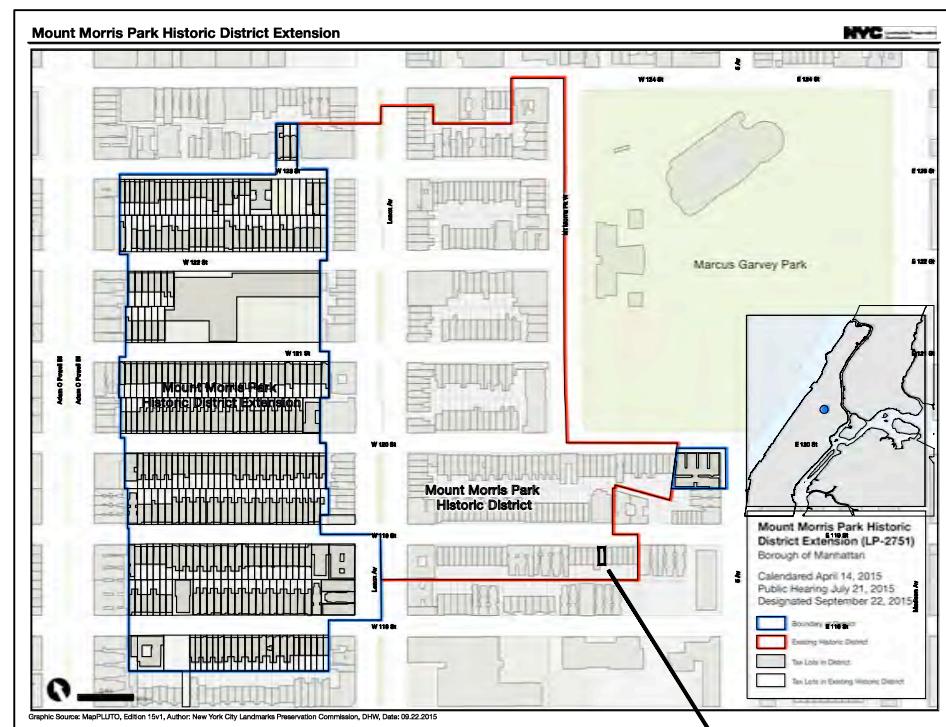
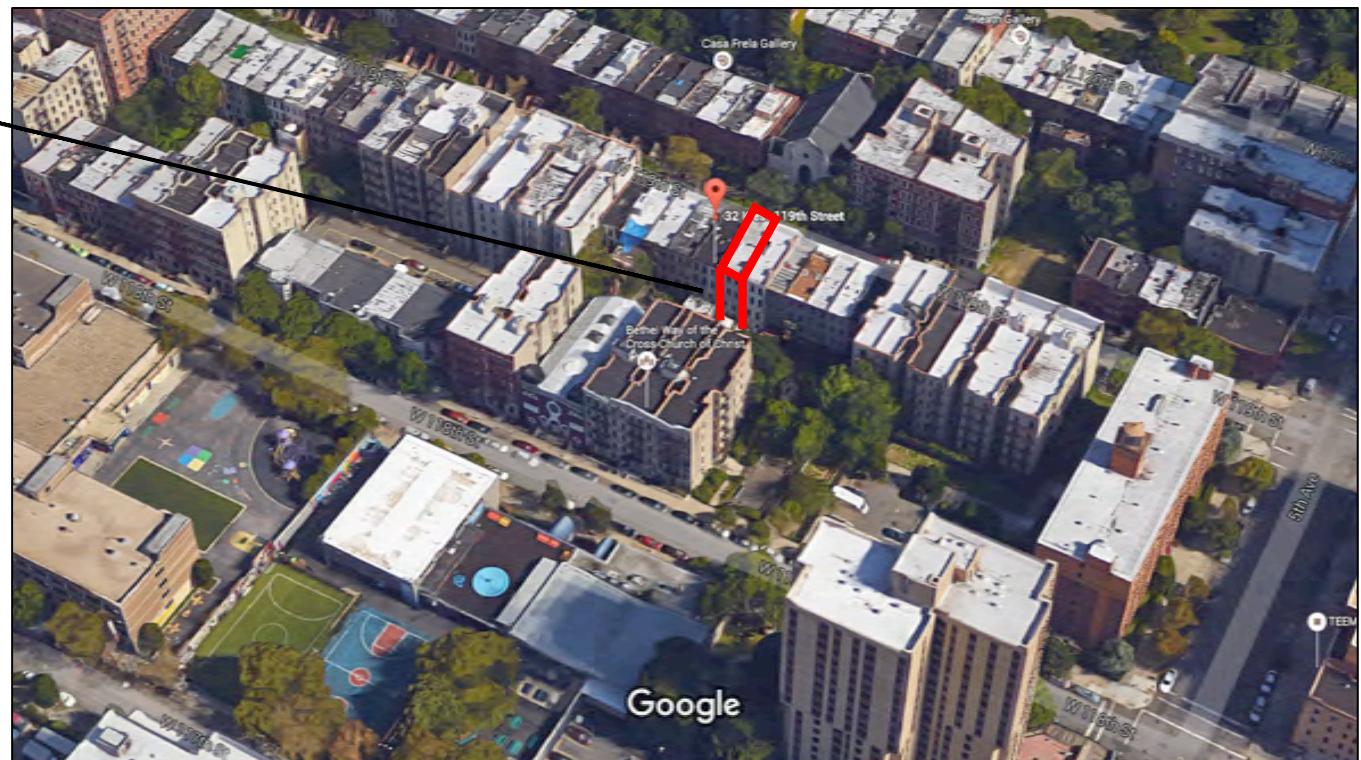


32 W 119TH STREET
 NEW YORK, NY 10026

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



PROJECT
LOCATION



1	2016.07.22
NO.	DATE
ISSUES	

PROJECT LOCATION

32 WEST 119TH STREET

LPC-001



1940 TAX PHOTO



1980 TAX PHOTO



2016

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



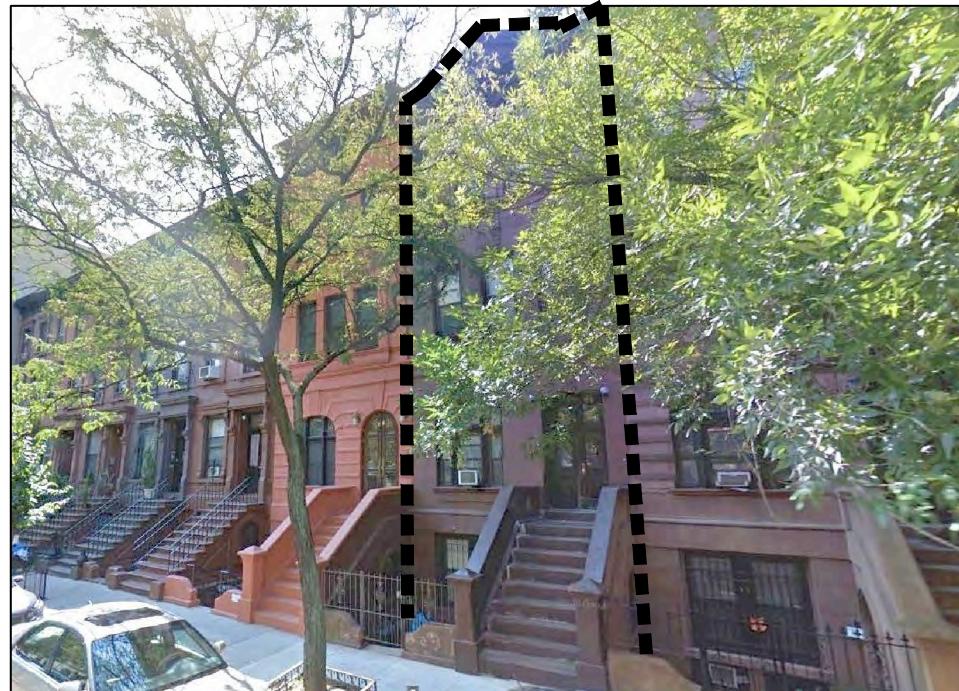
32 W 119TH STREET
 NEW YORK, NY 10026
 BLOCK: 1717 LOT: 50
 LOT AREA: 1766 SF
 LOT FRONTAGE: 17.5'
 LOT DEPTH: 100.92'
 COMMUNITY BOARD: 10

1 2016.07.22
 NO. DATE
 ISSUES

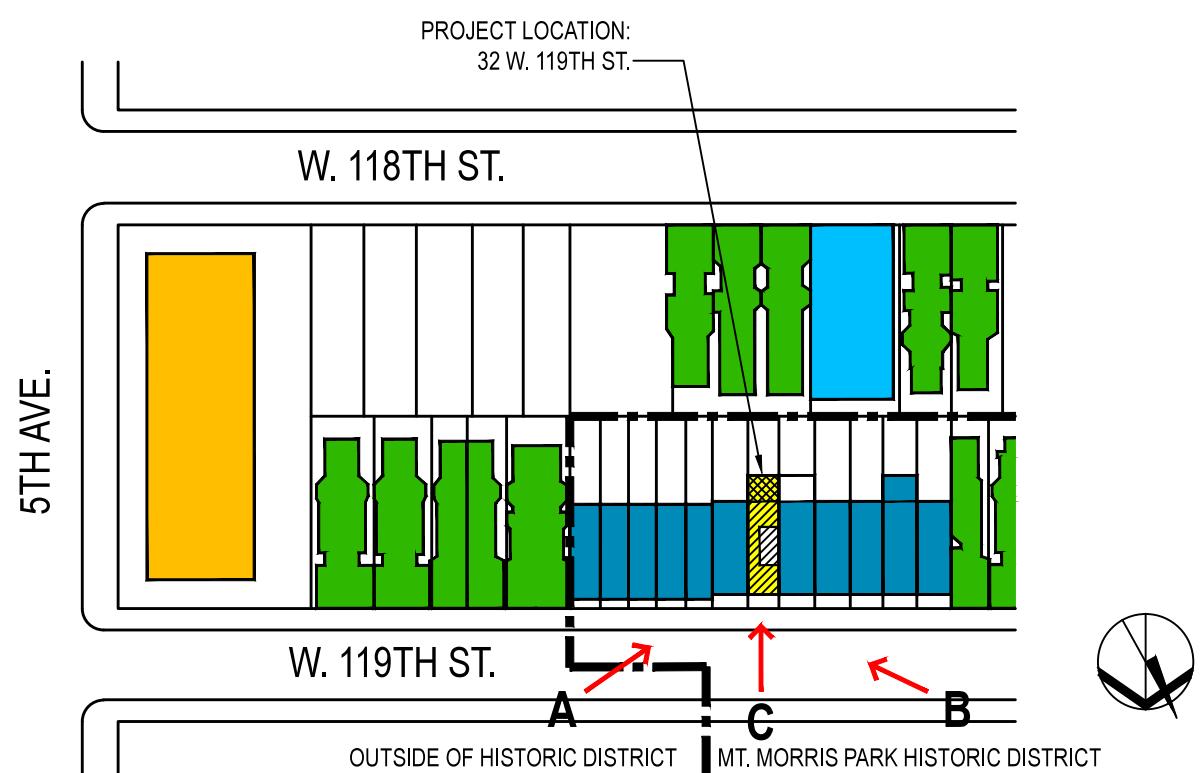
LPC-003



LOCATION 'A'



LOCATION 'B'



LOCATION 'C'

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

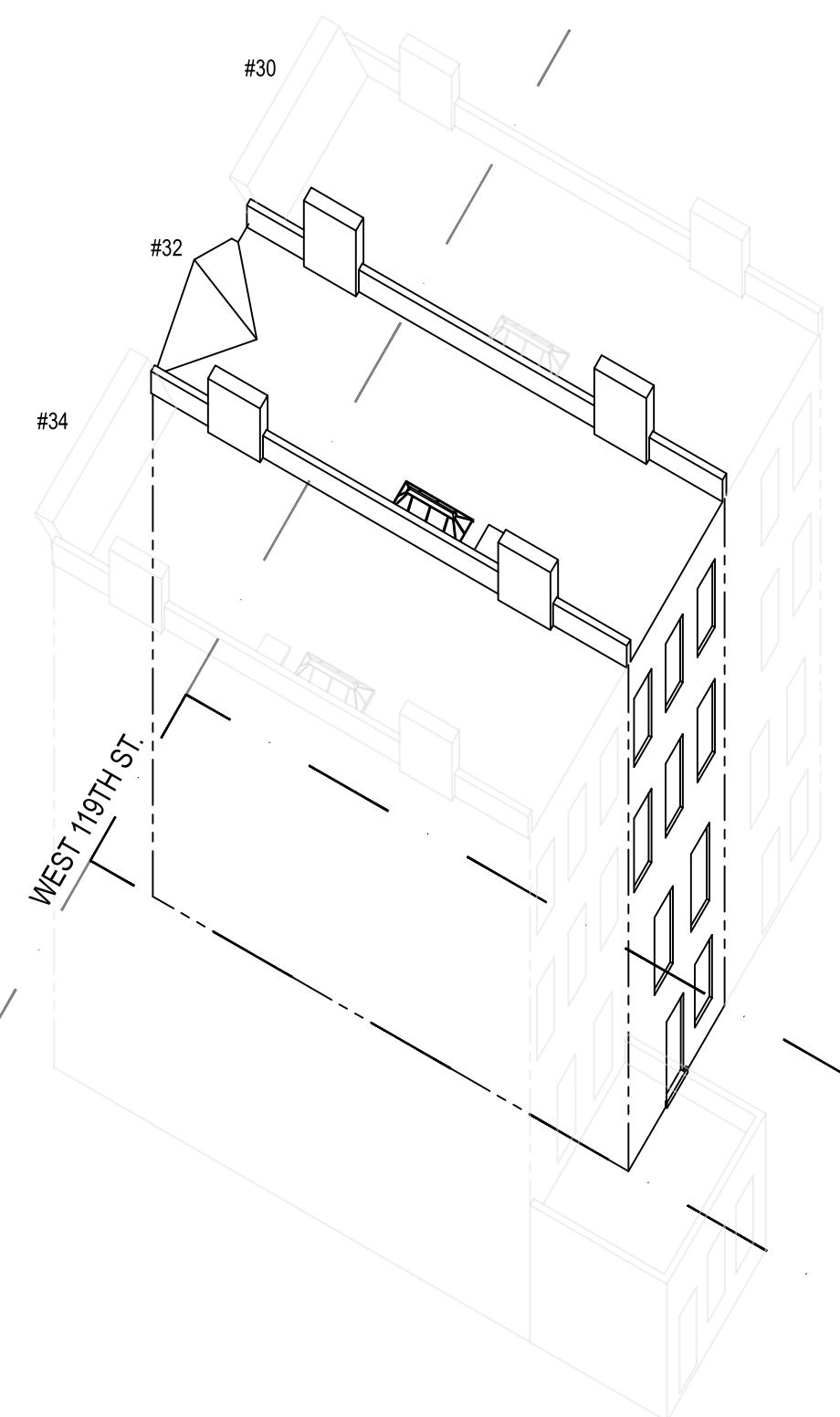
LPC-004

32 W 119TH STREET
 NEW YORK, NY 10026

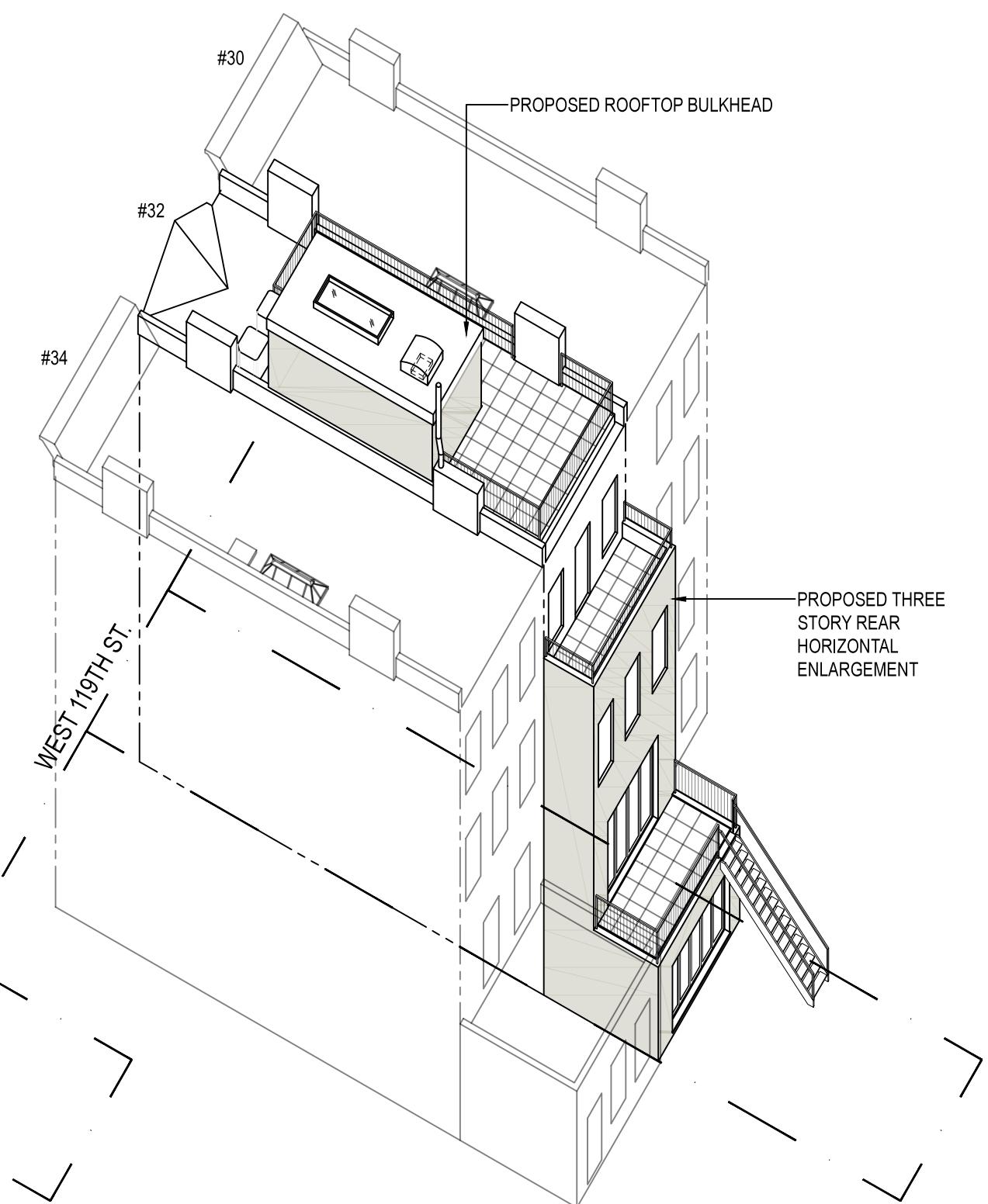
BLOCK: 1717 LOT: 50
 LOT AREA: 1766 SF
 LOT FRONTAGE: 17.5'
 LOT DEPTH: 100.92'
 COMMUNITY BOARD: 10

1	2016.07.22
NO.	DATE
ISSUES	

AXONOMETRIC
 DIAGRAMS



AXONOMETRIC VIEW - EXISTING



AXONOMETRIC VIEW - PROPOSED

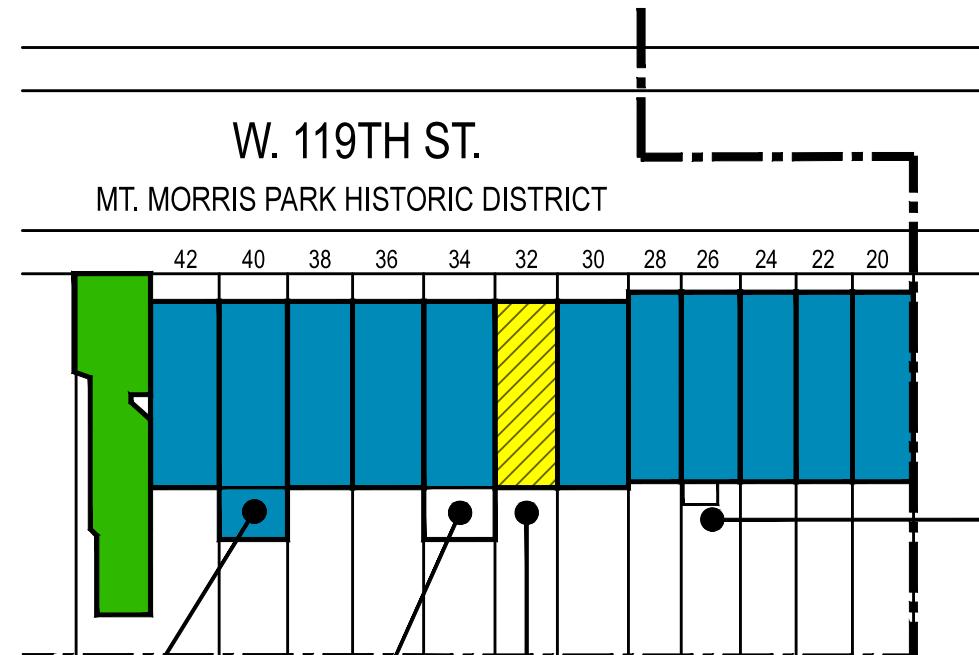
LPC-005

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



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



26 W. 119TH ST. REAR BALCONIES



34 W. 119TH ST. ONE STORY REAR EXTENSION



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



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

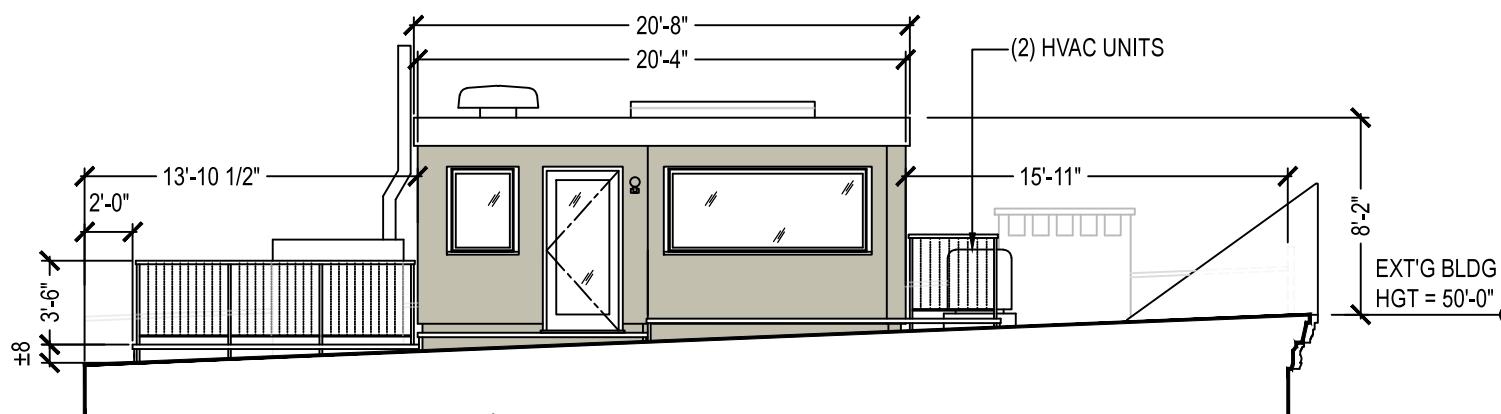
1	2016.07.22
NO.	DATE
ISSUES	

EXISTING REAR
 YARD & VICINITY

LPC-006

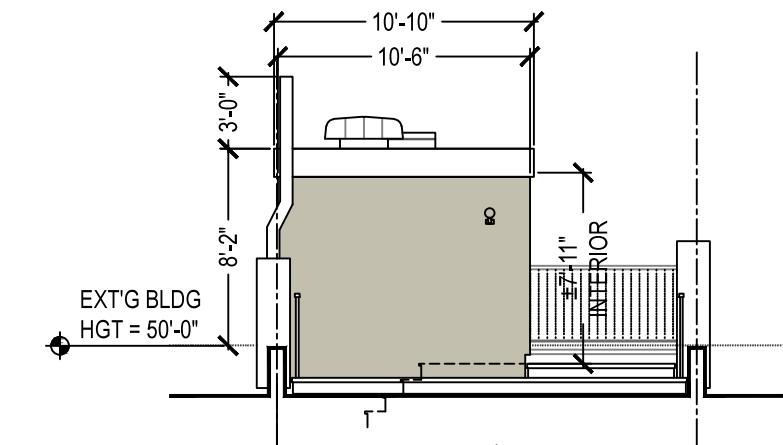
32 W 119TH STREET
NEW YORK, NY 10026

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



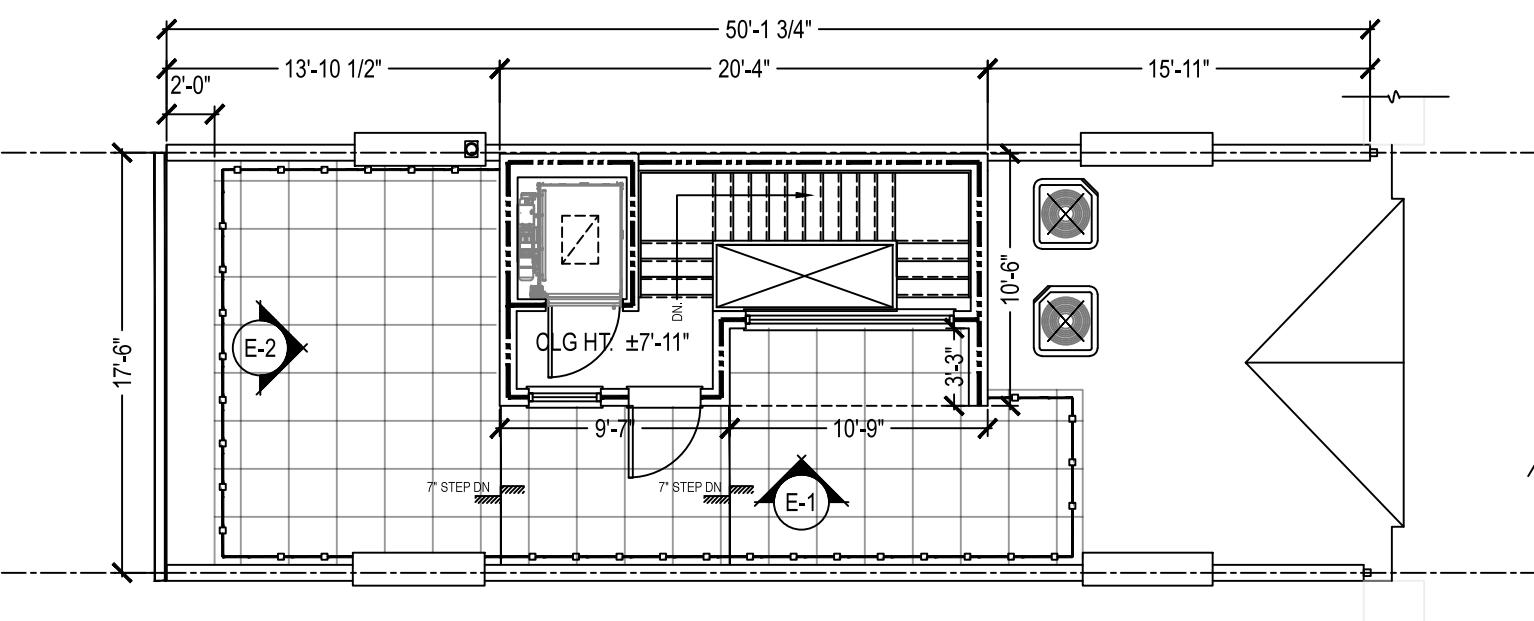
E1 EAST ELEVATION OF PROPOSED ROOF BULKHEAD

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



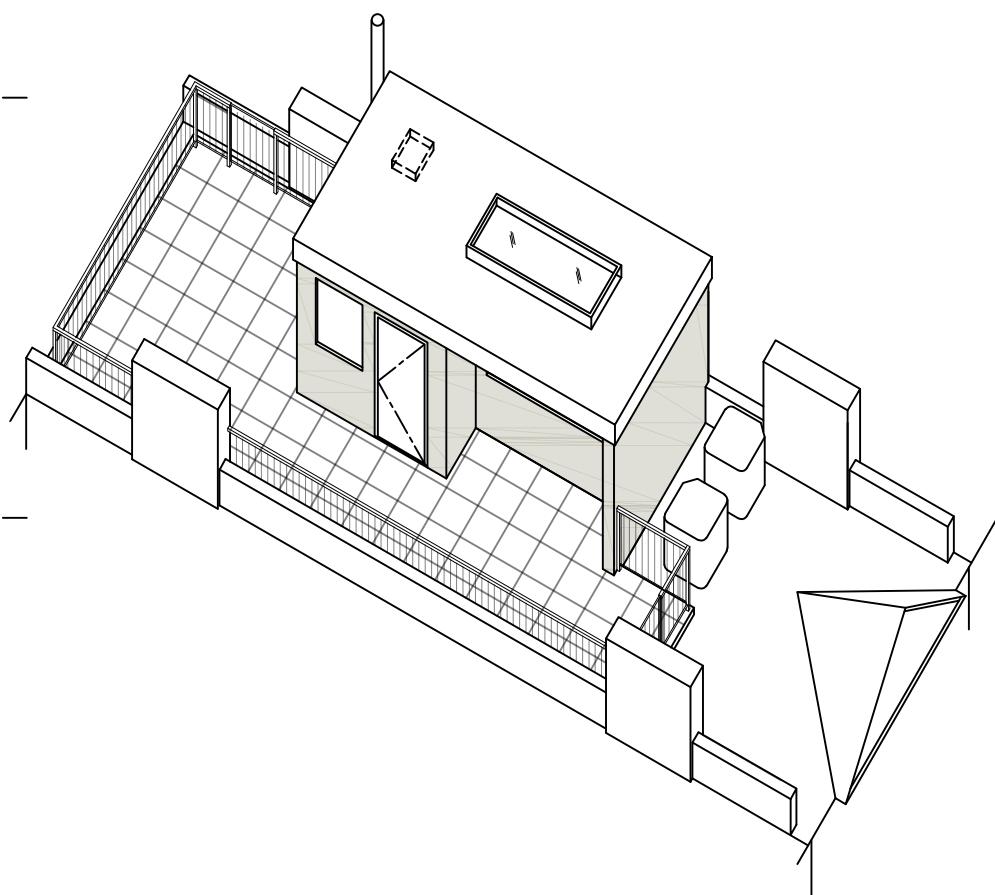
E2 SOUTH ELEVATION OF PROPOSED ROOF BULKHEAD

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

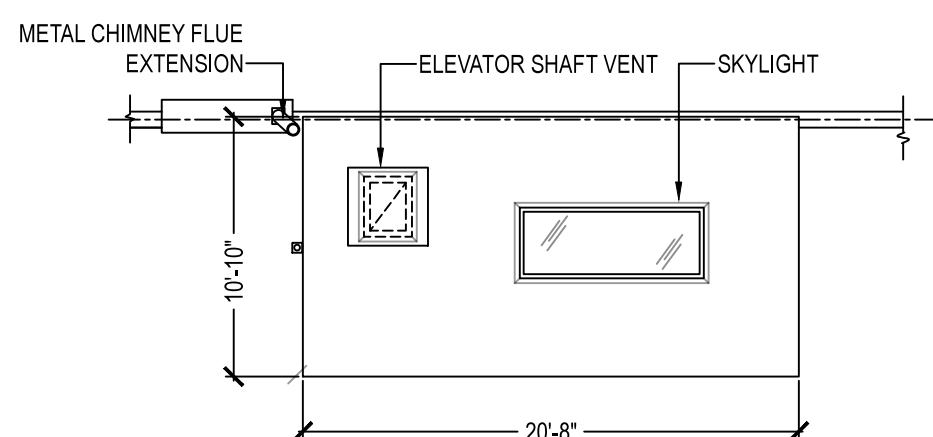


P1 CONSTRUCTION PLAN : ROOF LEVEL WITH NEW STAIR & ELEVATOR BULKHEAD

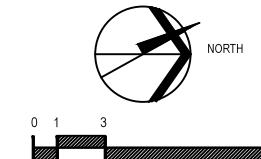
SCALE : 1/4" = 1'-0"



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



P2 CONSTRUCTION PLAN : BULKHEAD ROOF LEVEL - NEW WORK



1 2016.07.22
NO. DATE
ISSUES

PROPOSED WORK:
ROOF

LPC-007

32 W 119TH STREET
 NEW YORK, NY 10026

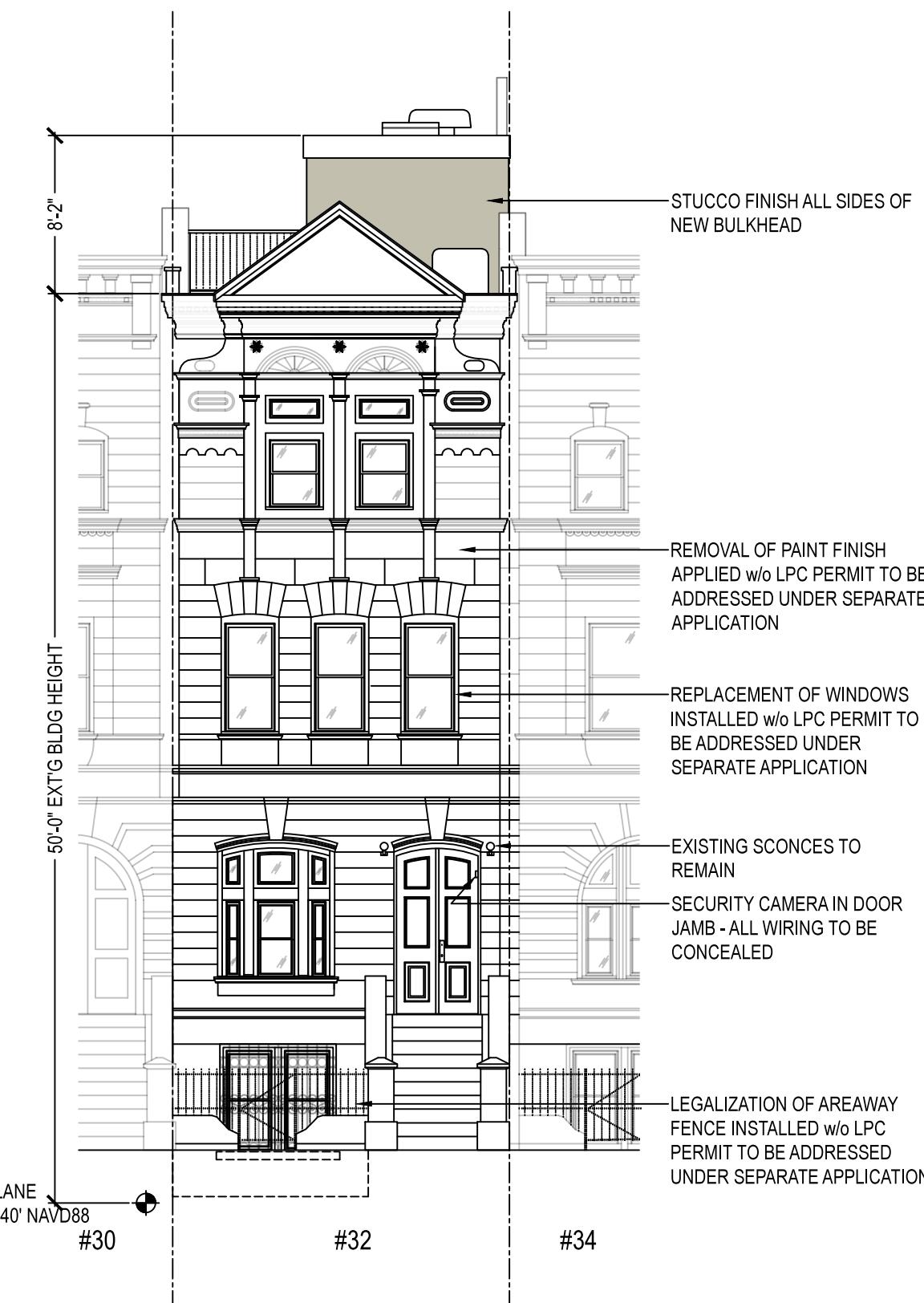
BLOCK: 1717 LOT: 50
 LOT AREA: 1766 SF
 LOT FRONTAGE: 17.5'
 LOT DEPTH: 100.92'
 COMMUNITY BOARD: 10

1 2016.07.22
 NO. DATE
 ISSUES

FRONT ELEVATION



FRONT ELEVATION EXISTING

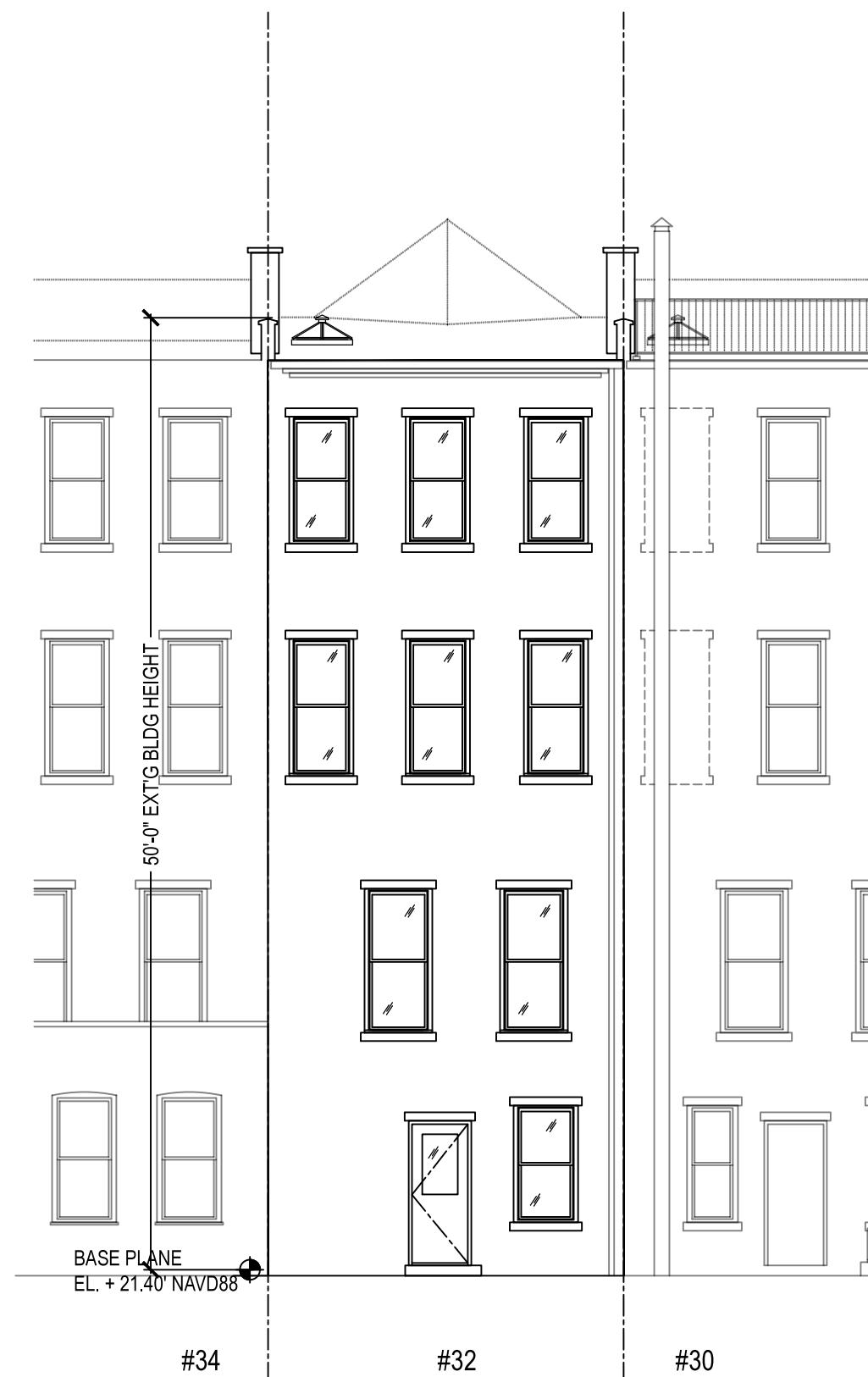


FRONT ELEVATION PROPOSED

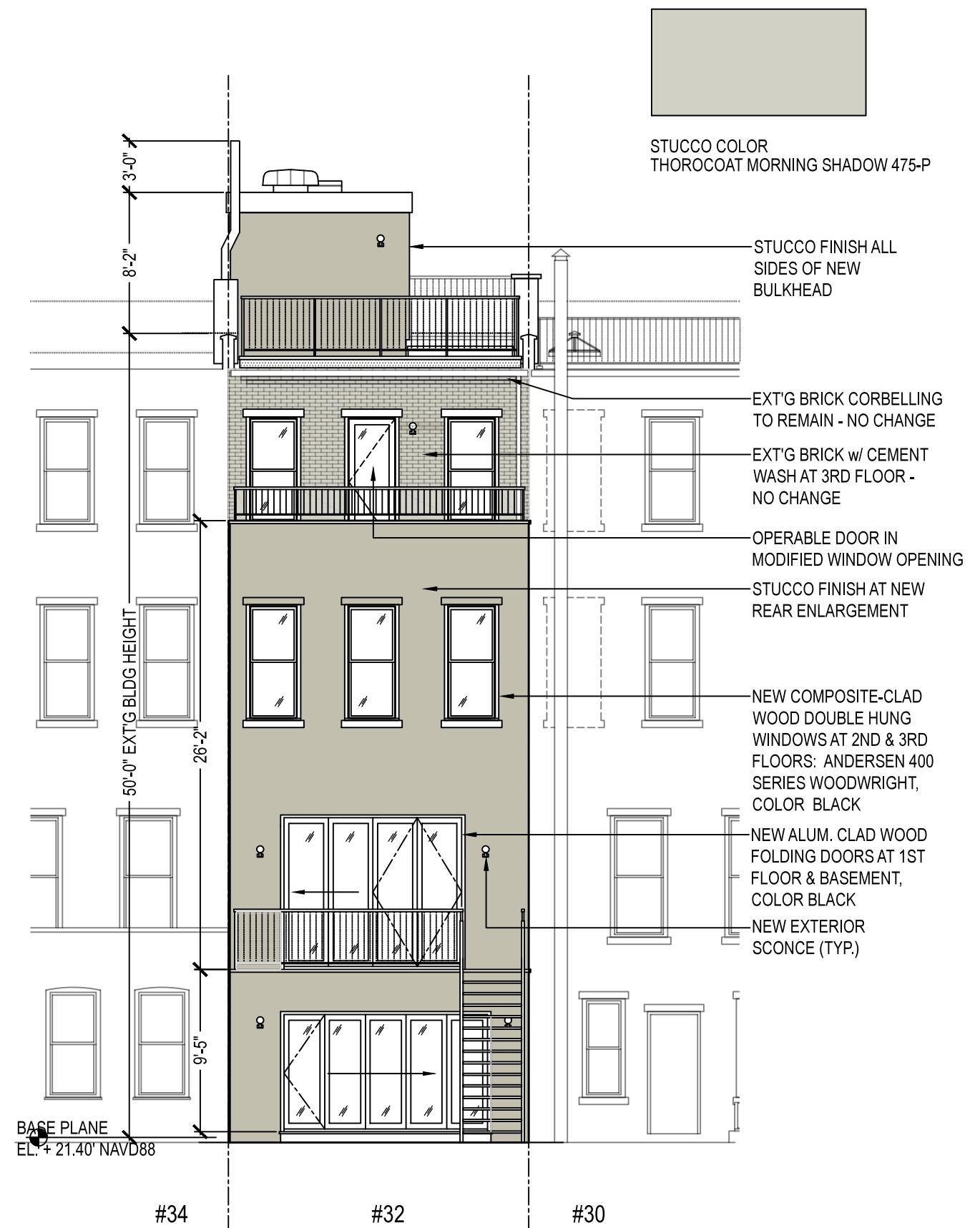
LPC-008

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



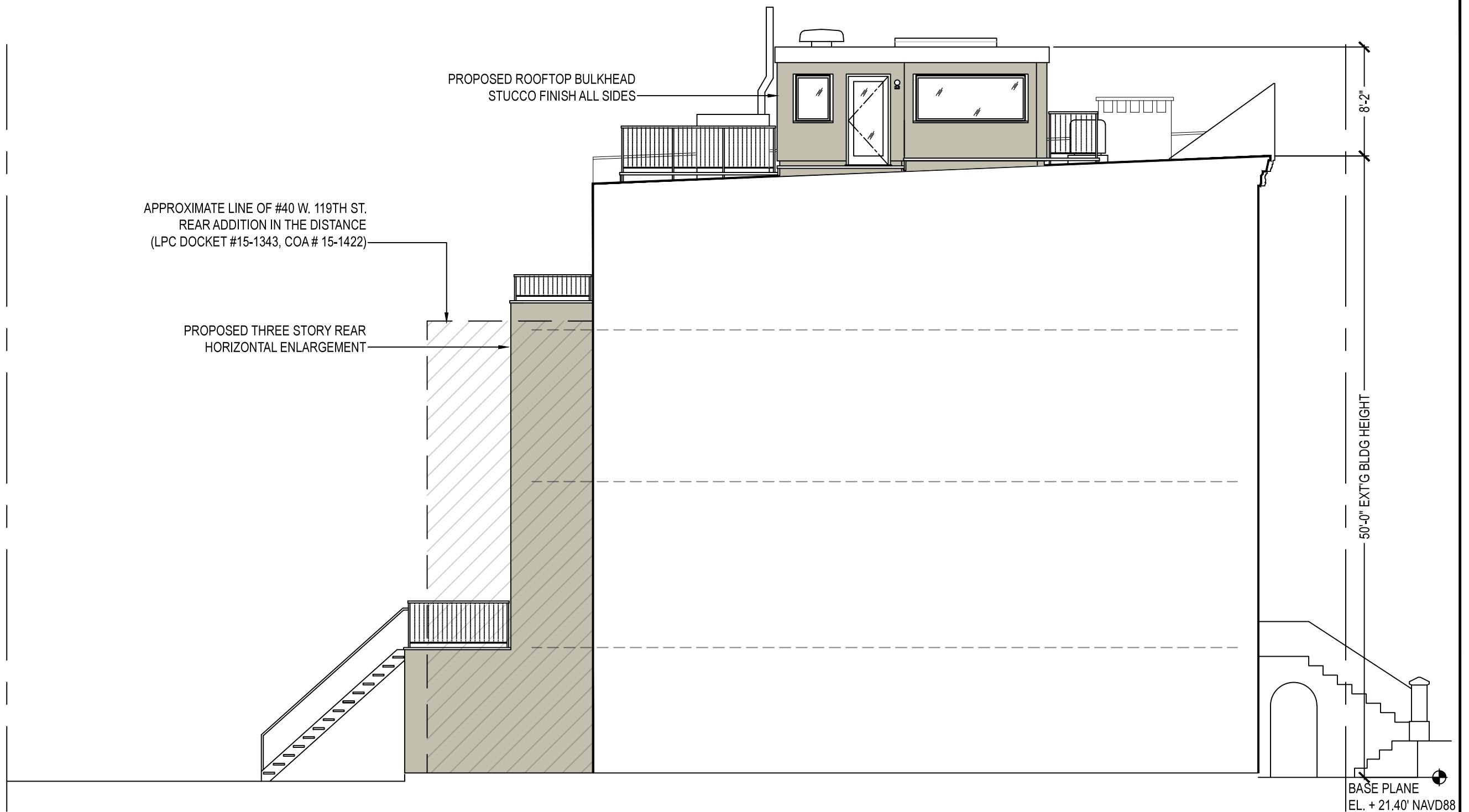
REAR ELEVATION PROPOSED



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



EAST ELEVATION WITH REAR ENLARGEMENT AND BULKHEAD



LPC-010

VIEW TO THE WEST

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



VIEW 'D'



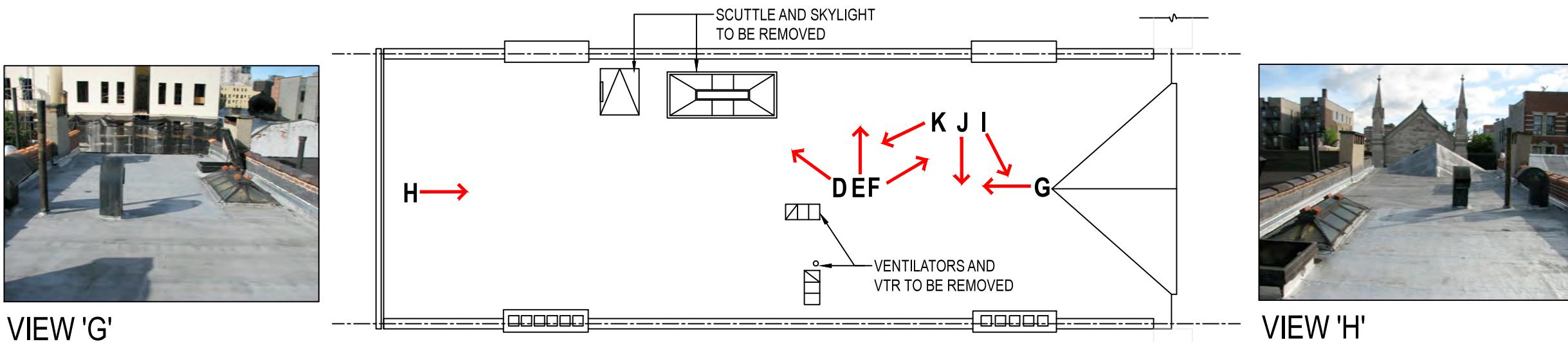
VIEW 'E'



VIEW 'F'

32 W 119TH STREET
 NEW YORK, NY 10026

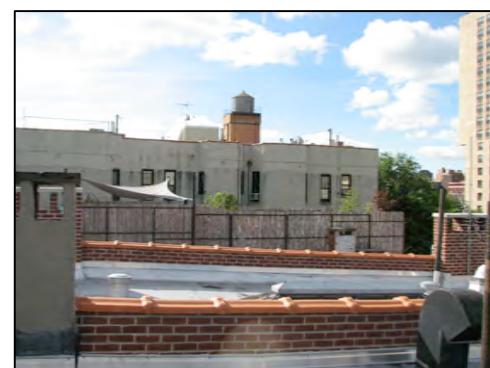
BLOCK: 1717 LOT: 50
 LOT AREA: 1766 SF
 LOT FRONTAGE: 17.5'
 LOT DEPTH: 100.92'
 COMMUNITY BOARD: 10



VIEW TO THE EAST



VIEW 'I'

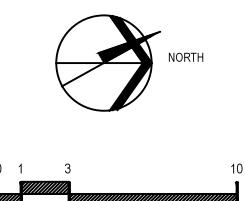


VIEW 'J'



VIEW 'K'

EXISTING ROOF
 AND VICINITY



0 1 3 10

LPC-011



VIEW 'L'



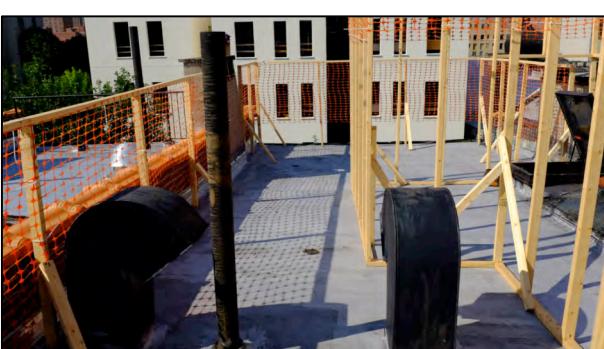
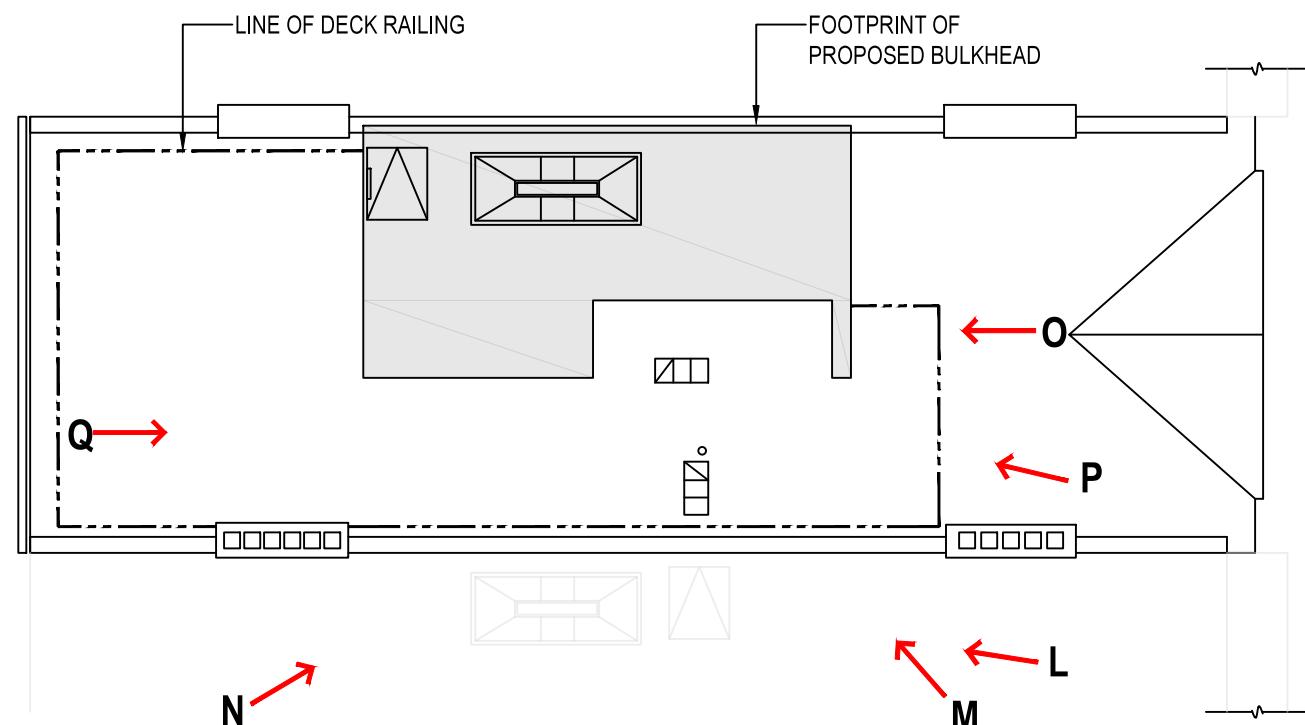
VIEW 'M'



VIEW 'N'

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 'O'

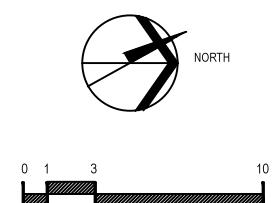


VIEW 'P'



VIEW 'Q'

ROOF WITH
 MOCK-UP



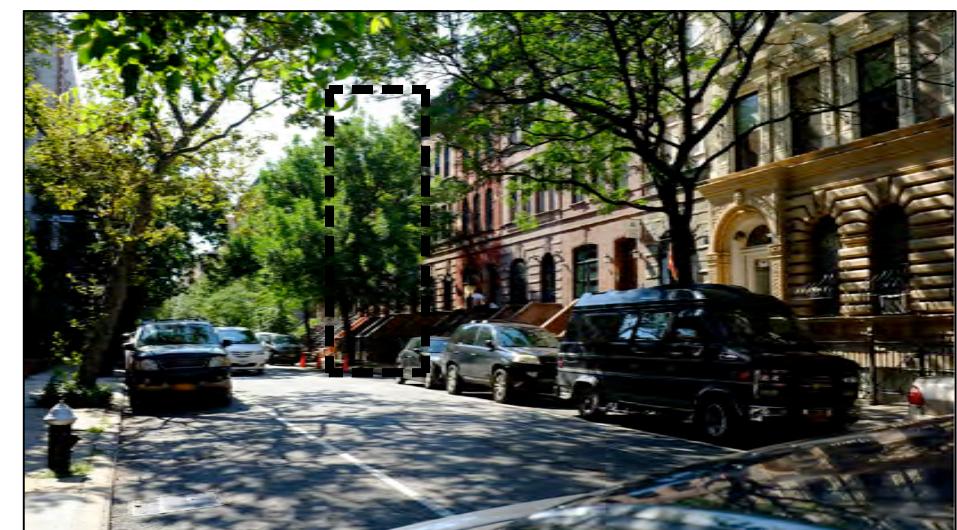
LPC-012



LOCATION 'U'



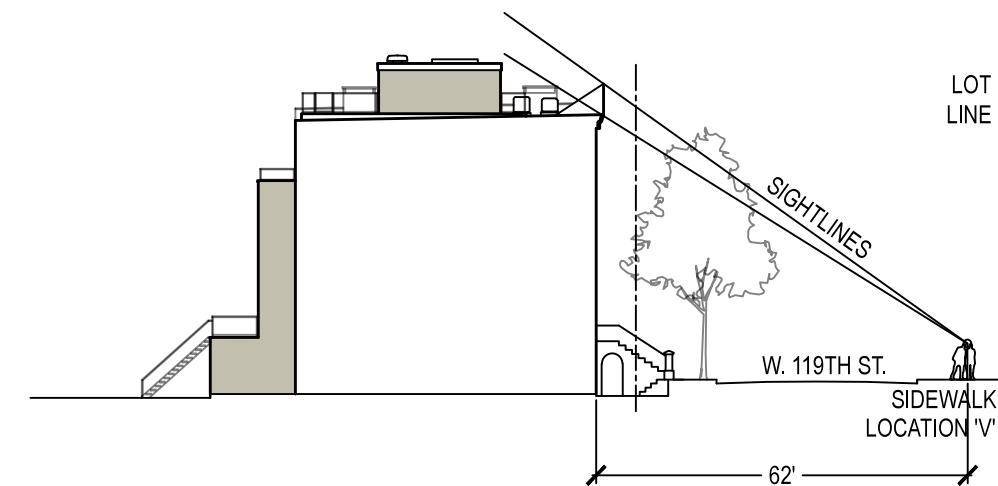
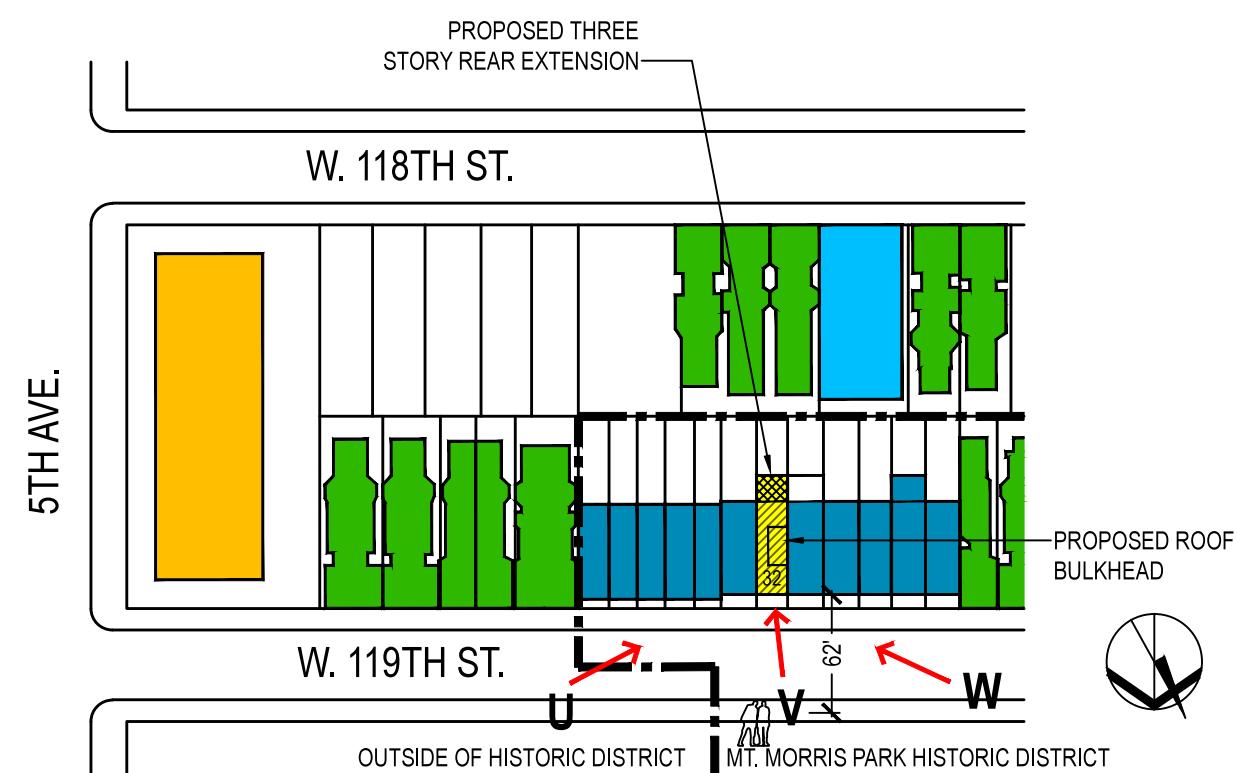
LOCATION 'V'



LOCATION 'W'

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

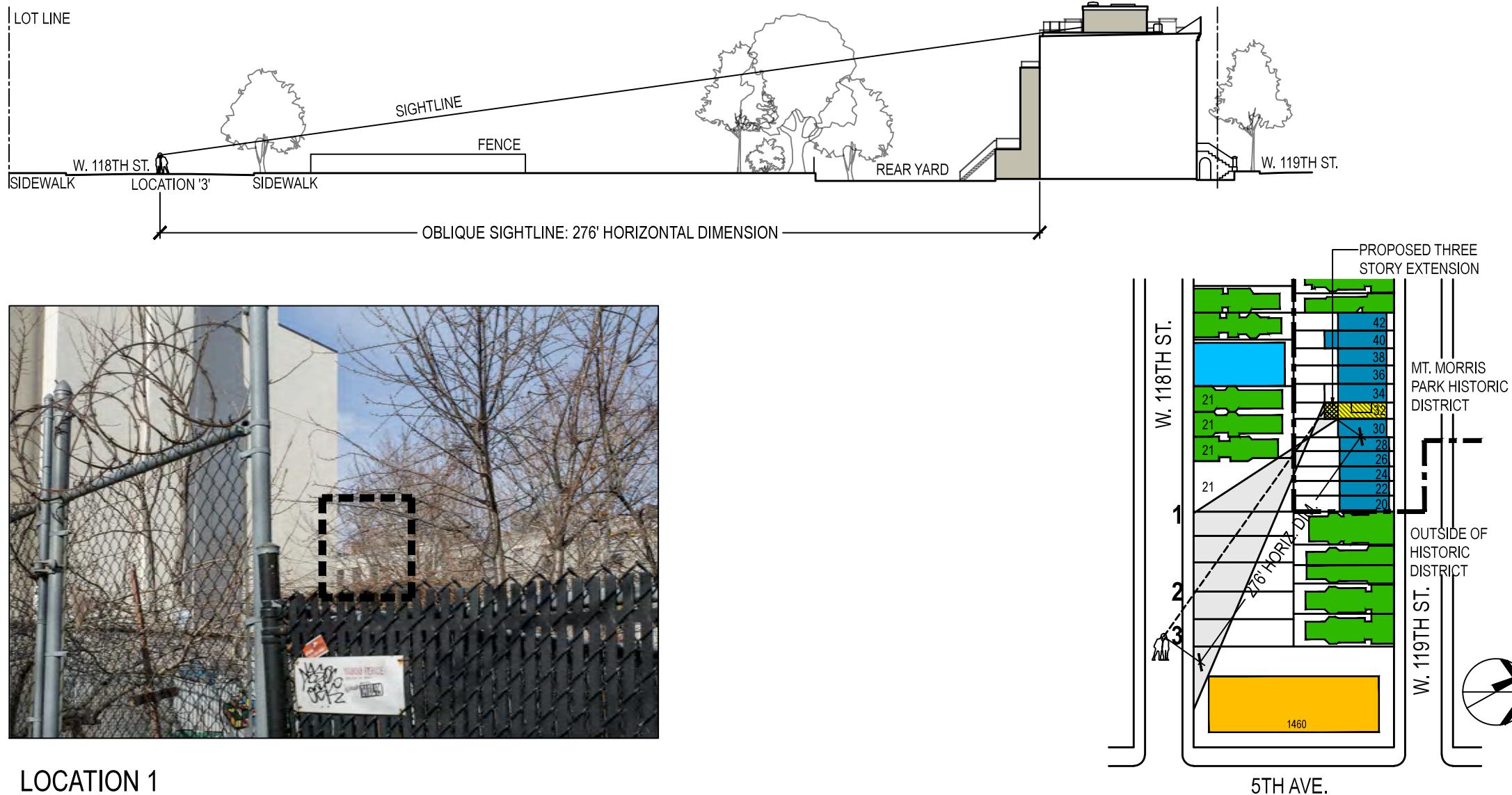


WEST 119TH ST.
 SIGHTLINES WITH
 MOCK-UP

LPC-013

32 W 119TH STREET
 NEW YORK, NY 10026

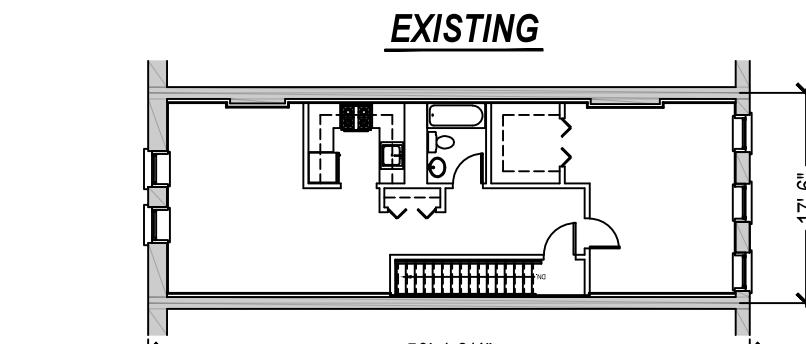
BLOCK: 1717 LOT: 50
 LOT AREA: 1766 SF
 LOT FRONTAGE: 17.5'
 LOT DEPTH: 100.92'
 COMMUNITY BOARD: 10



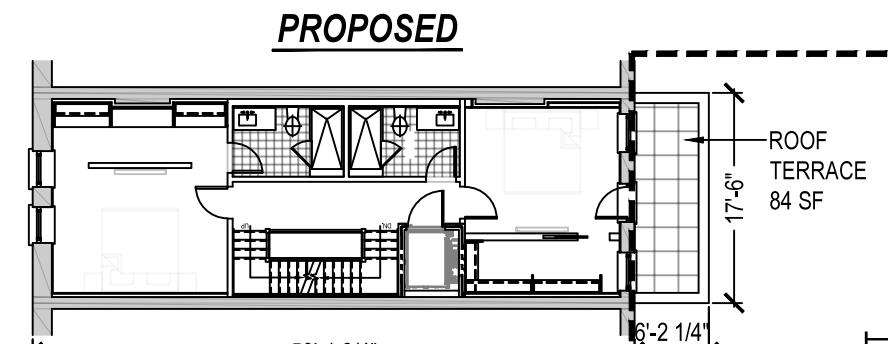
1	2016.07.22
NO.	DATE
ISSUES	

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

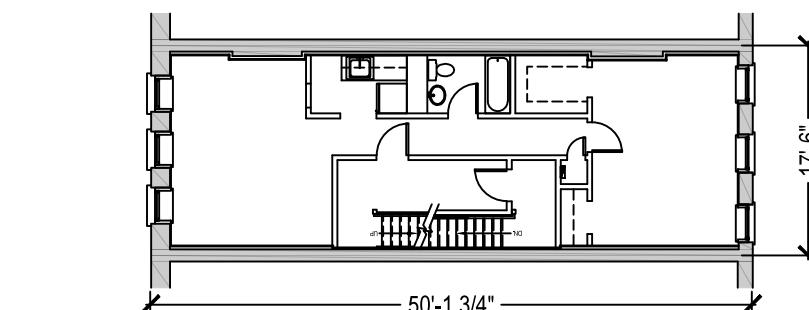
LPC-014



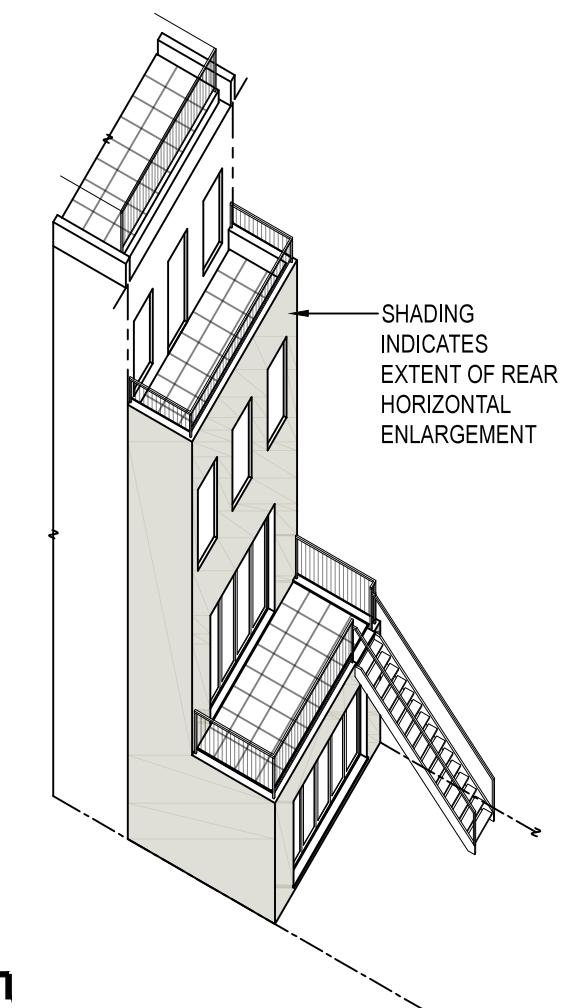
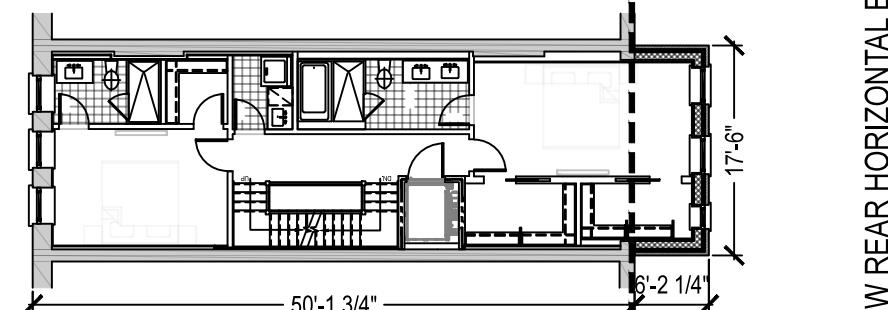
3RD FLOOR



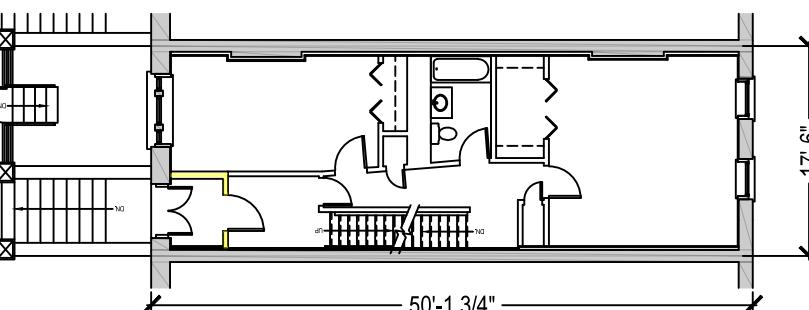
EXTENT OF NEW REAR HORIZONTAL ENLARGEMENT



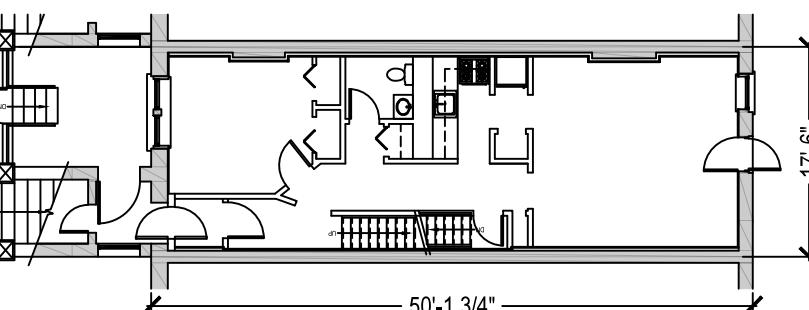
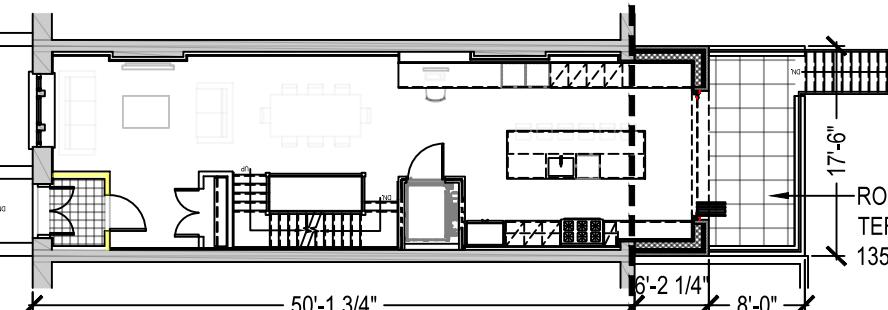
2ND FLOOR



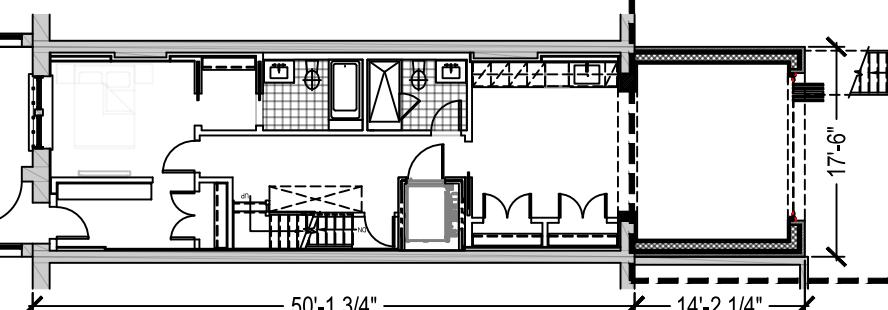
PARTIAL AXONOMETRIC :
NEW REAR HORIZONTAL ENLARGEMENT



1ST FLOOR



BASEMENT



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

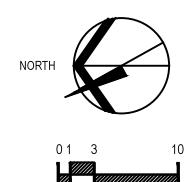
BLOCK: 1717 LOT: 50
LOT AREA: 1766 SF
LOT FRONTAGE: 17.5'
LOT DEPTH: 100.92'
COMMUNITY BOARD: 10

1 2016.07.22

NO. DATE

ISSUES

PROPOSED WORK:
REAR ENLARGEMENT



LPC-015