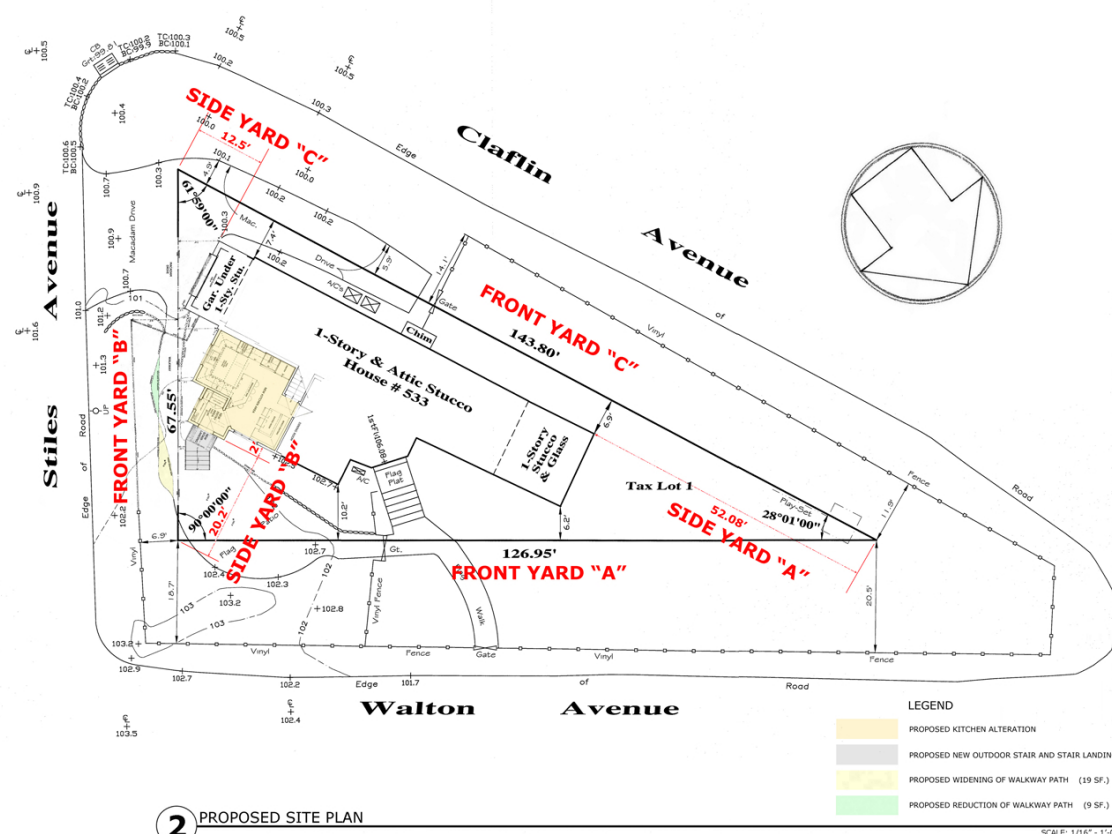


**533 WALTON AVENUE  
MAMARONECK  
NEW YORK 10543**



## 2 PROPOSED SITE PLAN

VILLAGE OF MAMARONECK - PARCEL SBL: 9 – 30 – 1				
		REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT		R – 15 ONE-FAMILY	R – 15 ONE-FAMILY	R - 15 ONE-FAMILY
MINIMUM LOT AREA	sf.	15,000	4,287	<b>NO CHANGE</b>
MINIMUM LOT WIDTH	ft.	100	112.77 (average)	<b>NO CHANGE</b>
MINIMUM LOT DEPTH	ft.	100	33.78 (average)	<b>NO CHANGE</b>
MINIMAL HABITABLE FLOOR AREA	ft.	2 story 1,800 sf. 1 story 1,650 sf.	N/A N/A	<b>NO CHANGE</b> <b>NO CHANGE</b>
MAXIMUM HEIGHT OF PRICIPAL BUILDING	Stories ft.	2½ 35'-0"	1 Story & Attic 29'-0"	<b>NO CHANGE</b> <b>NO CHANGE</b>
MINIMUM REQUIRED YARDS				
FRONT YARD "A"	ft.	25	6.20	<b>NO CHANGE</b>
FRONT YARD "B"	ft.	25	1.20	<b>NO CHANGE</b>
FRONT YARD "C"	ft.	25	6.90	<b>NO CHANGE</b>
SIDE YARD "A"	ft.	15	52.08	<b>NO CHANGE</b>
SIDE YARD "B"	ft.	15	22.2	<b>Proposed 20.2</b>
SIDE YARD "C"	ft.	15	12.5	<b>NO CHANGE</b>
2 SIDES COMBINED	ft.	35	N/A	<b>NO CHANGE</b>
REAR	ft.	30	N/A	<b>NO CHANGE</b>
MAXIMUM LOT COVERAGE OF ALL BUILDINGS	%	35.0 = 1,500.45 sf.	40.54 = 1,738.0 sf.	<b>Proposed 41.96 = 1,799.0 sf.</b>
MAXIMUM FLOOR AREA RATIO (as per Paragraph 342-27.1)		Less than 5,000 sf. lot area Maximum FAR = 0.530 For 4,287 sf. lot area = 2,272 sf.	4,287 sf. lot area Current FAR = 0.488 Total = 2,093 sf. First Floor = 1,629 sf. Attic Floor = 464 sf.	<b>NO CHANGE</b> <b>Proposed FAR = 0.503</b> <b>Proposed Total = 2,158</b> <b>Proposed First Floor = 1,694</b> <b>Attic Floor = 464 sf. NO CHANGE</b>

## 1 ZONING TABULATION

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| G - 100  | GENERAL INFORMATION   |
| G - 101  | GENERAL NOTES #1  |
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| A - 103  | EXISTING CONDITION<br>SUPERIMPOSED OVER<br>NEW PROPOSED KITCHEN<br>LAYOUT |
| A - 104  | EXISTING FRONT AND<br>LEFT SIDE ELEVATION                                 |
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| A - 108  | PROPOSED DETAIL<br>SECTIONS   |
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**IRENE ROBERT MUELLER, ARCHITECT, PLLC**  
AIA / NCARB / HTL / LEED AP  
5774 MOSHOLU AVENUE, BRONX NY 10471  
TEL: 718-432-2510  
E-MAIL: RMUE333233@AOL.COM



**TITLE SHEET**

## TITLE SHEET

06 30 3034

SCIENCE

**OUR AGENCY**

**T  
100**

ARISTOTLE BOURNAZOS, P.C.

LAND SURVEYORS - PLANNERS

20 CEDAR STREET  
NEW ROCHELLE  
NEW YORK 10801  
(914) 633-0100



LICENSED IN  
NEW YORK  
NEW JERSEY  
CONNECTICUT

Survey  
of

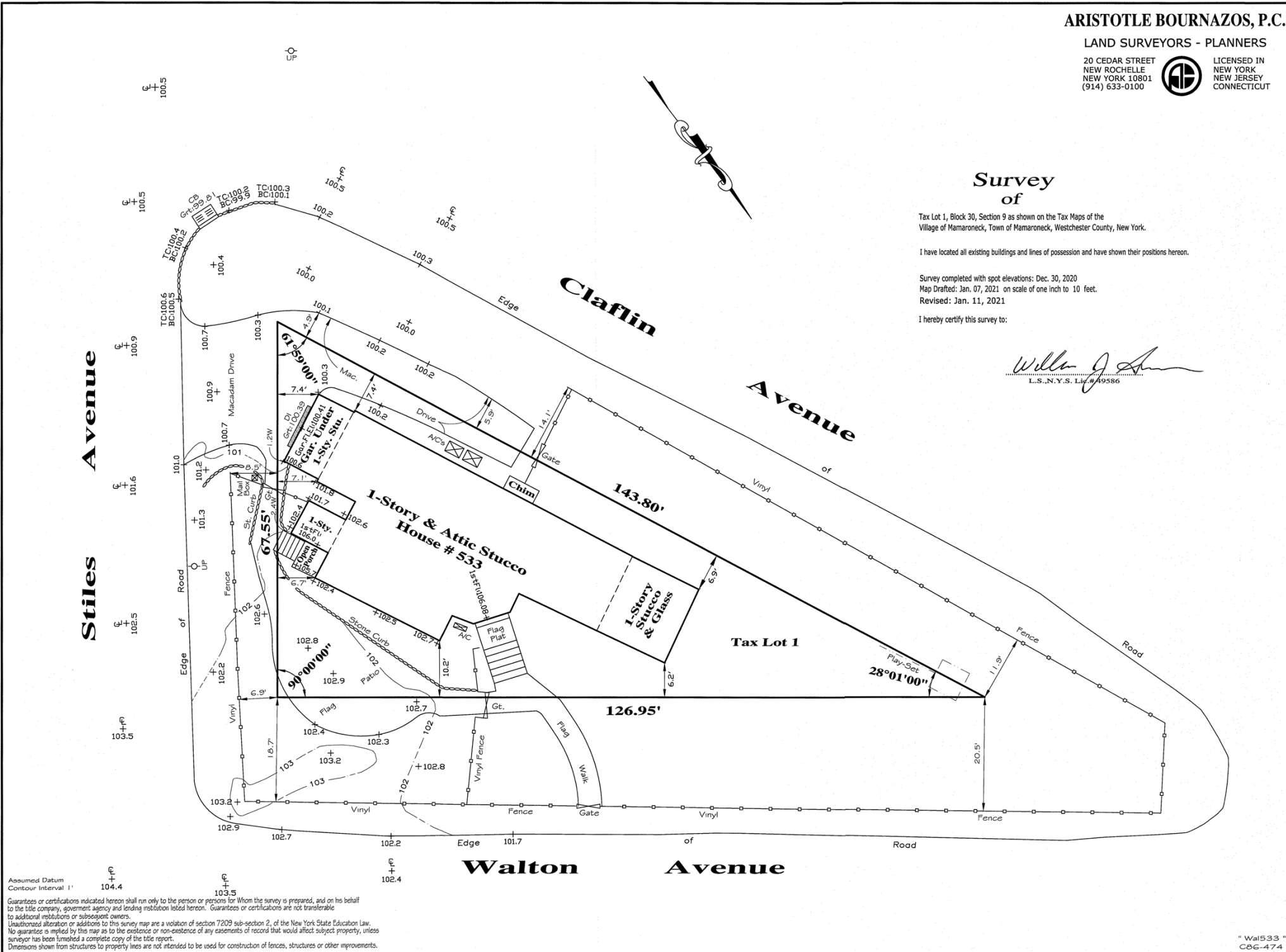
Tax Lot 1, Block 30, Section 9 as shown on the Tax Maps of the  
Village of Mamaroneck, Town of Mamaroneck, Westchester County, New York.

I have located all existing buildings and lines of possession and have shown their positions hereon.

Survey completed with spot elevations: Dec. 30, 2020  
Map Drafted: Jan. 07, 2021 on scale of one inch to 10 feet.  
Revised: Jan. 11, 2021

I hereby certify this survey to:

*William J. Am...*  
L.S., N.Y.S. Lic. #49586

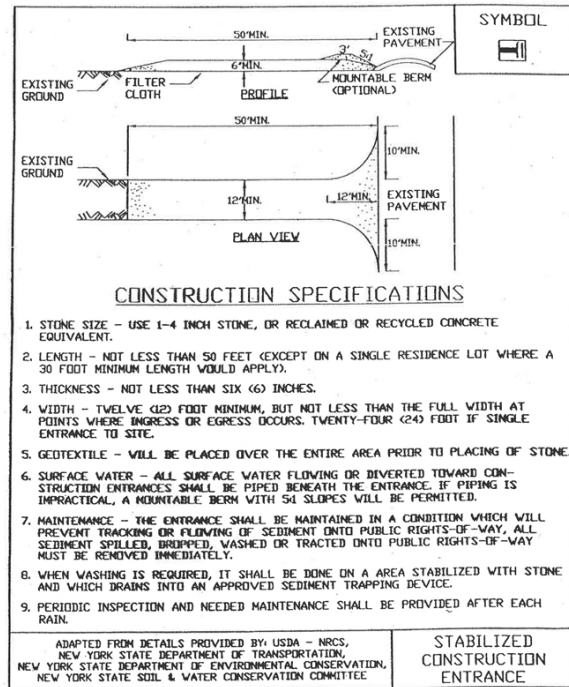


Assumed Datum  
Contour Interval 1'  
Guarantees or certifications indicated hereon shall run only to the person or persons for whom the survey is prepared, and on his behalf  
to the title company, government agency and lending institution listed hereon. Guarantees or certifications are not transferable  
to additional institutions or subsequent owners.  
Unauthorized alteration or additions to this survey map are a violation of section 7209 sub-section 2, of the New York State Education Law.  
No guarantee is implied by this map as to the existence or non-existence of any easements of record that would affect subject property, unless  
surveyor has been furnished a complete copy of the title report.  
Dimensions shown from structures to property lines are not intended to be used for construction of fences, structures or other improvements.

" Wal533 "  
C66-474



Figure 5A.35  
Stabilized Construction Entrance



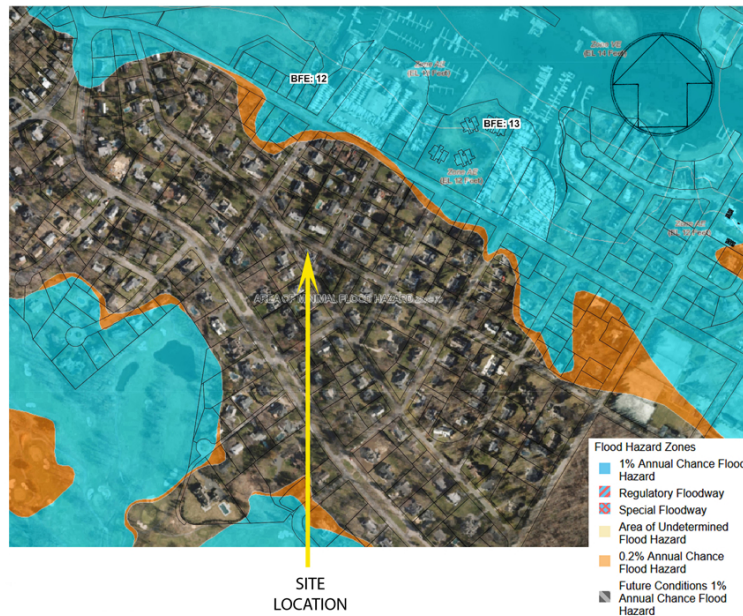
New York Standards and Specifications  
For Erosion and Sediment Control

Page 5A.76

August 2005

## 7 STABILIZED CONSTRUCTION ENTRANCE REQUIREMENT

N.T.S.



## VILLAGE OF MAMARONECK CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA EFFECTIVE 10/03/2016

Ground Snow Load	Wind Design				Seismic Design Category (RISKY ONLY)	Subject to Damage From			Climate Zone	Ice Barrier Underlayment Req'd	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (mph)	Topo Effects	Special Wind Region	Wind-borne Debris Zone		Weathering	Front Line Depth	Terrains					
30	120 MPH	NO	Yes	NO	C	Severe	42"	Modest to Heavy	4A	YES	AS PER HAZARD MAPS #1 & #2 SHOWN AT SY-101	2000	51.6

### STATEMENT OF COMPLIANCE

The proposed building design represented in these documents is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the requirements of the New York State Energy Conservation Construction Code.

## 5 CODE COMPLIANCE NOTES

### VILLAGE OF MAMARONECK INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS

REQUIRED PRESCRIPTIVE ENERGY REQUIREMENTS AT CLIMATE ZONE A4  
AS PER 2020 ECCCNY INSULATION/FENESTRATION -  
PRESCRIPTIVE CODE REQUIREMENTS

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT										
A4	0.32	0.55	0.4	49	20 or 13+5	8/13	19	10/13	10, 2 FT	10/13
TABLE R402.1.4 EQUIVALENT U-FACTORS										
A4	0.32	0.55		0.026	0.01	0.008	0.047	0.047	0.059	0.065

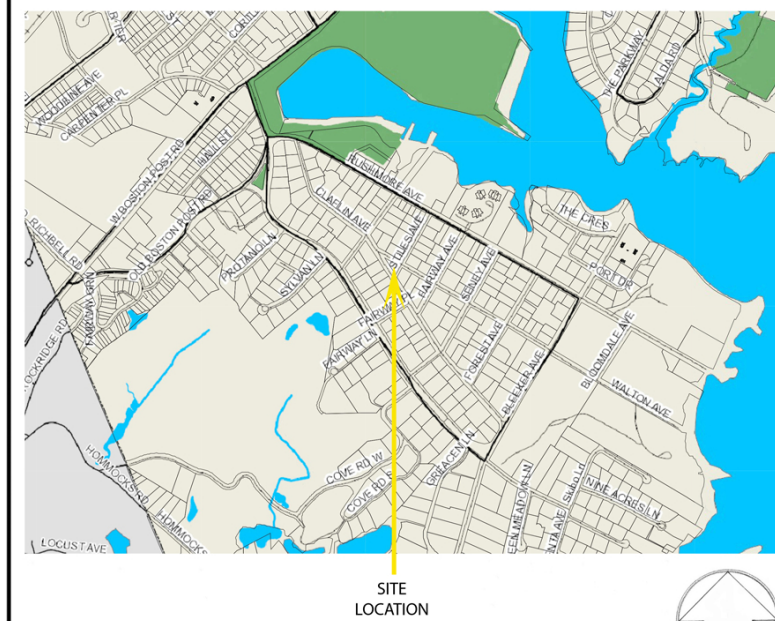
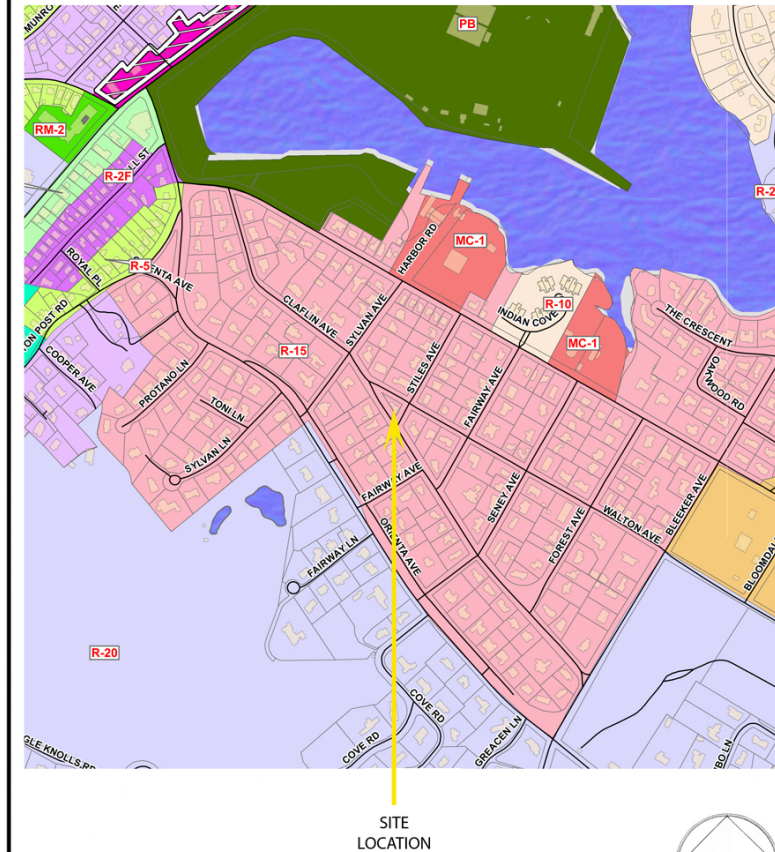
PROVIDED PRESCRIPTIVE ENERGY REQUIREMENTS AT CLIMATE ZONE 4A

4A	0.32	N/A	0.40	49	20	N/A	30	10/13	N/A	10/13
----	------	-----	------	----	----	-----	----	-------	-----	-------

## 4 ENERGY CONSERVATION REQUIREMENTS

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## 3 ZONING TABULATION



RENE ROBERT MUELLER, ARCHITECT, PLLC  
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5774 MOSHOLU AVENUE, BRONX NY 10471  
TEL: 718-432-2510  
E-MAIL: RMUE33323@AOL.COM



GENERAL INFORMATION  
DATE: 06.30.2021  
SCALE: SEE DRWG.  
DRAWN: RRM  
DANZIS RESIDENCE  
PROPOSED KITCHEN ALTERATION  
533 WALTON AVENUE  
MAMARONECK NY 10543

G  
100



SECTION I – GENERAL NOTES

A-1 All work shall conform to the rules, regulation and in accordance:  
as per 2020 NYS Building Code  
as per 2020 NYS Fire Code  
as per 2020 NYS Plumbing Code  
as per 2020 NYS Mechanical Code  
as per 2020 NYS Fuel Gas Code  
as per 2020 NYS Existing Building Code  
as per 2020 NYS Property Maintenance Code  
as per 2020 NYS Energy Conservation Construction Code  
as per 2020 National Electrical Code (NEC)  
as per 2020 National Fire Preservation Association (NFPA)

and the Village of Mamaroneck with all agencies having jurisdiction over this project whether expressly called for or not.

A-2 The Village of Mamaroneck Fire Marshall Office to govern tenant separation, penetrations, flame spreads, sprinkler systems, etc. if required plus all applicable adapted Codes and Local State Codes.

A-3 The General Contractor and Sub Contractors by submitting the cost budget, thereby confirm that they had personally walked through/visited/investigated and made them self familiar to current work status and current work conditions of existing residence to be legalized and brought up to code compliance and reviewed the Construction Documents and that they agree with the plans and all details contained therein.

If the General Contractor and Sub Contractors find that the plans and details are at variance with what is physically in the field or that there are discrepancies or error within the plans, they shall immediately notify the Owner and Architect.

A-4 The General Contractor and Sub Contractors shall ascertain and secure all permits, licenses, fees, etc. and respective site inspections required by the Hastings-on-Hudson Building Department, State of New York, or any other governing authority.

A-5 All materials and construction to be incorporated in the work shall be in strict accordance with the latest edition of the ASTM Specifications applicable, and to conform to the standards and recommendations of the various trade institutes (ACI, etc.) where applicable. All materials to be incorporated into the work shall be new.

A-6 Written dimensions on these drawings shall have precedence over scaled dimensions.

A-7 All construction, dimensions, and details shall concur with and be determined from these drawings only.

A-8 The Architect will not be responsible when construction deviates from drawings or written recommendation, any revisions or changes to the scope of the work shall require amended plans and/or a separate application.

A-9 The General Contractor will be responsible for making all the measurements and obtaining or establishing all the dimensions and quantities prior to bidding and as necessary to order, fabricate, or install all items and perform all work.

A-10 All notes herein mentioned with those on the various drawings shall apply to all drawings and form part of the contract.

A-11 The General Contractor shall:  
1. Verify drawings for coordination between the various trades.  
2. Comply with the Construction Documents.  
3. Comply with the Construction Schedule.  
4. Confirming and correlating quantities and dimensions.  
5. Selecting fabrication processes and techniques of construction.  
6. Coordination of work represented by each submittal with other trades.  
7. Performing work in a safe and satisfactory manner.

A-12 Each Sub-Contractor will be held strictly responsible for his work. Any discrepancies in the plans or details shall be called to the attention of the Architect.

A-13 Mill-work shop drawings shall be prepared accurately and to a scale sufficient to show all information pertinent to the submitted item or assembly. Indicate the following type of information as required:  
1. working erection dimensions and/or field dimensions.  
2. sectional views and/or arrangement of components.  
3. details including connection to other elements  
4. description of material and finishes

A-14 The General Contractor shall notify all necessary utility companies prior to the commencement of work.

A-15 Representatives of the local Building Department shall have the right to inspect and have access to all work performed at any time in its preparation or progress.

A-16 The General Contractor shall name the Architect as additional insured on the Comprehensive General Liability Policies and Builder's Risk Policies.

A-17 All specified items shall be installed in conformance to Manufacturer's recommendations and specifications.

A-18 The General Contractor shall be responsible for adequately bracing and protecting all work during construction against damage, breakage, collapse, distortions and misalignment according to the applicable codes, standards and good practice.

A-19 Protection of adjacent property shall be maintained in accordance with rules and regulations. Safety of public and property to be maintained during construction operations in compliance with the 2020 New York State Building Code.

A-20 All structural work shall be coordinated with other trades, any discrepancies or interference shall be reported to the Architect immediately. Framing shall be square on bearings. Use metal shims to level bearing points. Shore properly at opening prior to starting work as required meantime Architect is not responsible for structural failure. The Architect shall not be responsible for methods of construction, other safety procedure or practices of the contractor.

A-21 These plans are the property of Rene Robert Mueller, Architect, PLLC. Any use or reproduction, in whole or in part, without the written consent of Rene Robert Mueller, Architect, PLLC, is prohibited. Any Person or Corporation using plans without proper authorization will be held responsible to compensate the Architect.

A-22 The Architect of Record has not been retained for the supervision of the construction nor for any control inspections.

A-23 No work shall be started by General Contractor/Sub Contractor until permit is obtained.

A-24 General Contractor/Sub Contractor must observe the permitted working hours as per the Village of Mamaroneck Building Department regulations.

A-25 Construction shall comply with all federal, state, and local codes, ordinances, rules and regulations pertaining to labor and materials.

A-26 The General Contractor shall carry appropriate insurance, workman's compensation and liability in the sum prescribed by authorities having jurisdiction over the project.

A-27 The General Contractor shall submit an as-built Survey after completion of work to the Building Department prior to the C.O. application.

SECTION II – SITE WORK

B-1 Remove all debris from the site to a point of legal disposal. When workmen perform work after Substantial Completion, clean up immediately afterwards.

B-2 Scaffolds and platforms shall be constructed and maintained in accordance with applicable regulations of the agencies having jurisdiction at the place of work. Scaffolds and platforms shall not be overloaded. Contractor shall be responsible for safety of scaffolding.

B-3 All footings to bear on virgin undisturbed soil of 2 tons per square foot capacity. (Minimum)

B-4 Fill shall not be placed against foundation walls until concrete has attained maximum strength.

B-5 Backfill shall be placed in layers not to exceed 8" in loose depth. Each layer shall be compacted to its required maximum density.

B-6 No heavy equipment such as trucks, bulldozers, etc. shall approach the foundation walls closer than 8 feet.

B-7 Each layer, fill soil materials and the top 8" of sub grade structures, slab, steps, walkways etc. – to 95% proctor density with power tamper.

B-8 Do not place backfill material on surface which are muddy, frozen or contain ice or frost.

B-9 All fill material shall be free of clay, rocks, gravel of 2" or better, debris, tree trunks or vegetable matter, water or frozen material.

B-10 The bottom of all exterior footings shall be placed a minimum of 3'-6" below final grade (on undisturbed soil) for reason of frost.

B-11 Where footings are stepped, the bottoms are to be stepped not more than two feet vertical to four feet horizontal.

B-12 Foundation walls shall not be back filled until they are laterally backed or supported with the floor structure.

B-13 Excavation shall be performed so that the area of the site and the area immediately surrounding the site and affecting operations at the site will be continually and effectively drained. Water shall not be permitted to accumulate in the excavation. The excavation shall be drained by pumping or other satisfactory method to prevent softening of the foundation bottom, under cutting of the footings, or other actions detrimental to proper construction procedures.

B-14 Any rock ledge that does not have frost protection or any sloping ledge at foundation walls shall be doweled to wall. Dowel # 5 bars @ 36"o.c. max. to 9" rock penetration (min.) and 9" to stick up. Any footings less than 2 feet below grade shall be waterproofed between ledge and footing.

B-15 Finish grade shall be established to provide surface drainage in all directions away from the new structure and excavated areas.

B-16 Provide 6" PVC footing drains with gravel along footings and all sub walls to be sealed with foundation coating.

B-17 If required:  
Provide 12" thickness of fine aggregate fill under, to each side, and 24" above, all piping. Suitable materials for remainder of backfill at piping: earth, sand and gravel, soft shale, or other approved materials. Unsuitable materials; blasted rock, broken concrete or pavement, refuse, debris, organic material, mulch and other unstable materials.

B-18 No fires shall be permitted on site at any time.

B-19 The General Contractor shall delineate the limits of disturbance on site prior to commencing construction.

SECTION III – CONCRETE

C-1 All concrete work (Design and Construction) shall conform to the American Concrete Institute Standard Building Code. (ACI 318). Place concrete in accordance with ACI 304R.

C-2 The compressive strength for concrete after a period of 28 days shall be as follows: (ASTM C94)  
Footings : 4,000 psi.  
Slab on Grade : 4,000 psi  
Garage floor & exposed slabs : 5,000 psi air-entrained  
Walls : 4,000 psi

C-3 The local Building Inspector is to inspect and approve footings prior to pouring concrete.

C-4 Concrete shall not be poured subject to freezing conditions or on frozen ground.

C-5 Slab on grade shall be 6" thick unless otherwise noted. Reinforcing shall be welded wire fabric 6x6,10x10, placed 1" from top of slab on ground. Slab shall be placed Over 4", ¾" gravel on compacted fill and a 6 mil. Polyethylene vapor barrier. Slabs shall be finished in accordance with ACI standards 318, 304 and 301.

C-6 Reinforcing bars shall be of new billet steel conforming to ASTM A 615, Grade 60.

C-7 Welded wire mesh shall conform to ASTM A 185.

C-8 The minimum coverage for reinforcing steel is as follows:

Footing : 3"  
Slab on Grade : 1 ½"  
Walls (unfilled Side) : 3"

C-9 If required:  
Steel lintels shall have a minimum of 6" bearing. Lintels shall be hot-dip galvanized.

C-10 If required:  
Provide ½" expansion joints between concrete slabs and masonry/concrete walls, in unheated and/or exterior spaces.

C-11 If required:  
provide 2x4 keys at all pour stops where applicable. Install strip of Bentonite water stops in keys.

SECTION IV – MASONRY

D-1 Concrete masonry construction shall conform to the "Recommended Practice for Engineered Brick Masonry", latest edition by Structural Clay Products Institute as well as "Specifications for the Design and Construction of Load Bearing Concrete Masonry" by the National Concrete Masonry Institute and to requirements of the New York State Building Code.

D-2 Concrete masonry units (CMU) shall be load bearing type to sizes indicated. All blocks to be laid up plumb and level with joints filled and pointed on the exposed interior faces and struck flush on the exposed exterior.

D-3 Concrete block to conform to ASTM C – 90 Grade N – 1.

D-4 Mortar shall be type M or S. Mix 1 part Portland Cement, ¼ to ½ part hydrated lime and 2 ¼ to 3 parts sand. (ASTM C 270)

D-5 Block shall be stored off the ground and shall be covered to protect them from the elements.

D-6 No work shall be done subject to freezing conditions.

D-7 Provide beam support at concrete/masonry foundation walls, provide beam pockets:  
- 4" bearing minimum  
- treated lumber under wood beam  
- vertical reinforcing

D-8 Installation of Brick-Cultured Stone window sills shall be done as per Manufacturer's specifications.

SECTION V - METALS

E-1 All steel construction shall conform to "AISC Manual of Steel Construction" latest edition.

E-2 All structural steel shall be ASTM A – 36, ASTM A992, ASTM A – 53, ASTM A – 501, ASTM A – 307, ASTM A – 325.

E-3 All reinforcing bars shall be new billet steel conforming to ASTM A-615, Grade 60.

E-4 All welded wire mesh shall conform to ASTM A-185.

E-5 Columns shall be 4" square IPS SCH 40 standard weight steel pipe columns unless otherwise noted. Bearing plates are to be provided at the top and bottom, welded to the column. Provide a prime coat or paint after welding.

E-6 Column bearing plates are to bear directly on concrete foundations, or seated with non-shrinking grout.

E-7 Provide and install ½" diameter x 18" long anchor bolts at 4'-0"o.c. max. Use a minimum of 2 per plate with one located within 12" of each end of each piece.

E-8 Anchor bolts shall be A-36 or A-307 steel. Embedment to be 8" for poured concrete and 15" for CMU.

E-9 Sheet steel shall conform to the American Iron and Steel Institute specification from "The Design of light gauge cold formed steel structural members in deck installation" and shall conform to Manufacturer's specifications.

E-10 Provide and install bearing plates leveled up with cement grout for beams bearing on concrete or masonry.

E-11 All base plates not indicated on drawings to be 8"x8"x1/4".

E-12 All leveling plates to be ¼" thick, size to match base plates.

E-13 All holes to be drilled or punched unless otherwise noted and shall be 5/8" diameter.

E-14 All nails, bolts and all metal fasteners for exterior to be galvanized.

E-15 Provide a 2 x plate bolted to the top flange of the steel beam with 3/8" diameter bolts, staggered at 24"o.c.

E-16 The General Contractor is to verify all dimensions and heights of steel in field.

E-17 The General Contractor shall provide Simpson Hardware.

E-18 All lintels to be hot-dip galvanized.

E-19 Exposed fasteners used for unpainted exterior woodwork shall be stainless steel or aluminum.

E-20 Fasteners for other carpentry on the exterior or in potentially damp location shall be stainless steel, aluminum or double hot- dip galvanized steel.

E-21 Fasteners for copper, brass and bronze in all locations and under all conditions shall be copper, brass or bronze.

E-22 Fasteners for aluminum shall be stainless steel or aluminum where exposed to view and stainless steel, aluminum or double hot-dip galvanized steel where not exposed to view.

E-23 Primer Paint: Shop paint interior steel members with Tnemec #99 modified alkyd rust-inhibiter red primer. If no further specifications are given, use galvanized paint as the final coat.

E-24 All bolted connections to be stressed maximum of 50% of allowable stress.

SECTION VI – WOOD AND PLASTICS

F-1 All framing shall be in accordance with the Residential Code of New York State.

F-2 All new lumber shall be douglas fir-larch or hem-fir, No. 2 or better, with minimum Fb = 850 psi.

F-3 All lumber shall be of best quality, sound, dry and free from rot, large and loose knots, shakes and other imperfections.

F-4 All joists, rafters and beams shall be with natural crown up.

F-5 All workmanship shall be done in accordance with the Residential Code of New York State.

F-6 Double up rafters and headers around all roof and floor openings unless otherwise noted

F-7 Window headers are Parallam 3 ½" x 9 ½" unless noted otherwise.

F-8 All headers to rest on minimum of (2) 2x4 posts unless otherwise noted.

F-9 Provide LSTA 18 strap ties at end of exterior doors and window headers.

F-10 Provide at entire perimeter ceiling joists and rafters to be anchored with Simpson vertical straps at 32:o.c. max. and hurricane clips by Simpson.

F-11 Plywood grades shall be as follows:

Sub floor sheathing:  
32/16, ¾" APA C-C plugged exterior grade (P.T.) exterior of APA underpayment Index stump shall be visible on all sheets. Tongue and groove type. Glue; water proof, water base, air cure type, cartridge dispensed.

Roof sheathing:  
32/16, ¾" APA C-C plugged exterior grade (P.T.) exterior of APA underpayment Index stump shall be visible on all sheets. Tongue and groove type. Glue; water proof, water base, air cure type, cartridge dispensed.

Exterior wall sheathing:  
C-D APA rated/nailling sheathing, 24/10, 1/2", exterior grade (P.T.)

F-12 All plywood to be nailed to floor joists with 8d common nails @ 6" o.c. at exterior edges and 10" o. c. at intermediate supports.

F-13 Plywood face grain shall be placed in direction of span.

F-14 A 1/16" space shall be provided at all plywood panel and joints and a 1/8" space at all panel edge joints.

F-15 New exterior walls shall be 2x6 framing with 1/2" plywood sheathing with 2 vapor barriers beneath the wire lath-stucco application to match existing. Installation as per Manufacturer's specifications.

F-16 Joist hangers, hurricane clips, framing anchors and rafter anchors etc. shall be manufactured by "Simpson".

F-17 All wood plates and sills in contact with concrete foundation walls, concrete slabs etc. shall be of pressure treated timber or TimberSIL, installed over polyethylene foam sill seal.

F-18 Exterior fascia, frieze and rake board, corner boards and other decorative wood items shall be 5/4" Pine No. 1 boards or 1" AZEK boards. If wooden board trims prime all faces and edges and back prime exterior trims before installation.

F-19 Install all windows with flexible flashing and caulk as per Manufacturer's specifications.

F-20 Double up wood floor joists under parallel interior partitions and for all trimmers and headers around all openings.

F-21 Provide horizontal reinforcing "cats" for all equipment to be secured to walls.

F-22 Concealed vertical spaces in walls and partitions shall be fire stopped at each floor level and at the ceiling of the upper most story such that these spaces shall not be continuous for more than one story, or communicate with concealed horizontal spaces in the floor or roof construction.

F-23 Provide 1 1/8" x 3" cross bridging, 8'-0" o.c. max. for all joists, bottom ends of bridging shall not be nailed until after sub floors and plywood are laid.

F-24 All exterior perimeter sheeting shall be in 1/2" plywood fastened with 10d nails at 4" c/c.

F-25 Provide (3) 2 x 4 members spiked at bearing points of all triple framing members unless otherwise noted.

F-26 Wood which comes in contact with concrete shall be treated with paintable clear wood preservative as recommended by the Western Red Cedar Lumber Association and the Forest Products Laboratory.

SECTION VII – THERMAL AND MOISTURE PROTECTION

G-1 The General Contractor shall provide and install a 30 year warranty asphalt shingle roof (Timberline or equal) installed as per manufacture's specifications. Match existing roof areas

Provide and install "W.R. Grace" Ice & Water Shield full underlayment covering complete all new roof areas. At open valleys, install Ice and Water Shield with 2" minimum lap at centerline to extend aluminum flashing 18" minimum to each side of valley centerline.

G-2 The General Contractor shall provide and install aluminum gutters and water leaders (4" x 5") at new extension and to match existing.

G-3 The General Contractor shall provide and install aluminum flashing at all changes and roofs.

G-4 All roof-to-wall joints are to be continuously aluminum flashed.

G-5 If required:  
Ventilate roof spaces with properly sized soffit vents and ridge vents. Maintain 1 ½" minimum air space for ventilation circulation at all points.

G-6 All windows to be caulked and flashed, as per Manufacturer's specifications.

G-7 Provide caulking at all exterior joints, in particular between dissimilar materials and shall be caulked with a permanent elastic caulking compound capable of holding paint. (Tremco DyMonic or approved alternative)

G-8 Provide and install continuous aluminum metal drip edges at all roof, eaves and rakes to match existing.

G-9 Provide continuous metal drip caps over openings at exterior Walls and over brick veneer edges at roof rakes and facias.

G-10 All thermal insulation shall be provided in closed-cell spray foam Insulation (Icynene or equal)

Ceiling R-Value : R-49  
Wood Frame Exterior Wall R-Value : R-20  
Floor R-Value : R-30

G-11 Seal cracks and openings to make exterior skin of building tight to water and air entry. If methods of doing so are not specified, notify Owner/Architect and proceed as directed.

SECTION VIII – WINDOWS AND DOORS

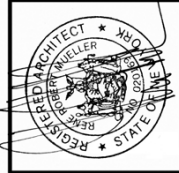
H-1 All new windows to be clad style by Anderson Windows. Provide windows with low-E4 high impact resistant double pane insulating glass with standard screens. Provide grills and provide simulated divided glass panels, to match existing.  
General Contractor shall provide all sub-sills and casings in paint grade, pine No.1. Hardware to be selected by Owner and installed by General Contractor as per Manufacturer's specifications

H-2 New exterior doors shall be 1 3/4", raised two panel design, composite and pre hung by Jeld-Wen or equal. Upper panel with double pane insulating glass and grills. Unit complete with brass hardware and casings to match existing.

H-3 All operable windows to be weather stripped and caulked.

H-4 All glass within 18" of the floor shall be tempered safety glass.

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GENERAL NOTES # 1

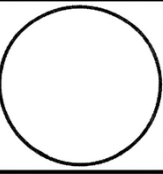
DANZIS RESIDENCE  
PROPOSED KITCHEN ALTERATION  
533 WALTON AVENUE  
MAMARONECK NY 10543

DATE: 06.30.2021

SCALE:

RRM

DRAWN



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SECTION IX - FINISHES

- I-1 Interior drywall surfaces not requiring a fire rating shall be 1/2" drywall sheeting and receive a 3 coat tape/spackle job.  
(finished to receive paint)
- I-2 Interior drywall surfaces in Garage and Mechanical Rooms requiring a fire rating shall be 5/8" Gyp. Board sheeting type "X" at both sides of wall and ceiling, receive a 3 coat tape/spackle job.  
(finished to receive paint)
- I-3 All other gypsum products as required to provide required fire resistance rating (walls and ceilings) shall be installed as per manufacturer's U.L.'s Building Code or Building Officials Instructions
- I-4 Drywall Screws : Bugle head, hardened steel, power driven type, length three times thickness of sheathing.  
Anchors : Toggle bolt type for anchorage to hollow masonry.
- I-5 Fascia's, friezes, rakes, etc. shall receive 2 finish coats exterior stain and match existing.
- I-6 Exterior stucco shall be painted or pre-colored to match existing. Application as per Manufacturer's specifications.
- I-7 Interior wood trim shall be paint grade and receive 1 prime coat and 2 finish coats interior latex paint.  
Interior walls to receive 1 prime coat and 2 finish coats interior latex paint.
- I-8 Paint shall be the highest quality grade manufactured by "Pratt and Lambert", "Sherwin Williams", "Benjamin Moore", "PPG Industries" or "Devco". Provide mildew resistant additives for all exterior paints and interior bathroom walls, trim and cabinetry paint.
- I-9 Paint all paintable surfaces as per Room Finish Schedule.
- I-10 Prime and back-prime all interior and exterior trim with latex base paint before installation to protect against dampness.
- I-11 Ceramic work shall be executed as per the Handbook for Ceramic Tile Installation of the Tile Council of America, Inc. current Edition and the Tile Council of America.

Tiles to be selected by Owner.

1. Dry set mortar : ANSI A118.1, prepared under Tile Council of America Formula 759  
Portland cement : ASTM C150, type 1  
Aggregate : ASTM C144
2. Thin Set : Premium plus Thin Mortar by Custom Building Products (562) 598-8808
3. Crack isolation & Waterproof membrane : Anti Fracture Membrane.

SPECIFICATION OF MATERIALS AND INDOOR ENVIRONMENTAL QUALITY FOR:

- I-12 Paint, coatings, and primers applied to interior surfaces shall not exceed the following VOC content limits:  
As established by Green Seal Standard GC-11 Paints Edition 3.1, July 2013, as amended:  
  
Flat Paint : 50g/L flat  
Non-Flat Paint: 150g/L non-flat
- I-13 Clear wood finishes, floor coatings, stains, sealers, and shellacs, applied to interior surfaces, shall not exceed the following VOC content limits. As established by South Coast Air Quality Management District Rule 1113, Architectural Coatings, June 3, 2011, as amended:  
  
Varnish : 275g/L  
Lacquer: 275 g/L  
Shellac : 730 g/L clear, 550 g/L pigmented  
Sealers : 100 g/L waterproofing, 275 g/L sanding, 100 g/L all others
- I-14 No materials shall contain added urea formaldehyde
- I-15 A list of permissible low VOC finishes applicable must be maintained by the Building Department. Document of compliance of these requirements must be submitted to the Building Inspector.
- I-16 Carpet adhesive shall not exceed a VOC content limit of 50 g/L.

SECTION X - SPECIAL CONSTRUCTION

- J-1 All walls designated to receive tiles shall have USG DensShield Board (Green Board) installed. Gypsum board in all wet rooms like, bathrooms, powder room, back splash in kitchen and washer dryer areas to be moisture resistant.
- J-2 If required, provide and install 5/8" Fire X GWB above boiler.
- J-3 Provide and install foam sill sealer by "Owens Corning" (or equal) below all P.T. sill plates.
- J-4 Provide and install termite shields by "Tamlyn" (or equal) below all P.T. sill plats.
- J-5 The General Contractor shall install at all exterior facades of new kitchen extension stucco to match existing and installed as: per Manufacturer's specification
- J-6 Provide and install hurricane clips by "Simpson" at existing roof rafter framing and new ceiling joist framing.

- J-7 The Owner shall provide the new kitchen appliances as follows:  
Fridge : reuse existing  
Dishwasher : TB  
Range : TB  
Hood : TB  
Microwave : TB
- J-8 The General Contractor or Bilotta Kitchens shall install the kitchen cabinets as per Manufacturer's specifications.
- J-9 The General Contractor shall install solid wood blocking throughout new kitchen and new entry areas for securing and proper installation of kitchen cabinets and closet cabinets.
- J-10 The General Contractor shall provide and install 2" Blue Stone for Stair treads and stair landing.  
Installation as per Manufacturer's specifications.
- J-11 The General Contractor shall provide and install a metal railing (36" height) at new exterior stair, as indicated in architectural drawings (balusters @ 4"o.c.)

SECTION XI - MECHANICAL

I. MECHANICAL

- K-1 The Mechanical Sub Contractor, by submitting the cost budget, thereby confirms that he had personally walked through/visited/investigated and made himself familiar to current work status and current work conditions of existing residence to be extended due to proposed new floor layout and brought up to code compliance and reviewed the Construction Documents and that he agrees with the plans and all details contained therein.
- K-2 The licensed Mechanical Sub Contractors shall ascertain and secure all permits, licenses, fees, etc. and respective site inspections required by the Village of Mamaroneck Building Department, State of New York, or any other governing authority.  
  
If required, installations must be adjusted to conform to the Local Village of Mamaroneck Code regulations and Residential Code of New York State requirements.
- K-3 Heating/cooling shall be sufficient to maintain 70 degrees F indoors at 90 degrees F outdoor temperature.  
Current System:  
Electrical Central Heat Furnace ~ forced warm-air distribution system shall be reviewed, upgraded as required to accommodate new kitche/entry area addition.
- K-4 Licensed Professional shall inspect the following:  
- rearrange supply and return duct work at basement level for new kitchen and new entry areas  
- insulate new ductwork  
- install new supply and return air grilles at newly selected locations  
- install new thermostat at newly selected location
- K-5 Coordinate with Owner/Architect final thermostat selection. Contractor must install all necessary low voltage final connections control wiring. Do not run low voltage wiring in high voltage conduit.
- K-6 Provide materials, labor, equipment and services necessary to furnish, deliver and install all heating and air conditioning work as shown on the drawings and as required by job conditions.

II. PLUMBING

- L-1 The Plumbing Sub Contractor, by submitting the cost budget, thereby confirms that he had personally walked through/visited/investigated and made himself familiar to current work status and current work conditions of existing residence to be extended due to proposed new floor layout and brought up to code compliance and reviewed the Construction Documents and that he agrees with the plans and all details contained therein.
- L-2 The licensed Plumbing Sub Contractor shall ascertain and secure all permits, licenses, fees, etc. and respective site inspections required by the Village of Mamaroneck Building Department, State of New York, or any other governing authority.  
  
If required, installations must be adjusted to conform to the local Village of Mamaroneck Code regulations and Residential Code of New York State requirements.
- L-3 Provide access doors in walls and ceilings as required to make valves, water hammer arrestors, etc. readily accessible.
- L-4 All gas fired equipment shall be supplied with gas piping per state and local building code. Each piece of equipment shall have a dirt leg, union and gas cock. Provide a vented regulator if equipment requires lower than line gas pressure.
- L-5 All penetrations through floor assemblies and other similar fire rated or resistant partitions shall be filled completely with fire retardant material to maintain fire rating or fire resistance.
- L-6 Hot Water Supply and Return Mains:  
Supply and return piping to the distribution station shall be non-ferrous copper or cross-linked polyethylene tubing. Cross-linked polyethylene may be used when approved by the local authority having jurisdiction. Fittings shall be compatible to the piping material used. Fittings used with the cross-linked polyethylene tubing shall not permit excessive oxygen permeation.
- L-7 Pressure Testing:  
The system shall be pressure tested to 80 psi water, for a minimum of 12 hours, prior to sealing of the flooring.

SECTION XII - ELECTRICAL

- M-1 The Electrical Sub Contractor, by submitting the cost budget, thereby confirms that he had personally walked through/visited/investigated and made himself familiar to current work status and current work conditions of existing residence to be extended due to proposed new floor layout and brought up to code compliance and reviewed the Construction Documents and that he agrees with the plans and all details contained therein.
- M-2 The Electrical Contractor shall verify power requirements for all equipment delivered to the project site prior to wiring and shall report any discrepancies immediately to the Architect and Owner.
- M-3 These drawings are diagrammatic only. Exact locations of all conduit, etc., must be field determined and run to avoid obstructions and mechanical equipment.
- M-4 The licensed Electrical Sub Contractor shall ascertain and secure all permits, licenses, fees, etc. and respective site inspections required by the Village of Mamaroneck Building Department, State of New York, or any other governing authority.  
  
If required, installations must be adjusted to conform to the local Village of Mamaroneck Code regulations, the Residential Code of New York State requirements and all aspects of the national electrical code (NFPA code).
- M-5 Unless otherwise noted, minimum wire size is #12 AWG, THW copper, and minimum conduit size is 3/4".
- M-6 All wiring shall be concealed and run in walls or above ceilings except where exposed wiring is permitted by code
- M-7 Metal clad (mc) cable shall be used for all power wiring on this project.
- M-8 All equipment and devices shall be new and bear U.L. label. All devices shall be "specification" grade.
- M-9 All home runs greater than 100 feet shall be #10 wire minimum.
- M-10 The Electrical contractor shall seal all electrical penetrations through fire rated partitions with fire rated material equal to DOW corning silicone RTV foam.
- M-11 All electrical and lighting whips, communication and data wiring must be plenum rated.
- M-12 All supplementary steel required for electrical work shall be provided by the electrical contractor.
- M-13 The Electrical Contractor shall provide power wiring for equipment and all low voltage wiring for thermostats.
- M-14 The Electrical Contractor shall verify power requirements for all equipment delivered to the project site prior to wriing and shall report any discrepancies immediately to the Owner or Architect.

SECTION XIII - FIRE AND SMOKE DETECTION

- N-1 SMOKE DETECTORS  
The required smoke detectors/alarms shall be installed in new and existing buildings in accordance to Section 907 of the 2020 Fire Code of New York State, and must be installed in accordance with the NFPA 72 Code, Chapter 11.  
  
The smoke detectors must be hardwired and equipped with a battery backup.
- N-2 CARBON MONOXIDE DETECTORS  
The required carbon monoxide detectors/alarms shall be installed in new and existing buildings in accordance to Section 915 of the 2020 Fire Code of New York State, and must be installed in accordance with the NFPA 720 Code.  
  
The carbon monoxide detectors must be hardwired and equipped with a battery backup. They must be installed not more than 15 feet away from any sleeping areas.
- N-3 All residential work shall have smoke detectors that comply with R-317 of the Residential Code of New York State.  
(in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of dwelling)

SECTION XIV - LANDSCAPE/SITE WORK

- O-1 The General Contractor shall be responsible for any damage outside contracted work and specific closed off areas due to construction operations.
- O-2 The General Contractor shall provide top soil and seed to all areas disturbed by construction. Patch any existing drives and walkways which were disturbed during construction.
- O-3 The General Contractor shall install and maintain the erosion control measures. Maintain silt fence and hay ball protection perimeters and comply with governing agency requirements.
- O-4 The Contractor shall protect all existing, to be remaining landscape features, trees etc.
- O-5 Provide, if required, topsoil. Provide clean, fertile, friable, natural loam obtained from local, well drained sources.
- O-6 The General Contractor shall adjust the gravel walkway as indicated in architectural drawings.
- O-7 The General Contractor shall delineate the limits of disturbance on site prior to commencing construction.

SECTION XV - DECONSTRUCTION

- P-1 Construction Waste Management.  
A minimum of 25% of construction waste by weight shall be recycled, repurposed and/or reused and not sent to a landfill or incinerator. Documentation of compliance must be submitted to the Building Inspector.
- P-2 The General Contractor shall deconstruct partial rear entry/kitchen area and stair as indicated in architectural drawings.

SECTION XVI - ENERGY UTILIZATION EQUIPMENT

- Q-1 For fixtures and appliances:  
All new or replacement appliances governed by Energy Star, such as but not limited to, microwaves, convection ovens, ovens, dishwashers, refrigerators, freezers, washing machines, water heaters and room air conditioners, shall be compliant with Energy Star.

SECTION XVII - DISPLAY PLACARDS NOTICE FOR UTILIZATION OF PRE-ENGINEERED WOOD CONSTRUCTION

- R-1 Apply display Placard notice of utilization of truss type construction, pre-engineered wood construction and/or timber construction in residential structures in accordance with Title 19 of the New York Codes, Rules and Regulations (NYCRR), Part 1265.

SECTION XVIII - ENERGY CODE COMPLIANCE

The Architect, Rene Robert Mueller, Architect PLLC hereby acknowledges that to the best of his knowledge, belief and professional judgment the plans and specifications are in accordance with the latest edition of the New York State Energy Conservation Construction Code and;

as per 2020 NYS Building Code  
as per 2020 NYS Fire Code  
as per 2020 NYS Plumbing Code  
as per 2020 NYS Mechanical Code  
as per 2020 NYS Fuel Gas Code  
as per 2020 NYS Existing Building Code  
as per 2020 NYS Property Maintenance Code  
as per 2020 NYS Energy Conservation Construction Code  
as per 2020 National Electrical Code (NEC)  
as per 2020 National Fire Preservation Association (NFPA)



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ARCHITECT, PLLC  
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JUNE 30, 2021  
DATE

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GENERAL NOTES # 2

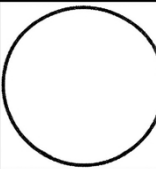
DANZIS RESIDENCE  
PROPOSED KITCHEN ALTERATION  
533 WALTON AVENUE  
MAMARONECK NY 10543

DATE: 06.30.2021

SCALE:

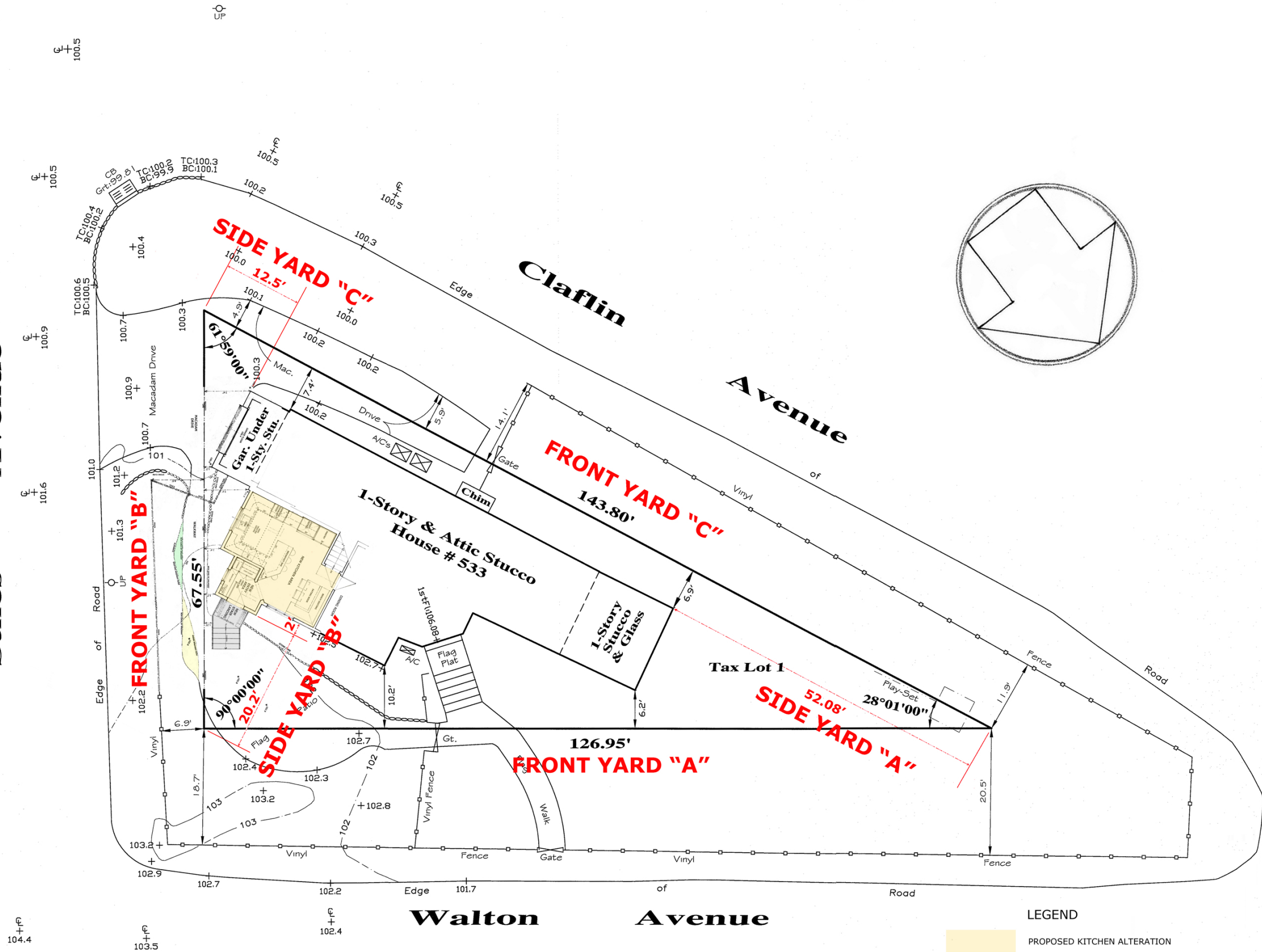
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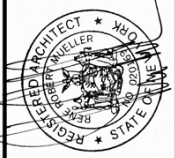
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Stiles Avenue





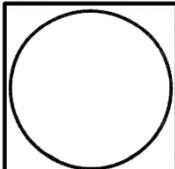
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**E-MAIL: RMUE333233@AOL.COM**



EXISTING KITCHEN LAYOUT PLAN

**DANZIS RESIDENCE**  
**PROPOSED KITCHEN ALTERATION**  
**533 WALTON AVENUE**  
**MAMARONECK NY 10543**

<b>DATE:</b>	06.30.2021
<b>SCALE:</b>	$1/2" = 1'-0"$
<b>DRAWN</b>	RRM



# A 100



CURRENT EXISTING INTERIOR PARTITIONS  
AND EXTERIOR WALLS

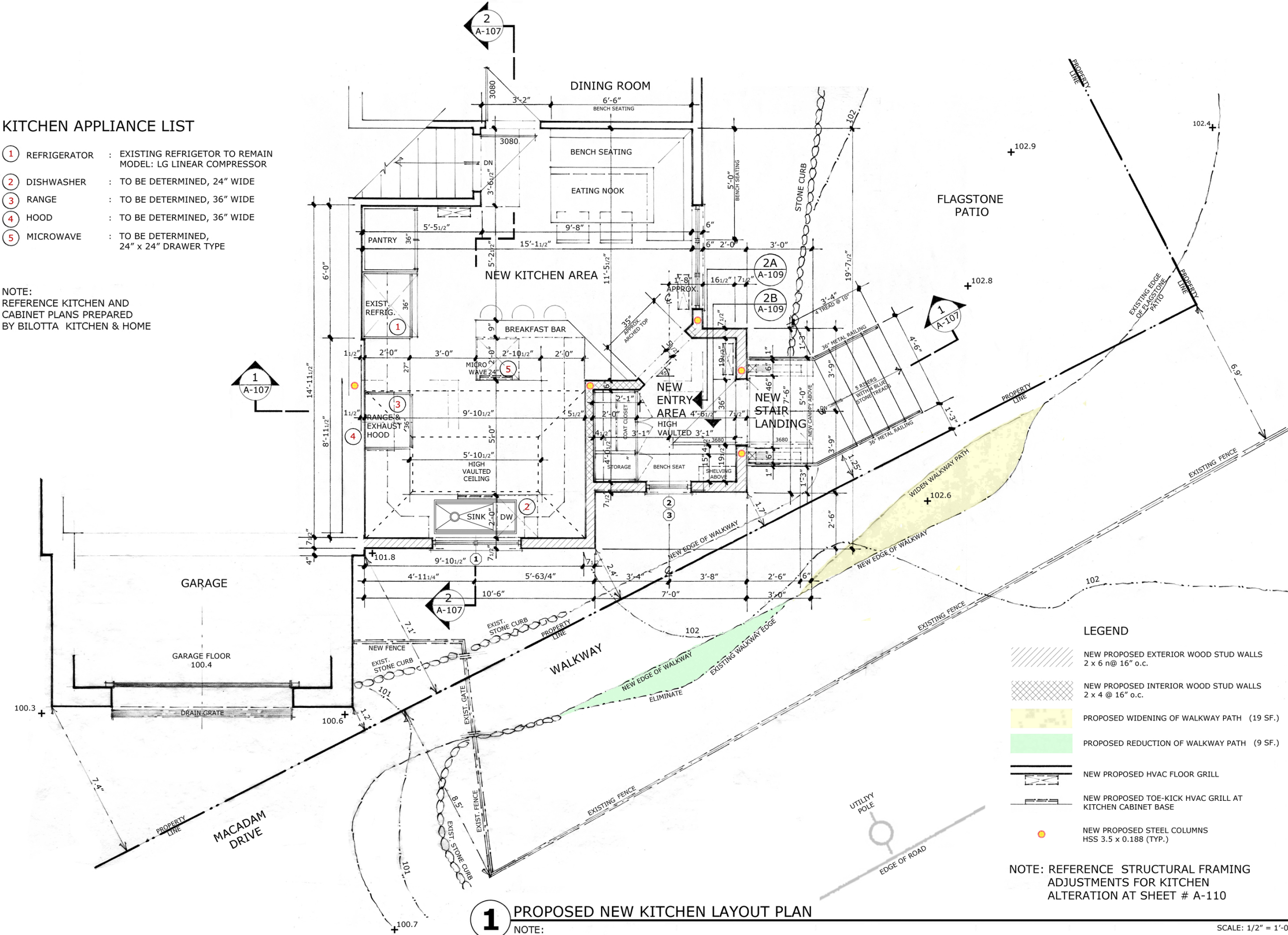
SCALE: 1/2" = 1'-0"

ALL DIMENSIONS ARE FINISHED DIMENSIONS

KITCHEN APPLIANCE LIST

- 1 REFRIGERATOR : EXISTING REFRIGERATOR TO REMAIN  
MODEL: LG LINEAR COMPRESSOR
- 2 DISHWASHER : TO BE DETERMINED, 24" WIDE
- 3 RANGE : TO BE DETERMINED, 36" WIDE
- 4 HOOD : TO BE DETERMINED, 36" WIDE
- 5 MICROWAVE : TO BE DETERMINED,  
24" X 24" DRAWER TYPE

NOTE:  
REFERENCE KITCHEN AND  
CABINET PLANS PREPARED  
BY BILOTTA KITCHEN & HOME



1 PROPOSED NEW KITCHEN LAYOUT PLAN

NOTE:  
REFERENCE KITCHEN AND  
CABINET PLANS PREPARED  
BY BILOTTA KITCHEN & HOME

LEGEND

- NEW PROPOSED EXTERIOR WOOD STUD WALLS  
2 x 6 n@ 16" o.c.
- NEW PROPOSED INTERIOR WOOD STUD WALLS  
2 x 4 @ 16" o.c.
- PROPOSED WIDENING OF WALKWAY PATH (19 SF.)
- PROPOSED REDUCTION OF WALKWAY PATH (9 SF.)
- NEW PROPOSED HVAC FLOOR GRILL
- NEW PROPOSED TOE-KICK HVAC GRILL AT  
KITCHEN CABINET BASE
- NEW PROPOSED STEEL COLUMNS  
HSS 3.5 x 0.188 (TYP.)

NOTE: REFERENCE STRUCTURAL FRAMING  
ADJUSTMENTS FOR KITCHEN  
ALTERATION AT SHEET # A-110

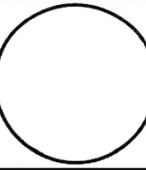
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PROPOSED NEW KITCHEN LAYOUT PLAN  
DANZIS RESIDENCE  
PROPOSED KITCHEN ALTERATION  
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DATE: 06.30.2021  
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