

- ① Front entry w/ front pavers. Low monument walls w/ stone veneer
- ② Pool & spa deck at Rec. Area:
 - Resort style pool
 - Multi level terraced pool deck
 - Pool side bar w/ shade cover
 - Lounge areas & fire tables throughout
- ③ Entertainment Courtyard:
 - Festoon lighting overhead
 - Outdoor kitchen
- ④ Major west/east paseo walkway w/ unit paver at crosswalks
- ⑤ Hammac Garden
- ⑥ Casual seating nodes w/ decomposed granite paving
- ⑦ Outdoor kitchen w/ BBQ. & Counter
- ⑧ Pedestal BBQ. w/ Seat walls over wood tile pavers
- ⑨ Seat node at Paseo walk - See enlargement
- ⑩ Overlook node w/ adirondack chairs
- ⑪ Enclosed Dog Park
- ⑫ Turf play area w/ tot play equipment surrounded by tricycle track & adjacent bocce ball/ corn hole court
- ⑬ Native slope arroyo planting
- ⑭ Existing wood fence to remain

The site amenities and landscaping concept works in concert with the architecture style and adds a layer of casual elegance to create this unique "Resort" theme. Soft curves, meandering walks & palm grottos ties the amenity spaces together and celebrates its open spaces edge condition. Native plant material works its way up from the arroyo into the community and embraces the dog park and overlook nodes.

The landscape design and the final landscape plans, will reflect conformance with the City of Chula Vista's Landscape Water Conservation Ordinance (CVMC20.12), promoting water conservation through the use of moderate and low-water requiring plant species, grouping of plant materials with similar water requirements and implementing a low volume and efficient automatic irrigation systems.

<u>SYMBOL</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SYMBOL</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>
	Laurus nobilis 'Sargota'	Sargota Laurel		Agave 'Blue Flame'	Blue Flame Agave	5 G
	Magnolia grandiflora 'Little Gem'	Southern Magnolia		Agave attenuata	Foxtail Agave	5 G
	Podocarpus henkelii	Long Leaf Yew Pine		Agave desmetiana 'Variegata'	Variegated Dwarf Century Plant	5 G
	Tristania conferta	Brisbane Box		Arbutus unedo 'Elfin King'	Elfin King Strawberry King	5 G
	Ficus rubiginosa 'Florida'	Rusty Leaf Fig		Buxus microphylla japonica	Japanese Boxwood	5 G
	Koeleruteria paniculata	Golden Rain Tree		Callistemon viminalis 'LittleJohn'	Dwarf Bottlebrush	5 G
	Magnolia grandiflora 'D.D. Blanchard'	Southern Magnolia		Chondropetalum tectorum	Cape Rush	5 G
	Erythrina caffra	Coral Tree		Dianella revoluta 'DR5000'	Little Rev Flax Lily	1 G
	Tipuna tipu	Tipu Tree		Dianella tasmanica 'Silver Streak'	Silver Streak Flax Lily	5 G
	Cupaniopsis anacardioides	Carrotwood		Ilex crenata 'Sky Pencil'	Sky Pencil Ilex	5 G
	Cupressus sempervirens	Italian Cypress		Ilex vomitoria 'Stokes'	Stokes Holly	1 G
	Schinus molle	California Pepper Tree		Lantana hybrids 'New Gold'	New Gold Lantana	5 G
	Strelitzia nicolai	Giant Bird Of Paradise		Ligustrum japonicum 'Texanum'	Wax Leaf Privet	5 G
	Native Tree Species	Mix Varieties		Lomandra longifolia 'LM300'	Breeze Dwarf Mat Rush	5 G
				Moraea bicolor	Fortnight Lily	5 G
				Olea europaea 'Montra'	Little Olive Dwarf Olive	5 G
				Pittosporum tobira	Tobira	5 G
				Podocarpus elongatus 'Monmal'	Icee Blue Yellow-Wood	5 G
				Raphirolepis indica 'Clara'	Indian Hawthorne	5 G
				Rosa 'Flower Carpet' var. Noatraum'	Pink Carpet Rose	5 G
				Rosa f. 'Ice Berg'	White Shrub Rose	5 G
				Rosmarinus officinalis 'Huntington Carpet'	Huntington Rosemary Carpet	1 G
				Strelitzia reginae	Bird-of-Paradise	5 G
				Stupa tenuissima	Mexican Feather Grass	1 G
				Yucca filamentosa 'Golden Sword'	Golden Sword Yucca	5 G

- Sloped portion of preserve edge shall be only temporary irrigated.
Estimated establishment period is 2 years

COMMON SPACE PROVIDED:

Project Site: 361,525 s.f. (8.3 acre)

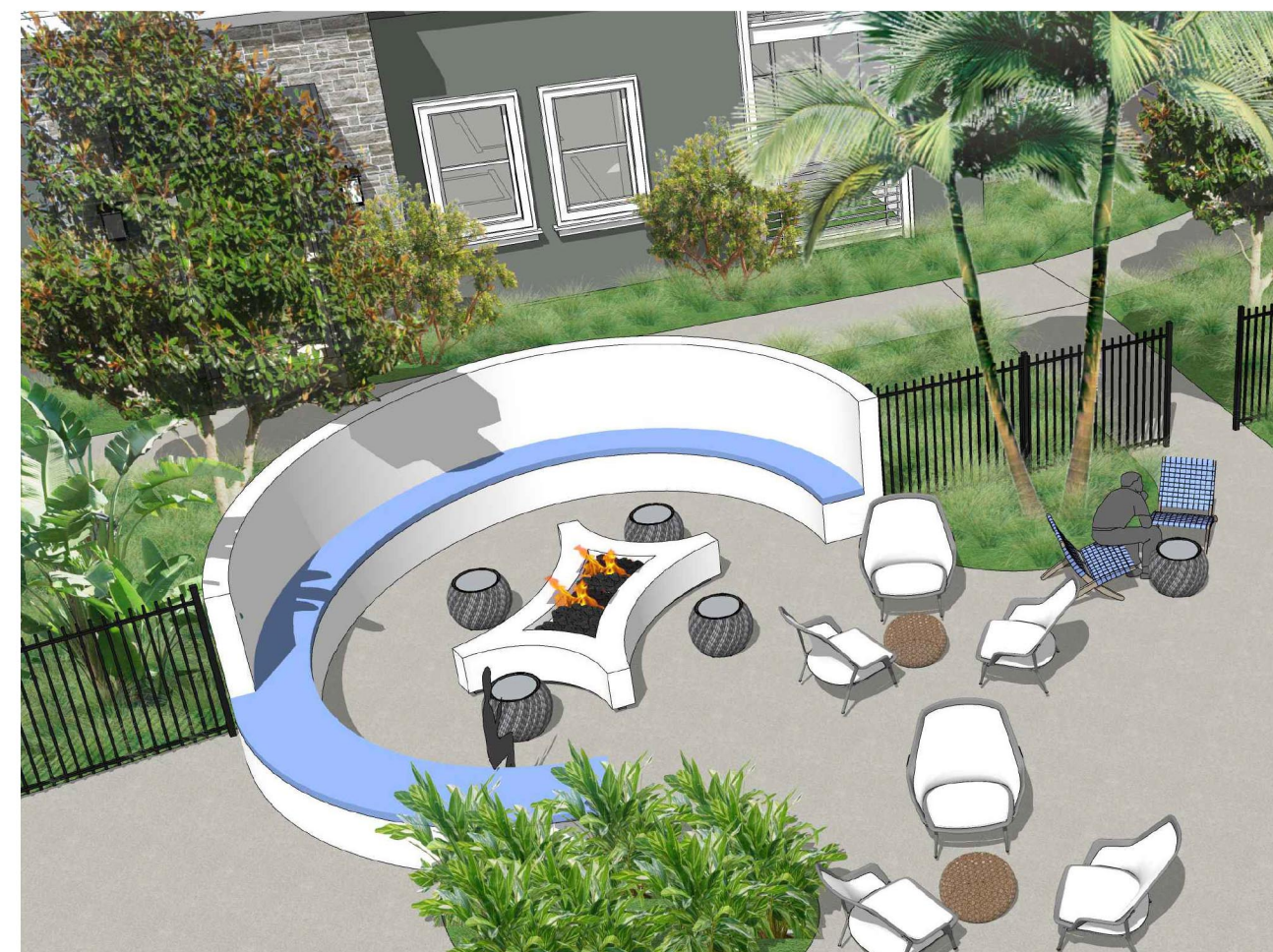
Percentage of Landscape: 30%

Irrigated Landscape Area: 109,560 s.f.

Total Hardscape Area: 36,425 s.f.

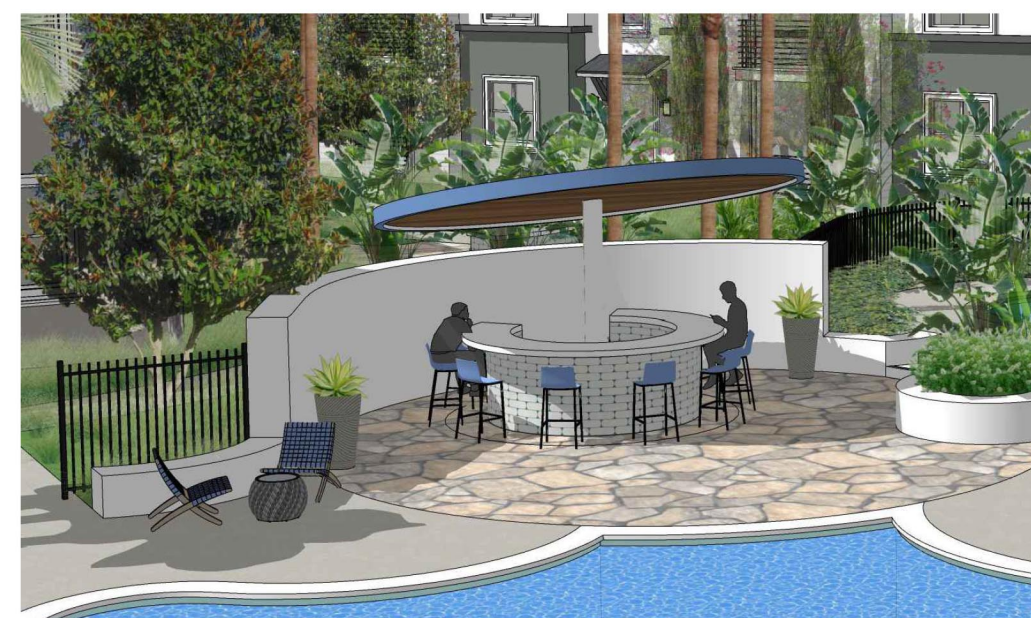
PRIVATE SPACE PROVIDED:

UNIT TYPE	PATIO BALCONY	QTY.	%	TOT PRIVATE SF
A1	79	38	17%	3,002
/A2	71	87	40%	6,177
B1	80	42	19%	3,360
B2	82	51	23%	4,182
TOTAL	-	218	100%	16,721



Fire table lounge

- Booth seating w/ wall behind
- Central Fire Pit



Outdoor kitchen w/ Built-in BBQ.

- CMU BBQ counter w/ tile veneer
- 36" Built-In Stainless gas BBQ.
- Wood tile paving

Pool Side Bar

- Flagstone paving
- Variety of seating opportunities
- Shade cover above w/ down lights



Terraced Sun Deck

- Cantilever umbrellas
- Artificial turf
- Raised planters w/ palm trees



Open Space Seating Nodes

- Seat wall w/ stucco finish
- Stone paver paving
- Decomposed granite path
- Adirondack chairs w/ Boulder as focal feature

SEAT NODES WITHIN FIRST 50' OF PRESERVE EDGE

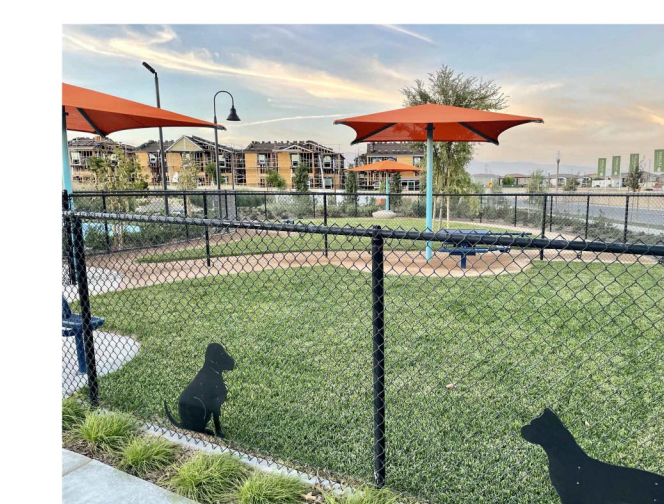
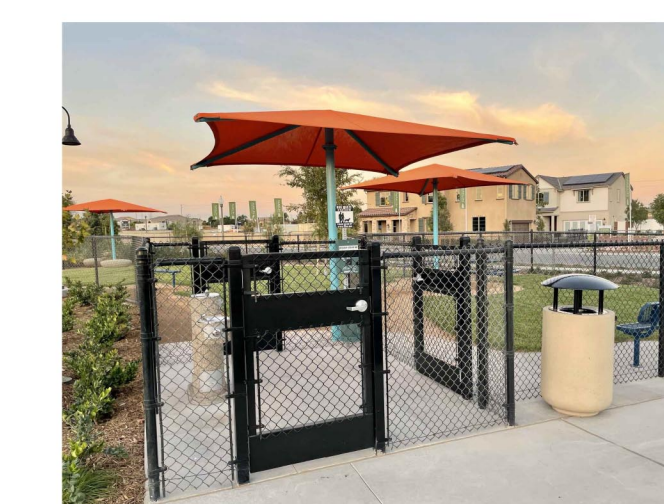


Entertainment Courtyard

- Outdoor Kitchen w/ counter height seating
- Festoon lighting overhead
- Dining tables for various size groups
- Decorative tile paving to match interior



ENCLOSED DOG PARK



REC. AREA

ESCAYA II APARTMENT

ESCAYA APARTMENTS, II, LLC
1903 WRIGHT PLACE, SUITE 220 CARLSBAD, CA 92008
(760)918-8200

CHULA VISTA, CALIFORNIA

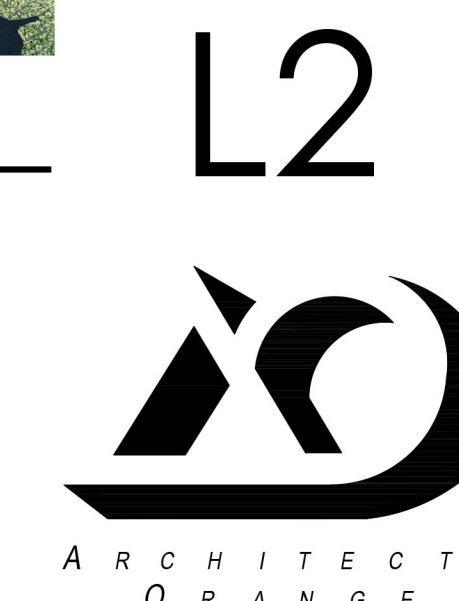
SITE AMENITIES ENLARGEMENT

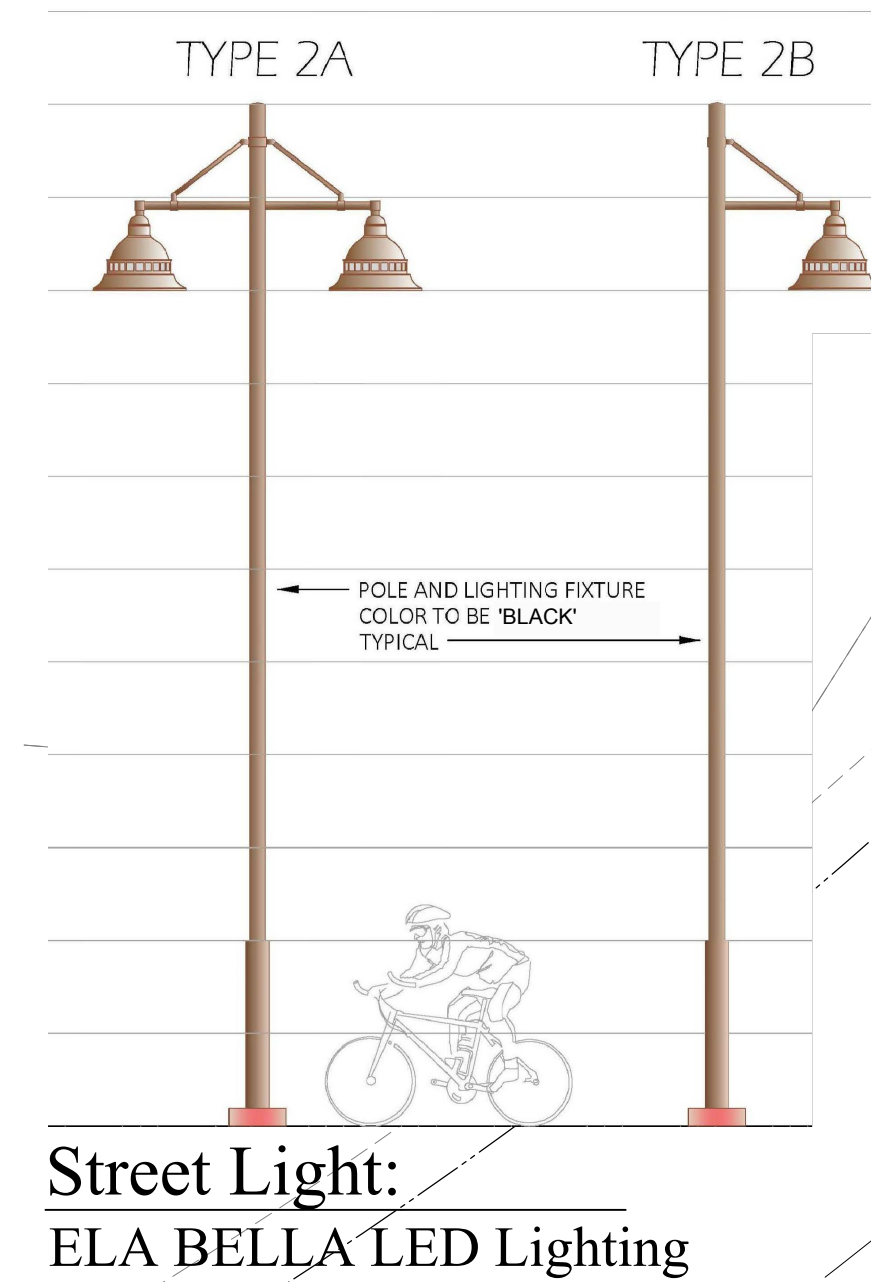
DATE: 05-27-2022
JOB NO.: 21-020



SITE SCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Palomares, License # 2782
(949) 644-9570 FAX (714) 210-3140

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





FENCE & WALL LEGEND

- SPLIT FACE RETAINING WALL
- 6' HT. THEME WALL W/ STUCCO FINISH
- ⋯ 6' HT. TUBULAR STEEL FENCE
- - - 4' DOG PARK FENCE
- LOW MONUMENT WALL W/ STONE VENEER
- SEAT WALL W/ STUCCO FINISH
- - - 42" HT. CABLE GUARDRAIL ON RETAINING WALL
- ▼ T.S. GATE ACCESS
- ✱ BBQ/ GRILL STATION



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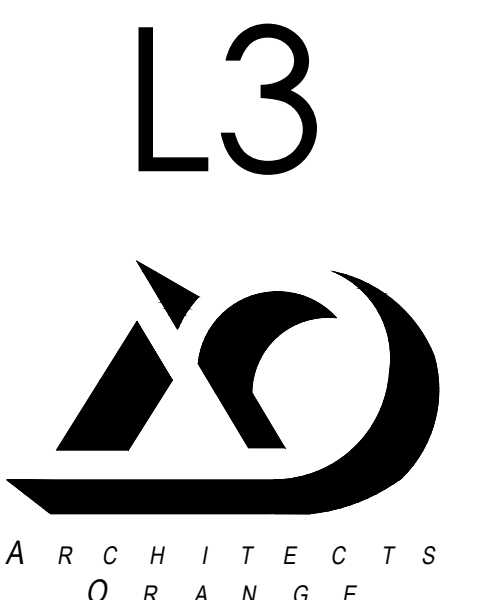
FENCE & WALL PLAN

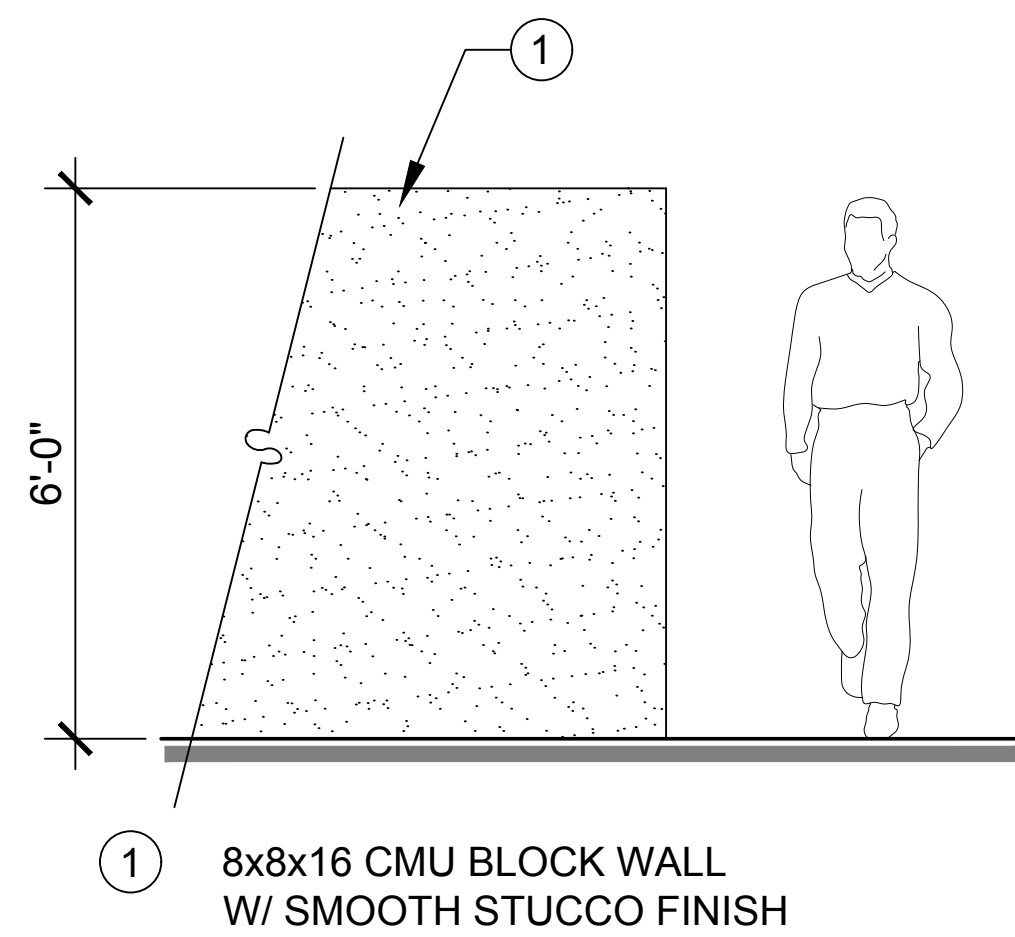
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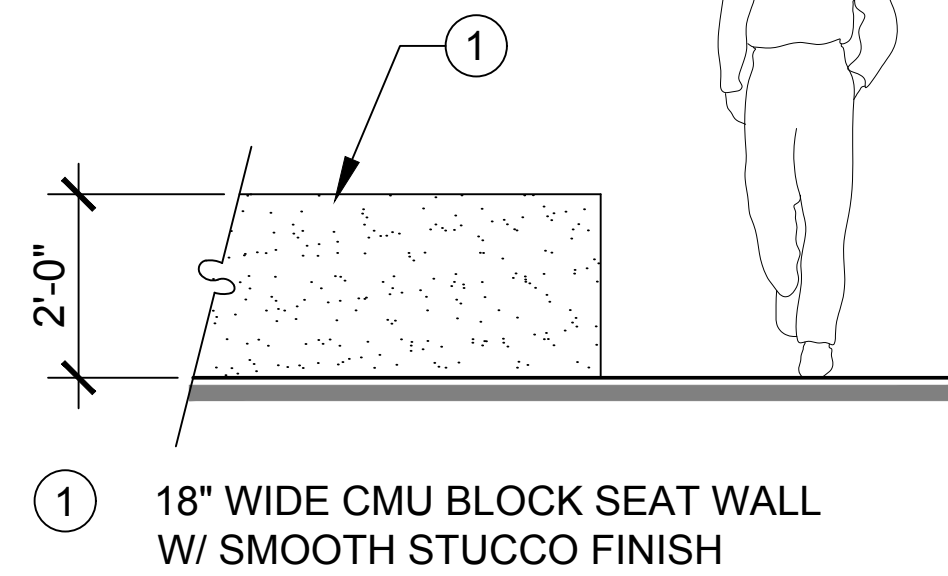
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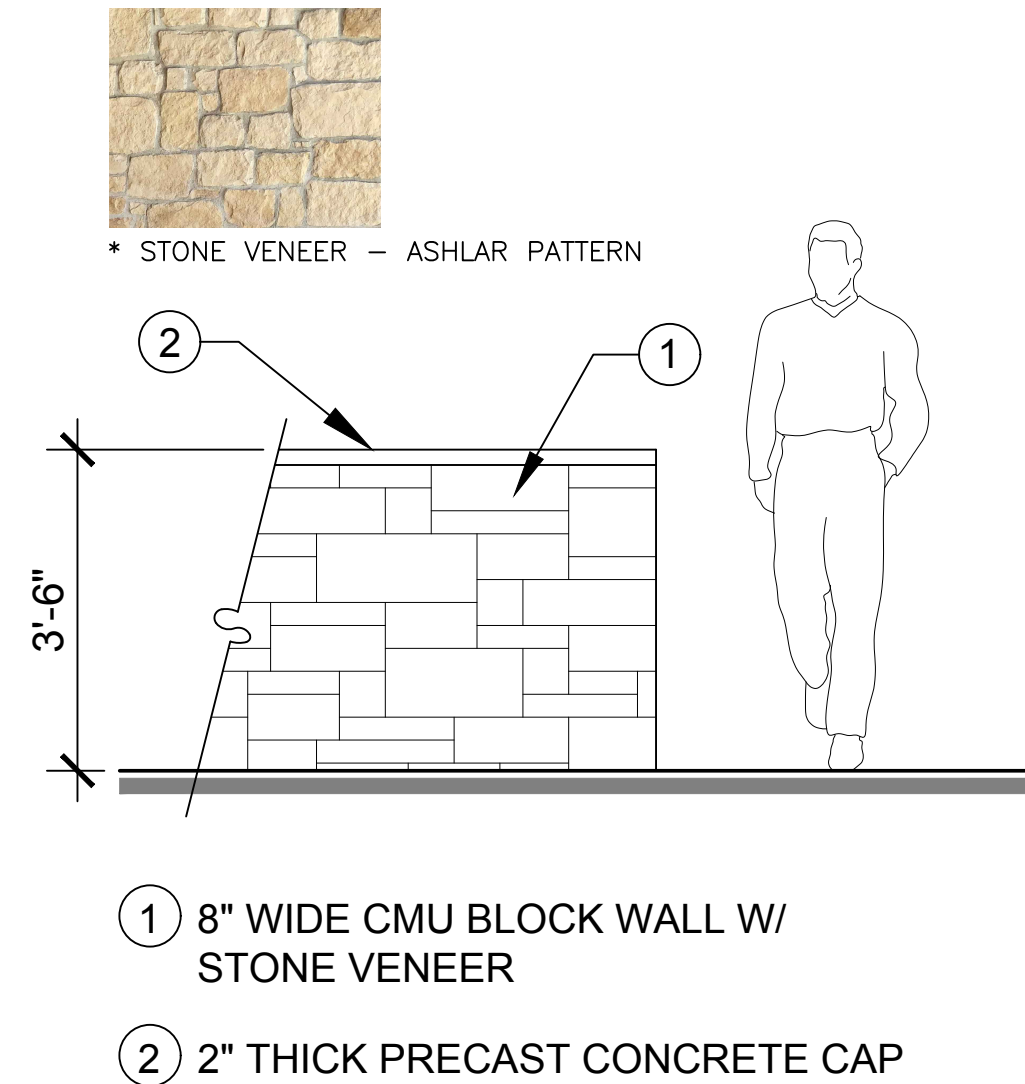




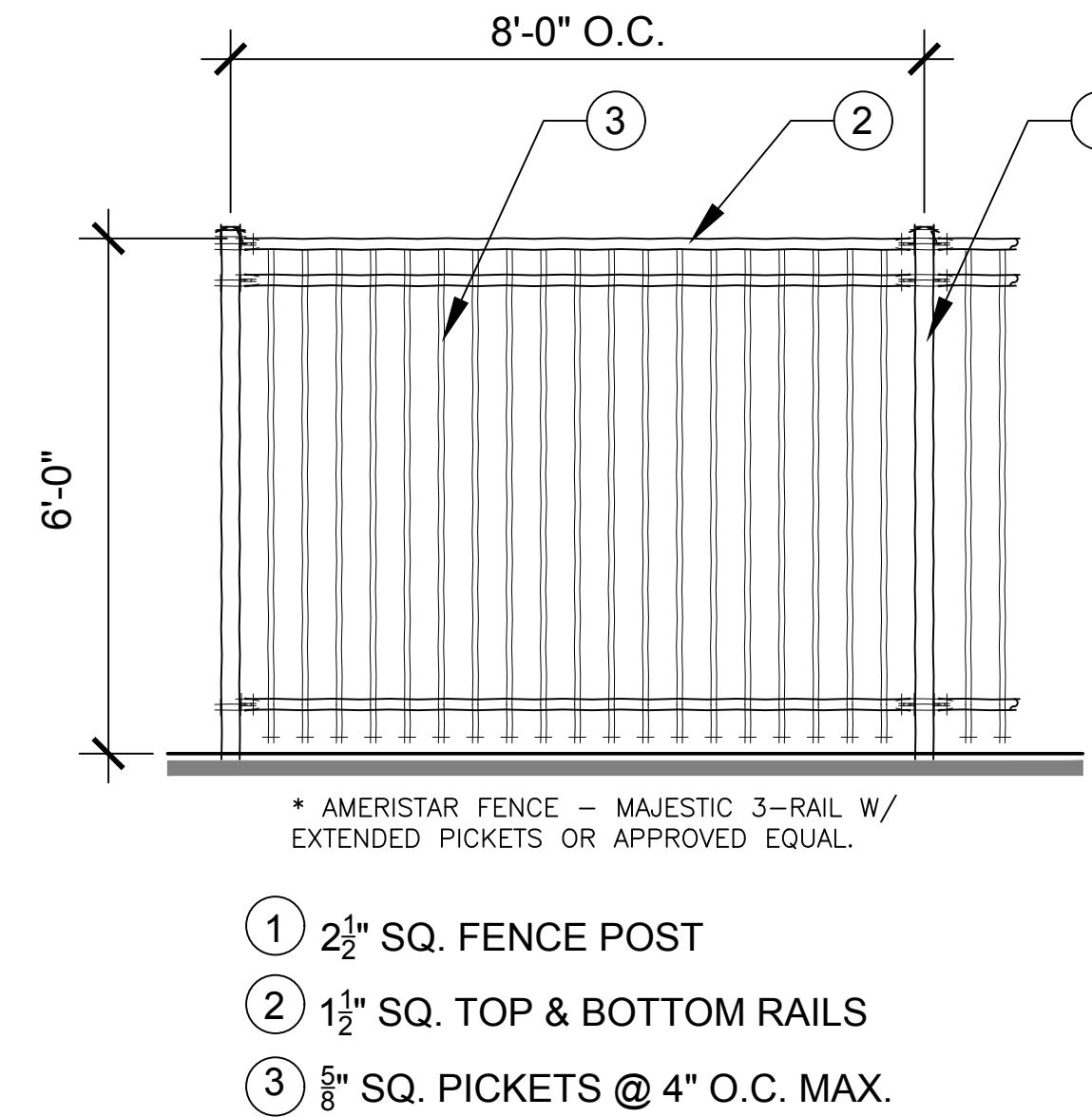
6' HT. THEMED WALL



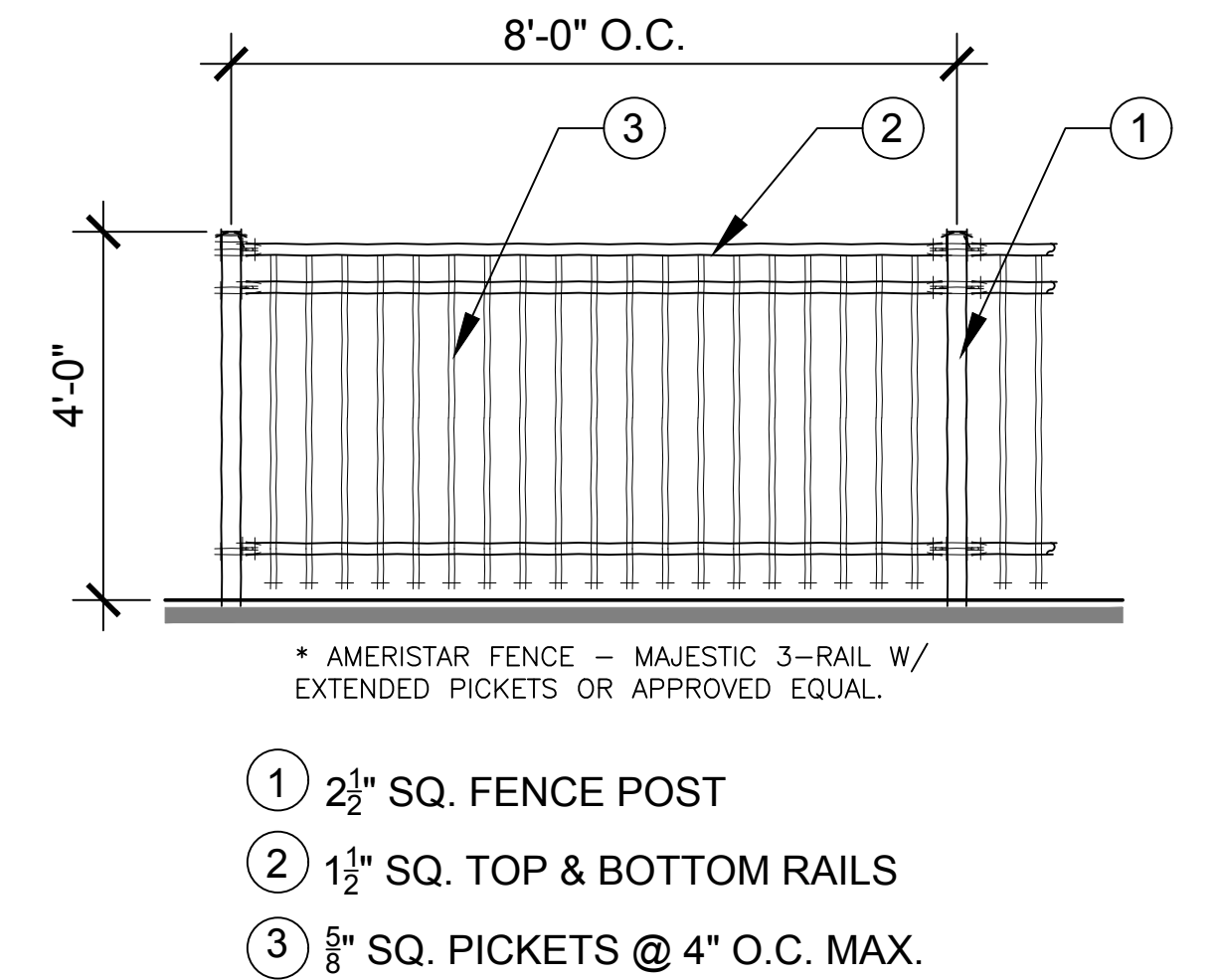
SEAT WALL



LOW MONUMENT WALL



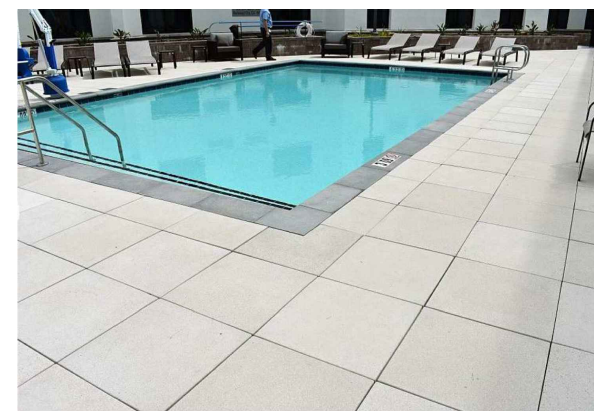
6' HT. T.S. FENCE



4' HT. DOG PARK FENCE



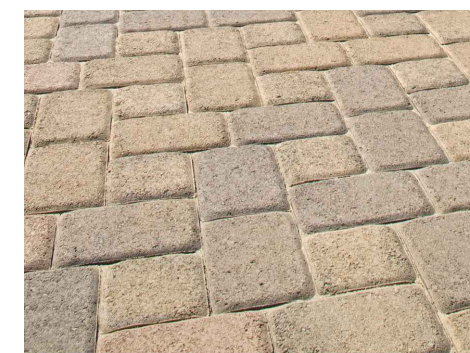
STANDARD CONCRETE



COLORLED CONCRETE
(COLOR: TAN W/ TOPCAST FINISH)



WOOD TILE
(8"X32" AEQUA "CASTOR" -R11 BY ARIZONA TILE)



VEHICULAR UNIT PAVER
(ANTIQUE KOBBLE COLOR: "CATINA BLEND" OR ALTERNATE)

HARDSCAPE FINISHES



UMBRELLA



LOUNGE SEATING/DINING TABLE



PEDESTAL BBQ



TRASH RECYCLE BIN

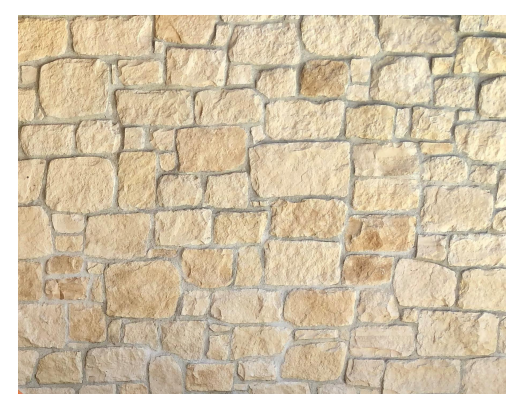


ADIRONDACK CHAIR

SITE FURNITURE

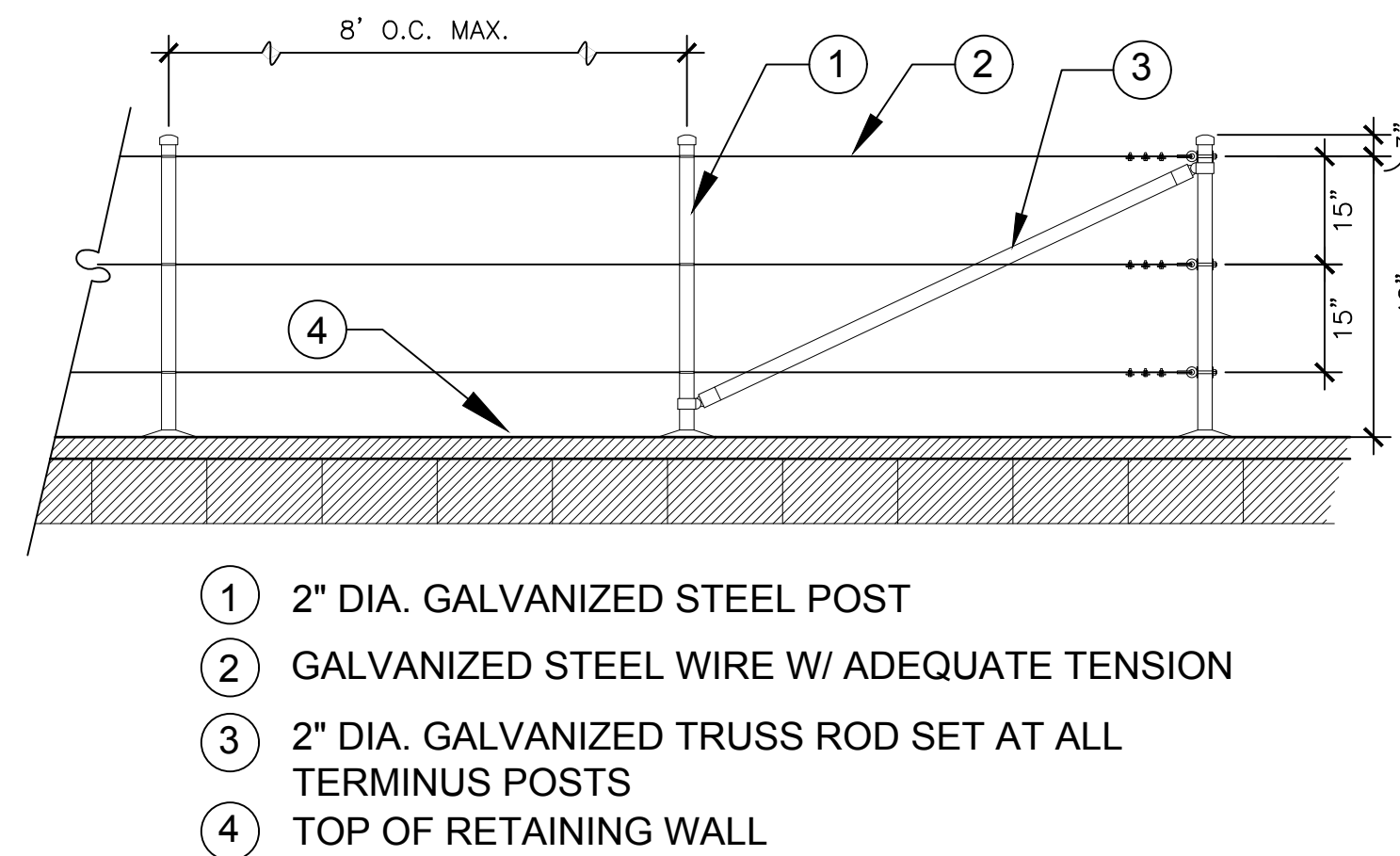


SPLITFACE CMU RETAINING WALL - EXTERNAL FACING
(COLOR: TAN)



LOW MONUMENT WALL VENEER
(COLOR: TAN)

WALL



42" HT. CABLE GUARDRAIL

(Where needed when retaining wall over 36" ht.)

POTS @ LEASING OFFICE

- P1
- 27" D X 24" H Round
 - Color/Finish: Craftsman 'Latte'



POTS @ POOL DECK

- P2
- 34" D X 18" H Round
 - Color/Finish: Craftsman 'Bungalow'
- P3
- 34" D X 36" H Round
 - Color/Finish: Craftsman 'Bungalow'



POTTERY

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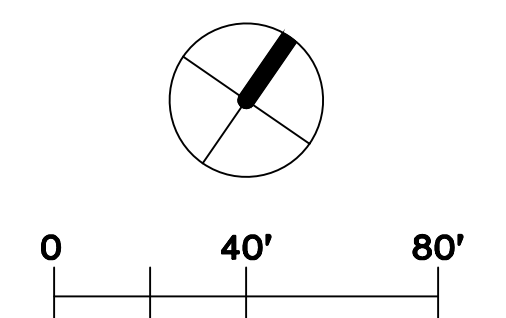
CHULA VISTA, CALIFORNIA

WALL & SITE FURNISHINGS IMAGERY



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