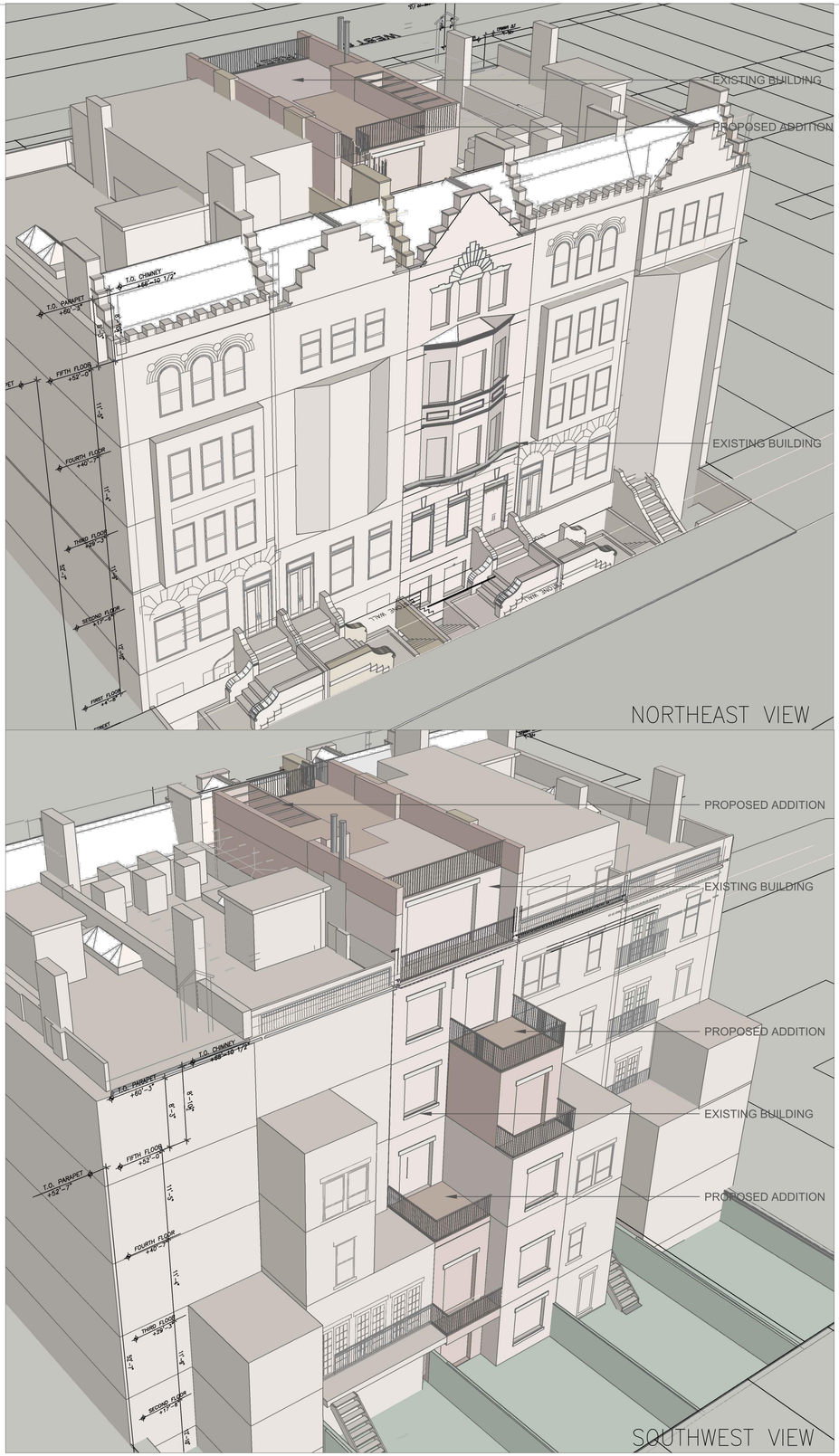

PROJECT ADDRESS
310 WEST 88TH STREET
NEW YORK, NY 10024
BLOCK: 1249
LOT: 39
ZONE: R8
ZONING MAP:
HEIGHT: 4 STORIES + BASEMENT+ CELLAR
CONSTRUCTION CLASS: C5 3 NON FIREPROOF CONSTRUCTION

THEODORE BODNAR ARCHITECT
406 RIVER ROAD
BOGATA, NJ 07603
201.498.0764
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347.701.2010
rogerdedalus@yahoo.com.ar
aaron.follett@gmail.com

UWS TOWNHOUSE
310 W 88th Street
New York, NY 10024

REVISIONS

No.	Date	Remarks
1		

Title Sheet

APF	A-1.dwg
DRAWN	DWGFILE
1/4" = 1'-0"	CF 14.01
SCALE	JOB #
NORTH	11.05.14
	DATE

A-0.1
SHEET 1 OF 19

REGISTERED ARCHITECT THEODORE BODNAR 028528 STATE OF NEW YORK

THEODORE BODNAR ARCHITECT

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310 W 88th Street
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REVISIONS

No.	Date	Remarks
1	--------	--------

BLOCK PLAN HEIGHTS

RC (DRAWN)	A-1.dwg (DWGFILE)
1/4" = 1'-0" (SCALE)	CF 14-01 (JOB #)
NORTH	08.08.14 (DATE)

A-0.2

VIEW FROM W88 ST

VIEW FROM W88 ST

VIEW @ W88 ST & WEST END AVE

308 W 88TH STREET TAX PHOTO

VIEW FROM W88 ST

VIEW @ W88 ST & WEST END AVE

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New York, NY 10024

REVISIONS

No.	Date	Remarks
1	--------	--------

EXISTING PHOTOS FRONT

RC	A-1.dwg
DRAWN:	DWGFILE:
1/4" = 1'-0"	CF 14-01
SCALE:	JOB #:
	08.08.14
NORTH:	DATE:

A-0.3

BACK FACADE 312 W 88 ST

UPPER WEST BACK FACADE

TOP BACK FACADE

BACK FACADE 306-308 W 88 ST

LOWER BACK FACADE

DETAIL @ BACK PARLOR WINDOW

LOWER EAST BACK FACADE

REGISTERED ARCHITECT THEODORE BODNAR 020528 STATE OF NEW YORK

THEODORE BODNAR ARCHITECT

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310 W 88th Street
New York, NY 10024

REVISIONS

No.	Date	Remarks
1	--------	--------

PHOTOS
EXISTING BACK

APF DRAWN:	A-1.dwg DWGFILE:
1/4" = 1'-0" SCALE:	CF 14-01 JOB #:
NORTH:	09.16.14 DATE:

A-0.4

SHEET 2 OF 31

1 EXISTING FRONT / NORTH ELEVATION

SCALE: 1/4"=1'-0"

2 PROPSED FRONT / NORTH ELEVATION

SCALE: 1/4"=1'-0"

THEODORE BODNAR ARCHITECT

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310 W 88th Street
New York, NY 10024

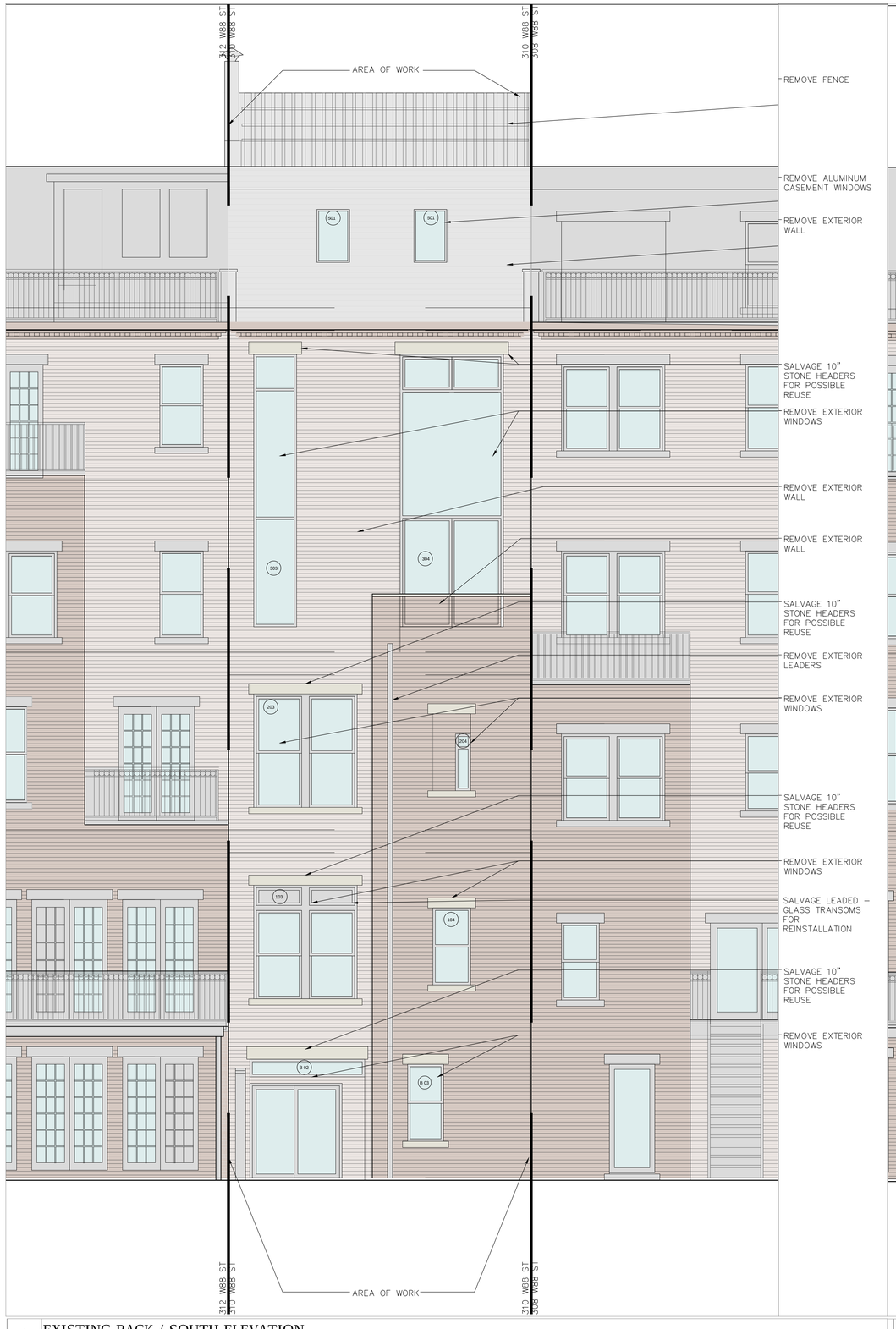
REVISIONS

No.	Date	Remarks
1	————	————

EXISTING / PROPOSED FRONT ELEVATION

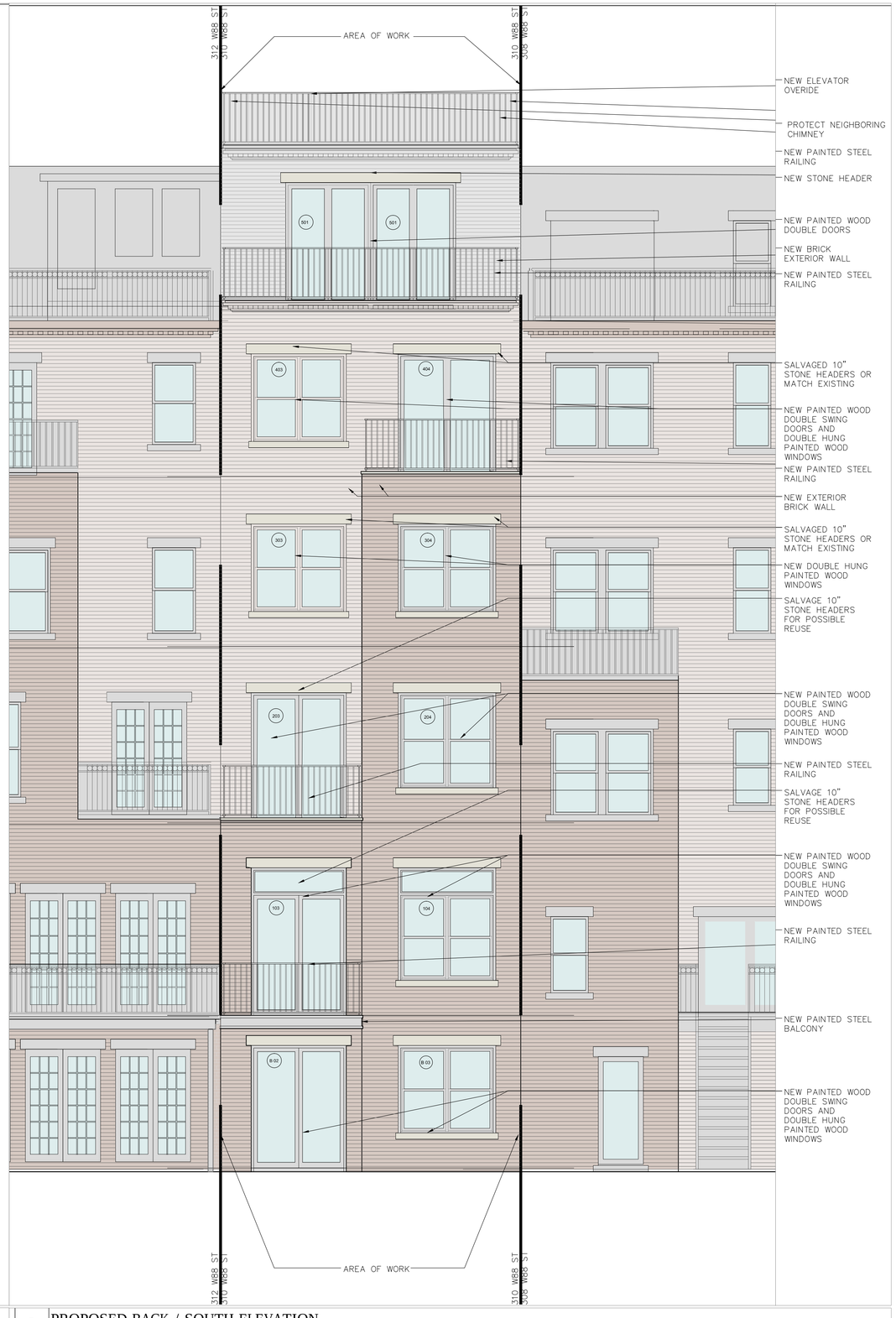
RC	A-1.dwg
DRAWN	DWGFILE
1/4" = 1'-0"	CF 14-01
SCALE	JOB #
	09.16.14
NORTH	DATE

A-0.5



1 EXISTING BACK / SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



2 PROPOSED BACK / SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

REGISTERED ARCHITECT
THEODORE BODNAR
026024
STATE OF NEW YORK

THEODORE BODNAR ARCHITECT

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New York, NY 10024

REVISIONS

No.	Date	Remarks
1		

EXISTING/PROPOSED BACK BUILDING ELEVATION

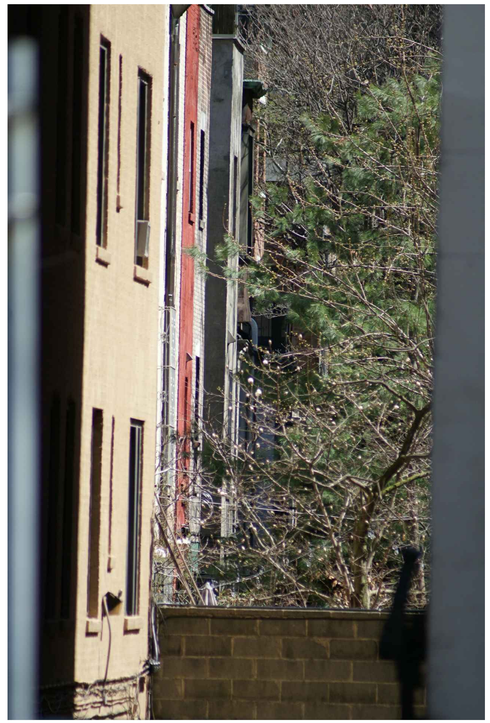
DRAWN: RC	DWGFILE: A-1.dwg
SCALE: 1/4" = 1'-0"	JOB #: CF 14-01
NORTH	DATE: 08.08.14

A-0.6

ROOF VIEW FROM NORTHWEST

ROOF VIEW FROM NORTHEAST

ROOF VIEW FROM SOUTHWEST



SIDEWALK VIEW FROM RIVERSIDE DRIVE-
(THROUGH ALLEYWAY)

88TH STREET VIEW FROM NORTHWEST

88TH STREET VIEW FROM NORTHEAST

88TH STREET VIEW FROM NORTHWEST

THEODORE BODNAR ARCHITECT

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New York, NY 10024

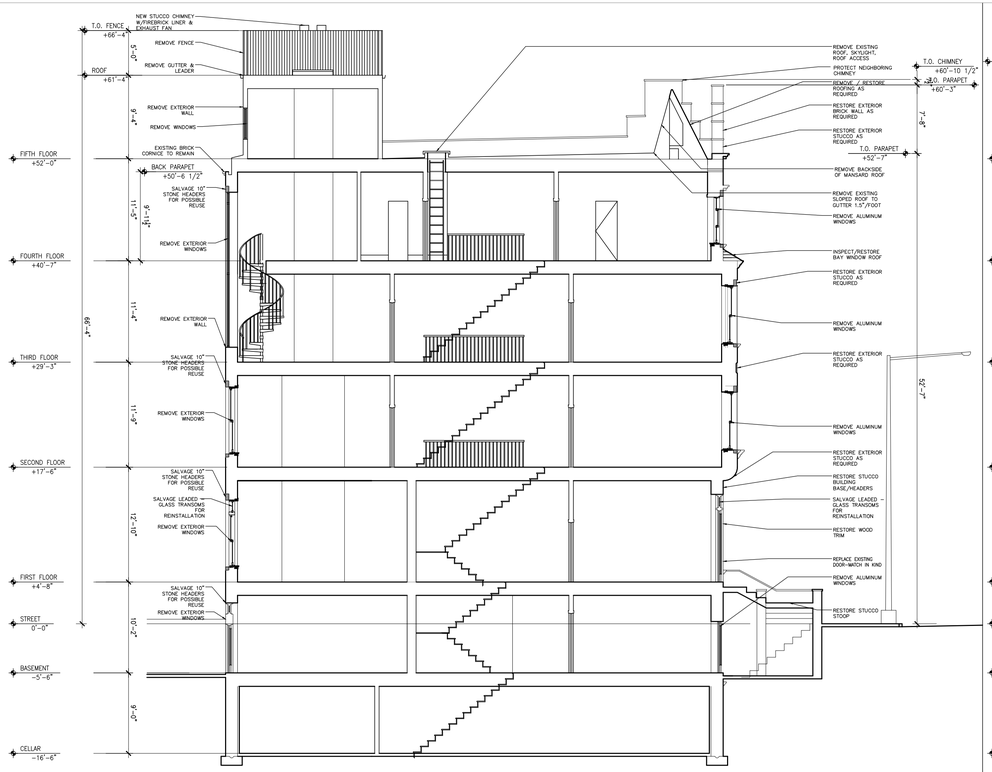
REVISIONS

No.	Date	Remarks
1	------	------

ROOF MOCK-UP

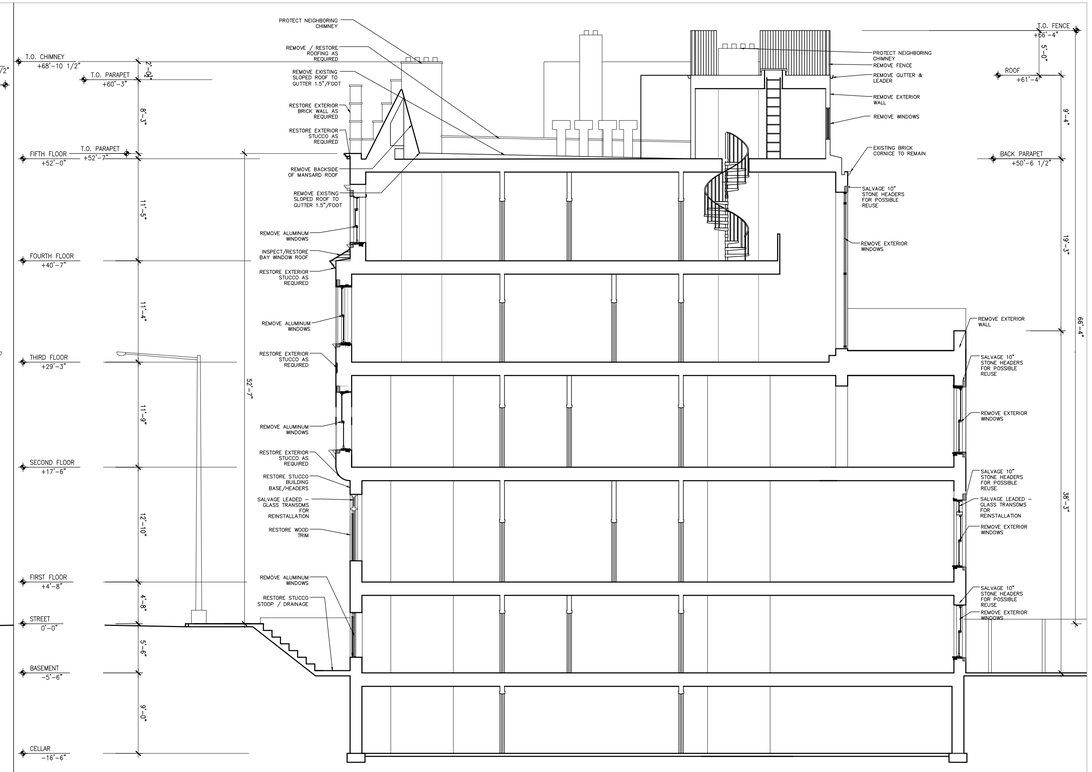
APF	A-1.dwg
DRAWN:	DWGFILE:
1/4" = 1'-0"	CF 14-01
SCALE:	JOB #:
	11.05.14
NORTH:	DATE:

A-0.7



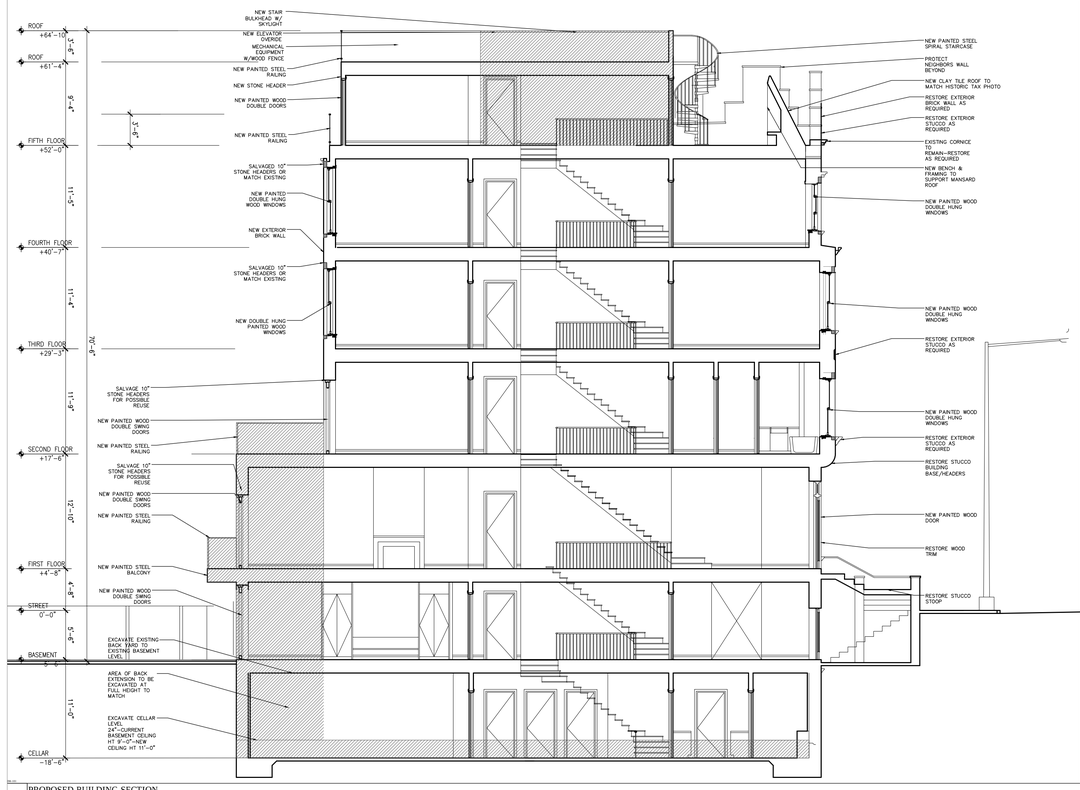
1 EXISTING BUILDING SECTION

SCALE: 1/4"=1'-0"



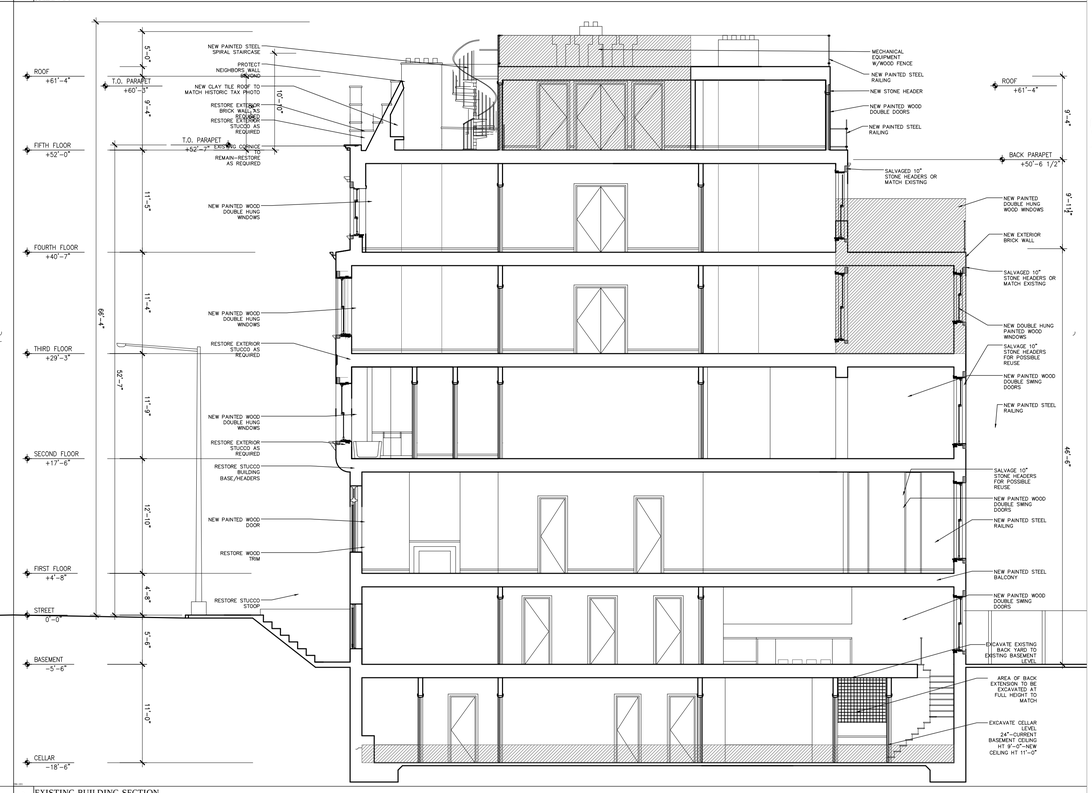
1 EXISTING BUILDING SECTION

SCALE: 1/4"=1'-0"



1 PROPOSED BUILDING SECTION

SCALE: 1/4"=1'-0"



1 EXISTING BUILDING SECTION

SCALE: 1/4"=1'-0"

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New York, NY 10024

REVISIONS

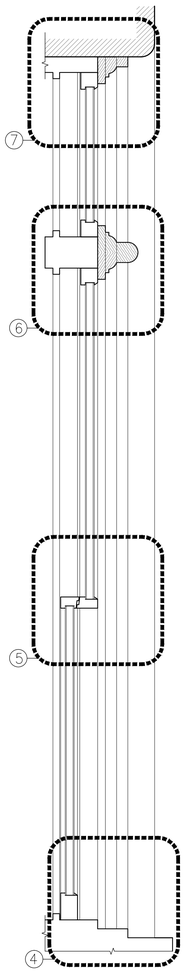
No.	Date	Remarks
1	xx/xx/xx	xxxxxxx

EXISTING/PROPOSED BUILDING SECTION

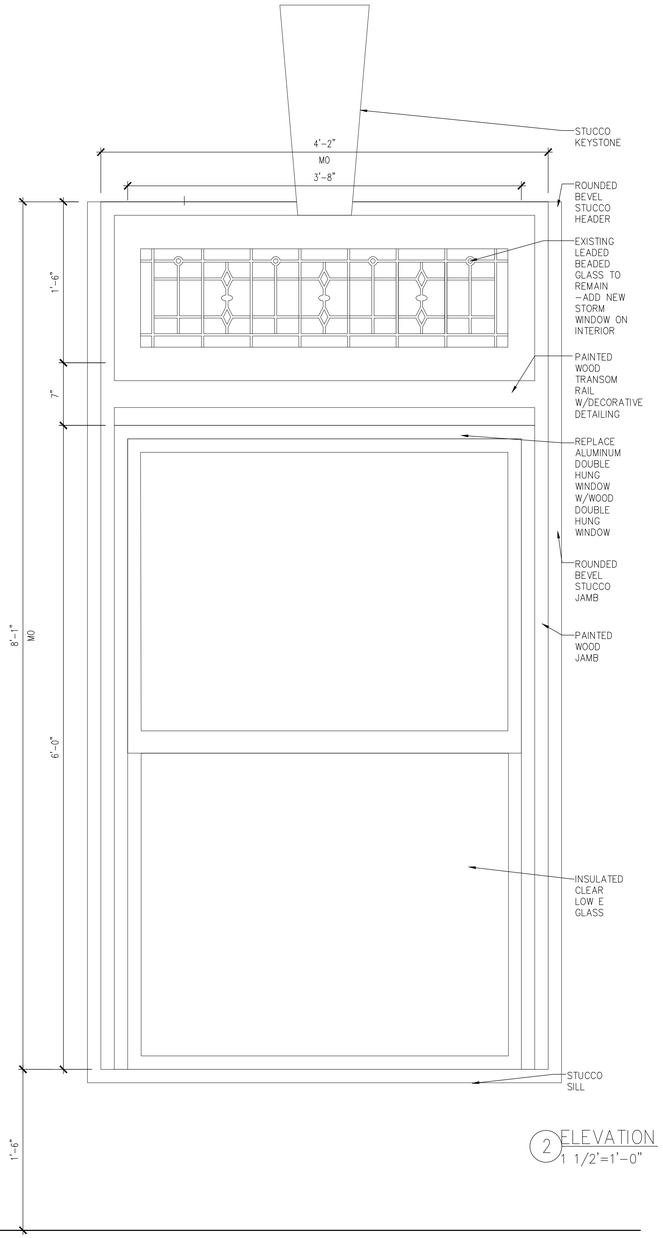
DRAWN: RC
SCALE: 1/4" = 1'-0"
NORTH:
DWGFILE: A-1.dwg
JOB #: CF 14-01
DATE: 08.08.14

A-0.8

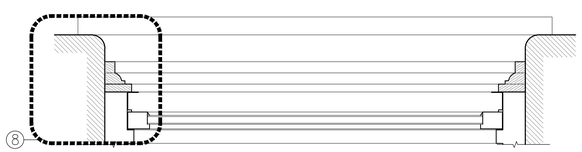
SHEET 8 OF 31



3 SECTION
1 1/2"=1'-0"



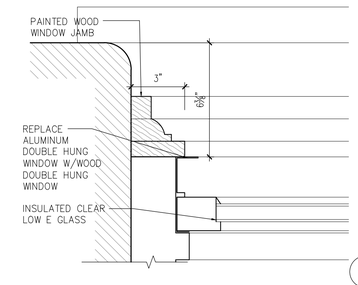
2 ELEVATION
1 1/2"=1'-0"



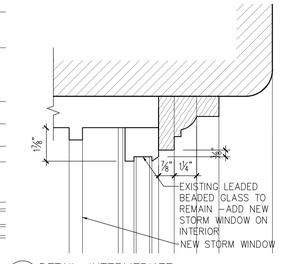
1 WINDOW TYPE 2-FRONT LEVEL 1
1 1/2"=1'-0" PLAN

WINDOW SCHEDULE

WINDOW	ROOM	EXISTING WINDOW TYPE	PROPOSED WINDOW TYPE	EXISTING M.O. (WxH)	PROPOSED M.O. (WxH)	EXISTING #	PROPOSED #	EXISTING TYPE	PROPOSED TYPE	EXISTING DESCRIPTION / NOTES	PROPOSED DESCRIPTION / NOTES
B01	FRONT-BASEMENT LEVEL	DOUBLE HUNG	DOUBLE HUNG	4'-0" X 5'-6"	4'-0" X 5'-6"	2	2	W1	W1	ALUMINUM/INSULATED GLASS	WOOD/INSULATED LOW E GLASS
B02	FRONT-BASEMENT LEVEL-BOTTOM	AWNING	AWNING	4'-0" X 1'-7"	4'-0" X 1'-7"	2	2			METAL PANEL	STUCCO PANEL
B03	BASEMENT LEVEL-GARDEN	SLIDING	IN-SWING DOUBLE	7'-0" X 8'-0"	6'-4" X 8'-2"	1	1		D2	METAL PANEL	STUCCO PANEL
B04	BASEMENT LEVEL-BACK	DOUBLE HUNG	2-DOUBLE HUNG	2'-8" X 4'-6"	6'-6" X 5'-10"	1	1	W1	W6	ALUMINUM/INSULATED GLASS	WOOD/INSULATED LOW E GLASS
B05	BASEMENT LEVEL-BACK-SIDE	DOUBLE HUNG	DOUBLE HUNG	3'-2" X 7'-6"		1		W1		ALUMINUM/INSULATED GLASS	WOOD/INSULATED LOW E GLASS
101	FRONT-LEVEL 1	DOUBLE HUNG	DOUBLE HUNG	4'-0" X 8'-6"	4'-0" X 8'-6"	2	2	W2	W2	ALUMINUM/INSULATED GLASS	WOOD/INSULATED LOW E GLASS
102	FRONT-LEVEL 1-ENTRY	OUT-SWING DOUBLE	OUT-SWING DOUBLE	4'-2" X 9'-7"	4'-2" X 9'-7"	1	1	D1	D1	WOOD/INSULATED LOW E GLASS	WOOD/INSULATED LOW E GLASS
103	BACK-LEVEL 1	2-DOUBLE HUNG	IN-SWING DOUBLE	7'-0" X 8'-0"	6'-4" X 9'-10"	1	1	W3	D2	ALUMINUM/INSULATED GLASS	WOOD/INSULATED LOW E GLASS
104	BACK-LEVEL 1	DOUBLE HUNG	2-DOUBLE HUNG	3'-0" X 5'-6"	6'-6" X 7'-6"	1	1	W1	W6	ALUMINUM/INSULATED GLASS	WOOD/INSULATED LOW E GLASS
201	FRONT-MIDDLE-LEVEL 2	DOUBLE HUNG	DOUBLE HUNG	4'-0" X 6'-0"	4'-0" X 6'-0"	1	1	W4	W4	ALUMINUM/INSULATED GLASS	WOOD/INSULATED LOW E GLASS
202	FRONT-SIDE-LEVEL 2	DOUBLE HUNG	DOUBLE HUNG	2'-9" X 6'-0"	2'-9" X 6'-0"	2	2	W5	W5	ALUMINUM/INSULATED GLASS	WOOD/INSULATED LOW E GLASS
203	BACK-LEVEL 2	2-DOUBLE HUNG	IN-SWING DOUBLE	7'-0" X 7'-6"	6'-4" X 8'-4"	1	1	W6	D2	ALUMINUM/INSULATED GLASS	WOOD/INSULATED LOW E GLASS
204	BACK-LEVEL 2	DOUBLE HUNG	2-DOUBLE HUNG	1'-0" X 4'-8"	6'-6" X 6'-4"	1	1	W1	W6	ALUMINUM/INSULATED GLASS	WOOD/INSULATED LOW E GLASS
205	BACK-LEVEL 2-SIDE	IN-SWING CASEMENT		2'-9" X 7'-6"		1				ALUMINUM/INSULATED GLASS	WOOD/INSULATED LOW E GLASS
301	FRONT-MIDDLE-LEVEL 3	DOUBLE HUNG	DOUBLE HUNG	4'-0" X 6'-0"	4'-0" X 6'-0"	1	1	W4	W4	ALUMINUM/INSULATED GLASS	WOOD/INSULATED LOW E GLASS
302	FRONT-SIDE-LEVEL 3	DOUBLE HUNG	DOUBLE HUNG	2'-9" X 6'-0"	2'-9" X 6'-0"	2	2	W5	W5	ALUMINUM/INSULATED GLASS	WOOD/INSULATED LOW E GLASS
303	BACK-LEVEL 3	OUT-SWING DOUBLE	DOUBLE HUNG	7'-0" X 18'-0"	6'-4" X 5'-10"	1	1		W6	ALUMINUM/INSULATED GLASS	WOOD/INSULATED LOW E GLASS
304	BACK-LEVEL 3	IN-SWING CASEMENT	IN-SWING DOUBLE	3'-0" X 18'-0"	6'-6" X 7'-10"	1	1		D2	ALUMINUM/INSULATED GLASS	WOOD/INSULATED LOW E GLASS
401	FRONT-MIDDLE-LEVEL 4	DOUBLE HUNG	DOUBLE HUNG	3'-8" X 6'-0"	3'-8" X 6'-0"	1	1	W7	W7	ALUMINUM/INSULATED GLASS	WOOD/INSULATED LOW E GLASS
402	FRONT-SIDE-LEVEL 4	DOUBLE HUNG	DOUBLE HUNG	3'-0" X 6'-0"	3'-0" X 6'-0"	2	2	W8	W8	ALUMINUM/INSULATED GLASS	WOOD/INSULATED LOW E GLASS
403	BACK-LEVEL 4		DOUBLE HUNG		6'-4" X 5'-10"		1		W6	ALUMINUM/INSULATED GLASS	WOOD/INSULATED LOW E GLASS
404	BACK-LEVEL 4		IN-SWING DOUBLE		6'-6" X 7'-10"		1		D2	ALUMINUM/INSULATED GLASS	WOOD/INSULATED LOW E GLASS
501	BACK-LEVEL 5	CASMENT	2-IN-SWING DOUBLE	2'-3" X 3'-9"	2'-5'-8" X 7'-10"	2	2		2-D2	ALUMINUM/INSULATED GLASS	WOOD/INSULATED LOW E GLASS
502	FRONT-LEVEL 5		IN-SWING DOUBLE		7-10" X 7'-10"		1		D3	ALUMINUM/INSULATED GLASS	WOOD/INSULATED LOW E GLASS



8 DETAIL-JAMB
3"=1'-0"



7 DETAIL-INTERMEDIATE
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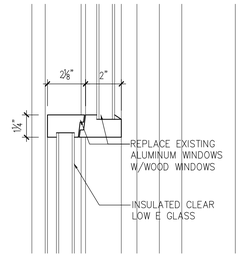

5 DETAIL-HEADER
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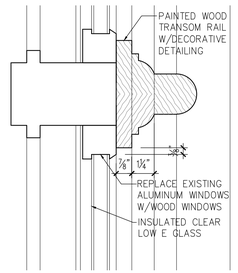
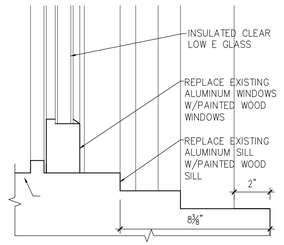


6 DETAIL-JAMB
3"=1'-0"



4 DETAIL-SILL
3"=1'-0"

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UWS TOWNHOUSE
310 W 88th Street
New York, NY 10024

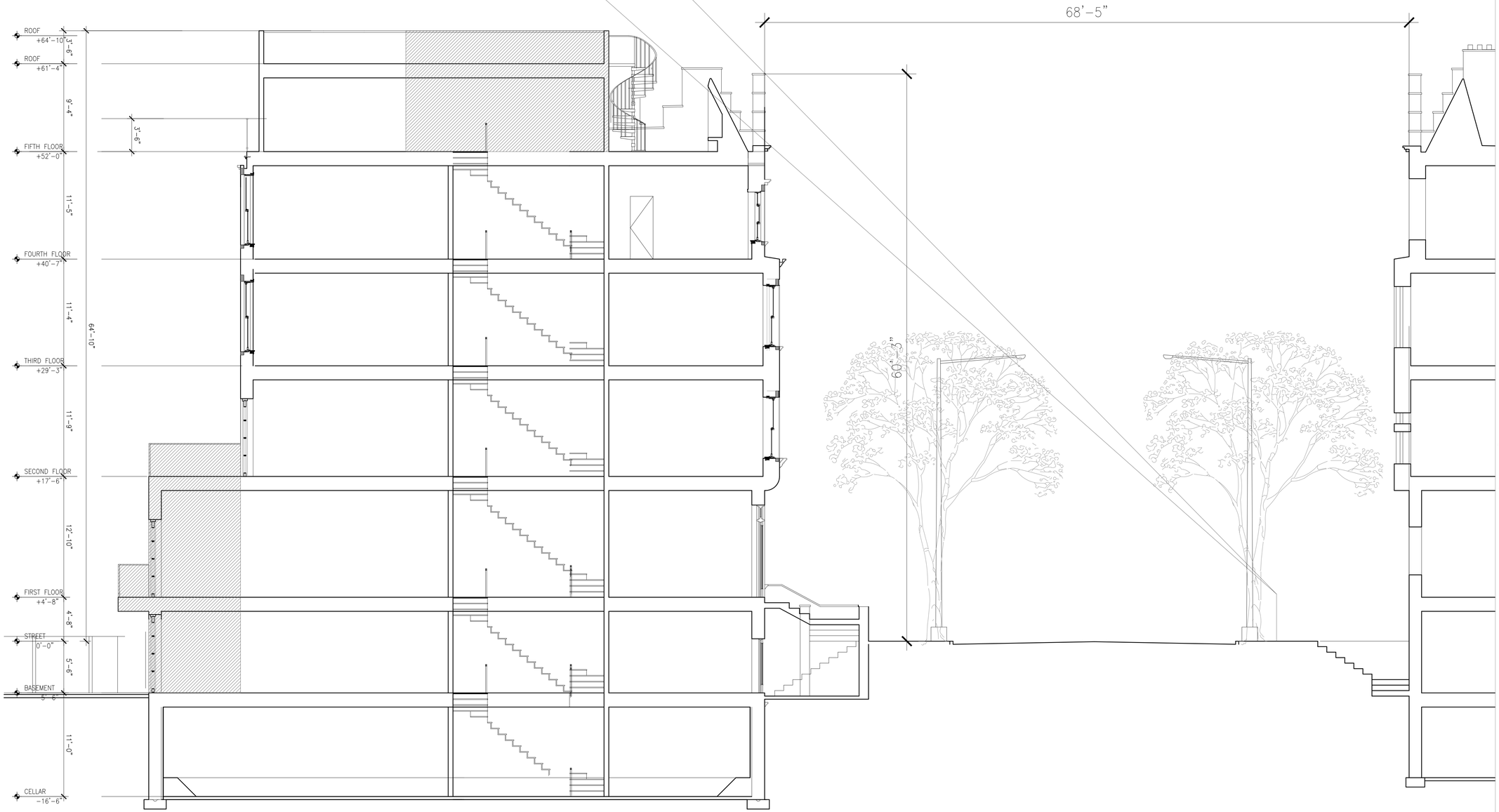
REVISIONS

No.	Date	Remarks
-	-	-

Window Schedule

APF	AX.00.dwg
DRAWN:	DWGFILE:
3"=1'-0"	CF1401
SCALE:	JOB #
	11.05.14
	DATE:

A-0.9
SHEET 9 OF 20



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UWS TOWNHOUSE
310 W 88th Street

New York, NY 10024

REVISIONS

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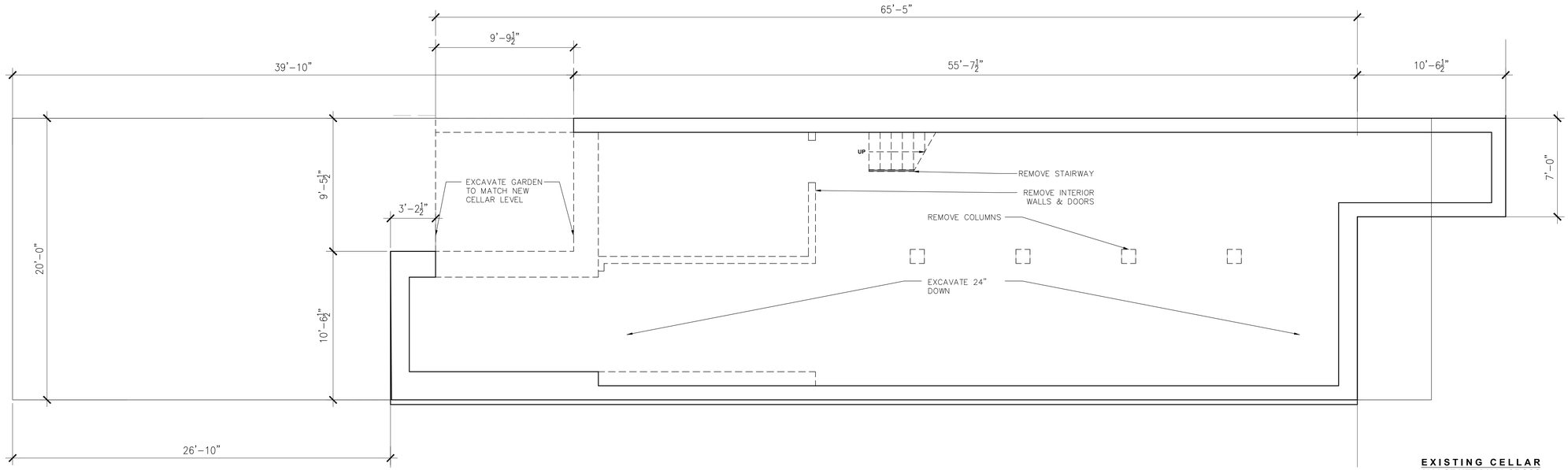
1	------	------

STREET SECTION

RC — DRAWN
A-1.dwg — DWG FILE:
1/4" = 1'-0" — SCALE
CF 14-01 — JOB #
08.08.14 — DATE:
NORTH

A-0.10

SHEET 10 OF 18

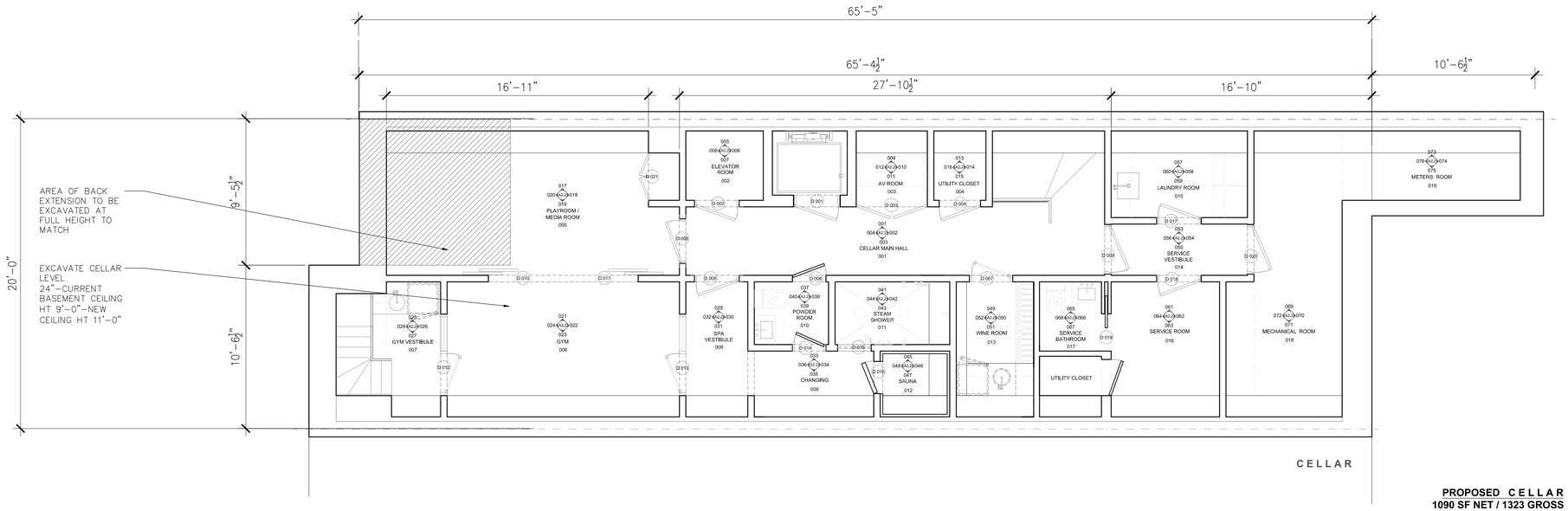


EXISTING CELLAR
1090 SF NET / 1323 GROSS

DM-101

1 CELLAR FLOOR EXISTING PLAN

SCALE: 1/16"=1'-0"



PROPOSED CELLAR
1090 SF NET / 1323 GROSS

DM-101

2 PROPOSED CELLAR FLOOR PLAN

SCALE: 1/16"=1'-0"

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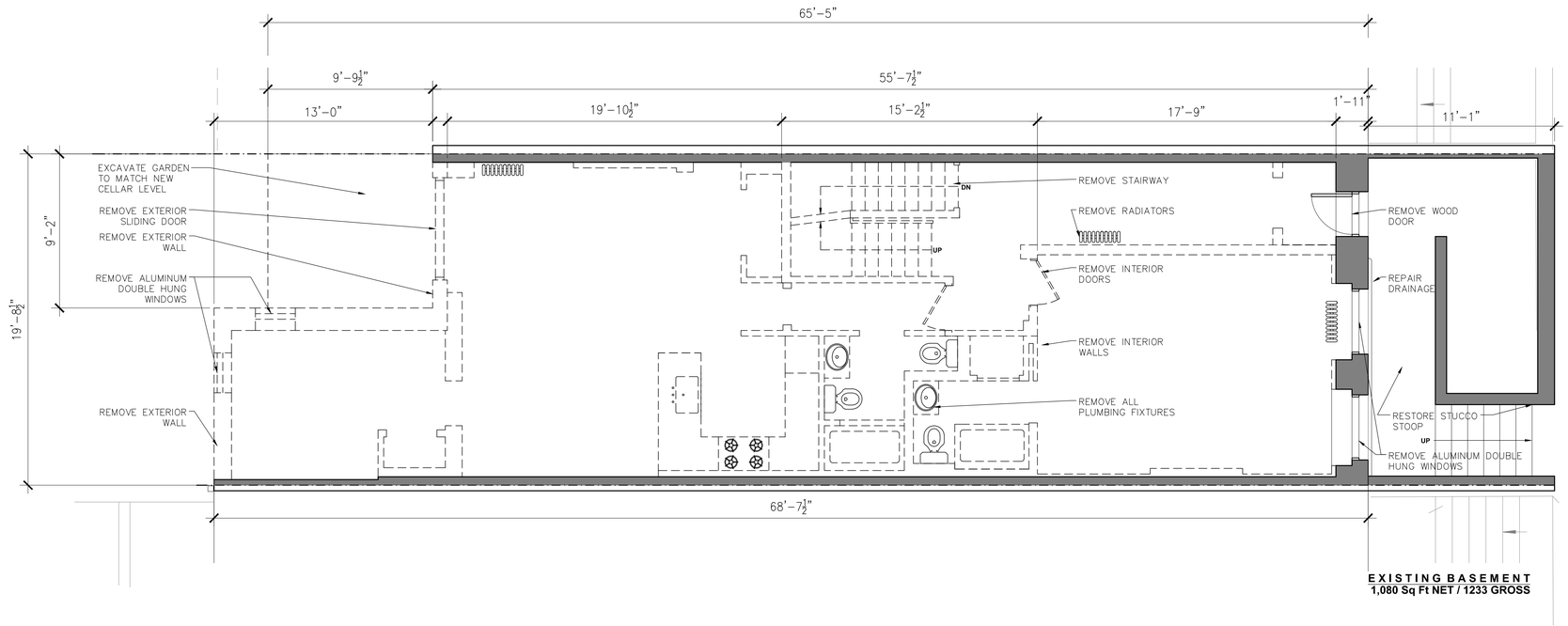
Architecture Plans

RC	A-1.dwg
DRAWN	DWGFILE:
1/4" = 1'-0"	CF 14-01
SCALE:	JOB #
	08.08.14
NORTH	DATE:

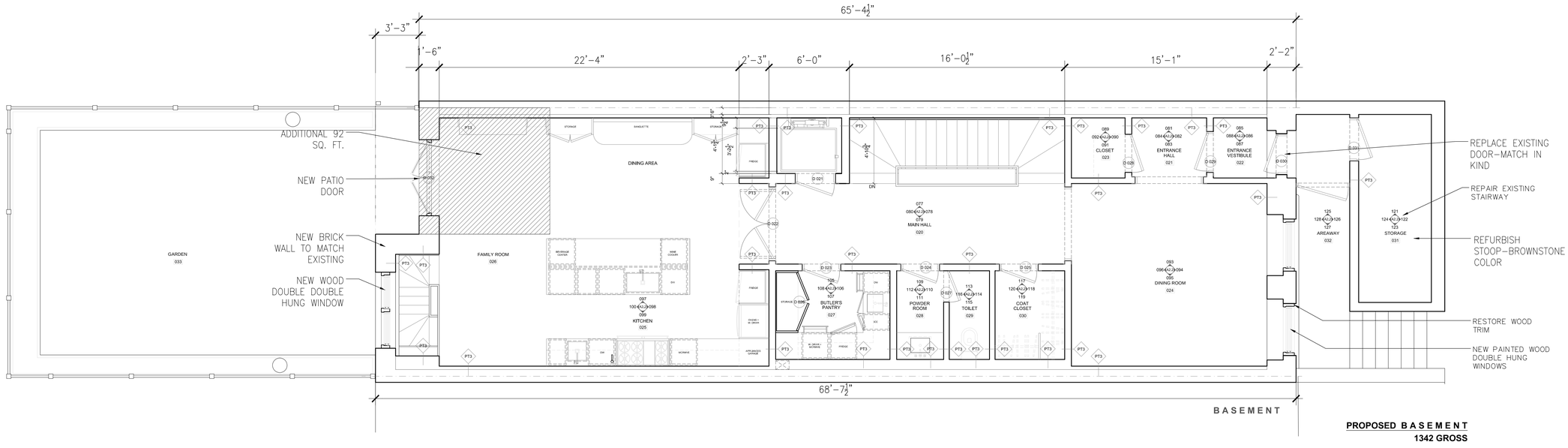
A-1.0

SHEET 10 OF 31



EXISTING BASEMENT
1,080 Sq Ft NET / 1233 GROSS

1 BASEMENT FLOOR EXISTING PLAN
SCALE: 1/4" = 1'-0"



PROPOSED BASEMENT
1342 GROSS

2 PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

DM-101

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UWS TOWNHOUSE
310 W 88th Street

New York, NY 10024

REVISIONS

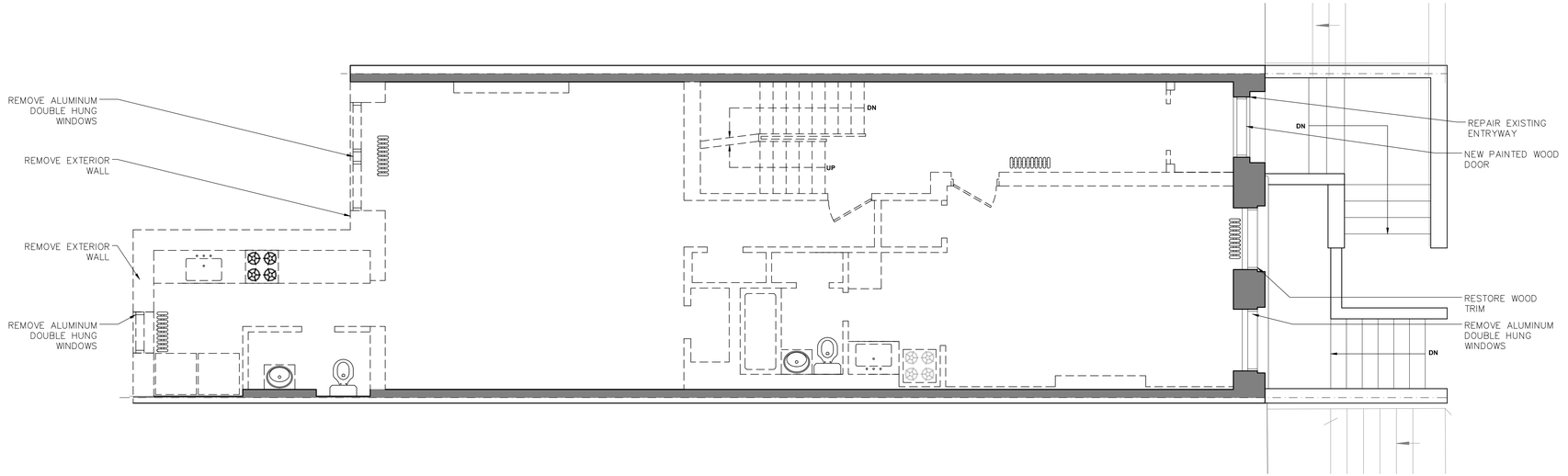
No.	Date	Remarks
1	———	———

Architecture Plans

DRAWN: RC	DWGFILE: A-1.dwg
SCALE: 1/4" = 1'-0"	JOB #: CF 14-01
NORTH	DATE: 08.08.14

A-1.1

SHEET 11 OF 31

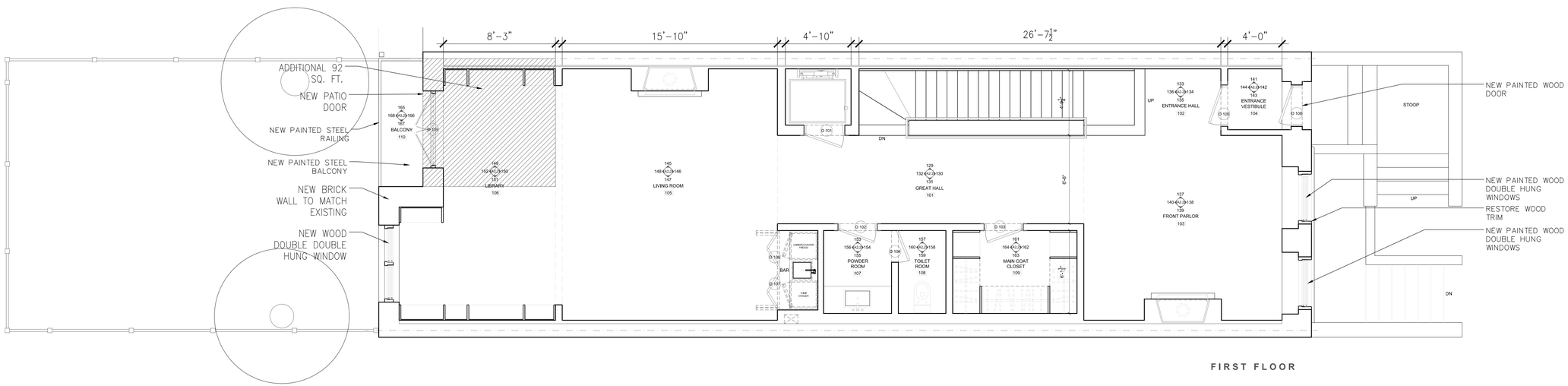


FIRST FLOOR
1,233 Sq Ft

DM-101

1 FIRST FLOOR EXISTING PLAN

SCALE: 1/4"=1'-0"



FIRST FLOOR

DM-101

2 FIRST FLOOR PROPOSED PLAN

SCALE: 1/4"=1'-0"

THEODORE BODNAR ARCHITECT

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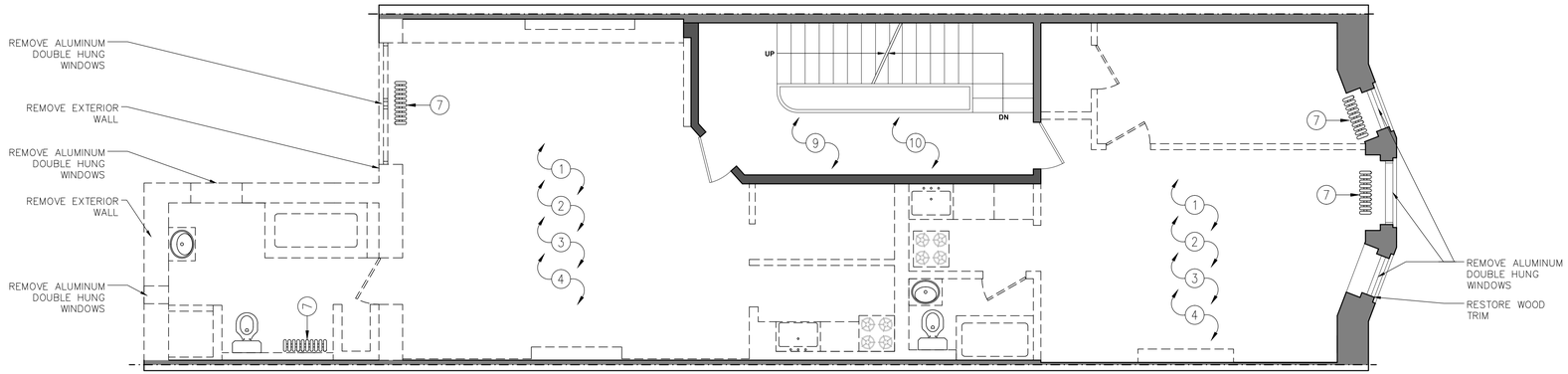
Architecture Plans

RC	A-1.dwg
DRAWN	DWGFILE
1/4" = 1'-0"	CF 14.01
SCALE	JOB #
NORTH	08.06.14
	DATE

A-1.2

SHEET 12 OF 31

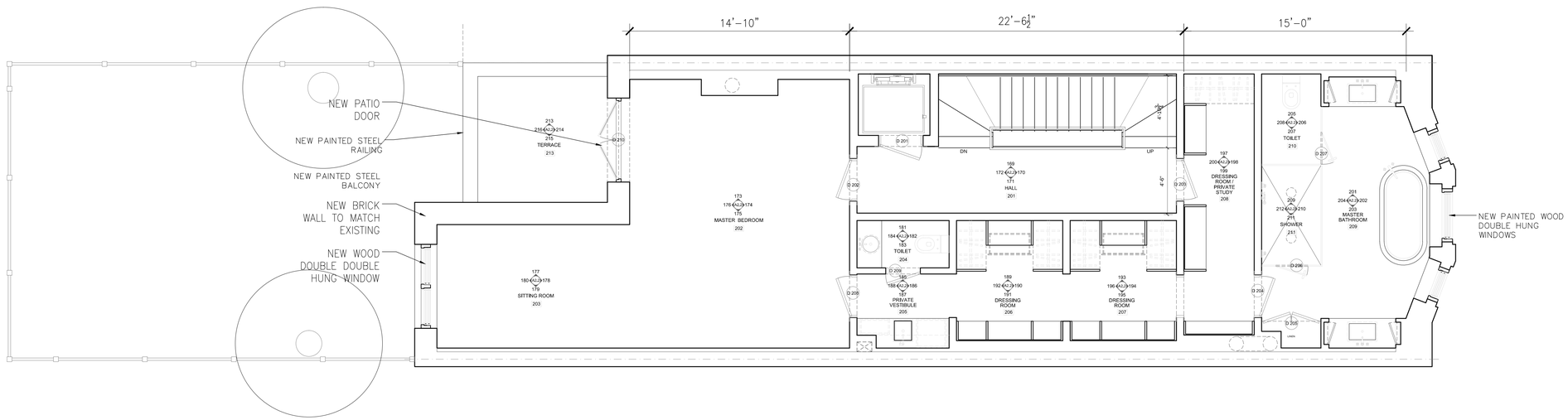


SECOND FLOOR
1,245 Sq Ft

DM-101

1 SECOND FLOOR EXISTING PLAN

SCALE: 1/4"=1'-0"



SECOND FLOOR

DM-101

2 SECOND FLOOR PROPOSED PLAN

SCALE: 1/4"=1'-0"

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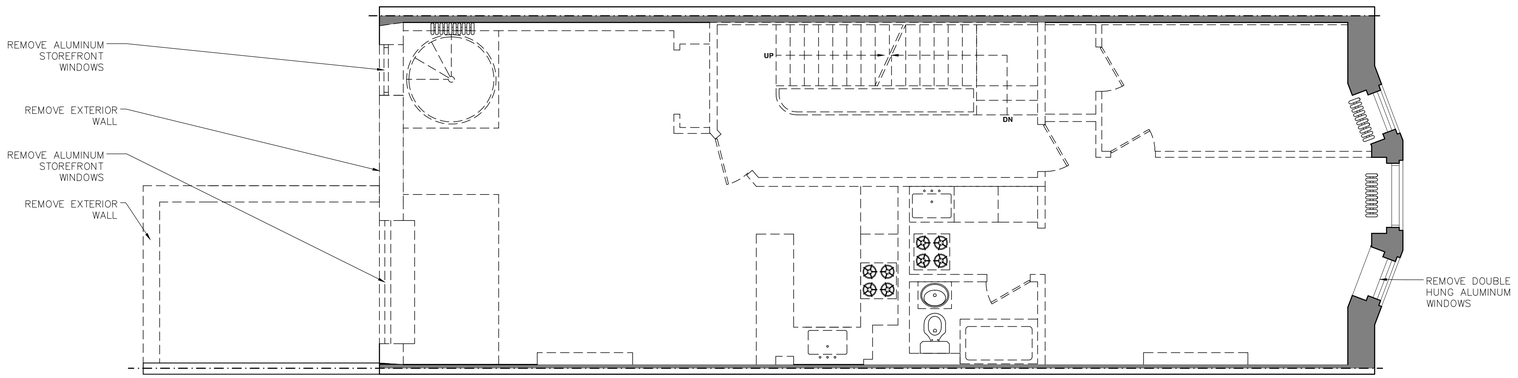
A-1.3

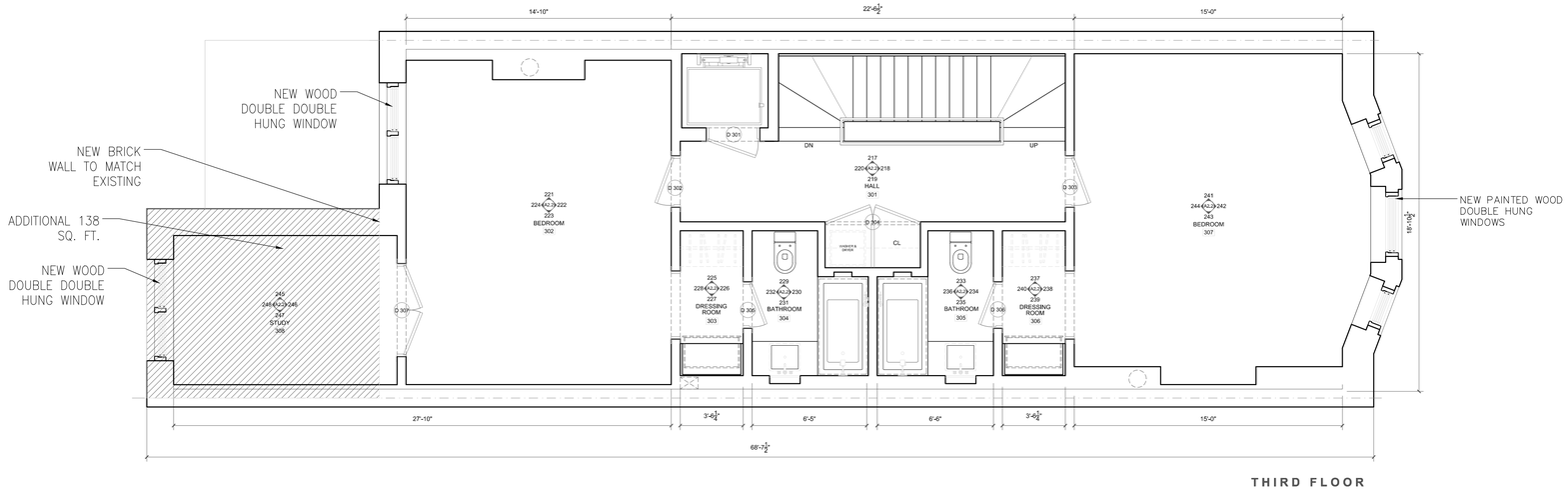
SHEET 13 OF 31



EXISTING THIRD FLOOR
1,110 Sq Ft

DM-101

1 THIRD FLOOR EXISTING PLAN
SCALE: 1/4"=1'-0"



THIRD FLOOR

DM-101

2 THIRD FLOOR PROPOSED PLAN
SCALE: 1/4"=1'-0"

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SCALE	JOB #
	08.08.14
NORTH	DATE

A-1.4

SHEET 14 OF 31

DM-101

1 FOURTH FLOOR EXISTING PLAN

SCALE: 1/4"=1'-0"

DM-101

2 FOURTH FLOOR PROPOSED PLAN

SCALE: 1/4"=1'-0"

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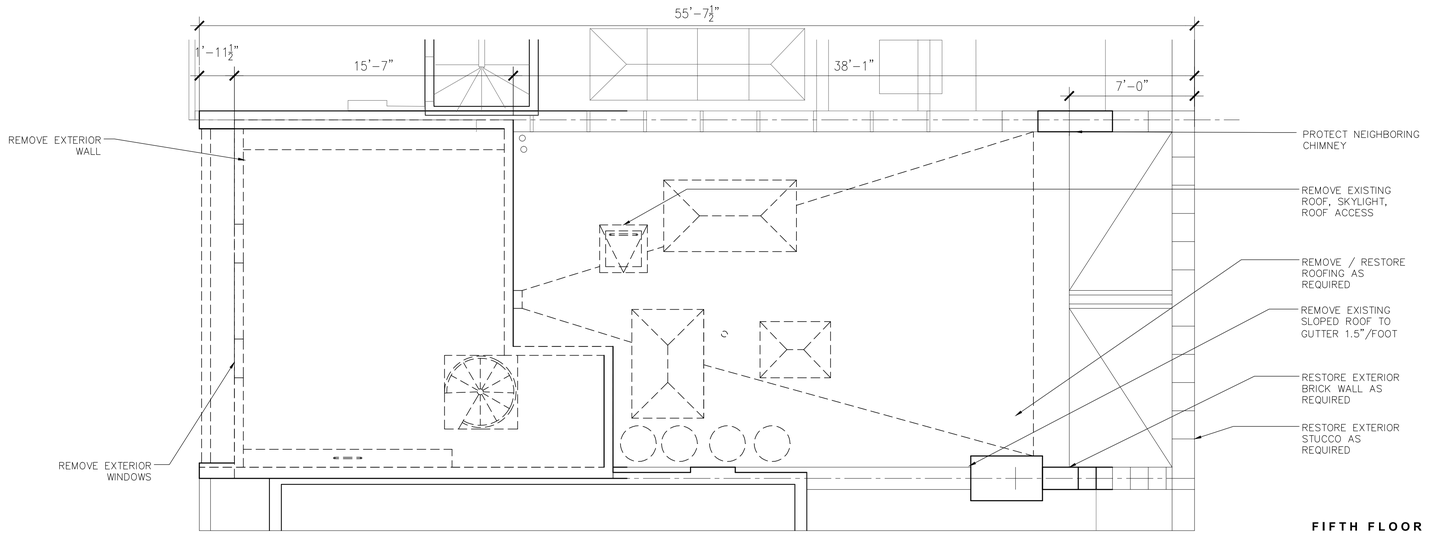
Architecture Plans

RC DRAWN:	A-1.dwg DWGFILE:
1/4" = 1'-0" SCALE:	CF 14-01 JOB #:
NORTH:	08.08.14 DATE:

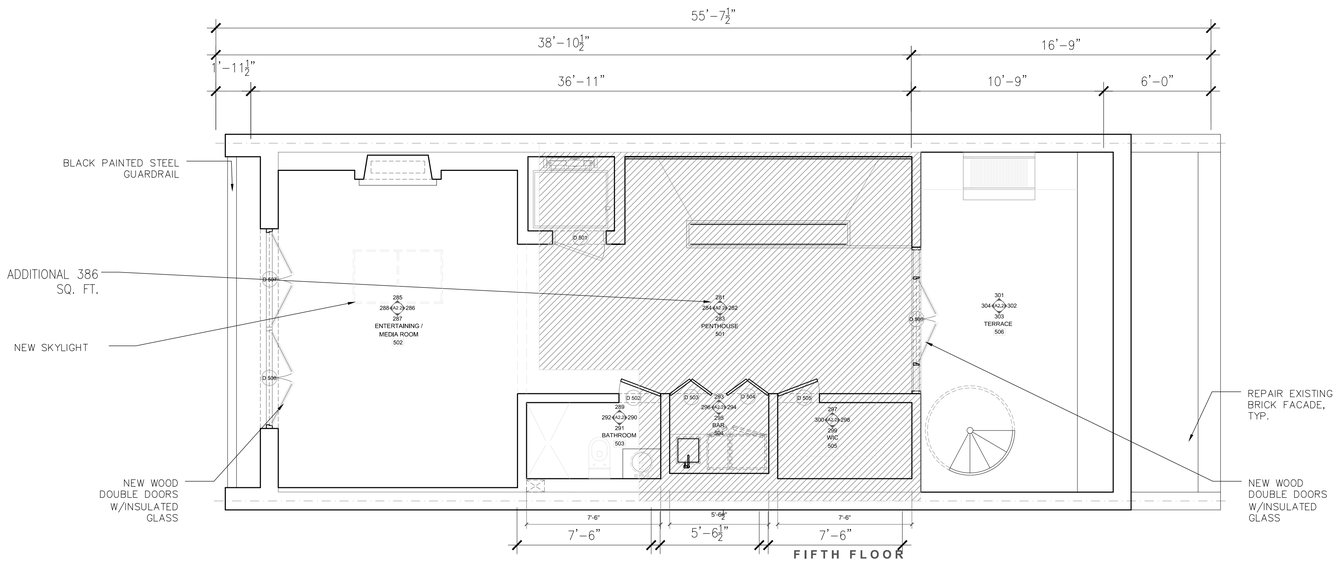
A-1.5



FIFTH FLOOR
320 Sq Ft

DM-101

1 FIFTH FLOOR EXISTING PLAN
SCALE: 1/4"=1'-0"



FIFTH FLOOR

DM-101

2 FIFTH FLOOR PROPOSED PLAN
SCALE: 1/4"=1'-0"

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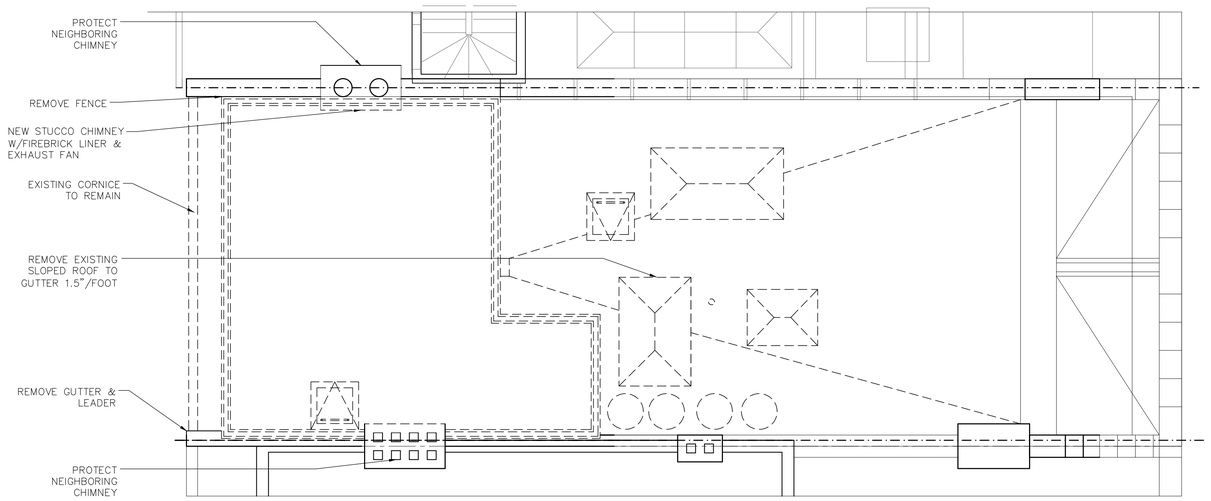
1/4" = 1'-0"	CF 14-01
SCALE:	JOB #:
	08.08.14
NORTH:	DATE:

A-1.6

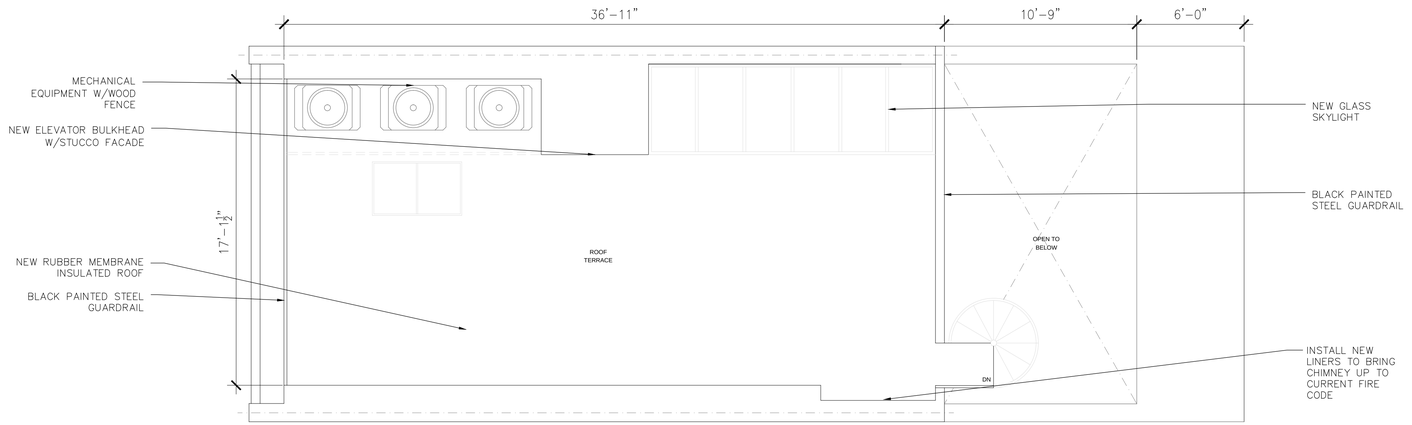
SHEET 16 OF 31



DM-101

1 ROOF FLOOR EXISTING PLAN

SCALE: 1/4"=1'-0"



ROOF

DM-101

2 ROOF FLOOR PROPOSED PLAN

SCALE: 1/4"=1'-0"

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NORTH	DATE:

A-1.7

SHEET 17 OF 31