

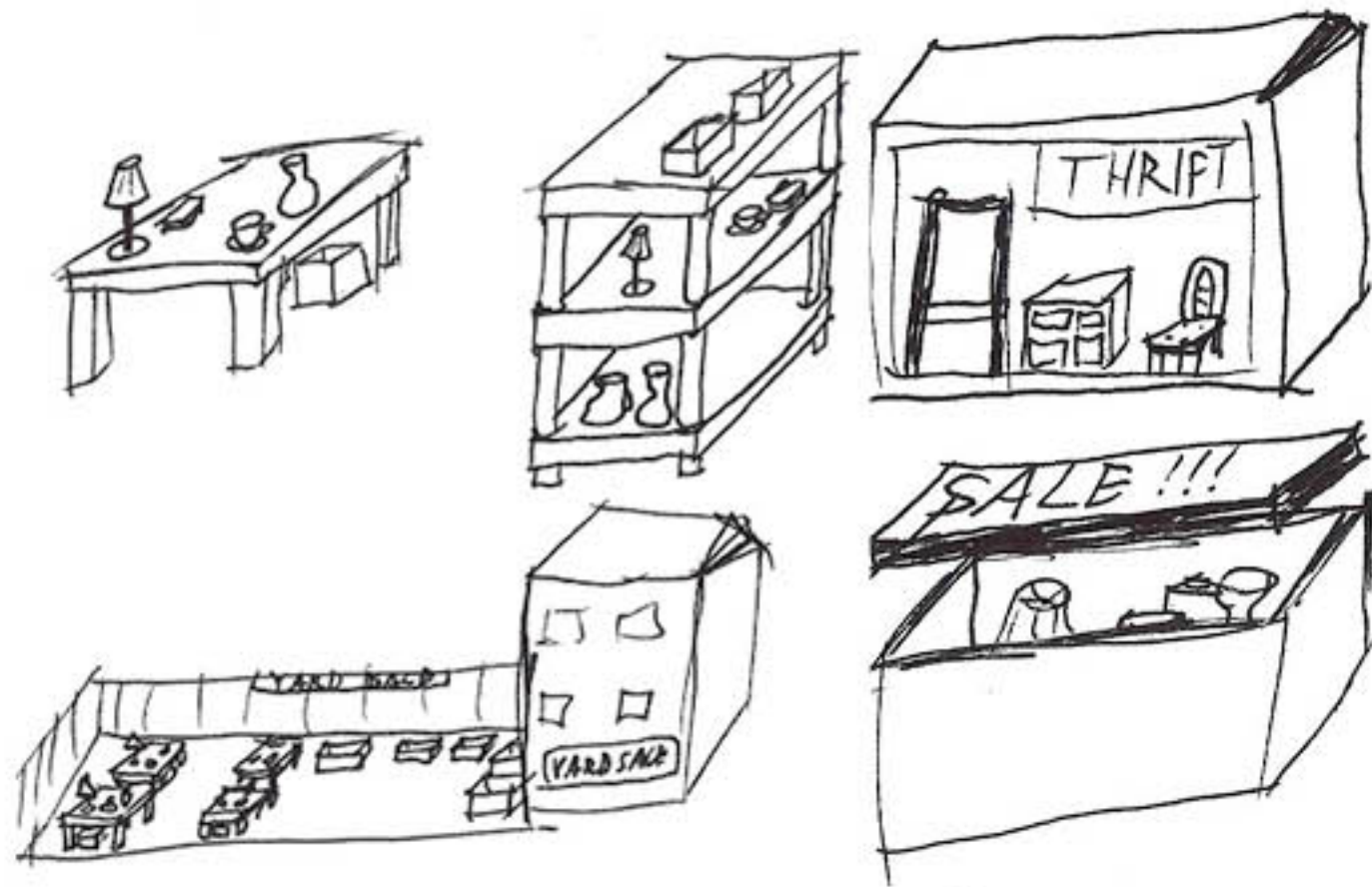
# Thrift Yard

# Why Buy New

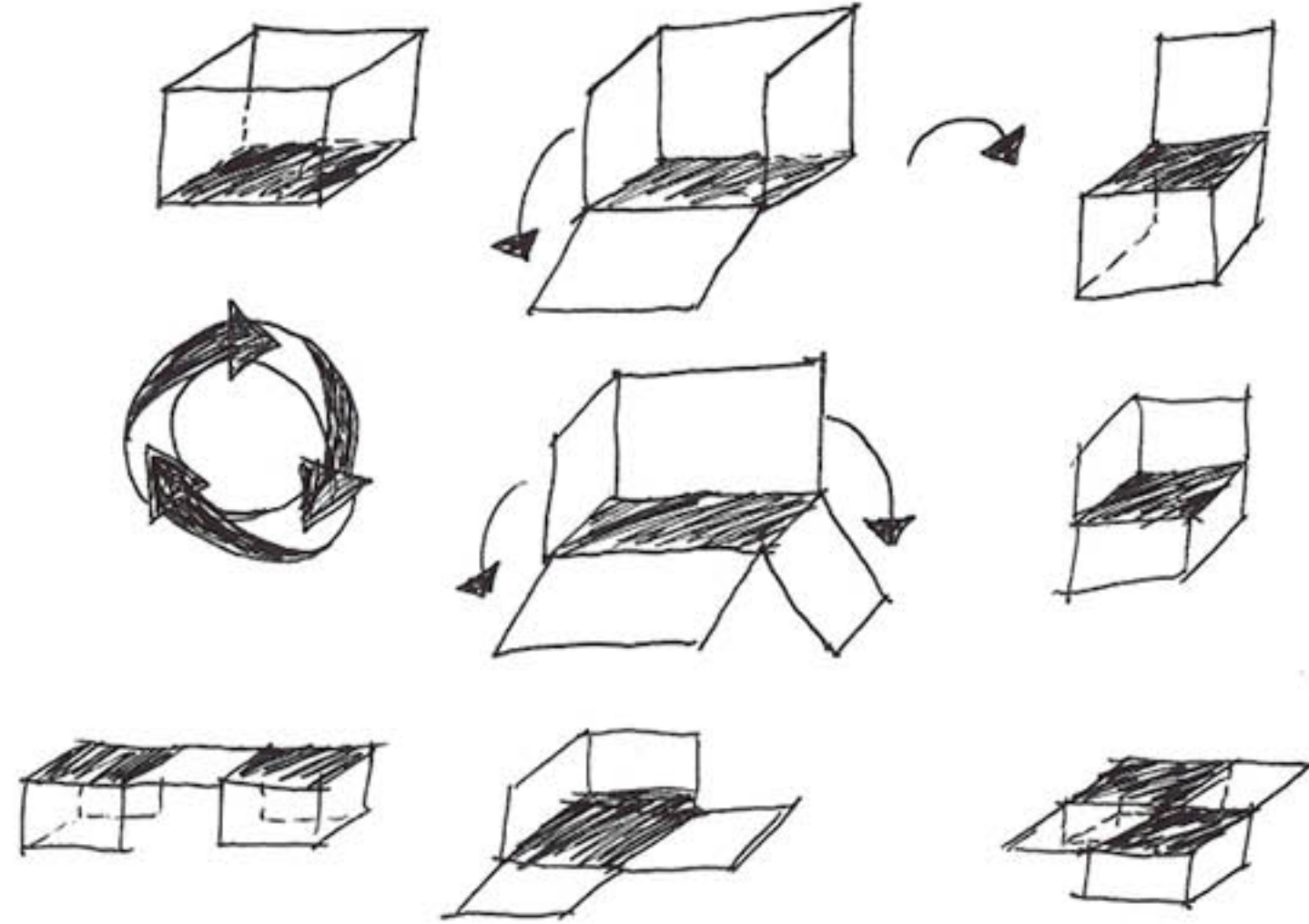
The Thrift Yard is a store that sells gently used home goods, including furniture, kitchenware and clothing. Our general market will target people who recently moved into a new place, people looking for a good bargain, and people who want to decrease their carbon footprint. We want people to realize there are so many used items that are being thrown out because people rather buy new items. In the Thrift Yard we make an emphasis on being more Eco-friendly through reusing items. We buy and accept donations, and repair any slightly damaged clothes. We redonate any items not sellable. We want to create a feeling of an all year round yard sale and make our motto, "why buy new," stick with them.







The Thrift Yard is a thrift store with the green feeling of being outside in a yard sale. The store is primarily about the need to reuse items around your house, instead of throwing it out to buy a new one. The difference in setting of a thrift store to a yard sale is that one is located outdoors on a field, while the other is located in a building. The similarity is the material sold in either location. Many of the material are stored in boxes and small items are placed in boxes when sold. The concept model is based on the boxes being recycled and tested to create a useful product like a chair. The model is also created using recycled paper.

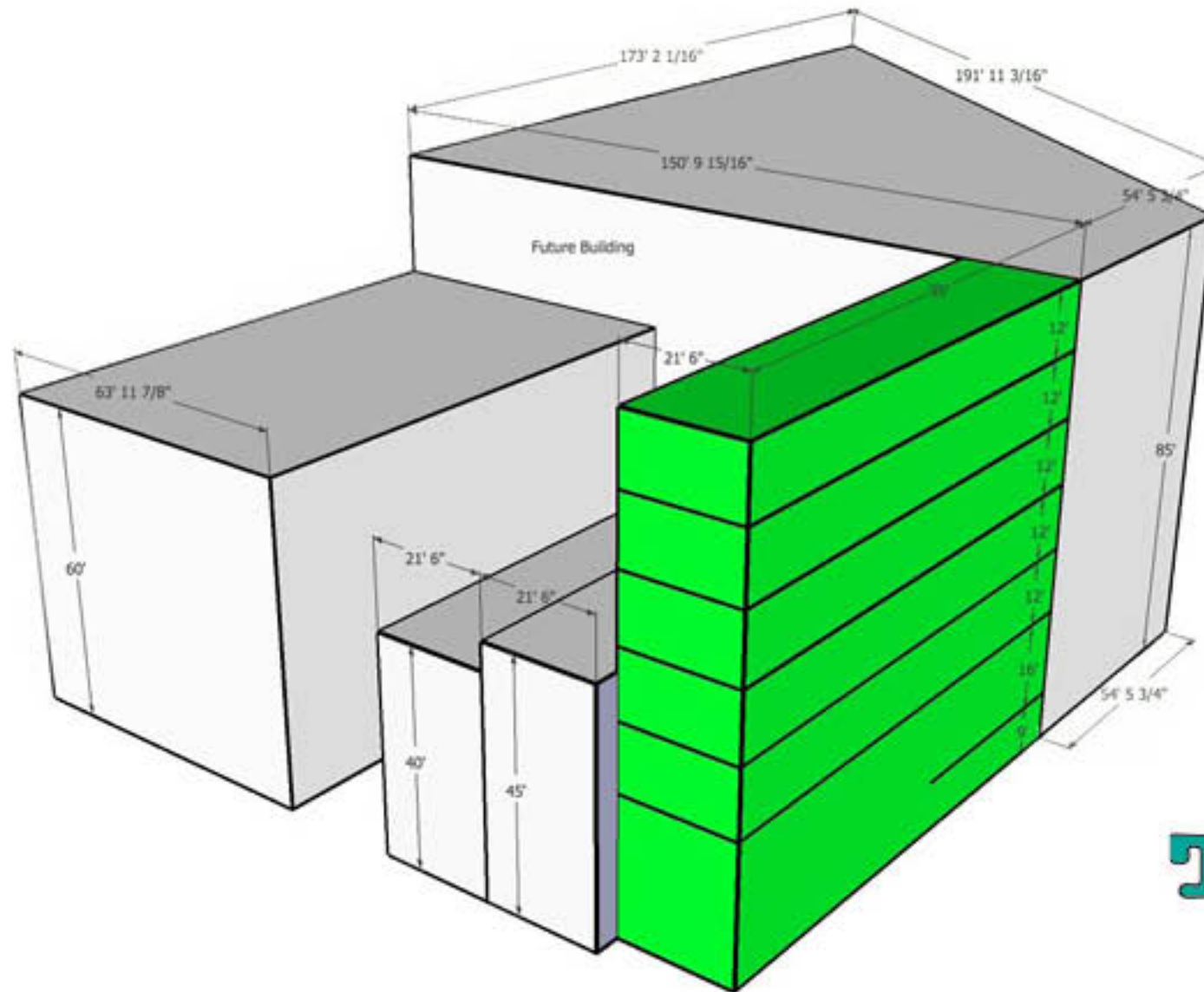




Site location: **37 Lafayette avenue**  
**Brooklyn, NY 11217**  
 Block: **2108** Lot: **17**  
 Zone: **C6-1** Floor Area Ratio: **6.0**  
 Setback: Front wall: **85 ft or 6 Floors**  
 Narrow: **20 ft back**  
 Wide: **15 ft back**  
 Sky exposure: Narrow: **2.7 ft to 1 ft**  
 Wide: **5.6 ft to 1 ft**  
 Plaza FAR Bonus: **1 ft<sup>2</sup> adds 4 ft<sup>2</sup>**

Site Area: **2,150 ft<sup>2</sup>**  
 Max Area: **12,900 ft<sup>2</sup>**  
 Residential Area: **10,212.5 ft<sup>2</sup>**  
 Commercial Area: **2,709 ft<sup>2</sup>**  
 Plaza Area: **107.5 ft<sup>2</sup>**  
 Bonus Floor Area: **430 ft<sup>2</sup>**  
 Total Area Used: **12,921.5 ft<sup>2</sup>**  
 Total # of Floors: **6.5**  
 Total Height: **85 ft**

Definitions:  
 Setback: **Required offset from front wall.**  
 Sky Exposure: **Slope of setbacks after initial setback.**  
 Floor Area Ratio: **Total area allowed with respect to the site area.**  
 Plaza: **Privately owned public space.**  
 Narrow: **A street with a width of 75 or less.**  
 Wide: **A street with a width of 75 or more.**





A majority of the building in the area are at most 7 stories high, which shouldn't interfere with the sites lighting. But there are three tall buildings in the area. One of which will block the sun light on the site around noon.



West of the site, is two four story mixed use buildings, a open lot of similar width, and a 6 story residential building. South of the site is the Brooklyn Academy of music and the Barclays Center.



Directly East of the site is a park. This assures the morning sun will be able to fall on the site. It also creates a good scenery and allows people to see the site from Fulton Street.



With the Barclay's Center and BAM within walking distance, many people interested in the arts or entertainment of all ages will be attracted to the area. This will benefit the proposed store on the site because a thrift store has many interesting and artsy products and will attract people looking to help the earth by reducing their carbon footprint.





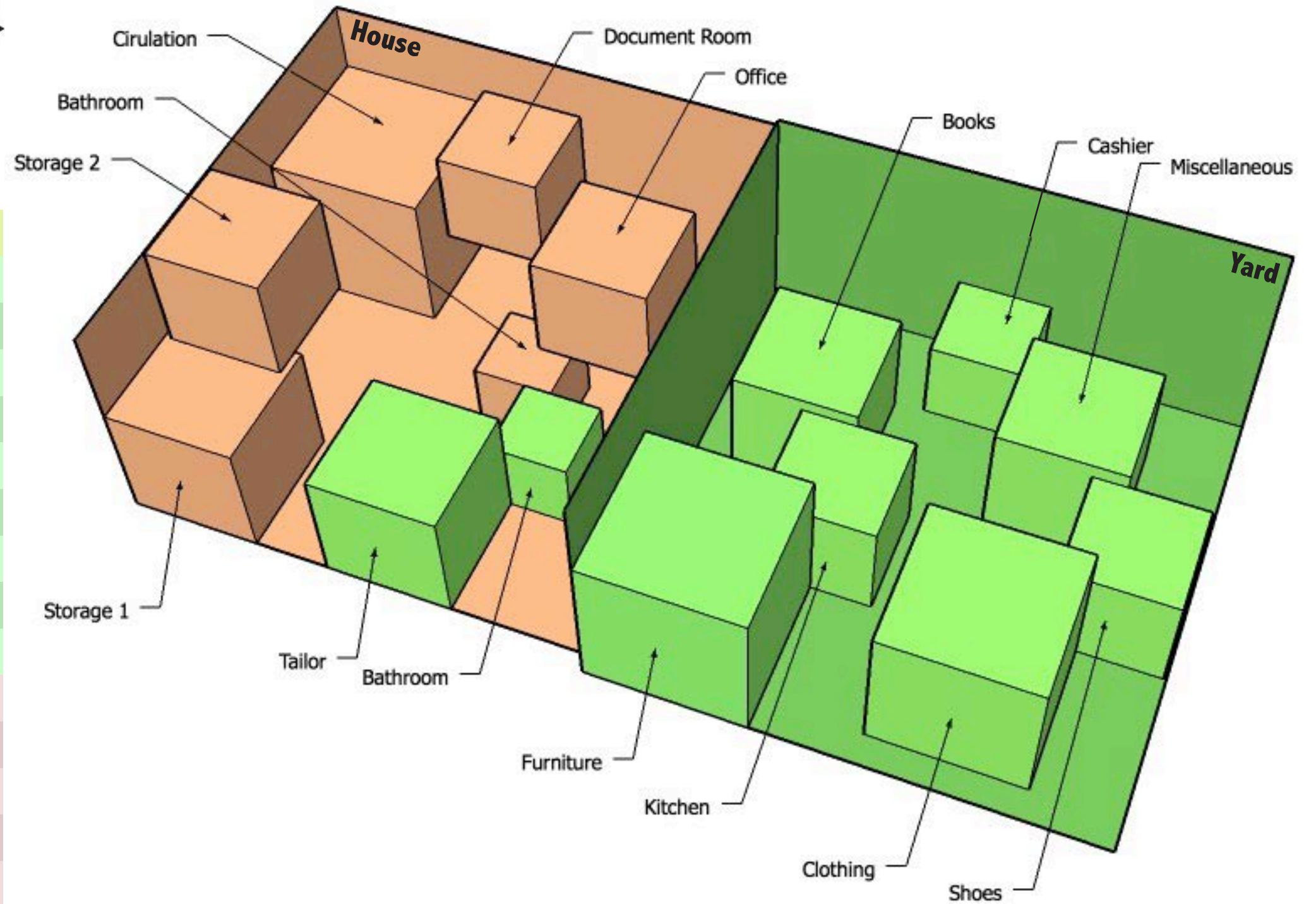
Site Plan  
 1" = 10'-0"



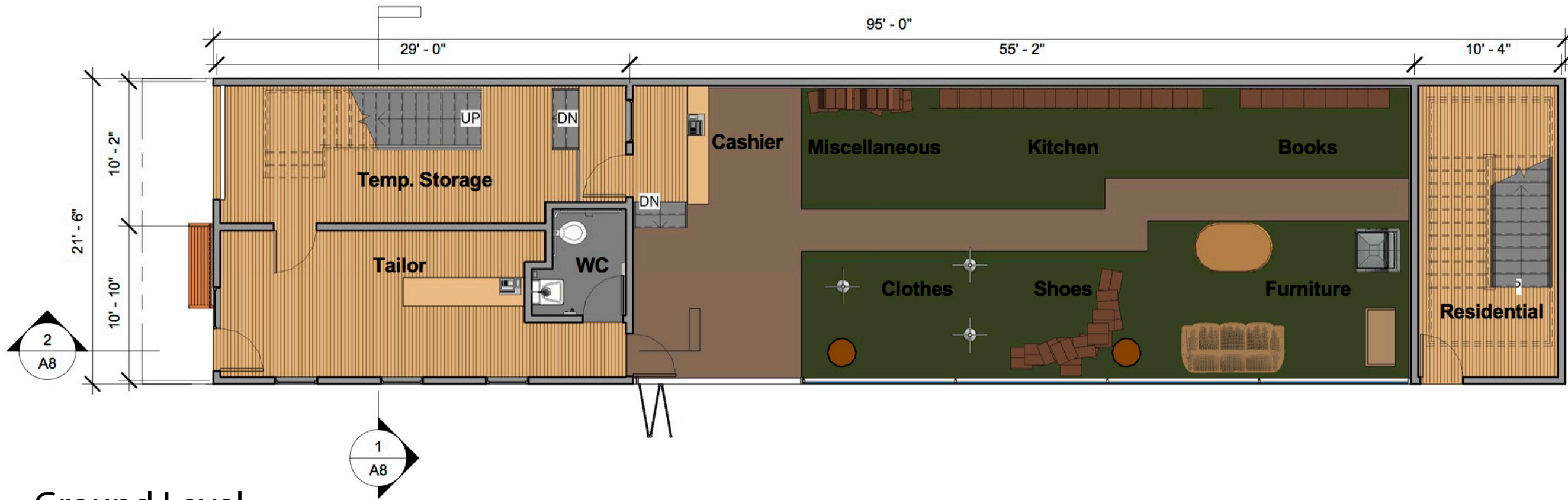


# Thrift Yard

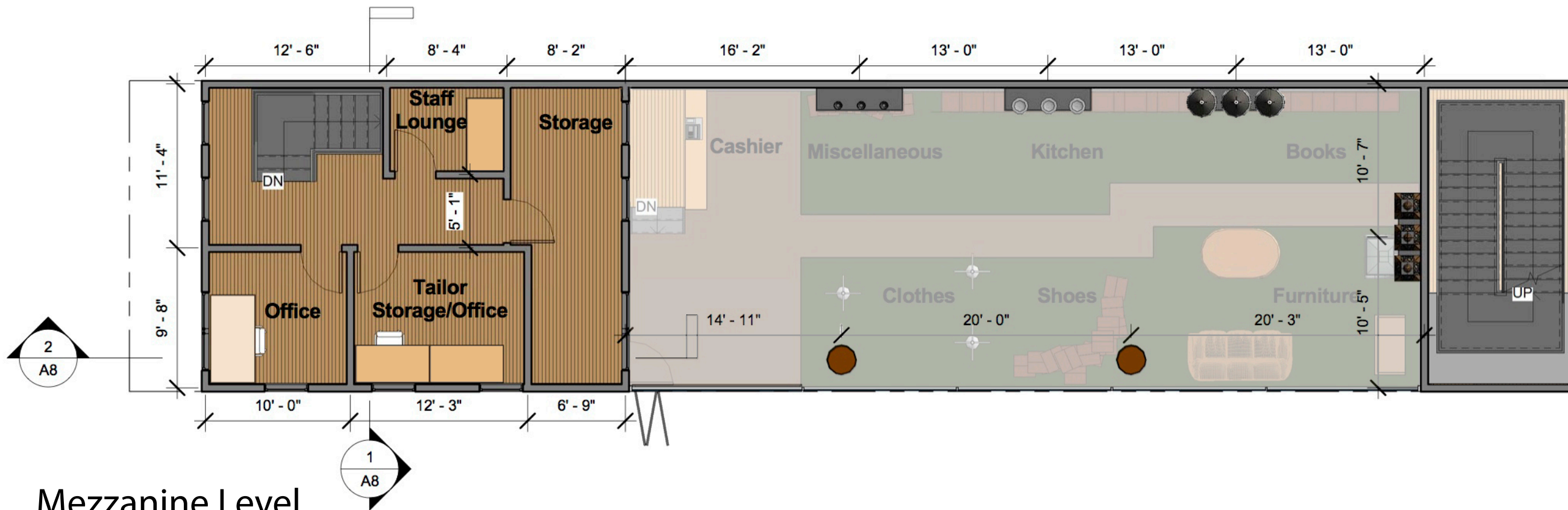
Program	Use	Area
Public	Furniture	46440
	Clothing	38700
	Shoes	15480
	Kitchen	15480
	Books	21960
	Miscellaneous	23220
	Cashier	9000
	Tailor	24480
	Bathroom	5760
	Private	Storage 1
Storage 2		15480
Office		11520
Document Rm		17280
Circulation Con		46440
Bathroom		5760
Circulation Res		30960
Residential		1176480





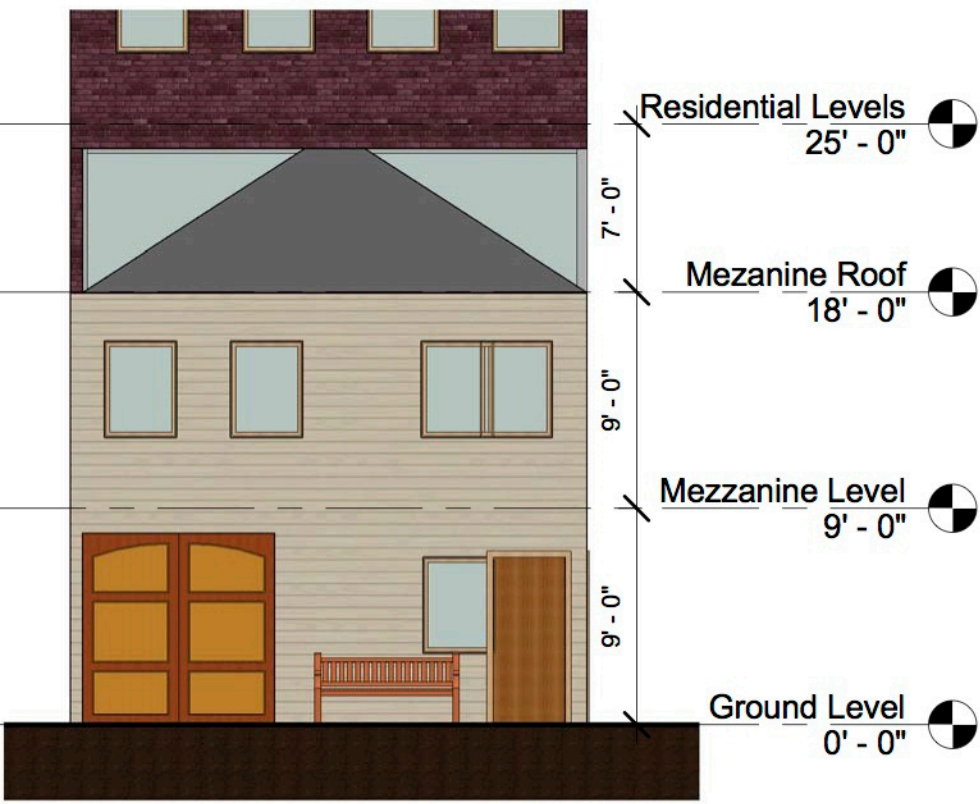


Ground Level  
 1/8" = 1'-0"



Mezzanine Level  
 1/8" = 1'-0"

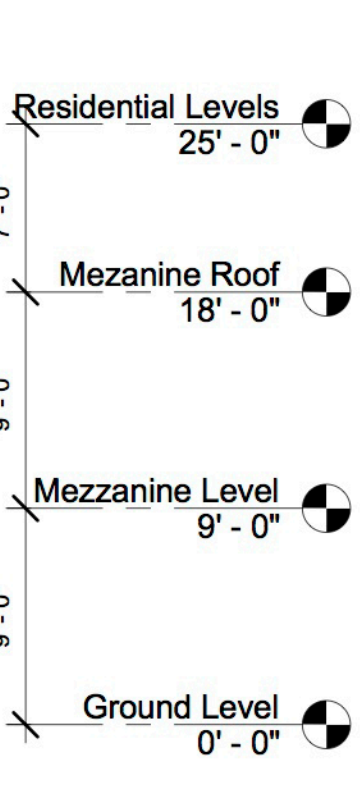




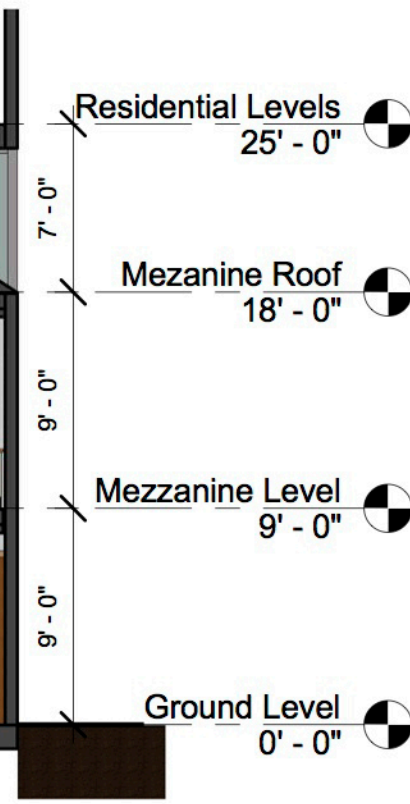
South Elevation  
1/8" = 1'-0"



West Section  
1/8" = 1'-0"



North Section  
1/8" = 1'-0"



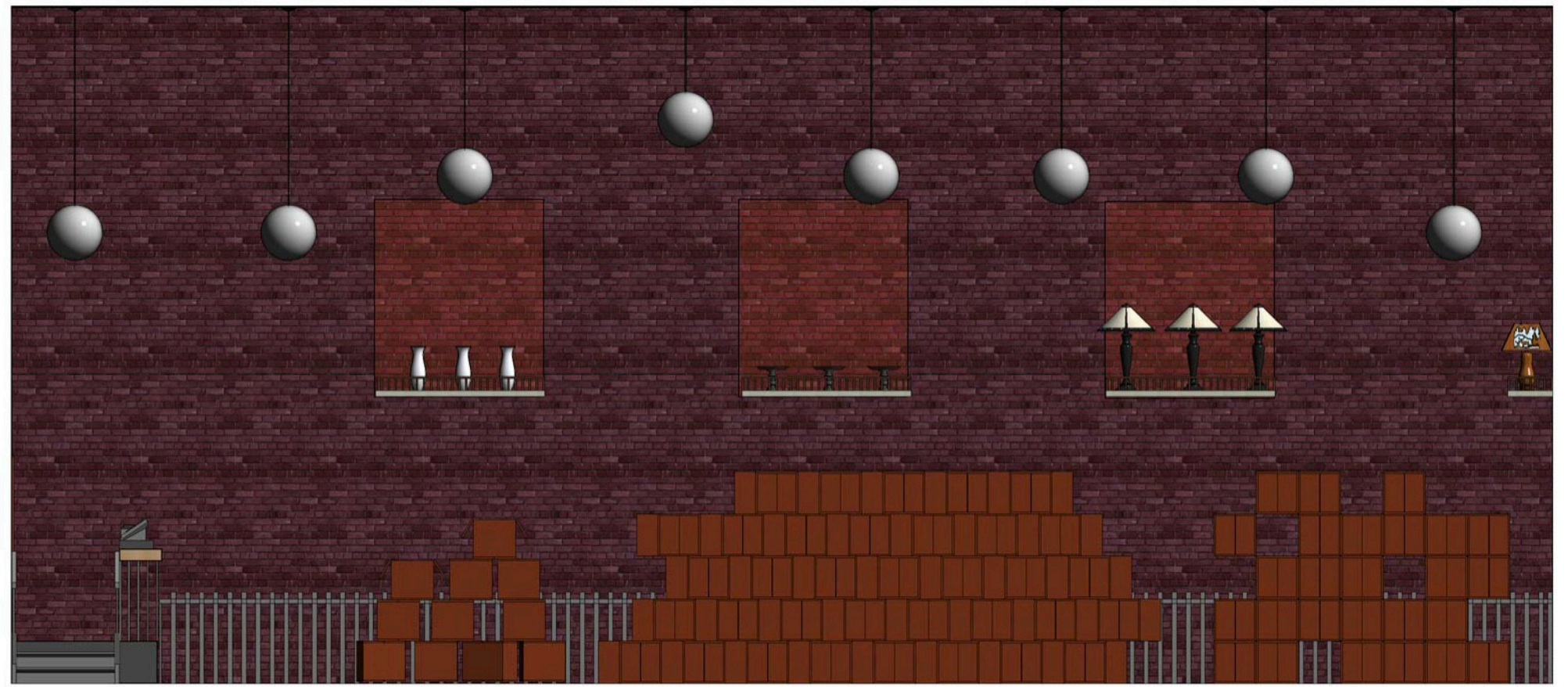
East Elevation  
1/8" = 1'-0"



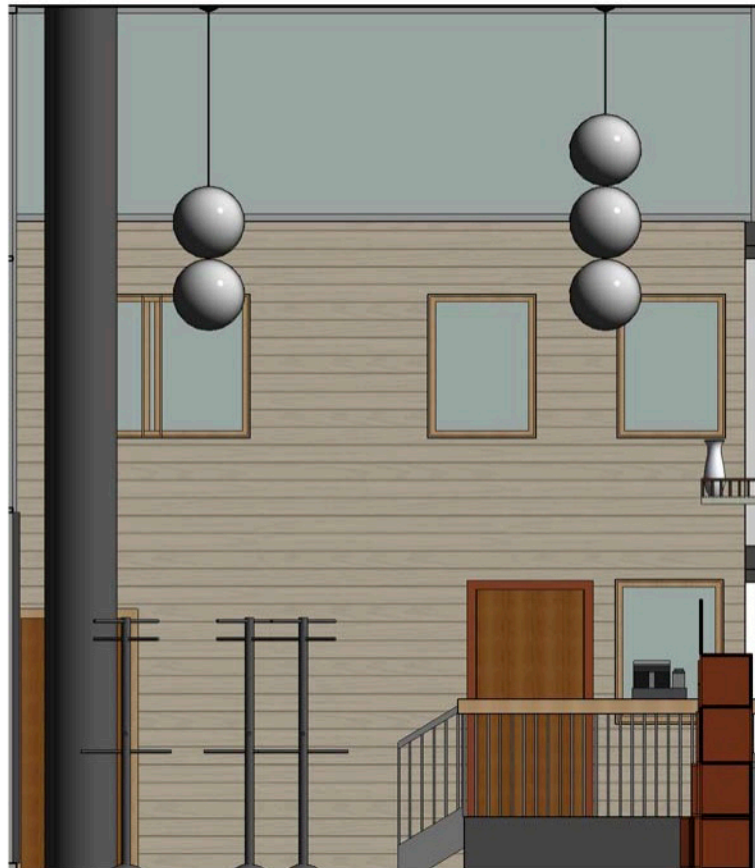




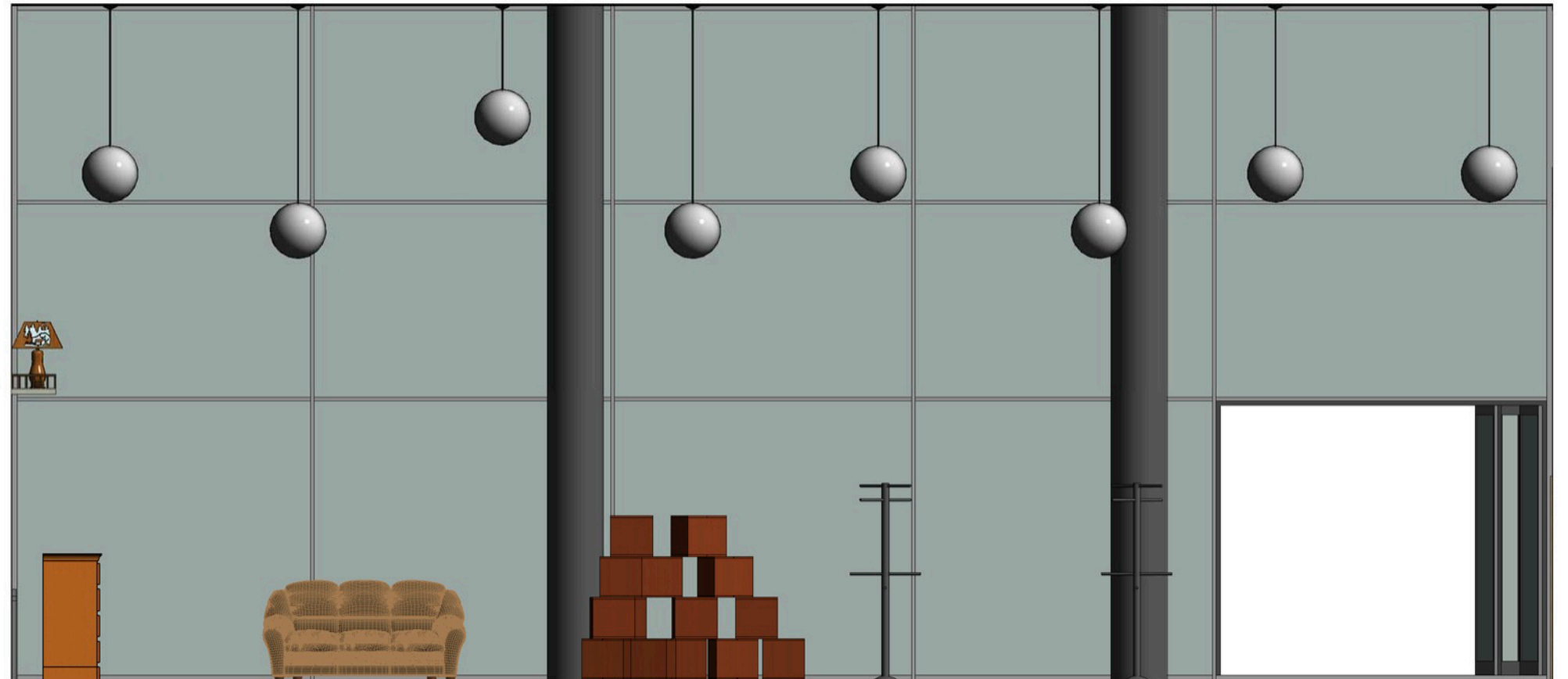
North Interior Elevation  
 3/16" = 1'-10"



West Interior Elevation  
 3/16" = 1'-0"

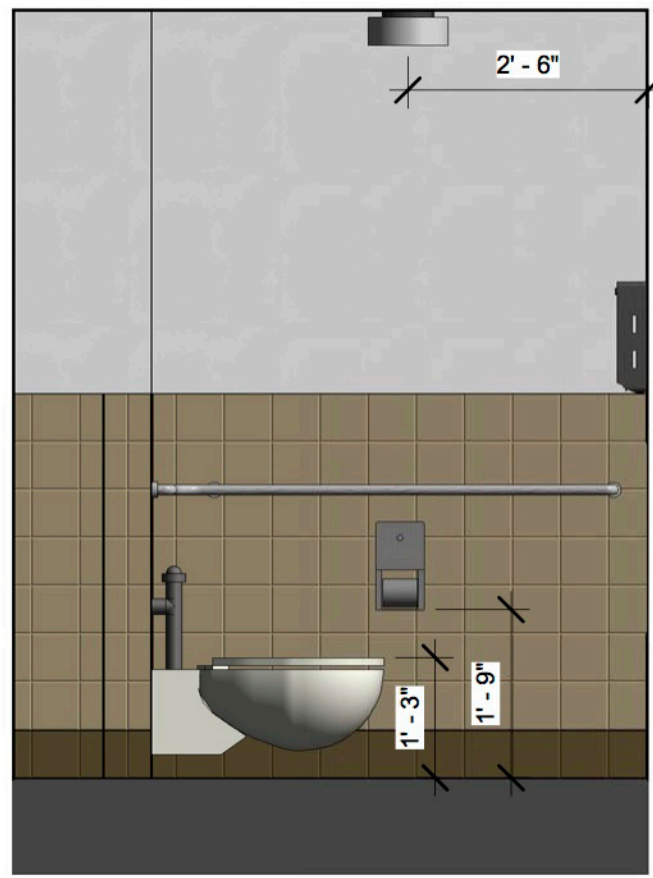


South Interior Elevation  
 3/16" = 1'-0"

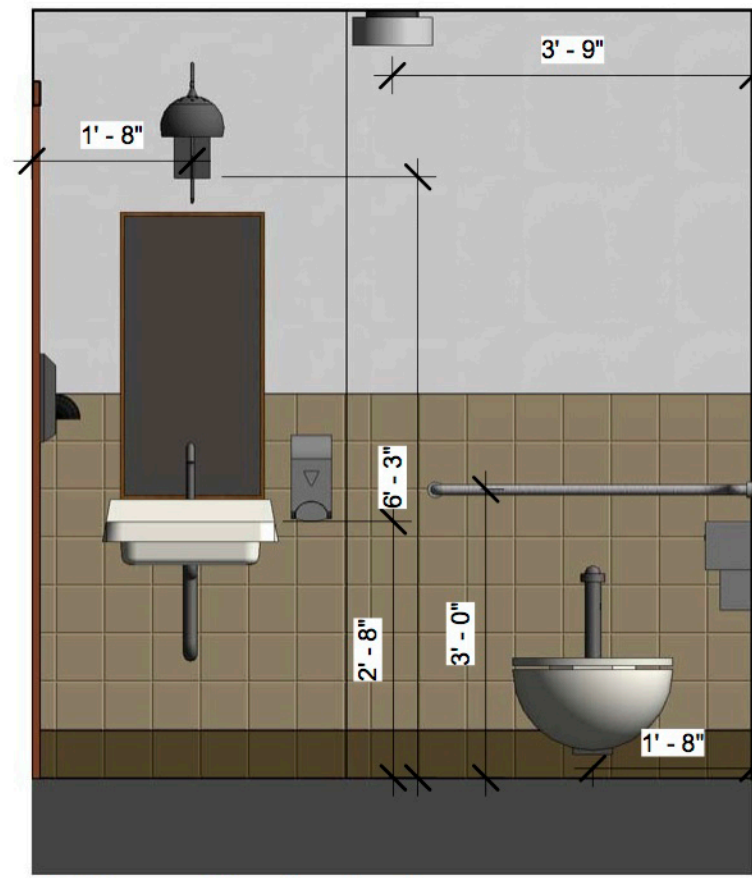


East Interior Elevation  
 3/16" = 1'-0"





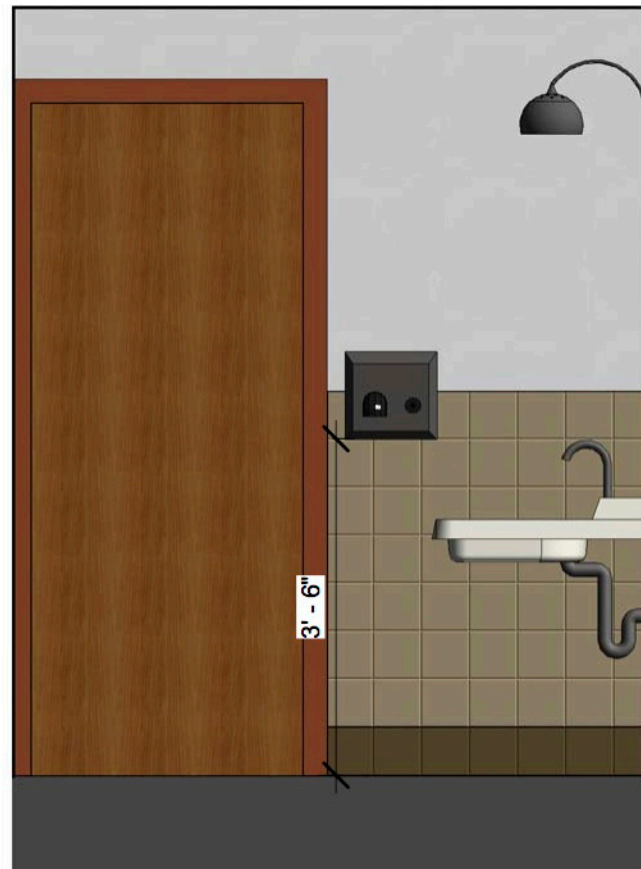
West Bathroom Elevation  
1/2" = 1'-0"



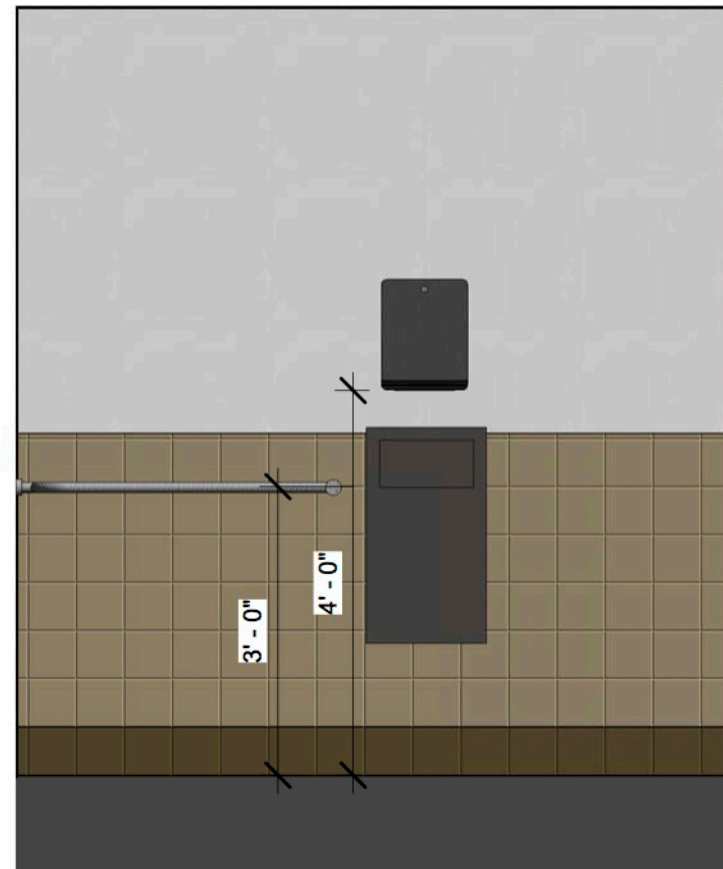
South Bathroom Elevation  
1/2" = 1'-0"



Bathroom Plan  
1/2" = 1'-0"



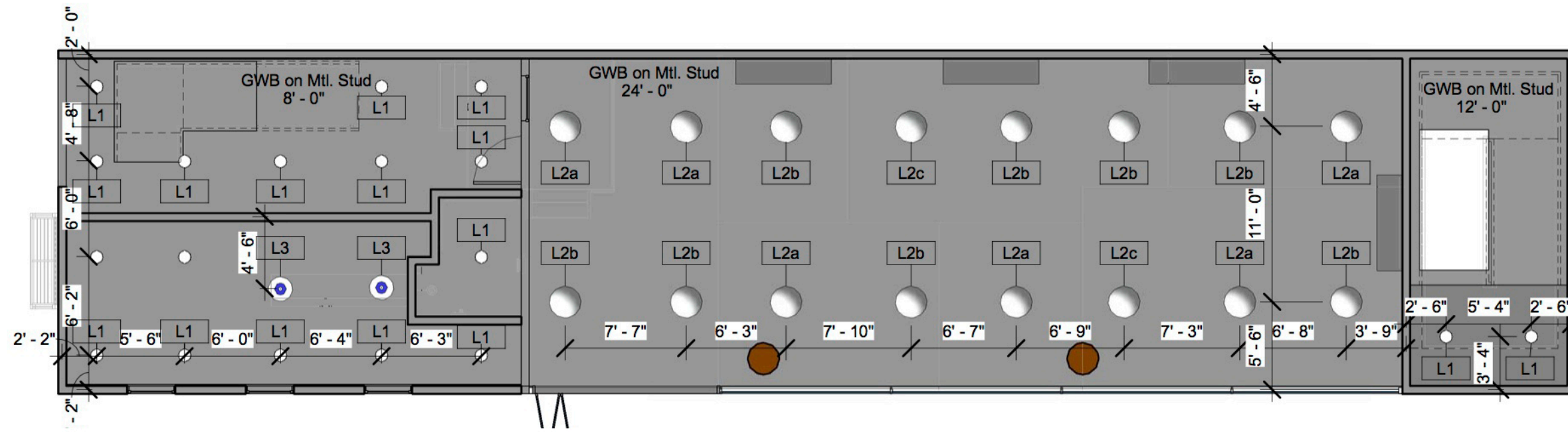
East Bathroom Elevation  
1/2" = 1'-0"



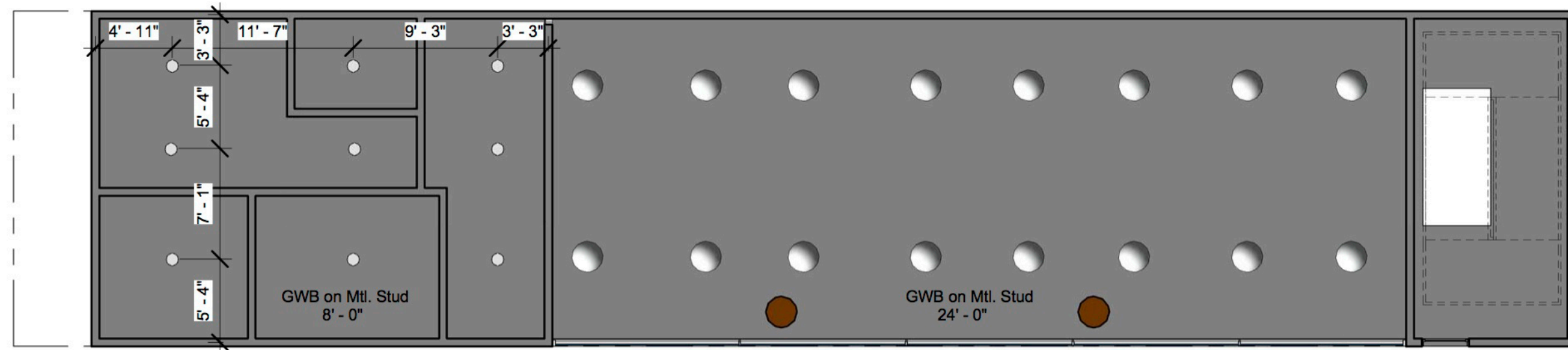
North Bathroom Elevation  
1/2" = 1'-0"








Ground Level  
 $1/8'' = 1'-0''$



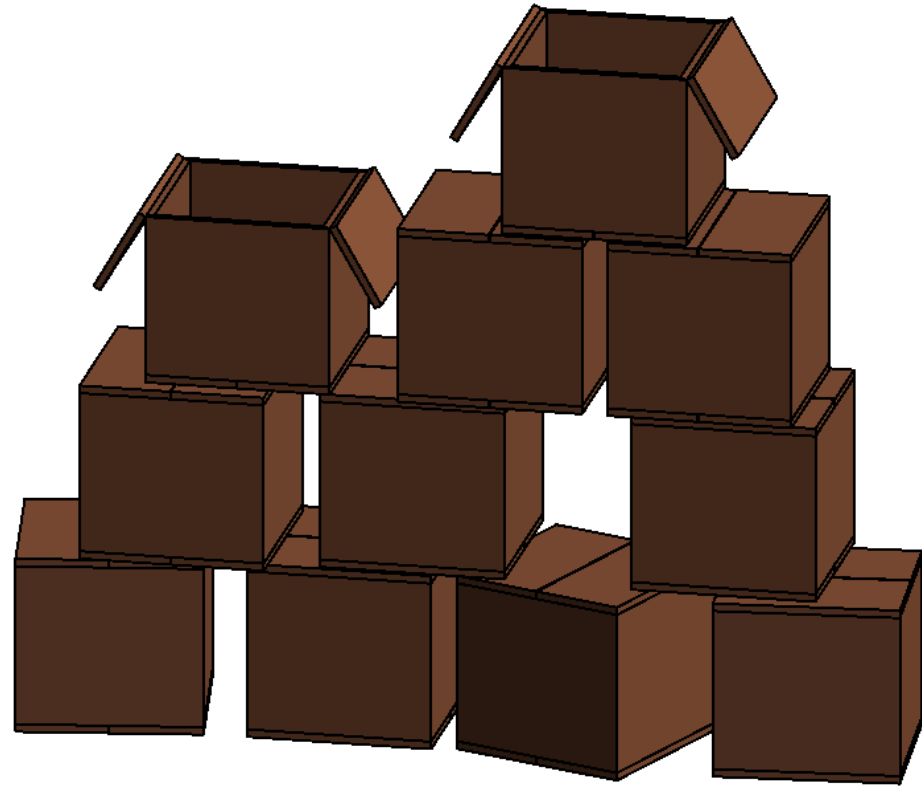
Mezzanine Level  
 $1/8'' = 1'-0''$



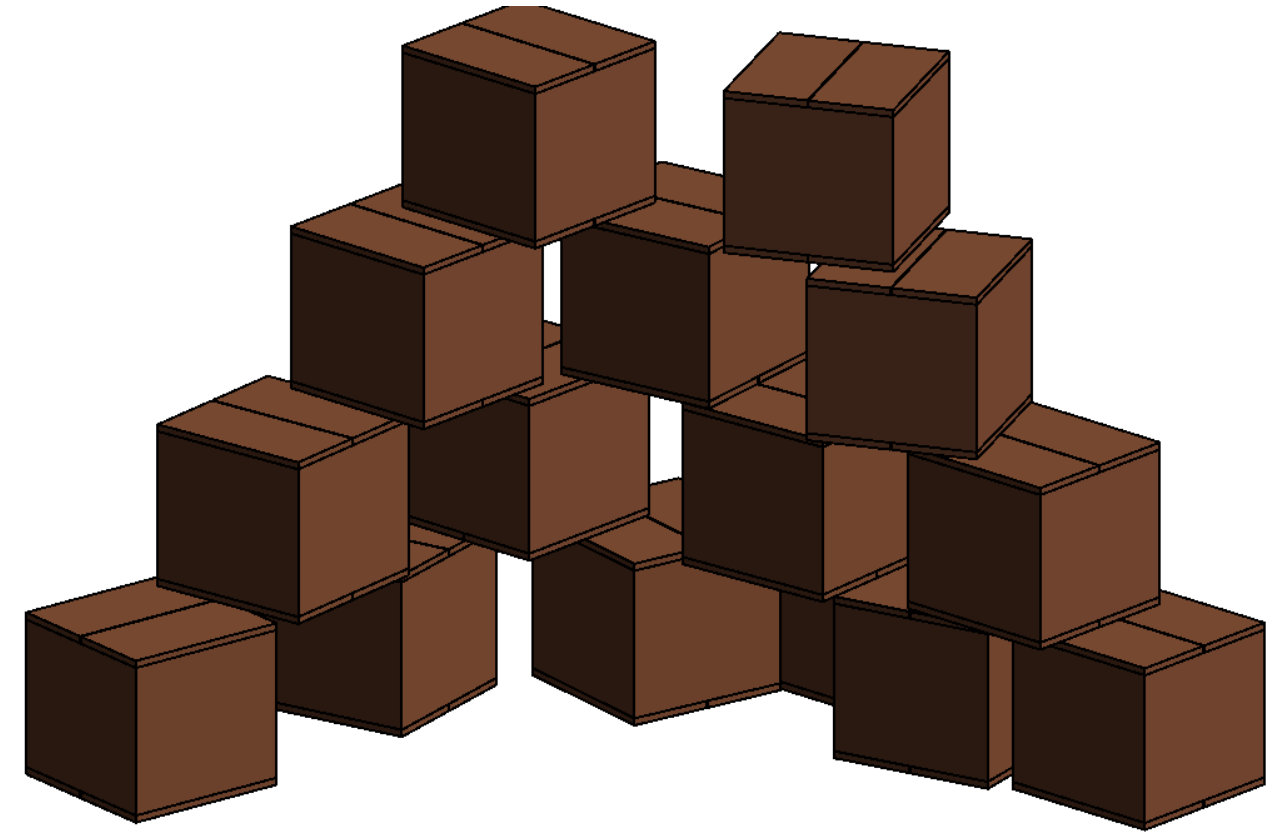


Code	Item	Location	Image
F1	Oak Butterscotch Wood Flooring	Floor of 'House', Ground and Mezzanine Level	
F2	Astro Turf (Grass Flooring)	Rear floor of 'Yard'	
F3	Boral Clay Paver	Front and middle of 'Yard'	
L1	Flush Mount Ceiling Light	Spread throughout 'house', ground and mezzanine level	
L2	Frosted Glass Globe Pendant	Hanging from different heights above 'Yard'	
L3	Frosted Pendant Light	Above tailors counter-top	
L4	Brushed Nickel Lamp	Above bathroom sink	
W1	Cedar Channel Siding	Fasade of the 'House'	
W2	Bark Siding	Wraped around the 'Yard' columns	
W3	Tuscon Beige 6x6 Ceramic Tile	On the bottom portion of the bathroom walls	

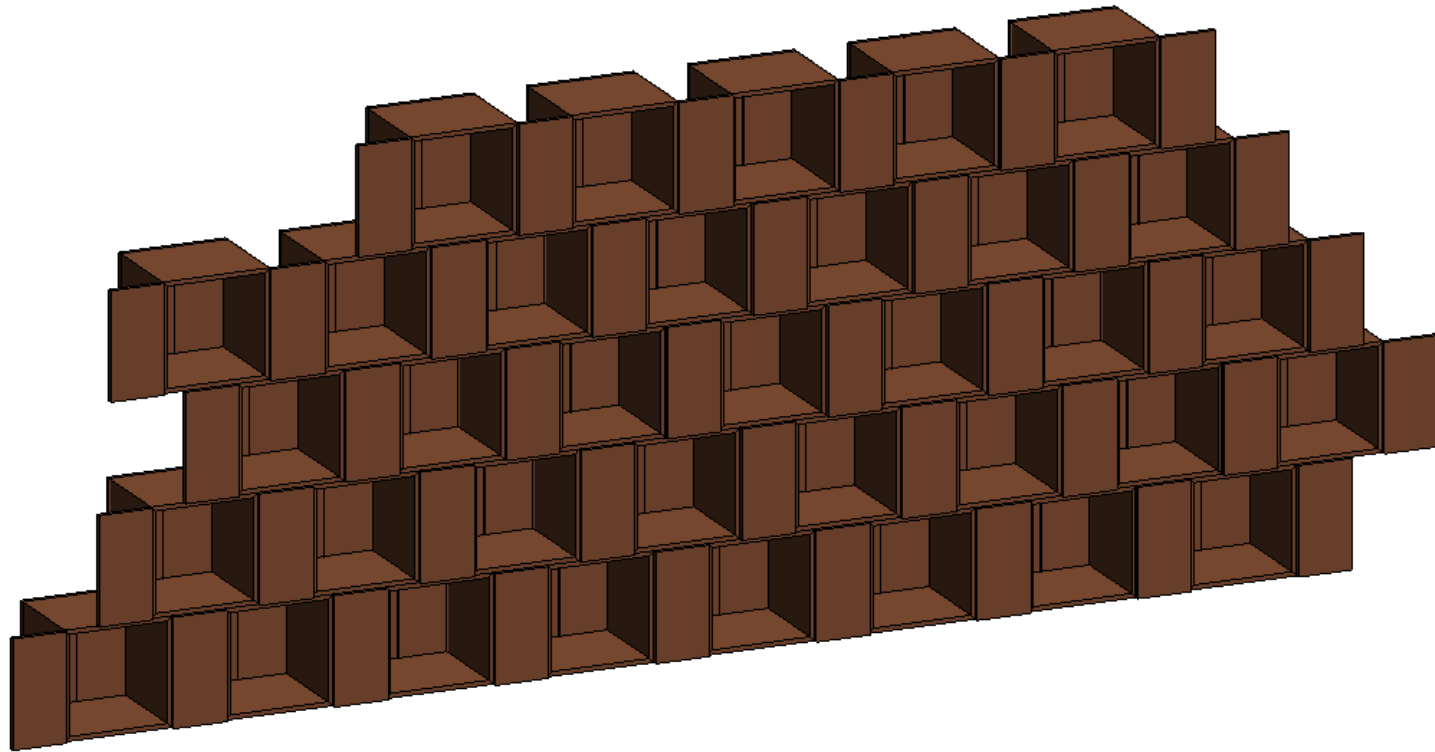




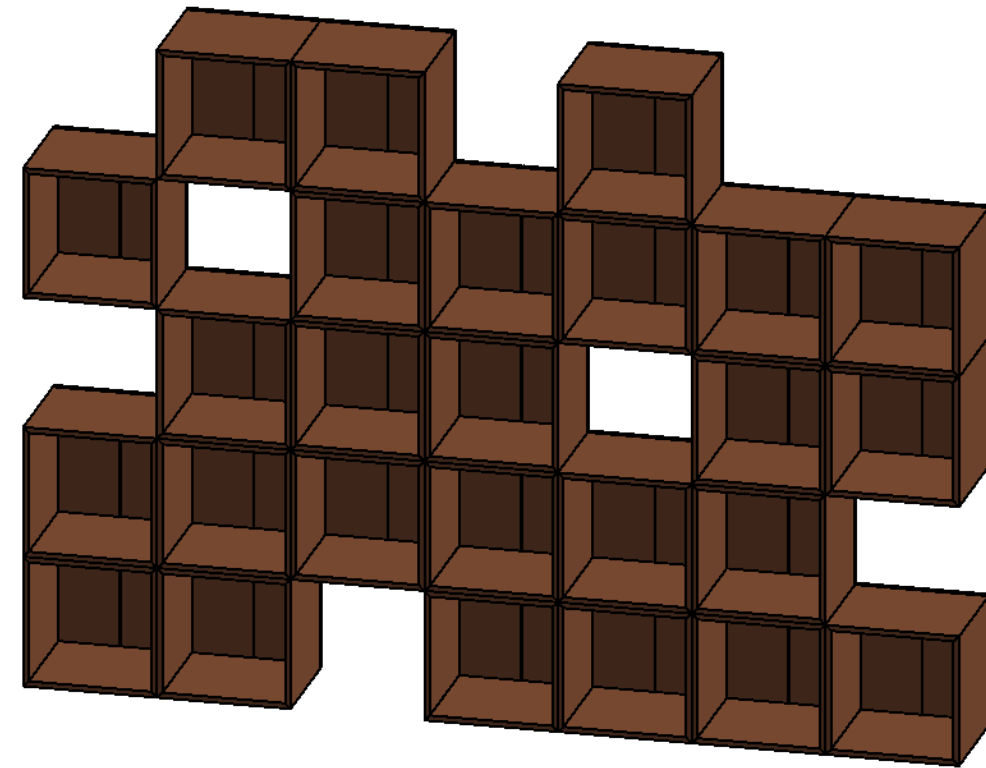
Miscellaneous Fixture



Shoe Fixture



Kitchenware Fixture

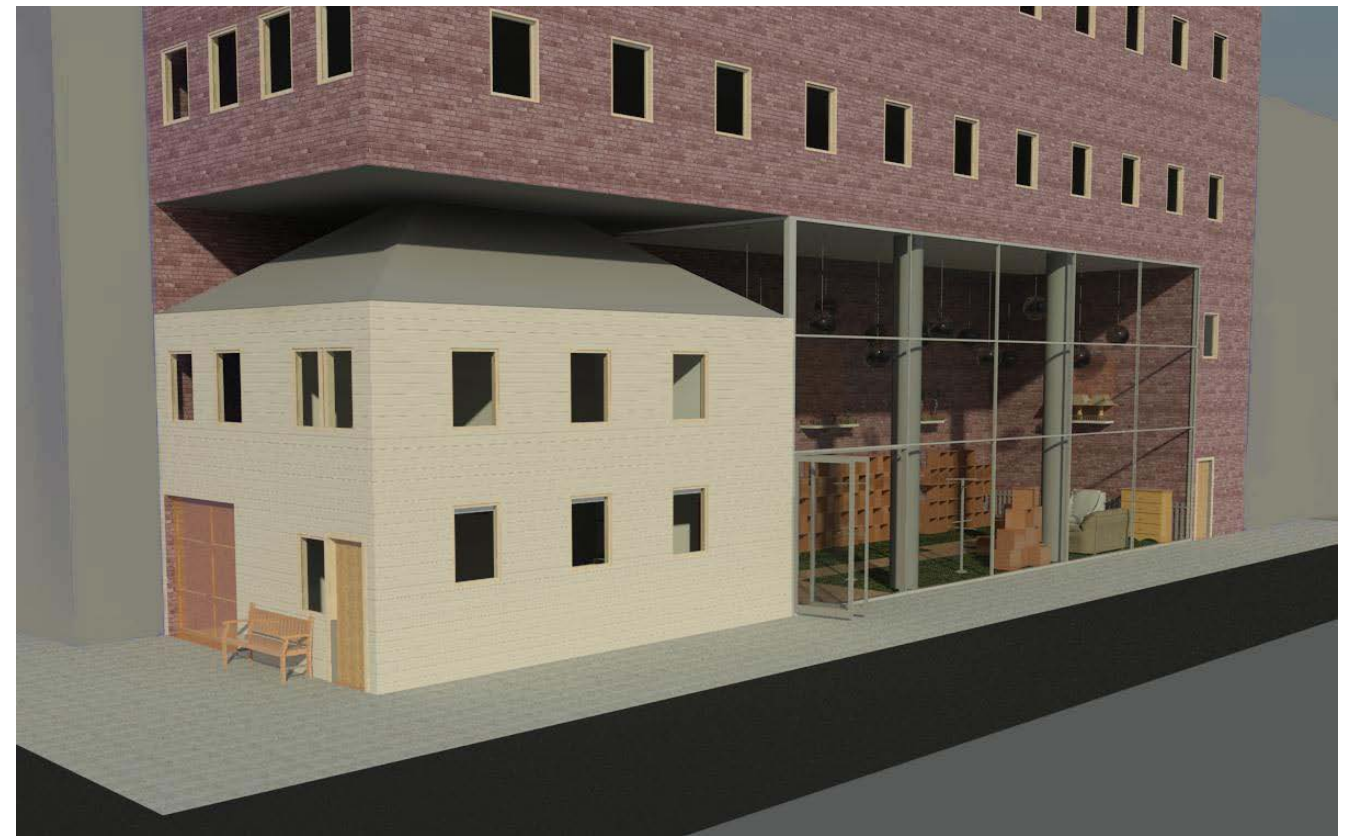


Bookshelf Fixture





Axonometric



View From Lafayette Ave



View From St Felix St



View From Side Entrance