



COTA VERA II APARTMENTS

CHULA VISTA, CALIFORNIA



DESIGN REVIEW SUBMITTAL
FEBRUARY 25, 2022



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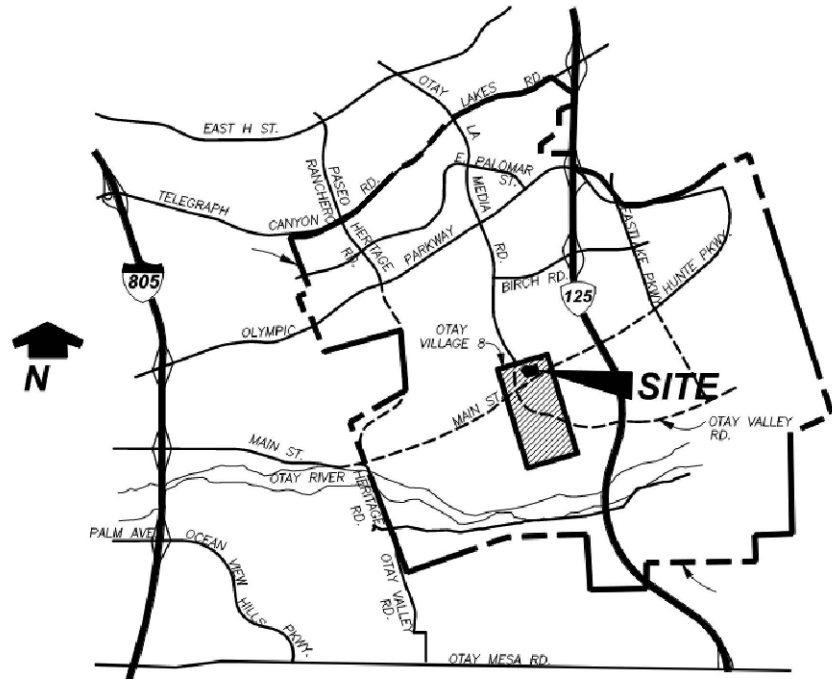
PROJECT TEAM

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VICINITY MAP

CIVIL	
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LANDSCAPE	
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L4	FENCE & WALL PLAN
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L6	PARKING SHADE STUDY

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CHULA VISTA, CA

COVER SHEET DATE: 06-16-2022
JOB NO.: 2020-528

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



Tuesday, November 22, 2022 7:12:01 PM
R:\2020\2020-528 HOMEFED OTAY RANCH VILLAGE 8W LOT C CHULA VISTA\03 DESIGN\SCHEMATIC\G1.0 COVER SHEET.DWG



A.PROJECT DESCRIPTION

THE APPLICANT IS PROPOSING A MARKET-RATE RENTAL APARTMENT COMMUNITY IN OTAY RANCH VILLAGE 8 WEST ON THE 8.58-ACRE PARCEL C. THE PROPOSED PROJECT, LUMINARY AT COTA VERA, COMPLIES WITH THE REQUIREMENTS IN THE VILLAGE 8 WEST SPA PLAN AND THE VILLAGE 8 WEST TOWN CENTER MASTER PRECISE PLAN. PARCEL C IS DESIGNATED TC:4 TOWN CENTER WHICH PERMITS DENSITIES BETWEEN 18-45 DUS/ACRE. THE 267 APARTMENTS ARE OFFERED IN ONE AND TWO-BEDROOM MODELS WITH FLOOR PLANS RANGING IN SIZE FROM 734-909 SF (ONE BEDROOM) AND 1,044-1,276 SF (TWO BEDROOM). OVERALL, THE PROJECT INCLUDES 134 ONE BEDROOM AND 133 TWO-BEDROOM UNITS DISTRIBUTED AMONG 4 BUILDINGS (3 STORY), 2 BUILDINGS (4 STORY).

SITE PLAN ELEMENTS:

THE PRIMARY ACCESS INTO THE COMMUNITY IS FROM LA MEDIA PARKWAY NORTH, AND A SECONDARY ACCESS FROM MAIN STREET WEST. OFF LA MEDIA, ONE DRIVES UP NORTH EAST ON VIA CITRICO TO GET TO A CUL DE SAC WHICH FEATURES THE ONE STORY LEASING AND CLUBHOUSE BUILDING. THE SUPPORTING AMENITIES INCLUDING THE MAILROOM, FITNESS CENTER, YOGA/DANCE STUDIO, AND COWORKING SPACES ARE CONTAINED INSIDE BUILDING 5. THE OUTDOOR AMENITIES INCLUDE A SERIES OF WALKWAYS AND TRAIL LINKING THE RESIDENTIAL BUILDINGS TO THE POOL, OPEN TURF AREA, A CALIFORNIA ROOM, DOG PARK, BARBEQUE AREAS, BENCHES, AND COVERED SHADED GATHERING SPACES. FINALLY, A ROOF DECK AMENITY FEATURE IS PROPOSED ON TOP OF BUILDING 4 WHICH IS 1,140 SF.

THE PARKING REQUIREMENTS FOR THE PROJECT ARE ALL SATISFIED ON-SITE WITH 112 OF 1 CAR GARAGE SPACES, 30 TANDEM SPACES, 162 OPEN STALLS AND 155 COVERED CARPORT SPACES. THE PRIVATE USEABLE OPEN SPACE REQUIREMENTS ARE SATISFIED THROUGH THE PROVISION OF PRIVATE BALCONIES FOR A TOTAL OF 16,432 SF AND THE COMMON USABLE OPEN SPACE IS 49,013 SF. BOTH OF THESE ADDED TOGETHER EQUATE TO 65,445 SF. THE SITE AMENITIES AND LANDSCAPE CONCEPT WORK IN CONCERT WITH THE ARCHITECTURAL STYLE AND ADD A LAYER OF SOPHISTICATION TO CREATE THIS UNIQUE "RESORT" LIFESTYLE FOR RESIDENTS. NATIVE PLANT MATERIALS ARE PROPOSED THROUGHOUT THIS COMMUNITY.

ARCHITECTURE:

THE HISTORICAL AGRARIAN USE OF THE LAND WITHIN OTAY RANCH IS THE INSPIRATION FOR THE ARCHITECTURAL THEME AND CHARACTER OF LUMINARY AT COTA VERA. THIS ARCHITECTURAL TRADITION IS EXTENDED TO LUMINARY AT COTA VERA BY INTERPRETING THE FARMHOUSE AND RANCH STYLES WITHIN THE TOWN CENTER. THE PROJECT OFFERS A SOPHISTICATED EUROPEAN AGRARIAN THEME WITH ABSTRACT AND IRREGULAR GABLE FORMS INTERSPERSED WITH MODULATING FLAT ROOFS. THE COLOR AND MATERIAL SCHEMES CHOSEN INCLUDE CONTEMPORARY YET COLORFUL ACCENTS, PLASTER, BOARD AND BATTEN SIDING TO CREATE BUILDING DIVERSITY AND INTEREST BOTH INTERNAL TO THE COMMUNITY AND VIA VIEWS FROM THE ADJACENT STREETS AND NEIGHBORHOODS. VARIED BUILDING SETBACKS, ARTICULATION AND UNDULATION OF THE WALL PLANES AND ROOF LINES ALL CONTRIBUTE TO REDUCING BUILDING MASSING AND TO CREATE A MORE INTIMATE RESIDENTIAL VIBE.

B. PROJECT DATA

PROPOSED LAND USE		RESIDENTIAL
PROPOSED GENERAL PLAN DESTINATION		TOWN CENTER (PARCEL C)
APN NUMBER		644-071-01 & 02 & 17 & 18
TOTAL GROSS OF SITE		8.58 ACRES
PROPOSED TOTAL # OF UNITS		267 UNITS
PROPOSED DENSITY OF UNITS		31.1 DU/AC
TYPE OF CONSTRUCTION		4 STORY W/ ELEVATOR & 3 STORY WALK-UP, TYPE V-A
SETBACK	FRONT (MAIN ST. WEST)	PROVIDED MIN. 10'-0"
	SIDE (LA MEDIA PKWY. NORTH)	PROVIDED MIN. 10'-0"
	SIDE	PROVIDED MIN. 15'-0"
	REAR	PROVIDED MIN. 5'-0"
TYPE OF CONSTRUCTION		V-B

C. SITE COVERAGE DATA

	SQ. FT	AC	%
BUILDING COVERAGE	111,754	2.57	30%
ROAD & PARKING COVERAGE	122,819	2.82	33%
LANDSCAPE COVERAGE	139,172	3.19	37%
SUB-TOTAL	373,745	8.58	100%

E.TOTAL BUILDING FOOTPRINT SQ.FT.

BLDG DEST.	TYPE	STORY	QTY.	1ST SQ.FT.	2ND SQ.FT.	3RD SQ.FT.	4TH SQ.FT.	AMENITY SQ.FT.	ROOF DECK	TOTAL SQ FT
BLDG.1	A	3 STORY	1	8,470	8,261	8,457	-	-	-	25,188
BLDG.2	A	3 STORY	1	8,470	8,261	8,457	-	-	-	25,188
BLDG.3	B	3 STORY	1	31,182	30,804	31,074	-	-	-	93,060
BLDG.4	C	4 STORY	1	22,528	22,436	22,616	20,996	-	1,440	90,016
BLDG.5	D	4 STORY	1	20,301	20,229	24,896	24,602	6,826	-	96,854
BLDG.6	E	3 STORY	1	11,688	11,553	11,847	-	1,190	-	36,278
AMENITY	-	1 STORY	1	4,460	-	-	-	-	-	4,460
TOTAL			7	107,099	101,544	45,598	45,598	8,016	1,440	366,584

D.UNIT SIZE (RENTABLE):

UNIT TYPE	RENTABLE UNIT SF	QTY	%	TOTAL UNIT SF
A1-A	734	27	10%	19,818
A1-B	753	22	8%	16,566
A2-A	750	47	18%	35,250
A2-B	760	32	12%	24,320
A2-BL	909	2	1%	1,818
A3	816	4	1%	3,264
B1-A	1,044	16	6%	16,704
B1-B	1,050	15	6%	15,750
B1-BD	1,219	6	2%	7,314
B2-A	1,125	49	18%	55,125
B2-B	1,171	37	14%	43,327
B2-BL	1,357	5	2%	6,785
B3	1,057	2	1%	2,114
B4	1,276	3	1%	3,828
TOTAL	-	267	100%	251,983

AVERAGE UNIT SIZE:	+/-943 SF.
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F.TOTAL BUILDING / UNIT MIX

BLDG. NO.	TYPE	1 BDRM						2 BDRM								TOTAL UNITS	TOTAL GARAGES
		A1-A	A1-B	A2-A	A2-B	A2-BL	A3	B1-A	B1-B	B1-BD	B2-A	B2-B	B2-BL	B3	B4		
		734 SF.	753 SF.	750 SF.	760 SF.	909 SF.	816 SF.	1,044 SF.	1,050 SF.	1,219 SF.	1,125 SF.	1,171 SF.	1,357 SF.	1,057 SF.	1,276 SF.		
BLDG.1	A	6	0	6	0	0	0	2	0	0	6	0	0	0	0	20	11
BLDG.2	A	6	0	6	0	0	0	2	0	0	6	0	0	0	0	20	11
BLDG.3	B	0	12	15	0	0	1	0	6	0	24	11	0	0	0	69	29
BLDG.4	C	0	7	4	15	1	2	12	0	0	4	12	2	2	3	64	21
BLDG.5	D	3	3	4	17	1	1	0	9	6	4	14	3	0	0	65	25
BLDG.6	E	12	0	12	0	0	0	0	0	0	5	0	0	0	0	29	15
SUB-TOTAL	-	27	22	47	32	2	4	16	15	6	49	37	5	2	3	267	112
	-	134						133									
%	-	50%						50%								100%	

COTA VERA II APARTMENTS

HOMEFED CORPORATION

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(760)918-8200 EXT. 252

CHULA VISTA, CA

PROJECT DATA

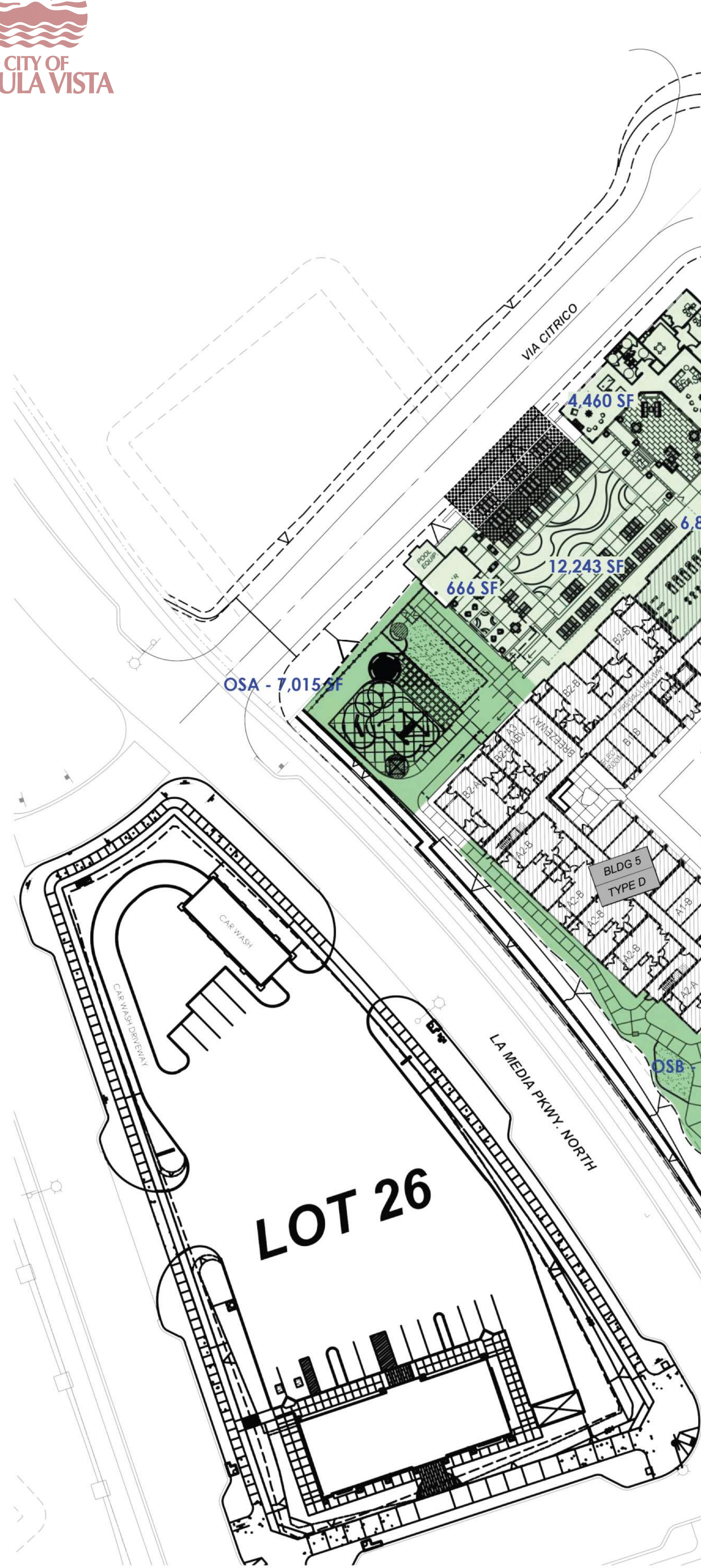
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CHULA VISTA, CA

CONCEPTUAL SITE PLAN

DATE: 06-16-2022
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PARKING SUMMARY

A. PARKING REQUIRED

REQUIRED	UNITS	RATIO	QTY.
1 BDRM. UNITS	134	1.5	201
2 BDRM. UNITS	133	1.5	200
SUB-TOTAL	267	-	401
PARKING TO UNIT RATIO		1.50	
EV STALLS (INTEGRATED INTO THE TOTAL PARKING COUNT)	10%		43

B. PARKING PROVIDED

TOTAL PARKING PROVIDED	QTY.	%
GARAGE	112	26%
CARPORT - STANDARD/ASSIGNED SPACE	150	35%
CARPORT - COMPACT/ASSIGNED SPACE	5	1%
STANDARD / GUEST	151	35%
COMPACT	11	3%
TOTAL PROVIDED PARKING	429	100%
PARKING TO UNIT RATIO		1.61 SP/DU
EV STALLS (INTEGRATED INTO THE TOTAL PARKING)	43	10%
TANDEM SPACES (NOT INCLUDED IN THE CALCULATION)	30	-
MOTORCYCLE	4	-

C. HANDICAP PARKING REQUIRED

REQUIRED	TOTAL	ASSIGNED 2%	GUEST 5%
GARAGE	112	2	0
CARPORT - STANDARD/COMPACT	155	3	0
STANDART GUEST	162	0	8
TOTAL REQUIRED	429	5	8

D. HANDICAP PARKING PROVIDED

PROVIDED	ASSIGNED	GUEST
TOTAL ADA GARAGE	4	0
TOTAL ADA CARPORT	3	0
TOTAL ADA STANDART	0	8
TOTAL PROVIDED	7	8

*FINAL PARKING PROVIDED MAY BE REDUCED IN FINAL ENGINEERING.

TOTAL REQUIRED (PC REGS P.100)

A.COMBINED PRIVATE & CUOS REQUIRED:

TOTAL REQUIRED (PC REGS P.100)	UNITS	SF/UNIT	OPEN SPACE(SF)
TOTAL CUOS	267	200	53,400

B.OPEN SPACE PROVIDED:

PRIVATE			
UNIT TYPE	PATIO SF	QTY	TOTAL PRIVATE SF
A1-A	61	27	1,647
A1-B	60	22	1,320
A2-A	60	47	2,820
A2-B	64	32	2,048
A2-BL	64	2	128
A3	60	4	240
B1-A	72	16	1,152
B1-B	60	15	900
B1-BD	60	6	360
B2-A	60	49	2,940
B2-B	60	37	2,220
B2-BL	60	5	300
B3	60	2	120
B4	79	3	237
TOTAL	-	267	16,432

COMMON USABLE OPEN SPACE(CUOS)

	SF
OS-A	7,015
OS-B	7,785
OS-C	7,388
SUB-TOTAL	22,188
CALIFORNIA ROOM - BLDG #6	1,190
ROOF GARDEN/TOWER DECK - BLDG #4	1,440
GYM & FITNESS AREA - BLDG #5	6,826
CLUB & LEASING & POOL HOUSE/DECK	17,369
SUB-TOTAL CUOS	26,825
TOTAL CUOS	49,013

A-0





A-1.1

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CHULA VISTA, CA PERSPECTIVE VIEW OF LA MEDIA PKWY.& MAIN ST. DATE: 02-15-2022
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A-1.2

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CHULA VISTA, CA

PERSPECTIVE VIEW OF PVT DRIVE "B"

DATE: 02-15-2022
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A-1.3

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CHULA VISTA, CA

PERSPECTIVE VIEW OF POOL & FITNESS CENTER

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A-1.4

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CHULA VISTA, CA

PERSPECTIVE VIEW TO CALIFORNIA ROOM

DATE: 02-15-2022
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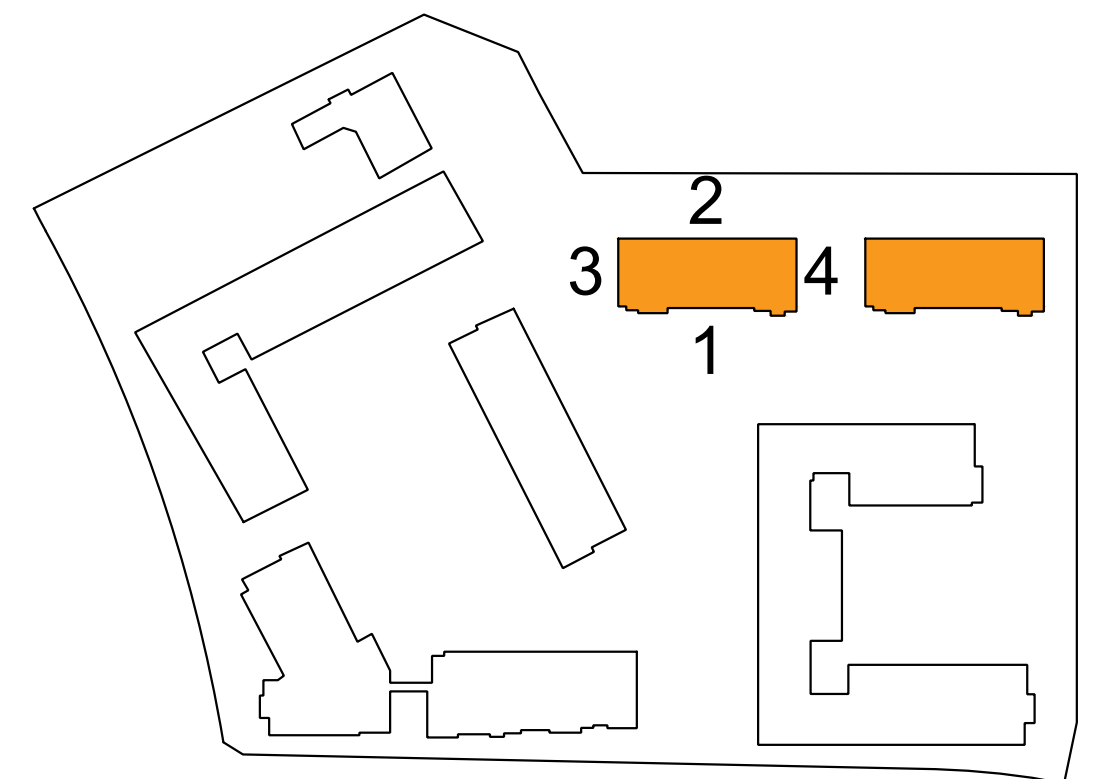




EXTERIOR ELEVATION KEYNOTES

MATERIAL LEGEND:

1. EXTERIOR PLASTER
2. CEMENT SIDING
3. BOARD & BATTEN SIDING
4. COMPOSITIONAL ROOF SHINGLES
5. VINYL WINDOW
6. GARAGE DOOR
7. ARCHITECTURAL FOAM TRIMS, WINDOW & DOOR OPENING TRIM MOLDING
8. METAL AWNING
9. STANDING SEAM METAL ROOF
10. EXTERIOR WALL MOUNTED FIXTURE
11. METAL RAILING



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TYPE A- BLDG. 1 & 2 ELEVATIONS

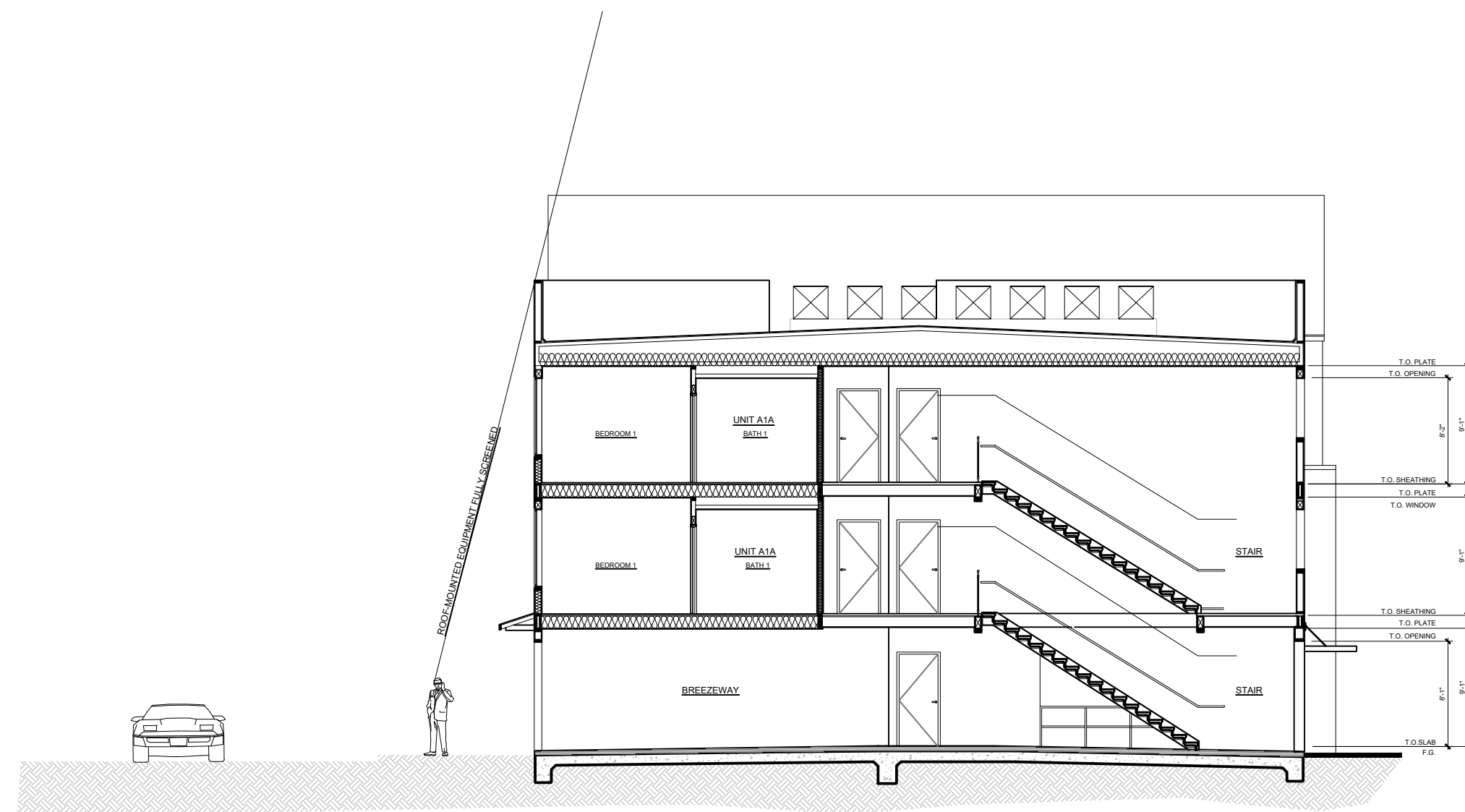
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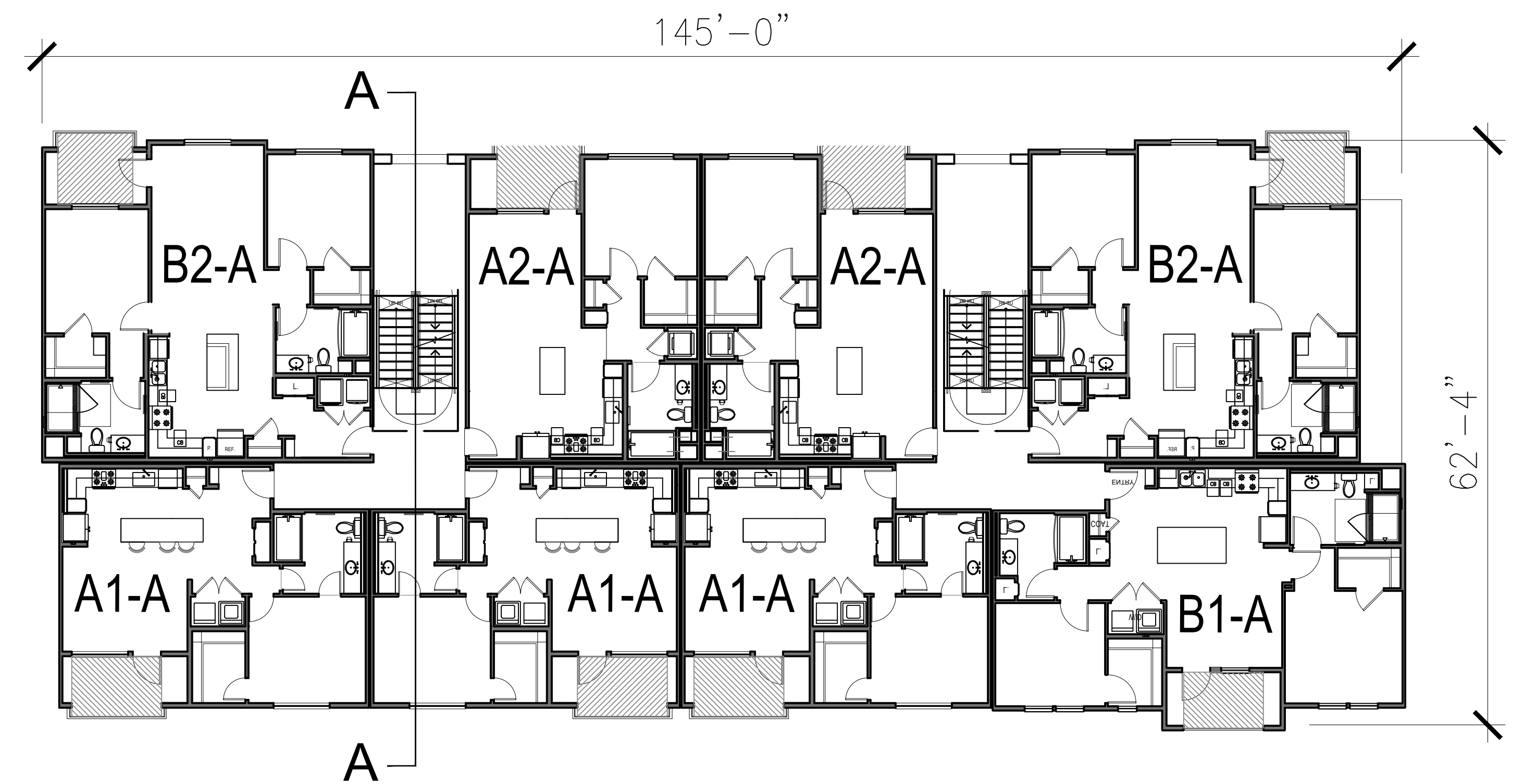
SCALE : 1/8"= 1'-0"
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A-2.1

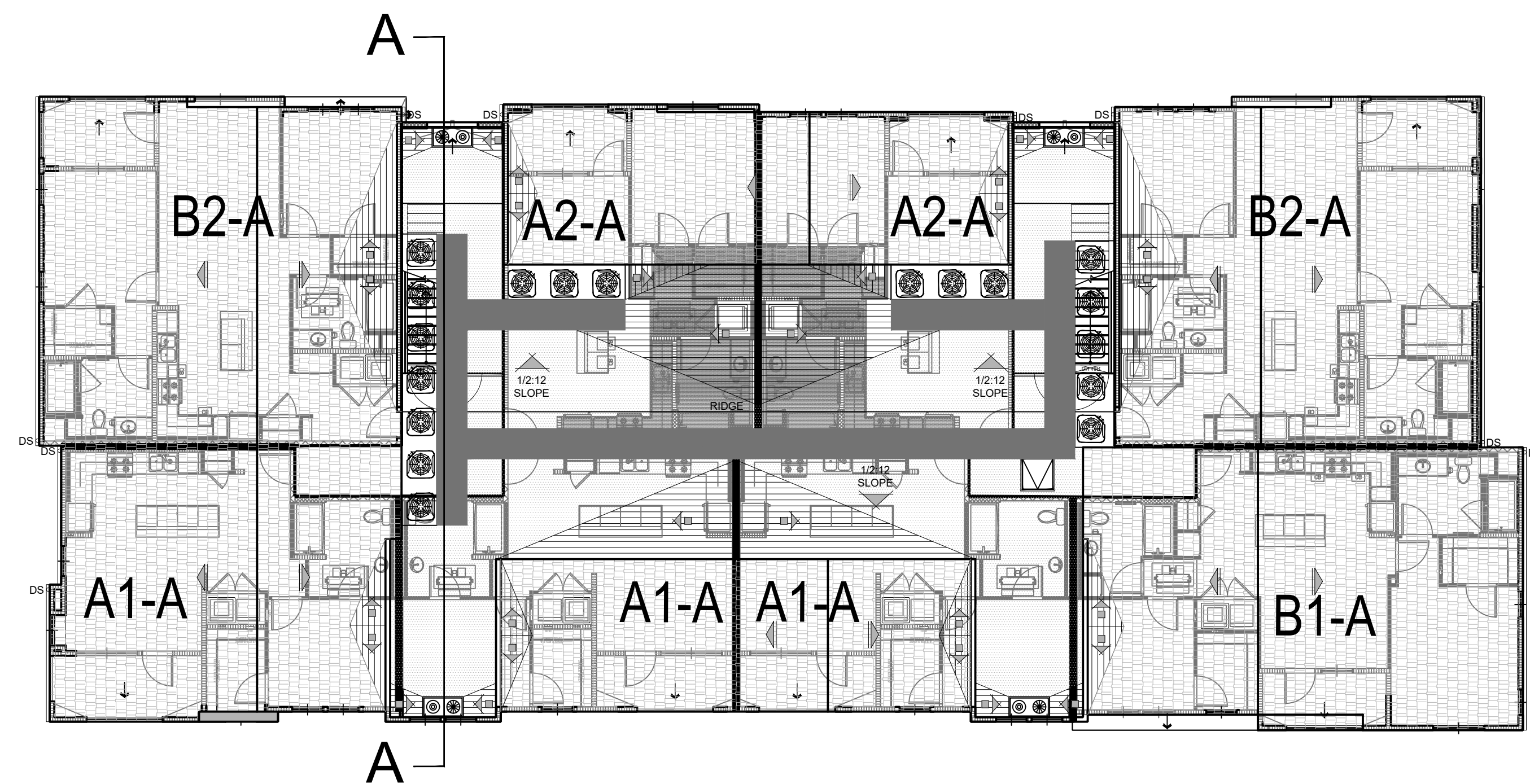




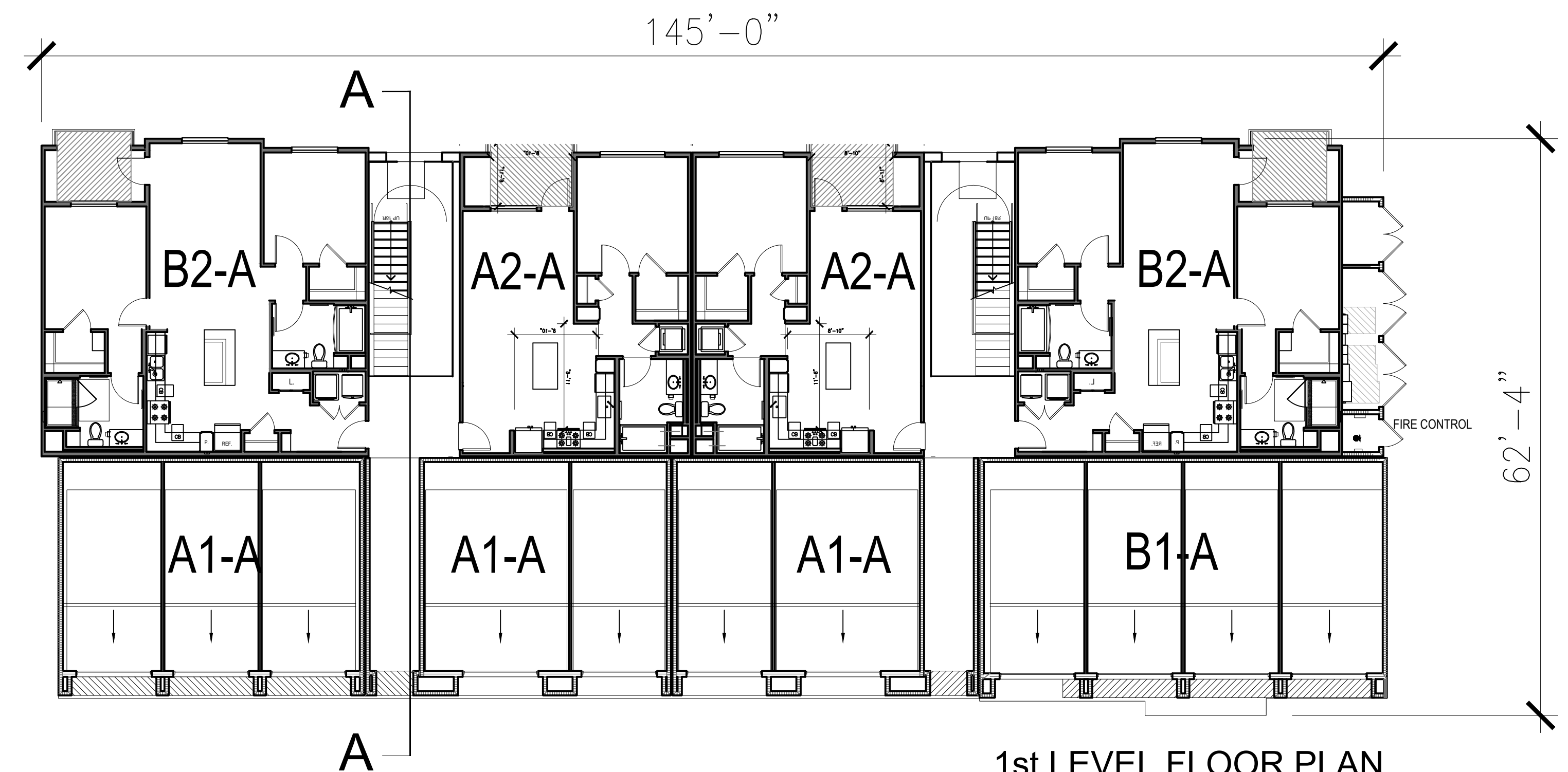
BUILDING SECTION A-A



2nd - 3rd LEVEL FLOOR PLAN



ROOF PLAN



1st LEVEL FLOOR PLAN

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TYPE A, BUILDING 1 & 2 - COMPOSITE LEVEL SCALE : 1/16"= 1'-0"
1, 2 ,3 FLOOR PLANS, ROOF PLAN & SECTION A-A DATE: 06-16-2022
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A-2.2

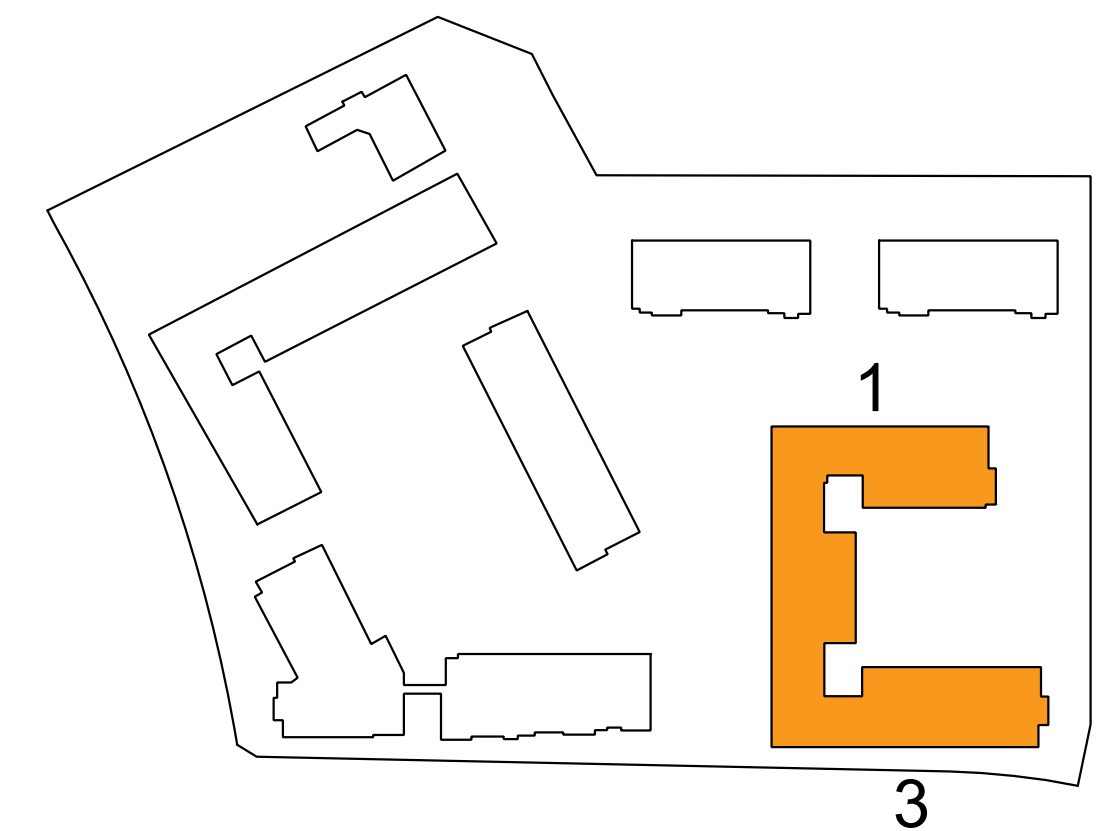
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6. GARAGE DOOR
7. ARCHITECTURAL FOAM TRIMS, WINDOW & DOOR OPENING TRIM MOLDING
8. METAL AWNING
9. STANDING SEAM METAL ROOF
10. EXTERIOR WALL MOUNTED FIXTURE
11. METAL RAILING



1 NORTH ELEVATION



3 SOUTH ELEVATION

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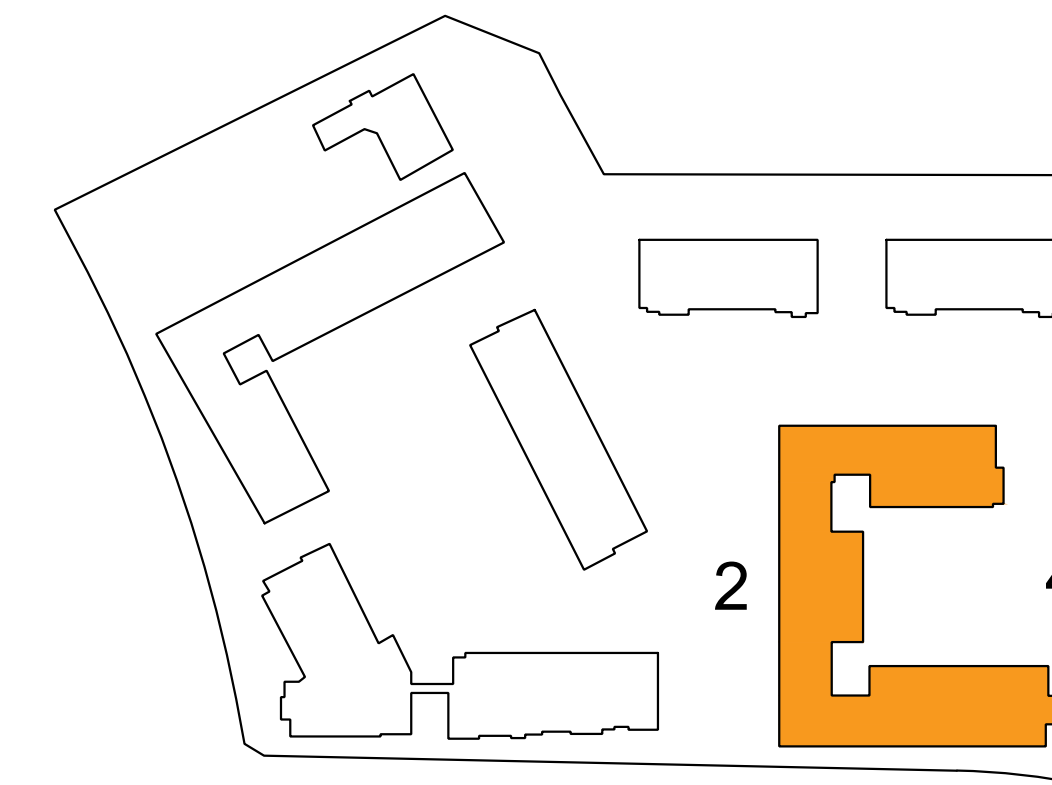
TYPE B - BLDG. 3 ELEVATIONS

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SCALE : 1/8" = 1'-0"
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A-2.3



EXTERIOR ELEVATION KEYNOTES

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1. EXTERIOR PLASTER
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3 SOUTH ELEVATION



4 EAST ELEVATION

A-2.3.1

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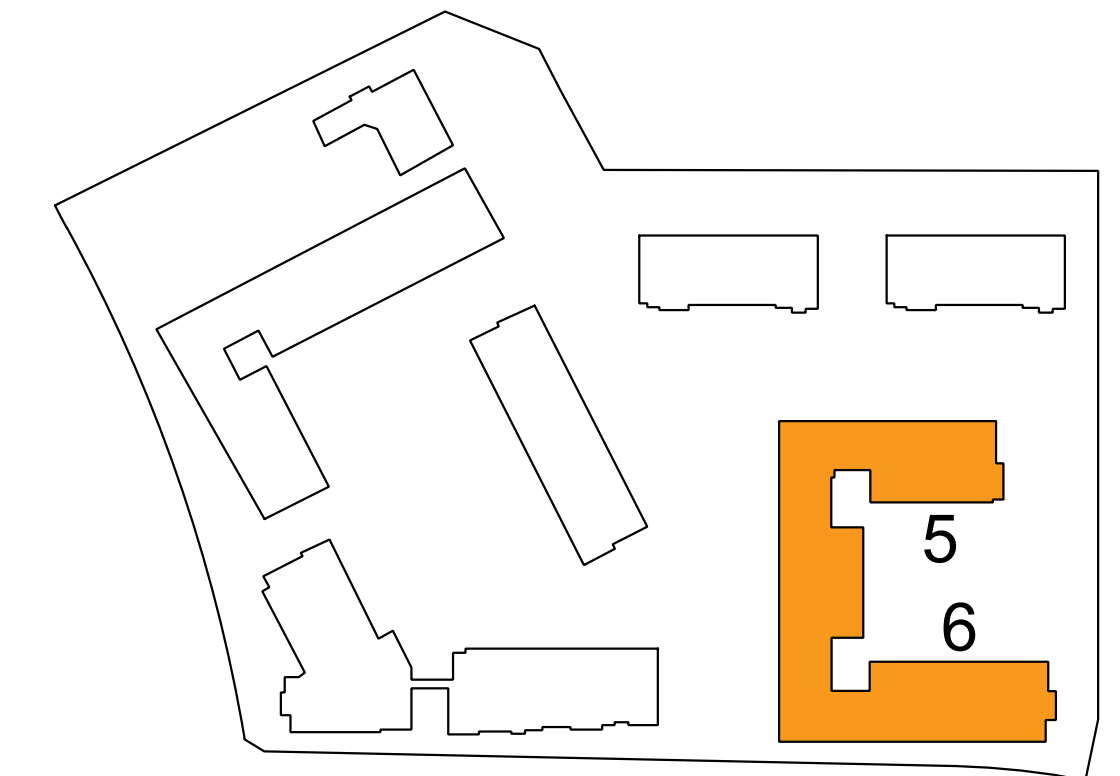
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5 NORTH ELEVATION



6 SOUTH ELEVATION

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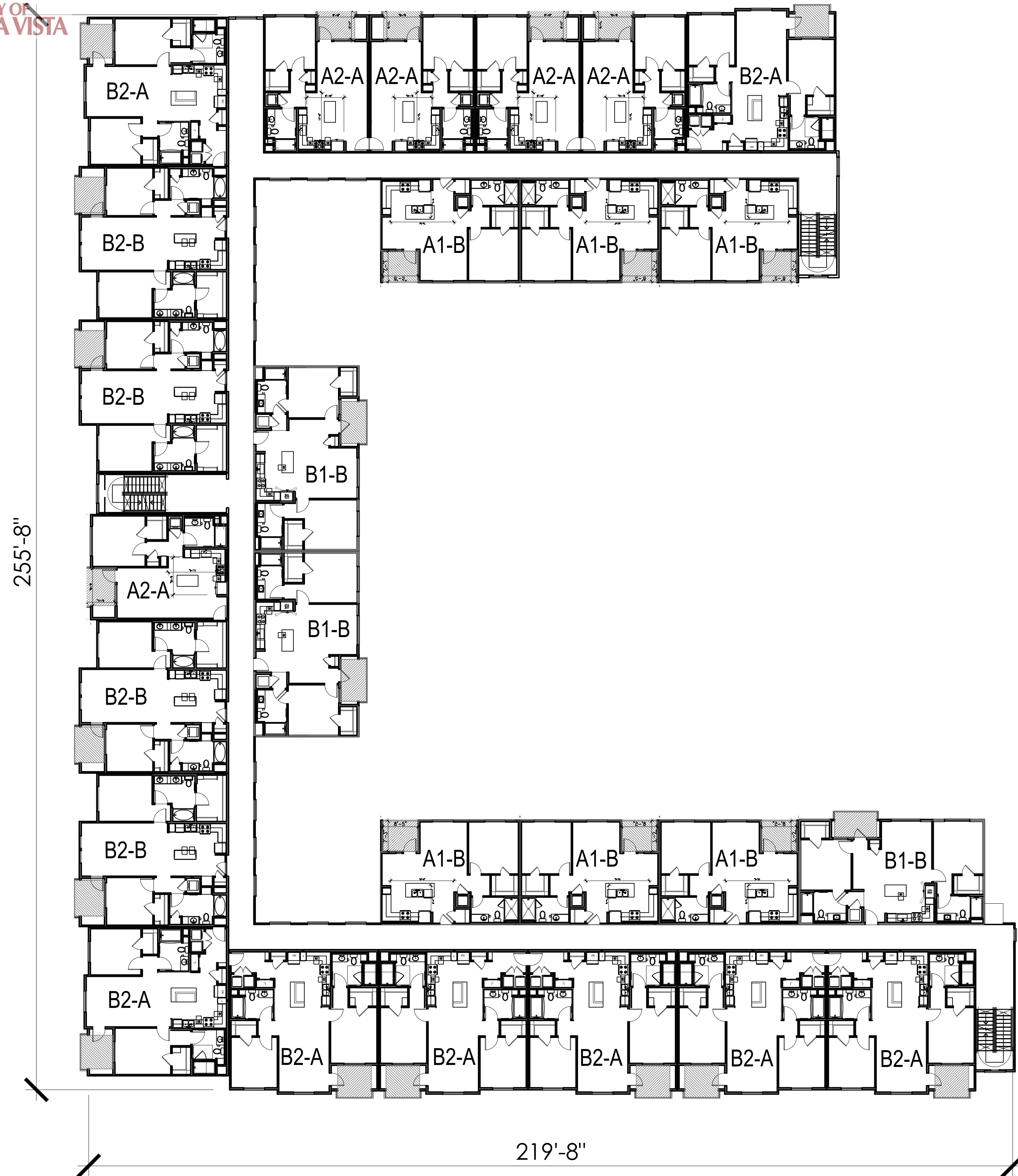
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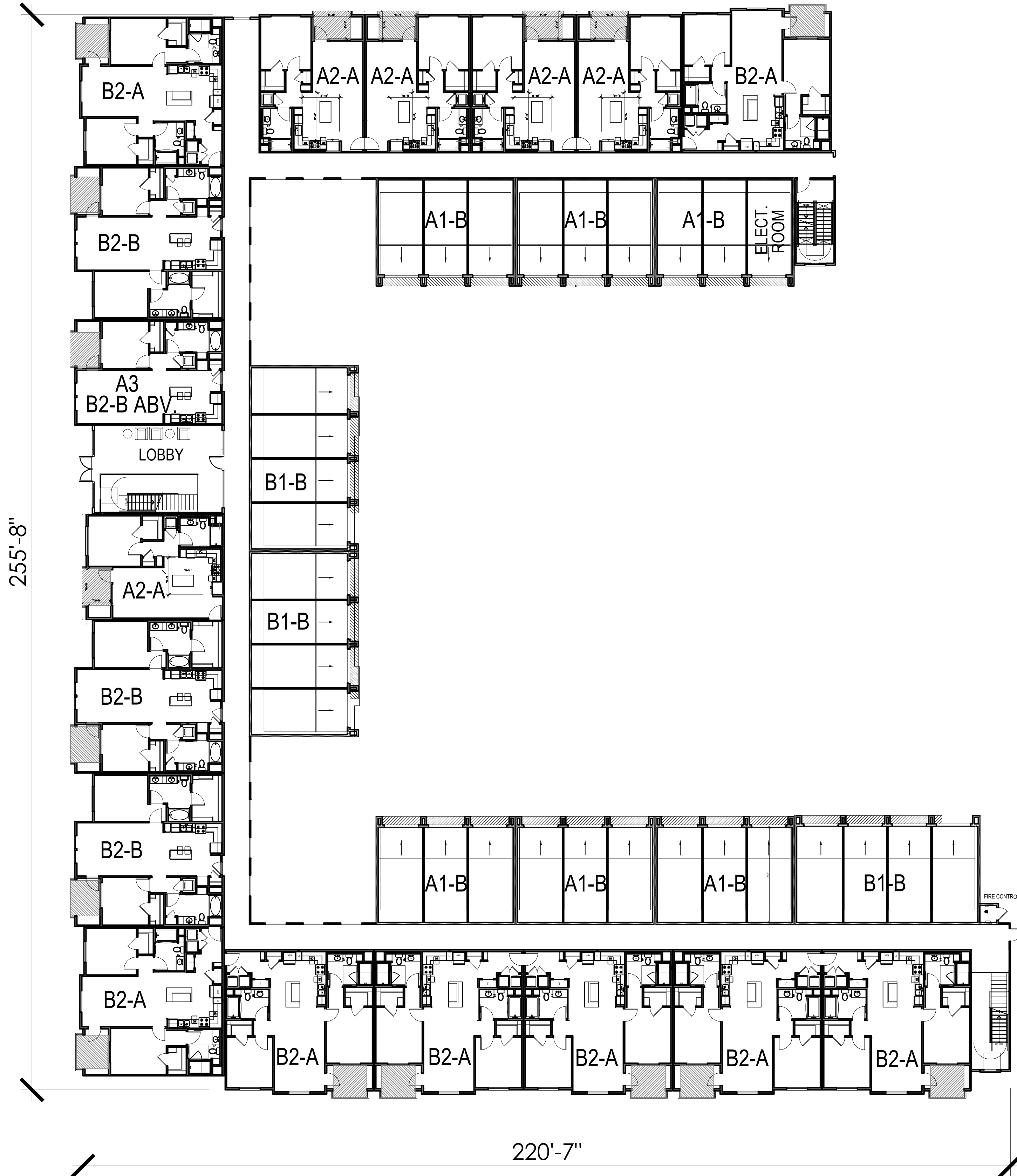
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A-2.3.2



2nd - 3rd LEVEL FLOOR PLAN



1st LEVEL FLOOR PLAN

COTA VERA II APARTMENTS

CHULA VISTA, CA

HOMEFED CORPORATION

1903 WRIGHT PLACE, SUITE 220, CARLSBAD, CA 92008
(760)918-8200 EXT. 252

TYPE B, BUILDING 3 - COMPOSITE LEVEL SCALE : 1/16"= 1'-0"
1, 2&3 FLOOR PLANS DATE: 06-16-2022
JOB NO.: 2020-528

AO ARCHITECTS

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

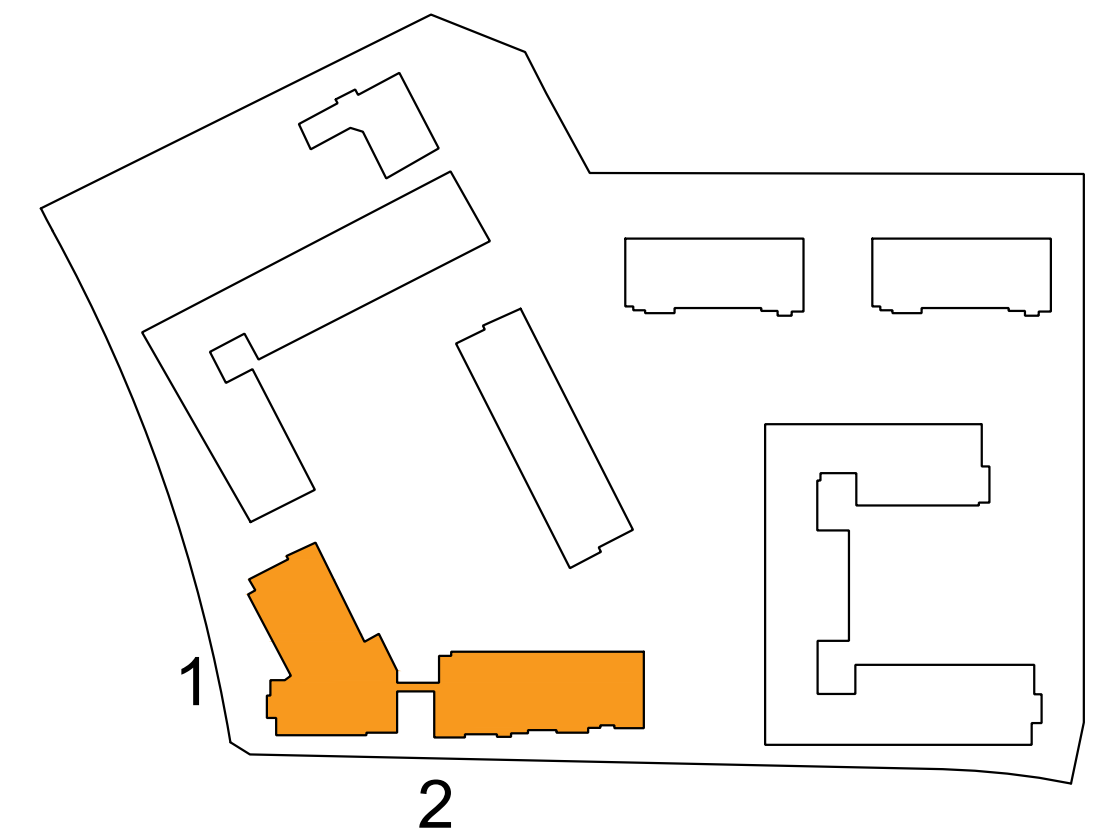
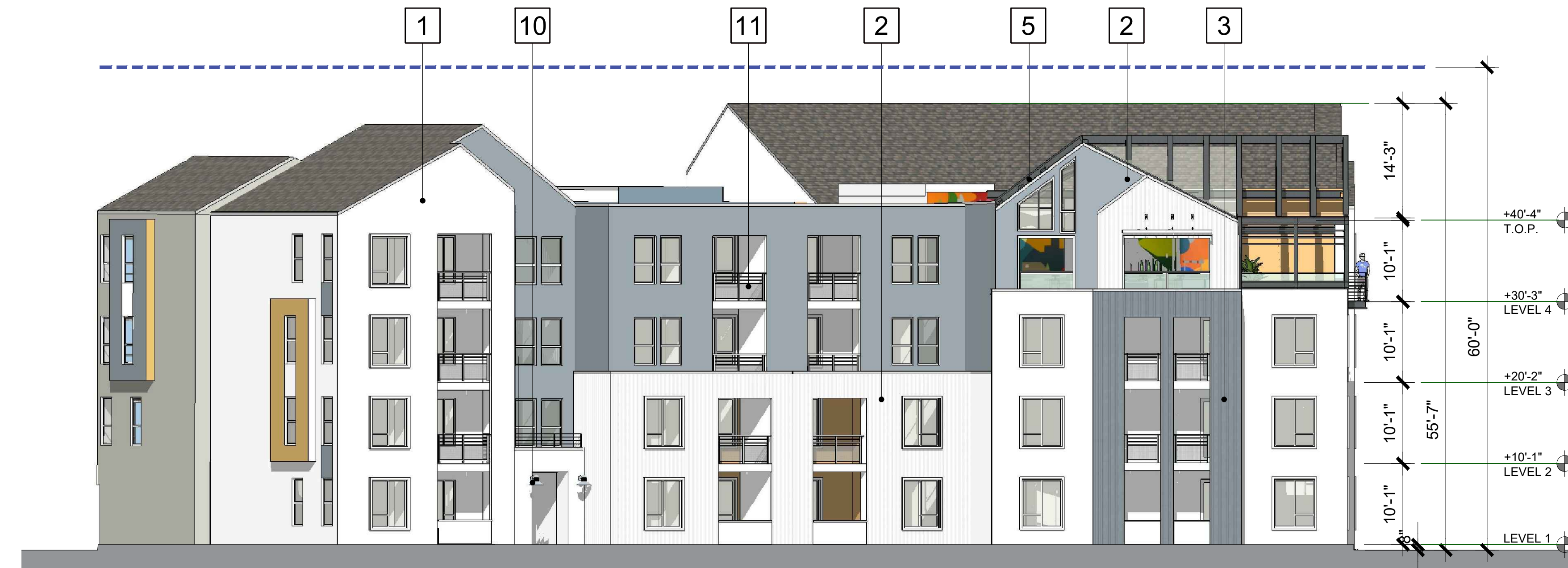
A-2.3.3



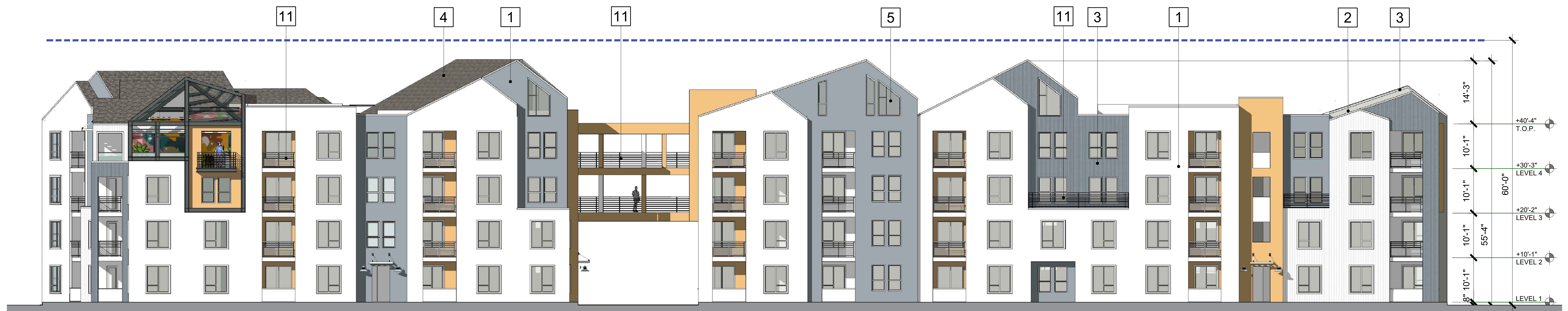
EXTERIOR ELEVATION KEYNOTES

MATERIAL LEGEND:

1. EXTERIOR PLASTER
2. CEMENT SIDING
3. BOARD & BATTEN SIDING
4. COMPOSITIONAL ROOF SHINGLES
5. VINYL WINDOW
6. GARAGE DOOR
7. ARCHITECTURAL FOAM TRIMS, WINDOW & DOOR OPENING TRIM MOLDING
8. METAL AWNING
9. STANDING SEAM METAL ROOF
10. EXTERIOR WALL MOUNTED FIXTURE
11. METAL RAILING



1 WEST ELEVATION



2 SOUTH ELEVATION

COTA VERA II APARTMENTS

HOMEFED CORPORATION

1903 WRIGHT PLACE, SUITE 220, CARLSBAD, CA 92008
(760)918-8200 EXT. 252

CHULA VISTA, CA

TYPE C - BLDG. 4 EAST & SOUTH ELEVATIONS

SCALE : 1/8"= 1'-0"

DATE: 06-16-2022

JOB NO.: 2020-528

AO ARCHITECTS

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

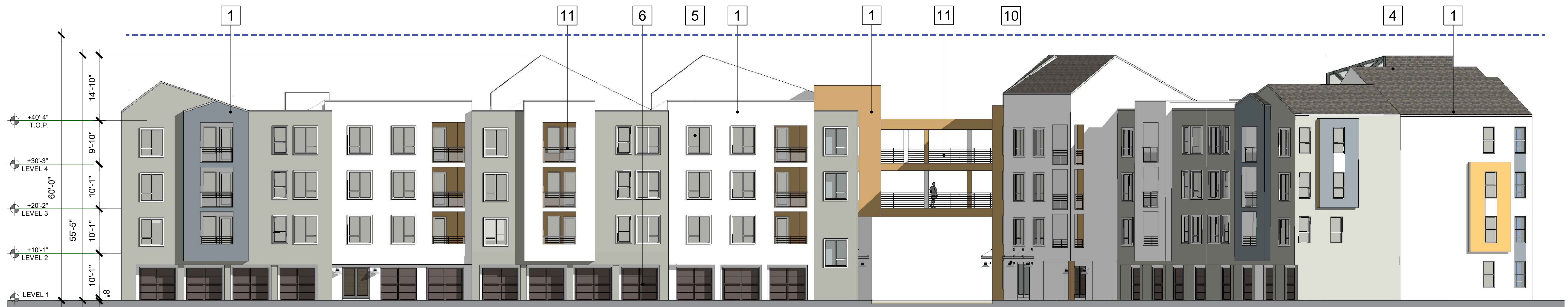
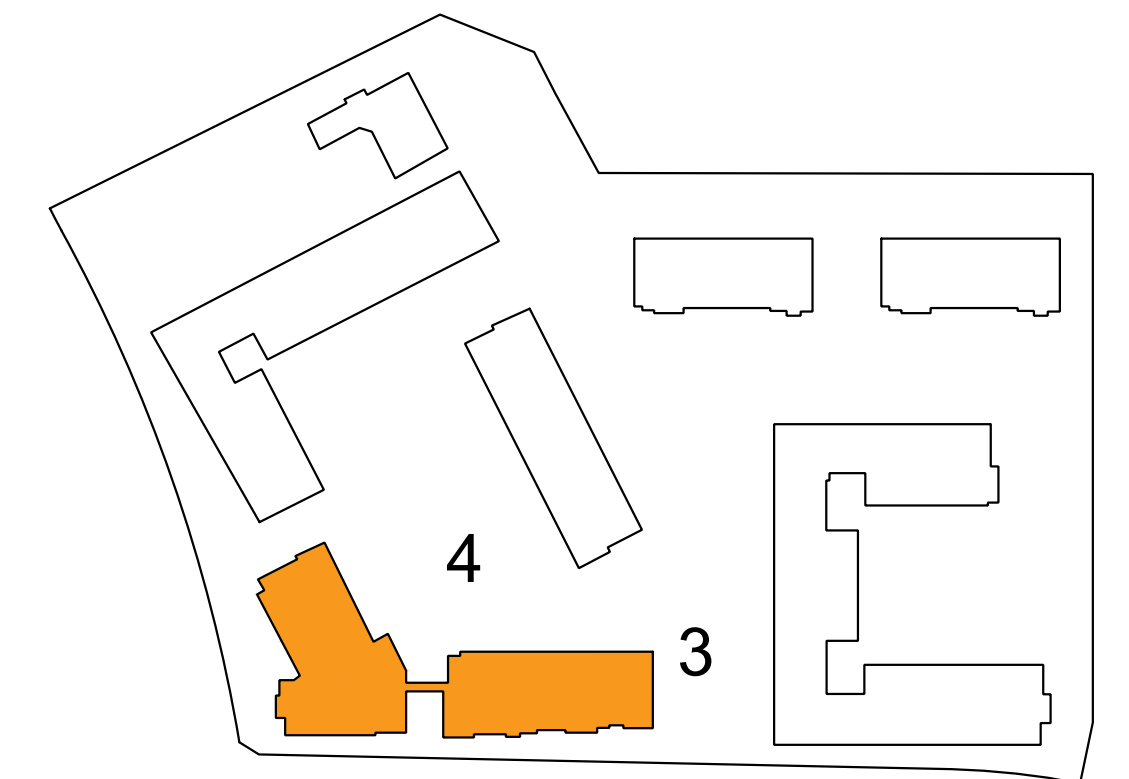
A-2.4



EXTERIOR ELEVATION KEYNOTES

MATERIAL LEGEND:

1. EXTERIOR PLASTER
2. CEMENT SIDING
3. BOARD & BATTEN SIDING
4. COMPOSITIONAL ROOF SHINGLES
5. VINYL WINDOW
6. GARAGE DOOR
7. ARCHITECTURAL FOAM TRIMS, WINDOW & DOOR OPENING TRIM MOLDING
8. METAL AWNING
9. STANDING SEAM METAL ROOF
10. EXTERIOR WALL MOUNTED FIXTURE
11. METAL RAILING



COTA VERA II APARTMENTS

HOMEFED CORPORATION

1903 WRIGHT PLACE, SUITE 220, CARLSBAD, CA 92008
(760)918-8200 EXT. 252

CHULA VISTA, CA

TYPE C - BLDG. 4 EAST & WEST ELEVATIONS

SCALE : 1/8"= 1'-0"

DATE: 06-16-2022

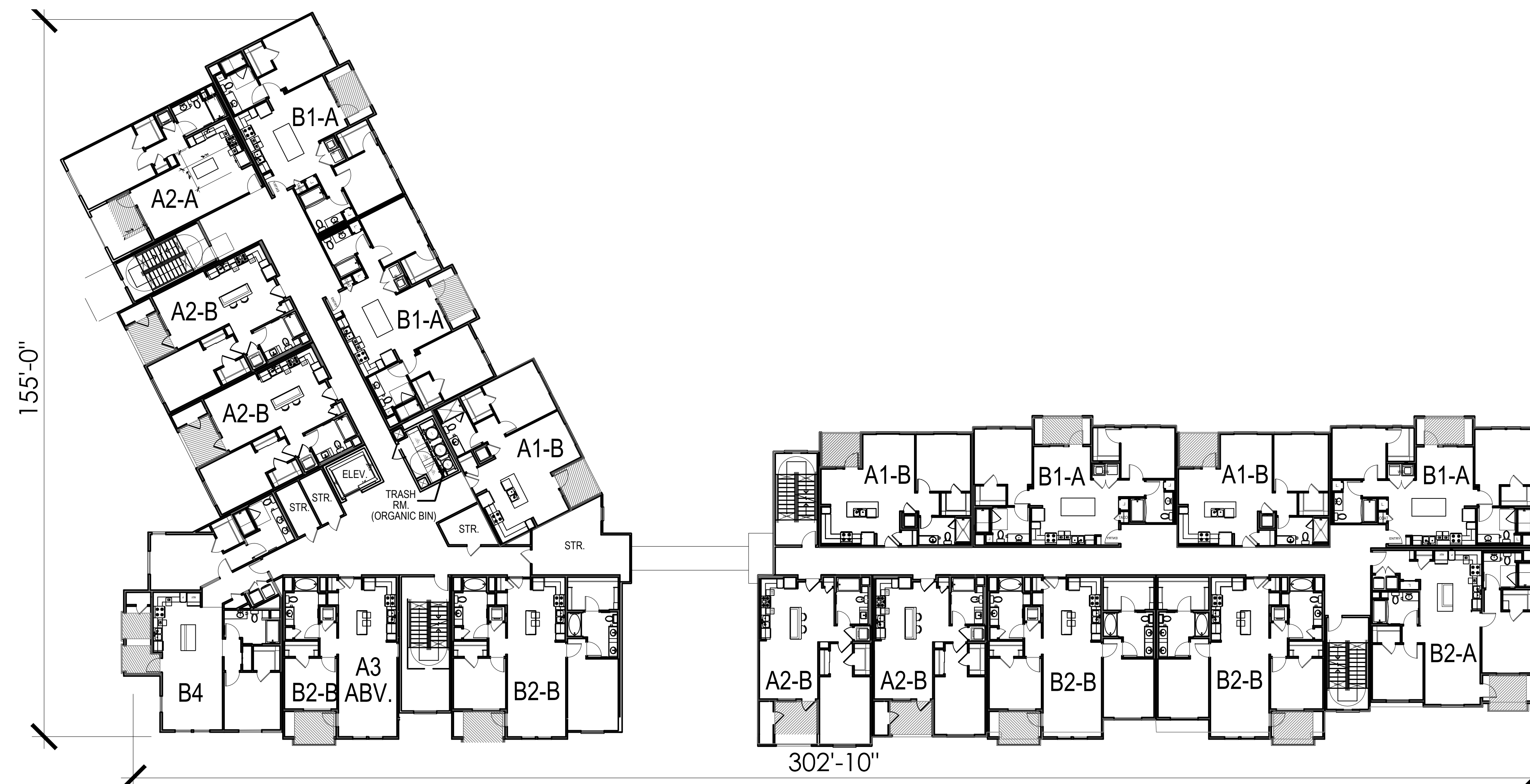
JOB NO.: 2020-528

AO ARCHITECTS

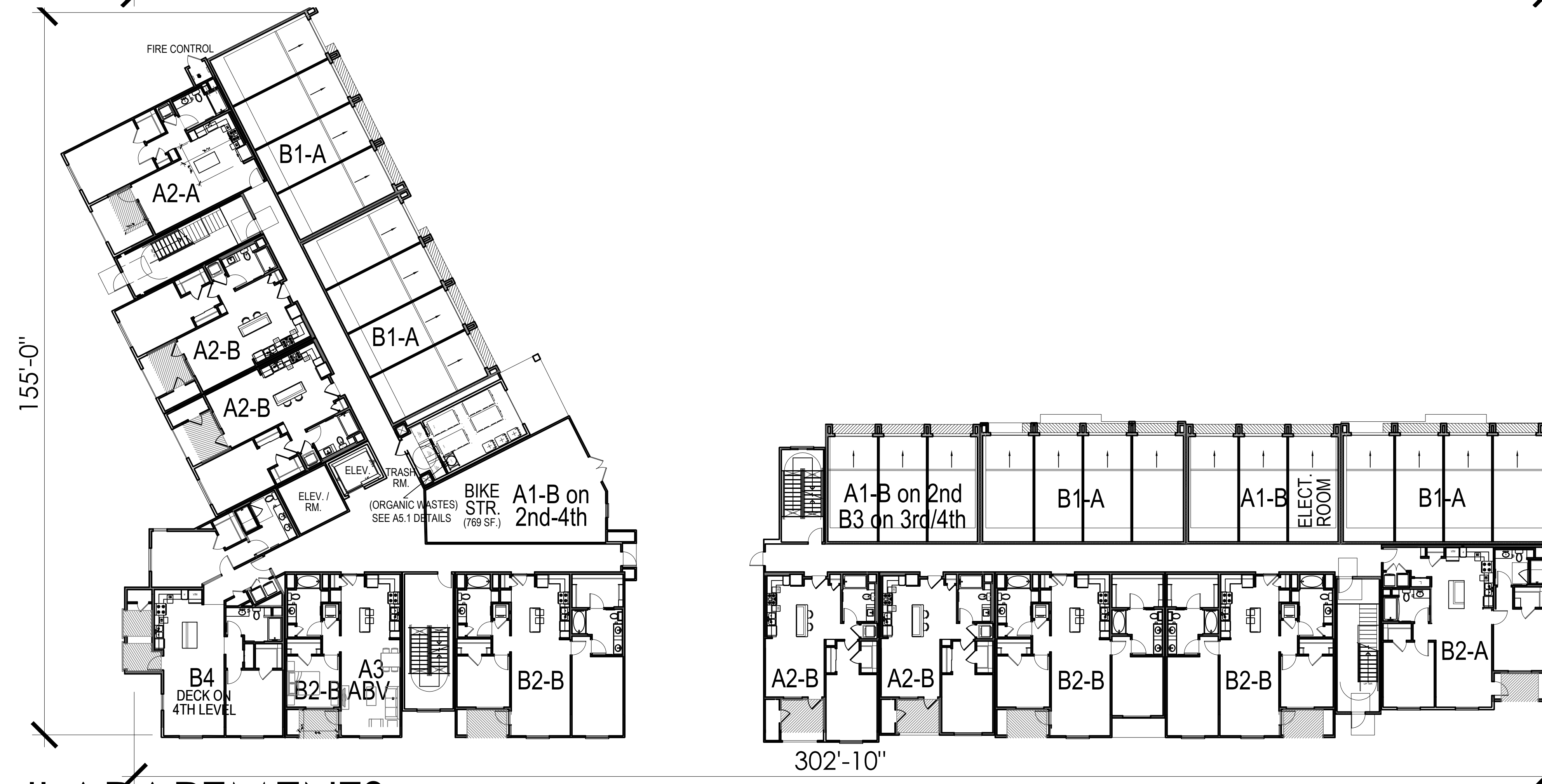
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A-2.5





2nd LEVEL FLOOR PLAN



TYPE C, BUILDING 4 - COMPOSITE
LEVEL 1&2 FLOOR PLANS

1st LEVEL FLOOR PLAN

COTA VERA II APARTMENTS

HOMEFED CORPORATION

1903 WRIGHT PLACE, SUITE 220, CARLSBAD, CA 92008
(760)918-8200 EXT. 252

CHULA VISTA, CA

SCALE : 3/32" = 1'-0"

DATE: 06-16-2022

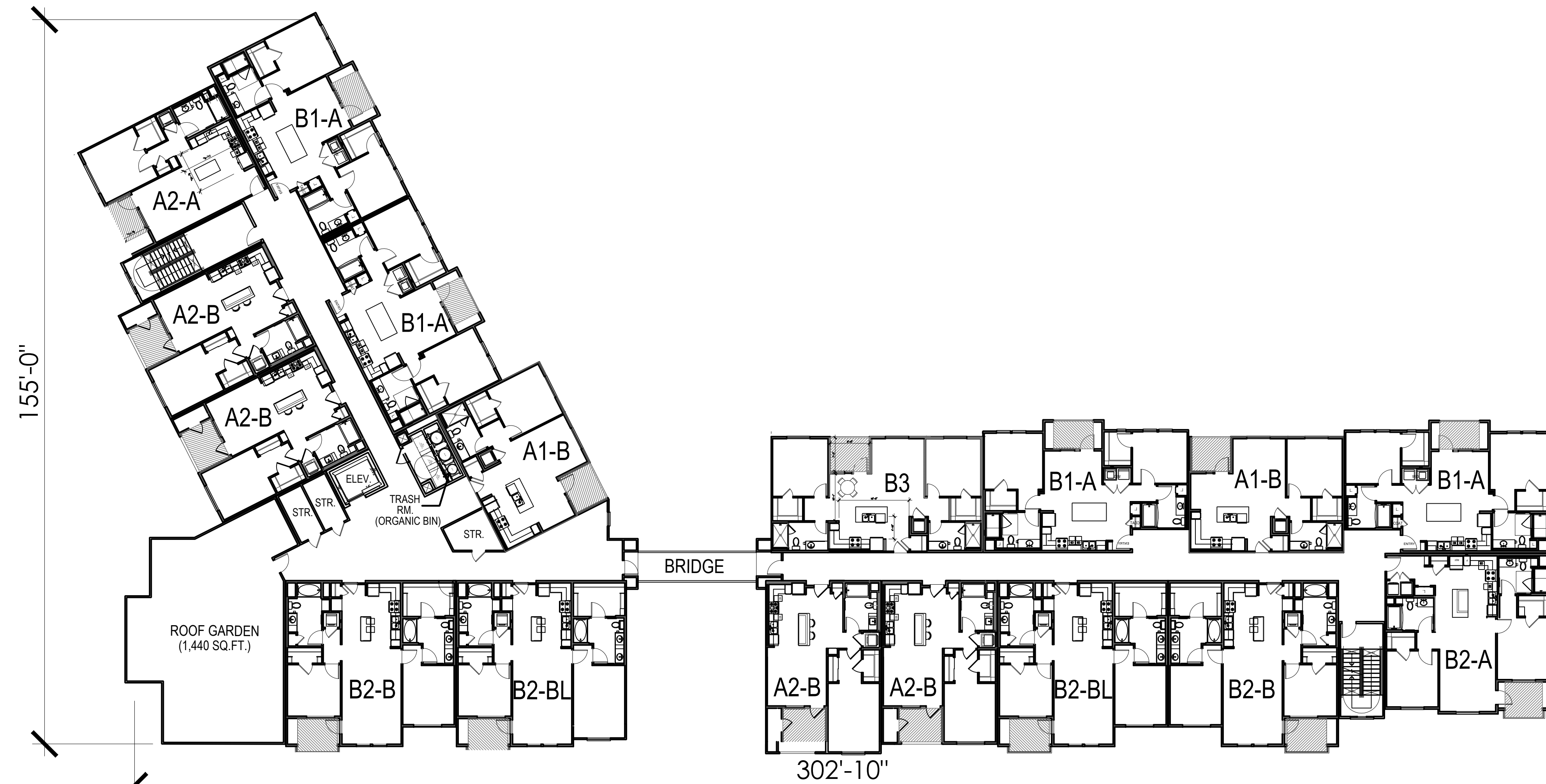
JOB NO.: 2020-528

AO ARCHITECTS

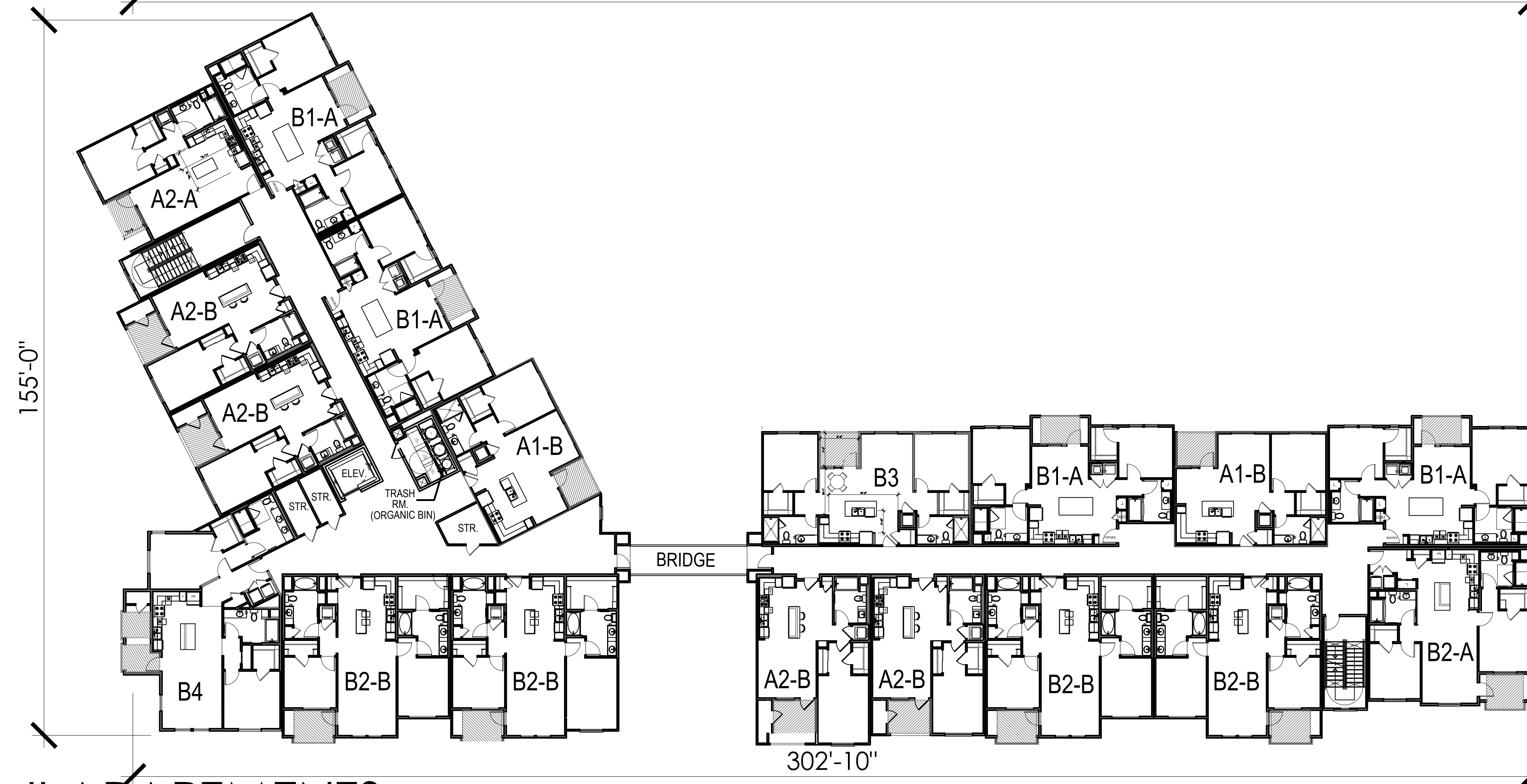
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A-2.6





4th LEVEL FLOOR PLAN



3rd LEVEL FLOOR PLAN

TYPE C, BUILDING 4 - COMPOSITE
LEVEL 3&4 FLOOR PLANS

SCALE : 1/16" = 1'-0"

DATE: 06-16-2022

JOB NO.: 2020-528

COTA VERA II APARTMENTS

CHULA VISTA, CA

HOMEFED CORPORATION

1903 WRIGHT PLACE, SUITE 220, CARLSBAD, CA 92008
(760)918-8200 EXT. 252

AO ARCHITECTS

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

A-2.7



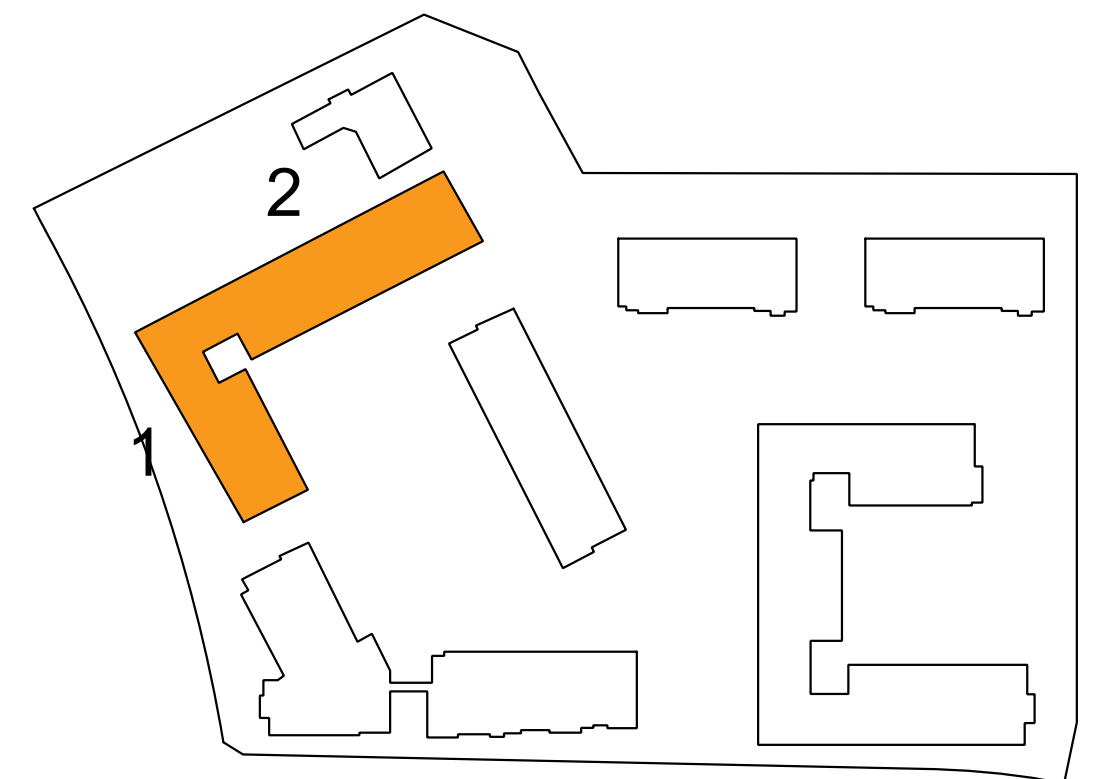
EXTERIOR ELEVATION KEYNOTES

MATERIAL LEGEND:

1. EXTERIOR PLASTER
2. CEMENT SIDING
3. BOARD & BATTEN SIDING
4. COMPOSITIONAL ROOF SHINGLES
5. VINYL WINDOW
6. GARAGE DOOR
7. ARCHITECTURAL FOAM TRIMS, WINDOW & DOOR OPENING TRIM MOLDING
8. METAL AWNING
9. STANDING SEAM METAL ROOF
10. EXTERIOR WALL MOUNTED FIXTURE
11. METAL RAILING



1 WEST ELEVATION



2 SOUTH ELEVATION

COTA VERA II APARTMENTS

HOMEFED CORPORATION

1903 WRIGHT PLACE, SUITE 220, CARLSBAD, CA 92008
(760)918-8200 EXT. 252

CHULA VISTA, CA

TYPE D - BLDG. 5 NORTH & WEST ELEVATIONS

SCALE : 3/32" = 1'-0"

DATE: 06-16-2022

JOB NO.: 2020-528

AO ARCHITECTS

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

A-2.8

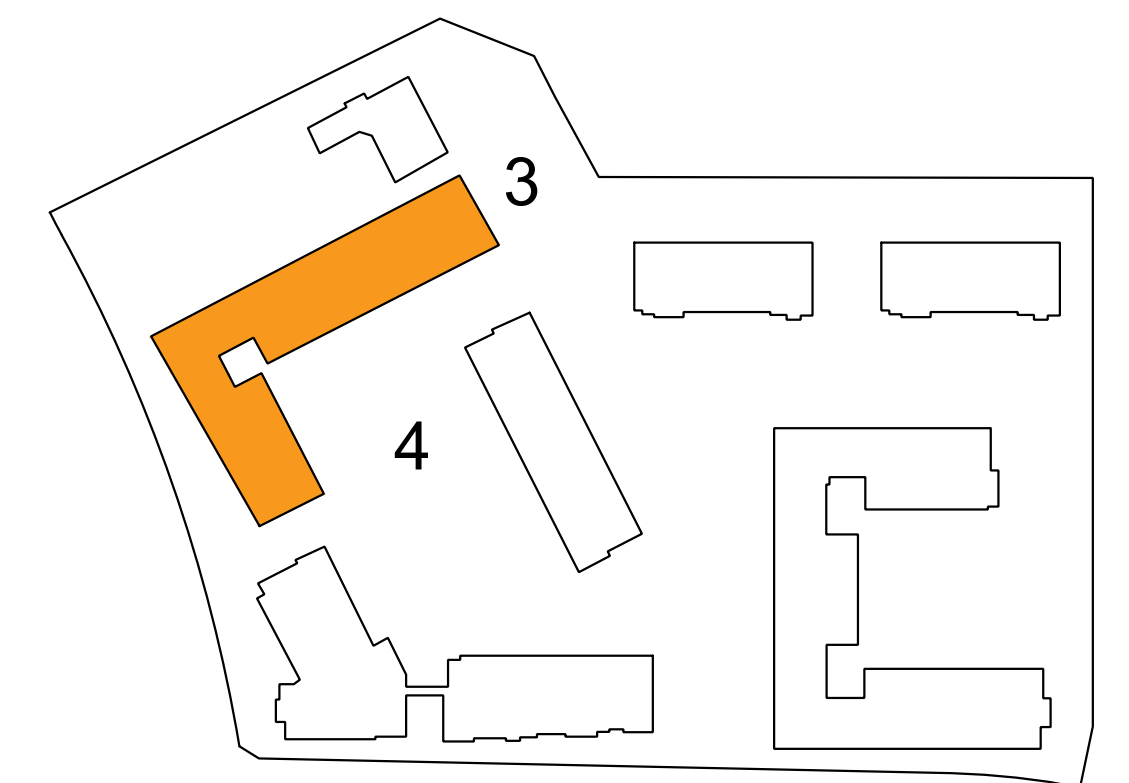
EXTERIOR ELEVATION KEYNOTES

MATERIAL LEGEND:

1. EXTERIOR PLASTER
2. CEMENT SIDING
3. BOARD & BATTEN SIDING
4. COMPOSITIONAL ROOF SHINGLES
5. VINYL WINDOW
6. GARAGE DOOR
7. ARCHITECTURAL FOAM TRIMS, WINDOW & DOOR OPENING TRIM MOLDING
8. METAL AWNING
9. STANDING SEAM METAL ROOF
10. EXTERIOR WALL MOUNTED FIXTURE
11. METAL RAILING



3 EAST ELEVATION



4 NORTH ELEVATION

COTA VERA II APARTMENTS

HOMEFED CORPORATION

1903 WRIGHT PLACE, SUITE 220, CARLSBAD, CA 92008
(760)918-8200 EXT. 252

CHULA VISTA, CA

TYPE D - BLDG. 5 SOUTH & EAST ELEVATIONS

SCALE : 1/8" = 1'-0"

DATE: 06-16-2022

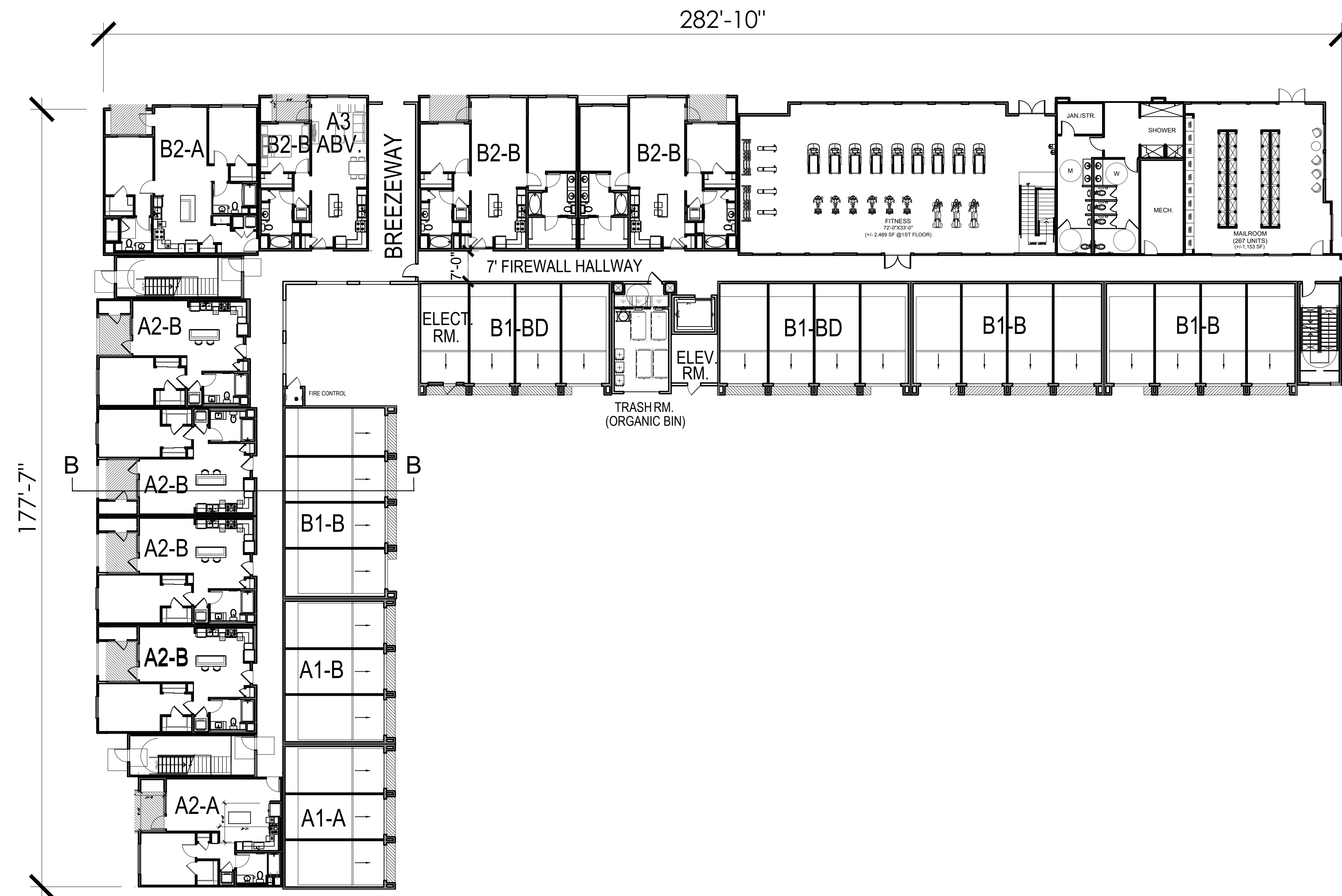
JOB NO.: 2020-528

AO ARCHITECTS

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

A-2.9





1st LEVEL FLOOR PLAN

COTA VERA II APARTMENTS

HOMEFED CORPORATION

1903 WRIGHT PLACE, SUITE 220, CARLSBAD, CA 92008
(760)918-8200 EXT. 252

CHULA VISTA, CA

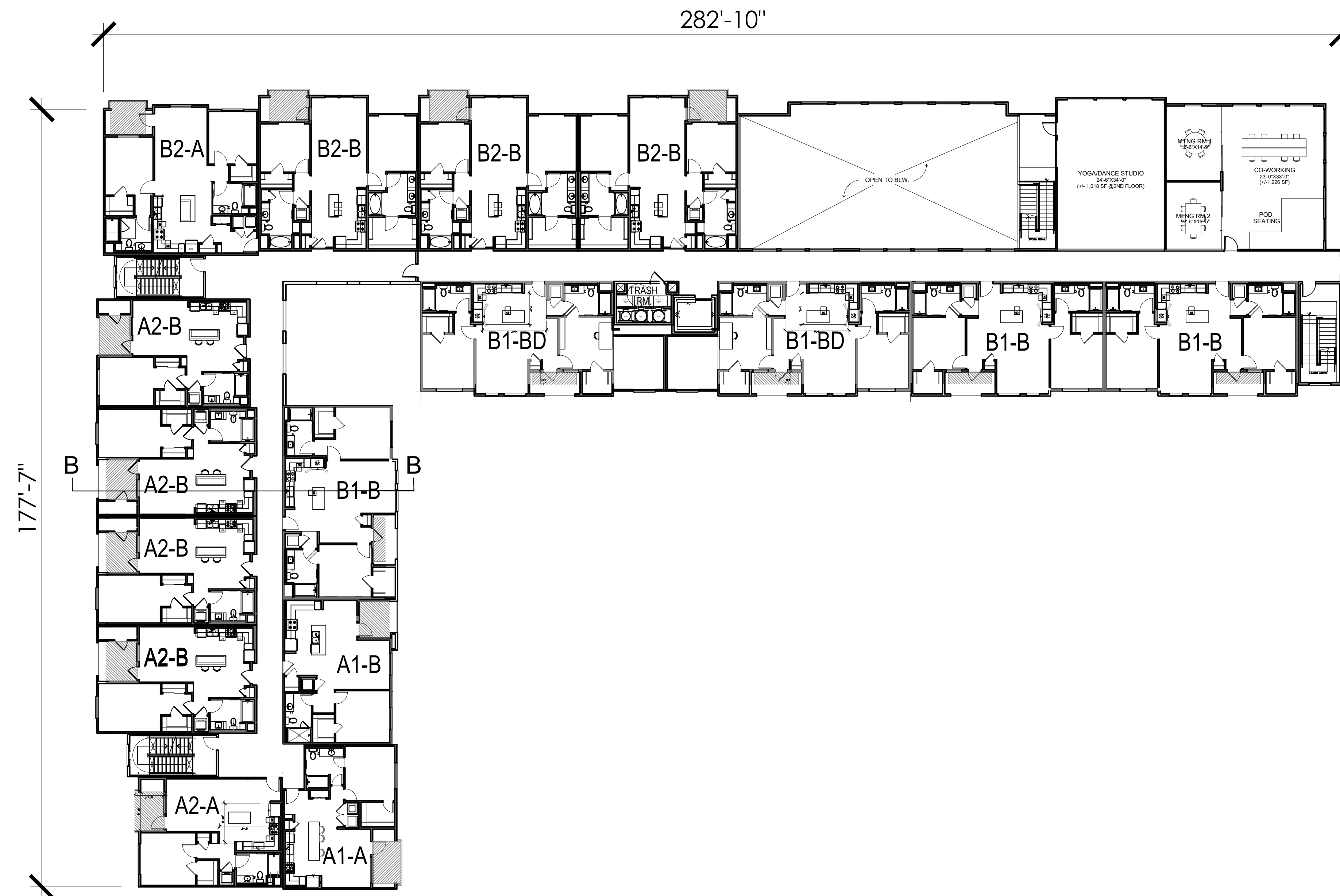
TYPE D, BUILDING 5 - COMPOSITE SCALE : 1/16"= 1'-0"
LEVEL 1 FLOOR PLAN DATE: 06-16-2022
JOB NO.: 2020-528

AO ARCHITECTS

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

A-2.10





2nd LEVEL FLOOR PLAN

COTA VERA II APARTMENTS

HOMEFED CORPORATION

1903 WRIGHT PLACE, SUITE 220, CARLSBAD, CA 92008
(760)918-8200 EXT. 252

CHULA VISTA, CA

TYPE D, BUILDING 5 - COMPOSITE SCALE : 1/16"= 1'-0"
LEVEL 2 FLOOR PLAN DATE: 06-16-2022
JOB NO.: 2020-528

AO ARCHITECTS

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

A-2.11





3rd LEVEL FLOOR PLAN

COTA VERA II APARTMENTS

CHULA VISTA, CA

HOMEFED CORPORATION

1903 WRIGHT PLACE, SUITE 220, CARLSBAD, CA 92008
(760)918-8200 EXT. 252

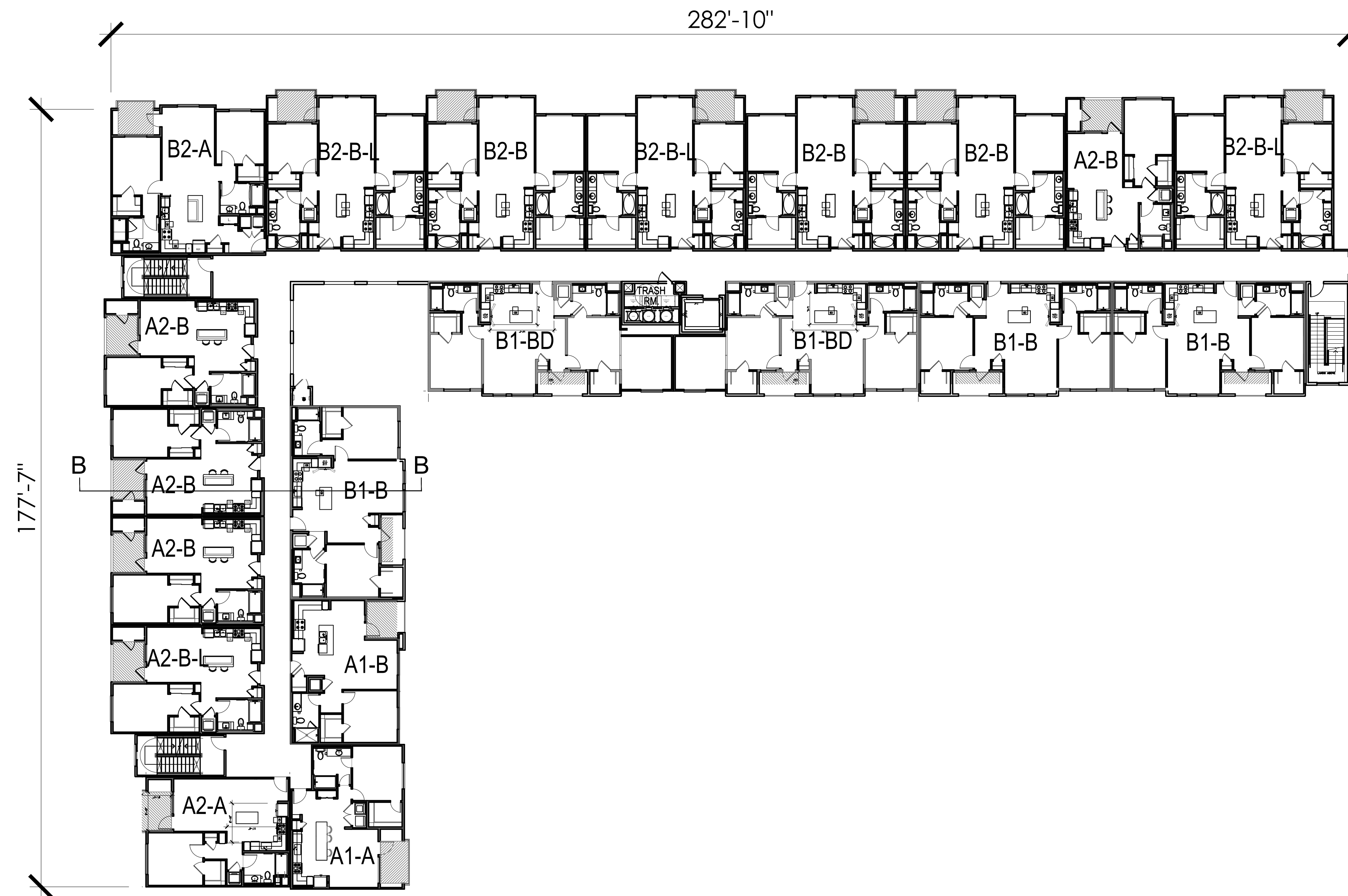
TYPE D, BUILDING 5 - COMPOSITE SCALE : 1/16"= 1'-0"
LEVEL 3 FLOOR PLAN DATE: 06-16-2022
JOB NO.: 2020-528

AO ARCHITECTS

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

A-2.12





4th LEVEL FLOOR PLAN

COTA VERA II APARTMENTS

CHULA VISTA, CA

HOMEFED CORPORATION

1903 WRIGHT PLACE, SUITE 220, CARLSBAD, CA 92008
(760)918-8200 EXT. 252

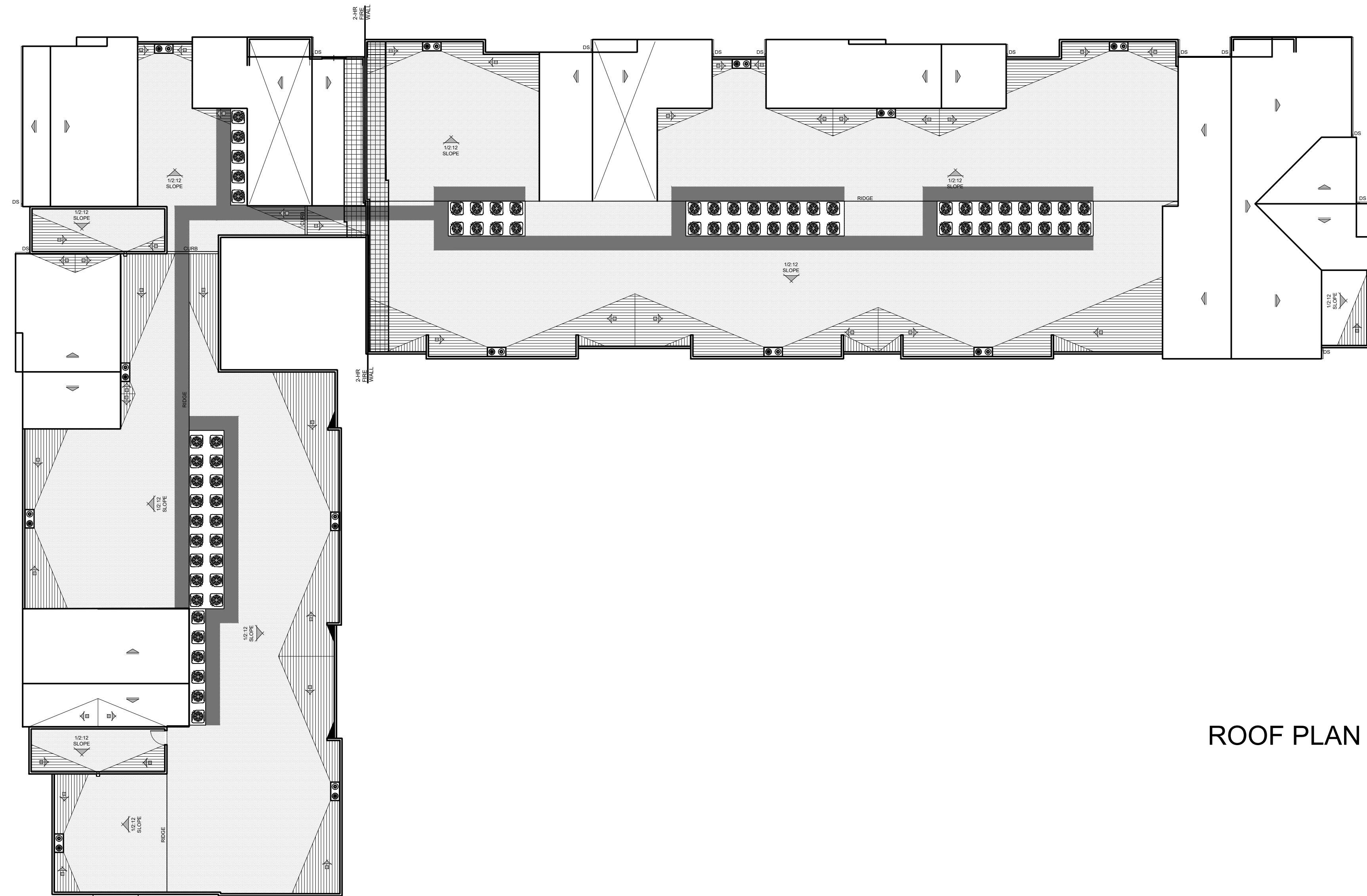
TYPE D, BUILDING 5 - COMPOSITE SCALE : 1/16"= 1'-0"
LEVEL 4 FLOOR PLAN DATE: 06-16-2022
JOB NO.: 2020-528

AO ARCHITECTS

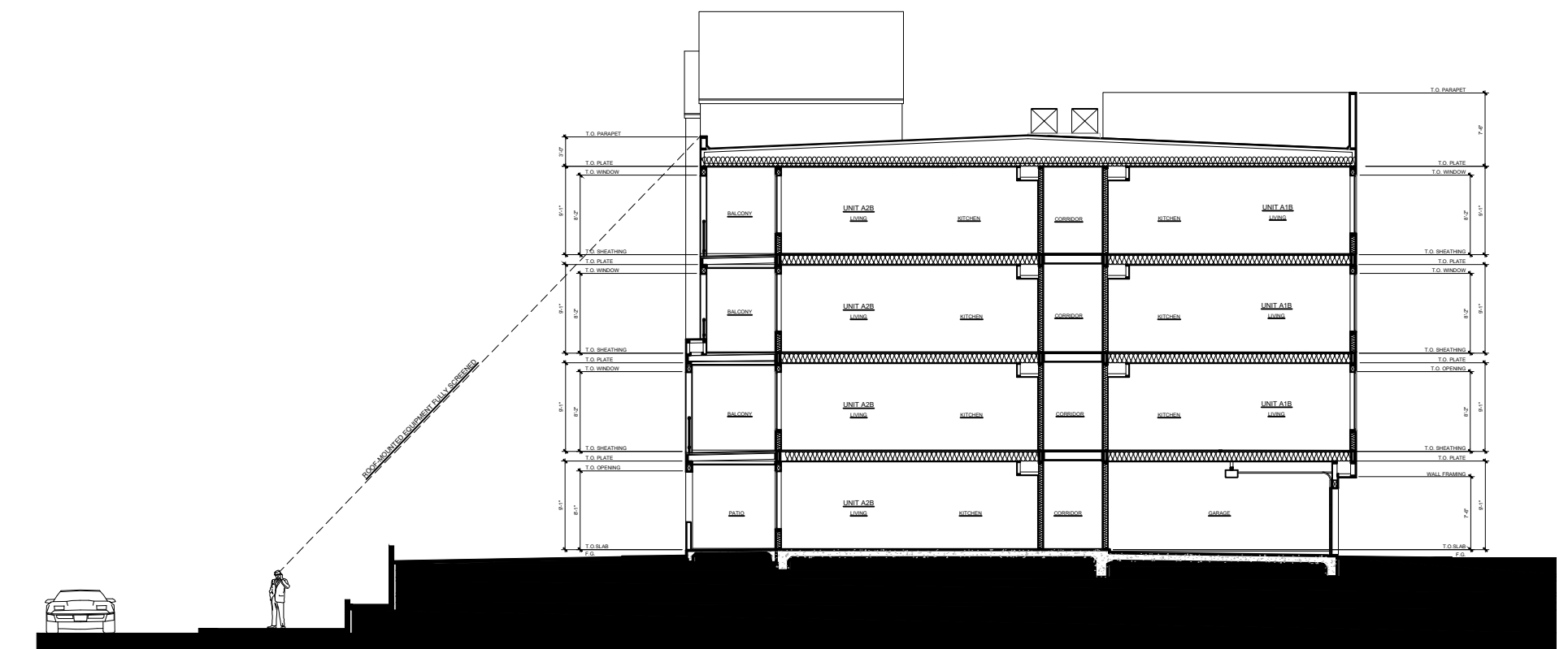
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A-2.13





ROOF PLAN



SECTION B-B

COTA VERA II APARTMENTS

HOMEFED CORPORATION
1903 WRIGHT PLACE, SUITE 220, CARLSBAD, CA 92008
(760)918-8200 EXT. 252

CHULA VISTA, CA

TYPE D, BUILDING 5 - ROOF PLAN & SECTION B-B

SCALE : 1/16"= 1'-0"

DATE: 06-16-2022
JOB NO.: 2020-528

AO ARCHITECTS

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

A-2.13-1

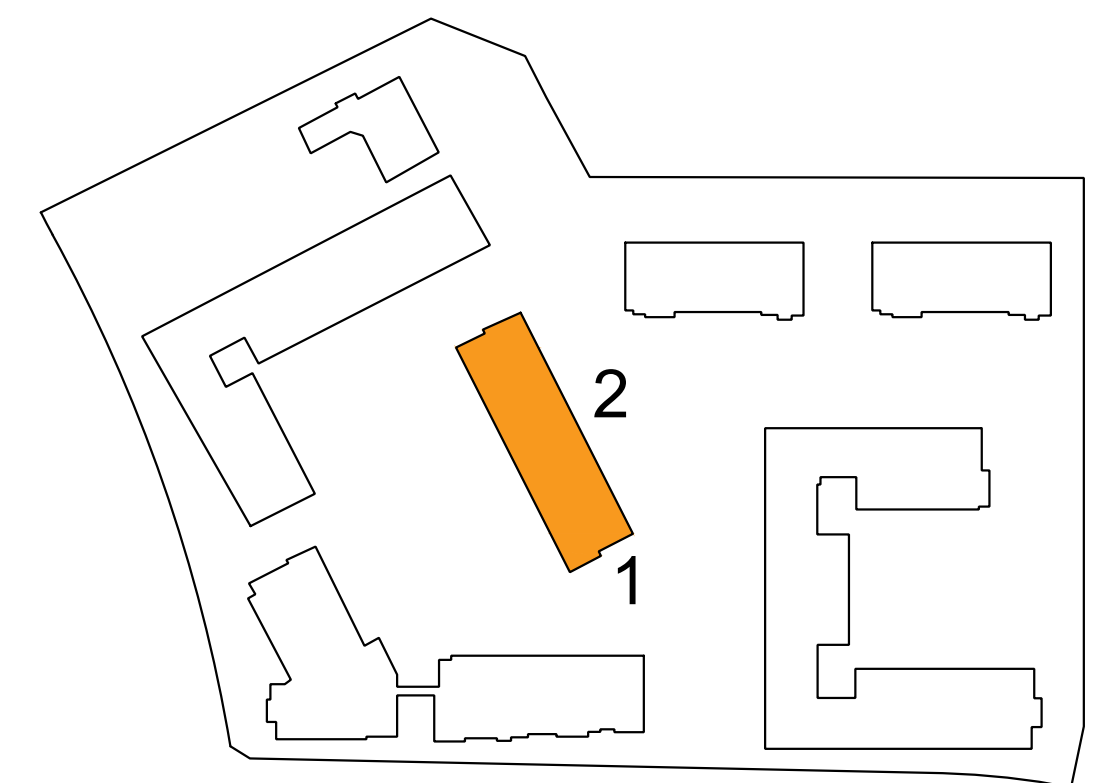
EXTERIOR ELEVATION KEYNOTES

MATERIAL LEGEND:

1. EXTERIOR PLASTER
2. CEMENT SIDING
3. BOARD & BATTEN SIDING
4. COMPOSITIONAL ROOF SHINGLES
5. VINYL WINDOW
6. GARAGE DOOR
7. ARCHITECTURAL FOAM TRIMS, WINDOW & DOOR OPENING TRIM MOLDING
8. METAL AWNING
9. STANDING SEAM METAL ROOF
10. EXTERIOR WALL MOUNTED FIXTURE
11. METAL RAILING



1 LEFT ELEVATION



2 FRONT ELEVATION

COTA VERA II APARTMENTS

HOMEFED CORPORATION

1903 WRIGHT PLACE, SUITE 220, CARLSBAD, CA 92008
(760)918-8200 EXT. 252

CHULA VISTA, CA

TYPE E - BLDG. 6 FRONT & LEFT ELEVATIONS

SCALE : 1/8" = 1'-0"

DATE: 06-16-2022

JOB NO.: 2020-528

AO ARCHITECTS

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

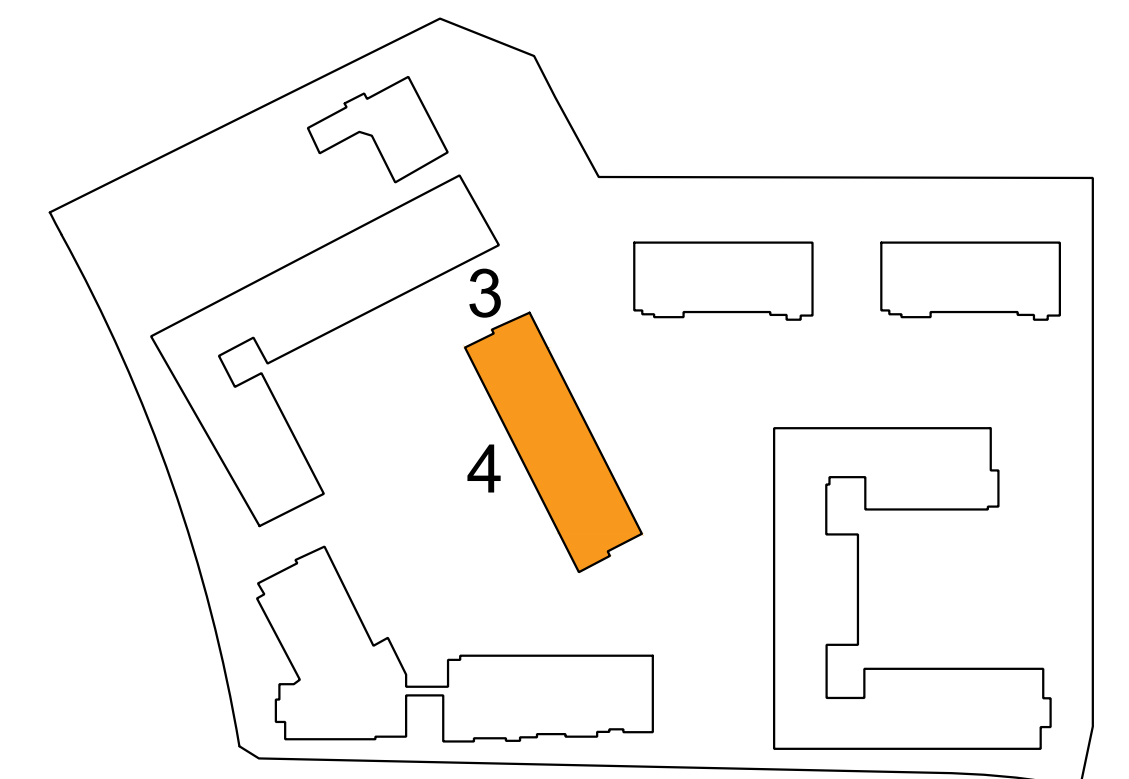
A-2.14



EXTERIOR ELEVATION KEYNOTES

MATERIAL LEGEND:

1. EXTERIOR PLASTER
2. CEMENT SIDING
3. BOARD & BATTEN SIDING
4. COMPOSITIONAL ROOF SHINGLES
5. VINYL WINDOW
6. GARAGE DOOR
7. ARCHITECTURAL FOAM TRIMS, WINDOW & DOOR OPENING TRIM MOLDING
8. METAL AWNING
9. STANDING SEAM METAL ROOF
10. EXTERIOR WALL MOUNTED FIXTURE
11. METAL RAILING



3 RIGHT ELEVATION



4 REAR ELEVATION

COTA VERA II APARTMENTS

HOMEFED CORPORATION

1903 WRIGHT PLACE, SUITE 220, CARLSBAD, CA 92008
(760)918-8200 EXT. 252

CHULA VISTA, CA

TYPE E - BLDG. 6 REAR & RIGHT ELEVATIONS

SCALE : 1/8"= 1'-0"

DATE: 06-16-2022

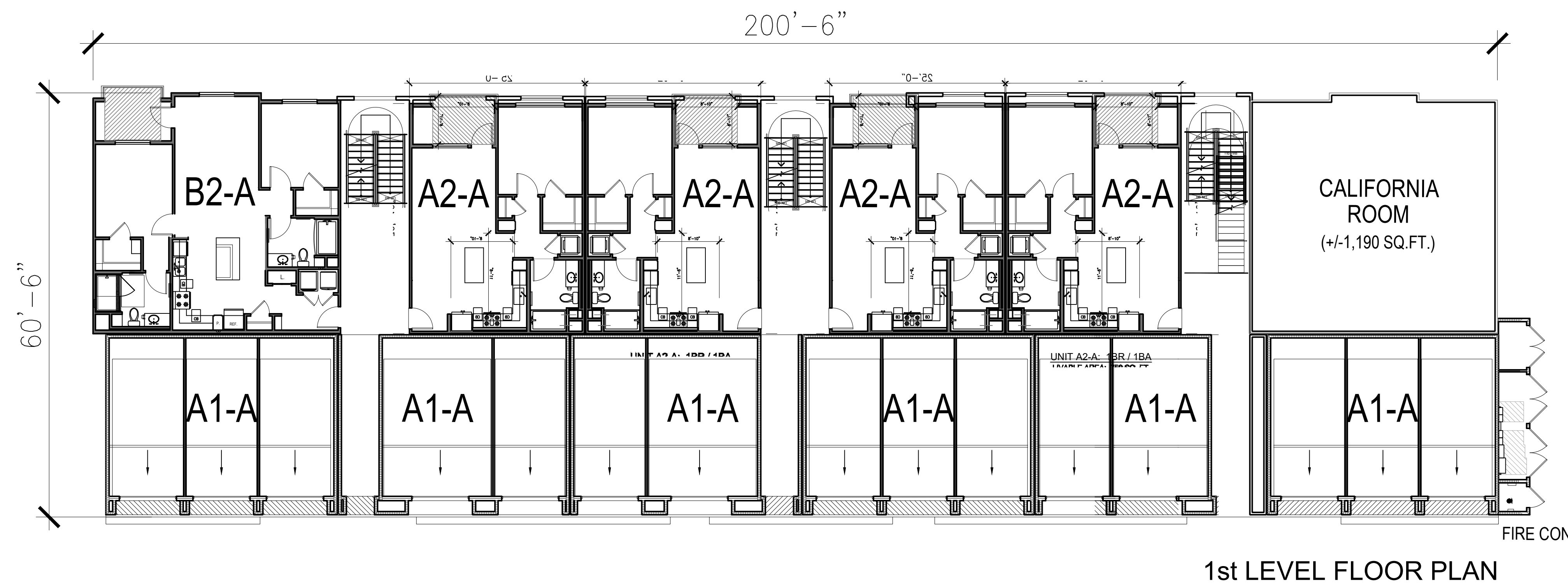
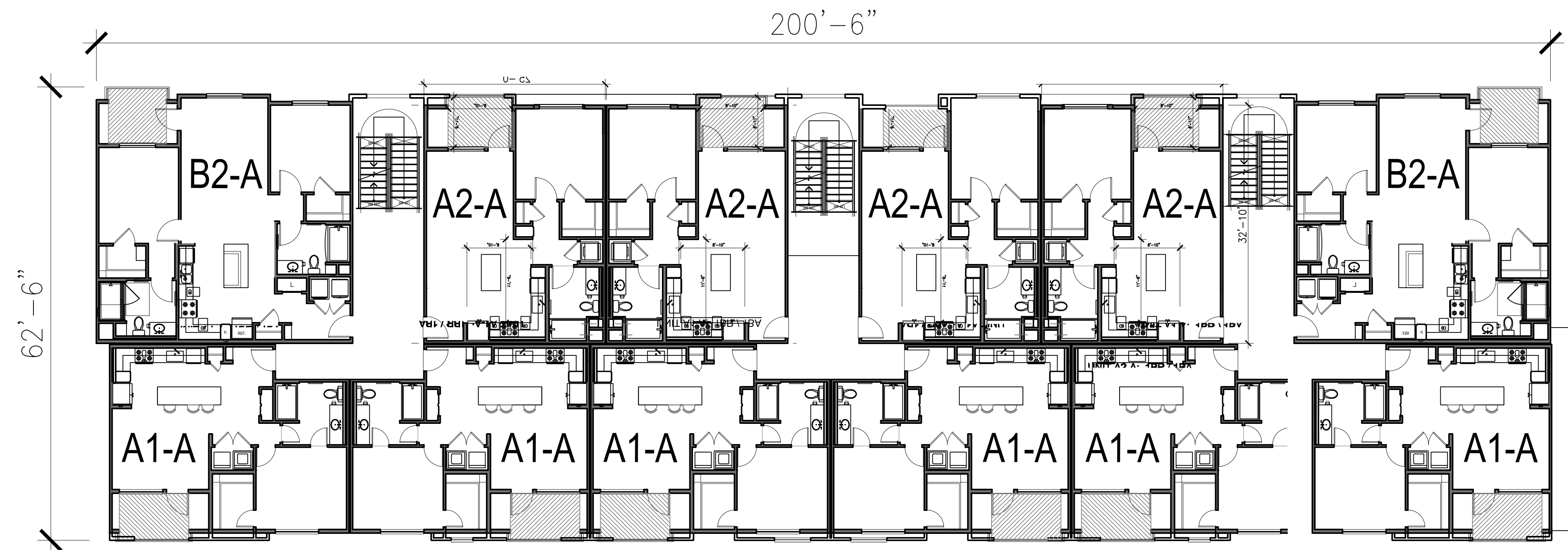
JOB NO.: 2020-528

AO ARCHITECTS

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

A-2.15





COTA VERA II APARTMENTS

HOMEFED CORPORATION

1903 WRIGHT PLACE, SUITE 220, CARLSBAD, CA 92008
(760)918-8200 EXT. 252

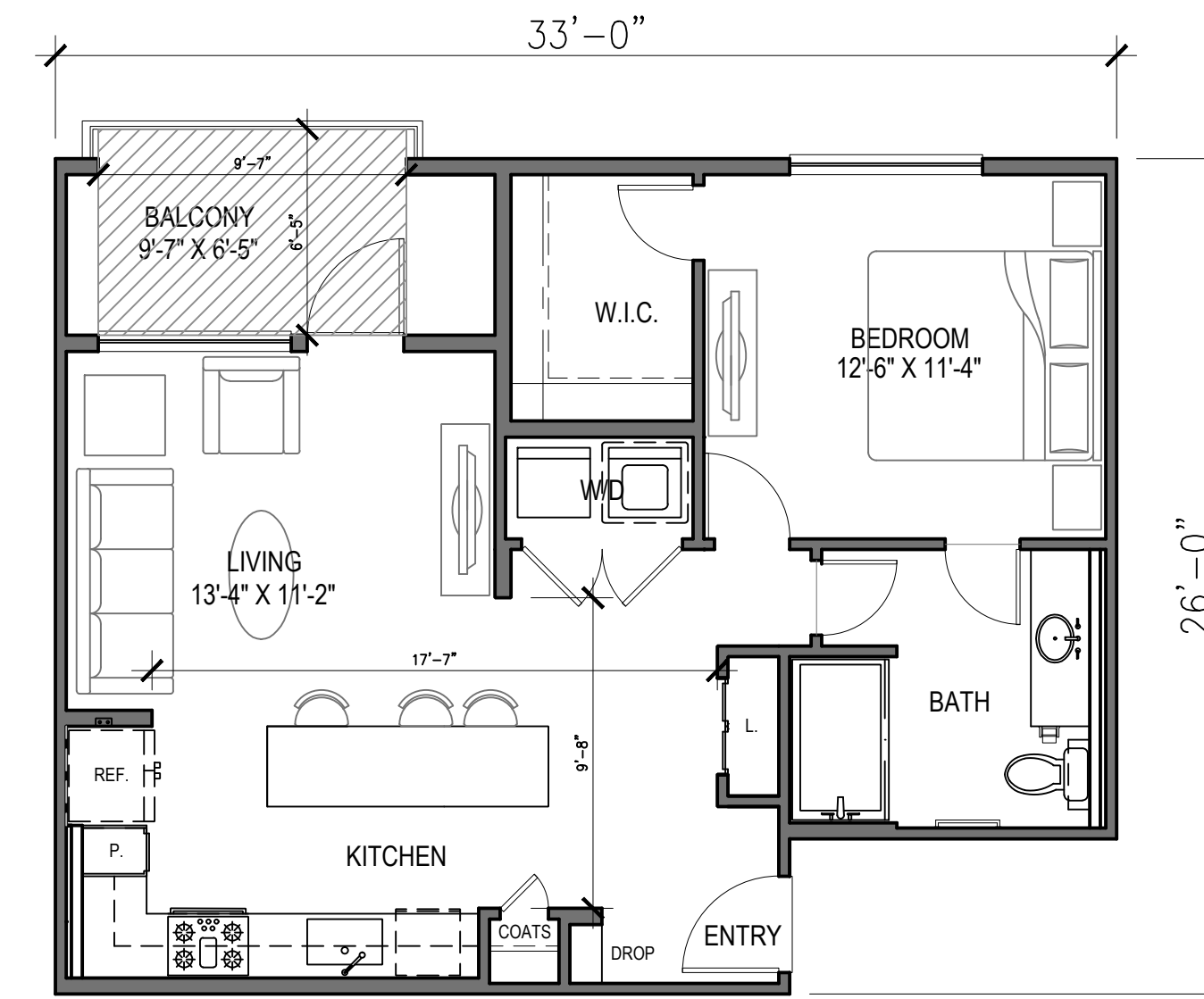
CHULA VISTA, CA

TYPE E, BUILDING 6 - COMPOSITE LEVEL SCALE : 1/16"= 1'-0"
1, 2 ,3 FLOOR PLANS DATE: 06-16-2022
JOB NO.: 2020-528

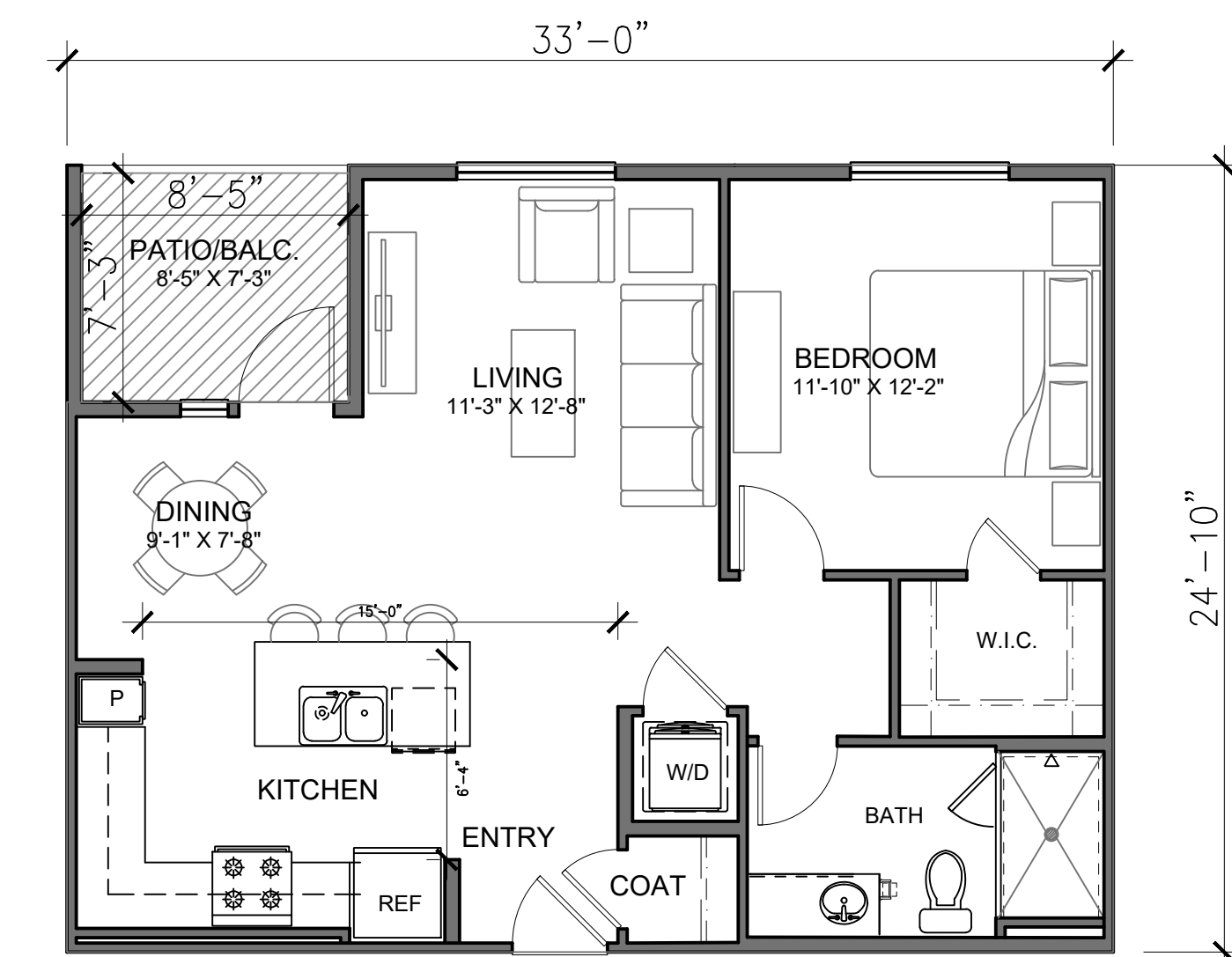
AO ARCHITECTS

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

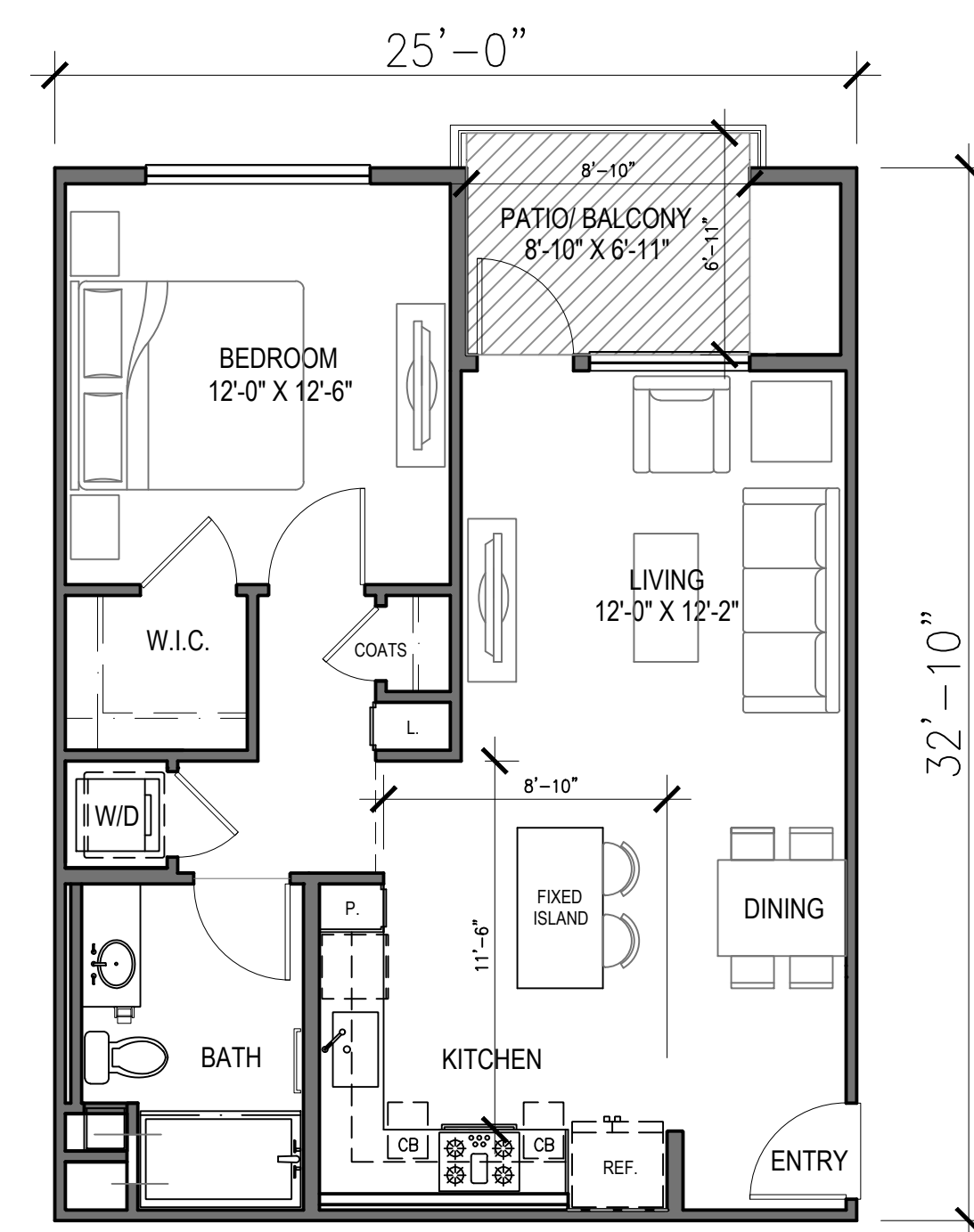
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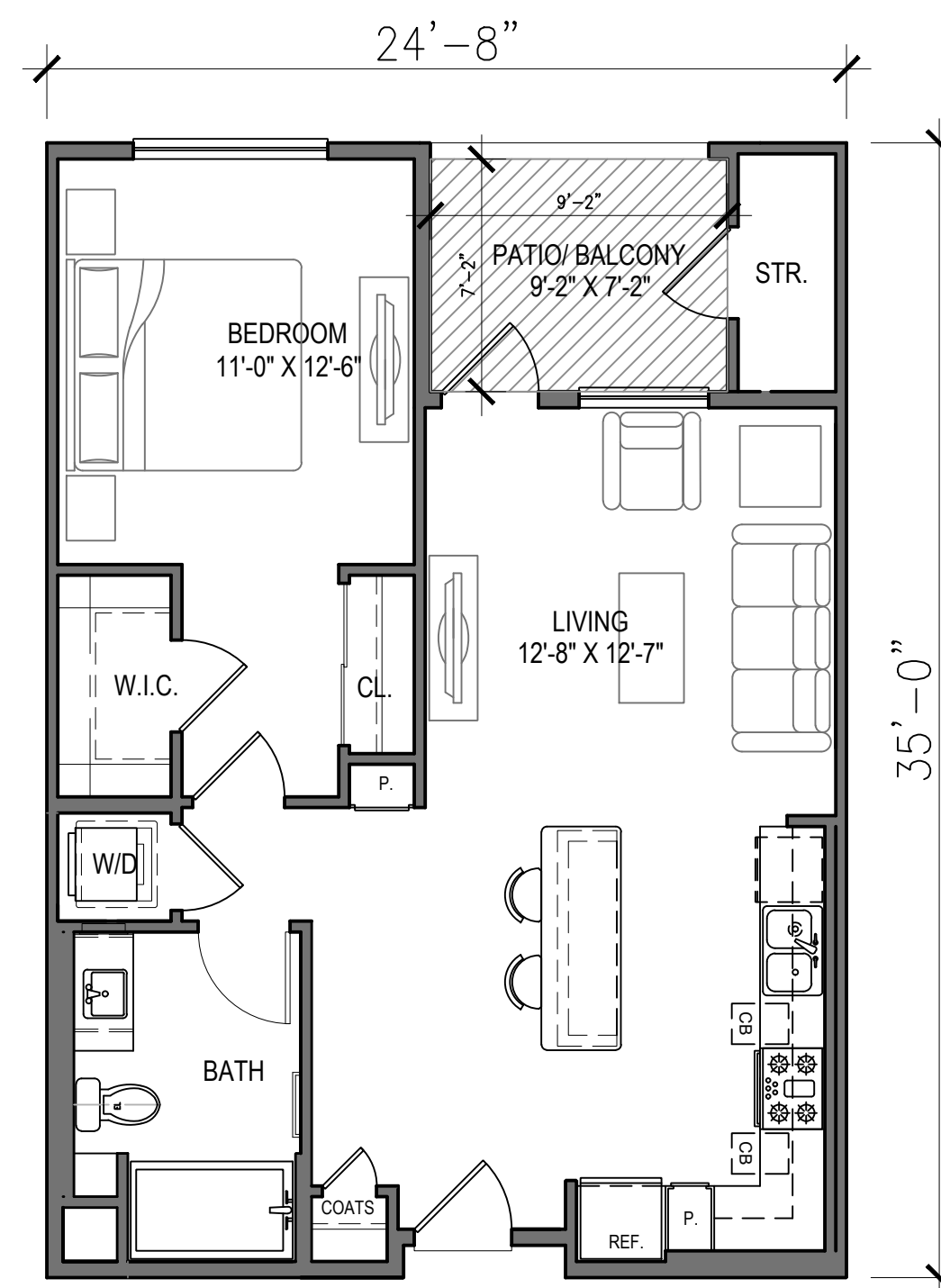
UNIT A1-A: 1BR / 1BA
LIVABLE AREA: 734 SQ.FT.
BALCONY AREA: 61 SQ.FT.



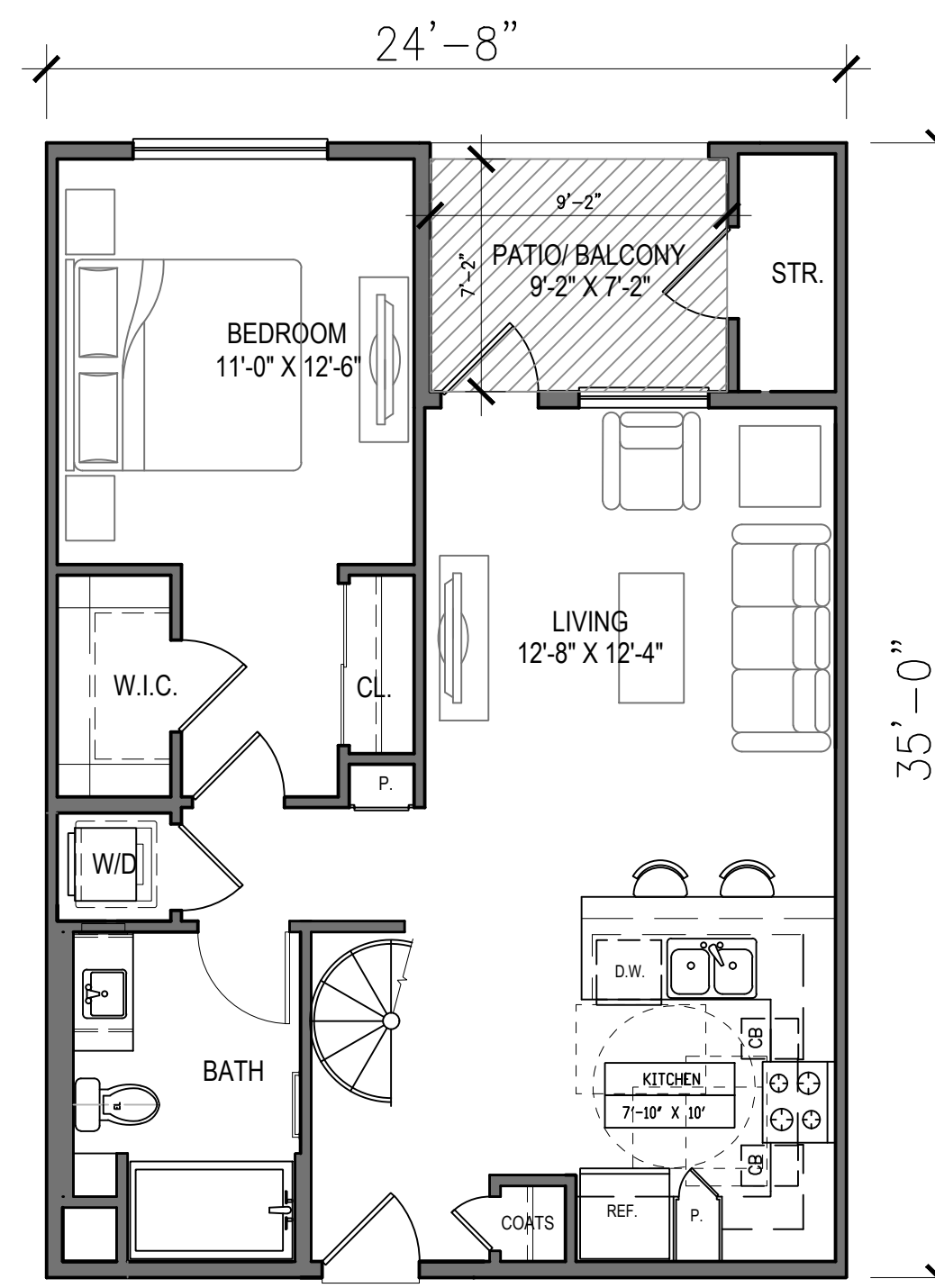
UNIT A1-B: 1BR / 1BA
LIVABLE AREA: 753 SQ.FT.
PATIO/ BALCONY AREA: 60 SQ.FT.



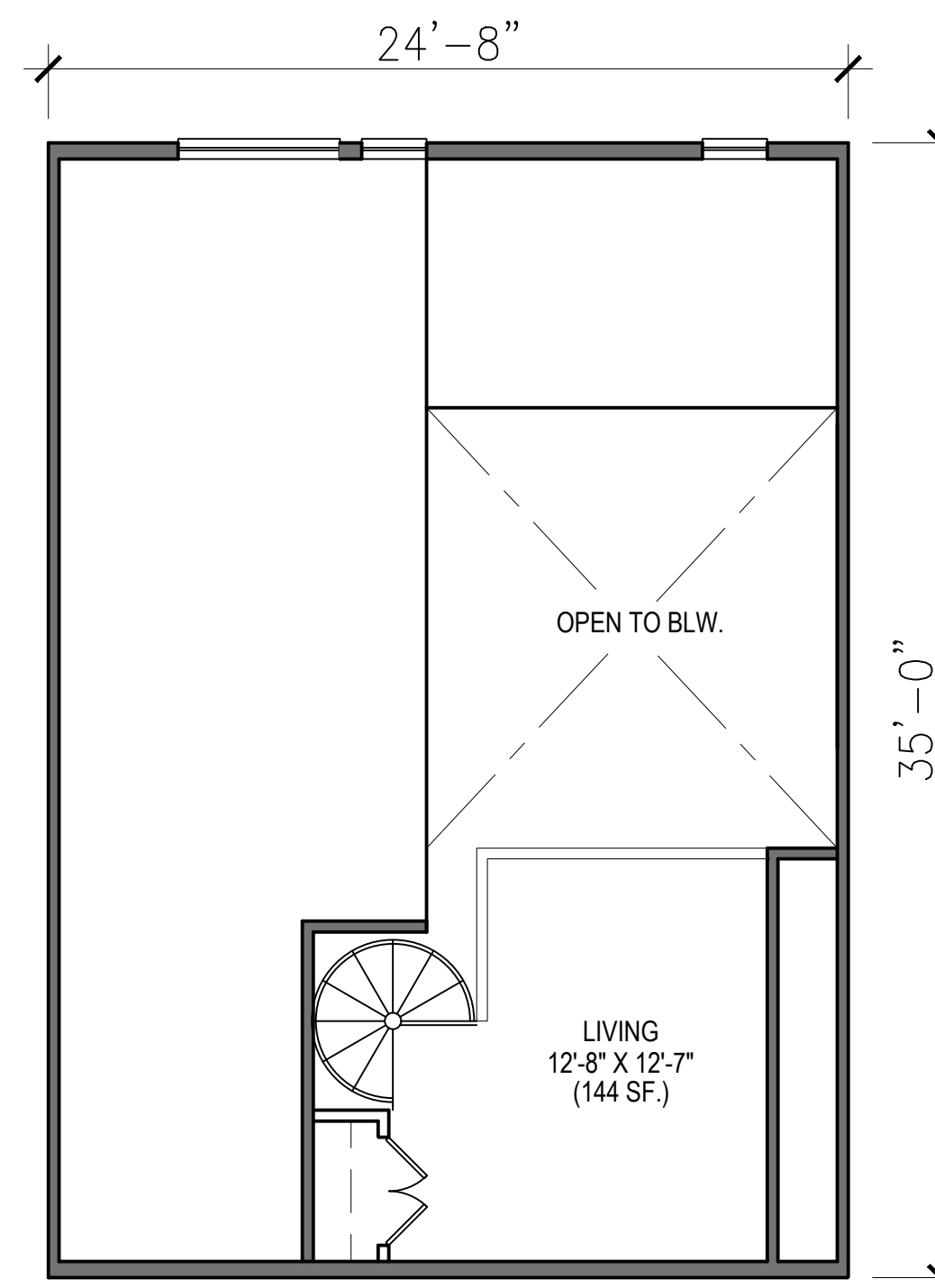
UNIT A2-A: 1BR / 1BA
LIVABLE AREA: 750 SQ. FT.
PATIO/ BALCONY AREA: 60 SQ.FT.



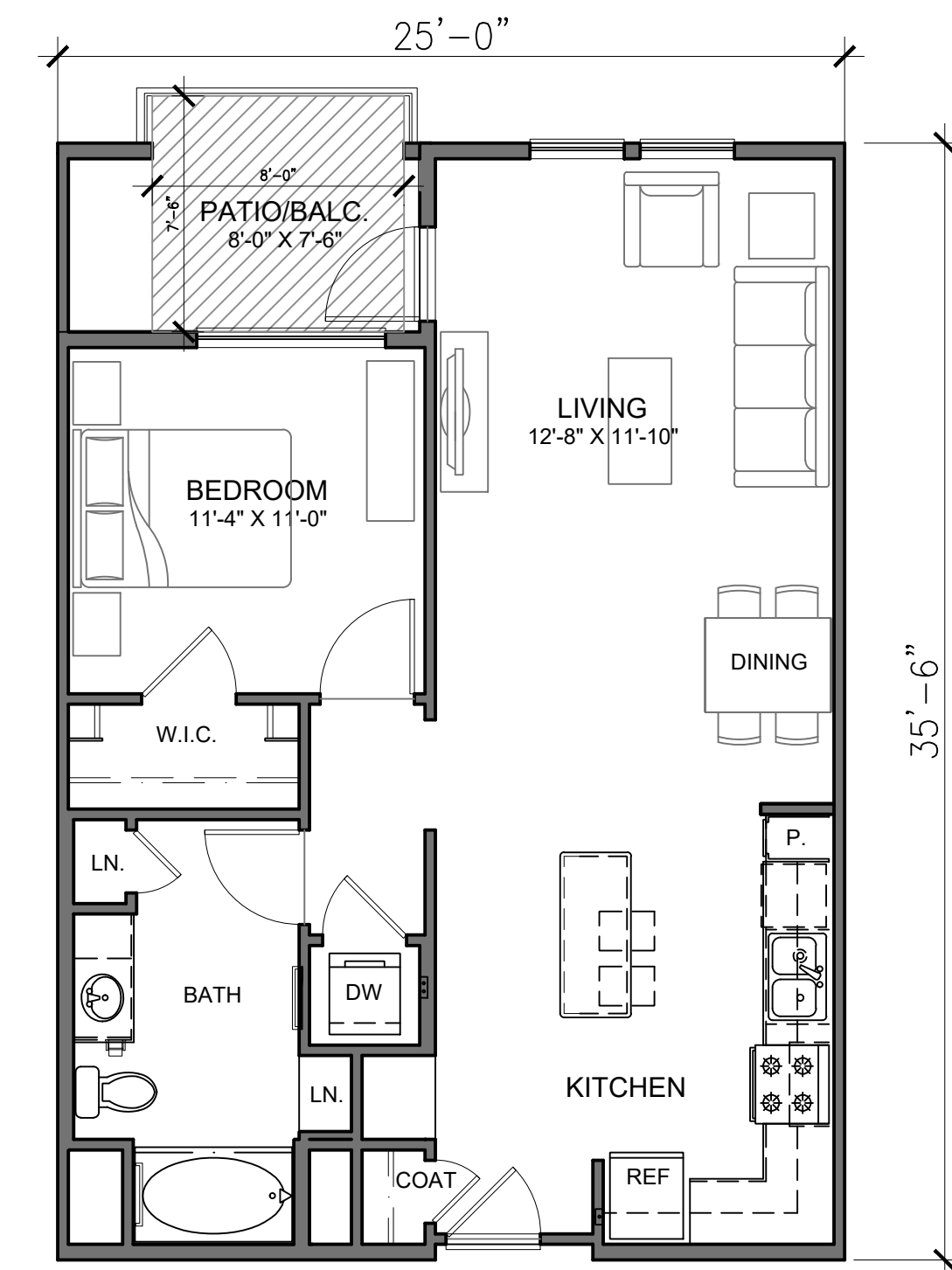
UNIT A2-B: 1BR / 1BA
LIVABLE AREA: 760 SQ.FT.
PATIO/ BALCONY AREA: 64 SQ.FT.



UNIT A2-B-L: 1BR / 1BA
LIVABLE AREA: 765 SQ.FT.
PATIO/ BALCONY AREA: 64 SQ.FT.



UNIT A2-B-L: 1BR / 1BA
LIVABLE AREA: 144 SQ.FT.



UNIT A3: 1BR / 1BA
LIVABLE AREA: 816 SQ.FT.
PATIO/BALCONY: 60 SQ.FT.

COTA VERA II APARTMENTS

HOMEFED CORPORATION

1903 WRIGHT PLACE, SUITE 220, CARLSBAD, CA 92008
(760)918-8200 EXT. 252

CHULA VISTA, CA

1 BEDROOM UNIT PLANS

DATE: 06-16-2022
JOB NO.: 2020-528

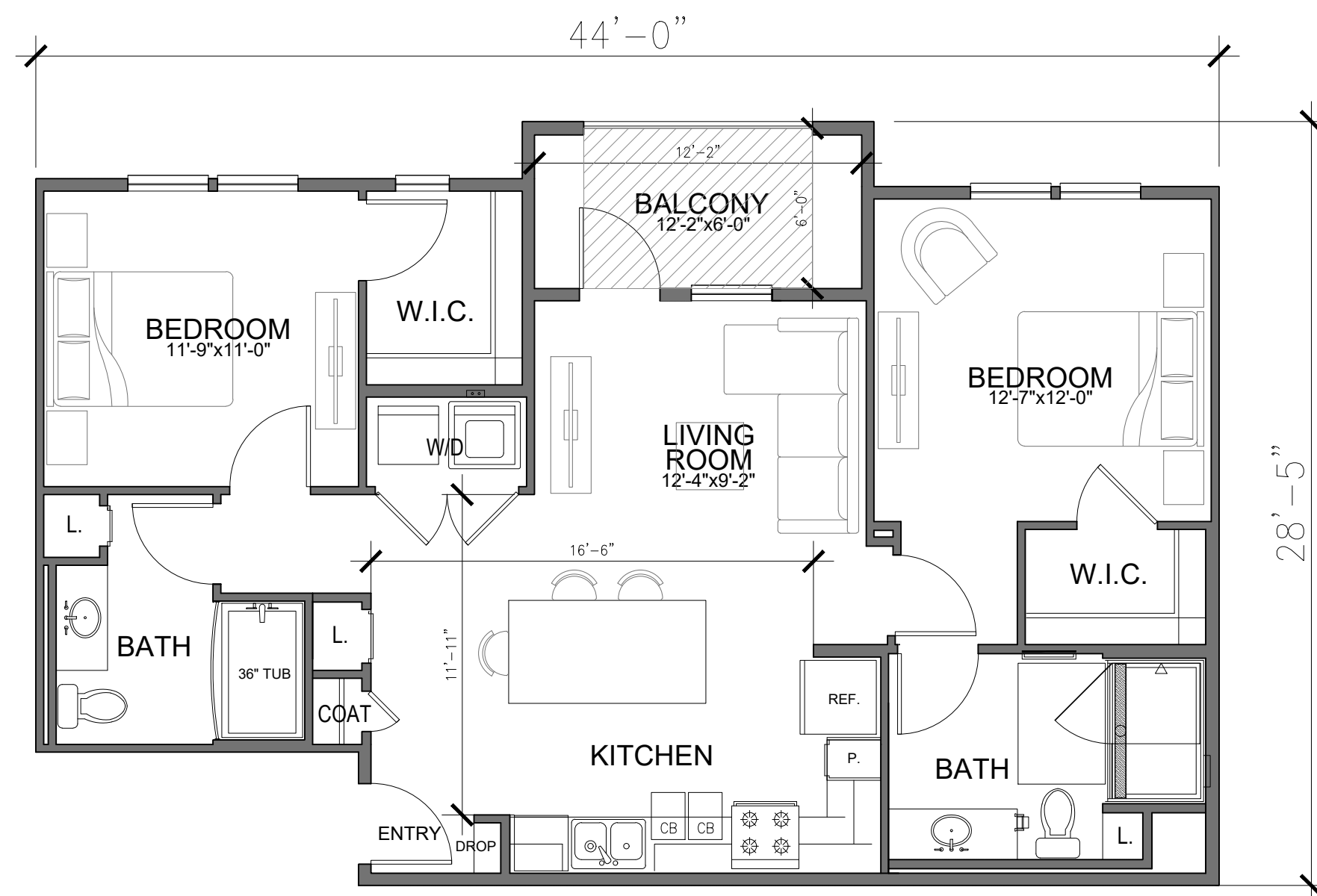
AO ARCHITECTS

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

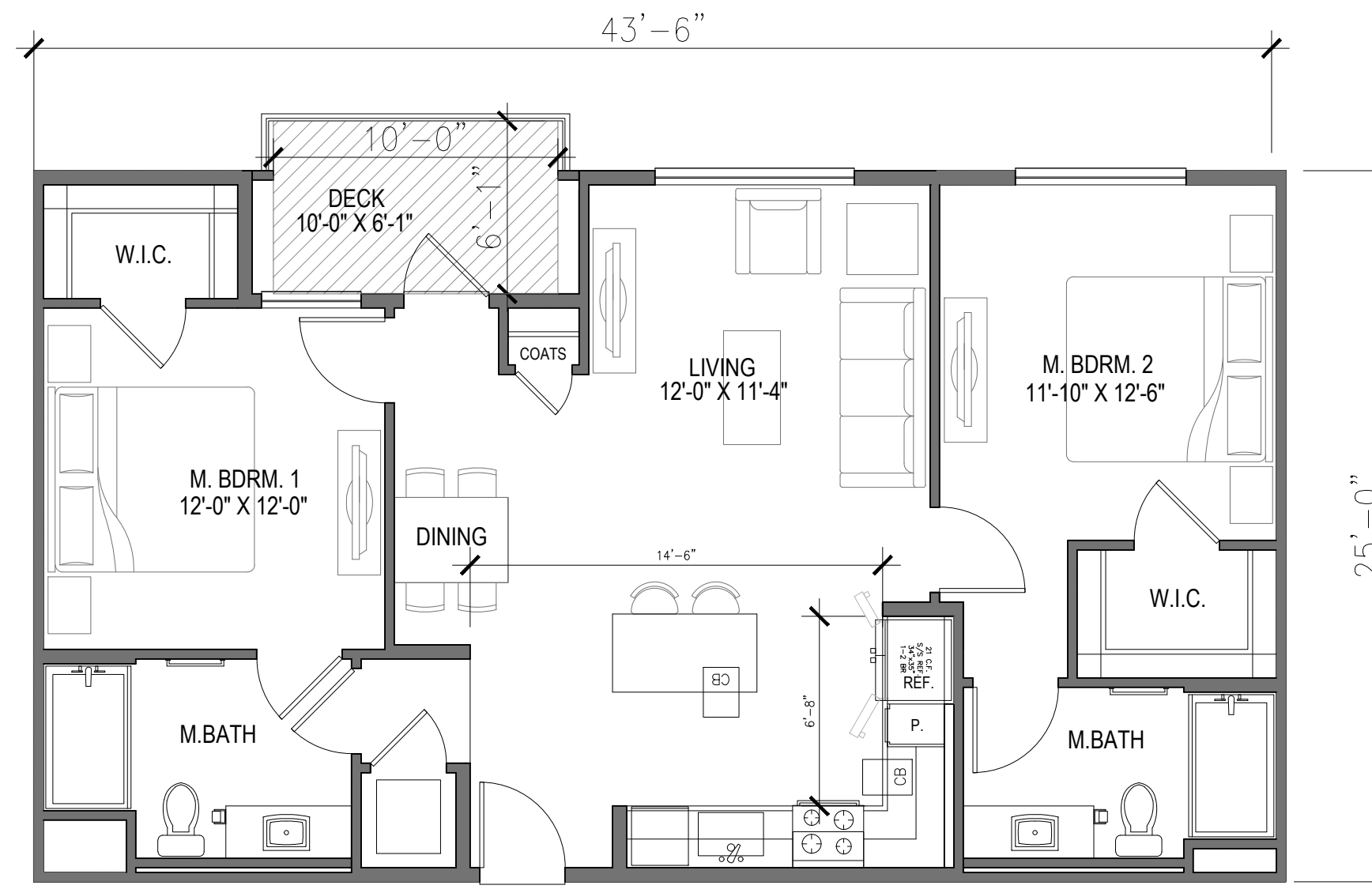
SCALE : 3/16"= 1'-0"

A-3.1

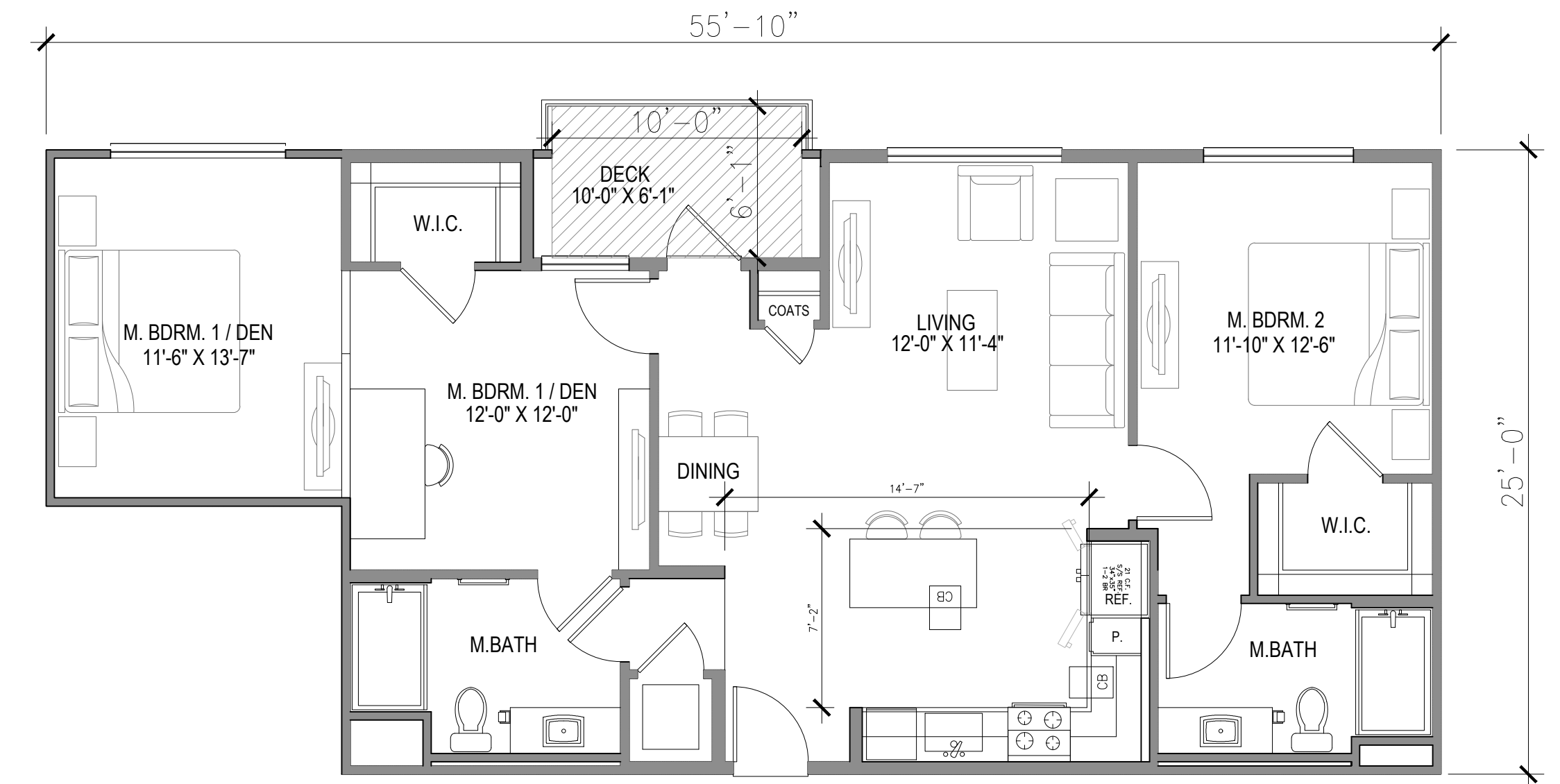




UNIT B1-A: 2BR / 2BA
LIVABLE AREA: 1,044 SQ.FT.
PATIO/ BALCONY AREA: 72 SQ.FT.



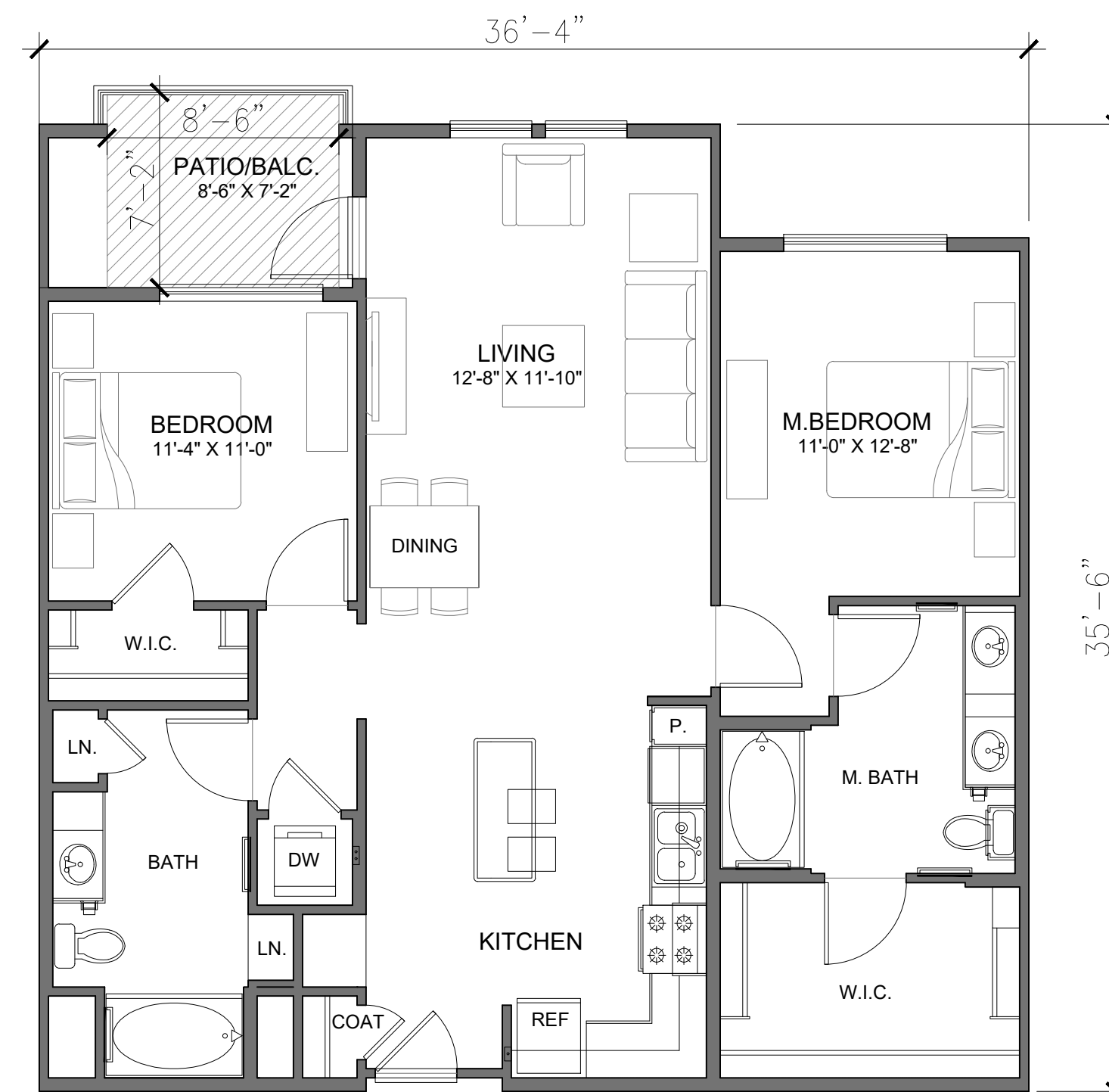
UNIT B1-B: 2BR / 2BA
LIVABLE AREA: 1,050 SQ.FT.
PATIO/ BALCONY AREA: 60 SQ.FT.



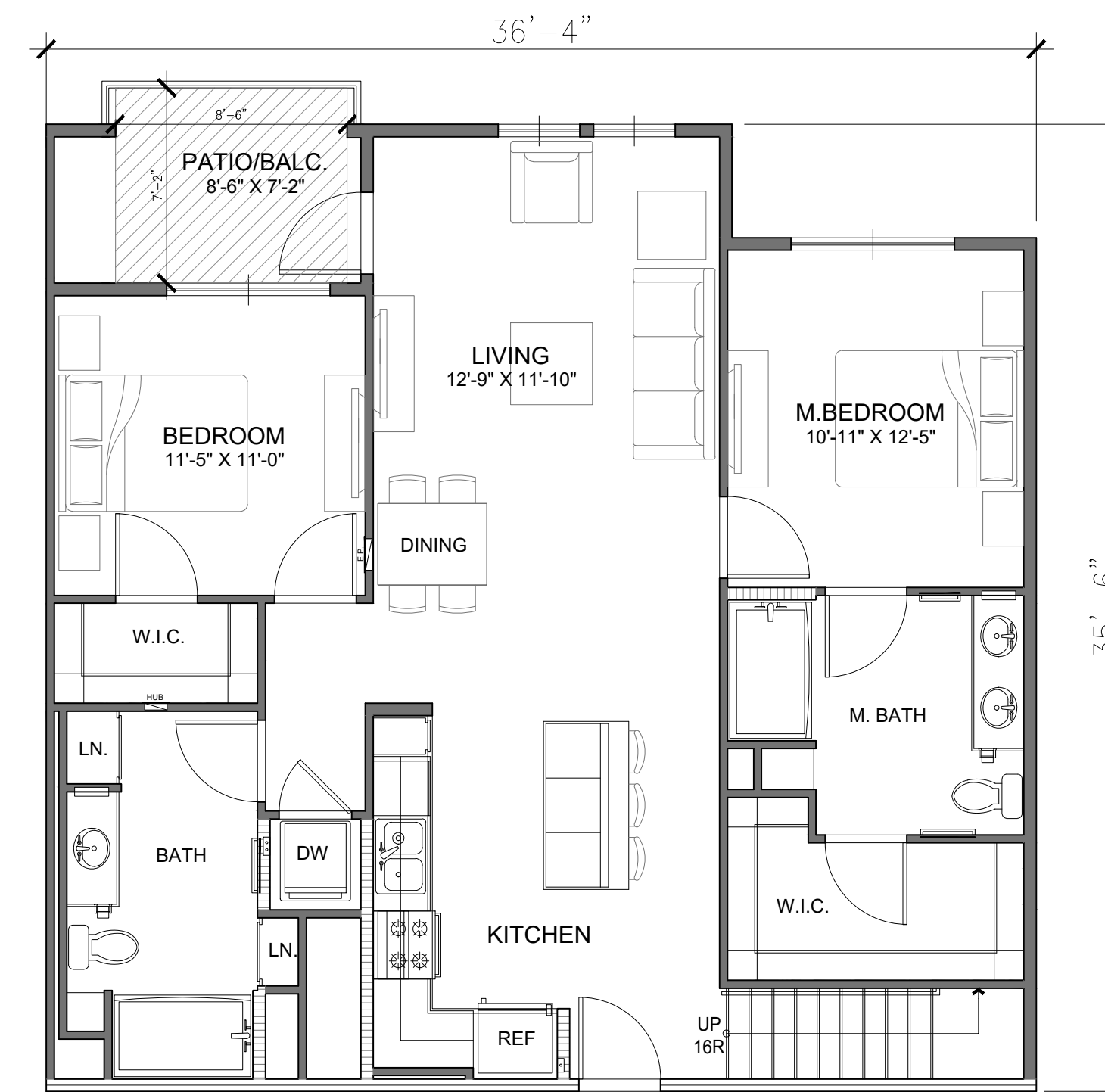
UNIT B1-BD: 2BR / 2BA
LIVABLE AREA: 1,219 SQ.FT.
PATIO/ BALCONY AREA: 60 SQ.FT.



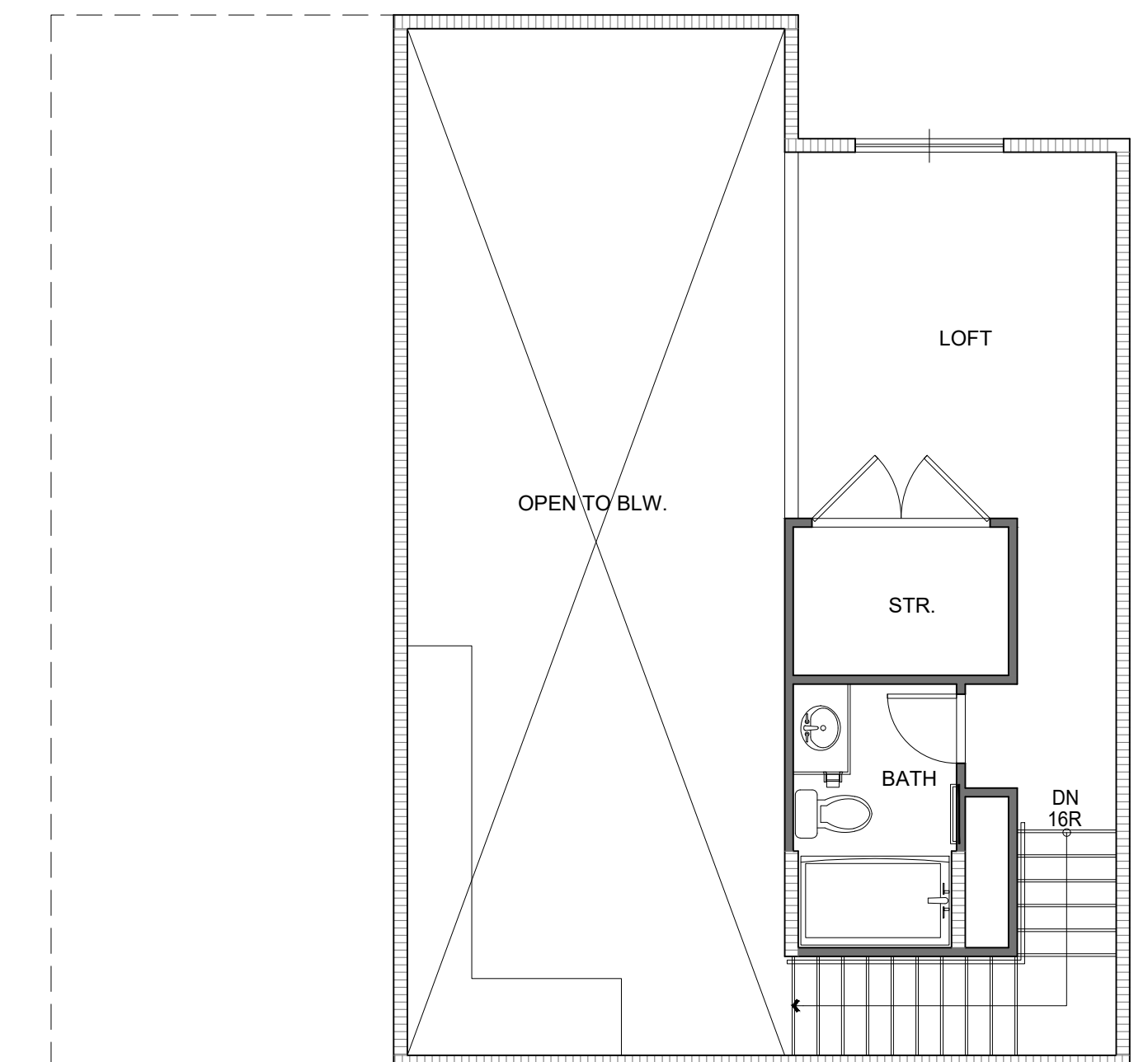
UNIT B2-A: 2BR / 2BA
LIVABLE AREA: 1,125 SQ.FT.
PATIO/ BALCONY AREA: 60 SQ.FT.

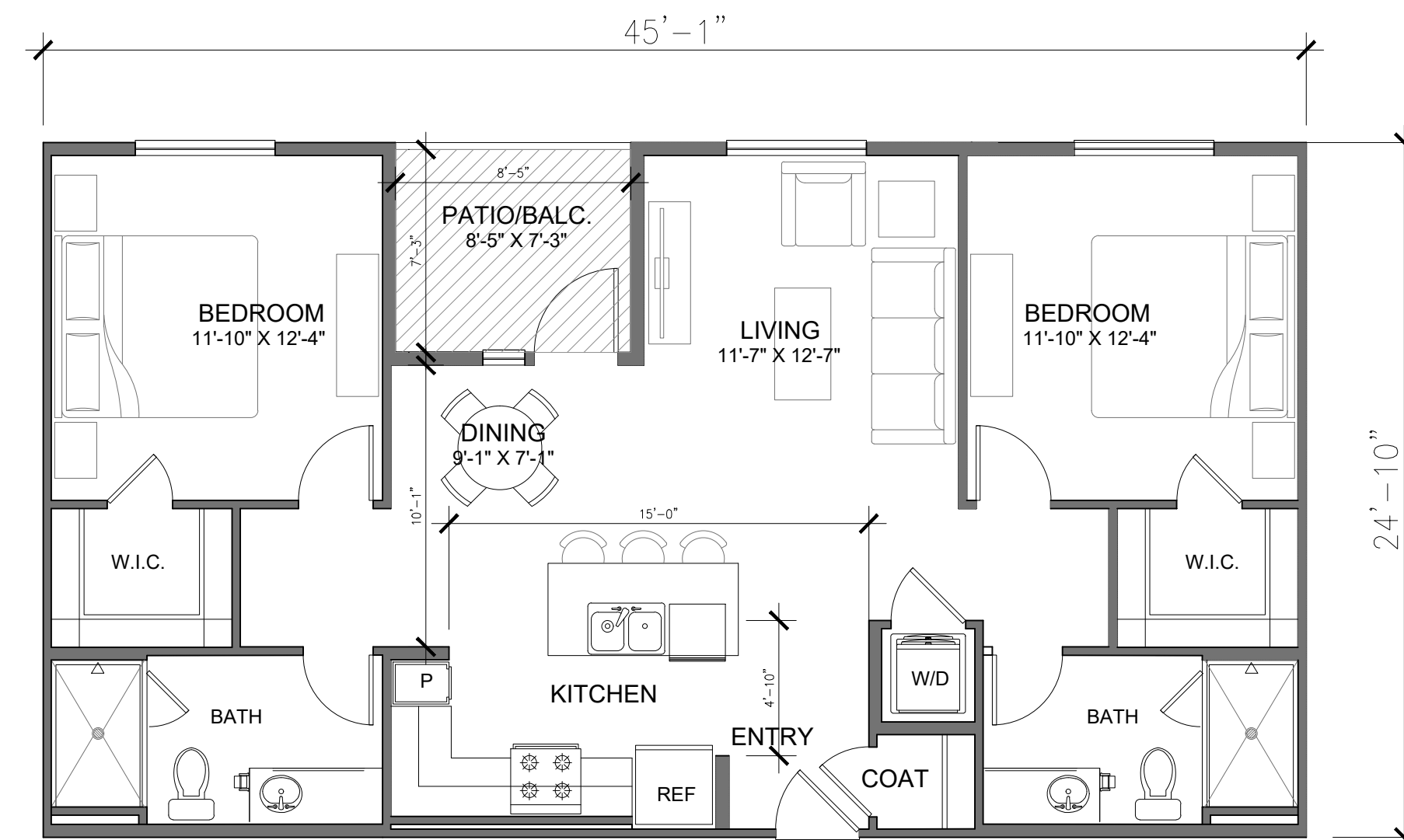


UNIT B2-B: 2BR / 2BA
LIVABLE AREA: 1,171 SQ.FT.
PATIO/BALCONY: 60 SQ.FT.

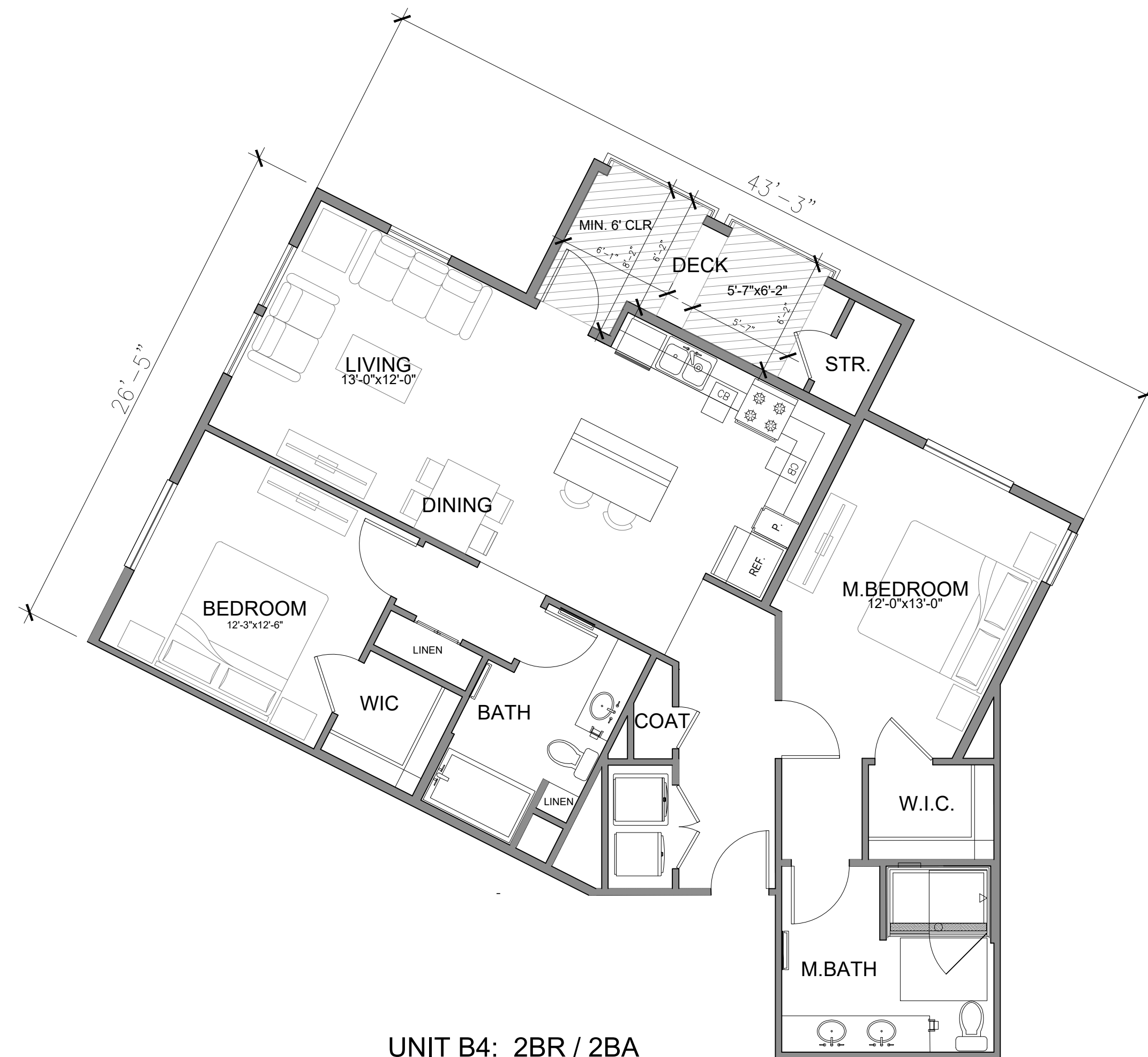


UNIT B2-BL: 2BR / 2BA
LIVABLE AREA: 1,357 SQ.FT.
PATIO/BALCONY: 60 SQ.FT.





UNIT B3: 2BR / 2BA
LIVABLE AREA: 1,057 SQ.FT.
PATIO/ BALCONY AREA: 60 SQ.FT.



UNIT B4: 2BR / 2BA
LIVABLE AREA: 1,276 SQ.FT.
BALCONY AREA: 79 SQ.FT.

COTA VERA II APARTMENTS

HOMEFED CORPORATION

1903 WRIGHT PLACE, SUITE 220, CARLSBAD, CA 92008
(760)918-8200 EXT. 252

CHULA VISTA, CA

2 BEDROOM UNIT PLANS

DATE: 06-16-2022

JOB NO.: 2020-528

AO ARCHITECTS

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

A-3.3



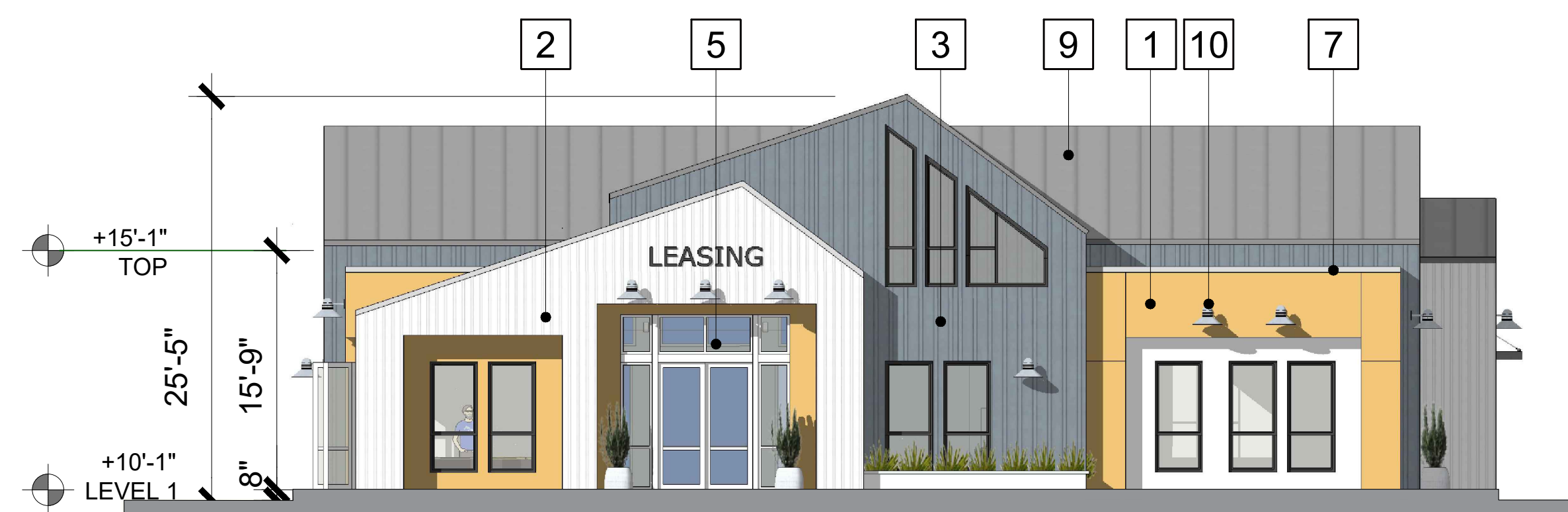
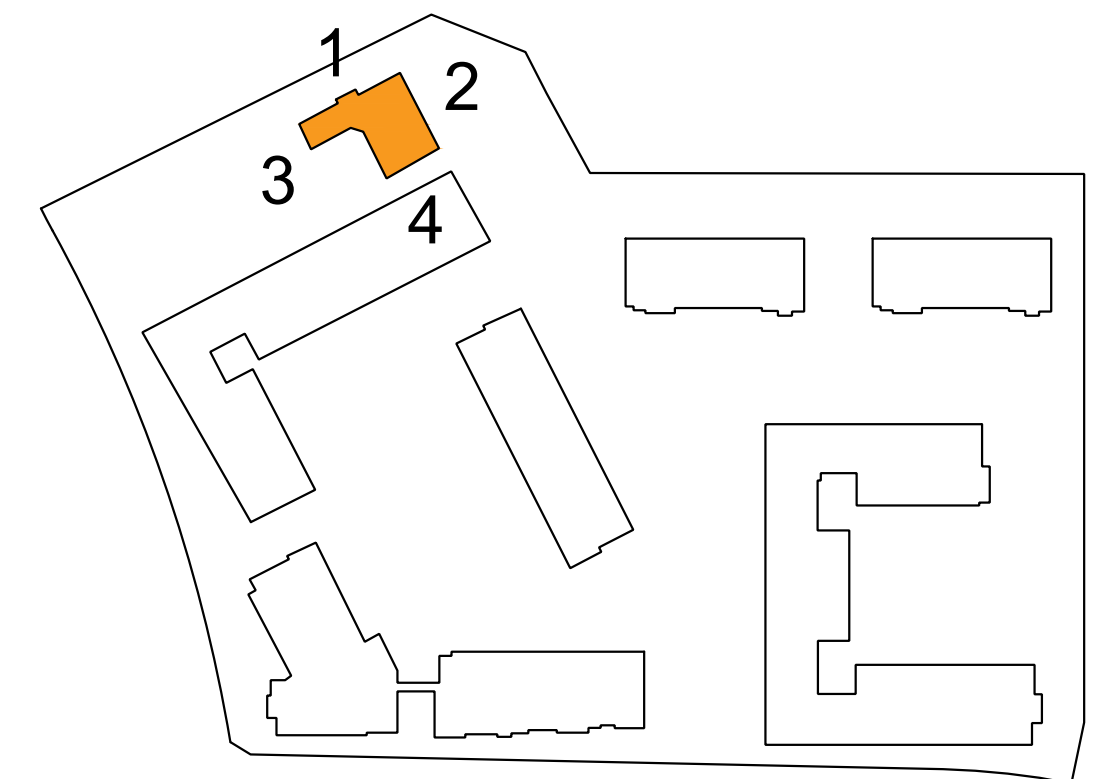
EXTERIOR ELEVATION KEYNOTES

MATERIAL LEGEND:

1. EXTERIOR PLASTER
2. CEMENT SIDING
3. BOARD & BATTEN SIDING
4. COMPOSITIONAL ROOF SHINGLES
5. VINYL WINDOW
6. GARAGE DOOR
7. ARCHITECTURAL FOAM TRIMS, WINDOW & DOOR OPENING TRIM MOLDING
8. METAL AWNING
9. STANDING SEAM METAL ROOF
10. EXTERIOR WALL MOUNTED FIXTURE
11. METAL RAILING



1 RIGHT ELEVATION



2 FRONT ELEVATION



3 REAR ELEVATION



4 LEFT ELEVATION

COTA VERA II APARTMENTS

HOMEFED CORPORATION

1903 WRIGHT PLACE, SUITE 220, CARLSBAD, CA 92008
(760)918-8200 EXT. 252

CHULA VISTA, CA

LEASING OFFICE ELEVATIONS

SCALE : 1/8"= 1'-0"

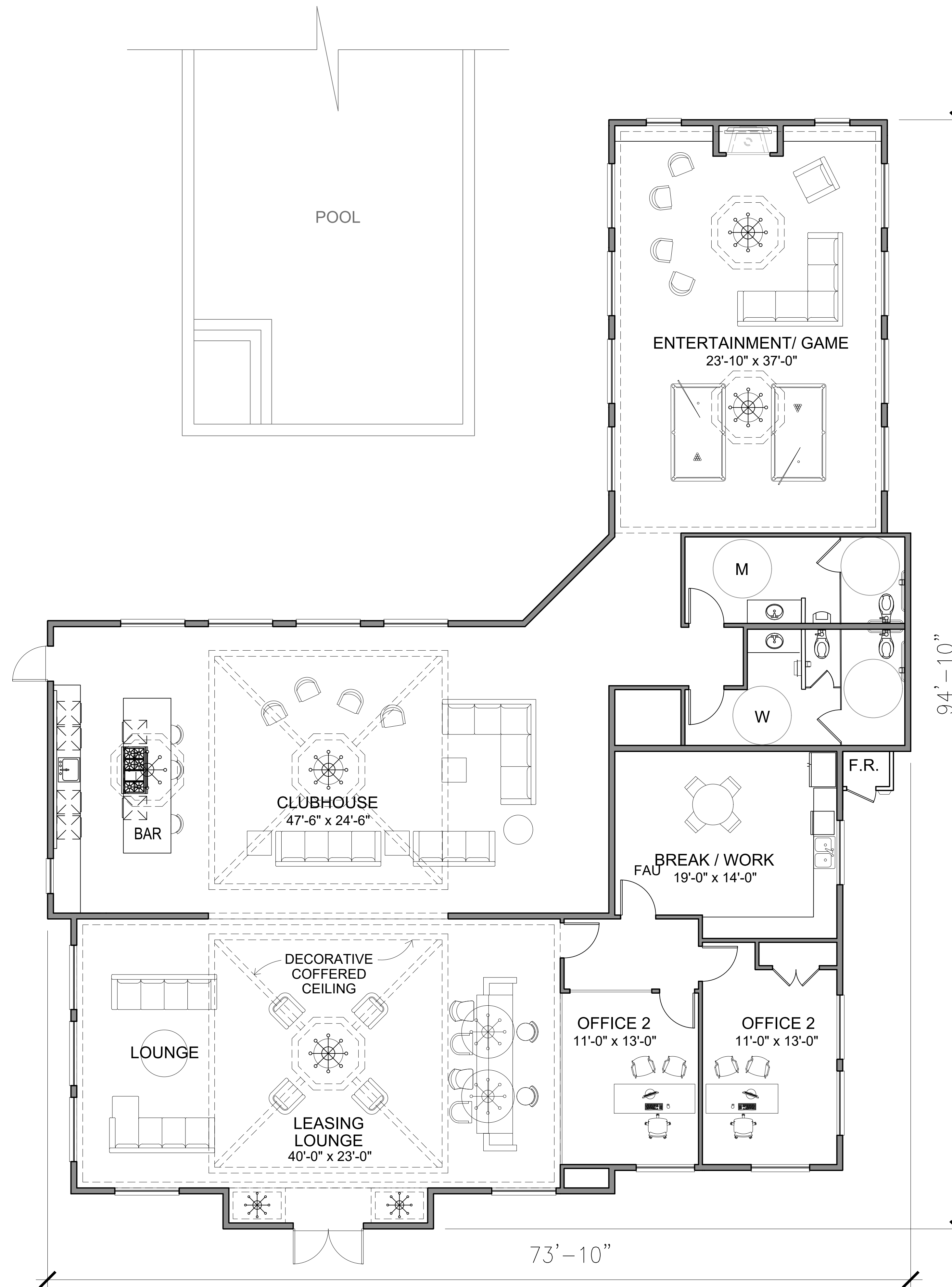
DATE: 06-16-2022

JOB NO.: 2020-528

AO ARCHITECTS

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

A-4.1



CHULA VISTA, CA

CLUBHOUSE / LEASING FLOOR PLAN

LEASING / CLUBHOUSE =
+/- 4,460 SQ.FT.

DATE: 06-16-2022
JOB NO.: 2020-528

AO ARCHITECTS

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

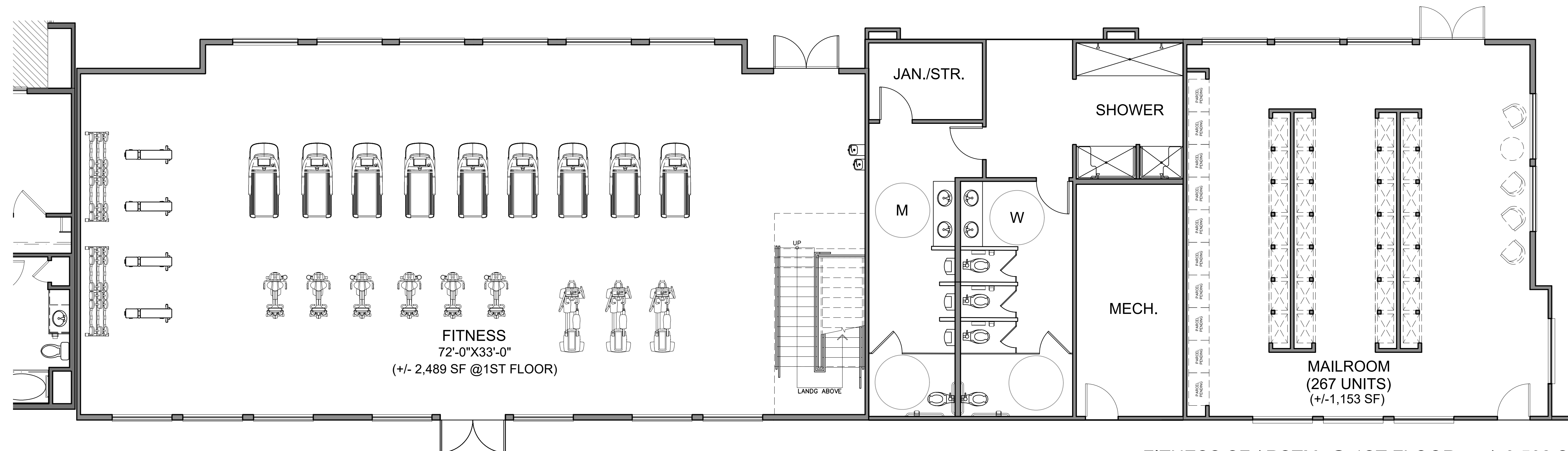
COTA VERA II APARTMENTS

HOMEFED CORPORATION

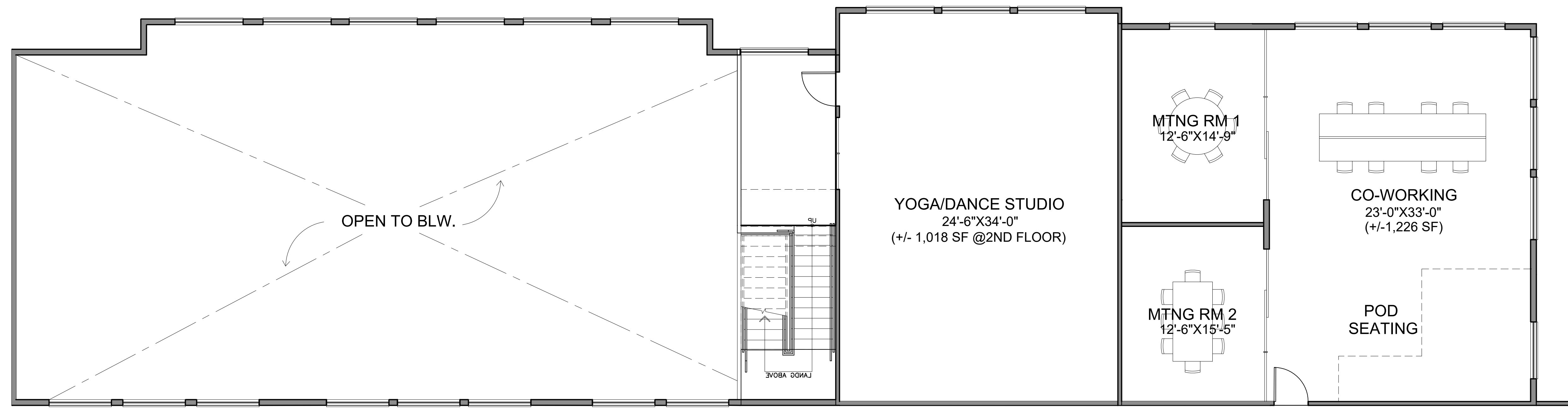
1903 WRIGHT PLACE, SUITE 220, CARLSBAD, CA 92008
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A-4.2





FITNESS SF / RSTM. @ 1ST FLOOR = +/- 3,502 SF.
MAIL LOUNGE SF = +/- 1,153 SF.
TOTAL SF = 4,655 SF



FITNESS SF @ 2ND FLOOR = +/- 1,018 SF.
CO-WORKING SF = +/-1,153 SF.
TOTAL SF = 2,171 SF

COTA VERA II APARTMENTS

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CHULA VISTA, CA

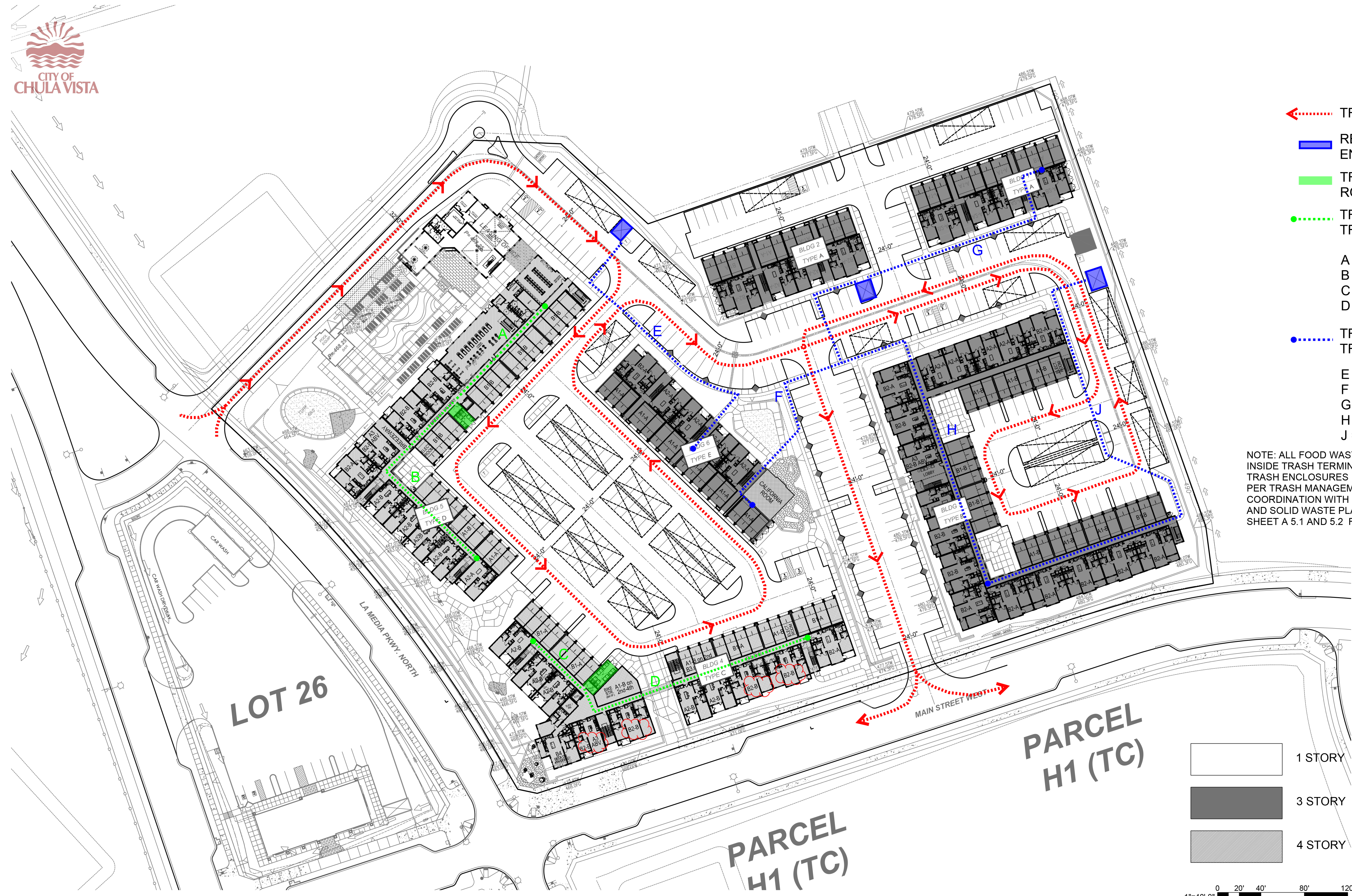
BLDG 5, TYPE D - FITNESS, MAIL LOUNGE & CO-WORKING FLOOR PLANS

DATE: 06-16-2022
JOB NO.: 2020-528

AO ARCHITECTS

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

A-4.3



- TRUCK ROUTE
- REMOTE TRASH ENCLOSURE
- TRASH TERMINATION ROOM
- TRAVEL DISTANCE TO TRASH CHUTE
 - A = 120' - 5"
 - B = 204' - 6"
 - C = 61' - 1"
 - D = 231' - 3"
- TRAVEL DISTANCE TO TRASH ENCLOSURE
 - E = 290' - 3"
 - F = 306' - 7"
 - G = 219' - 0"
 - H = 401' - 1"
 - J = 475' - 8"

NOTE: ALL FOOD WASTE/ORGANICS LOCATED INSIDE TRASH TERMINATION ROOMS AND TRASH ENCLOSURES SHALL BE RECYCLABLE PER TRASH MANAGEMENT PLAN IN COORDINATION WITH CHULA VISTA RECYCLING AND SOLID WASTE PLANNING MANUAL. SEE SHEET A 5.1 AND 5.2 FOR ADDITIONAL DETAILS.

1 STORY

3 STORY

4 STORY

NORTH

A-5.0

0 20' 40' 80' 120'

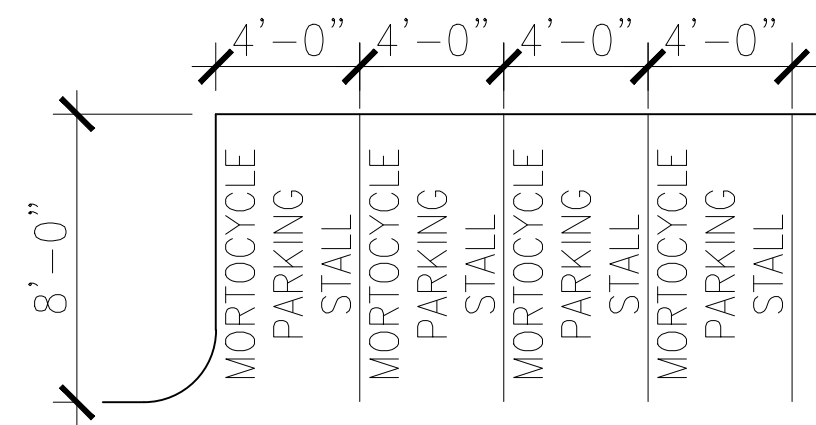
1"=40'-0"

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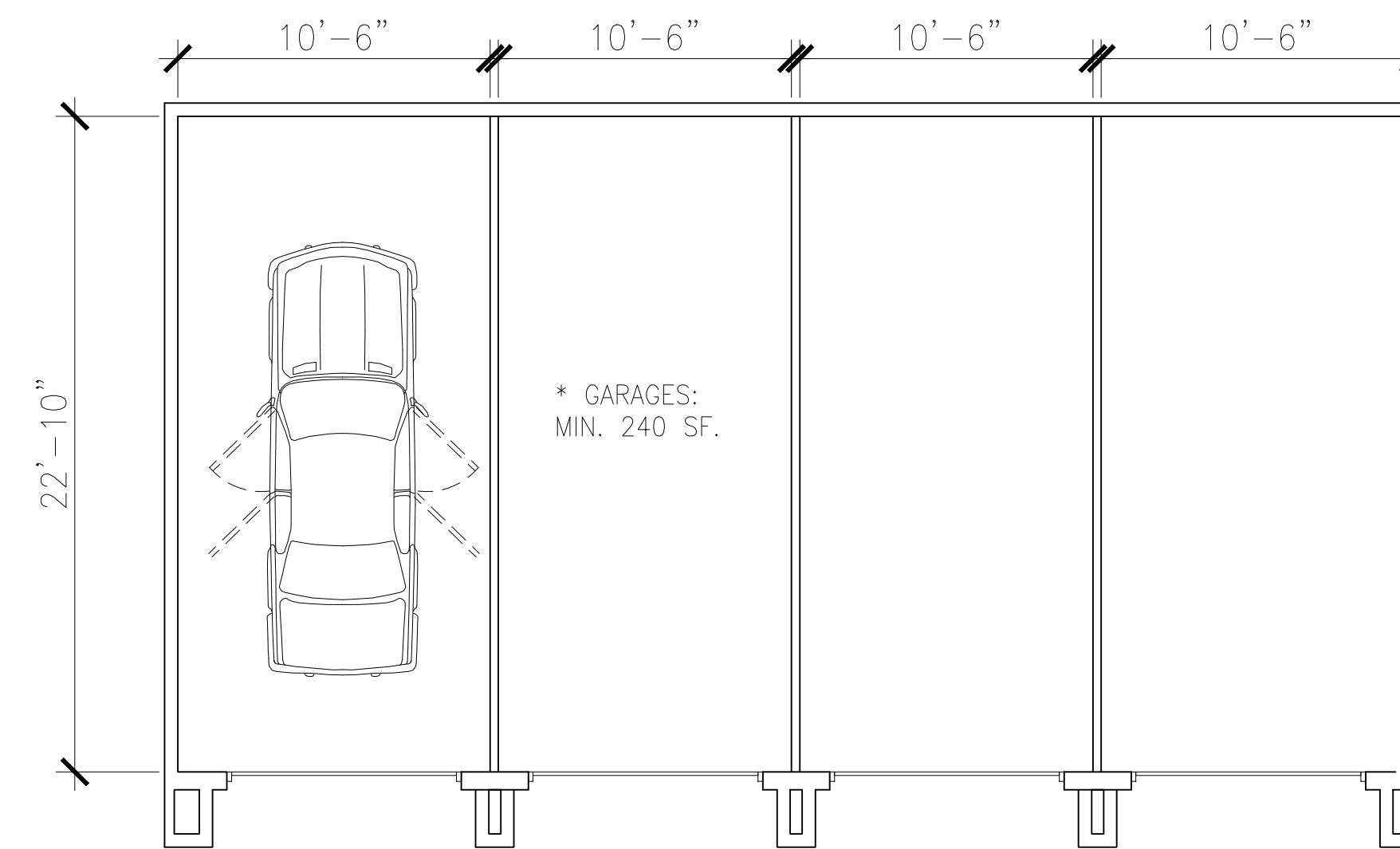
CHULA VISTA, CA

TRASH ROUTING PLAN
DATE: 06-16-2022
JOB NO.: 2020-528
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

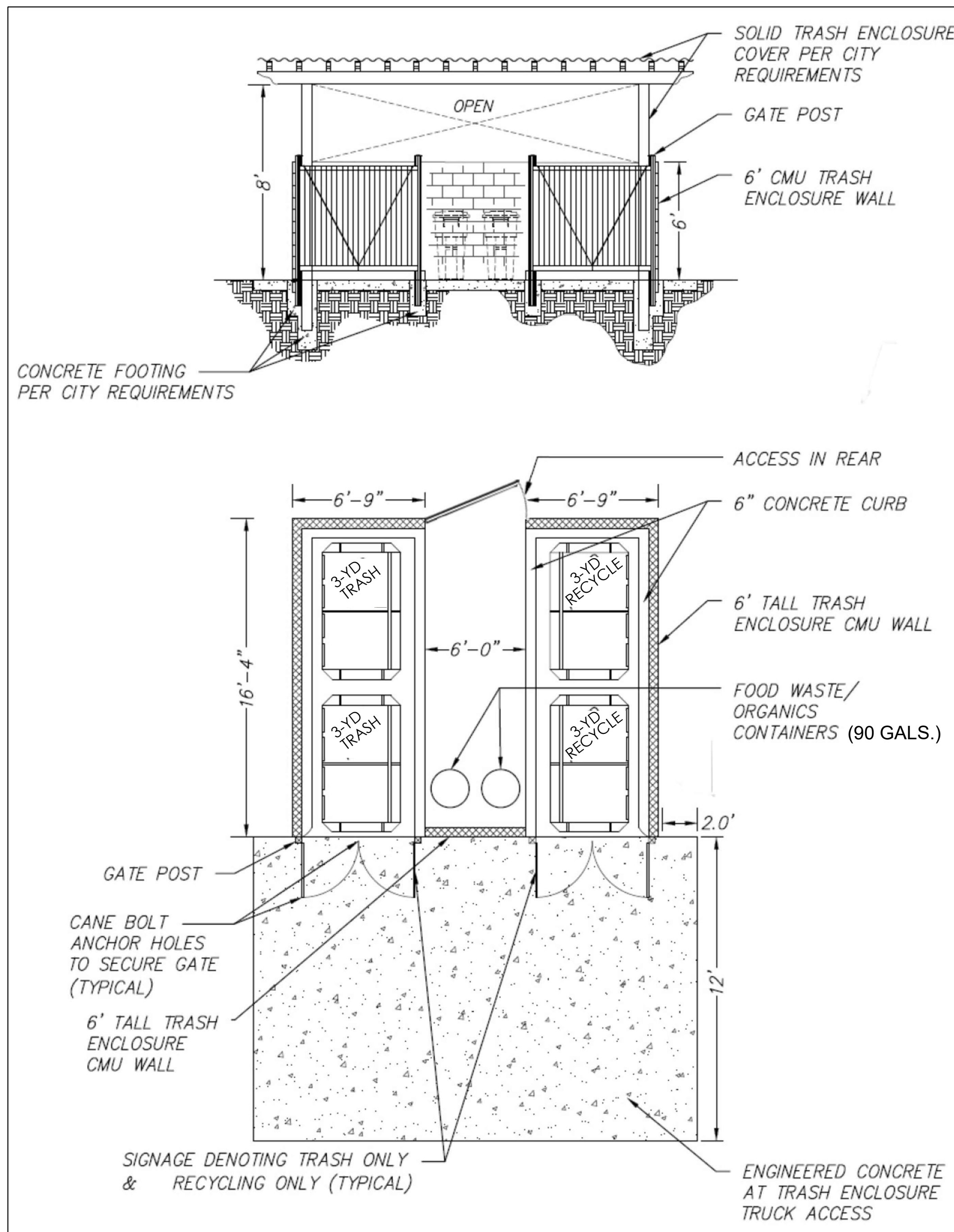




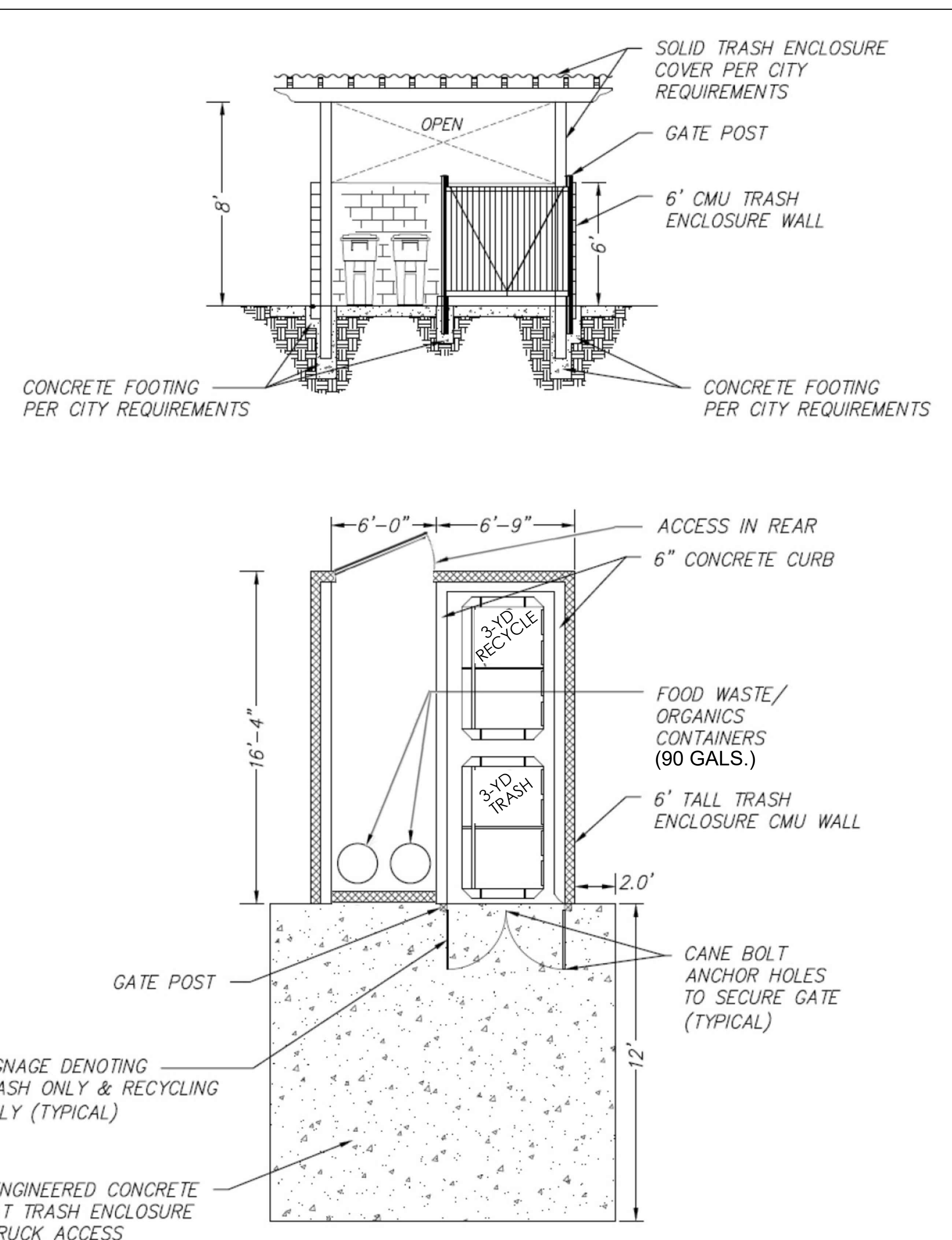
MOTORCYCLE PARKING LAYOUT (4 REQ'D.)



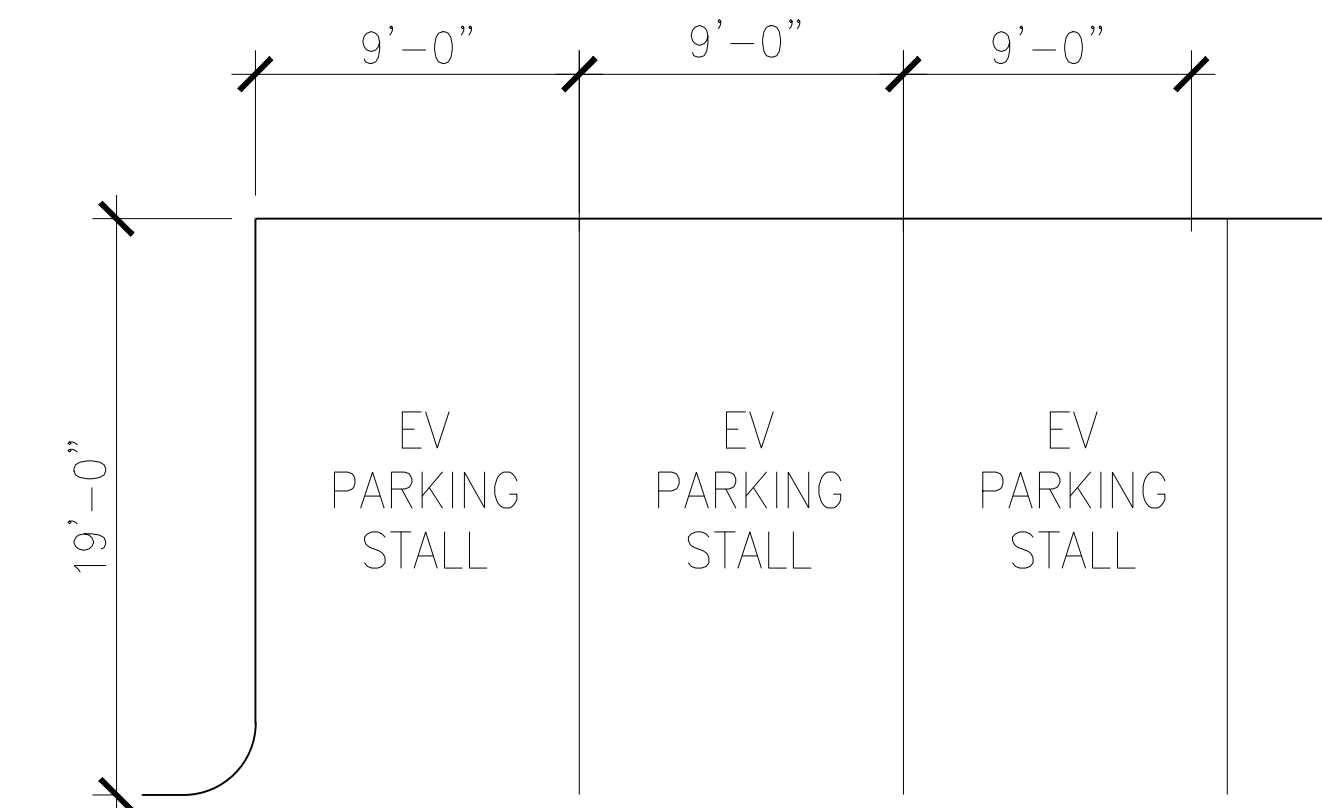
TYPICAL GARAGE PARKING LAYOUT



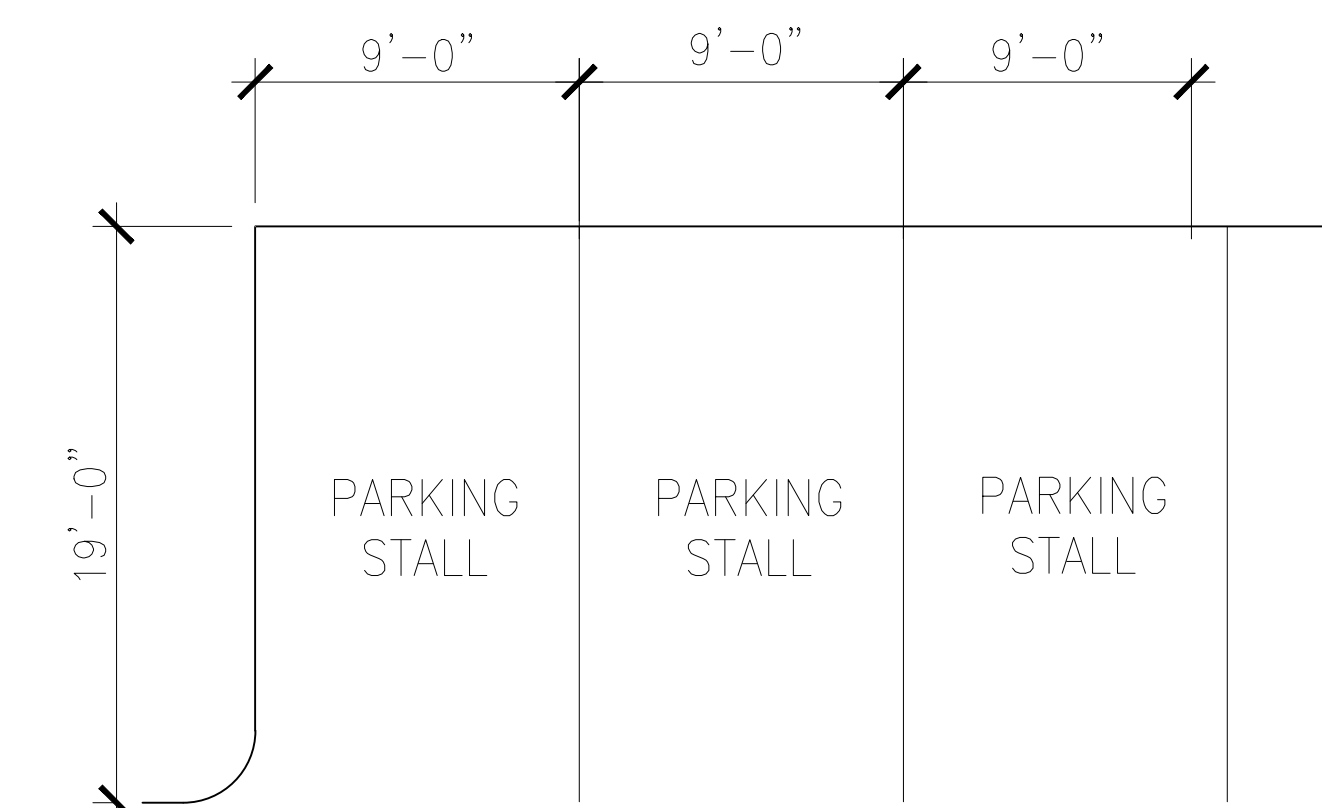
4 BINS TRASH ENCLOSURE PLAN / ELEVATION



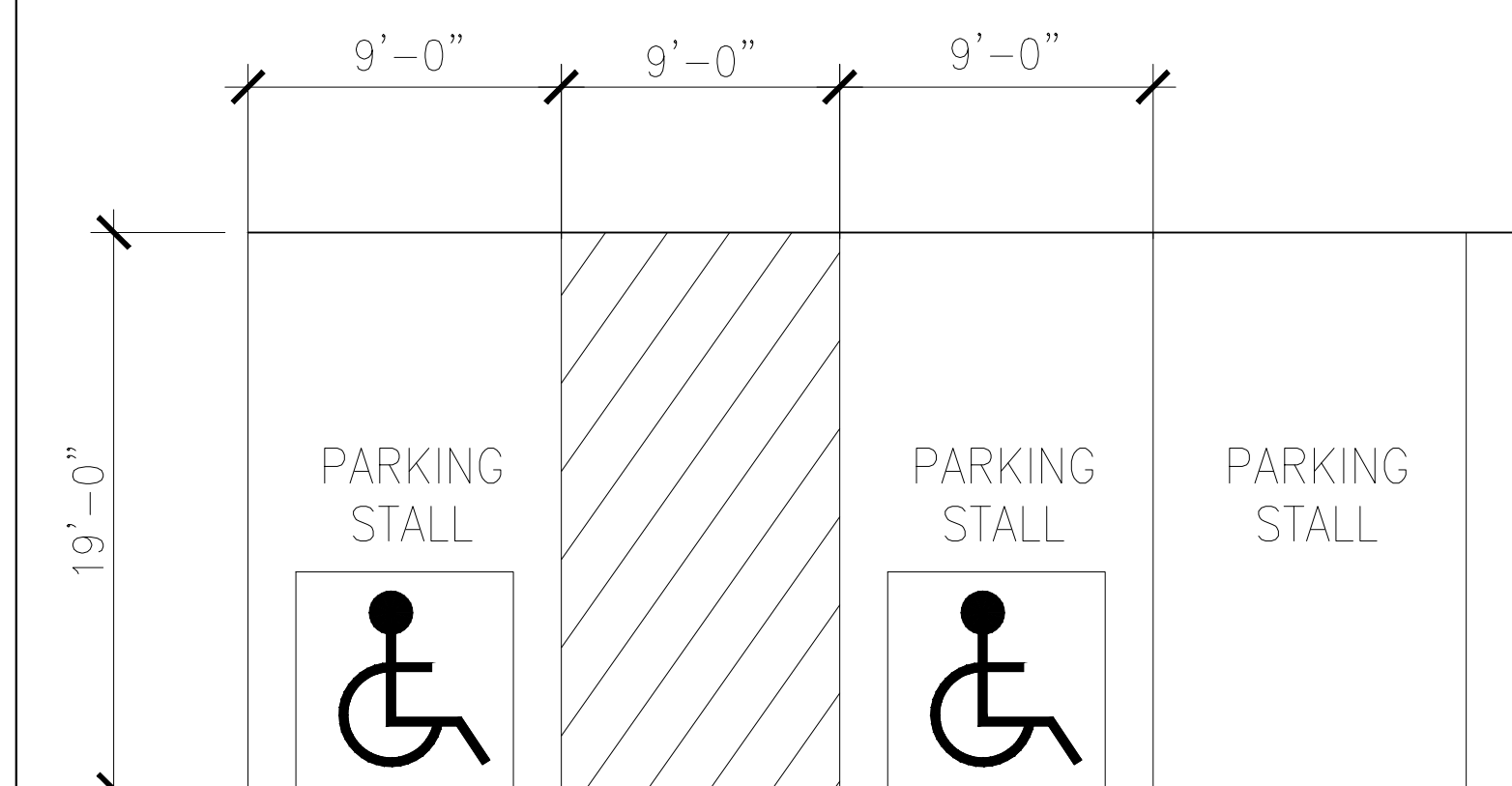
2 BINS TRASH ENCLOSURE PLAN / ELEVATION



EV PARKING LAYOUT



STANDARD PARKING LAYOUT



HANDICAP PARKING LAYOUT

PARKING LAYOUT & TRASH ENCLOSURES LAYOUT

SCALE : 3/16" = 1'-0"
DATE: 06-16-2022
JOB NO.: 2020-528

COTA VERA II APARTMENTS

HOMEFED CORPORATION

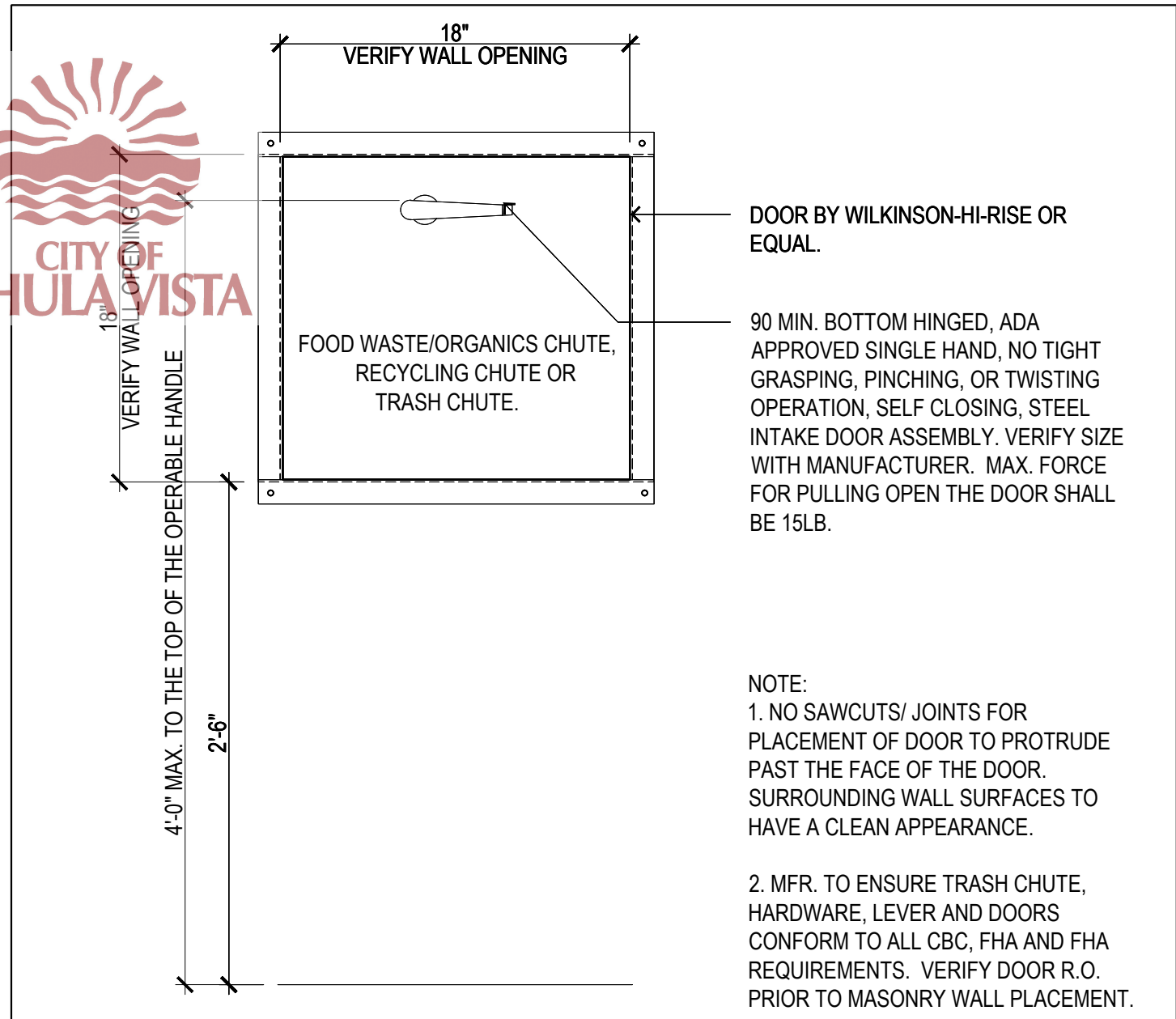
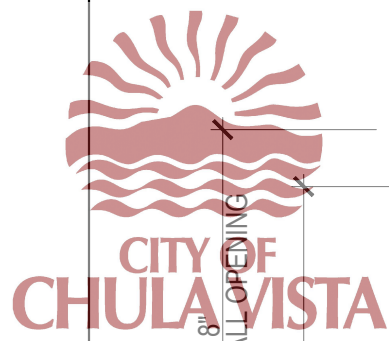
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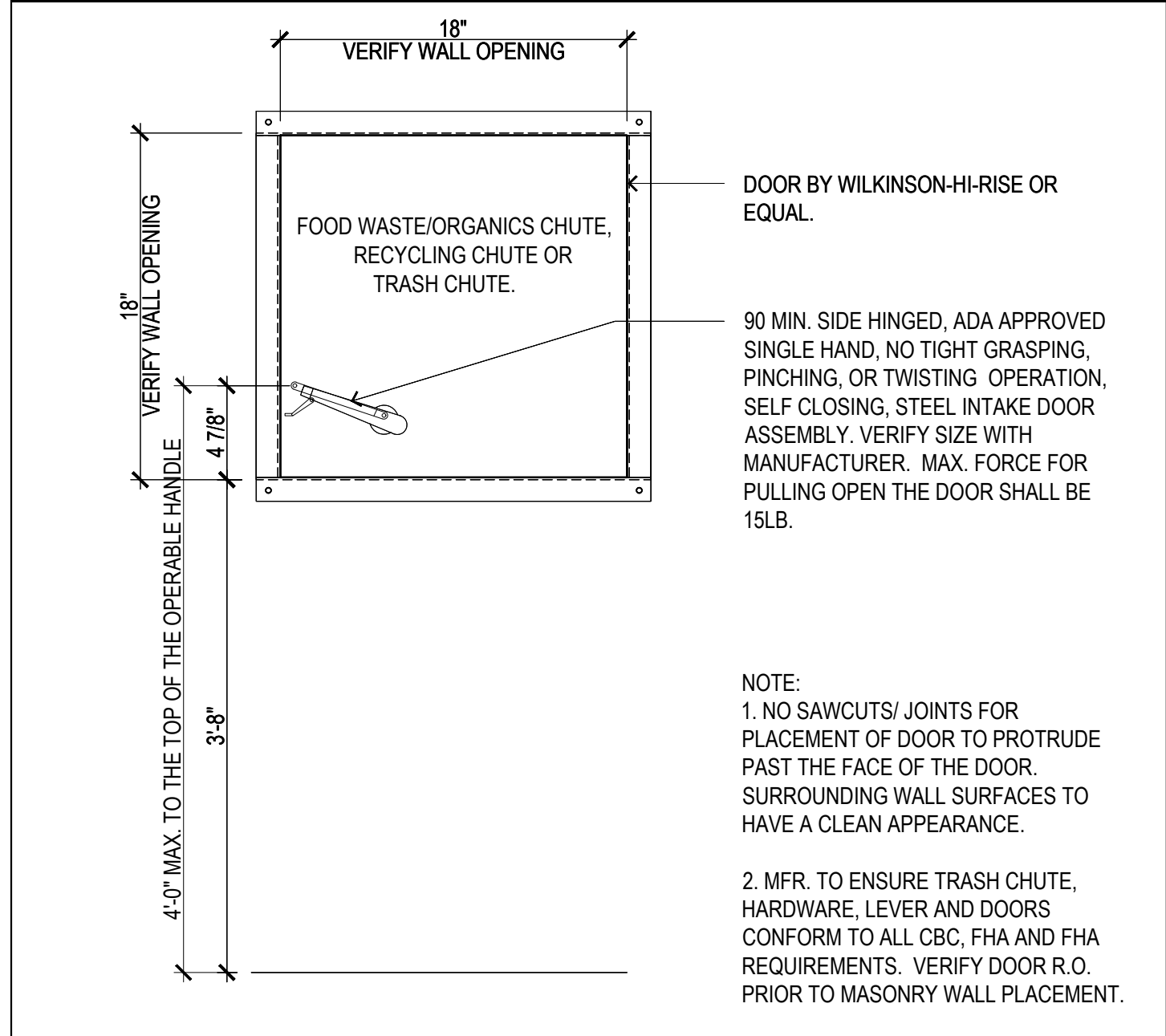
A5.1



BOTTOM HINGED DOOR

SCALE: 1-1/2" = 1'-0"

6



SIDE HINGED DOOR

SCALE: 1-1/2" = 1'-0"

7

CALIFORNIA FIRE CODE
903.2.11.2 RUBBISH AND LINEN CHUTES. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH AND LINEN CHUTES AND IN THEIR TERMINATION ROOMS. CHUTES EXTENDING THROUGH THREE OR MORE FLOORS SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED WITHIN SUCH CHUTES AT ALTERNATE FLOORS. CHUTE SPRINKLERS SHALL BE ACCESSIBLE FOR SERVICING.

CALIFORNIA BUILDING CODE
713.13 REFUSE AND LAUNDRY CHUTES. REFUSE AND LAUNDRY CHUTES, ACCESS AND TERMINATION ROOMS AND INCINERATOR ROOMS SHALL MEET THE REQUIREMENTS OF SECTIONS 708.13.1 THROUGH 708.13.6.

EXCEPTION: CHUTES SERVING AND CONTAINED WITHIN A SINGLE DWELLING UNIT.

713.13 REFUSE, RECYCLING AND LAUNDRY CHUTE ENCLOSURES. A SHAFT ENCLOSURE CONTAINING A REFUSE, RECYCLING OR LAUNDRY CHUTE SHALL NOT BE USED FOR ANY OTHER PURPOSE AND SHALL BE ENCLOSED IN ACCORDANCE WITH SECTION 713.4. OPENINGS INTO THE SHAFT, INCLUDING THOSE FROM ACCESS ROOMS AND TERMINATION ROOMS, SHALL BE PROTECTED IN ACCORDANCE WITH THIS SECTION AND SECTION 716. OPENINGS INTO CHUTES SHALL NOT BE LOCATED IN CORRIDORS. DOORS SHALL BE SELF OR AUTOMATIC-CLOSING UPON THE ACTUATION OF A SMOKE DETECTOR IN ACCORDANCE WITH SECTION 716.5.9.3. EXCEPT THAT HEAT-ACTIVATED CLOSING DEVICES SHALL BE PERMITTED BETWEEN THE SHAFT AND THE TERMINATION ROOM.

713.13.2 MATERIALS. A SHAFT ENCLOSURE CONTAINING A REFUSE, RECYCLING OR LAUNDRY CHUTE SHALL BE CONSTRUCTED OF MATERIALS AS PERMITTED BY THE BUILDING TYPE OF CONSTRUCTION.

(THE TRASH TERMINATION ROOM AND WELL AS THE ACCESS ROOMS AND THE CHUTE ENCLOSURES ARE CONSTRUCTION OF EITHER CONCRETE, CMU OR A COMBINATION OF BOTH) ALL RATINGS ARE INDICATED ON ENLARGED PLANS

713.13.3 REFUSE, RECYCLING AND LAUNDRY CHUTE ACCESS ROOMS, ACCESS OPENINGS FOR REFUSE, RECYCLING AND LAUNDRY CHUTES SHALL BE LOCATED IN ROOMS OR COMPARTMENTS ENCLOSED BY NOT LESS THAN 1-HOUR FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH. OPENINGS INTO THE TERMINATION ROOM SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING EQUAL TO THE PROTECTION REQUIRED FOR THE SHAFT ENCLOSURE. DOORS SHALL BE SELF -OR AUTOMATIC-CLOSING UPON THE DETECTION OF SMOKE IN ACCORDANCE WITH SECTION 716.5.9.3. REFUSE CHUTES SHALL NOT TERMINATE IN AN INCINERATOR ROOM. REFUSE, RECYCLING AND LAUNDRY ROOMS THAT ARE NOT PROVIDED WITH CHUTES NEED ONLY COMPLY WITH TABLE 509.

713.13.4 TERMINATION ROOM. REFUSE, RECYCLING AND LAUNDRY CHUTES SHALL DISCHARGE INTO AN ENCLOSED ROOM SEPARATED FROM THE REMAINDER OF THE BUILDING BY FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH. OPENINGS INTO THE TERMINATION ROOM SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING EQUAL TO THE PROTECTION REQUIRED FOR THE SHAFT ENCLOSURE. DOORS SHALL BE SELF -OR AUTOMATIC-CLOSING UPON THE DETECTION OF SMOKE IN ACCORDANCE WITH SECTION 716.5.9.3. REFUSE CHUTES SHALL NOT TERMINATE IN AN INCINERATOR ROOM. REFUSE, RECYCLING AND LAUNDRY ROOMS THAT ARE NOT PROVIDED WITH CHUTES NEED ONLY COMPLY WITH TABLE 509.

713.13.5 INCINERATOR ROOM. INCINERATOR ROOMS SHALL COMPLY WITH TABLE 509.

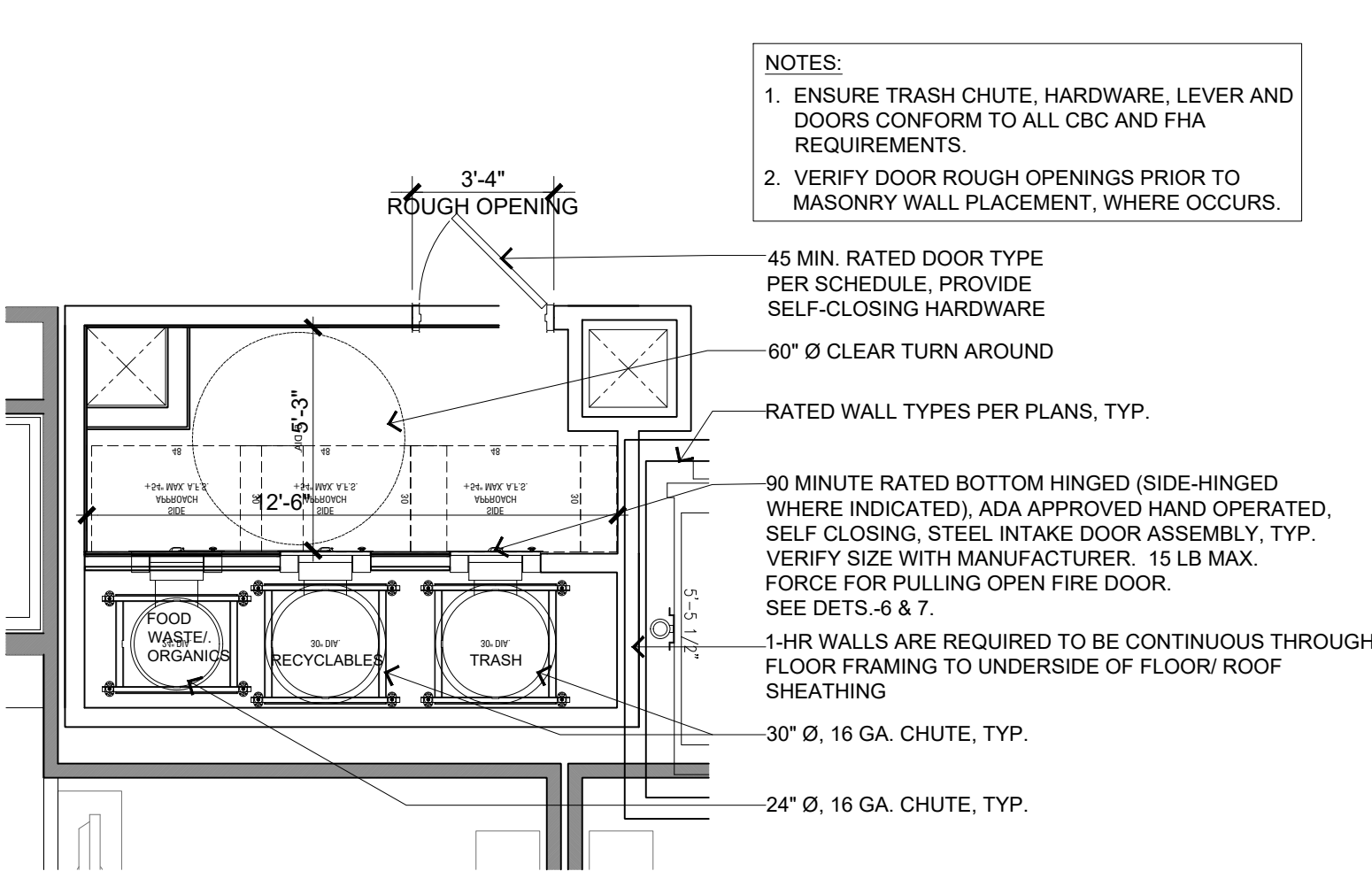
(INCINERATOR ROOMS ARE NOT PART OF THIS PROJECT.)

713.13.6 AUTOMATIC SPRINKLER SYSTEM. AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.2.11.2.

REFUSE CHUTE NOTES

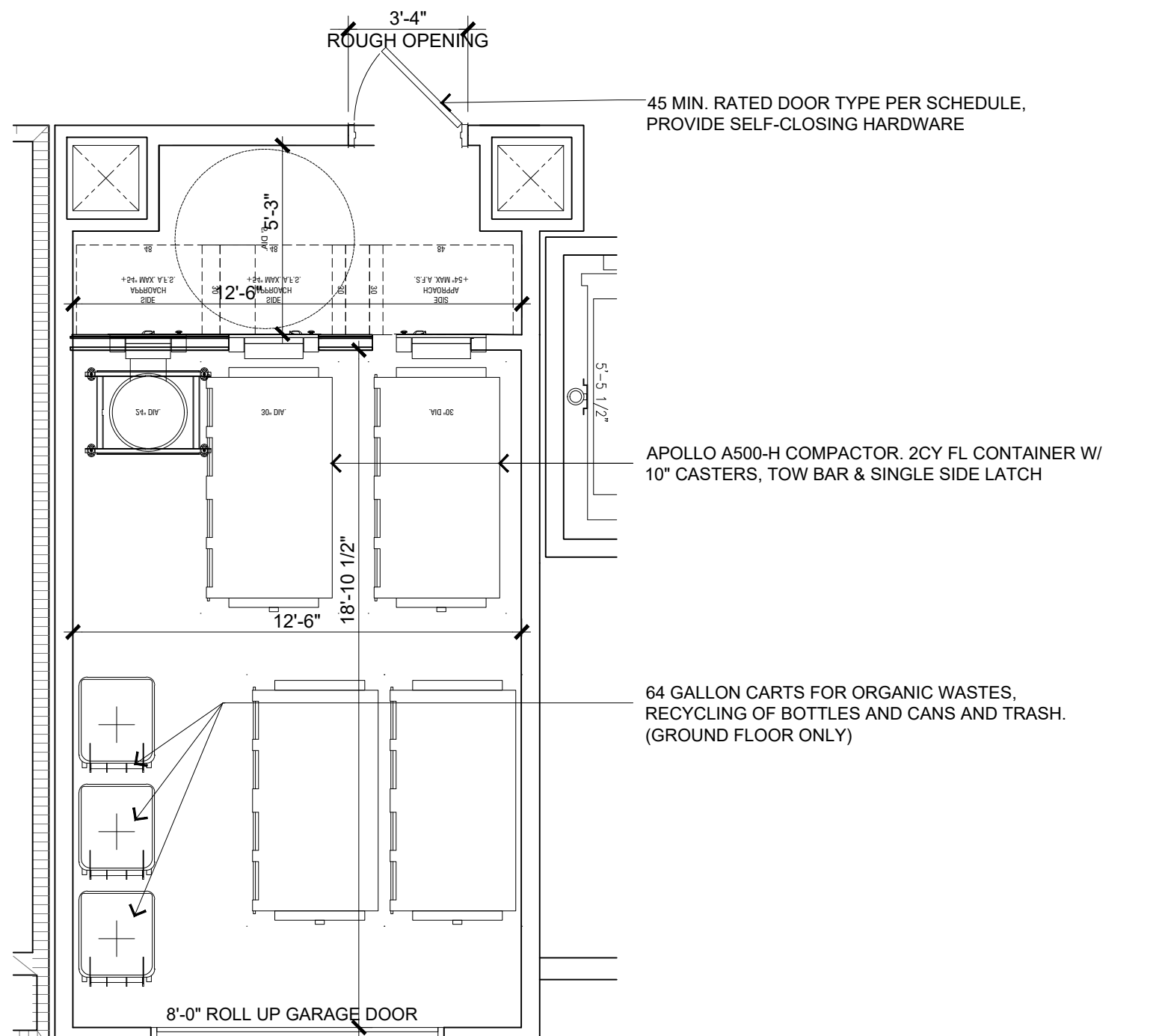
SCALE: 1" = 1"

3



UPPER FLOORS TRASH CHUTE PLAN

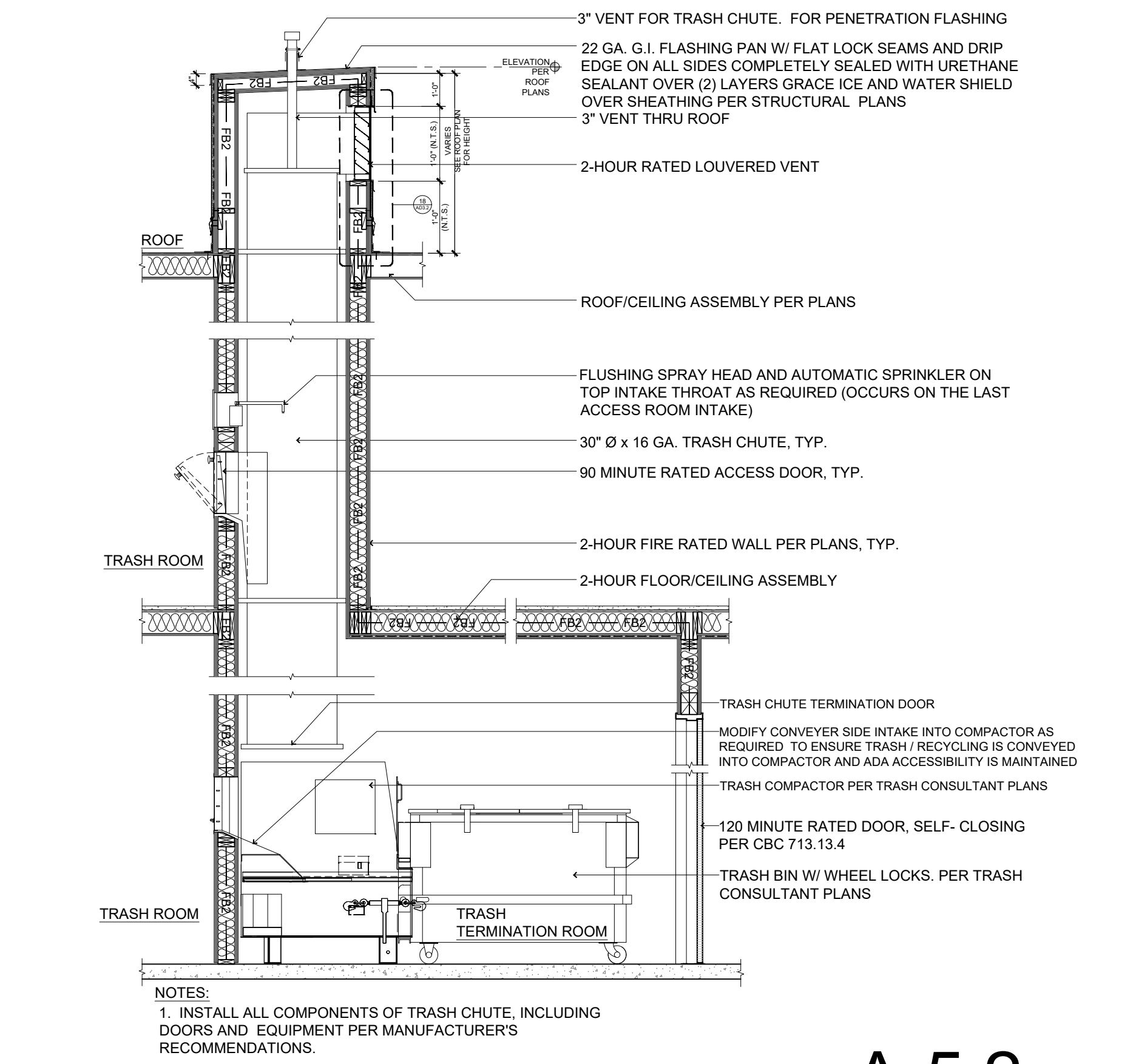
SCALE : 1/4"= 1'-0"



GROUND FLOOR TRASH ROOM PLAN

SCALE : 1/4"= 1'-0"

Trash / Recycling On all 3-story buildings								
BEDROOM PER UNIT	BEDROOM COUNT	REFUSE PER UNIT PER WEEK (C.Y.)						
78 1 BEDROOM	78	0.33						
75 2 BEDROOM	150	0.36						
TOTAL	228							
No. of 1 BEDROOM UNITS IN COMPLEX	TOTAL REFUSE PER UNIT (C.Y.)	TOTAL REFUSE PER WEEK (C.Y.)	DIVIDED BY PRODUCT OF BIN SIZE X DAYS OF SERVICE (3 C.Y. BINS x 3 DAYS)	No. OF TRASH ENCLOSURES REQUIRED				
78	0.33	25.74	Divided by 9	2.86 (rounded to 3)				
No. of 2 BEDROOM UNITS IN COMPLEX	TOTAL REFUSE PER UNIT (C.Y.)	TOTAL REFUSE PER WEEK (C.Y.)	DIVIDED BY PRODUCT OF BIN SIZE X DAYS OF SERVICE (3 C.Y. BINS x 3 DAYS)	No. OF TRASH ENCLOSURES REQUIRED				
75	0.36	27	Divided by 9	3				
TOTAL REQUIRED TRASH BINS				6				
TOTAL REQUIRED RECYCLE BINS				6				
TOTAL PROVIDED TRASH & RECYCLE BINS				12				
RESIDENTIAL BUILDING TRASH SUMMARY FOR BUILDING 4								
SOLID WASTE CALCULATIONS								
UNITS	C.Y./WK /UNIT	TOTAL C.Y. (50%)	COMPACTION RATIO	COMPACTED TRASH (C.Y.)	No. of 2 C.Y. BINS REQ'D	No. of TRASH ROOMS	No. of PICK-UPS PER WEEK	No. of 2 C.Y. BINS REQ'D /ROOM
64	0.5	16	3 : 1	5	3	1	3	1
RECYCLING CALCULATIONS								
UNITS	C.Y./WK /UNIT	TOTAL C.Y. (50%)	TOTAL UNCOMPACTED (C.Y.)		No. of 2 C.Y. BINS REQ'D	No. of TRASH ROOMS	No. of PICK-UPS PER WEEK	No. of 2 C.Y. BINS REQ'D /ROOM
64	0.5	16	16		4	1	3	1
ORGANICS CALCULATIONS								
UNITS	GALLONS / WEEK	TOTAL(GAL/ WEEK)	NUMBER OF 64 GALLON CARTS		No. of TRASH ROOMS	No. of PICK-UPS PER WEEK	# GAL CARTS REQ'D /ROOM	
64	3	192	3		1	3	1	
RESIDENTIAL BUILDING TRASH SUMMARY FOR BUILDING 5								
SOLID WASTE CALCULATIONS								
UNITS	C.Y./WK /UNIT	TOTAL C.Y. (50%)	COMPACTION RATIO	COMPACTED TRASH (C.Y.)	No. of 2 C.Y. BINS REQ'D	No. of TRASH ROOMS	No. of PICK-UPS PER WEEK	No. of 2 C.Y. BINS REQ'D /ROOM
65	0.5	16.25	3 : 1	5	3	1	3	1
RECYCLING CALCULATIONS								
UNITS	C.Y./WK /UNIT	TOTAL C.Y. (50%)	TOTAL UNCOMPACTED (C.Y.)		No. of 2 C.Y. BINS REQ'D	No. of TRASH ROOMS	No. of PICK-UPS PER WEEK	No. of 2 C.Y. BINS REQ'D /ROOM
65	0.5	16.25	16		5	1	3	2
ORGANICS CALCULATIONS								
UNITS	GALLONS / WEEK	TOTAL(GAL/ WEEK)	NUMBER OF 64 GALLON CARTS		No. of TRASH ROOMS	No. of PICK-UPS PER WEEK	# GAL CARTS REQ'D /ROOM	
65	3	195	3		1	3	1	



TRASH CHUTE SECTION

N.T.S.



BUILDING 5 ELEVATION



1 COMPOSITIONAL
SHINGLES



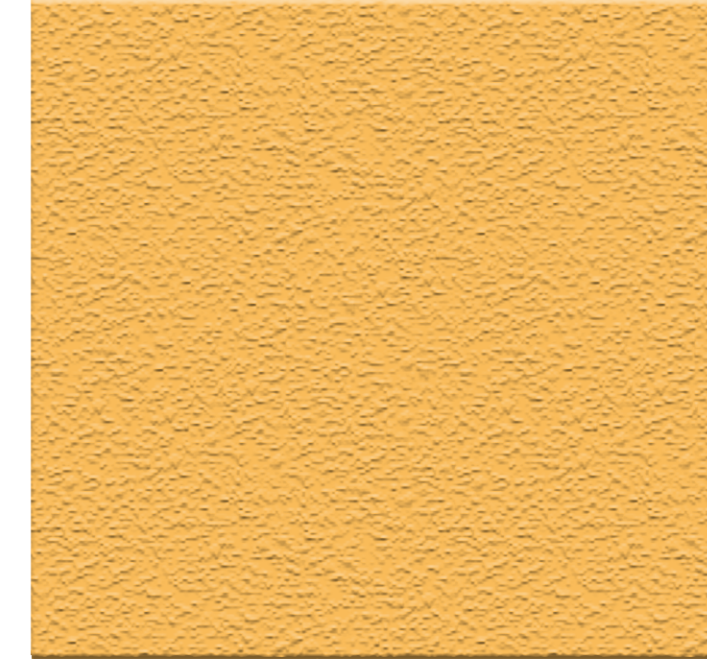
2 ARCHITECTURAL
DECORATIVE AWNING



3 VINYL WINDOW
WHITE



4 METAL RAILING WITH
PERFORATED PANELS



5 EXTERIOR PLASTER
DE 5291 MARIGOLD



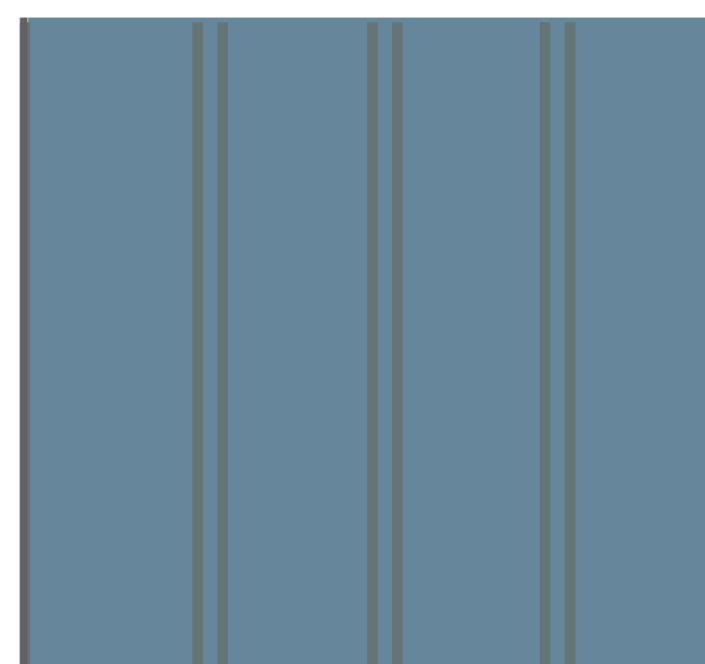
6 EXTERIOR PLASTER
DE5816 SEAL PUP



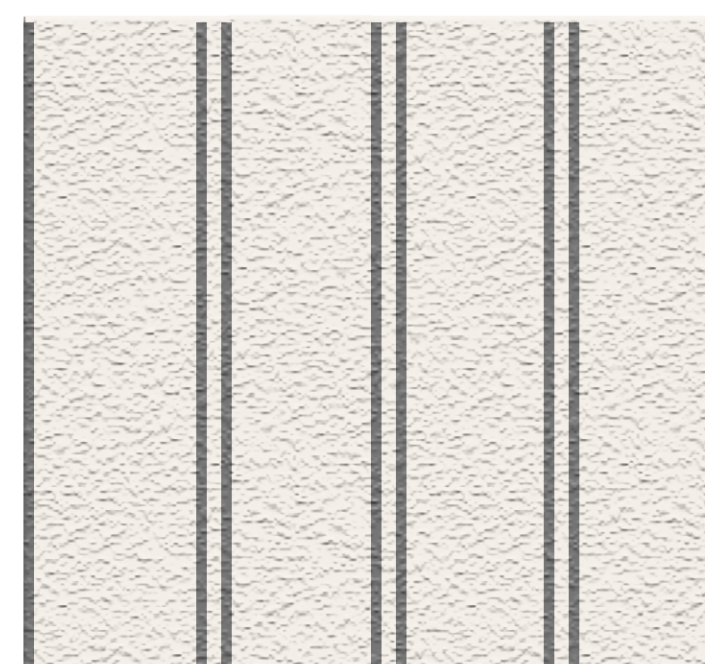
7 EXTERIOR PLASTER
DEW380 WHITE(-1)



8 EXTERIOR PLASTER
DE 5534 PINE MIST



9 BOARD & BATTEN SIDING
DE5816 SEAL PUP



10 BOARD & BATTEN SIDING
DEW380 WHITE(-1)

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MATERIAL BOARD - 4 STORY

DATE: 02-15-2022
JOB NO.: 2020-528

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A6.1



BUILDING 6 ELEVATION



1 COMPOSITIONAL
SHINGLES



2 ARCHITECTURAL
DECORATIVE
AWNING



3 VINYL WINDOW
WHITE



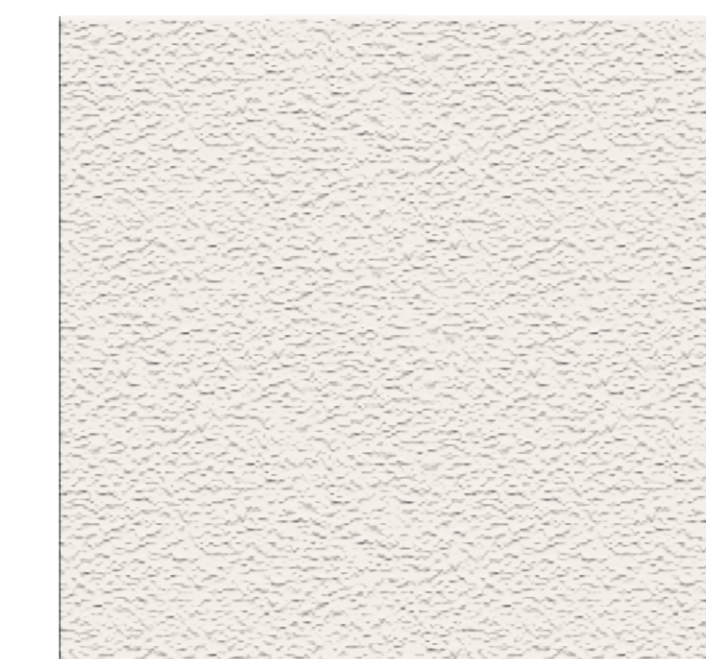
4 METAL RAILING WITH
PERFORATED PANELS



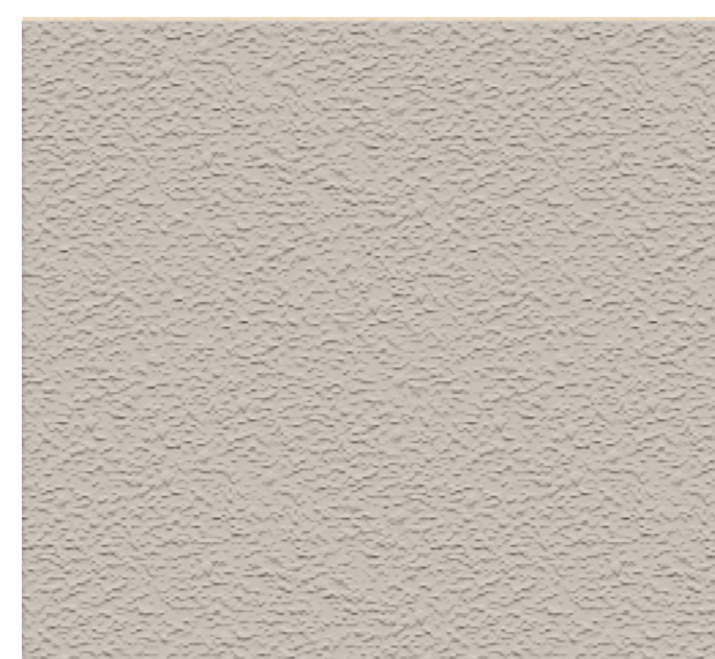
5 EXTERIOR PLASTER
DE 5516 LIMELIGHT



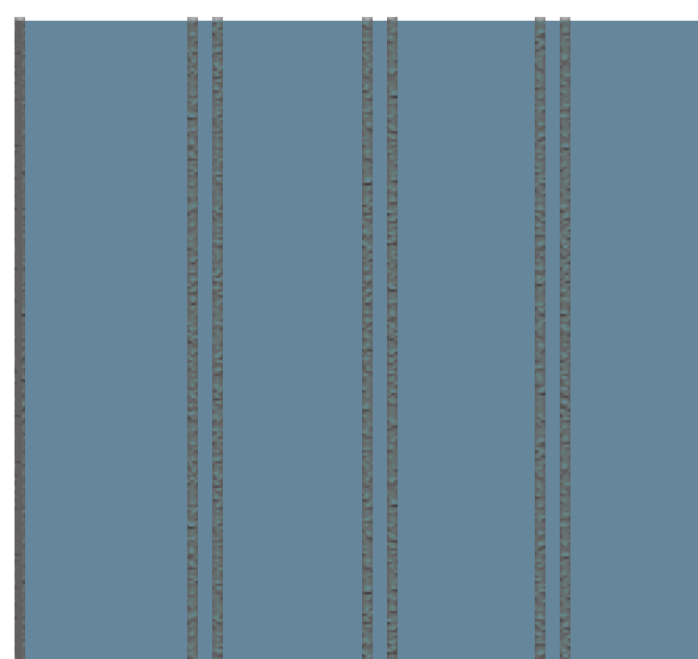
6 EXTERIOR PLASTER
DE5816 SEAL PUP



7 EXTERIOR PLASTER
DEW380 WHITE(-1)



8 EXTERIOR PLASTER
DE6031 WAFFING GRAY



9 BOARD & BATTEN SIDING
DE5816 SEAL PUP



10 BOARD & BATTEN SIDING
DEW380 WHITE(-1)

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CHULA VISTA, CA

MATERIAL BOARD - 3 STORY

DATE: 02-15-2022
JOB NO.: 2020-528

AO ARCHITECTS

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A6.2