



East Hampton High School Planning & Zoning Commission

June 4, 2014

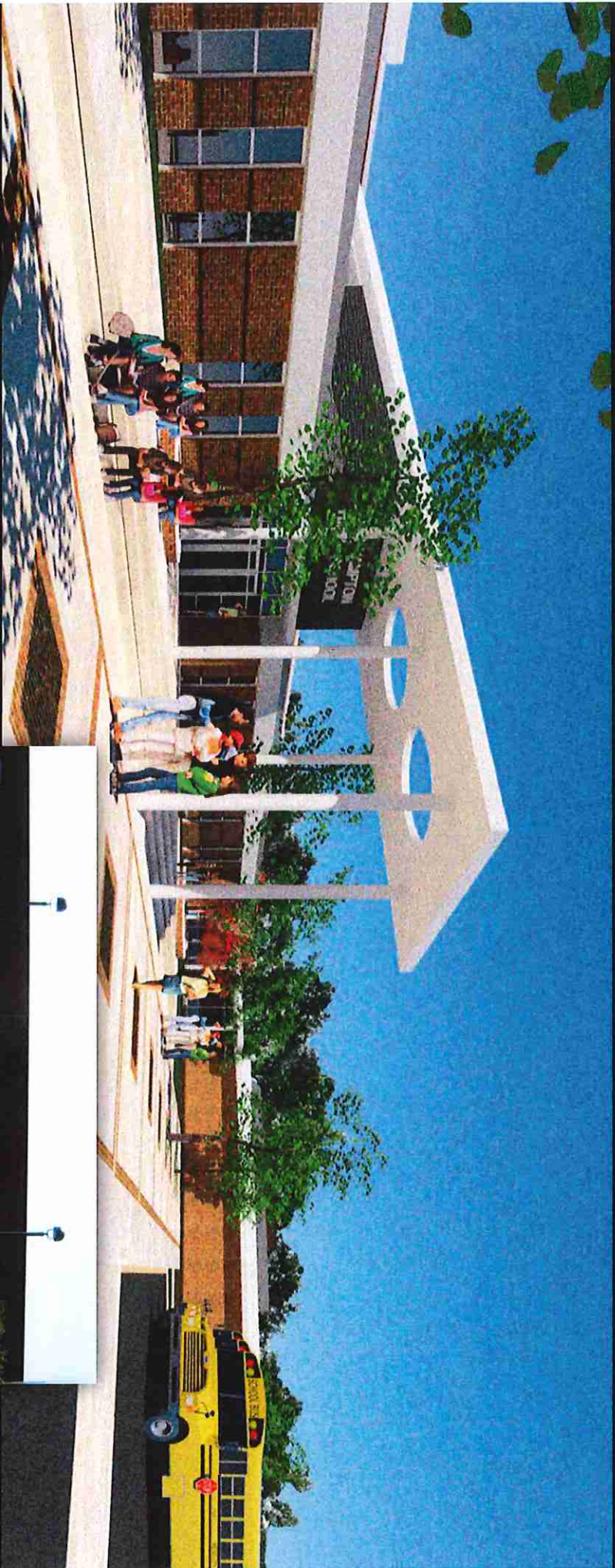
ATTACHMENT 1



JUNE 4, 2014

The **S / L / A / M** Collaborative

EXTERIOR CHARACTER



MAIN ENTRANCE



JUNE 4, 2014

The **SILIAM** Collaborative

EXTERIOR CHARACTER



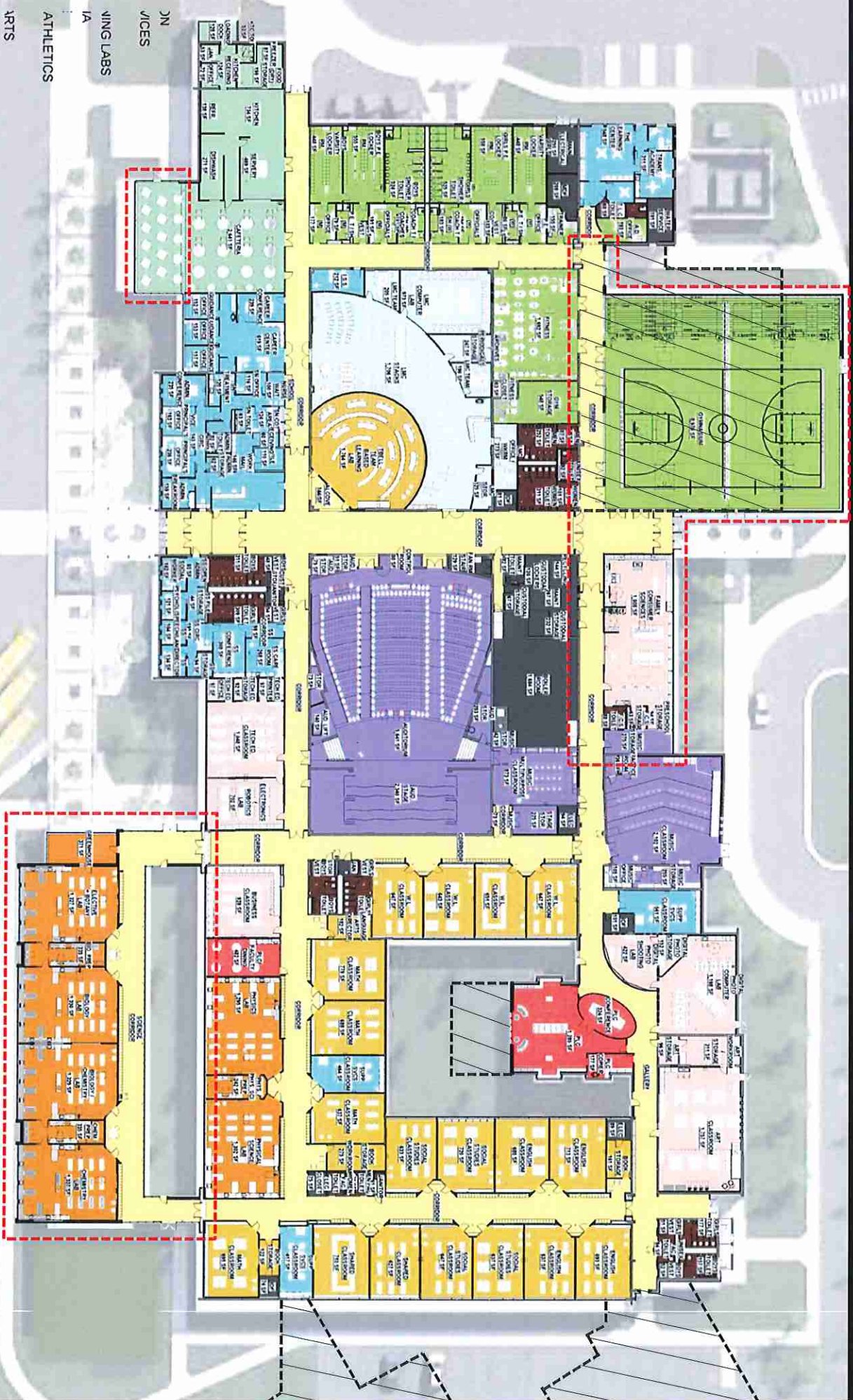
WEST PLAZA / ENTRANCE



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FLOOR PLAN

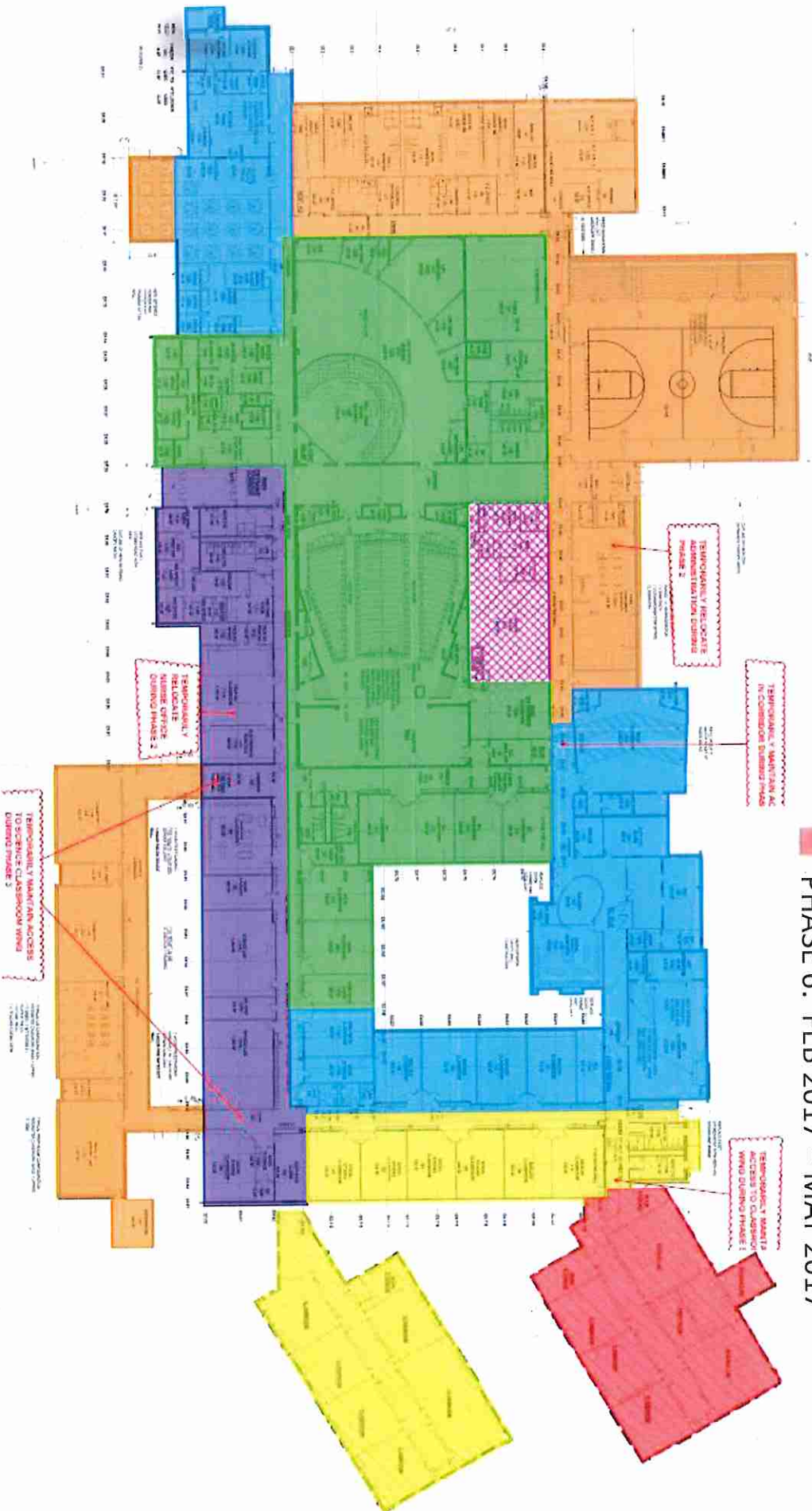


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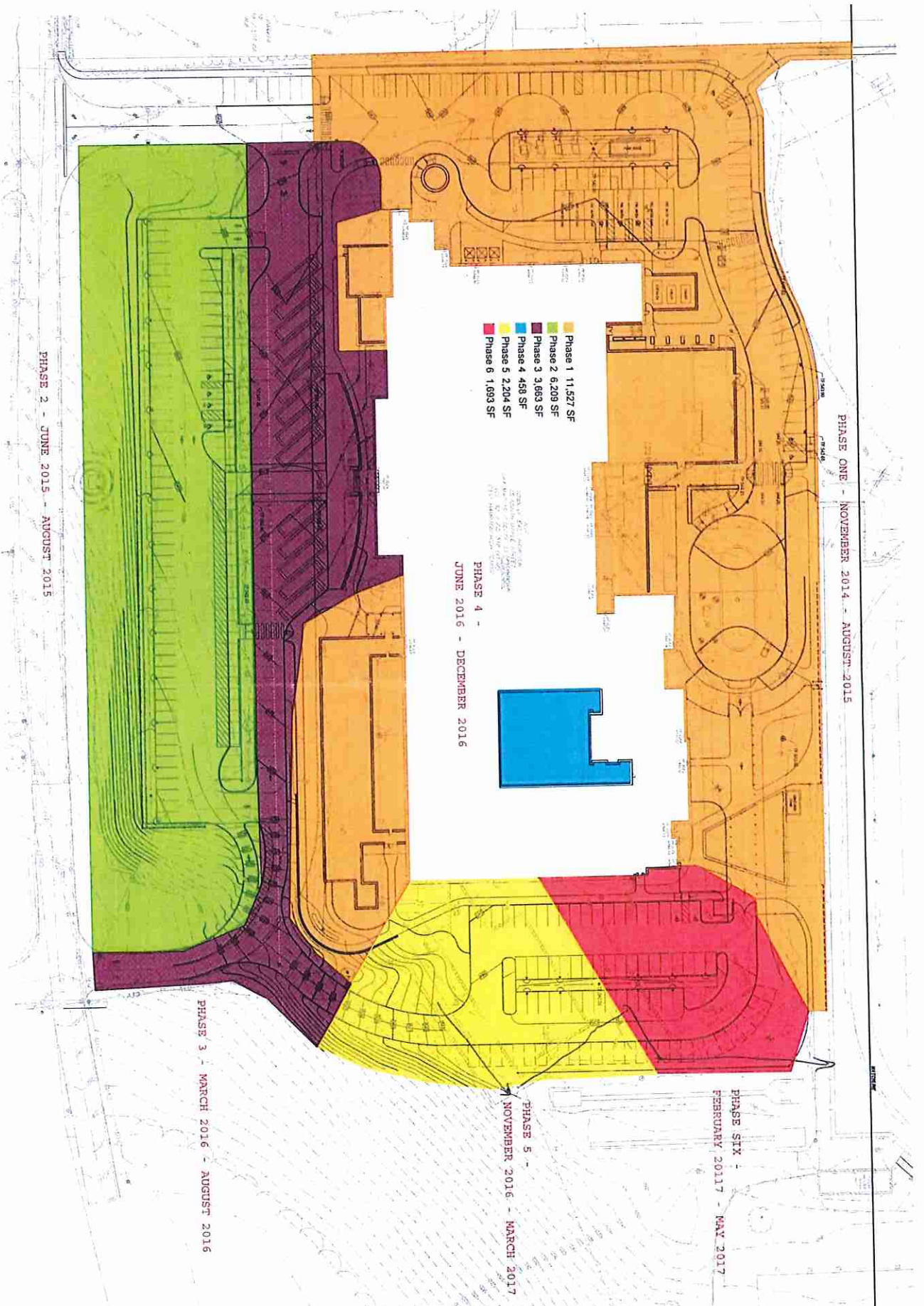
The **SILVAM** Collaborative

CONSTRUCTION PHASING

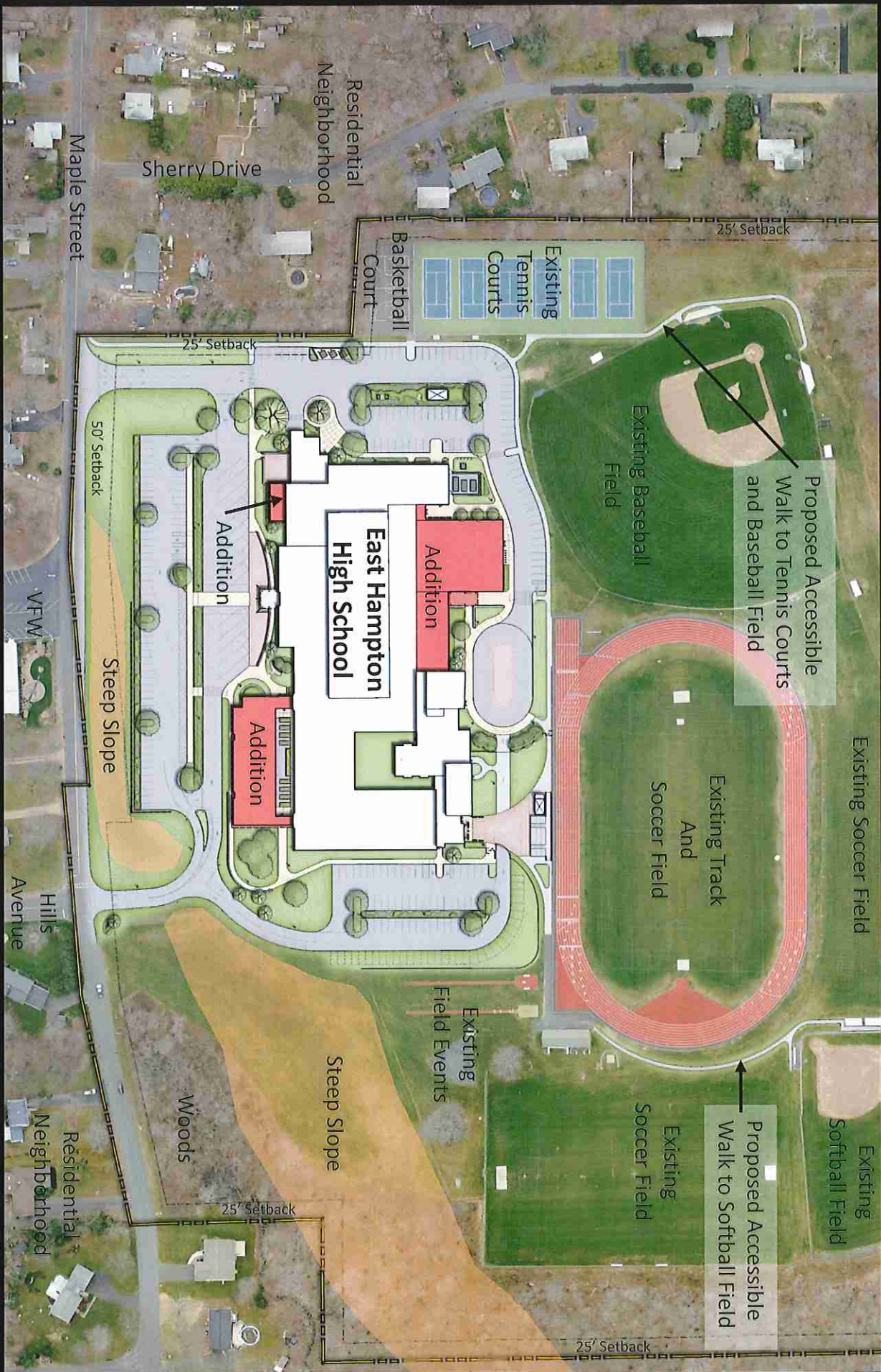
- PHASE 1: NOV 2014 – AUG 2015
- PHASE 1-6: MECHANICAL RM
- PHASE 2: JUNE 2015 – FEB 2016
- PHASE 3: FEB 2016 – AUG 2016
- PHASE 4: JUNE 2016 – DEC 2016
- PHASE 5: NOV 2016 – MAR 2017
- PHASE 6: FEB 2017 – MAY 2017



SITework PHASING



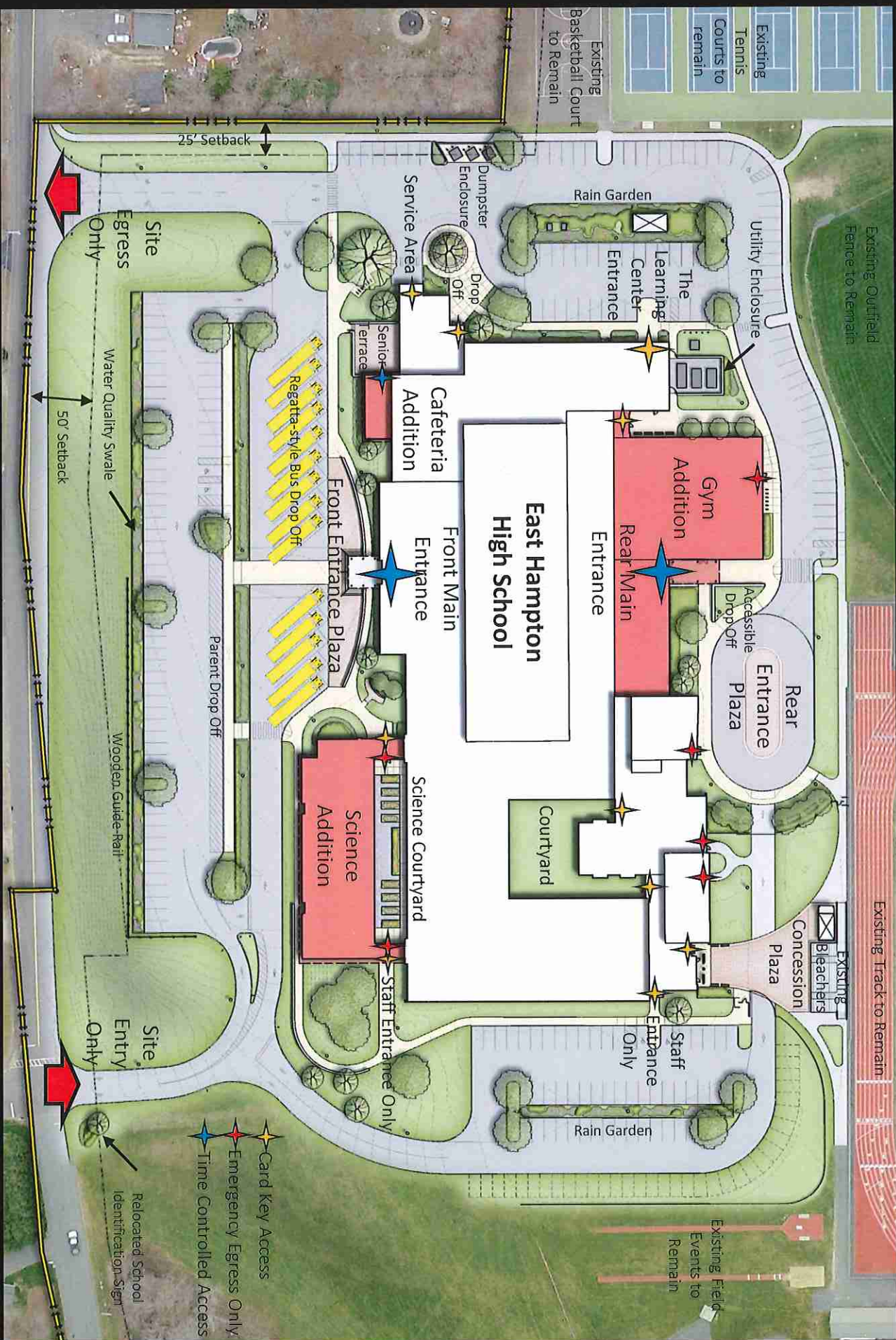
OVERALL SITE PLAN



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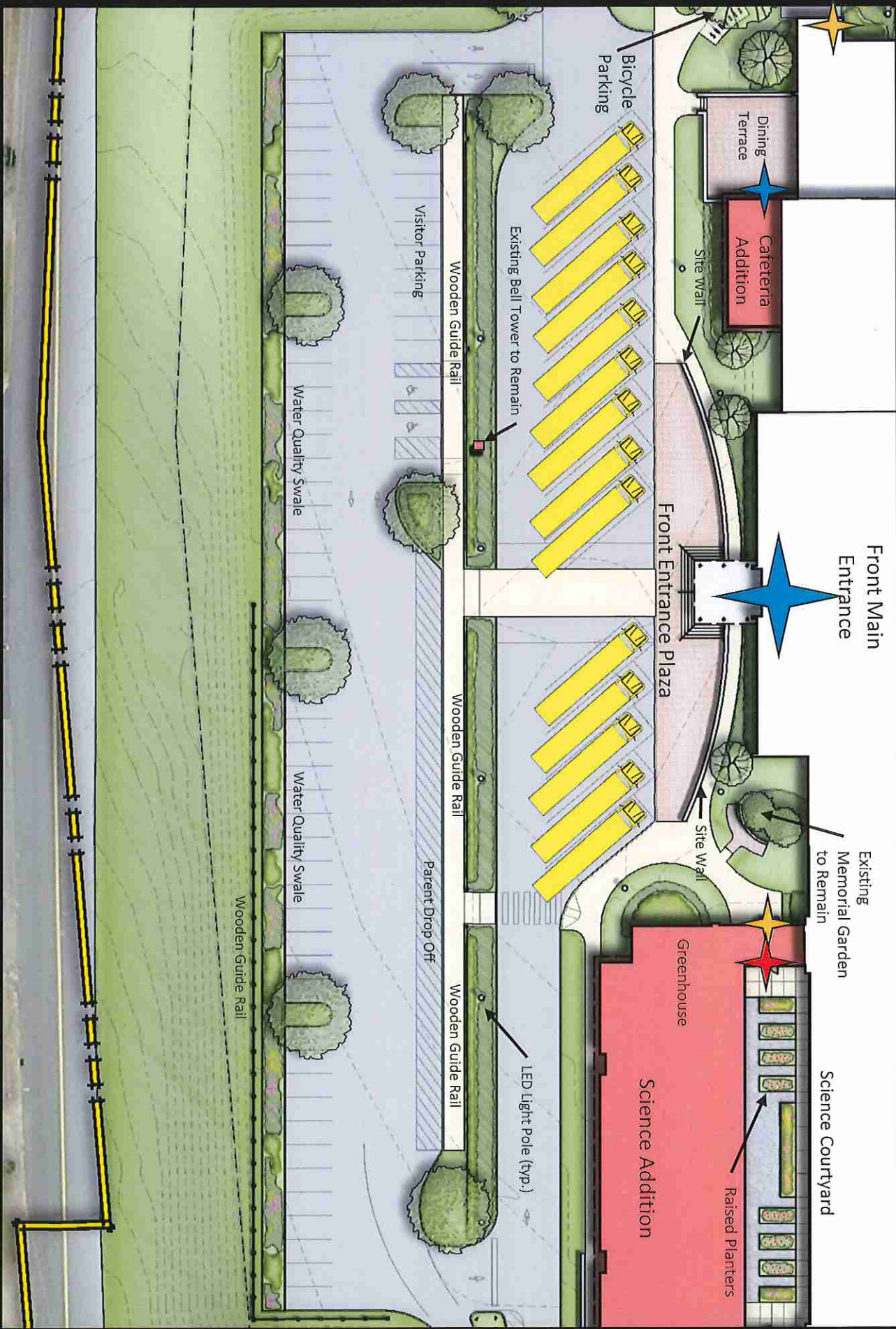
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SITE PLAN



- Card Key Access
- Emergency Egress Only
- Time Controlled Access
- Relocated School Identification Sign

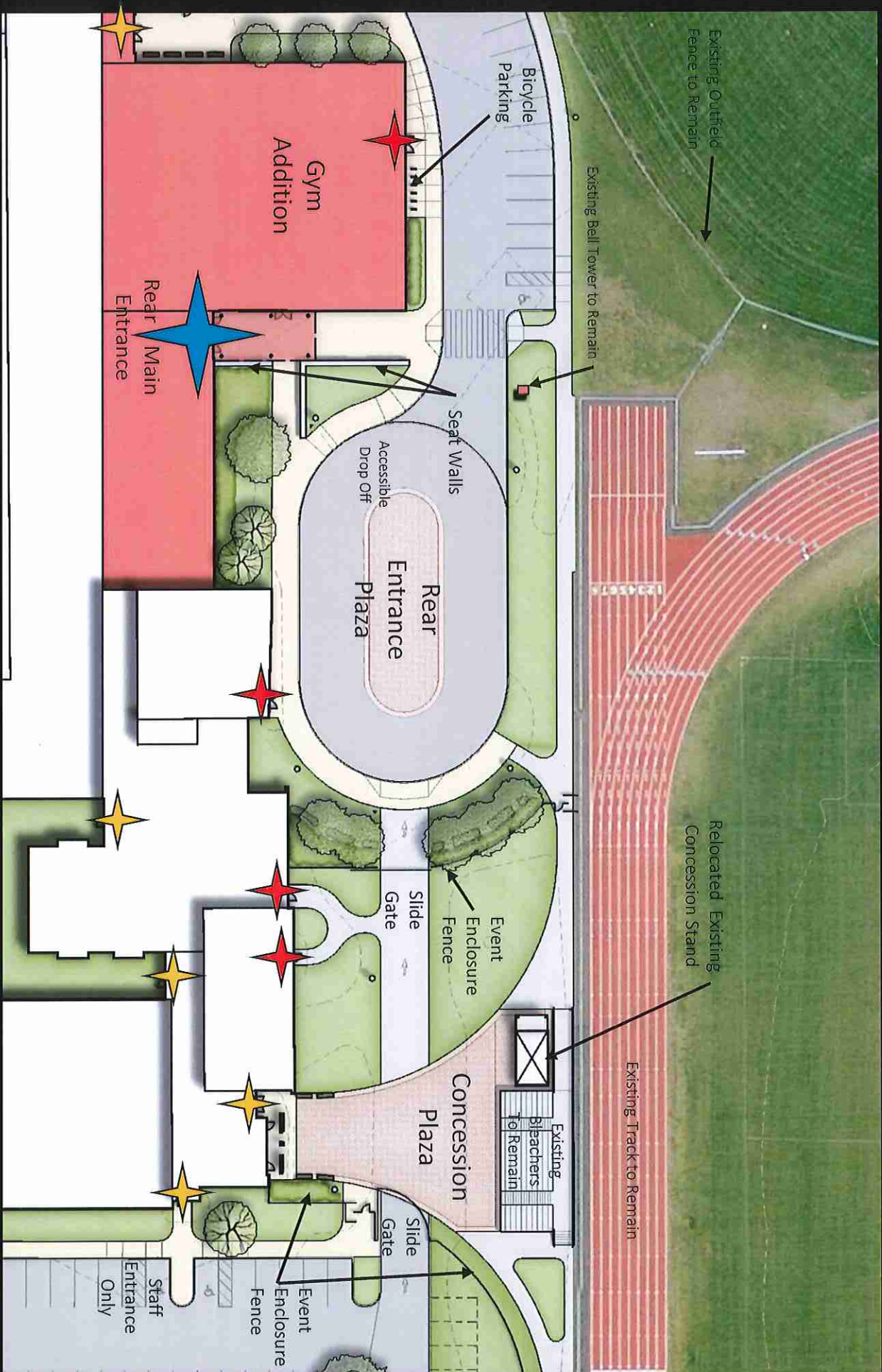
SITE PLAN ENLARGEMENT – Front Entrance



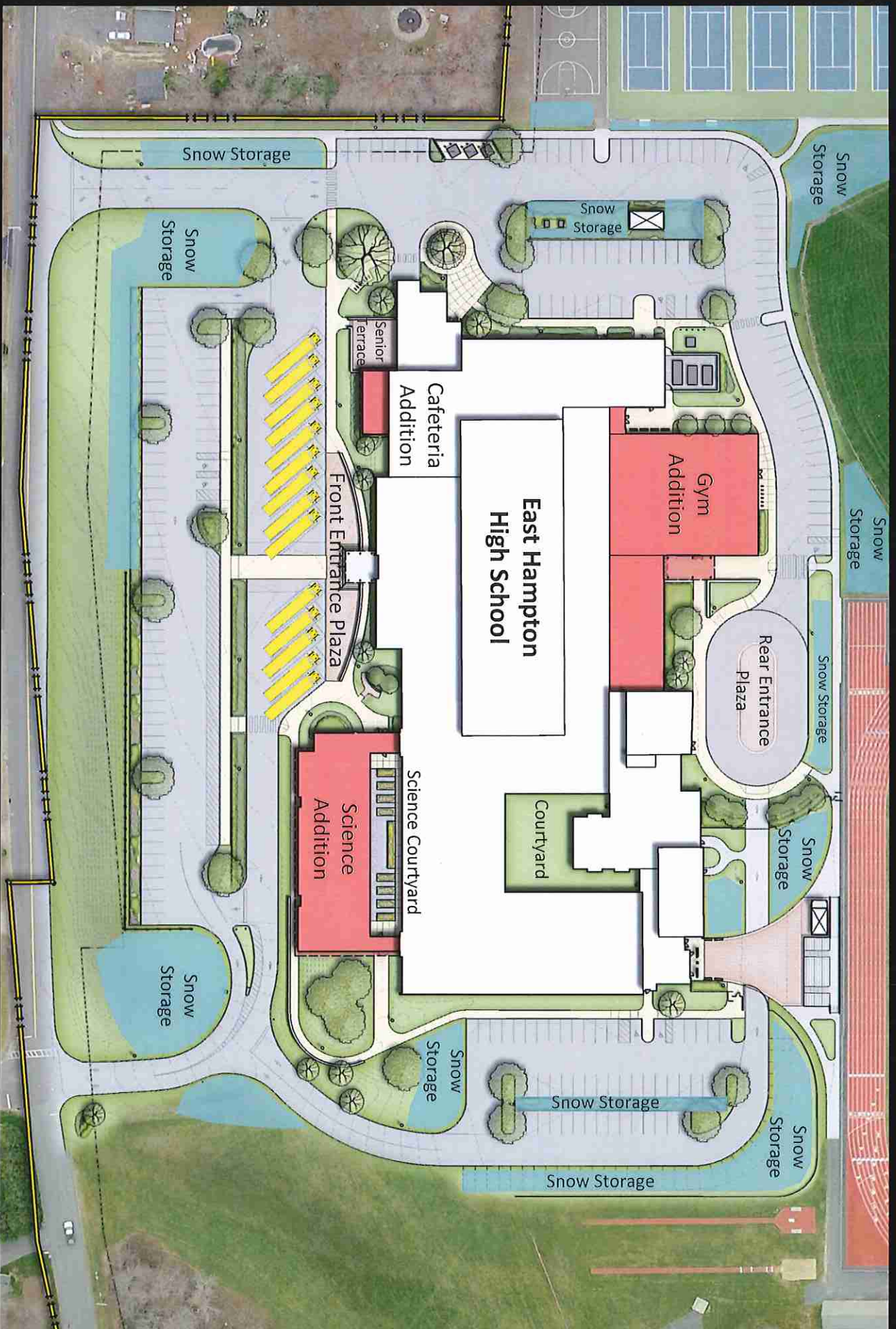
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SITE PLAN ENLARGEMENT - Rear Entrance



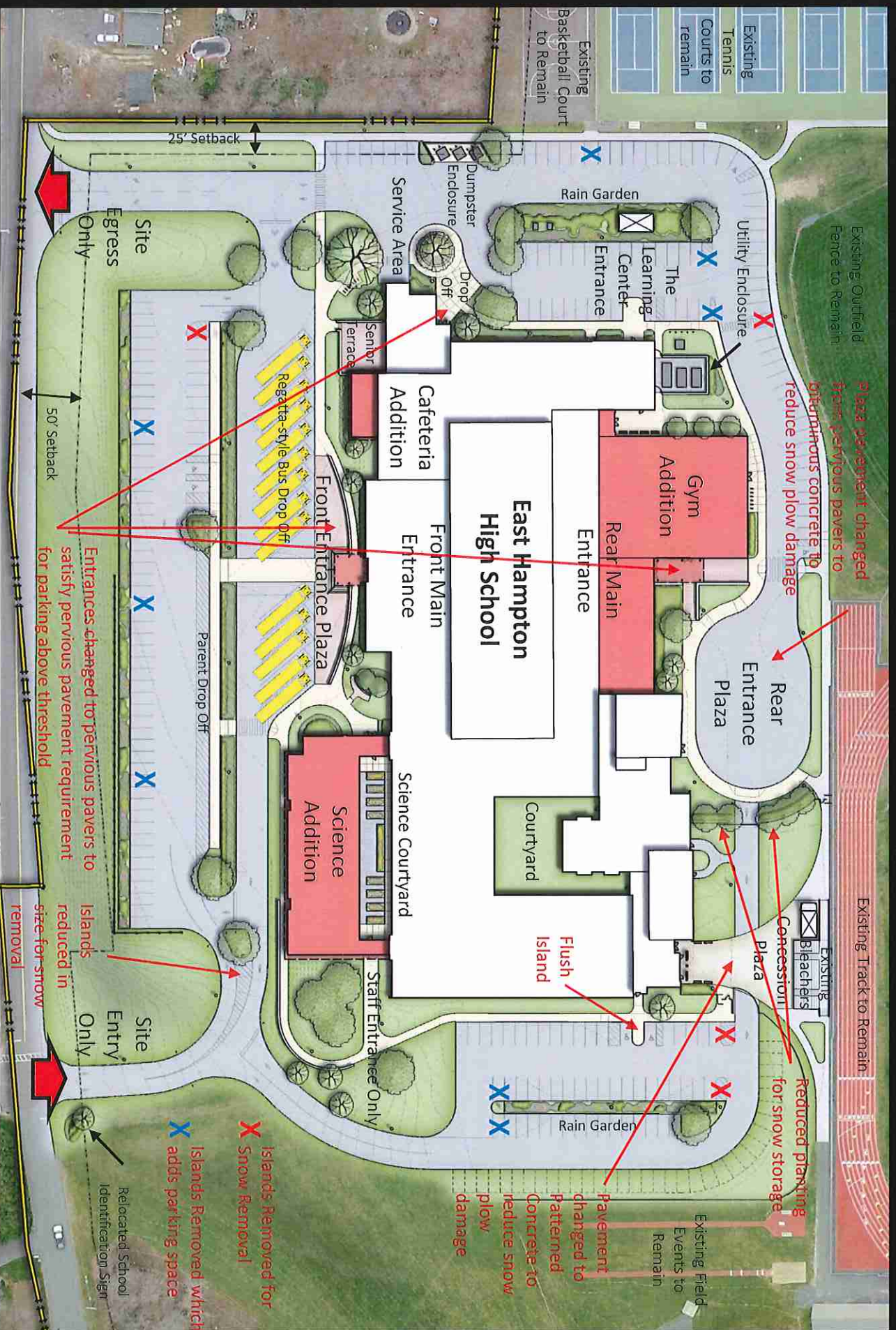
SITE PLAN – Snow Storage



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SITE PLAN – Alternative Site Configuration



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ZONING DATA TABLE Revisions for Alternate Configuration

ZONING DATA TABLE

CHARACTERISTICS	REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA:	65,000 SQ. FT. WITHOUT SEWER / 45,000SQ. FT. WITH SEWER.	2,034,252 SQUARE FEET (46.7 ACRES)	NO CHANGE
ZONE:	-	R-3 ZONE	NO CHANGE
ZONING SETBACKS:			
FRONT YARD:	50 FEET WITH AND WITHOUT SEWER	260+- FEET	189+- FEET
SIDE YARD:	25 FEET WITH AND WITHOUT SEWER	124+- FEET (SOUTH) / 328+- FEET (NORTH)	NO CHANGE (SOUTH) / 478+- FEET (NORTH)
REAR YARD:	50 FEET WITH AND WITHOUT SEWER	740+- FEET (SCHOOL) / 588+- FEET (STORAGE BLDG)	NO CHANGE
WETLAND REGULATED AREAS:			
WATER BODY/WATER COURSE:	100 FEET REGULATED	211 FEET	150+- FEET (NORTH)
MAXIMUM LOT COVERAGE:	10 PERCENT WITH AND WITHOUT SEWER	124,189 SF (SCHOOL BUILDING) 470 SF (PUMP HOUSE) 245 SF (CONCESSION STAND) 1210 SF (STORAGE BUILDING) 126,114 SF 6.2 PERCENT	122,264 SF (SCHOOL BUILDING) (470) SF (EX-PUMP HOUSE DEMOLISHED) 444 SF (NEW PUMP HOUSE) 245 SF (CONCESSION STAND - RELOCATED) 1210 SF (STORAGE BUILDING - NO CHANGE) 123,693 SF 6.1 PERCENT
MINIMUM LOT WIDTH:	150 FEET	1162 FEET	1162 FEET
MINIMUM LOT DEPTH:	200 FEET WITHOUT SEWER / 175 FEET WITH SEWER	1189 FEET	1189 FEET
MAXIMUM BUILDING HEIGHT:	30 FEET	25.8 FEET (EX. GYM & AUDITORIUM OF SCHOOL BLDG.)	31.54 FEET
PARKING REQUIREMENTS:	HIGH SCHOOL UPPER THRESHOLD: 1 SPACE PER 3 SEATS IN AUDITORIUM 536 SEATS / 3 = 178 PARKING SPACES LOWER THRESHOLD: 1 SPACE PER 5 SEATS IN AUDITORIUM 536 SEATS / 5 = 107 PARKING SPACES	220 EXISTING PARKING SPACES 38 216	216 228 PARKING SPACES
REQUEST FOR PARKING ABOVE THE UPPER THRESHOLD:	ANY SPACES PROVIDED ABOVE THE UPPER THRESHOLD LIMITS SHALL BE BUILT OF A PERVIOUS SURFACE	SPACES ABOVE THE LIMIT = 30 SPACES (208 - 178 SP.) AREA OF 1 PARKING SPACE = 162 S.F. (9' X 18') REQUIRED PERVIOUS PAVEMENT = 4860 S.F. (162 X 30 SP.)	AREA OF PERVIOUS PAVEMENT = 9138 S.F.
HANDICAP SPACES REQUIRED	1 SPACE PER EVERY 25 PARKING SPACES ROUNDED TO NEAREST WHOLE NUMBER; 208 / 25 = 8 SPACES	9 SPACES	8 SPACES
BICYCLE PARKING REQUIREMENTS:	MINIMUM OF 2 BICYCLE PARKING SPACES FOR EVERY 40 OFF-STREET AUTOMOBILE PARKING SPACES; 208 / 40 = 5 SPACES	NONE	12 BICYCLE PARKING SPACES

8 additional spaces results in 6,156 SF of required pervious pavement



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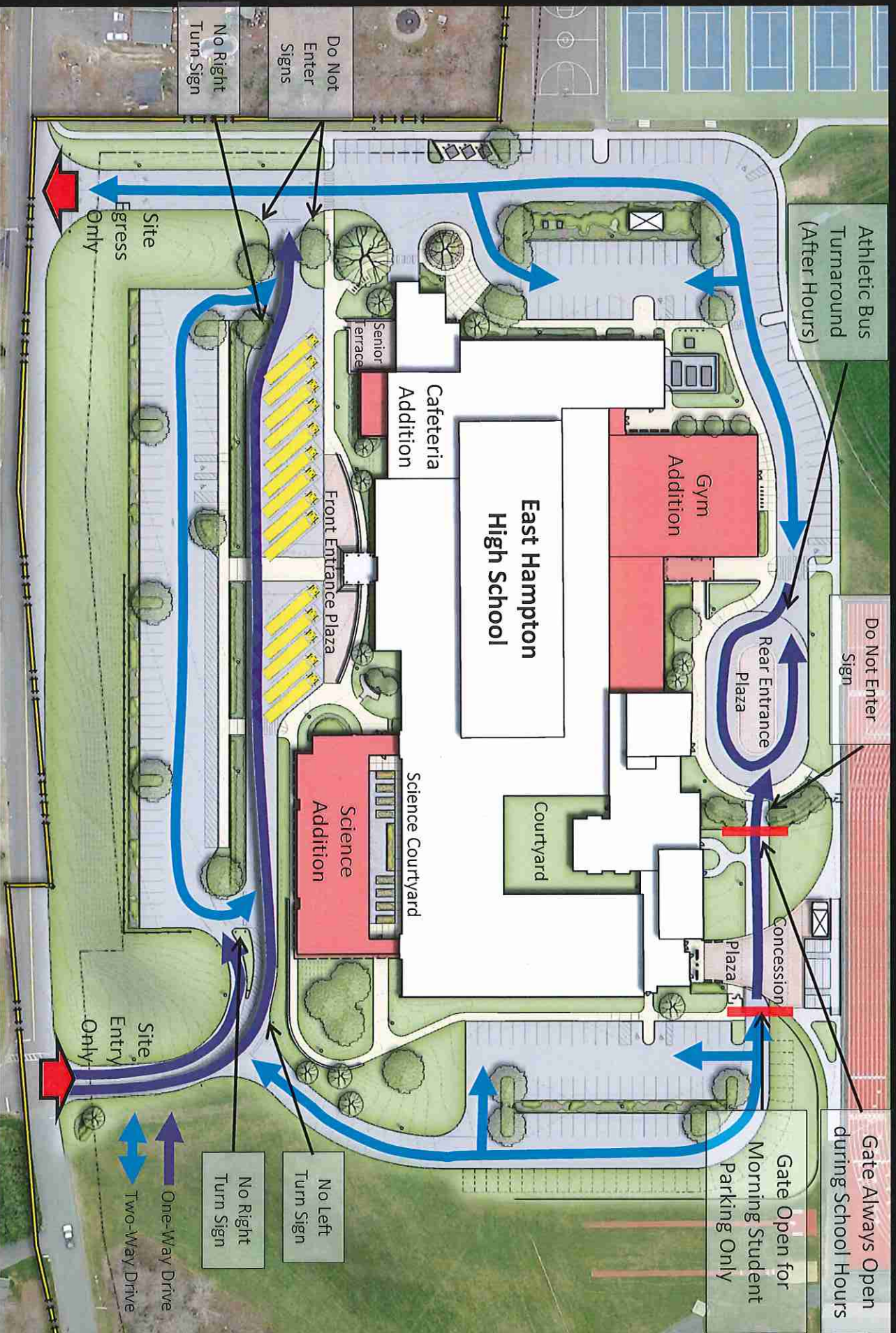
SITE PLAN – Site Lighting



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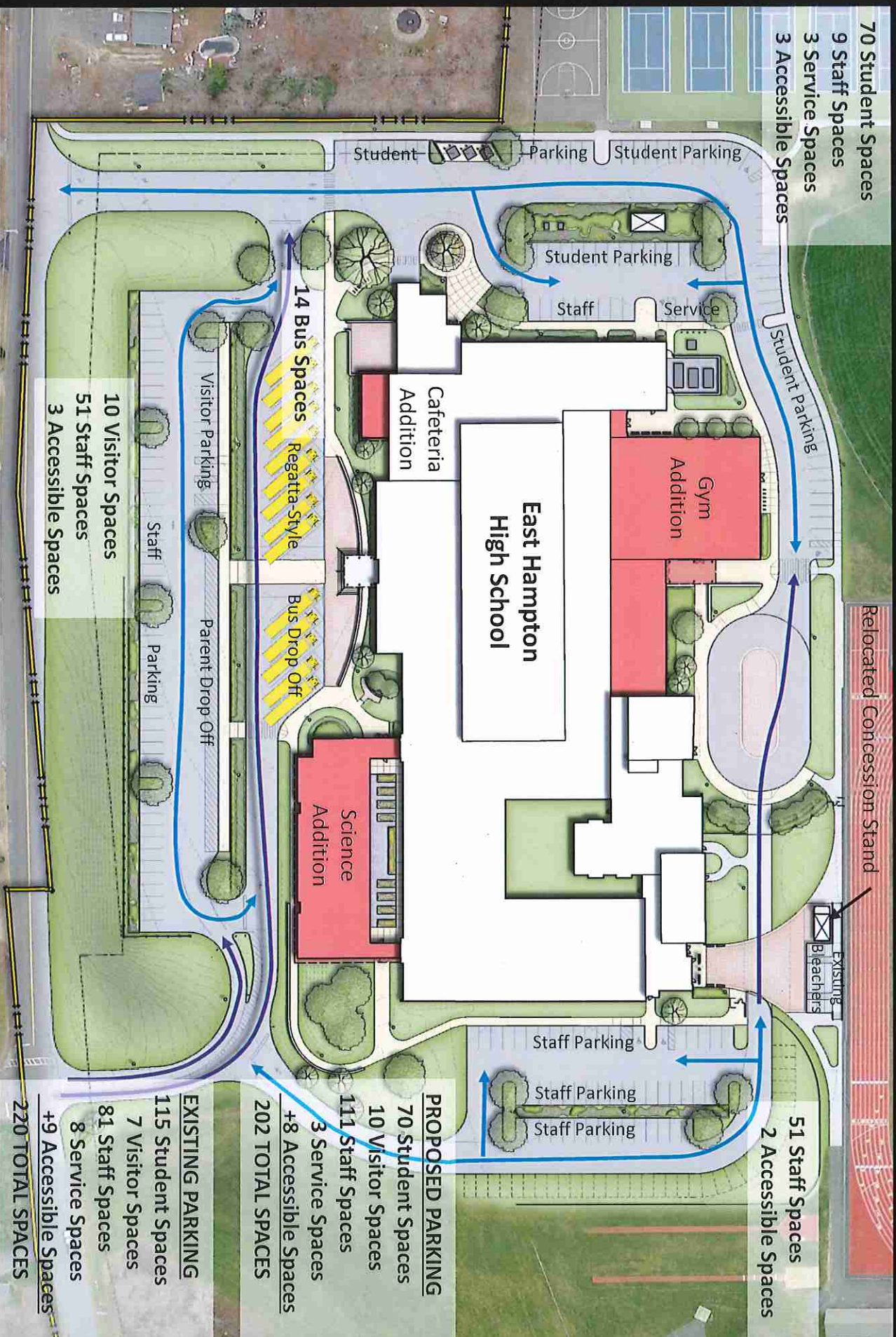
SITE CIRCULATION - School Day



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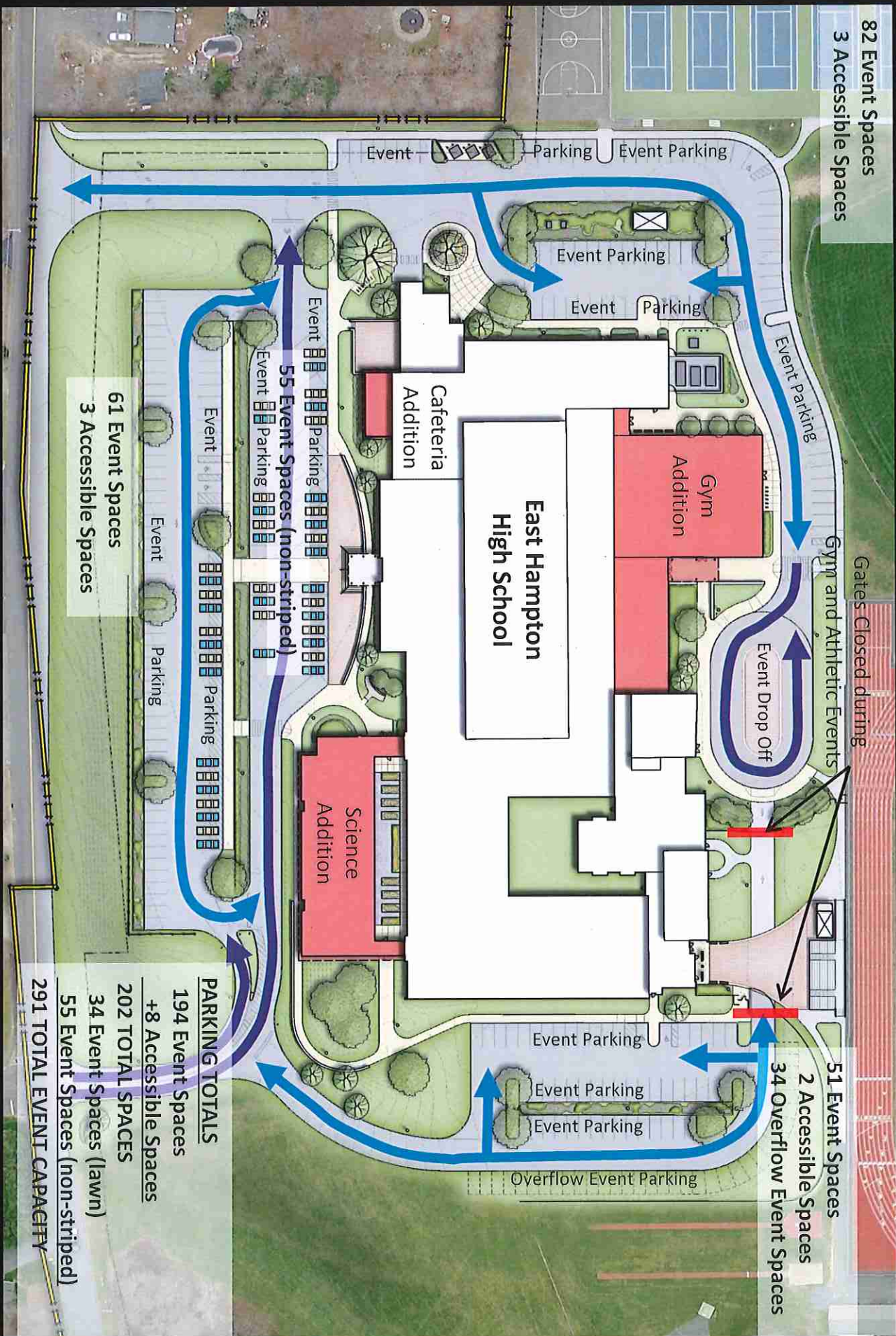
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SITE CIRCULATION – Parking on School Day



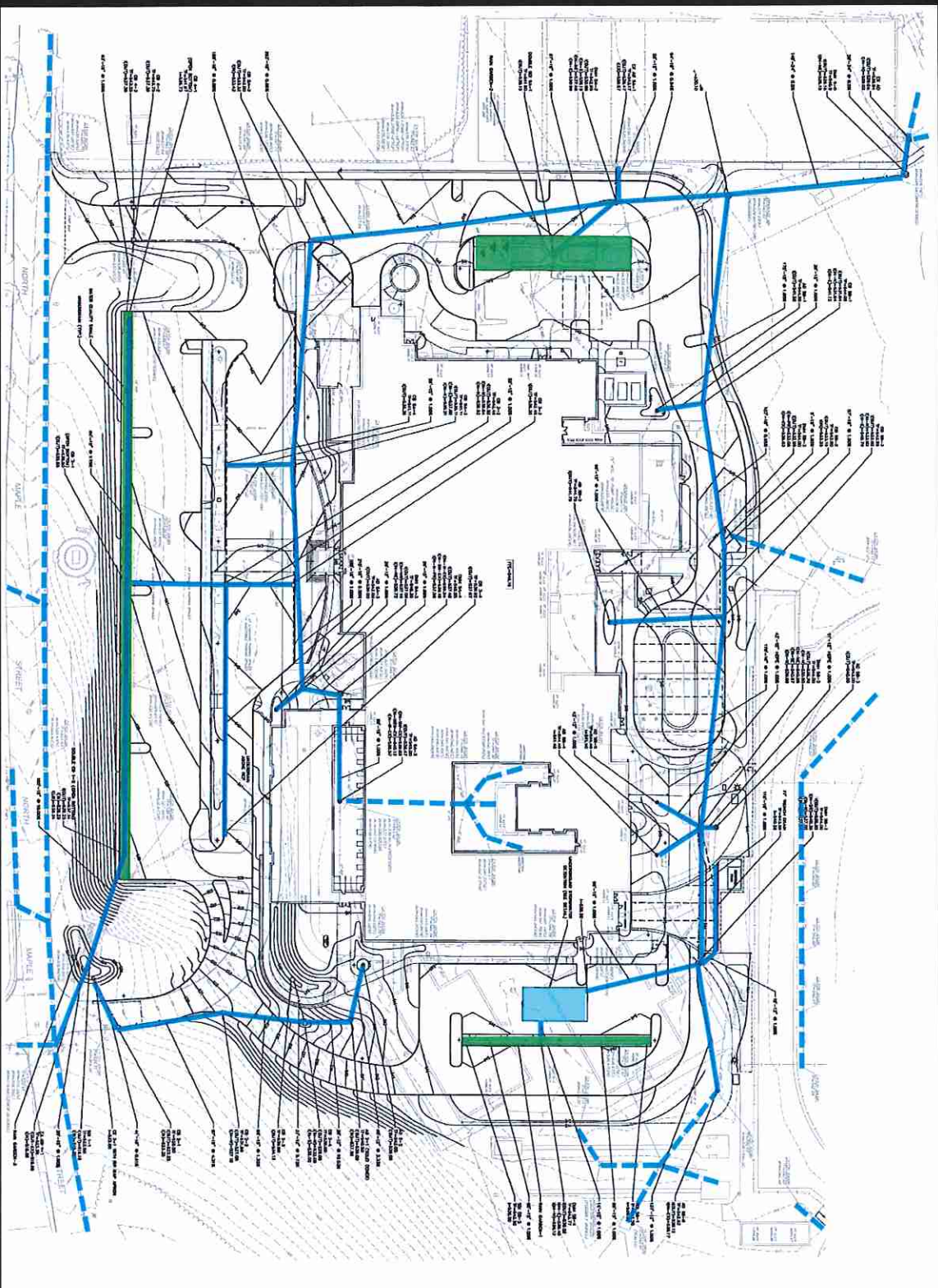
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SITE CIRCULATION – School / Athletic Events



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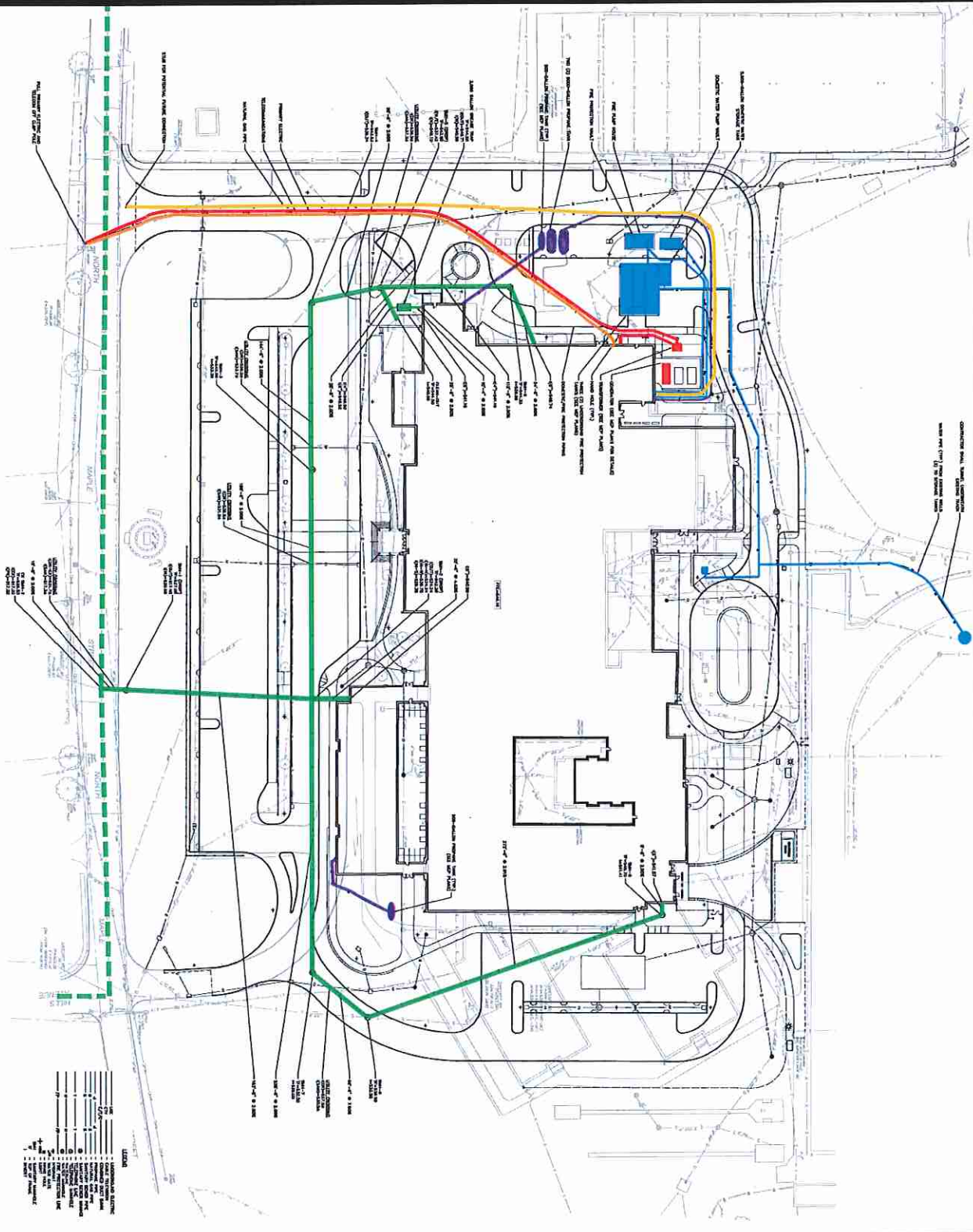
SITE DRAINAGE



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SITE UTILITIES



LEGEND

SYMBOL	DESCRIPTION
(Symbol)	EXISTING 12" WATER MAIN
(Symbol)	EXISTING 18" SEWER MAIN
(Symbol)	EXISTING 6" GAS MAIN
(Symbol)	EXISTING 4" ELECTRIC MAIN
(Symbol)	NEW 12" WATER MAIN
(Symbol)	NEW 18" SEWER MAIN
(Symbol)	NEW 6" GAS MAIN
(Symbol)	NEW 4" ELECTRIC MAIN
(Symbol)	NEW 1" WATER SERVICE LINE
(Symbol)	NEW 1" SEWER SERVICE LINE
(Symbol)	NEW 1" GAS SERVICE LINE
(Symbol)	NEW 1" ELECTRIC SERVICE LINE
(Symbol)	NEW 1" WATER MAIN
(Symbol)	NEW 1" SEWER MAIN
(Symbol)	NEW 1" GAS MAIN
(Symbol)	NEW 1" ELECTRIC MAIN
(Symbol)	NEW 1" WATER SERVICE LINE
(Symbol)	NEW 1" SEWER SERVICE LINE
(Symbol)	NEW 1" GAS SERVICE LINE
(Symbol)	NEW 1" ELECTRIC SERVICE LINE



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ZONING DATA TABLE

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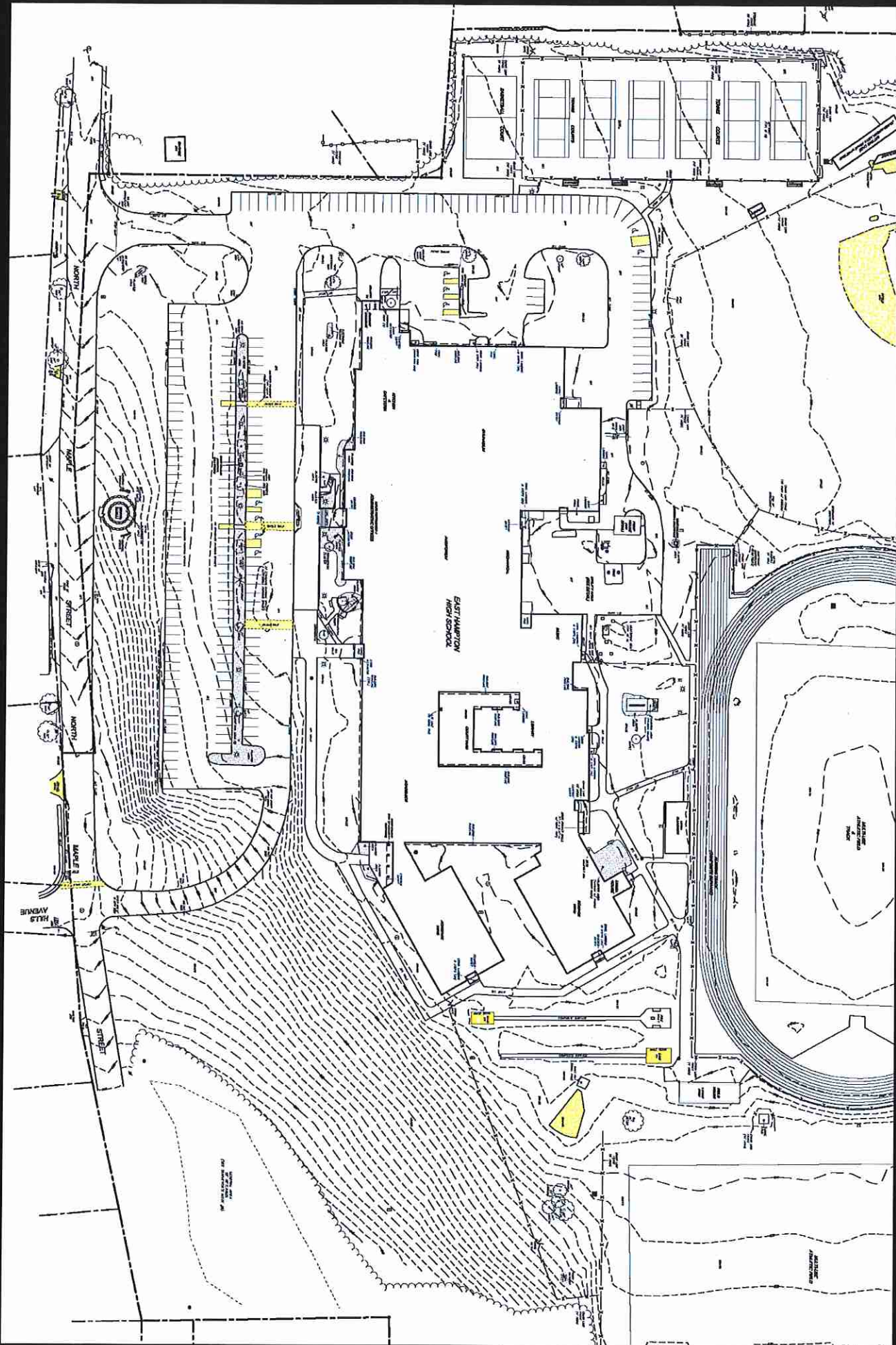
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EXISTING CONDITIONS



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