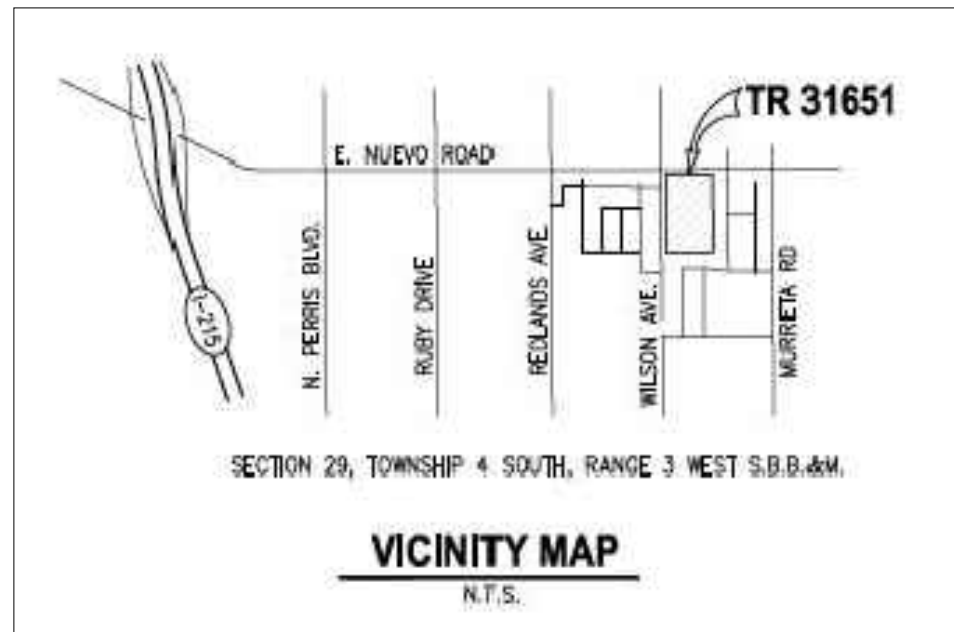


# ACACIA (TR 38775)



## SITE PLAN



6" H. SPLIT FACE BLOCK WALL W/ PLASTERS @ 82" O.C. SET BACK 6' FROM PROP. LINE.



### TREE CLEARANCE NOTES

- THE FOLLOWING MINIMUM CLEARANCES SHALL BE ADHERED MAINTAINED:
- A. 8' FROM TRANSFORMERS, CABLE AND PULL BOXES
  - B. 5' FROM MAILBOXES
  - C. 5' FROM HYDRANTS (ALL SIDES)
  - D. 5' FROM DRIVEWAYS
  - E. 10' FROM TRAFFIC AND DIRECTIONAL SIGNS
  - F. 10' MINIMUM FROM STREETLIGHTS AND OTHER UTILITY POLES
  - K. MINIMUM 25' FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER
  - L. MINIMUM 10' STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY LOCAL JURISDICTION.
  - M. LINE OF SIGHT AT INTERSECTIONS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER OR PER LOCAL CODE.
  - N. ROOT BARRIER SHALL BE INSTALLED ON ALL TREES WITHIN 6' OF HARDSCAPE. ROOT BARRIER SHALL NOT ENCIRCLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 10' IN EACH DIRECTION.

Descript bn	Qty	Unit	Percentage
<b>OPEN SPACE</b>			
SHRUB AREA:	69,549	SF.	39.29%
TURF AREA:	4,599	SF.	2.60%
TOT LOT:	1,551	SF.	0.88%
POOL AREA:	4,690	SF.	2.65%
CORN HOLE AREA	1,149	SF.	0.65%
DOG PARK	1,869	SF.	1.06%
SEATING AREA	1,766	SF.	1.00%
CLUB HOUSE	1,669	SF.	0.94%
D.G. TRAIL:	2,405	SF.	1.36%
OVERHEAD STRUCTURE:	378	SF.	0.21%
SIDEWALK & ENTRY PATH:	30,807	SF.	17.41%
BASIN 'A'	30,432	SF.	17.19%
BASIN 'B'	26,136	SF.	14.77%
<b>TOTAL COMMON AREA:</b>	<b>177,000</b>	<b>SF.</b>	
<b>LMD AREA</b>			
CONCRETE SIDEWALK:	5,917	SF.	31.71%
LANDSCAPE AREA:	12,743	SF.	68.29%
<b>TOTAL LMD AREA:</b>	<b>18,660</b>	<b>SF.</b>	
<b>TOTAL:</b>	<b>195,660</b>	<b>SF.</b>	

PLANTING LEGEND (HOA)					
BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS	MATURE SIZE
<b>TREES</b>					
PINUS ELGARICA	AFGHAN PINE	24" BOX STD. W/ 2" CALIPER	26	L - 0.3	15'
PRUNUS CAROLINIANA	CAROLINA CHERRY	36" BOX STD. W/ 3" CALIPER	27	L - 0.3	15'
CHITALPA T. 'PINK DAWN'	PINK DAWN CHITALPA	24" BOX STD. W/ 2" CALIPER	39	M - 0.4	20'
MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	36" BOX MATCHED	18	L - 0.3	15'
CERCIDIUM 'DESERT MUSEUM'	PALO VERDE	36" BOX STD. W/ 3" CALIPER	29	L - 0.3	15'
LAURUS 'SARATOGA'	SARATOGA LAUREL	24" BOX STD. W/ 1.5" CALIPER	59	M - 0.4	22'
QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX STD. W/ 3" CALIPER	10	L - 0.3	40'
ARBUTUS MARINA	MARINA STRAWBERRY TREE	36" BOX STD. W/ 3" CALIPER	57	L - 0.3	40'
ARBUTUS MARINA	MARINA STRAWBERRY TREE	36" BOX MATCHED W/ 3" CAL.	16	L - 0.3	40'
<b>SHRUBS</b>					
JUNCUS PATENS 'BLUE ELK'	BLUE SEDGE	1 GALLON @ 18" O.C.	1,284	L - 0.3	
BACCHARIS 'TWIN PEAKS II'	DWARF COYOTE BUSH	1 GALLON @ 48" O.C.	902	L - 0.3	
DIANELLA REVOLUTA 'LITTLE REV DR5000'	DWARF FLAX LILLY	5 GALLON @ 30" O.C.	1,324	L - 0.3	
WESTRINGIA FRUTICOSA 'WYNYABBE GEM'	COAST ROSEMARY	5 GALLON @ 3'-6" O.C.	141	L - 0.3	
ALOE 'BLUE EL'	DWARF ALOE	1 GALLON @ 18" O.C.	5,254	L - 0.3	
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GALLON @ 36" O.C.	168	L - 0.3	
ROSMARINUS O. 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GALLON @ 36" O.C.	138	L - 0.3	
ANIGOZANTHOS 'DWARF ORANGE'	DWARF ORANGE KANGAROO PAW	1 GALLON @ 24" O.C.	1,669	L - 0.3	
ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GALLON @ 3'-6" O.C.	738	L - 0.3	
LEUCOPHYLLUM F. 'GREEN CLOUD'	GREEN CLOUD SAGE	5 GALLON @ 48" O.C.	78	L - 0.3	
WESTRINGIA MUNDII	COAST ROSEMARY	5 GALLON @ 36" O.C.	468	L - 0.3	
PODOCARPUS 'ICEE BLUE'	ICEE BLUE YEW	15 GALLON AS SHOWN	153	M - 0.4	
PRUNUS C. 'COMPACTA'	CAROLINA LAUREL CHERRY	15 GAL. COLUMNAR AS SHOWN	25	M - 0.4	
AGAVE ATTENUATA	SMOOTH AGAVE	5 GALLON @ 24" O.C.	76	M - 0.4	
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GALLON @ 5'-0" O.C.	193	M - 0.4	
CRASSULA 'MINIMA'	DWARF JADE PLANT	1 GALLON @ 18" O.C.	2,170	S.F.	
NERIUM 'PETITE PINK'	DWARF OLEANDER	5 GALLON @ 30" O.C.	666	M - 0.4	
CAREX TUMULICOLA	SEDGE	6" POTS @ 24" O.C.	703	M - 0.4	
CUPRESSUS S. 'MONSHEL'	TINY TOWERS CYPRESS	15 GALLON AS SHOWN	36	M - 0.4	
ACACIA 'LOWBOY'	SPREADING ACACIA	1 GALLON @ 6" O.C.	282	L - 0.3	
<b>VINES &amp; GROUNDCOVER</b>					
MARATHON III	SODDED TURF	SOD	1,370	S.F.	H - 0.75
SENECIO SERPENS	BLUE CHALKSTICKS	FLATS @ 12" O.C.	2,031	L - 0.3	

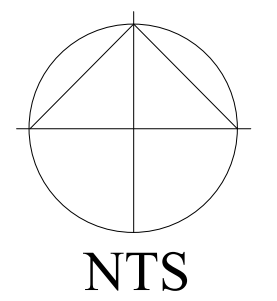
NOTE: ALTERNATIVE PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE OR INSTALLATION

PLANTING LEGEND (LMD)					
BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS	MATURE SIZE
<b>TREES</b>					
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	36" BOX STD. W/ 3" CALIPER	12	M - 0.4	25'
PLATANUS ACERIFOLIA	LONDON PLANE TREE	36" BOX STD. W/ 3" CALIPER	11	M - 0.4	30'
<b>SHRUBS</b>					
ANIGOZANTHOS 'DWARF ORANGE'	DWARF ORANGE KANGAROO PAW	1 GALLON @ 24" O.C.	321	L - 0.3	
BACCHARIS 'TWIN PEAKS II'	DWARF COYOTE BUSH	1 GALLON @ 48" O.C.	83	L - 0.3	
ROSMARINUS O. 'PROSTRATUS'	CREeping ROSEMARY	1 GALLON @ 36" O.C.	441	L - 0.3	
LEUCOPHYLLUM F. 'GREEN CLOUD'	GREEN CLOUD SAGE	5 GALLON @ 48" O.C.	174	L - 0.3	
SENECIO SERPENS	BLUE CHALKSTICKS	6" POT @ 18" O.C.	427	L - 0.3	
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GALLON @ 36" O.C.	246	L - 0.3	
AGAVE ATTENUATA	SMOOTH AGAVE	1 GALLON @ 24" O.C.	33	L - 0.3	
ANIGOZANTHOS 'DWARF ORANGE'	DWARF ORANGE KANGAROO PAW	5 GALLON @ 24" O.C.	60	L - 0.3	
ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GALLON @ 48" O.C.	25	L - 0.3	

NOTE: ALTERNATIVE PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE OR INSTALLATION

### NOTES:

- A. ALL PLANT MATERIAL WILL BE SELECTED FROM THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT MATERIALS LIST.
- B. ALL PLANTING AREAS WILL RECEIVE 3" DEEP MED. GRIND RECYCLED WOOD MULCH.
- C. ALL SHRUB AREAS WILL BE IRRIGATED WITH DRIP IRRIGATION, TURF AREAS WILL BE IRRIGATED WITH A COMBINATION OF DRIP AND SPRAY IRRIGATION AND CONTROLLED WITH ET BASED CONTROLLERS.

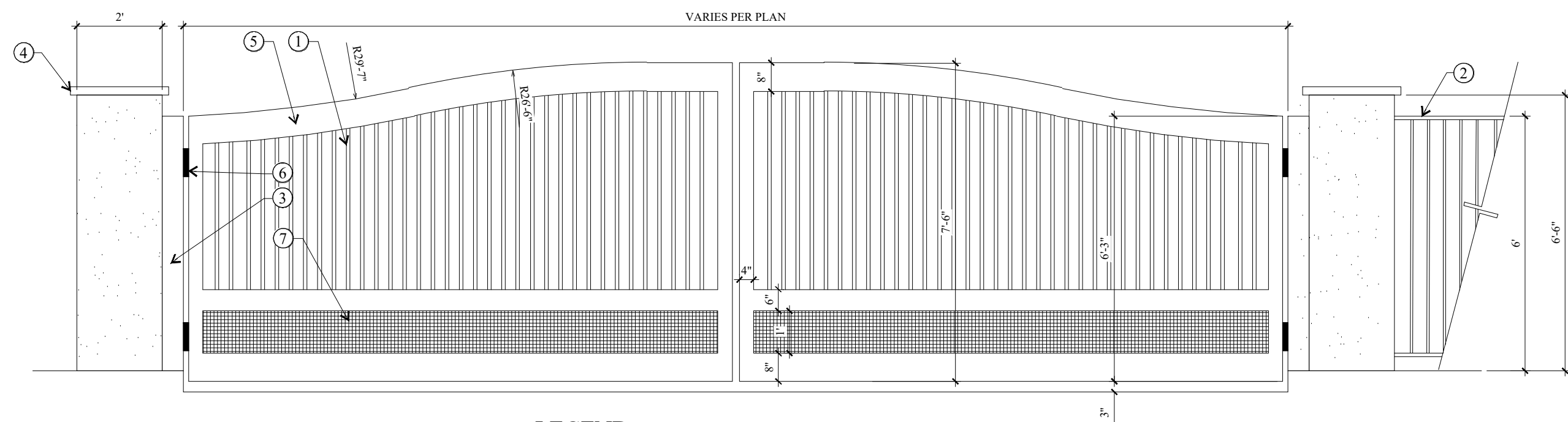


Jul 22, 2025 ACA\_PID\_SITE T:\DR\_HORTON\TR\_31651\_ACACIA\_PERRIS\CUP\_PID\ACA\_PID\_SITE.DWG

# ACACIA (TR 38775)

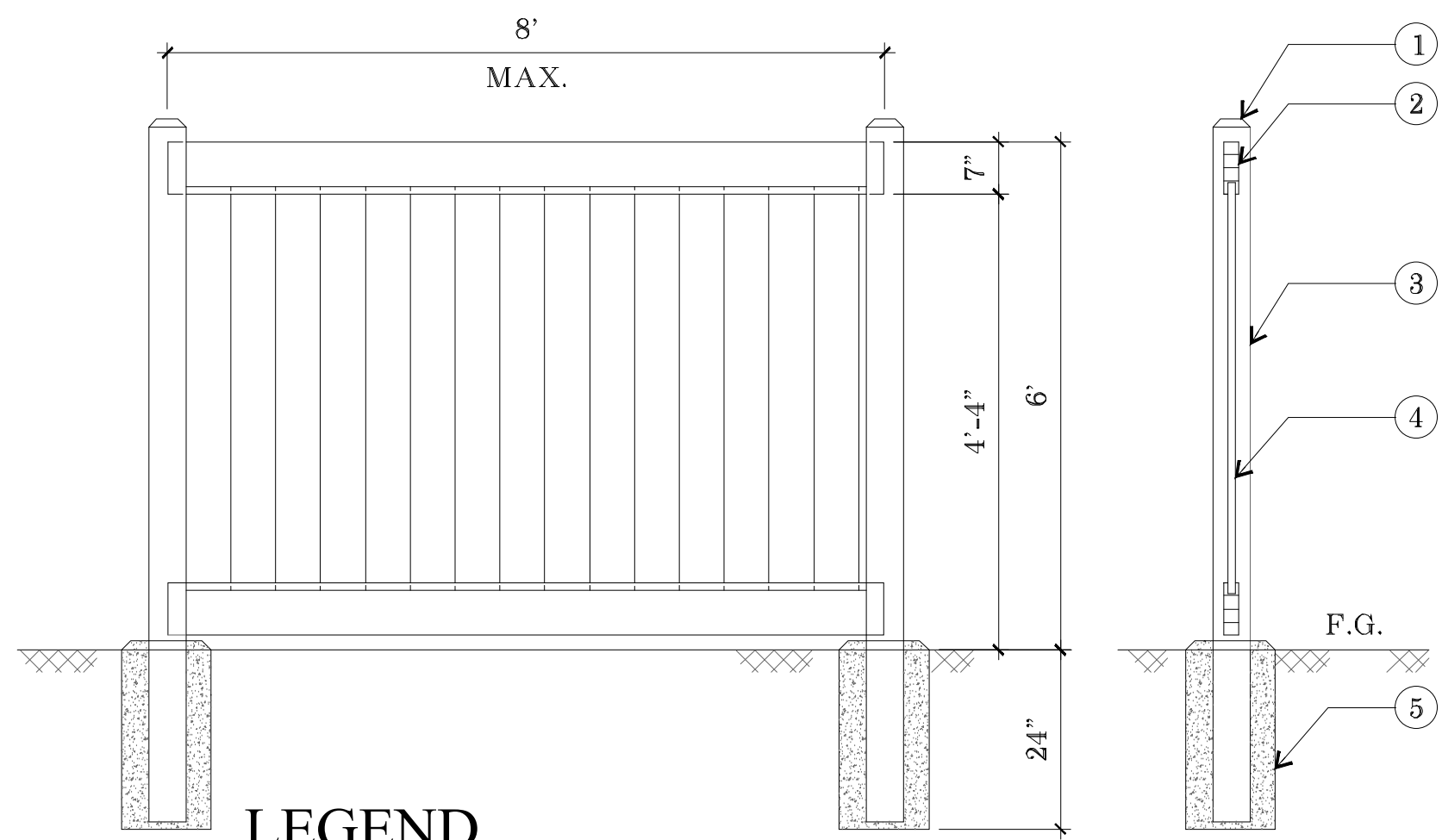


## FENCING PLAN



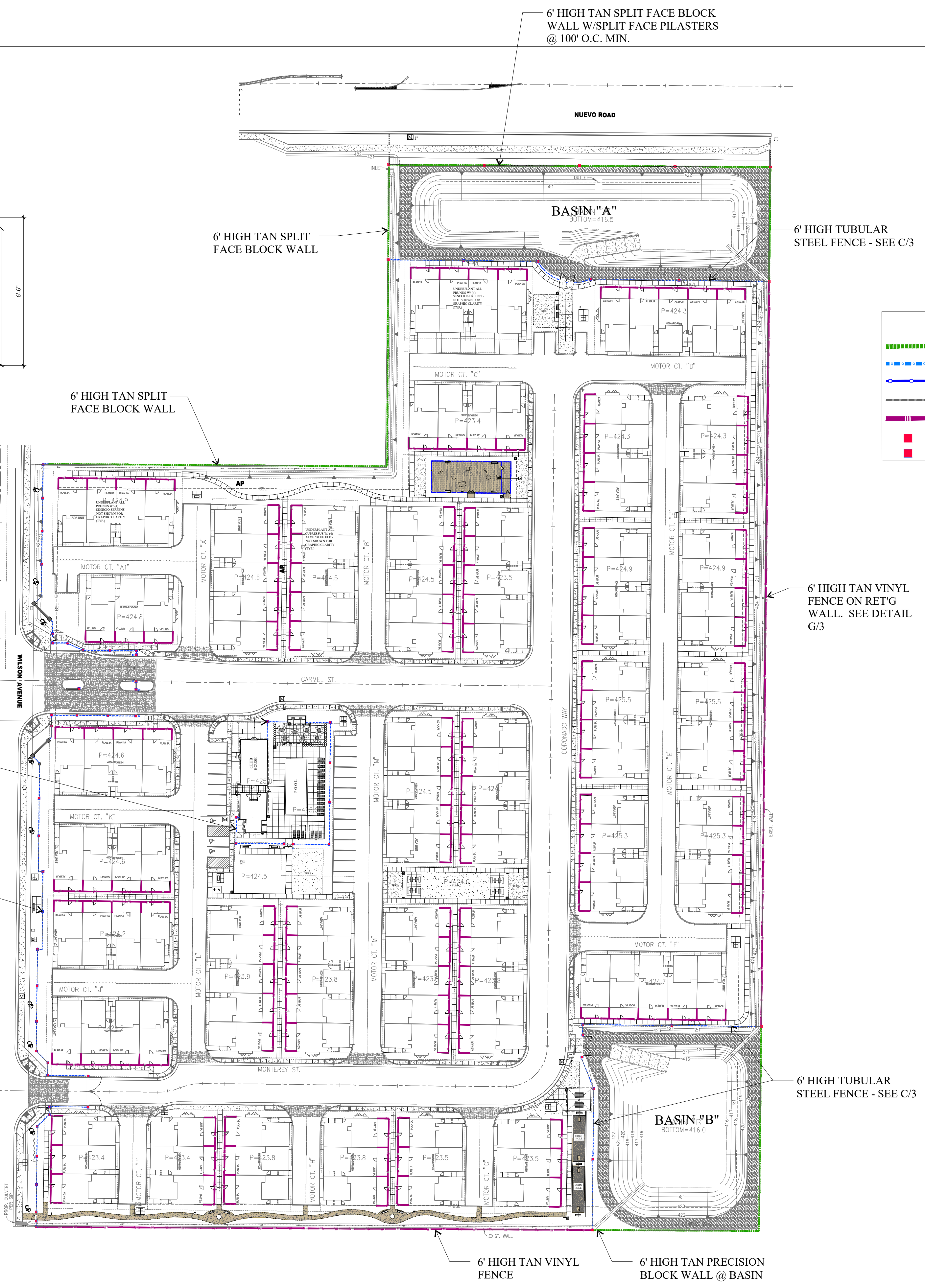
- LEGEND**
- ① 1" SQ. TUBULAR STEEL PICKETS @ 5" O.C.
  - ② ADJACENT PRODUCTION T.S. FENCE
  - ③ 6" SQ. 1/4" WALL STEEL POST.
  - ④ STUCCO PILASTER W/ TILE CAP
  - ⑤ 2" TUBULAR STEEL FRAME (ALL FRAME RAILS SHALL BE 2" WIDE / 11 GA.
  - ⑥ HEAVY DUTY HINGES SIZE PER STRUCTURAL ENGINEER
  - ⑦ 12" INTERCRIMPED WOVEN WIRE MESH 1/2" OPENING
- NOTES**
- A. REINFORCEMENT PER STRUCTURAL ENGINEER ALL STEEL TO RECEIVE (2) COATS ZINC RICH PRIMER AND (2) COATS OF FINISH. COLOR TO BE SW BLACK BEAN SW 6006.
  - B. BRICK TO MATCH ENTRY PEDESTAL AND KIOSK.
  - C. CONTRACTOR SHALL COORDINATE KNOX BOX LOCATION AND TYPE WITH LOCAL FIRE OFFICIAL.

### A ENTRY GATE

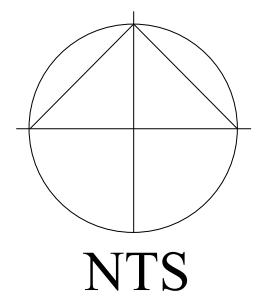


- LEGEND**
1. DOMED CAP
  2. 2" X 7" TOP & BOTTOM RAIL
  3. 5" X 5" VINYL POST
  4. 6" TONGUE & GROOVE
  5. 8" X 24" DOMED CONCRETE FOOTING
- NOTES:**
- COLOR MATCH ADJACENT CMU WALL

### B TAN VINYL



- FENCING LEGEND**
- █ TAN SPLIT FACE BLOCK WALL (1,370 L.F.)
  - █ TUBULAR STEEL FENCE (1,675 L.F.)
  - █ DOG PARK FENCE (230 L.F.)
  - █ RETAINING WALLS PER PRECISE GRADING PLANS
  - █ TAN VINYL OR TAN VINYL OVER RET'G WALL
  - █ 16"X16" SPLIT FACE PILASTER (28 EA)
  - █ STUCCO PILASTER (39 EA)



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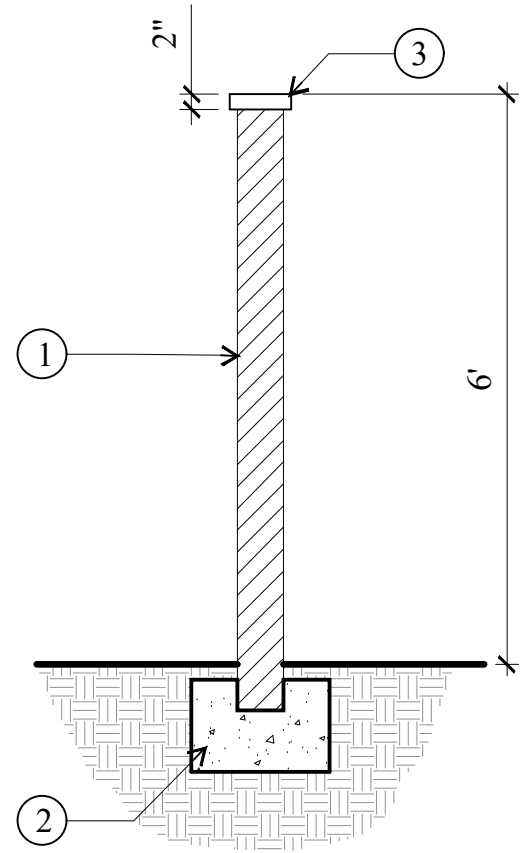
# ACACIA (TR 38775)



## WALL & FENCE DETAILS

### LEGEND

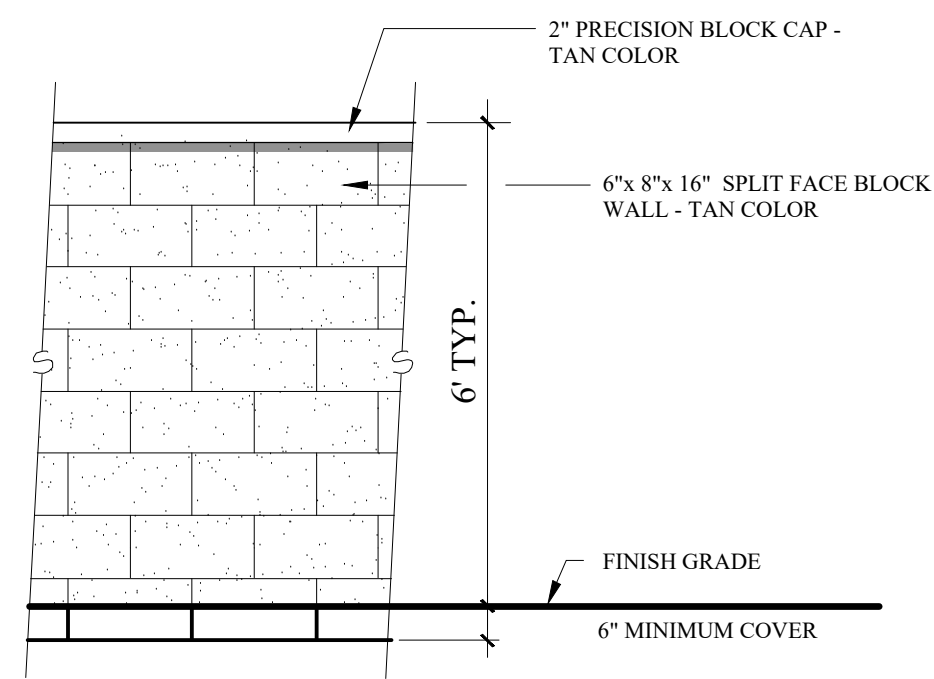
1. SPLIT FACE BLOCK WALL TAN COLOR
2. FOOTING - PER STRUCTURAL ENG.
3. PRECISION BLOCK CAP TO MATCH PERIMETER WALLS



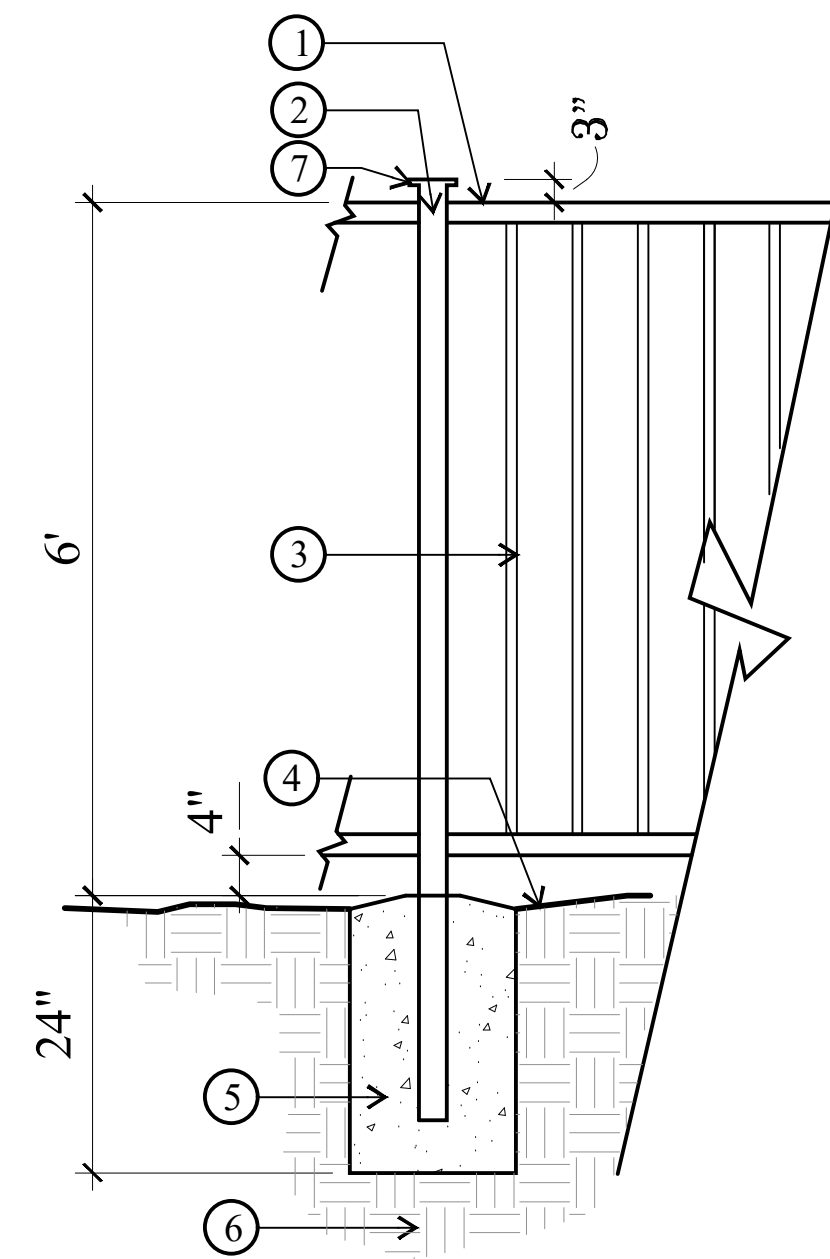
NON-RETAINING  
**A** BLOCK WALL

### NOTES:

1. FREESTANDING MASONRY WALLS SHALL BE CONSTRUCTED FROM STRUCTURAL DETAILS AND CALCULATIONS PROVIDED BY STRUCTURAL ENGINEER. DETAIL SHEET SUPPLIED FOR REFERENCE ONLY.
2. ALL ELEVATIONS, SECTIONS OR DESCRIPTIONS ON THESE DETAILS ARE FOR AESTHETIC DESCRIPTION FOR STRUCTURAL CONSTRUCTION, NOT ONLY.
3. EXPANSION JOINTS TO OCCUR @ 20' O.C. MAX. AT EACH CORNER AND AT EACH PILASTER. EXPANSION JOINTS TO BE PROVIDED IN THE MASONRY WALL ONLY AND NOT EXTEND INTO THE FOOTINGS. WALLS AND FENCES BETWEEN LOTS SHALL BE SEPARATED FROM THE PERIMETER WALLS LOCATED AT TOPS OF SLOPES. FENCES MAY BE CONNECTED TO PERIMETER WALLS AND PILASTERS IF CONNECTION ALLOWS FOR DIFFERENTIAL MOVEMENT BETWEEN THE FENCE AND THE WALL. REFER TO STRUCTURAL DRAWINGS FOR DETAIL.



**B** WALL W/ CAP



**C** TUBULAR STEEL FENCE

### LEGEND

1. 1-1/2"x1" TOP & BOTTOM RAIL.
2. 1-1/2" SQ. TUBULAR STEEL POST @ 6' O.C. MAXIMUM
3. 5/8" SQ. PICKETS @ 3-1/2" O.C.
4. FINISH GRADE
5. 12" DIA. CONCRETE FOOTING SLOPE TO DRAIN
6. 90% COMPACTED SUBGRADE.
7. 2-1/2" SQ. TUBULAR STEEL CAP

REFER TO CONSTRUCTION PLAN FOR LOCATIONS

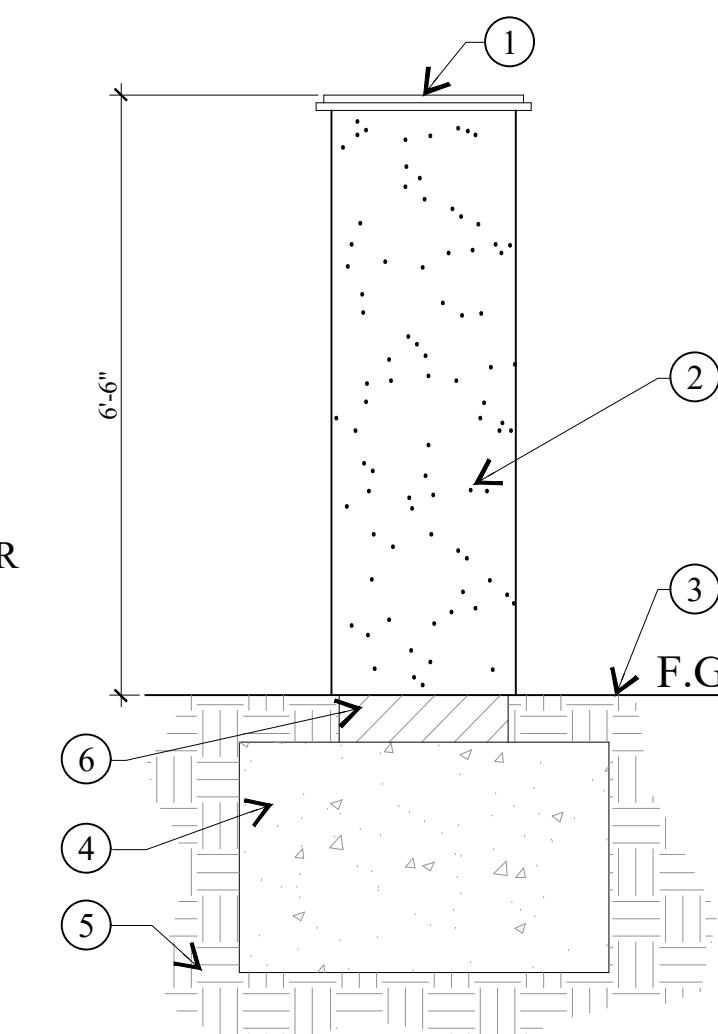
### STEEL NOTES

- A. PAINT- ALL TUBULAR STEEL SHALL RECEIVE:  
(2) COATS RUST INHIBITIVE PRIMER  
(2) COATS ENAMEL PAINT
- B. GRIND ALL WELDS SMOOTH
- C. PAINT TO BE VERIFIED WITH BUILDER PRIOR TO START OF CONSTRUCTION

### LEGEND

1. DOUBLE ARTO ARTILLO SPANISH TILE CAP WITH STACKED CANTILEVER, TILE TO BE PER MATERIAL MATRIX SHEET 3
2. 1" THICK SMOOTH STUCCO FINISH - COLOR PER MATERIAL MATRIX SHEET 3
3. FINISH GRADE / FINISH SURFACE
4. CONCRETE FOOTING - PER STRUCTURAL ENGINEER
5. COMPACTED SUB-GRADE - PER SOILS REPORT & STRUCTURAL ENGINEER
6. CMU BLOCK PILASTER - PER STRUCTURAL ENGINEER

NOTES:  
THIS DETAIL IS FOR DESIGN INTENT ONLY. FOOTING AND REINFORCEMENTS REFER TO STRUCTURAL ENGINEER



**D** PILASTERS

### NOTES:

- A. THIS DETAIL IS FOR DESIGN INTENT ONLY.
- B. VERIFY ALL COLORS WITH CURRENT ARCH. EXT. COLOR SCHEDULES AND PRIOR TO PURCHASE.

### LEGEND

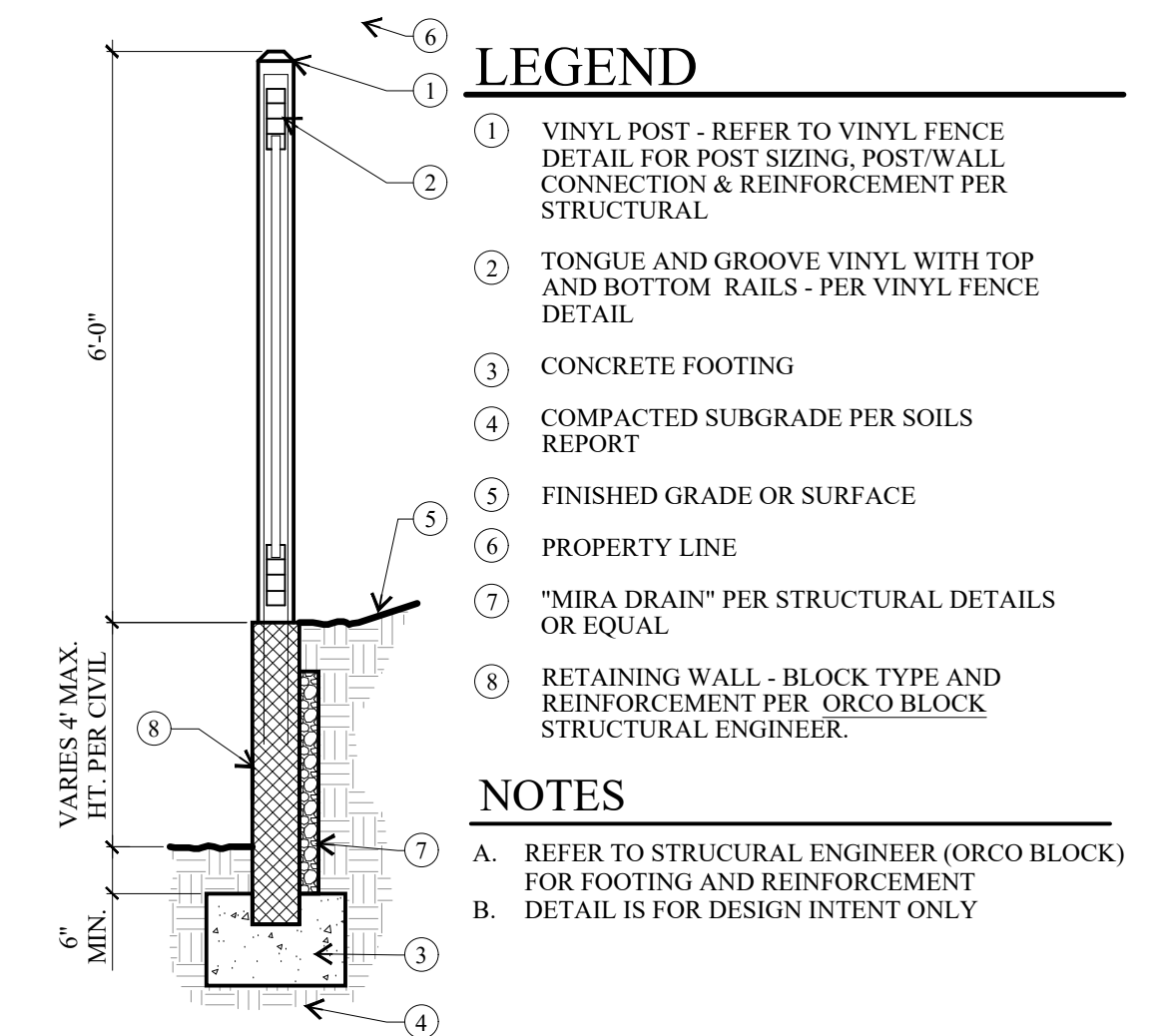
1. 4" TAN PREC. WALL CAP
2. STUCCO OMEGA MATCH SW 7027 WELL-BRED BROWN / SAND FINISH
3. 1/4" ALUMINUM CUT-OUT LETTERS PAINTED FLAT WHITE - PIN MOUNTED FLUSH - SEE NOTES FOR TEXT
4. FINISH GRADE
5. STONE VENEER TO BE CORONADO STONE - RAWHIDE - TUSCAN VILLA STONE W/KHAKI GROUT
6. ADJACENT T.S. FENCE
7. CMU BLOCK GROUT ALL SOLID
8. CMU - 12" WIDE GRAY PRECISION BLOCK
9. STONE PILASTER PER STRUCTURAL
10. VALORI PRECAST TRIM VP-CHI2ST CREAM SAND WASH
11. STONE PILASTERS
12. STUCCO ONLY ON BACK SIDE
13. 8" WIDE PREC. BLOCK
14. VALORI PRECAST WALL CAP VP-CHI2ST - CREAM SAND WASH
15. VALORI PRECAST PILASTER CAP VP-PK36SQ - CREAM SAND WASH



**E** ENTRY MONUMENT



**F** DOG PARK FENCE



**G** VINLY FENCE / RET'G WALL

### LEGEND

1. VINYL POST - REFER TO VINYL FENCE DETAIL FOR POST SIZING, POST/WALL CONNECTION & REINFORCEMENT PER STRUCTURAL
2. TONGUE AND GROOVE VINYL WITH TOP AND BOTTOM RAILS - PER VINYL FENCE DETAIL
3. CONCRETE FOOTING
4. COMPACTED SUBGRADE PER SOILS REPORT
5. FINISHED GRADE OR SURFACE
6. PROPERTY LINE
7. "MIRA DRAIN" PER STRUCTURAL DETAILS OR EQUAL
8. RETAINING WALL - BLOCK TYPE AND REINFORCEMENT PER ORCO BLOCK STRUCTURAL ENGINEER.

### NOTES

- A. REFER TO STRUCTURAL ENGINEER (ORCO BLOCK) FOR FOOTING AND REINFORCEMENT
- B. DETAIL IS FOR DESIGN INTENT ONLY



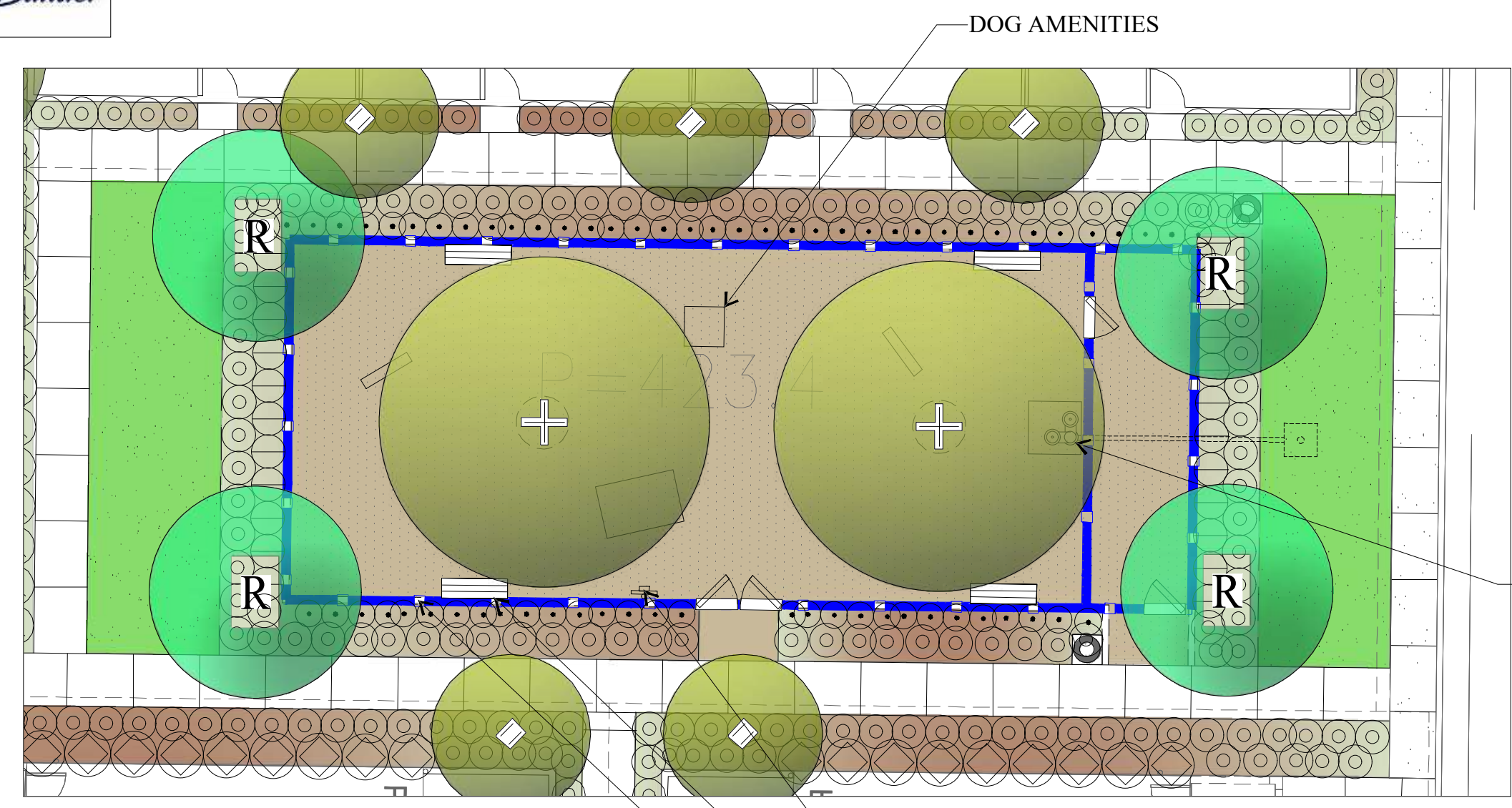
7858 SUTTO CIRCLE  
CARLSBAD, CA 92009  
TEL 949 276 6589 FAX 949 276 6589  
WWW.SJAA.COM

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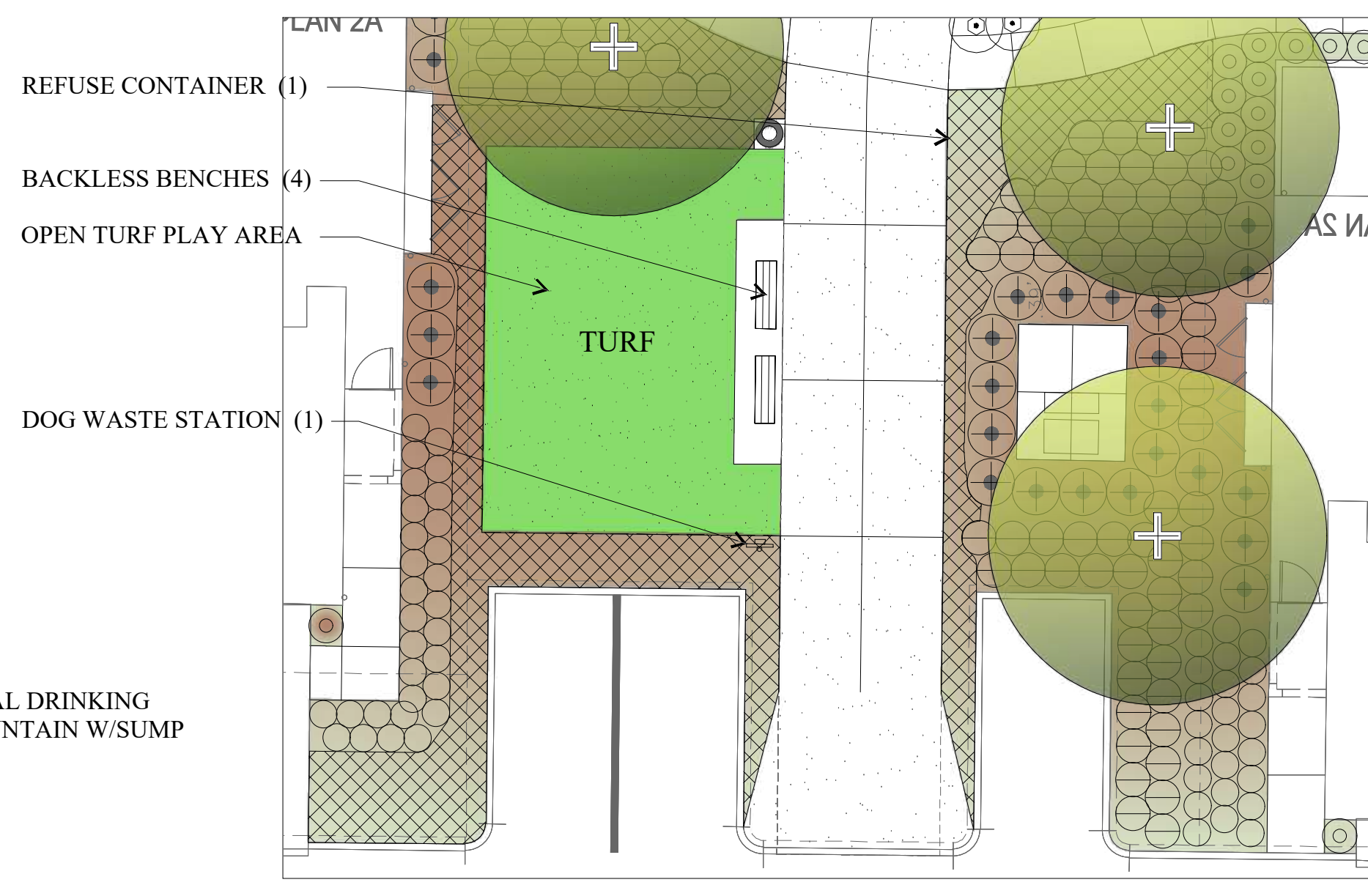
# ACACIA (TR 38775)



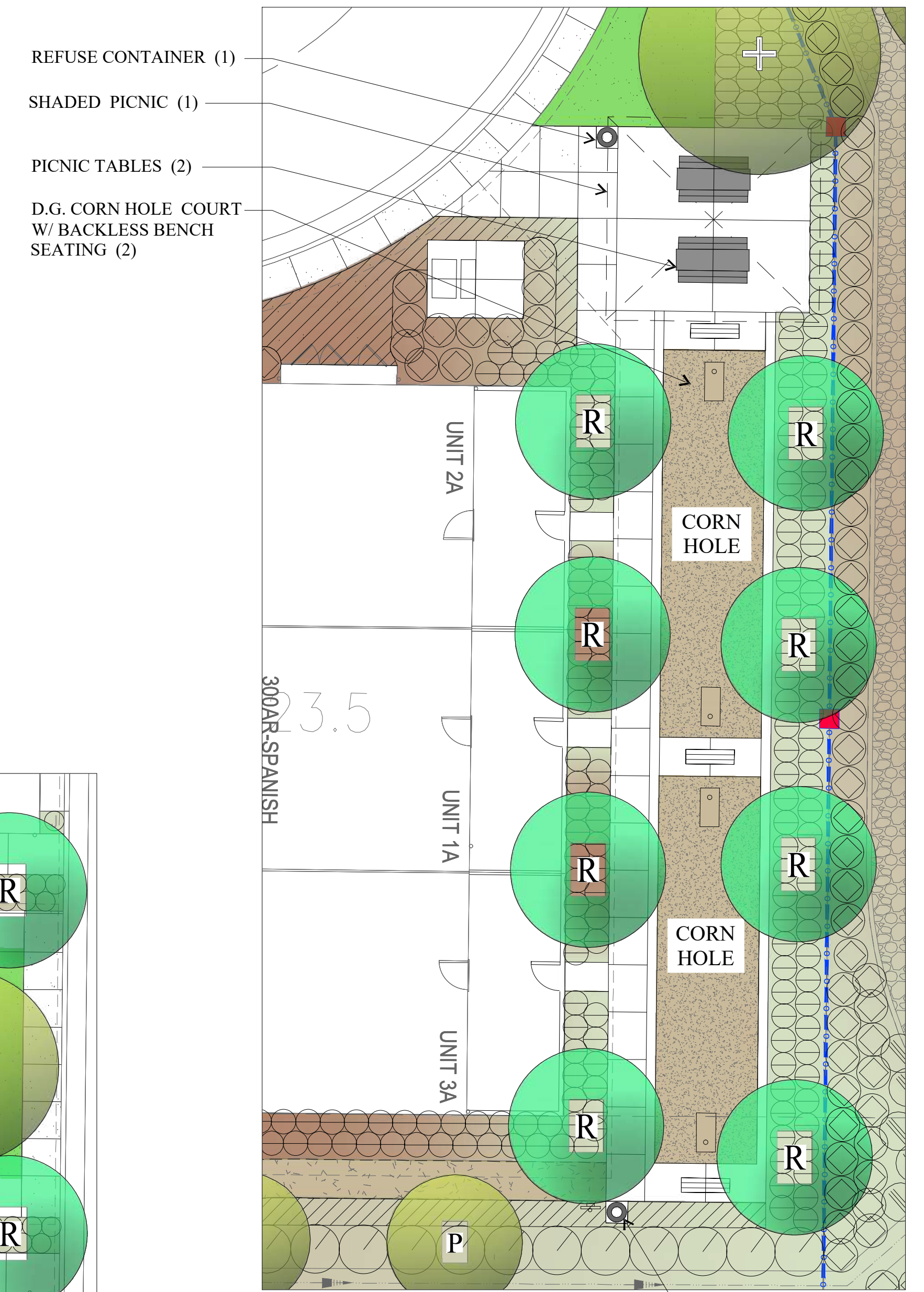
## ENLARGEMENTS



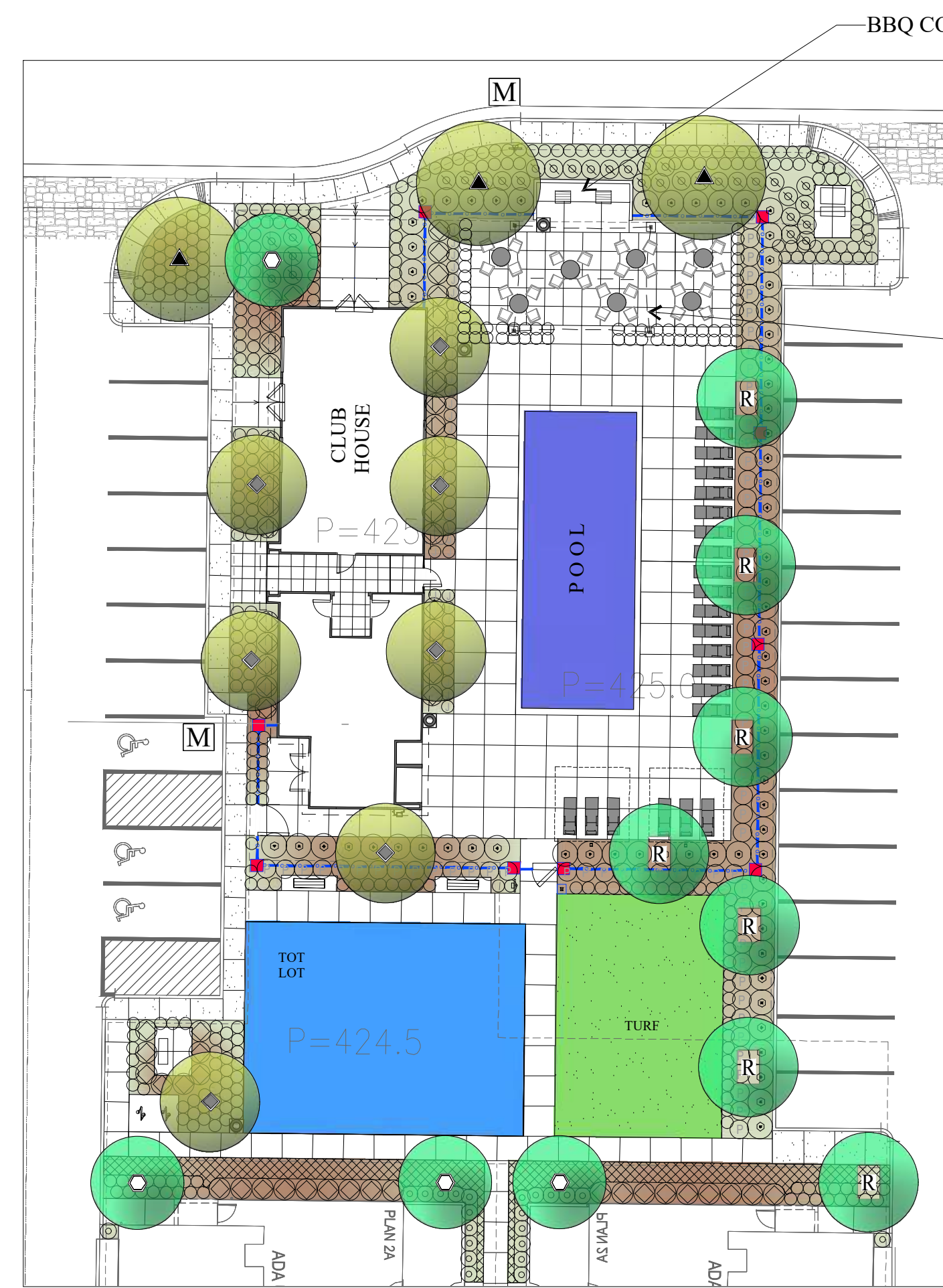
A. DOG PARK



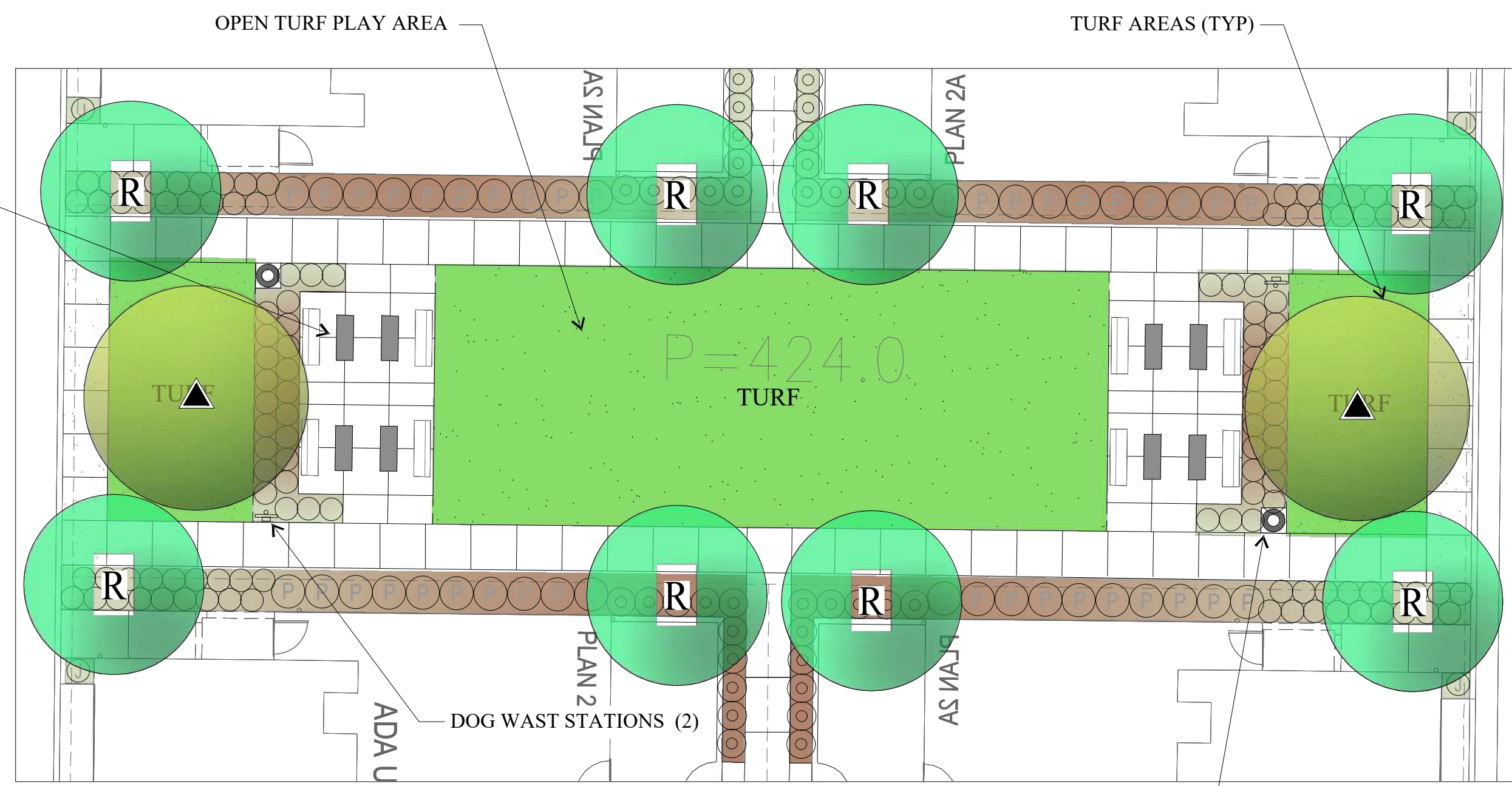
B. OPEN TURF AREA



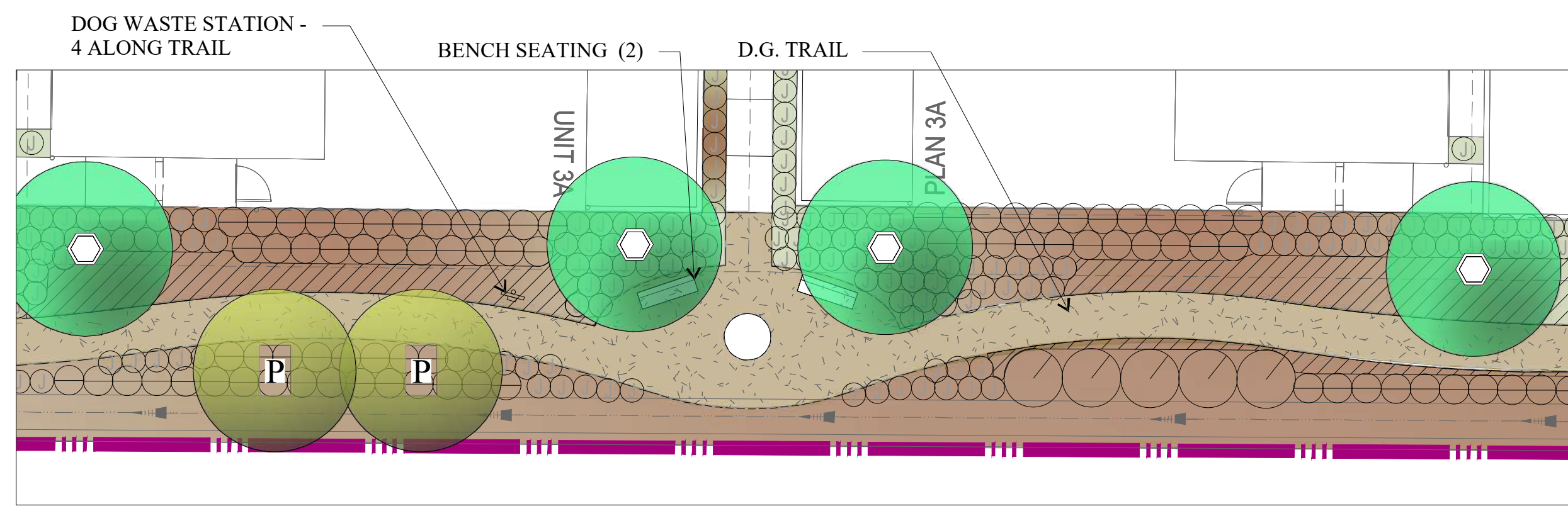
C. CORN HOLE COURTS



D. REC. AREA / TOT LOT

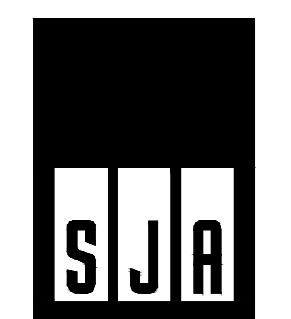
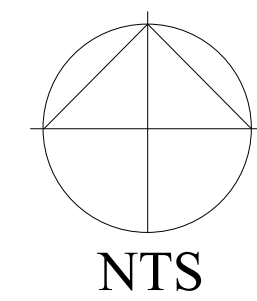


E. SEATING AREA



F. PASEO SEATING AREA

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# ACACIA (TR 38775)



## AMENITIES



TOT-LOT

### DOG PARK AMENITIES



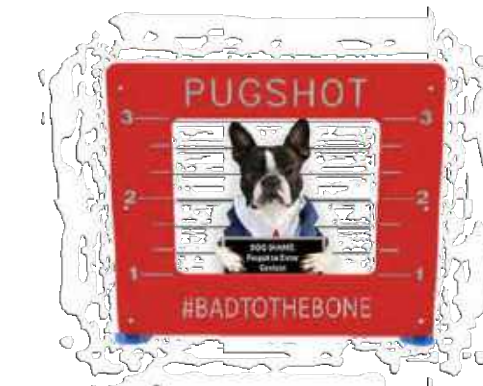
FIDO & ME WATER FOUNTAIN



PAWS GROOMING TABLE



LARGE HOOP JUMP



PUG SHOT PHOTO BOOTH PANEL



ROVER JUMP OVER



KING-OF-THE HILL



WEAVE POSTS



REFUSE CONTAINERS



PET STATION



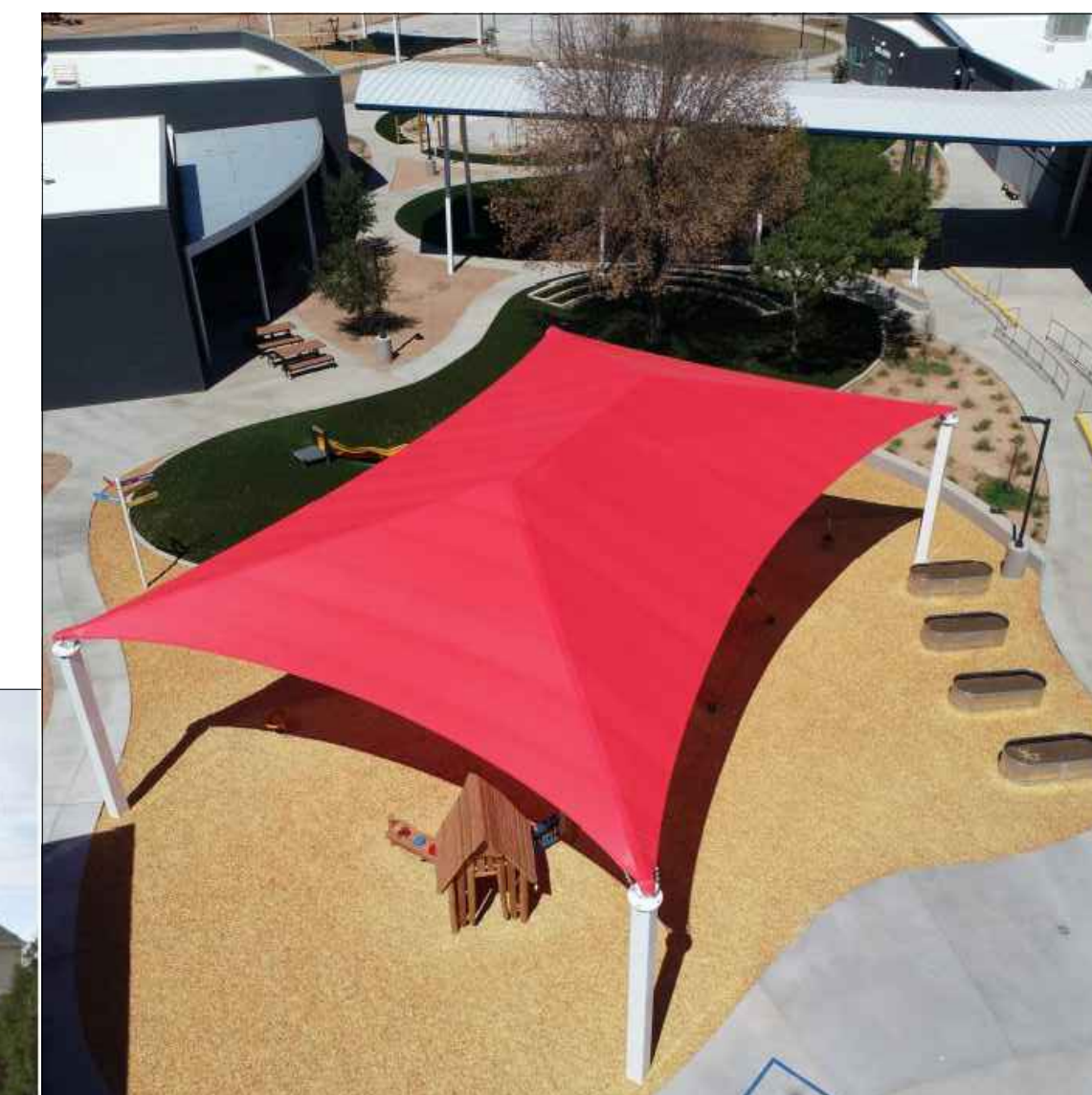
MAIL KIOSK



SEATING



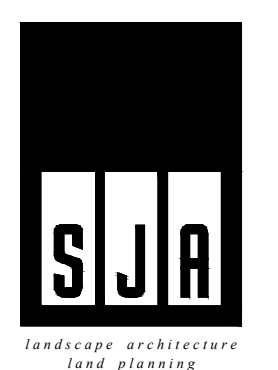
PICNIC SHELTER



4 POST PYRAMID & HIP FABRIC SHADE STRUCTURE 20'X20' @ POOL



SHADE @ POOL



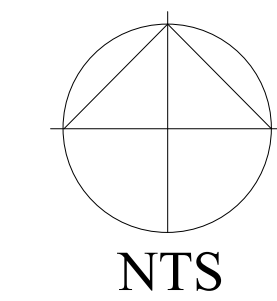
# ACACIA

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America's Builder

## PEDESTRIAN CONNECTIVITY



PEDESTRIAN PATH OF TRAVEL  
■■■■■■■■■■ PEDESTRIAN PATH OF TRAVEL



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