DESIGN REVIEW BOARD

Staff Report

Infill Housing Design Review

File Number: 6-A-26-IH

Meeting: 6/17/2026
Applicant: Jesse Alarcon Onyx Excavation LLC
Owner: Ezequiel Beltran
District: Lonsdale Infill Housing Overlay District

Property Information

Location: 3350 Midway St. **Parcel ID:** 81 H D 028
Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Description: New primary structure

Staff Recommendation

Staff recommends approval of Certificate 6-A-26-IH, subject to the following conditions:
1) the final site plan to meet City Engineering standards, with minor revisions to be approved by staff;
2) the underside of the front porch to be screened, with final selection to be approved by staff;
3) the foundation to be built as depicted, with major changes to the foundation height to return to the Board;
4) retaining details as depicted, including eave overhangs, rake mold trim, headers, and the engaged gable.

Description of Work

Level III

New Primary Structure

New primary structure fronting Midway Street. The two-story house features a front gable roof (10/12 pitch), an exterior of horizontal siding with corner boards, and a block foundation clad in stucco (1.5'-2.5' tall at façade). The house measures 16' wide (20' wide with a 4' side massing) by 46' deep and is proposed to be set 20' from the front property line (28' to the main massing). It features an 8' deep front porch recessed under a shed roof with an engaged front-gable accent over the door that is supported by three 6" square posts. Parking is concrete driveway next to the house that extends 20' behind the porch and is accessed via Midway Street. The site plan features a walkway to the street and a tree in the front and back yards.

The façade (west) features two bays on the first story, with paired windows in the first bay, followed by a ¾ lite door. Paired windows are centrally located on the second story of the façade. A window is also visible on the side-gable massing which projects from the right side of the house, approximately 12' behind the façade. The left elevation features a secondary entrance to a small porch, with one window on the first and second story. The right elevation features a one-story, front-gable massing projecting from the center of the elevation, and there are two transom windows and a window on the first story, with none on the second. The rear elevation has two windows on the first story and one pair of windows on the second story. Windows are primarily 1/1, single-hung, and feature trim.

Comments

Front Yards: The front lot line is 6'-7' behind the rest of the lots on the blockface, and the average setback of the blockface is approximately 24.8'. The proposed 20' front setback is generally aligned with the blockface, but it could be reduced to align more closely with the adjacent buildings (19' and 25' with porch at 17').

House Orientation and Side Yards: Appropriate.

Alleys, Parking, and Services: Appropriate.

Landscape: Appropriate.

Scale, Mass, and Foundation Height: The block features one-story Minimal Traditionals, shotguns, and modified Queen Anne cottages, so the house would be the only two-story structure on the block (some have basement levels). The foundation height is generally similar to existing houses, but it will increase the visual scale.

Porches and Stoops: The underside of the front porch should be screened with lattice, decking, or concrete blocks in-kind to the house to reflect traditional porches, with final selection to be approved by staff.

Windows and Doors: Appropriate.

Roof Shapes and Materials: The roof pitch could be reduced to reduce the visual scale.

Siding Materials: Appropriate.

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. House Orientation and Side Yards
- 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.
- On lots greater than 50' in width, consider re-creating the original lot size

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.

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.

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.
- If extensions or bays were typically part of the neighborhood's historic house design, such elements should be incorporated into infill housing.
- 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).
- Sheds, garages, and other outbuildings can be constructed of vertical siding or other more economical materials.

DESIGN REVIEW BOARD

6-A-26-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

3350 Midway St.

Lonsdale Infill Housing Overlay District

Original Print Date: 6/1/2026 Revised:

Knoxville - Knox County Planning - Design Review Board

Petitioner: Jesse Alarcon Onyx Excavation LLC

N

0 160

Feet

Legend:

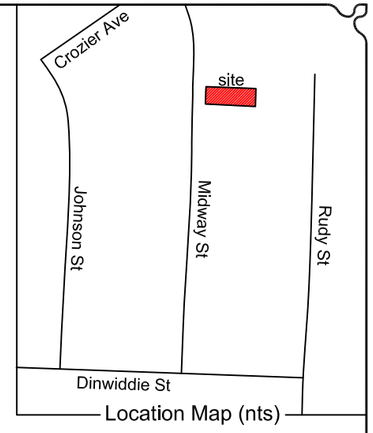
- Existing 1/2" Iron Pin
- Set 1/2" Iron Pin
- Existing Mag Nail®
- Set 1/4" Mag Nail®
- Existing Wood Post
- Existing Metal Post
- Existing Chainlink Fence Post
- Existing Pipe
- Existing Set Stone
- Set Stone
- Existing Concrete Monument
- Existing Railroad Spike
- Set Railroad Spike
- Existing Axle
- Existing Angle Iron
- Existing Cotton Picker Spindle
- Tree
- Calculated Point
- Communications
- Gas Valve
- Manhole
- Power Transformer
- Utility Pole
- Water Meter
- Water Valve
- Well
- Gravel
- Pavement
- Concrete
- Decking
- Structure
- Property Boundary
- Centerline
- fence

-10 0 10 20 40 80

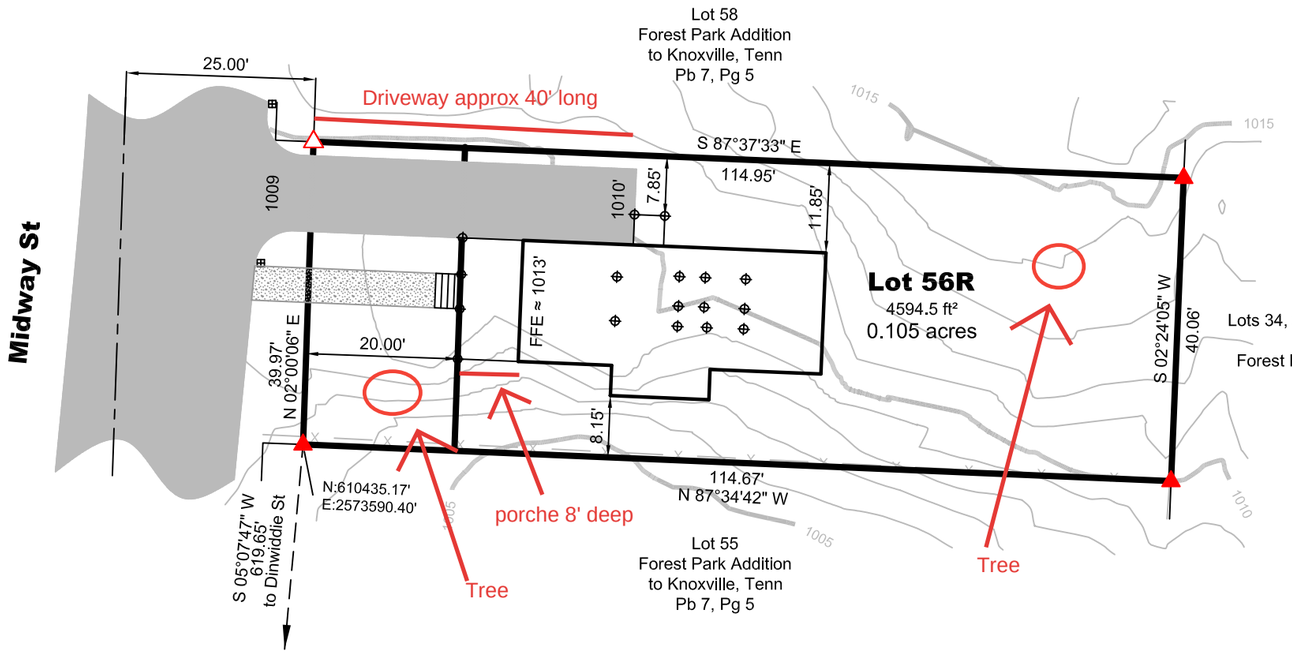
1 inch = 20 US Survey Feet

NW NE SW SE

State Plane
NAD 83 (2011)



Location Map (nts)



Notes:

Zoned = RN-2

Utility and Drainage Easement
5' inside all interior lot lines
10' inside all exterior boundary lines and road right-of-way lines

Flood Insurance Rate Map
#: 47093C0277G
Dated: 8/5/2013
Special Flood Hazard Area: X
Base Flood Elevation: none

Contours (if shown) derived from TN State LiDAR Data.

Unless otherwise noted, buildings shown represent eaves and overhangs.

Title opinion not provided. Other easements, encroachments, etc. may exist and not be shown.

All or part of this survey was performed using a dual frequency Sokkia GRX3 GPS base/receiver. Positional accuracy 5mm+0.5 ppm horizontal, 10mm+0.8ppm vertical.Type of GPS field procedure: Real Time Kinematic Network; Datum/Epoch: Horizontal - NAD 83, Vertical- NAVD 1988; Published/Fixed control used: TDOT GNSS Reference Network; Geoid Model: 2018; Combined grid factors: None used.

Certificate of Accuracy

I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice and that this is a category "I" survey and the ratio of precision of the unadjusted survey is 1:10,000 or better as shown hereon.

This is to certify that I have consulted the federal insurance administration flood hazard boundary map noted hereon and the property shown is not located in a special flood hazard area, unless otherwise noted.

All or part of this survey was performed using a dual frequency Sokkia GRX3 GPS base/receiver. Positional accuracy 5mm+0.5 ppm horizontal, 10mm+0.8ppm vertical.Type of GPS field procedure: Real Time Kinematic Network; Datum/Epoch: Horizontal - NAD 83, Vertical- NAVD 1988; Published/Fixed control used: TDOT GNSS Reference Network; Geoid Model: 2018; Combined grid factors: None used.

4/8/2026
Date

Timothy J. Howell RLS #2263

TIMOTHY J. HOWELL REGISTERED LAND SURVEYOR XVI TENNESSEE DEPARTMENT OF AGRICULTURE COMMERCE TENNESSEE No. 2263

Review Exception (existing parcels)

I hereby certify that this is a retracement survey. The property shown hereon is/are existing parcel(s). The boundary lines are accurately depicted using available evidence found in the field and on recorded documents and significantly adheres to the same. As such, this property does not meet T.C.A. §§ 13-3-401's definition of "Subdivision" and does not fall under the purview of the Regional Planning Commission.

4/8/2026
Date

Timothy J. Howell RLS #2263

Timothy J Howell, RLS 2263
865-742-2557
105 Long Springs Rd, Suite #9
Sevierville, TN 37876
tim@tnlds.com

Tennessee Land Development Services

Deuteronomy 27:17 Cursed be he that removeth his neighbour's landmark. And all the people shall say, Amen.

Site Plan of
Lot 56R
Forest Park Addition to Knoxville
Resubdivision of Lots 56 and 57
Block "D"
for
Onyx Excavation, LLC

Showing property of Beltran
Located in the 19th city ward of Knoxville, Tennessee.
Tax Map 081H Grp D Pcl 28.00 Map: 201107190003072
Deed: 202501230038539
April 8, 2026

Project:	Drawing:
OHW	Forest Park 56R SP

#2 southern yellow pine (#1 syp) floor joist		12" o.c.	16"o.c.	24"o.c.
40 psf live load 10 psf dead load (all rooms except sleeping)	2x10	16'-2" @#2 (18'-0" @#1)	14'-0" @#2 (16'-1" @#1)	11'-5" @#2 (13'-3" @#1)
	2x12	19'-1" @#2 (21'-11" @#1)	16'-6" @#2 (19'-1" @#1)	13'-6" @#2 (15'-7" @#1)
30 psf live load 10 psf dead load (sleeping rooms @ L/360)	2x10	18'-1" @#2 (19'-10" @#1)	15'-8" @#2 (18'-0" @#1)	12'-10" @#2 (14'-8" @#1)
	2x12	21'-4" @#2 (24'-2" @#1)	18'-6" @#2 (21'-4" @#1)	15'-1" @#2 (17'-5" @#1)
ceiling joist				
(GWB ceiling @ 10 psf dead load L/240)	2x6	13'-11" @#2 (15'-6" @#1)	12'-0" @#2 (14'-0" @#1)	9'-10" @#2 (11'-5" @#1)
	2x8	17'-7" @#2 (20'-5" @#1)	15'-3" @#2 (17'-9" @#1)	12'-6" @#2 (14'-6" @#1)
rafters				
20 psf live load 10 psf dead load	2x6	15'-7"	13'-6"	12'-3"
	2x8	19'-8"	17'-1"	15'-7"
30 psf live load 10 psf dead load	2x6	12'-11"	11'-2"	9'-2"
	2x8	16'-4"	14'-2"	11'-7"
50 psf live load 10 psf dead load (slope over 3/12 no finished clg @ L/240)	2x6	10'-6"	9'-2"	7'-5"
	2x8	13'-4"	11'-7"	9'-5"

#2 S-P-F (spruce-pine-fir) floor joist		12" o.c.	16"o.c.	24"o.c.
40 psf live load 10 psf dead load (all rooms except sleeping)	2x10	17'-3"	15'-5"	12'-7"
	2x12	20'-7"	17'-10"	14'-7"
30 psf live load 10 psf dead load (sleeping rooms @ L/360)	2x10	19'-0"	17'-2"	14'-1"
	2x12	23'-0"	19'-11"	16'-3"
ceiling joist				
(GWB ceiling @ 10 psf dead load L/240)	2x6	14'-9"	12'-10"	10'-6"
	2x8	18'-9"	16'-3"	13'-3"
	2x10	22'-11"	19'-10"	16'-3"
rafters				
20 psf live load 10 psf dead load	2x6	16'-3"	14'-4"	11'-9"
	2x8	21'-0"	18'-2"	14'-10"
30 psf live load 10 psf dead load	2x6	13'-9"	11'-11"	9'-9"
	2x8	17'-5"	15'-1"	12'-4"
50 psf live load 10 psf dead load (slope over 3/12 no finished clg @ L/180)	2x6	11'-3"	9'-9"	7'-11"
	2x8	14'-3"	12'-4"	10'-1"

2015 IRC and the 2018 NCRC

abbreviations

c.j	ceiling joist
clg.	ceiling
CMU	concrete masonry unit
C.O	cased opening
conc.	concrete
CT.	ceramic tile
dbl.	double
d.j	double joist
ea.	each way
f.j	floor joist
ftg.	footing
HVAC	heating/ventilating/air conditioning
jst.	joist
LVL.	laminated veneer lumber - ie. Parallam
mech.	mechanical
mil	.001 inch
min.	minimum
N.T.S.	not to scale
oc	on center
pc	pull cord
pt.	pressure treated
psf	pounds per square foot
R/A	return air
reqd.	required
reinf.	reinforcing
Rm.	room
ro.	rough opening
sf	square feet
syp	southern yellow pine
Shw.	shower
T&G	tongue and groove
vif	verify in field
W.H.	water heater
WWM	welded wire mesh
yp	yellow pine

To be built to 2024 IRC Code

Structural Notes

These plans are designed for roof loads of 20 psf live load and 10 psi dead load. The chart to the left can be used to adjust for different requirements. All beams are labeled "LVL" and should be sized locally. Roof loads can vary and have a big impact on the beams carrying accumulated loads. Most Lumber suppliers can have this engineered for their product.

Load Bearing Wall Header Notes

2'-6" or less to be 2-2x6 with 2J/1K each side
2'-7" to 3'-6" to be 2-2x8 with 2J/2K each side
3'-7" to 5'-0" to be 2-2x10 with 2J/2K each side
5'-1" to 6'-6" to be 2-2x10 with 3J/3K each side
6'-7" to 8'-0" to be 2-2x12 with 3J/3K each side

Wall Stud Requirements

Ext wall height	Stud size/spacing
<= 10'-0"	2x4 @ 16" o.c.
10'-0" < H < 11'-0"	2x4 @ 12" o.c.
11'-0" < H < 16'-0"	2x6 @ 16" o.c.
16'-0" < H < 18'-0"	2x6 @ 12" o.c.
H > 18'-0"	consult engineer

If the above is exceeded, in most cases strapping the studs across hinge points or sheathing both sizes fixes most issues.
This table is for 115 mph wind loading

Wall bracing notes

Continuious 7/16" osb sheathing - typical - GS-WSP.
Wall bracing shall be in accordance to IRC/NCRC Section 602.10.3. The required length of bracing for each side of a rectangle circumscribed around the plan or a portion of the plan at each story level shall be determined using Table R602.10.3 and Figure R602.10.3(1). The cumulative contributing length of braced wall panels assigned to a rectangle side shall be greater than or equal to the required length of bracing specified in Table R602.10.3. The following additional requirements shall apply.

Limitations - The continuous sheathing requirements of Section R602.10.3 shall be limited to bracing method GS-WSP in accordance with Table R602.10.1 with the following conditions of use:
1. Basic design wind speed shall not exceed 115 mph.
2. Wall height at each story level shall not exceed 12 feet.
3. Eave to ridge height shall not exceed 20 feet.
4. Exterior walls shall be sheathed on all sheathable surfaces including infill areas between braced wall panels, above and below wall openings, and on gable end walls.
5. Except when used for bracing method GB, the interior side of exterior walls and both sides of interior walls shall be sheathed continuously with minimum 1/2-inch-thick gypsum wall board interior finish fastened in accordance with Table R702.3.5, or approved interior finish of equivalent or greater shear resistance unless required for fire separation by Section R302.6, gypsum board shall be permitted to be omitted where the required length of bracing, as determined in Table R602.10.3, is multiplied by 1.40.
6. Floors shall not cantilever more than 24 inches (607 mm) beyond the foundation or bearing wall below.

Requirements - The required length of bracing for each side of a rectangle circumscribed around the plan or a portion of the plan at each story level shall be determined using Table R602.10.3 and Figure R602.10.3(1). The cumulative contributing length of braced wall panels assigned to a rectangle side shall be greater than or equal to the required length of bracing specified in Table R602.10.3. The following additional requirements shall apply.
1. Braced wall panels on exterior or interior walls shall be assigned to the nearest rectangle side as shown in Figure R602.10.3(2) for each story level floor plan.
2. Braced wall panels shall be distributed and installed in accordance with Figure R602.10.3(3).
3. A minimum of one-half the required bracing amount for each rectangle side should be located on exterior walls within 8 feet of the location of the rectangle side.
4. Interior braced wall panels using Method GB shall be assigned to the closest parallel rectangle side and shall contribute 0.5 times their actual length. The narrowest width of braced wall panels allowed for GB is 48", and the 0.5 accounts for GB being half the strength of other methods except LIB.
5. The bracing amount provided on an upper story building side shall be deemed-to-comply where it equals or exceeds the amount of bracing required for the story immediately below.
6. Where the bracing amount provided on an upper story equals or exceeds the amount of bracing required for the story below, an analysis of bracing shall not be required for the upper story.
7. GS-WSP Continuous sheathed WSP method to have - Minimum braced material thickness or size 7/16". Minimum brac panel length or brace angle 24" adjacent to window not more than 67% of wall height; 30" adjacent to door or window greater than 67% and less than 85% of wall height. 48" for taller openings. Fasteners 6d common nail or 8d (2 1/2" long x 0.113" diameter) nails. See table R602.3(3). Space 6" edges and 12" field.

General Notes

- Square footages are for heated floor areas. This does not include fireplace projection or vaulted space. Stairs are counted on the main floor only.
- Dimensions are from the face of the stud wall. Contractor to verify all dimensions and please contact us if an error is present..
- All footings shall be on firm undisturbed soil of no less than 2000 psf and be below frost depth. The exact size and reinforcement of concrete footings must be determined by local soil conditions.
- HVAC design to be sized according to the local climate conditions including compass direction.

Energy Notes

- Caulk all exterior toe plates with latex caulk.
- Caulk all wire and pipe holes where they penetrate all upper and lower exterior plates.
- Use blown-in wall insulation if at all possible. If batt insulation is used pack behind all electrical boxes.
- Seal all joints in HVAC ducts, with leakage no more than 3%. Three inch fiber mesh tape should be used on all collar to plenum connections and all gaps that are 1/4" or wider. Insulate ducts with R-6.5 or greater.
- Foam insulate between all exterior window and door edges and rough opening frame. Use non-expanding foam.
- Provide back draft damper on kitchen hood vent, dryer vent, and bathroom vents.
- Insulate all hot water pipes.
- Install wrap kit on water heater.

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	_Fl1blk8-4
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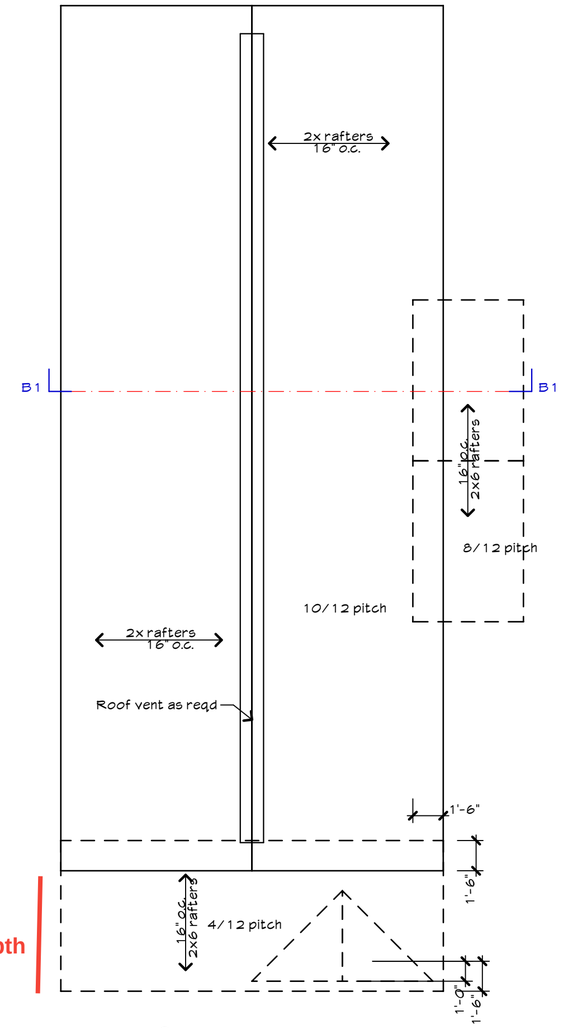
	_porch4EaveUp18
	_porch8"col
	_rakeAttic18noBracket
Sheet 08 - Details	
	Building Section
	_insulation chart

www.thompsonplans.com

info@thompsonplans.com
Asheville, NC
828-734-2553

original print date
1/9/26

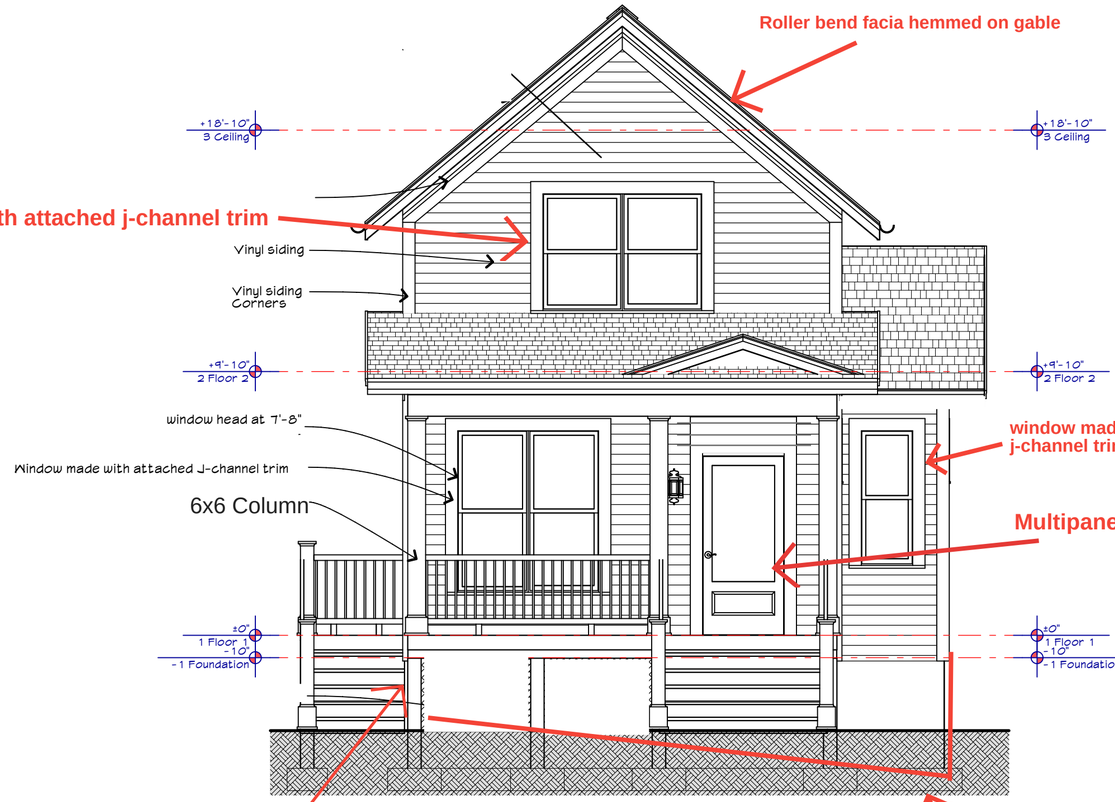


8' porch depth

Roof plan

scale 3/16"=1'-0"

Roof where slope is between 2:12 and 4:12 require double underlayment to be installed



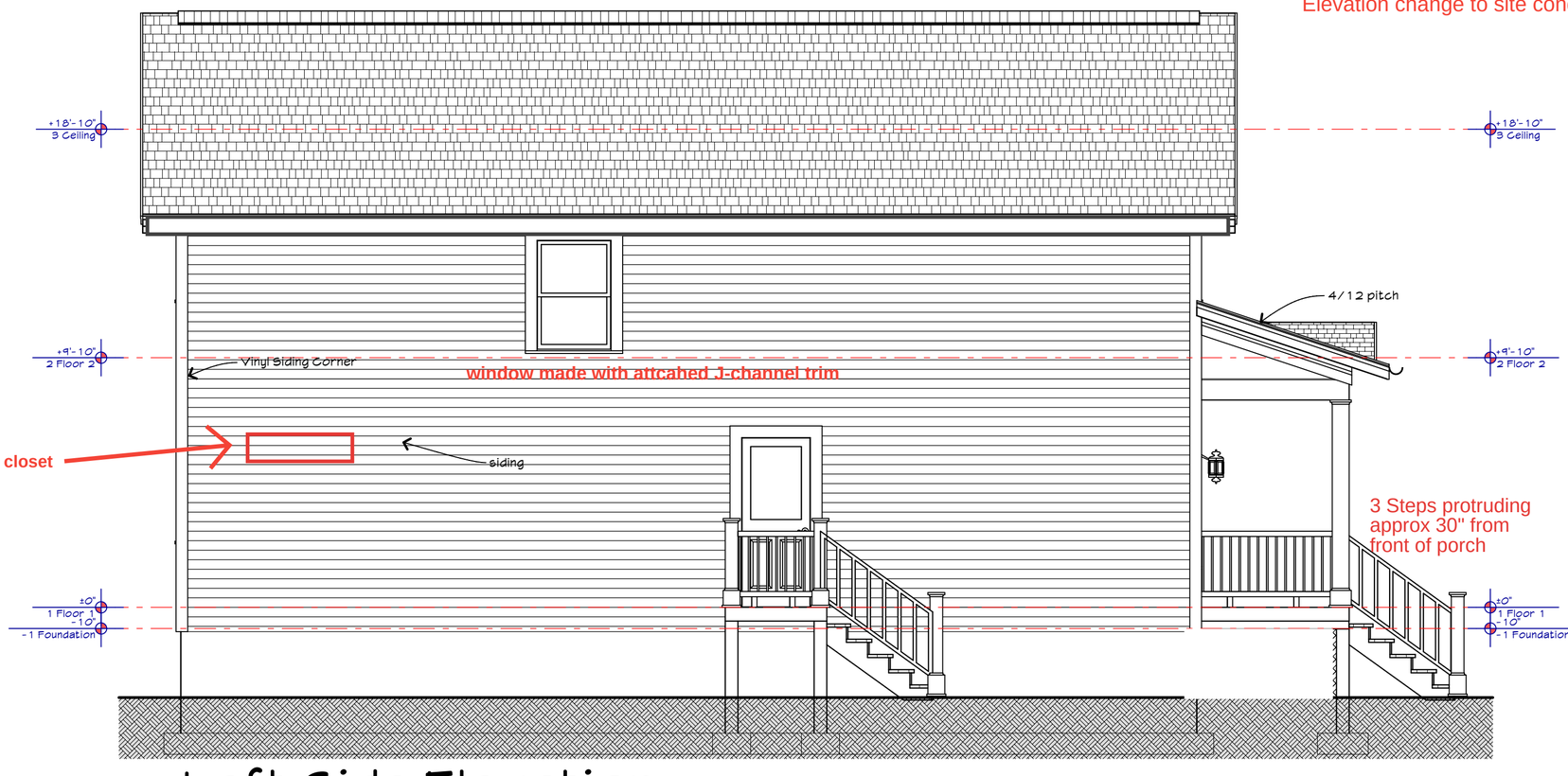
Front Elevation

scale 1/4" = 1'-0"

Block Height Approx 1.5ft above grade

block height approx 2.5ft above grade

Elevation change to site conditions



Left Side Elevation

scale 1/4" = 1'-0"

Porch depth 8'

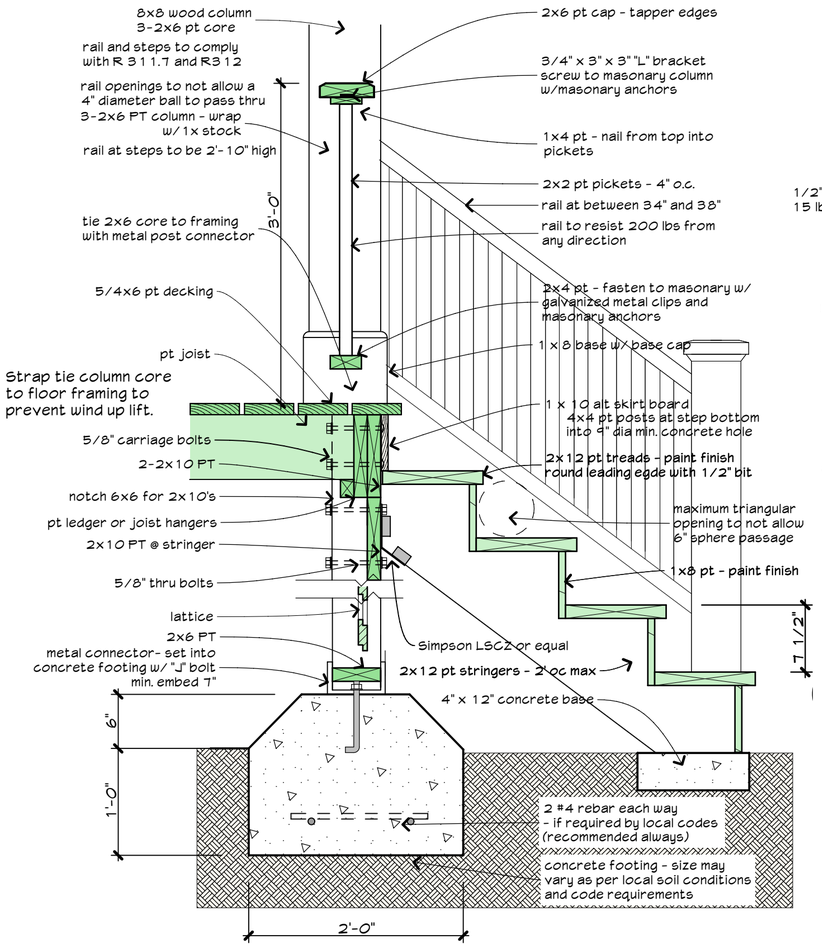
Asheville, North Carolina
ThompsonPlans.com
info@thompsonplans.com
828-734-2553

original print date
1/9/26

6

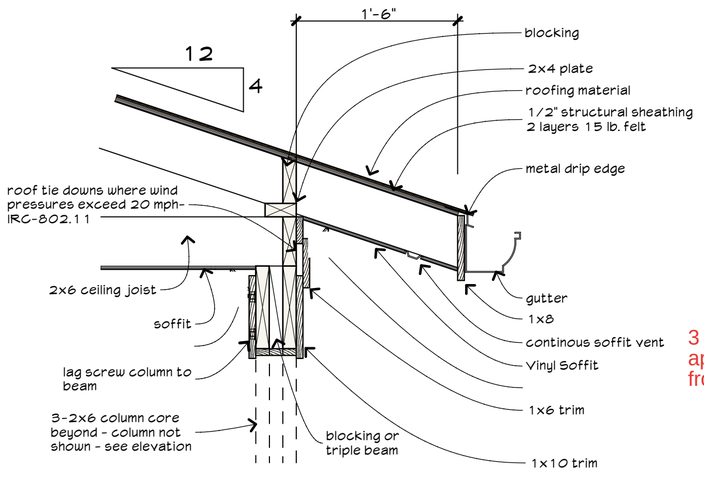
This plan is licensed to Roger Perez

plan # 1202Am



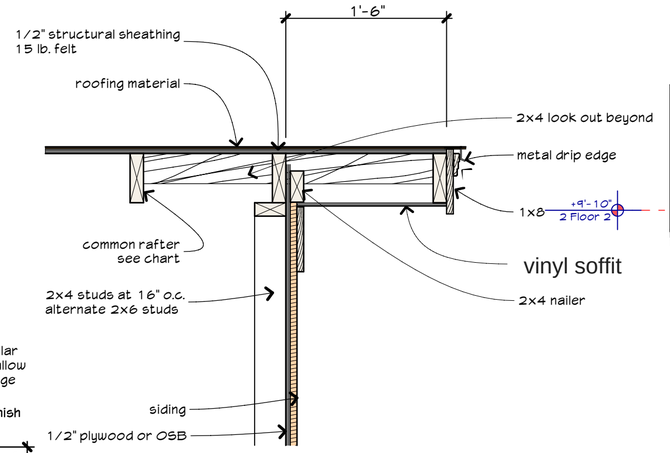
F6 **Porch Detail**

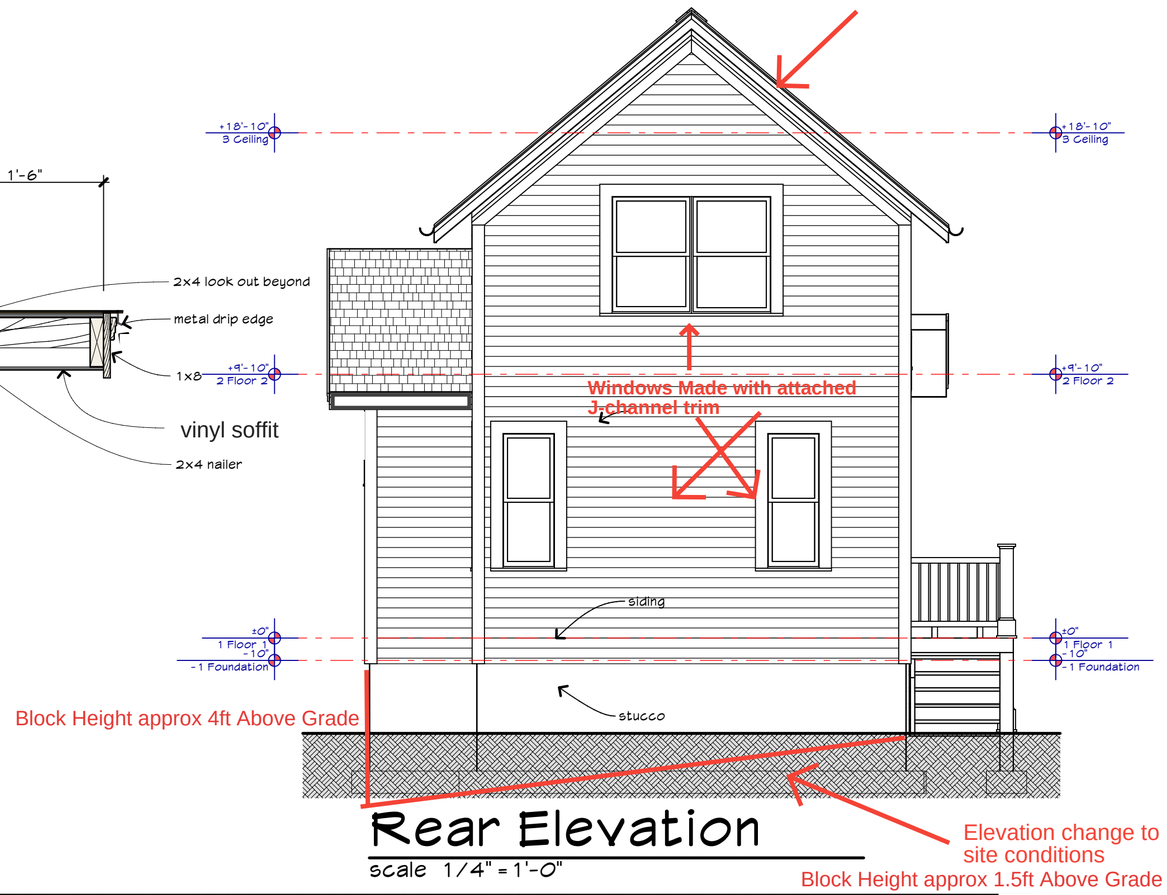
scale 1"= 1'-0"



PE1 **Typical Porch Boxed Eave**

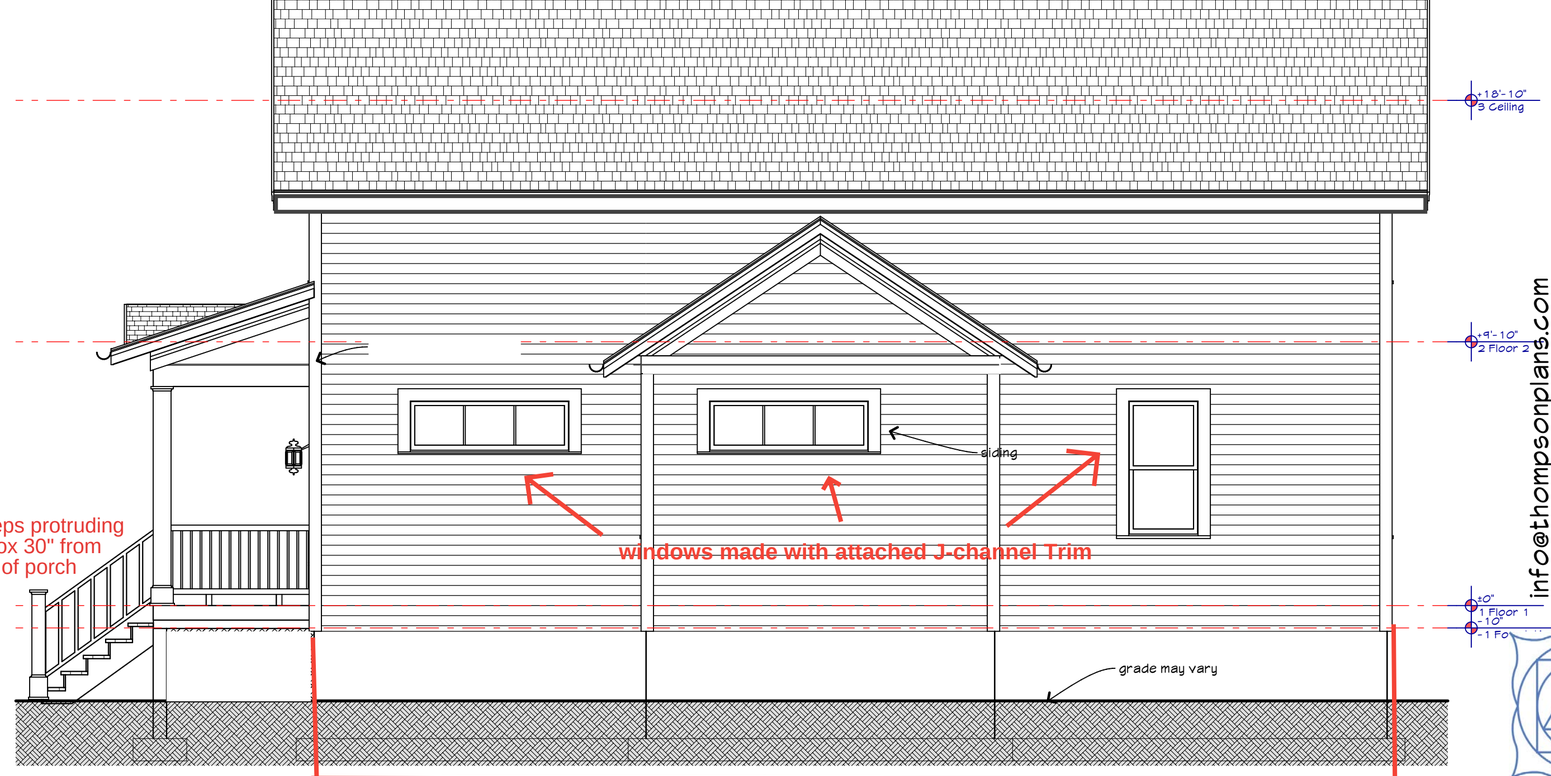
scale 1"= 1'-0"





Rear Elevation

scale 1/4" = 1'-0"



Right Side Elevation

scale 1/4" = 1'-0"

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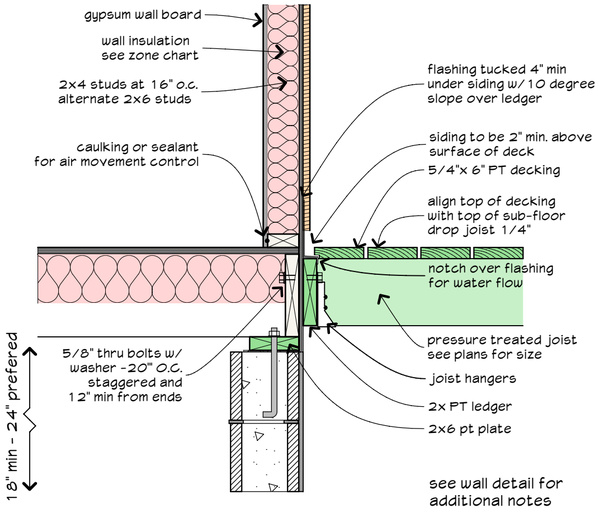
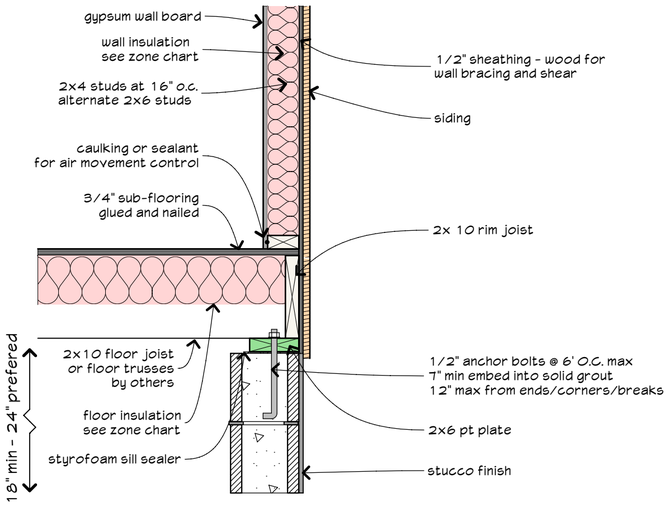


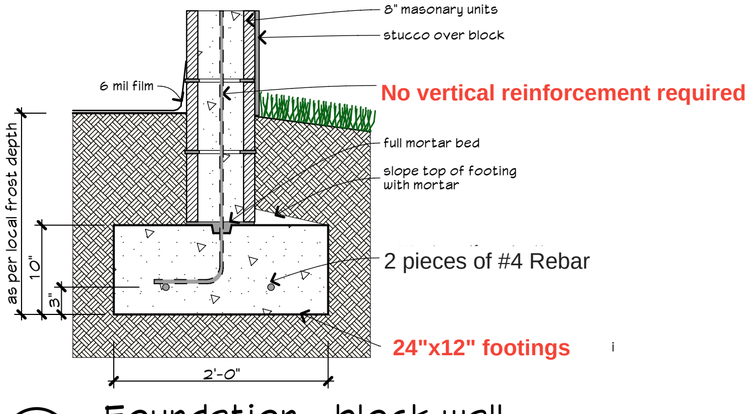
W5 Wall detail Fl 1

scale 1"= 1'-0"



W1 Wall detail Fl 1

scale 1"= 1'-0"



F4 Foundation - block wall

scale 1"= 1'-0"

General crawl notes

Provide 18"x24" min. access door.
Location as per field conditions - side prefered.

Provide foundation vents not less than 1 sqft per 150 sqft under floor space. One vent within 3 feet of each corner. IRC - R408.1
or
Unvented where exposed earth is covered and and air supplied as per IRC - R409

Fill piers solid with grout. Pier block size shown is minimum. May vary as per foundation height.

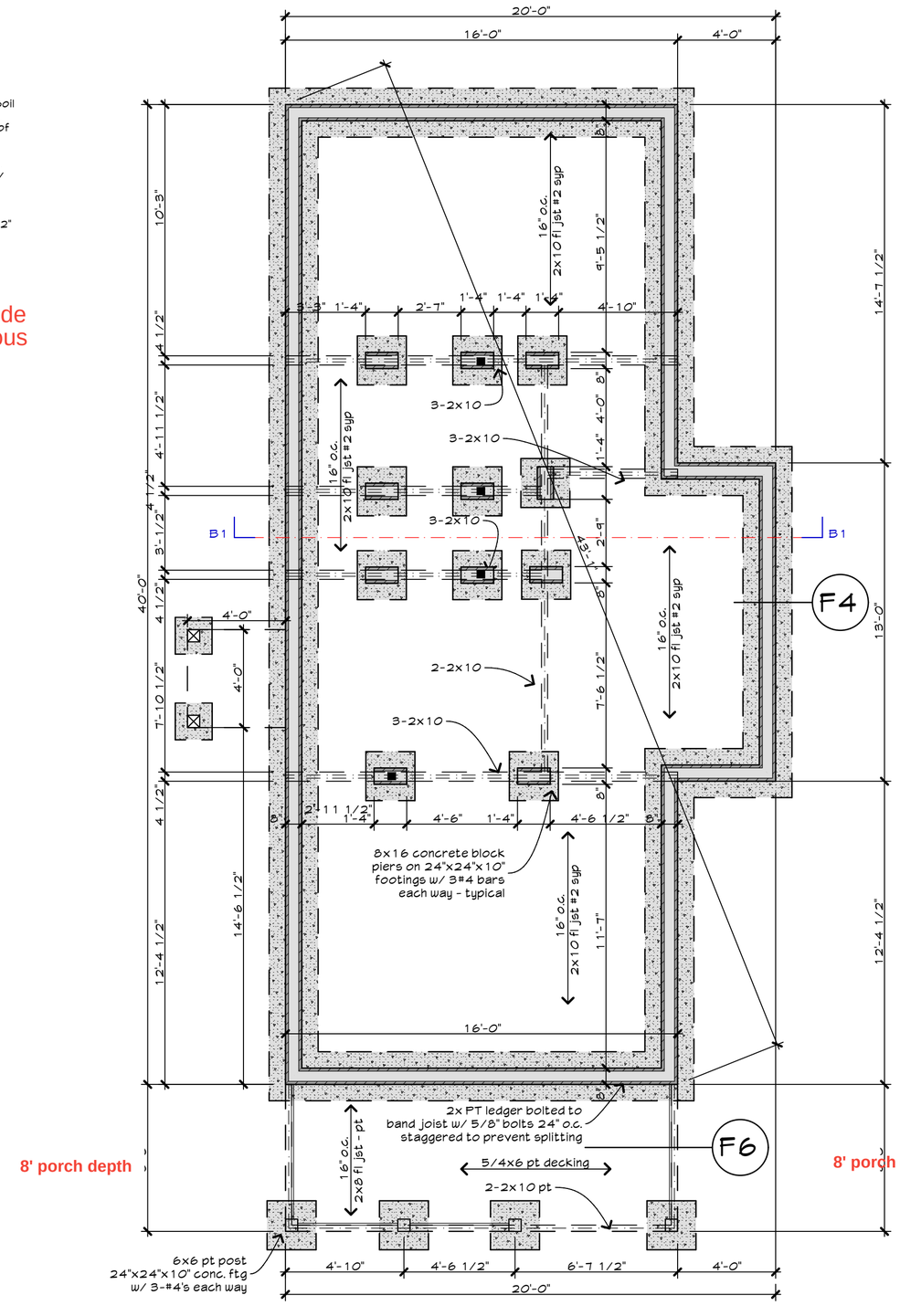
Pier spacing may vary dependent on local snow loads, soil bearing capacity and the use of roof trusses.

Footing sizes and reinforcement are assumed. Soil conditions vary and must be taken into account. Inspectors can allow builders to adjust the use of rebar and footing sizes as per local conditions.

Girders may be sized with LVL's to reduce piers. Up size footing accordingly (30"x30"x10" min w/ 4-#4's each way) and 16"x16" filled piers. See separate drawing for LVL's

Separate double joist under plumbing walls 3 1/2"

Concrete encased electrode to be attached to continuous footing with acorn clamp



Crawl Foundation Plan

scale 1/4"= 1'-0"

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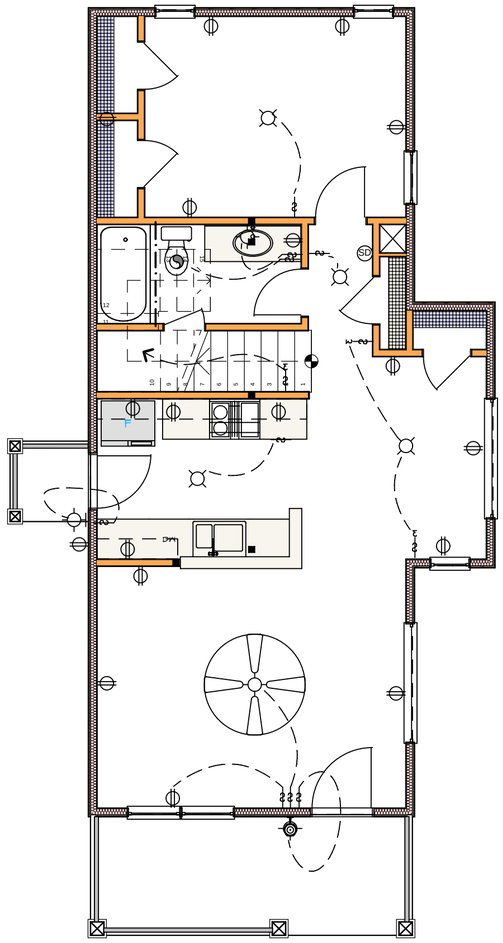
Insulation:

Floors- R19
Walls- R13
Ceiling- R38

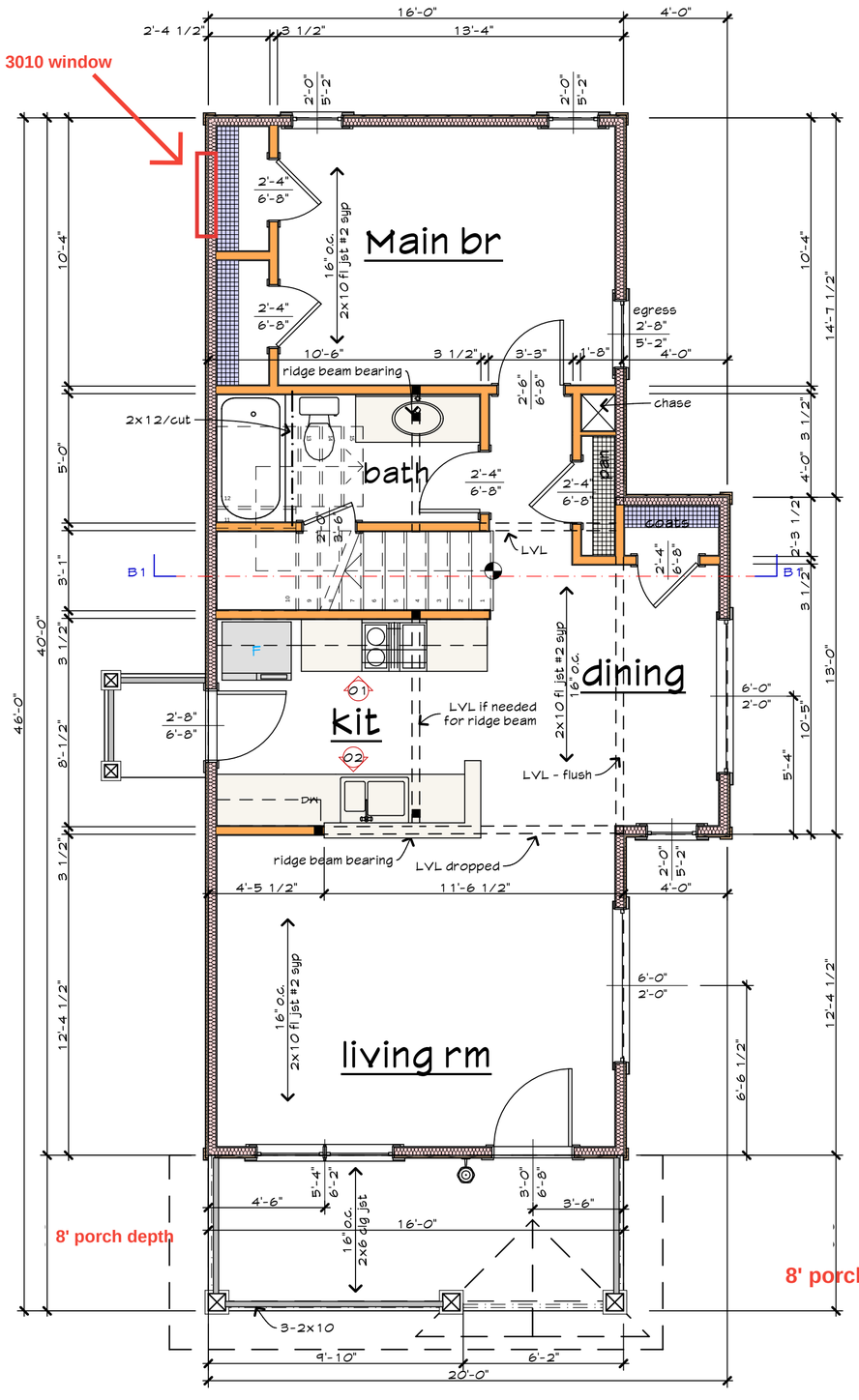
2nd floor system- Open web engineered trusses

Roof system- Engineered trusses



Electrical - Floor 1 Plan

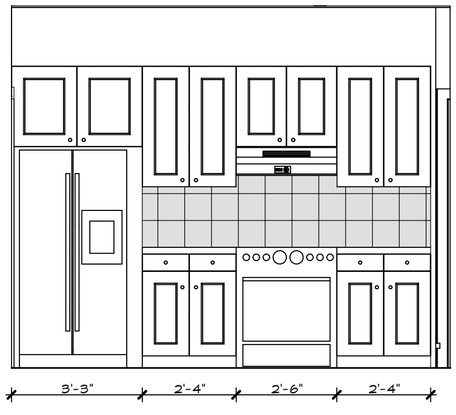
scale 3/16" = 1'-0"



Floor 1 plan

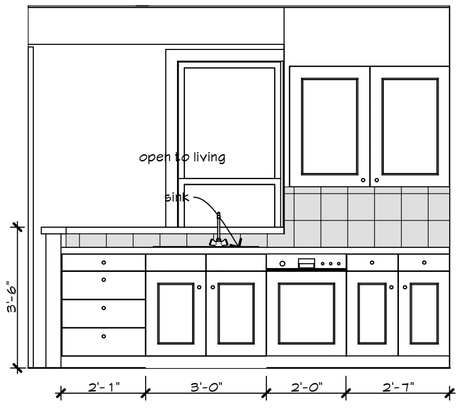
scale 1/4"= 1'-0"

Floor 1 plan	692 sq.ft.
Floor 2 plan	595 sq.ft.
total	1287 sq.ft.



01 Kitchen

Scale 3/8" = 1'-0"



02 Kitchen

Scale 3/8" = 1'-0"

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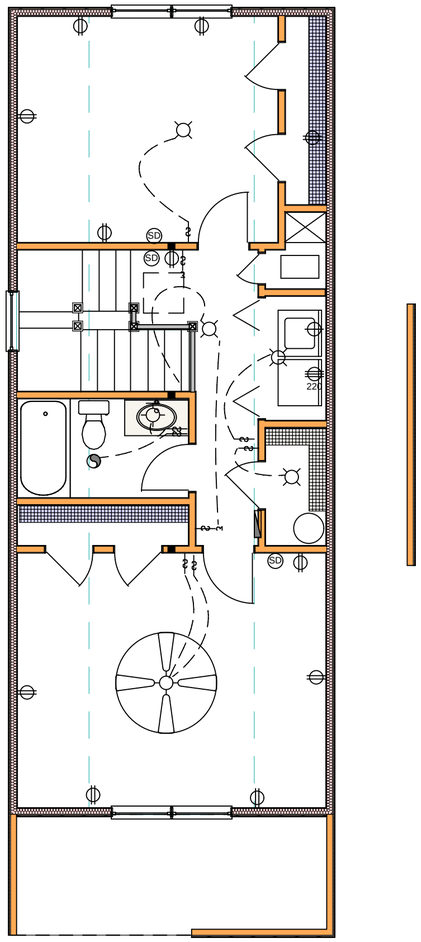
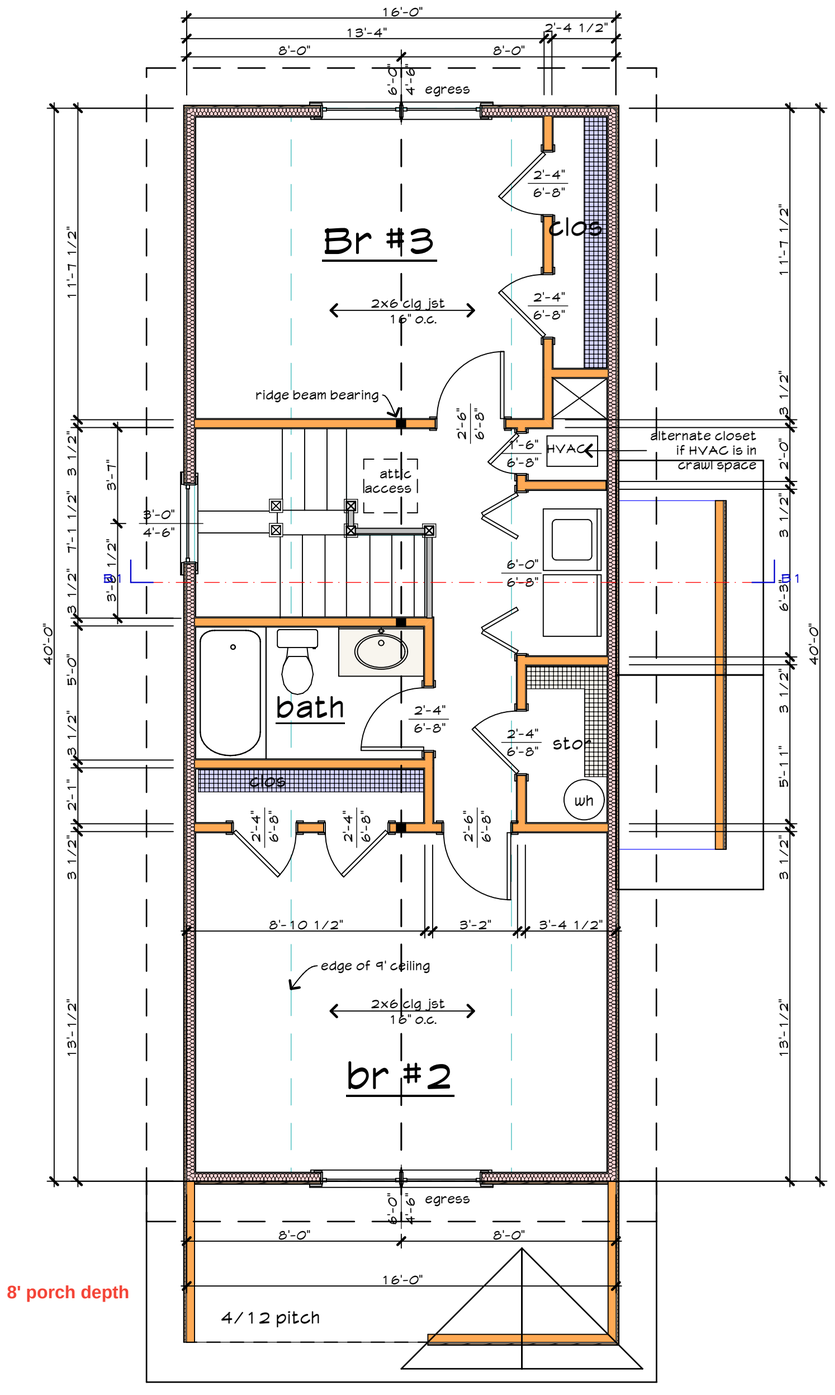


Electrical - Floor 2 Plan

scale 3/16" = 1'-0"

Door List				
Width	Height	Name	Type	Quantity
1'-6"	6'-8"	RD02 Swing	Interior	1
2'-0"	3'-6"	RD02 Swing	Access	1
2'-4"	6'-8"	RD02 Swing	Interior	11
2'-6"	6'-8"	RD02 Swing	Interior	3
2'-8"	6'-8"	RD01 Door ST	Exterior	1
3'-0"	6'-8"	RD01 Door ST	Exterior	1
6'-0"	6'-8"	RD05 Bifold	Interior	1
				19

Window List			
W x H Size	Units	Window Type	Quantity
2'-0"x5'-2"	Single	RN1-4 Doublehung	3
2'-8"x5'-2"	Single	RN1-4 Doublehung	1
3'-0"x4'-6"	Single	RN1-4 Doublehung	1
5'-4"x6'-2"	Twin	RN1-4 Doublehung	1
6'-0"x2'-0"	Single	RN1-1 Stationary	2
6'-0"x4'-6"	Twin	RN1-4 Doublehung	2
			10



Floor 2 plan

scale 1/4"= 1'-0"

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