

THE RESIDENTIAL NEIGHBORHOODS







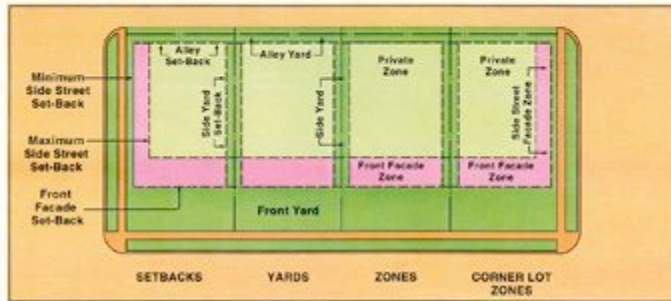
Village Lots vary in size and shape, but are generally 70 feet wide and 130 feet deep. The location and dimensions of the zones indicated on this page are typical ones. The specific location and dimensions of the zones vary and are defined in the guidelines for each of the community spaces (Community Space Guidelines).

Building setbacks and criteria for buildings and fences along Alleys are defined on Page B-19.

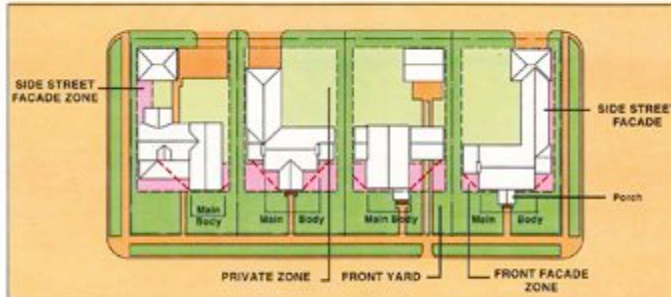
Within the **Private Zone (PZ)**, the house, garage, and ancillary structures can extend to the minimum Side Yard Set-Back.

Porches can extend into the Front Yard a maximum of 12 feet and can be no wider than the Main Body, except for wrap-around porches which shall be no deeper than 12 feet.

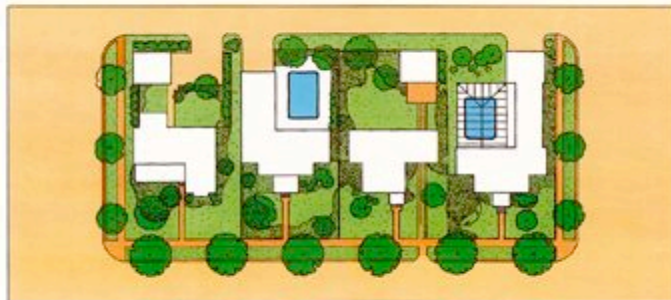
The landscape guidelines for Village Lots can be found on page B-21.



ZONES WITHIN THE SITE



PLACING THE CELEBRATION HOUSE ON THE SITE



LANDSCAPE AND ANCILLARY STRUCTURES

Alley Set-Back: Minimum 5 feet for all structures at Rear Alley and Side Alley.

Side Yard Set-Back for adjacent lots: Minimum 5 feet for structures less than two stories, and 10 feet for structures two stories and greater.

Side Street Set-Back for corner lots: Varies from 5 feet minimum to 25 feet maximum.

Side Street Facade Zone for corner lots: 10 feet deep except where noted in Community Space Guidelines.

Front Facade Set-Back (FFS): 25 feet except where noted in Community Space Guidelines.

Front Facade Zone (FFZ): 20 feet deep except where noted in Community Space Guidelines.

Garages shall be placed within the Private Zone at either the Alley Set-Back or a minimum of 15 feet from the Alley property line.

On corner lots, Side Wings and garages should be placed in the **Side Street Facade Zone** and, with fences, form a continuous structure within the Side Street Facade Zone to screen the Private Zone from public view. At a minimum, 50% of the frontage within the Side Street Facade Zone should contain a residential structure such as a house or garage.

The **Main Body** of the front facade shall be no wider than 36 feet and can be placed anywhere within the Front Facade Zone.

Side Wings within the Front Facade Zone shall be no more than one and one-half stories. Their maximum width within the Front Facade Zone is determined by a 45 degree line from the front corners of the Main Body to the rear of the Front Facade Zone. If the width of the Main Body is less than 36 feet, the 45 degree lines may be set from the endpoints of a 36 foot long line that incorporates the front of the Main Body.

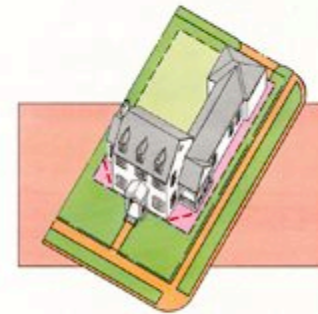
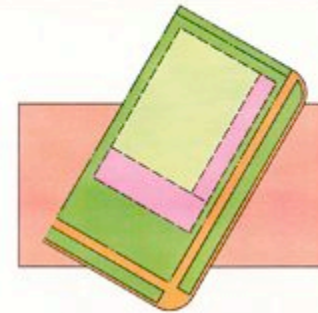
Private Zone Fences shall be a maximum of 6 feet high measured from the outside face of the fence. They can be 100% opaque except along the Alley. They can extend to and be placed on property lines between lots, but shall be within the rear and front set-backs for the Private Zone.

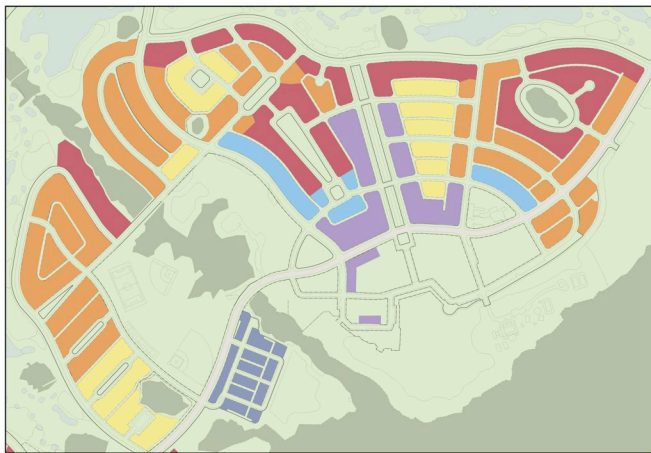
Front Driveways shall be a maximum of 10 feet wide in the Front Yard and Front Facade Zone. The use of paving strips is encouraged.

Front Walks shall be a minimum of 3 feet wide, and be perpendicular to the Main Body of the house.

Front Yard Fences and Hedges shall be a maximum height of 3 feet 6 inches measured from their outside face. Maximum opacity for fences or low walls within this 3 foot 6 inch high plane is 60%. Front Yard Fences and Hedges should be continuous around the perimeter of the Front Yard and should have a gate or opening at the Front Walk.

Impervious Surface Area shall not exceed 66% of the total lot area.

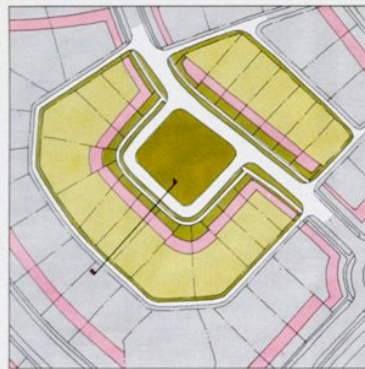




LOT SIZES

- | | |
|--|---|
| ESTATE LOTS | VILLAGE LOTS |
| COTTAGE LOTS | TOWNHOUSE |
| BUNGALOW LOTS | APARTMENTS |

0 600 1200FT



Plan of Setbacks and Zones

For Cottage Lots on the north, south and west sides of Verandah Place, the Front Facade Set-Back is 15 feet. For the inside corner lots, the Front Facade Set-Back is determined by the width of the Main Body of the house and the Side Yard Set-Back. The front porches of the houses shall be built to Front Facade Set-Back. The Front Facade Zone is 20 feet deep.

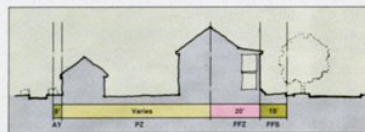
For corner lots on the north, south and west sides of Verandah Place, the minimum Side Street Facade Set-Back is 5 feet and the Side-Street Facade Zone is 15 feet deep.

The houses built on the north, south and west sides of Verandah Place shall have a two-story Main Body. The maximum width of the Main Body is 28 feet. At a minimum, these houses shall have a one-story full facade porch, but it is recommended that these houses have two-story full facade porches. Every attempt should be made to center the Main Body of the house along the front face of the lot.

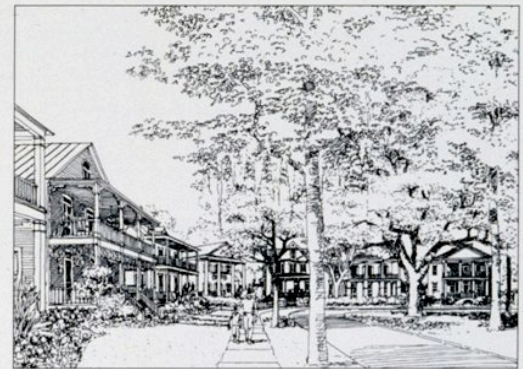
For mid-block lots on the east side of Verandah Place, the minimum Front Facade Set-Back is 20 feet and the Front Facade Zone is 15 feet deep. For corner lots on the east side of Verandah Place the minimum Front Facade Set-Back is 10 feet and the Front Facade Zone is 25 feet deep. No part of the house, including porches, may be built closer than 5 feet to the front property line.

It is recommended that Front Yards have fences or hedges. If installed, they shall have their front face set between 6 inches to 2 feet from the front property line.

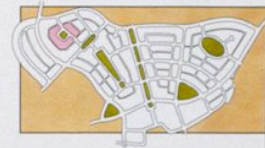
The Classical, Victorian, Colonial Revival and Coastal architectural styles may be used around Verandah Place.



Typical Section



Verandah Place is a neighborhood green with informal groupings of native trees. It will be a relatively open area with a continuous lawn. Three sides of the square will be lined with similarly scaled two story houses with full facade porches. The fourth side will be more informal.





VILLAGE PARKS

0 300 600FT





BATTERY PARK CITY



MARCO H. CYRUS
Principal, State of New York

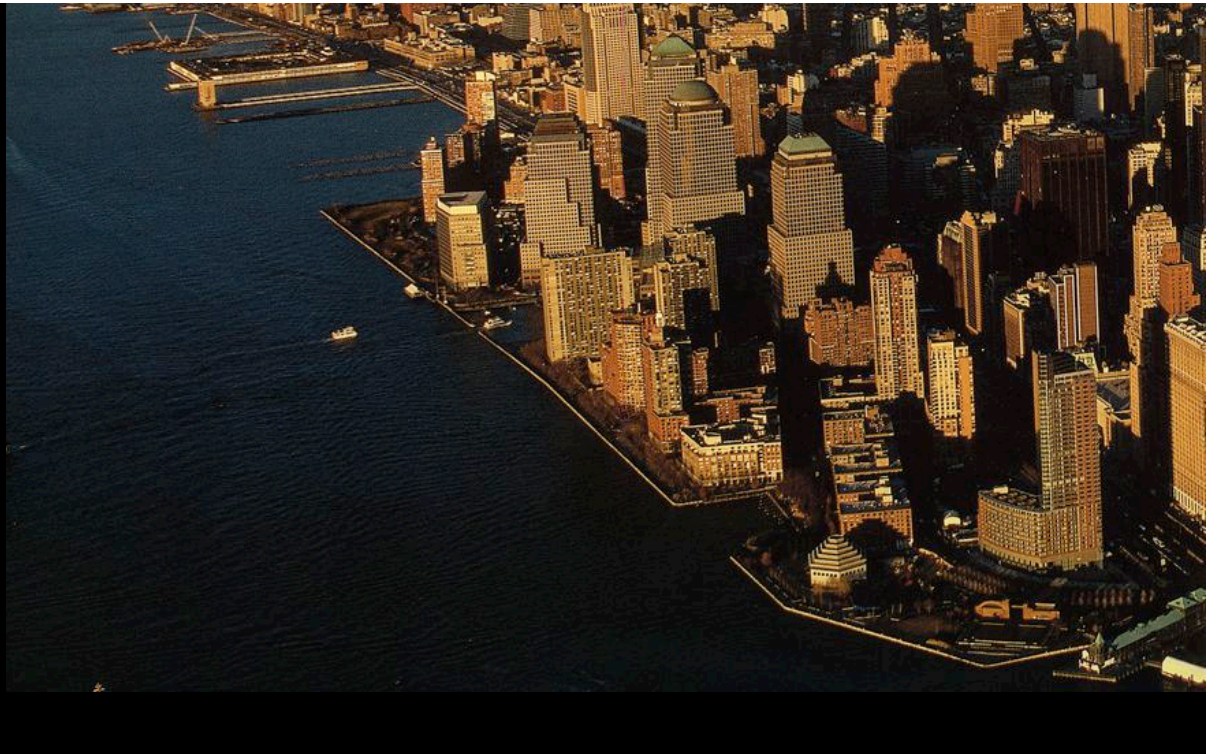
HARRY W. ALDRIDGE, JR.
V. Chairman

DAVID KING
President of Capital Construction Offices

THE BATTERY PARK CITY GROUP
New World Management Company
New York, New York, 10005

HERBERT S. STANG
Vice Chairman

MARTIN S. BECK
Executive



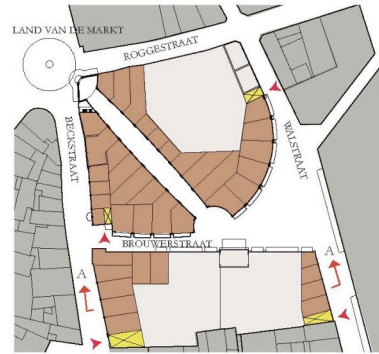






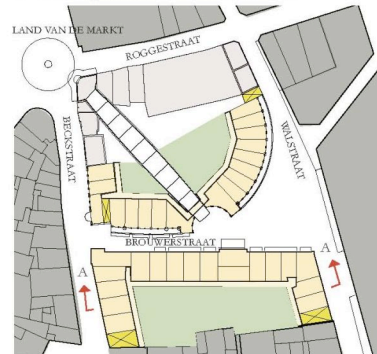
REDEFINING THE BLOCK

1 – Ground & First Floor Plan



WRAPPING THE BIG BOX WITH SHOPS

1 – Second, Third & Fourth Floor Plan



RESIDENTIAL COURTYARDS ABOVE RETAIL

- MULTISTORY IN LINE RETAIL
- MULTISTORY BIG BOX RETAIL
- RESIDENTIAL
- EXISTING FABRIC
- ROOF GARDEN
- RESIDENTIAL ENTRY
- ROOF TOP RESIDENTIAL CIRCULATION

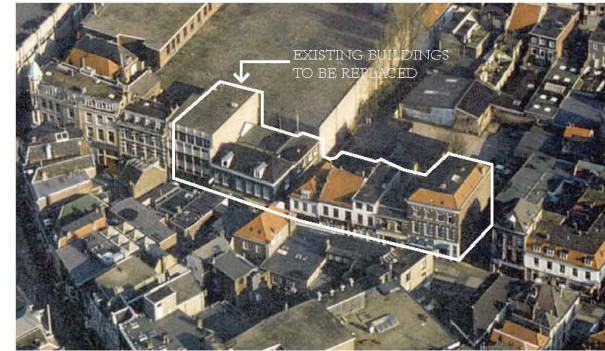


FRONT FACADE ELEVATION FROM BROUWERSTRAAT

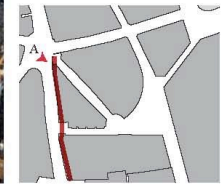


A-A REAR FACADE ELEVATION & SECTION

CARRYING FORWARD THE SCALE OF THE TOWN



A- Aerial view of Beckstraat



Key Plan



BECKSTRAAT ELEVATION

ENTRY TO NEW MID BLOCK PASSAGE

STREET LEVEL RESIDENTIAL ENTRIES

RESIDENTIAL FLOORS

RETAIL FLOORS



BECKSTRAAT PERSPECTIVE VIEW



Existing fabric to be restored (Left) and replaced (Right)

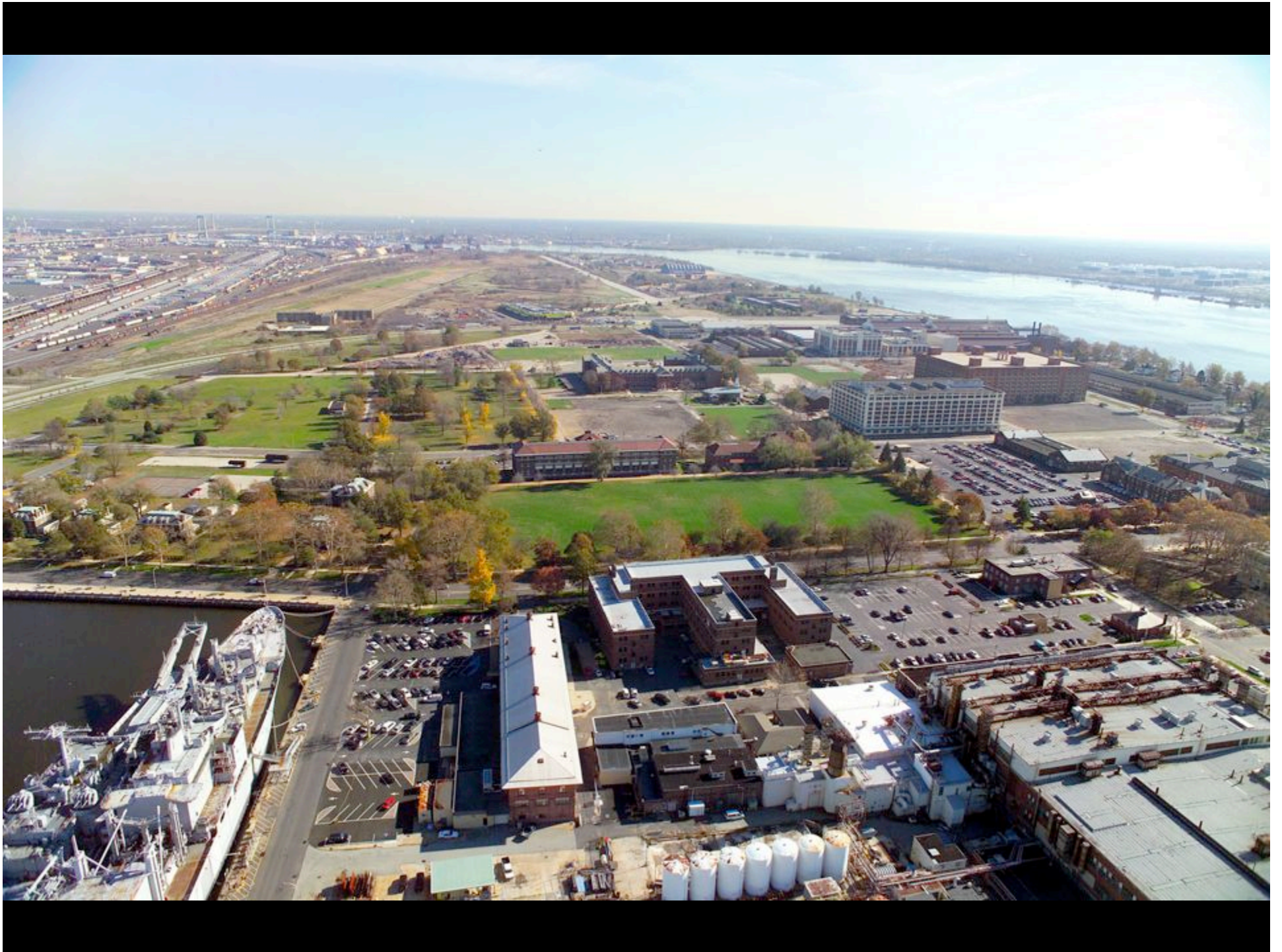
- 1 – New Passage Entry
- 2 – Existing Historic Cafe
- 3 – New Buildings























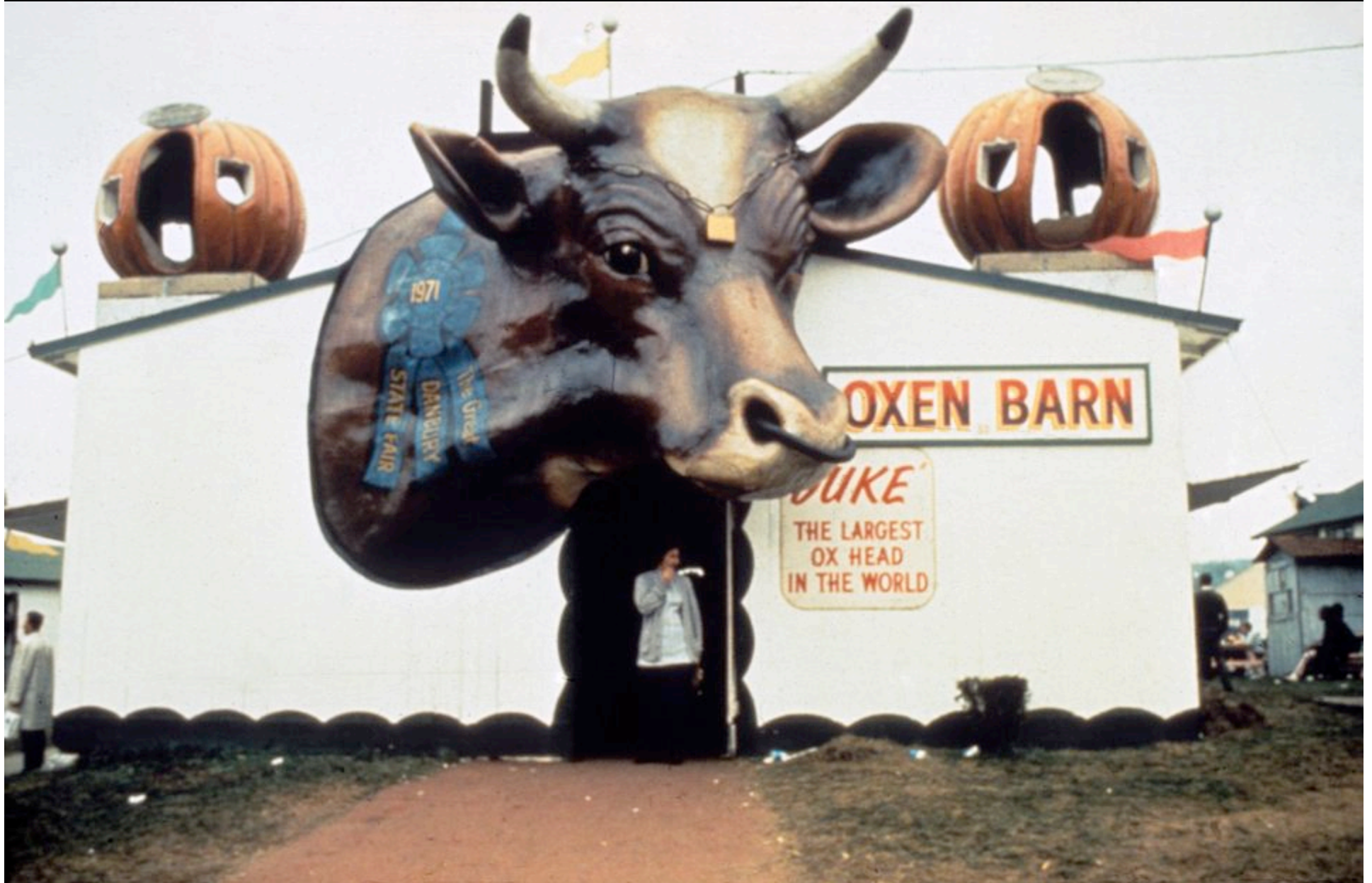
Aesthetics as Attractions



Visual Anchors



Contradiction and Surprise



Historical Layering



Pedestrian Experience



Unplanning

