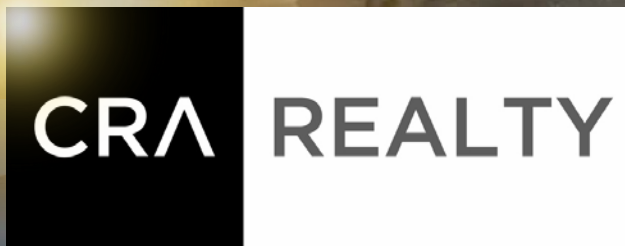
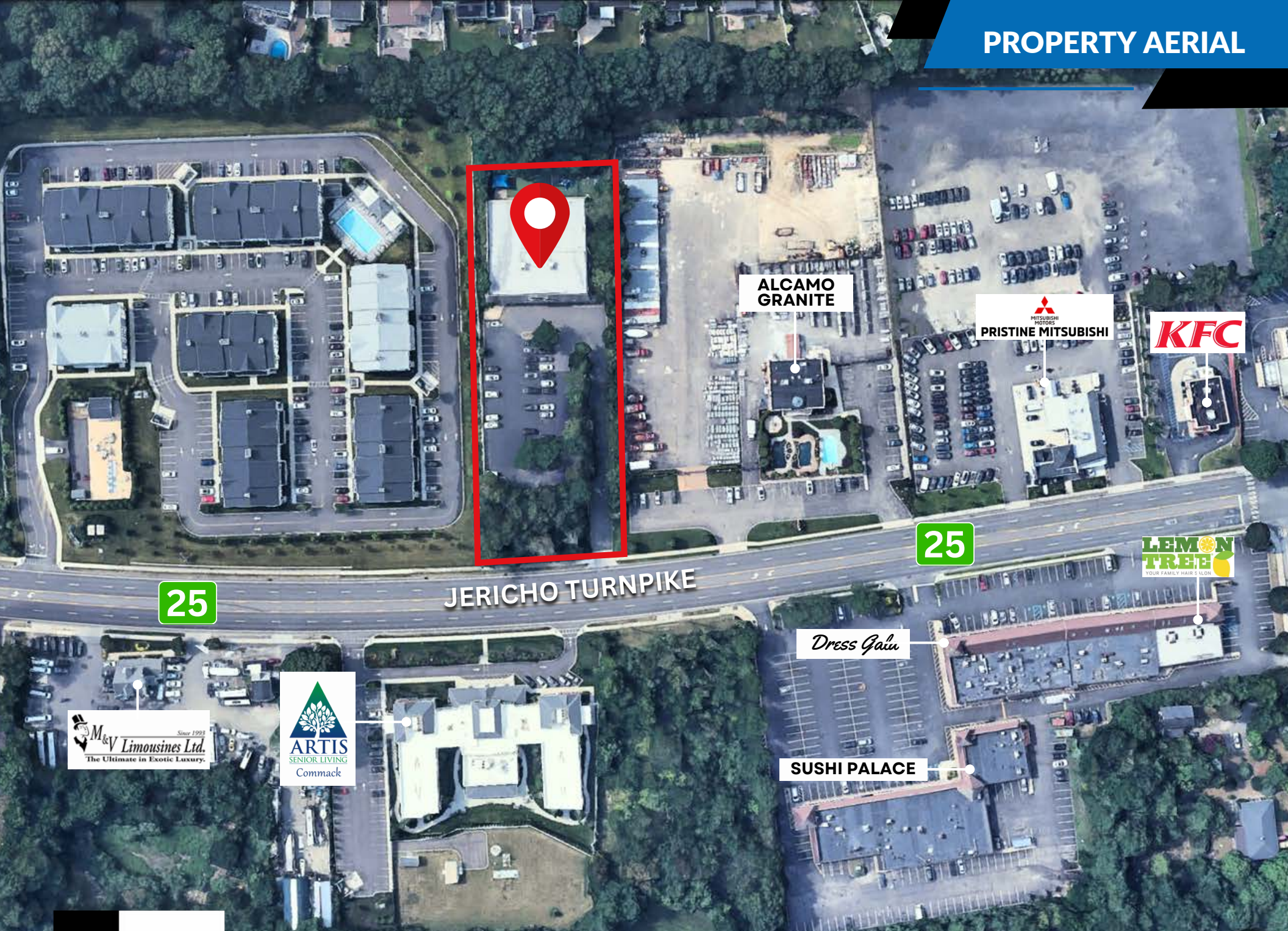


FOR LEASE MEDICAL BUILDING • COMMACK LI NY
1134 Jericho Turnpike Commack LI NY



1393 VETERANS MEMORIAL HIGHWAY SUITE 120 • NORTH HAUPPAUGE, NY



ALCAMO GRANITE

MITSUBISHI MOTORS
PRISTINE MITSUBISHI

KFC

25

JERICO TURNPIKE

25

LEMON TREE
YOUR FAMILY HAIR SALON

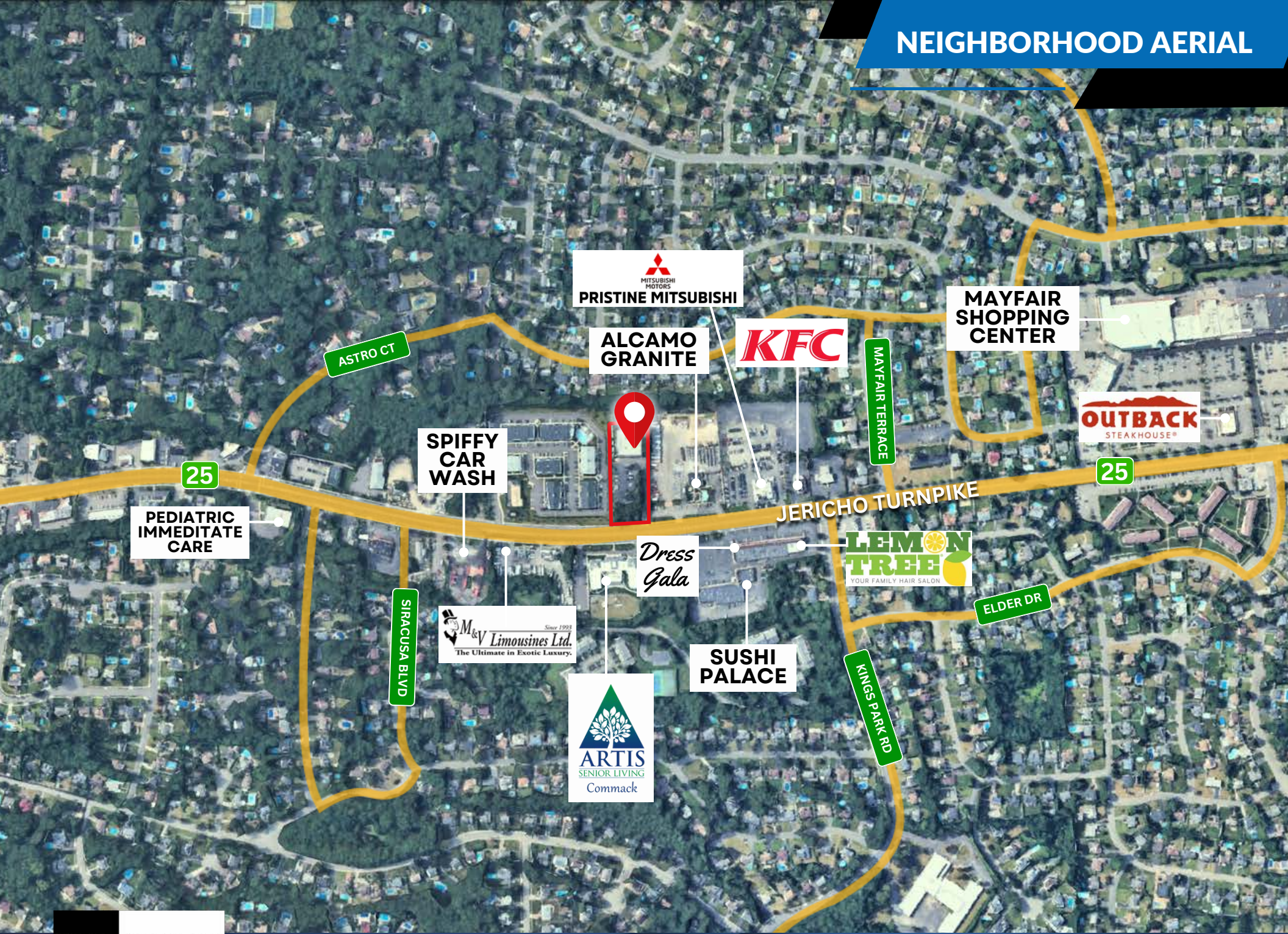
Dress Galu

ARTIS
SENIOR LIVING
Commack

M&V Limousines Ltd.
Since 1993
The Ultimate in Exotic Luxury.

SUSHI PALACE

NEIGHBORHOOD AERIAL




PRISTINE MITSUBISHI

ALCAMO GRANITE



MAYFAIR SHOPPING CENTER


OUTBACK STEAKHOUSE®

ASTRO CT

MAYFAIR TERRACE

25

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SPIFFY CAR WASH

PEDIATRIC IMMEDIATE CARE

JERICO TURNPIKE

Dress Gala


LEMON TREE
YOUR FAMILY HAIR SALON

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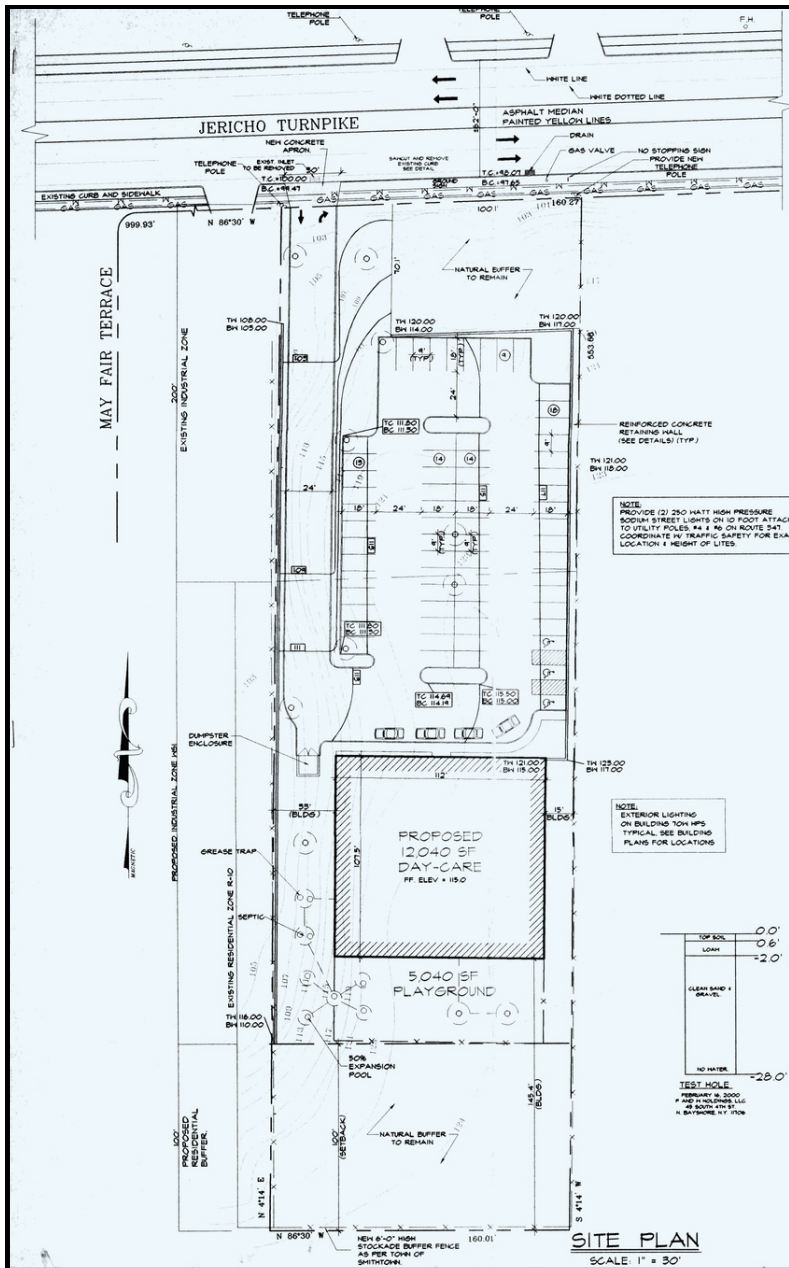
SIRACUSA BLVD


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KINGS PARK RD

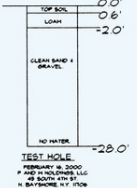

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- GENERAL NOTES:**
- STANDARD PARKING STALL LINES SHALL BE WHITE 4" WIDE STRIPES. HANDICAPPED STALLS SHALL BE DELINEATED IN BLUE. A HANDICAPPED PARKING SIGN (P-60) SHALL BE PROVIDED FOR EACH HANDICAPPED SPACE INSTALLED. A SUPPLEMENTARY SIGN SHALL BE INSTALLED UNDER EACH P-60 WITH A LEGEND (PERMIT REQUIRED).
 - ALL ROOF MTD. UTILITY APPEARANCES SHALL BE SCREENED ON ALL SIDES FROM VIEW BY A SINGLE SCREEN TO BE CONSTRUCTED OF A MATERIAL TO BE APPROVED BY THE PLANNING DIRECTOR PRIOR TO HIS SIGNING THE APPROVED SITE PLAN.
 - A PERMANENT UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED IN ALL PLANTING AREAS.
 - ALL ON SITE LIGHTINGS SHALL BE SHIELDED ON TOP AND SIDES AND DIRECTED STRAIGHT DOWNWARD AND CONSTRUCTED IN CONFORMANCE WITH THE ZONING ORDINANCE. THE SITE SHALL NOT BE ILLUMINATED FROM OFF-SITE OR ON UTILITY POLES IN THE PUBLIC RIGHT-OF-WAY.
 - ALL CONCRETE CURBING AND LIGHT POLE BASES SHALL NOT BE PAINTED.
 - ALL NUMBERS SHALL BE PLACED OVER THE FRONT DOOR TO INDICATE ADDRESS AND STREET NUMBERS.
 - ALL PERMANENT ARROWS SHALL BE PAINTED WHITE.
 - ALL EXIST. CATCH BASINS IN FRONT OF THE SITE ARE TO BE CLEANED AFTER CONSTRUCTION ENDS.
 - ALL PLANS SHALL HAVE THE SUFFOLK COUNTY TAX MAP NUMBER PLACED ON THEM.
 - PROPERTY MONUMENTS SHALL BE INSTALLED AT LOCATIONS WHERE PROPERTY ABUTS MUNICIPAL RIGHT-OF-WAY LINES.
 - A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING DEPARTMENT SHALL BE HELD (2) TWO WEEKS PRIOR TO THE START OF CONSTRUCTION.
 - ENGINEERING DEPARTMENT SHALL BE NOTIFIED 12 HOURS PRIOR TO START OF CONSTRUCTION TO ARRANGE FOR INSPECTION OF ANY ITEM RELATING TO GRADING, DRAINAGE, CURBING AND PAVING.
 - THE APPLICANT SHALL START NO WORK UNTIL BOARD OF SITE PLAN APPROVAL IS OBTAINED. A SIGNED SITE PLAN IS RETURNED TO APPLICANT. A BUILDING PERMIT IS OBTAINED AND A PRE-CONSTRUCTION MEETING SHALL DEEMED UNACCEPTABLE AND REMOVED AS DIRECTED BY THE TOWN ENGINEER.
 - PROVIDE AS-BUILT REPRODUCIBLE TO ENGINEERING DEPARTMENT OF SITE PLAN ONLY SHOWING THE FOLLOWING: FINAL FINISHED GRADES, TOP AND BOTTOM OF CURBS, PIPE TYPE, INVERTS, RIMS, TOP AND BOTTOM OF RETAINING WALLS, DIAMETER AND DEPTHS OF STORM WATER STORAGE POOLS.
 - MONUMENT CERTIFICATION LETTER FROM LICENSED LAND SURVEYOR.
 - FIRE ZONES WITH PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED AS REQUIRED BY THE FIRE MARSHALL.
 - MARK LIMITS OF CLEARING W/ TEMPORARY CONSTRUCTION FENCE OF ORANGE MESH CONSTRUCTION AROUND ALL AREAS TO BE PRESERVED.
 - ALL SITE PAVEMENT MARKINGS SHALL BE ALKYL THERMOPLASTIC OR A THERMOPLASTIC TAPE MATERIAL.
 - PRIOR TO THE ISSUANCE OF A BUILDING PERMIT THE APPLICANT SHALL PLACE A TEMPORARY CONSTRUCTION FENCE OF ORANGE MESH CONSTRUCTION AROUND ALL AREAS TO BE PRESERVED. THE PLANNING DEPARTMENT (P.D.E.H.) SHALL THEN CERTIFY IN WRITING THAT THE LIMITS OF CLEARING ARE PROPERLY MARKED.
 - "ACCESS TO THE SITE IS SUBJECT TO APPROVAL FROM NYSDOT".
 - ALL MASONRY SHALL NOT BE PAINTED.

NOTE: PROVIDE (2) 250 WATT HIGH PRESSURE SODIUM STREET LIGHTS ON 10 FOOT ATTACHED TO UTILITY POLES #4 & #6 ON ROUTE 247. COORDINATE BY TRAFFIC SAFETY FOR EXACT LOCATION & HEIGHT OF LITES.

NOTE: EXTERIOR LIGHTING ON BUILDING TOP UPS TYPICAL SEE BUILDING PLANS FOR LOCATIONS.



PROPERTY INFORMATION		OCCUPANCY	
0800-093-03-09		C-1 BUSINESS	
SECTION: BLOCK-LOT		C-2 MERCHANTILE	
BUILDING USE: DAY CARE		C-3 INDUSTRIAL	
PRODUCTS:		C-4 STORAGE	
ITEM		C-6.2 INSTITUTIONAL	
LOT SIZE: 2.02 ACRE (SF) 89,010.00		CONSTRUCTION	
FRONTAGE (FT) 160.21		4-B ORDINARY	
BUILDING AREA (SF) 12,040		2-B NON-COMBUSTIBLE	
LANDSCAPING (SF) 23,551		FIRE HAZARD	
TOTAL LANDSCAPING (SF) 46,784		HIGH	
UNDEVELOPED AREA (SF)		MODERATE	
BUILDING DEPT. APPROVAL		LOW	
PLANNING BOARD APPROVAL		DEPARTMENTAL APPROVAL	
CONTR: ED	RESOLUTION NO.	JOB NO.	APPLICANT
VAR: JAC	DATE	DATE	DATE
CONSTR. COST	DATE	HIGHWAY DEPT.	DATE
DATE	DATE	TOWN ENGINEERING DIVISION	DATE
SIGNATURE		SIGNATURE	
SEE GENERAL NOTE FOR SPECIFIC INFORMATION IF REQUIRED & APPROVED		PLANNING ENDSOR	
DATE		DATE	

PARKING CALCULATIONS			
DAYCARE PARKING REQUIREMENTS	12040 SF / 200 SF = 60 SPACES	4" x 18 SPACES	= 57
1 CAR PER 200 SF	60 SPACES REQUIRED		
TOTAL PARKING SPACES PROVIDED	60 SPACES PROVIDED		

SANITARY CALCULATIONS			
DENSITY: 200 ACRES x 800 GPD = 160,000 GPD ALLOWABLE DAYCARE			
30 TEACHERS x 9 GALLONS/DAY/TEACHER	= 270 GALLONS/DAY	TOTAL SANITARY FLOW	
150 CHILDREN x 5 YRS x 9 GALLONS/DAY/CHILD	= 675 GALLONS/DAY		
70 CHILDREN x 3 YRS x 9 GALLONS/DAY/CHILD	= 226.5 GALLONS/DAY		
120 GPD ALLOWABLE	1,000 GPD REQUIRED	(THERE ARE NO WELLS WITHIN 150' OF PROPERTY)	

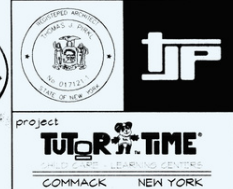
LANDSCAPING LEGEND			
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
1 PLANTAIN	PLANTAIN	10' x 12' GAL	22
2 PINUS STRICKLANDIA	SALEMY PINE	8' x 10' x 12' GAL	2
3 PSEUDOTSIA HEDERIFOLIA	EVERGREEN	6" HEIGHT	50

- PROVIDE 18" DIA. 4" DEPT. CLASS IV CONNECTING PIPE BETWEEN ALL POOLS. MIN. 10" BETWEEN POOLS.
- PROVIDE FOOTING RINGS UNDER DRAINAGE STRUCTURES. ALL DRAINAGE STRUCTURES TO BE INSTALLED MIN. 2 FEET ABOVE GROUND WATER.

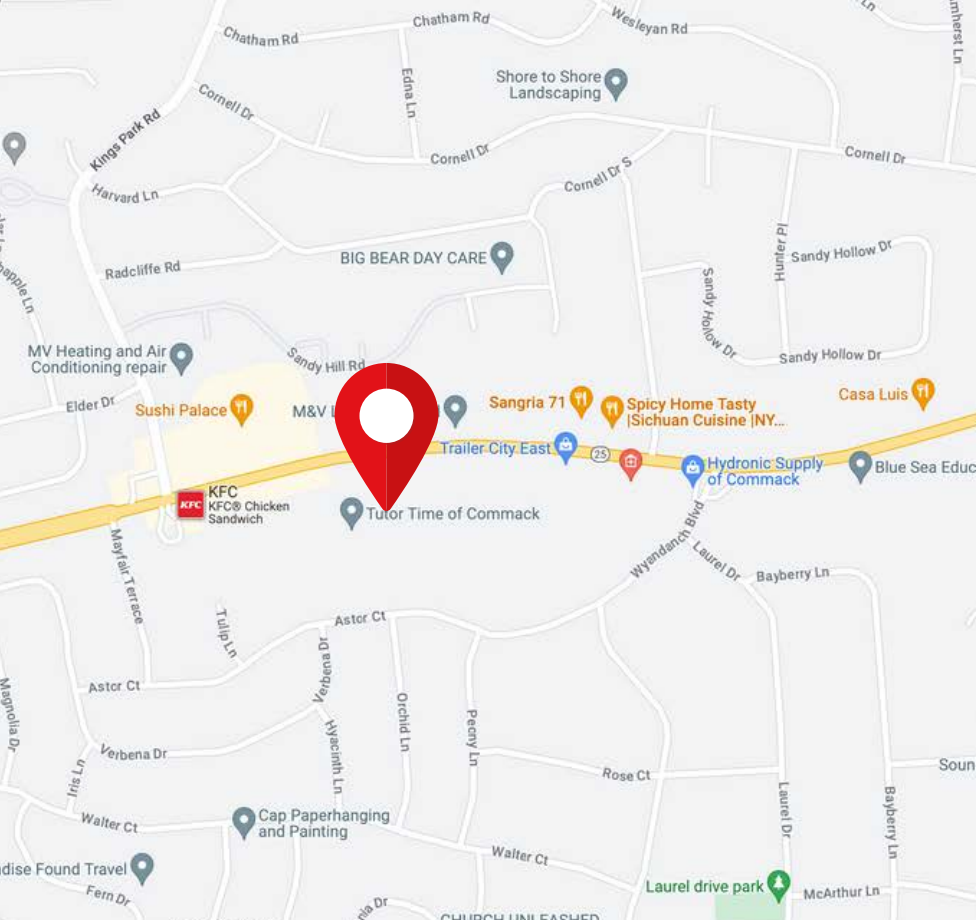
SITE DRAINAGE CALCULATIONS						
SYSTEM	TYPE OF AREA	AREA IN S.F.	RUNOFF FACTOR	DESIGN RAINFALL	VOLUME OF WATER IN C.F.	TOTAL POOLS REQ'D FOR STORAGE
"A"	PARKING	24351	0.8	2"	6505	6 POOLS @ 128 x 12' DF
"B"	LANDSCAP	46784	0.3	2"	3479	3 POOLS @ 128 x 12' DF
"C"	ROOF	12040	1.0	2"	2408	2 POOLS @ 128 x 12' DF



THOMAS JOSEPH PIRKL & ASSOCIATES, ARCHITECTS
 1555 SUNRISE HIGHWAY
 BAYSHORE, NEW YORK 11706
 631-665-9500 FAX 631-665-6358



project: **TUTOR TIME**
 COMMACK NEW YORK
 drawing: **ST-1**
 scale: AS SHOWN
 date: 5/15/94
 project#: 99-102
 sheet 1 of 2
 drawing#



PROPERTY SUMMARY

CURRENT USE	Tutor Time
PROPOSED USE	Medical Facility
BUILDING SIZE	107' x 112' = 12,040 sqft
ONSITE PARKING	61 cars
SITE	2.02 acres
RE TAXES 2023	\$58,289.29
PRICE \$35 NNN	per proposal



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