

SCOPE OF WORK:  
INTERIOR TENANT IMPROVEMENT FOR A NEW SLASHERS - AXE AND ALE. A TENANT IMPROVEMENT WORK ON-GRADE LEVEL OF EXISTING BUILDING. THE WORK INCLUDES INSTALLATION OF NON-STRUCTURAL AND STRUCTURAL PARTITIONS, CEILING GRIDS, SOFFITS, HVAC DUCTWORK, ELECTRICAL OUTLETS, AND LIGHT FIXTURES. ADDITION OF NEW FACADE (PORTION OF EAST ELEVATION) WITH NEW SIGNAGES. EXISTING BUILDING IS A SINGLE STORY.

**DISABLED ACCESSIBILITY:**  
THIS PROJECT HAS BEEN DESIGNED TO BE IN COMPLIANCE WITH THE CALIFORNIA 2019 CALIFORNIA BUILDING CODE (CBC) & 2009 ADA STANDARDS.

PROJECT ADDRESS:  
1941 NEWPORT BLVD.  
COSTA MESA, CA 92627

**LEGAL JURISDICTION:**  
CITY OF COSTA MESA  
ORANGE COUNTY

BUILDING CONSTRUCTION TYPE:  
TYPE III-B (EXISTING)

NUMBER OF STORIES ACTUAL/ALLOWED:  
ONE STORY/ TWO ALLOWED

**OCCUPANCY CLASSIFICATION:**  
**GROUP B (PER CBC SECTION 303.1.1) LESS THAN 50 PERSONS**

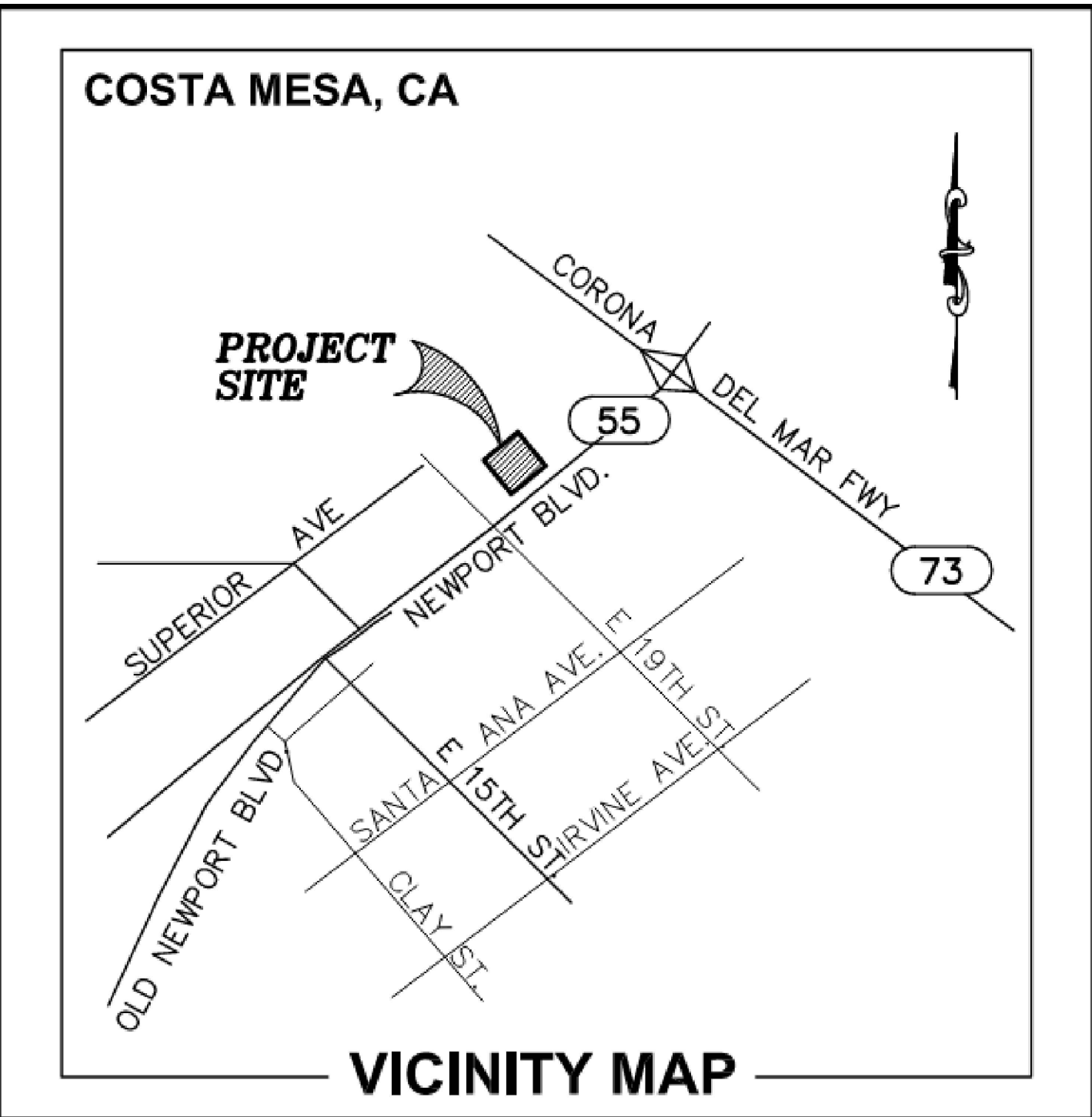
PROPOSED OCCUPANCY USE:  
AXE THROWING\*

FIRE SPRINKLER:  
NONE

BUILDING HEIGHT ACTUAL/ ALLOWED:  
18'-6" T.O.PARAPET (EXISTING) / 30' MAX. ALLOWED

|                         |                                                                      |
|-------------------------|----------------------------------------------------------------------|
| <b><u>ZONE:</u></b>     | C-2 COMMERCIAL                                                       |
| <b><u>SETBACKS:</u></b> |                                                                      |
| FRONT:                  | 20'                                                                  |
| SIDES:                  | 0' INTERIOR N/A STREET                                               |
| REAR:                   |                                                                      |
| <b><u>HEIGHT:</u></b>   | TWICE THE BUILDING HT.<br>MAX. HT. 2 STORIES OR 30' MAX. HT.         |
| <b><u>PARKING:</u></b>  |                                                                      |
| REQUIRED:               | ±31 STALLS REQUIRED<br>(1.7 SPACES/AXE LANES (INCLUSIVE OF EMPLOYEE) |
| PROVIDED:               | ±34 STALLS PROVIDED                                                  |

| SITE PLAN LEGEND                                                                             |                                  |                                                                                       |                          |
|----------------------------------------------------------------------------------------------|----------------------------------|---------------------------------------------------------------------------------------|--------------------------|
| SYMBOL                                                                                       | DESCRIPTION                      | SYMBOL                                                                                | DESCRIPTION              |
|         | A.D.A. ACCESSIBLE PATH OF TRAVEL |  | GAS METER                |
|         | PROPERTY LINE                    |  | ELECTRIC METER           |
|  P.F.H. | PUBLIC FIRE HYDRANT              |  | POWER POLE               |
|                                                                                              |                                  |  | ACCESSIBLE PARKING STALL |
|                                                                                              |                                  |                                                                                       |                          |



SUBMITTAL DATE

| REVISION | DATE |
|----------|------|
|          |      |

CLIENT:

# SLASHERS

## AXE THROWING & ALES

SLASHERS - TENANT IMPROVEMENT  
1941 NEWPORT BLVD.  
COSTA MESA, CA 92627

**Slashers, Inc.**  
Cross Roads Escape Games  
4245 East La Palma Ave.  
Anaheim, CA. 92807

**WM**

WITHEE MALCOLM ARCHITECTS  
A BSB DESIGN STUDIO

251 W. 190TH STREET, TORRANCE, CA 90504  
10.217.8885 WITHEEMALCOLM.COM

SHEET TITLE

## SITE PLAN

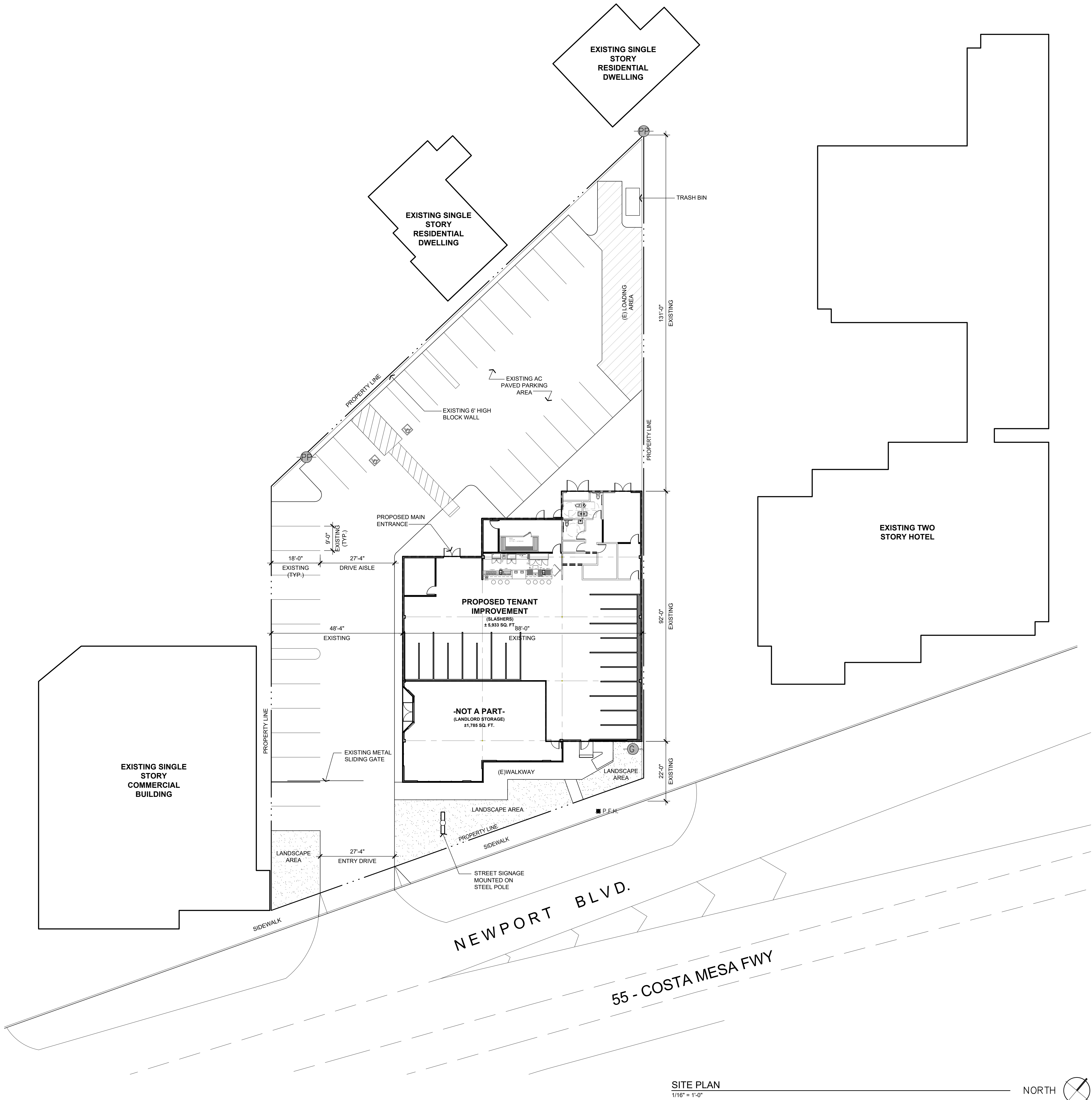
SHEET NO.

A2-01

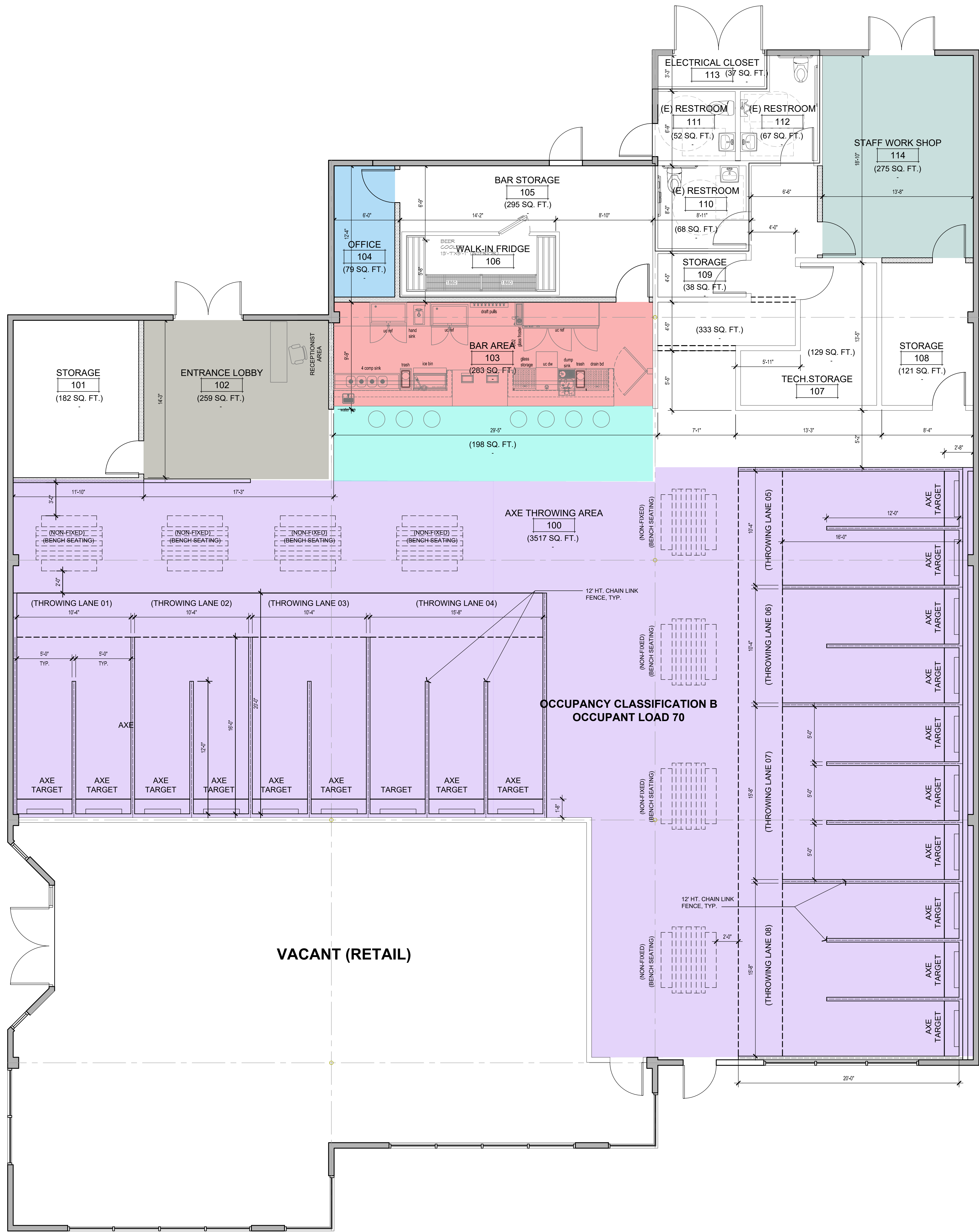
03.09.2022

## CUP APPLICATION

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FOR REFERENCE ONLY. THIS SITE PLAN HAS BEEN REPRODUCED FROM THE ORIGINAL SHELL DRAWINGS. THE PURPOSE OF THIS SITE PLAN IS TO IDENTIFY THE PROPOSED SITE LOCATION AND SURROUNDING EXISTING CONDITIONS.



FLOOR PLAN  
SCALE: 1/4"=1'-0"



|                                                         |                                         |
|---------------------------------------------------------|-----------------------------------------|
|                                                         | AXE THROWING AREA 100 ..... 3 CARS/LANE |
| INCIDENTAL SPACE                                        |                                         |
|                                                         | ENTRANCE LOBBY102 ..... 259 SQ. FT.     |
|                                                         | BAR AREA 103..... 283 SQ. FT.           |
|                                                         | BAR CORRIDOR..... 198 SQ. FT.           |
|                                                         | STAFF WORKSHOP 114..... 275 SQ. FT.     |
|                                                         | OFFICE.....79 SQ. FT.                   |
| TOTAL ..... 1,094 SQ.FT.                                |                                         |
| INCIDENTAL PARKING REQUIRED:<br>(1094 X .004) 04 SPACES |                                         |
| AXE THROWING LANES: (08x3 SPACES) 24 SPACES             |                                         |
| PARKING REQUIRED: 28 SPACES                             |                                         |
| PARKING PROVIDED: 34 SPACES                             |                                         |
| **SURPLUS OF 6 PARKING STALLS                           |                                         |

JOB NO. CM220101

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SHEET TITLE

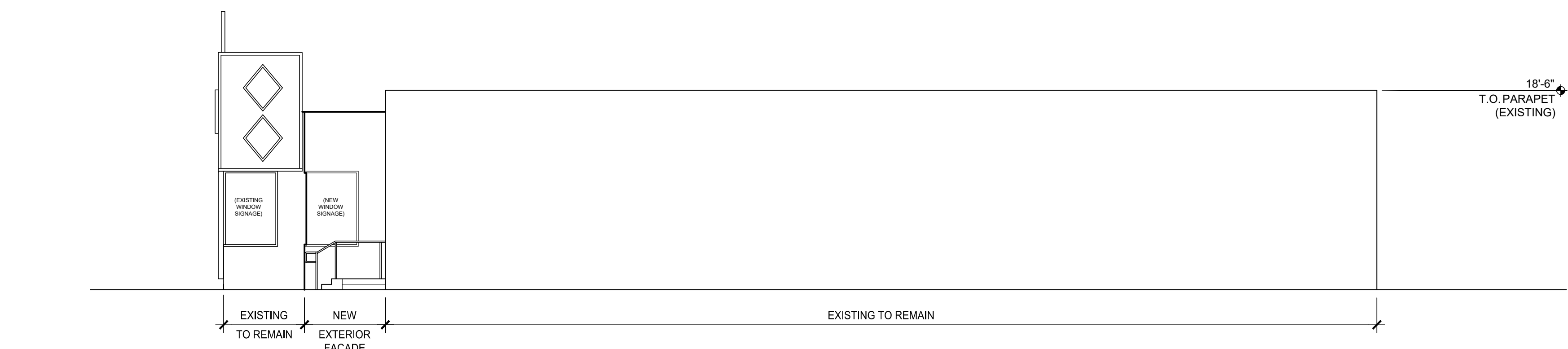
FLOOR PLAN

SHEET NO.

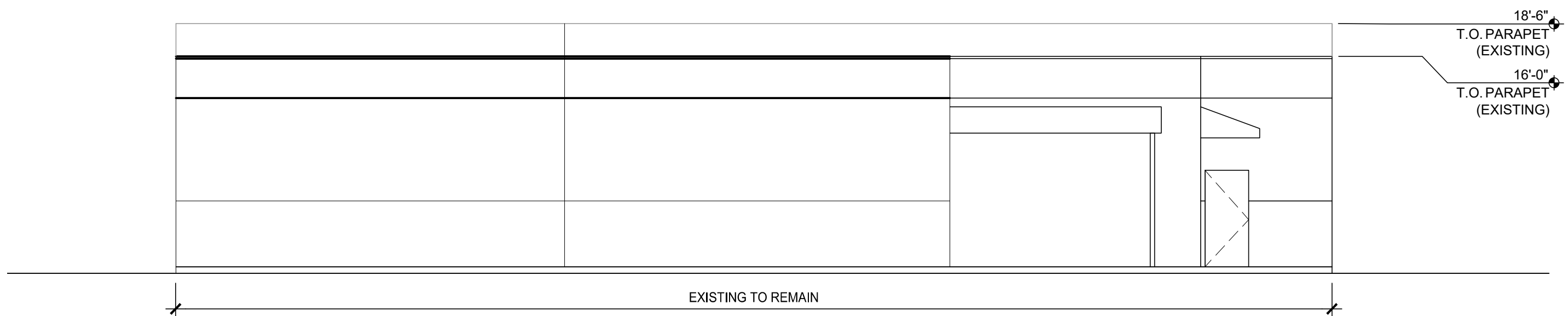
A3-01

05.18.22

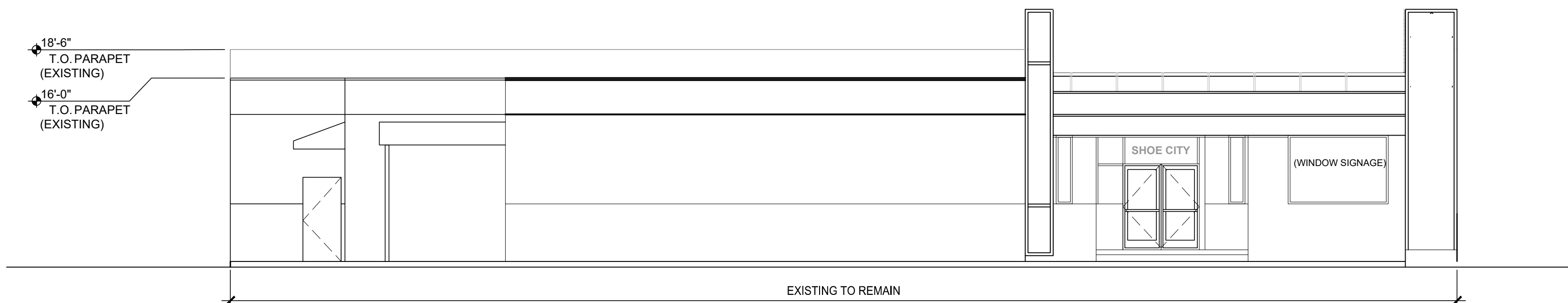
CUP APPLICATION



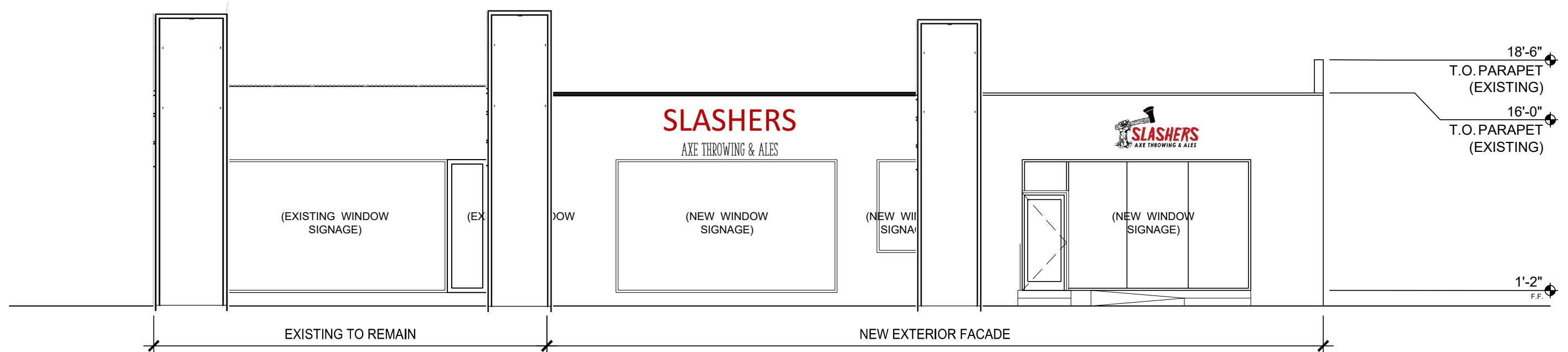
1 - NORTH ELEVATION  
SCALE: 1/8"=1'-0"



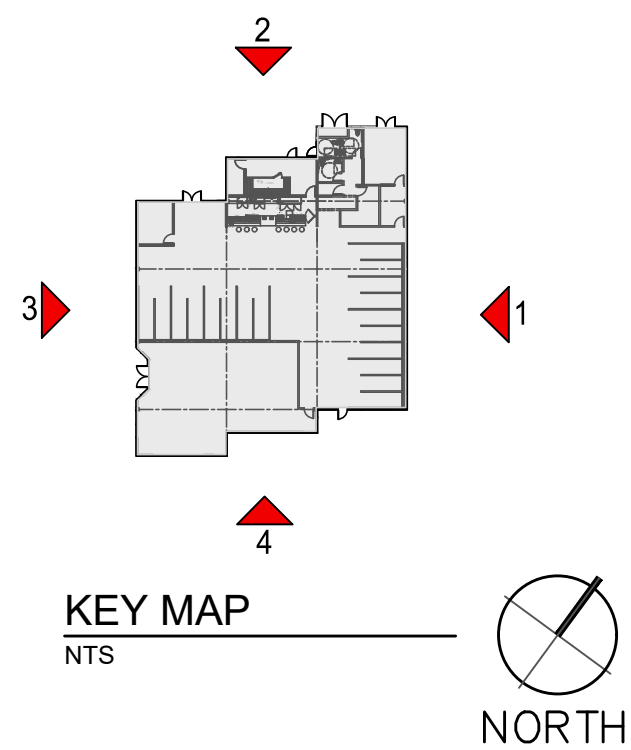
2 - WEST ELEVATION  
SCALE: 1/8"=1'-0"



3 - SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



4 - EAST ELEVATION  
SCALE: 1/8"=1'-0"



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|                 |                     |
|-----------------|---------------------|
| SHEET TITLE     | EXISTING ELEVATIONS |
| SHEET NO.       | A7-00               |
| 03.09.2022      |                     |
| CUP APPLICATION |                     |