

Michael Almon, Architect  
44-02 23rd Street Studio 517  
Long Island City, NY 11101  
AlmonArchitecture.com 718-361-3132

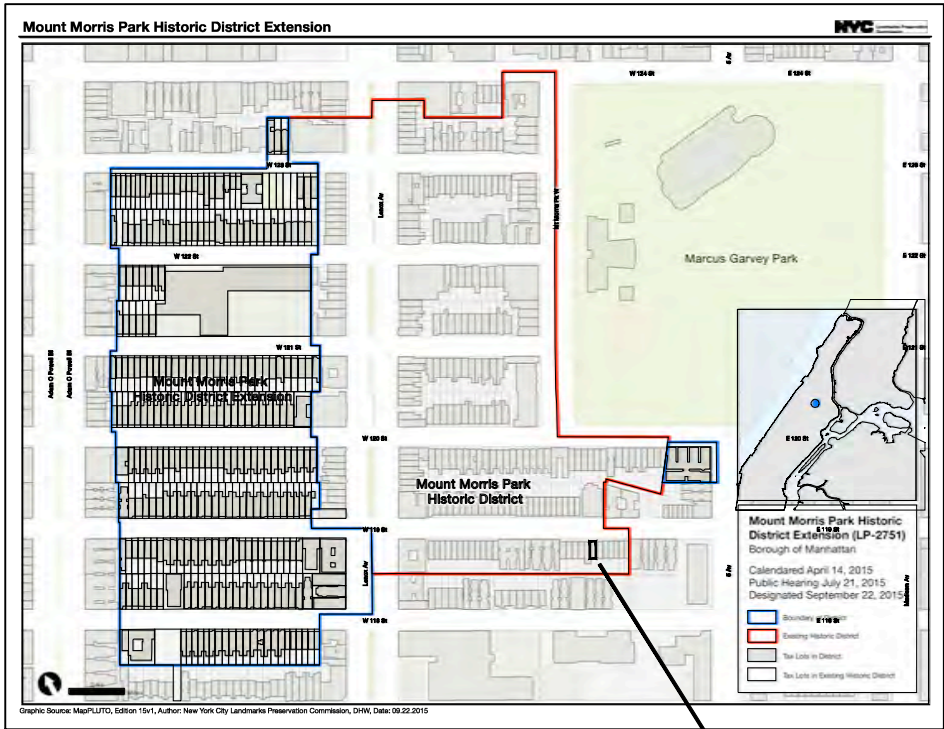
32 W 119TH STREET  
NEW YORK, NY 10026

BLOCK: 1717 LOT: 50  
LOT AREA: 1766 SF  
LOT FRONTAGE: 17.5'  
LOT DEPTH: 100.92'  
COMMUNITY BOARD: 10

1	2016.07.22
NO.	DATE
ISSUES	

PROJECT LOCATION

LPC-001



32 WEST 119TH STREET

PROJECT  
LOCATION







1940 TAX PHOTO



1980 TAX PHOTO



2016

Michael Almon, Architect  
44-02 23rd Street Studio 517  
Long Island City, NY 11101  
AlmonArchitecture.com 718-361-3132

32 W 119TH STREET  
NEW YORK, NY 10026  
BLOCK: 1717 LOT: 50  
LOT AREA: 1766 SF  
LOT FRONTAGE: 17.5'  
LOT DEPTH: 100.92'  
COMMUNITY BOARD: 10

1	2016.07.22
NO.	DATE
ISSUES	

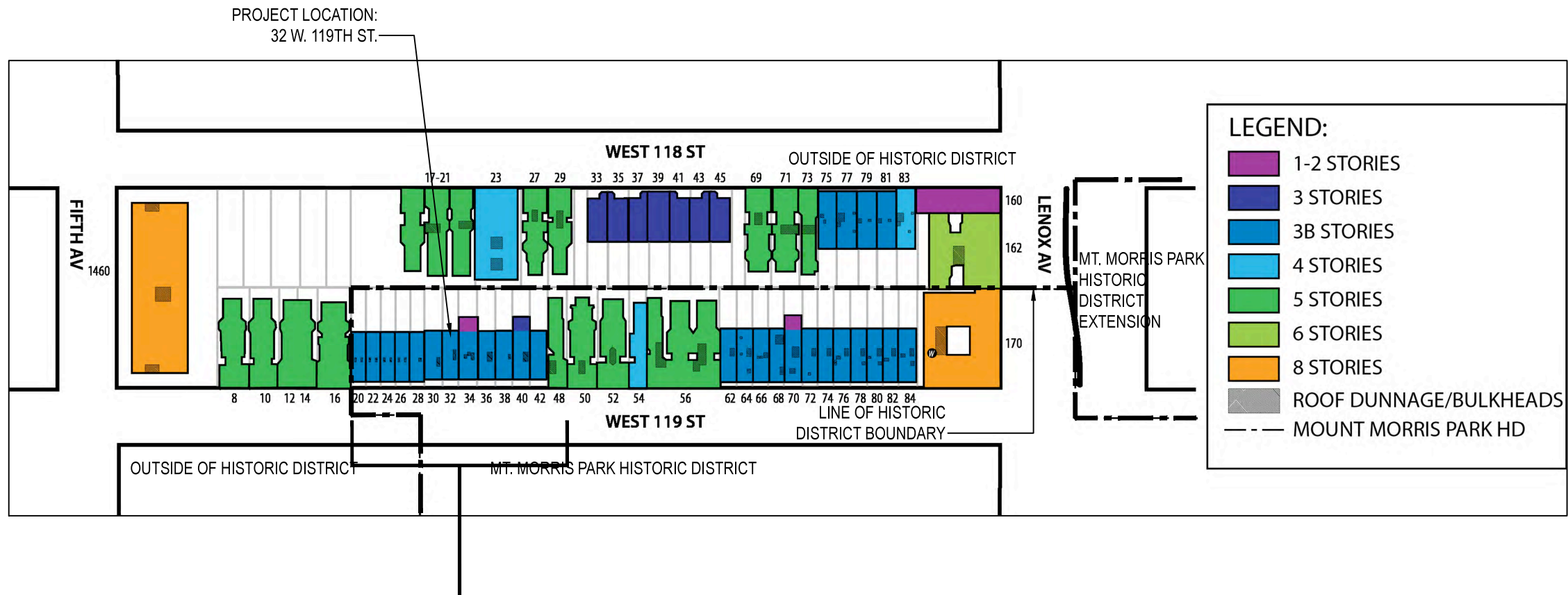
HISTORIC  
PHOTOGRAPHS

LPC-002



32 W 119TH STREET  
NEW YORK, NY 10026

BLOCK: 1717 LOT: 50  
LOT AREA: 1766 SF  
LOT FRONTAGE: 17.5'  
LOT DEPTH: 100.92'  
COMMUNITY BOARD: 10



1	2016.07.22
NO.	DATE
ISSUES	

WEST 119TH ST.  
STREETSCAPE

LPC-003

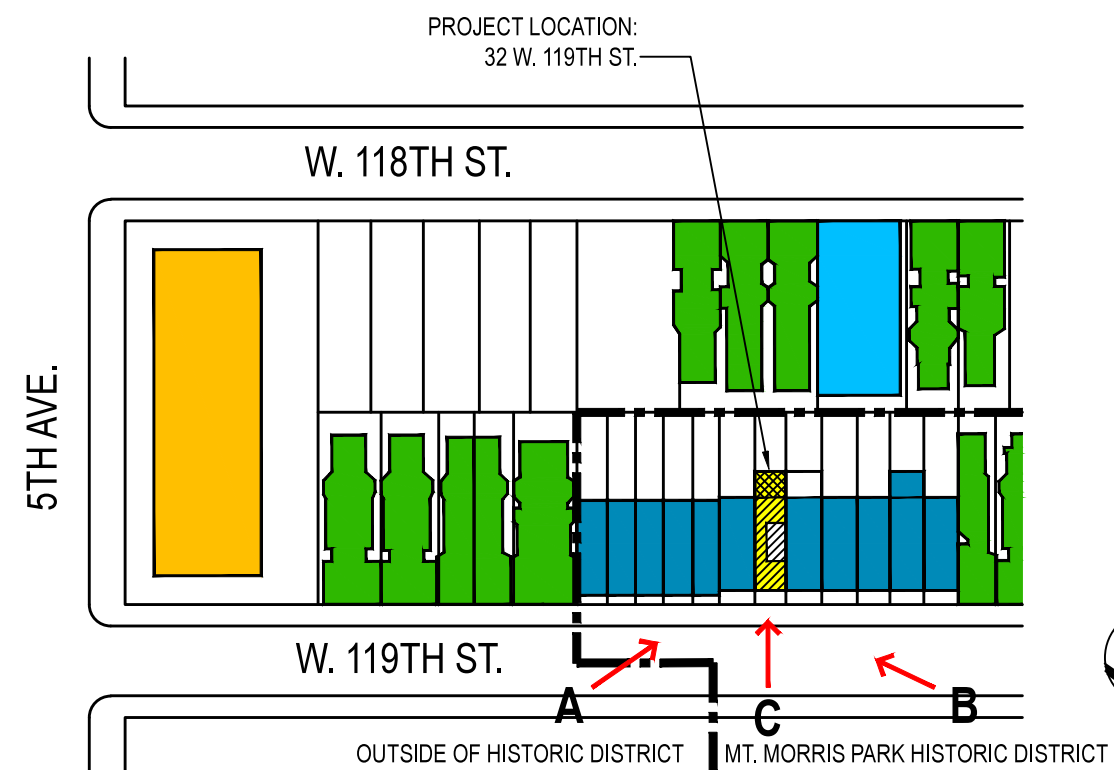




LOCATION 'A'



LOCATION 'B'



LOCATION 'C'

*Michael Almon, Architect*  
 44-02 23rd Street Studio 517  
 Long Island City, NY 11101  
 AlmonArchitecture.com 718-361-3132

**32 W 119TH STREET  
 NEW YORK, NY 10026**

BLOCK: 1717 LOT: 50  
 LOT AREA: 1766 SF  
 LOT FRONTAGE: 17.5'  
 LOT DEPTH: 100.92'  
 COMMUNITY BOARD: 10

1	2016.07.22
NO.	DATE
ISSUES	

**WEST 119TH ST.  
 STREET VIEWS**

**LPC-004**



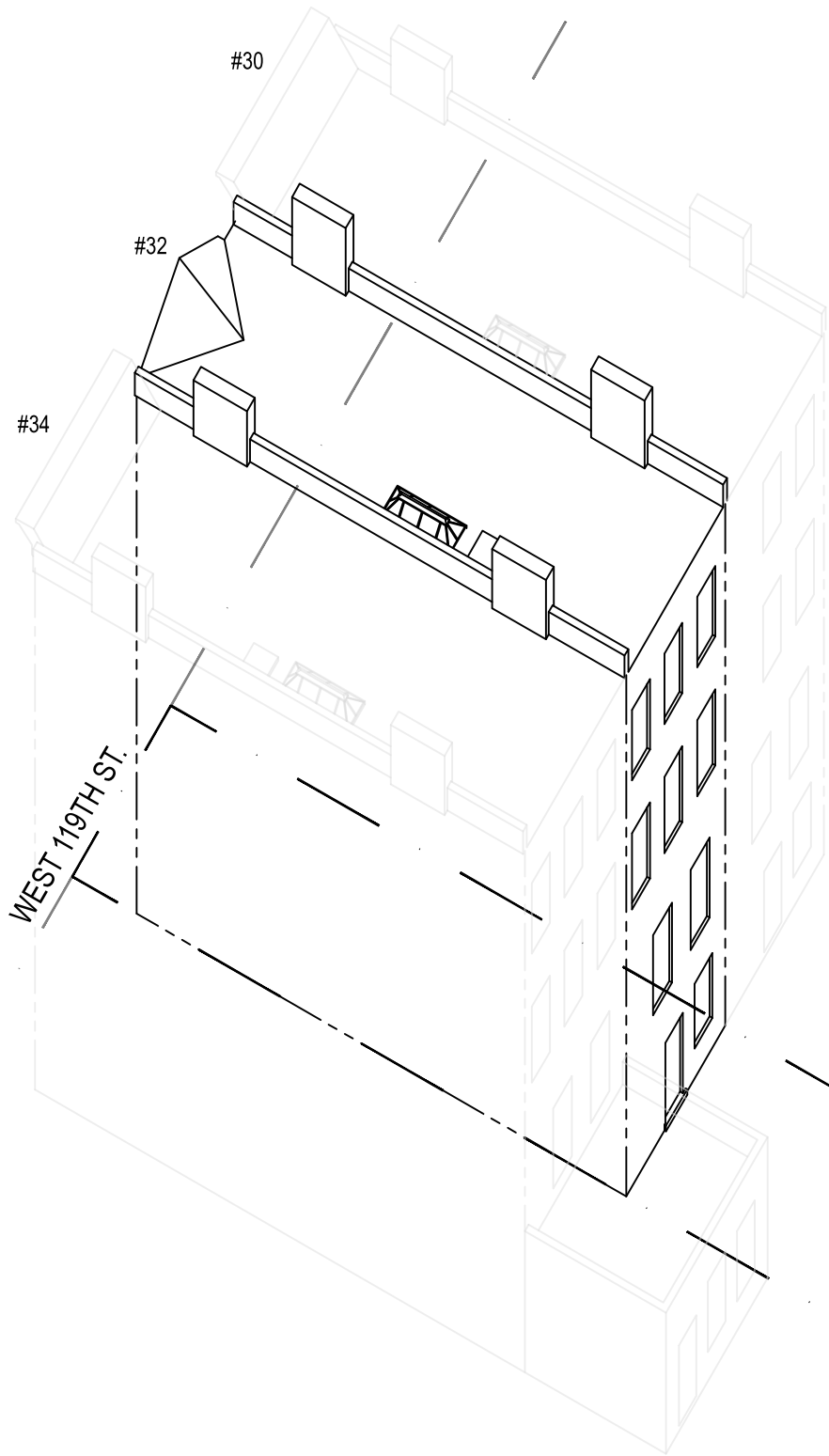
32 W 119TH STREET  
NEW YORK, NY 10026

BLOCK: 1717 LOT: 50  
LOT AREA: 1766 SF  
LOT FRONTAGE: 17.5'  
LOT DEPTH: 100.92'  
COMMUNITY BOARD: 10

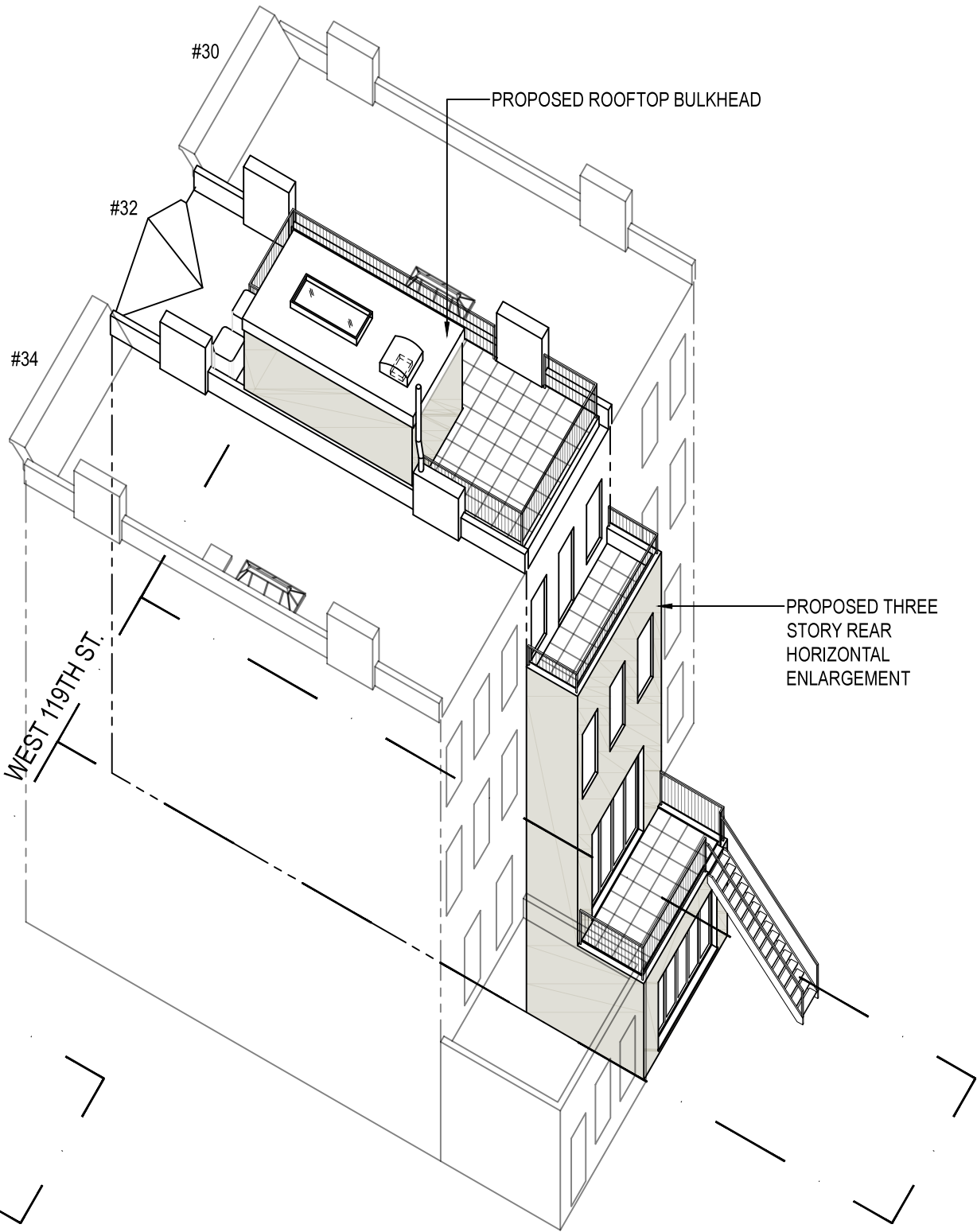
1	2016.07.22
NO.	DATE
ISSUES	

AXONOMETRIC  
DIAGRAMS

LPC-005



AXONOMETRIC VIEW - EXISTING



AXONOMETRIC VIEW - PROPOSED





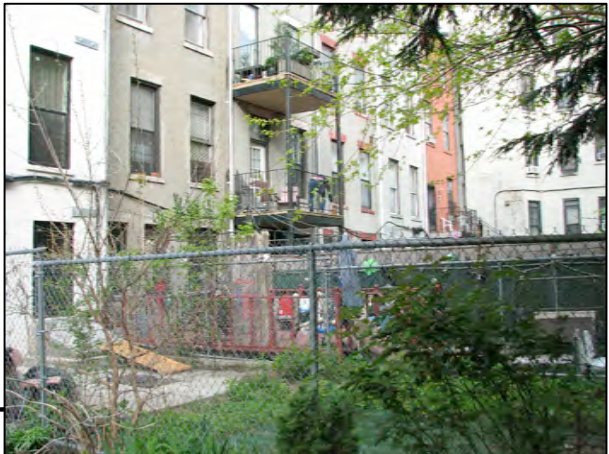
40 W. 119TH ST. THREE STORY REAR EXTENSION  
(LPC DOCKET #15-1343, COA #15-1422)



34 W. 119TH ST. ONE STORY REAR EXTENSION



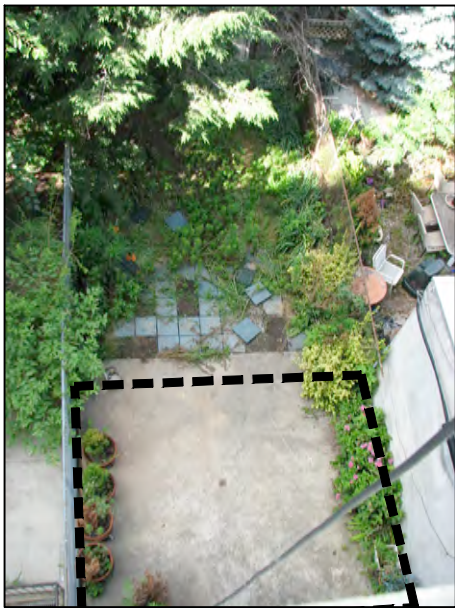
32 W. 119TH ST. REAR FACADE



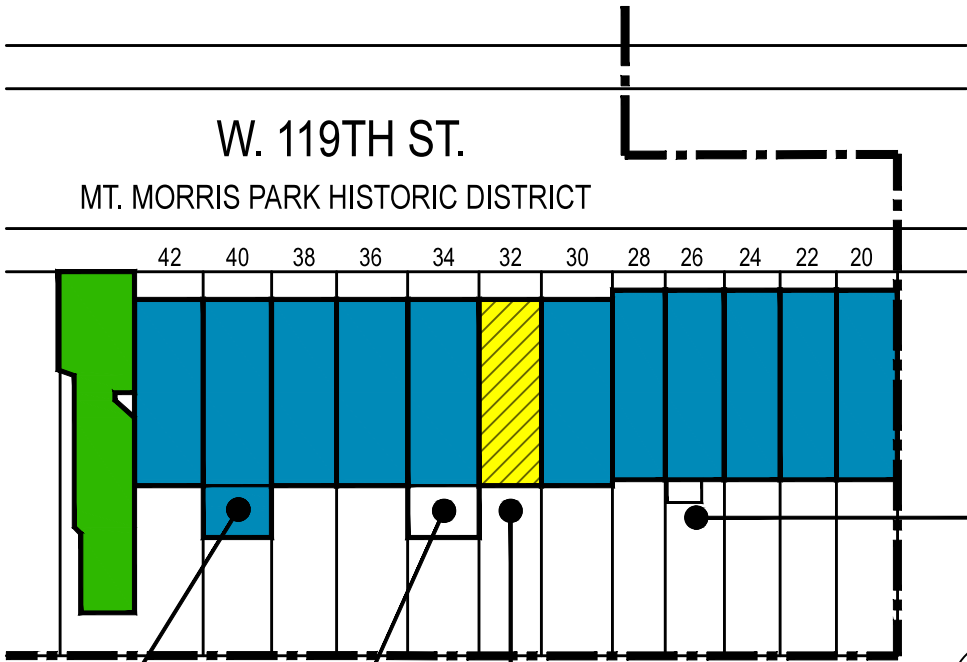
26 W. 119TH ST. REAR BALCONIES



VIEW TOWARD 32 W. 119TH ST. REAR LOT LINE



32 W. 119TH ST. REAR YARD WITH FOOTPRINT  
OF PROPOSED REAR EXTENSION



*Michael Almon, Architect*  
44-02 23rd Street Studio 517  
Long Island City, NY 11101  
AlmonArchitecture.com 718-361-3132

**32 W 119TH STREET  
NEW YORK, NY 10026**

BLOCK: 1717 LOT: 50  
LOT AREA: 1766 SF  
LOT FRONTAGE: 17.5'  
LOT DEPTH: 100.92'  
COMMUNITY BOARD: 10

1	2016.07.22
NO.	DATE
ISSUES	

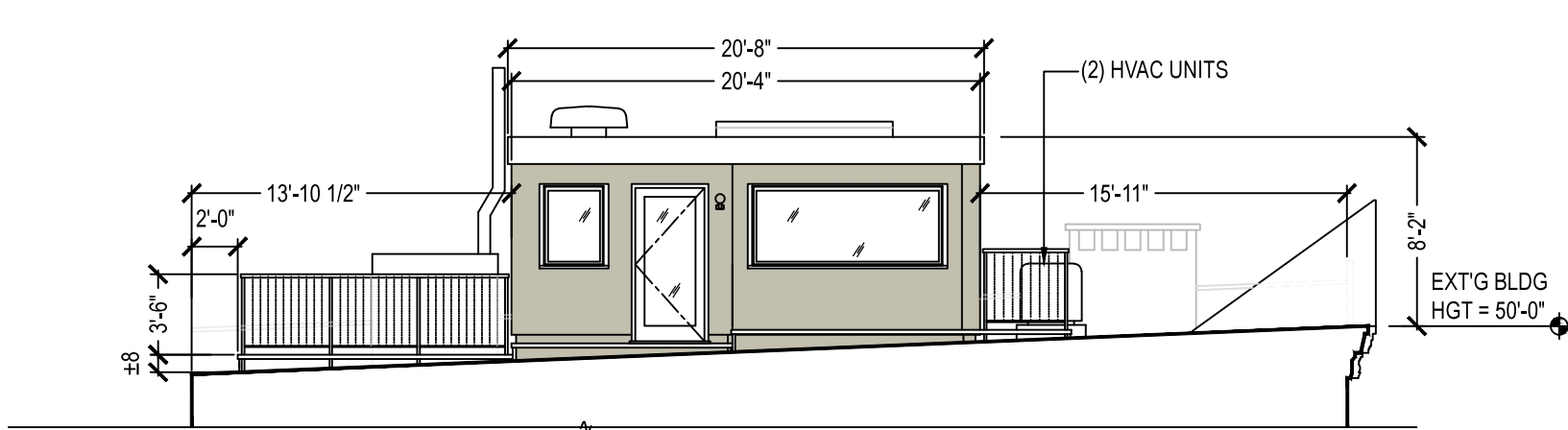
**EXISTING REAR  
YARD & VICINITY**

**LPC-006**



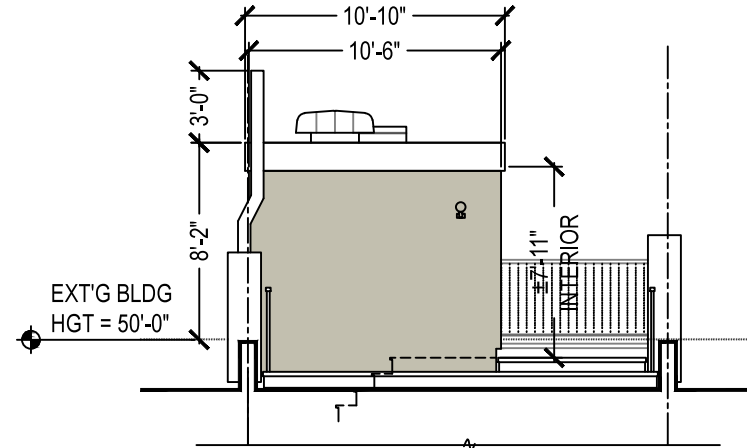
32 W 119TH STREET  
NEW YORK, NY 10026

BLOCK: 1717 LOT: 50  
LOT AREA: 1766 SF  
LOT FRONTAGE: 17.5'  
LOT DEPTH: 100.92'  
COMMUNITY BOARD: 10



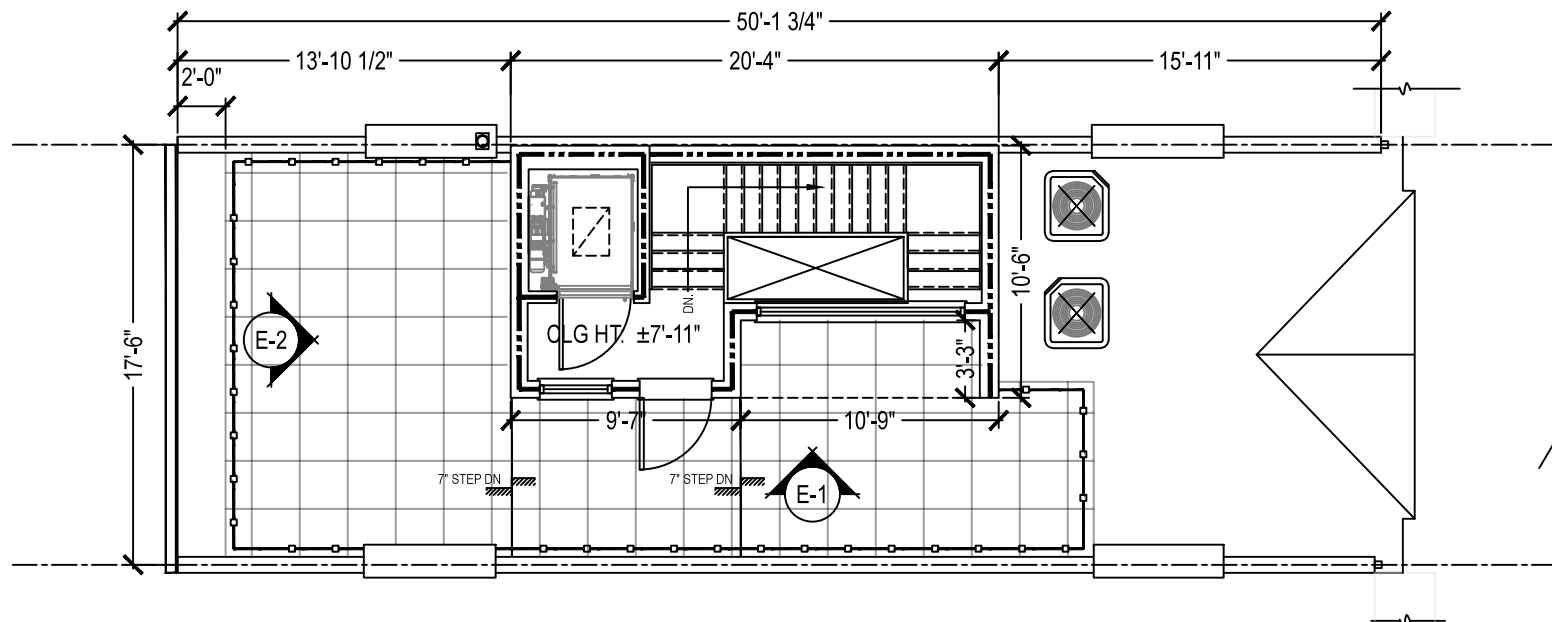
E1 EAST ELEVATION OF PROPOSED ROOF BULKHEAD

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



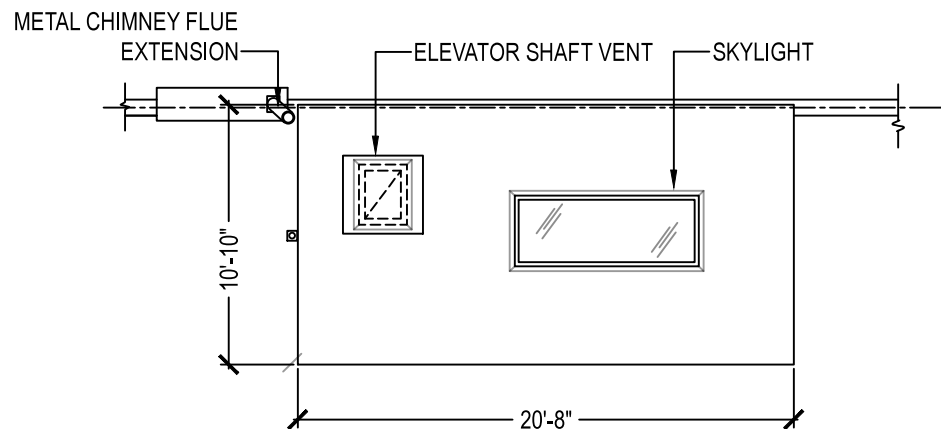
E2 SOUTH ELEVATION OF PROPOSED ROOF BULKHEAD

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

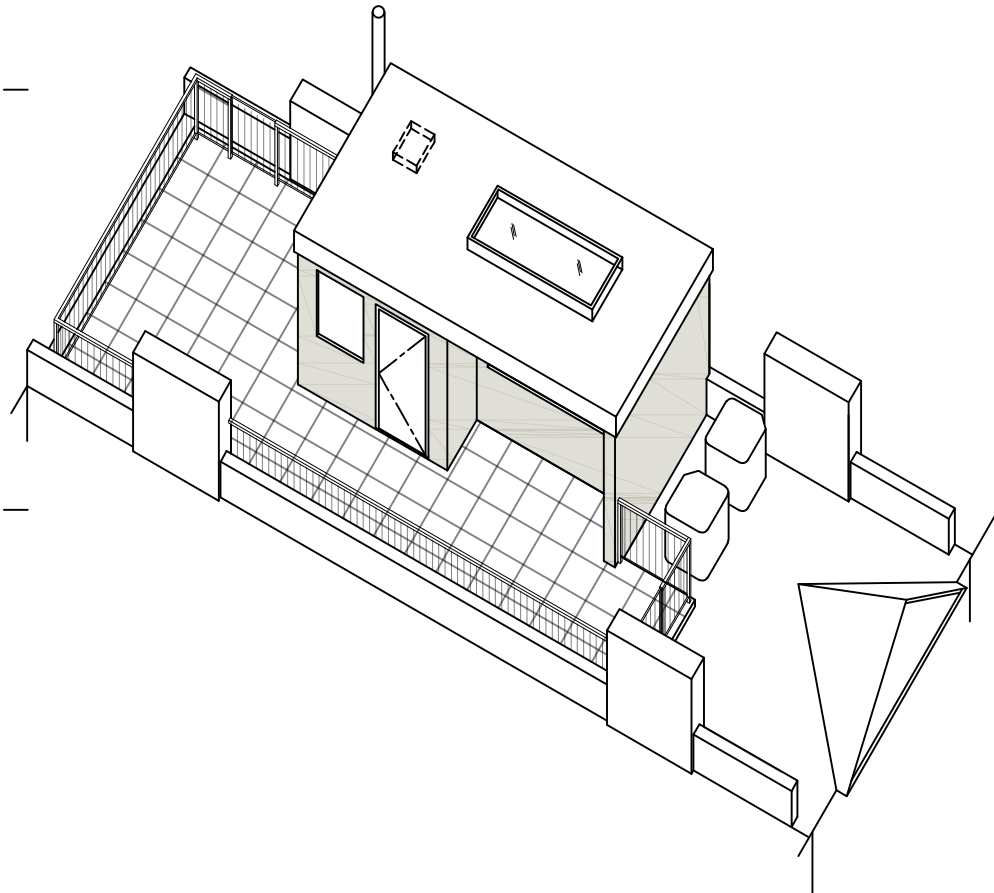
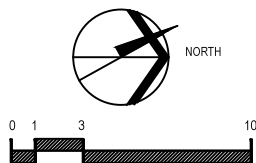


P1 CONSTRUCTION PLAN : ROOF LEVEL WITH NEW STAIR & ELEVATOR BULKHEAD

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



P2 CONSTRUCTION PLAN : BULKHEAD ROOF LEVEL - NEW WORK



PARTIAL AXONOMETRIC : PROPOSED ROOF BULKHEAD  
N.T.S.

1	2016.07.22
NO.	DATE
ISSUES	

PROPOSED WORK:  
ROOF

LPC-007

32 W 119TH STREET  
NEW YORK, NY 10026

BLOCK: 1717 LOT: 50  
LOT AREA: 1766 SF  
LOT FRONTAGE: 17.5'  
LOT DEPTH: 100.92'  
COMMUNITY BOARD: 10

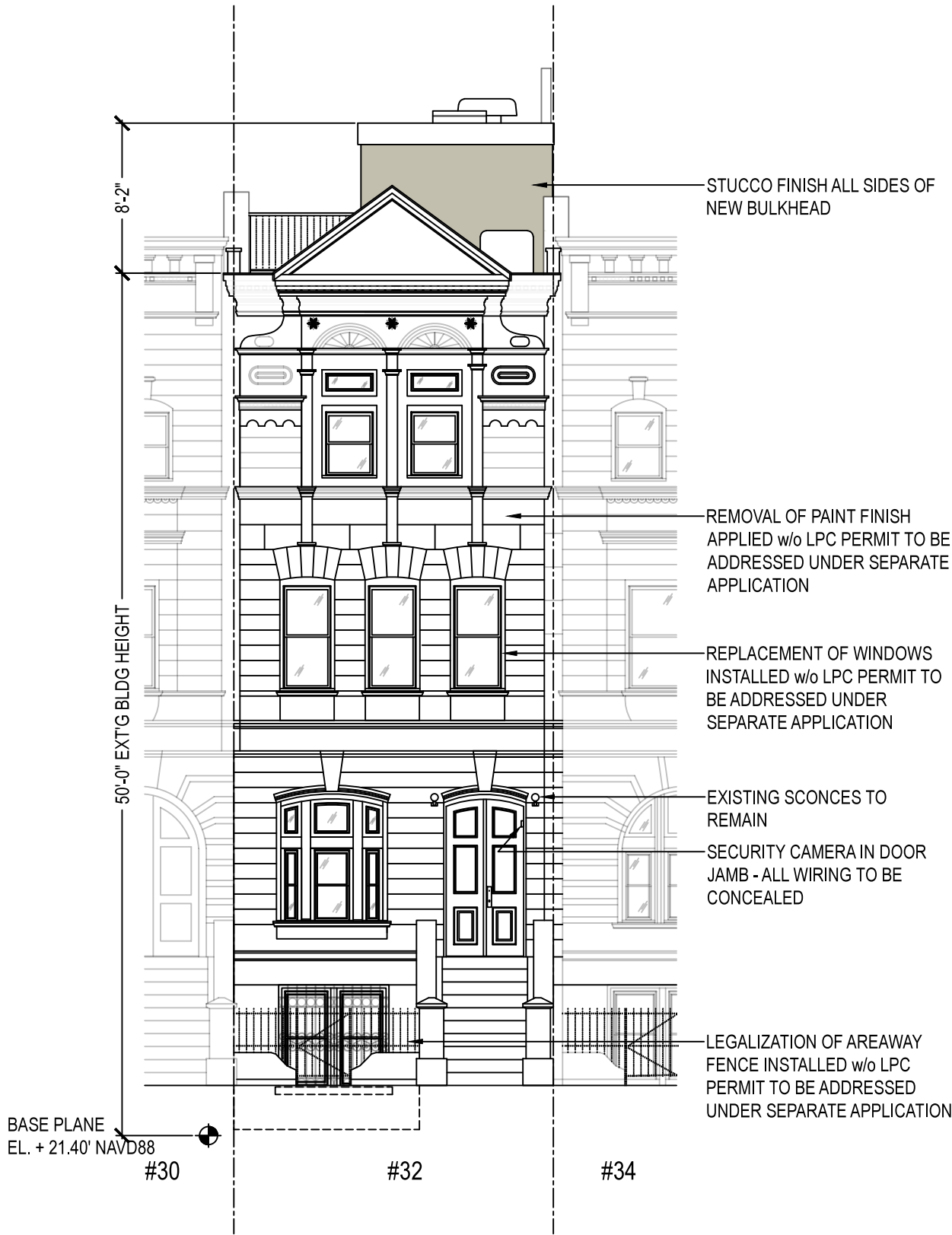
1	2016.07.22
NO.	DATE
ISSUES	

FRONT ELEVATION

LPC-008



FRONT ELEVATION EXISTING

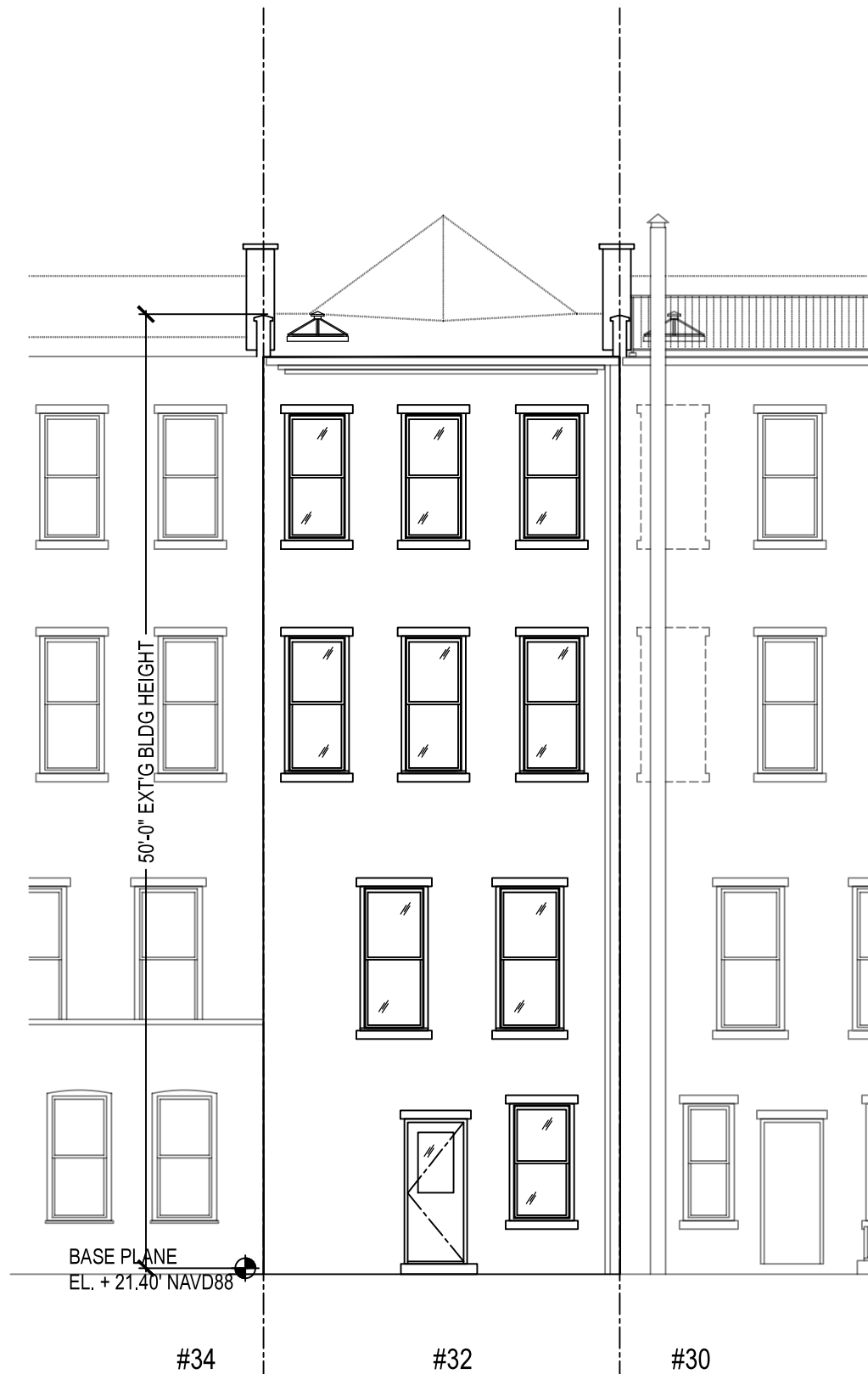


FRONT ELEVATION PROPOSED

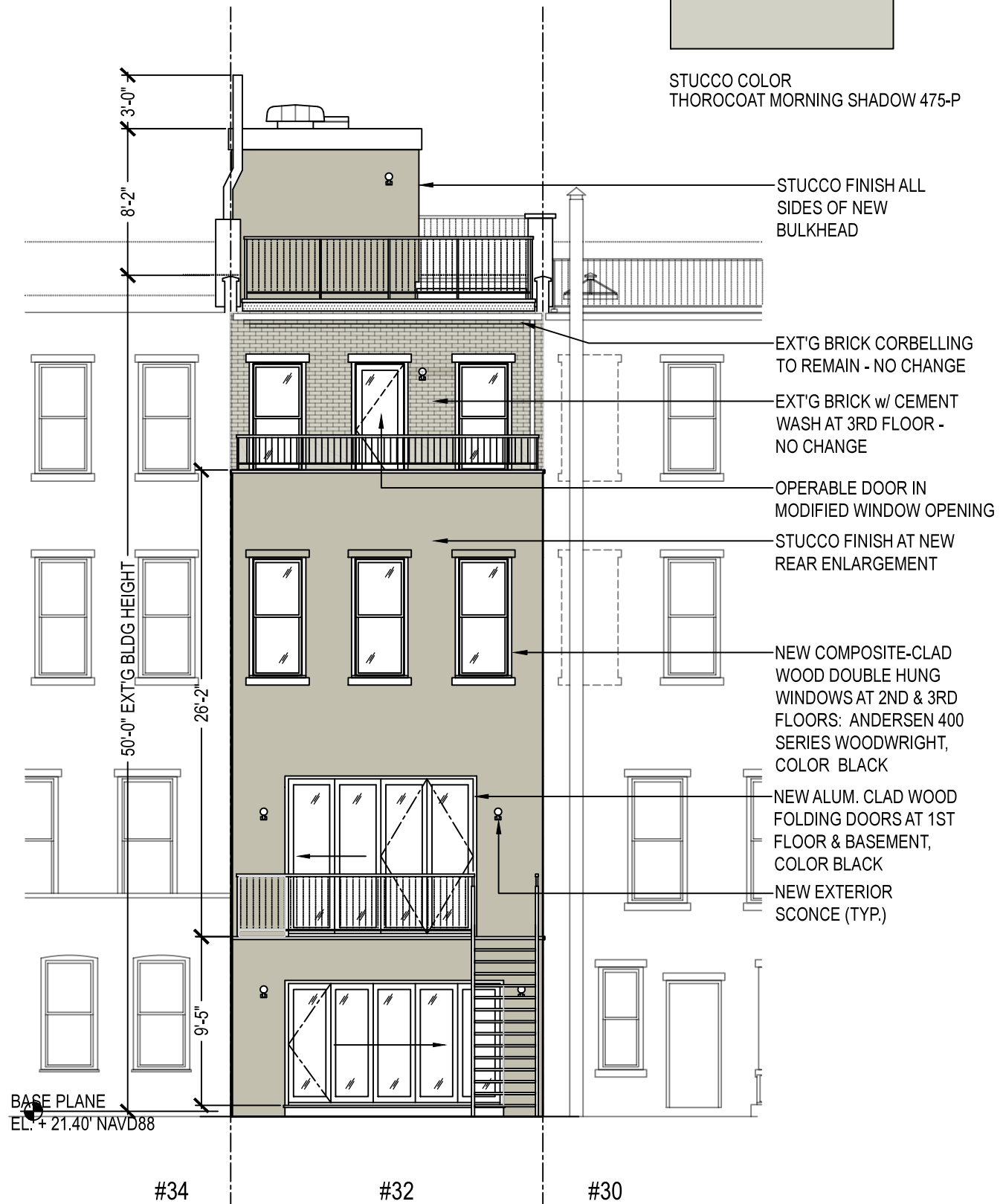


32 W 119TH STREET  
NEW YORK, NY 10026

BLOCK: 1717 LOT: 50  
LOT AREA: 1766 SF  
LOT FRONTAGE: 17.5'  
LOT DEPTH: 100.92'  
COMMUNITY BOARD: 10



REAR ELEVATION EXISTING



REAR ELEVATION PROPOSED



1	2016.07.22
NO.	DATE
ISSUES	

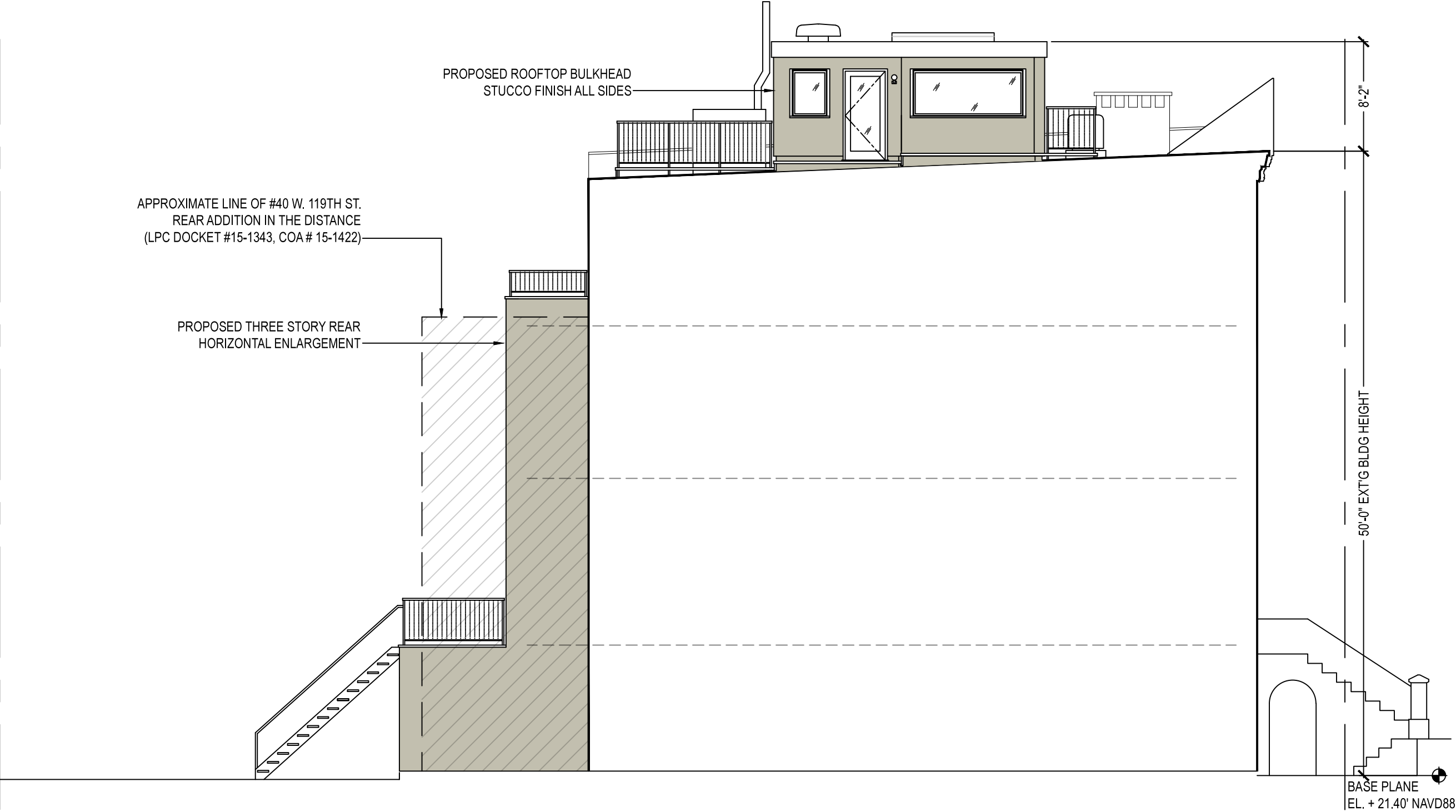
REAR ELEVATION

LPC-009



32 W 119TH STREET  
NEW YORK, NY 10026

BLOCK: 1717 LOT: 50  
LOT AREA: 1766 SF  
LOT FRONTAGE: 17.5'  
LOT DEPTH: 100.92'  
COMMUNITY BOARD: 10



1	2016.07.22
NO.	DATE
ISSUES	

EAST SIDE ELEVATION

EAST ELEVATION WITH REAR ENLARGEMENT AND BULKHEAD

LPC-010



32 W 119TH STREET  
NEW YORK, NY 10026

BLOCK: 1717 LOT: 50  
LOT AREA: 1766 SF  
LOT FRONTAGE: 17.5'  
LOT DEPTH: 100.92'  
COMMUNITY BOARD: 10

IEWS TO THE WEST



VIEW 'D'



VIEW 'E'

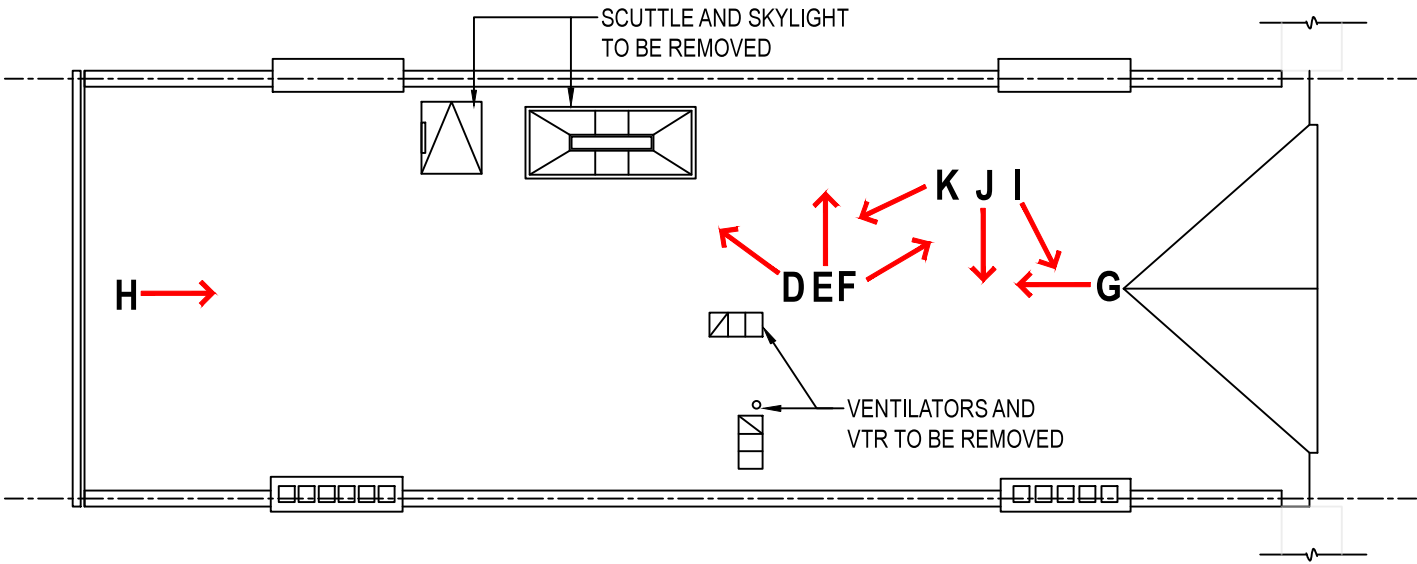


VIEW 'F'

40 W. 119TH ST.  
EXISTING BULKHEAD ADDITION  
DOCKET #15-1343, COFA #15-1422



VIEW 'G'



VIEW 'H'

IEWS TO THE EAST



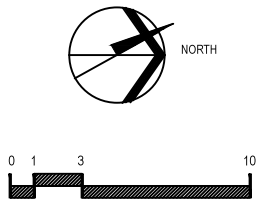
VIEW 'I'



VIEW 'J'



VIEW 'K'



1	2016.07.22
NO.	DATE
ISSUES	

EXISTING ROOF  
AND VICINITY

LPC-011



32 W 119TH STREET  
NEW YORK, NY 10026

BLOCK: 1717 LOT: 50  
LOT AREA: 1766 SF  
LOT FRONTAGE: 17.5'  
LOT DEPTH: 100.92'  
COMMUNITY BOARD: 10



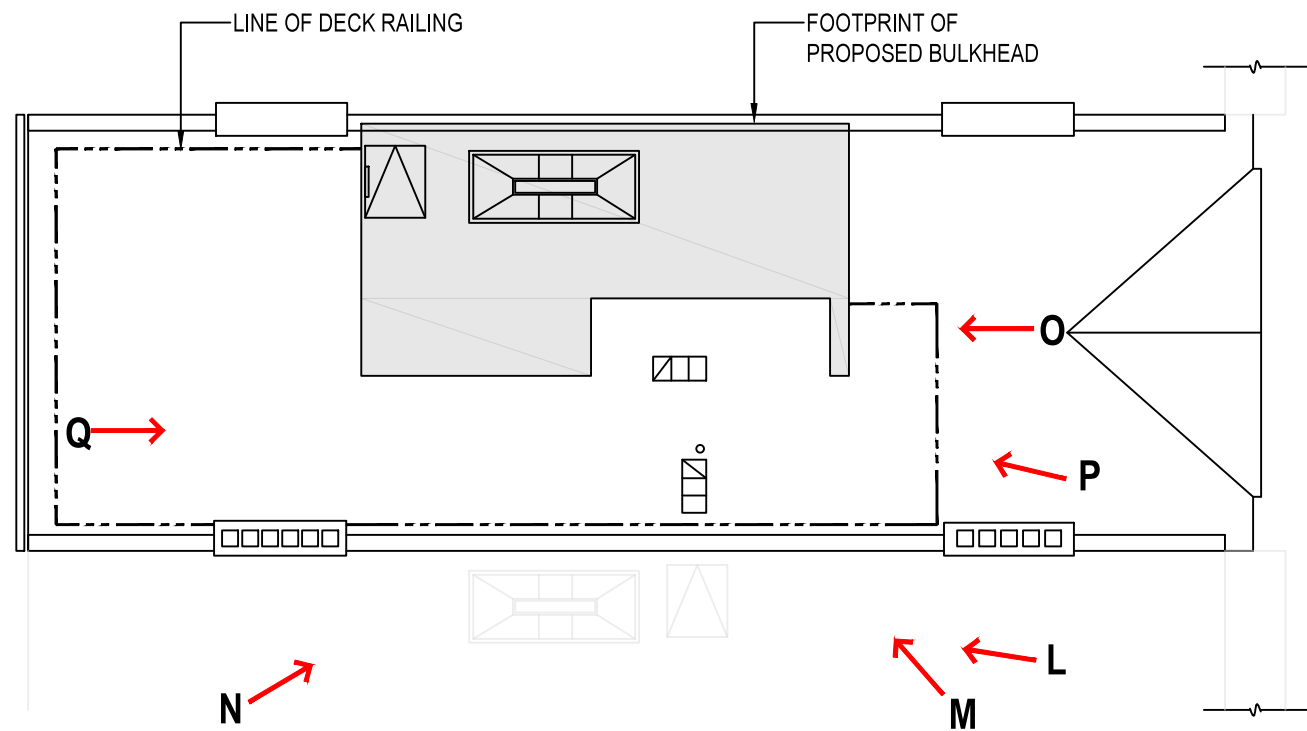
VIEW 'L'



VIEW 'M'



VIEW 'N'



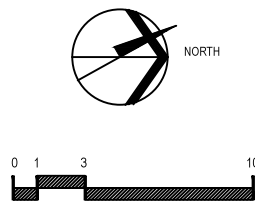
VIEW 'O'



VIEW 'P'



VIEW 'Q'



1	2016.07.22
NO.	DATE
ISSUES	

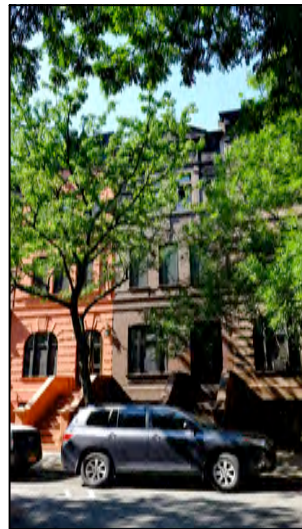
ROOF WITH  
MOCK-UP

LPC-012

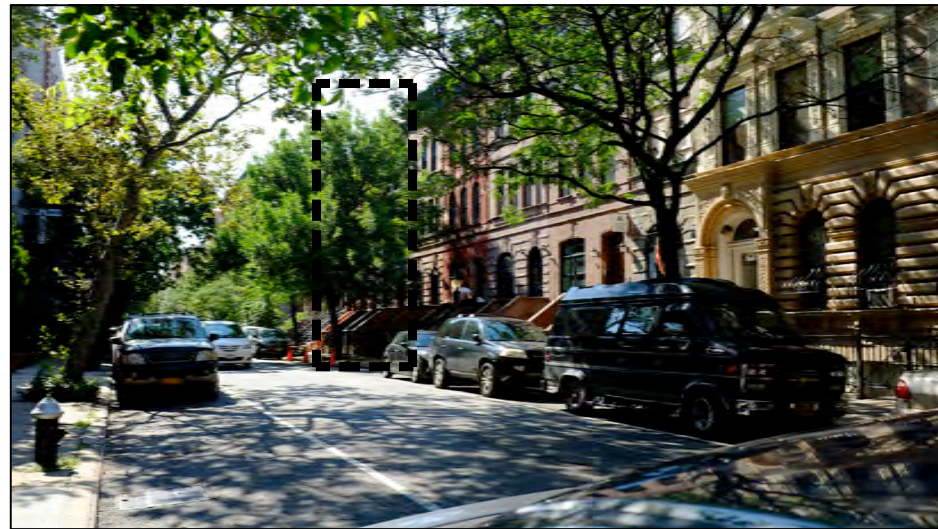




LOCATION 'U'



LOCATION 'V'

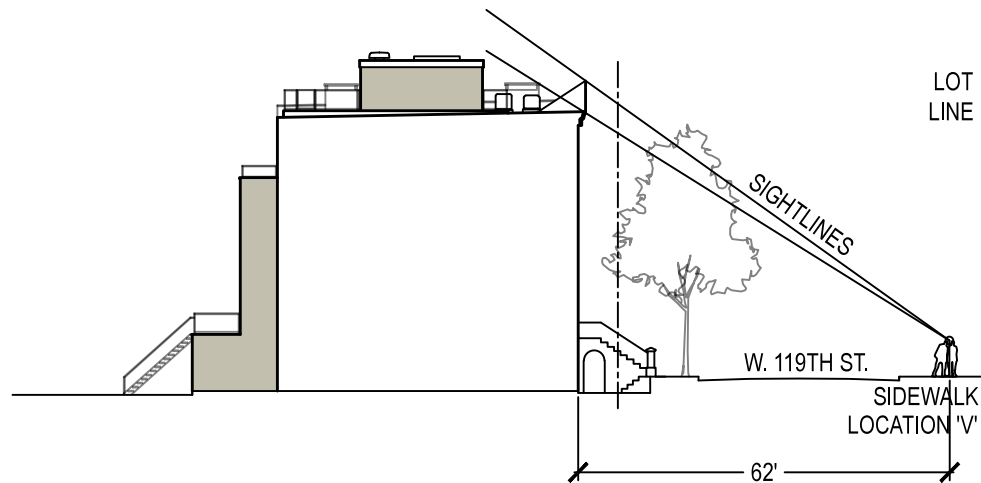
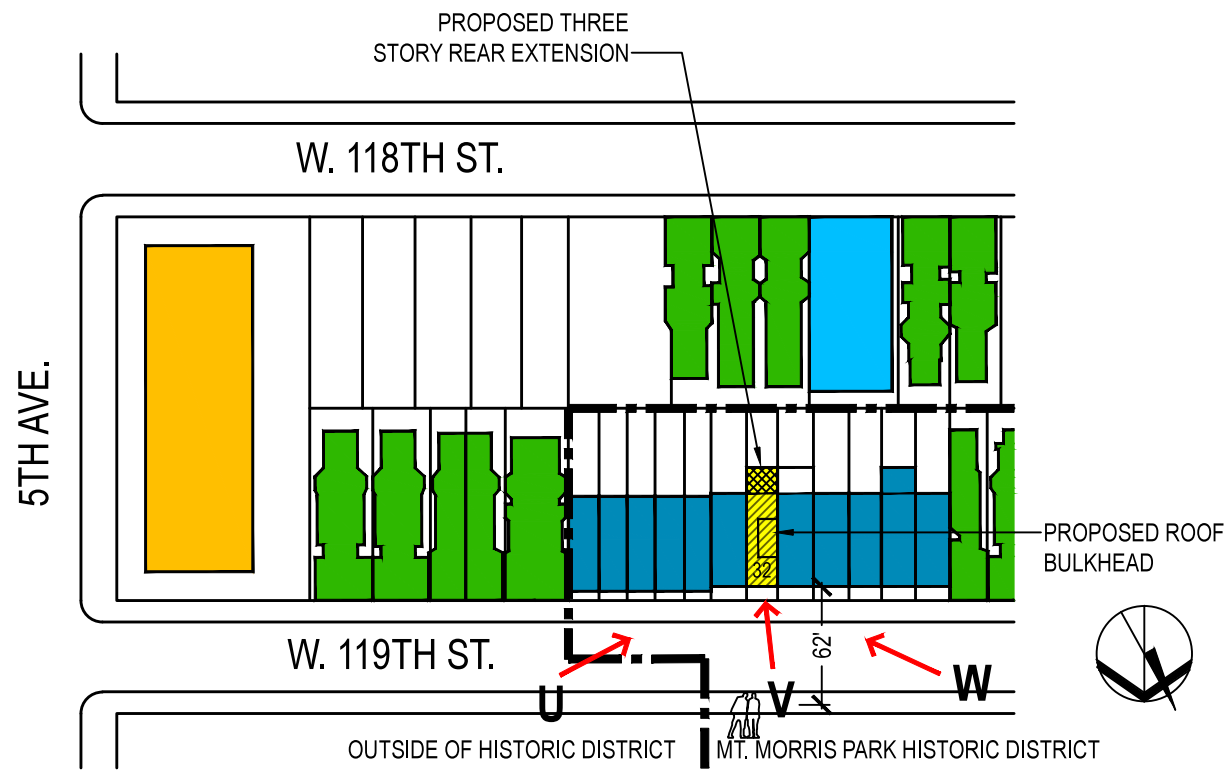


LOCATION 'W'

*Michael Almon, Architect*  
 44-02 23rd Street Studio 517  
 Long Island City, NY 11101  
 AlmonArchitecture.com 718-361-3132

**32 W 119TH STREET  
 NEW YORK, NY 10026**

BLOCK: 1717 LOT: 50  
 LOT AREA: 1766 SF  
 LOT FRONTAGE: 17.5'  
 LOT DEPTH: 100.92'  
 COMMUNITY BOARD: 10

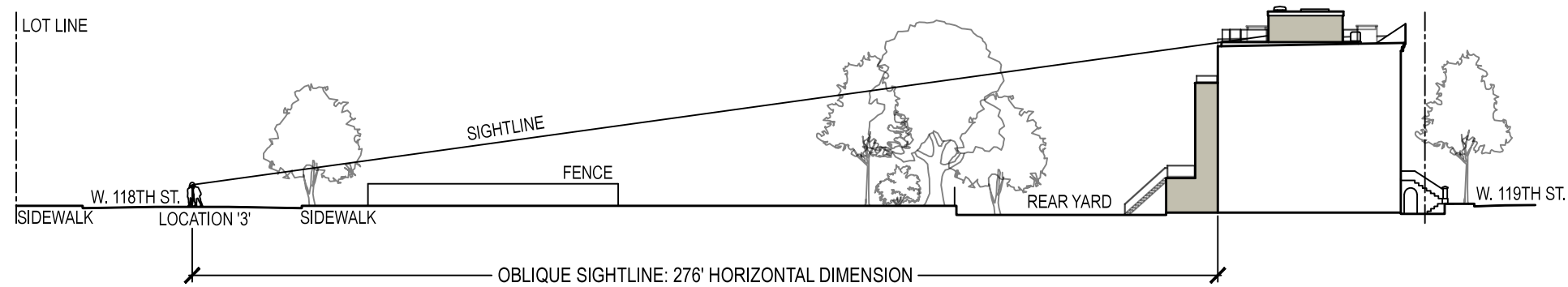


1	2016.07.22
NO.	DATE
ISSUES	

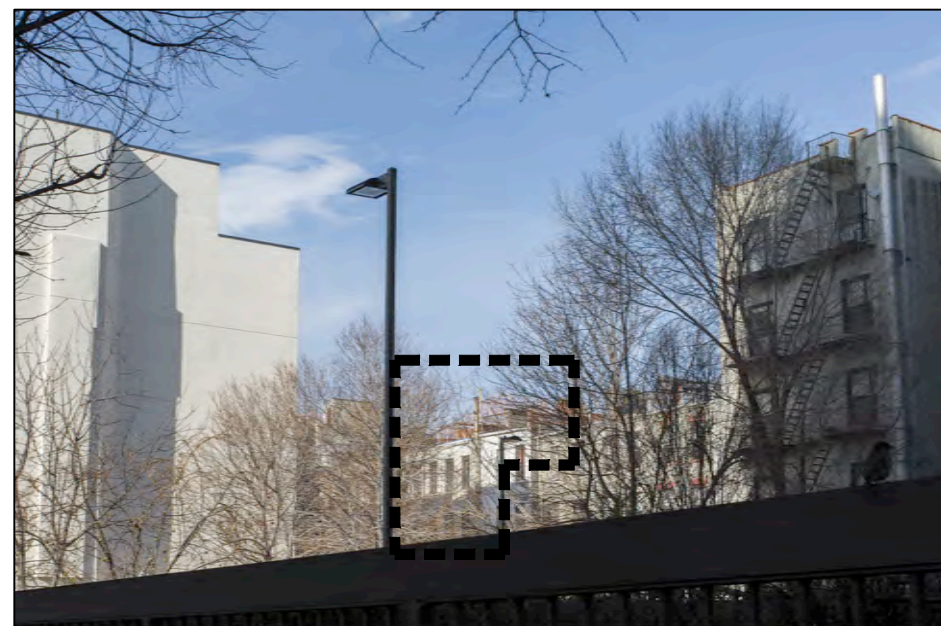
**WEST 119TH ST.  
 SIGHTLINES WITH  
 MOCK-UP**

**LPC-013**

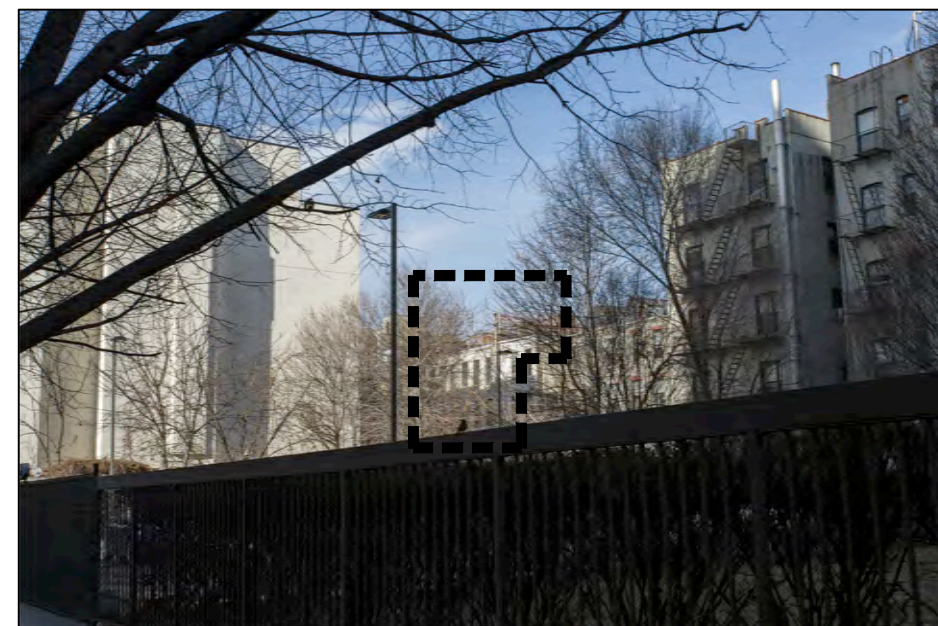




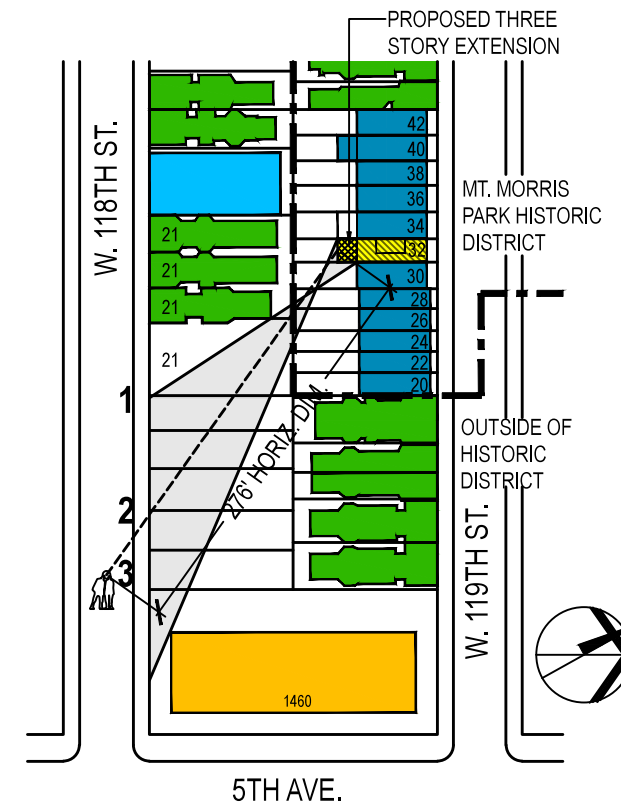
LOCATION 1



LOCATION 2



LOCATION 3



**Michael Almon, Architect**  
 44-02 23rd Street Studio 517  
 Long Island City, NY 11101  
 AlmonArchitecture.com 718-361-3132

## 32 W 119TH STREET NEW YORK, NY 10026

BLOCK: 1717 LOT: 50  
 LOT AREA: 1766 SF  
 LOT FRONTAGE: 17.5'  
 LOT DEPTH: 100.92'  
 COMMUNITY BOARD: 10

1	2016.07.22
NO.	DATE
ISSUES	

SIGHTLINE DIAGRAM  
 & WEST 118TH ST.  
 SIGHTLINES WITH  
 MOCK-UP

LPC-014

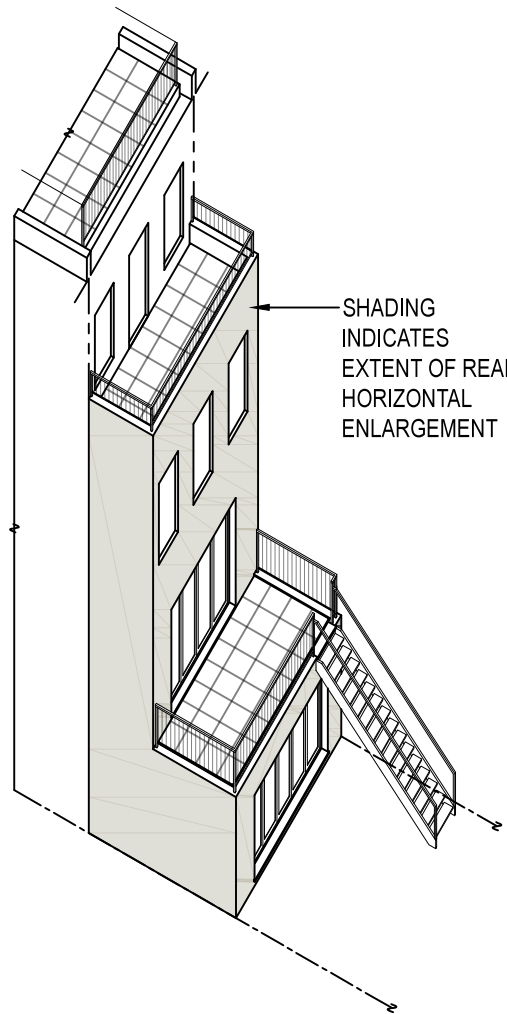
32 W 119TH STREET  
NEW YORK, NY 10026

BLOCK: 1717 LOT: 50  
LOT AREA: 1766 SF  
LOT FRONTAGE: 17.5'  
LOT DEPTH: 100.92'  
COMMUNITY BOARD: 10

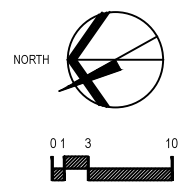
1	2016.07.22
NO.	DATE
ISSUES	

PROPOSED WORK:  
REAR ENLARGEMENT

LPC-015



PARTIAL AXONOMETRIC :  
NEW REAR HORIZONTAL ENLARGEMENT

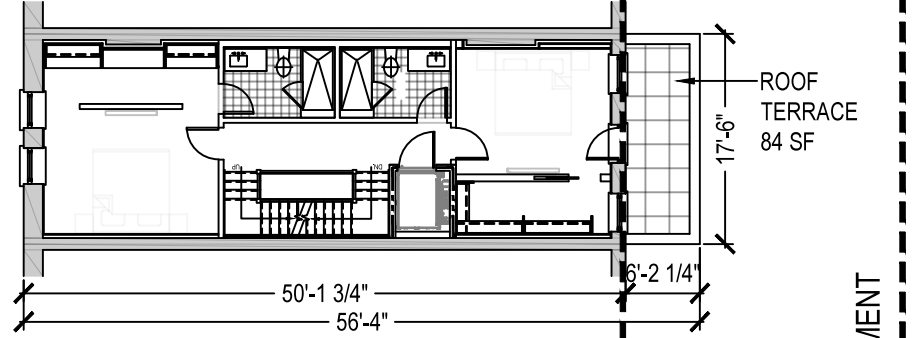
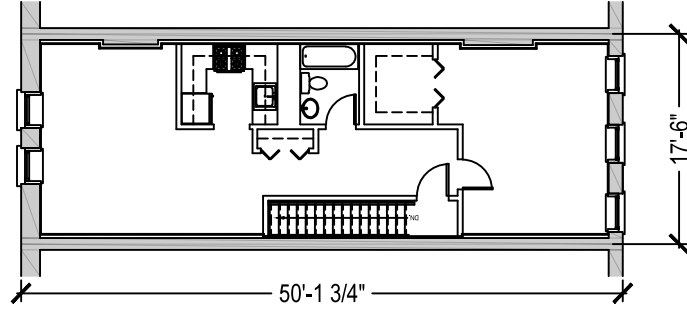


EXTENT OF NEW REAR HORIZONTAL ENLARGEMENT

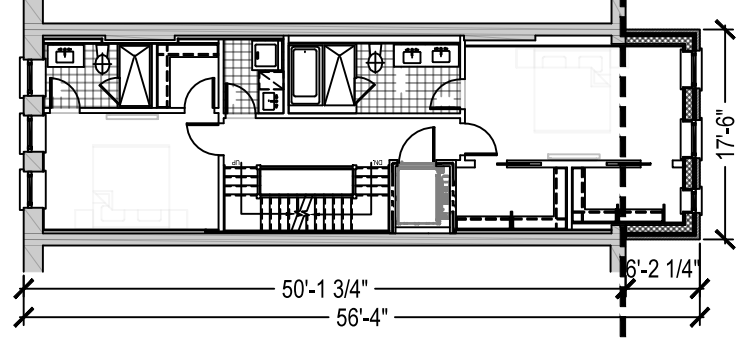
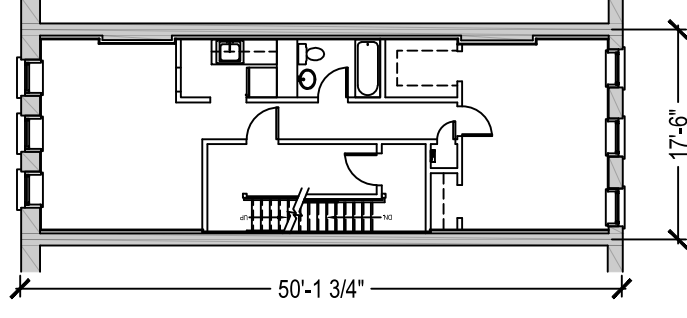
EXISTING

PROPOSED

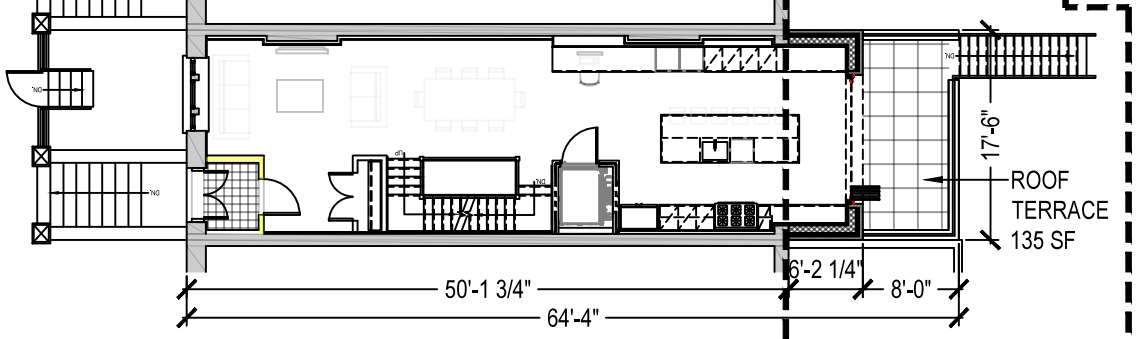
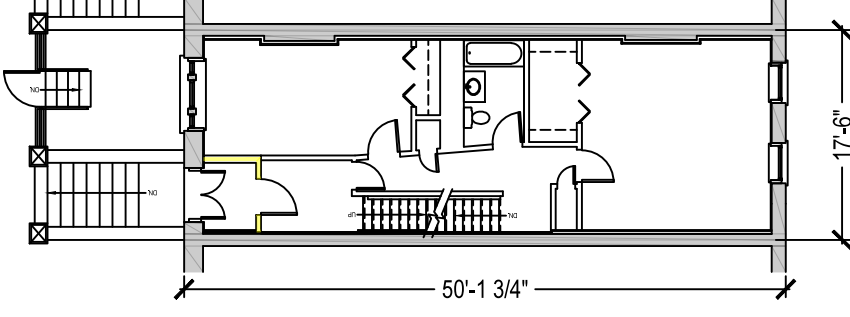
3RD FLOOR



2ND FLOOR



1ST FLOOR



BASEMENT

