

CONCEPTUAL SITE PLAN

Architectural drawing showing a foundation wall with a stepped top. The wall is 20' long and 10' high. A vertical arrow indicates the height, and a north arrow is present. A scale bar at the bottom left indicates 1" = 10'-0".

PROJECT TEAM

OWNER: JUAN B. CASTANEDA AND MARISELA CASTANEDA CIVIL ENGINEER: T.B.D.

ARCHITECT: KIRK MOELLER ARCHITECTS, INC. LANDSCAPE ARCHITECT:
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LEGAL DESCRIPTION

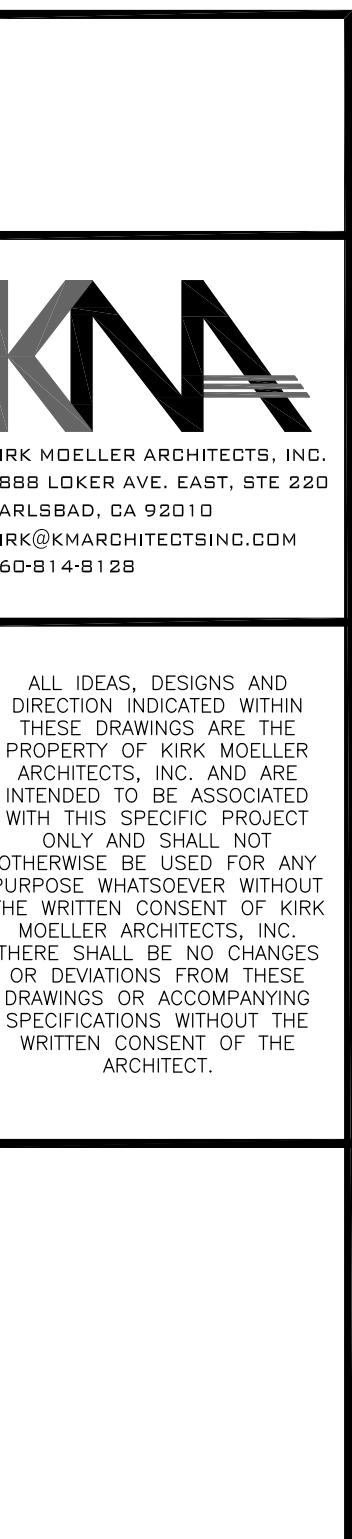
PARCEL 1:
THAT PORTION OF LOT 9, IN SECTION 13, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS SOUTH 0°08' EAST A DISTANCE OF 346.31 FEET FROM THE WESTERLY QUARTER CORNER OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, BEING A POINT ON THE CENTER LINE OF A COUNTY ROAD (SANTA FE AVENUE); THENCE SOUTH 89°55'24" WEST 175 FEET; THENCE SOUTH 0°08' WEST 63 FEET; THENCE NORTH 89°55'24" EAST 175 FEET TO THE CENTERLINE OF SAID COUNTY ROAD; THENCE NORTH 0°08' EAST 63 FEET TO THE POINT OF BEGINNING.
EXCEPTING THE NORTH 10 FEET THEREOF.
ALSO EXCEPTING THEREFROM THE EASTERNLY 50.00 AS CONVEYED TO THE CITY OF VISTA BY DEED RECORDED MAY 17, 1994 AS FILE NO. 1994-0323969 OFFICIAL RECORDS.
PARCEL 2:
AN EASEMENT AND RIGHT OF WAY FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AND APPURTENANCES THERETO OVER, UNDER, ALONG AND ACROSS THE NORTH 10 FEET OF THE FOLLOWING DESCRIBED LAND:
BEGINNING AT A POINT WHICH IS SOUTH 0°08' EAST A DISTANCE OF 346.31 FEET FROM THE WESTERLY QUARTER CORNER OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, BEING A POINT ON THE CENTER LINE OF A COUNTY ROAD (SANTA FE AVENUE); THENCE SOUTH 89°55'24" WEST 175 FEET; THENCE SOUTH 0°08' WEST 63 FEET; THENCE NORTH 89°55'24" EAST 175 FEET TO THE CENTER LINE OF SAID COUNTY ROAD; THENCE NORTH 0°08' EAST 63 FEET TO THE POINT OF BEGINNING.

PROJECT SUMMARY

ASSESSORS PARCEL NUMBER:	161-251-55-00
ADDRESS:	1338 N. SANTA FE VISTA, CA. 92083
LOCATION DESCRIPTION:	1338 N. SANTA FE
GROSS ACREAGE:	7,950 SQ. FT. / .182 AC.
NET ACREAGE:	T.B.D.
ZONE:	MU-40
GENERAL PLAN:	***
OVERLAY ZONE:	N. SANTA FE OVERLAY ZONE
GROSS FLOOR AREA:	T.B.D.
FLOOR AREA RATIO (FAR):	T.B.D.
LOT COVERAGE RATIO:	TOTAL GRADE USEABLE AREA AND GARAGE AREA LANDSCAPE COVERAGE RATIO: *% (* S.F.)
OPEN SPACE:	MINIMUM 140 SF DECK EACH UNIT
DWELLING UNIT DENSITY:	40 DU / AC (MAX.) .182 AC X 40 DU / AC = 7.28 DWELLING UNITS
STORIES:	4
TYPE OF CONSTRUCTION:	I-A (1ST FLOOR ONLY) & II-B (FLOORS 2-4)
FIRE SPRINKLERS:	YES
FIRE ALARM:	YES
MAXIMUM HEIGHT:	60'
PARKING REQUIRED	
MULTI FAMILY CONDO (7 - 2 BDRM. UNITS X 2 SPACES)	14 SPACES
GUEST PARKING (.25 SPACES / UNIT X 7 UNITS)	7 X .25 = 1.75 SPACES
PARKING PROVIDED:	16 TOTAL SPACES
MULTI FAMILY CONDO (7 - 2 BDRM. UNITS X 2 SPACES)	14 GARAGE SPACES
B.O.Z. GUEST PARKING	2 DRIVEWAY SPACES
# OF UNITS, # OF BEDROOMS	7 UNITS, 2 BEDROOMS EACH
PRIVATE OUTDOOR SPACE	MIN. TOTAL PER UNIT 140 SQ. FT.

LEGEND

PROPERTY LINES	-----
ZERO CURB
ELECTRICAL TRANSFORMER:	T
FIRE HYDRANT:	▷◁



N. SANTA FE HOMES

1338 N. SANTA FE VISTA, CA

9-14-21
1338 N. SANTA FE
A1.1

et Title:
**ITE /
IRST FLR.
LAN**

Set Number:

A11



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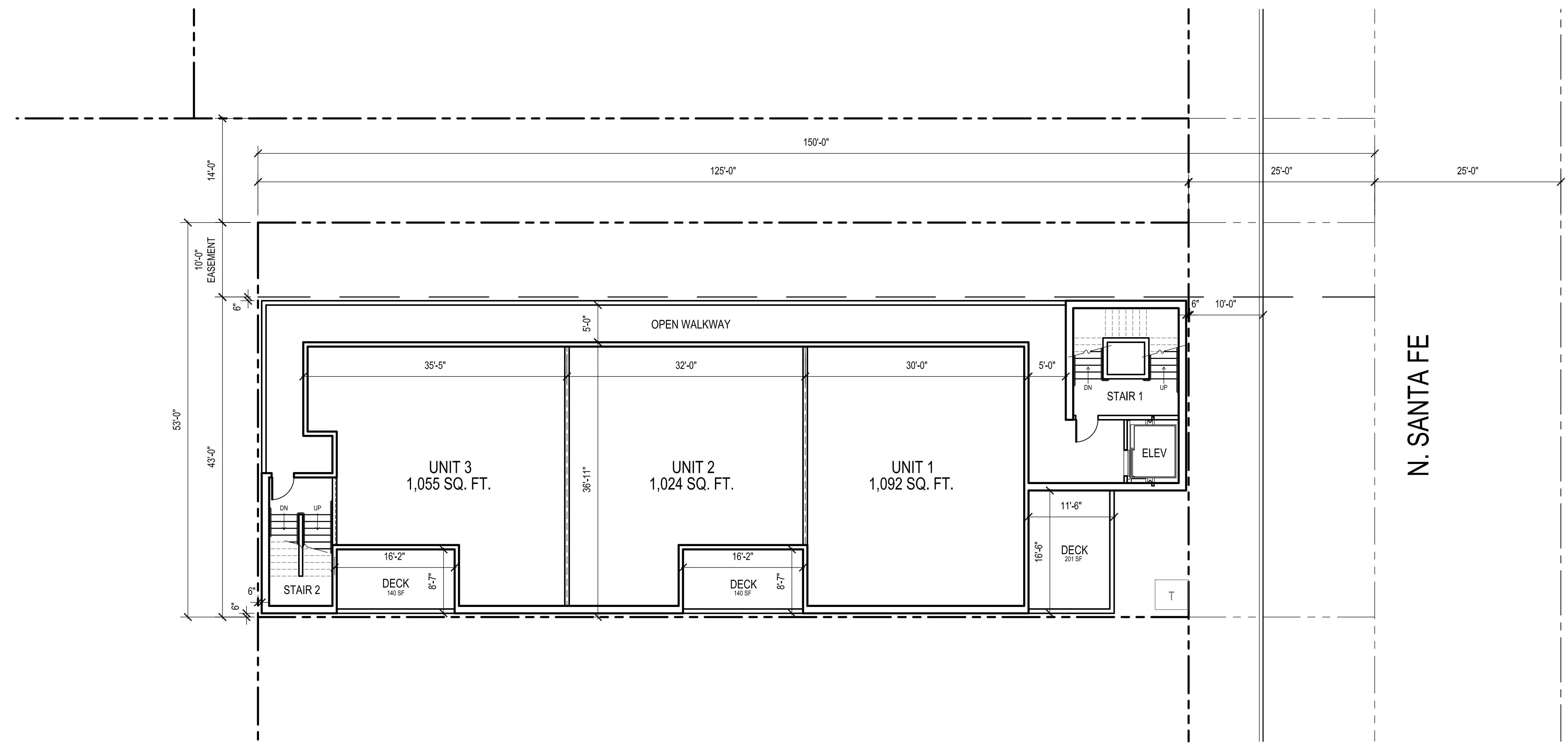
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1338 N. SANTA FE
VISTA, CA

Date: 9-14-21
Project: 1338 N. SANTA FE
File: A1.1
Revisions:

Sheet Title:
**SECOND
FLOOR
PLAN**

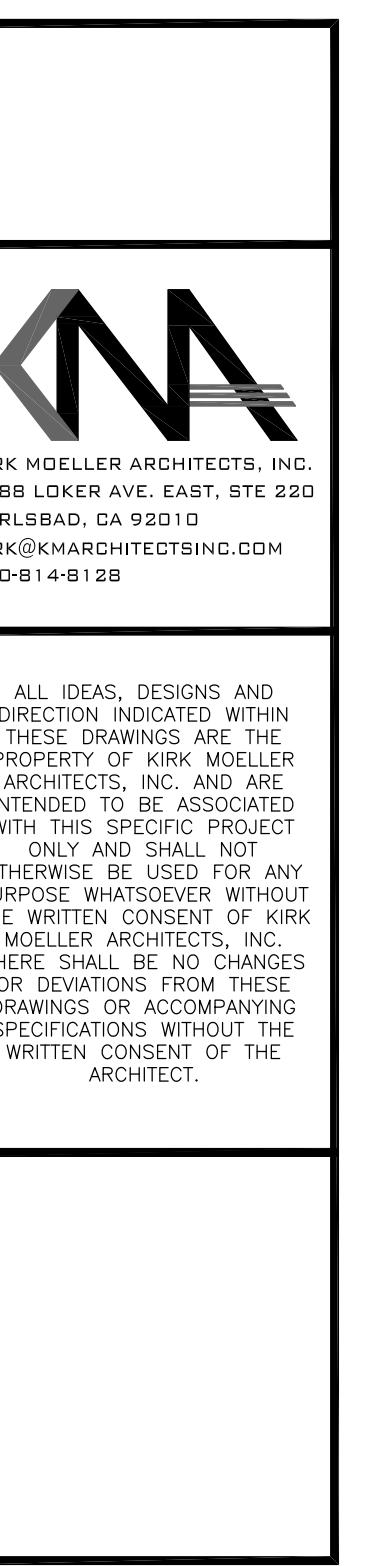
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CONCEPTUAL SECOND FLOOR PLAN

0 5' 10' 20'
SCALE: 1" = 10'-0"
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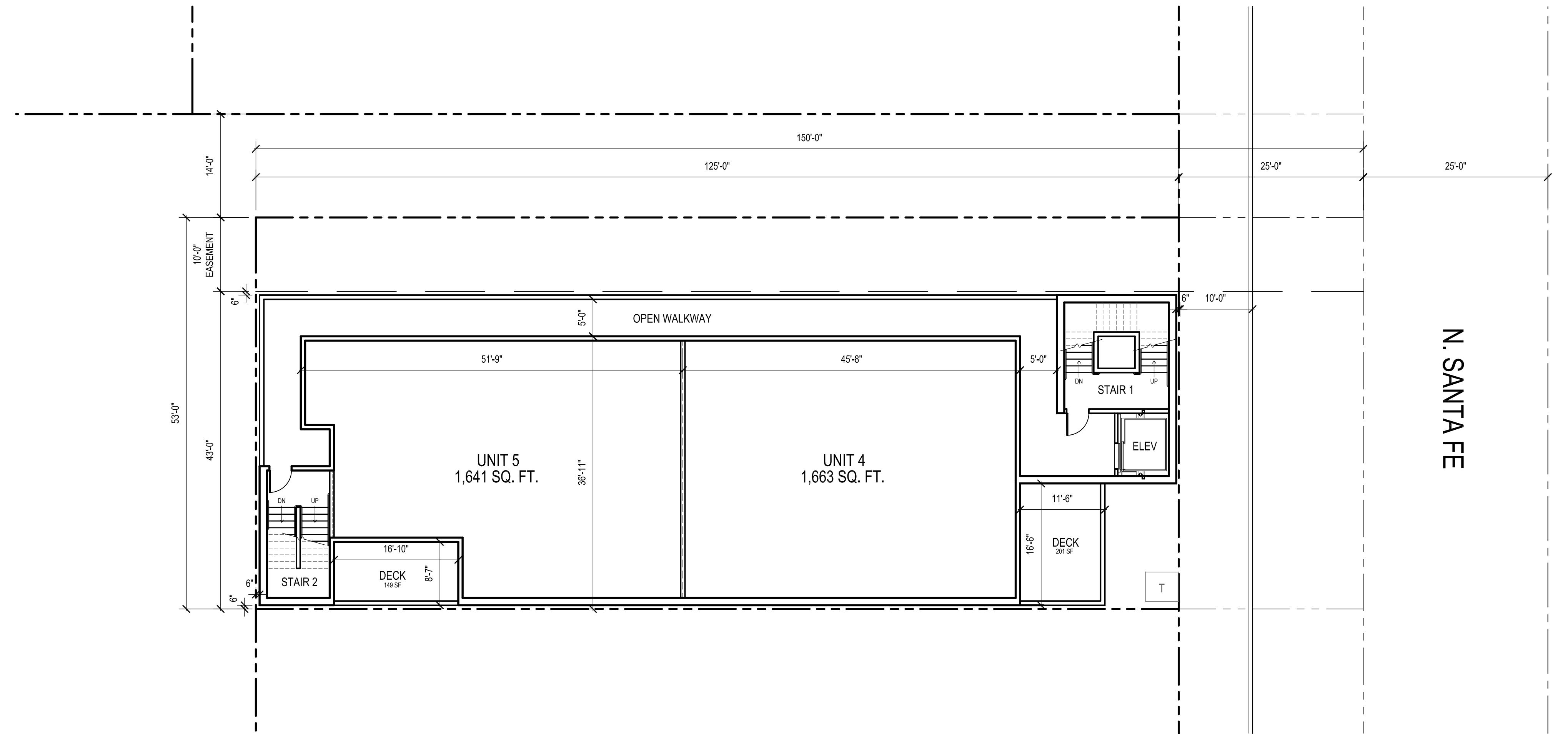
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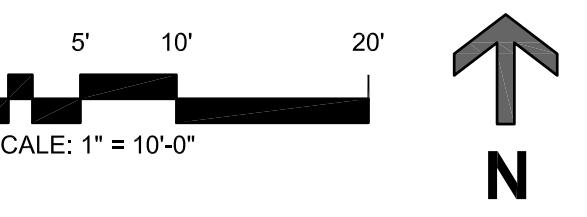
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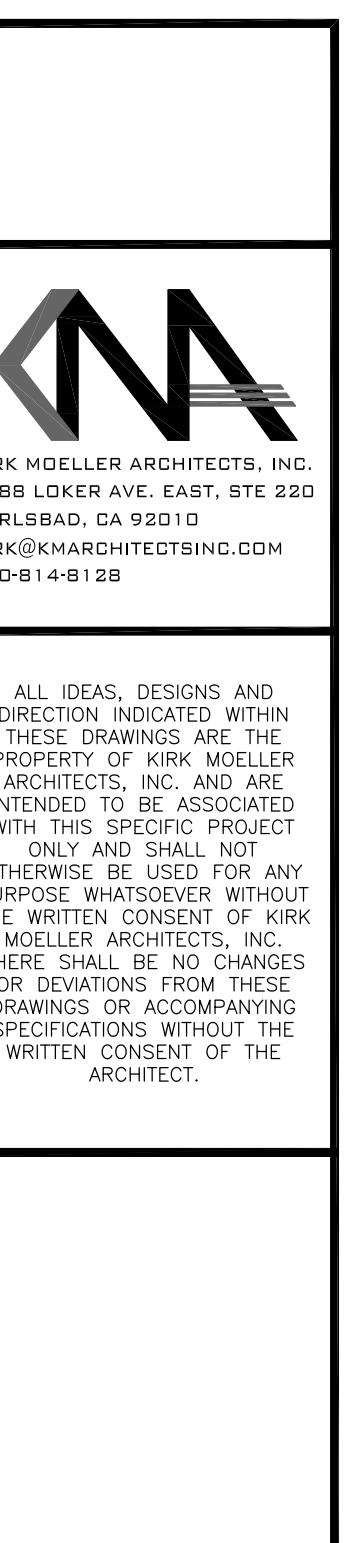
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CONCEPTUAL THIRD FLOOR PLAN



A1.3



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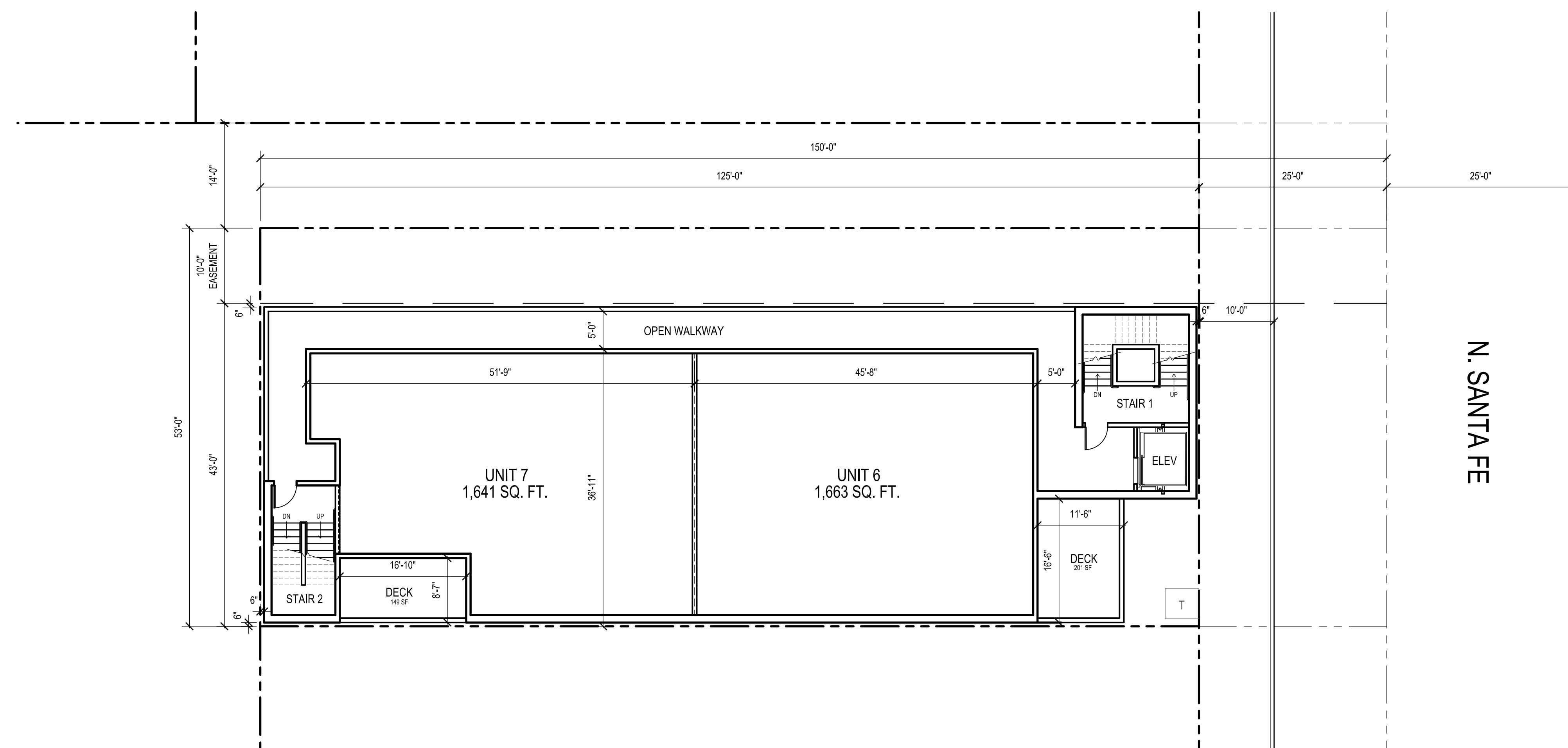
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FOURTH FLOOR PLAN

Sheet Number:

A1.4



0 5' 10' 20'
SCALE: 1" = 10'-0"
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