44 THREE MILE HARBOR ROAD

East Hampton, New York - Proposed Multi-Purpose Commercial

ZONING:

ZONING TYPE:	NEIGHBORHOOD BUSINESS (NB)	S.C.T.M:	0300-161-04-9
LOT AREA:	34,962 SF	MINIMUM SF:	10,000 SF
LOT COVERAGE			
BUILDING COVERAGE (MAXIMUM PERCENT):	40%	PROPOSED BUILDING COVERAGE:	28%
TOTAL LOT COVERAGE (MAXIMUM PERCENT):	70%	PROPOSED TOTAL LOT COVERAGE:	93%
	EXISTING	PROPOSED	ALLOWED
BUILDING LOT COVERAGE:	5,903 SF	9,669 SF	13,985 SF
TOTAL LOT COVERAGE:	30,135 SF	32,574 SF	24,473 SF
SETBACKS			
	ALLOWED:	PROPOSED:	
FRONT YARD SETBACK:	25'-0"	31'-2"	
SIDE YARD SETBACK:	15'-0"	25'-2"	
SIDE YARD SETBACK:	15'-0"	60'-0"	
REAR YARD SETBACK:	25'-0"	25'-0"	
LOT WIDTH:	222'-3"	MINIMUM (ft):	70'-0"
HEIGHT (MAXIMUM):			
	ALLOWED:	PROPOSED:	
STORIES:	2	2	
MAXIMUM HEIGHT (ft):	32'-0"	26'-1"	
GABLED ROOF (ft):	35'-0"	32'-6"	

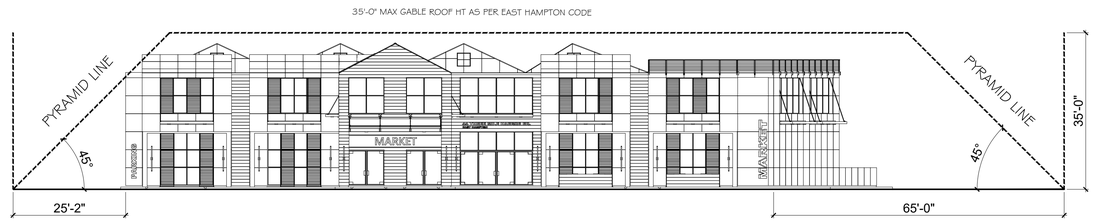
PROGRAM SQUARE FOOTAGES:

BASEMENT TOTALS:	SF:
TOTAL BASEMENT (ENCLOSED):	922 SF
TOTAL BASEMENT (PARKING):	8,782 SF
BASEMENT BREAKDOWN:	
CIRCULATION CORE 001:	441 SF
UNDERGROUND PARKING 002:	8,782 SF
BIKE STORAGE 003:	136 SF
MECHANICAL 004:	345 SF
FIRST FLOOR TOTALS:	
TOTAL FIRST FLOOR:	9,669 SF
FIRST FLOOR BREAKDOWN:	
CIRCULATION CORE 101:	441 SF
RETAIL SPACE 102:	8,708 SF
LOADING DOCK 103:	520 SF
SECOND FLOOR TOTALS:	
TOTAL SECOND FLOOR:	11,022 SF
SECOND FLOOR BREAKDOWN:	
CIRCULATION CORE 201:	441 SF
OUTDOOR CORRIDOR 202:	917 SF
OFFICE SPACE 203:	2,742 SF
OFFICE SPACE 204:	1,615 SF
OFFICE SPACE 205:	997 SF
TOTAL OFFICE SPACE SF:	5,354 SF
WORK FORCE HOUSING 206:	1,110 SF
WORK FORCE HOUSING 207:	908 SF
WORK FORCE HOUSING 208:	908 SF
WORK FORCE HOUSING 209:	908 SF
TOTAL W.F.H. SF:	3,834 SF
TOTAL BUILDING:	21,613 SF

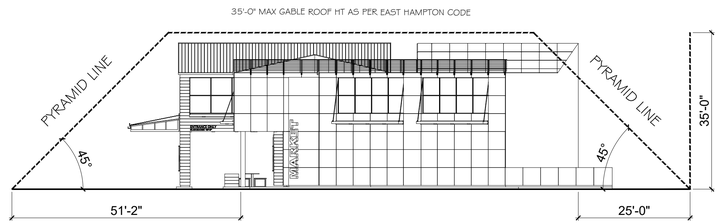
PARKING SPACE CALCULATIONS:

PARKING:	CODE:	SF:	SPACES REQUIRED:	SPACES HAVE:	SPACES NEEDED:
Retail store, take-out food store, or personal service shop	1 per 180 square feet of gross floor area.	8,708 SF	48	32	16
Office or office building	1 per 180 square feet of gross floor area.	5,354 SF	30	19	11
Work force housing	2 per unit	4 UNITS	8	8	0
TOTAL:			86	59	27
PERCENT OF SPACES HAVE:		69%			
HANDICAP SPACES:	4 SPACES (1 ALLOWS VAN PARKING)				
EV SPACES:	4 CHARGING SPACES				

PYRAMID DIAGRAM:



WEST ELEVATION
Scale:NTS



SOUTH ELEVATION
Scale:NTS

CONCEPTUAL 3D DRAWING:

DRAWING INDEX:

PLANNING BOARD:

A-00.01	TITLE SHEET
A-00.02	SITE PLAN
A-00.03	BASEMENT FLOOR PLAN
A-00.04	FIRST FLOOR PLAN
A-00.05	SECOND FLOOR PLAN
A-00.06	SOUTH & WEST ELEVATIONS

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Revisions:

No:	Description:	Date:

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Project:
44 THREE MILE HARBOR ROAD EAST HAMPTON

PROJECT TYPE:
NEW MULTI-PURPOSE COMMERCIAL

Drawing Title

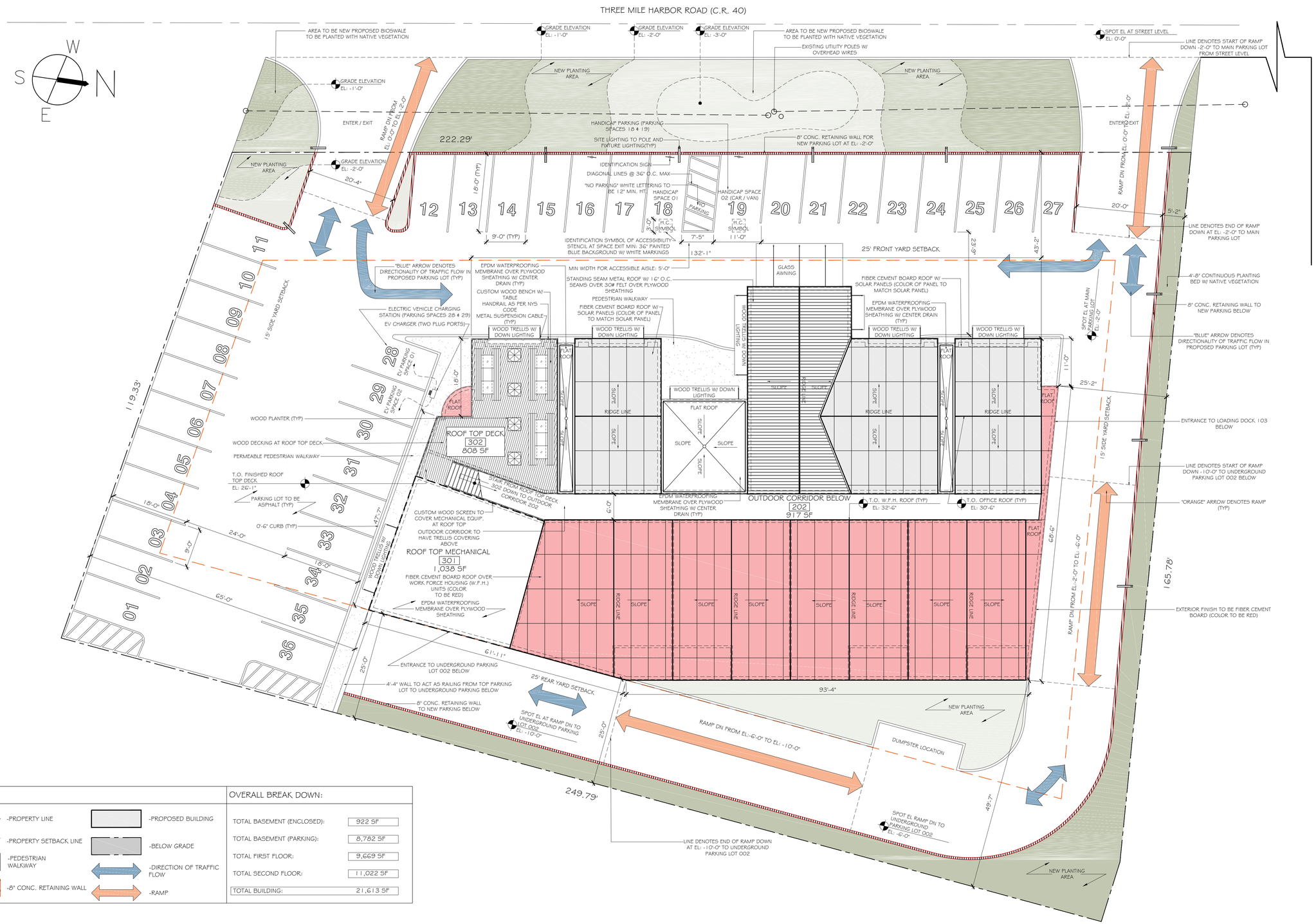
Date: 08.10.2020
Scale: AS NOTED

Seal / Signature

TITLE SHEET

Drawing No.:

A-00.01



LEGEND:		
-PROPERTY LINE	-PROPOSED BUILDING	
-PROPERTY SETBACK LINE	-BELOW GRADE	
-PEDESTRIAN WALKWAY	-DIRECTION OF TRAFFIC FLOW	
-8" CONC. RETAINING WALL	-RAMP	

OVERALL BREAK DOWN:	
TOTAL BASEMENT (ENCLOSED):	922 SF
TOTAL BASEMENT (PARKING):	8,782 SF
TOTAL FIRST FLOOR:	9,669 SF
TOTAL SECOND FLOOR:	11,022 SF
TOTAL BUILDING:	21,613 SF

SITE PLAN
Scale: 1/32" = 1'

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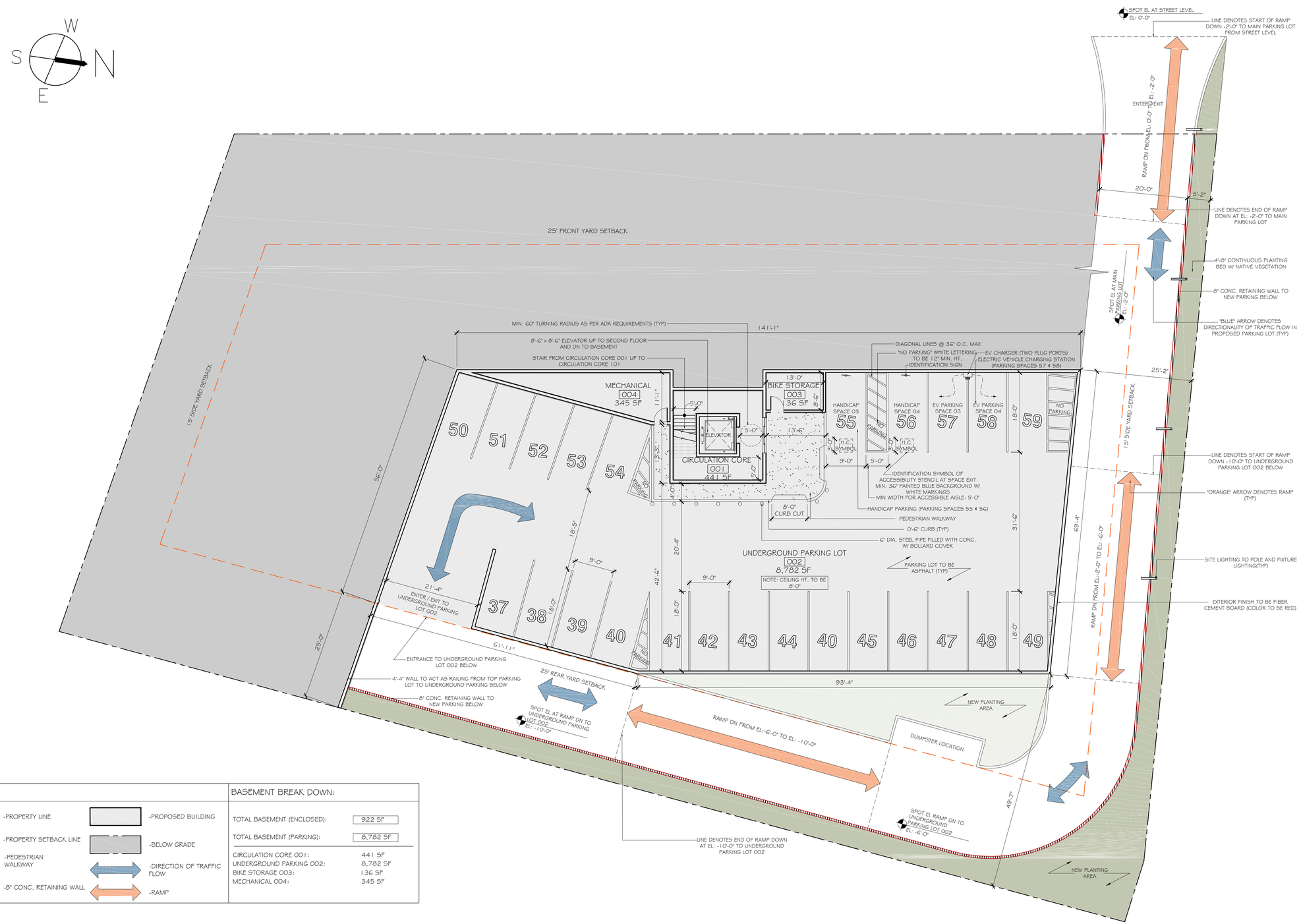
PROPOSED SITE PLAN

Drawing No.:

A-00.02



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BASEMENT BREAK DOWN:	
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BASEMENT PLAN
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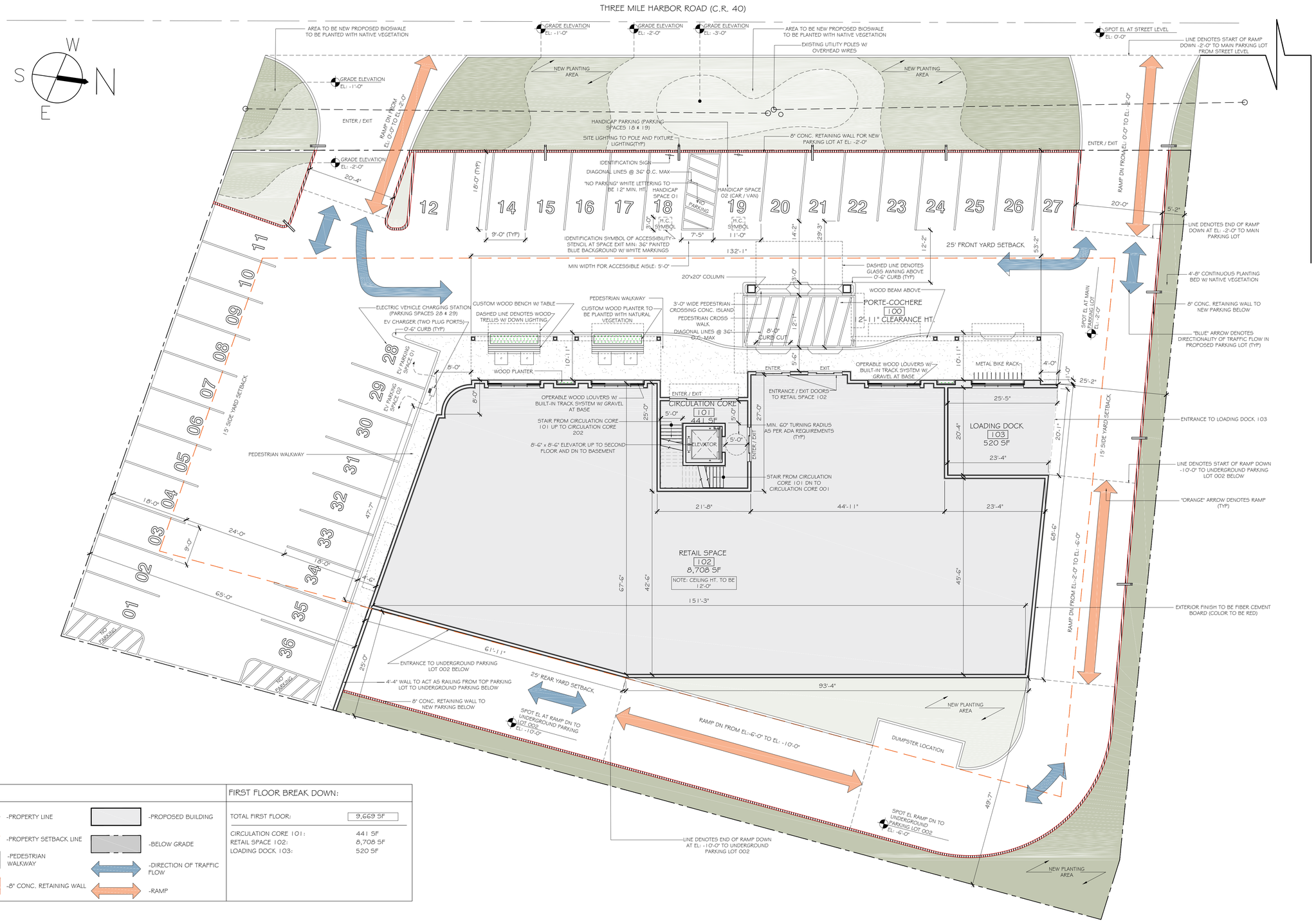
PROPOSED BASEMENT PLAN

Drawing No.:

A-00.03



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FIRST FLOOR BREAK DOWN:	
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FIRST FLOOR PLAN
Scale: 1/8" = 1'

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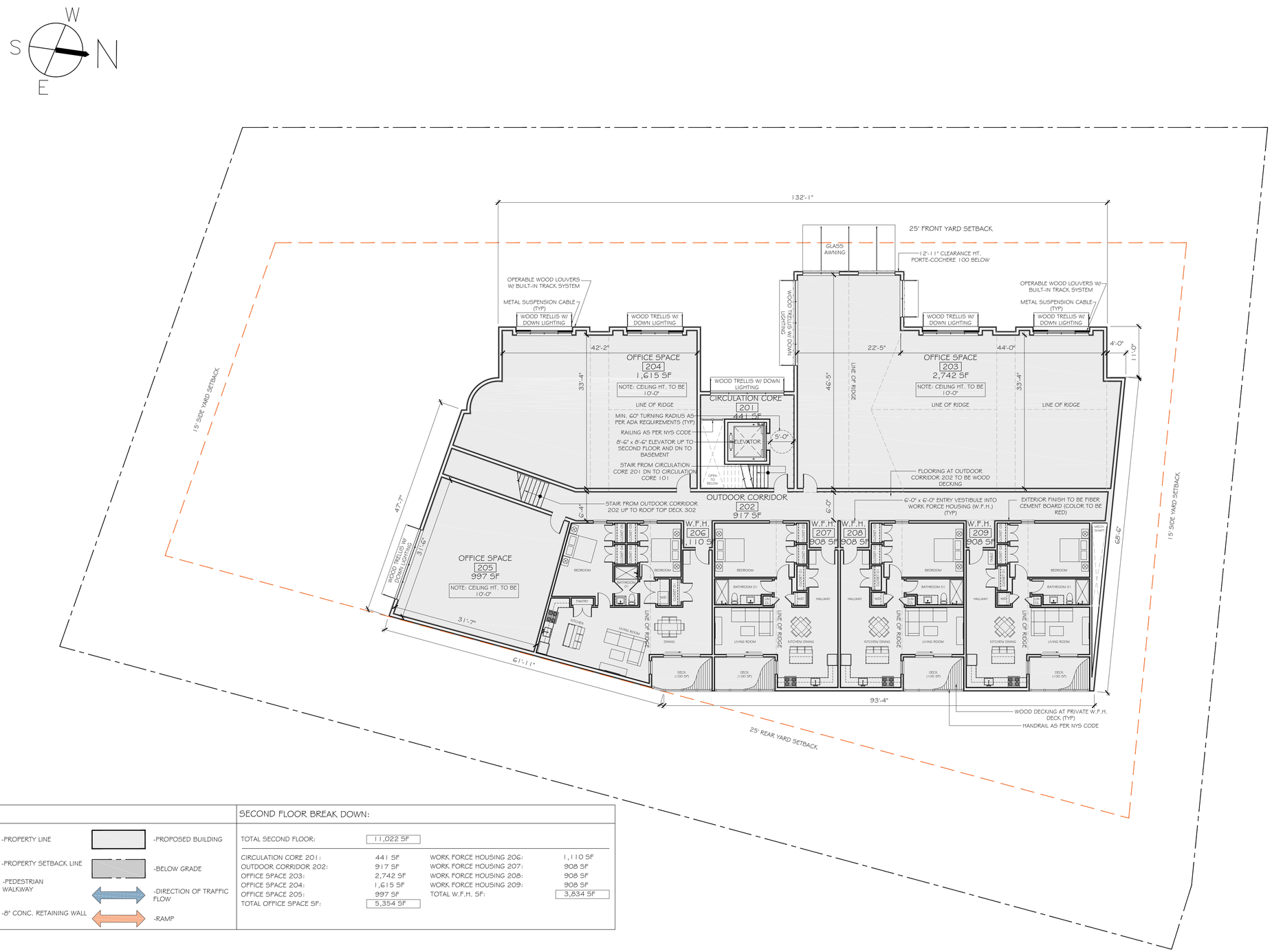
PROPOSED FIRST FLOOR PLAN

Drawing No.:

A-00.04



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TOTAL OFFICE SPACE SF:	5,354 SF		

~~SECOND FLOOR PLAN~~
Scale: $\frac{1}{8}$" = 1'

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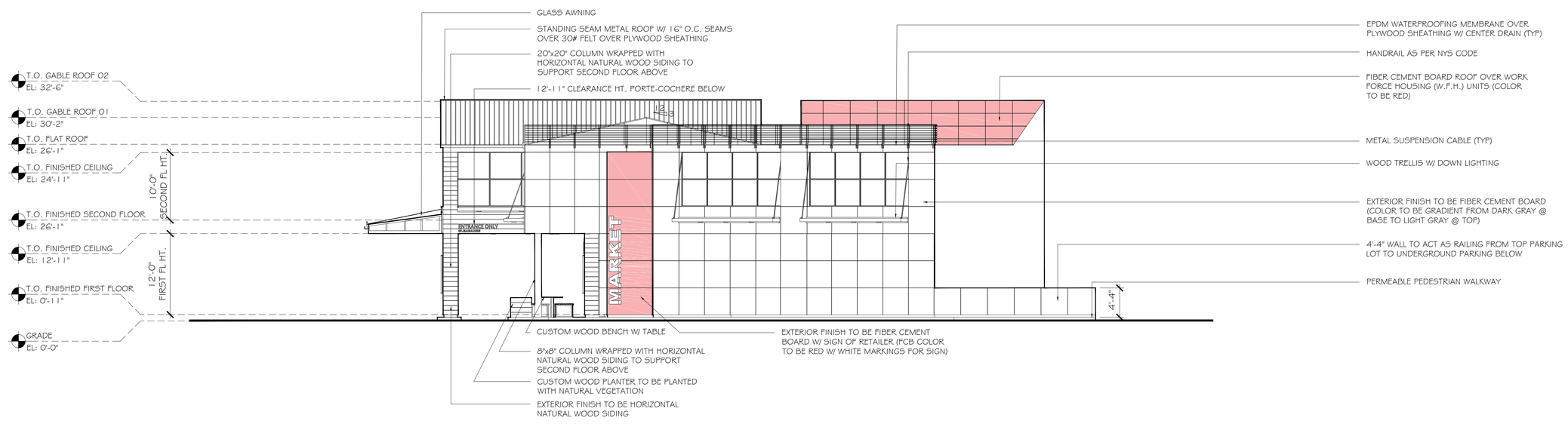
Seal / Signature

PROPOSED SECOND FLOOR PLAN

Drawing No.:

A-00.05

WEST ELEVATION
Scale: $\frac{1}{8}$" = 1'



SOUTH ELEVATION
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PROPOSED SOUTH & WEST ELEVATIONS

Drawing No.:

A-00.06