

# **STATE STREET MARRIOTT DUAL BRAND PROJECT**

## **DDRB NARRATIVE**

**6/30/17**

We are requesting the approval to remove (2) raised planter structures currently indicated on the State Street elevation.

Planter 1 is approximately 45 LF and Planter 2 is approximately 94 LF. The landscaping and plantings that were designed for these beds will remain as indicated on the submitted landscape plan. The plantings will be in street level beds. Our Landscape Architect has reviewed and discussed the proposed plantings with the City of Knoxville Arborist.

Planter structures will remain on the Church Street elevation and continue around the corner on State Street as originally submitted and as indicated. Planter structures will also remain on the corner of State and Cumberland as originally submitted and as indicated.

The material indicated as M1 on the submitted sheet A203M, 12" x 24" Regency Stone, will now continue to grade level at the street elevation.

The basis of this request is that if approved, will result in a savings to the Owner of approximately \$75K. We do not believe that this change will materially effect the State Street elevation and that it will enhance the pedestrian experience by placing the landscaping at human scale versus above eye-level as it would have been if installed in the above grade planters.

EXTERIOR FINISH SCHEDULE					
FINISH NO.	MATERIAL	MANUFACTURER	COLOR	SIZE	DESCRIPTION
--	ALUMINUM WINDOWS	--	TO MATCH SHERWIN WILLIAMS SW 7075 WEB GRAY	--	--
--	ALUMINUM STOREFRONT AND CURTAINWALL	--	ANODIZED BRONZE	--	--
--	AUTOMATIC ENTRANCE DOORS	--	ANODIZED BRONZE	--	--
--	METAL CEILING PANEL	USG	FLAT WHITE	--	PORTE COCHERE CEILING MATERIAL
--	VTAC LOUVERS	--	TO MATCH ADJACENT EIFS FINISH	--	--
EF1	EIFS	STO CORP	TO MATCH SHERWIN WILLIAMS SW 7004 SNOWSOUND	--	REFERENCE SPECIFICATIONS FOR MANUFACTURER INFORMATION
EF2	EIFS	STO CORP	TO MATCH SHERWIN WILLIAMS SW 7073 NETWORK GRAY	--	REFERENCE SPECIFICATIONS FOR MANUFACTURER INFORMATION
EF3	EIFS	STO CORP	TO MATCH SHERWIN WILLIAMS SW 7075 WEB GRAY	--	REFERENCE SPECIFICATIONS FOR MANUFACTURER INFORMATION
M1	MASONRY	GENERAL SHALE	CAMEL	12" x 24"	REGENCY STONE
M2	MASONRY	--	--	8" x 16"	SPLIT FACE CONCRETE MASONRY UNITS
MP1	METAL PANEL	MORIN	BLUE GRAY	--	MX 1.0 SOLID METAL PANEL
MP2	METAL PANEL	MORIN	BLUE GRAY	--	MX 1.0 PERFORATED METAL PANEL
MP3	METAL PANEL	MORIN	BLUE GRAY	30" W	MS-24H / MS-30H MONOLITH WALL PANEL

EXTERIOR ELEVATION LEGEND		
	EF1	EXTERIOR INSULATION AND FINISH SYSTEM
	EF2	EXTERIOR INSULATION AND FINISH SYSTEM
	EF3	EXTERIOR INSULATION AND FINISH SYSTEM
	M1	12" x 24" FACE MASONRY VENEER
	M2	8" x 16" STACK BOND CONCRETE MASONRY UNITS
	MP1	PRE-FINISHED CORRUGATED METAL PANELS
	MP2	PRE-FINISHED PERFORATED CORRUGATED METAL PANELS
	MP3	PRE-FINISHED ALUMINUM PANELS

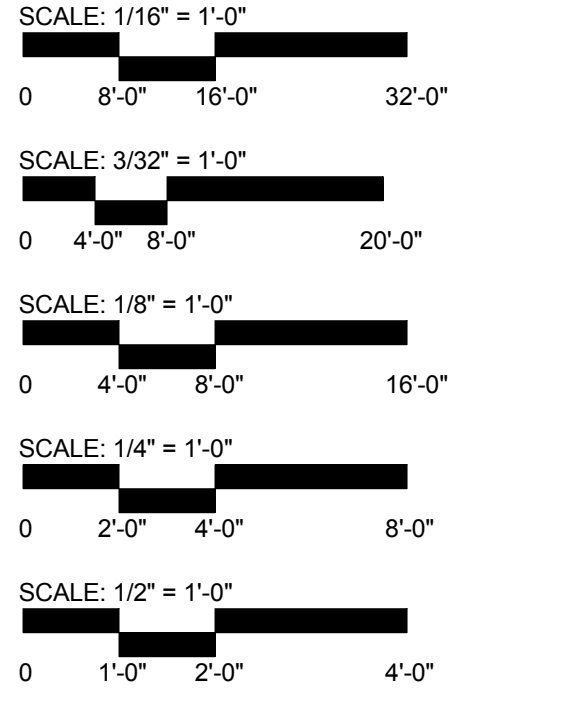


OWNER  
**PARAMOUNT HOSPITALITY MANAGEMENT, LLC**



PROJECT  
**2.150408.0 PHM-RI-CY-KNOXVILLE, TN NEW BUILD**

**210 WEST CHURCH AVENUE - KNOXVILLE, TN**



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ISSUE  
**03-13-17 - BUILDING PERMIT PACKAGE**

DRAWING TITLE  
**EXTERIOR ELEVATIONS & MATERIAL LEGEND**

DRAWING NO.  
**A201M**

**6A** ELEVATION - STATE STREET - EXTERIOR MATERIALS  
 SCALE: 3/32" = 1'-0"

6/6/2017 4:59:43 PM

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--	AUTOMATIC ENTRANCE DOORS	--	ANODIZED BRONZE	--	--
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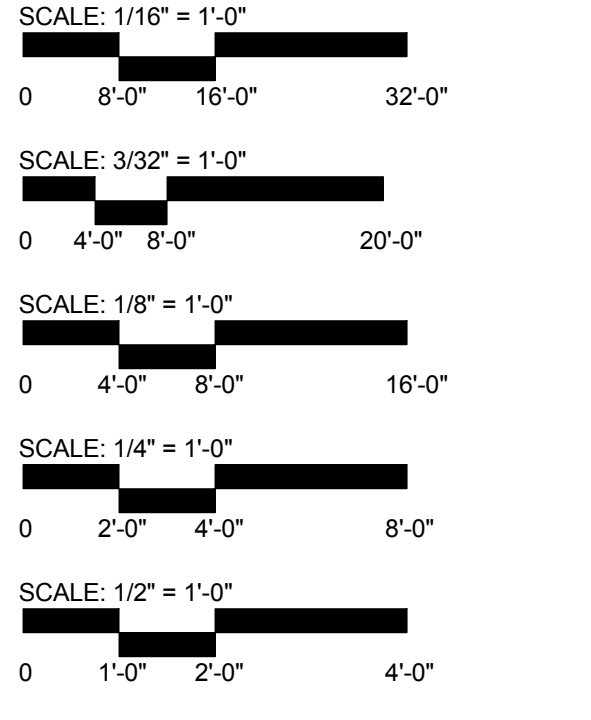


OWNER  
**PARAMOUNT HOSPITALITY MANAGEMENT, LLC**



PROJECT  
**2.150408.0 PHM-RI-CY-KNOXVILLE, TN NEW BUILD**

**210 WEST CHURCH AVENUE - KNOXVILLE, TN**



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ISSUE  
**03-13-17 - BUILDING PERMIT PACKAGE**

DRAWING TITLE  
**EXTERIOR ELEVATIONS & MATERIAL LEGEND**

DRAWING NO.  
**A202M**

EXTERIOR FINISH SCHEDULE					
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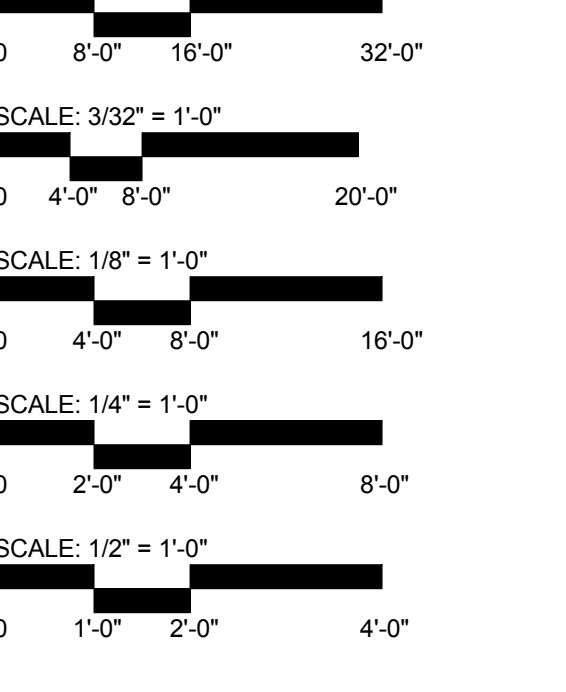


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**03-13-17 - BUILDING PERMIT PACKAGE**

DRAWING TITLE  
**EXTERIOR ELEVATIONS & MATERIAL LEGEND**

DRAWING NO.  
**A203M**

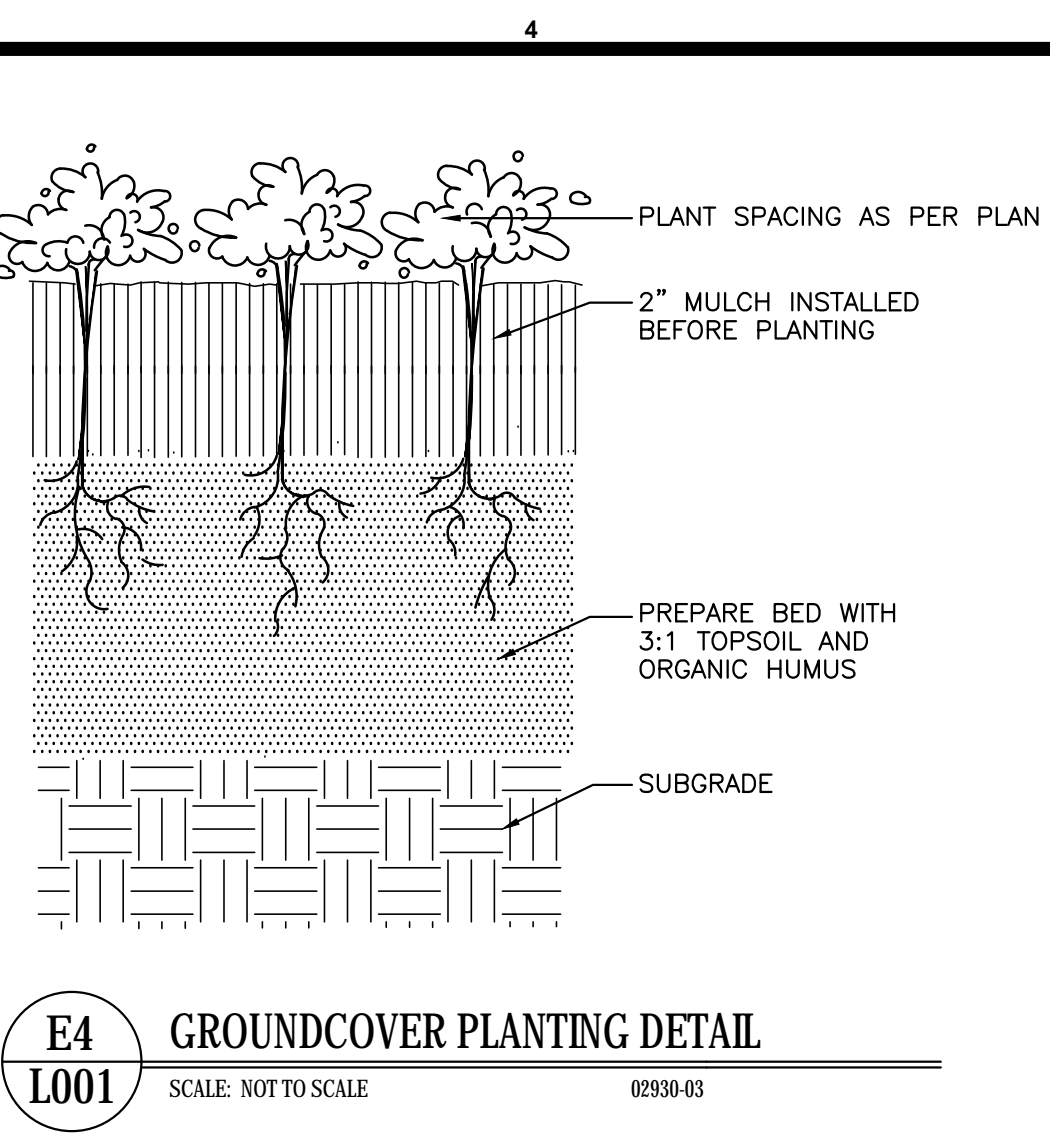
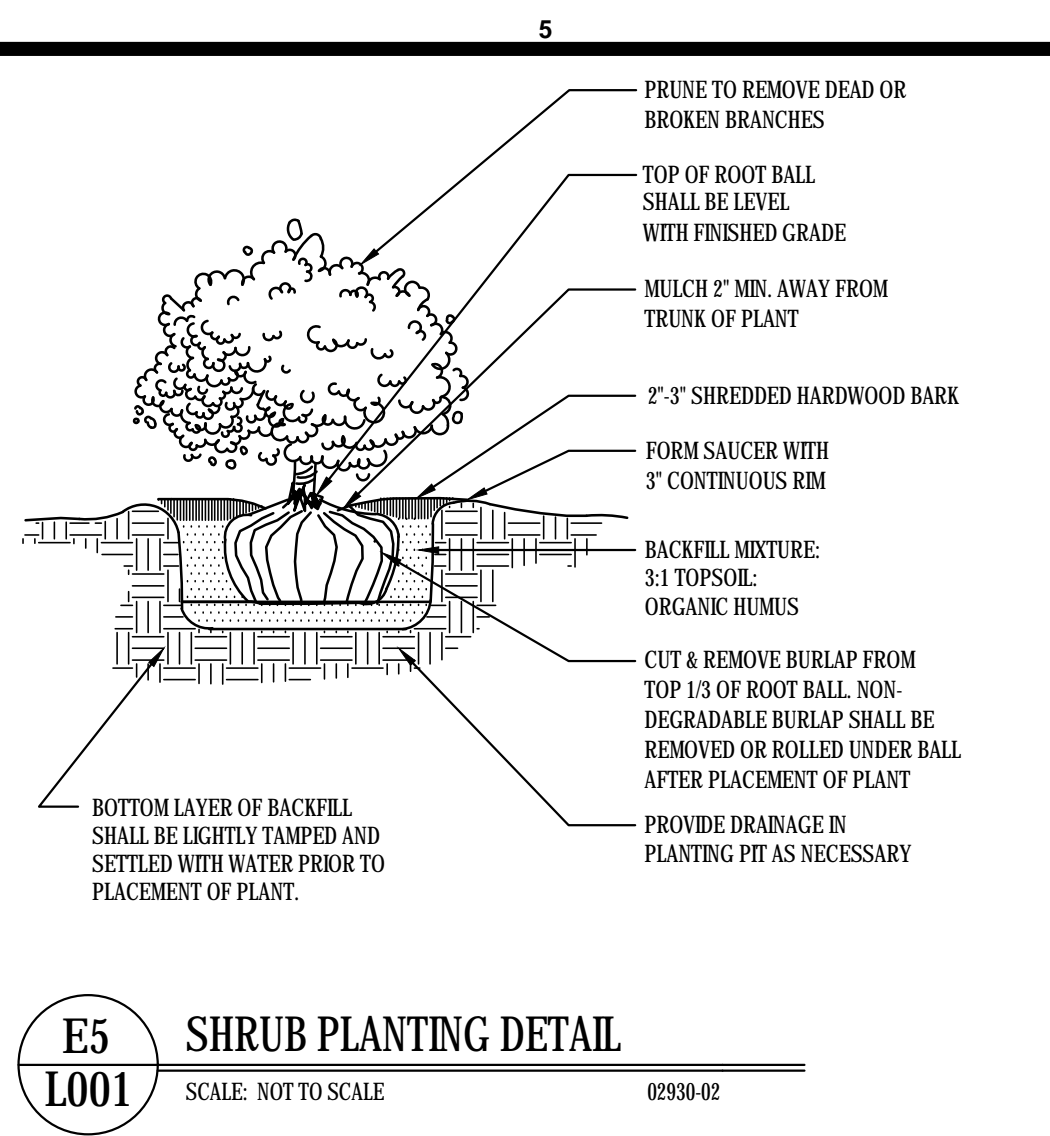
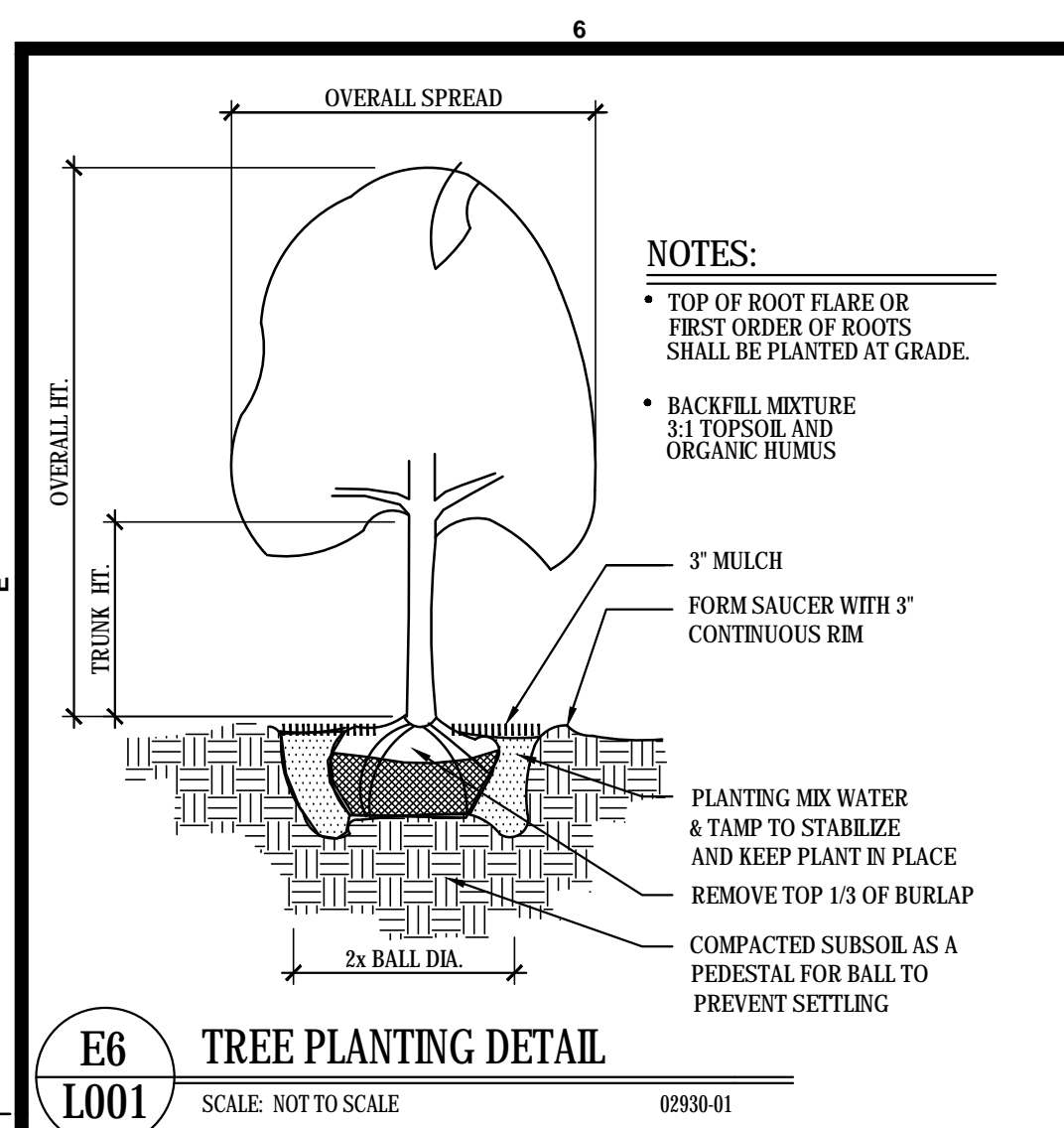


**6A ELEVATION - WEST CHURCH AVENUE - EXTERIOR MATERIALS**  
 SCALE: 3/32" = 1'-0"



**3A ELEVATION - CUMBERLAND AVENUE - EXTERIOR MATERIALS**  
 SCALE: 3/32" = 1'-0"

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**Contractor Planting Specifications for the City of Knoxville**

- Plant Materials:** All plant materials shall comply with the specifications set forth in the American Standard for Nursery Stock (ANSI Z60.1-2004). All plant materials must meet all phytosanitary, insect inspection, pest freedom, plant regulation, certification, or any other legal requirements of the Tennessee Department of Agriculture, Division of Regulatory Services. All trees purchased shall derive from tree stock with a similar latitude and plant hardiness zone (48-70) as the State of Tennessee.
- Quality Control:** All nursery stock containers, registration or certification tags, scale, etc. shall be furnished to the City of Knoxville Urban Forester when plants are shipped to install or installed. All trees planted will be inspected by the City of Knoxville Urban Forester. The City of Knoxville Urban Forester has the right to reject planting or reject stock in order to meet standards set forth in this specification or the American Standard for Nursery Stock.
- Quality and Size:** Trees should have a straight trunk and leader with well-spaced branching and side-angled branch unions. Certain plant material may be an exception of the single leader and well-spaced branching requirement, but only when determined to be acceptable by the City of Knoxville Urban Forester. Plant materials shall be free of injuries or ailments, fresh, vigorous, and free of any diseases, insect infestations, or other conditions that would be detrimental to the plant. The crown of the tree shall be typical for the species, and free of irregular pruning cuts. Trees that have numerous irregular pruning cuts in the crown of the tree will be rejected. Trees that have been staked during the growing season preceding digging shall not be accepted. Tree caliper shall be taken on the trunk 6 inches above the root collar. Larger trees may be staked if approved by the City of Knoxville Urban Forester.
- Root Ball:** All trees provided shall have a firm, healthy root ball that is standard size according to American Standard of Nursery Stock. The root ball shall be wrapped in burlap to encase a fibrous root system necessary for the recovery of the tree after the transplant. Root balls shall be wrapped with non-synthetic, biodegradable burlap and rope or twine. The root collar or the first order of structural roots should be apparent at the surface of the ball. City of Knoxville Urban Forester may inspect the depth of the tree within the root ball and may reject any tree that has been planted too deep. The tree shall be free from adventitious roots above the root collar in first order of structural roots. Root balls that have been cracked, frozen, broken, or softened are subject to rejection by the City of Knoxville Urban Forester.
- Containerized Trees - Bare Root Trees:** All trees shall be balled and barked trees unless specified by the City of Knoxville Urban Forester. Containerized trees shall not be pot bound or have girdling roots. Root collars should be apparent at the surface of the container. Bare root trees shall have a healthy, well-branched root system that is characteristic of the species.
- Transportation:** Root balls shall be protected against freezing, softening, cracking, and breaking. Branches should be tied with steel or jute rope to avoid breaking branches during transport. Trunk protection shall be installed during the handling and transport to avoid scuffing and damaging bark. Trees shall be protected during transport to prevent wind and sun from drying out trees. Trees subjected to injury, damage, or other conditions unfavorable to plant recovery and growth will be rejected by the City of Knoxville Urban Forester.
- Tennessee One-Call System:** The contractor is required to contact Tennessee One-Call at each job site and comply with all related directives for utilities. Hand excavation is required, as necessary, to minimize the possibility of damaging underground utilities.
- Work Zone Traffic Safety:** The contractor shall comply with all specifications and standards of the manual of Uniform Traffic Control Devices for Streets and Highways (MUTCD). The contractor will be responsible for public safety at job sites.

**Contractor Planting Specifications for the City of Knoxville**

- Training:** The contractor may choose to have an onsite training to demonstrate proper planting practices according to these specifications. Training will be conducted by the urban forester. All training is at the contractor's expense. A 5 days notice must be given to the urban forester for scheduling training.
- Planting Hole:** Planting hole shall be excavated with sloped side 2 - 3 times the diameter of the container or rootball. Mechanical diggers such as augers may be used but sloped sides of the planting hole must be excavated and scarified with a hand tool to remove glazed surfaces. Before placing the rootball in the hole the contractor shall determine if the depth of the hole is the same as, or slightly higher than, the distance between the topmost structural root (root flare) and the bottom of the rootball. In no case shall the topmost structural root (root flare) be lower than the adjacent grade. Installations with root balls/roots planted too deep will be rejected. All trees shall be set upright and oriented to give the best relationship to adjacent traffic, structures, and trees.
- Backfill:** After packing soil by hand into the hole, all burlap, twine, rope, and twine brackets shall be cut and removed to at least 8 to 10 inches below the topmost structural root. If roots are circling or girdling, they shall be cut and removed. The hole shall be backfilled with the same soil removed from the hole. Soil shall be tamped slightly to a rootball firm within the planting hole. When the hole is 2/3 full, water should be applied to eliminate air pockets, and tamping of the soil shall occur once the soil has been watered. The remaining portion of the rootball shall be filled with remaining excavated soil. No soil shall be placed above the topmost structural root. Excess soil is not necessary for the backfill of the rootball it shall be removed from the site by the contractor.
- Staking:** Trees should not be staked unless necessary. If staking materials are installed, they should be removed within one year of installation and before trunk girdling can occur. If staking materials are used, they must be approved by the City of Knoxville Urban Forester before installation.

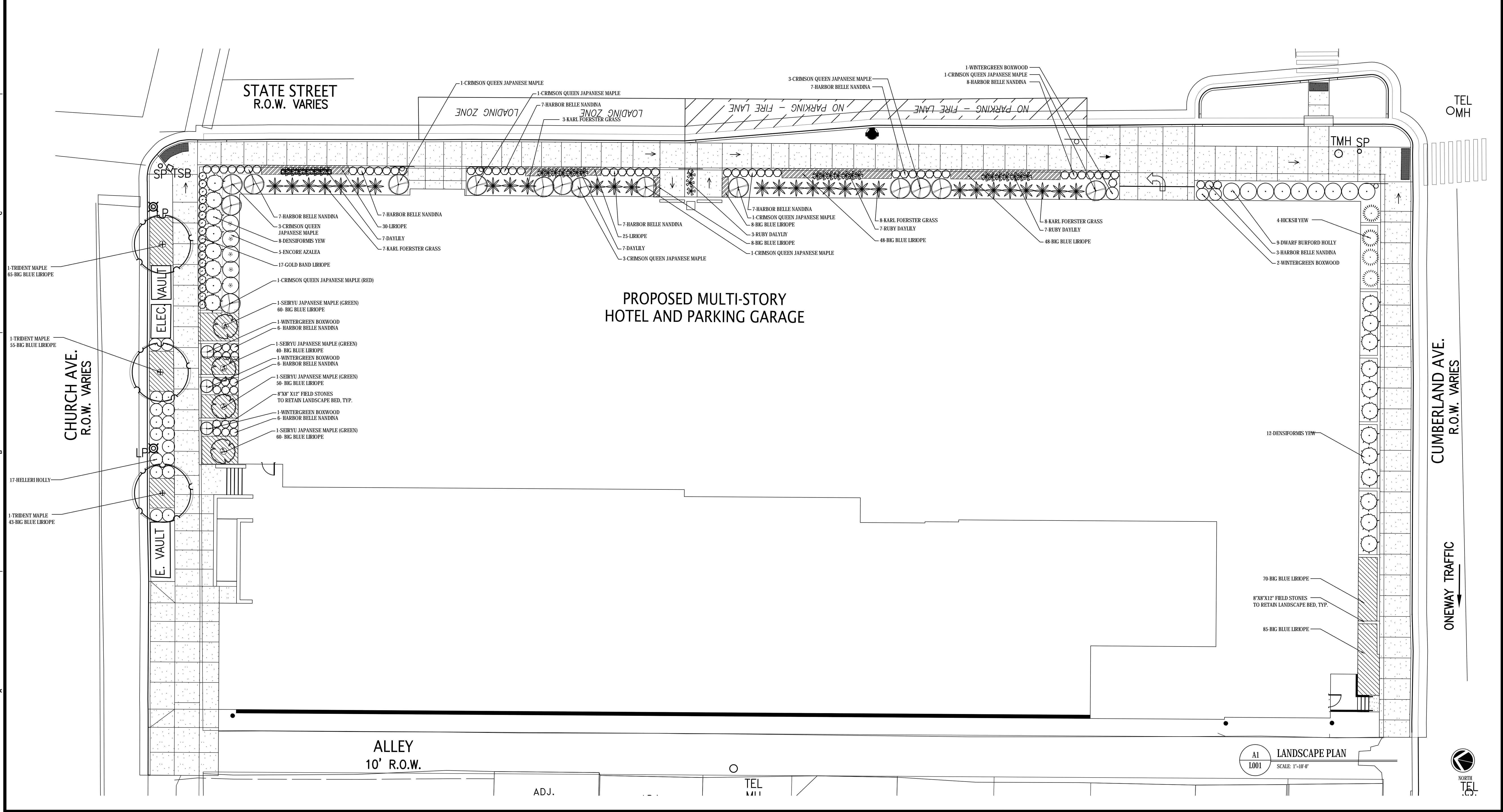
**PLANT LIST**

COMMON NAME	BOTANICAL NAME	SPECIFICATION	QUANTITY
<b>TREES</b>			
Trident Maple	<i>Acer buergerianum</i> 'Raining Blaze'	2" caliper B&B	3
Serayu Japanese Maple	<i>Acer palmatum</i> 'Serayu'	6" ht. container, multi-stem	4
Crimson Queen Japanese Maple	<i>Acer palmatum</i> 'Crimson Queen'	6" ht. container, multi-stem	15
<b>SHRUBS</b>			
Encore Azalea	Azalea	3 gallon container	5
Whitegreen Boxwood	<i>Buxus sinica</i> var. <i>incultrata</i> 'Whitegreen'	1 gallon container	6
Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burfordii Nana'	3 gallon container	9
Densiformis Yew	<i>Taxus x media</i> 'Densiformis'	3 gallon container	20
Hickel Yew	<i>Taxus x Hicksii</i>	1 gallon container	17
Karl Foerster Grass	<i>Taraxacum x Hicksii</i>	5 gallon container	29
<b>GROUND COVER</b>			
Daylily	<i>Hemerocallis</i> 'Ruby'	1 gallon container	31
Harbor Belle Nandina	<i>Nandina domestica</i> 'Harbor Belle'	1 gallon container	71
Big Blue Liriodie	<i>Liriodie muscari</i> 'Big Blue'	4" pot	530
Gold Band Liriodie	<i>Liriodie muscari</i> 'Gold Band'	1 gallon container	17
Lawn Sod	Kentucky 31 Sod		

RETAINING STONE: 8" X 8" X 12" FIELD STONE FOR MINIMAL TERRACING AND EROSION CONTROL IN LANDSCAPE BEDS ALONG CHURCH AND CUMBERLAND AVENUES.

**LANDSCAPE NOTES**

- EXAMINE SITE UPON WHICH WORK IS TO BE PERFORMED. PROVIDE PERCOLATION TESTS, PH TESTS AND OTHER TESTS NECESSARY TO ASCERTAIN THAT ADEQUATE GROWING CONDITIONS WILL BE PROVIDED FOR THE PLANTS. IF PERCOLATION TEST OR SUBSOIL CONDITIONS INDICATE RETENTION OF WATER IN PLANTING AREAS, AS SHOWN BY SEEPAGE OR OTHER EVIDENCE INDICATING PRESENCE OF UNDERGROUND WATER, RECTIFY UNSATISFACTORY CONDITIONS BEFORE BACKFILLING. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF PLANTING WORK INDICATES SITE CONDITIONS HAVE BEEN ACCEPTED BY CONTRACTOR.
- UNDERGROUND UTILITIES EXIST ON SITE. VERIFY LOCATIONS AND DEPTHS BEFORE COMMENCING WITH PLANTING WORK.
- FOR LANDSCAPING TO BE ESTABLISHED IN AREAS THAT HAVE NOT BEEN ALTERED OR DISTURBED BY EXCAVATION, GRADING, OR STRIPPING OPERATIONS, PREPARE SOIL BY TILLING TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE, FREE OF LUMPS, CLODS OR STONES LARGER THAN 7" IN GREATEST DIMENSION. ROOTS AND OTHER EXTRANEOUS MATERIAL TO A DEPTH OF NOT LESS THAN 6". ELIMINATING UNWEEDY AREAS AND LOWSPOTS; REMOVING FOREIGN MATERIALS, SPREADING 2" MINIMUM TOPSOIL.
- IF QUANTITY OF STOCKPILED TOPSOIL IS INSUFFICIENT, PROVIDE ADDITIONAL TOPSOIL, AS REQUIRED TO ACHIEVE A MINIMUM 6" DEPTH, ENSURE THAT TOPSOIL IS STERILE, FERTILE, FRAGILE, NATURAL LOAM TYPICAL FOR LOCALITY, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. (TAKEN FROM WELL-DRAINED SITE; FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN 2" IN GREATEST DIMENSION. PLANTS, WEEDS, AND ROOTS, HAVING PH VALUE OF 5.4 MINIMUM AND 7.0 MAXIMUM, CONTAINING 3 PERCENT MINIMUM ORGANIC MATTER.
- ASSURE THAT BEDS DRAIN AWAY FROM STRUCTURES.
- PROVIDE AND INSTALL ONLY PLANTS THAT ARE FREE FROM DISEASE AND PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.1 - AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- ADD PRE-EMERGENT HERBICIDE UNDERNEATH AND ON TOP OF MULCH IN LANDSCAPE BEDS.
- TOP DRESS BEDS WITH 3" DARK HARDWOOD MULCH. PROVIDE 3" DEEP LAYER IN A FOUR FOOT DIAMETER RING AROUND TREES IN LAWN AREAS.
- PLANT GROUND COVERS THROUGH MULCH.
- REMOVE STRINGS AND OTHER TIES FROM PLANT MATERIAL.
- REMOVE UPPER 1/3 OF BURLAP FROM PLANT ROOT BALLS.
- DO NOT PIERCE TREE ROOT BALLS WITH SUPPORT STAKES.
- ADD FERTILIZER AS REQUIRED FOR OPTIMUM PLANT PERFORMANCE AND PRE-EMERGENT HERBICIDE.
- DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
- PLANT MATERIAL, MULCH, AND OTHER RELATED LANDSCAPE PRODUCTS MUST BE PRE-TREATED FOR FIRE ANTS.
- WARRANTY MATERIALS AND WORKMANSHIP FOR TWELVE MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAKING REPAIRS NECESSITATED BY DAMAGE OCCURRING DURING THE PERFORMANCE OF THEIR WORK.



**OWNER**  
PARAMOUNT HOSPITALITY MANAGEMENT, LLC



**PROJECT**  
2.150408.0 PHM-RI-CY-KNOXVILLE, TN NEWBUILD

210 WEST CHURCH AVENUE - KNOXVILLE, TN



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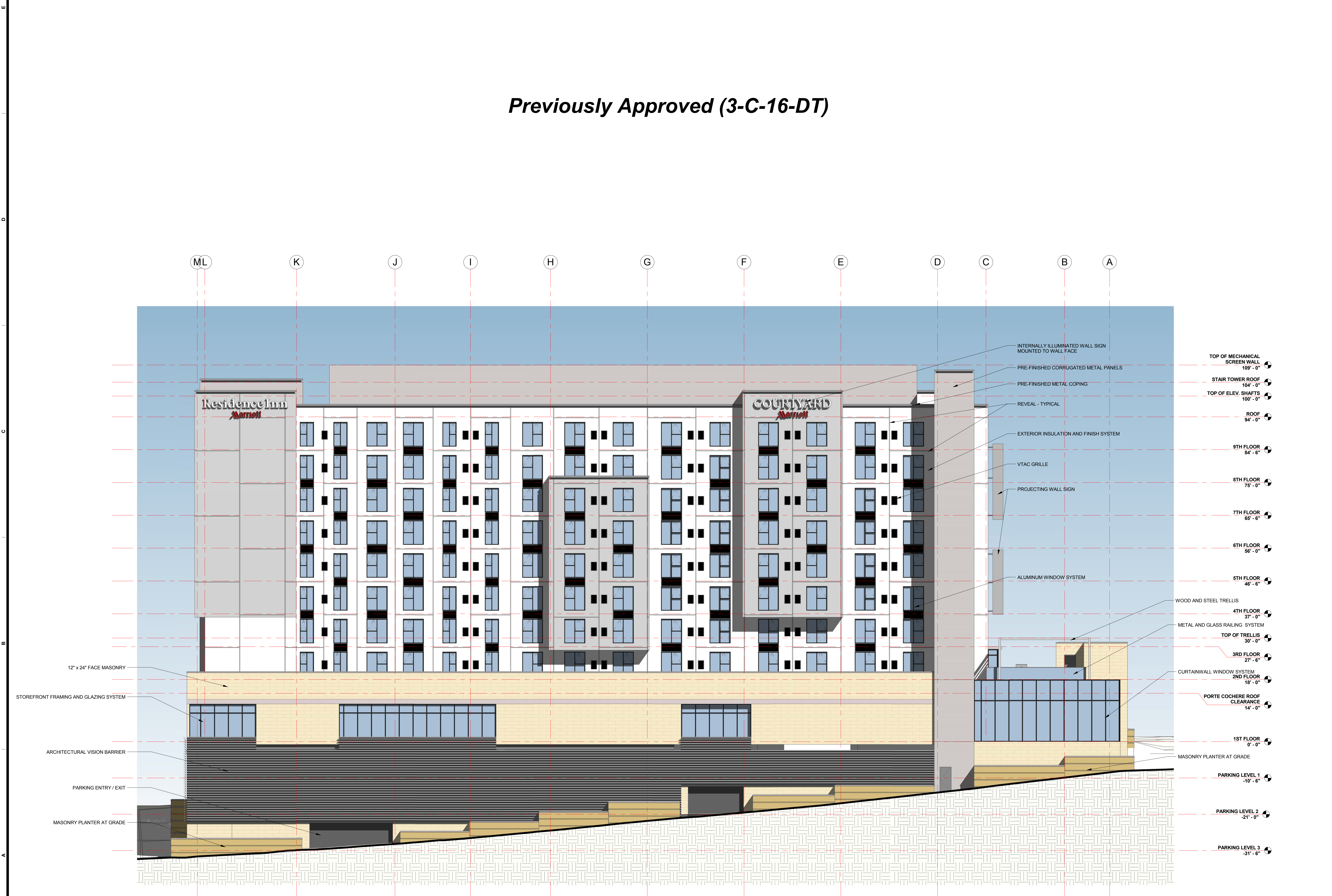
ISSUE \_\_\_\_\_

DRAWING TITLE  
5-15-2017  
LANDSCAPE PLAN

DRAWING NO.  
**L001**

NOT FOR  
CONSTRUCTION

Previously Approved (3-C-16-DT)



6A ELEVATION - STATE STREET  
SCALE: 3/32" = 1'-0"

7/12/2016 11:07:16 AM

**NOT FOR  
CONSTRUCTION**

*Previously Approved (3-C-16-DT)*



Previously Approved (3-C-16-DT)



**Baskervill**

P.O. BOX 400, RICHMOND, VA 23218-0400

OWNER  
**PARAMOUNT  
HOSPITALITY  
MANAGEMENT, LLC**



PROJECT  
**2.150408.0  
PHM-RI-CY-  
KNOXVILLE, TN NEW  
BUILD**

**210 WEST CHURCH  
AVENUE - KNOXVILLE,  
TN**



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ISSUE  
**07/12/2016 - MPC -  
DDRB**

DRAWING TITLE  
**EXTERIOR  
RENDERING**

DRAWING NO.  
**A211**

7/12/2016 11:10:43 AM