

Orchard Beach Maintenance and Operations Building

Pelham Bay Park,
Bronx

PDC Preliminary Review
November 7, 2022

DB: Gilbane Building Company | AOR: nARCHITECTS, PLLC
Consultants: W Architecture & Landscape Architecture, Langan, Silman,
OLA Engineers, Socotec, Lumen, Lerch Bates, MW Skins

PUBLIC DESIGN COMMISSION



City

2 MI



Neighborhood

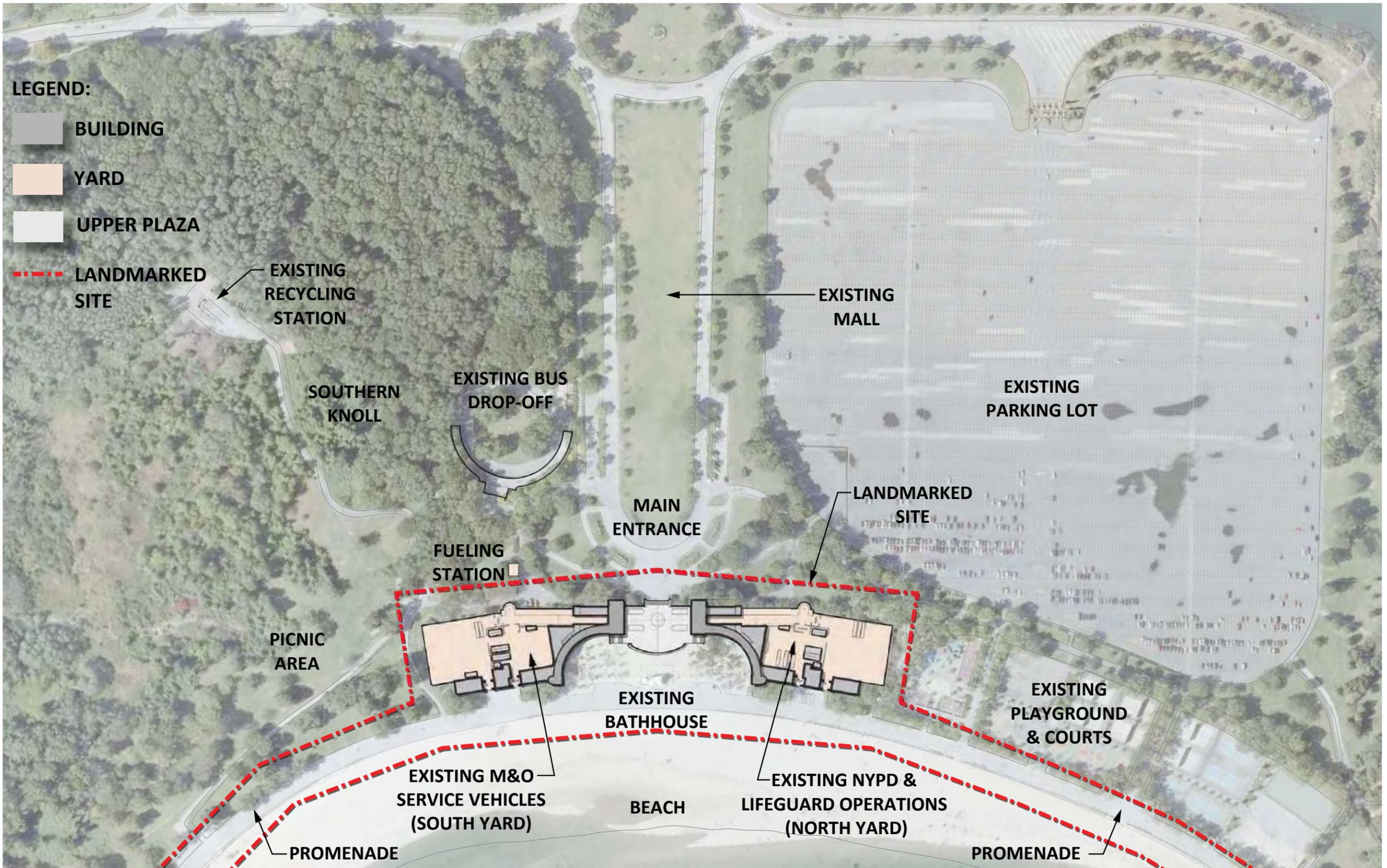
1 MI

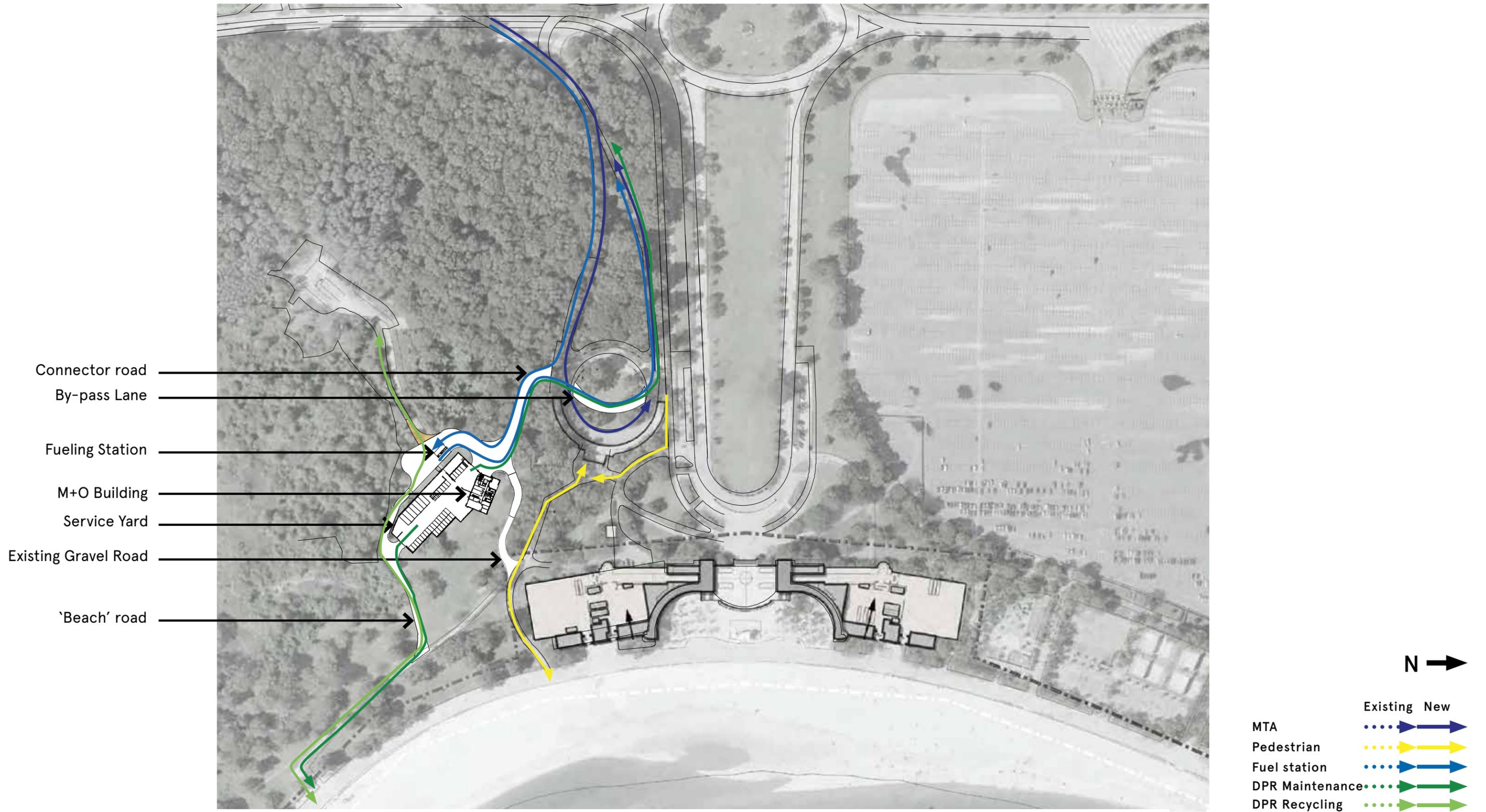


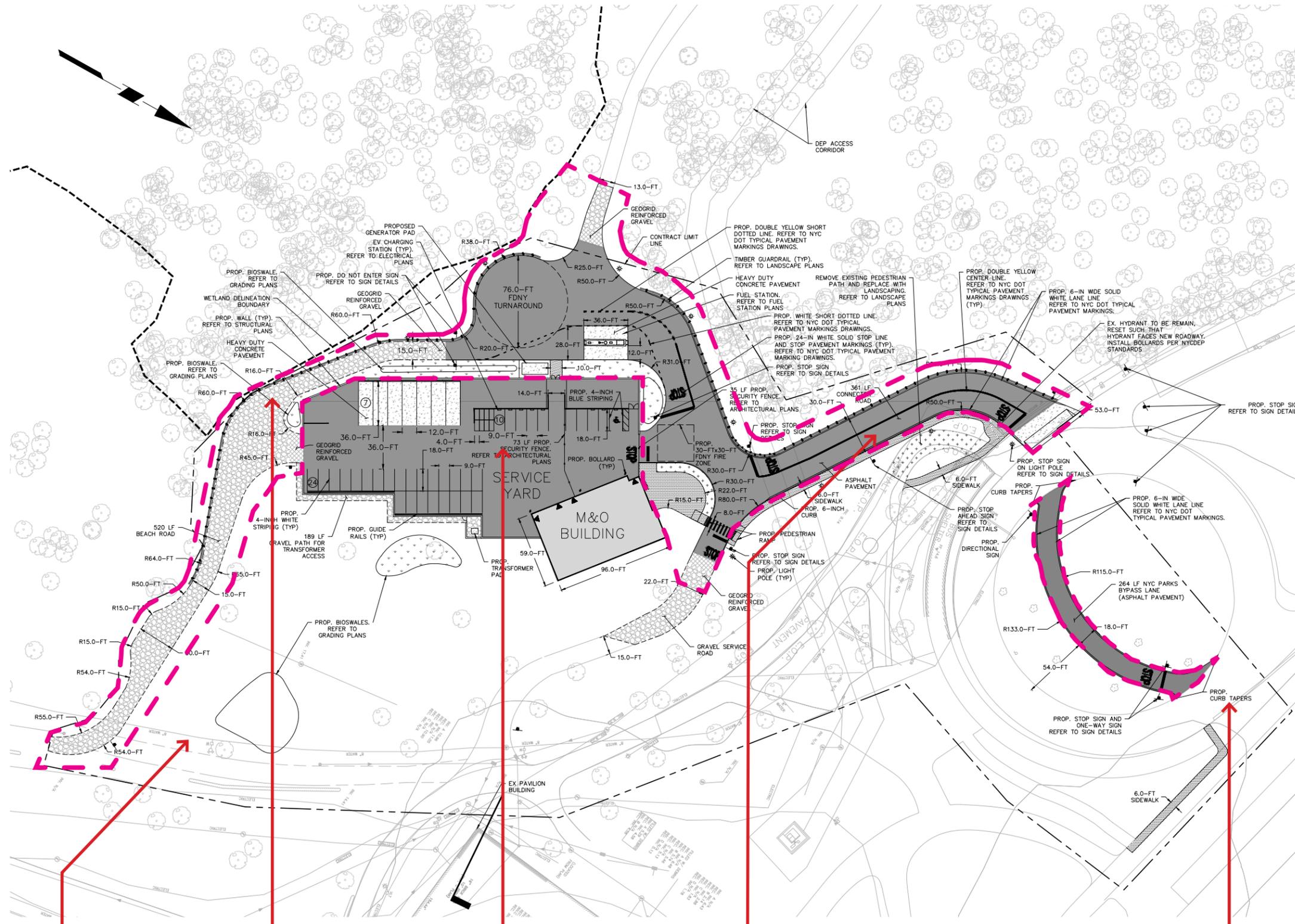
Site

200 FT









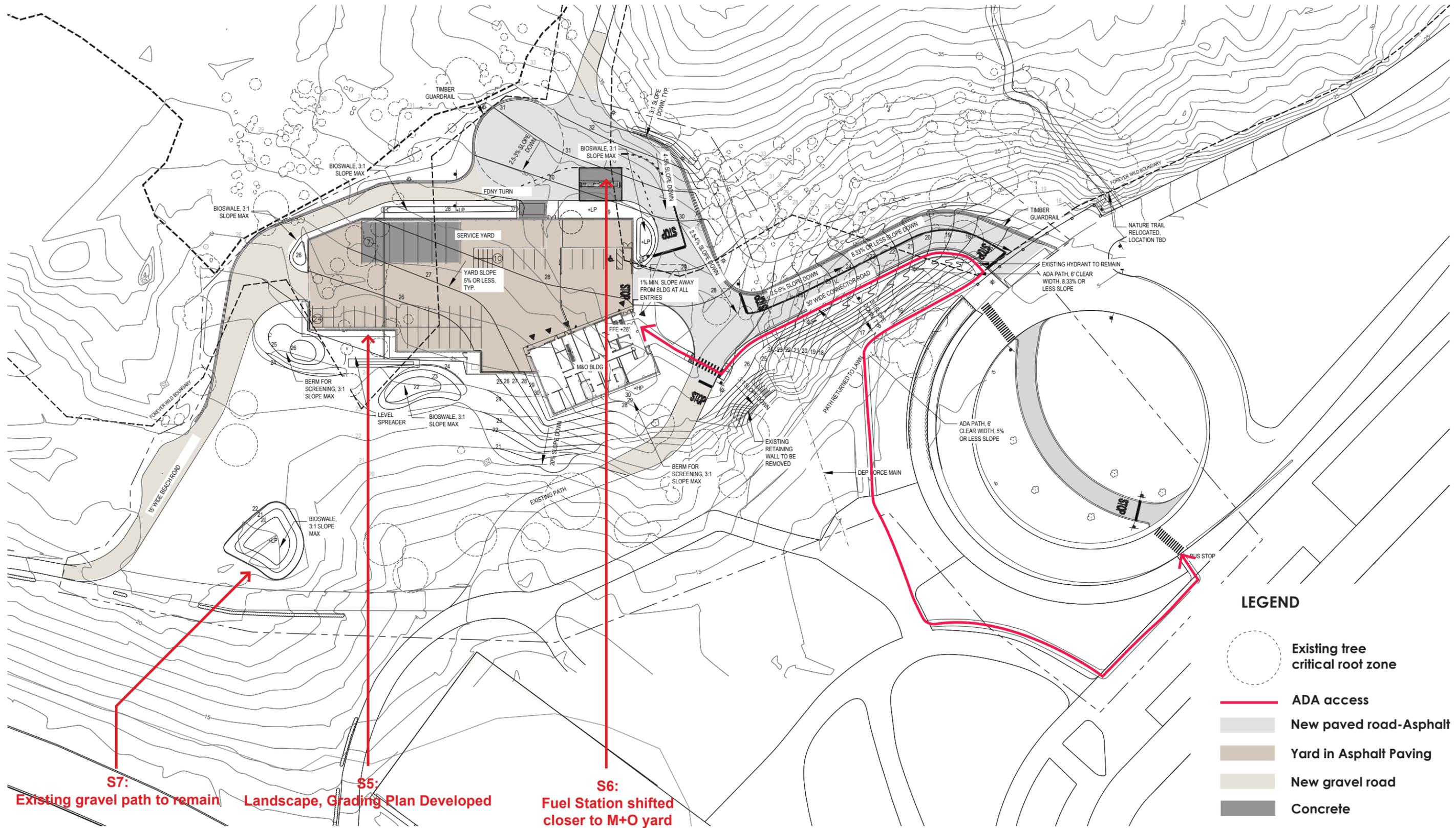
LEGEND:

- CONTRACT LIMIT LINE
- BUILDING LINE
- CURB
- TRAFFIC SIGN
- ⊙ PARKING COUNT
- ⊛ LIGHT POLE
- EV CHARGER
- SECURITY FENCE
- TIMBER GUARDRAIL
- STEEL GUARDRAIL
- ▨ CONCRETE SIDEWALK
- ▨ CONCRETE PAVEMENT
- ▨ ASPHALT PAVEMENT
- ▨ GRAVEL ROADWAY
- ▨ BIOSWALE
- ▨ LANDSCAPE AREA
- ▨ GEOGRID REINFORCED GRAVEL PATH

- GENERAL NOTES:**
- EXISTING TOPOGRAPHICAL AND BOUNDARY INFORMATION SHOWN HEREON AS PER THE 'TOPOGRAPHICAL MAP' MADE FOR DEPARTMENT OF DESIGN AND CONSTRUCTION; PREPARED BY ROGERS SURVEYING, PLLC; DATED FEBRUARY 3, 2022.
 - EXISTING TOPOGRAPHICAL, BOUNDARY AND UTILITY INFORMATION AS SHOWN ON THIS DESIGN DOCUMENT IS BASED ON SURVEY TITLED 'GILBANE ORCHARD BEACH M&O BUILDING BOROUGH OF THE BRONX, NY, PARTIAL TOPOGRAPHIC SURVEY' PREPARED BY GARDEN STATE ENGINEERING, SURVEYING & PLANNING, INC. DATED JUNE 29, 2022.
 - ELEVATIONS SHOWN ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PER THE AFOREMENTIONED SURVEY.

S7: Existing gravel path to remain
S4: Beach Road path revised
S2: Service yard reconfigured
S1: Connector Road path revised
S3: MTA Bus Drop-off moved

Scope requested for Preliminary + Final Approval

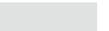
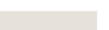


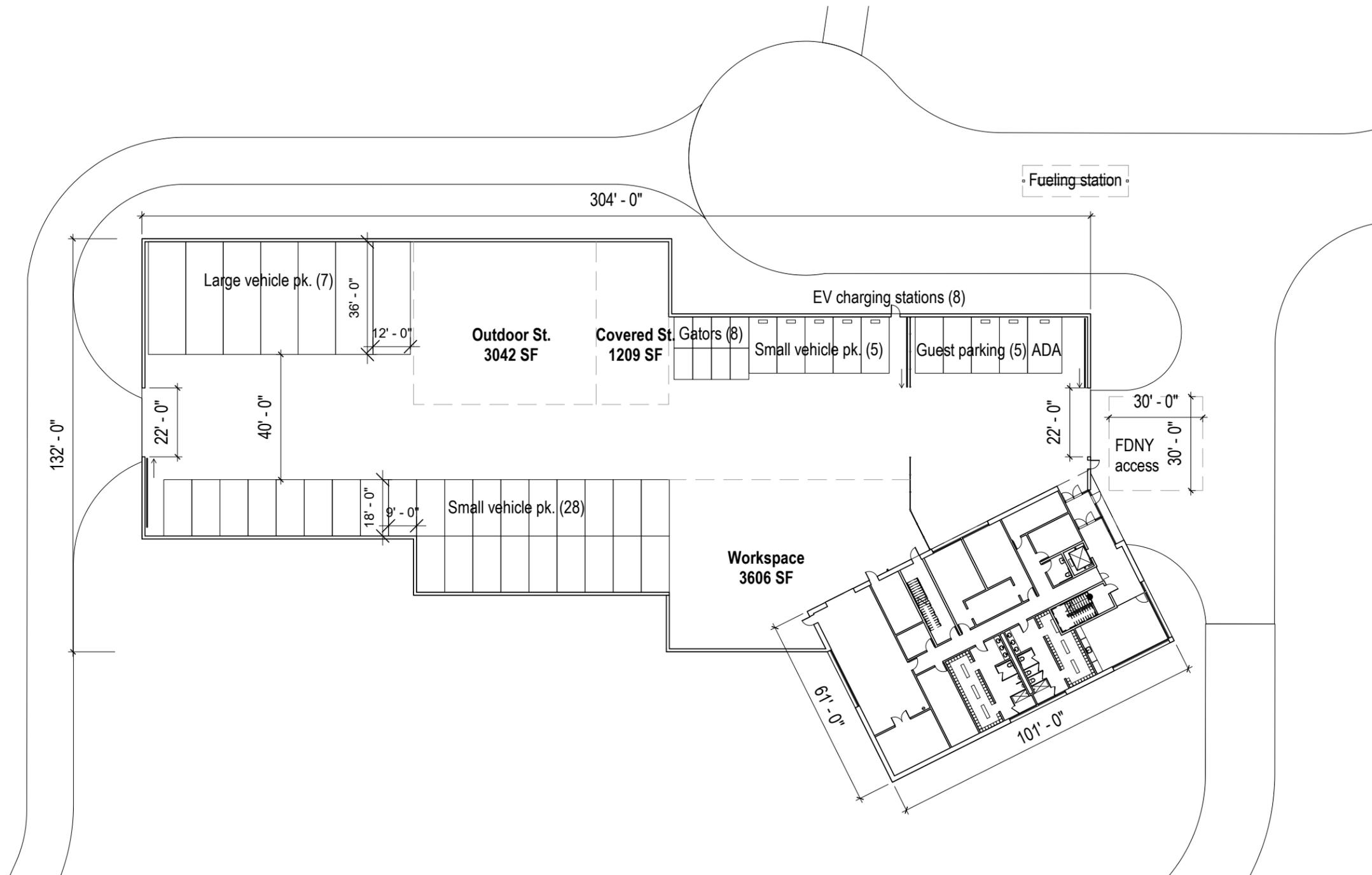
S7:
Existing gravel path to remain

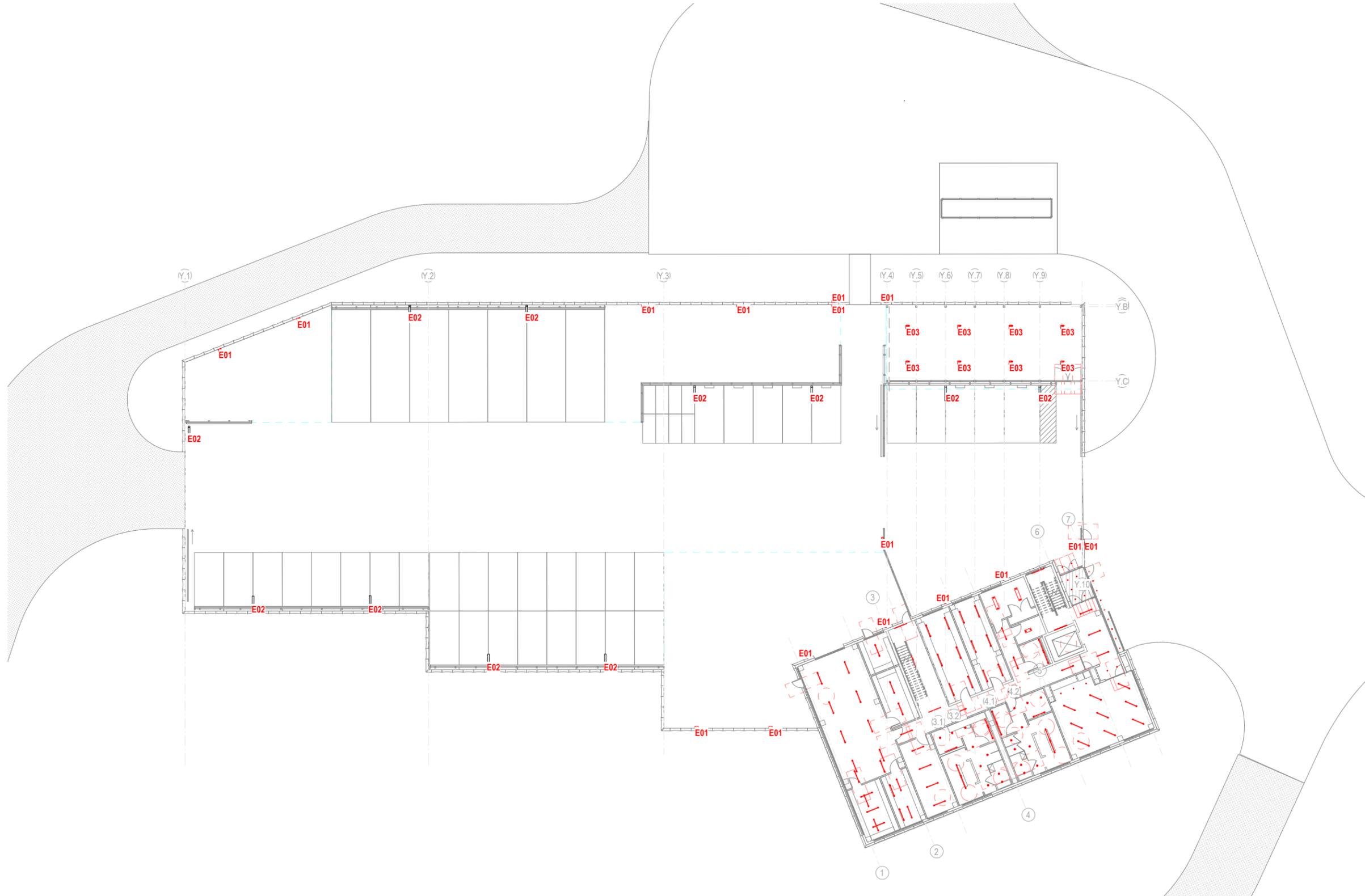
S5:
Landscape, Grading Plan Developed

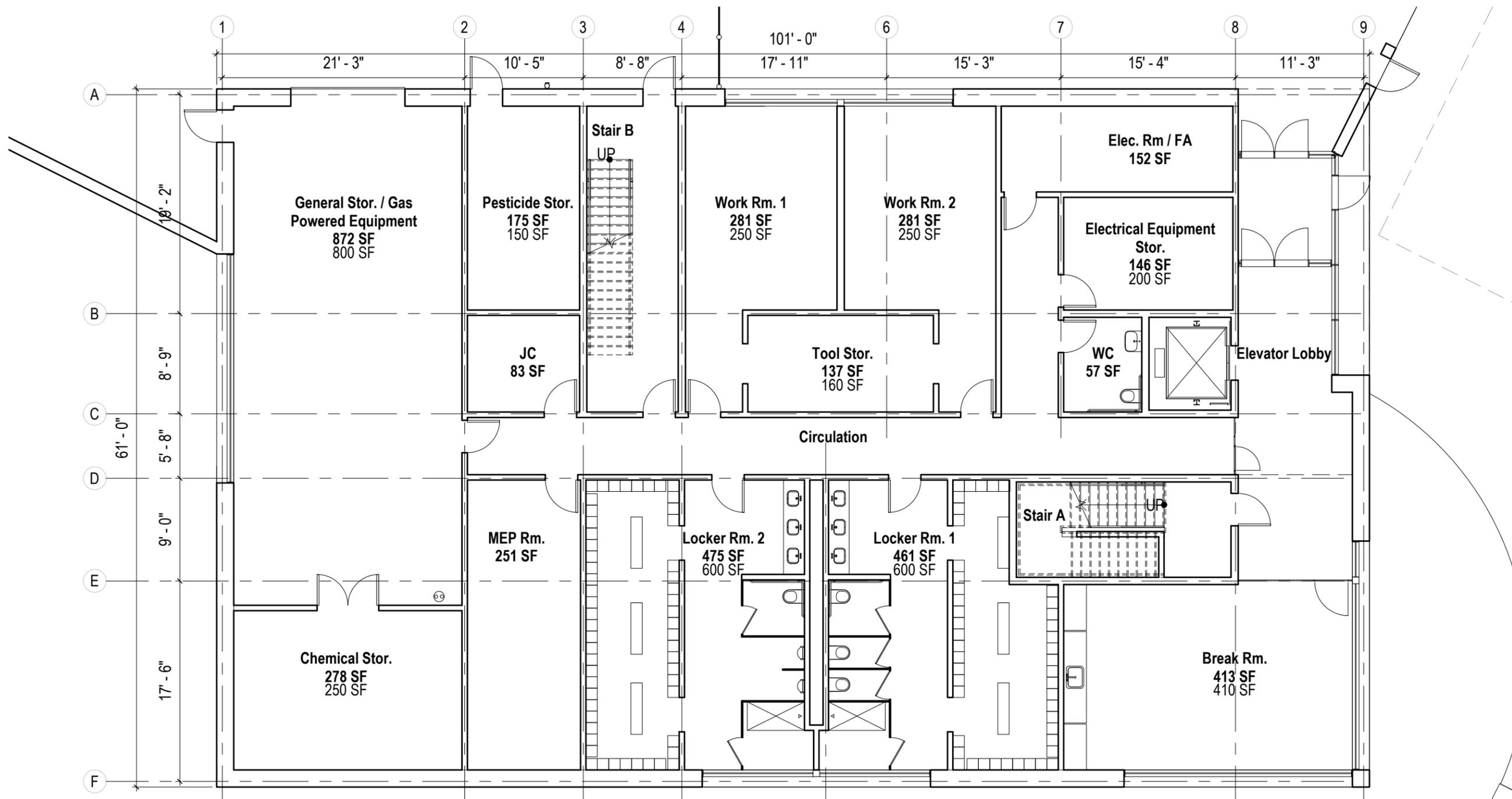
S6:
Fuel Station shifted
closer to M+O yard

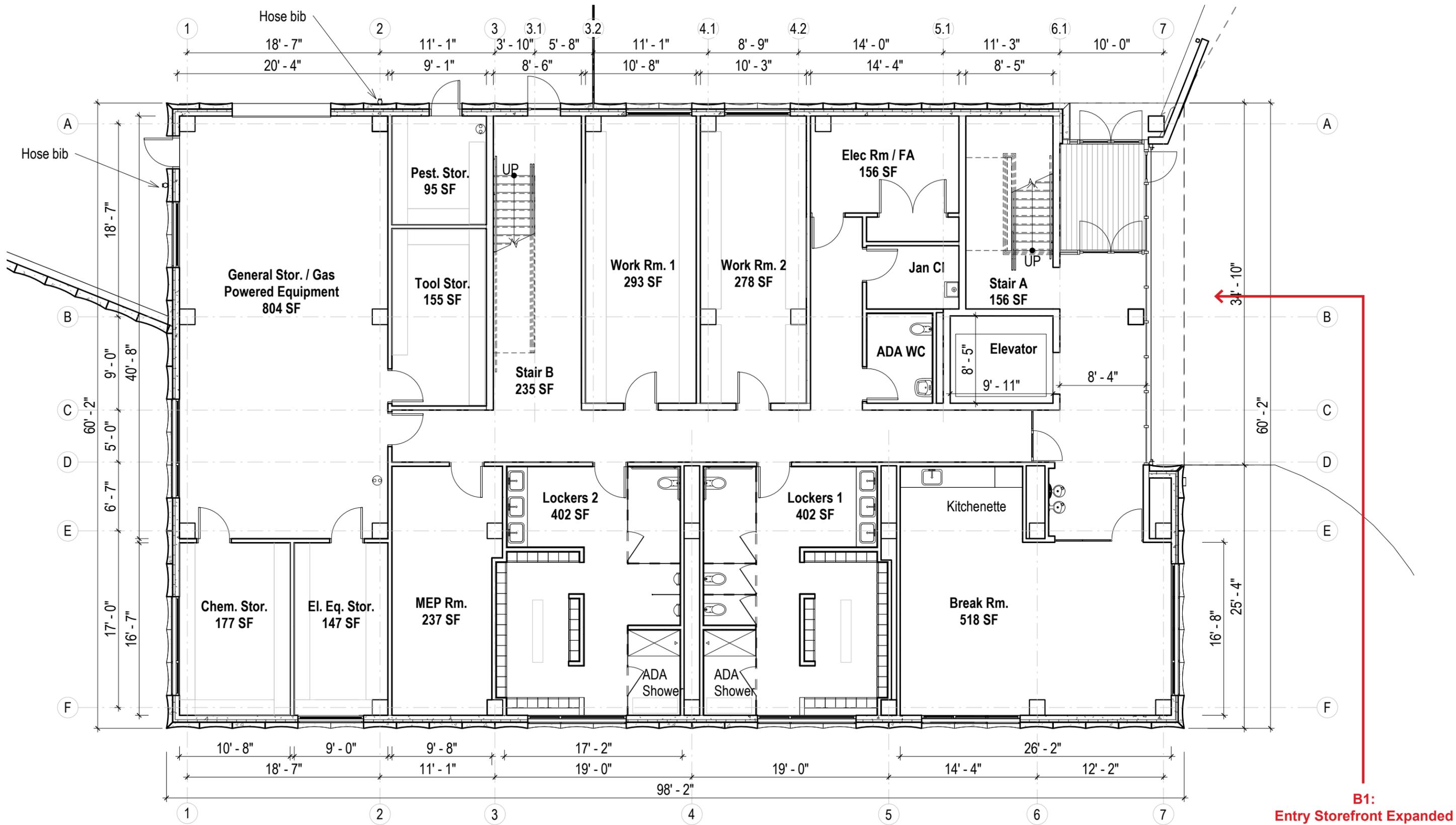
LEGEND

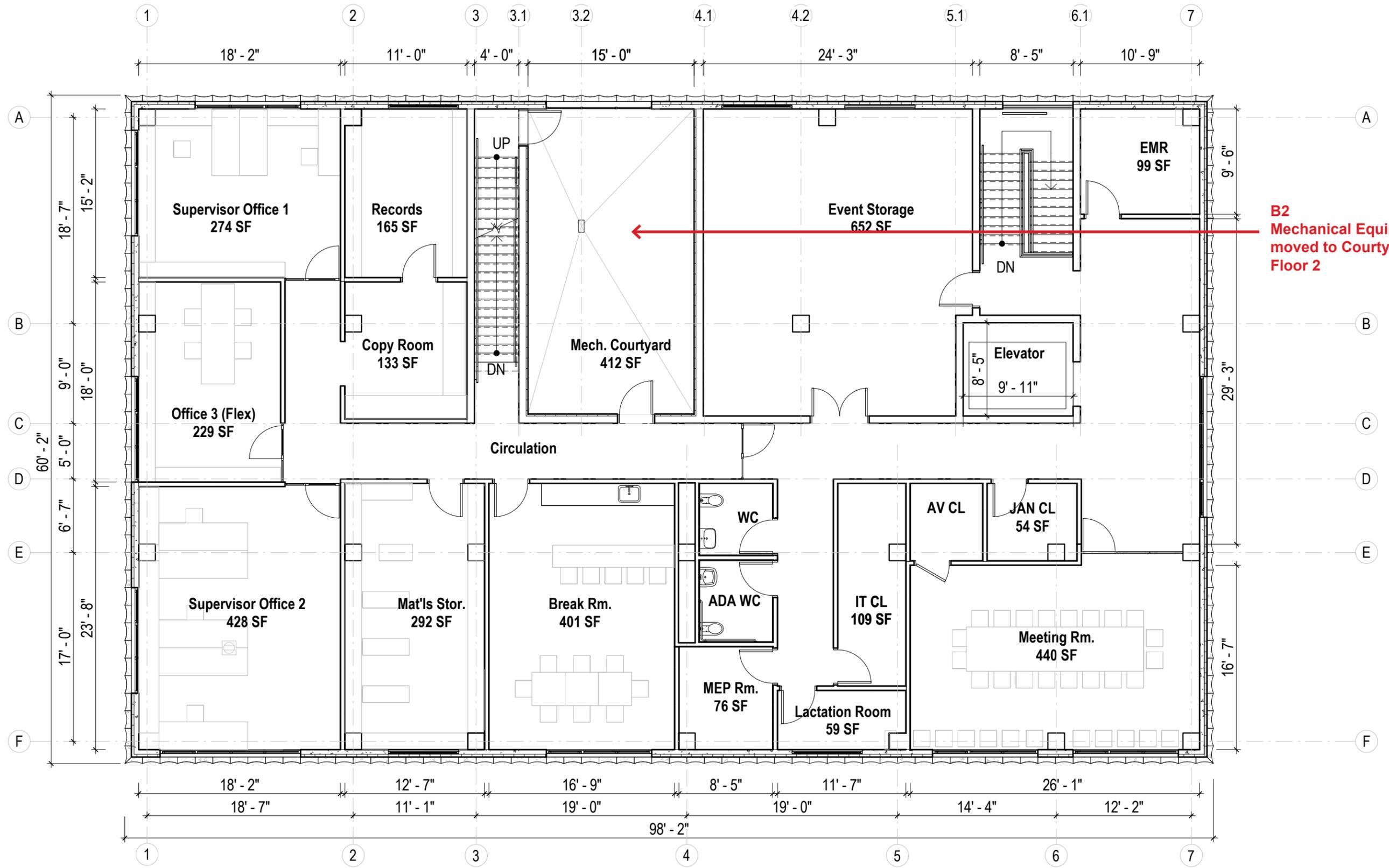
-  Existing tree critical root zone
-  ADA access
-  New paved road-Asphalt
-  Yard in Asphalt Paving
-  New gravel road
-  Concrete

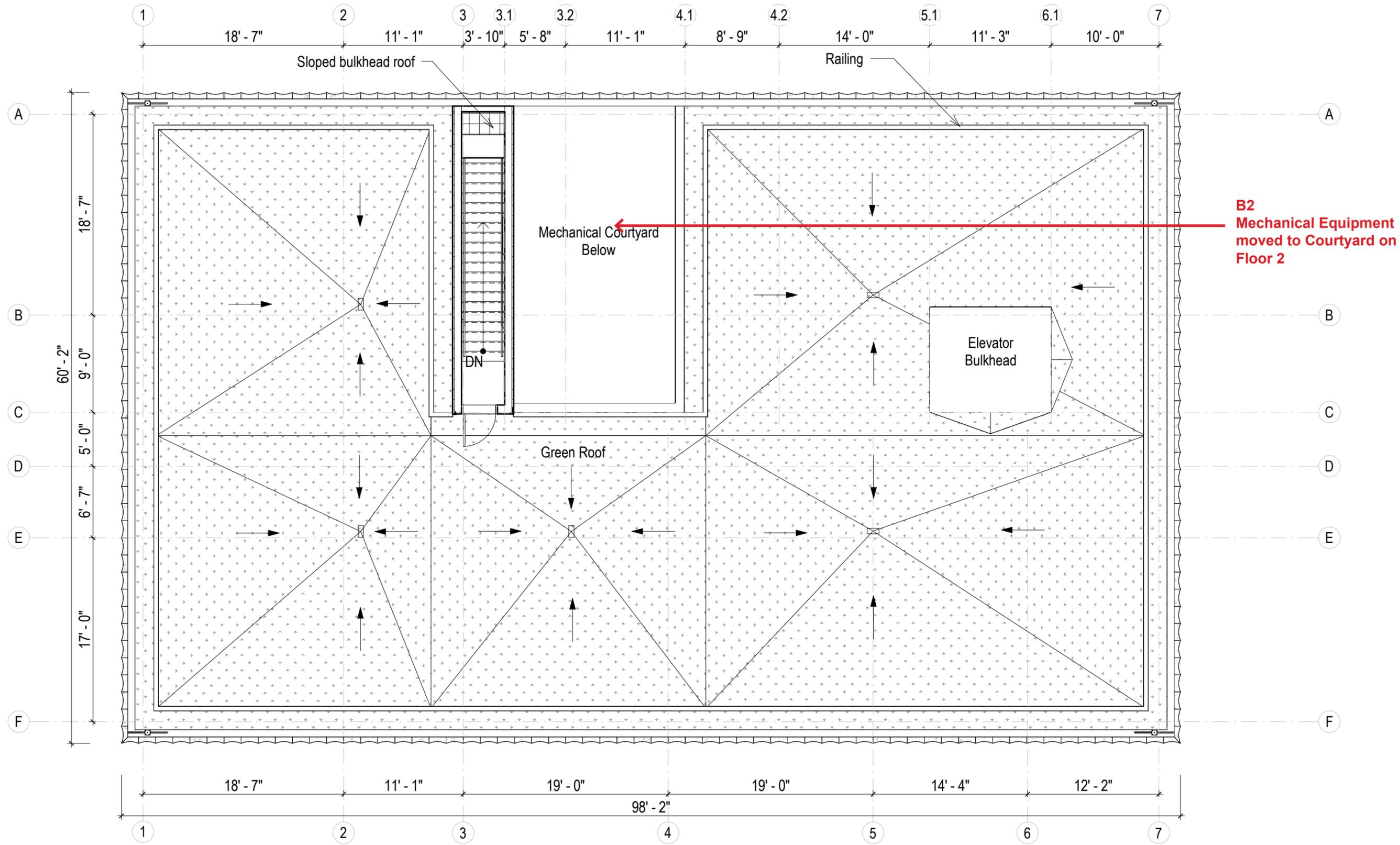


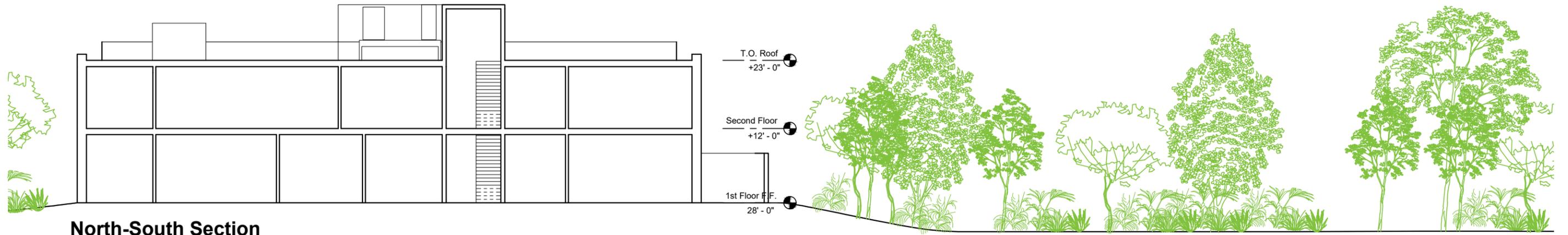




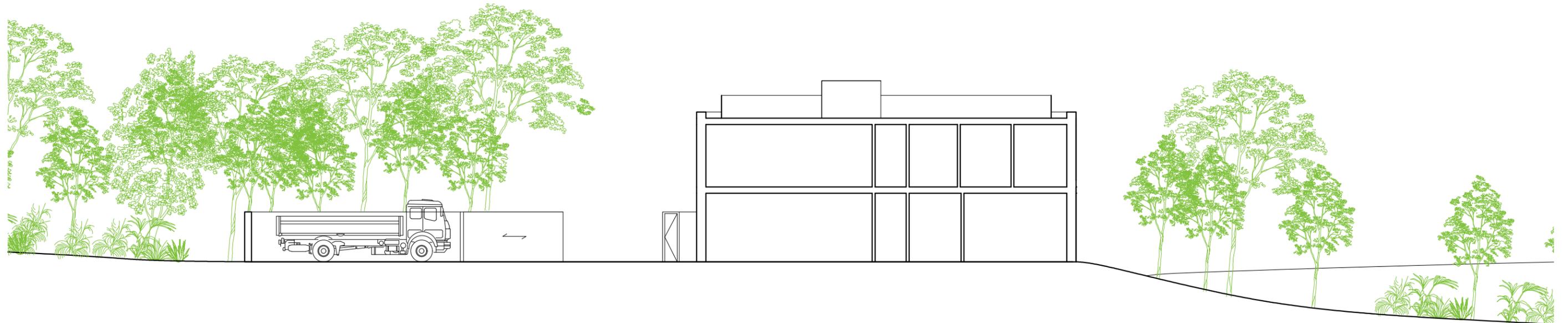






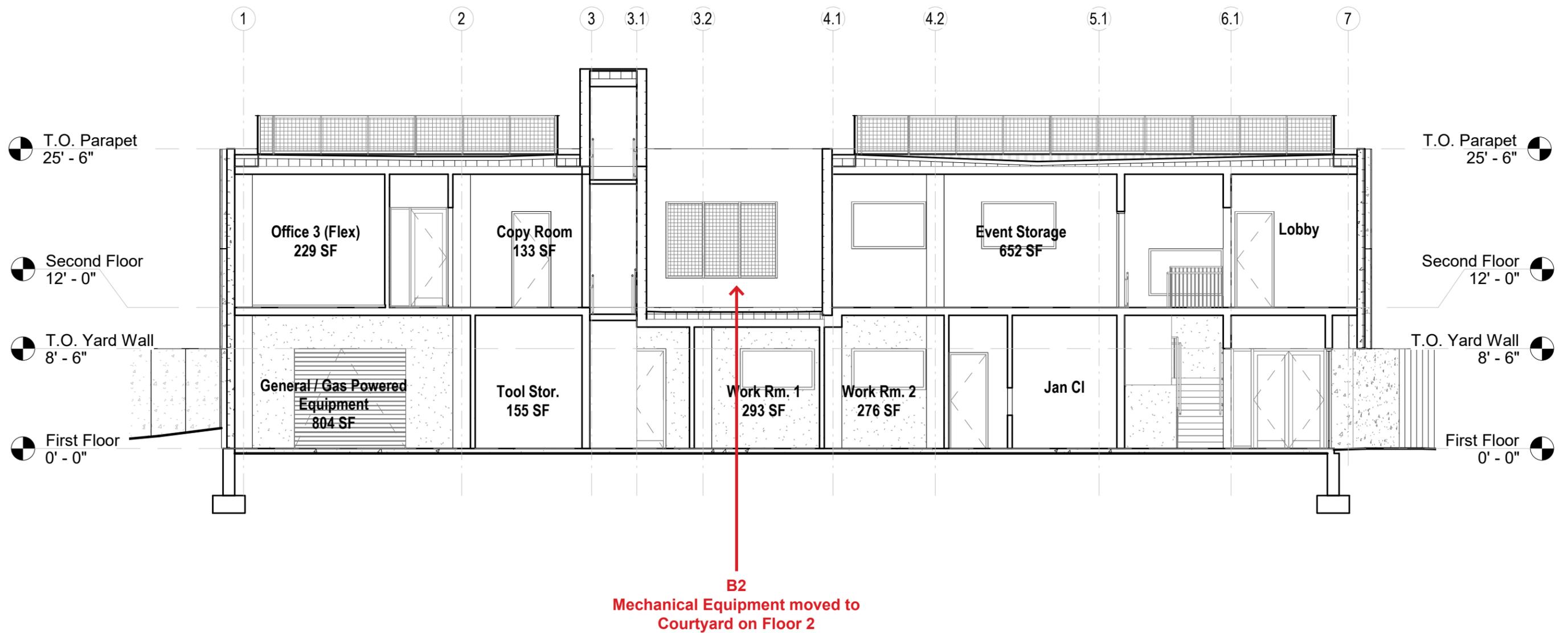


North-South Section



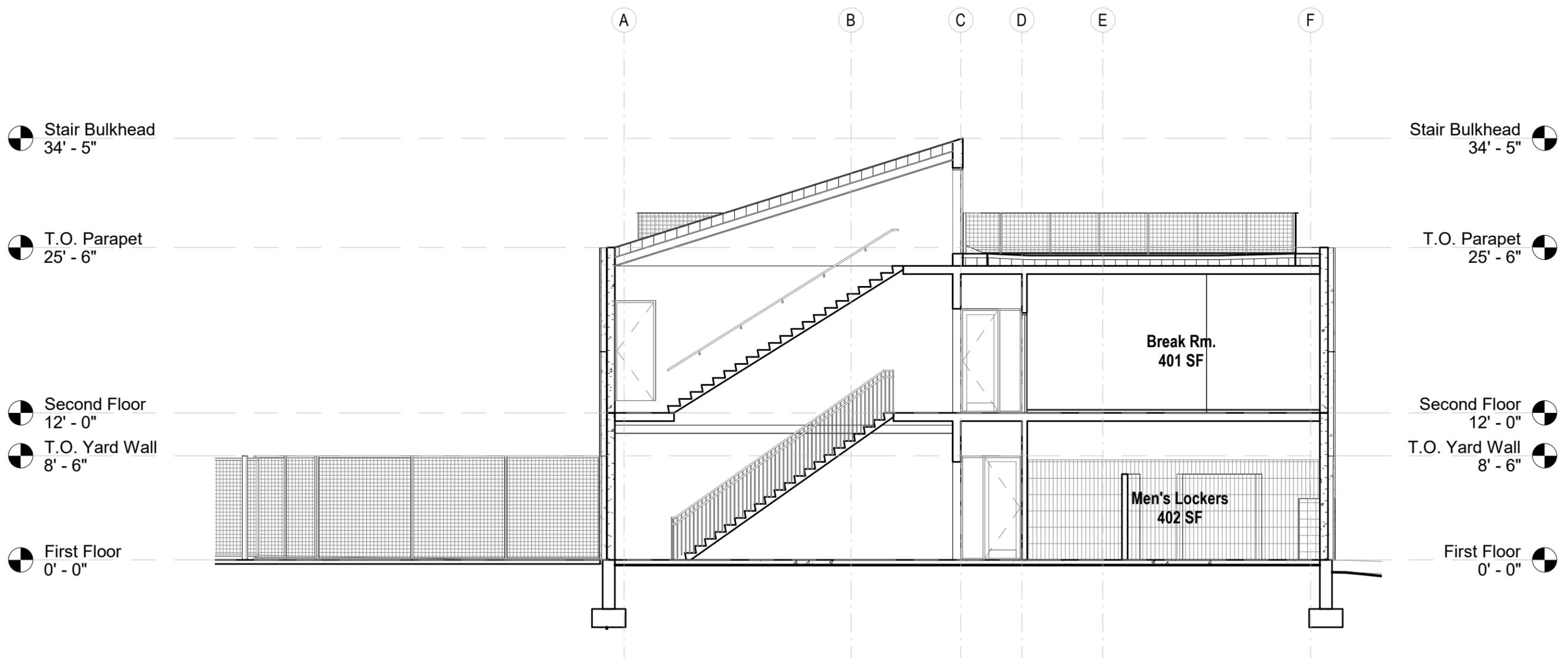
East-West Section

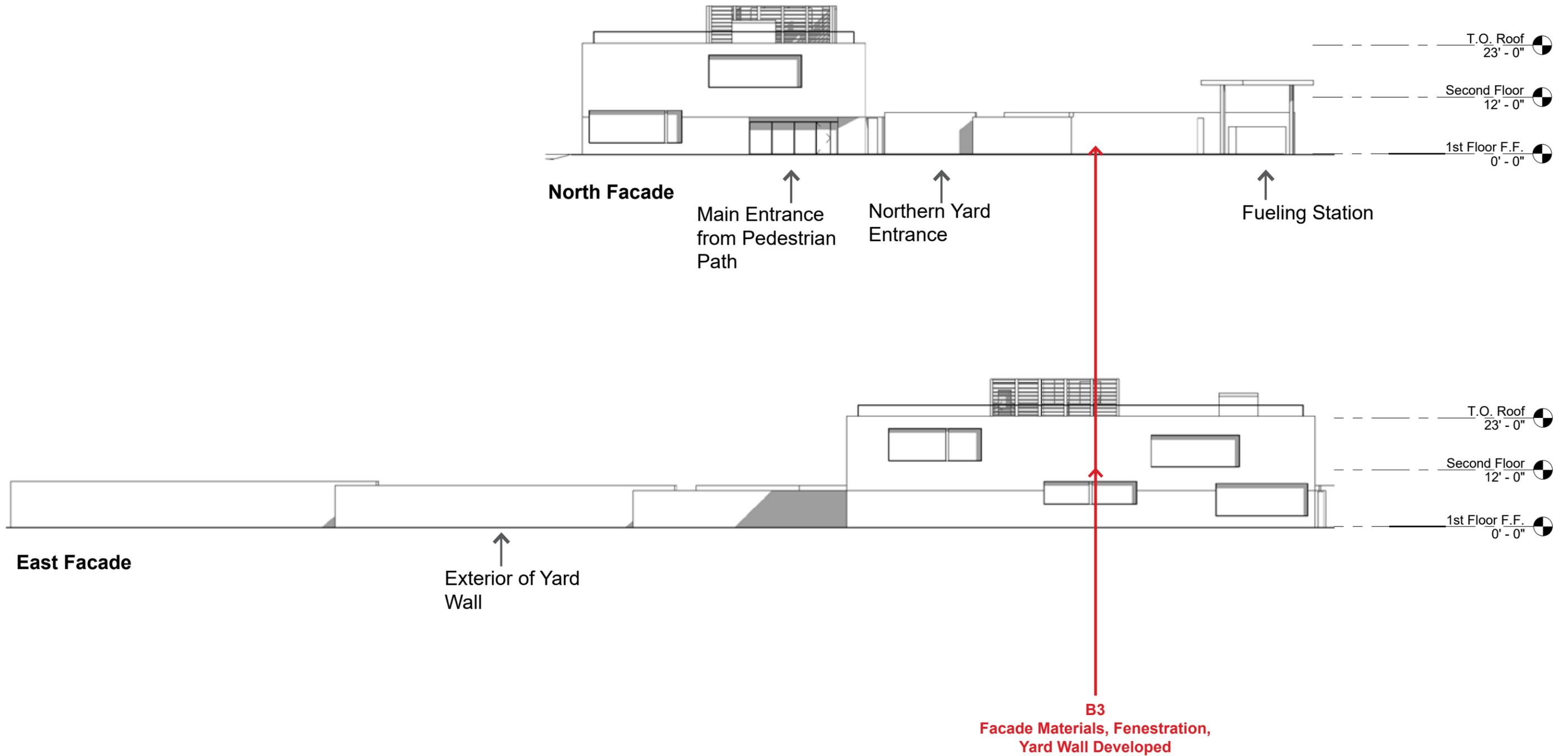


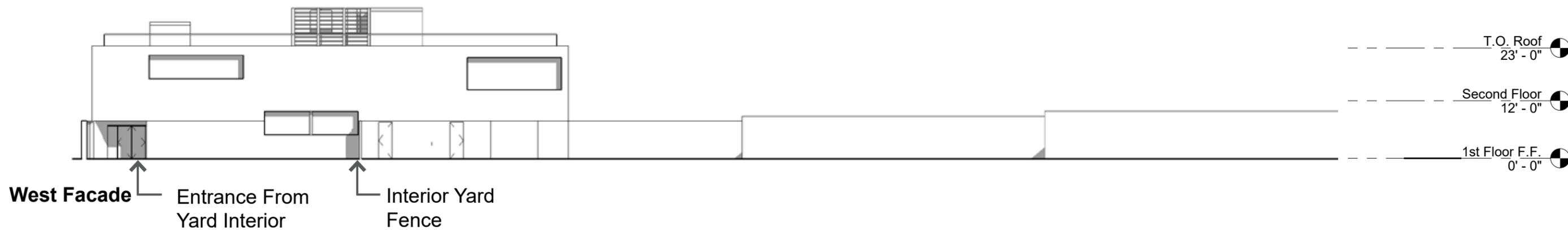
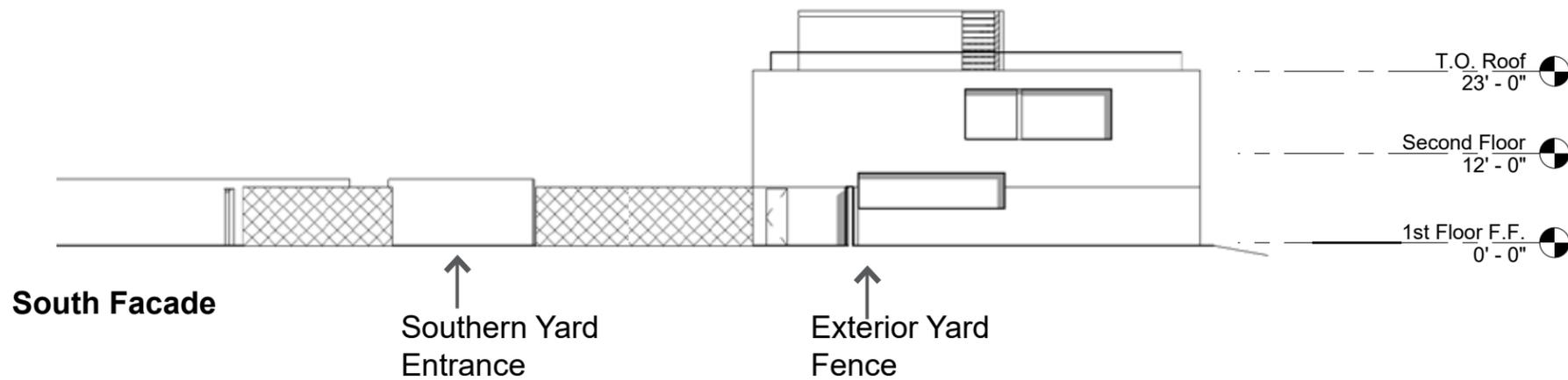


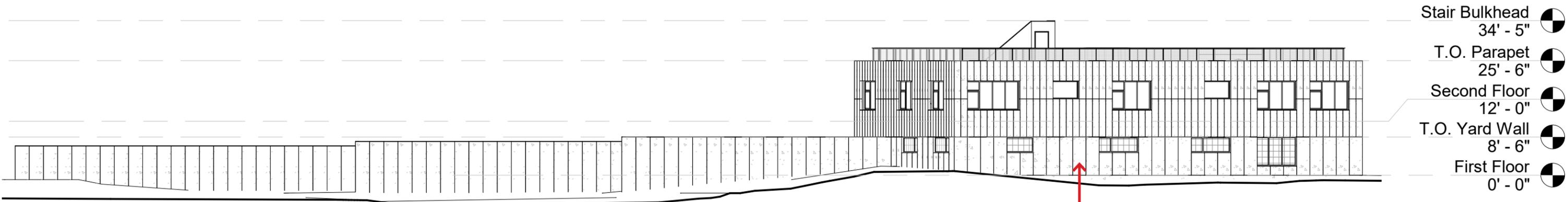
ORCHARD BEACH M&O BUILDING
 PDC PRELIMINARY PRESENTATION
 November 7

BUILDING SECTIONS

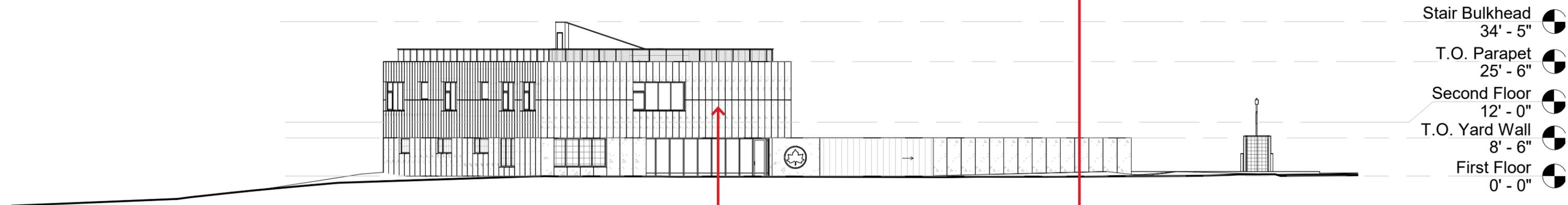








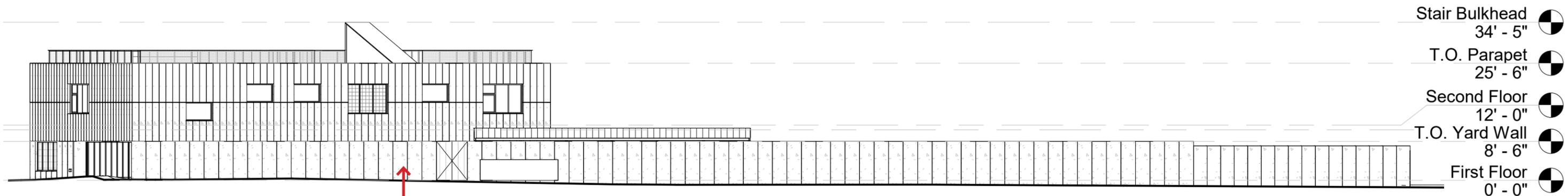
Overall East Elevation
3/64" = 1'-0"



Overall North Elevation
3/64" = 1'-0"

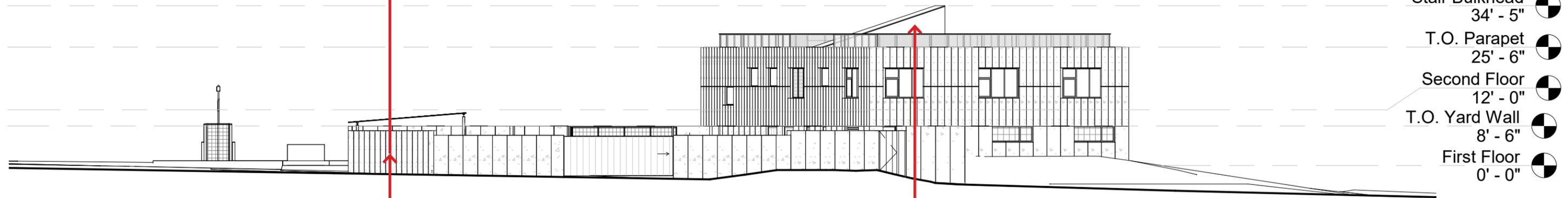
B3
Facade Materials, Fenestration,
Yard Wall Developed

B3
Facade Materials, Fenestration,
Yard Wall Developed



Overall West Elevation
3/64" = 1'-0"

- Stair Bulkhead 34' - 5"
- T.O. Parapet 25' - 6"
- Second Floor 12' - 0"
- T.O. Yard Wall 8' - 6"
- First Floor 0' - 0"

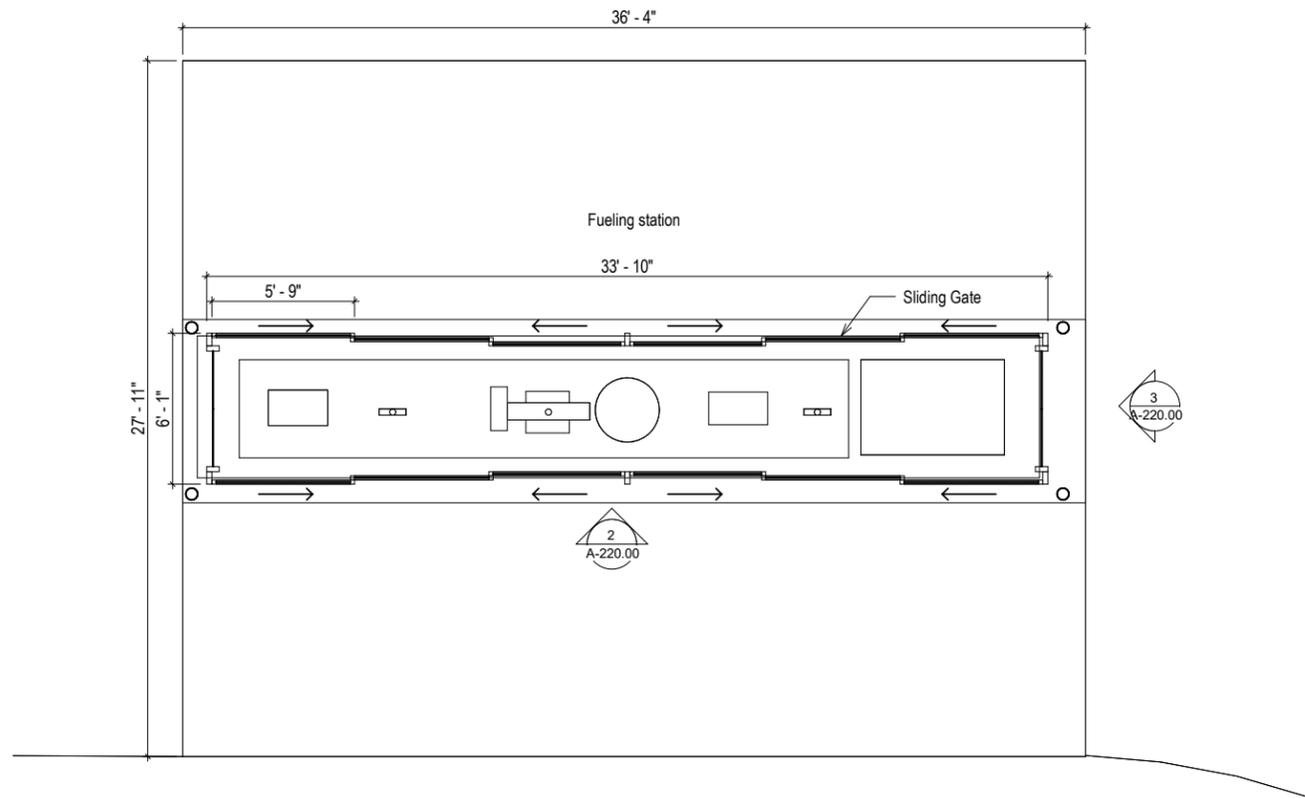


Overall South Elevation
3/64" = 1'-0"

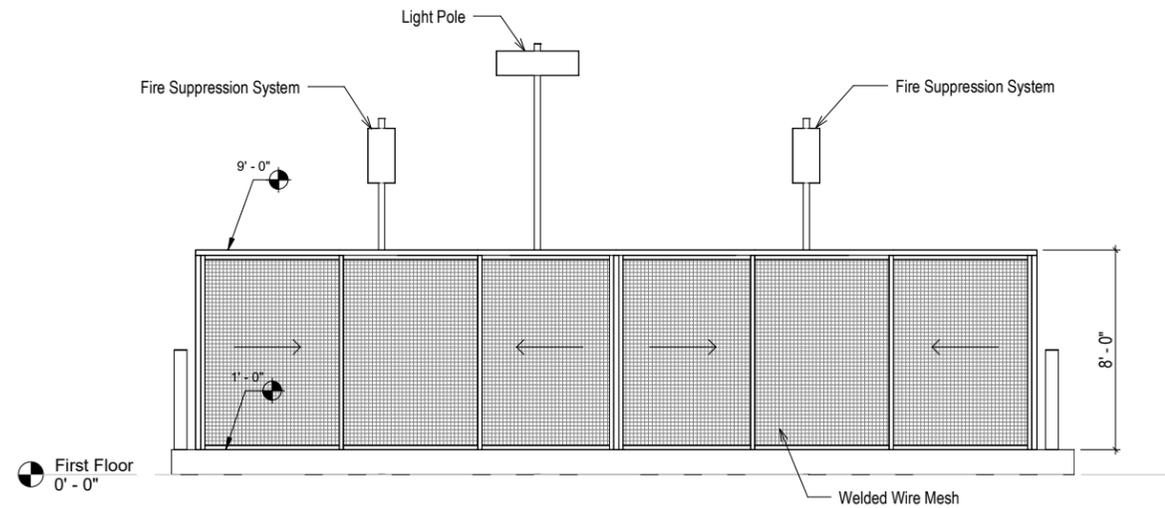
- Stair Bulkhead 34' - 5"
- T.O. Parapet 25' - 6"
- Second Floor 12' - 0"
- T.O. Yard Wall 8' - 6"
- First Floor 0' - 0"

B3
Facade Materials, Fenestration,
Yard Wall Developed

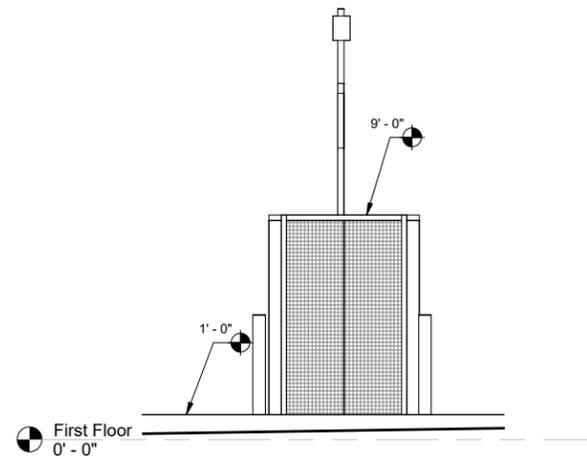
B4
Stair Bulkhead revised



① Fuel Station Plan
1/4" = 1'-0"



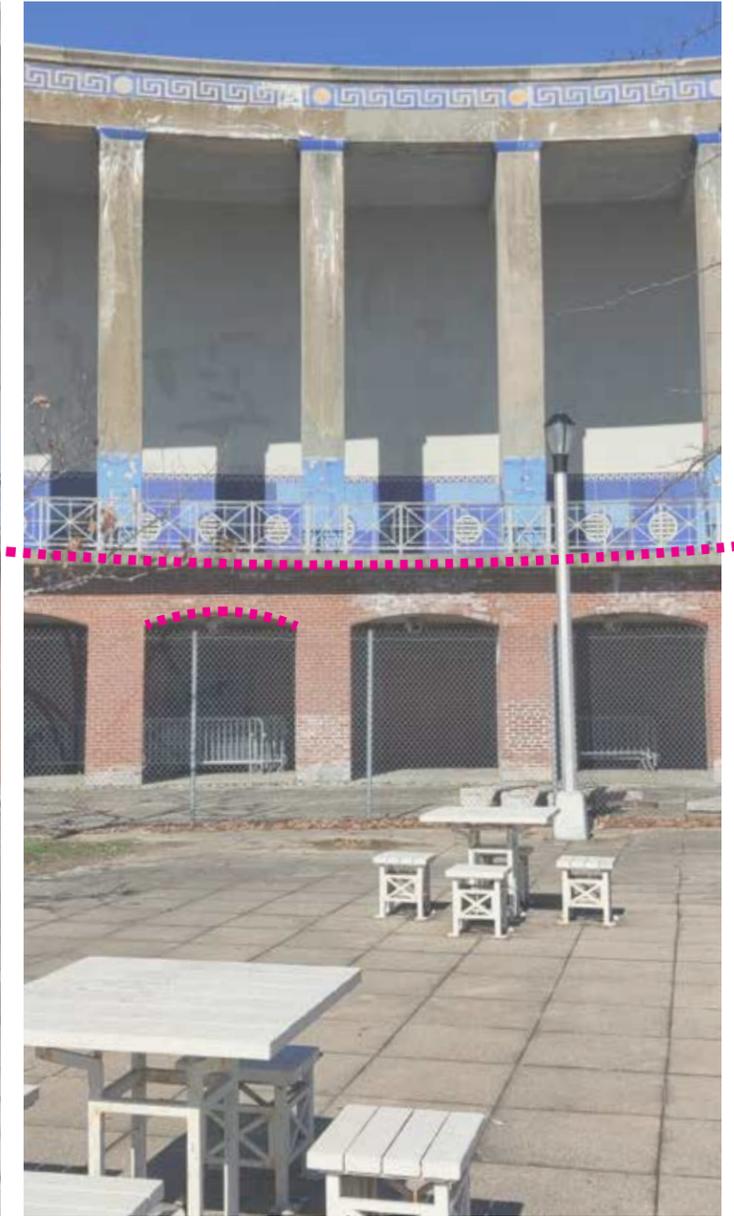
② Fuel Station East Elevation
1/4" = 1'-0"



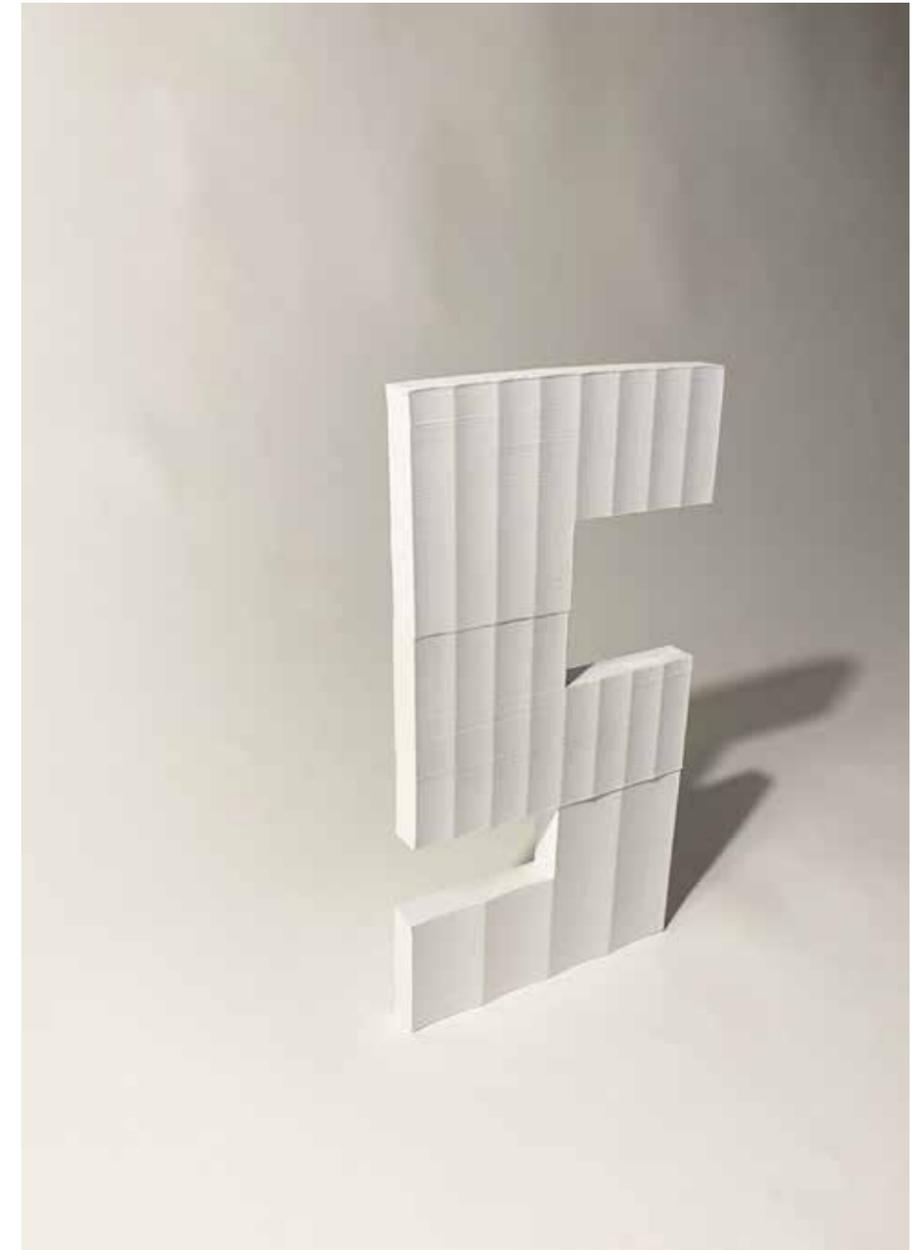
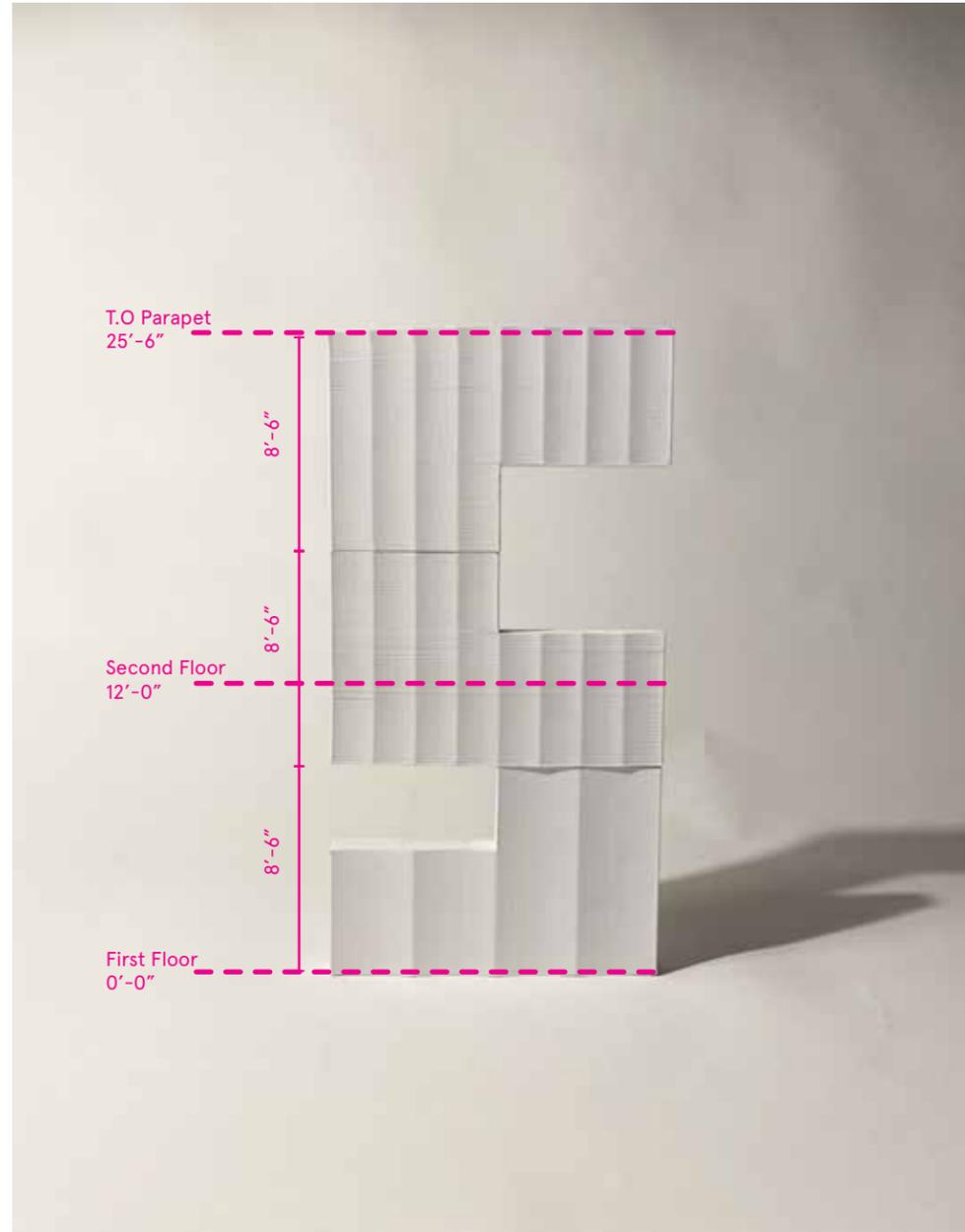
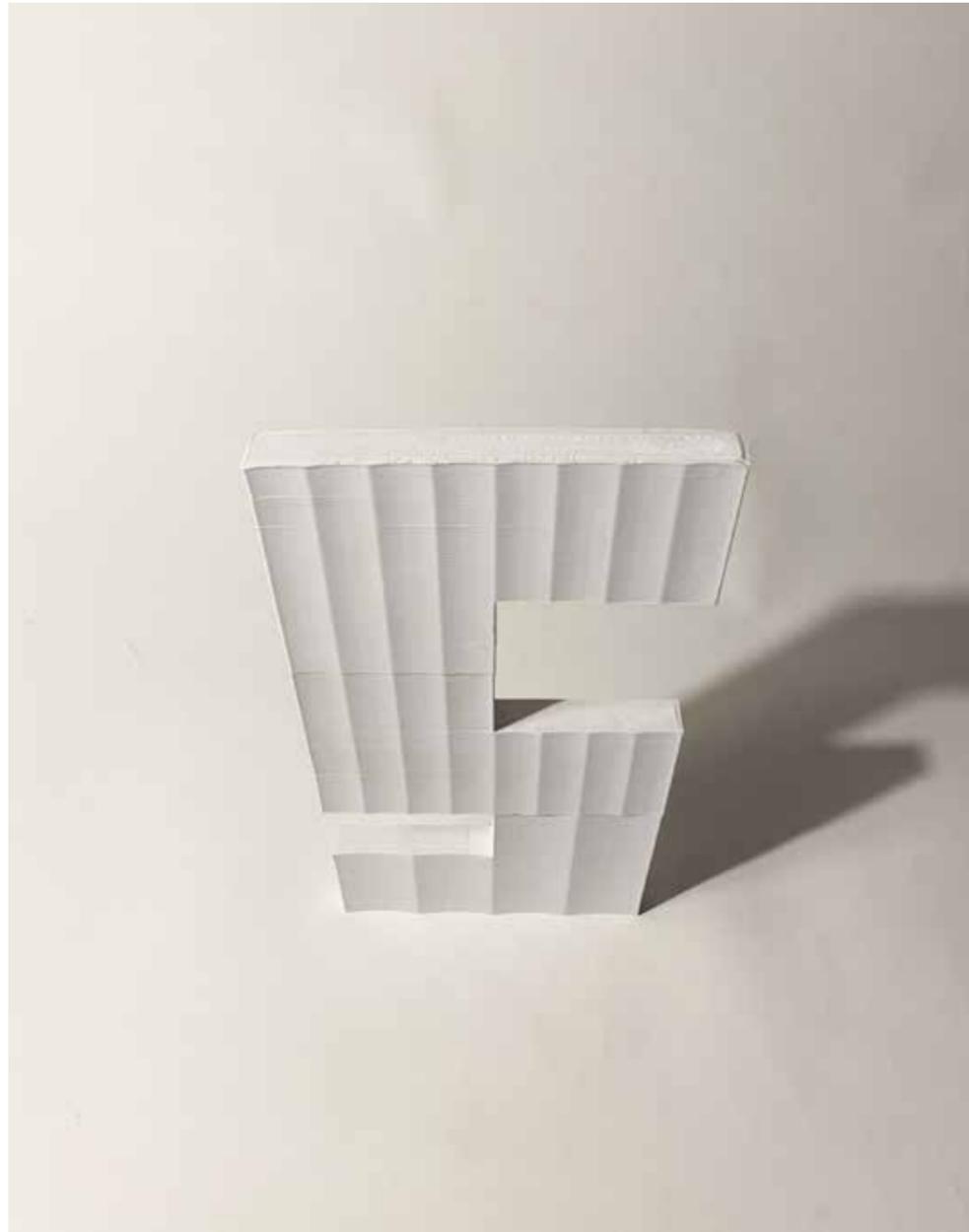
③ Fuel Station North Elevation
1/4" = 1'-0"



Site



Building

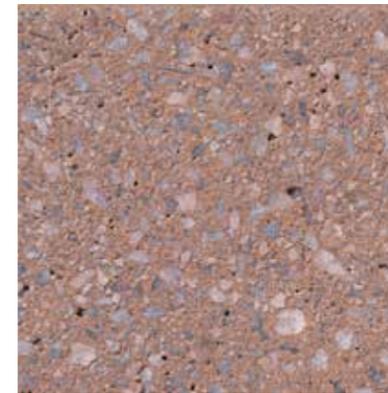




Historic Pavillion: Color Palette

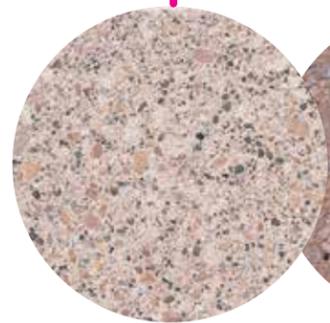
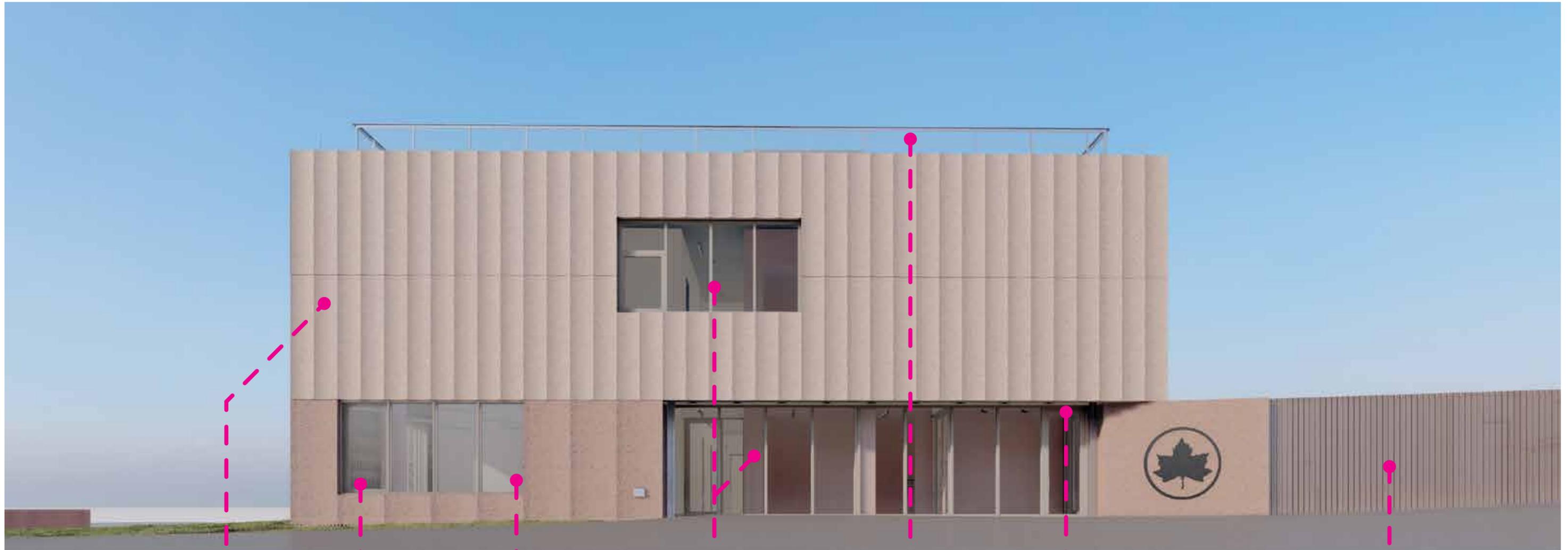


#: 335
 Color: Pink
 Concrete Color: White
 Exposure: Medium
 Texture: Sandblasted



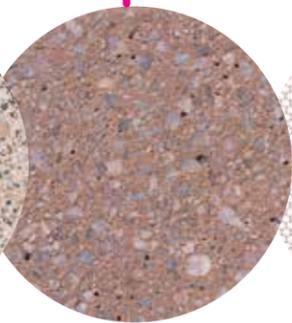
#: 359
 Color: Pink
 Concrete Color: White
 Exposure: Medium
 Texture: Sandblasted

Material and Color Proposal

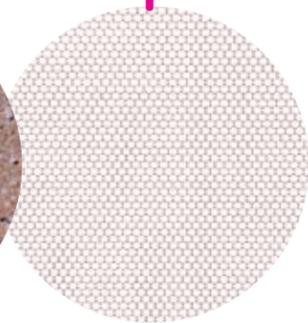


Pre-cast Concrete Facade

Pre-cast Concrete #: 335
Color: Pink
Concrete Color: White
Exposure: Medium
Texture: Sandblasted

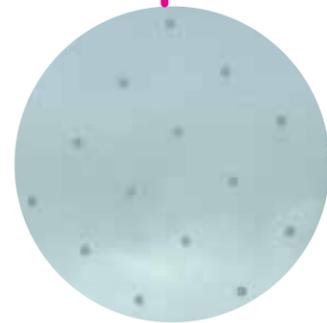


Pre-cast Concrete #: 359
Color: Pink
Concrete Color: 50% White
Texture: Sandblasted



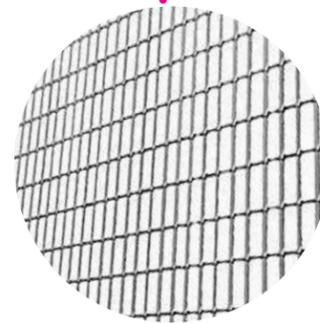
Security Screens
(Typ for L1)

Perforated Aluminum
Color: Match Concrete Wall

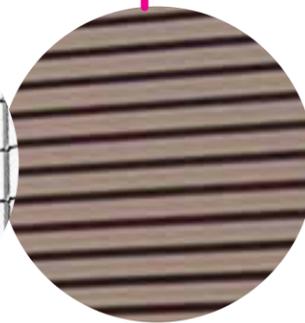


Bird Glazing

Integral Dot Pattern Frit



Stainless steel
welded wire mesh



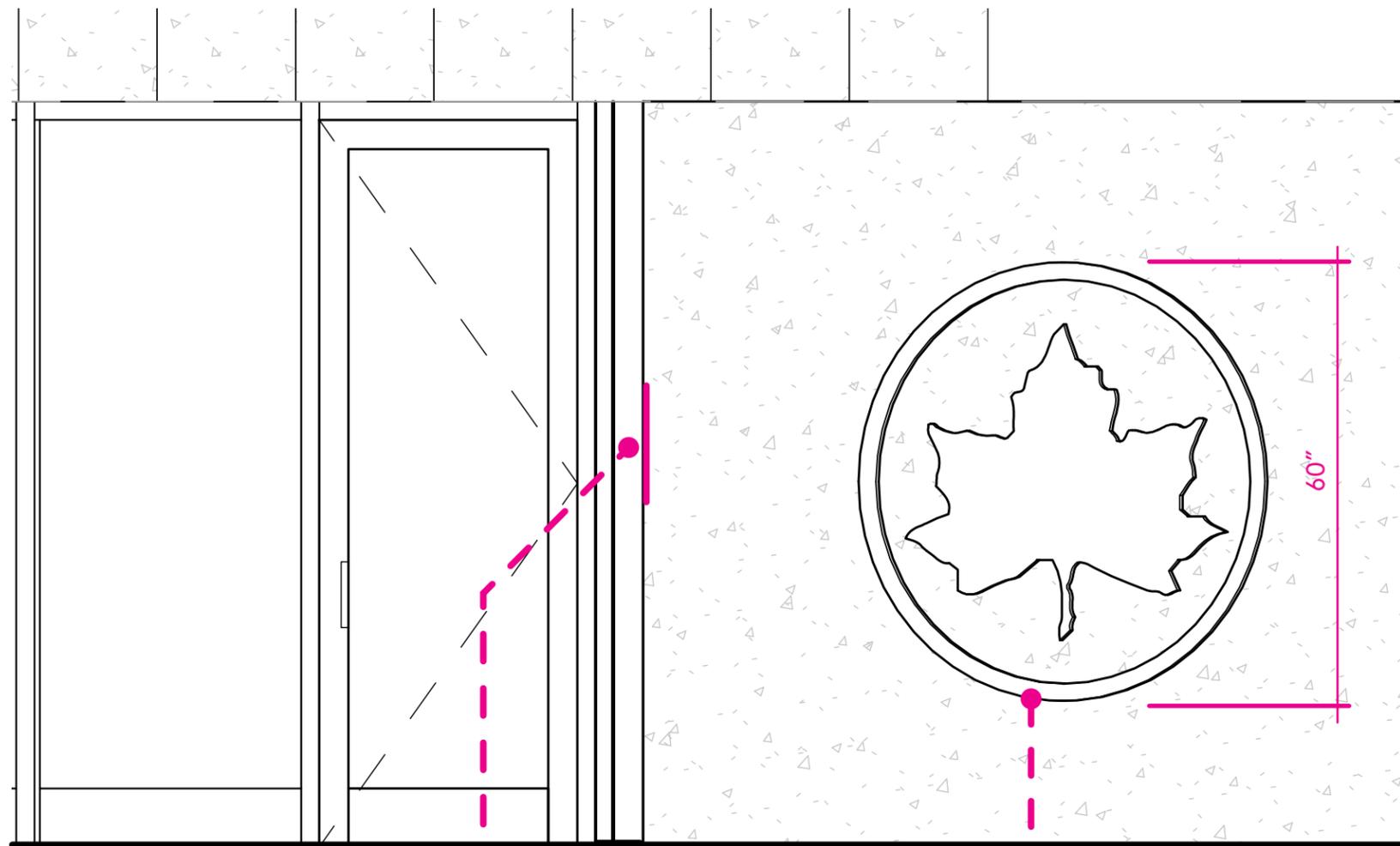
Security Gate

Factory Coated to match
Concrete Color



Coated Perforated
Aluminum

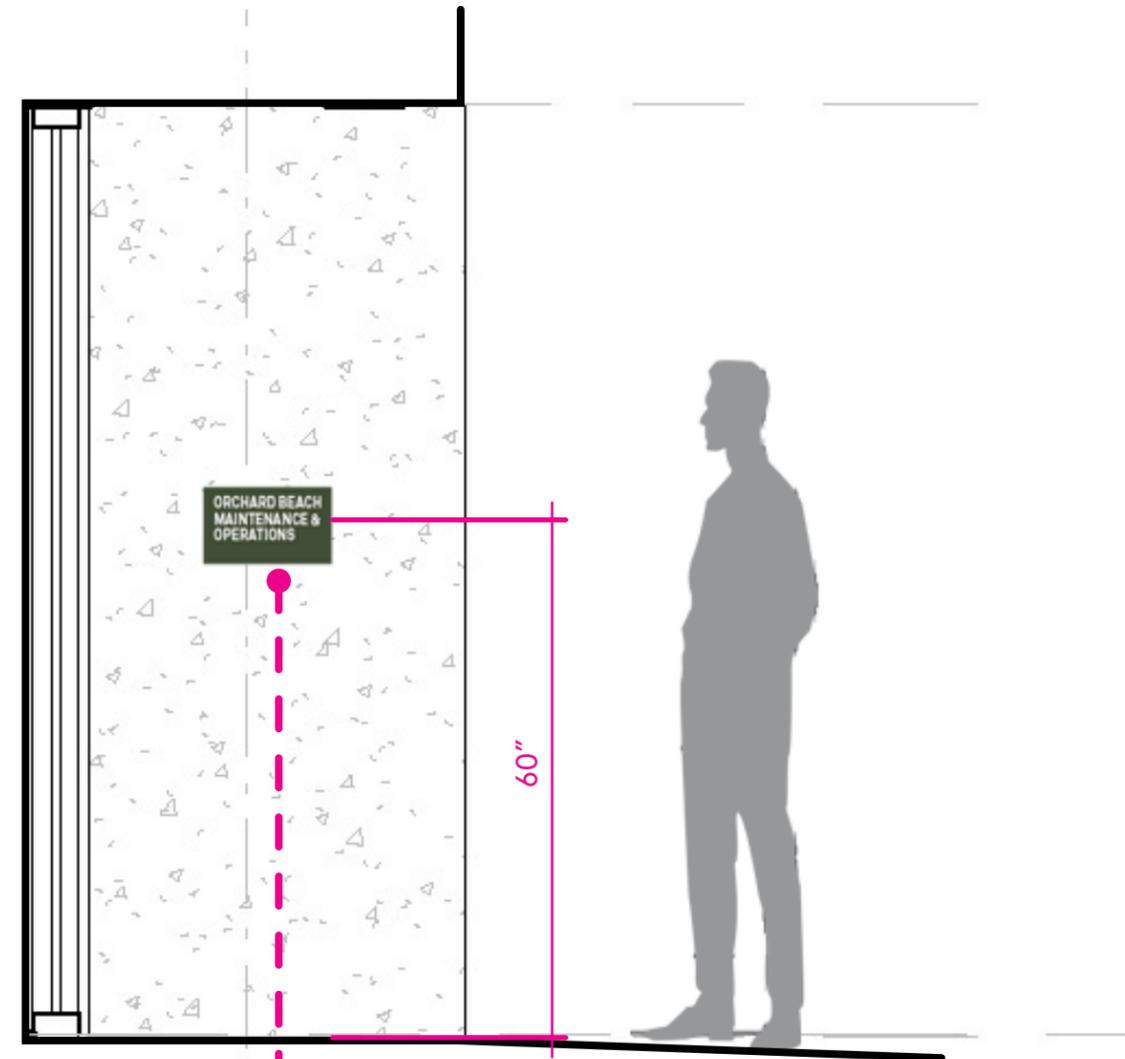
Factory Coated to match Yard
Wall Concrete



ENTRY ELEVATION

Building ID Panel
per NYC Parks Approved
Standard Signage

Parks 'Leaf Mark'
- Laser cut, powder
coated aluminum on
1" aluminum standoffs



SIDE VIEW

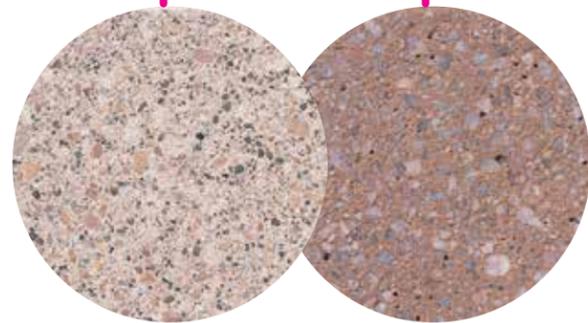
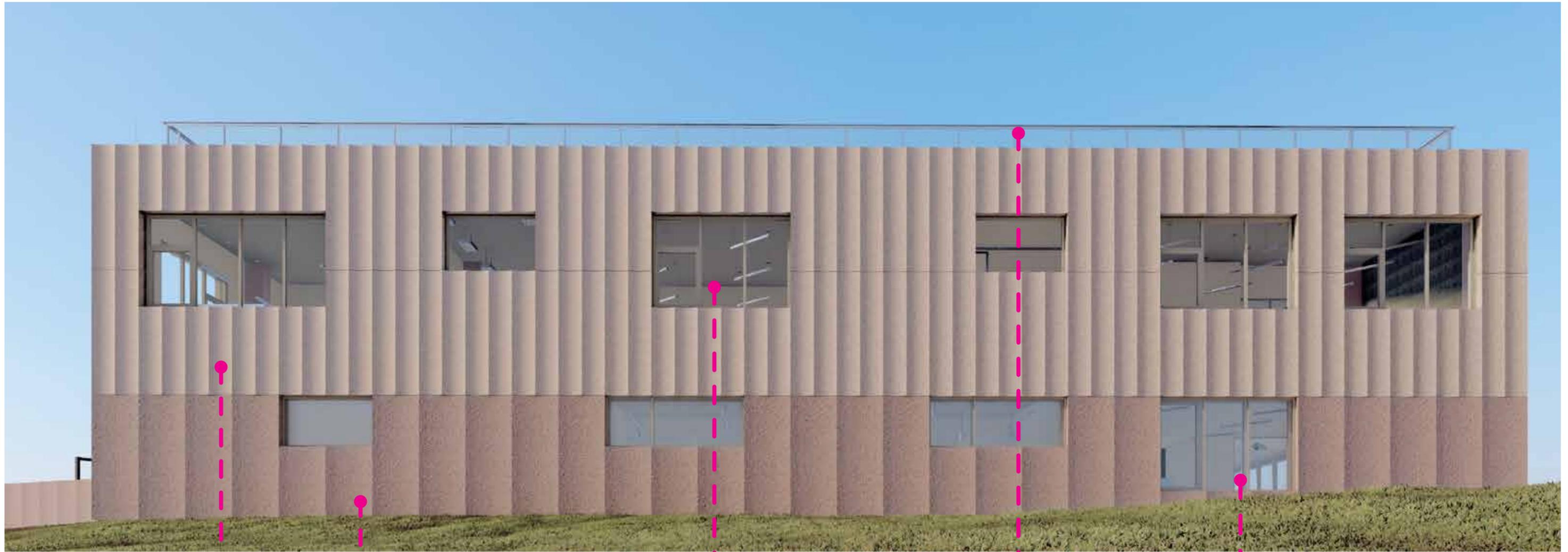
Building ID Panel
per NYC Parks Approved
Standard Signage

ENTRY SIGNAGE TYPE:

66 PT / AKKURATE BOLD
.25"

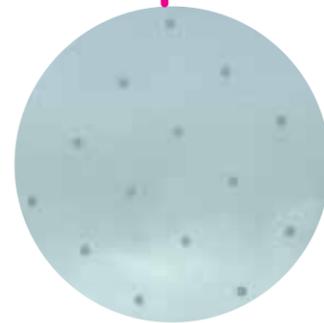


**ORCHARD BEACH
MAINTENANCE &
OPERATIONS**



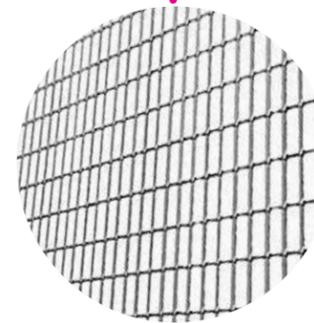
**Pre-cast Concrete
Facade Panels**

Pre-cast Concrete #: 335 Pre-cast Concrete #: 359
 Color: Pink Color: Pink
 Concrete Color: White Concrete Color: 50% White
 Exposure: Medium Texture: Sandblasted
 Texture: Sandblasted

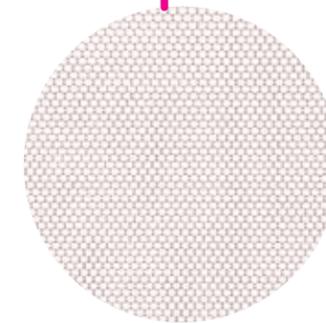


**Bird Glazing
(Typ for L2)**

Integral Dot Pattern Frit

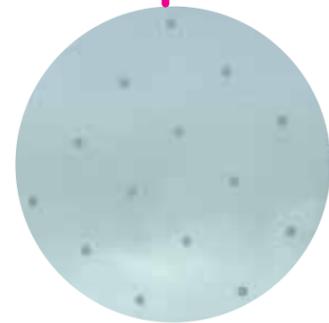
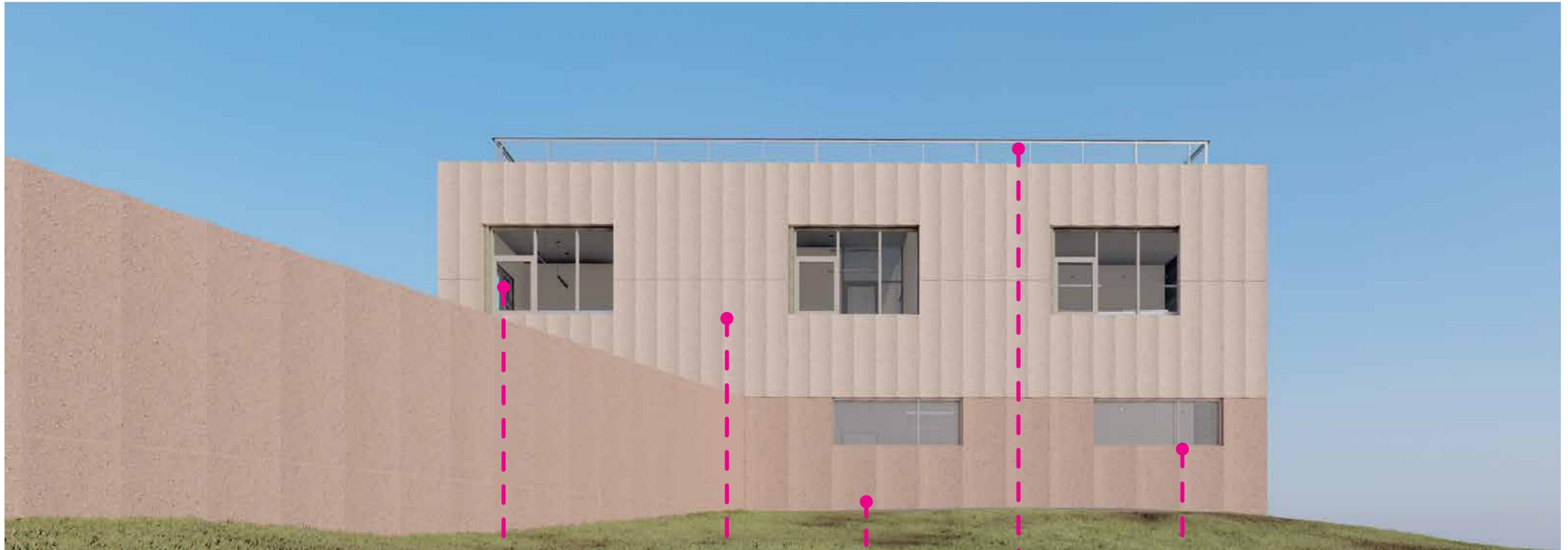


**Stainless steel
welded wire mesh**

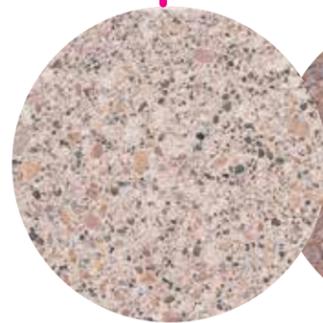


**Security Screens
(Typ. for L1)**

Perforated Aluminum
 Color: Match Concrete Wall

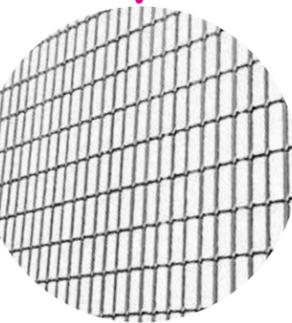
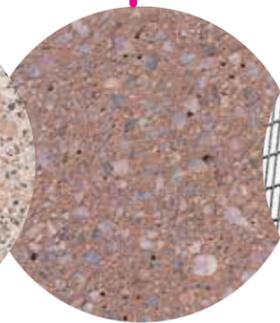


Bird Glazing
(Typ for L2)
Integral Dot Pattern Frit

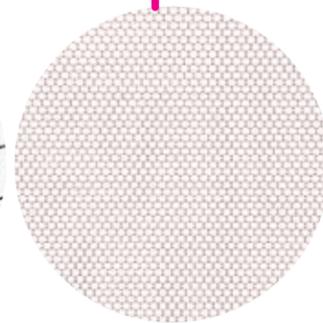


Pre-cast Concrete
Facade Panels

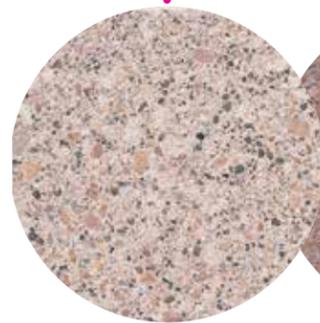
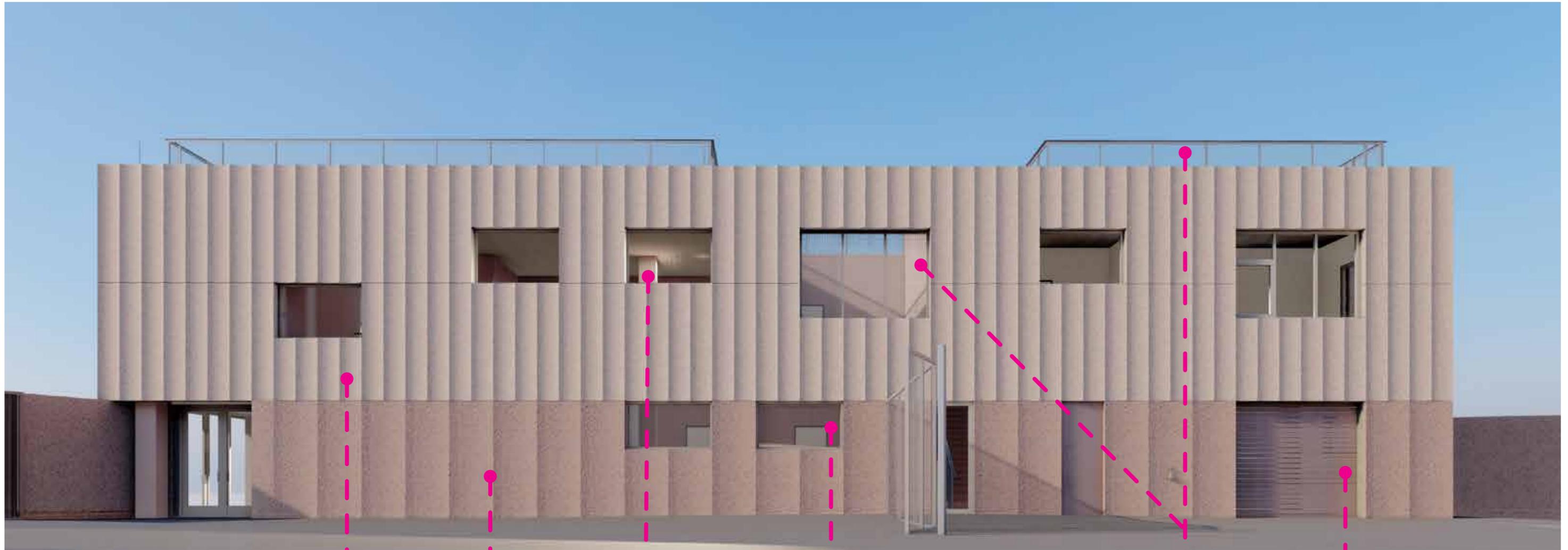
Pre-cast Concrete #: 335 Pre-cast Concrete #: 359
 Color: Pink Color: Pink
 Concrete Color: White Concrete Color: 50% White
 Exposure: Medium Texture: Sandblasted
 Texture: Sandblasted



Stainless steel
welded wire mesh

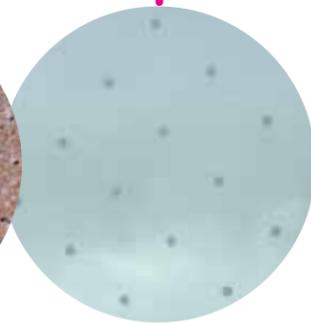
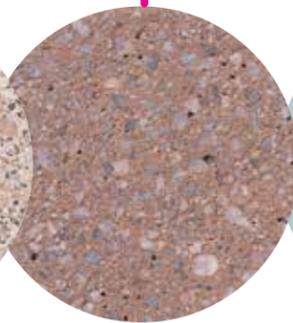


Security Screens
(Typ. for L1)
Perforated Aluminum
Color: Match Concrete Wall



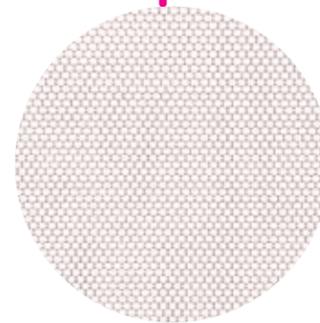
Pre-cast Concrete Facade

Pre-cast Concrete #: 335 Pre-cast Concrete #: 359
 Color: Pink Color: Pink
 Concrete Color: White Concrete Color: 50% White
 Exposure: Medium Texture: Sandblasted
 Texture: Sandblasted



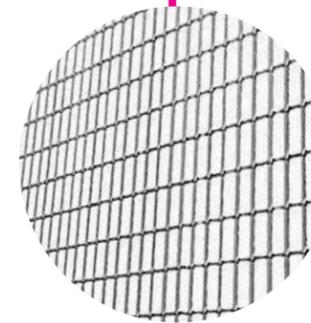
Bird Glazing

Integral Dot Pattern Frit



**Security Screens
(Level 1)**

Perforated Aluminum
 Color: Match Concrete Wall



**Stainless steel
welded wire mesh**



Roll-up Door

Factory Coated to match Yard
 Wall Concrete



Maritime forest

Green infrastructure

Green infrastructure with level spreader

Evergreen maritime forest screen

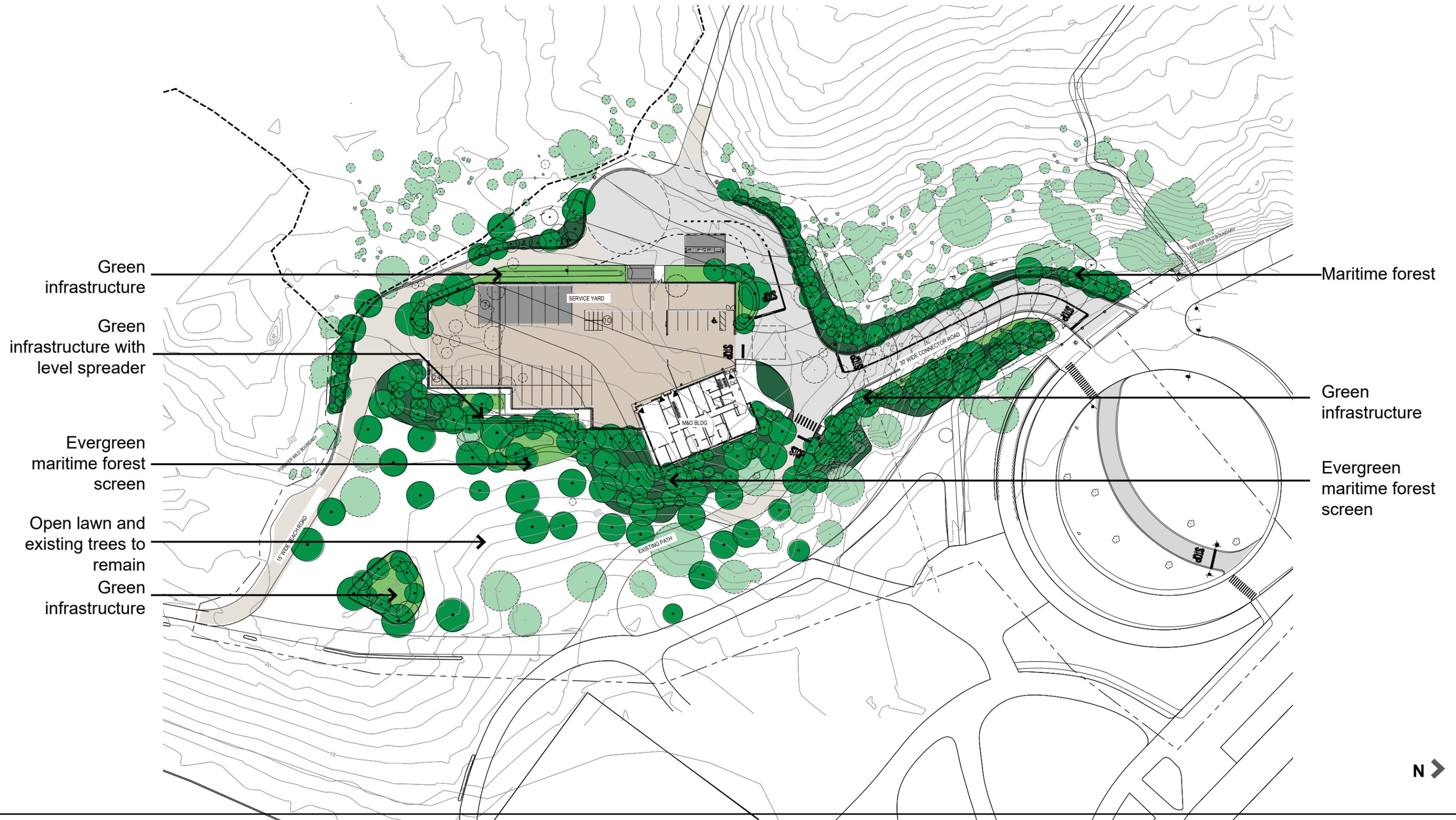
Open lawn and existing trees to remain

Green infrastructure

Green infrastructure

Evergreen maritime forest screen



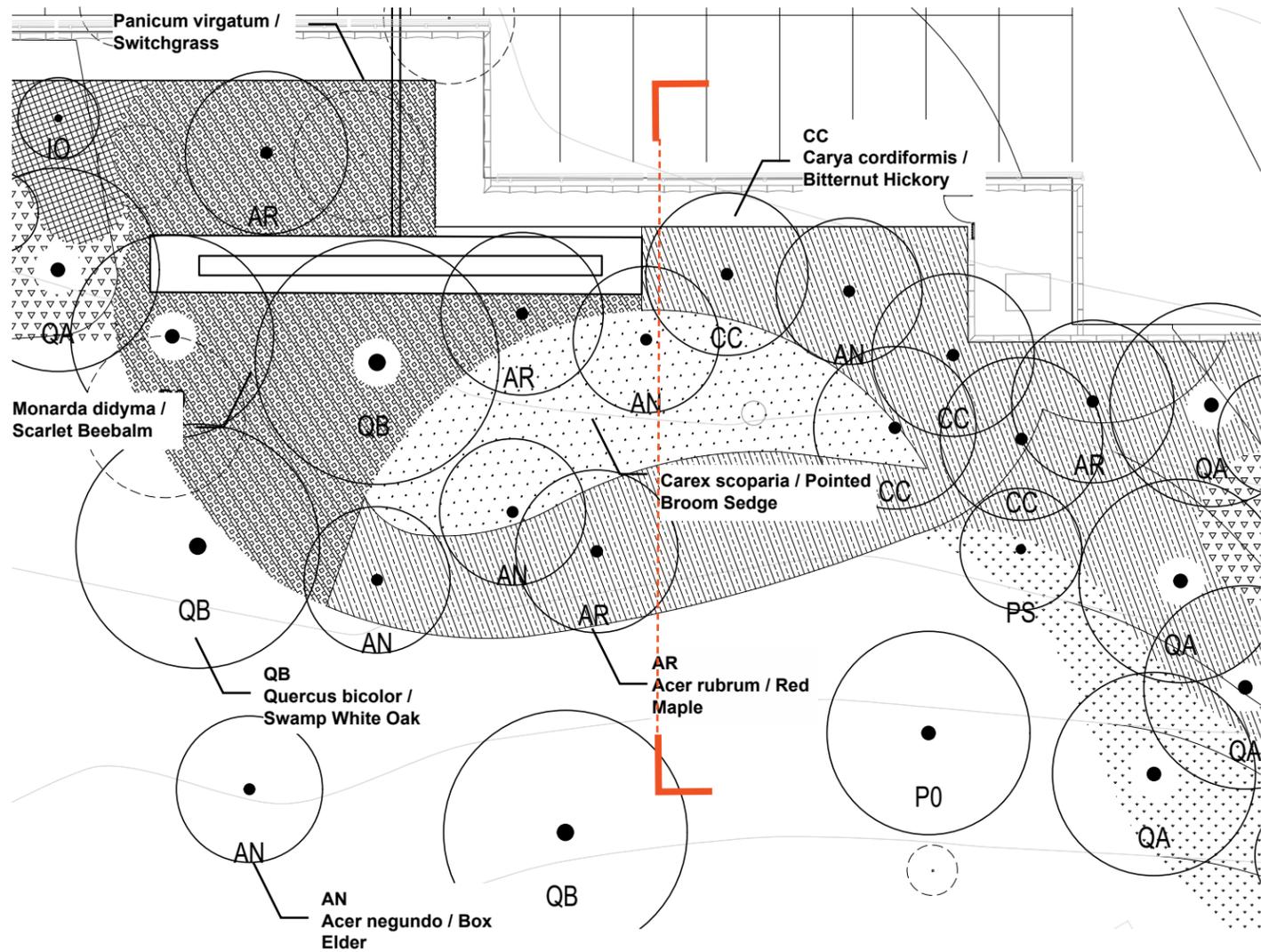


ORCHARD BEACH M&O BUILDING
 PDC PRELIMINARY PRESENTATION
 November 7

OVERALL PLAN



- TREE PLANTING**
TOTAL QTY 225
- AN
Acer negundo / Box Elder
15 QTY, 4" Caliper
 - CC
Carya cordiformis / Bitternut Hickory
8 QTY, 4" Caliper
 - AR
Acer rubrum / Red Maple
37 QTY, 4" Caliper
 - QB
Quercus bicolor / Swamp White Oak
12 QTY, 5" Caliper
 - QA
Quercus alba / White Oak
25 QTY, 5" Caliper
 - PR
Pinus rigida / Pitch Pine
22 QTY, 4" Caliper
 - PS
Pinus strobus / White Pine
44 QTY, 4" Caliper
 - PO
Platanus occidentalis / Sycamore
14 QTY, 5" Caliper
 - IO
Ilex opaca / American Holly
48 QTY, 3" Caliper
- Existing tree to remain
 - Woodland planting
 - Bioswale planting



AN
Acer negundo / Box Elder



CC
Carya cordiformis / Bitternut Hickory



AR
Acer rubrum / Red Maple



QB
Quercus bicolor / Swamp White Oak



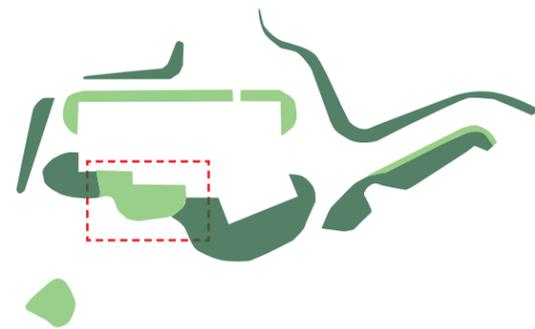
Monarda didyma / Scarlet Beebalm



Carex scoparia / Pointed Broom Sedge

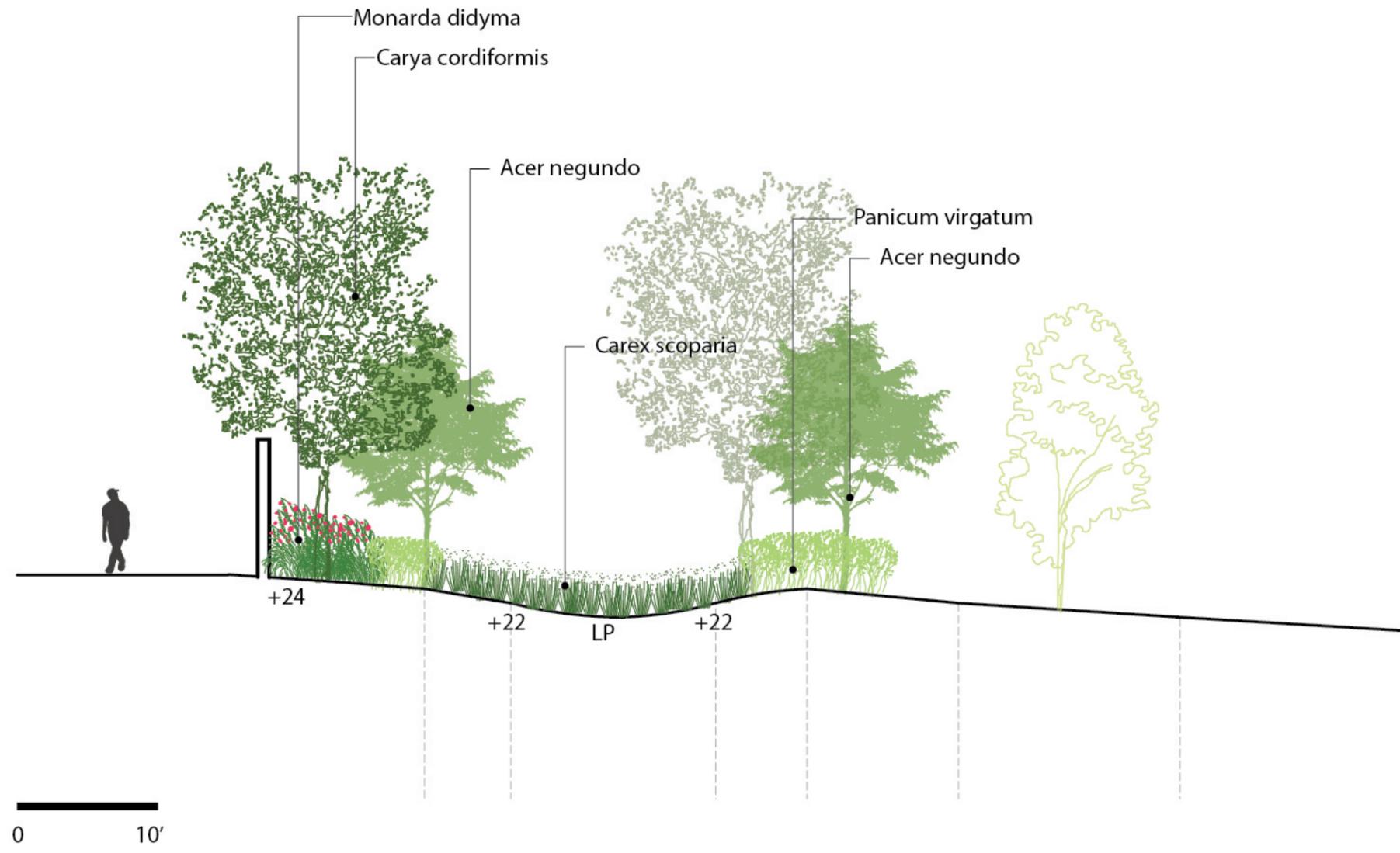


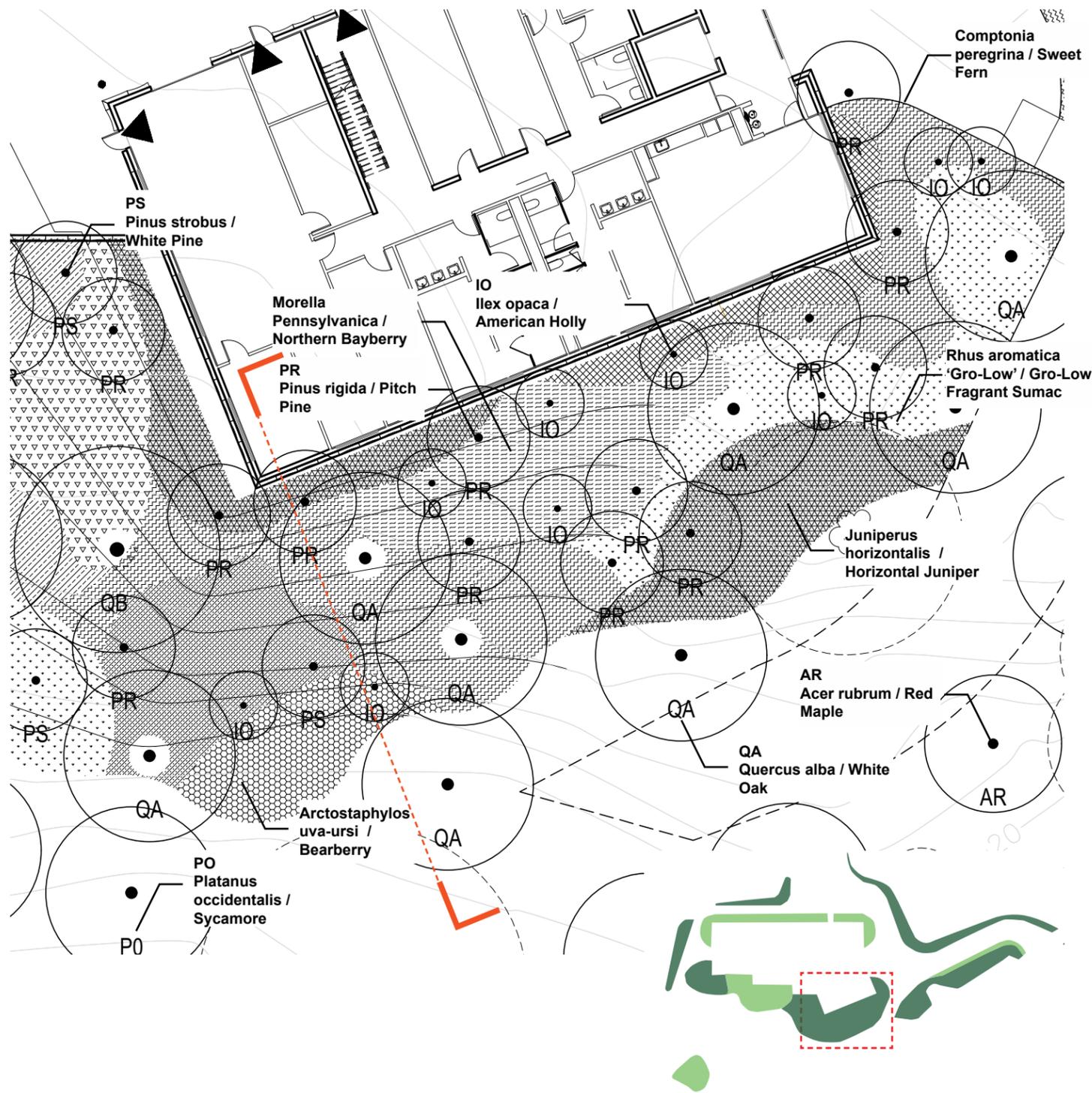
Panicum virgatum / Switchgrass



ORCHARD BEACH M&O BUILDING
PDC PRELIMINARY PRESENTATION
November 7

PROPOSED PLANTING PLAN - BIOSWALE





QA
Quercus alba / White Oak



PR
Pinus rigida / Pitch Pine



AR
Acer rubrum / Red Maple



PS
Pinus strobus / White Pine

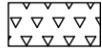


PO
Platanus occidentalis / Sycamore



IO
Ilex opaca / American Holly



 Clematis virginiana / Virgin's Bower



 Comptonia peregrina / Sweet Fern

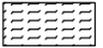


 Ilex opaca 'Maryland Dwarf' / American Holly

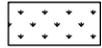


 Prunus maritima / Beach Plum

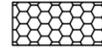


 Morella Pennsylvanica / Northern Bayberry



 Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac

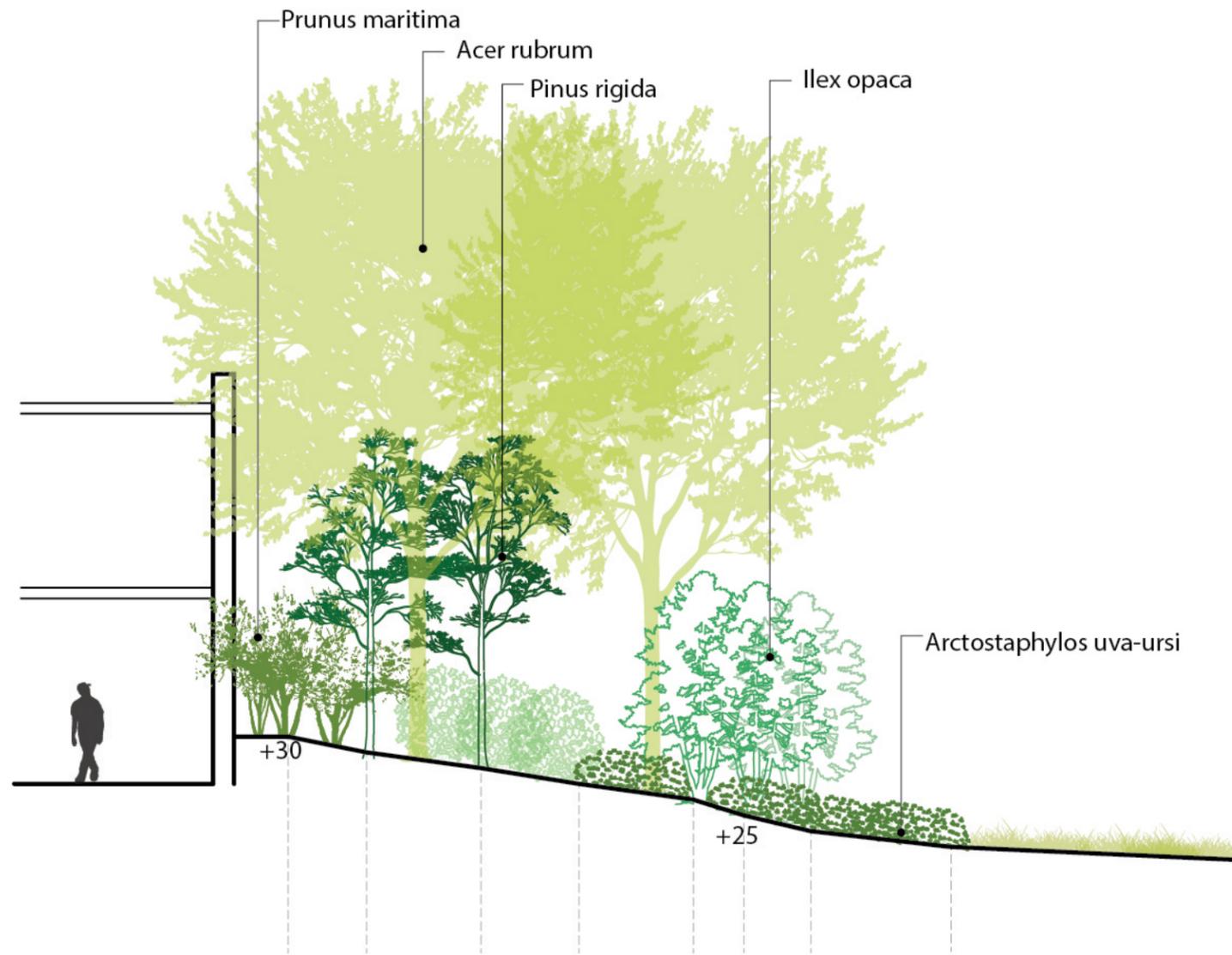


 Arctostaphylos uva-ursi / Bearberry



 Juniperus horizontalis / Horizontal Juniper





0 10'



