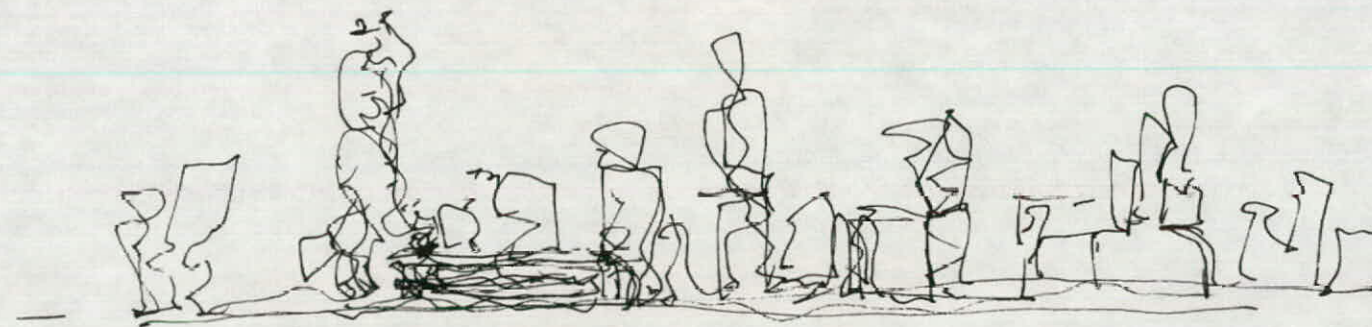


Brooklyn Arena & Atlantic Yards

Design Guidelines

NOVEMBER, 2006

APPENDICES



Section 1

General Goals and Objectives

Section 2

- I. Definitions
- II. Residential Blocks General
- III. Residential Blocks Building by Building
- IV. Arena Block General
- V. Arena Block Building by Building
- VI. Site 5
- VII. Open Space

Appendix

Appendix 1: Building Envelope Diagrams

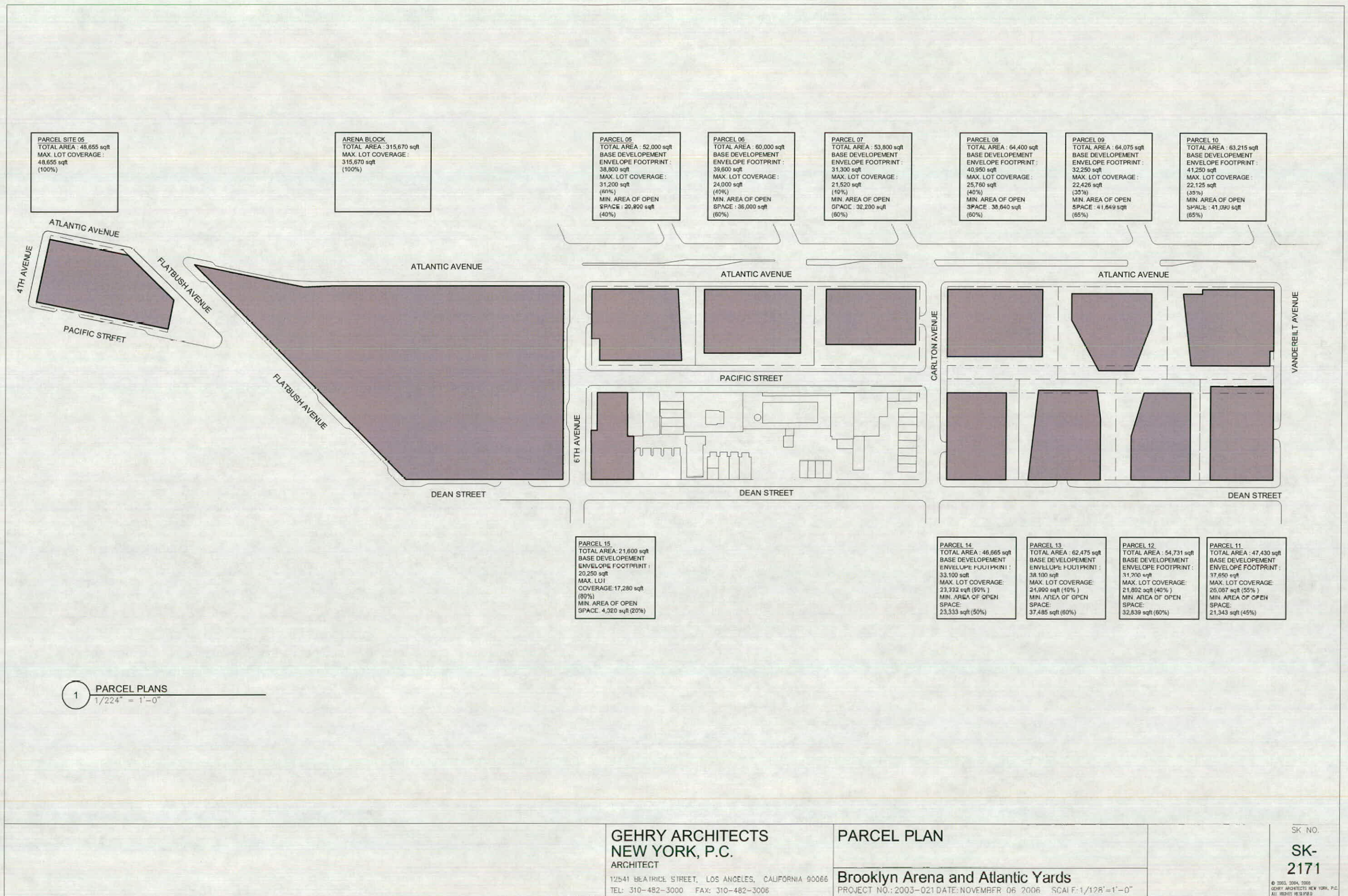
- a. Residential Blocks Parcel Diagrams (SK2171 , SK1909)
- b. Overall Building Envelopes and Isometrics (SK2003 – SK2004)
- c. Curb cut locations (SK 1994)
- d. Residential Blocks by Building Envelope Diagrams (SK1910 – SK1931, SK2003, SK2004 SK2020)
- e. Arena Block Parcel Diagram (SK1934)
- f. Arena Block Building by Building Envelope Diagrams (SK1935 - SK1944, SK 2018-SK2019)
- g. Site 5 Diagrams (SK2120 – SK2121)

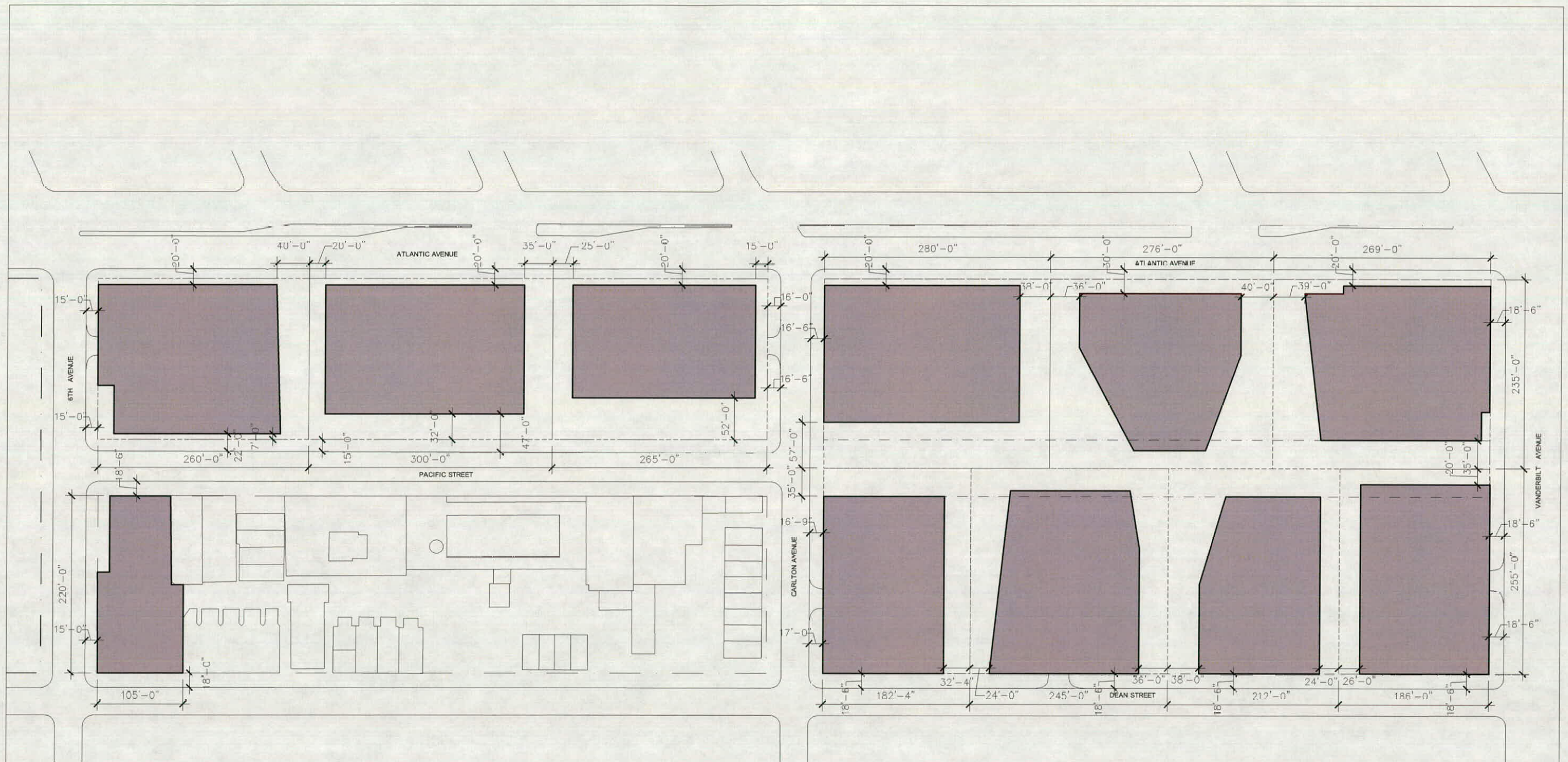
Appendix 2: Open Space Diagrams

- a. Open Space Diagrams (Figure 1.0 – 3.4)
- b. Open Space Illustrative Phasing Diagrams (Phase 1-11)

Appendix 3: Signage

- a. Arena Block Signage Diagram (SK2005)





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

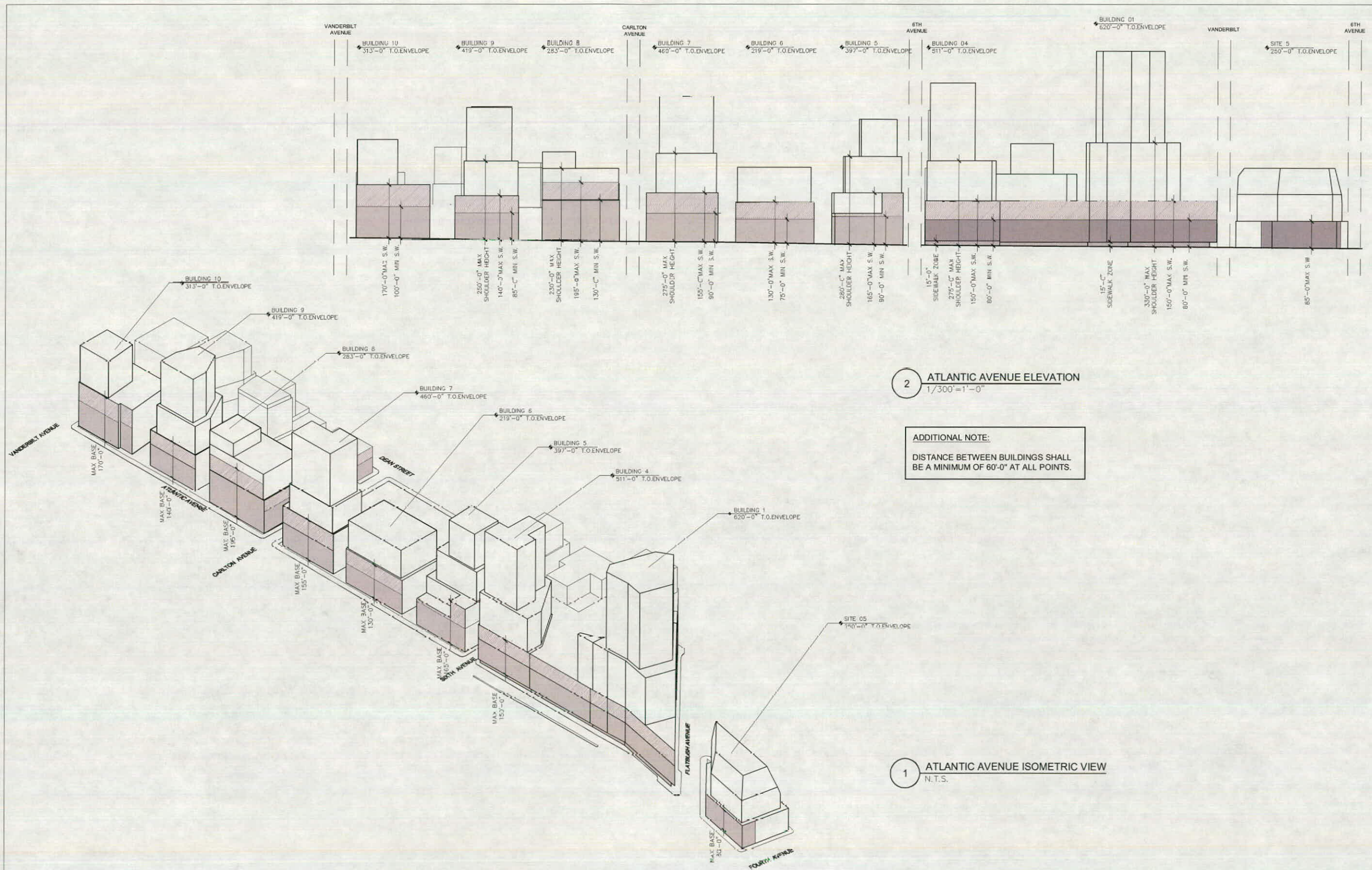
Brooklyn Arena and Atlantic Yards

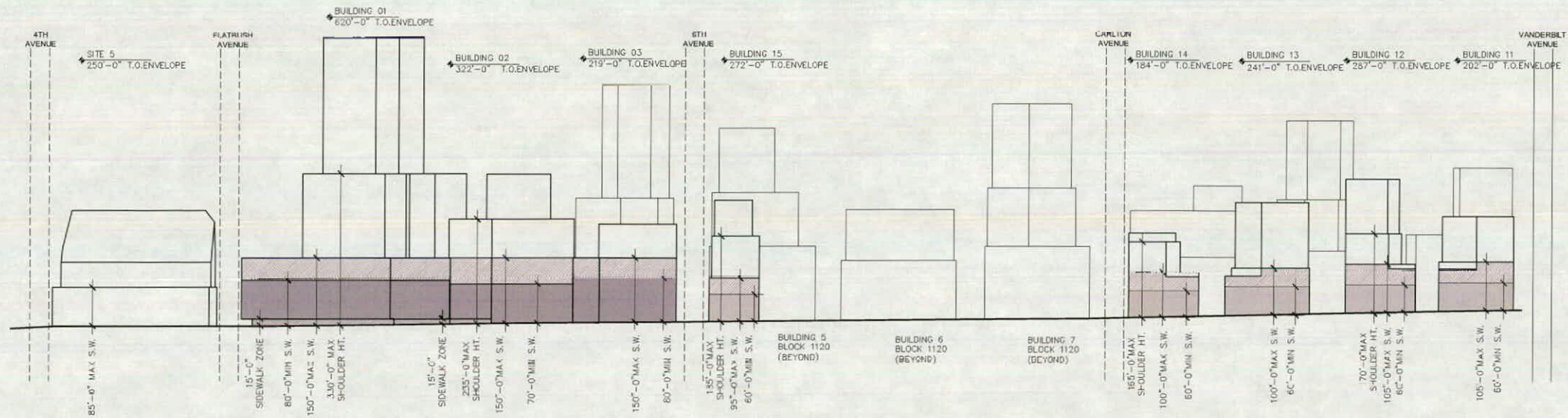
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SK NO.

SK-
1909

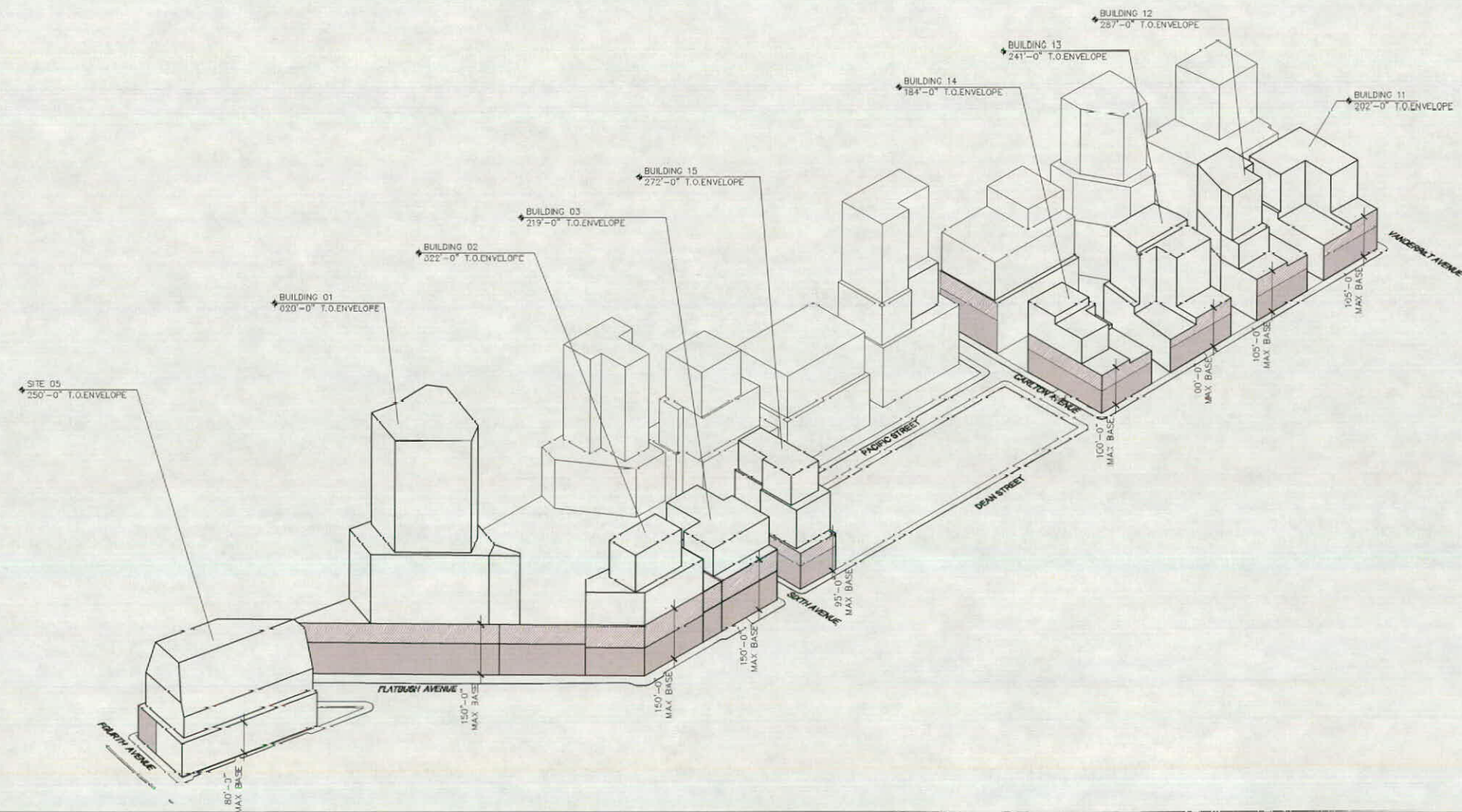
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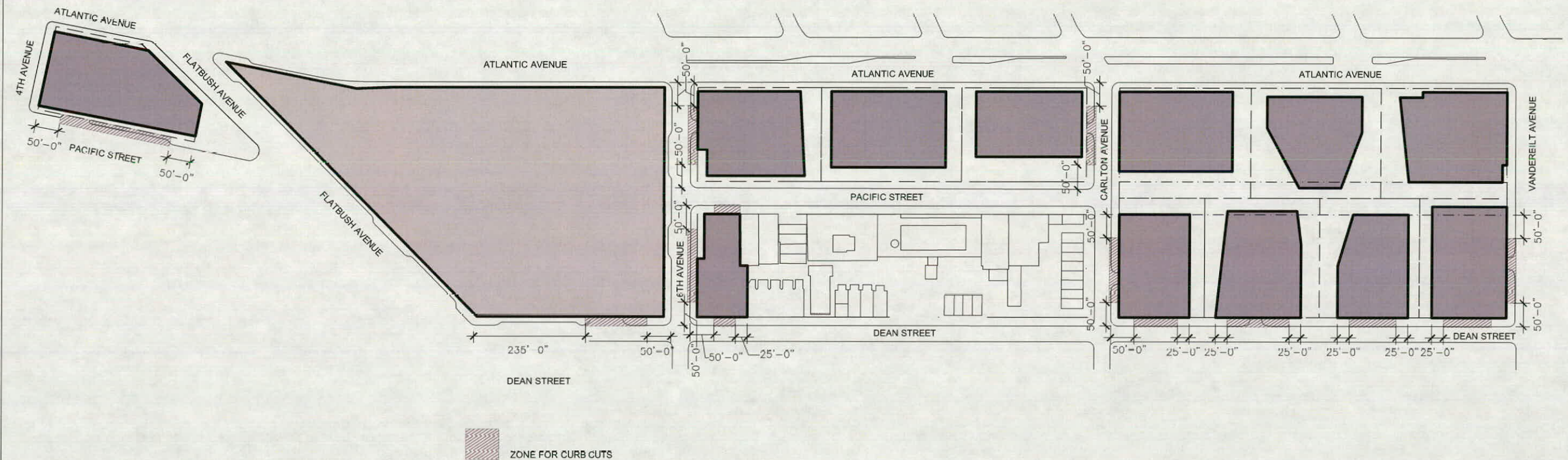


2 DEAN STREET ELEVATION
1/300' = 1" = 0'

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



1 DEAN STREET ISOMETRIC VIEW
N.T.S.



1 ZONE FOR CURB CUTS @ GRADE
 1/224" = 1'-0"

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ZONE FOR
 CURB CUTS @ GRADE

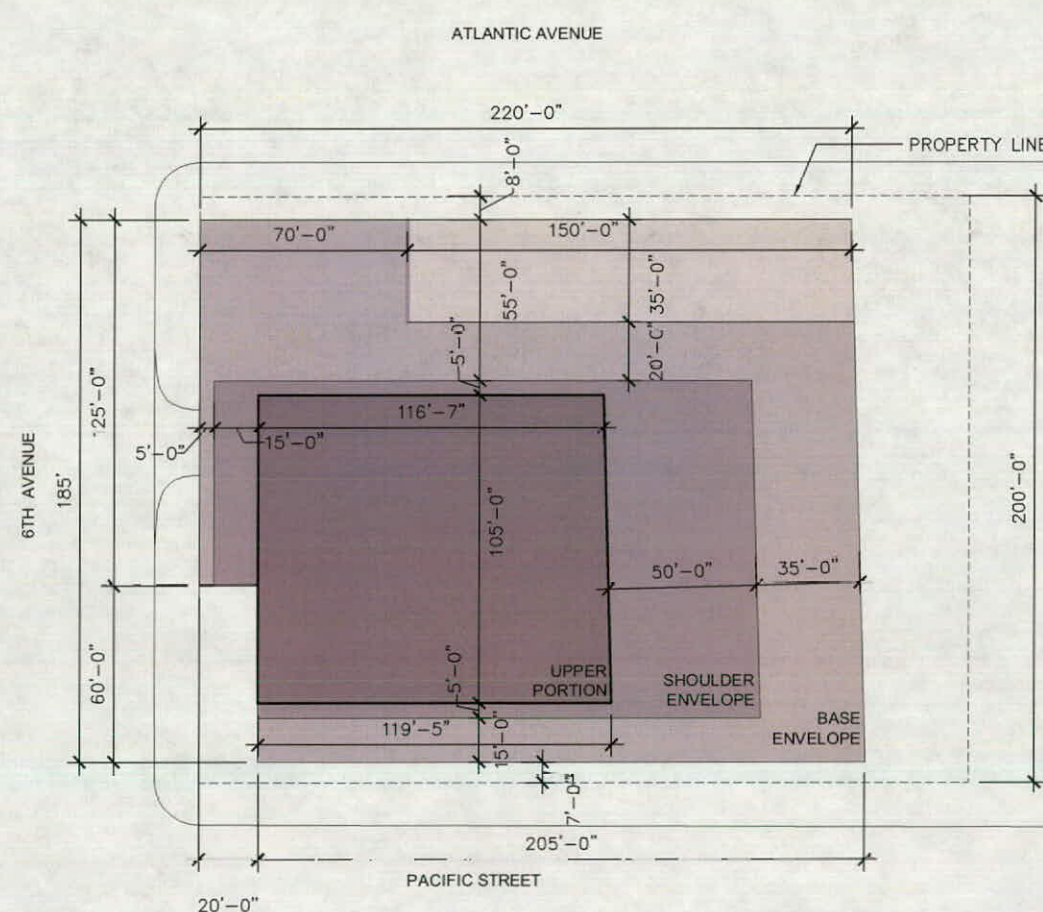
Brooklyn Arena and Atlantic Yards

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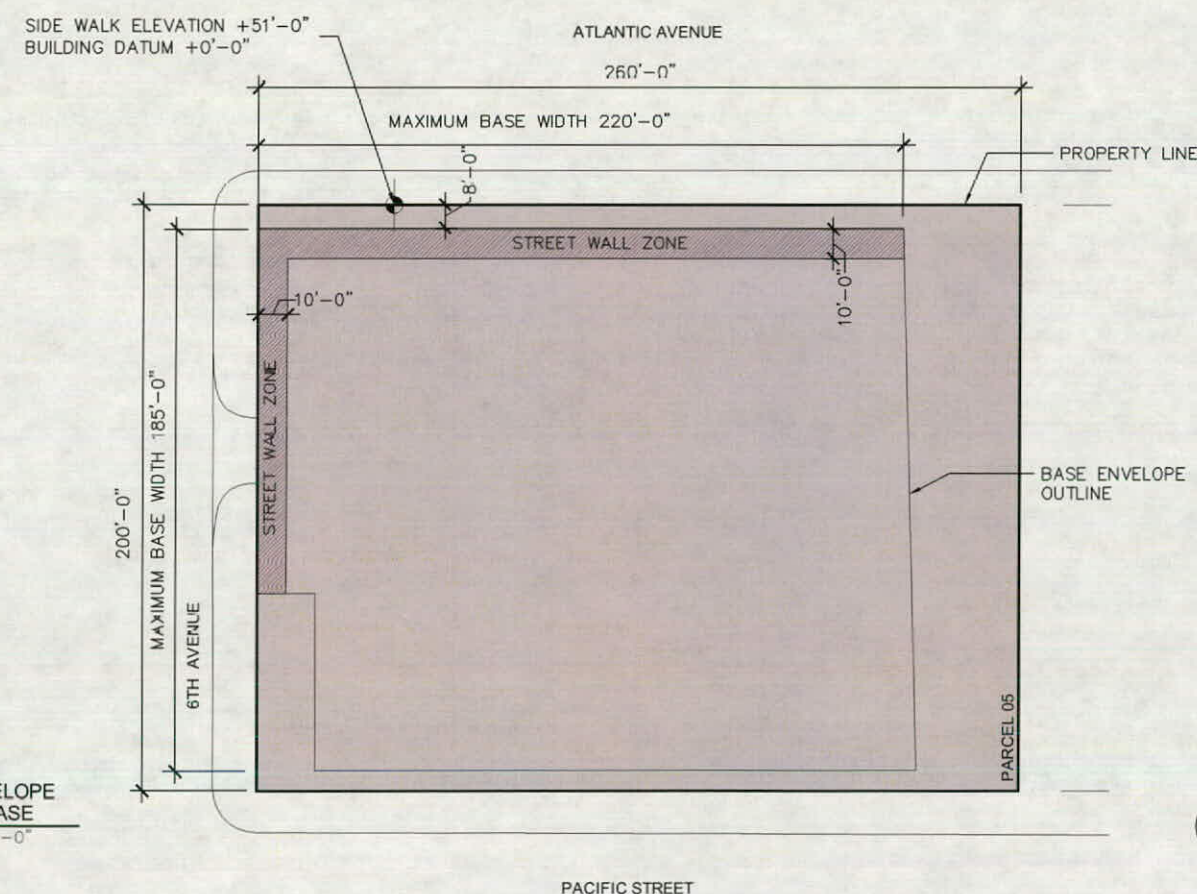
SK NO.

SK-
 1994

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



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

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.

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 PLAN DIAGRAMS

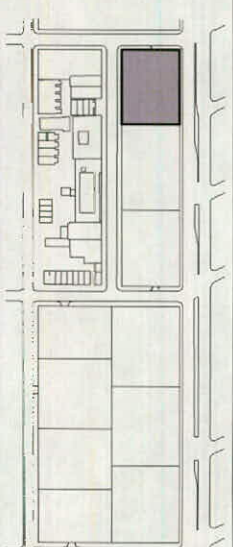
Brooklyn Arena and Atlantic Yards

PROJECT NO. 2003-021 DATE: NOVEMBER 06 2006 SCALE: 1/64" = 1'-0"

SK NO.

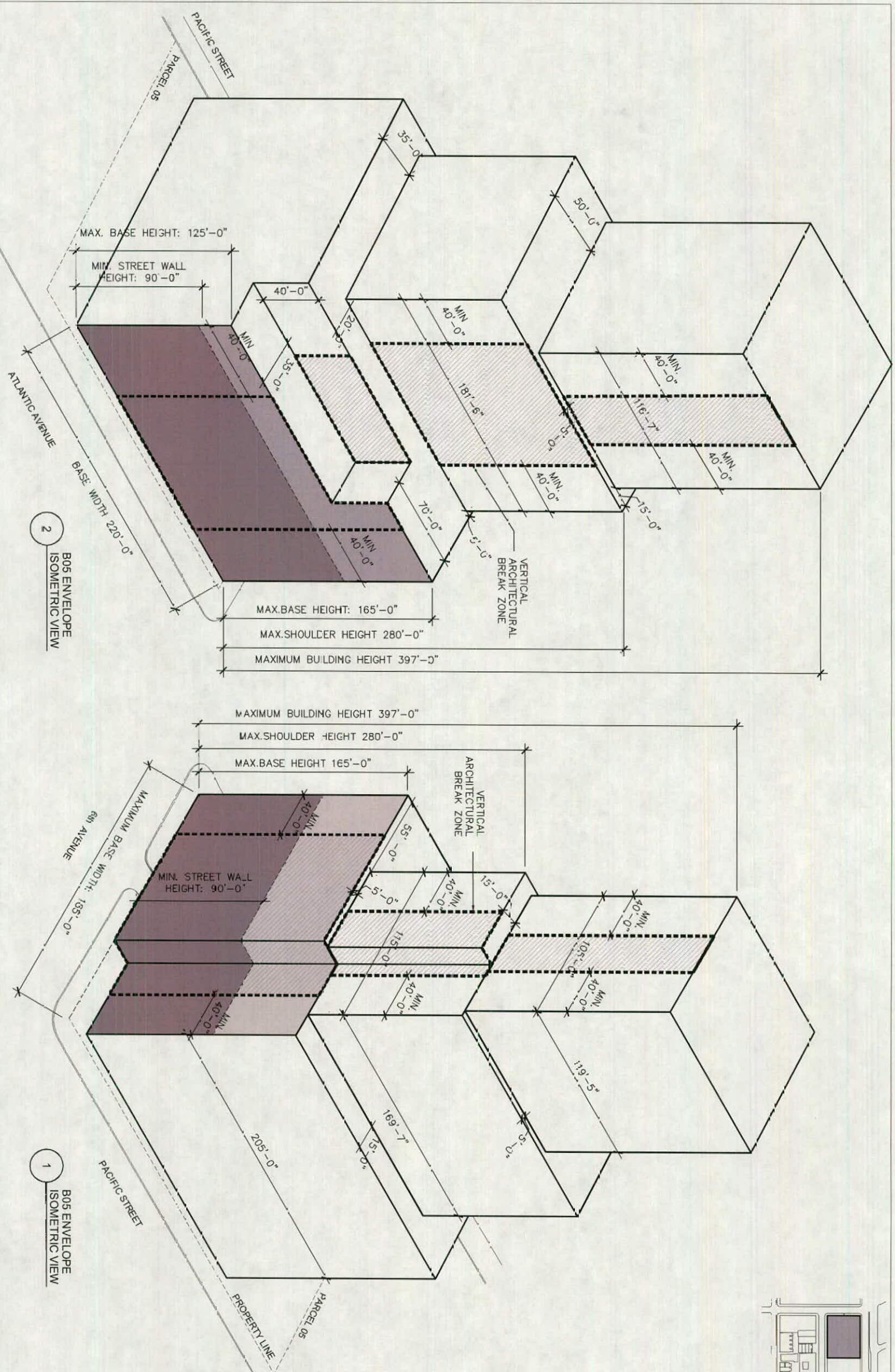
SK-1910

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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) 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.
- 6) BUILDING B05 SHALL INCORPORATE
SET BACKS, SIDE SET BACKS AND
ARCHITECTURAL BREAKS IN
ACCORDANCE WITH THE PARCEL
DESIGN GUIDELINES.



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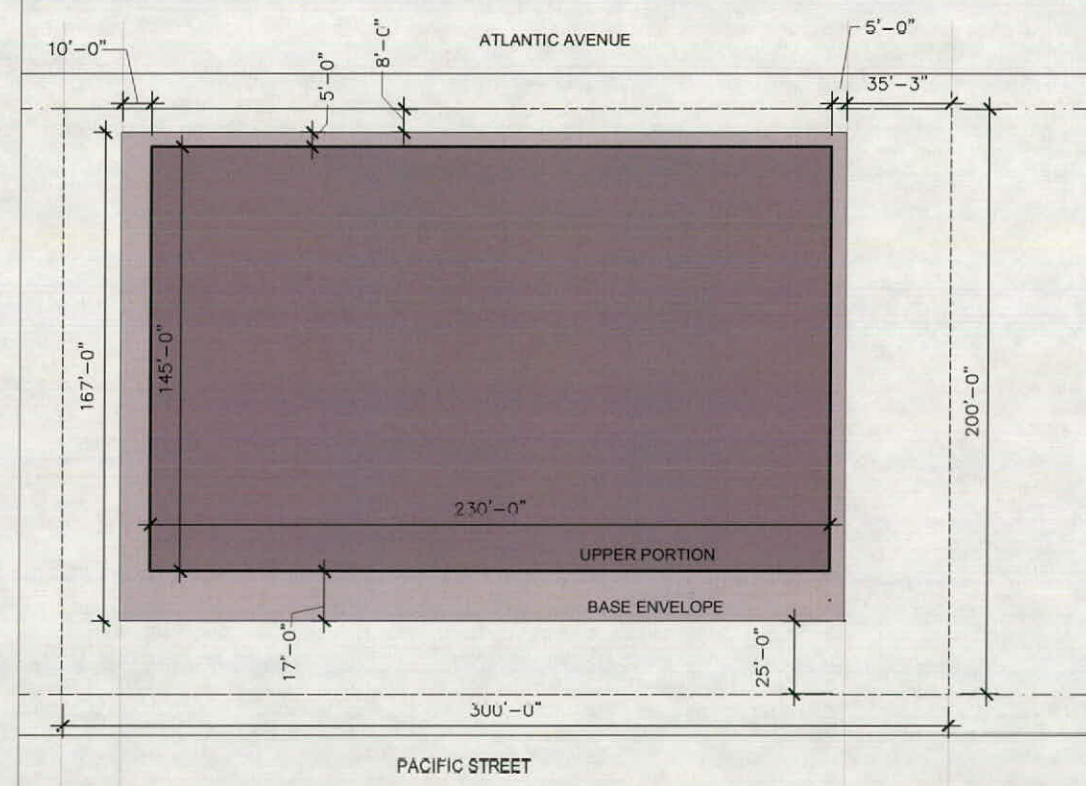
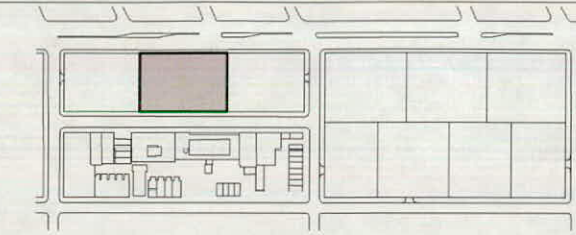
BUILDING B05
ENVELOPE ISOMETRICS

Brooklyn Arena and Atlantic Yards
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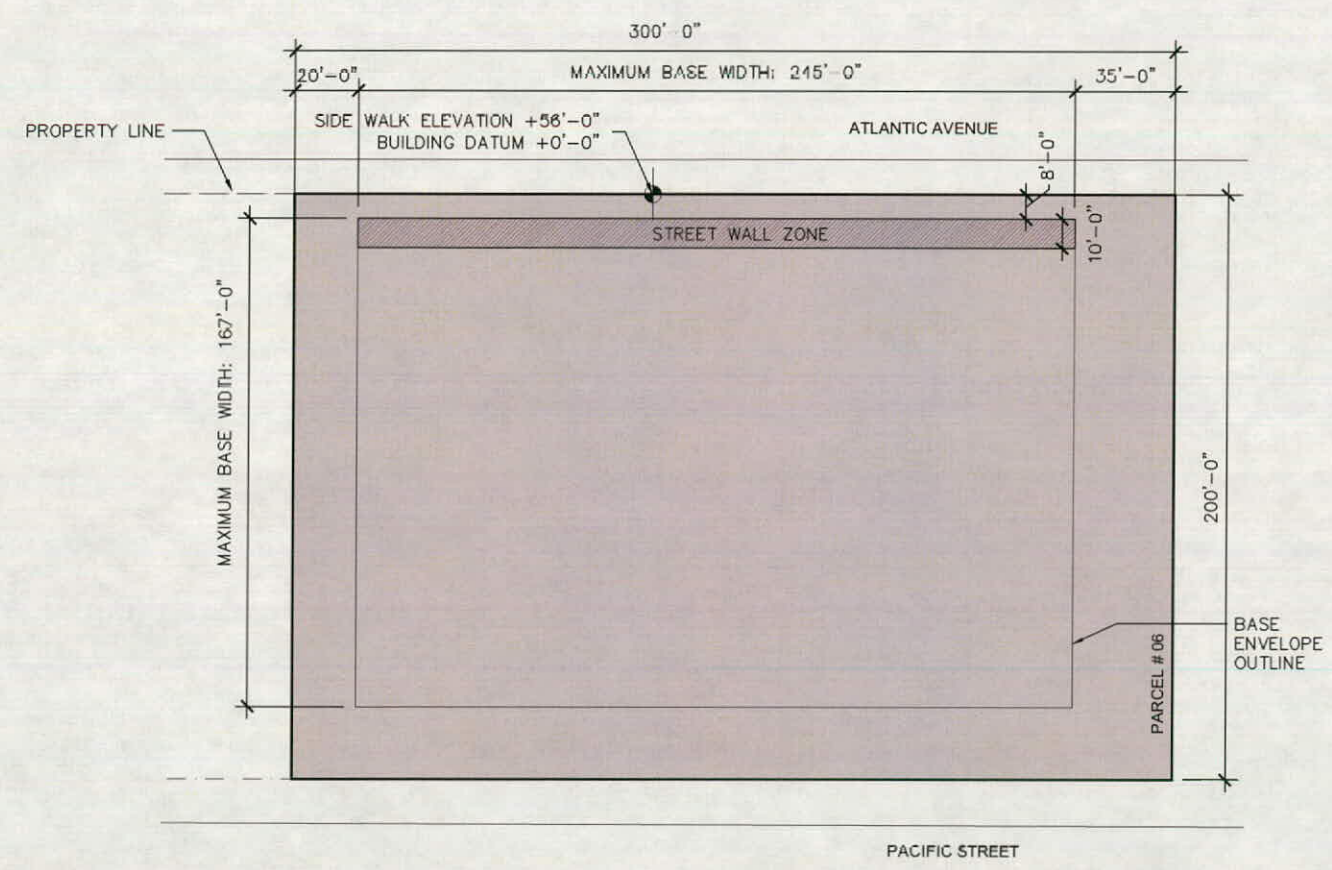
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2 B06 ENVELOPE
PLAN ABOVE BASE
1/64"=1'-0"



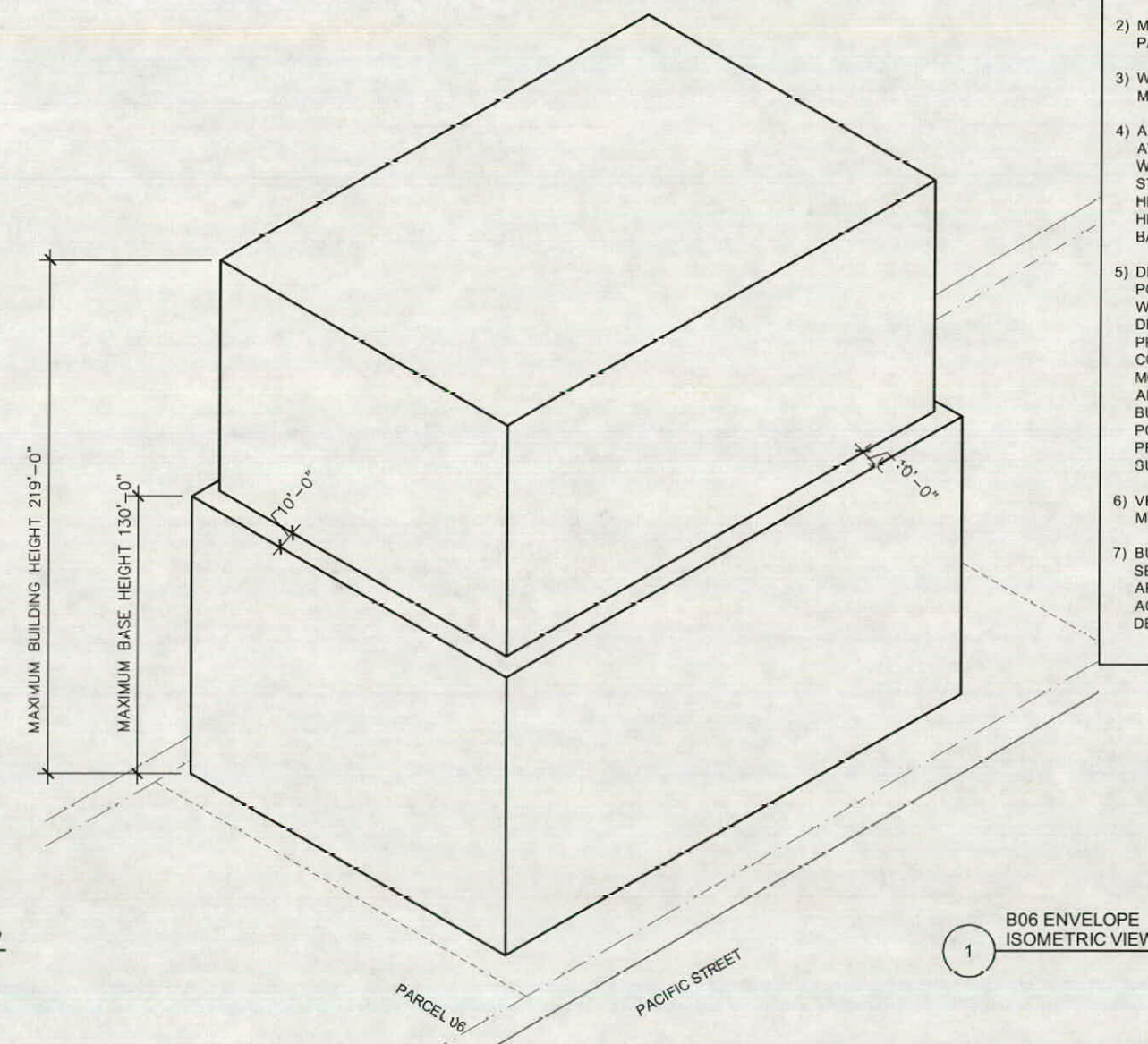
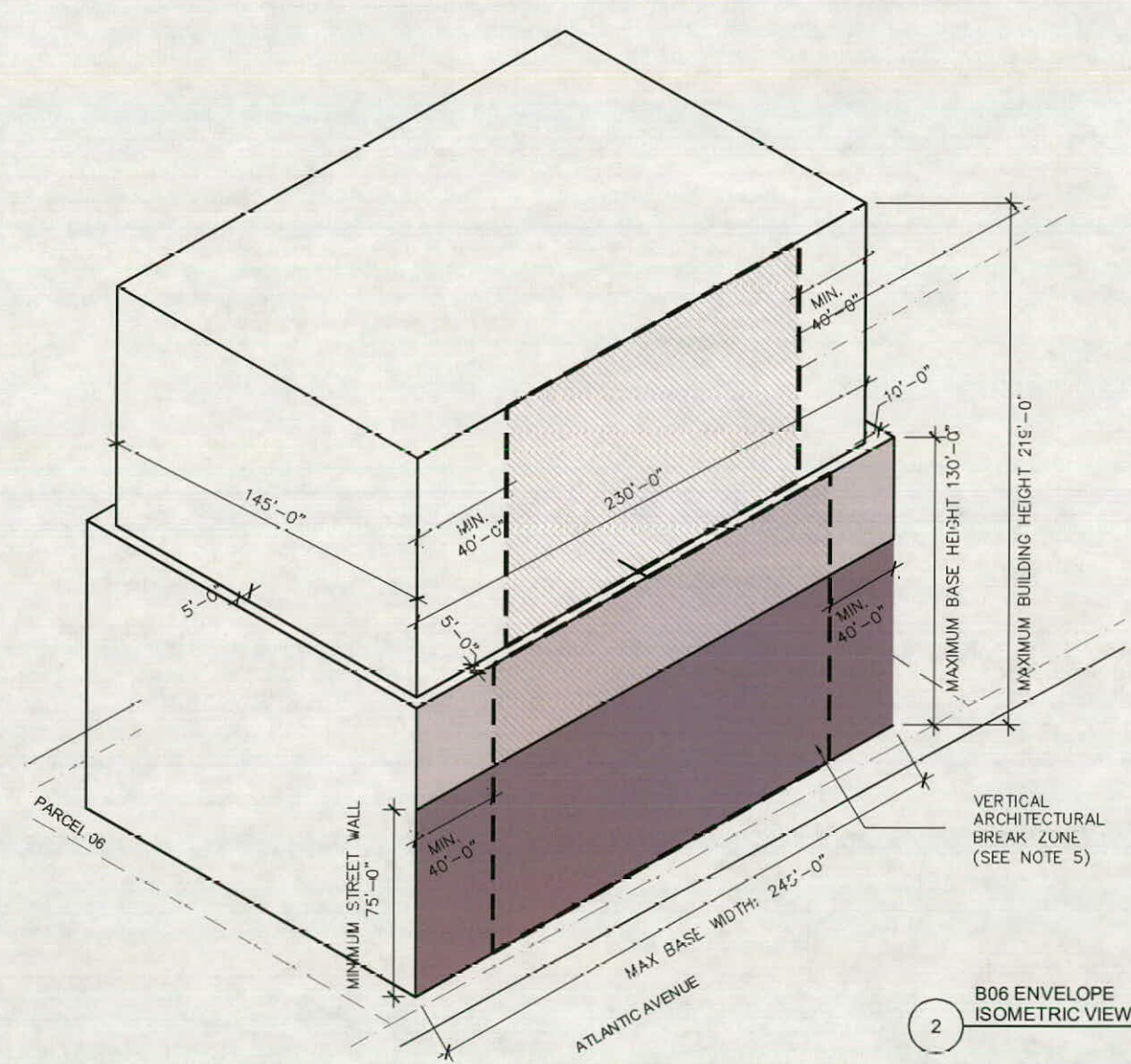
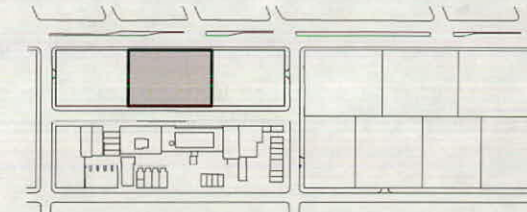
1 B06 STREET WALL
PLAN @ GRADE
1/64"=1'-0"

- ADDITIONAL NOTES:**
- 1) TOTAL PARCEL 06 AREA: 60,000 sqft
MAX. LOT COVERAGE: 24,000sqft (40%)
 - 2) MIN. AREA OF OPEN SPACE IN
PARCEL 06: 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 100 FEET 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' APART
 - 7) BUILDING B06 SHALL INCORPORATE
SET BACKS, SIDE SET BACKS AND
ARCHITECTURAL BREAKS IN
ACCORDANCE WITH THE PARCEL
DESIGN GUIDELINES.

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

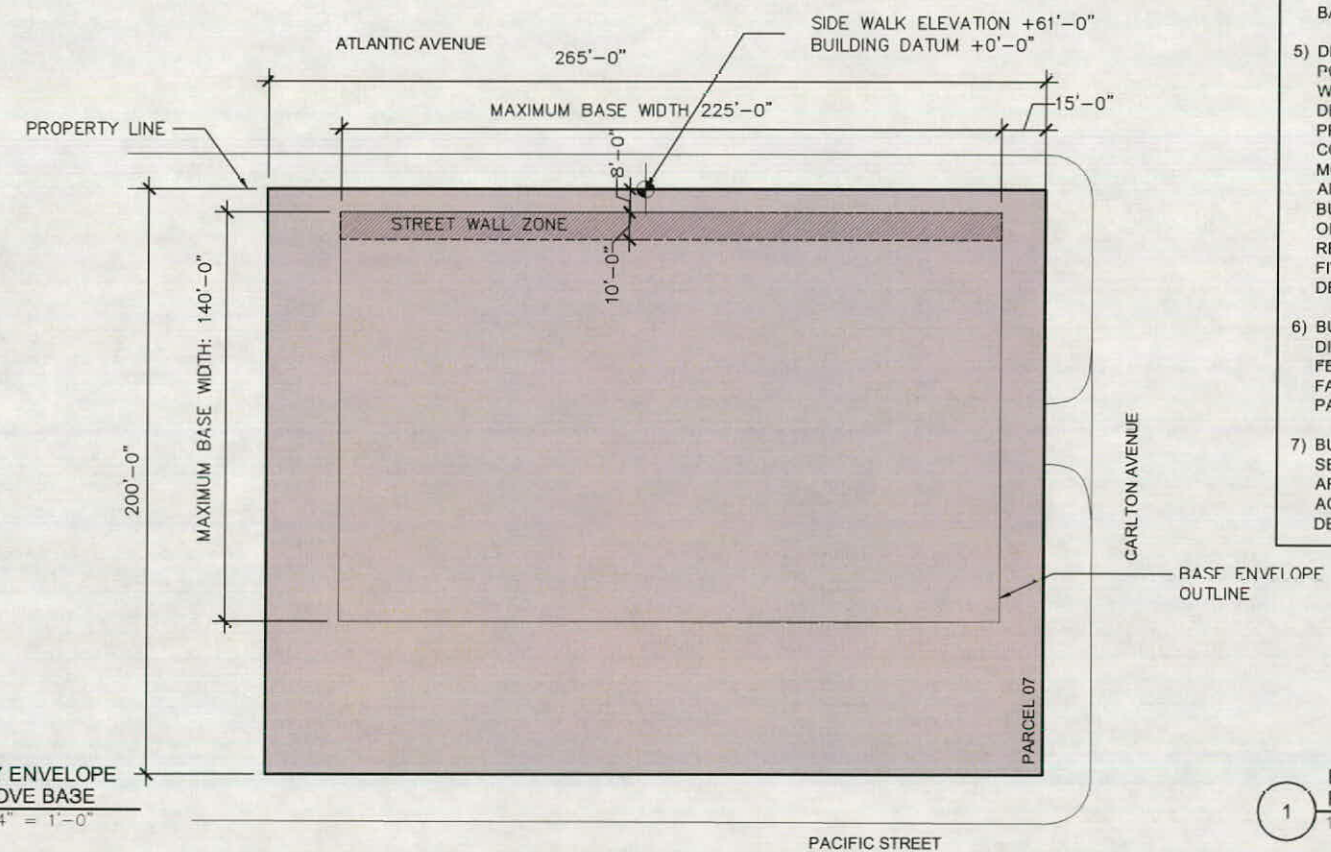
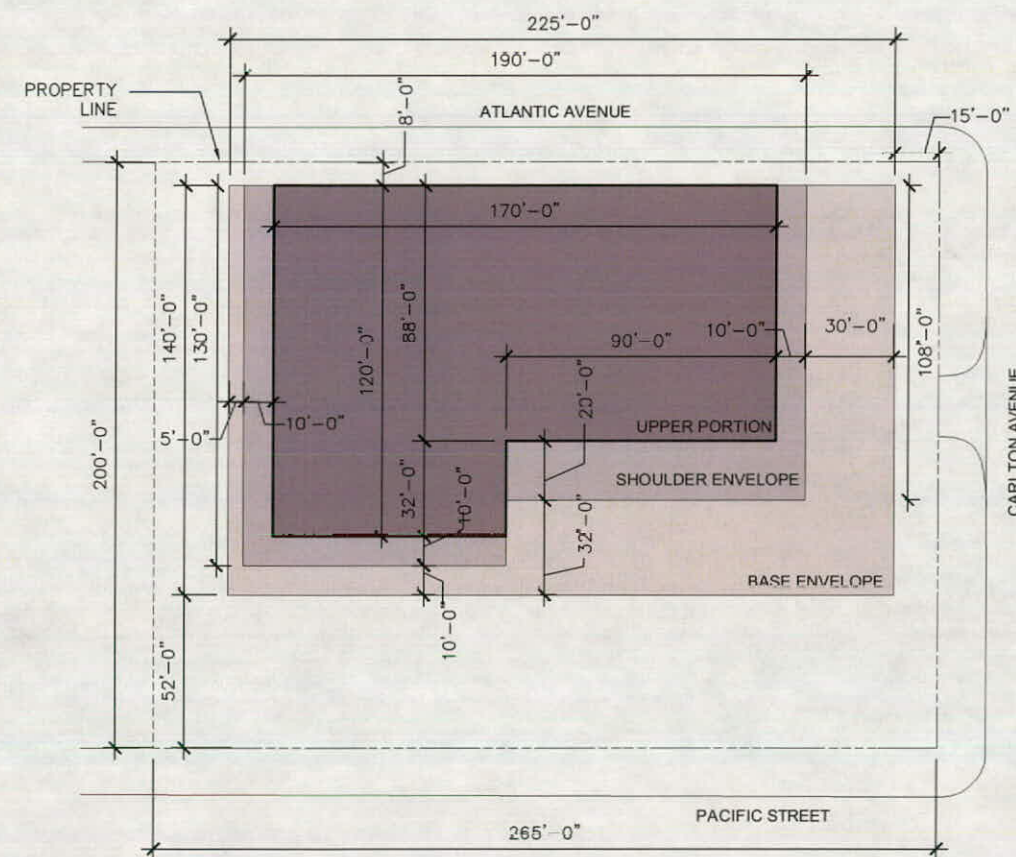
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**SK-
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- ADDITIONAL NOTES:**
- 1) TOTAL PARCEL 06 AREA: 60,000 sqft
MAX. LOT COVERAGE: 24,000sqft (40%)
 - 2) MIN. AREA OF OPEN SPACE IN PARCEL: 36,000 sqft (60%)
 - 3) WINGS OF BUILDINGS SHALL MAINTAIN 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' APART
 - 7) BUILDING B06 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.

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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 D07 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.

2 B07 ENVELOPE
ABOVE BASE
 $\frac{1}{64}'' = 1'-0''$

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

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BUILDING B07
ENVELOPE PLAN DIAGRAMS

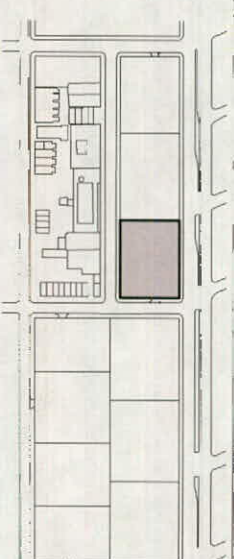
6 Brooklyn Arena and Atlantic Yards

PROJECT NO.: 2003-021 DATE: NOVEMBER 06 2006 SCALE: 1/64=1'-0"

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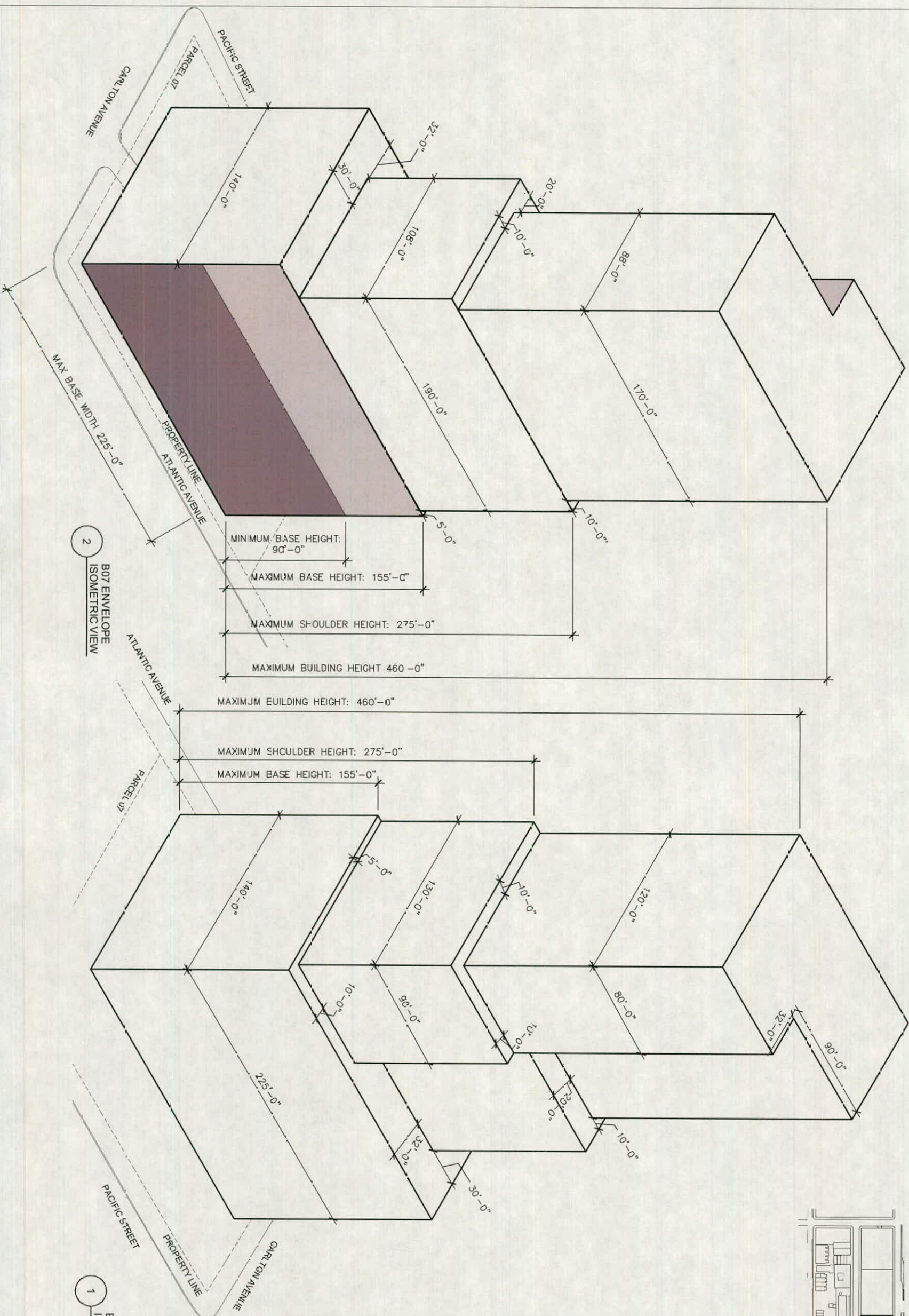
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ADDITIONAL NOTES:

- 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. 80' 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.

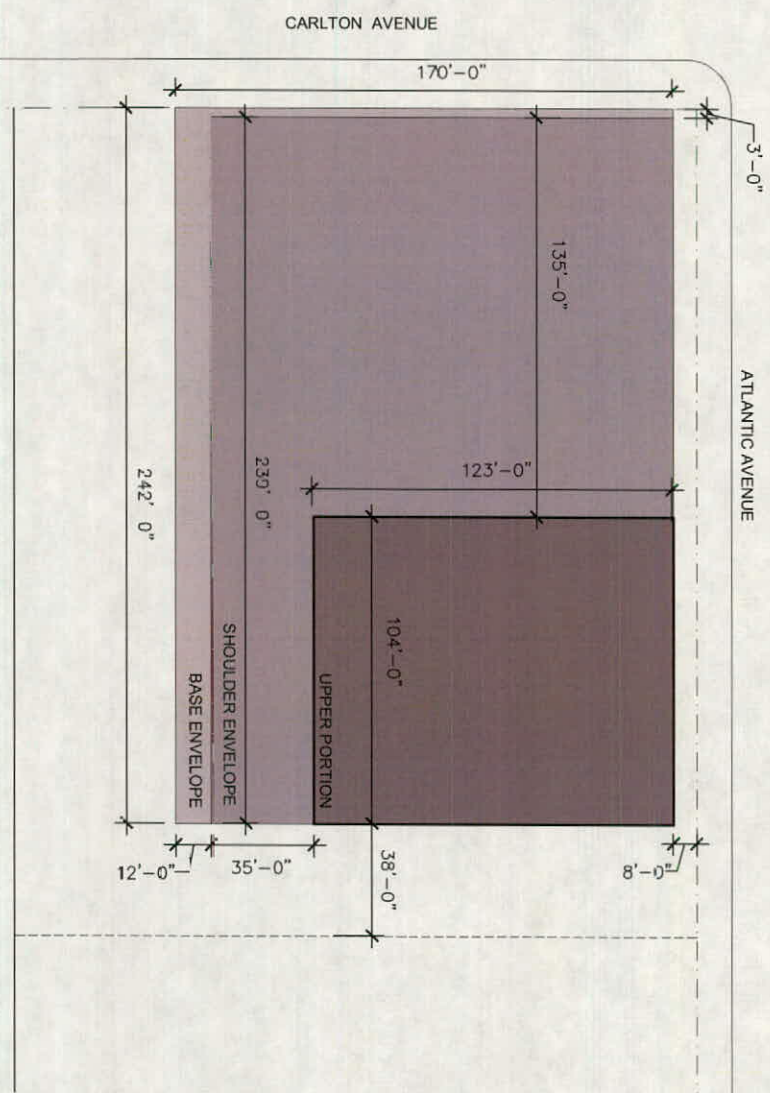
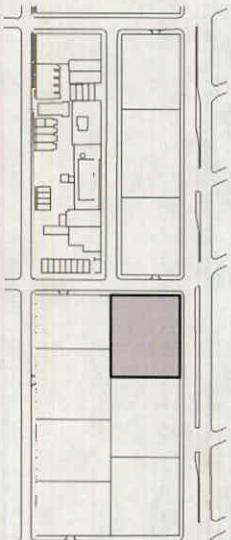


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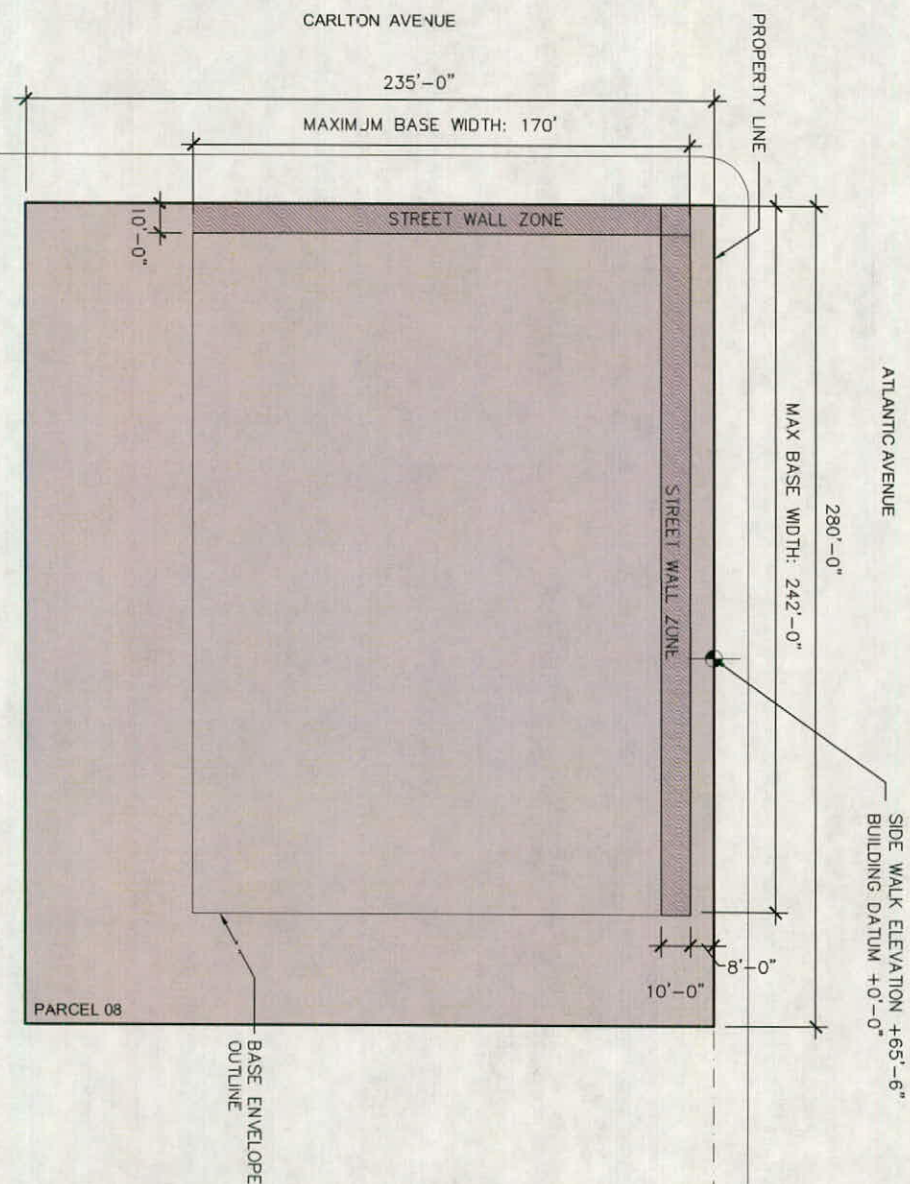
BUILDING B07
ENVELOPE ISOMETRICS

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



2
1/64" = 1'-0"

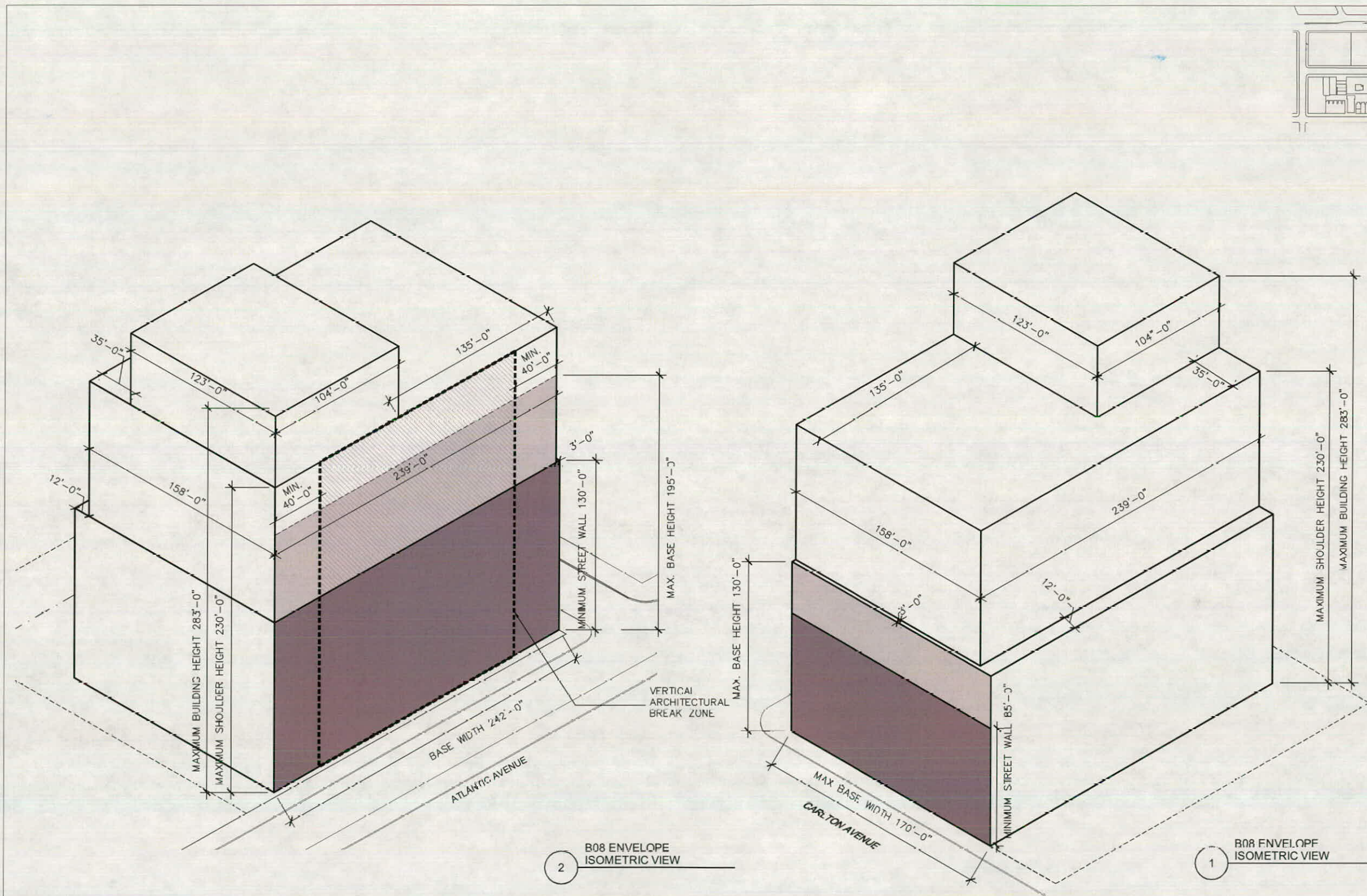
B08 ENVELOPE
PLAN VIEW ABOVE BASE



1
1/64" = 1'-0"

D00 STREET WALL
PLAN @ GRADE

- 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 80% 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 DIAGRAM,
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 60% OF THE CARLTON
AVENUE BUILDING BASE FACADE
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.



- 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 CURFAAC 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 PARCFI DESIGN GUIDELINES.

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**BUILDING 08
ENVELOPE ISOMETRICS**

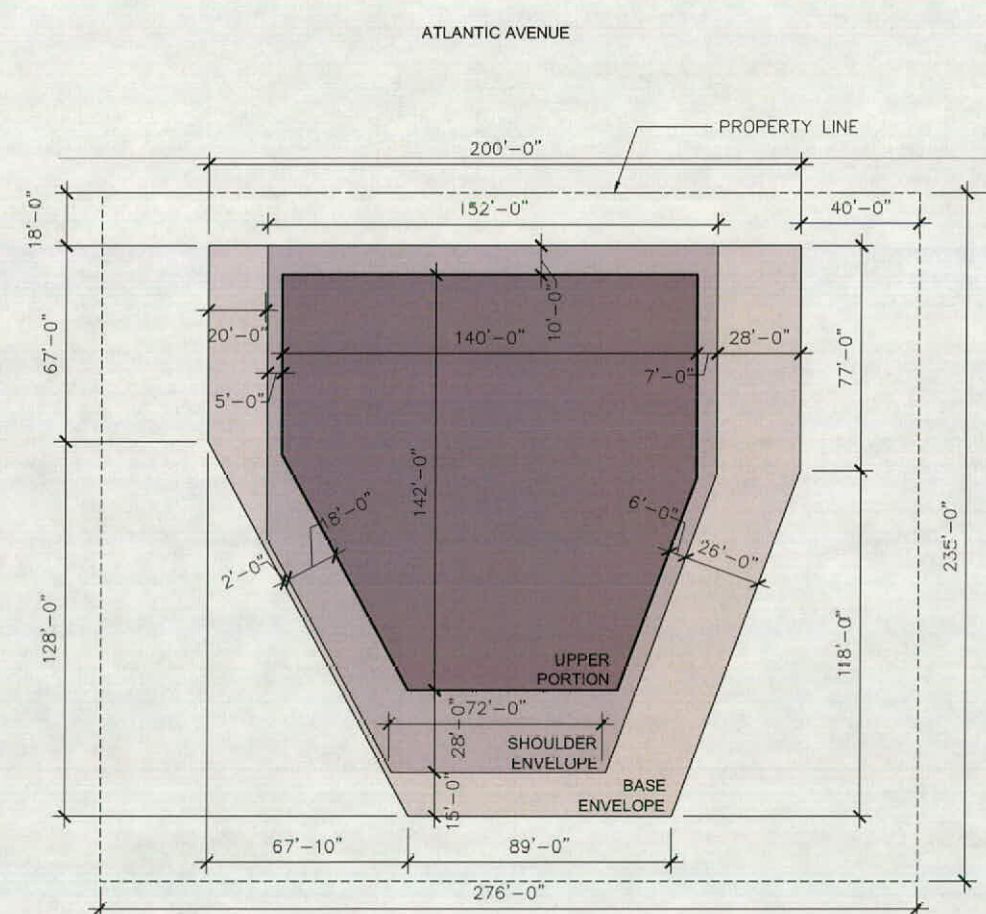
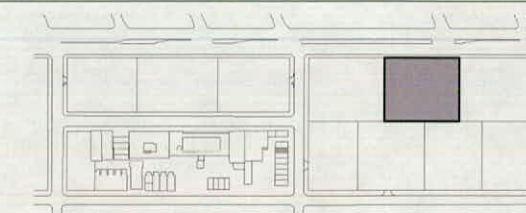
Brooklyn Arca and Atlantic Yards

PROJECT NO.: 2003-021 DATE: NOVEMBER 06 2006 SCALE: N.T.S.

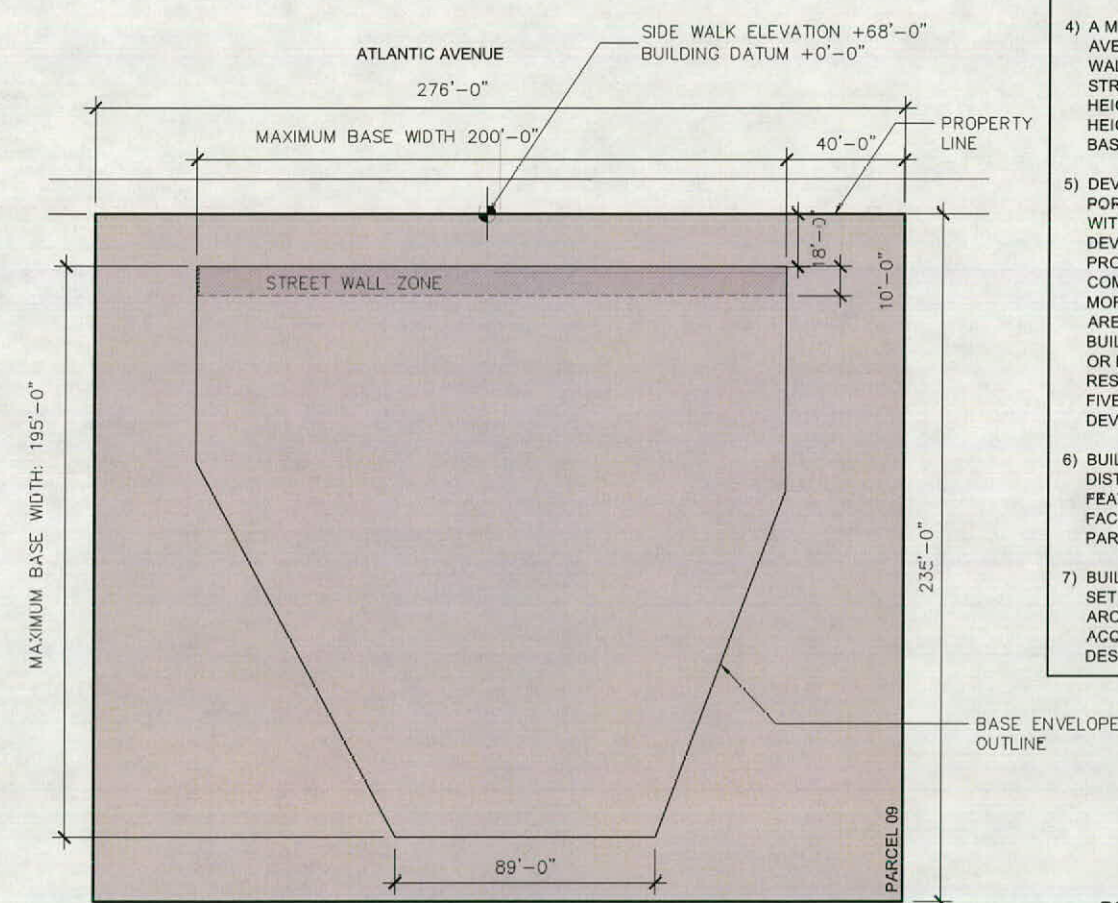
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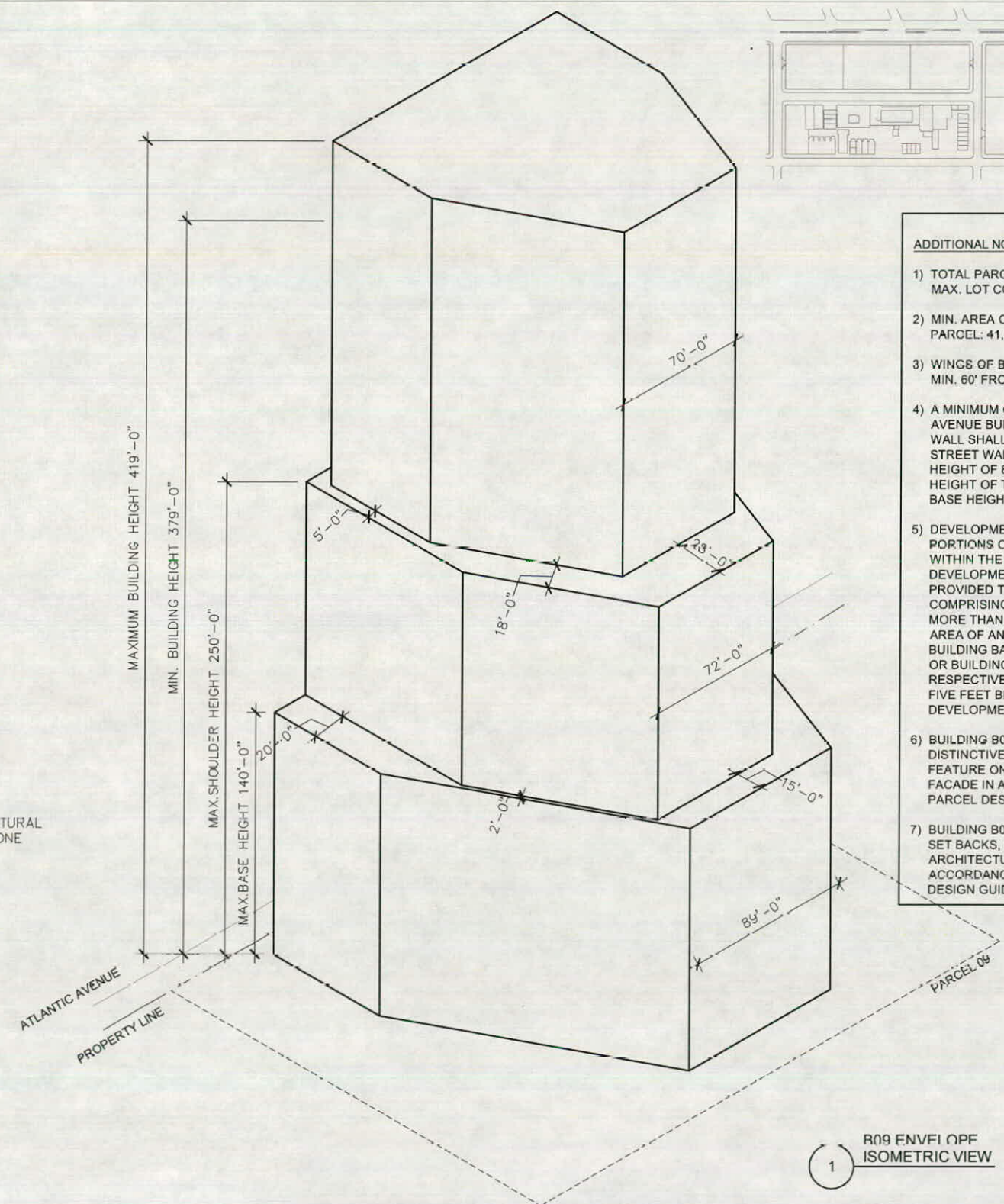
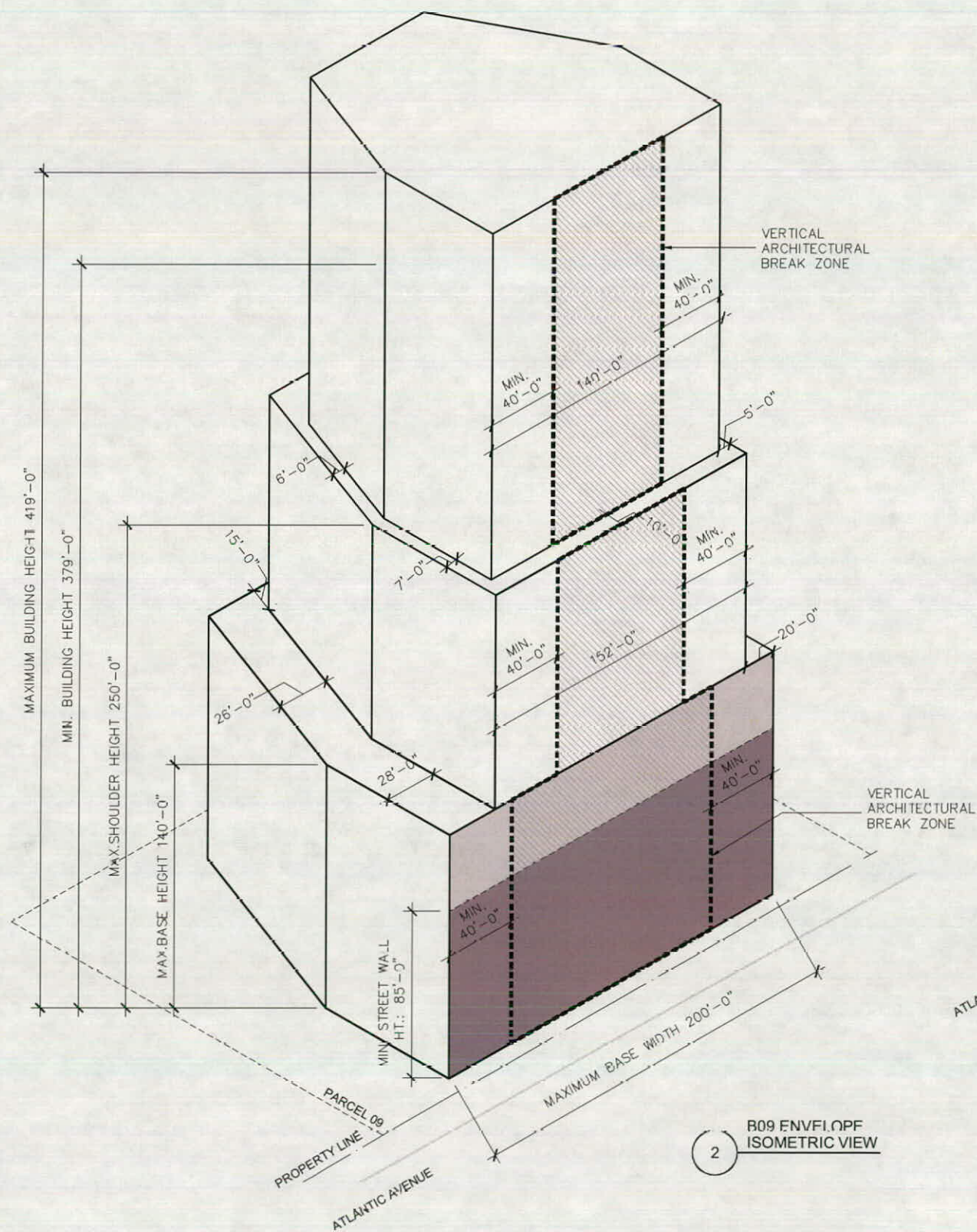


2 B09 ENVELOPE ABOVE BASE
1/64" = 1'-0"



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.



- 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 809 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 809 SHALL INCORPORATE A
DISTINCTIVE ARCHITECTURAL
FEATURE ON THE REAR BUILDING
FACADE IN ACCORDANCE WITH THE
PARCEL DESIGN GUIDELINES.
 - 7) BUILDING 809 SHALL INCORPORATE
SET BACKS, SIDE SET BACKS AND
ARCHITECTURAL BREAKS IN
ACCORDANCE WITH THE PARCEL
DESIGN GUIDELINES.

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ARCHITECT

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BUILDING B09

ENVELOPE ISOMETRICS

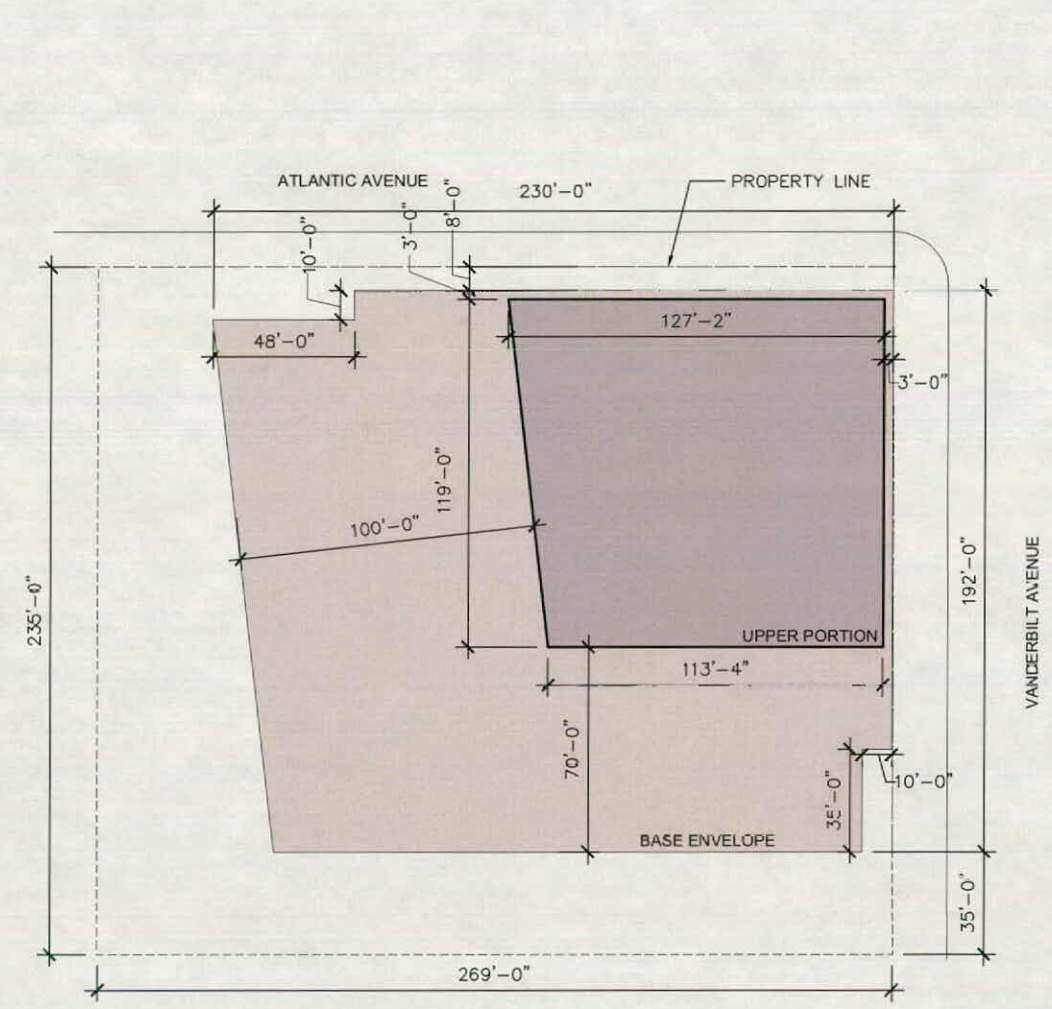
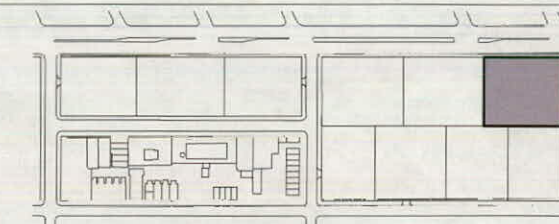
Brooklyn Arena and Atlantic Yards

PROJECT NO.: 2003-021 DATE: NOVEMBER 06 2006 SCALE: N.T.S.

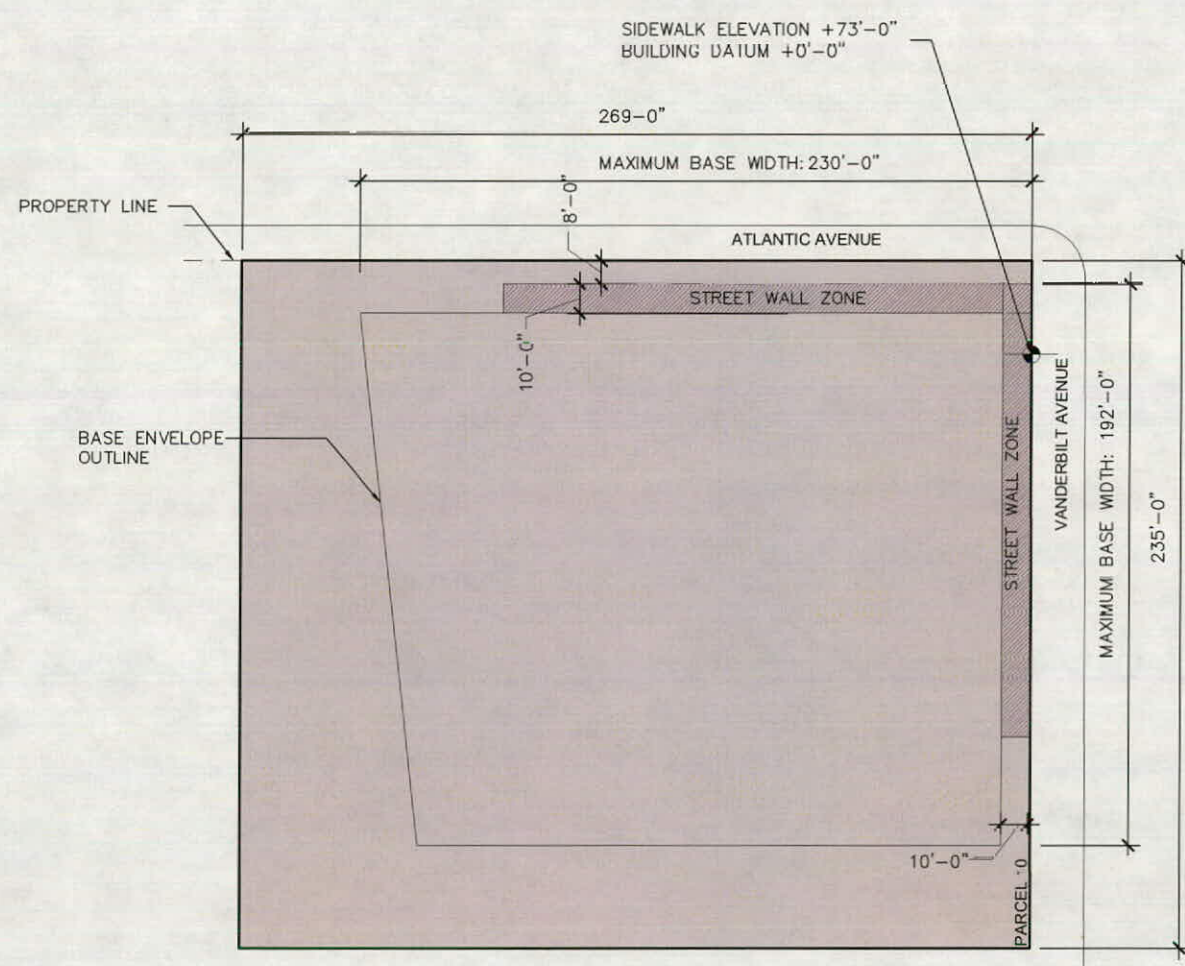
BK NO.

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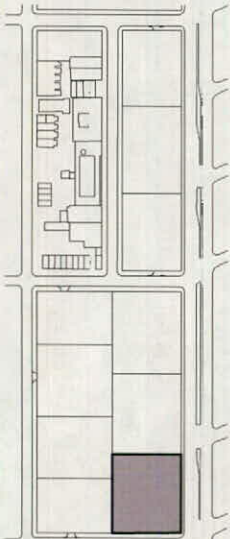


2 B10 ENVELOPE ABOVE BASE
1/64" = 1'-0"



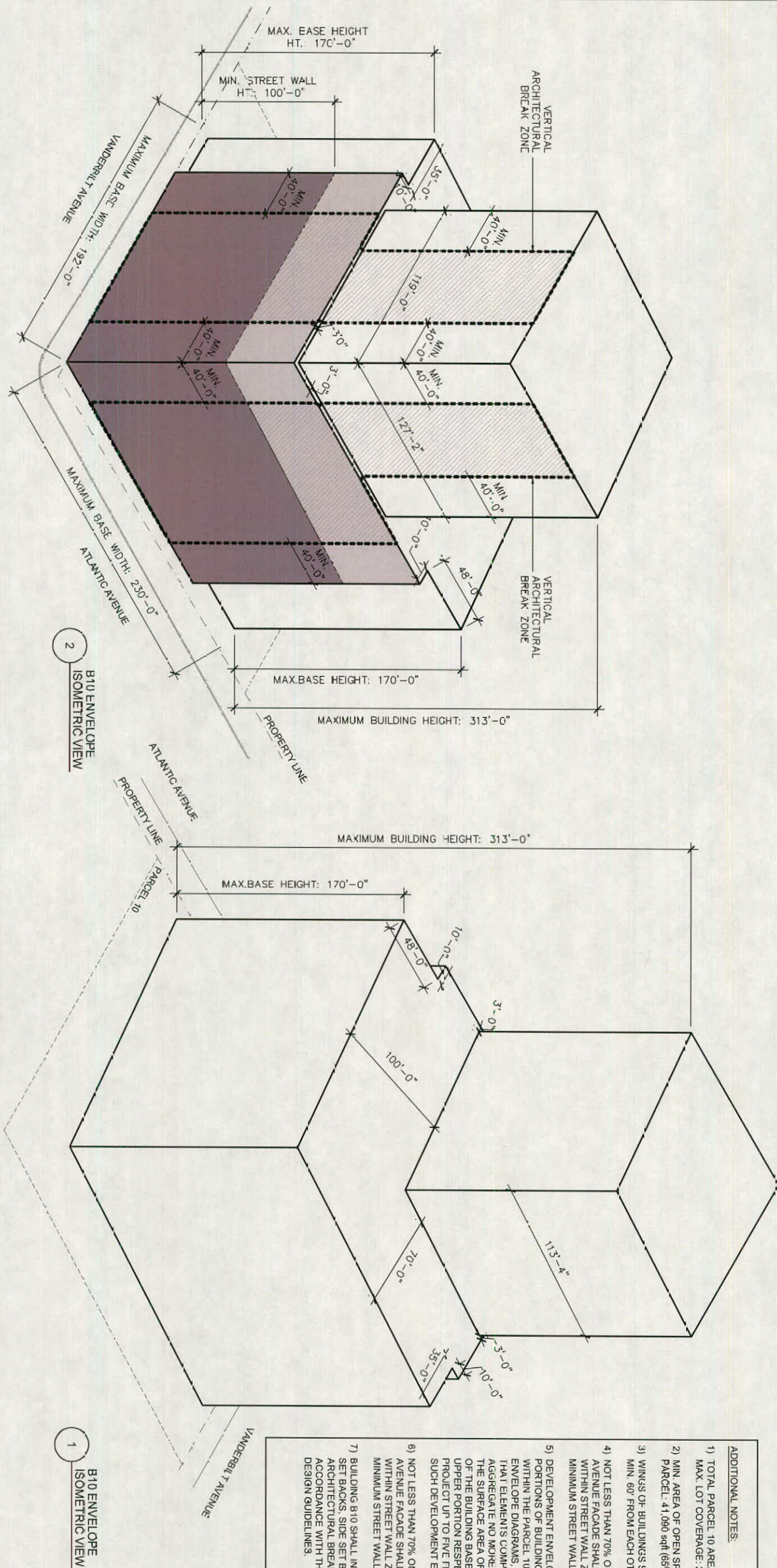
1 B10 STREET WALL PLAN @ GRADE
1/64" = 1'-0"

- 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 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 FACADE 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.



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 COMBINING 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.



2
B10 ENVELOPE
ISOMETRIC VIEW

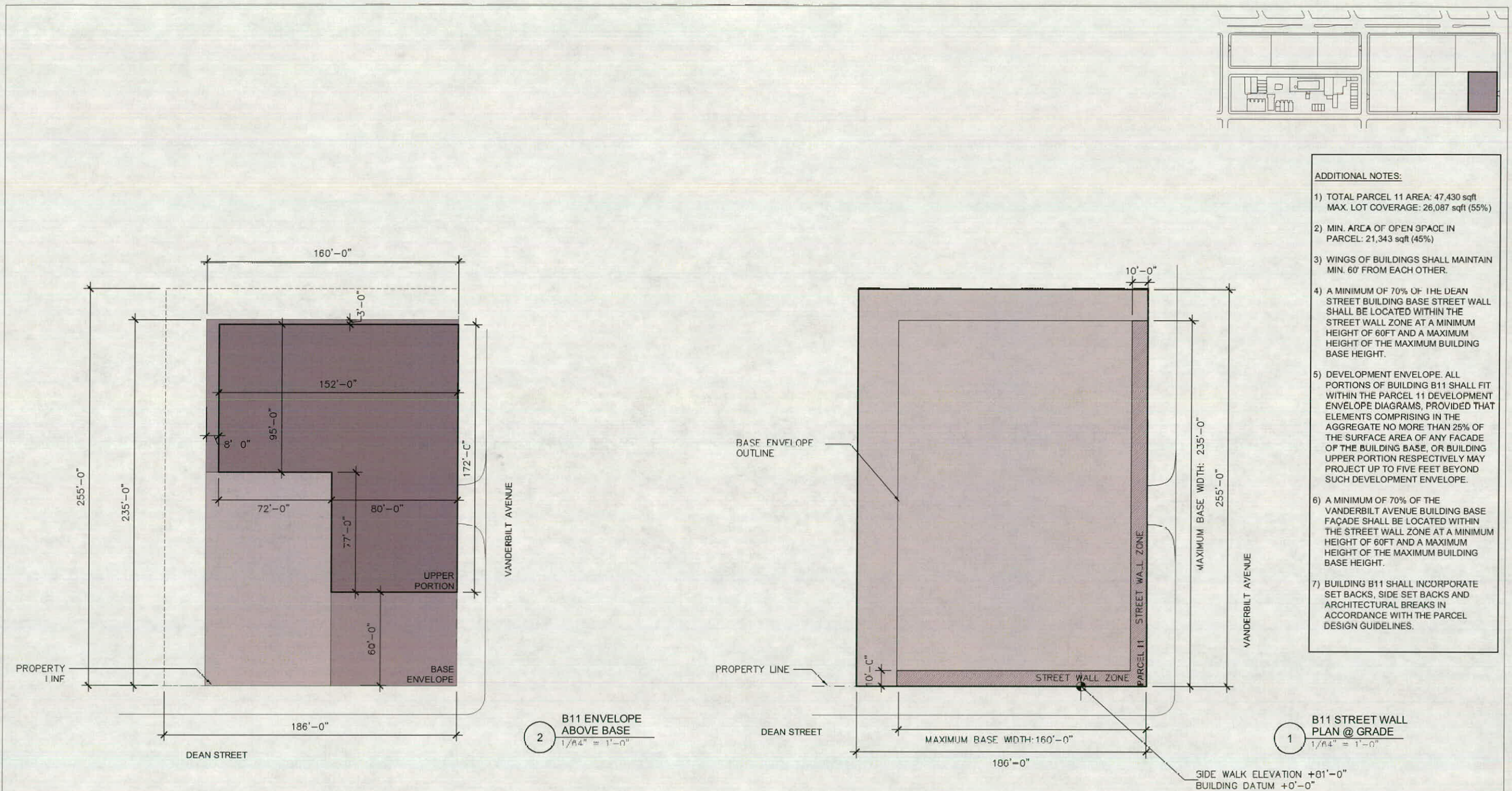
1
B10 ENVELOPE
ISOMETRIC VIEW

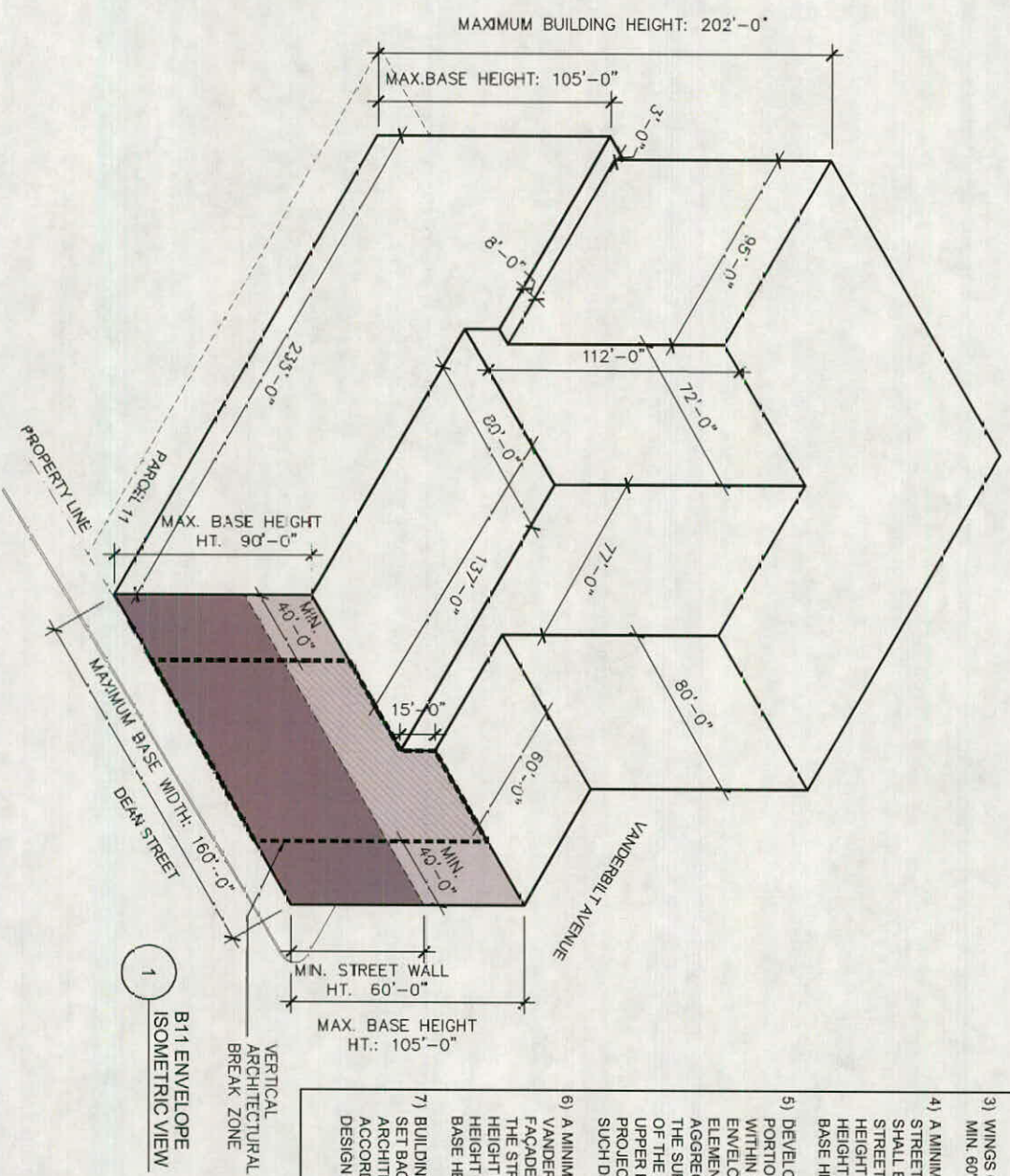
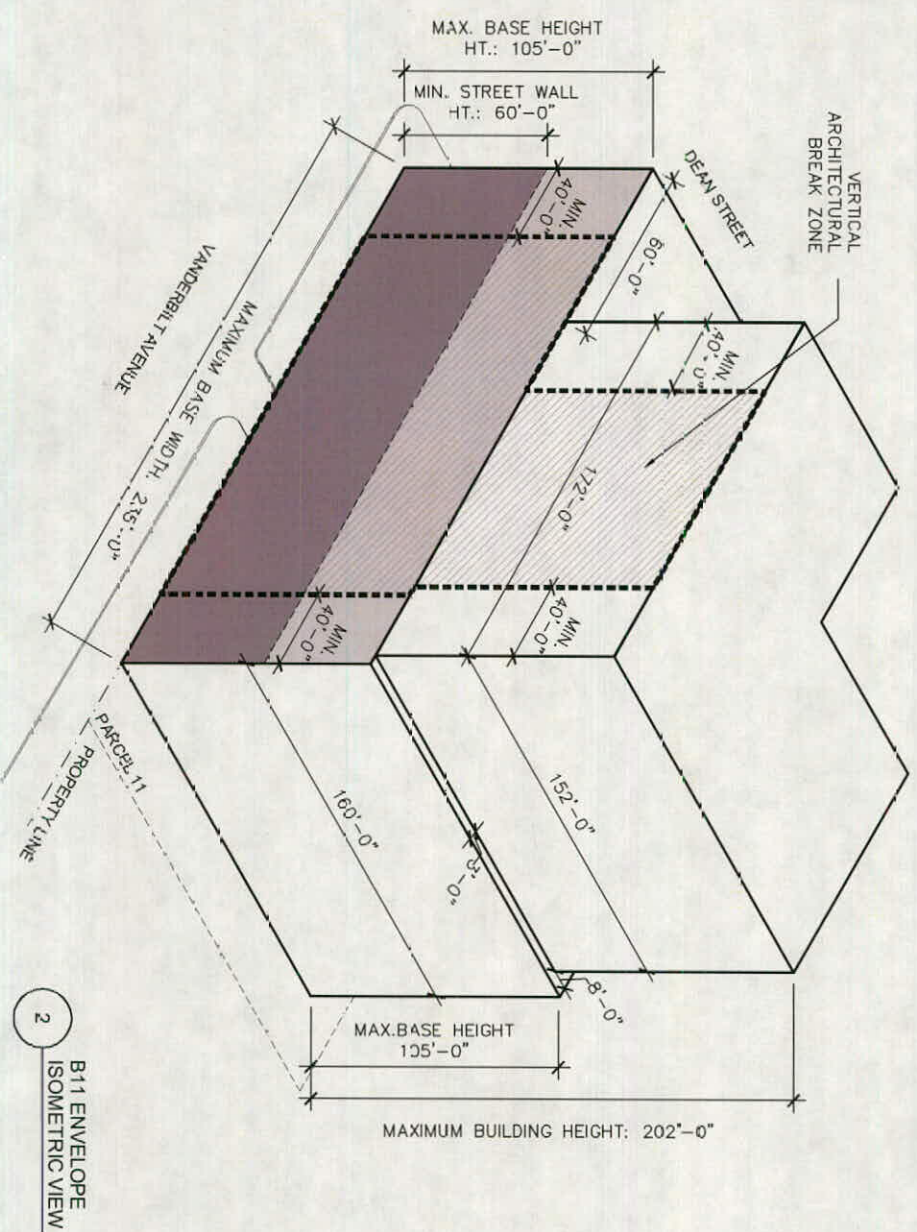
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BUILDING B10
ENVELOPE ISOMETRICS

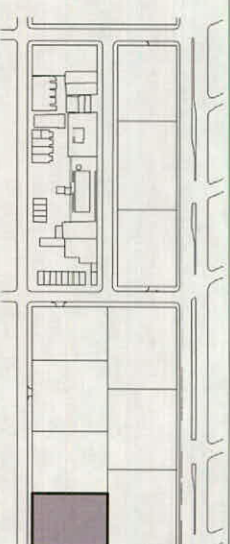
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Brooklyn Arena and Atlantic Yards
PROJECT NO.: 2003-021 DATE: NOVEMBER 06 2006 SCALE: N.T.S.





- ADDITIONAL NOTES:**
- 1) TOTAL PARCEL: 11 AREA: 4.7, 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 B1 SHALL FIT
WITHIN THE PARCEL. B1 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
VAANDERBILT AVENUE BUILDING BASE
FACADE 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
SIDE BACKS, SIDE SET BACKS AND
ARCHITECTURAL BREAKS IN
ACCORDANCE WITH THE PARCEL
DESIGN GUIDELINES.



Appendix 1c: Residential Blocks by Building Envelope Diagrams

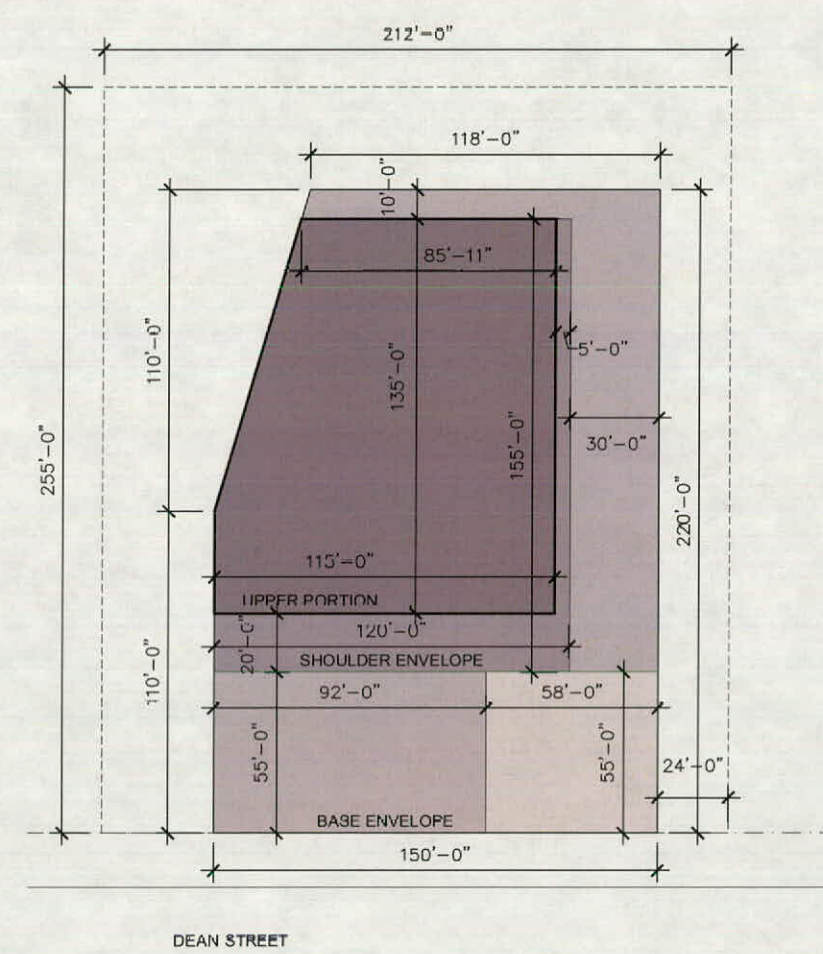
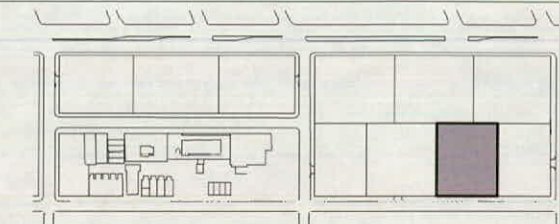
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ARCHITECT
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**BUILDING B11
ENVELOPE ISOMETRICS**

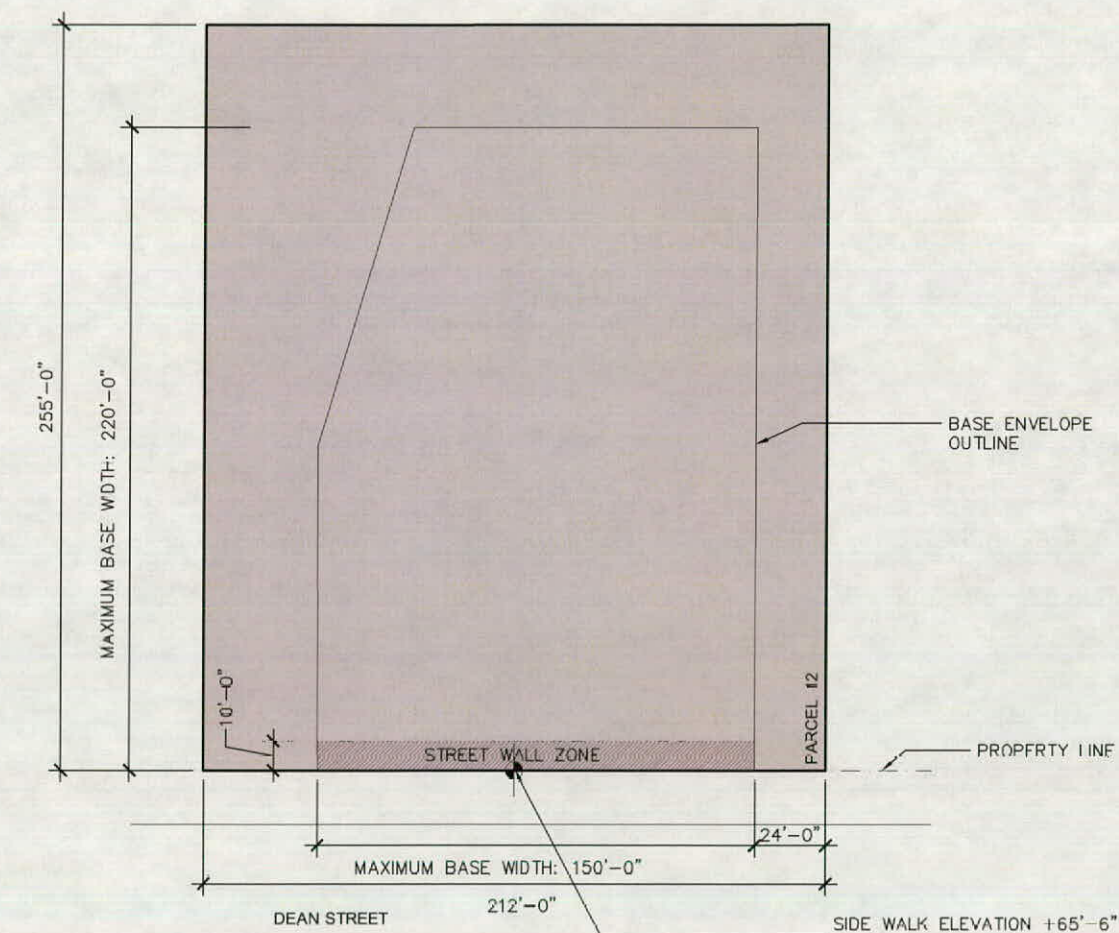
Brooklyn Arena and Atlantic Yards

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Page 65



2 B12 ENVELOPE ABOVE BASE
1/64" = 1'-0"



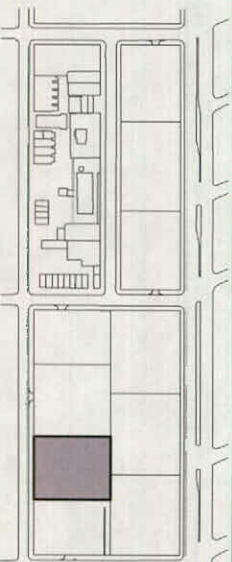
1 B12 ENVELOPE PLAN @ GRADE
1/64" = 1'-0"

- ADDITIONAL NOTES:
- 1) TOTAL PARCEL 12 AREA: 54,731 sqft
MAX. LOT COVERAGE: 21,892 sqft (40%)
 - 2) MIN. AREA OF OPEN SPACE IN PARCEL: 32,839 sqft (60%)
 - 3) WINGS OF BUILDINGS SHALL MAINTAIN MIN. 60' FROM EACH OTHER.
 - 4) A MINIMUM OF 70% OF THE DEAN STREET BUILDING STREET WALL SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 60 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
 - 5) DEVELOPMENT ENVELOPE. ALL PORTIONS OF BUILDING B12 SHALL FIT WITHIN THE PARCEL 12 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 B12 SHALL INCORPORATE A DISTINCTIVE ARCHITECTURAL FEATURE ON THE REAR BUILDING FACADE IN ACCORDANCE WITH THE PARCEL DESIGN GUIDE LINES.
 - 7) BUILDING B12 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.

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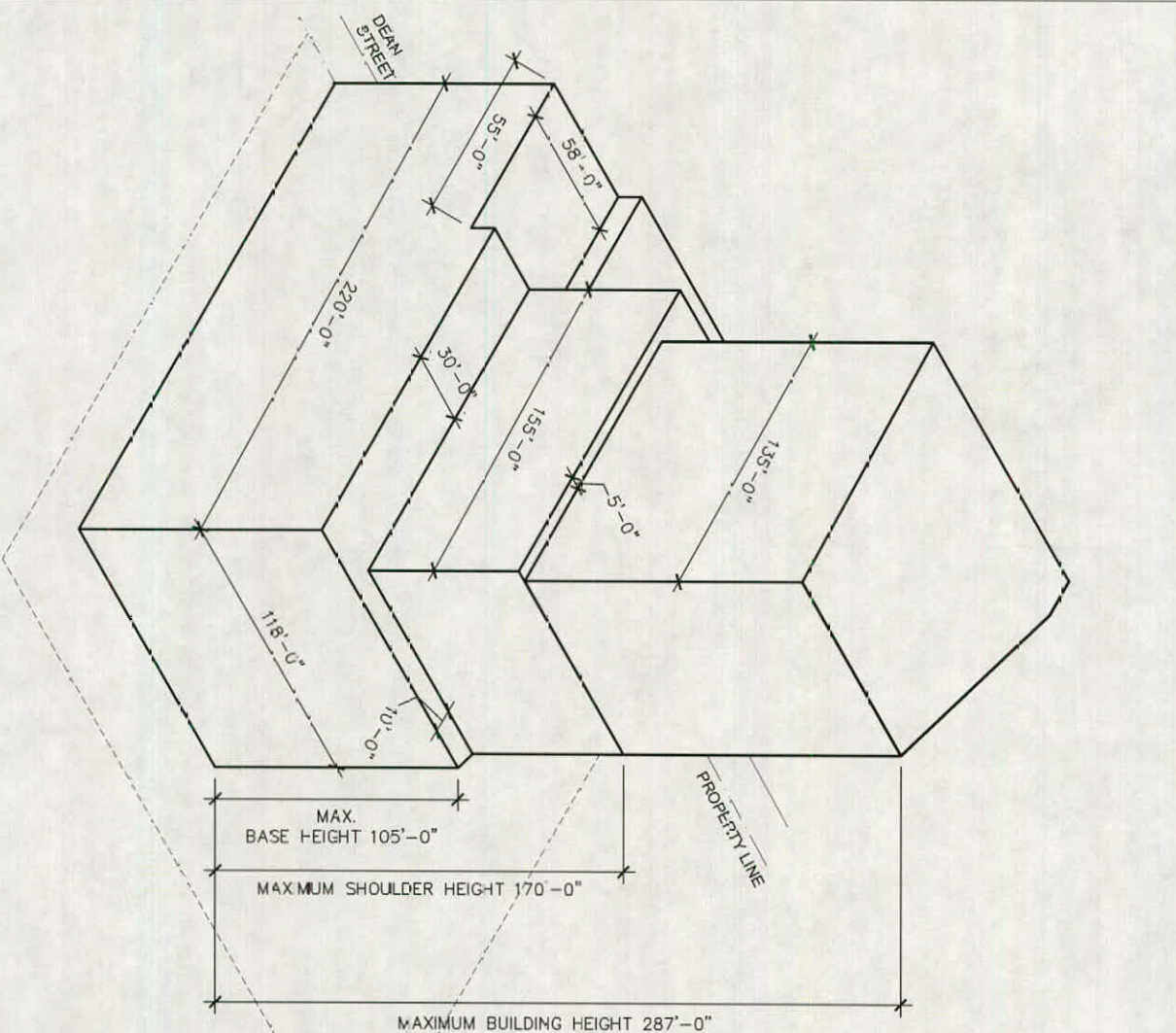
BUILDING B12
ENVELOPE PLAN DIAGRAMS
Brooklyn Arena and Atlantic Yards
PROJECT NO.: 2003-021 DATE: NOVEMBER 06 2006 SCALE: 1/64"=1'-0"

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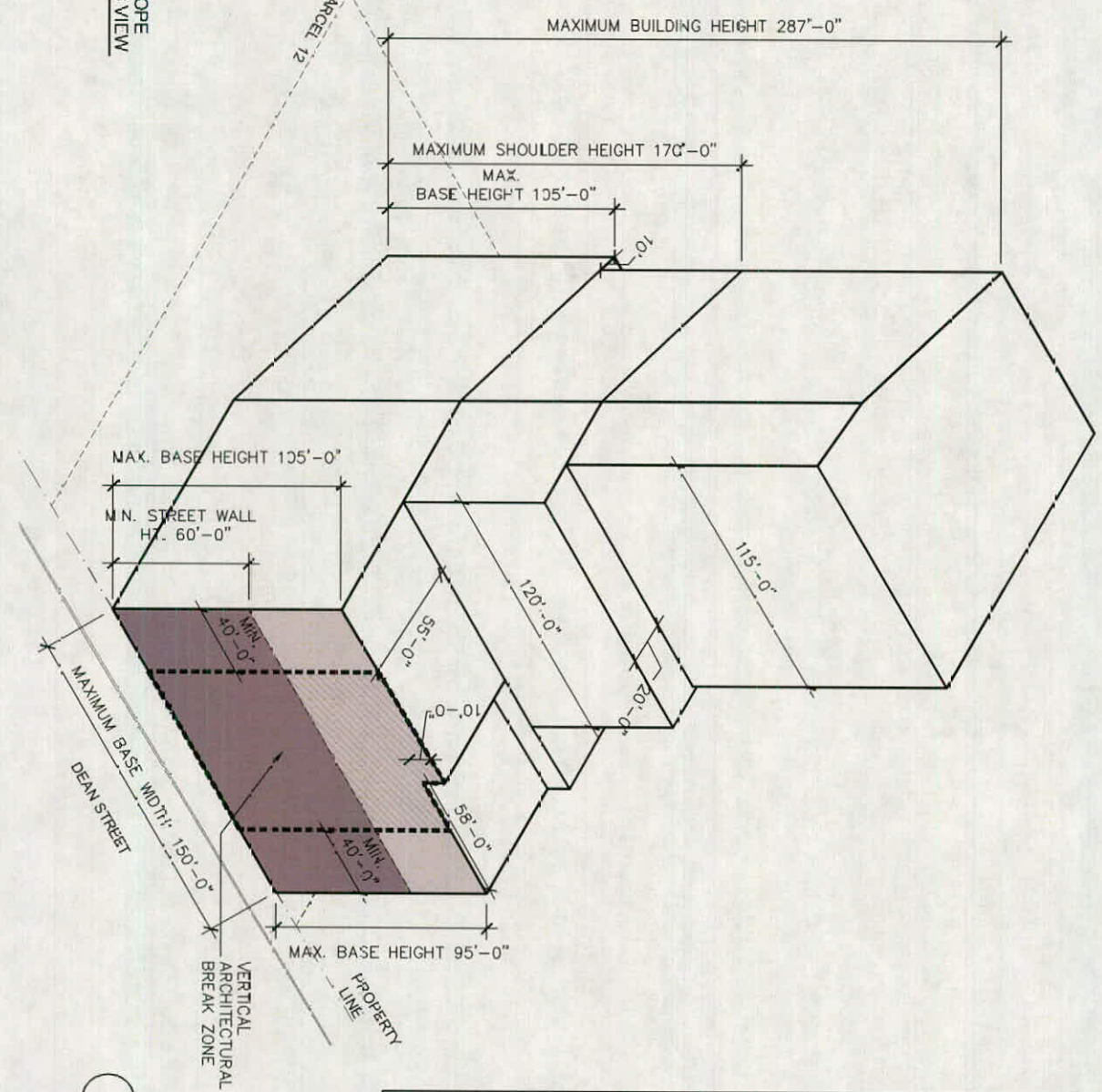


ADDITIONAL NOTES:

- 1) TOTAL PARCEL 12 AREA: 54,731 sqft
MAX. LOT COVERAGE: 21,892 sqft (40%)
- 2) MIN. AREA OF OPEN SPACE IN
PARCEL: 32,839 sqft (60%)
- 3) WINGS OF BUILDINGS SHALL MAINTAIN
MIN. 80' FROM EACH OTHER.
- 4) A MINIMUM OF 70% OF THE DEAN
STREET BUILDING STREET WALL SHALL
BE LOCATED WITHIN THE STREET WALL
ZONE AT A MINIMUM HEIGHT OF 80
FEET AND A MAXIMUM HEIGHT OF THE
MAXIMUM BUILDING BASE HEIGHT.
- 5) DEVELOPMENT ENVELOPE: ALL
PORTIONS OF BUILDING B12 SHALL FIT
WITHIN THE PARCEL 12 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 B12 SHALL INCORPORATE A
DISTINCTIVE ARCHITECTURAL FEATURE
ON THE REAR BUILDING FACADE IN
ACCORDANCE WITH THE PARCEL
DESIGN GUIDE LINES.
- 7) BUILDING B12 SHALL INCORPORATE
SET BACKS, SIDE SET BACKS AND
ARCHITECTURAL BREAKS IN
ACCORDANCE WITH THE PARCEL
DESIGN GUIDELINES.



2
B12 ENVELOPE
ISOMETRIC VIEW



1
B12 ENVELOPE
ISOMETRIC VIEW

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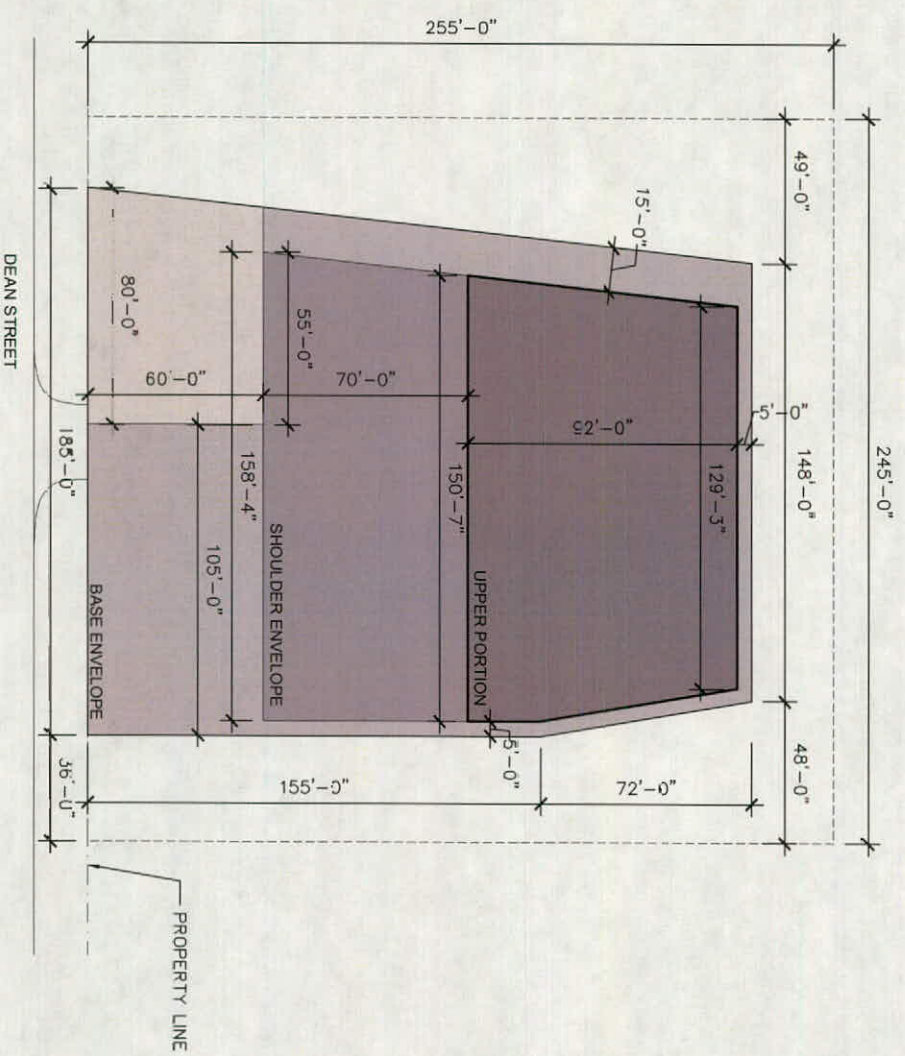
BUILDING B12
ENVELOPE ISOMETRICS

Brooklyn Arena and Atlantic Yards
PROJECT NO.: 2003-021 DATE: NOVEMBER 06 2006 SCALE: 1/8"=1'-0"

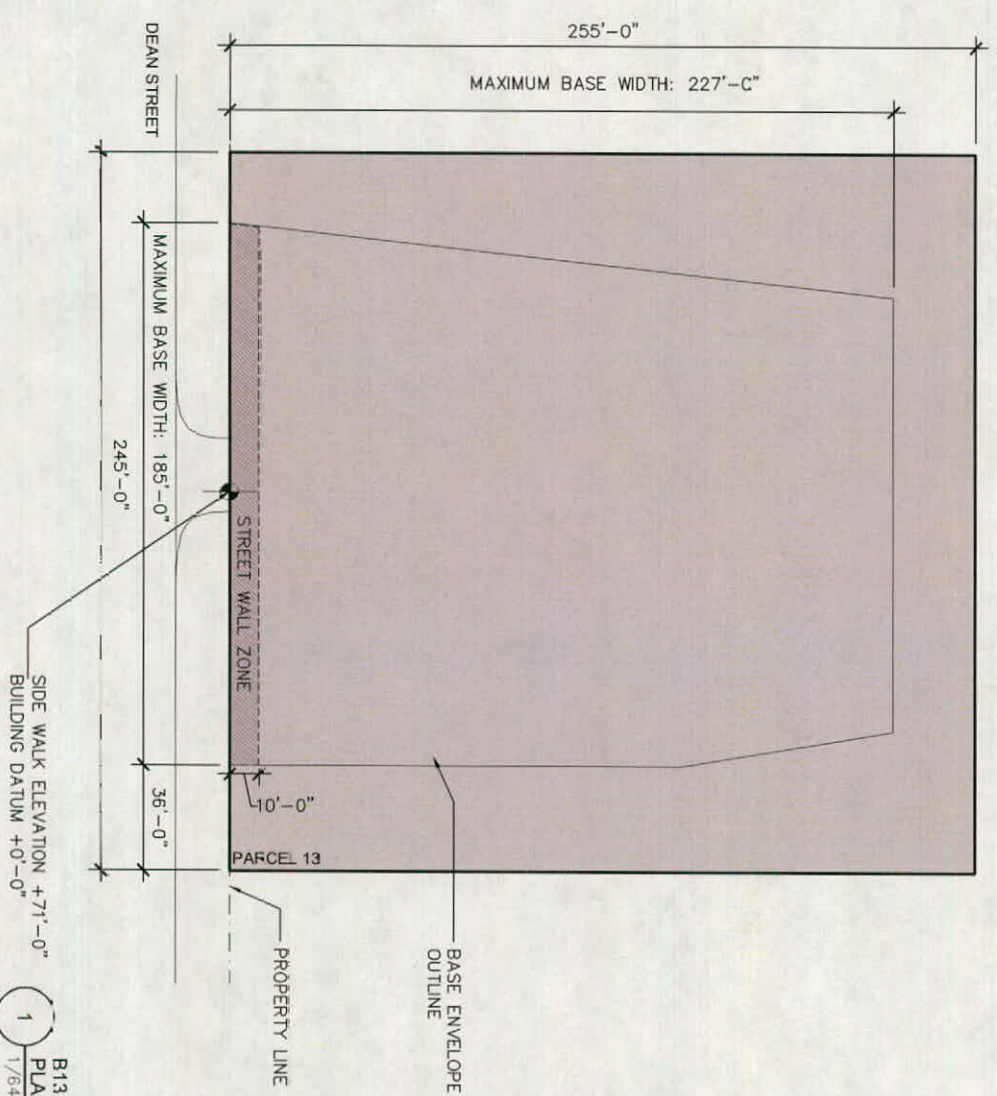
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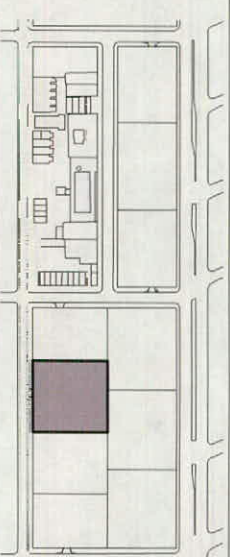


2 B13 ENVELOPE
ABOVE BASE
1/64" = 1'-0"



1
B13 STREET WAI
PLAN @ GRADE
1/64" = 1'-0"

- ADDITIONAL NOTES:
- 1) TOTAL PARCEL 13 AREA: 02.475 acft
MAX. LOT COVERAGE: 24,990 sqft (140%).
 - 2) MIN. AREA OF OPEN SPACE IN PARCEL: 37,485 sqft (80%).
 - 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 60 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
 - 5) DEVELOPMENT ENVELOPE: ALL PORTIONS OF BUILDING B13 SHALL FIT WITHIN THE PARCEL 13 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 B13 SHALL INCORPORATE A DISTINCTIVE ARCHITECTURAL FEATURE ON THE REAR BUILDING FACADE IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.
 - 7) BUILDING B13 SHALL INCORPORATE SETBACKS, SIDE SETBACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.



ADDITIONAL NOTES:

- 1) TOTAL PARCELL 13 AREA: 62,475 sqft
MAX. LOT COVERAGE: 24,990 sqft (40%)

- 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 60 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.

- 5) DEVELOPMENT ENVELOPE. ALL PORTIONS OF BUILDING 813 SHALL FIT WITHIN THE PARCEL 13 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 B13 SHALL INCORPORATE A DISTINCTIVE ARCHITECTURAL FEATURE ON THE REAR BUILDING FACADE IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.

- 7) BUILDING B13 SHALL INCORPORATE SETBACKS, SIDE SETBACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.

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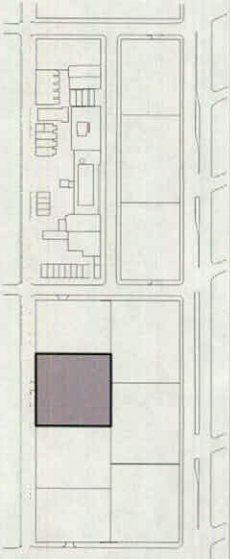
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BUILDING B13
ENVELOPE PLAN DIAGRAMS

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

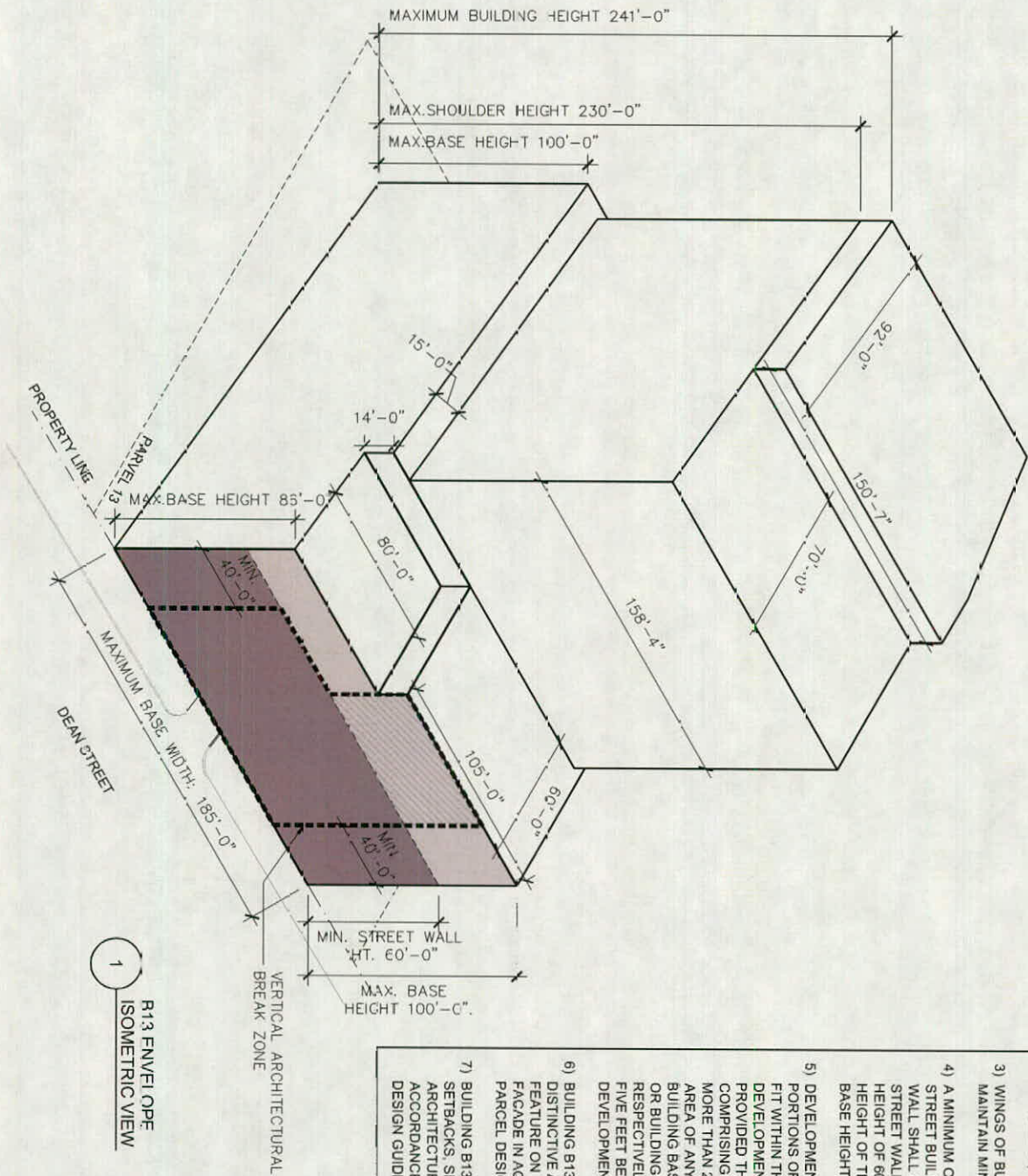
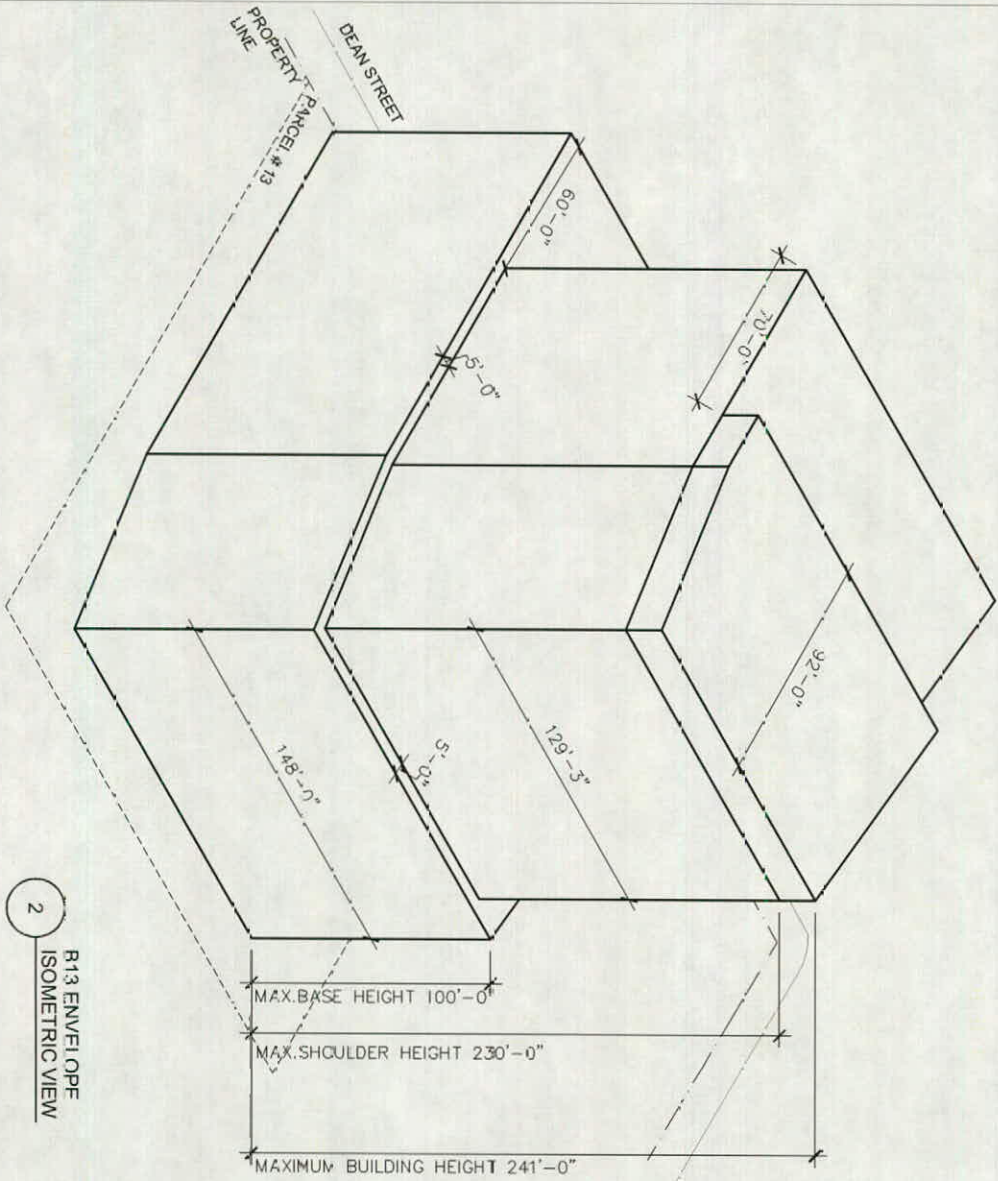
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ADDITIONAL NOTES:

- 1) TOTAL PARCEL B13 AREA: 62,475 sqft
MAX. LOT COVERAGE: 24,990 sqft (40%)
- 2) MIN. AREA OF OPEN SPACE IN PARCEL: 37,485 sqft (60%)
- 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 60 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
- 5) DEVELOPMENT ENVELOPE: ALL PORTIONS OF BUILDING B13 SHALL FIT WITHIN THE PARCEL B13 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 B13 SHALL INCORPORATE A DISTINCTIVE ARCHITECTURAL FEATURE ON THE REAR BUILDING FACADE IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.
- 7) BUILDING B13 SHALL INCORPORATE SETBACKS, SIDE SETBACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.



VERTICAL ARCHITECTURAL
BREAK ZONE

R13 ENVELOPE
ISOMETRIC VIEW

1

2

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BUILDING B13
ENVELOPE ISOMETRICS

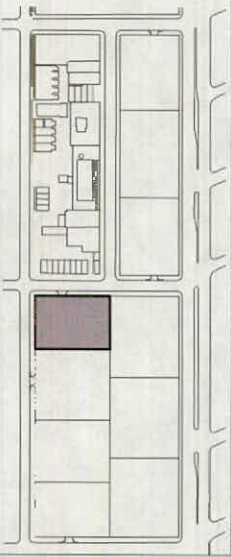
Brooklyn Arena and Atlantic Yards

PROJECT NO: 2003-021 DATE: NOVEMBER 06, 2006 SCALE: 1/8" = 1'-0"

SK NO.

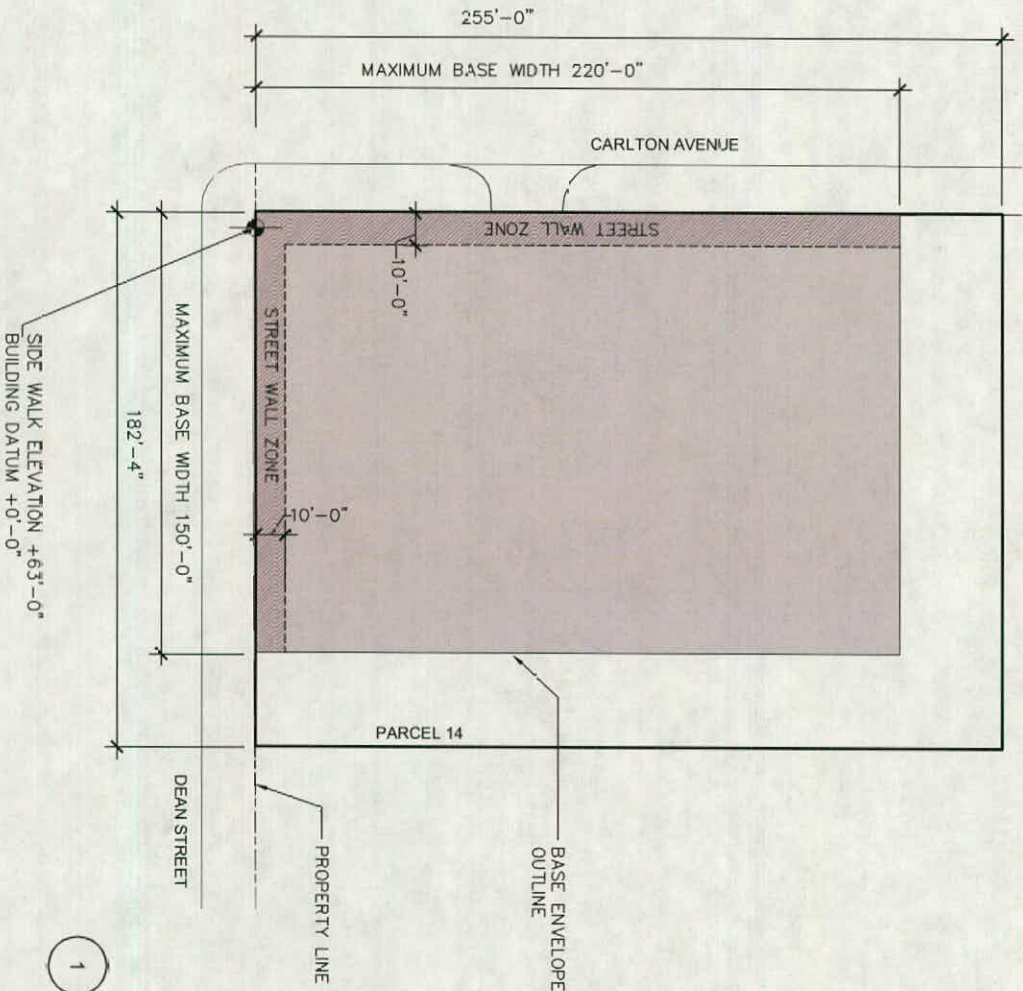
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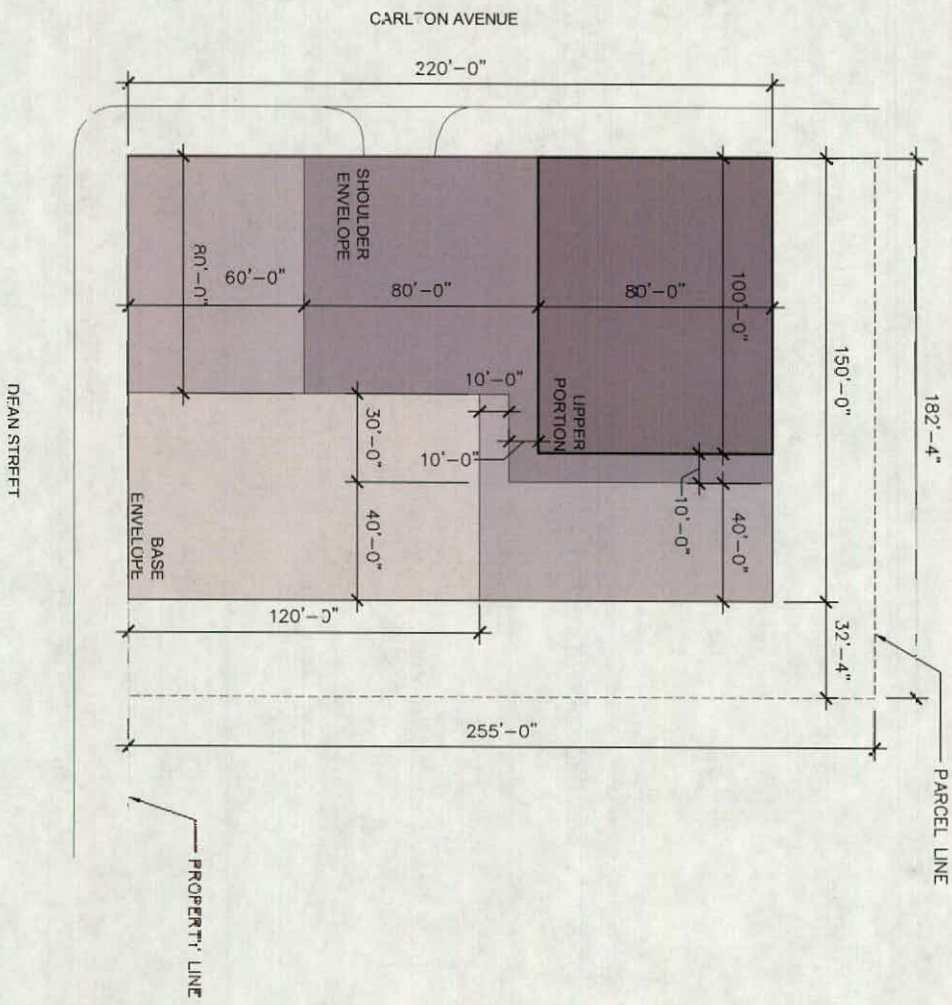
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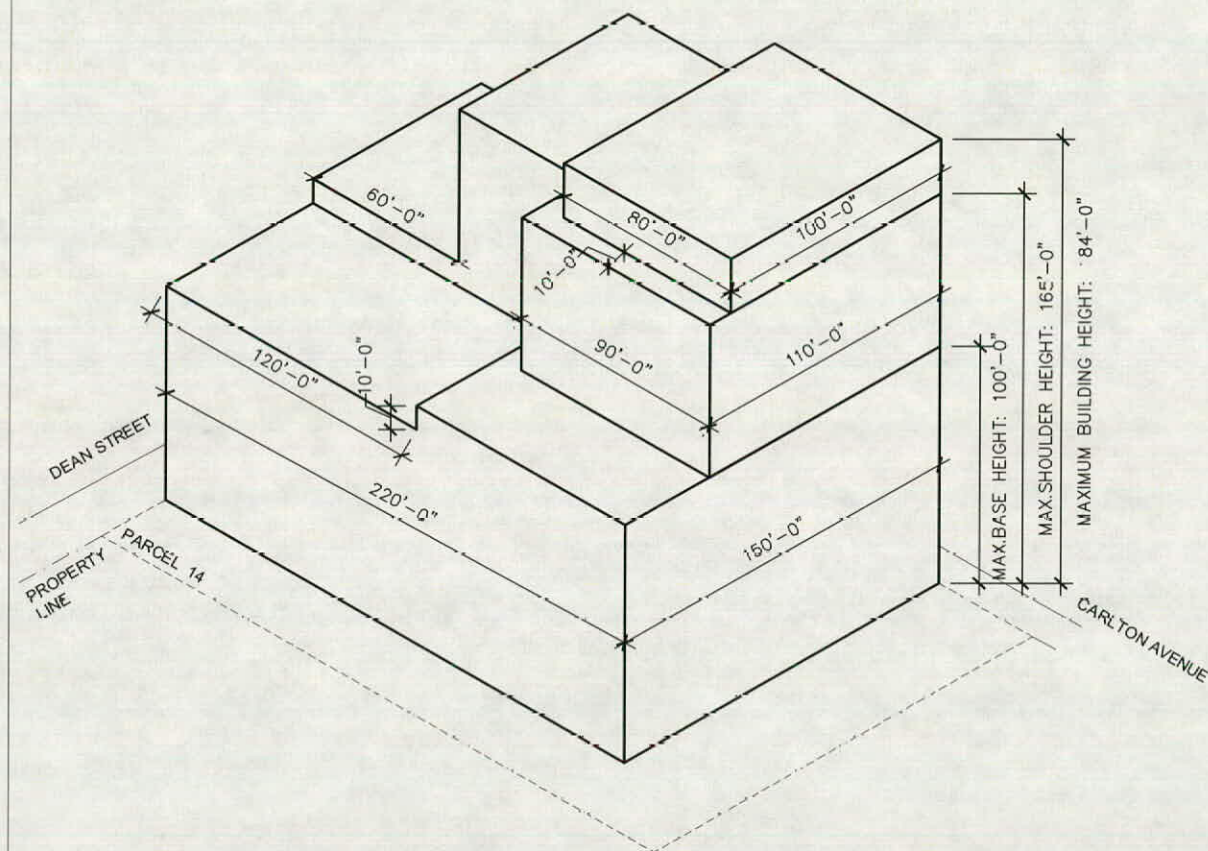
- 1) TOTAL PARCEL 14 AREA: 46,665 sqft
MAX. LOT COVERAGE: 23,332 sqft (50%)
- 2) MIN. AREA OF OPEN SPACE IN
PARCEL: 23,333 sqft (50%)
- 3) WINGS OF BUILDINGS SHALL MAINTAIN
MIN. 60' FROM EACH OTHER.
- 4) A MINIMUM OF 70% OF THE DEAN
STREET BUILDING BASE STREET WALL
SHALL BE LOCATED THE STREET
WALL ZONE AT A MINIMUM HEIGHT OF
60 FEET AND A MAXIMUM HEIGHT OF
THE MAXIMUM BUILDING BASE
HEIGHT.
- 5) DEVELOPMENT ENVELOPE: ALL
PORTIONS OF BUILDING B14 SHALL FIT
WITHIN THE PARCEL 14
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 STREET
WALL SHALL BE LOCATED WITHIN THE
STREET WALL ZONE AT A MINIMUM
HEIGHT OF 60 FEET AND A MAXIMUM
HEIGHT OF THE MAXIMUM BUILDING
BASE HEIGHT.
- 7) BUILDING B14 SHALL INCORPORATE
SET BACKS, SIDE SET BACKS AND
ARCHITECTURAL BREAKS IN
ACCORDANCE WITH THE PARCEL
DESIGN GUIDELINES.



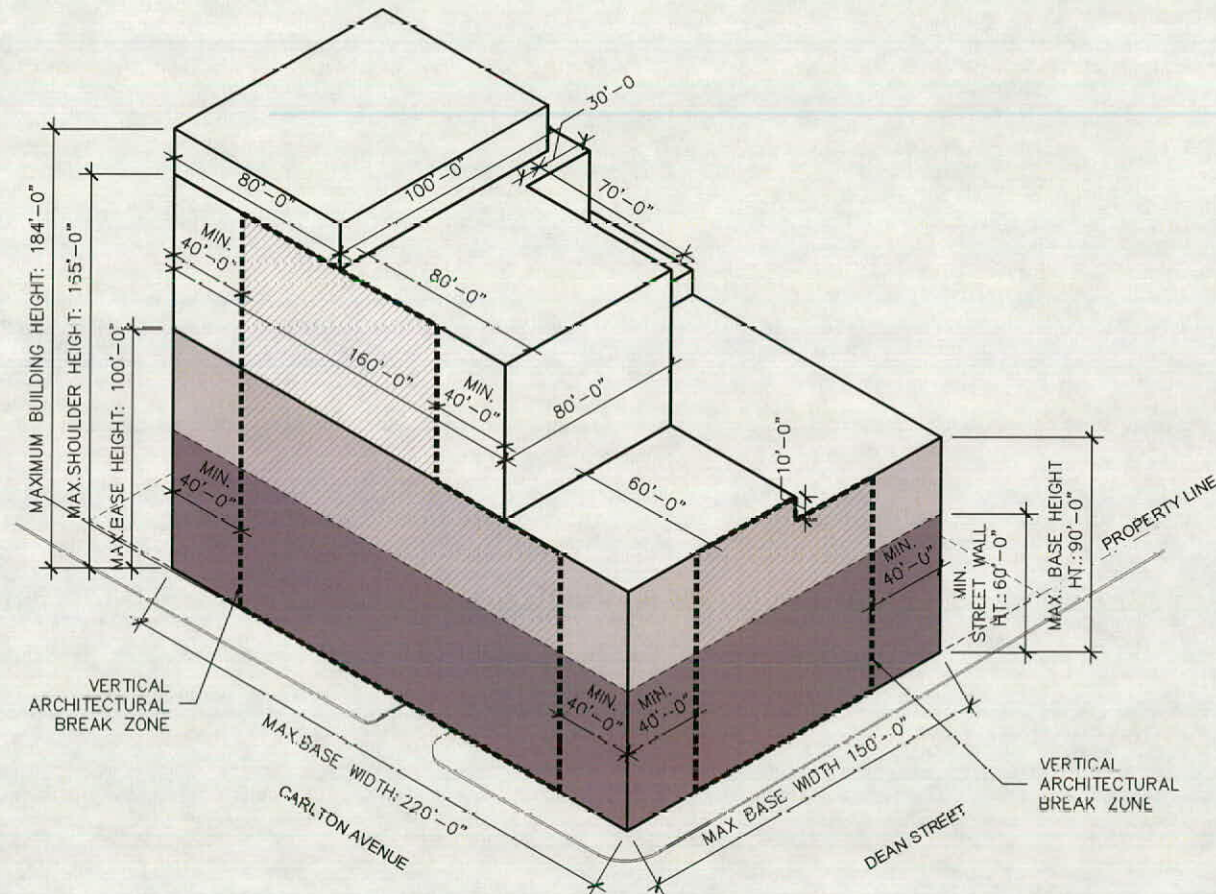
1
B14 STREET WALL
PLAN @ GRADE
1/64" = 1'-0"

2
B14 ENVELOPE
ABOVE BASE
1/64" = 1'-0"

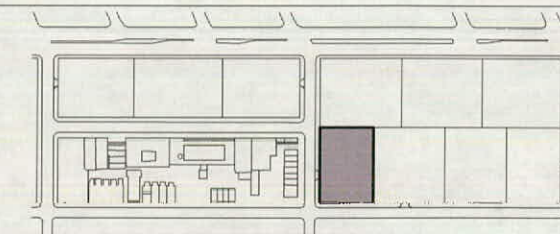




2 B14 ENVELOPE ISOMETRIC VIEW



1 B14 ENVELOPE ISOMETRIC VIEW



- ADDITIONAL NOTES:**
- 1) TOTAL PARCEL 14 AREA: 46,665 sqft
MAX. LOT COVERAGE: 23,332 sqft (50%)
 - 2) MIN. AREA OF OPEN SPACE IN PARCEL: 23,333 sqft (50%)
 - 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 THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 60 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
 - 5) DEVELOPMENT ENVELOPE. ALL PORTIONS OF BUILDING B14 SHALL FIT WITHIN THE PARCEL 14 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 STREET WALL SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 60 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
 - 7) BUILDING B14 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.

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BUILDING B14
ENVELOPE ISOMETRICS

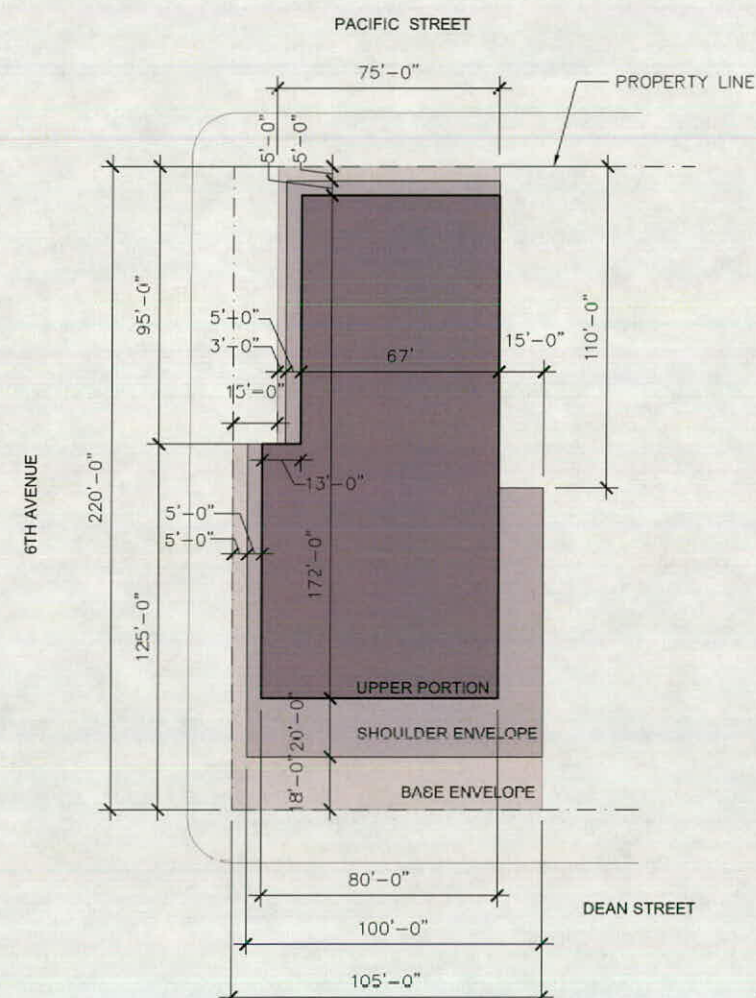
Brooklyn Arena and Atlantic Yards

PROJECT NO.: 2003-021 DATE: NOVEMBER 06 2006 SCALE: N.T.S.

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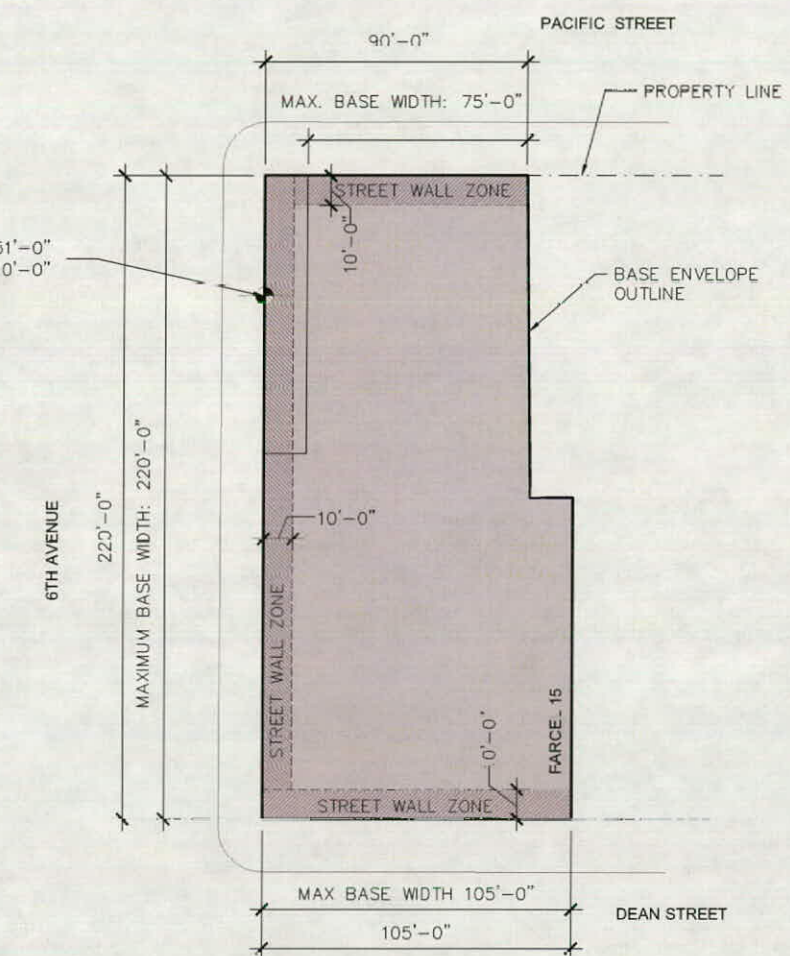
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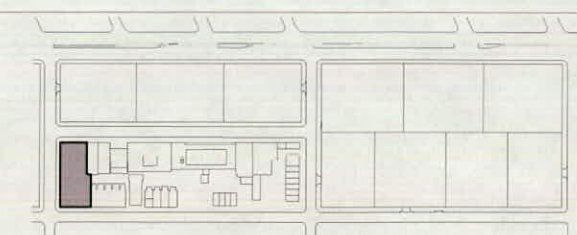
2 B15 ENVELOPE ABOVE BASE
1/64" = 1'-0"

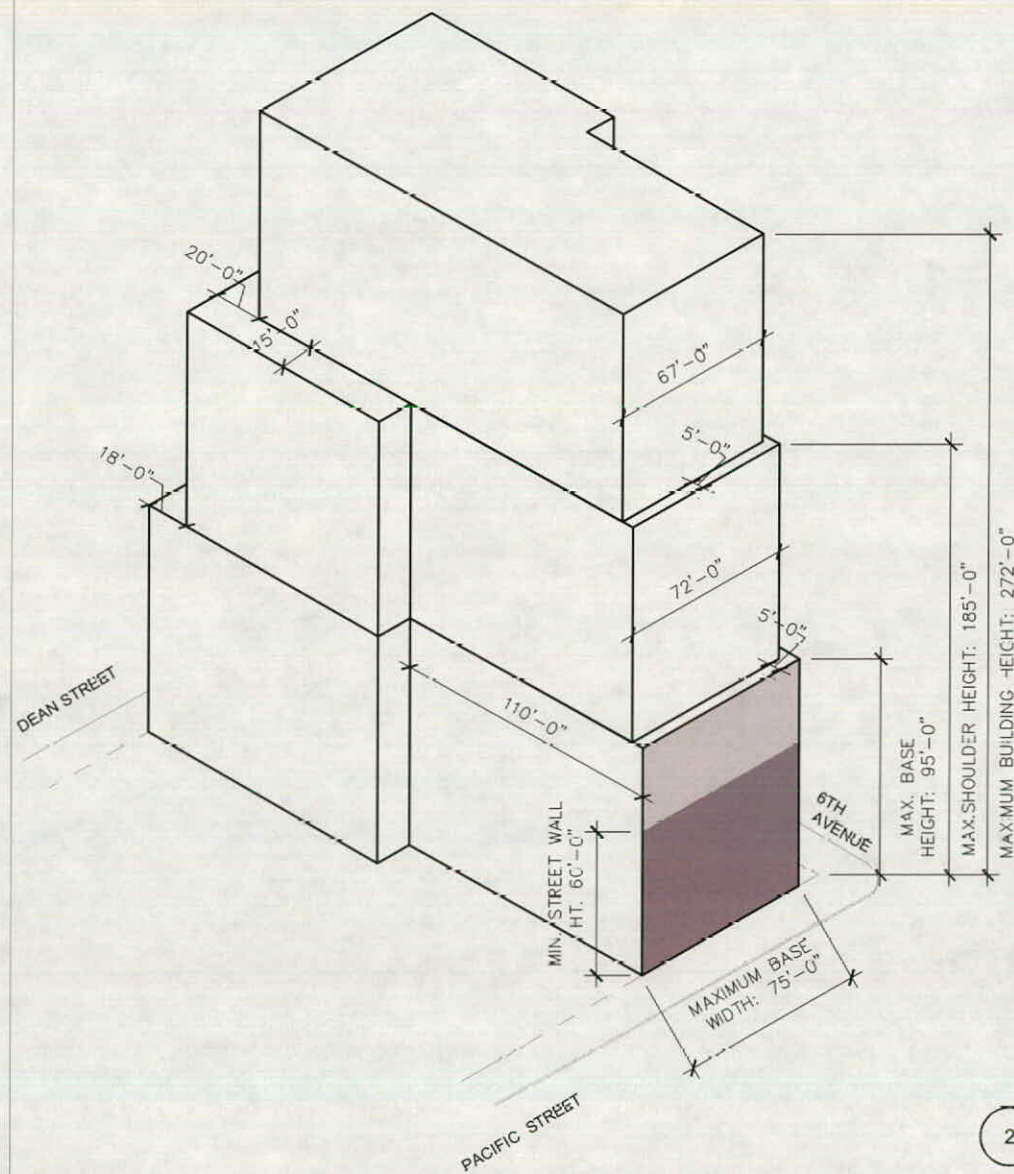
SIDE WALK ELEVATION +51'-0"
BUILDING DATUM +0'-0"



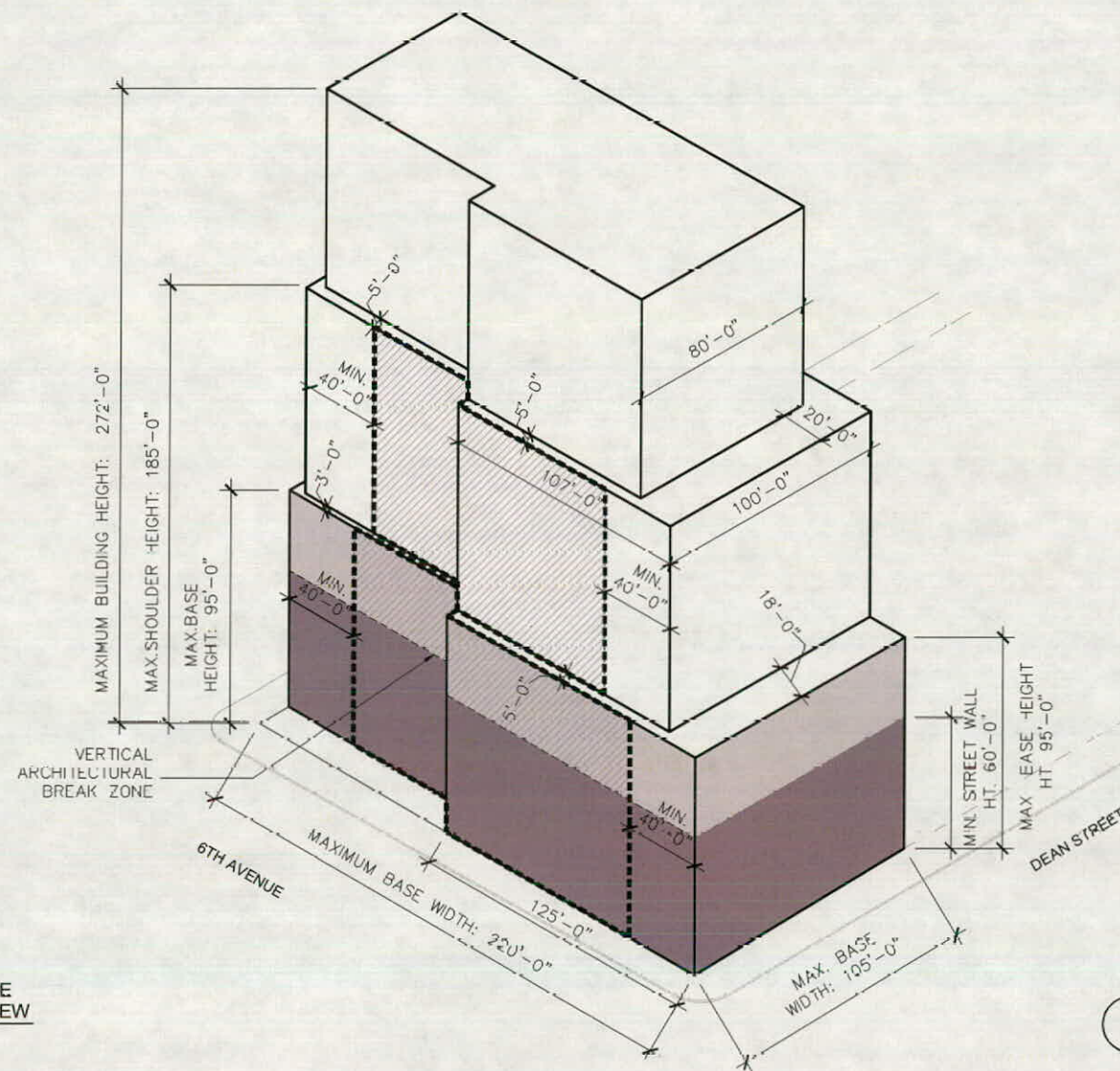
1 B15 STREET WALL PLAN @ GRADE
1/64" = 1'-0"

- ADDITIONAL NOTES:
- 1) TOTAL PARCEL 15 AREA: 21,600 sqft
MAX. LOT COVERAGE: 17,280 sqft (80%)
 - 2) MIN. AREA OF OPEN SPACE IN PARCEL: 4,320 sqft (20%)
 - 3) WINDOWS OF BUILDINGS SHALL MAINTAIN MIN. 60' FROM EACH OTHER.
 - 4) A MINIMUM OF 70% OF THE DEAN STREET BUILDING STREET WALL SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 60 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
 - 5) DEVELOPMENT ENVELOPE. ALL PORTIONS OF BUILDING D15 SHALL FIT WITHIN THE PARCEL 15 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 FACADE SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 60 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
 - 7) BUILDING B15 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.





2 B15 ENVELOPE ISOMETRIC VIEW



1 B15 ENVELOPE ISOMETRIC VIEW

ADDITIONAL NOTES:

- 1) TOTAL PARCEL 15 AREA: 21,600 sqft
MAX. LOT COVERAGE: 17,280 sqft (80%)
- 2) MIN. AREA OF OPEN SPACE IN PARCEL: 4,320 sqft (20%)
- 3) WINGS OF BUILDINGS SHALL MAINTAIN MIN. 60' FROM EACH OTHER.
- 4) A MINIMUM OF 70% OF THE DEAN STREET BUILDING STREET WALL SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 60 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
- 5) DEVELOPMENT ENVELOPE. ALL PORTIONS OF BUILDING B15 SHALL FIT WITHIN THE PARCEL 15 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 FAÇADE SHALL BE LOCATED WITHIN THE STREET WALL ZONE AT A MINIMUM HEIGHT OF 60 FEET AND A MAXIMUM HEIGHT OF THE MAXIMUM BUILDING BASE HEIGHT.
- 7) BUILDING B15 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.

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BUILDING B15
ENVELOPE ISOMETRICS

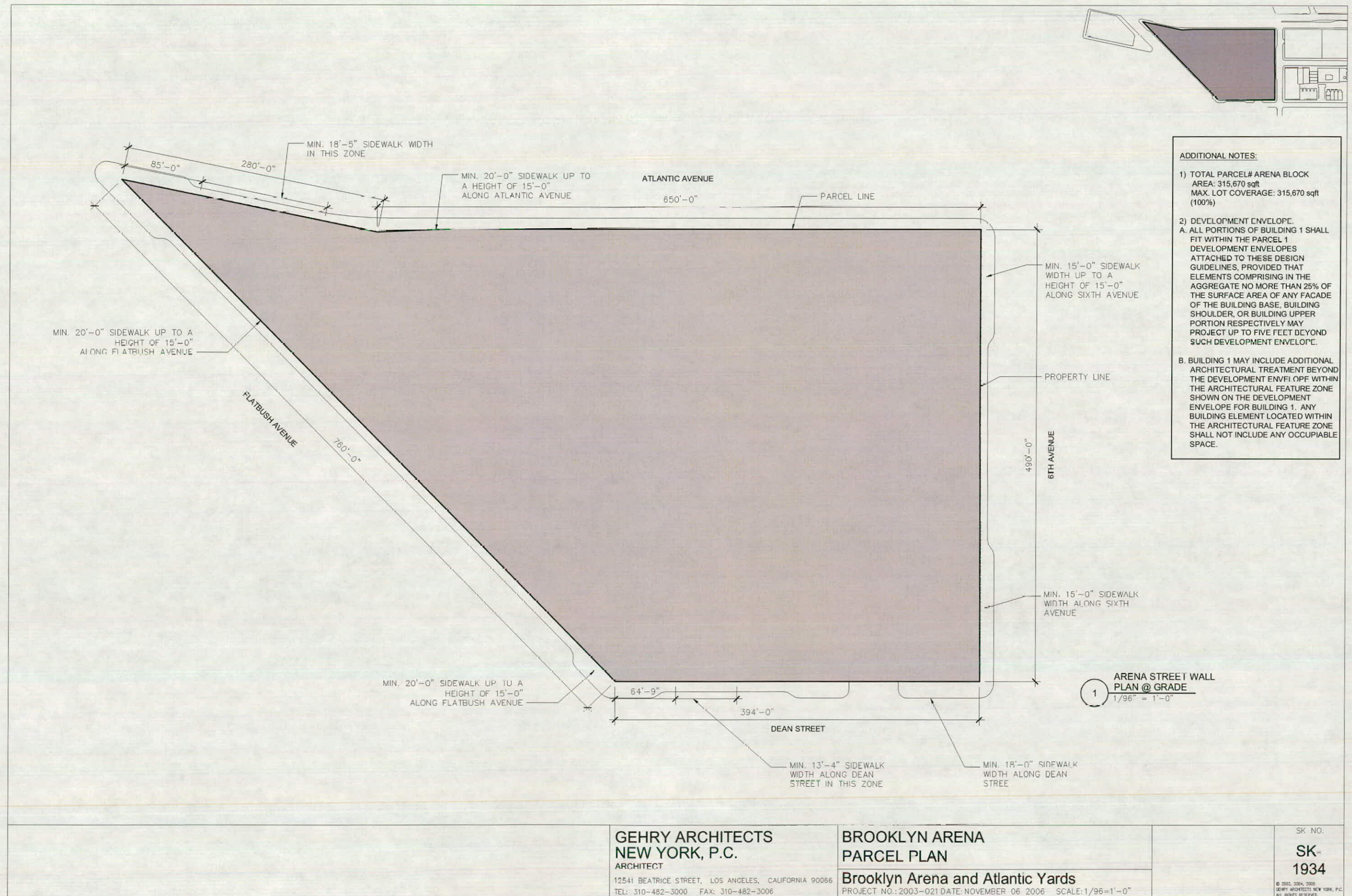
Brooklyn Arena and Atlantic Yards

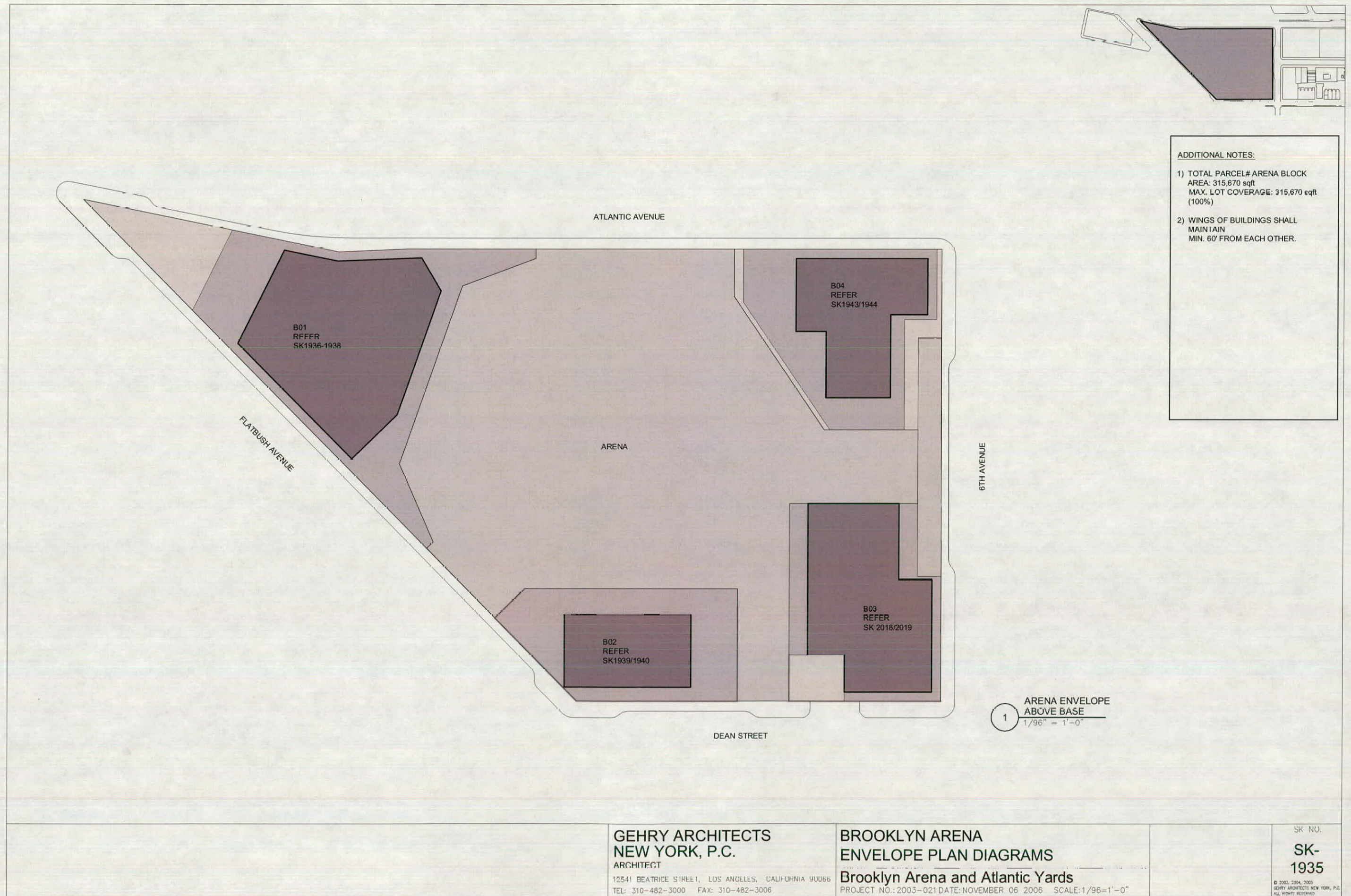
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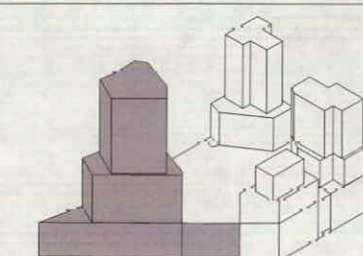
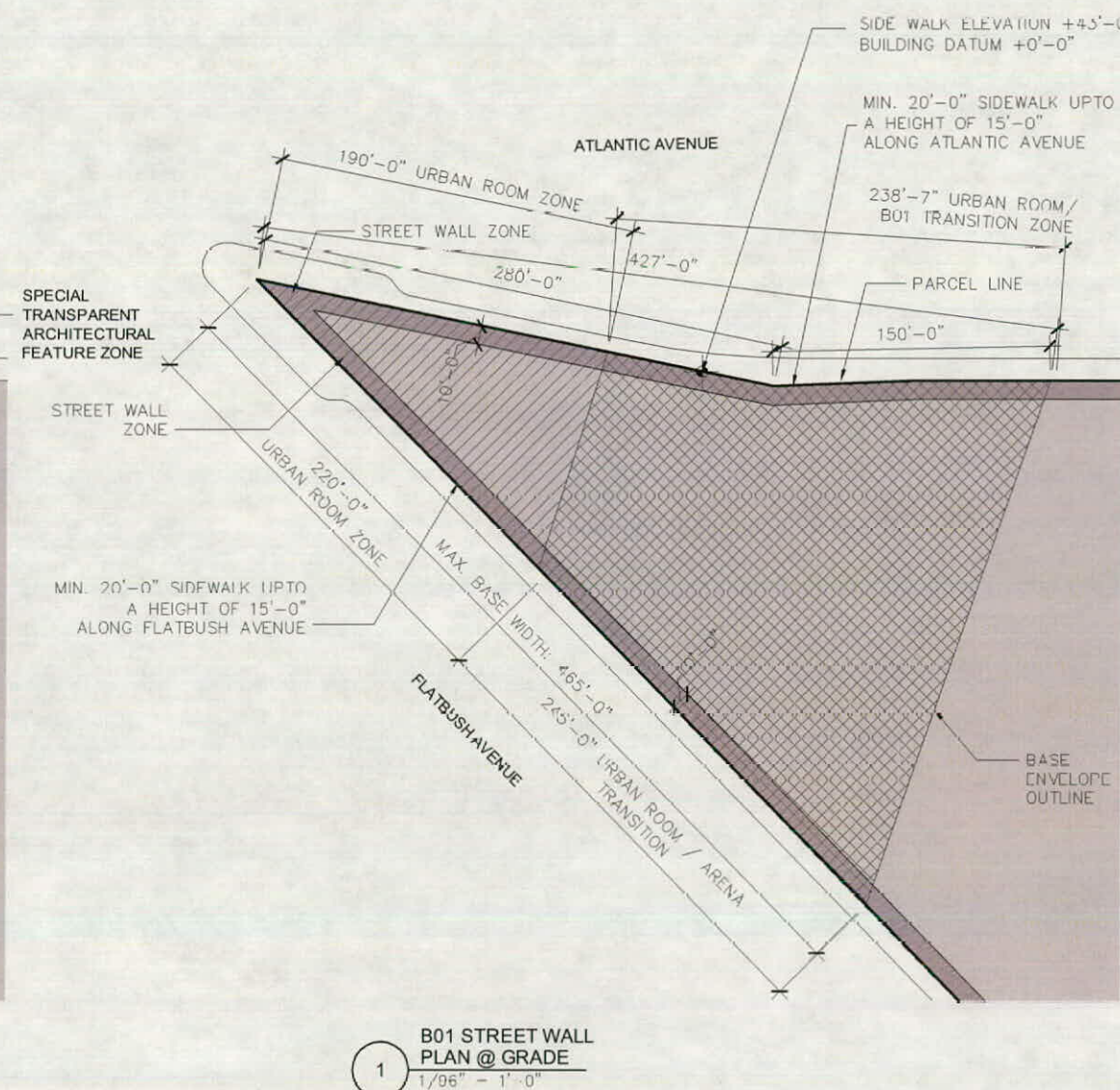
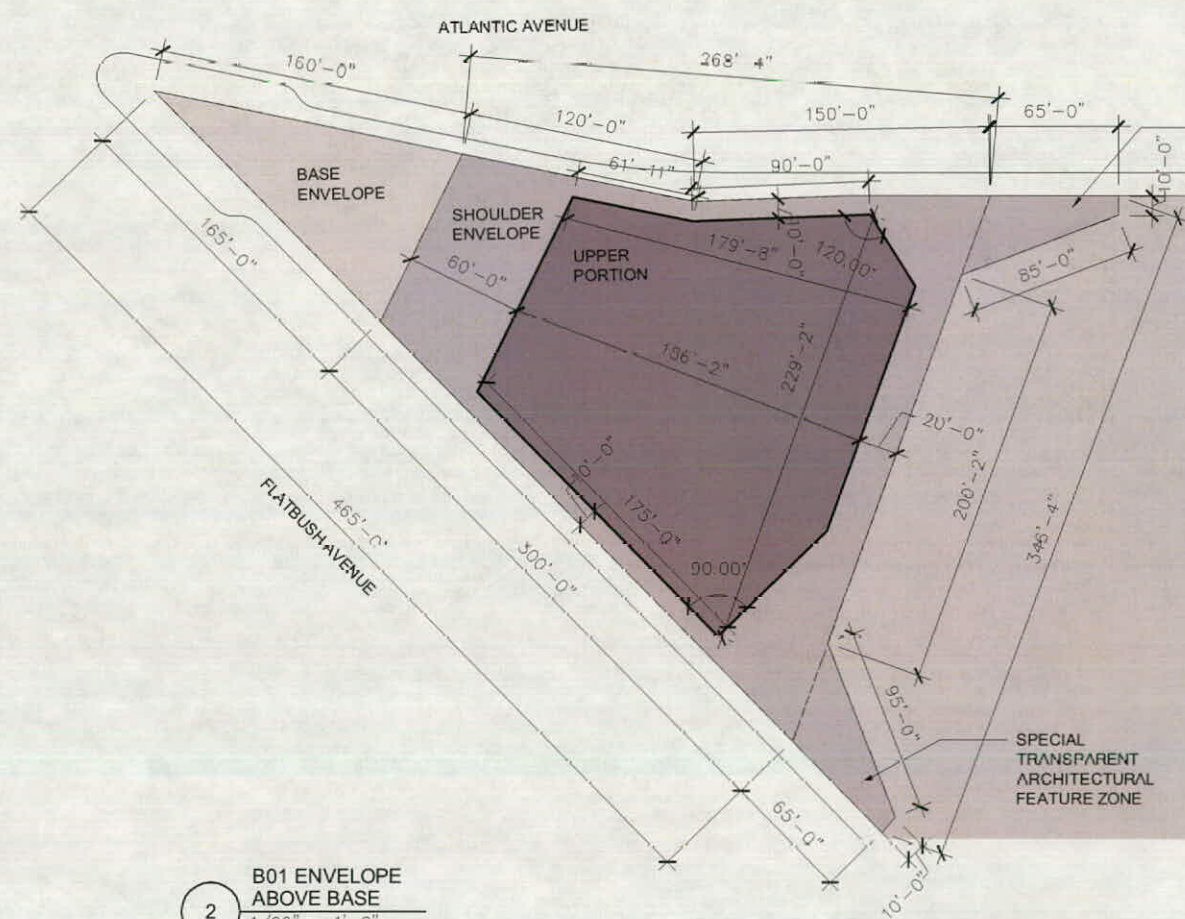
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1931

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- ADDITIONAL NOTES:**
- 1) TOTAL PARCEL# ARENA BLOCK
AREA: 315,670 sqft
MAX. LOT COVERAGE: 315,670 sqft (100%)
 - 2) WINGS OF BUILDINGS SHALL
MAINTAIN
MIN. 60' FROM EACH OTHER.



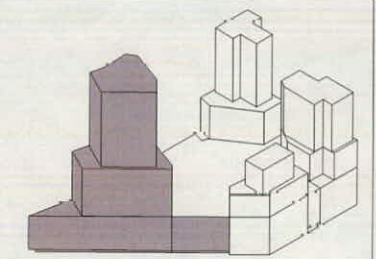
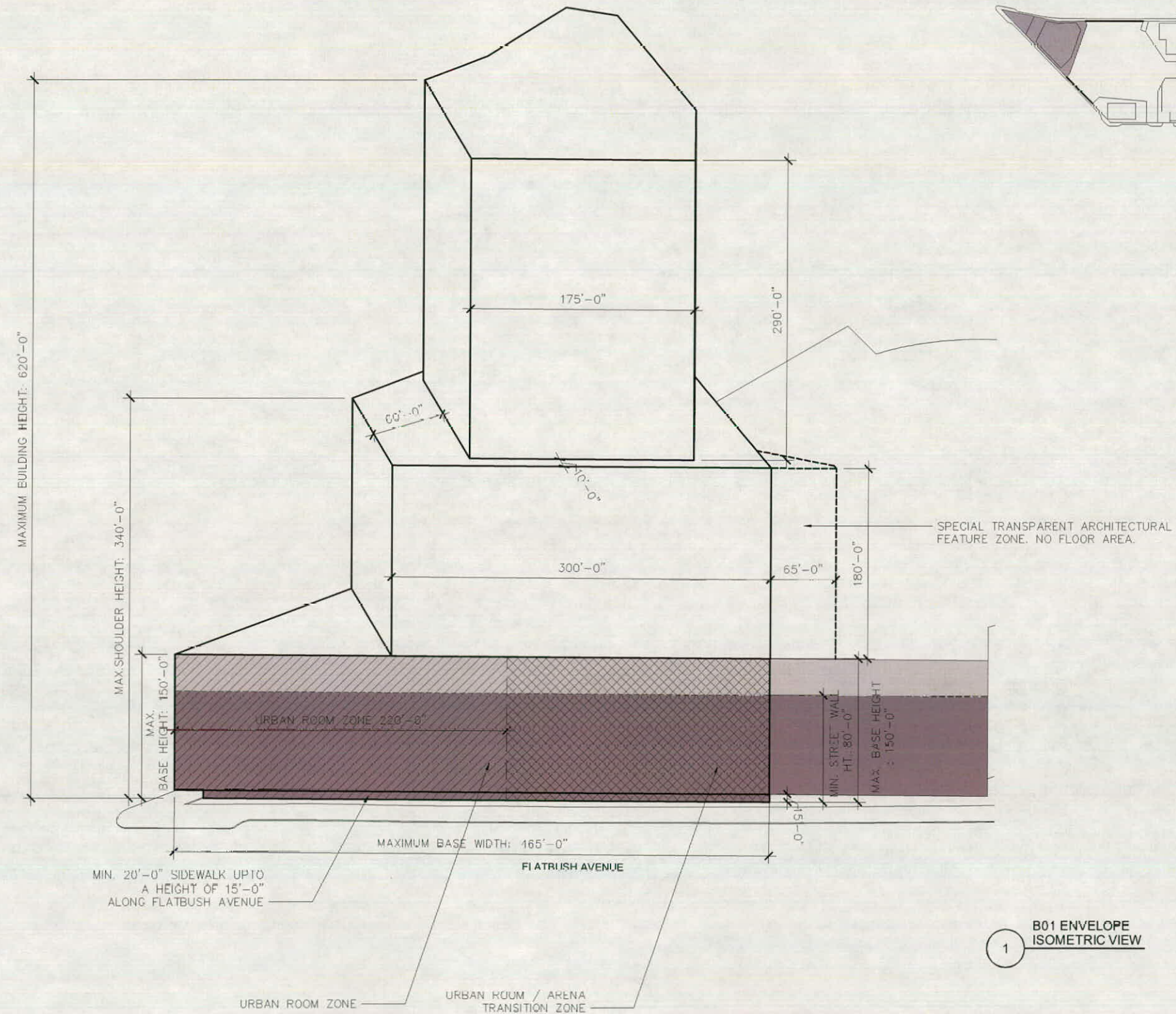
- ADDITIONAL NOTES:**
- 1) MAX. ALLOWABLE BASE ENVELOPE AREA: 56,725 sqft
 - 2) WINGS OF BUILDINGS MUST MAINTAIN MIN. 60' FROM EACH OTHER.
 - 3) DEVELOPMENT ENVELOPE:
A. ALL PORTIONS OF BUILDING 1 SHALL FIT WITHIN THE PARCEL 1 DEVELOPMENT ENVELOPES ATTACHED TO THESE DESIGN GUIDELINES, PROVIDED THAT ELEMENTS 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.
B. BUILDING 1 MAY INCLUDE ADDITIONAL ARCHITECTURAL TREATMENT BEYOND THE DEVELOPMENT ENVELOPE WITHIN THE ARCHITECTURAL FEATURE ZONE SHOWN ON THE DEVELOPMENT ENVELOPE FOR BUILDING 1. ANY BUILDING ELEMENT LOCATED WITHIN THE ARCHITECTURAL FEATURE ZONE SHALL NOT INCLUDE ANY OCCUPIABLE SPACE.
 - 4) BUILDING B01, SHALL INCORPORATE A DISTINCTIVE ARCHITECTURAL FEATURE ON THE ATLANTIC & FLATBUSH AVENUE FACADES, IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.
 - 5) BUILDING B01 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.



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**BUILDING B01
ENVELOPE PLAN DIAGRAMS**
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ADDITIONAL NOTES:

- 1) MAX. ALLOWABLE BASE ENVELOPE AREA: 56,725 sqft
- 2) WINGS OF BUILDINGS MUST MAINTAIN MIN. 60' FROM EACH OTHER
- 3) DEVELOPMENT ENVELOPE:
 - A. ALL PORTIONS OF BUILDING 1 SHALL FIT WITHIN THE PARCEL 1 DEVELOPMENT ENVELOPES ATTACHED TO THESE DESIGN GUIDELINES, 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.
 - B. BUILDING 1 MAY INCLUDE ADDITIONAL ARCHITECTURAL TREATMENT BEYOND THE DEVELOPMENT ENVELOPE WITHIN THE ARCHITECTURAL FEATURE ZONE SHOWN ON THE DEVELOPMENT ENVELOPE FOR BUILDING 1. ANY BUILDING ELEMENT LOCATED WITHIN THE ARCHITECTURAL FEATURE ZONE SHALL NOT INCLUDE ANY OCCUPIABLE SPACE.
- 4) BUILDING B01, SHALL INCORPORATE A DISTINCTIVE ARCHITECTURAL FEATURE ON THE ATLANTIC & FLATBUSH AVENUE FACADES, IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.
- 5) BUILDING B01 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.



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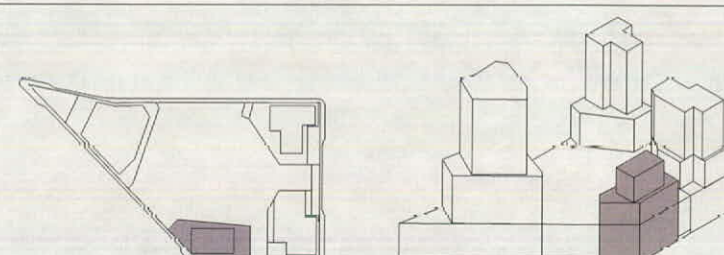
BUILDING B01
ENVELOPE ISOMETRICS

Brooklyn Arena and Atlantic Yards

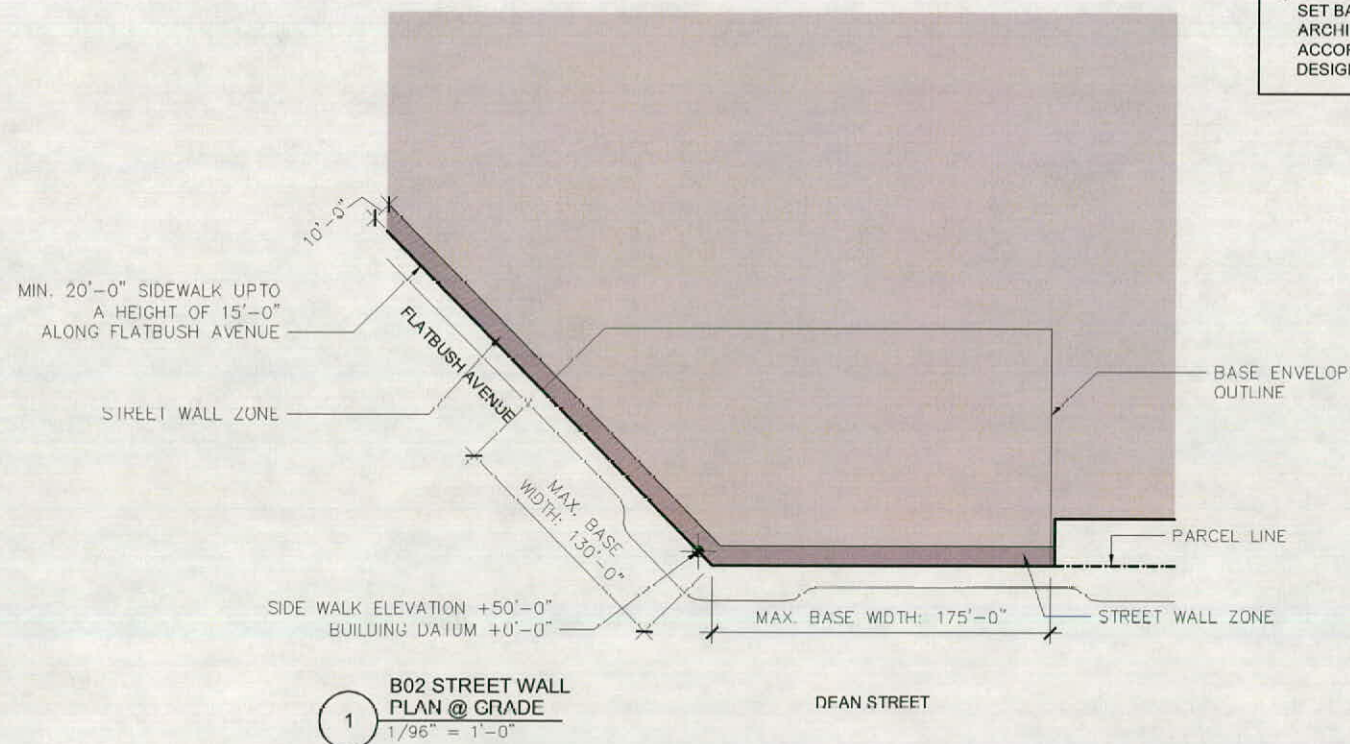
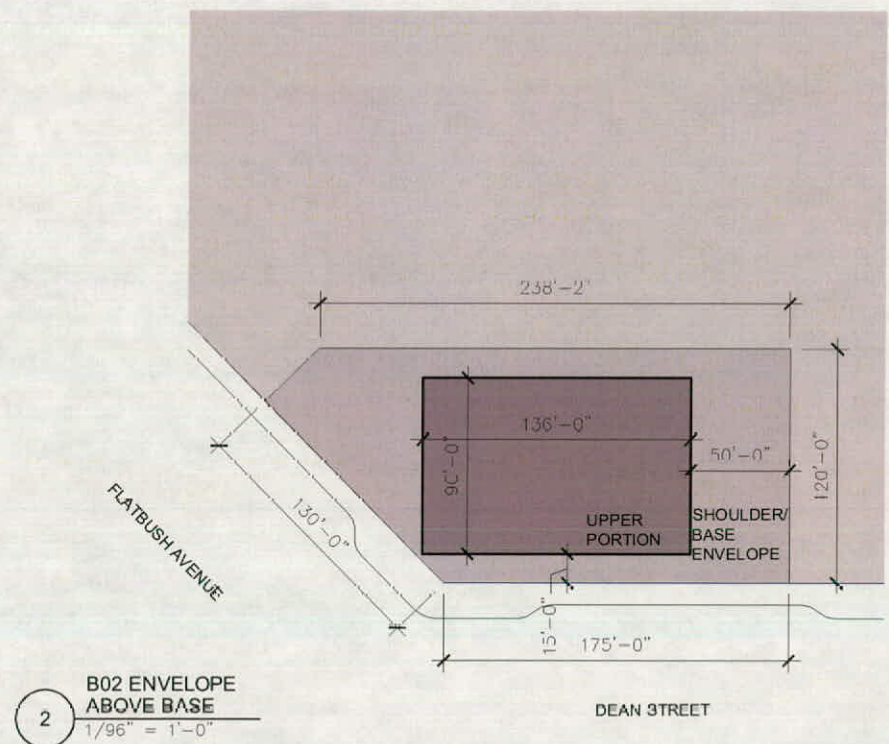
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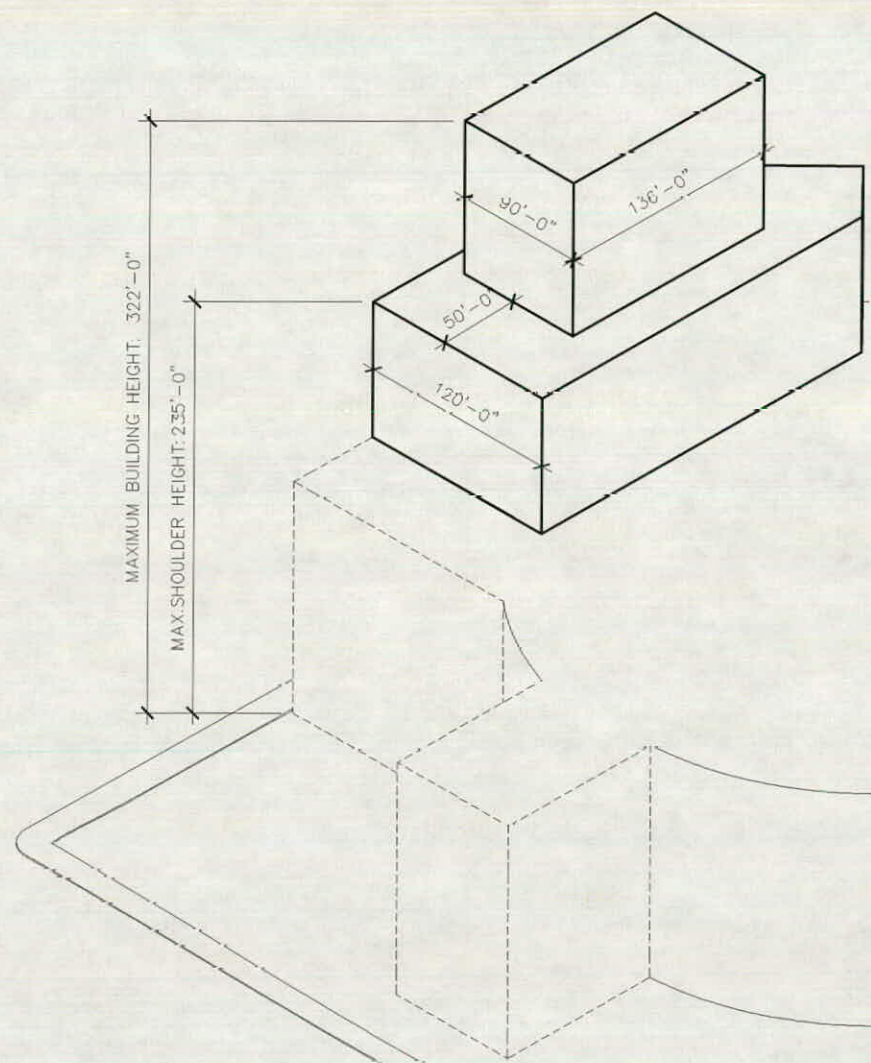
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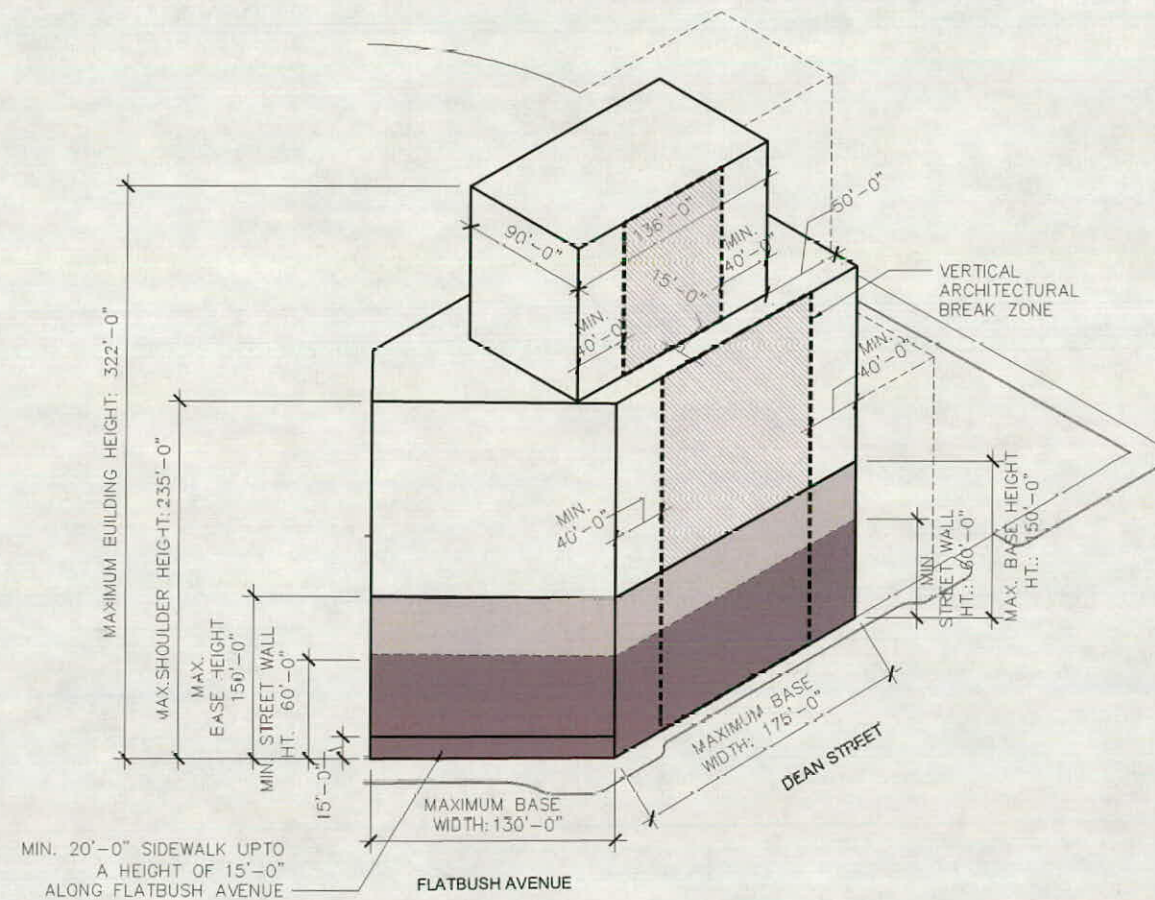


- ADDITIONAL NOTES:**
- 1) TOTAL MAX. ALLOWABLE BASE ENVELOPE AREA: 27,225 sqft
 - 2) WINGS OF BUILDINGS SHALL MAINTAIN MIN. 60' FROM EACH OTHER.
 - 3) DEVELOPMENT ENVELOPE. BUILDING 2 SHALL FIT WITHIN THE PARCEL 2 DEVELOPMENT ENVELOPES ATTACHED TO THESE DESIGN GUIDELINES, PROVIDED THAT ELEMENTS COMPRISING 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.
 - 4) BUILDING B02 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.

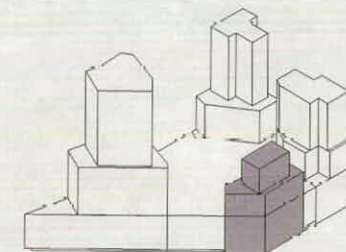
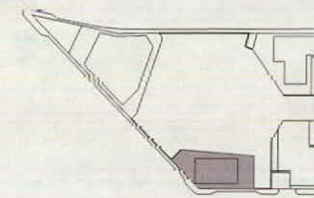




2 B02 ENVELOPE ISOMETRIC VIEW

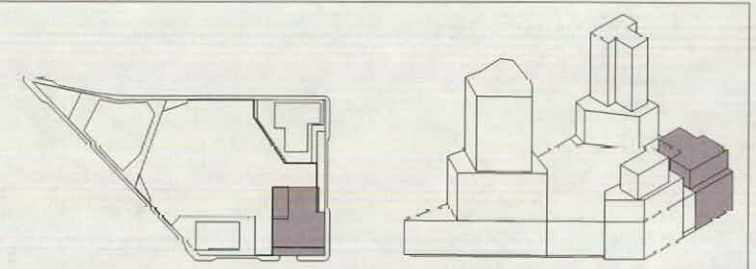


1 B02 ENVELOPE ISOMETRIC VIEW



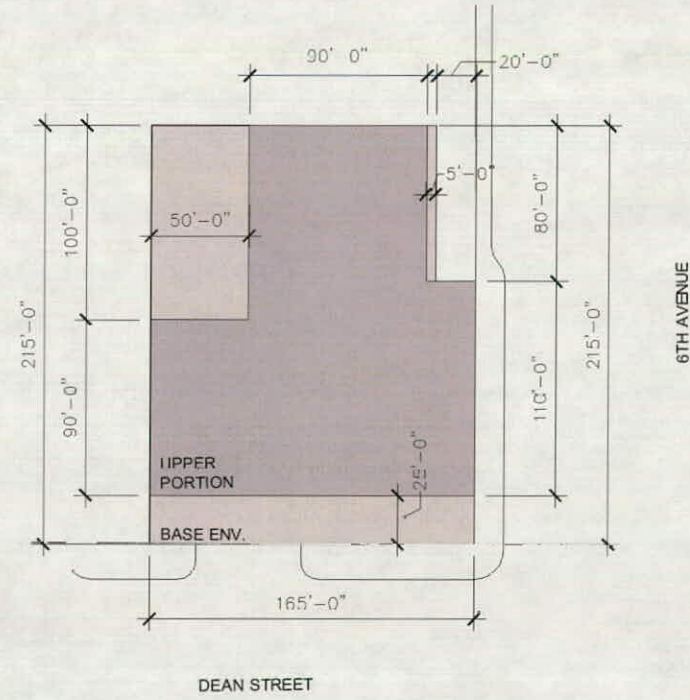
ADDITIONAL NOTES:

- 1) TOTAL MAX. ALLOWABLE BASE ENVELOPE AREA: 27,225 sqft
- 2) WINGS OF BUILDINGS SHALL MAINTAIN MIN. 60' FROM EACH OTHER.
- 3) DEVELOPMENT ENVELOPE. BUILDING 2 SHALL FIT WITHIN THE PARCEL 2 DEVELOPMENT ENVELOPES ATTACHED TO THESE DESIGN GUIDELINES. 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.
- 4) BUILDING B02 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.

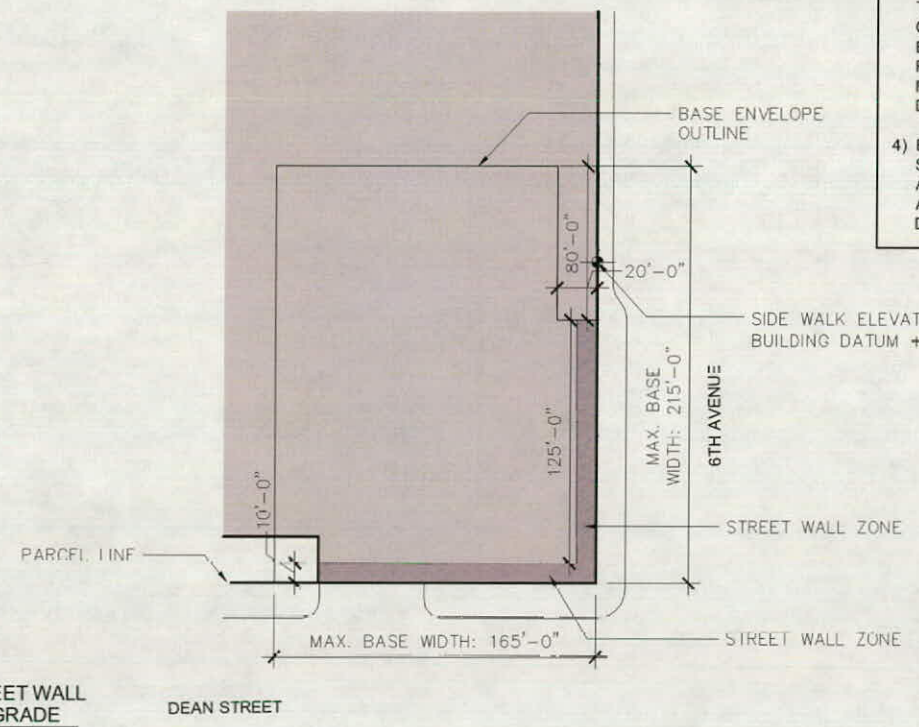


ADDITIONAL NOTES:

- 1) TOTAL MAX. ALLOWABLE BASE ENVELOPE AREA: 33,600 sqft
- 2) WINGS OF BUILDINGS SHALL MAINTAIN MIN. 60' FROM EACH OTHER.
- 3) DEVELOPMENT ENVELOPE. BUILDING 3 SHALL FIT WITHIN THE PARCEL 3 DEVELOPMENT ENVELOPES ATTACHED TO THESE DESIGN GUIDELINES, 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.
- 4) BUILDING B03 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.



2 B03 ENVELOPE ABOVE BASE
1/96" = 1'-0"

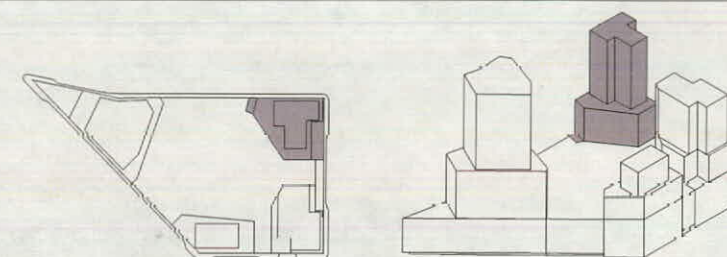


1 B03 STREET WALL PLAN @ GRADE
1/96" = 1'-0"

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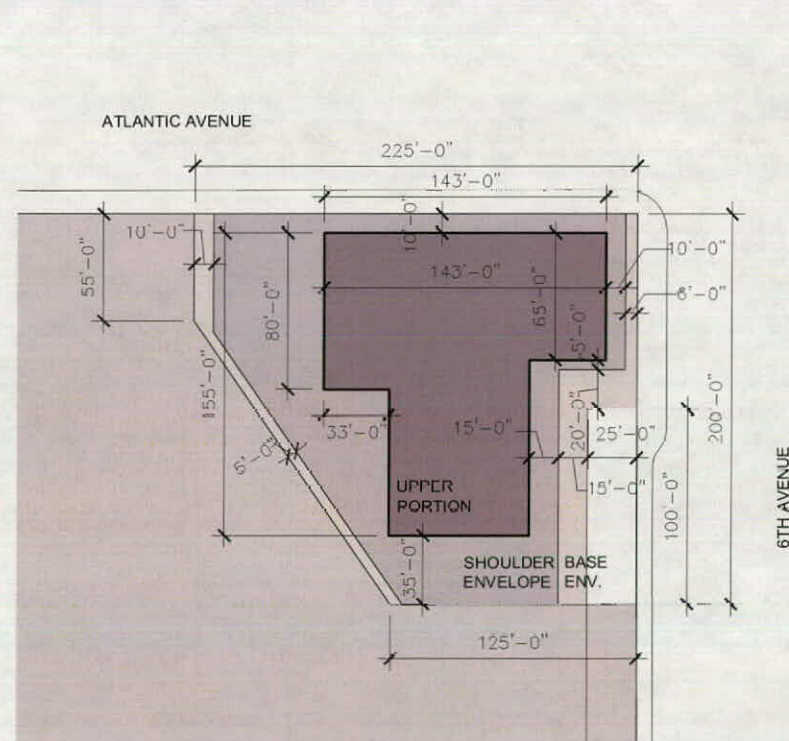
**BUILDING B03
ENVELOPE PLAN DIAGRAMS**
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PROJECT NO.: 2003-021 DATE: NOVEMBER 06 2006 SCALE: 1/96"=1'-0"

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2018**
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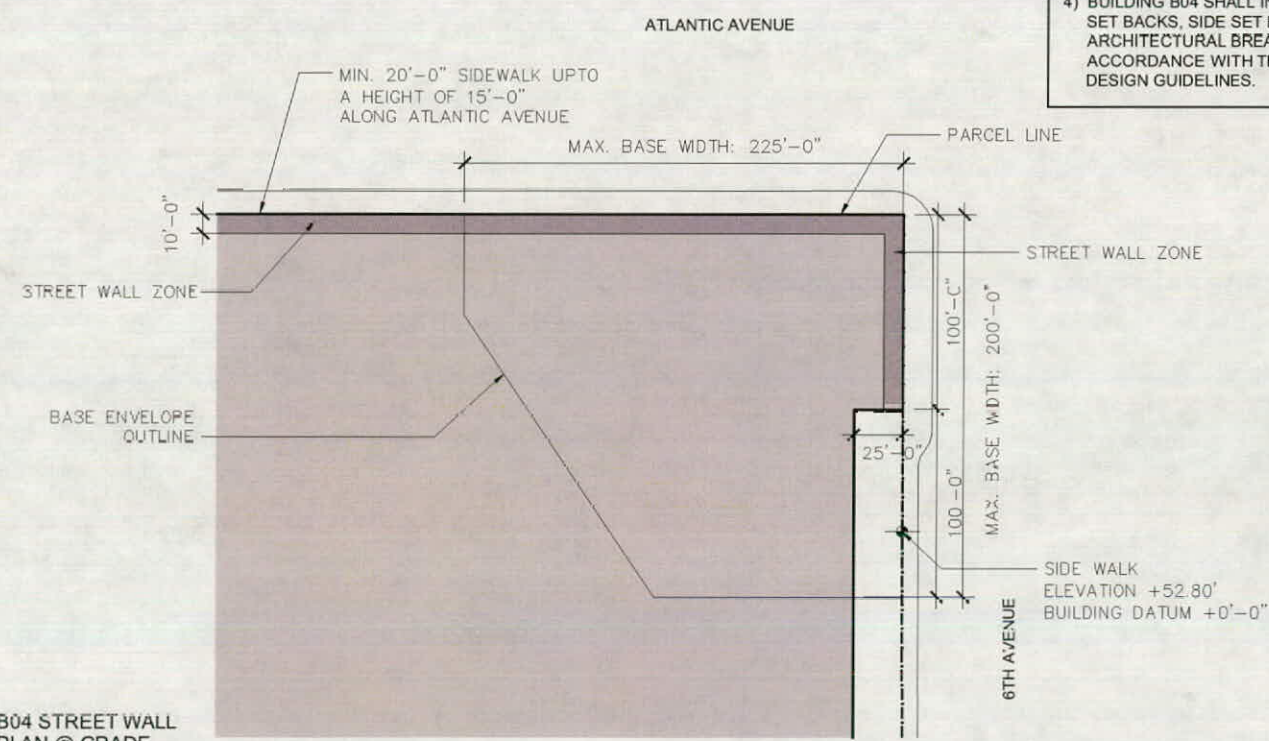


ADDITIONAL NOTES:

- 1) MAX. ALLOWABLE BASE ENVELOPE AREA: 34,500 sqft
- 2) WINGS OF BUILDINGS SHALL MAINTAIN MIN. 60' FROM EACH OTHER
- 3) DEVELOPMENT ENVELOPE. BUILDING 4 SHALL FIT WITHIN THE PARCEL 4 DEVELOPMENT ENVELOPES ATTACHED TO THESE DESIGN GUIDELINES, 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.
- 4) BUILDING B04 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.



2 B04 ENVELOPE
ABOVE BASE
1/96" = 1'-0"



1 B04 STREET WALL
PLAN @ GRADE
1/96" = 1'-0"

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BUILDING B04
ENVELOPE PLAN DIAGRAMS

Brooklyn Arena and Atlantic Yards

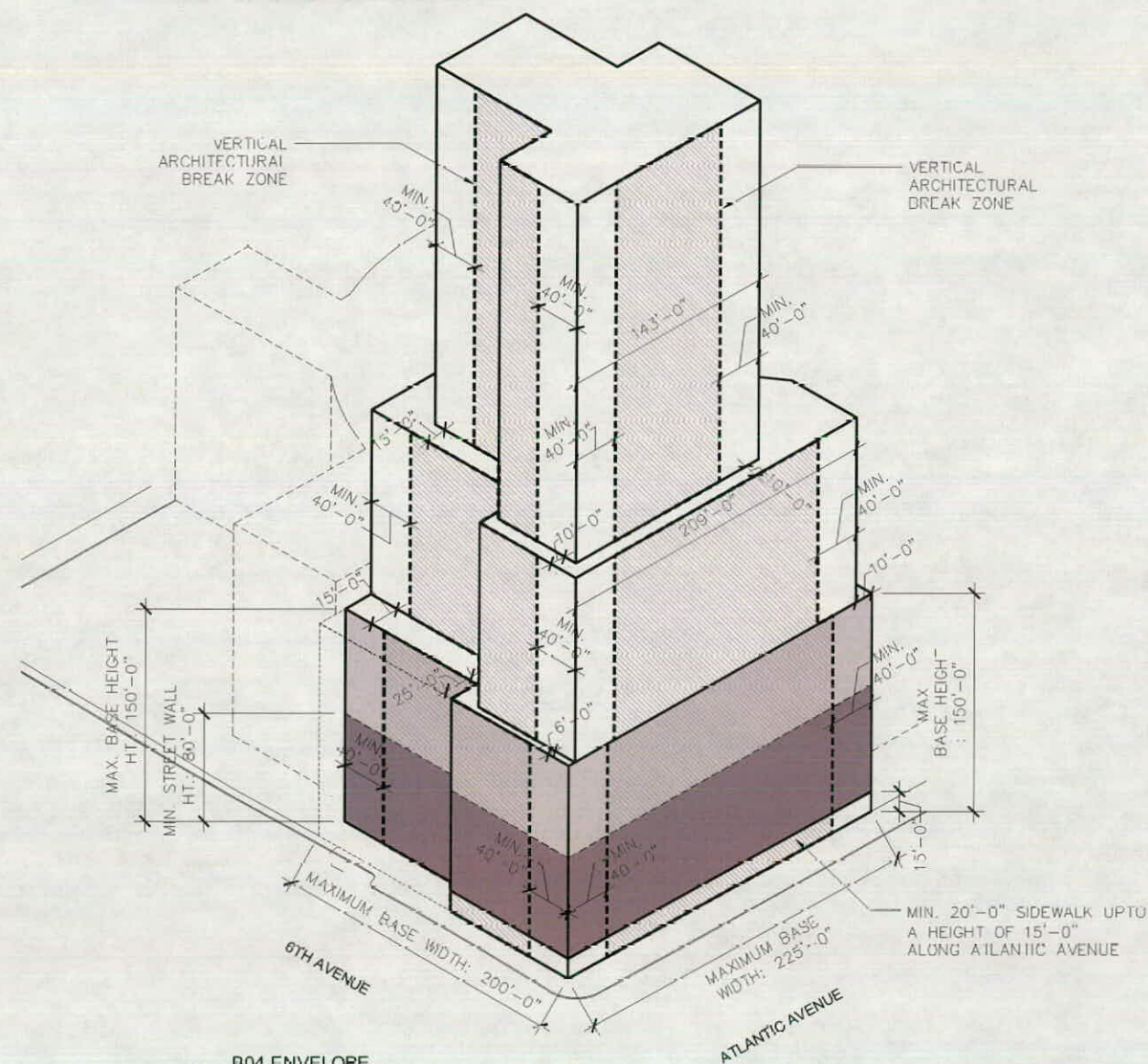
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SK NO.

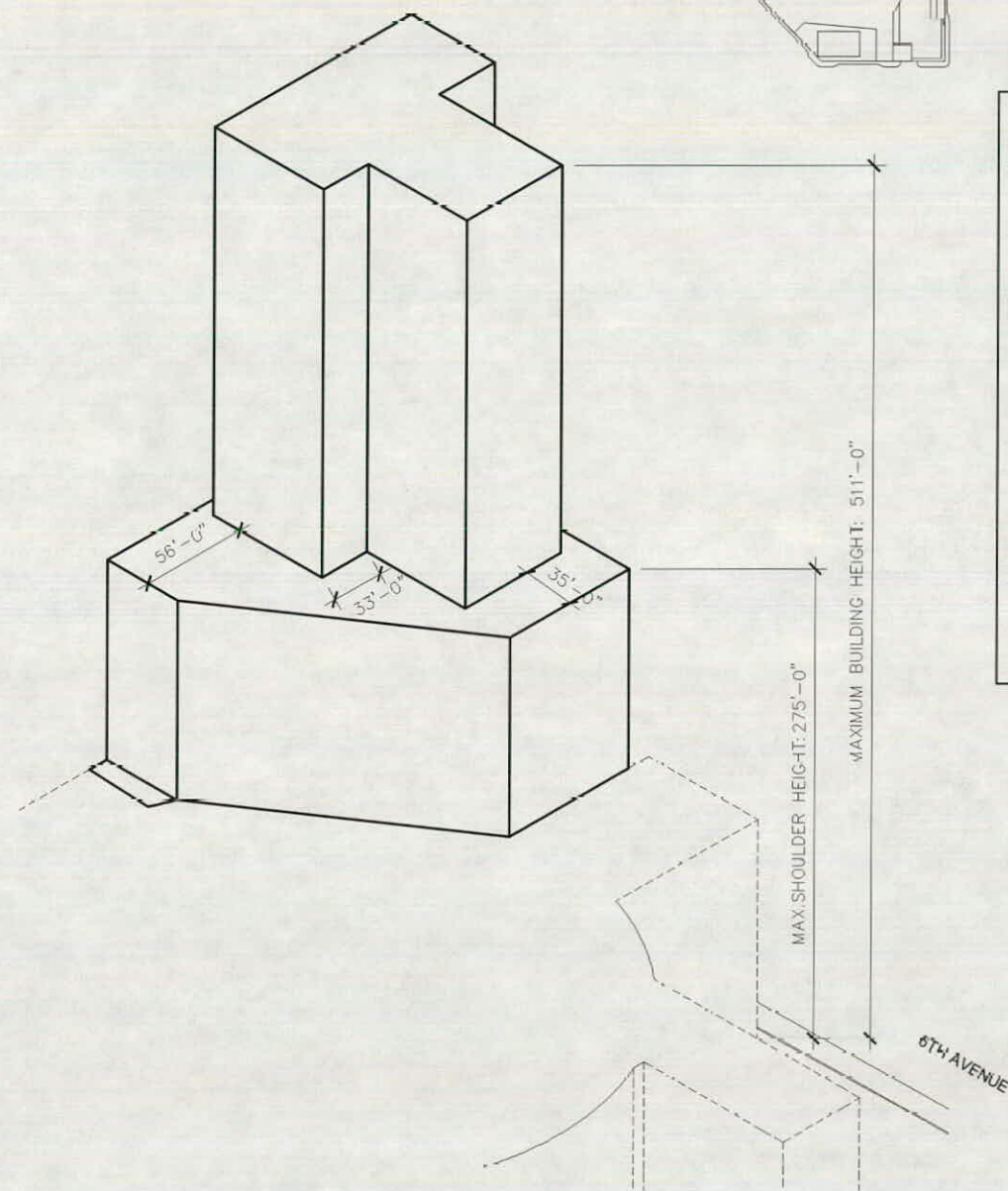
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1943

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Page 83



2
B04 ENVELOPE
ISOMETRIC VIEW



1
B04 ENVELOPE
ISOMETRIC VIEW

ADDITIONAL NOTES:

- 1) MAX. ALLOWABLE BASE ENVELOPE AREA: 34,500 sqft
- 2) WINGS OF BUILDINGS SHALL MAINTAIN MIN. 60' FROM EACH OTHER
- 3) DEVELOPMENT ENVELOPE. BUILDING 4 SHALL FIT WITHIN THE PARCEL 4 DEVELOPMENT ENVELOPES ATTACHED TO THESE DESIGN GUIDELINES, 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.
- 4) BUILDING B04 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.

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BUILDING B04
ENVELOPE ISOMETRICS

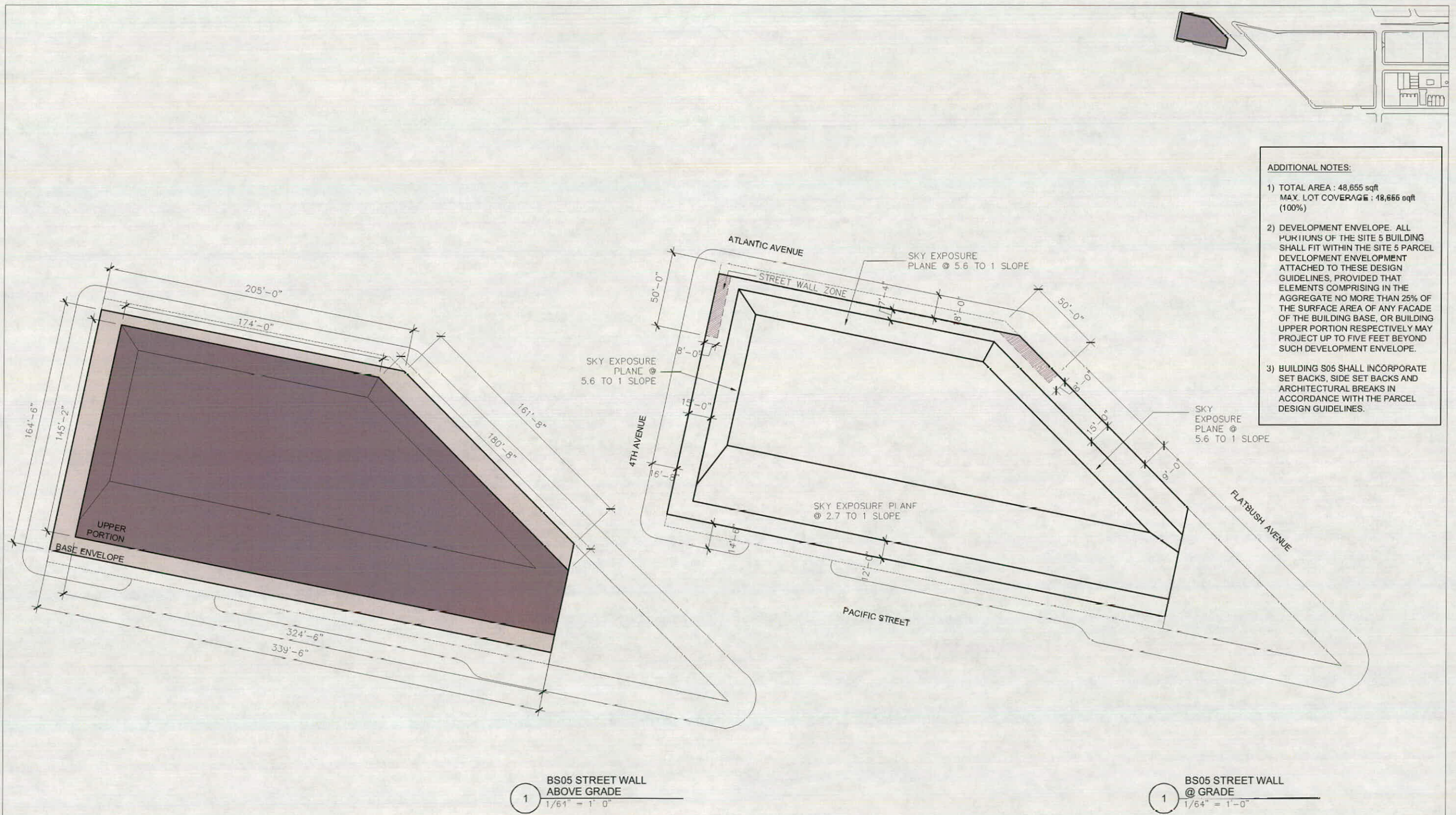
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SK-
1944

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ADDITIONAL NOTES:

- 1) TOTAL AREA : 48,655 sqft
MAX. LOT COVERAGE : 48,655 sqft (100%)
- 2) DEVELOPMENT ENVELOPE. ALL PORTIONS OF THE SITE 5 BUILDING SHALL FIT WITHIN THE SITE 5 PARCEL DEVELOPMENT ENVELOPMENT ATTACHED TO THESE DESIGN GUIDELINES, 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.
- 3) BUILDING S05 SHALL INCORPORATE SET BACKS, SIDE SET BACKS AND ARCHITECTURAL BREAKS IN ACCORDANCE WITH THE PARCEL DESIGN GUIDELINES.

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**BUILDING S05
ZONING ENVELOPE @ GRADE**

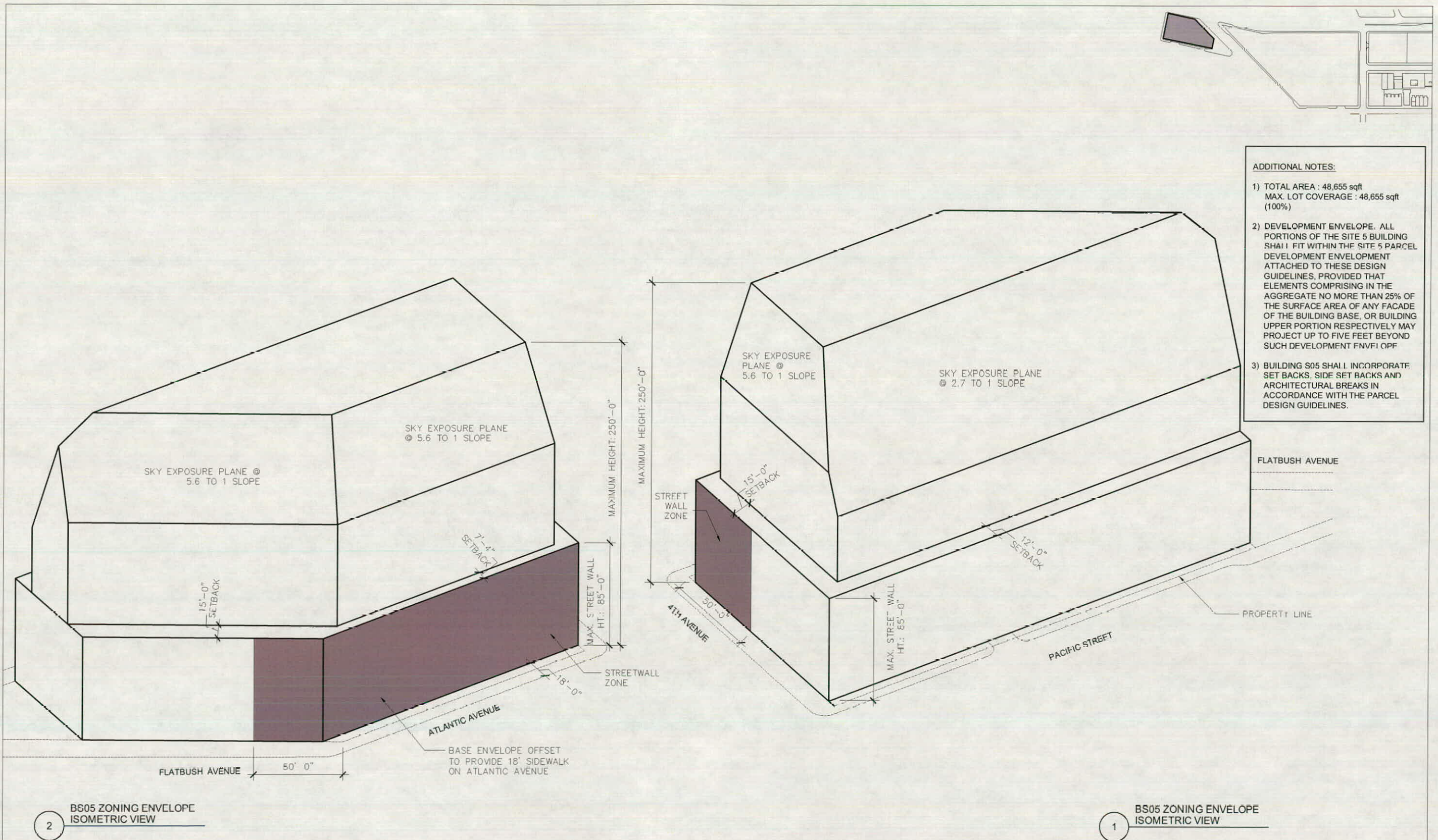
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**SK-
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Section 1

General Goals and Objectives

Section 2

- I. Definitions
- II. Residential Blocks General
- III. Residential Blocks Building by Building
- IV. Arena Block General
- V. Arena Block Building by Building
- VI. Site 5
- VII. Open Space

Appendix

Appendix 1: Building Envelope Diagrams

- a. Residential Blocks Parcel Diagrams (SK2171 , SK1909)
- b. Overall Building Envelopes and Isometries (SK2003 – SK2004)
- c. Curb cut locations (SK 1994)
- d. Residential Blocks by Building Envelope Diagrams (SK1910 – SK1931, SK2003, SK2004 SK2020)
- e. Arena Block Parcel Diagram (SK1934)
- f. Arena Block Building by Building Envelope Diagrams (SK1935 - SK1944, SK 2018 SK2019)
- g. Site 5 Diagrams (SK2120 SK2121)

Appendix 2: Open Space Diagrams

- a. Open Space Diagrams (Figure 1.0 – 3.4)
- b. Open Space Illustrative Phasing Diagrams (Phase 1-11)

Appendix 3: Signage

- a. Arena Block Signage Diagram (SK2005)

OPEN SPACE

DESIGN GUIDELINES

CONCEPT DESIGN

Illustrative Open Space Plan



Note:
Elements on Plan for Information Only and Subject to Change.
See Figures 2.1 and 2.2, and the Open Space Guidelines for
Open Space Controls.

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November NOVEMBER, 2006

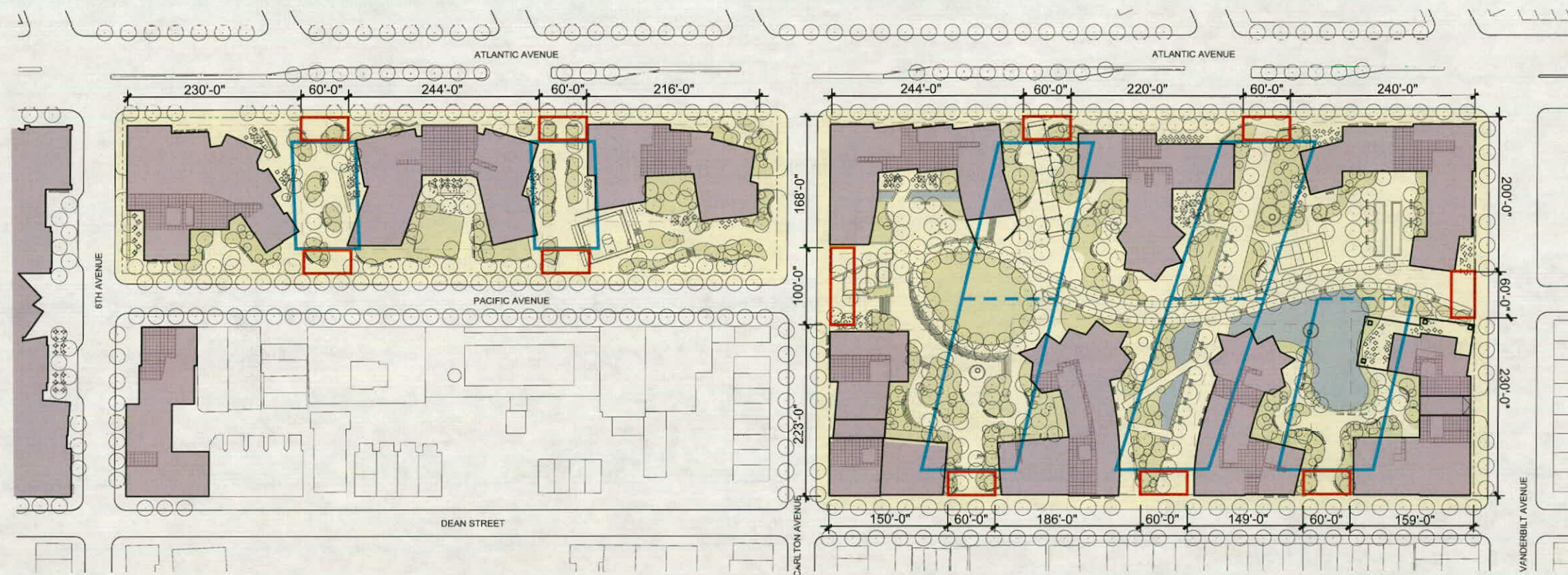
FIGURE 1.0

OPEN SPACE

DESIGN GUIDELINES

CONCEPT DESIGN

Primary Access Points and Major North-South Walkway Zones



REQUIRED ELEMENTS

- **Primary Access Point Zone**
Required Width: 60' (100' at Carlton Avenue only)
Required Depth: 30'
- **Major North South Walkway Zones**
The Major North-South Walkways Shall be Located in the Major North South Walkway Zones
Major North-South Walkway Zones Shall Link the Primary Access Points to the Major East West Walkway and Shall be Centered on the Primary Access Points
Major N-S Walkway Zone Width: 80' (between 6th Avenue and Carlton Avenue)
Major N-S Walkway Zone Width: 120' (between Carlton Avenue and Vanderbilt Avenue)

Note:
Elements on Plans Other than Required
Elements for Information Only and
Subject to Change

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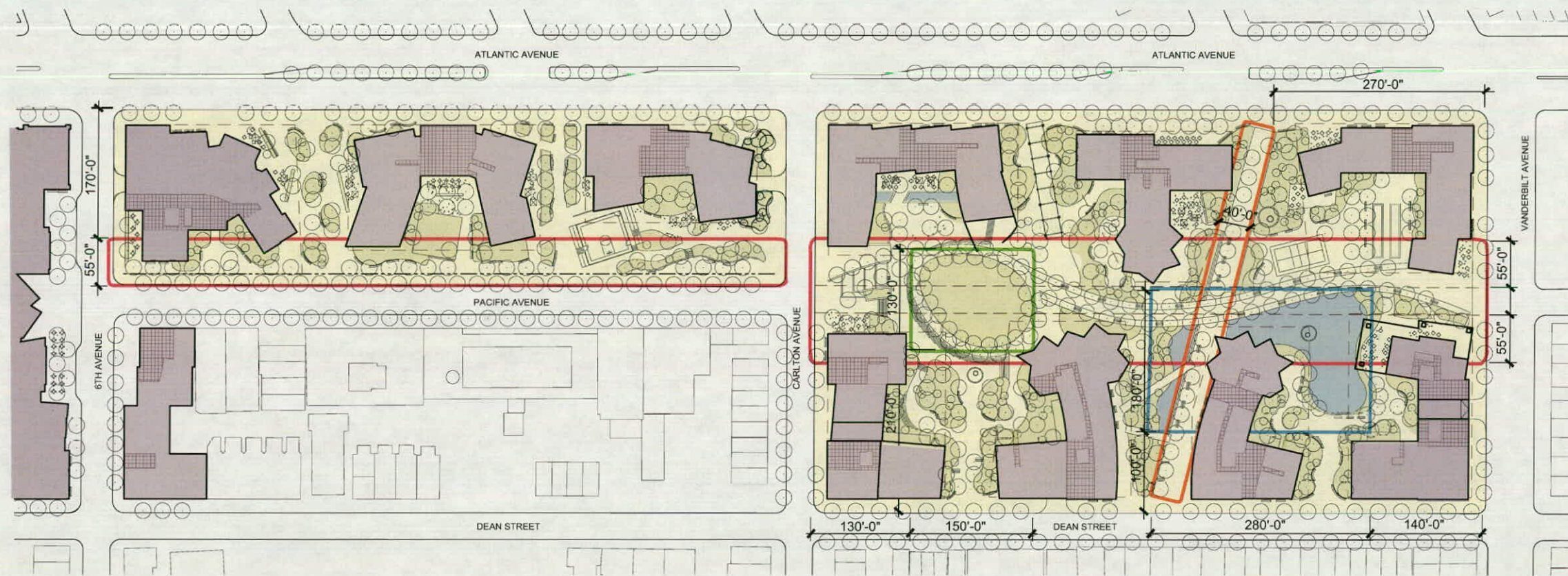
FIGURE 2.1

OPEN SPACE

DESIGN GUIDELINES

CONCEPT DESIGN

Principal Design Elements



REQUIRED ELEMENTS

- **Water Feature Zone**
A Water Feature with a minimum surface area of 0.30 acres shall be located within the Water Feature Zone
- **Boardwalk Zone**
A Boardwalk shall be located within the Boardwalk Zone
- **Main Lawn Zone**
A Main Lawn with a minimum size of 0.25 acres shall be located within the Main Lawn Zone
- **Major East-West Walkway Zone**
The entirety of the Major East-West Walkway shall be located within the Major East-West Walkway Zone
- **Property Line**
The Pacific Street Sidewalk between 6th Avenue and Carlton Avenue shall be widened a minimum of 4 feet northward from the Property Line along the length of that block

Note:
Elements on Plans Other than Required
Elements for Information Only and
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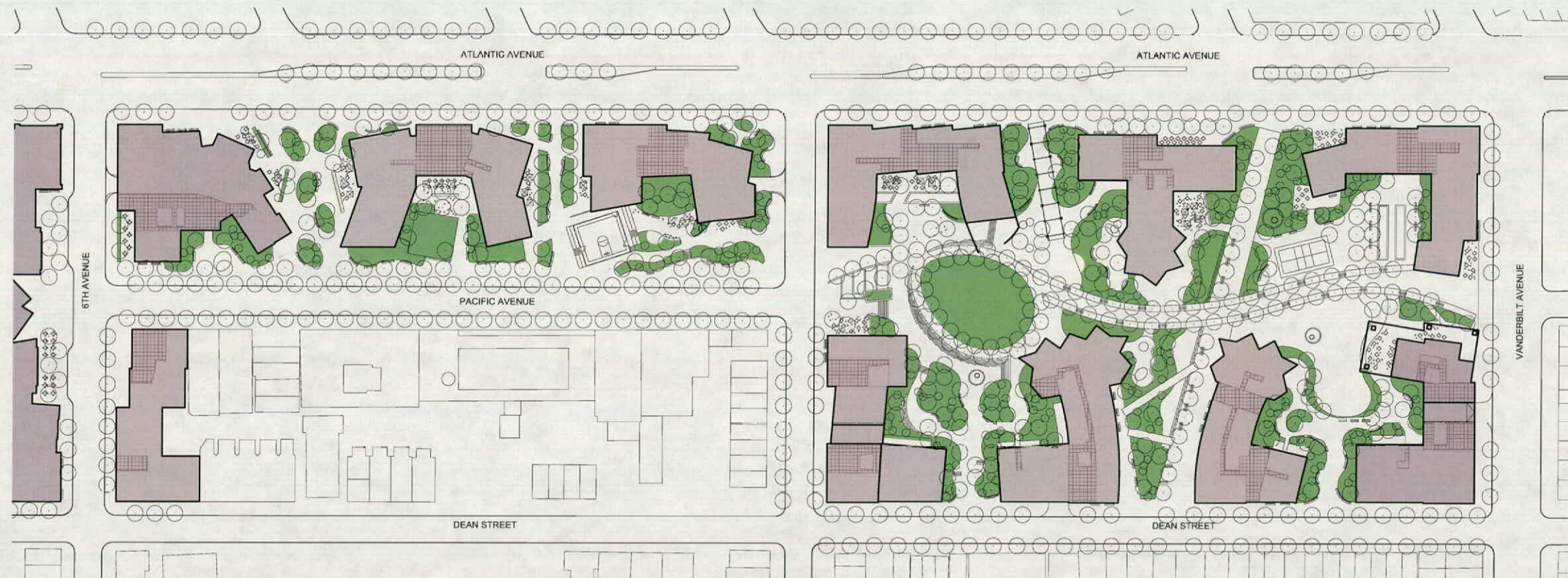
FIGURE 2.2

OPEN SPACE

DESIGN GUIDELINES

CONCEPT DESIGN

Planting



PLANTING

■ Required Minimum 2.0 Acres, Maximum 2.6 Acres (2.3 Acres Illustrated)

Note:
Location of Planting Illustrative Only
and Subject to Change

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FIGURE 3.1

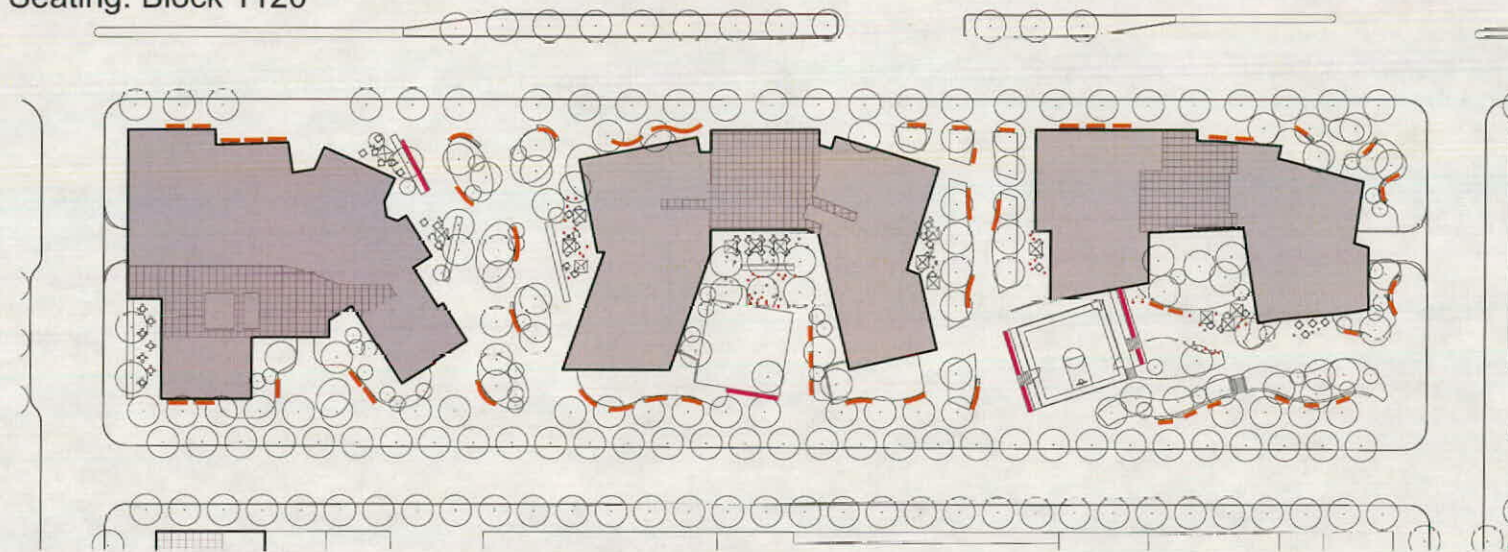
OPEN SPACE

DESIGN GUIDELINES

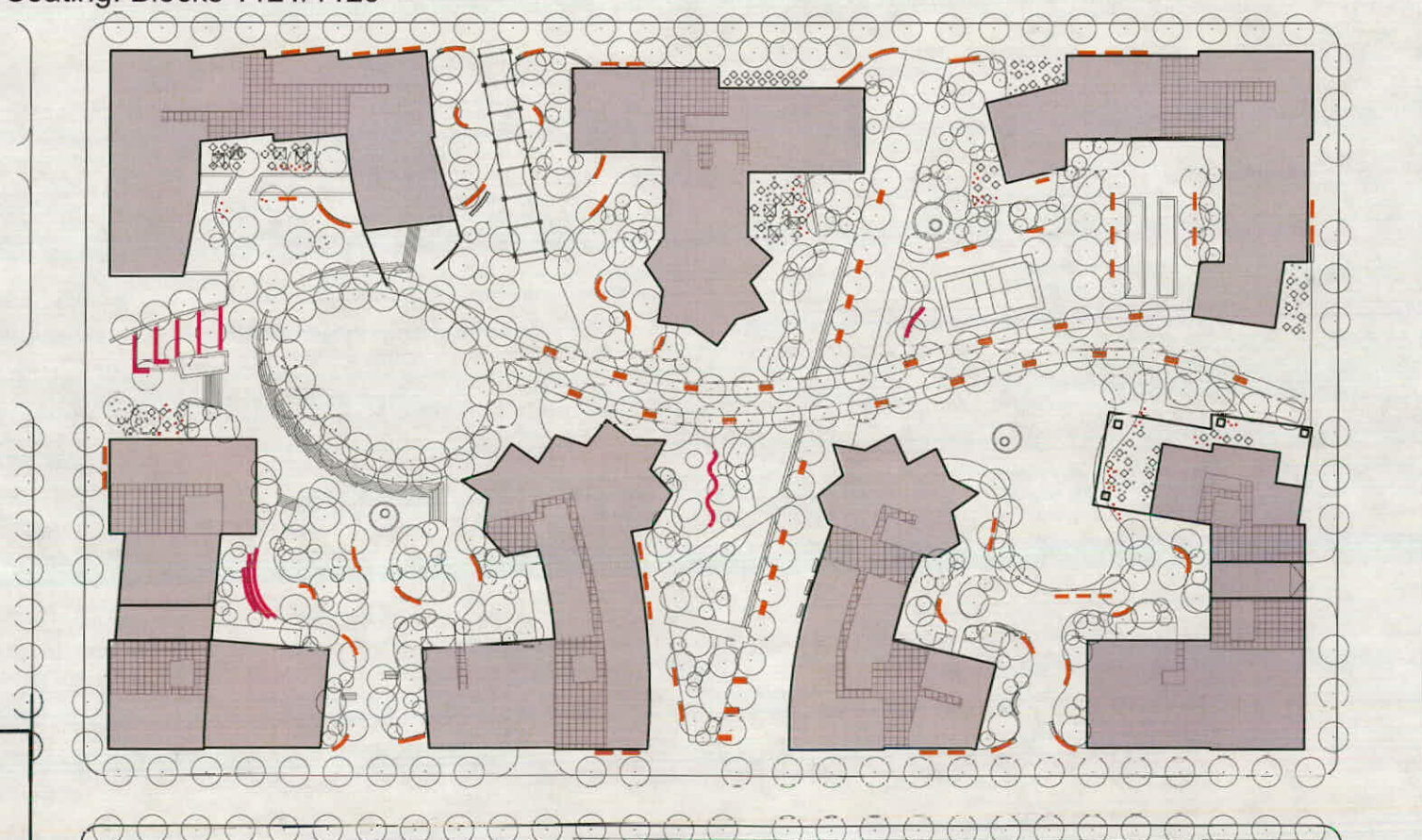
CONCEPT DESIGN

Seating

Seating: Block 1120



Seating: Blocks 1121/1129



SEATING

Total: Required Minimum 2,400LF

- **Stationary Seats with Seatback:**
Required Minimum 1700 LF
- **Stationary Seats without Seatback:**
Required Maximum 600 LF (25% of Total Seating)
- **Movable Seats:**
Required Minimum 100

Location of Seating Illustrative Only and
Subject to Change in accordance with the
Design Guidelines

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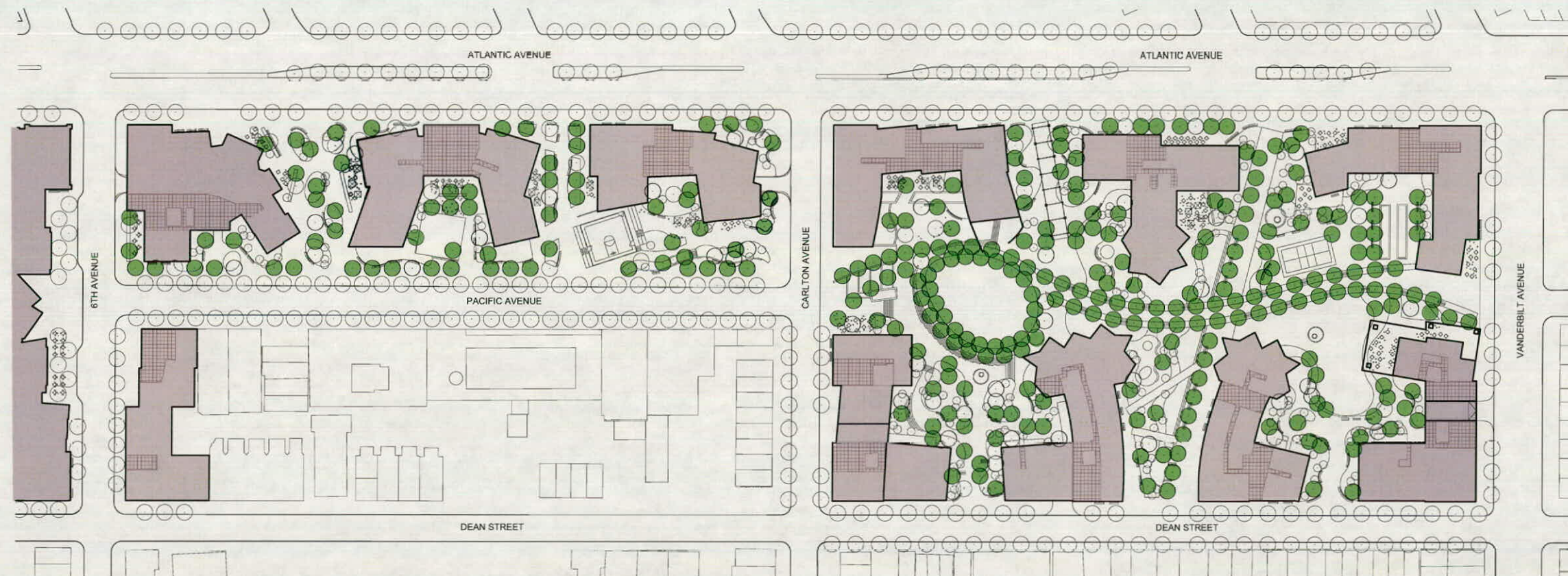
FIGURE 3.2

OPEN SPACE

DESIGN GUIDELINES

CONCEPT DESIGN

Canopy Trees



CANOPY TREES:

■ Required Minimum 1 Tree/1200 SF Open Space (Illustrated)

Location of Seating Illustrative Only and
Subject to Change in accordance with the
Design Guidelines

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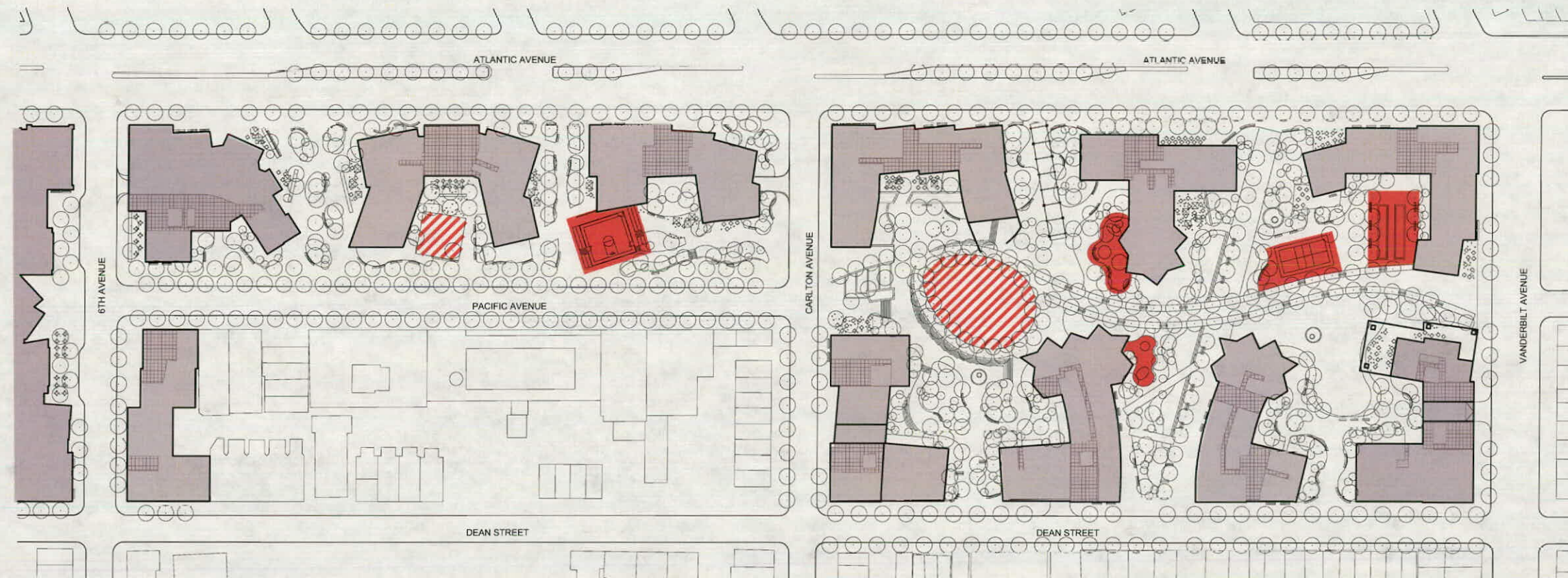
FIGURE 3.3

OPEN SPACE

DESIGN GUIDELINES

CONCEPT DESIGN

Active Use Open Space



ACTIVE SPACE

■ Required Minimum 0.8 Acres

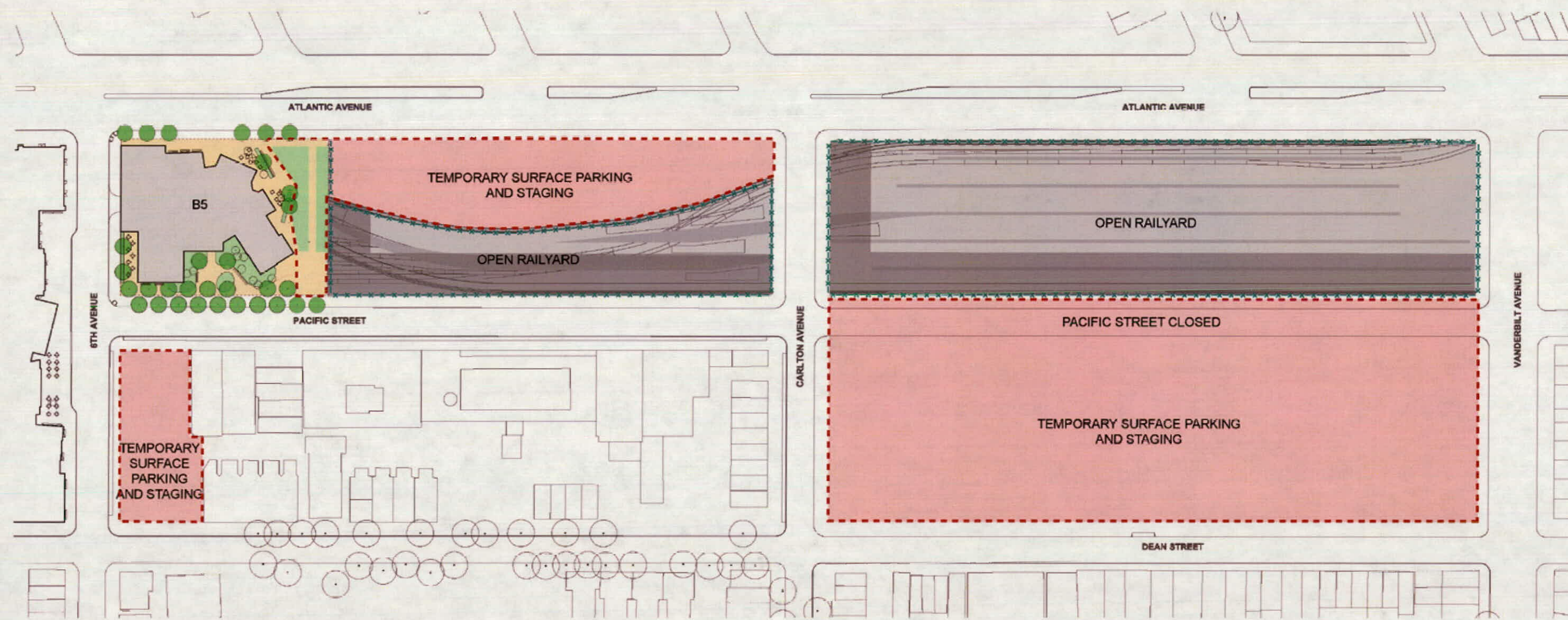
Note:
Location of Active Spaces Illustrative
Only and Subject to Change

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FIGURE 3.4



ILLUSTRATIVE PHASING PLAN ELEMENTS:

- | | |
|---|---|
| Planting Area | Temporary Landscape |
| Paving Area | Safety Barrier / Fence |
| Water | Temporary Surface Parking and Staging |
| | Building Parcel |

Note:

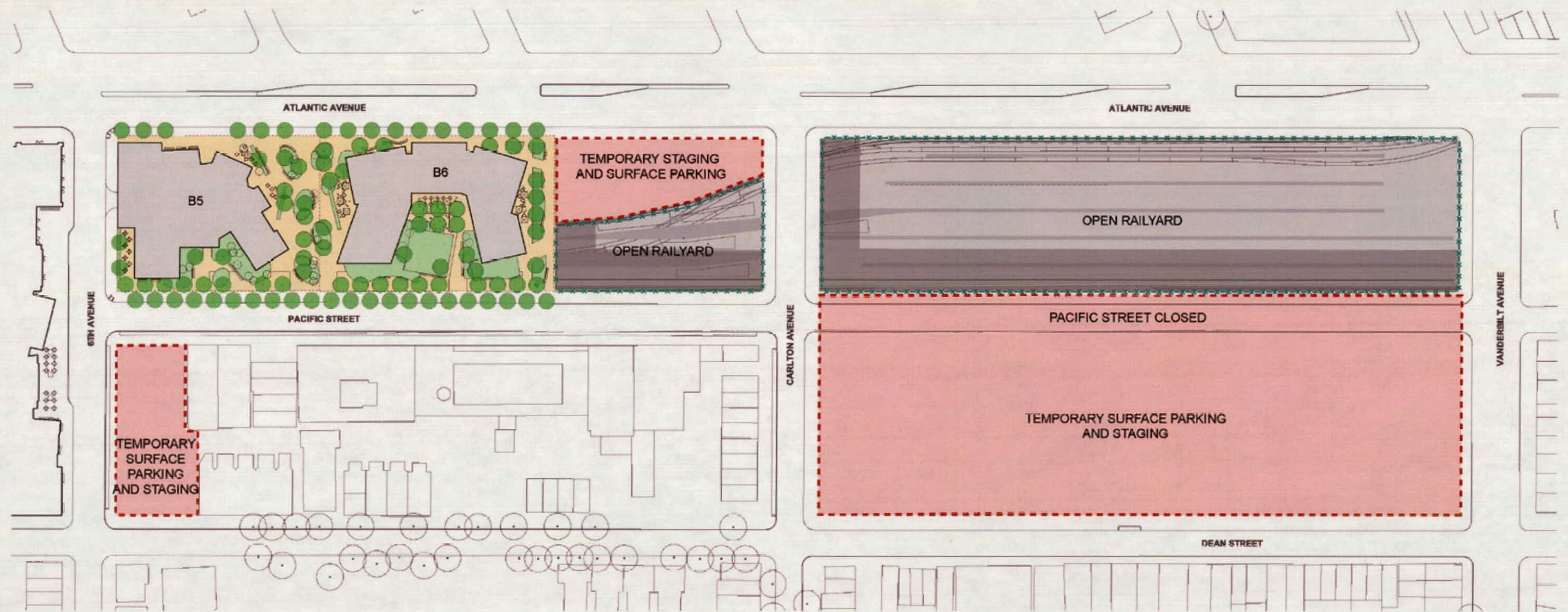
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2. Phasing of Temporary and Permanent Open Space may Commence on any Parcel and Proceed in any Order.

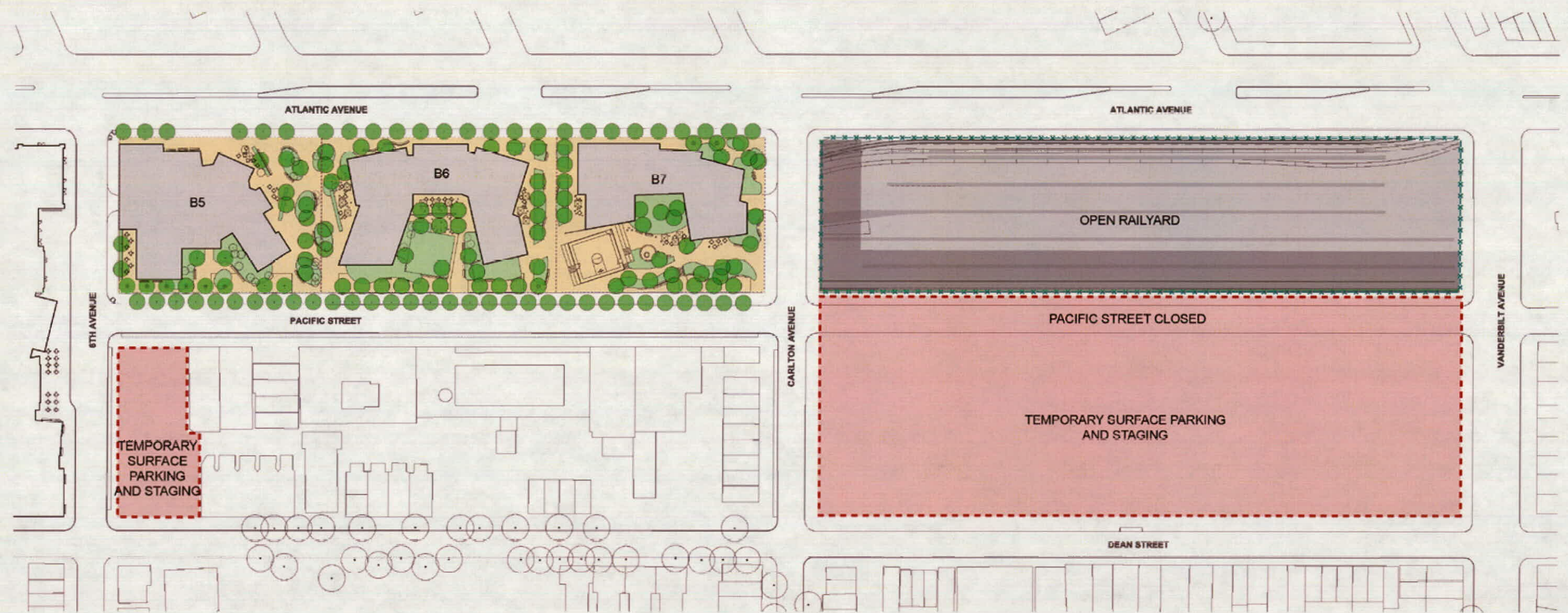
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CONCEPTUAL MASTER PLAN PHASING - PHASE 1



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ILLUSTRATIVE PHASING PLAN ELEMENTS:

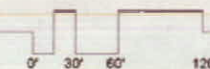
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| Paving Area | Safety Barrier / Fence |
| Water | Temporary Surface Parking and Staging |
| | Building Parcel |

Note:

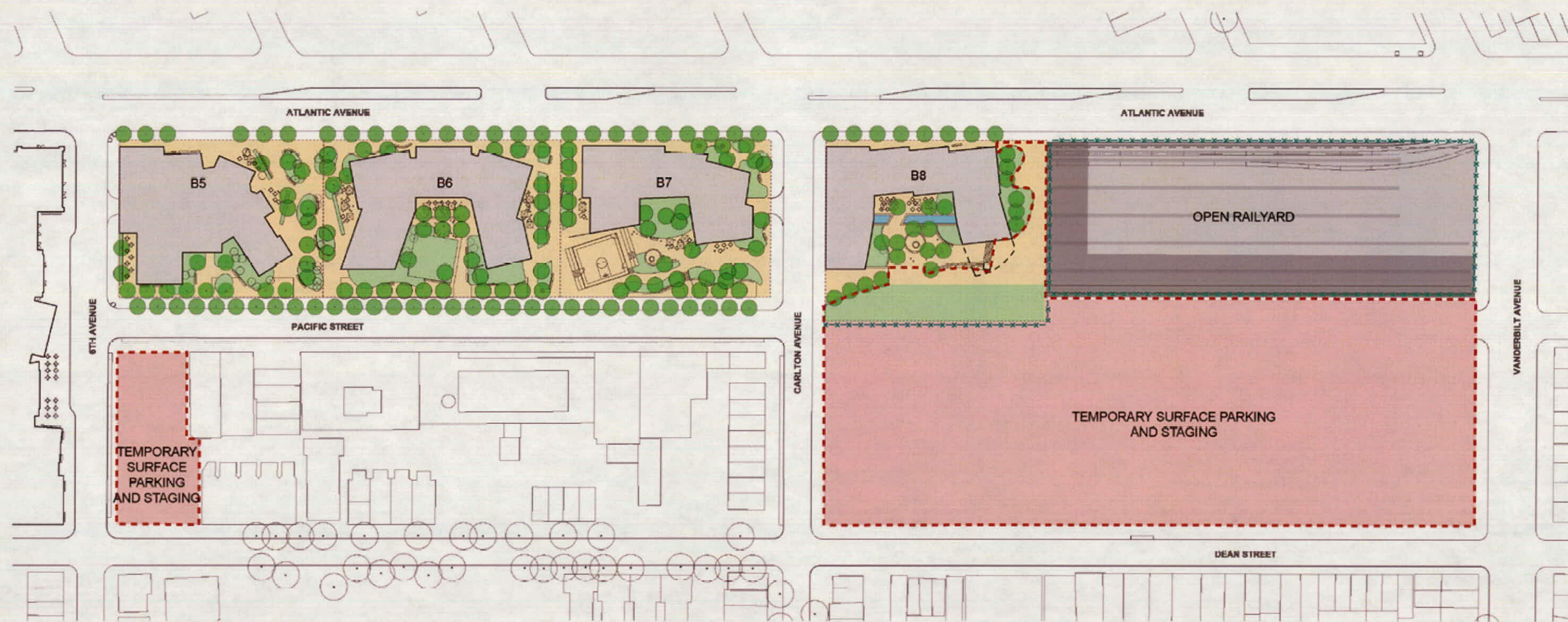
1. Illustrative Phasing Plan - Elements Subject to Change
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CONCEPTUAL MASTER PLAN PHASING - PHASE 3



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ILLUSTRATIVE PHASING PLAN ELEMENTS:

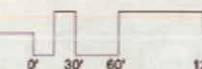
- | | |
|---|---|
| Planting Area | Temporary Landscape |
| Paving Area | Safety Barrier / Fence |
| Water | Temporary Surface Parking and Staging |
| | Building Parcel |

Note:

1. Illustrative Phasing Plan - Elements Subject to Change
2. Phasing of Temporary and Permanent Open Space may Commence on any Parcel and Proceed in any Order.

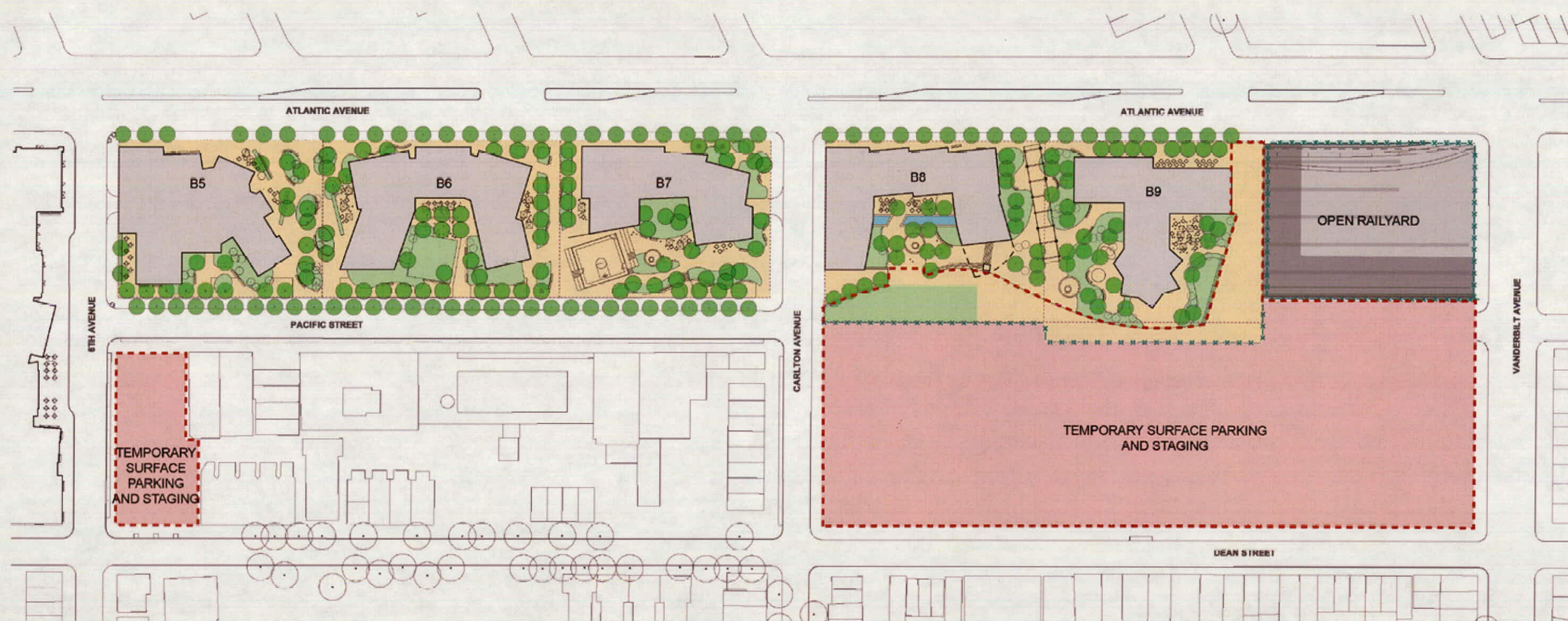
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CONCEPTUAL MASTER PLAN PHASING - PHASE 4



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ILLUSTRATIVE PHASING PLAN ELEMENTS:

- | | |
|---|---|
| Planting Area | Temporary Landscape |
| Paving Area | Safety Barrier / Fence |
| Water | Temporary Surface Parking and Staging |
| | Building Parcel |

Note:

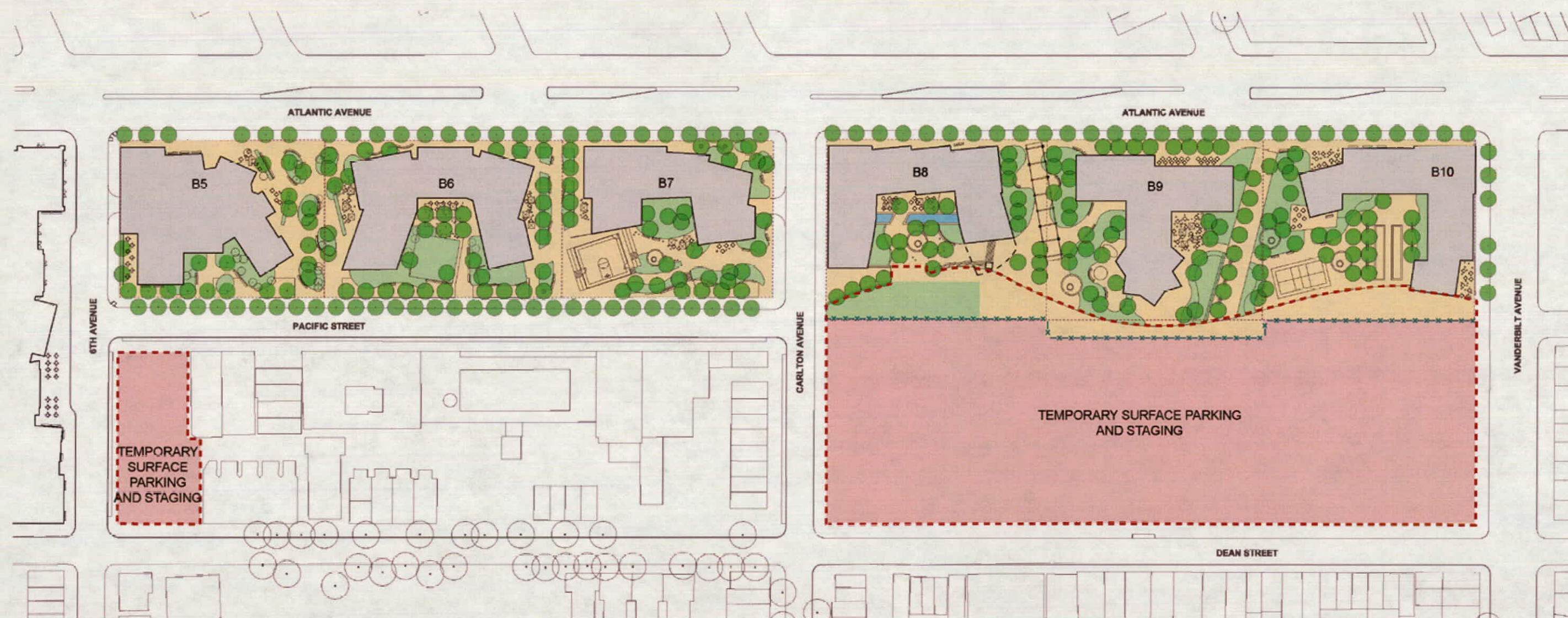
1. Illustrative Phasing Plan - Elements Subject to Change
2. Phasing of Temporary and Permanent Open Space may Commence on any Parcel and Proceed in any Order.

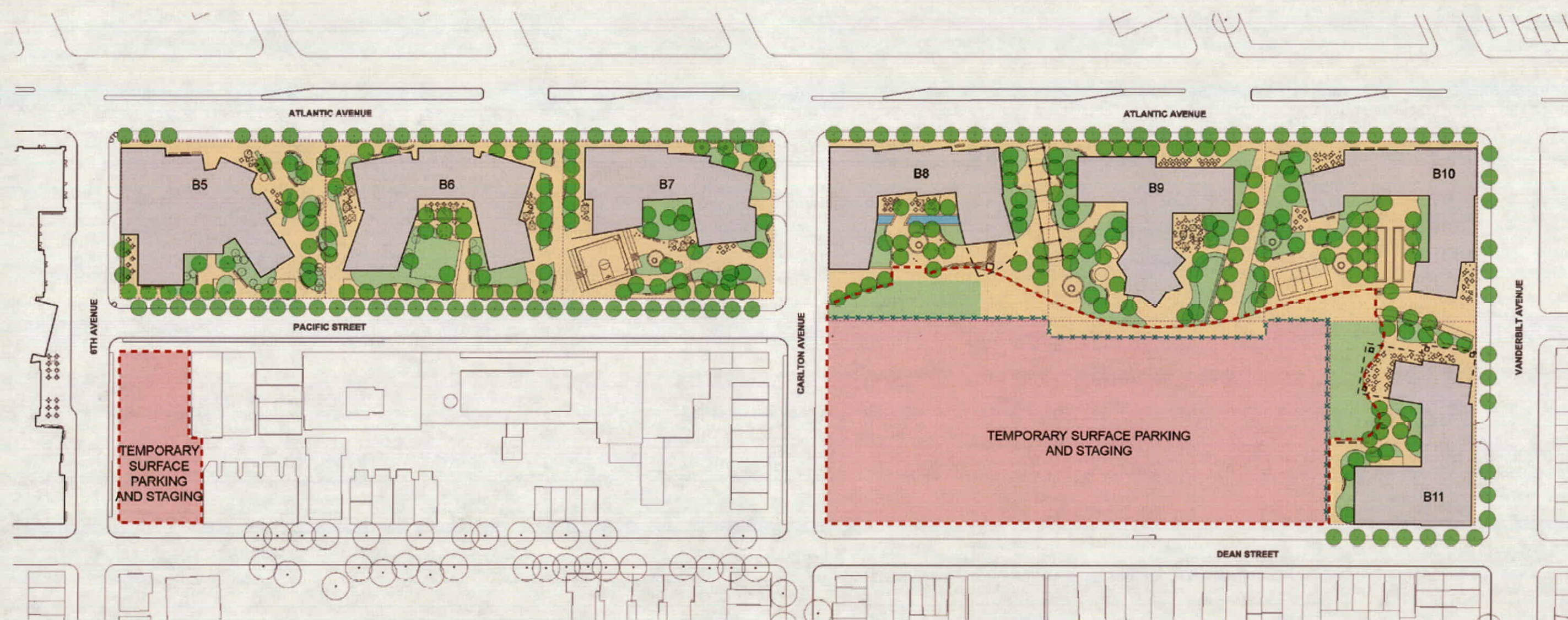
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CONCEPTUAL MASTER PLAN PHASING - PHASE 5








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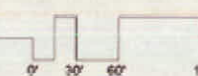
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|---|---|
|  Planting Area |  Temporary Landscape |
|  Paving Area |  Safety Barrier / Fence |
|  Water |  Temporary Surface Parking and Staging |
| |  Building Parcel |

Note:

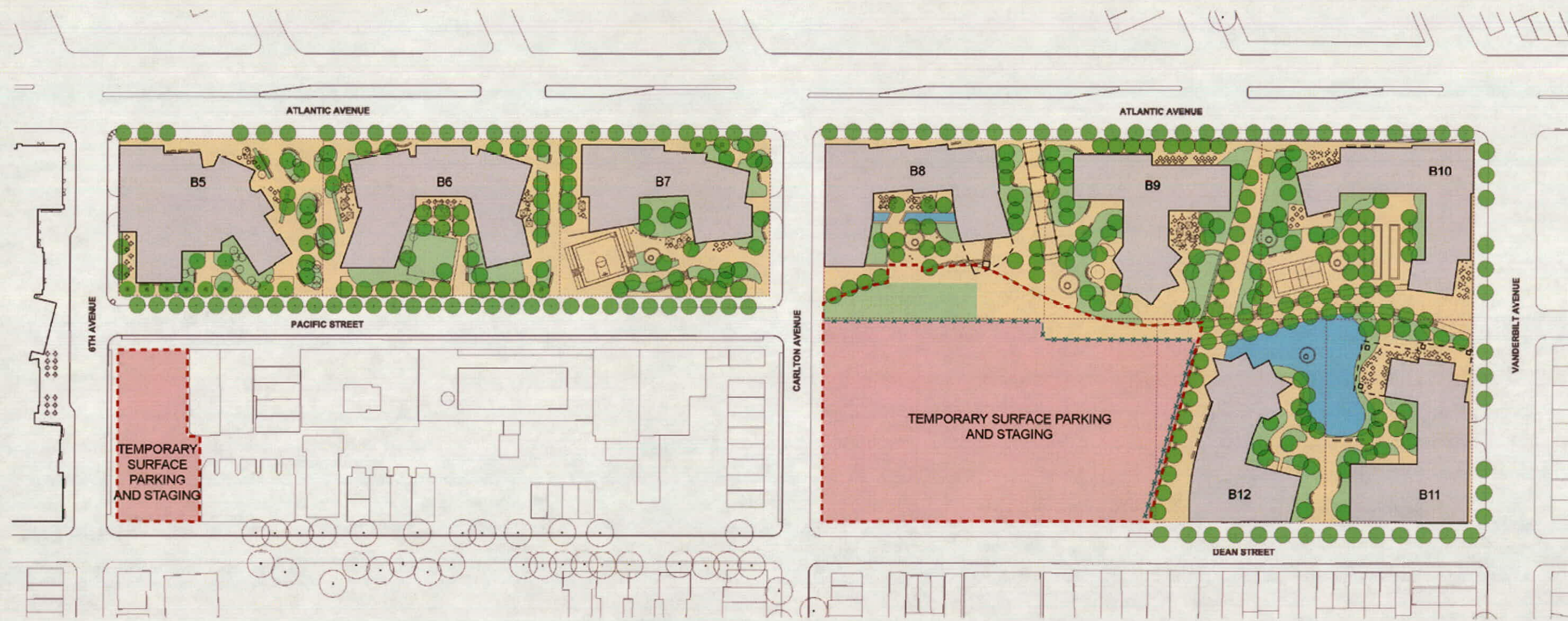
1. Illustrative Phasing Plan - Elements Subject to Change
2. Phasing of Temporary and Permanent Open Space may Commence on any Parcel and Proceed in any Order.

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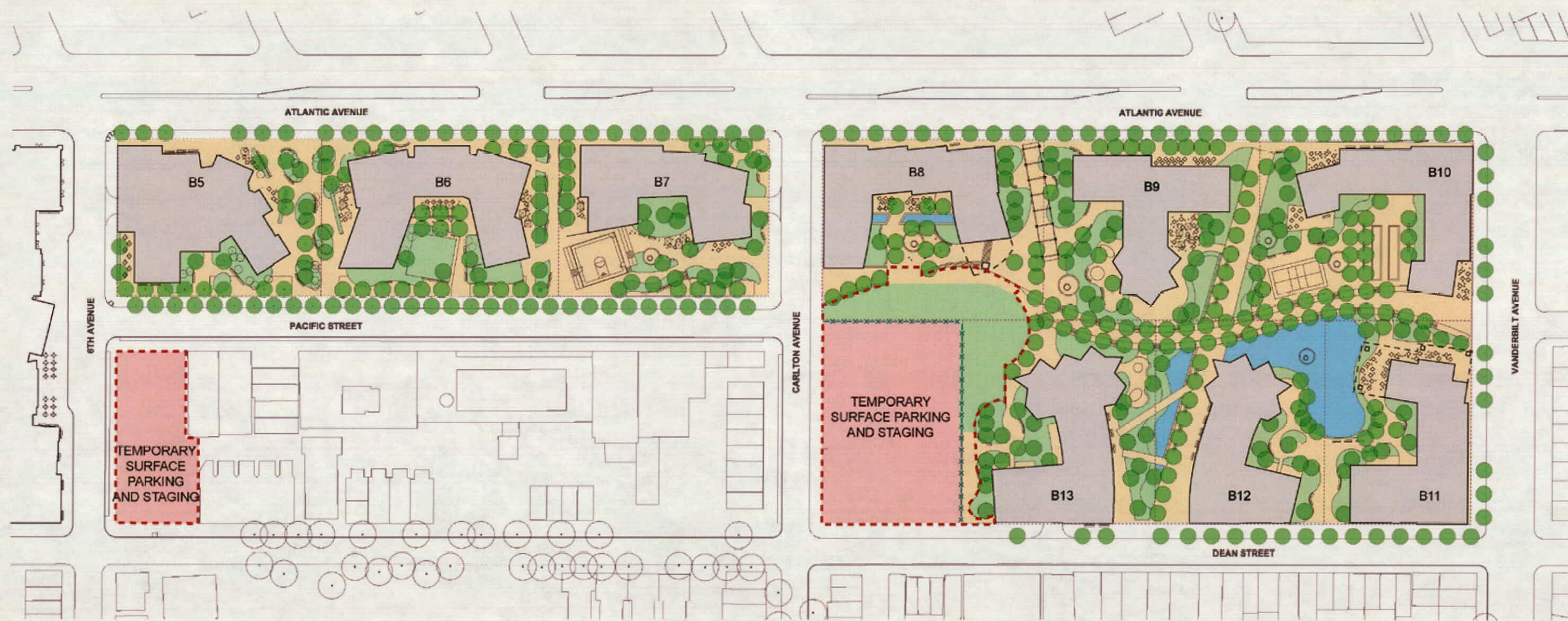
CONCEPTUAL MASTER PLAN PHASING - PHASE 7



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GANY OPTION 24



ILLUSTRATIVE PHASING PLAN ELEMENTS:

- | | |
|---|---|
| Planting Area | Temporary Landscape |
| Paving Area | Safety Barrier / Fence |
| Water | Temporary Surface Parking and Staging |
| | Building Parcel |

Note:

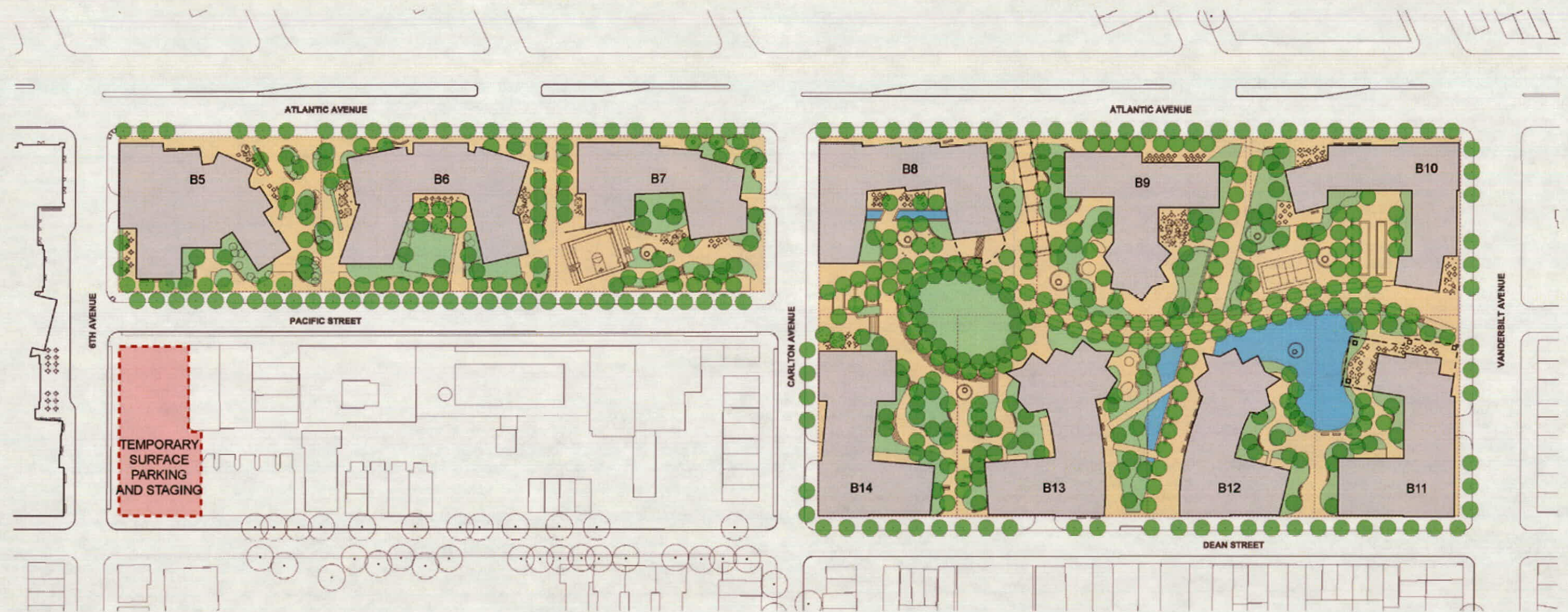
1. Illustrative Phasing Plan - Elements Subject to Change
2. Phasing of Temporary and Permanent Open Space may Commence on any Parcel and Proceed in any Order.

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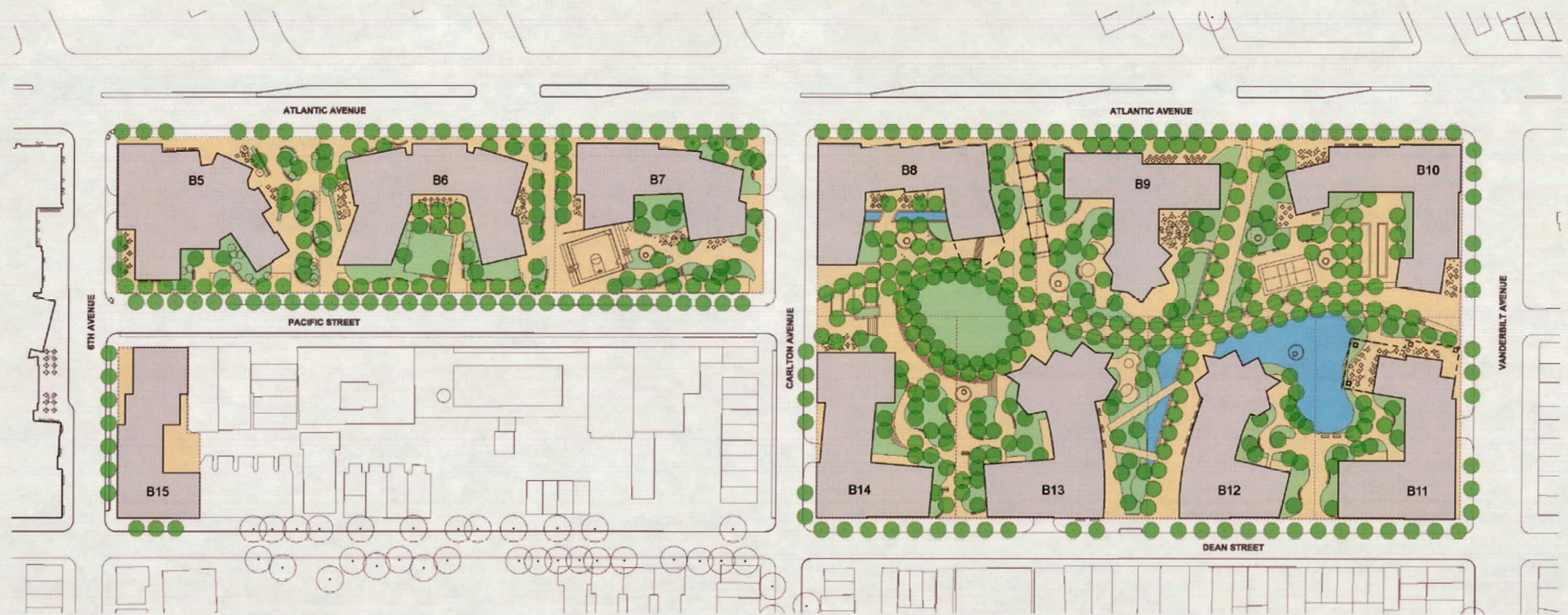


ILLUSTRATIVE PHASING PLAN ELEMENTS:

- | | |
|---|---|
|  Planting Area |  Temporary Landscape |
|  Paving Area |  Safety Barrier / Fence |
|  Water |  Temporary Surface Parking and Staging |
| |  Building Parcel |

Note:

1. Illustrative Phasing Plan - Elements Subject to Change
2. Phasing of Temporary and Permanent Open Space may Commence on any Parcel and Proceed in any Order.



ILLUSTRATIVE PHASING PLAN ELEMENTS:

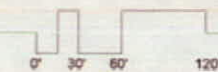
- | | |
|---|---|
| Planting Area | Temporary Landscape |
| Paving Area | Safety Barrier / Fence |
| Water | Temporary Surface Parking and Staging |
| | Building Parcel |

Note:

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CONCEPTUAL MASTER PLAN PHASING - PHASE 11



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Atlantic Yards Design Guidelines

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- III. Residential Blocks Building by Building**
- IV. Arena Block General**
- V. Arena Block Building by Building**
- VI. Site 5**
- VII. Open Space**

Appendix

Appendix 1: Building Envelope Diagrams

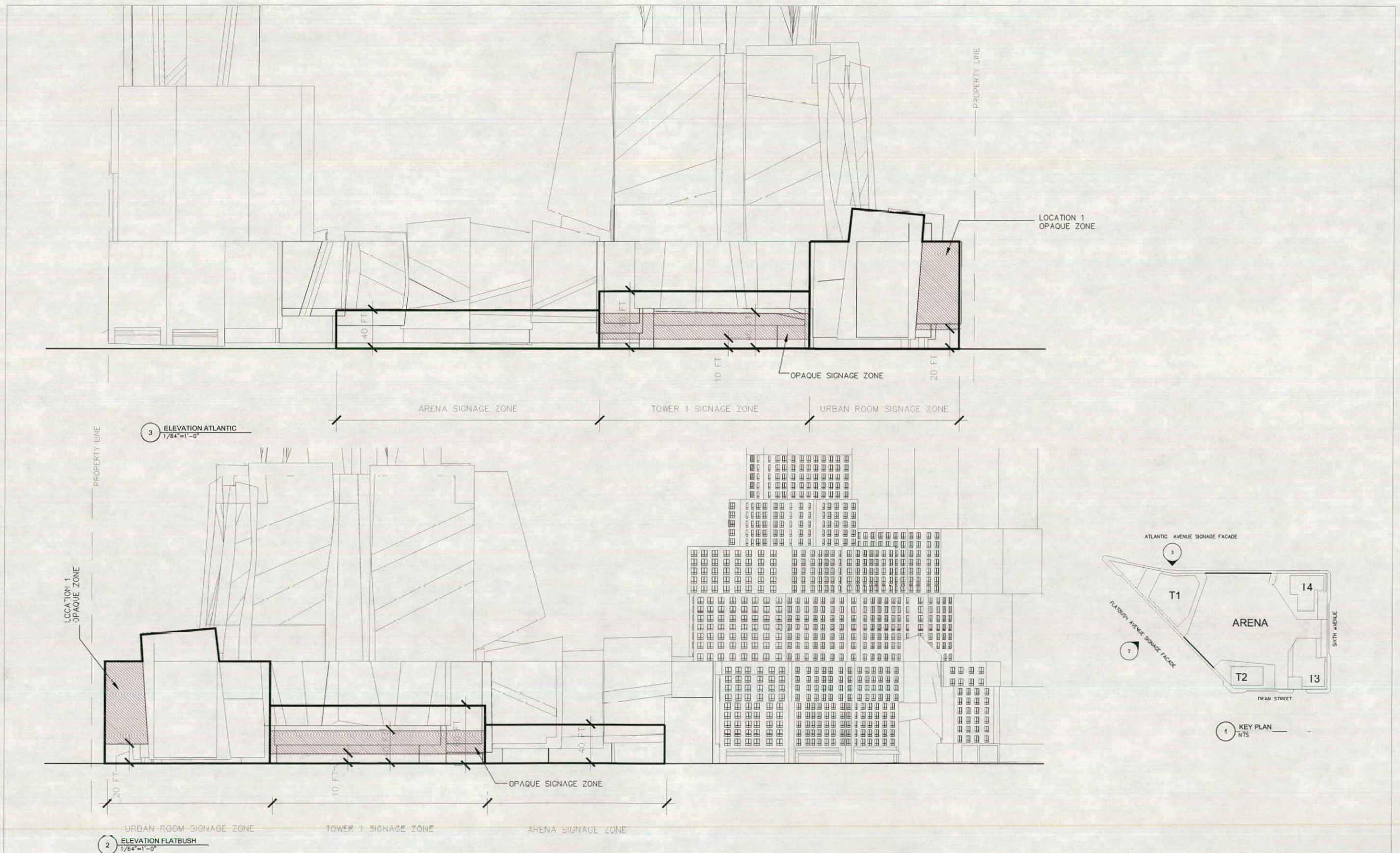
- a. Residential Blocks Parcel Diagrams (SK2171 , SK1909)
- b. Overall Building Envelopes and Isometrics (SK2003 – SK2004)
- c. Curb cut locations (SK 1994)
- d. Residential Blocks by Building Envelope Diagrams (SK1910 – SK1931, SK2003, SK2004 SK2020)
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- f. Arena Block Building by Building Envelope Diagrams (SK1935 - SK1944, SK 2018 SK2019)
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Appendix 2: Open Space Diagrams

- a. Open Space Diagrams (Figure 1.0 – 3.4)
- b. Open Space Illustrative Phasing Diagrams (Phase 1-11)

Appendix 3: Signage

- a. Arena Block Signage Diagram (SK2005)



DRAFT

Appendix 3a: Signage

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ARCHITECT

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TEL: 310-482-3000 FAX: 310-482-3006

SIGNAGE GUIDELINES

Brooklyn Arena and Atlantic Yards

DATE: JULY 18 2006

SCALE: AS SHOWN

SK NO.

**SK-
2005**

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