

CAL GREEN CHART

37	5.410.2.5.1	Systems manual	N/A	See Commissioning Plan.
38	5.410.5.2	Systems operations training	N/A	See Commissioning Plan.
39	5.410.2.6	Commissioning Report	N/A	See Commissioning Plan.
40	5.410.4	Testing and adjusting (< 10,000 sq. ft.)	N/A	For buildings < 10,000 sq.ft.
41	5.410.4.2	Systems	N/A	For buildings < 10,000 sq.ft.
42	5.410.4.3	Procedures	N/A	For buildings < 10,000 sq.ft.
43	5.410.4.3.1	HVAC balancing	N/A	For buildings < 10,000 sq.ft.
44	5.410.4.4	Reporting	N/A	For buildings < 10,000 sq.ft.
45	5.410.4.5	Operation and maintenance manual	N/A	For buildings < 10,000 sq.ft.
46	5.410.4.5.1	Inspections and reports	N/A	For buildings < 10,000 sq.ft.
POLLUTANT CONTROL				
47	5.503.1	Fireplaces	N/A	
48	5.504.1.3	Temporary ventilation	See Specifications	See Green Building Notes.
49	5.504.3	Covering of duct openings and protection of mechanical equipment during construction	See Specifications	See Green Building Notes.
50	5.504.4.1	Finish Material Pollutant Control: Adhesives, sealants, and caulks	See Specifications	See Green Building Notes, Table 5.504.4.1, Table 5.504.4.2
51	5.504.4.3	Finish Material Pollutant Control: Paints and coatings	See Specifications	See Green Building Notes, Table 5.504.4.3.
52	5.504.4.3.1	Finish Material Pollutant Control: Aerosol paints and coatings	See Specifications	See Green Building Notes.
53	5.504.4.3.2	Finish Material Pollutant Control: Ventilation	See Specifications	See Green Building Notes.
54	5.504.4.4	Finish Material Pollutant Control: Carpet systems	See Specifications	See Green Building Notes.
55	5.504.4.4.1	Finish Material Pollutant Control: Carpet cushion	See Specifications	See Green Building Notes.
56	5.504.4.4.2	Finish Material Pollutant Control: Carpet adhesive	See Specifications	See Green Building Notes.
57	5.504.4.5	Finish Material Pollutant Control: Composite wood products	See Specifications	See Green Building Notes, Table 5.504.4.5.
58	5.504.4.6	Resilient flooring systems (50%)	See Specifications	See Green Building Notes.
59	5.504.5.3.1	Filters	See Specifications	See Green Building Notes.
60	5.504.7	Environmental tobacco	A-701	See Green Building Notes. Per

		smoke (ETS) control		SMMC 4.44.020.a8 and 4.44.020.a12, smoking is not permitted within 20 feet of any entrance, exit, or operable window of the building, and smoking is prohibited in any hotel with permit issued after February 9, 2012.
INDOOR MOISTURE CONTROL				
61	5.505.1	Indoor moisture control	See Specifications	See Green Building Notes.
INDOOR AIR QUALITY				
62	5.506.1	Outside air delivery	See Mech Sheets	Dickerson to confirm/indicate.
63	5.506.2	Carbon dioxide monitoring	See Control Specs for HVAC	Dickerson to confirm/indicate.
ENVIRONMENTAL COMFORT				
64	5.507.4	Acoustical control	A-604, A-605	
65	5.507.4.1	Exterior noise transmission	A-604, A-605	
66	5.507.4.2	Interior sound	A-604, A-605	
OUTDOOR AIR QUALITY				
67	5.508.1	Ozone depletion and greenhouse gas reductions	N/A	New construction project. No CFCs will be used.
68	5.508.1.1	- Chlorofluorocarbons (CFCs)	N/A	New construction project. No CFCs will be used.
69	5.508.1.2	- Halons	N/A	Dickerson to confirm/indicate.

710 Wilshire CALGREEN and SMMC COMPLIANCE 10/08/2013				
ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note # or detail #)
SITE DEVELOPMENT				
1	5.106.1	Storm water pollution prevention plan	See Spec.#015723	Please see SWPPP.
2	5.106.4.1	Short-term bicycle parking	A-100	Currently only 18 are provided.
3	5.106.4.2	Long-term bicycle parking	A-205	Room P124, 64 stalls provided. See 01#124-A-108
4	5.106.5.2	Designated parking for fuel efficient vehicles	A-002A, A-203, A-204, A-205	32 EV-ready designated spaces are provided. All stations are EV ready with Sub-us only.
5	5.106.8	Light pollution reduction	XX	Please see BUG calculations.
6	5.106.10	Grading and Paving	C-130	
ENERGY EFFICIENCY				
7	SM 5.201.1	Exceed California Energy Code requirements by 15%.	E-002	Please see Title 24 sheets.
8	SM 5.201.3	Solar Pool Heating	A-214	Specify calculations proving compliance in the sheets. 800sf of area provided for a 800sf pool area.
9	SM 5.201.4	Pipe insulation	See Spec.#027000	See Green Building Notes.
10	SM 5.201.5	Solar Ready requirements	A-214	See PV plan check submittal for exact directions on what to include and where.
WATER EFFICIENCY & CONSERVATION				
11	5.303.1	Meters	N/A	
12	5.303.1.1	Buildings in excess of 50,000 sq. ft.	N/A	
13	5.303.1.2	Excess consumption	N/A	
14	5.303.2	20 Percent Savings	P-002	
15	SM 5.303.3	Applicability: 20% savings applies to any new or existing building.	P-002	
16	5.303.2.1	Multiple showerheads serving one shower	N/A	
17	5.303.4	Wastewater reduction	P-002	



Amgor Realty's Owner's Project Requirements
710 Wilshire Hotel and Retail
Santa Monica, California
August 2013

PROJECT PROGRAM
General Building Information: 710 Wilshire is a mixed-use hotel project with ground floor retail and six stories of hotel accommodations for a total of 7 stories above grade, and four levels of underground parking. The construction is Type I Fire Resistant. The project consists of a renovation of the historic Landmark building and addition of a new building adjacent to the Landmark and connected by a sky bridge. There is a total of 164,219 gross sq. ft. between the two buildings, with 14,963 sq. ft. dedicated to ground floor retail. There are a total of 275 hotel rooms. The breakdown between the two buildings is as follows:

i. Landmark Building:
1. 34,328 total sq. ft.
2. 6,670 retail sq. ft.
3. 55 rooms

ii. Landmark Addition:
1. 129,891 total sq. ft.
2. 8,293 retail sq. ft.
3. 220 hotel rooms

Commissioning shall be done for the building as specified by LEED EA prerequisite 1
Intended Uses & Schedule: The hours of operation for the hotel are 365 days a year, 24 hours a day, and the total FTE is 70. For the retail, the hours of operation are estimated to be 10am-6pm, and the FTE is estimated to be 11. The retail schedule and occupancy is to be determined by future tenants.
Future Expandability & Flexibility of Spaces: There are approximately 14,963 sq. ft. of retail space, which are designated for retail shops and restaurants to be leased to and built out by future tenants. The remainder of the building is intended for hotel and amenities.
Quality and durability of materials and desired building lifespan: The project should employ weather protection and moisture protection strategies (recessed entries and overhangs) to preserve the life cycle of the building per CALGreen requirements. Materials should be durable and the team is encouraged to specify environmentally preferable materials when appropriate for the design, budget and when durability is not compromised.
Budget and Operational Constraints: Sixx Million in total development cost.

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Owner's Project Requirements

Orientation: The Landmark building is existing and the structure is to remain intact. For the addition, proper building orientation will be optimized to the greatest extent possible given the site constraints and marketability.
Roofing: The roof is wood frame with R-19 insulation and an overall U-value of 0.11.
Insulation: The exterior wall construction is 8" concrete with R-11 insulation, and an overall U-value of 0.11.
Glazing: Exterior U-value is 0.26, including the frame, with a solar heat gain coefficient of 0.29.
Plug Loads: Appliances are to be determined by Operator, who is not yet selected. Appliances such as mini-fridges in guest rooms shall be specified as ENERGY STAR. Reduction in heating loads associated with DHW will be achieved through specification of low flow showerheads and sink faucets.
Utility Information: The project will be served by natural gas from the Southern California Gas Company, electricity from Southern California Edison. The project is enrolled in the Savings By Design incentives program.
Onsite Renewable: Solar thermal power shall be used for pool heating. Per the Development Agreement with the City of Santa Monica, photovoltaic panels shall be installed on the roof deck.
INDOOR ENVIRONMENTAL QUALITY REQUIREMENTS
Lighting: Controllability will be provided for all regularly occupied spaces through measures such as occupancy sensors, task lighting, dimmer switches, and multi-level switches. The design will allow for ample day lighting to the units.
Temperature & Humidity: Project must meet ASHRAE 55-2004.
Acoustics: Project must employ building assemblies and components with STV values determined in accordance with ASTM 90 and ASTM E 413 per the CALGreen code for Exterior Sound and Interior Sound Transmission.
As quality: Per the City of Santa Monica, smoking shall be prohibited in all parts of the building. Per CALGreen, smoking shall be prohibited within 25' of any operable door, window or air intake. VOCs and other contaminants will be controlled through the development and implementation of an Indoor Air Quality Management Plan. Application of VOC emitting products and agents will be eliminated or minimized as required by CALGreen and LEED.
Ventilation: The project will be designed to meet ASHRAE 62.1-2004 and Title 24-2008 standards for outdoor air delivery.
Filtration: Mechanical filtration with a MERV of 8 or better based on ASHRAE 62.2-1999.
Designated Adjustability of System Controls: Guests will be responsible for operating their own units with respect to lighting, temperature and ventilation. The Operator, who is yet to be determined, shall be responsible for regulating other areas such as office space and lobby. Future retail tenants shall be responsible for regulating retail space.

EQUIPMENT AND SYSTEMS EXPECTATIONS
Mechanical:
The Building's Air Conditioning System Consists Of A Hydronic (Water Source) Heat Pump System With (2) Closed Circuit Cooling Towers On The Roof Rated At Approx. 300 Tons Each And Interconnected Through Variable Flow Pumps To Two Gas Fired Boilers Rated At Approximately 1,480 Mbt Each. Condenser Water Is Circulated To Hydronic Heat Pumps Located In Each Apartment Based On Demand And Is Circulated To The Retail Spaces And Public Spaces On The Same Basis. A Building Automation System Is Provided For The Backbone Systems And For The Smoke Control Systems For The Building. Each Residential Heat Pump Is Rated At A Minimum Eer Of 15 Or Higher. Merv 8 Filters Are Provided

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OWNER'S PROJECT REQUIREMENTS

ENVIRONMENTAL & SUSTAINABILITY GOALS
CALGreen and Santa Monica Municipal Code: The project will comply with all applicable building codes including the Mandatory measures in CALGreen as well as the Santa Monica Local Amendments to CALGreen Standards as described in the Santa Monica Municipal Code Chapter 6.108: Green Building Standards Code.
LEED: The project is registered under the LEED for New Construction Rating System v2.2 and is targeting a Silver certification.
Sustainable Transportation: The project's dense urban setting promotes sustainable transportation. Bicycle storage for employees and visitors will be provided, with 16 total public bicycle spaces and 74 total secured bicycle spaces. Showers and changing rooms are provided for employees who bike to work. 32 electric vehicle (EV) ready parking spaces are provided out of a total of 325 parking spaces. The building is also located within ¼ mile of several bus lines including Metro Bus and Big Blue Bus. These features will encourage employees to commute sustainably and decrease dependence on automobiles for hotel guests.
Water Reduction: The project shall choose native or adapted, water-wise, non-invasive plants for landscaping to reduce site water use. The project will achieve an indoor water use reduction of at least 30% as compared to the baseline established by the Energy Policy Act of 1995. Water-saving plumbing fixtures to be used include 1.29 gpm water closets, 1.8 gpm showerheads, 0.5 gpm public lavatory faucets, 1.5 gpm kitchen sink faucets, and 0.125 gpi urinals. These criteria are outlined in LEED vEi credit 3.
Waste Reduction: The building operation will accommodate recycling by occupants. A minimum of 75% of construction waste will be diverted from landfill.
Materials Use: The project will optimize the use of environmentally friendly products specifically those with a high percentage of post-consumer recycled content, rapidly renewable materials, regional materials and those that promote healthy indoor air quality.
ENERGY EFFICIENCY GOALS
California Energy Code: The project must comply with Title 24-2008 building energy efficiency and will exceed the standard by at least 15% per the requirements of the Santa Monica Green Buildings Standards Code.
Lighting: The project team should consider lighting power densities as a part of the whole building's energy performance. Lighting should positively contribute to the overall goal of 85% beyond Title 24 through the use of efficient lighting and lighting controls (occupancy sensors), dimmers, and multi-level switches where appropriate for use. Our current lighting performance is 24% better than Title 24 allow for, as recorded on page E002.
HVAC Equipment Efficiency: The building's air conditioning system consists of two chillers on the roof rated at approximately 200 tons each with maximum kW/ton of 0.935, with two primary and two secondary pumps, and two cooling towers with two condensing units. The heating system consists of two gas fired boilers rated at approximately 1770 Mbt each. MERV 8 filters are provided for each unit and outside air is brought in through a duct to the return air side of the fan coil units. For the public corridors, 100% outside air heating and cooling units are utilized with 100% exhaust for the corridors to comply with requirements for smoke control. For the retail and public areas, water source heat pumps are or will be provided with a minimum EER of 15, outside air ducted from louvers at the exterior of the building and a minimum of MERV 8 filter. The project team should specify equipment that positively contributes to the overall energy efficiency goals of the project and that is within the project budget.
Other Energy Efficiency Measures:

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For Each Unit And Outside Air Is Brought From Outside Through A Duct To The Return Air Side Of THE HEAT Pump. For The Public Corridors, 100% Outside Air Heating And Cooling Units Are Utilized With 100% Exhaust For The Corridors To Comply With Requirements For Smoke Control.
Plumbing:
Water Heating System:
System consists of two gas fired high efficiency boilers and a storage tank located on the roof with distribution from there throughout the building to provide domestic hot water to all of the guest rooms and to the commonback of house area uses such as food service, laundry, fitness, etc. Since there will be multiple pressure zones, there are multiple hot water return systems consisting of pumps, piping and thermostatic control. Each of the hot water return systems other than the main loop will be provided with an electric hot water heater for maintaining loop water temperature. This system is the most efficient and least costly for this type building especially high rise and provides the least cost maintenance and operation. Further, there are no cost effective alternatives to this system.
Electrical:
The Lighting type selected was based on the use of high efficacy fixtures that provide maximum light output, reliability, and cost appropriate for a 4-Star hotel.
BUILDING OCCUPANT AND O&M
Residents will be responsible for operating their own units with respect to lighting, temperature and ventilation. A Vinograd Orion Elumic Energy Management system is specified to monitor room occupancy for automated shut down of the room power.
The hotel Operator, who is yet to be determined, will manage the property operate the common areas of the building.
At the time the building is commissioned, the building management will be trained and operations manuals will be issued.
Building operations staff will be determined at a later date and maintenance staff will be onsite permanently.

Commissioning Agent Information:
Duke Graham, LEED AP | Principal | Gaia

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CAL-GREEN NOTES

(5.407.2.1)
16. EXTERIOR ENTRIES SHALL BE DESIGNED TO PREVENT WATER INTRUSION INTO BUILDINGS.
(5.407.2.2)
(5.408.1)
(5.408.1)
11. ONLY A CITY OF SANTA MONICA CERTIFIED HAULER WILL BE USED FOR HAULING OF CONSTRUCTION WASTE.
(5.408.1)
12. 100% OF EXCAVATED SOIL AND VEGETATION RESULTING FROM LAND CLEARING SHALL BE REUSED OR RECYCLED.
(5.408.4)
13. A FINAL REPORT FOR THE TESTING AND ADJUSTING OF ALL NEW SYSTEMS SHALL BE COMPLETED AND PROVIDED TO THE FIELD INSPECTOR PRIOR TO FINAL APPROVAL. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.
(5.410.4.4)
14. FOR ALL NEW EQUIPMENT, AN OPERATION & SYSTEMS MANUAL SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF FINAL INSPECTION.
(5.410.4.5)
15. ALL NEW FIREPLACES MUST BE DIRECT-VENT, SEALED COMBUSTION TYPE. WOOD BURNING FIREPLACES ARE PROHIBITED PER AOMD RULE 445.
(5.503.1.1, AOMD RULE 445)
16. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, PROVIDE RETURN AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8, BASED ON ASHRAE 52.2-1999, OR AN AVERAGE EFFICIENCY OF 30 PERCENT, BASED ON ASHRAE 52.1-1992. REPLACE ALL FILTERS PRIOR TO OCCUPANCY OR AT THE CONCLUSION OF CONSTRUCTION.
(5.504.1.3)
17. AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATION EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS MUST BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST, WATER, AND DEBRIS WHICH MAY ENTER THE SYSTEM.
(5.504.3)
18. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS.
(5.504.1.1-5.504.4.3)
19. THE VOC CONTENT VERIFICATION CHECKLIST SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.
(5.504.4)
20. ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR MEETS THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

a. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
b. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350 C.NSF/ANSI 140 AT THE GOLD LEVEL
c. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD (CALGREEN 5.504.4.4, CALGREEN 5.714.4.4)
(5.504.1.1)
21. ALL NEW CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM.
(5.504.4.1)
22. NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS.
(5.504.4.5)
23. THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.
(5.504.4.5.3)
24. 50% OF THE TOTAL AREA RECEIVING NEW RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
a. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
b. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM
c. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSORE PROGRAM
d. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350 (5.504.4.8)
25. AN AIR FILTER WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8 OR HIGHER SHALL BE INSTALLED IN THE MECHANICAL SYSTEM FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY.
(5.504.5.3)
26. DESIGNATED OUTDOOR SMOKING AREA SHALL BE AT LEAST 25 FEET FROM AN OUTDOOR AIR INTAKE OR OPERABLE WINDOWS.
(5.504.7)
27. BUILDING SHALL MEET OR EXCEED THE PROVISIONS OF CALIFORNIA BUILDING CODE, CCR, TITLE 24, PART 2, SECTIONS 1203 (VENTILATION) AND CHAPTER 14 (EXTERIOR WALLS).
(5.505.1)
28. THE BUILDING SHALL MEET OR EXCEED THE PROVISIONS FOR MECHANICAL VENTILATION OF SECTION 121 OF THE CALIFORNIA ENERGY CODE, CCR, TITLE 24, PART 1 AND CHAPTER 4 OF CCR, TITLE 6.
(5.506.1)

18023	1. ALL PLUMBING FIXTURES SHALL BE APPROX/GRUP LISTED AND FLOW RATES SHALL COMPLY WITH CURRENT AND CITY OF SANTA MONICA REQUIREMENTS. LAVATORIES SHALL BE SERVED THROUGHOUT.
2.	PLUMBING FIXTURES COLUMNS AND FRESH SHALL BE AS SELECTED BY ARCHITECT AND PER INTERIOR DESIGNER SPECIFICATIONS.
3.	CUSTOM FRESH TO BE SELECTED BY ARCHITECTURAL / INTERIOR DESIGNER UPON MODEL ROOM REVIEW.
4.	FOR ADDITIONAL FUTURE INFORMATION SEE ARCHITECTURAL / INTERIOR DESIGNER DRAWINGS AND SPECIFICATIONS.
5.	ALL WATER URINE PLUMBING FIXTURES SHALL BE A MINIMUM OF 30 PERCENT WATER SAVING AS REQUIRED BY THE CALIFORNIA GREEN CODE CURRENT EDITION.
6.	DRINKING OF THE DOMESTIC HOT WATER RETURN SYSTEM SHALL BE AS REQUIRED BY THE CALIFORNIA GREEN CODE CURRENT EDITION.
00701 CODE VERIFICATION	DOCUMENTATION VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE: CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUDGET OR INSTEAD CERTIFICATION, INSPECTION REPORTS OR OTHER METHODS ACCEPTABLE TO THE ENFORCEMENT AGENCY WHICH SHOW SUBSTANTIAL COMPLIANCE.
PLUMBING FIXTURES AND TYPICAL SHALL MEET THE FOLLOWING STANDARDS:	
WATER CLOSETS:	1.28 GALLONS PER FLUSH MAX.
SHOWERHEADS:	1.8 GPM MAX.
PUBLIC LAVATORY FAUCETS:	0.5 GPM MAX.
PRIVATE LAVATORY FAUCETS:	1.5 GPM MAX.
KITCHEN SINK FAUCETS:	1.5 GPM MAX.
URINALS:	0.125 GALLONS PER FLUSH MAX.

REVISION
DATE
DESCRIPTION
1 - 05/07/2015
2 - 06/04/2015
3 - 10/29/2015
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