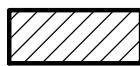




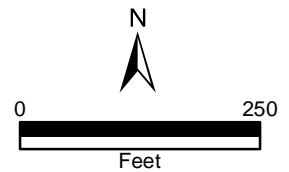
1-E-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1232 Armstrong Ave. 37917
 Old North Knoxville H

Original Print Date: 1/13/2021
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Samuel Evans Samantha LaVoi





Staff Report

Knoxville Historic Zoning Commission

File Number: 1-E-21-HZ

Meeting: 1/21/2021
Applicant: Samuel Evans Samantha LaVoi
Owner: Samuel Evans Samantha LaVoi

Property Information

Location: 1232 Armstrong Ave. **Parcel ID** 7181 L M 012
District: Old North Knoxville H
Zoning: RN-4 (General Residential Neighborhood)
Description: Queen Anne cottage, c.1910

One-story residence with a hipped roof with lower cross gables, clad in asphalt shingle. House is clad in asbestos shingles and rests on a brick foundation. A recessed porch extends the left half of the façade, supported by wood chamfered columns. Replacement windows.

Description of Work

Level II Construction of Addition or Outbuilding

Construction of rear porch addition. Addition will extend from existing front-gable roof massing on the right side of the rear (east) elevation, measuring 16'-9" long and 14' wide. Addition will feature a gable roof with a 12/12 pitch, extending off the existing rear gable roofline, with an asphalt shingle-clad roof and fascia details to match the existing.

Addition will be enclosed with full-length screen windows and wood siding to match the house. The porch features an open gable design enclosed with screen. On the left (south) side of the addition, a new screen door will provide access to the deck.

Left side of rear elevation will feature a rectangular wood deck, measuring 12'-6" wide by 5' deep, with three additional full-length steps surrounding the deck (overall footprint measures 15' wide by 6'-10-3/8" deep). Deck flooring will be 6" wide horizontal wood decking.

Applicable Design Guidelines

Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

L. Additions

1. Locate exterior additions at the rear of or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building, and using appropriate portions.
2. Design new additions so that it is clear what is historic and what is new.
3. Consider the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district. Additions shall be distinguishable from the historic building, but shall be compatible in terms of mass, materials, size, texture, and scale. Additions shall be designed so they can be removed without destroying the form of the historic building.
4. New additions should not be visible from streets.

6. Do not cause a loss of historic character through a new addition.

Comments

N/A

Staff Findings

1. 1232 Armstrong Avenue is a contributing resource to the Old North Knoxville National Register Historic District and local historic overlay.
 2. The porch addition is proposed for a non-character-defining elevation, to project from an existing gable-roof massing with a previously altered window. The addition will not require removal or alteration of any historic features.
 3. The addition will not be visible from the public right-of-way. Placement of the addition is appropriate.
 4. The applicant has provided calculations that the rear addition will not exceed the required building coverage or impervious surface coverage for the RN-2 base zoning.
 5. The applicant has proposed to extend the existing rear gable for the porch roof, which creates a large massing somewhat disproportionate to the house's rear elevation. Stepping down the porch gable between 8"-1' below the main gable would differentiate the new porch from the historic house and reduce the overall massing of the addition.
 6. Guidelines note that the addition should be distinguishable from the historic building, but compatible in massing, materials, size, texture, and scale. Overall, the massing, materials, and details of the addition are appropriate for a new enclosed porch on a non-visible elevation. Retaining the existing cornerboard detail on the house's northeast corner would preserve a historic feature and serve to differentiate the porch addition on the side elevation.
 7. The application describes "wide siding to match house" for the small sections of siding (primarily on the north side of the addition). The existing house is asbestos or a similar synthetic siding with a wide exposure. In staff's opinion, both smooth-finished HardiePlank or wood siding would be appropriate, as the scope of work is a new addition, the siding section is very limited in size, and would not not visible from the street.
 8. The proposed deck is modest in size and design, uses wood materials appropriate for a historic building, and will not be visible from the street. The deck could be removed without effect on any historic features of the building.
-

Staff Recommendation

Staff recommends approval of the work as proposed with the following conditions: 1) retain the northeast cornerboard; 2) step down the porch gable between 8" and 1' below the main gable; 3) provide final siding specifications to staff for approval.



DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Samuel F. Evans and Samantha K. LaVoi

Applicant

1/4/2021

1/21/2021

1-E-21-HZ

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

Samuel F. Evans and Samantha K. LaVoi

Name

Company

1232 Armstrong Ave.

Knoxville

TN

37917

Address

City

State

Zip

843-469-3488

samfevans@gmail.com and lavoi.samantha@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

1232 Armstrong Ave.

081LM012

Property Address

Parcel ID

RN2/H

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

1.4.21

Please Print

Date

Sam Evans
Applicant Signature

Samuel Frederick Evans

1/4/2021

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

Brief description of work: _____

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: _____

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:

FEE 2:

FEE 3:

TOTAL:



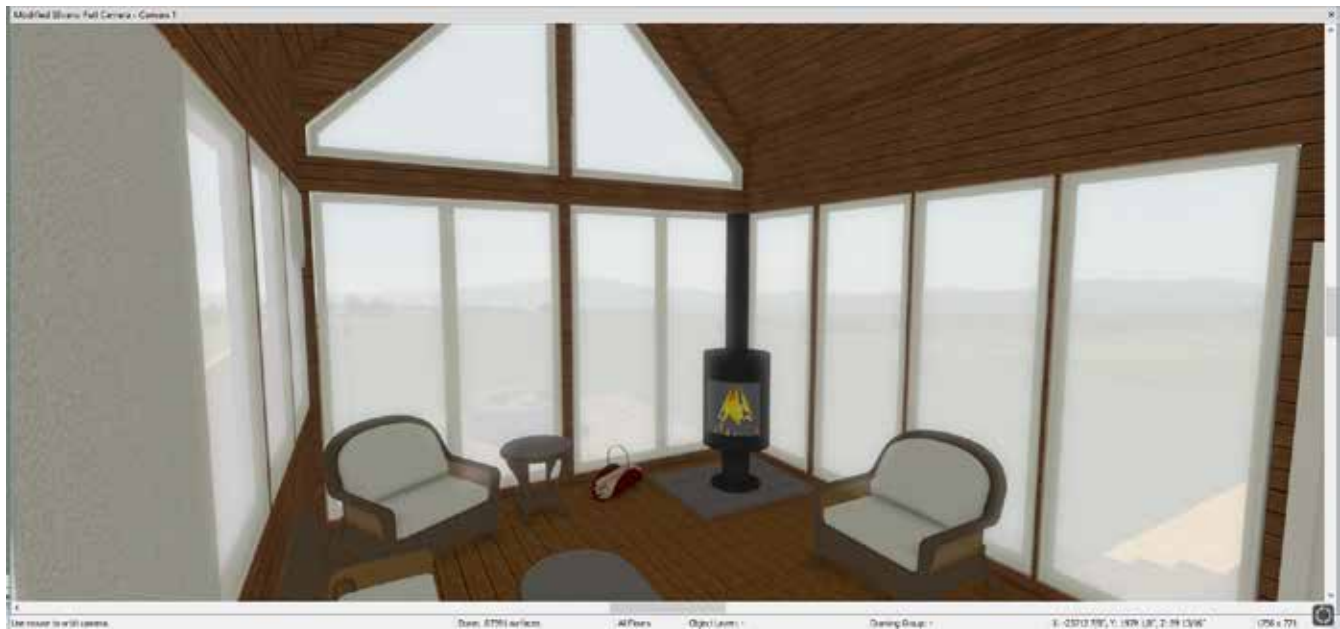
Existing Structure



Deck Section

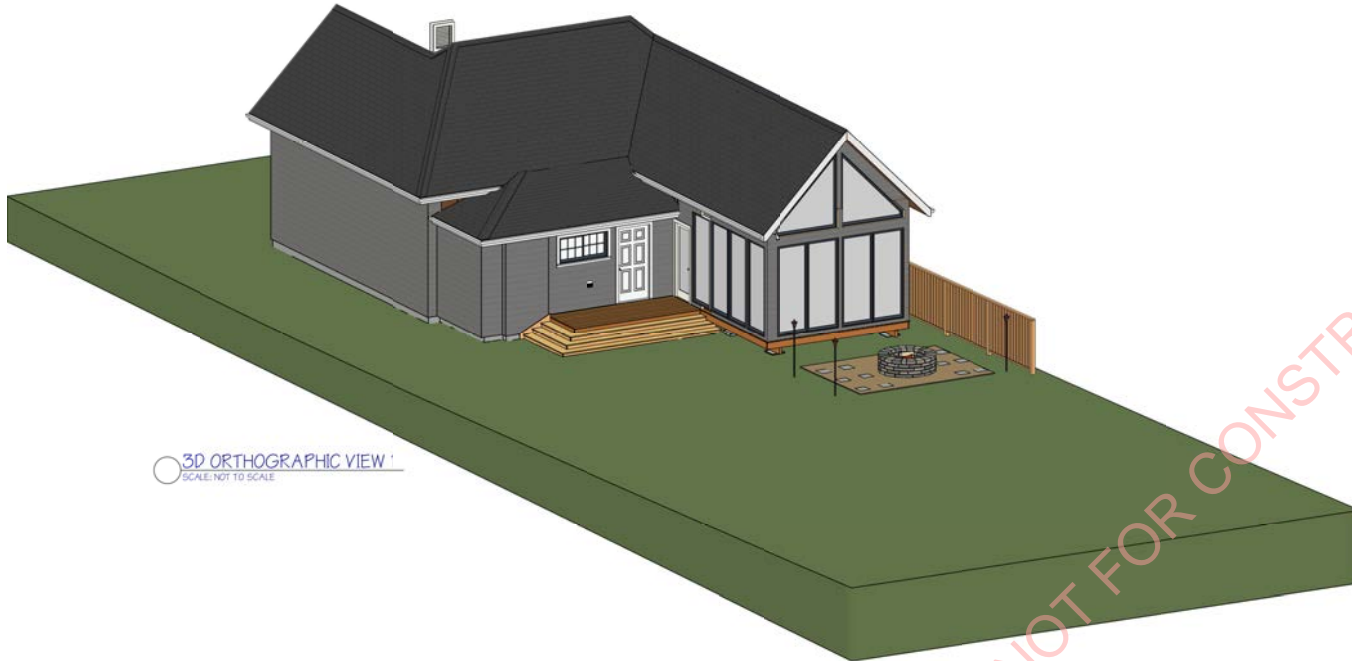
Screened-in
Porch Section

Artist Rendering: Exterior



Artist Rendering: Interior

*Stove pipe of wood burning fireplace got cut off by renderings, see p. 8 for official stove vent plans



3D ORTHOGRAPHIC VIEW 1
SCALE: NOT TO SCALE



3D ORTHOGRAPHIC VIEW 1
SCALE: NOT TO SCALE

1. THESE DRAWINGS MAY HAVE BEEN ENLARGED/REDUCED IN SIZE. DO NOT SCALE THE DRAWINGS FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS AND DIMENSIONS AT THE JOB SITE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS & LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE & SHALL DETERMINE FOR HIM OR HERSELF THE CONDITIONS THAT MAY AFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATION.
4. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE INTERNATIONAL PLUMBING CODE (GOVERNING EDITION), ALL LOCAL CODES & OTHER REGULATIONS GOVERNING WORK OF THIS NATURE.
5. ALL EQUIPMENT & MATERIALS SHALL BE AS SPECIFIED OR 'APPROVED' EQUAL BY ENGINEER/ARCHITECT.
6. THE CONTRACTOR/CLIENT SHALL SECURE ALL PERMITS OR APPLICATIONS AND PAY ANY AND ALL FEES.
7. ALL MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF TIME (1) YEAR FROM THE DATE OF ACCEPTANCE, DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
8. DURING THE WARRANTY PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED.

PROJECT INFORMATION	
CATEGORY:	INFORMATION
OWNER:	MR. SAM EVYANS & MS. SAMANTHA LAVOI
ADDRESS:	1232 ARMYSTRONG AVE KNOXVILLE, TN 37917
BUILDING OFFICIAL:	TBD
FIRE CHIEF:	MR. STAN SHARP
OCCUPANCY CATEGORY:	R-3
CONSTRUCTION CLASS:	WOOD CONSTRUCTION
MAXIMUM FRONT BUILDING HEIGHT:	N/A
AUTOMATIC SPRINKLER SYSTEM:	N/A
GOVERNING CODE:	2018 IBC
COUNTY:	KNOX
STATE:	TENNESSEE

BUILDING AREA (SQUARE FEET)				
FLOOR	HEATED	DECK	TOTAL	CODE ALLOWED
MAIN LEVEL	0 SF	291 S.F.	291 S.F.	XXXXX SF.
TOTAL	0 SF.	291 S.F.	291 S.F.	-
BUILDING HEIGHT	ACTUAL	ALLOWED		
MAX ROOF ELEVATION AT STREET	N/A	N/A		

LAYOUT PAGE TABLE	
NUMBER	TITLE
A-1	COVER SHEET
A-2	SITE PLAN
A-3	PLANS WITH NOTES
A-4	PLANS WITH DIMENSIONS
A-5	ELEVATIONS
A-6	FRAMING - SCHEDULES

ABBREVIATIONS	
SH	SINGLE HUNG
DH	DOUBLE HUNG
FRD	FRID
MISC	MISCELLANEOUS
BLDG	BUILDING
MIN	MINIMUM
MAX	MAXIMUM

NOTES:

COMPLETION DATE:

TITLE: COVER SHEET

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

PAGE: A-1 of 6



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DATE OF RELEASE:
12/28/2020

CUSTOM SUNROOM
MR. SAM EVYANS
&
MS. SAMANTHA LAVOI

LICENSED ENGINEER

LICENSED ENGINEER

BUILDING DESIGNER

STATUS:
FINAL

NO.	DATE	DESCRIPTION
1	12/28/20	000000000000000000000000

COMPLETION DATE:

TITLE: COVER SHEET

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

PAGE: A-1 of 6



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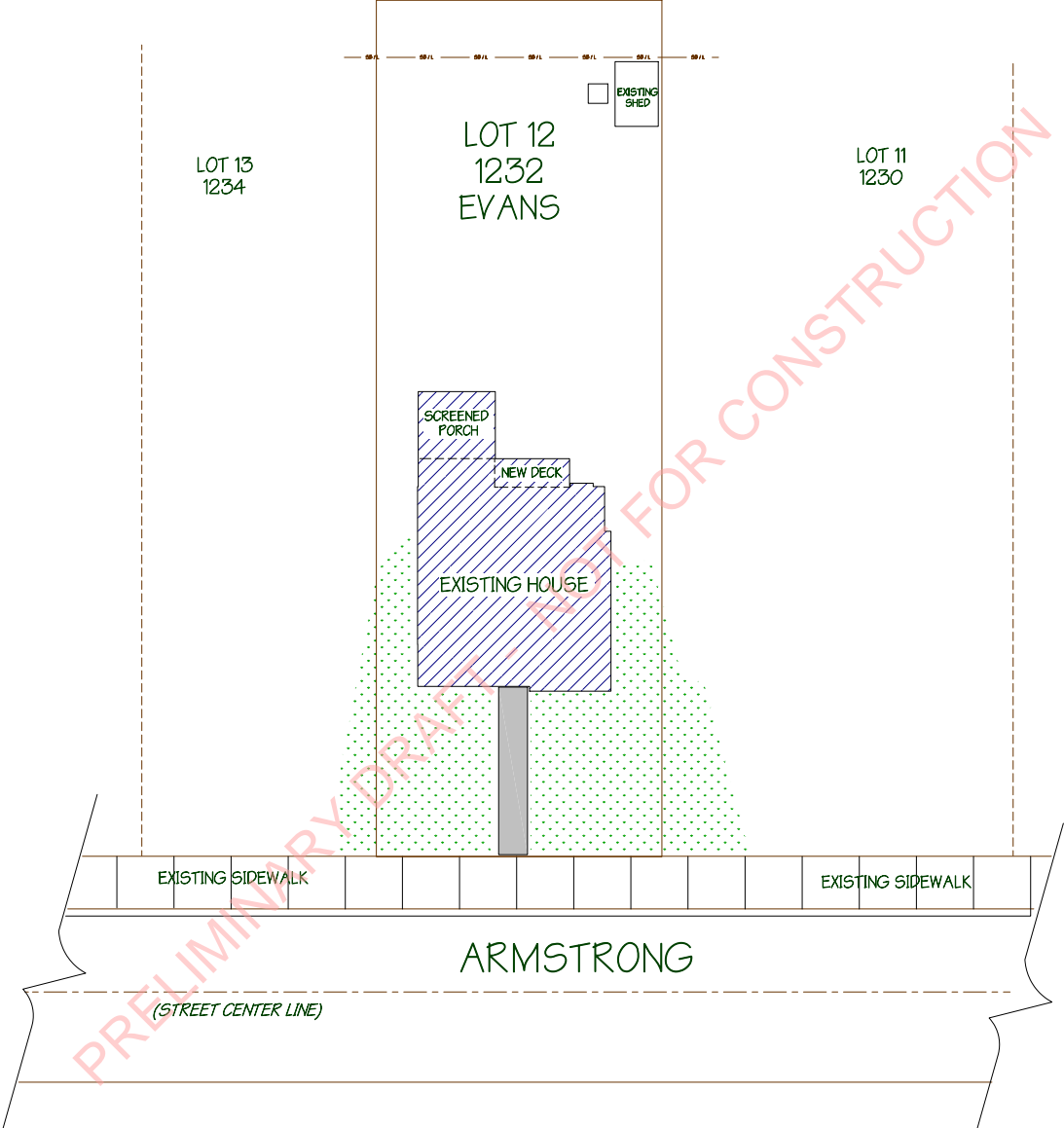
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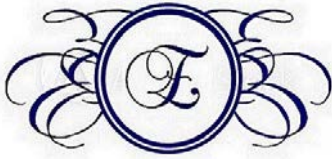
SCALE: 1/4" = 10'

PAGE: A-2 of 6



SCALE: 1/2" = 10'





January 11, 2020

Re: 1232 Armstrong Ave.
Knoxville, TN 37917

Mr. Evans,

Good afternoon. I wanted to let you know that your addition meets the requirements for the Historical design purposes. I have the calculations listed below for your reference. If you have any questions or concerns, please do not hesitate to contact me. Thank you.

Based on the information regarding the existing house (1,478), shed(240) and new addition(291).
Total coverage then is 1718 ft²

The lot size is 150' x 50' which is 7500 ft² Maximum allowable construction is 30% of the lot size.
 $0.3 \times 7,500 \text{ ft}^2 = 2250 \text{ ft}^2$

$1718 < 2250$ so the house design meets the relevant code.
Max allowable impervious coverage is $0.4 \times 7500 = 3000 \text{ ft}^2$.

So $3000 \text{ ft}^2 - 1718 \text{ ft}^2$ (house and shed) = 1282 ft² more allowable for impervious surface:
the sidewalk is 4'x36' which is 144 ft².

Total impervious area: $1718 + 144 = 1862 \text{ ft}^2$.
 0.4 of total area is 3000 ft².

$1862 < 3000$ so house design meets code.

Sincerely,

Jacquilla L. S. Gillette, CPBD, CRBIM, AIBD
43-705
President
Edge Engineering, Inc.
865.982.2555
865.982.2544





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 1026 Jim Norton Loop
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 MR. SAM EVANS
 &
 MS. SAMANTHA LAVOI

LICENSED ENGINEER

LICENSED ENGINEER

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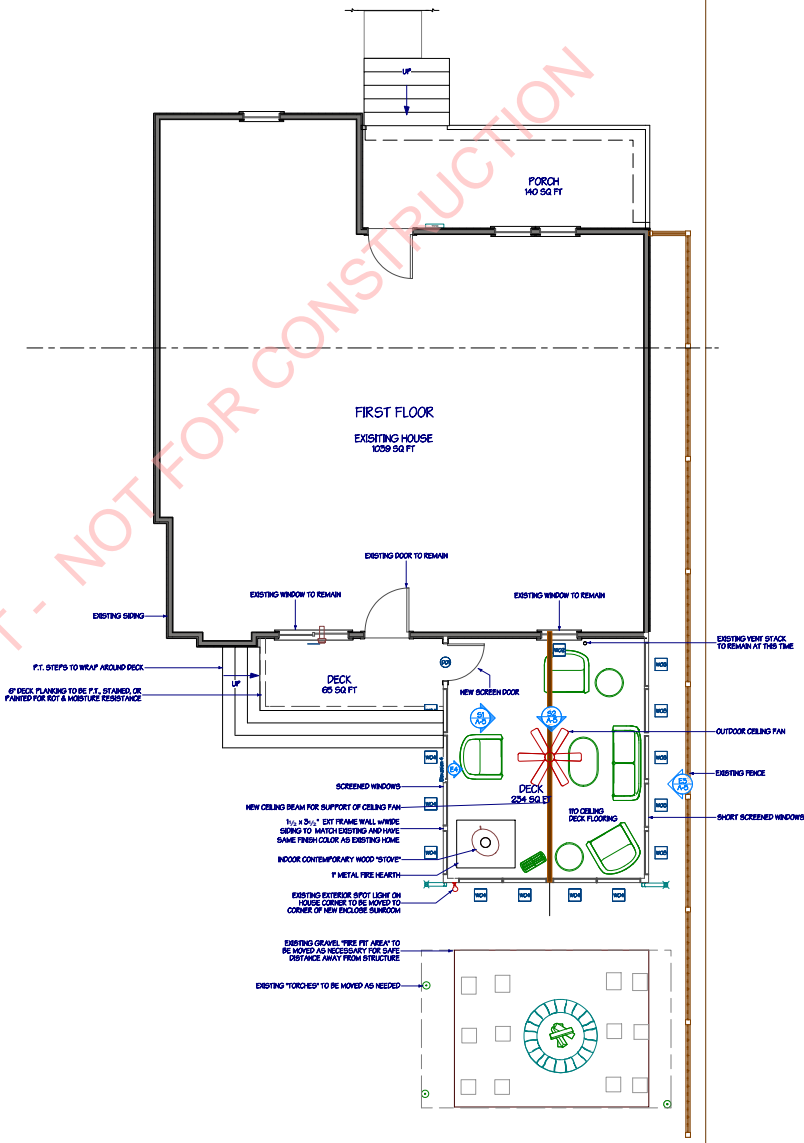
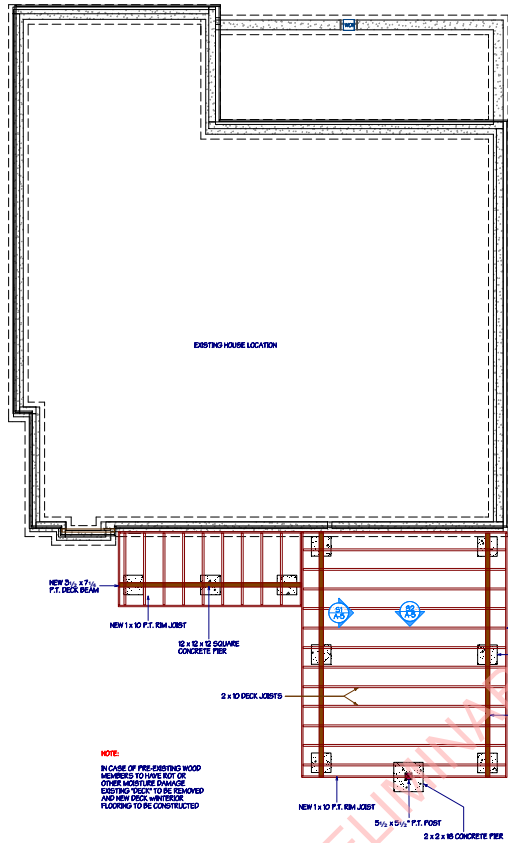
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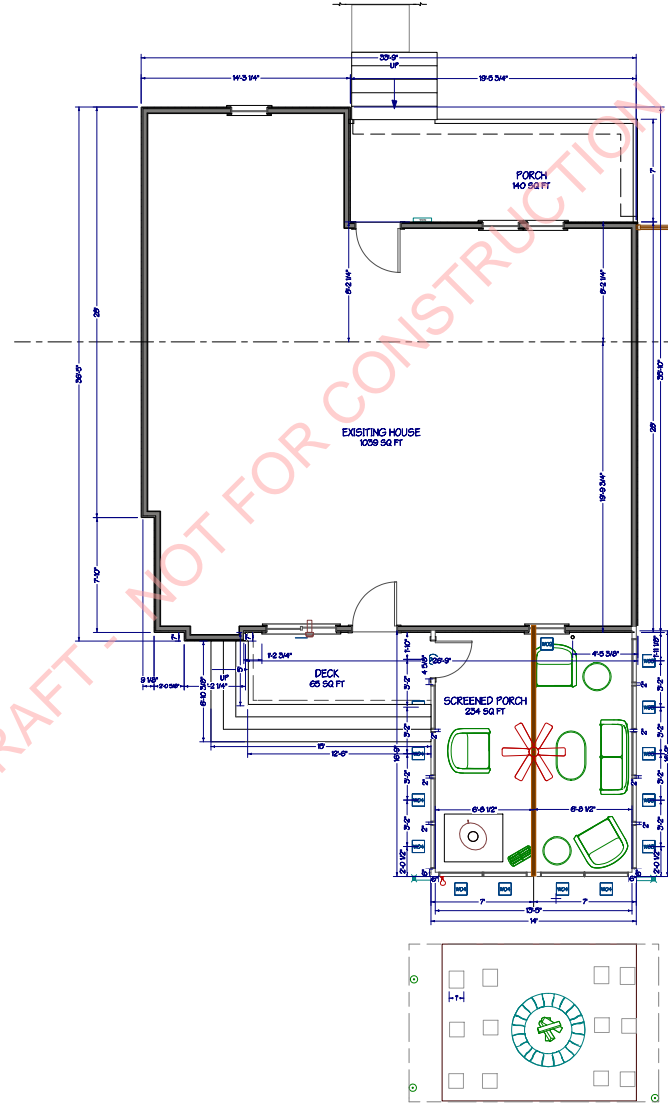
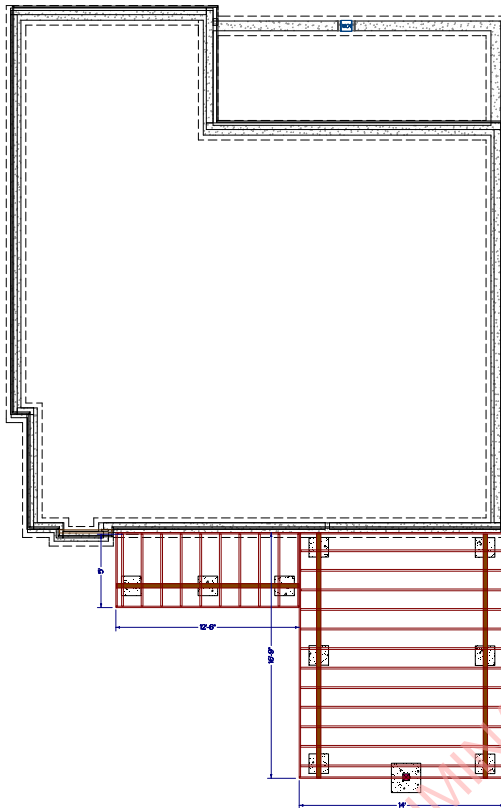
TITLE: PLANS WITH DIMENSIONS

SCALE: 1/4" = 10'

PAGE: A-3 of 6



PRELIMINARY DRAFT - NOT FOR CONSTRUCTION



- FOUNDATIONS:**
1. MINIMUM SOIL BEARING CAPACITY SHALL BE 2500 PSF. NEW FOOTINGS SHALL BEAR ON UNSTEADILIZED SOIL WITH NO REPAIRS OR IMPROVEMENT MATERIAL. CYCLES, ESCAVATE DOWN TO UNIFORM FIRM SOIL LEVEL AND FILL WITH PROPER CONTROL FILL.
 2. ASPHALE SOIL SHALL BE EXCAVATED AND GRAVEL UNDER TRACKS OF DRY CLAY WITH A MINIMUM BEARING CAPACITY OF 2000 PSF.
 3. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE TO BE FOOTINGS & SLABS: 3000 PSI @ 28 DAYS.
 4. CONCRETE EXPOSED TO FREEZE THAW CYCLES TO BE A MINIMUM OF 12" WIDE SLAB.
 5. WATER RESISTANCE AND DRAINAGE MEMBRANES MUST BE INCLUDED IN DESIGN AREA. SUPER PLASTERING MAY BE USED AT THE BOTTOM EDGE OF FOOTING.
 6. 12" X 12" 3000 PSI POLISHED CONCRETE FOOTING BY MIN TO BOTTOM OF FINISHED GRADE. FOOTING SIZE INCREASE ONLY FOR BRATT SOIL. BEARING PRESSURES & CONTINUED CONSTRUCTION WHICH EXCEEDS IN MORE DETAIL.
 7. CONTRACTOR SHALL VERIFY FOOTING DEPTH, WIDTH, PROSET REQUIREMENTS OF EXISTING SLAB. CONDITIONS WHICH EXCEEDS THIS RESTRICTION.
 8. FLOOD PROTECT PRESERVATIVE TREATED OR ANTI-ROTTER FLOOR FLOORING AS REQUIRED BY LOCAL CODE.
 9. ALL WALK SURFACE OVER GRASS.
 10. ALL WALK CONTACTS AND HARDWARE SURFACE TO BEHINDER BE PRESERVE TREATED OR PROTECTED WOOD/PAINTED.
 11. ALL ORDERS THAT IS NOT REPAIRED OR BUILT NON-COMPRESSIBLE MATERIAL.
 12. 2 TO PRESERVE TREATMENT JOBS.
 13. DRUG MUST BE ADJACENT TO BACK OF CONSTRUCTION WITHIN 10' WIDTH PROTECT SAFE.

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MS. SAMANTHA LAVOI

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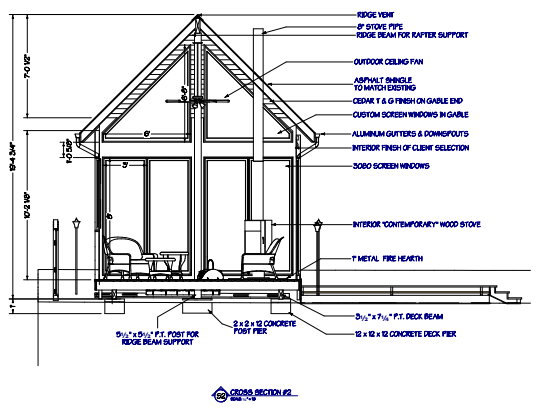
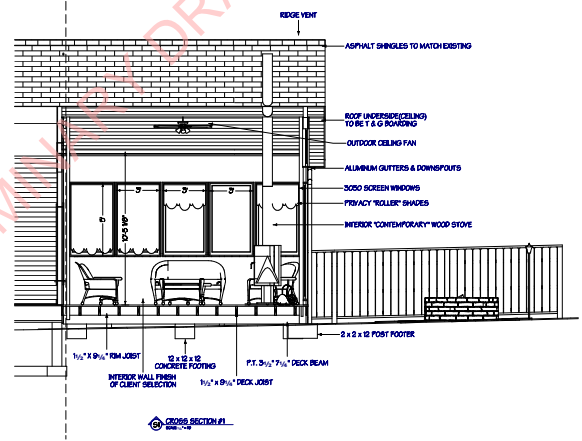
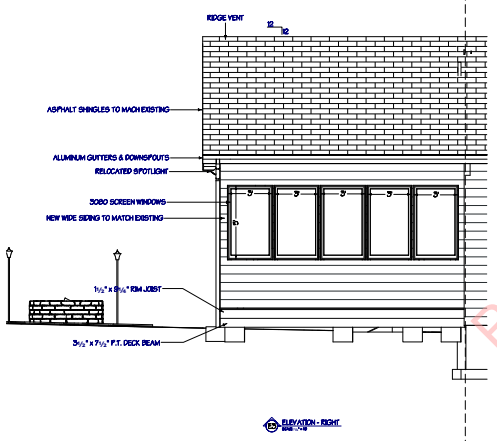
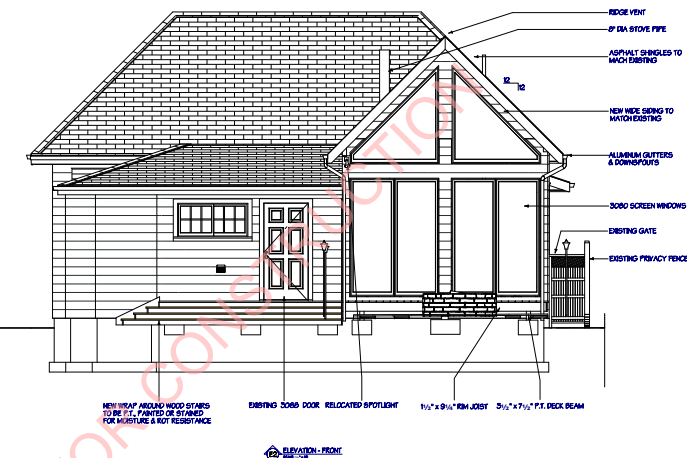
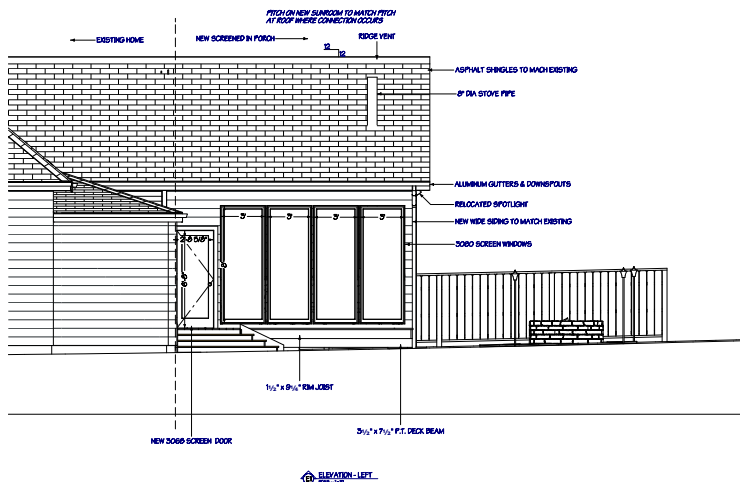
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&
MS. SAMANTHA LAVOI

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STATUS:
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COMPLETION DATE:
TITLE: ELEVATIONS
SCALE: 1/8" = 1'
PAGE: A-5 of 6



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12/28/2020

PROJECT DESCRIPTION:
CUSTOM SUNROOM
MR. SAM EVANS
&
MS. SAMANTHA LAVO

LICENSED ENGINEER

LICENSED ENGINEER

BUILDING DESIGNER

STATUS:
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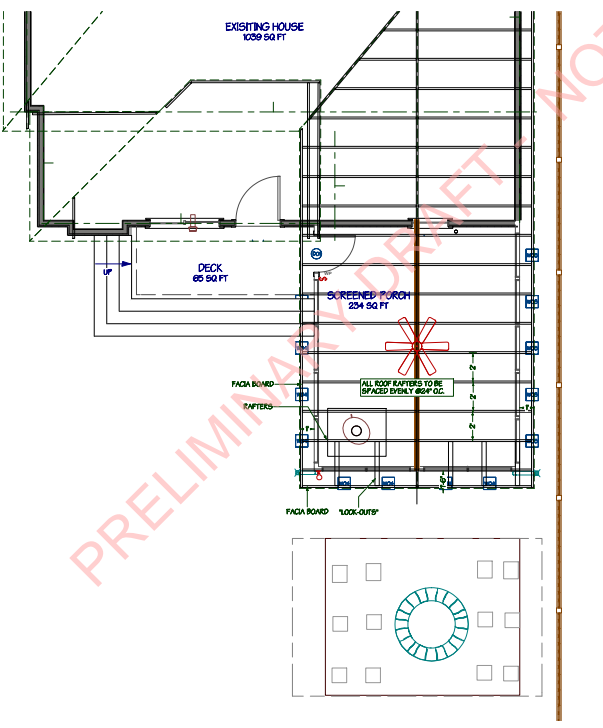
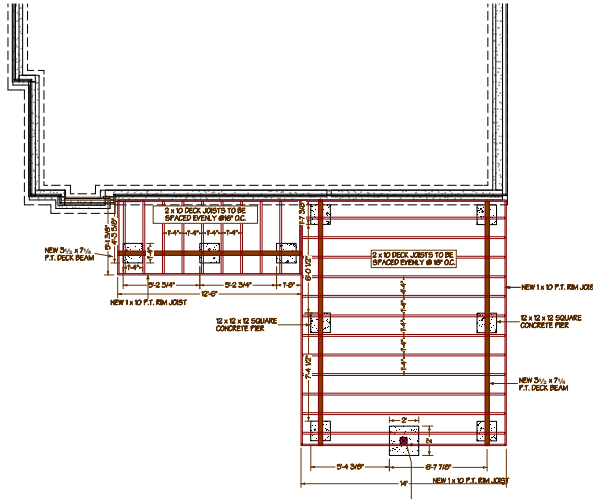
TITLE: FRAMING

SCALE: 1/4" = 1'

PAGE: A-6 of 6

- FRAMING NOTES:**
1. SILL PLATE TO BE PRESSURE TREATED GRADE LUMBER & BE ANCHORED TO CONCRETE WITH T. ANCHETS @ 48" O.C.
 2. ALL LUMBER MATERIALS TO BE OF STANDARD NOMINAL DIMENSIONS.
 3. IF USING FLOOR JOISTS FOR FLOOR SYSTEM, SPACING EVENLY @ 16" O.C.
 4. WOOD OR METAL BRIDGING @ 10' O.C. MAX. IF DIMENSIONAL FLOOR JOISTS ARE USED IN PLACE OF TRUSS SYSTEM.
 5. USE STANDARD SIMPSON TIE ATTACHMENTS AND/OR HANGERS UNLESS OTHERWISE NOTED.
 6. USE MIN 2"x10" HEADERS OVER ALL DOOR AND WINDOW OPENINGS
 7. SI FLASHING
 8. ALL WALLS TO BE COMPLETELY WRAPPED WITH VAPOR BARRIER PAPER (TYVEK) AND ALL JOINTS TO BE TAPED.
 9. 6"x6" IN EXTERIOR WALL WITH VAPOR BARRIER FACING INWARD TO HEATED SPACE.
 10. ALL WINDOW & DOOR UNITS TO BE CAULKED AND SEALED WITH APPE TO THE VAPOR BARRIER.
 11. ALL EXTERIOR WALL JOINT PENETRATIONS INCLUDING TOP AND BOTTOM PLATES, EXT. FLOOR WALL AND CEILING PENETRATIONS TO BE SEALED WITH CALK OR SPRAY FOAM.
 12. WIRE GREY TO MATCH EXISTING HOME SIKING.
 13. ALL CEILING IS TO BE PRESSURE TREATED, STAINED, OR PAINTED FOR ROT AND MOISTURE RESISTANCE OR OF ENGINEERED COMPOSITE MATERIAL LIKE TRESPA FOR LOW MAINTENANCE AND SUSTAINABILITY.
 14. CEDAR T & G TO COVER ALL INTERIOR WALLS AND ON CEILING
 15. 2"x12" SURFAPLAN GLED AND SIGNED
 16. ALL DIMENSIONS ARE TO FRAME UNLESS OTHERWISE NOTED
 17. ALL WINDOW SIZES ARE IN FEET & INCHES
 18. ALL FLOOR SIZES ARE IN FEET & INCHES
 21. ALL INTERIOR DOORS ARE 68" TALL UNLESS NOTED OTHERWISE
 22. ALL EXTERIOR WALLS ARE 2"x4" FRAME CONSTRUCTION UNLESS NOTED OTHERWISE
 23. ALL WINDOW HEADERS ARE AT 80" (UNLESS NOTED OTHERWISE)
 24. THE NUMBER OF TRUSSES & RISERS ARE BASED UPON ASSUMED FLOOR ELEVATION DIFFERENCES. ACTUAL SITE CONDITIONS MAY BE DIFFERENT AND CONTRACTOR WILL BE RESPONSIBLE FOR FINAL TREAD & RISER DESIGN.

- GENERAL ROOFING NOTES:**
1. ASPHALT SHINGLES TO MATCH EXISTING ROOF
 2. RAFTERS @ 24" O.C.
 3. 6"x6" EXTERIOR NEWELL POSTS STUDS TO BE VERIFIED AS STABLE FOR CARRYING NEW ROOF LOADS.
 4. BLOCKING/BRACING AS REQUIRED PER IRC TABLE R602.3(1)
 5. ALL GABLE END WALLS SHALL BE CAPABLE OF TRANSMITTING MIN. IRC CONVENTIONAL DRAG FORCES TO THE TOP OF PLATE BELOW (NO PLF REQUIRED). RAFTERS SHALL BE FASTENED TO THE WALL BELOW W/ 16D TOWELS AT 10' O.C. MAX. PROVIDE 1" SIMPSON LSTA 24 MAX EA END TO STUD IN WALL BELOW.
 6. ALL EXTERIOR WALL TO ROOF JOINT PENETRATIONS ARE TO BE SEALED WITH CALK.
 7. 2"x6" P.T. SURFACIA UNLESS VINYL IS USED
 8. 1/2" OX OR 7/8" TREADSHIELD OSB WITH PLYCLIPS
 9. LVL BRACING TO BE INSTALLED IN THE ROOF SYSTEM
 10. SOFFIT TO HAVE FULL LENGTH VENTILATION
 11. PROVIDE POSITIVE VENTILATION AT EA END OF EA RAFTER SPACE AT ALL TIED CEILING AREAS.
 12. CONTINUOUS ALUMINUM GUTTERS W/ DOWNSPOUTS TO APPROVED DISCHARGE
 14. CONTINUOUS ALUMINUM EDGE GUT
 15. CONTINUOUS ALUMINUM RIDGE VENT
 16. ALUMINUM GABLE END VENTS



PRELIMINARY DRAFT NOT FOR CONSTRUCTION

NUMBER	QTY	FLOOR	SIZE	R/O	DESCRIPTION	THICKNESS	MANUFACTURER
DO1	1		2668 L IN	2'x82 1/2"	HINGED-SCREEN PANEL	1 3/8"	

ELECTRICAL SCHEDULE									
NUMBER	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	MANUFACTURER	COMMENTS	NUMBER
EO1	1	1	31 1/16"	47 3/16"	53 9/16"	6 BLADE CEILING FAN			EO1
EO2	1	1	3"	3 1/4"	15"	WEATHERPROOF			EO2

FITURE SCHEDULE								
NUMBER	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	MANUFACTURER	COMMENTS
A01	1		15"	3 3/16"	16 9/16"	WALL MOUNTED		
A02	1	1	24 9/16"	20"	36"	CONTEMPORARY STOVE 2		
A03	1	1	3"	17 1/2"	133"	DOWNSPOUT (W/ OFFSET)		
A04	1	1	3"	21"	132 1/16"	DOWNSPOUT (W/ OFFSET)		

WINDOW SCHEDULE								
NUMBER	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION	MANUFACTURER	COMMENTS
W01	1	0	1008	1446"		1446"x1008"		
W02	4	1	2680SH	3162P		SINGLE HUNG		
W03	5	1	3000PX	3756P		FIXED SCREEN		
W04	8	1	3000PX	3756P		FIXED SCREEN		
W05	1	1	4102ALS	56 1/2"X28 1/2"		LEFT SLIDING		
W06	1	2	1420	16 1/16"X20"		LOWERED		
W07	1	2	1760	20 7/16"X28"		LOWERED		
W08	2	2	6088FX	7316P		FIXED SCREEN		