



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-3000 x 43
Fax: (914) 273-3554
www.nortcastleny.com

RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

Section I- PROJECT

ADDRESS: 42 Sarles Street, North Castle NY

Section III- DESCRIPTION OF WORK:

Proposed Pool house, Pool, terrace and Pool pergola

Section III- CONTACT INFORMATION:

APPLICANT: Teodoro Siguenza - Teo Siguenza Architect PLLC

ADDRESS: 460 Old Post Road, Bedford NY 10506

PHONE: 914-234-6289 MOBILE: 914-519-7722 EMAIL: ts@teosiguenza.com

PROPERTY OWNER:

North Castle 40 LLC c/o Geller and Company

ADDRESS: 909 Third Ave, 16th Floor New York, NY 10033

PHONE: (646) 963-2906 MOBILE: _____ EMAIL: DStotler@gellerco.com

PROFESSIONAL: Teodoro Siguenza - Teo Siguenza Architect PLLC

ADDRESS: 460 Old Post Road, Bedford NY 10506

PHONE: 914-234-6289 MOBILE: 914-519-7722

EMAIL: ts@teosiguenza.com

Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 101.01 - 1 - 77



**Town of North Castle
Residential Project Review Committee**

17 Bedford Road Armonk, New York 10504
(914) 273-3542 (914) 273-3554 (fax)

RPRC COMPLETENESS REVIEW FORM

This form represents the standard requirements for a completeness review for all Residential Project Review Committee submissions. Failure to provide all of the information requested will result in a determination that the application is incomplete.

Project Name on Plan:

Initial Submittal Revised Preliminary

Street Location:

42 Sarles Street

Zoning District: R-2A Property Acreage: 11.855 Tax Map Parcel ID: 101.01-1-77

Date: 10/31/22

DEPARTMENTAL USE ONLY

Date Filed: _____ Staff Name: _____

Preliminary Plan Completeness Review Checklist

Items marked with a are complete, items left blank are incomplete and must be completed, "NA" means not applicable.

1. Plan prepared by a registered architect or professional engineer
2. Aerial photo (Google Earth) showing the applicant's entire property and adjacent properties and streets
3. Map showing the applicant's entire property and adjacent properties and streets
4. A locator map at a convenient scale
5. The proposed location, use and design of all buildings and structures
6. Existing topography and proposed grade elevations
7. Location of drives
8. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences

RPRC COMPLETENESS REVIEW FORM

Page 2

- 9. Description of method of water supply and sewage disposal and location of such facilities
- 10. The name and address of the applicant, property owner(s) if other than the applicant and of the planner, engineer, architect, surveyor and/or other professionals engaged to work
- 11. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 12. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- 13. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com/townhall.html>

_____ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
 17 Bedford Road
 Armonk, New York 10504-1898

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: North Castle 40 LLC Date: 10/31/22

Tax Map Designation or Proposed Lot No.: 101.01-1-77

Gross Lot Coverage

- | | | |
|-----|--|-------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>516,404 SF</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): | <u>45,466 SF</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback | |
| | <u>120</u> x 10 = <u>1,200</u> | <u>1,200 SF</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>46,666 SF</u> |
| 5. | Amount of lot area covered by principal building : | |
| | _____ existing + <u>8,957</u> proposed = | <u>8,957 SF</u> |
| 6. | Amount of lot area covered by accessory buildings : | |
| | <u>5,311</u> existing + <u>-2,334</u> proposed = (907-3,241) | <u>2,977 SF</u> |
| | Added-Removed | |
| 7. | Amount of lot area covered by decks : | |
| | <u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 8. | Amount of lot area covered by porches : | |
| | _____ existing + <u>472</u> proposed = | <u>472 SF</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways : | |
| | <u>29,695</u> existing + <u>-7,002</u> proposed = | <u>22,693 SF</u> |
| 10. | Amount of lot area covered by terraces : | |
| | _____ existing + <u>2,596</u> proposed = | <u>2,596 SF</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip : | |
| | _____ existing + <u>1,270</u> proposed = | <u>1,270 SF</u> |
| 12. | Amount of lot area covered by all other structures : (Pool pergola) | |
| | _____ existing + <u>1,036</u> proposed = | <u>1,036 SF</u> |
| 13. | Proposed gross land coverage : Total of Lines 5 – 12 = | <u>40,001 SF</u> |

If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

Signature and Seal of Professional Preparing Worksheet



10-31-22
Date



TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY
 17 Bedford Road
 Armonk, New York 10504-1898

PLANNING DEPARTMENT
 Adam R. Kaufman, AICP
 Director of Planning

January 29, 2019
 Telephone: (914) 273-3542
 Fax: (914) 273-3554
www.northcastleny.com

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: North Castle 40 LLC Date: 10-31-22

Tax Map Designation or Proposed Lot No.: 101.01-1-77

Floor Area

- | | | |
|-----|---|-------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>516,404 SF</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>23,872 SF</u> |
| 3. | Amount of floor area contained within first floor:
— _____ existing + <u>8,272</u> proposed = _____ | <u>8,272 SF</u> |
| 4. | Amount of floor area contained within second floor:
— _____ existing + <u>1,356</u> proposed = _____ | <u>1,356 SF</u> |
| 5. | Amount of floor area contained within garage:
— _____ existing + <u>685</u> proposed = _____ | <u>685 SF</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
— _____ existing + <u>472</u> proposed = _____ | <u>472 SF</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
— _____ existing + <u>0</u> proposed = _____ | <u>0</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
— _____ existing + <u>0</u> proposed = _____ | <u>0</u> |
| 9. | Amount of floor area contained within all accessory buildings:
— <u>6,860</u> existing + <u>-2,334</u> proposed = <u>(907-3,241)</u> | <u>4,526 SF</u> |
| 10. | Proposed floor area : Total of Lines 3 – 9 = <u>Added-Removed</u> | <u>15,311 SF</u> |

If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.

Signature and Seal of Professional Preparing Worksheet



10-31-22
 Date

Geller Advisors, LLC
909 Third Ave – 16th Floor
New York NY 10022

September 20, 2022

Town of North Castle
Attn: Building Department
17 Bedford Road
Armonk, New York 10504

Re:42 Sarles Street,
North Castle NY

To whom it may concern:

This letter is to serve as authorization for Teodoro Sigüenza, of Teo Sigüenza Architect P.L.L.C to act as our representative on the application for the RPRC and associated submittals, for the pool, pool house and related amenities located at the above captioned property.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Diane Gubelli". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

Diane Gubelli
Delegated Agent
North Castle 40 LLC

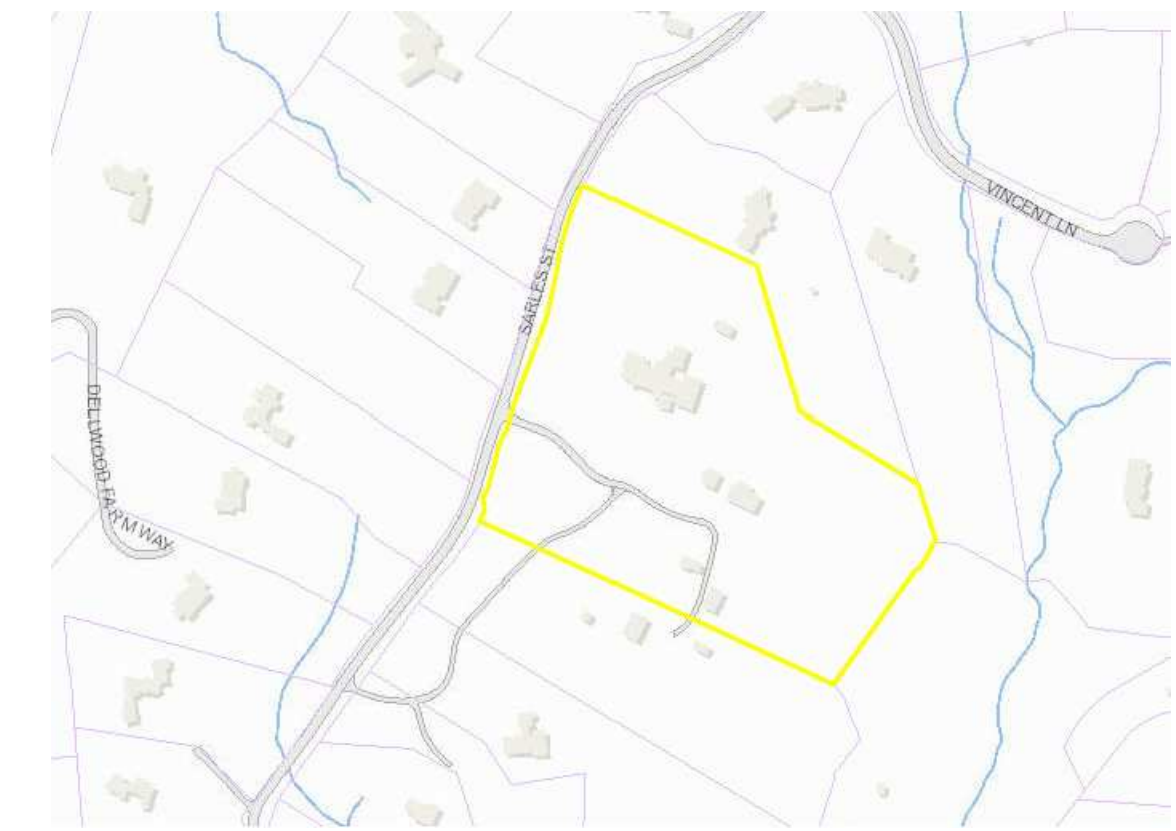


VINCENT LN

SARLES ST

WAIN

ZONING TABULATION		
Owner: North Castle 40 LLC Address: 42 Sarles st. Armonk, NY		Municipality: Town of North Castle Section : 101.01 Block: 1 Lot: 77 Total Land Area: 516,404 SF/11.855Acres Zoning District: R-2A
Topic	Required	Proposed (pool house & pergola)
Minimum Lot Area	87,120 SF	516,404 SF
Minimum Front Yard	50 FT	319'-8"
Minimum Side Yard	30 FT	98'-10" (Pool house) 35'-9" (pool pergola)
Minimum Rear Yard	50 FT	650.0'±



LOCATION MAP

TEO SIGÜENZA
ARCHITECT
460 OLD POST ROAD 2A BEDFORD, N. Y. 10506
TEL: 914.234.6289 FAX: 914.234.0619
www.teosiguenza.com

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES
2. ALL DIMENSIONS TO BE CHECKED
3. CONTRACTOR IS OBLIGED TO REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT

DATE:	REVISION

PROJECT
RESIDENCE AT SARLES STREET
PROPOSED POOL HOUSE & PERGOLA

42 SARLES STREET
ARMONK, NY

DRAWING TITLE
SITE PLAN



DATE
10-31-22

SCALE
1" = 50'-0"

DRAWING NO.
SP-1.00

PAGE NO.

Name of the Application: RESIDENCE AT SARLES STREET
Name & Address of Owner: NORTH CASTLE 40 LLC
40-42 SARLES ST.
ARMONK, NY
Name & Address of Architect: TEO SIGÜENZA, ARCHITECT
460 Old Post Road, Suite 2A
Bedford, N.Y. 10506
Name & Address of Survey: INSITE ENGINEERING

GENERAL NOTES:
 1. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES
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DATE:	REVISION

PROJECT
RESIDENCE AT SARLES STREET
 PROPOSED POOL HOUSE & PERGOLA

42 SARLES STREET
 ARMONK, NY

DRAWING TITLE
SITE PLAN - BLOW UP

SEAL



DATE
 10-31-22

SCALE
 1" = 20'-0"

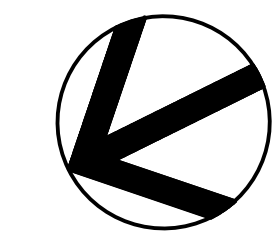
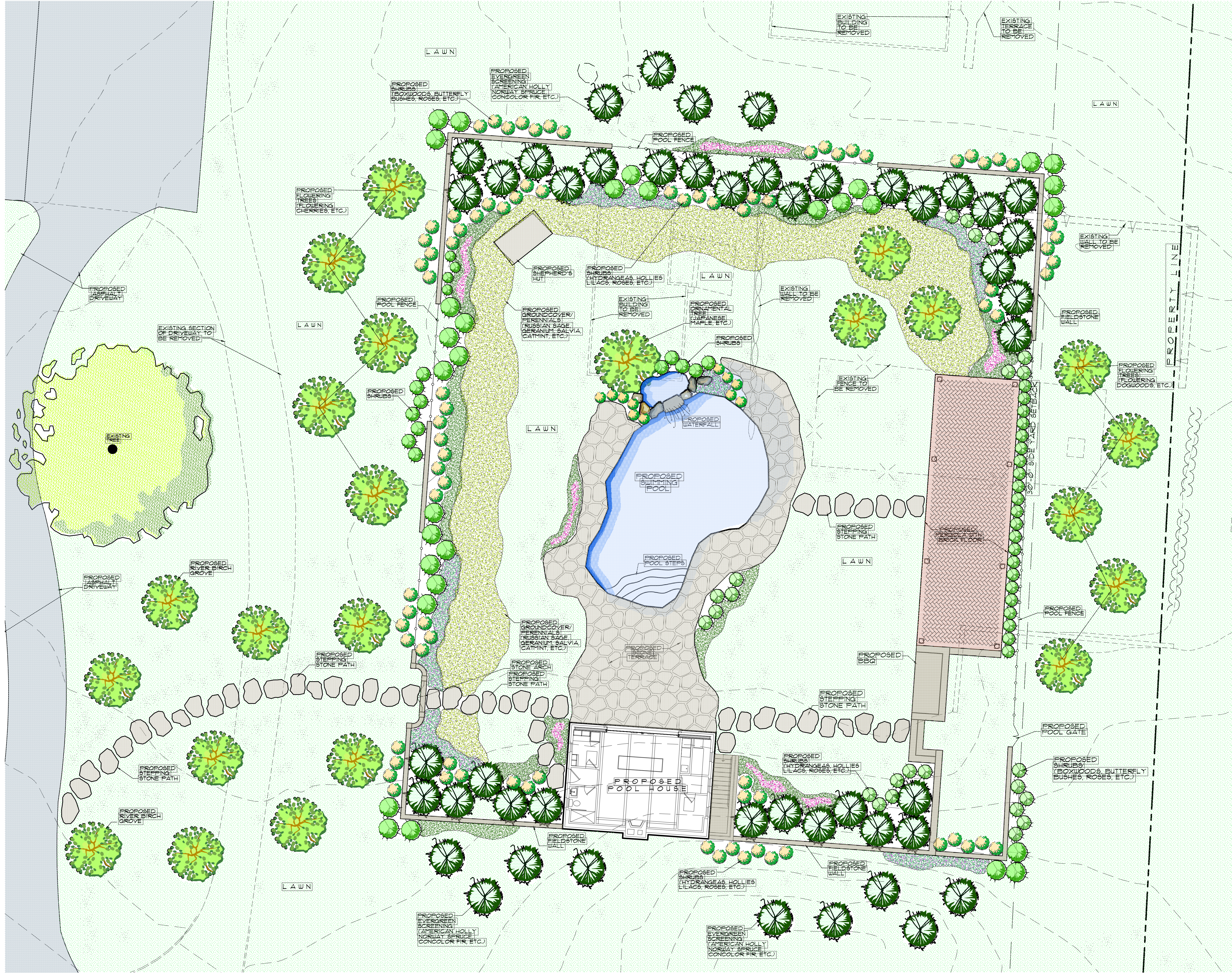
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SP-2.00

PAGE NO.

Name of the Application: RESIDENCE AT SARLES STREET
 Name & Address of Owner: NORTH CASTLE 40 LLC
 40-42 SARLES ST.
 ARMONK, NY
 Name & Address of Architect: Teo Sigüenza, Architect
 Licensed Professional: 460 Old Post Road, Suite 2A
 and Applicant: Bedford, N.Y. 10506
 Name & Address of Survey: INSITE ENGINEERING





Drawing Number:

L-2

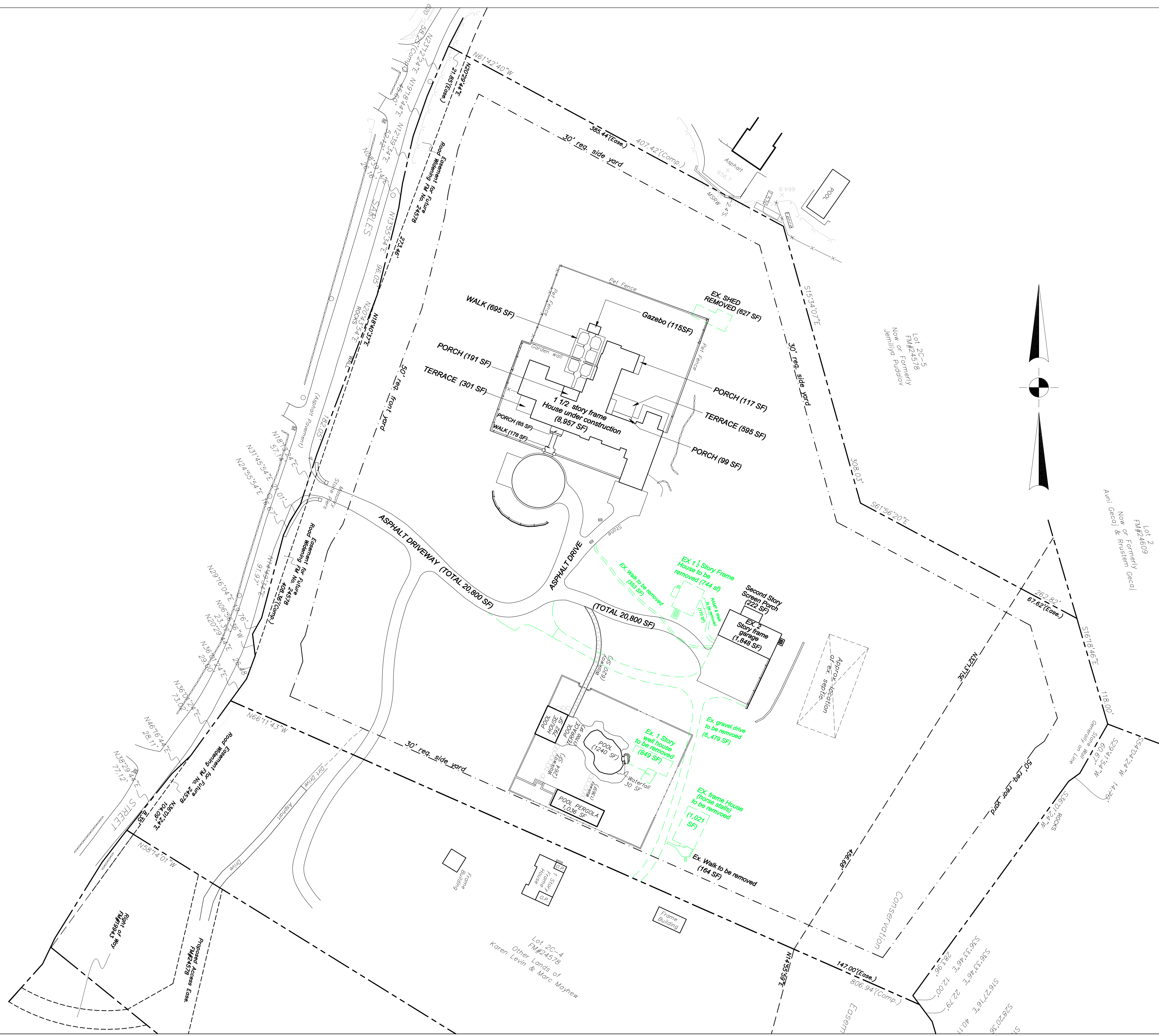
BENEDEK & TICEHURST
 LANDSCAPE ARCHITECTS & SITE PLANNERS, P.C.
 448H Old Post Road, Bedford Village, New York 10506
 P. 914.234.9666 / F. 914.234.6882
 www.btlndarch.com
 Member American Society of Landscape Architects

Revisions:

Date	Item

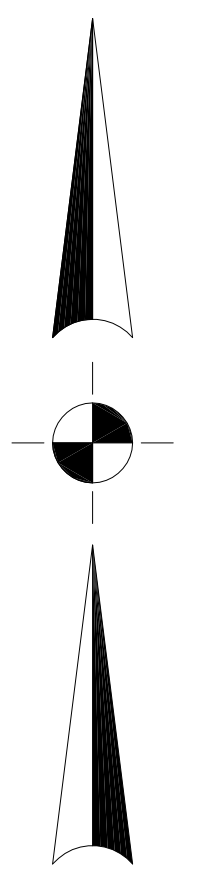
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 Date: 10/29/22

PRELIMINARY SWIMMING POOL LANDSCAPE PLAN
 FOR
42 SARLES STREET
 TOWN OF NORTH CASTLE



MAXIMUM PERMITTED GROSS LAND COVERAGE (SECTION 355-26 (1))
 LOT AREA = 11.855 ACRES / 516,404 SF
 AREA IN ACCESS OF 2 ACRES = 9,855 ACRES
PERMITTED GROSS LAND COVERAGE = 45,466 SF
 13,270 SF + (7.578x9.855 ACRESx43,560 SF)
BONUS MAX. GROSS LAND COVERAGE
 R-2A MIN. FRONT YARD 50 FT
 DISTANCE BEYOND FRONT SETBACK = 170'-50' = 120'
 PERMITTED LAND COVERAGE = 120'x10' = 1200 SF
TOTAL MAX. PERMITTED GROSS LAND COVERAGE = 46,666 SF

EXISTING / PROPOSED LAND COVERAGE	
PRINCIPAL BUILDING	8,957.0 SF
PORCHES	472.0 SF
GAZEBO	115.0 SF
EX. TOTAL ACCESSORY STRUCTURE	5,311.0 SF
POOL HOUSE	792.0 SF
POOL PERGOLA	1,036.0 SF
POOL, WATERFALL & PADS	1,270.0 SF
DRIVEWAY, PARKING & WALKWAYS	29,695.0 SF
TERRACES	2,596.0 SF
TOTAL DELETION (ACCESSORY BUILDING)	- 3,241.0 SF
REMOVED WALKWAY	- 523.0 SF
REMOVED GRAVEL DRIVEWAY	- 6,479.0 SF
TOTAL LAND COVERAGE	40,001.0 SF



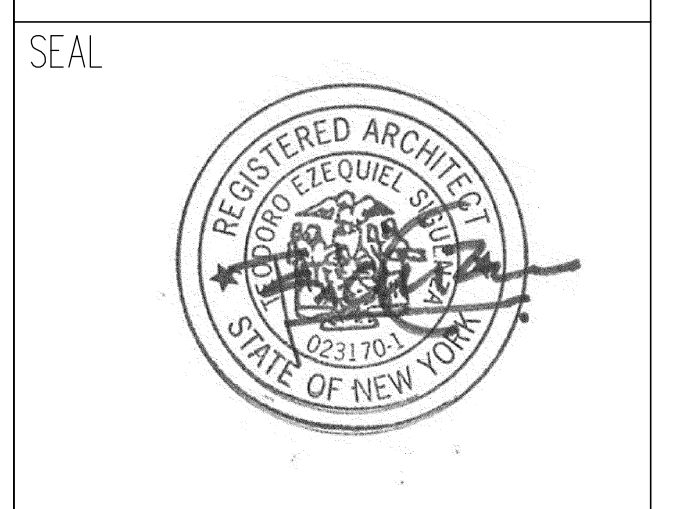
TEO SIGUENZA
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GENERAL NOTES:
 1. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES
 2. ALL DIMENSIONS TO BE CHECKED
 3. CONTRACTOR IS OBLIGED TO REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT

DATE:	REVISION:

PROJECT
 RESIDENCE AT SARLES STREET
 PROPOSED POOL HOUSE & PERGOLA
 42 SARLES STREET
 ARMONK, NY

DRAWING TITLE
 GROSS LAND
 COVERAGE CALCULATION



DATE
 10-31-22

SCALE
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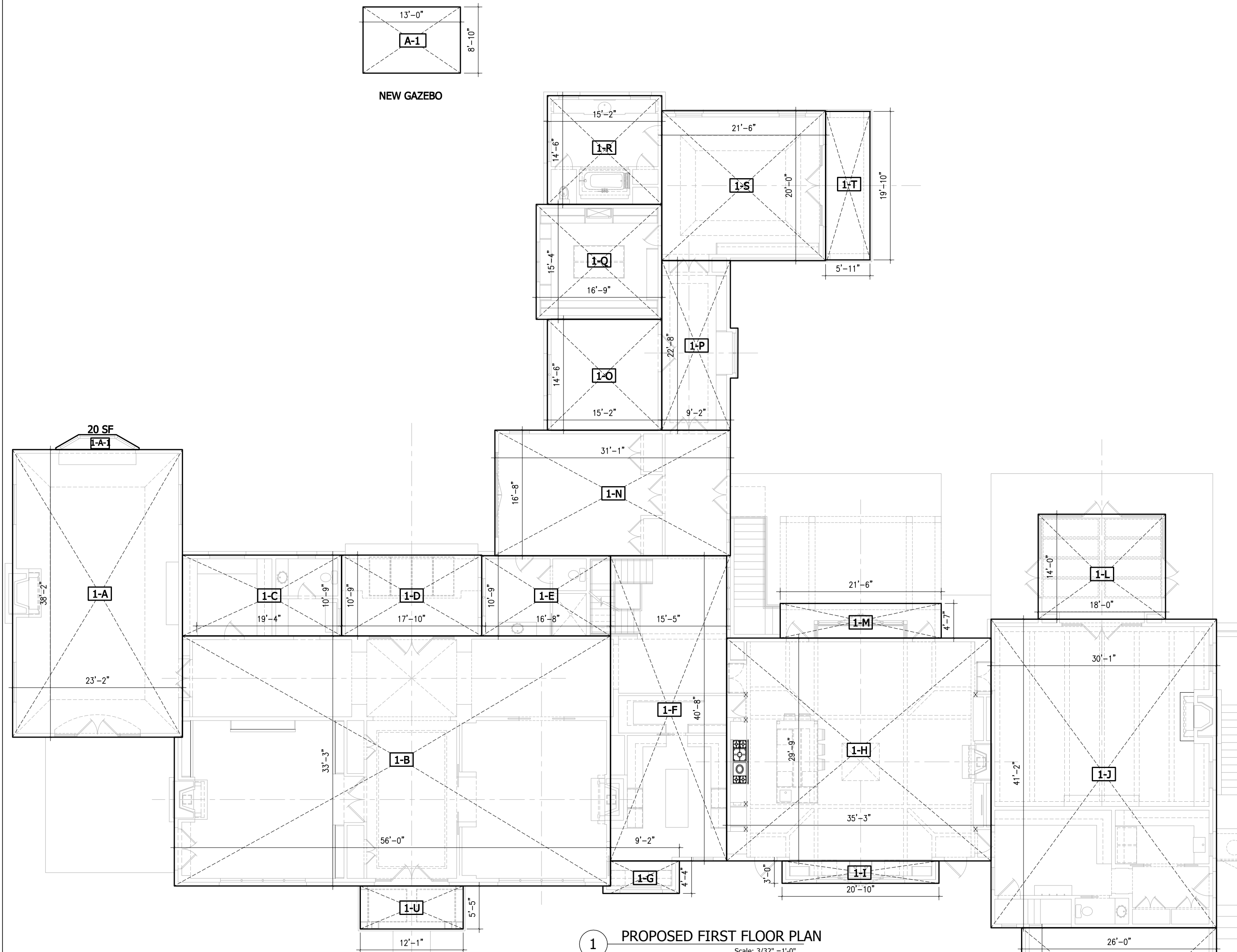
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Name of the Application: POOL HOUSE AT SARLES STREET
 Name & Address of Owner: NORTH CASTLE 40 LLC
 40-42 SARLES ST.
 ARMONK, NY
 Name & Address of Architect: Teo Siguenza, Architect
 Licensed Professional: 460 Old Post Road, Suite 2A
 and Applicant: Bedford, N.Y. 10506
 Name & Address of Survey: INSITE ENGINEERING

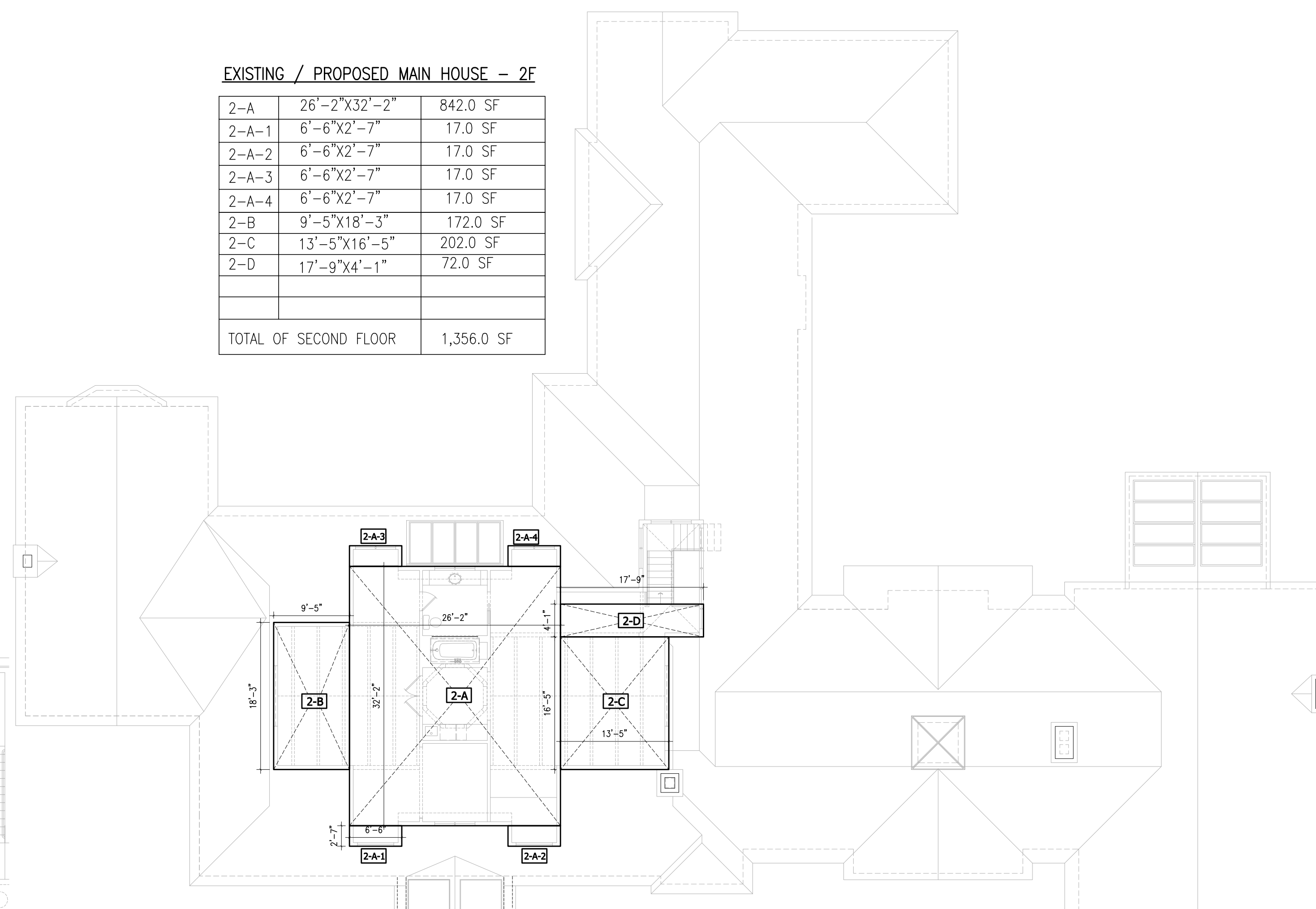
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EXISTING / PROPOSED MAIN HOUSE - 2F

2-A	26'-2"X32'-2"	842.0 SF
2-A-1	6'-6"X2'-7"	17.0 SF
2-A-2	6'-6"X2'-7"	17.0 SF
2-A-3	6'-6"X2'-7"	17.0 SF
2-A-4	6'-6"X2'-7"	17.0 SF
2-B	9'-5"X18'-3"	172.0 SF
2-C	13'-5"X16'-5"	202.0 SF
2-D	17'-9"X4'-1"	72.0 SF
TOTAL OF SECOND FLOOR		1,356.0 SF



1 PROPOSED FIRST FLOOR PLAN
Scale: 3/32" = 1'-0"



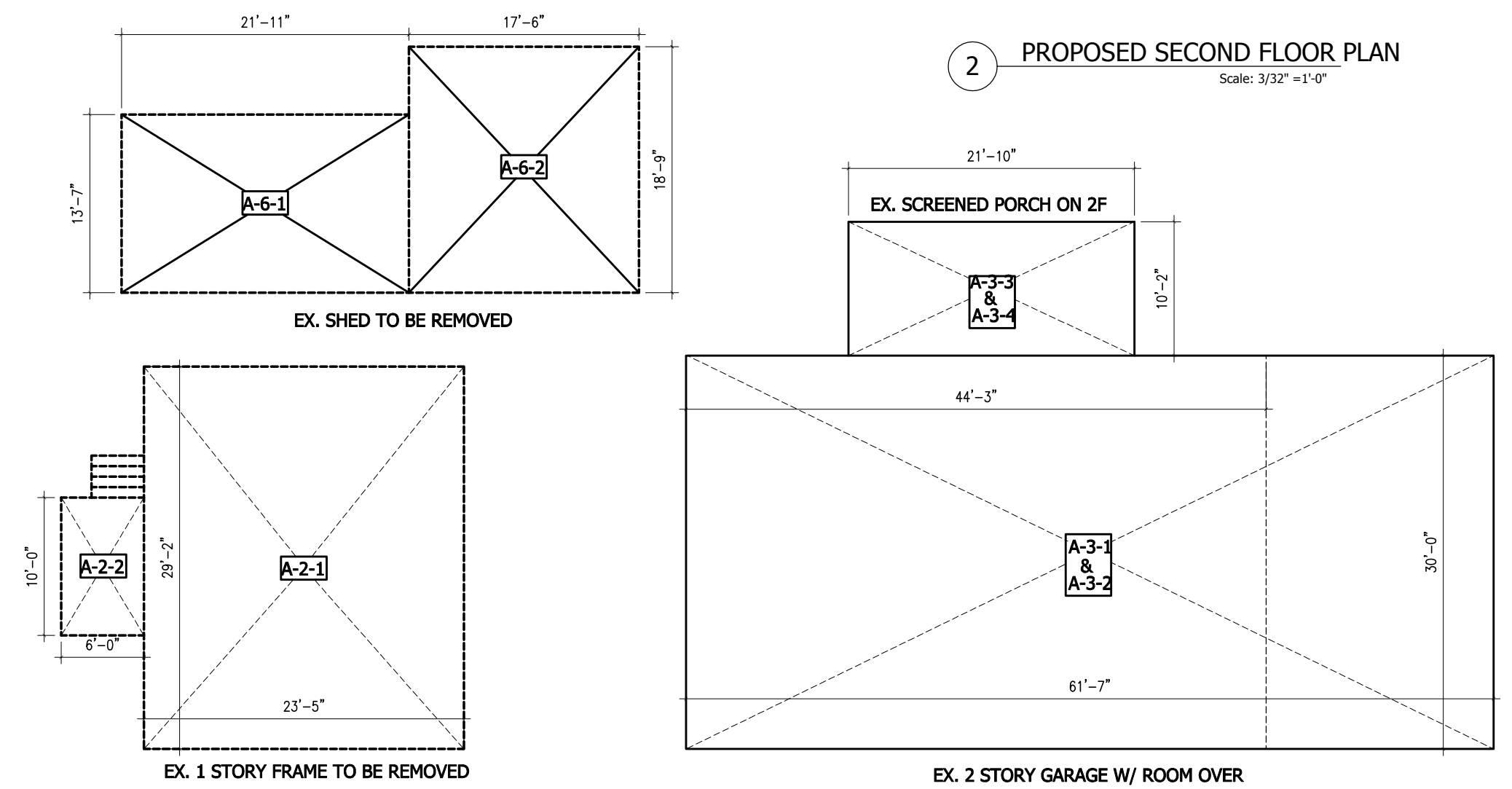
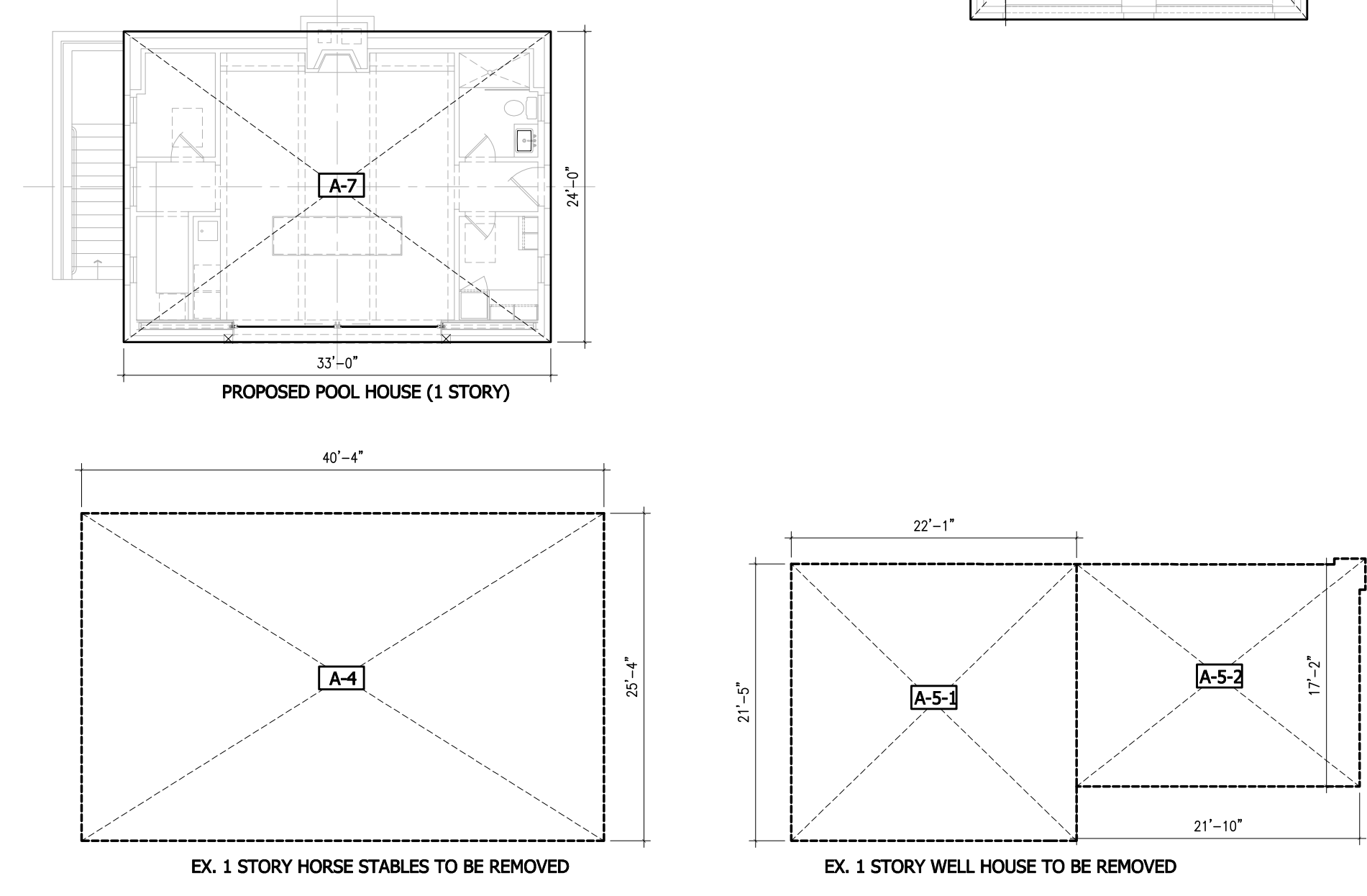
2 PROPOSED SECOND FLOOR PLAN
Scale: 3/32" = 1'-0"

EXISTING / PROPOSED MAIN HOUSE - 1F

1-A	23'-2"X38'-2"	884.0 SF
1-A-1		20.0 SF
1-B	56'-0"X33'-3"	1862.0 SF
1-C	19'-4"X10'-9"	208.0 SF
1-E	16'-8"X10'-9"	179.0 SF
1-F	15'-5"X40'-8"	627.0 SF
1-G	4'-4"X9'-2"	40.0 SF
1-H	35'-3"X29'-9"	1049.0 SF
1-I	20'-10"X3'-0"	62.0 SF
1-J	30'-1"X41'-2"	1238.0 SF
1-L	18'-0"X14'-0"	252.0 SF
1-N	31'-1"X16'-8"	518.0 SF
1-O	15'-2"X14'-6"	219.0 SF
1-P	9'-2"X22'-8"	208.0 SF
1-Q	16'-9"X15'-4"	257.0 SF
1-R	15'-2"X14'-6"	219.0 SF
1-S	21'-6"X20'-0"	430.0 SF
TOTAL OF FIRST FLOOR		8,272.0 SF

1-K	26'-0"X26'-4"	685.0 SF
TOTAL OF GARAGE		685.0 SF

1-D	17'-10"X10'-9"	191.0 SF
1-M	21'-6"X4'-7"	99.0 SF
1-T	5'-11"X19'-10"	117.0 SF
1-U	12'-0"X5'-5"	65.0 SF
TOTAL OF PORCH (MAIN HOUSE)		472.0 SF



EXISTING ACCESSORY STRUCTURE

ACCESSORY STRUCTURE	DESCRIPTION	AREA
EXISTING 1 STORY FRAME	A-2-1	23'-5"X29'-2" = 684.0 SF
	A-2-2	6'-0"X10'-0" = 60.0 SF
EXISTING GARAGE STRUCTURE	A-3-1 (1f)	61'-7"X30'-0" = 1848.0 SF
	A-3-2 (2f)	44'-3"X30'-0" = 1327.0 SF
	A-3-3 (1f) open porch	21'-10"X10'-2" = 222.0 SF
	A-3-4 (2f) screened porch	21'-10"X10'-2" = 222.0 SF
EXISTING HORSE STABLE	A-4	40'-4"X25'-4" = 1021.0 SF
EXISTING WELL HOUSE	A-5-1	22'-1"X21'-5" = 473.0 SF
	A-5-2	21'-10"X17'-3" = 376.0 SF
EXISTING SHED	A-6-1	21'-11"X13'-7" = 298.0 SF
	A-6-2	17'-6"X18'-9" = 329.0 SF
TOTAL OF ALL EX. STRUCTURES		6,860.0 SF

NEW ACCESSORY STRUCTURE

ACCESSORY STRUCTURE	DESCRIPTION	AREA
GAZEBO	A-1	13'-0"X8'-10" = 115.0 SF
EXISTING 1 STORY FRAME TO BE REMOVED	A-2-1	23'-5"X29'-2" = - 684.0 SF
	A-2-2	6'-0"X10'-0" = - 60.0 SF
EXISTING HORSE STABLE TO BE REMOVED	A-4	40'-4"X25'-4" = - 1021.0 SF
EXISTING WELL HOUSE TO BE REMOVED	A-5-1	22'-1"X21'-5" = - 473.0 SF
	A-5-2	21'-10"X17'-3" = - 376.0 SF
EXISTING SHED TO BE REMOVED	A-6-1	21'-11"X13'-7" = - 298.0 SF
	A-6-2	17'-6"X18'-9" = - 329.0 SF
POOL HOUSE	A-7	33'-0"X24'-0" = 792.0 SF
TOTAL		-2,334.0 SF
TOTAL OF ALL ACCESSORY STRUCTURES		6860.0 - 2334.0 = 4,526.0 SF

DATE	REVISION

PROJECT
**RESIDENCE AT SARLES STREET
PROPOSED POOL HOUSE**

42 SARLES STREET
ARMONK, NY

DRAWING TITLE
**MAIN HOUSE & ACCESSORY
STRUCTURE FAR CALCULATION**



DATE
10-31-22

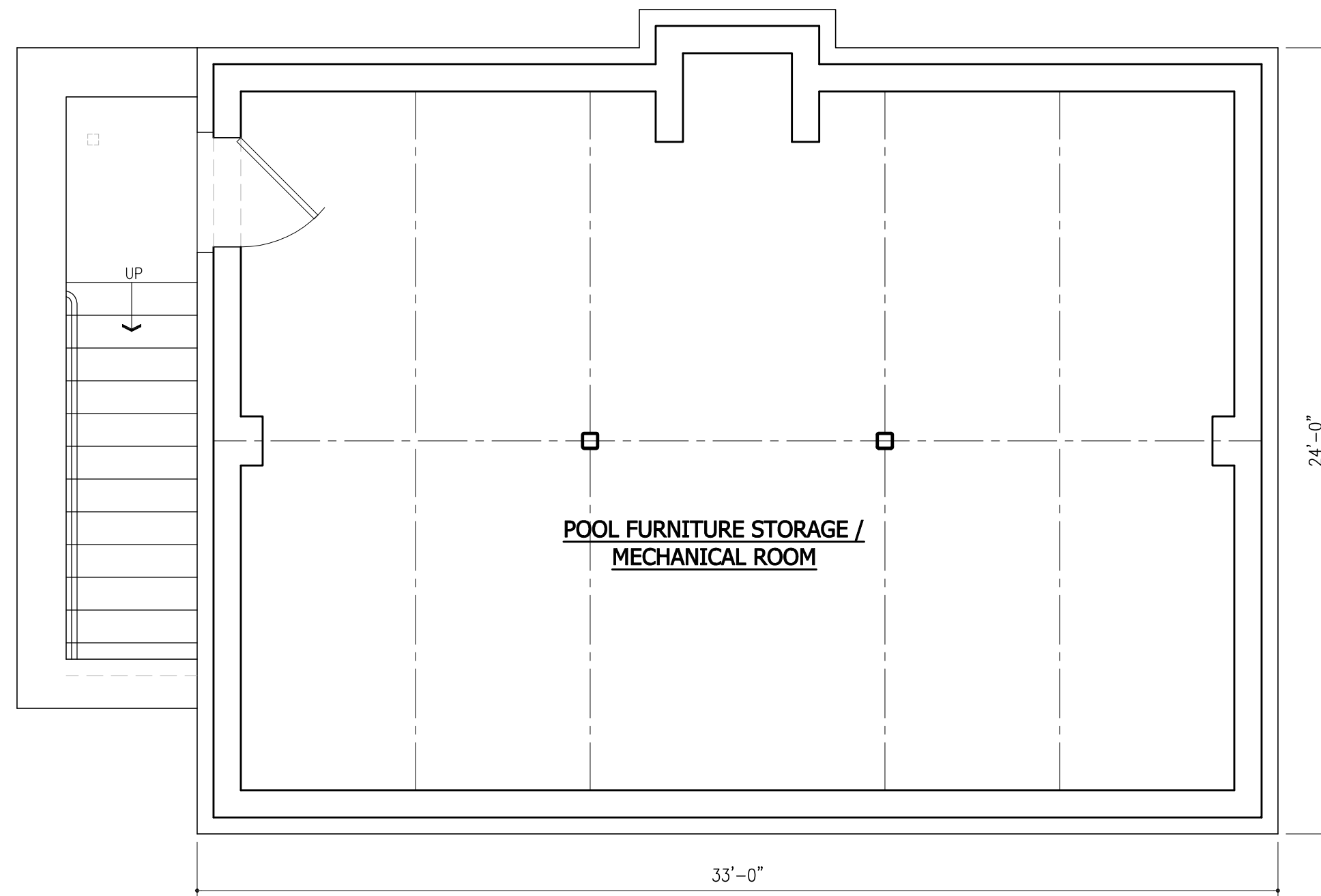
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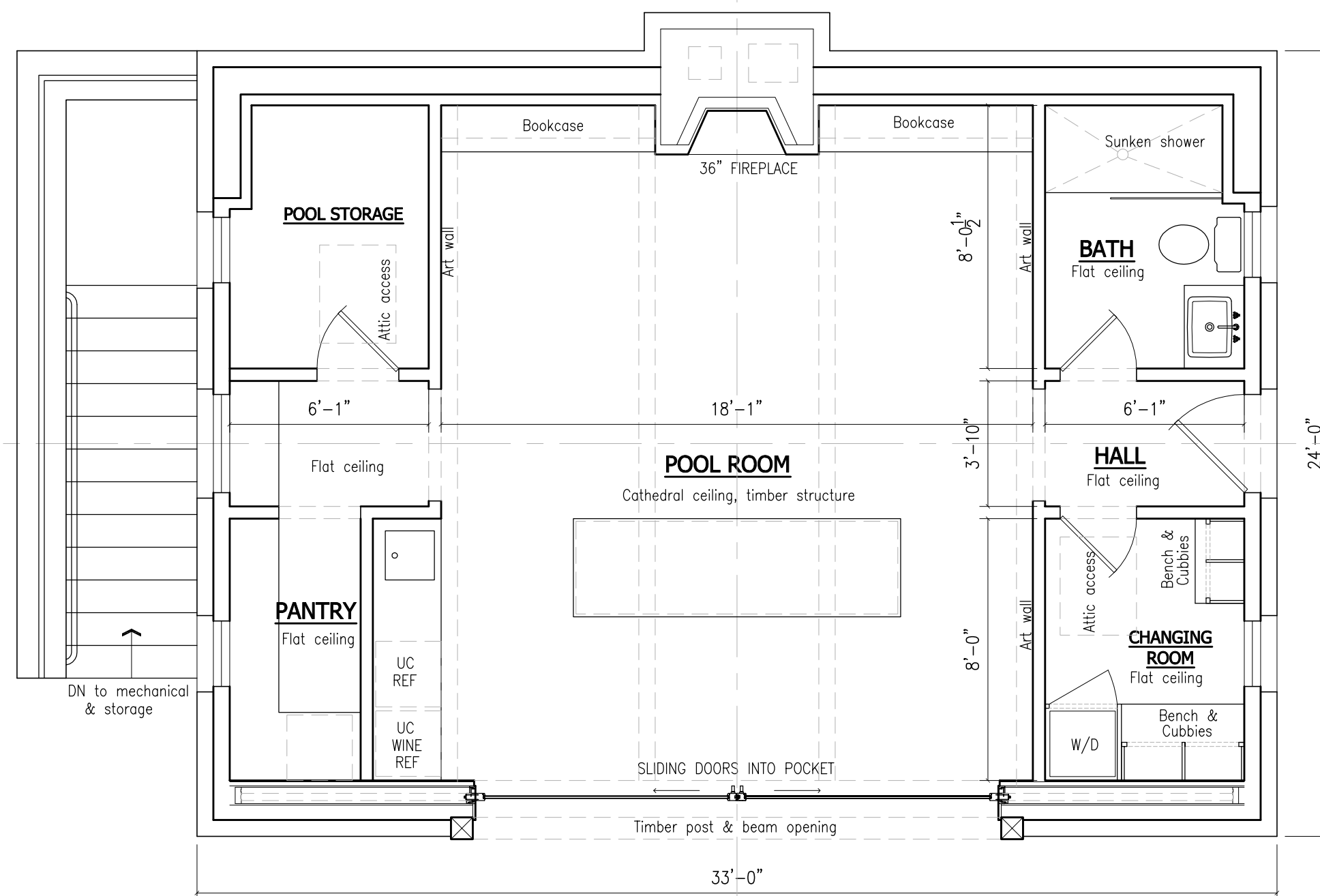
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GENERAL NOTES:
 1. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES
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1 PROPOSED BASEMENT PLAN
 Scale: 1/4" = 1'-0"



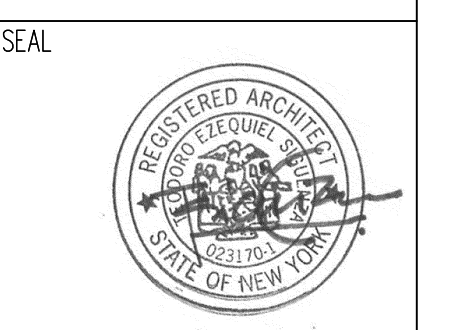
2 PROPOSED FIRST FLOOR PLAN
 Scale: 1/4" = 1'-0"

DATE	REVISION

PROJECT
 RESIDENCE AT
 SARLES STREET
 PROPOSED POOL HOUSE

42 SARLES STREET
 ARMONK, NY

DRAWING TITLE
 PROPOSED FLOOR PLANS



DATE
 10-31-22

SCALE
 1/4" = 1'-0"

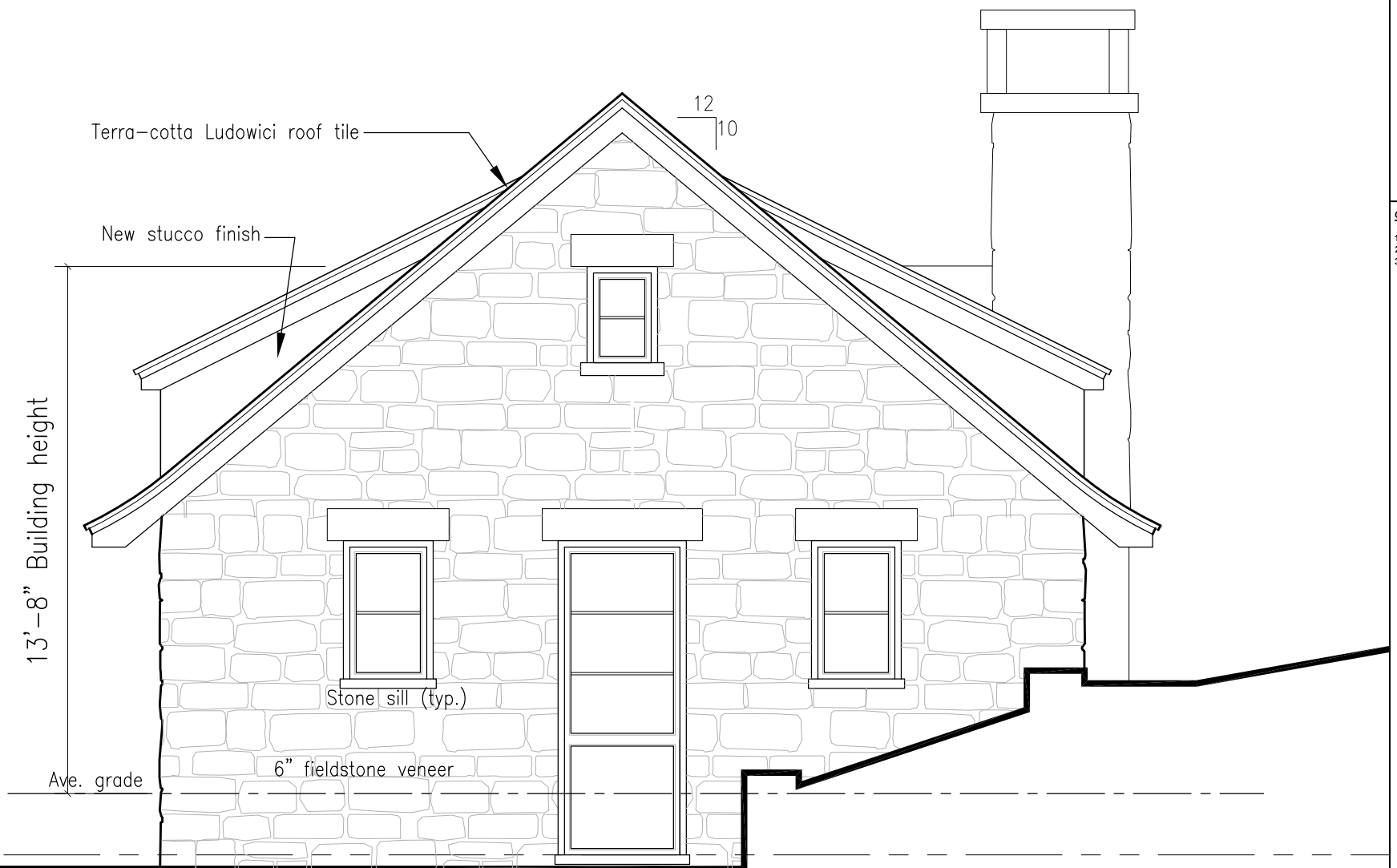
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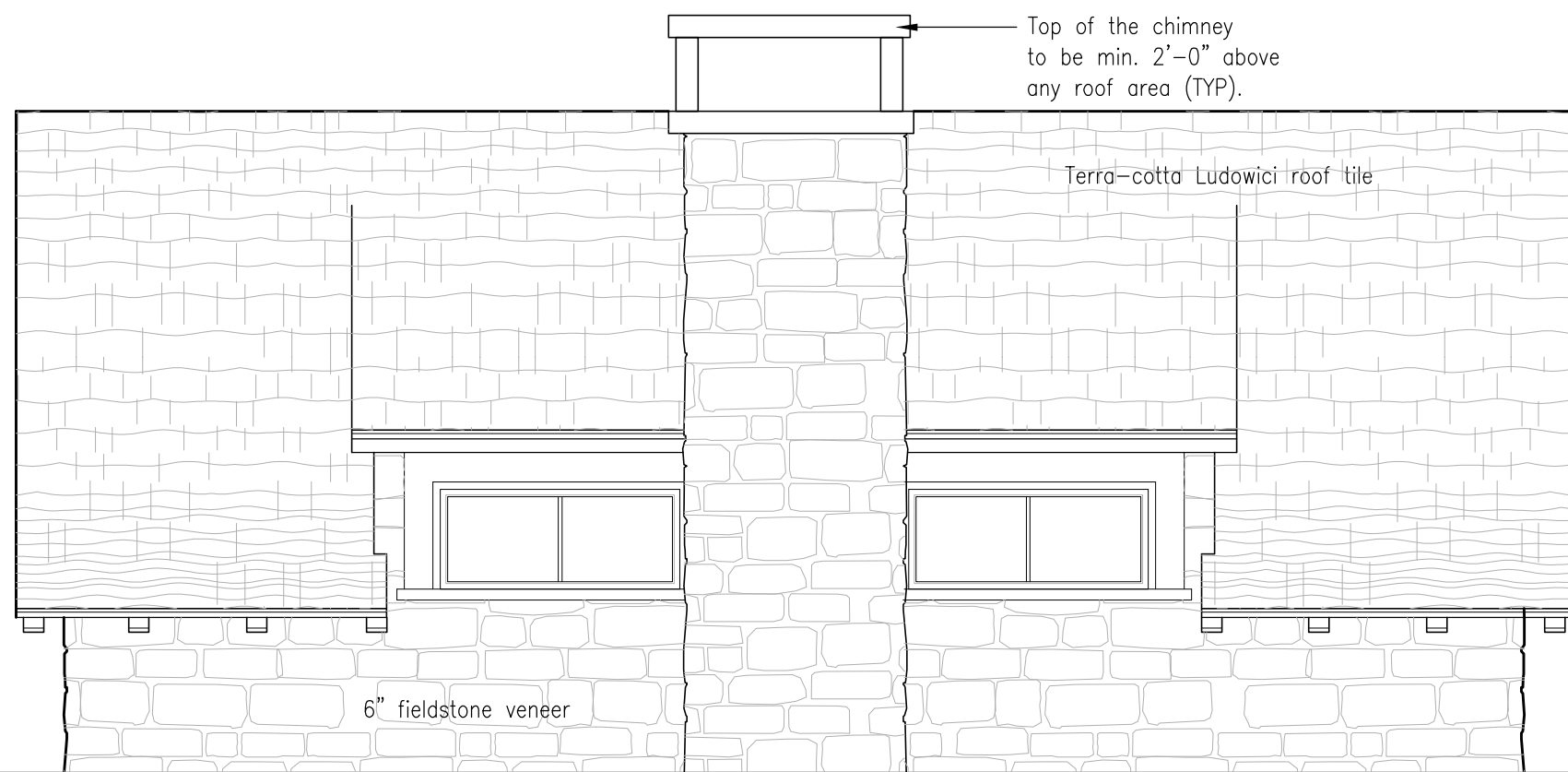
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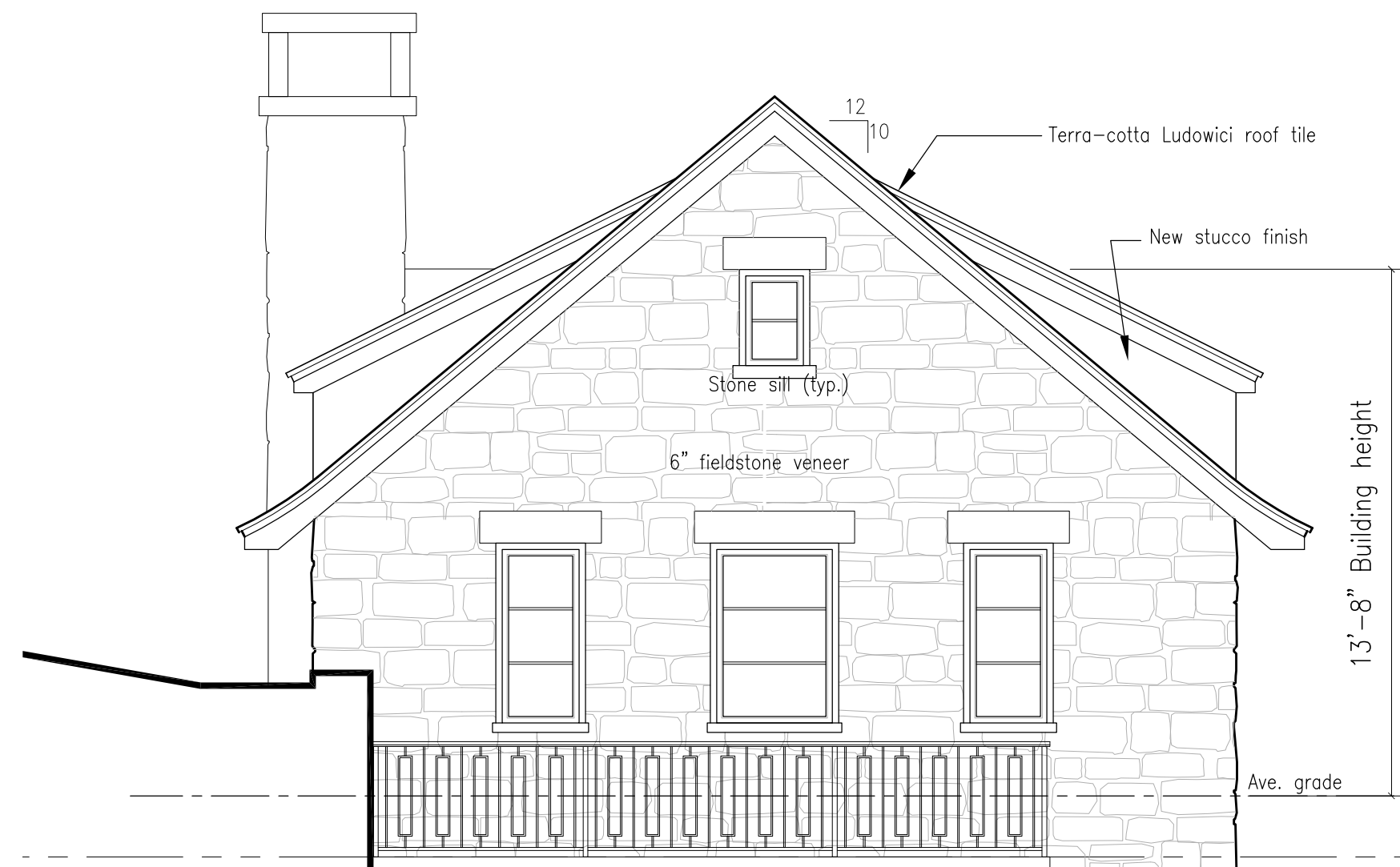
1 PROPOSED FRONT ELEVATION
 Scale: 1/4" = 1'-0"



2 PROPOSED RIGHT SIDE ELEVATION
 Scale: 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION
 Scale: 1/4" = 1'-0"



4 PROPOSED LEFT SIDE ELEVATION
 Scale: 1/4" = 1'-0"

DATE	REVISION

PROJECT
RESIDENCE AT SARLES STREET
PROPOSED POOL HOUSE

42 SARLES STREET
 ARMONK, NY

DRAWING TITLE
PROPOSED EXTERIOR ELEVATIONS



DATE
 10-31-22

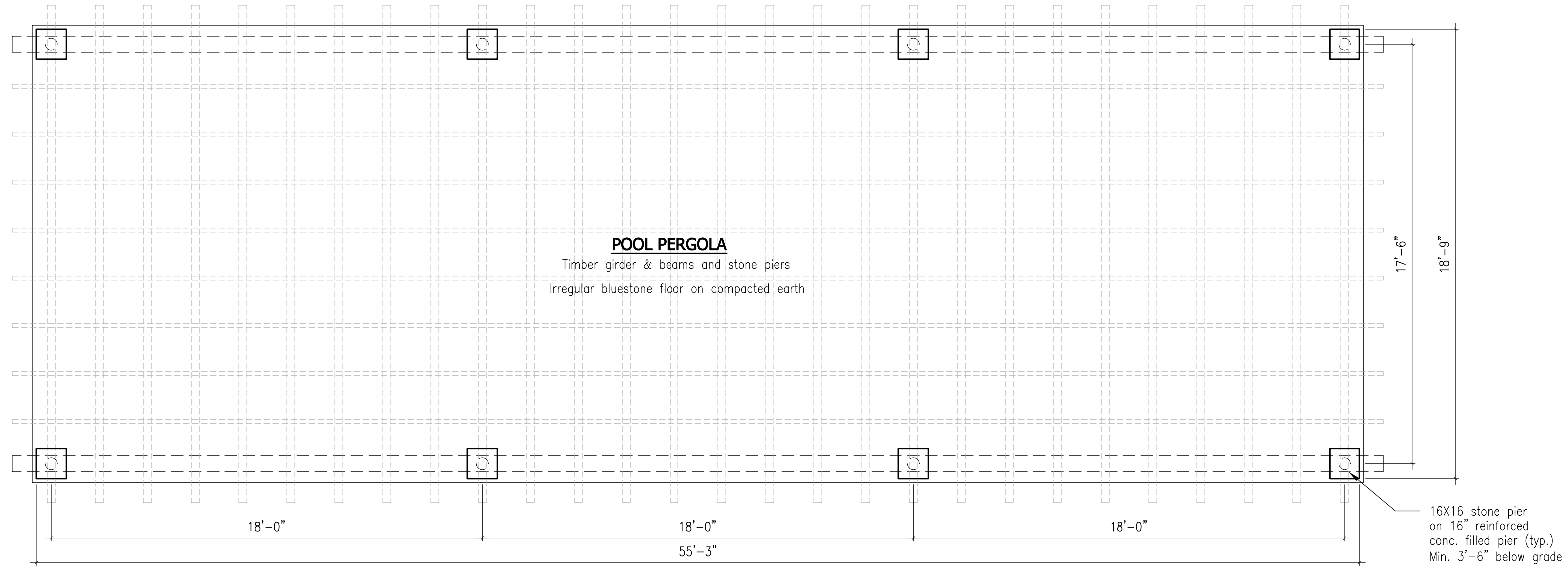
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 1/4" = 1'-0"

DRAWING NO.

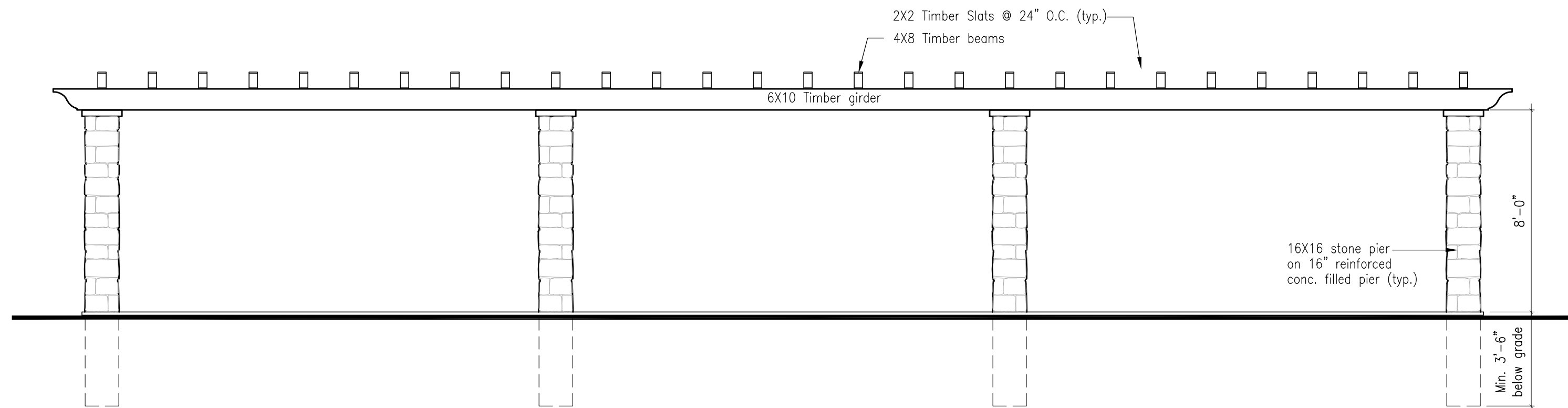
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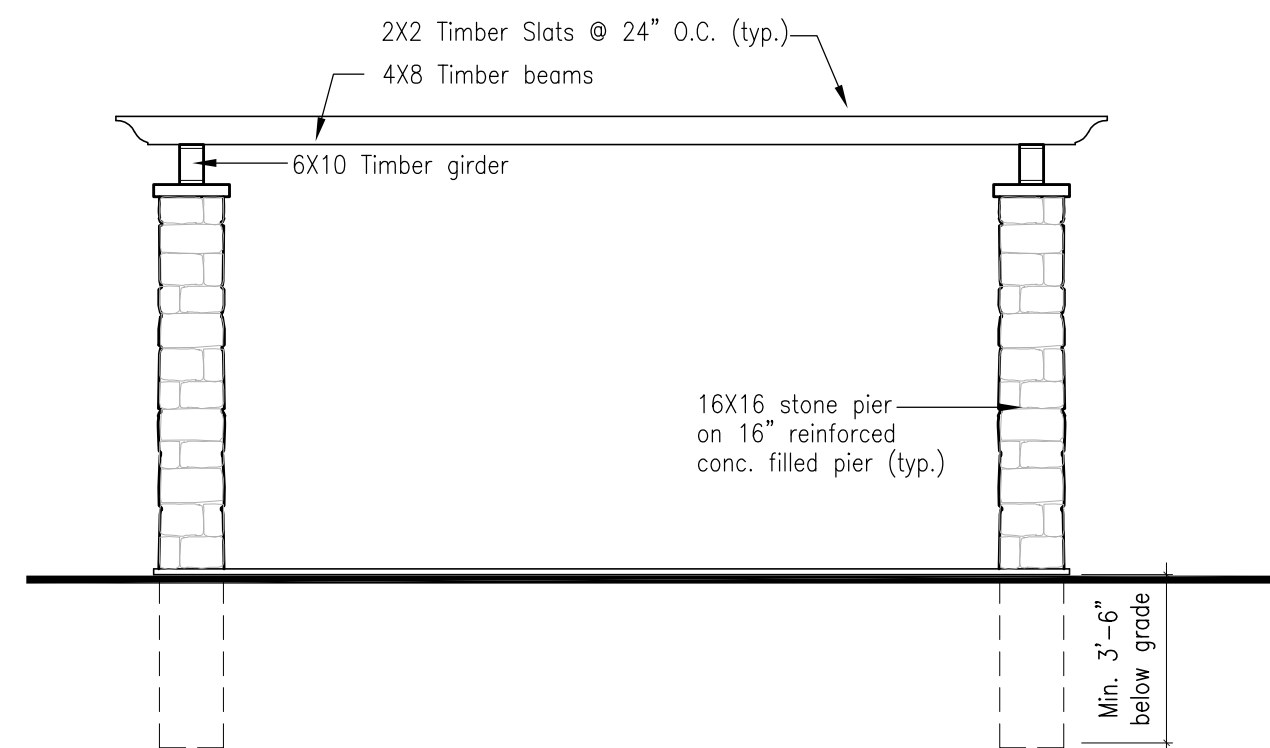
GENERAL NOTES:
 1. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES
 2. ALL DIMENSIONS TO BE CHECKED
 3. CONTRACTOR IS OBLIGED TO REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT



1 PROPOSED PERGOLA PLAN
 Scale: 1/4" = 1'-0"



2 PROPOSED PERGOLA ELEVATION-1
 Scale: 1/4" = 1'-0"



3 PROPOSED PERGOLA ELEVATION-2
 Scale: 1/4" = 1'-0"

DATE	REVISION

PROJECT
RESIDENCE AT SARLES STREET
 PROPOSED POOL PERGOLA

42 SARLES STREET
 ARMONK, NY

DRAWING TITLE
 PROPOSED POOL PERGOLA
 PLANS & ELEVATIONS



DATE
 10-31-22

SCALE
 1/4" = 1'-0"

DRAWING NO.

P101.00

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