.								
	☐ Brief description of work:								
		ALIEN AND ALIEN							
ÚSING	Level 1: Driveways, parking pads, access point; garages or similar facilities -Su	bdivisions							
	Level 2:								
SING	\square Additions visible from the primary street \square Changes to porches visible f	rom the primary street	g principal de la companya de la com						
	Level 3: ■ New primary structure								
INFILL HO	■ Newpringary structure ■ Site built □ Modular □ Multi-Sectional								
2									
	Brief description of work:	r gan ing an ang							
	ATTACHMENTS	FEE 1:	TOTAL:						
ďζ	☐ Downtown Design Checklist	250.00	250.00						
EO	Historic Zoning Design Checklist	FEE 2:							
STAFF USE ONLY	Infill Housing Design Checklist								
TAF	ADDITIONAL REQUIREMENTS Property Owners / Option Holders	FEE 3:							
9)	Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500		Pd. 07/03/2025, SG						
-	•	\$	r						



FOR MPBD ADDRESS 3305 SAVOY STREET DISTRICT 5th COUNTY KNOX LOT NO.105 & 106 MARIETTA ADD. S/D

SCALE 1" = 20CITY KNOXVILLE STATE TN ZIP 3791

Stawen

-6/23∕25

AGRICULTUM.

COMMERCE

FEATTMIS LOT NO.105 & 106 MARIETTA ADD. S/D

WARD41st CITY BLOCK 19141 DRAWN BY SWA

MAP CAB.P.C. A, SLIDE 136A

TAX MAP081—P GROUP A PARCEL 012.00

WARRANTY DEED BK. 201210250027140

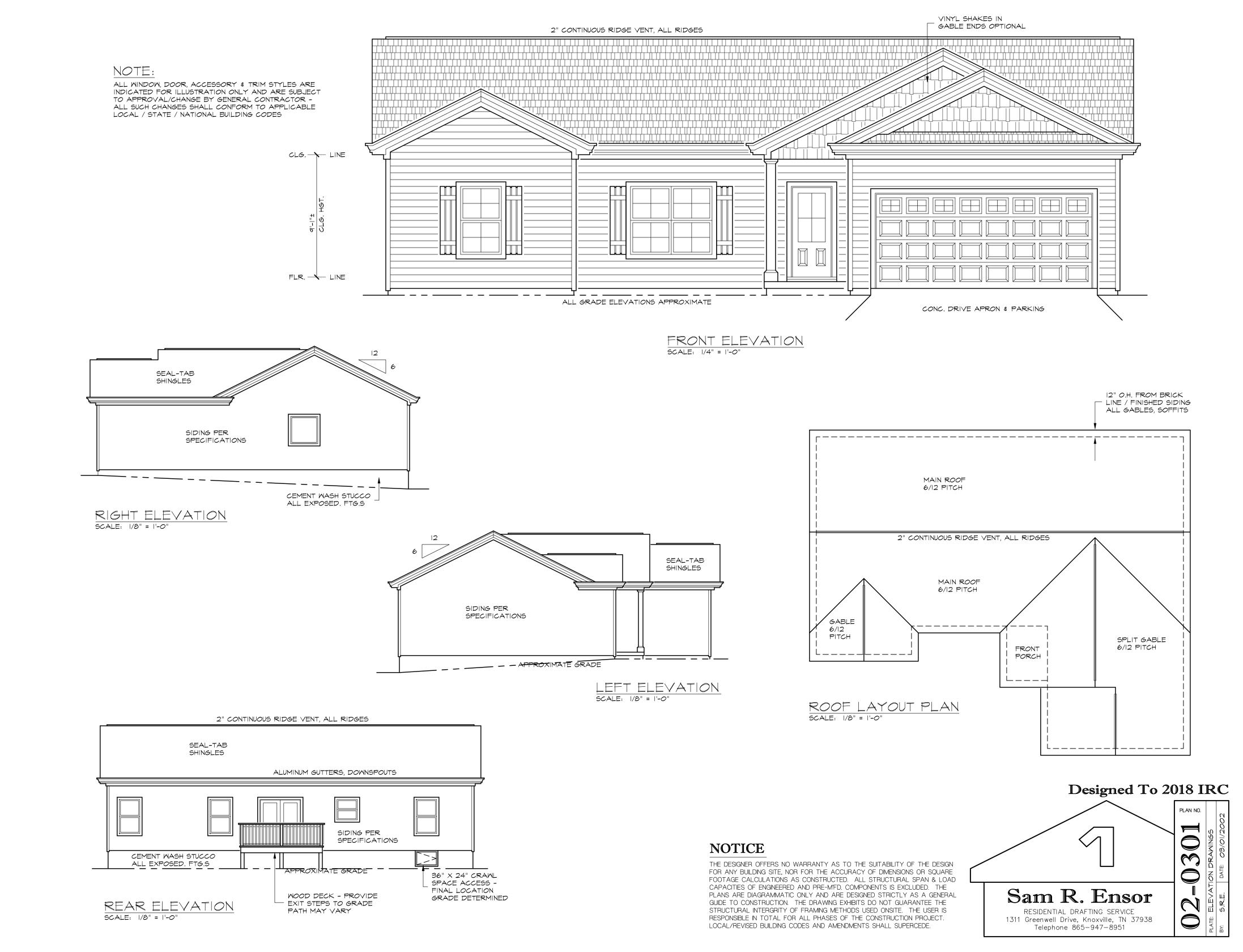
THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE, THIS IS

TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON

USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO

EASEMENTS, ENCROACHMENTS OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN. THE SURVEY WAS DONE

UNDER THE AUTHORITY OF TCA 62–18–126: AND THE SURVEY IS NOT A GENERAL PROPERTY SURVEY AS UNDER THE AUTHORITY OF TCA 62-18-126: AND THE SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD

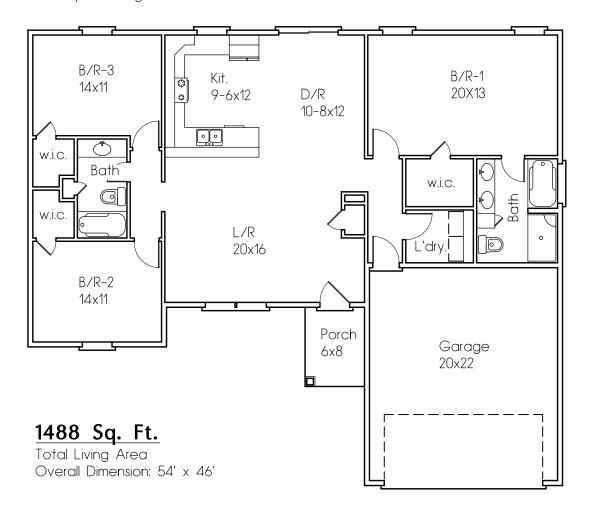




Front Elevation

Main Floor

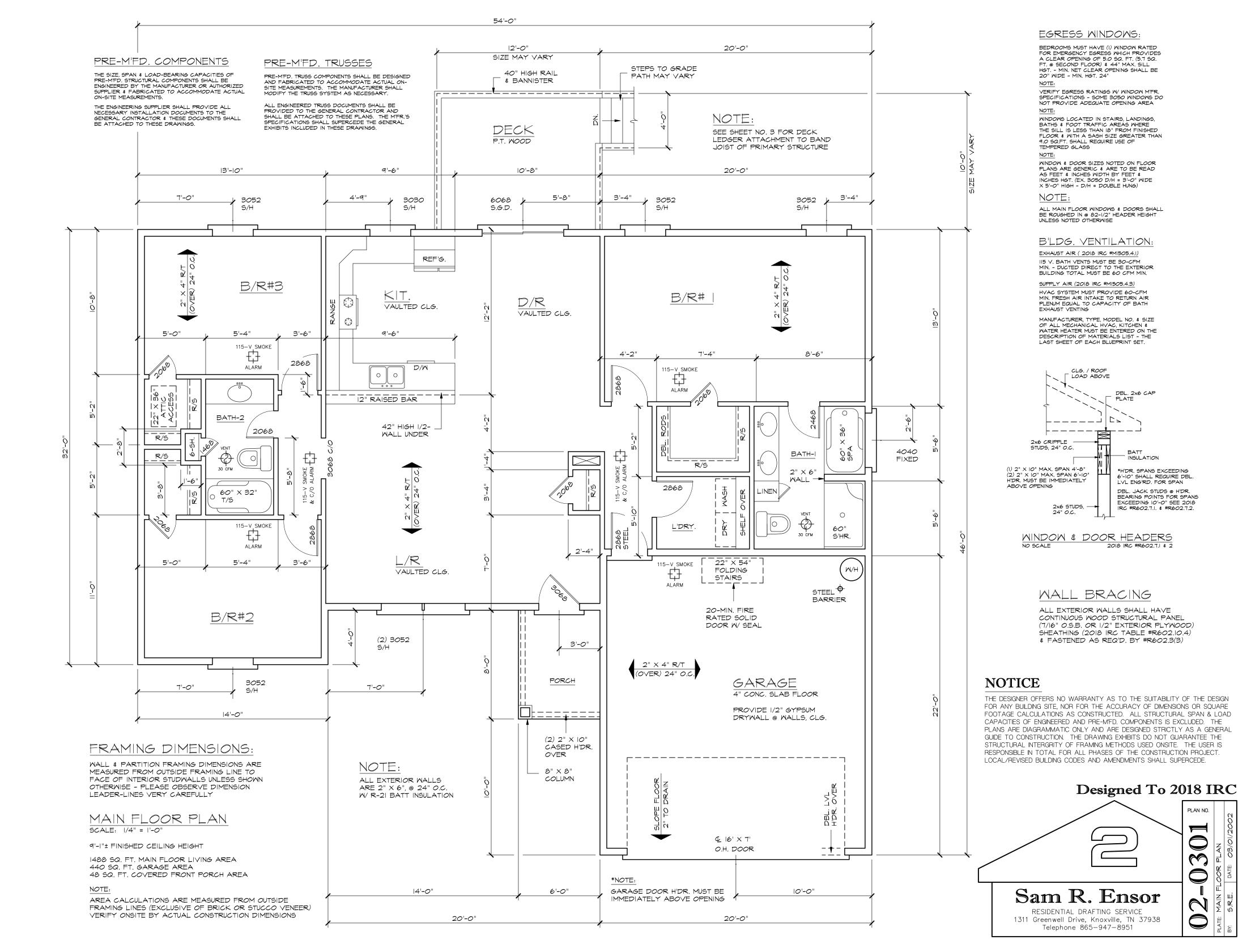
1488 Sq. Ft. Living Area

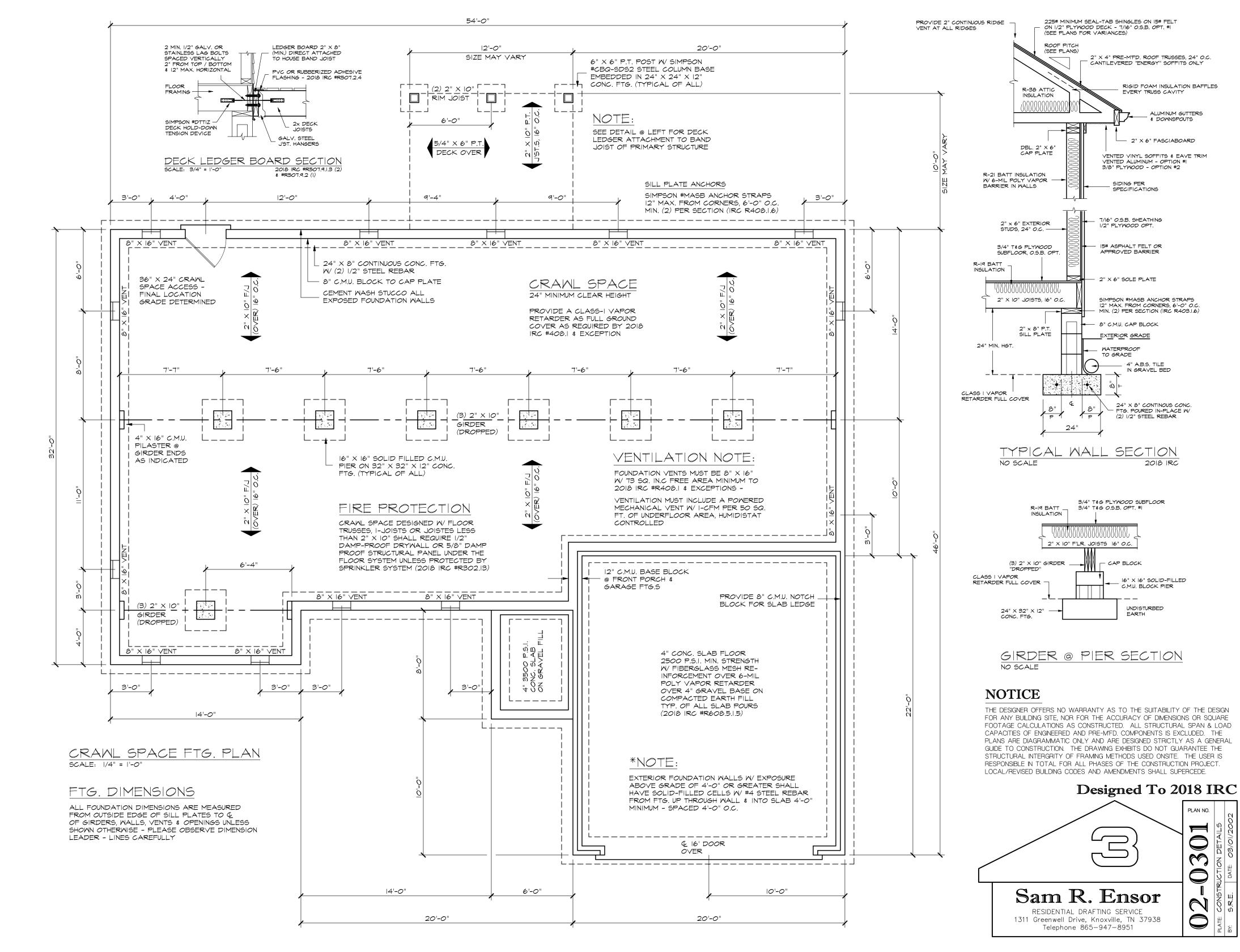


Sam R. Ensor

Residential Drafting Service 1311 Greenwell Drive, Knoxville, TN. 37938 Telephone/Fax 865-947-8951

1488 Sq. Ft. Total Living Area





1/4" LUAN PLYWOOD UNDERLAYMENT FOR VINYL FLOORS

DESCRIPTION OF MATERIALS

Additional information:

PAGE 1

DESCRIPTION OF MATERIALS PAGE 2

9.	PARTITION	FRAMING:	

#2 PINE : size & spacing 2" x 4" 16" O.C. : other Studs: wood, grade & species SEE PLANS FOR VARIANCES Additional information:

CEILING FRAMING:

#2 PINE ; Other LVL BEAMS ; Bridging #2 PINE Joists: wood, grade & species 2" x 4" PRE-MF'D. TRUSSES, 24" O.C. WHERE POSSIBLE Additional information:

11. ROOF FRAMING

#2 PINE : Roof trusses: grade & species Rafters: wood, grade & species Additional information: 2" x 4" PRE-MF'D. TRUSSES, 24" O.C. WHERE POSSIBLE

ROOFING:

4-PLY PLYWOOD ; ■ solid; ■ spaced _____ Sheathina: wood arade & species Roofing FIBERGLASS SHINGLES : grade 225# : size STD. : type SEAL-TAB weight or thickness 15#; size 36"; fastening NAILS Built-up roofing SEE PLANS; number of plies ____; surfacing material ____; Flashing: material ALUM.; gage or weight 26 GA.; provel stops; some guards Additional information: 7/16" O.S.B. SHEATHING MAY BE SUBSTITUTED FOR PLYWOOD

GUTTERS AND DOWNSPOUTS:

_____; gage or weight 26-6A; size 4"; shape 0.6. Gutters: material ALUM. Downspouts: material ALUM. ; gage or wieght 26-6A; size 4"; shape RECT. Number SEE PLANS; downspouts connected to: Storm sewer; Sanitary sewer; PRE-CAST CONC. 4" x 12" x 30" ☐ dry-well; ☐ Splash blocks: material & size Additional information:

LATH AND PLASTER:

Lath ■ walls, ■ ceilings: material <u>GYPSUM</u>; weight or thickness <u>I/2"</u>; Plaster Coats N/A : finish SMOOTH/TEXT'D. CLG.S : Joint treatment PASTE/TAPE SMOOTH

DECORATING: (Paint, wallpaper, etc.)

Room	Wall Finish Material and Application	Ceiling Finish Material and Application
Kitchen	LATEX PAINT, 2-COATS	SAME
Bath	SAME	SAME
Other	SAME	SAME

INTERIOR DOORS AND TRIM:

Doors: type HOLLOW CORE : material MOOD PRODUCT : thickness 1-3/6" Door trim: type MOLDED; material MOOD; Base: type MOLDED Material _______________ ___; size ______; Finish: doors LATEX ENAMEL____ Trim LATEX ENAMEL; other trim (item, type, location) LATEX ENAMEL/STAIN OPT. Additional information: ____SEE PLANS FOR VARIANCES

Windows: type <u>D/H</u>; make _____; material <u>VINYL</u>; sash thickness <u>MFR.</u> Glass: grade INSUL.; □ sash weights; ☑ balances, type C/M; head flashing SELF Trim: type MOLDED; material MOOD, Paint LATEX ENAMEL; no. coats 2 Weatherstripping: type PLIABLE CAULK; material LATEX; Storm sash, no. ALL Screens:

full;

half; type

MESH ; number

ALL ; screen cloth material

NYLON SEE PLANS Additional information WOOD OR ALUMINUM FRAME WINDOWS OPTIONAL

ENTRANCES AND EXTERIOR DETAIL:

Main entrance door: material _____STEEL______; width ______; thickness |--3/4"___ Frame: material WOOD; thickness 2-1/2"; Head flashing SELF; Weatherstripping: Type <u>LATEX CAULK</u>; saddles <u>N/A</u>; Screen doors: thickness <u>I"</u>; no. <u>NEG.</u> Screen cloth material ALUM. MESH ; Storm doors: thickness I" ; no. NEG. Combination storm & screen doors: thickness I"; number SEE PLANS Screen cloth material ALUM. MESH ; Shutters: □ hinged; ☑ fixed. railings WOOD Attic louvers ALUM.; Exterior millwork: grade & species #2 SPRUCE; Paint LATEX No. of coats ______; Additional information ALUMINUM/VINYL EXT. TRIM OPTIONAL

CABINETS AND INTERIOR DETAIL:

Shelf width 12"; base units: material WOOD ___ ; counter top ___ Edging SELF; Back & end splash TILE; Finish of cabinets PRE-FINISHED No. of coats MF'R.; Medicine cabinets: make ____ Other cabinets & built-in furniture _____ SEE PLANS Additional information CABINETS MUST BE K-C-M-A LABELED (ATTACH CERTIFICATION)

20. STAIRS:

	Tre	ads	Ris	sers	Strir	ngs	Hand	drail	Balu	sters
Stairs	Material	Thickness	Material	Thickness	Material	Size	Material	Size	Material	Size
Basement	MOOD	10"	MOOD	7.75"	MOOD	2"x 12"	MOOD	2"	MOOD	36"
Main	SAME	ш	"	"	"	ıı ı	п	u u	п	"
	=1 D6									

Disappearing stairs: make & model number _____54" X 22" FOLDING TYPE - SEE PLANS Additional information PROVIDE 36" X 22" ATTIC ACCESS IF FOLDING STAIRS OMITTED

21. SPECIAL FLOORS AND WAINSCOT: (Describe Carpet as listed in Certified Products Directory)

Kitchen VINYL INLAID Bath VINYL INLAID Others CARPET Location Material, Color, Border, Cap, Sizes, Gage, Etc. Bath WATER-RESISTANT DRYWALL SEE PLANS FOR OTHERS Other		Location	Material, Color, Border, Sizes, Gage, Etc.	Threshold Material	Wall Base Material	Underfloor Material
Others CARPET " " " " Location Material, Color, Border, Cap, Sizes, Gage, Etc. Height Over Tub (From Floor) Bath WATER-RESISTANT DRYWALL FULL FULL SEE PLANS FOR OTHERS	Floors	Kitchen	VINYL INLAID	ALUM.	MOOD	PLYMOOD
Others CARPET " " " " Location Material, Color, Border, Cap, Sizes, Gage, Etc. Height Over Tub (From Floor) Bath WATER-RESISTANT DRYWALL FULL FULL SEE PLANS FOR OTHERS		Bath	VINYL INLAID	II .	=	ıı
Material, Color, Border, Cap, Sizes, Gage, Etc. Height Over Tub (From Floor)	•	Others	CARPET	11	ш	ш
Material, Color, Border, Cap, Sizes, Gage, Etc. Height Over Tub (From Floor)						
		Location	Material, Color, Border, Cap, Sizes, Gage, Etc.	Height		
	scot	Bath	MATER-RESISTANT DRYMALL	FULL	FULL	FULL
Other	Wain		SEE PLANS FOR OTHERS			
		Other				

___ ; no. _____ ; Attached: Bathroom accessories: Recessed: material _____ Material BRASS/WOOD; no. ALL; Additional information SEE PLANS

Number	Location	Make	Mfr's Fixture Identification No.	Size	Color
	KITCHEN			32" x 21"	NEG.
	BATHS			19" STD.	NEG.
	BATHS			STD.	NEG
	BATHS			(PLANS)	NEG.
	BATHS				
	BATHS			(PLANS)	NEG.
	(PLANS)				
	Number	KITCHEN BATHS BATHS BATHS BATHS	KITCHEN BATHS BATHS BATHS BATHS BATHS	KITCHEN BATHS BATHS BATHS BATHS BATHS BATHS	KITCHEN 32" x 21" BATH6 Id" STD. BATH5 STD. BATH6 (PLANS) BATH6 (PLANS)

 $^\Delta$ Curton rod $^\Delta$ Door $^\Delta$ Shower pan: material $^\Delta$ MOLDED COMPOSITE Water Supply: ■ public; □ community system; □ individual (private) system.*

Sewage disposal: ■ public; □ community system; □ individual (private) system.** ★ Show and describe individual system in complete detail in separate drawings and specifications according to requirements House drain (inside): □ cast iron: □ tile: ☑ other PVC: House sewer (outside): □ cast iron: ☐ tile; ☑ other: Water piping: ☐ galvanized steel; ☑ copper tubing; ☐ other _____ Sill cocks, no. 2 MIN.; domestic water heater: type TANK; make & model ____ Heating capacity ______ g.p.h. 100° rise. Storage tank: material ______ Capacity <u>40</u> gallons. Gas service: ■ utility co.; □ liq. pet. gas; □ other _____ Gas piping: □ cooking; ☒ house heating. Footing drains connected to: □ storm sewer; □ sanitary sewer; ☑ dry well. Sump pump; make & model _____

HEATING:
□ Hot water; □ Steam; □ Vapor; □ One-pipe system; □ Two-pipe system.
□ Radiators; □ convectors; □ Baseboard radiation. Make & model
Radiant panel: 🗖 floor; 🗖 wall; 🗖 ceiling. Panel coil: material
🗖 Circulator; 🗖 Return pump. Make & model; capacity gpr
Boiler: make & model; Output Btuh; Net rating Btul
Additional information
Warm air: □ Gravity; 図 Forced. Type of system <u>CENTRAL HEATING & COOLING</u>
Duct material: supply <u>GALV.</u> ; return <u>GALV.</u> ; insulation <u>FOIL-COAT FIBERGLAS</u>
Thickness I-I/2" ; 🗖 Outside air intake. Furnace: make & model
Input Btuh; output Btuh. Additional information SEE PLANS
🗖 Space heater; 🗖 floor furnace; 🗖 wall heater. Input Btuh; Output Btuh
No. of units; Make & model
Additional informationSEE PLANS
Controls: make & types; Additional information
Fuel: 🗖 Coal; 🗖 oil; 🗖 gas; 🗖 LPG; 🗖 electric; 🗖 other; storage cap
Additional information FUEL TYPE BY CONTRACTOR . Firing equipment furnished separately
□ Gas burner, conversion type; □ Stoker: hopper feed □; bin feed□; Oil burner:
□ Pressure atomizing; □ vaporizing; Make & model
ControlTHERMOSTAT Additional information
Electric heating system: type HEAT PUMP ; Input watts; @ _230 volt
Output Btuh. Additional information _ SEE PLANS
Ventilating equipment: attic fan, make & model; capacity <u>NEG.</u> cfn
Kitchen exhaust fan, make & model; other;

24. ELECTRIC WIRING:

Service: 🛛 overhead;	☐ underground. Panel:	☐ fuse box; circuit—b	oreaker; make
AMPs	; No. circuits	; Wiring: 🗖 co	onduit; 🗖 armored cab
■ Nonmetallic cable;	☐ knob & tube; ☐ o	ther; special outlets:	🛚 range; 🔼 water heat
☑ OtherCLOTHES	DRYER		; ■ doorbell; ■ chime
Push-button location	S FRONT/REAR	; Additional information	n
II5-VOLT H.	ARD-WIRED SMOKE DET	ECTORS ON EACH LIVIN	NG AREA LEVEL

25. LIGHTING FIXTURES:

Total no. of fixtu	ıres SE	E ELECTRIC	Α,	L PLAN	;	Total	allowance,	fixtures:	typica
installation, \$;	;	nontypical	installat	ion _	SEE PLANS	5	
Additional inform	ation s	EE PLANS							

DESCRIPTION OF MATERIALS

PAGE 4 DESCRIPTION OF MATERIALS

26. INSULATION:

Location	Thickness	Material, Type, and Method of Installation	Vapor Barrier
Roof	12"	R-38 LOOSE FIBERGLASS, AIR-BLOWN	N/A
Ceiling			
Wall	3-1/2"	R-I3 FIBERGLASS BATT, STAPLED	6-MIL POLY
Floor	6"	R-19 FIBERGLASS BATT, STAPLED	N/A

27. MISCELLANEOUS: (Describe any main dwelling materials, equipment, or construction item not shown elsewhere; or use to provide additional information where the space provided was

inadequate. Always reference by item number to	correspond to numbers used on this form
EXTERIOR CONCRETE, MIN. 3500 PSI AIR-ENTRA	AINED
COMPRESSED ASPHALT DRIVE, OPTIONAL, 4" M	IIN. DEPTH
-	
HARDWARE: (Make, material, and finish)	
MANUFACTURER:	
BRIGHT BRASS FINISH	
Do not include items which, by established custom when he vacates premises or chattles prohibited by KITCHEN APPLIANCES AS IDENTIFIED BY MODEL	y law from becoming realty)
RANGE AND/OR COOKTOP/OVENS =	M'FR. =
VENTHOOD =	M'FR. =
DISHMASHER =	M'FR. =
TRASH COMPACTOR =	M'FR. =
REFRIGERATOR =	M'FR. =
OTHERS (SPECIFY) =	M'FR. =
PORCHES:	
AS SPECIFIED ON PLANS	
TERRACES:	

AS SPECIFIED ON PLANS

GARAGES:

WALKS AND	DRIVEWAYS:					
Driveway: width	; base	material _ GR /	AVEL ; th	ickness _		ace material:
CONCRETE*	; thickness	4 ". F	ront walk: v	width <u>4'</u>	_ ; material	CONC.
Thickness 4	". Service walk:	width 3'	; material _	CONC.	; thickness.	4
Steps: material	CONC.	; treads <u>II</u>	_ "; risers <u></u> 8	8.25 _{".}	Cheek walls .	SEE PLANS

* ASPHALT DRIVEWAY OPTIONAL OTHER ONSITE IMPROVEMENTS:

APPROPRIATE TO FINISH LANDSCAPE

(Specify all exterior onsite improvements not described elsewhere, including itmes such as unusual grading, drainage structures, retaining walls, fence, railings, & accessory structures) EXCAVATE & FEATHER FINISH GRADE TO INSURE PROPER DRAINAGE SEED & STRAW LAWN, PLANT SEASONAL SHRUBS AT FRONT OF STRUCTURE AS

LANDSCAPING, PLANTING, AND FINISH GRADING:

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Topsoil 4 " thick: \square front yard; \square side yards; \square rear yard to 50 ft. behind main bld
Lawns (seeded, sodded, or sprigged): 🛛 front yard; 🖫 side yards; 🖼 rear yard
Planting: 🗖 as specified and shown on drawings; 🛛 as follows:
Shade trees, deciduous " caliper Evergreen trees ' to ' B &
Low flowering trees, deciduous ' Evergreen shrubs ' to ' B &
High growing shrubs, deciduous ' Vines, 2-year
Med. growing shrubs, deciduous '
Low growing shrubs, deciduous '

IDENTIFICATION — This exhibit shall be identified by the signature of the builder, or sponsor, and/or the proposed mortgagor if the latter is known at the time of application

Date	Signature	

Signature _