



Approved

LEGEND

- 1

Enclosed dog park w/ synthetic turf oval
- 2

Sunken pool deck w/ terrace sun deck
- 3

Multi level palm grove w/ turf & lounge chairs
- 4

Entertainment courtyard overlook pool deck w/ fireplace & seating
- 5

Main entry off of shared cul-de-sac
- 6

Mail room patio
- 7

Indoor/ outdoor room with entertainment plaza including outdoor kitchen & counter island, game tables, fire pits w/ string lights above
- 8

Open play turf area
- 9

Internal courtyards w/ raised planters & seating

10

5' stone veneer entry sign walls

11

Pedestrian urban plaza. Center gathering point for bikes & pedestrian w/ architectural bridge above

12

Urban corner "landmark", opens up corner with terraced seating and sculptural stone artwork

13

Satellite BBQ nodes w/ decorative paving, pedestal BBQ w/ tables

14

Enhanced walkway system w/ veritable flowing walkway widths to support seating opportunities and visual interest.

15

Main entry sign integrated into terrace retaining wall system along street frontage

16

Tot Lot

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Platanus acerifolia 'Columbia'	London Plane Tree	24"B	M
	Tristania conferta	Brisbane Box	24"B	M
	Acacia stenophylla	Shoe-String Acacia	24"B	L
	Magnolia grandiflora 'D.D. Blanchard'	Southern Magnolia	24"B	M
	Cercidium hybrid 'Desert Museum'	Hybrid Palo Verde	36"B	M
	Cupressus sempervirens	Italian Cypress	15 Gal.	L
	Lagerstroemia indica (White)	Crape Myrtle	24"B	M
	Arbutus 'Marina'	Strawberry Tree	24"B	M
	Strelitzia nicolai	Giant Bird Of Paradise	15 Gal.	L
	Specimen Tree	To be selected	60" Box	--
	Aloe hercules	Hercules Aloe	24"B	L
	Brahea armata	Mexican Blue Fan Palm	24"B	L
	Dypsis Decaryi	Triangle Palm	24"B	L
	Archontophoenix alexandrae	King Palm	16' BTH	L
	Phoenix Dactylifera	Date Palm	18' BTH	L
	Washingtonia r. hybrid	Hybrid Fan Palm	20' BTH	L

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Agave 'Blue Flame'	Blue Flame Agave	5 G	L
	Agave attenuata	Foxtail Agave	5 G	L
	Agave desertiana 'Variegata'	Variegated Dwarf Century Plant	5 G	L
	Arbutus unedo 'Elfin King'	Elfin King Strawberry King	5 G	L
	Bougainvillea 'La Jolla'	Bougainvillea	5 G	L
	Buxus microphylla japonica	Japanese Boxwood	5 G	M
	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	5 G	L
	Chondropetalum tomentosum	Cape Rush	5 G	M
	Dianella revoluta 'DR5000'	Little Rev Flax Lily	1 G	L
	Dianella tasmanica 'Silver Streak'	Silver Streak Flax Lily	5 G	M
	Ilex crenata 'Sky Pencil'	Sky Pencil Ilex	4 G	M
	Lantana hybrids 'New Gold'	New Gold Lantana	5 G	L
	Ligustrum japonicum 'Texanum'	Wax Leaf Privet	5 G	M
	Lomandra longifolia 'LM300'	Breeze Dwarf Mat Rush	5 G	N/A
	Moraea bicolor	Fortnight Lily	5 G	M
	Muhlenbergia capillaris 'Regal Mist'	Regal Mist Muhly	5 G	M
	Olea europaea 'Montra'	Little Olive Dwarf Olive	5 G	L
	Philodendron x 'Xanadu'	Dwarf Philodendron	1 G	M
	Pittosporum tobira	Tobira	5 G	M
	Podocarpus elongatus 'Monmal'	Icee Blue Yellow-Wood	5 G	M
	Rhapidoilepis indica 'Clara'	Indian Hawthorne	5 G	M
	Rosa 'Flower Carpet' var. 'Nostrum'	Pink Carpet Rose	5 G	M
	Rosa 'Iceberg'	White Shrub Rose	5 G	N/A
	Rosmarinus officinalis 'Huntington Carpet'	Huntington Rosemary Carpet	1 G	M
	Strelitzia reginae	Bird-of-Paradise	5 G	M
	Stipa tenuissima	Mexican Feather Grass	1 G	L
	Yucca filamentosa 'Golden Sword'	Golden Sword Yucca	5 G	L

Landscape Concept Statement:

The site amenity and landscaping concepts works in concert with the European Modern architectural style. The goal is to create a sophisticated European urban feeling by using simple forms, clean lines while using authentic modern materials . The landscaping will be a mixture of formal with moments of whimsical casual spaces for the pedestrian to discover. All walkways and outward views take advantage of being so close to the village's urban core, thereby connecting it and being part of the urban downtown of Cota Vera.

Landscape Irrigation Statement:

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.



COTA VERA PARCEL C

THE RESIDENCES AT COTA VERA, LLC
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(760)918-8200 EXT. 252

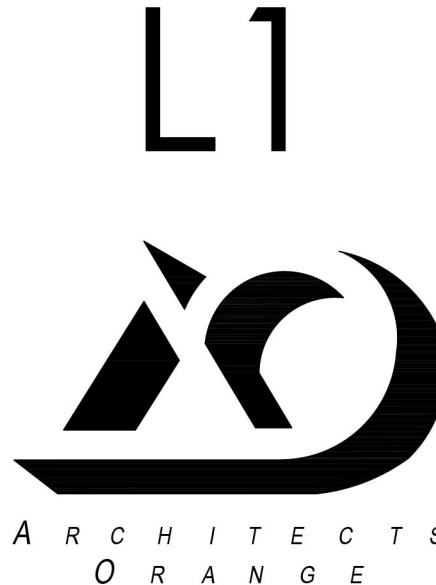
CHULA VISTA, CA

OVERALL LANDSCAPE PLAN

DATE: 10-18-22
JOB NO.: 21-019



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





25 x 45 ENTERTAINMENT
COURTYARD LOOKS OUT OVER
SUNKEN POOL AREA

TOT LOT

ENCLOSED DOG PARK

THEMED ORIENTED
ARCHITECTURE "BAR BUILDING"
TO ANCHOR REC AREA

TERRACED TURF PALM GROTTTO
VISUALLY CONNECTING POOL AREA
TO ENTRY STREET



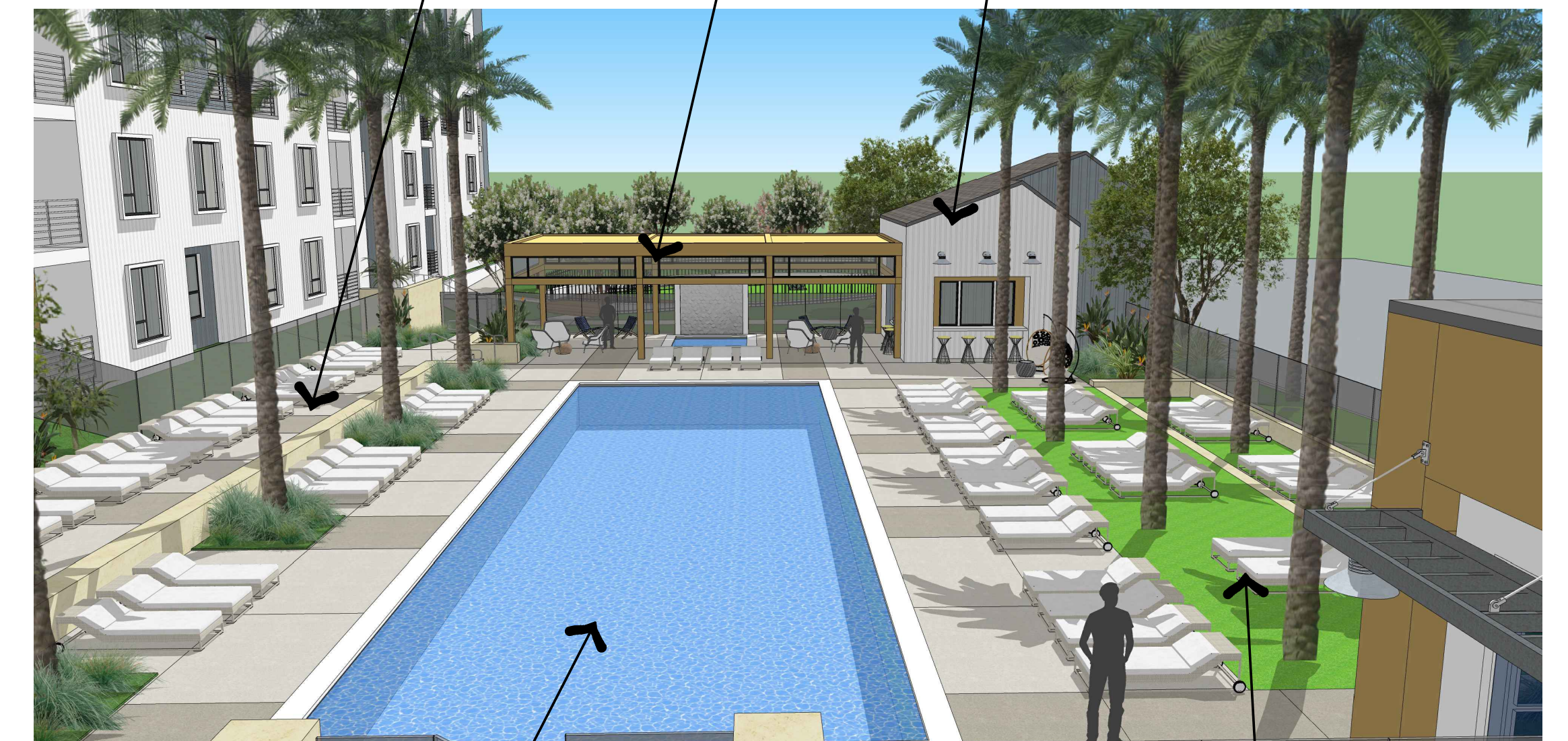
VIEW FROM ENTRY STREET

BAR BUILDING

TERRACED LAYOUT
SUN DECK

ARCHITECTURAL BACKDROP
PROVIDES SHADE OVER SPA

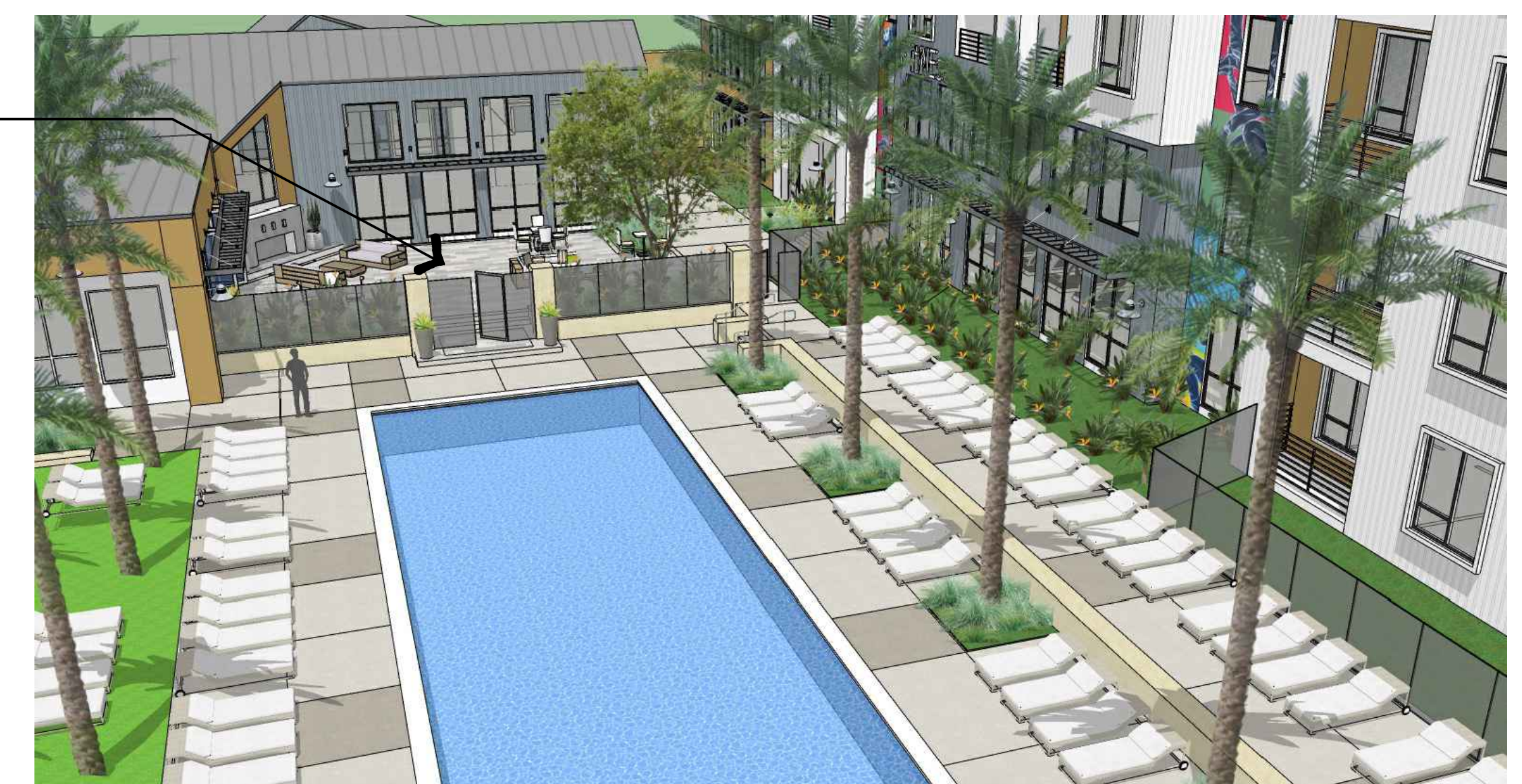
WALK-UP POOL SIDE BAR



23 x 72 POOL FLANKED BY
FORMAL ROWS OF PALMS

TERRACED TURF PALMS
FOR LOUNGING

ENTERTAINMENT
COURTYARD W/ OUTDOOR
FIREPLACE WITH VANITY
OF SEATING



COTA VERA LOT C
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CHULA VISTA, CA

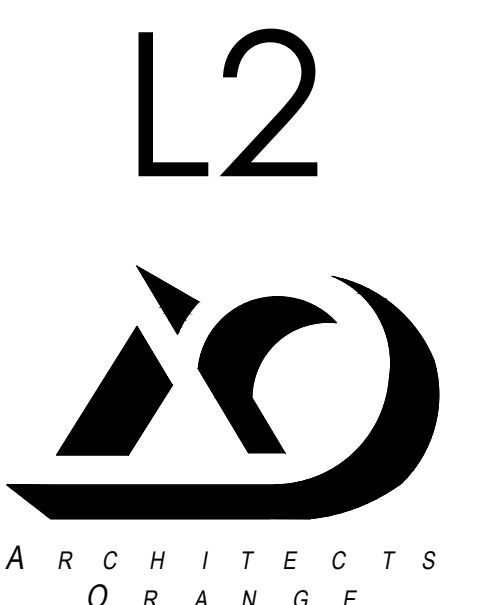
CENTRAL RECREATIONAL AREA

DATE: 09-14-22
JOB NO.: 21-019



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

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
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STRING LIGHT ABOVE

SEMI OPEN CALIFORNIA ROOM
SEAMLESSLY CONNECTS TO WRAP
AROUND PATIO



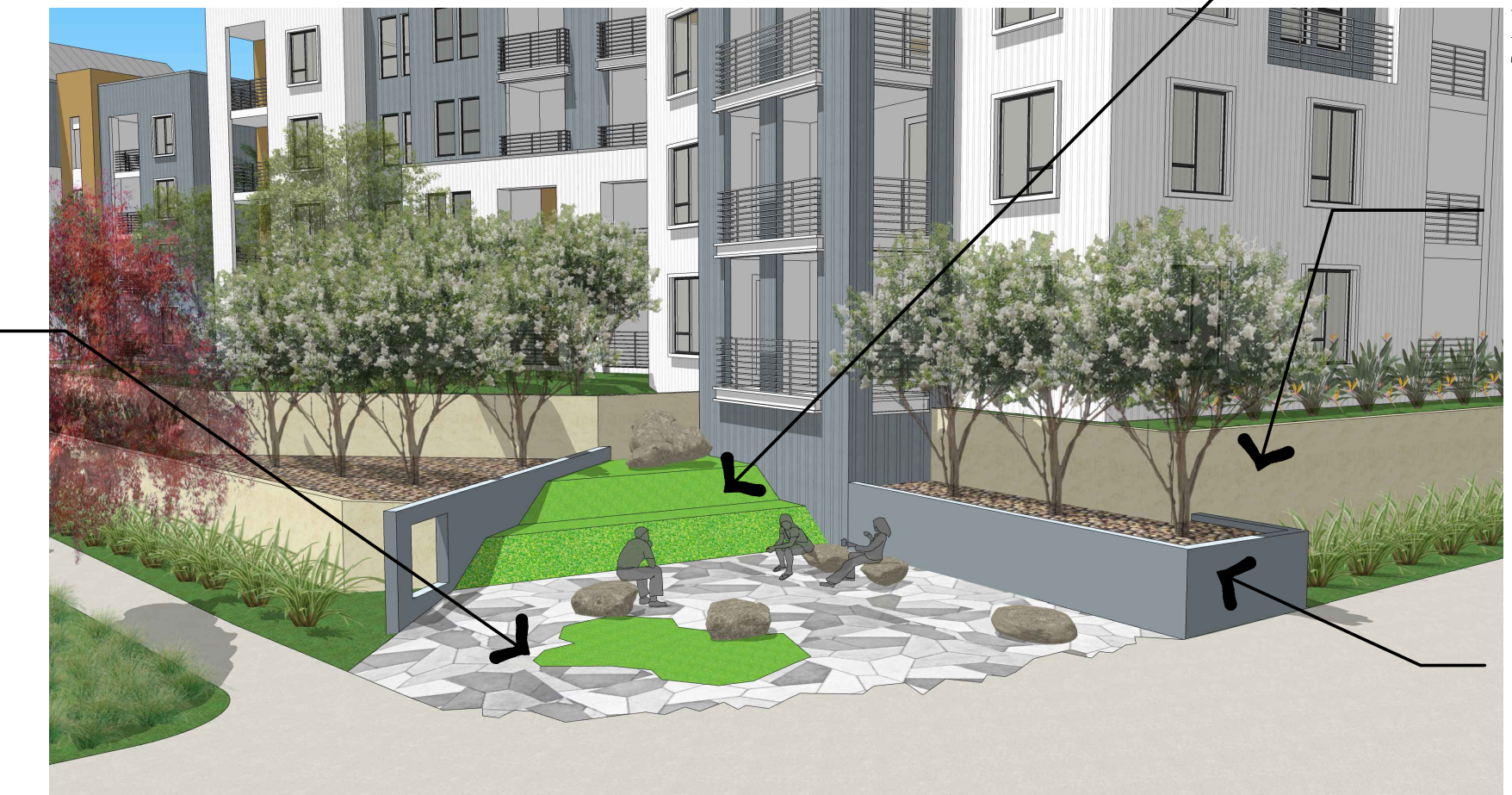
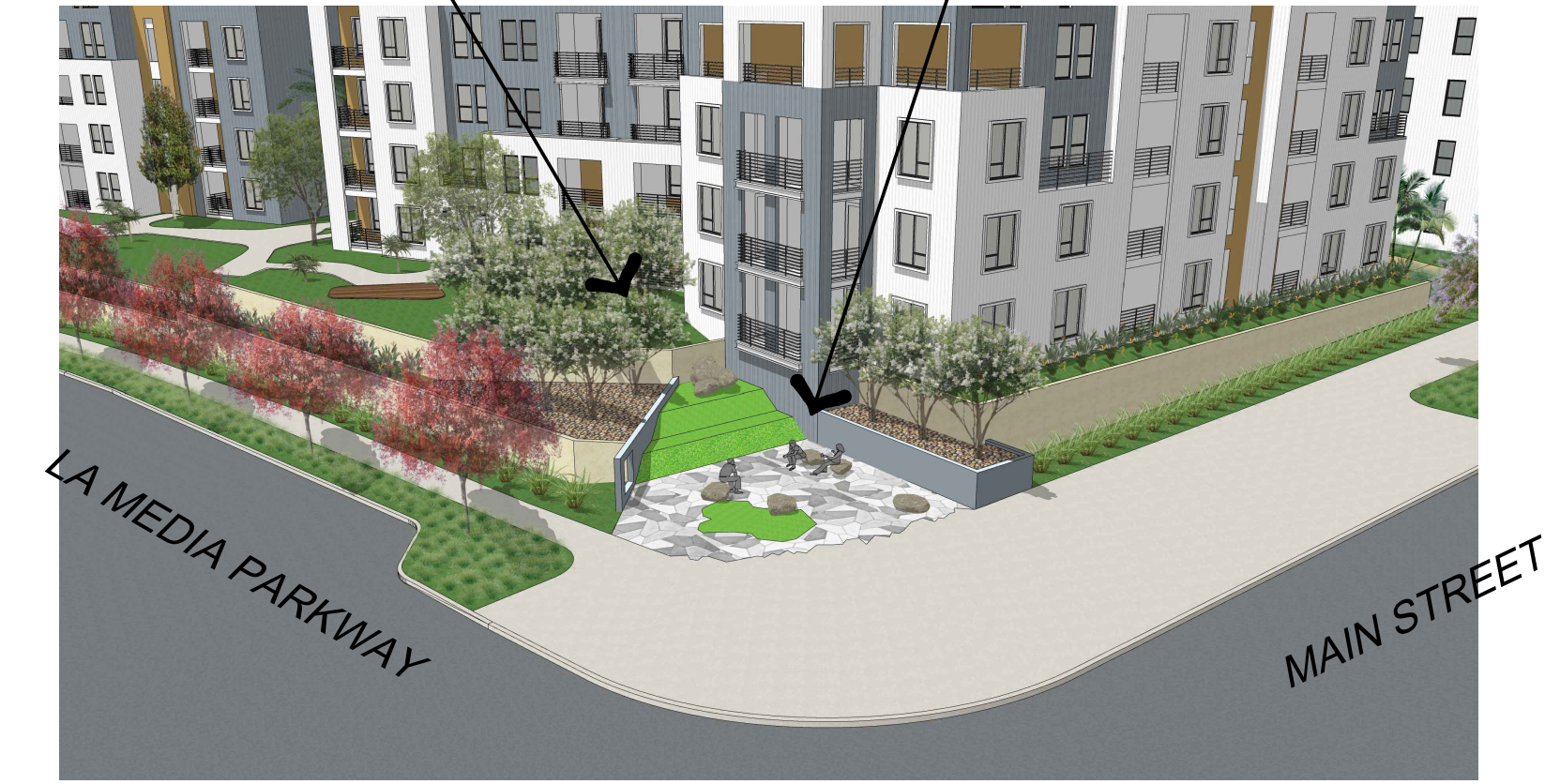
OUTDOOR KITCHEN
W/ BBQ, SINK &
CENTRAL ISLAND

GROUP FIRE PIT

ENHANCED PAVING
WITH SCULPTURAL
BOULDER SEATING

ARCHITECTURAL GROUPING
OF FLOWERING TREES

PROVIDE A 'SCULPTURAL' URBAN
PLAZA AT CORNER



STADIUM SEATING MADE
FROM TERRACED SYNTHETIC
TURF SLOPED PANELS

SPLIT FACE RETAINING WALL

RAISED PLANTER TO MATCH
ARCHITECTURE BEHIND

URBAN CORNER "LANDMARK"

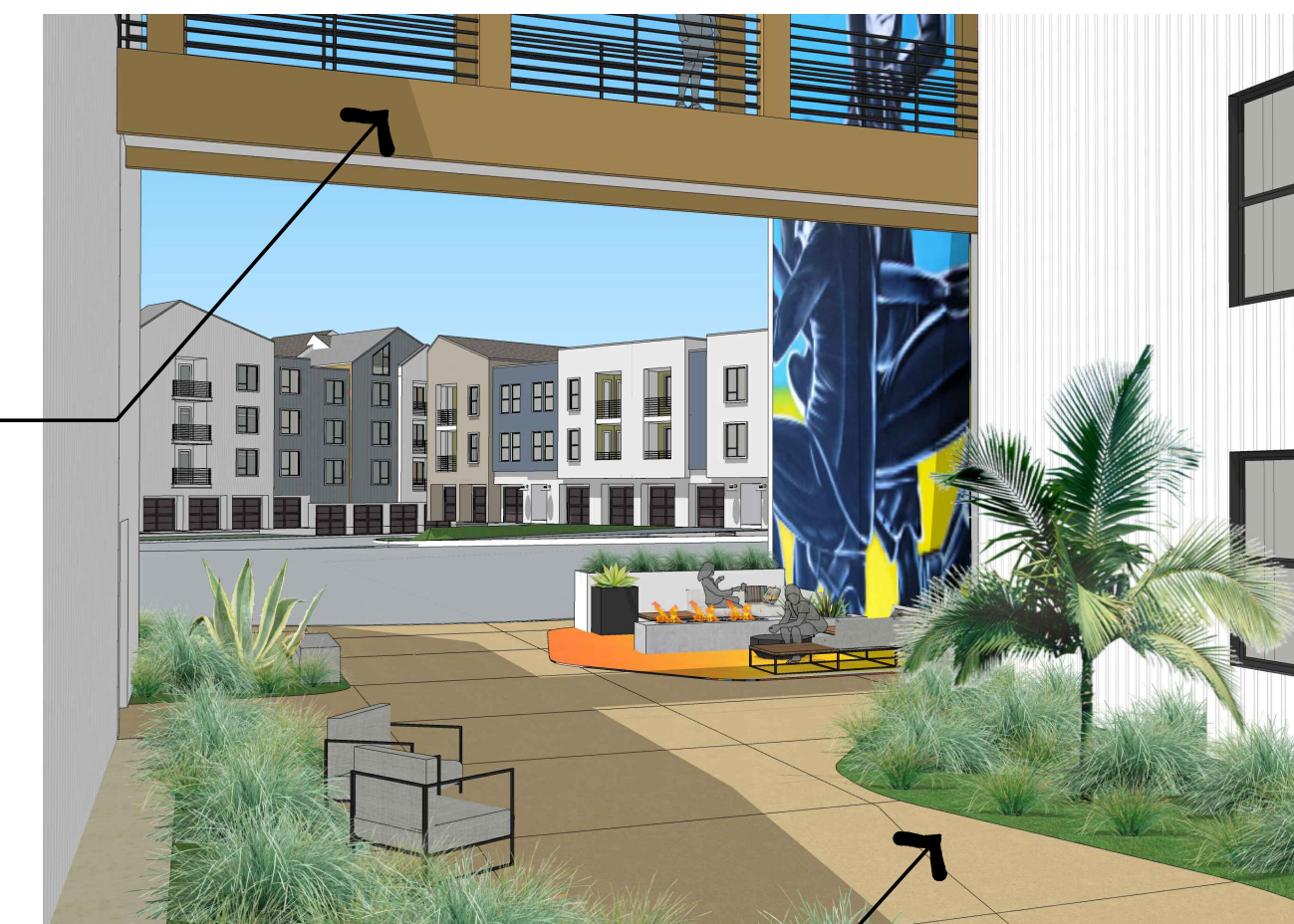
MURAL OPPORTUNITY



CALIFORNIA ROOM OPEN SPACE

SYNTHETIC TURF OPEN
GAME PLAY AREA

BUILDING "CAT WALK"
ABOVE



STRONG PEDESTRIAN & BIKE
CONNECTION TO CITY WALK

LOUNGE AREA W/
DECORATIVE PAVING
& FIRE TABLE

BIKE STORAGE

PEDESTRIAN URBAN PLAZA

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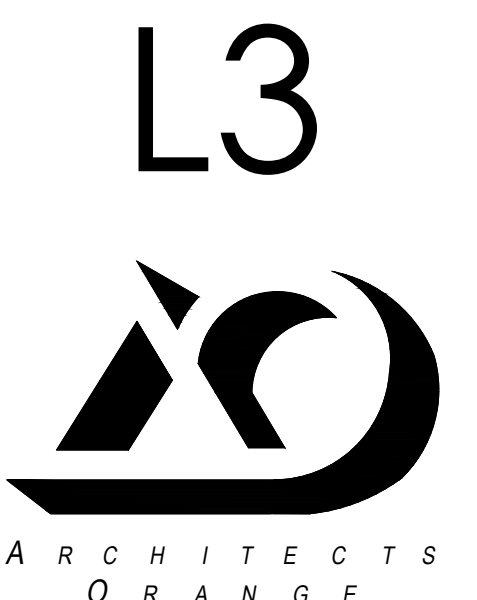


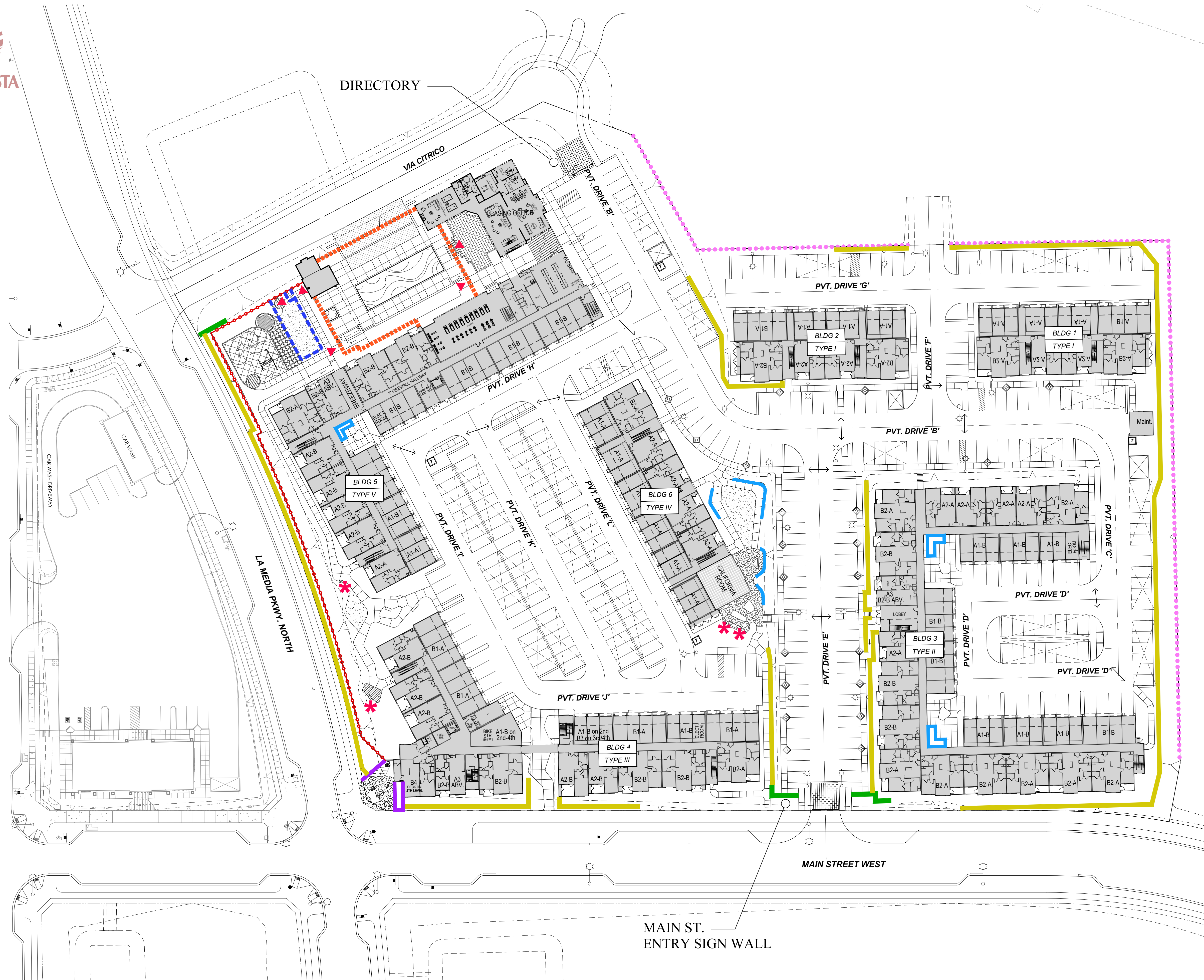
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SITE AMENITIES

DATE: 09-14-22
JOB NO.: 21-019

ARCHITECTS ORANGE
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FENCE & WALL LEGEND

- 6' HT. TUBULAR STEEL FENCE
- 4' HT. DOG PARK FENCE
- 5' HT. GLASS WALL
- MONUMENT WALL
- o-o-o-o- GUARDRAIL
(ON TOP OF SPLIT FACE BLOCK WALL)
- SMOOTH BLOCK WALL
- SPLITFACE BLOCK WALL
- SEAT WALL / RAISED PLANTER
- ▼ T.S. GATE ACCESS
- * BBQ/ GRILL STATION



MAIN ST. ENTRY SIGN WALL

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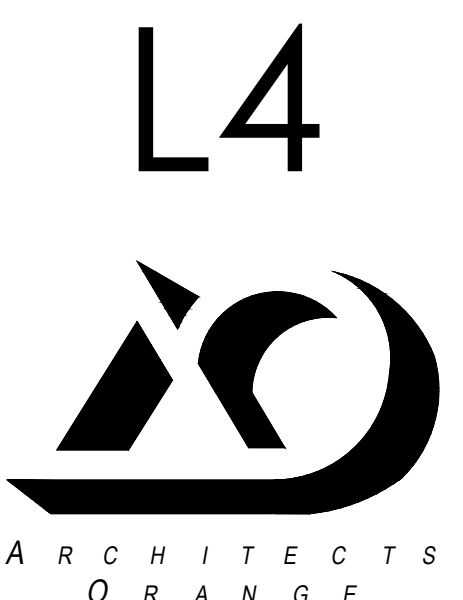
FENCE & WALL PLAN

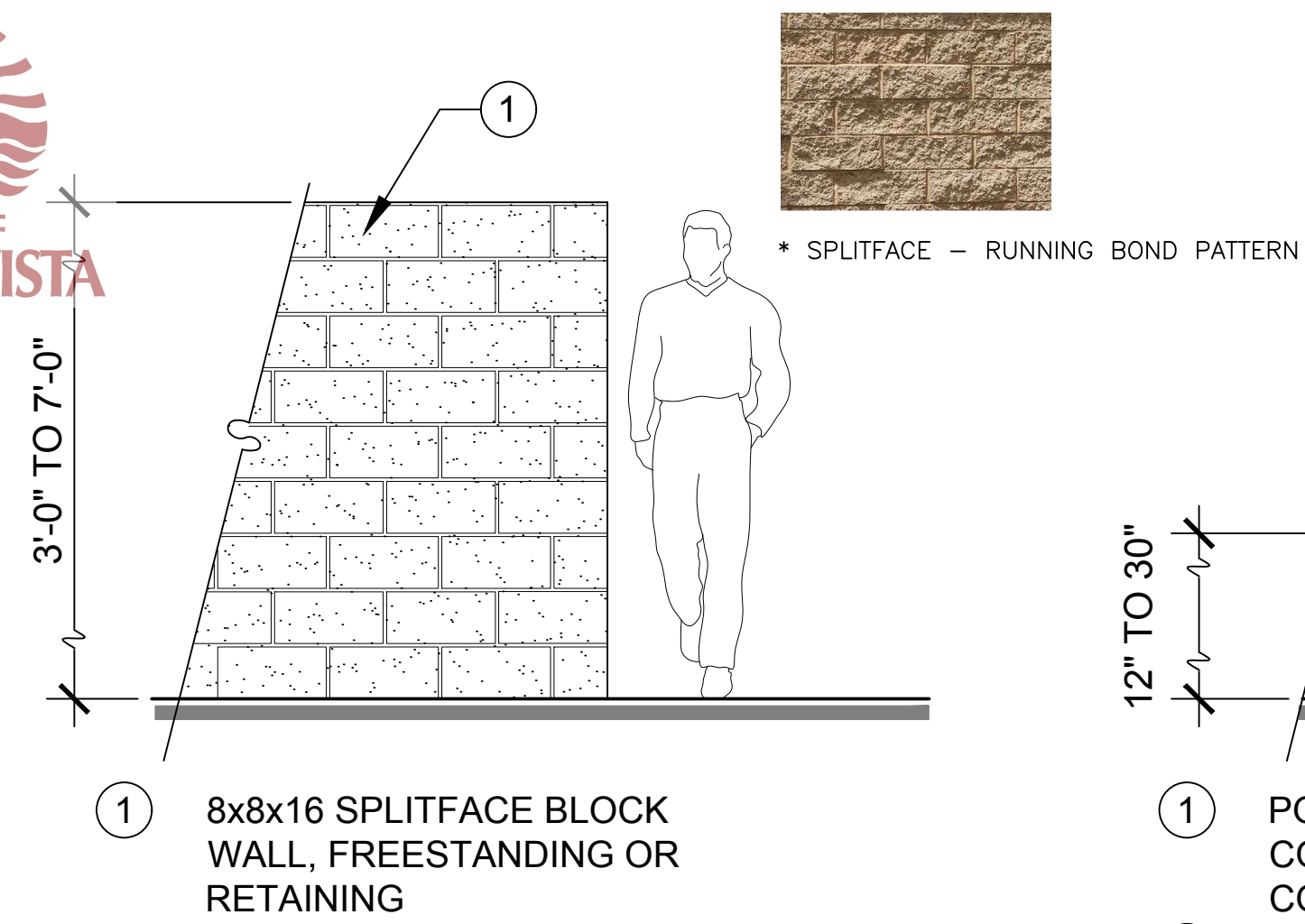
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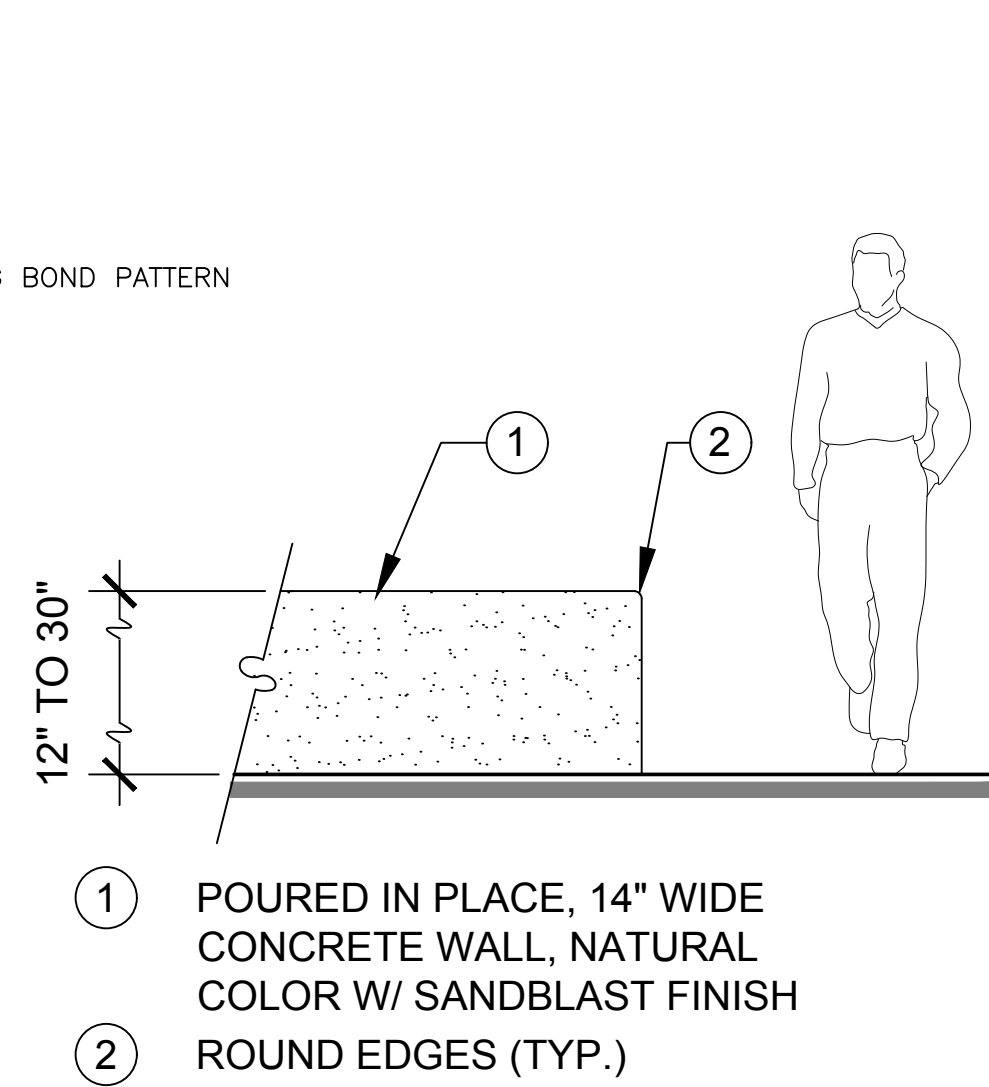
S I T E S C A P E S
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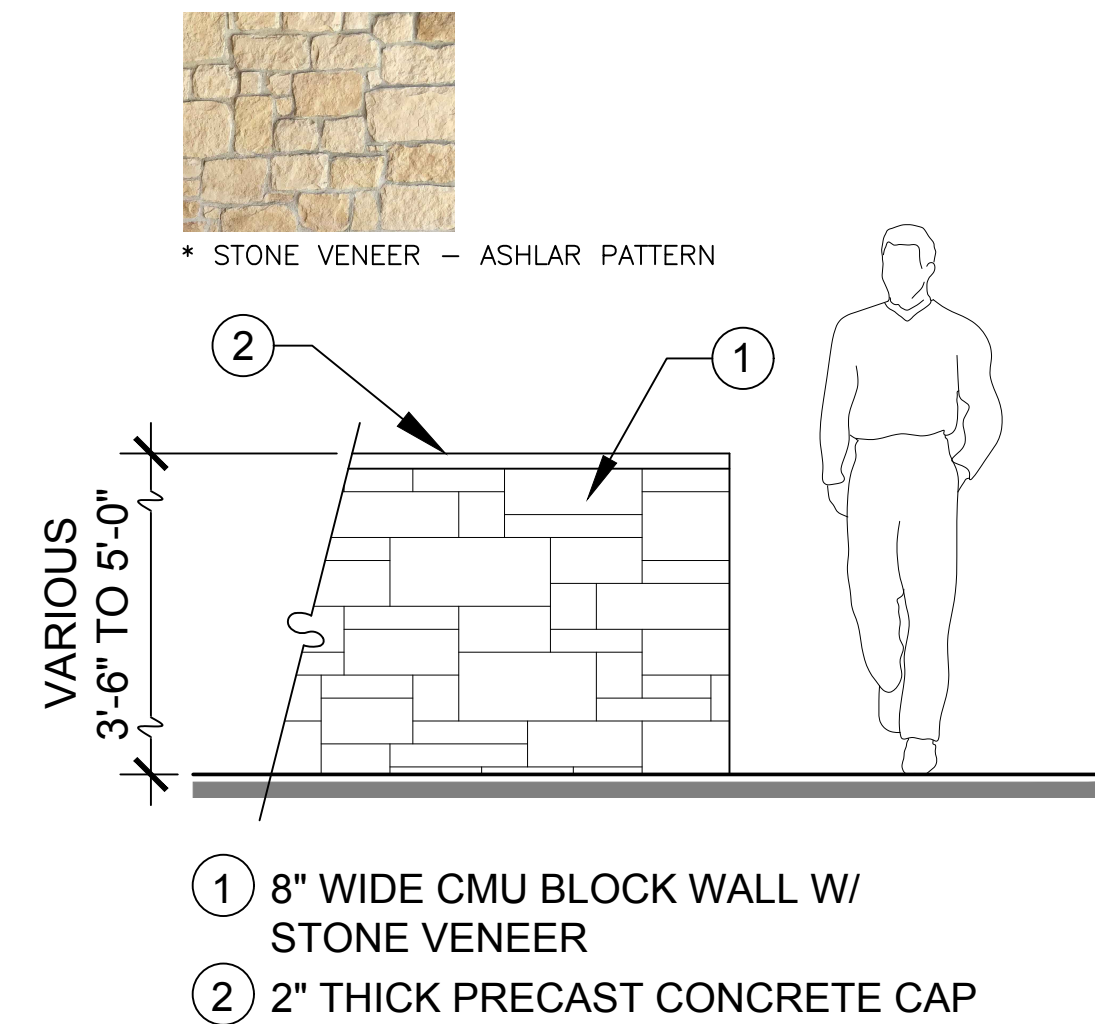




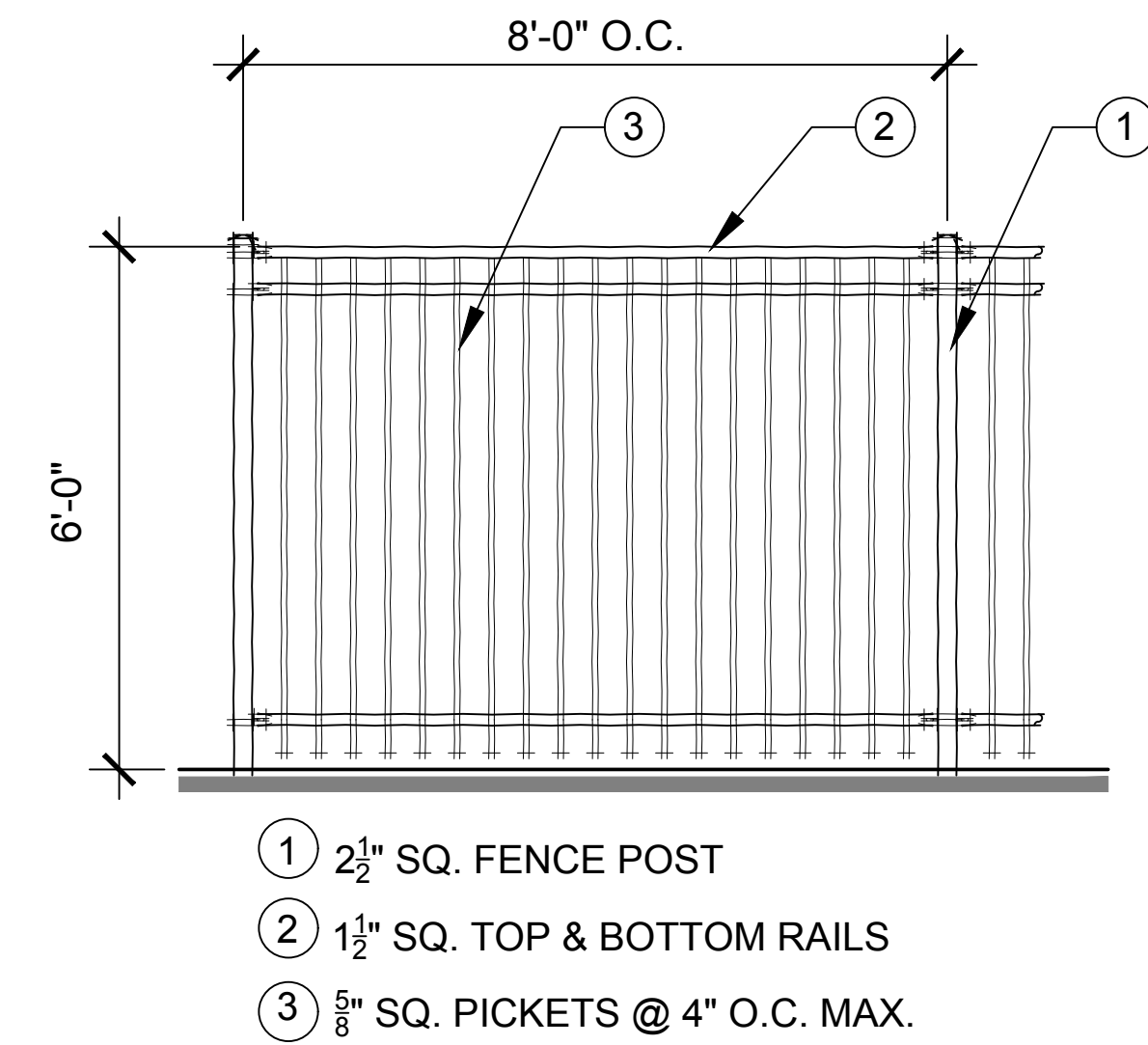
SPLITFACE BLOCK WALL



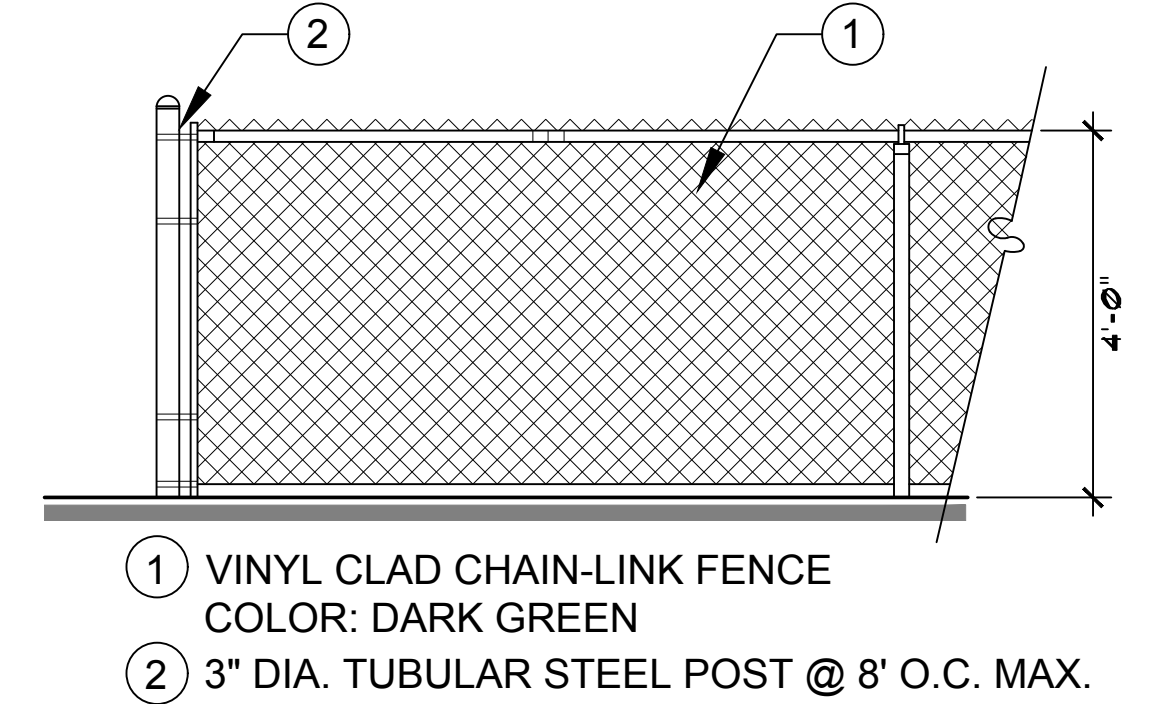
SEAT WALL / RAISED PLANTER



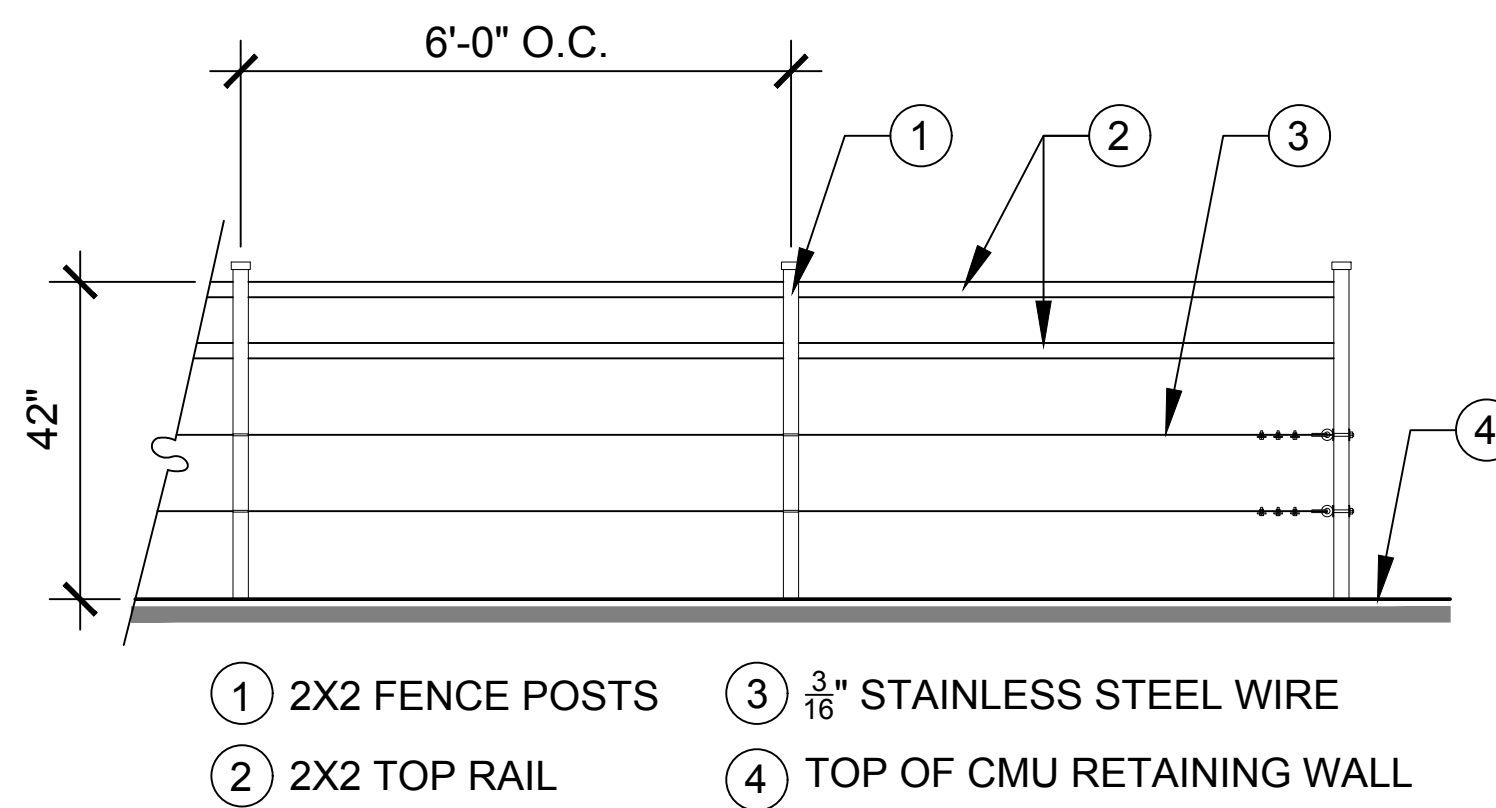
MONUMENT WALL



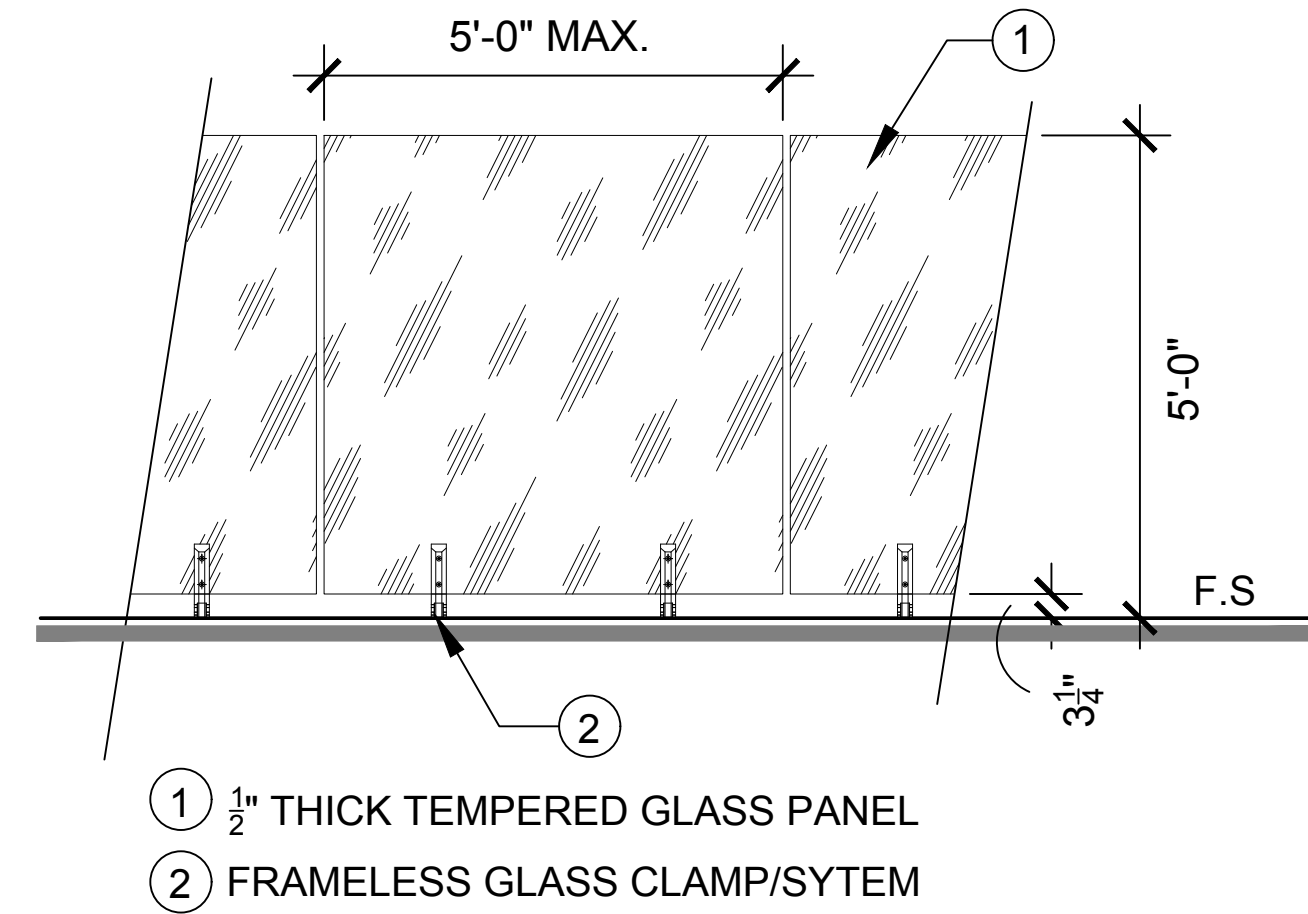
6' HT. T.S. FENCE



4' HT. DOG PARK FENCE



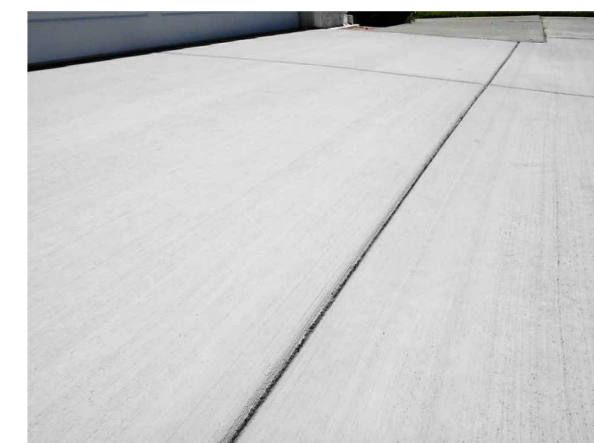
GUARDRAIL



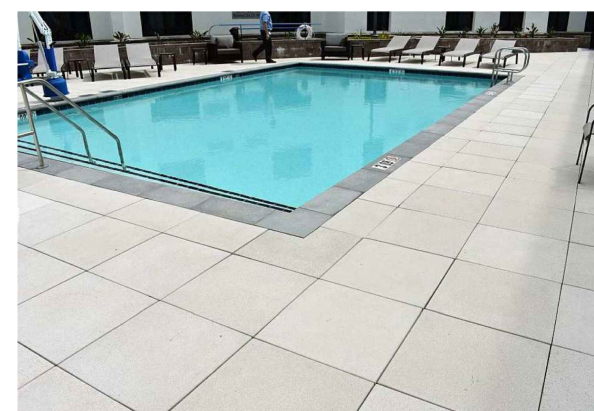
5' HT. GLASS WALL



SMOOTH BLOCK WALL



STANDARD CONCRETE



COLORLED CONCRETE
(COLOR: TAN W/ TOPCAST FINISH)



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



PATTERNED / COLORED
CONCRETE TO SIMULATE
LARGE FLAGSTONE

HARDSCAPE FINISHES



LOUNGE SEATING/DINING TABLE



TRASH RECYCLE BIN

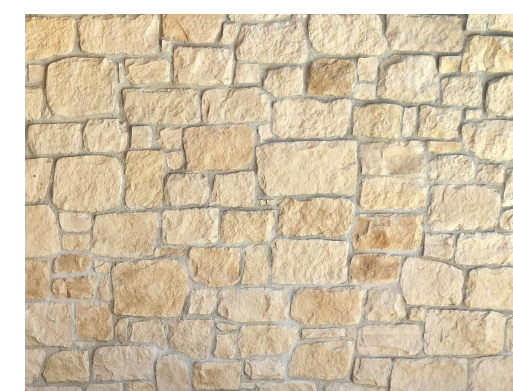


ADIRONDACK CHAIR

SITE FURNITURE



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



LOW MONUMENT WALL
VENEER
(COLOR: TAN)

BLOCK & VENEER FINISHES

COTA VERA LOT C
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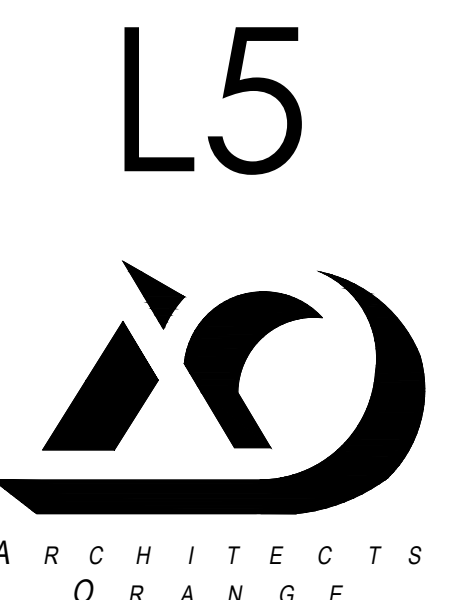
WALL & SITE FURNISHINGS IMAGERY

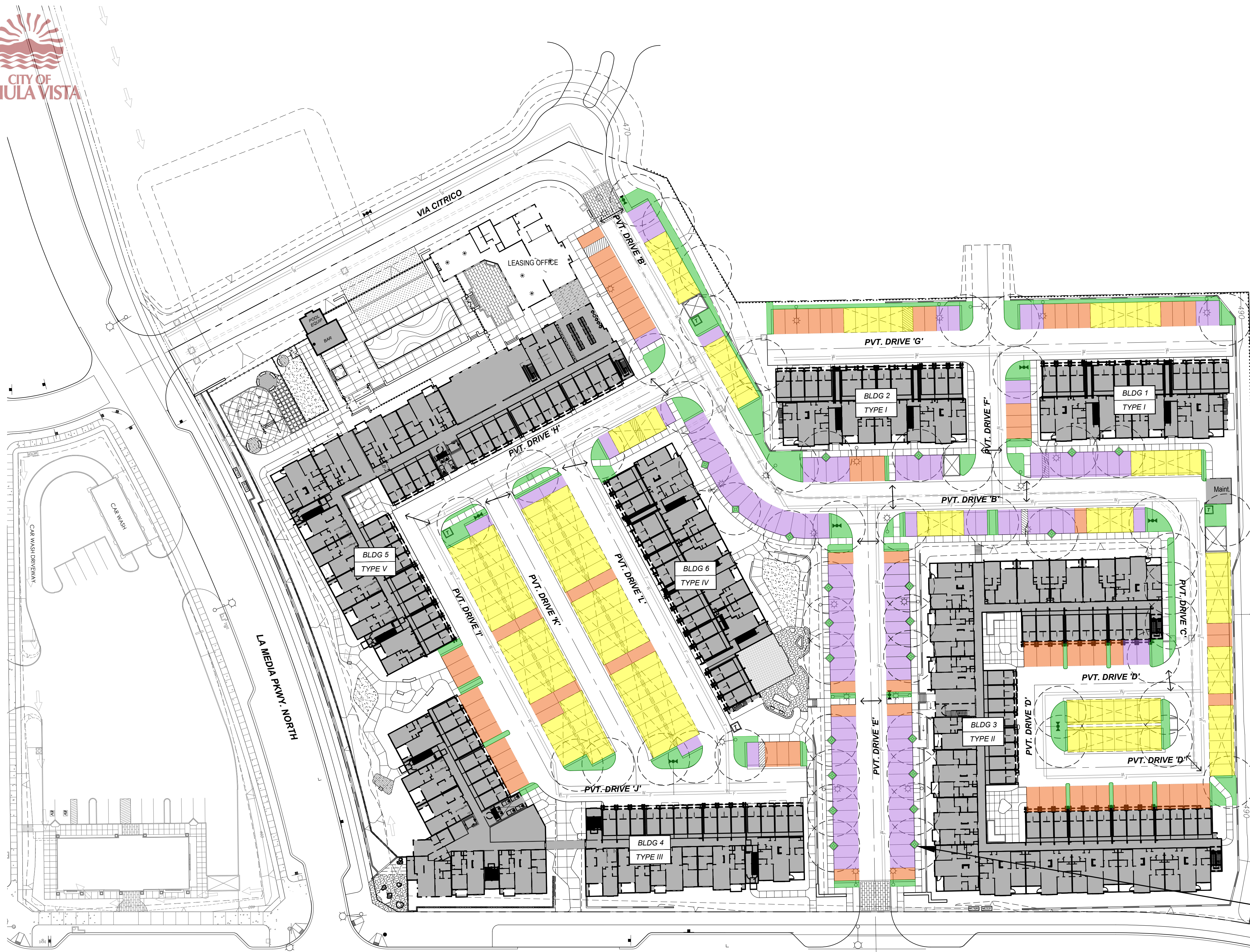
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OPEN STALLS (190)

STALLS W/ NO SHADE

15,270 sf.

STALLS W/ TREE CANOPY SHADE

18,683 sf.

STALLS UNDER STRUCTURE (159)

27,487 sf.

PARKING LOT PLANTING AREA

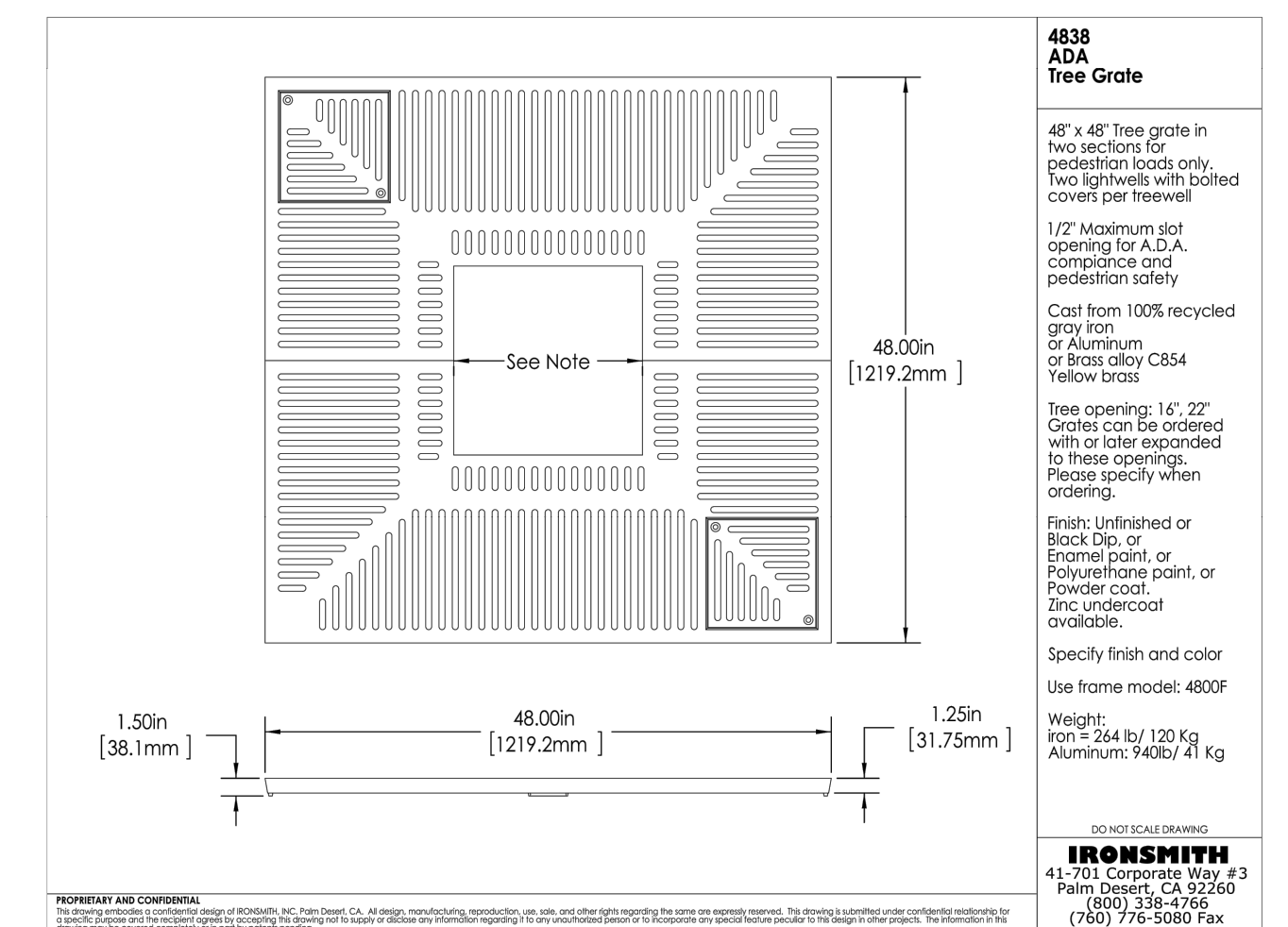
11,357 sf.

PARKING AREA SHADE SUMMARY:

- Total Parking Stall Area: 61,440 sf.
- Total Shaded Parking Stall Area: 46,170 sf. = 75%
- Parking Lot Planting: 10,695 sf. = 18.5%

Plantanus acerifolia 'Columbia' (60' Ht. 40' Dia.)
Per Municipal Code (19.62.090 & 19.58.230) and
new subdivisions (18.32.110) - City of Chula Vista

TREE GRATE



COTA VERA LOT C

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CHULA VISTA, CA

PARKING SHADE STUDY

DATE: 09-14-22
JOB NO.: 21-019



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