



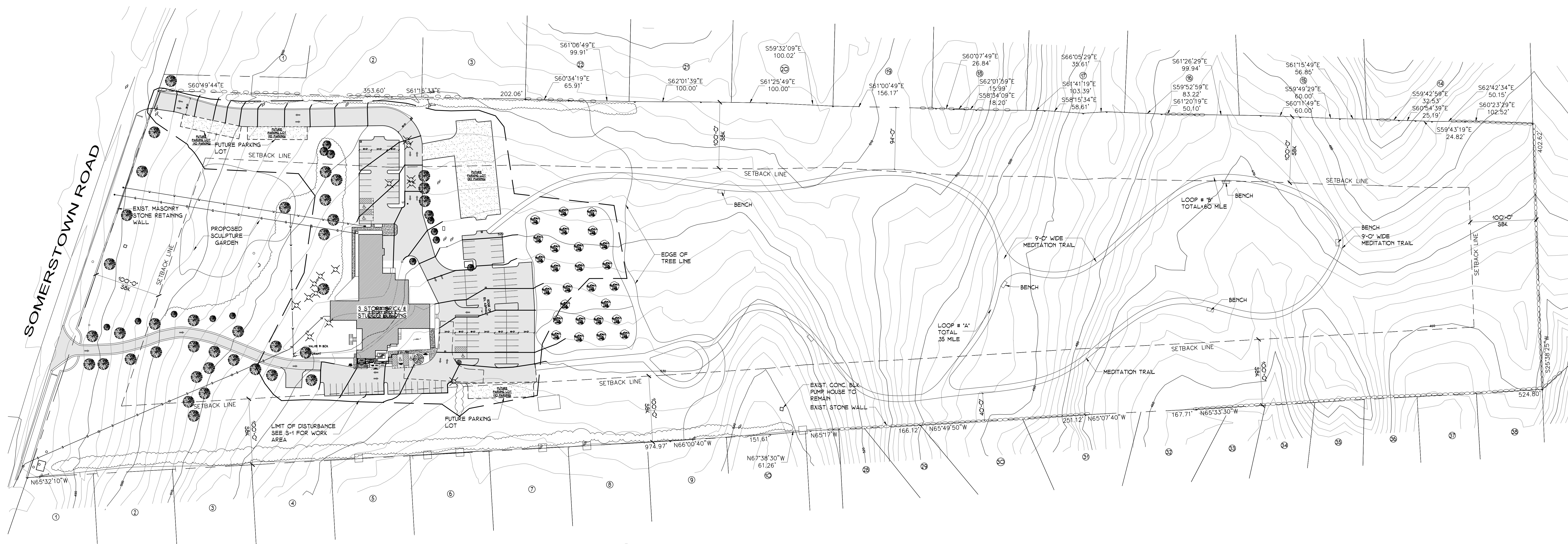
NEW ARTS CENTER

BETHANY ARTS COMMUNITY

40 SOMERSTOWN ROAD
OSSINING, NEW YORK 10562

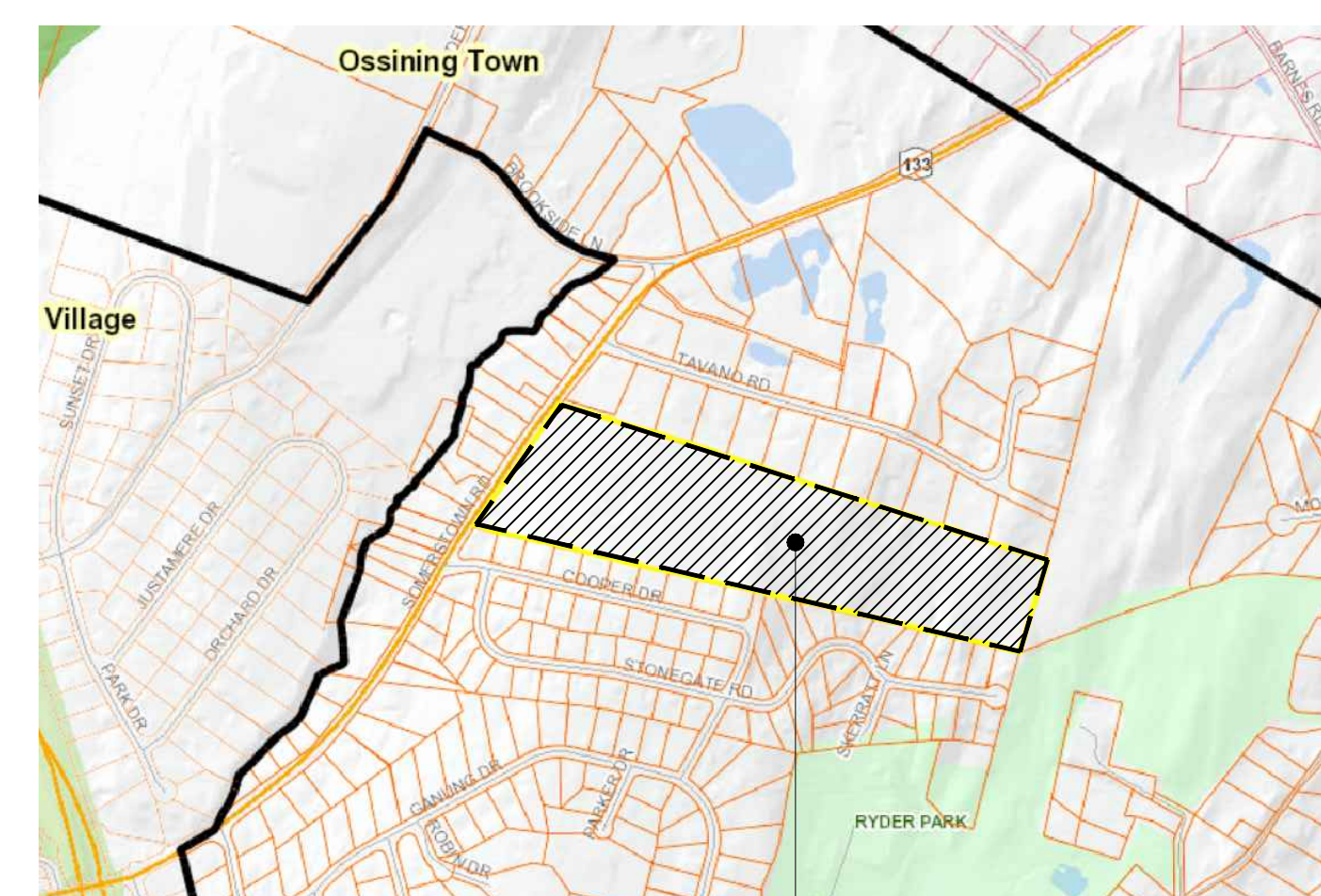


SITE PLAN



PROPOSED PARTIAL SITE PLAN
SITE INFORMATION IS BASED ON A SURVEY PREPARED BY INSITE ENGINEERING, SURVEYING LANDSCAPE ARCHITECTURE, P.C. DATED JULY 29, 2016 FOR BETHANY ARTS COMMUNITY INC.
1" = 60'-0"

AERIAL MAP



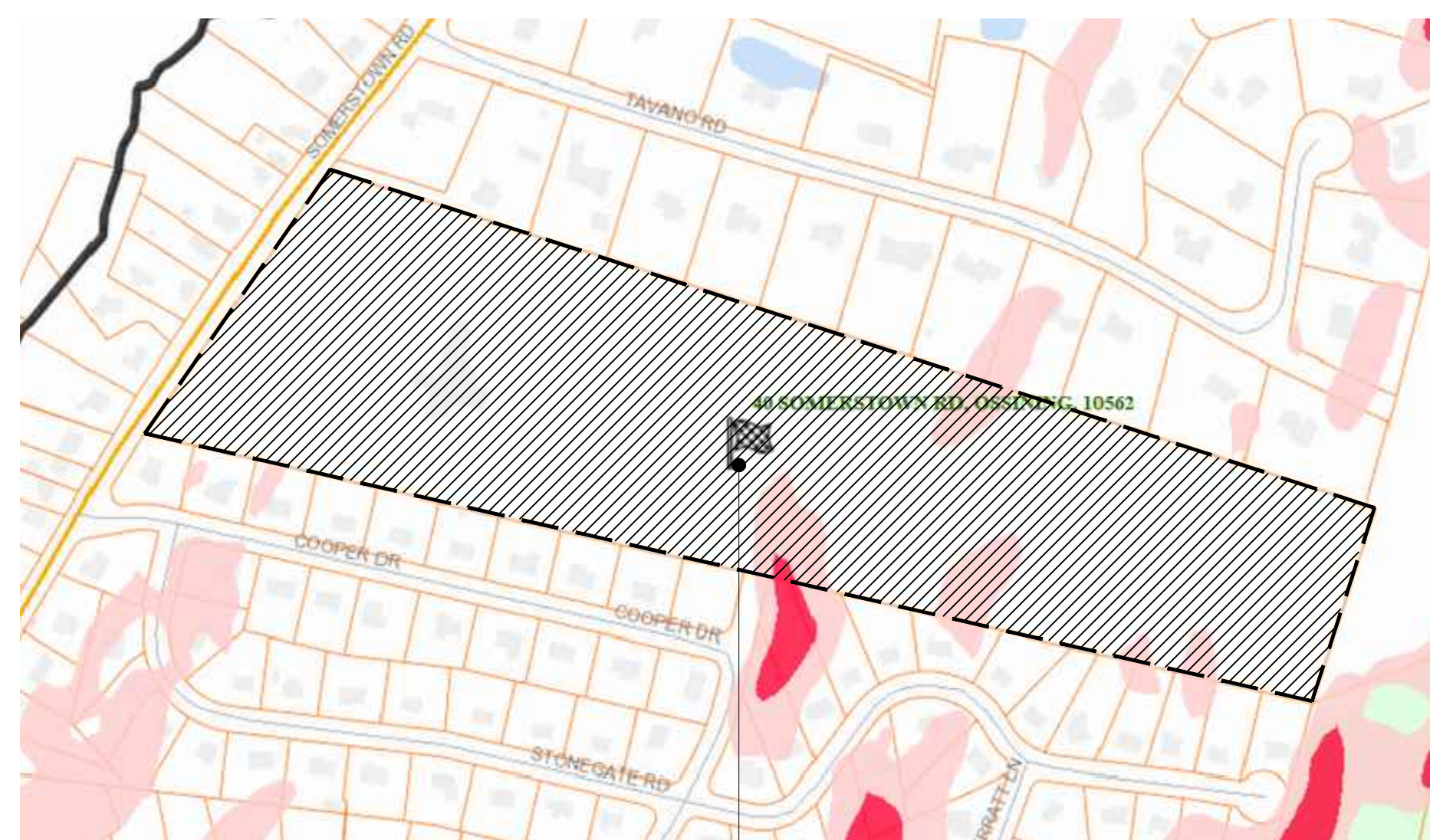
40 SOMERSTOWN ROAD

TAX MAP



40 SOMERSTOWN ROAD

STEEP SLOPE MAP



40 SOMERSTOWN ROAD

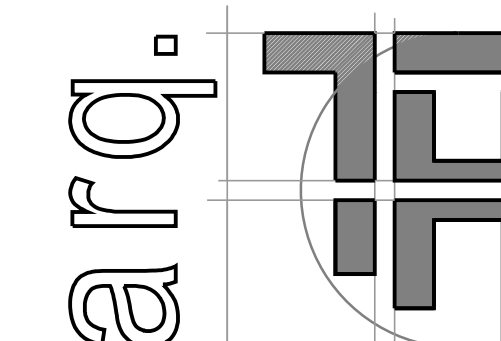
ZONING DATA

ZONING DATA				
TAX MAP DESIGNATION:		SECT. 90.10	BLOCK 3	LOT 27
ZONING DISTRICT:		ONE-FAMILY RESIDENCE DISTRICT		
		MINIMUM REQUIREMENTS	EXISTING	PROPOSED
LOT AREA	ACRES	2	24.7	NO CHANGE
WIDTH	FT.	N/A	180'	NO CHANGE
MIN. FRONT YARD	FT.	100'	36'	NO CHANGE
ONE SIDE YARD	FT.	100'	149'	NO CHANGE
BOTH SIDE YARDS	FT.	200'	358'	NO CHANGE
REAR YARD	FT.	100'	1678'	NO CHANGE
IMPERVIOUS	SQ. FT.	---	57,351	97,373
BUILDING HEIGHT	STY./FT.	2.5/35'	3/43.25'	NO CHANGE
BUILDING COVERAGE	%	20	1.84	NO CHANGE

*** SEE DRAWING, SK-1 FOR PARKING CALCULATIONS

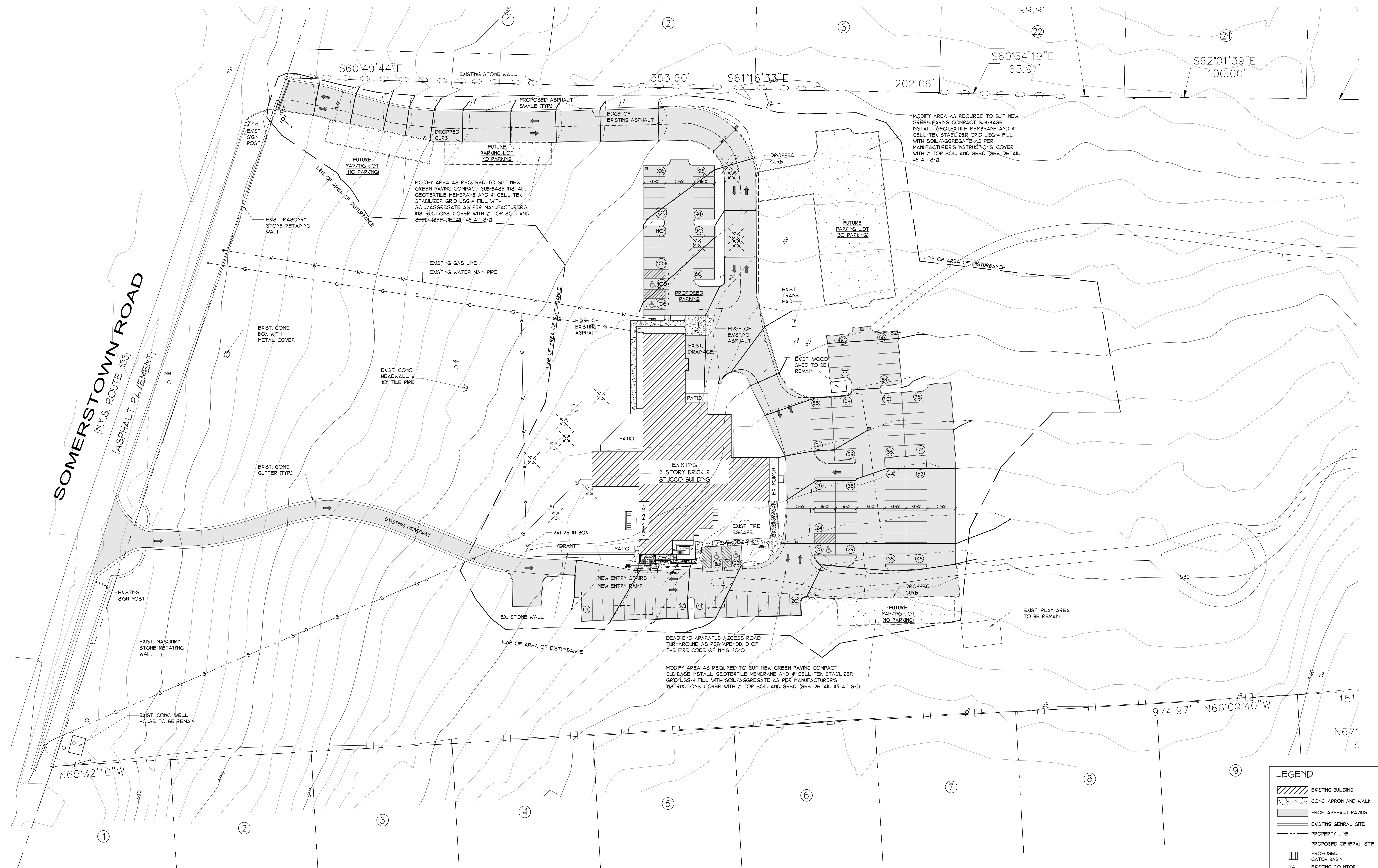
DRAWING LIST

- DRAWING LIST:
- T-1 TITLE SHEET, MAPS & ZONING DATA
 - S-1 PROPOSED PARTIAL SITE PLAN
 - S-2 PROPOSED SITE PLAN & DETAILS
 - S-3 PROPOSED DRAINAGE SITE PLAN
 - S-4 PARTIAL SITE PLAN AT NEW ENTRY WORK & DETAILS
 - S-5 PROPOSED LANDSCAPING PLAN
 - SK-1 PROPOSED FLOOR PLANS AND PARKING TABULATION
 - SK-2 PROPOSED FIRST FLOOR PLAN



ARQ HT, LLC.
DESIGN & CONSTRUCTION MANAGEMENT CONSULTANTS
100 EXECUTIVE BLVD, SUITE 305
OSSINING, NY 10562
(914) 944-3377 FAX (914) 944-6242

TITLE SHEET, MAPS & ZONING DATA		SCALE AS SHOWN	
JOB NO. 16004		DRAWING T-1	
BETHANY ARTS COMMUNITY 40 SOMERSTOWN ROAD OSSINING, NEW YORK 10562			



PROPOSED PARTIAL SITE PLAN
1" = 30'-0"

LEGEND	
	EXISTING BUILDING
	CONC. APRON AND WALK
	PROP. ASPHALT PAVING
	EXISTING GENERAL SITE
	PROPERTY LINE
	PROPOSED GENERAL SITE
	PROPOSED CATCH BASIN
	EXISTING COUNTER
	NEW COUNTER
	EXISTING WIRE FENCE
	PROP. ALUM. FENCE
	EXISTING SPOT ELEVATION
	W — WATER SERVICE
	G — GAS SERVICE
	S — SEWER SERVICE

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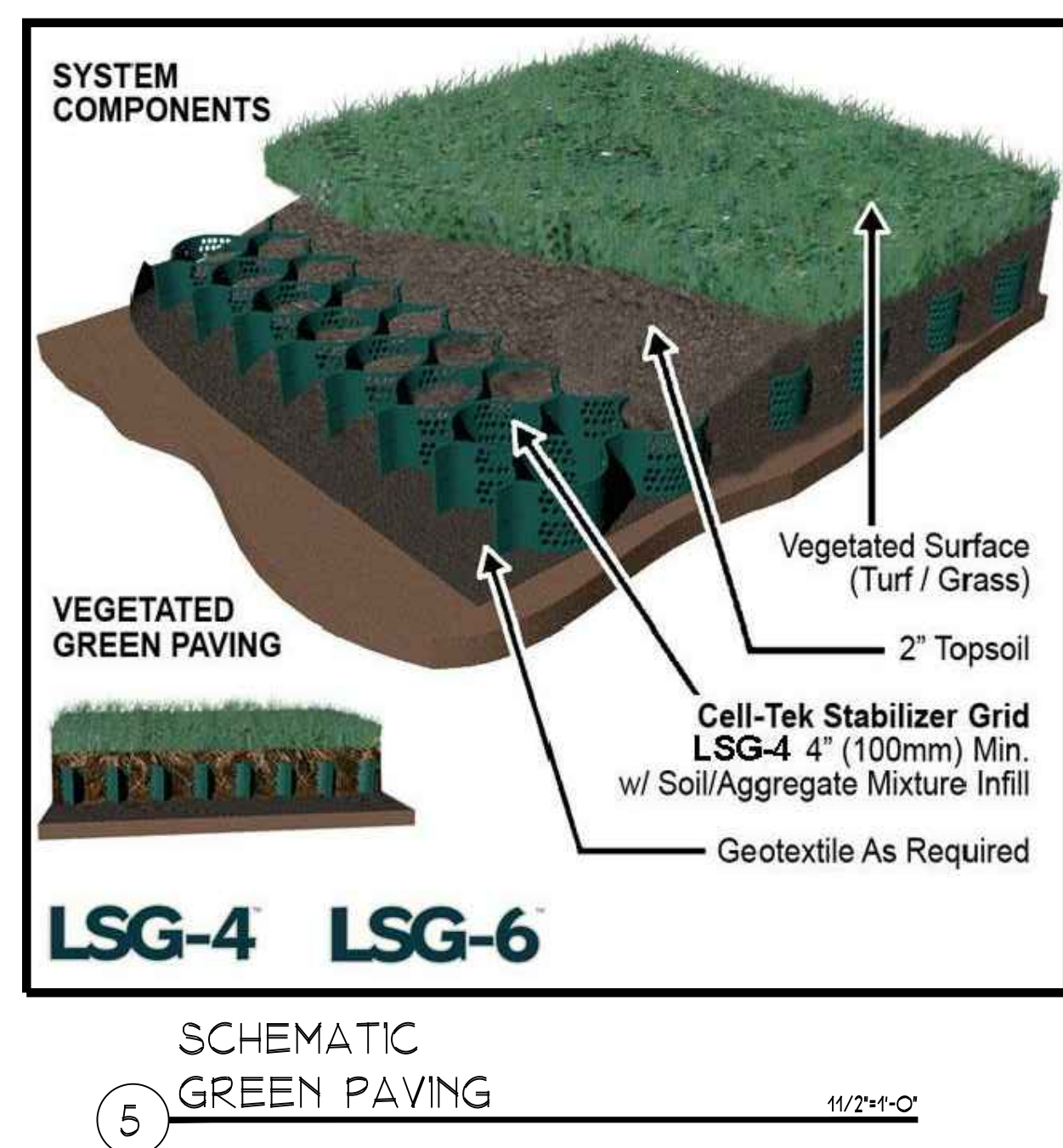
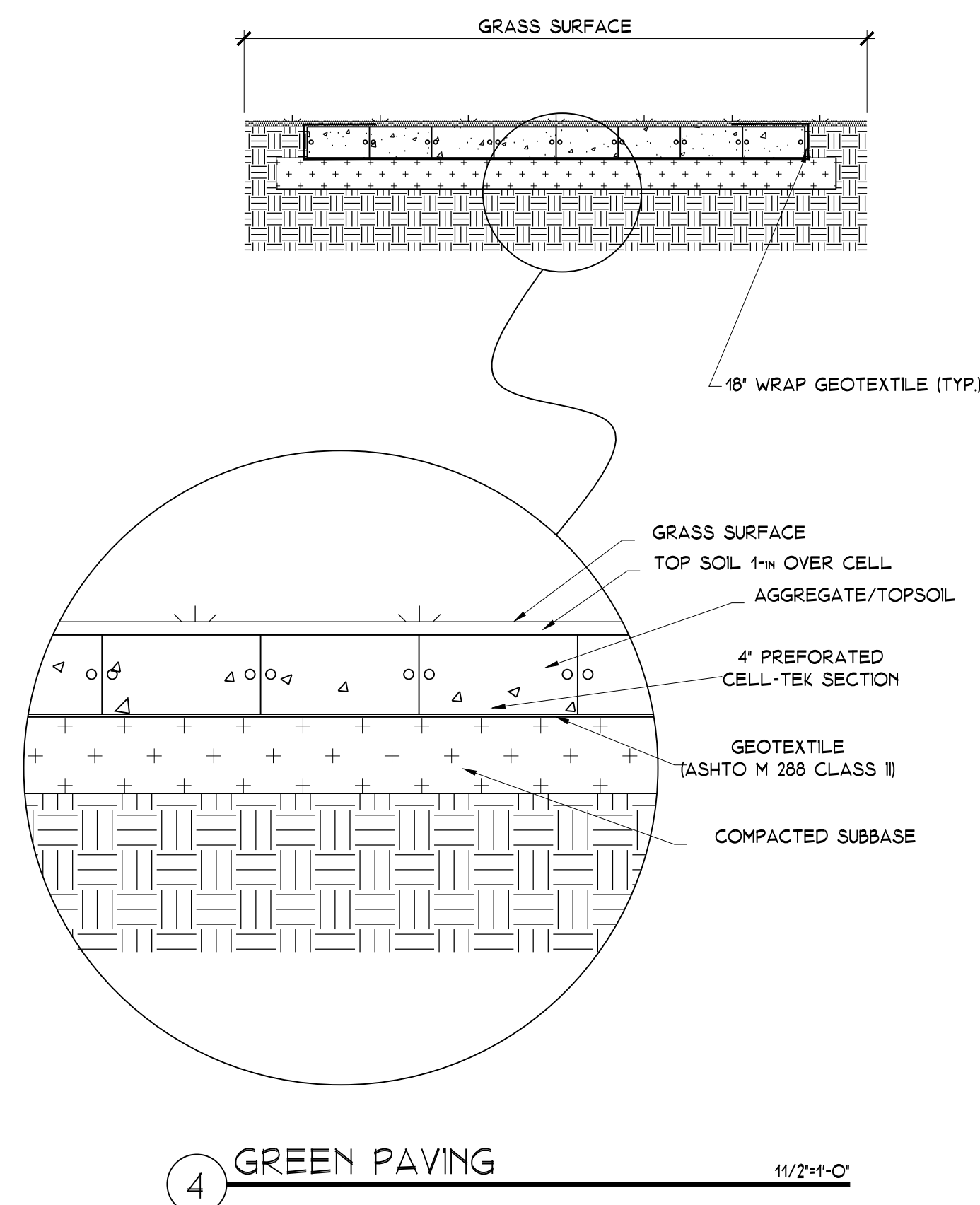
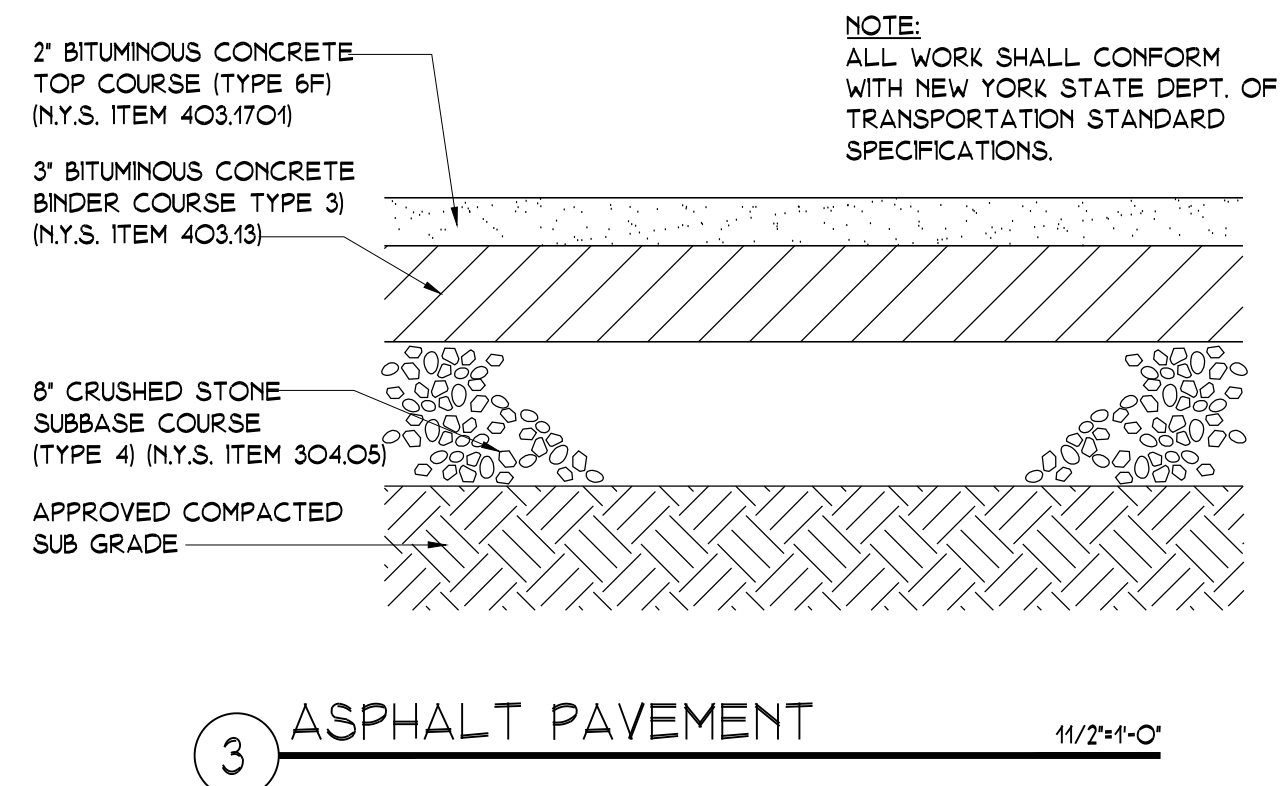
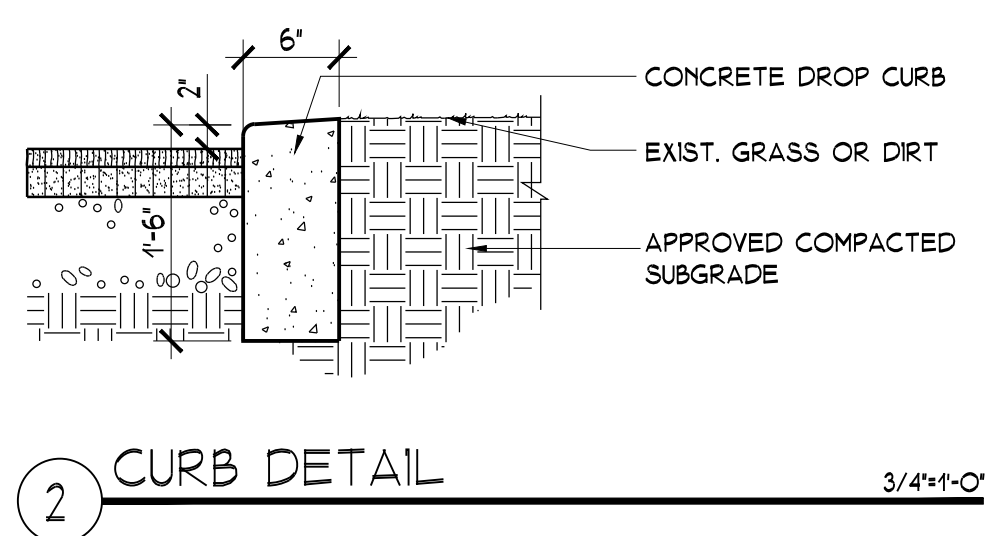
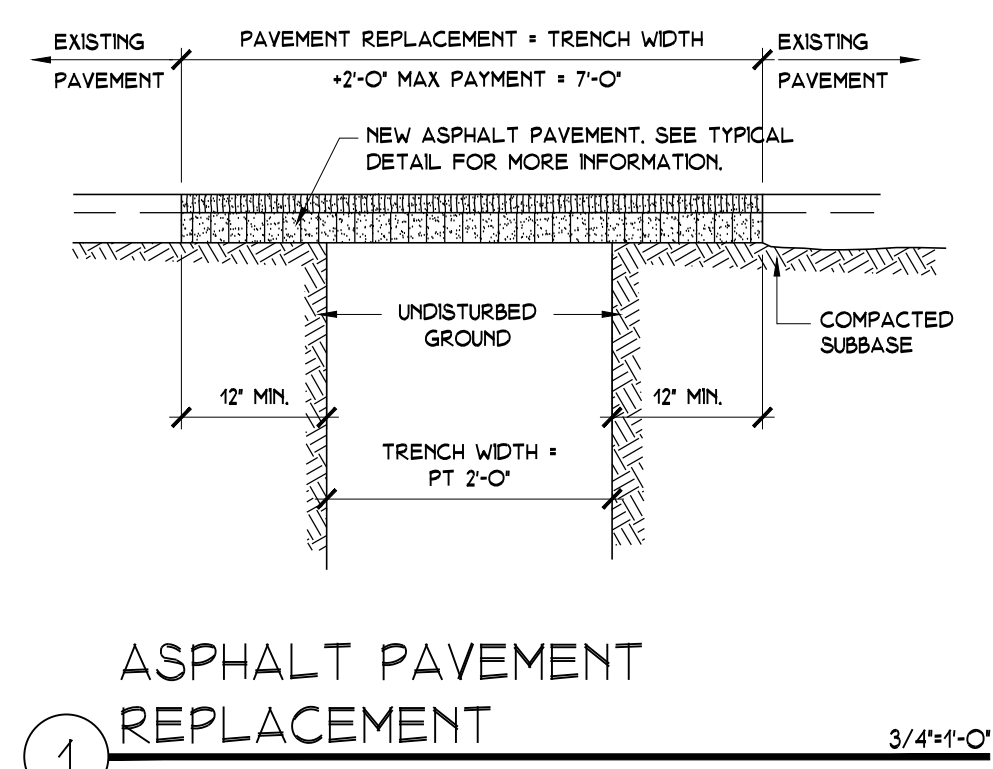
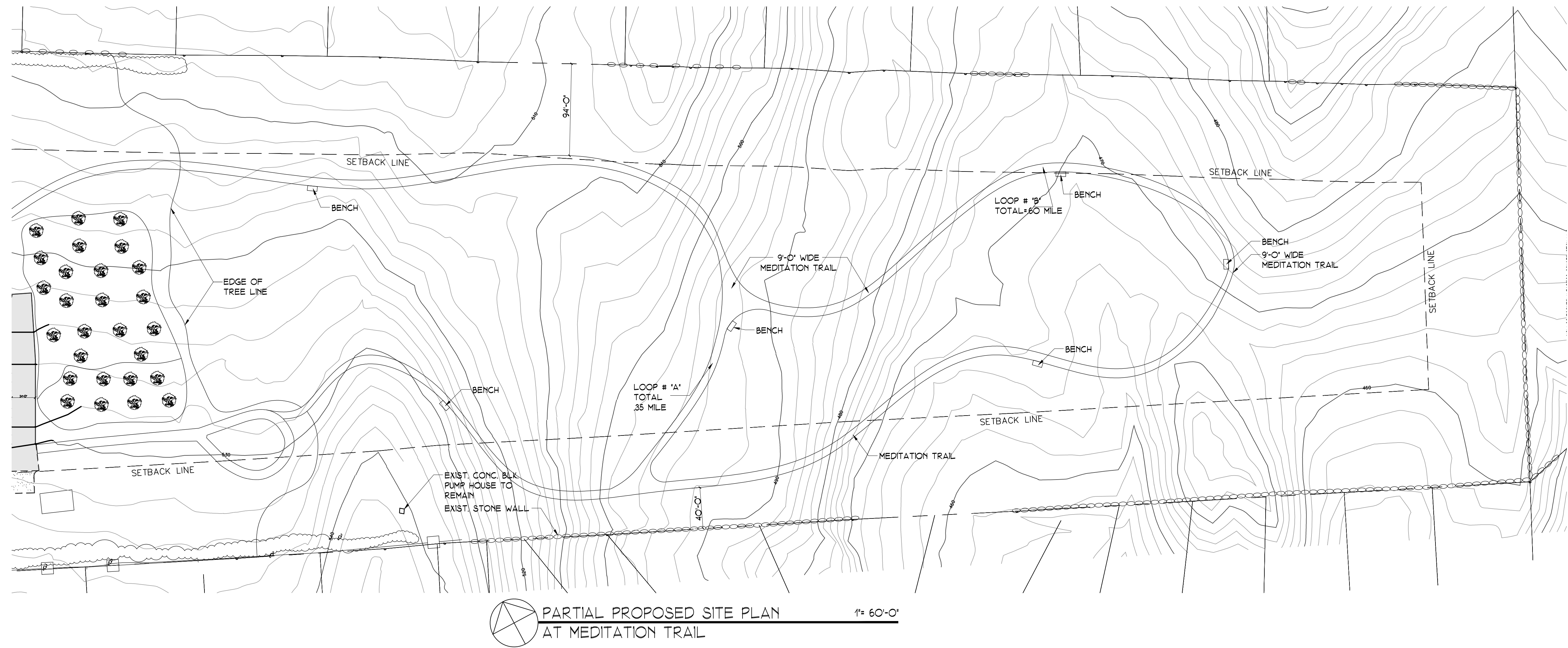
DATE
MARCH 3, 2016

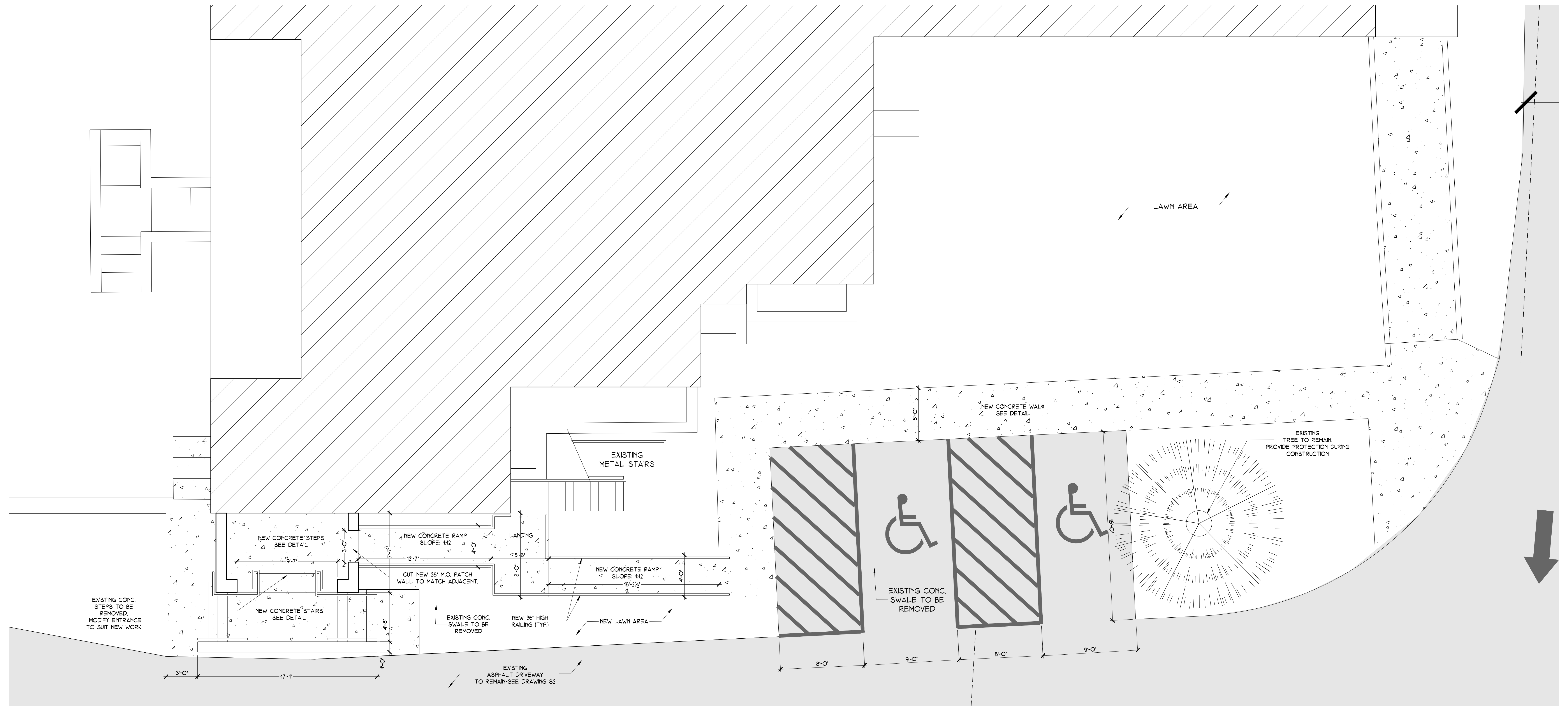
PROJECT TITLE
PROPOSED PARTIAL SITE PLAN

CLIENT
BETHANY ARTS COMMUNITY
40 SOMERSTOWN ROAD
OSSING, NEW YORK 10562

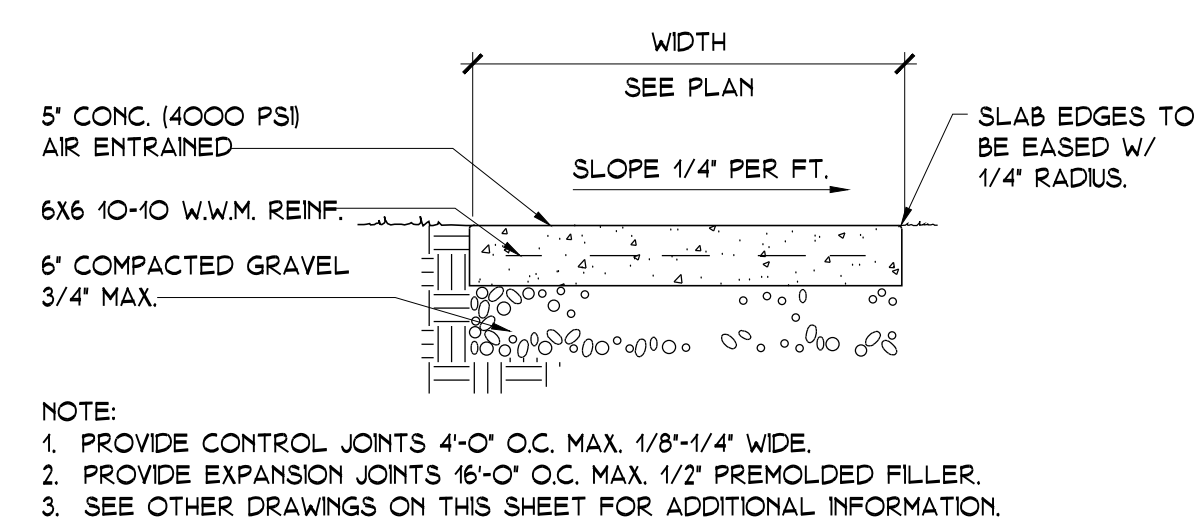
SCALE
AS SHOWN

REVISIONS
DATE
BY
16004
S-1

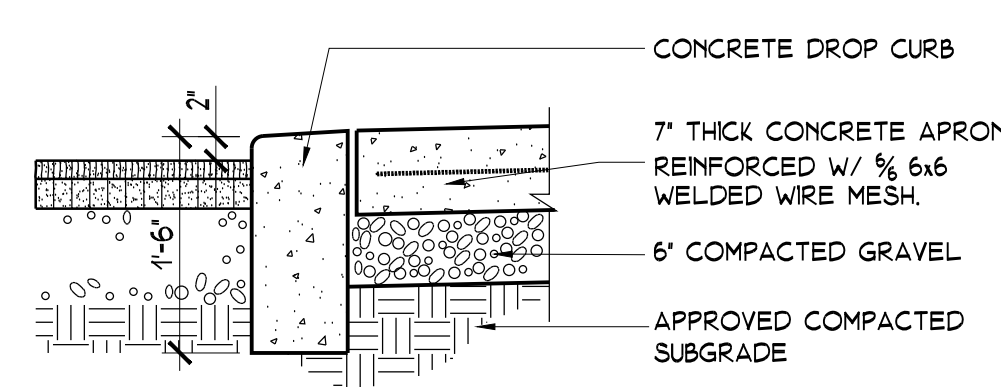




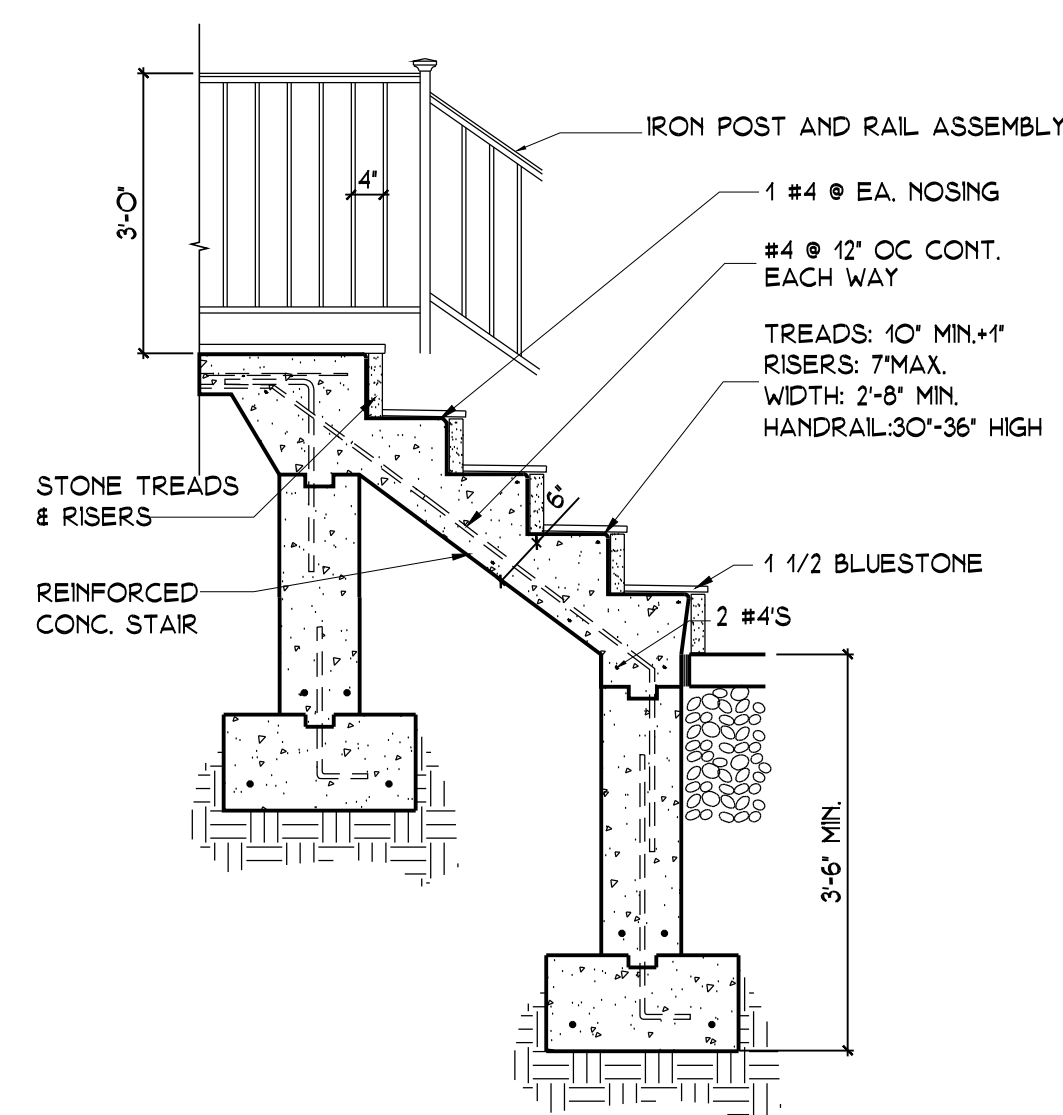
PARTIAL SITE PLAN
AT NEW ENTRY WORK
1/4"=1'-0"



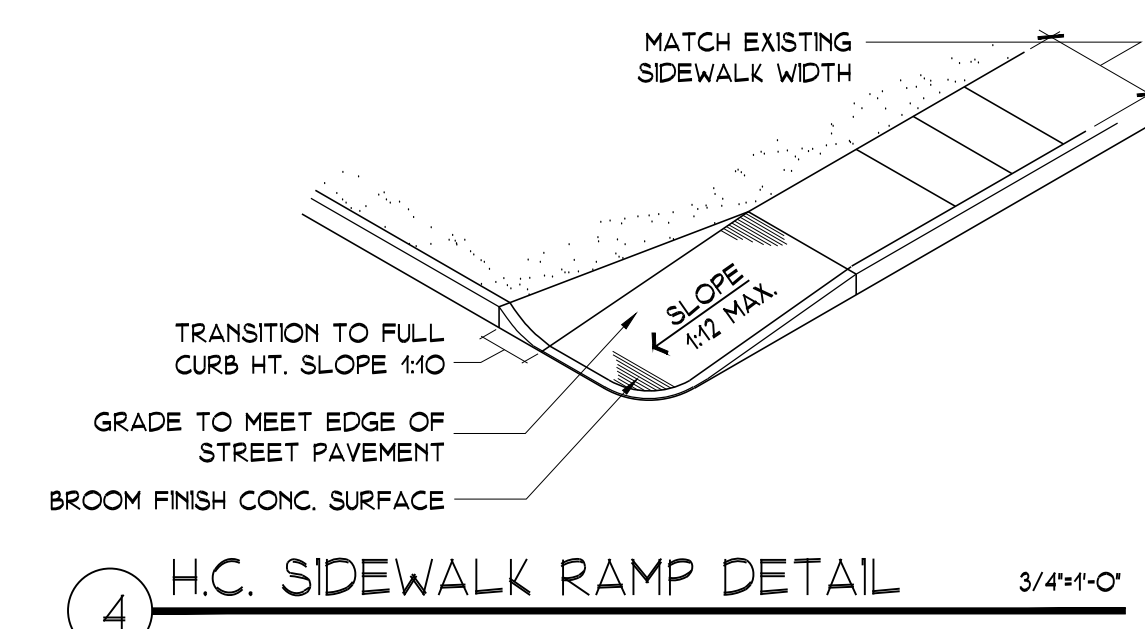
1 CONCRETE WALK DETAIL
3/4"=1'-0"



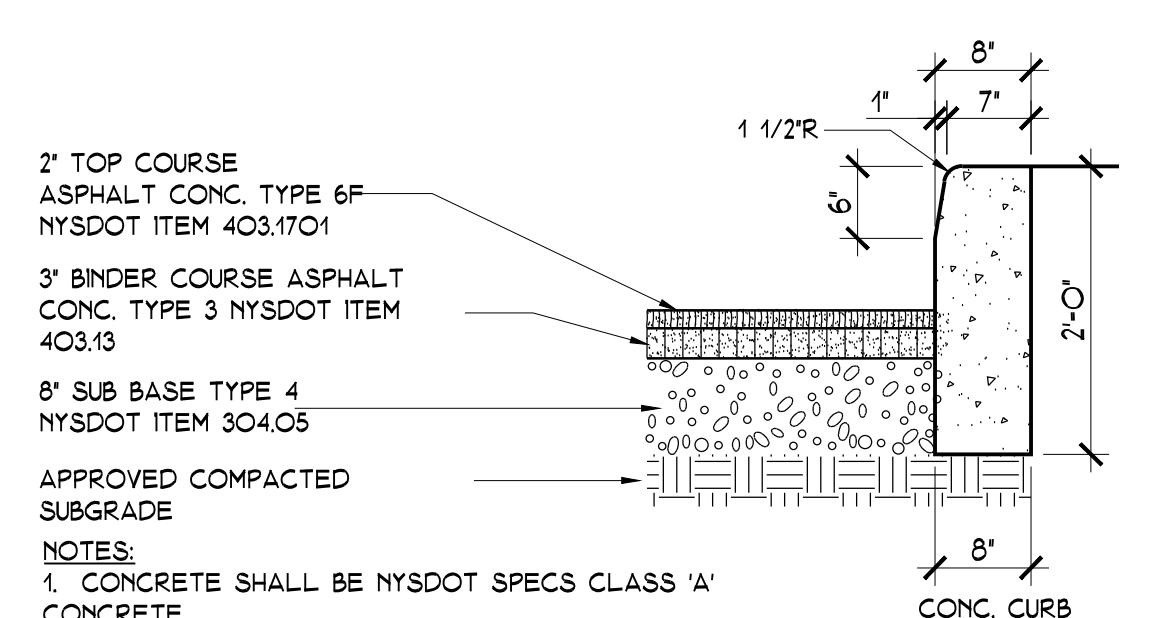
2 DROPPED CURB DETAIL
3/4"=1'-0"



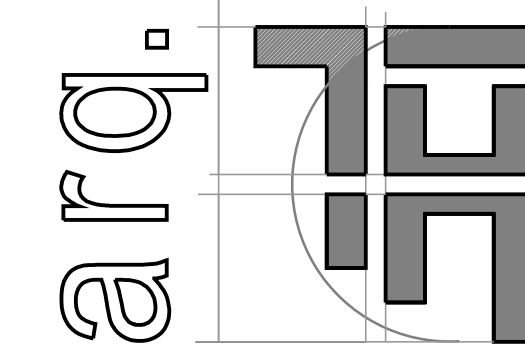
3 NEW STAIR DETAIL
1/2"=1'-0"



4 H.C. SIDEWALK RAMP DETAIL
3/4"=1'-0"



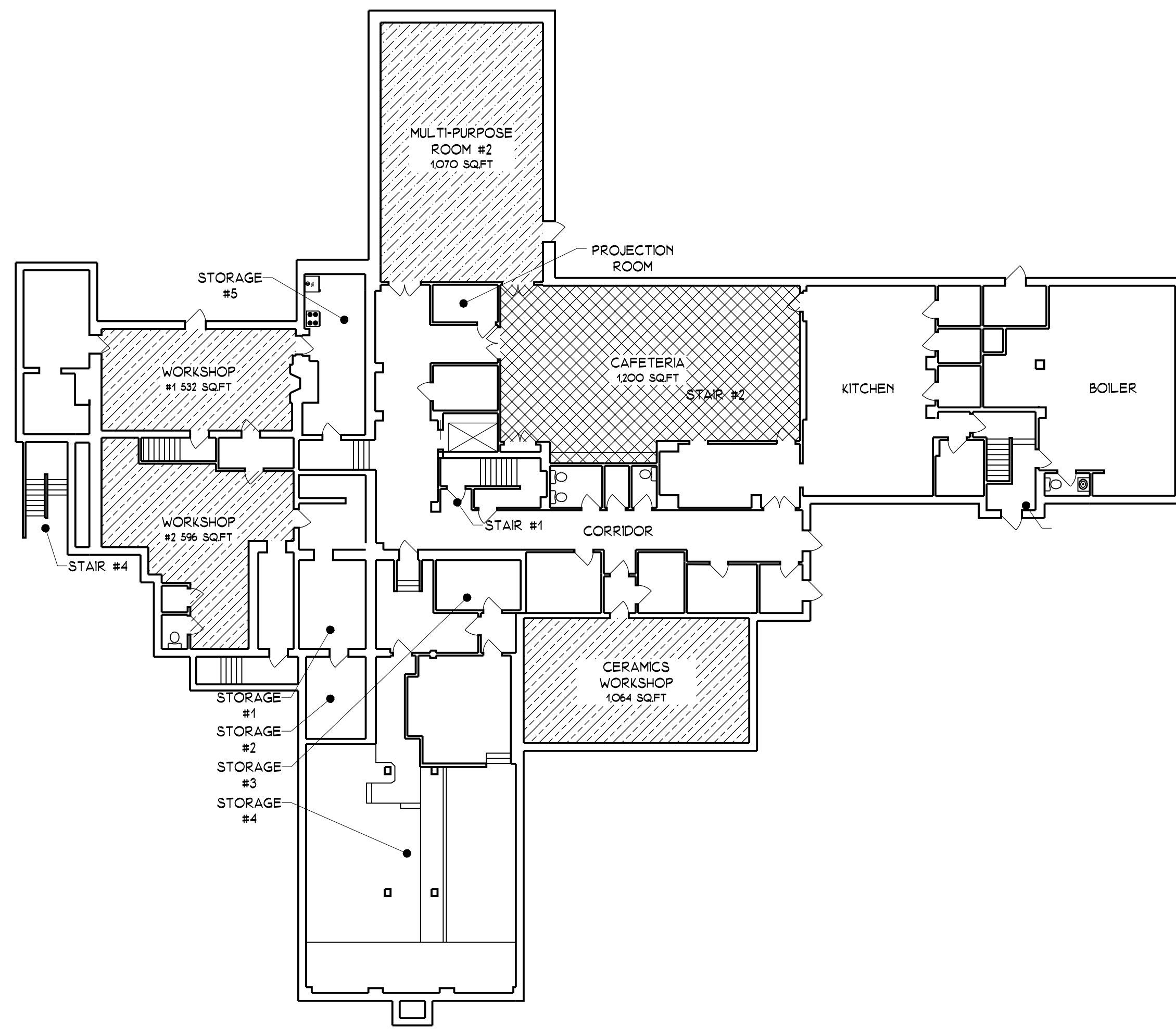
5 ASPHALT PAVEMENT &
CONC. CURB DETAIL
3/4"=1'-0"



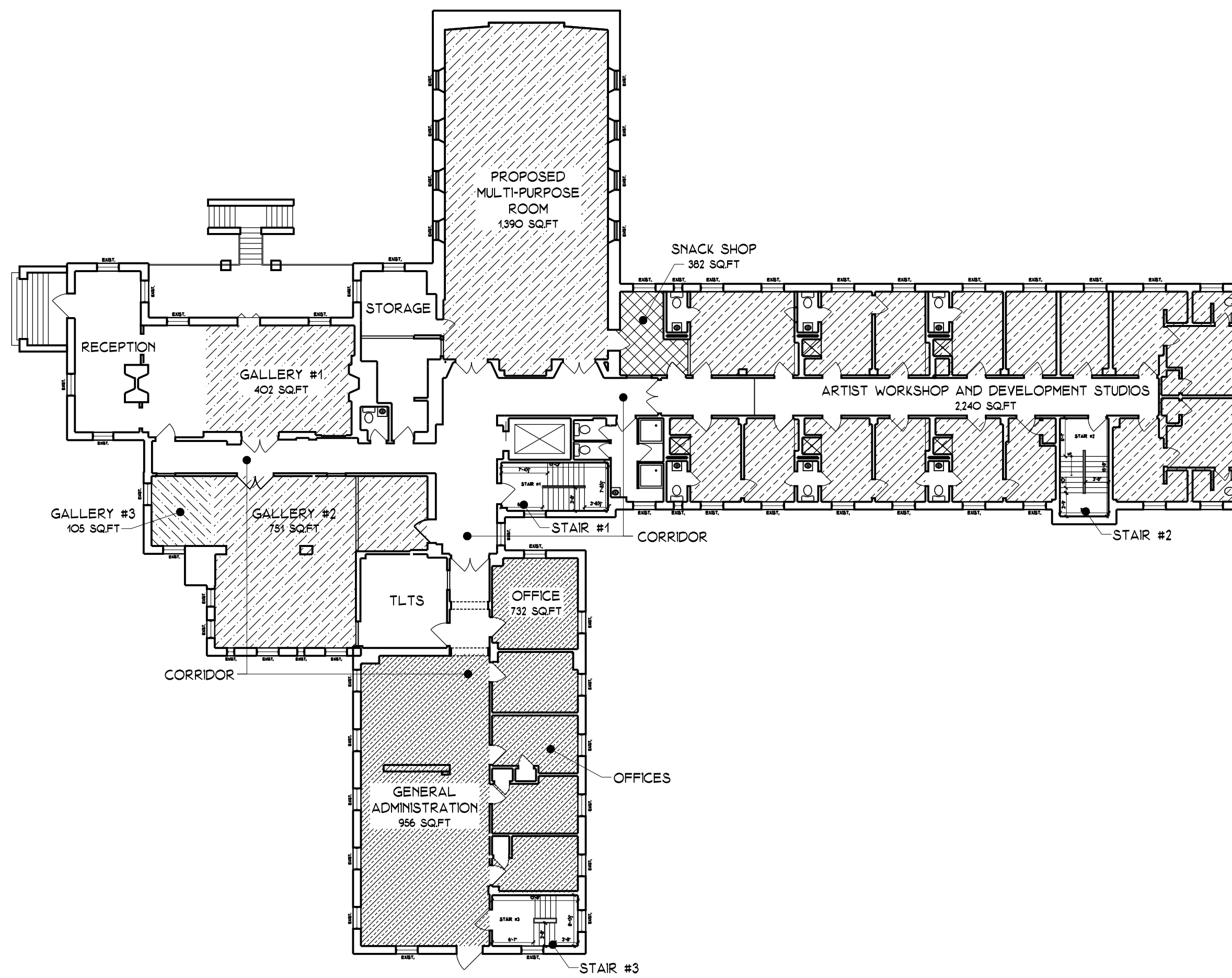
ARQ HT, LLC.
DESIGN & CONSTRUCTION MANAGEMENT CONSULTANTS
100 EXECUTIVE BLVD. SUITE 300
OSSING, NY 10562
TEL: 914 944-2377 FAX: 914 944-2378
DATE: MARCH 3, 2016

PROJECT: PARTIAL SITE PLAN AT NEW ENTRY
WORK & DETAILS
CLIENT: NEW ARTS CENTER
BETHANY ARTS COMMUNITY
40 SOMERSTOWN ROAD
OSSING, NEW YORK 10562

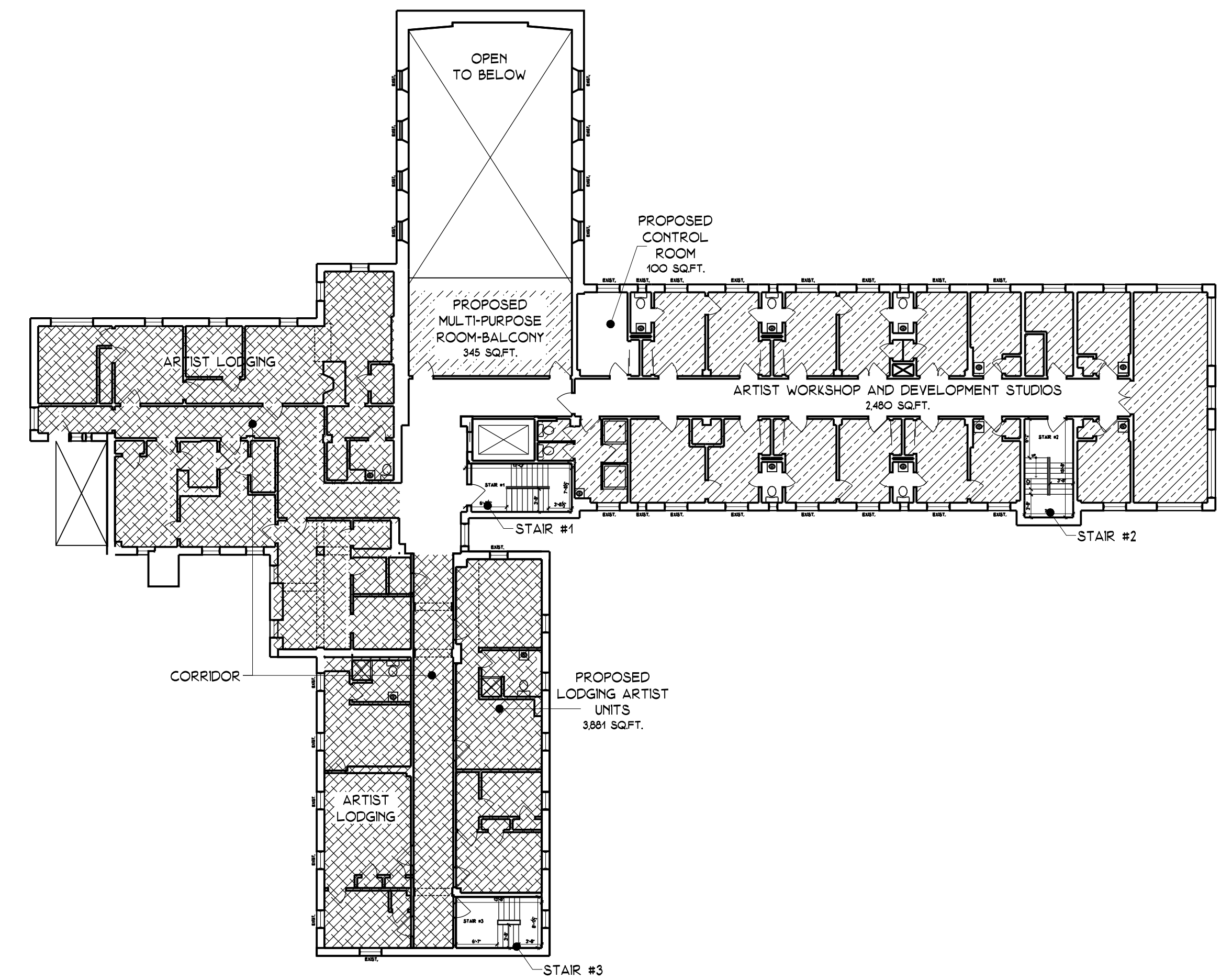
SCALE: AS SHOWN
REVISION: 16004
SHEET: S-4



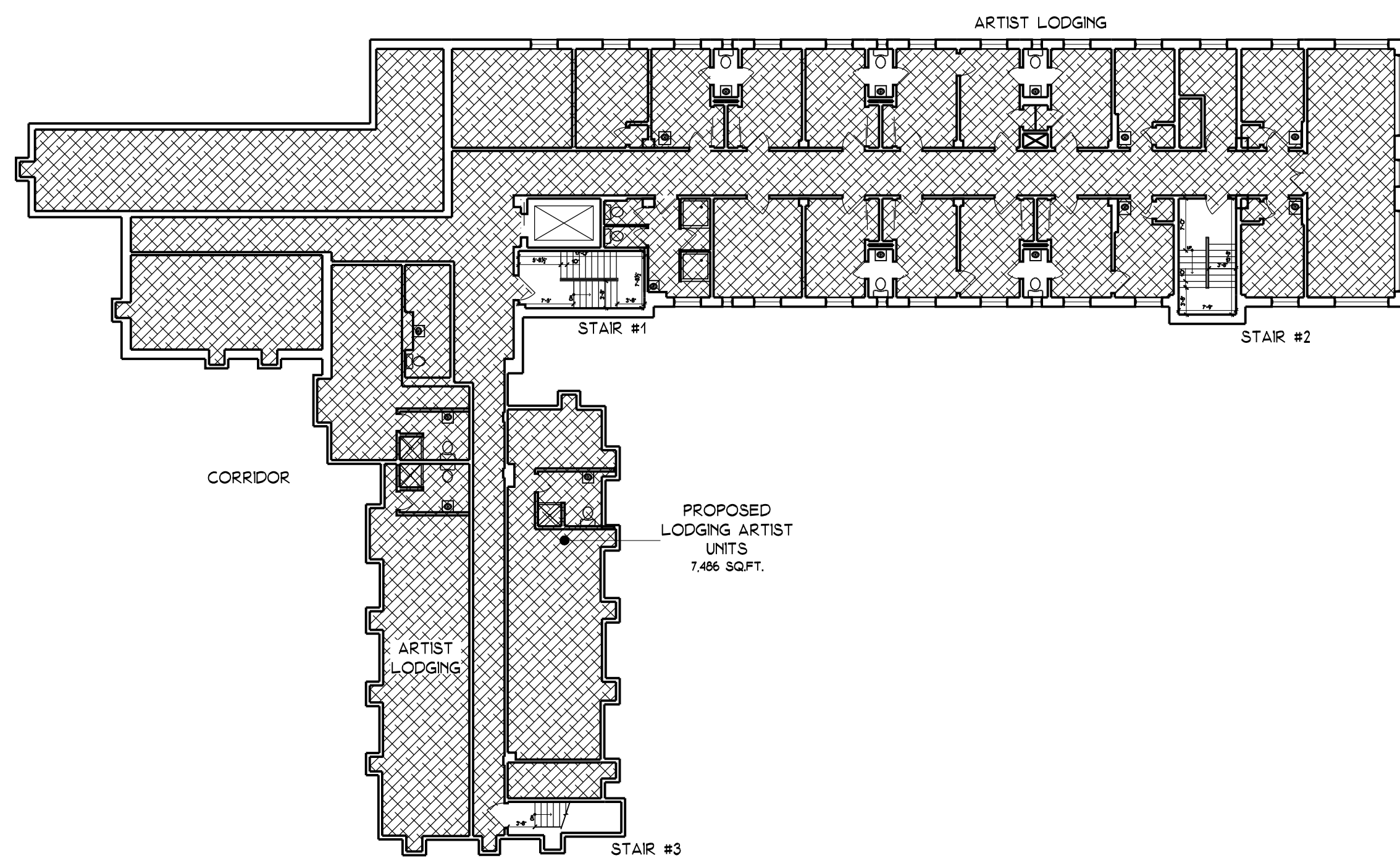
PROPOSED GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



PROPOSED THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

PARKING REQUIREMENT BY TABULATIONS (TOWN OF OSSING CODE #200-29)		
LODGING ARTISANS-UNITS		
(1 PARKING PER UNIT)		
SECOND FLOOR - 5 APARTMENTS	5	
THIRD FLOOR - 3 APARTMENTS	3	
17 STUDIOS	17	
SUB-TOTAL	25	
ASSEMBLY SPACES		
(1 PARKING PER EACH 50 SQFT)		
MULTI-PURPOSE ROOM #1 (FIRST LEVEL)	1390	
MULTI-PURPOSE ROOM #2 (GROUND FLOOR)	1070	
MULTI-PURPOSE ROOM #2 (BALCONY)	345	
GALLERY #1	402	
GALLERY #2	751	
GALLERY #3	105	
SUB-TOTAL	4,062/50	81
CAFETERIA		
(1 PARKING PER EACH 35 SQFT)		
CAFETERIA (GRND LEVEL)	1,200	
PROPOSED KITCHENETTE	362	
SUB-TOTAL	1,562/35	44.5
OFFICE		
(1 PER EACH 300 SQFT)		
FIRST FLOOR OFFICE #1	722	
FIRST FLOOR OFFICE #2	956	
SUB-TOTAL	1,678/300	5.5
WORKSHOP / RESEARCH DEVELOPMENT		
(1 PER EACH 400 SQFT)		
GROUND LEVEL OFFICE #1	522	
GROUND LEVEL OFFICE #2	596	
GRND LEVEL INDUSTRIAL WORKSHOP	1,064	
FIRST FLOOR (WORKSHOP STUDIOS)	2,240	
SECOND FLOOR (WORKSHOP STUDIOS)	2,480	
SUB-TOTAL	6,912/400	17
(TOWN OF OSSING #200-29 (A)(7) AND #200-29 (A)(10))		
TOTAL	173	
(TOWN OF OSSING #200-29 (A)(7) AND #200-29 (A)(10))	48.5	
TOTAL	125	

PROPOSED 106 PARKING SPACES +60 FUTURE SPACES

ITE Parking Generation Rates - 4th Edition

INSTITUTE OF TRANSPORTATION ENGINEERS (ITE)

Description/ITE Code	Units	ITE Vehicle Parking Generation Rate		Expected Units	Total Stalls Occupied in Peak Period	
		Average Weekday	85th Percentile Weekday		Average Weekday	85th Percentile Weekday
Low/Mid-Rise Apartment, Suburban 221	Dwelling	1.23	1.94	25	30.75	48.5
Live Theater, 441	Seats	0.25	0.32	100	25	32
Recreational Community Center, Suburban 495	KSF	3.2	5.03	2.8	8.96	14.084
Museum 580	KSF	0.98	1.23	1.25	1.225	1.5375
Office Building, Suburban 701	KSF	2.84	3.45	2	5.68	6.9

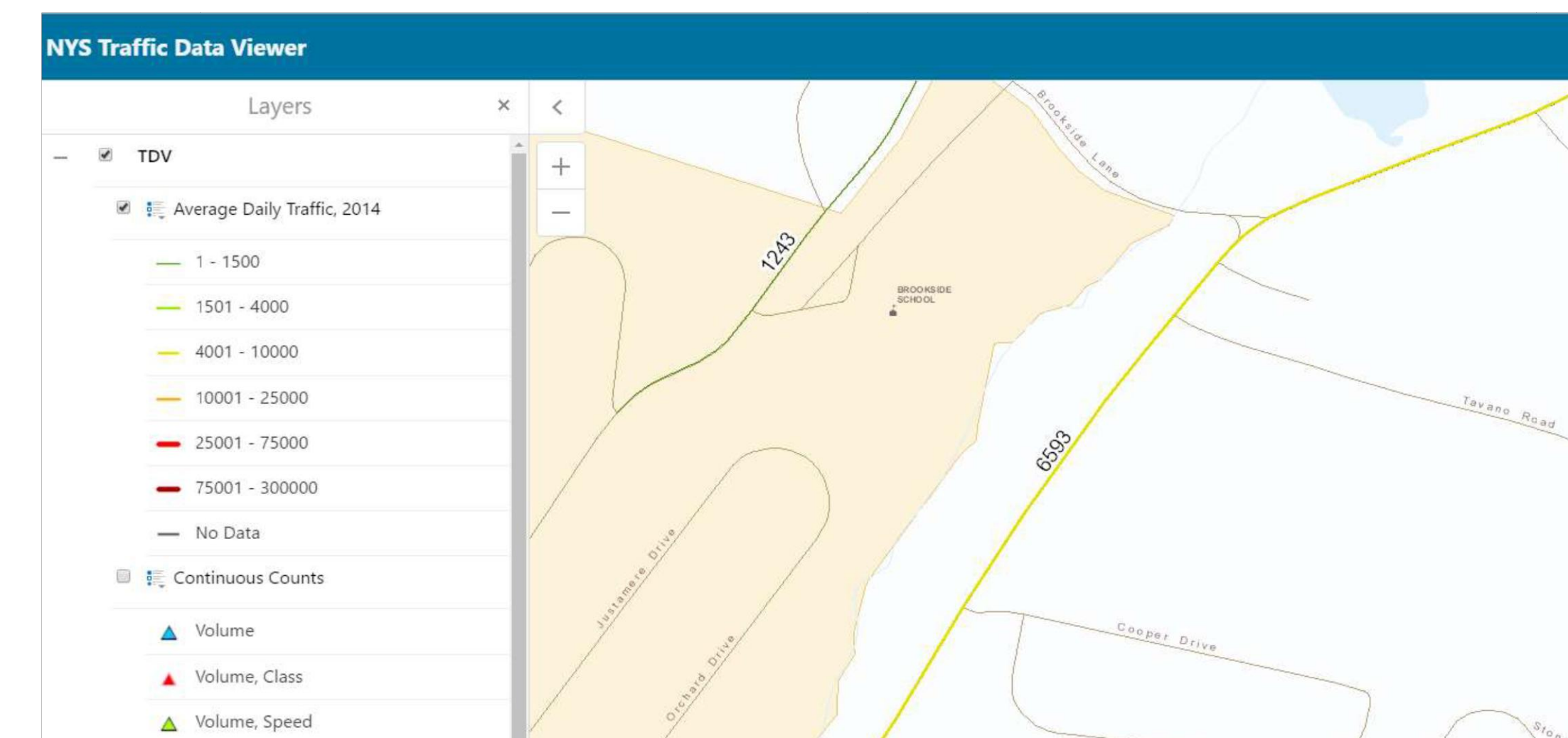
ITE Parking Generation Rates - 4th Edition TOTAL 72 103

ITE COMMON TRIPS Generation Manual - 9th Edition

INSTITUTE OF TRANSPORTATION ENGINEERS (ITE)

Description/ITE Code	Units	ITE Vehicle Parking Generation Rate		Expected Units	Total Stalls Occupied in Peak Period	
		TRIPS PER UNIT PM PEAK HOUR			TOTAL TRIPS PM PEAK HOUR	
Low/Mid-Rise Apartment, Suburban 221	Dwelling	0.58		25	14.5	
Live Theater, Rural 441	Seats	0.02		100	2	
Recreational Community Center, Suburban 495	KSF	1.45		2.8	4.06	
Museum 580	KSF	0.18		1.25	0.225	
Office Building, Suburban 701	KSF	1.49		2	2.98	

ITE COMMON TRIPS Generation Manual- 9th Edition TOTAL TRIPS GENERATED 23.76



AVERAGE DAILY TRAFFIC AT SOMERSTOWN ROAD PER NYS DOT TRAFFIC TABULATOR IS 6,593 Trips . 23.76 Increase represent an 0.004 % increase.

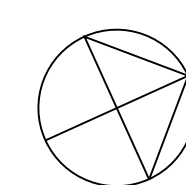
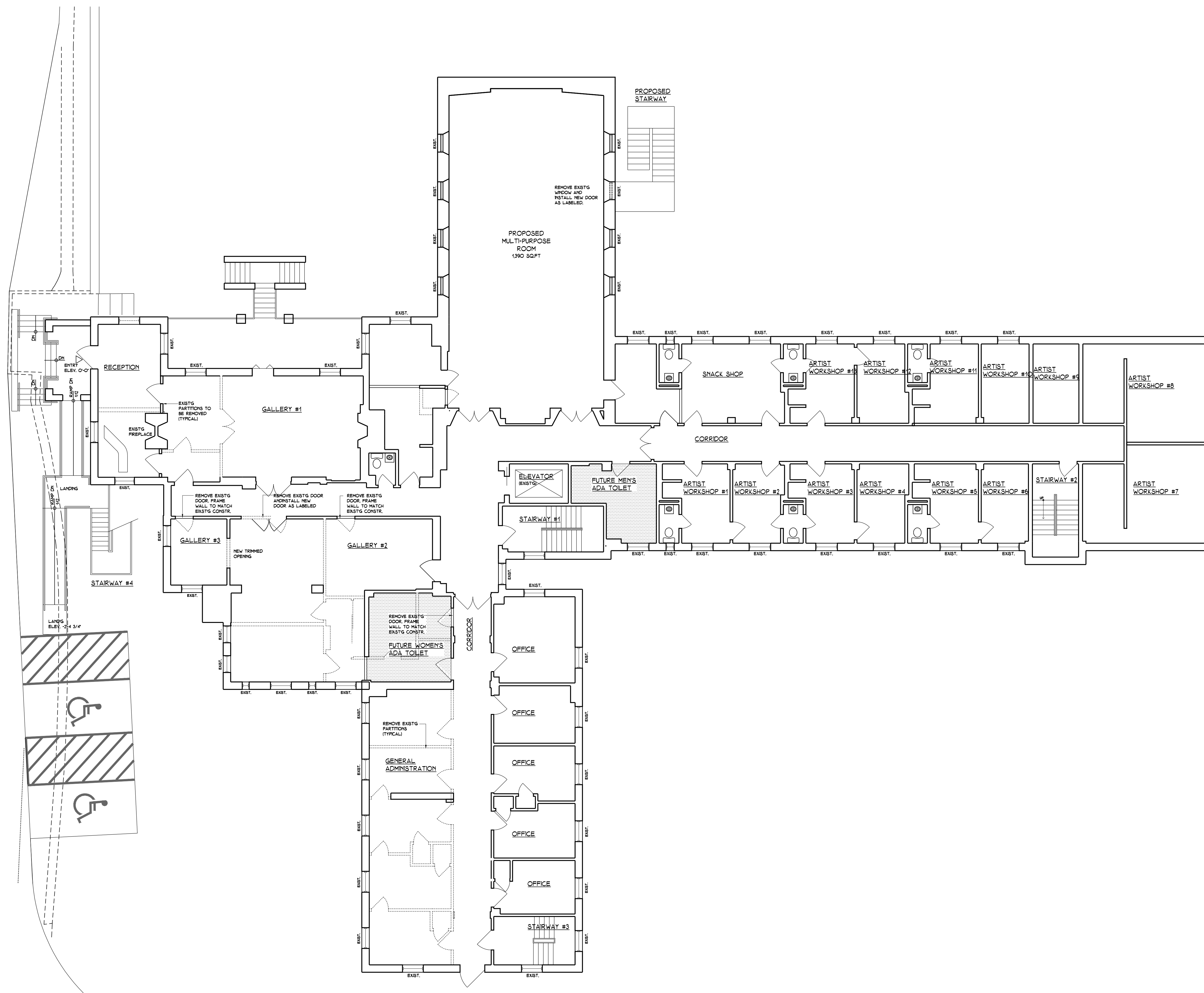
arq

ARQ, HT, LLC.
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OSSING, NY 10562
PCF/SC
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PROPOSED FLOOR PLANS AND PARKING TABULATOR
DATE: MARCH 3, 2016

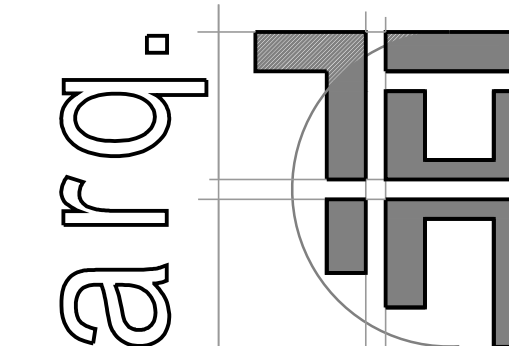
PROJECT: NEW ARTS CENTER
BETHANY ARTS COMMUNITY
40 SOMERSTOWN ROAD
OSSING, NEW YORK 10562

SCALE: AS SHOWN
JOB NO: 16004
SK-1



PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"



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PCF/SC
JBH/JGT

MARCH 3, 2016

PROJECT TITLE		SCALE	
PROPOSED FIRST FLOOR PLAN		AS SHOWN	
JOB TITLE		JOB NO.	
NEW ARTS CENTER		16004	
CLIENT		DRAWING	
BETHANY ARTS COMMUNITY 40 SOMERSTOWN ROAD OSSING, NEW YORK 10562		SK-2	