

LITTLE KINGS & QUEENS FUN CENTER

3006 Main Street, Cortlandt Manor, NY 10567



- Chain Link Fence Specifications
- 72" height
 - Galvanized
 - #6 gauge X 2" mesh
 - End posts 2 1/2" O.D.
 - Top, middle & bottom rails 1 1/2" O.D.



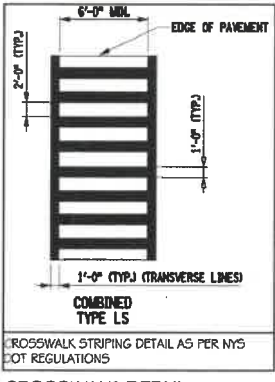
3 PROPOSED PLANTER IMAGE - 31"x15"x15"



4 PROPOSED TRASH RECEPTACLE N.T.S.



5 PROPOSED CROSSWALK SIGN N.T.S.



6 CROSSWALK DETAIL N.T.S.

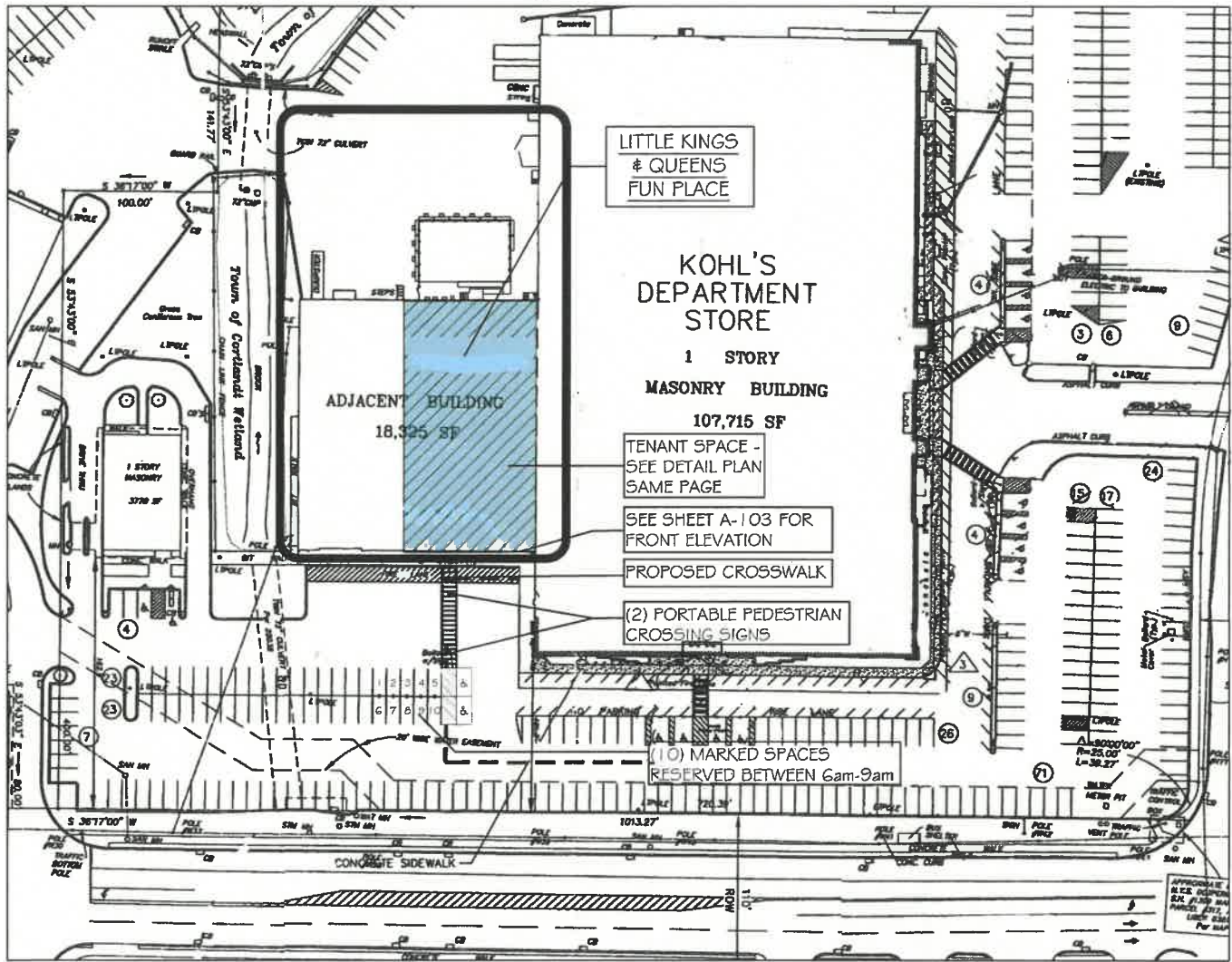


7 RESERVED PARKING SIGNAGE N.T.S.

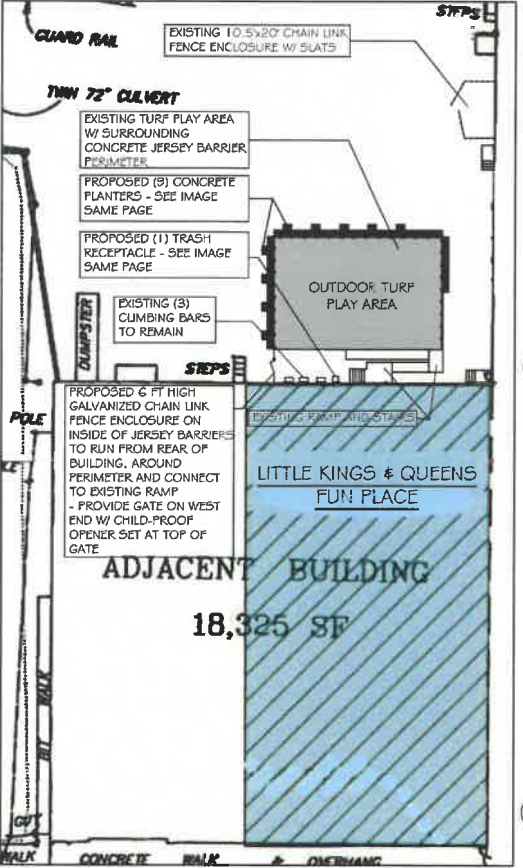
PARKING & ZONING NOTES:

- 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.

LOCATION MAP - not to scale



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



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



8 SITE PHOTO - EXISTING LOADING ZONE FOR START OF CROSSWALK N.T.S.

- START OF CROSSWALK TO BEGIN AT END OF EXISTING ACCESSIBLE PASSENGER LOADING ZONE
- CROSSWALK SHALL RUN PERPENDICULAR NORTH THROUGH LOADING ZONE ONTO SIDEWALK BETWEEN (2) EXISTING COLUMNS

PROJECT INFORMATION DATA:

- MUNICIPALITY: TOWN OF CORTLANDT
- VILLAGE TAX MAP DESIGNATION: SHEET: SBL - 24.9 - 5 - 30
- ZONING DISTRICT: CD (DESIGNED COMMERCIAL)
- OWNER: YORKCOON 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
- SITE PLAN INFORMATION SHOW HEREON WAS TAKEN FROM A PLAN PREPARED BY GEORGE HODOSH ASSOCIATES - ARCHITECTS, P.C. DATED MAY 18TH, 2017
- 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.

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, ensure, 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

UNAUTHORIZED ALTERATIONS TO THIS DRAWING IS A VIOLATION OF PART 69.5 (b) OF THE N.Y.S. EDUCATION LAW.
THIS PLAN IS NULL AND VOID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT.

Drawn by: SUB
Checked by: _____
Project #: _____
Date: 05.12.20

Revisions

Δ	06/18/20 - PB REVISIONS
Δ	
Δ	
Δ	
Δ	
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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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Checked by:

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Revisions

06/18/20 - PD REVISION



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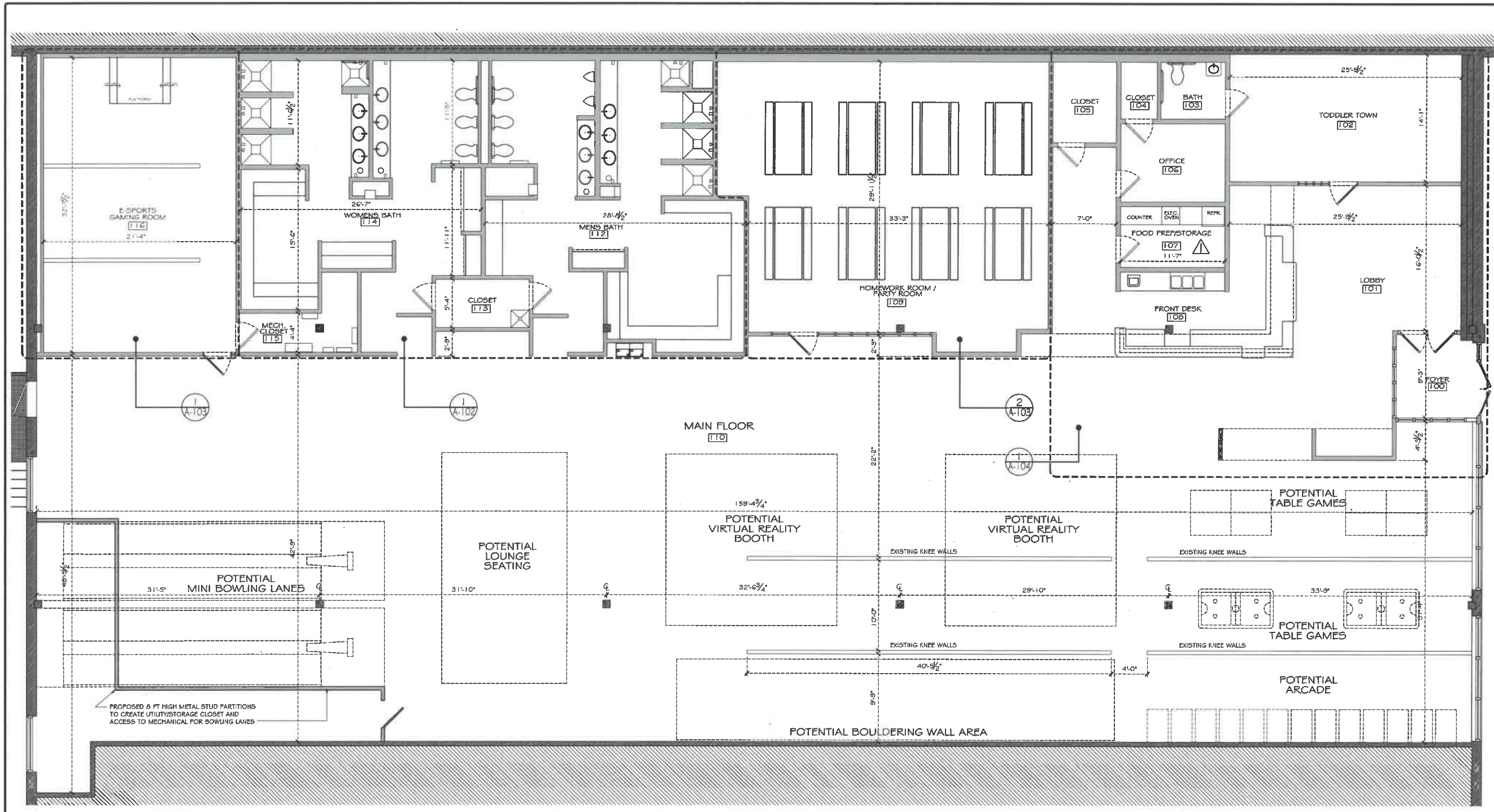
Client:
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INTERIOR ALTERATIONS

3006 Main Street
Cortlandt Manor, NY

Desig. Name:
PROPOSED FLOOR PLAN KEY PLAN

Sheet #
A-101



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

TAG	ROOM NAME	AREA (SF)	CEILING HEIGHT
100	FOYER	82	10'-10" ±
101	LOBBY	809	11'-11"
102	TODDLER TOWN	963	10'-10"
103	BATH	45	-
104	CLOSET	25	-
105	CLOSET	62	-
106	OFFICE	100	-
107	FOOD PREP/STORAGE	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		11820	

LAYOUT NOTES:

- LAYOUT OF EQUIPMENT AND RECREATION AREAS IS SCHEMATIC AND IS FOR PURPOSES OF DISCUSSING THE NARRATIVE AND OPERATION OF THE PROPOSED BUSINESS.
- FINAL LAYOUT SHALL BE SUBMITTED FOR BUILDING PERMIT AND ALL CODE REQUIREMENTS REGARDING EGRESS, FIRE, PLUMBING, MECHANICAL, STRUCTURAL, ETC. SHALL BE REVIEWED BY THE BUILDING DEPARTMENT.

