KINGS & QUEENS FUN CENTER
3006 Main Street, Cortlandt Manor, NY 10567

Drawn by: SJB
Checked by:
Project #:
Dwg. Date: 05.12.20

Revisions
⚠ 06/18/20 - PB REVISIONS
⚠ 06/22/21 - REVISED PB APPLICATION
⚠ -
⚠ -

REGISTERED ARCHITECT
Steven J Basone
036832
STATE OF NEW YORK

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
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Cortlandt Manor, NY

Client
KINGS & QUEENS FUN PLACE

Project
SITE PLAN AMENDMENT
3006 Main Street
Cortlandt Manor, NY

Dwg. Name
LOCATION MAP
SITE PLANS
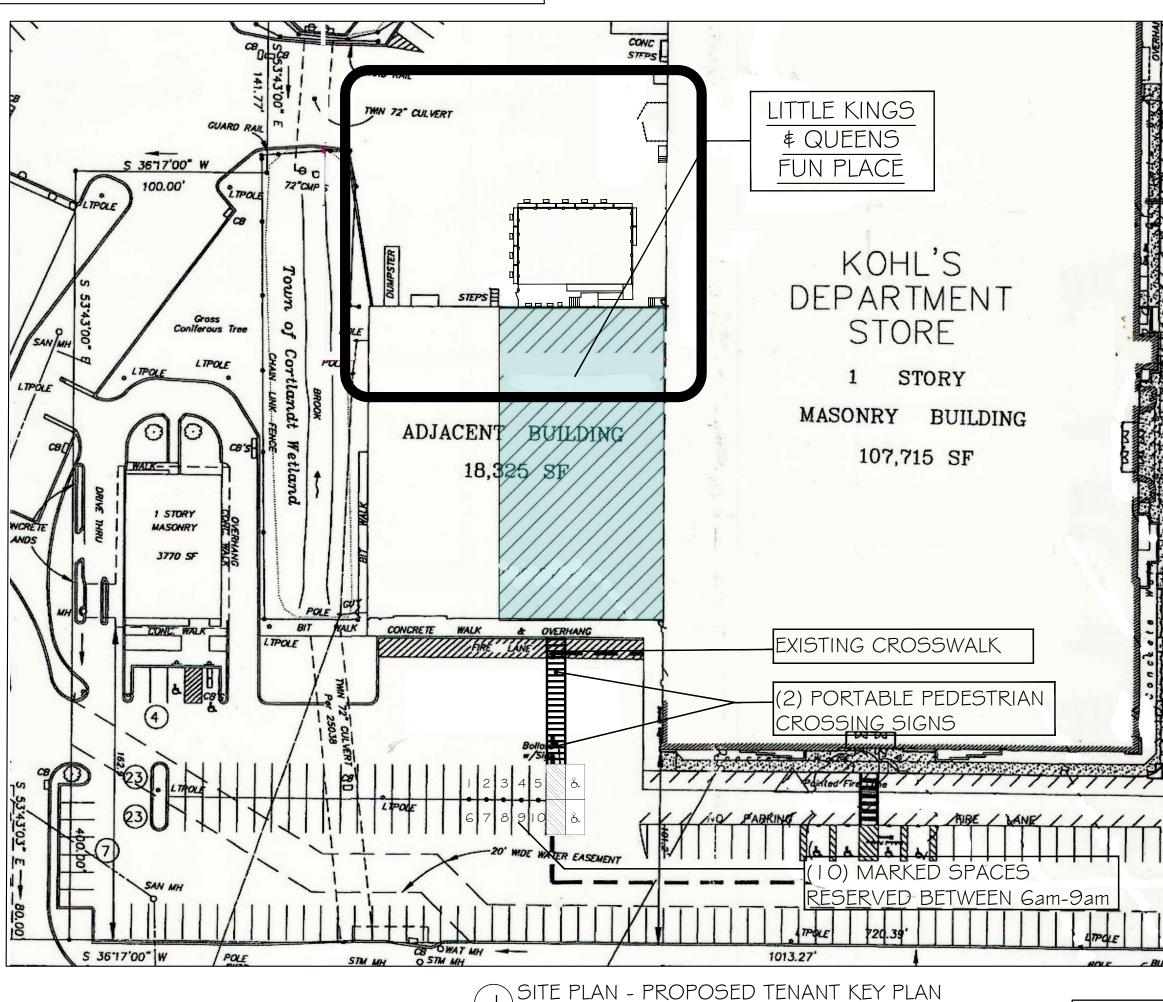NOTES

Sheet #
A-100

PARKING & ZONING NOTES:

1. EXISTING GYM OCCUPANCY IS CONSIDERED ASSEMBLY GROUP A3 BY THE 2020 BUILDING CODE OF NYS.

2. PROPOSED OCCUPANCY WILL BE A MIXED USE OF ASSEMBLY GROUP A3 AND EDUCATIONAL GROUP E.

3. MAXIMUM OCCUPANCY IS CALCULATED BY TABLE 1004.5 OF THE 2020 BUILDING CODE OF NYS UTILIZING MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT.

4. 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.

5. 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
TENANT SPACE
WESTBROOK DRIVE
EAST MAIN STREET (ROUTE 6)

Site Plan 1

LITTLE KINGS & QUEENS FUN PLACE

KOHL'S DEPARTMENT STORE
1 STORY MASONRY BUILDING
107,715 SF

ADJACENT BUILDING 18,325 SF

EXISTING CROSSWALK
(2) PORTABLE PEDESTRIAN CROSSING SIGNS
(10) MARKED SPACES RESERVED BETWEEN 6am-9am

TWIN 72" CULVERT
Town of Cortlandt Wetland

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

Site Plan 2

GUARD RAIL
TWIN 72" CULVERT
CONC STEPS

EXISTING 10.5'x20' CHAIN LINK FENCE ENCLOSURE W/ SLATS

EXISTING TURF PLAY AREA W/ SURROUNDING CONCRETE JERSEY BARRIER PERIMETER

EXISTING PLANTERS

ELECTRIC REMOTE OPERATED SCOREBOARD TO BE MOUNTED ON SIDE OF EXISTING BUILDING

OUTDOOR TURF PLAY AREA
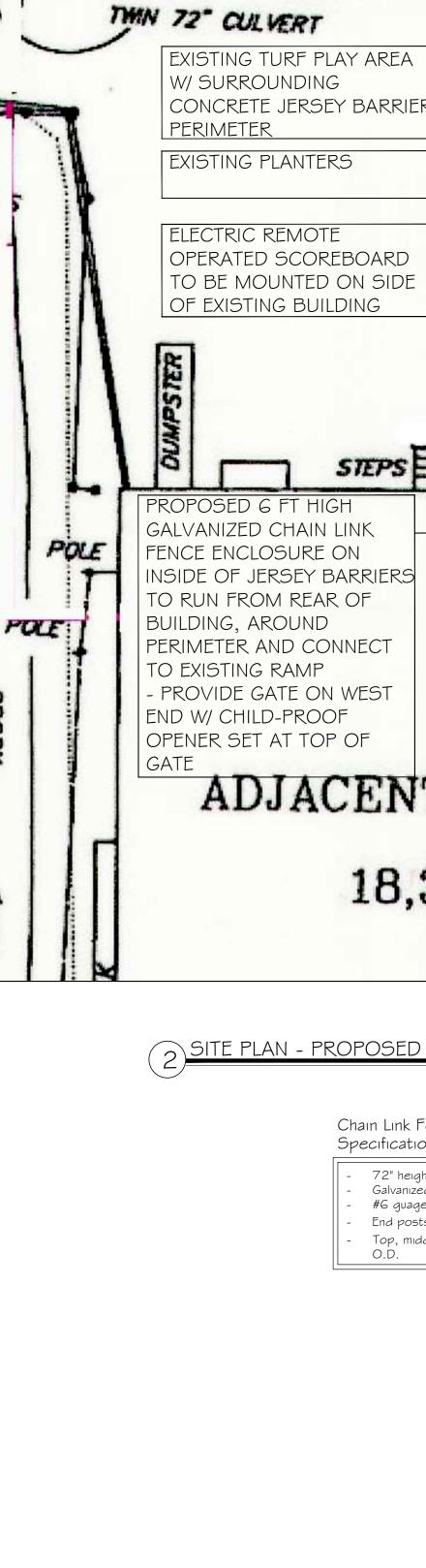
NEW POLE MOUNTED LIGHT FIXTURES AS PER SPEC SAME PAGE

INSTALL (2) 10 FT. HINGED GATES IN CHAIN LINK ENCLOSURE TO ALLOW ACCESS FOR INFLATABLE LASER TAG TO BE ASSEMBLED ON COURT FOR TEMPORARY USE

BASKETBALL HOOPS AND BACKSTOPS INSTALLED WITHIN TURF AREA

PROPOSED 6 FT HIGH GALVANIZED CHAIN LINK FENCE ENCLOSURE ON INSIDE OF JERSEY BARRIERS TO RUN FROM REAR OF BUILDING, AROUND PERIMETER AND CONNECT TO EXISTING RAMP - PROVIDE GATE ON WEST END W/ CHILD-PROOF OPENER SET AT TOP OF GATE

EXISTING RAMP AND STAIRS

LITTLE KINGS & QUEENS FUN PLACE

ADJACENT BUILDING 18,325 SF

DUMPSTER
BROOK
POLE
STEPS

② SITE PLAN - PROPOSED OCCUPIED TENANT SPACE
SCALE - 1" = 20'-0"

Chain Link Fence Specifications
- 72" height
- Galvanized
- #6 guage X 2" mesh
- End posts 2⅜" O.D.
- Top, middle & bottom rails 1⅝" O.D.

LED Light Fixture Cut Sheet

cULus LISTED
DLC

P/N: RG-NextGen-2--S-G07-150WCT381-abcdef
Note:
The letter "s" can be can be 2 letters represent lamp colors: "BH = Black;. WHH=White;. BR=Brown or Customized".
The letter "b" can be "P" or blank to represent Photocell or None Photocell.
The letter "c" can be "S" or blank to represent Surge protector or None Surge protector.
The letter "d" can be "M" or None, represent Motion sensor or No Motion sensor.
The letter "s" can be "AM","DM","YM","A&D" represent bracket type.
The letter "f"can be any two-digit number to represent CCT: "40=4000k;. 45=4500k;. 50=5000k;. 57=5700k."

DIMENSIONS
AM   DM
YM   A&D

ADVANTAGE
- UL cUL DLC Premium certificate.
- Seoul /Lumileds Chip, high CRI & Spectrum
- Meanwell HLG Driver – Top Rated Driver
- IP66 driver, input voltage 100-277VAC.
- Output constant current lever can be adjusted through output cable with 1-10V.
- No UV or IR in the beam
- Easy to install and operate.
- Energy saving, long lifespan.
- Light is soft and uniform, safe to eyes.
- Instant start, NO flickering, NO humming.
- Green and eco-friendly without mercury.
- 4KV Surge Protection in Driver

APPLICATION
- Outdoor basketball court, tennis court.
- Badminton court, the football field.
- The school playground, stadium.
- Community leisure entertainment plaza, road lamp etc.

③ PROPOSED LED LIGHT FIXTURE CUT SHEET
SCALE - NTS

PROJECT INFORMATION DATA:

1. MUNICIPALITY: TOWN OF CORTLANDT
2. VILLAGE TAX MAP DESIGNATION: SHEET: SBL - 24.9 - 5 - 30
3. ZONING DISTRICT: CD (DESIGNED COMMERCIAL)
4. OWNER: YORKCON PROPERTIES INC. (Albert D. Phelps, Inc Real Estate)
5. APPLICANT: LITTLE KINGS & QUEENS FUN PLACE - (Joan King)
5. 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.