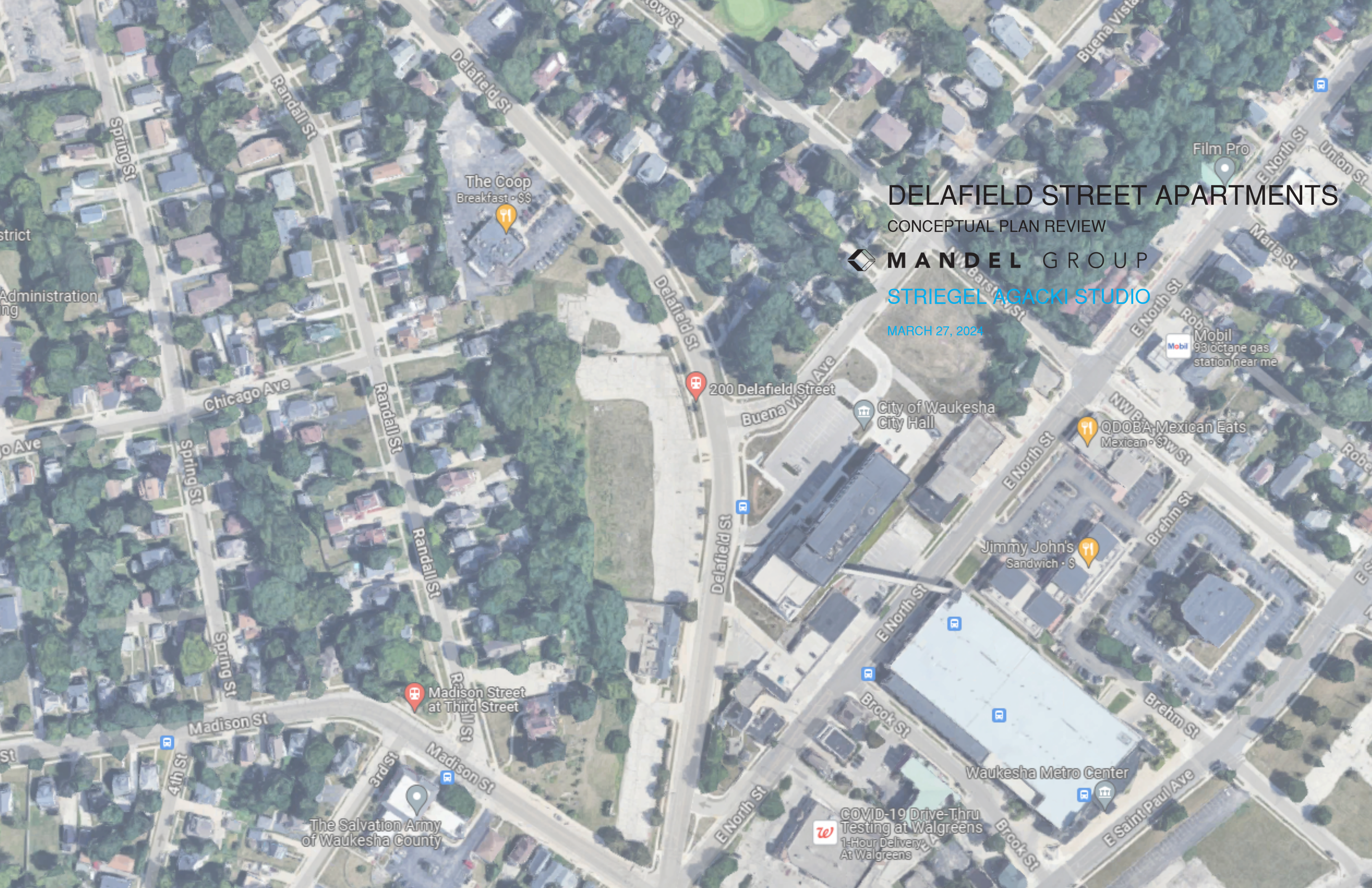


# DELAFIELD STREET APARTMENTS

CONCEPTUAL PLAN REVIEW

 **MANDEL GROUP**  
**STRIEGEL AGACKI STUDIO**

MARCH 27, 2024







# DELAFIELD STREET APARTMENTS

CONCEPTUAL PLAN REVIEW

03.27.2024



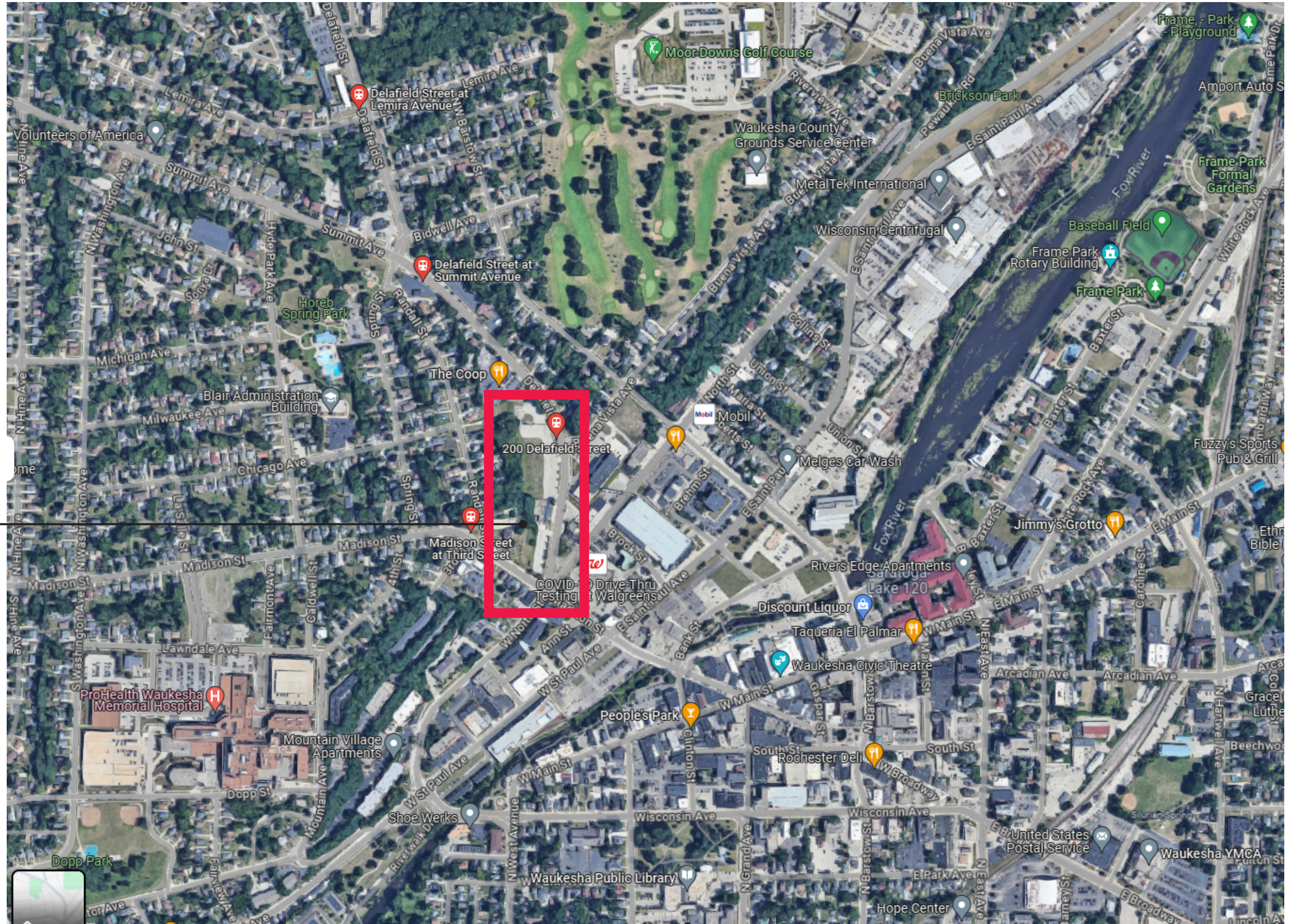
STRIEGEL  
AGACKI  
STUDIO

## / TABLE OF CONTENTS

- 1/ SITE AERIAL
- 2/ OVERALL SITE PLANS
- 3/ UNIT AND PARKING MATRIX
- 4/ ENLARGED BUILDING PLANS
- 5/ SITE SECTIONS
- 6/ EXTERIOR ELEVATIONS & RENDERINGS



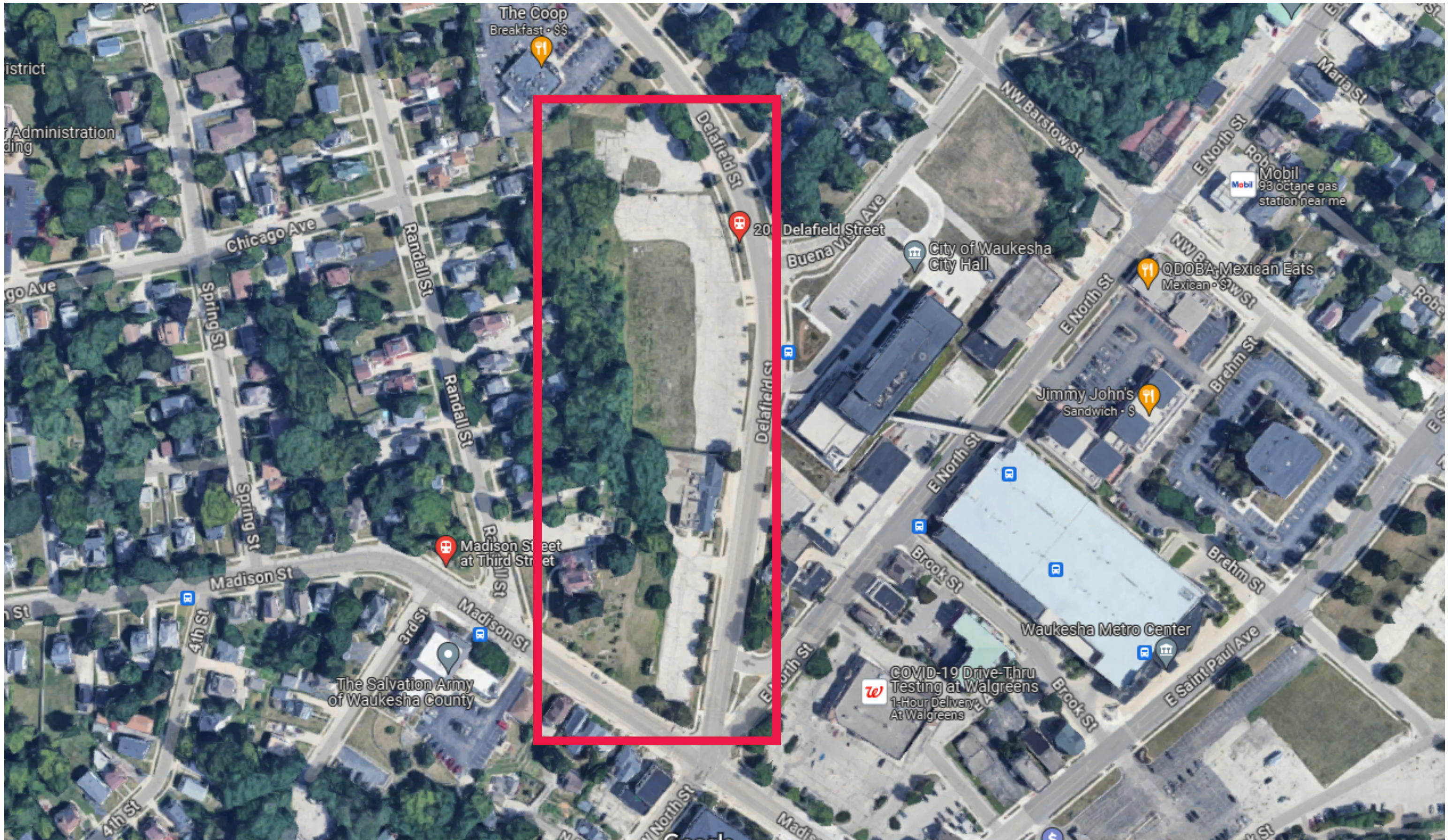
1/ SITE AERIAL



DELAFIELD STREET APARTMENTS: PRELIMINARY SITE PLANNING

CONCEPTUAL PLAN REVIEW



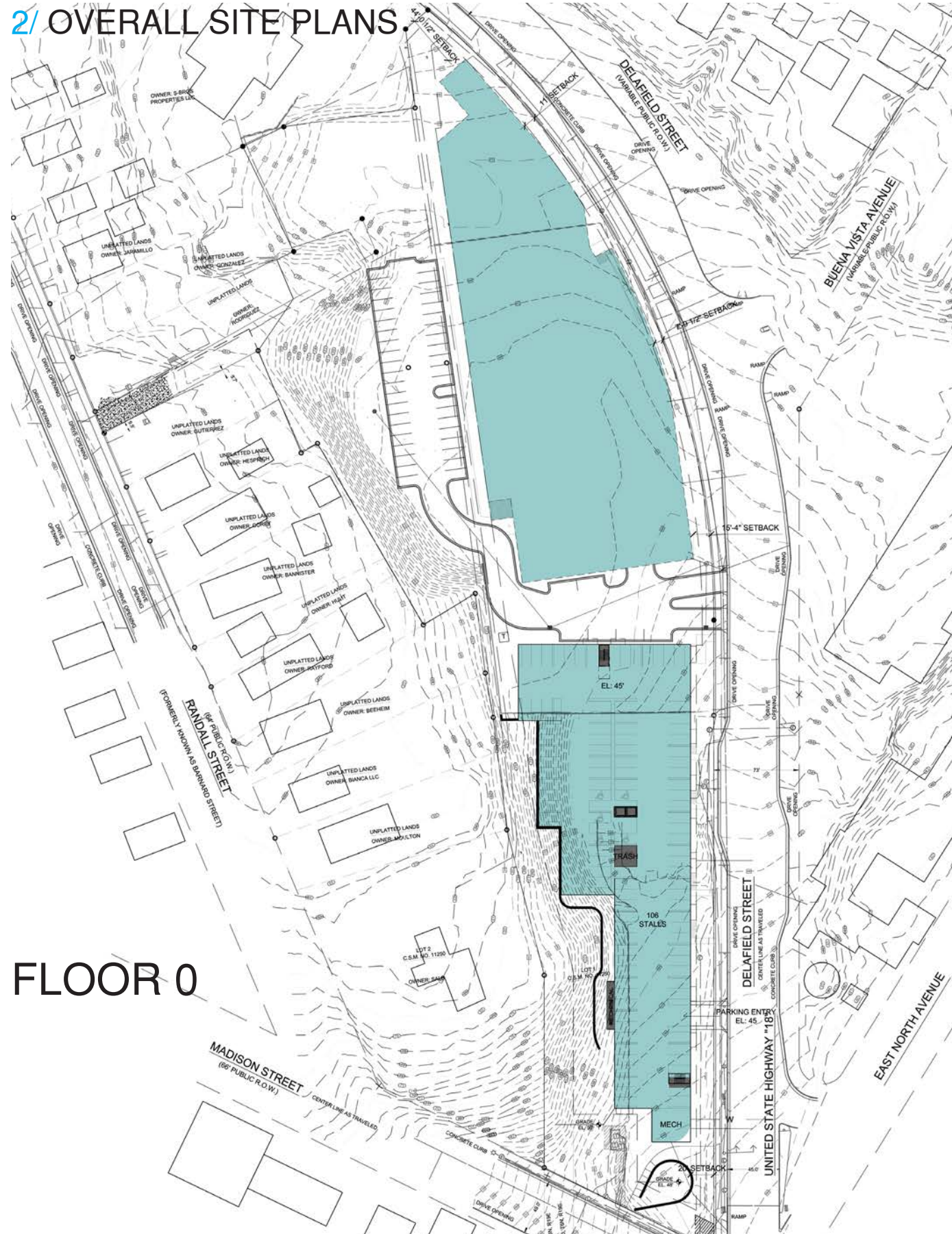


DELAFIELD STREET APARTMENTS: PRELIMINARY SITE PLANNING

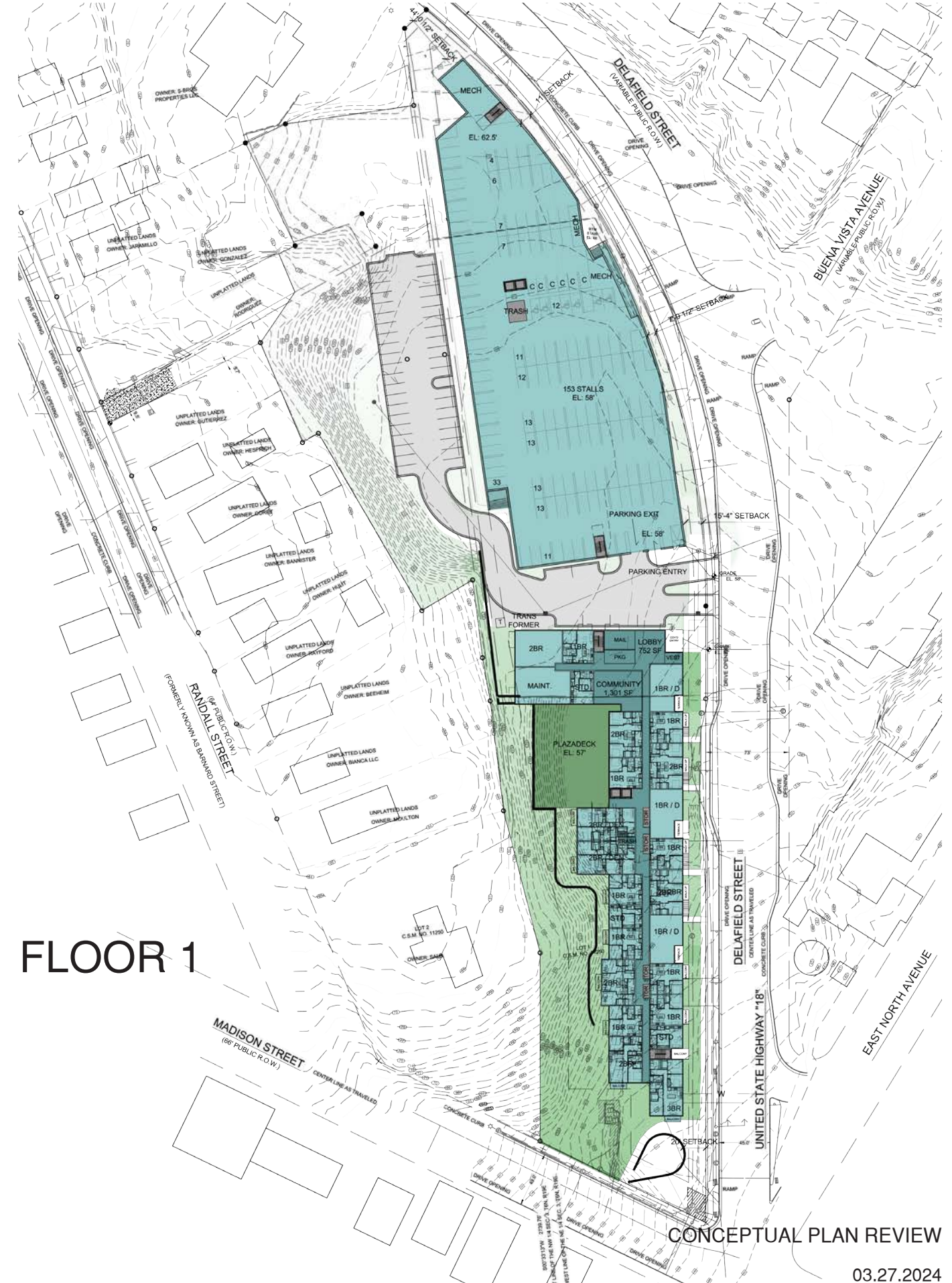
CONCEPTUAL PLAN REVIEW



2/ OVERALL SITE PLANS.



FLOOR 0

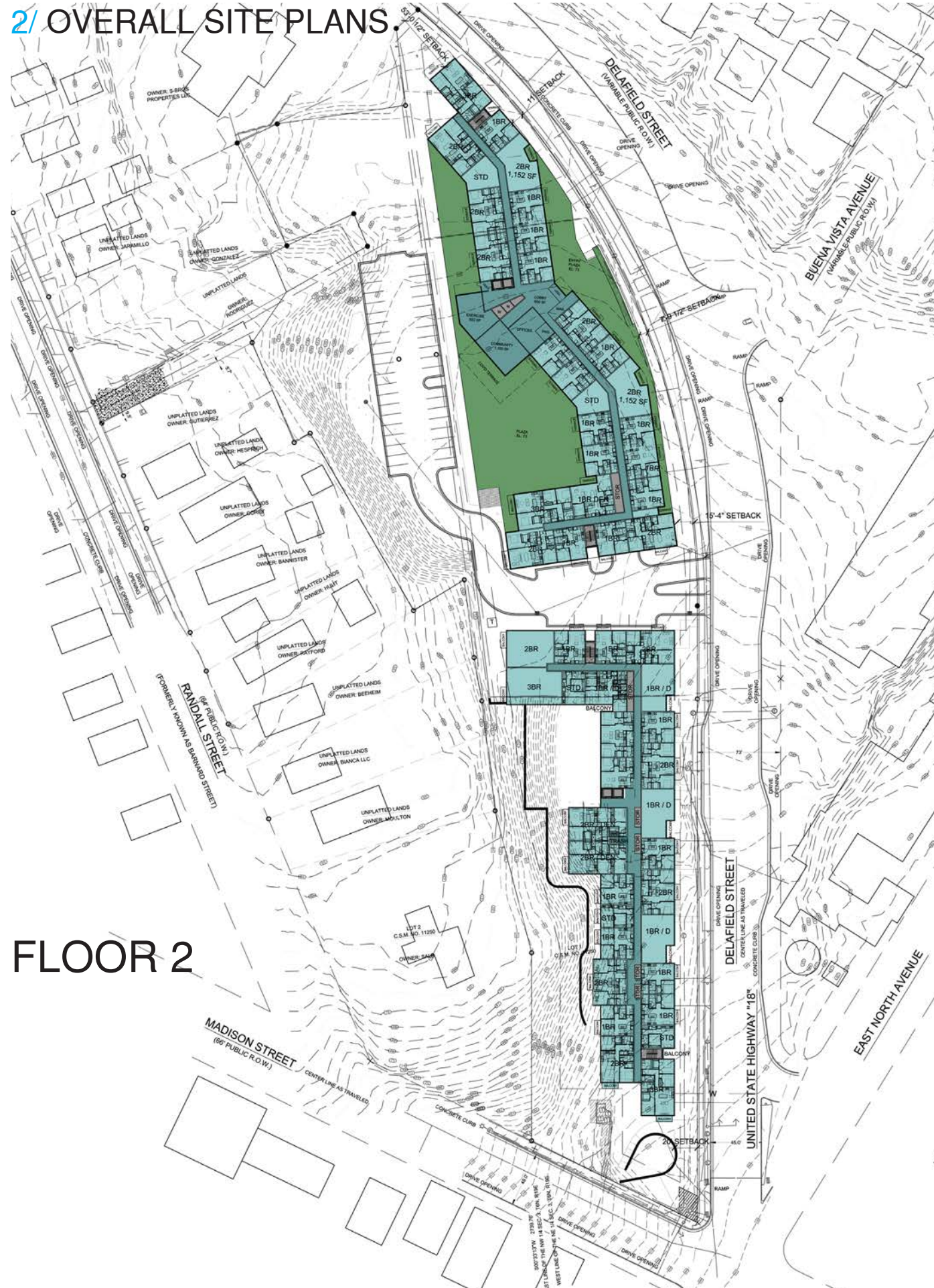


FLOOR 1

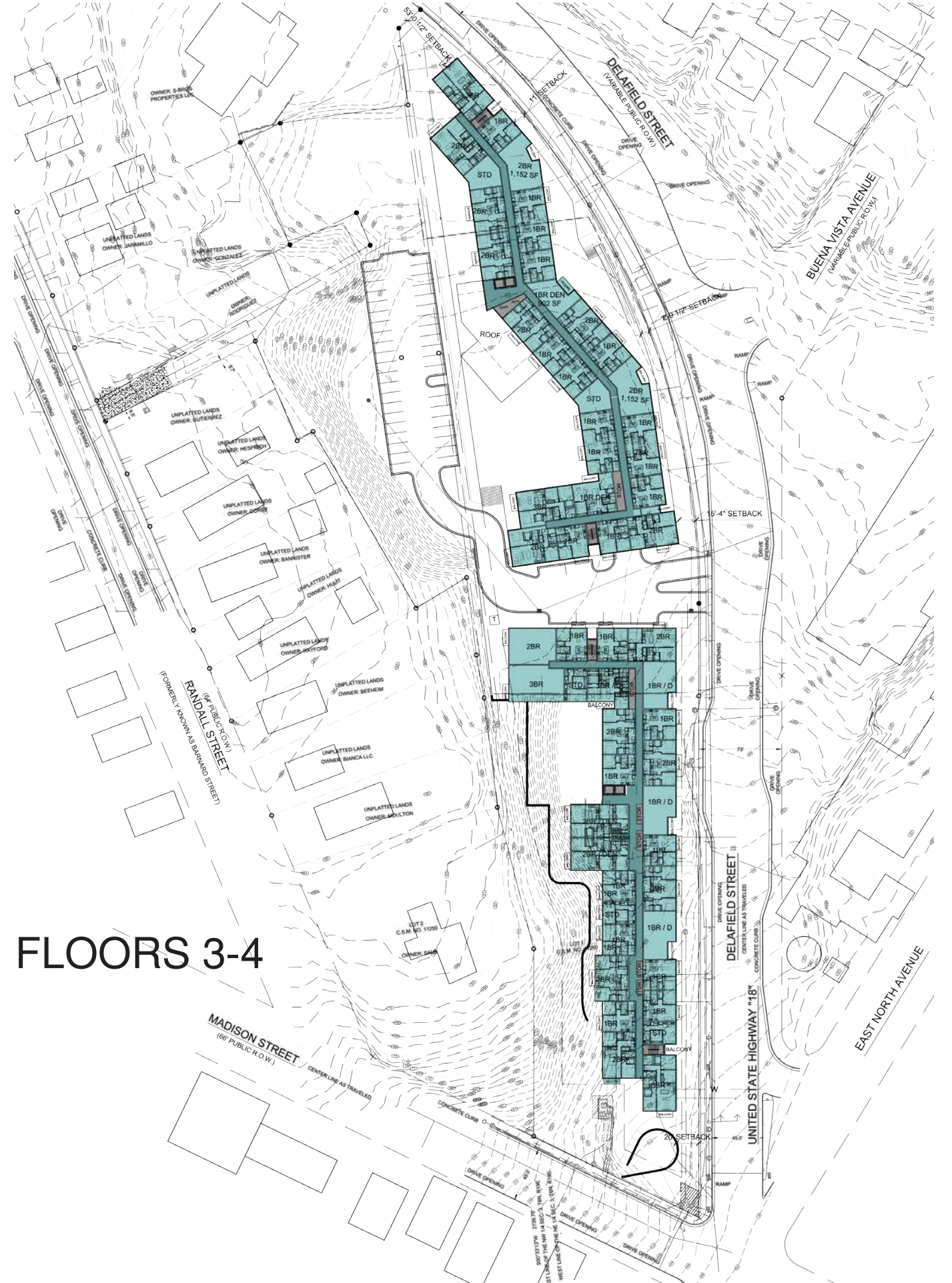
DELAFIELD STREET APARTMENTS PRELIMINARY SITE PLANNING



2/ OVERALL SITE PLANS.



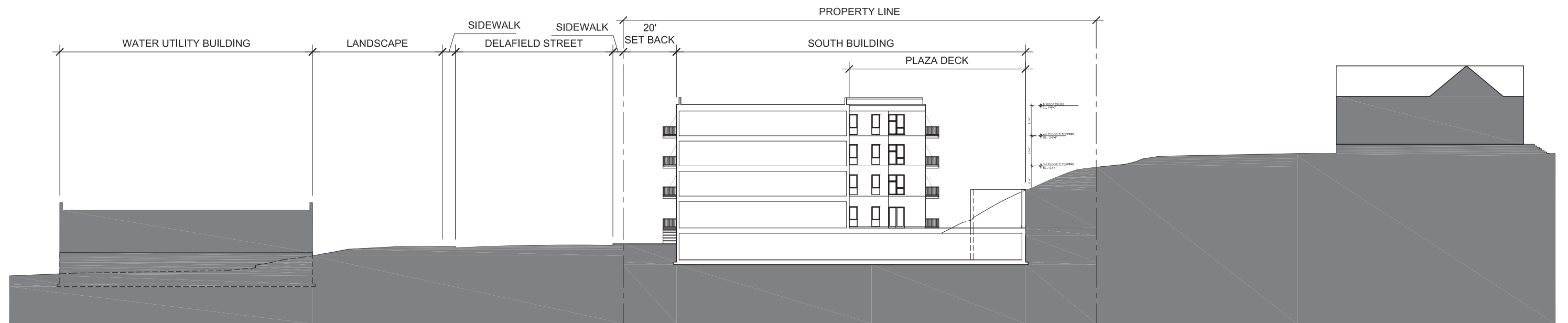
FLOOR 2



FLOORS 3-4



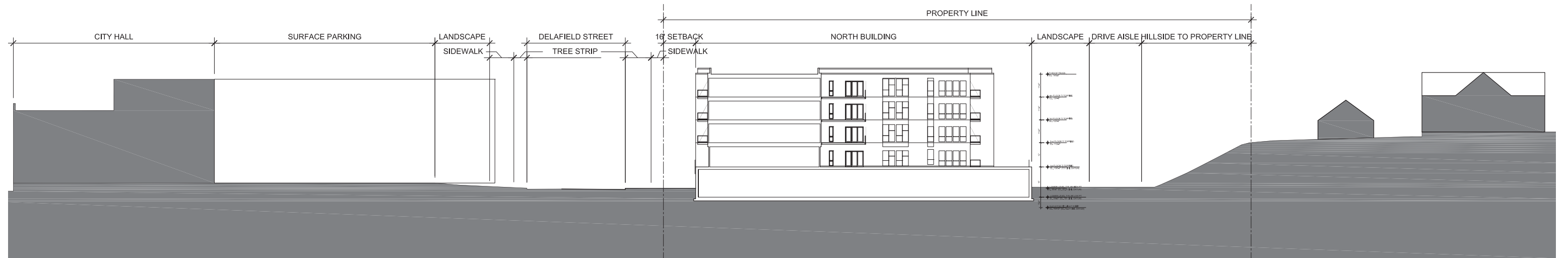
SITE SECTION - SOUTH BUILDING





6/ SITE SECTION

SITE SECTION - NORTH BUILDING





### 3/ UNIT AND PARKING MATRIX

NORTH BUILDING - FOUR STORIES OF APARTMENTS WITH ONE STORY OF PARKING

UNIT TYPE TOTALS							
FLOOR LEVEL	1A: JR ONE BED 548 SF	1B: ONE BED 750 SF	One BED DEN 928 SF	2A: ROOMMATE TWO BED 1,112 SF	2D: TWO BED 1,269 SF	3A: THREE BED 1,363 SF	FLOOR TOTAL
UNIT AREA	548	750	928	1112	1269	1363	
FLOOR 1	2	14	2	5	3	2	28
FLOOR 2	2	14	2	6	3	2	29
FLOOR 3	2	14	2	6	3	2	29
FLOOR 4	2	14	2	6	3	2	29
TOTAL	8	56	8	23	12	8	115
% OF TOTAL	7%	49%	7%	20%	10%	7%	100%
PARKING							
COVERED RESIDENTIAL STALLS BY DESIGN							153
SURFACE STALLS							0
STALLS PER APARTMENT UNIT							1.33
UNIT AREA TOTALS							
AREA PER UNIT TYPE	4384	42000	7424	25576	15228	10904	105516.00



### 3/ UNIT AND PARKING MATRIX

SOUTH BUILDING - FOUR STORIES OF APARTMENTS WITH ONE STORY OF PARKING

UNIT TYPE TOTALS								
FLOOR LEVEL	1A: JR ONE BED 548 SF	1B: ONE BED 750 SF	1C: One BED DEN 1055 SF	2A: ROOMMATE TWO BED 1,112 SF	2D: TWO BED 1,268 SF	*2J: TWO BED DEN 1,366	3B: THREE BED 1,363 SF	FLOOR TOTAL
UNIT AREA	548	750	1055	1112	1268	1366	1428	
FLOOR 1	3	8	3	4	1	1	2	22
FLOOR 2	3	10	4	4	3	2	2	28
FLOOR 3	3	10	4	4	3	2	2	28
FLOOR 4	3	10	4	4	3	2	2	28
TOTAL	12	38	15	16	10	7	8	106
% OF TOTAL	11%	36%	14%	15%	9%	7%	8%	100%

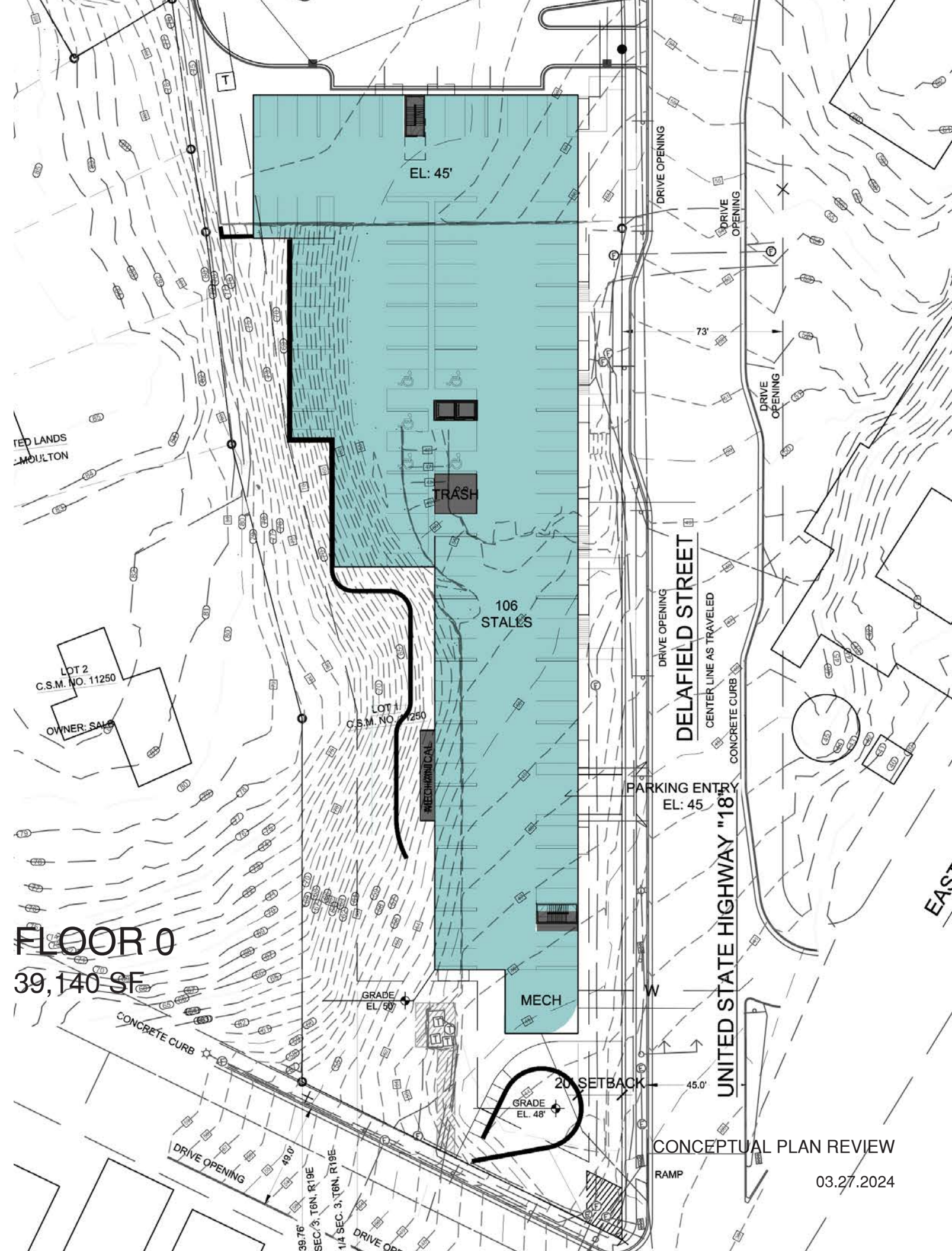
PARKING	
COVERED RESIDENTIAL STALLS BY DESIGN	106
SURFACE STALLS	38
STALLS PER APARTMENT UNIT	1.36

UNIT AREA TOTALS								
AREA PER UNIT TYPE	6576	28500	15825	17792	12680	9562	11424	102359.00



4/ ENLARGED BUILDING PLANS: SOUTH BUILDING



FLOOR 0  
39,140 SF

DELAFIELD STREET APARTMENTS: PRELIMINARY SITE PLANNING



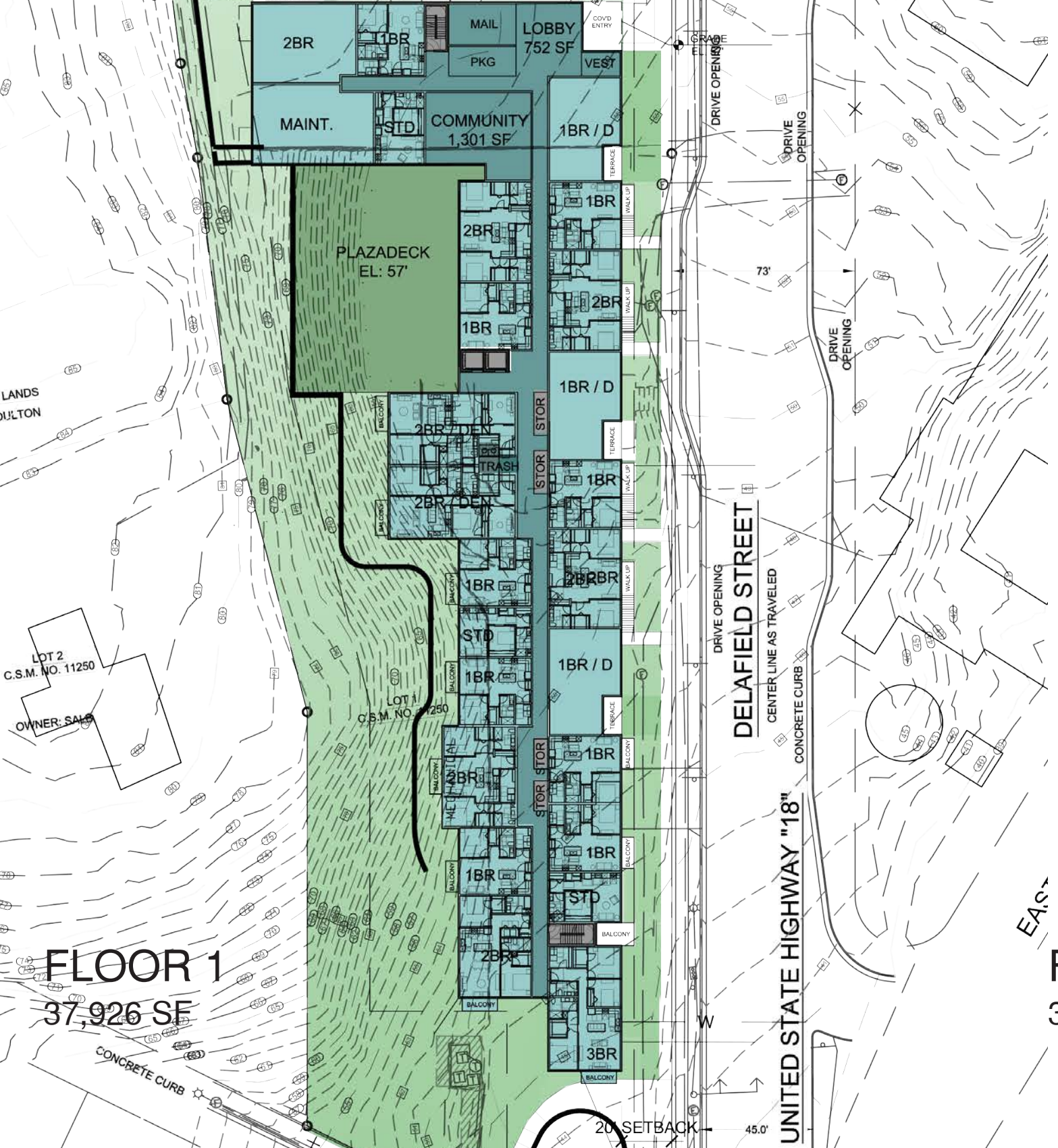
STRIEGEL AGACKI STUDIO

CONCEPTUAL PLAN REVIEW

03.27.2024



# 4/ ENLARGED BUILDING PLANS: SOUTH BUILDING



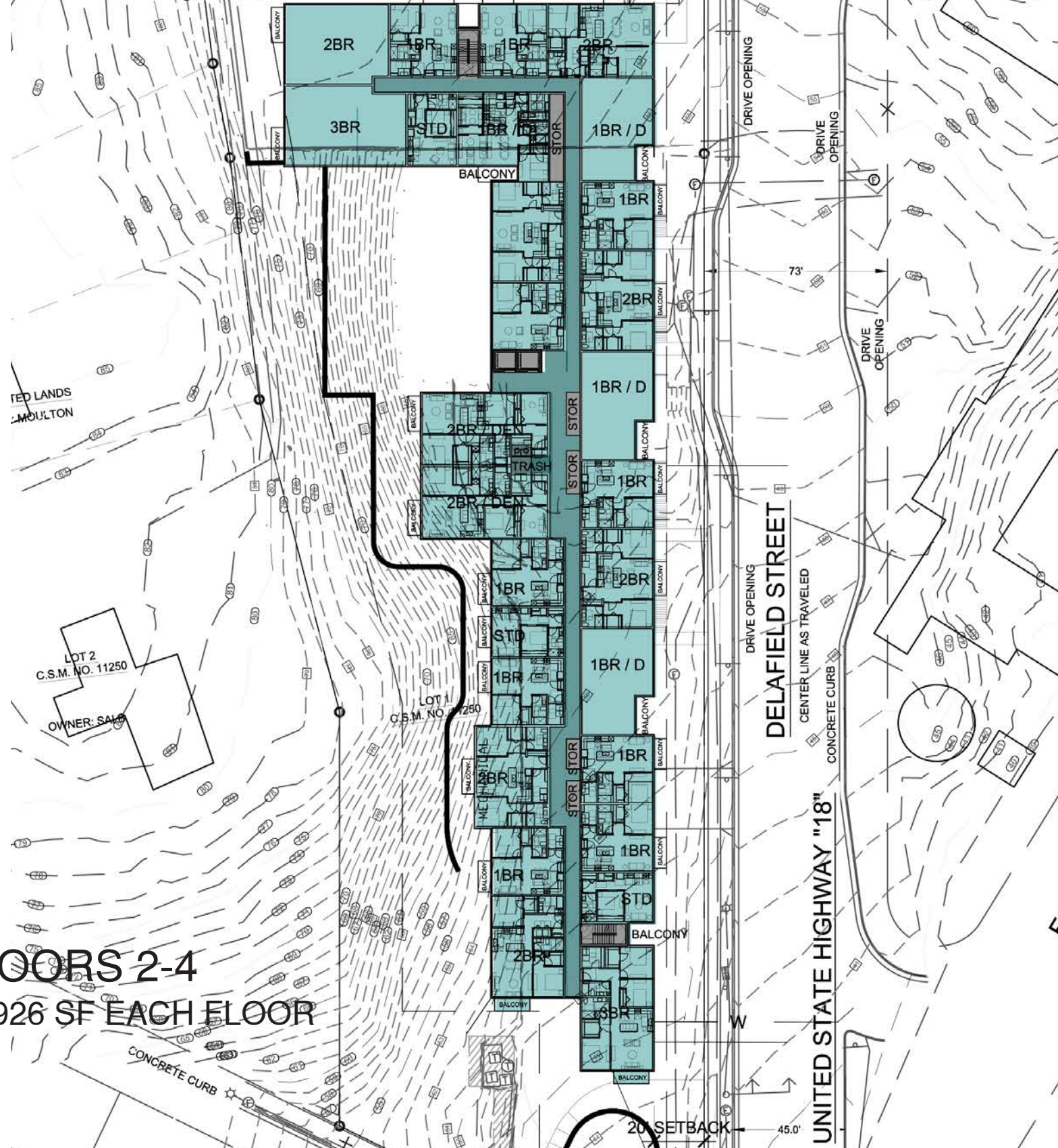
FLOOR 1  
37,926 SF

DELAFIELD STREET APARTMENTS: PRELIMINARY SITE PLANNING

MANDELL GROUP

STREGEL AGACKI STUDIO

FLOORS 2-4  
37,926 SF EACH FLOOR



EAST

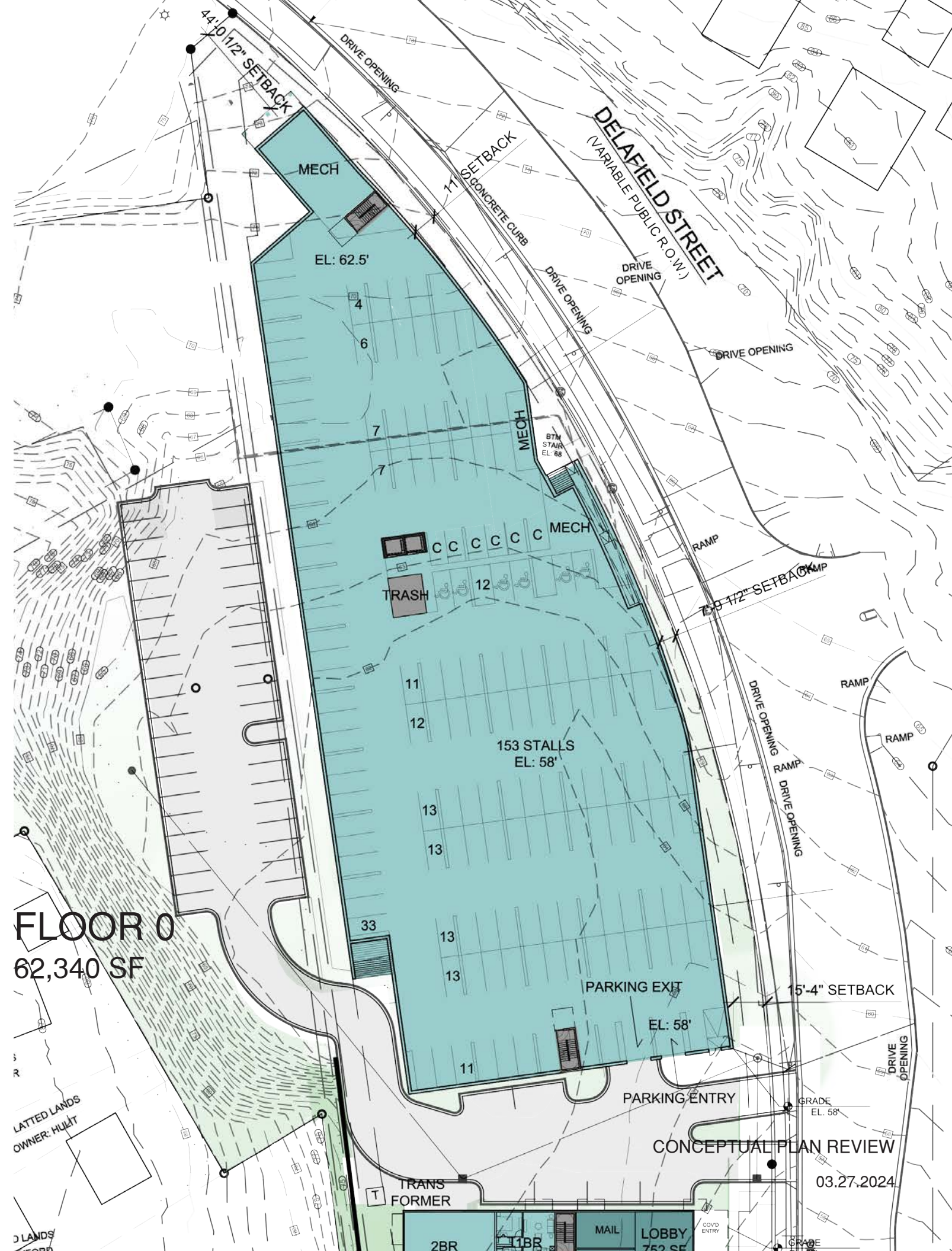
EAST

MANDELL GROUP

STREGEL AGACKI STUDIO



# 4/ ENLARGED BUILDING PLANS: NORTH BUILDING



DELAFIELD STREET APARTMENTS: PRELIMINARY SITE PLANNING



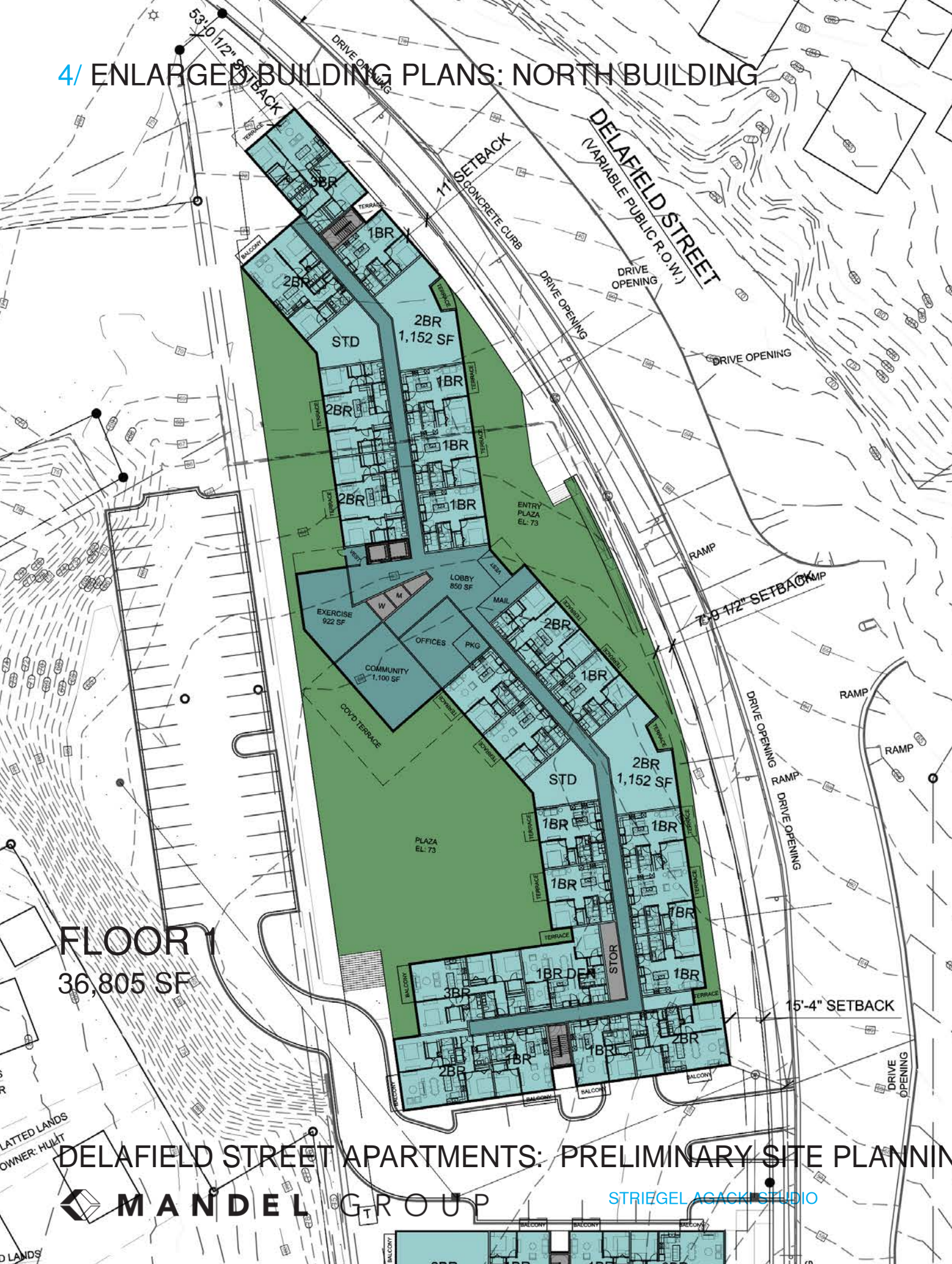
STRIEGEL AGACKI STUDIO

CONCEPTUAL PLAN REVIEW

03.27.2024



4/ ENLARGED BUILDING PLANS: NORTH BUILDING

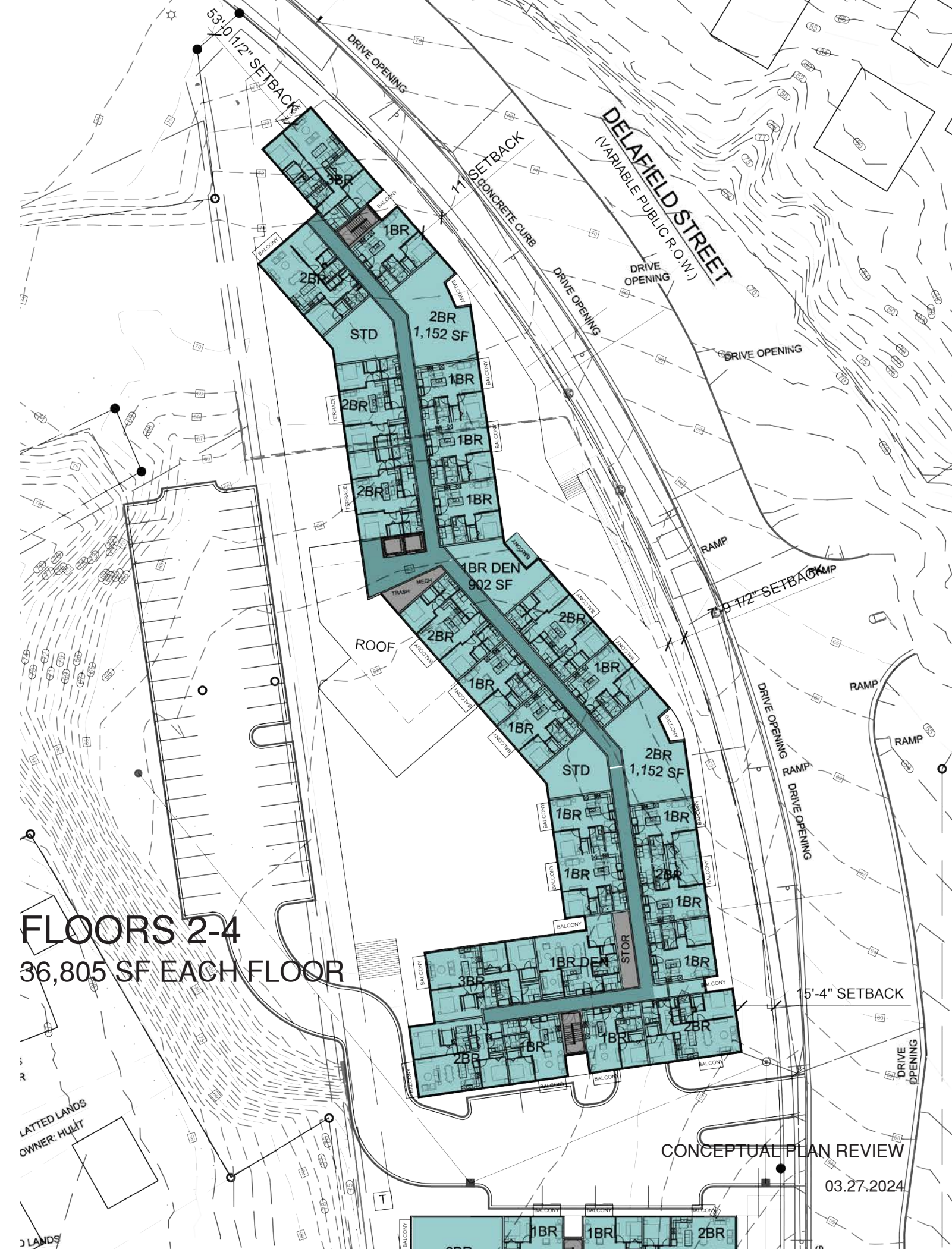


FLOOR  
36,805 SF

DELAFIELD STREET APARTMENTS: PRELIMINARY SITE PLANNING

MANDEL GROUP

STRIEGEL AGACK STUDIO



FLOORS 2-4  
36,805 SF EACH FLOOR

CONCEPTUAL PLAN REVIEW

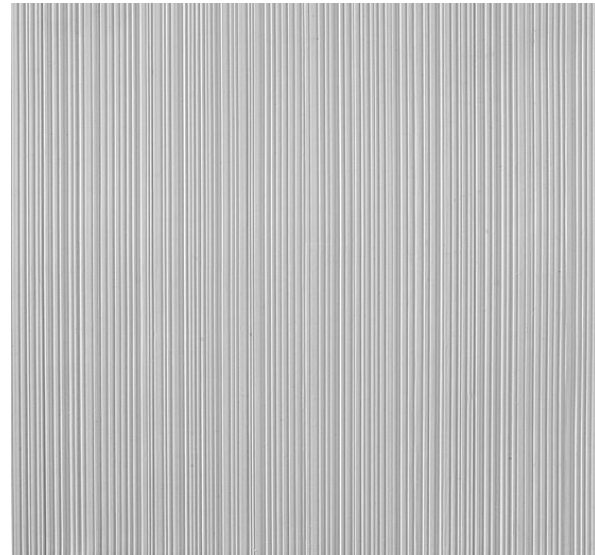
03.27.2024



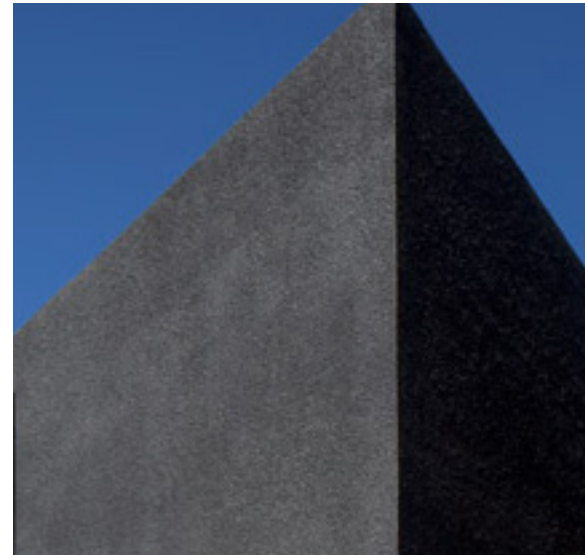
# SOUTH BUILDING: EAST ELEVATION (DELAFIELD STREET)



## MATERIAL IMAGERY



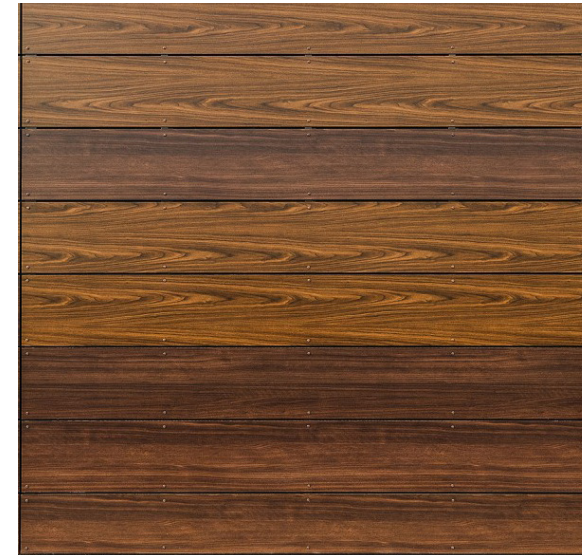
PRECAST CONCRETE WALL PANEL OR CIP CONCRETE WALL WITH CAST-IN TEXTURE



BLACK SYNTHETIC STUCCO OR FIBER CEMENT PANEL



RESIN CORE WOOD TONED RAIN SCREEN PANEL SYSTEM



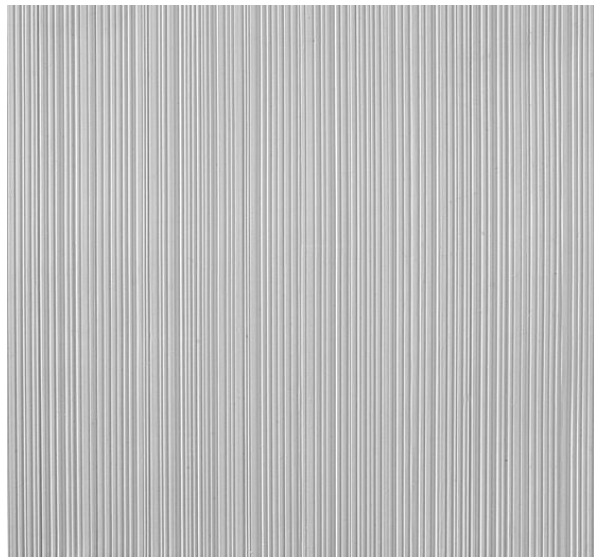
WHITE SYNTHETIC STUCCO OR FIBER CEMENT PANEL



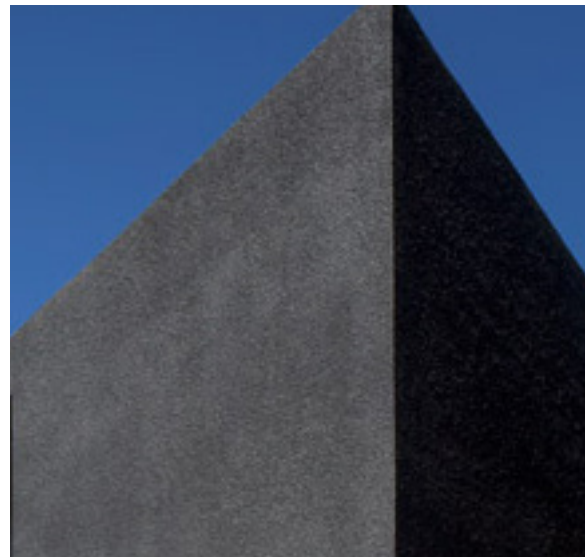
# SOUTH BUILDING - WEST ELEVATION



## MATERIAL IMAGERY



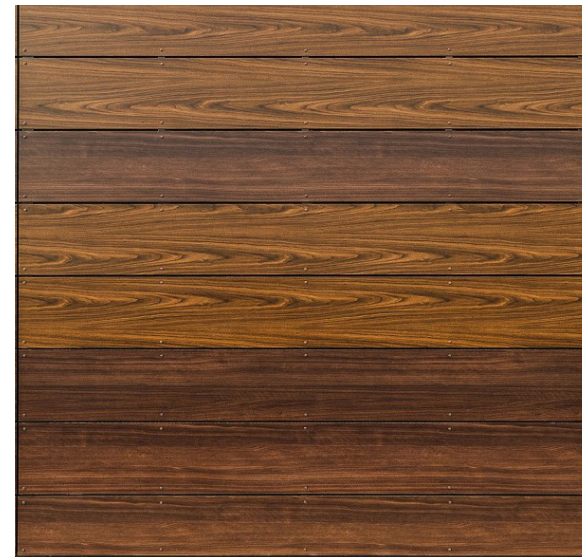
PRECAST CONCRETE WALL PANEL OR CIP CONCRETE WALL WITH CAST-IN TEXTURE



BLACK SYNTHETIC STUCCO OR FIBER CEMENT PANEL



RESIN CORE WOOD TONED RAIN SCREEN PANEL SYSTEM



WHITE SYNTHETIC STUCCO OR FIBER CEMENT PANEL



5/ EXTERIOR ELEVATIONS

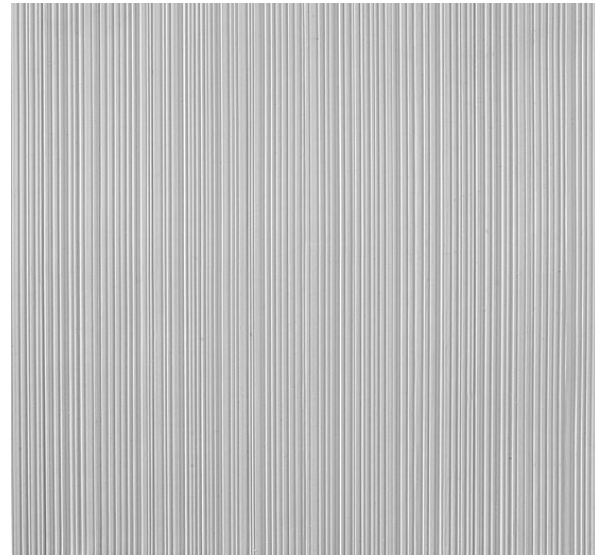
SOUTH BUILDING - NORTH ELEVATION



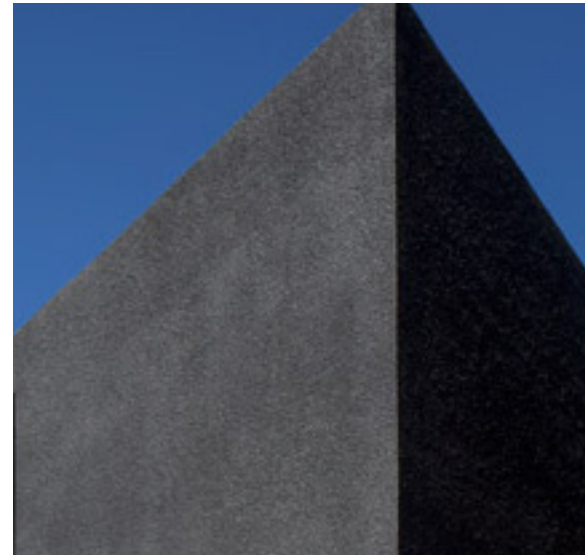
SOUTH BUILDING - HIDDEN SOUTH ELEVATION AT PLAZA DECK



MATERIAL IMAGERY



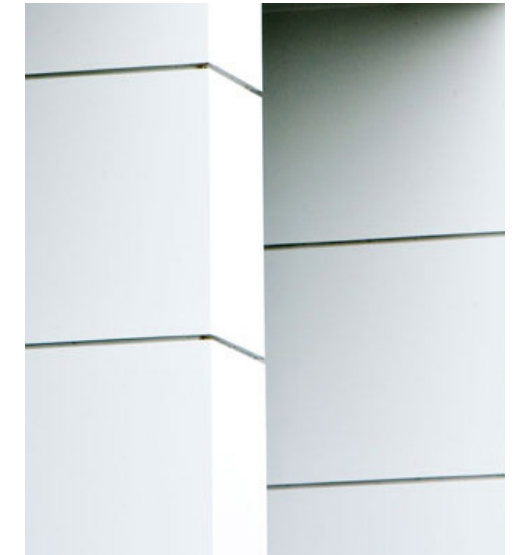
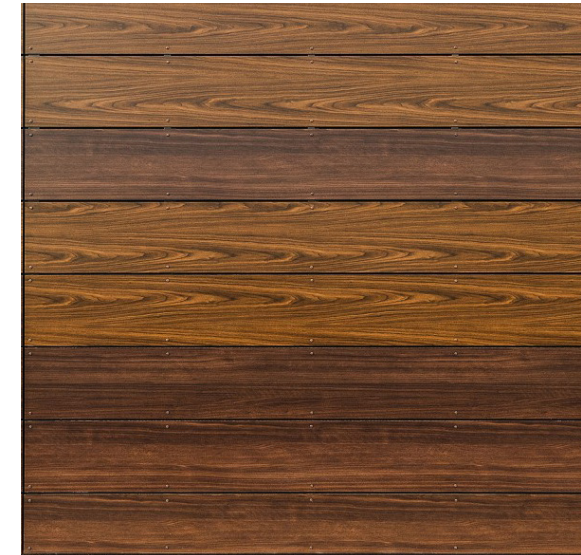
PRECAST CONCRETE WALL PANEL OR CIP CONCRETE WALL WITH CAST-IN TEXTURE



BLACK SYNTHETIC STUCCO OR FIBER CEMENT PANEL



RESIN CORE WOOD TONED RAIN SCREEN PANEL SYSTEM



WHITE SYNTHETIC STUCCO OR FIBER CEMENT PANEL

DELAFIELD STREET APARTMENTS: PRELIMINARY SITE PLANNING

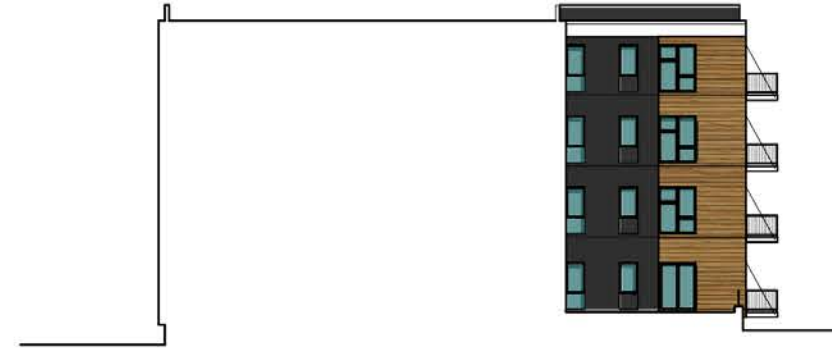


5/ EXTERIOR ELEVATIONS

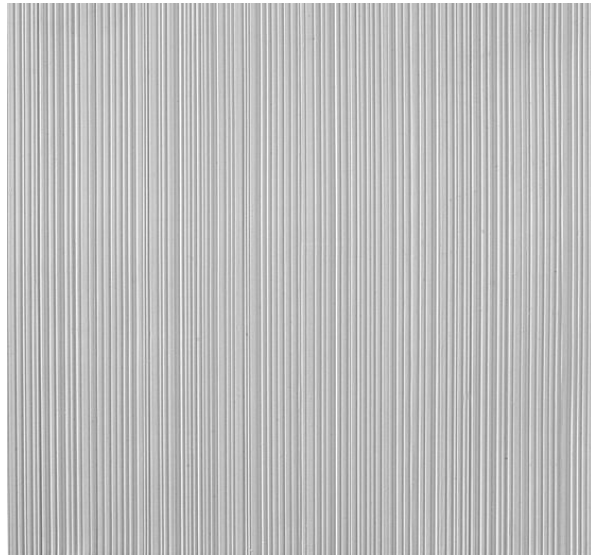
SOUTH BUILDING - HIDDEN NORTH ELEVATION



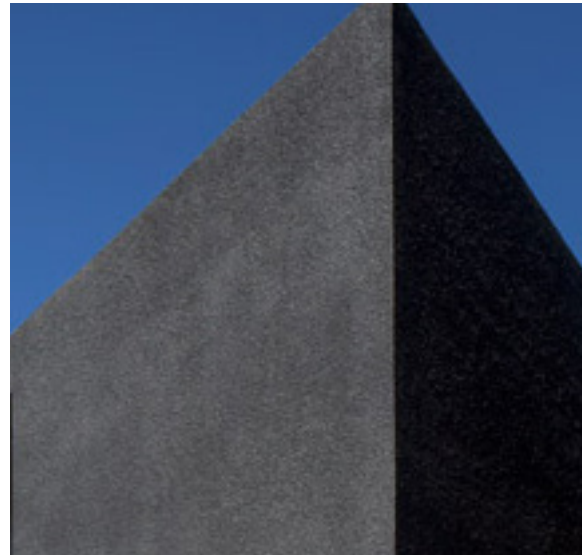
SOUTH BUILDING - HIDDEN NORTH ELEVATION



MATERIAL IMAGERY



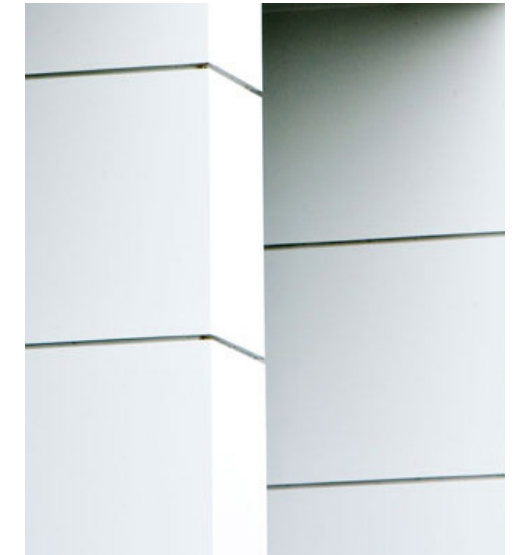
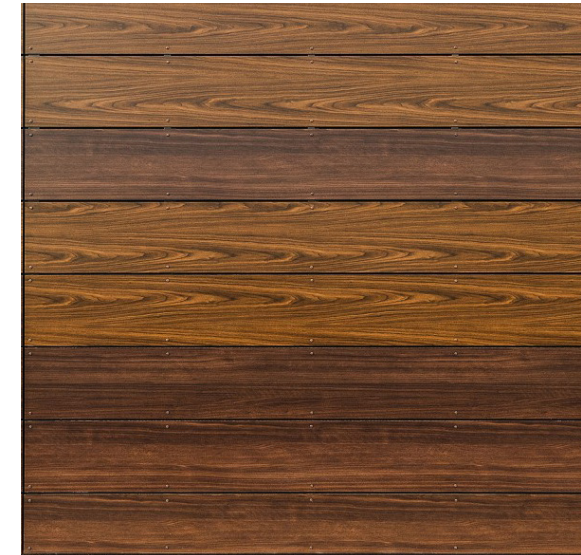
PRECAST CONCRETE WALL PANEL OR CIP CONCRETE WALL WITH CAST-IN TEXTURE



BLACK SYNTHETIC STUCCO OR FIBER CEMENT PANEL



RESIN CORE WOOD TONED RAIN SCREEN PANEL SYSTEM



WHITE SYNTHETIC STUCCO OR FIBER CEMENT PANEL

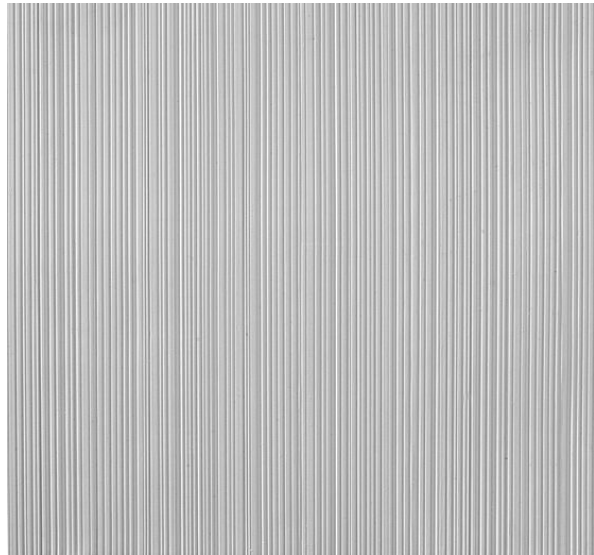
DELAFIELD STREET APARTMENTS: PRELIMINARY SITE PLANNING



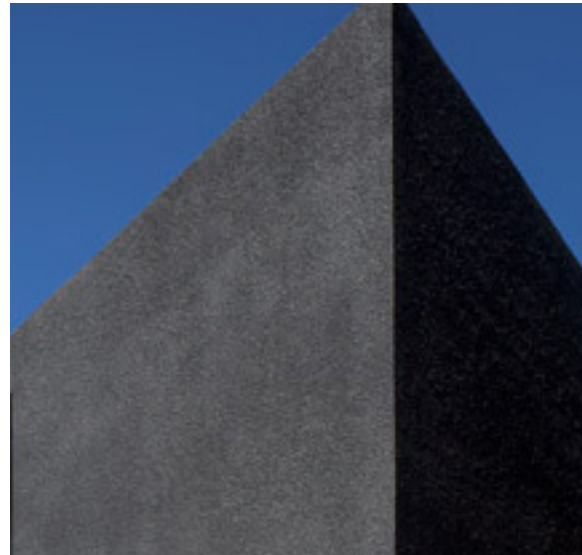
# NORTH BUILDING: EAST ELEVATION (DELAFIELD STREET)



## MATERIAL IMAGERY



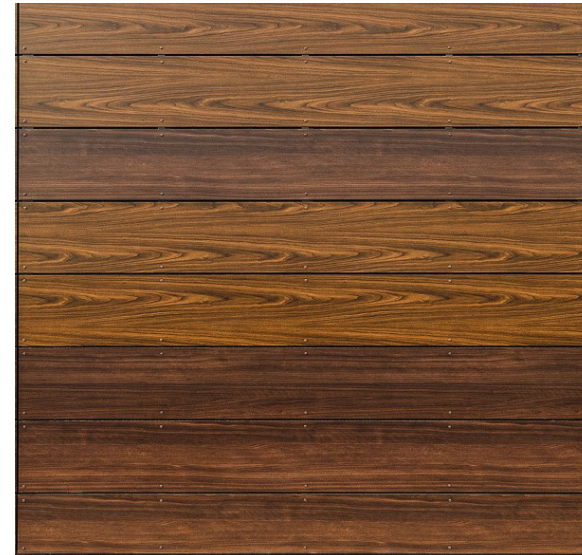
PRECAST CONCRETE WALL PANEL  
OR CIP CONCRETE WALL WITH  
CAST-IN TEXTURE



BLACK SYNTHETIC STUCCO OR  
FIBER CEMENT PANEL



RESIN CORE WOOD TONED RAIN SCREEN PANEL SYSTEM



WHITE SYNTHETIC STUCCO  
OR FIBER CEMENT PANEL

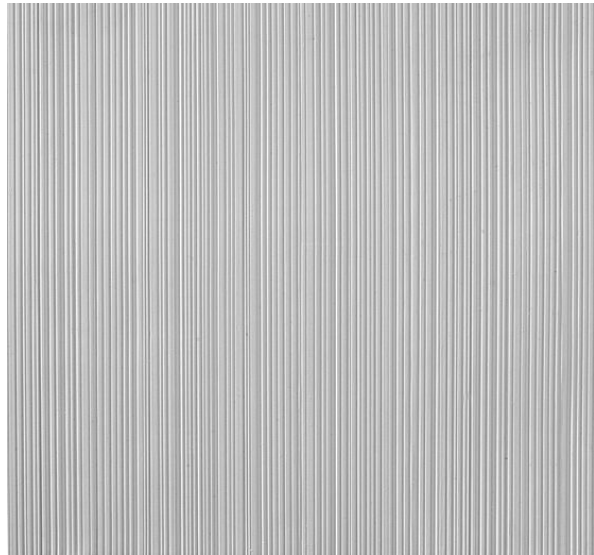
## DELAFIELD STREET APARTMENTS: PRELIMINARY SITE PLANNING



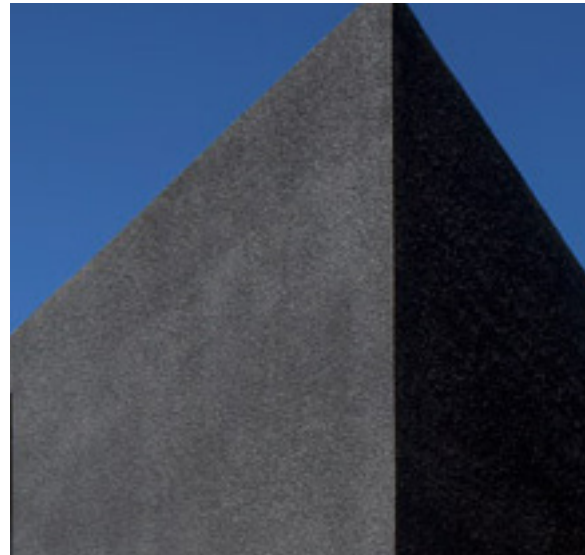
# NORTH BUILDING - SOUTH ELEVATION



## MATERIAL IMAGERY



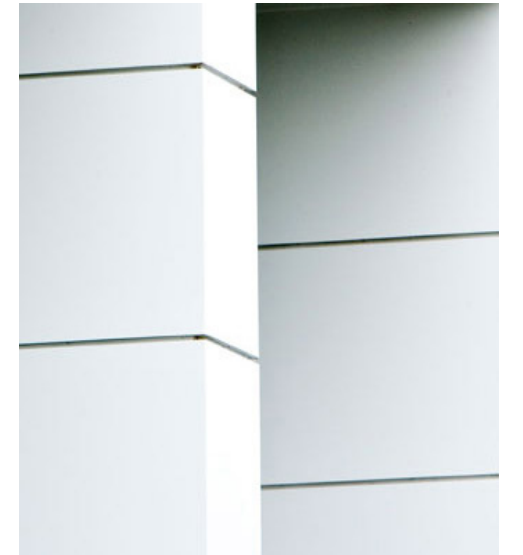
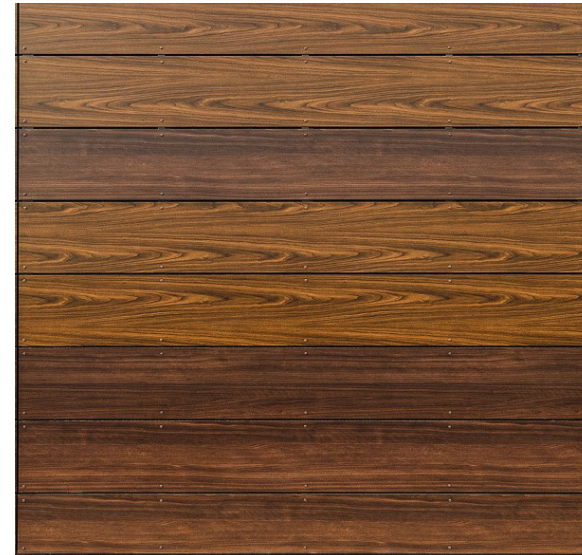
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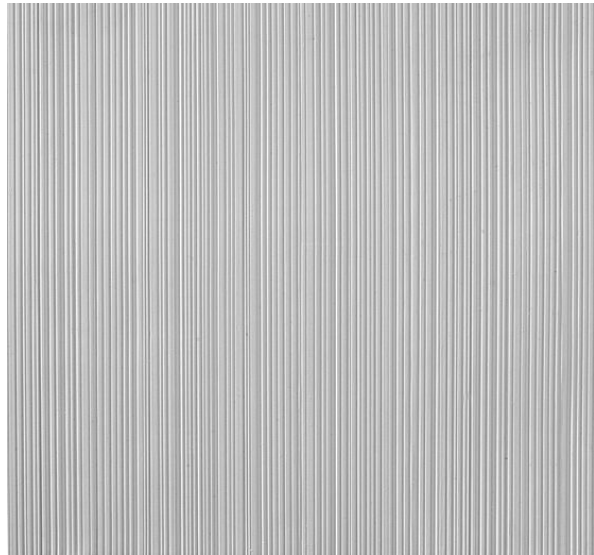
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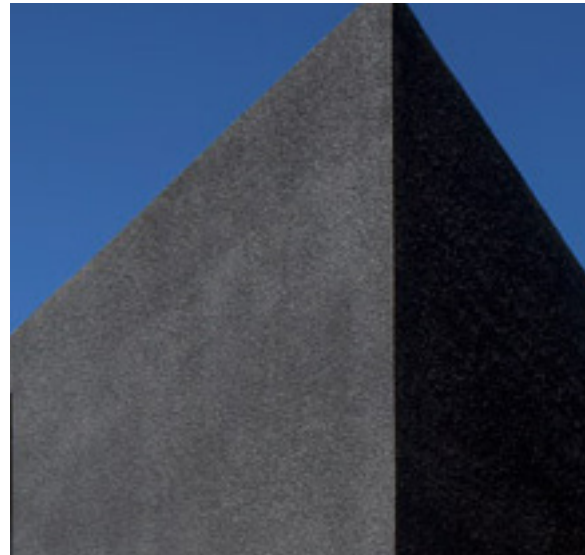
# NORTH BUILDING - WEST ELEVATION



## MATERIAL IMAGERY



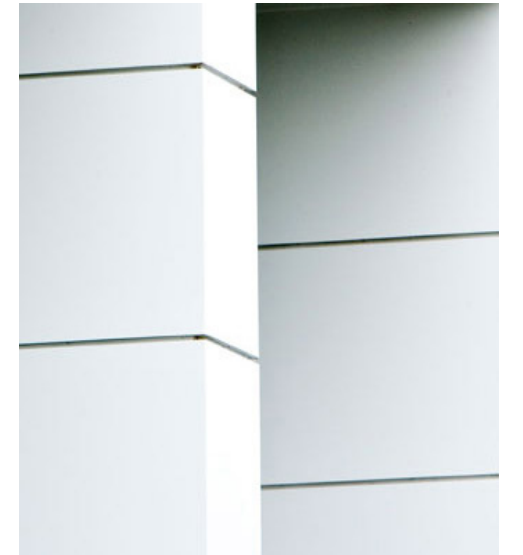
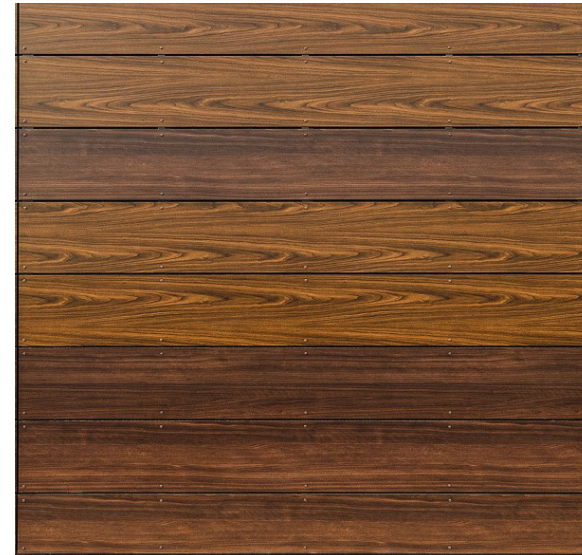
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OR CIP CONCRETE WALL WITH  
CAST-IN TEXTURE



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FIBER CEMENT PANEL



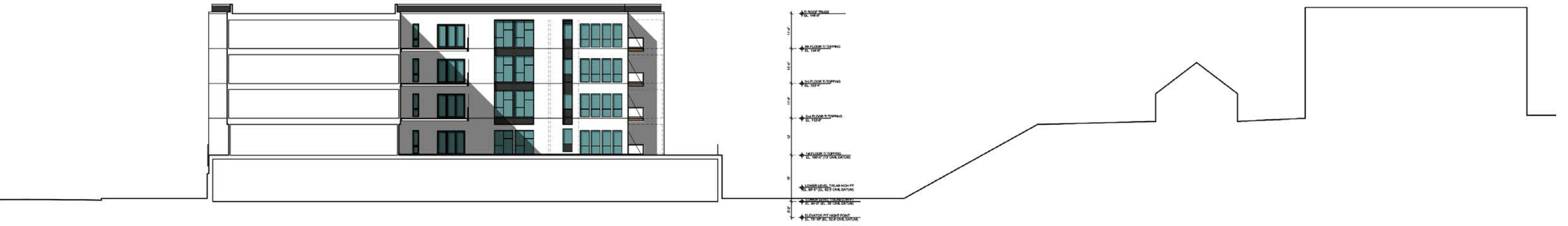
RESIN CORE WOOD TONED RAIN SCREEN PANEL SYSTEM



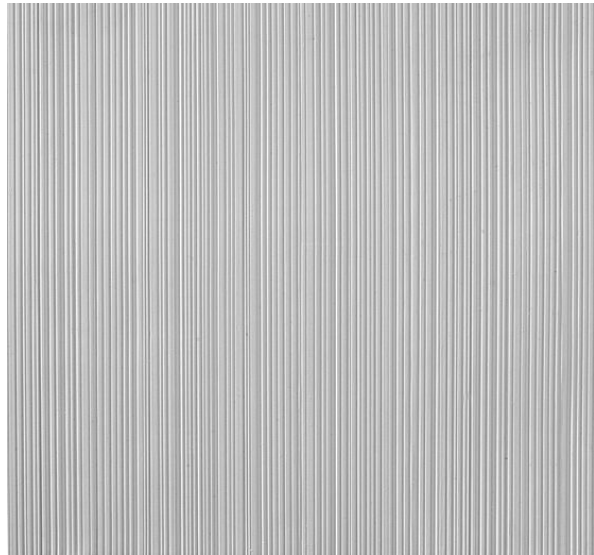
WHITE SYNTHETIC STUCCO  
OR FIBER CEMENT PANEL



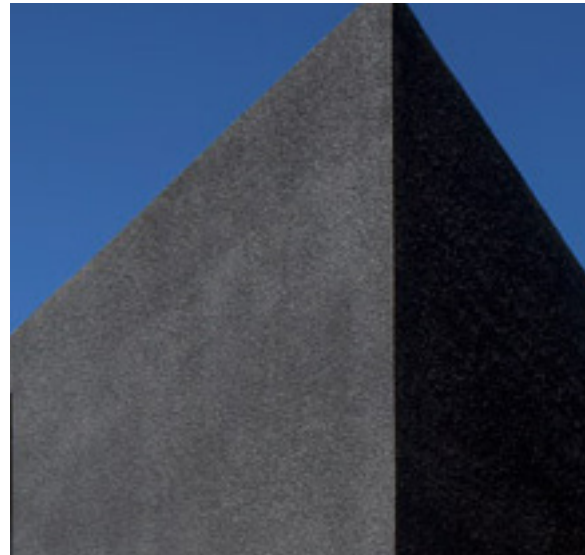
# NORTH BUILDING - HIDDEN NORTH ELEVATION AT PLAZA DECK



## MATERIAL IMAGERY



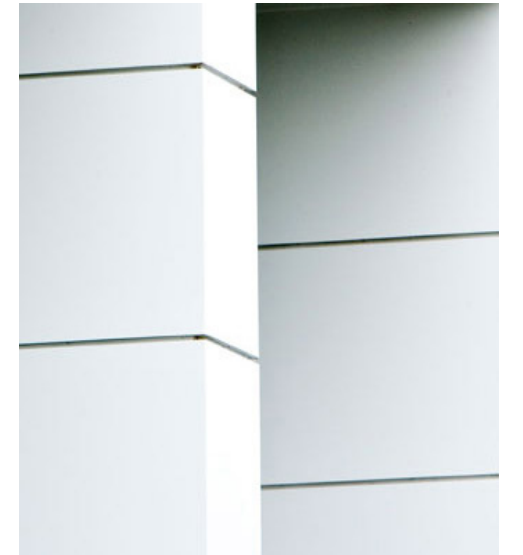
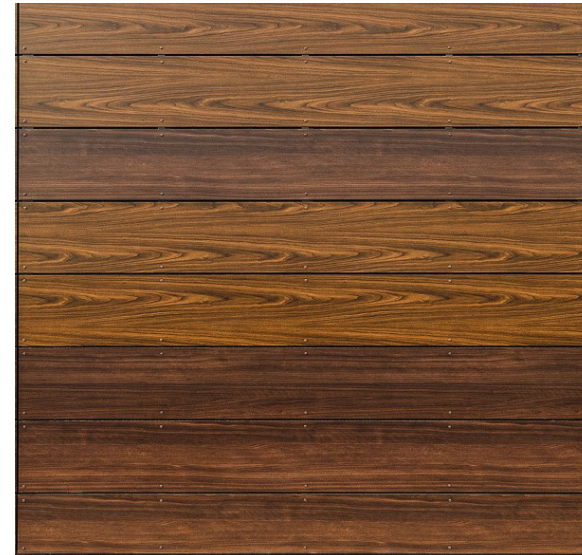
PRECAST CONCRETE WALL PANEL OR CIP CONCRETE WALL WITH CAST-IN TEXTURE



BLACK SYNTHETIC STUCCO OR FIBER CEMENT PANEL



RESIN CORE WOOD TONED RAIN SCREEN PANEL SYSTEM



WHITE SYNTHETIC STUCCO OR FIBER CEMENT PANEL



# SOUTH BUILDING - VIEW ALONG DELAFIELD STREET



DELAFIELD STREET APARTMENTS: PRELIMINARY SITE PLANNING

 **MANDEL GROUP**

STRIEGEL AGACKI STUDIO

CONCEPTUAL PLAN REVIEW

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# NORTH BUILDING - VIEW ALONG DELAFIELD STREET



DELAFIELD STREET APARTMENTS: PRELIMINARY SITE PLANNING



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