



PENDLETON

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History, Hospitality & Happenings!

Town of Pendleton
Board of Zoning Appeals
June 06, 2024
Pendleton Town Hall, 6 pm

AGENDA:

1. Call to Order:
2. Approval of prior meeting minutes from the April 29, 2024 meeting
3. Public Hearing:
 - a. Public hearing on an application seeking a variance to the Town of Pendleton's Zoning Ordinance, Article 4 Section 4-1 Table of Uses, Manufactured Homes. The public is allowed 3 minutes each to comment.
4. Public Comments:
5. Action Item:
 - a. Consideration of an application seeking a variance from Article 4 Section 4-1 Table of Uses, Manufactured Homes.
6. Adjournment:



PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

Town of Pendleton
Board of Zoning Appeals
April 29, 2024
Pendleton Town Hall, 6 pm

MINUTES:

1. Call to Order:

Chairwoman Ms. Crenshaw called the meeting to order at 6:00 pm.

2. Approval of prior meeting minutes from the March 19, 2024, meeting.

Chairwoman Ms. Crenshaw asked if there were any discussions or questions on the approval of the minutes from the March 19, 2024 meeting. With no questions from the Board, Mr. Hassan motioned to accept the submitted minutes. Ms. Brothers seconded the motion, with all members voting in favor of at 6:00 pm.

3. Public Hearing:

- a. Public hearing on an application seeking a variance to the Town of Pendleton's Zoning Ordinance, Article 6 Section 6-9 Townhome and Duplex Development Design Standards for a Group Development. The public is allowed 3 minutes each to comment.

Chairwoman Ms. Crenshaw opened the Public Hearing portion of the meeting at 6:02 pm. There was no public in attendance, and no comments were made.

4. Public Comments:

N/A

5. Action Item:

- a. Consideration of an application seeking a variance from Article 6 Section 6-9 Townhome and Duplex Development Design Standards.

Chairwoman Ms. Crenshaw opened this action item at 6:02 pm and asked staff to introduce the action item. Mr. Poulson read his report to the Board and explained that the applicant sought a variance from the Town's current Design Standards for townhome and duplex development. The applicant specifically was seeking a variance from the requirement concerning garages being recessed a minimum of 12 inches from the front façade of the building.

Ms. Von Meyer stated that she would like to see if the location of the front doors could be switched to having the doors on the sides of the units instead of recessed in the middle. Staff stated that he would ask the developers and try to get an answer to her question.

Mr. Hassan asked if this design was just to add usable space to the units. Ms. Watley, who was representing the developer, stated that this was the best design for this area and the size of the lot. It also includes a bedroom over the garage.

Chairwoman Ms. Crenshaw stated that the Board needed to make sure they were not setting precedents for future townhome developments by granting this variance.

Ms. Von Meyer asked if they could submit any other designs for this project.

Ms. Brothers said that she understands the importance of setting a precedent but that the Town put the developer in this Multi-Family situation. However, she would like to know if there were any other product design ideas here.

Ms. Watley said that this design matches the surrounding townhomes in the area and is the best fit for these lots.

Ms. Von Meyer stated that this was definitely an odd-shaped parcel for Multi-Family units.

Ms. Von Meyer asked if this property would have an HOA and if this design matched their requirements. Ms. Watley said that it would have an HOA and that it met the requirements of that HOA.

Ms. Von Meyer made a motion to grant the variance to the garage setback requirement for these units based on the hardship inflicted by the requirement of the Multi-Family and the need to conform with surrounding architectural designs. Ms. Brothers seconded the motion. Chairwoman Ms. Crenshaw asked if there was any discussion on the motion.

Chairwoman Ms. Crenshaw stated that she didn't want to create a situation where the Town establishes guidelines and the Board grants variances from those guidelines. Ms. Brothers stated that she felt this should be reverse grandfathered in because the developer has been working with the Town on this development. Ms. Von Meyer stated that the location of these units plays a vital role in this motion and felt this product would fit in this area. After this discussion, the Board voted unanimously to grant the variance.

6. Adjournment:

With no further business, Chairwoman Ms. Crenshaw asked for a motion to adjourn. Ms. Brothers made a motion, which Ms. Von Meyer seconded. All members voted in favor of at 6:17 pm.

Chairwoman: _____ Date: _____



Staff Report to the Town of Pendleton Board of Zoning Appeals for a request for a variance for a Manufactured Home.

Date of Report: May 31, 2024

Report By: David Poulson, Town Planner

Applicant: Keona Tucker

Request: The applicant is requesting a variance to be allowed to replace an old manufactured home at 702 Belmina St with a new manufactured home.

Property Location: 702 Belmina Street, Pendleton SC



Existing Zoning: R2

Purpose of Request: The current Town of Pendleton Zoning Ordinance Article 4, Section 4-1 Table of Uses only allows Manufactured Homes as a CONDITIONAL use in areas zoned (R-4).



USE TYPE	CO	AF	R-1	R-2	R-3	R-4	MF	CB	NC	AB	LI
A. RESIDENTIAL USES											
Single-Family Dwelling	-	P	P	P	P	P	P	-	-	-	-
Manufactured Home	-	-	-	-	-	C	-	-	-	-	-
Live-Work Unit	-	-	-	-	-	-	-	-	P	-	-
Duplex Dwelling	-	-	-	-	-	-	P	-	-	-	-
Townhouse Development	-	-	-	-	-	-	P	-	-	-	-
Multi-family Development	-	-	-	-	-	-	P	-	-	-	-
Residential Accessory Dwelling	A	A	-	-	-	-	-	A	A	A	A
B. PUBLIC AND INSTITUTIONAL USES											

Future Land Use Map: Low-Density Residential

Existing Conditions: This parcel is zoned (R2) Low-Density Residential and has a non-conforming mobile home on the lot, which the applicant is asking to replace if granted the variance as requested. (See attached picture)



Reason for Request: The applicant, Ms. Tucker, is seeking to replace an older mobile home already on this lot with a newer manufactured home purchased from Marti Wight Homes. The current Zoning Ordinances for the Town of Pendleton do not allow mobile homes in (R2) Zoning.



Definitions.

Manufactured Home means a structure manufactured after June 15, 1976, meeting the criteria of compliance with the Federal Manufactured Housing Construction and Safety Standards Act of 1974 and bearing proper certification by HUD pursuant to S.C. Code, § 40-29-20. Transportable in one or more sections, which in the traveling mode is eight feet or more in width or 40 body feet or more in length, or when erected on site, is 320 or more square feet. Built on permanent chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in it. This definition does include travel trailers.

Mobile Home means a structure manufactured prior to June 15, 1976 or manufactured after June 15, 1976 without certification of compliance with HUD standards pursuant to S.C. Code, § 40-29-70, which is a movable or portable dwelling unit over 30 feet in length constructed to be towed on its own chassis, without permanent foundation, consisting of a single or two or more connected components. The term does not include a prefabricated travel trailer, camper, or similar recreational unit.

SECTION 6-5 MANUFACTURED HOME DESIGN STANDARDS

A. **Manufactured Home Design Standards.** Manufactured home design standards are meant to allow affordable options for housing while achieving the appearance of permanence and attractive aesthetics that sustain the value and community feel of neighborhoods.

B. Manufactured home design standards shall be applicable to all newly permitted or newly relocated manufactured homes in all zoning districts.

C. Compliance with these standards is subject to approval by the Zoning Administrator or designee. All manufactured homes must bear the red HUD label of compliance per the National Manufactured Housing Construction and Safety Standards Act and subsequent amendments governing homes built after June 15, 1976. Mobile homes, as defined in [Article 2, Definitions](#) shall not be permitted to be relocated to or within the Town of Pendleton.

1. **Siding.** Manufactured homes shall not have metal siding except for exchange of a single section unit where the unit being replaced had metal siding.
2. **Skirting.** Manufactured homes in all zoning district shall have brick skirting installed. Skirting shall be installed for all manufactured homes in all zoning districts before a certificate of occupancy is granted.
3. **Roof pitch.** Manufactured homes in all zoning districts shall have a roof pitch of 5:12 or steeper.
4. **Porches.** Multi-section manufactured home units that do not include covered porches in their original design shall have a covered front porch with a floor surface that measures at least 8' wide by 8' deep along the front façade. An entrance to the inside of the Home shall be accessible by the porch.



5. **Shutters.** Manufactured homes shall have shutters for each window of adjoining span of windows.
6. **Additions.** Additions to manufactured home units shall be prohibited except for porches and decks.
7. **Habitability.** The "Minimum Habitability Standards" per SC regulation 79-43 shall be obeyed.
8. **Single Section Home Location.** Single-section manufactured homes shall not be permitted except as an exchange for an existing single-section unit as defined in Section 11-3(f)

CONDITIONS FOR USE IN R-4 ZONING

SECTION 11-3 NON-CONFORMING STRUCTURES AND USES

Where buildings or uses legally existing on the effective date of this Ordinance are not in conformity with the provisions of this Ordinance, it is the intent and purpose of this Section to declare such buildings and uses within the Town of Pendleton to be non-conforming and detrimental to the orderly development of the Town and to eliminate such non-conforming uses and buildings as quickly as possible consistent with the rights of the owners and users thereof, for the purpose of protecting the public health, safety and general welfare.

A. **Continuing Existing Uses.** Any use, building, or structure, existing at the time of enactment of this Ordinance, which does not conform to the provisions of this Ordinance for the District in which it is located shall be deemed to be a non-conforming use and may be continued only as hereinafter specified.

B. **Change of Use.** Once changed to a conforming use, no building or use of land shall be permitted to revert to a non-conforming use.

C. **Abandonment of Use.** A non-conforming use of a building or land which has been abandoned permanently or temporarily for any reason for a period of thirty (30) days shall not thereafter be re-established except in conformity with the provisions of this Ordinance.

D. **Repairs, Alteration, and Maintenance.** Ordinary non-structural repairs, alterations, or maintenance may be made to a non-conforming structure as required to keep it in sound condition. Nothing in this Ordinance shall prevent the strengthening or restoring to a safe condition for any part of any building or structure declared unsafe by proper authority.

E. **Mobile Home Units.** All mobile home units, as defined in **Article 2, Definitions** are to be considered non-conforming structures in all zoning districts.

F. **Exchange of Mobile or Manufactured Home Units.** Exchanging a pre-June 15, 1976, built mobile home unit or any manufactured home unit with a newer HUD Certified manufactured home shall be allowed even if the use is non-conforming, but not if the density is non-conforming. The exchange of the unit on a property shall be subjected to all setback standards outlined in the district regulations and design guidelines, with the exception that an exchange unit may occupy the same footprint of the structure it is replacing. **In areas currently Zoned R-4 ONLY**



G. Restoration of Damaged Structures. Any non-conforming building damaged more than fifty (50) percent of the structure itself shall not be restored or reconstructed and used as before such happenings; but if less than fifty (50) percent is damaged, it may be restored, reconstructed or be used as before, provided that such reconstruction shall be started within six (6) months of such happenings. A building permit must be requested within 30 days of the incident causing damage; otherwise, the structure shall be considered abandoned.

H. Extensions. A non-conforming use shall not be enlarged, intensified, or extended.

I. Parking. Where the automobile parking facilities are insufficient to meet the standards set in this Ordinance, or where no such parking facilities have been provided for buildings constructed prior to the effective date of this Ordinance, such buildings may not be altered nor any additional facilities be provided within such buildings until after the requirements for off-street parking shall have been satisfied for those facilities thus added or enlarged.

J. Construction Approved Prior to Ordinance. Nothing herein contained shall require any change in plans, construction, or designated use of building for which a building permit has been heretofore issued and the construction of which shall have been diligently prosecuted within three (3) months of the date of such permit, and which entire building shall be completed according to such plans as filed within one (1) year from the date of this Ordinance. Such building shall be deemed to be a non-conforming use and shall thereafter be subject to the regulations set forth herein.

SECTION 9-2 DUTIES AND POWERS

A. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Administrator in the Enforcement of this Ordinance.

B. To authorize upon appeal in specific cases a variance from the terms of the Ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the Ordinance will, in a individual case, result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of unnecessary hardship only upon finding by the Board of Zoning Appeals that all of the following factors exist. This is a provision of Act 487 of 1967 South Carolina Code of Laws:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;
2. The application of the Ordinance on this particular piece of property would create an unnecessary hardship;
3. Such conditions are peculiar to the piece of property involved; and
4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance or the Land Use Plan, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited in a given district by this Ordinance. Economic Hardship shall not be deemed the sole basis for relief.



C. To permit uses by special exception subject to standards and conditions in this ordinance.

D. In exercising the above powers, the Board of Zoning Appeals may, in conformity with the provisions of this Ordinance, reverse or affirm, wholly or in part or may modify the order requirements, decision, or determination, and to the end shall have all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit. The Board, in the execution of the duties for which appointed, may subpoena witnesses and in case of contempt may certify such fact to the circuit court having jurisdiction.

Staff Recommendation:

Staff recommends **DENYING** the variance request from the applicant based on the current Town of Pendleton Zoning Ordinance requirements. Approval of this request would set a precedent for Mobile Homes townwide.

ATTACHMENTS:

Attachment A: Application for Variance

Attachment B: Pictures of the Parcel

Attachment C: Map of the Area

Attachment D: Pictures of the old home and replacement home.



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VARIANCE APPLICATION

(For Variances from the Zoning Ordinance)

SUBMITTAL

For Variance applications, applicant must submit:

- 1) A completed application form with the owner's signature.
- 2) A drawing (site plan/plot plan/plat) to scale must be submitted showing the property boundaries and dimensions, north arrow, scale, property address, owner's name, all structure's footprints, distance of each structure (STRUCTURE INCLUDES SIGNS) to the nearest property line, label each structure "existing" or "proposed," show all vehicle use areas, parking spaces, and buffer areas (if required), with the variance area highlighted.
- 3) A written narrative describing and supporting the variance request with information per Section 502.2 of the Zoning Ordinance. See attached supplemental information sheet for details.
- 4) Application Fee: Residential \$100.00, Commercial \$200.00
- 5) Deadline is 30 days prior to next meeting for adequate time to advertise request.

Variance Request from Zoning Ordinance Section(s): Zone - R2

Briefly describe variance request (attach description if necessary): We would like to remove the current mobile home (which is deemed unlivable) from the property and replace it with a brand new mobile home that meets city guidelines.

Property Address: Lot : 702 Belmina St - Pendleton SC 29670

Subdivision Name (if applicable): N/A

Zoning District: R2-Low Density Tax Map Number: 040-09-01-018

Applicant(s) Name (if other than owner): Keona Tucker (owners daughter)

Address: 323 Allison Cir Anderson SC 29425

Phone number: 864-401-4712 Email: Keonatucker27@gmail.com

Applicant(s) Signature: Keona Tucker

Owner(s) Name: Josephus D. Freeman Jr

Address: 702 Belmina St Pendleton SC 29670

Phone number: 864-624-1225 Email: freeman76@gmail.com

Owner(s) Signature: [Signature]

*****OFFICE USE ONLY*****

Date received: 4/14/2021 Fee Paid: _____ Receipt number: _____

Date Advertised: 5/10/2024 Hearing Date: 4/6/2024 Date Sign Posted: 4/30/2024

TOWN STAFF RECOMMENDATION: APPROVED: _____ DENIED: DENIED ✓

BOARD OF ZONING APPEALS DECISION: APPROVED: _____ DENIED: _____

Comments: _____



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SUPPLEMENTAL INFORMATION SHEET FOR VARIANCES

(Per Section 502 of the Zoning Ordinance)

To authorize upon appeal in specific cases a variance from the terms of the Ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the Ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of unnecessary hardship only upon finding by the Zoning Board of Adjustment that all of the following factors exist. This is a provision of Act 487 of 1967 South Carolina Code of Laws.

In order to justify approval of any variance, the Board considers four criteria. Please answer all of the following four items. (Use additional sheets, if needed.) **All questions must be answered.**

- There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography. DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:
This is family owned land. There is currently a single wide mobile home on the property, that is not in livable condition. Water and power hook-ups are already on the land.
- The application of the Ordinance on this particular piece of property would create an unnecessary hardship. DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:
We are trying to move onto the property to upkeep and fix. It is family land that we want to improve and live on. We currently rent and pay a lot in rent. If we can use this it would be ours and affordable to live.
- Such conditions are peculiar to the piece of property involved. DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:
The current single wide mobile home on the property is not able to be remodeled. It would need to be torn down.
- Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance or the Land Use Plan, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited in a given district by this Ordinance. **Economic Hardship shall not be deemed the sole basis for relief.** DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:
The long-term goal is to clean up the land but also be able to live in affordable housing during that time. We just want to be able to live there and clean the land for our family to live on it forever.

Designation of Agent [complete only if owner is not applicant]:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application:

Date: _____ Owner Signature: _____
 Date: 4/14/24 Owner Signature: Keena Tucker

Property Number: 2109547

Property Type: Mobile Home

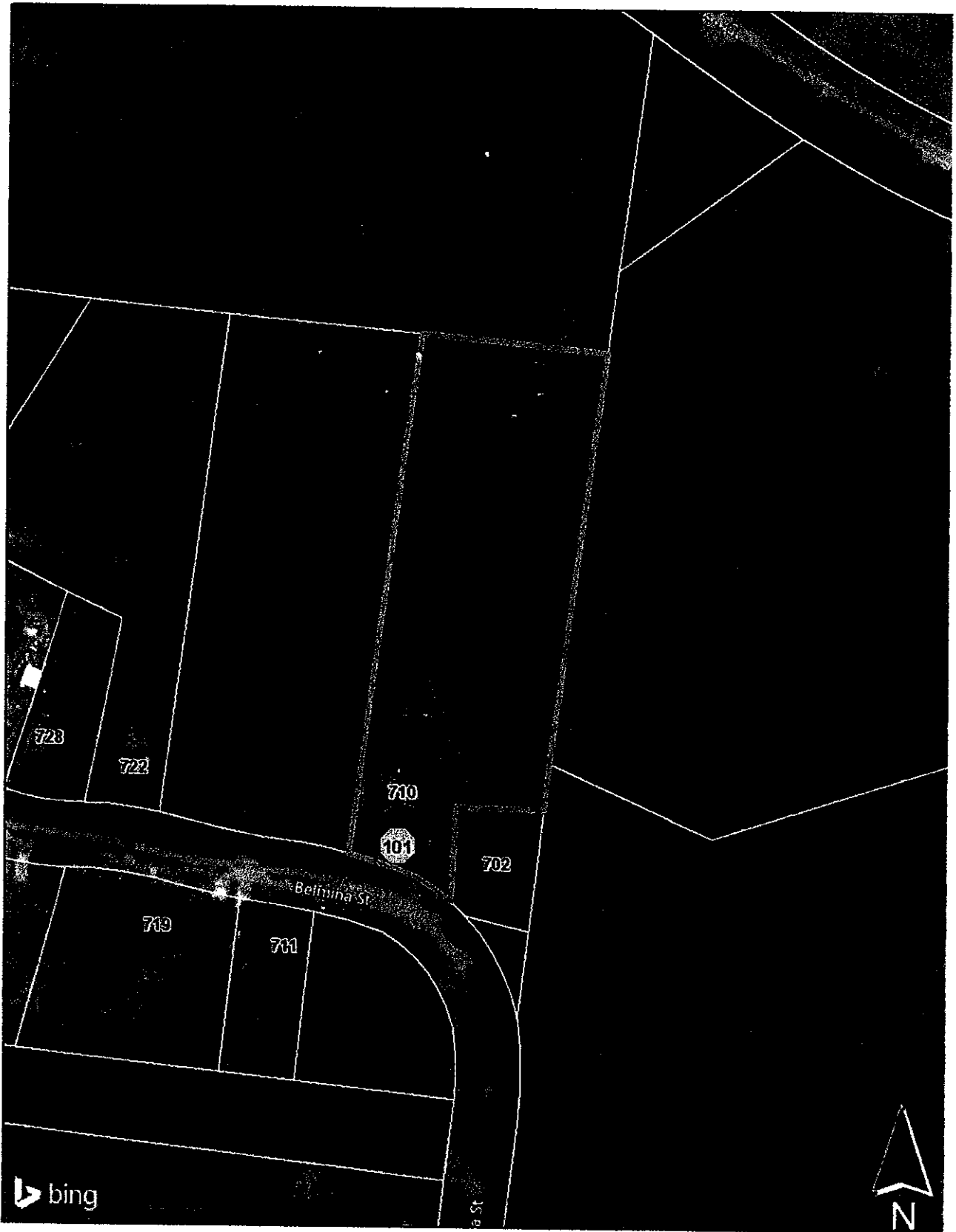


Batch:
16264

Route:
01

Sequence:
101

*The information contained in these maps should not be relied upon as a determination of property ownership or market value. No warranties, expressed or implied, are provided for the positional or thematic accuracy of the data herein, its use, or its interpretation. Conclusions and actions based on this map and its contents are the sole responsibility of the user.





Department of Veterans Affairs

DESCRIPTION OF MATERIALS

PRIVACY ACT NOTICE: VA will not disclose information collected on this form to any source other than what has been authorized under the Privacy Act of 1974 or Title 38, CFR 1.576 for routine uses (for example: Authorizing release of information to Congress when requested for statistical purposes) as identified in the VA system of records, 55VA26, Loan Guaranty Home, Condominium and Manufactured Home Loan Applicant Records, Specially Adapted Housing Applicant Records, and Vendee Loan Applicant Records - VA, 17VA26, Loan Guaranty Fee Personnel and Program Participant Records - VA, and published in the Federal Register. Your obligation to respond is required to obtain or retain benefits.

RESPONDENT BURDEN: We need this information to establish the value and or cost of adaptations or new construction before work begins. Title 38 U. S. C. authorizes collections of this information. We estimate that you will need an average of 30 minutes to review the instructions, find the information and complete this form. VA cannot conduct or sponsor a collection of information unless a valid OMB control number is displayed. You are not required to respond to a collection of information if this number is not displayed. Valid OMB control numbers can be located on the OMB Internet Page at www.reginfo.gov/public/do/PRAMain. If desired, you can call 1-800-827-1000 to get information or where to send comments or suggestions about this form.

PROPOSED CONSTRUCTION UNDER CONSTRUCTION CASE NO. _____

PROPERTY ADDRESS (Include City and State)

NAME AND ADDRESS OF LENDER OR SPONSOR

NAME AND ADDRESS OF CONTRACTOR OR BUILDER

INSTRUCTIONS

- For additional information on how this form is to be submitted, number of copies, etc., see the instructions in the VA Lender's Handbook.
- Describe all materials and equipment to be used, whether or not shown on the drawings, by marking an X in each appropriate check-box and entering the information called for each space. If space is inadequate, enter "See misc." and describe under item 27 or on an attached sheet. **The use of paint containing more than the percentage of lead by weight permitted by law is prohibited.**
- Work not specifically described or shown will not be considered unless required, then the minimum acceptable will be assumed. Work exceeding minimum requirements cannot be considered unless specifically described.
- Include no alternates, "or equal" phrases, or contradictory items. (Consideration of a request for acceptance of substitute materials or equipment is not thereby precluded.)
- Include signatures required at the end of this form.
- The construction shall be completed in compliance with the related drawings and specifications, as amended during processing. The specifications include this Description of Materials and the applicable Minimum Property Requirements.

1. EXCAVATION

Bearing soil, type _____

2. FOUNDATIONS

Footings concrete mix _____ strength psi _____ Reinforcing _____
 Foundation wall material _____ Reinforcing _____
 Interior foundation wall material _____ Party foundation wall _____
 Columns material and sizes _____ Piers material and reinforcing _____
 Girders material and sizes _____ Sills material _____
 Basement entrance areaway _____ Window areaways _____
 Waterproofing _____ Footing drains _____
 Termite protection _____
 Basement space ground cover _____ insulation _____ foundation vents _____
 Special foundations _____
 Additional information _____

3. CHIMNEYS

Material Metal Prefabricated (make and size) Superior 8" DBL Wall 36"
 Flue lining material Metal Heater flue size 5" Gas/Oil Furn Fireplace flue size 8" Wood Burn
 Vents (material and size) gas or oil heater 8" Metal Direct Vent water heater 8" Metal Direct Vent
 Additional information Circulator (make & size) Superior 36"

4. FIREPLACES

Type solid fuel gas-burning circulator (make and size) See Below Ash dump and clean-out n/a
 Fireplace facing Ceramic/Wood lining Firebrick hearth Ceramic/Stone mantel Wood/Stone
 Additional information Circulator (make & size) Superior 36"

5. EXTERIOR WALLS

Wood frame wood grade, and species #3SPF or Better 160C Corner bracing Building paper or felt As Required
 Sheathing OSB thickness 3/8" width 48" solid spaced _____ o.c. diagonal _____
 Siding Vinyl grade Res. type Lap size Varies exposure Per mfg fastening galv na
 Shingles Fiberglass grade Res type 20-30yr size varies exposure Per mfg fastening galv na
 Stucco _____ thickness _____ Lath _____ weight _____ lb.
 Masonry veneer _____ Sills _____ Lintels _____ Base flashing _____
 Masonry solid faced stuccoed total wall thickness _____ facing thickness _____ facing material _____
 Backup material _____ thickness _____ bonding _____
 Door sills _____ Window sills _____ Lintels _____ Base flashing _____
 Interior surfaces dampproofing, _____ coats of _____ furring _____
 Additional information _____
 Exterior painting material Latex Paint (on cement board) number of coats _____
 Gable wall construction same as main walls other construction Truss or Framed by design

6. FLOOR FRAMING

Joists wood, grade, and species SPF #2 or bet other 16"OC bridging N/A anchors _____
 Concrete slab basement floor first floor ground supported self-supporting mix _____ thickness _____
 reinforcing _____ insulation _____ membrane _____
 Fill under slab material _____ thickness _____
 Additional information
HUD 2x6 or 2x8 / On-Frame Mod 2x8 or 2x10 / Off-Frame Mod 2x8 or 2x10

7. SUBFLOORING (Describe underflooring for special floors under item 21)

Material grade and species 23/32 OSB or Plywood size 4x8 type apa rated
 Laid first floor second floor attic _____ sq. ft. diagonal right angles
 Additional information _____

8. FINISH FLOORING (Wood only. Describe other finish flooring under item 21)

Location	Rooms	Grade	Species	Thickness	Width	Bldg. Paper	Finish
First floor							
Second floor							
Attic floor		sq. ft.					

Additional information _____

9. PARTITION FRAMING

Studs wood, grade, and species #3 Spf Min size and spacing 2"x3"Min 24"OC Other _____
 Additional information _____

10. CEILING FRAMING

Joists wood, grade, and species Certified Truss Other 24"OC Max Bridging n/a
 Additional information
Ceiling panels fasted top bottom chord w/ approved foam adhesive

11. ROOF FRAMING

Rafters wood, grade and species Certified Truss Roof trusses (see detail) grade and species Per Truss Mfg
 Additional information
Fixed or hinged truss design

12. ROOFING

Sheathing wood, grade, and species 7/16"OSB - 24"/16" Span Index solid spaced 24/16 o.c.
 Roofing Fiberglass Shingle grade Class A size 12x36 type 20-30 yr
 Underlay 15" Felt or Equivalent weight or thickness _____ size varies fastening nails
 Built-up roofing _____ number of piles _____ surfacing material _____
 Flashing material galvanized gauge or weight 20 gauge gravel stops snow guards
 Additional information
Vented Soffit and Ridge

13. GUTTERS AND DOWNSPOUTS

Gutters material _____ gauge or weight _____ size _____ shape _____
 Downspouts material _____ gauge or weight _____ size _____ shape _____ number _____
 Downspouts connected to Storm sewer sanitary sewer dry well Splash blocks material and size _____
 Additional information _____

14. LATH AND PLASTER

Lath walls ceilings material _____ weight or thickness _____ Plaster coats _____ finish _____
 Dry-wall walls ceilings material Gypsum 1/2" thickness _____ finish _____
 Joint treatment _____

15. DECORATING (Paint, wallpaper, etc.)

Rooms	Wall Finish Material and Application	Ceiling Finish Material and Application
Kitchen	Painted Gyp	Paint & Texture
Bath	Painted Gyp	Paint & Texture
Other	Painted Gyp	Paint & Texture

Additional Information _____

16. INTERIOR DOORS AND TRIM

Doors type Hollow Core - Flush/raised panel material finished hardboard thickness 1 1/18" Min
 Door trim type Molding material wood composite Base type _____ material _____ size _____
 Finish doors Prefinished trim prefinished
 Other trim (item, type and location) _____
 Additional Information
wood or composite material for all

17. WINDOWS

Windows type Single Hung make Clayton Supp material Vinyl sash thickness 1"
 Glass grade Std/Safety sash weights balances, type Torsion head flashing _____
 Trim type _____ material _____ Paint _____ number coats _____
 Weatherstripping type Nailing Flange material caulk & window flash Storm sash, number _____
 Screens full half type removable number _____ screen cloth material fiberglass mesh
 Basement windows type _____ material _____ screens, number _____ Storm sash, number _____
 Special windows std low e insulated
 Additional Information _____

18. ENTRANCES AND EXTERIOR DETAIL

Main entrance door material fiberglass width 36" thickness 1 3/4" Frame material wd/comp thickness 3/4"
 Other entrance doors material Fiberglass width 32" thickness 1 3/4" Frame material wd/comp thickness 3/4"
 Head flashing _____ Weatherstripping type _____ saddles _____
 Screen doors thickness _____ number _____ screen cloth material _____ Storm doors thickness _____ number _____
 Combination storm and screen doors thickness _____ number _____ screen cloth material _____
 Shutters hinged fixed Railings _____ Attic louvers _____
 Exterior millwork grade and species _____ Paint _____ number coats _____
 Additional Information
Atrium or Patio Door Options / vinyl clad or steel ext door may be used

19. CABINETS AND INTERIOR DETAIL

Kitchen cabinets, wall units material std wood or mdf lineal feet of shelves _____ shelf width _____
 Base units material std wood or mdf counter top laminate edging lam or ceramic
 Back and end splash lam, ceramic or glass Finish of cabinets WOOD number coats _____
 Medicine cabinets make _____ model _____
 Other cabinets and built-in furniture same as above or per approved print
 Additional Information
option - faux marble

20. STAIRS

Stair	Treads		Risers		Stringers		Handrail		Balusters	
	Material	Thickness	Material	Thickness	Material	Size	Material	Size	Material	Size
Basement										
Main	Pine	1"	OSB	7/16"	Plywood	3/4"	Wood	wd/mtl		
Attic										

Disappearing make and model number _____
 Additional Information _____

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

Floors	Location	Material, Color, Border, Sizes, Gauge, Etc.	Threshold Material	Wall Base Material	Underfloor Material
	Kitchen	20 mm Linoleum			See # 7
	Bath	20 mm Linoleum			See # 7
	Utility	20 mm Linoleum			See # 7
	other	Carpet			See # 7

Wainscot	Location	Material, Color, Border, Cap, Sizes, Gauge, Etc.	Height	Height Over Tub	Height in Showers (From Floor)
	Bath				

Additional Information _____

22. PLUMBING

Fixture	Number	Location	Make	MFR's Fixture Identification No.	Size	Color
Sink		Kitchen	Clayton Supply	Stainless/Acrylic	33x22	
Lavatory		Bath	Clayton Supply	China/Plastic	18"	
Water closet		Bath	Clayton Supply	China/Plastic	1.6 gal	
Bathtub		Bath	Posey	Fiberglass	54/60	
Shower over tub		Bath	Posey	Fiberglass	54/60	
Stall shower		Bath	Posey	Fiberglass	54/60	
Laundry trays						
UtilitySink		Utility	Clayton Supply	Acrylic/Plastic	18"	

Bathroom accessories Recessed material _____ number _____ Attached material _____ number _____
 Additional Information _____

Curtain rod Door Shower pan material Fiberglass/Marble **(Show and describe individual system in complete detail in separate drawings and specifications according to requirements.)**
 Water supply public community system individual (private) system*
 Sewage disposal public community system individual (private) system*
 House drain (inside) cast iron tile other PVC House sewer (outside) cast iron tile other _____
 Water piping galvanized steel copper tubing other Pex Flex Sill cocks, number _____
 Domestic water heater type Elec/Gas make and model Rheem heating capacity 30t gph. 100° rise.
 Storage tank material _____ capacity _____ gallons
 Gas service utility company liq. pet. gas other _____ Gas piping cooking house heating
 Footing drains connected to Storm sewer sanitary sewer dry well Sump pump make and model _____
 capacity _____ discharges into _____

Additional Information _____

23. HEATING

Hot water Steam Vapor One-pipe system Two-pipe system Radiators Convector Baseboard radiation Make and model Radiant panel floor wall ceiling Panel coil material Circulator Return pump make and model capacity gpm. Boiler make and model Output Btuh. net rating Btuh. Additional Information

Warm air Gravity Forced Type of system Down Flow Duct material supply Metal/Fibergl return Above Floor insulation thickness Outside air intake Furnace make and model Intertherm E3 Series Input Btuh. Output 53000t Btuh. Additional Information Optional Gas - Intertherm m7 - 53000t

Space heater floor furnace wall heater Input Btuh. Output Btuh. number units Make and model Additional Information

Controls make and types Additional Information

Fuel Coal oil gas liq. pet. gas electric other storage capacity Additional Information

Firing equipment furnished separately Gas burner, conversion type Stoker hopper feed bin feed Oil burner pressure atomizing vaporizing Make and model Control Additional Information

Electric heating system type Input watts @ volts output Btuh. Additional Information

Ventilating equipment attic fan, make and model capacity cfm. kitchen exhaust fan, make and model Venture 100 cfm rangehood Other heating, ventilating, or cooling equipment Venture 50 cfm Min baths Additional Information

24. ELECTRICAL WIRING

Service overhead underground Panel fuse box circuit-breaker make Cutler Hamm AMP's 200 No. circuits 32 Wiring conduit armored cable nonmetallic cable knob and tube other Special outlets range water heater other Doorbell Chimes Push-button locations Additional Information

25. LIGHTING FIXTURES

Total number of fixtures Total allowance for fixtures, typical installation, \$ Nontypical installation Additional Information

26. INSULATION			
Location	Thickness	Material, Type, and Method of Installation	Vapor Barrier
Roof			
Ceiling	SeeNote	Blown Fiberglass - Johns Mansville	
Wall		Fiberglass Batt - Johns Mansville	
Floor		Fiberglass Blanket or Batt - Johns Mansville	
Note:		Thickness per R-Value Thermal Zone Calculations	

27. MISCELLANEOUS: (Describe any main dwelling materials, equipment, or construction items not shown elsewhere; or use to provide additional information where the space provided was inadequate. Always reference by item number to correspond to numbering used on this form.)

HARDWARE (make, material, and finish)

SPECIAL EQUIPMENT (State material or make, model and quantity. Include only equipment and appliances which are acceptable by local and Federal law. Do not include items which, by established custom, are supplied by occupant and removed when he vacates premises or chattels prohibited by law from becoming realty.)

PORCHES

TERRACES

GARAGES

WALKS AND DRIVEWAYS

Driveway width _____ base material _____ thickness _____ surfacing material _____ thickness _____
 Front walk width _____ material _____ thickness _____ Service walk width _____ material _____ thickness _____
 Steps material _____ treads _____ risers _____ Cheek walls _____

OTHER ONSITE IMPROVEMENTS

(Specify all exterior onsite improvements not described elsewhere, including items such as unusual grading, drainage structures, retaining walls, fence, railings, and accessory structures.)

LANDSCAPING, PLANTING, AND FINISH GRADING

Topsoil _____ thick front yard side yards rear yard to _____ feet behind main building
 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 & B
 _____ Low flowering trees deciduous _____ to _____ Evergreen shrubs _____ to _____ B & B
 _____ High-growing shrubs deciduous _____ to _____ Vines, 2-year _____
 _____ Medium-growing shrubs deciduous _____ to _____ Other _____
 _____ Low-growing shrubs deciduous _____ to _____

IDENTIFICATION –This exhibit shall be identified by the signature of the builder and/or the proposed purchaser if the latter is known at the time of application.

SIGNATURE OF BUILDER (Please sign in ink)	DATE (MM/DD/YYYY)
SIGNATURE OF PURCHASER (Please sign in ink)	DATE (MM/DD/YYYY)

Description of Materials

U.S. Department of Housing
and Urban Development
Department of Veterans Affairs
Farmers Home Administration

OMB Control No. 2502-0313
(exp. 3/31/2024)

Public reporting burden for this collection of information is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

The National Housing Act (12 USC 1703) authorizes insuring financial institutions against default losses on single family mortgages. HUD must evaluate the acceptability and value of properties to be insured. The information collected here will be used to determine if proposed construction meets regulatory requirements and if the property is suitable for mortgage insurance. Response to this information collection is mandatory. No assurance of confidentiality is provided.

Proposed Construction Under Construction No. _____ (To be inserted by HUD, VA or FmHA)
Property address (Include City and State) _____

Name and address of Mortgagor or Sponsor _____ Name and address of Contractor or Builder _____

Instructions

- For additional information on how this form is to be submitted, number of copies, etc., see the instructions applicable to the HUD Application for Mortgage Insurance, VA Request for Determination of Reasonable Value, or FmHA Property Information and Appraisal Report, as the case may be.
- Describe all materials and equipment to be used, whether or not shown on the drawings, by marking an X in each appropriate check-box and entering the information called for each space. If space is inadequate, enter "See misc." and describe under item 27 or on an attached sheet. **The use of paint containing more than the percentage of lead by weight permitted by law is prohibited.**
- Work not specifically described or shown will not be considered unless required, then the minimum acceptable will be assumed. Work exceeding minimum requirements cannot be considered unless specifically described.
- Include no alternates, "or equal" phrases, or contradictory items. (Consideration of a request for acceptance of substitute materials or equipment is not thereby precluded.)
- Include signatures required at the end of this form.
- The construction shall be completed in compliance with the related drawings and specifications, as amended during processing. The specifications include this Description of Materials and the applicable Minimum Property Standards.

1. Excavation

Bearing soil, type _____

2. Foundations

Footings concrete mix _____ strength psi _____ Reinforcing _____

Foundation wall material _____ Reinforcing _____

Interior foundation wall material _____ Party foundation wall _____

Columns material and sizes _____ Piers material and reinforcing _____

Girders material and sizes _____ Sills material _____

Basement entrance areaway _____ Window areaways _____

Waterproofing _____ Footing drains _____

Termite protection _____

Basementless space ground cover _____ insulation _____ foundation vents _____

Special foundations _____

Additional information _____

3. Chimneys

Material Metal _____ Prefabricated (make and size) Superior 8" Dbl Wall 36"

Flue lining material Metal _____ Heater flue size 5" GAS/OIL FURN _____ Fireplace flue size 8" wood burn

Vents (material and size) gas or oil heater 8" metal direct vent _____ water heater 8" metal direct vent

Additional information _____

4. Fireplaces

Type solid fuel circulator (make and size) see below _____ Ash dump and clean-out N/A

Fireplace facing ceramic/wood _____ lining firebrick _____ hearth ceramic/stone _____ mantel wood/stone

Additional information circulator(make &size) superior36"

5. Exterior Walls

Wood frame wood grade, and species #3 spf or better 16oc Corner bracing Building paper or felt as required
 Sheathing osb thickness 3/8 width 48" solid spaced o.c. diagonal
 Siding vinyl grade res type lap size varies exposure per mfg fastening galv nail
 Shingles fiberglass grade res type 20-30 YR size varies exposure per mfg fastening galv nail
 Stucco thickness Lath weight lb.
 Masonry veneer Sills Lintels Base flashing
 Masonry solid faced stuccoed total wall thickness facing thickness facing material
 Backup material thickness bonding
 Door sills Window sills Lintels Base flashing
 Interior surfaces dampproofing, coats of furring
 Additional information
 Exterior painting material latex paint(on cement board) number of coats
 Gable wall construction same as main walls truss or framed by design

6. Floor Framing

Joists wood, grade, and species spf #2 or better other 16oc bridging n/a anchors
 Concrete slab basement floor first floor ground supported self-supporting mix thickness
 reinforcing insulation membrane
 Fill under slab material thickness
 Additional information Hud 2x6 or 2x8/ On-frame 2x8 or 2x10/ Off-frame mod 2x8 or 2x10

7. Subflooring (Describe underflooring for special floors under item 21)

Material grade and species 23/32 osb or plywood size 4/8 type apa rated
 Laid first floor second floor attic sq. ft. diagonal right angles
 Additional information

8. Finish Flooring (Wood only. Describe other finish flooring under item 21)

Location	Rooms	Grade	Species	Thickness	Width	Bldg. Paper	Finish
First floor							
Second floor							
Attic floor							

Additional information

9. Partition Framing

Studs wood, grade, and species #3 spf min size and spacing 2x3 min 24oc Other
 Additional information

10. Ceiling Framing

Joists wood, grade, and species certified truss Other 24oc Bridging N/a
 Additional information

11. Roof Framing

Rafters wood, grade, and species certified truss Roof trusses (see detail) grade and species per truss mfg
 Additional information

12. Roofing

Sheathing wood, grade, and species 7/16" osb-24-16 span index solid 24/16 o.c.
 Roofing fiberglass shingle grade class A size 12x36 type 20-30yr
 Underlay 15 felt or equivalent weight or thickness size varies fastening nails
 Built-up roofing number of plies surfacing material
 Flashing material galvanized gage or weight 20 gauge gravel stops snow guards
 Additional information

13. Gutters and Downspouts

Gutters material _____ gage or weight _____ size _____ shape _____
 Downspouts material _____ gage or weight _____ size _____ shape _____ number _____
 Downspouts connected to Storm sewer sanitary sewer dry-well Splash blocks material and size _____
 Additional information _____

14. Lath and Plaster

Lath walls ceilings material _____ weight or thickness _____ Plaster coats _____ finish _____
 walls ceilings material gypsum 1/2" thickness _____ finish _____
 Joint treatment _____

15. Decorating (Paint, wallpaper, etc.)

Rooms	Wall Finish Material and Application	Ceiling Finish Material and Application
Kitchen	<u>painted gyp</u>	Paint and texture
Bath	<u>painted gyp</u>	paint and texture
Other	<u>painted gyp</u>	Paint and texture

Additional information _____

16. Interior Doors and Trim

Doors type Hollow core-flush/raised panel material finished hardboard thickness 1-1/8in
 Door trim type molding material wood complete Base type _____ material _____ size _____
 Finish doors prefinished trim prefinished
 Other trim (item, type and location) _____
 Additional information _____

17. Windows

Windows type single hung make clayton supply material vinyl sash thickness _____
 Glass grade std/safety sash weights _____ type _____ head flashing _____
 Trim type _____ material _____ Paint _____ number coats _____
 Weatherstripping type nailing flange material caulkand window flash Storm sash, number _____
 Screens full _____ type removable number _____ screen cloth material fiberglass mesh
 Basement windows type _____ material _____ screens, number _____ Storm sash, number _____
 Special windows std low e insulated
 Additional information _____

18. Entrances and Exterior Detail

Main entrance door material fiberglass width 36 thickness 1-3/4 Frame material wd/comp thickness 3/4
 Other entrance doors material fiberglass width 32 thickness 1-3/4 Frame material wd/comp thickness _____
 Head flashing _____ Weatherstripping type _____ saddles _____
 Screen doors thickness _____ number _____ screen cloth material _____ Storm doors thickness _____ number _____
 Combination storm and screen doors thickness _____ number _____ screen cloth material _____
 Shutters hinged fixed Railings _____ Attic louvers _____
 Exterior millwork grade and species _____ Paint _____ number coats _____
 Additional information _____

19. Cabinets and Interior Detail

Kitchen cabinets, wall units material std wood or mdf lineal feet of shelves _____ shelf width _____
 Base units material std wood or mdf counter top laminare edging laminare
 Back and end splash lam/ceramic or glass Finish of cabinets _____ wood _____ number coats _____
 Medicine cabinets make _____ model _____
 Other cabinets and built-in furniture same as above or approved per print
 Additional information _____

20. Stairs

Stair	Treads		Risers		Strings		Handrail		Balusters	
	Material	Thickness	Material	Thickness	Material	Size	Material	Size	Material	Size
Basement										
Main	pine	1"	osb	7/16"	plywood	3/4	wood/mtl			
Attic										

Disappearing make and model number _____
 Additional information _____

21. Special Floors and Wainscot (Describe Carpet as listed in Certified Products Directory)

Floors	Location	Material, Color, Border, Sizes, Gage, Etc.	Threshold Material	Wall Base Material	Underfloor Material
	Kitchen	20mm linoleum			see#7
	Bath	20mm linoleum			see#7
	utility	20mm linoleum			see#7
	other	carpet			see#7

Wainscot	Location	Material, Color, Border, Cap. Sizes, Gage, Etc.	Height	Height Over Tub	Height in Showers (From Floor)
	Bath				

Additional information _____

22. Plumbing

Fixture	Number	Location	Make	MFR's Fixture Identification No.	Size	Color
Sink		kitchen	clayton supply	stainless/acrylic	33x22	
Lavatory		bath	clayton supply	china/plastic	18"	
Water closet		bath	clayton supply	china/plastic	1.6 gal	
Bath tub		bath	posey	fiberglass	54/60	
Shower over tub		bath	posey	fiberglass	54/60	
Stall shower		bath	posey	fiberglass	54/60	
Laundry trays						
utility sink		utility	clayton supply	acrylic/plastic	18"	

Bathroom accessories Recessed material _____ number _____ Attached material _____ number _____

Additional information _____

Curtain rod Door Shower pan material fiberglass/marble _____ * (Show and describe individual system in complete detail in separate drawings and specifications according to requirements.)
 Water supply public community system individual (private) system*
 Sewage disposal public community system individual (private) system*
 House drain (inside) cast iron tile pvc _____ House sewer (outside) cast iron tile other _____
 Water piping galvanized steel copper tubing other per flex _____ Sill cocks, number _____
 Domestic water heater type _____ make and model _____ heating capacity 30t _____ gph. 100° rise.
 Storage tank material _____ capacity _____ gallons
 Gas service utility company liq. pet. gas other _____ Gas piping cooking house heating
 Footing drains connected to storm sewer sanitary sewer dry well sump pump make and model _____
 capacity _____ discharges into _____

Additional information _____

23. Heating

Hot water Steam Vapor One-pipe system Two-pipe system
Radiators Convectors Baseboard radiation Make and model
Radiant panel floor wall ceiling Panel coil material
Circulator Return pump Make and model capacity gpm.
Boiler make and model Output Btuh. net rating Btuh.
Additional information

Warm air Gravity Forced Type of system downflow
Duct material supply metal/fiberglass return above door Insulation thickness Outside air intake
Furnace: make and model INTERTHERM E3 SERIES Input Btuh. output 53000t Btuh.
Additional information optional gas-interthermm7-53000t

Space heater floor furnace wall heater Input Btuh. output Btuh. number units
Make, model
Additional information

Controls make and types
Additional information

Fuel: Coal oil gas liq. pet. gas electric other storage capacity
Additional information

Firing equipment furnished separately Gas burner, conversion type Stoker hopper feed oil feed
Oil burner pressure atomizing vaporizing
Make and model
Control
Additional information

Electric heating system type Input watts @ volts output Btuh.
Additional information

Ventilating equipment attic fan, make and model capacity cfm.
k ventrue 100cfm rangehood
Other heating, ventilating, or cooling equipment venture 50cfm min baths
Additional information

24. Electric Wiring

Service overhead underground Panel fuse box make cutler hammer AMP's 200 No. circuits 32
Wiring conduit armored cable nonmetallic cable knob and tube other
Special outlets range water heater other
Doorbell Chimes Push-button locations
Additional information

25. Lighting Fixtures

Total number of fixtures Total allowance for fixtures, typical installation, \$
Nontypical installation
Additional information

26. Insulation

Location	Thickness	Material, Type, and Method of Installation	Vapor Barrier
Roof			
Ceiling	see note	blown fiberglass- johns mansville	
Wall		fiberglass batt-johns mansville	
Floor		fiberglass blanket or batt- johns amnsville	
		thickness per r- value thermal zone calculations	

27. Miscellaneous: (Describe any main dwelling materials, equipment, or construction items not shown elsewhere; or use to provide additional information where the space provided was inadequate. Always reference by item number to correspond to numbering used on this form.)

Hardware (make, material, and finish.)

Special Equipment (State material or make, model and quantity. Include only equipment and appliances which are acceptable by local law, custom and applicable FHA standards. Do not include items which, by established custom, are supplied by occupant and removed when he vacates premises or chattles prohibited by law from becoming realty.)

Porches

Terraces

Garages

Walks and Driveways

Driveway width _____ base material _____ thickness _____ surfacing material _____ thickness _____
 Front walk width _____ material _____ thickness _____ Service walk width _____ material _____ thickness _____
 Steps material _____ treads _____ risers _____ Cheek walls _____

Other Onsite Improvements

(Specify all exterior onsite improvements not described elsewhere, including items such as unusual grading, drainage structures, retaining walls, fence, railings, and accessory structures.)

Landscaping, Planting, and Finish Grading

Topsoil _____ thick front yard side yards rear yard to _____ feet behind main building
 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 & B
 _____ Low flowering trees deciduous _____ to _____ Evergreen shrubs _____ to _____ B & B
 _____ High-growing shrubs deciduous _____ to _____ Vines, 2-year _____
 _____ Medium-growing shrubs deciduous _____ to _____ Other _____
 _____ Low-growing shrubs deciduous _____ to _____

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 (mm/dd/yyyy) _____ Signature _____

Signature _____

Proposed Construction

DESCRIPTION OF MATERIALS

No. _____
(To be inserted by Agency)

Under Construction

Property address _____ City _____ State _____

Mortgagor or Sponsor _____
(Name) (Address)

Contractor or Builder _____
(Name) (Address)

INSTRUCTIONS

- For additional information on how this form is to be submitted, number of copies, etc., see the instructions applicable to the FHA Application for Mortgage Insurance, VA Request for Determination of Reasonable Value or other, as the case may be.
- Describe all materials and equipment to be used, whether or not shown on the drawings, by marking an X in each appropriate check-box and entering the information called for in each space. If space is inadequate enter "See misc." and describe under item 27 or on an attached sheet-THE USE OF PAINT CONTAINING MORE THAN THE PERCENT OF LEAD BY WEIGHT PERMITTED BY LAW IS PROHIBITED.
- Work not specifically described or shown will not be considered unless required, then the minimum acceptable will be assumed. Work exceeding minimum requirements cannot be considered unless specifically described.
- Include no alternates, "or equal" phrases, or contradictory items. (Consideration of a request for acceptance of substitute materials or equipment is not thereby precluded.)
- Include signatures required at the end of this form.
- The construction shall be completed in compliance with the related drawings and specifications, as amended during processing. The specifications include this Description of Materials and the applicable building code.

1. EXCAVATION:
Bearing soil, type _____

2. FOUNDATIONS:
Footings: concrete mix _____; strength psi _____ Reinforcing _____
Foundation wall: material _____ Reinforcing _____
Interior foundation wall: material _____ Party foundation wall _____
Columns: material and sizes _____ Piers: material and reinforcing _____
Girders: material and sizes _____ Sills: material _____
Basement entrance areaway _____ Window areaways _____
Waterproofing _____ Footing drains _____
Termite protection _____
Basementless space: ground cover _____; insulation _____; foundation vents _____
Special foundations _____
Additional information _____

3. CHIMNEYS:
Material Metal _____ Prefabricated (make and size) Superior 8" DBL Wall 36"
Flue lining: material Metal _____ Heater flue size 5" (Gas/Oil Furnace) Fireplace flue size 3" Wood Burner
Vents (material and size): gas or oil heater 8" Metal Direct Vent _____; water heater 8" Metal Direct Vent _____
Additional information: Opt. Gas/FPlace (Mods) 4.5" Flute W/7.5" Direct Vent

4. FIREPLACES:
Type: solid fuel; gas-burning; circulator (make and size) See Below Ash dump and clean-out N/A
Fireplace: Facing Ceramic/Wd _____; lining Firebrick _____; hearth Cer/Slate _____; mantel Ceramic/Wood _____
Additional information: Circulator (make & size) Superior 36"

5. EXTERIOR WALLS:
Wood frame: wood grade, and species #3 SPF or Better 16" OC Corner bracing. Building paper or felt As required
sheathing OSB _____; thickness 3/8" min width 48" solid; space _____ o.g.; diagonal;
Siding Vinyl _____; grade RES. _____; type Lap _____; size Varies _____; exposure per mf _____; fastening galv. nails _____
Shingles Fiberglass _____; grade RES. _____; type 20-30yr _____; size Varies _____; exposure per mf _____; fastening galv nails _____
Stucco _____; thickness _____; Lath _____, weight _____ lb.
Masonry veneer _____ Sills _____ Lintels _____ Base flashing _____
Masonry: solid faced stuccoed; total wall thickness _____; facing thickness _____; facing material _____
Backup material _____; thickness _____; bonding _____
Door sills _____ Window sills _____ Lintels _____ Base flashing _____
Interior surfaces: dampproofing, _____ coats of _____; furring _____
Additional information: _____
Exterior painting: material Latex Paint (on Cement Board) _____; number of coats _____

Gable wall construction: same as main walls; other construction Truss or Framed by design

6. FLOOR FRAMING:
Joists: wood, grade, and species 2x8 min #2SPF; other 16" CC _____; bridging N/A _____; anchors _____
Concrete slab: basement floor; first floor; ground supported; self-supporting; mix _____; thickness _____
reinforcing _____; insulation _____; membrane _____
Fill under slab: material _____; thickness _____; Additional information: 2 x 10 #2SPF (off frame Modular)

7. SUBFLOORING: (Describe underflooring for special floors under item 21.)
Material: grade and species 19/32" - 23/32" OSB or Plywood _____, size 4'x8', type APA Rated
Laid: first floor; second floor attic _____ sq. ft. diagonal; right angles. Additional information: _____

8. FINISH FLOORING: (Wood only. Describe other finish flooring under item 21.)

LOCATION	ROOMS	GRADE	SPECIES	THICK-NESS	WIDTH	BLDG.PAPER	FINISH
First floor							
Second floor							
Attic floor							

Additional information: _____

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0142. The time required to complete this information collection is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

26. INSULATION:

Location	Thickness	Material, Type, and Method of Installation	Vapor Barrier
Roof			
Ceiling	SEE	Blown Fiberglass - Johns Mansville	Spray On
Wall	NOTE:	Fiberglass Batt- John Mansville	Kraft Back
Floor		Fiberglass Blanket & Batt - Johns Mansville	Kraft or Plastic
		Thickness Per R-Value/Thermal Calcs/Thermal/Climate	Kraft or Plastic

27. MISCELLANEOUS: (Describe any main dwelling materials, equipment, or construction items not shown elsewhere; or use to provide additional information where the space provided was inadequate. Always reference by item number to correspond to numbering used on this form.)

HARDWARE: (make, material, and finish.)

SPECIAL EQUIPMENT: (State material or make, model and quantity. Include only equipment and appliances which are acceptable by local law, custom and applicable FHA standards. Do not include items which, by established custom, are supplied by occupant and removed when he vacates premises or chattels prohibited by law from becoming realty.)

PORCHES:

TERRACES:

GARAGES:

WALKS AND DRIVEWAYS:

Driveway: width _____; base material _____; thickness _____; surfacing material _____; thickness _____
 Front walk: width _____; material _____ thickness _____; Service walk: width _____; material _____; thickness _____
 Steps: material _____; treads _____; risers _____; Check walls _____

OTHER ONSITE IMPROVEMENTS:

(Specify all exterior onsite improvements not described elsewhere, including items such as unusual grading, drainage structures, retaining walls, fence, railings, and accessory structures.)

LANDSCAPING, PLANTING, AND FINISH GRADING:

Topsoil _____" thick: front yard; side yards; rear yard to _____ feet behind main building.
 Lawns (seeded, sodded, sprigged): front yard _____; side yards _____; rear yard _____
 Planting: as specified and shown on drawings; as follows:
 _____ Shade trees, deciduous, _____" caliper. _____ Evergreen trees _____, to _____', B & B.
 _____ Low flowering trees, deciduous. _____ to _____' _____ Evergreen shrubs _____ to _____', B & B.
 _____ High-growing shrubs, deciduous. _____ to _____' _____ Vines, 2-years
 _____ Medium-growing shrubs, deciduous, _____ to _____'
 _____ Low-growing shrubs, deciduous. _____ to _____'

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 _____





BOARD OF ZONING APPEALS
PUBLIC HEARING
FOR INFORMATION CONTACT
646-9409















PENDLETON

S O U T H C A R O L I N A

History, Hospitality & Happenings!

PUBLIC NOTICE

The Town of Pendleton Board of Zoning Appeals will hold a public hearing in the Council Chambers of Town Hall on Thursday, June 06, 2024, at 6:00 pm to receive public input concerning an application for a variance to the Manufactured Home Conditional Use Regulations for property located at 702 Belmina St. The meeting is open to the public, and the public is welcome to speak.

Please run ad Friday, May 10, 2024
bill ad to Amyee Crawford
Town of Pendleton
310 Greenville Street
Pendleton, S.C. 29670