

Stony Oaks Apartments Concept Design Review File No. DR21-002

2542 Old Stony Point Road.

February 18, 2021

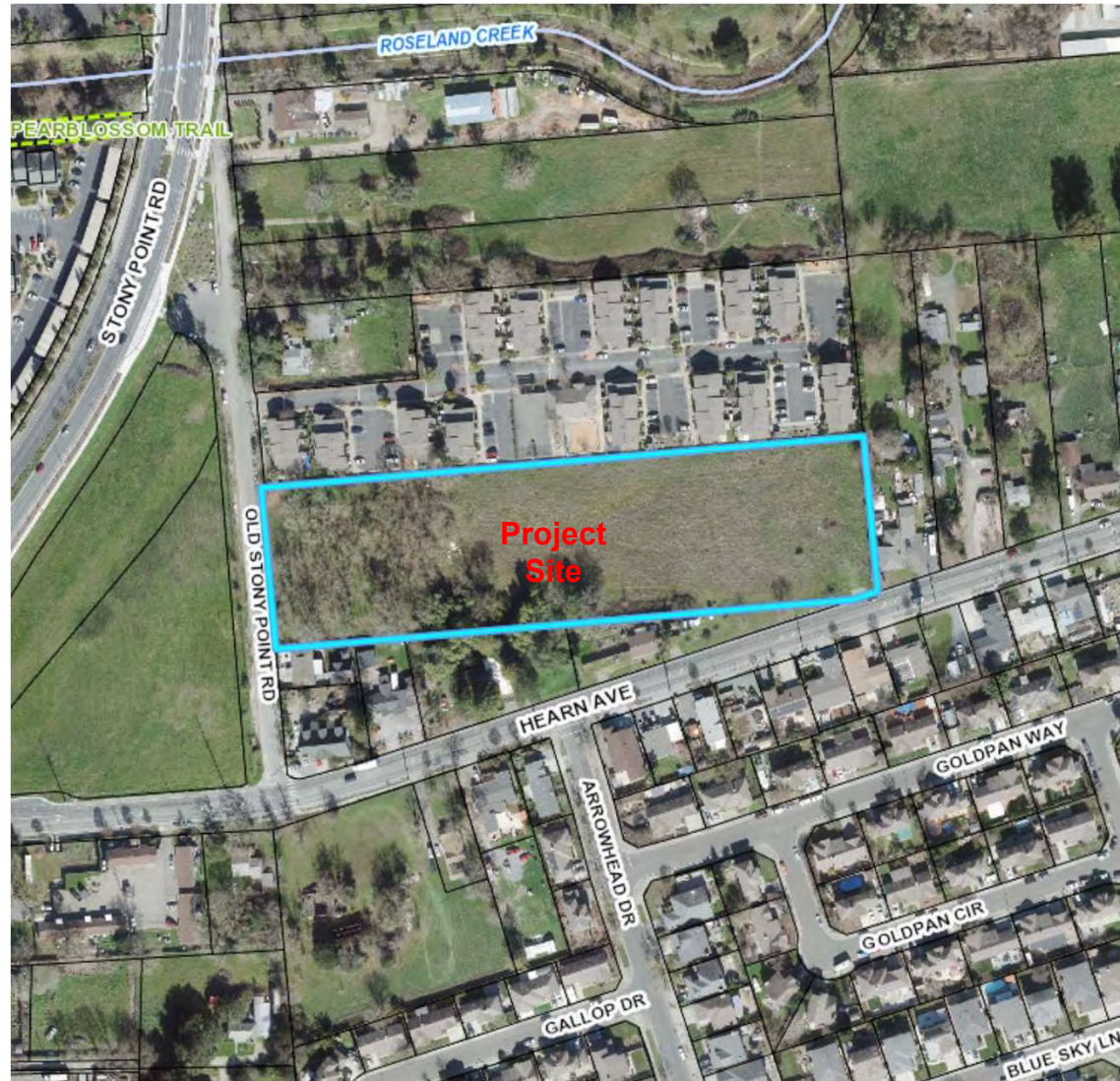
Adam Ross
Interim Senior Planner
Planning and Economic Development

Project Description

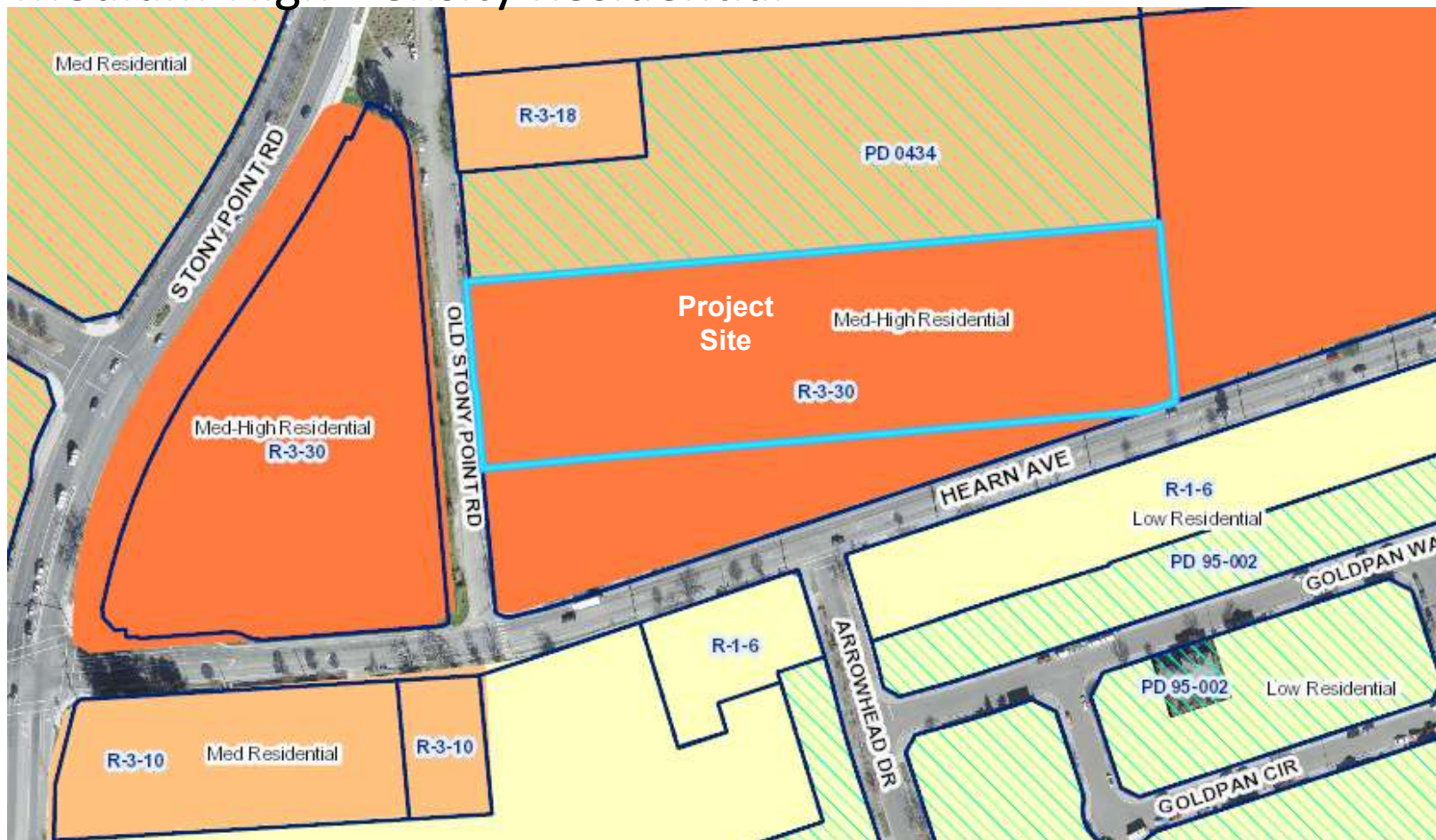


UNIT MIX:			
1-BD:			56
2-BD:			48
3-BD:			38
	TOTAL:		142
PARKING REQUIRED (SPACES) PER AB 2345			
	Ratio	# of units	Total
1-BD:	1	56	56
2-BD:	1.5	48	72
3-BD:	1.5	38	57
	TOTAL:		185

Project Location 2542 Old Stony Point Rd

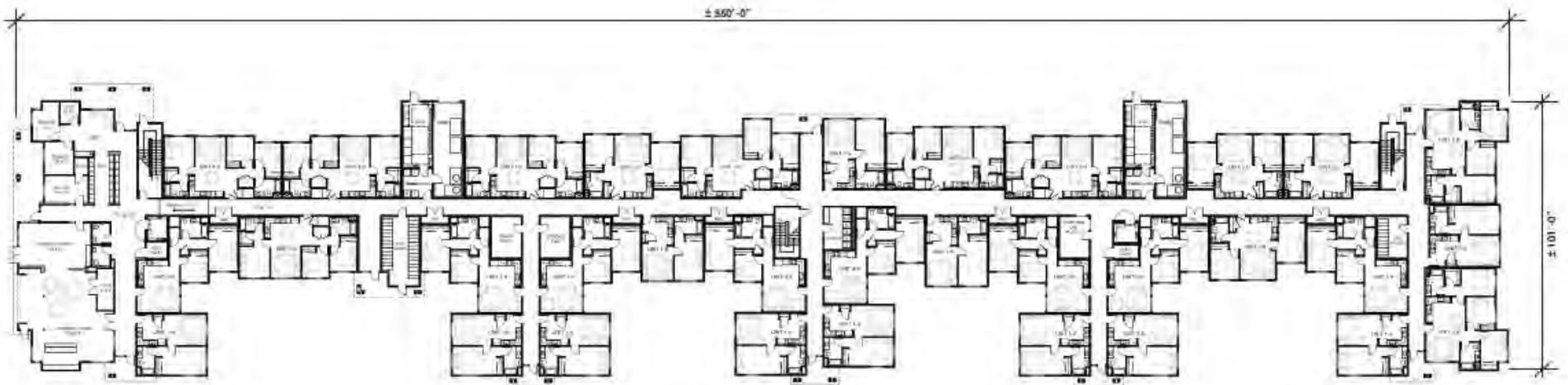


- R-3-30
- Medium-High Density Residential

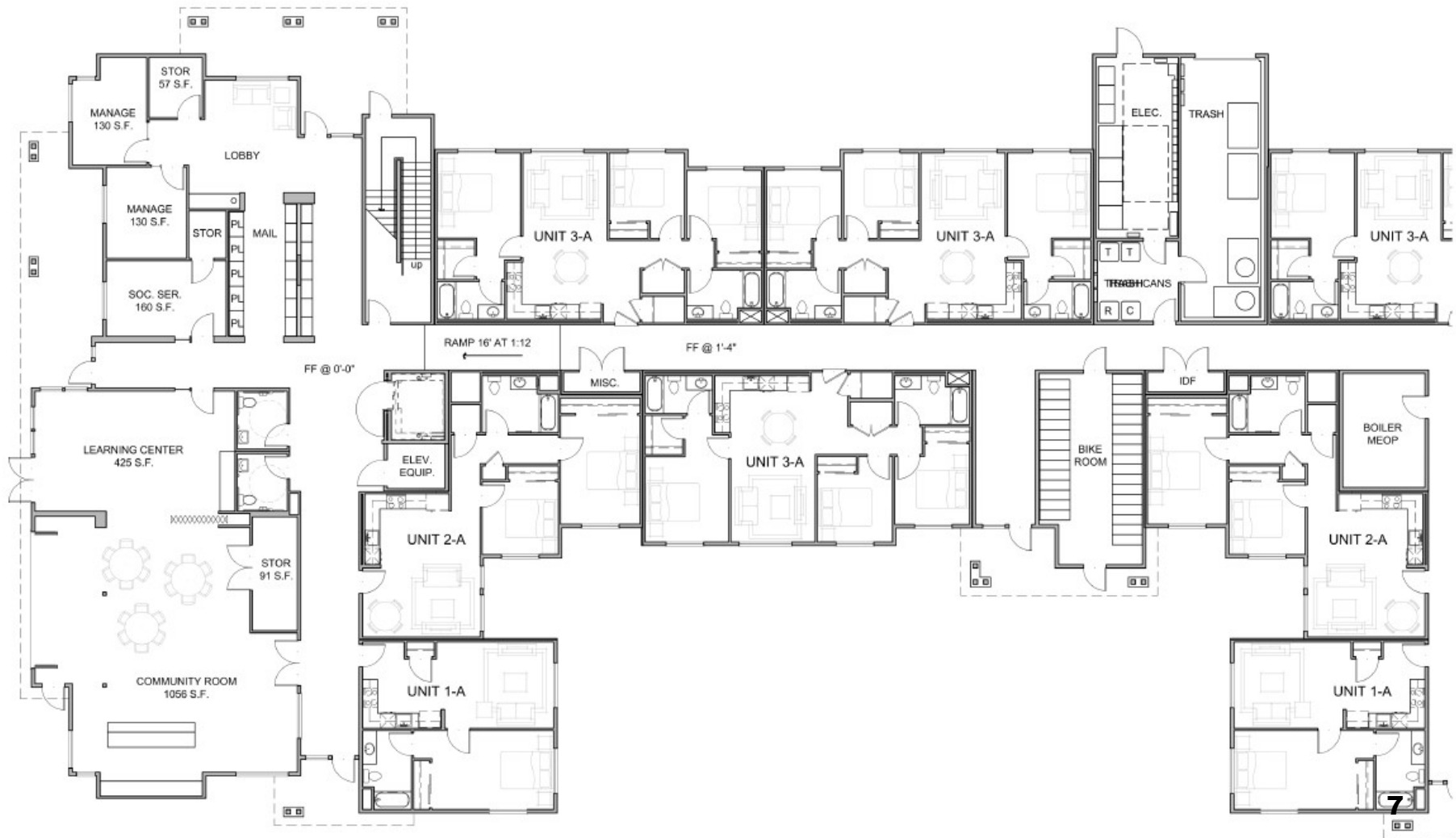




Ground Floor Plan



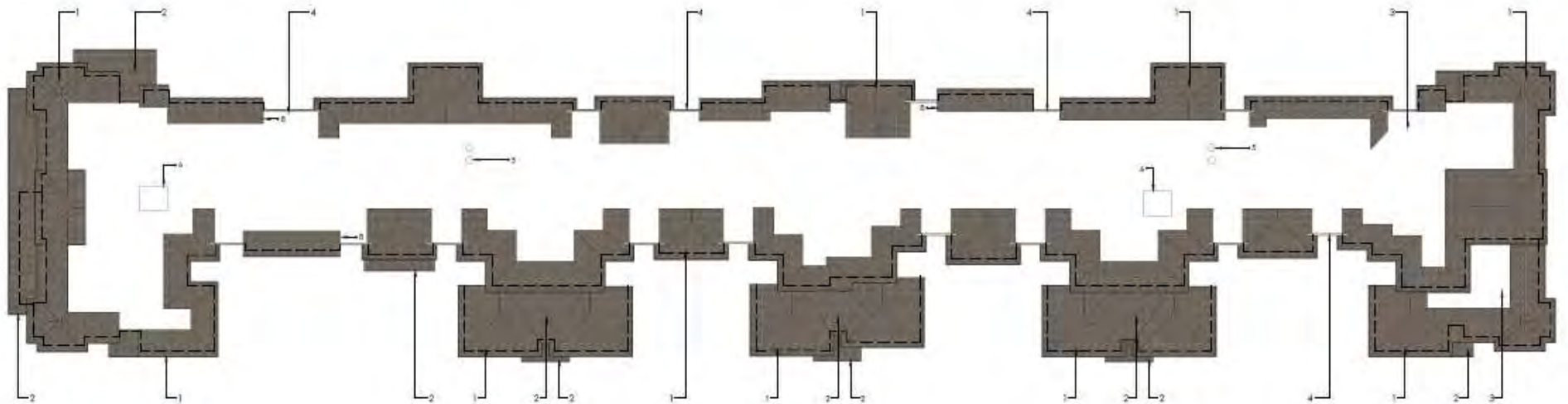
Ground Floor Plan



2nd & 3rd Floor Plan



4th Floor & Roof Plan





UNIT 2A - 2BED/1 BATH
GROSS SF: 851 SQ. FT.
NET SF: 772 SQ. FT.



UNIT 2B - 2BED/1 BATH
GROSS SF: 781 SQ. FT.
NET SF: 729 SQ. FT.



UNIT 2C - 2BED/1 BATH
GROSS SF: 783 SQ. FT.
NET SF: 732 SQ. FT.



UNIT 1A - 1BED/1 BATH
GROSS SF: 606 SQ. FT.
NET SF: 565 SQ. FT.



UNIT 1B - 1BED/1 BATH
GROSS SF: 560 SQ. FT.
NET SF: 520 SQ. FT.

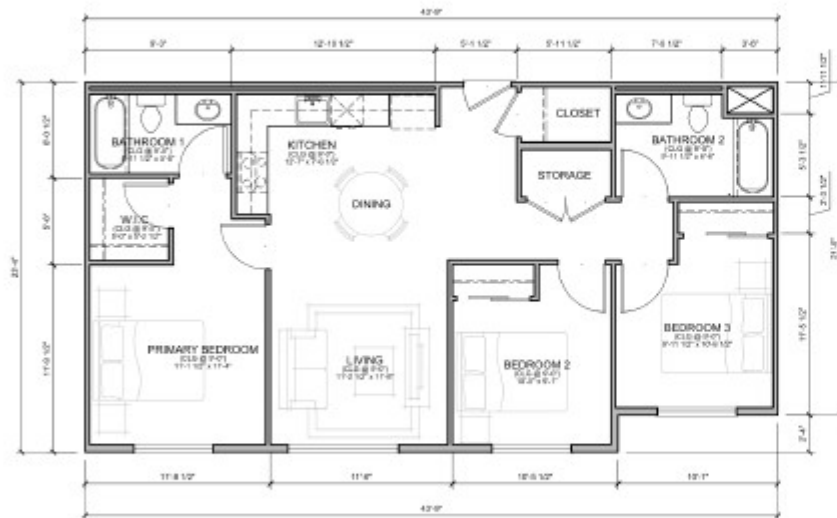
**SQUARE FOOTAGE
CALCULATIONS:**

UNIT GROSS SQFT - MEASURED
TO THE OUTSIDE FACE OF
PERIMETER STUDS.

UNIT NET SQFT - MEASURED
TO THE INSIDE FACE OF STUDS.
CHASES EXCLUDED.

*NOTE: OPENINGS MAY VARY.
REFER TO BUILDING PLANS FOR
MORE INFORMATION.

UNIT PLANS



UNIT 3A - 2BED/1 BATH
GROSS SF: 997 SF
NET SF: 931 SF



UNIT 3B - 3BED/2 BATH
GROSS SF: 1019 SQ. FT.
NET SF: 948 SQ. FT.



A NORTH ELEVATION



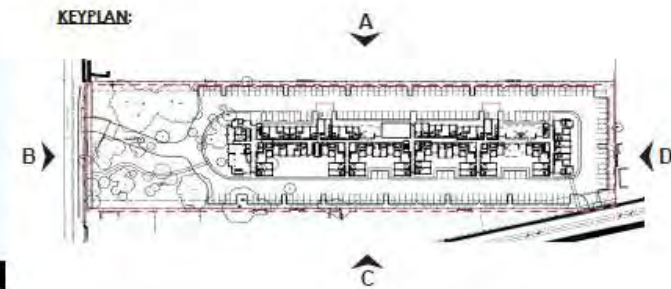
C SOUTH ELEVATION



B WEST ELEVATION



D EAST ELEVATION









COLOR AND 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



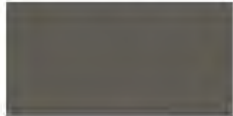
- 3** BODY COLOR 3
EXTERIOR WALL MATERIAL - STUCCO
Green Earth SW 7748 by Sherwin Williams



- 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

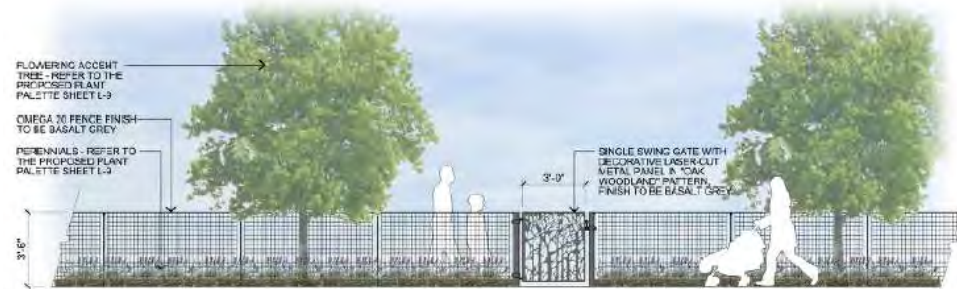


- 6** TRIM COLOR
FASCIA, GUTTERS, POSTS, ETC.
Urbane Bronze SW 7048 by Sherwin Williams



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

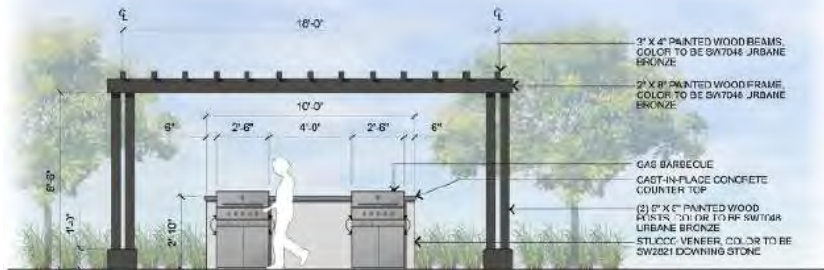




3'-6" HIGH PATIO FENCE AND GATE (WEST ELEVATION)
SCALE: 1/2" = 1'-0"



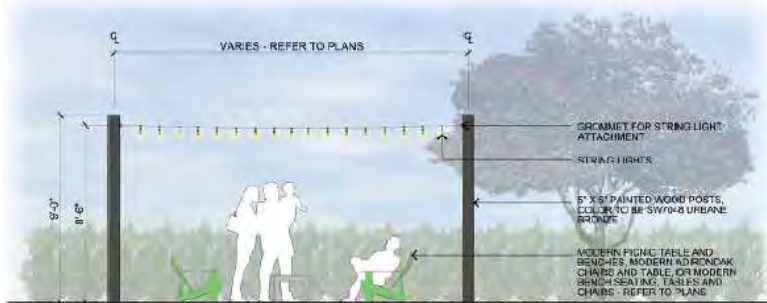
DECORATIVE LASER-CUT METAL PANEL IN "SUNK WOODLAND" PATTERN FINISH TO BE BASALT GREY
OMEGA 70 FENCE FINISH TO BE BASALT GREY



PAINTED WOOD PERGOLA WITH OUTDOOR BARBECUES (EAST ELEVATION)
SCALE: 1/2" = 1'-0"



PAINTED WOOD PERGOLA (WEST ELEVATION)
SCALE: 1/2" = 1'-0"



POSTS WITH STRING LIGHTS
SCALE: 1/2" = 1'-0"



STAMPED ASPHALT AT PEDESTRIAN CROSSINGS



PERMEABLE PAVERS
FINISH TO BE MEDIAN GREY TEXTURED



POLE MOUNTED LIGHT
FINISH TO BE MEDIAN GREY TEXTURED



BENCH
FRAME FINISH TO BE TEXTURED CHARCOAL. SLAT FINISH TO BE REDWOOD RECYCLED PLASTIC



BACKLESS BENCH
FRAME FINISH TO BE TEXTURED CHARCOAL. SLAT FINISH TO BE REDWOOD RECYCLED PLASTIC



WASTE RECEPTACLE
FRAME FINISH TO BE TEXTURED CHARCOAL. SLAT FINISH TO BE REDWOOD RECYCLED PLASTIC



BICYCLE RACK
FINISH TO BE TEXTURED CHARCOAL



COMMUNAL TABLE
FRAME FINISH TO BE TEXTURED CHARCOAL. SLAT FINISH TO BE REDWOOD RECYCLED PLASTIC



FORMAL DINING TABLE AND BENCHES
FINISH TO BE TEXTURED CHARCOAL



TIMBER BENCH



SEATWALL



MODERN PICNIC TABLE AND BENCHES
COLOR TO BE LEAF GREEN



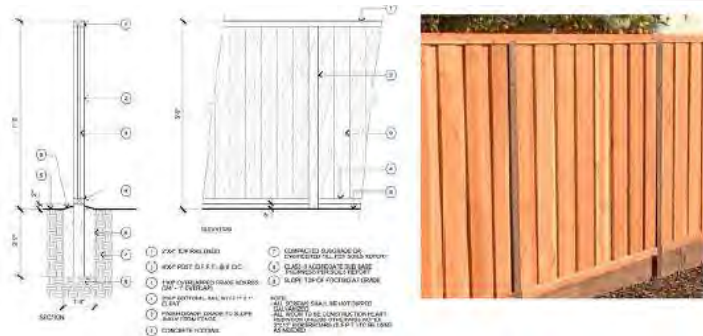
MODERN ADIRONDAK CHAIRS AND TABLE
COLOR TO BE DETERMINED



MODERN BENCH SEATING, TABLES, AND CHAIRS
COLOR TO BE DETERMINED

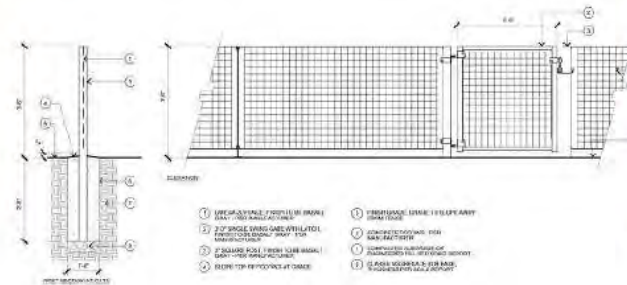


GROUP SEATING WITH TABLES AND CASUAL SEATING PODS
COLOR TO BE DETERMINED



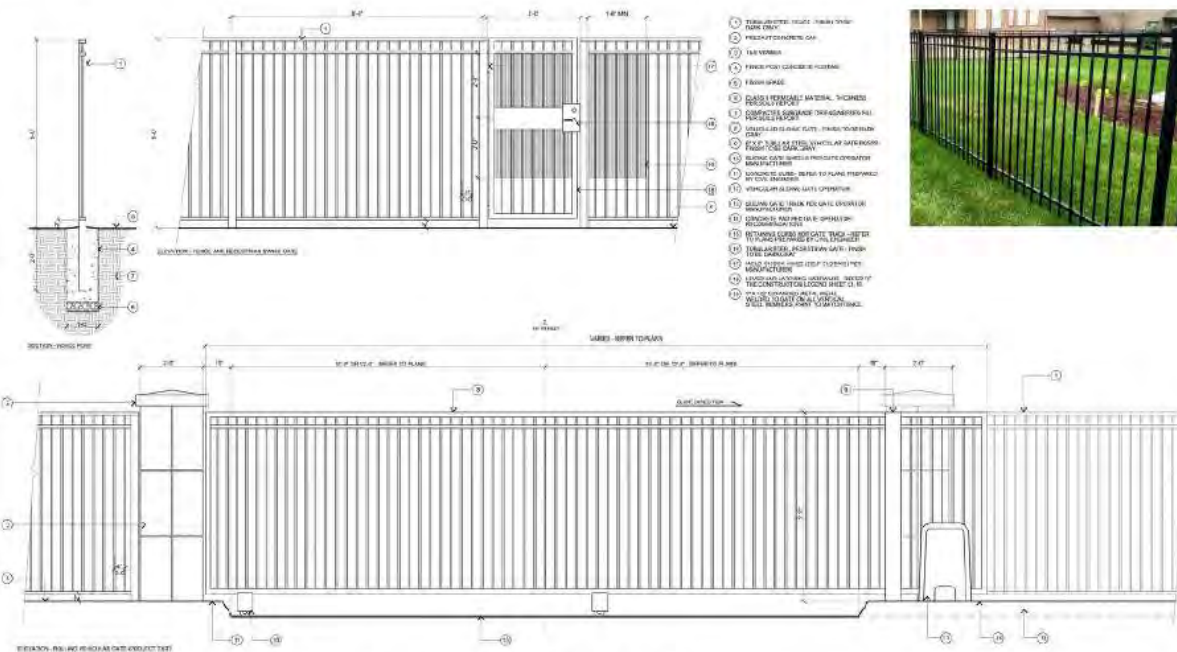
1 6'-0" HIGH WOOD FENCE

SCALE: 3/4"=1'-0"



2 3'-0" HIGH PLAY AREA FENCE AND GATE

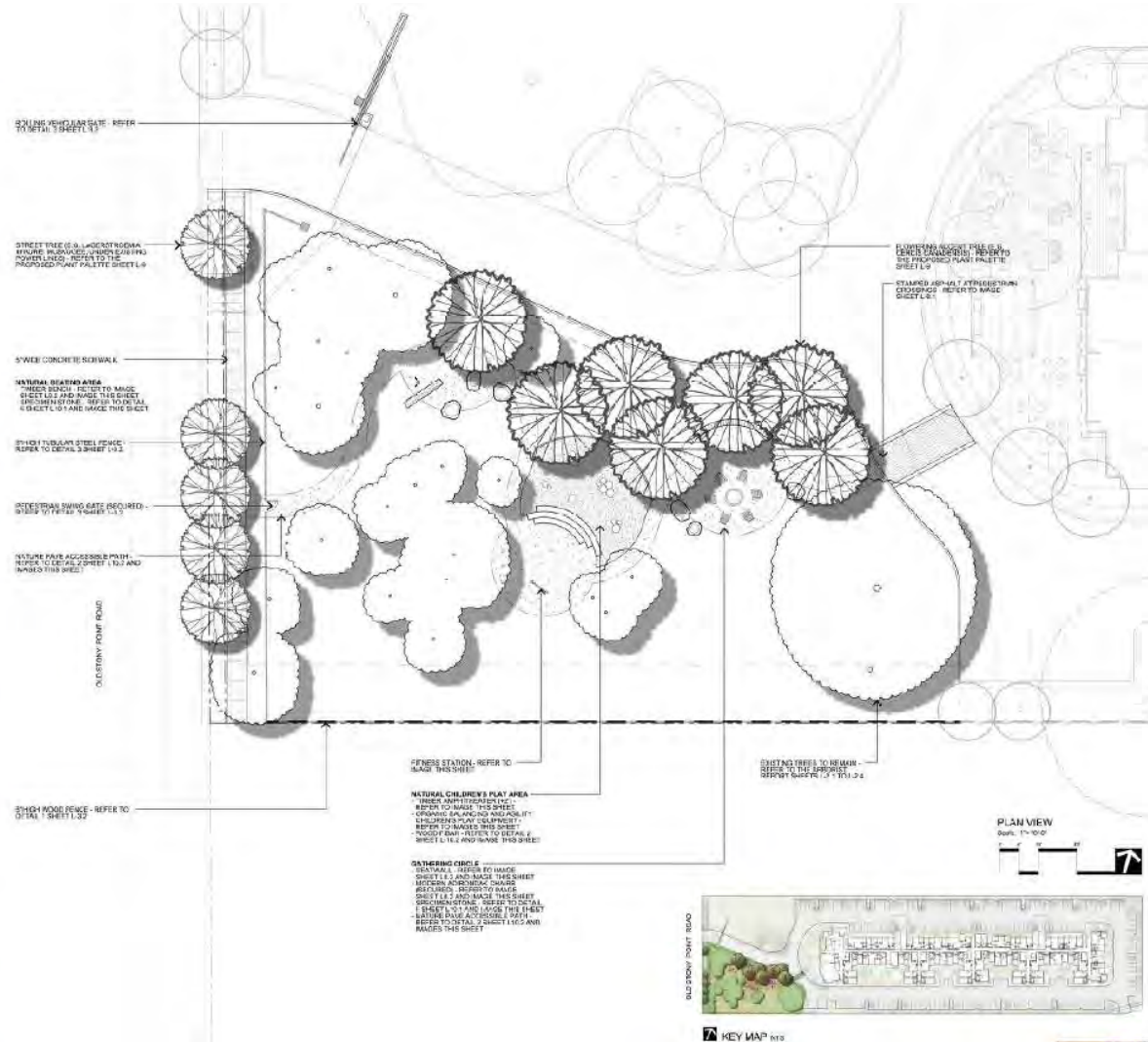
SCALE: 1/4"=1'-0"

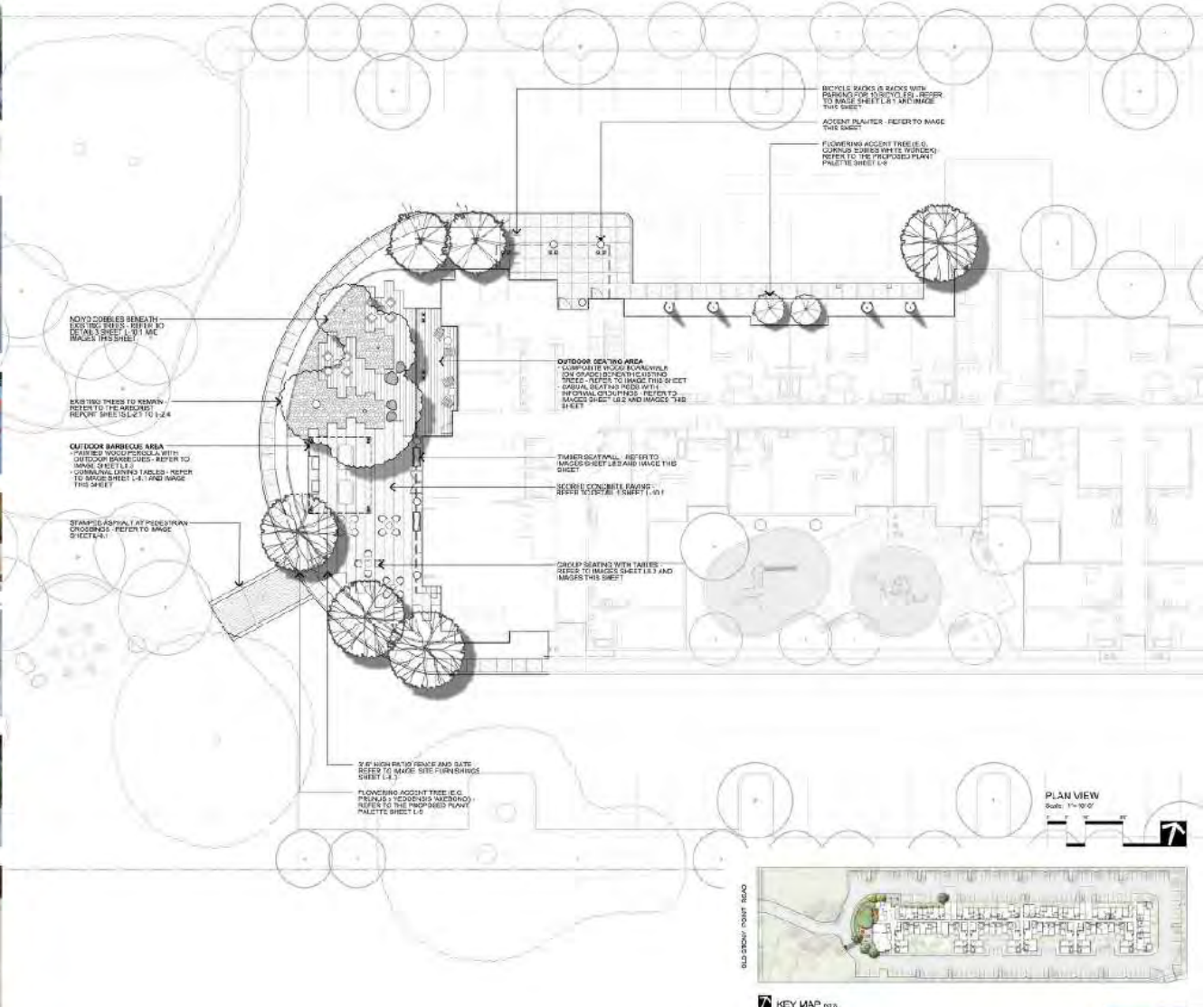


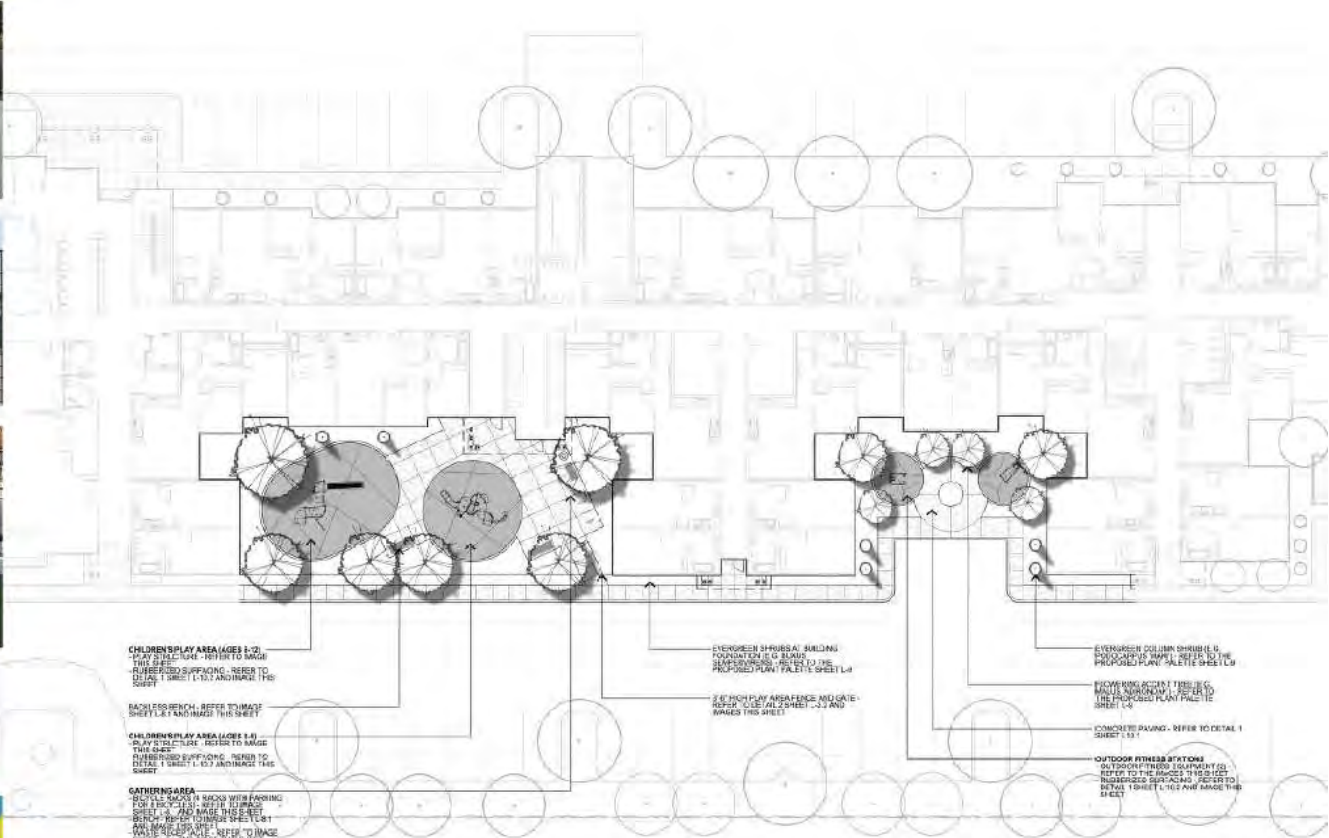
3 8'-0" HIGH TUBULAR STEEL FENCE WITH ROLLING VEHICULAR GATES AND PEDESTRAIN SWING GATES

SCALE: 3/4"=1'-0"

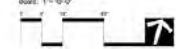


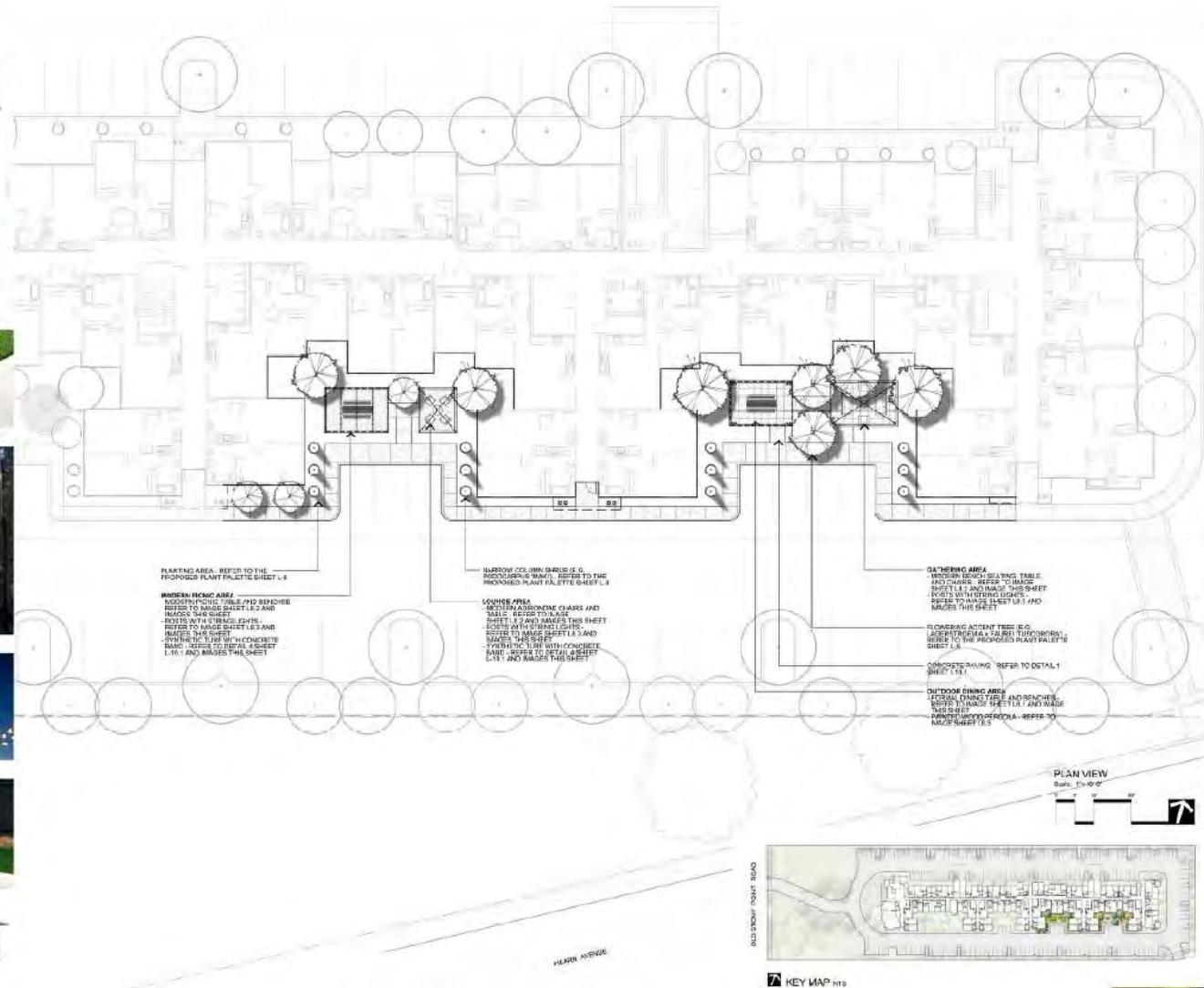






PLAN VIEW
Date: 11-10-21



PLANTING AREA - REFER TO THE PROPOSED PLANT PALETTE SHEET L-6

WOODEN BENCH AREA
- RECTANGULAR TABLE AND BENCHES
REFER TO IMAGE SHEET L-2 AND
IMAGE SHEET L-3
- SEATING WITH 12\"/>

NARROW COLUMN BARBIE (E.G.
SUCROBIA) BENCH - REFER TO THE
PROPOSED PLANT PALETTE SHEET L-6

LOUNGE AREA
- INCLUDE ADDITIONAL CHAIRS AND
TABLES - REFER TO IMAGE
SHEET L-2 AND IMAGE SHEET L-3
- SEATING WITH 12\"/>

OUTDOOR DINING AREA
- RECTANGULAR TABLES AND
SEATING - REFER TO IMAGE SHEET L-4
AND IMAGE SHEET L-5

FLOWERING ACCENT TREES (E.G.
ACER FRATERNALIS AND BURNING BUSH)
REFER TO THE PROPOSED PLANT PALETTE
SHEET L-6

CONCRETE PAVING - REFER TO DETAIL 1
SHEET L-13

OUTDOOR DINING AREA
- RECTANGULAR TABLES AND SEATING
REFER TO IMAGE SHEET L-4 AND IMAGE
SHEET L-5
- PAINTED WOODEN DECKING - REFER TO
IMAGE SHEET L-5



KEY MAP 1112

The Planning and Economic Development Department recommends that the Design Review Board provide comments and direction for the Stony Oaks Apartment project.

Questions

Adam Ross
Interim Senior Planner
Planning and Economic Development
aross@srcity.org
(707) 543-4705

