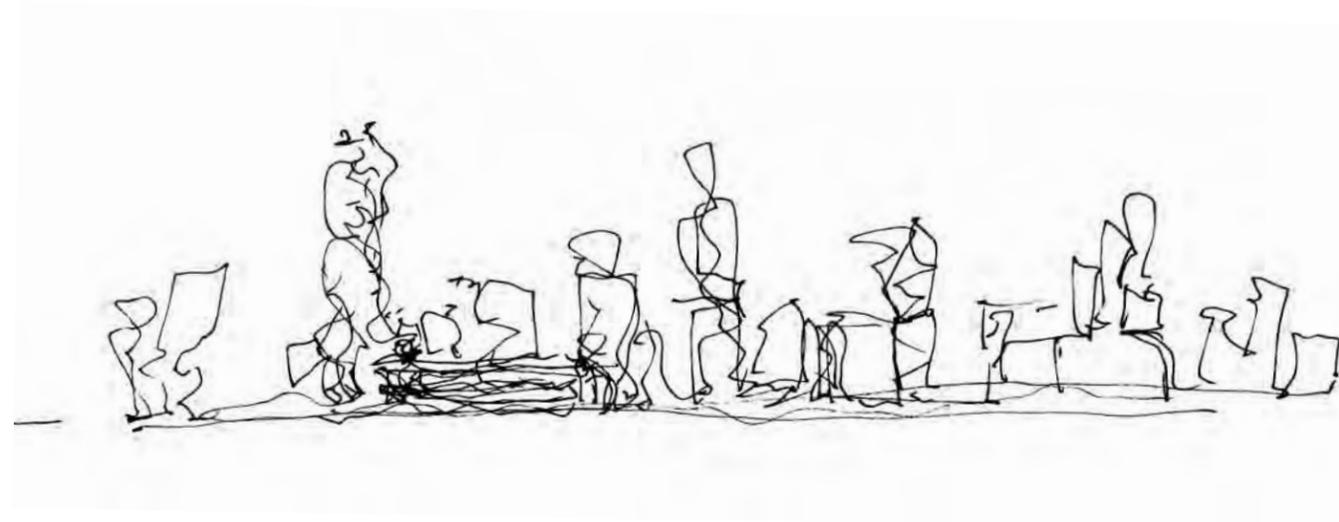


Brooklyn Arena & Atlantic Yards

# Design Guidelines

NOVEMBER, 2006

APPENDICES



## Atlantic Yards Design Guidelines

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#### *Appendix*

##### **Appendix 1: Building Envelope Diagrams**

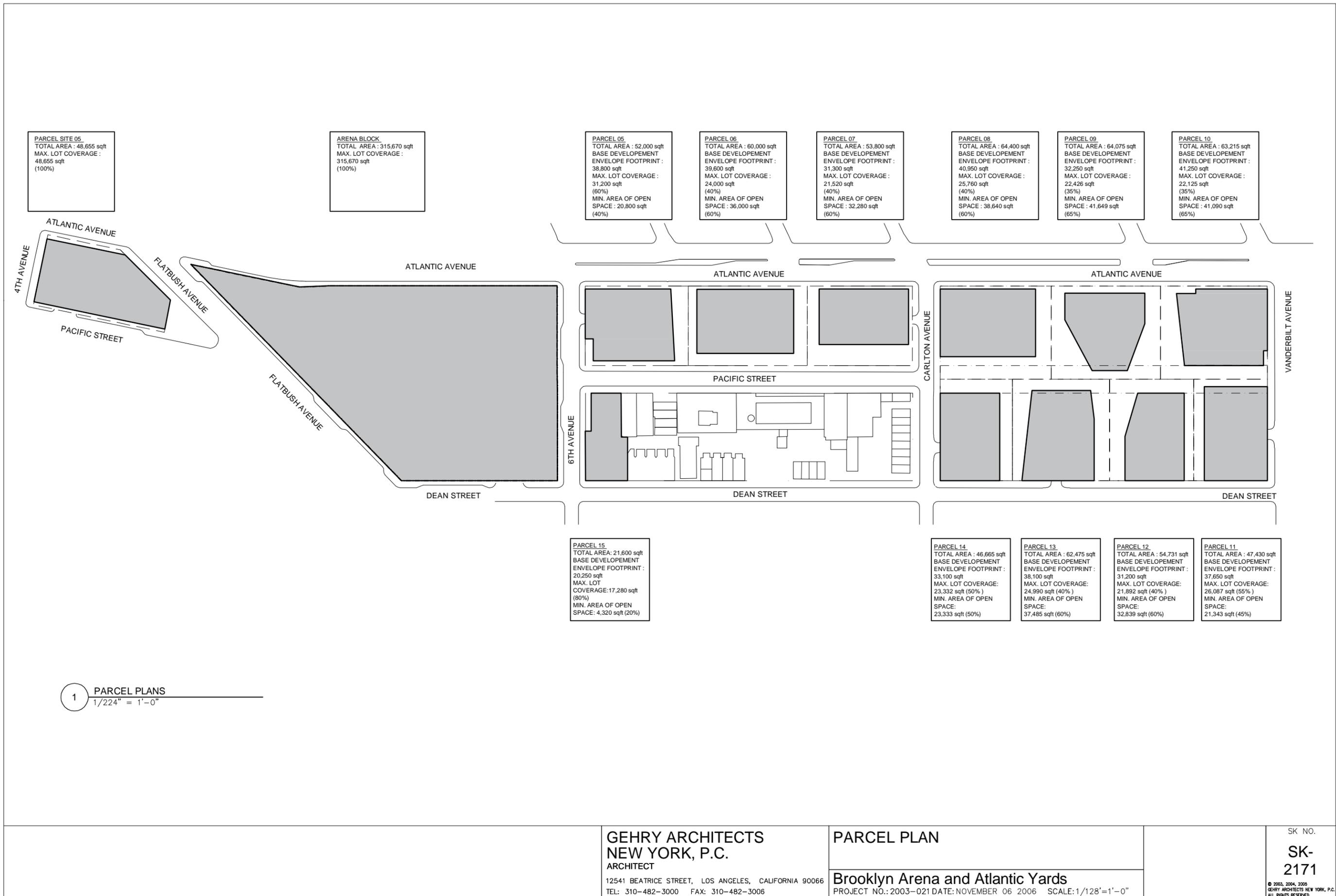
- a. Residential Blocks Parcel Diagrams (SK2171 , SK1909)
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##### **Appendix 2: Open Space Diagrams**

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##### **Appendix 3: Signage**

- a. Arena Block Signage Diagram (SK2005)



**PARCEL SITE 05**  
 TOTAL AREA : 48,655 sqft  
 MAX. LOT COVERAGE : 48,655 sqft (100%)

**ARENA BLOCK**  
 TOTAL AREA : 315,670 sqft  
 MAX. LOT COVERAGE : 315,670 sqft (100%)

**PARCEL 05**  
 TOTAL AREA : 52,000 sqft  
 BASE DEVELOPEMENT ENVELOPE FOOTPRINT : 38,800 sqft  
 MAX. LOT COVERAGE : 31,200 sqft (60%)  
 MIN. AREA OF OPEN SPACE : 20,800 sqft (40%)

**PARCEL 06**  
 TOTAL AREA : 60,000 sqft  
 BASE DEVELOPEMENT ENVELOPE FOOTPRINT : 39,600 sqft  
 MAX. LOT COVERAGE : 24,000 sqft (40%)  
 MIN. AREA OF OPEN SPACE : 36,000 sqft (60%)

**PARCEL 07**  
 TOTAL AREA : 53,800 sqft  
 BASE DEVELOPEMENT ENVELOPE FOOTPRINT : 31,300 sqft  
 MAX. LOT COVERAGE : 21,520 sqft (40%)  
 MIN. AREA OF OPEN SPACE : 32,280 sqft (60%)

**PARCEL 08**  
 TOTAL AREA : 64,400 sqft  
 BASE DEVELOPEMENT ENVELOPE FOOTPRINT : 40,950 sqft  
 MAX. LOT COVERAGE : 25,760 sqft (40%)  
 MIN. AREA OF OPEN SPACE : 38,640 sqft (60%)

**PARCEL 09**  
 TOTAL AREA : 64,075 sqft  
 BASE DEVELOPEMENT ENVELOPE FOOTPRINT : 32,250 sqft  
 MAX. LOT COVERAGE : 22,426 sqft (35%)  
 MIN. AREA OF OPEN SPACE : 41,649 sqft (65%)

**PARCEL 10**  
 TOTAL AREA : 63,215 sqft  
 BASE DEVELOPEMENT ENVELOPE FOOTPRINT : 41,250 sqft  
 MAX. LOT COVERAGE : 22,125 sqft (35%)  
 MIN. AREA OF OPEN SPACE : 41,090 sqft (65%)

**PARCEL 15**  
 TOTAL AREA : 21,600 sqft  
 BASE DEVELOPEMENT ENVELOPE FOOTPRINT : 20,250 sqft  
 MAX. LOT COVERAGE : 17,280 sqft (80%)  
 MIN. AREA OF OPEN SPACE : 4,320 sqft (20%)

**PARCEL 14**  
 TOTAL AREA : 46,665 sqft  
 BASE DEVELOPEMENT ENVELOPE FOOTPRINT : 33,100 sqft  
 MAX. LOT COVERAGE : 23,332 sqft (50%)  
 MIN. AREA OF OPEN SPACE : 23,333 sqft (50%)

**PARCEL 13**  
 TOTAL AREA : 62,475 sqft  
 BASE DEVELOPEMENT ENVELOPE FOOTPRINT : 38,100 sqft  
 MAX. LOT COVERAGE : 24,990 sqft (40%)  
 MIN. AREA OF OPEN SPACE : 37,485 sqft (60%)

**PARCEL 12**  
 TOTAL AREA : 54,731 sqft  
 BASE DEVELOPEMENT ENVELOPE FOOTPRINT : 31,200 sqft  
 MAX. LOT COVERAGE : 21,892 sqft (40%)  
 MIN. AREA OF OPEN SPACE : 32,839 sqft (60%)

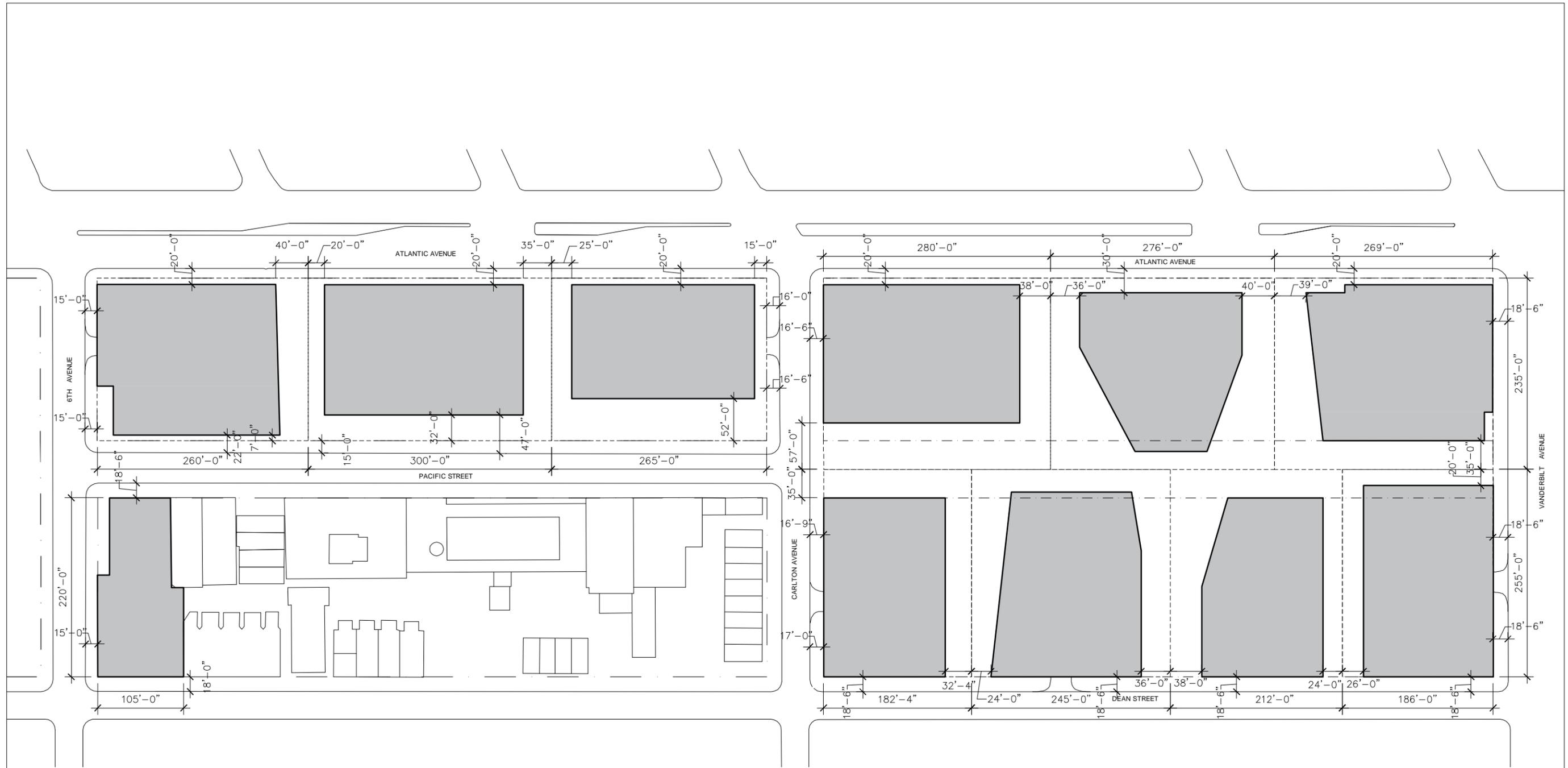
**PARCEL 11**  
 TOTAL AREA : 47,430 sqft  
 BASE DEVELOPEMENT ENVELOPE FOOTPRINT : 37,650 sqft  
 MAX. LOT COVERAGE : 26,087 sqft (55%)  
 MIN. AREA OF OPEN SPACE : 21,343 sqft (45%)

1 **PARCEL PLANS**  
 1/224" = 1'-0"

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 12541 BEATRICE STREET, LOS ANGELES, CALIFORNIA 90066  
 TEL: 310-482-3000 FAX: 310-482-3006

**PARCEL PLAN**  
**Brooklyn Arena and Atlantic Yards**  
 PROJECT NO.: 2003-021 DATE: NOVEMBER 06 2006 SCALE: 1/128' = 1'-0"

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**SK-2171**  
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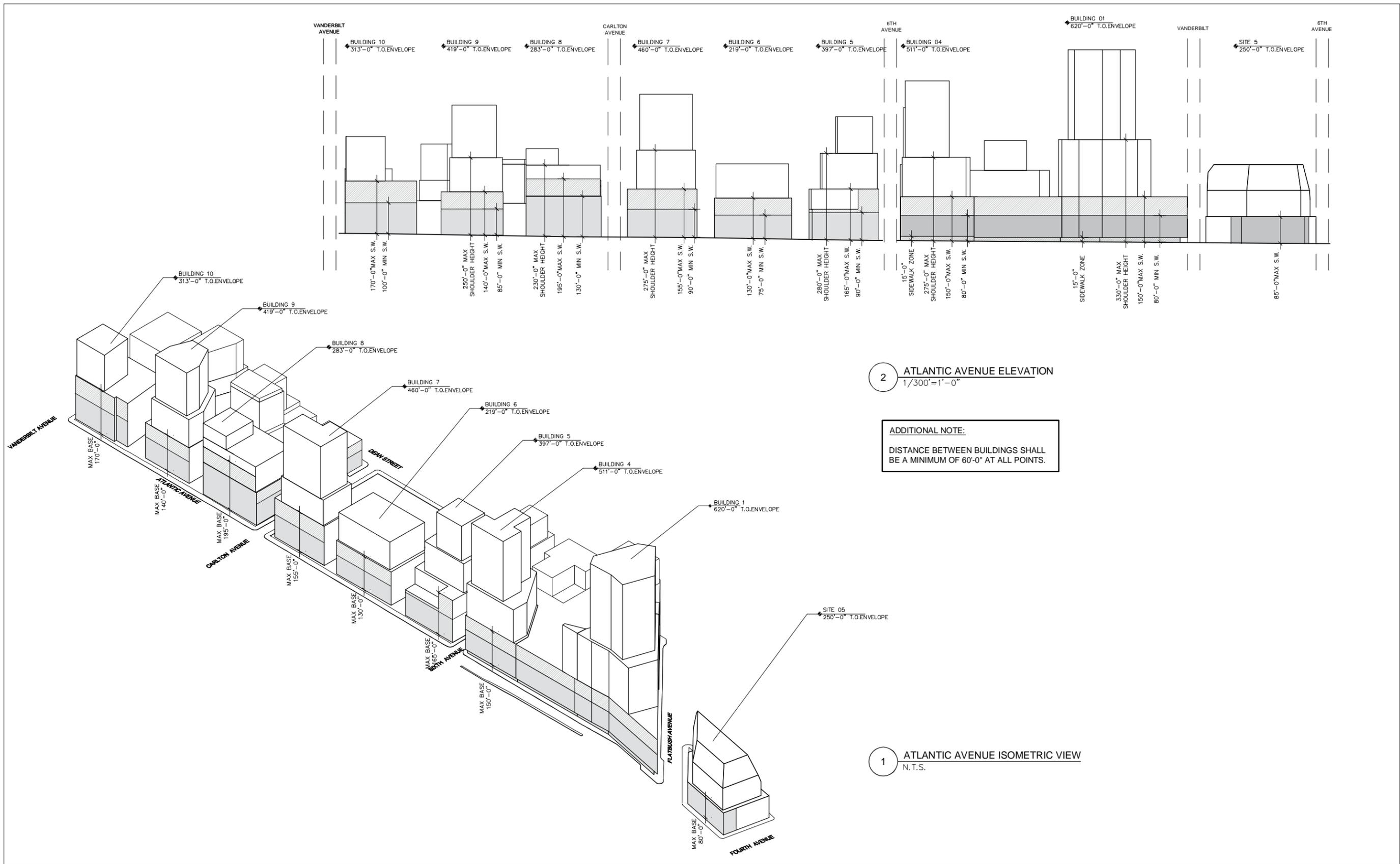
1 **BASE ENVELOPE @ GRADE**  
 1/128" = 1'-0"

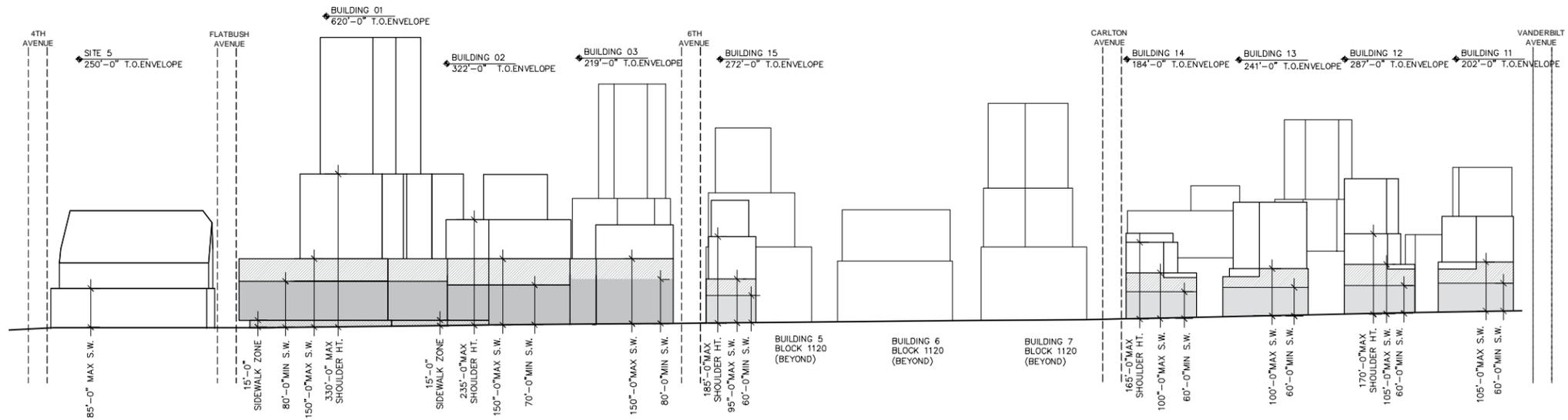
**ADDITIONAL NOTE:**  
 DISTANCE BETWEEN BUILDINGS SHALL  
 BE A MINIMUM OF 60'-0" AT ALL POINTS.

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**BASE ENVELOPE  
 @ GRADE DIAGRAM**  
**Brooklyn Arena and Atlantic Yards**  
 PROJECT NO.: 2003-021 DATE: NOVEMBER 06 2006 SCALE: 1/128"=1'-0"

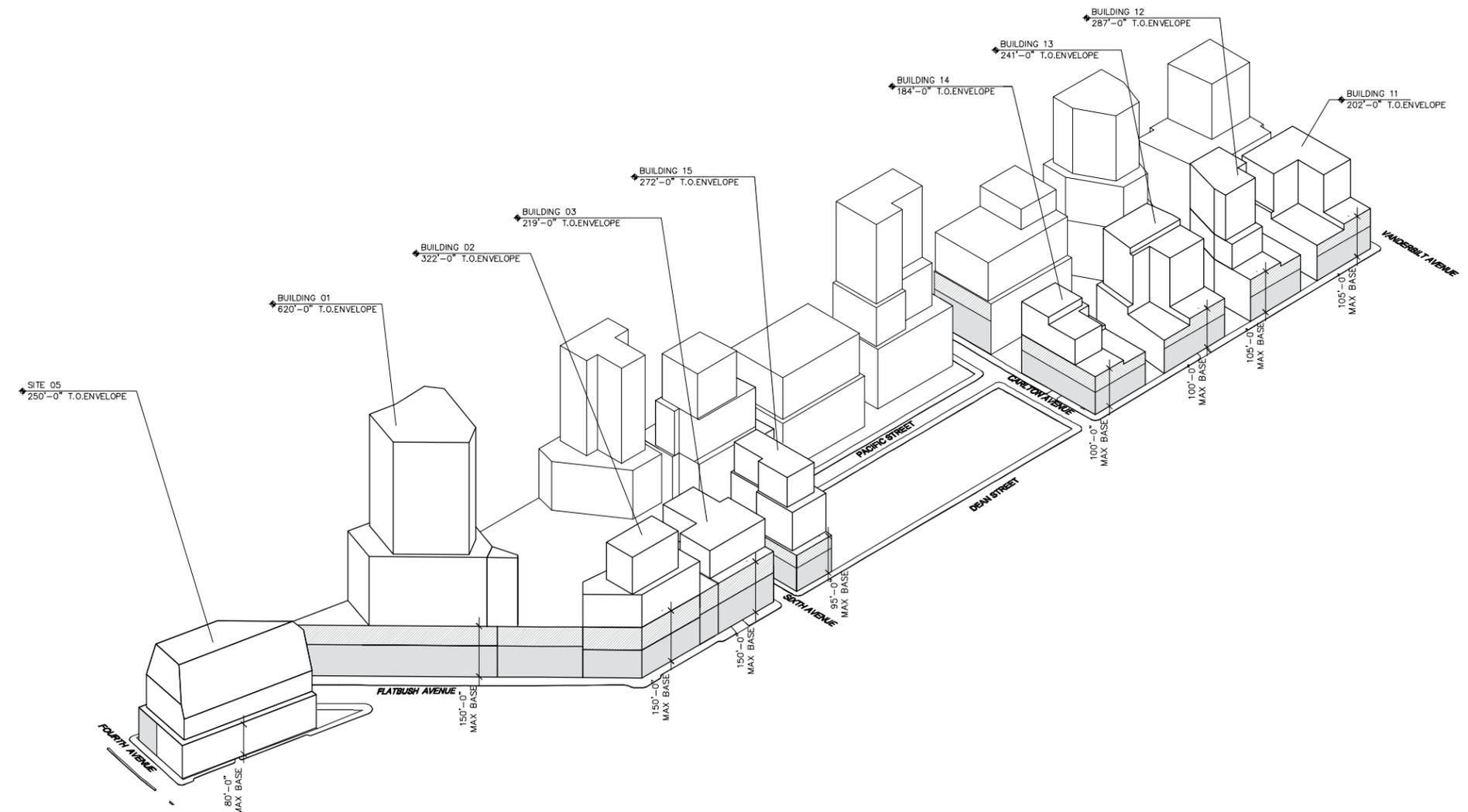
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2 DEAN STREET ELEVATION  
1/300' = 1" = 0'

ADDITIONAL NOTE:  
DISTANCE BETWEEN BUILDINGS SHALL BE A MINIMUM OF 60'-0" AT ALL POINTS.



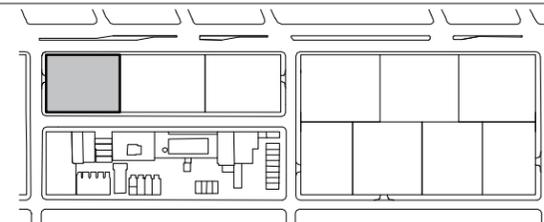
1 DEAN STREET ISOMETRIC VIEW  
N.T.S.

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DEAN STREET ENVELOPES  
ENVELOPE & ISOMETRICS  
Brooklyn Arena and Atlantic Yards  
PROJECT NO.: 2003-021 DATE: NOVEMBER 06 2006 SCALE: AS SHOWN

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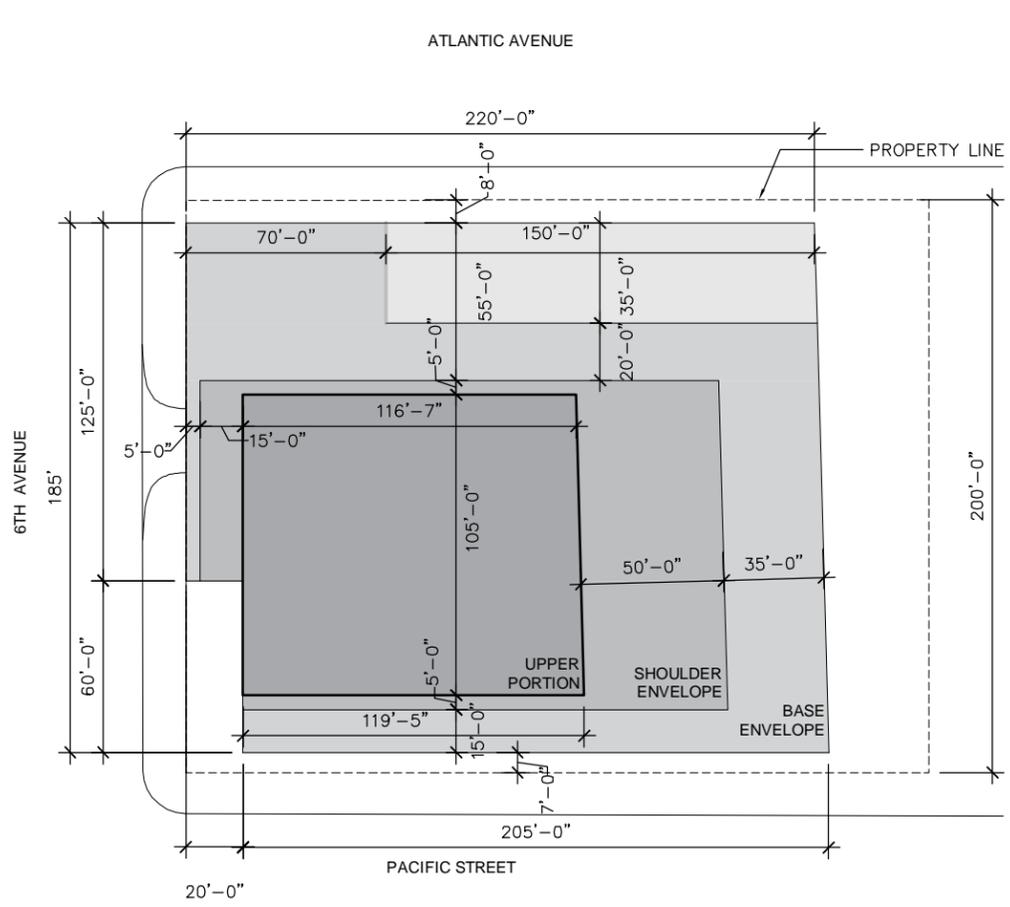




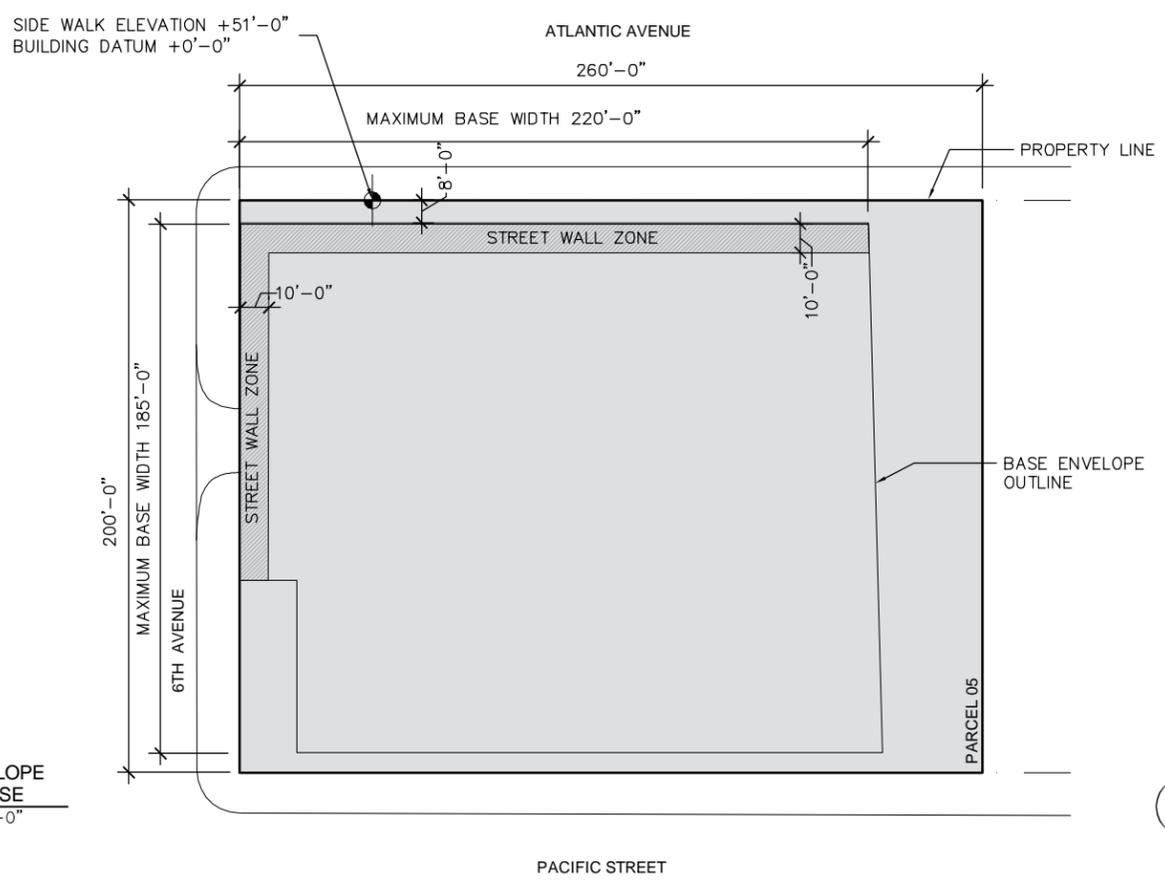
A MINIMUM OF 25% OF THE ATLANTIC AVENUE BUILDING BASE STREET WALL SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 90 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.

A MINIMUM OF 40% OF THE 6TH AVENUE BUILDING BASE STREET WALL SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 90 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.

- ADDITIONAL NOTES:**
- 1) TOTAL PARCEL 05 AREA: 52,000 sqft  
MAX. LOT COVERAGE: 31,200 sqft (60%)
  - 2) MIN. AREA OF OPEN SPACE IN PARCEL: 20,800 sqft (40%)
  - 3) WINGS OF BUILDINGS SHALL MAINTAIN MIN. 60' FROM EACH OTHER.
  - 4) A MINIMUM OF 25% OF THE ATLANTIC AVENUE BUILDING BASE STREET WALL SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 90 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
  - 5) DEVELOPMENT ENVELOPE. ALL PORTIONS OF BUILDING B05 SHALL FIT WITHIN THE PARCEL 05 DEVELOPMENT ENVELOPE DIAGRAMS, PROVIDED THAT ELEMENTS COMPRISING IN THE AGGREGATE NO MORE THAN 25% OF THE SURFACE AREA OF ANY FACADE OF THE BUILDING BASE, BUILDING SHOULDER, OR BUILDING UPPER PORTION RESPECTIVELY MAY PROJECT UP TO FIVE FEET BEYOND SUCH DEVELOPMENT ENVELOPE.
  - 6) BUILDING B05 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.



2 B05 ENVELOPE ABOVE BASE  
1/64" = 1'-0"

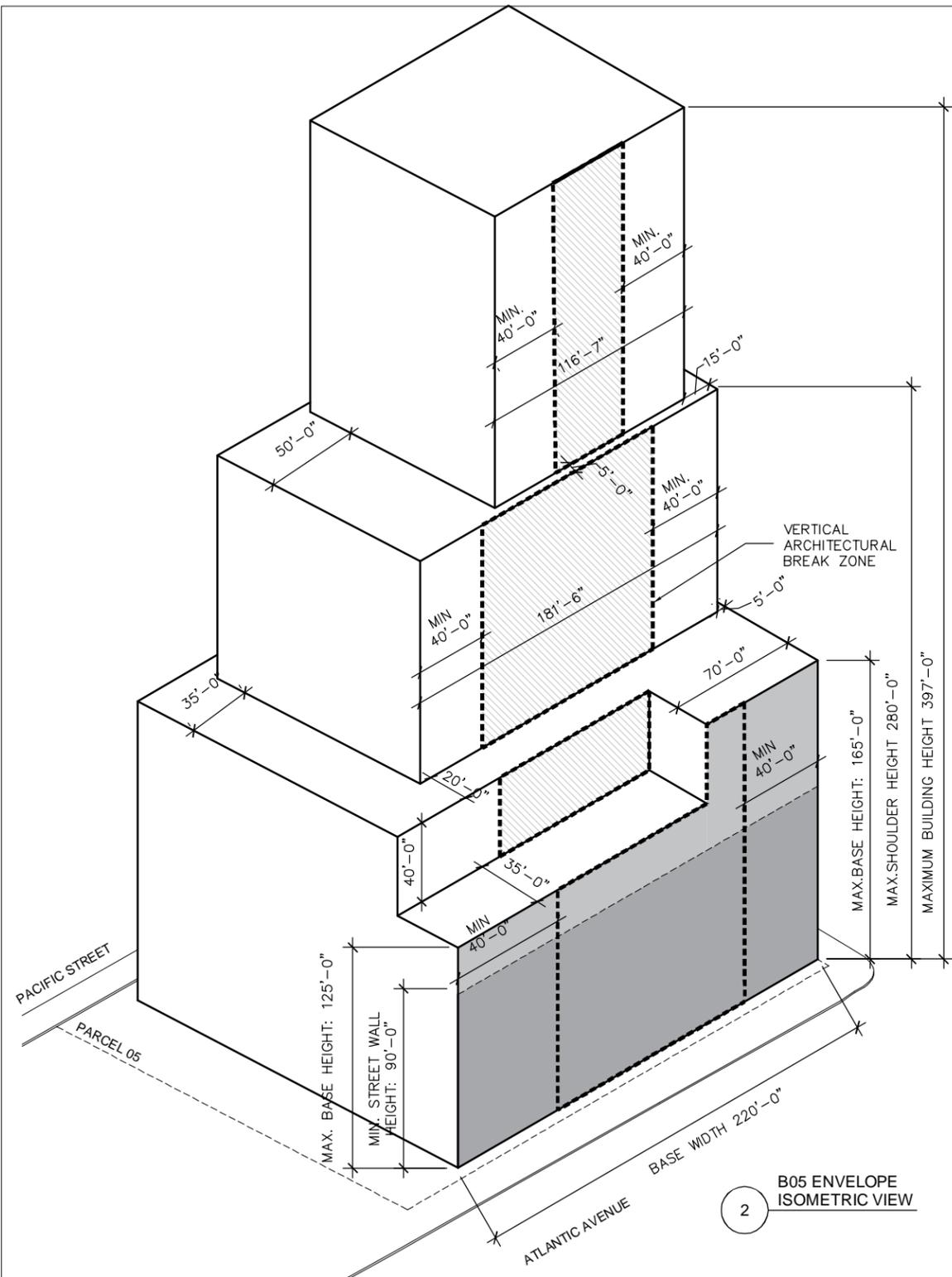


1 B05 STREET WALL PLAN @ GRADE  
1/64" = 1'-0"

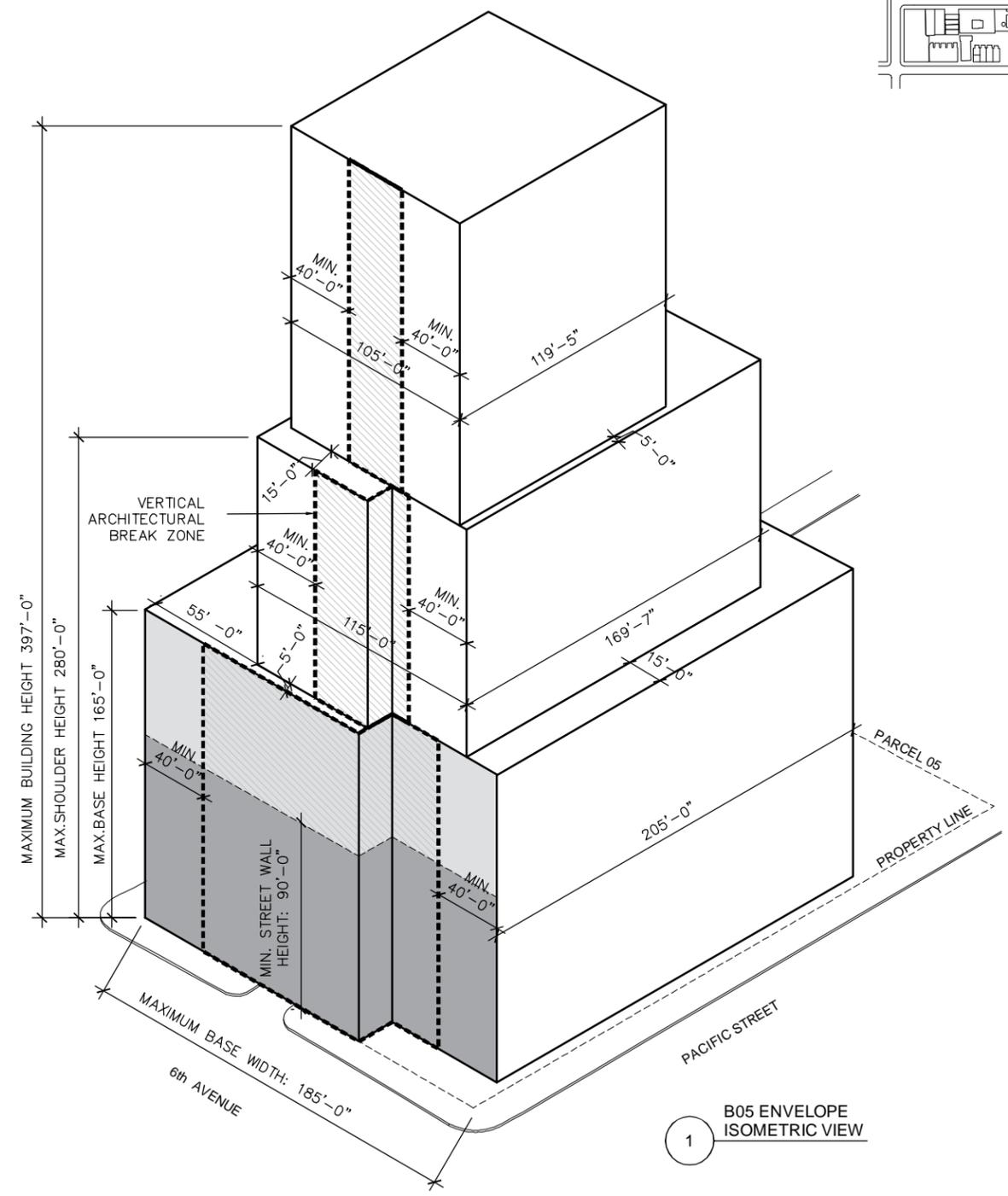
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**BUILDING B05**  
**ENVELOPE PLAN DIAGRAMS**  
Brooklyn Arena and Atlantic Yards  
PROJECT NO.: 2003-021 DATE: NOVEMBER 06 2006 SCALE: 1/64" = 1'-0"

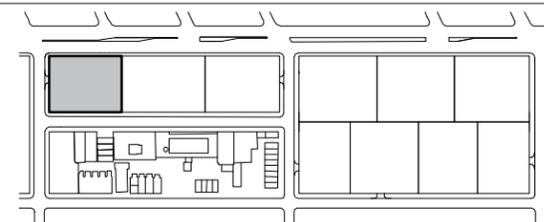
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2 B05 ENVELOPE ISOMETRIC VIEW



1 B05 ENVELOPE ISOMETRIC VIEW

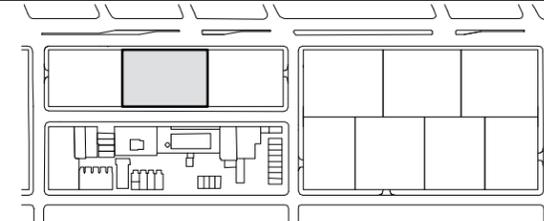


- ADDITIONAL NOTES:**
- 1) TOTAL PARCEL 05 AREA: 52,000 sqft  
MAX. LOT COVERAGE: 31,200 sqft (60%)
  - 2) MIN. AREA OF OPEN SPACE IN PARCEL: 20,800 sqft (40%)
  - 3) WINGS OF BUILDINGS SHALL MAINTAIN MIN. 60' FROM EACH OTHER.
  - 4) A MINIMUM OF 25% OF THE ATLANTIC AVENUE BUILDING BASE STREET WALL SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 90 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.  
  
A MINIMUM OF 40% OF THE 6TH AVENUE BUILDING BASE STREET WALL SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 90 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
  - 5) DEVELOPMENT ENVELOPE. ALL PORTIONS OF BUILDING B05 SHALL FIT WITHIN THE PARCEL 05 DEVELOPMENT ENVELOPE DIAGRAMS, PROVIDED THAT ELEMENTS COMPRISING IN THE AGGREGATE NO MORE THAN 25% OF THE SURFACE AREA OF ANY FACADE OF THE BUILDING BASE, BUILDING SHOULDER, OR BUILDING UPPER PORTION RESPECTIVELY MAY PROJECT UP TO FIVE FEET BEYOND SUCH DEVELOPMENT ENVELOPE.
  - 6) BUILDING B05 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.

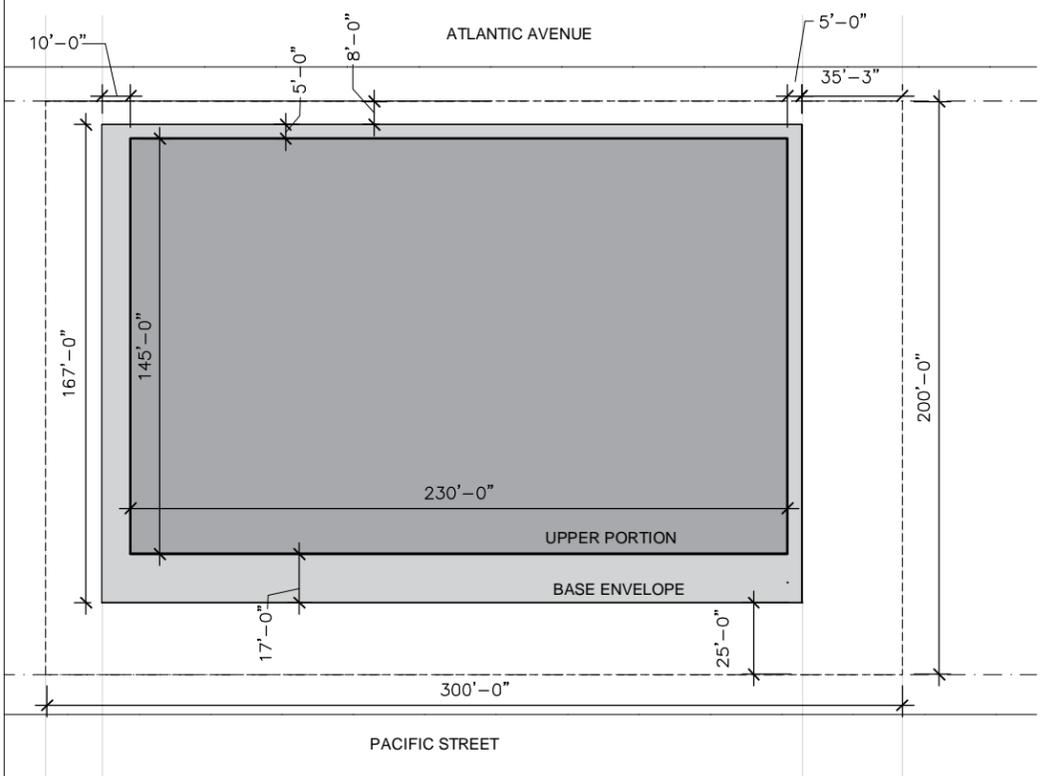
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**BUILDING B05**  
**ENVELOPE ISOMETRICS**  
 Brooklyn Arena and Atlantic Yards  
 PROJECT NO.: 2003-021 DATE: NOVEMBER 06 2006 SCALE: N.T.S.

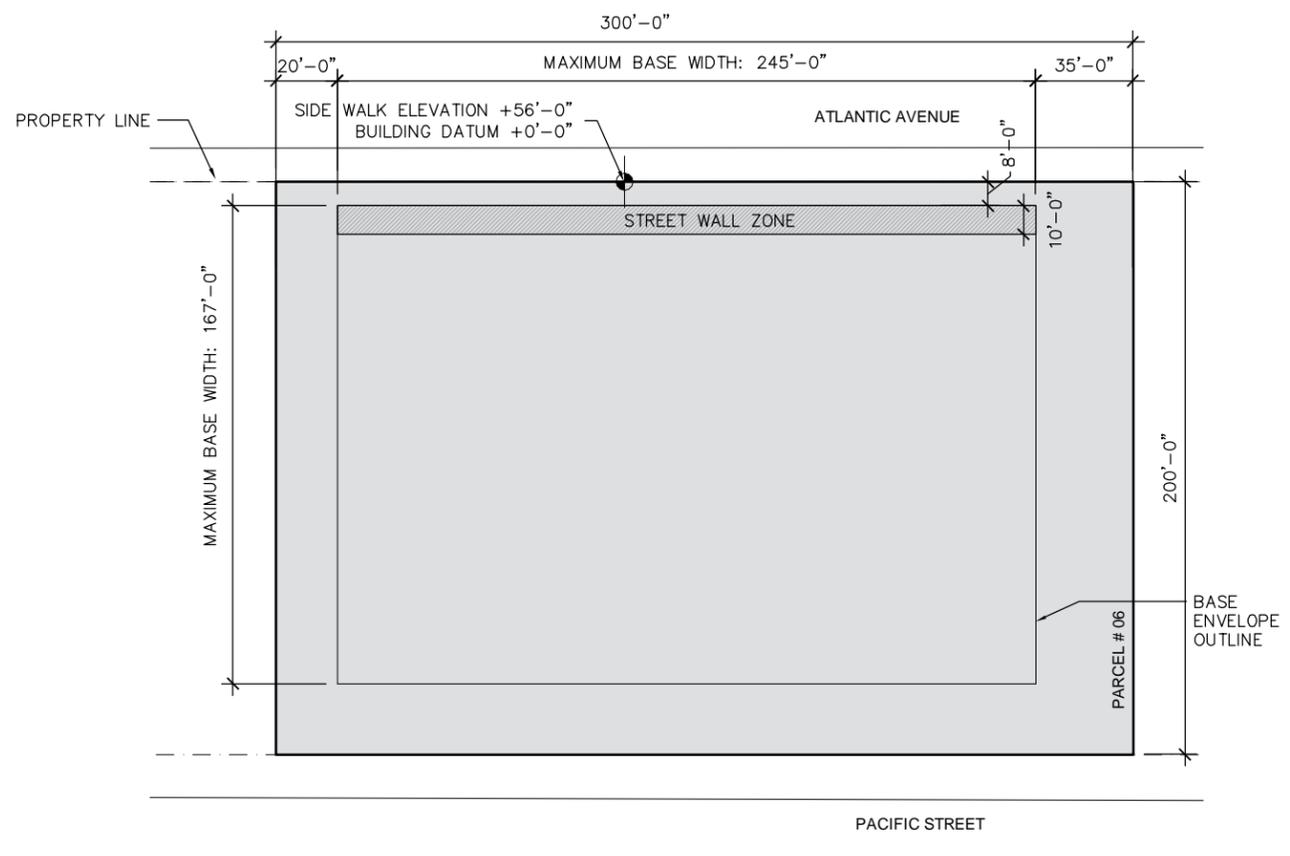
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- ADDITIONAL NOTES:**
- 1) TOTAL PARCEL 06 AREA: 60,000 sqft  
MAX. LOT COVERAGE: 24,000sqft (40%)
  - 2) MIN. AREA OF OPEN SPACE IN PARCEL: 36,000 sqft (60%)
  - 3) WINGS OF BUILDINGS SHALL MAINTAIN MIN. 60' FROM EACH OTHER.
  - 4) A MINIMUM OF 40% OF THE ATLANTIC AVENUE BUILDING BASE STREET WALL SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 75 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
  - 5) DEVELOPMENT ENVELOPE. ALL PORTIONS OF BUILDING B06 SHALL FIT WITHIN THE PARCEL 06 DEVELOPMENT ENVELOPE DIAGRAMS, PROVIDED THAT ELEMENTS COMPRISING IN THE AGGREGATE NO MORE THAN 25% OF THE SURFACE AREA OF ANY FACADE OF THE BUILDING BASE, OR BUILDING UPPER PORTION RESPECTIVELY MAY PROJECT UP TO FIVE FEET BEYOND SUCH DEVELOPMENT ENVELOPE.
  - 6) VERTICAL ARCHITECTURAL BREAKS MUST BE A MIN OF 20' APPART
  - 7) BUILDING B06 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.



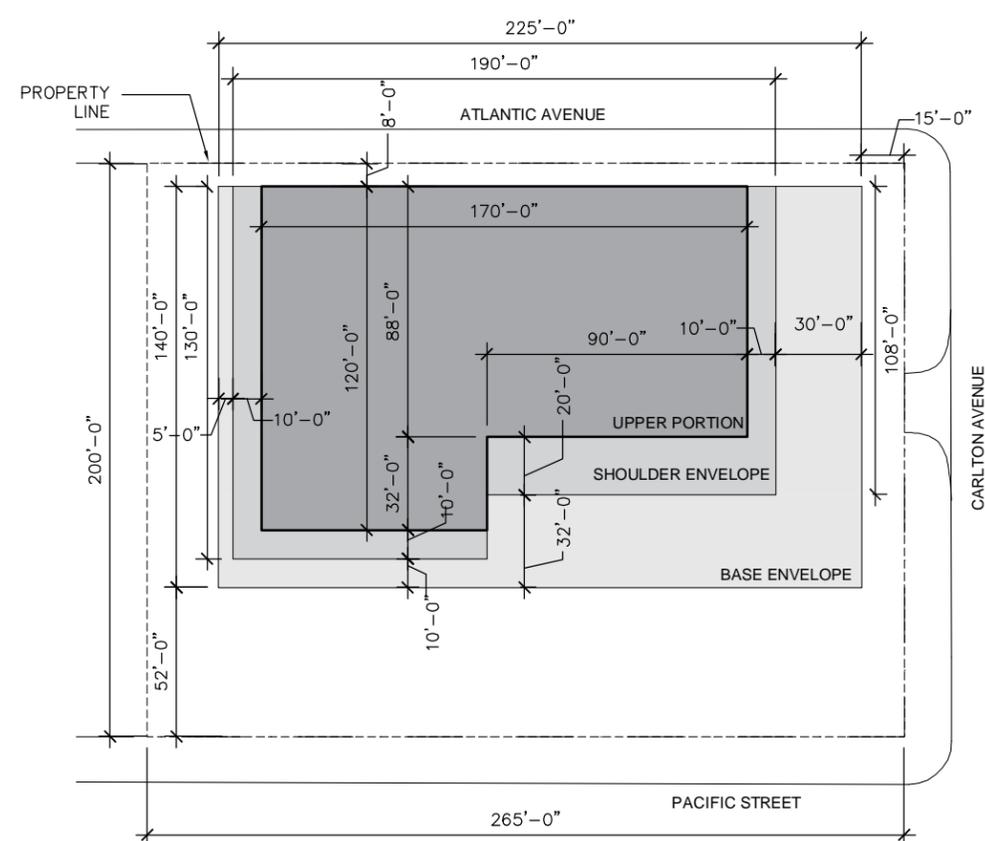
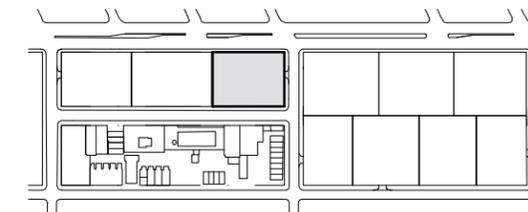
2 B06 ENVELOPE PLAN ABOVE BASE  
1/64"=1'-0"



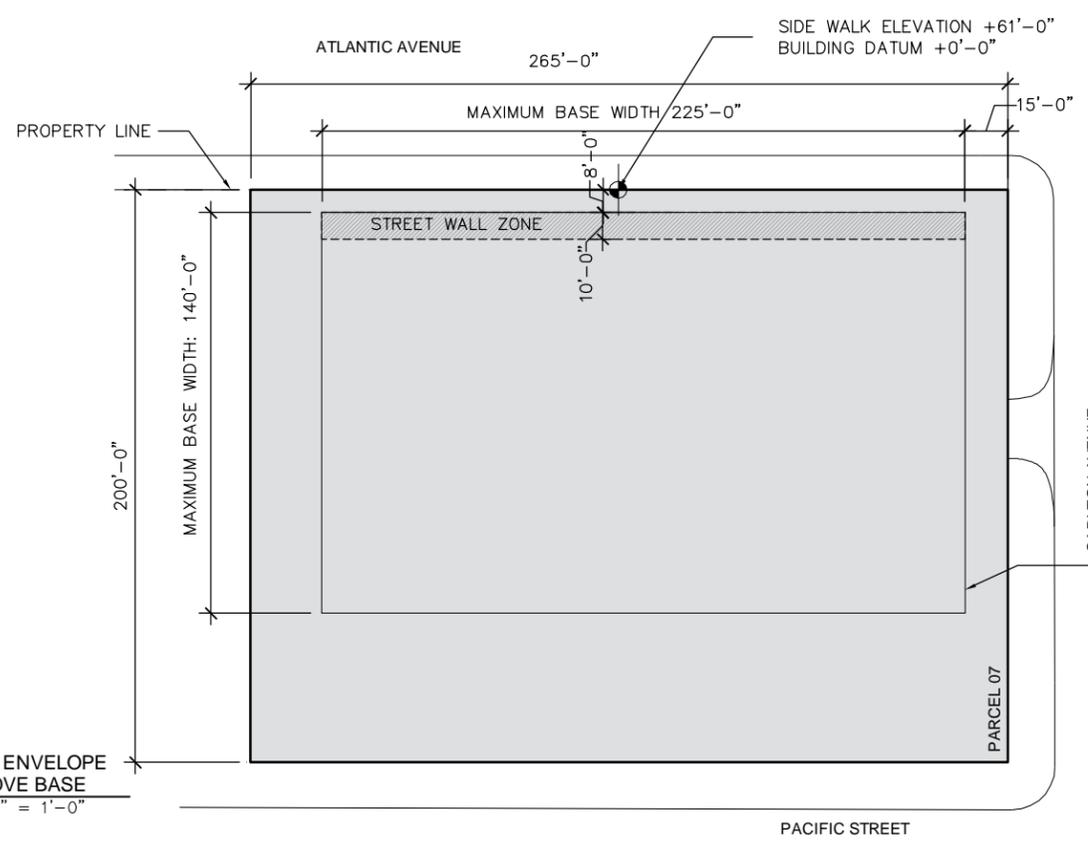
1 B06 STREET WALL PLAN @ GRADE  
1/64"=1'-0"

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2 B07 ENVELOPE ABOVE BASE  
1/64" = 1'-0"



1 B07 STREET WALL PLAN @ GRADE  
1/64" = 1'-0"

- ADDITIONAL NOTES:**
- 1) TOTAL PARCEL 07 AREA: 53,800 sqft  
MAX. LOT COVERAGE: 21,520 sqft (40%)
  - 2) MIN. AREA OF OPEN SPACE IN PARCEL: 32,280 sqft (60%)
  - 3) WINGS OF BUILDINGS SHALL MAINTAIN MIN. 60' FROM EACH OTHER.
  - 4) A MINIMUM OF 50% OF THE ATLANTIC AVENUE BUILDING BASE STREET WALL SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 90 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
  - 5) DEVELOPMENT ENVELOPE. ALL PORTIONS OF BUILDING B07 SHALL FIT WITHIN THE PARCEL 07 DEVELOPMENT ENVELOPE DIAGRAMS, PROVIDED THAT ELEMENTS COMPRISING IN THE AGGREGATE NO MORE THAN 25% OF THE SURFACE AREA OF ANY FACADE OF THE BUILDING BASE, BUILDING SHOULDER, OR BUILDING UPPER PORTION RESPECTIVELY MAY PROJECT UP TO FIVE FEET BEYOND SUCH DEVELOPMENT ENVELOPE.
  - 6) BUILDING B07, SHALL INCORPORATE A DISTINCTIVE ARCHITECTURAL FEATURE ON THE ATLANTIC AVENUE FACADE IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.
  - 7) BUILDING B07 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.

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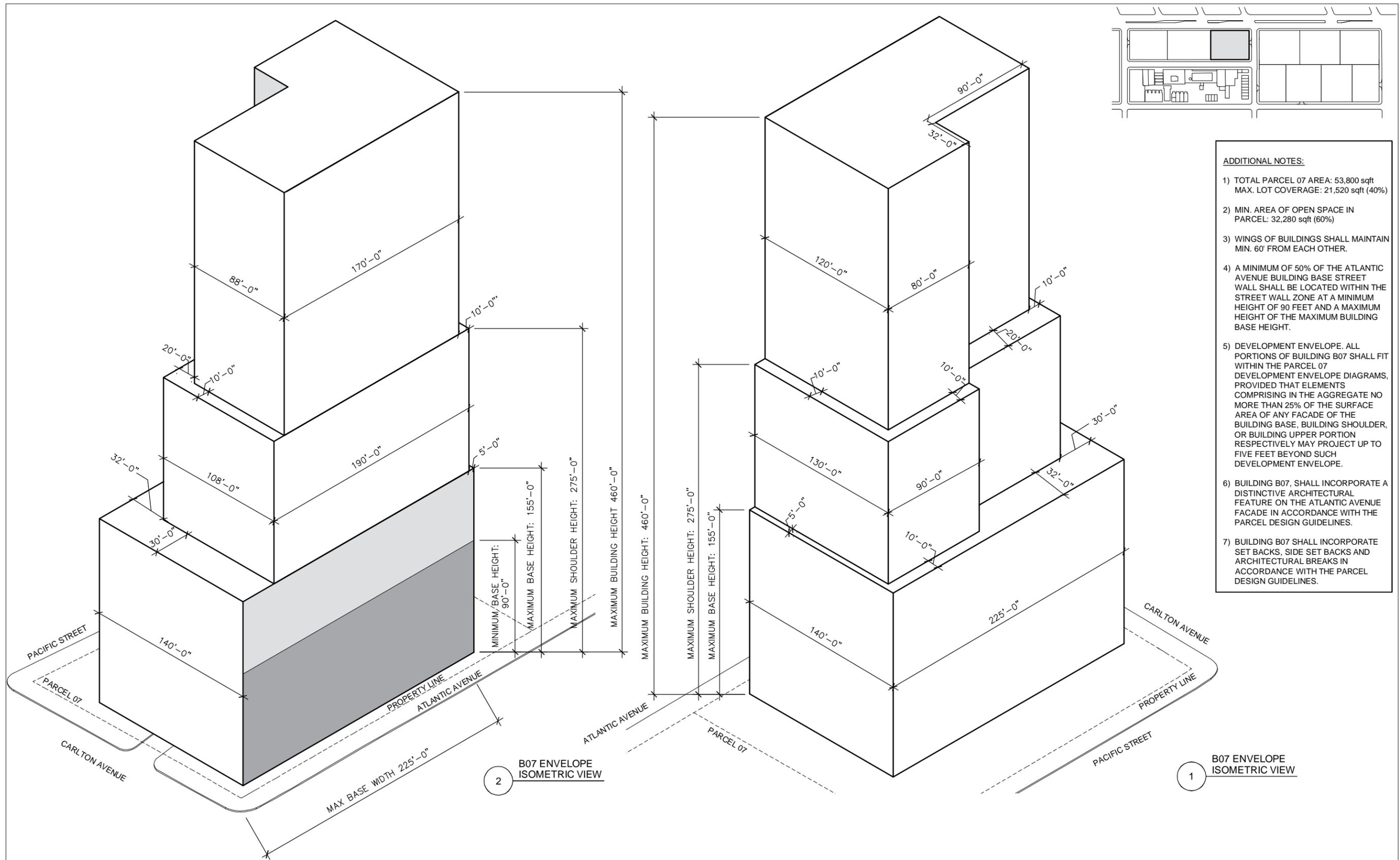
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**BUILDING B07  
ENVELOPE PLAN DIAGRAMS**

**Brooklyn Arena and Atlantic Yards**  
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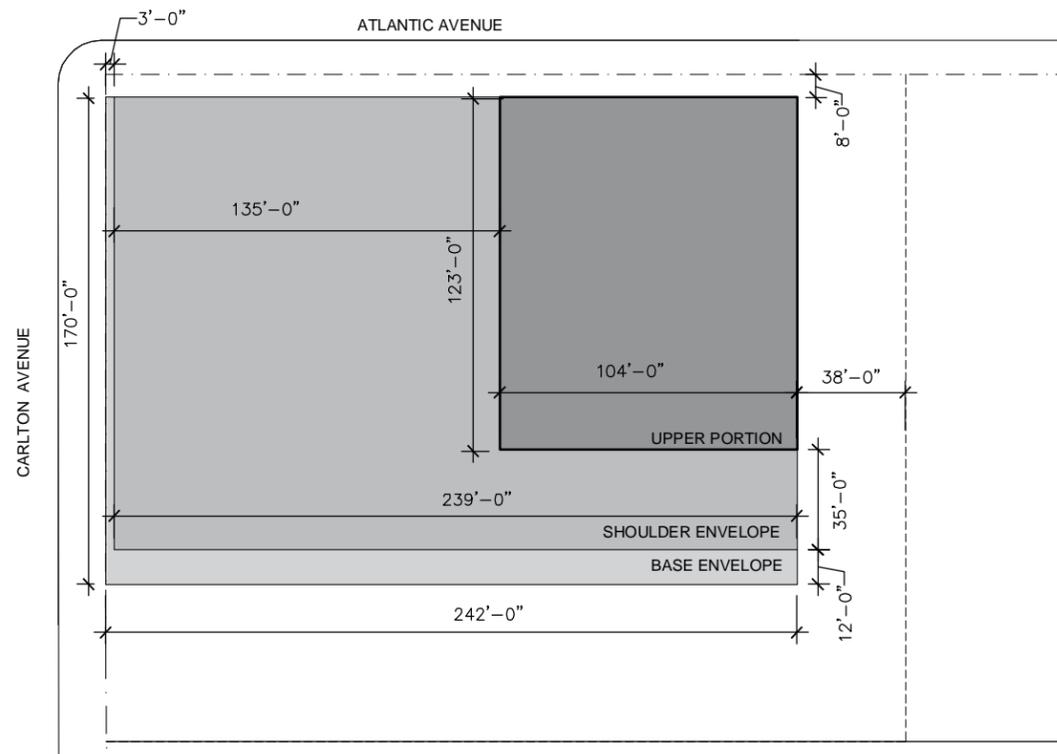
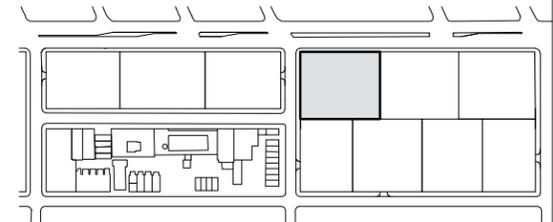


- ADDITIONAL NOTES:**
- 1) TOTAL PARCEL 07 AREA: 53,800 sqft  
MAX. LOT COVERAGE: 21,520 sqft (40%)
  - 2) MIN. AREA OF OPEN SPACE IN PARCEL: 32,280 sqft (60%)
  - 3) WINGS OF BUILDINGS SHALL MAINTAIN MIN. 60' FROM EACH OTHER.
  - 4) A MINIMUM OF 50% OF THE ATLANTIC AVENUE BUILDING BASE STREET WALL SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 90 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
  - 5) DEVELOPMENT ENVELOPE. ALL PORTIONS OF BUILDING B07 SHALL FIT WITHIN THE PARCEL 07 DEVELOPMENT ENVELOPE DIAGRAMS, PROVIDED THAT ELEMENTS COMPRISING IN THE AGGREGATE NO MORE THAN 25% OF THE SURFACE AREA OF ANY FACADE OF THE BUILDING BASE, BUILDING SHOULDER, OR BUILDING UPPER PORTION RESPECTIVELY MAY PROJECT UP TO FIVE FEET BEYOND SUCH DEVELOPMENT ENVELOPE.
  - 6) BUILDING B07, SHALL INCORPORATE A DISTINCTIVE ARCHITECTURAL FEATURE ON THE ATLANTIC AVENUE FACADE IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.
  - 7) BUILDING B07 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.

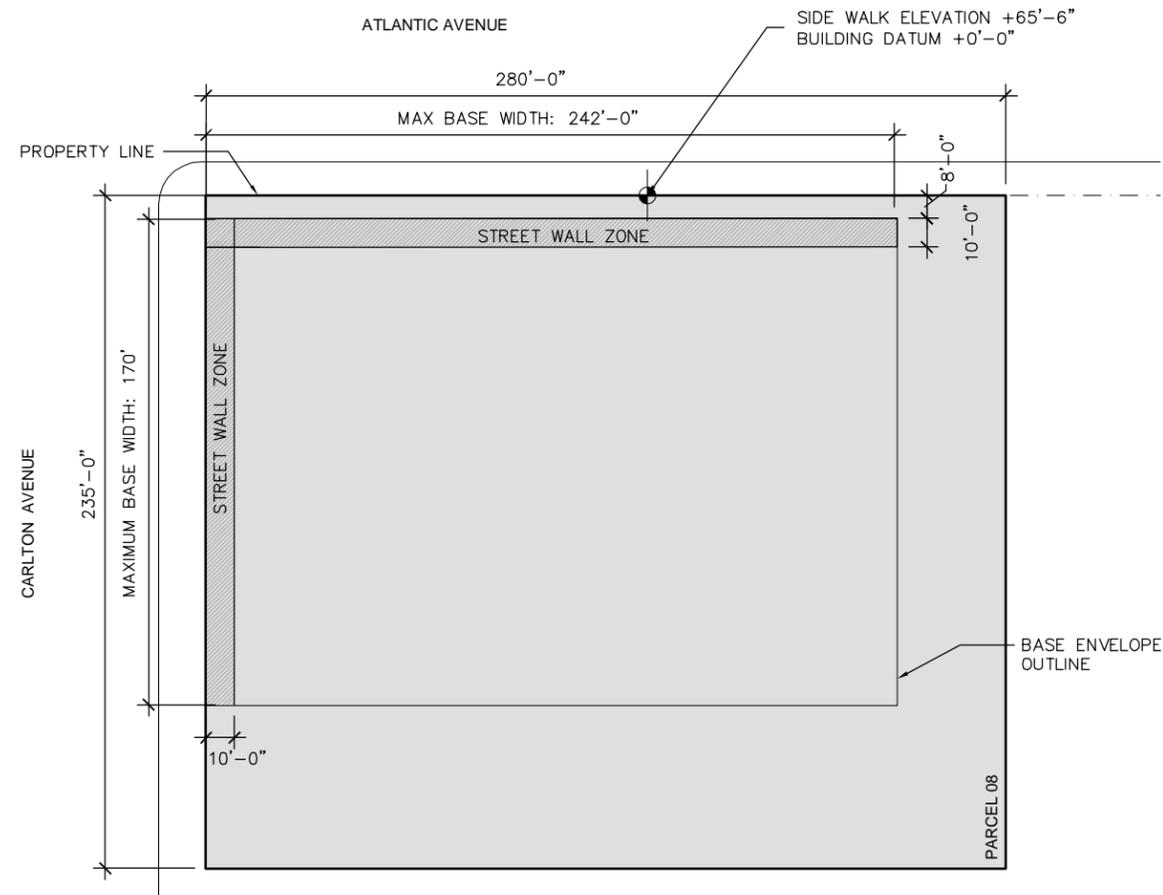
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**BUILDING B07  
ENVELOPE ISOMETRICS**  
**Brooklyn Arena and Atlantic Yards**  
PROJECT NO.: 2003-021 DATE: NOVEMBER 06 2006 SCALE: N.T.S.

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Page 60



2 B08 ENVELOPE  
PLAN VIEW ABOVE BASE  
1/64 = 1'-0"



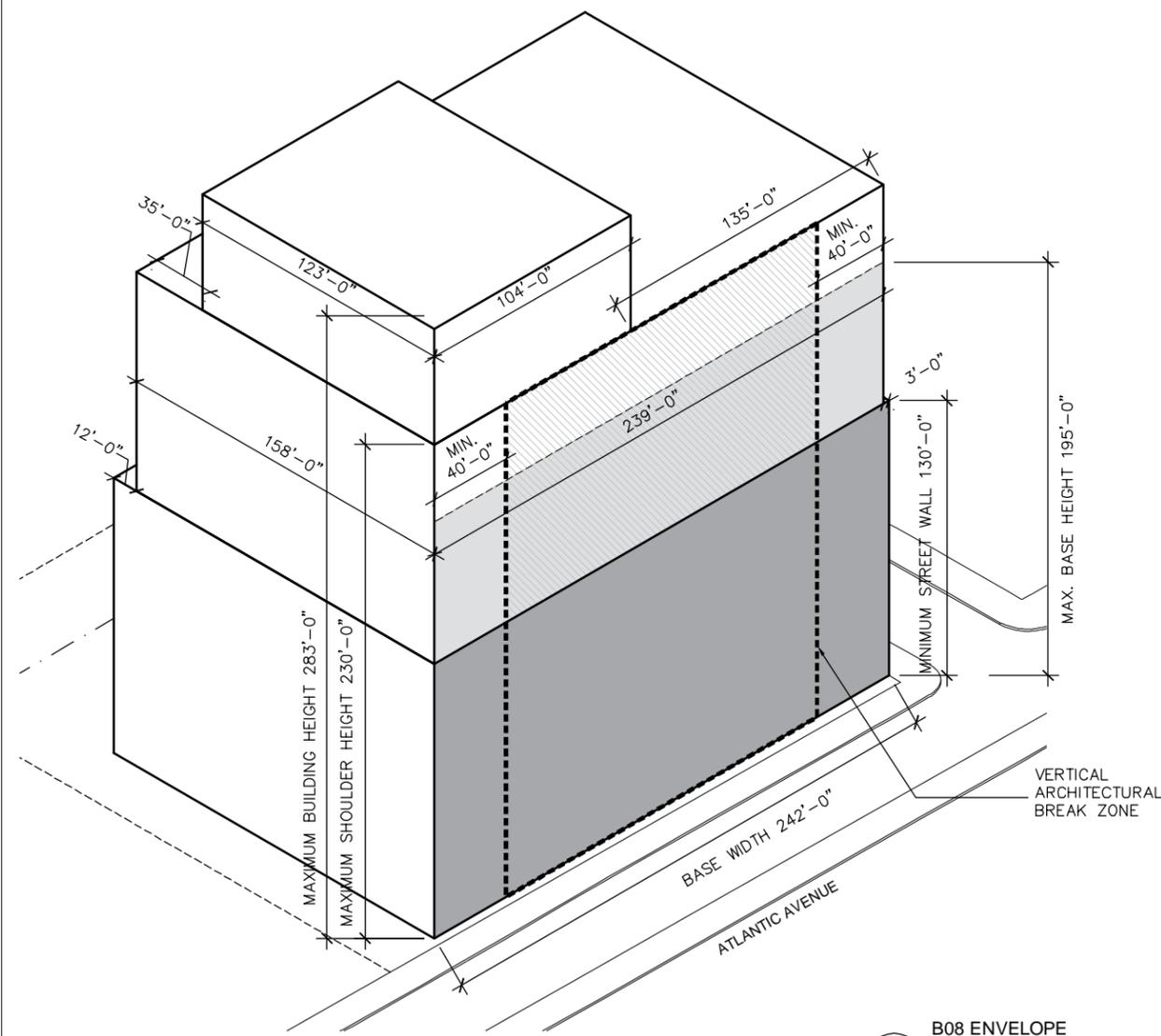
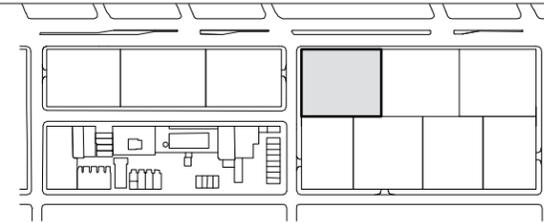
1 B08 STREET WALL  
PLAN @ GRADE  
1/64 = 1'-0"

- ADDITIONAL NOTES:**
- 1) TOTAL PARCEL 08 AREA: 64,400 sqft  
MAX. LOT COVERAGE: 25,760 sqft (40%)
  - 2) MIN. AREA OF OPEN SPACE IN PARCEL: 38,640 sqft (60%)
  - 3) WINGS OF BUILDINGS SHALL MAINTAIN MIN. 60' FROM EACH OTHER.
  - 4) A MINIMUM OF 60% OF THE ATLANTIC AVENUE BUILDING BASE STREET WALL SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 130 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
  - 5) DEVELOPMENT ENVELOPE. ALL PORTIONS OF BUILDING B08 SHALL FIT WITHIN THE PARCEL 08 DEVELOPMENT ENVELOPE DIAGRAMS, PROVIDED THAT ELEMENTS COMPRISING IN THE AGGREGATE NO MORE THAN 25% OF THE SURFACE AREA OF ANY FAÇADE OF THE BUILDING BASE, BUILDING SHOULDER, OR BUILDING UPPER PORTION RESPECTIVELY MAY PROJECT UP TO FIVE FEET BEYOND SUCH DEVELOPMENT ENVELOPE.
  - 6) A MINIMUM OF 50% OF THE CARLTON AVENUE BUILDING BASE FAÇADE SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 85 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
  - 7) BUILDING B08 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.

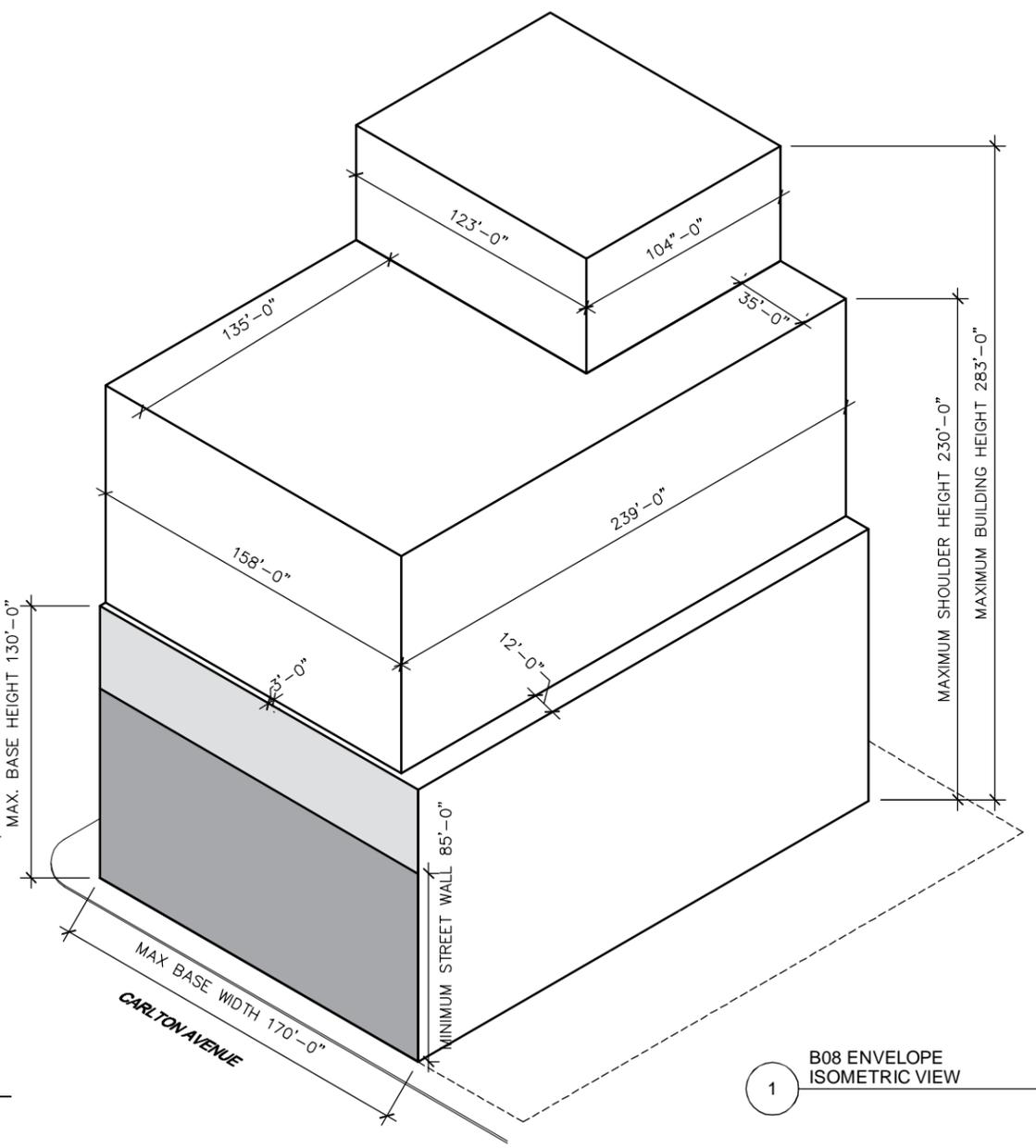
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**BUILDING 08  
ENVELOPE PLAN DIAGRAMS**  
Brooklyn Arena and Atlantic Yards  
PROJECT NO.: 2003-021 DATE: NOVEMBER 06 2006 SCALE: 1/64=1'-0"

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2 B08 ENVELOPE ISOMETRIC VIEW



1 B08 ENVELOPE ISOMETRIC VIEW

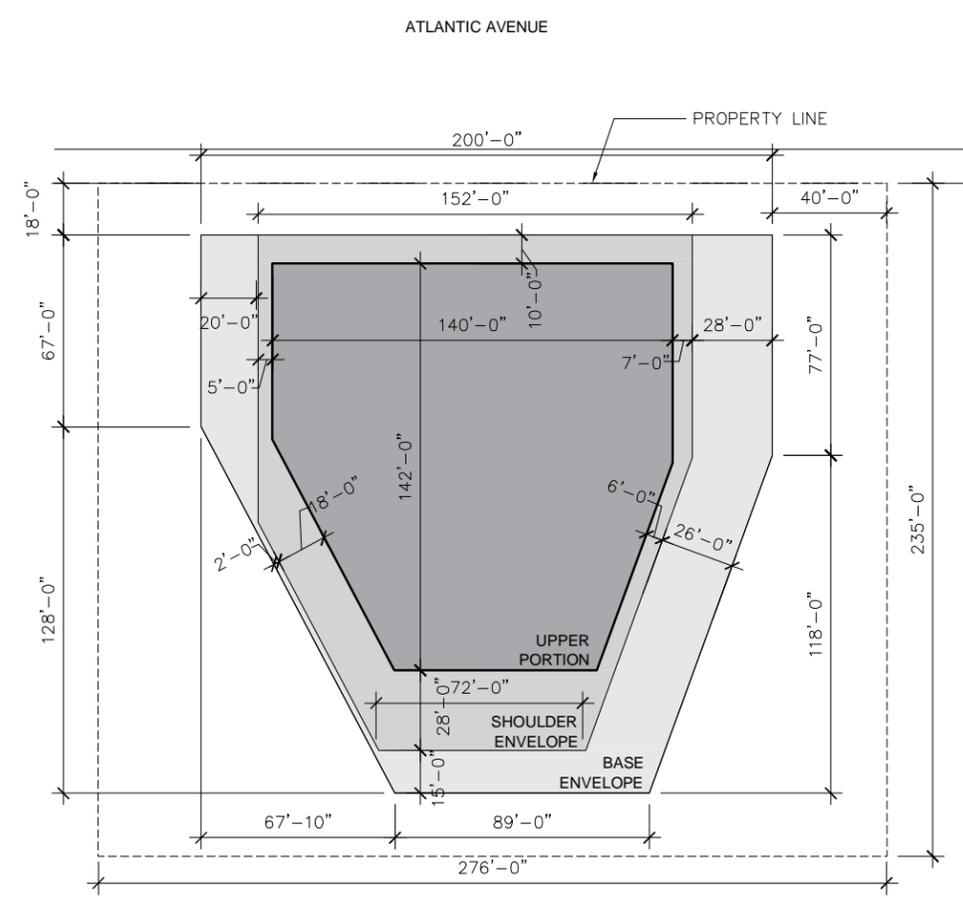
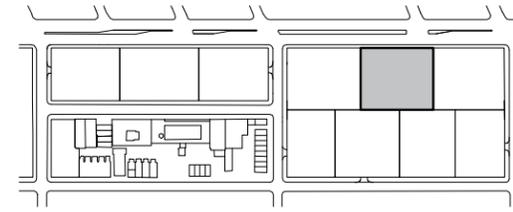
**ADDITIONAL NOTES:**

- 1) TOTAL PARCEL 08 AREA: 64,400 sqft  
MAX. LOT COVERAGE: 25,760 sqft (40%)
- 2) MIN. AREA OF OPEN SPACE IN PARCEL: 38,640 sqft (60%)
- 3) WINGS OF BUILDINGS SHALL MAINTAIN MIN. 60' FROM EACH OTHER.
- 4) A MINIMUM OF 60% OF THE ATLANTIC AVENUE BUILDING BASE STREET WALL SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 130 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
- 5) DEVELOPMENT ENVELOPE. ALL PORTIONS OF BUILDING B08 SHALL FIT WITHIN THE PARCEL 08 DEVELOPMENT ENVELOPE DIAGRAMS, PROVIDED THAT ELEMENTS COMPRISING IN THE AGGREGATE NO MORE THAN 25% OF THE SURFACE AREA OF ANY FACADE OF THE BUILDING BASE, BUILDING SHOULDER, OR BUILDING UPPER PORTION RESPECTIVELY MAY PROJECT UP TO FIVE FEET BEYOND SUCH DEVELOPMENT ENVELOPE.
- 6) A MINIMUM OF 50% OF THE CARLTON AVENUE BUILDING BASE FAÇADE SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 85 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
- 7) BUILDING B08 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.

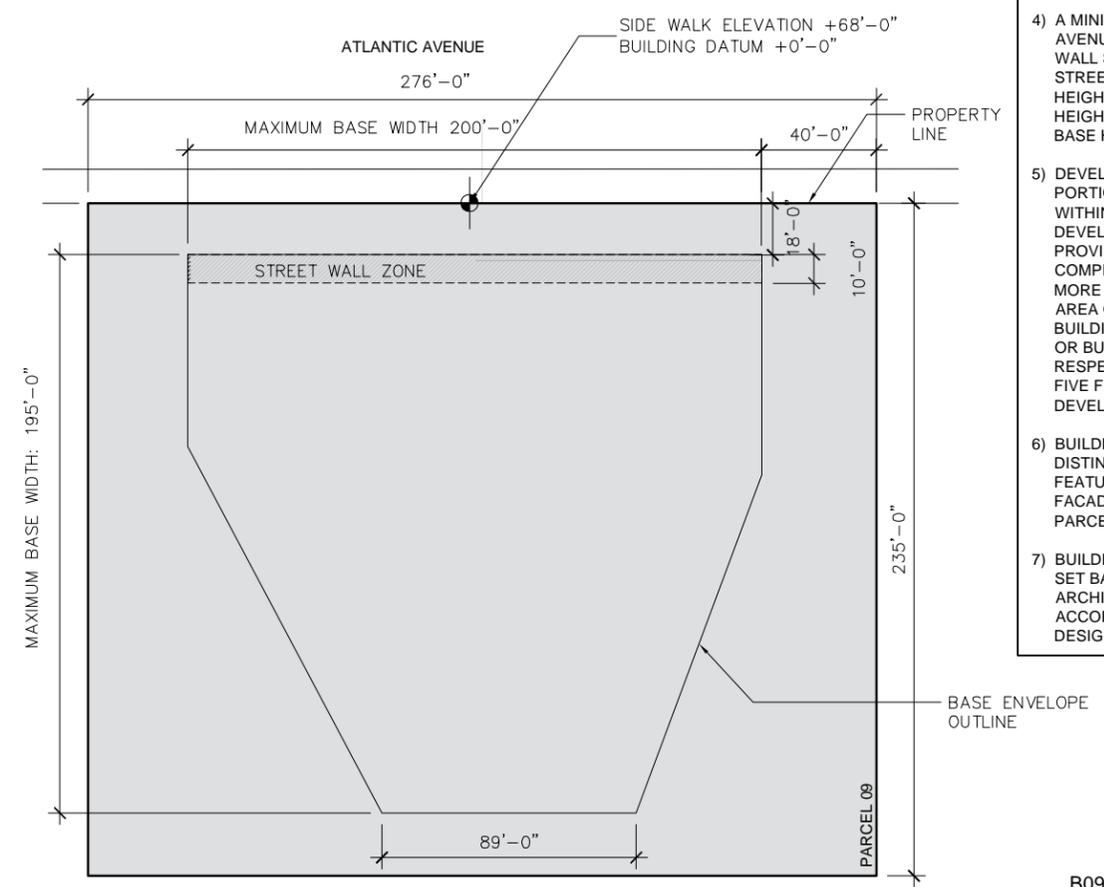
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**BUILDING 08  
ENVELOPE ISOMETRICS**  
Brooklyn Arena and Atlantic Yards  
PROJECT NO.: 2003-021 DATE: NOVEMBER 06 2006 SCALE: N.T.S.

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2 B09 ENVELOPE ABOVE BASE  
1/64" = 1'-0"



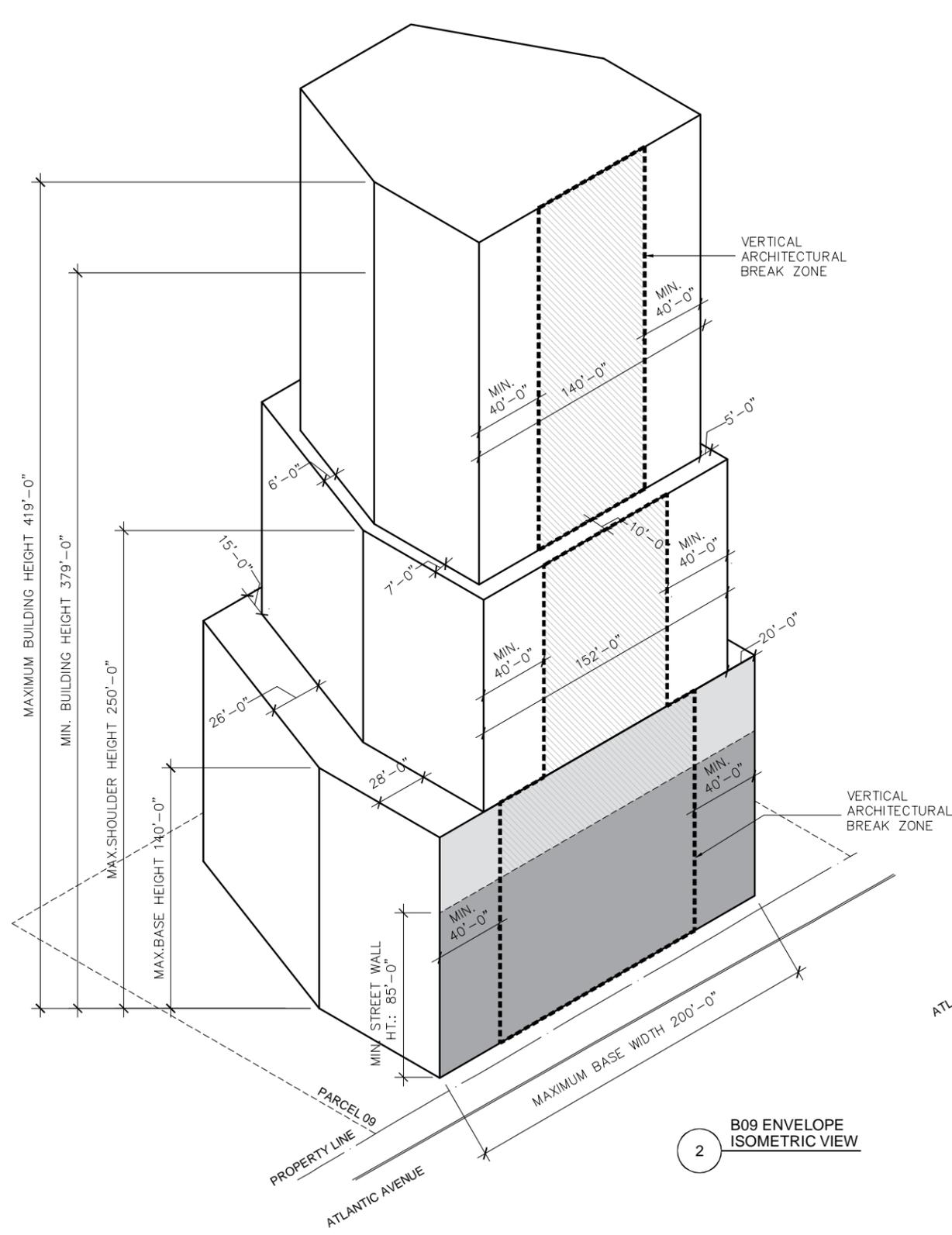
1 B09 STREET WALL PLAN @ GRADE  
1/64" = 1'-0"

- ADDITIONAL NOTES:**
- 1) TOTAL PARCEL 09 AREA: 64,075 sqft  
MAX. LOT COVERAGE: 22,426 sqft (35%)
  - 2) MIN. AREA OF OPEN SPACE IN PARCEL: 41,649 sqft (65%)
  - 3) WINGS OF BUILDINGS SHALL MAINTAIN MIN. 60' FROM EACH OTHER.
  - 4) A MINIMUM OF 40% OF THE ATLANTIC AVENUE BUILDING BASE STREET WALL SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 85 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
  - 5) DEVELOPMENT ENVELOPE. ALL PORTIONS OF BUILDING B09 SHALL FIT WITHIN THE PARCEL 09 DEVELOPMENT ENVELOPE DIAGRAMS, PROVIDED THAT ELEMENTS COMPRISING IN THE AGGREGATE NO MORE THAN 25% OF THE SURFACE AREA OF ANY FACADE OF THE BUILDING BASE, BUILDING SHOULDER, OR BUILDING UPPER PORTION RESPECTIVELY MAY PROJECT UP TO FIVE FEET BEYOND SUCH DEVELOPMENT ENVELOPE.
  - 6) BUILDING B09 SHALL INCORPORATE A DISTINCTIVE ARCHITECTURAL FEATURE ON THE REAR BUILDING FACADE IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.
  - 7) BUILDING B09 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.

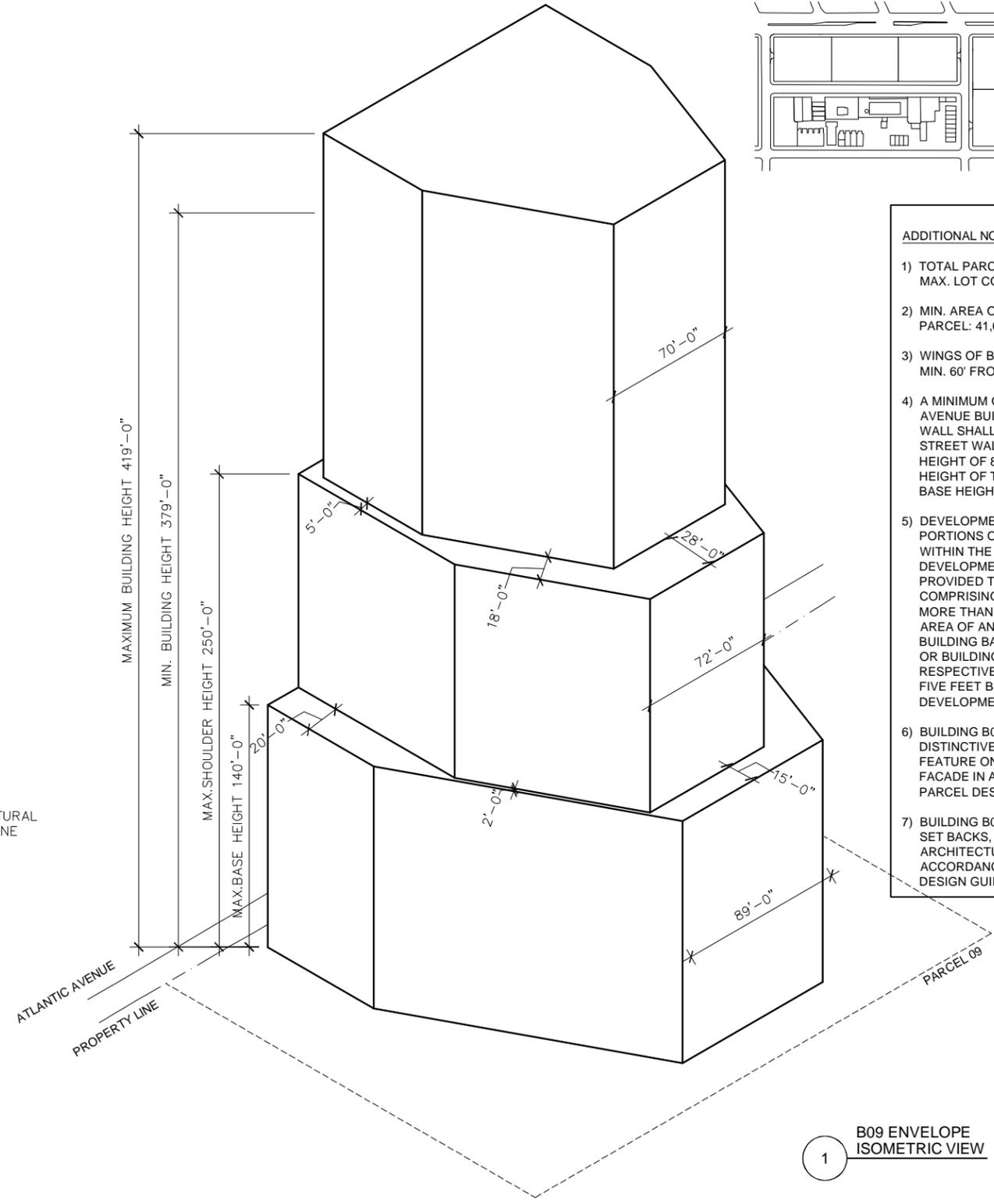
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**BUILDING B09**  
**ENVELOPE PLAN DIAGRAMS**  
Brooklyn Arena and Atlantic Yards  
PROJECT NO.: 2003-021 DATE: NOVEMBER 06 2006 SCALE: 1/64"=1'-0"

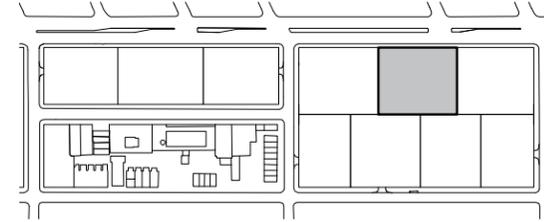
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2 B09 ENVELOPE ISOMETRIC VIEW



1 B09 ENVELOPE ISOMETRIC VIEW

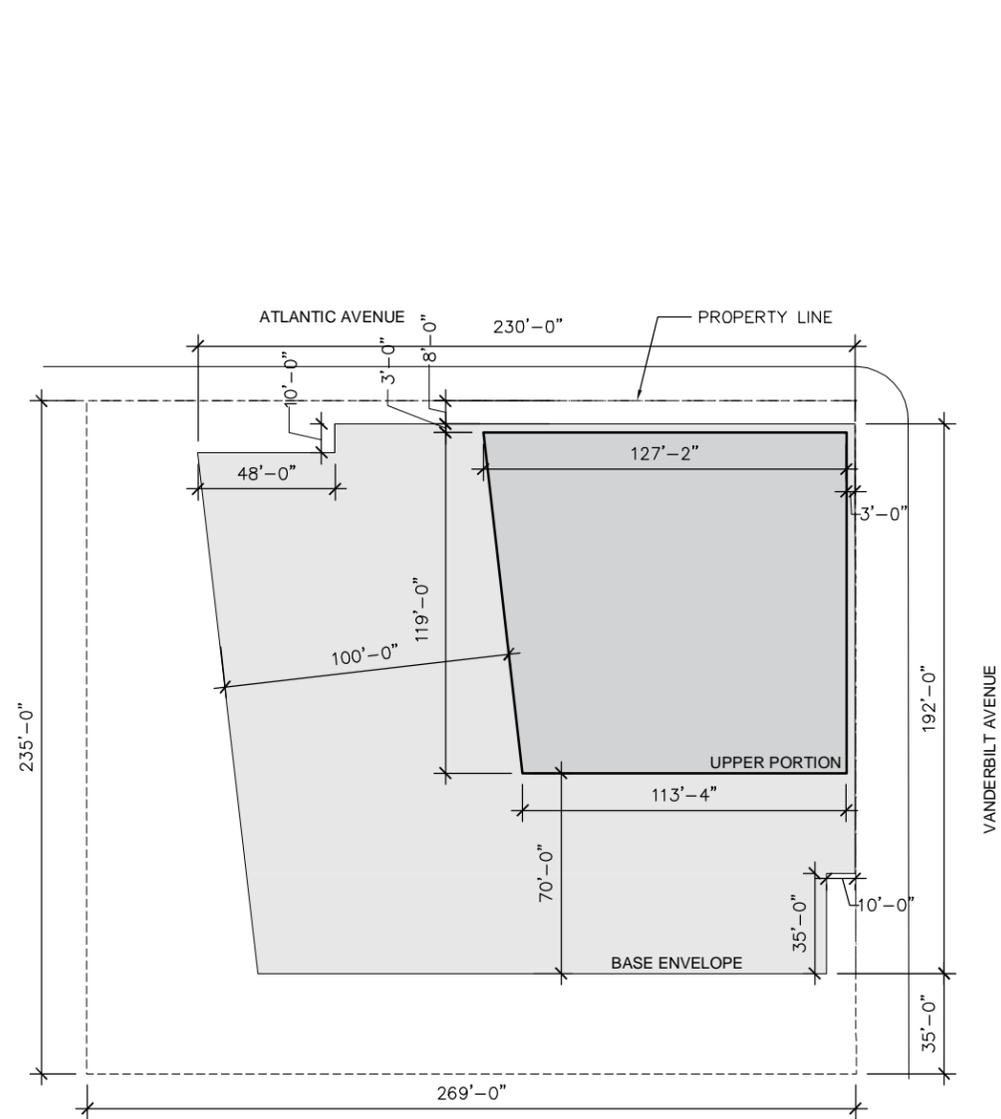
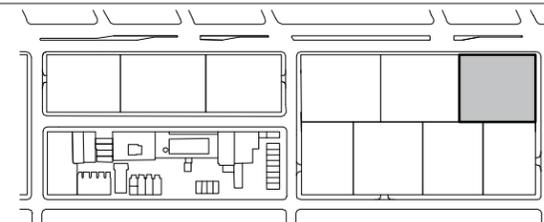


- ADDITIONAL NOTES:**
- 1) TOTAL PARCEL 09 AREA: 64,075 sqft  
MAX. LOT COVERAGE: 22,426 sqft (35%)
  - 2) MIN. AREA OF OPEN SPACE IN PARCEL: 41,649 sqft (65%)
  - 3) WINGS OF BUILDINGS SHALL MAINTAIN MIN. 60' FROM EACH OTHER.
  - 4) A MINIMUM OF 40% OF THE ATLANTIC AVENUE BUILDING BASE STREET WALL SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 85 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
  - 5) DEVELOPMENT ENVELOPE. ALL PORTIONS OF BUILDING B09 SHALL FIT WITHIN THE PARCEL 09 DEVELOPMENT ENVELOPE DIAGRAMS, PROVIDED THAT ELEMENTS COMPRISING IN THE AGGREGATE NO MORE THAN 25% OF THE SURFACE AREA OF ANY FACADE OF THE BUILDING BASE, BUILDING SHOULDER, OR BUILDING UPPER PORTION RESPECTIVELY MAY PROJECT UP TO FIVE FEET BEYOND SUCH DEVELOPMENT ENVELOPE.
  - 6) BUILDING B09 SHALL INCORPORATE A DISTINCTIVE ARCHITECTURAL FEATURE ON THE REAR BUILDING FACADE IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.
  - 7) BUILDING B09 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.

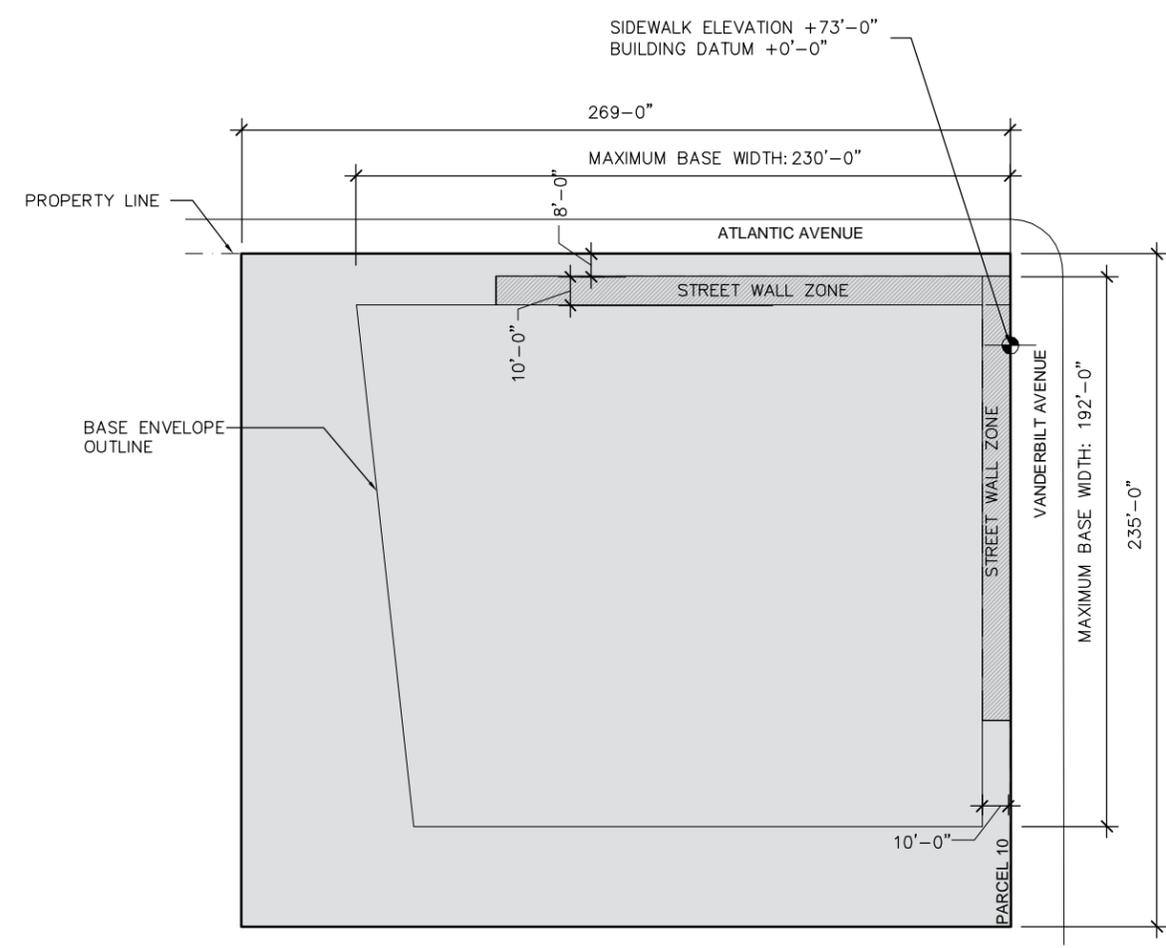
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**BUILDING B09**  
**ENVELOPE ISOMETRICS**  
**Brooklyn Arena and Atlantic Yards**  
 PROJECT NO.: 2003-021 DATE: NOVEMBER 06 2006 SCALE: N.T.S.

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2 B10 ENVELOPE ABOVE BASE  
1/64" = 1'-0"



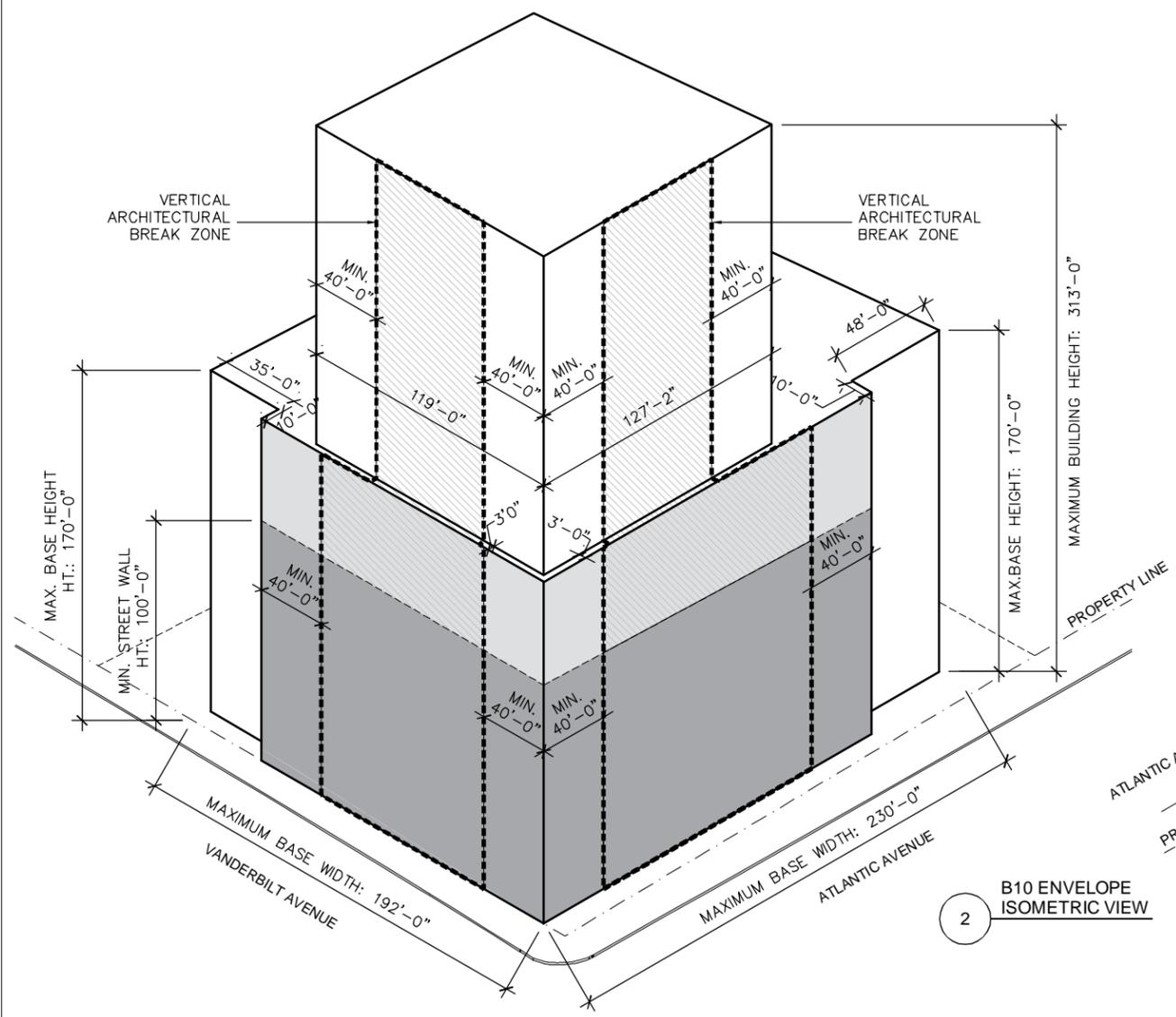
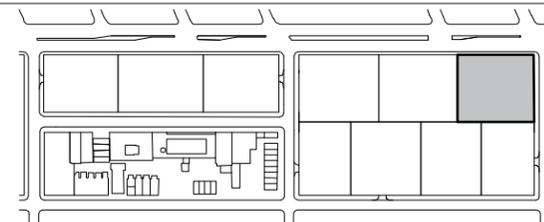
1 B10 STREET WALL PLAN @ GRADE  
1/64" = 1'-0"

- ADDITIONAL NOTES:**
- 1) TOTAL PARCEL 10 AREA: 63,215 sqft  
MAX. LOT COVERAGE: 22,125 sqft (35%)
  - 2) MIN. AREA OF OPEN SPACE IN PARCEL: 41,090 sqft (65%)
  - 3) WINGS OF BUILDINGS SHALL MAINTAIN MIN. 60' FROM EACH OTHER
  - 4) A MINIMUM OF 70% OF THE ATLANTIC AVENUE BUILDING BASE STREET WALL SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 100 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
  - 5) DEVELOPMENT ENVELOPE. ALL PORTIONS OF BUILDING B10 SHALL FIT WITHIN THE PARCEL 10 DEVELOPMENT ENVELOPE DIAGRAMS, PROVIDED THAT ELEMENTS COMPRISING IN THE AGGREGATE NO MORE THAN 25% OF THE SURFACE AREA OF ANY FAÇADE OF THE BUILDING BASE, OR BUILDING UPPER PORTION RESPECTIVELY MAY PROJECT UP TO FIVE FEET BEYOND SUCH DEVELOPMENT ENVELOPE.
  - 6) A MINIMUM OF 70% OF THE VANDERBILT AVENUE BUILDING BASE FAÇADE SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 100 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
  - 7) BUILDING B10 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.

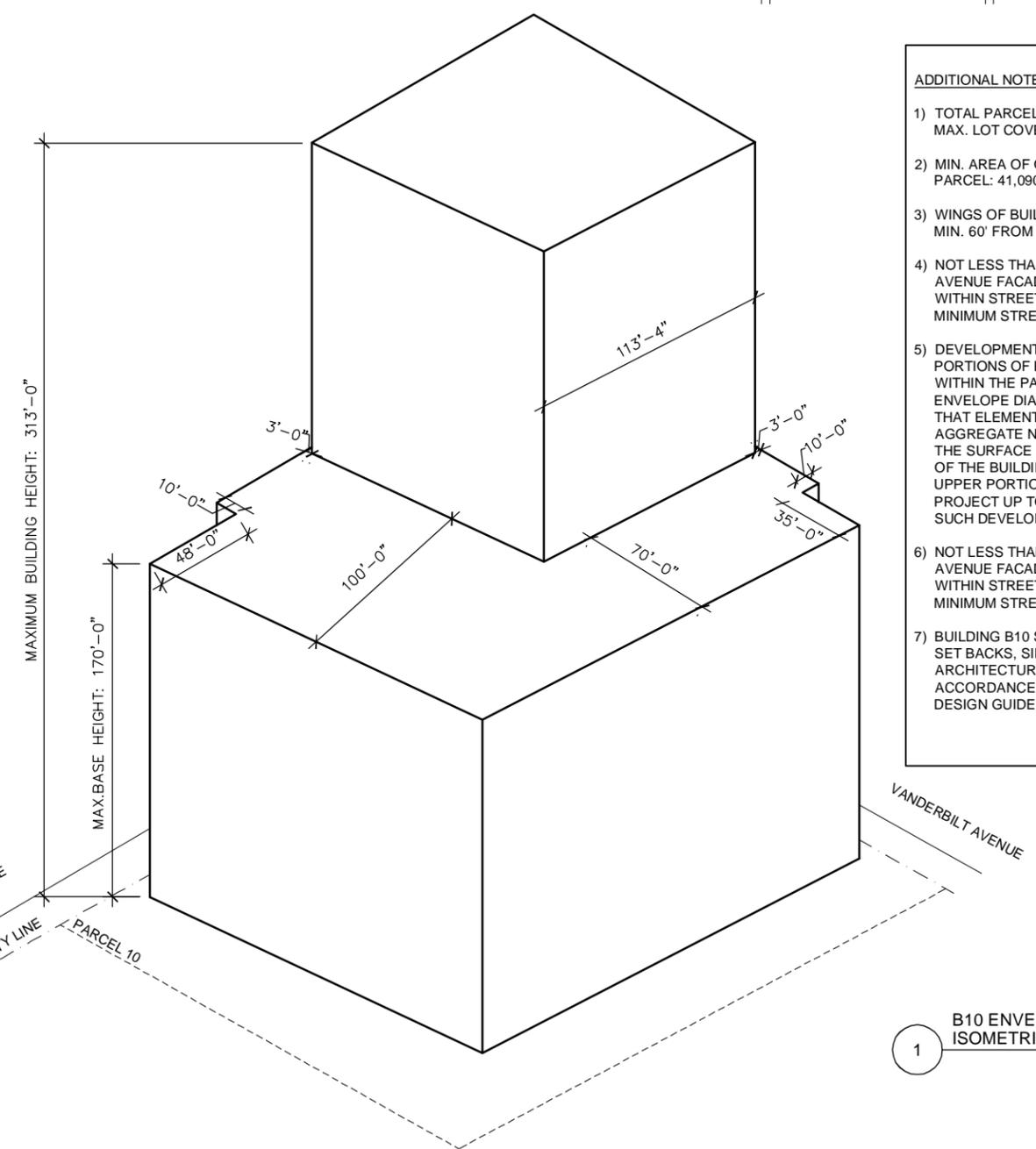
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**BUILDING B10  
ENVELOPE PLAN DIAGRAMS**  
Brooklyn Arena and Atlantic Yards  
PROJECT NO.: 2003-021 DATE: NOVEMBER 06 2006 SCALE: 1/64"=1'-0"

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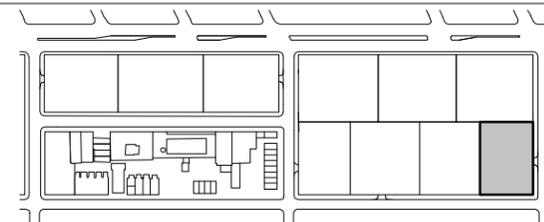


2 B10 ENVELOPE ISOMETRIC VIEW

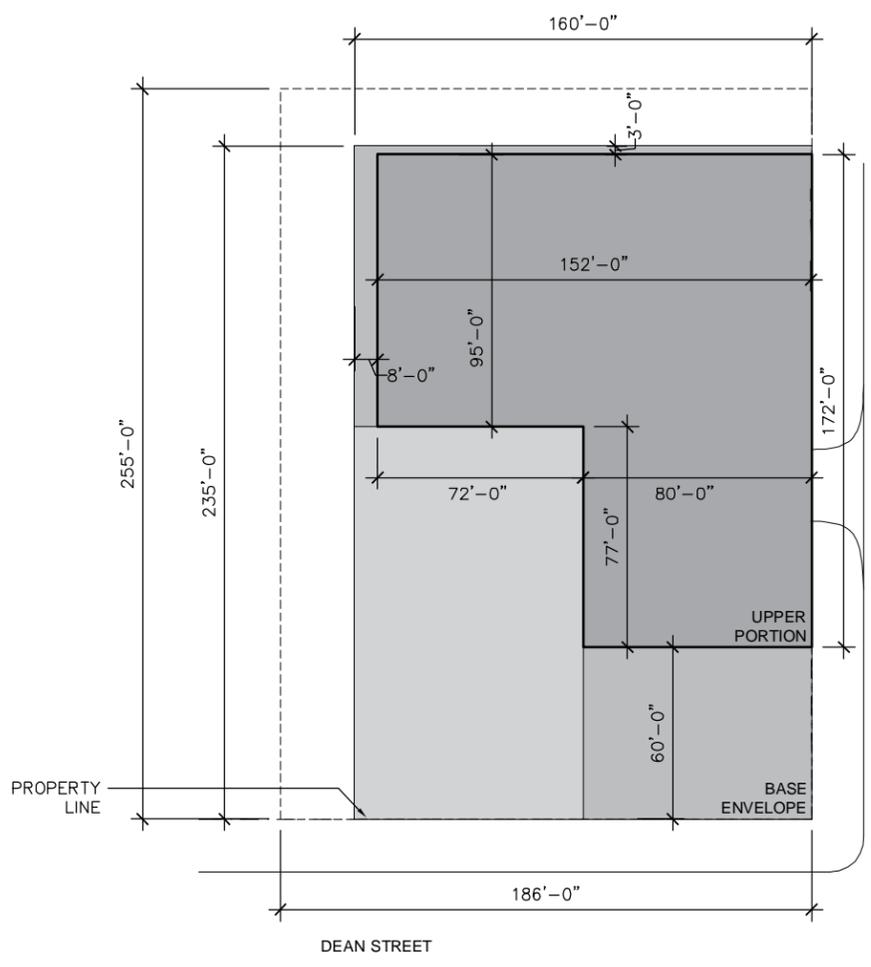


1 B10 ENVELOPE ISOMETRIC VIEW

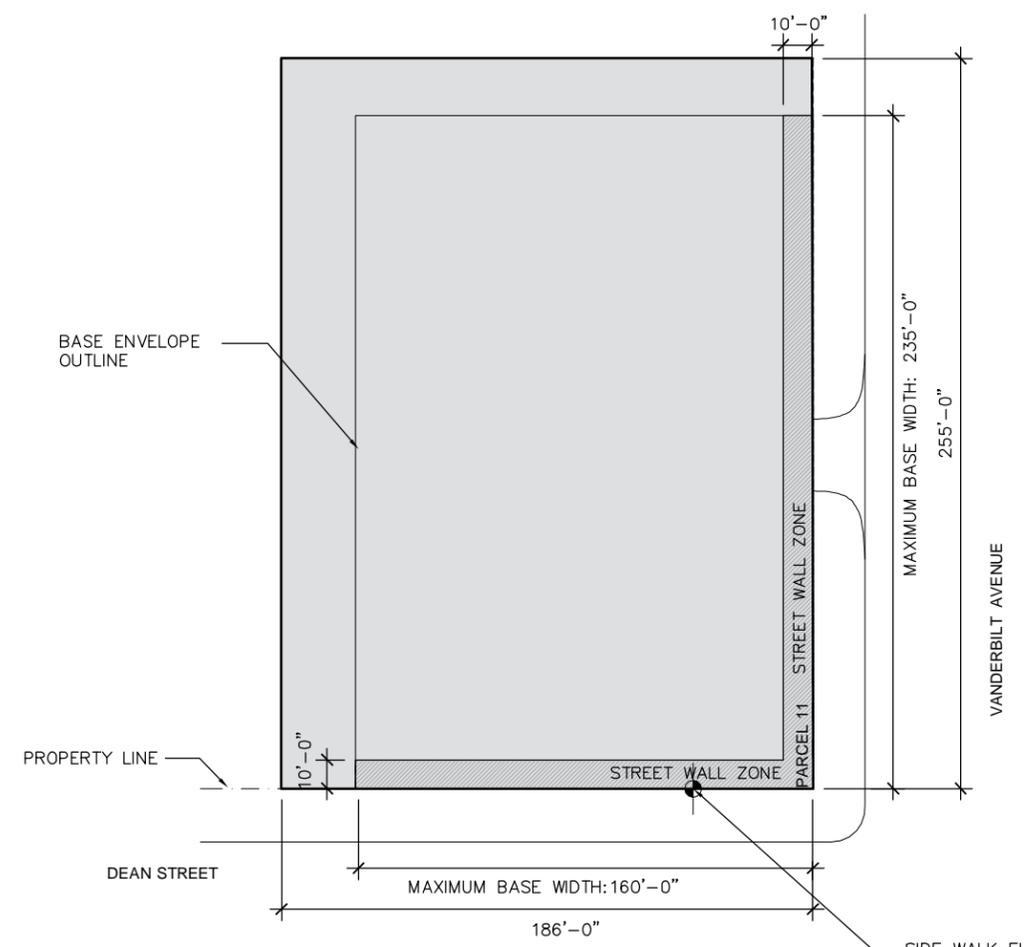
- ADDITIONAL NOTES:**
- 1) TOTAL PARCEL 10 AREA: 63,215 sqft  
MAX. LOT COVERAGE: 22,125 sqft (35%)
  - 2) MIN. AREA OF OPEN SPACE IN PARCEL: 41,090 sqft (65%)
  - 3) WINGS OF BUILDINGS SHALL MAINTAIN MIN. 60' FROM EACH OTHER
  - 4) NOT LESS THAN 70% ON ATLANTIC AVENUE FACADE SHALL BE LOCATED WITHIN STREET WALL ZONE AT MINIMUM STREET WALL HEIGHT.
  - 5) DEVELOPMENT ENVELOPE. ALL PORTIONS OF BUILDING B10 SHALL FIT WITHIN THE PARCEL 10 DEVELOPMENT ENVELOPE DIAGRAMS, PROVIDED THAT ELEMENTS COMPRISING IN THE AGGREGATE NO MORE THAN 25% OF THE SURFACE AREA OF ANY FACADE OF THE BUILDING BASE, OR BUILDING UPPER PORTION RESPECTIVELY MAY PROJECT UP TO FIVE FEET BEYOND SUCH DEVELOPMENT ENVELOPE.
  - 6) NOT LESS THAN 70% ON VANDERBILT AVENUE FACADE SHALL BE LOCATED WITHIN STREET WALL ZONE AT MINIMUM STREET WALL HEIGHT.
  - 7) BUILDING B10 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.



- ADDITIONAL NOTES:**
- 1) TOTAL PARCEL 11 AREA: 47,430 sqft  
MAX. LOT COVERAGE: 26,087 sqft (55%)
  - 2) MIN. AREA OF OPEN SPACE IN PARCEL: 21,343 sqft (45%)
  - 3) WINGS OF BUILDINGS SHALL MAINTAIN MIN. 60' FROM EACH OTHER.
  - 4) A MINIMUM OF 70% OF THE DEAN STREET BUILDING BASE STREET WALL SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 60FT AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
  - 5) DEVELOPMENT ENVELOPE. ALL PORTIONS OF BUILDING B11 SHALL FIT WITHIN THE PARCEL 11 DEVELOPMENT ENVELOPE DIAGRAMS, PROVIDED THAT ELEMENTS COMPRISING IN THE AGGREGATE NO MORE THAN 25% OF THE SURFACE AREA OF ANY FACADE OF THE BUILDING BASE, OR BUILDING UPPER PORTION RESPECTIVELY MAY PROJECT UP TO FIVE FEET BEYOND SUCH DEVELOPMENT ENVELOPE.
  - 6) A MINIMUM OF 70% OF THE VANDERBILT AVENUE BUILDING BASE FAÇADE SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 60FT AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
  - 7) BUILDING B11 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.



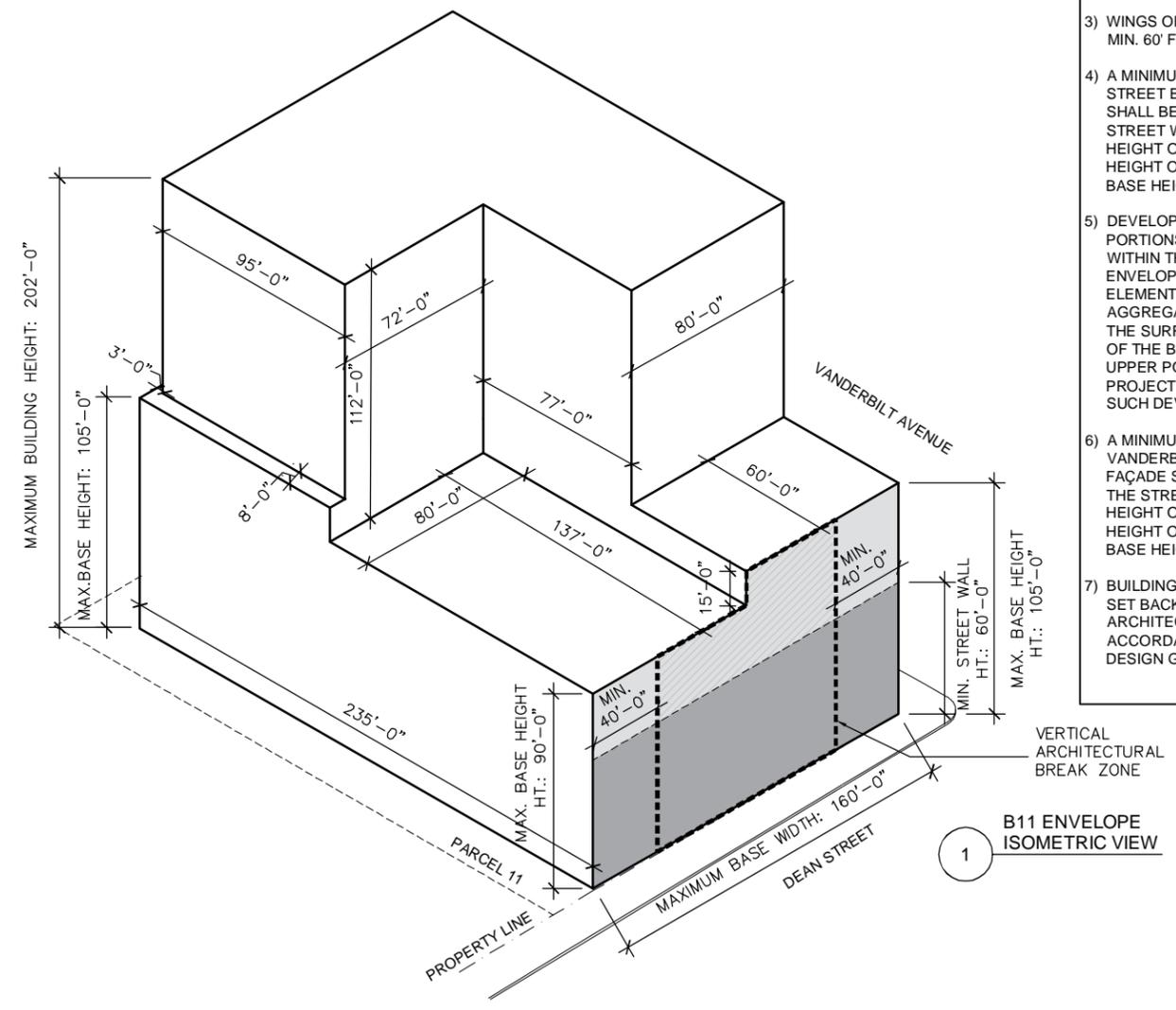
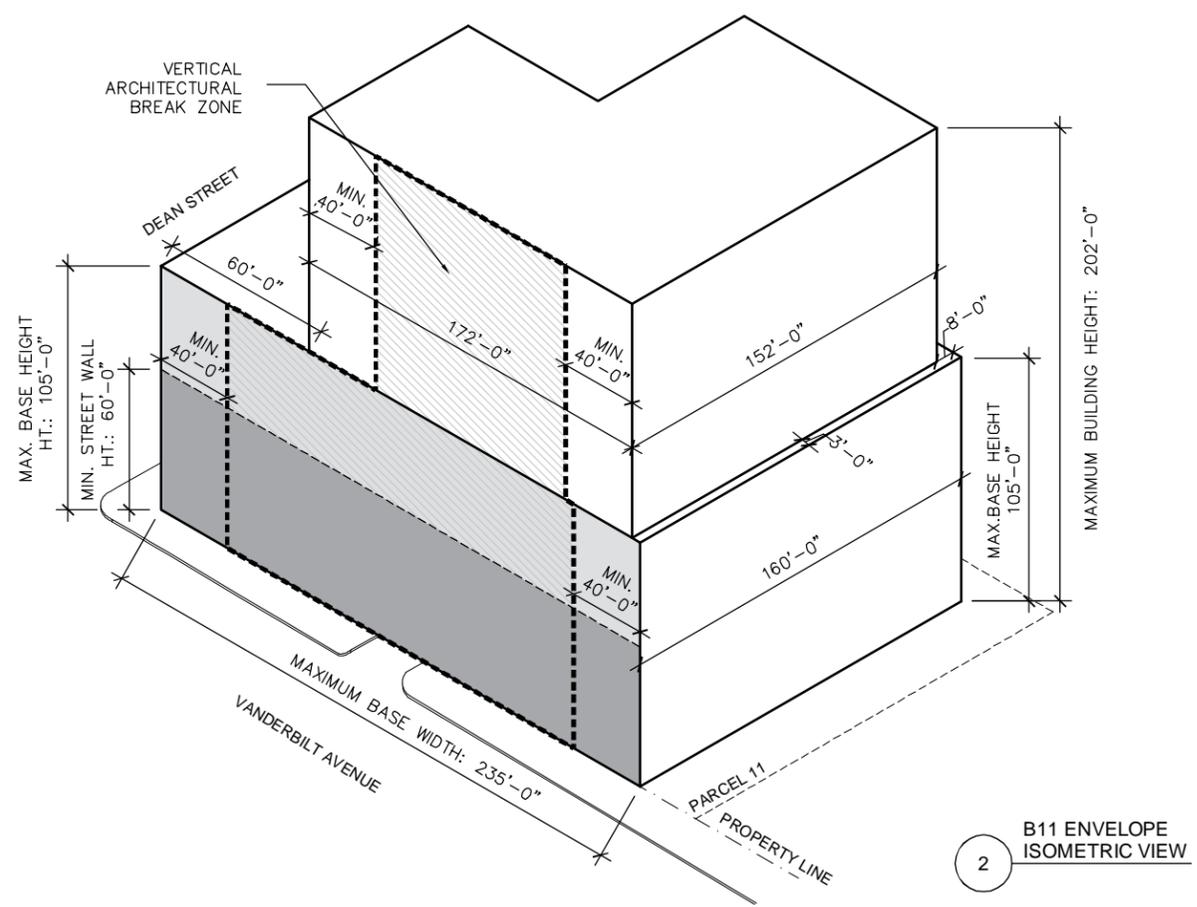
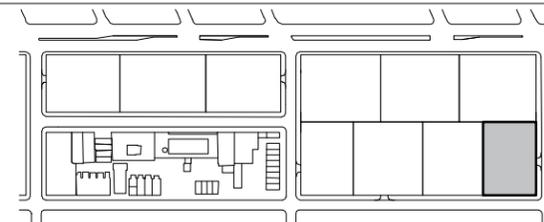
2 B11 ENVELOPE ABOVE BASE  
1/64" = 1'-0"



1 B11 STREET WALL PLAN @ GRADE  
1/64" = 1'-0"

SIDE WALK ELEVATION +81'-0"  
BUILDING DATUM +0'-0"

<p>GEHRY ARCHITECTS NEW YORK, P.C. ARCHITECT 12541 BEATRICE STREET, LOS ANGELES, CALIFORNIA 90066 TEL: 310-482-3000 FAX: 310-482-3006</p>	<p><b>BUILDING B11 ENVELOPE PLAN DIAGRAMS</b> Brooklyn Arena and Atlantic Yards PROJECT NO.: 2003-021 DATE: NOVEMBER 06 2006 SCALE: 1/64"=1'-0"</p>	<p>SK NO. <b>SK-1922</b> © 2003, 2004, 2006 GEHRY ARCHITECTS NEW YORK, P.C. ALL RIGHTS RESERVED</p>	<p>Page 67</p>
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- ADDITIONAL NOTES:**
- 1) TOTAL PARCEL 11 AREA: 47,430 sqft  
MAX. LOT COVERAGE: 26,087 sqft (55%)
  - 2) MIN. AREA OF OPEN SPACE IN PARCEL: 21,343 sqft (45%)
  - 3) WINGS OF BUILDINGS SHALL MAINTAIN MIN. 60' FROM EACH OTHER.
  - 4) A MINIMUM OF 70% OF THE DEAN STREET BUILDING BASE STREET WALL SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 60FT AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
  - 5) DEVELOPMENT ENVELOPE. ALL PORTIONS OF BUILDING B11 SHALL FIT WITHIN THE PARCEL 11 DEVELOPMENT ENVELOPE DIAGRAMS, PROVIDED THAT ELEMENTS COMPRISING IN THE AGGREGATE NO MORE THAN 25% OF THE SURFACE AREA OF ANY FACADE OF THE BUILDING BASE, OR BUILDING UPPER PORTION RESPECTIVELY MAY PROJECT UP TO FIVE FEET BEYOND SUCH DEVELOPMENT ENVELOPE.
  - 6) A MINIMUM OF 70% OF THE VANDERBILT AVENUE BUILDING BASE FAÇADE SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 60FT AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
  - 7) BUILDING B11 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.

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**BUILDING B11  
ENVELOPE ISOMETRICS**  
**Brooklyn Arena and Atlantic Yards**  
PROJECT NO.: 2003-021 DATE: NOVEMBER 06 2006 SCALE: N.T.S.

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**SK-1923**  
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