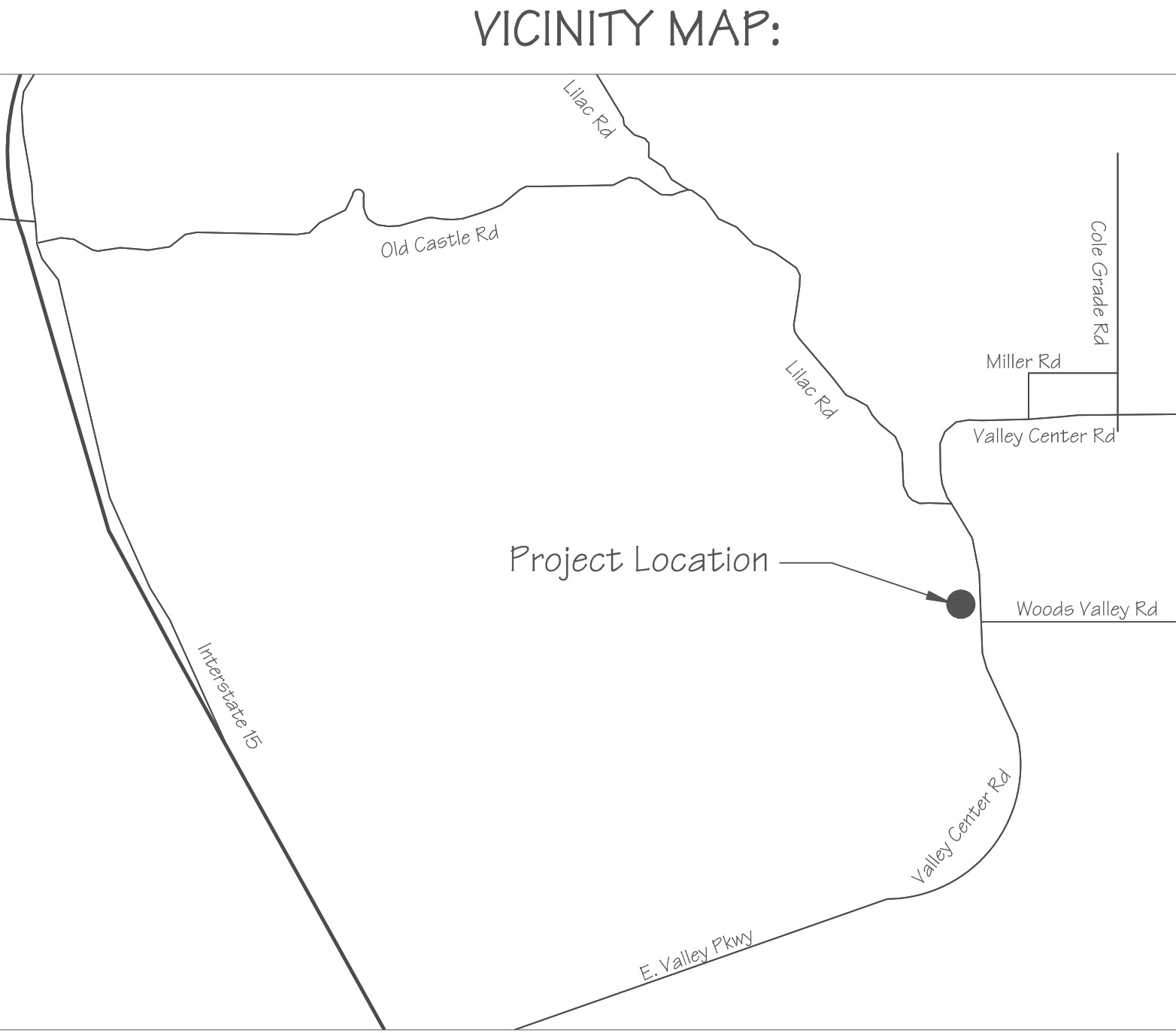


SCOPE OF WORK:

IN THE 1860's VALLEY CENTER WAS DEVELOPING AND GROWING IN POPULATION. MANY EVENTS HAPPENED IN AND AROUND THE VALLEY. THIS SERVICE ORIENTED DEVELOPMENT WILL EMBRACE THAT ERA WITH AN IMAGINATION OF WHAT COULD HAVE BEEN. THE SITE PLAN INDICATES TWO NEW BUILDINGS, EXTENSIVE LANDSCAPING AND NATURAL LOOKING FIELDSTONE WALLS. THE CHARACTER OF THE BUILDINGS WILL SYMBOLICALLY REPRESENT THE HISTORY OF VALLEY CENTER WITH AUTHENTIC ARCHITECTURAL STYLES AND HISTORIC SIGNS.

GENERAL COMMERCIAL C 36

C 36 IS A GENERAL COMMERCIAL USE REGULATION. THE INTENT IS TO CREATE AND ENHANCE COMMERCIAL AREAS WHERE A WIDE RANGE OF RETAIL GOODS AND SERVICES ARE PERMITTED. PERMITTED USE TYPE ARE: CIVIC USES, COMMERCIAL USES, LIGHT INDUSTRIAL USES AND AGRICULTURAL USE TYPES.



PROJECT ADDRESS:

???? Valley Center Road
Valley Center, CA 92082

PROJECT INFO:

LEGAL :	SEC 24-11-2W*NEQ*(EX ST) 2.55 AC M/L IN SEQ OF
LOT SIZE	2.52 AC
APN:	186-280-03-00
SPLIT ZONING:	C36 & Rr
ANIMAL DESIGNATION:	J & Q
HEIGHT:	G (35')
FRONT YARD SET BACK	B/O (60'/50')
SIDE YARD SET BACK	B/O* (15'/0') * 5' SET BACK WHEN ABUTTING RESIDENTIAL ZONES
REAR YARD SET BACK	B/O (50'/25')
EXISTING USE:	VACANT LAND
SPECIAL AREA REGULATIONS:	B
PROPOSED USE:	SERVICE INDUSTRY

PROJECT DATA:

PAD	USE TYPES	DESCRIPTION	PROPOSED SF
A	Service Retail (SR)	Dental Offices	1st Floor 3,242
B	Service Retail (SR)	Veterinary Offices	1st Floor 5,007

TOTAL SERVICE RETAIL	8,242
8,242sf / 109,771sf=.075 FAR	
TOTAL IMPERMEABLE AREA	39,859 Sq Ft
TOTAL PERMEABLE AREA	71,218 Sq Ft

DEVELOPER
VALLEY CENTER PROFESSIONALS, LLC
27319 Valley Center Rd, Valley Center CA, 92082
Will Rogers
760-703-9946

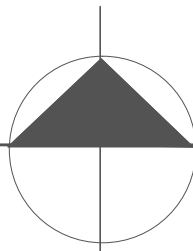
DESIGN TEAM:
WILL ROGERS & ASSOCIATES
27315 Valley Center Road
Valley Center, CA 92082
Will Rogers
(760) 703-9946

WYNN ENGINEERING
27315 Valley Center Road
Valley Center, CA 92082
Kerry Watts
(760) 749-8722



WILL ROGERS & ASSOCIATES
LANDSCAPE ARCHITECTURE
PLANNING & DESIGN

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2nd: 9-16-21

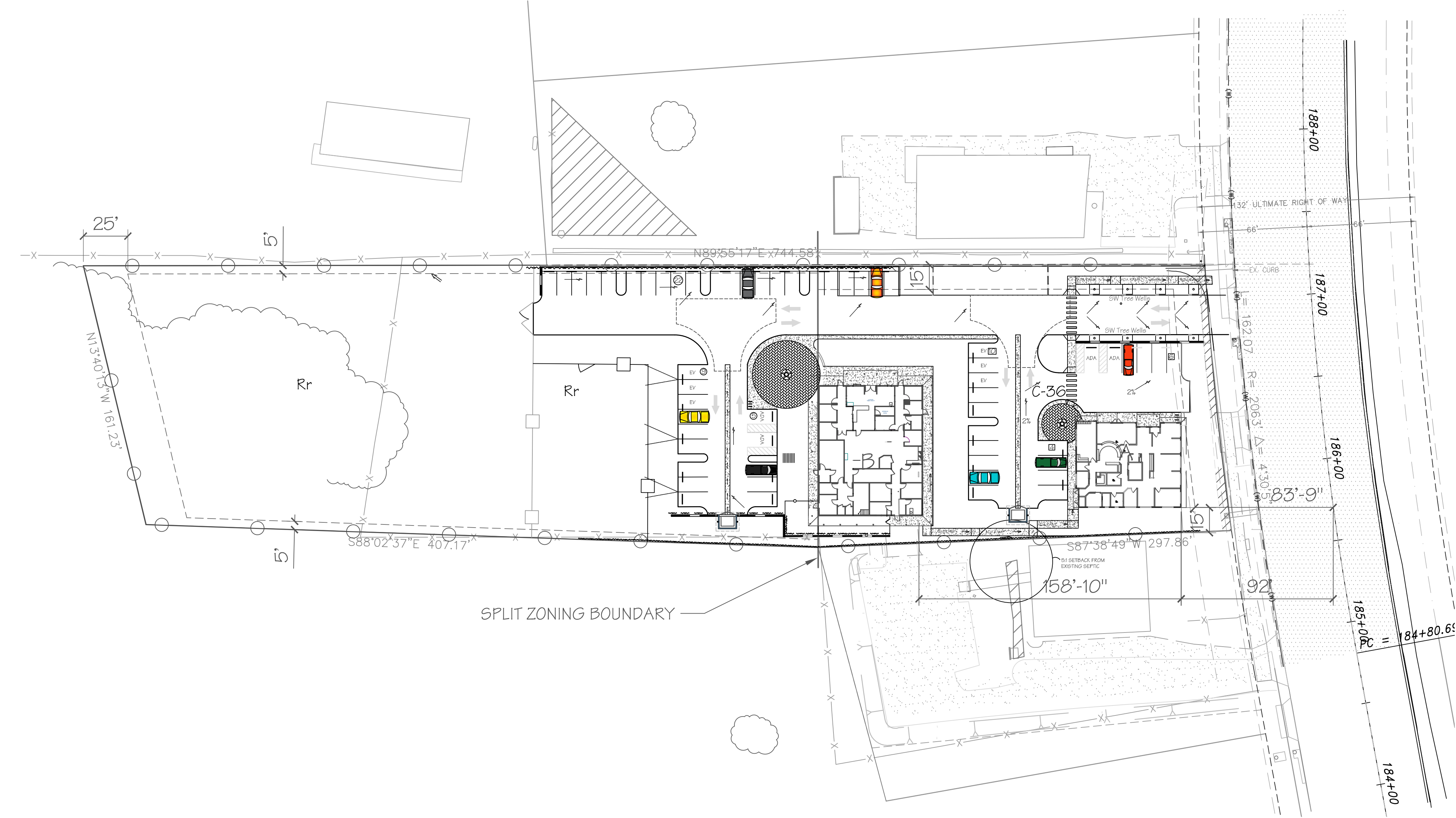


design by: WR
date: 2/4/2020

27315 VALLEY CENTER ROAD
SUITE "A"
VALLEY CENTER, CA 92082

760-703-9946
"CELEBRATING 40 YEARS OF EXCELLENCE"

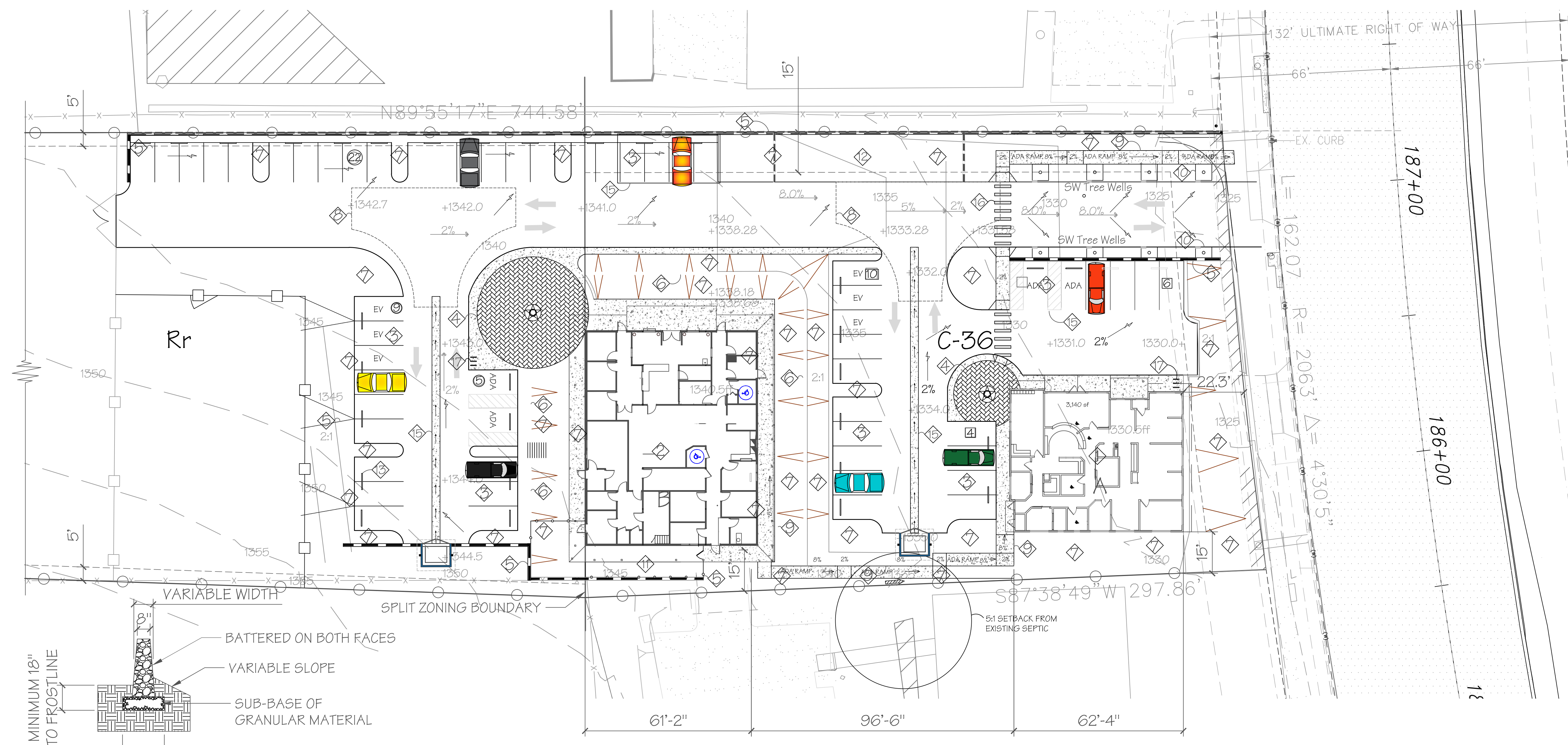
0 40' 80' 120'



PLOT PLAN
apn 186-280-03-00

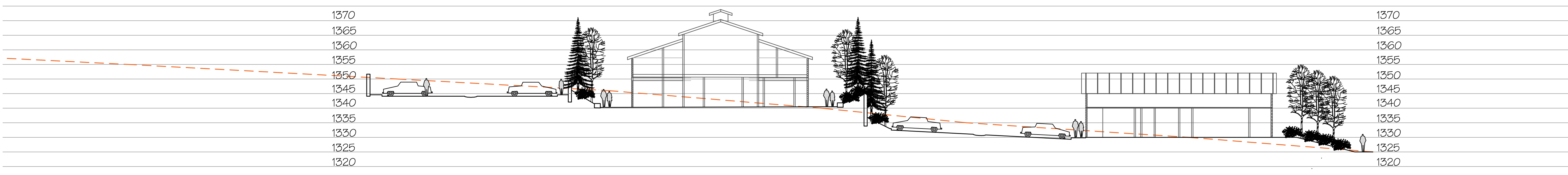
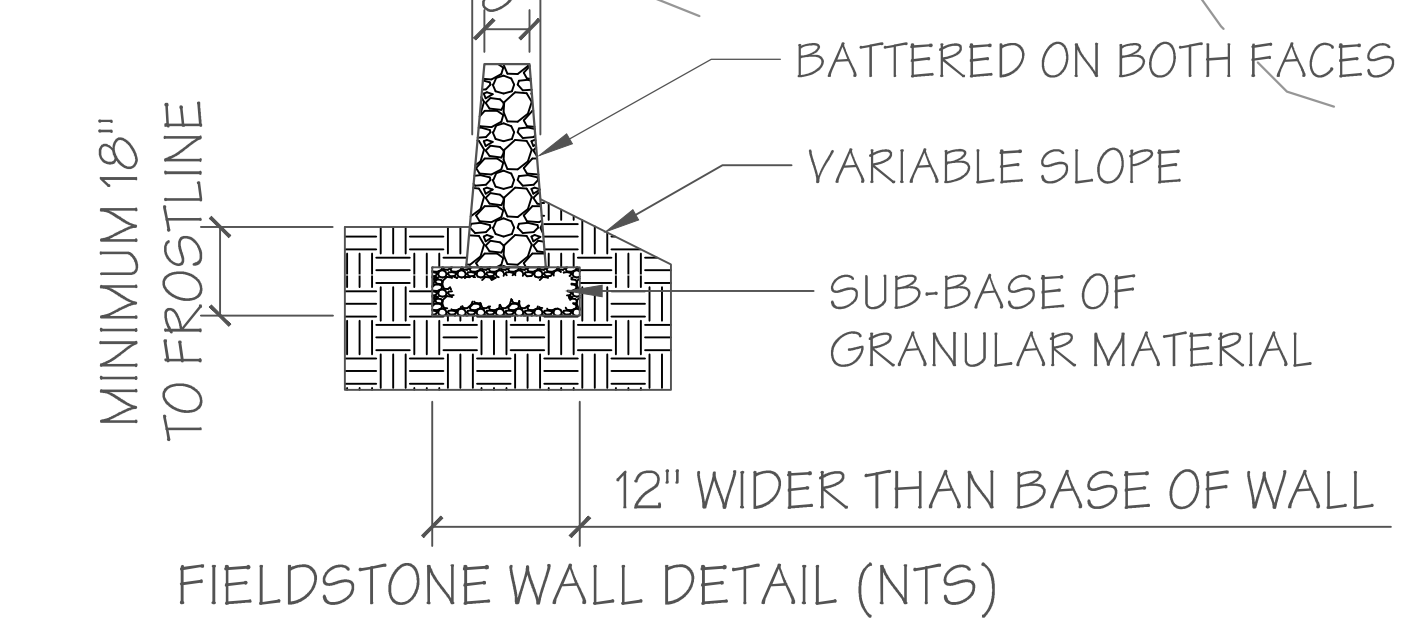
VALLEY CENTER PROFESSIONALS

SDP-2



- ### KEY LEGEND
- Ⓒ Denotes building labels as references to floor plans, elevations & landscape (see site plan for building styles & greater detail.)
- M0 Denotes conceptual building use type
- 1 Denotes a new single story Dental Office.
- 2 Denotes a new two story Veterinarian Clinic.
- 3 Pad A Parking Stalls, 9' x 18' Typical.
- 4 Entry Plaza with Sculpture
- 5 Retaining Walls
- 6 Fieldstone Wall
- 7 Planting Area
- 8 Emergency Vehicle Hammerhead Turn Around
- 9 ADA Compliant Access Ramp
- 10 Storm Water Tree Well
- 11 Dog Run
- 12 Storm Water Retention Basin
- 13 Wheel Stop Typical
- 14 Pad B Parking Stalls, 9' x 18' Typical.
- 15 Permeable Parking Surfaces
- 16 ADA Cross Walk
- 17 Bike Racks

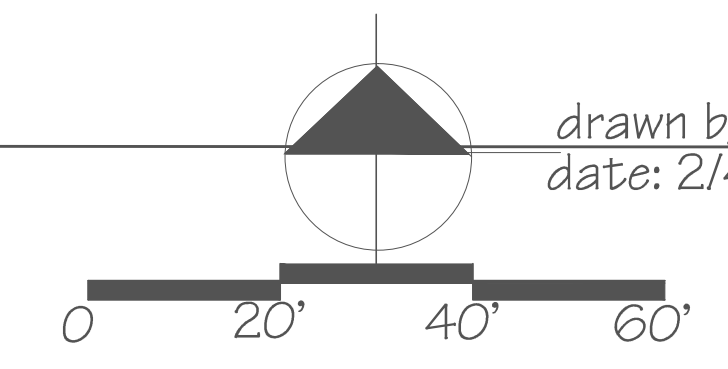
Electric Vehicle Charging Stations	6 Stalls
ADA Compliant Parking	4 Stalls
Pad A Parking Stalls Required	16 Stalls
Pad A Parking Stalls Provided	20 Stalls
Pad B Parking Stalls Required	36 Stalls
Pad B Parking Stalls Provided	36 Stalls
Total Parking Stalls Provided	56 Stalls



CONCEPTUAL SITE PLAN

apn 186-280-03-00

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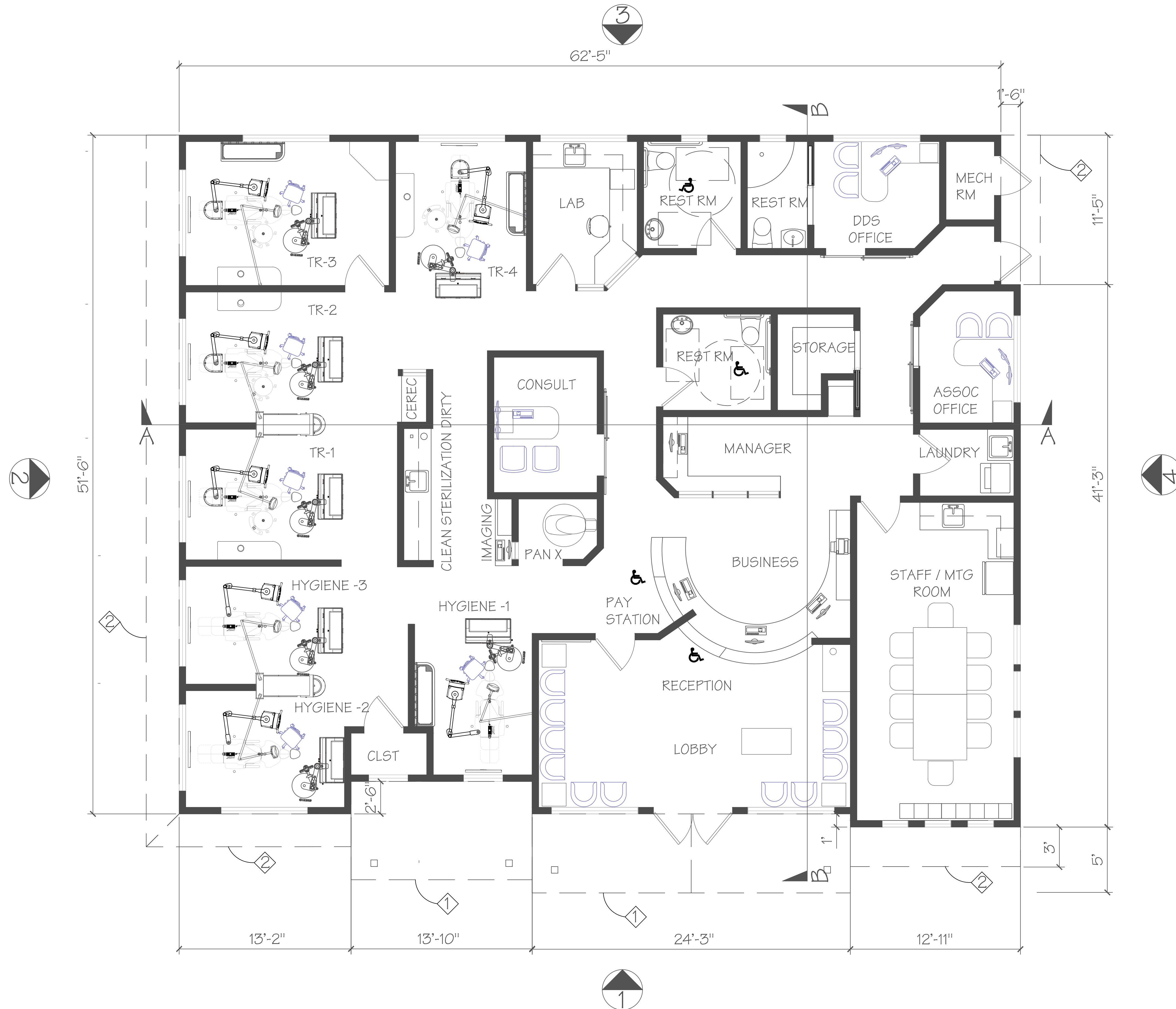
date: 1st: 2/25/2020
2nd: 9-16-21

SDP-3

E:\WRA 18\CLARKE & CARLTON OFFICES\ VC PRO SITE PLAN STUDY 2-25-2020.DWG

KEY LEGEND

- 1 Denotes Entry Porch
- 2 Denotes Shed Roof
- 3 Denotes Front Entry
- 4 Denotes Rear Entry



DENTAL OFFICE FLOOR PLAN

apn 186-280-03-00

VALLEY CENTER PROFESSIONALS



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LANDSCAPE ARCHITECTURE
PLANNING & DESIGN

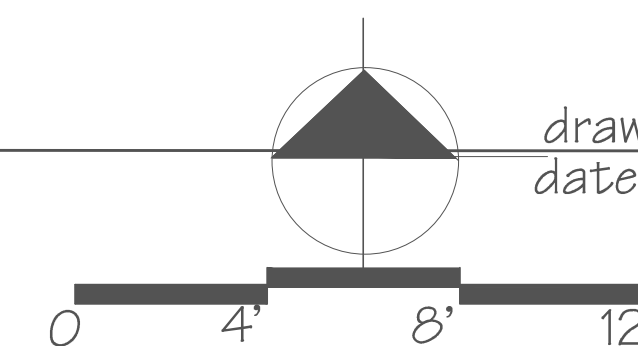
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SDP-6



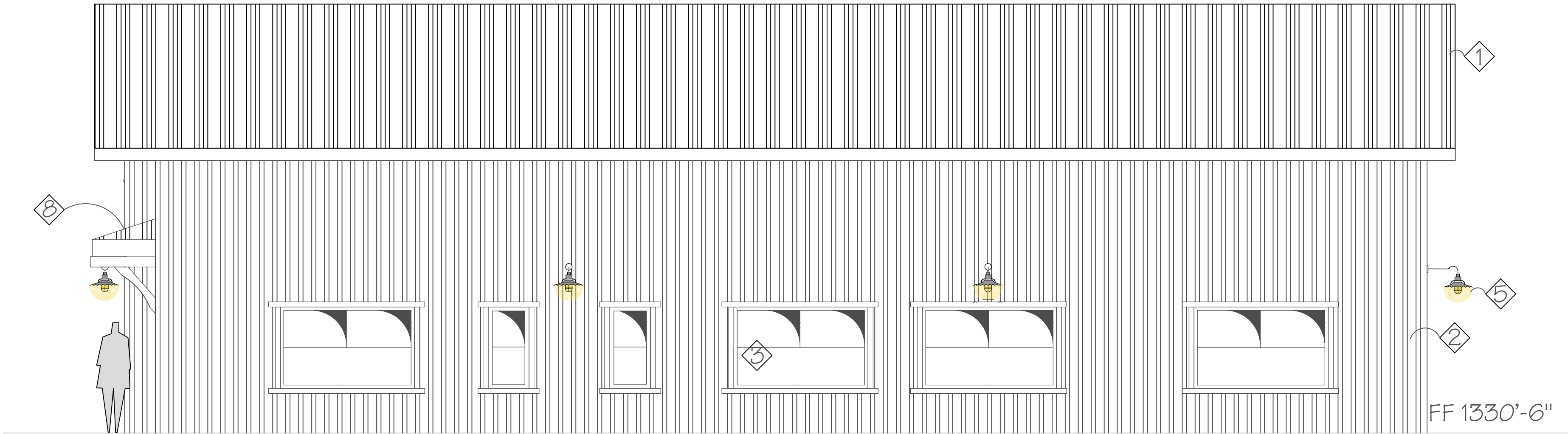
drawn by: WR
date: 2/4/2020

KEY LEGEND

- 1 Denotes Standing Seam Metal Roofing, Charcoal in Color
- 2 Denotes Hardiepanel "Cedar Mill" Vertical Siding with Vertical 1" x 3" Hardie Trim Board, White in Color
- 3 Denotes Wood Framed, Double Paned Windows
- 4 Denotes Office Signage
- 5 Denotes Exterior Period Lighting (Dark Sky Compliant)
- 6 Denotes Corbel on 4 x 4 Posts
- 7 Denotes 4 x 2 Corbel Attached to Building Face
- 8 Denotes Shed Roof Supported by Corbels Attached to wall



1 NORTH ELEVATION



3 SOUTH ELEVATION

DENTAL OFFICE ELEVATIONS apn 186-280-03-00

VALLEY CENTER PROFESSIONALS



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LANDSCAPE ARCHITECTURE
PLANNING & DESIGN

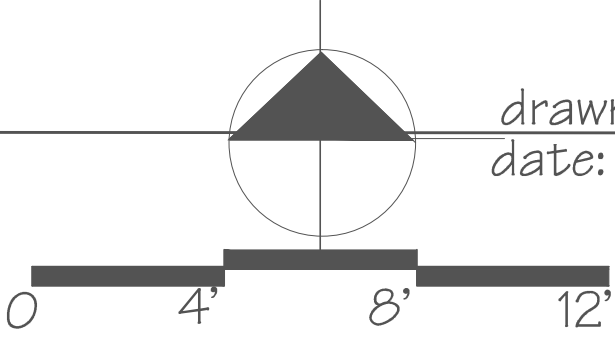
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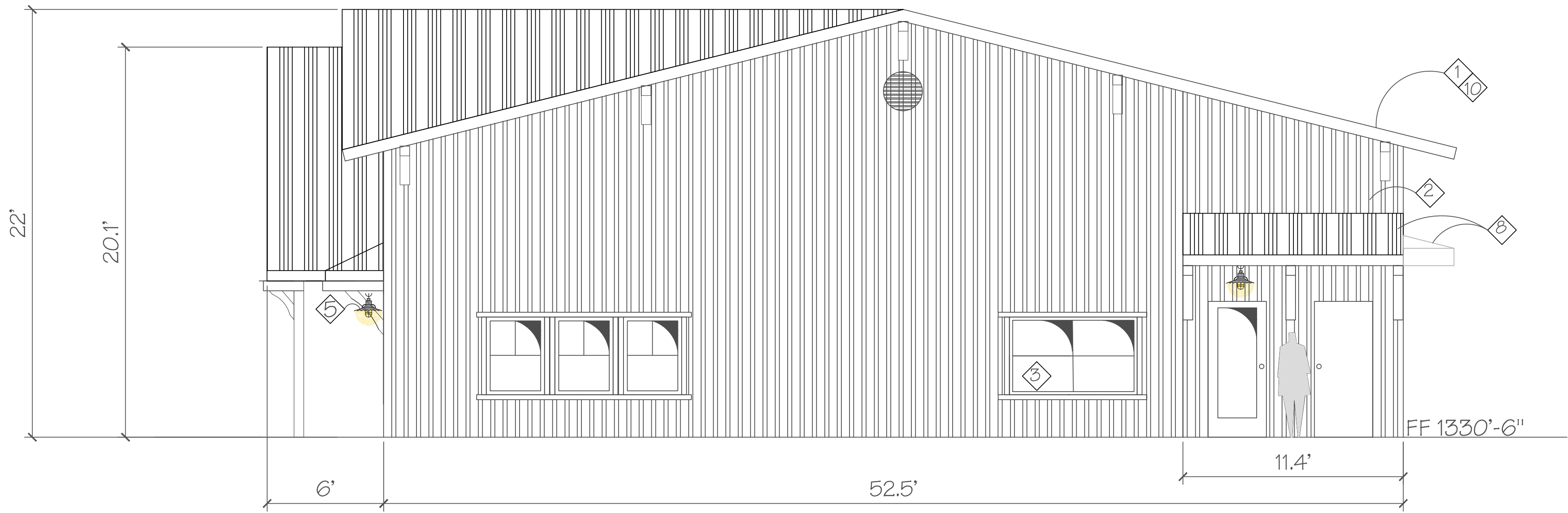
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date: 2/4/2020



SDP-7

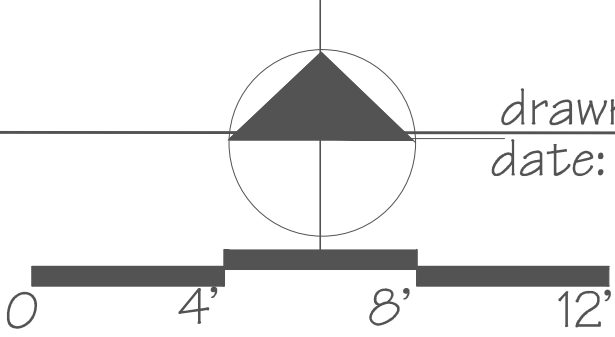
KEY LEGEND

- 1 Denotes Standing Seam Metal Roofing, Charcoal in Color
- 2 Denotes Handpanel 'Cedar Mill' Vertical Siding with Vertical 1" x 3" Hardie Trim Board, White in Color
- 3 Denotes Wood Framed, Double Paned Windows
- 4 Denotes Office Signage
- 5 Denotes Exterior Period Lighting
- 6 Denotes Corbel on 4 x 4 Support Posts
- 7 Denotes 4 x 4 Corbel Attached to Building Face
- 8 Denotes Shed Roof Supported by Corbels Attached to wall
- 9 Denotes Dormer Open to floor below
- 10 Future Solar Panel Area



DENTAL OFFICE ELEVATIONS apn 186-280-03-00

VALLEY CENTER PROFESSIONALS



drawn by: WR
date: 2/4/2020

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LANDSCAPE ARCHITECTURE
PLANNING & DESIGN

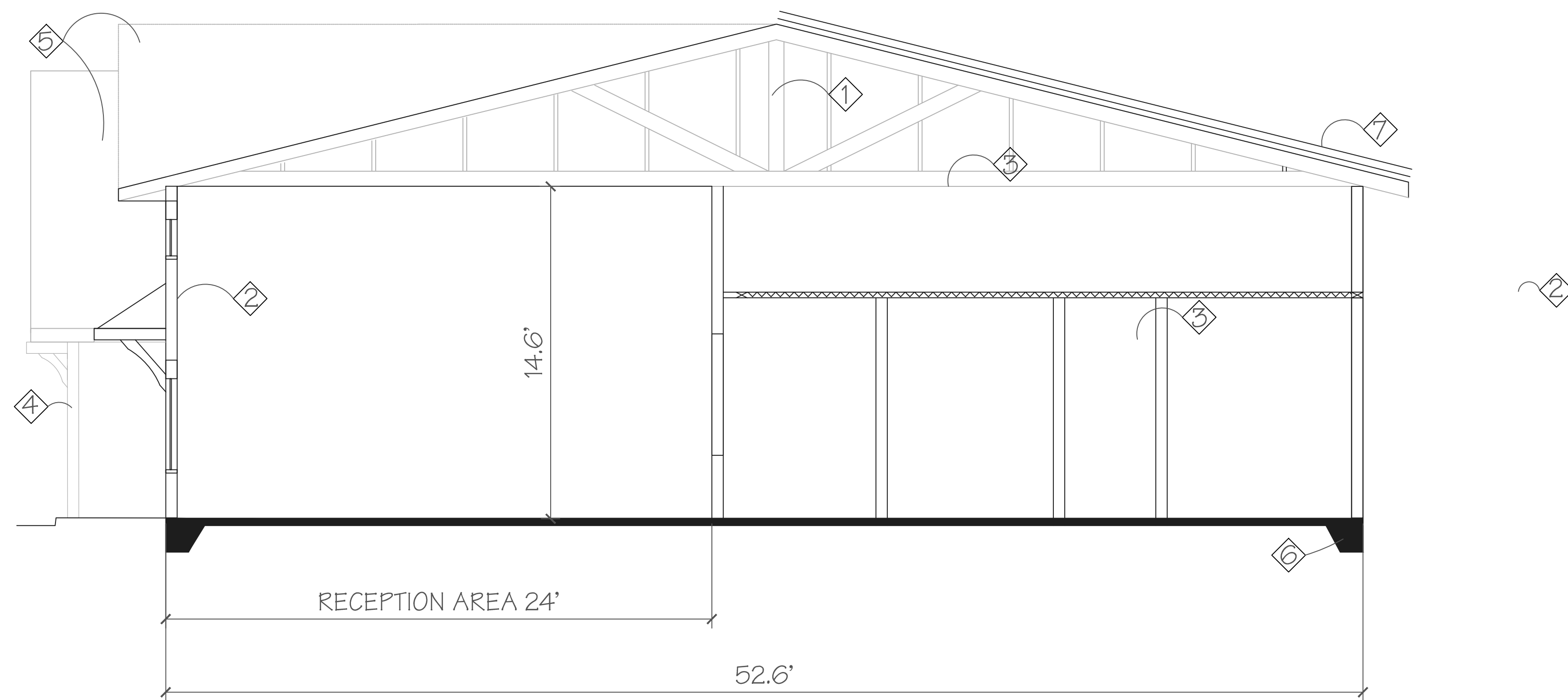
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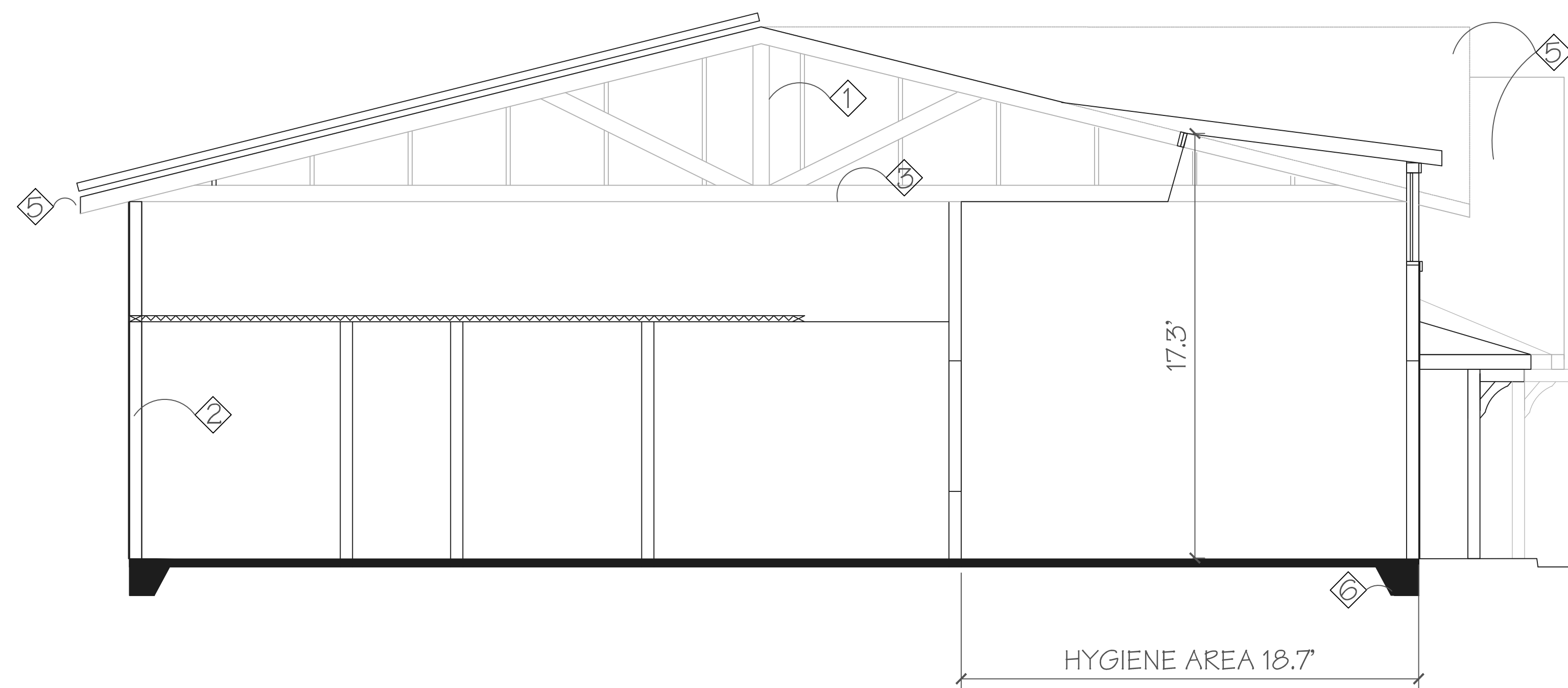
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2nd: 9-16-21

SDP-8



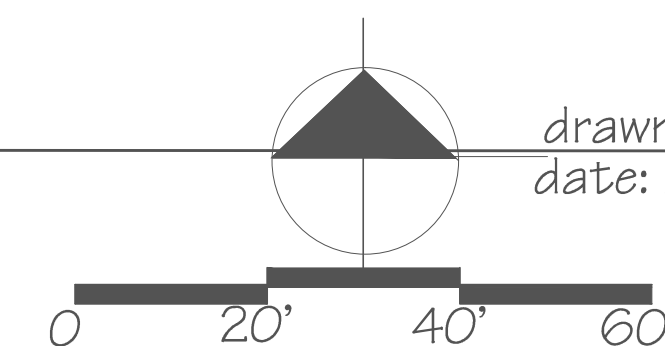
KEY LEGEND

- 1 Denotes King Truss System
- 2 Denotes R-19 Insulation for Walls
- 3 Denotes R-30 Insulation for Ceiling/Attic
- 4 Denotes Corbel on 4 x 4 Support Posts
- 5 Denotes Standing Seam Metal Roof
- 6 Denotes Concrete Footings, Size per Plan
- 7 Denotes Future Solar Panel Area



DENTAL OFFICE CROSS SECTIONS VALLEY CENTER PROFESSIONALS

apn 186-280-03-00



drawn by: WR
date: 2/4/2020



WILL ROGERS & ASSOCIATES
LANDSCAPE ARCHITECTURE
PLANNING & DESIGN

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date: 1st: 2/25/2020
2nd: 9-16-21

SDP-9



- KEY LEGEND**
- ① Denotes Entry Porch
 - ② Denotes Shed Roof
 - ③ Denotes Front Entry
 - ④ Denotes Rear Entry

VETERINARY OFFICE FLOOR PLANS

VALLEY CENTER PROFESSIONALS

apn 186-280-03-00

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LANDSCAPE ARCHITECTURE
PLANNING & DESIGN

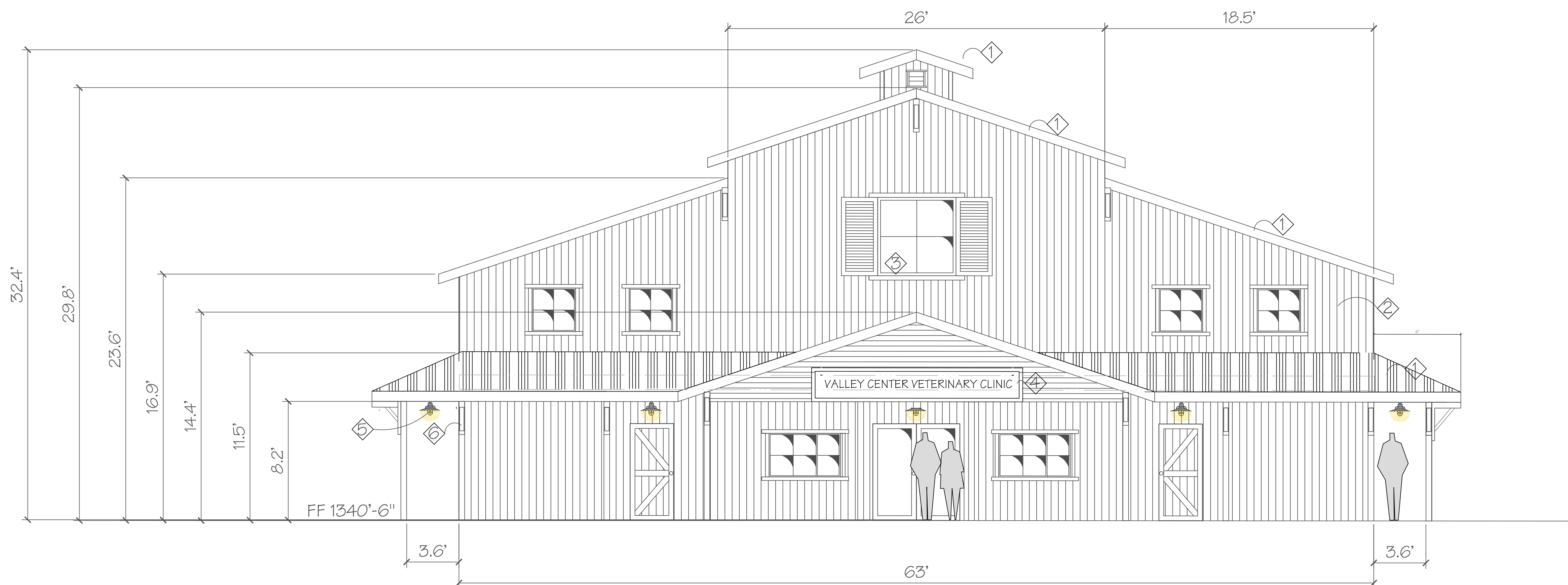
drawn by: WR
date: 4/23/2021

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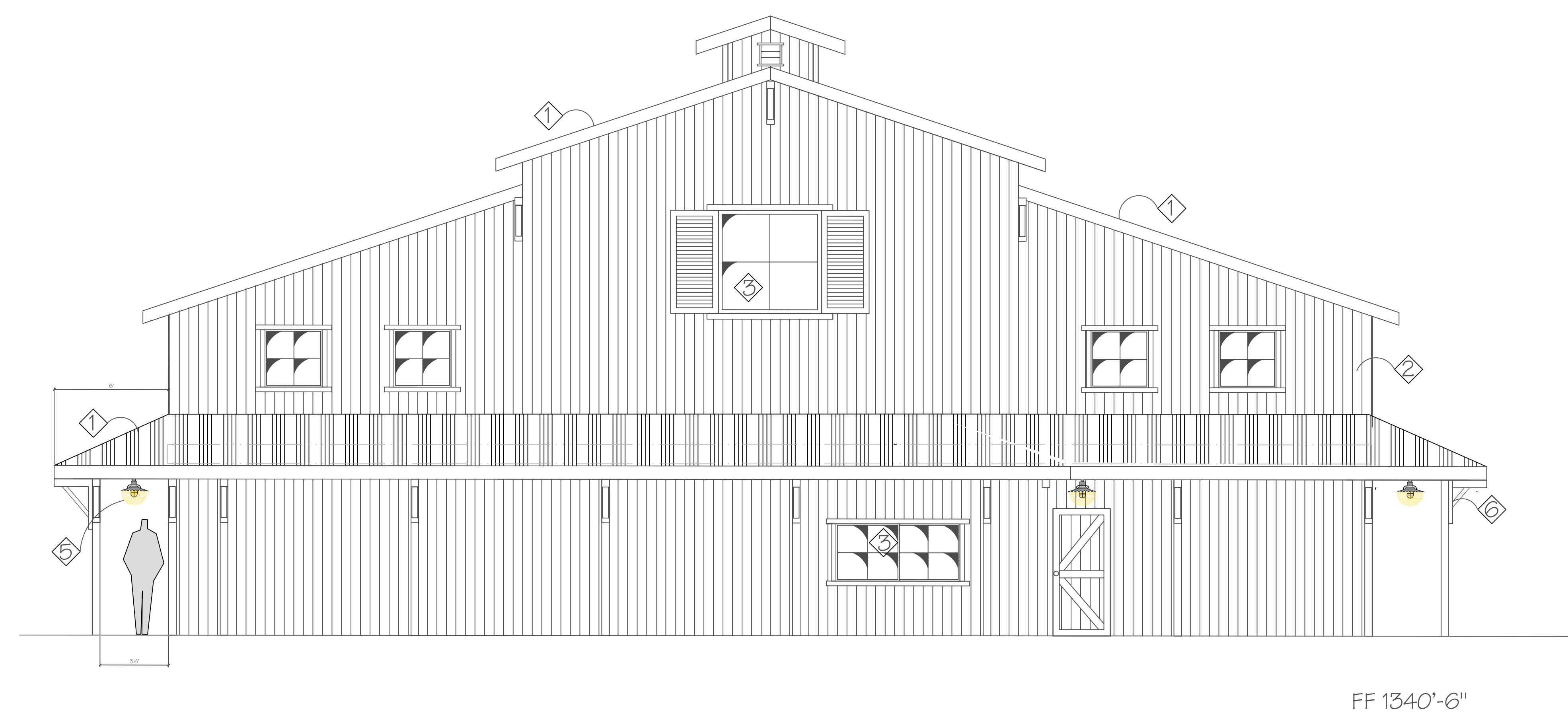
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2nd: 9-16-21

SDP-10



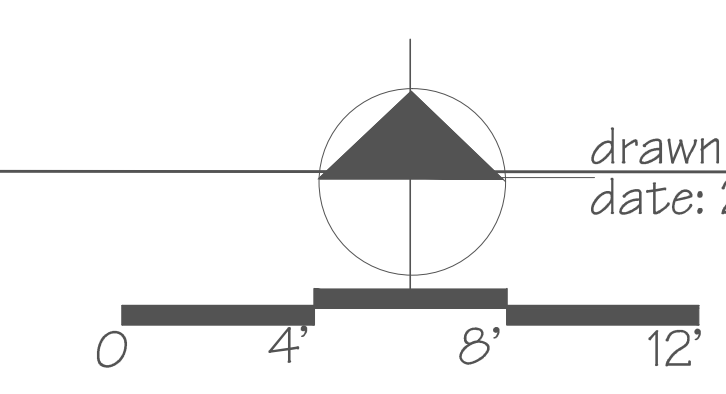
KEY LEGEND

- 1 Denotes Standing Seam Metal Roofing, Charcoal in Color
- 2 Denotes Hardiepanel 'Cedar Mill' Vertical Siding with Vertical 1" x 3" Hardie Trim Board, White in Color
- 3 Denotes Wood Framed, Double Paned Windows
- 4 Denotes Office Signage
- 5 Denotes Exterior Lighting
- 6 Denotes 4 x 4 Corbel Attached to Building Face



VETRINARY OFFICE ELEVATIONS VALLEY CENTER PROFESSIONALS

apn 186-280-03-00



drawn by: WR
date: 2/4/2020

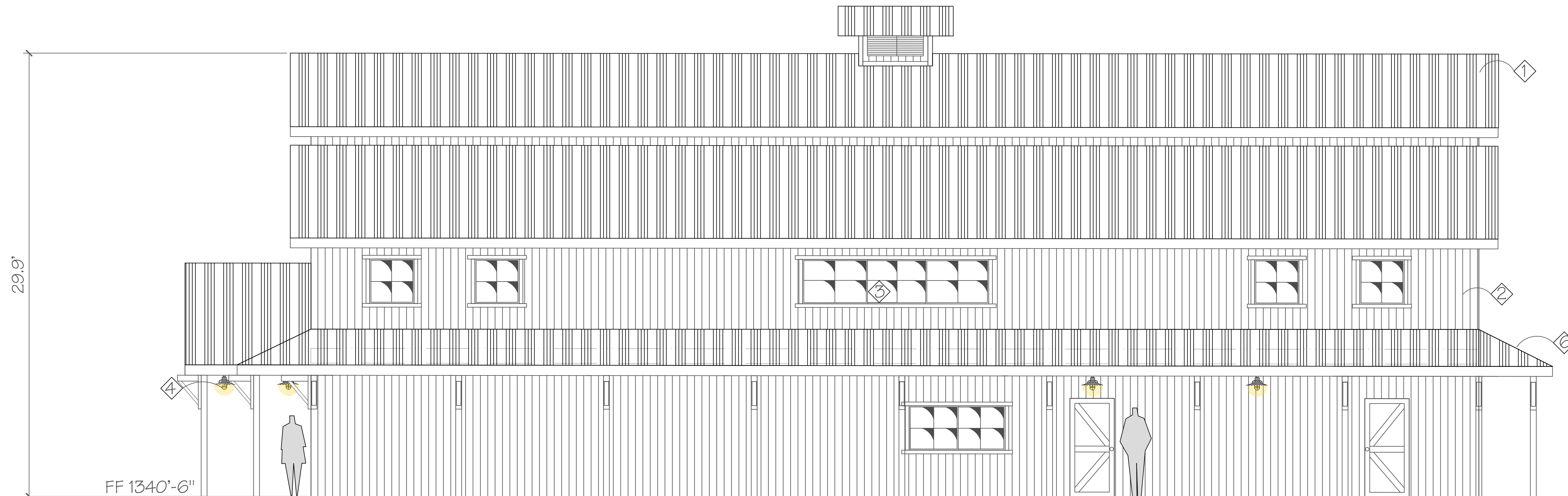
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LANDSCAPE ARCHITECTURE
PLANNING & DESIGN

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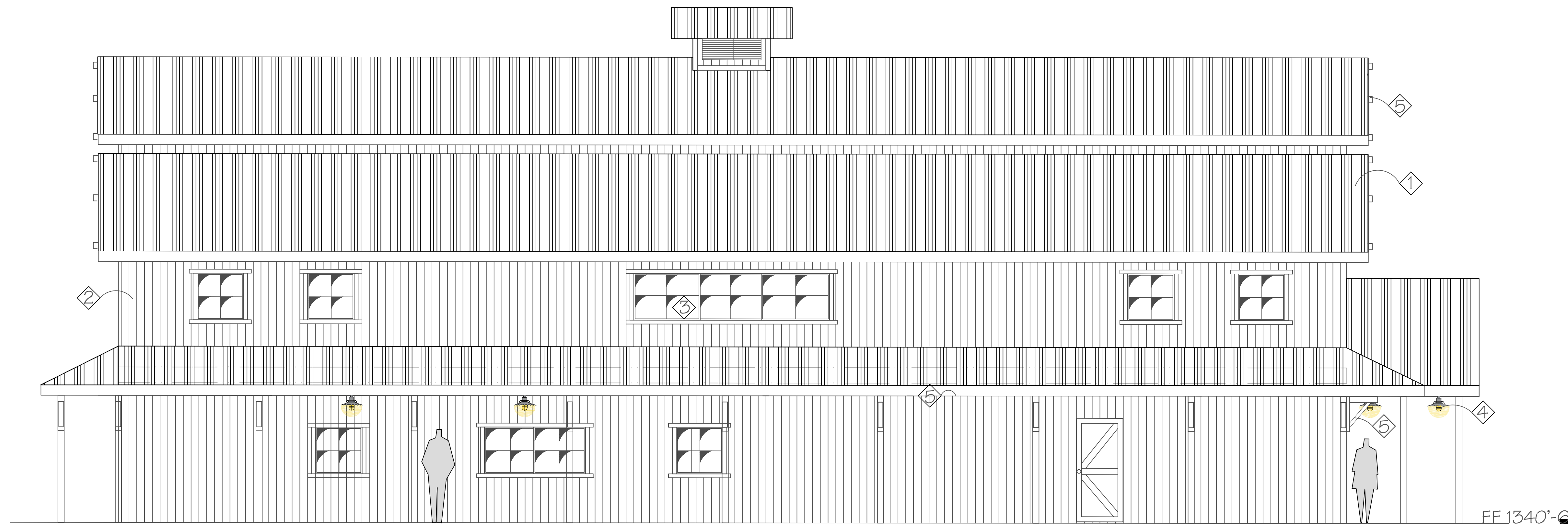
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2nd: 9-16-21

27315 VALLEY CENTER ROAD
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VALLEY CENTER, CA 92082
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SDP-11



③ WEST ELEVATION



① EAST ELEVATION

VETERINARY OFFICE ELEVATIONS

VALLEY CENTER PROFESSIONALS

apn 186-280-03-00

KEY LEGEND

- ① Denotes Standing Seam Metal Roofing, Charcoal in Color
- ② Denotes Handiepanel "Cedar Mill" Vertical Siding with Vertical 1" x 3" Hardie Trim Board, White in Color
- ③ Denotes Wood Framed, Double Paned Windows
- ④ Denotes Exterior Lighting
- ⑤ Denotes 4 x 4 Corbel Attached to Building Face
- ⑥ Denotes Future Solar Panel Area

WRA

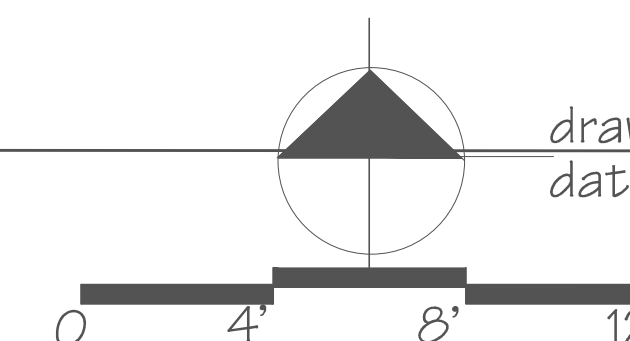
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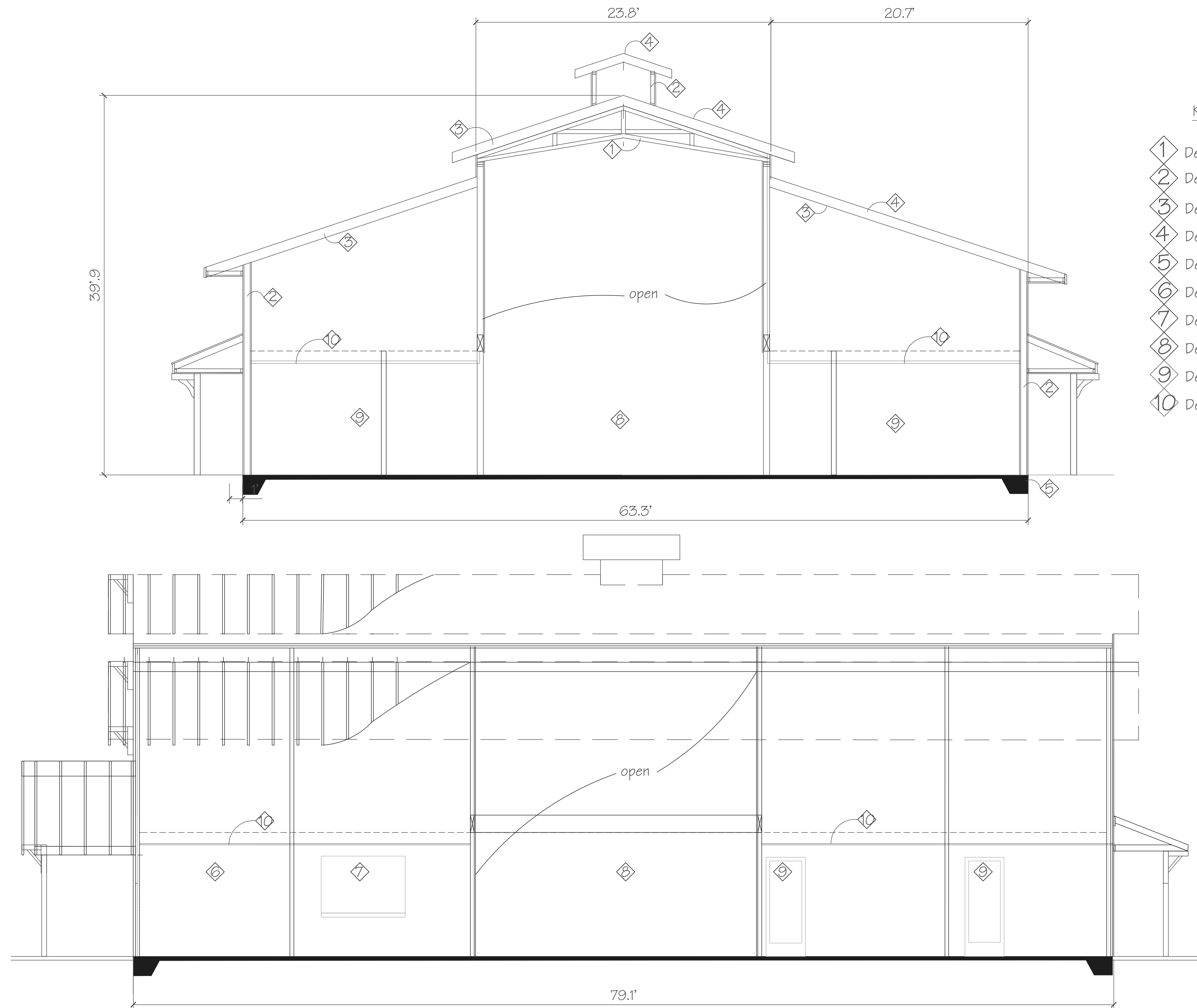
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drawn by: WR
date: 2/4/2020

SDP-12

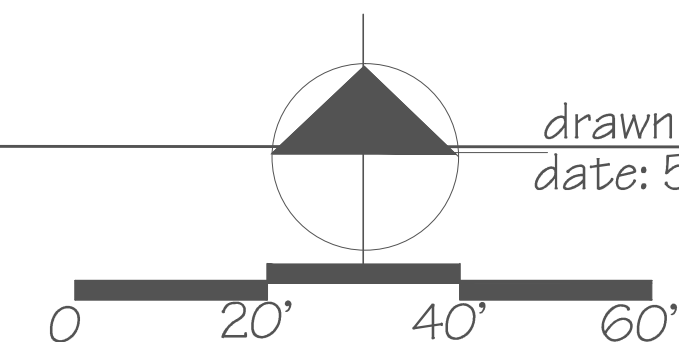


KEY LEGEND

- 1 Denotes Scissor Truss System
- 2 Denotes R-19 Insulation for Walls
- 3 Denotes R-30 Insulation for Ceiling/Attic
- 4 Denotes Standing Seam Metal Roof
- 5 Denotes Concrete Footings, Size per Plan
- 6 Denotes Front Lobby
- 7 Denotes Window to Front Desk
- 8 Denotes Surgical Room
- 9 Denotes Patent Rooms
- 10 Denotes Drop Ceiling

VETERINARY OFFICE CROSS SECTION VALLEY CENTER PROFESSIONALS

apn 186-280-03-00



drawn by: WR
date: 5/1/2021



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PLANNING & DESIGN

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date: 1st: 2/25/2020
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SDP-13

CONCEPTUAL LANDSCAPE PLAN

CONCEPTUAL PLANT LEGEND

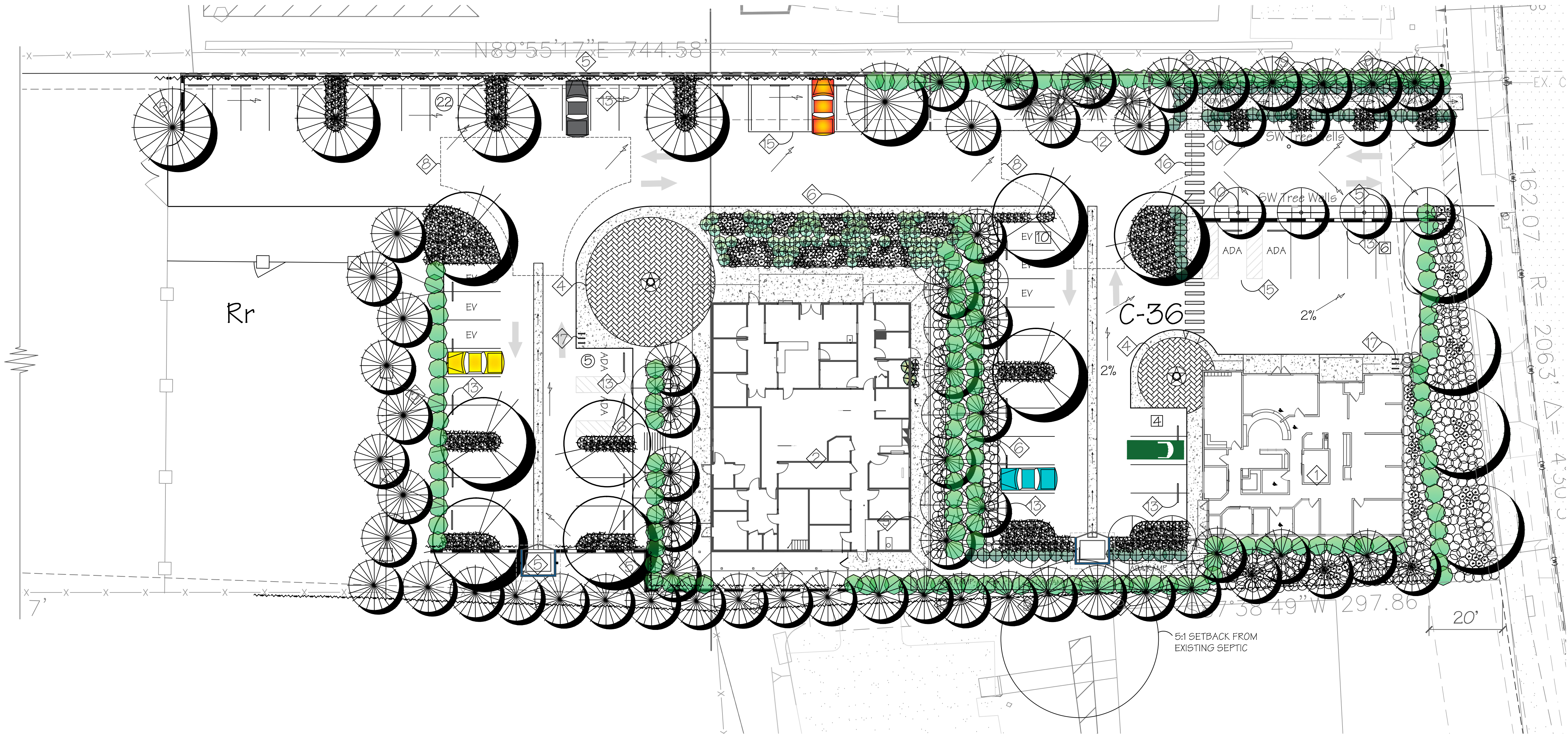
DESCRIPTION

THE INTENT OF THESE LANDSCAPE CONCEPT PLANS IS TO PROVIDE LOCATIONS FOR THE PLANT MATERIAL SUCH AS TREES, SHRUBS AND GROUND COVERS. IN ADDITION, THE PLAN INDICATES HOW THE PROJECT COMPLIES WITH VALLEY CENTER'S COMMUNITY PLAN AND DESIGN GUIDELINES. DUE TO DROUGHT CYCLES, MOST OF PLANT MATERIAL SHALL BE NATIVE OR NATURALIZED AND LOW MAINTENANCE. THE LANDSCAPING AROUND THESE BUILDINGS WILL SYMBOLICALLY REPRESENT THE HISTORY OF VALLEY CENTER WITH AUTHENTIC PLANT SELECTION AND HISTORIC SIGNS. EFFICIENT IRRIGATION SYSTEMS SHALL BE PROVIDED BY USING DRIP IRRIGATION, MINI ROTORS AND A WEATHER BASED CONTROLLER WITH RAIN SENSORS. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, INCLUDING THE PUBLIC RIGHT OF WAY. ROOT BARRIERS SHALL BE PROVIDED IN TREE AND/OR HARDSCAPE LOCATIONS AND 3" OF WOOD MULCH SHALL BE PROVIDED FOR WEED CONTROL IN ALL PLANTER AREAS.

- Large Screening Evergreen Tree
- Filtered Shade/Parking Lot Evergreen Trees
- Fall Color Deciduous Tree
- Large Shade/Buffer Zone Tree
- Storm Water Basin Tree
- Small Screening Tree
- Medium Textured Flowering Shrubs
- Medium Low Evergreen Shrubs
- Medium Vertical Screening Shrubs
- Small Flowering Shrubs
- Small Evergreen Shrubs
- Small Evergreen Hedge
- Small Accent Shrubs
- Small Flowering Ground Cover
- Flowering Vines
- (E) Chain link Fencing

Large Screening Evergreen Tree, 24" box, Such as: Podocarpus gracilior, Fern podocarpus
Filtered Shade/Parking Lot Tree,24" box, Such as: Albizia julibrisin, Silk Tree
Fall Color Deciduous Tree, 24" box, Such as: Pistacia chinensis, Chinese pistache
Large Shade/Buffer Zone Tree, 24" box, Such as: Quercus agrifolia, Coast Live Oak
Storm Water Basin Tree, 24" box, Such as: Oleander nerium, Oleander
Small Screening Tree, 24" box, Such as: Aacia baileyana, Fernleaf acacia
Medium Textured Flowering Shrubs, 5 gal, Such as: Callistemon citrinus, Crimson Bottlebrush 'Little John'

Medium Low Evergreen Shrubs, 5 gal, Such as: Myrtus communis 'Compacta'
Medium Vertical Screening Shrubs, 5 gal,Such as: Raphiolepis indica, India Hawthorne
Small Flowering Shrubs, 1 gal,Such as: Salvia sylvestris Blue Hill, Blue Hill Meadow Sage
Small Evergreen Shrubs, 1 gal,Such as: Abelia x grandiflora 'Sunrise'
Small Evergreen Hedge, 1 gal,Such as: Buxus microphylla japonica "Green Beauty"
Small Accent Shrubs, 1 gal,Such as: Nandina domestica, Heavenly Bamboo
'Gulf Stream'
Small Flowering Ground Cover, 1 gal, 2'o.c.,Such as: Rosmarinus officinalis 'Prostratus', Rosemary
Flowering Vines, 5 gal, 10' o.c., Such as: Clematis armandii, Evergreen Clematis or Rosa banksiae, Lady Bank's Rose



KEY LEGEND

- Denotes building labels as references to floor plans,elevations & landscape (see site plan for building styles & greater detail.)
- Denotes conceptual building use type
- Denotes a new single story Dental Office.
- Denotes a new two story Veterinarian Clinic.
- Pad A Parking Stalls, 9' x 18' Typical.
- Entry Plaza with Sculpture
- Retaining Walls
- Fieldstone Wall
- Planting Area
- Emergency Vehicle Hammerhead Turn Around
- ADA Compliant Access Ramp
- Storm Water Tree Well
- Dog Run
- Storm Water Retention Basin
- Wheel Stop Typical
- Pad B Parking Stalls, 9' x 18' Typical.
- Permeable Parking Surfaces
- ADA Cross Walk
- Bike Racks

LANDSCAPE AREA CALCULATIONS

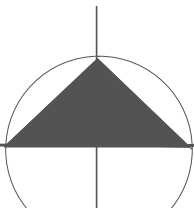
63,285 sf of disturbed area.
20% of 63,285 SF= 12,657sf of landscape area required
18,076sf of landscape area provided
18,076sf / 400= 45 trees required
85 trees provided.

LANDSCAPE CONCEPT PLAN apn 186-280-03-00

VALLEY CENTER PROFESSIONALS



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drawn: WR

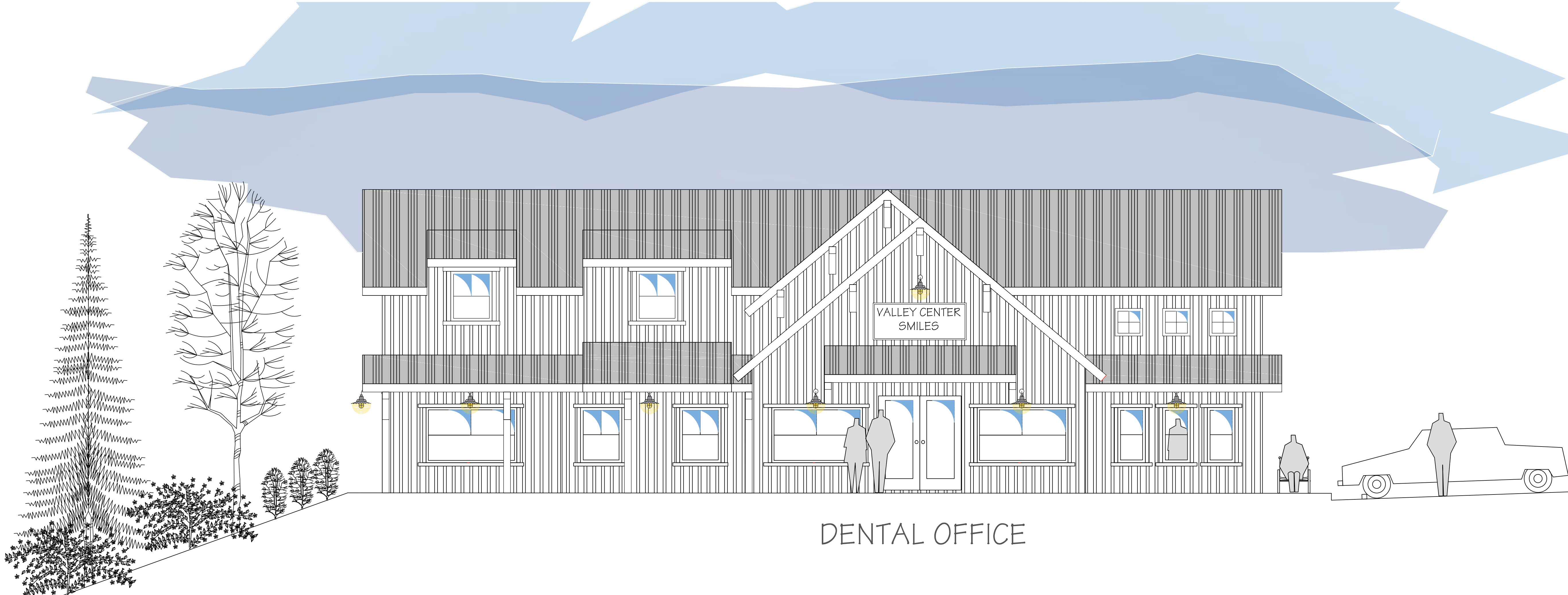
date: 1st: 2/25/2020
2nd: 9-16-21

27315 VALLEY CENTER ROAD
SUITE "A"
VALLEY CENTER, CA 92082

760-703-9946
"CELEBRATING 40 YRS OF EXCELLENCE"

0 20' 40' 60'

SDP14



DENTAL OFFICE

PLAN SHEET INDEX:

- 1 COVER PAGE
- 2 PLOT PLAN
- 3 CONCEPTUAL SITE PLAN
- 4 SITE PLAN PAD A DENTIST
- 5 SITE PLAN PAD B VETERINARY
- 6 PAD A FLOOR PLAN DENTIST
- 7 PAD A N&S ELEVATIONS DENTIST
- 8 PAD A E&W ELEVATIONS DENTIST
- 9 PAD A CROSS SECTIONS DENTIST
- 10 PAD B FLOOR PLAN VETERINARY
- 11 PAD B N&S ELEVATIONS VETERINARY
- 12 PAD B E&W ELEVATIONS VETERINARY
- 13 PAD B CROSS SECTION VETERINARY
- 14 LANDSCAPE CONCEPT PLAN



VETERINARY OFFICE

COVER PAGE apn 186-280-03-00

VALLEY CENTER PROFESSIONALS



WILL ROGERS & ASSOCIATES
LANDSCAPE ARCHITECTURE
PLANNING & DESIGN

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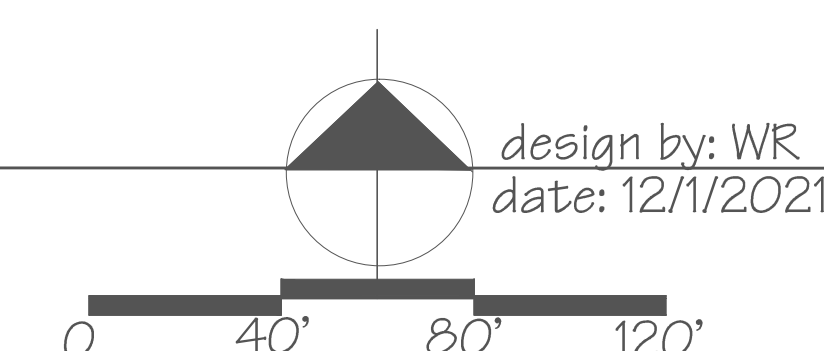
760-703-9946

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CALL THE NUMBER LISTED IF YOU
HAVE ANY QUESTIONS

date: 1st: 2/25/2020 2nd:

SDP-1



design by: WR
date: 12/1/2021