

CONCEPTUAL PROJECT DATA

ASSESSOR'S PARCEL NUMBER: 034-030-007
 ADDRESS: 1961 CARPENTER ROAD

GENERAL PLAN (EXISTING): COMMERCIAL
 GENERAL PLAN (PROPOSED): RESIDENTIAL HIGH

ZONING (EXISTING): C GENERAL COMMERCIAL
 ZONING (PROPOSED): M-17 MULTIPLE FAMILY RESIDENTIAL

GROSS LOT AREA: 3.86 ACRES

PROPOSED BASE DENSITY: 16.7 UNITS PER GROSS ACRE
 61.12 UNITS

CONCEPTUAL AFFORDABLE UNITS: 10 VERY LOW INCOME UNITS
 (16.3% OF BASE DENSITY)

CONCEPTUAL DENSITY BONUS: +50% (+30.56 UNITS)

MAXIMUM UNITS WITH BONUS: 92 UNITS

UNIT COUNT

ONE BEDROOM UNITS: 40 UNITS (43.5%)
 TWO BEDROOM UNITS: 46 UNITS (50.0%)
 THREE BEDROOM UNITS: 6 UNITS (6.5%)
 TOTAL UNITS PROPOSED: 92 UNITS

PROPOSED DENSITY: 25.1 DU/AC GROSS LOT AREA

REQUIRED PARKING (CITY STANDARD FOR REFERENCE)

ONE BEDROOM UNITS (1.5 PER UNIT): 60 SPACES
 TWO+ BEDROOM UNITS (2 PER UNIT): 92 SPACES
 GUEST (1/4 PER UNIT): 23 SPACES
 TOTAL REQUIRED (CITY STANDARD): 175 SPACES

REQUIRED PARKING (DENSITY BONUS STANDARD)

ONE BEDROOM UNITS (1 PER UNIT): 40 SPACES
 2, 3 BEDROOM UNITS (1.5 PER UNIT): 78 SPACES
 TOTAL PARKING REQUIRED: 118 SPACES

PROVIDED PARKING

CARPOT COVERED PARKING: 62 SPACES
 GARAGE COVERED PARKING: 30 SPACES
 UNCOVERED PARKING: 44 SPACES
 TOTAL PARKING PROVIDED: 136 SPACES
 1.48 PER UNIT

CONCEPTUAL SITE PLAN



MONTH

1961 CARPENTER ROAD
 PRELIMINARY APPLICATION
 GENERAL PLAN AMENDMENT AND REZONE
 OAKLEY, CALIFORNIA



WWW.LCA-ARCHITECTS.COM
 1961 CARPENTER ROAD, SUITE 100
 OAKLEY, CALIFORNIA 94621
 (925) 762-1100

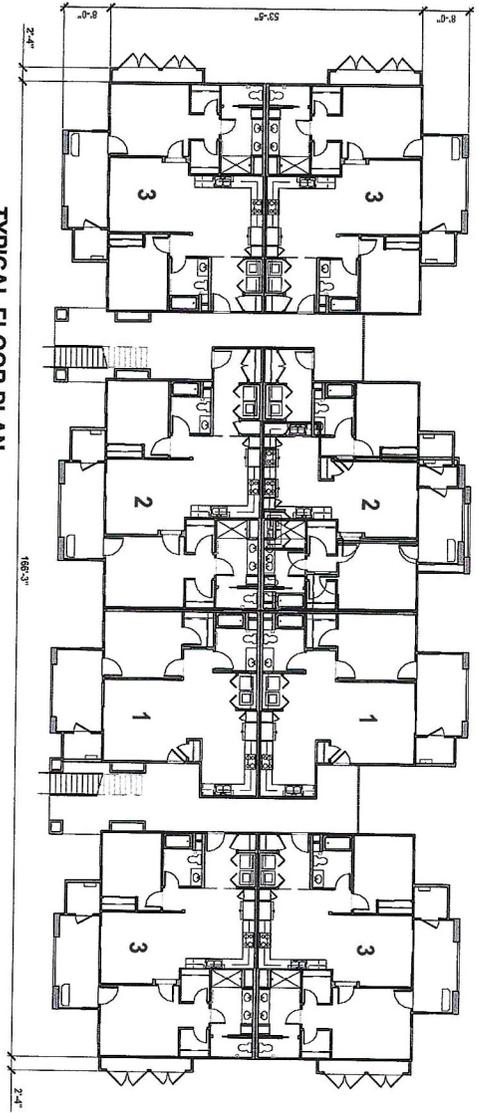
LCA ARCHITECTS
 1961 CARPENTER ROAD, SUITE 100
 OAKLEY, CALIFORNIA 94621
 (925) 762-1100
 CONCEPTUAL SITE PLAN

SCALE:
 DATE: 09/19/2023
 REVISIONS:

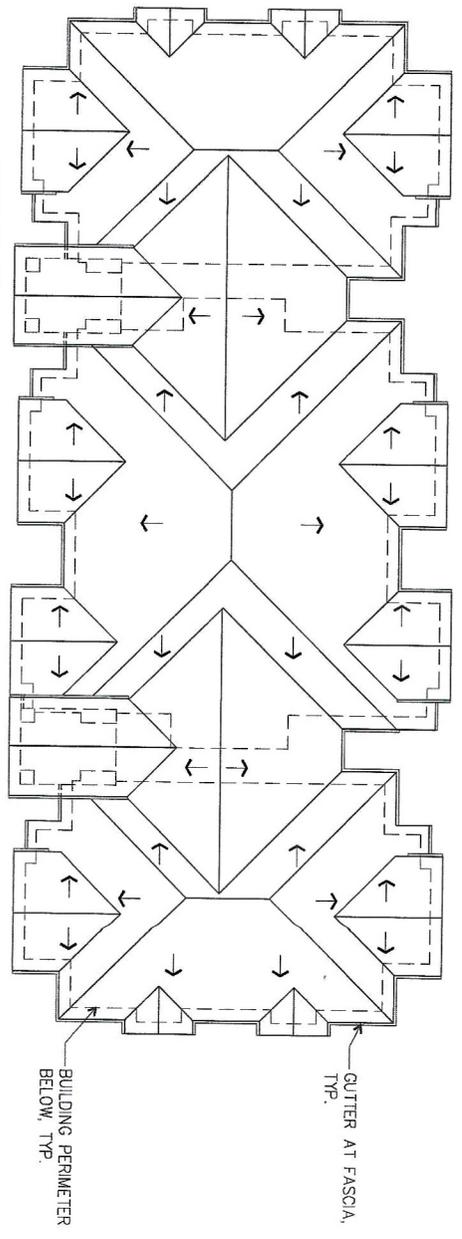
PROJECT NO.: 235

SHEET: A1

OF



TYPICAL FLOOR PLAN



ROOF PLAN

CONCEPTUAL BUILDING PLANS
BUILDING TYPE 'B' 24 UNITS



SCALE: 1/8" = 1'-0"
 PROJECT NO. 28891
 SHEET OF

A2

1961 CARPENTER ROAD
 PRELIMINARY APPLICATION
 GENERAL PLAN AMENDMENT AND REZONE
 OAKLEY, CALIFORNIA

WWW.LCA-ARCHITECTS.COM
 DANIEL COOPER
 ARCHITECTS
 1500 WOODLAND AVENUE, SUITE 210
 OAKLAND, CALIFORNIA 94612
 (916) 762-1200
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LCA ARCHITECTS
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 (916) 762-1200
 (916) 762-1200

SCALE:
 DATE: 09 / 19 / 2023
 REVISIONS:

CONCEPTUAL
 BUILDING PLANS
 BUILDING TYPE 'B'



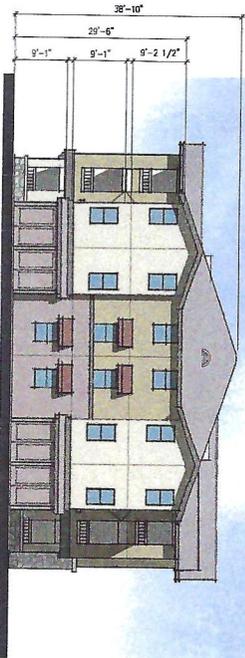
24-UNIT BUILDING 'B' FRONT ELEVATION
(BUILDING FOUR)



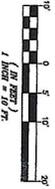
24-UNIT BUILDING 'B' REAR ELEVATION
(BUILDING FOUR)

CONCEPTUAL COLORS AND MATERIAL PALETTE

- | | | | |
|--|---|--|---|
| | 1. BASE COLOR
BENJAMIN MOORE
SOHO LOFT CSP-10 | | 2. BODY COLOR #1
BENJAMIN MOORE
KITTEEN WHISKERS 1003 |
| | 3. BODY COLOR #2
BENJAMIN MOORE
TURRET CC-804 | | 4. TRIM COLOR #1
BENJAMIN MOORE
WINDY CITY CSP-150 |
| | 5. TRIM COLOR #2
BENJAMIN MOORE
BAVARIAN CREAM 2146-70 | | 6. ACCENT COLOR
BENJAMIN MOORE
RUBY DUSK 1287 |
| | 7. BORAL ROOFING
SAXONY 600 SLATE
CHARCOAL BLEND
CONCRETE TILE | | 8. CULTURED STONE
OLD COUNTRY FIELDSTONE
ECHO RIDGE |



24-UNIT BUILDING 'B' TYPICAL SIDE ELEVATION
(BUILDING FOUR)



WWW.LCA-ARCHITECTS.COM
 GAIL CAMPBELL
 5104 BAYVIEW BLVD., SUITE 200
 OAKLEY, CA 94621
 (925) 944-4422
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1961 CARPENTER ROAD
 PRELIMINARY APPLICATION
 GENERAL PLAN AMENDMENT AND REZONE
 OAKLEY, CALIFORNIA

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TYPICAL EXTERIOR
 ELEVATION
 24 UNIT BUILDING 'B'

SCALE: _____
 DATE: 09/18/2023
 REVISIONS: _____

PROJECT NO. 23091
 SHEET OF A3