# Adult Day Care / Retail Renovation for:

# Seema Rizvi, M.D.

Tax Map: Section# 6158, Block # 04, Lot # 530446

# 1676 Route 9 Wappingers Falls Town of Wappinger Dutchess County, NY

#### **Project Directory**

Owner / Seller:

Alto Music 180 Carpenter Avenue

Middletown, NY 10940

Contact: Jon Haber Tel: (845) 692-6922 Fax: (845) 346-0016 E-Mail: jon@altomusic.com Buyer:

Seema S. Rizvi, M.D. 1989 Route 52 Suite No. 2

Hopewell Junction, NY 12533 Contact: Dr. Seema Rizvi

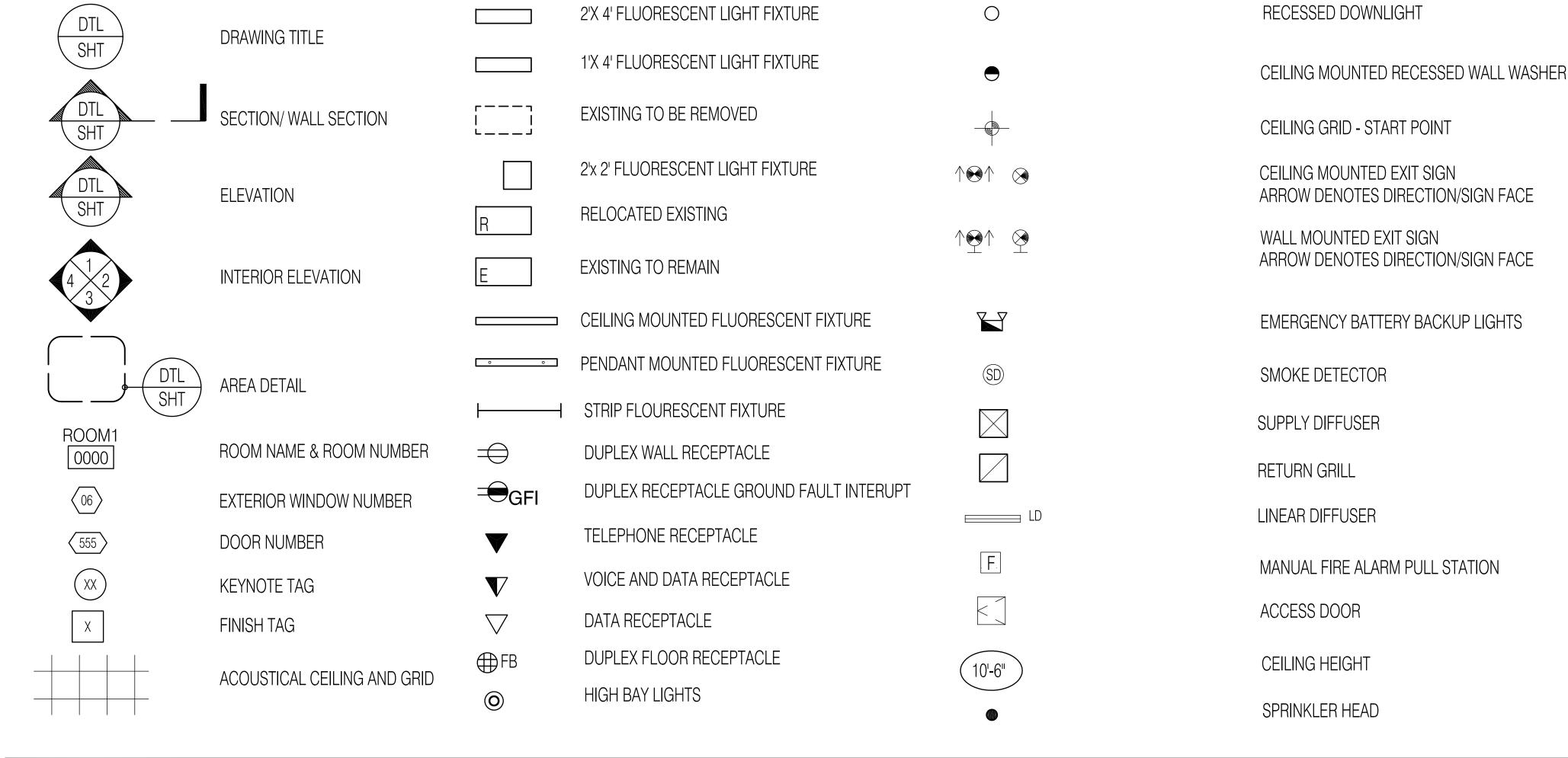
Tel: (845) 440-7455 Fax: (845) 440-7523 E-Mail: seema.rizvi1682@gmail.com

#### Architect:

Kevin Brodie Architect 218 Spring Street Monroe, NY 10950

Contact: Kevin Brodie Tel: (845) 928-2504 E-mail: kbrod7@optonline.net Contractor:

#### Symbol Legend (SEE PLANS FOR ADDITIONAL SYMBOL LEGENDS) (E)= EXISTING, (N)= NEW, (R)= RELOCATED



#### **Demolition Notes**

- . PERFORM DEMOLITION IN ACCORDANCE WITH PLANS AND IN COORDINATION WITH NEW CONSTRUCTION.
- 2. CONTRATOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- 3 PREVENT MOVEMENT OR SETTLEMENT OF STURCTURE(S). PROVIDE BRACING OR SHORING AND BE RESPONIBLE. FOR SAFETY AND SUPPORT OF STURCTURE, ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE, OR
- 4. CEASE OPERATIONS AND NOTIFY THE OWNER IMMEDIATELY IF SAFETY OF STURCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL
- 5. PROVIDE AND MAINTAIN BARRICADES. LIGHTING AND GUARD RAILS AS REQ'D. BY APPLICABLE REGULATORY ADVISORY TO PROTECT OCCUPANTS OF BLDG., WORKERS AND PEDESTRIANS.
- ARRANGE AND PAY FOR DISCONNECTING. REMOVING AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION. DISCONNECT AND STUB OFF. NOTIFY THE AFFECTED UTILITY CO. AND OWNER IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.
- . DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMODATE NEW WORK. INCLUDING THA REQUIRED FOR CONNECTION TO THE EXISTING BUILDING, PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBERS, PHASE DEMOLITION IN ACCORDANCE WITH CONSTRUCTION SCHEDULE
- $_{
  m B_{
  m L}}$  PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.

#### General Notes

1. COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING

2. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.

3. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.

4. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION

5. OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.

6. MAINTAIN EXITS. EXIT LIGHTING. FIRE PROTECTION DEVICES. AND ALARMS IN CONFORMANCE WITH CODES AND

7. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT NOTIFY THE ARCHITECT.

8. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.

9. COORDINATE AND PROVDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR

). UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4", UNLESS OTHERWISE NOTED.

11. PROVIDE ACCESSIBLE SIGNAGE IN AREAS AS REQUIRED BY CABO ANSI.

## Reflected Ceiling Plan Notes

1. DESIGN SUSPENDED CEILING FRAMING SYSTEMS TO RESIST A LATERAL FORCE OF 20% OF THE WEIGHT OF THE CEILING ASSEMBLY AND ANY LOADS TRIBUTARY TO THE SYSTEM. USE A MINIMUM CEILING WEIGHT OF 5 POUNDS PER SQUARE FOOT TO DETERMINE THE LATERAL FORCE

2. WHERE CEILING LOADS DO NOT EXCEED 5 POUNDS PER SQUARE FOOT AND WHERE PARTITIONS ARE NOT CONNECTED TO THE CEILING SYSTEM, THE FOLLOWING BRACING METHODS MAY BE EMPLOYED: a. PROVIDE LATERAL SUPPORT BY FOUR WIRES OF MINIMUM NO.12 GAUGE MAIN RUNNER WITHIN 2" OF THE CROSS RUNNER AND TO THE STRUCTURE ABOVE AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING. PROVIDE THESE LATERAL SUPPORT POINTS 12 FEET ON CENTER IN EACH DIRECTION WITH THE FIRST POINT WITHIN 4 FEET FROM EACH WALL

b. ALLOW FOR LATERAL MOVEMENT OF THE SYSTEM. ATTACH MAIN RUNNERS AND CROSS RUNNERS AT TWO ADJACENT WALLS; MAINTAIN CLEARANCE BETWEEN THE WALL AND THE RUNNERS AT THE OTHER TWO WALLS . PROVIDE VERTICAL SUPPORT AS REQUIRED IN BUILDING CODES. IN ADDITION. VERTICALLY SUPPORT ENDS OF RUNNERS WITHIN 8" OF DISCONTINUITIES SUCH AS MAY OCCUR WHERE THE CEILING IS INTERRUPTED BY A WALL. d. SUPPORT LIGHT FIXTURES AND AIR DIFFUSERS DIRECTLY BY WIRES TO THE STRUCTURE ABOVE.

LOCATE REGISTERS AND LIGHTING FIXTURES WITHIN GRID LINES. CENTER SPRINKLER HEADS, SPEAKERS, RECESSED FIXTURES, AND SIMILAR CEILING ELEMENTS IN ACOUSTICAL UNITS, UNLESS OTHERWISE NOTED.

4. FINISH HVAC DIFFUSERS, DRAPERY POCKETS, AND SPEAKER GRILLES TO MATCH ADJACENT FINISH, UNLESS

5. GRIDS TO BE CENTERED WITHIN ROOM OR AS OTHERWISE NOTED

# Mounting Heights

OTHERWISE NOTED.

Item	Height A.F.F.	Remarks
LIGHT SWITCHES	4'-0"	TO CENTER LINE
DOOR LEVER/PULL	3'-2"	TO CENTER LINE
THERMOSTAT	4'-0"	TO CENTER LINE
WALL OUTLET	1'-6"	TO CENTER LINE
WALL TELEPHONE	4'-0"	TO CENTER LINE
FIRE ALARM PULL	4'-0" max	TO CENTER LINE
HORN / STROBE	6'-6"	TO CENTER LINE
FIRE EXTINGUISHER	4'-0"	TO CENTER LINE

NOTE: ALL HEIGHTS TYPICAL UNLESS OTHERWISE NOTED

## Building Code Information

BUILDING CODE OF NEW YORK STATE (2025 EDITION) EXISTING BUILDING CODE OF NEW YORK STATE (2025 EDITION) FIRE CODE OF NEW YORK STATE (2025 EDITION) PLUMBING CODE OF NEW YORK STATE (2025 EDITION) MECHANICAL CODE OF NEW YORK STATE (2025 EDITION) FUEL GAS CODE OF NEW YORK STATE (2025 EDITION) ENERGY CONSERVATION CONSTRUCTION CODE OF NY STATE (2025 EDITION) NYS ASHRAE 90.1 (2025 EDITION) NFPA 70: NATIONAL ELECTRIC CODE (2017 EDITION) 5B- COMBUSTIBLE, UNSPRINKLERED CONSTRUCTION TYPE: I-4 ADULT DAY CARE / M- MERCANTILE OCCUPANCY: **BUILDING AREA:** 

TOTAL BUILDING AREA: 11.090 SF **AREA BREAKDOWN:** ADULT DAY CARE = 8,250 S.F. RETAIL SALES = 2,840 S.F TOTAL GROSS FIRST FLOOR = 11,090 S.F.

06.1 General. The areas limited by Table 503 shall be permitted to be increased due to frontage (I<sub>f</sub>) and automatic sprinkler system protection (I<sub>s</sub>) in accordance with the following.  $\mathbf{A}_{\partial} = \left\{ \mathbf{A}_{t} + \left[ \mathbf{A}_{t} \times \mathbf{I}_{f} \right] + \left[ \mathbf{A}_{t} \times \mathbf{I}_{S} \right] \right\}$ 

 $I_f$  = Area increase factor due to frontage as calculated in accordance with Section 506.2

 $A_a = 9,000 + \frac{9000(69)}{100} + \frac{9000(0)}{100} = 9,000 + 6,210 + 0 = 15,210 \text{ s.f. allowable floor area}$ 

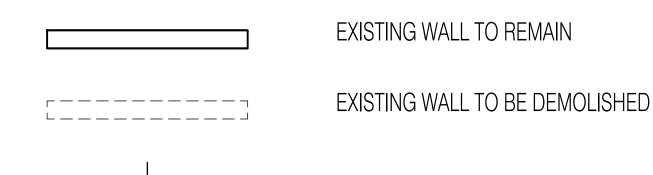
Where a building has more than 25 percent of its perimeter on a public way or open space having a minimum width of 20 feet (6096 mm), the  $I_f = [F/P - 0.25](W/30)$ (Equation 5-2)

 $I_f$  = Area increase due to frontage. F = Building perimeter that fronts on a public way or open space having 20 feet (6096 mm) open minimum width (feet).

P = 462 FT

W = Width of public way or open space (feet) in accordance with Section 506.2.1

## Wall Legend



NEW PARTITION WALL - SEE

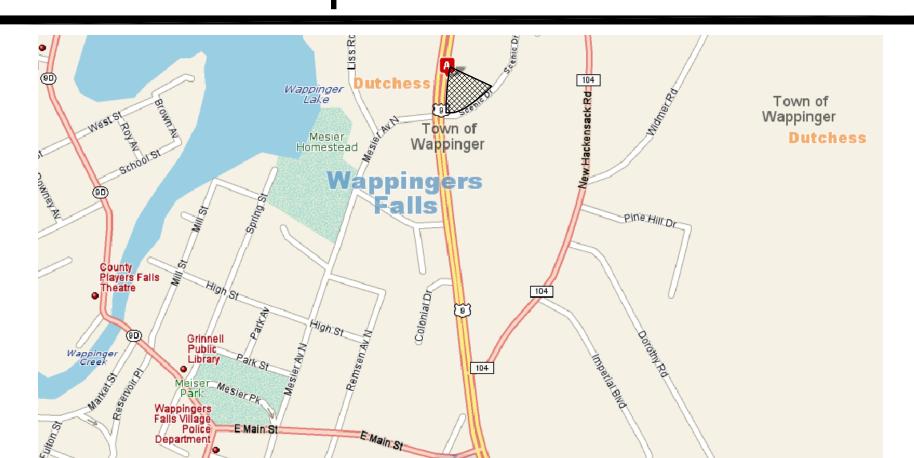
SHEET A2.01 FOR TYPE

#### Sheet Index

#### Architectural

TITLE PAGE A1.00 SP1.00 SITE PLAN DEMOLITION FLOOR PLAN CONSTRUCTION FLOOR PLAN A2.00 EGRESS PLAN A3.00 A4.00 **EXTERIOR ELEVATIONS, SECTION** A4.01 **EXTERIOR ELEVATIONS** 

# **Location Map**



#### Adult Day Care and Retail Renovation

## Seema Rizvi, MD

1676 Route 9 Wappingers Falls, NY

Lot 530446 Block 04 1676 Route 9

> Town of Wappinger **Dutchess County, NY**

KEVIN BRODIE 218 SPRING STREET TEL: 845-928-2504 RESIDENTIAL AND COMMERCIAL DESIGN NEW CONSTRUCTION - ADDITIONS - RENOVATIONS

NOT FOR CONSTRUCTION - ISSUED FOR PLANNING BD. APPROVAL ONLY

PLANNING BOARD APPROVAL APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGER, NY ON THE DAY OF \_, 20\_\_\_, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION, OR REVISION OF THIS PLAT AS APPROVED, SHALL VOID APPROVAL. SIGNED THIS\_\_\_DAY OF\_\_\_ CHAIRMAN **SECRETARY** 

OWNER'S CONSENT NOTE THE UNDERSIGNED OWNER OF THE PROPERTY HERON STATES THAT HE IS FAMILIAR WITH THESE DRAWINGS, CONTENTS, AND IT'S LEGENDS AND HEREB

CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON. SIGNED THIS DAY OF

**OWNER** 

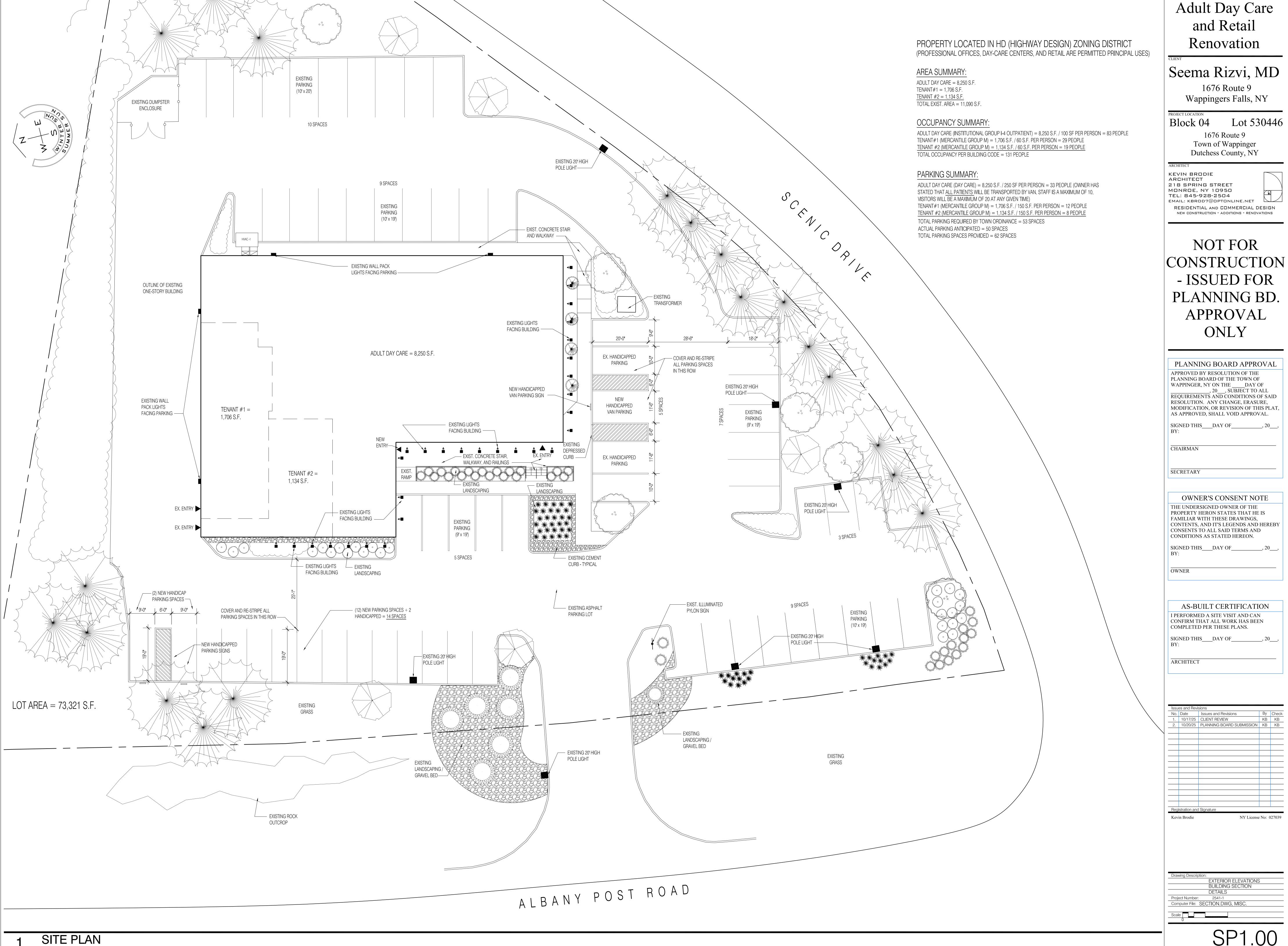
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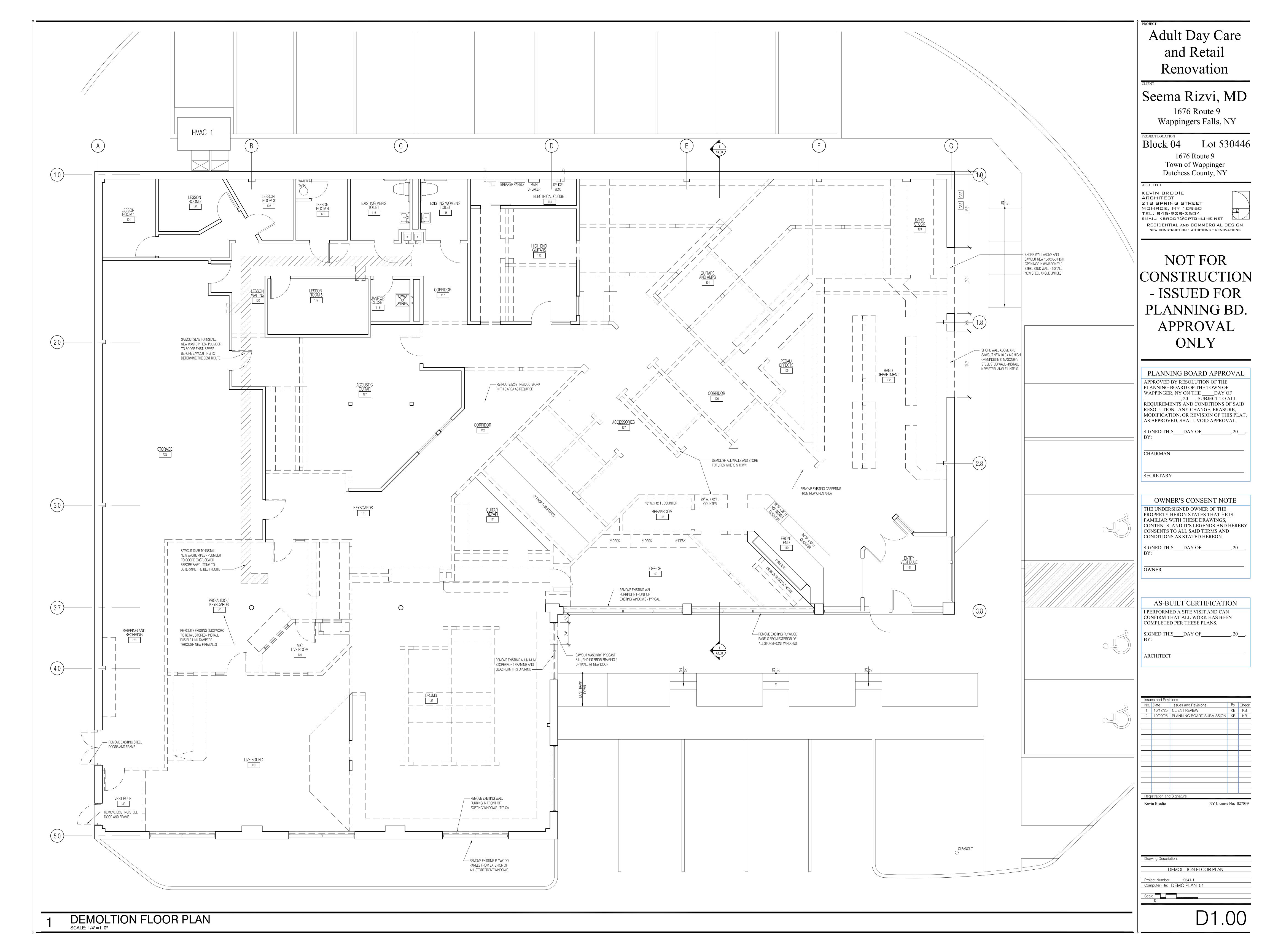
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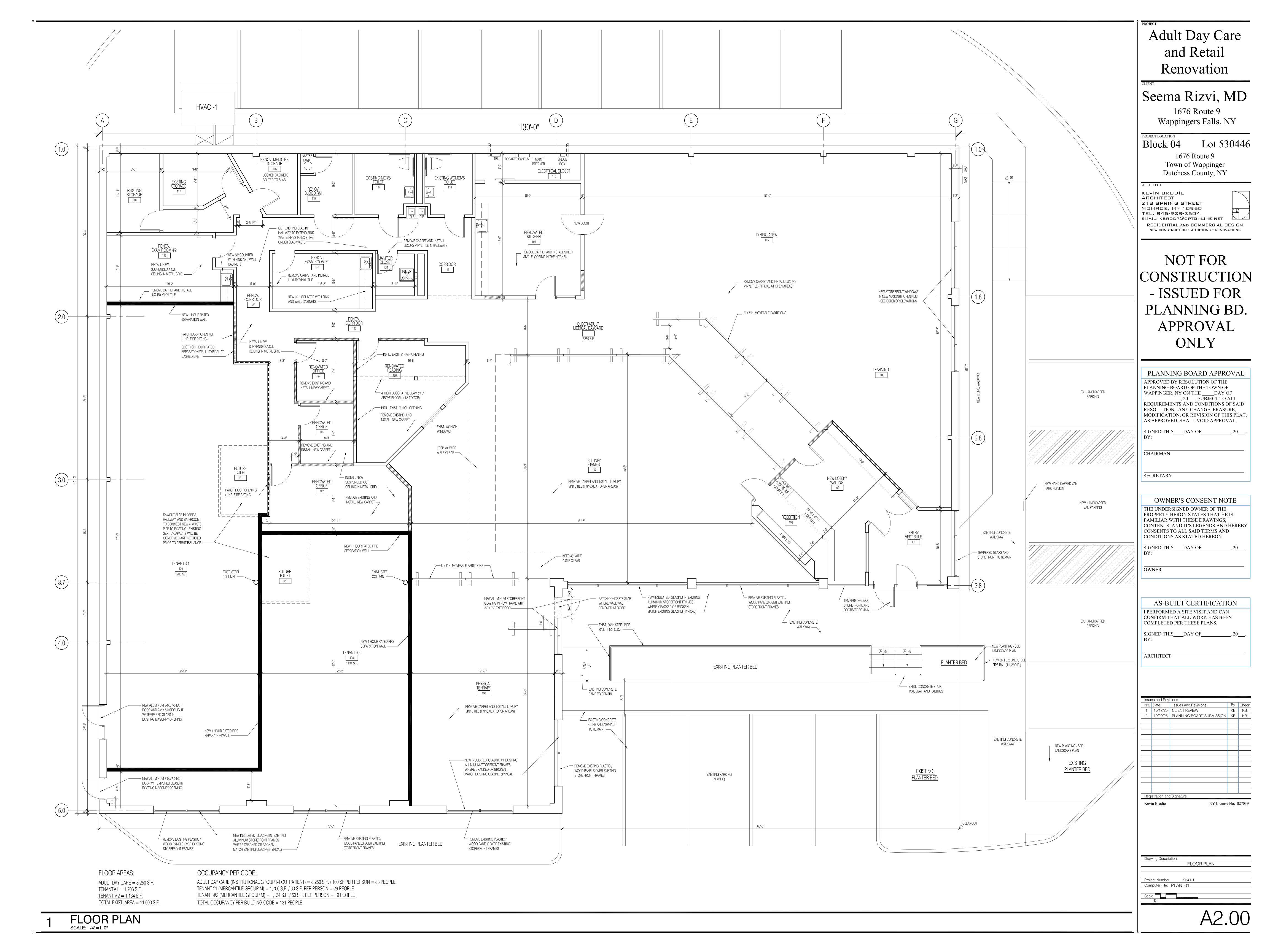
No. Date Issues and Revisions . 10/17/25 CLIENT REVIEW 10/20/25 PLANNING BOARD SUBMISSION KB KE gistration and Signature NY License No: 027039 Kevin Brodie

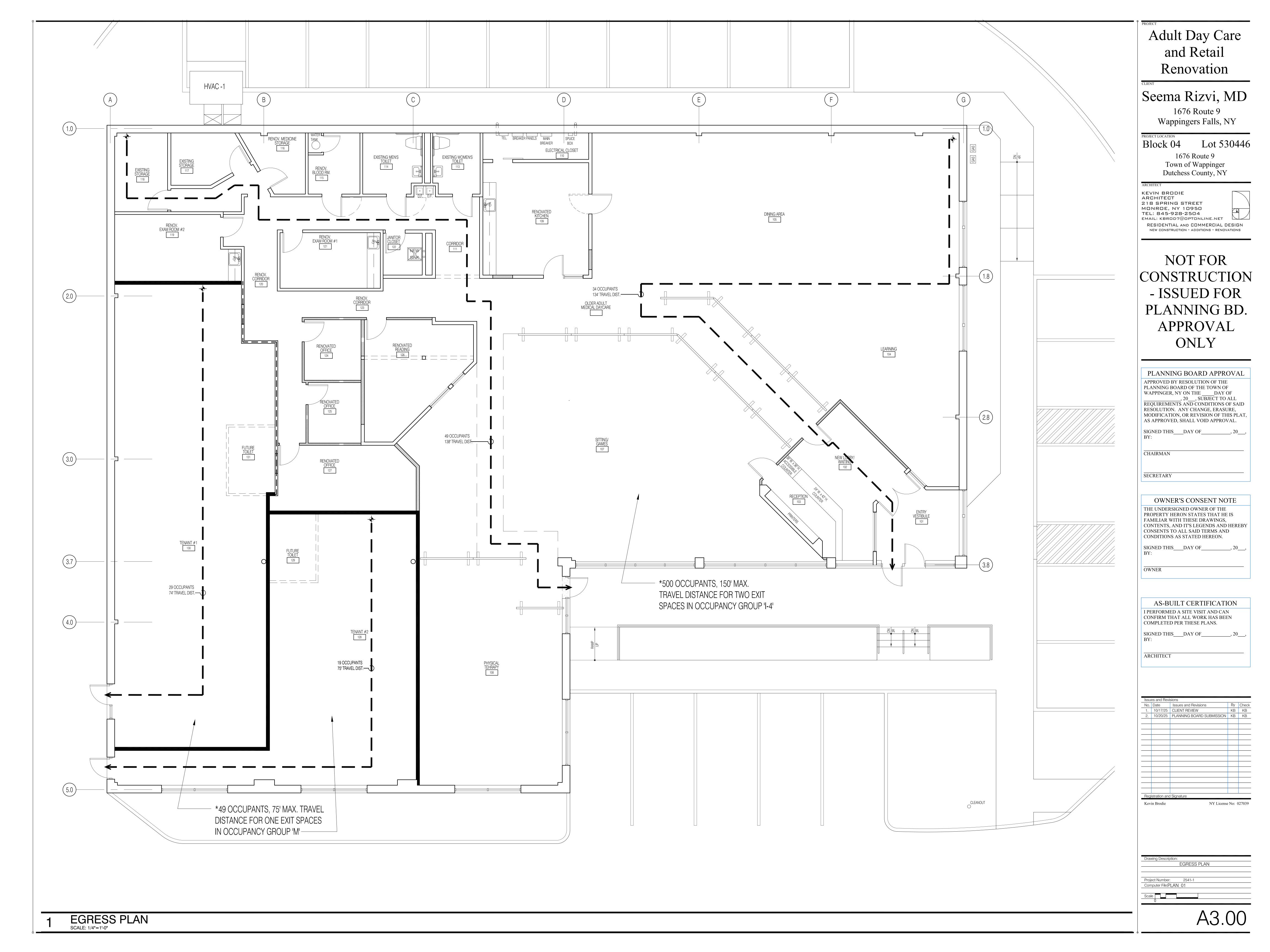
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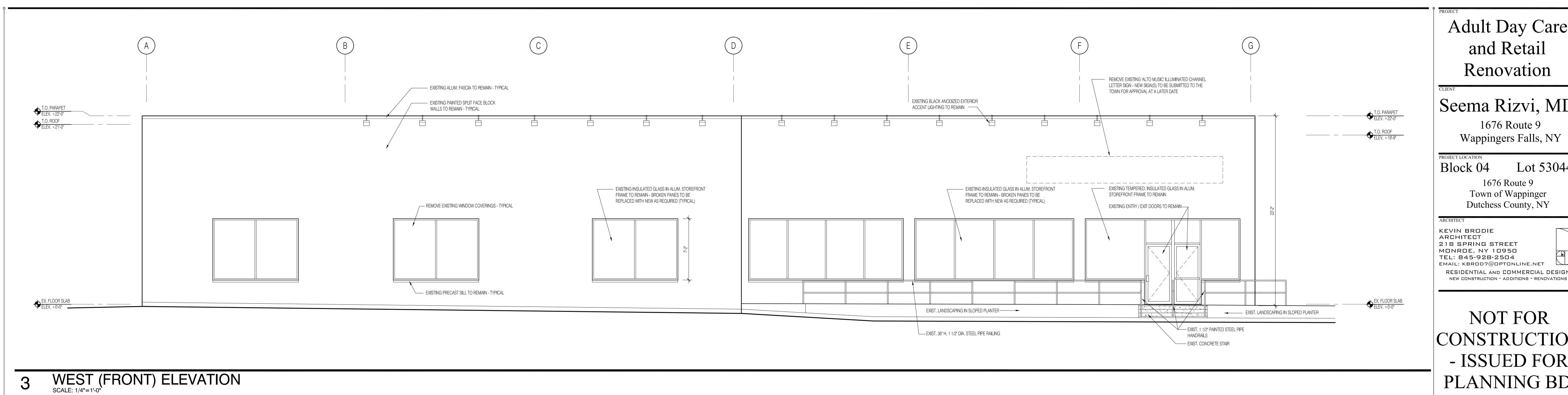
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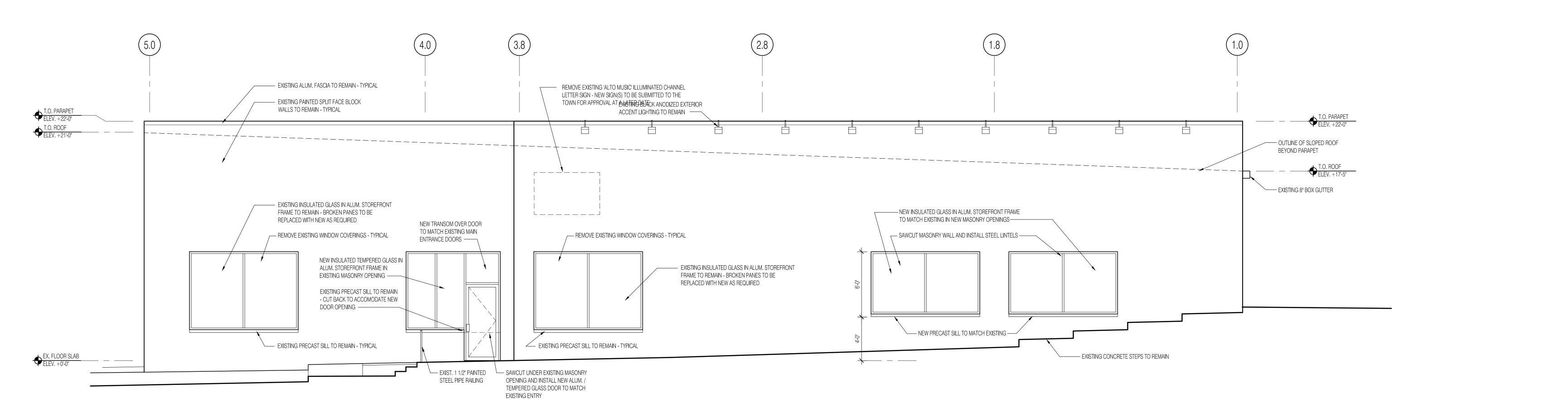






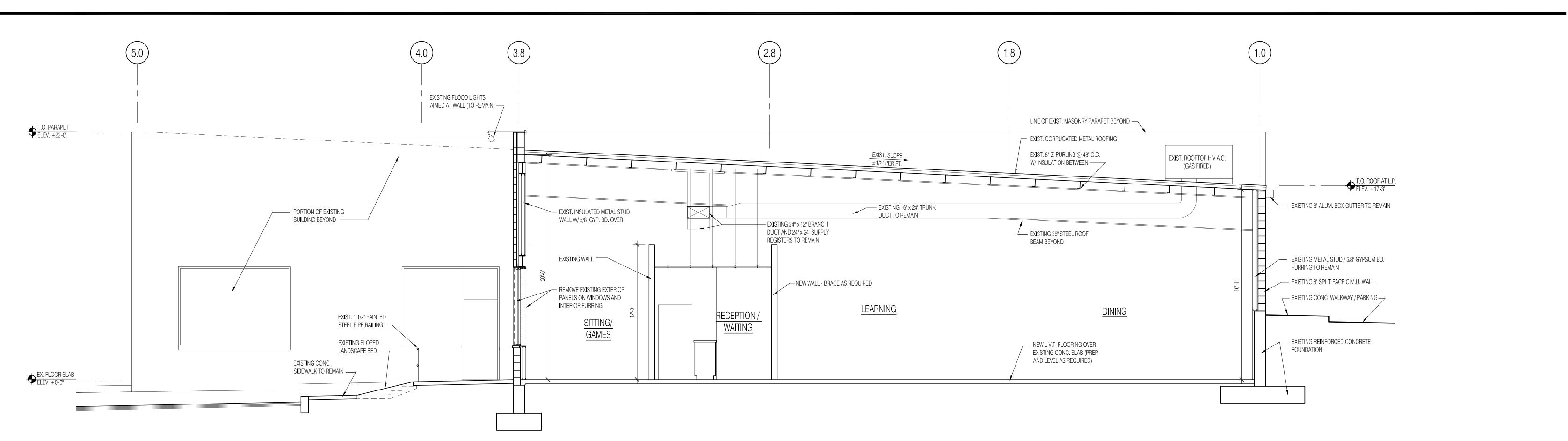






#### SOUTH (RIGHT) ELEVATION

**BUILDING SECTION** 



Adult Day Care and Retail Renovation

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Lot 530446 Block 04 1676 Route 9 Town of Wappinger Dutchess County, NY

KEVIN BRODIE ARCHITECT 218 SPRING STREET MONROE, NY 10950 TEL: 845-928-2504 EMAIL: KBROD7@OPTONLINE.NET RESIDENTIAL AND COMMERCIAL DESIGN

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CHAIRMAN

SECRETARY

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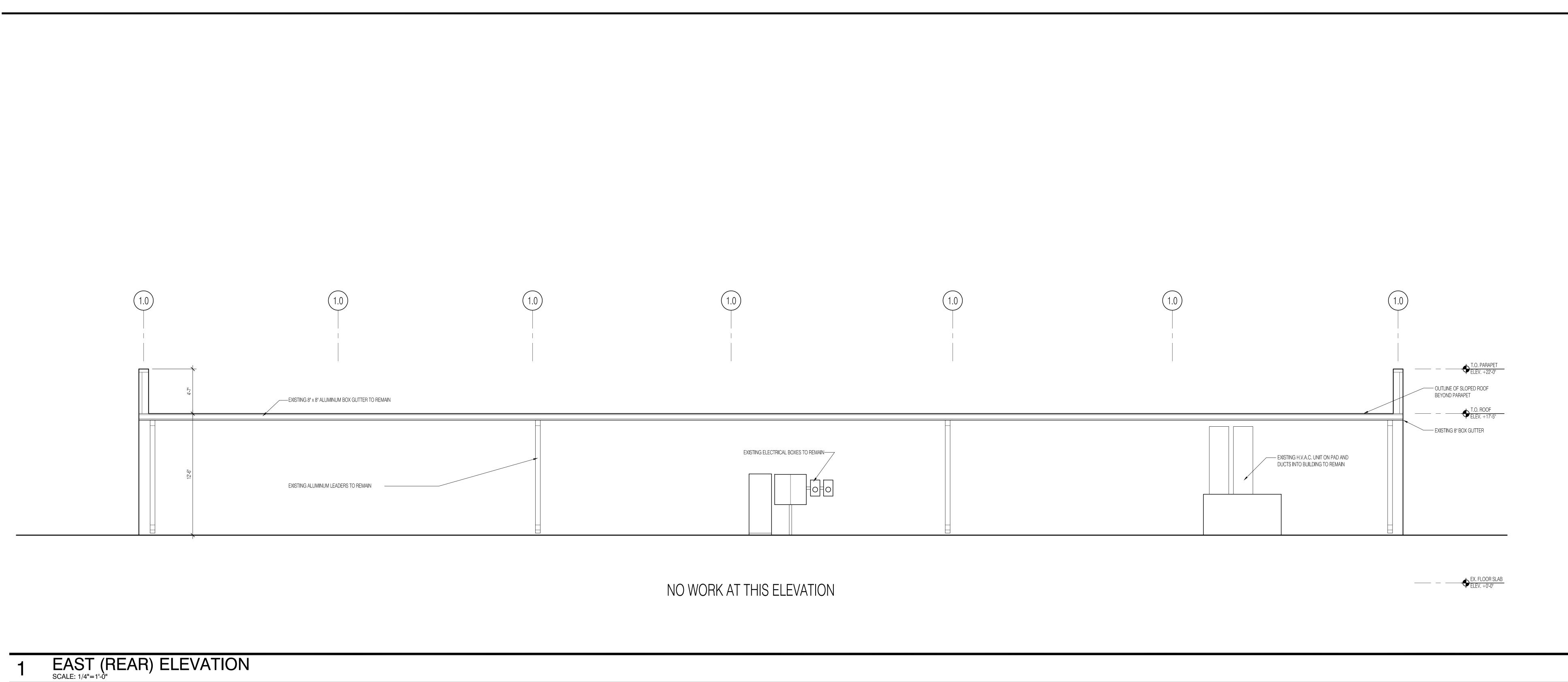
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ARCHITECT

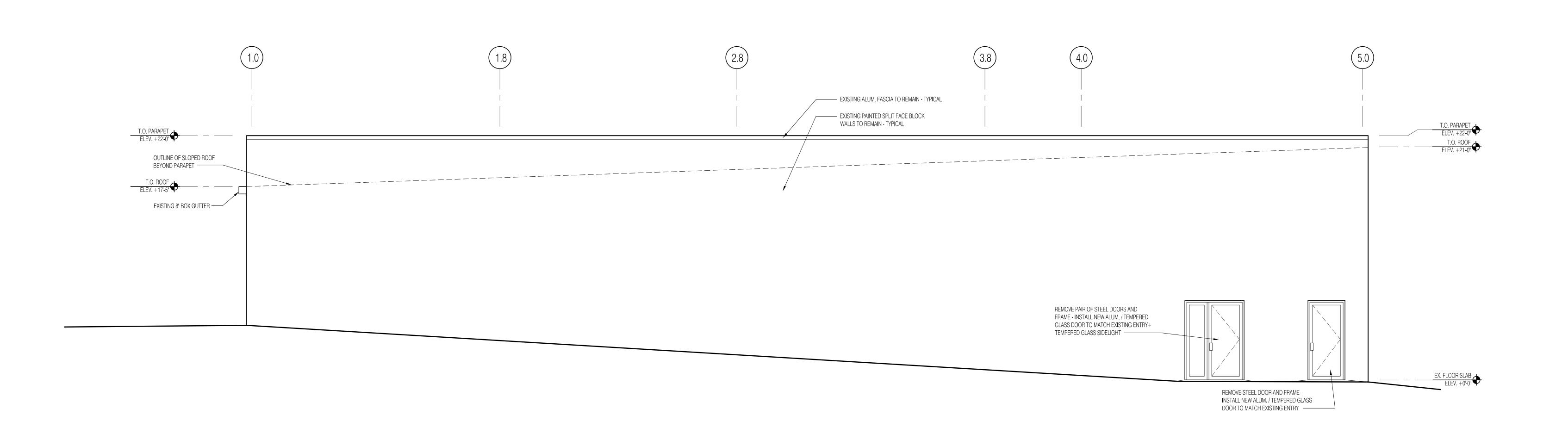
No. Date Issues and Revisions 1. 10/17/25 CLIENT REVIEW 2. 10/20/25 PLANNING BOARD SUBMISSION KB KB Registration and Signature NY License No: 027039 Kevin Brodie

EXTERIOR ELEVATIONS
BUILDING SECTION Project Number: 2541-1

Computer File: SECTION.DWG, MISC







Adult Day Care and Retail Renovation

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1676 Route 9 Wappingers Falls, NY

Block 04 Lot 530446 1676 Route 9

Town of Wappinger Dutchess County, NY KEVIN BRODIE
ARCHITECT
218 SPRING STREET
MONROE, NY 10950
TEL: 845-928-2504
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