

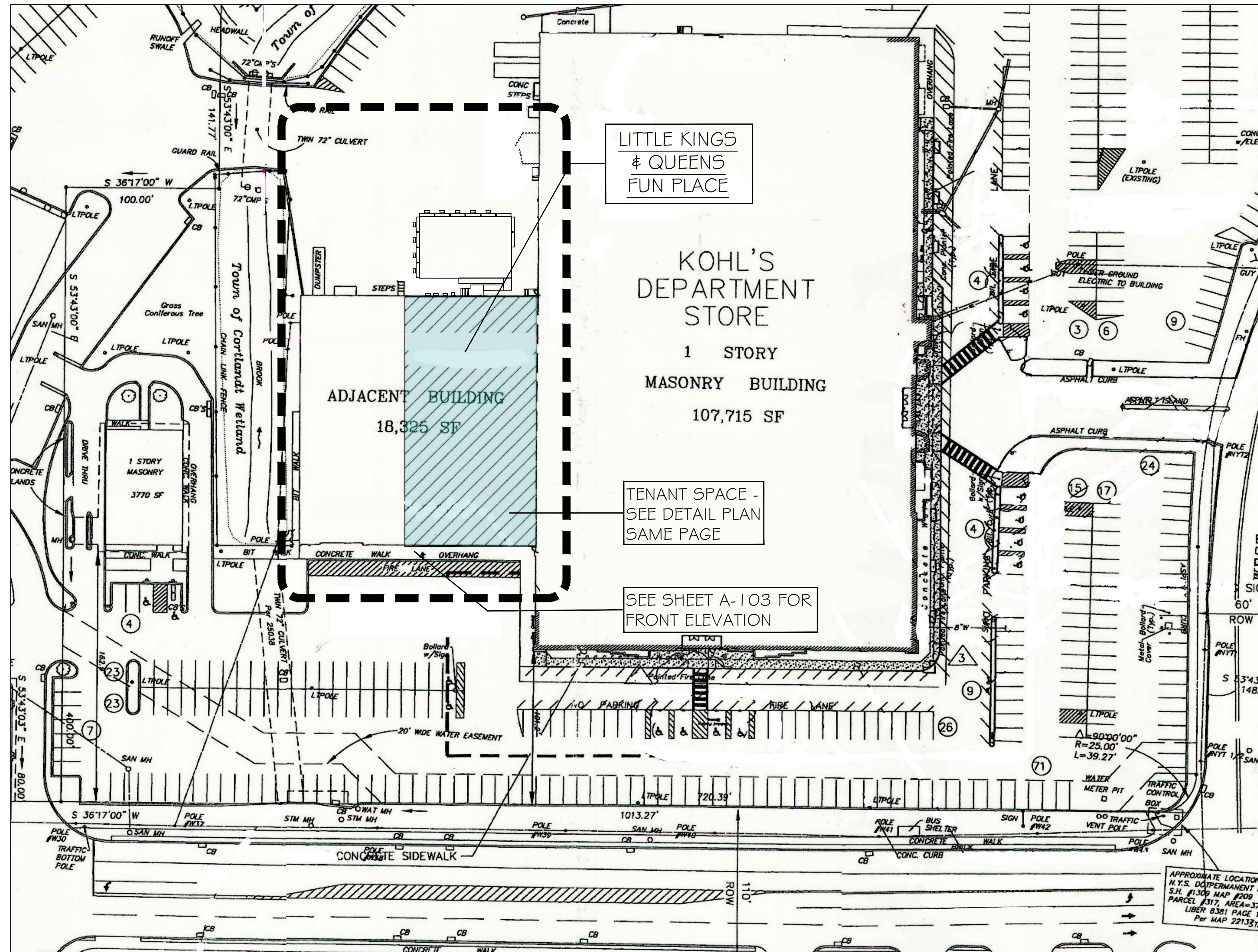
LOCATION MAP - not to scale

PARKING & ZONING NOTES:

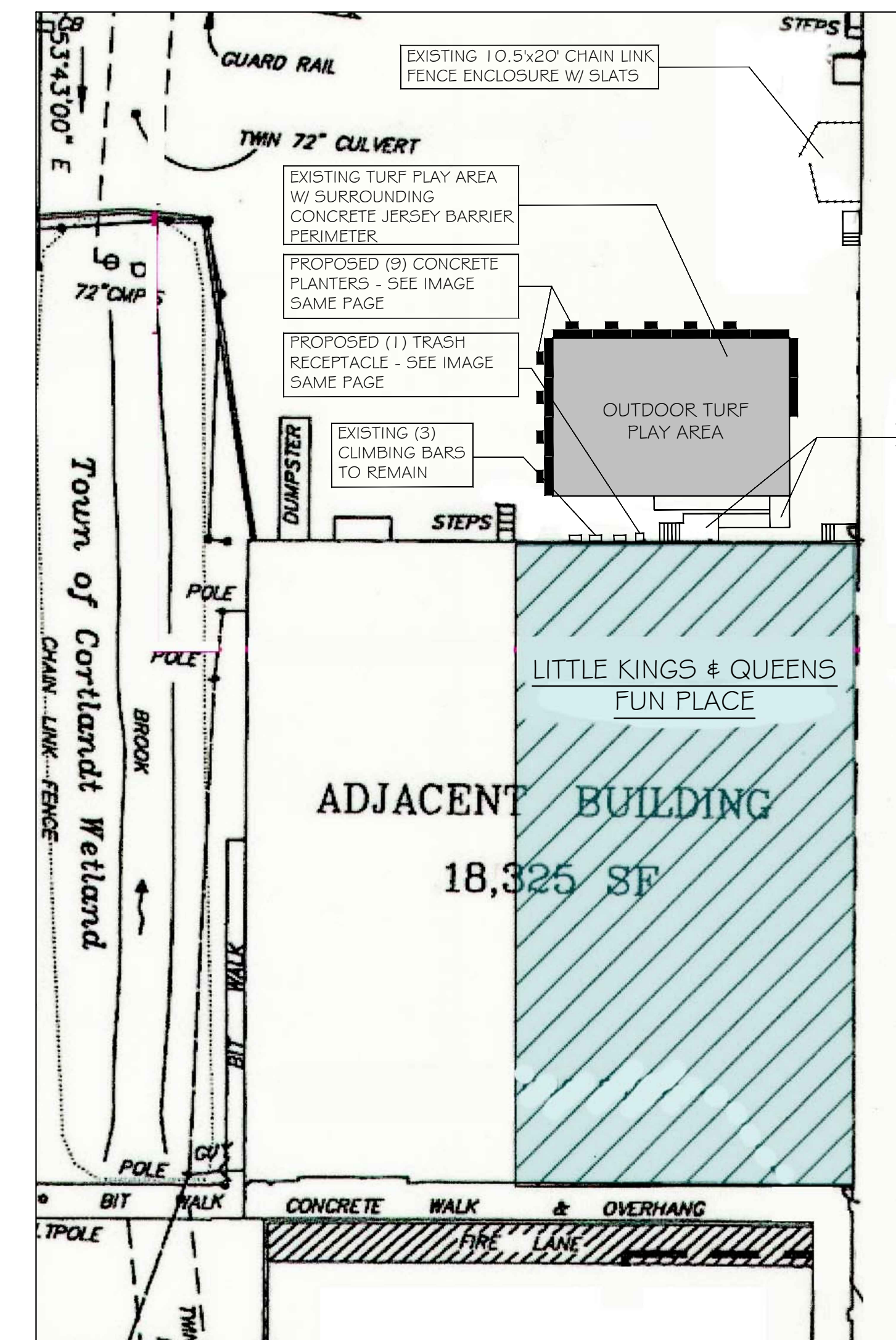
- EXISTING GYM OCCUPANCY IS CONSIDERED ASSEMBLY GROUP A3 BY THE 2020 BUILDING CODE OF NYS.
- PROPOSED OCCUPANCY WILL BE A MIXED USE OF ASSEMBLY GROUP A3 AND EDUCATIONAL GROUP E.
- MAXIMUM OCCUPANCY IS CALCULATED BY TABLE 1004.5 OF THE 2020 BUILDING CODE OF NYS UTILIZING MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT.
- THE PROPOSED MIXED USE WILL RESULT IN A LOWER MAXIMUM OCCUPANCY FOR THE SAME SPACE BY NATURE OF THE FACT THE EDUCATIONAL USE REQUIRES A GREATER AREA ALLOWANCE PER OCCUPANT.
- AS REQUIRED NUMBER OF PARKING SPACES ARE CALCULATED BASED ON OCCUPANCY, THE REQUIRED NUMBER OF SPACES FOR THE PROPOSED TENANT USE WILL BE EQUAL TO OR LESS THAN THE PREVIOUSLY APPROVED NUMBER OF SPACES FOR THE GYM.

LITTLE KINGS & QUEENS FUN CENTER

3006 Main Street, Cortlandt Manor, NY 10567



1 SITE PLAN - PROPOSED TENANT KEY PLAN
SCALE - 1" = 50'-0"



2 SITE PLAN - PROPOSED OCCUPIED TENANT SPACE
SCALE - 1" = 30'-0"

PROJECT INFORMATION DATA:

- MUNICIPALITY: TOWN OF CORTLANDT
- VILLAGE TAX MAP DESIGNATION: SHEET: SBL - 24.9 - 5 - 30
- ZONING DISTRICT: CD (DESIGNED COMMERCIAL)
- OWNER: YORKCON PROPERTIES INC. (Albert D. Phelps, Inc Real Estate)
- APPLICANT: LITTLE KINGS & QUEENS FUN PLACE - (Joan King)
- SITE LOCATION:
3006 E. Main Street
Cortlandt Manor, NY 10567

6. SITE PLAN INFORMATION SHOW HEREON WAS TAKEN FROM A PLAN PREPARED BY GEORGE HODOSH ASSOCIATES - ARCHITECTS, P.C. DATED MAY 18TH, 2017

8. THE PURPOSE OF THIS PLAN IS TO DOCUMENT THE EXISTING CONDITIONS AND PROPOSED ALTERATIONS ON THE SITE FOR PURPOSES OF PENDING TENANT APPROVALS AND CHANGE OF USE FOR INTERIOR TENANT SPACES AS SHOWN. THE COMPLETE SITE DESIGN WAS PREVIOUSLY APPROVED AND NO ALTERATIONS TO PARKING, CIRCULATION OR EGRESS ARE PROPOSED IN THIS APPLICATION.



3 PROPOSED PLANTER IMAGE - 31"x15"x15"
N.T.S.



4 PROPOSED TRASH RECEPTACLE
N.T.S.

SIGNATURE BLOCK

The Department Head signatures indicate that this drawing or set of drawings is consistent with the Planning Board Resolution of Approval and with the general requirements and policies of the Town of Cortlandt for which the Department Head is responsible. The project design including all public health and safety considerations are solely the responsibility of the design professional who has signed and sealed the drawings.

Reviewed by the Department of Environmental Services

Director _____ Date _____

Reviewed by the Department of Technical Services

Director _____ Date _____

Approved by Resolution No. _____ of the Planning Board of the Town of Cortlandt, New York, on the _____ day of _____, 20____, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision in this Plat or Site Development Plan, after the above date, shall void this approval.

Signed this _____ day of _____, 20____, by _____

Chairperson of the Planning Board

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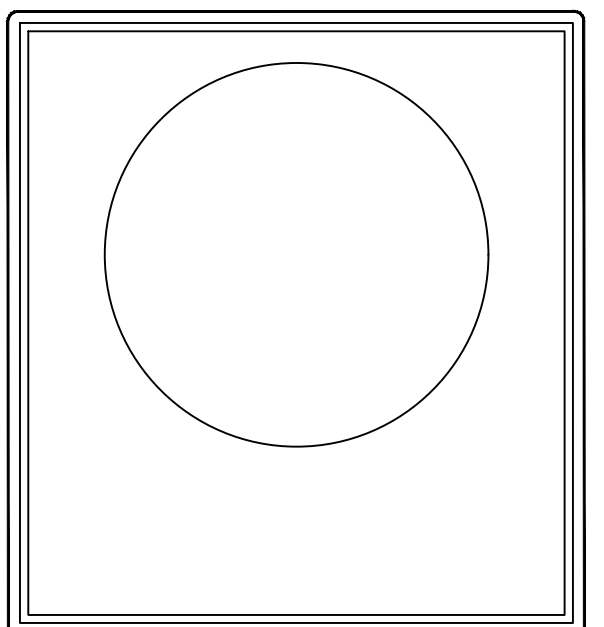
THIS PLAN IS NULL AND VOID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT.

Drawn by: SJB
Checked by:

Project #
Dwg. Date 05.12.20

Revisions

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I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF N.Y.S.

SJB
Architecture + Design
sjbarchdesign.com
914.402.1701
Cortlandt Manor, NY

Client:
KINGS & QUEENS FUN PLACE

Project:
INTERIOR ALTERATIONS

3006 Main Street
Cortlandt Manor, NY

Dwg. Name:
**LOCATION MAP
SITE PLANS
NOTES**

Sheet #
A-100

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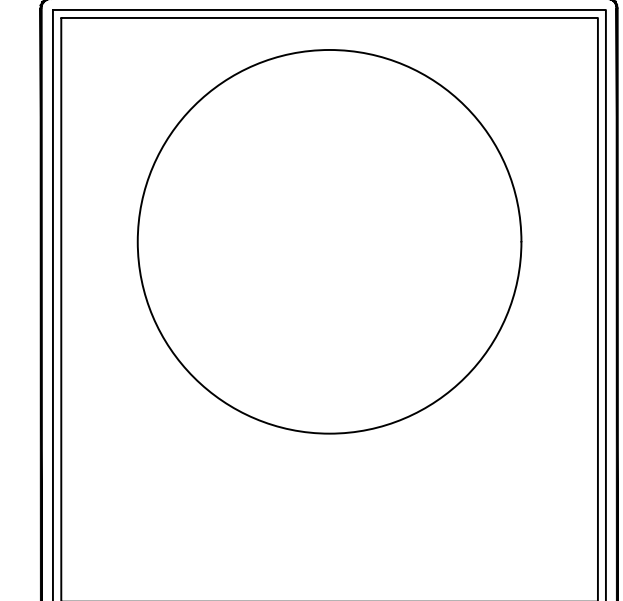
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Drawn by: Checked by:

Project # Dwg. Date

Revisions

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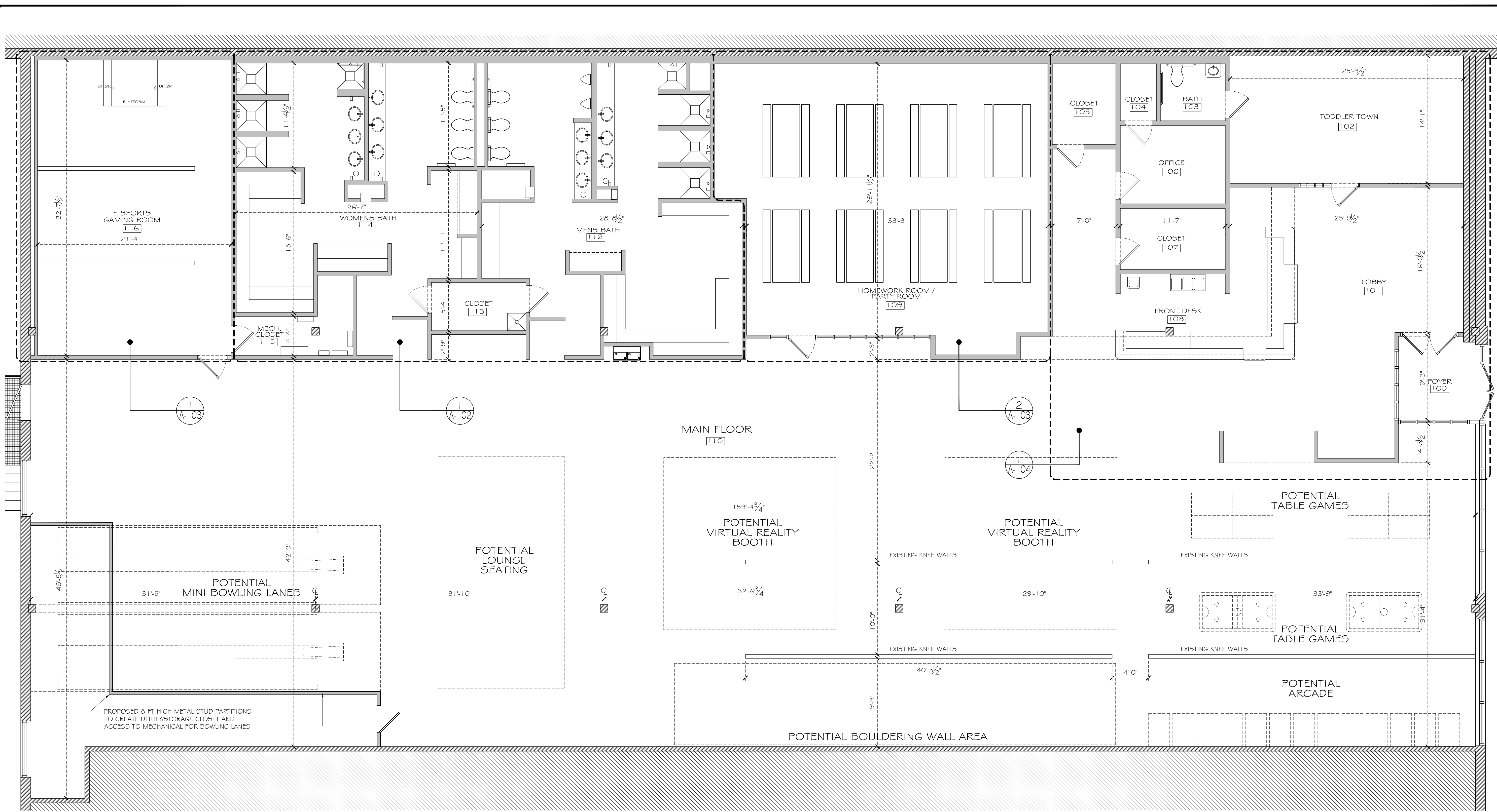
Client: **KINGS & QUEENS FUN PLACE**

Project: **INTERIOR ALTERATIONS**

3006 Main Street
Cortlandt Manor, NY

Dwg. Name: **PROPOSED FLOOR PLAN KEY PLAN**

Sheet #: **A-101**



1 PROPOSED OVERALL FLOOR PLAN (KEY PLAN)
SCALE - 3/16" = 1'-0"

ROOM SCHEDULE			
TAG	ROOM NAME	AREA (SF)	CEILING HEIGHT
100	FOYER	82	10'-10" ±
101	LOBBY	809	11'-11"
102	TODDLER TOWN	363	10'-10"
103	BATH	45	-
104	CLOSET	25	-
105	CLOSET	62	-
106	OFFICE	100	-
107	CLOSET	78	-
108	FRONT DESK	426	11'-11"
109	HOMWORK/PARTY	1066	12'-3"
110	MAIN FLOOR	6,399	15'-4"
111	not used	-	-
112	MENS BATH	814	9'-0"
113	CLOSET	56	-
114	WOMENS BATH	725	9'-0"
115	MECH. CLOSET	74	-
116	EA SPORTS GAMING	696	12'-1"
	TOTAL	11,820	

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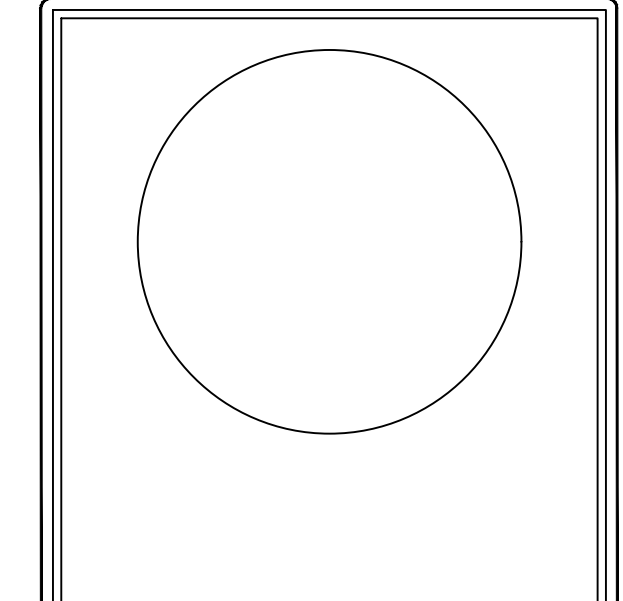
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Checked by:

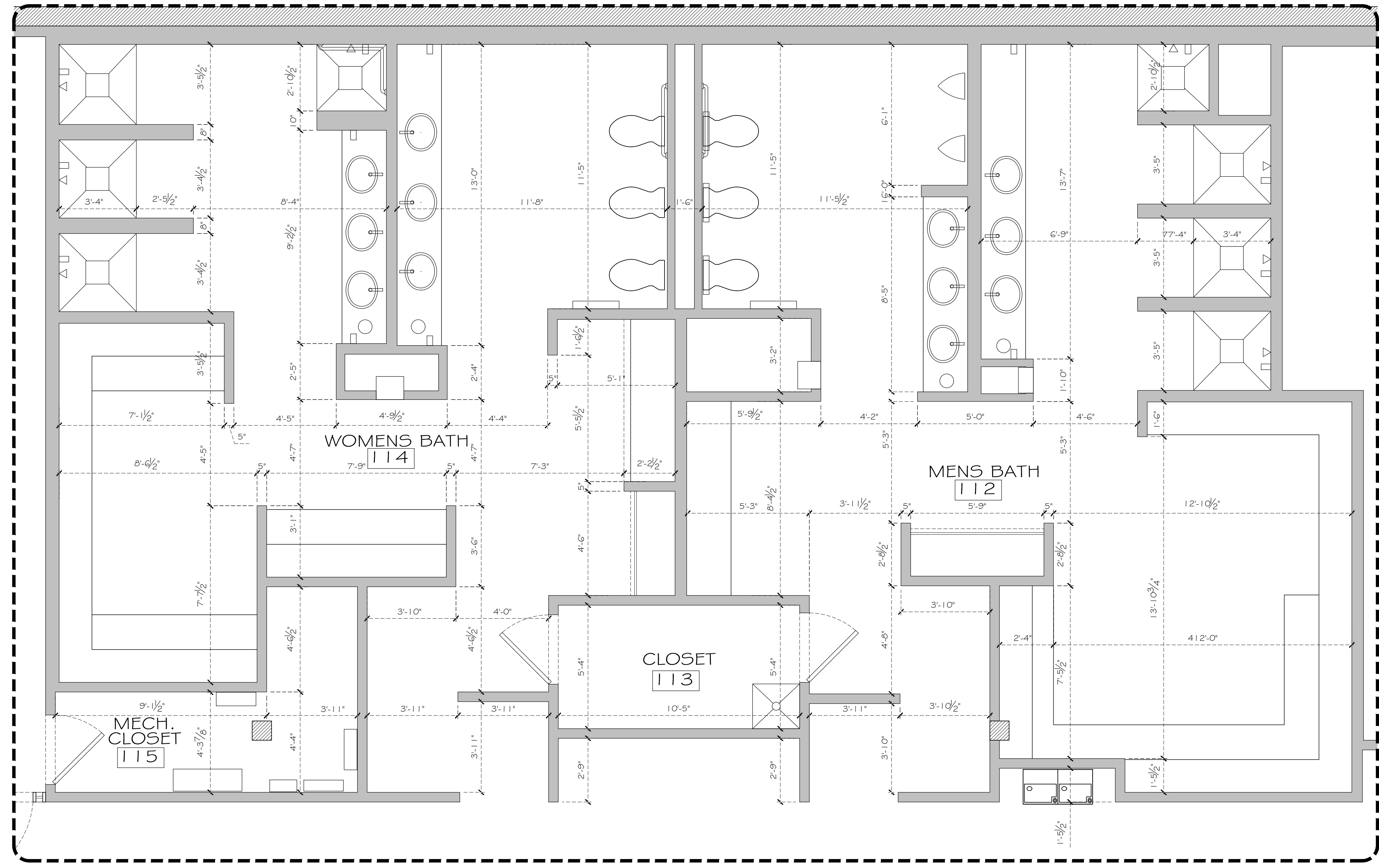
Project # Dwg. Date
05.12.20

Revisions

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1 EXISTING BATH / LOCKER ROOM AREA
SCALE - 3/8" = 1'-0"

ROOM SCHEDULE			
TAG	ROOM NAME	AREA (SF)	CEILING HEIGHT
100	FOYER	82	10'-10" ±
101	LOBBY	809	11'-11"
102	TODDLER TOWN	363	10'-10"
103	BATH	45	-
104	CLOSET	25	-
105	CLOSET	62	-
106	OFFICE	100	-
107	CLOSET	78	-
108	FRONT DESK	426	11'-11"
109	HOMEWORK/PARTY	1066	12'-3"
110	MAIN FLOOR	6,399	15'-4"
111	not used	-	-
112	MENS BATH	814	9'-0"
113	CLOSET	56	-
114	WOMENS BATH	725	9'-0"
115	MECH. CLOSET	74	-
116	EA SPORTS GAMING	696	12'-1"
	TOTAL	11,820	

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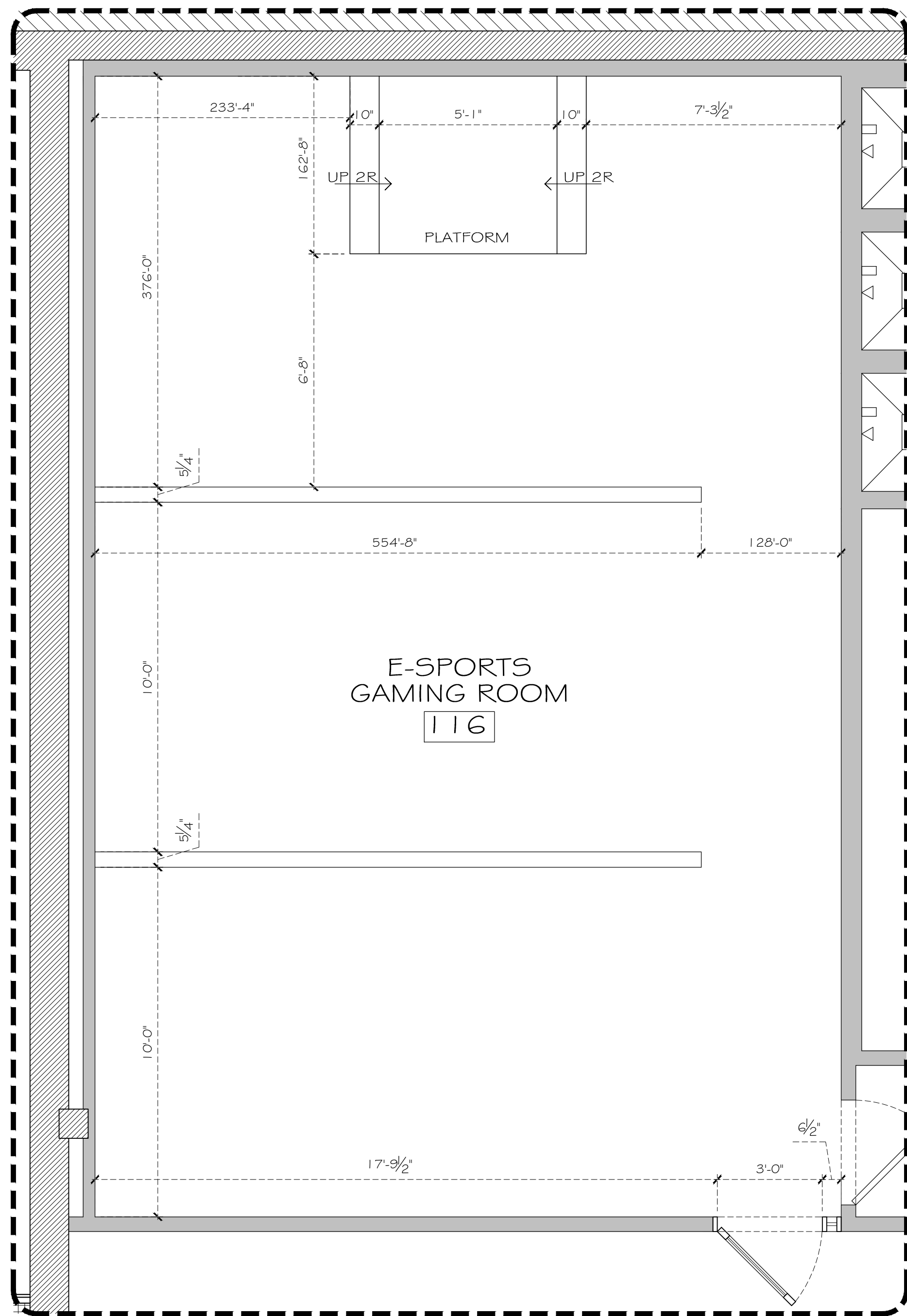
Client:
**KINGS & QUEENS
FUN PLACE**

Project:
INTERIOR ALTERATIONS

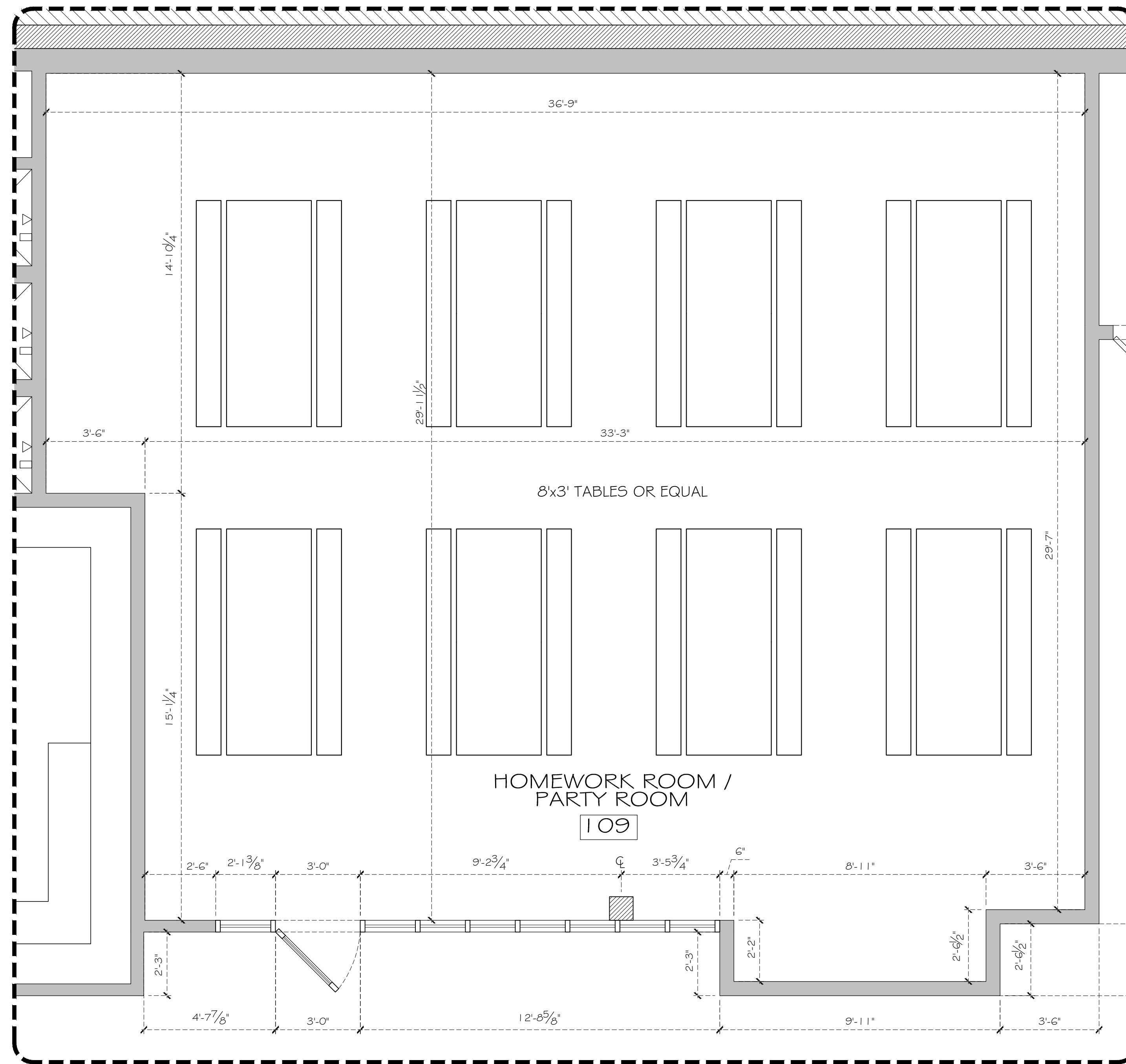
3006 Main Street
Cortlandt Manor, NY

Dwg. Name:
**EXISTING BATHROOM
LOCKER ROOM PLANS**

Sheet #
A-102



1 EXISTING THEATER PLAN
SCALE - 3/8" = 1'-0"



2 EXISTING STUDIO PLAN
SCALE - 3/8" = 1'-0"

ROOM SCHEDULE			
TAG	ROOM NAME	AREA (SF)	CEILING HEIGHT
100	FOYER	82	10'-10" ±
101	LOBBY	809	11'-11"
102	TODDLER TOWN	363	10'-10"
103	BATH	45	-
104	CLOSET	25	-
105	CLOSET	62	-
106	OFFICE	100	-
107	CLOSET	78	-
108	FRONT DESK	426	11'-11"
109	HOMEWORK/PARTY	1066	12'-3"
110	MAIN FLOOR	6,399	15'-4"
111	not used	-	-
112	MENS BATH	814	9'-0"
113	CLOSET	56	-
114	WOMENS BATH	725	9'-0"
115	MECH. CLOSET	74	-
116	EA SPORTS GAMING	696	12'-1"
TOTAL		11,820	



3 PROPOSED FRONT ELEVATION
SCALE - 1/4" = 1'-0"

NO CHANGES TO EXISTING FRONT FACADE ARE PROPOSED WITH EXCEPTION OF FUTURE SIGNAGE TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH TOWN OF CORTLANDT REQUIREMENTS AND LOCATED AS SHOWN HEREIN UNDER SEPARATE PERMIT.

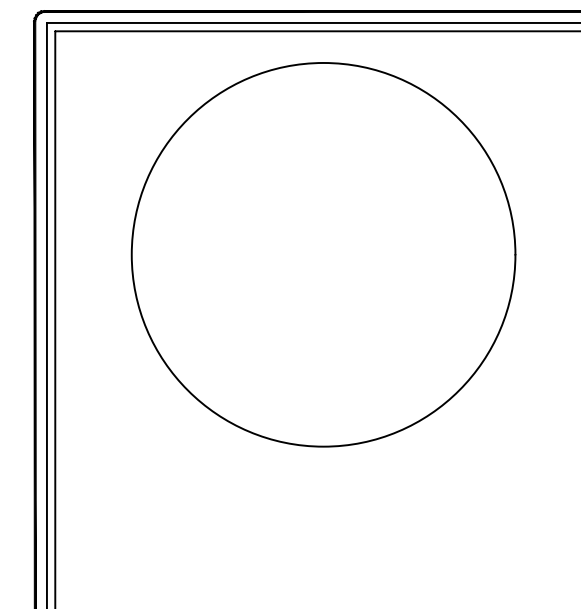
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Drawn by: SJB
Checked by:

Project #
Dwg. Date
05.12.20

Revisions	
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Client:
KINGS & QUEENS
FUN PLACE

Project:
INTERIOR ALTERATIONS

3006 Main Street
Cortlandt Manor, NY

Dwg. Name:
EXISTING GAMING ROOM
HOMEWORK ROOM AND
FRONT ELEVATION

Sheet #
A-103

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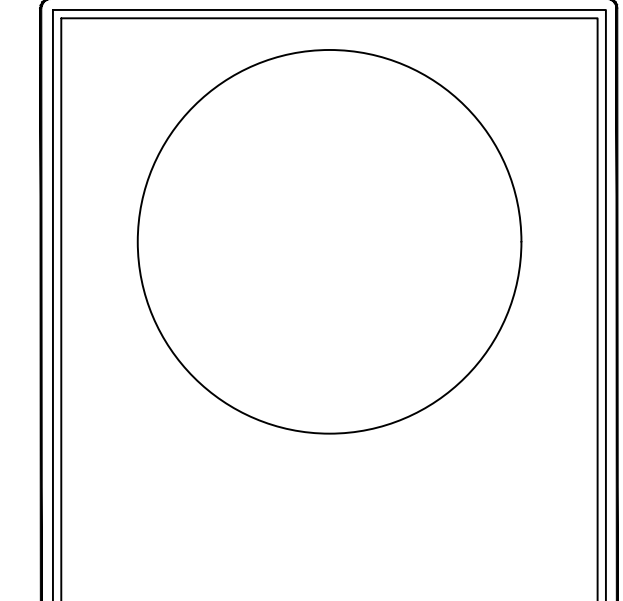
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Project #
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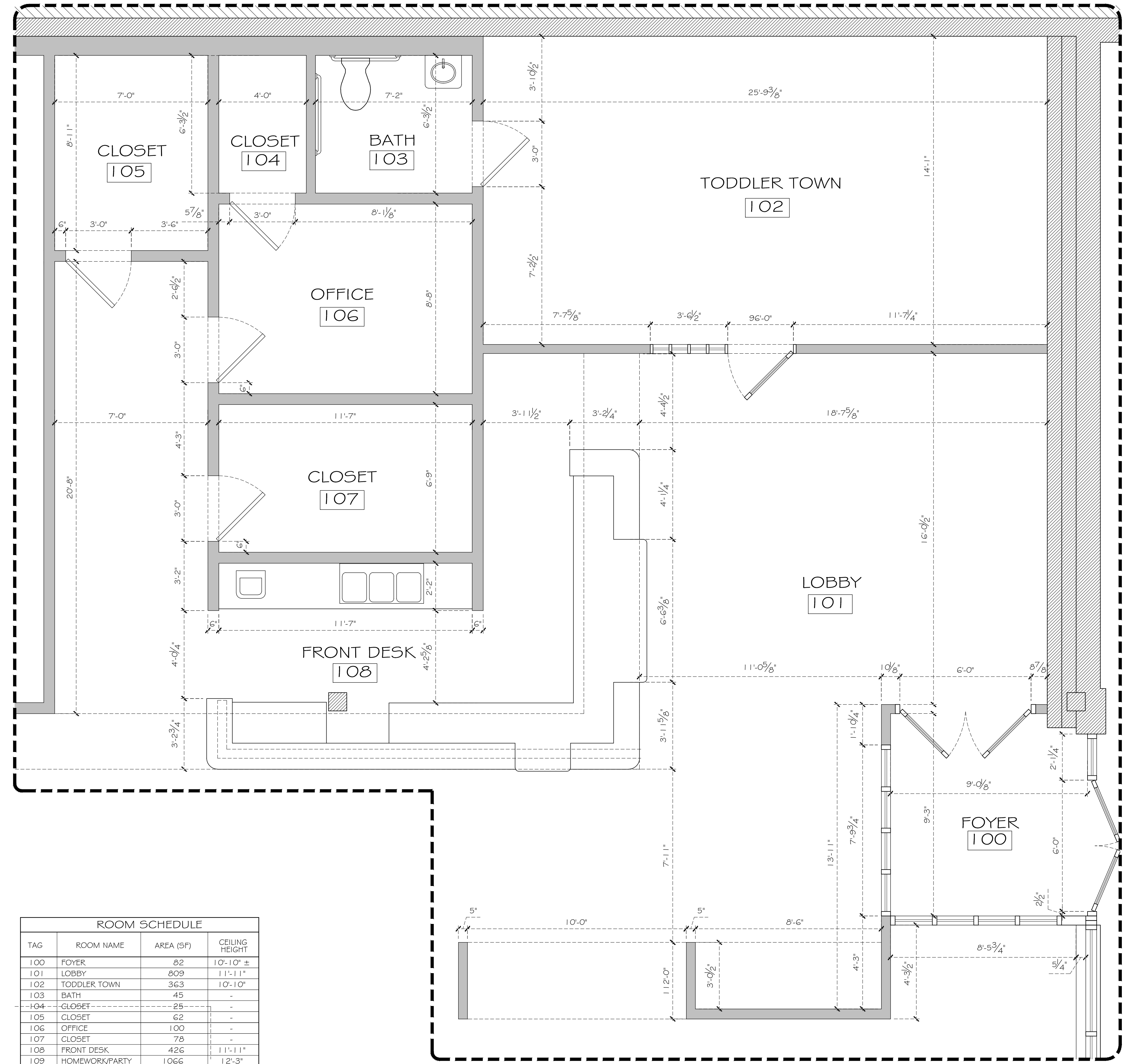
Client:
KINGS & QUEENS FUN PLACE

Project:
INTERIOR ALTERATIONS

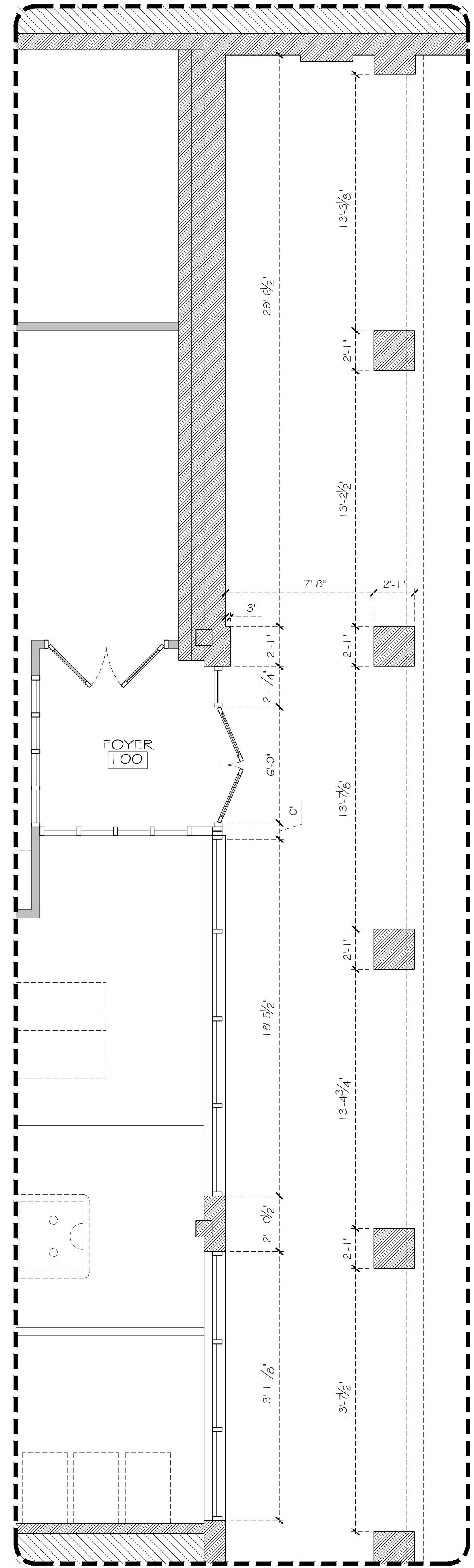
300G Main Street
Cortlandt Manor, NY

Dwg. Name:
EXISTING ENTRANCE AREA PLAN
STOREFRONT PLAN

Sheet #
A-104



① EXISTING ENTRANCE AREA PLAN
SCALE - 3/8" = 1'-0"



② EXISTING STOREFRONT PLAN
SCALE - 1/4" = 1'-0"

TAG	ROOM NAME	AREA (SF)	CEILING HEIGHT
100	FOYER	82	10'-10" ±
101	LOBBY	809	11'-11"
102	TODDLER TOWN	363	10'-10"
103	BATH	45	-
104	CLOSET	25	-
105	CLOSET	62	-
106	OFFICE	100	-
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115	MECH. CLOSET	74	-
116	EA SPORTS GAMING	696	12'-1"
TOTAL		11,820	