

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk (951) 694-6444. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting [28 CFR 35.102.35.104 ADA Title II].

SPECIAL MEETING AGENDA

**TEMECULA OLD TOWN LOCAL ADVISORY COMMITTEE
SPECIAL MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
MAY 11, 2026 - 10:00 AM**

CALL TO ORDER: Committee Member Brooke Nunn

FLAG SALUTE: Committee Member Rebecca Farnbach

SWEARING IN: Annette Brown

ROLL CALL: Brown, Farnbach, Ngo, Nunn

PUBLIC COMMENT

A total of 30 minutes is provided for members of the public to address the Committee on matters not listed on the agenda. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Committee Secretary. Speaker cards will be called in the order received. All audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to OldTownLocalAdvisoryCommittee@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless members of the Committee request specific items be removed from the Consent Calendar for separate action. A total of 30 minutes is provided for members of the public to address the Committee on items that appear on the Consent Calendar. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Committee Secretary. Speaker cards will be called in the order received. All audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to OldTownLocalAdvisoryCommittee@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

1. Approve the Action Minutes of January 22, 2026

Recommendation: That the Committee approve the action minutes of January 22, 2026

Attachments: [Action Minutes](#)

BUSINESS

Members of the public may address the Committee on Business items that appear on the agenda. Each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Committee Secretary. Speaker cards will be called in the order received. All audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to OldTownLocalAdvisoryCommittee@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

2. (Continued from the Old Town Local Advisory Committee meeting of January 22, 2026)
Selection of Chair and Vice-Chair of the Old Town Local Advisory Committee for 2026
Calendar Year

Recommendation: That the Committee select its Chair and Vice-Chair to serve calendar year 2026.

Attachments: [Chair and Vice Chair Reorganization](#)

3. Receive Budget Engagement Session and Provide General Recommendations Regarding the
Same, Catlin Dorset

Recommendation: That the Committee receive the budget engagement session and provide general recommendations regarding the same.

Attachments: [Agenda Report](#)

4. Review the Old Town Temecula Wayfinder Sign System Package, Christine Damko

Recommendation: That the Committee support the proposed sign package.

Attachments: [Agenda Report](#)
[Old Town Temecula Wayfinder Sign System Package](#)

5. Receive and File Pujol Multifamily Apartments, Yannin Marquez

Recommendation: That the Committee receive a status update regarding the Pujol Multifamily Apartments with Density Bonus Law.

Attachments: [Agenda Report](#)

6. Planning Application Nos. PA26-0037 and PA26-0061, a Modification application and
Certificate of Historical Appropriateness for interior and exterior modifications to an existing
historic building (First National Bank Building), Yannin Marquez

Recommendation: That the Committee review, provide comments, and recommend that the Modification application and Certificate of Historical Appropriateness be

administratively approved.

- Attachments:** [Agenda Report](#)
 [Aerial Map](#)
 [Plan Reductions](#)

7. Receive a presentation on the City of Temecula Old Town Parking Data Update, Eric Jones
Recommendation: That the Committee receive an update on the Old Town Parking Data.
Attachments: [Old Town Parking Data Update](#)

ITEMS FOR FUTURE MEETINGS FROM COMMITTEE MEMBERS

COMMUNITY SERVICES DEPARTMENT REPORT

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC WORKS DIRECTOR REPORT

ADJOURNMENT

NOTICE TO THE PUBLIC

The full agenda packet (including staff reports and any supplemental material available after the original posting of the agenda), distributed to a majority of the Old Town Local Advisory Committee regarding any item on the agenda, will be available for public viewing in the main reception area of the Temecula Civic Center during normal business hours at least 72 hours prior to the meeting. The material will also be available on the City's website at TemeculaCa.gov. and available for review at the respective meeting. If you have questions regarding any item on the agenda, please contact the Community Development Department at (951) 694-6444.

ACTION MINUTES

**TEMECULA OLD TOWN LOCAL ADVISORY COMMITTEE
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
JANUARY 22, 2026 - 10:00 AM**

CALL TO ORDER at 10:00 AM: Chair Julie Ngo

FLAG SALUTE: Committee Member Brooke Nunn

ROLL CALL: Anderson (absent), Farnbach, Ngo, Nunn, Wilson (absent)

PUBLIC COMMENT – None

CONSENT CALENDAR

1. Approve the Action Minutes of October 23, 2025

Recommendation: That the Committee approve the action minutes of October 23, 2025.

Approved the Staff Recommendation (3-0, Anderson and Wilson absent): Motion by Farnbach, Second by Nunn. The vote reflected unanimous approval with Anderson and Wilson absent.

BUSINESS

2. Selection of Chair and Vice-Chair of the Old Town Local Advisory Committee for 2026 Calendar Year

Recommendation: That the Committee select its Chair and Vice-Chair to serve calendar year 2026.

Motion to continue the item to the next meeting of April 23, 2026 (3-0, Anderson and Wilson absent) Motion by Nunn, Second by Farnbach. The vote reflected unanimous approval with Anderson and Wilson absent.

3. Receive and File Old Town Private Parking presentation, Long Range Planning Project Number LR25-0295, Mark Collins

Recommendation: That the Committee receive and file a presentation and provide recommendations regarding the same.

Discussion and general recommendations provided regarding the same.

4. Receive and File Old Town Parklet Program presentation, Long Range Planning Project Number LR22-1112, Mark Collins

Recommendation: That the Committee receive and file a status update regarding the Old Town Parklet Program.

Received presentation update, no action.

5. Receive and File FrogParking Program Status Update, Eric Jones

Recommendation: That the Committee receive and file an update on FrogParking Program.

Received presentation update, no action.

ADVISORY COMMITTEE REPORTS

COMMUNITY SERVICES DEPARTMENT REPORT

PUBLIC WORKS DIRECTOR REPORT

COMMUNITY DEVELOPMENT DIRECTOR REPORT

ADJOURNMENT The meeting was adjourned at 10:59 AM.

Julie Ngo, Chair

Matt Peters, Director of Community Development

- 1. Vote and select among current membership, the appointments of Chair and Vice-Chair of the Old Town Local Advisory Committee for 2026 Calendar Year**
- 2. Passing of the Chair Gavel from outgoing Chair to incoming Chair**

**OLD TOWN LOCAL ADVISORY COMMITTEE
AGENDA REPORT**

TO: Old Town Local Advisory Committee
FROM: Jennifer Hennessy, Director of Finance
DATE: May 11, 2026
SUBJECT: Receive Budget Engagement Session and Provide General Recommendations Regarding the Same

PREPARED BY: Catlin Dorset, Budget Manager

RECOMMENDATION: That the Committee receive the budget engagement session and provide general recommendation regarding the same.

BACKGROUND: Each year in February, City staff begins the development of the Annual Operating Budget and the Five-Year Capital Improvement Program (CIP), which include Budget Engagement Sessions with each of the City's Boards and Commissions. These sessions are designed to engage the Board and Commission members and community early in the development of the Annual Operating and Capital Improvement Program Budget process. Feedback obtained through the Budget Engagement Sessions is utilized to support programs, projects and events that are recommended in the Proposed Budget and CIP. The aggregated feedback from these sessions will be reported back to the City Council in their Budget Workshop held in May.

FISCAL IMPACT: None.

STAFF REPORT – ECONOMIC DEVELOPMENT

CITY OF TEMECULA OLD TOWN LOCAL ADVISORY COMMITTEE

May 11, 2026

Prepared by: **Christine Damko, Economic Development Manager**

BACKGROUND: On February 22, 2022, the City Council established a COVID-19 Pandemic Community Reinvestment Program. Part of the program included Business Support funds, which designated \$500,000 to launch a comprehensive way-finding sign program throughout Old Town.

The primary function of this sign project is to get people parked as fast as possible so they can sip, eat, shop, and experience all that Old Town has to offer. Elevating the Old Town experience by producing unified on-brand signage will be an added benefit to boost Old Town's identity.

Economic Development staff searched for local sign companies that have the capacity to design custom signage. After several interviews, Brand Assassins, located in Temecula, was chosen for the design phase of this project. Economic Development staff worked with Brand Assassins on a concept design that is consistent with the Old Town branding. We also worked closely with the Public Works and Planning staff on analyzing each sign location.

On February 17, 2026, the Old Town Steering Committee (Committee), consisting of Mayor Alexander and Council Member Schwank, met in a noticed meeting to review the proposed sign package. Also in attendance were representatives from the Old Town Temecula Association (OTTA).

Both the Committee and the OTTA were supportive of the project.

There are two phases to this project. The first is the design phase which we are in now, and is managed by Economic Development. Once the design is approved, the project will move into phase 2 as a capital improvement project managed by Public Works.

ANALYSIS: There are 3 types of signage proposed:

1. **Parking Structure Signage:** An elegant custom sign would be fabricated to promote the City's parking garage as Public Parking.
2. **Directory Signage (dedicated for pedestrian use):** There are currently 3 directory signs in Old Town. The existing signs would be replaced to match the new structures. The proposal adds 2 additional signs (one near the parking structure and the other at the entrance of Old Town).
3. **Wayfinding Signage (dedicated for vehicular use):** Proposed signage to direct vehicles to public parking and major public facilities (such as City Hall).

RECOMMENDATION: That the Committee support the proposed sign package.

ATTACHMENTS: Old Town Temecula Wayfinder Sign System Package

Old Town **TEMECULA**

Wayfinder Sign System

Presented by:



Signage Design Guideline Objective

The intent of the sign program is to provide the guidelines necessary to achieve a visually cohesive, balanced and appealing signage environment in Old Town Temecula. The signage design guidelines identified in this document provide standards for use in the development for Old Town Temecula as part of the enhanced enrichment Site Development project. The intent of the standards is to establish criteria that will be the basis for the design of signage/graphics throughout the project and to insure that there is a consistent design image that contributes to the identity and promotes the quality that Old Town Temecula represents. It is intended that all signage has a coordinated design with organizational unity and overall visual identity . The signage should be an integral part of Old Town architecture, landscaping and compatible with lighting.

Program Components

These Signage Design Guidelines include standards for the following signage/graphics elements:

Wayfinding Directional Signs	(Section 1)
Wayfinding Parking Signs	(Section 2)
Directory Monument Signs	(Section 3)
Directory Monument Signs - Options	(Section 3.2)
Parking Garage ID	(Section 4)
Welcome Monument	(Section 5)
Rotary Trail Head ID	(Section 6)
Logo Option for all signs	(Section 7)

Logo:

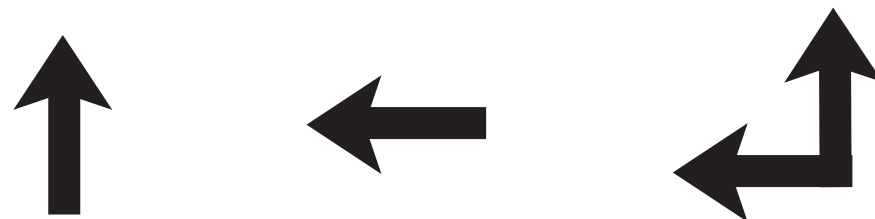
Old Town
TEMECULA

Font:

Neutra Display Bold

**Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm
Nn Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz
0 1 2 3 4 5 6 7 8 9**

Icons:



Materials:

6061 Marine Grade Aluminum will be used throughout. Seams will be filled, sanded, etc

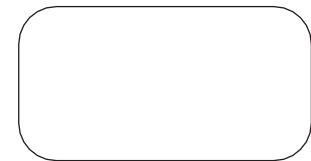
Graphics:

Lettering and logos will be direct printed to Powder Coated Surfaces. Direct printing to substrate offers vivid, crisp reproduction of text and images. The UV ink provides a durable, fade and scratch resistant finish to the signs.

Cardinal Powder Coat Finishes



T291-BR251
Oil Rubbed Bronze Texture
to match existing finishes



T002-WH08
White 20% Gloss

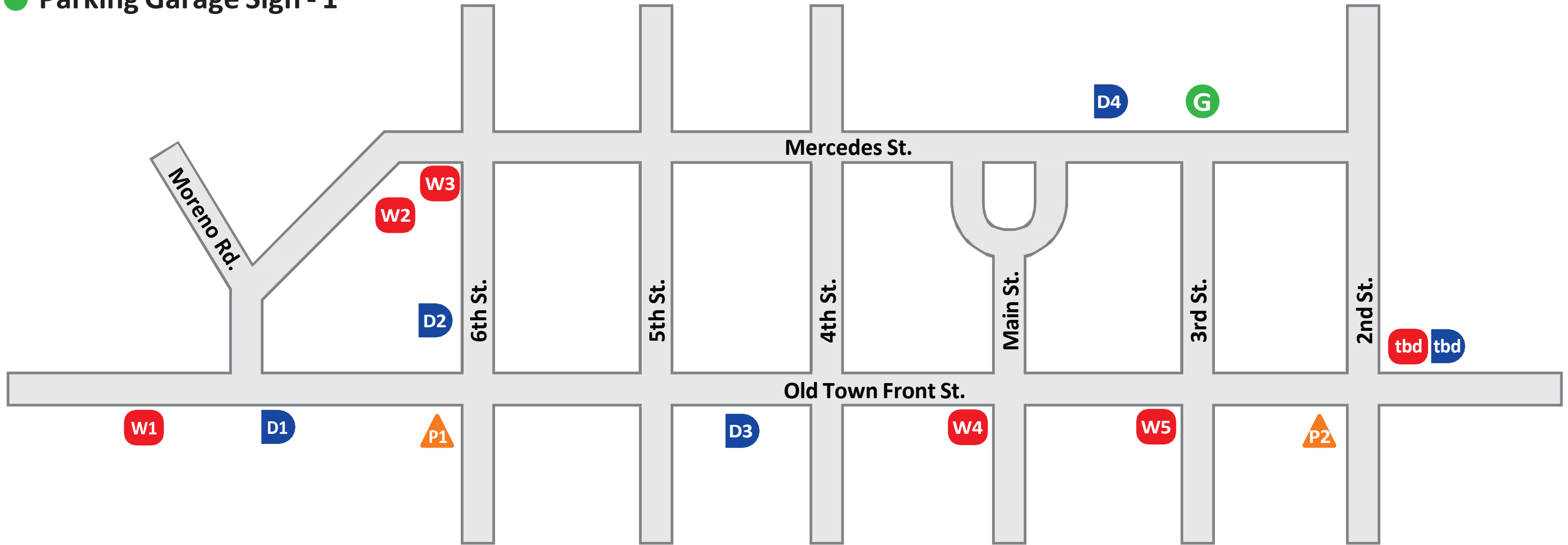


Brown
39/64/88/35



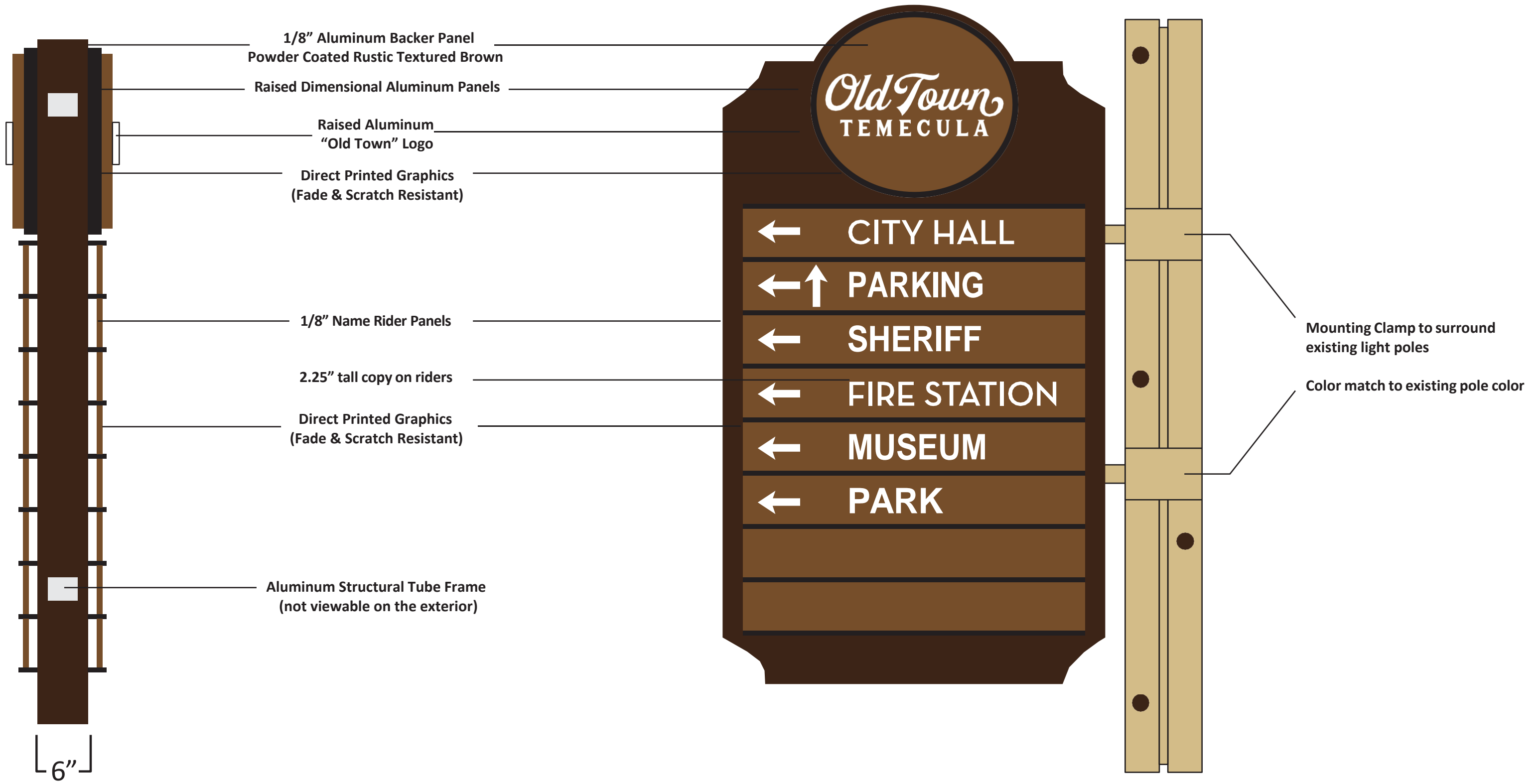
Paint color to Match Pole

- Wayfinding - 5
- Directory Signs - 4
- ▲ Parking Signs - 2
- Parking Garage Sign - 1



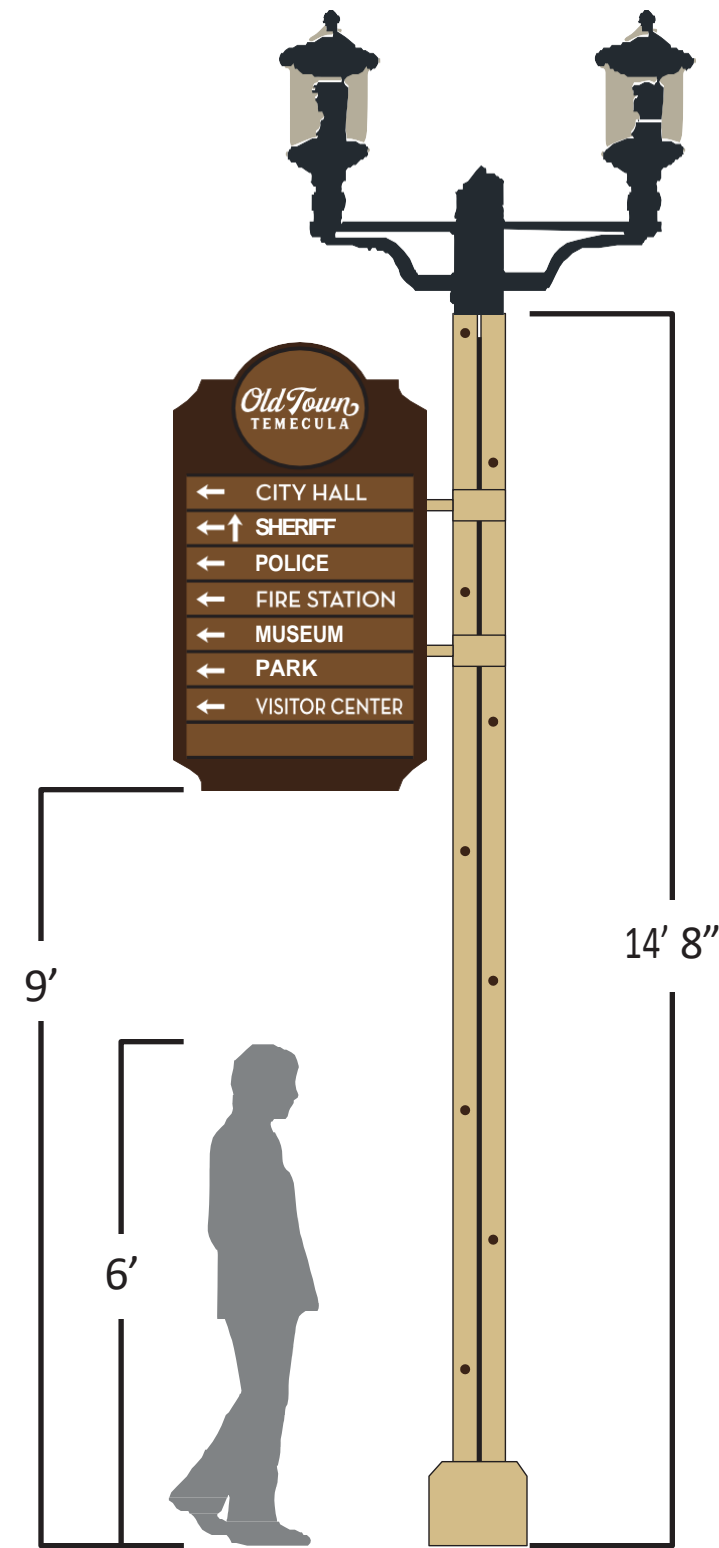
Side view

Front view



Side 1

Side 2





Before

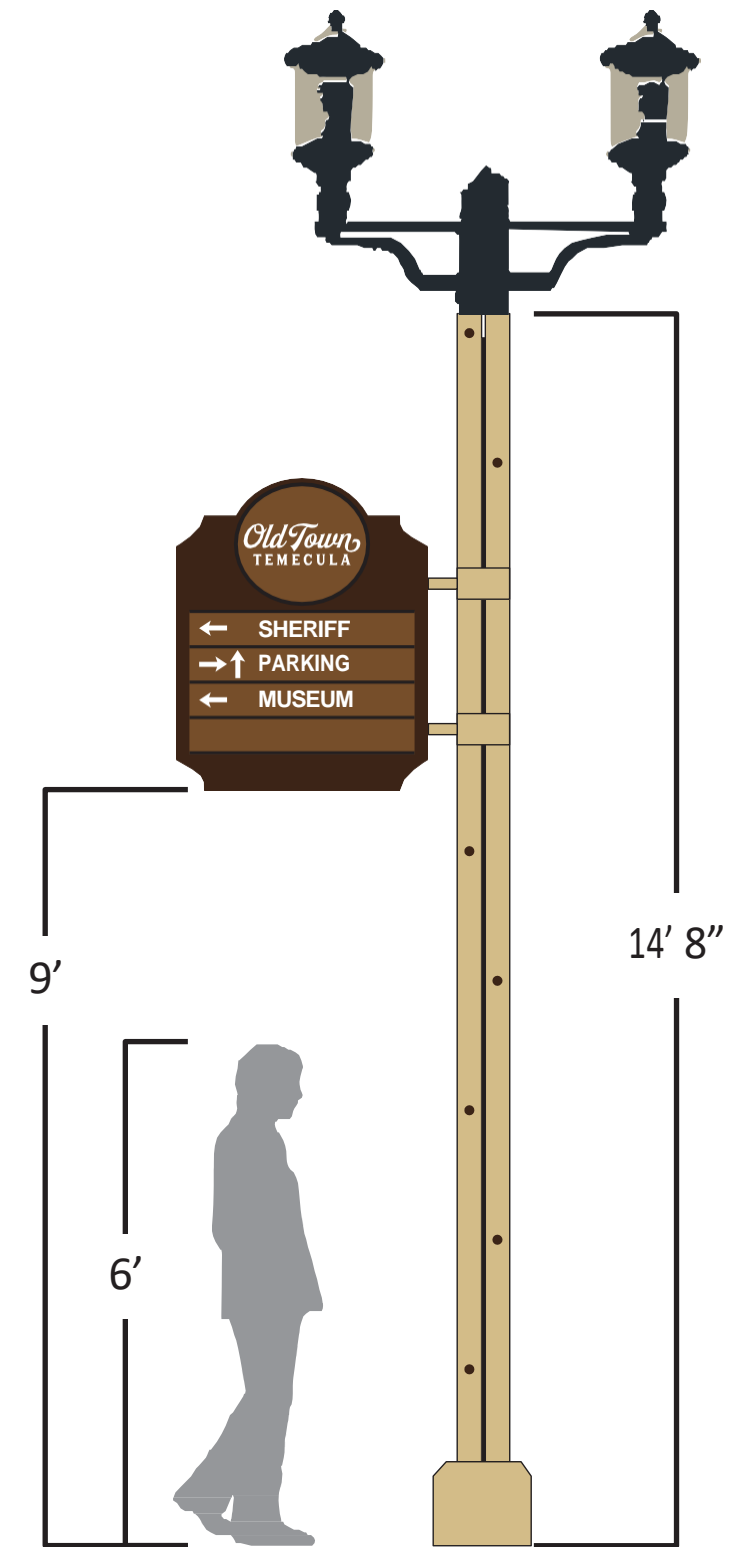
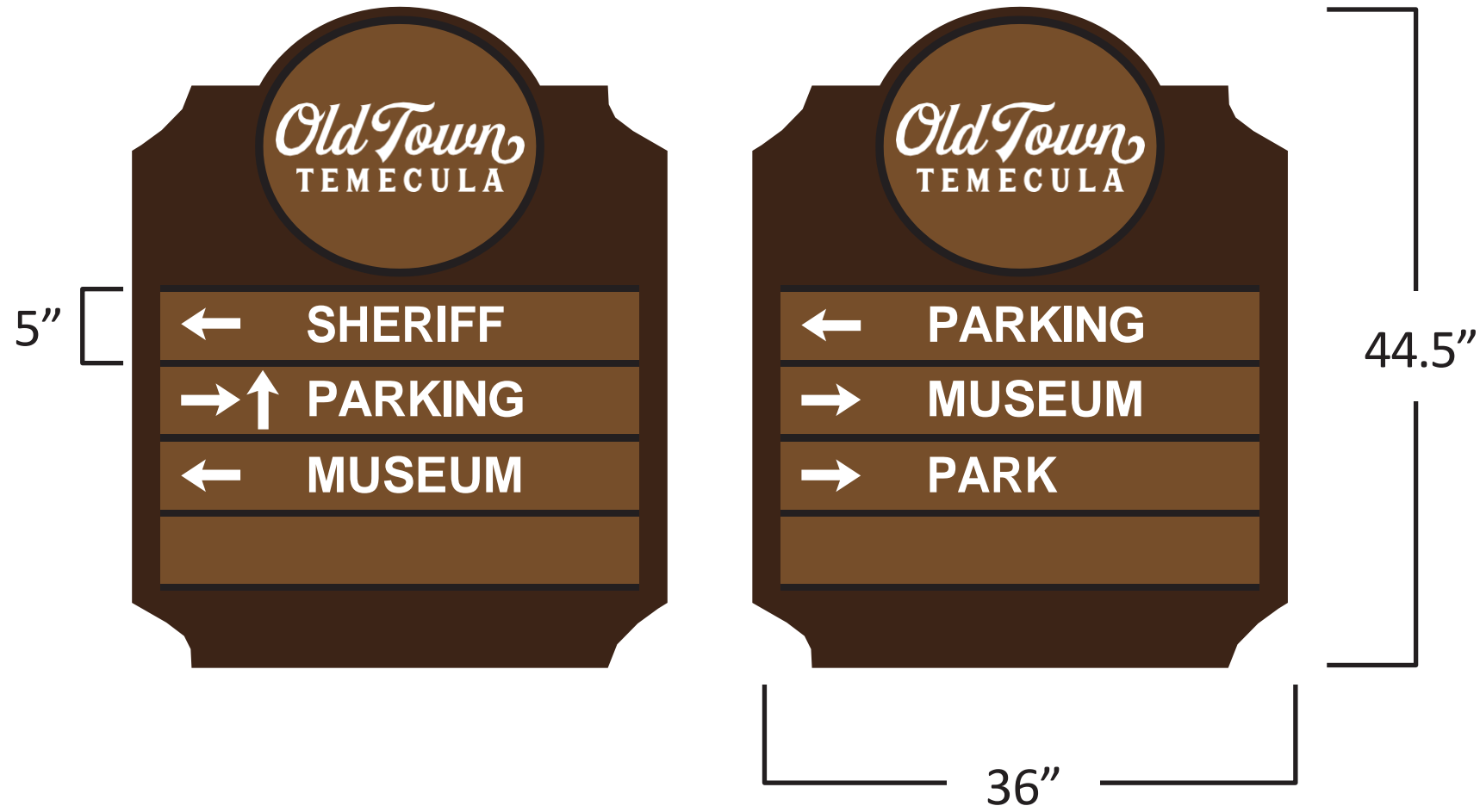


After

Remove existing blue parking sign & existing wayfinding sign.

Side 1

Side 2



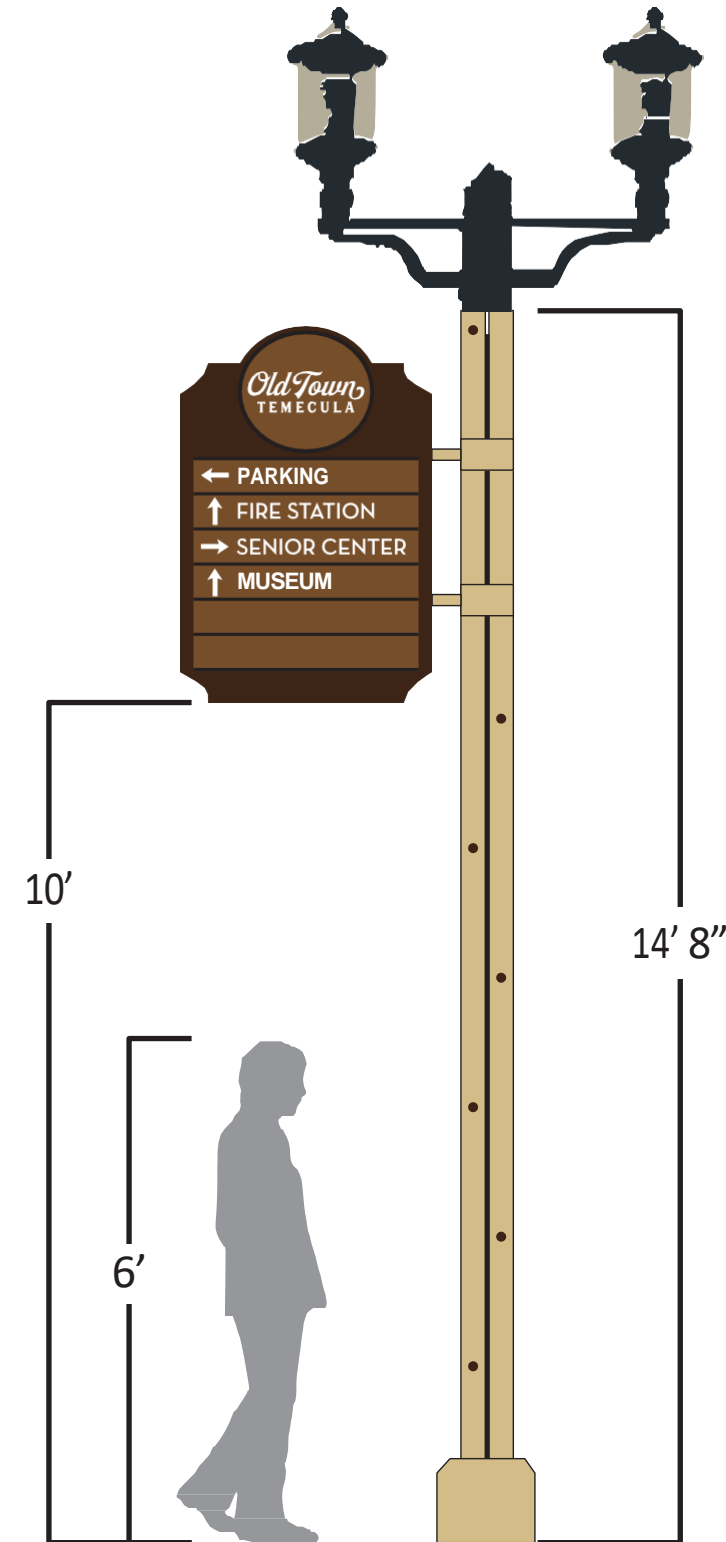
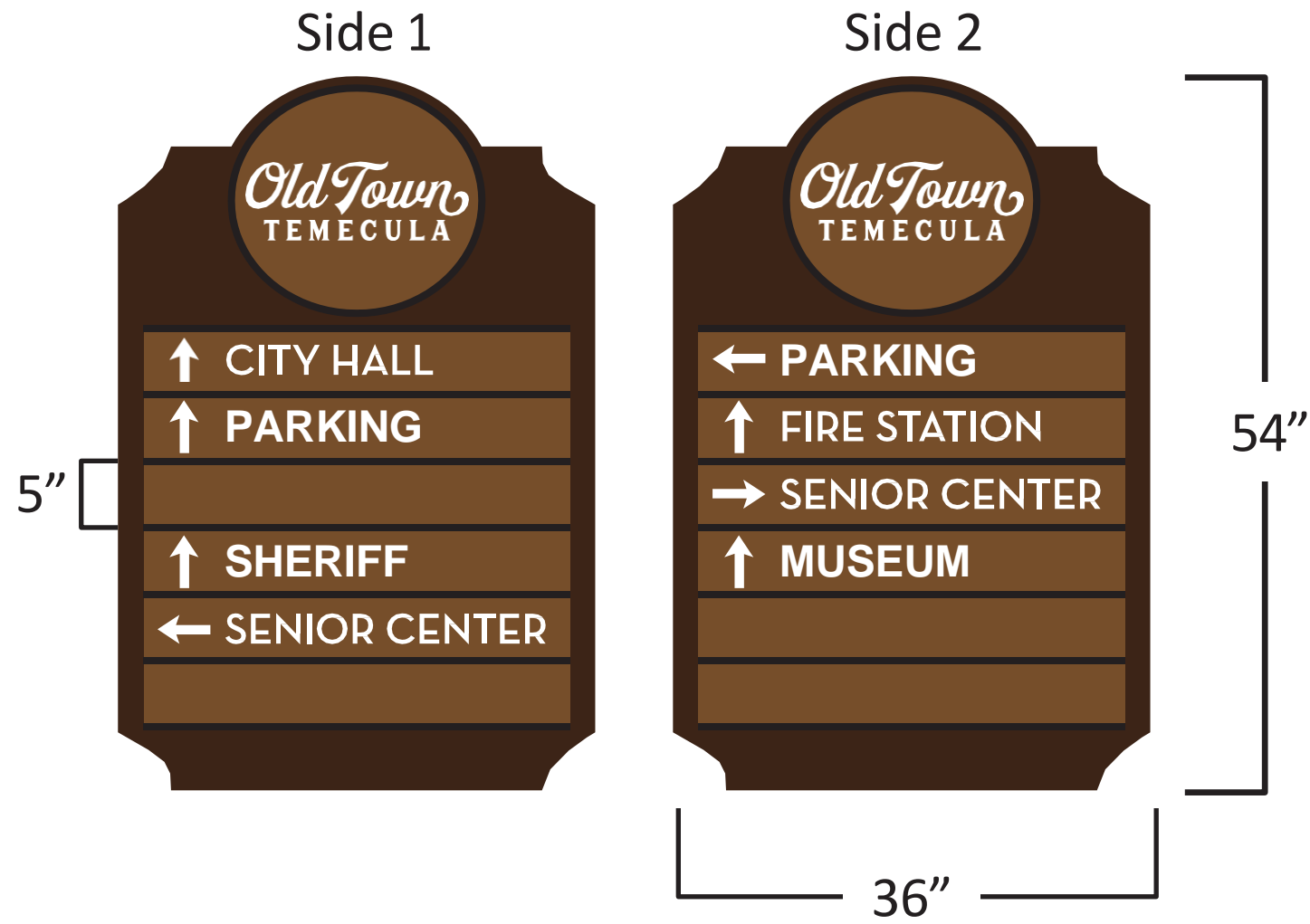


Before



After

Remove existing blue parking sign

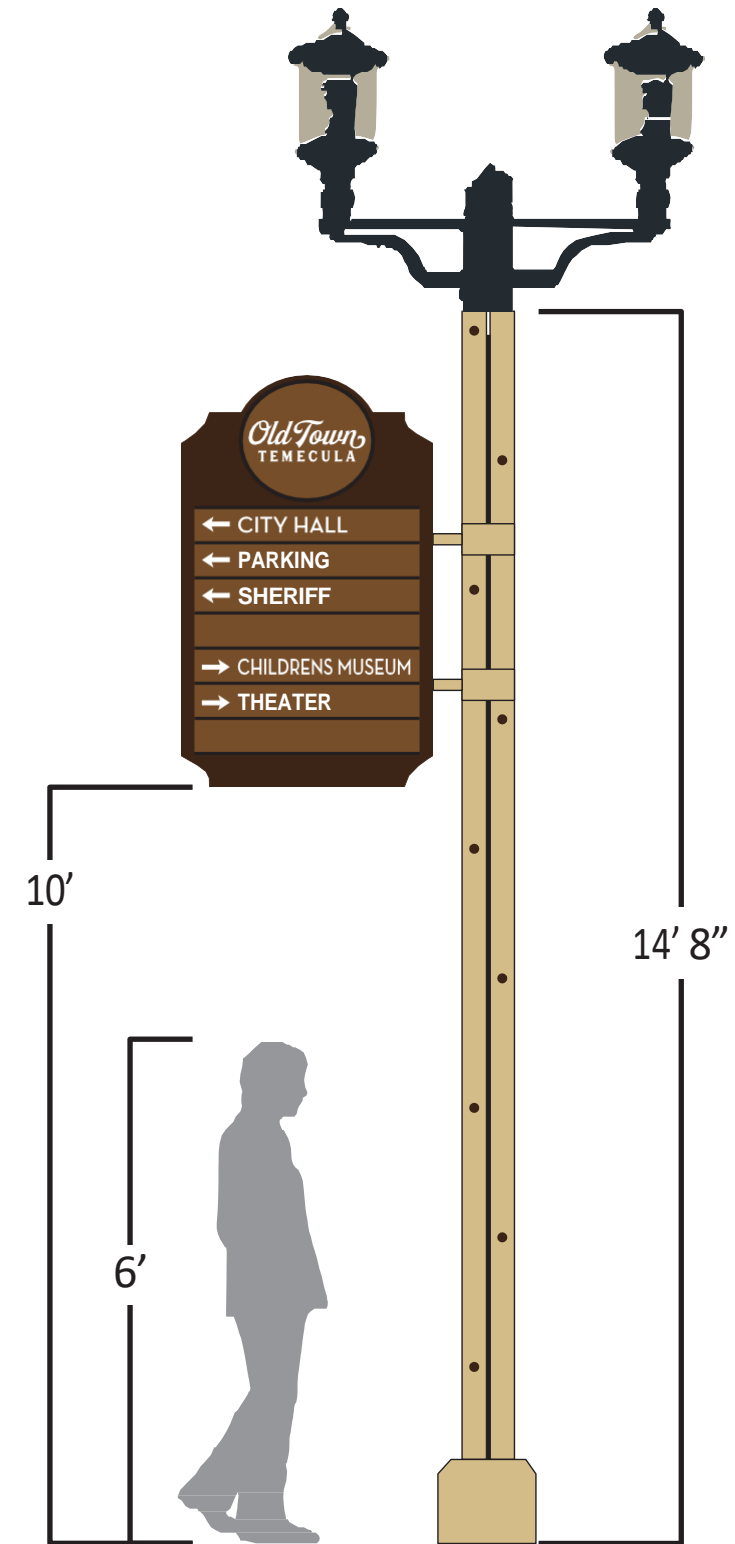
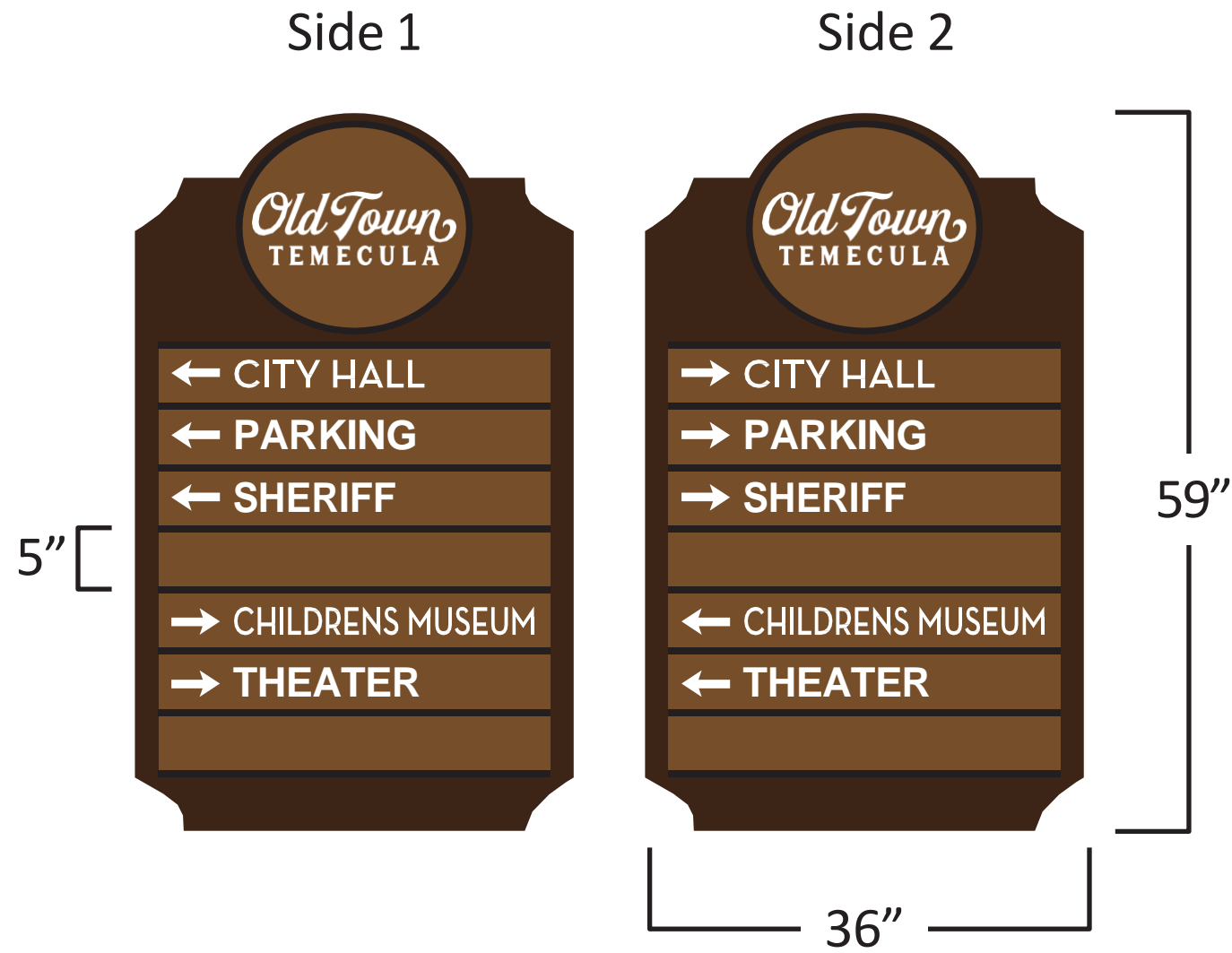




Before



After



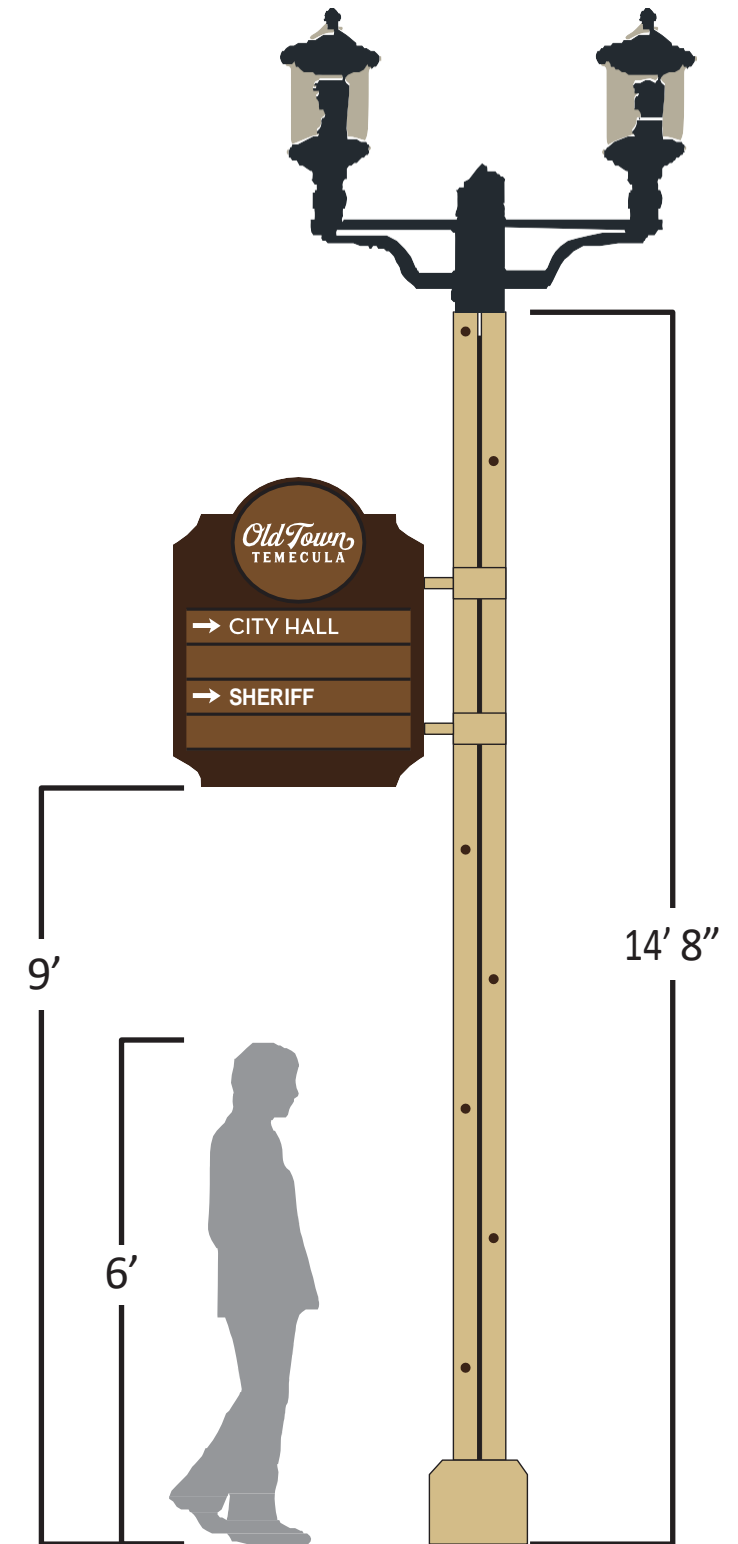
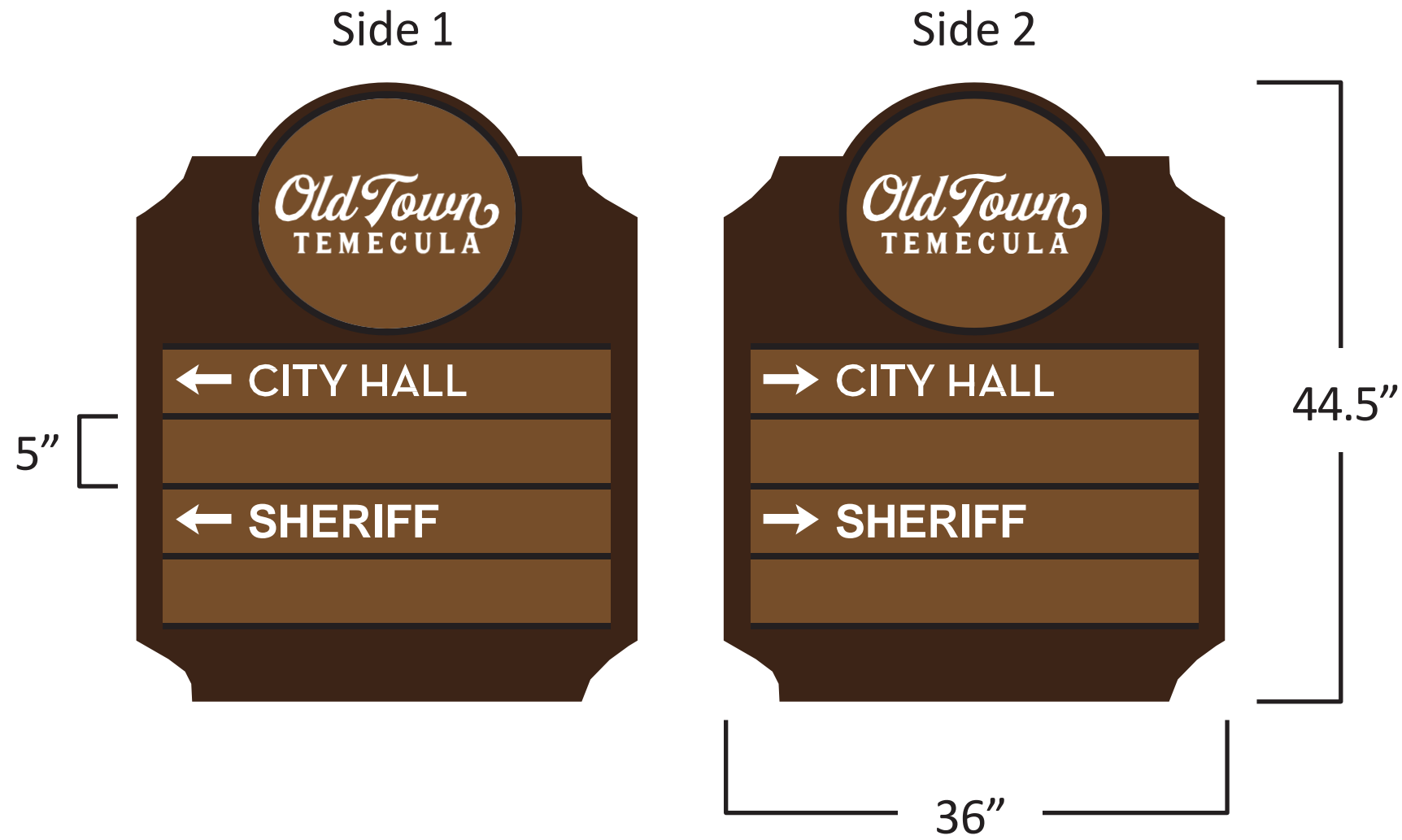


Before



After

Remove existing blue wayfinding sign & Historic 395 Route sign





Before



After

Side view

Front view



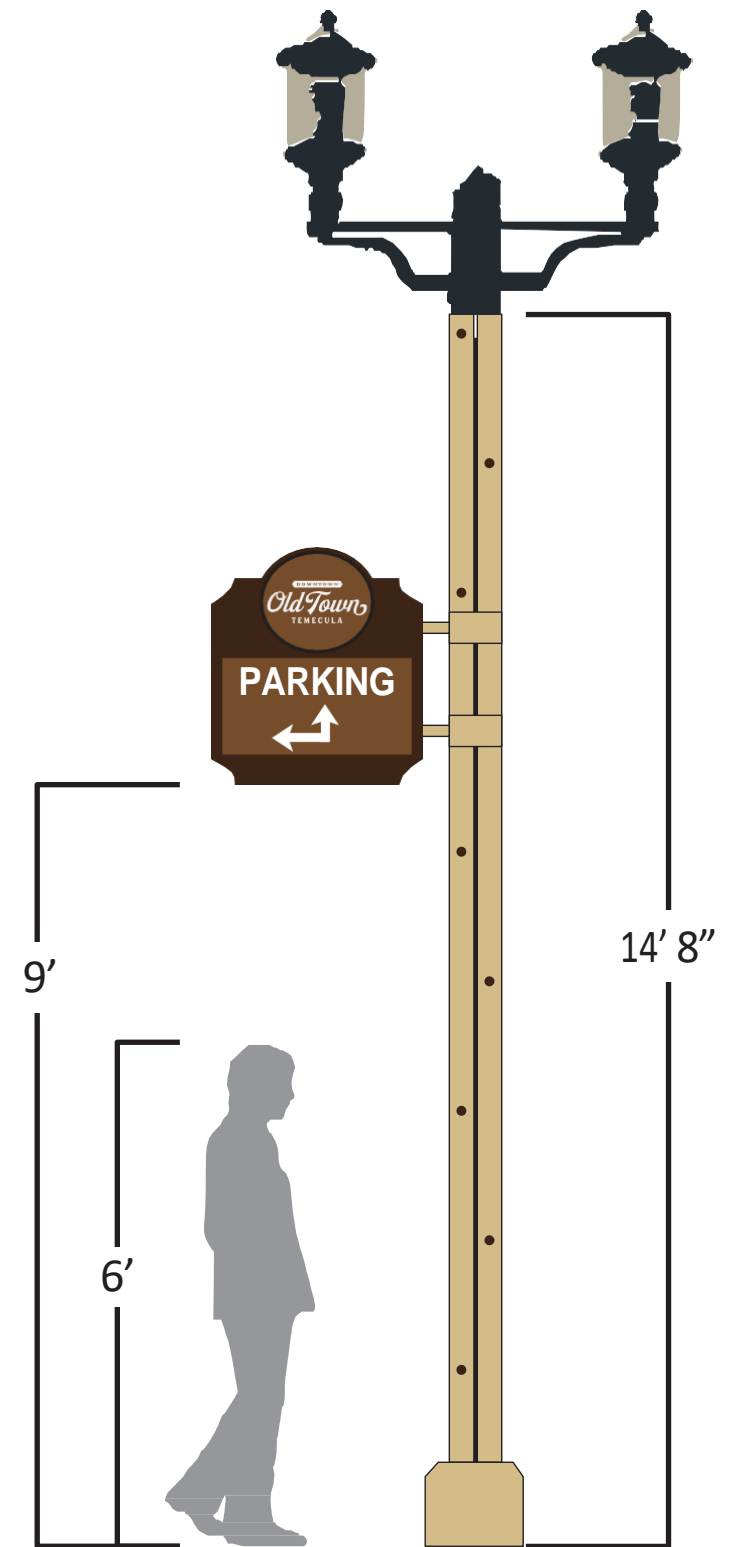
Side 1



Side 2



34"





Before



After

Remove existing Public Parking sign

Side 1

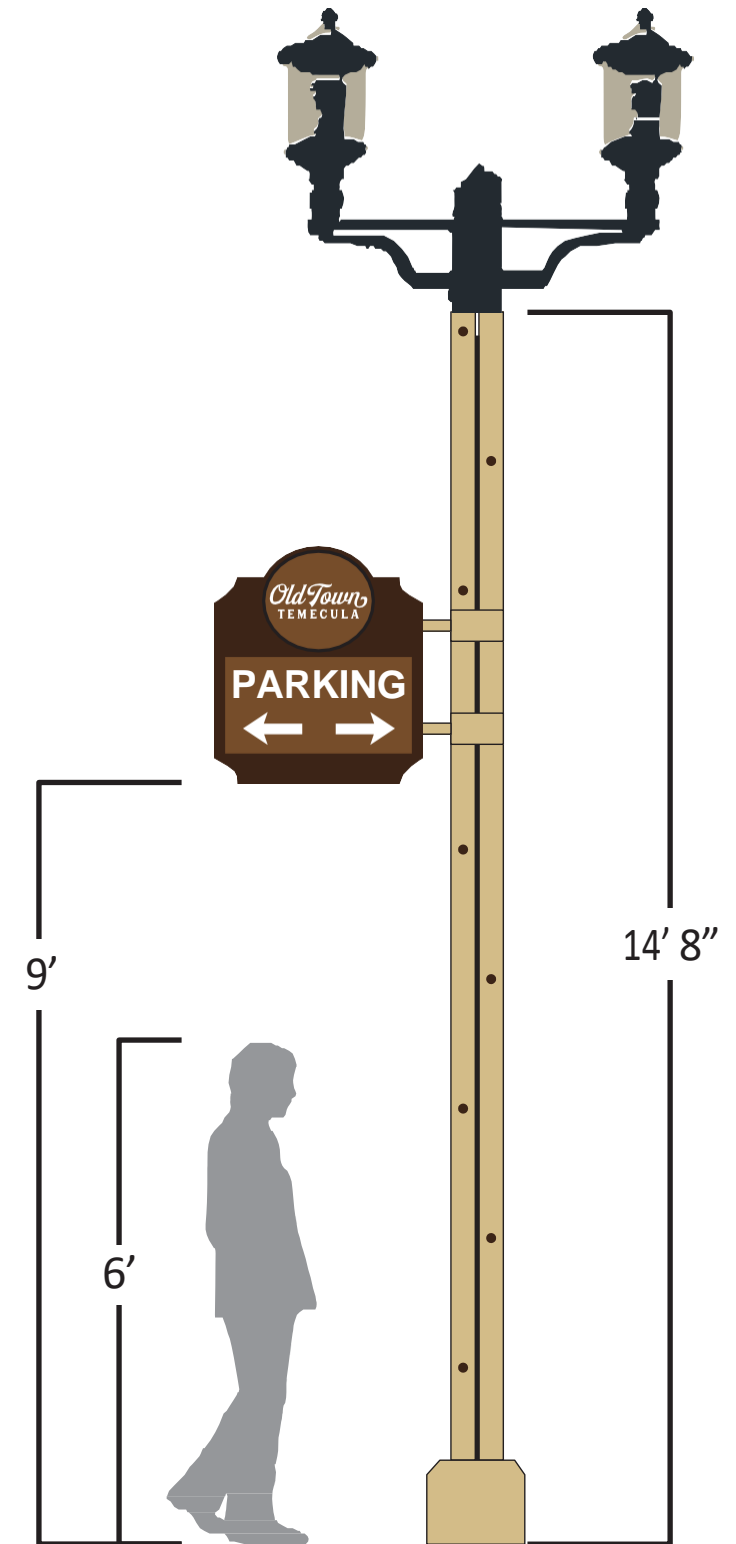


Side 2



34"

30"





Before

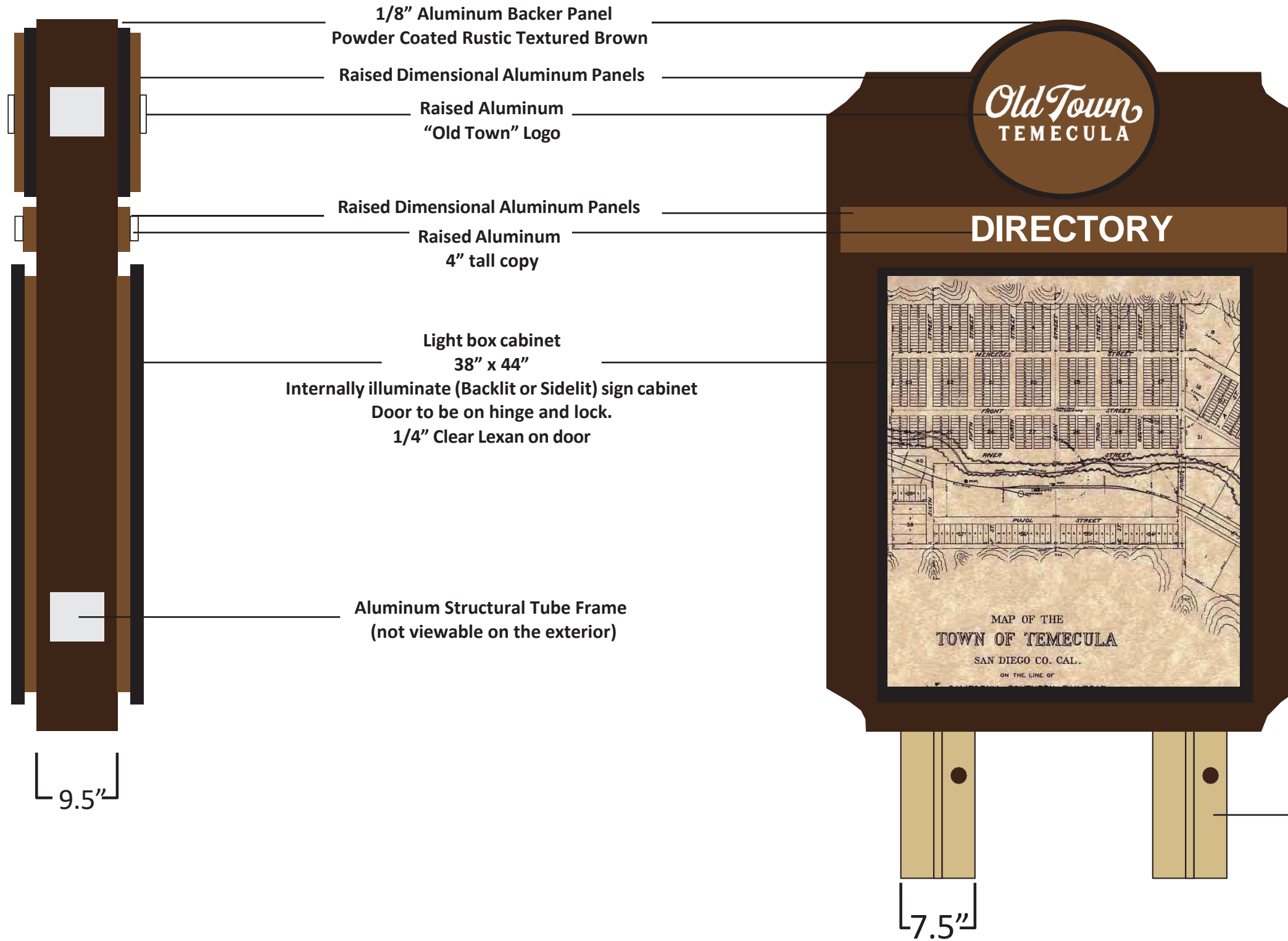


After

Remove existing Public Parking sign

Side view

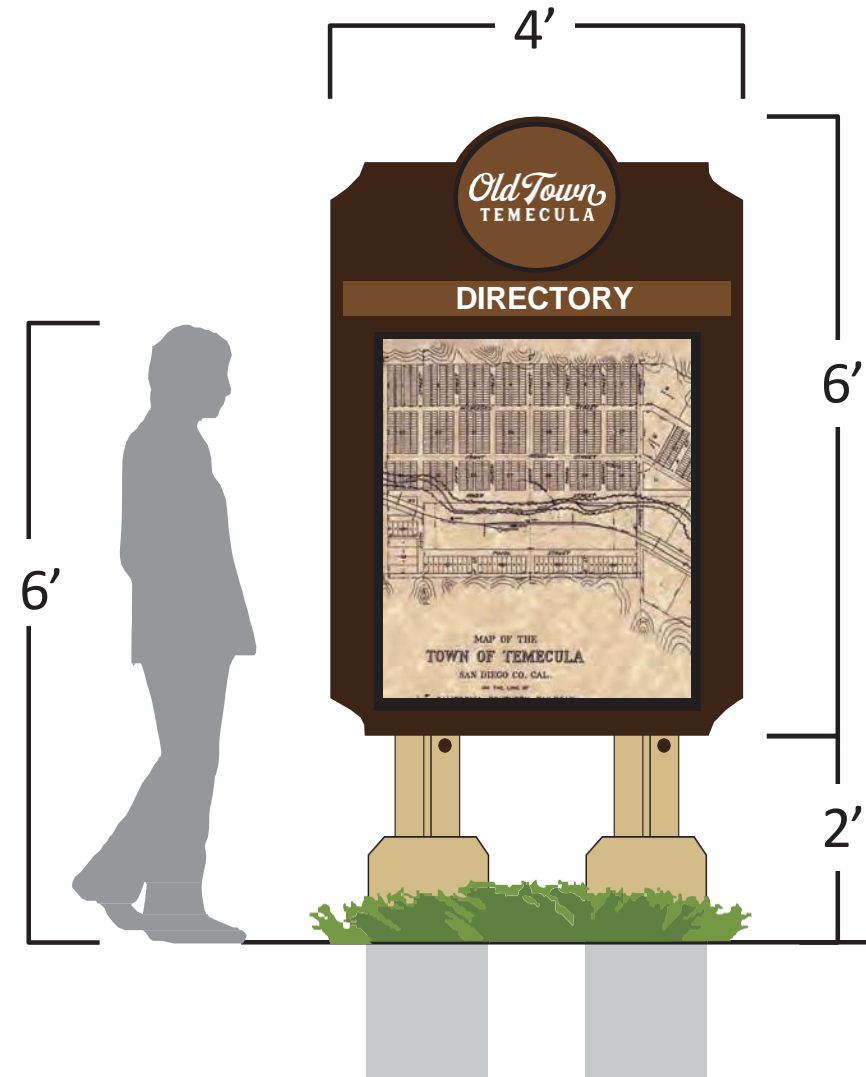
Front view

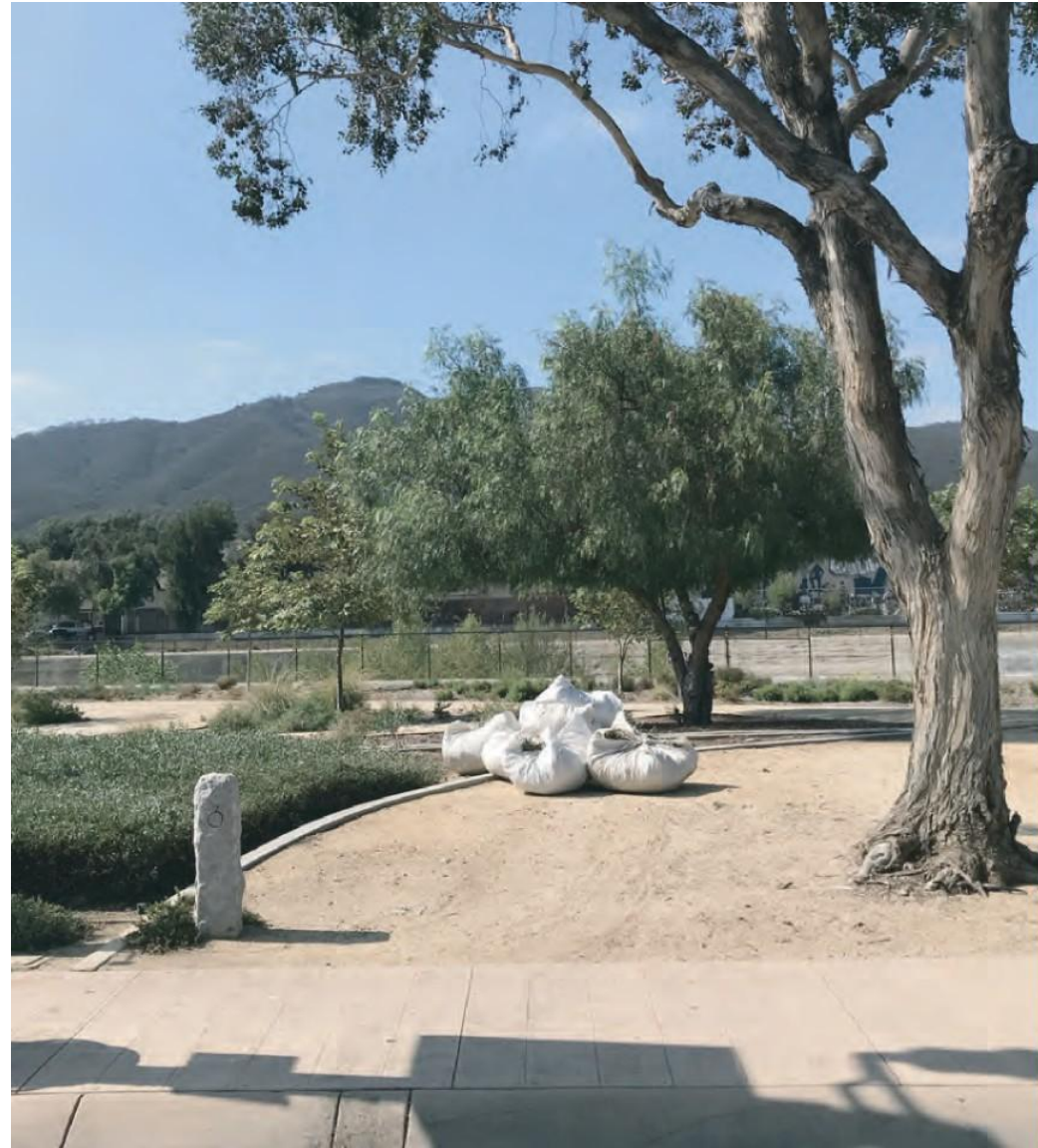


Map cabinet can either be internal side lit or entire map backlit

Poles & pole caps to match existing Old Town light poles

Double Sided
(same design front /back)





Before



After



Before

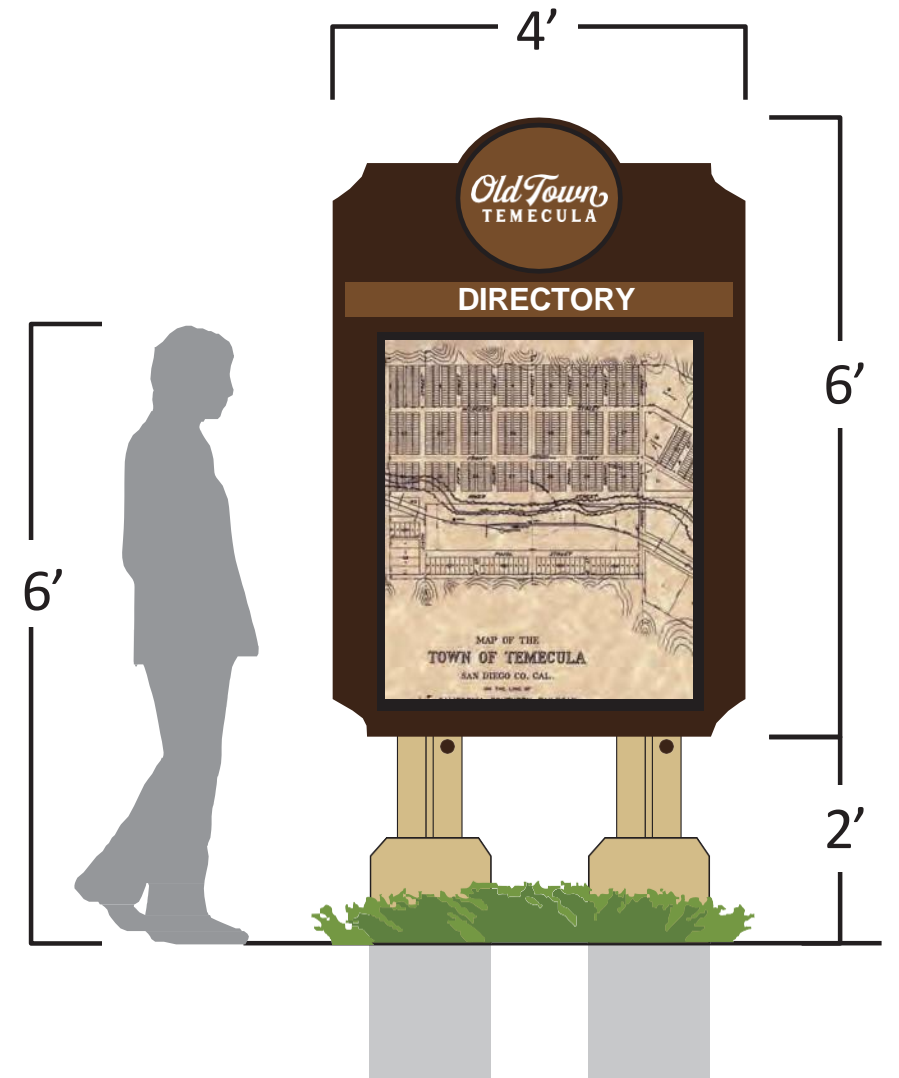
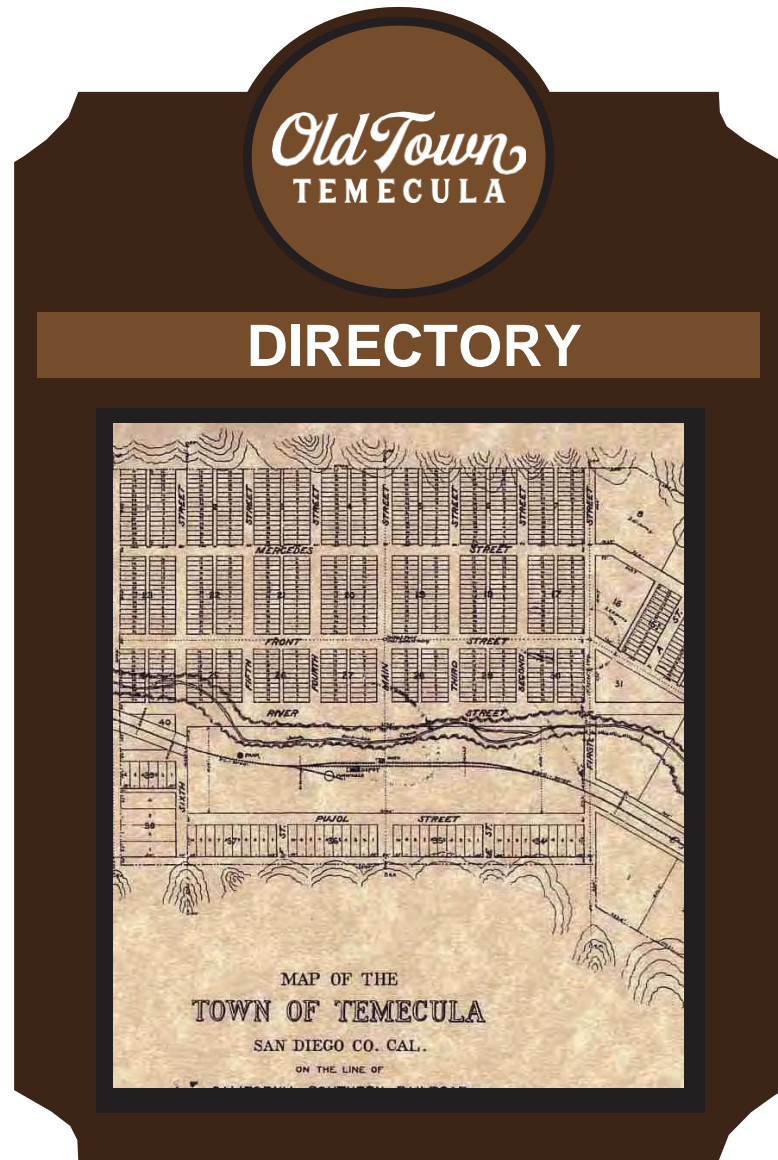


After

Remove existing Directory sign

Side 1

Side 2





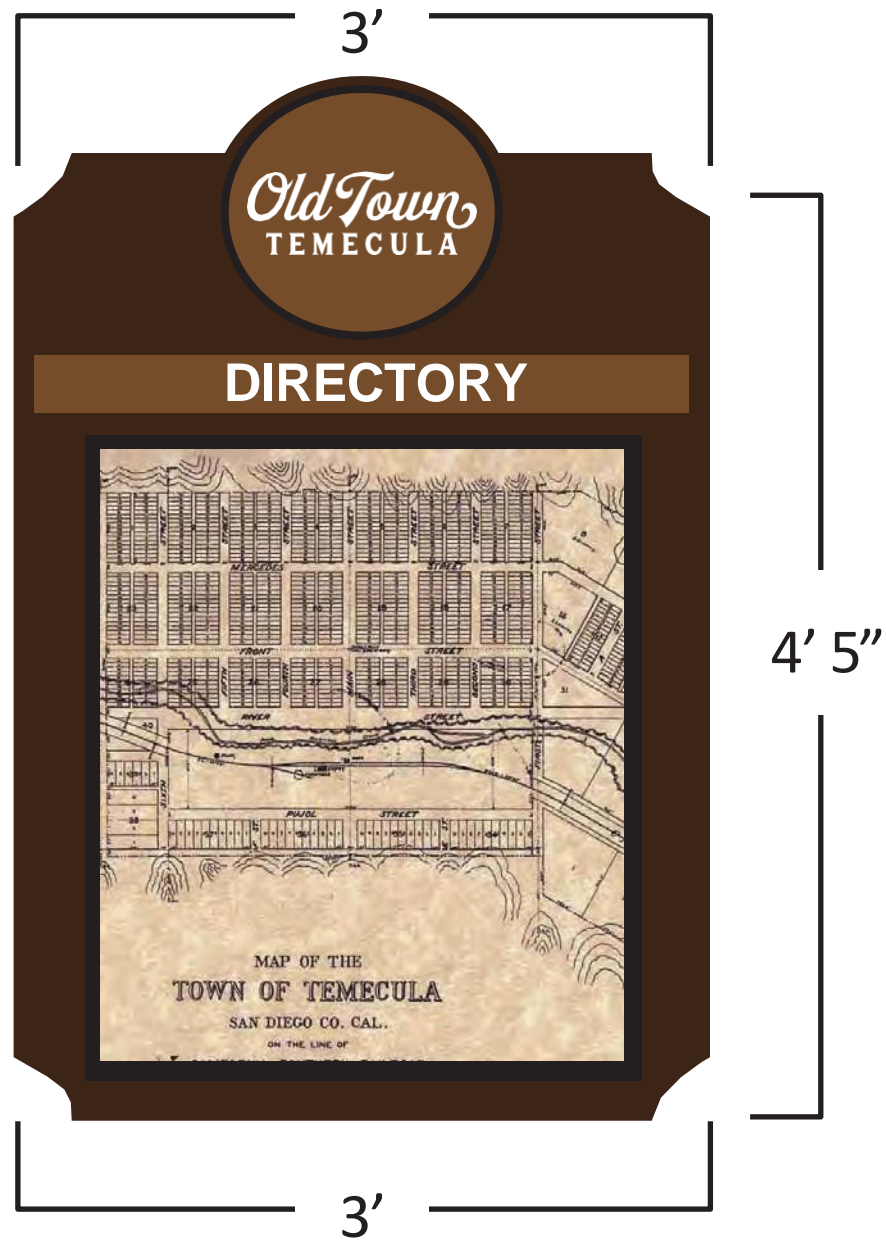
Before



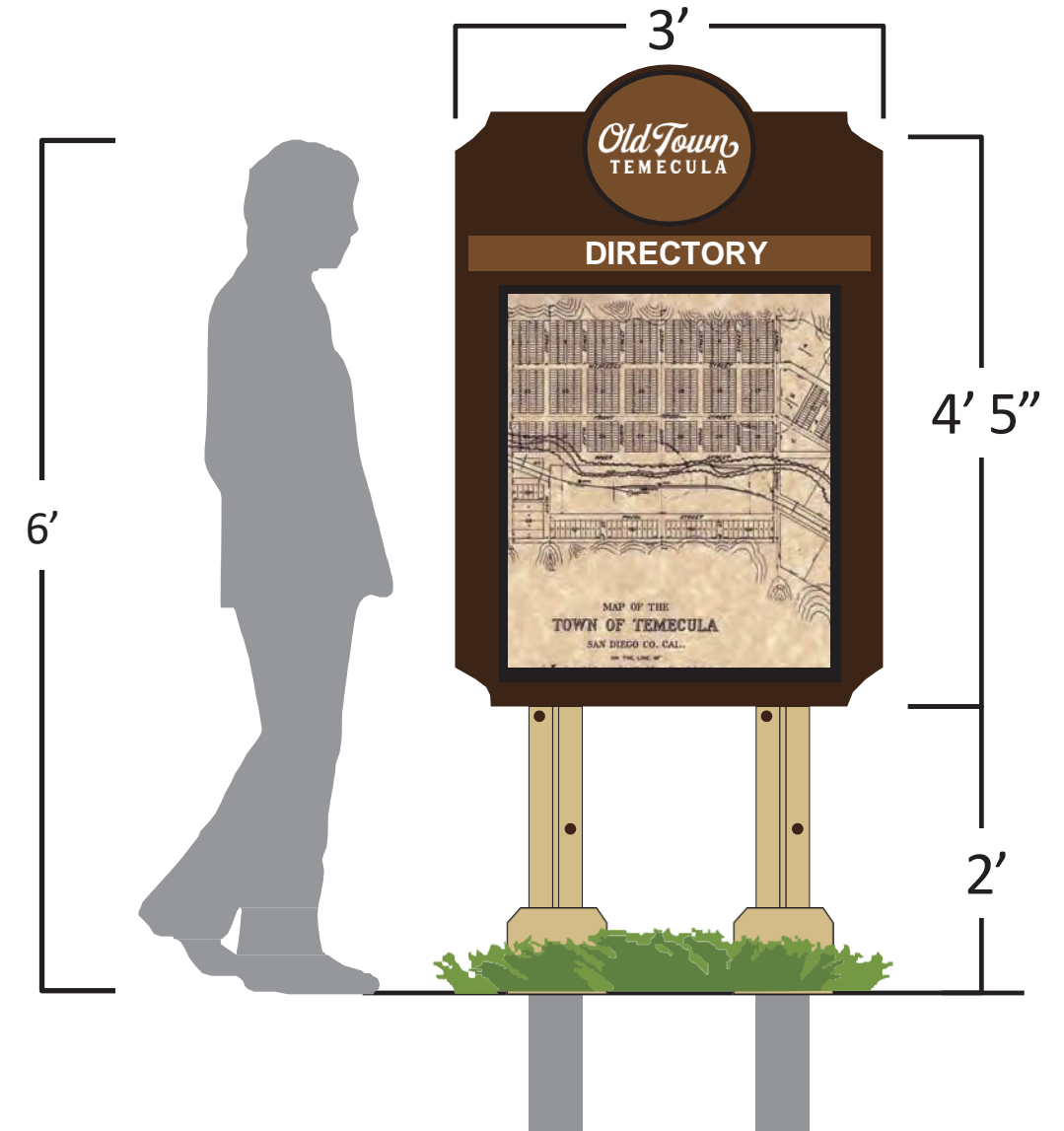
After

Remove existing Directory sign

Side 1



Side 2





Before



After

Remove existing Directory sign



Backlit



Backlit Light Box



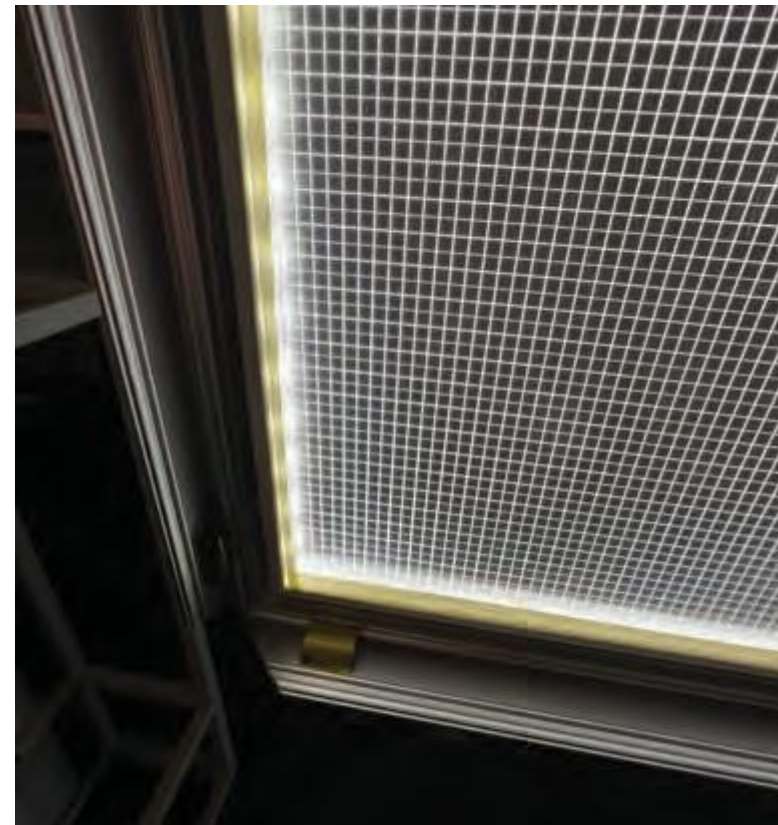
Edgemit Light Box



Top lit



Backlit



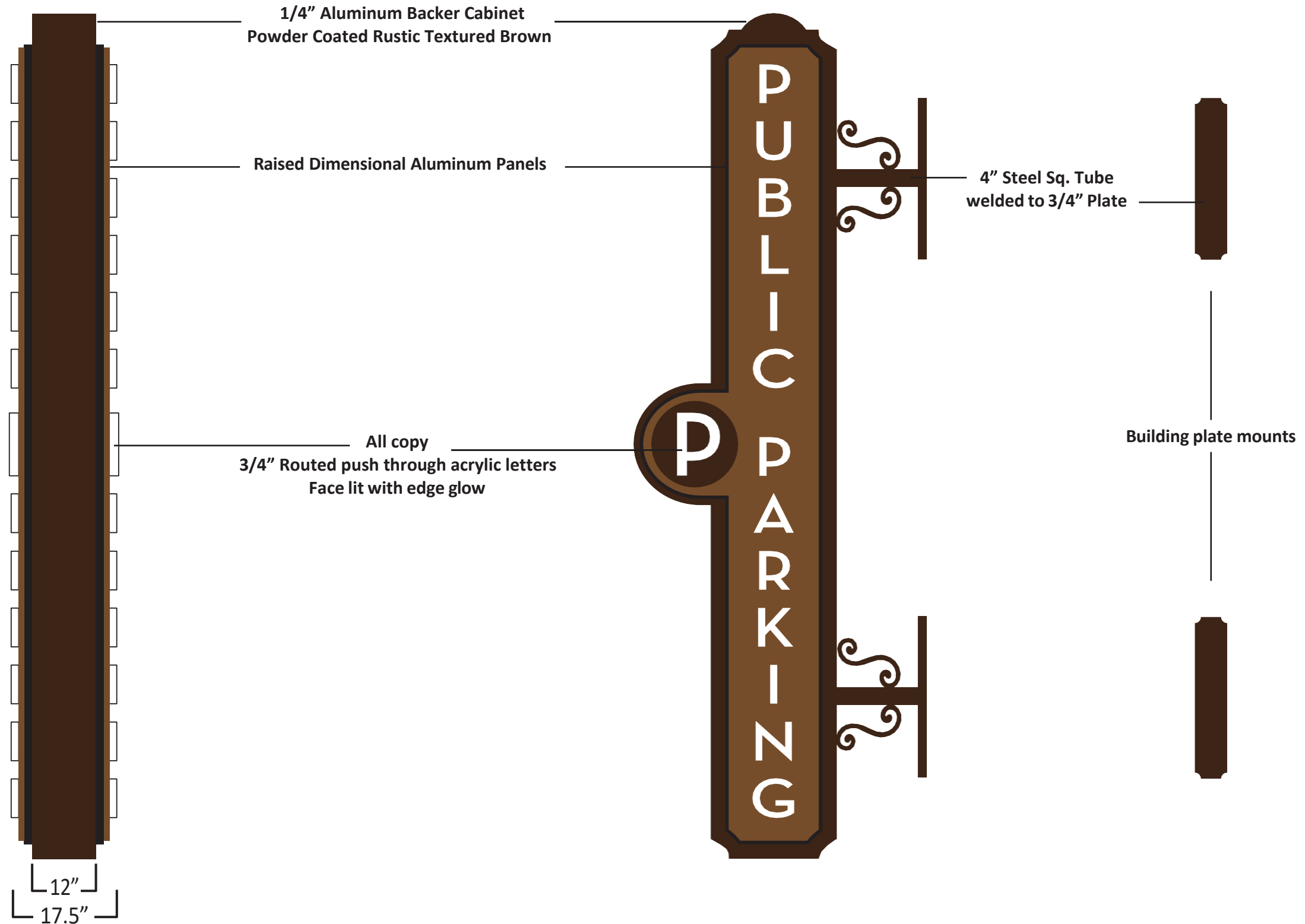
Edgemit



Top lit

Side view

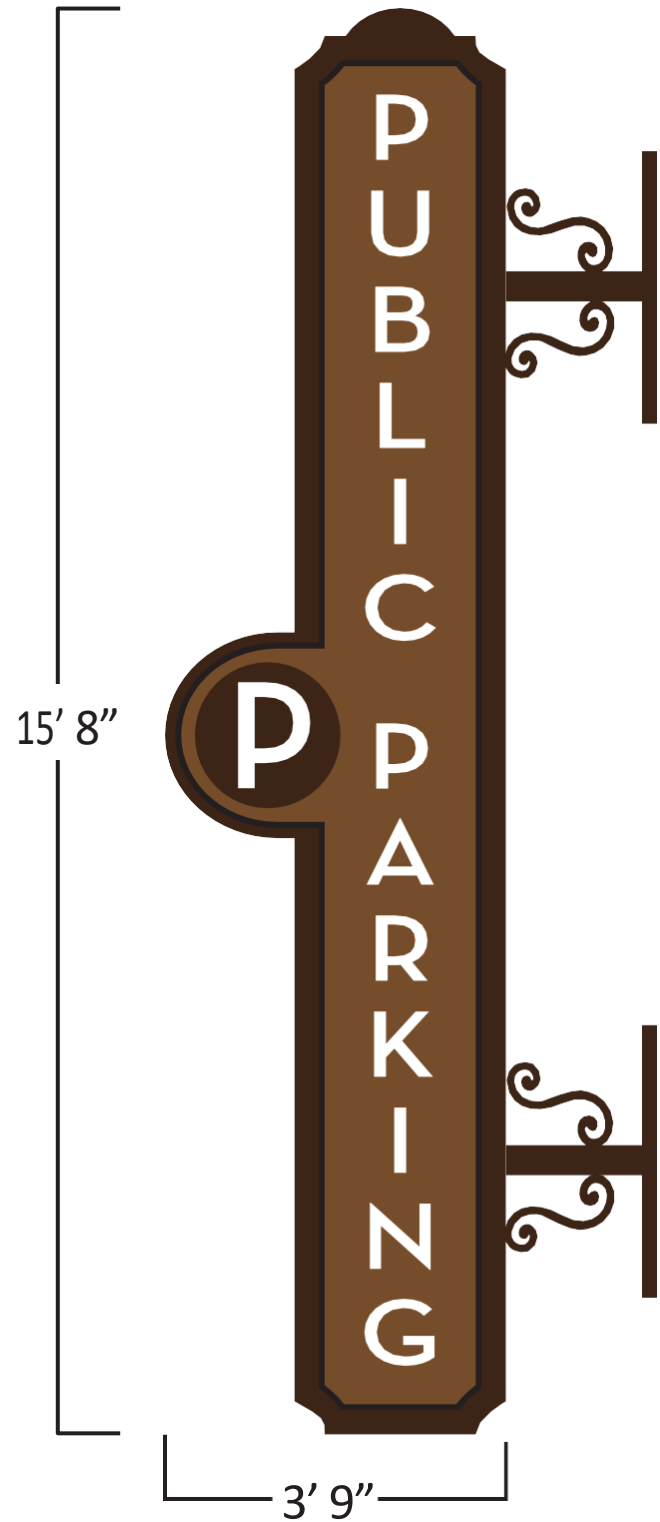
Front view



Side 1

Side 2

3D View





Current



Day time



Night time

**OLD TOWN LOCAL ADVISORY COMMITTEE
AGENDA REPORT**

TO: Old Town Local Advisory Committee
FROM: Matt Peters, Director of Community Development
DATE: May 11, 2026
SUBJECT: Receive and File Pujol Multifamily Apartments

PREPARED BY: Yannin Marquez, Assistant Planner

RECOMMENDATION: That the Committee receive a status update regarding the Pujol Multifamily Apartments with Density Bonus Law

BACKGROUND: The Pujol Multifamily Apartments project was heard by the Planning Commission at the regularly scheduled April 1, 2026, meeting. The Board recommended approval of the project with a 5-0 vote at the conclusion of the meeting. The project consists of a three-story building, over enclosed podium parking, residential building with 26 units, three of which are designated as affordable and Density Bonus Agreement to allow for the waiver of certain development standards in exchange for the developer restricting three (3) units as being leased to very low income household for 55 years.

The project is in the Neighborhood Residential district of the Old Town Specific Plan. The allowed density before Density Bonus Law is 17 units. After applying for the request to include three (3) units to be deed restricted to very low income (17.6% of units), the applicant is eligible for 50% density bonus that allows a total of 26 units. The proposal also included waivers and concessions to certain development standards.

This new multifamily building utilizes an Early Modernism architectural style to the building. The design elements indicative of this style consists of clay capped parapets, decorative roof trellis and columns, arched openings, decorative awnings, decorative tiles and smooth stucco. The multifamily dwelling project will include amenities for residents. These amenities include a gym room and BBQ area.

FISCAL IMPACT: None.

STAFF REPORT – PLANNING

**CITY OF TEMECULA
OLD TOWN LOCAL ADVISORY COMMITTEE**

May 11, 2026

PLANNING APPLICATION NOS. PA26-0037, -0061

Prepared by: Yannin Marquez, Case Planner

APPLICATION INFORMATION:

APPLICANT: Christopher Campbell

PROPOSAL: A Modification Application and Certificate of Historical Appropriateness for interior and exterior modifications to an existing historic building (First National Bank Building)

LOCATION: 28645 Old Town Front Street

EXISTING ZONING: Old Town Specific Plan (SP)

SURROUNDING ZONING: North: Old Town Specific Plan (SP) / Downtown Core (DTC)
South: Old Town Specific Plan (SP) / Downtown Core (DTC)
East: Old Town Specific Plan (SP) / Downtown Core (DTC)
West: Old Town Specific Plan (SP) / Downtown Core (DTC)

GENERAL PLAN DESIGNATION: Specific Plan Implementation (SPI)

EXISTING LAND USE: Commercial Building

SURROUNDING LAND USES: North: Specific Plan Implementation (SPI)/ Old Town Front Street, Commercial Building
South: Specific Plan Implementation (SPI)/ Main Street, Commercial Building
East: Specific Plan Implementation (SPI)/ Old Town Front Street, Commercial Building
West: Specific Plan Implementation (SPI)/ Commercial Building

BACKGROUND

On February 27, 2025, the Old Town Local Advisory Committee reviewed Modification Application (PA23-0499) and Certificate of Historical Appropriateness (PA23-0500) for interior and exterior changes, that included an exterior paint color change on the existing historical building (First National Bank). The Committee recommended the project for approval by the Planning Commission.

On January 26, 2026, the applicant submitted a Modification Application (PA26-0037) for interior and exterior changes to an existing historic building (First National Bank). This was followed by an additional submittal on February 9, 2026, for a Certificate of Historical Appropriateness (PA26-0061).

ANALYSIS

Old Town Temecula Specific Plan / Certificate of Historical Appropriateness

The Old Town Specific Plan (OTSP) requires that Level Two Projects which have the potential for significant aesthetic impacts be reviewed by the Old Town Local Advisory Committee (Committee). A Level Two project includes any substantial exterior alteration or modification to a designated historic structure that may impact the historical building form, detailing, materials, and architectural that are important in defining the historic character of the building or structure. The OTSP lists the First National Bank Building located at 28645 Old Town Front Street and constructed approximately in 1914 as a historic building.

The OTSP requires a Finding of Historical Appropriateness for any designated historic building that is modified or altered in any way, including alterations or modifications to the exterior or interior of the building. The purpose of a Finding of Historic Appropriateness is for the maintenance, retention, and preservation of the historical building form, detailing, materials and architectural features that are important in defining the historic character of the building. The OTSP requires review of the Historic Appropriateness with a recommendation by the Committee before the project can move forward with administrative approval.

Modification

The project is proposing exterior and interior modifications to the existing building that include:

Exterior:

- (1) 392 square foot metal cloth patio awning over Front Street façade outdoor seating
- (1) 15.75 square foot attached metal cloth patio awnings over exterior 1st floor exit access door
- (1) ceiling mounted fixture at main entry door
- (1) new exterior light with battery backup
- New shroud for an existing light fixture at the roof of the building
- New main entry double door – 3.4 Lite, Mahogany, Clear Glass.

Interior:

- Dividing wall fenestration made of wood panels to provide visibility

RECOMMENDATION

Staff has determined that the proposed project is in conformance with the Old Town Specific Plan. Staff is requesting that the Committee review, provide comments, and recommend that the Modification Application and Certificate of Historical Appropriateness be administratively approved.

- ATTACHMENTS**
1. Aerial Map
 2. Plan Reductions



0 50 100 Feet



1:1,600 Date Created: 2/13/2025



CAL GREEN CODE: MANDATORY MEASURES

SECTION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
5.410 BUILDING MAINTENANCE AND OPERATION
5.410.4 TESTING AND ADJUSTING
5.410.4.2 SYSTEMS
5.410.4.3 HANG BALANCING
5.410.4.4 REPORTING
5.410.4.5 OPERATION AND MAINTENANCE (O&M) MANUAL
5.410.4.5.1 INSPECTIONS AND REPORTS

SECTION 5.5 ENVIRONMENTAL QUALITY
5.504 POLLUTANT CONTROL
5.504.1 TEMPORARY VENTILATION
5.504.1.3 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.1 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.2 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.3 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION

5.504.1.3.4 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.5 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.6 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.7 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.8 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION

5.504.1.3.9 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.10 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.11 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.12 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.13 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION

5.504.1.3.14 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.15 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.16 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.17 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.18 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION

5.504.1.3.19 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.20 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.21 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.22 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.23 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION

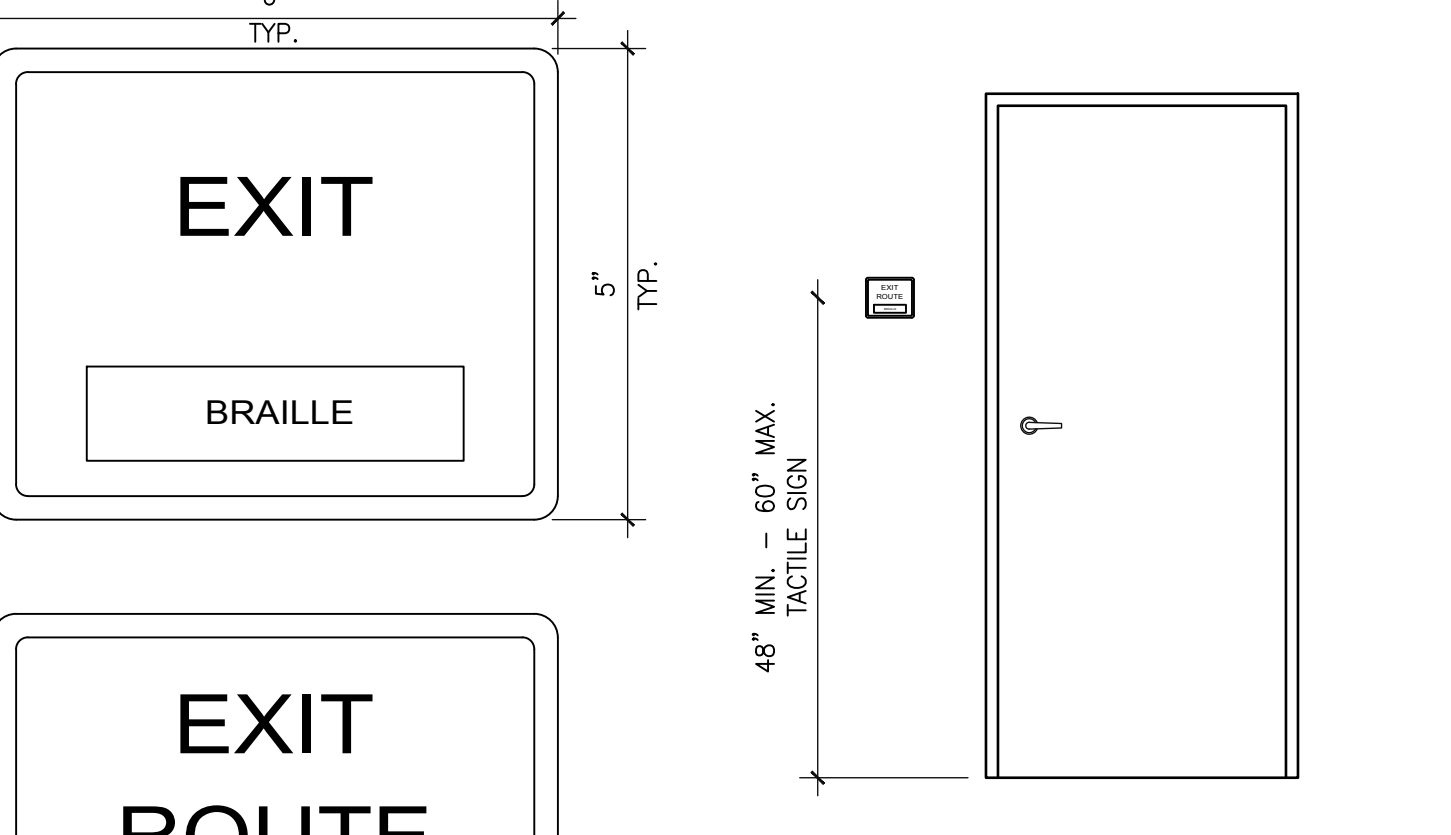
5.504.1.3.24 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.25 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
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5.504.1.3.33 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION

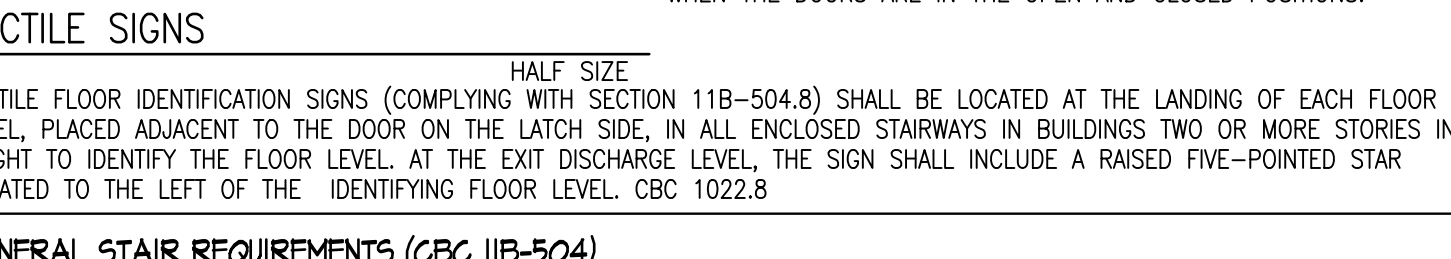
5.504.1.3.34 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.35 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.36 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.37 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
5.504.1.3.38 COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION

ACCESSIBILITY STANDARDS

TACTILE EXIT SIGNAGE (CBC 1023.9)
TACTILE SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
1. EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD, "EXIT."
2. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:



FLOOR IDENTIFICATION SIGNS: (CBC 1023.9)
A SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN EXIT ENCLOSURES CONNECTING MORE THAN THREE STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE EXIT ENCLOSURE AND THE IDENTIFICATION OF THE STAIR OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, AND THE DIRECTION TO, THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FROM THE ENCLOSURE FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSED POSITIONS.



TACTILE SIGNS
TACTILE FLOOR IDENTIFICATION SIGNS (COMPLYING WITH SECTION 1104-504.8) SHALL BE LOCATED AT THE LANDING OF EACH FLOOR LEVEL, PLACED ADJACENT TO THE DOOR ON THE LATCH SIDE, IN ALL ENCLOSED STAIRWAYS IN BUILDINGS TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL. AT THE EXIT DISCHARGE LEVEL, THE SIGN SHALL INCLUDE A RAISED FIVE-POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. CBC 1023.9

GENERAL STAIR REQUIREMENTS (CBC 110-504)
INTERIOR:
STAIR TREADS SHALL BE MARKED WITH A SLIP-RESISTANT MATERIAL AT THE UPPER APPROACH AND THE LOWER TREAD OF EACH STAIRWAY BY A STRIP OF CLEARLY COLOR. IT SHALL BE BETWEEN 2" AND 4" WIDE AND SHALL BE PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP.
EXTERIOR:
THE UPPER APPROACH AND ALL TREADS SHALL BE MARKED WITH A STRIP PROVIDING CLEAR VISUAL CONTRAST AS FOLLOWS: IT SHALL BE GREATER THAN OR EQUAL TO 2" IN WIDTH, PLACED PARALLEL TO AND LESS THAN OR EQUAL TO 1" FROM THE NOSE OF THE STEP, AND THE STRIP SHALL BE AS SLIP RESISTANT AS THE TREADS OF THE STAIRS. TREADS SHALL BE SMOOTH, ROUND, OR CHAMFERED AT THE FORWARD EDGE OF THE NOSING. THE NOSING SHALL HAVE NO ABRUPT EDGE PROJECTING PAST THE FACE OF THE RISER(S) ABOVE. OPEN RISERS ARE NOT ALLOWED.

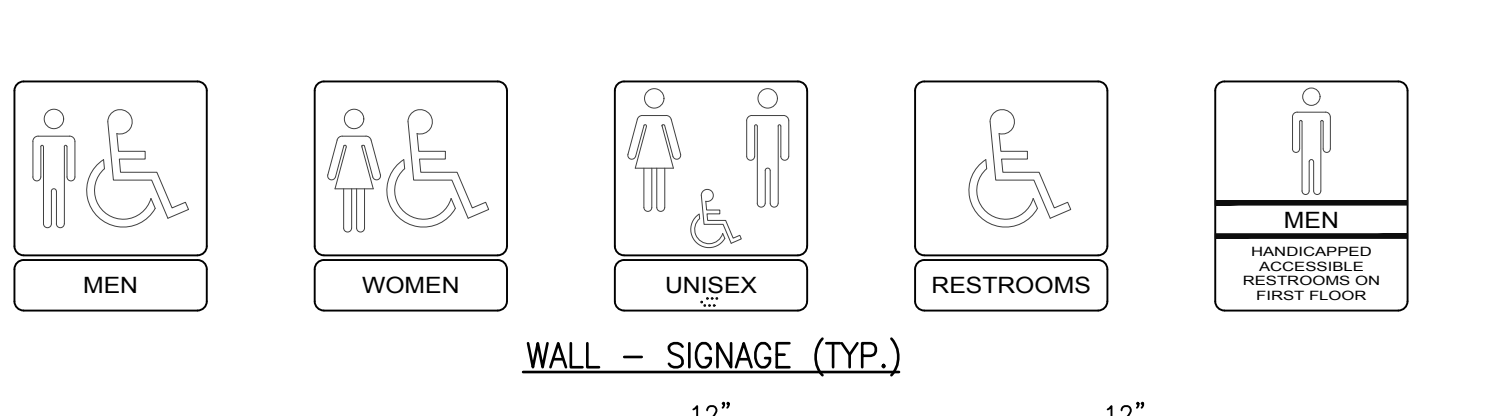
TACTILE SIGNAGE (110-103)
RAISED CHARACTERS AND PICTORIAL SYMBOL SIGNS.
WHEN RAISED CHARACTERS ARE REQUIRED OR WHEN PICTORIAL SYMBOLS (PICTORGRAMS) ARE USED ON SUCH SIGNS, THEY SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
1. CHARACTER TYPE. CHARACTERS ON SIGNS SHALL BE RAISED 1/32 INCH (0.794 MM) MINIMUM AND SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY CONTRACTED (GRADE 2) BRAILLE COMPLYING WITH SECTION 1117B.5.6.
2. CHARACTER SIZE. RAISED CHARACTERS SHALL BE A MINIMUM OF 5/8 INCH (15.9 MM) AND A MAXIMUM OF 2 INCHES (51 MM) HIGH.
3. PICTORIAL SYMBOL SIGNS (PICTORGRAMS). PICTORIAL SYMBOL SIGNS (PICTORGRAMS) SHALL BE ACCOMPANIED BY THE VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTORGRAM. THE OUTSIDE DIMENSION OF THE PICTORGRAM FIELD SHALL BE:
A. A MINIMUM OF 6 INCHES (152 MM) IN HEIGHT.
4. CHARACTER PLACEMENT. CHARACTERS AND BRAILLE SHALL BE IN A HORIZONTAL FORMAT. BRAILLE SHALL BE PLACED A MINIMUM OF 3/8 INCH (9.5 MM) AND A MAXIMUM OF 1/2 INCH (12.7 MM) DIRECTLY BELOW THE TACTILE CHARACTERS. FLUSH LEFT OR CENTERED. WHEN TACTILE TEXT IS MULTILINE, ALL BRAILLE SHALL BE PLACED TOGETHER BELOW ALL LINES OF TACTILE TEXT.

CONTRACTED (GRADE 2) BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 1/10 INCH (2.54 MM) ON CENTER IN EACH CELL WITH 2/10-INCH (5.08 MM) SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. DOTS SHALL BE RAISED A MINIMUM OF 1/40 INCH (0.635 MM) ABOVE THE BACKGROUND. BRAILLE DOTS SHALL BE DOMED OR ROUNDED.
MOUNTING LOCATION AND HEIGHT. WHERE PERMANENT IDENTIFICATION SIGNS ARE PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.
WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR SPACE.

MOUNTING HEIGHT SHALL BE A MINIMUM OR 58 INCHES (1473 MM) AND MAXIMUM 60 INCHES (1524 MM) ABOVE THE FINISH FLOOR TO THE CENTER LINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES (76 MM) OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.
SIGNAGE SHALL BE MOUNTED WITHIN 1 INCH OF VERTICAL CENTERLINE OF DOOR.
SIGNAGE WITH ROUNDED OR EASED EDGES AT A MINIMUM 1/16-INCH RADIUS OR CHAMFERED EDGES WITH MINIMUM 1/8-INCH RADIUS. VERTICES WITH A MINIMUM 1/8-INCH RADIUS AND MAXIMUM 1/4-INCH RADIUS.

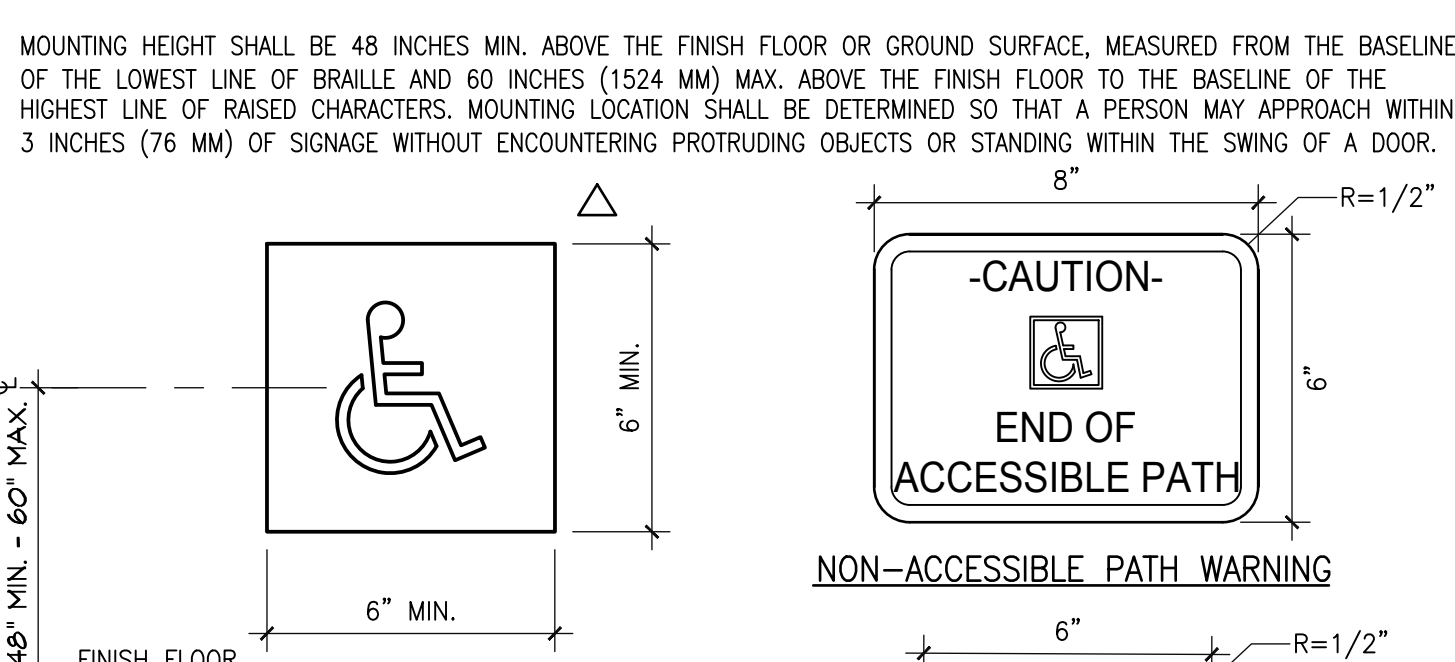
SEE ALSO SECTION 11B-703.7.2.6 FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO SANITARY FACILITIES.

PLACEMENT OF SIGNAGE AT SANITARY FACILITIES: (11B-703.7.2.6)
IDENTIFICATION SYMBOLS. DOORWAYS LEADING TO SANITARY FACILITIES SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL IN COMPLIANCE WITH THIS SECTION. GEOMETRIC SYMBOLS SHALL BE CENTERED HORIZONTALLY ON THE DOOR AT A HEIGHT OF 58-60 INCHES (1524 MM) ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE CENTER OF THE SYMBOL. EDGES OF SIGNS SHALL BE ROUNDED, CHAMFERED OR EASED. CORNERS OF SIGNS SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH (3.2 MM). SEE SECTION 11B-703.7.2.6, ITEM 1 FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO SANITARY FACILITIES.
703.7.2.6.1 MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE, 1/4 INCH (6.4 MM) THICK WITH EDGES 12 INCHES (305 MM) LONG AND A VERTEX POINTING UPWARD. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
703.7.2.6.2 WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4 INCH (6.4 MM) THICK AND 12 INCHES (305 MM) IN DIAMETER. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
703.7.2.6.3 UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4 INCH (6.4 MM) THICK AND 12 INCHES (305 MM) IN DIAMETER WITH A 1/4 INCH (6.4 MM) THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12-INCH (305 MM) DIAMETER. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE CIRCLE SYMBOL. EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.



PLACEMENT OF SIGNAGE FOR ROOMS & SPACES (11B-103)
MOUNTING LOCATION AND HEIGHT. WHERE PERMANENT IDENTIFICATION SIGNS ARE PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.
WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR SPACE.

MOUNTING HEIGHT SHALL BE 48 INCHES MIN. ABOVE THE FINISH FLOOR OR GROUND SURFACE. MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE AND 60 INCHES (1524 MM) MAX. ABOVE THE FINISH FLOOR TO THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES (76 MM) OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.



INTERNATIONAL SIGN OF ACCESSIBILITY
NOTE: REFERENCE NOTES & DIAGRAM CLEAR FOR SIGN MOUNTING HEIGHTS, CLEARANCES, AND CHARACTER REQUIREMENTS.

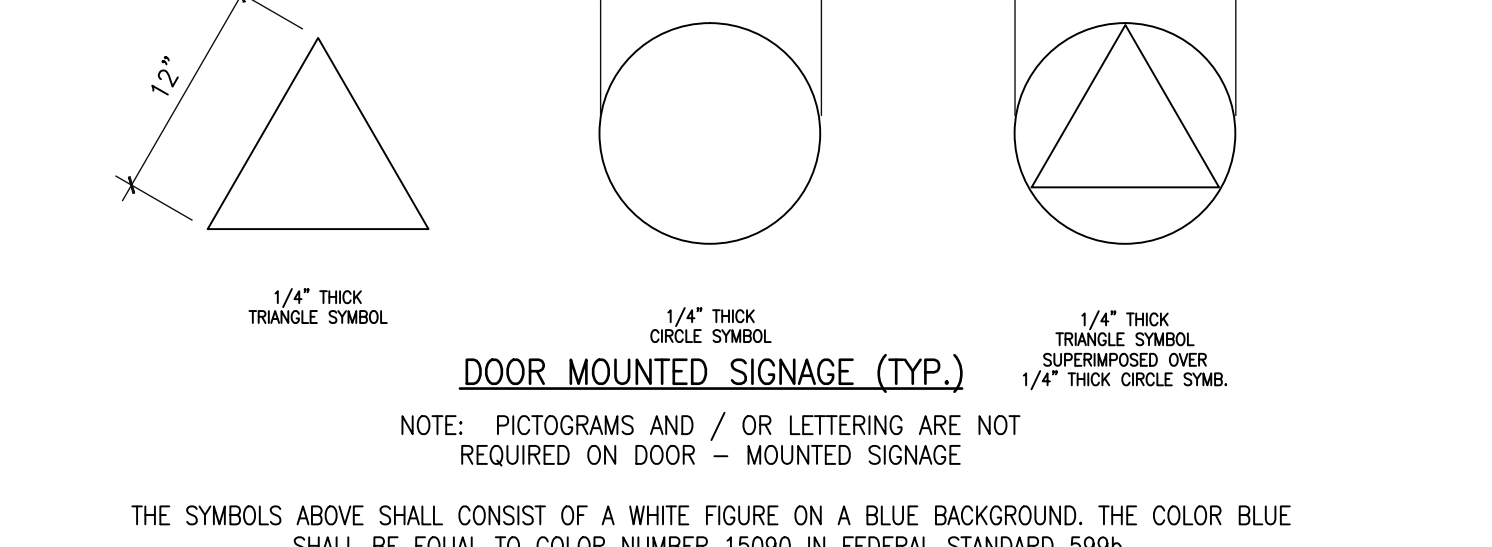
ACCESSIBLE SIGNAGE (CBC 11B-703.7.2.1)
THE FOLLOWING ELEMENTS AND SPACES OF ACCESSIBILITY SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THIS SYMBOL SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NUMBER 15090 IN FEDERAL STANDARD 455B.
PLACE THE SIGN IN SUCH LOCATIONS AS:
— ACCESSIBLE PARKING SPACES, EXCEPT WHERE THE TOTAL PARKING SPACES PROVIDED ARE 5 OR LESS.
— ACCESSIBLE AREAS OF REFUGE.
— ACCESSIBLE PASSENGER LOADING ZONES.

GENERAL CONSIDERATIONS
THE FOLLOWING STANDARDS FOR BARRIER FREE DESIGN SHALL BE INCORPORATED INTO THE PROJECT SITE AND BUILDING AS DESCRIBED BY THE 2016 CALIFORNIA BUILDING CODE (TITLE 24 & CALIFORNIA CODE OF REGULATIONS), AMERICANS WITH DISABILITIES ACT (ADA) WITH COR/ANSI, SECTIONS AND DIAGRAMS ARE PROVIDED FOR QUICK REFERENCE INTERPRETATION OF THESE CODES AND REGULATIONS AND INTENDED ONLY AS AN AID FOR CONSTRUCTION.
PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES. CBC: 92.1.711A.1
PAINTS, COATINGS, STAINS, OR OTHER SURFACE TREATMENTS ARE NOT ACCEPTABLE MEANS OF COMPLIANCE WITH ANY WILDFIRE-RESISTIVE CONSTRUCTION REQUIREMENT. CBC: 92.1.703.4

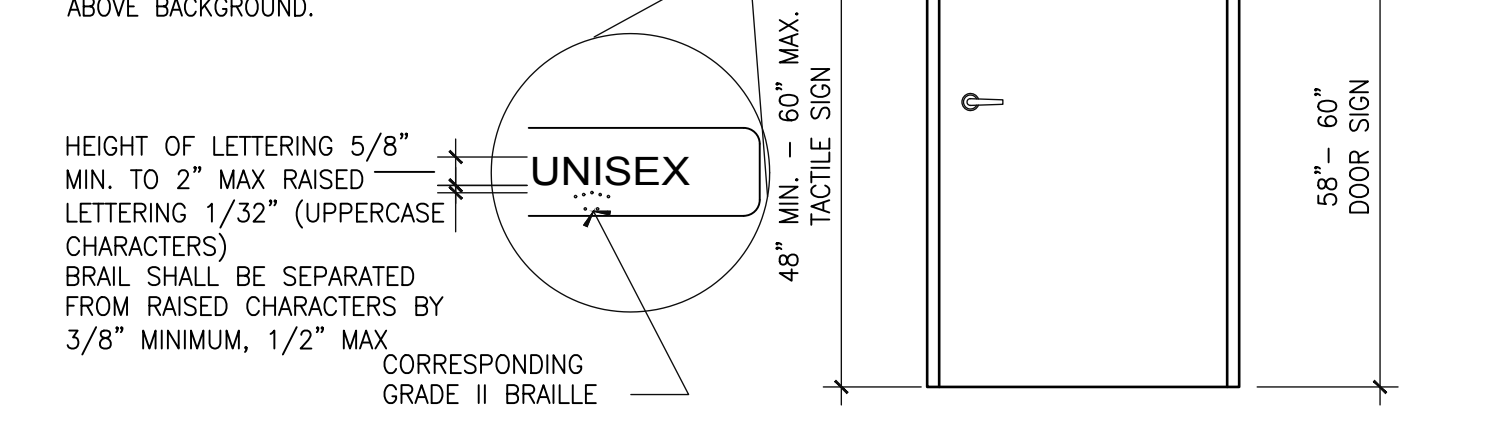
PLUMBING NOTES
MAXIMUM FLUSH VOLUMES AND FLOW RATINGS: FAUCETS - 2.2 GPM (SINKS & LAVS), 1.6 GPM (WATER CLOSETS). SHALL BE MARKED WITH THESE FLOW RATINGS AND CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION.
CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LB.-FT. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. TOILET SEATS SHALL NOT SPRING TO RETURN TO A LIFTED POSITION. STRUCTURAL ADEQUACY OF GRAB BARS, MOUNTING HARDWARE, AND FASTENERS MUST ACCOMMODATE 250 LB.-FT. POINT LOAD WHEN APPLIED TO ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE. CBC: 11B-608.4 - 11B-309 11B-608.8

ELECTRICAL NOTES CBC: 11B-308.11/2
ELECTRICAL SWITCHES, CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX NOR LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISH FLOOR OR WORKING PLATFORM.
ELECTRICAL RECEPTACLE OUTLETS. ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING NOR LESS THAN 15" MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING TO THE LEVEL OF THE FINISH FLOOR OR WORKING PLATFORM.

EXCEPTIONS:
1. RECEPTACLE OUTLETS INSTALLED AS PART OF PERMANENTLY INSTALLED BASEBOARD HEATERS ARE EXEMPT.
2. REQUIRED RECEPTACLE OUTLETS SHALL BE PERMITTED IN FLOORS WHEN ADJACENT TO SLIDING PANELS OR WALLS.
3. BASEBOARD ELECTRICAL OUTLETS USED IN RELOCATABLE PARTITIONS, WINDOW WALLS OR OTHER ELECTRICAL CONVENIENCE FLOOR OUTLETS ARE NOT SUBJECT TO THE MINIMUM HEIGHT REQUIREMENTS.
4. THIS SECTION SHALL NOT APPLY TO EXISTING BUILDINGS. WHEN THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THESE STANDARDS WOULD CREATE AN UNREASONABLE HARDSHIP.



BRaille SYMBOLS
CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 1/10 INCH (2.54mm) ON CENTERS IN EACH CELL WITH 2/10 INCH (5.08mm) SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40 INCH (0.635mm) ABOVE BACKGROUND.
HEIGHT OF LETTERING 5/8" MIN. TO 2" MAX RAISED LETTERING 1/32" (UPPERCASE CHARACTERS)
SMALL SHAPE BE SEPARATED FROM RAISED CHARACTERS BY 3/8" MINIMUM, 1/2" MAX CORRESPONDING GRADE II BRAILLE



DOOR HARDWARE
11B-404.2.7 HAND-ACTIVATED DOOR LATCHING, LOCKING HAND-ACTIVATED DOOR HARDWARE AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 34 INCHES AND 44 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTUATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE CONSISTENT AS ABOVE IN THE DIRECTION OF EGRESS.

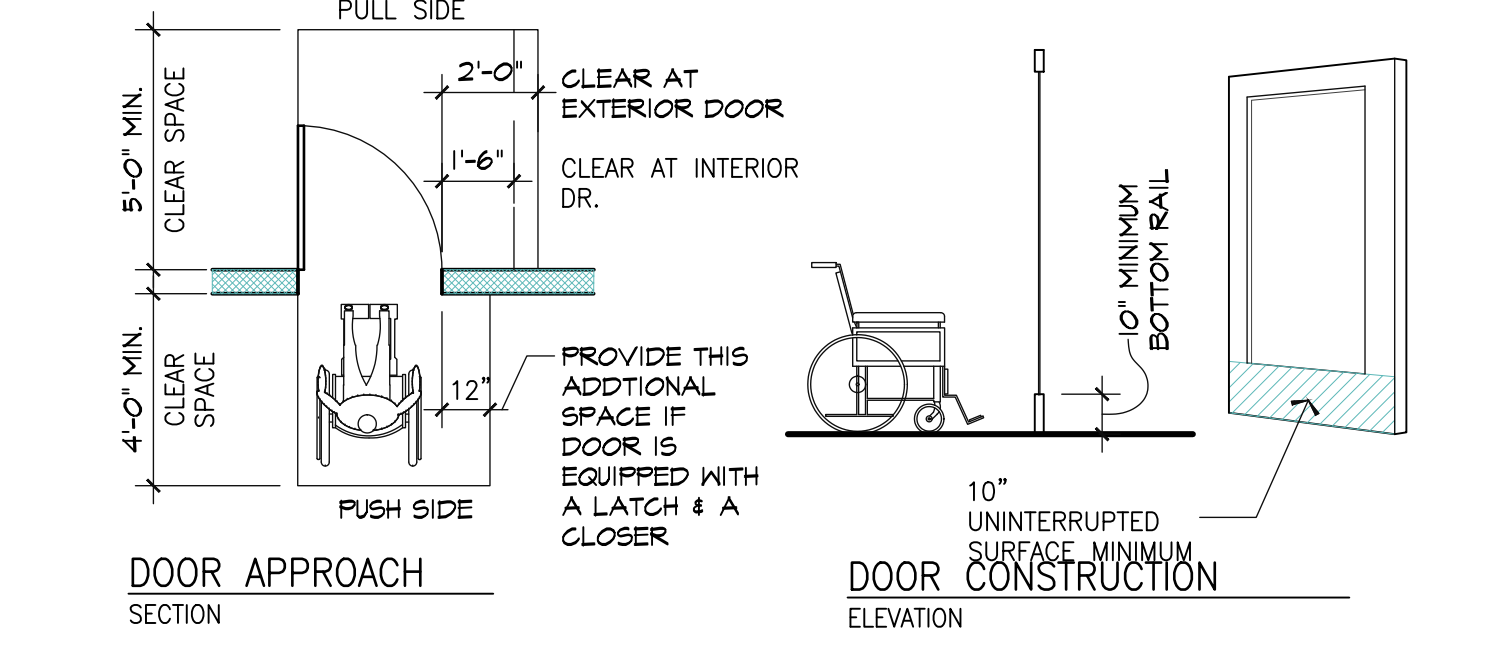
1010.1.3 DOOR OPENING FORCE
THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS (22 N). FOR OTHER SWINGING DOORS, AS WELL AS SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND (67 N) FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND (133 N) FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15-POUND (67 N) FORCE.

1010.1.3.1 LOCATION OF APPLIED FORCES
FORCES SHALL BE APPLIED TO THE LATCH SIDE OF THE DOOR.
11B-404.2.9 DOOR OPENING FORCE
THE MAXIMUM FORCE REQUIRED TO PUSH OR PULL OPEN A DOOR SHALL COMPLY WITH THIS SECTION. PUSH OR PULL FORCE FOR A HINGED DOOR SHALL BE MEASURED PERPENDICULAR TO THE DOOR FACE AT THE DOOR OPENING HARDWARE OR 30 INCHES (762 MM) FROM THE HINGED SIDE, WHICHEVER IS FARTHER FROM THE HINGE. PUSH OR PULL FORCE FOR A SLIDING OR FOLDING DOOR SHALL BE MEASURED PARALLEL TO THE DOOR AT THE DOOR PULL OR LATCH. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS COMPLYING WITH SECTION 11B-404.3 MAY BE USED TO MEET THE MAXIMUM FORCE LIMITS.

1. REQUIRED FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 LBF (66.7 N).
2. OTHER THAN REQUIRED FIRE DOORS, INTERIOR DOORS SHALL HAVE A MAXIMUM OPENING FORCE OF 5 LBF (22.2 N).
3. OTHER THAN REQUIRED FIRE DOORS, EXTERIOR DOORS SHALL HAVE A MAXIMUM OPENING FORCE OF 5 LB (22.2 N).
1010.1.3.3 LOCKS AND LATCHES - LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHERE ANY OF THE FOLLOWING EXISTS:
REFER TO DOOR SCHEDULE FOR EXCEPTIONS APPLIED
1. PLACES OF DETENTION OR RESTRAINT.
2. IN BUILDINGS IN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUPS B, F, M AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:

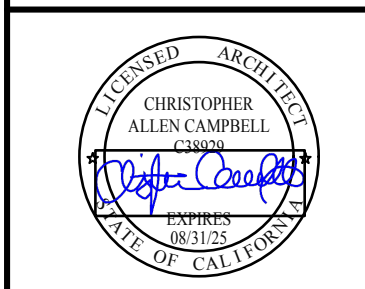
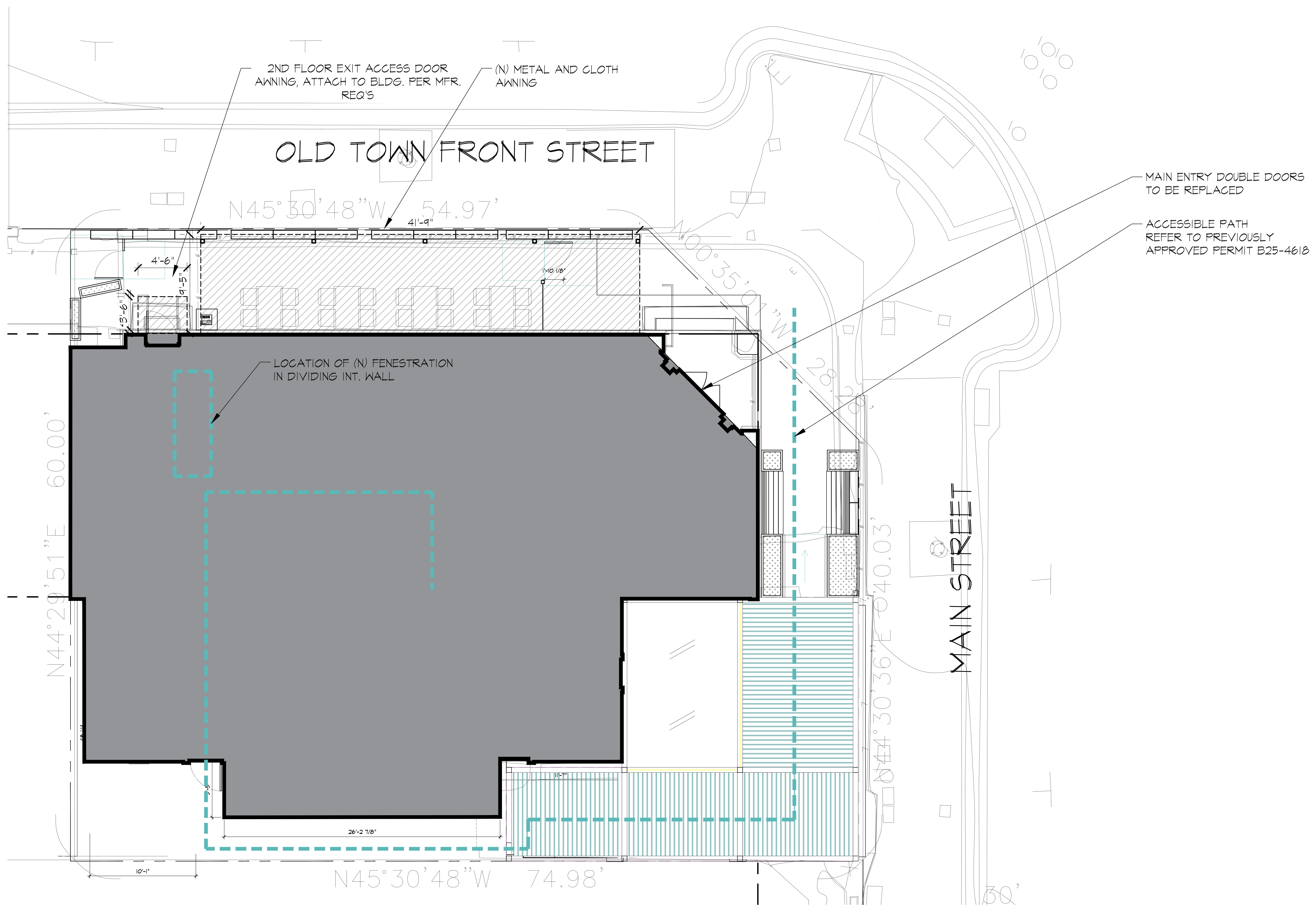
- 2.1. THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.
2.2. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED." THE SIGN SHALL BE IN LETTERS ONE INCH HIGH ON A CONTRASTING BACKGROUND.
2.3. THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.
3. WHERE EGRESS DOORS ARE USED IN PAIRS, APPROVED AUTOMATIC FLUSH BOLTS SHALL BE PERMITTED TO BE USED, PROVIDED THAT THE DOOR LEAF HAVING THE AUTOMATIC FLUSH FLUSH BOLTS HAS NO DORMER OR SURFACE-MOUNTED HARDWARE.
4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL.
5. FIRE DOORS AFTER THE MINIMUM ELEVATED TEMPERATURE HAS DISABLED THE UNLATCHING MECHANISM IN ACCORDANCE WITH LISTED FIRE DOOR TEST PROCEDURES.

DOOR REQUIREMENTS



Old Town Tannulla
rtex
28465 Old Town Front Street, Suite 201
Tannulla, CA 95290
(925) 713-2320
Designed: cec
Drawn By: cec
Checked: cec
Date: 09/20/2025
GAUCHO GRILL
NEW AWNING AND MAIN ENTRY DOOR
28465 OLD TOWN FRONT STREET
Tannulla, CA 95290
Sym.
Revisions
By
Date
Job Number: 2422
Drawing Number: t102

- SITE PLAN NOTES:**
- EXISTING ON SITE DECORATIVE STONE INSETS TO BE REUSED AND RESET PER CITY AND HISTORICAL COMMITTEE REQ'TS.
 - PER PUBLIC WORKS: ALL NEW FRONTAGE IMPROVEMENTS SHALL BE PER Old Town Specific Plan - TO BE STAMPED CONCRETE-
 - DINING TABLE/SEATING, 5% SHALL BE ACCESSIBLE OF EACH TYPE AND IN EACH LOCATION SPACE. PER CBC CHAPT IIB
 - NEW RAISED PLANTER SHALL BE CORTEN STEEL SEE ELEVATIONS



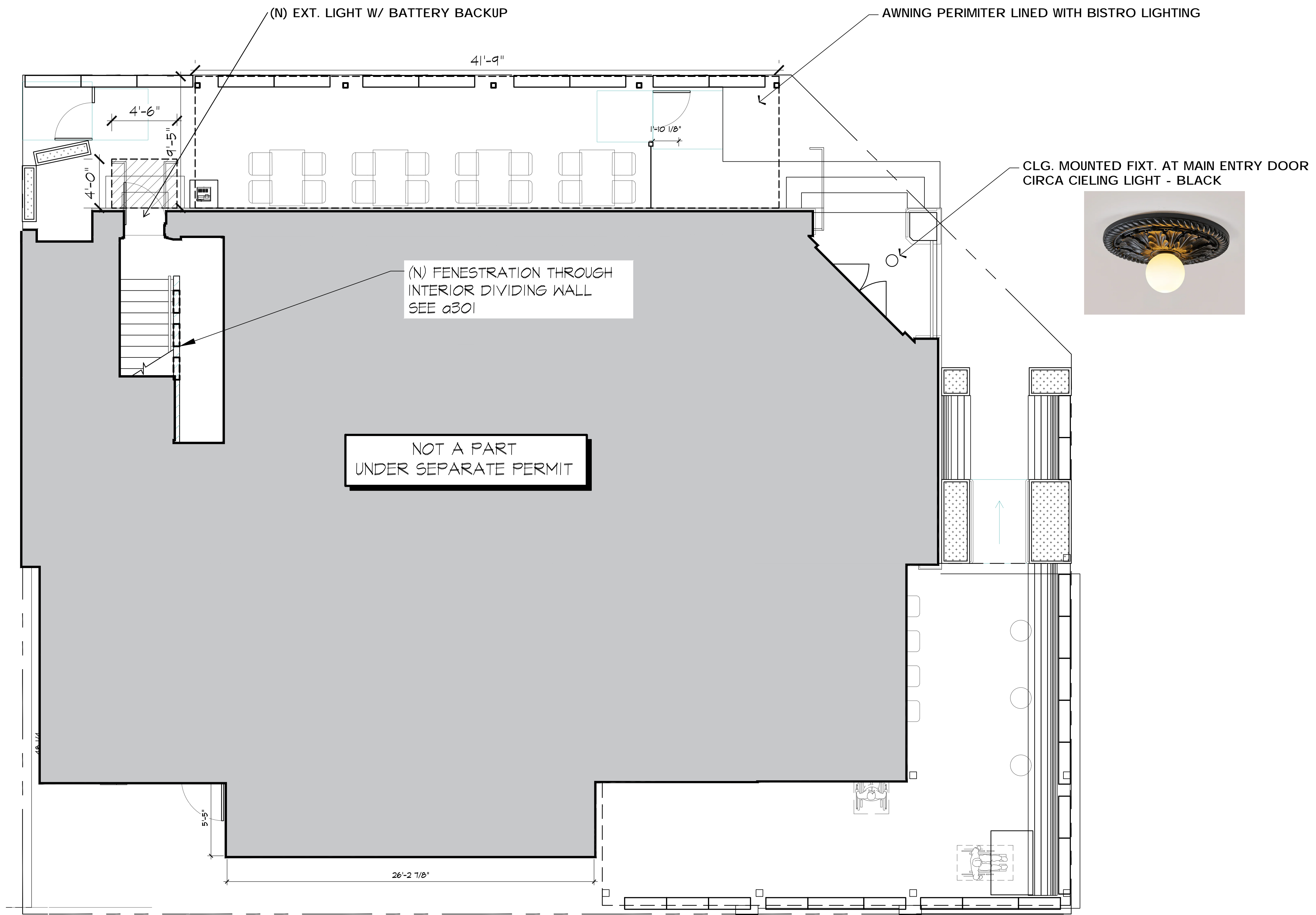
Designed	ccg
Drawn By	ceg
Checked	ccg
Date	05/20/2025

GAUCHO GRILL
 EXISTING PATIO COVER REPLACEMENT
 28445 OLD TOWN FRONT STREET
 Temecula, CA 92590

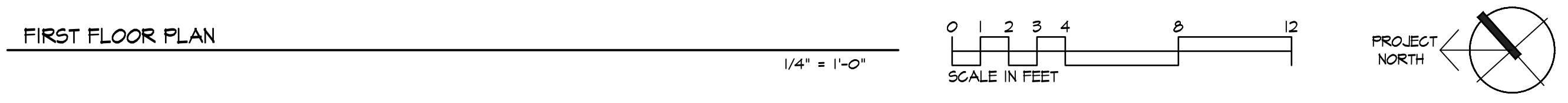
By	Date	Revision

Job Number: 2422
 Drawing Number

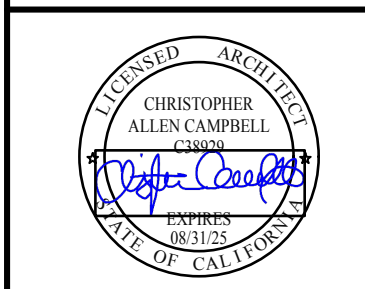
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- FLOOR PLAN NOTES:**
1. CONTRACTOR SHALL VERIFY W/ OWNER ALL FINISHES & MATERIALS PRIOR TO PURCHASE AND/OR INSTALLATION.
 2. ALL DIMENSIONS ARE TAKEN TO FACE OF STUD (UNLESS INDICATED) IN CASE OF CONFLICT NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS. (DO NOT SCALE DRAWINGS)
 3. CONTRACTOR SHALL NOT MAKE ANY CHANGES OR DEVIATE FROM THESE PLANS WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ARCHITECT. IF OWNER AUTHORIZES ANY CHANGES, THE ARCHITECT SHALL BE NOTIFIED.
 4. FRAMING CONTRACTOR SHALL PROVIDE BLOCKING FOR ALL HANDRAILS, ELEG. FIXTURES, ACCESS PANELS, PLUMBING FIXTURES, MECH. EQUIPMENTS, COORDINATE WITH GENERAL CONTRACTOR AND SPECIFIC CONTRACTORS AS NECESSARY FOR EXACT LOCATIONS.
 5. FRAMING CONTRACTOR SHALL PROVIDE DRAFT STOPS ON ALL HORIZONTAL TO VERTICAL LOCATIONS.
- EGRESS NOTES:**
1. PER CBC TABLE 1006.2.1, OCCUPANCY OF 2ND FLR. IS LIMITED TO 50 OCCUPANTS, THIS TRAVEL DISTANCE IS 100 FEET.
 2. PER CHBC CH. 9 SEC. 902.1 EXISTING USE - THE USE OF A QUALIFIED HISTORICAL BUILDING SHALL BE PERMITTED TO CONTINUE IN USE REGARDLESS OF ANY PERIOD OF TIME IN WHICH IT MAY HAVE REMAINED UNOCCUPIED OR IN OTHER USES.
- FIRE DEPARTMENT NOTES:**
1. EXISTING EXIT DOORS TO HAVE A SIGN ABOVE OR ADJACENT TO THE DOOR STATING 'THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED'. CBC 1010.2.4
 2. EXISTING EXIT DOORS ARE PART OF THE APPROVED SHELL DRAWINGS (PG 2007-3507). ALL EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.



Old Town Temecula
rtex
 28845 Old Town Front Street, Suite 201
 Temecula, CA 92590
 (951) 933-1030



Designed: ccc
 Drawn By: ceg
 Checked: ccc
 Date: 05/20/2025

GAUCHO GRILL
 NEW AWNING AND MAIN ENTRY DOOR
 28845 OLD TOWN FRONT STREET
 Temecula, CA 92590

By	Date	Job Number	Drawing Number
		2422	

a201

Lightology

lightology.com
866-954-4489
04-02-26

Project: _____
Company: _____
Location: _____ Fixture Type: _____
SPEC #: **MAX1419363**
Approved On: _____ Approved By: _____

Wafer Ceiling Light with Emergency Backup By Maxim Lighting



Description

The Wafer Ceiling Light with Emergency Backup is a low profile and energy efficient option, perfect for any interior application. Manufactured of die cast aluminum, the Wafer features even light distribution through a frosted diffuser. Available in 120V with TRIAC and ELV dimming or 277V with 0-10V dimming.



Shown in black / white

Specifications

COLOR	White
BODY FINISH	Black
WATTAGE	17W
DIMMER	Low Voltage Electronic
DIMENSIONS	7"W x 2.1"H
INTEGRATED LED MODULE	1 x LED/17W/120V LED

Technical Information

LAMP LIFE	50000 hours
COLOR RENDERING	90 CRI
LAMP COLOR	3000K
LUMENS/WATT	58.82
LUMINOUS FLUX	1000 lumens



CLICK TO VIEW PRODUCT

Notes:

Old Town Local Advisory Committee

May 11, 2026

Old Town Parking

Data Update

Eric Jones, Associate Planner II