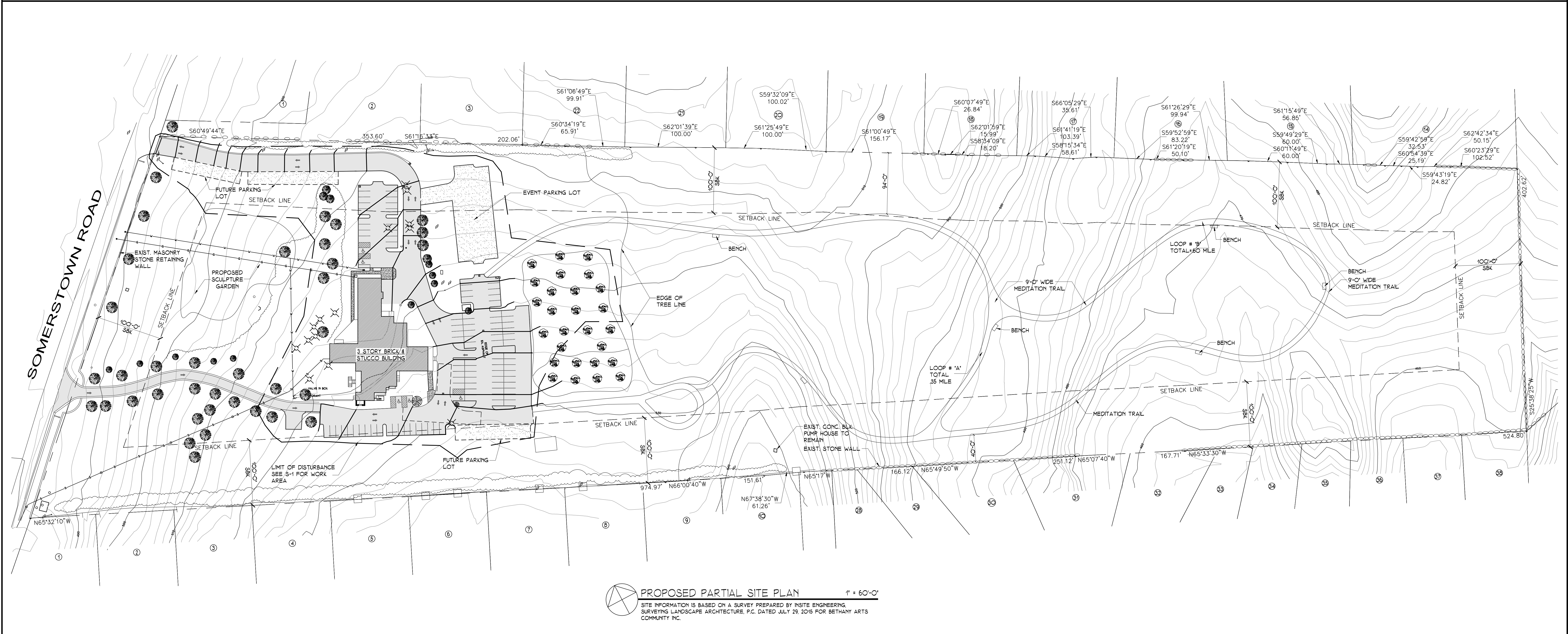




NEW ARTS CENTER  
BETHANY ARTS COMMUNITY  
40 SOMERSTOWN ROAD  
OSSINING, NEW YORK 10562



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.

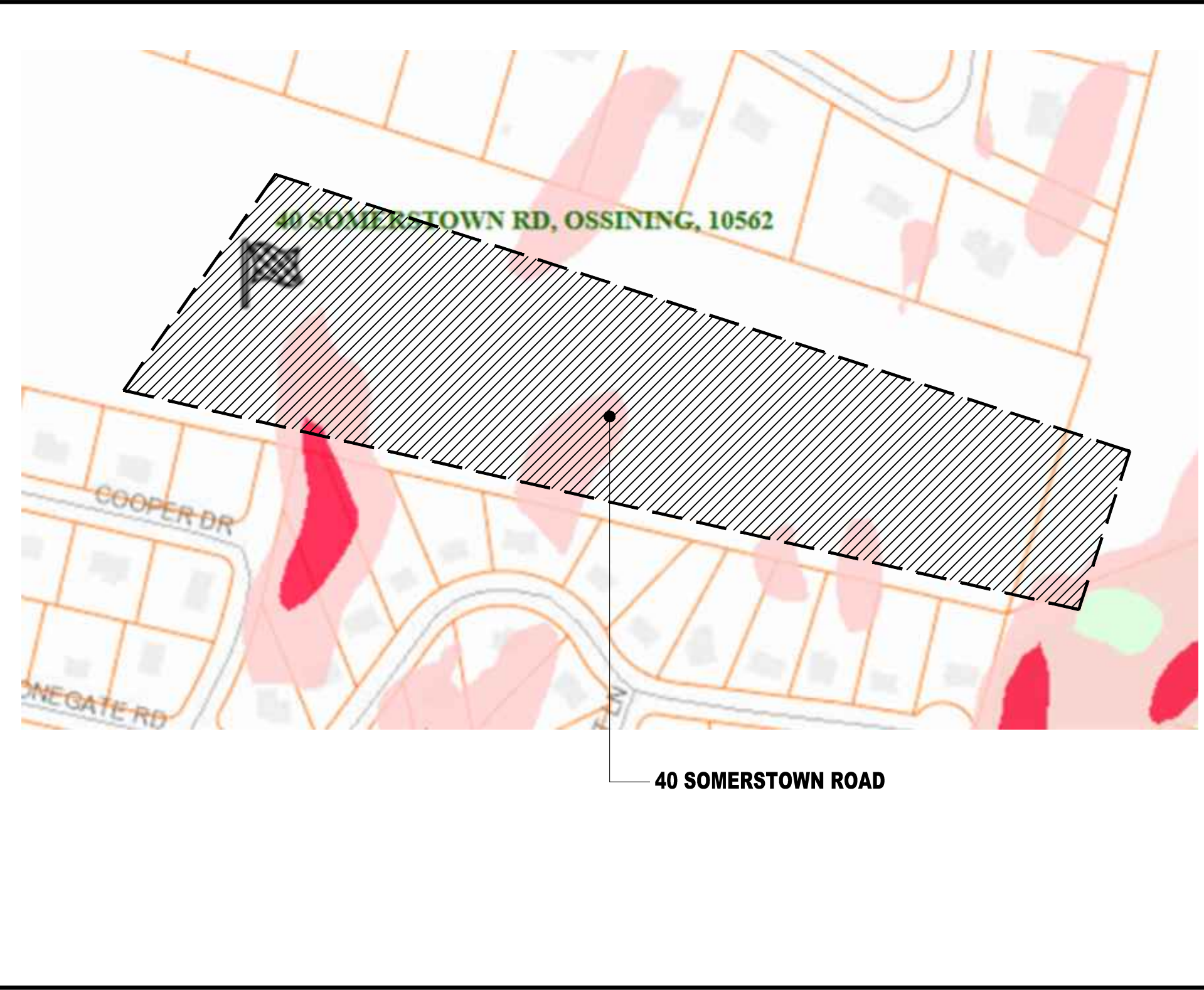
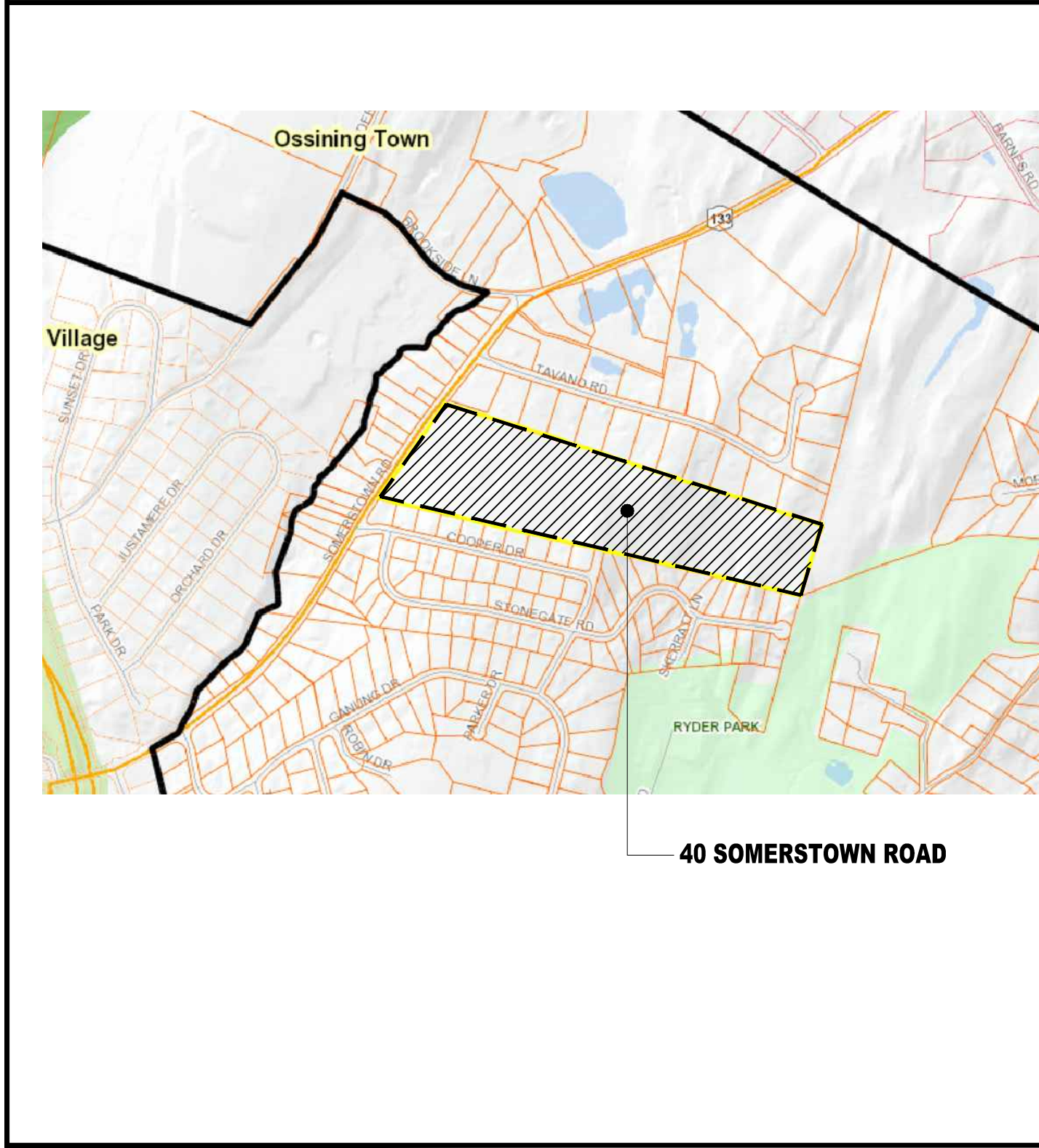
AERIAL MAP

TAX MAP

STEEP SLOPE MAP

ZONING DATA

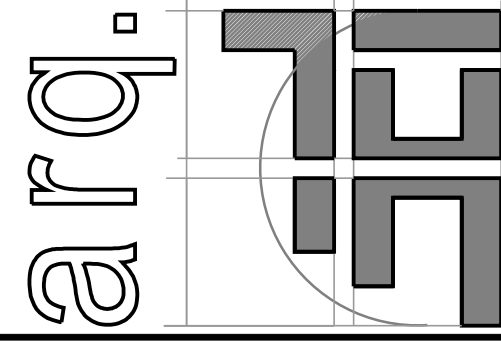
DRAWING LIST



ZONING DATA				
TAX MAP DESIGNATION: SECT. 90.10 BLOCK 3 LOT 27				
ZONING DISTRICT: R-40 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'	361'	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	1.84	NO CHANGE

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

- 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 PROPOSED LANDSCAPING PLAN
  - SK-1 PROPOSED FLOOR PLANS AND PARKING TABULATION
  - SK-2 PROPOSED FIRST FLOOR PLAN

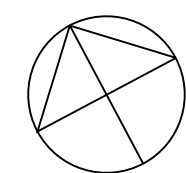



ARQ HT, LLC.  
DESIGN & CONSTRUCTION MANAGEMENT CONSULTANTS  
100 EXECUTIVE BLVD., SUITE 305  
OSSINING, NY 10562  
(914) 944-3377 FAX (914) 944-3342

TITLE SHEET, MAPS & ZONING DATA  
NEW ARTS CENTER  
BETHANY ARTS COMMUNITY  
40 SOMERSTOWN ROAD  
OSSINING, NEW YORK 10562

SCALE: AS SHOWN  
REVISIONS: 5-5-2016 AS PER COMMENTS  
DRAWING: 16004  
T-1



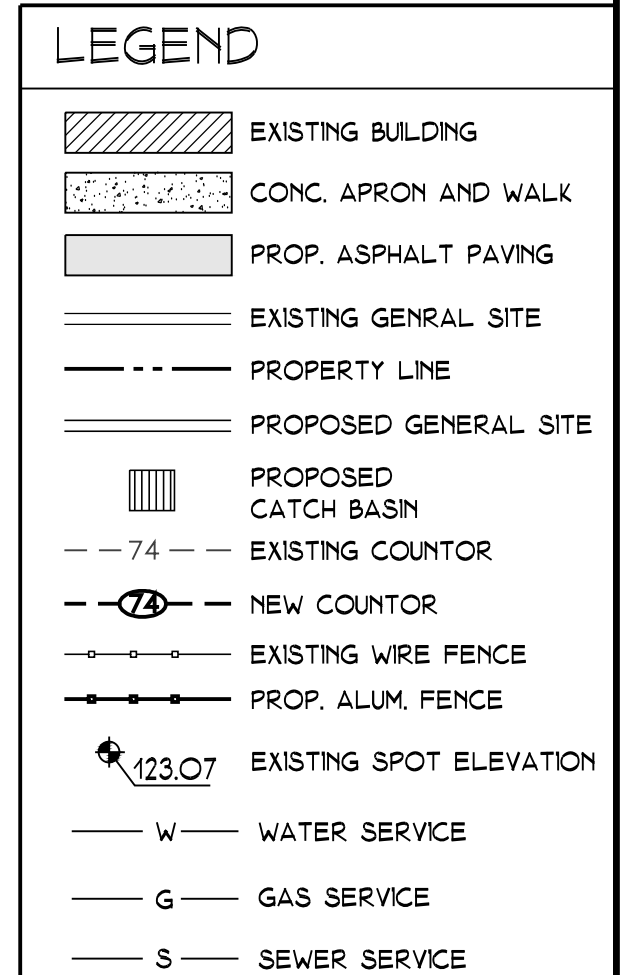

$$1' = 3O' - O''$$

	<b>ARQ. HT, LLC.</b> DESIGN & CONSTRUCTION MANAGEMENT CONSULTANTS 9 ALL RIGHTS RESERVED 100 EXECUTIVE BLVD. SUITE 308 OSSING, NY 10562 (914) 544-3377 FAX (860) 567-6240		<b>PROPOSED PARTIAL SITE PLAN</b>		<b>SCALE</b> AS SHOWN	
	<b>DRAWN</b> PCF/SC JBH/JGT		<b>DATE</b> MARCH 3, 2016		<b>REVISIONS</b> 5-5-2016 AS PER COMMENTS	
		<b>JOB TITLE</b> NEW ARTS CENTER BETHANY ARTS COMMUNITY 40 SOMERSTOWN ROAD OSSING, NEW YORK 10562		<b>JOB NO.</b> 16004		<b>DRAWING</b> S-1





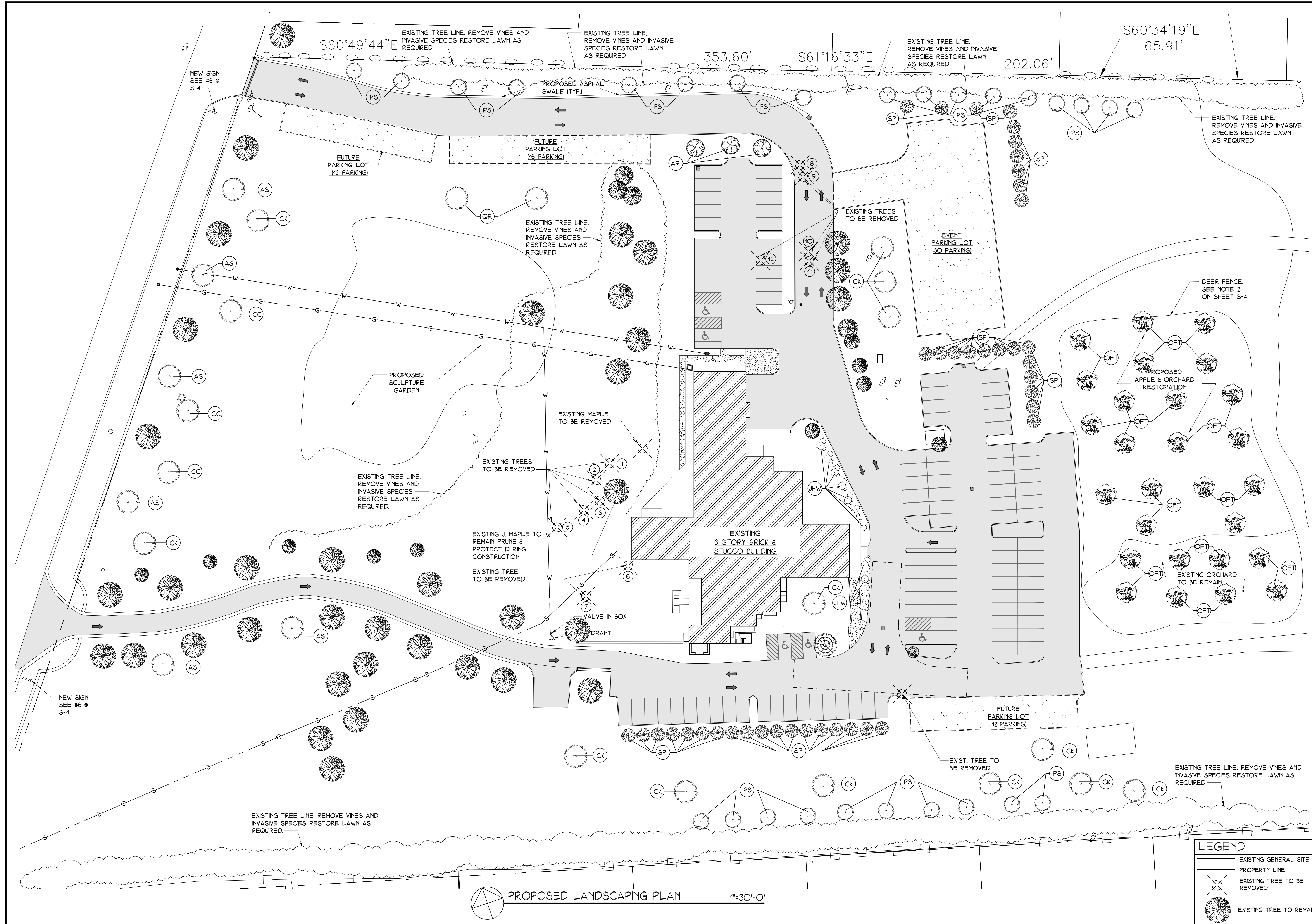




NOTE:  
NO PERCOLATION CREDIT IS USED FOR RUNOFF CALCULATION.  
WHEN IT COMES THE TIME OF CONSTRUCTION A DEEP HOLE TEST  
AN A PERCOLATION TEST WILL NE PERFORMED FOR POSSIBLE  
REDUCTION OF THE LEACHING VOLUME.

SOIL INFORMATION:  
SOIL GROUP = Wb8 WOODBRIDGE LOAM, 3 TO 8 PERCENT SLOPE  
A DEEP HOLES TEST & PERCOLATION TEST SHALL BE  
PERFORMED ON SITE





PS COMMON NAME: WHITE PINE  
SCIENTIFIC NAME: PINUS STROBUS

10 COMMON NAME: AMERICAN HOLLY  
SCIENTIFIC NAME: ILEX OPACA

CC COMMON NAME: EASTER REDBUD  
SCIENTIFIC NAME: CERIS CANADENSIS

AR COMMON NAME: RED MAPLE  
SCIENTIFIC NAME: ACER RUBRUM

CK COMMON NAME: WHITE FLOWERING DOGWOOD  
SCIENTIFIC NAME: CORNUS X

QR COMMON NAME: RED OAK  
SCIENTIFIC NAME: QUERCUS RUBRA

JHW COMMON NAME: BLUEJUNG JUNCER  
SCIENTIFIC NAME: JUNIPER HORIZONTALIS

OFT COMMON NAME: ORCHARD FRUIT TREE  
SCIENTIFIC NAME: ORCHARD FRUIT TREE

AS COMMON NAME: SUGAR MAPLE  
SCIENTIFIC NAME: ACER SACCHARUM

SP COMMON NAME: DWARF BLUE ARCTIC  
SCIENTIFIC NAME: SALIX PORPUREA

PLANTING LEGEND				
SYM.	KEY	SCIENTIFIC NAME	COMMON NAME	QTY.
SP		SALIX PORPUREA 'NANA'	DWARF BLUE ARCTIC WILLOW	41
AR		ACER RUBRUM	RED MAPLE	3
AS		ACER SACCHARUM	SUGAR MAPLE	8
JHW		JUNIPER HORIZONTALIS 'WILTAN'	BLUEJUNG JUNCER	11
CC		CERIS CANADENSIS	EASTER REDBUD	3
QR		QUERCUS RUBRA	RED OAK	2
IO		ILEX OPACA	AMERICAN HOLLY	1
PS		PINUS STROBUS	WHITE PINE	27
CK		CORNUS X	WHITE FLOWERING DOGWOOD	12
OFT		ORCHARD FRUIT TREES	ORCHARD FRUIT TREES	19

NOTES

1. ORCHARD TREES SHALL BE SEMI-DWARF WITH A MINIMUM CALIPER SIZE OF 3".

2. FENCE SHALL BE 7' MIN. HEIGHT, BLACK IN COLOR. IT MAY BE VINYL-COATED CHAIN LINK FENCE OR PLASTIC.

3. PROVIDE 5 GAL. MIN. TENSION WIRES LOCATED AT TOP, BOTTOM AND MIDPOINT.

4. SECURE 6' MIN. FLAP AT BOTTOM WITH 16" #3 REBARS PN SET 5'-0" O.C.

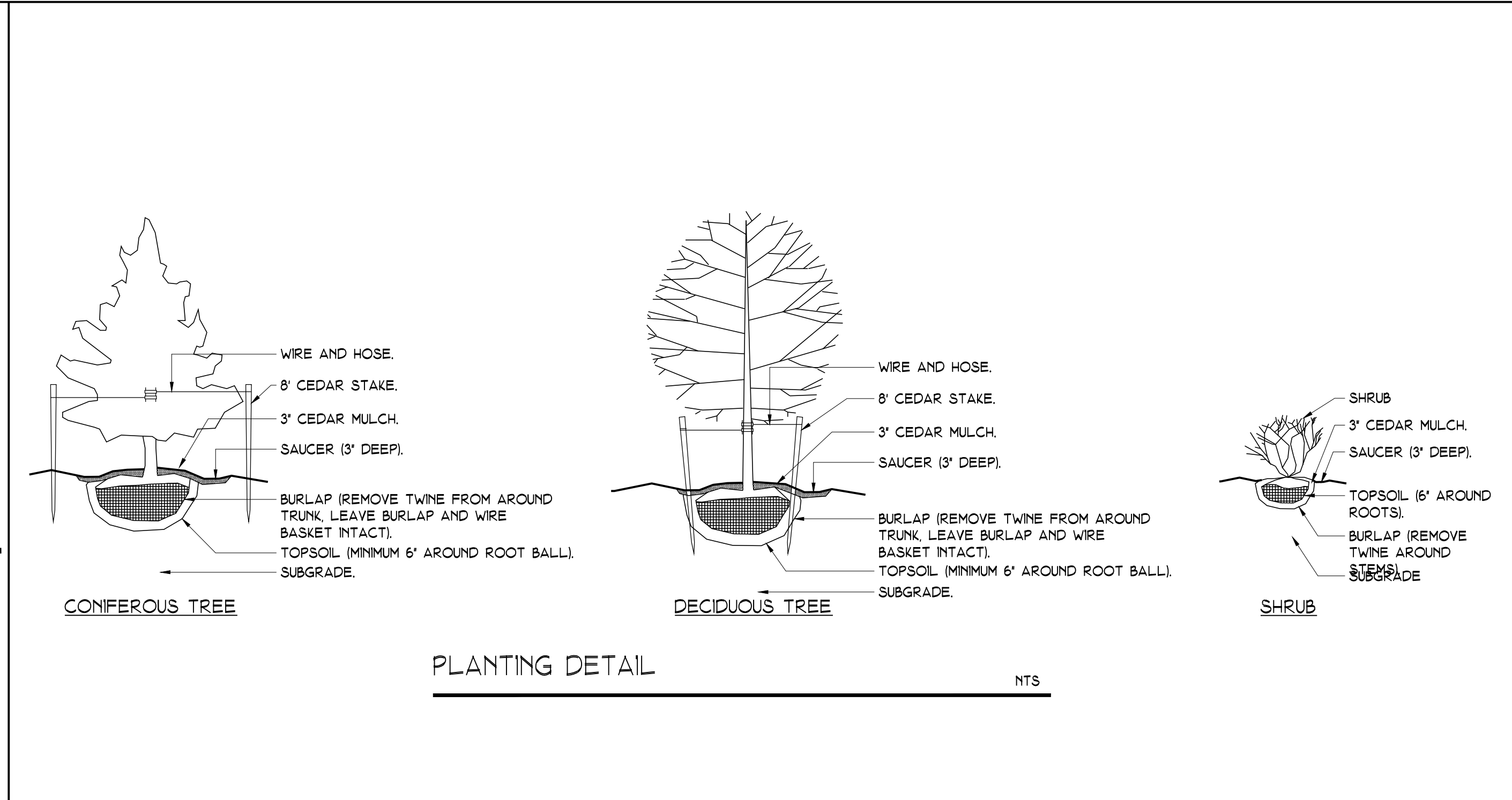
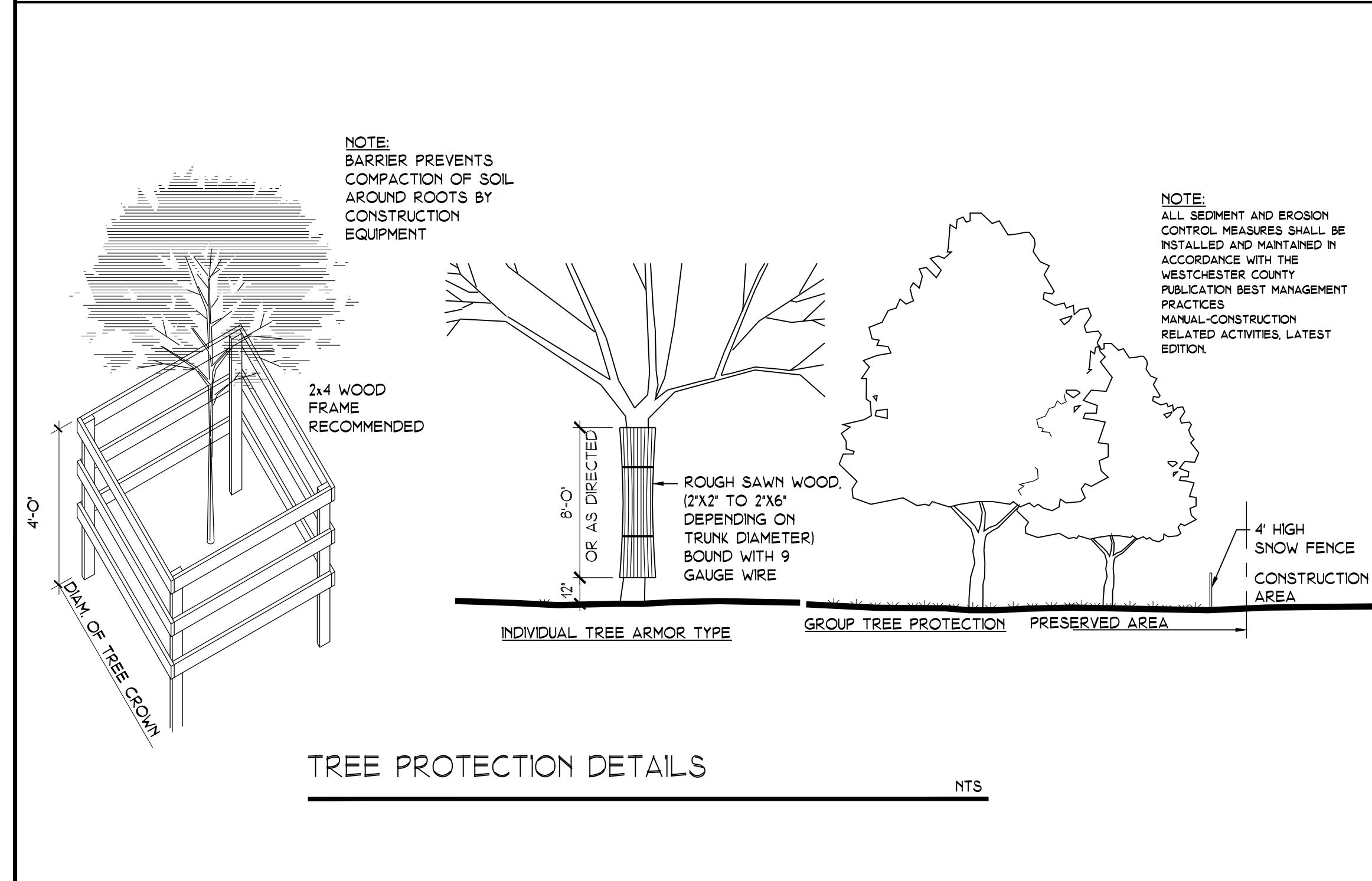
5. INSTALL 6" BLACK POSTS AT 10'-0" O.C. MIN.

6. AS PART OF THIS PROPOSAL THE FOLLOWING NUMBER OF TREES WILL BE REMOVED:

7. TWELVE TREES, WHICH THE SUM OF THEIR CALIPERS EQUALS TO 232 INCHES.

8. AS PART OF THIS PROPOSAL AND IN REPLACEMENT OF THE ABOVE MENTIONED TREES, THE FOLLOWING NUMBER OF TREES WILL BE PROVIDED:

9. SEVENTY TWO TREES WHICH THE SUM OF THEIR CALIPERS EQUALS TO 176 INCHES.



5 PROPOSED TRAFFIC SIGNS

6 PROPOSED SIGN

7 PROPOSED SIGN

8 PROPOSED SIGN

9 PROPOSED SIGN

40 SOMERSTOWN ROAD

ARQ. HT, LLC.

DESIGN & CONSTRUCTION MANAGEMENT CONSULTANTS

100 EXECUTIVE BLVD. SUITE 208

OSISPRING, NY 10562

DATE: MARCH 3, 2016

PROJECT: NEW ARTS CENTER

BETHANY ARTS COMMUNITY

40 SOMERSTOWN ROAD

OSISPRING, NEW YORK 10562

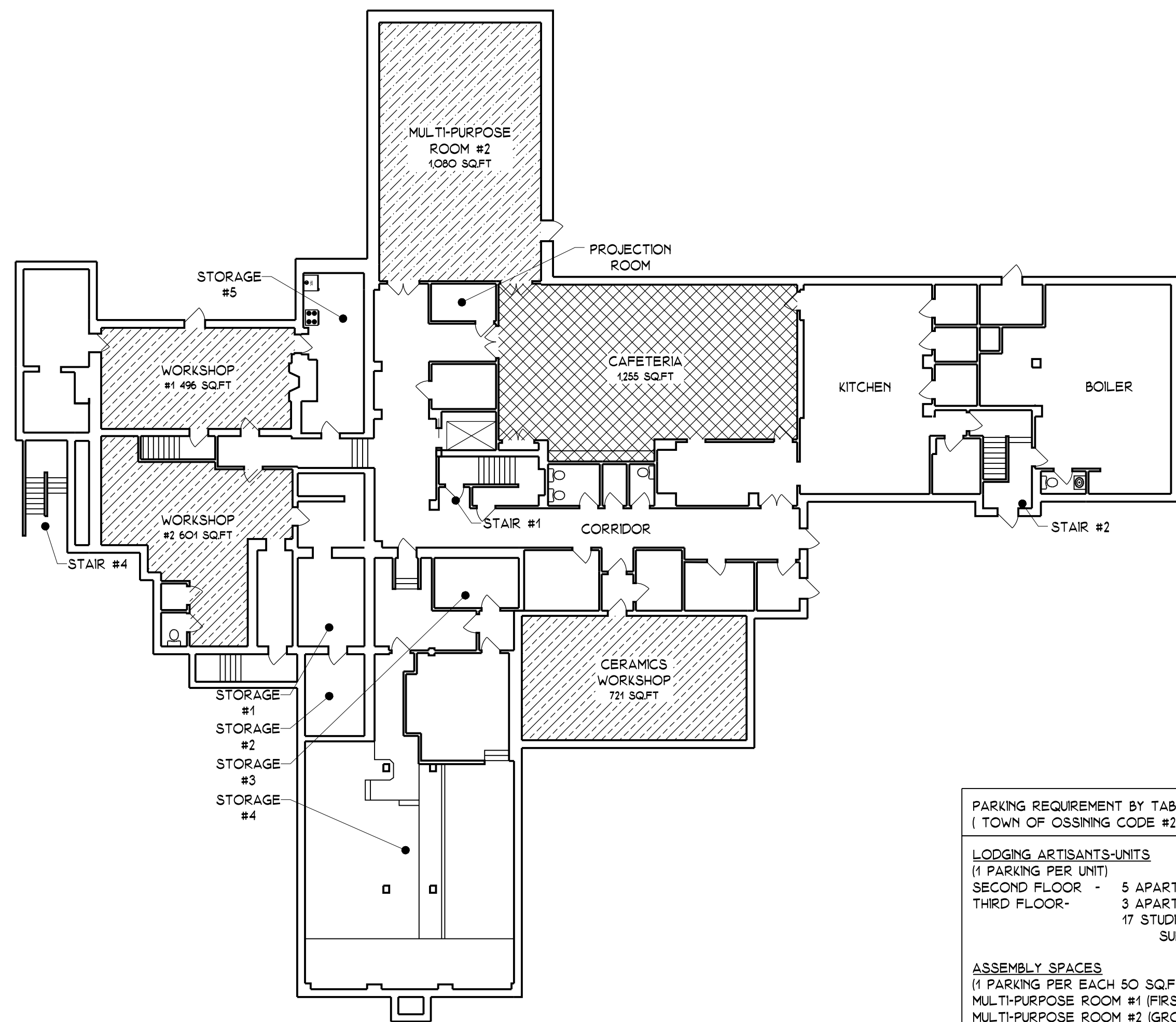
SCALE: AS SHOWN

REVISIONS: 5-5-2016 AS PER COMMENTS

DATE: 16004

SCALE: S=4

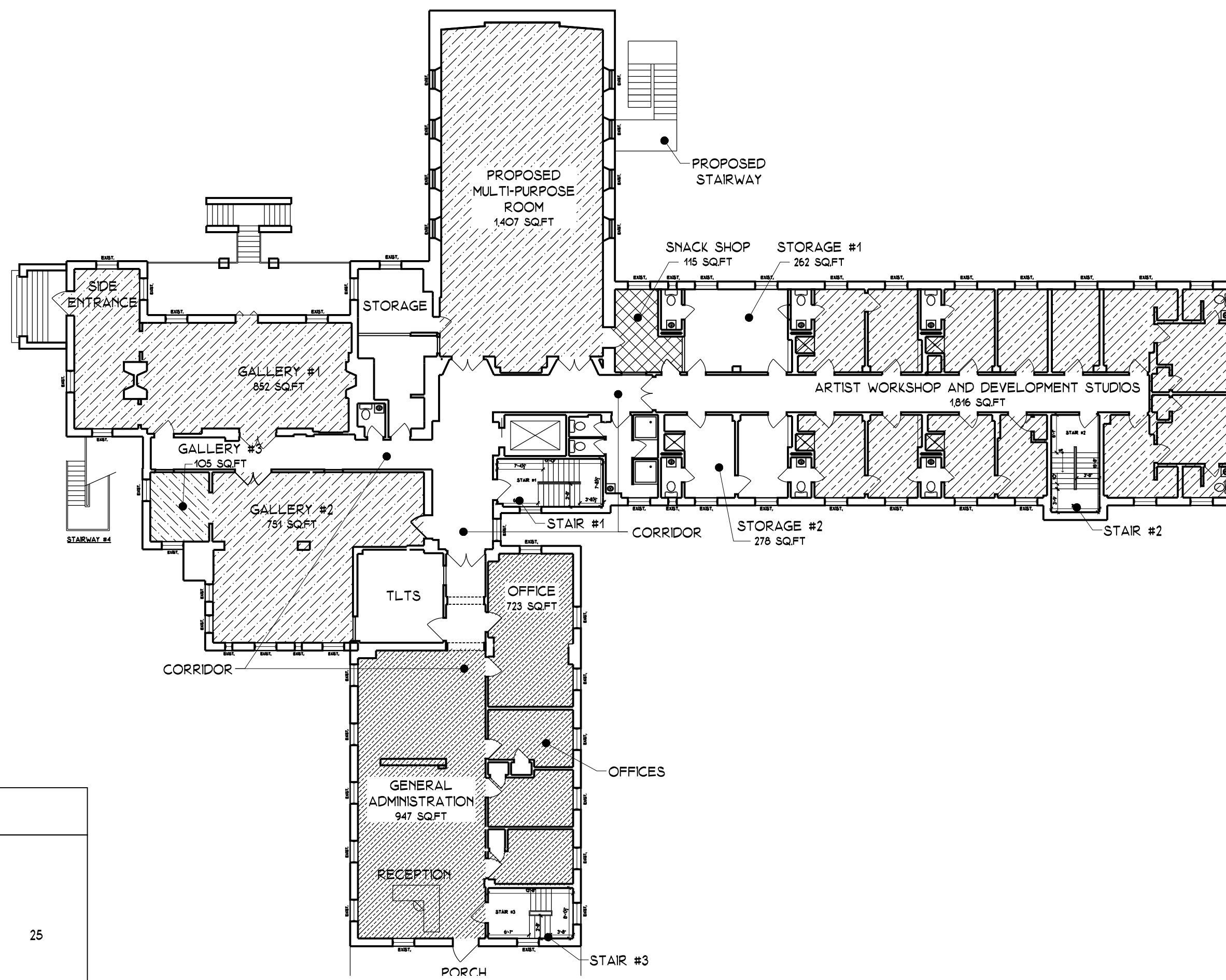




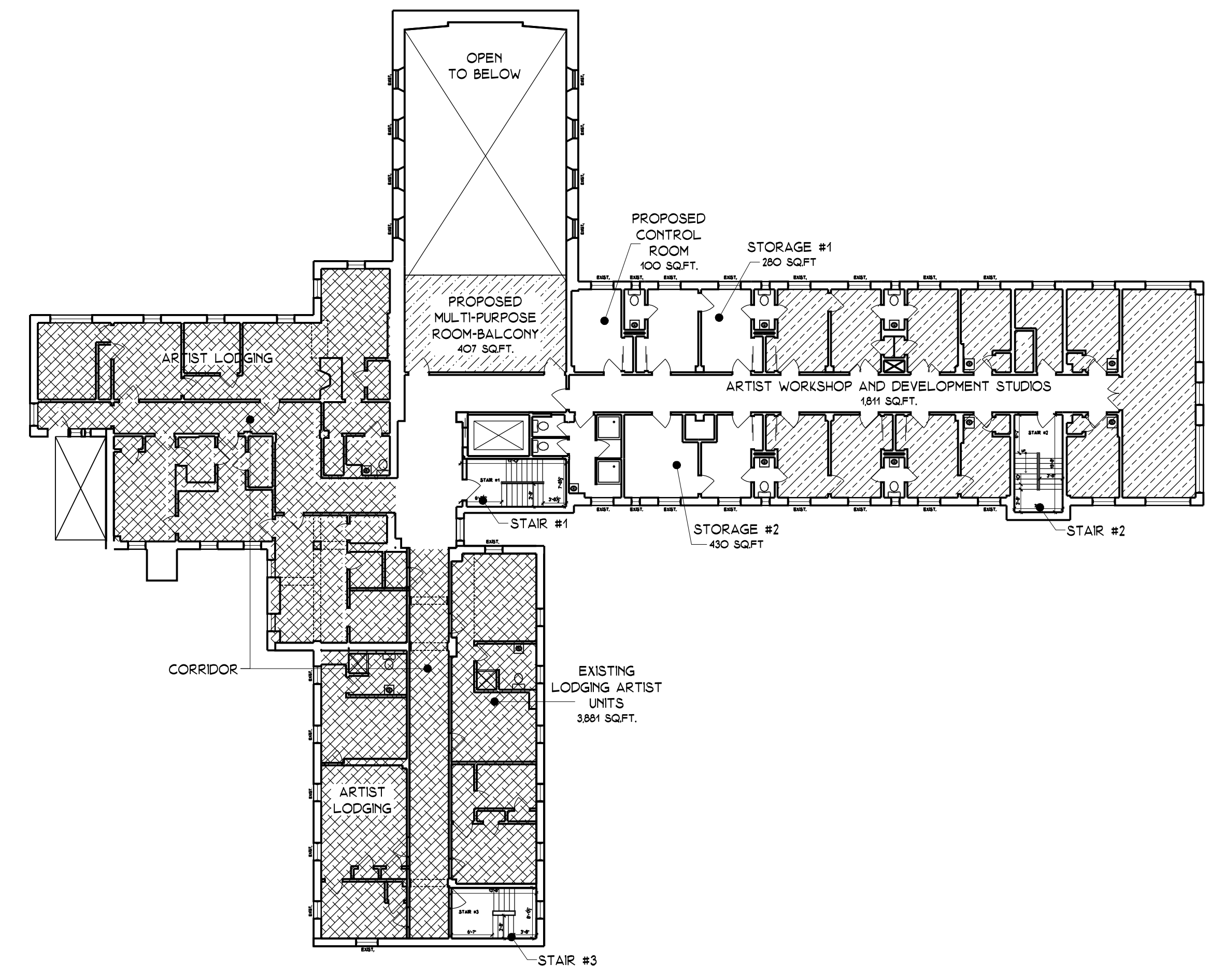
PROPOSED GROUND FLOOR PLAN  
SCALE: 1/16" = 1'-0"

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	
THIRD FLOOR - 17 STUDIOS	17	
SUB-TOTAL	25	
ASSEMBLY SPACES (1 PARKING PER EACH 50 SQFT)		
MULTI-PURPOSE ROOM #1 (FIRST LEVEL)	1,407	
MULTI-PURPOSE ROOM #2 (GROUND FLOOR)	1,080	
MULTI-PURPOSE ROOM #2 (BALCONY)	407	
GALLERY #1	852	
GALLERY #2	751	
GALLERY #3	1,005	
SUB-TOTAL	4,902/50	92.04
CAFETERIA (1 PARKING PER EACH 35 SQFT)	1,255	
CAFETERIA (GRND. LEVEL)	450	
PROPOSED KITCHENETTE	1,405/35	40.14
(TOWN OF OSSING #200-29 (A)(7) AND #200-29 (A)(10))		
OFFICE (1 PER EACH 300 SQFT)		
GENERAL ADMINISTRATION	947	
FIRST FLOOR OFFICE	723	
SUB-TOTAL	1,670/300	5.56
WORKSHOP / RESEARCH DEVELOPMENT (1 PER EACH 400 SQFT)		
GROUND LEVEL (WORKSHOP #1)	496	
GROUND LEVEL (WORKSHOP #2)	601	
GRND. LEVEL (CERAMIC WORKSHOP)	721	
FIRST FLOOR (WORKSHOP STUDIOS)	1,816	
SECOND FLOOR (WORKSHOP STUDIOS)	1,811	
SUB-TOTAL	5,445/400	13.61
(TOWN OF OSSING #200-29 (A)(7) AND #200-29 (A)(10))		
TOTAL	176	
(TOWN OF OSSING #200-29 (A)(7) AND #200-29 (A)(10))	126	
WAIVER	28.8%	

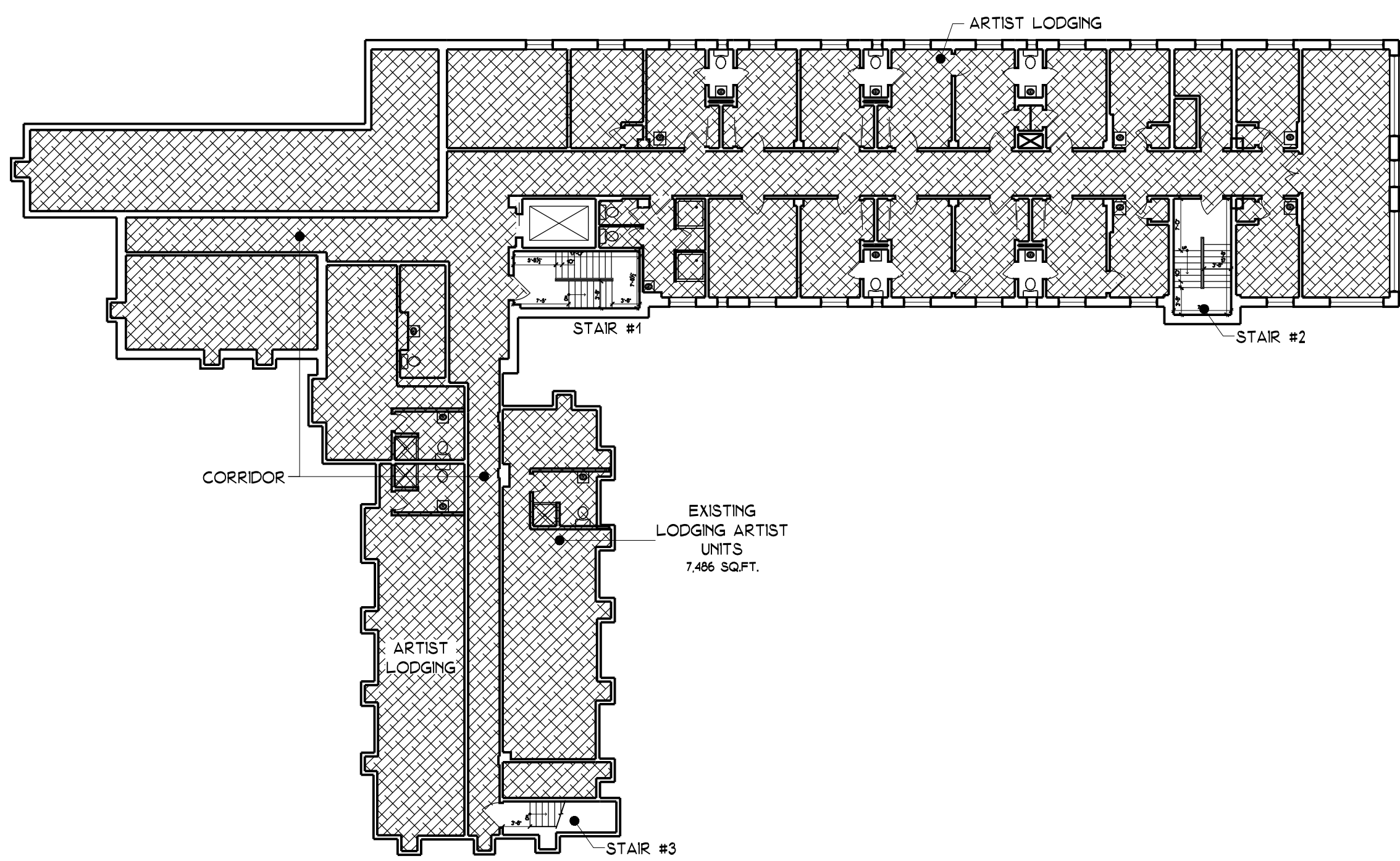
PROPOSED 106 PARKING SPACES +70 FUTURE SPACES



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"

WEEKDAY PROGRAMMING			
	DAYTIME	AFTERNOON	EVENING
<b>ART SPACES</b>			
<b>GROUND FLOOR</b>			
Chapel Multi		Painting After School Program	
Workshop 1			
Workshop 2			
Workshop 3	Painting for Adults		
<b>FIRST FLOOR</b>			
Chapel Multi			Artist Presentations
Gallery 1			
Gallery 2			
Gallery 3			
<b>STUDIO SPACES</b>			
<b>FIRST FLOOR</b>			
Studio 1-1	OSSING ARTIST		
Studio 1-2	OSSING ARTIST		
Studio 1-3	OSSING ARTIST		
Studio 1-4	DAY STUDIO		
Studio 1-5	DAY STUDIO		
Studio 1-6	DAY STUDIO		
Studio 1-7	DAY STUDIO		
Studio 1-8	DAY STUDIO		
Studio 1-9	MASTER/ASSISTANT ARTIST		
Studio 1-10	MASTER/ASSISTANT ARTIST		
Studio 1-11	MASTER/ASSISTANT ARTIST		
Studio 1-12	MASTER/ASSISTANT ARTIST		
Studio 1-13	STAFF		
Studio 1-14	Storage		
<b>SECOND FLOOR</b>			
Studio 2-1	BAK ARTIST		
Studio 2-2	BAK ARTIST		
Studio 2-3	BAK ARTIST		
Studio 2-4	BAK ARTIST		
Studio 2-5	BAK ARTIST		
Studio 2-6	BAK ARTIST		
Studio 2-7	BAK ARTIST		
Studio 2-8	BAK ARTIST		
Studio 2-9	BAK ARTIST		
Studio 2-10	BAK ARTIST		
Studio 2-11	BAK ARTIST		
Studio 2-12	BAK ARTIST		
Studio 2-13	BAK ARTIST		
Studio 2-14	BAK ARTIST		
Studio 2-15	Storage		
<b>LODGING</b>			
<b>SECOND FLOOR</b>			
Apartment 2-A	STAFF		
Apartment 2-B	STAFF		
Apartment 2-C	VISITOR		
Apartment 2-D	VISITOR		
Apartment 2-E	MASTER ARTIST		
<b>THIRD FLOOR</b>			
Apartment 3-A	RESID FOR ARTIST WORKSHOPS		
Apartment 3-B	RESID FOR ARTIST WORKSHOPS		
Apartment 3-C	BAK ARTIST #1		
DormSingle 3-1	BAK ARTIST #2		
DormSingle 3-2	BAK ARTIST #3		
DormSingle 3-3	BAK ARTIST #4		
DormSingle 3-4	BAK ARTIST #5		
DormSingle 3-5	BAK ARTIST #6		
DormSingle 3-6	BAK ARTIST #7		
DormSingle 3-7	BAK ARTIST #8		
DormSingle 3-8	BAK ARTIST #9		
DormSingle 3-9	BAK ARTIST #10		
DormSingle 3-10	MASTER CLASS STUDENT		
DormSingle 3-11	MASTER CLASS STUDENT		
DormSingle 3-12	MASTER CLASS STUDENT		
DormSingle 3-13	MASTER CLASS STUDENT		
DormSingle 3-14	MASTER CLASS STUDENT		
DormSingle 3-15	MASTER CLASS STUDENT		
DormSingle 3-16	MASTER CLASS STUDENT		
DormSingle 3-17	MASTER CLASS STUDENT		

Description/ITE Code	Units	ITE Vehicle Parking Generation Rate		Expected Units	Total Stalls Occupied in Peak Period	
		Average	85th Percentile		Average	85th Percentile
		Weekday	Weekday		Weekday	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

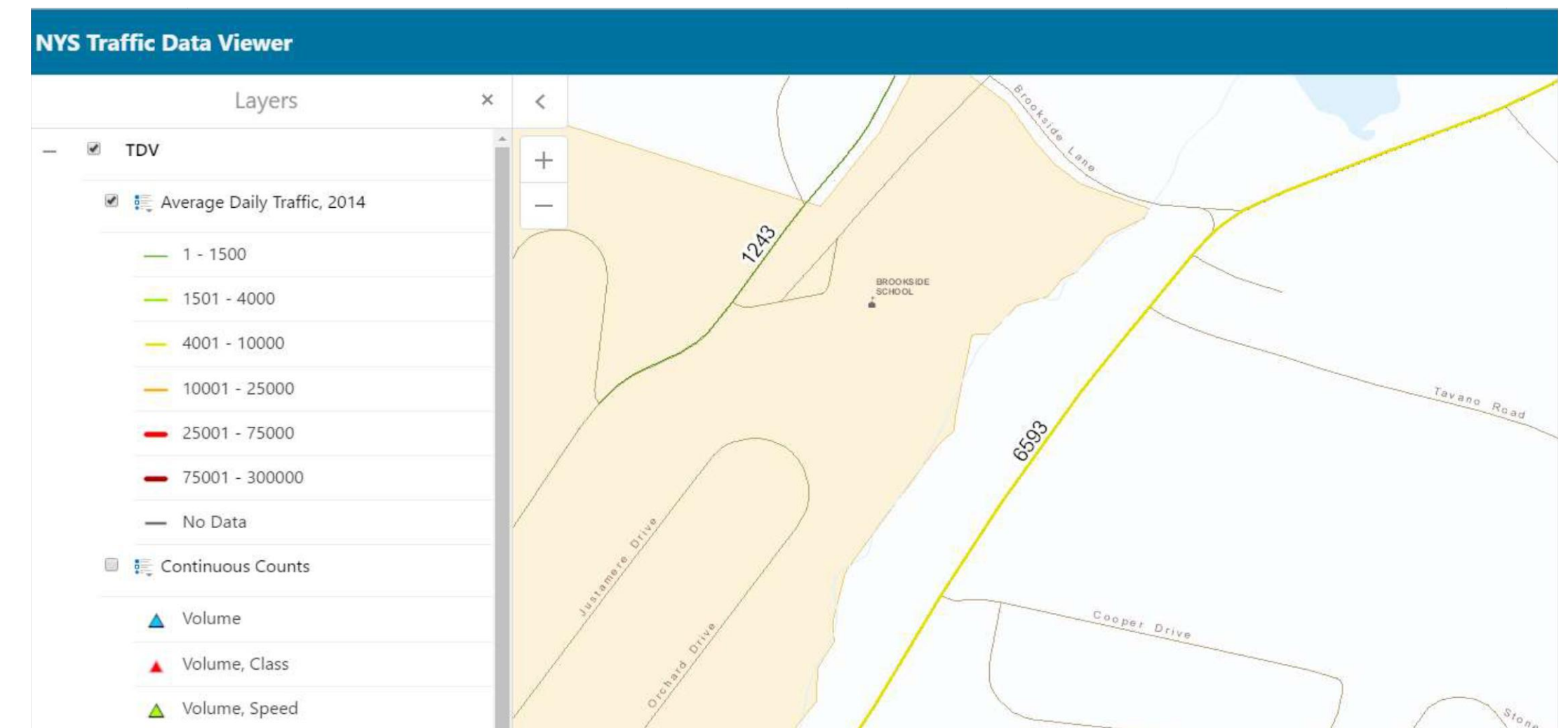
ITE Parking Generation Rates - 4th Edition TOTAL 72 103

ITE COMMON TRIPS Generation Manual - 9th Edition

INSTITUTE OF TRANSPORTATION ENGINEERS (ITE)

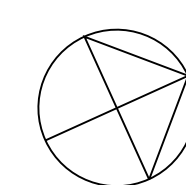
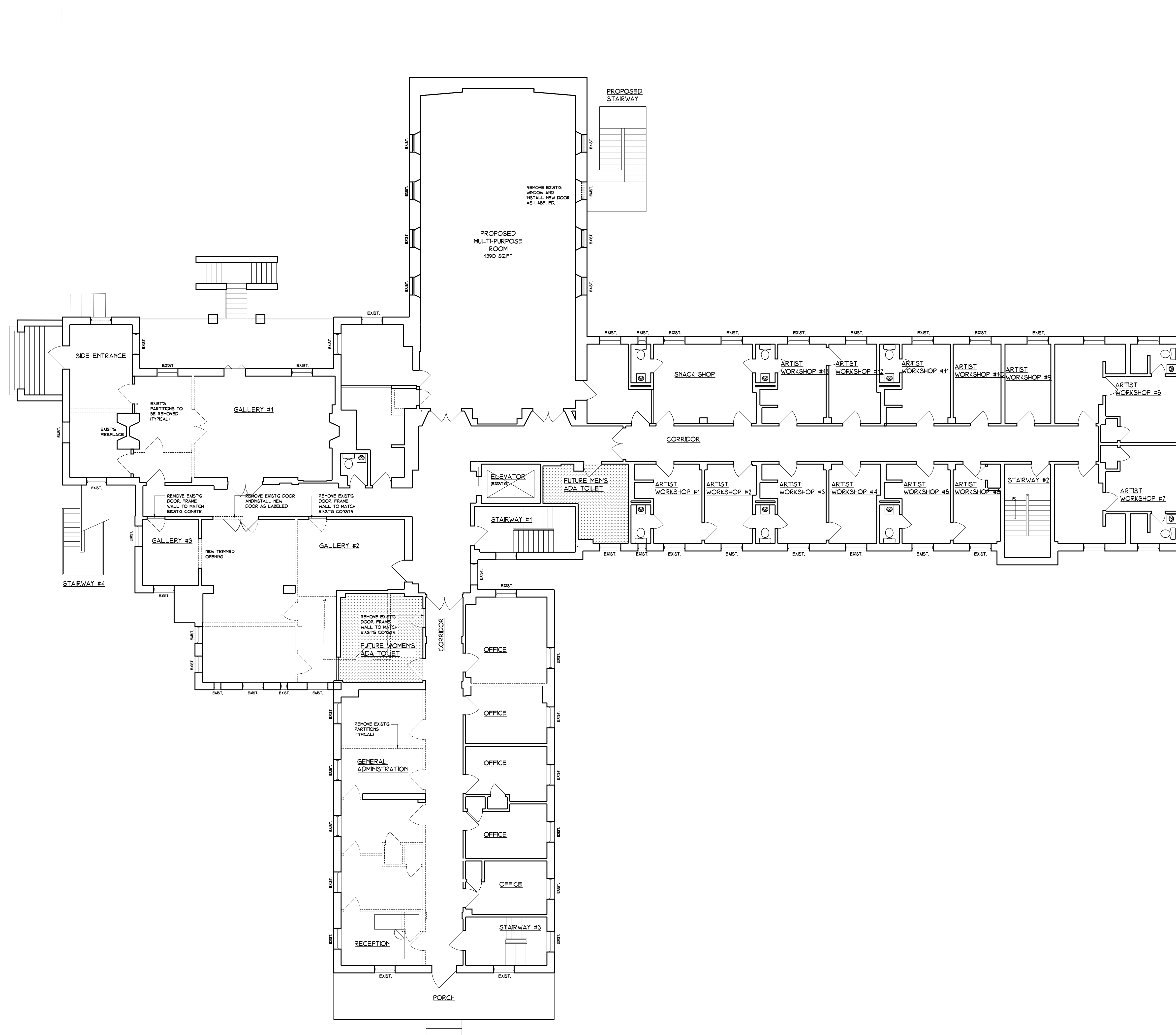
Description/ITE Code	Units	ITE Vehicle Parking Generation Rate		Expected Units	Total Stalls Occupied in Peak Period	
		TRIPS PER UNIT			TOTAL TRIPS	
		PM PEAK HOUR			PM PEAK HOUR	
Low/Mid-Rise Apartment, Suburban 221	Dwelling	0.58		25	14.5	
Live Theater, Rural 441	Seats	0.02		100	2	
Recreational Community 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



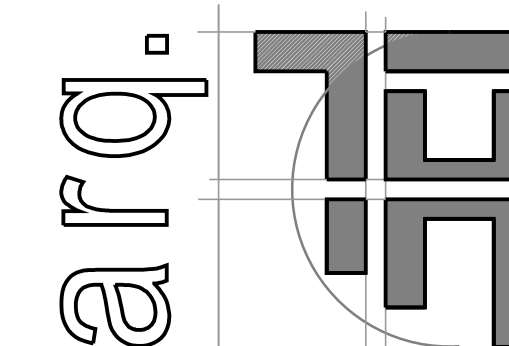
AVERAGE DAILY TRAFFIC AT SOMERSTOWN ROAD PER NYS DOT TRAFFIC TABULATOR IS 6,593 Trips . 23.76 Increase represent an 0.004 % increase.





PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"



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TEL: 914 944-2377 FAX: 914 944-2378  
PCF/SC  
JBH/JGT

MARCH 3, 2016

PROJECT TITLE  
PROPOSED FIRST FLOOR PLAN  
JOB #  
NEW ARTS CENTER  
BETHANY ARTS COMMUNITY  
40 SOMERSTOWN ROAD  
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SCALE  
AS SHOWN  
REVISIONS  
5-5-2016  
AS PER  
COMMENTS  
JOB #  
16004  
DRAWING  
SK-2