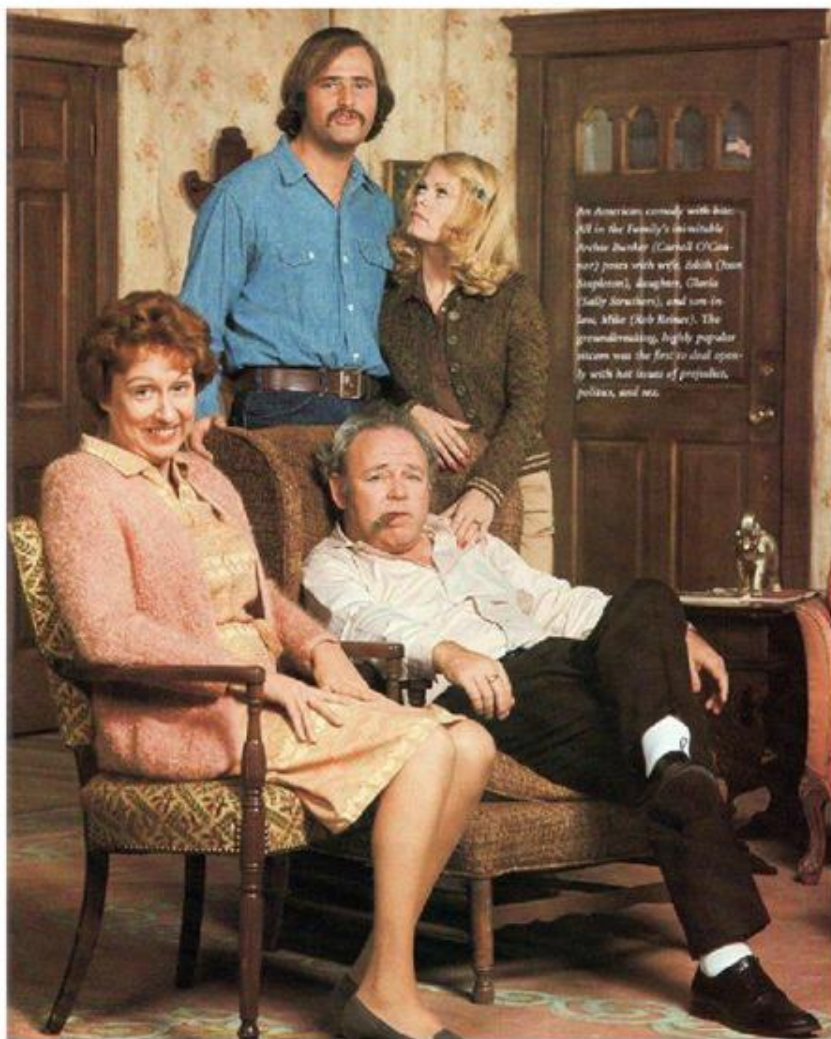


# UNPACKING THE HOME

STAN ALLEN ARCHITECT  
RAFI SEGAL A+U



ALL IN THE FAMILY



MODERN FAMILY







WHITESTONE, QUEENS, NY



**MIDTOWN MANHATTAN, NY**

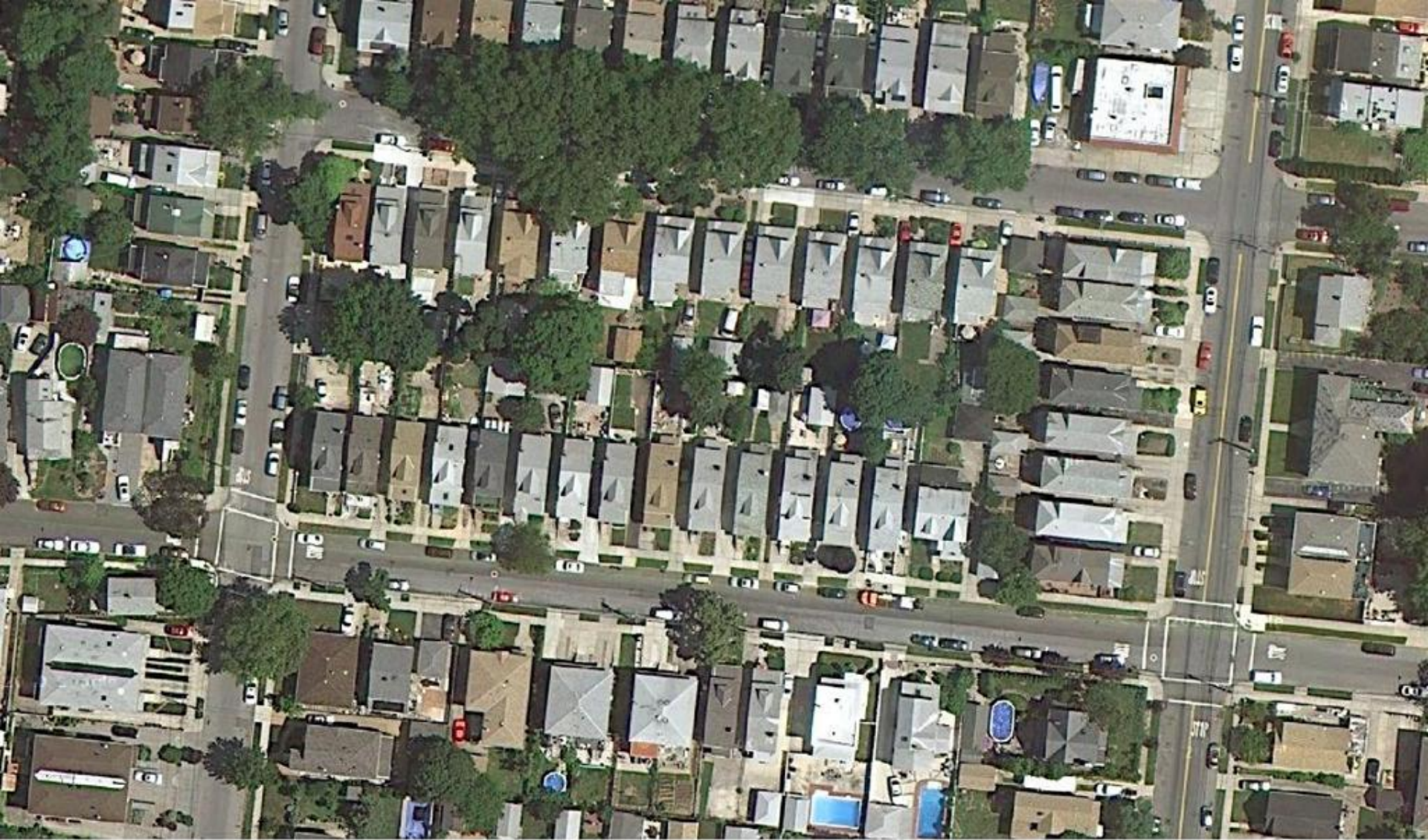


INWOOD, MANHATTAN, NY

# **UNDER ONE ROOF**

**WHITESTONE, QUEENS, NY**  
**ZONING: R3A<sup>1</sup>**  
**F.A.R. 0.5**





147TH STREET AND 17TH AVENUE,  
QUEENS



1471

**DUNKIN' DONUTS**  
**Baskin Robbins**  
OPEN 24 HOURS

WARNING  
PEDESTRIAN TRAFFIC AT  
CROSSING

동동동거스  
공주미용실  
FRANCHISEE: 718-596-4284



환영 20주년 기념 잔치

한양마트 20년을 함께해온 뉴욕의 쇼핑명소 H&Y



HANYANG

HANYANG

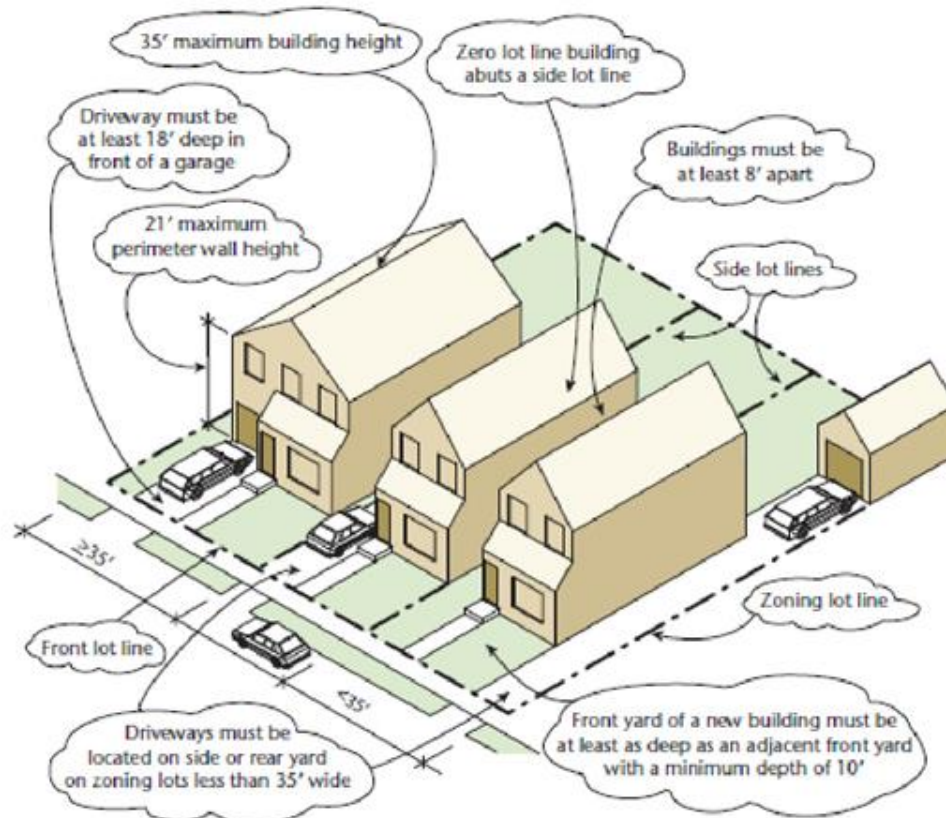
美嘉集團  
Micarole Group  
220 Avenue N, Bayside, NY 11006

환영 꽃 미술 Flower Art  
OPEN





월간  
부동산  
투동산  
REAL ESTATE MAGAZINE



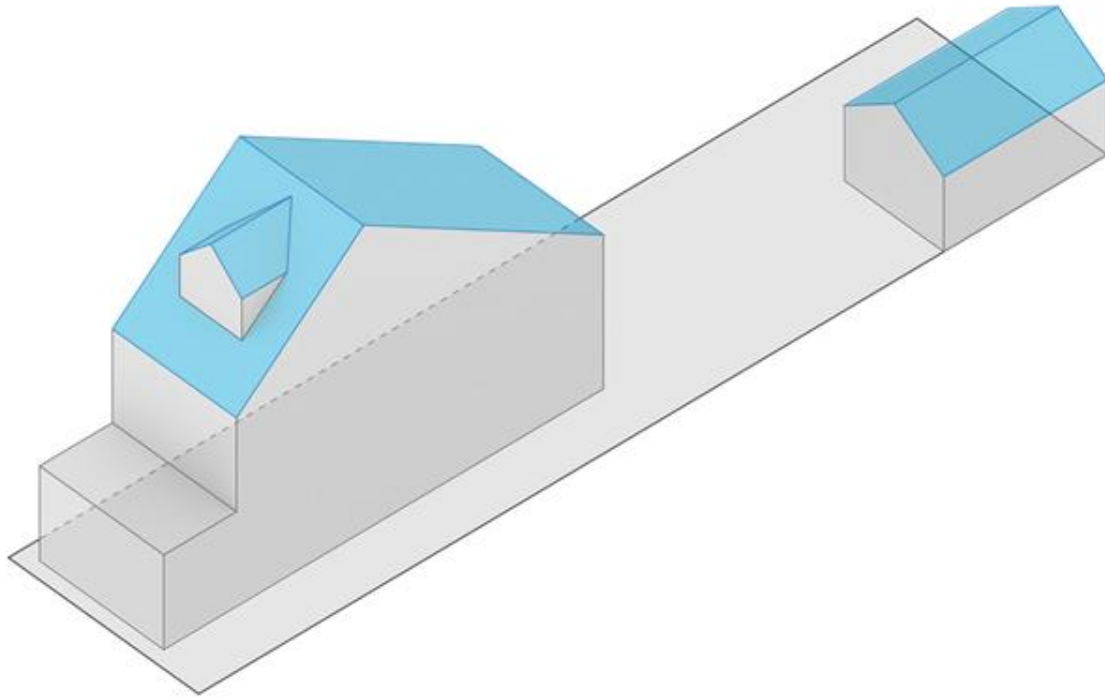
Single- and Two-Family Detached Residences										
R3A <sup>1</sup>	Lot Width (min)	Lot Area (min)	FAR (max)	Front Yard (min)	Rear Yard (min)	Side Yards <sup>4</sup> (min)		Building Height/Perimeter Wall (max)	Required Parking (min)	
						#	Total			Each
	25 ft	2,375 sf	0.35 <sup>2</sup>	10 ft <sup>3</sup>	30 ft	2	8 ft	na	35 ft/21 ft	1 per dwelling unit

<sup>1</sup> Regulations may differ in Lower Density Growth Management Areas

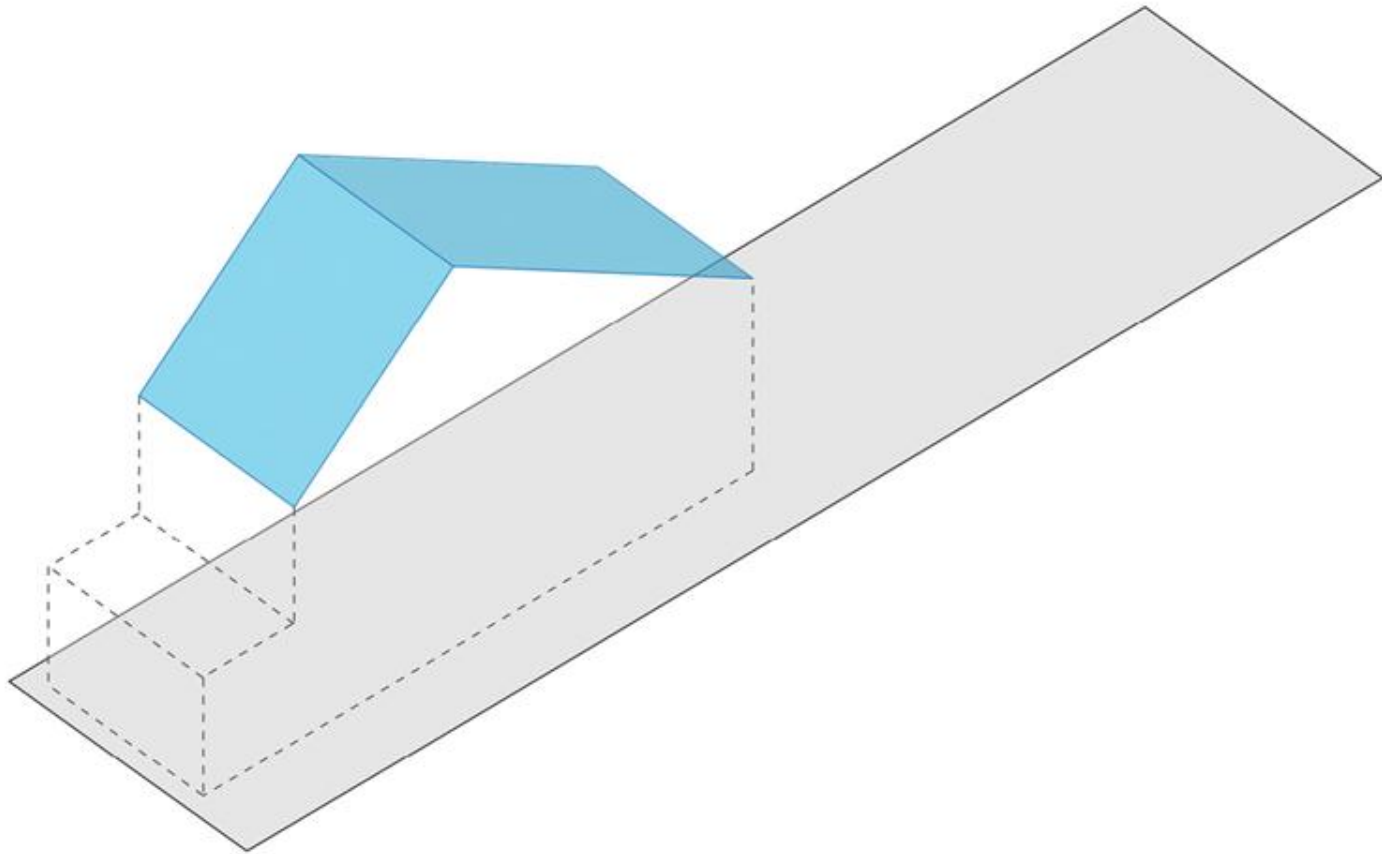
<sup>2</sup> FAR may be increased up to 20% for attic allowance

<sup>3</sup> Front yard must be at least as deep as an adjacent front yard with a minimum depth of 10 feet

<sup>4</sup> Zero lot line buildings require only one side yard at least 8 feet wide; minimum of 8 feet required between buildings on adjacent zoning lots

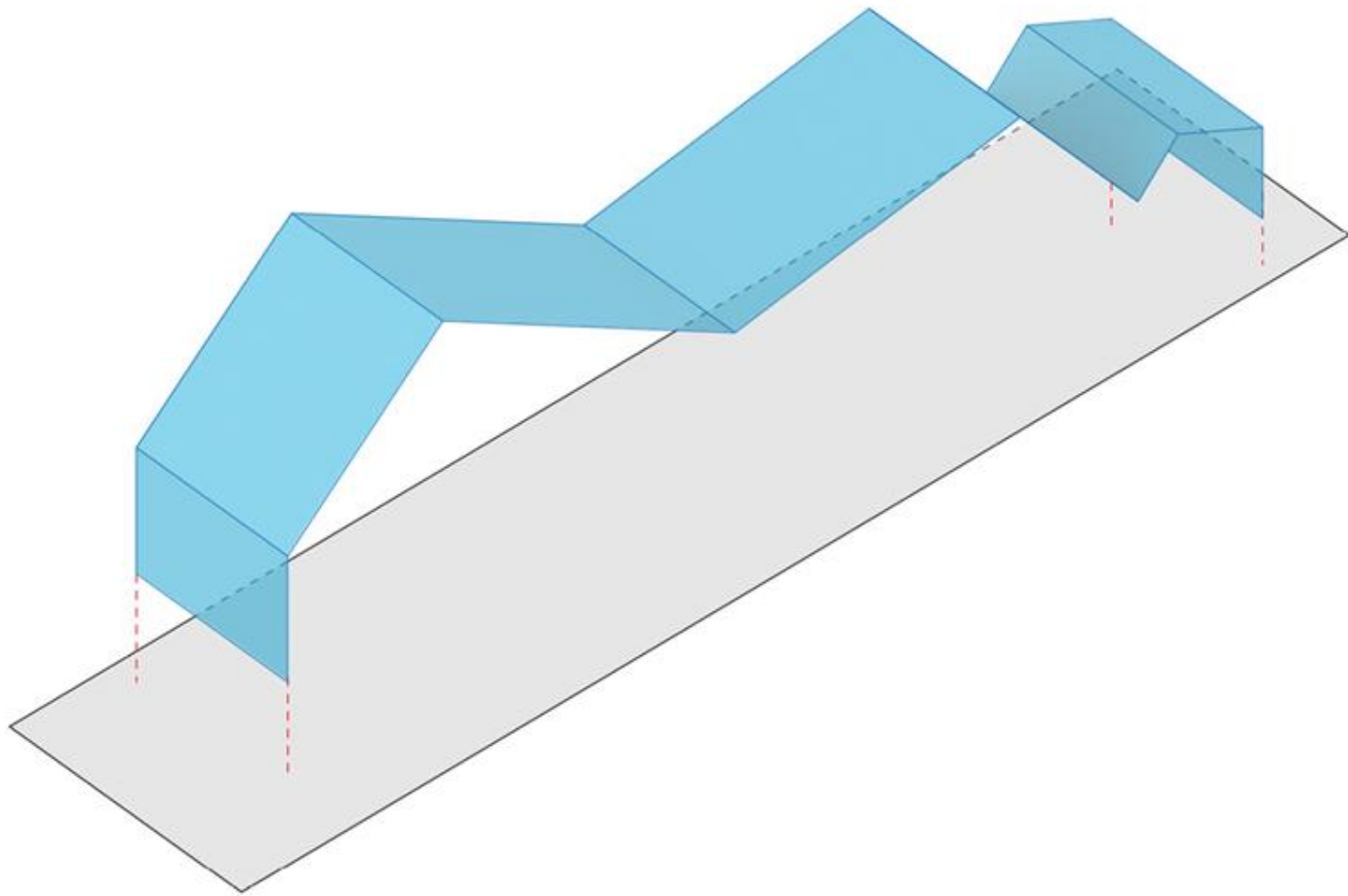


**EXISTING LOT CONFIGURATION**

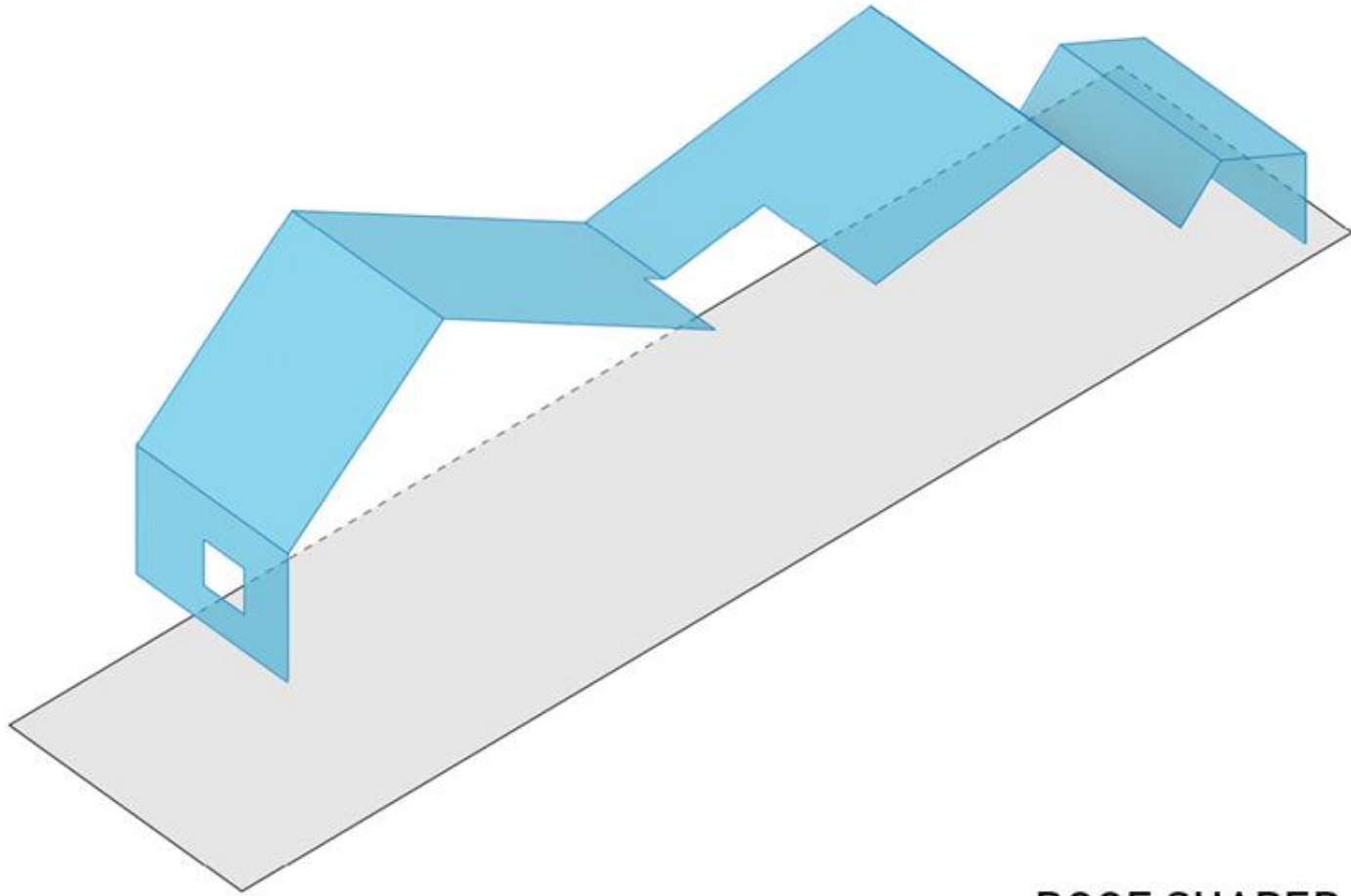


**PRIMARY ROOF SHAPE RETAINED**

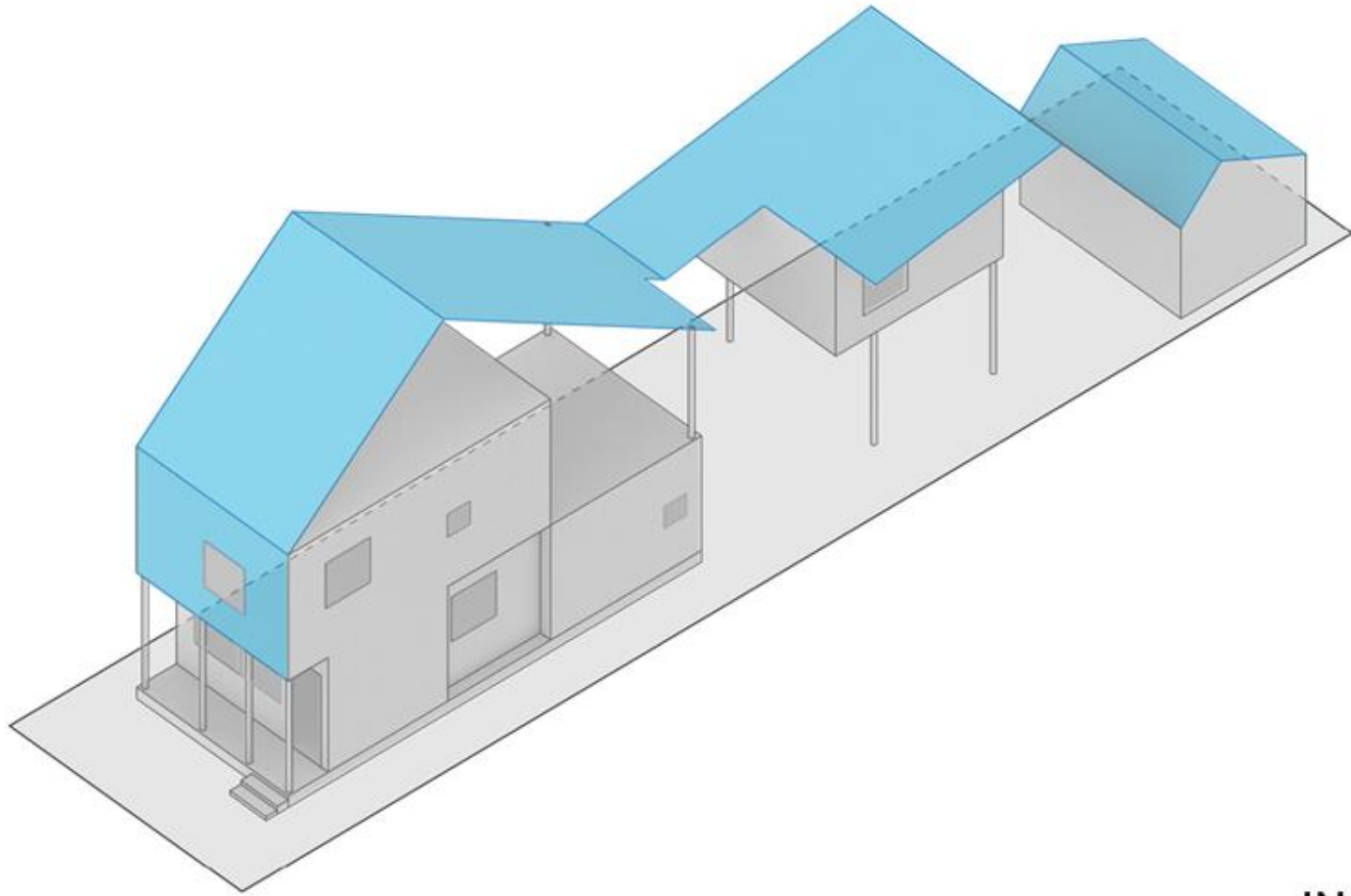




**ROOF EXTENDED TO COVER LOT**



**ROOF SHAPED ACCORDING  
TO LOCAL CONDITIONS**

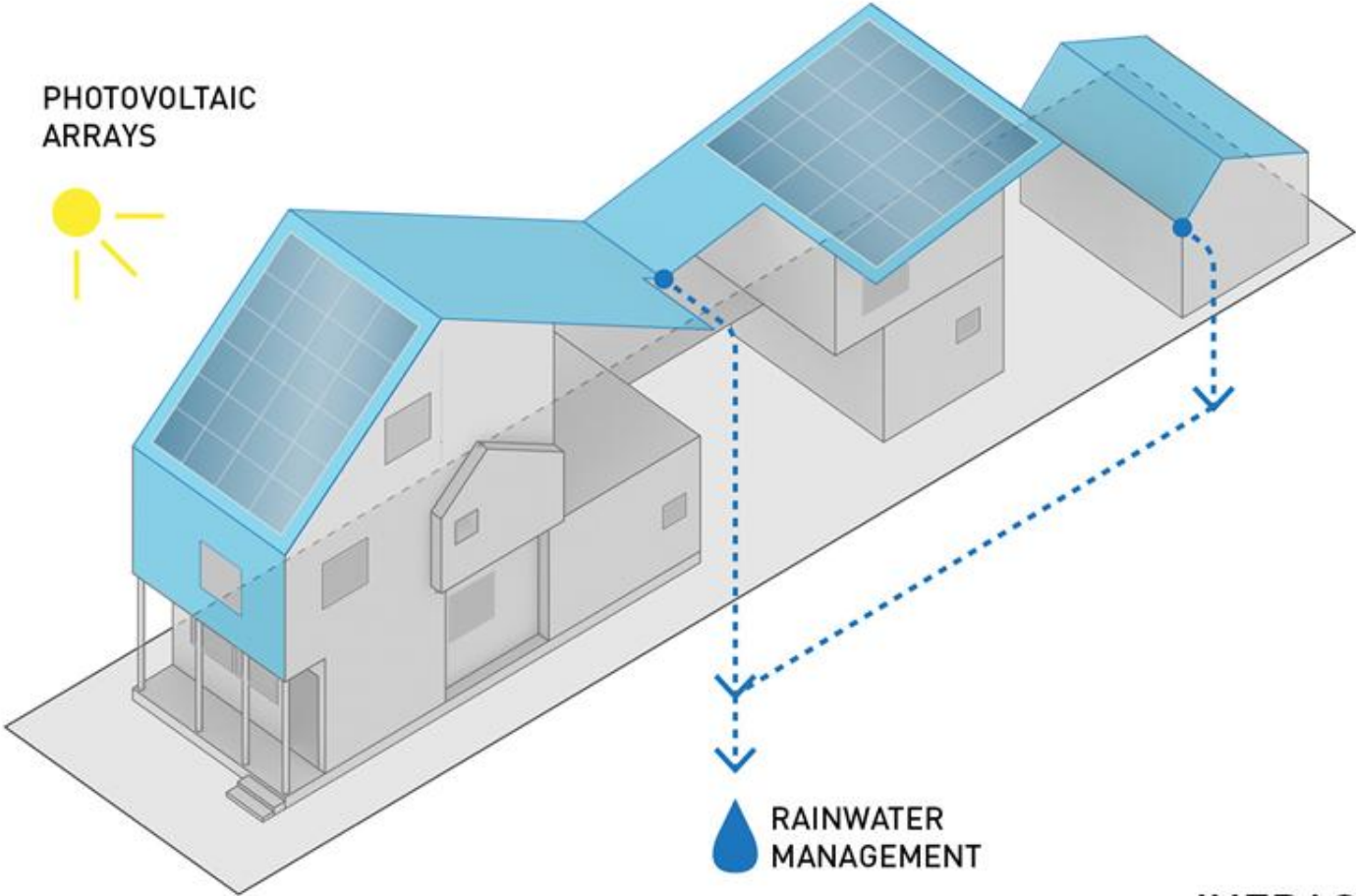


**INITIAL INFILL  
UNDER ROOF**



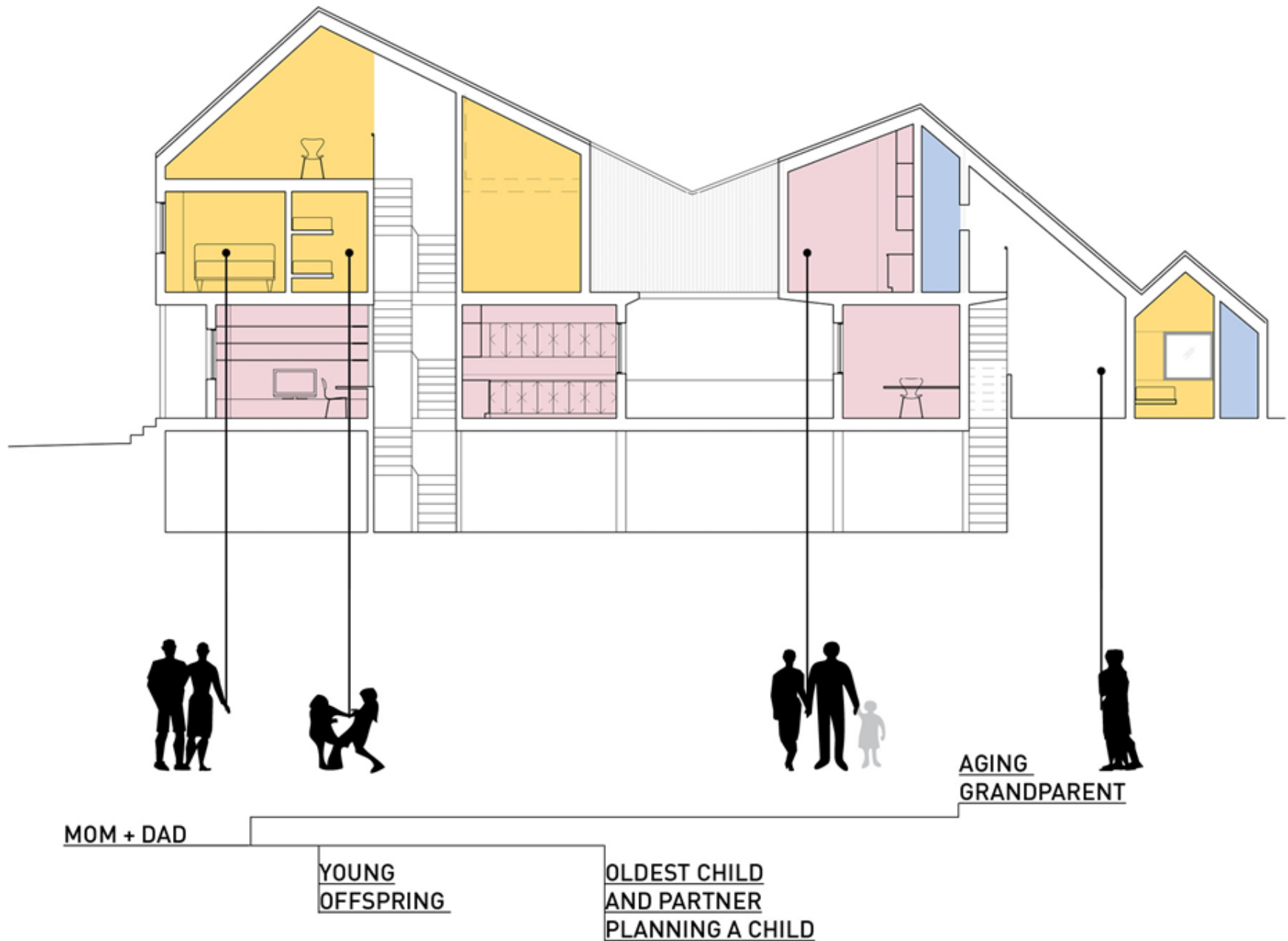
**SUBSEQUENT INFILL**

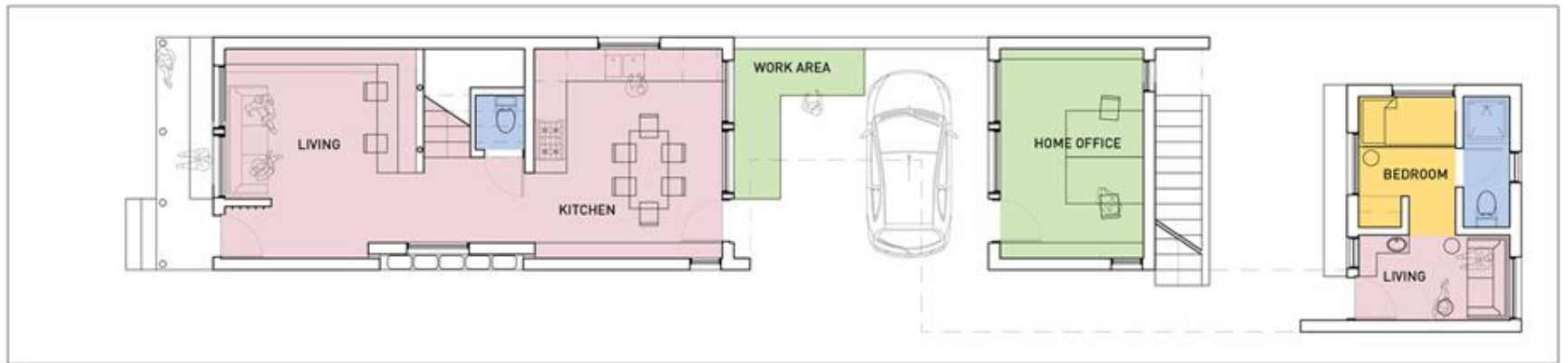
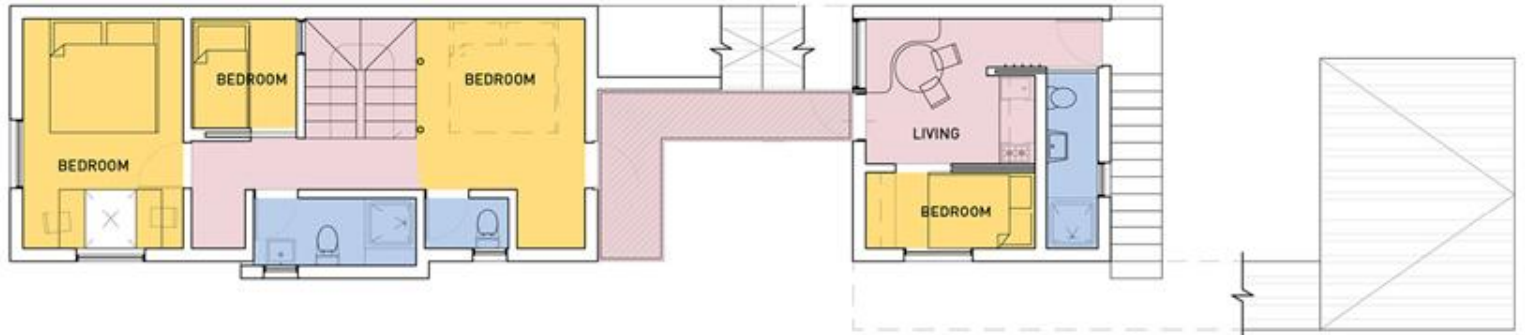
PHOTOVOLTAIC  
ARRAYS



RAINWATER  
MANAGEMENT

INFRASTRUCTURAL  
ROOF COMPONENTS





## PLANS

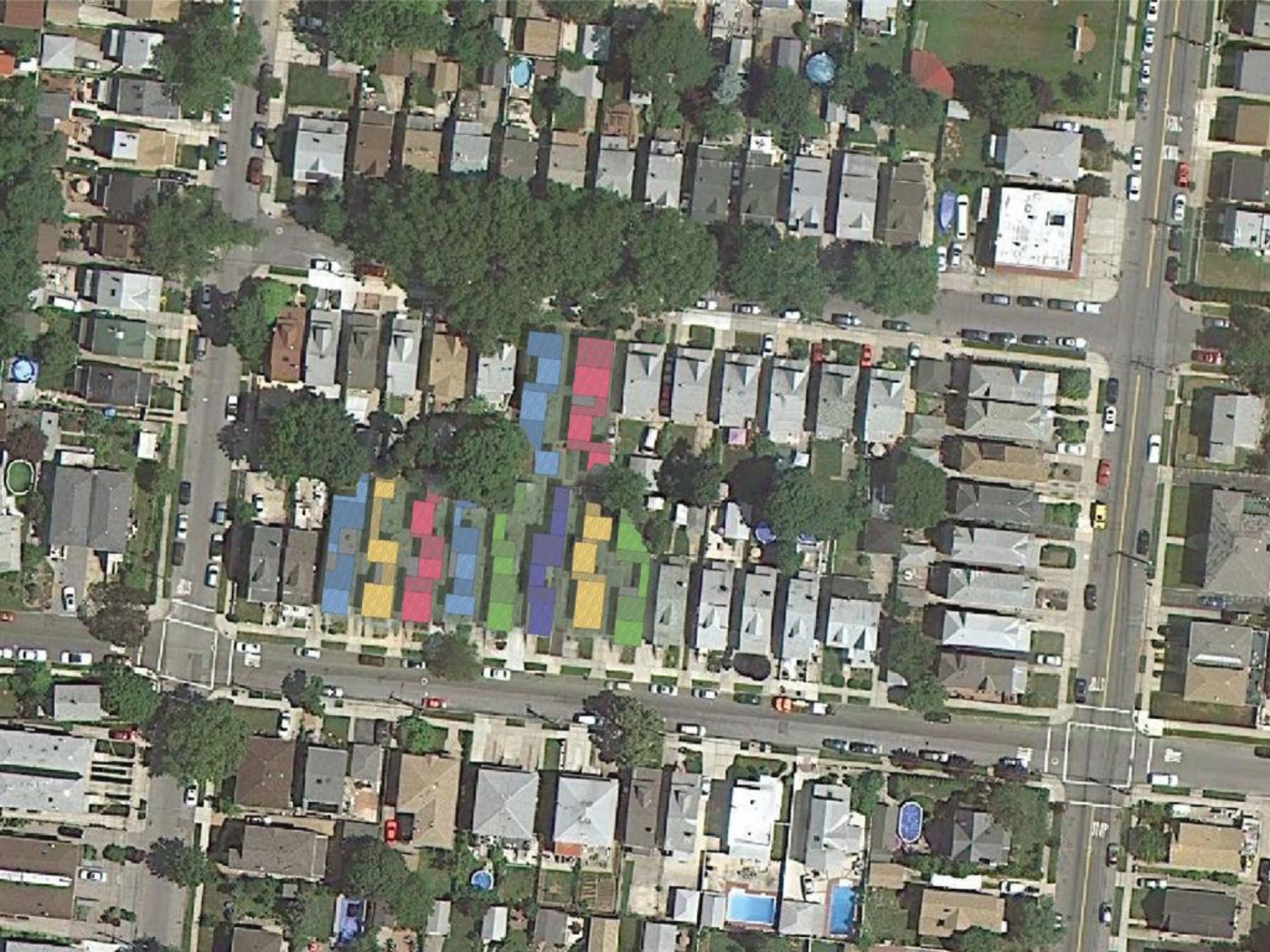
Roofprint: 1154 sf

Plot size: 2300 sf (F.A.R. 0.5)











279 147th ST.

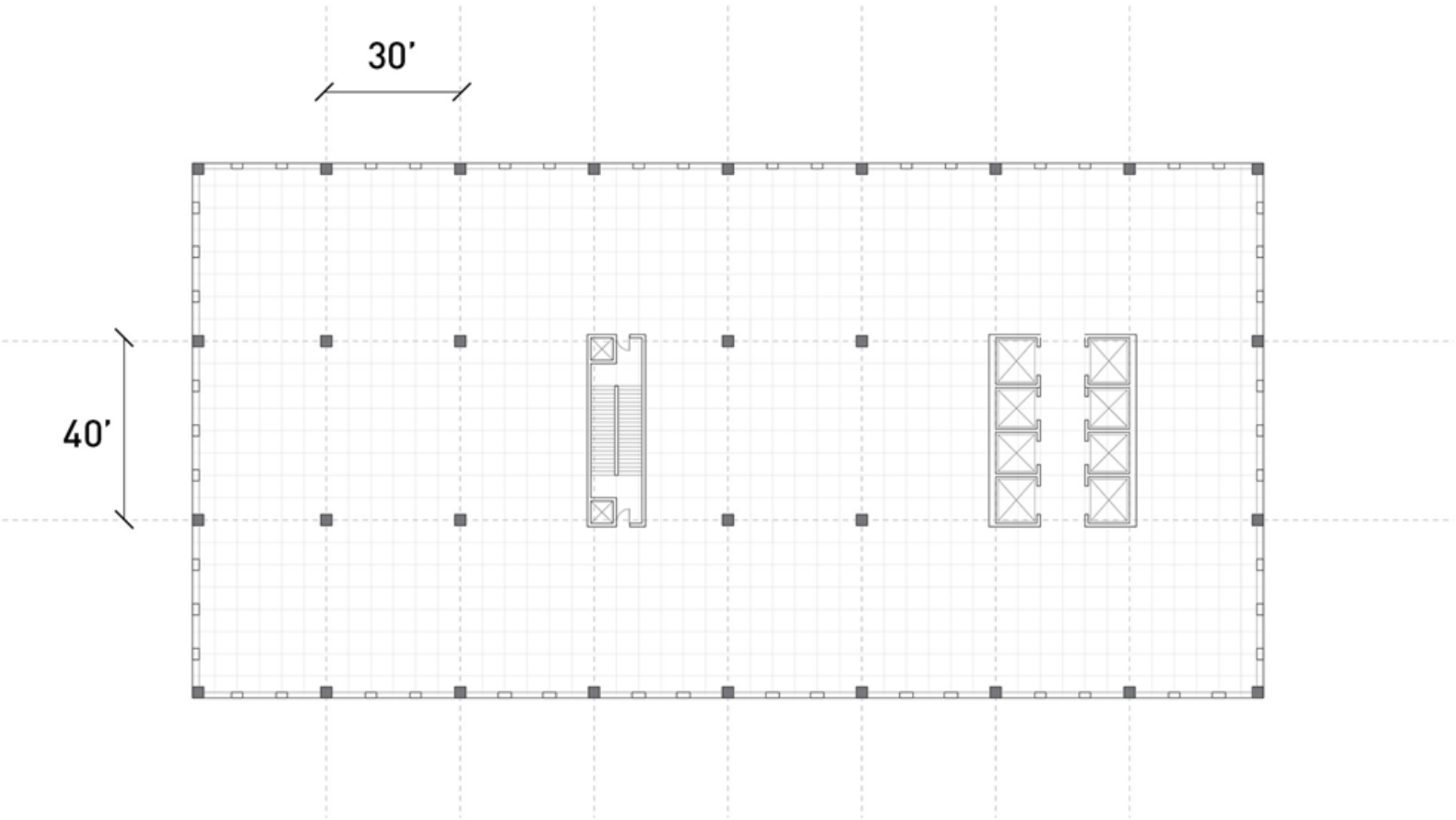
**3 FOR 2**

55TH ST & 3RD AVE  
NEW YORK, NY

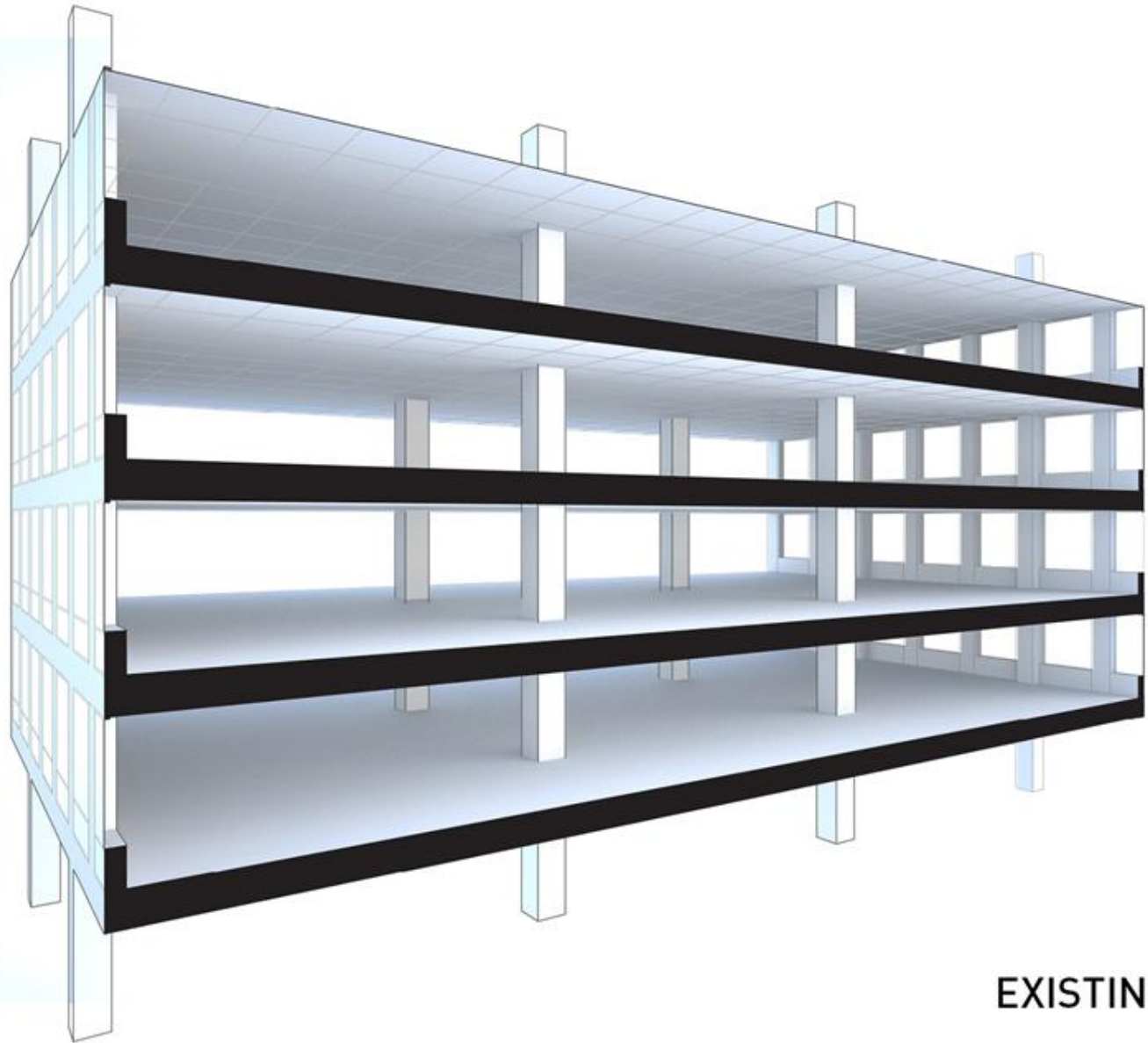
ZONING: C6-6  
COMMERCIAL F.A.R. 15  
RESIDENTIAL F.A.R. 10



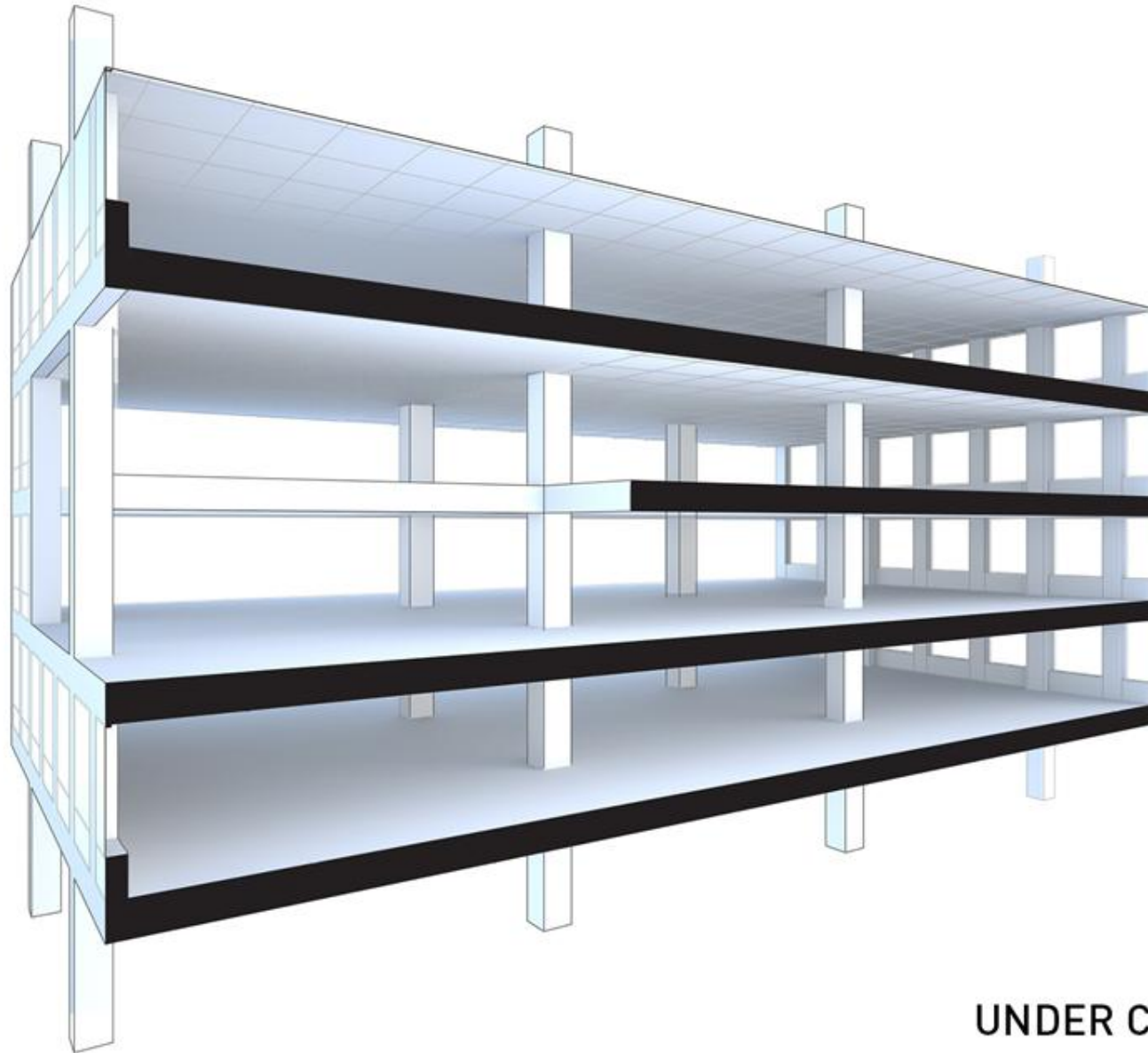
**TO SAVE A SALOON:** Artist's rendering of 45-story office building planned for 919 Third Avenue, which will be built around P. J. Clarke's saloon, lower left, a picturesque landmark. The office building, between 53th and 58th Streets, will be a center for the carpet industry.



STRUCTURAL GRID

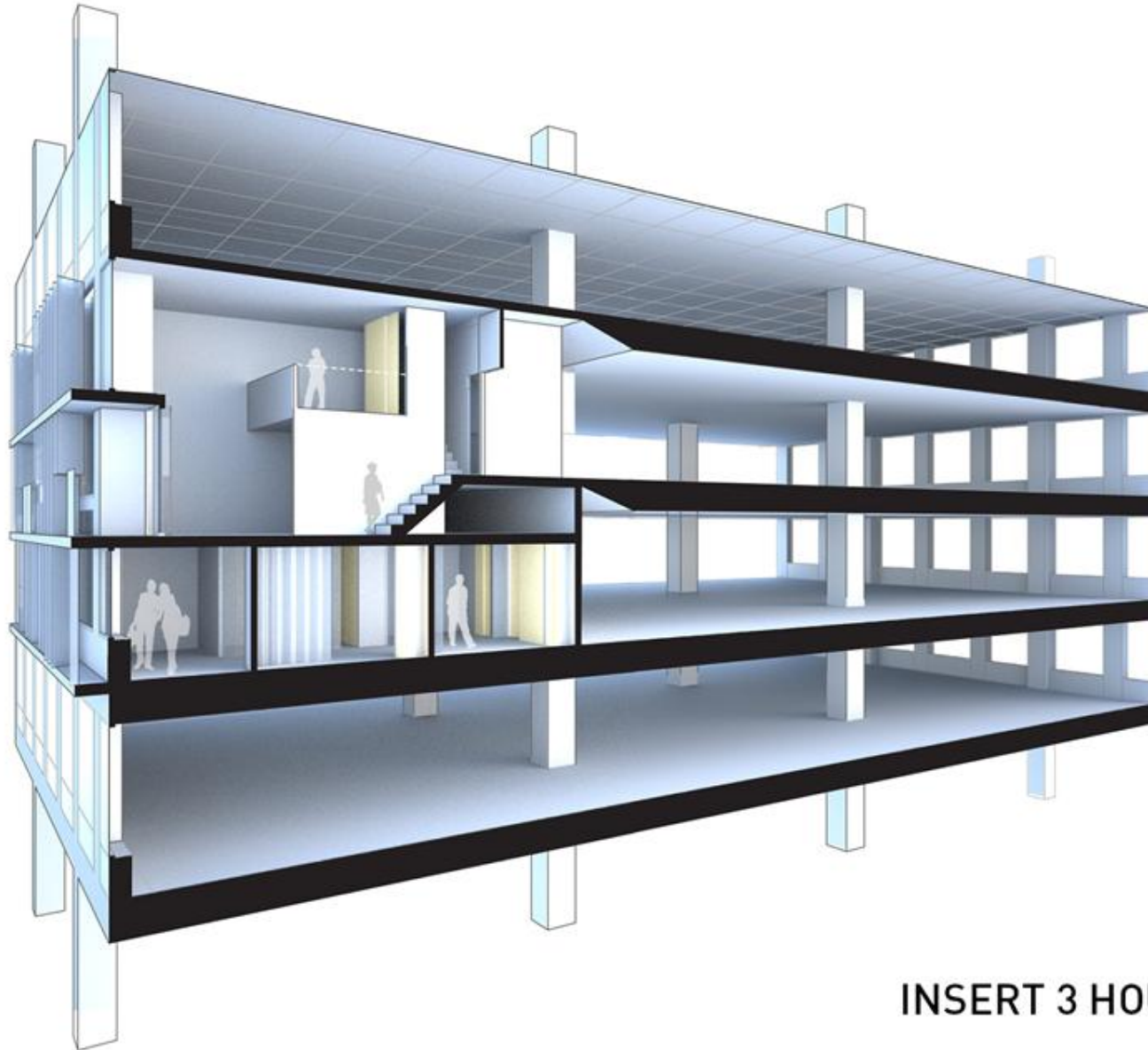


**EXISTING STRUCTURE**

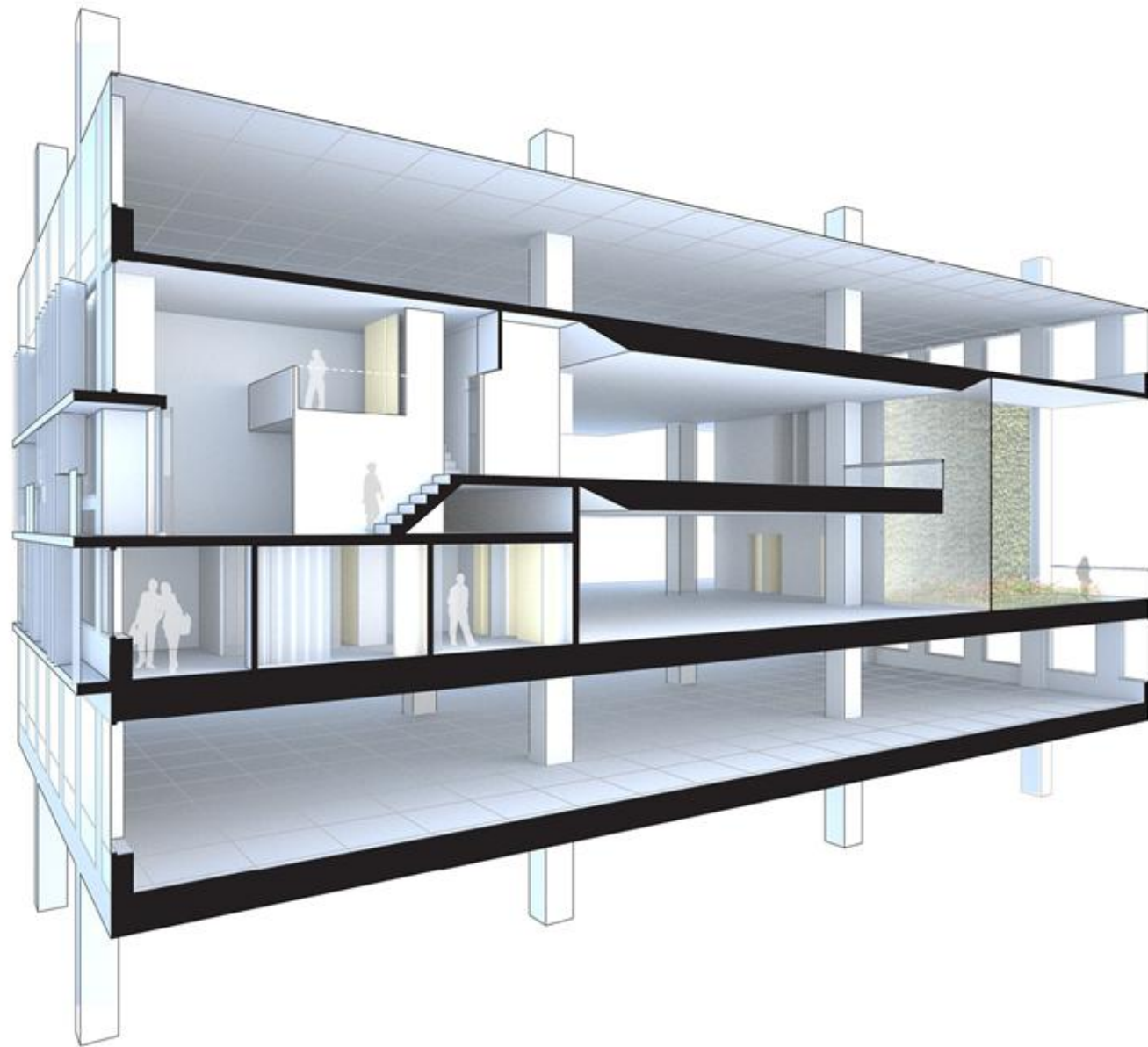


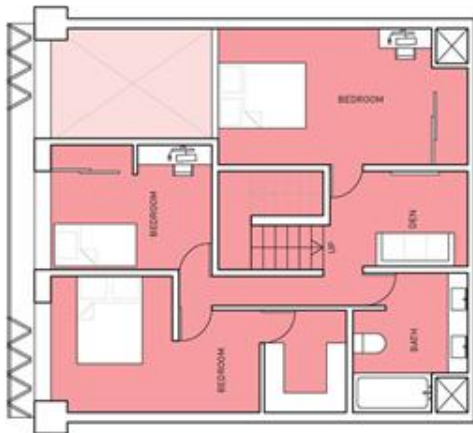
**UNDER CONSTRUCTION**



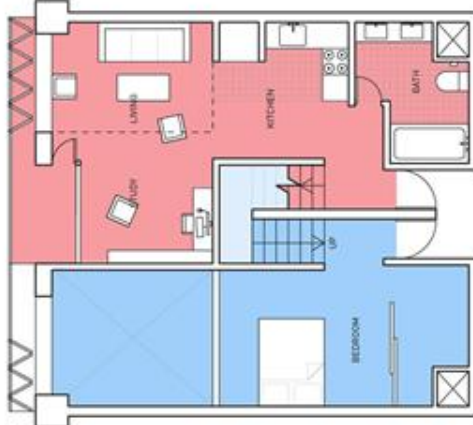


**INSERT 3 HOUSING FLOORS**

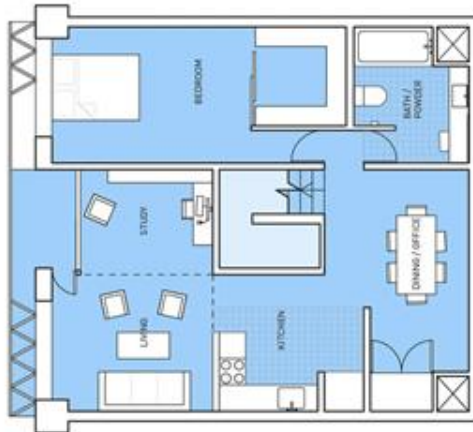




+1

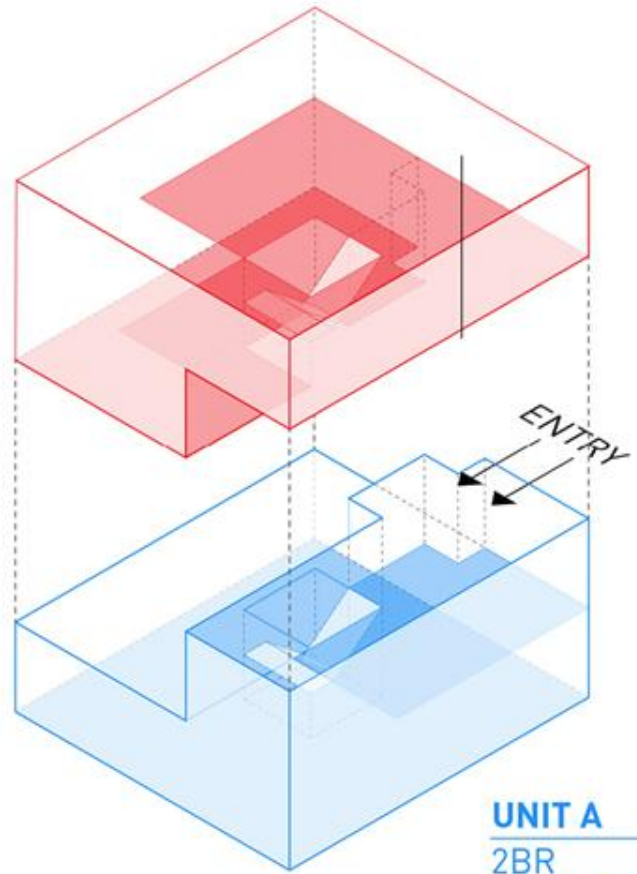


ENTRY



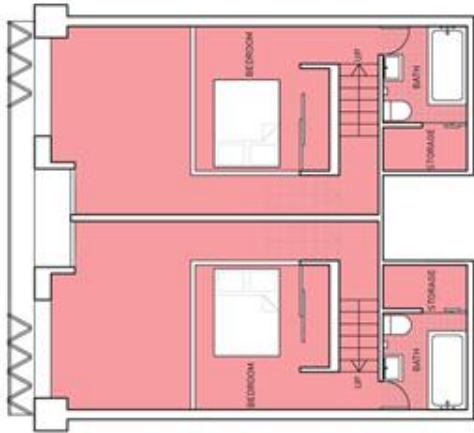
-1

**UNIT B**  
3BR  
1300 SQ. FT.



**UNIT A**  
2BR  
1150 SQ. FT.

“THE INTERLOCK”



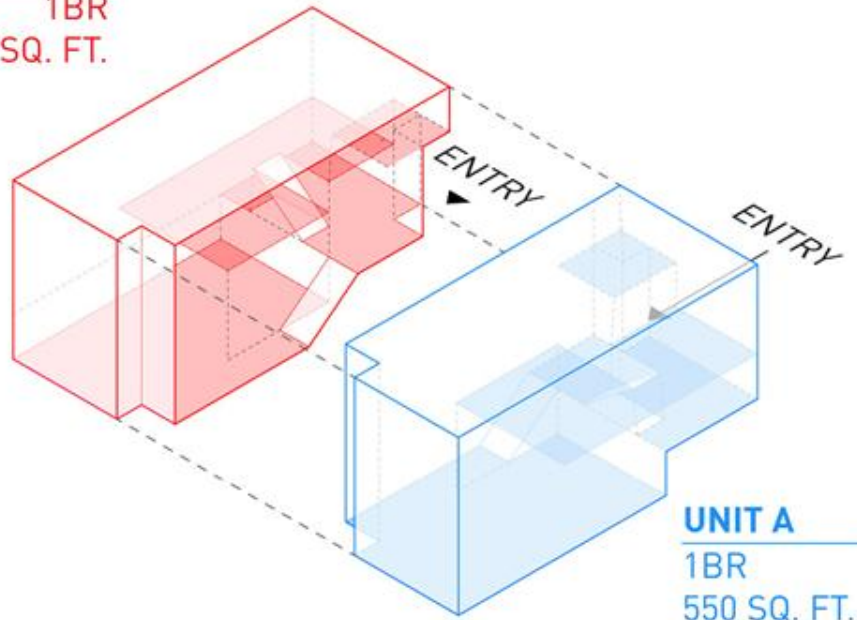
+1



ENTRY

-1

**UNIT B**  
1BR  
550 SQ. FT.

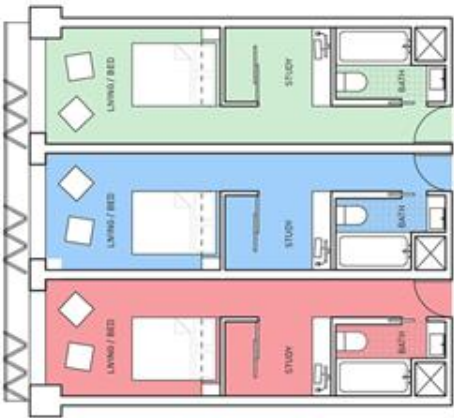


**UNIT A**  
1BR  
550 SQ. FT.

**"THE DUPLEX"**

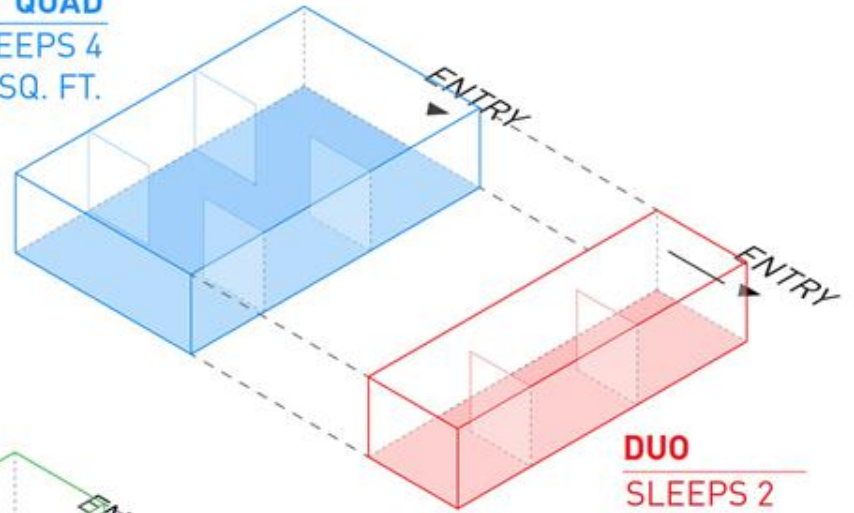


**QUAD + DUO**

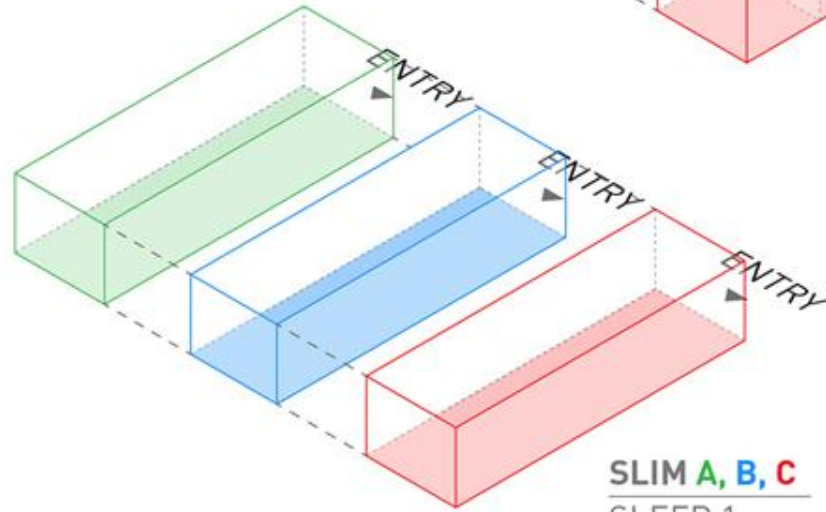


**SLIM**

**QUAD**  
SLEEPS 4  
600 SQ. FT.

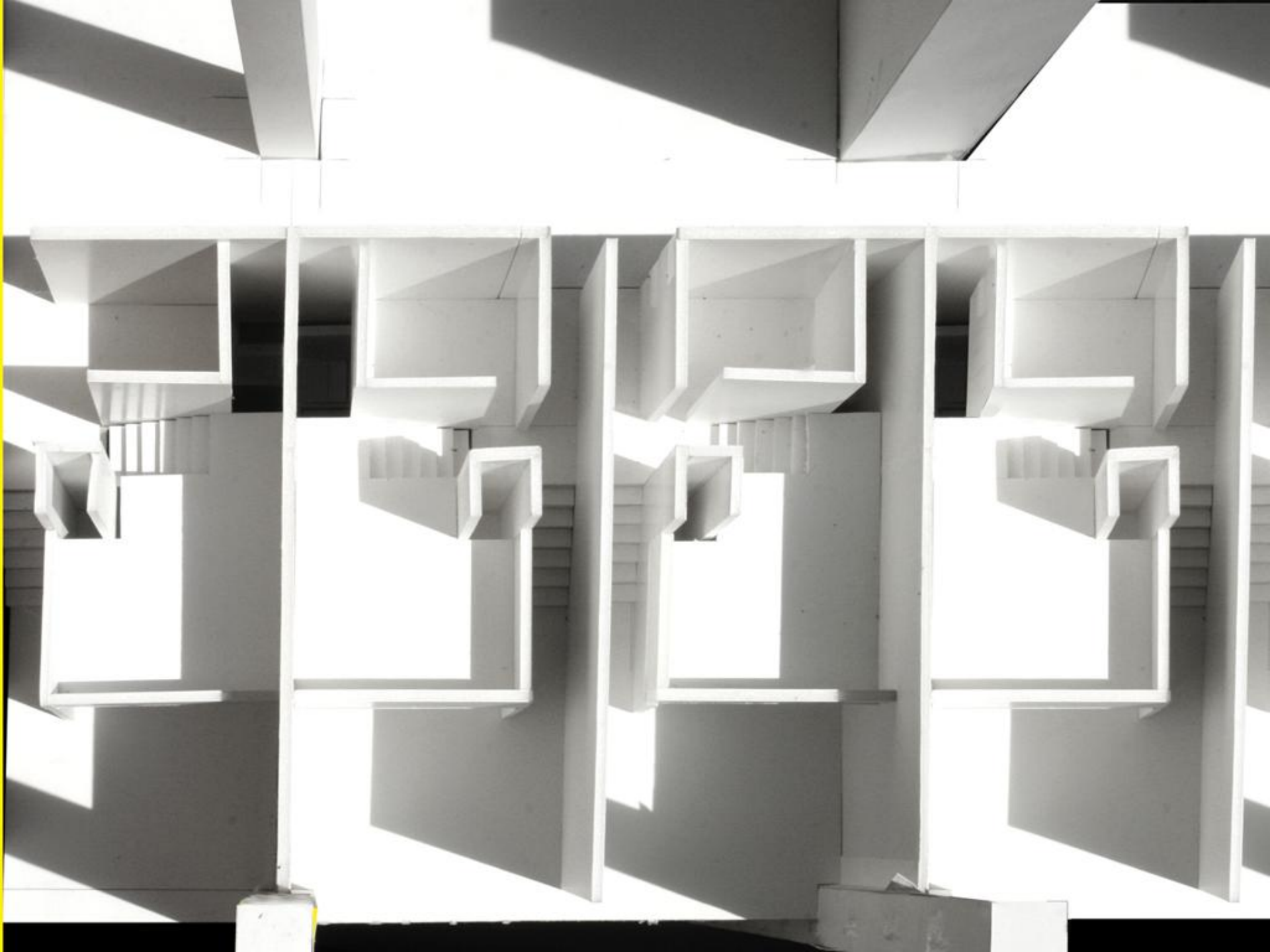


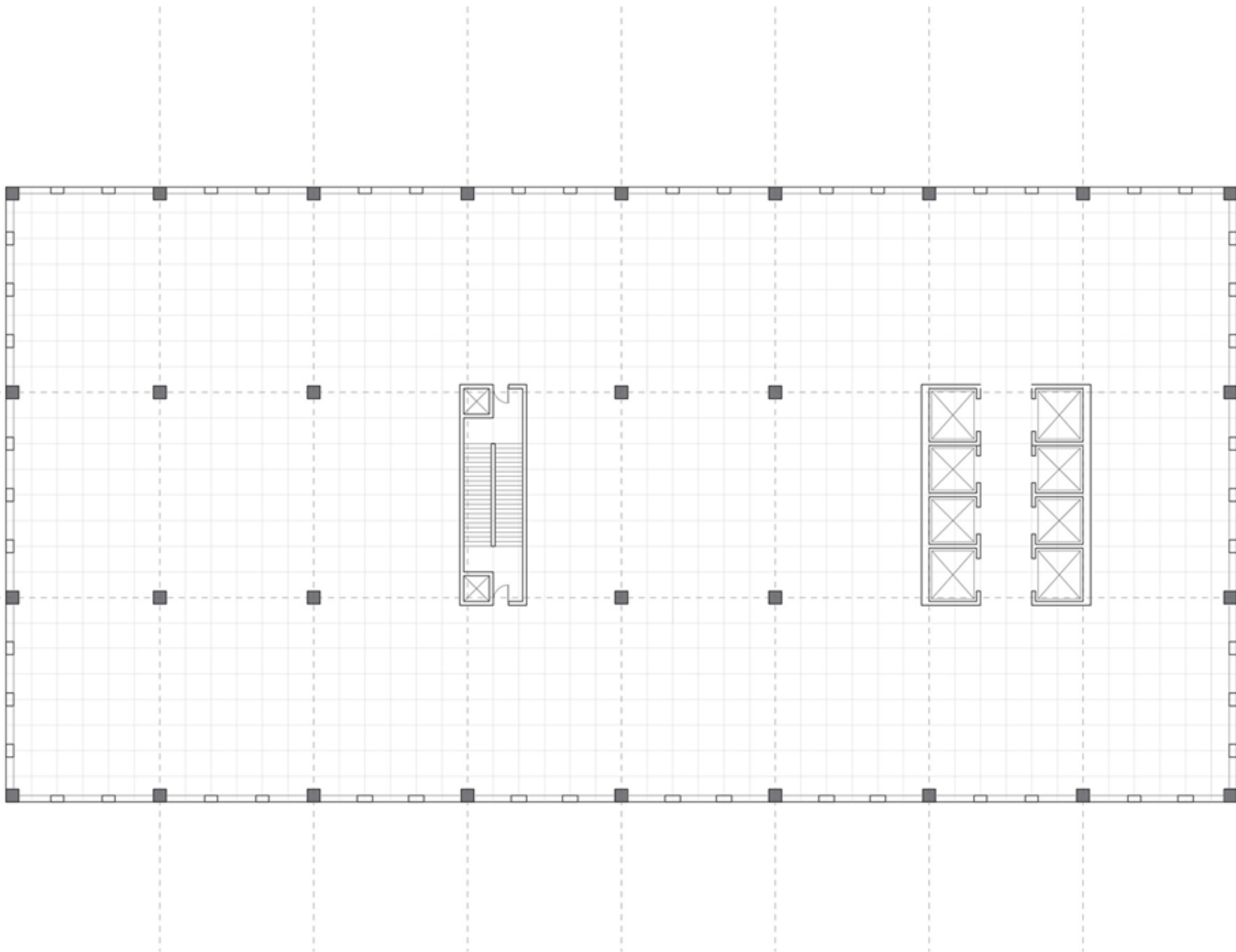
**DUO**  
SLEEPS 2  
450 SQ. FT.



**SLIM A, B, C**  
SLEEP 1  
450 SQ. FT. EACH

**“THE SLIM”, “THE QUAD”, AND “THE DUO”**

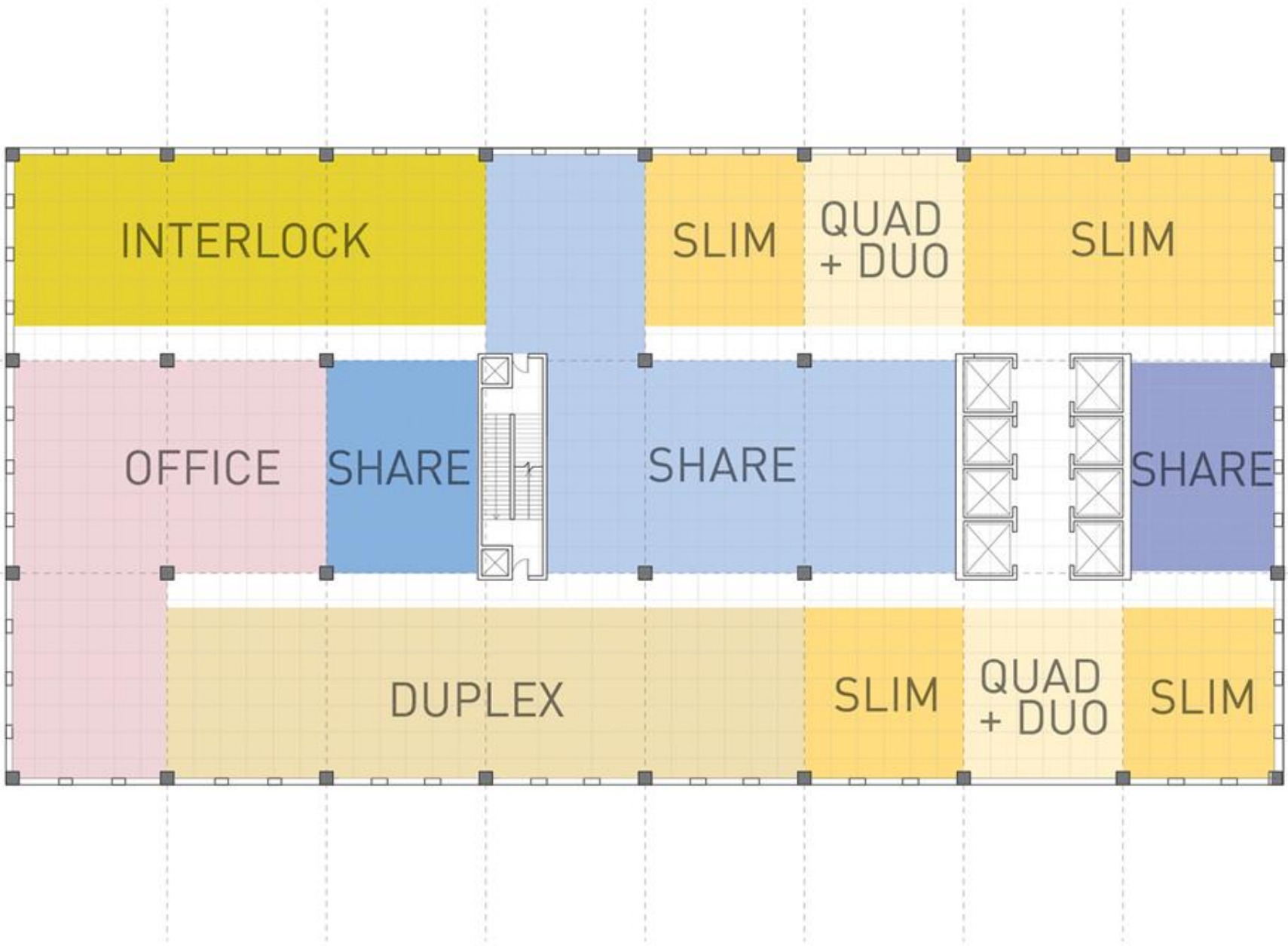


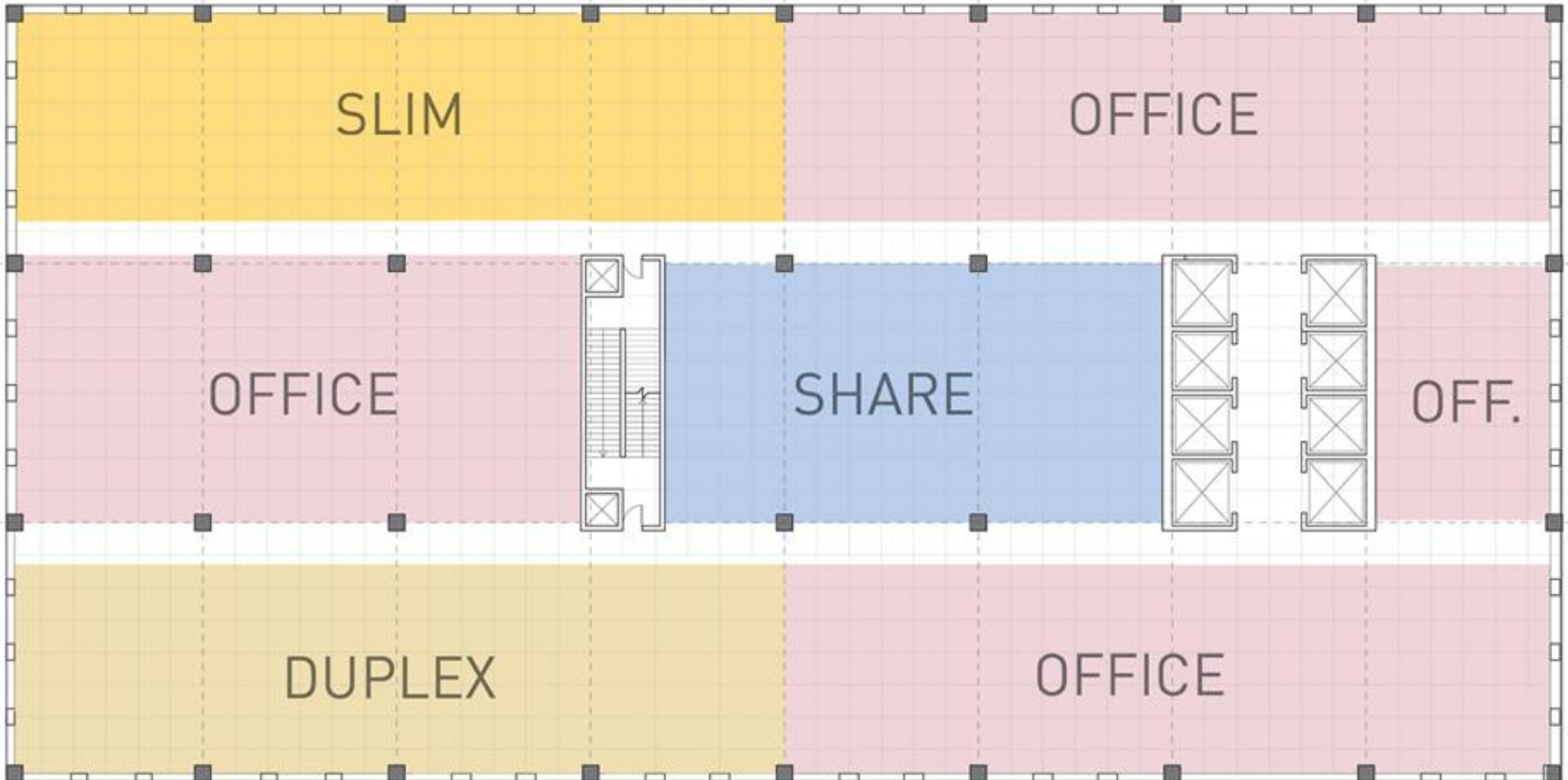


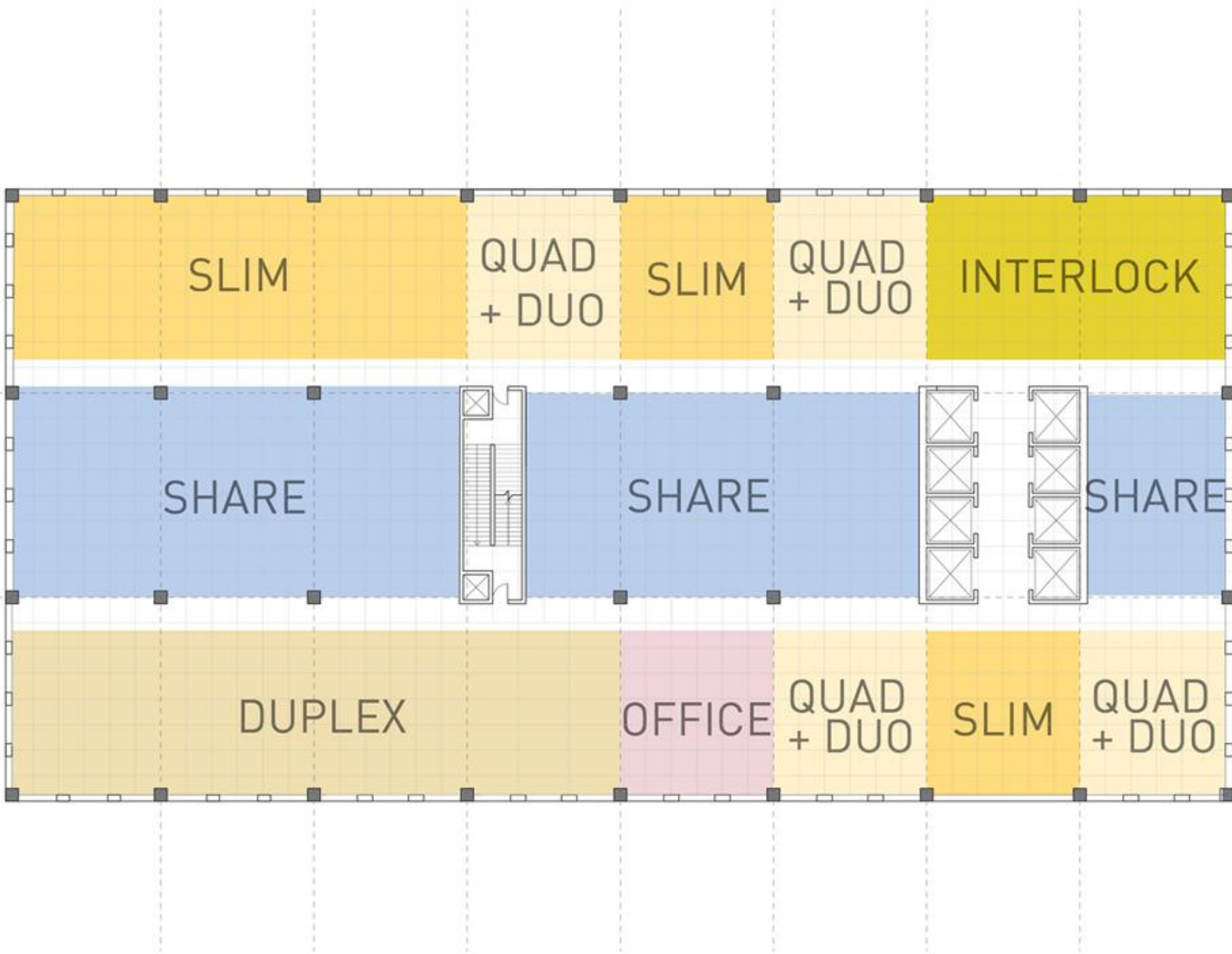










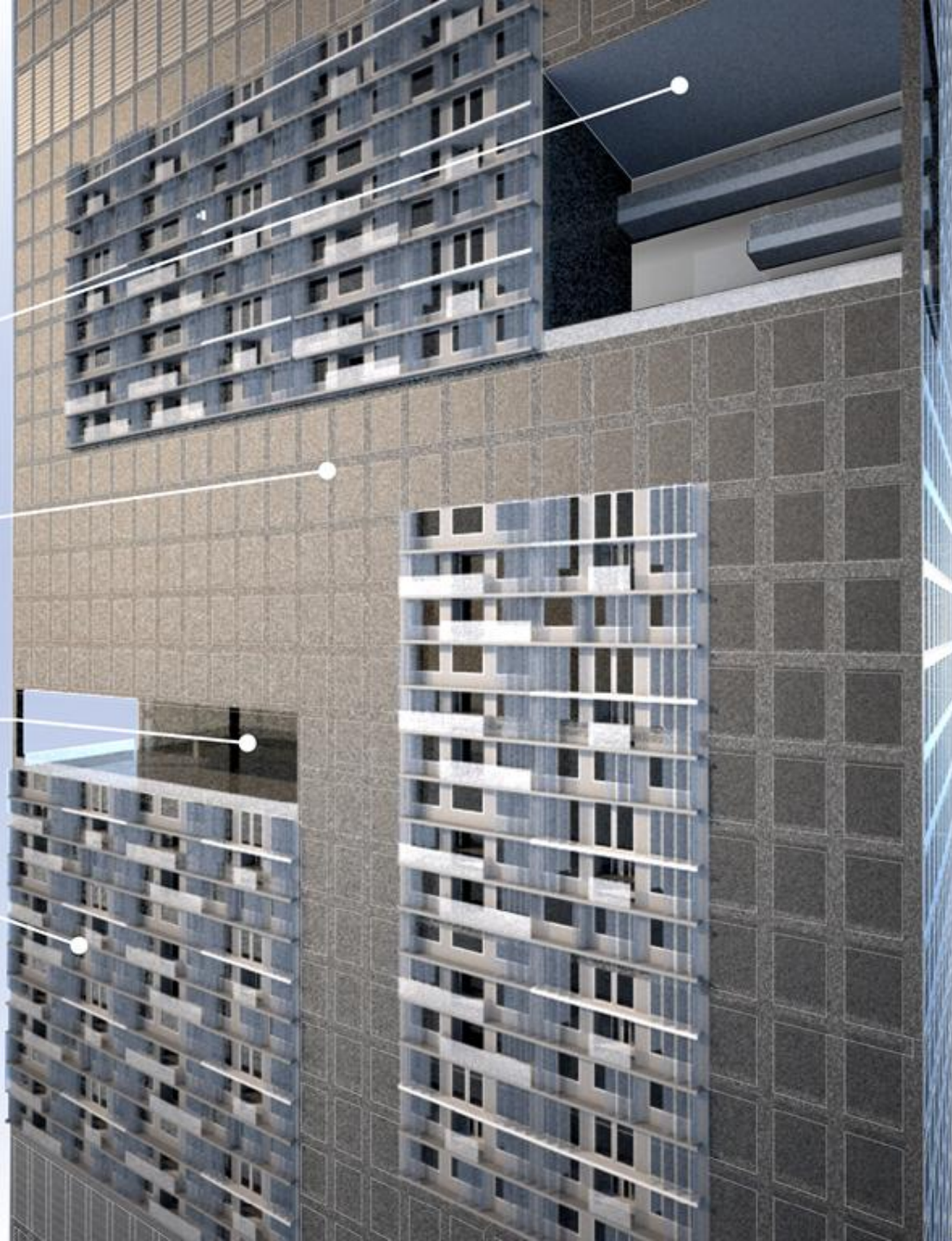


GARDEN

OFFICE

SHARE

HOUSING



# URBAN CABIN

4660 BROADWAY  
NEW YORK, NY

ZONING: R7-2  
F.A.R. 3.44



4660 BROADWAY, MANHATTAN, NY



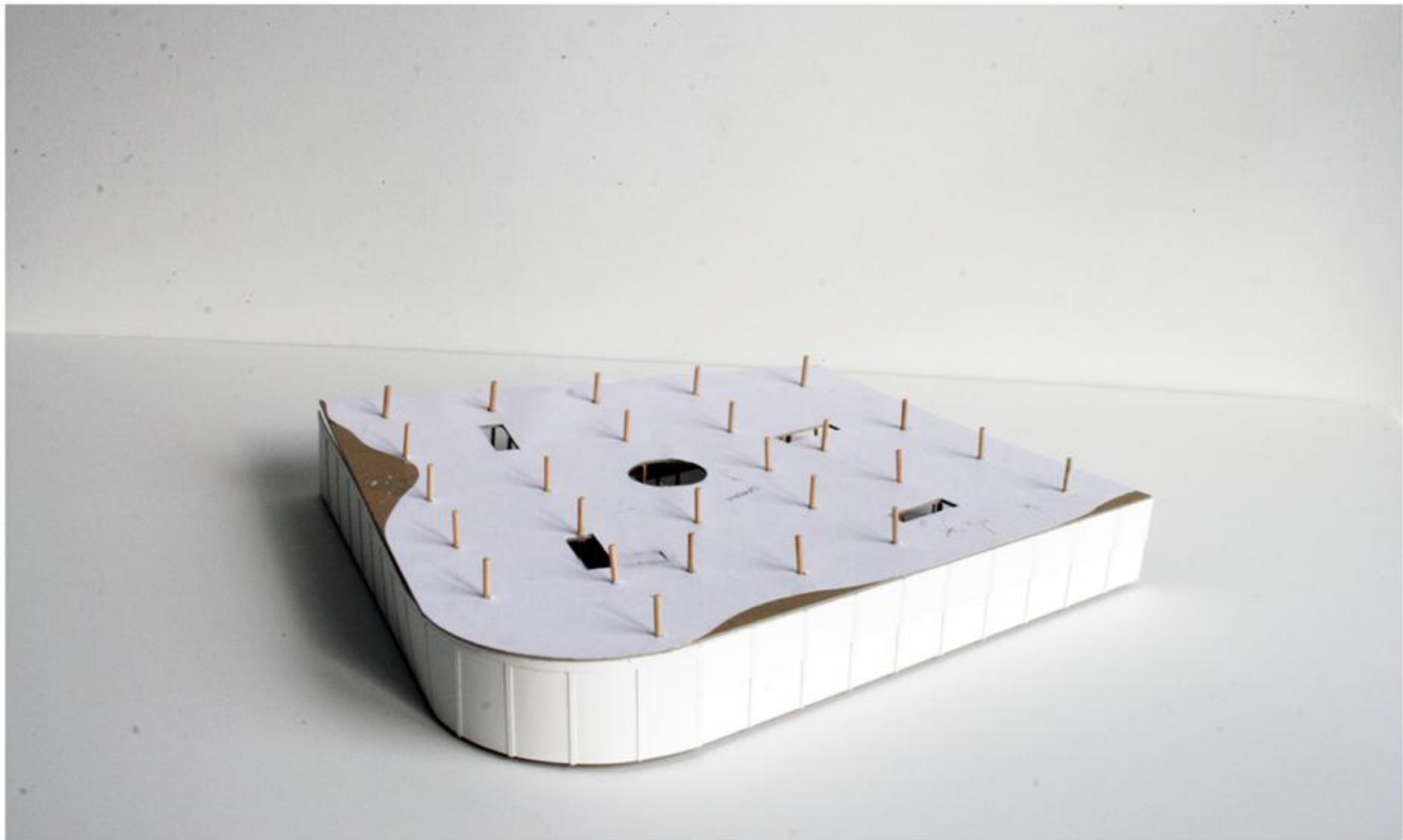


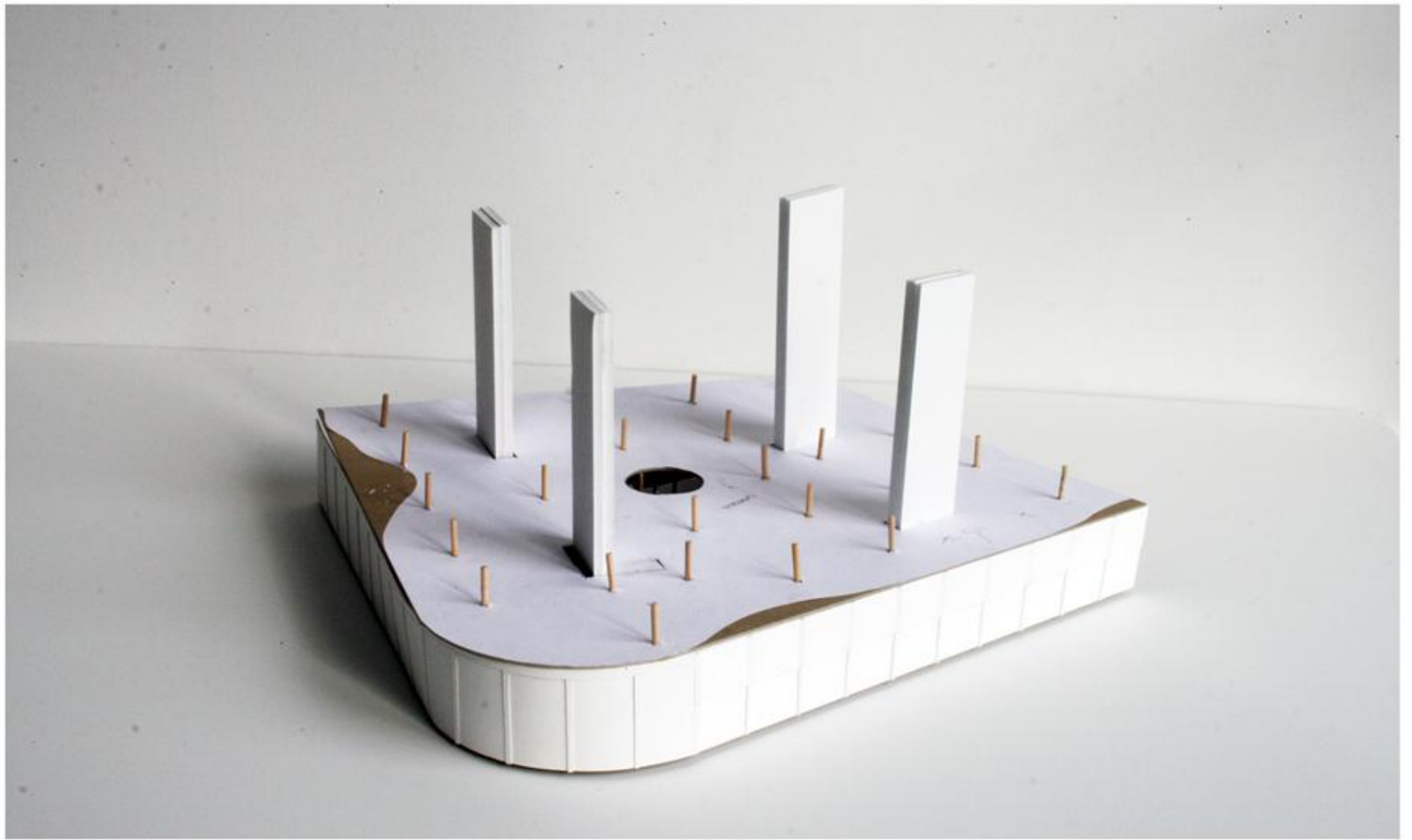


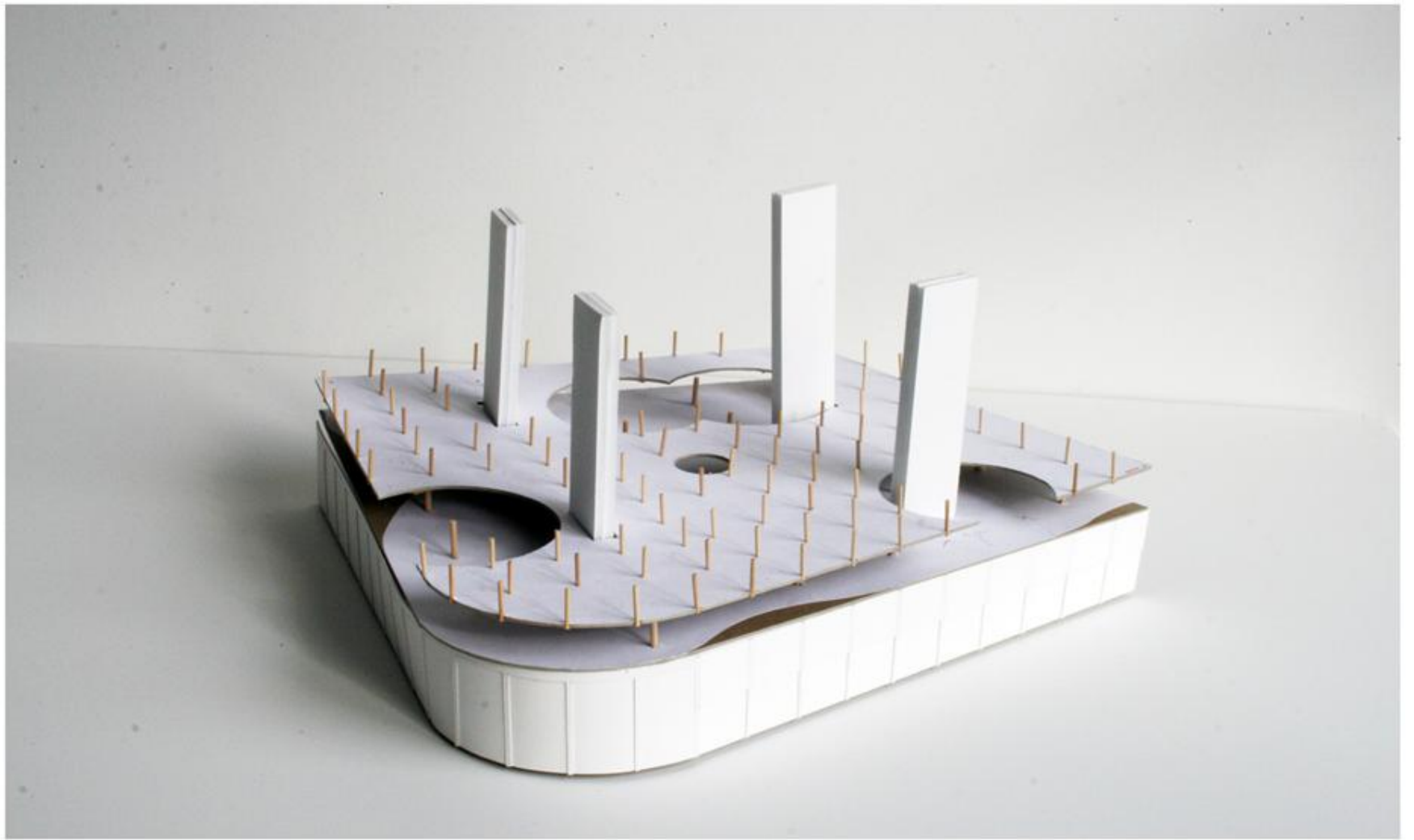


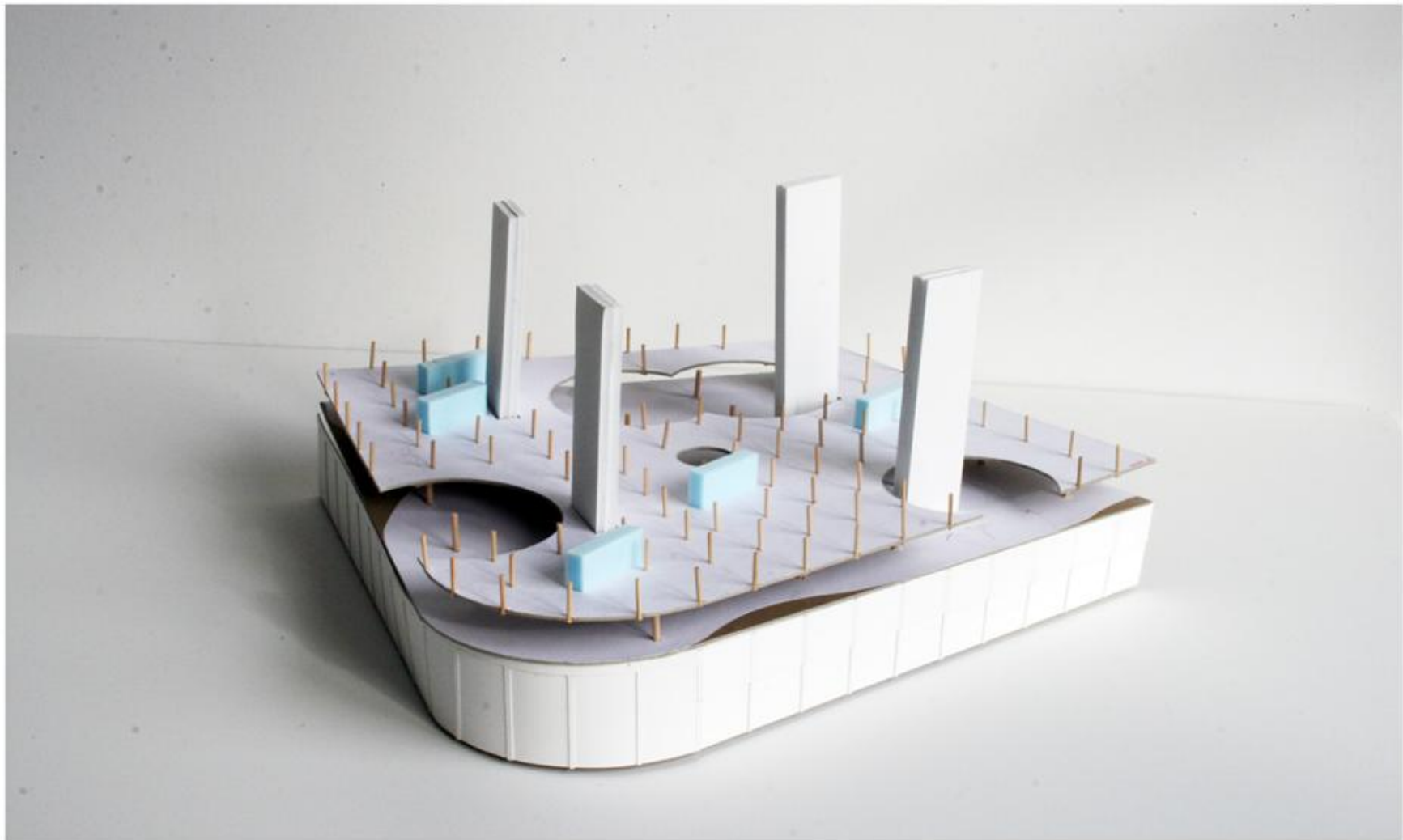
PACKARD CAR SHOWROOM, ALBERT  
KAHN, 1911















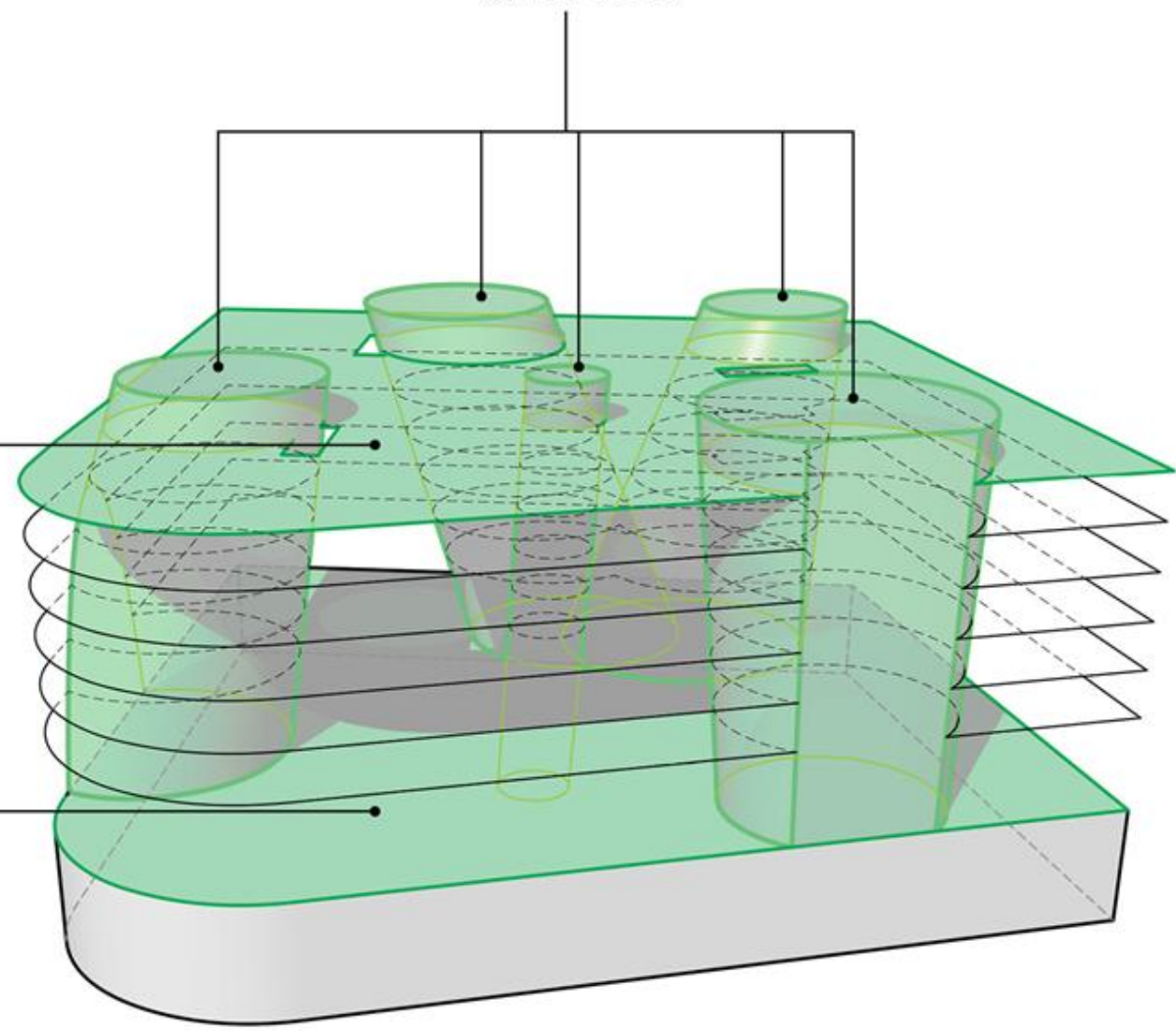




GREEN VOIDS

ROOF LEVEL

GARDEN LEVEL





**GROUND FLOOR**



**GARDEN LEVEL**



'LUXE' UNIT



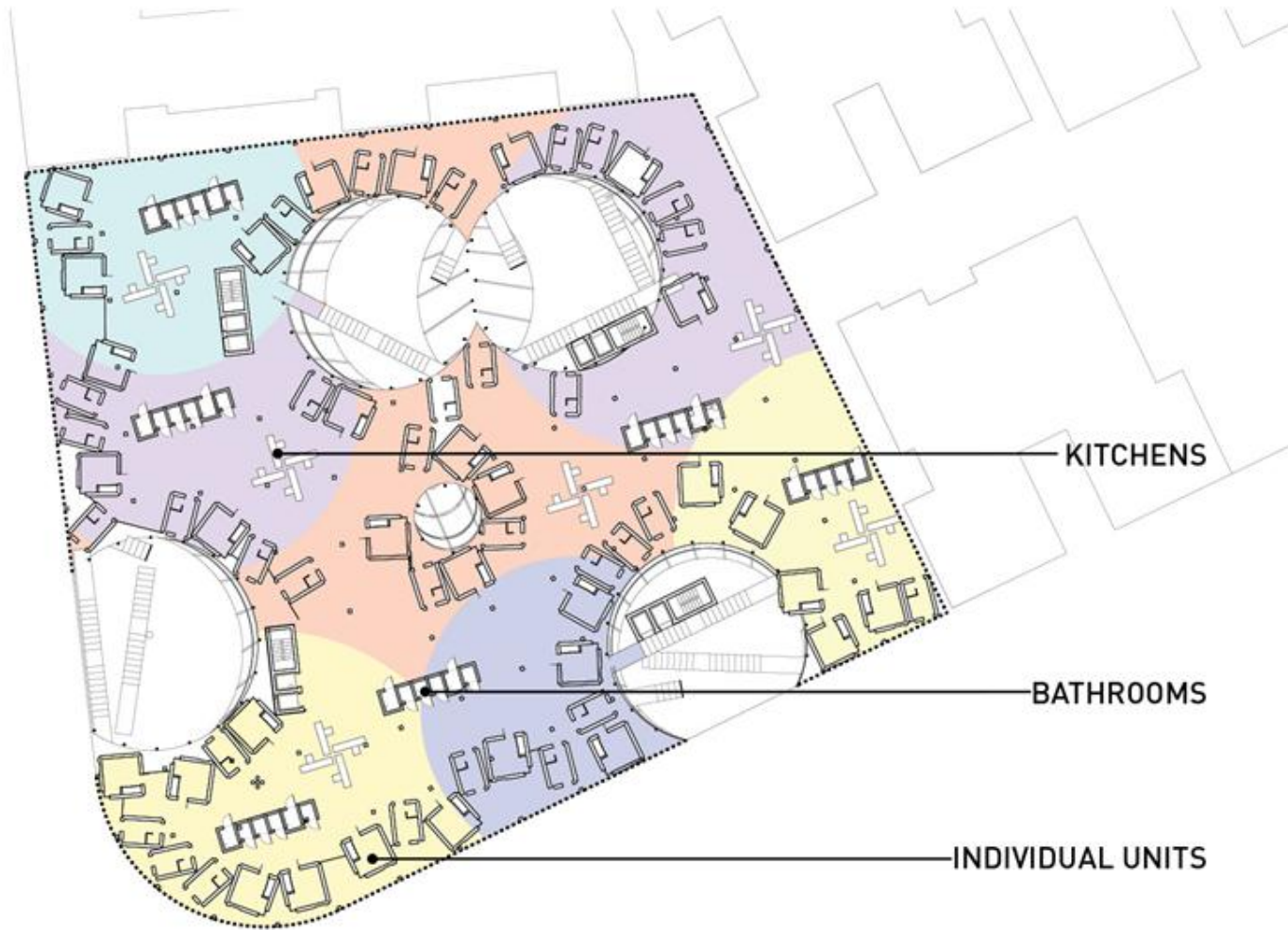
'SNUG' UNIT



BATHROOM BAR



KITCHEN COG

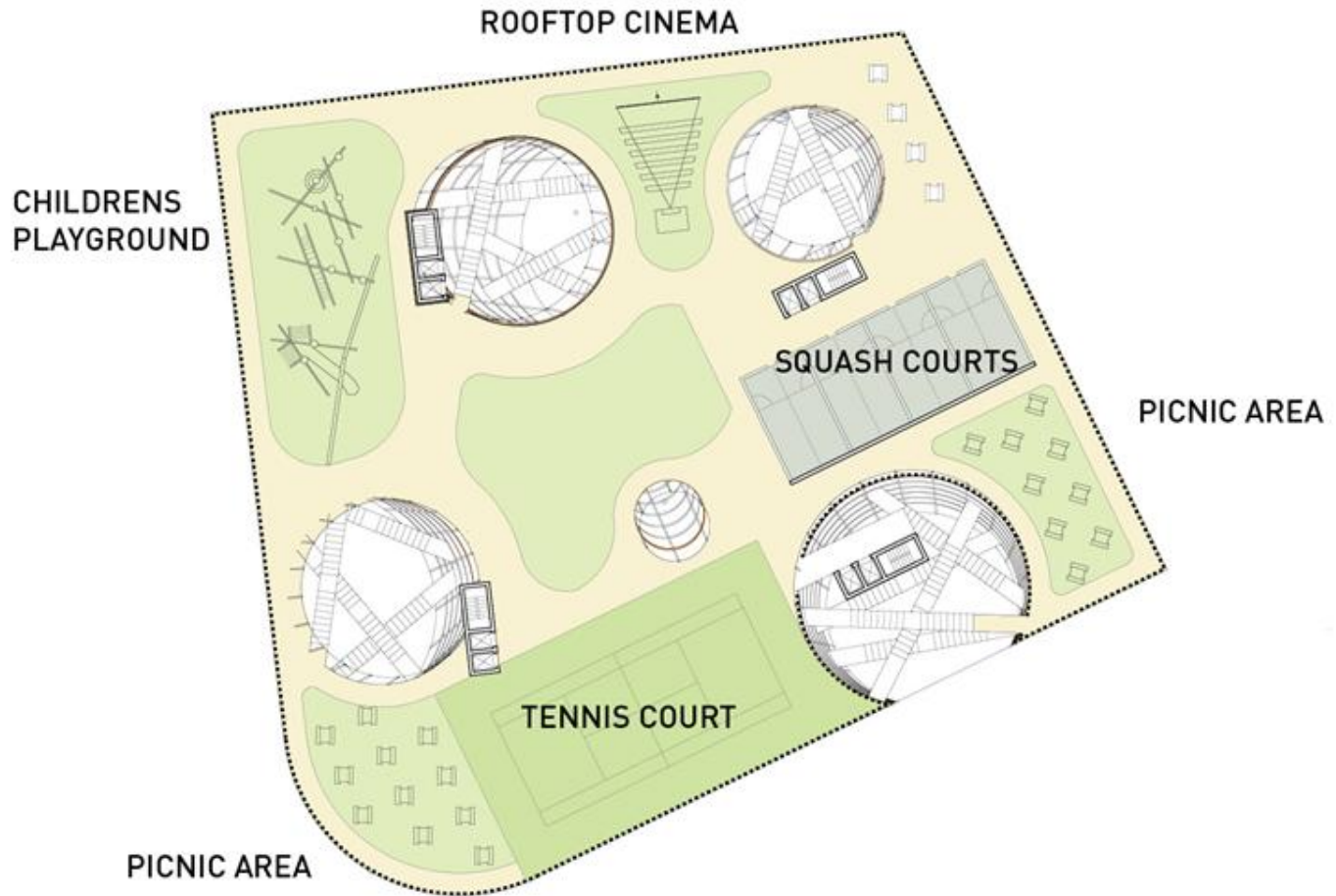


KITCHENS

BATHROOMS

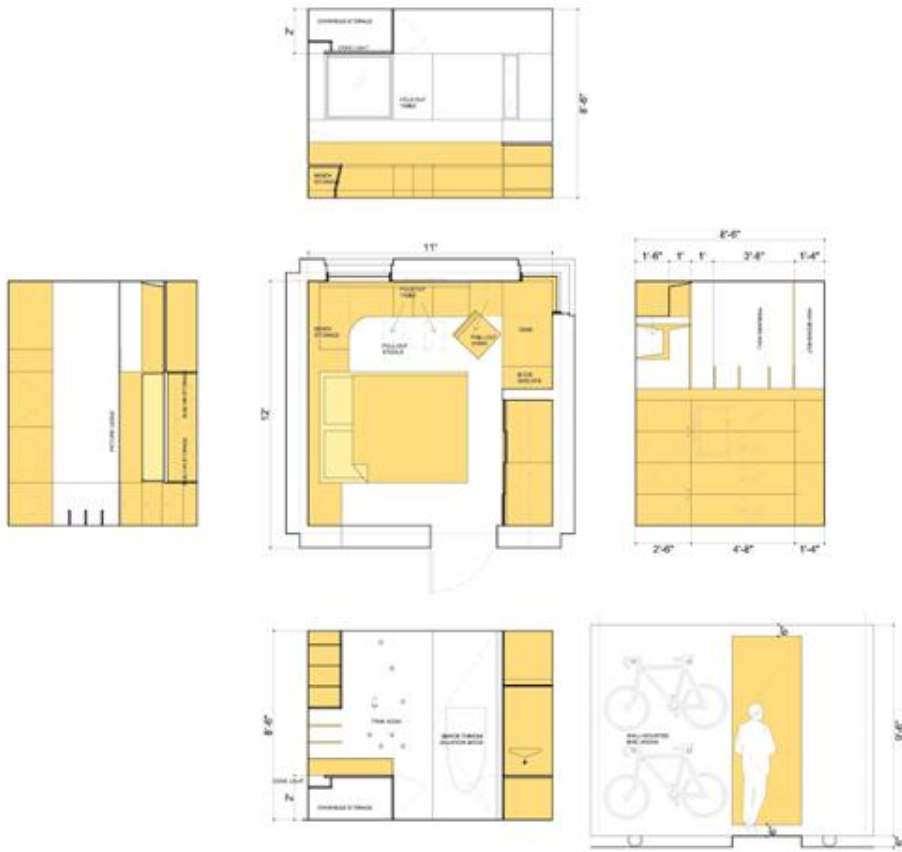
INDIVIDUAL UNITS

## TYPICAL HOUSING FLOOR



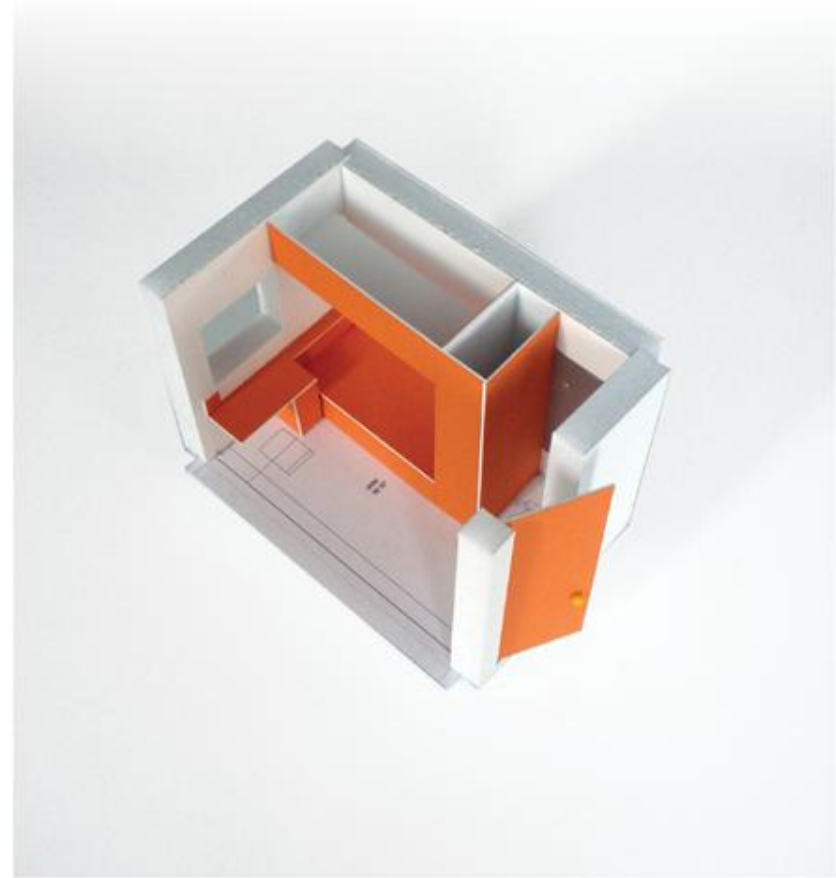
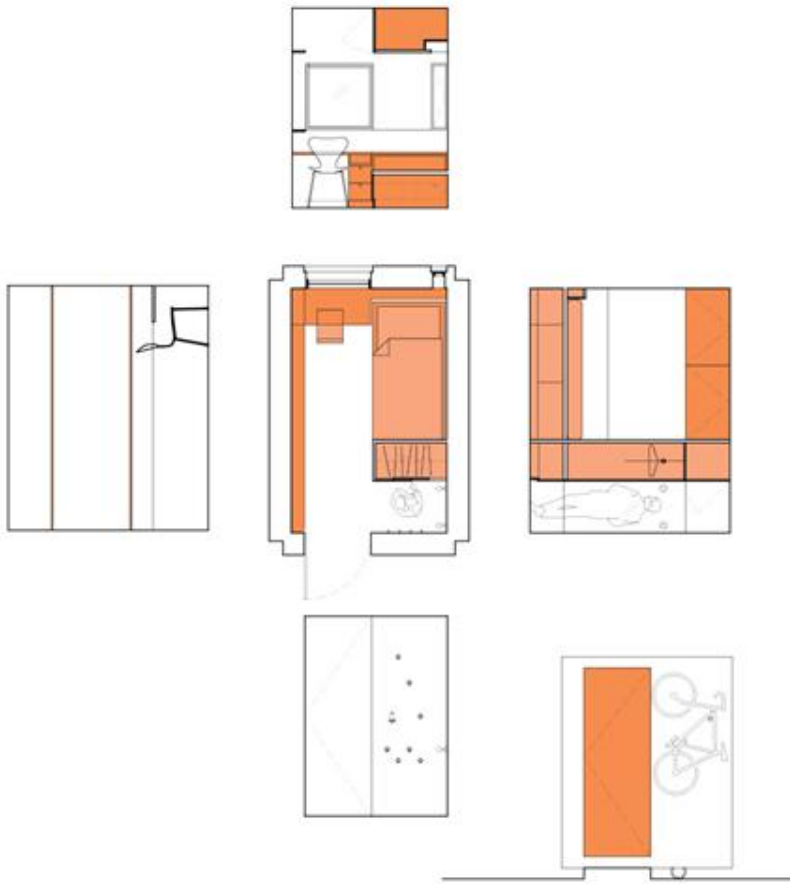
**ROOF LEVEL**



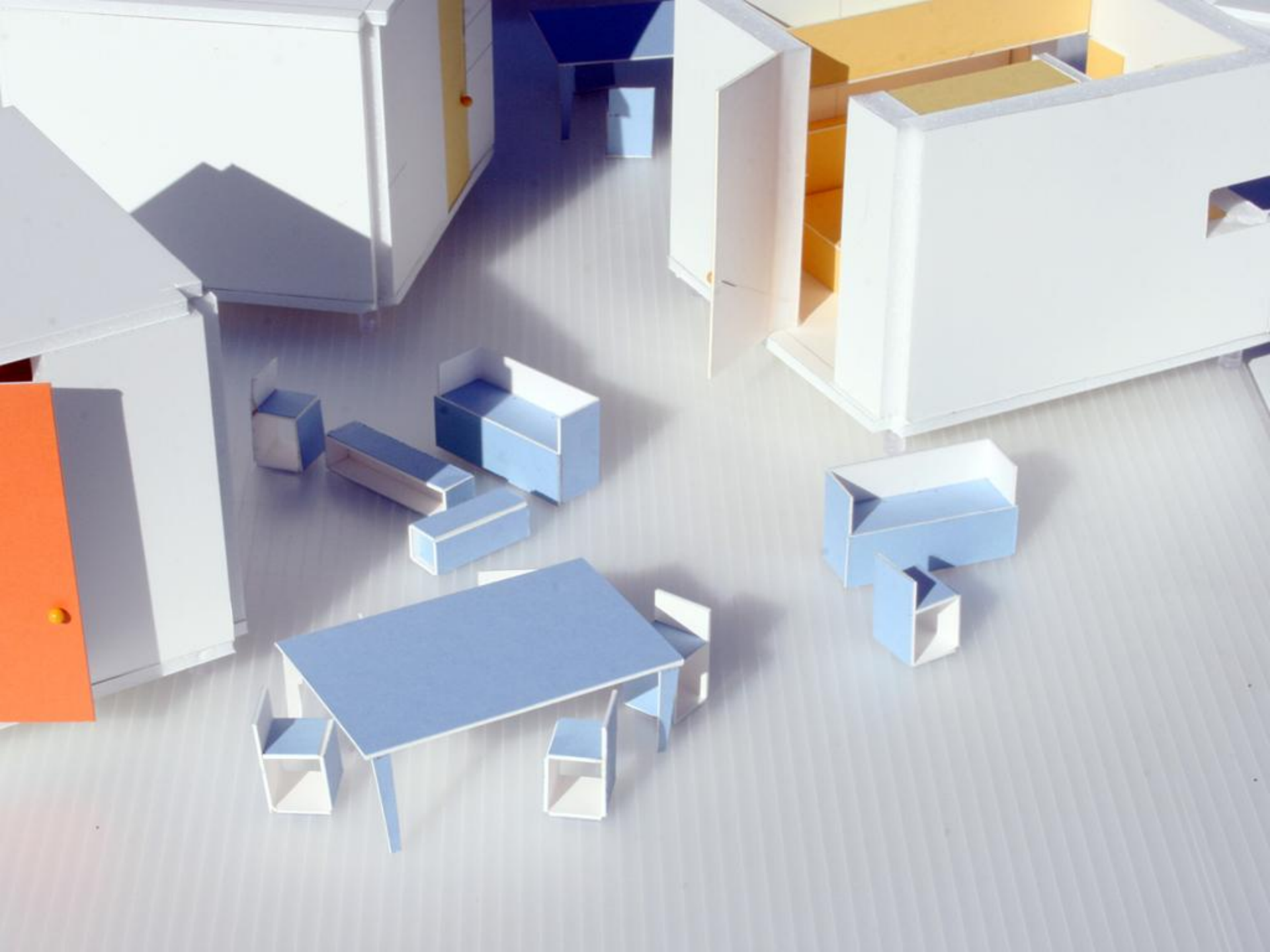


THE LUXE - 142 sf

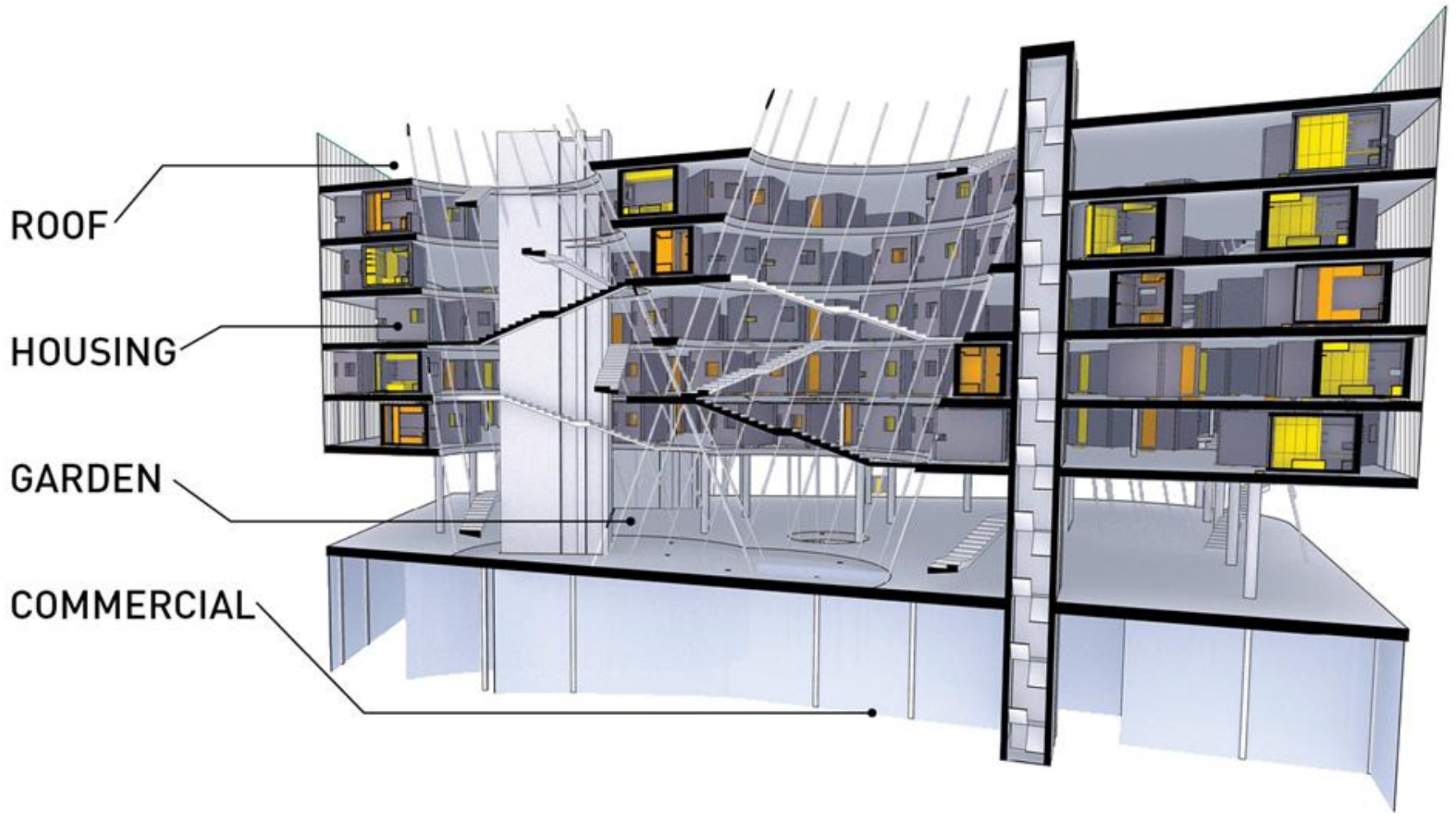




**THE SNUG - 92 sf**











# UNPACKING TEAM

STAN ALLEN  
RAFI SEGAL

DESIGN  
CHRIS OLIVER  
JESSIE TURNBULL

MODELS  
JESÚS YÉPEZ

RESEARCH  
WHITNEY BROOKS  
ALIX BERLANGER