

PARKING NOTES

- A. ALL REQUIRED PARKING FOR THIS TENANT IMPROVEMENT IS PROVIDED WITHIN THE SHARED PARKING STRUCTURE, AS APPROVED UNDER THE MASTER DEVELOPMENT PERMIT FOR THE OVERALL COMMERCIAL CENTER.
- B. NO ADDITIONAL PARKING IS PROPOSED OR REQUIRED FOR THIS PROJECT.
- C. THE SHARED PARKING ARRANGEMENT COMPLIES WITH LOS ANGELES MUNICIPAL CODE (LAMC) SECTIONS 12.21.A.4(G) AND 12.24.X.20, AND PARKING REQUIREMENTS ARE MET THROUGH RECORDED AGREEMENTS FOR SHARED USE AS PART OF THE APPROVED DEVELOPMENT.

studio

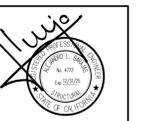
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DWG ISSUE LOG

NO.	DATE
01	5/01/2025
02	7/01/2025
03	7/06/2025

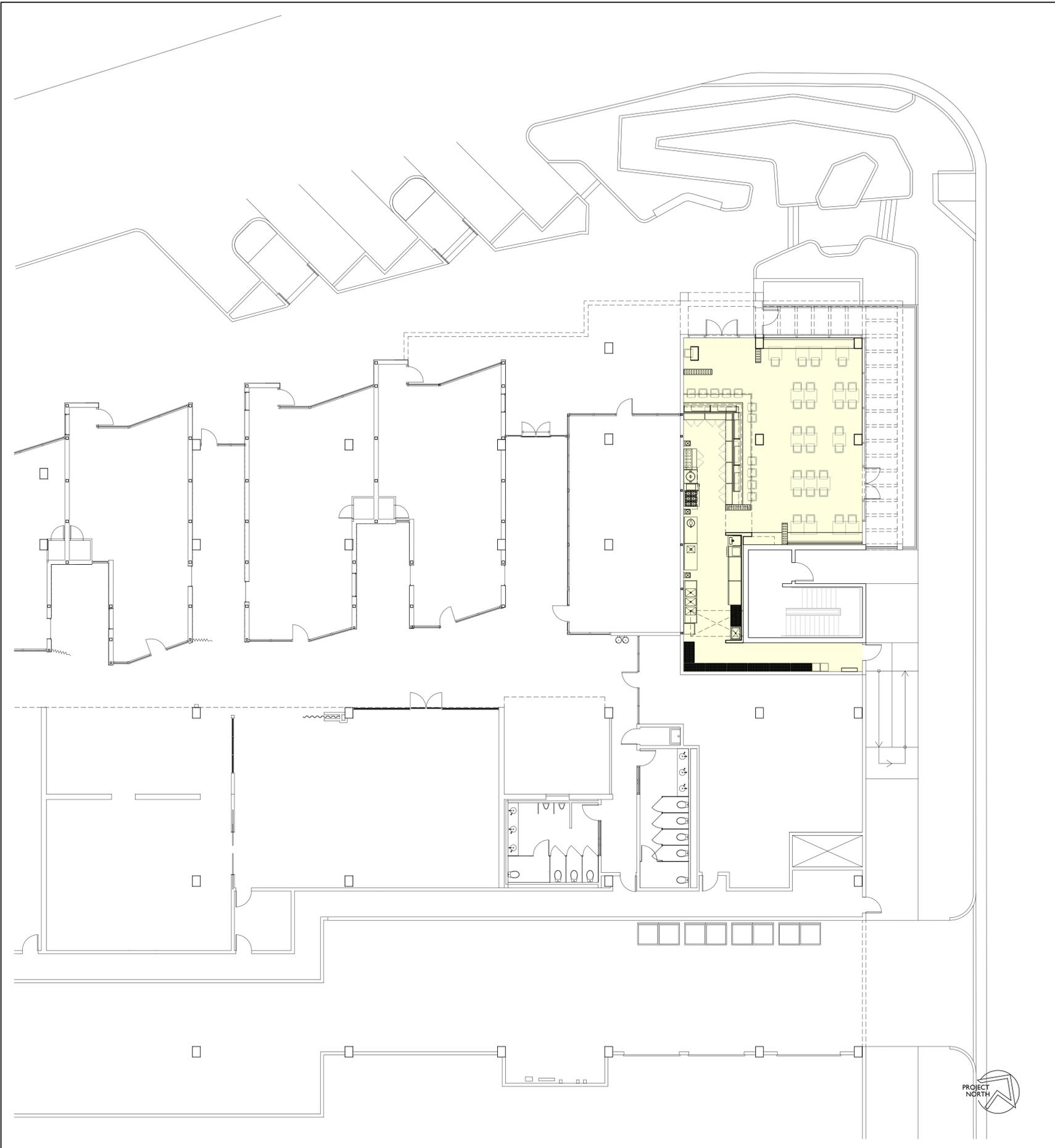
SEABUTTER SUSHI
12751 W. MILLENNIUM DRIVE
PLAYA VISTA, CA

OVERALL SITE PLAN



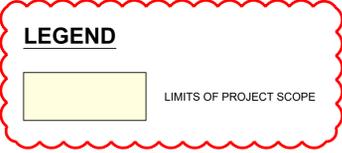
DATE	JULY 10, 2025
SCALE	AS NOTED
DRAWN	JEM
JOB #	2505.00
SHEET NO.	

A-2.0
SITE



FIRE DEPARTMENT INSPECTION NOTES

- A. FIRE PERMITS: THE FOLLOWING PERMITS ARE REQUIRED FROM THE FIRE DEPARTMENT:
 - A.A. FIRE SPRINKLER
 - A.B. FIRE ALARM
 - A.C. ASSEMBLY
 - A.D. CO2 SYSTEM
 - A.E. HOOD EXTINGUISHING SYSTEM
- B. REQUIRED FIRE DEPARTMENT INSPECTIONS: FOR ALL INSPECTIONS, REQUEST ONLINE ON THE GLENDALE PERMITS PORTAL. FIRE INSPECTIONS REQUIRED ARE:
 - B.A. OVERHEAD SPRINKLER ROUGH INSPECTION (PRIOR TO COVERING ANY PIPING)
 - B.B. FIRE ALARM ROUGH INSPECTION (PRIOR TO COVERING ANY WIRING/CONDUIT)
 - B.C. SPRINKLER FINAL
 - B.D. FIRE ALARM FINAL
 - B.E. ASSEMBLY
 - B.F. HOOD EXTINGUISHING SYSTEM
- C. FIRE PREVENTION FINAL: CONTRACTOR MUST REQUEST A SEPARATE INSPECTION. INSPECTION INCLUDES, BUT IS NOT LIMITED TO:
 - C.A. FIRE EXTINGUISHERS
 - C.B. SIGNAGE
 - C.C. DOOR HARDWARE AND MEANS OF EGRESS
 - C.D. EMERGENCY AND EXIT LIGHTING
 - C.E. KNOXBOX (IF APPLICABLE)



SITE PLAN NOTES

- A. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE ACCESSIBILITY AND PATH OF TRAVEL COMPONENTS FOR COMPLIANCE AS ILLUSTRATED AND NOTIFY DESIGNER OF ANY DISCREPANCIES.
- B. DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT:
 - B.A. THE POT IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS MEETS THE REQUIREMENTS OF THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS, AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT WITH THE CBC HAVE BEEN IDENTIFIED AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS. DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THE ITEMS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.
 - B.B. PUBLIC ACCOMMODATIONS SHALL MAINTAIN IN OPERABLE WORKING CONDITION THOSE FEATURES OF FACILITIES AND EQUIPMENT THAT ARE REQUIRED TO BE ACCESSIBLE TO AND USEABLE BY PERSONS WITH DISABILITIES. ISOLATED OR TEMPORARY INTERRUPTIONS IN SERVICE OR ACCESSIBILITY DUE TO MAINTENANCE OR REPAIRS SHALL BE PERMITTED. (11B-109)
 - B.C. PRIMARY ACCESSIBLE PATH OF TRAVEL SHALL INCLUDE A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY; TOILET AND BATHING FACILITIES SERVING THE AREA; DRINKING FOUNTAINS SERVING THE AREA; PUBLIC TELEPHONES SERVING THE AREA, AND SIGNS. (11B-202.4)
 - B.D. WHEN ALTERATIONS OR ADDITIONS ARE MADE TO EXISTING BUILDINGS OR FACILITIES, AN ACCESSIBLE PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION OR ADDITION SHALL BE PROVIDED UNLESS OTHERWISE EXEMPT. (CBC SECTION 11B-202.4)
 - B.E. IN EXISTING BUILDINGS AND FACILITIES WHEN ALTERATIONS, STRUCTURAL REPAIRS OR ADDITIONS ARE MADE THE FOLLOWING SERVING THE AREA OF IMPROVEMENT SHALL COMPLY PER CBC 11B-202.4:
 - F.A. PRIMARY ENTRANCE TO THE BUILDING OR FACILITY
 - F.B. THE PRIMARY PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION (INCLUDING STRUCTURAL REPAIR OR ADDITION)
 - F.C. SANITARY FACILITIES
 - F.D. DRINKING FOUNTAINS
 - F.E. SIGNS
 - F.F. PUBLIC TELEPHONES

FIRE DEPARTMENT NOTES

- A. ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 6 INCHES (152 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.
- B. FIRE EXTINGUISHERS: PROVIDE A FIRE EXTINGUISHER (MIN. 2A-10BC) WITHIN A RECESSED OR SEMI-RECESSED CABINET WITHIN 75 FEET TRAVEL DISTANCE FROM ALL POINTS IN THE OCCUPANCY; THE EXTINGUISHER SHALL BE MOUNTED ON A HOOK WITHIN THE CABINET (ELEVATED OFF CABINET FLOOR); THE TOP OF THE EXTINGUISHER CABINET SHALL BE NO HIGHER THAN 48 INCHES (1219 MM) ABOVE THE FLOOR; EXTINGUISHER SHALL BE PLACED IN A EASILY ACCESSIBLE LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE.
- C. FIRE SPRINKLERS: EXISTING SYSTEM: FOR TENANT IMPROVEMENT PROJECTS, EXTEND/MODIFY THE EXISTING BUILDING'S AUTOMATIC FIRE SPRINKLER SYSTEM TO PROVIDE COMPLETE SPRINKLER PROTECTION THROUGHOUT THE ADDITION OR REMODELED AREA OF WORK. ALTERATIONS TO THE FIRE SPRINKLER SYSTEM SHALL BE APPROVED UNDER SEPARATE PERMIT. PLANS AND PERMIT APPLICATION SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF THE BUILDING PERMIT.
- D. FIRE ALARMS: EXISTING SYSTEMS: EXTEND/MODIFY THE EXISTING BUILDING'S FIRE ALARM SYSTEM TO PROVIDE COMPLETE PROTECTION THROUGHOUT THE ADDITION OR REMODELED AREA OF WORK. ALTERATIONS TO THE FIRE ALARM SYSTEM SHALL BE APPROVED UNDER SEPARATE PERMIT. PLANS AND PERMIT APPLICATION SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF THE BUILDING PERMIT BY THE CONTRACTOR IN POSSESSION OF THE U.L. CERTIFICATE FOR THE BUILDING.
- E. HOOD AND/OR SPRAY BOOTH EXTINGUISHING SYSTEMS:
 - E.A. EXISTING SYSTEMS: ALTERATIONS TO THE HOOD FIRE SUPPRESSION SYSTEM WILL BE REQUIRED AND SHALL BE UNDER SEPARATE PERMIT. PLANS AND PERMIT APPLICATION SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF BUILDING PERMIT.
 - E.B. NEW SYSTEMS: INSTALLATION OF HOOD FIRE SUPPRESSION SYSTEM SHALL BE APPROVED UNDER SEPARATE PERMIT. PLANS AND PERMIT APPLICATION SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF BUILDING PERMIT.
 - E.C. SPRAY BOOTH ONLY: SPRAY BOOTH SHALL BE APPROVED UNDER SEPARATE PLANS AND PERMIT APPLICATION SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF BUILDING PERMIT.
- F. EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL COMPLY WITH THE PROVISIONS OF THE CBC SECTION 1008. THE MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN ONE (1) FOOT-CANDLE AT THE WALKING SURFACE LEVEL. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL AREAS PER CODE.
- G. EXIT SIGNS: EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS EXIT SIGNS SHALL COMPLY WITH PROVISIONS OF THE CBC SECTION 1015 AND SHALL BE ILLUMINATED AT ALL TIMES.
- H. DOOR OPERATIONS: ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE, OR EFFORT. THE UNLATCHING OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.
- I. LOCKS AND LATCHES: THE LOCKING DEVICE FOR THE MAIN EXTERIOR EXIT DOOR(S) SHALL BE READILY DISTINGUISHABLE AS LOCKED. DOOR SHALL ALSO HAVE A VISIBLE DURABLE SIGN STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN SPACE IS OCCUPIED." THE SIGN SHALL BE IN LETTERS ONE INCH HIGH ON CONTRASTING BACKGROUND (ABOVE THE DOOR); POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR.
- J. THE PROJECT SHALL COMPLY WITH ALL FIRE CODE AMENDMENTS THAT MAY APPLY. FIRE AMENDMENTS ARE AVAILABLE ON THE CITY OF GLENDALE'S WEBSITE.
- K. MODIFIED FIRE SPRINKLER PLANS AND FIRE-LIFE-SAFETY PLANS SHALL BE SUBMITTED FOR REVIEW, APPROVAL, AND PERMIT ISSUANCE. (CBC 107.2.2)
- L. NO FRAMING OR T-BAR APPROVALS WILL BE GRANTED WITHOUT THE FIRE DEPARTMENT APPROVAL FOR THE FIRE SPRINKLERS.
- M. EXIT DOORS AND GRILLES SHALL BE OPENABLE FROM WITHIN WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT WHEN THE SPACE IS OCCUPIED.
- N. LIGHTING AND MECHANICAL FIXTURES MUST BE SUPPORTED BY ADDITIONAL INDEPENDENT NO. 12 GAGE WIRES ATTACHED TO EACH CORNER OF FIXTURE. (ASCE) 7-10 SECTION 13.5.6)
- O. EXISTING SITE, ACCESSIBLE PARKING STALLS, RESTROOMS, ETC. SHALL FULLY COMPLY WITH CURRENT DISABLED ACCESS DESIGN REQUIREMENTS, AND SUBJECT TO FIELD VERIFICATION & APPROVAL. (CBC 11B-202)
- P. DEPUTY INSPECTORS ARE REQUIRED TO BE LISTED BY THE BUILDING DEPARTMENT.

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SEABUTTER SUSHI
12751 W. MILLENNIUM DRIVE
PLAYA VISTA, CA

SITE PLAN



DATE	JULY 10, 2025
SCALE	AS NOTED
DRAWN	JEM
JOB #	2505.00
SHEET NO.	

A-3.0
SITE

SCALE: 1" = 10'

SITE PLAN 1