

72 North Beach Town Center DRB PRESENTATION FILE NO. 23-0928 10.11.2023





D Lefferts

72 NORTH BEACH TOWN CENTER

LOCATION MAP





72 NORTH BEACH TOWN CENTER

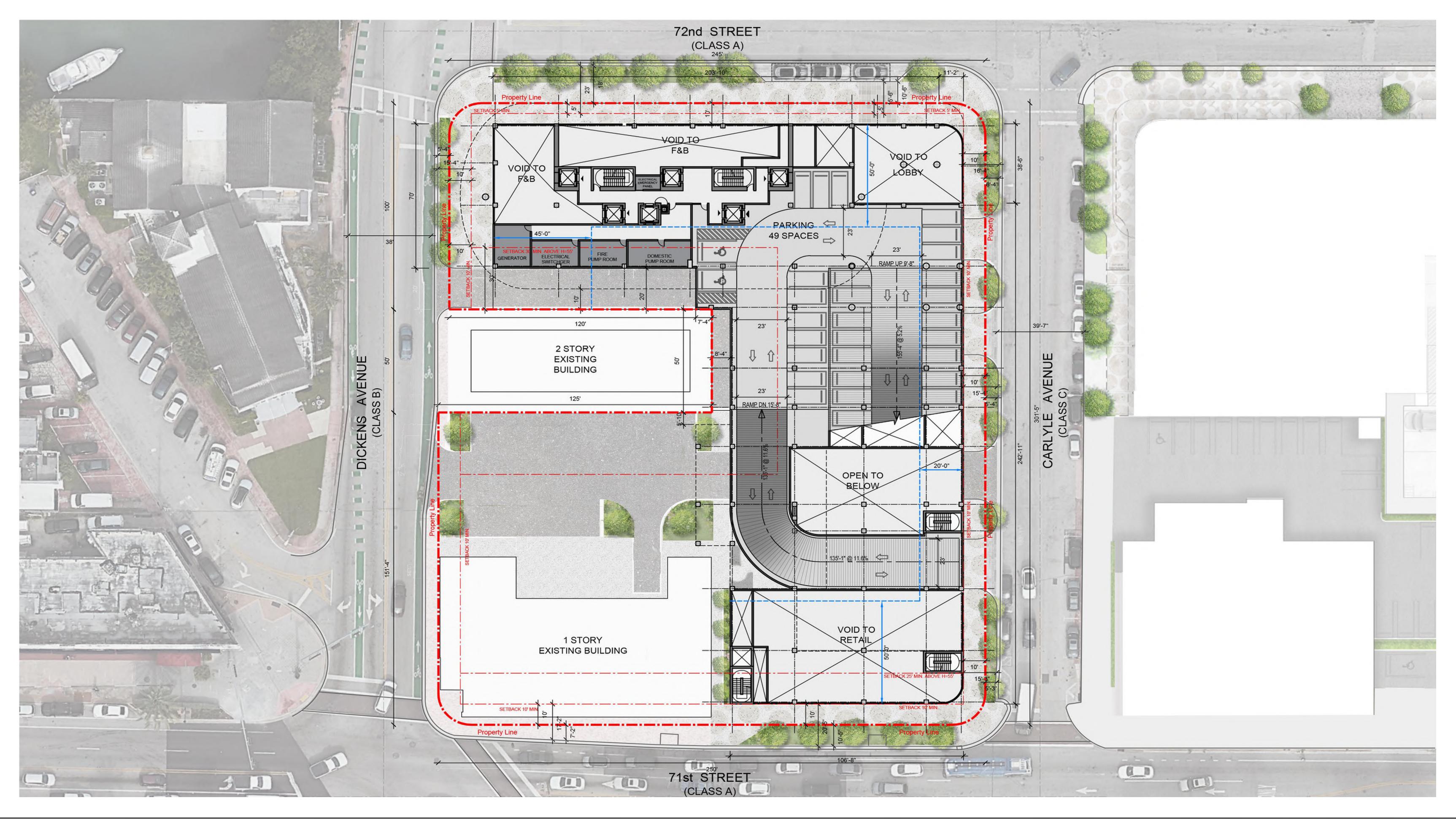
CONTEXT AERIAL





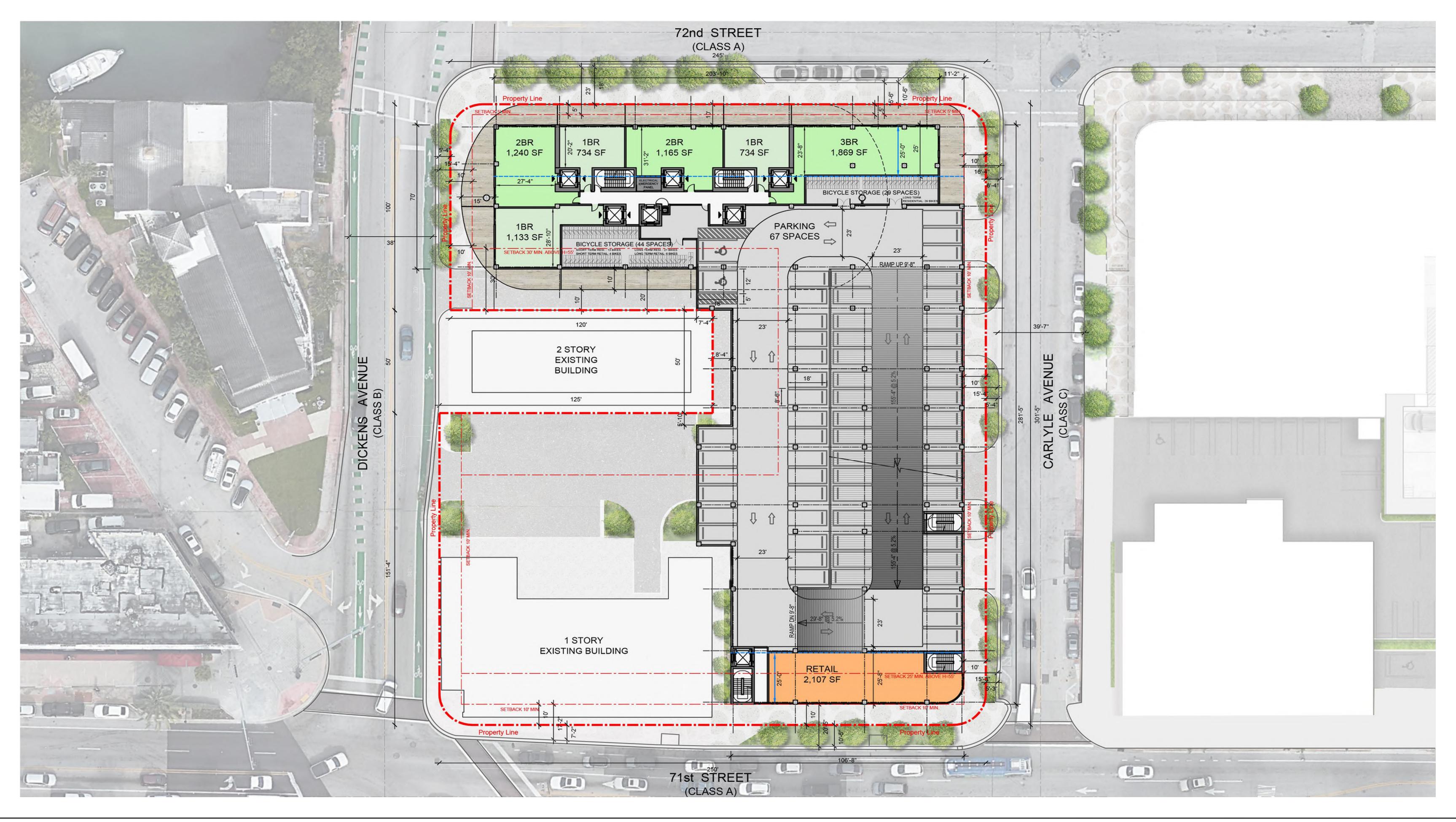
72 NORTH BEACH TOWN CENTER

SITE PLAN - GROUND LEVEL



72 NORTH BEACH TOWN CENTER

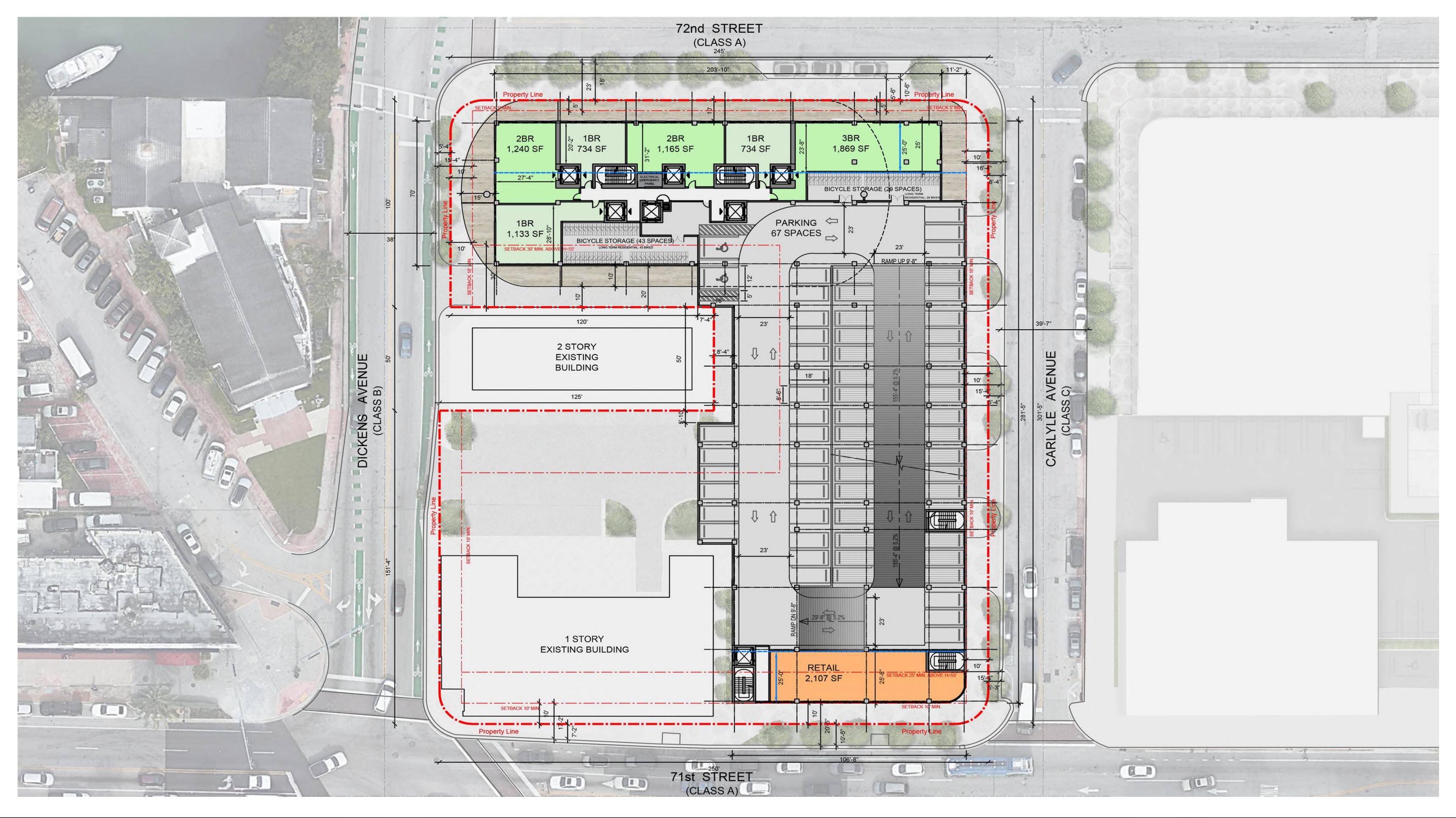
MEZZANINE LEVEL (PARKING GARAGE)



72 NORTH BEACH TOWN CENTER

LEVEL 02 (PARKING GARAGE)

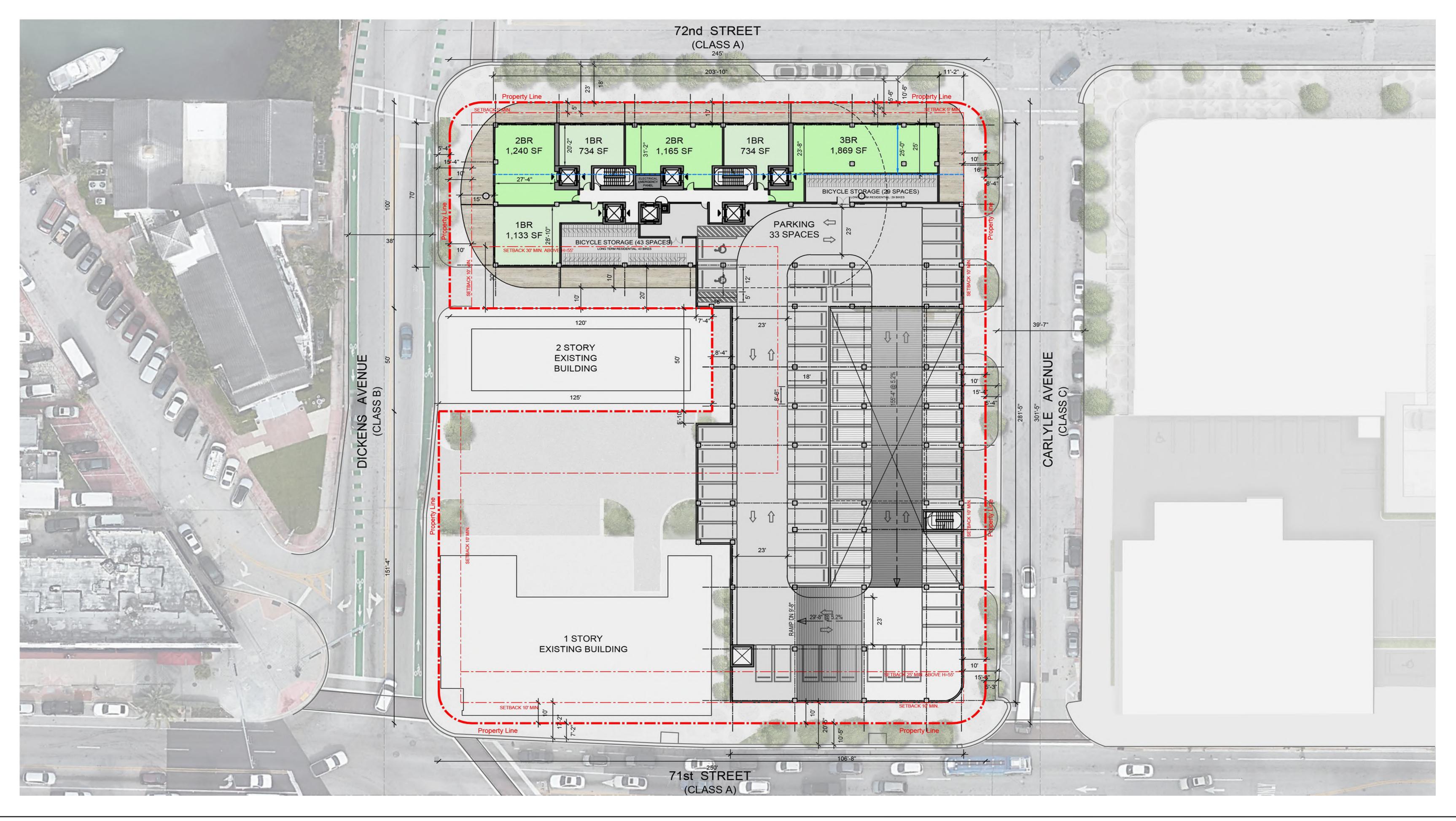




LEVEL 03 (PARKING GARAGE)



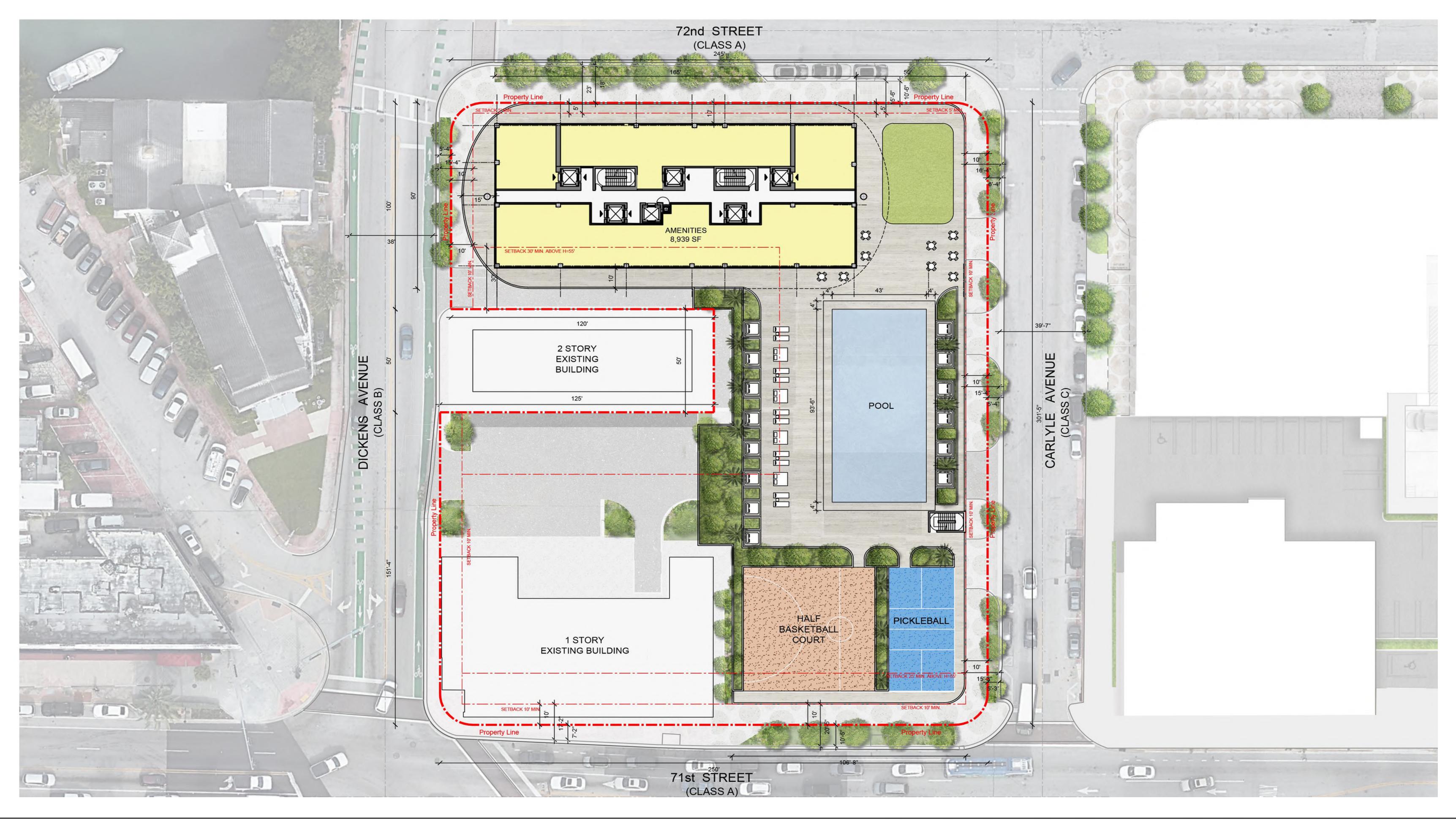




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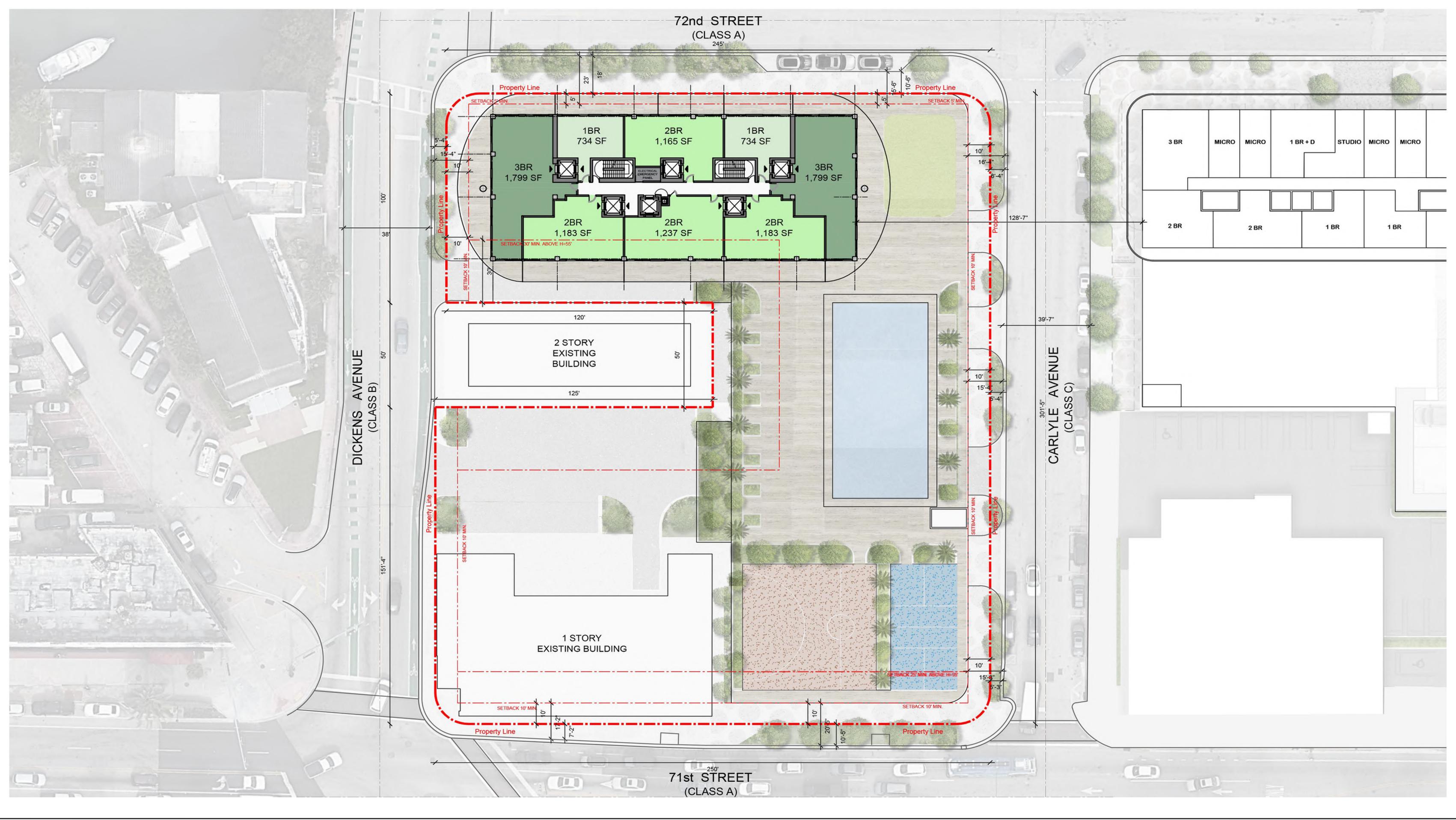
LEVEL 04 (PARKING GARAGE)





LEVEL 05 (AMENITY DECK)

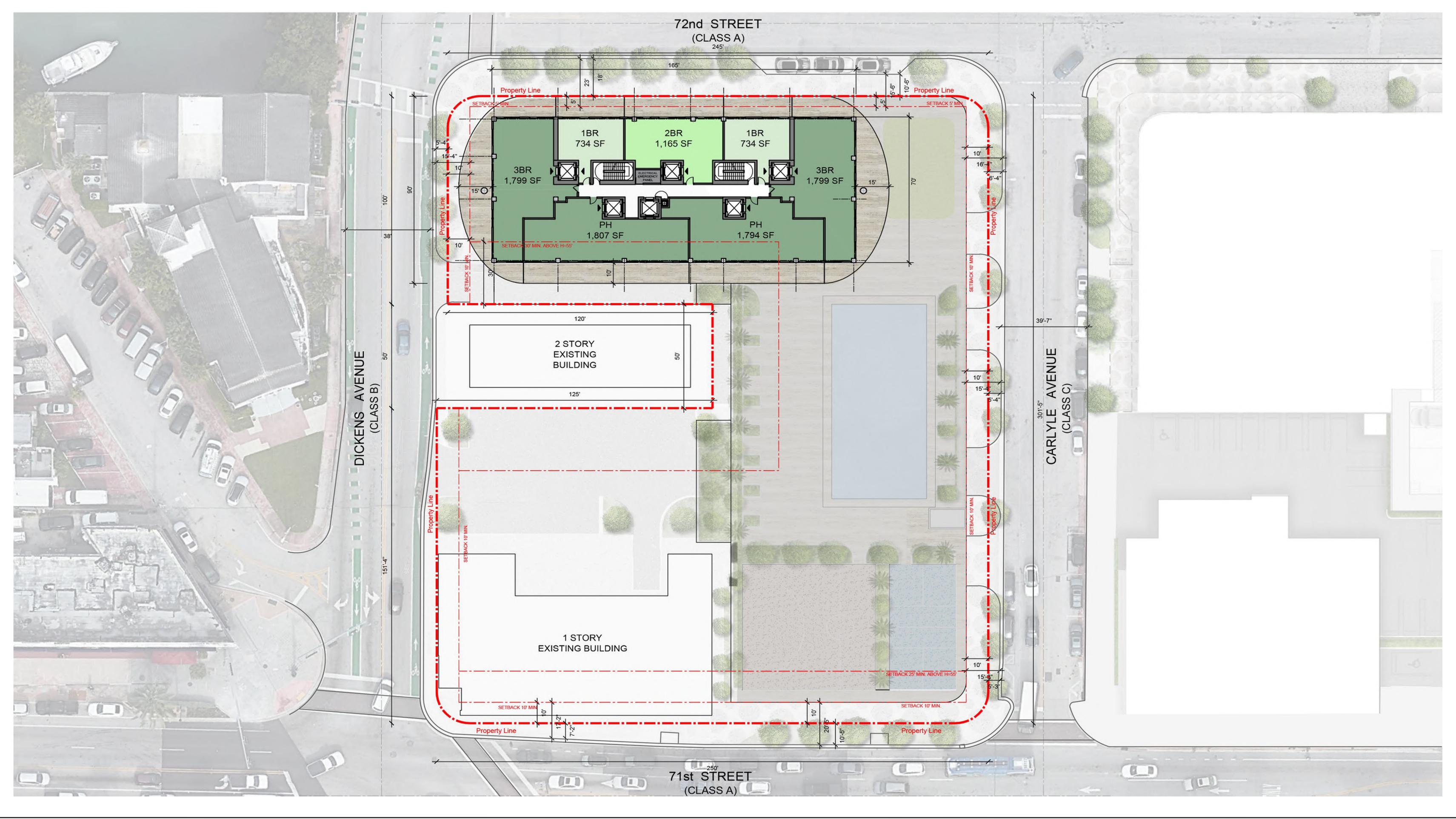
72 NORTH BEACH TOWN CENTER



LEVEL 06-17 (TYPICAL LEVEL)

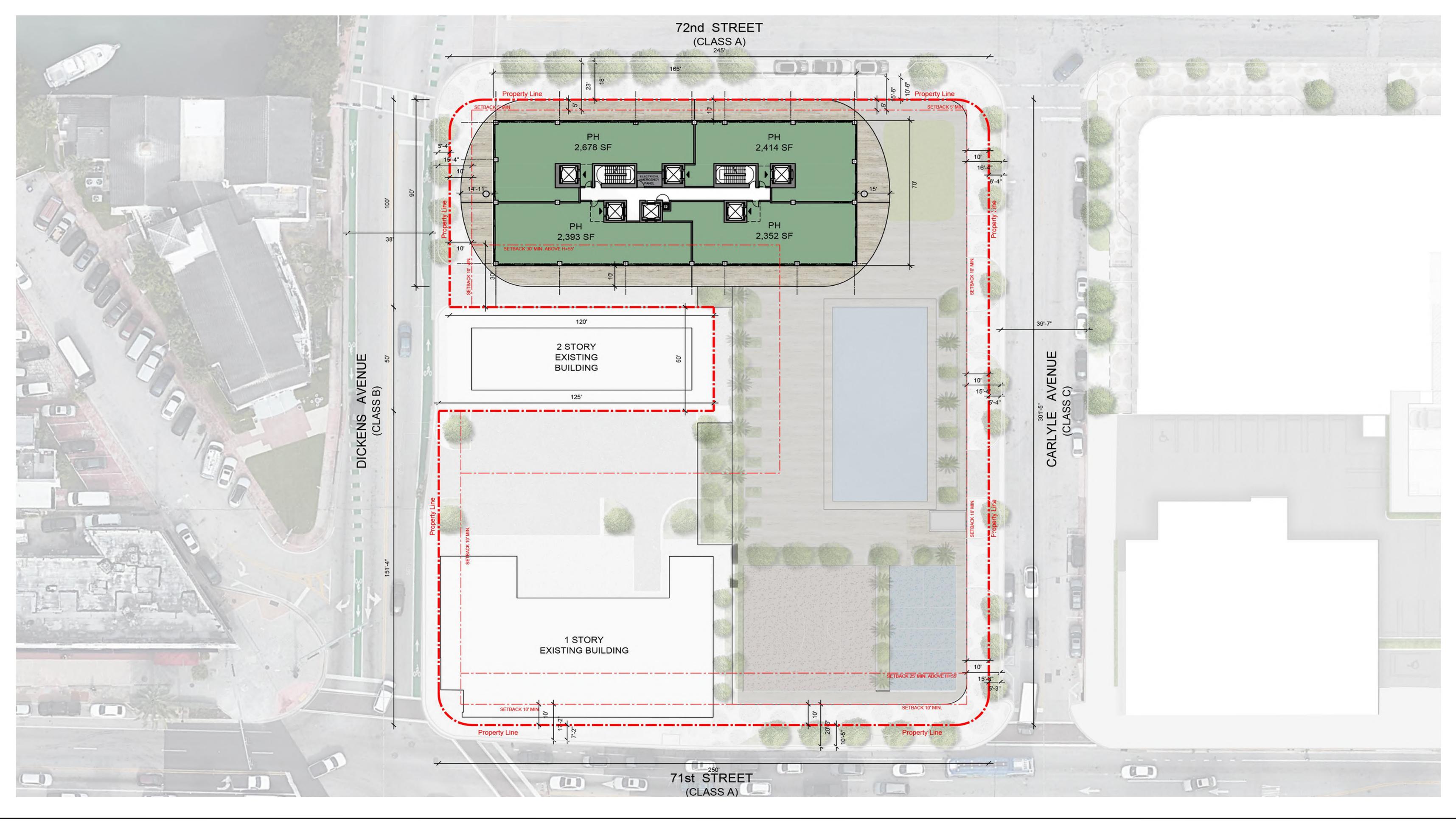






LEVEL 18 (PH LOWER LEVEL)

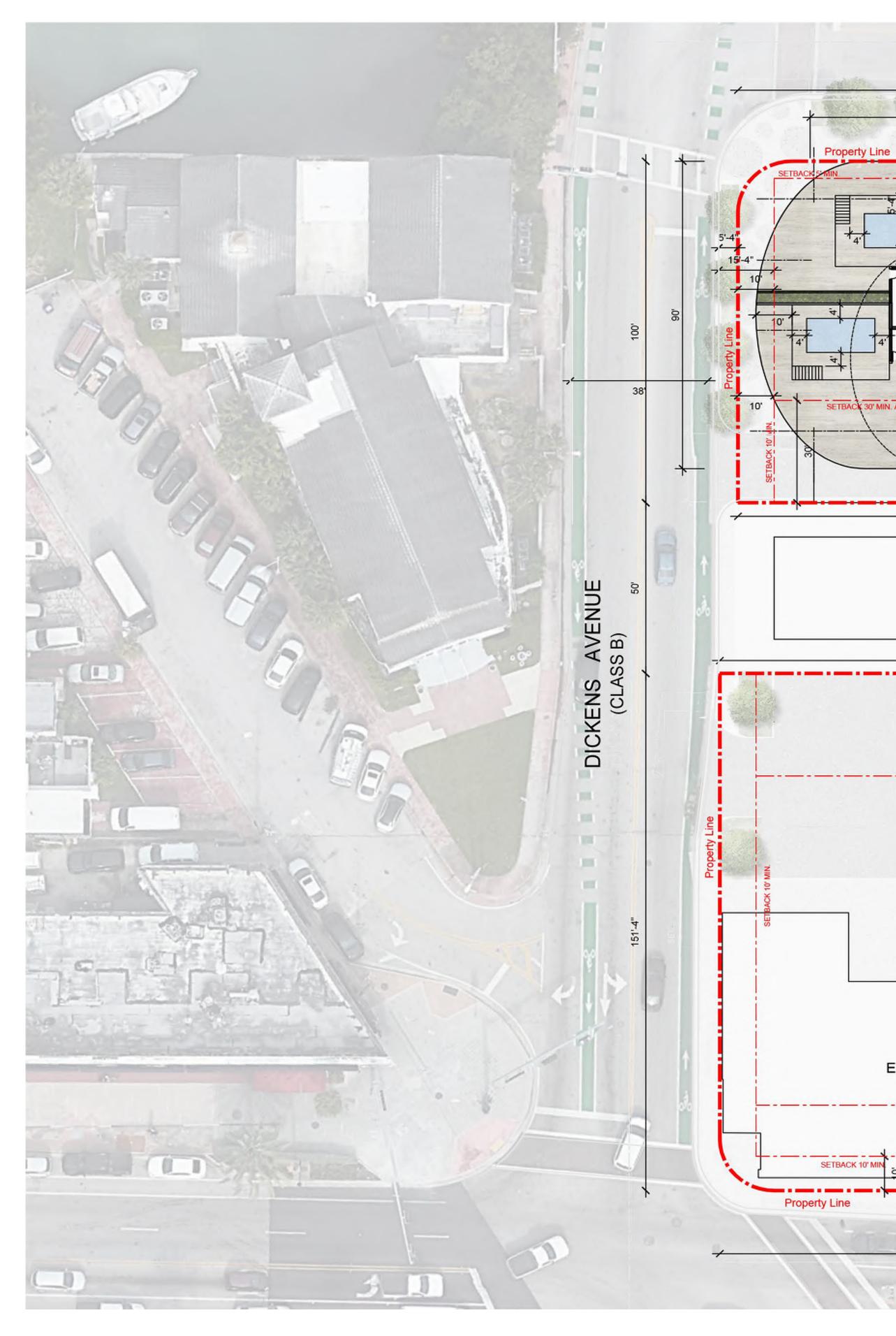




LEVEL 19 (PH UPPER LEVEL)

72 NORTH BEACH TOWN CENTER





MEP 2,551 SF 120' 2 STORY EXISTING BUILDING 5'-4" 125' 1 STORY EXISTING BUILDING TBACK 25' MIN. ABOVE H 6'-3" _____ SETBACK 10' MIN Property Line 71st STREET (CLASS A) 72 NORTH BEACH TOWN CENTER

72nd STREET

(CLASS A) 245'

Property Line

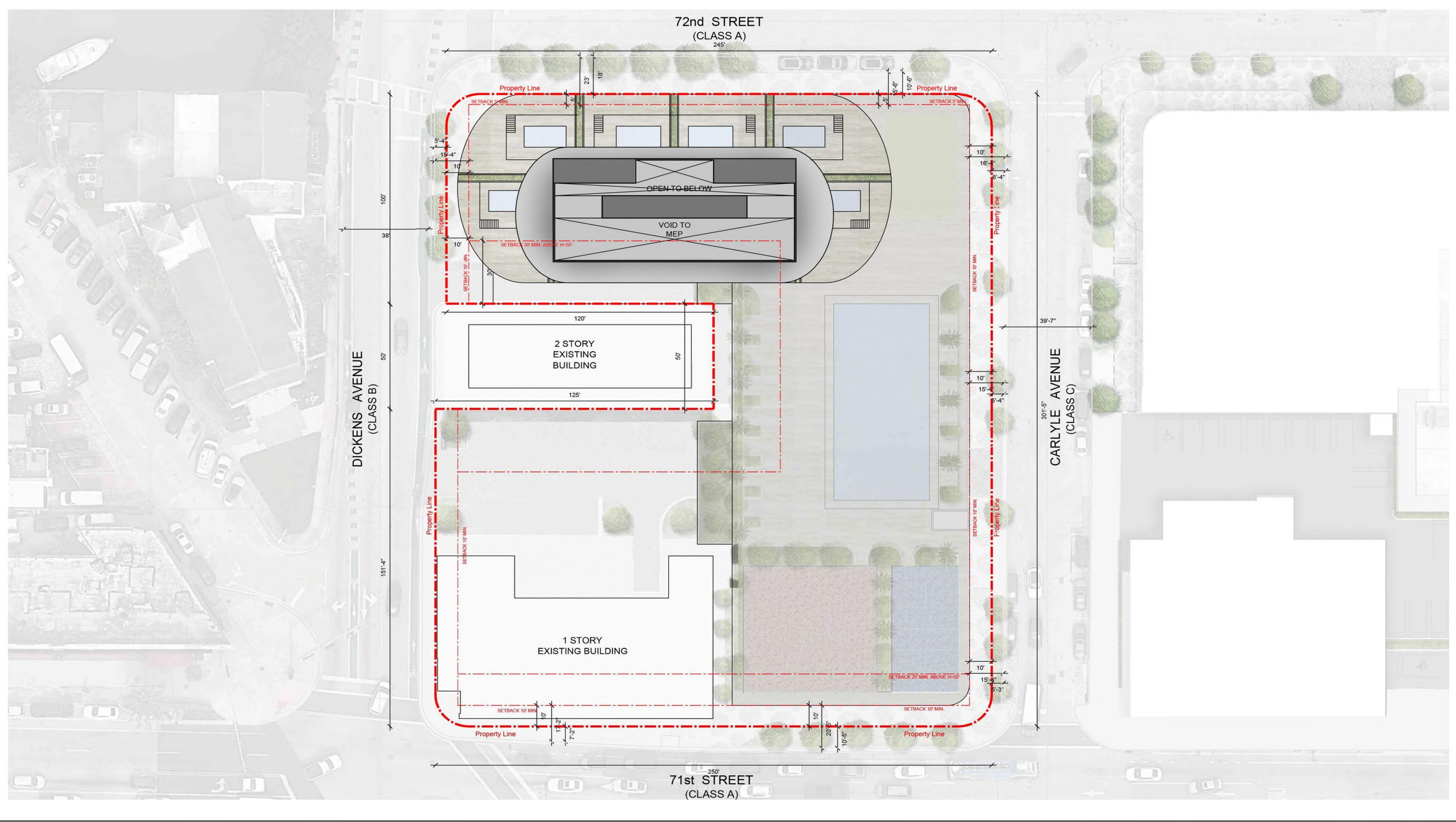
10'

SETBACK

165

ROOF LEVEL





SITE PLAN - ROOF LEVEL







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PROGRAMMATIC SECTION

| Jist SIRET (CLASS A) | CLASS A 25' SETBACK ABOVE H:55' CLASS A 10' SETBACK | | |
|---|--|---|------------------|
| → → ↓ EVEL 5 → → +61'-1" NGVD → ↓ EVEL 4 ↓ → ↓ +50'-9" NGVD ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ | | | |
| T +21-9" NGVD | | $\begin{array}{c} \begin{array}{c} & & \\ $ | STREET (CLASS A) |

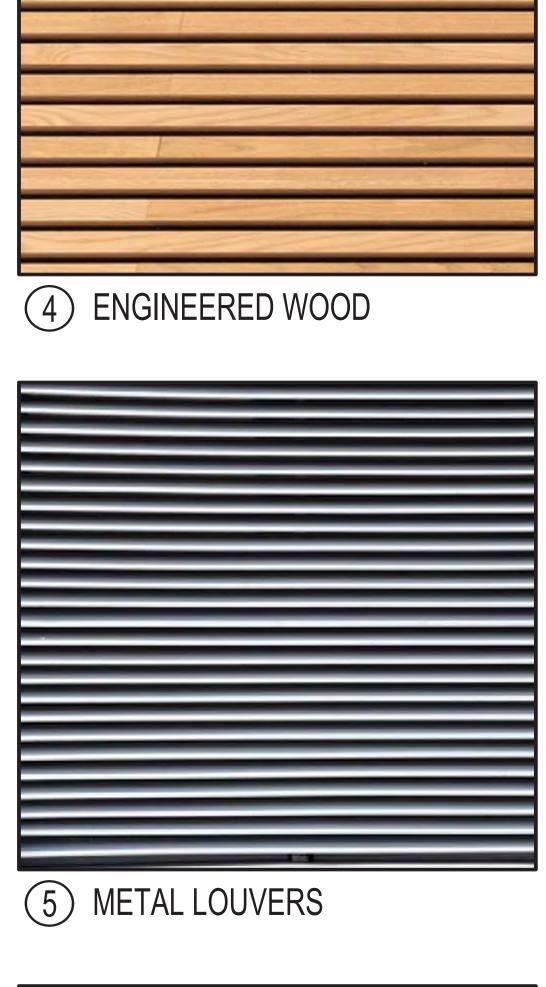
CLASS A 25' 5 6 a faith SIGNAGE rite. TENAG 1 EAST ELEVATION

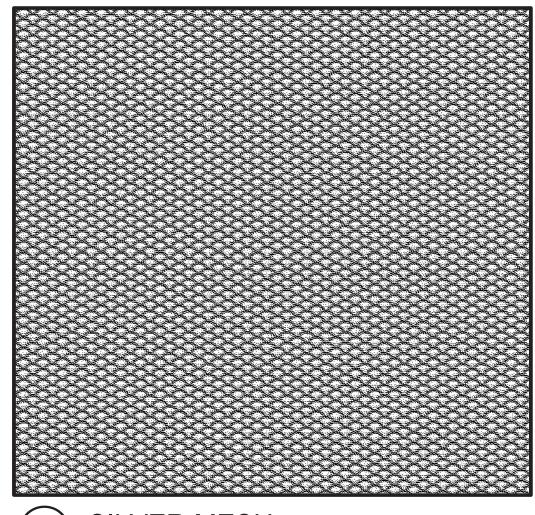
LEFFERTS



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MATERIAL BOARD





6 SILVER MESH



D Lefferts

NORTH ELEVATION

72 NORTH BEACH TOWN CENTER

72nd STREET (CLASS A)



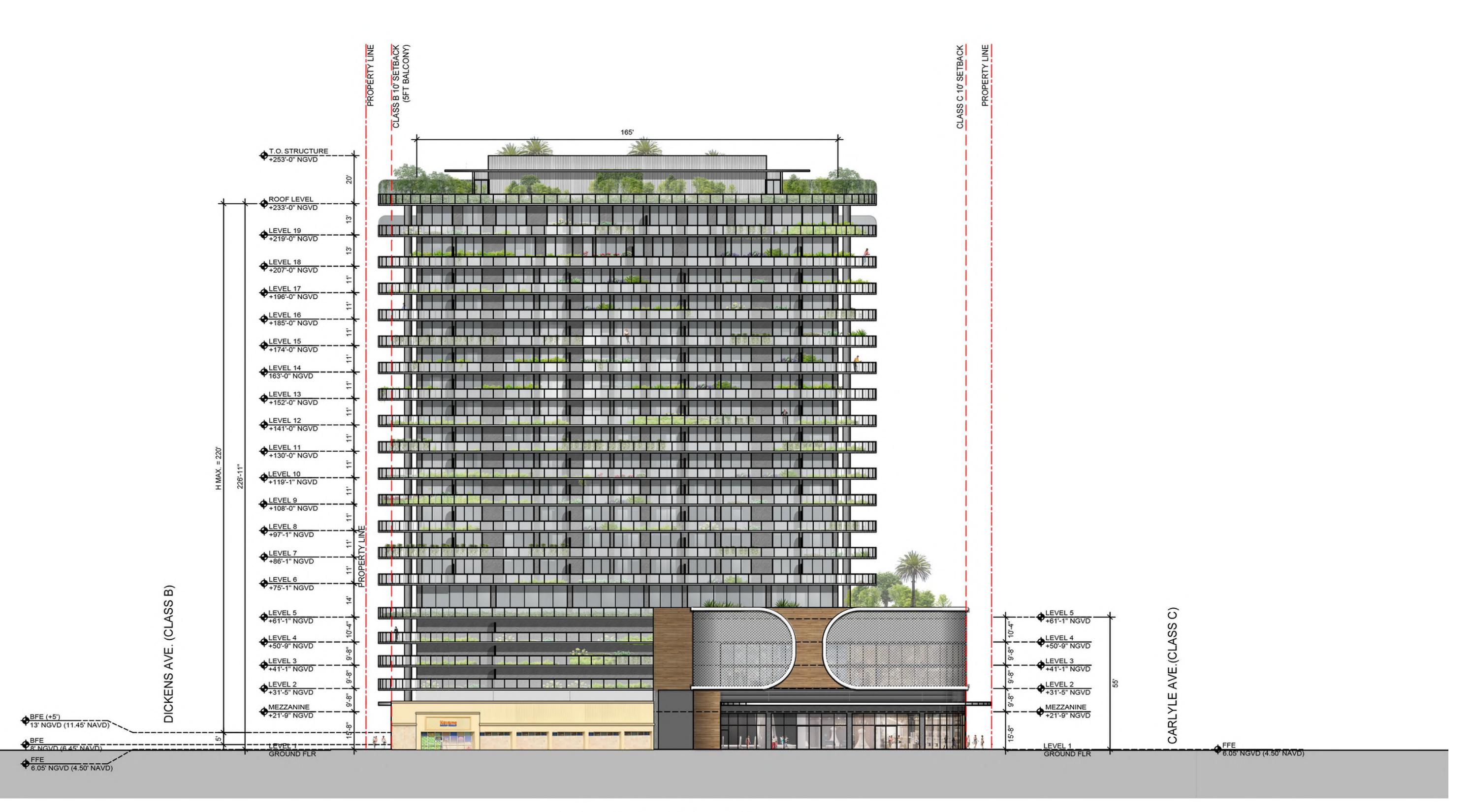


EAST ELEVATION

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CARLYLE AVENUE (CLASS A)





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SOUTH ELEVATION - PHASE I

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71st STREET (CLASS A)





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71st STREET (CLASS A)





WEST ELEVATION - PHASE I

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DICKENS AVENUE (CLASS B)



WEST ELEVATION - PHASE II

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DICKENS AVENUE (CLASS B)





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RENDERING 02





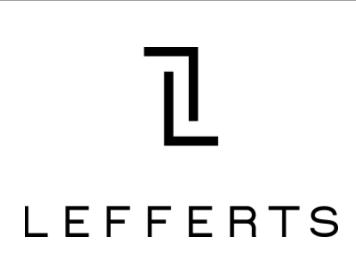
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RENDERING 04







72 NORTH BEACH TOWN CENTER

RENDERING 05

