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717 & 725 BROADWAY AVE, HOLBROOK, NY
SEC: 217 - BLK: 2 - LOT: 8.1, 8.2 & P/O 8.3

(Warehouse #717):
148,087.5 SF (147,881.5 SF Warehouse, 108 SF Drop-Off Shelter, 98 SF Smoke Shelter)
39,975 SF (Open Canopy)*

(Warehouse #725):
122,721 SF (Warehouse)
554 SF (Open Canopy)*

Total Gross Floor Area = 270,808.5 SF**

Parking Requirements:

EXISTING #717 WAREHOUSE	148,087.5 SF	x	85%	x	1 SPACES	/	1,000	=	126 SPACES
EXISTING #717 WAREHOUSE	148,087.5 SF	x	15%	x	1 SPACES	/	200	=	111 SPACES
EXISTING #725 WAREHOUSE	122,721 SF	x	85%	x	1 SPACES	/	1,000	=	104 SPACES
EXISTING #725 WAREHOUSE	122,721 SF	x	15%	x	1 SPACES	/	200	=	92 SPACES
TOTAL PARKING REQUIRED									433 SPACES

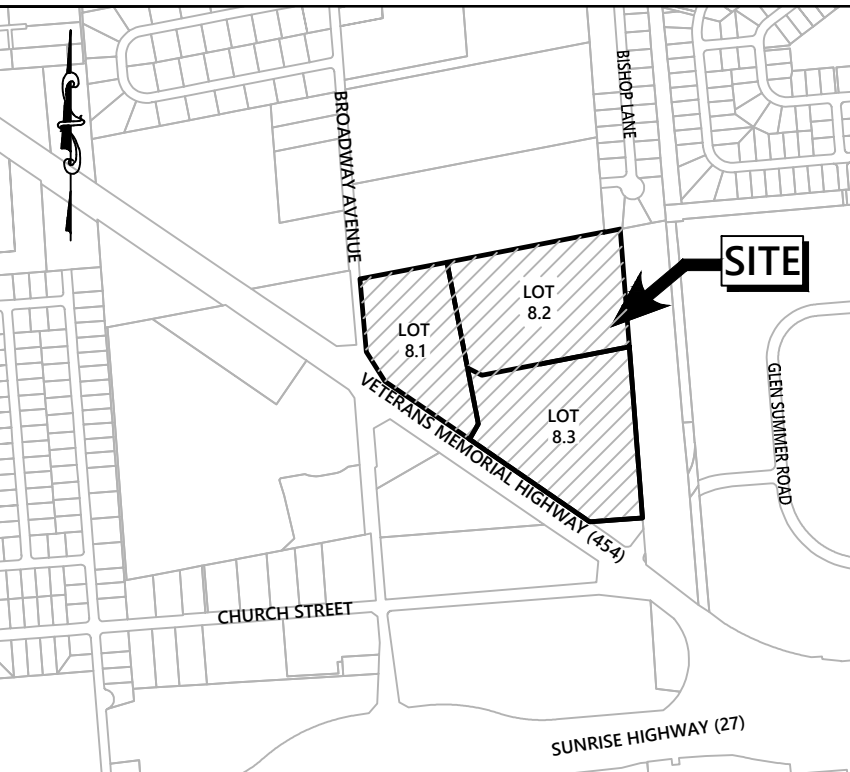
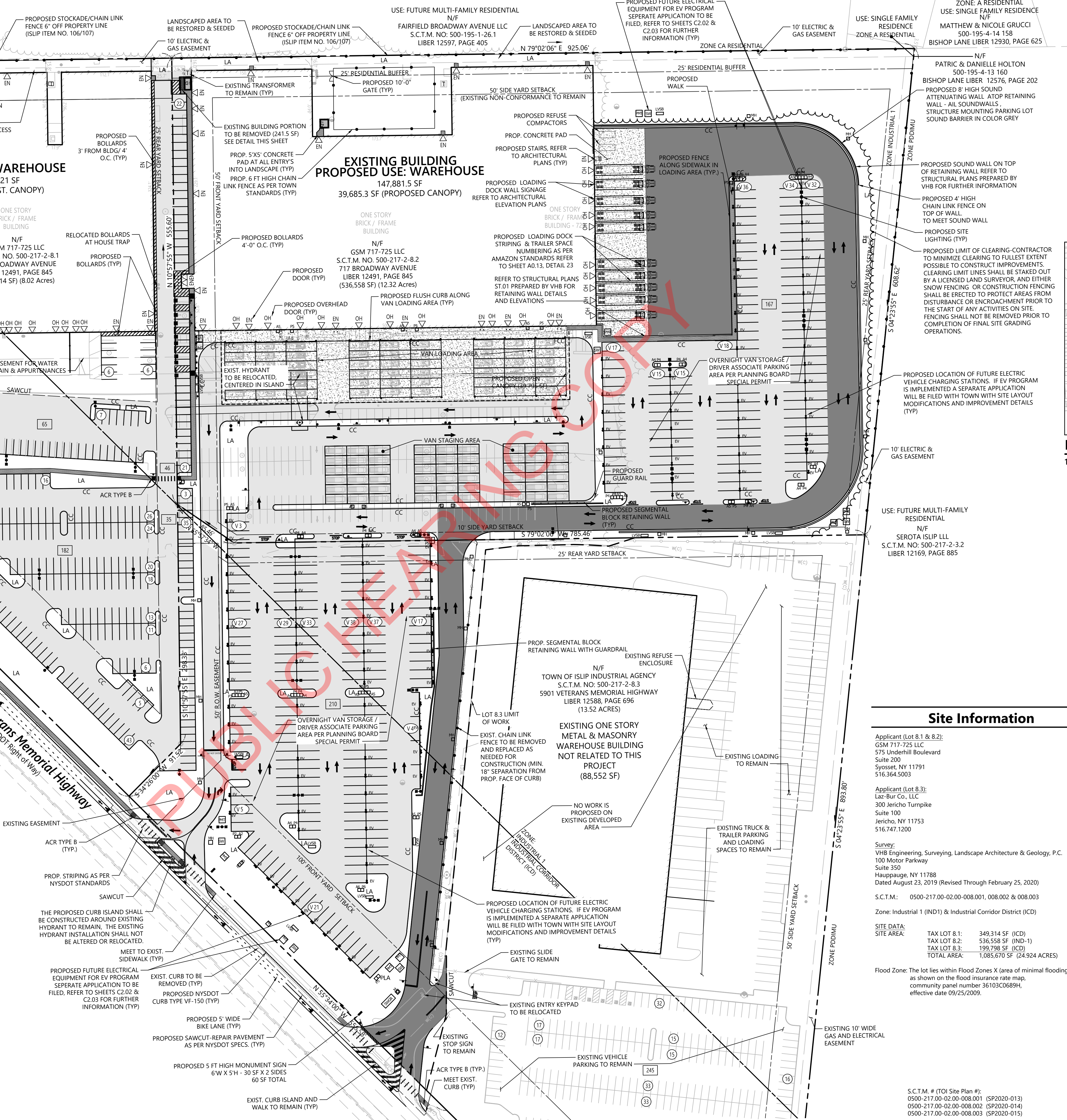
* OPEN CANOPIES NOT INCLUDED IN PARKING REQUIREMENTS

** DOES NOT INCLUDE OPEN CANOPIES

Parking Summary Chart

Description	Size	Spaces		
		Required	Provided	Existing
STANDARD SPACES ¹	9 x 19 or 9 x 20	366	424	313
VAN SPACES ⁴	11 x 27	-	-	377 ³
STANDARD ACCESSIBLE SPACES ²	8 x 19	10	9	15
TOTAL SPACES		376	433	705

¹ WAREHOUSE PARKING COMPUTED AS 1 SPACE PER 1,000 SF
² 15% OF GFA MUST BE COMPUTED AS OFFICE SPACE AT 1 PER 200 SF
³ ADA/STATE/LOCAL REQUIREMENTS: SPACES TOTALING 401 TO 500 REQUIRES 9 SPACES
⁴ LOT 8.2 WILL SHARE PARKING WITH LOT 8.1 & P/O LOT 8.3. REFER TO PARKING/TRAFFIC STUDY PREPARED BY VHB
⁵ VAN SPACES WILL BE OCCUPIED BY EMPLOYED DRIVER PERSONAL VEHICLES
⁶ WITH 20FT DRIVE AISLES



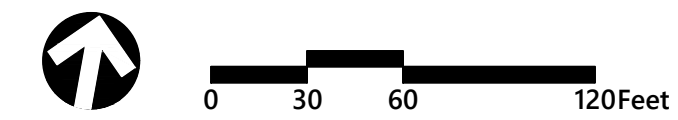
Key Map

1" = 1000'

NOTE: CROSS ACCESS, PARKING, MAINTENANCE, CONSTRUCTION AND RESTORATION EASEMENTS REQUIRED.

NOTE: REFER TO SHEET C2.01, C2.02 & C2.03 FOR PARKING AND ZONING ANALYSIS FOR INDIVIDUAL LOTS.

NOTE: REFER TO SEPARATE OFF-SITE ROAD IMPROVEMENTS PLANS FOR WORK WITHIN VETERANS MEMORIAL HIGHWAY NYSDOT RTE 454 RIGHT-OF-WAY PREPARED BY VHB.



Site Information

Applicant (Lot 8.1 & 8.2):
GSM 717-725 LLC
575 Underhill Boulevard
Suite 200
Syosset, NY 11791
516.364.5003

Applicant (Lot 8.3):
Laz-Bur Co, LLC
300 Jericho Turnpike
Suite 100
Jericho, NY 11753
516.747.1200

Survey:
VHB Engineering, Surveying, Landscape Architecture & Geology, P.C.
100 Motor Parkway
Suite 350
Hauppauge, NY 11788
Dated August 23, 2019 (Revised Through February 25, 2020)

S.C.T.M.: 0500-217.00-02.00-008.001, 008.002 & 008.003

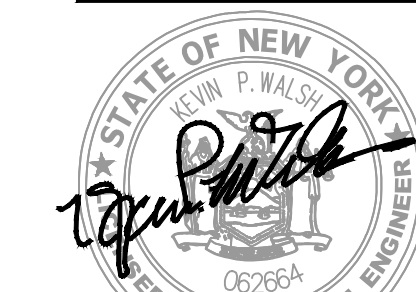
Zone: Industrial 1 (IND1) & Industrial Corridor District (ICD)

SITE DATA:
SITE AREA: TAX LOT 8.1: 349,314 SF (ICD)
TAX LOT 8.2: 536,558 SF (IND-1)
TAX LOT 8.3: 199,789 SF (ICD)
TOTAL AREA: 1,085,670 SF (24.924 ACRES)

Flood Zone: The lot lies within Flood Zones X (area of minimal flooding) as shown on the flood insurance rate map, community panel number 36103C0689H, effective date 09/25/2009.

Not Approved for Construction

Overall Layout and Materials Plan



C2.00

Sheet 2 of 23

S.C.T.M. # (TOI Site Plan #):
0500-217.00-02.00-008.001 (SP2020-013)
0500-217.00-02.00-008.002 (SP2020-014)
0500-217.00-02.00-008.003 (SP2020-015)

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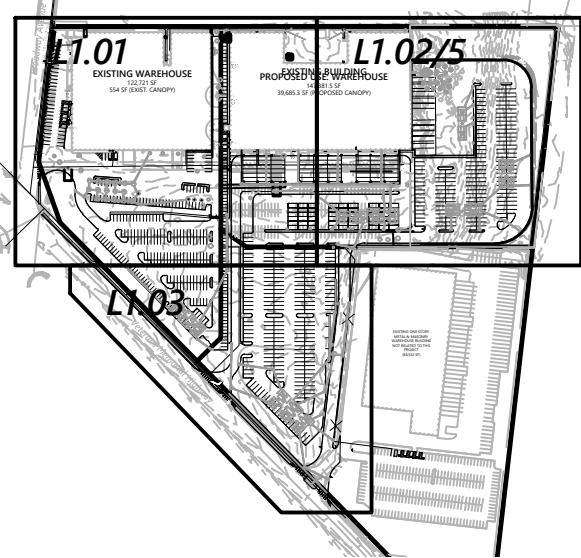
Project Number
26060.01



Engineering, Surveying,
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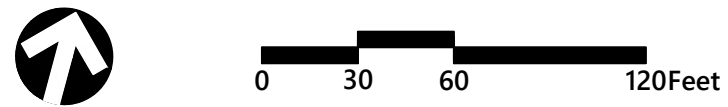


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Key
Not To Scale

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Milvado Holbrook

717 & 725 Broadway Avenue
Holbrook, New York

No.	Revision	Date	Appr'd.
3	Revised per Town Comments	11/6/2020	GT
2	Revised per Town Comments	8/18/2020	GT
1	Revised per Town Comments	7/10/2020	GT
Designed by ATK		Checked by CV	
Issued for		Date March 13, 2020	

Not Approved for Construction

Drawing Title
**Overall Planting Plan:
Trees & Screening**

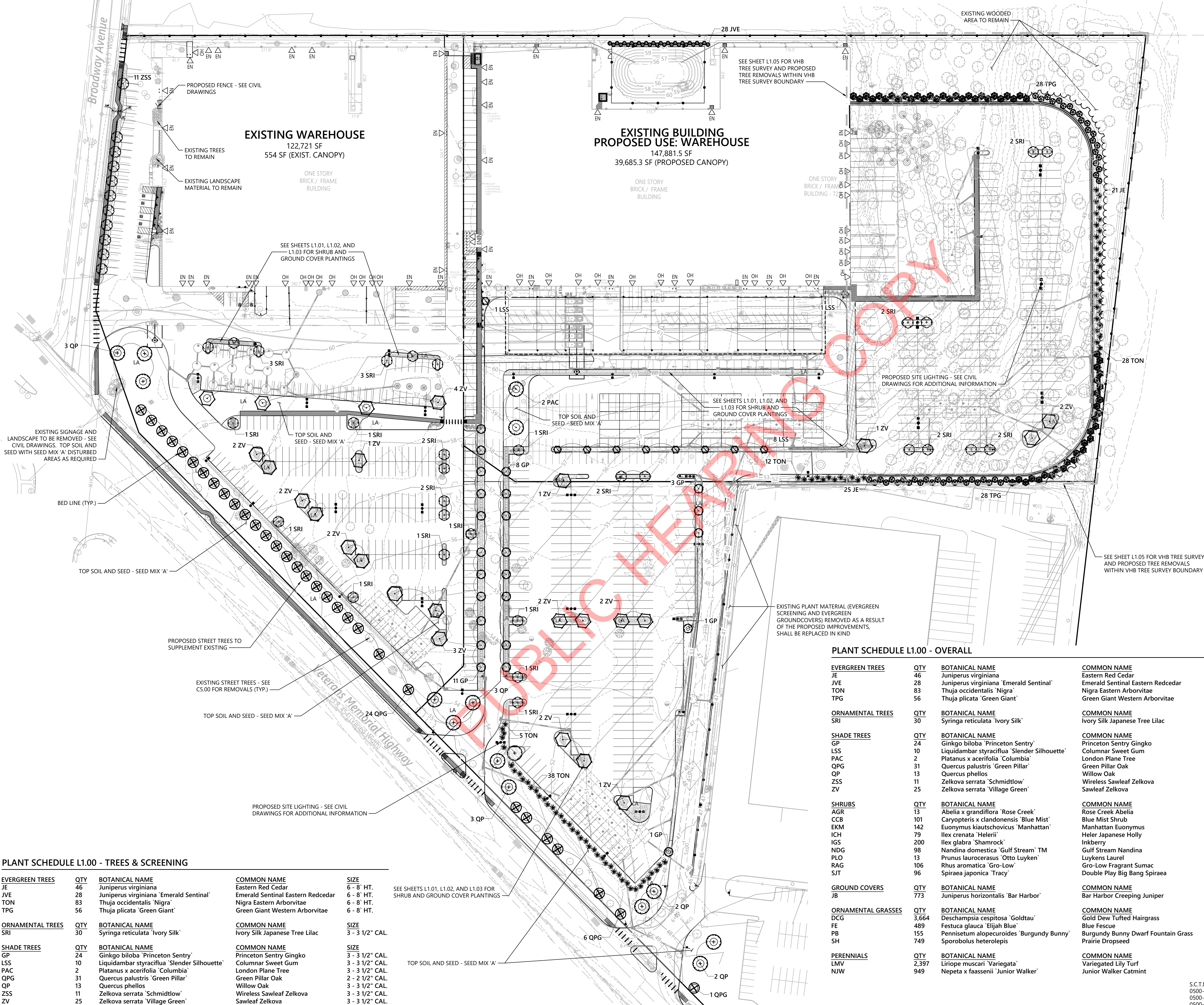


Drawing Number
L1.00
Sheet 16 of 23

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Project Number
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PLANT SCHEDULE L1.00 - TREES & SCREENING

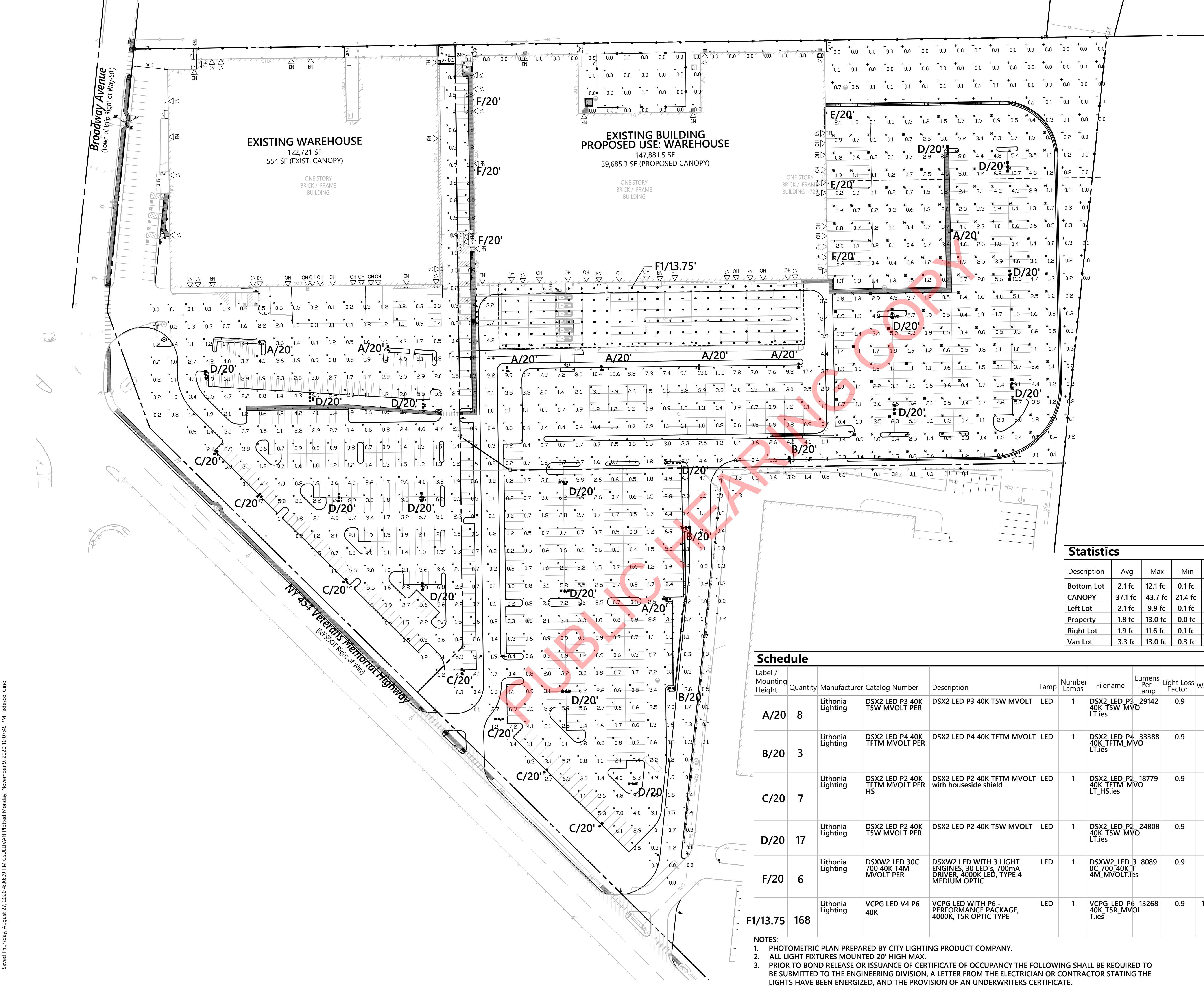
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
JE	46	Juniperus virginiana	Eastern Red Cedar	6 - 8' HT.
JVE	28	Juniperus virginiana 'Emerald Sentinel'	Emerald Sentinel Eastern Redcedar	6 - 8' HT.
TON	83	Thuja occidentalis 'Nigra'	Nigra Eastern Arborvitae	6 - 8' HT.
TPG	56	Thuja plicata 'Green Giant'	Green Giant Western Arborvitae	6 - 8' HT.
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SRI	30	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	3 - 3 1/2" CAL.
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GP	24	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3 - 3 1/2" CAL.
LSS	10	Liquidambar styraciflua 'Slender Silhouette'	Columnar Sweet Gum	3 - 3 1/2" CAL.
PAC	2	Platanus x acerifolia 'Columbia'	London Plane Tree	3 - 3 1/2" CAL.
QPG	31	Quercus palustris 'Green Pillar'	Green Pillar Oak	2 - 2 1/2" CAL.
QP	13	Quercus phellos	Willow Oak	3 - 3 1/2" CAL.
ZSS	11	Zelkova serrata 'Schmidtlow'	Wireless Sawleaf Zelkova	3 - 3 1/2" CAL.
ZV	25	Zelkova serrata 'Village Green'	Sawleaf Zelkova	3 - 3 1/2" CAL.

PLANT SCHEDULE L1.00 - OVERALL

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
JE	46	Juniperus virginiana	Eastern Red Cedar	6 - 8' HT.
JVE	28	Juniperus virginiana 'Emerald Sentinel'	Emerald Sentinel Eastern Redcedar	6 - 8' HT.
TON	83	Thuja occidentalis 'Nigra'	Nigra Eastern Arborvitae	6 - 8' HT.
TPG	56	Thuja plicata 'Green Giant'	Green Giant Western Arborvitae	6 - 8' HT.
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GP	24	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3 - 3 1/2" CAL.
LSS	10	Liquidambar styraciflua 'Slender Silhouette'	Columnar Sweet Gum	3 - 3 1/2" CAL.
PAC	2	Platanus x acerifolia 'Columbia'	London Plane Tree	3 - 3 1/2" CAL.
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ZSS	11	Zelkova serrata 'Schmidtlow'	Wireless Sawleaf Zelkova	3 - 3 1/2" CAL.
ZV	25	Zelkova serrata 'Village Green'	Sawleaf Zelkova	3 - 3 1/2" CAL.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AGR	13	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	#3 CONT.
CCB	101	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Shrub	#3 CONT.
EKM	142	Euonymus kiautschovicus 'Manhattan'	Manhattan Euonymus	#3 CONT.
ICH	79	Ilex crenata 'Helleri'	Heler Japanese Holly	#3 CONT.
IGS	200	Ilex glabra 'Shamrock'	Inkberry	#3 CONT.
NDG	98	Nandina domestica 'Gulf Stream' TM	Gulf Stream Nandina	#3 CONT.
PLO	13	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	#3 CONT.
RAG	106	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#3 CONT.
SJT	96	Spiraea japonica 'Tracy'	Double Play Big Bang Spiraea	#3 CONT.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
JB	773	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	24 - 30" SPD.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DCG	3,664	Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hairgrass	5" Plug
FE	489	Festuca glauca 'Elijah Blue'	Blue Fescue	5" Plug
PB	155	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass	5" Plug
SH	749	Sporobolus heterolepis	Prairie Dropseed	5" Plug
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
LMV	2,397	Liriope muscari 'Variegata'	Variegated Lily Turf	5" Plug
NJW	949	Nepeta x faassenii 'Junior Walker'	Junior Walker Catmint	#1 CONT.



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0 30 60 120Feet

Proposed Development

717 & 725 Broadway Avenue
Holbrook, New York

No.	Revision	Date	Appr'd.
3	Revise per Town Comments	11/6/2020	GT
2	Revise per Town Comments	8/18/2020	GT
1	Revise per Town Comments	6/23/2020	GT
Designed by JH		Checked by	
Issued for		Date	December 10, 2019

Not Approved for Construction

Drawing Title
Photometric Plan

Drawing Number

PH.01

Sheet 1 of 1

Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min
Bottom Lot	2.1 fc	12.1 fc	0.1 fc	121.0:1	21.0:1
CANOPY	37.1 fc	43.7 fc	21.4 fc	2.0:1	1.7:1
Left Lot	2.1 fc	9.9 fc	0.1 fc	99.0:1	21.0:1
Property	1.8 fc	13.0 fc	0.0 fc	N/A	N/A
Right Lot	1.9 fc	11.6 fc	0.1 fc	116.0:1	19.0:1
Van Lot	3.3 fc	13.0 fc	0.3 fc	43.3:1	11.0:1

Schedule

Label / Mounting Height	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Efficiency	Distribution
A/20	8	Lithonia Lighting	DSX2 LED P3 40K T5W MVOLT PER	DSX2 LED P3 40K T5W MVOLT	LED	1	DSX2_LED_P3_40K_T5W_MVO LT.ies	29142	0.9	217	100%	TYPE VS, BUG RATING: B5 - U0 - G4
B/20	3	Lithonia Lighting	DSX2 LED P4 40K TFTM MVOLT PER	DSX2 LED P4 40K TFTM MVOLT	LED	1	DSX2_LED_P4_40K_TFTM_MVO LT.ies	33388	0.9	270	100%	TYPE IV, SHORT, BUG RATING: B3 - U0 - G5
C/20	7	Lithonia Lighting	DSX2 LED P2 40K TFTM MVOLT PER HS	DSX2 LED P2 40K TFTM MVOLT with houseside shield	LED	1	DSX2_LED_P2_40K_TFTM_MVO LT_HS.ies	18779	0.9	185	100%	TYPE III, VERY SHORT, BUG RATING: B2 - U0 - G3
D/20	17	Lithonia Lighting	DSX2 LED P2 40K T5W MVOLT PER	DSX2 LED P2 40K T5W MVOLT	LED	1	DSX2_LED_P2_40K_T5W_MVO LT.ies	24808	0.9	370	100%	TYPE VS, BUG RATING: B5 - U0 - G4
F/20	6	Lithonia Lighting	DSXW2 LED 30C 700 40K T4M MVOLT PER	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 700mA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC	LED	1	DSXW2_LED_30C_700_40K_T4M_MVOLT.ies	8089	0.9	71	100%	TYPE IV, SHORT, BUG RATING: B1 - U0 - G2
F1/13.75	168	Lithonia Lighting	VCPG LED V4 P6 40K	VCPG LED WITH P6 - PERFORMANCE PACKAGE, 4000K, T5R OPTIC TYPE	LED	1	VCPG_LED_P6_40K_T5R_MVOL T.ies	13268	0.9	107.69	100%	TYPE III, SHORT, BUG RATING: B3 - U0 - G3

- NOTES:
- PHOTOMETRIC PLAN PREPARED BY CITY LIGHTING PRODUCT COMPANY.
 - ALL LIGHT FIXTURES MOUNTED 20' HIGH MAX.
 - PRIOR TO BOND RELEASE OR ISSUANCE OF CERTIFICATE OF OCCUPANCY THE FOLLOWING SHALL BE REQUIRED TO BE SUBMITTED TO THE ENGINEERING DIVISION; A LETTER FROM THE ELECTRICIAN OR CONTRACTOR STATING THE LIGHTS HAVE BEEN ENERGIZED, AND THE PROVISION OF AN UNDERWRITERS CERTIFICATE.

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