P02-019
LOG NO: 02-08-046

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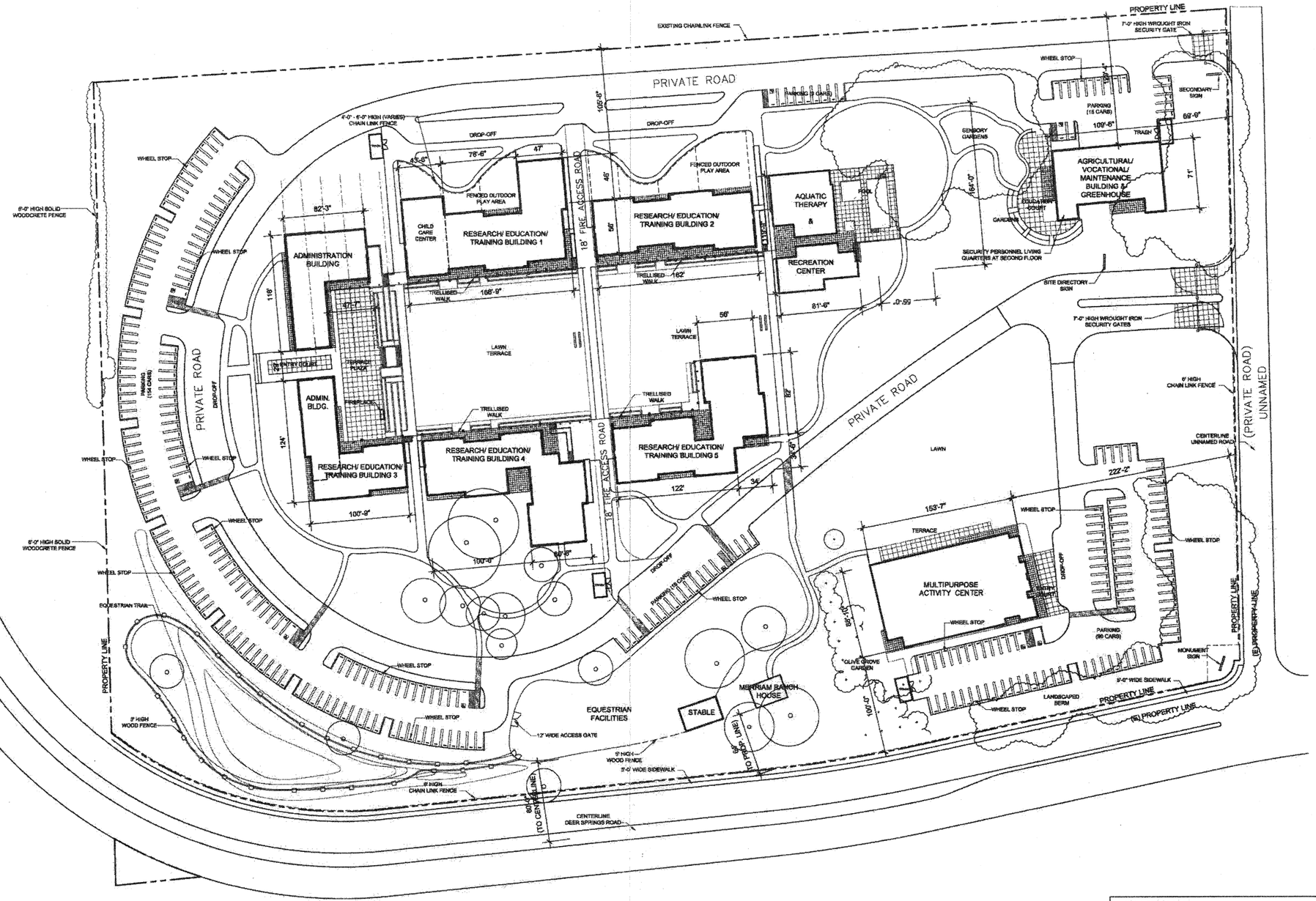


SITE PLAN

SCALE: 1" = 40' – 0" (0 40 80) PLAN NORTH TRUE NORTH

GENERAL INFORMATION

PROJECT ADDRESS:	555 Deer Springs Rd. San Marcos, CA 92069
LEGAL DESCRIPTION:	That portion of the Southeasterly Quarter of the Northwest Quarter of Section 25 Township 11 South, Range 3 West, San Bernardino Base and Meridian and in the County of San Diego, State of California, according to the Official Plat thereof.
ASSESSOR'S PARCEL NO.:	182-230-10-00

SITE TABULATION

PROPOSED LAND USE

CENTER BUILDINGS/ MERRIAM RANCH HOUSE/ STABLE:	2.13 ACRES
EQUESTRIAN CENTER AND TRAIL:	0.74 ACRES
ORCHARDS, GROVES, AND GARDENS:	5.75 ACRES
PLAY AREAS AND OPEN SPACE:	4.97 ACRES
ON-SITE ROADWAYS AND PARKING:	4.13 ACRES
MAJOR CIRCULATION (DEER SPRINGS ROAD & "2" ROAD):	0.96 ACRES
TOTAL SITE AREA:	19.68 ACRES

PARKING TABULATION

STANDARD (8'6 x 18'):	278 SPACES
ACCESSIBLE (9' x 18'):	9 SPACES
TOTAL:	287 SPACES

BUILDING TABULATION

ADMINISTRATION BUILDING:	
FLOOR 1	8,537 SF
FLOOR 2	4,987 SF
RESEARCH/ EDUCATION/ TRAINING:	
BUILDING 1	12,043 SF
BUILDING 2	8,919 SF
BUILDING 3	7,089 SF
BUILDING 4	10,351 SF
BUILDING 5	10,522 SF
AQUATIC THERAPY RECREATION:	6,679 SF*
MULTIPURPOSE ACTIVITY CENTER:	13,378 SF
AGRIC./VOC. / MAINTENANCE BLDG & GREENHOUSE:	7,480 SF
STABLE:	3,000 SF
MERRIAM RANCH HOUSE:	2,025 SF
TOTAL:	92,700 SF

* Pool areas not included in area calcs:

Lap Pool	1600 SF
Wading Pool	400 SF
Therapy Pool	600 SF
Jacuzzi	100 SF

FIRE DEPARTMENT NOTES

1) "NO PARKING" IS PERMITTED ALONG FIRE ACCESS ROAD.

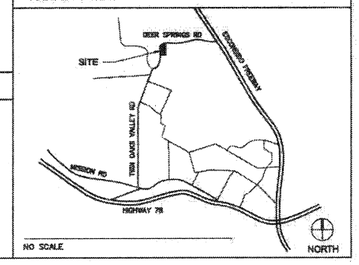
2) ALL STRUCTURES TO BE FULLY SPRINKLERED AND STANDPIPES AS REQUIRED BY FIRE DEPARTMENT.

3) A FUEL MANAGEMENT PLAN WILL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF PERMIT

SHEET INDEX

SHEET	DESCRIPTION	SHEET	DESCRIPTION
T	TITLE SHEET	ARCHITECTURAL	
A1.1	SITE PLAN, NOTES	A3.1	EXTERIOR ELEVATIONS
		A3.2	EXTERIOR ELEVATIONS
CIVIL		A3.3	EXTERIOR ELEVATIONS
C1.1	GENERAL NOTES	A3.4	EXTERIOR ELEVATIONS
C1.2	EXISTING CONDITIONS		
C1.3	GRADING AND UTILITY PLAN		
LANDSCAPE			
L1.1	PLANTING PLAN		
L1.2	PLANTING NOTES & LEGEND		
L1.3	WALL AND FENCING PLAN		
L3.1	TREE REMOVAL PLAN		
L3.1	LIGHTING PLAN		

VICINITY MAP



ISSUE
MAJOR USE PERMIT - THIRD SUBMITTAL
05.14.2008

DATE
06.04.2008
PROJECT NUMBER
YEAR
DRAWN
SHEET
SITE PLAN

A1.1

TERI, Inc. - Center for Research and Life Planning
(P02-019)
555 Deer Springs Road
San Marcos, California

LICENSED ARCHITECT ROBERT L. DAVIS NO. C23884 REN. 12/31/07 STATE OF CALIFORNIA

SDC DPLU RCVD 7/20/06
P02-019