BAYSIDE MULTIFAMILY BUILDING C

VILLAGE OF BAYSIDE SUBMITTAL

06.27.2022

DESIGN DRIVERS

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

CREATE INVITING EXPERIENCE ACHIEVE APPROPRIATE NEIGHBORHOOD SCALE CREATE WALKABLE ENVIRONMENT

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.



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

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

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



2

3

5

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BAYSIDE ARCHITECTURE

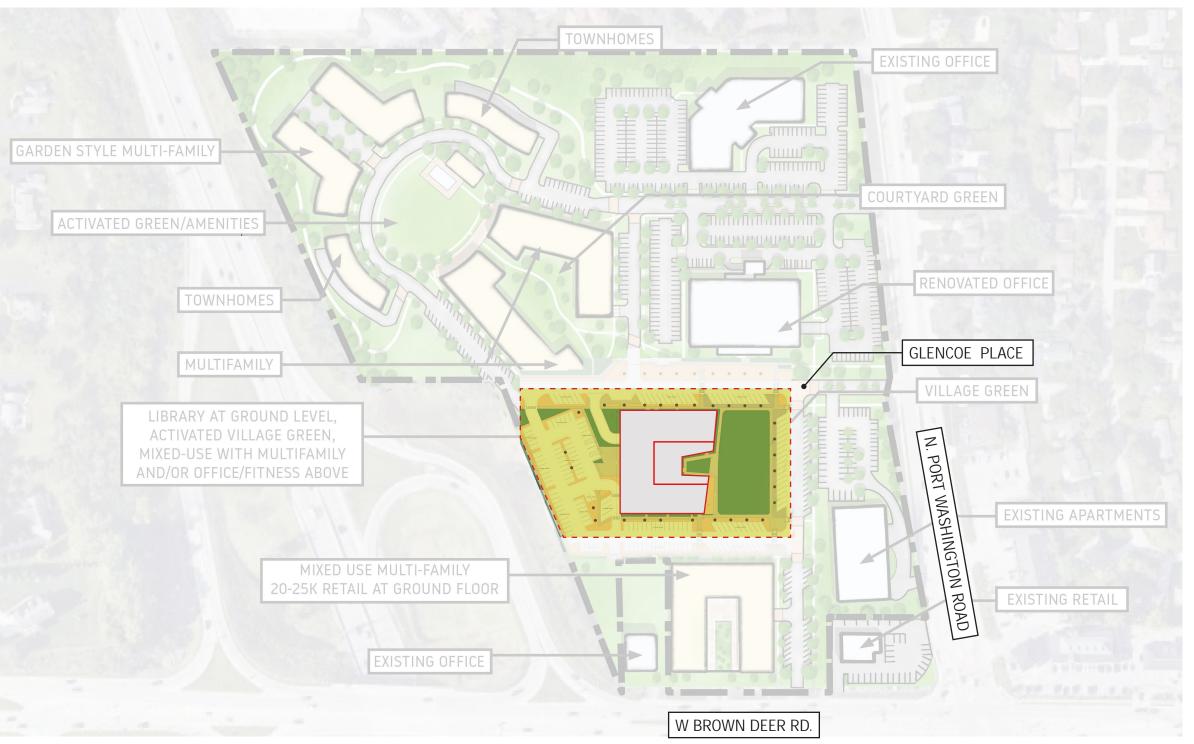
- 1 TIMELESS & DURABLE MATERIALS
- 2 MID-CENTURY NOD
- 3 WARMTH IN MATERIALS
- 4 SCALE & ARTICULATION
- 5 INVITING & ACTIVE PEDESTRIAN SCALE
- 6 DECORATIVE OVERHANG ELEMENTS





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PROJECT INFORMATION





BUILDING PROGRAMMING

MIXED USES

- + 24K TENANT SPACE
- + 4K TENANT SPACE
- + 2.5K TENANT SPACE
- + 98 MULTIFAMILY UNITS

<u>PARKING</u>

+ 99 UNDERGROUND PARKING STALLS <u>+ 70 SURFACE PARKING STALLS</u> 169 TOTAL PARKING STALLS

1.7 STALL PER 1 UNIT

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

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BUILDING FLOOR PLANS | UNDERGROUND PARKING

	+	+ +			+ + PAF
	ELECTRICAL 3 4	5 6 7 8 9 10	11 12 13 14 15		UN 1.0
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	48			31 32	
+		44 43 42 41 40 39			
+	+	+) (+)			+ (+



ARKING COUNTS

JNDERGROUND SPACES: 99 .0 UG STALL PER 1 UNIT

SURFACE SPACES: 70 0.7 SURFACE STALL PER 1 UNIT

OTAL SPACES: 169 .7 STALL PER 1 UNIT



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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

TENANT SPACE

LIBRARY SPACE

MULTIFAMILY AREA



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BUILDING FLOOR PLANS | LEVEL 2





DROOM:	14
00M:	36
DEN:	4
	36
	8
	98 UNITS

1 BED

JR 1 BED

1 BED + DEN

2 BED

3 BED

LEVEL 2 ROOF DECK



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BUILDING BLOCK PLANS | TYPICAL LEVEL





DROOM:	14
:MOC	36
DEN:	4
	36
	8
	98 UNITS

- 1 BED
- JR 1 BED
- 1 BED + DEN
- 2 BED
- 3 BED



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2 CREATE INVITING EXPERIENCE ACHIEVE APPROPRIATE NEIGHBORHOOD SCALE CREATE WALKABLE ENVIRONMENT

ACHIEVE TIMELESS DESIGN EMPLOY BASE, MIDDLE, TOP PRINCIPLES

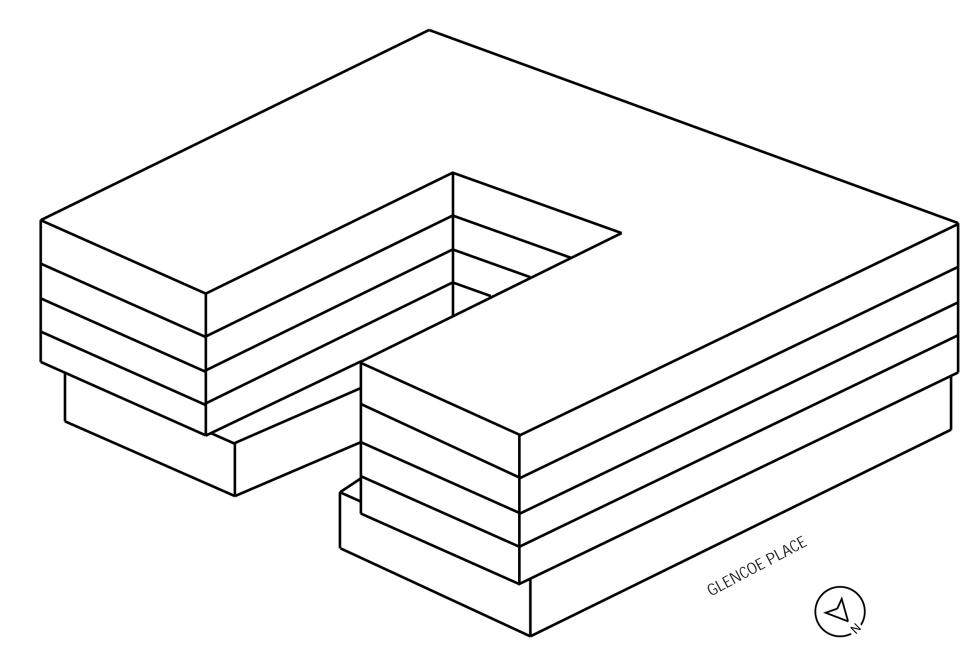
SIMPLIFY COMBINATION OF MIXED USES

(1,

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 GREENSPACE CREATE ENTRY PRESENCE AT LIBRARY ENTRANCE

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

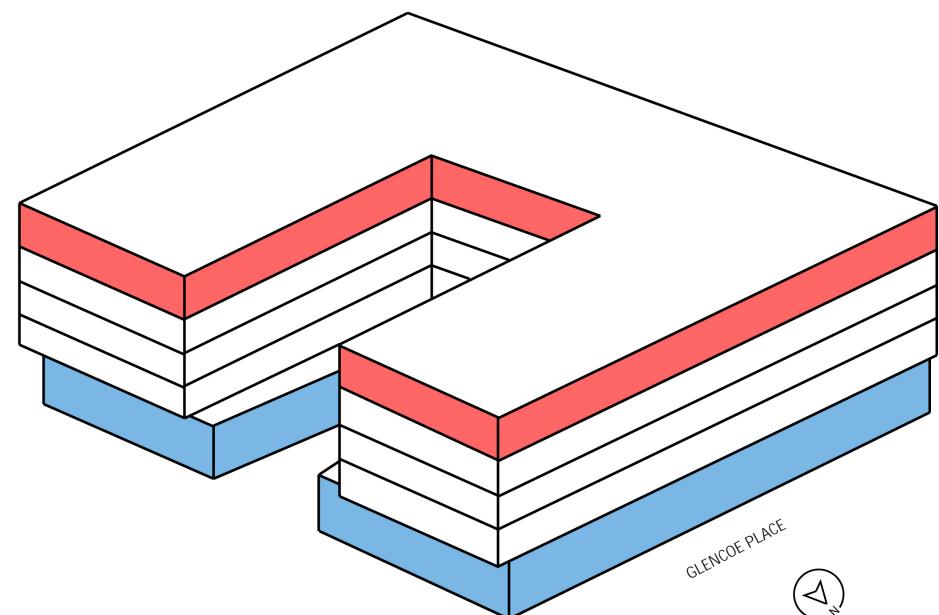




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 ACHIEVE TIMELESS DESIGN EMPLOY BASE, MIDDLE, TOP PRINCIPLES SIMPLIFY COMBINATION OF MIXED USES
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5 ACTIVATED CENTRAL DESTINATION CREATE STANDOUT BUILDING THAT SETS TONE FOR DEVE ESTABLISH MASTER PLAN CENTER





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2 CREATE INVITING EXPERIENCE ACHIEVE APPROPRIATE NEIGHBORHOOD SCALE CREATE WALKABLE ENVIRONMENT

ACHIEVE TIMELESS DESIGN EMPLOY BASE, MIDDLE, TOP PRINCIPLES

SIMPLIFY COMBINATION OF MIXED USES

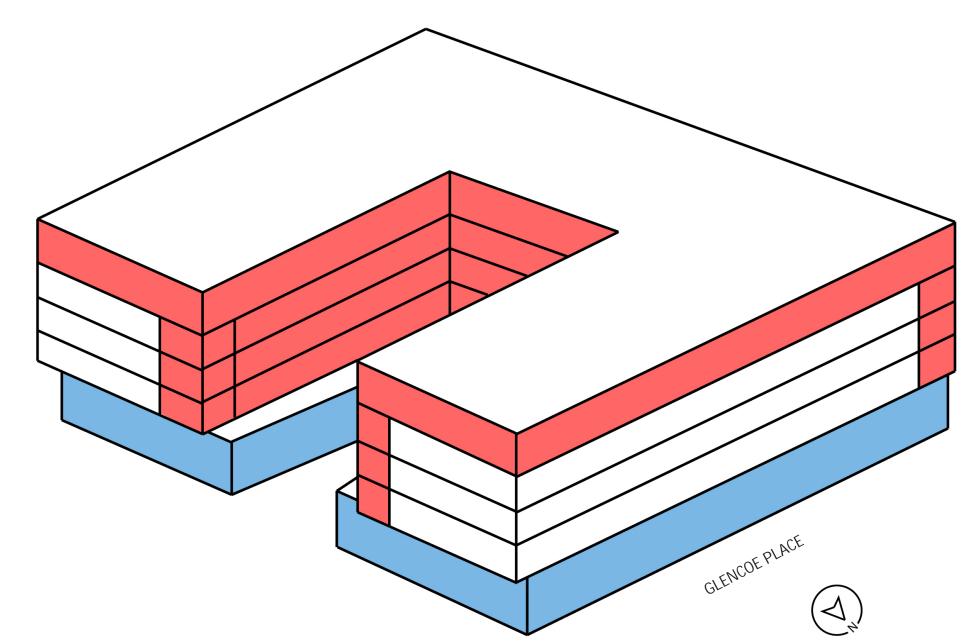
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3 WARMTH, QUALITY, AND ARTICULATION CREATE COHESION BETWEEN FIRST AND UPPER LEVELS UTILIZE TIMELESS MATERIALS SUCH AS BRICK

4 CELEBRATE ARRIVAL

MAXIMIZE ARTICULATION AND CONNECTION TO GREENSP CREATE ENTRY PRESENCE AT LIBRARY ENTRANCE

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





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SIMPLIFY COMBINATION OF MIXED USES

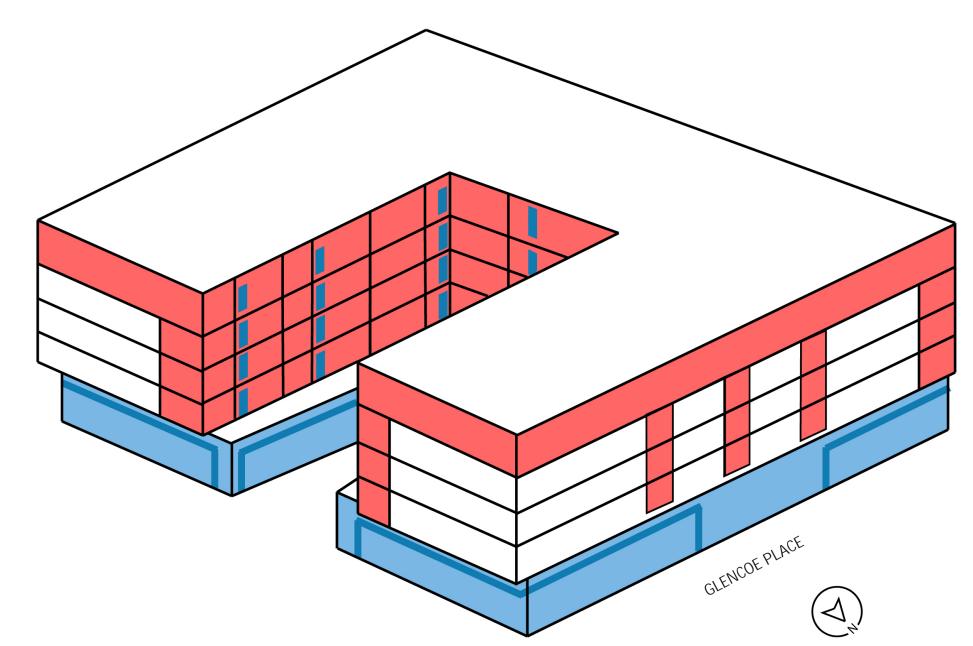
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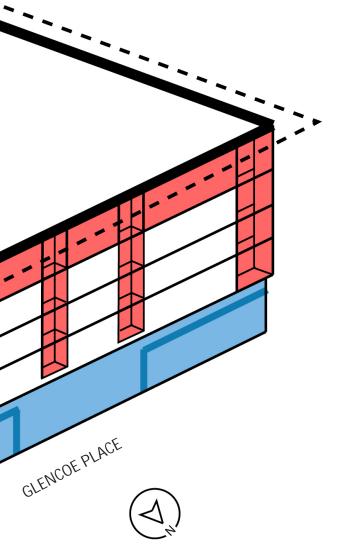




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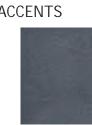
ACHIEVE TIMELESS DESIGN EMPLOY BASE, MIDDLE, TOP PRINCIPLES (1 SIMPLIFY COMBINATION OF MIXED USES CREATE INVITING EXPERIENCE ACHIEVE APPROPRIATE NEIGHBORHOOD SCALE (2 CREATE WALKABLE ENVIRONMENT WARMTH, QUALITY, AND ARTICULATION (3 CREATE COHESION BETWEEN FIRST AND UPPER LEVELS UTILIZE TIMELESS MATERIALS SUCH AS BRICK CELEBRATE ARRIVAL MAXIMIZE ARTICULATION AND CONNECTION TO GREENSPACE 4 CREATE ENTRY PRESENCE AT LIBRARY ENTRANCE ACTIVATED CENTRAL DESTINATION CREATE STANDOUT BUILDING THAT SETS TONE FOR DEVELOPMENT (5)ESTABLISH MASTER PLAN CENTER





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4 WOOD LOOK SIDING



3 TEXTURED PANEL SIDING

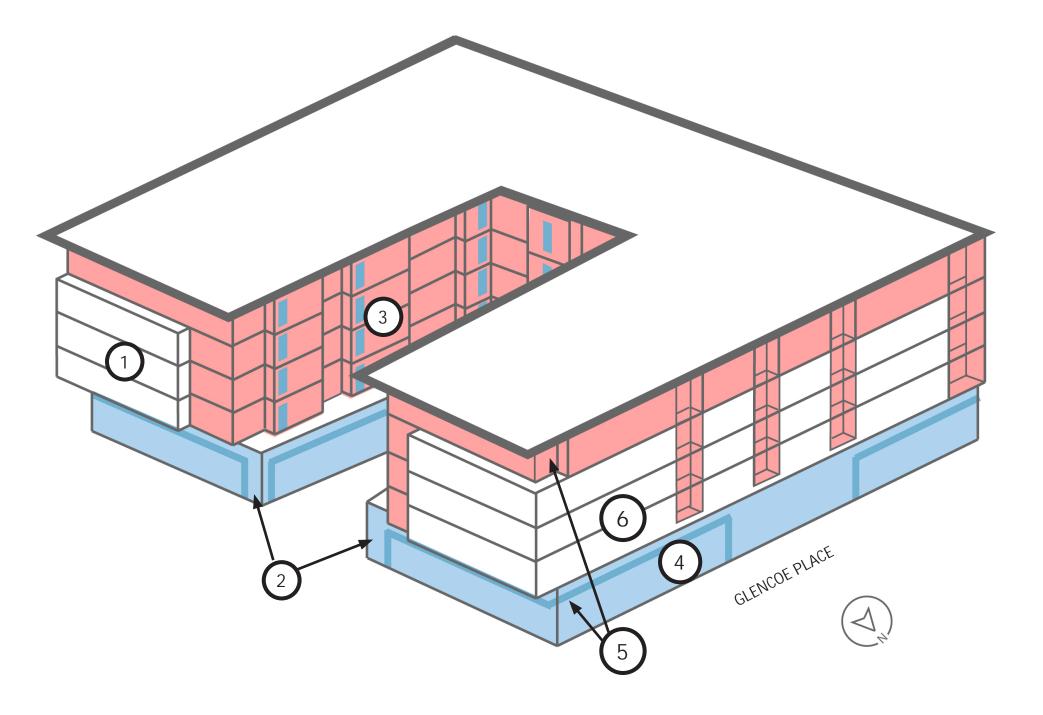


2 BRICK MASONRY WALL SYSTEM - B



(1) BRICK MASONRY WALL SYSTEM - A

BUILDING DESIGN - EXTERIOR MATERIALS



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IN HALL





BUILDING DESIGN - EXTERIOR ELEVATIONS







ELEVATION WEST



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ELEVATION SOUTH



BUILDING DESIGN - EXTERIOR ELEVATIONS

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RINKA+

ELEVATION COURTYARD SOUTH





BUILDING DESIGN - EXTERIOR ELEVATIONS

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