

PROJECT SUMMARY

OWNER / APPLICANT: STRAINS DISPENSARY
820 W. RIDER STREET
PERRIS, CA 92571
MR. WAHEED ABDULLA
760.403.4445
ABEABDULLA@YAHOO.COM

ARCHITECT: LA DESIGN GROUP, INC.
21671 GATEWAY CENTER DR., SUITE 213
DIAMOND BAR, CA 91765
SAEID SHANTIYAI
909-860-1010
SSHANTIYAI@LADESIGNGROUP.NET

PROPERTY ADDRESS: 2013 NEWPORT BLVD.,
COSTA MESA, CA 92627
419-221-09

APN#: C-2 (GENERAL COMMERCIAL)
GENERAL PLAN: 0.305 AC +/- 13,300 SF
GROSS LAND AREA: MEDICAL BUILDING
EXISTING LAND USE: COMMERCIAL - CANNABIS DISPENSARY
PROPOSED LAND USE:

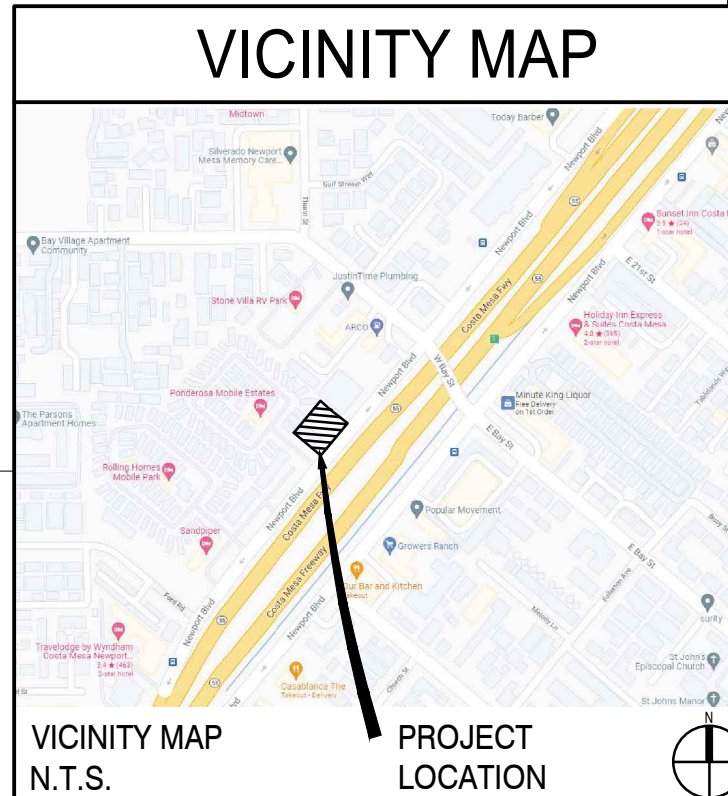
PROPOSED DISPENSARY AREA:	
GROSS BUILDING AREA	3,578 SF
FIRST FLOOR	3,140 SF
SECOND FLOOR	438 SF
MAXIMUM BUILDING HEIGHT	25'-0"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS:	NO
PARKING REQUIRED	14 STALLS
PARKING PROVIDED	15 STALLS
STANDARD PARKING	14 STALLS
ACCESSIBLE PARKING	1 STALL
BICYCLE SPACES REQUIRED	1
BICYCLE SPACES PROVIDED	3
SITE COVERAGE SUMMARY:	
BUILDING COVERAGE (FAR)	24.2%
LANDSCAPE AREA	2,187 SF
LANDSCAPE COVERAGE	16.4%

KEYNOTES:

- EXISTING PROPERTY LINE, REFERENCE CIVIL DRAWINGS.
- TRASH ENCLOSURE, REFERENCE DETAIL 4/AS 5.01
- CONCRETE CURB OR CURB AND GUTTER
- WALKWAY - 4" CONCRETE WITH NATURAL GRAY CONCRETE MEDIUM BROOM FINISH
- PARKING LOT STRIPING, 4" WIDE LINES PAINTED "WHITE" TYPICAL
- SITE ENTRANCE TOW AWAY SIGN
- LED ILLUMINATED PYLON SIGN, TO BE MODIFIED FOR NEW BUSINESS.
- LIGHT STANDARD BASE, REFERENCE ELECTRICAL DRAWINGS.
- PROVIDE "STOP" SIGN ON POLE
- PAINT STOP SIGN PER CITY STANDARDS
- PAINT PAVEMENT DIRECTIONAL ARROW
- BIKE RACKS, REFERENCE DETAIL 9/AS-5.01
- ACCESSIBLE PATH OF TRAVEL
- W.I. FENCE, REFERENCE DETAIL 13/AS-5.01
- VEHICULAR GATE, ELECTRONICALLY OPERABLE.
- PEDESTRIAN GATE, MANUALLY OPERABLE, REFERENCE DETAIL 14/AS-5.01
- EXISTING 5'-6" CMU WALL WITH 2'-6" HIGH PVC WALL EXTENSION PANELS.

LEGEND:

- LIGHT STAND, REFERENCE ELECTRICAL DRAWINGS
- WALKWAY - 4" CONCRETE WITH NATURAL GRAY CONCRETE MEDIUM BROOM FINISH
- LANDSCAPING AND IRRIGATION SYSTEM, REFERENCE LANDSCAPE DRAWINGS
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- # INDICATES NUMBER OF PARKING SPACES



SITE PLAN

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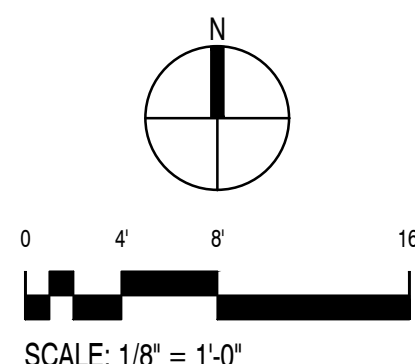
LADG | LA Design Group, Inc.

21671 GATEWAY CENTER DRIVE, SUITE 213 | DIAMOND BAR | CALIFORNIA 91765 TEL: 909.860.1010 WWW.LADG.NET

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STRAINS DISPENSARY

2013 NEWPORT BOULEVARD
COSTA MESA, CA



LADG JOB #:	210807.01
DATE:	10/28/2021
REVISIONS:	01/12/2022
	03/05/2022
	06/06/2023

SHEET NO.: AS-1.01



PLANT PALETTE

Sunset Zone: 24
TREES

Symbol	Botanical Name	Common Name	WUCOLS Region 3
	<i>Geijera parviflora</i>	Australian Willow	Low
	<i>Koelreuteria paniculata</i>	Golden Rain Tree	Low
	<i>Washingtonia x filibusta</i>	Hybrid Fan Palm	Low

SHRUBS/ GROUNDCOVERS

Symbol	Botanical Name	Common Name	WUCOLS Region 3
	<i>Agave species</i>	Agave	Low
	<i>Anigozanthos flavidus</i>	Flax Lily	Mod
	<i>Arctostaphylos edmundsii</i>	Wood's Red Manzanita	Low
	<i>Bouteloua g. 'Blonde Ambition'</i>	Blue Grama	Low
	<i>Cistus 'Sunset'</i>	Sunset Rockrose	Low
	<i>Dianella r. 'Little Rev'</i>	Little Rev Flax Lily	Low
	<i>Macfadyena unguis-cati</i>	Cat's Claw Vine	Low
	<i>Myoporum parvifolium</i>	Myoporum	Low
	<i>Phormium f. 'Variegated'</i>	Var. New Zealand Flax	Low
	<i>Rosmarinus o. 'Prostratus'</i>	Prostrate Rosemary	Low
	<i>Senecio mandraliscae</i>	Blue Pickle	Low

SCREEN SHRUBS

Symbol	Botanical Name	Common Name	WUCOLS Region 3
	<i>Leucophyllum f. compacta</i>	Compact Texas Ranger	Low
	<i>Westringia 'Blue Gem'</i>	Blue Gem Coast Rosemary	Low

NOTES:

- PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.
- ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
- ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM IN COMPLIANCE WITH THE CITY'S WATER EFFICIENT LANDSCAPE PROGRAM.
- PLANT MATERIAL SHALL BE SELECTED FOR LOW MAINTENANCE AND DROUGHT TOLERANCE.
- WHERE TREES ARE WITHIN 5' OF WALKWAYS OR PAVING, ROOT BARRIERS SHALL BE INSTALLED.
- ALL LANDSCAPED AREAS SHALL BE PERMANENTLY MAINTAINED.

LANDSCAPE CALCULATIONS:

- TOTAL LANDSCAPE AREA = ± 2187 SF (16%)

TREES REQUIRED:

- (1) TREE / 200 SF = 10.72 TREES*
- 15 GAL. MIN.
- 50% EVERGREEN
- 25% (24") BOX OR LARGER
- 2 SPECIES MINIMUM

* EXCEPTION: (1) TREE / 300 SF = 7.29 TREES (24" BOX MIN.)

SHRUBS REQUIRED:

- (1) SHRUB / 25 SF = 8.7 SHRUBS
- 60% MIN. (5) GALLON = 52 SHRUBS
- 70% MIN. GROUNDCOVER = 1,530 SF

TREES PROVIDED: 7.5 TREES - 24" BOX MIN.

- GOLDEN RAIN TREE (1)
- AUSTRALIAN WILLOW (2)
- HYBRID FAN PALM (4.5)
- (9' PALMS X 0.5)

SHRUBS PROVIDED: MIN. 86 SHRUBS

- 60% MIN. (5) GALLON = MIN. 52 SHRUBS
- 70% MIN. GROUNDCOVER = MIN. 1,550 SF

TREES



Geijera parviflora
Australian Willow



Koelreuteria paniculata
Golden Rain Tree



Washingtonia x filibusta
Hybrid Fan Palm

SHRUBS AND GROUNDCOVER



Agave 'Blue Glow'
Blue Glow Agave



Anigozanthos flavidus
Kangaroo Paw



Arctostaphylos edmundsii
Wood's Red Manzanita



Bouteloua 'Blonde Ambition'
Blue Grama Grass



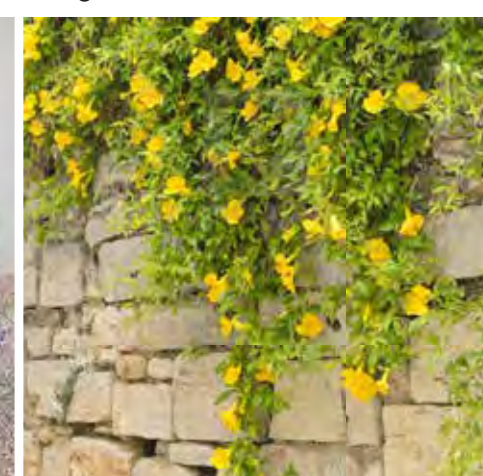
Cistus 'Sunset'
Sunset Rockrose



Dianella r. 'Little Rev'
Little Rev Flax Lily



Leucophyllum frutescens
Texas Ranger



Macfadyena unguis-cati
Cat's Claw Vine



Myoporum parvifolium
Myoporum



Phormium f. 'Variegata'
Variegated New Zealand Flax



Rosmarinus o. 'Prostratus'
Prostrate Rosemary



Senecio mandraliscae
Blue Pickle



Westringia 'Blue Gem'
Blue Gem Coast Rosemary



VICINITY MAP

N.T.S.



CONCEPTUAL LANDSCAPE PLAN

2013 NEWPORT BOULEVARD, COSTA MESA, CA

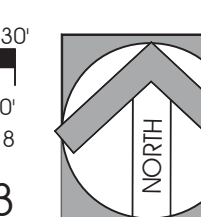
STRAINS DISPENSARY

0' 5' 10' 20' 30'

SCALE: 1" = 10'

CDPC PROJECT NO. 22018

JUNE 06, 2023



conceptual design & planning company

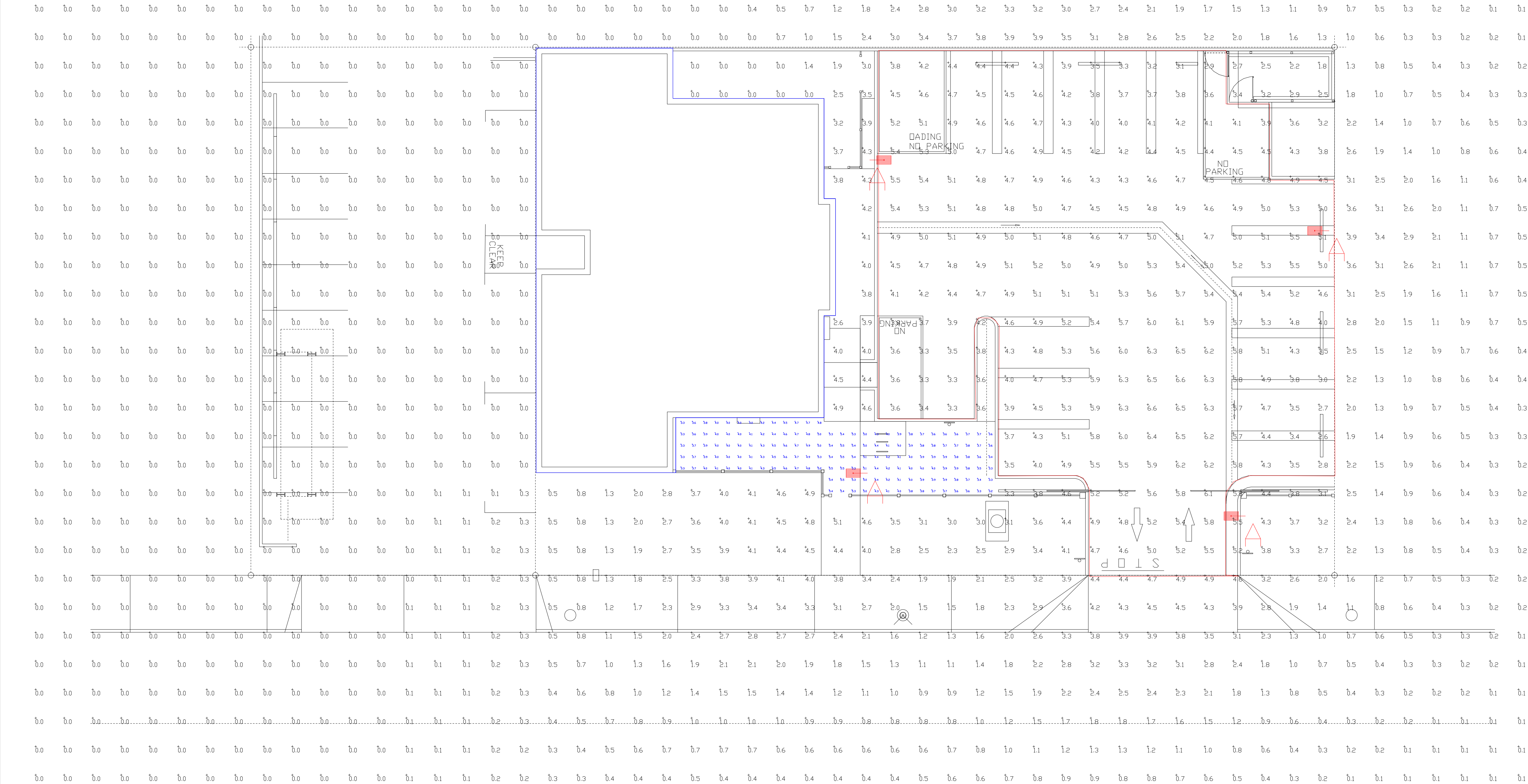
Corporate Office:
3195-C Airport Loop Drive
Studio One
Costa Mesa, CA 92626
T: 949-399-0870
www.cdpcinc.com

COSTA MESA • ATASCADERO • LAS VEGAS



L-1

1 OF 1




PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC'S @ GRADE	Illuminance	Fc	1.59	6.6	0.0	N.A.	N.A.
WALKWAY INSIDE FENCE	Illuminance	Fc	4.23	5.5	3.2	1.32	1.72
PARKING LOT	Illuminance	Fc	4.80	6.6	2.6	1.85	2.54

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	4	A	Single	MRS-LED-18L-SIL-FT-50-70CRI-SINGLE	20' POLE+2' BASE	1.000	1.000	16890	135	B2-U0-G2

Total Project Watts
Total Watts = 540



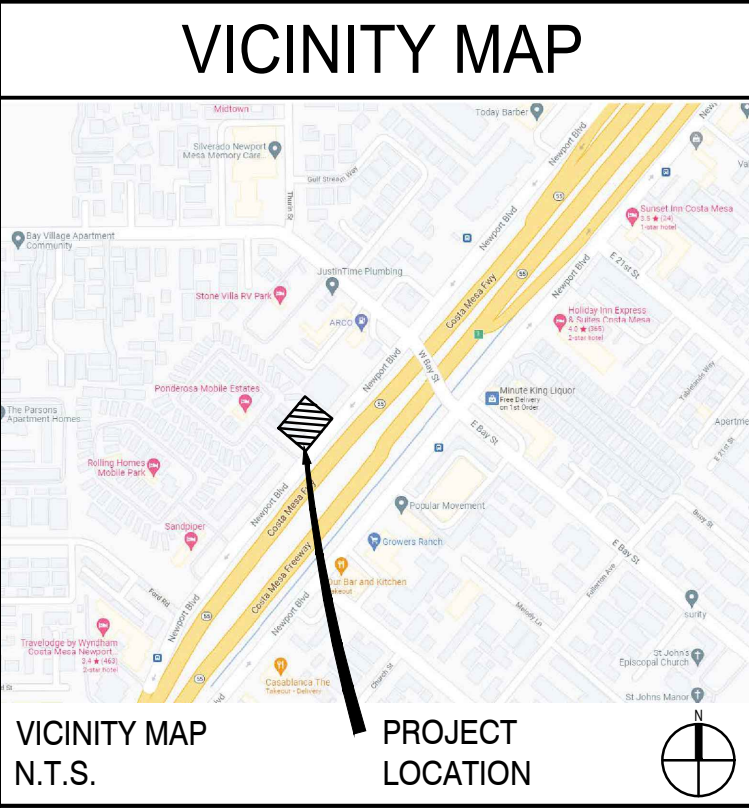
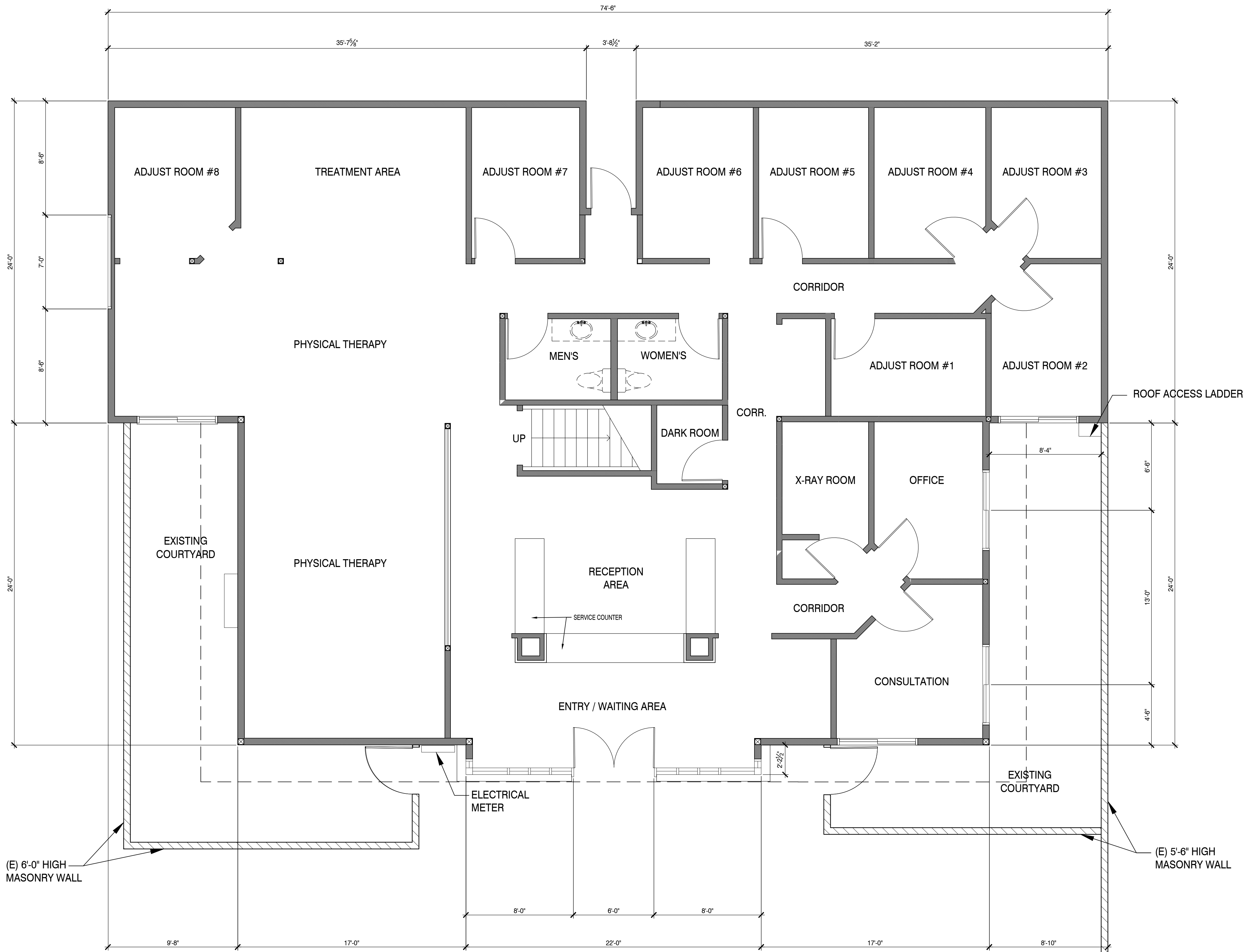
3000 ALLIANCE RD. COSTA MESA, CALIF. 92626
TEL: 714-961-4444 FAX: 714-961-4445

LIGHTING PROPOSAL LD-158194B

STRAINS DISPENSARY
2013 NEWPORT BLVD
COSTA MESA, CA

BY:AHK DATE:6/6/23 REV: SHEET 1 OF 1

SCALE: 1"=10' 0 10



SITE SUMMARY		
EXISTING MEDICAL BUILDING:		
SITE AREA:	13,300 S.F.	0.305 AC
GROSS FLOOR AREA:		
GROUND FLOOR:	3,228 S.F.	
SECOND FLOOR:	403 S.F.	
TOTAL:	3,631 S.F.	
PARKING PROVIDED:		
ON SITE:	16 STALLS	

SITE ADDRESS:	2013 NEWPORT BLVD., COSTA MESA, CA
APN #:	419-221-09
OWNER:	STRAINS DISPENSARY 820 W. RIDER STREET PERRIS, CA 92571
CONTACT:	MR. WAHEED ABDULLA
PHONE:	760.403.4445
E-MAIL:	ABEABDULLA@YAHOO.COM
ARCHITECT:	LA DESIGN GROUP, INC. 21671 GATEWAY CENTER DRIVE, SUITE 213 DIAMOND BAR, CA 91768
CONTACT:	SAEID SHANTIYAI
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E-MAIL:	SSHANTIYAI@LADESIGNGROUP.NET

LADG JOB #:	210807.01
DATE:	11/05/2021
REVISIONS:	
SHEET NO.:	AE-2.01



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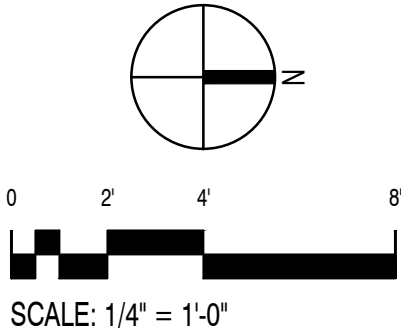
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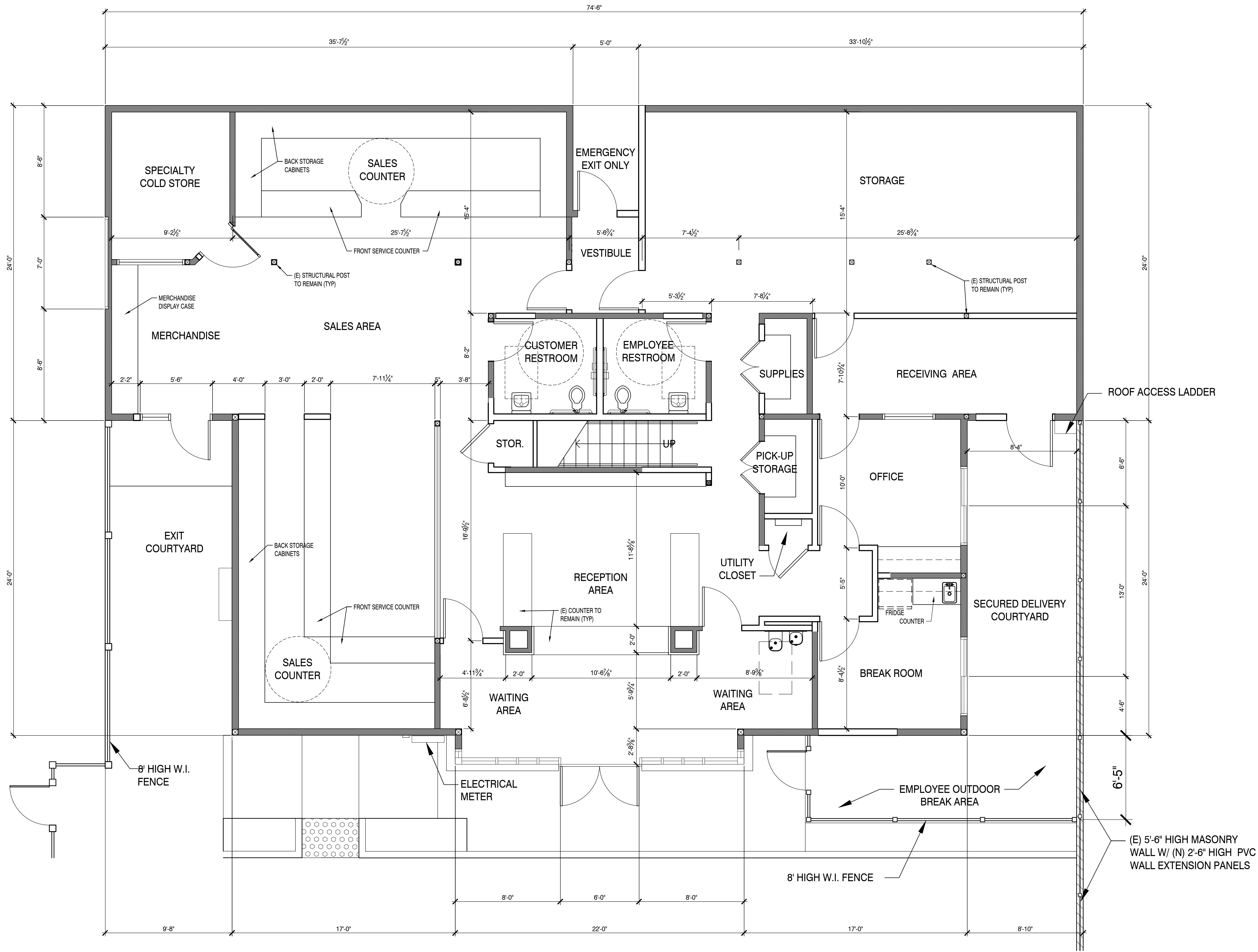
STRAINS DISPENSARY

2013 NEWPORT BOULEVARD

COSTA MESA, CA

EXISTING FIRST FLOOR PLAN





FLOOR AREA TABULATION:	
	AREA (GROSS)
LOBBY	252 SF
SALES AREA	1,153 SF
OFFICE & RECEPTION	360 SF
RECEIVING ROOM	167 SF
STORAGE ROOM (1ST & 2ND FLR.)	1,022 SF
BREAK ROOM	121 SF
RESTROOMS	139 SF
ACCESSORY AREAS	93 SF
CORRICOR/HALLWAY	271 SF
TOTAL	3,578 SF
CONSTRUCTION PLAN LEGEND:	
	EXISTING WALL TO REMAIN
	NEW NON-RATED WALL

VICINITY MAP

VICINITY MAP
N.T.S.

PROJECT
LOCATION

SITE SUMMARY

PROPOSED DISPENSARY BUILDING:

SITE AREA:	13,300 S.F.	0.305 AC
GROSS FLOOR AREA:		
GROUND FLOOR:	3,228 S.F.	
SECOND FLOOR:	403 S.F.	
TOTAL:	3,631 S.F.	
PARKING PROVIDED:	ON SITE:	15 STALLS

SITE ADDRESS: 2013 NEWPORT BLVD., COSTA MESA, CA
APN #: 419-221-09

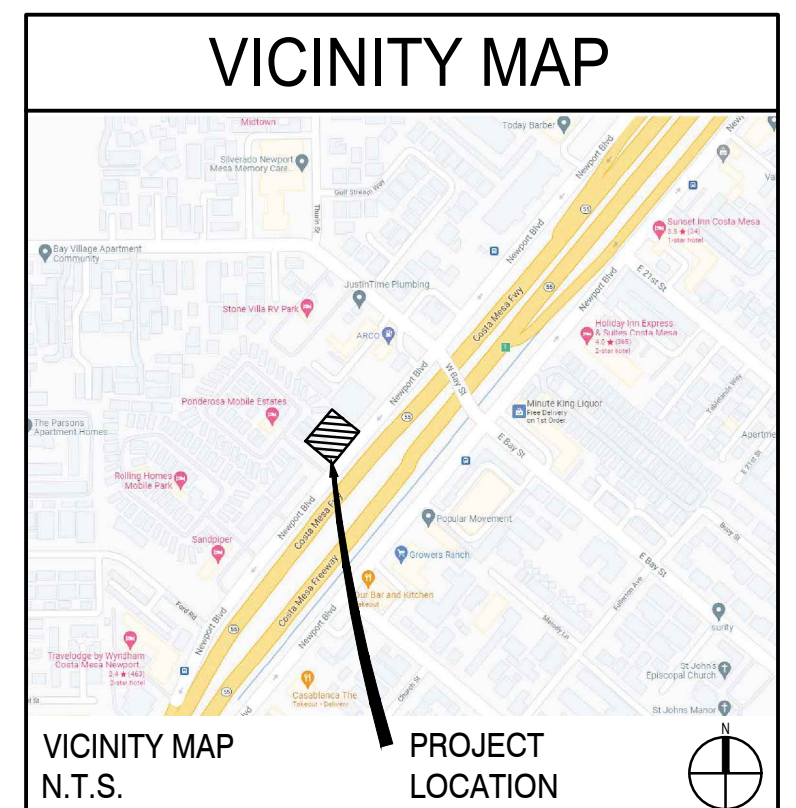
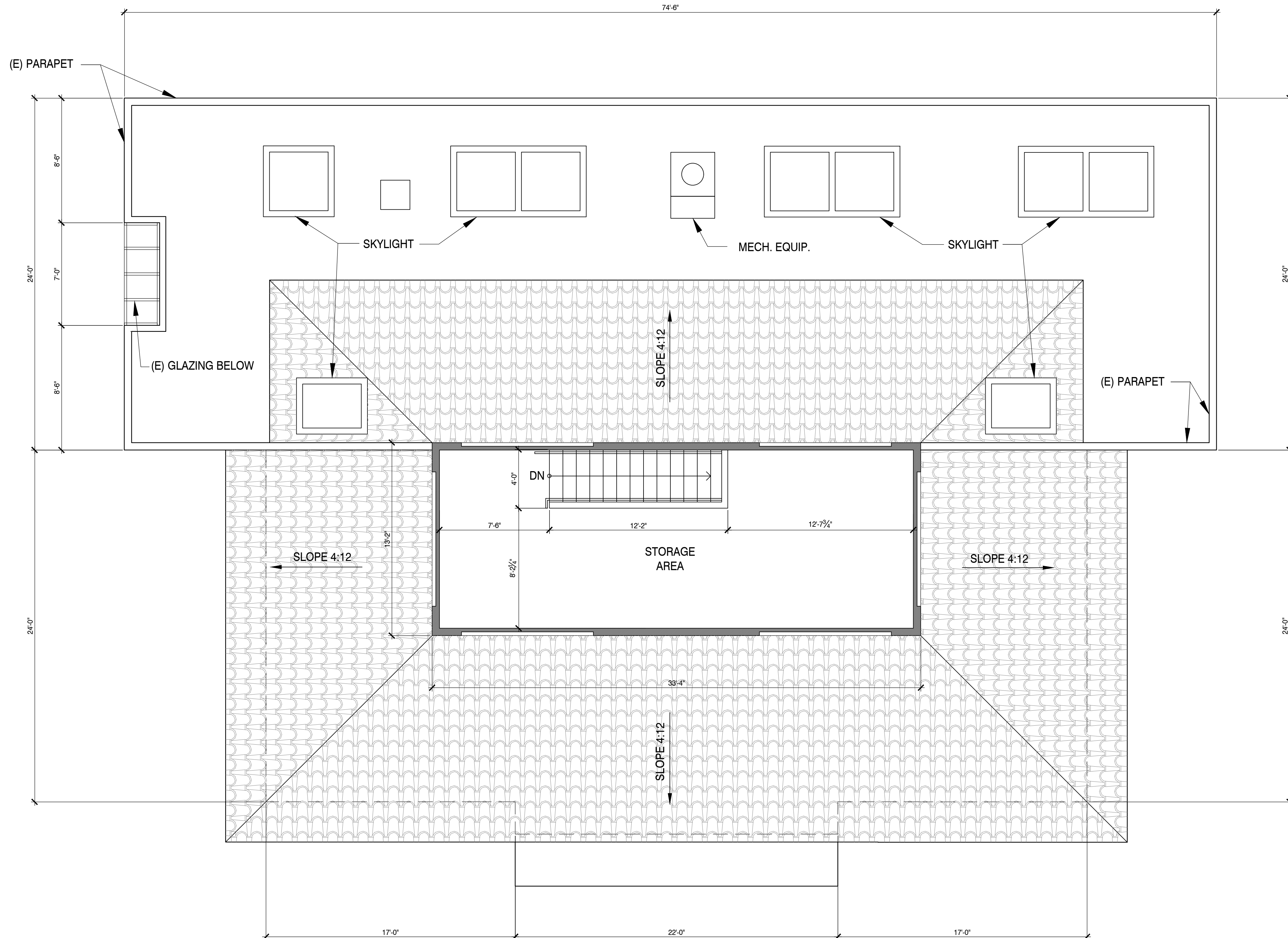
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LADG JOB #:	210807.01
DATE:	10/19/2021
REVISIONS:	11/01/2021
	06/06/2023
SHEET NO.:	A-2.01



SITE SUMMARY		
PROPOSED DISPENSARY BUILDING:		
SITE AREA:	13,300 S.F.	0.305 AC
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PHONE:	909.860.1010	
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LADG JOB #:	210807.01	
DATE:	10/26/2021	
REVISIONS:	06/06/2023	
SHEET NO.: A-2.02		

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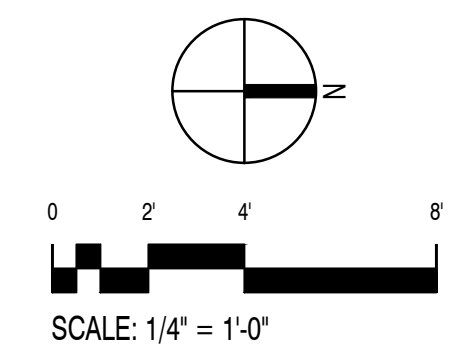


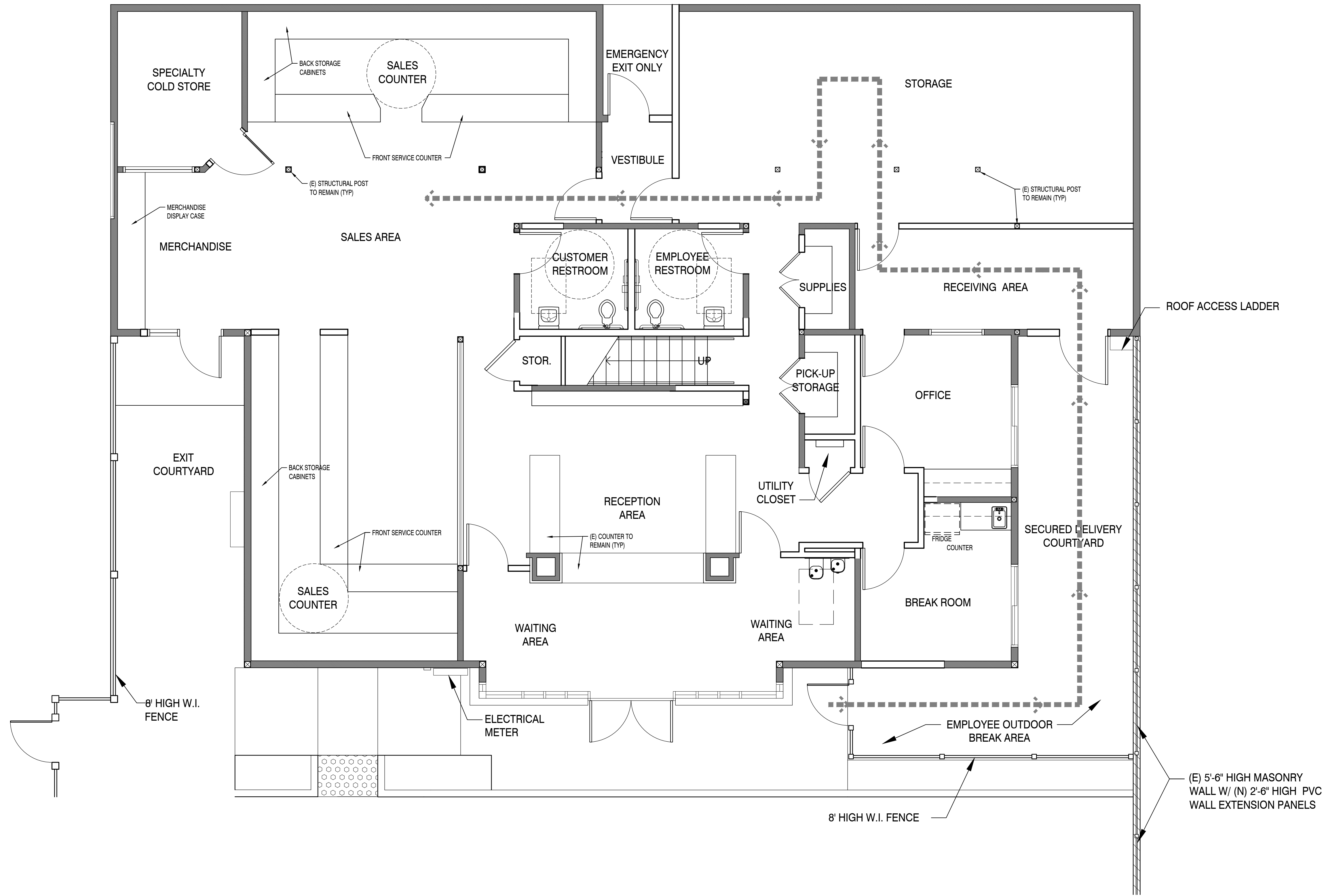
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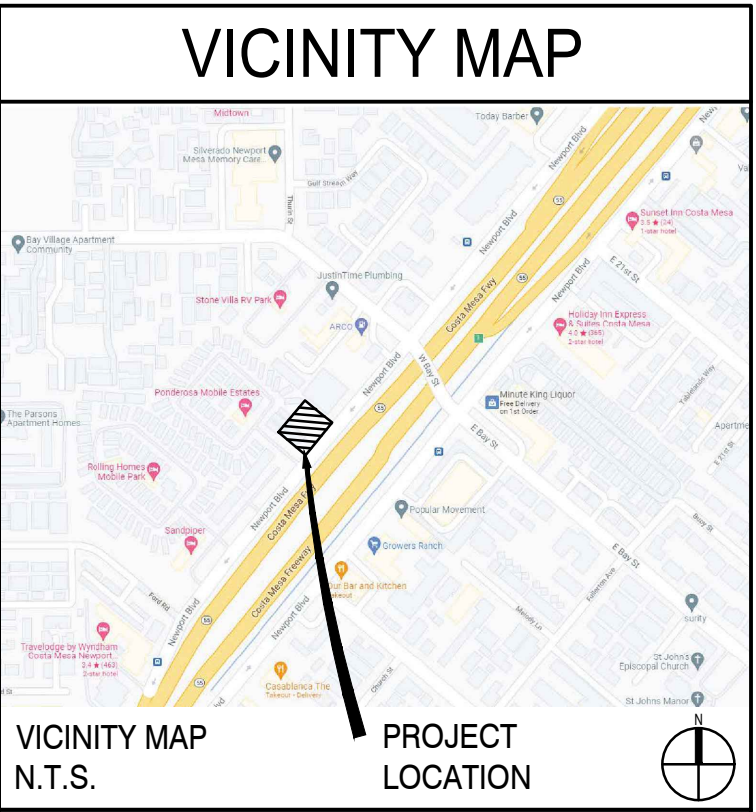
STRAINS DISPENSARY
2013 NEWPORT BOULEVARD
COSTA MESA, CA

EXISTING SECOND FLOOR PLAN





FLOOR AREA TABULATION:	
	AREA (GROSS)
LOBBY	252 SF
SALES AREA	1,153 SF
OFFICE & RECEPTION	360 SF
RECEIVING ROOM	167 SF
STORAGE ROOM (1ST & 2ND FLR.)	1,022 SF
BREAK ROOM	121 SF
RESTROOMS	139 SF
ACCESSORY AREAS	93 SF
CORRICOR/HALLWAY	271 SF
TOTAL	3,578 SF
CONSTRUCTION PLAN LEGEND:	
	EXISTING WALL TO REMAIN
	NEW NON-RATED WALL
	PATH OF PRODUCT TRAVEL



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SITE AREA:	13,300 S.F. 0.305 AC
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FIRST FLOOR PRODUCT FLOW PLAN



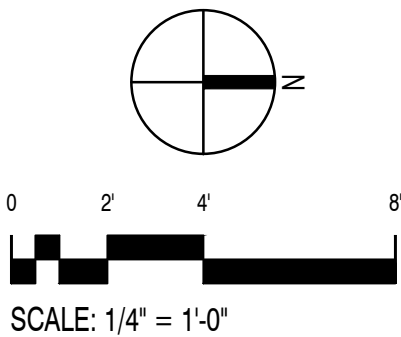
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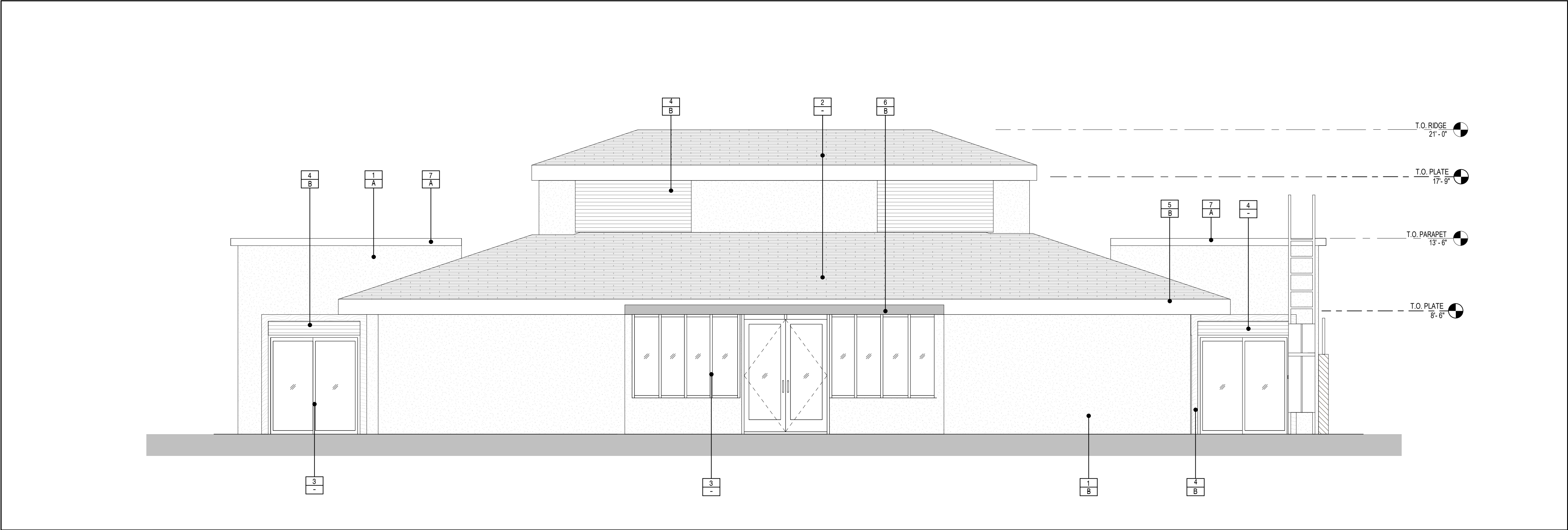
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COSTA MESA, CA



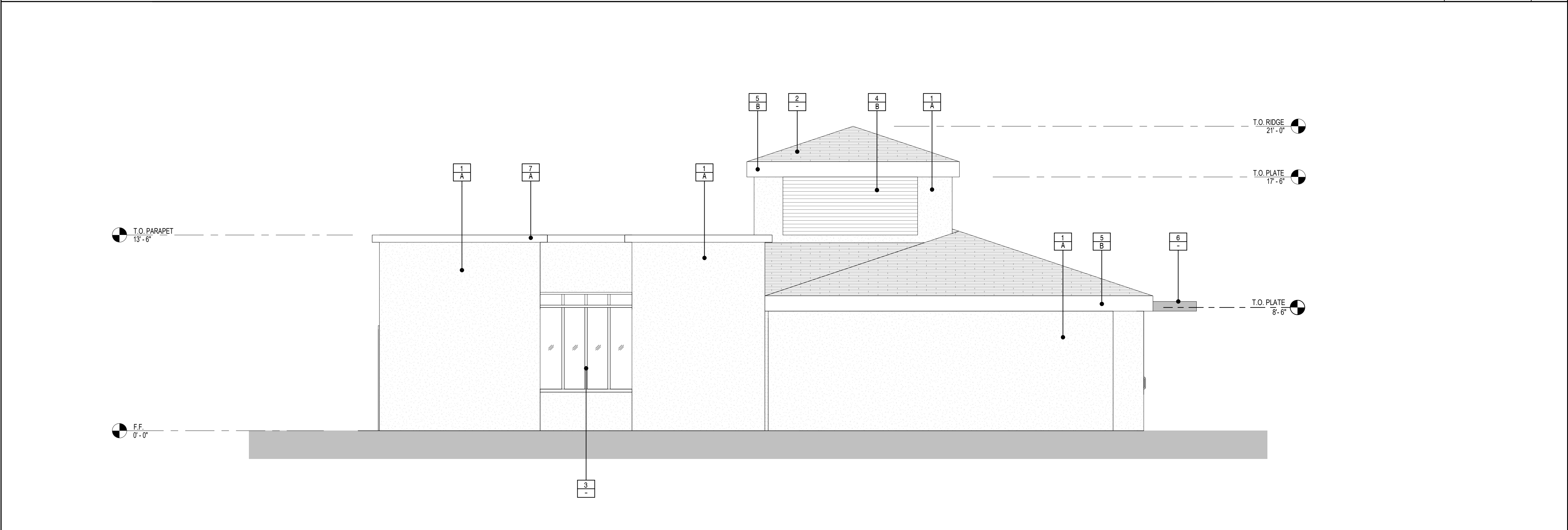
SHEET NO.: A-2.10



EAST EXTERIOR ELEVATION

SCALE
1/4" = 1'-0"

2



SOUTH EXTERIOR ELEVATION

SCALE
1/4" = 1'-0"

1

GENERAL EXTERIOR ELEVATIONS NOTES:

1. PAINT GAS METER AND EXPOSED GAS PIPING TO MATCH ADJACENT FINISHED SURFACE.
2. PAINT ALL EXPOSED ELECTRICAL EQUIPMENT TO MATCH ADJACENT FINISHED SURFACE.
3. PAINT ALL EXTERIOR GRILLES, VENTS OR LOUVERS, ETC. TO MATCH ADJACENT FINISHED SURFACE.

MATERIAL:

- | | |
|---|-----------------------|
| 1 | (E) EXTERIOR PLASTER |
| 2 | (E) ROOFING SHINGLES |
| 3 | (E) STOREFRONT SYSTEM |
| 4 | (E) WOOD PANEL SYSTEM |
| 5 | (E) WOOD FASCIA |
| 6 | (N) METAL CANOPY |
| 7 | (E) METAL COPING |

MANUFACTURE AND COLORS:

- | | |
|---|--|
| A | COLOR TO MATCH DUN EDWARDS #DEW345 - WHITE FEVER |
| B | COLOR TO MATCH OLD MASTER - AMERICAN WALNUT |

LADG JOB # 210807
DATE: 06/06/2023
REVISIONS:

SHEET NO: A 3.01

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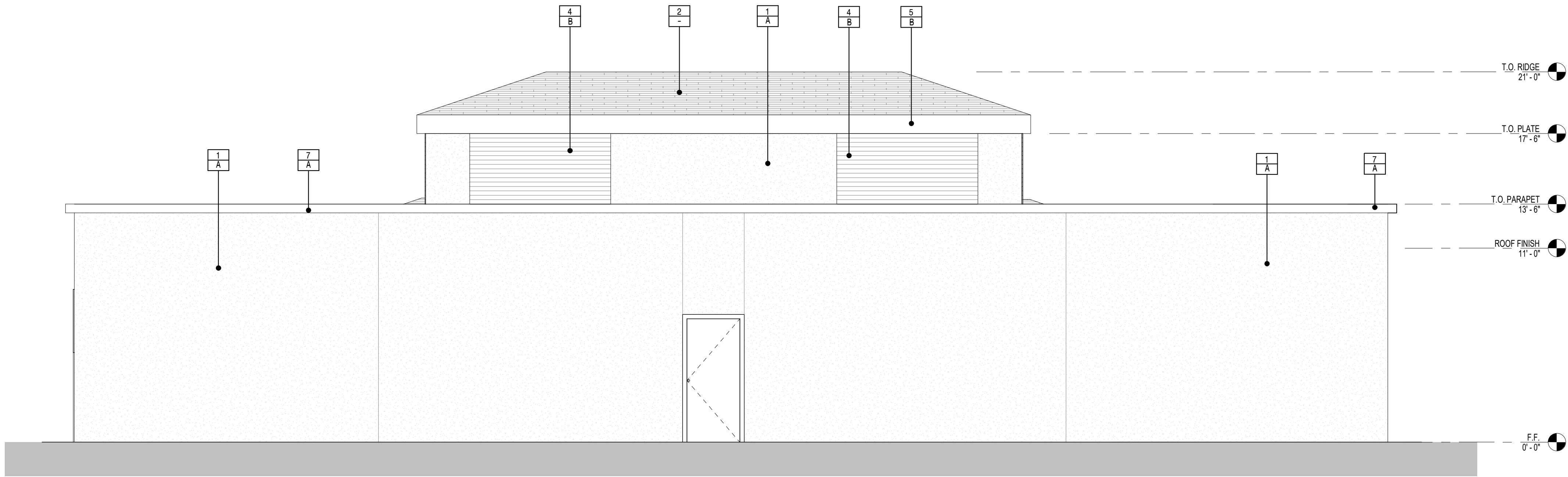
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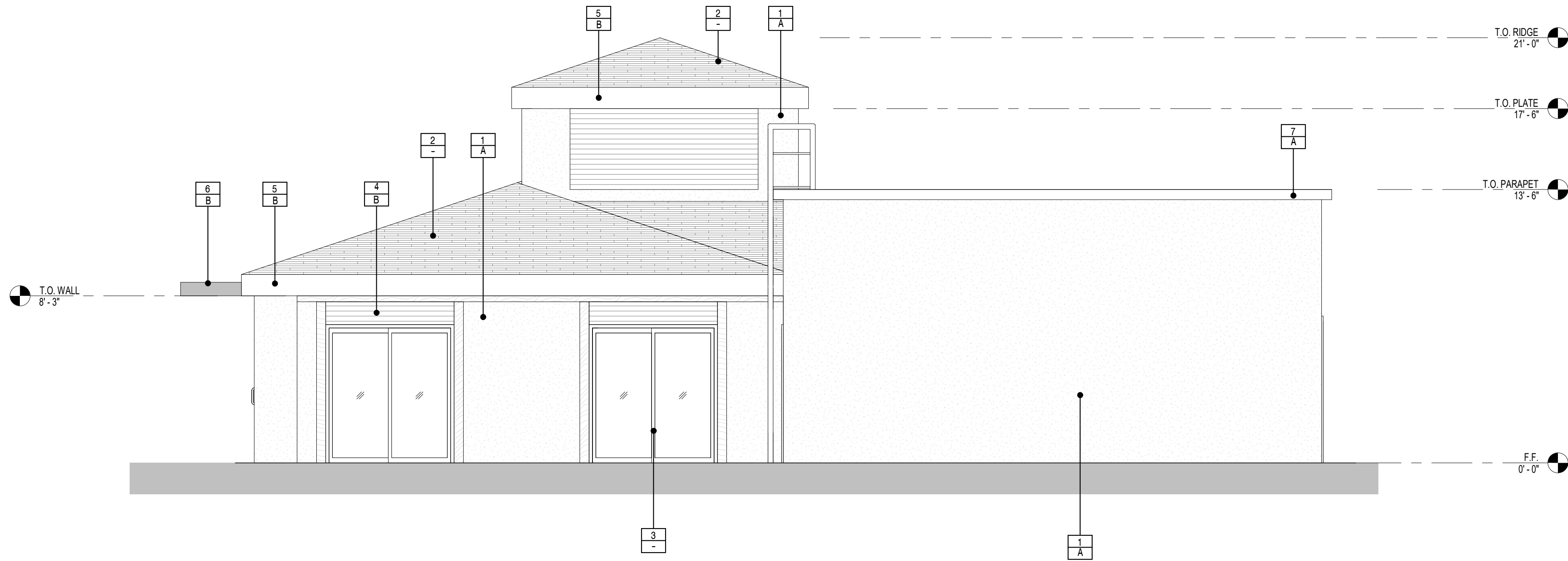
2013 NEWPORT BOULEVARD
COSTA MESA, CA 92627



WEST EXTERIOR ELEVATION

SCALE
1/4" = 1'-0"

2



NORTH EXTERIOR ELEVATION

SCALE
1/4" = 1'-0"

1

GENERAL EXTERIOR ELEVATIONS NOTES:

1. PAINT GAS METER AND EXPOSED GAS PIPING TO MATCH ADJACENT FINISHED SURFACE.
2. PAINT ALL EXPOSED ELECTRICAL EQUIPMENT TO MATCH ADJACENT FINISHED SURFACE.
3. PAINT ALL EXTERIOR GRILLES, VENTS OR LOUVERS, ETC. TO MATCH ADJACENT FINISHED SURFACE.

MATERIAL:

- | | |
|---|-----------------------|
| 1 | (E) EXTERIOR PLASTER |
| 2 | (E) ROOFING SHINGLES |
| 3 | (E) STOREFRONT SYSTEM |
| 4 | (E) WOOD PANEL SYSTEM |
| 5 | (E) WOOD FASCIA |
| 6 | (N) METAL CANOPY |
| 7 | (E) METAL COPING |

MANUFACTURE AND COLORS:

- | | |
|---|--|
| 1 | COLOR TO MATCH DUN EDWARDS #DEW345 - WHITE FEVER |
| 2 | COLOR TO MATCH OLD MASTER - AMERICAN WALNUT |

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EAST COLOR ELEVATION

SCALE
1/4" = 1'-0"

2



SOUTH COLOR ELEVATION

SCALE
1/4" = 1'-0"

1

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WEST COLOR ELEVATION

SCALE
1/4" = 1'-0"

2



NORTH COLOR ELEVATION

SCALE
1/4" = 1'-0"

1

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LADG JOB #	210807
DATE:	06/06/2023
REVISIONS:	
SHEET NO:	A 3.04



VICINITY MAP	
SITE ADDRESS:	2013 NEWPORT BLVD., COSTA MESA, CA
APN #:	419-221-09
OWNER:	STRAINS DISPENSARY 820 W. RIDER STREET PERRIS, CA 92571
CONTACT:	MR. WAHEED ABDULLA
PHONE:	760.403.4445
E-MAIL:	ABEABDULLA@YAHOO.COM
ARCHITECT:	LA DESIGN GROUP, INC. 21671 GATEWAY CENTER DRIVE, SUITE 213 DIAMOND BAR, CA 91768
CONTACT:	SAEID SHANTIYAI
PHONE:	909.860.1010
E-MAIL:	SSHANTIYAI@LADESIGNGROUP.NET
LADG JOB #:	210807.01
DATE:	06/21/2023
REVISIONS:	
SHEET NO.:	A3.05

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ILLUSTRATIVE PERSPECTIVE



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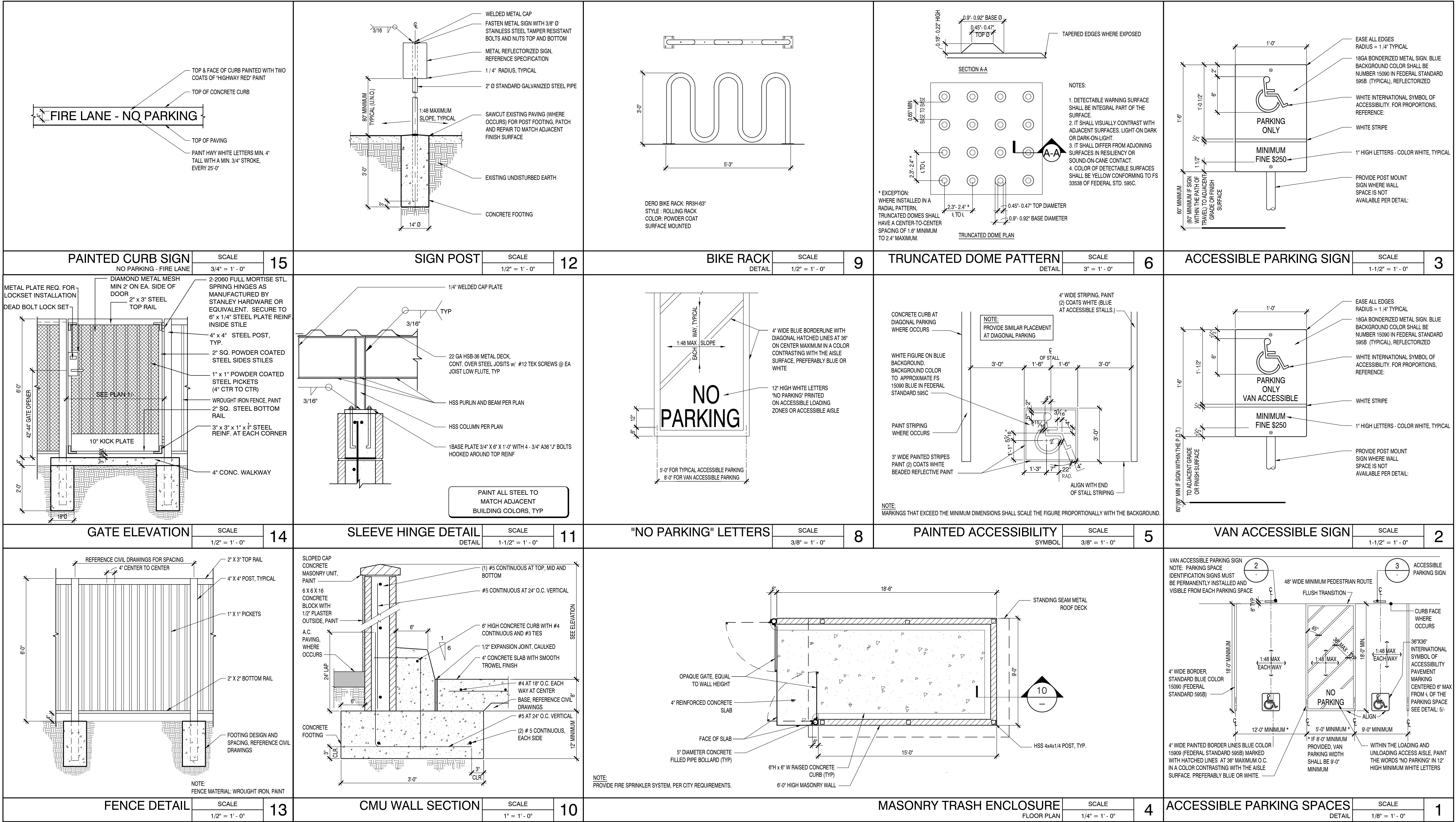
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INTERIOR PERSPECTIVES

VICINITY MAP	
VICINITY MAP N.T.S.	PROJECT LOCATION
SITE ADDRESS: 2013 NEWPORT BLVD., COSTA MESA, CA	
APN #: 419-221-09	
OWNER:	STRAINS DISPENSARY 820 W. RIDER STREET PERRIS, CA 92571
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PHONE:	760.403.4445
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LADG JOB #:	210807.01
DATE:	06/21/2023
REVISIONS:	
SHEET NO.:	A3.06



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SITE DETAILS

LADG JOB #:	210807.01
DATE:	12/28/21
REVISIONS:	06/06/23
SHEET NO.:	AS-5.01