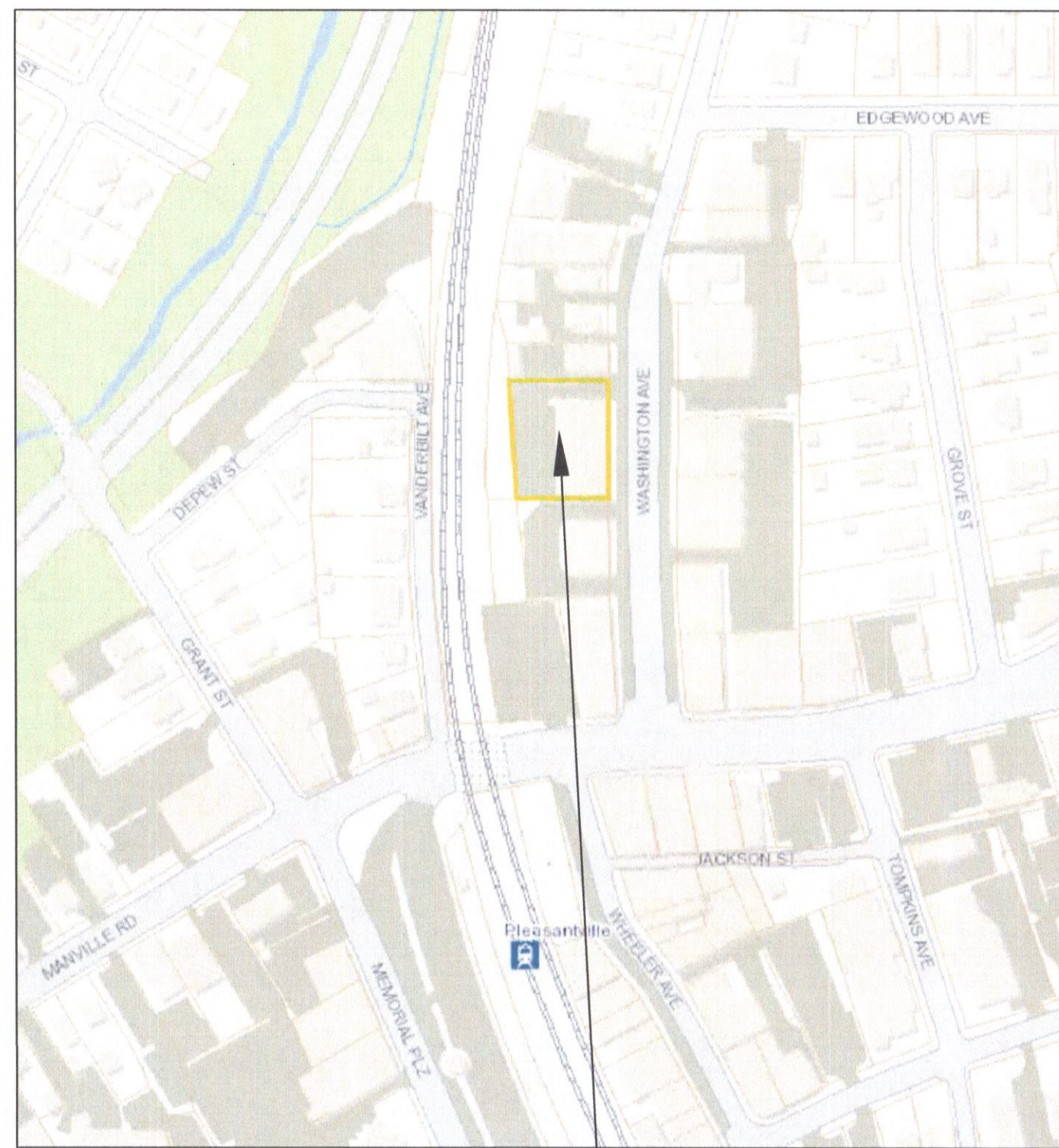


DRAWING LIST:	
PAGE NUMBER	TITLE
General	
C-100	PROJECT INFORMATION AND SITE PLAN
Architectural: Plans	
DP-100	EXISTING CONDITION/ DEMOLITION PLAN
A-100	PROPOSED FIRST FLOOR PLAN LAYOUT

ZONING ANALYSIS - EXISTING BUILDING		
NAME OF PROJECT / OWNER	ANYTIME FITNESS 60 WASHINGTON AVE PLEASANTVILLE, NY 10570	BUILDING OWNER: SABB REALTY, LLC 200 MADISON AVE. NEW YORK, NY 10016
TELEPHONE NO.	914-574-7881	212-685-6500
TAX MAP #:	106.6-1-48	
ZONING DISTRICT	CENTRAL BUSINESS DISTRICT A-1	
USE	PERSONAL SERVICE	
ZONING DATA		
ITEM	REQUIRED	ACTUAL - EXISTING
LOT AREA	2,500 S.F. MIN	17,979 S.F.
LOT WIDTH	NONE	149.19 FT
LOT DEPTH	NONE	120.52 FT
FRONT YARD	NONE	4.94 FT
SIDE YARD 1	NONE, OR 6 IF PROVIDED	NONE (BUILDING ON LINE)
SIDE YARD 2	NONE, OR 6 IF PROVIDED	23.88 FT
REAR YARD	NONE, OR 6 IF PROVIDED	49.99 FT
MAXIMUM HEIGHT	3 STORIES OR 36 FEET	1 STORY/ 22 FEET
MAXIMUM BUILDING COVERAGE	80%	42%
MAXIMUM FLOOR AREA RATIO	2.0	.42
MAXIMUM FLOOR AREA RATIO	2.0	7520 S.F.
PARKING	26	27



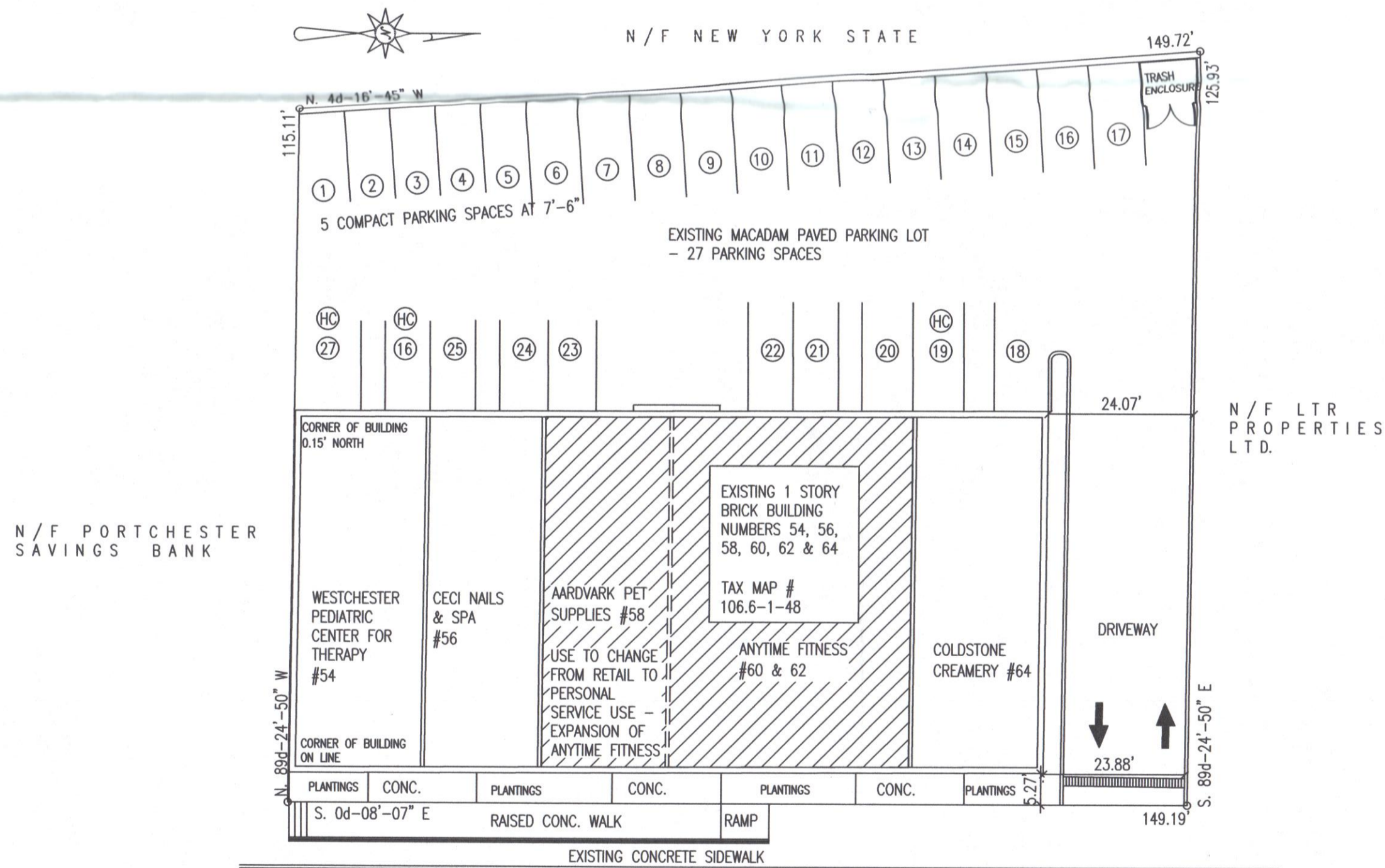
54, 56, 58, 60, 62 & 64 Washington Ave.

### LOCATION PLAN

TAX MAP NUMBER:  
106.6-1-48

# ANYTIME FITNESS

60 WASHINGTON AVE PLEASANTVILLE, NY 10570



**Planning Board Notes;**

- Existing Door at Multipurpose Room that is to be closed off, provide Sign on Exterior of door stating "NO ENTRY", "NOT AN EXIT"
- Note all classes will have a 15 minute time between the ending point of one class and the starting time of the next class.

OCCUPANCY: NYS CODE GROUP B - SECTION 304 - BUSINESS

EXISTING TENANTS:

#54 - EXISTING OFFICE USE	- PARKING REQUIRED - 1/ 300
#56 - EXISTING PERSONAL SERVICE USE	- PARKING REQUIRED - 1/ 300
#58 - EXISTING RETAIL USE	- PARKING REQUIRED - 1/ 300
#58 - PROPOSED - PERSONAL SERVICE	- PARKING REQUIRED - 1/ 300
#60 - EXISTING PERSONAL SERVICE USE	- PARKING REQUIRED - 1/ 300
#62 - EXISTING PERSONAL SERVICE USE	- PARKING REQUIRED - 1/ 300
#64 - EXISTING RETAIL USE	- PARKING REQUIRED - 1/ 300

SO ALL PARKING IS BASED ON 1/ 300 GROSS.  
EXISTING BUILDING IS 7520 S.F.  
7520/ 300 = 25.06 = 26 PARKING SPACES REQUIRED.  
27 PARKING SPACES ARE PROVIDED.

**SYMBOLS**

	ELEVATION LINE		DETAIL NUMBER
	REVISION		DETAIL REFERENCE
	COLUMN LINE OR GRID		PAGE NUMBER
	BUILDING SECTION		ELEVATION DESIGNATION
	WALL SECTION		PAGE NUMBER
	FIRE EXTINGUISHER CABINET		WALL PARTITION TYPE
			DOOR NUMBER

**MATERIALS**

	EARTH
	DRAINAGE GRAVEL
	CAST-IN-PLACE CONCRETE
	CONCRETE MASONRY UNIT
	SAND OR MORTAR
	WOOD (ROUGH)
	WOOD (FINISH)
	GYPSUM WALL BOARD
	PLYWOOD
	METAL
	BATT INSULATION
	RIGID INSULATION
	SPRAYED IN FOAM INSULATION
	CENTER LINE
	HIDDEN LINE

### SITE PLAN

1" = 20'-0"

SITE PLAN PREPARED BY ARCHITECTURAL VISIONS, PLLC. BASED ON A SURVEY BY CHAS. H. SELLS, INC., DATED DECEMBER 28, 1988 AND BASED ON ORIGINAL SITE PLAN BY JOHN CAREY ARCHITECT DATED JUNE 2, 1988. ARCHITECTURAL VISIONS ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

**Architectural Visions LLC**  
A GREENBERG DESIGN GROUP

2 MUSCOOT ROAD NORTH  
MAHOPAC NY, 10541 P: 845-628-6613  
F: 845-628-2807  
JOEL.GREENBERG@ARCH-VISIONS.COM

**PROJECT: ANYTIME FITNESS PLEASANTVILLE**

PROJECT ADDRESS: 60 WASHINGTON AVE, PLEASANTVILLE, NY 10570  
MAILING ADDRESS: ANTHONY DIFROSIA, 24 MCCOY STREET, KATONAH, NY 10526

**COVERSHEET AND SITE PLAN**

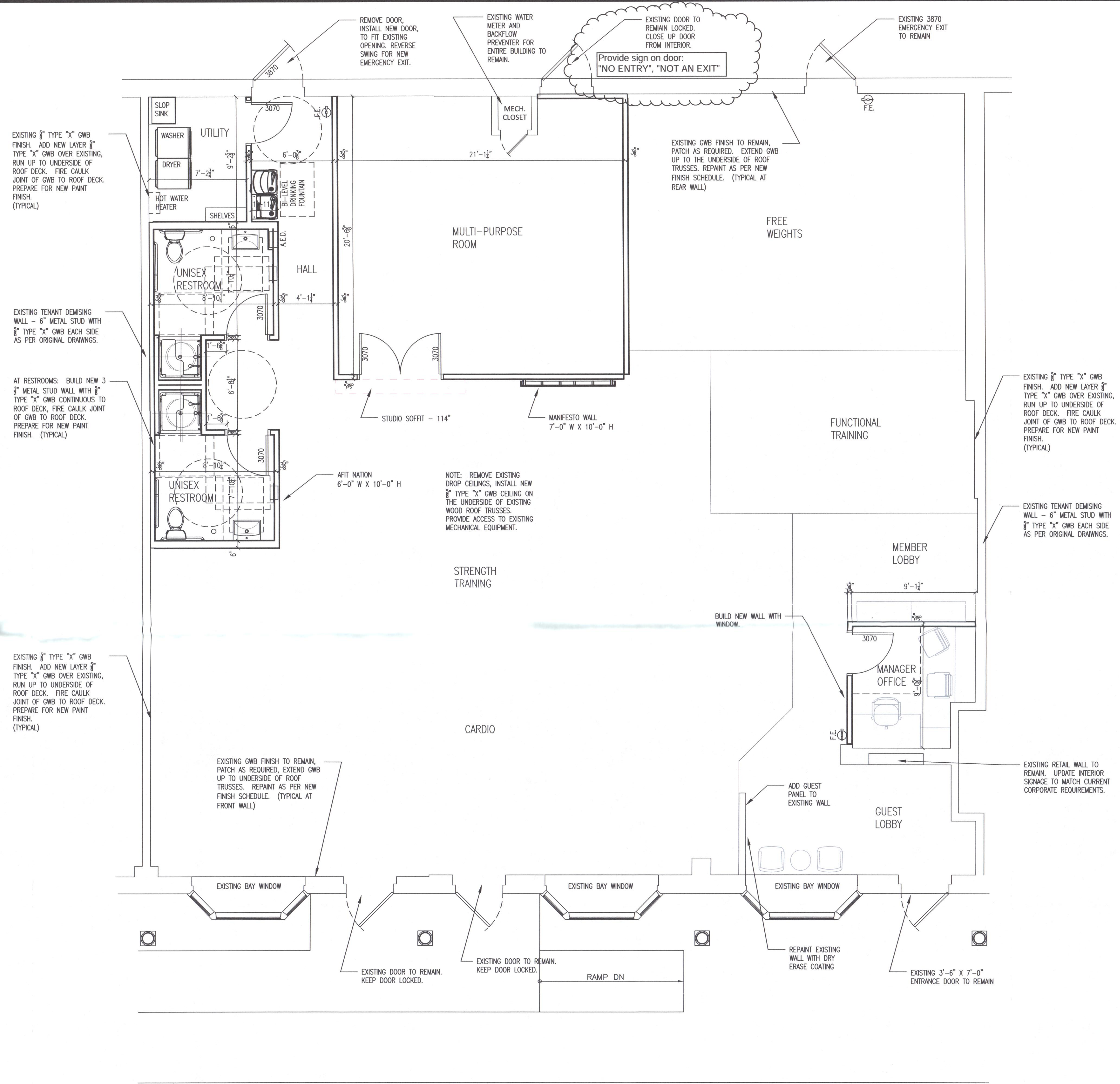
ISSUANCE	DATE
FOR REVIEW	2/2/2020
FOR REVIEW	2/2/2020

SCALE AS NOTED  
DRAWN BY: CHKD BY: MLS/- J/LG

PROJECT NO. 02-20-2020

**C-100**





EXISTING 3/4" TYPE "X" GWB FINISH. ADD NEW LAYER 3/4" TYPE "X" GWB OVER EXISTING. RUN UP TO UNDERSIDE OF ROOF DECK. FIRE CAULK JOINT OF GWB TO ROOF DECK. PREPARE FOR NEW PAINT FINISH. (TYPICAL)

EXISTING TENANT DEMISING WALL - 6" METAL STUD WITH 3/4" TYPE "X" GWB EACH SIDE AS PER ORIGINAL DRAWINGS.

AT RESTROOMS: BUILD NEW 3/4" METAL STUD WALL WITH 3/4" TYPE "X" GWB CONTINUOUS TO ROOF DECK. FIRE CAULK JOINT OF GWB TO ROOF DECK. PREPARE FOR NEW PAINT FINISH. (TYPICAL)

EXISTING 3/4" TYPE "X" GWB FINISH. ADD NEW LAYER 3/4" TYPE "X" GWB OVER EXISTING. RUN UP TO UNDERSIDE OF ROOF DECK. FIRE CAULK JOINT OF GWB TO ROOF DECK. PREPARE FOR NEW PAINT FINISH. (TYPICAL)

EXISTING GWB FINISH TO REMAIN. PATCH AS REQUIRED. EXTEND GWB UP TO UNDERSIDE OF ROOF TRUSSES. REPAINT AS PER NEW FINISH SCHEDULE. (TYPICAL AT FRONT WALL)

NOTE: REMOVE EXISTING DROP CEILING. INSTALL NEW 3/4" TYPE "X" GWB CEILING ON THE UNDERSIDE OF EXISTING WOOD ROOF TRUSSES. PROVIDE ACCESS TO EXISTING MECHANICAL EQUIPMENT.

EXISTING GWB FINISH TO REMAIN. PATCH AS REQUIRED. EXTEND GWB UP TO THE UNDERSIDE OF ROOF TRUSSES. REPAINT AS PER NEW FINISH SCHEDULE. (TYPICAL AT REAR WALL)

EXISTING 3/4" TYPE "X" GWB FINISH. ADD NEW LAYER 3/4" TYPE "X" GWB OVER EXISTING. RUN UP TO UNDERSIDE OF ROOF DECK. FIRE CAULK JOINT OF GWB TO ROOF DECK. PREPARE FOR NEW PAINT FINISH. (TYPICAL)

EXISTING TENANT DEMISING WALL - 6" METAL STUD WITH 3/4" TYPE "X" GWB EACH SIDE AS PER ORIGINAL DRAWINGS.

EXISTING RETAIL WALL TO REMAIN. UPDATE INTERIOR SIGNAGE TO MATCH CURRENT CORPORATE REQUIREMENTS.

**NOTE:**  
Note all classes will have a 15 minute time between the ending point of one class and the start of the next class.

1 FIRST FLOOR LAYOUT  
1/4" = 1'-0"

LEGEND:

	WALL MOUNTED FIRE EXTINGUISHER
	WALL MOUNTED A.E.D. CABINET

**ARCHITECTURAL VISIONS P.L.L.C.**  
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**PROJECT: ANYTIME FITNESS PLEASANTVILLE**  
PROJECT ADDRESS: 60 WASHINGTON AVE PLEASANTVILLE, NY 10570  
MAILING ADDRESS: ANTHONY DIFROSCIA 24 MCCOJEEEN STREET KATONAH, NY 10536  
TAX MAP NO. 106.6-1-48

**PROPOSED FLOOR PLAN LAYOUT**

ISSUANCE	DATE
FOR REVIEW	2-23-2020
REVISED	2-27-2020

*Joel Greenberg*  
ARCHITECT  
STATE OF NEW YORK

SCALE AS NOTED  
DRAWN BY/CHKD BY: MLS/-/JLG  
PROJECT NO. 02-20-2020

**A-100**

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