Staff Report

Infill Housing Design Review Committee

File Number: 2-A-25-IH

Meeting: 2/19/2025
Applicant: Josh Braden Braden Family Properties, LLC
Owner: Josh Braden Braden Family Properties, LLC

Property Information

Location: 2815 Johnston St. **Parcel ID** 81 I K 023
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary residence fronting Johnston Street. Two story residence features a front gable roof (10/12 pitch), an exterior of horizontal siding (material unspecified) with corner boards, and a block foundation clad in stucco. The house measures 40’ long by 16’ wide (20’ wide with a 4’ massing recessed towards the rear) and is proposed to be set 27’ from the front property line . It features a full length, 6’ deep front porch recessed under a shed roof with an engaged front-gable accent over the door that is supported by three 8" square posts. Parking is an 18’ wide concrete driveway flush with the front of the house and is accessed via the alley, which runs parallel to the lot.

The façade (northeast) features two bays on the first story, with paired 1/1 double hung windows in the first bay, followed by a full-light door with a transom. Paired 1/1 double hung windows are centrally located on the second story of the façade. A 1/1 double hung 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 opening to a small porch, with one 1/1 double hung window on the second story. The right elevation features a one-story, side-gable massing projecting from the center of the elevation, and there are two transom windows and a 1/1 double-hung window on the first story, with none on the second. The rear elevation has two 1/1 double hung windows on the first story and one pair of 1/1 double hung windows on the second story.

Notes on the plan reference previous cases’ conditions of approval but the changes are not shown.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

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

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

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

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

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

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

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

were historically used on the block.
- Darker shades of shingle were often used and should be chosen in roofing houses in Heart of Knoxville neighborhoods.

8. Siding Material
- Clapboard-like materials (such as cement fiberboard) should be used in constructing new housing where painted wood siding was traditionally used.
- Brick, wood shingle, and other less common material may be appropriate in some older neighborhoods, particularly those with a mix of architectural styles.
- Faced stone, vertical siding, and other non-historic materials should not be used in building new houses. In 1930-1950 era neighborhoods, faced stone may be appropriate (see Section 12).

11. Landscape and Other Considerations
- One native or naturalized shade tree should be planted in the front and rear yards of in fill lots with 25 feet or more in depth to front of house

Comments

1. The house is proposed to be set 27’ from the front property line, with a full-length front porch at 21’ from the front property line. The average front setback of the relatively small blockface is 18.3’, with the adjacent house set 24’ from the front property line. The proposed house will maintain a consistent front setback pattern with the street. The site plan includes a walkway from the house to the street.

2. The block to receive new construction is characterized by modified Queen Anne cottages, Craftsman bungalows, and infill construction. The 16’ wide by 40’ deep house is not proportionate to other houses on the block or lot. Comparable houses in the neighborhood range between approximately 26’ and 36’ wide. Side setback requirements would allow for a house with a wider façade. The Board should discuss the proposed building width.

The applicant has used the proposed plan previously; the staff report noted the narrow width of the building but there were five comparable shotgun houses on the block.

3. Infill Housing design guidelines recommend that on lots without alleys, new driveways should be at least 20’ behind the front façade of the infill house with access limited to one lane between the street and the front façade. Parking is a concrete pad flush with the porch and the façade of the house and is accessed from a side alley. Although there is an alley that is being used to access parking, the location of the pad should be revised to be at least 20’ behind the front façade, or behind the house. The final site plan should meet City Engineering standards.

4. The two-bay, two-story façade is more narrow than other houses on the street by at least 7’-10’, and it is taller than the context, which mostly features one story houses.

5. The house features a full-length 6’ deep front porch, which should be increased to at least 8’ to meet the design guidelines. The 8 by 8 columns and horizontal header add detail to the porch design. The engaged gable on the front porch should be included in the final construction. If the front porch is constructed on an open foundation, the lattice indicated on the plans should be included to avoid an open deck look.

6. Guidelines recommend window and door styles be similar, with similar proportions and ratio of solid to void, to historic houses on the block. At least one additional window should be added to the left side elevation to reduce the large swath of siding with no transparency. The frontmost windows on the right elevation should be double-hung windows instead of transoms.

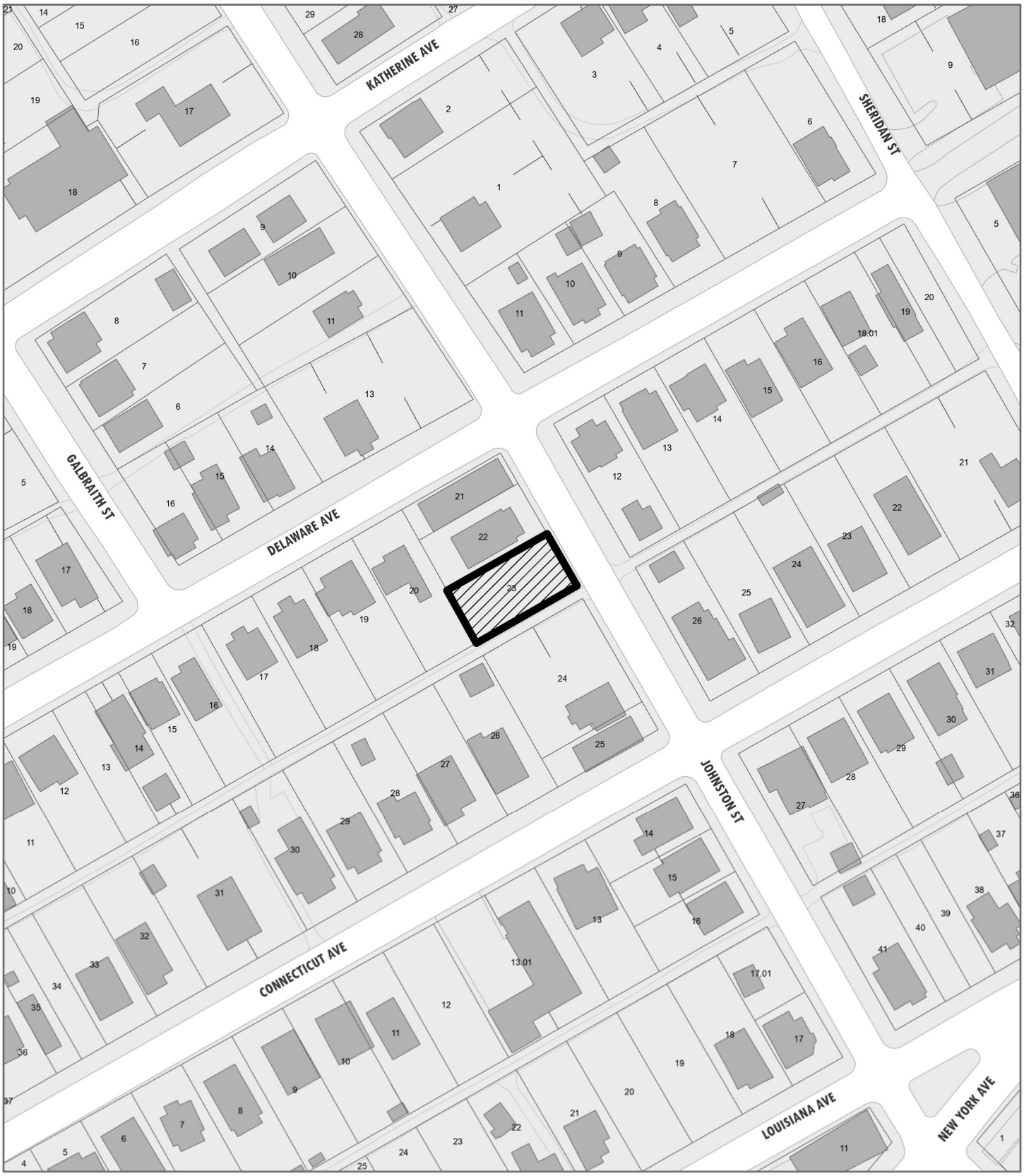
7. The proposed 10/12 pitch roof meets the design guidelines. The final construction should incorporate the rake mold and eave overhangs as drawn.

8. The application does not include information on siding or roofing materials. If vinyl siding is used, the siding should feature an overlap instead of Dutch lap or flush panel siding. The stucco coated block foundation meets the design guidelines.

9. The final site plan should include one native or naturalized shade tree in the front and rear yards, and the existing mature trees on the lot should be preserved.

Recommendation

The Board should discuss the proposed width and scale of the house in the neighborhood context. If determined to be appropriate, conditions of approval should include: 1) parking to be revised to meet design guidelines, with final site plan meeting City Engineering standards; 2) front porch to be increased to 8’ in depth; 3) additional window to be added to left side elevation and right side window to be revised to double-hung window; 4) final construction to retain details shown in drawing; 5) final site plan should include new native or naturalized trees in front and rear yards, or existing mature trees on lot should be preserved.



INFILL HOUSING REVIEW BOARD

2-A-25-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

2815 Johnston St.

Lonsdale Infill Housing Overlay District

Original Print Date: 2/10/2025 Revised:

Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Josh Braden Braden Family Properties, LLC

N

0 250

Feet

Planning
KNOXVILLE | KNOX COUNTY

DESIGN REVIEW REQUEST

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

Josh Braden

Applicant

01/13/2025	02/19/2025	2-A-25-IH
Date Filed	Meeting Date (if applicable)	File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

■ Owner ☐ Contractor ☐ Engineer ☐ Architect/Landscape Architect

Josh Braden		Braden Family Properties, LLC.		
Name		Company		
303 Bob Smith Lane		Knoxville	TN	37924
Address		City	State	Zip
865.696.7343	joshuabradens4@gmail.com			
Phone	Email			

CURRENT PROPERTY INFO

Braden Family Properties, LLC.	303 Bob Smith Lane, Knoxville, TN 37924	865.696.7343
Owner Name (if different from applicant)	Owner Address	Owner Phone
2815 Johnston Street	081IK023	
Property Address	Parcel ID	
Londsdale Land Co Add Pts 36 & 37	RN-2	
Neighborhood	Zoning	

AUTHORIZATION

Lindsay Lanois

Staff Signature	Please Print	Date
	Josh Braden	01/13/2025
Applicant Signature	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

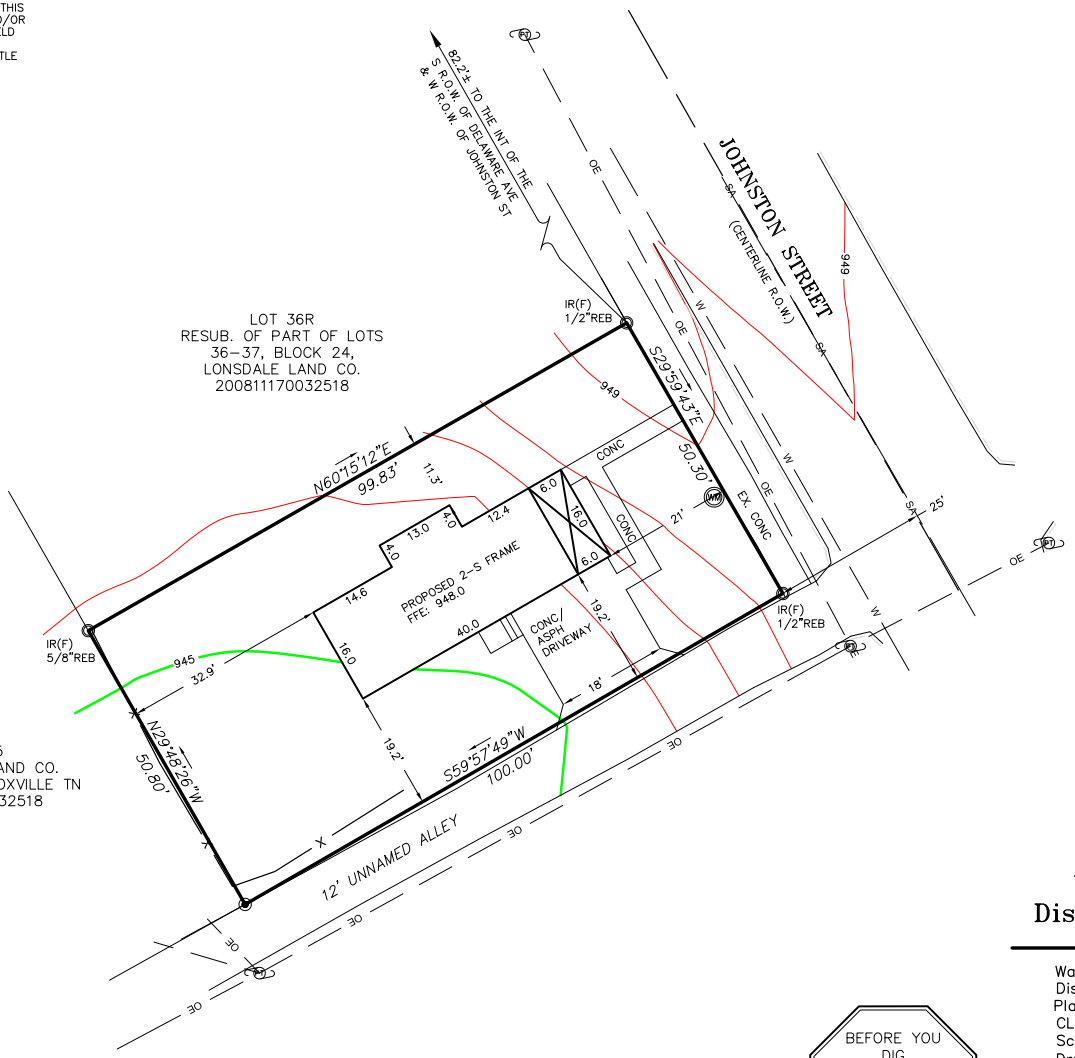
FEE 1:	TOTAL:
FEE 2:	
FEE 3:	

Pd. 01/14/2025, SG

NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

THIS SURVEY WAS DONE UNDER AUTHORITY OF TCA 62-18-126. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

TN-GRID



NOTES:

1. TOTAL LOT AREA: 5051 SQ. FT.
2. HOUSE AREA: 788 SQ. FT.
4. DRIVEWAY/SIDEWALK AREA: 505 SQ. FT.
5. ZONING: RN-2
   20' FRONT SETBACK
   5' SIDE SETBACK
   25' REAR SETBACK
6. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6" WITHIN THE FIRST 10'.
7. UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANY MAPS AND ARE TO BE CONSIDERED APPROXIMATE.

SYMBOL LEGEND			
○	IRON ROD FOUND	PP	POWER/TELE. POLE
◉	LOT CORNER	WM	WATER METER
LINE LEGEND			
—— x —— x —— x ——	CHAIN LINK FENCE		
—— —— —— OE —— ——	POWER/TELE. LINE		
—— —— —— W —— ——	WATER LINE		
—— —— —— SA —— ——	SEWER LINE		

PLOT PLAN OF:

2815 Johnston Street
Knoxville, Tennessee 37921
Ward 19, Knoxville, Tennessee
District 5, Knox County, Tennessee

Ward	19	City	KNOXVILLE
District	5	County	KNOX
Plat Bk:	A	Page	143B
CLT #	811 "K"	Parcel	23
Scale	1"=20'	Date	01/09/2025
Drawn By	C. VITKUS	City Block	19561
Project #	5022	Revision	

FOR/OWNER/CONTACT:
BRADEN FAMILY PROPERTIES LLC
303 BOB SMITH LANE
KNOXVILLE, TENNESSEE 37924
PHONE: 865-696-7343

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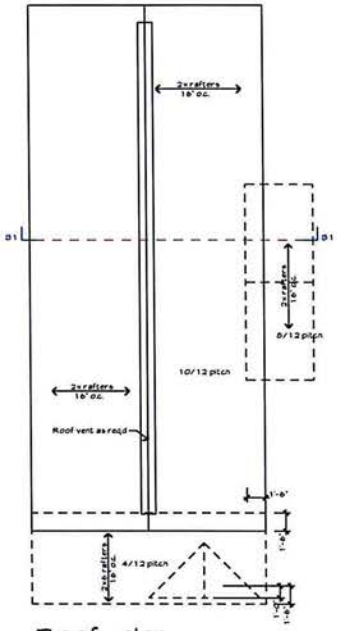
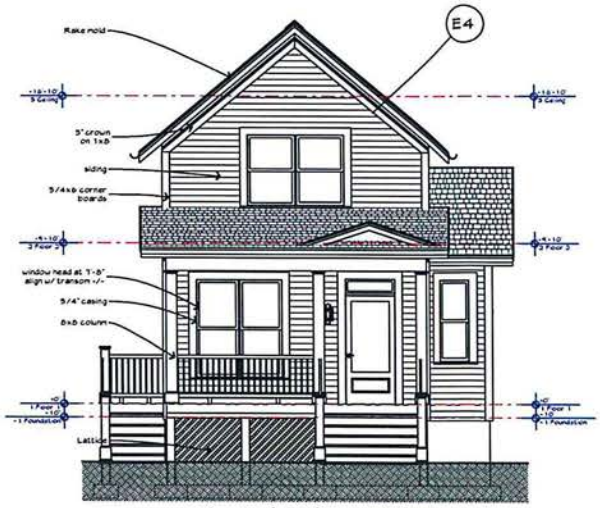


Roof plan

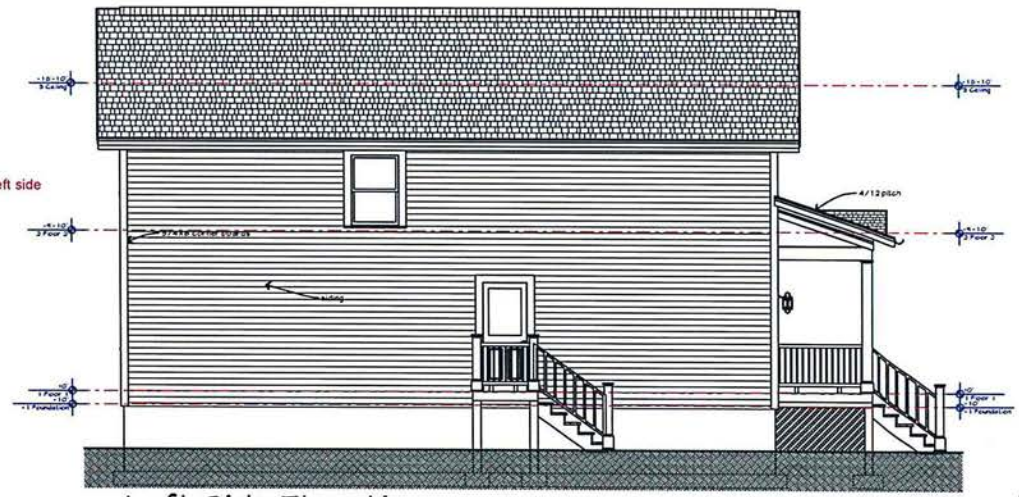
scale 3/16"=1'-0"



Front Elevation

scale 1/4"=1'-0"

3) Additional window to be added to left side elevation per COA 9-B-23-IH



Left Side Elevation

scale 1/4"=1'-0"

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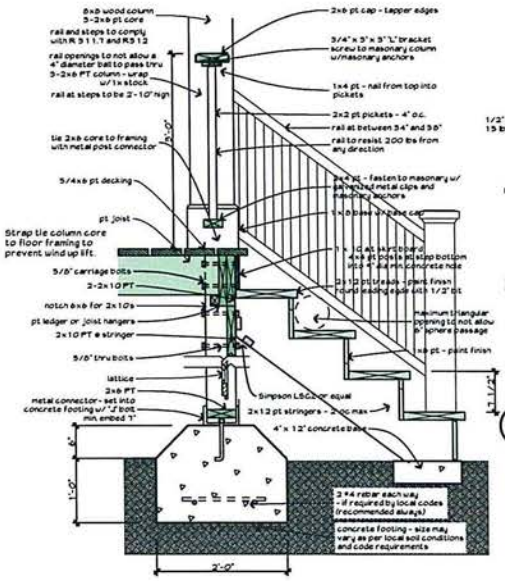
828-734-2559

original print date
6/29/23

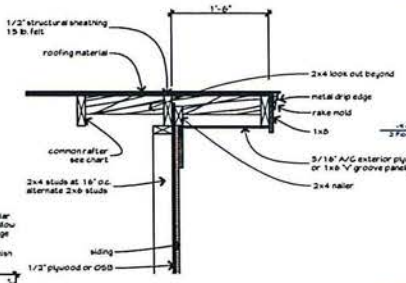
plan # 1202Am

5

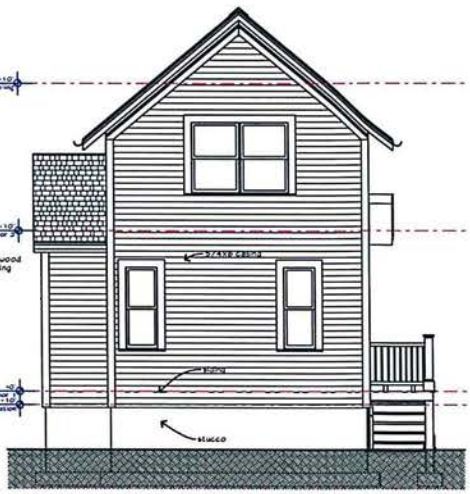
REV-23-0838



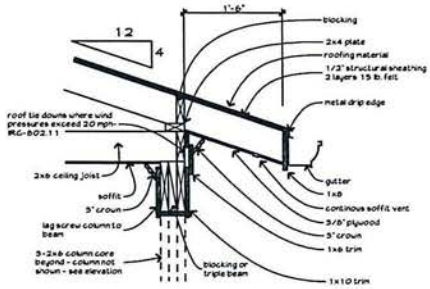
F6 Porch Detail
scale 1"=1'-0"



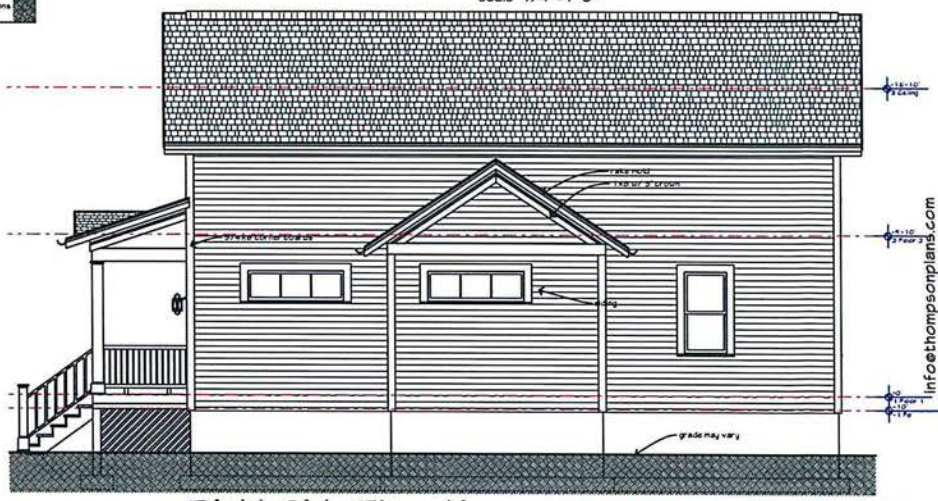
E4 Typical Rake
scale 1"=1'-0"



Rear Elevation
scale 1/4"=1'-0"



PE1 Typical Porch Boxed Eave
scale 1"=1'-0"



Right Side Elevation
scale 1/4"=1'-0"

3) Right side window to be revised in size per COA 9-B-23-IH

original print date
6/29/23

standard construct documents
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ThompsonPlans.com
info@thompsonplans.com
828-734-2553

plan # 1202Am

6 IRC-NEW-23-0838

#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	[illegible]	[illegible]	[illegible]
	2x12	[illegible]	[illegible]	[illegible]
30 psf live load, 10 psf dead load (sleeping rooms & L/360)	2x10	[illegible]	[illegible]	[illegible]
	2x12	[illegible]	[illegible]	[illegible]
ceiling joist				
(GWB ceiling & 10 psf dead load L/240)	2x6	[illegible]	[illegible]	[illegible]
	2x8	[illegible]	[illegible]	[illegible]
rafters				
20 psf live load, 10 psf dead load	2x6	15'-1"	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	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'-5"	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'-4"	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	15'-4"	11'-11"	14'-4"
	2x8	17'-9"	15'-1"	12'-4"
50 psf live load, 10 psf dead load	2x6	11'-3"	9'-9"	7'-11"
	2x8	14'-3"	12'-4"	10'-1"

[illegible]

abbreviations

cj	ceiling joist
clg	ceiling
CMU	concrete masonry unit
C.O	cased opening
conc.	concrete
CT	ceramic tile
dbl	double
dj	double joist
ew.	each way
fj	floor joist
ftg	footing
HVAC	heating/ventilating/air conditioning
jst.	joist
LVL	laminated veneer lumber - ie. Paralam
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

[illegible]

Thank you for your purchase of these house plans.

These plans are designed to conform to the 2018 IRC, 2021 IRC and the 2018 NCRC including local state amendments. National and local building codes vary with location and change from time to time. Therefore it is impossible to warrant compliance to your specific location. It is the responsibility of the purchaser and/or the builder to adapt these plans to the requirements of the individual locale.

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.

Wall Header Notes

Headers 3' or less to be 2-2x6 with 1 jack each side
Headers 4' - 6' to be 2-2x8 with 2 jacks on each side
Beams 4' to 6' to be 2-2x12 with 2 jacks on each side
or 3" min bearing and footing under point loads.

Wall bracing notes

Continuous 7/16" osb sheathing - typical - CS-WSP [illegible]

Limitations - [illegible]

Requirements - [illegible]

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 5%. 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.

This plan is licensed to Josh Braden

Plan 1202Am

Index to Drawings

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original print date
6/29/23

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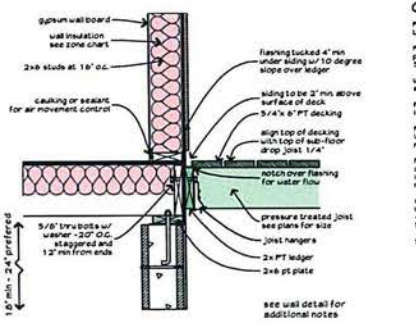
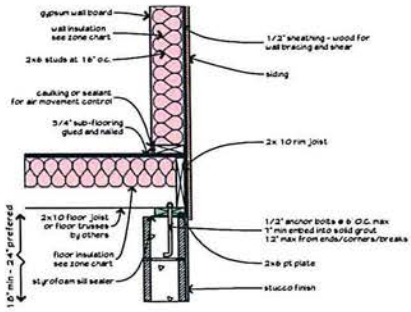


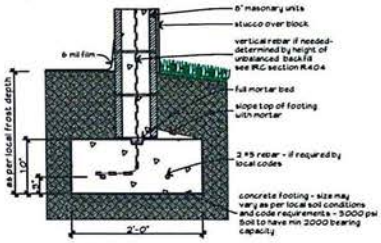
W5 Wall detail Fl 1

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 preferred

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 end air supplied as per IRC - R401

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

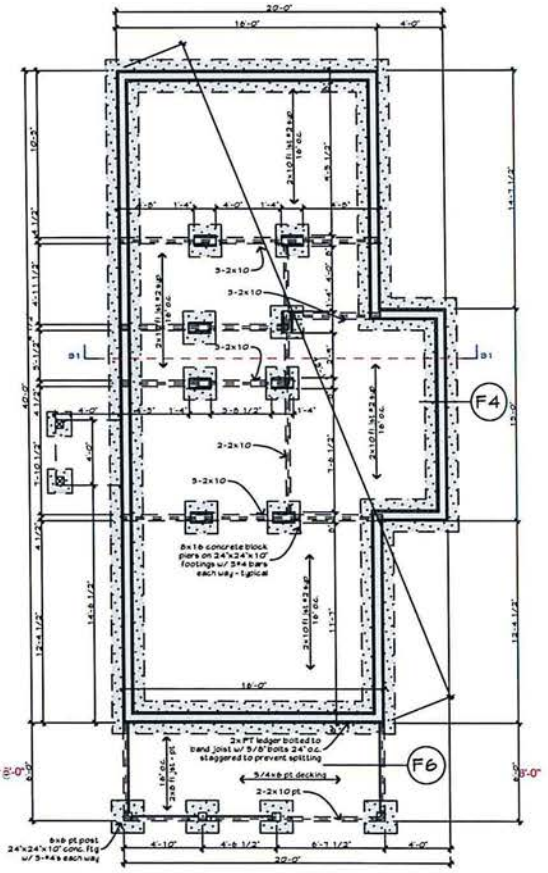
Footing sizes and reinforcement are assumed. Soil conditions vary and must be taken into account. Inspectors can allow builders to adjust the use of rebar and footing sizes as per local conditions.

Girders may be sized with LVL's to reduce piers up size footing accordingly (30"x30"x 10" min w/ 4-#4's each way) and 16"x 16" filled piers See separate drawing for LVL's

Separate double joist under plumbing walls 3 1/2"

2) Front porch to be increased to 8' in depth per COA 9-B-23-IH

Type text here



Crawl Foundation Plan

scale 1/4"= 1'-0"

STANDARD CONSTRUCT DOCUMENT

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2 NEW-23-0836

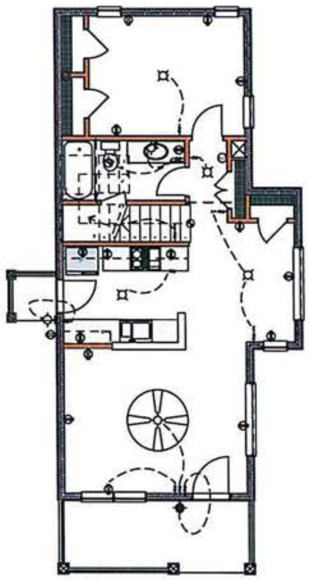
plan # 1202Am

Minimum Insulation Chart

Table N1102.1 - IRC 2018 (2021 NCRC - in parentheses) insulation and fenestration requirements by component

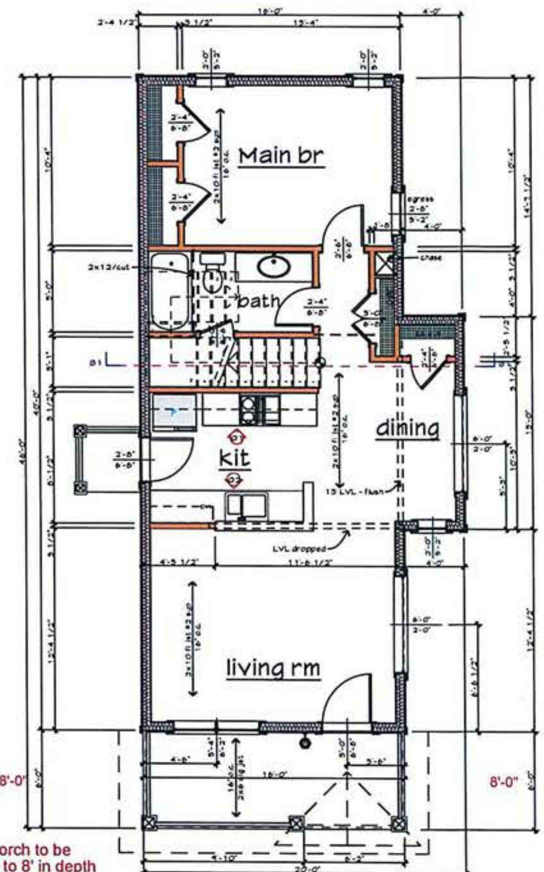
Climate zone	Glazing U-factor	Glazed fenestration SHGC	Ceilings R-value	Wood frame wall R-value	Floors R-value	Basement walls R-value	Slab perimeter R-value and depth	Crawl space wall R-value
1	NR	.25	30	13	13	0	0	0
2	.40	.25	38	13	13	0	0	0
3	.35	.25	[illegible]	[illegible]	19	5/13	0	5/13
4	.35	.40	[illegible]	[illegible]	19	[illegible]	[illegible]	[illegible]
5	[illegible]	NR	[illegible]	[illegible]	30	[illegible]	[illegible]	[illegible]
6	.32	NR	49	[illegible]	30	15/19	10, 2'	[illegible]
7	.32	NR	49	[illegible]	38	15/19	10, 4'	15/19
8	.32	NR	49	[illegible]	38	15/19	10, 4'	15/19

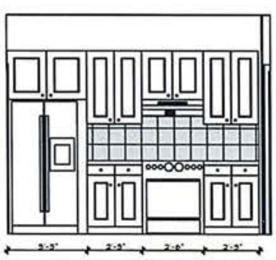
Check appropriate climate zone as determined by local building dept.



Electrical - Floor 1 Plan

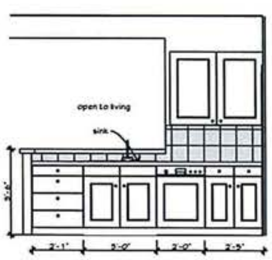
scale 3/16" = 1'-0"





01 Kitchen

Scale 3/8" = 1'-0"



02 Kitchen

Scale 3/8" = 1'-0"

2) Front porch to be increased to 8' in depth per COA 9-B-23-IH

Floor 1 plan

scale 1/4" = 1'-0"

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

original print date 6/29/23

standard contract document

Asheville, North Carolina

info@thompsonplans.com

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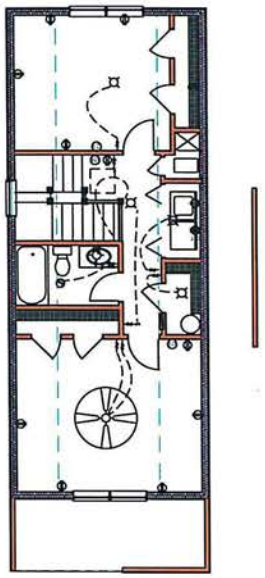
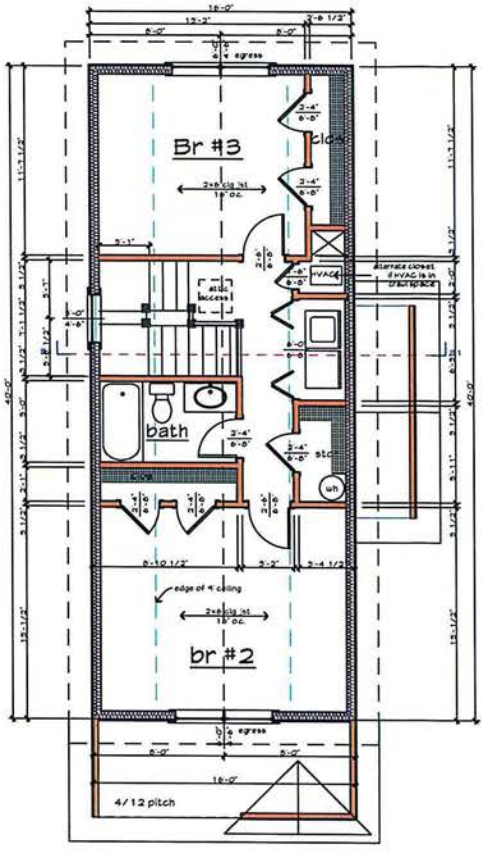


Electrical - Floor 2 Plan

scale 3/16" = 1'-0"

Door List				
Width	Height	Name	Type	Quantity
1'-6"	6'-8"	RD02 Swing	Interior	1
2'-0"	6'-8"	RD02 Swing	Access	1
2'-6"	6'-8"	RD02 Swing	Interior	10
2'-8"	6'-8"	RD02 Swing	Interior	3
2'-8"	6'-8"	RD01 Door ST	Exterior	1
3'-0"	6'-8"	RD01 Door ST	Exterior	1
3'-0"	6'-8"	RD02 Swing	Access	1
6'-0"	6'-8"	RD09 Bifold	Interior	1
				19

Window List			
W x H Size	Units	Window Type	Quantity
2'-0"x5'-2"	Single	RM1-4 Doublehung	5
2'-8"x5'-2"	Single	RM1-4 Doublehung	1
3'-0"x4'-6"	Single	RM1-4 Doublehung	1
5'-4"x6'-2"	Twin	RM1-4 Doublehung	1
6'-0"x3'-0"	Single	RM1-1 Stationary	2
6'-0"x4'-6"	Twin	RM1-4 Doublehung	2
			10



Floor 2 plan

scale 1/4" = 1'-0"

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RW-23-0638

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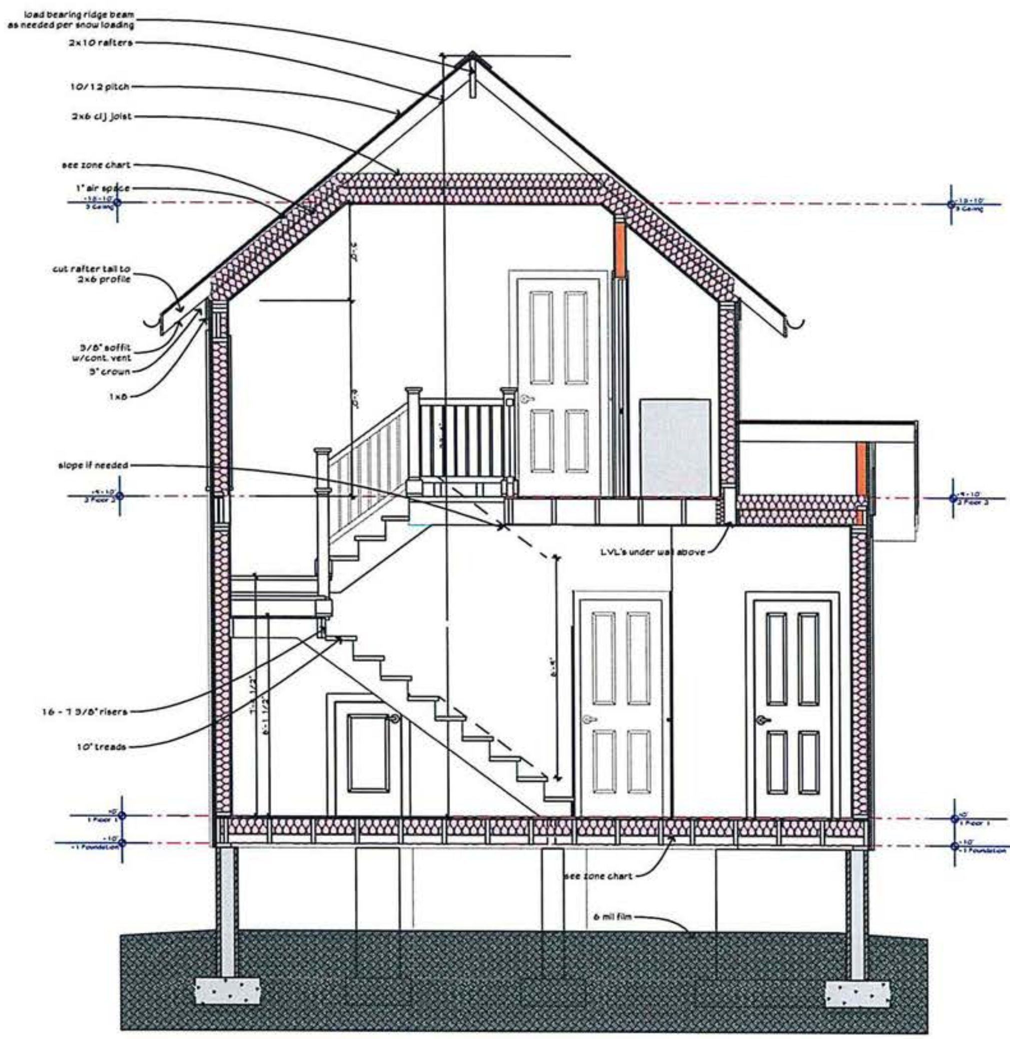

Building Section B 1

Scale 1/2" = 1'-0"

Minimum Insulation Chart

Table N1102.1 - IRC 2018 ((2021 NCRC - in parentheses)
Insulation and fenestration requirements by components

Check appropriate climate zone as determined by local building dept.

Climate Zone	Glazing U-factor	Glazed fenestration SHGC	Ceilings R-value	Wood frame wall R-value	Floors R-value	Basement walls R-value	Slab perimeter R value and depth	Crawl space wall R-value
1	NR	.25	30	13	13	0	0	0
2	.40	.25	38	13	13	0	0	0
3	.35	.25	[illegible]	[illegible]	19	5/13	0	5/13
4	.35	.40	[illegible]	[illegible]	19	[illegible]	[illegible]	[illegible]
5	[illegible]	NR	[illegible]	[illegible]	30	[illegible]	[illegible]	[illegible]
6	.32	NR	49	[illegible]	30	15/19	10, 2	[illegible]
7	.32	NR	49	[illegible]	30	15/19	10, 4	15/19
8	.32	NR	49	[illegible]	30	15/19	10, 4	15/19

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