

DIRT DOG ENTERTAINMENT CENTER  
2909 SUPPLY AVE,  
COMMERCE, CA 90040



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| NO. | REVISIONS/ISSUED | DATE |
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|       |               |
|-------|---------------|
| TITLE | COVER SHEET   |
| DATE  | 7/23/75       |
| SCALE | 1/32" = 1'-0" |

SHEET

T-0

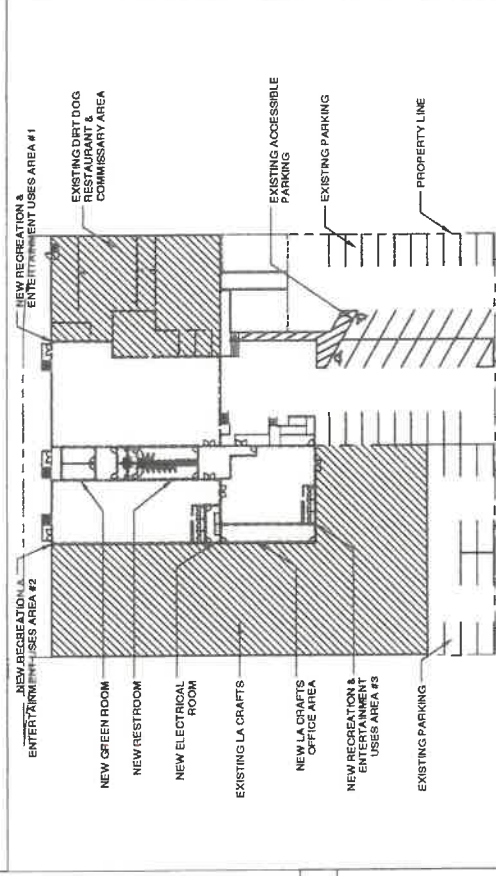
KEY PLAN



VICINITY PLAN



SITE PLAN



SUPPLY AVE.



SCOPE OF WORK

EXISTING WAREHOUSE AREA TO BE CONVERTED TO A RECREATION AND ENTERTAINMENT USES AREA 1, 2 & 3, OFFICE AREA, RESTROOM, GREEN ROOM & ELECTRICAL ROOM.

CHANGE OF USE FROM WAREHOUSE (GROUP S) TO ASSEMBLY (GROUP A-2)

NEW NON-LOAD BEARING WALLS, LIGHTING FIXTURES, PLUMBING FIXTURES, UNDERGROUND PLUMBING, ACOUSTIC CEILING TILE, GYP. BOARD CEILING, WALL AND FLOOR FINISH.

LEGAL DESCRIPTION

ASSESSOR PARCEL NO.: 8354-021-000  
LOT/PARCEL AREA: 1.75 ACRE / 76,230 SQ. FT.  
ZONING: MR-HEAVY INDUSTRIAL  
CONSTRUCTION TYPE: TYPE IIB (AUTOMATIC SPRINKLER SYSTEM)  
OCCUPANCY TYPE: A-2, D, F-1  
BUILDING HEIGHT: 20'-6"  
BUILDING AREA: 38,108 SQ. FT.  
IMPROVEMENT AREA: 13,023 SQ. FT.  
OCCUPANT LOAD: 2,002  
EXITS REQUIRED: 4  
EXITS PROVIDED: 6  
DEFERRED:  
1. SIGNAGE  
2. FIRE SPRINKLER SYSTEM  
3. FIRE ALARM SYSTEM  
TYPE IIB (AUTOMATIC SPRINKLER SYSTEM)  
MINIMUM PLUMBING FACILITIES PER 2022 CPC TABLE 442.1  
TOTAL OCCUPANCY = 889/ 2 = 444.5  
WATER CLOSETS  
MALE 4:401-800  
FEMALE 5:401-850  
URINAL 4:401-800  
LAVATORIES  
MALE 4:401-850  
FEMALE 5:401-800

SHEET INDEX

| NO. | DESCRIPTION             |
|-----|-------------------------|
| T-0 | COVER SHEET             |
| A-1 | SITE PLAN               |
| A-2 | DEMOLITION PLAN         |
| A-3 | FLOOR PLAN              |
| A-4 | OCCUPANCY & EGRESS PLAN |
| A-5 | REFLECTED CEILING PLAN  |
| A-6 | BUILDING SECTION        |

CODE REFERENCE

|                                               |
|-----------------------------------------------|
| 2022 CALIFORNIA BUILDING CODE                 |
| 2022 CALIFORNIA ELECTRICAL CODE               |
| 2022 CALIFORNIA MECHANICAL CODE               |
| 2022 CALIFORNIA PLUMBING CODE                 |
| 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE |

CONTACTS

OWNER:  
TIMOTHY CAM  
2909 SUPPLY AVE  
COMMERCE, CA 90040  
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DEMOLITION S.O.W. KEY NOTES

1. EXISTING 4,955 SQ. FT. WAREHOUSE AREA
2. EXISTING OFFICE TO BE REMOVED.
3. EXISTING RESTROOM TO BE REMOVED.
4. EXISTING 3,069 S.Q. F.T. WAREHOUSE AREA.
5. EXISTING WALL TO BE MODIFIED FOR NEW DOOR OPENING.
6. EXISTING RAMP TO BE MODIFIED FOR NEW STAIRS.
7. EXISTING WALL TO BE MODIFIED FOR NEW WALL OPENING.

DEMOLITION LEGEND

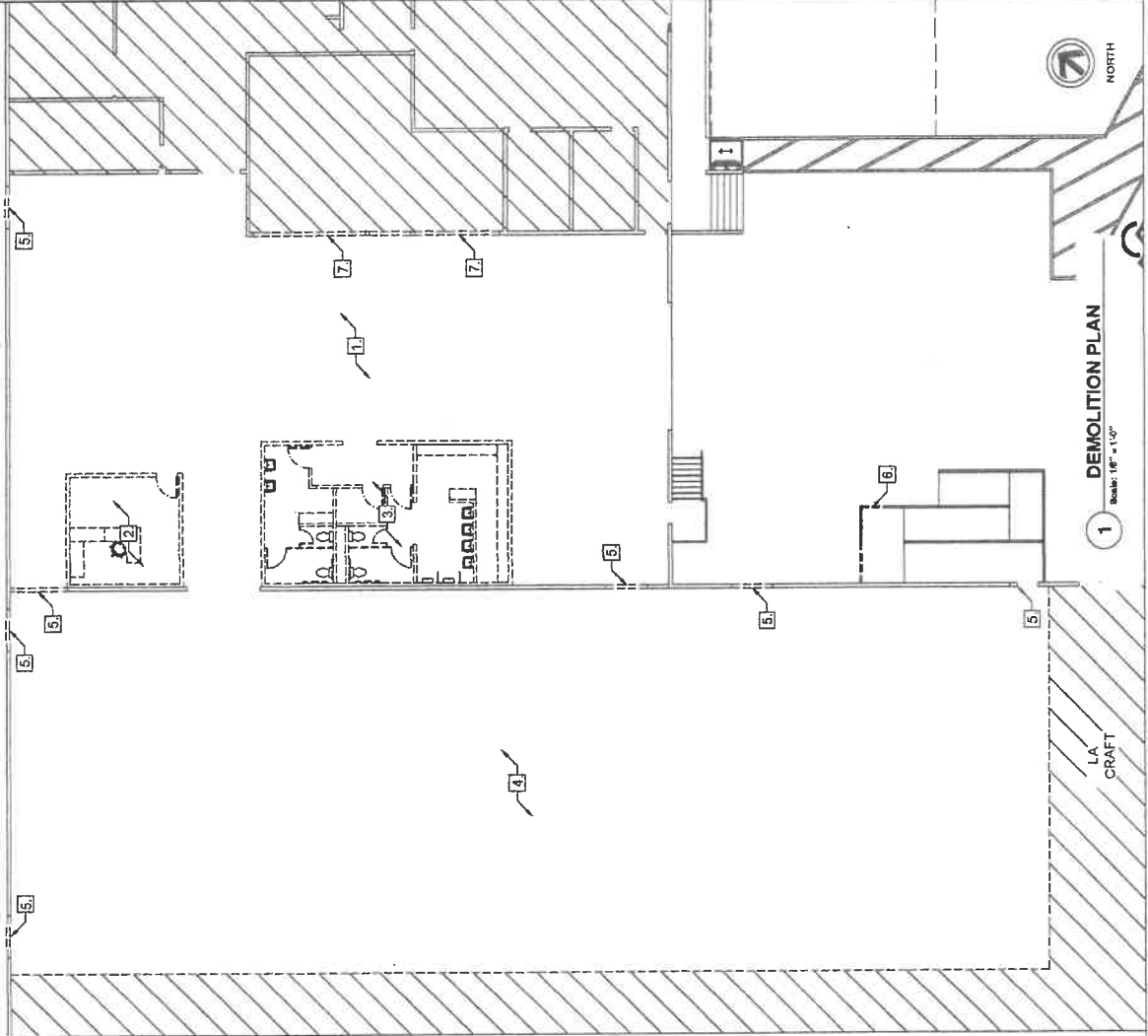
[---] EXISTING TO BE REMOVED.



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|-----------------------|--------------|
| TITLE DEMOLITION PLAN |              |
| DATE                  | 7/23/25      |
| SCALE                 | 1/8" = 1'-0" |
| SHEET                 |              |
| A-2                   |              |



# ROOM FINISH SCHEDULE

| NO. | ROOM NAME                            | FLOOR |        | WALL     |        | CEILING  |        |
|-----|--------------------------------------|-------|--------|----------|--------|----------|--------|
|     |                                      | BASE  | FINISH | MATERIAL | FINISH | MATERIAL | FINISH |
| 100 | RECREATION & ENTERTAINMENT AREA #1   | RB    | PC     | GP       | PT     | -        | -      |
| 101 | RECREATION & ENTERTAINMENT AREA #2   | RB    | PC     | GP       | PT     | -        | -      |
| 102 | BAR RESTROOM & ENTERTAINMENT AREA #3 | RB    | PC     | GP       | PT     | ACT      | MF     |
| 103 | BAR                                  | CB    | QT     | GP       | PT     | ACT      | MF     |
| 104 | GREEN ROOM #1                        | CB    | PT     | GP       | PT     | GP       | PT     |
| 105 | GREEN ROOM #2                        | CB    | PT     | GP       | PT     | GP       | PT     |
| 106 | ALL GENDER RESTROOM #1               | CB    | PT     | GP       | PT     | GP       | PT     |
| 107 | ALL GENDER RESTROOM #2               | CB    | PT     | GP       | PT     | GP       | PT     |
| 108 | WOMEN RESTROOM                       | CB    | PT     | GP       | PT     | GP       | PT     |
| 109 | MEN RESTROOM                         | CB    | PT     | GP       | PT     | GP       | PT     |
| 110 | MAIN CORRIDOR                        | RB    | PC     | GP       | PT     | ACT      | MF     |
| 111 | CORRIDOR                             | RB    | PC     | GP       | PT     | ACT      | MF     |
| 112 | EXIT CORRIDOR                        | CB    | PT     | GP       | PT     | ACT      | MF     |
| 113 | ELECTRICAL ROOM                      | RB    | PC     | GP       | PT     | ACT      | MF     |
| 114 | LA DRAFT OFFICE                      | CB    | PT     | GP       | PT     | ACT      | MF     |

ACT ACQUITTIC TILE CB QUARRY BASE 3/8" RADIUS GP GYPSUM PANEL P PLYWOOD RB RUBBERBASE  
 PC POLISH CONCRETE QT QUARRY TILE PT PAINT VS VINYL SHEET  
 PT PORCELAIN TILE CB COVE BASE 3/8" RADIUS

## DOOR & FRAME SCHEDULE

| NO.   | SIZE              | MAT. | CODE | FRAME |        | FINISH | HARDWARE            | FIRE RATING / TEST: UL 10B, UL 10C, NFPA 262 & UL 754 |
|-------|-------------------|------|------|-------|--------|--------|---------------------|-------------------------------------------------------|
|       |                   |      |      | DOOR  | FINISH |        |                     |                                                       |
| 100.1 | 2'30"X6'8"X1-3/4" | HM   | IN   | PT    | HM     | PT     | DB, NRP, CL, PB, TH | 1 HR. FIRE RATED                                      |
| 100.2 | 3'0"X6'8"X1-3/4"  | HM   | IN   | PT    | HM     | PT     | DB, CL, PB, TH, ST  | 1 HR. FIRE RATED                                      |
| 100.3 | 3'0"X6'8"X1-3/4"  | HM   | IN   | PT    | HM     | PT     | DB, NRP, CL, TH, ST | 1 HR. FIRE RATED                                      |
| 100.4 | 3'0"X6'8"X1-3/4"  | W    | SC   | PT    | HM     | PT     | LPRS, CL, TH, ST    |                                                       |
| 100.5 | 2'30"X6'8"X1-3/4" | HM   | PT   | PT    | HM     | PT     | LPRS, CL, TH, ST    |                                                       |

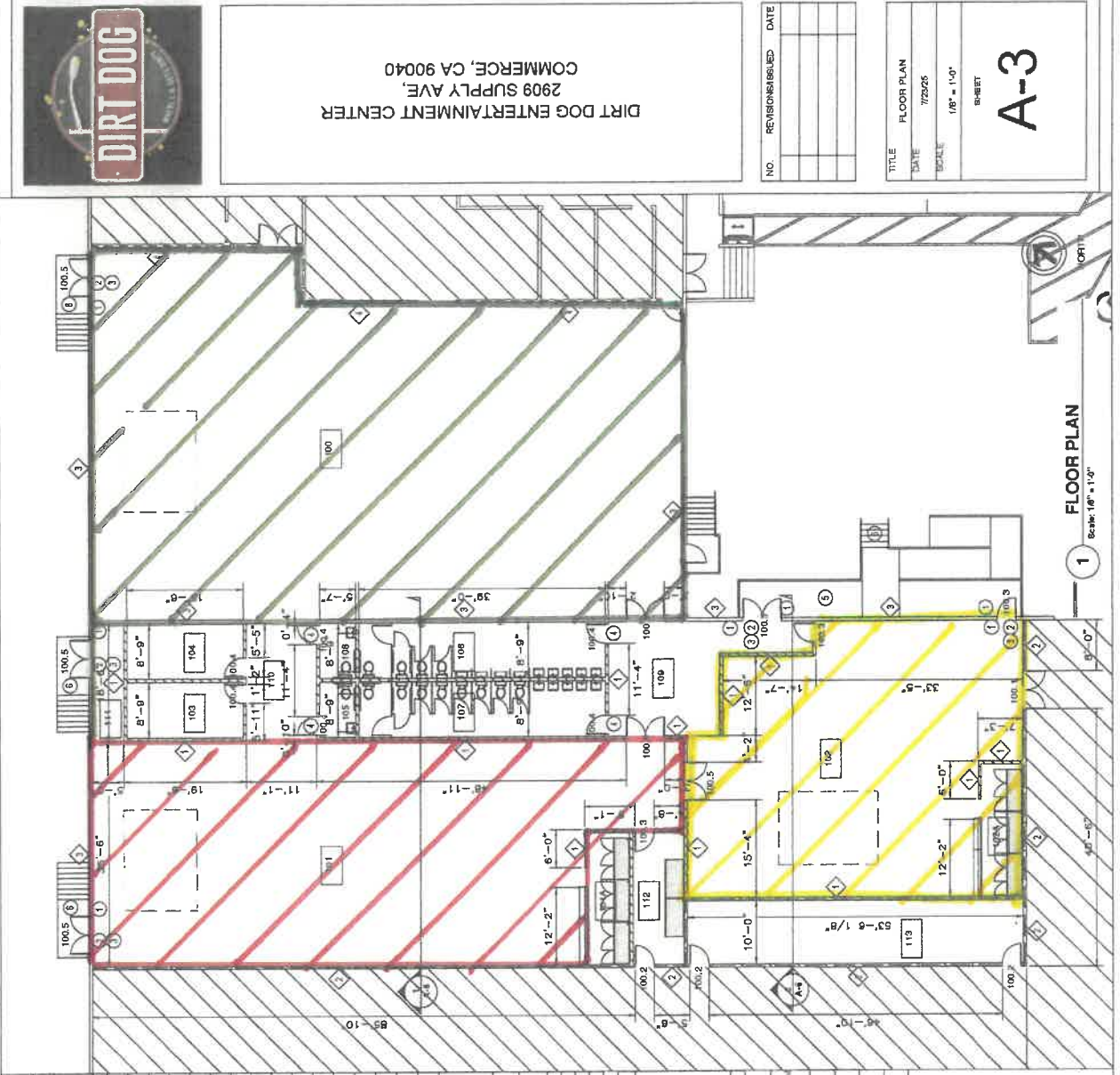
AL ALUMINUM HM HOLLOW METAL PRE PRE-FINISHED W WOOD  
 IN INSULATED PT PAINT  
 LPRS LEVER PRIVACY SET SC SOLID CORE  
 LS LOCK SET TH ALUMINUM THRESHOLD  
 NRP NON REMOVABLE PIN  
 PB PANIC BAR

## WALL ASSEMBLY TYPES

- 1. INTERIOR PARTITION (NON-LOAD BEARING)  
 1 LAYER 5/8" S&P SHEETROCK GYPSUM PANEL  
 1 LAYER 5/8" S&P 20 GAUGE STEEL STUDS, 24" O.C.  
 1 LAYER 5/8" S&P SHEETROCK GYPSUM PANEL
- 2. 1 HR. RATED INTERIOR PARTITION (NON-LOAD BEARING) UL L419  
 1 LAYER 5/8" S&P 20 GAUGE STEEL STUDS, 24" O.C.  
 1 LAYER 5/8" S&P 20 GAUGE STEEL STUDS, 24" O.C.  
 1 LAYER 5/8" S&P 20 GAUGE STEEL STUDS, 24" O.C.  
 1 LAYER 5/8" S&P SHEETROCK GYPSUM PANEL (UL TYPE 900)
- 3. EXISTING 8" THICK PRECAST CONCRETE WALL
- 4. EXISTING 1 HR. RATED WALL (NON-LOAD BEARING)

## LEGEND

- NEW FULL HEIGHT BEARING WALL
- NEW 1/2" RATED FULL HEIGHT BEARING WALL
- EXISTING 8" THICK PRECAST CONCRETE WALL
- EXISTING 1 HR. RATED FULL HEIGHT NON-LOAD BEARING WALL



FLOOR PLAN

Scale: 1/8" = 1'-0"



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| TITLE | FLOOR PLAN   |
| DATE  | 7/29/25      |
| SCALE | 1/8" = 1'-0" |
| SHEET | A-3          |

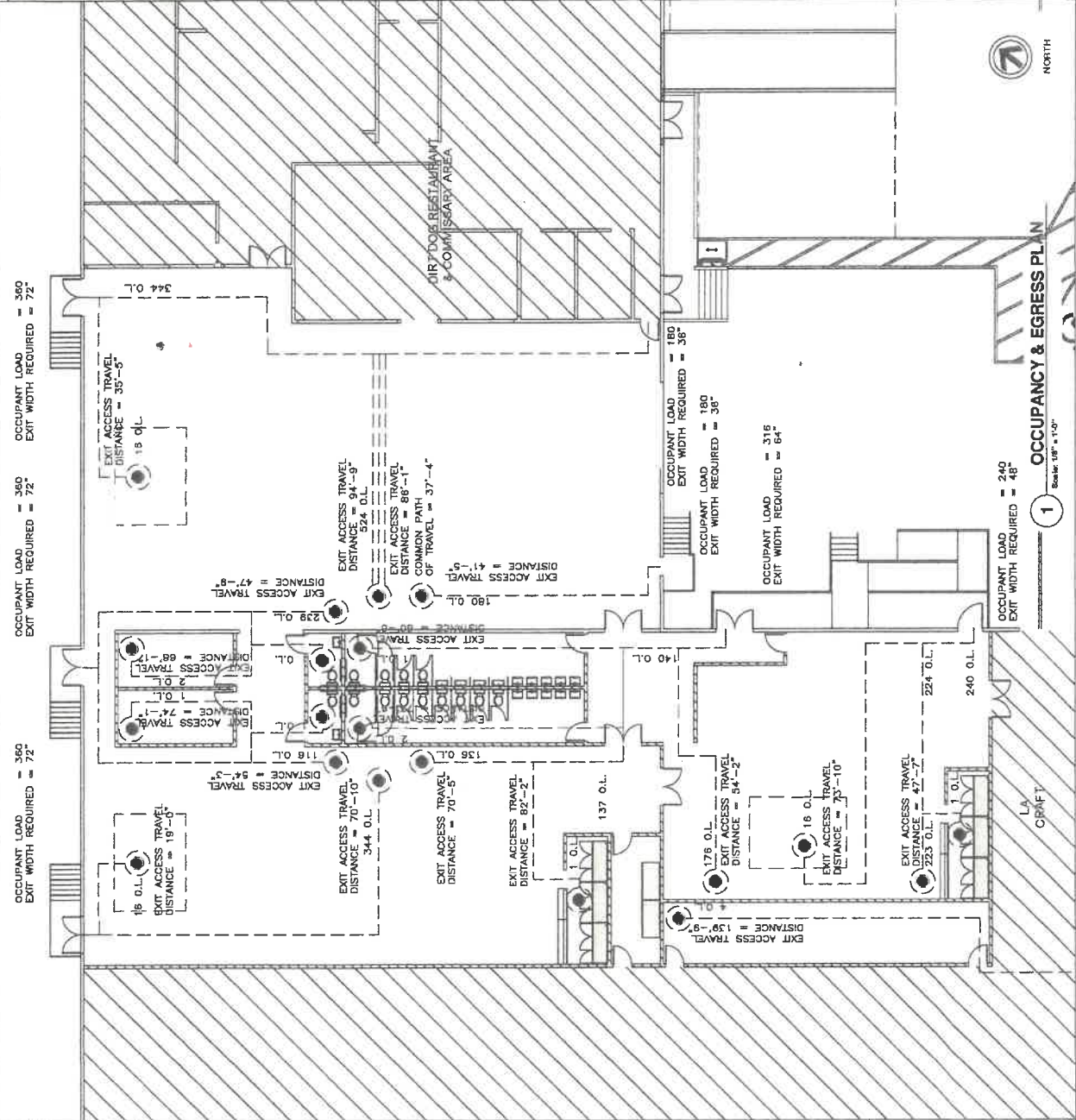


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|-------|-------------------------|
| TITLE | OCCUPANCY & EGRESS PLAN |
| DATE  | 7/23/25                 |
| SCALE | 1/8" = 1'-0"            |
| SHEET | A-4                     |

A-4



| EXIT ACCESS TRAVEL DISTANCE                   |                                            |                                              |        |
|-----------------------------------------------|--------------------------------------------|----------------------------------------------|--------|
| OCCUPANCY A-2                                 |                                            |                                              |        |
| MAXIMUM COMMON TRAVEL DISTANCE (FT)           | # OF EXIT OR EXIT ACCESS DOORWAYS REQUIRED | 3 EXITS WITH AN OCCUPANT LOAD OF 50 TO 1,000 | 3      |
| WITH SPRINKLER SYSTEM (FT)                    |                                            |                                              |        |
| 78                                            |                                            | 250                                          |        |
| OCCUPANT LOAD CALC. PER 2022 CBC TABLE 1004.5 |                                            |                                              |        |
| FUNCTION OF SPACE                             | SQ. FT.                                    | FACTOR                                       | LOAD   |
| RECREATION & ENTERTAINMENT USES AREA #1       |                                            |                                              |        |
| STAGE AREA                                    | 240 SQ. FT.                                | 1/15                                         | = 16   |
| STANDING SPACE                                | 4,718 SQ. FT.                              | 1/5                                          | = 943  |
| TOTAL LOAD                                    |                                            |                                              | 959    |
| RECREATION & ENTERTAINMENT USES AREA #2       |                                            |                                              |        |
| STAGE AREA                                    | 240 SQ. FT.                                | 1/15                                         | = 16   |
| STANDING SPACE                                | 2,076 SQ. FT.                              | 1/5                                          | = 415  |
| BAR                                           | 137 SQ. FT.                                | 1/200                                        | = 1    |
| TOTAL LOAD                                    |                                            |                                              | 533    |
| RECREATION & ENTERTAINMENT USES AREA #3       |                                            |                                              |        |
| STAGE AREA                                    | 240 SQ. FT.                                | 1/15                                         | = 16   |
| STANDING SPACE                                | 1,994 SQ. FT.                              | 1/5                                          | = 399  |
| BAR                                           | 137 SQ. FT.                                | 1/200                                        | = 1    |
| TOTAL LOAD                                    |                                            |                                              | 516    |
| LACRINET OFFICE AREA                          |                                            |                                              |        |
| OFFICE AREA                                   | 524 SQ. FT.                                | 1/150                                        | = 3.57 |
| TOTAL LOAD                                    |                                            |                                              |        |
| GREEN ROOM                                    |                                            |                                              |        |
| AREA                                          | 334 SQ. FT.                                | 1/150                                        | = 2.22 |
| TOTAL LOAD                                    |                                            |                                              |        |
| RESTROOM                                      |                                            |                                              |        |
| AREA                                          | 866 SQ. FT.                                | 1/150                                        | = 5.35 |
| TOTAL LOAD                                    |                                            |                                              |        |
| ELECTRICAL ROOM                               |                                            |                                              |        |
| AREA                                          | 167 SQ. FT.                                | 1/200                                        | = 0.55 |
| TOTAL LOAD                                    |                                            |                                              |        |
| CORRIDORS                                     |                                            |                                              |        |
| AREA                                          | 504 SQ. FT.                                | 1/0                                          | = 0    |
| TOTAL LOAD                                    |                                            |                                              |        |
| TOTAL OCCUPANT LOAD                           |                                            |                                              | 2,002  |