

Coastal Meadows

Townhome Style Rentals

Agenda / Topics

Project Description

Income Levels

Service Amenities

Minor Project Adjustments

Project Description

40 Townhome Style rentals

14 Building

Community Room

2 Levels with individual Parking Garage

Combination of Duplex and Triplex

All rental townhomes will have 3 bedroom and 2 Full Bathrooms

Income Levels Limits Based on 6 Persons

4 TownHomes will be reserved to Families making no more than \$41,430

The rent level for the about income would be no greater than \$928 less U/A.

10 TownHomes will be reserved to Families making no more than \$55,240

The rent level for the about income would be no greater than \$1,238 less U/A.

15 TownHomes will be reserved to Families making no more than \$69,050

The rent level for the about income would be no greater than \$1,547 less U/A.

Income Levels Limits Based on 6 Persons

4 TownHomes will be reserved to Families making no more than \$82,860

The rent level for the about income would be no greater than \$1,857 less U/A.

4 TownHomes will be reserved to Families making no more than \$96,670

The rent level for the about income would be no greater than \$2,166 less U/A.

2 TownHomes will be reserved to Families making no more than \$110,480

The rent level for the about income would be no greater than \$2,476 less U/A.

Service Amenities

LifeSTEPS is experienced in providing social services to residents of Low-Income Housing Tax Credit communities since 1996. LifeSTEPS has been delivering educational classes for adults; individualized health and wellness programs; and bona fide service coordination for residents of affordable and supportive housing for over twenty years (i.e., more than twenty-four months). The Property Owner will contract with LifeSTEPS to undertake the development, implementation, and administration of supportive social services for the residents of the Property and LifeSTEPS will provide social services based on the following terms and conditions:

1. **Adult Educational classes** such as health and wellness, or skill building classes, including but not limited to: financial literacy, computer training, home-buyer education, GED, resume building, ESL, nutrition, exercise, health information/awareness, art, parenting, on-site food cultivation and preparation, and smoking cessation. **Adult Education instruction shall be no less than eighty-four (84) hours per year.**
2. Individualized **Health and Wellness services and programs** such as Crisis Intervention, Practical Counseling & Emotional Support, Cleanliness & Hygiene Assessment, Eviction Prevention, Government and Insurance Entitlements, and Physical and Mental Health Assessment. **Individualized Health and Wellness Services shall be no less than seventy-one (71) hours per year.**

Project Adjustments

Approved Elevations



Current Site Plan

Coastal Meadows

1275 North V-Street, Lompoc California



Site Information

APN# 093070086
Address: 1275 N. V-Street
Sq.Ft. Site: 133,850 sq. ft. / 3.09 Acres

Zoning: R-2, Medium Density Residential
Sq.Ft Buildings Footprint: 33,058 sq.ft.
S.F. Open Space: 93,528 sq. ft.
Parking: 23 Guest Spaces

Number of Units

Unit A: 29
Unit B: 11
Total Residential Units: 40

These are the basic units which we will replicate throughout the site in Triplex form and Duplex form.

Unit Description

Unit A: 3 bed 3.5 bath
Unit B: 3 bed 3.5 bath
First Story 768 sq.ft.
Second Story 1030 sq.ft.
Total 1818 sq.ft.

First Story 858 sq.ft.
Second Story 935 sq.ft.
Total 1793 sq.ft.

Fire Requirements

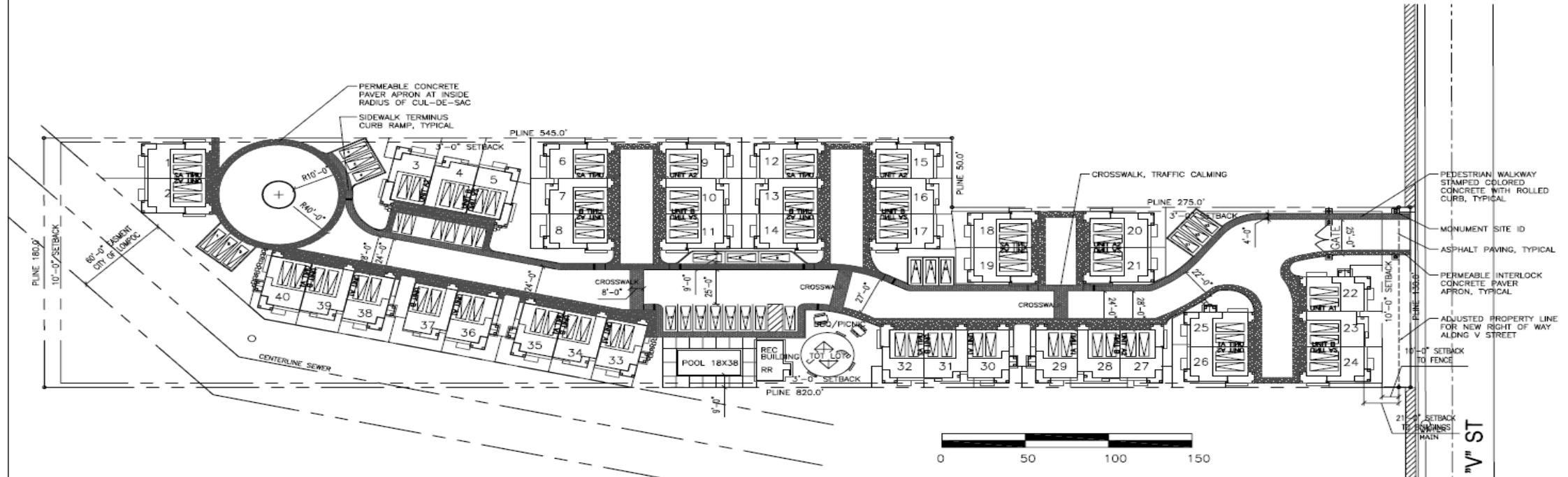
Terminal turn around diameter: 40'-0"
To meet city requirements for Fire Department access and Sanitation District access

ARCHITECTURAL CONCEPT

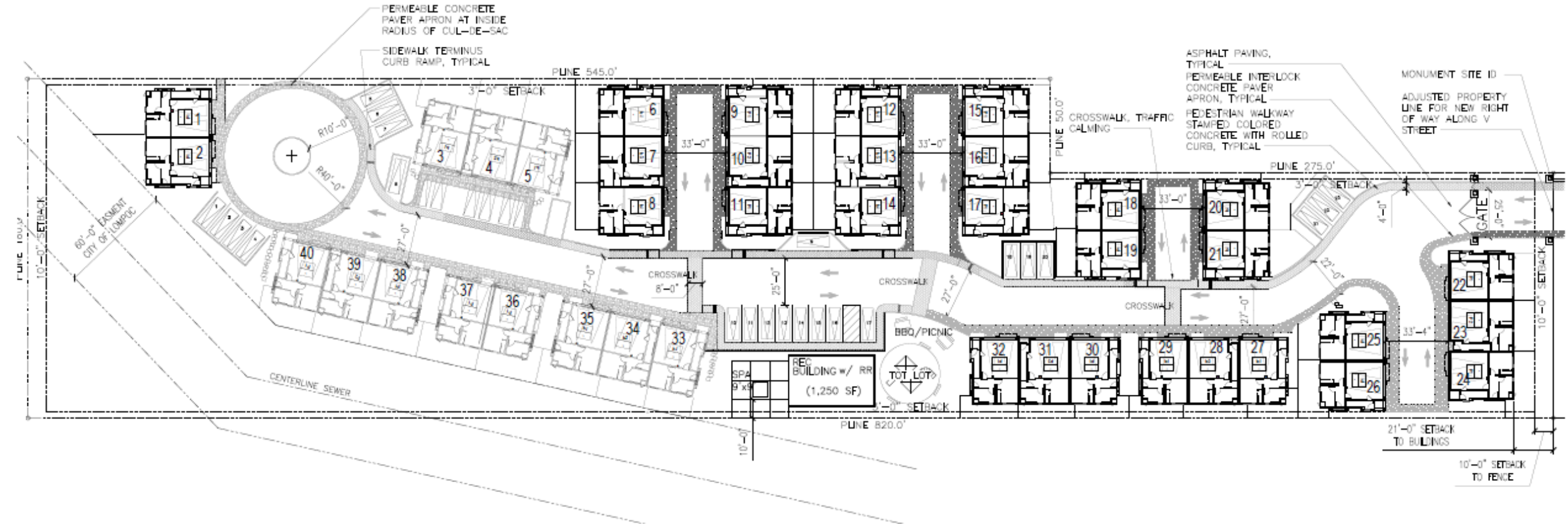
Buildings are two story triplex and two story duplex single family townhomes. Buildings are type R3 western stick construction with contemporary finish materials. There are two unit types to choose from. Site amenities include swimming pool, tot lot, and common recreation building.

The buildings draw inspiration from Colonial Cape Cod architecture. The Cape Cod archetype and detail articulation remain in simple form and the exterior finishes are refined and urban. The use of modern building materials is a key element that updates the traditional form and renews it.

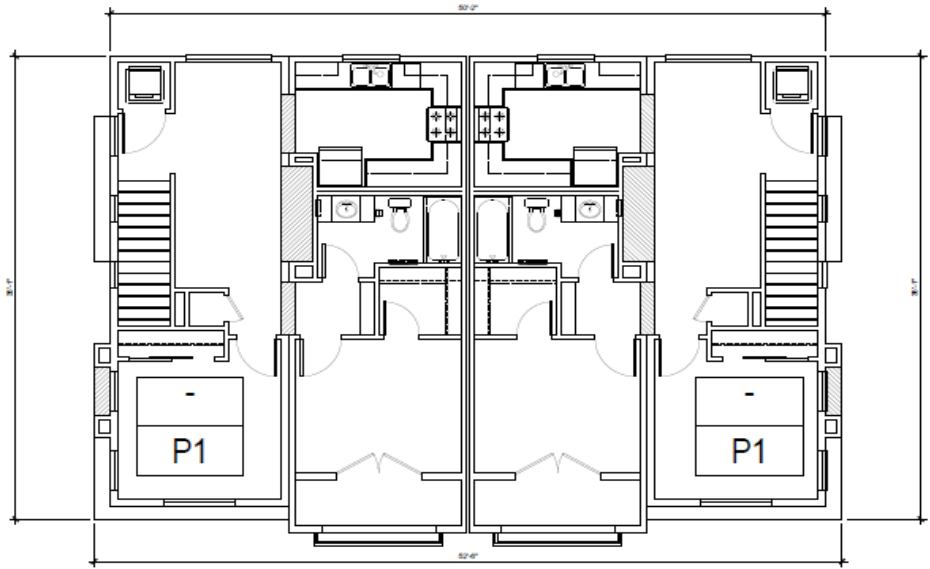
Concrete columns, corrugated metal siding, and smooth plaster are arranged to compliment the geometry and reduce the massing of the buildings to pedestrian scale. Windows and doors are contemporary style. They are paired and triparted with transoms to provide natural light for vaulted ceilings in bedrooms.



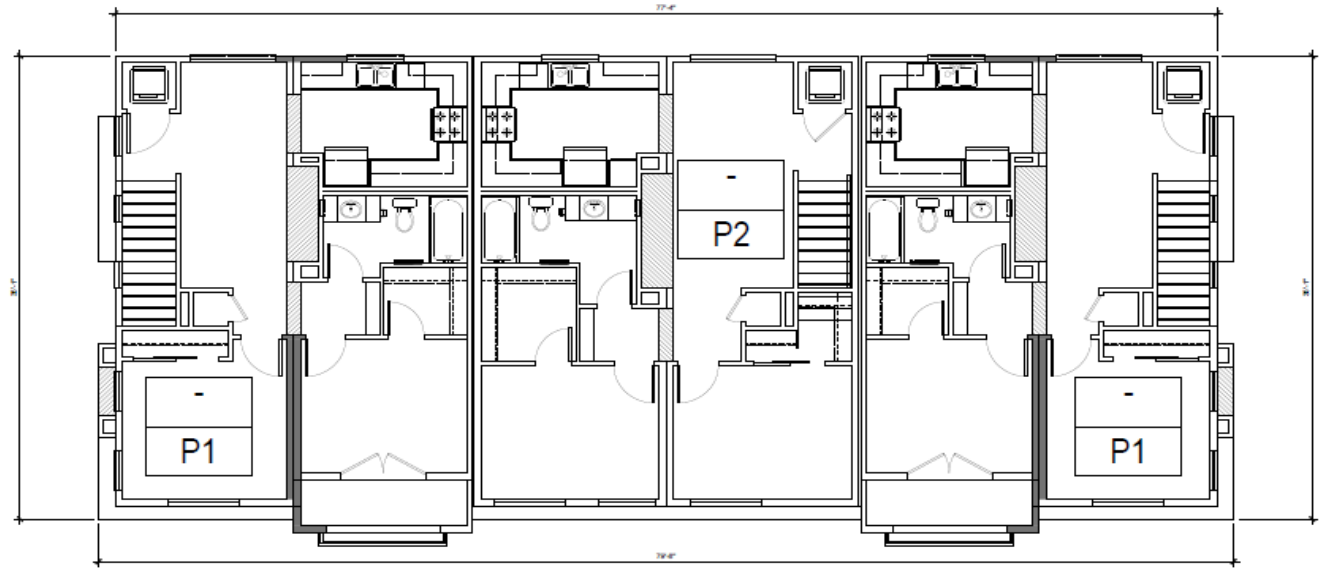
Updated Site Plan



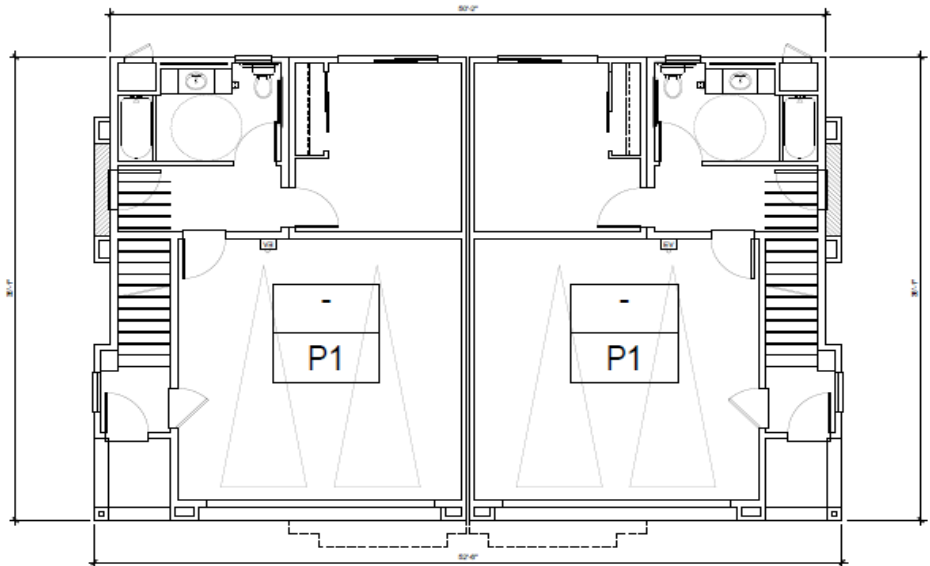
Unit Plans



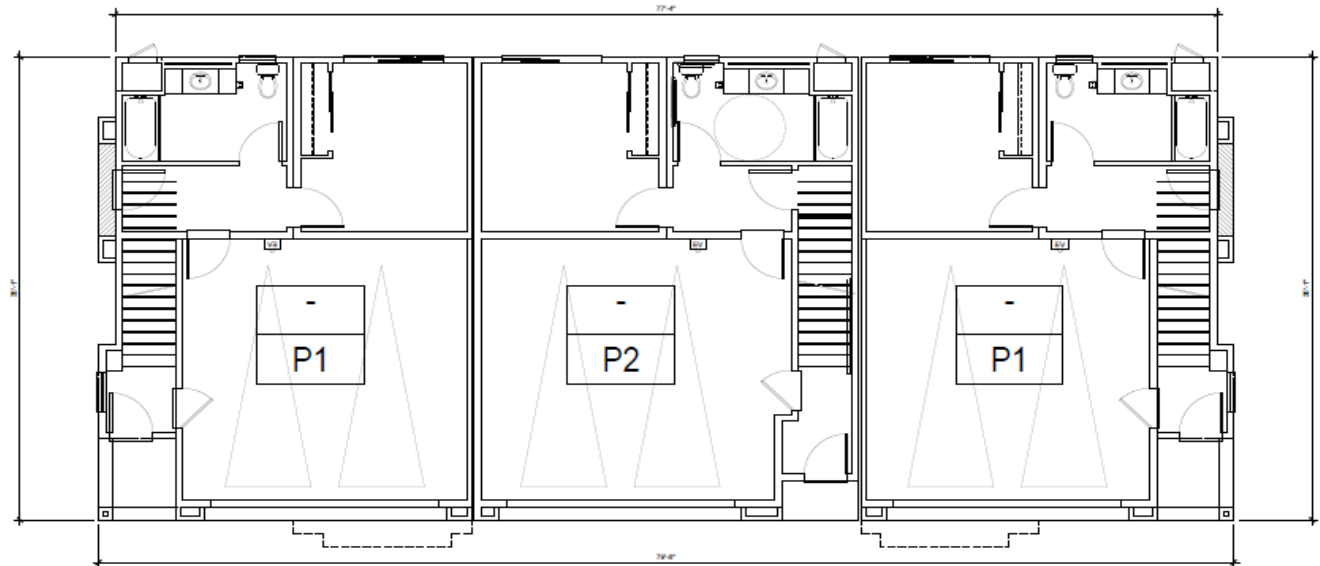
BUILDING TYPE I - SECOND FLOOR



BUILDING TYPE II - SECOND FLOOR



BUILDING TYPE I - FIRST FLOOR



BUILDING TYPE II - FIRST FLOOR

Unit Plans



TYPICAL UNIT PLANS

Coastal Meadows Family Apartments

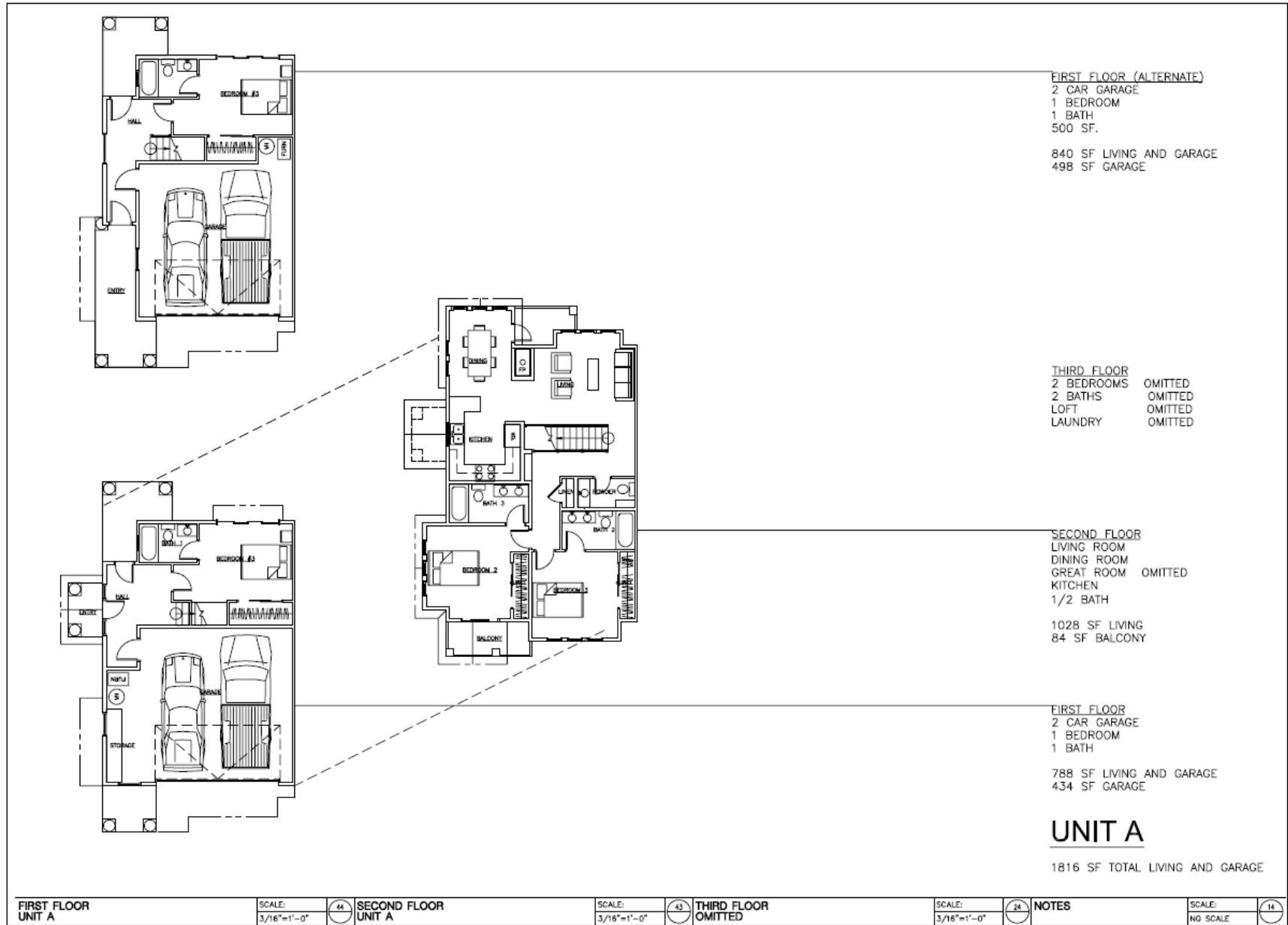
1275 North V-Street, Lompoc Ca.

DATE: 07/28/2020

Lopez Design Group
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Norwalk, California 90650
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Contact: Matt Lopez
(562) 712-8624



Approved Unit Plan



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REVISIONS



PROJECT
 1st STREET

SHEET TITLE
 UNIT A
 FLOOR PLANS
 2 STORY OPTION

OWNER
 COASTAL SPRINGS, LLC
 1701 E. LAUREL AVE.
 LOMPOC, CA

DATE: 03/05/2012

DESIGNED BY: MND

PROJECT MANAGER: CR

DRAWING NO. SHEET NUMBER
 A21

Side by side adjustment table

Total Units	Approved Plan	Updated Plan
Total number of units	40 TownHome Style	40 TownHome Style
Square Footage of Rec Building	1,250 Square Feet	1,250 Square Feet
Total Enclosed Parking	80 Enclosed Parking	80 Enclosed Parking
Total Outdoor Parking / Guest Space	23	23
Roof Type	Gable Roof	Flat Room
Type of Use	Rental or For Sale	Rental then sale in the future

Side by side adjustment table

Total Units	Approved Plan	Updated Plan
Square Footage of Unit A	1,816 Square Feet	1,646 Square Feet
Square Footage of Unit B	1,750 Square Feet	1,788 Square Feet
Garage S.F. of Unit A	434 Square Feet	455 Square Feet
Garage S.F. of Unit B	400 Square Feet	422 Square Feet
Landscape Plan	No Change	No Change
Open Space including Easement	93,528 Square Feet	96,485 Square Feet
Building Footprint 40 TownHomes	33,058 Square Feet	36,105 Square Feet

Landscape Plan



Coastal Meadows Design Statement

The landscape concept for Coastal Meadows in Lompoc is a coastal community in the spirit of Casa God. The design is to be residential in scale and amenities while appreciating the regional context of the West Coast and this community's proximity to the Pacific Ocean.

Drawing inspiration from classic images of the East Coast resort community of Cape Cod, special gardens and private common spaces will be created throughout the planned unit development while respecting the local climate and landscape vernacular.

The plants to be selected will take into consideration local adaptability, wind tolerance and of course water conservation.

Note on images:

It is the intent of the images displayed on this sheet to convey the spirit and inspiration of the landscape design, and not to enter that this design will be recreating in Lompoc an exact duplicate of the portrayed plant material, paving, furniture or architecture.

The two Coastal Cyle images below reflect the design possibilities for paving and planting in small spaces.



Conceptual Plant List

Scientific Name	Common Name
concealment/shade/trees	
<i>Adiantum species</i>	Plantain
<i>Alnus species</i>	Almond
<i>Calocedrus decurrens</i>	Incense Cedar
<i>Castanopsis vesicosa</i>	Horseshoe
<i>Clusia alba</i>	Clusia
<i>Cycas revoluta</i>	Japanese Cycas
<i>Ficus religiosa</i>	Fig
<i>Juniperus horizontalis</i>	Blue Juniper
<i>Liquidambar styraciflua</i>	Sweetgum
<i>Metrosideros species</i>	Metrosideros
<i>Nyssa sylvatica</i>	Black Gum
<i>Pinus attenuata</i>	Monterey Pine
<i>Quercus laevis</i>	California Liveoak
<i>Quercus agrifolia</i>	Coast Live Oak
shrub/herbaceous	
<i>Asplenium nidus</i>	Dear Fern
<i>Carex nebulosa</i>	Straw Heather
<i>Chamaecyparis californica</i>	California Licor
<i>Erica carnea</i>	Heather
<i>Hebe species</i>	Hebe
<i>Hydrangea species</i>	Hydrangea
<i>Lantana species</i>	Lavender
<i>Mussaenda species</i>	Sea Tomato
herb/flower	
<i>Boutanica gracilis</i>	Blue Grass Grass
<i>Carex species</i>	Sedge
<i>Feuillia species</i>	Peperomia
Vines/Climber	
<i>Claytonia species</i>	Claytonia
<i>Rosa species</i>	Rose
<i>Rubus species</i>	Rubus

Auto Courts:
These small auto courts are enlivened by combining different paving material to create a more interesting space.

An ashlar pattern of segmental pavers or stamped concrete closer to the buildings provides a residential scale giving these small areas the feeling of a much larger courtyard, while the functionality of asphalt paving in the center provides a durable and economic surface.

Screening Wind Break:
Mix of evergreen trees and specimen deciduous trees intended to screen adjacent property, provide privacy and act as a wind break.

Private Yards:
Each unit comes with a private back or side yard, which, combined with the common areas creates a nicely balanced combination of paving and landscaped open space.

Project Entry:
Monument columns with lighting and identity signage will be complemented by special paving and an entry experience emphasized with ornamental gates and a pedestrian entry.



Fire Truck Turnaround:
Paving pattern complements buildings and creates a courtyard space while allowing for the turning radius of a fire truck.

Site Retaining Wall:
See Grading and Drainage Plan

Common Recreational Area:
Centrally located to all units is a swimming pool, meeting room, ballrooms and children play area with adjacent picnic and bike facilities.

Both active and passive play areas can be situated in this small area, providing a place for children to play and parents to watch or enjoy the outdoors.

Streetscape Planting:
Street appropriate planting and scale



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landscape architect

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CLA 4884

Coastal Meadows Planned Development

Project address:
1270 North V Street
Lompoc, CA 93408

Client:
Coastal Vision, Inc.
1721 E. 13th Avenue
Lompoc, CA 93430
Tel: (805) 737-4330 Fax: (805) 737-4300

This sheet shall be used only for the project and site for which it was prepared. It shall not be used for any other project or site without the written consent of the landscape architect.

GRAPHIC SCALE
1" = 10' (SEE E.S.)
1" = 10' x 30'



Landscape Plan

L1.0
Planning Submittal June 1, 2008

Thank You!