

BULK TABLE REQUIREMENTS

ZONING INFORMATION		ZONE:	C-2 GENERAL COMMERCIAL DISTRICT
		USE:	MIXED-USE COMMERCIAL
		PERMITTED:	BY RIGHT
MINIMUM REQUIRED			
LOT AREA	MIN REQUIRED	EXISTING	PROPOSED
	20,000	16,293 SF	NO CHANGE
MIN WIDTH	100 FT	+/- 80.13 FT	NO CHANGE
FRONTAGE	100 FT	59.56	NO CHANGE
DEPTH	100 FT	+/- 176.05	NO CHANGE
YARD SETBACKS			
	MIN REQUIRED	EXISTING	PROPOSED
FRONT	30 FT	25 FT	TBD
REAR	10 FT @ RESIDENCE	30.8 FT	TBD
SIDE	5 FT / 15 FT 20 FT @ RESIDENCE	+/- 100 FT	TBD
MAXIMUM PERMITTED			
	PERMITTED	EXISTING	PROPOSED
BUILDING COVERAGE	50% (8,146.5)	2,261.53 SF	3,608 SF
BUILDING HEIGHT	2 1/2 STORIES OR 35 FT	+/- 16 FT	TBD

ADDITION TO EXISTING STRUCTURE

BERNARD CALABRO
3106 ALBANY POST ROAD
BUCHANAN, NY 10511



C: 646.739.4916
E: MANDRAWORKSHOP@GMAIL.COM
W: MANDRAWORKSHOP.COM
ADDRESS: 1000 N DIVISION ST, UNIT 17D, PEEKSKILL, NY 10566

SD OPTION 1

KEY PLAN

NOTE: ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF MANDRA WORKSHOP PLLC AND WERE CREATED FOR USE ON THIS PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MANDRA WORKSHOP PLLC.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL ACTUAL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

ALTERATIONS BY ANY PERSON IN ANY WAY OF ANY ITEM CONTAINED ON THIS DOCUMENT UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED ARCHITECT WHOSE PROFESSIONAL SEAL IS AFFIXED HERETO, IS A VIOLATION OF TITLE VII SECT. 69.5 (b) OF NEW YORK STATE LAW. COPYRIGHT MANDRA WORKSHOP PLLC. ALL RIGHTS RESERVED.

Professional Seal

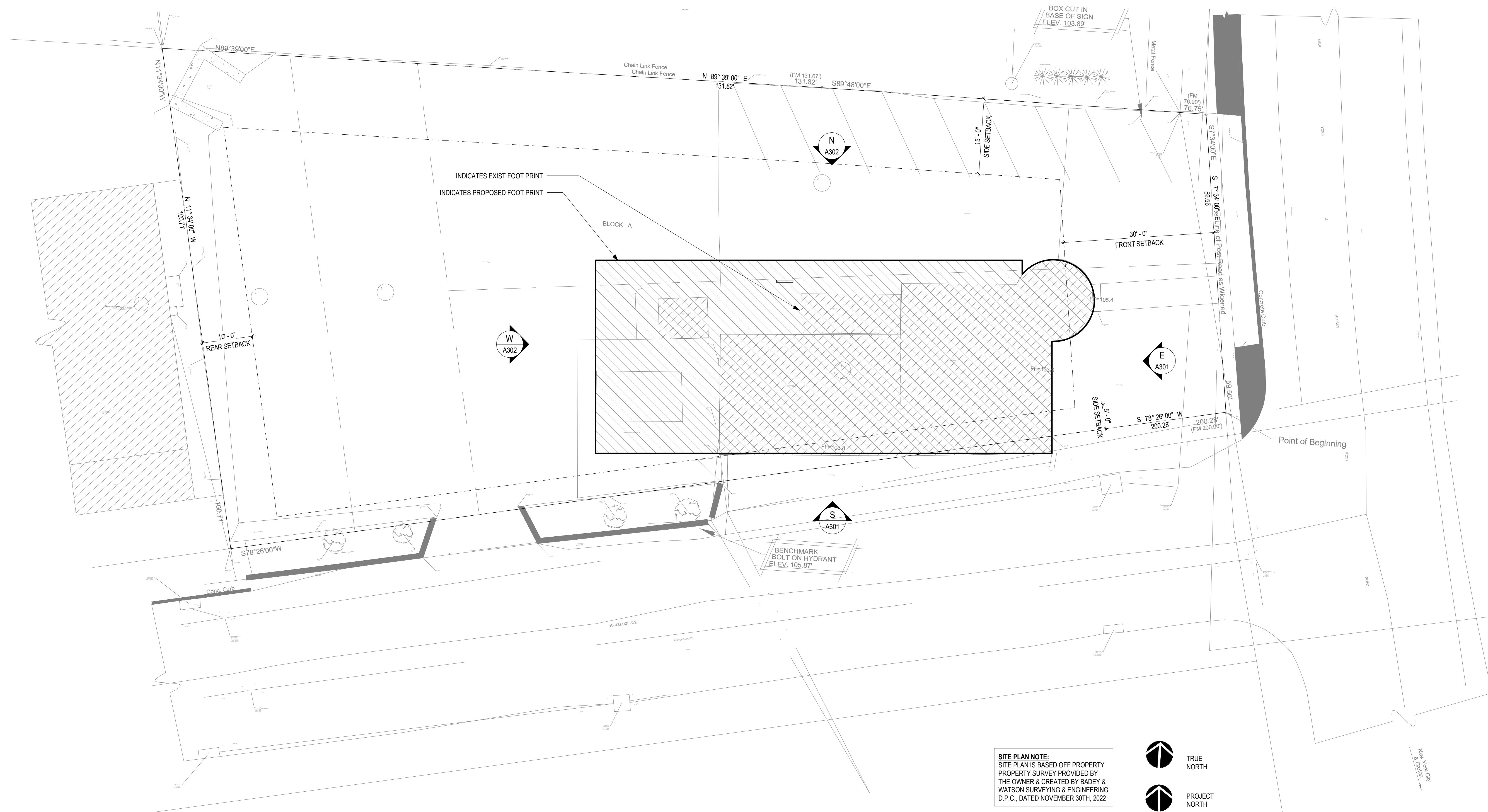
No.	Date	Issue

Sheet Title

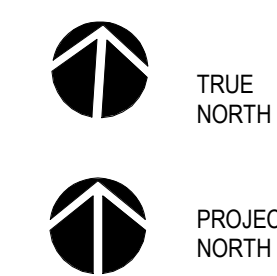
SITE PLAN

Sheet Number

A200



SITE PLAN NOTE:
SITE PLAN IS BASED OFF PROPERTY SURVEY PROVIDED BY THE OWNER & CREATED BY BADEY & WATSON SURVEYING & ENGINEERING D.P.C., DATED NOVEMBER 30TH, 2022



1 SITE PLAN
3/32" = 1'-0"

ADDITION TO EXISTING STRUCTURE

BERNARD CALABRO
3106 ALBANY POST ROAD
BUCHANAN, NY 10511



C: 646.739.4916
E: MANDRAWORKSHOP@GMAIL.COM
W: MANDRAWORKSHOP.COM
ADDRESS: 1000 N DIVISION ST, UNIT 17D, PEEKSKILL, NY 10566

SD OPTION 1

KEY PLAN
NOTE: ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF MANDRA WORKSHOP PLLC. AND WERE CREATED FOR USE ON THIS PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MANDRA WORKSHOP PLLC.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL ACTUAL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

ALTERATIONS BY ANY PERSON, IN ANY WAY, OF ANY ITEM CONTAINED ON THIS DOCUMENT UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED ARCHITECT WHOSE PROFESSIONAL SEAL IS AFFIXED HERETO, IS A VIOLATION OF TITLE VII, SECT. 66.5 (b) OF NEW YORK STATE LAW. COPYRIGHT MANDRA WORKSHOP PLLC. ALL RIGHTS RESERVED.

Professional Seal

No.	Date	Issue

Sheet Title

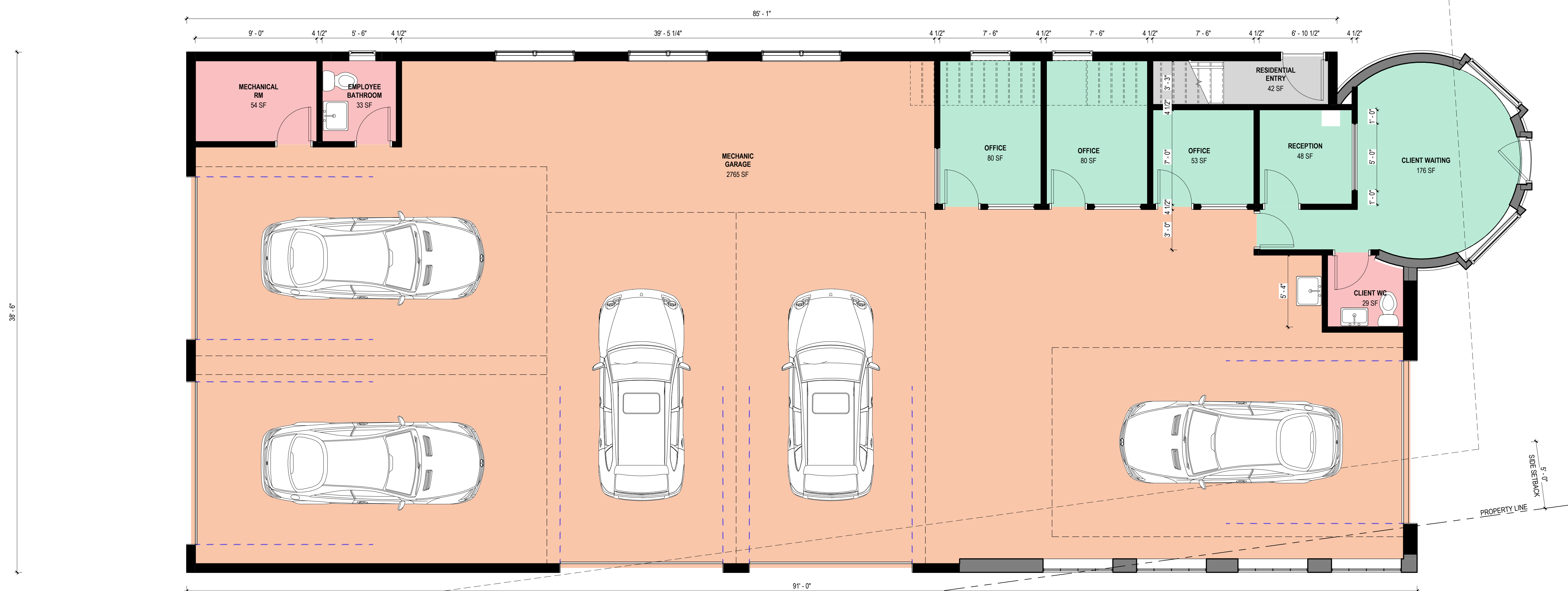
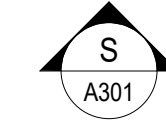
1ST FLOOR PLAN

Sheet Number

A201

GENERAL PLAN NOTES

- 1 DENOTES AREA OF NO MAJOR ARCHITECTURAL RENOVATION WORK.
- 2 DENOTES EXISTING WALL TO REMAIN
- 3 DIMENSIONS SHOWN FOR INTERIOR WALLS ARE: "FACE OF GYP" OR "FACE OF CMU"
- 4 DENOTES EXISTING DOOR TO REMAIN (U.N.O.)
- 5 DENOTES NEW DOOR



1 1ST FLOOR
1/4" = 1'-0"

Legend:

- CIRCULATION
- OFFICE
- SUPPORT
- WORK SPACE

**ADDITION TO
EXISTING
STRUCTURE**

BERNARD CALABRO
3106 ALBANY POST ROAD
BUCHANAN, NY 10511



C: 846.739.4916
E: MANDRAWORKSHOP@GMAIL.COM
W: MANDRAWORKSHOP.COM
ADDRESS: 1000 N DIVISION ST, UNIT 17D, PEEKSKILL, NY 10566

SD OPTION 1

KEY PLAN

NOTE: ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF MANDRA WORKSHOP PLLC. AND WERE CREATED FOR USE ON THIS PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MANDRA WORKSHOP PLLC.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL ACTUAL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

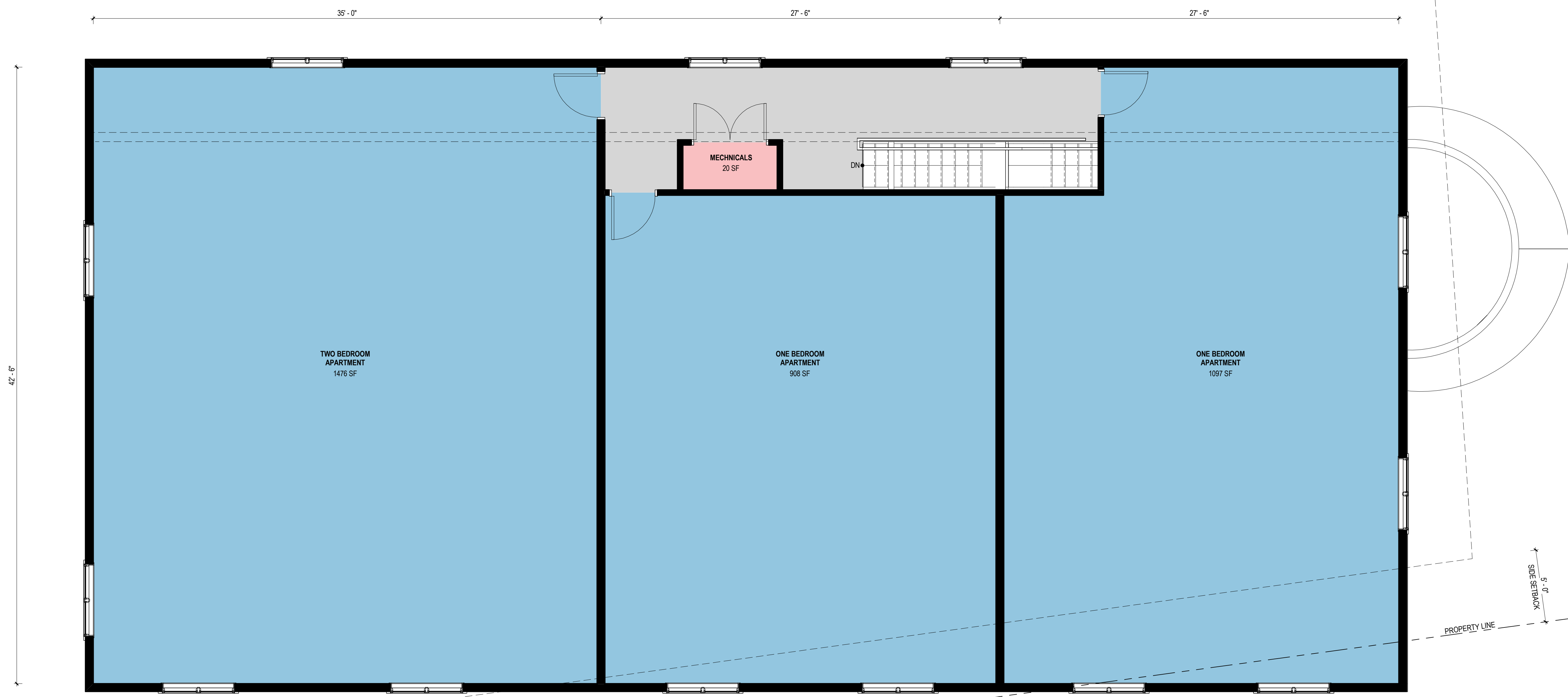
ALTERATIONS BY ANY PERSON IN ANY WAY OF ANY ITEM CONTAINED ON THIS DOCUMENT UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED ARCHITECT WHOSE PROFESSIONAL SEAL IS AFFIXED HERETO, IS A VIOLATION OF TITLE VII SECT. 69.5 (b) OF NEW YORK STATE LAW. COPYRIGHT MANDRA WORKSHOP PLLC. ALL RIGHTS RESERVED.

Professional Seal

No.	Date	Issue

2ND FLOOR PLAN

Sheet Number
A202



Legend:

- APARTMENT
- CIRCULATION
- SUPPORT

1 2ND FLOOR
1/4" = 1'-0"

**ADDITION TO
EXISTING
STRUCTURE**

BERNARD CALABRO
3106 ALBANY POST ROAD
BUCHANAN, NY 10511



C: 646.739.4916
E: MANDRAWORKSHOP@GMAIL.COM
W: MANDRAWORKSHOP.COM
ADDRESS: 1000 N DIVISION ST, UNIT 17D, PEEKSKILL, NY 10566

SD OPTION 2

KEY PLAN

NOTE: ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF MANDRA WORKSHOP PLLC. AND WERE CREATED FOR USE ON THIS PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MANDRA WORKSHOP PLLC.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL ACTUAL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

ALTERATIONS BY ANY PERSON IN ANY WAY OF ANY ITEM CONTAINED ON THIS DOCUMENT UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED ARCHITECT WHOSE PROFESSIONAL SEAL IS AFFIXED HERETO, IS A VIOLATION OF TITLE VII SECT. 69.5 (b) OF NEW YORK STATE LAW. COPYRIGHT MANDRA WORKSHOP PLLC. ALL RIGHTS RESERVED.

Professional Seal

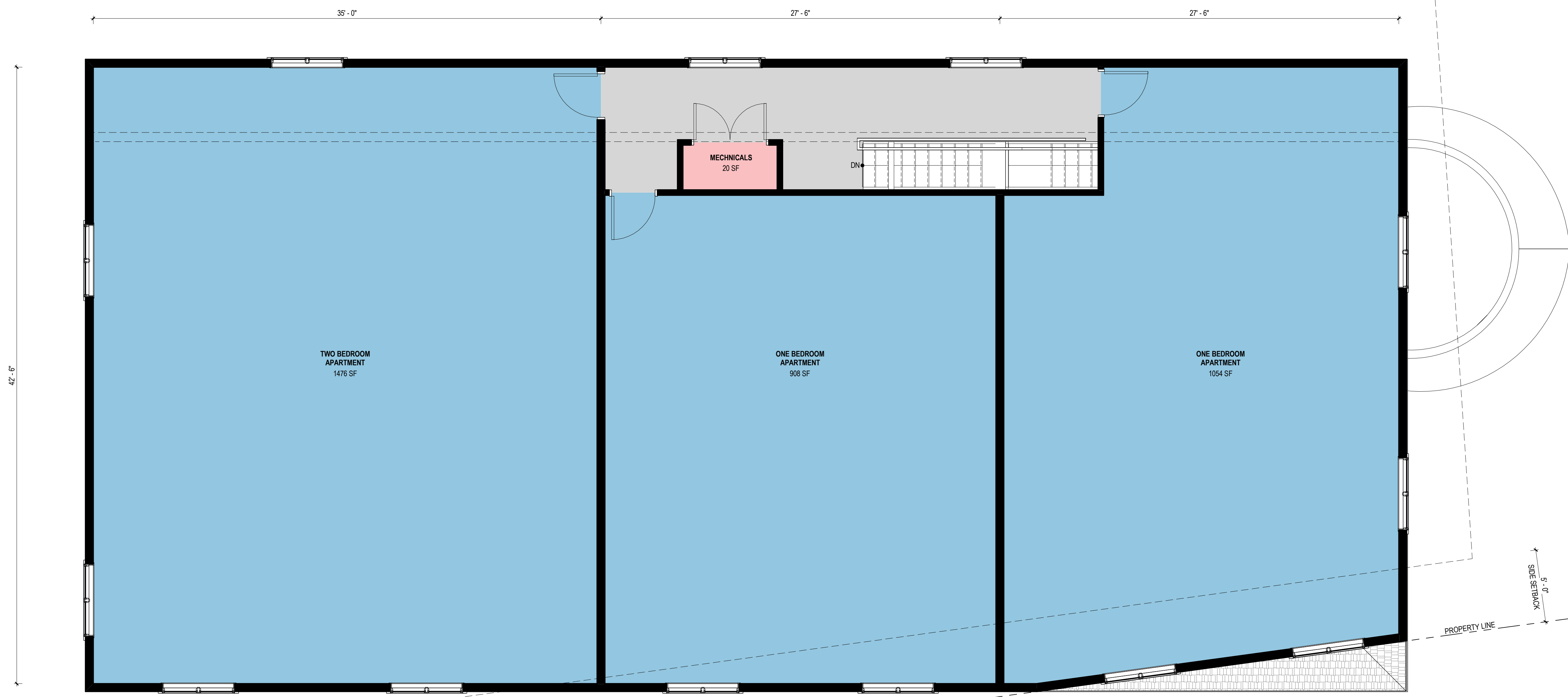
No.	Date	Issue

Sheet Title

2ND FLOOR PLAN

Sheet Number

A202



Legend:

- APARTMENT
- CIRCULATION
- SUPPORT

1 2ND FLOOR
1/4" = 1'-0"

**ADDITION TO
EXISTING
STRUCTURE**

BERNARD CALABRO
3106 ALBANY POST ROAD
BUCHANAN, NY 10511



C: 646.739.4916
E: MANDRAWORKSHOP@GMAIL.COM
W: MANDRAWORKSHOP.COM
ADDRESS: 1000 N DIVISION ST, UNIT 17D, PEEKSKILL, NY 10566

SD OPTION 3

KEY PLAN

NOTE: ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF MANDRA WORKSHOP PLLC. AND WERE CREATED FOR USE ON THIS PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MANDRA WORKSHOP PLLC.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL ACTUAL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

ALTERATIONS BY ANY PERSON IN ANY WAY OF ANY ITEM CONTAINED ON THIS DOCUMENT UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED ARCHITECT WHOSE PROFESSIONAL SEAL IS AFFIXED HERETO, IS A VIOLATION OF TITLE VII SECT. 69.5 (b) OF NEW YORK STATE LAW. COPYRIGHT MANDRA WORKSHOP PLLC. ALL RIGHTS RESERVED.

Professional Seal

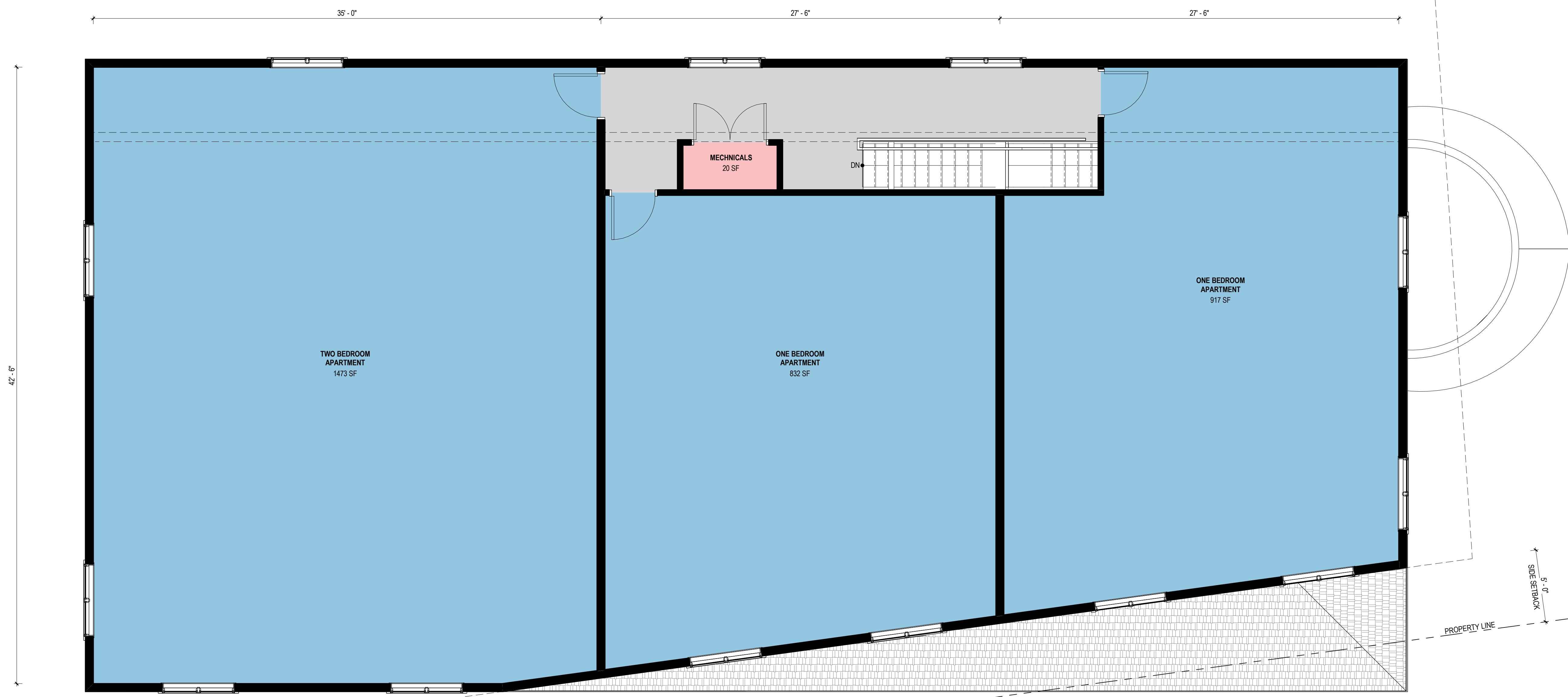
No.	Date	Issue

Sheet Title

2ND FLOOR PLAN

Sheet Number

A202



Legend:

- APARTMENT
- CIRCULATION
- SUPPORT

1 2ND FLOOR
1/4" = 1'-0"