

DAHLIN



STONY OAKS APARTMENTS

SANTA ROSA, CA

META : WHO WE ARE

Meta Housing Corporation is a boutique, mission-driven, California-focused affordable housing developer.

STRENGTHS:

- Building Relationships
- Track Record Securing Public Funds
- Success in Diverse Markets
- Assembling the Right Team
- Key Executive Involvement

7,023 UNITS

\$2.3B TOTAL DEV COSTS

82 PROJECTS



Meta Housing Corporation

Stony Oaks Apartments | February 18, 2021

| meta experience



| meta experience






SITE CONTEXT



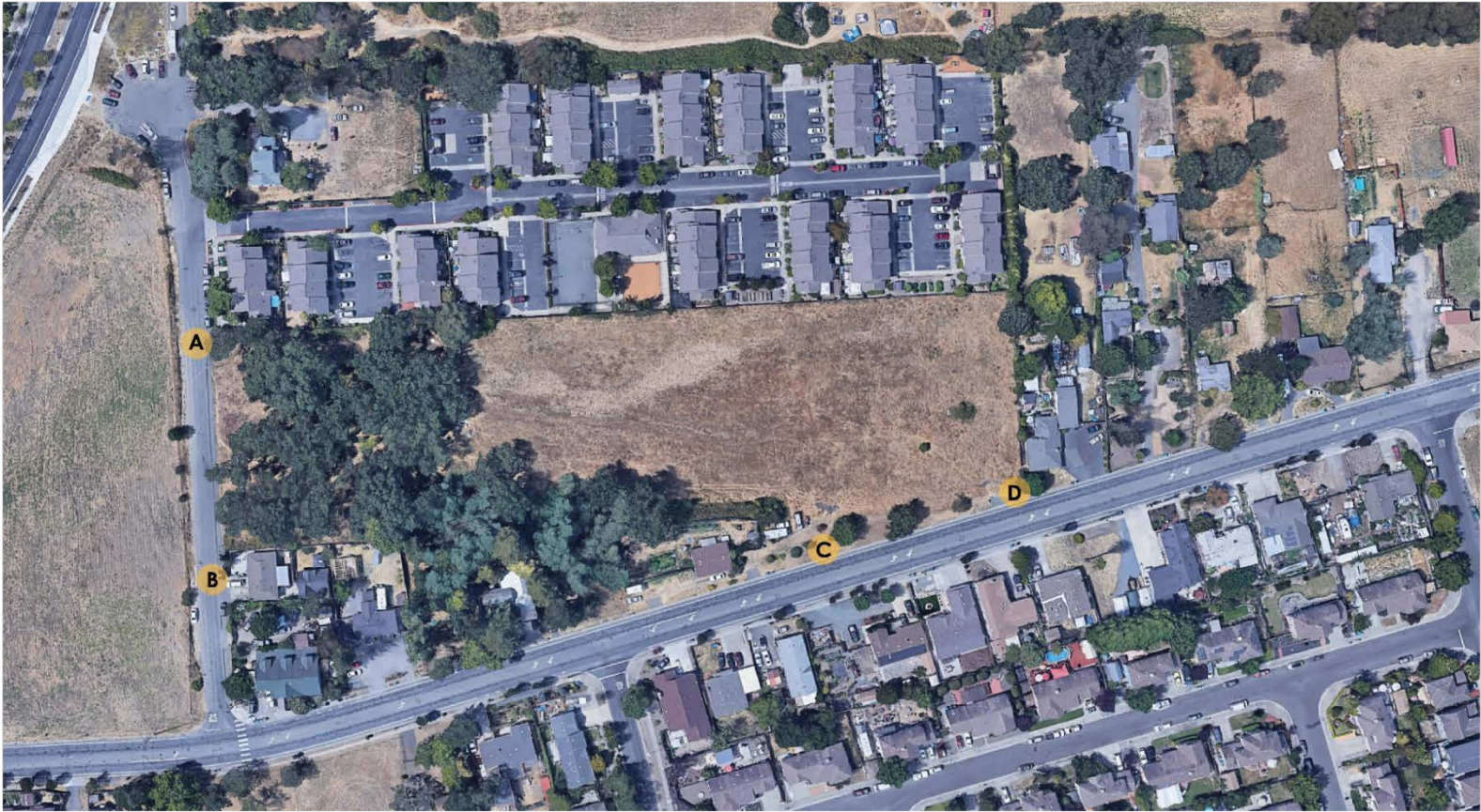
LOCATIONS:

1. Pear Blossom Park
2. Bellevue Marketplace
3. Bellevue Ranch Park
4. Elsie Allen High School
5. Southwest Community Park
6. Meadow View Elementary School

LEGEND:

-  Retail/Food
-  Park/Public Open Space
-  Institution/Education

EXISTING SITE CONDITIONS



A NORTHWEST CORNER OF SITE



B SOUTHWEST CORNER OF SITE

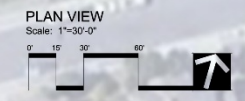


C SOUTH PERIMETER OF SITE



D SOUTHEAST CORNER OF SITE

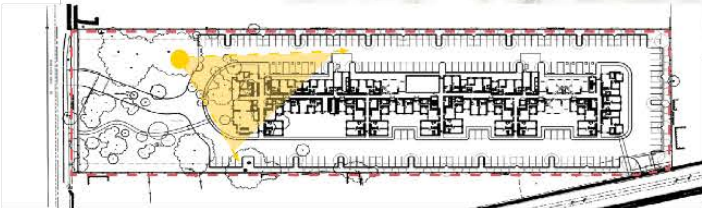
CONCEPTUAL SITE PLAN



CONCEPTUAL RENDERING



KEYPLAN:



CONCEPTUAL RENDERING



KEYPLAN:



CONCEPTUAL RENDERING



KEYPLAN:



BUILDING ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

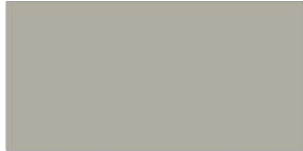
KEYNOTES:

1. COMPOSITION SHINGLE ROOF W/ ENCLOSED EAVES, TYP.
2. METAL PARAPET CAP, TYP.
3. SMOOTH FIBER CEMENT BOARD AND BATTEN SIDING
4. SMOOTH FIBER CEMENT LAP SIDING - 7" EXPOSURE
5. PAINTED STUCCO WITH CONTROL JOINTS
6. PAINTED TRIM
7. VINYL FRAME WINDOW, TYP.
8. METAL ROLL-UP DOOR
9. PAINTED BEAM
10. PAINTED COLUMN ON CONCRETE PLINTH
11. PAINTED DOWNSPOUT

COLORS & MATERIALS



- 1** BODY COLOR 1
EXTERIOR WALL MATERIAL - STUCCO
Billiard Green SW 0016 by Sherwin Williams
Trim to match where applicable



- 2** BODY COLOR 2
EXTERIOR WALL MATERIAL - STUCCO
Downing Stone SW 2821 by Sherwin Williams



- 3** BODY COLOR 3
EXTERIOR WALL MATERIAL - STUCCO
Green Earth SW 7748 by Sherwin Williams



- 4** BODY COLOR 4
EXTERIOR WALL MATERIAL - SMOOTH FIBER CEMENT SIDING - 7" REVEAL
Urbane Bronze SW 7048 by Sherwin Williams
Trim to match where applicable



- 5** BODY COLOR 5
EXTERIOR WALL MATERIAL - SMOOTH FIBER CEMENT SIDING - BOARD AND BATTEN
Panda White SW 6147 by Sherwin Williams
Trim to match where applicable



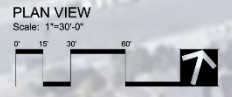
- 6** TRIM COLOR
FASCIA, GUTTERS, POSTS, ETC.
Urbane Bronze SW 7048 by Sherwin Williams



- 7** ROOFING
COMPOSITION SHINGLE ROOF
Driftwood by Owens Corning

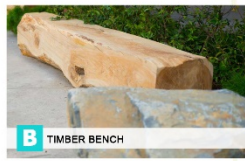


LANDSCAPE





A SEATWALL



B TIMBER BENCH



C SPECIMEN STONES



D WOOD FIBAR



E TIMBER AMPHITHEATER



F ORGANIC PLAY EQUIPMENT



F ORGANIC PLAY EQUIPMENT



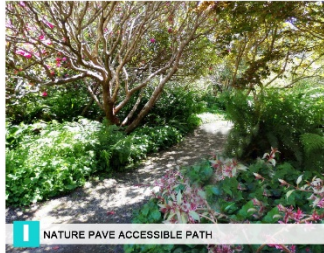
F ORGANIC PLAY EQUIPMENT



G MODERN ADIRONDACK CHAIRS



H FITNESS STATION



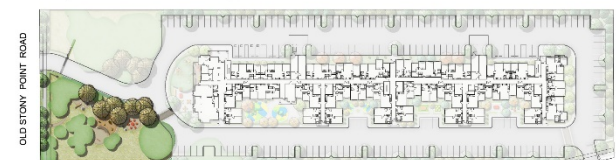
I NATURE PAVE ACCESSIBLE PATH



I NATURE PAVE



I NATURE PAVE ACCESSIBLE PATH



7 KEY MAP NTS



A COMPOSITE WOOD BOARDWALK



B ACCENT PLANTER



C NOIYO COBBLES



C NOIYO COBBLES



D GROUP SEATING



D GROUP SEATING WITH TABLES



E CASUAL SEATING PODS



E CASUAL SEATING PODS



E CASUAL SEATING PODS



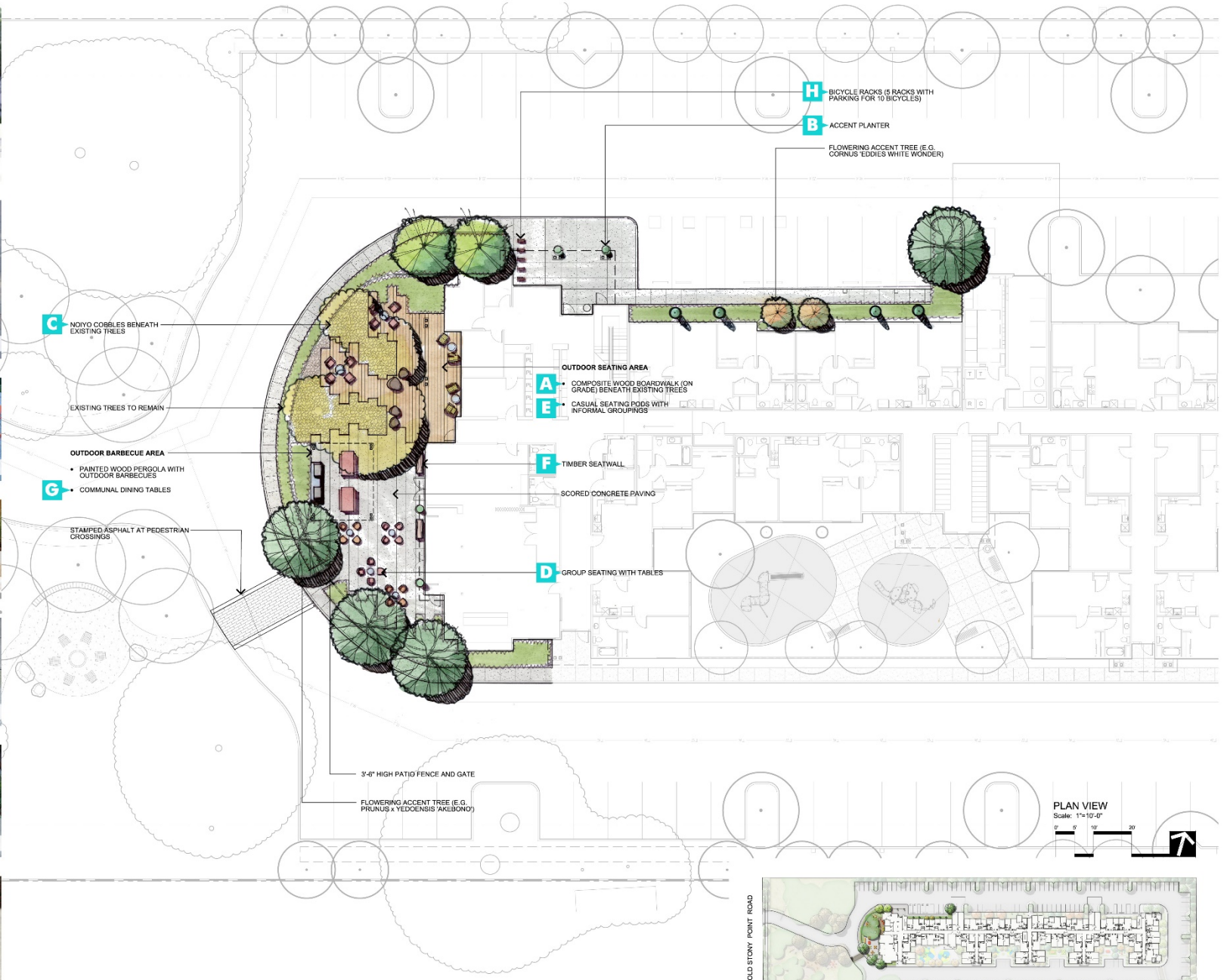
F TIMBER SEATWALL



G COMMUNAL DINING TABLE



H BICYCLE RACK



H BICYCLE RACKS (5 RACKS WITH PARKING FOR 10 BICYCLES)

B ACCENT PLANTER

FLOWERING ACCENT TREE (E.G. CORNUS 'EDDIES WHITE WONDER')

C NOIYO COBBLES BENEATH EXISTING TREES

EXISTING TREES TO REMAIN

OUTDOOR BARBECUE AREA
• PAINTED WOOD PERGOLA WITH OUTDOOR BARBECUES
G COMMUNAL DINING TABLES

STAMPED ASPHALT AT PEDESTRIAN CROSSINGS

OUTDOOR SEATING AREA
A COMPOSITE WOOD BOARDWALK (ON GRADE) BENEATH EXISTING TREES
E CASUAL SEATING PODS WITH INFORMAL GROUPINGS

F TIMBER SEATWALL

SCORED CONCRETE PAVING

D GROUP SEATING WITH TABLES

3'-6" HIGH PATIO FENCE AND GATE

FLOWERING ACCENT TREE (E.G. PRUNUS X YEDOENSIS 'AKEBONO')

PLAN VIEW

Scale: 1"=10'-0"

OLD STONY POINT ROAD



7 KEY MAP NTS



A PLAY STRUCTURE (AGES 2-5)



B PLAY AREA FENCE AND GATE



B PLAY AREA FENCE AND GATE



C PLAY STRUCTURE (AGES 5-12)



D WASTE RECEPTACLE



E BICYCLE RACK



F BACKLESS BENCH



G BENCH



H RUBBERIZED SURFACING



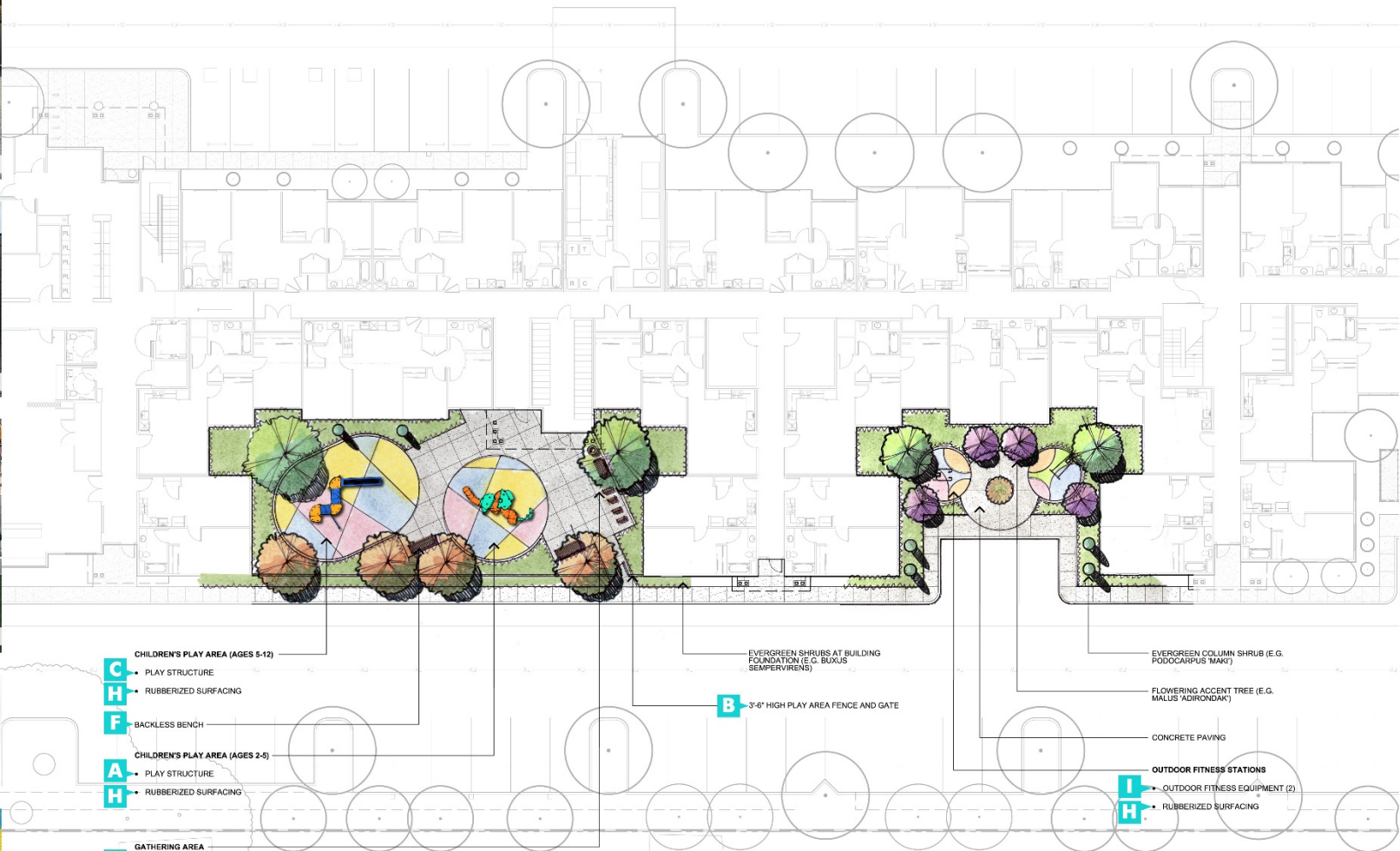
I FITNESS EQUIPMENT



I FITNESS EQUIPMENT

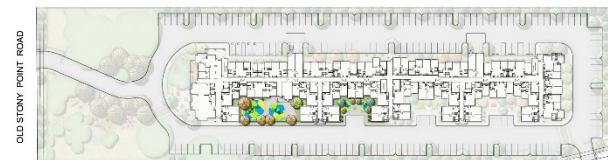


I FITNESS EQUIPMENT



PLAN VIEW

Scale: 1"=10'-0"



KEY MAP NTS



A MODERN PICNIC TABLE AND BENCHES



B MODERN ADIRONDACK CHAIR



B MODERN ADIRONDACK TABLE



C SYNTHETIC TURF WITH CONCRETE BAND



C SYNTHETIC TURF WITH CONCRETE BAND



D POST WITH STRING LIGHTS



E FORMAL DINING TABLE AND BENCHES



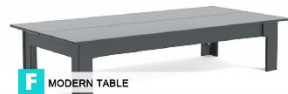
D POST WITH STRING LIGHTS



F MODERN BENCH SEATING, TABLE, AND CHAIRS



F MODERN CHAIR



F MODERN TABLE

