

Coastal Meadows

1275 North V-Street, Lompoc California



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Site Information

APN# 093070036
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 788 sq.ft. Second Story 1030 sq.ft.	First Story 858 sq.ft. Second Story 935 sq.ft.
Total 1818 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

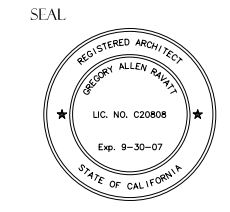
Buildings are two story triplex and two story duplex single family townhomes. Buildings are type R3 western stick construction with contemporary finish materials. There are two unit types to choose from. Site amenities include swimming pool, tot lot, and common recreation building.

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 tripartied with transoms to provide natural light for vaulted ceilings in bedrooms.

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REVISIONS
PLANNING 3-23-06
PLANNING 6-01-06



PROJECT
"V" STREET

SHEET TITLE
CONCEPTUAL SITE PLAN

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

DATE: 04/04/06
TECHNICIAN: MND
PROJECT MANAGER: GR
JOB NUMBER: 313
SHEET NUMBER
A1.0

