PROPOSED AGENDA

Meeting of the Design Review Board To be held Thursday, November 19, 2015 at 5:30 p.m.

- I. Chairman Johnson will call the meeting to order.
- II. Approval of Minutes for October 1, 2015.
- III. Approval of Minutes for October 22, 2015.
- IV. Design Review Board Presentations
 - a. Dr. Brown Crosby, 26 Stuyvesant Road, presented plans for a 7.8kW solar array to be placed on the south-south west facing roof of his home.
 - b. Mr. Tom and Mrs. Hillary Lynch, 12 Fairway Place, presented plans for the replacement of an existing, wooden roof structure over the back patio with a new aluminum structure within a smaller footprint.
 - c. Mr. Aaron and Mrs. Laurie Pulver, 14 Southwood Road, presented plans to add two (2) cupolas on the ridge of an existing roof line.
- V. Set Date for Next Meeting
- VI. Adjourn

MINUTES OF THE TOWN OF BILTMORE FOREST DESIGN REVIEW BOARD MEETING OF OCTOBER 1, 2015

Those in attendance:

Mr. Bruce Johnson, Chairman Mrs. Andrea Eglinton, Vice Chair Mr. Art Garst Mrs. Lynn Kieffer Mrs. Trudy Cappiello Mr. Fred Groce Mr. Jonathan Kanipe, Town Administrator

Chairman Johnson called the meeting to order at 5:30 p.m. There was consensus to approve the minutes of the August 20, 2015 meeting.

Diana Wortham, 27 Hilltop Road, was called for the first case. Ms. Wortham is proposing a new landscape project and driveway. Amy Fahmy from Sitework Studios presented the plans for Ms. Wortham. Ms. Fahmy indicated the basic change is the alignment of her driveway. The square footage of the driveway will not change. It will be asphalt with a brick edge and a brick apron. It is a classic wood molded brick. Ms. Fahmy noted they tried to match the color as close as possible to the brick on her house.

The landscaping begins at the street. We are moving the existing lighting just for the new driveway. A couple of the new lights will be the same as she has already. There will be increase in impervious surface but we are only disturbing 17 percent of the total lot area. Mr. Kanipe noted that a landscape plan approval by the Board of Adjustments would be necessary if 20 percent or more of the lot was disturbed. Ms. Fahmy noted there are no drainage issues. The square footage of the driveway stays the same, and only the alignment changes. The Board approved the project.

George and Elaine Goosmann presented their plan for a proposed pergola at 10 Hemlock Road. Mrs. Goosmann presented the plans and showed the style and color of the pergola. The posts are 10 feet apart. The pergola will have decorative beams across the top. The Goosmanns want the color to blend in with the trees. The pergola will be on the corner of their patio. The beams will hang over 1 foot on each side. The patio slopes a bit to the back and it will not touch the roof. It is free standing. The Board approved the project.

Lee Jackson of 14 Hilltop Road presented her plan for fencing. Ms. Jackson indicated she has a fence on one side of her property, and is replacing fencing on the other two sides so her dogs can stay in and other dogs stay out. Ms. Jackson wants to continue to garden and develop her yard. Ms. Jackson showed the plans. Ms. Jackson indicated they intended to bring the fencing in off the property line so the neighbors do not see the two barriers. Mrs. Kieffer mentioned there was a letter written by a neighbor in opposition of the fencing. Ms. Jackson agreed to satisfy the conflict by creating adequate buffering. The fence is powder coated so you cannot see it, and she believes it will be a nice improvement. Mrs. Kieffer stated all the neighbors on that street also have fences. The Board approved the project.

Mr. Yurko presented the gate and stone column project for Debra and Harry Stonecipher of 15 East Forest Road. This property has two entrances to the driveway. The applicant wants to build stone pillars with a swinging gate. There are two low garden walls that are existing. Mr. Yurko said the gates and columns will tie into the existing walls. The pillars will be complimentary to the wall. We are going to try and match the pillars to the garden walls. The applicant prefers to have stone caps on the pillars as well. The gate is 5 feet high. The pillars are 5 feet, 6 inches high. The light fixtures inches are 29 inches tall. All four are identical. The span of the gate is 14 feet on the East Forest side and the Forest side is 12 feet. The material of the gate is steel with a black powder coat. The plan for lights atop the entrance columns are to put the "on" switch on a photo cell and an "off" switch on a timer. The applicant intends to use 60-watt bulbs in these light fixtures. Emergency vehicles will have access to the property and will be able to get to the homeowners if needed. The project was approved.

The next project presented was Richard and Lyn Puskas of 933 Hendersonville Road. The applicants have requested a permit to build a new wall in between an existing tree line and relocate a gate that is presently on the property. The plans were presented. The wall would provide sound insulation and security. Emergency access was discussed, and the emergency service would have access to opening the gates. The lights have not been selected yet but this light fixture 18 ³/₄ inches high by 11 ¹/₂ inches wide. It has four 60-watt bulbs in it. The applicant intends to have these granite columns with craftsman style lights. The lights will be on a photocell. The gate opens outward. Each gate is 7 ¹/₂ feet wide. They swing outward because of the grade rising from Hendersonville Road. The security along the road is a major concern for them. The project was approved.

The Bourne project was presented for construction of a new house at 27 Hemlock Road. Mrs. Kieffer stated they have altered their plans to cut down on the number of accessory structures. The applicant made the house smaller and simpler as well. It is a wooded lot, and the perimeter is going to stay mostly as-is with existing vegetation. Additional vegetation will be added to the lot. The applicants desire privacy from the bridal fence but also want to keep the feeling of a wooded lot. Mrs. Kieffer said they did a nice job of nestling the house in the wooded lot.

The outside of the house was explained. A portion of the house is stone and the rest is a board on board, weathered gray. The roof itself is a cedar shake roof and they want to have porches. They really want the house to feel homey, comfortable, and quiet. There are very simple details, almost like a mountain farm house. They love idea of the porches. One of the porches goes down to a garden with a split rail fence. The trim of the house will be white or cream, the body of the

house will be a natural gray color. There will be a gray metal roof. The porches are white with a zinc roof. The idea is to walk up to the front and it feel like an old house. The porch and side doors were explained. The same materials will be used on the back. The Board approved the project.

Mr. Kanipe asked the Design Review Board to revisit the 12 East Forest Road project for Phillip and Lila Hardin. The Hardins received a conditional use permit to relocate an existing pergola. They intend to relocate the pergola to the side yard. Mr. Kanipe noted that the applicants have agreed to buffer the pergola from the road or neighbors if necessary. The Board approved the project.

The next meeting of the Design Review Board was scheduled for Thursday, October 22, 2015 at 5:30 pm. There being no further business, Chairman Johnson, adjourned the meeting at 6:45 pm.

Bruce Johnson, Chairman

Jonathan Kanipe, Zoning Administrator

MINUTES OF THE TOWN OF BILTMORE FOREST DESIGN REVIEW BOARD MEETING OF OCTOBER 22, 2015

Those in attendance:

Mr. Bruce Johnson, Chairman Mr. Art Garst Mrs. Trudy Cappiello Mr. Jonathan Kanipe, Town Administrator

Chairman Johnson called the meeting to order at 5:30 p.m. There was consensus to approve the minutes of the October 1, 2015 meeting at the October 22, 2015 meeting.

Carolina Day School was called for the first case. They would like to put in a glass enclosed lift addition. It will service all the different levels of the Pre-K building. Chad Roberson, Nexsun Architects, representing Carolina Day School, was present to discuss the proposed glass enclosed lift addition. The lift is necessary to allow for access into the top levels of the building from the lower level. Mr. Johnson asked for clarification as to the orientation of the elevator shaft, and Mr. Roberson said that it was glass and located on the backside of the property. The project was approved.

Michael and Elizabeth Flynn presented their plan for a walkway to the house from the garage at 408 Vanderbilt Road. Mr. Kanipe noted that the original approval for the variance in July allowed for the breezeway for all-weather access into the home. The breezeway will connect to the kitchen. Mrs. Flynn presented the plans for the home and showed the new location of the additions. The colors and materials will be white brick to mirror the existing home. They are keeping everything white brick and white brick square columns to mirror the brick. Mrs. Flynn noted a 13 foot single pane window that brings in a significant amount of heat during the day. They would like to turn this into French doors and allow access into the master bedroom. Mr. Johnson verified that all the materials would be the same, and Mrs. Flynn replied yes. She further indicated that there would be gray trim with gray shutters and gray garage doors. Mrs. Cappiello verified that the elevator would only go down, and Mrs. Flynn replied yes. The Board approved the design and project.

Ben and Marcie Dowling, 891 Hendersonville Road, was present to replace an existing,

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flat roof which is leaking. Mr. Dowling indicated that this flat roof was over a bedroom, and the hip roof would match up with the other roof on the home and the garage. Mr. Johnson indicated that he would need to saw cut around the chimney to ensure that it did not leak. The same type of shingles will be placed on the roof. The project was approved.

Dr. Walter Brown, 14 Browntown Road, and Mark Masters, architect, were present for the proposal. Dr. Brown referred to the architectural drawings and showed the placement of the garage and fencing. Mr. Johnson asked if the fencing proposal had anything to do with wildlife, and Dr. Brown said it did not. Mr. Johnson asked what the material was, and Dr. Brown said it was black aluminum picket style with horizontal railings. Mrs. Cappiello asked if there were any gates on the fence, and Dr. Brown said there would be three total. Mr. Garst asked whether the fence would be constructed within the setback, and Mr. Kanipe referred to the Board of Adjustment's decision to allow the variance for construction in the setback in relation to the lot size.

Dr. Brown detailed the overall layout of the new garage and the renovations to the existing garage. The garage design and all materials would match that of the arts and crafts style of the existing home.

Mrs. Cappiello asked whether the left existing garage door would remain as a garage door, and Dr. Brown said yes. The second garage bay, which would become living space, would become French doors. Mrs. Cappiello recommended replacing the left side garage door with other French doors that would match the new French doors. Mrs. Cappiello indicated she had seen this done with French doors that open out. Mr. Johnson said this was considered a "nano wall", and could be done but was a costly item.

Mr. Johnson asked whether lights going south from Buena Vista Road went into the home. Dr. Brown said some did, but it was not too bad since most of their living space was in the back.

Mr. Garst verified that from the street the only thing that would be seen is the detached garage roof and the window. The project was approved.

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The next meeting of the Design Review Board was scheduled for Thursday, November 19th, 2015 at 5:30 pm. There being no further business, Chairman Johnson, adjourned the meeting at 5:55 pm.

Bruce Johnson, Chairman

Jonathan Kanipe, Zoning Administrator



ZONING APPLICATION

Required for Board of Adjustment & Design Review Board

The Caroline				DAT	Е
			L		
	PROPERTY IDENTIF	TICATION			
Owner Name	Property Address	PIN	Z	Coning	Lot Size (Acres)
	CONTACT INFORM	ATION			
Applicant (if not owner)	Ema	il			
Mailing Address					
Phone (Primary)	Phone (Alt)			
	PROPERTY REQUIR	REMENTS			
Maximum Permitted Roof Cover	age	Rear Yard Se	tback		
Maximum Permitted Impervious	Surface Coverage	Side Yard Se	tback		
	SCOPE OF PRO	JECT			
Does the project include increasi	ng roof coverage?		Yes	Ν	0
If yes, what is the propos	sed roof coverage?				
Is the proposed roof coverage greater than the permitted maximum roof coverage?		roof coverage?	res	Ν	0
Does the project include increasi	ng the impervious surface coverag	e?	ſes	Ν	o
If yes, what is the proposed impervious surface coverage?					
Is the proposed impervious surface greater than the permitted maximum impervious surface coverage?		mum impervious	<i>l</i> es	Ν	0
Will any part of the project fall v	vithin the front yard?		Yes	Ν	0
Will any part of the project fall within the side yard or rear yard setback?		back?	Yes	Ν	0
	DESCRIPTION OF P	PROJECT			
Brief Description of Project					
Estimated Cost of Project	Estimated	Completion Date			



CONDITIONAL USE PERMIT **APPLICATION**

I, Benjamin Yoke (Sugar Hollow Solar Sales Manager) hereby petition the Board of Adjustment to issue a

Specific Conditional Use Conditional Use Permit for

a roof top grid tied solar electric array

for the property located at <u>26 Stuyvesant Road, Biltmore Forest, NC 28803</u> and described as follows:

Description of the Project:

This will be a 7.84 kilowatt array consisting of 4 rows of 7 all black SolarWorld 280 watt modules. The array will appear on the Crosby home's South roof as an all black glass like rectangle (38' 8" wide and 13' 3" high). It will be aesthetically centered on the center of the roof below the central chimney. The South roof is the back roof of the house, which faces the Biltmore Forest golf course.

Explain why the project would not adversely affect the public interest of those living in the neighborhood:

Like the solar array on the grounds of the Biltmore Estate this lovely array, to the degree that it is visible, will be an inspiration to the Biltmore Forest community. The Crosby family heats their home with low carbon footprint natural gas. They also drive an electric car. This solar system is sized such that, with the exception of the natural gas, it will aesthetically, quietly, sustainably, and beautifully meet the large majority of their household's and transportation carbon footprint.

I certify that the information presented by the undersigned in this application is accurate to the best of my knowledge, information and belief.

Benjamin Goks Signature

09/10/2015

Date

CROSBY RESIDENCE PHOTOVOLTAIC SYSTEM	Sugar Hollow Solar, Inc.
	Drawing By: Cameron Donnell
Project Information: Brown Crosby 26 Stuyvesant Road	Date: 09/03/2015
Biltmore Forest, NC 28803	

Sunmodule[®] Plus SW 280 MONO BLACK (33mm frame)





TUV Power controlled: Lowest measuring tolerance in industry



Every component is tested to meet 3 times IEC requirements



Designed to withstand heavy accumulations of snow and ice



Sunmodule Plus: Positive performance tolerance



25-year linear performance warranty and 10-year product warranty



Glass with anti-reflective coating

World-class quality

Fully-automated production lines and seamless monitoring of the process and material ensure the quality that the company sets as its benchmark for its sites worldwide.

SolarWorld Plus-Sorting

Plus-Sorting guarantees highest system efficiency. SolarWorld only delivers modules that have greater than or equal to the nameplate rated power.

25-year linear performance guarantee and extension of product warranty to 10 years

SolarWorld guarantees a maximum performance digression of 0.7% p.a. in the course of 25 years, a significant added value compared to the two-phase warranties common in the industry, along with our industry-first 10-year product warranty.*

*in accordance with the applicable SolarWorld Limited Warranty at purchase. www.solarworld.com/warranty











. Home Innovation









solarworld.com

Sunmodule^{*} Plus SW 280 MONO BLACK (33mm frame)



207.2 Wp

PERFORMANCE UNDER STANDARD TEST CONDITIONS (STC)*

Maximum power	P _{max}	280 Wp
Open circuit voltage	V _{oc}	39.5 V
Maximum power point voltage	V _{mpp}	31.2 V
Short circuit current	I _{sc}	9.71 A
Maximum power point current	Impp	9.07 A
Module efficiency	η	16.7 %

*STC: 1000 W/m², 25°C, AM 1.5

1) Measuring tolerance (P_{max}) traceable to TUV Rheinland: +/- 2% (TUV Power Controlled).

THERMAL CHARACTERISTICS

NOCT	48 °C
TC I _{sc}	0.044 %/°C
TC Voc	-0.31 %/°C
TC P _{mpp}	-0.43 %/°C
Operating temperature	-40°C to 85°C



Module voltage [V]



39.5 V Open circuit voltage

Maximum power

Open circuit voltage	V _{oc}	35.8 V
Maximum power point voltage	V _{mpp}	28.3 V
Short circuit current	I _{sc}	7.85 A
Maximum power point current	Impp	7.33 A
Minereduction in efficiency developmential	land and ditions at 25°C a	+ 200 14/2 100%

Ρ,

 $\label{eq:minor} Minor reduction in efficiency under partial load conditions at 25^\circC: at 200 W/m^2, 100\% (+/-2\%) of the STC efficiency (1000 W/m^2) is achieved.$

COMPONENT MATERIALS

PERFORMANCE AT 800 W/m², NOCT, AM 1.5

Cells per module	60
Cell type	Mono crystalline
Cell dimensions	6.17 in x 6.17 in (156.75 x 156.75 mm)
Front	Tempered glass (EN 12150)
Frame	Black anodized aluminum
Weight	39.7 lbs (18.0 kg)

SYSTEM INTEGRATION PARAMETERS

Maximum system voltage SC II / NEC		1000 V
Maximum reverse current		25 A
Number of bypass diodes		3
Design Loads*	Two rail system	113 psf downward 64 psf upward
Design Loads*	Three rail system	178 psf downward 64 psf upward
Design Loads*	Edge mounting	178 psf downward 41 psf upward

 * Please refer to the Sunmodule installation instructions for the details associated with these load cases.

ADDITIONAL DATA

Power sorting ¹	-0 Wp / +5 Wp
J-Box	IP65
Module leads	PV wire per UL4703 with H4 connectors
Module type (UL 1703)	1
Glass	Low iron tempered with ARC



- Compatible with both "Top-Down" and "Bottom" mounting methods
- ↓ Grounding Locations:
 -4 locations along the length of the module in the extended flange.





















ZONING APPLICATION

Required for Board of Adjustment & Design Review Board

1/ Q al a			DATE
		11-1	1-15
PROPERTY IDENTIFIC	ATION	St. Really	
Owner Name Property Address	PIN	Zoni	ng Lot Size
HOMASE. HIAM CLYNCH 12 FAIRWAY	y Slace, B	itTmore	ForesT, N
(/ CONTACT INFORMA	TION		
Applicant (if not owner) Email	HCL660	a01.00	m
Mailing Address 28 COUNTRY Rd - 1 2000	bogieTopo	ne aoi	, Com
Phone (Primary) $561 - 733 - 4118$ Phone (Alt)	561-309	6560	
PROPERTY REQUIREM	IENTS		
Maximum Permitted Roof Coverage	Rear Yard	Setback	
Maximum Permitted Impervious Surface Coverage	Side Yard	Setback	
SCOPE OF PROJEC	CT		
Does the project include increasing roof coverage?		Yes	No
If yes, what is the proposed roof coverage?			
Is the proposed roof coverage greater than the permitted maximum roo	f coverage?	Yes	No 📉
Does the project include increasing the impervious surface coverage?		Yes	No
If yes, what is the proposed impervious surface coverage?			
Is the proposed impervious surface greater than the permitted maximum surface coverage?	n impervious	Yes	No 🔀
Will any part of the project fall within the front yard?		Yes	No
Will any part of the project fall within the side yard or rear yard setback	k?	Yes	No 🔀
DESCRIPTION OF PRO	JECT		
Brief Description of Project Please see the attached pictor Roof Structure over the back	uses. The K patio	wooden is dete	ésionating.
We want To replace The 5This	icture ove	n The	Two
ENDS With an aluminan Structure as shown in the			
prochuses. The middle area will be will be			
The Alunisten will be white, The Shuckere were de			
much stronger than the Crement.			
Estimated Cost of Project 35-40,000 Estimated Com	pletion Date she	sul la la	puglote
	in 1 To ST	o Days	Hope Decomber,

DBL Header. 12 FT 0 0 0 84 11 348 10,500 8 610 35 3+8 20 000 318 House , EC. 8XE Qee 318 828 253 0019. Rentuls #45 1505 HOUSE Rent All 828 274 2332 HOUSE Sunbett 828 771 2690 Sumer 828 667 0176 5 20 5 21 40 81 House inders Rent Al Ready 828 236 9675 \$ 15.75 Devan. 9. sunbett Sumes > Servic. (828) 684 8700. B A Subert \$150 Peter



Jonathan Kanipe

From:	Tom Lynch <tlynch@plastridge.com></tlynch@plastridge.com>
Sent:	Thursday, November 12, 2015 11:26 AM
To:	Jonathan Kanipe
Cc:	'Hilary Lynch'
Subject:	FW: Lynch - 12 Fairway Place, Biltmore Forest Zoning Application
Attachments:	20151112110510030.pdf; 20151112105827474.pdf; 20151112105949284.pdf; IMG_
	0308.jpg; IMG_0310.jpg; IMG_0311.jpg; IMG_0313.jpg

Dear Jonathan:

Please find attached the following information in reference to replacing the wooden roof structure on our back deck.

- Zoning application
- Two brochures of the aluminum product that will be replacing the wooden structure
- Four photos (3 of the existing roof and one showing the wood rot and deterioration at the ground level)

The new structure would be on the South and North end of the porch, the middle would be left open. The structure will be attached to the house and would have two poles (one at each end) tied into a steel structure embedded in concrete that will be more secure than the existing structure.

We have recently installed this structure in our pool deck area in Florida and it is very attractive and stable. It actually meets all the wind codes in Florida, which would be more severe than in Buncombe County.

Please review and if you have any questions, please feel free to give me a call. My office number is 561-276-1919.

Sincerely,

Thomas E. Lynch, CPCU President Plastridge Insurance Agency, Inc. 820 N.E. 6th Avenue Delray Beach, FL 33483 Office: 1-800-290-1143 X1231 Cell: 561-901-4467

YOU CANNOT START, STOP, OR CHANGE COVERAGE VIA E-MAIL

Jonathan Kanipe

Tom Lynch <tlynch@plastridge.com></tlynch@plastridge.com>
Friday, November 13, 2015 10:27 AM
Jonathan Kanipe
'Hilary Lynch'
FW: Lynch Home North Carolina
20151113100503417.pdf; 20151113100558610.pdf

Jonathan, I am forwarding some additional information on the replacement of the wood structure on our porch. The first attachment gives the dimensions. It is smaller than the existing. The second is a brochure with the exact product we will be using. I don't have the final pricing yet. I think it will be about \$15,000 for each side. If you have any questions, please let me know. Thank you, Tom

YOU CANNOT START, STOP, OR CHANGE COVERAGE VIA E-MAIL

Internet Email Confidentiality: Privileged/Confidential Information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone. In such case, you should destroy this message entirely and kindly notify the sender by reply email. Please advise immediately if you or your employer do not consent to Internet email for messages of this kind. Opinions, conclusions and other information in this message that do not relate to the official business of my firm shall be understood as neither given nor endorsed by it.









Elitewood Ultra Series



The choice for an elegant lattice shade cover



metalsbp.com



тм

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Color Options

With a palette of designer colors*, it is easy to design a cover that perfectly complements your home. Even consider mixing and matching two of our lattice colors to accentuate the various colors of your home.

Iltra Series



*Colors vary by location, please check with your local Metals Building Products dealer for more information.

End Cut Options

Beams and rafters help define the overall visual impact of your new Elitewood[™] Ultra Series cover. With a choice of four custom end cut options, there is a tremendous range of design possibilities.



Warranty

Elitewood[™] Ultra Series comes with the industry's best warranty. Our Lifetime Limited Warranty is even transferable. Ultra Series is warranted not to peel, blister, flake, chip, split, rust or crack. This extensive warranty also covers chalking and fading for the lifetime of the original property owner. We want you to enjoy your Ultra Series Patio Cover for years to come without any worry. Ultra Series Patio Covers truly are the most maintenance-free patio covers available.

Specifications

Ultra Series Patio Covers are engineered to meet or exceed most local, state, and national building codes. Thousands of Ultra Series Patio Covers have been designed and installed nationwide. Our high quality Ultra Series Patio Cover components have been tested against the elements of nature from coast to coast.

Metals Building Products Dealer:



Metals Building Products is committed to environmentally friendly products and sustainable business practices.





Zoning Application

Property Identification

Name

Aaron and Laurie Pulver

Address

14 Southwood Road, Asheville, North Carolina 28803

Phone (828) 779-0327 Email ward@gracewnc.com

Zoning R-1 Lot Size (Acres)

Scope of Project-Roof Coverage

Does the project include increasing roof coverage? Yes

What is the proposed roof coverage?

Is the proposed roof coverage greater than the permitted maximum roof coverage? No

Scope of Project-Impervious Surface

Does the project include increasing the impervious surface coverage? No

Scope of Project-Setbacks

Does any part of the project fall within the front yard? No

Does any part of the project fall within the side/rear yard setback(s)s? No

Scope of Project-Accessory Structures

Does the project include a detached structure or building? No

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Will there be more than the approved number of accessory structures/buildings? No
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Project Description

Brief Description of Project

Ward Griffin as contractor submitting on behalf of owners, the Pulvers. Project includes adding two cupolas on ridge of existing roof line to let line into attic. Will be finishing attic into additional living area. Elevations attached as well as three pictures of a mock up placed on the roof.

Estimated Cost of Project

15,000

Estimated Completion Date 3/31/2016

Please attach any drawings, renderings, photographs or other supporting documentation.

Front.jpg Front2.jpg Rear.jpg SKMBT_C224e15111616140.pdf











