



BAYSIDE MULTIFAMILY BUILDING C

06.27.2022

RINKA+

VILLAGE OF BAYSIDE SUBMITTAL

DESIGN DRIVERS

- 1 ACHIEVE TIMELESS DESIGN
EMPLOY BASE, MIDDLE, TOP PRINCIPLES
SIMPLIFY COMBINATION OF MIXED USES

- 2 CREATE INVITING EXPERIENCE
ACHIEVE APPROPRIATE NEIGHBORHOOD
SCALE CREATE WALKABLE ENVIRONMENT

- 3 WARMTH, QUALITY, AND ARTICULATION
CREATE COHESION BETWEEN FIRST AND UPPER LEVELS
UTILIZE TIMELESS MATERIALS SUCH AS BRICK

- 4 CELEBRATE ARRIVAL
MAXIMIZE ARTICULATION AND CONNECTION TO SITE AND GREENSPACE
CREATE ENTRY PRESENCE AT LIBRARY ENTRANCE

- 5 ACTIVATED CENTRAL DESTINATION
CREATE STANDOUT BUILDING THAT SETS TONE FOR DEVELOPMENT
ESTABLISH MASTER PLAN CENTER

VISION STATEMENT

ACTING AS THE CENTRAL DESTINATION OF THE BAYSIDE MASTERPLAN, THIS BUILDING SETS THE TONE OF THE DEVELOPMENT WITH TIMELESS, HIGH QUALITY MATERIALS, AND ARTICULATION TO CREATE AN INVITING EXPERIENCE FOR RESIDENTS AND VISITORS ALIKE.

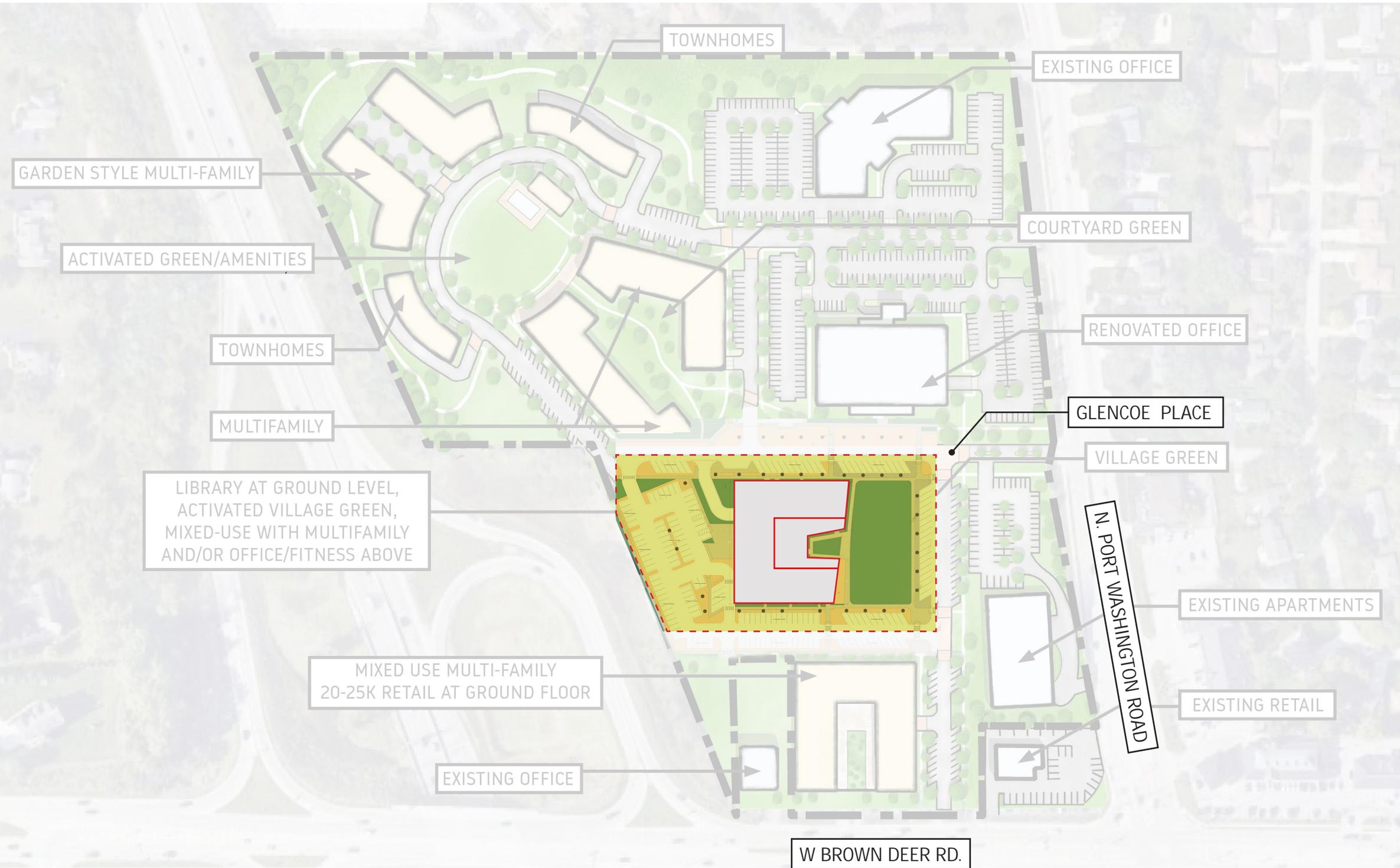


BAYSIDE ARCHITECTURE

- ① TIMELESS & DURABLE MATERIALS
- ② MID-CENTURY NOD
- ③ WARMTH IN MATERIALS
- ④ SCALE & ARTICULATION
- ⑤ INVITING & ACTIVE PEDESTRIAN SCALE
- ⑥ DECORATIVE OVERHANG ELEMENTS



PROJECT INFORMATION



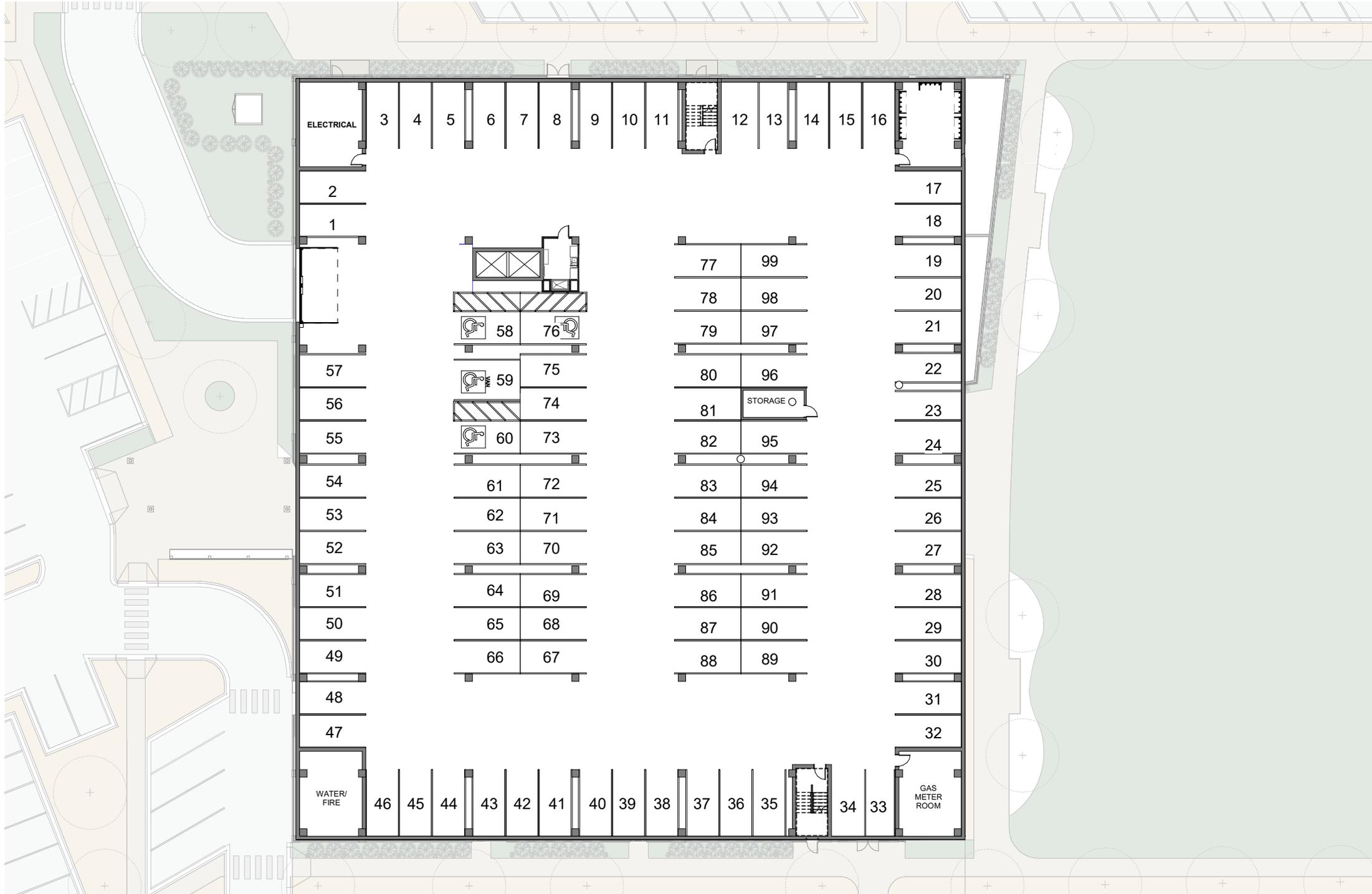
BUILDING PROGRAMMING

MIXED USES
 + 24K TENANT SPACE
 + 4K TENANT SPACE
 + 2.5K TENANT SPACE
 + 98 MULTIFAMILY UNITS

PARKING
 + 99 UNDERGROUND PARKING STALLS
 + 70 SURFACE PARKING STALLS
 169 TOTAL PARKING STALLS
 1.7 STALL PER 1 UNIT

NOTE:
 MASTER PLAN SHOWN IS
 CONCEPTUAL AND IS SUBJECT TO
 CHANGE

BUILDING FLOOR PLANS | UNDERGROUND PARKING



PARKING COUNTS

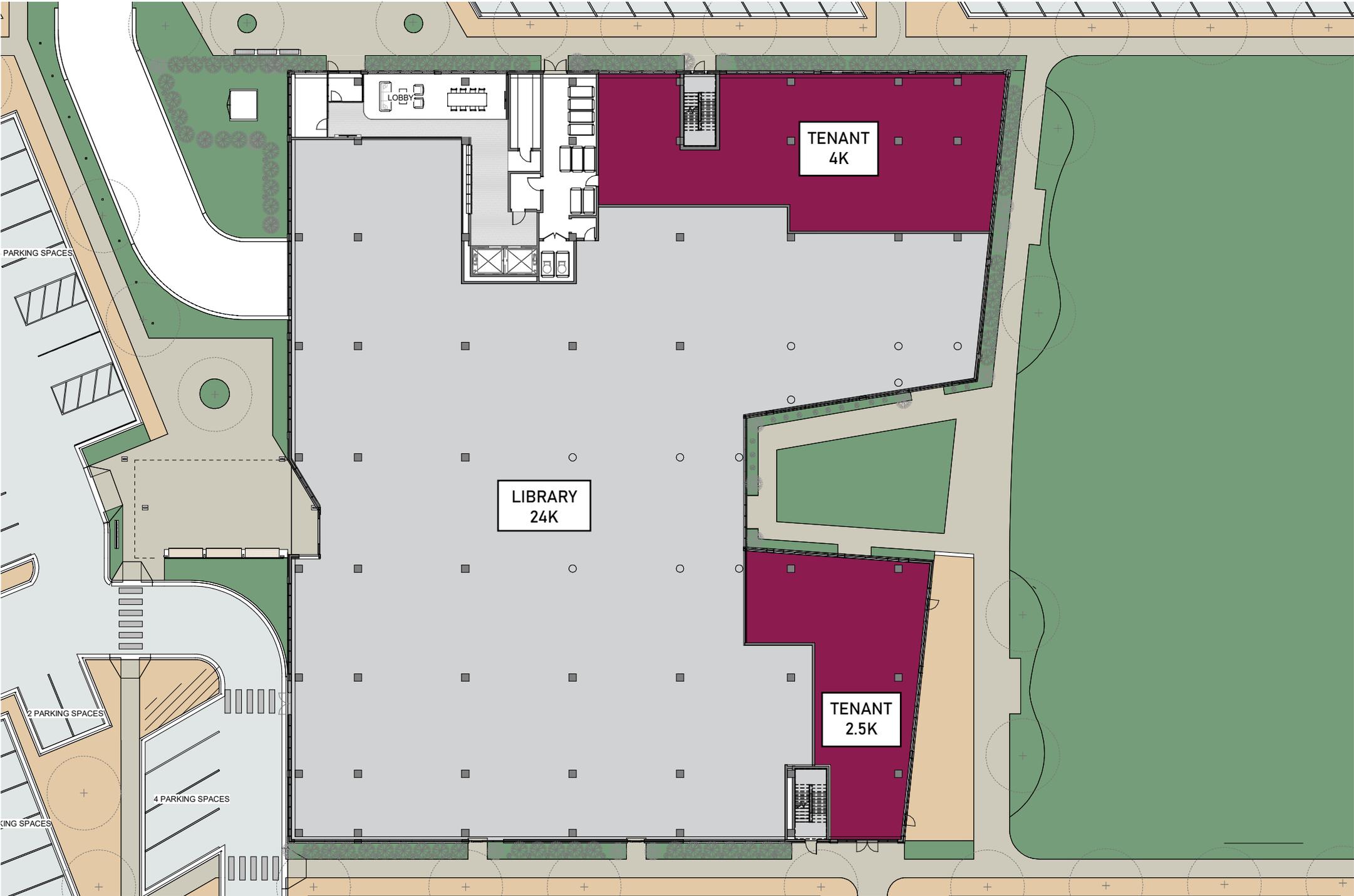
UNDERGROUND SPACES: 99
1.0 UG STALL PER 1 UNIT

SURFACE SPACES: 70
0.7 SURFACE STALL PER 1 UNIT

TOTAL SPACES: 169
1.7 STALL PER 1 UNIT



BUILDING FLOOR PLANS | LEVEL 1



PARKING COUNTS

UNDERGROUND SPACES: 99
 1.0 UG STALL PER 1 UNIT

SURFACE SPACES: 70
 0.7 SURFACE STALL PER 1 UNIT

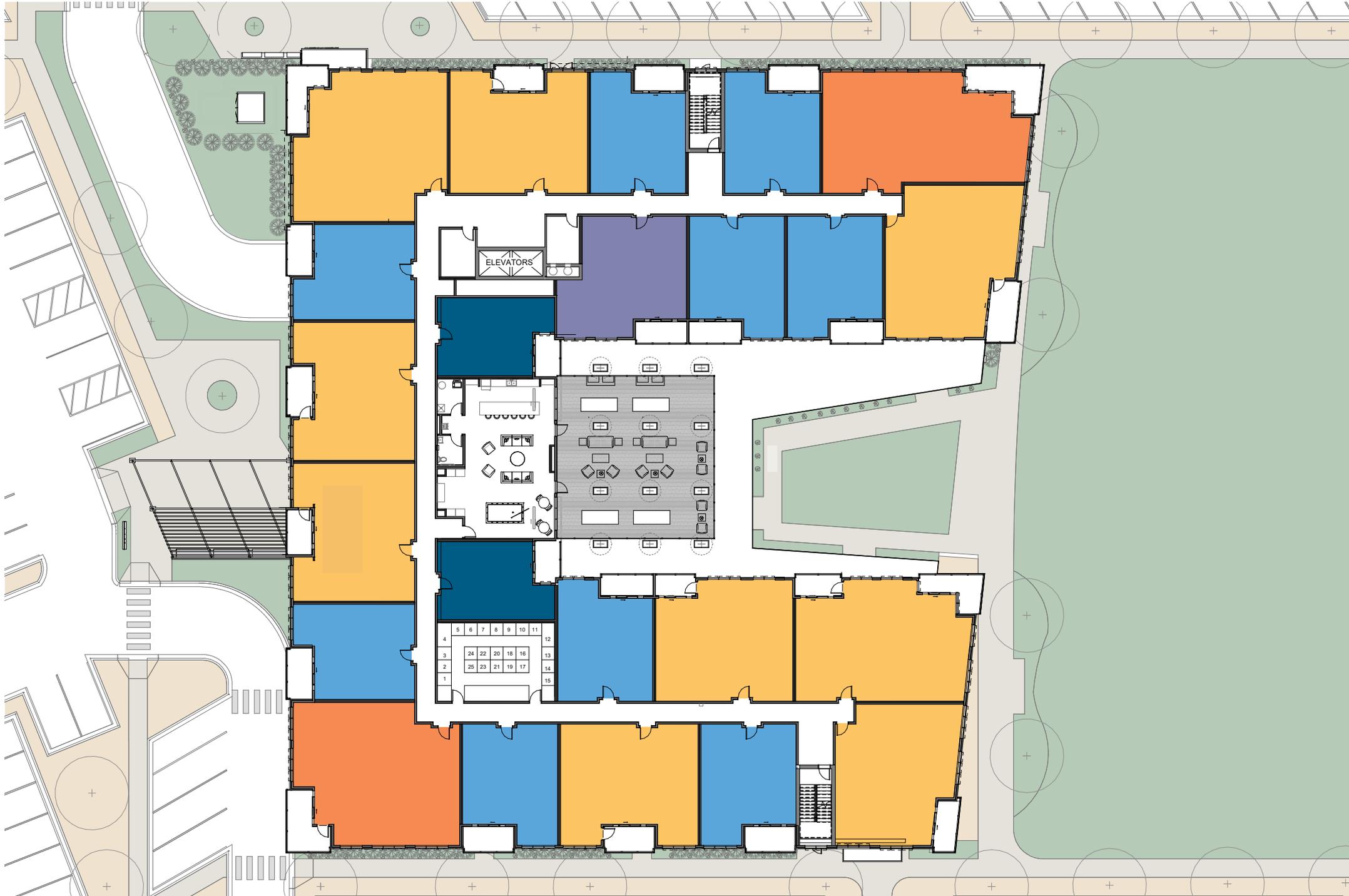
TOTAL SPACES: 169
 1.7 STALL PER 1 UNIT

LEGEND

- TENANT SPACE
- LIBRARY SPACE
- MULTIFAMILY AREA



BUILDING FLOOR PLANS | LEVEL 2



UNIT MIX

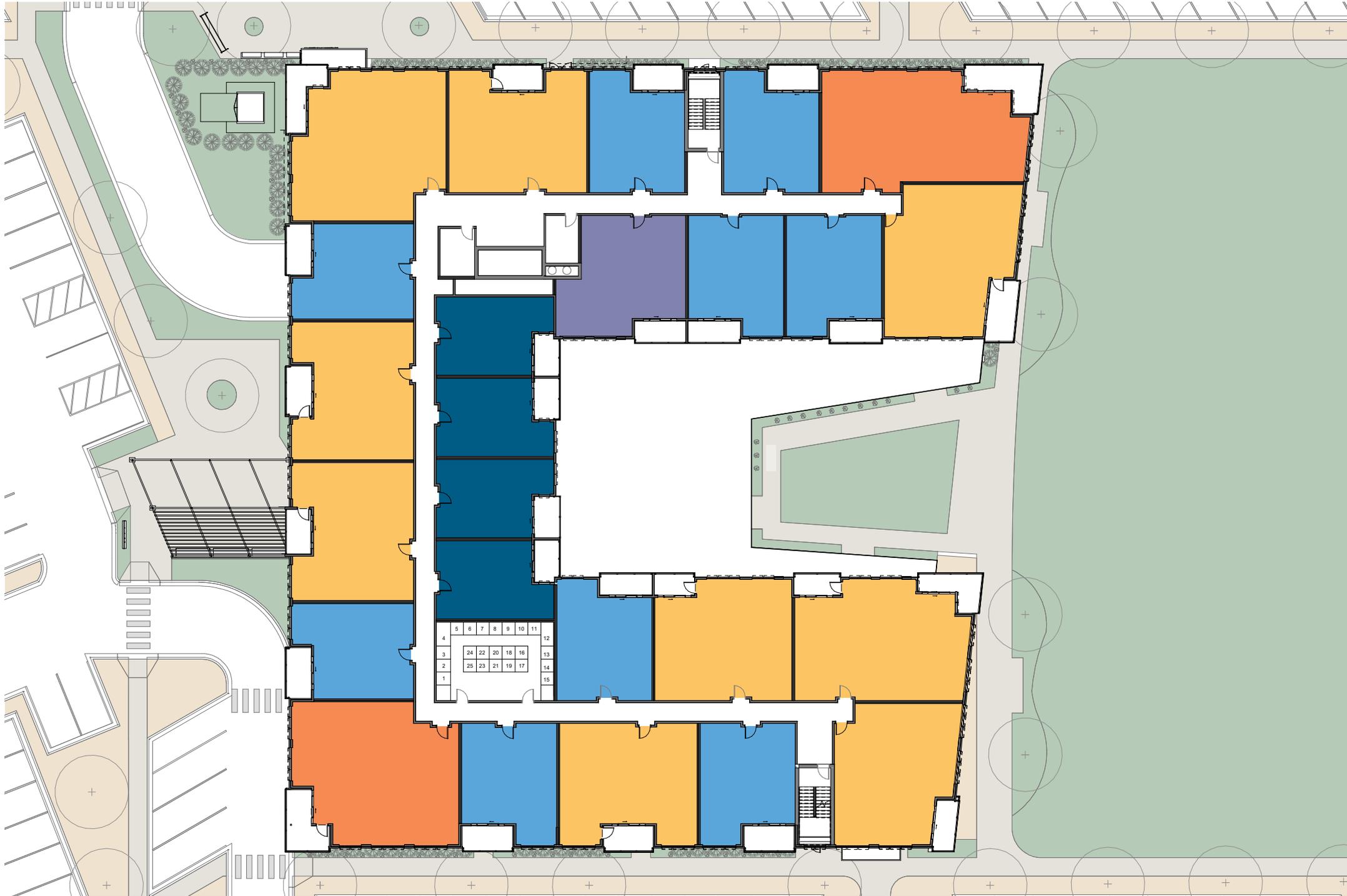
JR 1 BEDROOM:	14
1 BEDROOM:	36
1 BED + DEN:	4
2 BED:	36
3 BED:	8
TOTAL	98 UNITS

LEGEND

- 1 BED
- JR 1 BED
- 1 BED + DEN
- 2 BED
- 3 BED
- LEVEL 2 ROOF DECK



BUILDING BLOCK PLANS | TYPICAL LEVEL



UNIT MIX

JR 1 BEDROOM:	14
1 BEDROOM:	36
1 BED + DEN:	4
2 BED:	36
3 BED:	8
TOTAL	98 UNITS

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BUILDING DESIGN - CONCEPT DIAGRAMS

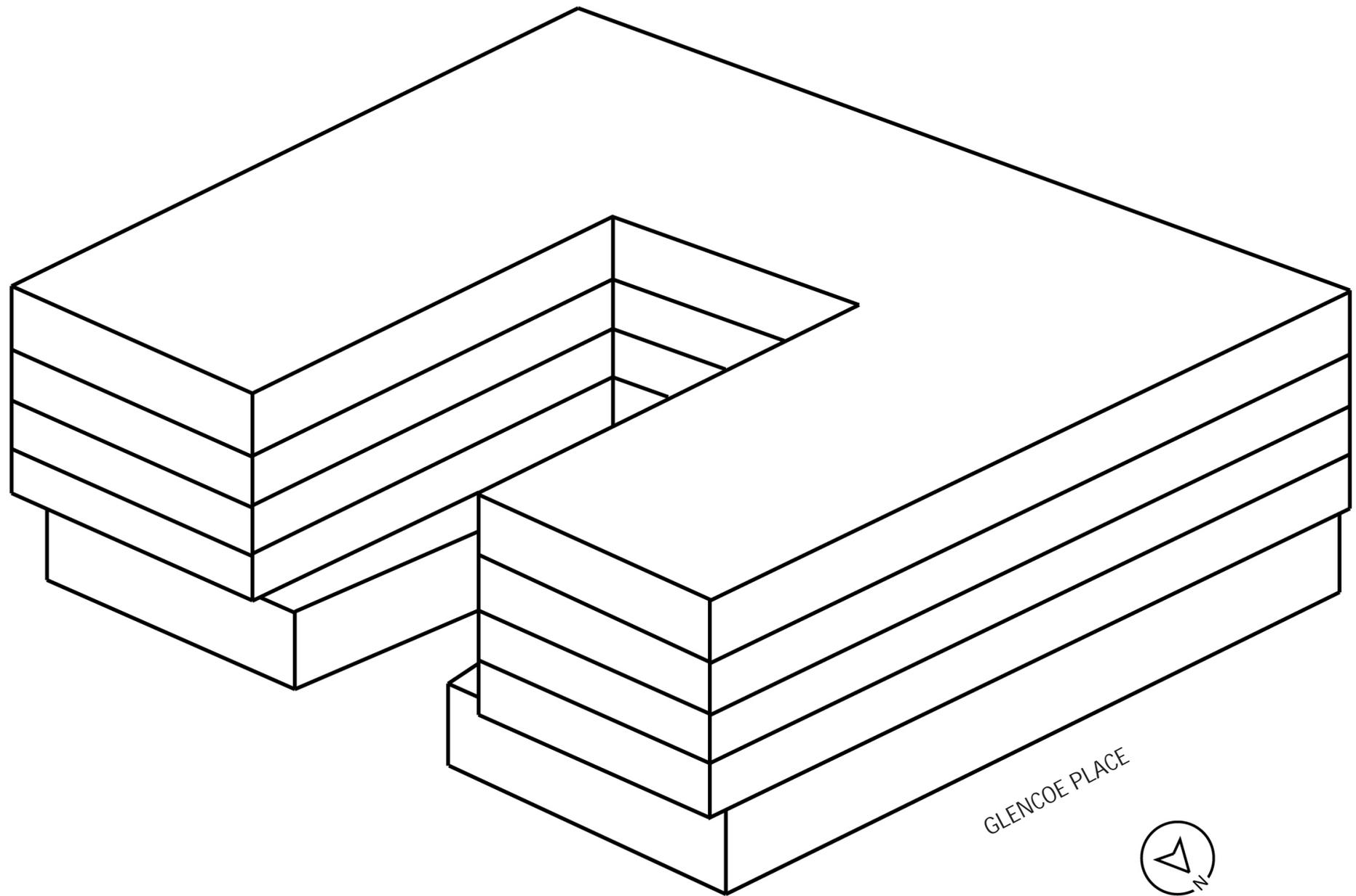
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SIMPLIFY COMBINATION OF MIXED USES

- ② **CREATE INVITING EXPERIENCE**
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CREATE WALKABLE ENVIRONMENT

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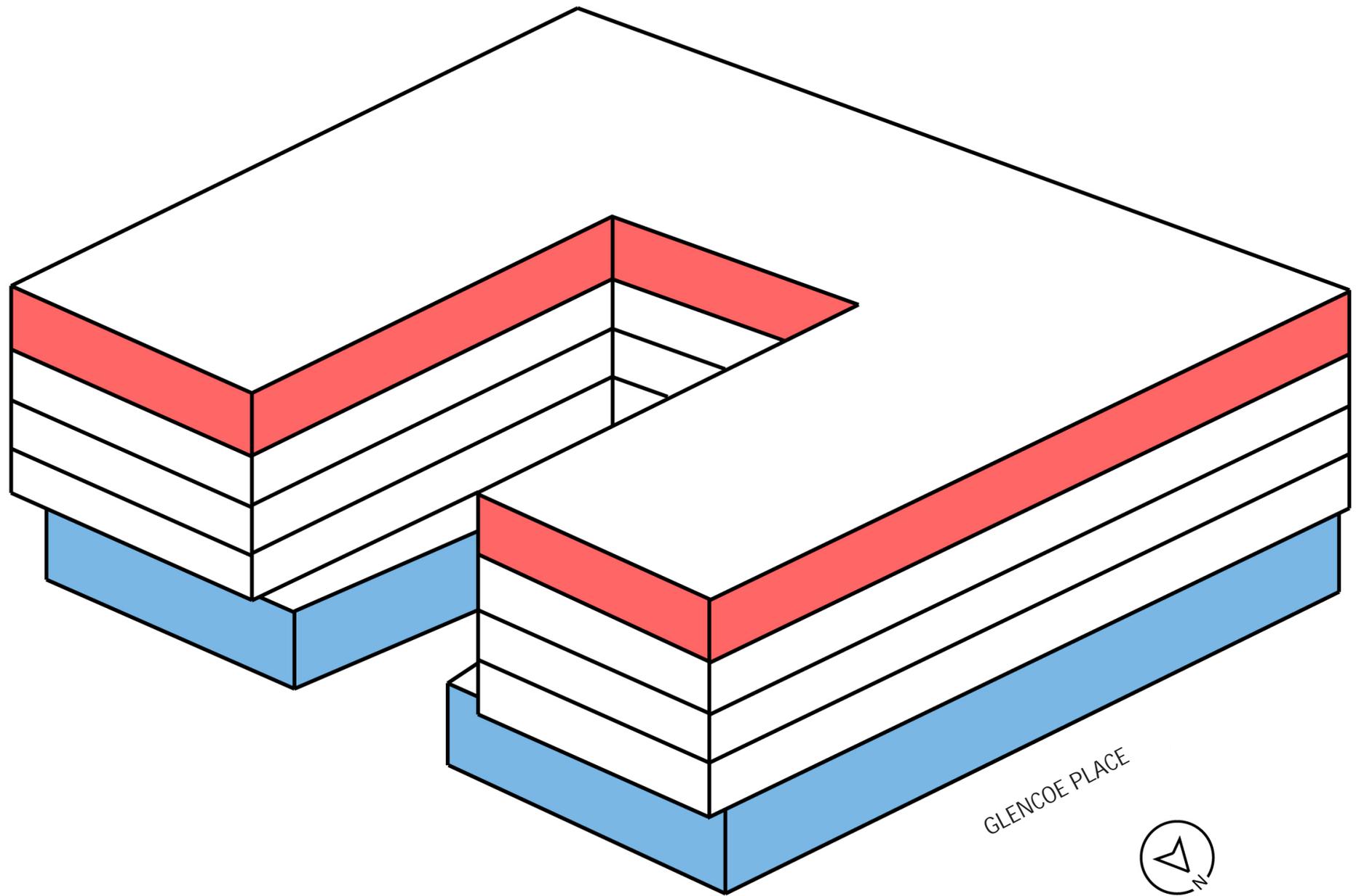
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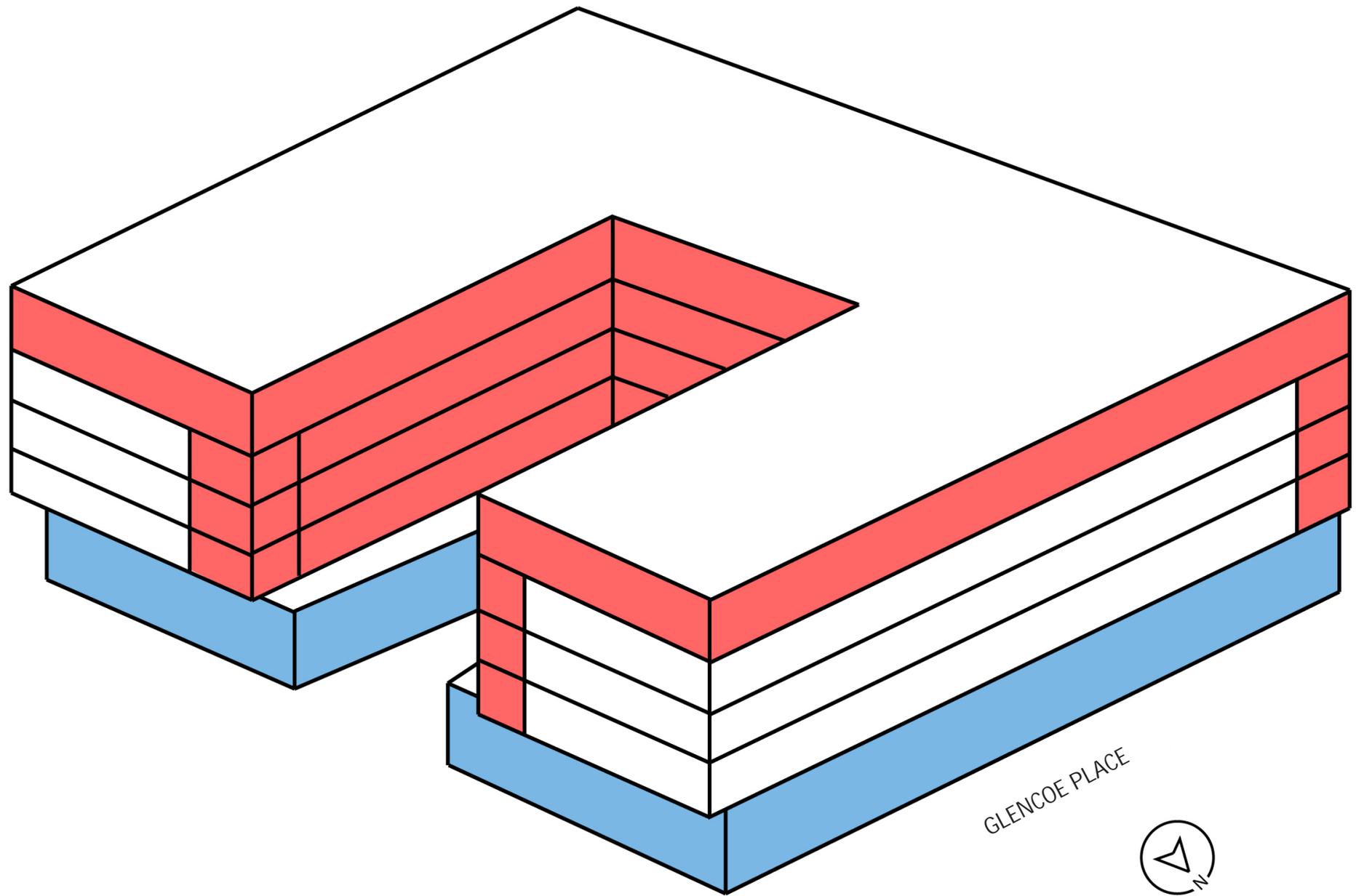
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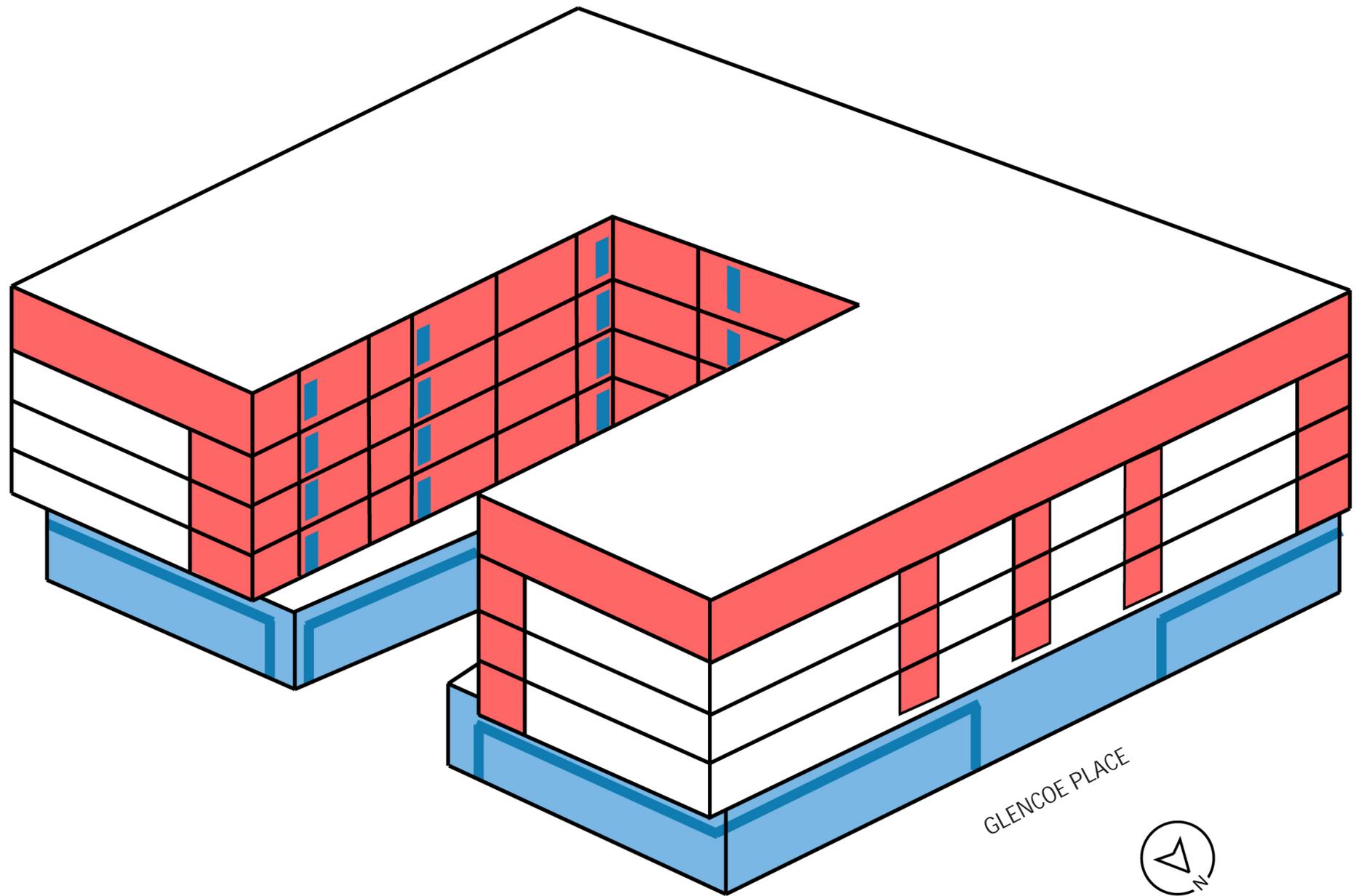
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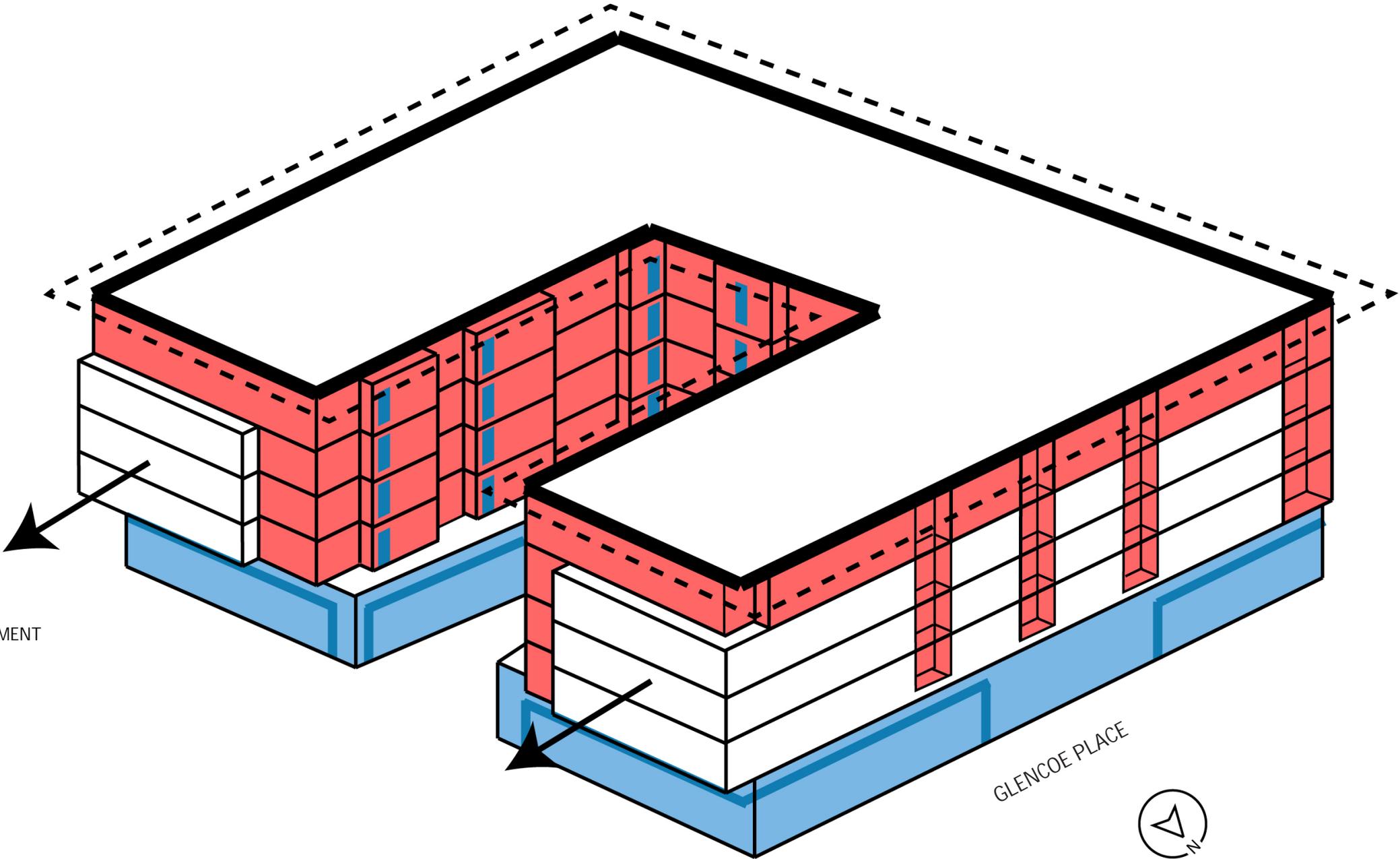
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BUILDING DESIGN - EXTERIOR MATERIALS

① BRICK MASONRY WALL SYSTEM - A



② BRICK MASONRY WALL SYSTEM - B



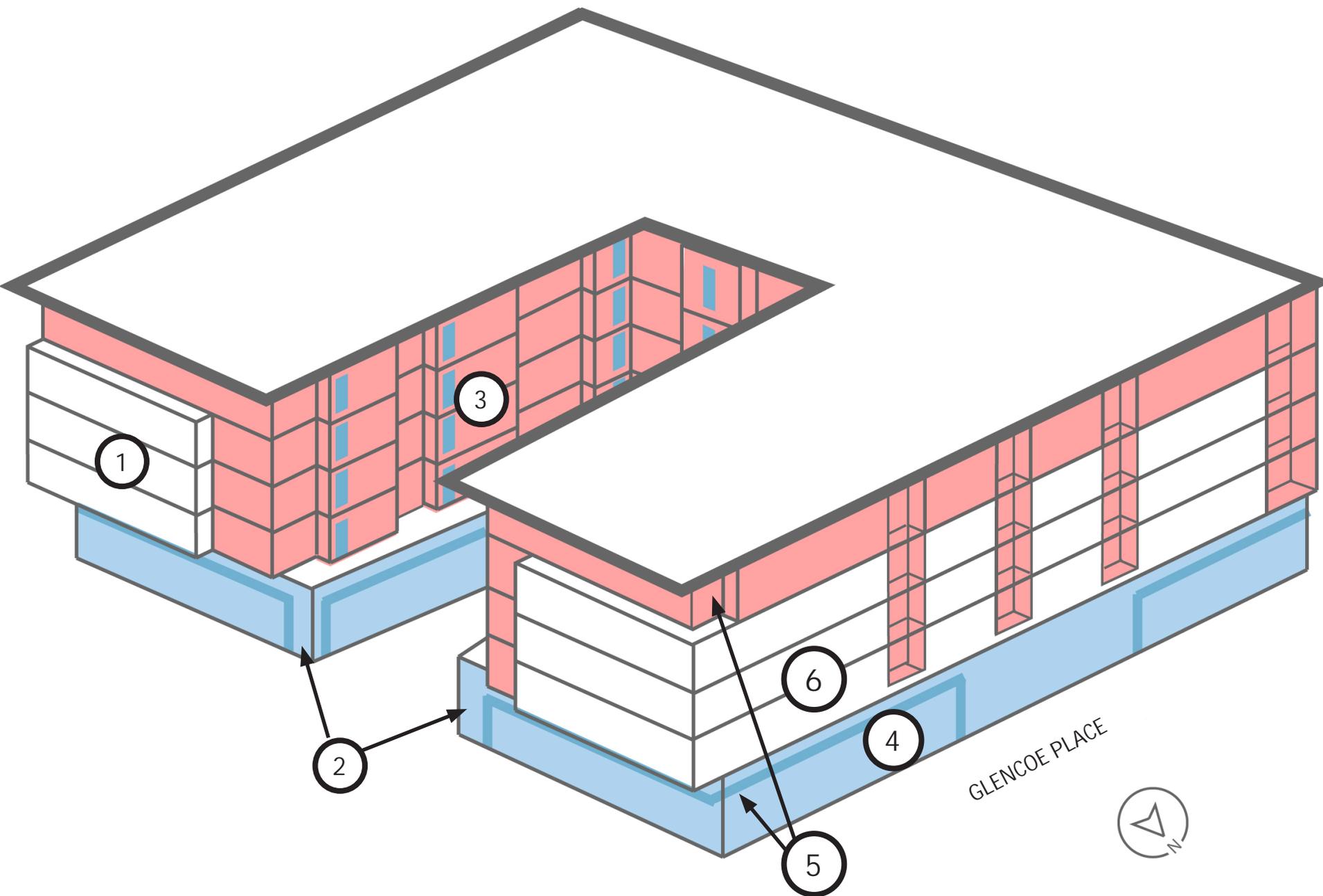
③ TEXTURED PANEL SIDING



④ WOOD LOOK SIDING



⑤ GLAZING SYSTEM & ACCENTS
BLACK













APPENDIX





SIGNAGE AREA

SCWAGE LOGO

NSI

BUILDING DESIGN - EXTERIOR ELEVATIONS



BUILDING DESIGN - EXTERIOR ELEVATIONS



ELEVATION SOUTH
1/8" = 1'-0"



ELEVATION EAST
1/8" = 1'-0"

BUILDING DESIGN - EXTERIOR ELEVATIONS



ELEVATION COURTYARD NORTH
1/8" = 1'-0"



ELEVATION COURTYARD SOUTH
1/8" = 1'-0"