



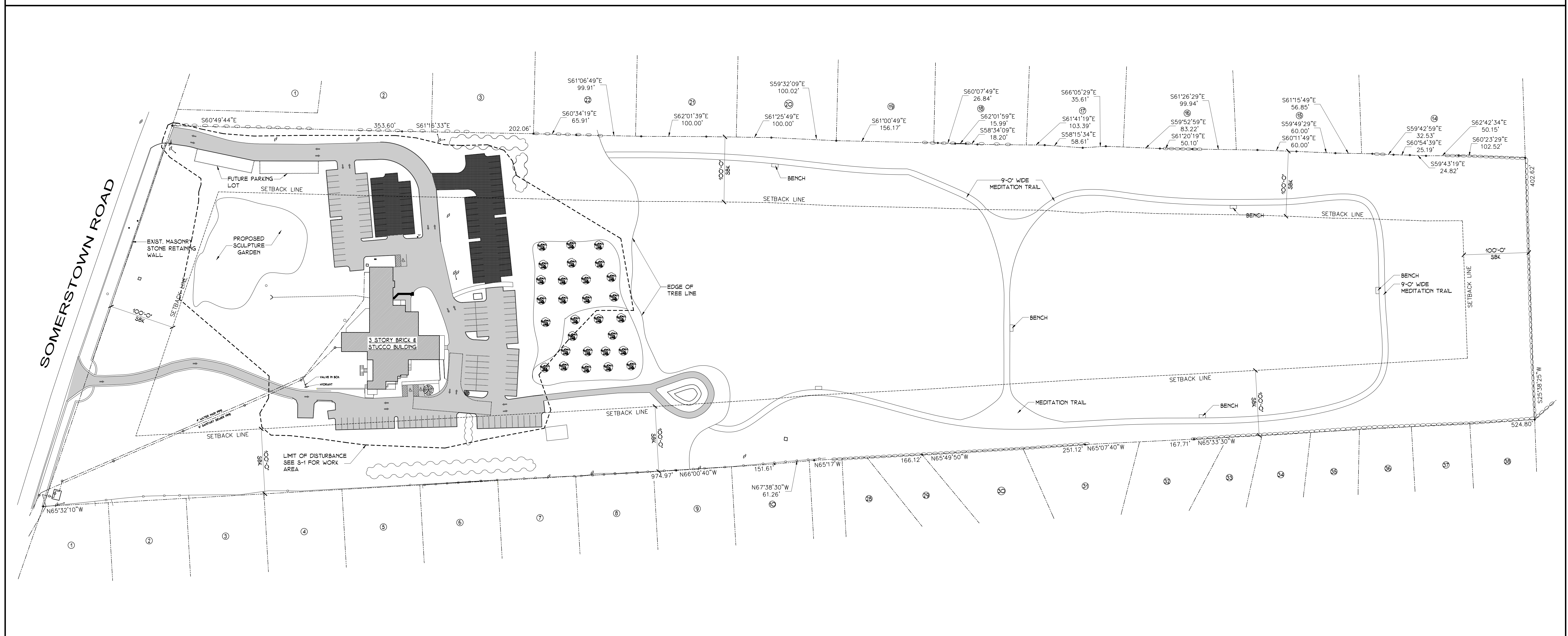
NEW ARTS CENTER

BETHANY ARTS COMMUNITY

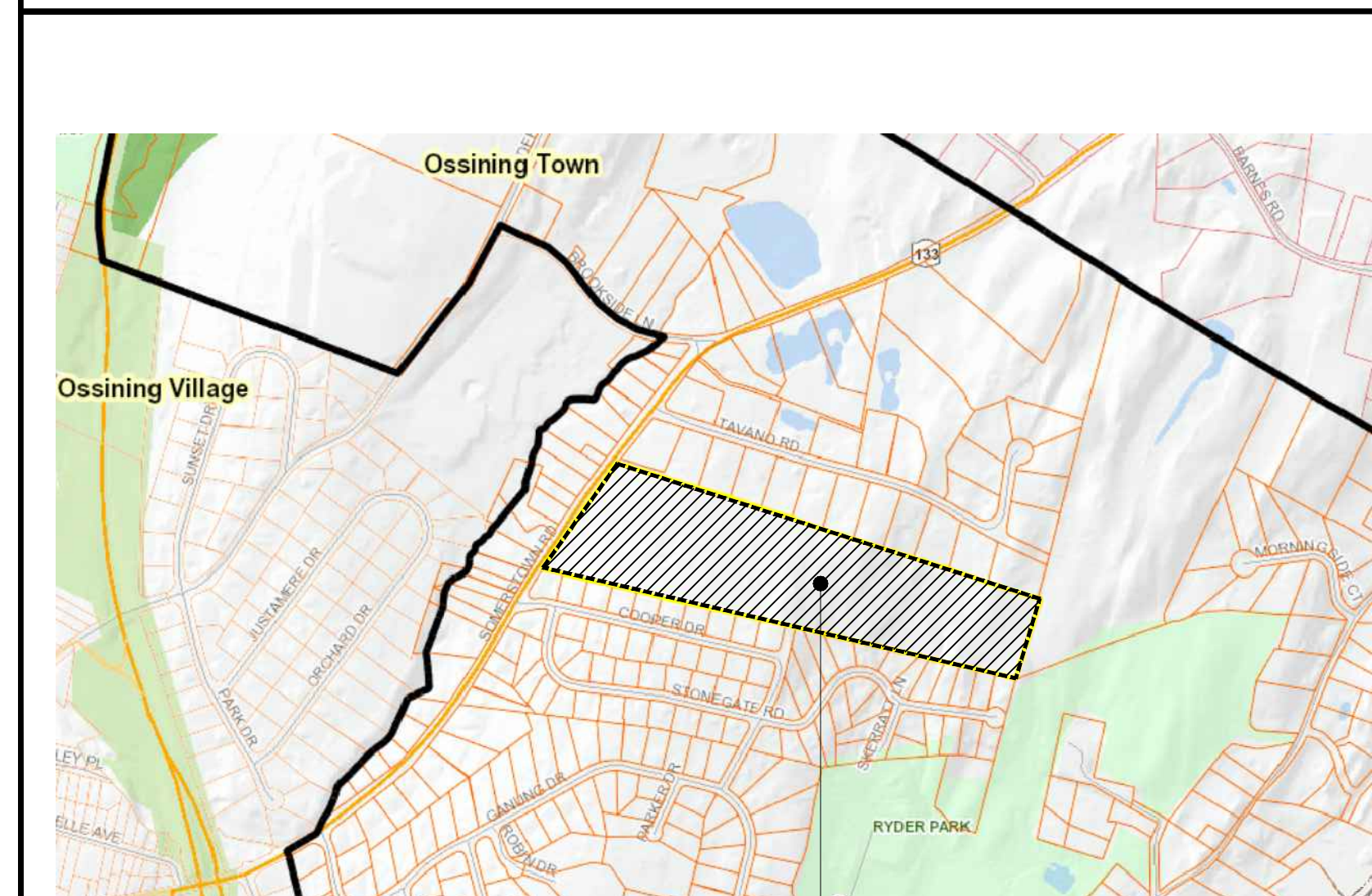
40 SOMERSTOWN ROAD
OSSINING, NEW YORK 10562



SITE PLAN



AERIAL MAP



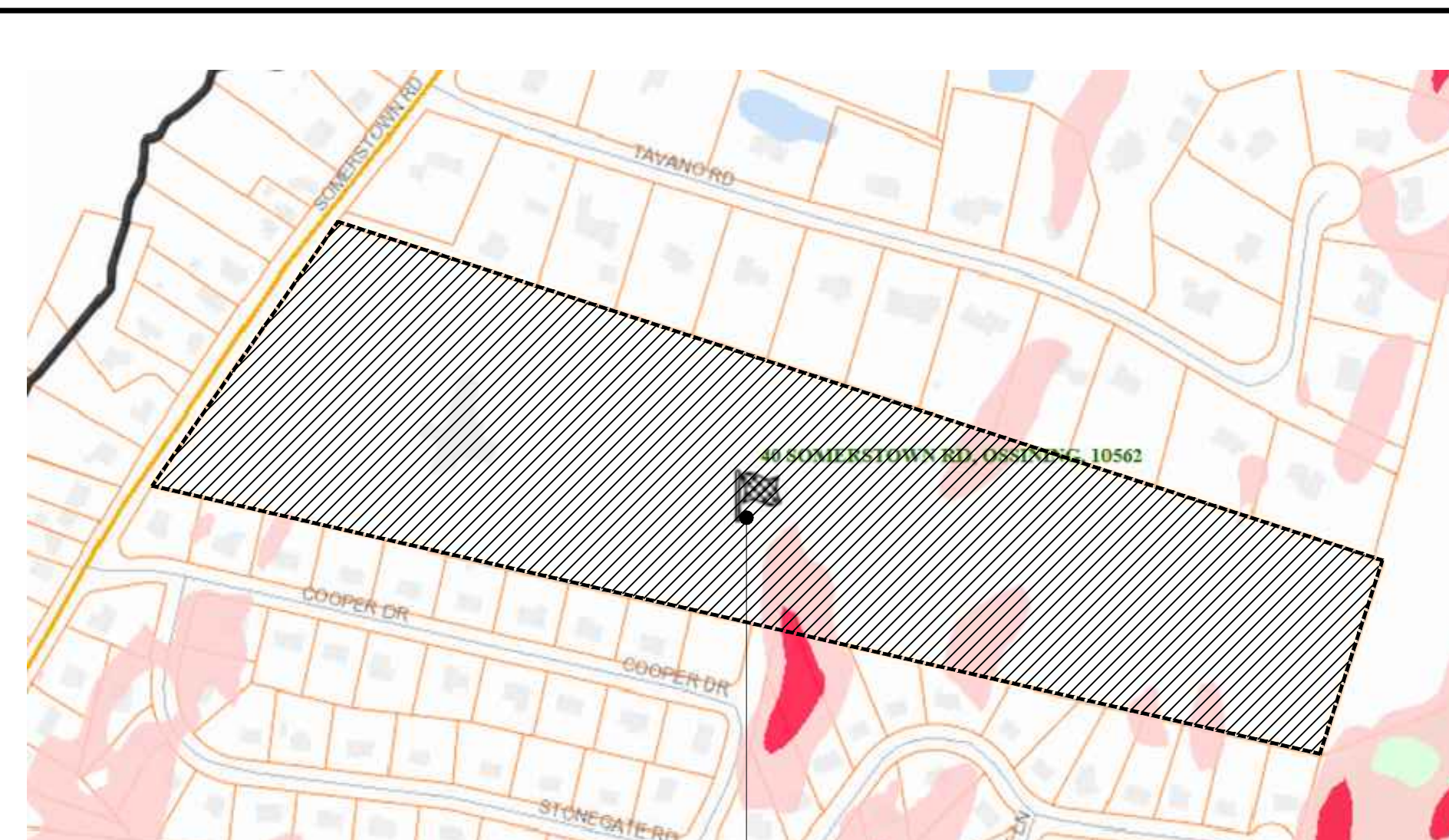
40 SOMERSTOWN ROAD

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	188'	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
		MAXIMUM PERMITTED		
BUILDING HEIGHT	STY./FT.	2.5/35'	3/43.25'	NO CHANGE
BUILDING COVERAGE	%	20	1.04	NO CHANGE

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

ARQ HT, LLC.
DESIGN & CONSTRUCTION MANAGEMENT CONSULTANTS
100 EXECUTIVE BLVD., SUITE 305
OSSINING, NY 10562
(914) 944-3377 FAX (866) 567-6242

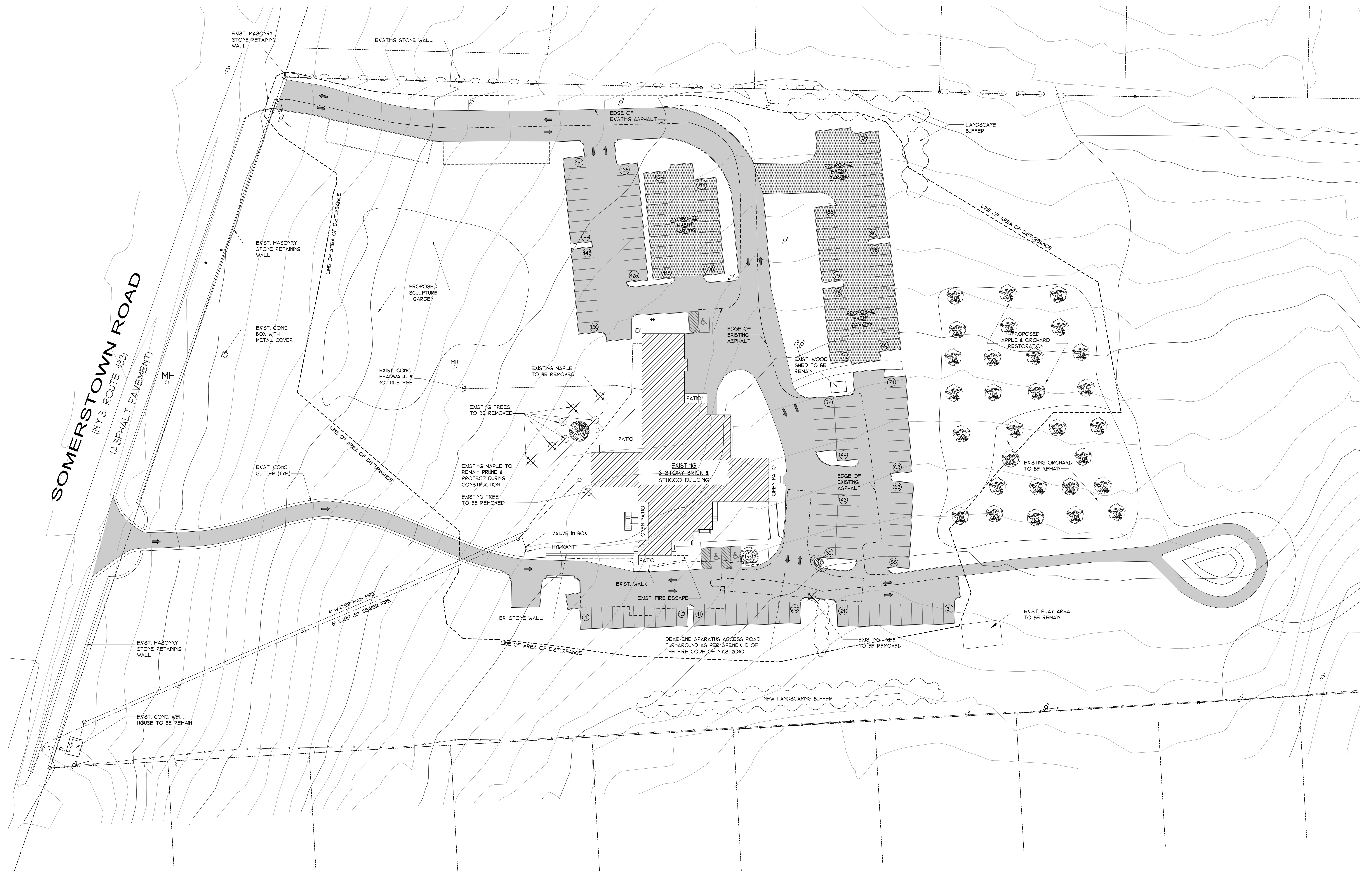
TITLE SHEET, MAPS & ZONING DATA

NEW ARTS CENTER
BETHANY ARTS COMMUNITY
40 SOMERSTOWN ROAD
OSSINING, NEW YORK 10562


SCALE: AS SHOWN

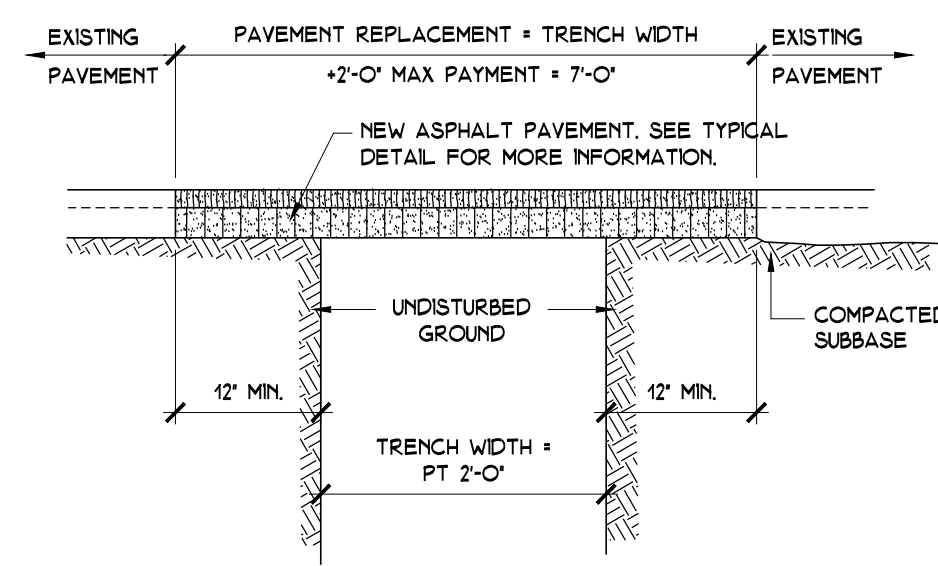
REVISIONS: 16004

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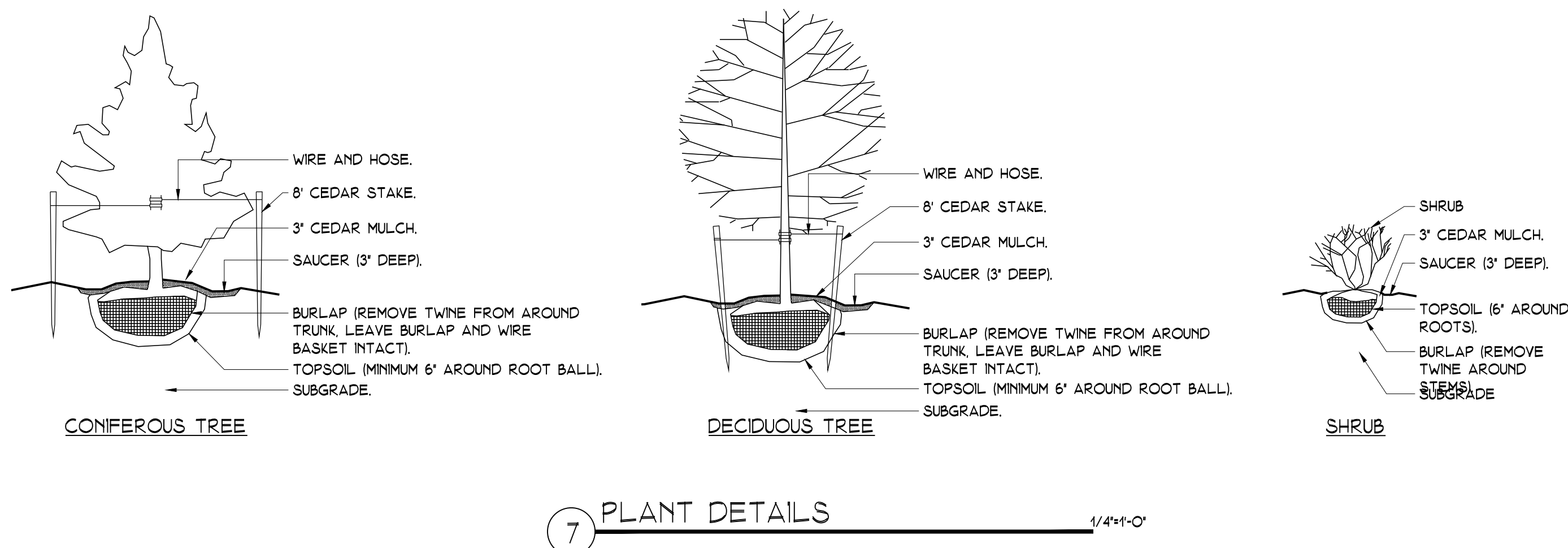
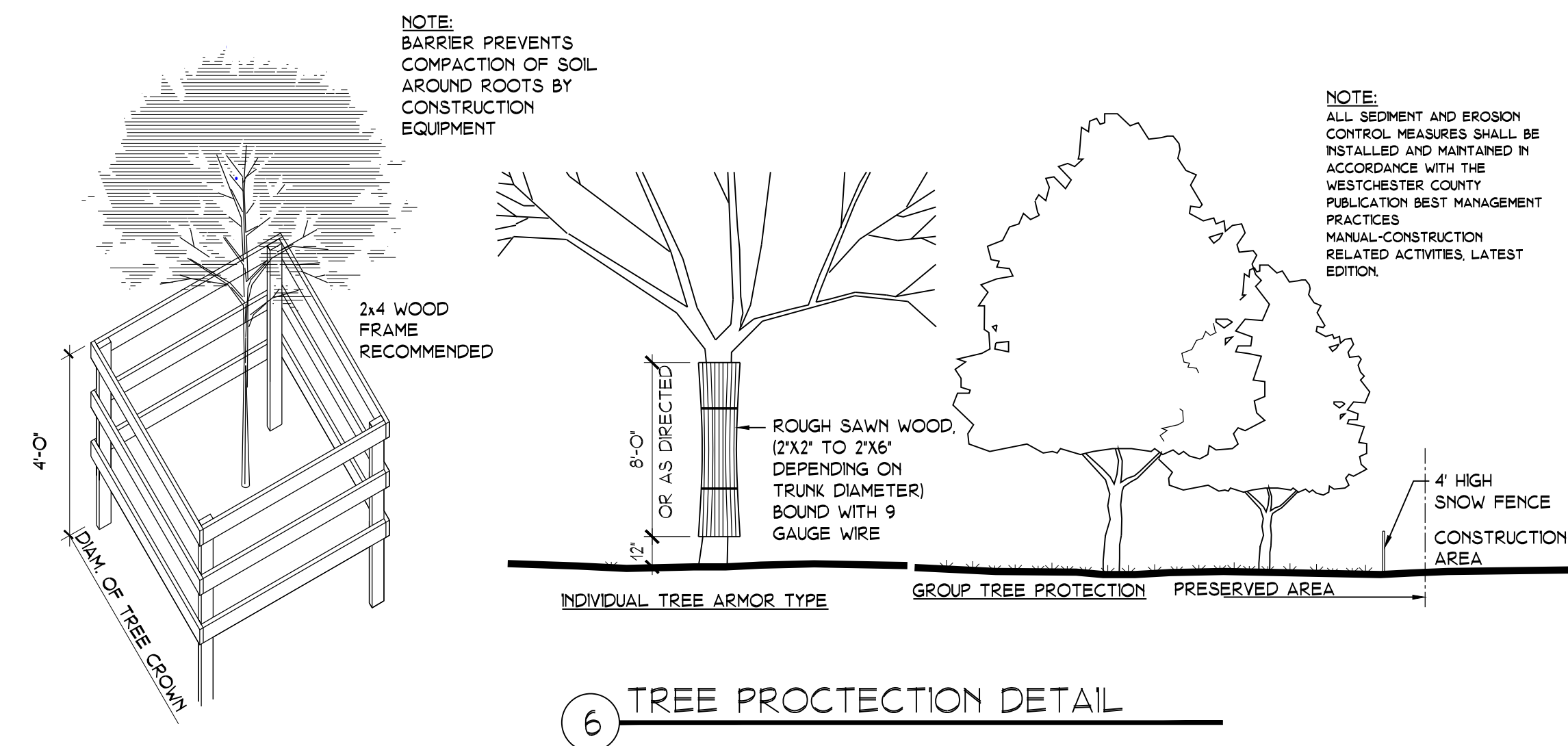
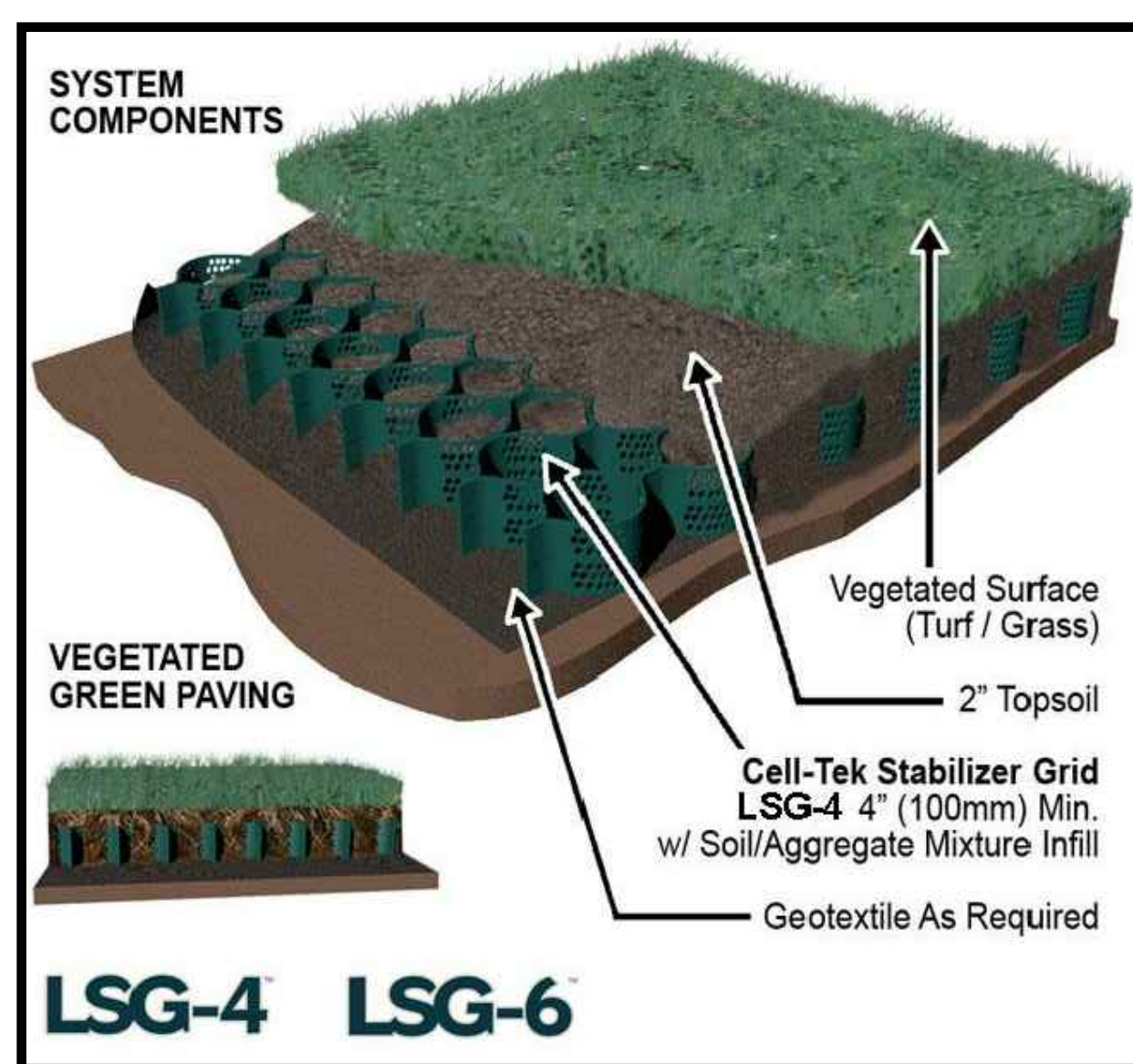
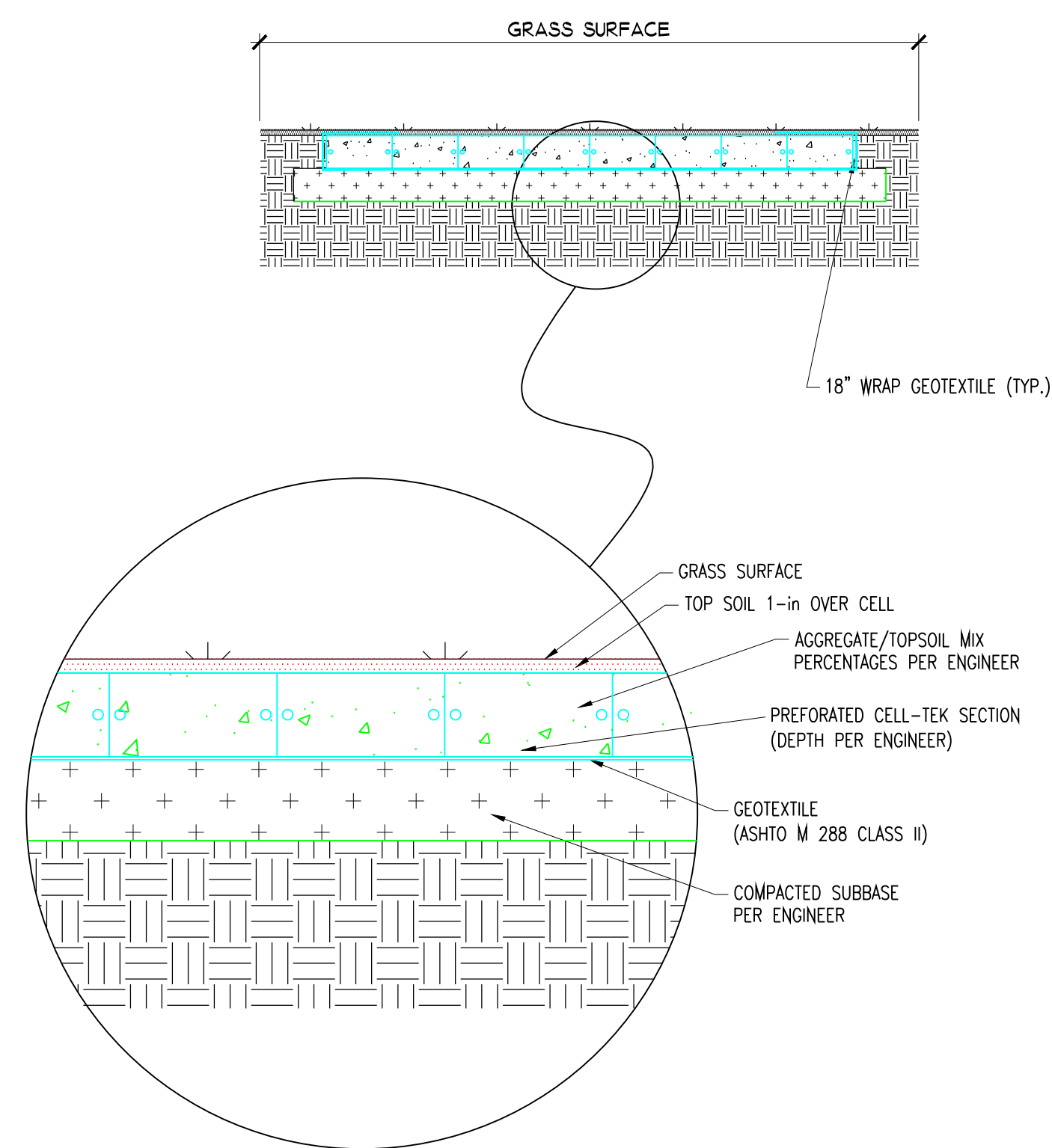
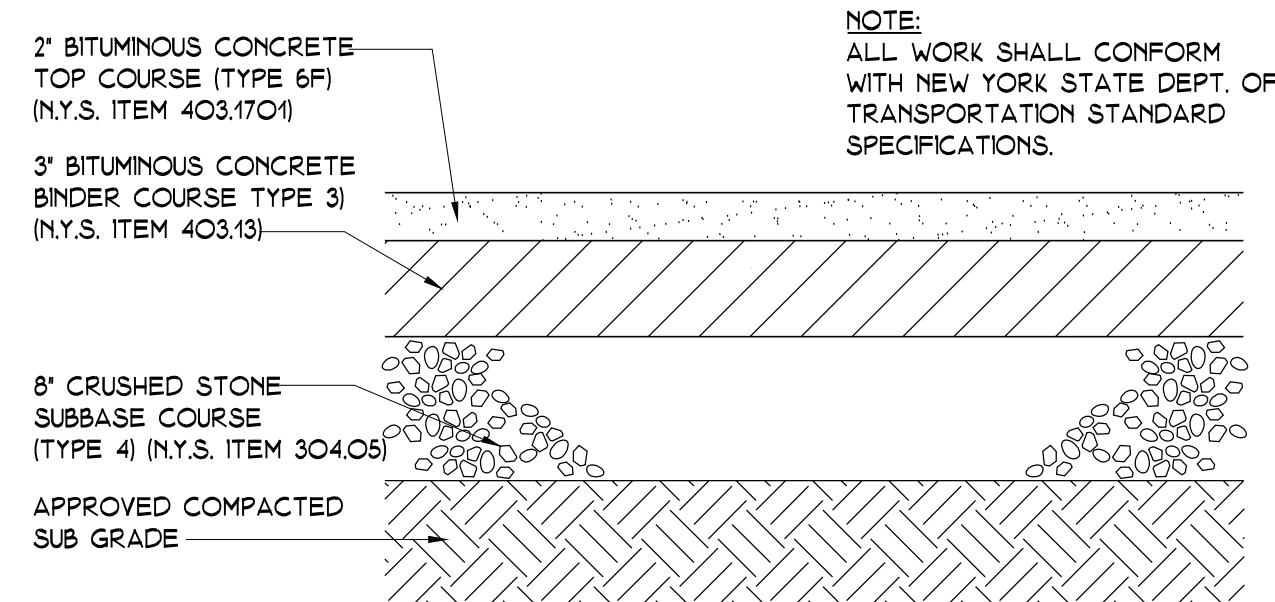
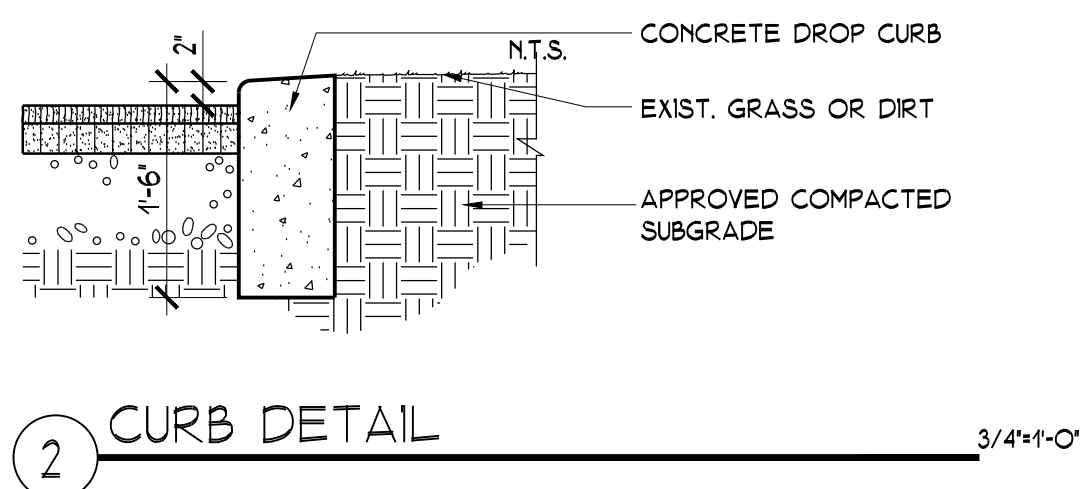


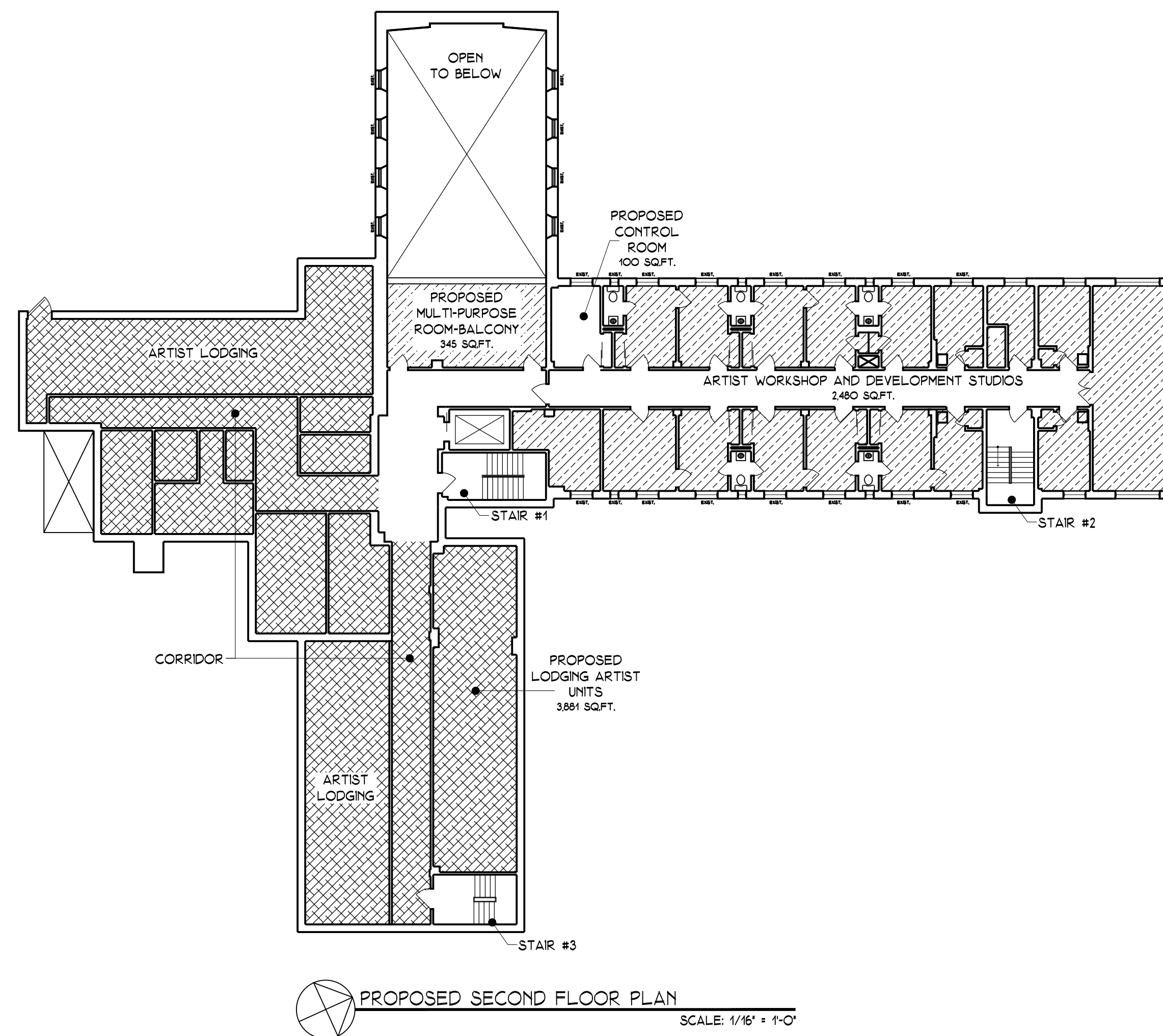
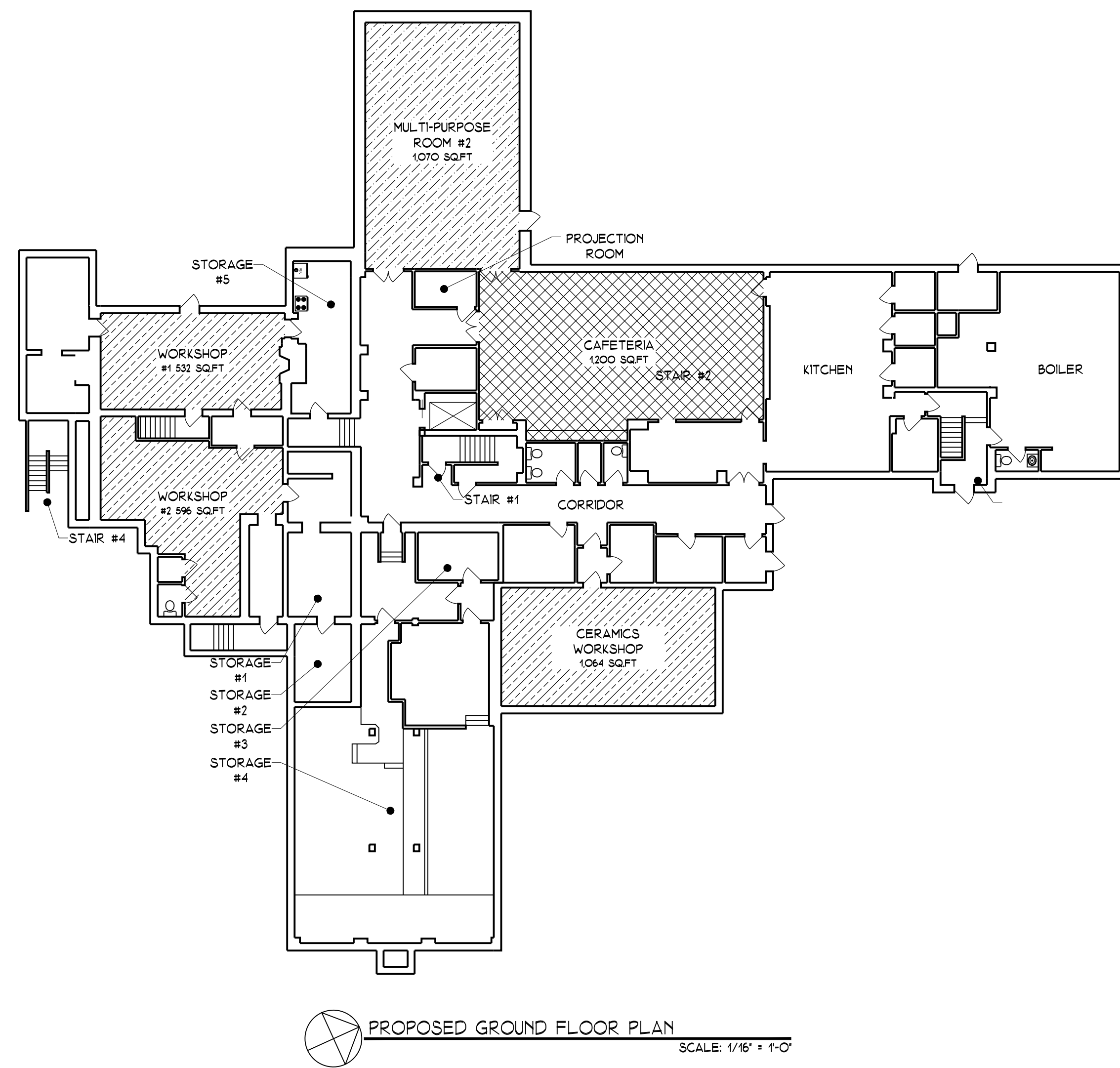
PROPOSED PARTIAL SITE PLAN 1" = 30'-0"

	ARQ, HT, LLC. DESIGN & CONSTRUCTION MANAGEMENT CONSULTANTS ALL RIGHTS RESERVED 100 EXECUTIVE BLVD. SUITE 305 OSSING, NY 10562 (914) 944-3377 FAX (866) 567-6240		PROJECT TITLE PROPOSED PARTIAL SITE PLAN		SCALE AS SHOWN
	DATE MARCH 3, 2016		JOB TITLE NEW ARTS CENTER BETHANY ARTS COMMUNITY 40 SOMERSTOWN ROAD OSSING, NEW YORK 10562		JOB NO. 16004
	DRAWN PCF/SC JBH/JGT				DRAWING S-1

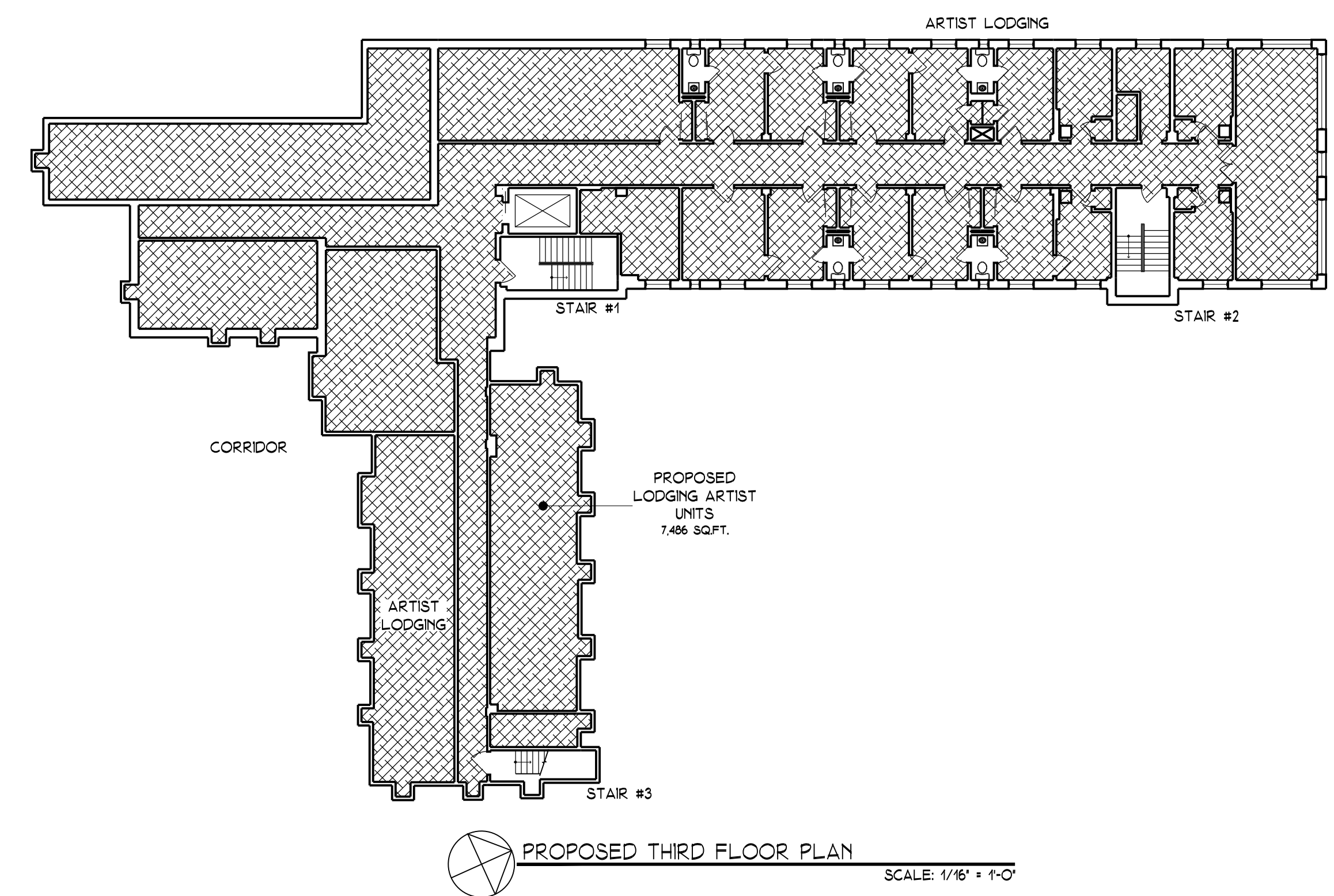
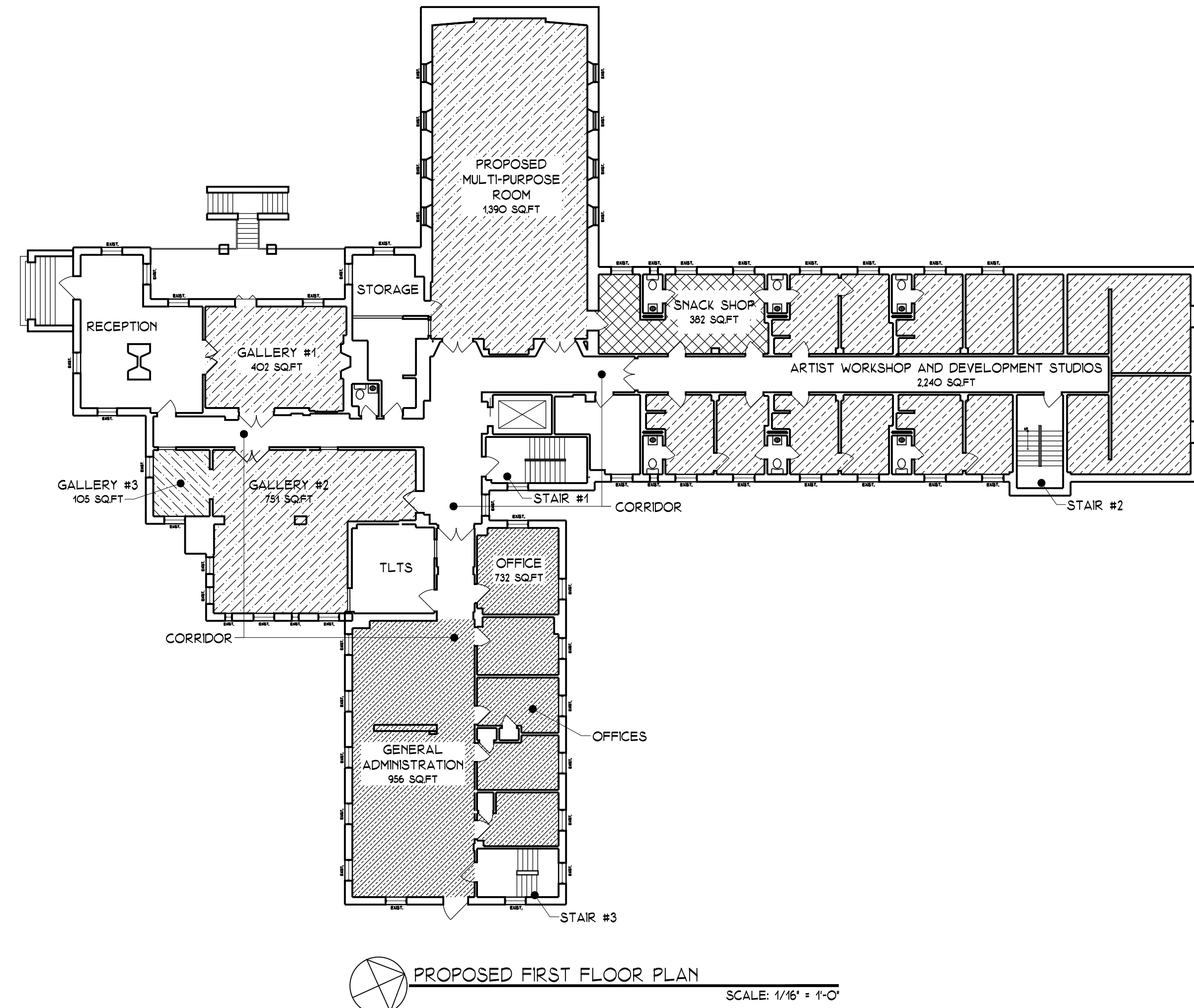


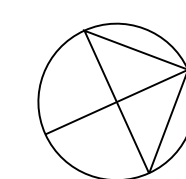
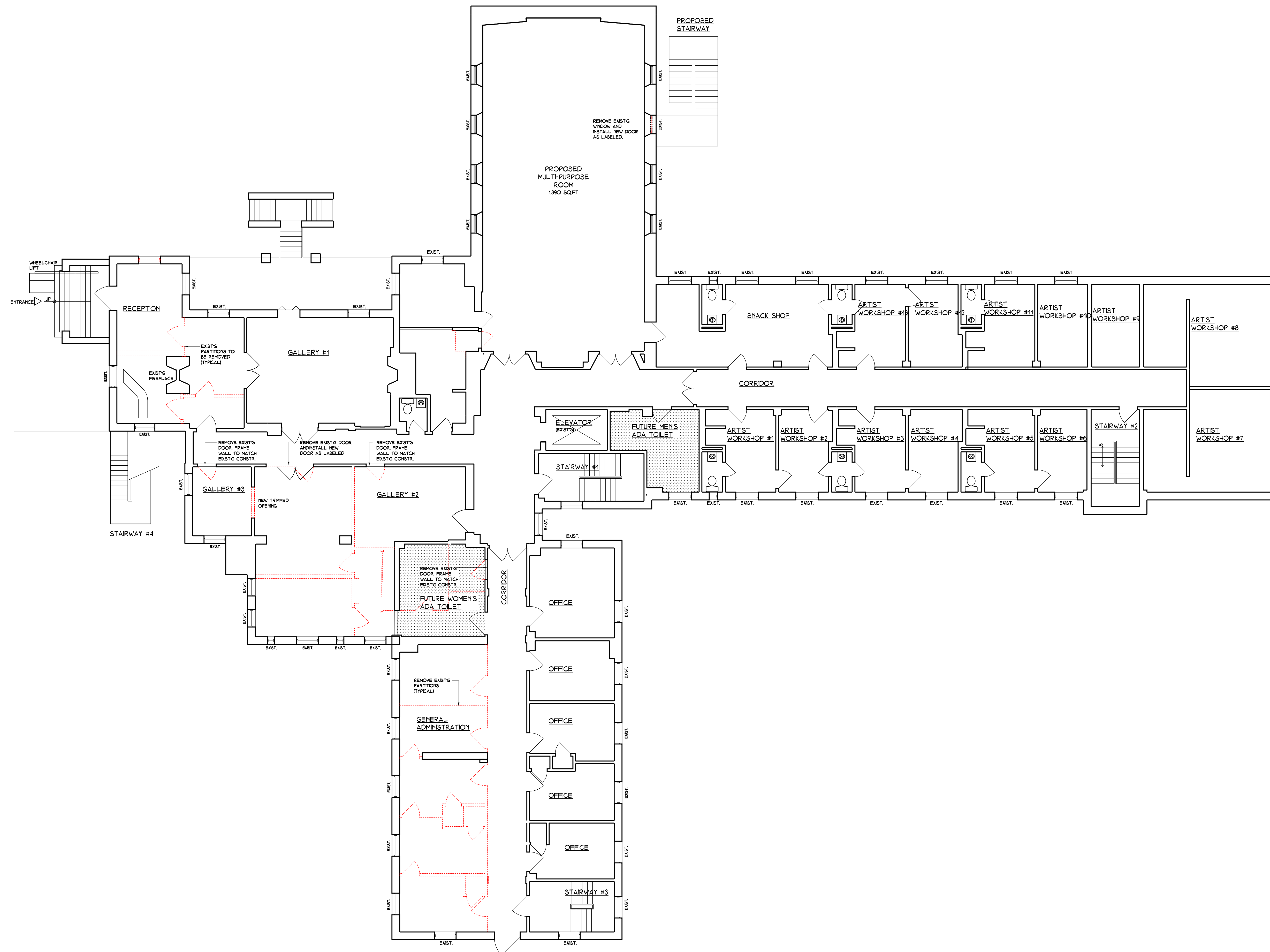
1 ASPHALT PAVEMENT REPLACEMENT 3/4"x1'-0"





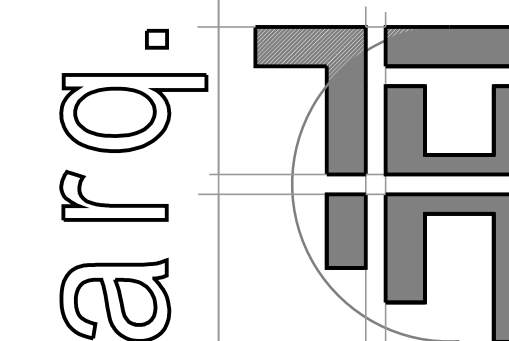
PARKING REQUIREMENT BY TABULATIONS (TOWN OF OSSING CODE #200-29)			
LODGING ARTISANS-UNITS			
(1 PARKING PER UNIT)			
SECOND FLOOR - 5 APARTMENTS	5		
THRD FLOOR - 3 APARTMENTS	3		
17 STUDIOS	17		
SUB-TOTAL		25	
ASSEMBLY SPACES			
(1 PARKING PER EACH 50 SQ.FT.)			
MULTI-PURPOSE ROOM #1 (FRST LEVEL)	1390		
MULTI-PURPOSE ROOM #2 (GROUND FLOOR)	1070		
MULTI-PURPOSE ROOM #2 (BALCONY)	345		
GALLERY #1	402		
GALLERY #2	751		
GALLERY #3	105		
SUB-TOTAL	4062/50	81	
CAFETERIA			
(1 PARKING PER EACH 35 SQ.FT.)			
CAFETERIA (GRND. LEVEL)	1200		
PROPOSED KITCHENETTE	361		
SUB-TOTAL	1562/35	44.5	
(TOWN OF OSSING #200-29 (A)(7) AND #200-29 (A)(10))			
OFFICE			
(1 PER EACH 300 SQ.FT.)			
FIRST FLOOR OFFICE #1	732		
FIRST FLOOR OFFICE #2	956		
SUB-TOTAL	1688/300	5.5	
WORKSHOP / RESEARCH DEVELOPMENT			
(1 PER EACH 400 SQ.FT.)			
GROUND LEVEL OFFICE #1	531		
GROUND LEVEL OFFICE #2	596		
GRND. LEVEL INDUSTRIAL WORKSHOP	1054		
FIRST FLOOR (WORKSHOP STUDIOS)	2240		
SECOND FLOOR (WORKSHOP STUDIOS)	2480		
SUB-TOTAL	6912/400	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))		48.8	
PROPOSED 154 PARKING SPACES +20 FUTURE SPACES			





PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"



ARQ HT, LLC.
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100 EXECUTIVE BLVD. SUITE 308
OSSING, NY 10562
TEL: 914-944-2377 FAX: 914-944-2378
PCF/SC
JBH/JGT

DATE
MARCH 3, 2016

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