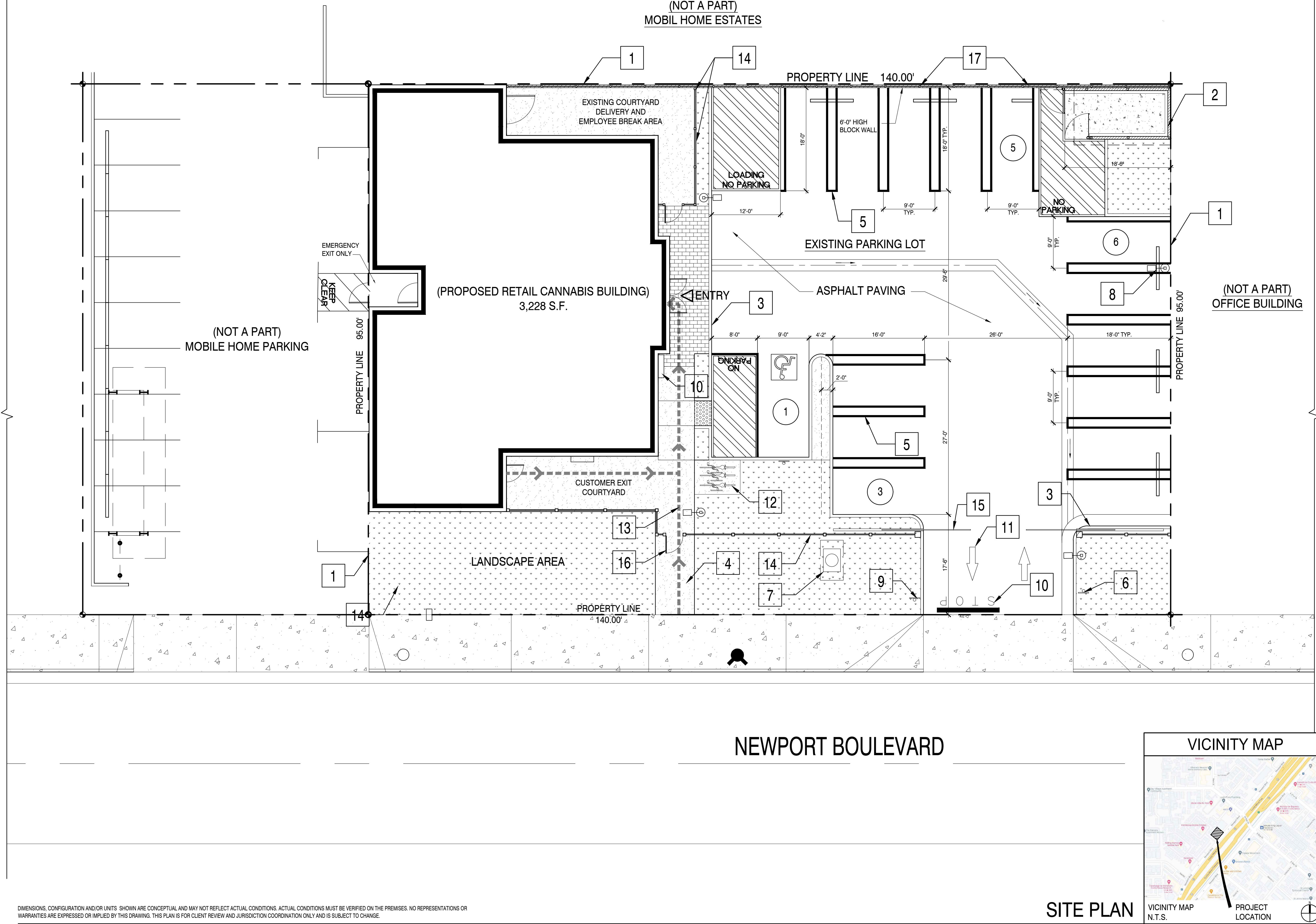


ATTACHMENT 7



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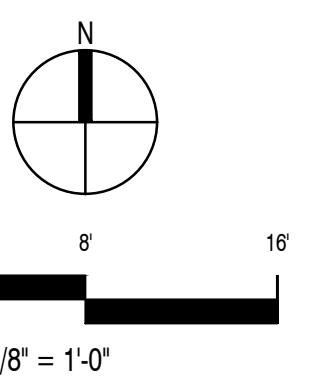


LADG | LA Design Group, Inc.

STRAINS DISPENSARY

2013 NEWPORT BOULEVARD
COSTA MESA, CA

SITE PLAN



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
Parcel #:	419-221-09
GENERAL PLAN:	C-2 (GENERAL COMMERCIAL)
gross land area:	0.305 AC +/- 13,300 SF
existing land use:	MEDICAL BUILDING
proposed land use:	COMMERCIAL - CANNABIS DISPENSARY
<u>PROPOSED DISPENSARY AREA:</u>	
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
inklers:	NO
King required	14 STALLS
King provided	<u>15 STALLS</u>
standard parking	14 STALLS
accessible parking	1 STALL
bicycle spaces required	1
bicycle spaces provided	3
<u>COVERAGE SUMMARY:</u>	
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

G JOB #:	210807.01
E:	10/28/2021
SIONS:	01/12/2022
	03/05/2022
	06/06/2023
ET NO.:	AS-1.01



PLANT PALETTE

Sunset Zone: 24

TREES



Symbol	Botanical Name	Common Name	WUCOLS Region 3
	Geijera parviflora	Australian Willow	Low



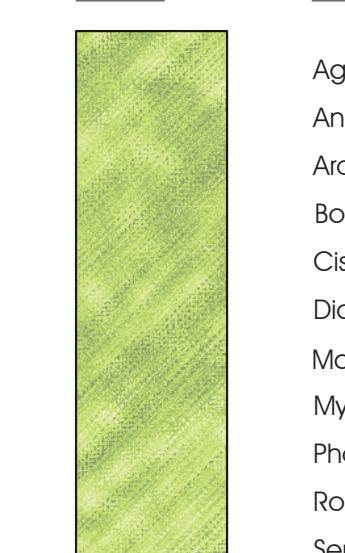
Symbol	Botanical Name	Common Name	WUCOLS Region 3
	Koelreuteria paniculata	Golden Rain Tree	Low



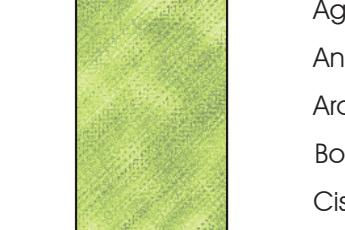
Symbol	Botanical Name	Common Name	WUCOLS Region 3
	Washingtonia x fillibusta	Hybrid Fan Palm	Low

SHRUBS/ GROUNDCOVERS

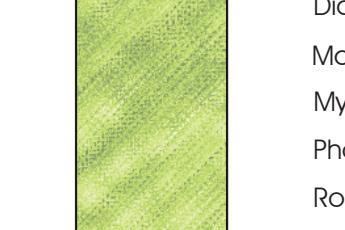
WUCOLS Region 3



Symbol	Botanical Name	Common Name	WUCOLS Region 3
	Agave species	Agave	Low



Symbol	Botanical Name	Common Name	WUCOLS Region 3
	Anigozanthos flavidus	Flax Lily	Mod



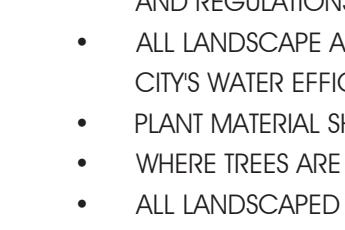
Symbol	Botanical Name	Common Name	WUCOLS Region 3
	Arctostaphylos edmundsii	Wood's Red Manzanita	Low



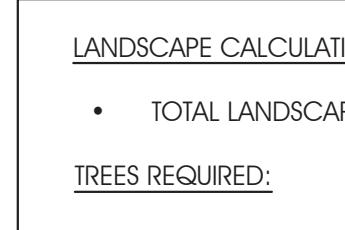
Symbol	Botanical Name	Common Name	WUCOLS Region 3
	Bouteloua g. 'Blonde Ambition'	Blue Grama	Low



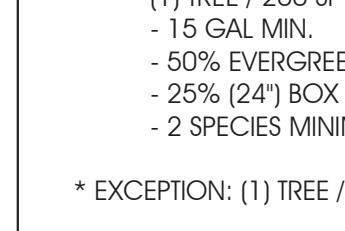
Symbol	Botanical Name	Common Name	WUCOLS Region 3
	Cistus 'Sunset'	Sunset Rockrose	Low



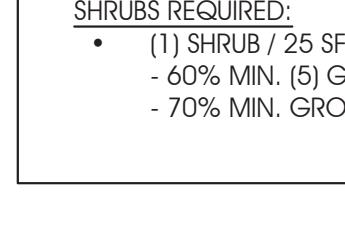
Symbol	Botanical Name	Common Name	WUCOLS Region 3
	Dianella r. 'Little Rev'	Little Rev Flax Lily	Low



Symbol	Botanical Name	Common Name	WUCOLS Region 3
	Macfadyena unquis-cati	Cat's Claw Vine	Low



Symbol	Botanical Name	Common Name	WUCOLS Region 3
	Myoporum parvifolium	Myoporum	Low



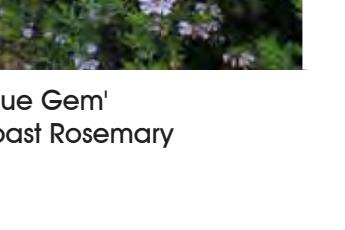
Symbol	Botanical Name	Common Name	WUCOLS Region 3
	Phormium t. 'Variegata'	Variegated New Zealand Flax	Low



Symbol	Botanical Name	Common Name	WUCOLS Region 3
	Rosmarinus o. 'Prostratus'	Prostrate Rosemary	Low



Symbol	Botanical Name	Common Name	WUCOLS Region 3
	Senecio mandraliscae	Blue Pickle	Low



Symbol	Botanical Name	Common Name	WUCOLS Region 3
	Leucophyllum frutescens	Texas Ranger	Low

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:

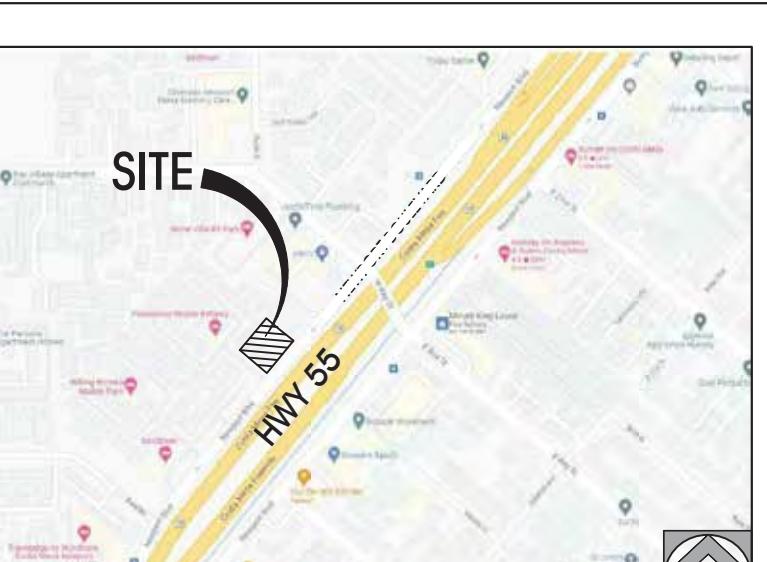
- (1) SHRUB / 25 SF = 87 SHRUBS
- 60% MIN. (5) GALLON = MIN. 52 SHRUBS
- 70% MIN. GROUNDCOVER = 1,530 SF

TREES PROVIDED: 7.5 TREES - 24" BOX MIN.

- GOLDEN RAIN TREE (1)
- AUSTRALIAN WILLOW (2)
- HYBRID FAN PALM (4.5)

SHRUBS PROVIDED: MIN. 86 SHRUBS

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



VICINITY MAP

N.T.S.

TREES



Geijera parviflora
Australian Willow



Koelreuteria paniculata
Golden Rain Tree



Washingtonia x fillibusta
Hybrid Fan Palm

SHRUBS AND GROUNDCOVER



Agave 'Blue Glow'
Blue Glow Agave



Anigozanthos flavidus
Kangaroo Paw



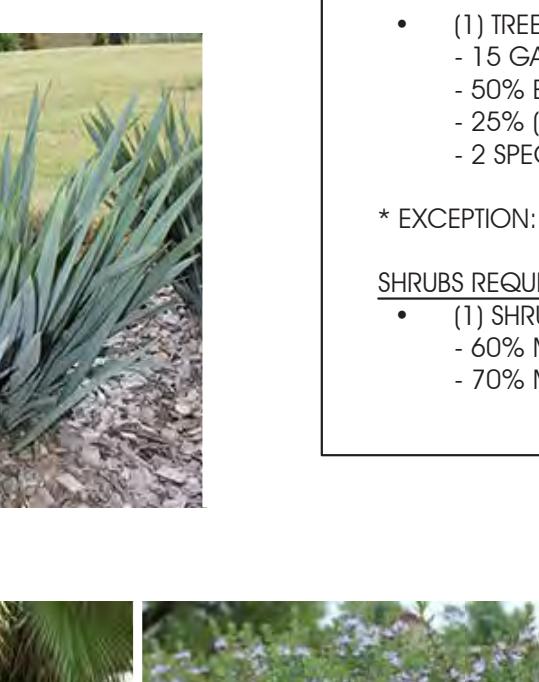
Arctostaphylos edmundsii
Wood's Red Manzanita



Bouteloua g. 'Blonde Ambition'
Blue Grama



Cistus 'Sunset'
Sunset Rockrose



Dianella r. 'Little Rev'
Little Rev Flax Lily



Leucophyllum frutescens
Texas Ranger



Macfadyena unquis-cati
Cat's Claw Vine



Myoporum parvifolium
Myoporum

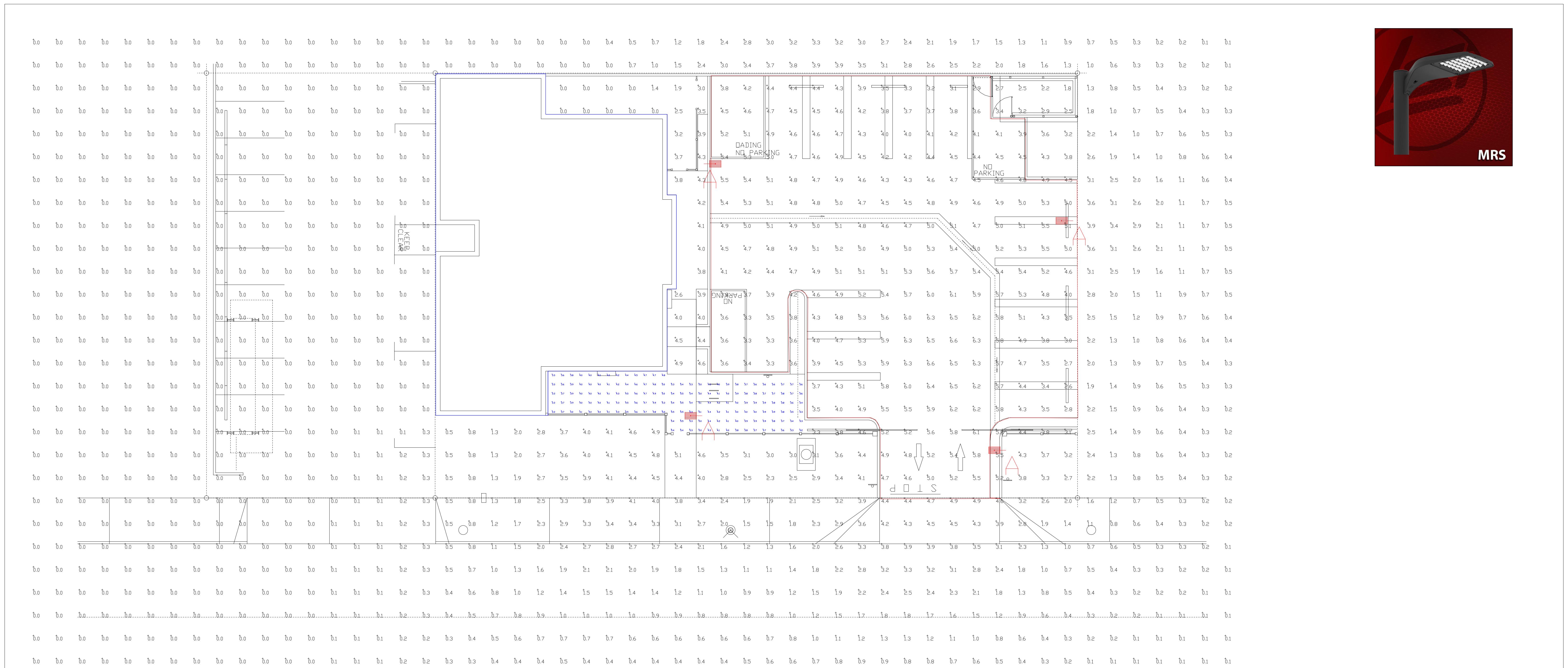


Phormium t. 'Variegata'
Variegated New Zealand Flax



Rosmarinus o. 'Prostratus'
Prostrate Rosemary





Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
ALL CALCS @ 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	

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 document for ordering product.

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	4	A	Single	MRS-LFD-18L-STL-FT-50-70CRT-SINGLE	20' PNL F+2' BASE	1,000	1,000	16890	135	B2-U0-G2

Total Project Watts



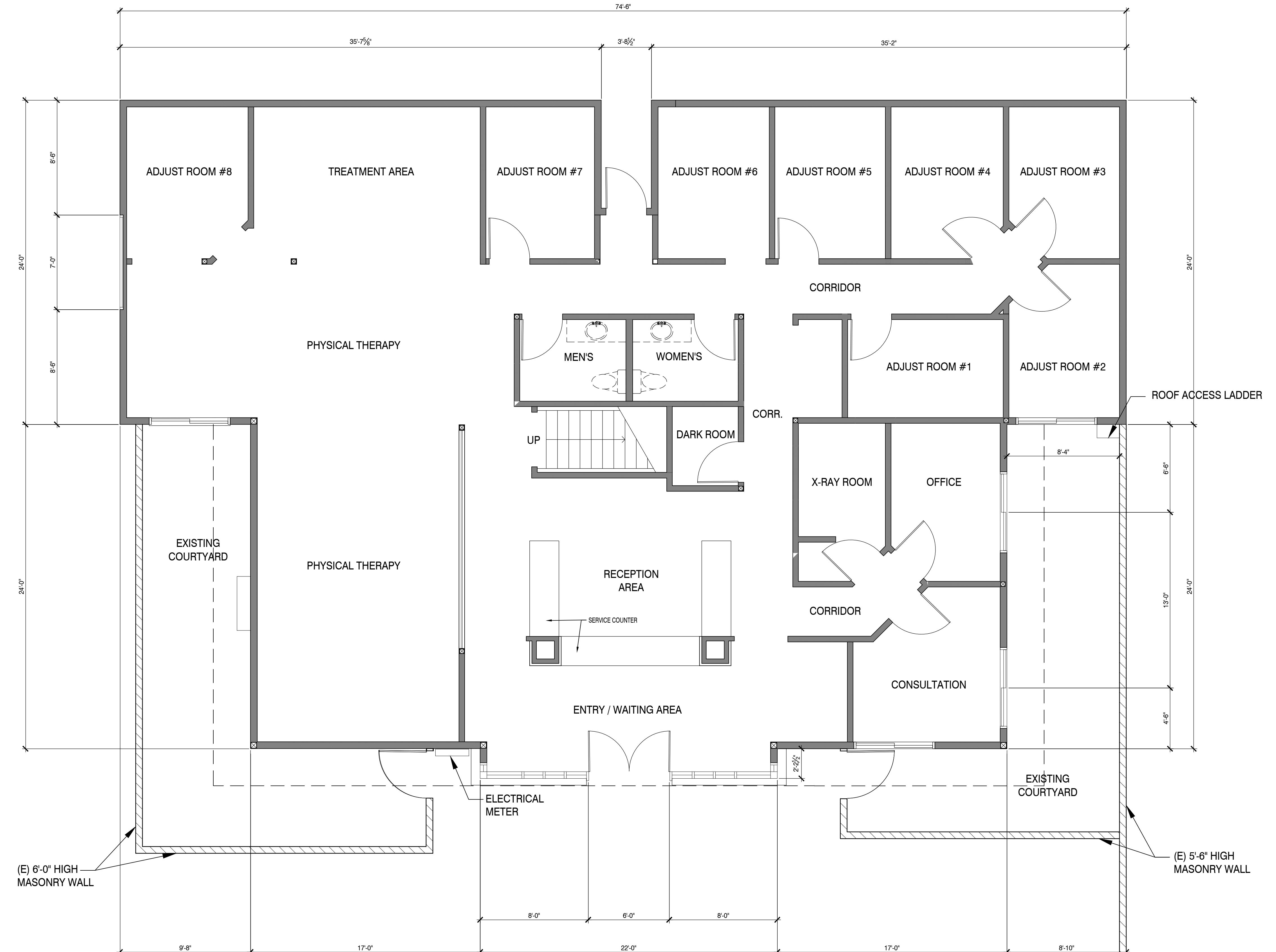
1000

10000 ALLIANCE RD. CINCINNATI, OHIO
(513) 793-3200 * FAX (513) 793-

LIGHTING PROPOSAL LO-15
STRAINS DISPENSARY
2013 NEWPORT BLVD
COSTA MESA, CA

BY:AHK DATE:6/6/23 REV:

SCALE: 1"=10'



EXISTING FIRST FLOOR PLAN

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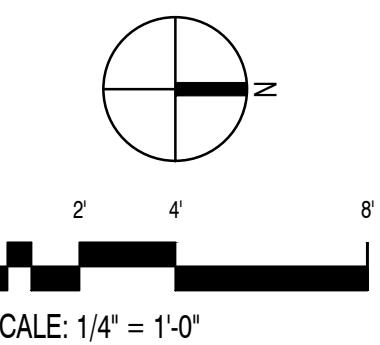
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21671 GATEWAY CENTER DRIVE, SUITE 213 | DIAMOND BAR | CALIFORNIA 91765 TEL: 909.860.1010 WWW.LADG.NET

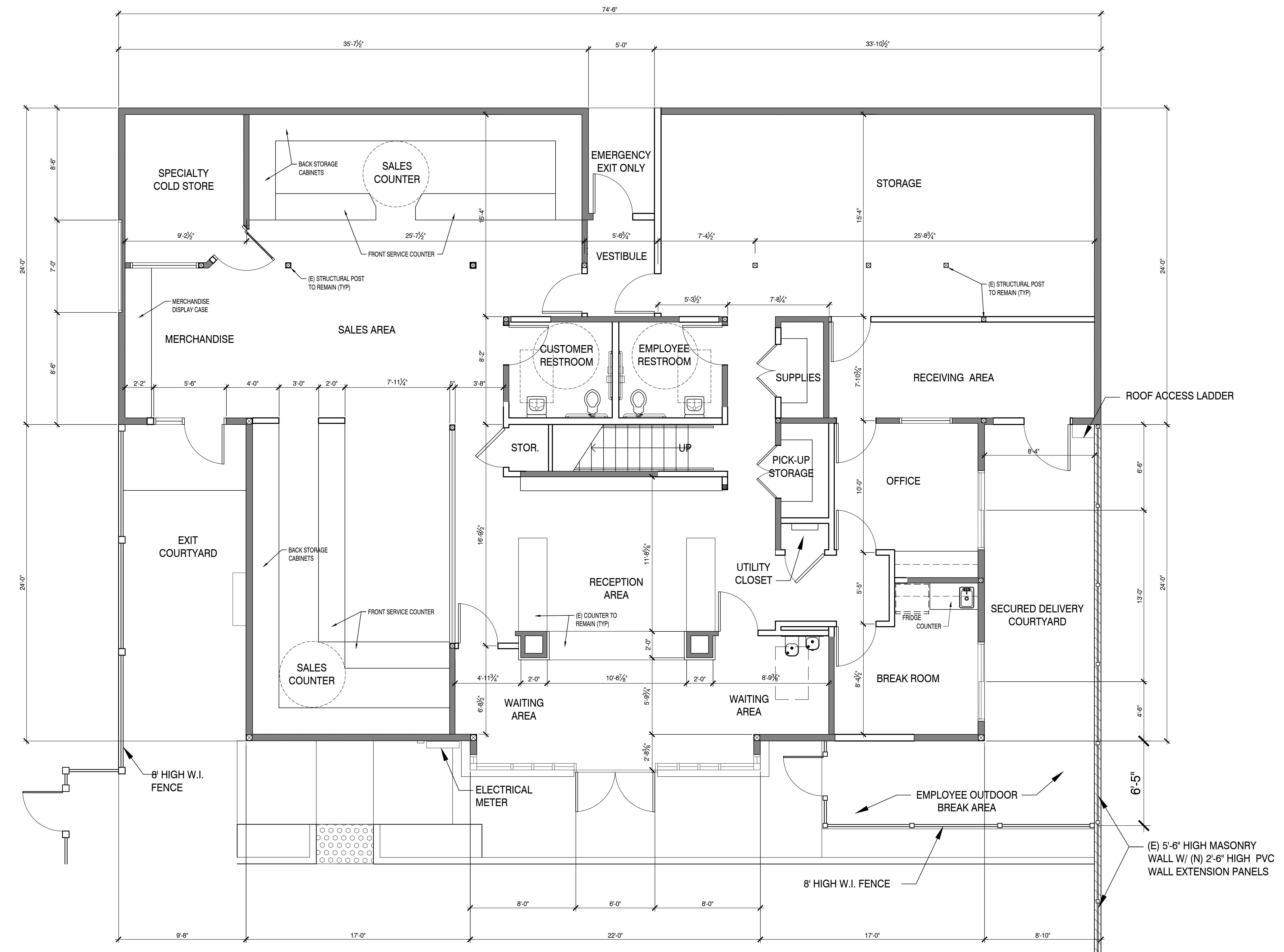
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STRAINS DISPENSARY

2013 NEWPORT BOULEVARD COSTA MESA, CA



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



PROPOSED FIRST FLOOR PLAN

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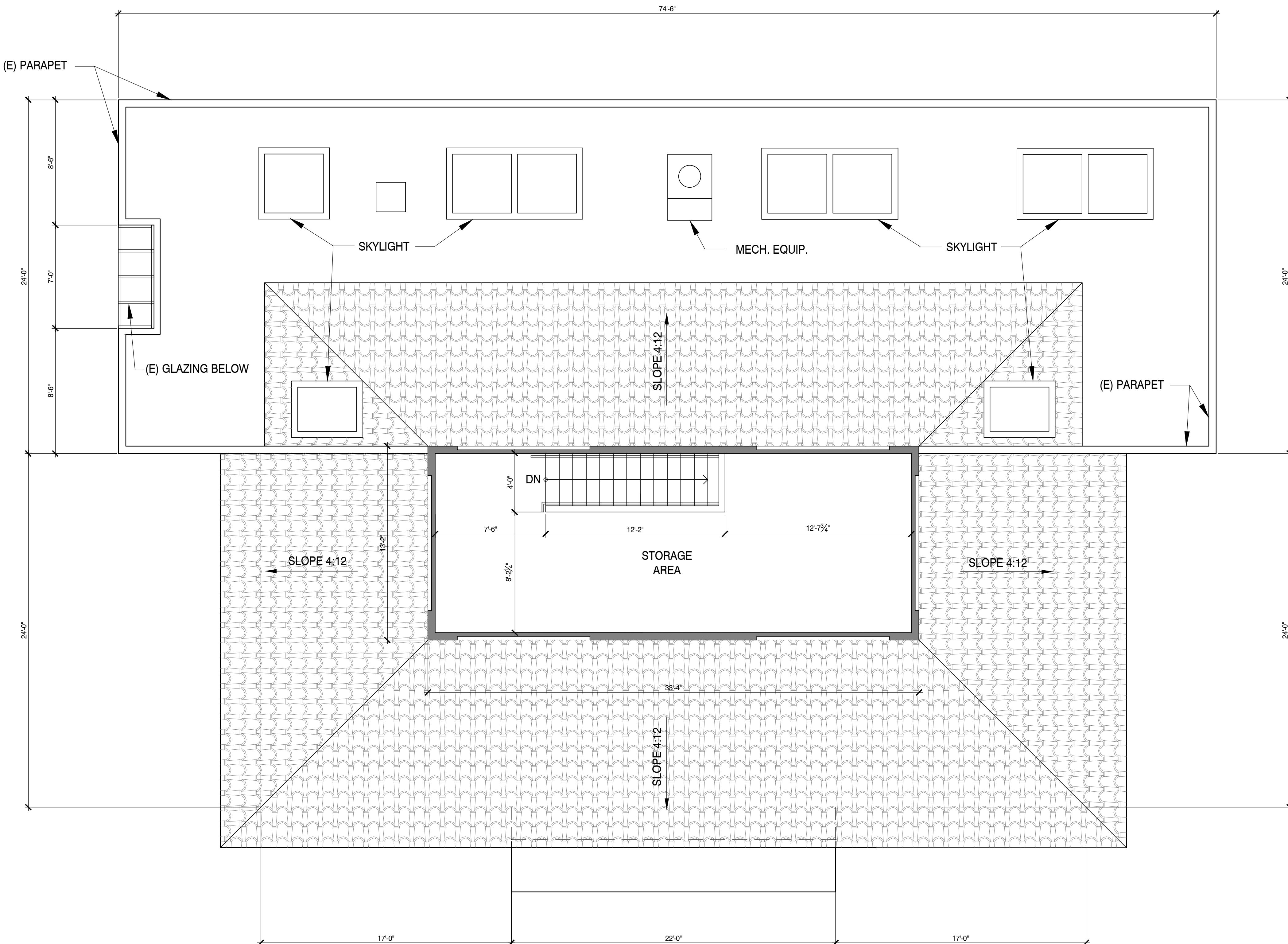
STRAINS DISPENSARY
2013 NEWPORT BOULEVARD
COSTA MESA, CA

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
CORRIDOR/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
OWNER:	STRAINS DISPENSARY 820 W. RIDER STREET PERRIS, CA 92571 MR. WAHEED ABDULLA
CONTACT:	760.403.4445 E-MAIL: ABEABDULLA@YAHOO.COM
ARCHITECT:	LA DESIGN GROUP, INC. 21671 GATEWAY CENTER DRIVE, SUITE 213 DIAMOND BAR, CA 91768 SAEID SHANTIYAI 909.860.1010 E-MAIL: SSHANTIYAI@LADESIGNGROUP.NET

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



EXISTING SECOND FLOOR PLAN

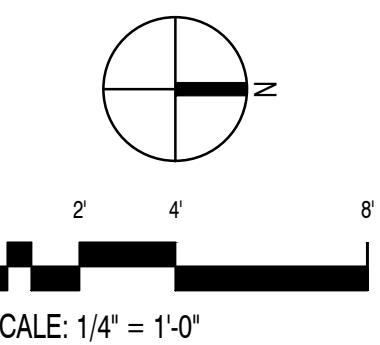
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The image features the logo for LA Design Group, Inc. on the left, consisting of a red circular emblem with the letters 'LA' in a serif font at the top and 'Dg' in a stylized script font below. To the right of the logo, the company name 'LADG | LA Design Group, Inc.' is displayed in a large, bold, black sans-serif font. Below the company name, the address '21671 GATEWAY CENTER DRIVE, SUITE 213 | DIAMOND BAR | CALIFORNIA 91765' is written in a smaller black font. To the right of the address, the telephone number 'TEL: 909.860.1010' and website 'WWW.LADG.NET' are listed. A thin black rectangular box contains the copyright notice '© LA Design Group, Inc. 2021 ALL RIGHTS RESERVED' and a note about the information being conceptual and subject to adjustments.

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STRAINS DISPENSARY

2013 NEWPORT BOULEVARD
COSTA MESA, CA



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

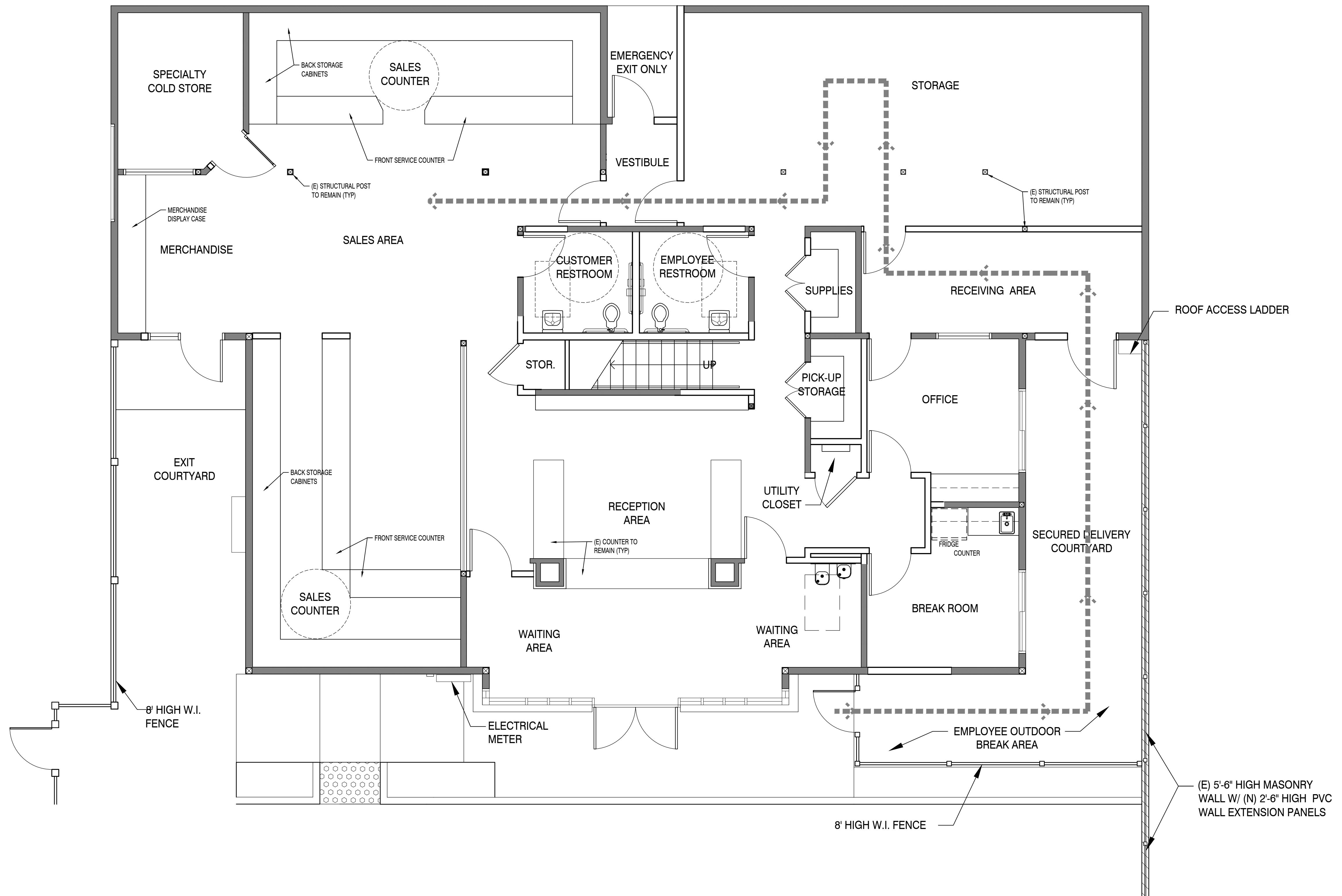
OWNER: STRAINS DISPENSARY
820 W. RIDER STREET
PERRIS, CA 92571

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:	10/26/2021
REVISIONS:	06/06/2023
SHEET NO.:	A-2.02



FIRST FLOOR PRODUCT FLOW PLAN

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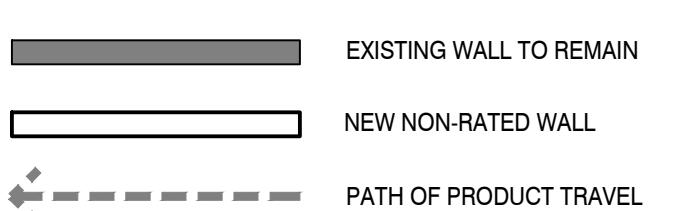
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STRAINS DISPENSARY

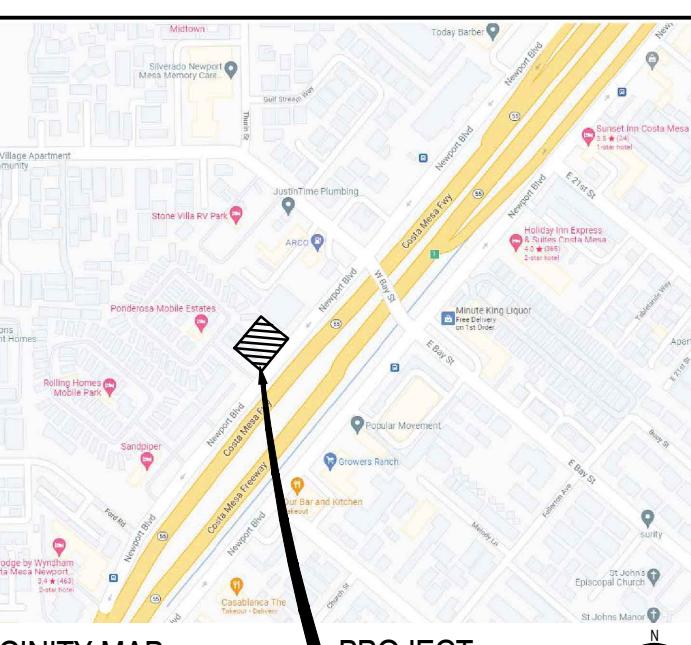
2013 NEWPORT BOULEVARD
COSTA MESA, CA

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:



VICINITY MAP



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.

ON SITE: 15 STALLS

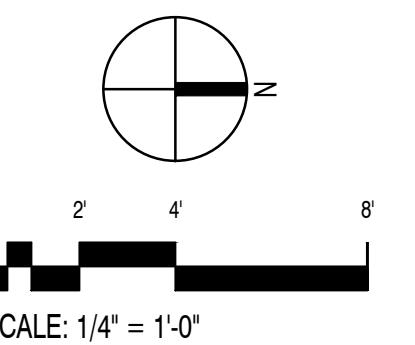
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820 W. RIDER STREET

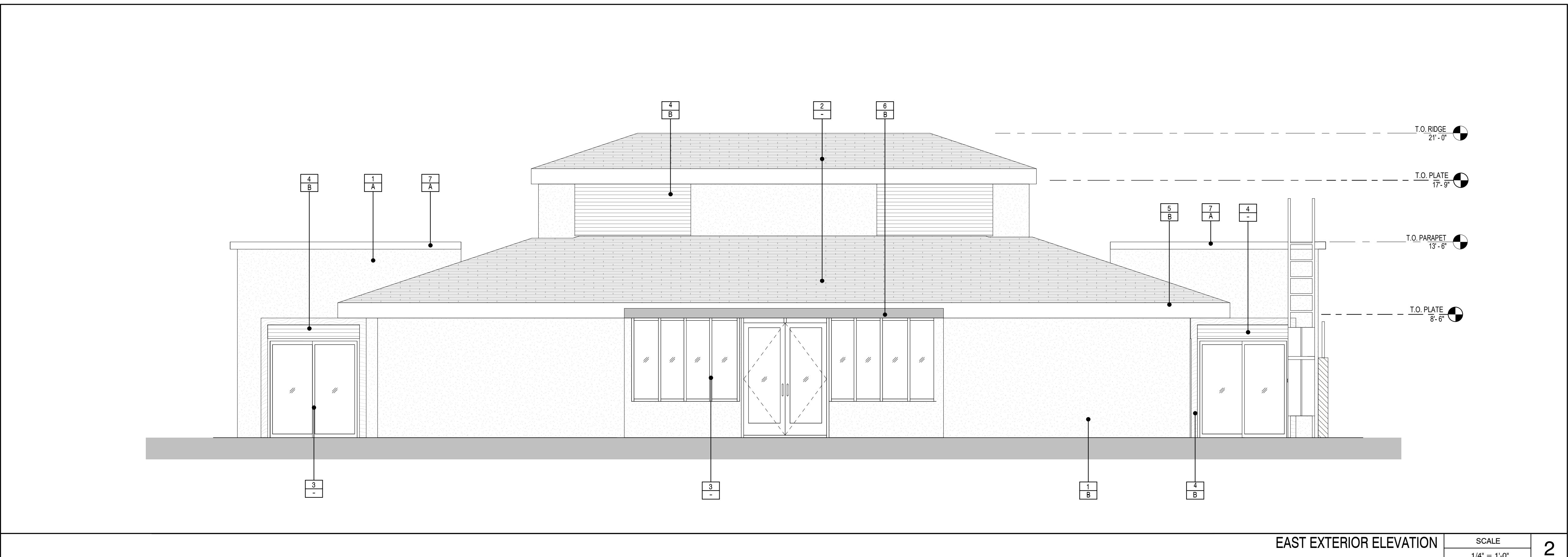
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ARCHITECT: LA DESIGN GROUP, INC.
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DIAMOND BAR, CA 91768
CONTACT: SAEID SHANTIYAI
PHONE: 909.860.1010
E-MAIL: SSHANTIYAI@LADESIGNGROUP.NET

ADG JOB #: 210807.01
DATE: 11/05/2021
REVIZIONS: 06/06/2023

HEET NO.: A-2.10





EAST EXTERIOR ELEVATION

SCALE
1/4" = 1'-0"
2

GENERAL EXTERIOR ELEVATIONS NOTES:

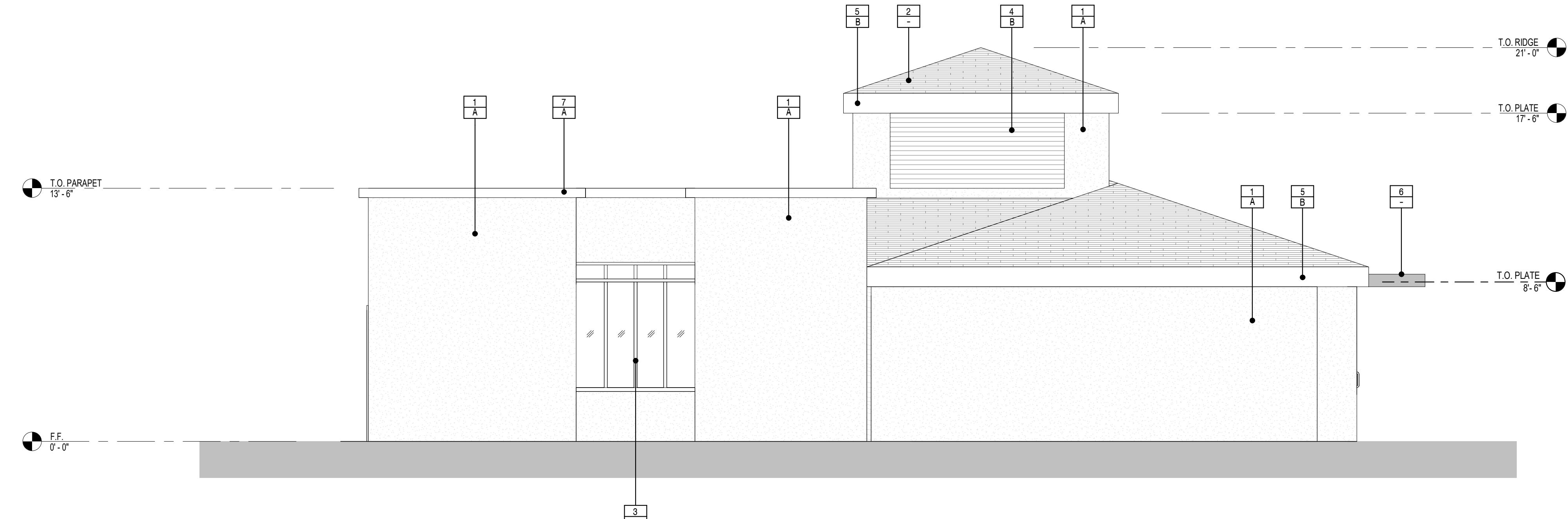
1. PAINT GAS METER AND EXPOSED GAS PIPING TO MATCH ADJACENT FINISHED SURFACE.
2. PAINT ALL EXPOSED ELECTRICAL EQUIPMENT TO MATCH ADJACENT FINISHED SURFACE.
3. PAINT ALL EXTERIOR GRILLES, VENTS OR LOUVERS, ETC. TO MATCH ADJACENT FINISHED SURFACE.

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



SOUTH EXTERIOR ELEVATION

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

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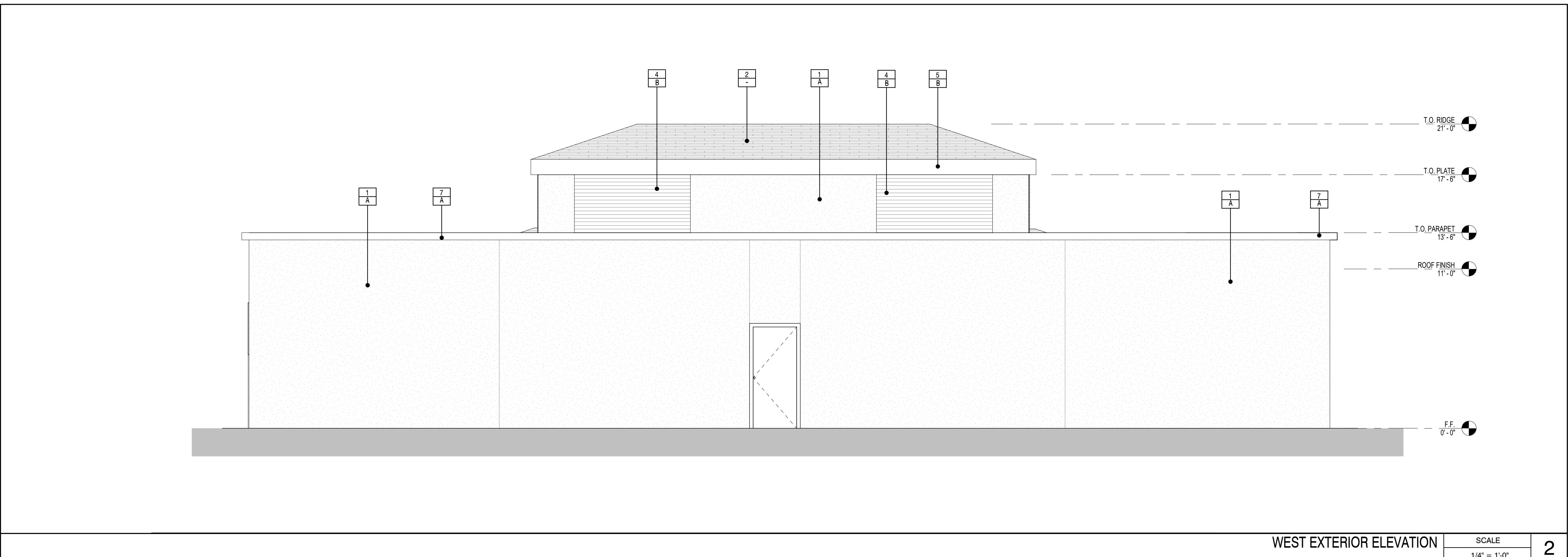
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STRAINS DISPENSARY

2013 NEWPORT BOULEVARD
COSTA MESA, CA 92627

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

SHEET NO: A 3.01



WEST EXTERIOR ELEVATION SCALE
1/4" = 1'-0" 2

GENERAL EXTERIOR ELEVATIONS NOTES:

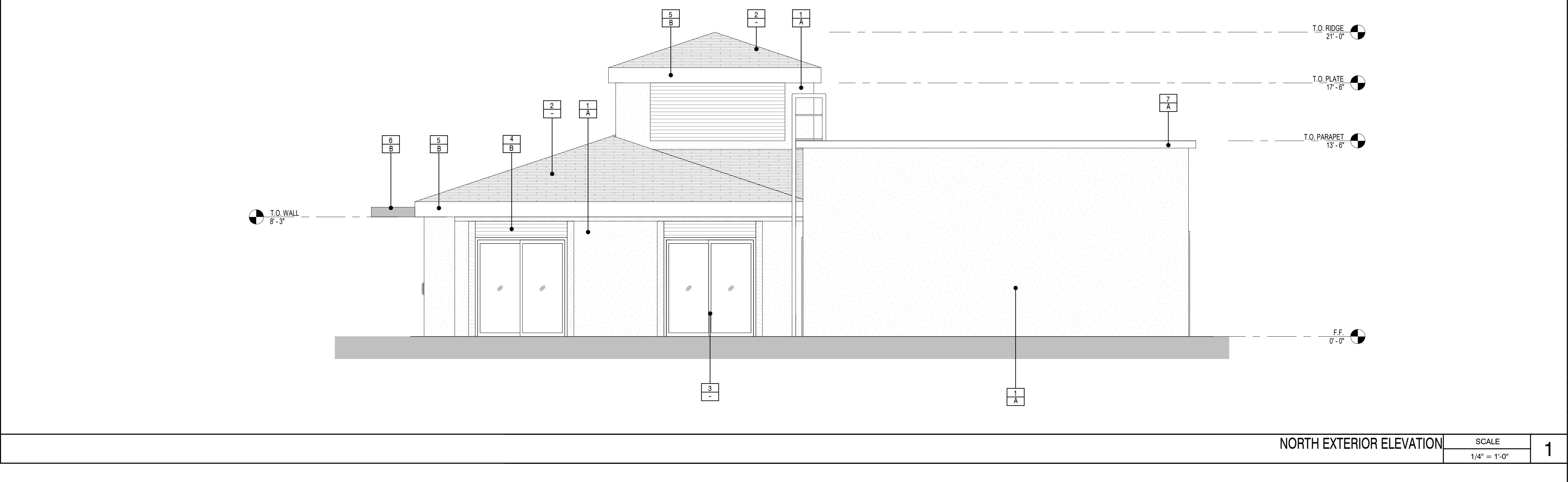
1. PAINT GAS METER AND EXPOSED GAS PIPING TO MATCH ADJACENT FINISHED SURFACE.
2. PAINT ALL EXPOSED ELECTRICAL EQUIPMENT TO MATCH ADJACENT FINISHED SURFACE.
3. PAINT ALL EXTERIOR GRILLES, VENTS OR LOUVERS, ETC. TO MATCH ADJACENT FINISHED SURFACE.

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



NORTH EXTERIOR ELEVATION SCALE
1/4" = 1'-0" 1

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DATE: 06/06/2023
REVISIONS:

SHEET NO: A 3.02



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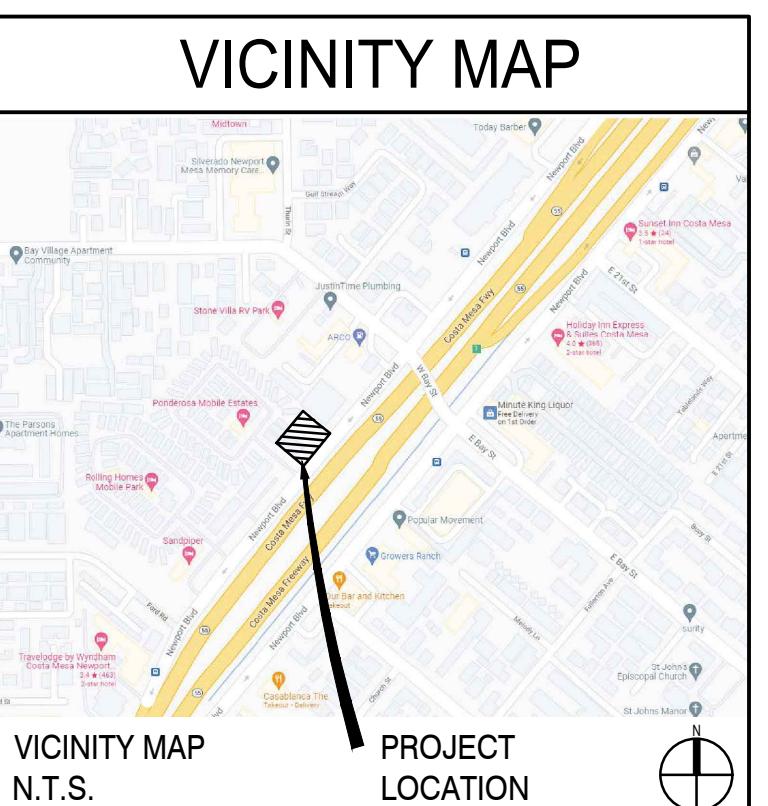
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SITE ADDRESS: 2013 NEWPORT BLVD., COSTA MESA, CA
APN #: 419-221-09

OWNER: STRAINS DISPENSARY
820 W. RIDER STREET
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MR. WAHEED ABDULLA
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LADG JOB #: 210807.01
DATE: 06/21/2023
REVISIONS:

SHEET NO.: A3.05

1



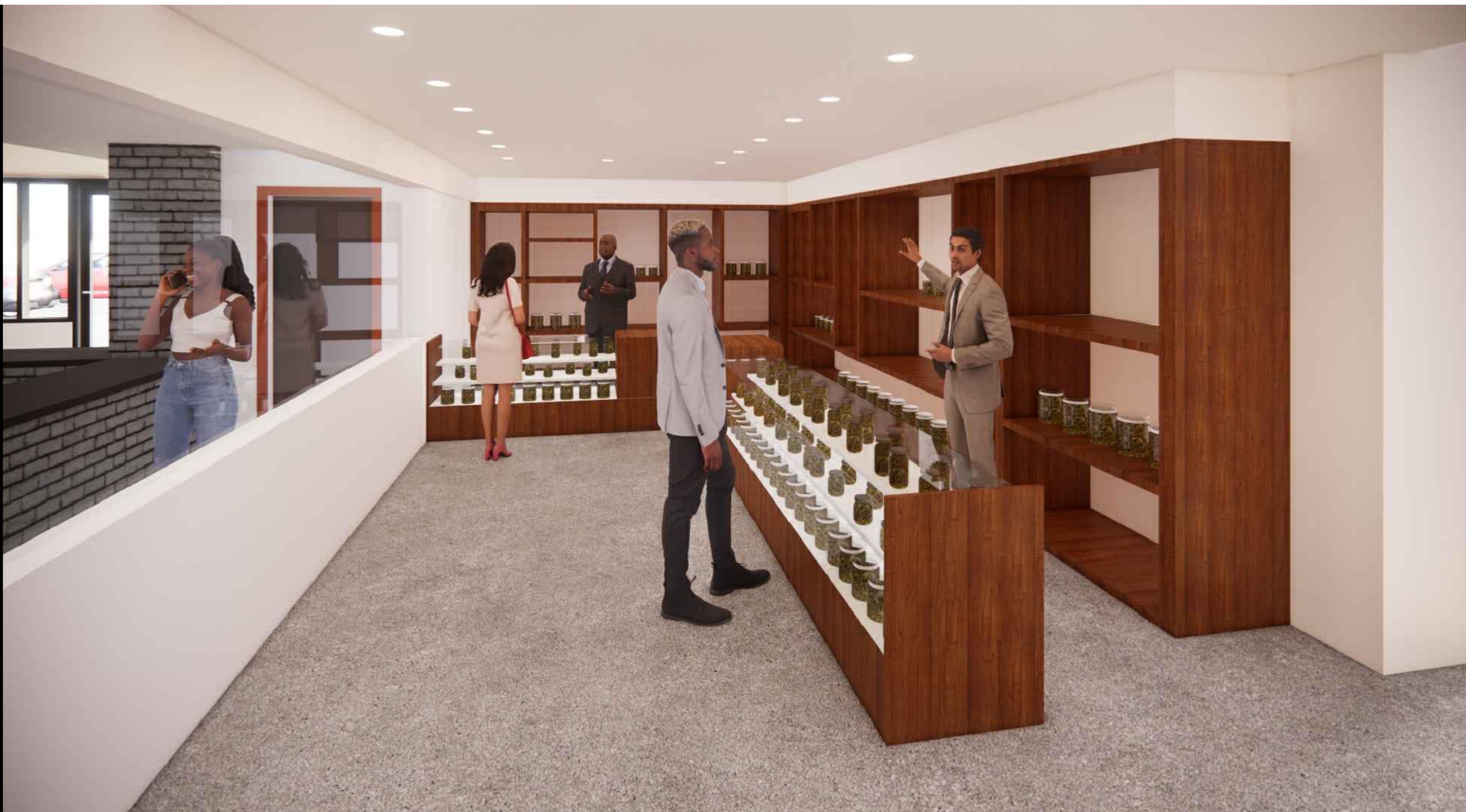
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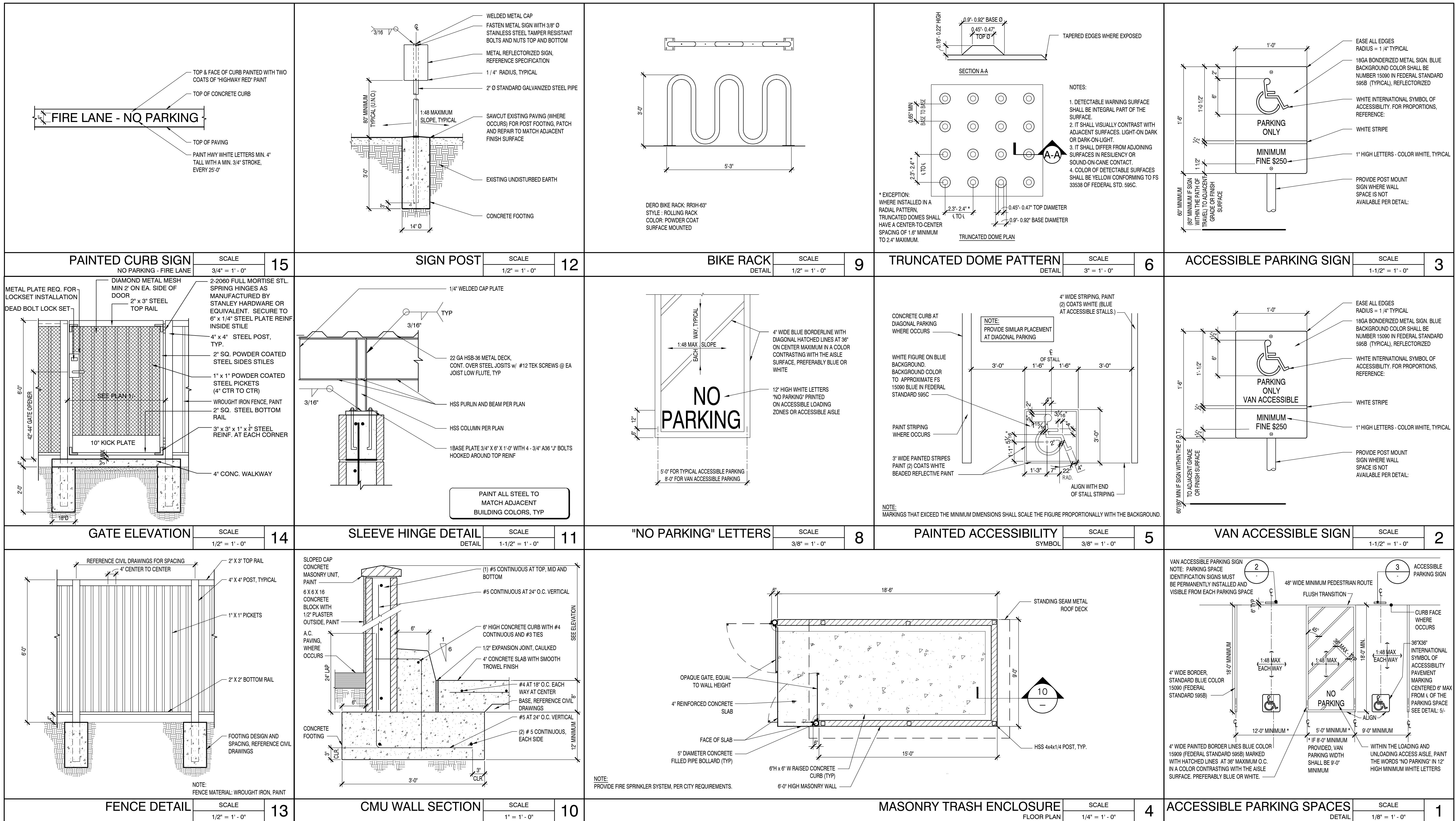
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COSTA MESA, CA

INTERIOR PERSPECTIVES

VICINITY MAP	
VICINITY MAP N.T.S.	
PROJECT LOCATION	
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SITE DETAILS