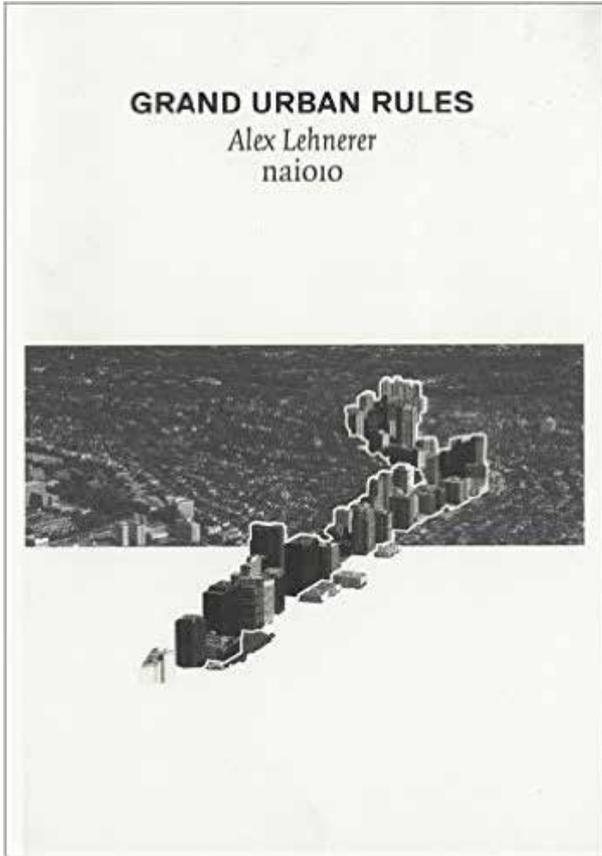


Introducción

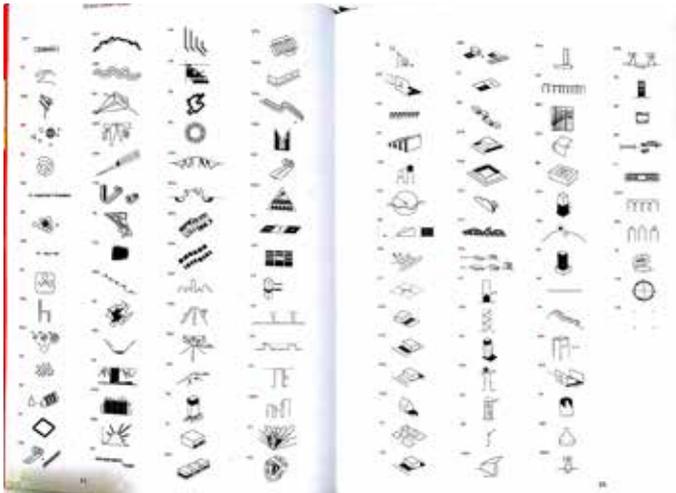


Alex Lehnerer es un arquitecto y diseñador urbano alemán, profesor de la escuela de Arquitectura de Chicago.

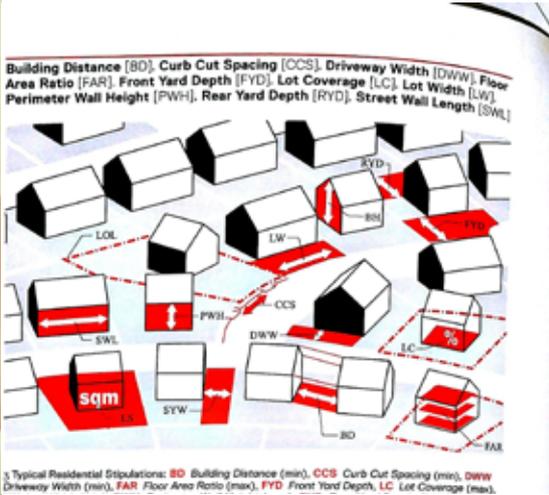
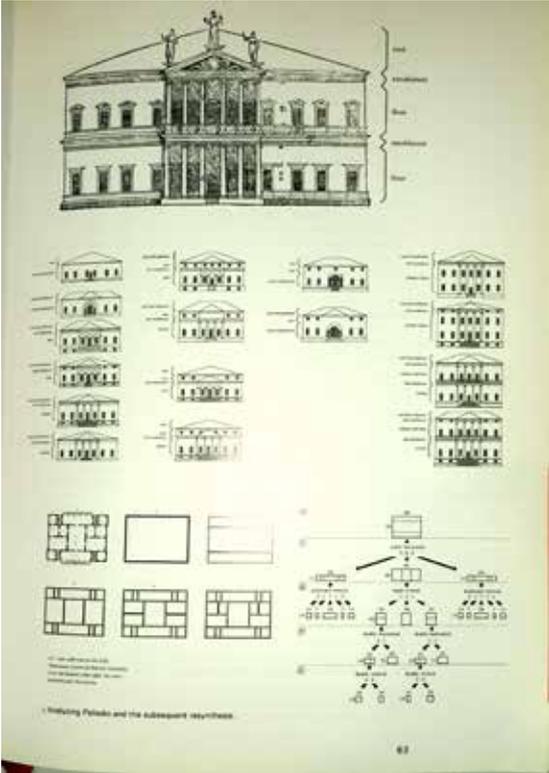
Escritor del libro “Grand Urban Rules”, de 2009.



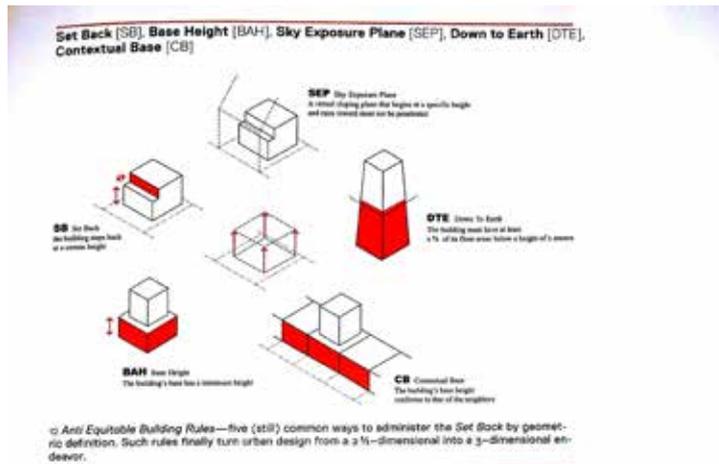
Capitulo 0: 115 esquemas de las soluciones urbanísticas para el buen desarrollo de la ciudad.



Capitulo 1: Rules as Tools - Normas como Herramientas

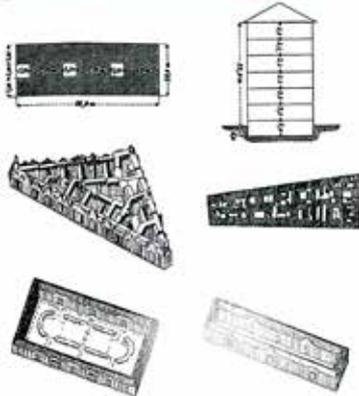


Capitulo 2: The Tightrope Walk of Exercising Control over Private - La cuerda floja de ejercer el control sobre la propiedad privada



Capitulo 3: Power is Nothing Without Control - El Poder No es Nada sin Contol

22th Berlin Block (1911)



31 Evolution of the Berlin *Infanterieschütz*, 1833-1919

mined those of the street side. Still, the theoretical relationship between the width of the street and the height of the façade is no New York invention (1916), but had in fact been codified already in Prussia 80 years earlier. Although conditioned by divergent motives, Paris, Stuttgart, and Berlin are all examples of the homogenization of urban form. In the first instance, it was a question of codifying comfort levels; in the second, of exaggerating an architectonic-aesthetic drive, while in Berlin, it was a question of the maximum reach of fire hoses.

Setback Street Ratio (1916) [4-13]

§4 Streetscape Rules



New York

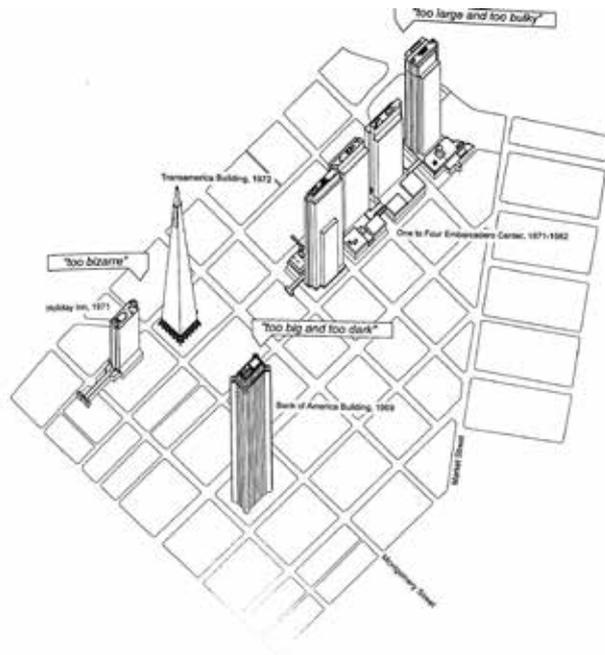
Setback Street Ratio

SSR
§ 4.13

Above a certain height, each building shall spring back at distances having (depending upon the district or zone: § 3.01, § 3.08) either twice, 1 1/4 times, or the same width as the adjacent street. This creates a feeling of enclosure without a canyon-like impression. [p. 82, 107, 158, 175, 218, 254, fig. 65]



Capitulo 4: Codified Aesthetics- Estetica Edificada

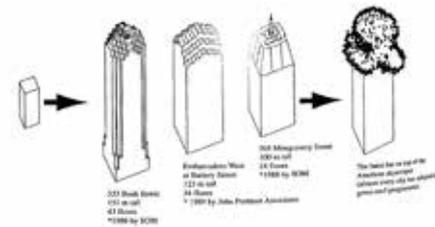


Quality of Street Views [QSV]



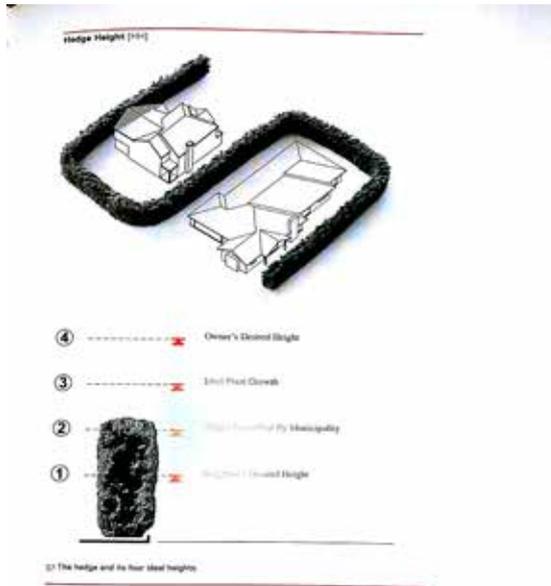
43 Map of streets with excellent views that deserve protection, San Francisco.

Anti Refrigerator Look [AFL]



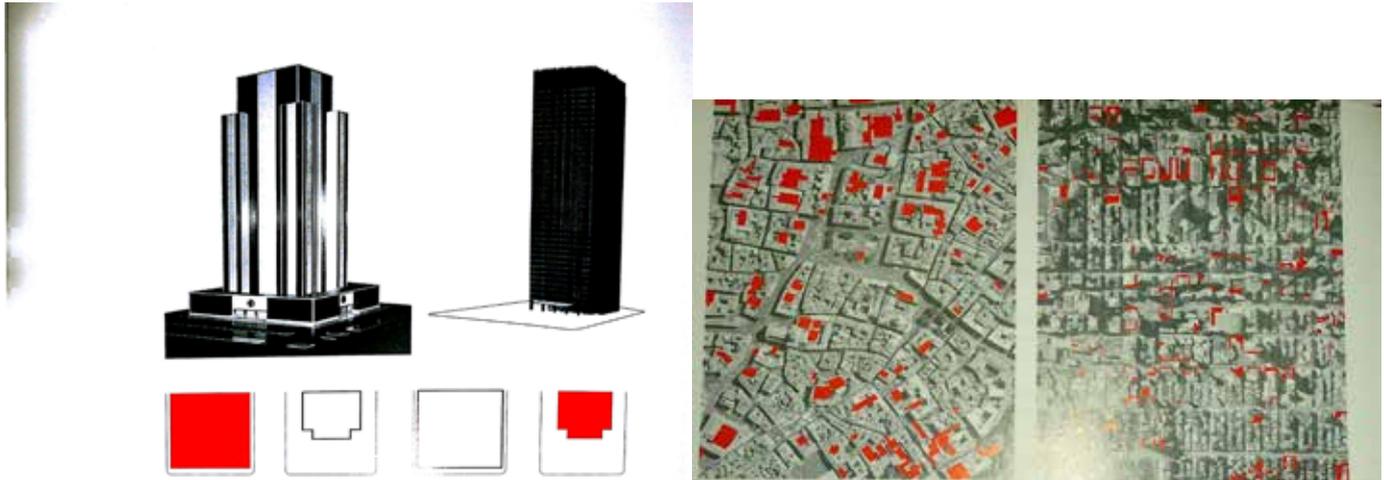
44 Methods

Capitulo 5: Connected Isolation - Aislamiento Conectado

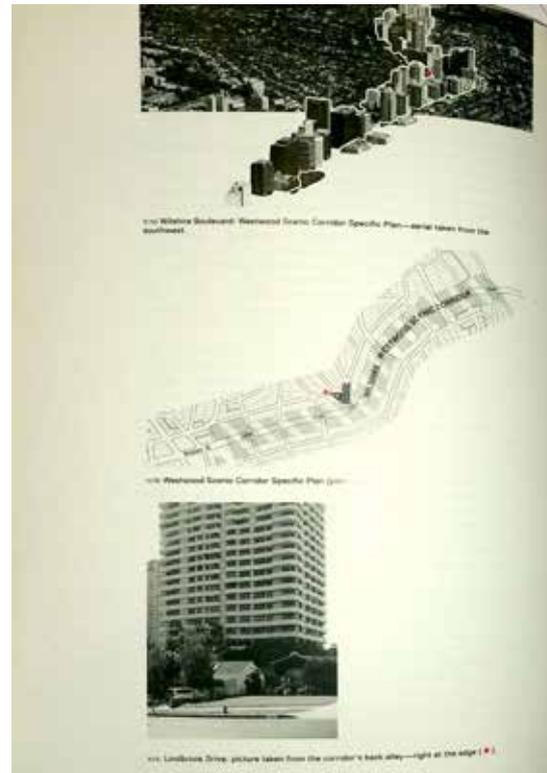
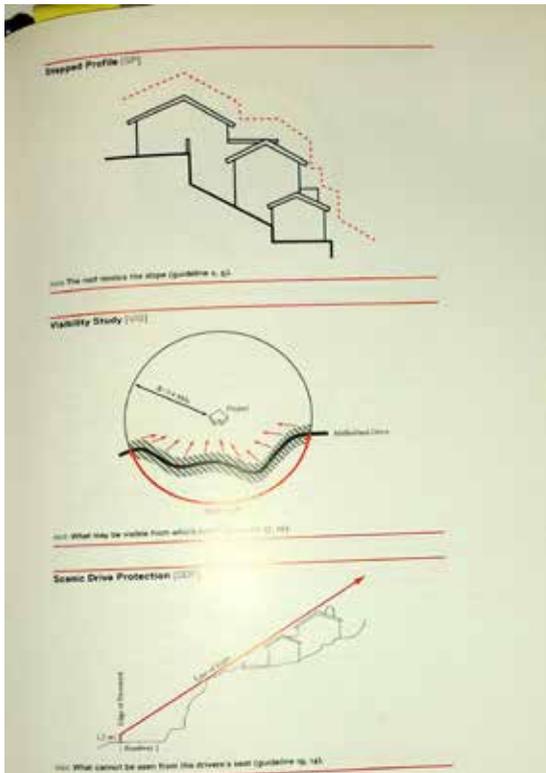


At the same time, however, the hedge adjoins a neighbor's property. And it affects that property in all of the ways listed above, with one decisive difference: lacking the requisite property rights, a neighbor cannot control or actively shape the hedge's growth. The resultant visual shield may not only be undesirable, it may even block all views into the distance; due to its disadvantageous orientation, a hedge's shadow may darken an entire neighboring property, or it may be taller than that property is wide. De-

Capitulo 6: Codes, Conventions and Maxims - Codigos, Convenciones y Maximas



Capitulo 7: Within or Without - Dentro o Fuera



Capitulo 8: Difference and Consistency - Diferencia y Consistencia

MY NEW TRUMP-TOWER

TRUMP

+ 200.830 sf

+ 40.166 sf

+ 526.105 sf

= 767.101 sf

= 72 FLOORS ✓

+ 20% MORE CEILING-HEIGHT / FLOOR

= 856-FOOT TALL TOWER ✓

(>250 FEET, ORIGINALLY)

10% PLOT AREA (RE-DEVELOPMENT)

20% PLAZA BONUS!

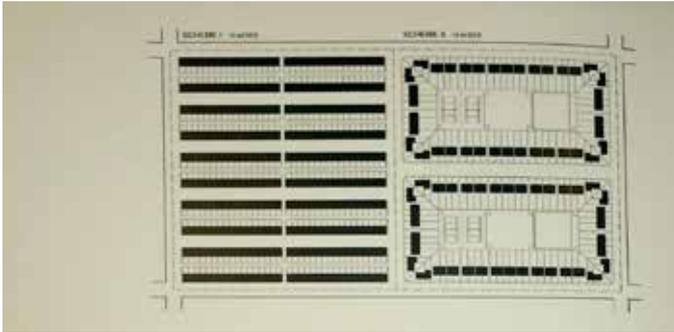
TRANSFER OF AIR-RIGHTS!

Plaza Bonus

In exchange for providing certain public amenities, buildings may in some cases surpass the maximal values that normally apply (max. building height, utilization, etc.). A catalog specifies the levels of such bonuses for specific public features. [p.98, 176, 183, 190, 203, 225, 230, fig 75]



Capitulo 9: Design Variation - Variacion de Diseño



Capitulo 10: Synthesis, a Design Conclusion - Synthesis, Conclusion del Diseño

