

GENERAL NOTES

ALL CONSTRUCTION WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE 2015 INTERNATIONAL BUILDING CODE, THE NEW YORK STATE 2016 UNIFORM CODE SUPPLEMENT, AND ALL CODES AND REGULATIONS OF THE VILLAGE OF MAMARONECK.

WORKMANSHIP SHALL BE FIRST CLASS IN EVERY RESPECT.

THE CONTRACTOR SHALL OBTAIN ALL CONSTRUCTION PERMITS AND INSPECTIONS AND APPROVALS AS REQUIRED. PERMIT FEES ARE TO BE PAID BY THE OWNER.

THE CONTRACTOR SHALL LAY OUT EACH STAGE OF THE WORK TO VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL NOTIFY THE ARCHITECT OF ANY SIGNIFICANT DISCREPANCIES, PRIOR TO BEGINNING SAID WORK.

THE CONTRACTOR SHALL PROTECT THE EXISTING STRUCTURE THROUGHOUT CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT AND THE OWNER IMMEDIATELY UPON FINDING ANY STRUCTURAL DEFICIENCIES

THE ARCHITECT IS NOT RESPONSIBLE FOR THE PROTECTION OR CORRECTION OF CONCEALED PLUMBING, ELECTRICAL, OR HVAC COMPONENTS ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL EXAMINE ADJACENT AREAS EXPOSED DURING AND SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT AND OWNER OF SUCH COMPONENTS TO REVIEW CORRECTION AND/OR PROTECTION PRIOR TO CLOSING SUCH AREAS.

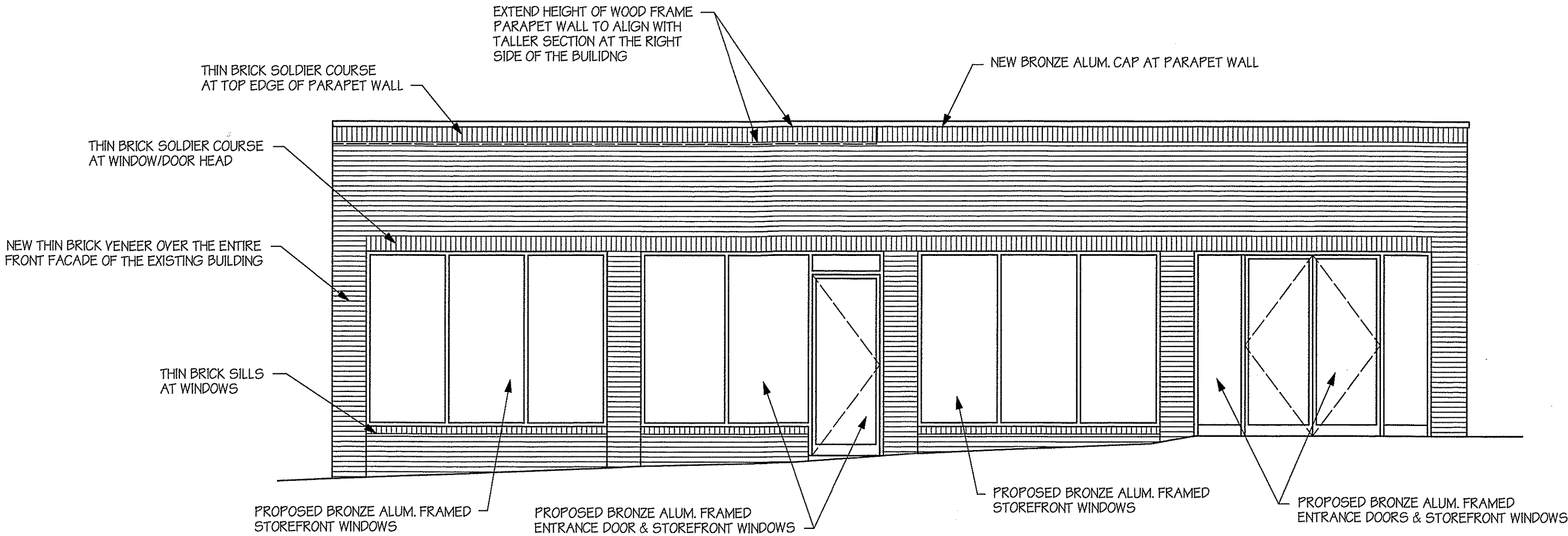
MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION, OR OPERATION OF ANY PART OF THE WORK, SHALL BE INCLUDED IN THE WORK.

ALL FRAMING LUMBER TO BE DOUGLAS FIR #2.

PROVIDE TEMPERED GLAZING AS PER THE 2015 INTERNATIONAL BUILDING CODE.

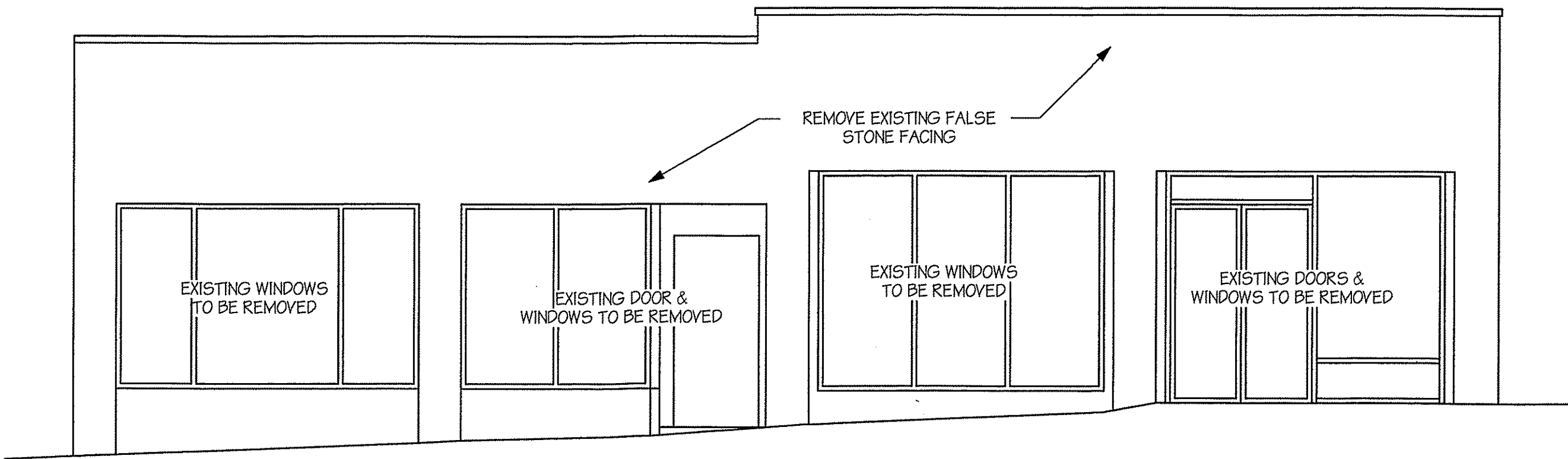
PROVIDE FLASHING AT ALL ROOF/WALL JUNCTURES, ROOFING INTERSECTIONS, VALLEYS AS REQUIRED, CAPS AT FLAT/PITCHED ROOF INTERSECTIONS, CHIMNEYS, EXHAUST CAPS, GRILLES, STACKS, LEDGERS, WINDOW HEADS, DOORS AND ALL OTHER APPLICABLE AREAS AS PER GENERALLY ACCEPTED STANDARDS.

PROVIDE CAULKING AT ALL APPLICABLE AREAS AS PER GENERALLY ACCEPTED STANDARDS AND PRODUCT MANUFACTURER'S INSTALLATION SPECIFICATIONS.



PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS:

A-1

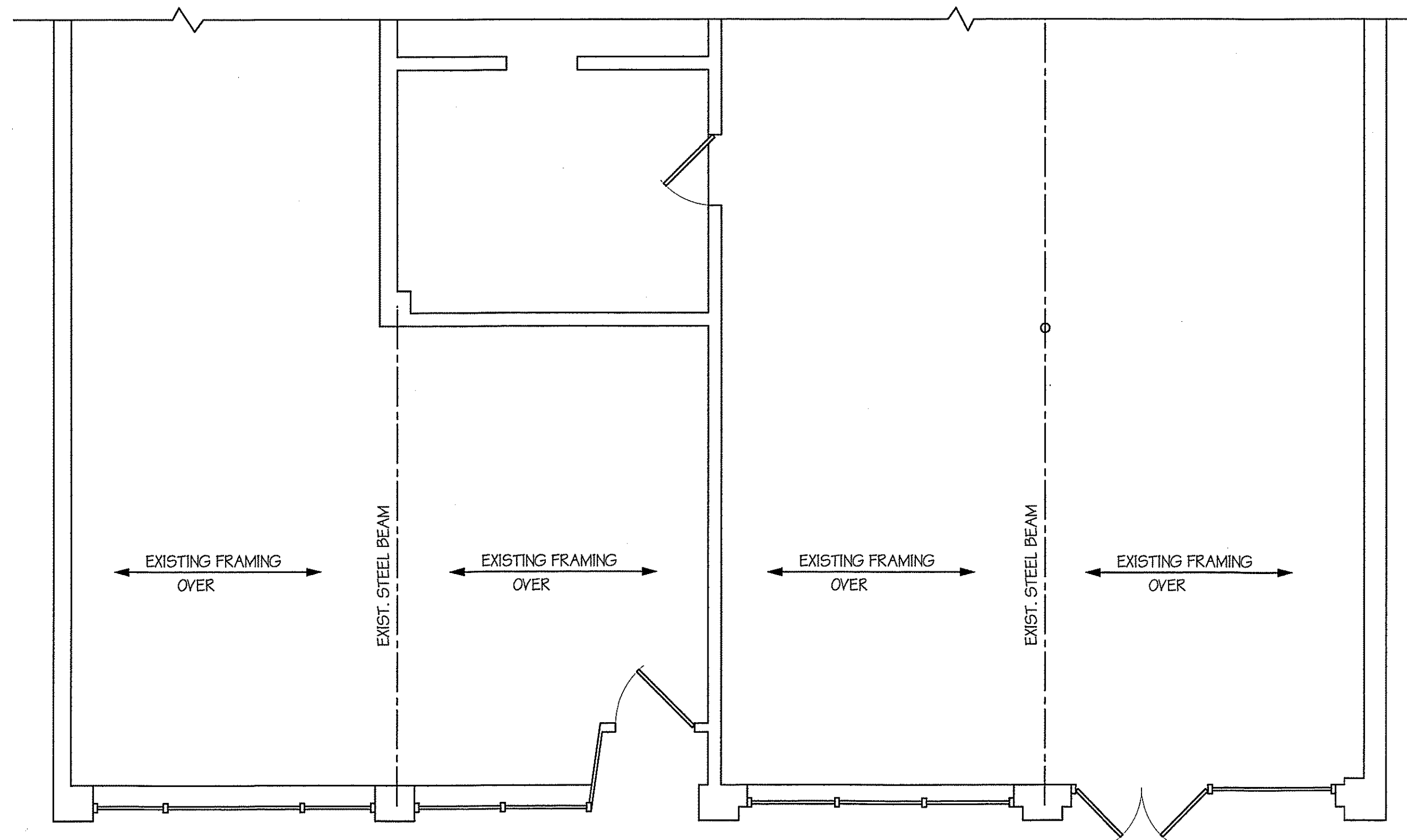
PROPOSED STOREFRONT RENOVATION
For V.P. INVESTORS L.L.C.
245-251 HALSTEAD AVENUE
SECTION: 9 BLOCK:12 LOT:16
VILLAGE OF MAMARONECK, NEW YORK

JOB #: 18-97

DATE: 11/30/18

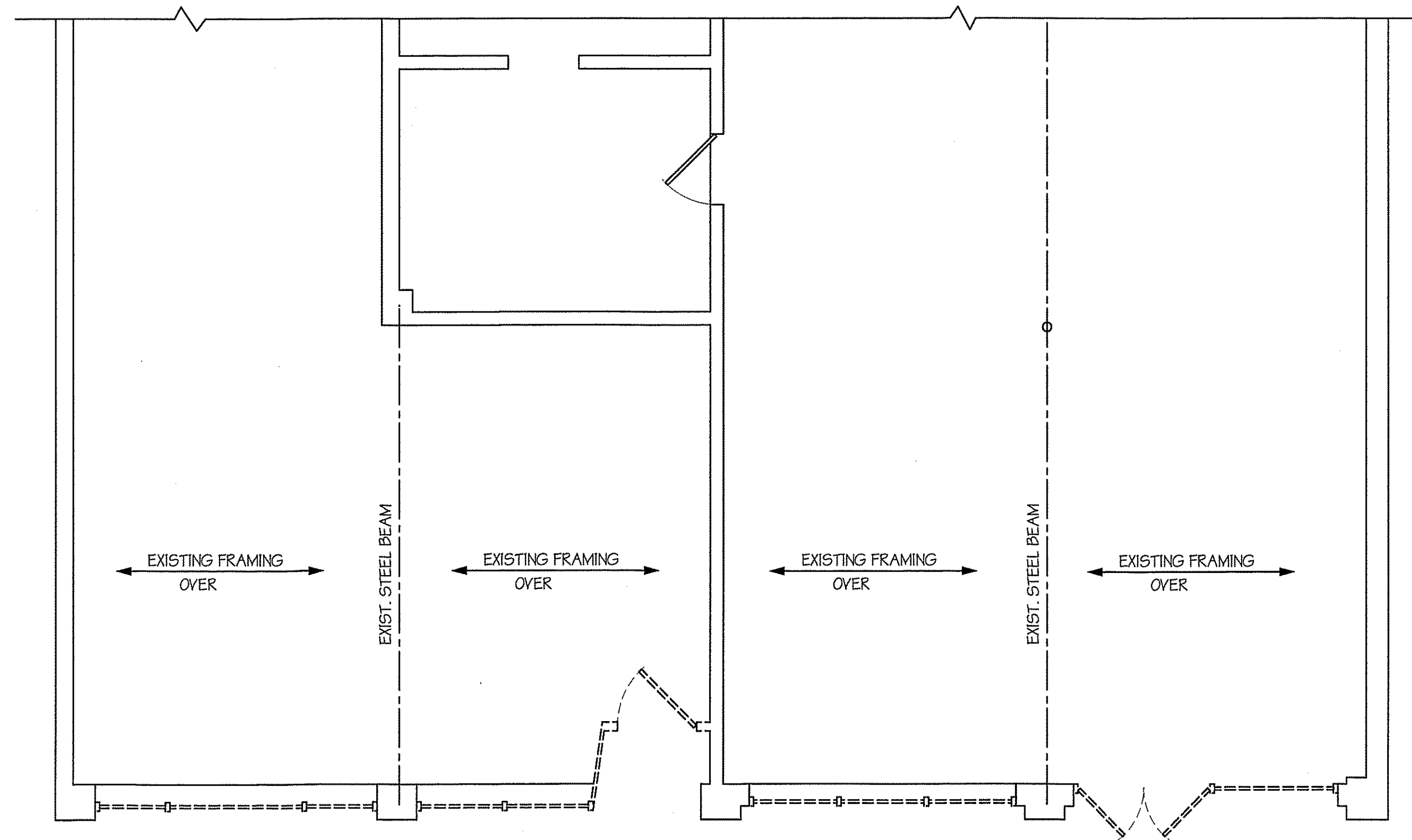
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EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

LEGEND:

- ===== DENOTES EXISTING WALLS, DOORS AND OTHER ARCHITECTURAL ELEMENTS TO REMAIN
- DENOTES EXISTING WALLS, DOORS AND OTHER ARCHITECTURAL ELEMENTS TO BE REMOVED

REVISIONS:

A-2

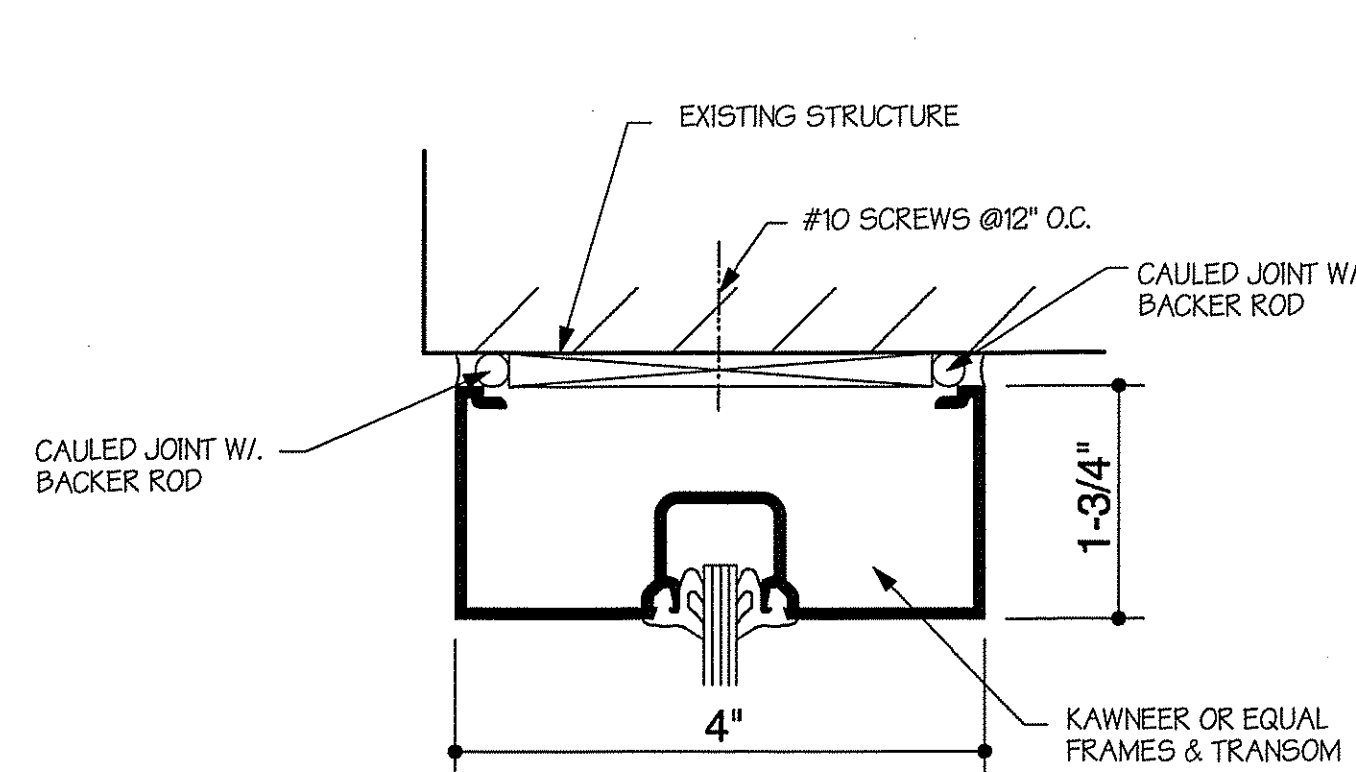
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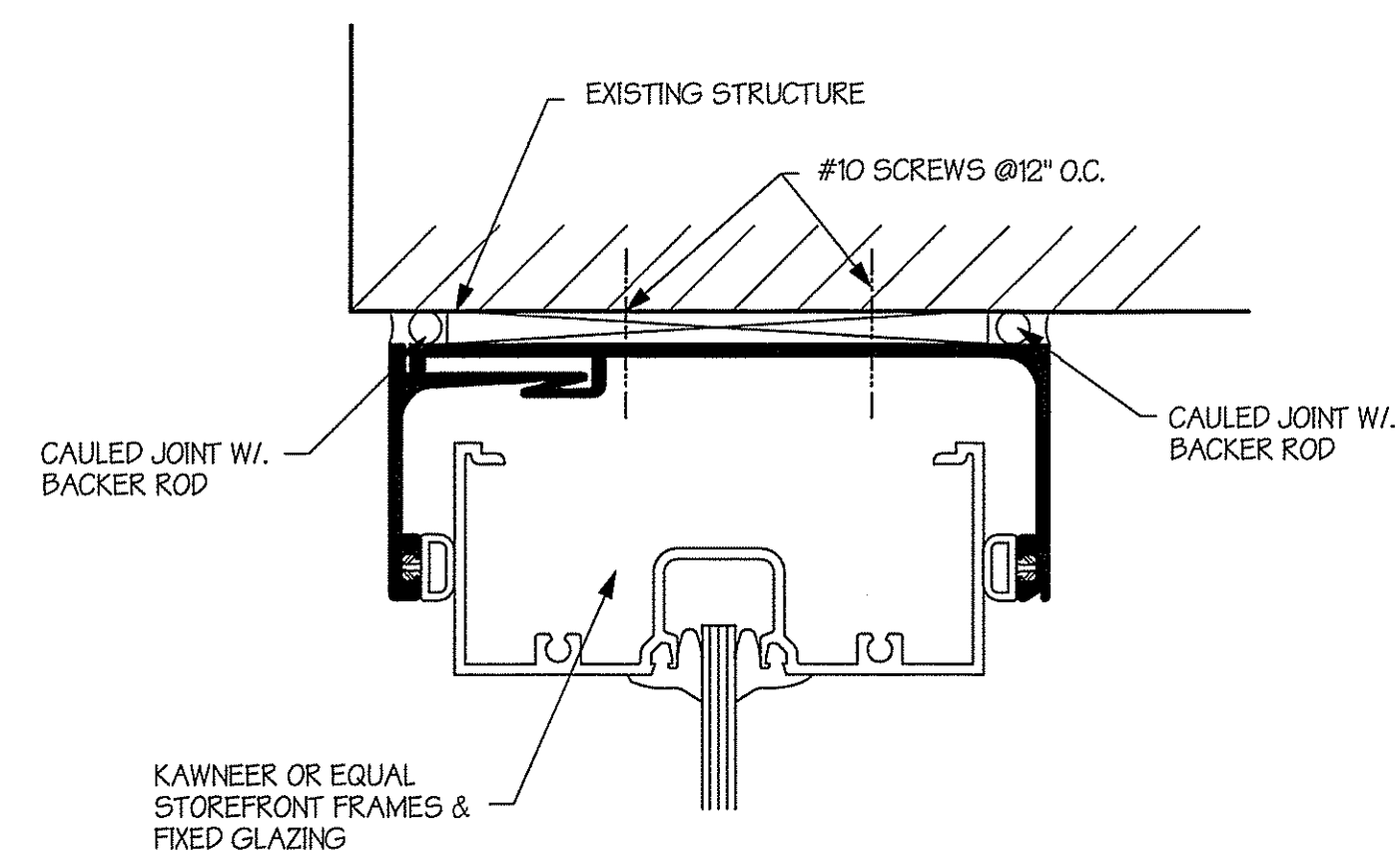
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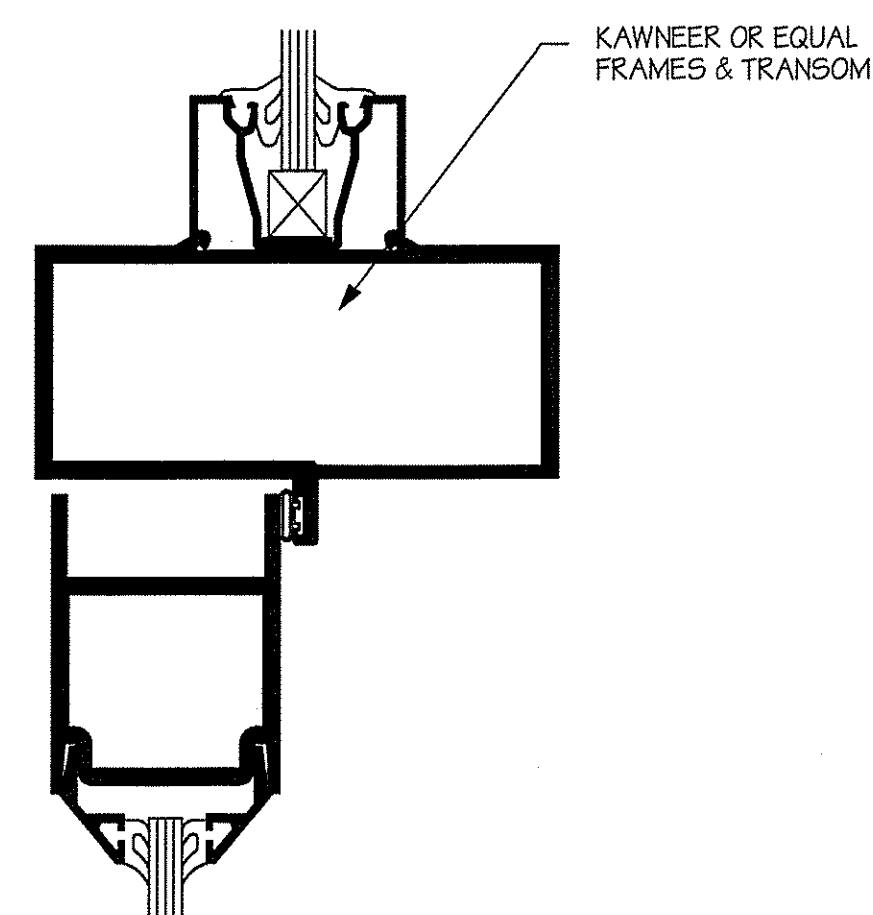
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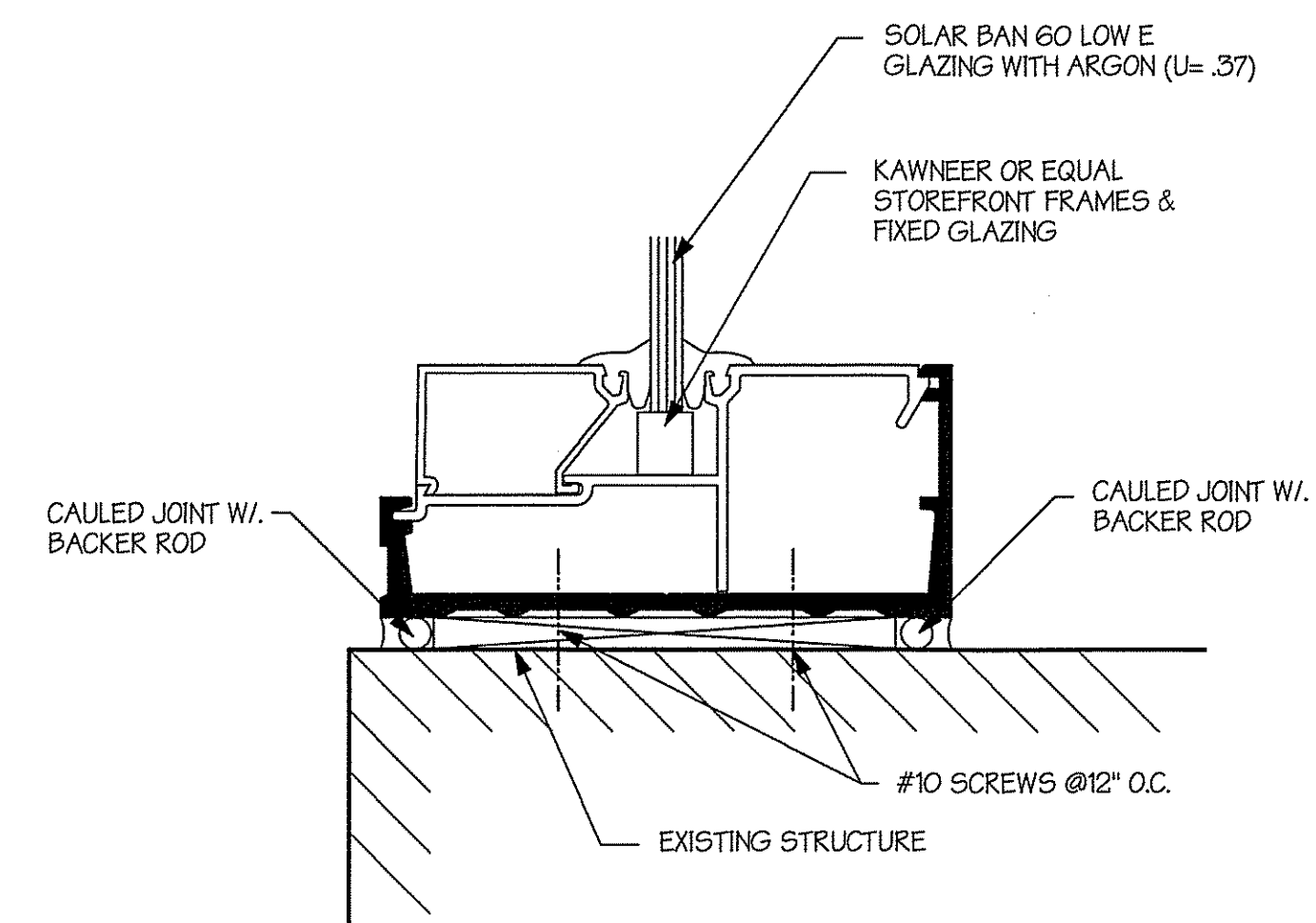
TRANSOM HEAD CONNECTION DETAIL



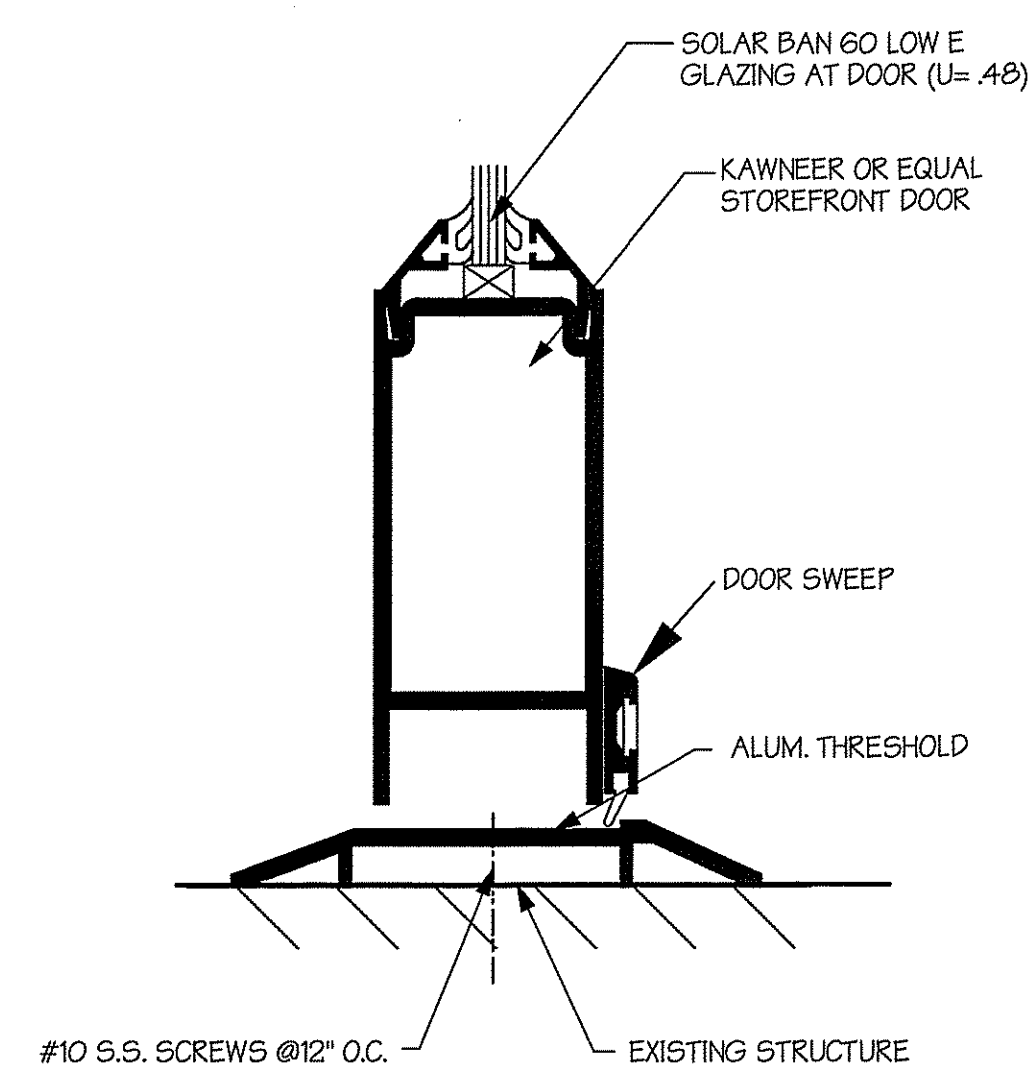
STOREFRONT WINDOW HEAD/JAMB CONNECTION DETAIL



DOOR HEAD/TRANSOM DETAIL



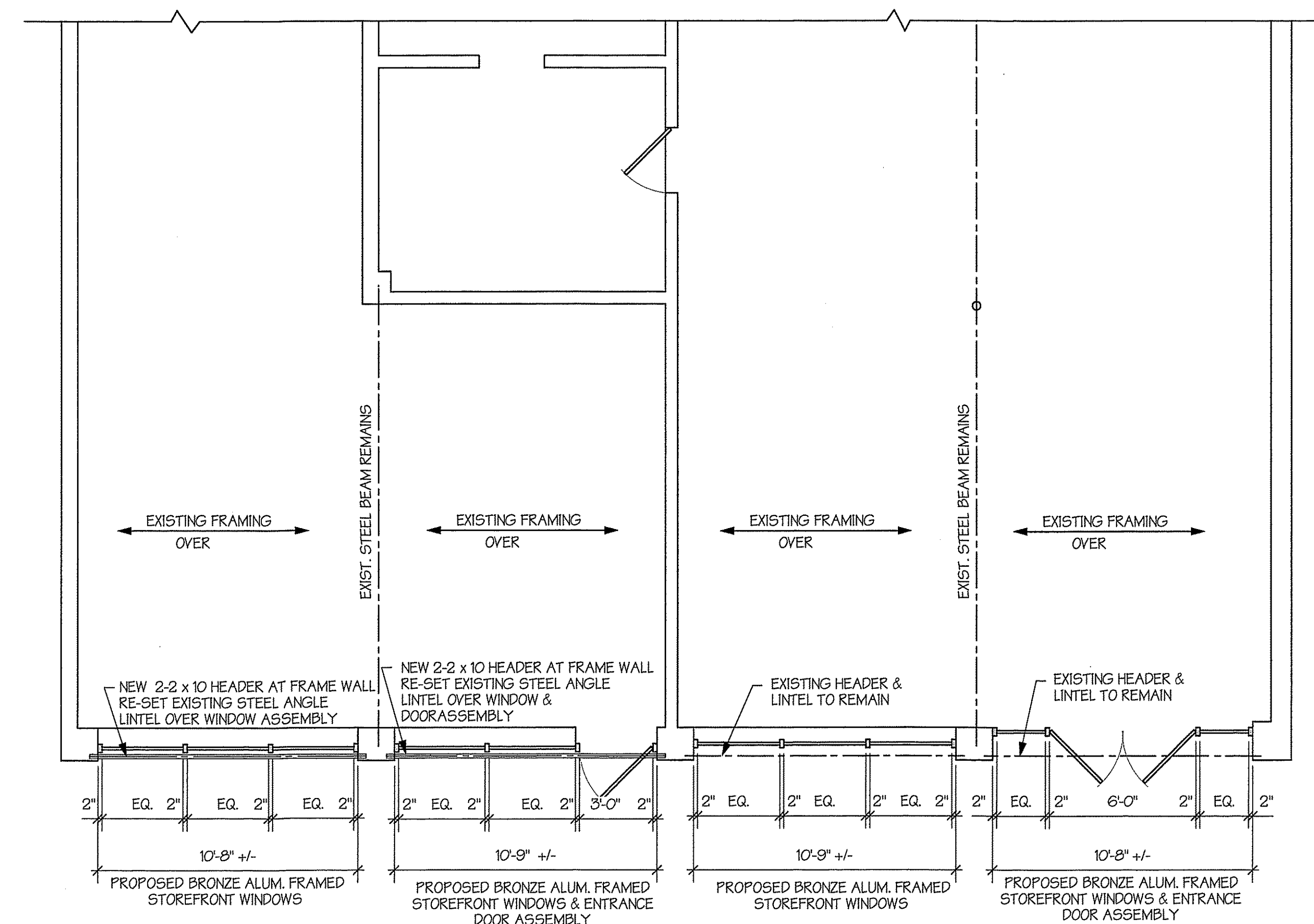
STOREFRONT WINDOW SILL CONNECTION DETAIL



DOOR THRESHOLD CONNECTION DETAIL

STOREFRONT CONNECTION DETAILS

NOT TO SCALE



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

"PLUS OR MINUS" (+/-) DIMENSIONS ARE PROVIDED FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION LAYOUT.

REVISIONS:

A-3

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