



AMERICAN GONZO - THE WIN-DOW

237 WEST CHAPMAN AVENUE, ORANGE, CA

PLANNING REVIEW PACKAGE 07-03-2025
PLANNING REVIEW PACKAGE 11-14-2025
PLANNING REVIEW PACKAGE 01-22-2026
PLANNING REVIEW PACKAGE 03-11-2026

REV 05-27-2026



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 30-159845
HRI # 039211, 111526
Trinomial ORA
NRHP Status Code 1D

Other Listings:
Review Code: Reviewer: Date:

Page 1 of 3

*Resource Name or #:
(Assigned by Recorder)

CHAPMAN_W_237__APN_039-173-10

*P1. Other Identifier: See B13 Remarks

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Orange and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad: Date: T R ; 1/4 of 1/4 of Sec : B.M.

c. Address: 237 W CHAPMAN AVE, # City: Orange Zip: 92866

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data:

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries. Continues on Pg.3.)

Materials: Frame - Metal siding

This structure consists of two projecting bays, each supported by columns. The roof of each of these bays is in the curvilinear style with banding typical of Moderne structures.

*P3b. Resource Attributes: (HP6)--Commercial building

(List attributes and codes)

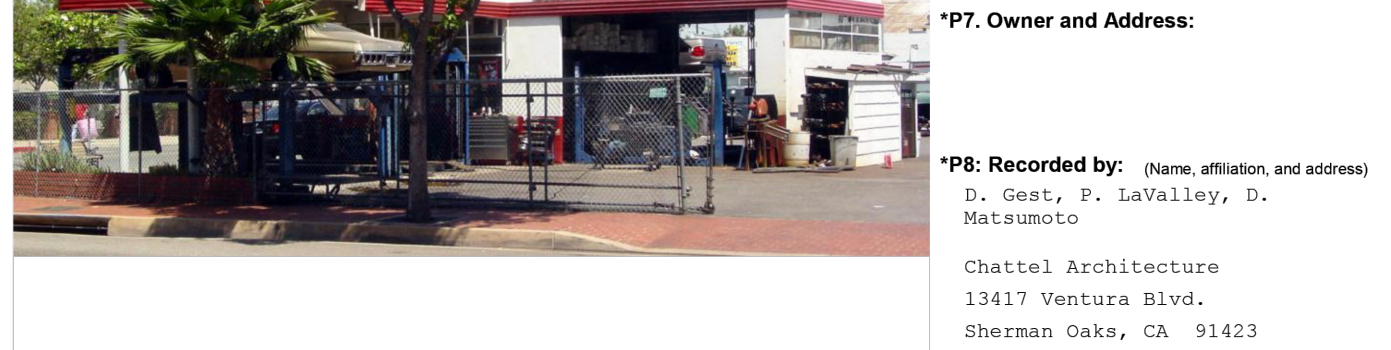
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☒ Element of District ☐ District ☐ Other (Isolates, etc.)

P5b. Description of Photo: 2005

(View, date, accession #)

*P6. Date Constructed/ Age and Source: 1925

☒ Historic ☐ Prehistoric ☐ Both



*P8. Recorded by: (Name, affiliation, and address)

D. Gest, P. LaValley, D. Matamoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

*P9. Date Recorded: May, 2005

*P10. Survey Type: (Describe)

Reconnaissance

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet(s) ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 30-159845
HRI # 039211, 111526
NRHP Status Code 1D

Page 2 of 3

*Resource Name or #:
(Assigned by Recorder)

CHAPMAN_W_237__APN_039-173-10

B1. Historic Name: Super Service Station

B2. Common Name:

B3. Original Use: COM B4. Present Use: COM

*B5. Architectural Style: Art Moderne

*B6. Construction History: (Construction date, alterations, and date of alterations) Date of Construction: 1925 ☒ Historic ☐ Prehistoric ☐ Both

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features:

*B9. Architect or Builder: Unknown

*B10. Significance: Theme: Architecture Area: City of Orange Property Type: Gas station

Period of Significance: Old Towne: Intervar Development (c. 1921 - 1941) Applicable Criteria: AC

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity: Good Condition - No apparent change to original structure.

Site Integrity:

Opportunities:

What is currently an auto repair shop was originally a small gas station and, in fact, one of the first in Orange. This originally served several businesses, including the Super Service Station and California Tire Credit Service.

*B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: Orange Daily News.

B13. Remarks: (Continues on Pg.3)

Status change since 1991 Survey: None.

Previously known in 1997 listing as: 235-237 W. Chapman.

*B14. Evaluator: Robert Chattel

*Date of Evaluation: September, 2005

(This space reserved for official comments.)

DPR 523B (1/95)

*Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # 30-159845
HRI # 039211, 111526
Trinomial ORA

Page 3 of 3

*Resource Name or #:
(Assigned by Recorder)

CHAPMAN_W_237__APN_039-173-10

Recorded by: D. Gest, P. LaValley, D. Matamoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: May, 2005

☒ Continuation ☐ Update

Years Surveyed: 1982, 1991, 2005

Listed in National Register: 1997

General Plan: OTMIX-15 # of Buildings: 1

Planning Zone: SP # of Stories: 1

Lot Acre: 0.2544 # of Units: 1

Principal Building Sqft: 1100

B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):



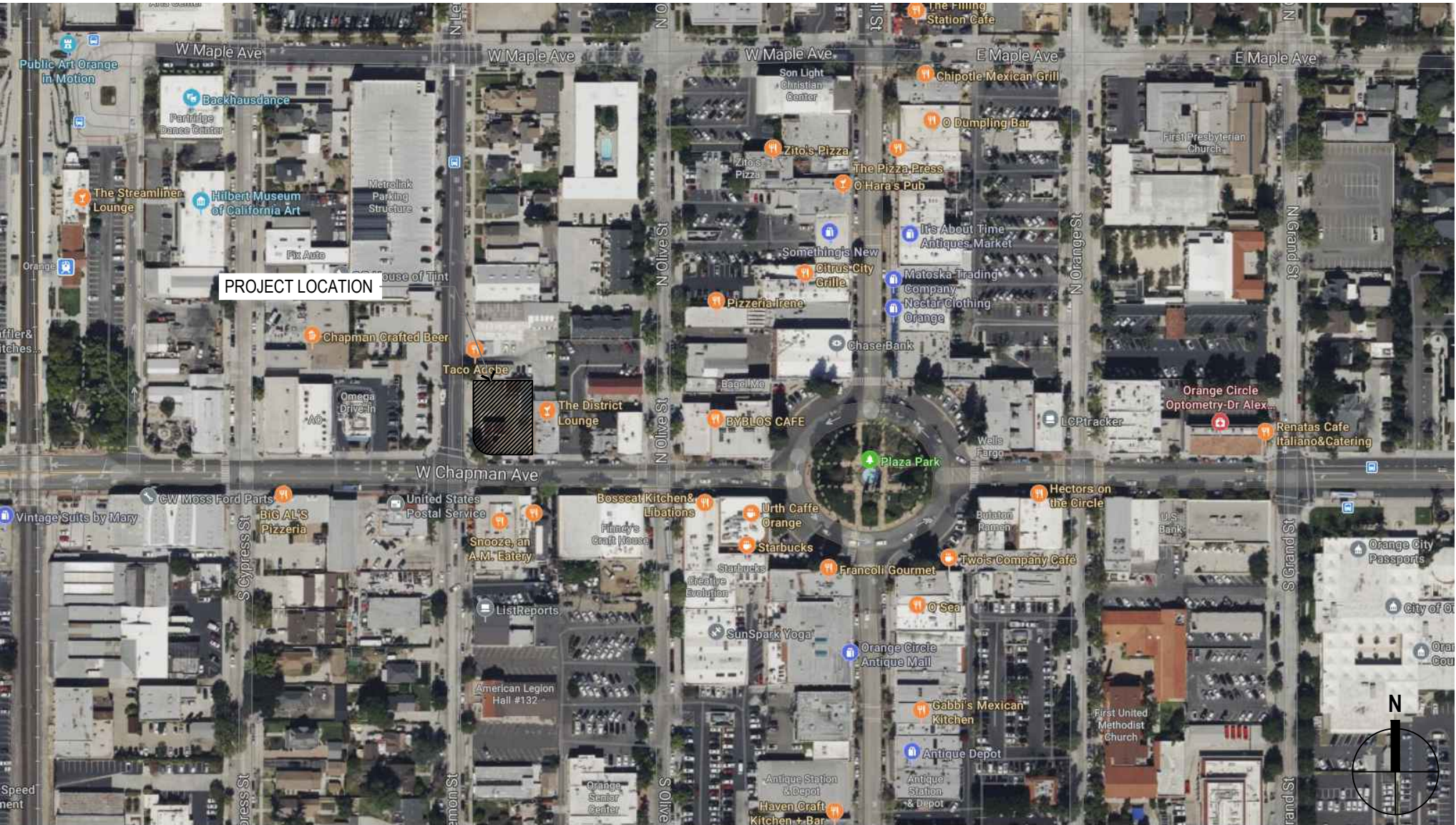
DPR 523L (11/98)

*Required Information

CITY OF ORANGE DOCUMENTS



AERIAL MAP



AERIAL MAP

PROJECT DATA

PROJECT:

ADDRESS: 237 WEST CHAPMAN AVENUE, ORANGE, CA

JURISDICTION: CITY OF ORANGE, CA

ZONING: OTMU-15 (SP)
OLD TOWNE MIXED USED

PARCEL NUMBER: 039-173-10

PARCEL AREA: (0.25 ACRES)
10,937 S.F. GROSS

BUILDING DATA: BUILDING 1 (E): 682 S.F.
BUILDING 2 (E): 1,062 S.F.

LEGAL DESCRIPTION: LOT 20 AND THE WEST 26 FEET OF LOT 19, IN BLOCK D, MAP OF TOWN OF ORANGE, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGES 630 AND 631, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES, CALIFORNIA

PROJECT DIRECTORY

OWNER
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THE
win~dow

AMERICAN GONZO - THE WIN~DOW
237 WEST CHAPMAN AVENUE, ORANGE, CA

SHEET INDEX & PROJECT INFORMATION

AO
Architecture.
Design.
Relationships.
www.aoarchitects.com

Job No. 2024-1055
Date: 2026-05-27

00

The Win~Dow and a Bar (Restaurant) – Orange

Location: 237 W Chapman Ave, Orange, CA

Re: Project Narrative

American Gonzo Restaurants (AGR) is proposing to locate their newest restaurant in Old Towne Orange. The emerging restaurant concept was established in 2019 in Venice Beach and has successfully opened four locations across the southland with a desire to bring their fifth location to Orange.

The fast-casual concept is a destination for classic smash burgers and fried chicken sandwiches with an iconic walk-up ordering and pick-up window akin to food service in beach-like settings. It is known as an all-age welcoming establishment in a ‘pull-up-a-stool’ casual environment setting. The location selected is the former site of the now Historically registered Hoffman Radiator in Old Towne Orange and is of particular interest to AGR The uniqueness of the site provides the brand with an opportunity for a much larger park-like setting with alfresco casual dining and light recreation.

This space has been vacant for many years and is a key location serving as a welcoming gateway to Old Towne Orange. The two existing buildings will house the main kitchen and food production operations (Building A), while the smaller service building will operate as a full bar (Building B) with the approval of liquor sales, as part of this project’s submittal scope. There are no interior guest dining spaces, apart from the covered open-air canopies that will remain in-place. The adaptive re-use or change of use does require a proposed third structure to be added to the site to house guest restrooms.

The project consists of an adaptive re-use of the two existing 1925 buildings. Building A is a masonry/wood service bay type building and Building B is a steel panel frame ‘service station’. Both are equipped with large overhead metal canopies that formerly served as exterior automotive service bays. As a contributing property to the City of Orange Historic districts, it is important to the client and design team that the historic nature and art deco architectural style be preserved, and re-use of the site be handled with care while celebrating the essence of the long-standing operation as an automotive repair shop for most of its 100 years of existence.

A full historical assessment has been conducted highlighting key architectural features that are to remain or be carefully modified to allow for this change of use without disrupting the significant character of the site or structures therein. The Secretary of Interiors Guidelines are adhered by rigorous review and design influence from Historic Resources Group (HRG), a respected consultant by the City of Orange Planning Department. The remainder of the site transformation from a service lot to pedestrian centric dining ‘park’ is key to the site improvement scope.

The proposed design consists of a fully gated space with lush inground landscaping, dining amenities such as umbrellas, lighting, play area for children as well as a small bocce ball court. In addition, the

project proposes; minor grading, code required improvements, utilities upgrades, New Trash enclosure and a re-use of the existing vehicular entry drive for delivery and trash pick-up. Parking is not a part of this scope as the project falls within the Old Towne District under the current zoning ordinance thus, onsite parking is not required.

This property is located within the Santa Fe Depot Specific Plan and adheres to those objectives, policies and guidelines through thoughtful adaptive reuse, placemaking and community services and programs beyond a typical fast-casual restaurant establishment. Incorporating historic rehabilitation to protect the historic environment of the site and implementing modern sustainable environmental practices will make this project a true place maker that will boost community synergy at the gateway to our beloved Old Towne Orange.

Architectural Basis of Design

The Site is considered a Contributing Site of historical significance as it is located within the City of Oranges’ three Historical District Overlays:

- Plaza Historic District
- Local Old Towne Historic District
- Old Towne Orange Historic District

All efforts will be made to conform to the City of Orange Historic Review and Historic Preservation Design Standards (HPDS) where applicable. HRG has been engaged to review and guide the project through the proper approach to historic renovations/rehabilitation for adaptive re-use. Historically significant elements that contribute to the former use and historic past will be carefully considered and the design solutions proposed will align to minimize impact to the historical property and historical features.

Windows and Doors

Existing fenestration structure will remain intact or modified within the approved governing guidelines. The key elevations will remain in close-to-existing conditions with modifications specifically due to energy code and adaptive re-use needs for food service use. These modifications include insulated glass within existing steel trim windows/doors with new operable windows that complement the existing building elements.

Roll-up doors will be proposed in the southwest Building B Easterly canopy (former repair bay) to replace the security gates that were added more recently than the original buildings construction. The proposed doors will be specified to be reminiscent of automotive roll-up glass and metal doors appropriate in automotive use. A similar application was successfully utilized at Philz Coffee in Old Towne orange.

Exterior Finishes:

Exterior finishes will remain intact and be properly rehabilitated to seal the building from weather and energy efficiency to meet the strict State of California Cal Green requirements. The Art-deco style will remain intact and hold as significant to the existing architectural design of the structures. Rehabilitation will repair damaged areas and structures painted within a similar color palette maintaining the existing look and feel of the site.

Site:

Intentional transformation for the grounds includes a minimalist design approach utilizing decomposed granite surfacing, preservation of some, but not all, existing concrete pads where accessibility is achievable. The empty lift pit will remain under the southwest canopy of Building B to preserve the narrative of the historic use of the site.

Mechanical Equipment:

New condenser units for Building A will be ground mounted and screened to maintain roof parapet heights thus do not require roof screening. Building B will have a new roof equipment platform on the lower east side of the roof and screened to meet planning view requirements. The screen will be constructed in similar materials, color and architectural style to complement the existing art-deco language.

Please refer to the design drawings and details as well as the Historical Assessment report for further information surrounding Basis of Design.

The Win~Dow and a Bar – Orange; Use Narrative

From its inception in 2019, The Win~Dow has existed as a casual smash-burger concept that originated as a side product of the higher-end steakhouse American Beauty in Venice, CA. Its primary value revolves around providing high-quality, affordable food within a community-focused, unpretentious environment. The inclusion of a full-service bar is unique to this location and provides a synergetic ‘oasis’ to the large quarter acre outdoor venue. The space embraces an all-ages destination with play areas and light recreation, creating an almost park-like setting for everyday use and serving as a potential private special event venue.

The proposed space would operate seven days a week with closures limited to certain holidays or public closures during special events such as corporate events buy-outs.

Dining is primarily alfresco (outdoor) with some seating under existing canopies with provisions of movable umbrellas and heaters throughout.

Seating Counts:

Table seating: 225
Bar Seating: 16
Fire Pit Seating: 24

Activities:

Activities include fire pits, a play area for children/parents, and a ping-pong table further defining the space as an interactive park-like setting.

There is the desire to have low level music that meets the sound ordinance in the Downtown district restrictions. Potential low volume acoustic live music may be a consideration as well.

Operations:

The gated perimeter will have three main access points one at the existing location on Chapman and two added to the Lemon St side. These access gates are intended to remain fully open during operating hours.

The Restaurant will provide the traditional Win~Dow menu offerings and operate as a walk-up order and pick-up point on the south end of Building A. The bar building will have operable windows that allow for walk up service as well as bar seating with direct service.

Hours of Operation:

Restaurant:
Sunday-Thursday: 10 am – 11 pm
Fridays/Saturdays: 10 am – 12 am

Hours of Alcohol Service:
Same as above.

Employee Count:

Expected number of employees per shift: 20 employees
Expected number of employees total: 70 - 75 employees

Alcohol management:

How alcohol will be displayed on premise: Back Bar Display
How alcohol will be stored on premise: In beer cooler + liquor storage

AGR and AO Architects appreciate the time the city has provided this project and the team of professionals to ensure the design is developed and aligned with the input from the City of Orange’s planning department. This collective effort is leading toward a dynamic destination-centric project that would be a great addition to the Old Towne Orange Plaza and historical community fabric.

Respectfully:



Jeff Rabbitt, Architect
AO Architects

- SECURITY AND DESIGN MEASURES THAT EMPLOY DEFENSIBLE SPACE CONCEPTS SHALL BE UTILIZED IN DEVELOPMENT AND CONSTRUCTION PLANS. THESE MEASURES INCORPORATE THE CONCEPTS OF CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED), WHICH INVOLVES CONSIDERATIONS SUCH AS PLACEMENT AND ORIENTATION OF STRUCTURES, ACCESS AND VISIBILITY OF COMMON AREAS, PLACEMENT OF DOORS, WINDOWS, ADDRESSING, AND LANDSCAPING. CPTED PROMOTES PUBLIC SAFETY, PHYSICAL SECURITY AND ALLOWS CITIZENS THE ABILITY TO MONITOR ACTIVITY. IT IS BASED ON FIVE CONCEPTS TO PROVIDE NON-INVASIVE AND PERMANENT MEASURES TO PREVENT AND REDUCE CRIME: TERRITORIALITY, NATURAL SURVEILLANCE, ACCESS CONTROL, ACTIVITY SUPPORT, AND MAINTENANCE. THE PROJECT SHALL ALSO COMPLY WITH THE REQUIREMENTS CONTAINED IN THE CITY OF ORANGE MUNICIPAL CODE CHAPTER 15.52, BUILDING SECURITY CONSTRUCTION STANDARDS REFERENCE ORDINANCE #6-22.
- BEGINNING ON JANUARY 1, 2026, EACH CALIFORNIA CITY IS REQUIRED BY STATE LAW TO ENFORCE THE 2025 EDITION OF CALIFORNIA BUILDING STANDARDS CODES (A.K.A., TITLE 24 OF THE CALIFORNIA CODES OF REGULATIONS). ALL PROJECTS SUBMITTED BEFORE OR ON DECEMBER 22, 2025, ARE PERMITTED TO COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE.

-PROVIDE ‘GREEN CODE CHECKLIST’. AND THE GREEN MEASURES ASSOCIATED WITH THE PROJECT SHALL BE CLEARLY SPECIFIED AS TO WHAT SHEET OF PLANS ARE SHOWN.

-PROVIDE DESIGN DATA ON THE FIRST SHEET:

- SCOPE OF WORKS (DESCRIPTION OF USE)
- OCCUPANCY GROUPS
- TYPE OF CONSTRUCTION
- SPRINKLER BUILDING
- FLOOR AREA
- HEIGHT
- NUMBER OF STORIES
- ALLOWABLE FLOOR AREA
- APN (ASSESSOR PARCEL NUMBER).

DISABLED ACCESS

- SHOW (PROVIDE) THE ACCESSIBLE NEW AND EXISTING PARKING (INCLUDING VAN ACCESSIBLE PARKING) AND REFERENCE DETAIL OF THE STANDARD ACCESSIBLE PARKING, PATH OF TRAVEL TO BUILDING AND TO PUBLIC WAY (5% SLOPED AND 2% CROSS), RAMP AND SIGNAGE ON THE SITE PLAN.
- SHOW ON THE PLAN ACCESSIBLE RESTROOM AND THE CROSS-REFERENCE OF THE STANDARD ACCESSIBLE RESTROOM DETAIL. PROVIDE ACCESSIBLE FOR CASH REGISTER COUNTER OR RECEPTION DESK.
- PROVIDE SPECIFICATIONS FOR THE DOOR HARDWARE TO COMPLY WITH DISABLED ACCESS REQUIREMENTS. (LEVER TYPE, PUSH-PULL, PANIC, ETC)
- PROVIDE AND DETAIL TACTILE EXIT SIGNAGE AND LOCATIONS.

EGRESS

- SUBMIT AN EXIT PLAN THAT LABELS AND CLEARLY SHOWS COMPLIANCE WITH ALL REQUIRED EGRESS FEATURES SUCH AS, BUT NOT LIMITED TO, COMMON PATH OF TRAVEL, REQUIRED NUMBER OF EXITS, OCCUPANT LOAD, REQUIRED WIDTH, CONTINUITY, TRAVEL DISTANCE, ETC. CBC 1001.1.
- PRIOR TO ISSUANCE OF ANY GRADING PERMIT OR BUILDING PERMIT, THE APPLICANT MUST SUBMIT IMPROVEMENT PLANS TO THE WATER DIVISION FOR REVIEW AND APPROVAL FOR ANY NEW FIRE HYDRANTS, DOMESTIC WATER SERVICES, FIRE SERVICES, LANDSCAPE SERVICES, BACKFLOW PREVENTION DEVICES, AND ANY OTHER PROPOSED IMPROVEMENTS OR RELOCATIONS AFFECTING THE PUBLIC WATER SYSTEM FACILITIES.
- PRIOR TO ISSUANCE OF ANY GRADING PERMIT, THE APPLICANT MUST CONSTRUCT ALL PUBLIC AND/OR PRIVATE IMPROVEMENTS TO THE SATISFACTION OF THE WATER DIVISION. THE APPLICANT MAY BE REQUIRED TO ENTER INTO AN AGREEMENT WITH THE CITY OF ORANGE, AND POST SECURITY IN A FORM AND AMOUNT ACCEPTABLE TO THE CITY ENGINEER AND/OR WATER DIVISION TO ENSURE CONSTRUCTION OF SAID IMPROVEMENTS.
- PRIOR TO ISSUANCE OF ANY GRADING PERMIT OR BUILDING PERMIT, THE APPLICANT WILL BE RESPONSIBLE FOR THE INSTALLATION AND/OR RELOCATION OF THE PROPOSED OR EXISTING PUBLIC WATER SYSTEM FACILITIES TO A LOCATION AND OF A DESIGN PER THE IMPROVEMENT PLANS APPROVED BY THE WATER DIVISION.
- PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, THE APPLICANT WILL BE RESPONSIBLE FOR THE INSTALLATION OF NECESSARY FIRE HYDRANTS AND FIRE SERVICES AS APPROVED BY THE FIRE DEPARTMENT AND WATER DIVISION.
- PRIOR TO ISSUANCE OF BUILDING PERMIT, THE WATER DIVISION WILL APPROVE THE TYPE AND LOCATION OF LANDSCAPING SERVICES, FIRE SERVICES, AND BACK-FLOW PREVENTION DEVICES FOR PROPOSED CITY SERVICES.
- PRIOR TO ISSUANCE OF BUILDING PERMIT, THE APPLICANT MUST SUBMIT CONSTRUCTION DOCUMENTS THAT SHOW THAT AN EIGHT-FOOT MINIMUM CLEARANCE IS PROVIDED BETWEEN CITY WATER MAINS, LATERALS, SERVICES, METERS, FIRE HYDRANTS, SIGNS, OR TREES OR OTHER SUBSTANTIAL SHRUBS AND PLANTS AS REQUIRED BY THE WATER DIVISION. THE WATER DIVISION WILL REVIEW AND APPROVE THE CONSTRUCTION DOCUMENTS.
- PRIOR TO ISSUANCE OF BUILDING PERMIT, FOR THE FIRST PHASE OF WORK, THE APPLICANT WILL BE RESPONSIBLE FOR OBTAINING APPROVAL OF ALL NECESSARY ENCROACHMENT PERMITS FROM AFFECTED AGENCIES FOR ALL PUBLIC WATER CONSTRUCTION WORK.
- PRIOR TO APPROVAL OF A WATER IMPROVEMENT PLAN, THE APPLICANT MUST SATISFY ALL WATER MAIN CONNECTION, PLAN CHECK, AND INSPECTIONS CHARGES AS DETERMINED BY THE WATER DIVISION.
- PLANS SUBMITTED DURING PLAN CHECK MUST SHOW THAT THE WATER IMPROVEMENT PLANS ARE CONSISTENT WITH THE FIRE SUPPRESSION PLANS AND OR FIRE MASTER PLAN. THE APPLICANT’S CONSULTANT PREPARING THE WATER IMPROVEMENT PLANS MUST COORDINATE THEIR PLANS WITH THE CONSULTANT PREPARING THE FIRE SUPPRESSION PLANS AND/OR FIRE MASTER PLAN SO THAT THEIR DESIGNS CONCUR.
- PLANS SUBMITTED DURING PLAN CHECK MUST SHOW THAT THE MINIMUM SEPARATION REQUIREMENTS ARE MET AND THAT EACH OF THE VARIOUS DESIGNER’S PLAN SETS MATCH. THE APPLICANT’S CONSULTANT PREPARING THE IMPROVEMENT AND UTILITY PLANS MUST COORDINATE THEIR PLANS WITH THE CONSULTANTS PREPARING THE LANDSCAPE, ARCHITECTURAL, SURFACE WATER QUALITY MANAGEMENT, FIRE MASTER AND/OR FIRE SUPPRESSION PLANS SO THAT ALL DESIGNS ARE CONSISTENT.
- PRIOR TO ISSUANCE OF BUILDING PERMIT, THE APPLICANT MUST SUBMIT CONSTRUCTION DOCUMENTS MUST SHOW THAT THE INSTALLATION OF SEWER MAINS IN THE VICINITY OF WATER MAINS IS DONE PER THE DEPARTMENT OF PUBLIC WORKS WATER DIVISION STANDARD NO. 113 AND WILL BE APPROVED BY THE WATER DIVISION.
- PRIOR TO ISSUANCE OF BUILDING PERMIT, THE APPLICANT MUST SUBMIT CONSTRUCTION DOCUMENTS MUST SHOW THAT A SIX FOOT MINIMUM HORIZONTAL CLEARANCE AND A ONE FOOT MINIMUM VERTICAL CLEARANCE WOULD BE MAINTAINED BETWEEN CITY WATER MAINS, LATERALS, SERVICES, METERS, FIRE HYDRANTS AND ALL OTHER UTILITIES EXCEPT SEWER. THE WATER DIVISION WILL REVIEW AND APPROVE THE CONSTRUCTION DOCUMENTS.
- PRIOR TO ISSUANCE OF BUILDING PERMITS THE APPLICANT SHALL IDENTIFY THE LOCATION OF THE GREASE INTERCEPTOR AND PROVIDE EVIDENCE TO THE BUILDING OFFICIAL THAT THE DESIGN MEETS AND IS CONSISTENT WITH THE CITY’S LATEST ADOPTED BUILDING CODES.
- PRIOR TO APPROVAL OF GRADING OR BUILDING PERMITS, THE APPLICANT SHALL SUBMIT A NONPRIORITY PROJECT WQMP FOR REVIEW AND APPROVAL TO THE PUBLIC WORKS DEPARTMENT THAT:

DESCRIBES THE PROJECT SITE,

DESCRIBES THE POTENTIAL PROJECT POLLUTANTS,

INCORPORATES THE APPLICABLE SITE DESIGN, ROUTINE SOURCE AND STRUCTURAL CONTROL BMPS AS DEFINED IN THE MODEL WATER QUALITY MANAGEMENT PLAN (MWQMP) AND TECHNICAL GUIDANCE DOCUMENT (TGD),

GENERALLY DESCRIBES THE LONG-TERM OPERATION AND MAINTENANCE REQUIREMENTS FOR STRUCTURAL CONTROL BMPS,

IDENTIFIES THE ENTITY THAT WILL BE RESPONSIBLE FOR LONG-TERM OPERATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THE BMPS,

A COPY OF THE FORMS TO BE USED IN CONDUCTING MAINTENANCE AND INSPECTION ACTIVITIES,

INCLUDES RECORD KEEPING REQUIREMENTS (FORMS TO BE KEPT FOR 5 YEARS).

CONDITIONS OF APPROVAL

EXCERPT FROM THE PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT DATED OCTOBER 7, 2023 PREPARED BY GEO-CAL, INC.
THE GEOPHYSICAL INVESTIGATION:

“THE GEOPHYSICAL SURVEY DID NOT SHOW DATA CONSISTENT WITH THE PRESENCE OF STEEL UNDERGROUND STORAGE TANKS (USTS).”

“A BACKFILLED EXCAVATION WAS IMAGED BY GPR CORRESPONDING TO THE NOTICEABLE ASPHALT PATCH LOCATED TO THE EAST OF THE BUILDING. A NO MAGNETIC OR ELECTROMAGNETIC ANOMALY WAS DETECTED IN THIS AREA THAT COULD INDICATE THIS IS LIKELY WHERE FORMER STEEL UST’S WERE REMOVED FROM.”

UST INFORMATION



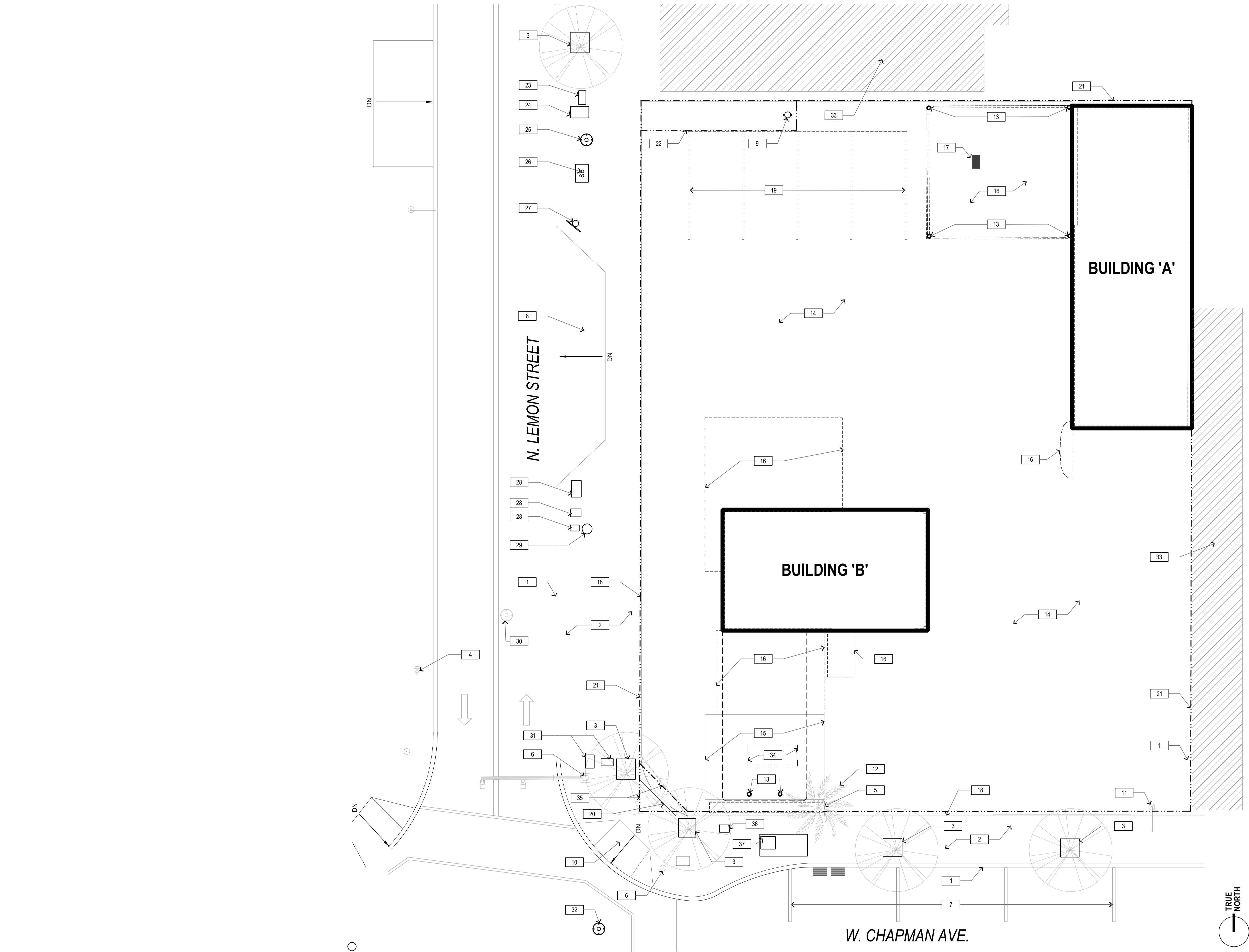
AMERICAN GONZO - THE WIN~DOW
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PROJECT NOTES & CITY OF ORANGE NOTES



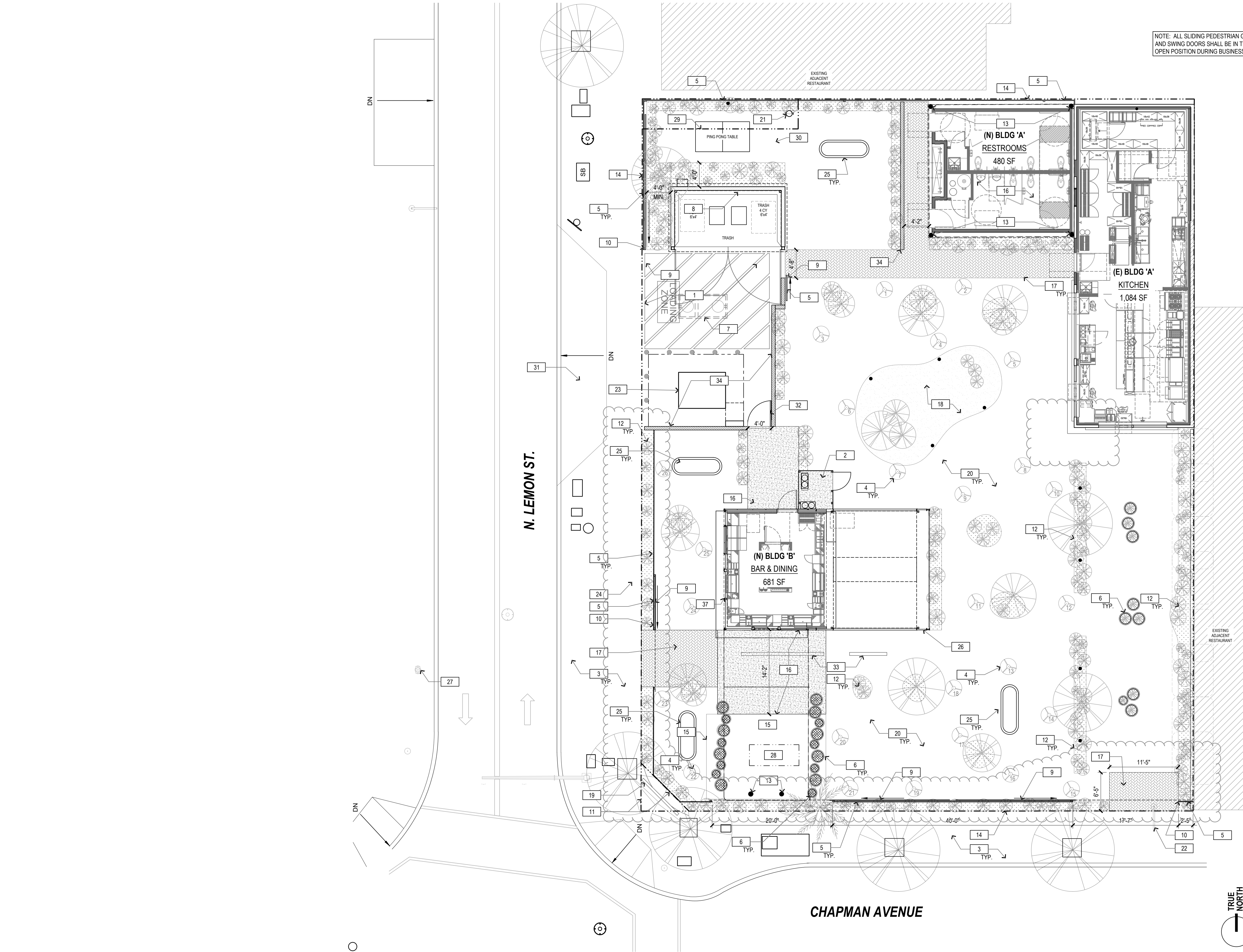
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Job No. 2024-1055
Date: 2026-03-11



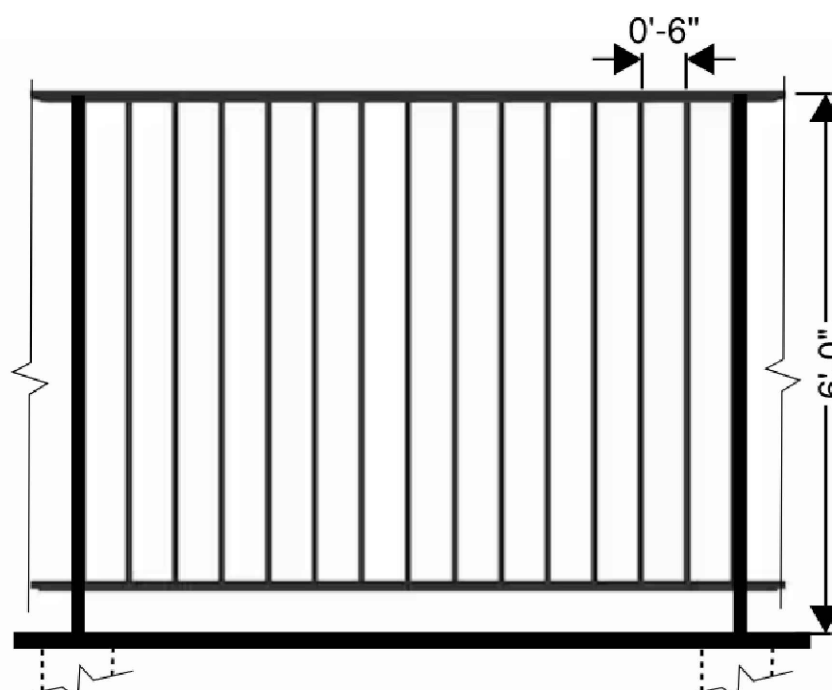
KEYNOTES

- 1 EXISTING CURB
- 2 EXISTING SIDEWALK
- 3 EXISTING STREET TREES/TREE WELL TO REMAIN
- 4 EXISTING FIRE HYDRANT
- 5 EXISTING PLANTER TO BE REMOVED
- 6 EXISTING TRAFFIC SIGNAL W/ STREET LIGHT TO REMAIN
- 7 EXISTING STREET PARKING SPACE(S) TO REMAIN
- 8 EXISTING CURBCUT
- 9 EXISTING TELEPHONE POLE AND GUY WIRE TO REMAIN
- 10 EXISTING CURB RAMP
- 11 EXISTING OVERHEAD SIGN TO REMAIN
- 12 EXISTING PALM TREE TO REMAIN
- 13 EXISTING CANOPY POSTS TO REMAIN
- 14 EXISTING ASPHALT TO BE REMOVED
- 15 EXISTING CONCRETE TO REMAIN
- 16 EXISTING CONCRETE TO BE REMOVED
- 17 EXISTING DRAIN TO BE REMOVED
- 18 EXISTING WROUGHT IRON FENCE TO BE REPLACED LIKE FOR LIKE
- 19 EXISTING PARKING STRIPING TO BE REMOVED
- 20 EXISTING MONUMENT SIGN TO REMAIN. PROTECT IN PLACE.
- 21 EXISTING PROPERTY LINE
- 22 EXISTING UTILITY EASEMENT FOR UNDERGROUND ELECTRICAL AND COMMUNICATION SYSTEMS
- 23 EXISTING CABLE RISER
- 24 EXISTING CABLE PULLBOX
- 25 EXISTING TELEPHONE MANHOLE
- 26 EXISTING ELECTRIC RISER
- 27 EXISTING PARKING SIGN
- 28 EXISTING WATER METER
- 29 EXISTING UTILITY VENT
- 30 EXISTING TELEPHONE MANHOLE
- 31 EXISTING UTILITY PULLBOX
- 32 EXISTING UTILITY MANHOLE
- 33 EXISTING NEIGHBORING BUILDING, NOT IN SCOPE
- 34 EXISTING COVERED EMPTY AUTO SERVICE PIT, TO REMAIN
- 35 EXISTING EASEMENT FOR STREET AND PUBLIC UTILITY
- 36 EXISTING STREET LIGHT PULLBOX
- 37 EXISTING STORM DRAIN MANHOLE



KEYNOTES

- 1 NEW LOADING ZONE STRIPING
- 2 SCREENED EQUIPMENT YARD
- 3 EXISTING SIDEWALK
- 4 NEW GROUND MOUNTED GAS HEATERS
- 5 NEW 6' HIGH WROUGHT IRON FENCING - SEE 1/- THIS SHEET
- 6 NEW POTTED PLANTS WITH IRRIGATION
- 7 NEW PRECAST CONCRETE GRAVITY GREASE INTERCEPTOR
- 8 NEW TRASH ENCLOSURE, PER CITY OF STANDARDS 409. SEE SHEET 13 FOR DETAILS OF CITY STANDARDS
- 9 NEW 6' HIGH WROUGHT IRON SLIDING GATE
- 10 NEW FIRE KNOX BOX, MOUNTED PER CITY FIRE STANDARDS
- 11 EXISTING EASEMENT FOR STREET AND PUBLIC UTILITY
- 12 NEW IN GROUND PLANTER WITH BROWN MULCH
- 13 EXISTING CANOPY POSTS TO REMAIN
- 14 EXISTING PROPERTY LINE
- 15 EXISTING CONCRETE TO REMAIN
- 16 NEW CONCRETE
- 17 NEW ORCA BRICK CLAY EXTERIOR PAVERS
- 18 NEW CHILDREN'S PLAY AREA WITH BROWN BARK MULCH NUGGETS
- 19 EXISTING MONUMENT SIGN TO REMAIN
- 20 NEW DECOMPOSED GRANITE COMPACTED OVER LEVELED SITE; WITH STABILIZER TO PREVENT EROSION AND RUN OFF
- 21 EXISTING TELEPHONE POLE AND GUY WIRE TO REMAIN
- 22 EXISTING HISTORIC OVERHEAD SIGN TO REMAIN
- 23 ELECTRICAL TRANSFORMER
- 24 NEW GROUND MOUNTED SIGN
- 25 NEW FIRE PIT
- 26 BUILDING ADDRESS LOCATION
- 27 EXISTING PUBLIC FIRE HYDRANT
- 28 NEW PAINTED FIXED AND SEALED DIAMOND PLATE COVER OVER EXISTING AUTO SERVICE PIT.
- 29 EXISTING UTILITY EASEMENT
- 30 NEW PING PONG TABLE
- 31 EXISTING DRIVE APRON
- 32 NEW 6' HIGH WROUGHT IRON SWINGING GATE
- 33 NEW QUEUING LINE GUARD RAIL
- 34 NEW 6' HIGH PAINTED CMU WALL



PERIMETER FENCING

SCALE: NTS

1

LEGEND

- NEW HEATERS
- POTTED PLANTS WITH IRRIGATION
- IN GROUND LANDSCAPE PLANTER WITH BROWN MULCH
- BROWN BARK MULCH NUGGETS
- 6'-0" HIGH CMU WALL

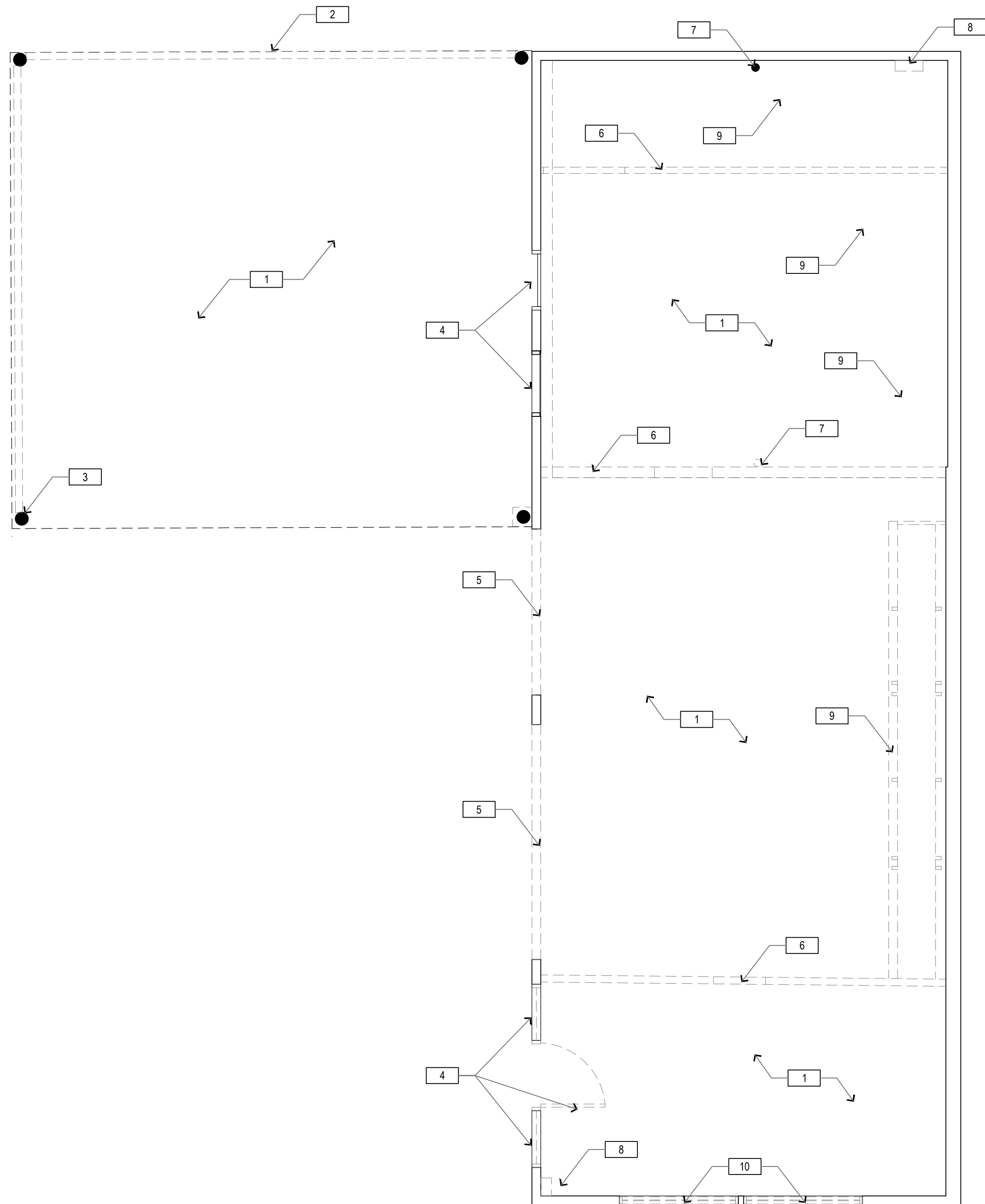


SEAT COUNTS

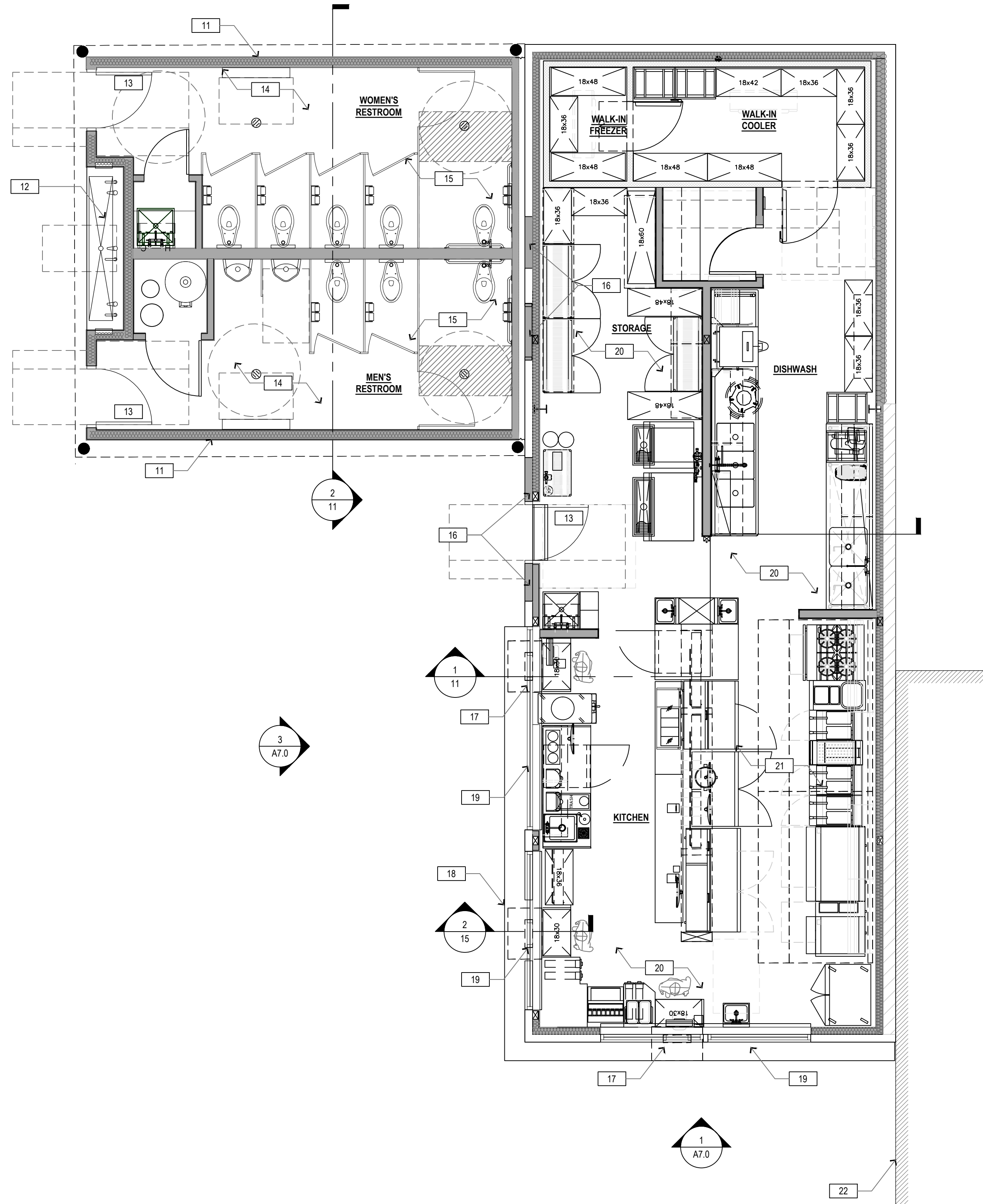
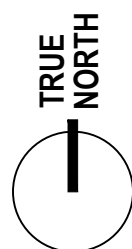
DINING SEATS (A): (TABLE)
225 SEATS
BAR SEATING (B):
16 SEATS
FIRE PIT SEATING (C):
24 SEATS

LEGEND

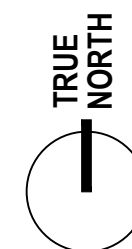
- MOVEABLE CRATE
- MOVEABLE SERVER STATION
- TRASH & RECYCLING RECEPTACLE
- TABLE AND CHAIR WITH FIXED LID UMBRELLA
- TABLE AND CHAIRS
- NEW FIXED BENCH
- NEW FIXED BENCH
- NEW FIXED FIRE PIT
- NEW HEATERS
- MOVABLE UMBRELLAS



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



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

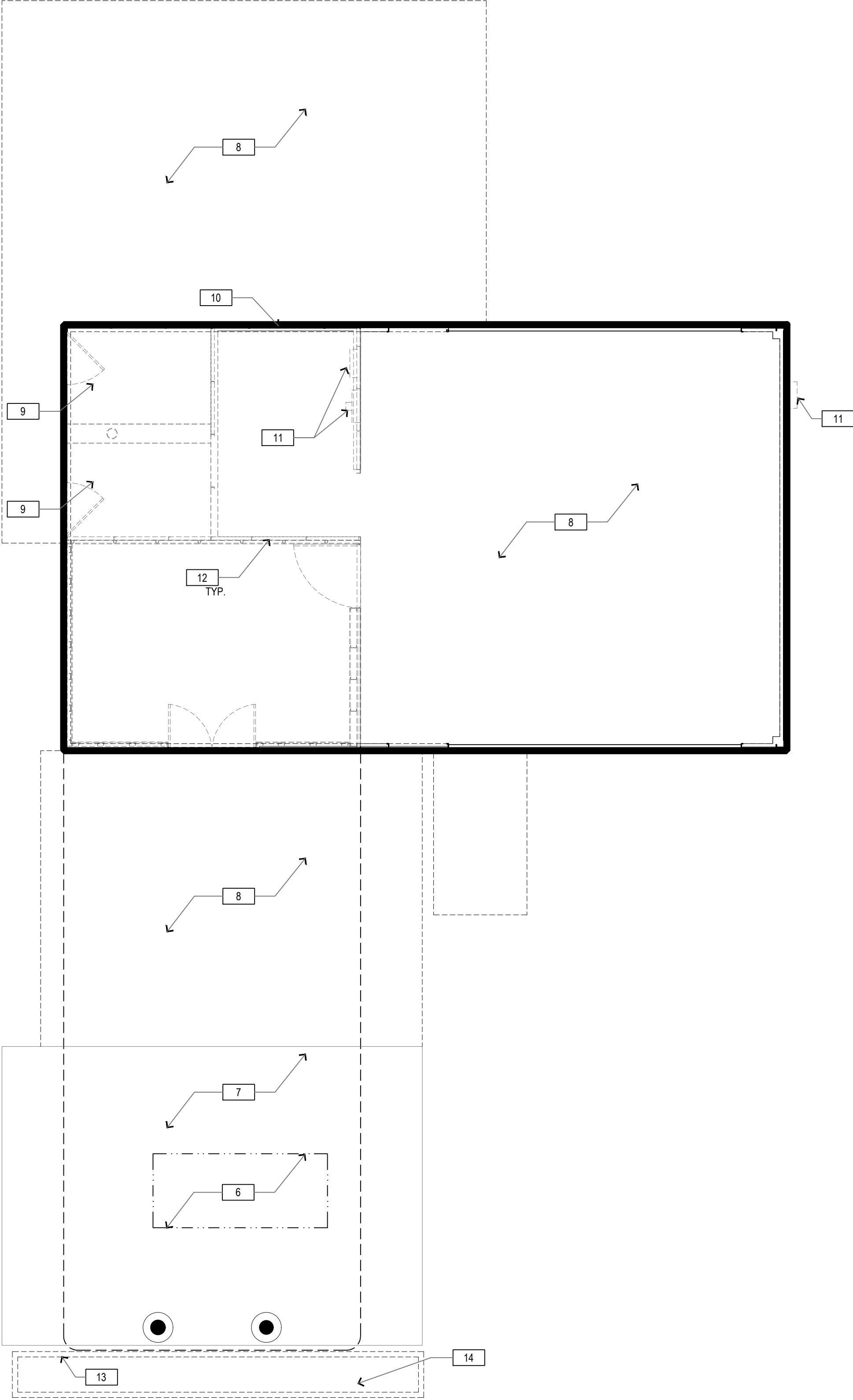


KEYNOTES

- 1 (E) CONC. SLAB TO REMAIN. PREPPED AS REQUIRED TO RECEIVE NEW FLOOR FINISH
- 2 EXISTING CANOPY ABOVE TO REMAIN. REPAIR AND REFINISH AS REQUIRED.
- 3 EXISTING ROUND CANOPY COLUMNS TO REMAIN AND REFINISHED, TYPICAL OF (4)
- 4 EXISTING DOOR AND WINDOW TO BE REMOVED
- 5 EXISTING GARAGE DOORS TO BE REMOVED
- 6 EXISTING INTERIOR WALLS TO BE REMOVED
- 7 EXISTING COLUMN TO BE RELOCATED
- 8 EXISTING UTILITIES TO BE REMOVED
- 9 EXISTING EQUIPMENT TO BE REMOVED
- 10 EXISTING WINDOW OPENINGS TO REMAIN AND REUSED
- 11 NEW EXTERIOR SHARED MASONRY WALL
- 12 NEW EXTERIOR SHARED LAVATORY COUNTER
- 13 NEW EXTERIOR DOOR
- 14 NEW FLOORING O/ EXISTING FLOOR SLAB
- 15 NEW RESTROOM PLUMBING FIXTURES, ACCESSORIES AND PARTITIONS
- 16 NEW EXTERIOR WALL FILL
- 17 NEW PICK-UP WINDOW WITH INSULATED GLAZING
- 18 NEW EXTERIOR PICK-UP / ORDER COUNTER
- 19 NEW TEMPERED GLAZING
- 20 NEW EPOXY FLOORING
- 21 NEW KITCHEN EQUIPMENT TYPICAL THROUGHOUT
- 22 EXISTING ADJACENT BUILDING

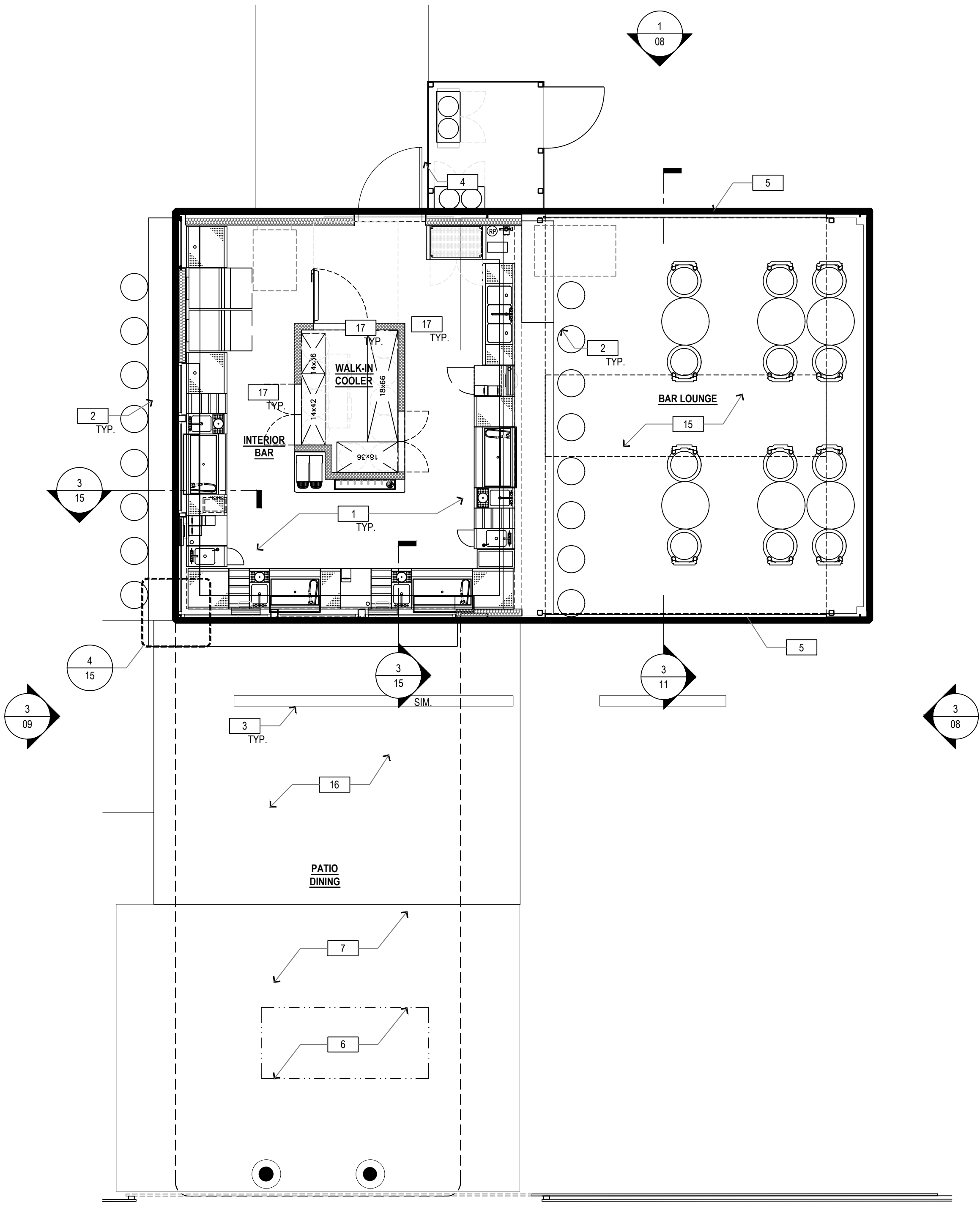
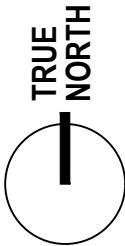
KEYNOTES

- 1 NEW BAR EQUIPMENT
- 2 NEW BAR STOOLS AT BAR TOP
- 3 NEW ORDER QUEUE RAILING
- 4 NEW EXTERIOR DOOR
- 5 NEW GARAGE STYLE DOORS
- 6 EXISTING COVERED EMPTY AUTO SERVICE PIT TO REMAIN
- 7 EXISTING CONCRETE TO BE PROTECTED IN PLACE
- 8 EXISTING CONCRETE TO BE REMOVED
- 9 (E) RESTROOM DOORS TO BE REMOVED AND REPLACED WITH WINDOWS
- 10 EXISTING WINDOW TO BE REMOVED
- 11 EXISTING UTILITIES TO BE REMOVED
- 12 EXISTING INTERIOR WALLS TO BE REMOVED
- 13 EXISTING PLANTER TO BE REMOVED
- 14 EXISTING PALM TREE TO BE REMOVED
- 15 NEW EXTERIOR PAVERS
- 16 NEW POURED IN PLACE CONCRETE
- 17 NEW EPOXY FLOORING



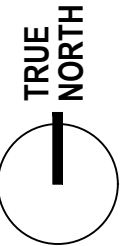
EXISTING BUILDING 'B' FLOOR PLAN

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



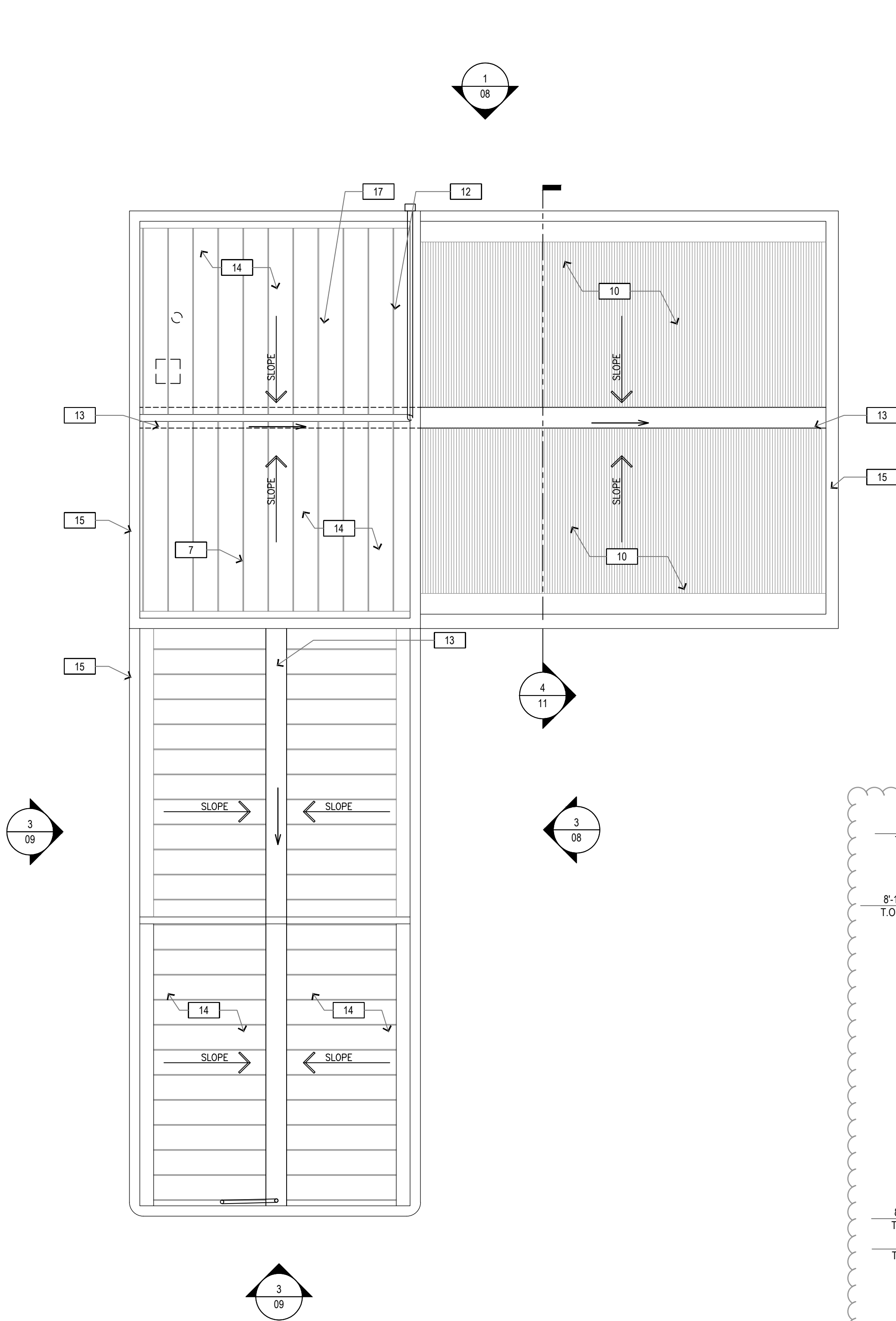
PROPOSED BUILDING 'B' FLOOR PLAN

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



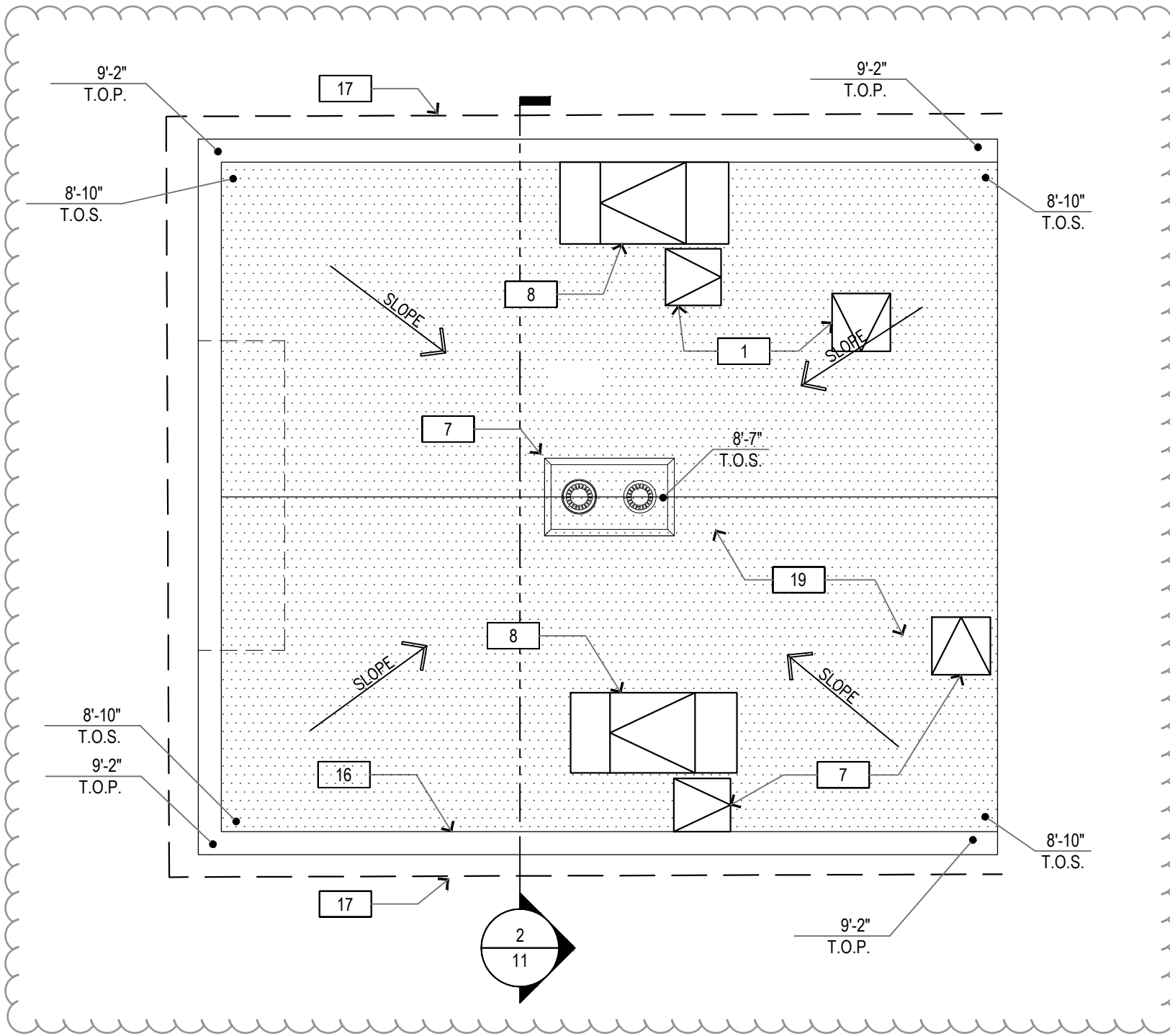
KEYNOTES

- 1 NEW ROOF HATCH
- 2 NEW COOLER CONDENSING UNITS
- 3 NEW RTU FOR KITCHEN
- 4 NEW MAKE-UP AIR FOR HOODS
- 5 NEW KITCHEN EXHAUST FAN
- 6 NEW HEAT PUMP EQUIPMENT FOR RESTROOMS
- 7 NEW ROOF DRAIN
- 8 NEW FAN COIL UNIT FOR RESTROOMS
- 9 NEW ROOF TOP SCREEN
- 10 EXISTING CORRUGATED ROOF TO REMAIN, PATCH AND REPAIR AS NEEDED
- 11 EXISTING ROOF TO REMAIN, PATCH AND REPAIR AS NEEDED
- 12 LINE OF CANOPY ABOVE
- 13 EXISTING ROOF GUTTER AND DRAIN TO REMAIN, PATCH AND REPAIR AS NEEDED
- 14 EXISTING STANDING STEAM ROOF TO REMAIN, PATCH AND REPAIR AS NEEDED
- 15 EXISTING LOW PARAPET WITH COPING TO REMAIN, PATCH AND REPAIR AS NEEDED
- 16 NEW LOW PARAPET
- 17 NEW FAN COIL UNIT FOR BAR (BELOW ROOF)
- 18 EXISTING ADJACENT BUILDING



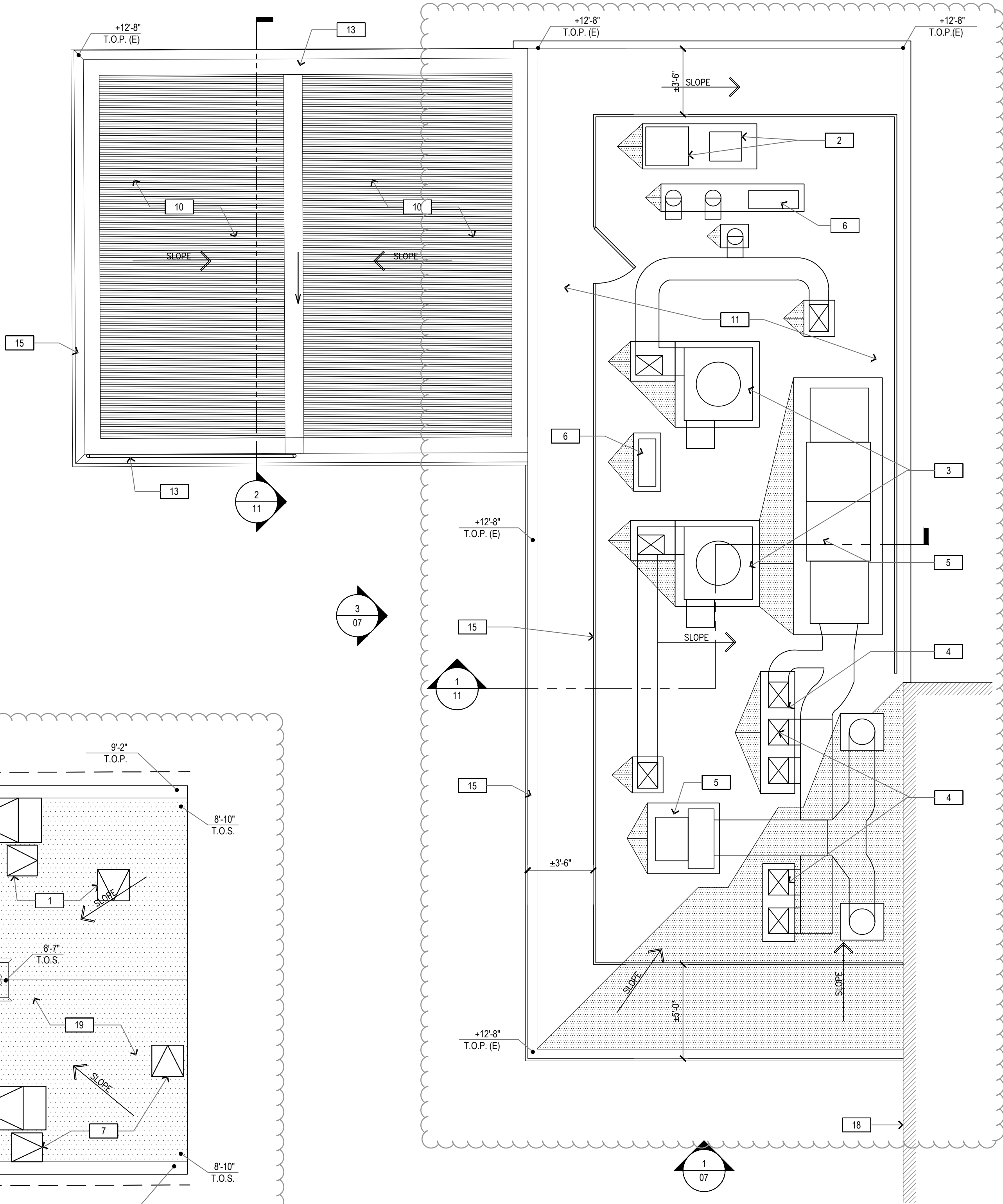
PROPOSED BUILDING 'B' ROOF PLAN

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



LOWER DECK PLAN OVER RESTROOMS

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



PROPOSED BUILDING 'A' ROOF PLAN

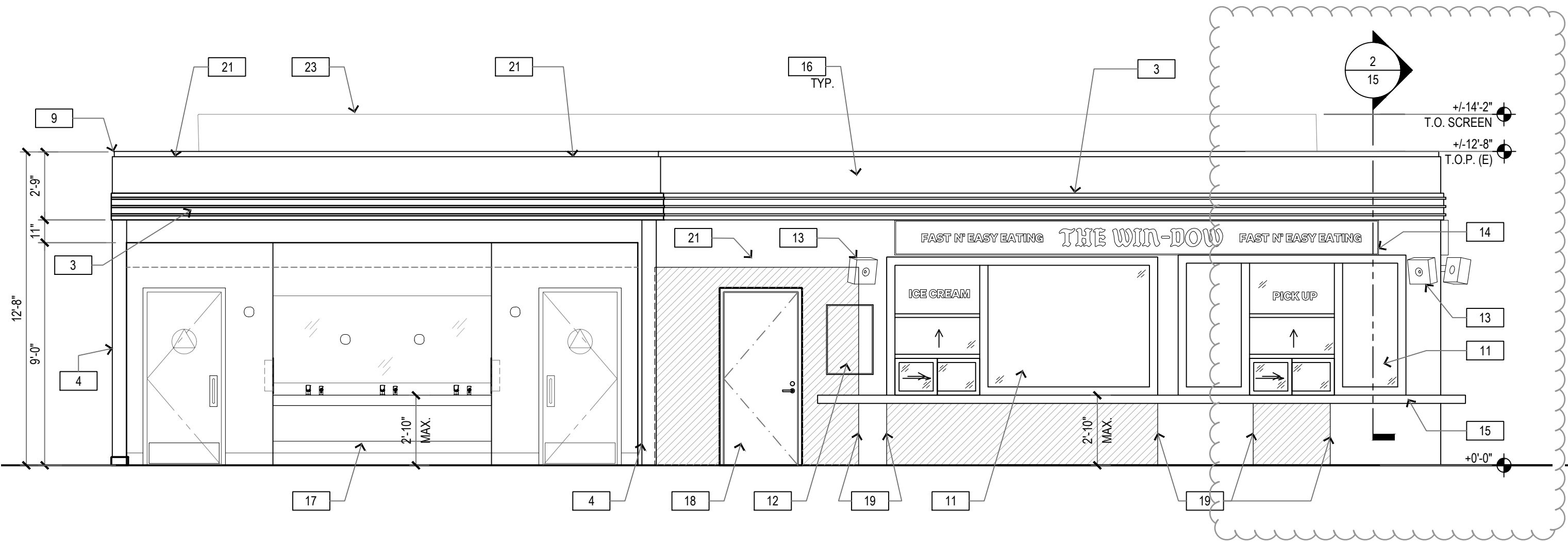
SCALE: 1/4" = 1'-0"



KEYNOTES

- 1 EXISTING PLASTER CLAD WOOD STUD WALL, TO REMAIN. PATCH AND REPAIR TO ORIGINAL STATE
- 2 EXISTING WOOD FRAMED WINDOWS CURRENTLY BOARDED UP
- 3 EXISTING DECORATIVE METAL CORNICE, TO REMAIN. RESTORE, CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH
- 4 EXISTING METAL CANOPY COLUMN POSTS, TO REMAIN. CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH
- 5 EXISTING WOOD DOOR, TO BE REMOVED. IF HISTORICALLY ORIGINAL, STORE ON SITE IN CLEAN AND DRY ENVIRONMENT.
- 6 EXISTING DOOR TO REMAIN AND BE SECURED IN PLACE.
- 7 EXISTING WALL NICHE SHELF
- 8 EXISTING TILT UP WOODEN GARAGE DOORS AND FRAME TO BE REMOVED IN ENTIRETY
- 9 (E) METAL CANOPY TO REMAIN. RESTORE, CLEAN & PRIME TO RECEIVE NEW PAINT FINISH.
- 10 EXISTING SINGLE PANE NON-TEMPERED GLAZING AND FRAME TO BE REMOVED
- 11 NEW WOOD FRAMED WINDOW AND ORDER WINDOW TO BE PLACED IN EXISTING OPENING
- 12 MENU BOARD
- 13 ORDER ANNOUNCEMENT SPEAKERS
- 14 BRANDING SIGN
- 15 ORDER COUNTER
- 16 NEW PAINT ON ENTIRE STRUCTURE
- 17 NEW RESTROOM STRUCTURE, INDEPENDENT OF CANOPY POSTS AND UNDERSIDE
- 18 NEW DOOR AND WALL INFILL TO MATCH EXISTING PLASTER
- 19 NEW DELINEATION STRIP, MARKING ORIGINAL ARCHITECTURAL FEATURES NOW INFILLED
- 20 NOT USED
- 21 NEW DOWN LIGHTS
- 22 EXISTING NON HISTORIC WOOD 2X'S AND PLYWOOD TO BE REMOVED
- 23 NEW MECHANICAL SCREEN BEYOND

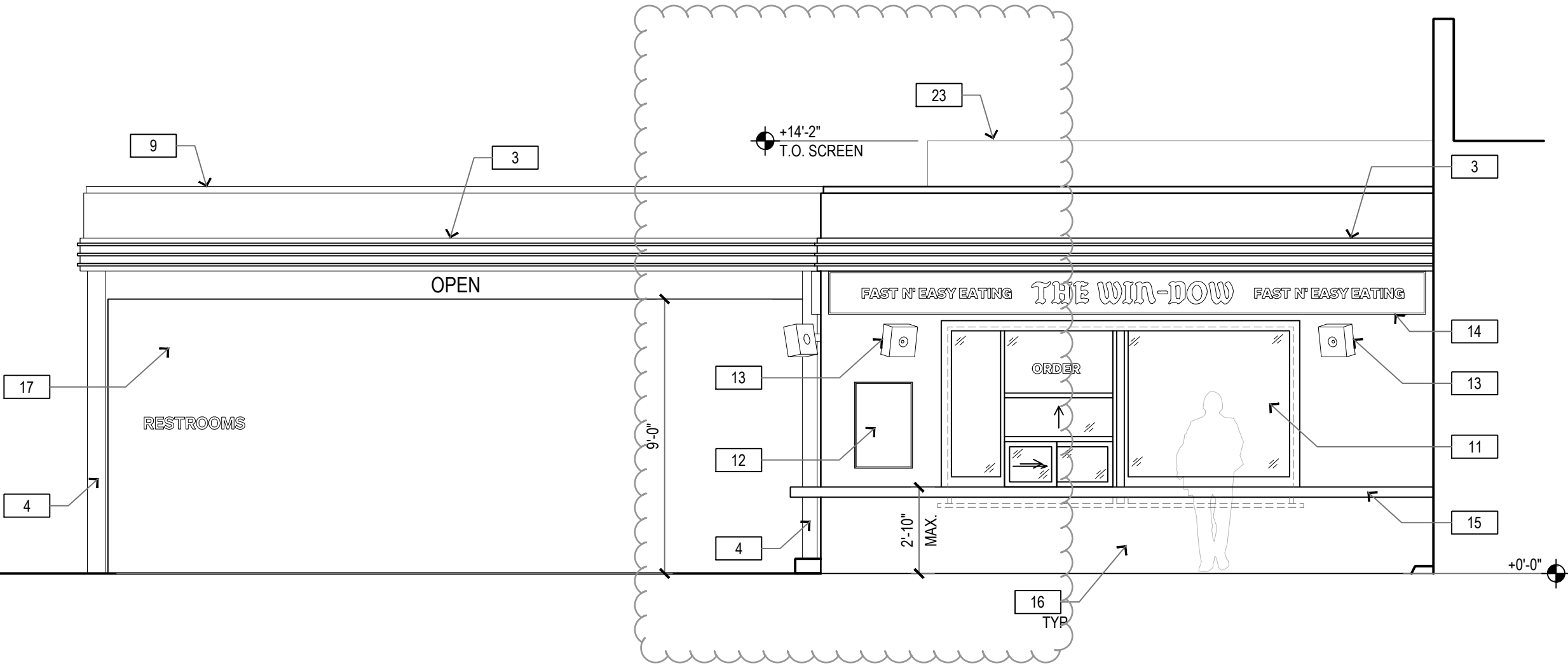
NOTE:
ALL SIGNAGE SHOWN ON PLANS REPRESENT
DESIGN INTENT ONLY AND WILL BE SUBMITTED
UNDER SEPARATE REVIEW AND APPROVAL



BUILDING 'A' - PROPOSED WEST ELEVATION

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

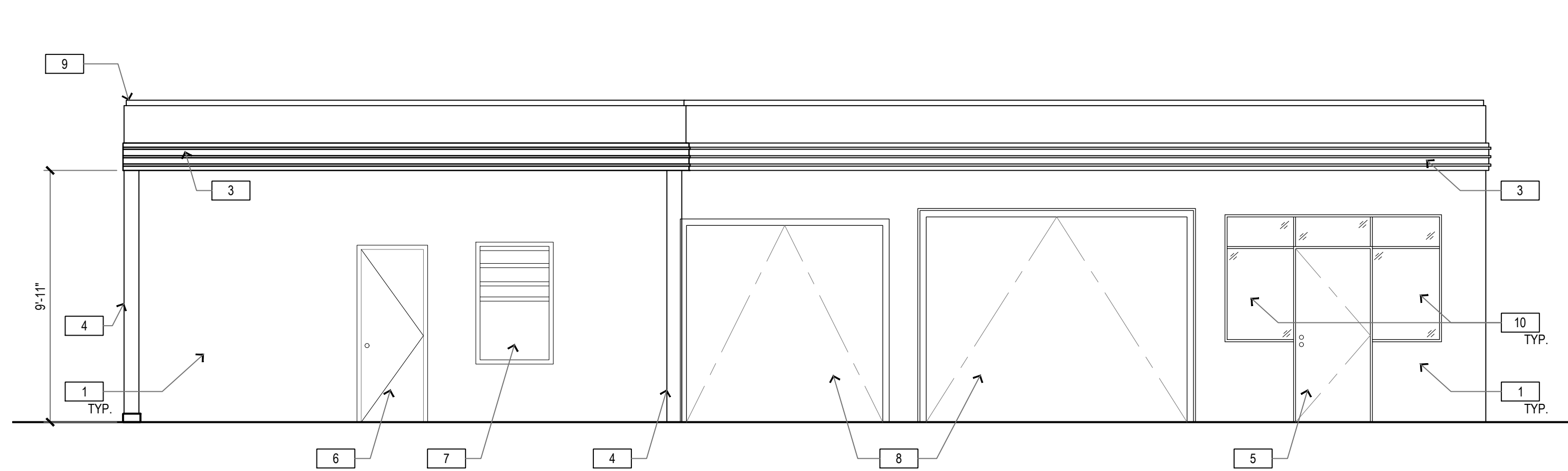
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BUILDING 'A' - PROPOSED SOUTH ELEVATION

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

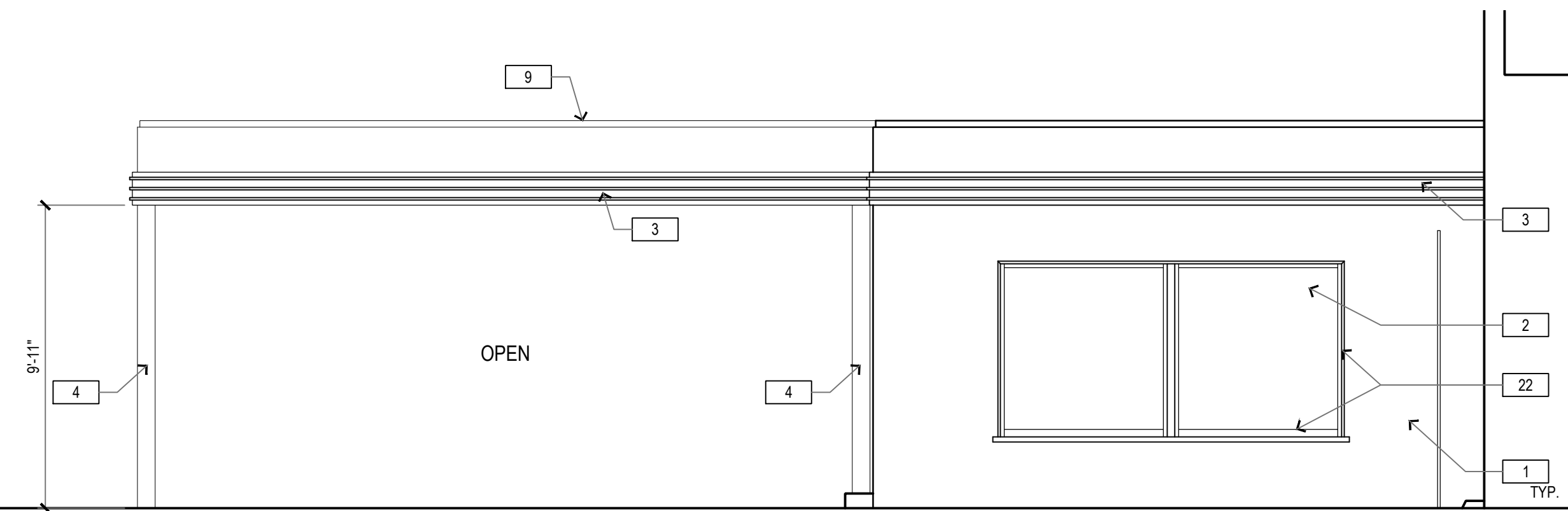
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BUILDING 'A' - EXISTING WEST ELEVATION

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

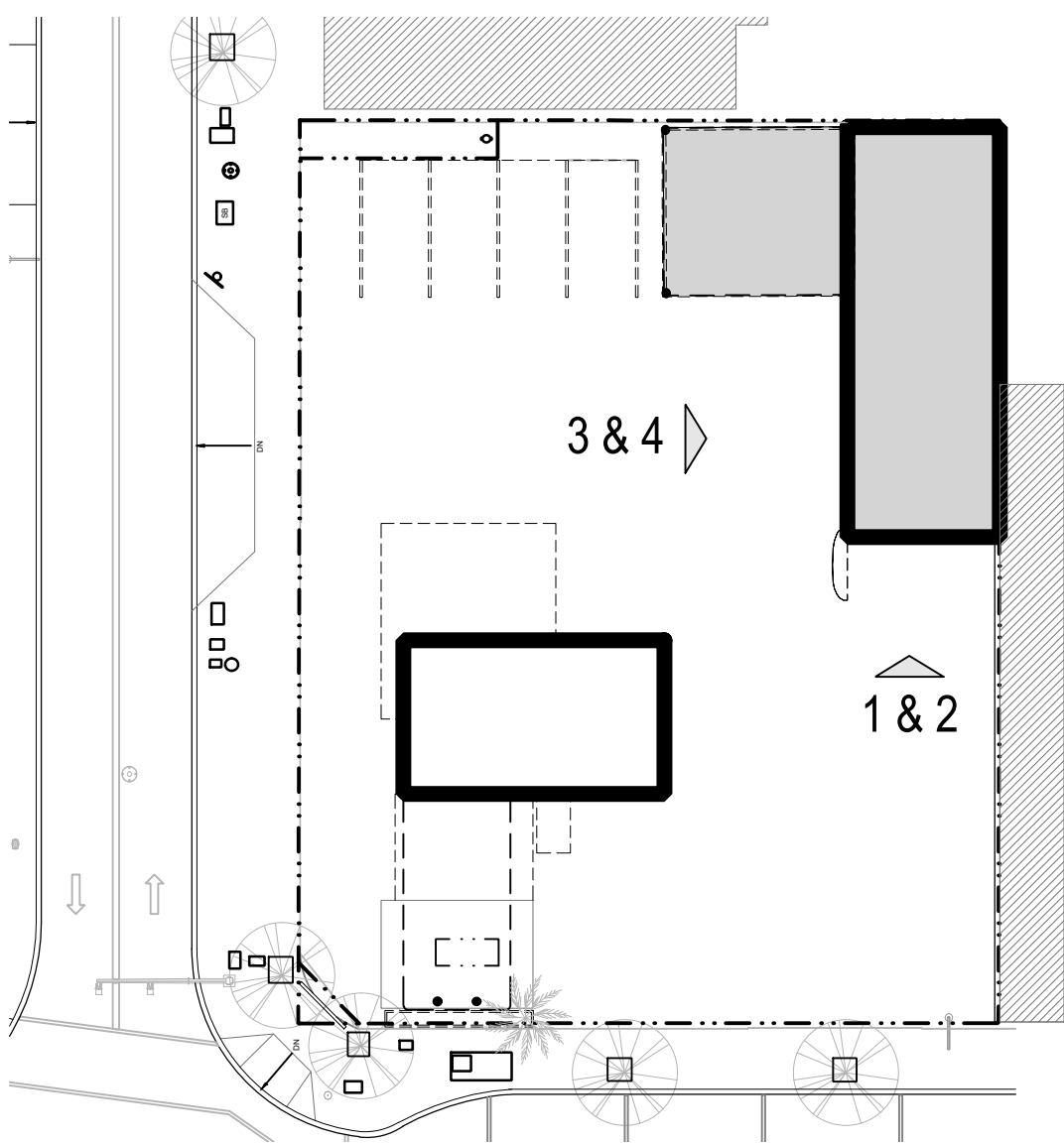
4



BUILDING 'A' - EXISTING SOUTH ELEVATION

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

2



SITE KEY PLAN

NOT TO SCALE

THE
win~dow

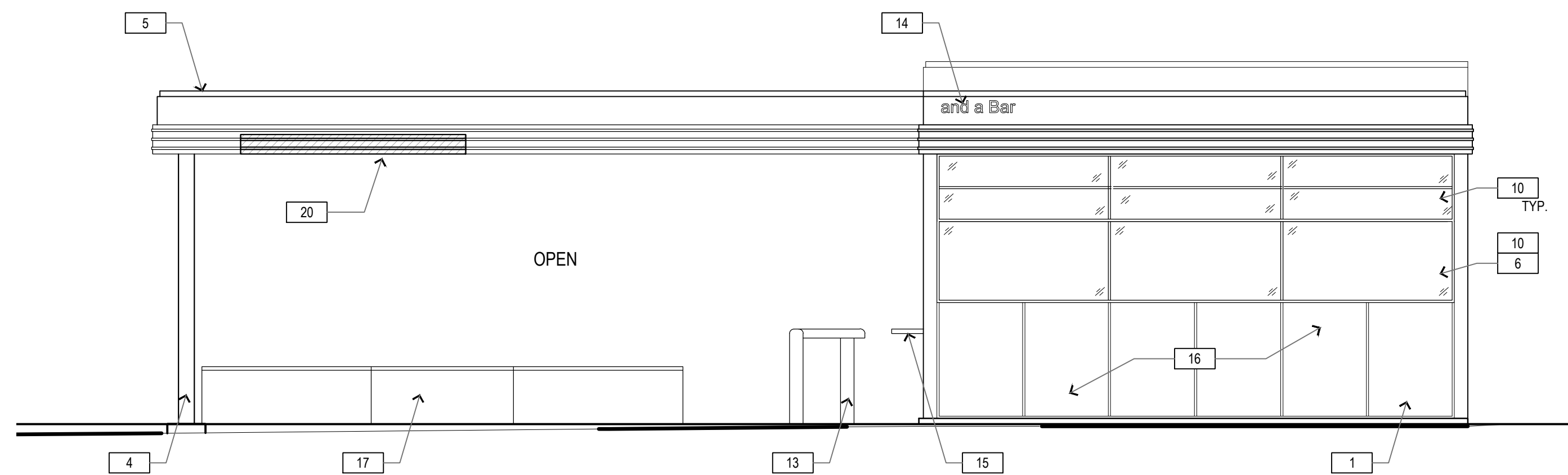
AMERICAN GONZO - THE WIN~DOW
237 WEST CHAPMAN AVENUE, ORANGE, CA

PROPOSED AND EXISTING SOUTH & WEST
BUILDING 'A' EXTERIOR ELEVATIONS

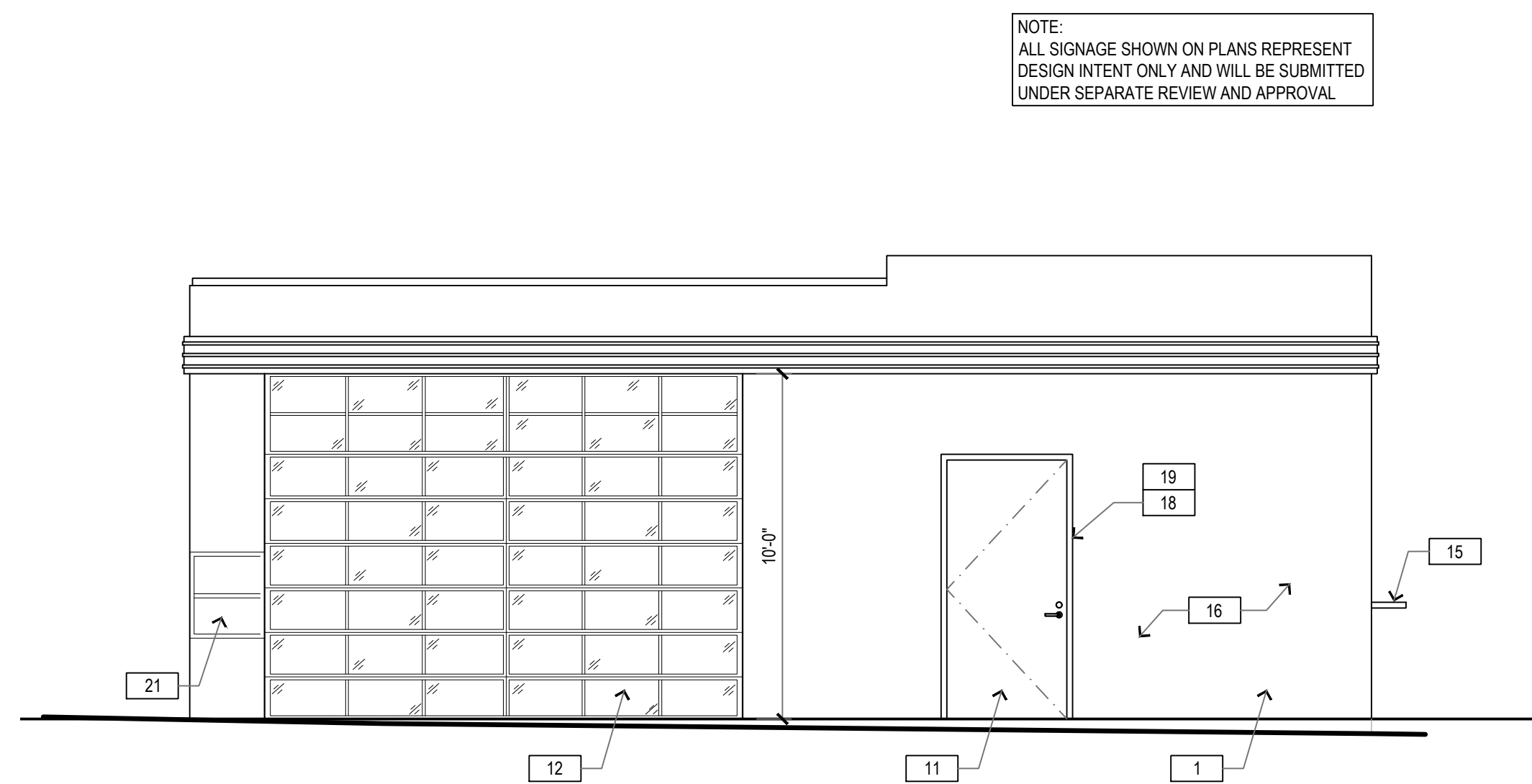
AO
Architecture.
Design.
Relationships.
www.aoarchitects.com

07

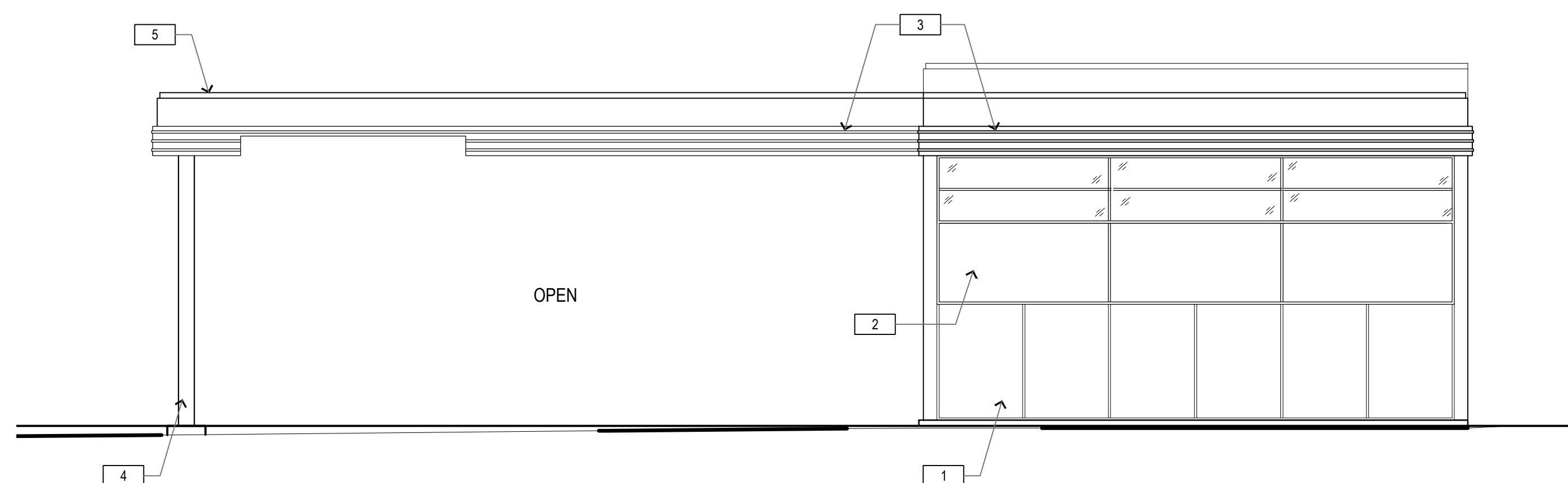
Job No. 2024-1055
Date: 2026-05-27



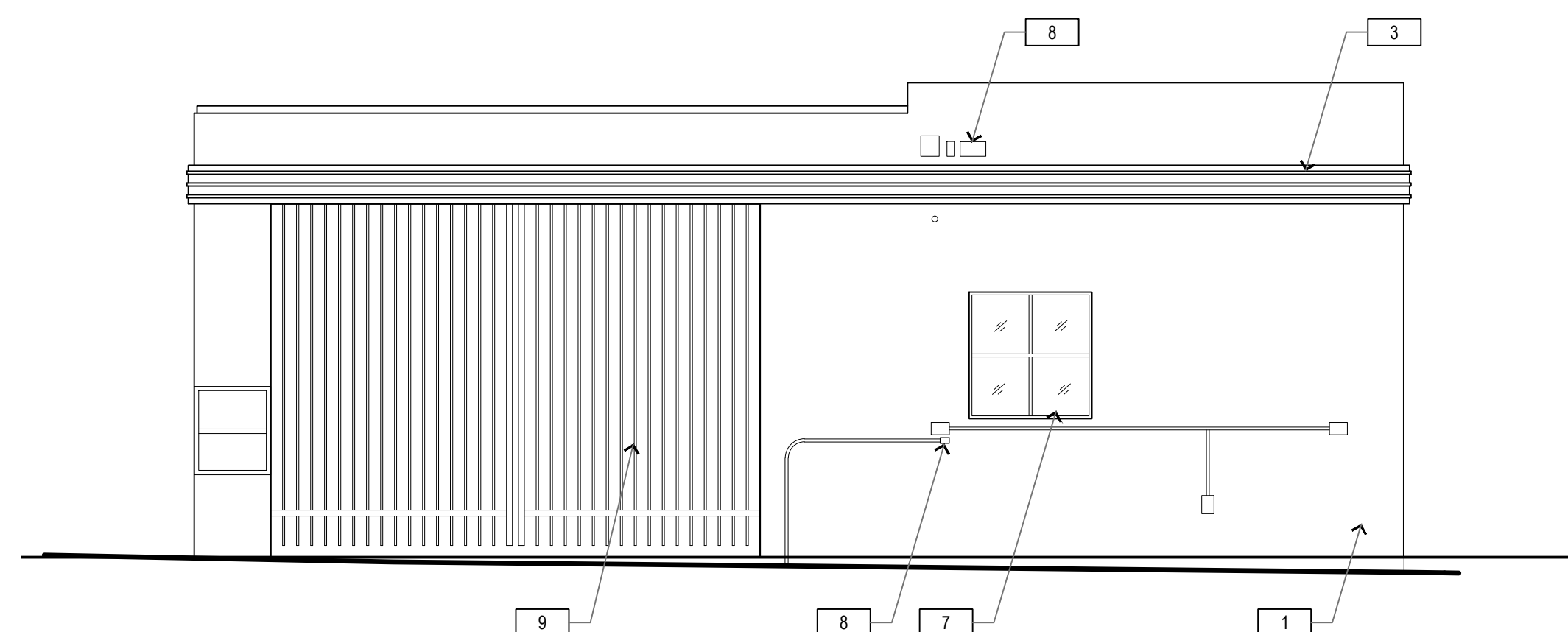
BUILDING 'B' - PROPOSED EAST ELEVATION ③
SCALE: 1/4" = 1'-0"



BUILDING 'B' - PROPOSED NORTH ELEVATION ①
SCALE: 1/4" = 1'-0"



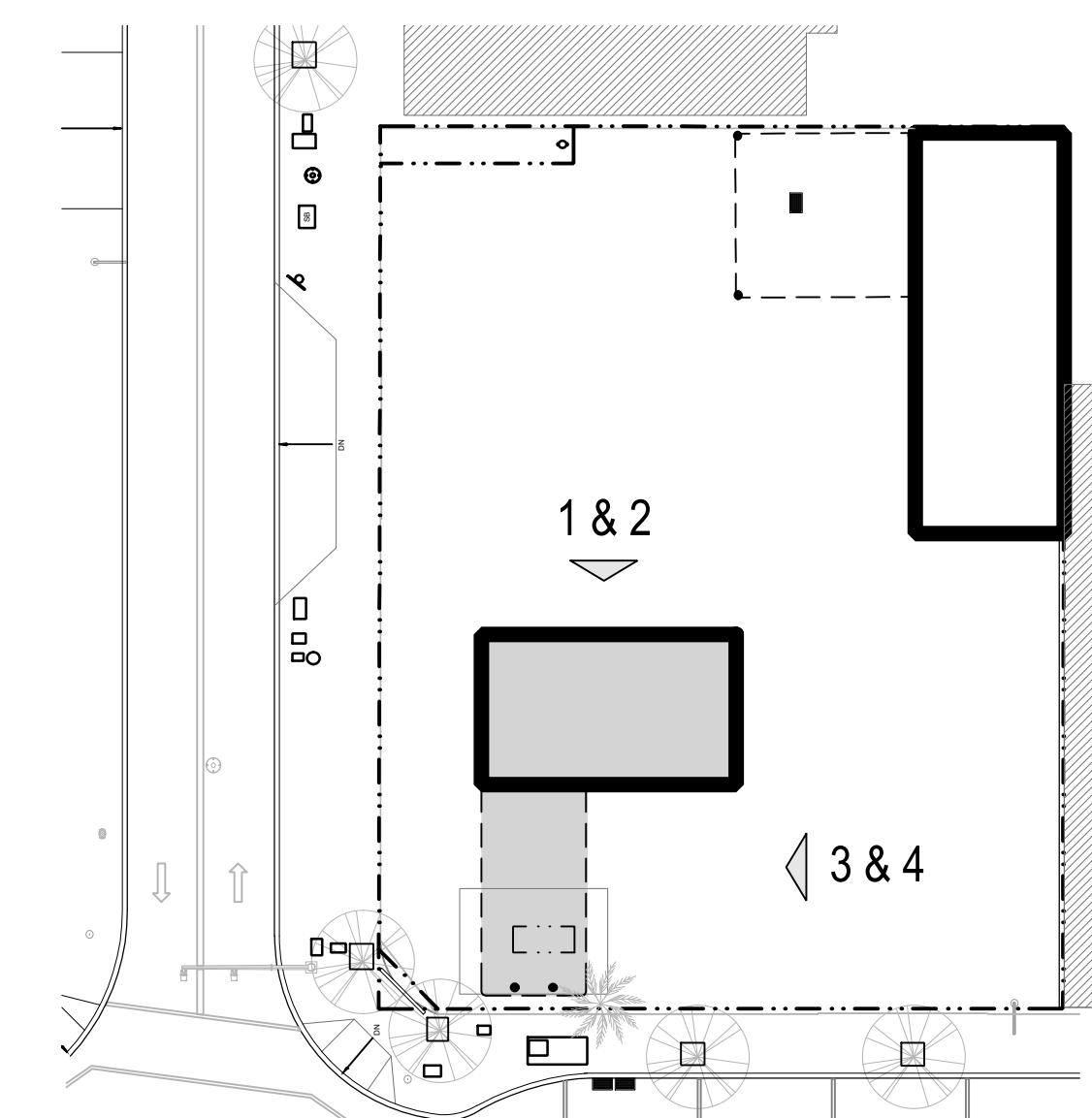
BUILDING 'B' - EXISTING EAST ELEVATION ④
SCALE: 1/4" = 1'-0"



BUILDING 'B' - EXISTING NORTH ELEVATION ②
SCALE: 1/4" = 1'-0"

KEYNOTES

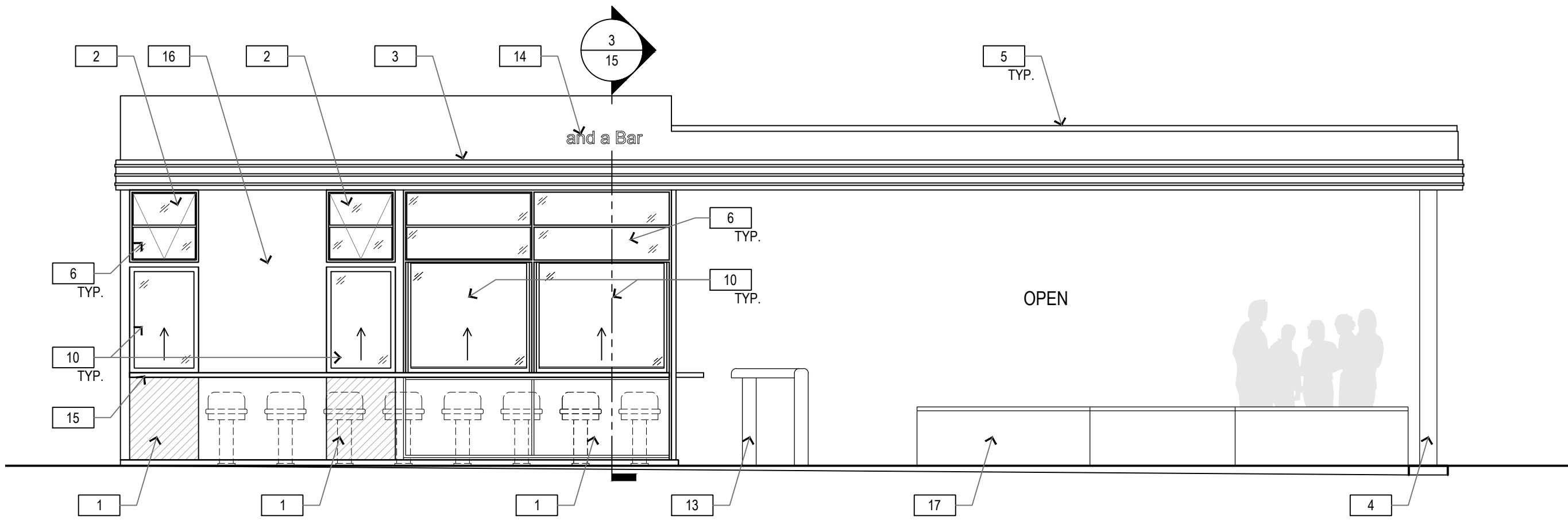
- 1 EXISTING METAL PANEL WALL, TO REMAIN. PATCH AND REPAIR TO ORIGINAL STATE
- 2 EXISTING BOARDED UP WINDOW FRAME
- 3 EXISTING DECORATIVE METAL CORNICE, TO REMAIN. RESTORE, CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH
- 4 EXISTING METAL CANOPY COLUMN POSTS, TO REMAIN. CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH
- 5 (E) METAL CANOPY TO REMAIN. RESTORE, CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH.
- 6 EXISTING SINGLE PANE NON-TEMPERED GLAZING TO BE REMOVED AND REPLACED WITH NEW TEMPERED GLAZING IN EXISTING METAL FRAME
- 7 EXISTING WINDOW TO BE REMOVED
- 8 EXISTING ELECTRICAL LINES AND BOXES TO BE REMOVED
- 9 EXISTING METAL SECURITY GATE TO BE REMOVED
- 10 NEW TEMPERED GLAZING TO BE INSERTED IN EXITING METAL FRAME
- 11 NEW DOOR
- 12 NEW VERTISTACK GARAGE DOOR
- 13 NEW GROUND MOUNTED QUEUE LINE RAILING
- 14 BRANDING SIGN
- 15 ORDER COUNTER
- 16 NEW PAINT ON ENTIRE STRUCTURE
- 17 NEW SEATING AREA BOOTH
- 18 NEW METAL PANEL WALL INFILL
- 19 NEW DELINEATION STRIP, MARKING ORIGINAL ARCHITECTURAL FEATURES NOW INFILLED
- 20 NEW RESTORED MISSING METAL CORNICE PIECE, TO MATCH ORIGINAL
- 21 EXISTING METAL ARCHITECTURAL FEATURE TO REMAIN



SITE KEY PLAN
NOT TO SCALE

KEYNOTES

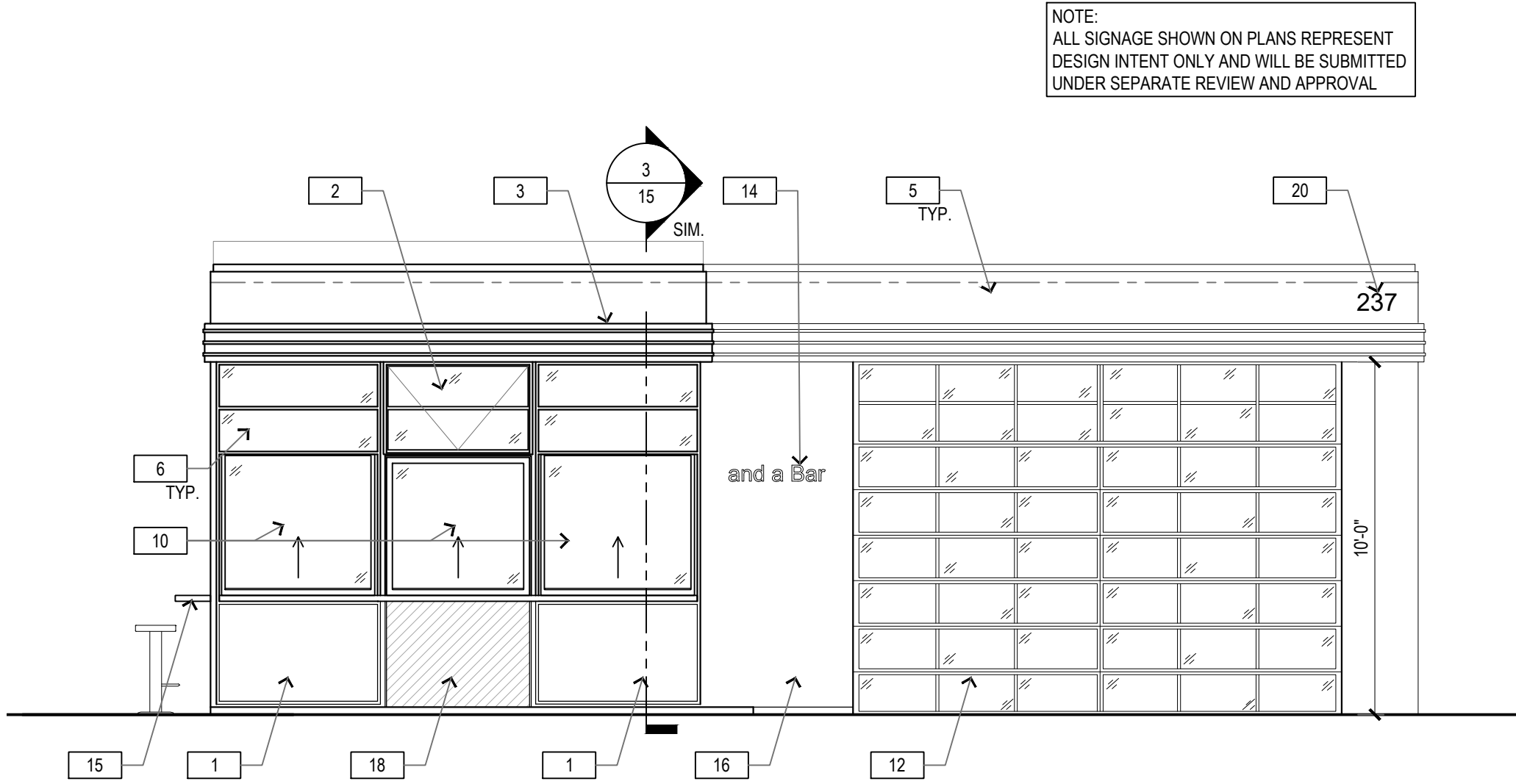
- 1 EXISTING METAL PANEL WALL, TO REMAIN. PATCH AND REPAIR TO ORIGINAL STATE
- 2 EXISTING HOPPER STYLE WINDOW TO REMAIN
- 3 EXISTING DECORATIVE METAL CORNICE, TO REMAIN. RESTORE, CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH
- 4 EXISTING METAL CANOPY COLUMN POSTS, TO REMAIN. CLEAN & PRIME TO RECEIVE NEW PAINT FINISH
- 5 (E) METAL CANOPY TO REMAIN. RESTORE, CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH
- 6 EXISTING SINGLE PANE NON-TEMPERED GLAZING TO BE REMOVED AND REPLACED WITH NEW TEMPERED GLAZING IN EXISTING METAL FRAME
- 7 EXISTING WINDOW GLAZING TO BE REMOVED
- 8 EXISTING DOORS TO BE REMOVED AND STORED ON SITE IN CLEAN AND DRY AREA. TO BE PROTECTED
- 9 EXISTING METAL SECURITY GATE TO BE REMOVED
- 10 NEW TEMPERED SINGLE HUNG WINDOW TO BE INSTALLED BEHIND (E) METAL DOOR FRAME.
- 11 EXISTING NON-HISTORIC DOORS TO BE REMOVED
- 12 NEW VERTISTACK GARAGE DOOR
- 13 NEW GROUND MOUNTED QUEUE LINE RAILING
- 14 BRANDING SIGN
- 15 ORDER COUNTER
- 16 NEW PAINT ON ENTIRE STRUCTURE
- 17 NEW SEATING AREA BOOTH
- 18 NEW METAL PANEL WALL INFILL
- 19 BUILDING SIGNAGE ON THE CHAPMAN AVE SIDE TO MEET CITY OF ORANGE ADDRESS STANDARDS
- 20 NEW ADDRESS SIGNAGE PER THE CITY OF ORANGE STANDARDS



BUILDING 'B' - PROPOSED WEST ELEVATION

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

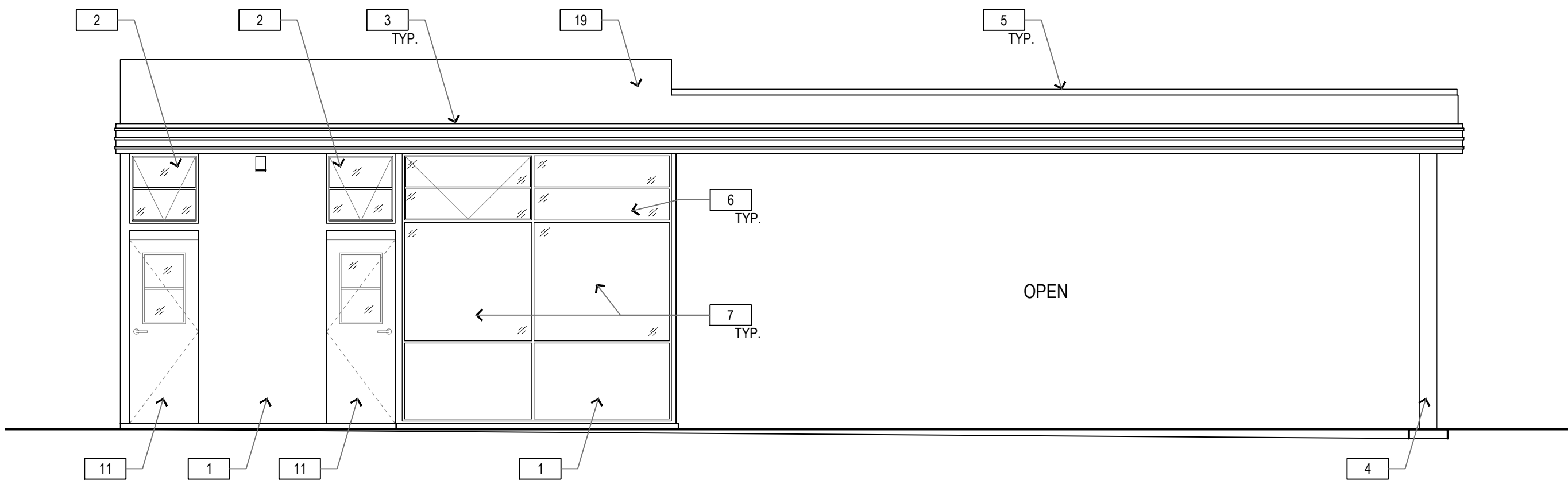
3



BUILDING 'B' - PROPOSED SOUTH ELEVATION

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

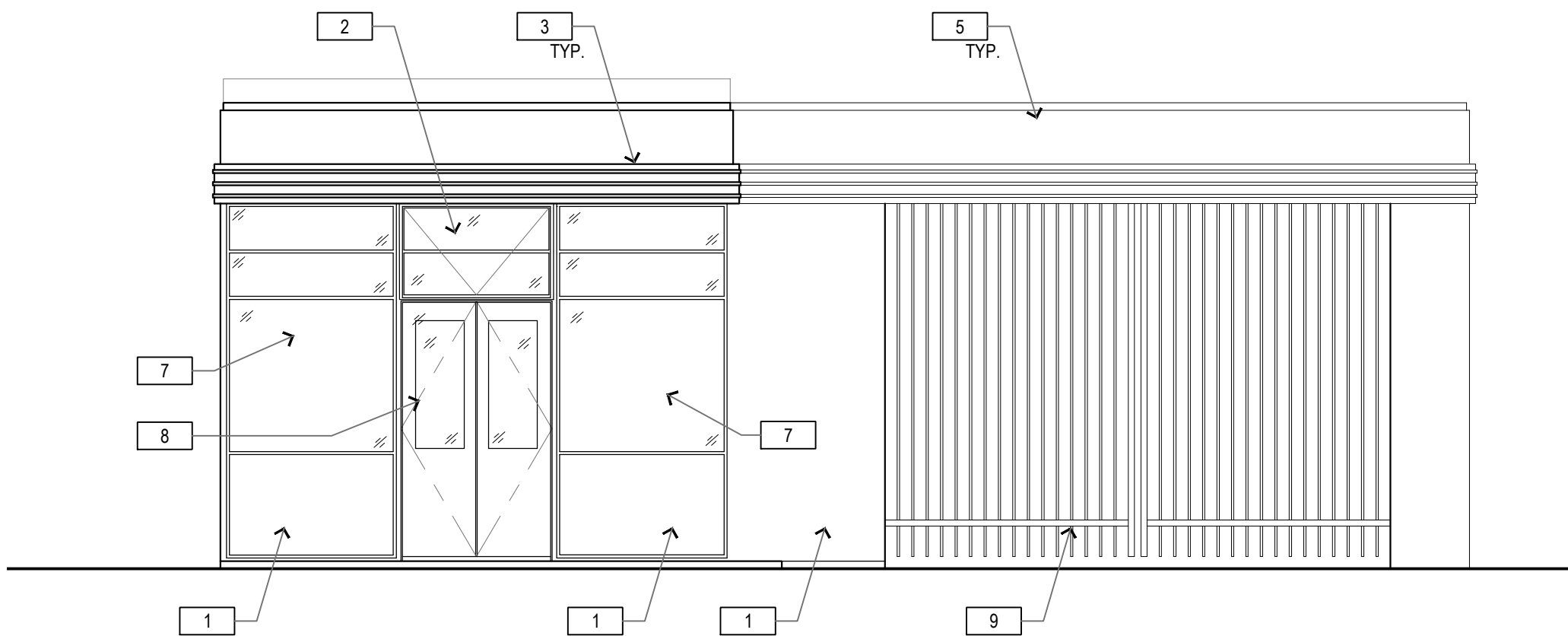
1



BUILDING 'B' - EXISTING WEST ELEVATION

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

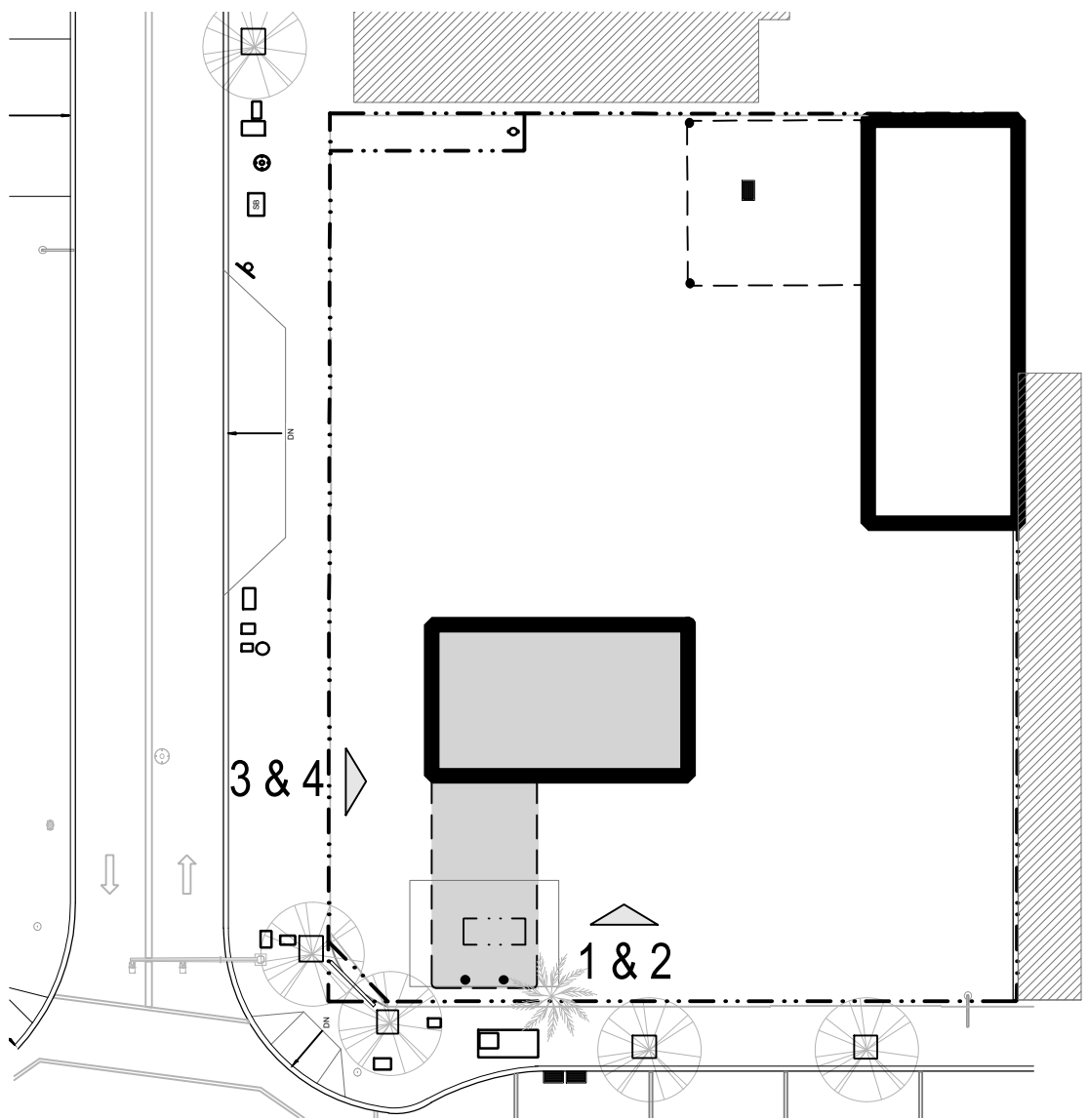
4



BUILDING 'B' - EXISTING SOUTH ELEVATION

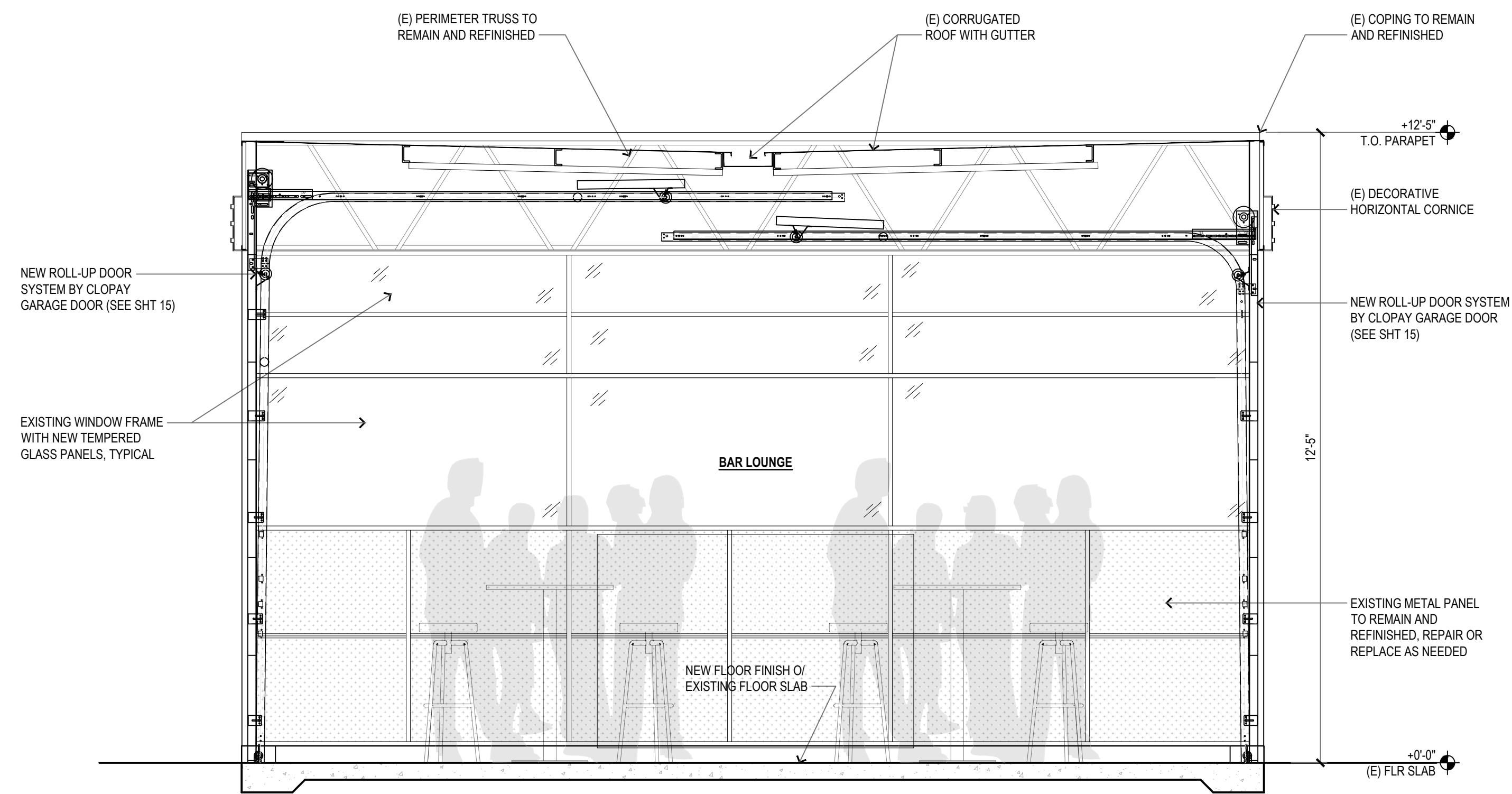
SCALE: 1/4" = 1'-0"

2

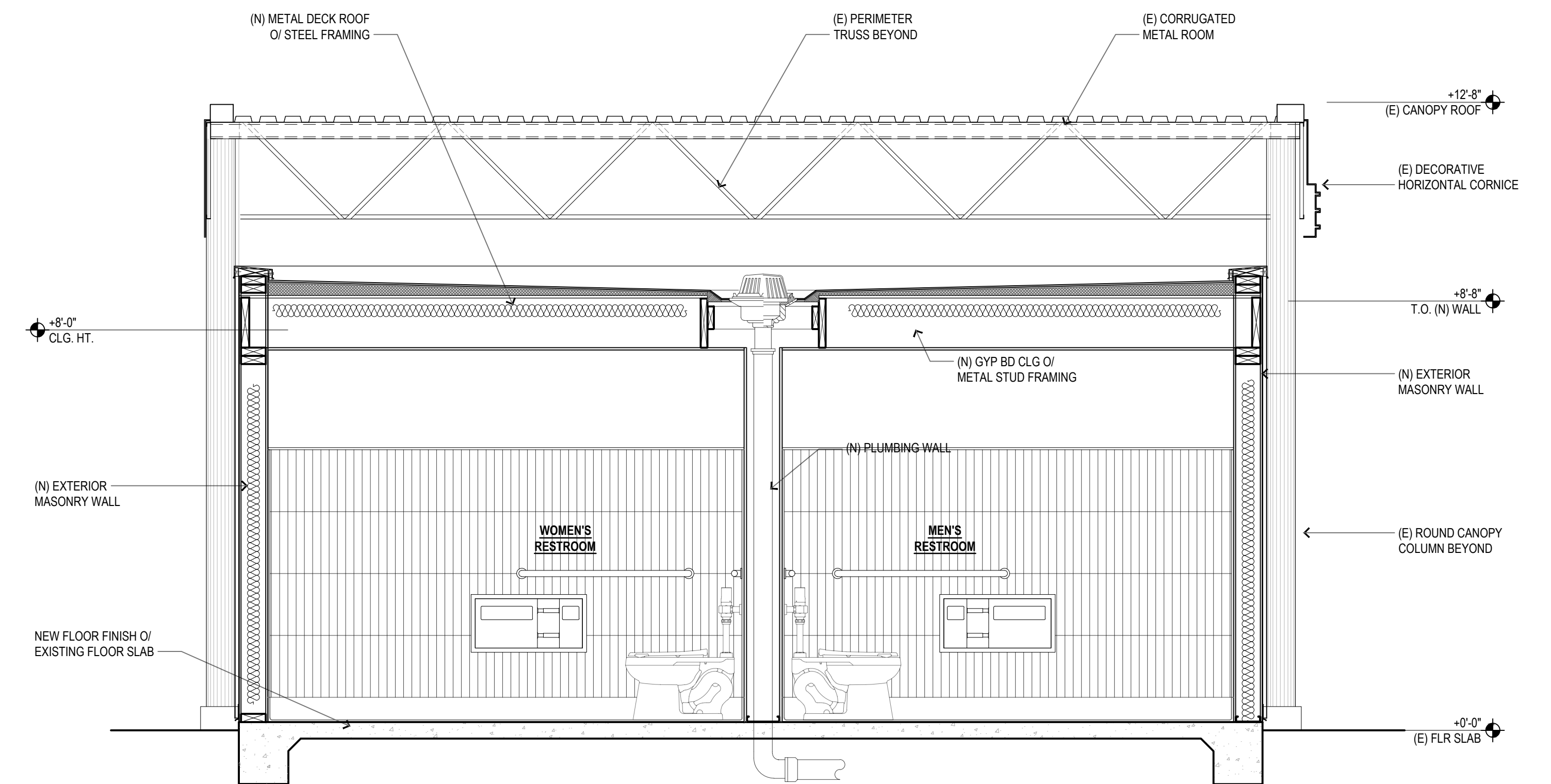


SITE KEY PLAN

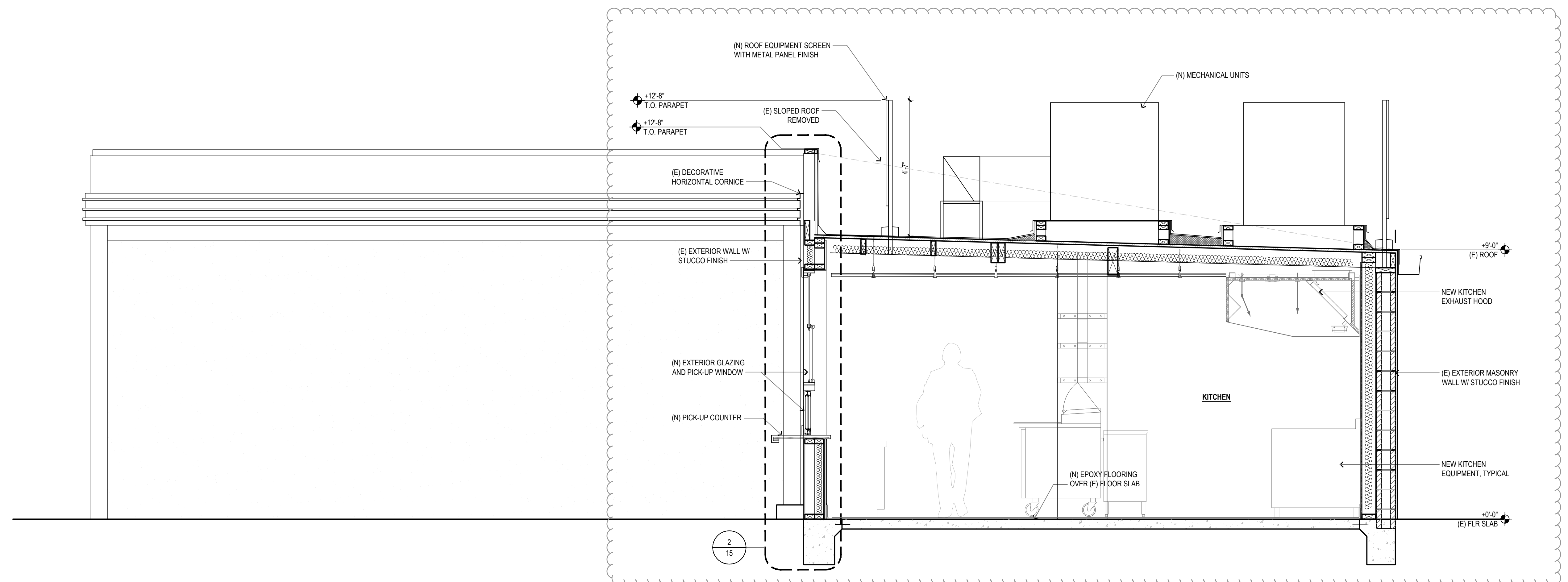
NOT TO SCALE



SECTION AT PATIO BAR 3
SCALE: 1/2" = 1'-0"



SECTION AT RESTROOM 2
SCALE: 1/2" = 1'-0"



SECTION AT KITCHEN 1
SCALE: 1/2" = 1'-0"

VISUAL LANDSCAPE LEGEND



1-A / Acacia Stenophylla



1-B / Agonis Flexuosa



2-A / Phoenix Zahidi



2-B / Washingtonia



2-C / Bismarckia Nobilis



3 / Draceana



3 / Yucca Jewel



3 / Arenga Engleri



3 / Syagrus Weddelliana



3 / Lepidozamia Peroffskyana



3 / Chamaerops Cerifera



4 / Hesperaloe



4 / Lomandra



4 / Ischyrolepis Subverticillata



4 / Sesleria



4 / Muhlebergia



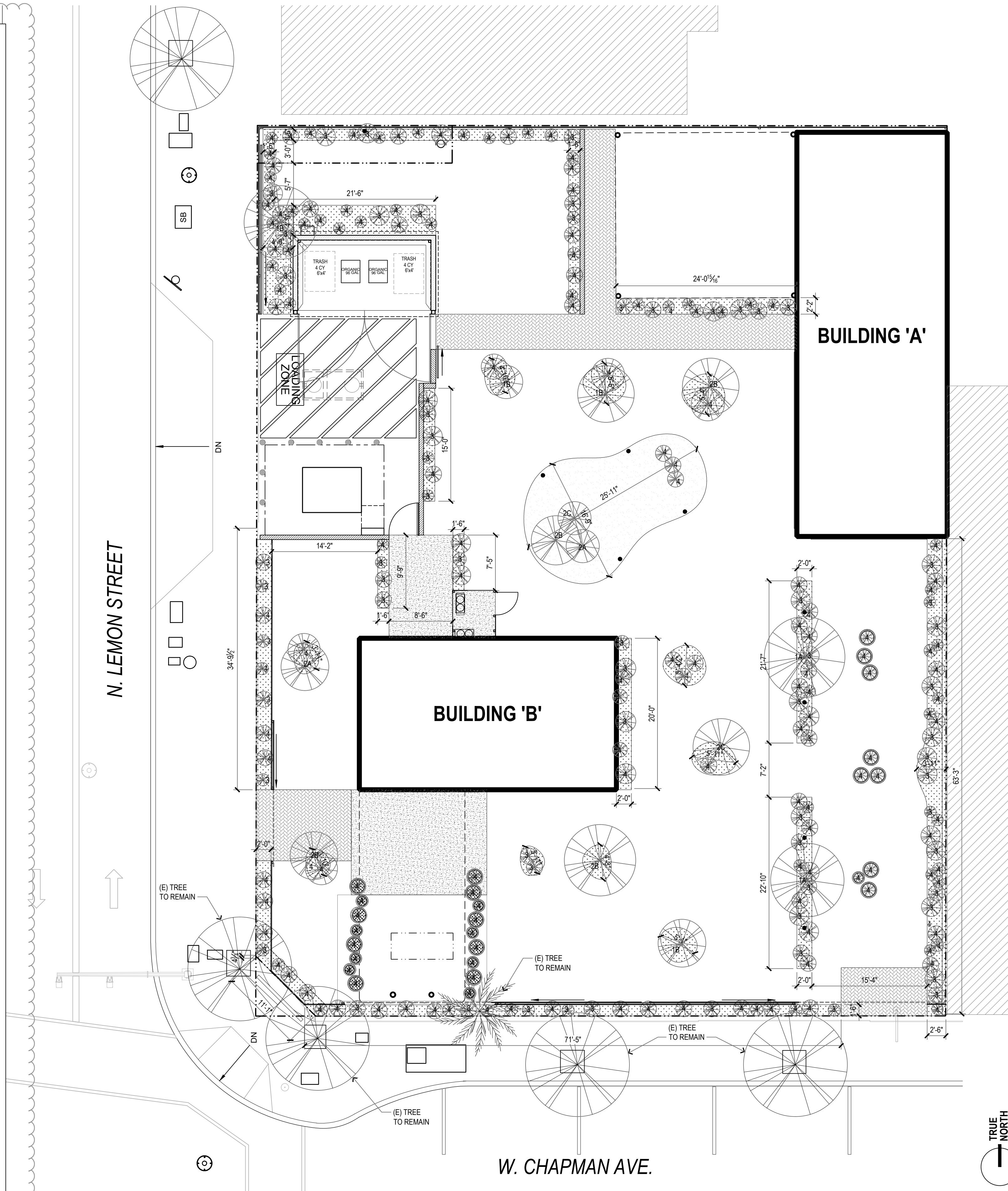
4 / Bouteloua 'Blond Ambition'



4 / Epilobium 'Coral Canyon'



4 / Achillea Teracotta



LANDSCAPE KEY

KEY	TYPE	NAME	DESCRIPTION	QTY	SIZE
1A	TREE	ACACIA STENOPHYLLA	MED. WILLOW-LIKE	2	2'-0"
1B	TREE	AGONIS FLEXUOSA	LARGE WILLOW-LIKE	4	2'-0"
2A	TREE (PALM)	PHOENIX ZAHIDI	PALM TREE	2	
2B	TREE (PALM)	WASHINGTONIA	TALL PALM TREE	5	12'-0"
2C	TREE (PALM)	BISMARCKIA NOBILIS	PALM TREE	2	ROOT
3	MID-SIZED FOLIAGE	DRACEANA	SCULPTURAL FOLIAGE	6	15 GAL
3	MID-SIZED FOLIAGE	YUCCA JEWEL	PALM-LIKE SHAPED YUCCA	6	25 GAL
3	MID-SIZED FOLIAGE	ARENGA ENGLERI	SMALL FOLIAGE PALM	6	15 GAL
3	MID-SIZED FOLIAGE	SYAGRUS WEDDELIANA	SMALL FOLIAGE PALM	6	15 GAL
3	MID-SIZED FOLIAGE	LEPIDOZAMIA PEROFFSKYANA	CYCAD	8	15 GAL
3	MID-SIZED FOLIAGE	CHAMAEROPS CERIFERA	SMALL FOLIAGE PALM	8	
4	GRASS/GRASS-LIKE	HESPERALOE	GRASS-LIKE FLOWERING PLANT	20	3 GAL
4	GRASS/GRASS-LIKE	LOMANDRA	GRASS-SILVER LESS THAN 3'-0"	30	5 GAL
4	GRASS/GRASS-LIKE	BOUTELOUA BLONDE-AMBITION	NATIVE GRASS LESS THAN 3'-0"	10	5 GAL
4	GRASS/GRASS-LIKE	EPILOBOUM CORAL CANYON	NATIVE FLOWERING FUCHSIA LESS THAN 3'-0"	20	3 GAL
4	GRASS/GRASS-LIKE	ACHILLEA TERACOTTA	FLOWERING YARROW LESS THAN 3'-0"	20	3 GAL
4	GRASS/GRASS-LIKE	ISCHYROLEPIS SUBVERTICILLATA	GRASS LESS THAN 3'-0"	30	5 GAL
4	GRASS/GRASS-LIKE	SESLERIA	SHORT GRASS GROUNDCOVER LESS THAN 3'-0"	30	1 GAL
4	GRASS/GRASS-LIKE	MUHLEBERGIA	GRASS LESS THAN 3'-0"	16	1 GAL

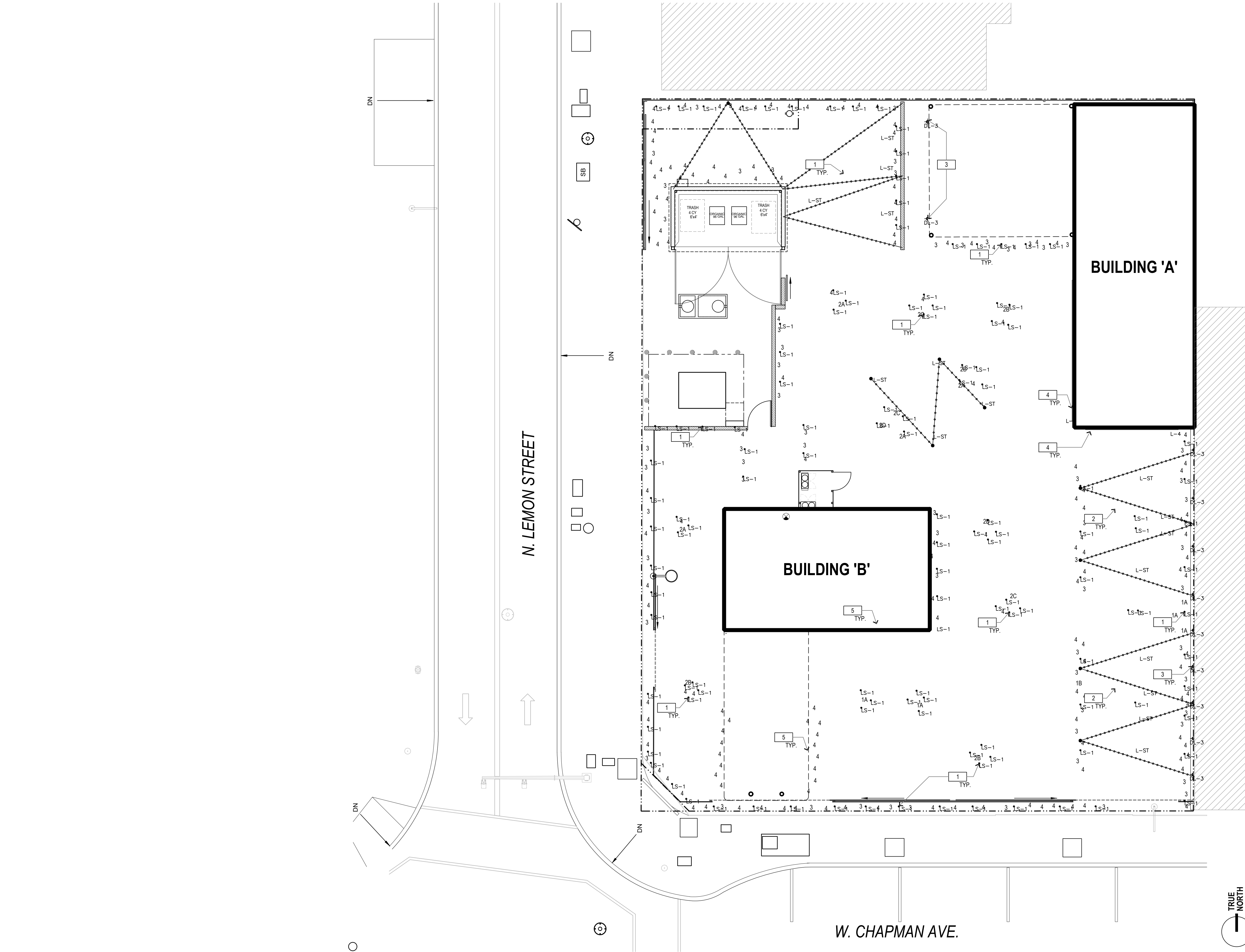
TOTAL PLANT COUNT: 182

LANDSCAPE NOTES

- LANDSCAPE ON THE SOUTH AND WEST PERIMETER SHALL NOT EXCEED A HEIGHT OF MORE THAN THREE FEET.
- ANY TREE TYPE LANDSCAPE BEING CONSIDERED MUST HAVE A FOLIAGE CANOPY ABOVE SIX FEET FROM THE GROUND.

LEGEND

- POTTED PLANTS WITH IRRIGATION
- IN GROUND LANDSCAPE PLANTER WITH BROWN MULCH
- BROWN BARK MULCH NUGGETS
- EXTERIOR PAVERS- ORCA BRICK CLAY; DUNE
- BOCCI BALL PIT
- CMU WALL



KEYNOTES

- 1 LOW LANDSCAPE LIGHT
- 2 TIVOLI STRING LIGHTS
- 3 OUTDOOR WALL SCONCE
- 4 OUTDOOR LED TAPE LIGHT
- 5 CANOPY MOUNTED MISTERS

LEGEND

- LS-1 LOW LANDSCAPE LIGHT
- L-ST TIVOLI STRING LIGHTS
- DL-3 OUTDOOR WALL SCONCE
- L-4 OUTDOOR LED TAPE LIGHT

DOOR CONFIGURATION					WEIGHT (LBS)	SPECIAL NOTE: THE DESIGN OF THE SUPPORTING STRUCTURAL ELEMENTS SHALL BE THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD FOR THE BUILDING OR STRUCTURE IN ACCORDANCE WITH CURRENT BUILDING CODES. PRODUCT TO BE INSTALLED ON INTERIOR WALLS ONLY.
MODEL	DESIGN	TOP	GLAZING	INSUL		
VS904U			INSTEM		BLK ACID	715

SHAFT COUPLER

SPRING ANCHOR BRACKET

TORSION SPRING

STRAP SPOOL

1.00" SOLID STEEL SHAFT

G TOTAL SIDE CLEARANCE FROM OPENING REQUIRED FOR INSTALL AND LOCK OPERATION (BOTH SIDES)

LOCK HANDLE (BOTH SIDES)

3.50" REVEAL (OSLI)

M

A (SEE NOTE 1)

R

C

F

3.00"

ELEVATION VIEW
INSIDE LOOKING OUT

B

K

12"

F

R

D

8X4X0.25" STEEL TUBE

FINISHED FLOOR LINE

OPERATOR WILL REQUIRE AN ADDITIONAL 14" OF BACKROOM WHEN SERVICING

BRACKET PLATE FASTENERS

BRACKET PLATE FLANGE

HEADER LINE

LOCK HANDLE

40"

S

7.5"

BRACKET PLATE DETAILS

BY RELEASING THIS ORDER, I CERTIFY THAT ANY INDIVIDUAL HANDLING OR INSTALLING THIS VERTISTACK PRODUCT WILL HAVE SUCCESSFULLY COMPLETED THE VERTISTACK INSTALLATION TRAINING AND WILL INSTALL THE PRODUCT AS DIRECTED IN THE VERTISTACK INSTALLATION MANUAL.

ESTIMATE:

DOOR TAG:

DRAWN BY:

DATE:

APPROVAL SIGNATURE:

FOR REFERENCE ONLY

APPROVAL DATE:

CUSTOMER:

JOB:

CSR/DC:

DRAWING NUMBER:

SHEET: 1 OF 2

NOTES:

1. (ONE) DOOR SIZE: 13'-6" x 10'-0"; OPENING SIZE: 13'-0" x 10'-0"

2. DOOR TO BE SUPPLIED WITH 25,000 CYCLE TORSION SPRINGS.

3. DOOR TO HAVE 7 FULL VIEW SECTIONS OF INSULATED TEMPERED GLAZING.

4. DOOR TO BE SUPPLIED WITH A UL LISTED OPERATOR AND CONTROL STATION. OPERATOR TO BE 0.5 HP, 120 VOLTS 60 HZ 1 PHASE. CONTROL SYSTEM INCLUDES AN INTEGRAL INTERLOCK SWITCH. OPERATOR MOUNTS TO BRACKET PLATE ASSEMBLY AS SHOWN.

5. DOOR TO BE SUPPLIED WITH PHOTO EYE SET NEMA 1

6. SECTIONS TO BE BUILT WITH INTERMEDIATE TOP RAIL WITHOUT REINFORCEMENT FIN.

7. STRAP LENGTH: 212"

8. FRAMING AND COVERS TO BE POWDERCOATED BLACK: PDR, 20-7042, MATTE BLACK II 162021.

9. DOOR TO HAVE VINYL TOP SEAL AND SIDE JAMB SEAL AS STANDARD.

10. SPROCKET INFORMATION: MOTOR SPROCKET=50B10, SHAFT SPROCKET=50B28

11. DOOR TO HAVE 3 SIDED HOOD COVER.

12. DOOR TO BE SUPPLIED WITH STRAP BRAKE SAFETY SYSTEM.

13. DOOR TO BE SUPPLIED WITH FRONT MOUNT MOTOR CHAIN COVER

DIM.	DESCRIPTION	DIMENSIONS
A	DOOR WIDTH	13'-6"
B	OPENING WIDTH	13'-0"
C	DOOR HEIGHT	10'-0"
D	OPENING HEIGHT	10'-0"
E	QUANTITY OF SECTIONS HIGH	4
F	HEADROOM (MIN.)	2'-8"
G	JAMB HEIGHT (MIN.)	12'-6.5"
H	TOTAL SIDEROOM/CLEARANCE	1'-0"
I	BACKROOM (MIN.)	2'-0.5"
J	FLOOR TO CEILING (MIN.)	12'-7.5"
K	SPRING PAD OFFSET 1	6'-0"
L	SPRING PAD OFFSET 2	6'-0"
M	TRACK SIDEROOM	0'-8"
N	COUNTERBALANCE SIDEROOM	0'-8"
O	OPERATOR BACKROOM (MIN.)	0'-11.5"
P	SHAFT CENTER LINE	12'-3"
Q	TRACK BACKROOM (AT FLOOR)	0'-6"

BUILDING 'B' SOUTH ELEVATION

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

1

ORDER WINDOW - BUILDING 'B'

SCALE: 3/4" = 1'-0"

3

ORDER WINDOW - BUILDING 'A'

SCALE: 3/4" = 1'-0"

2

NEW WINDOW INTEGRATION RENDERING

SCALE: NTS

6

ORDER WINDOW PLAN VIEW- BUILDING 'B'

SCALE: 3" = 1'-0"

4

THE
win~dow

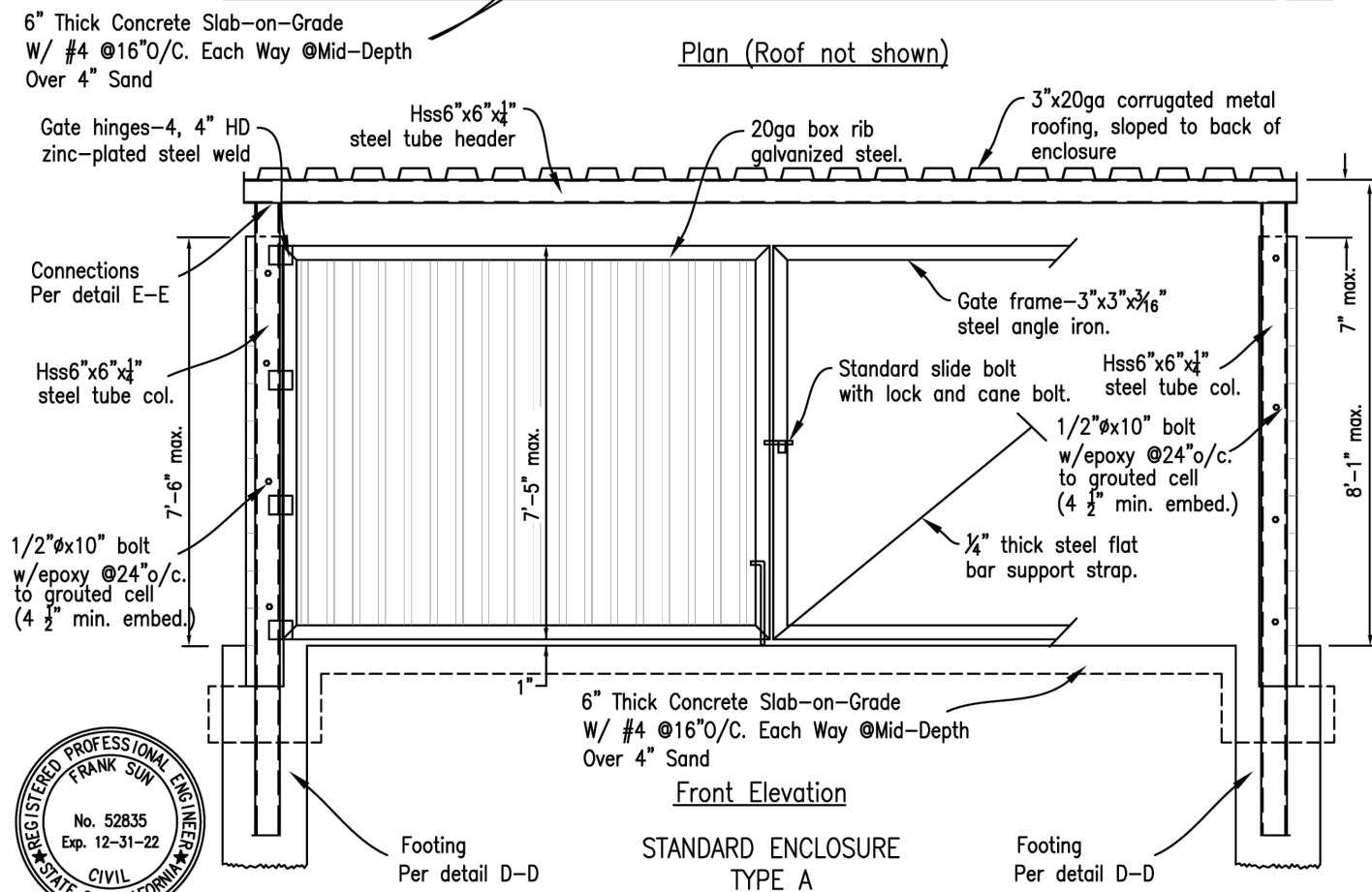
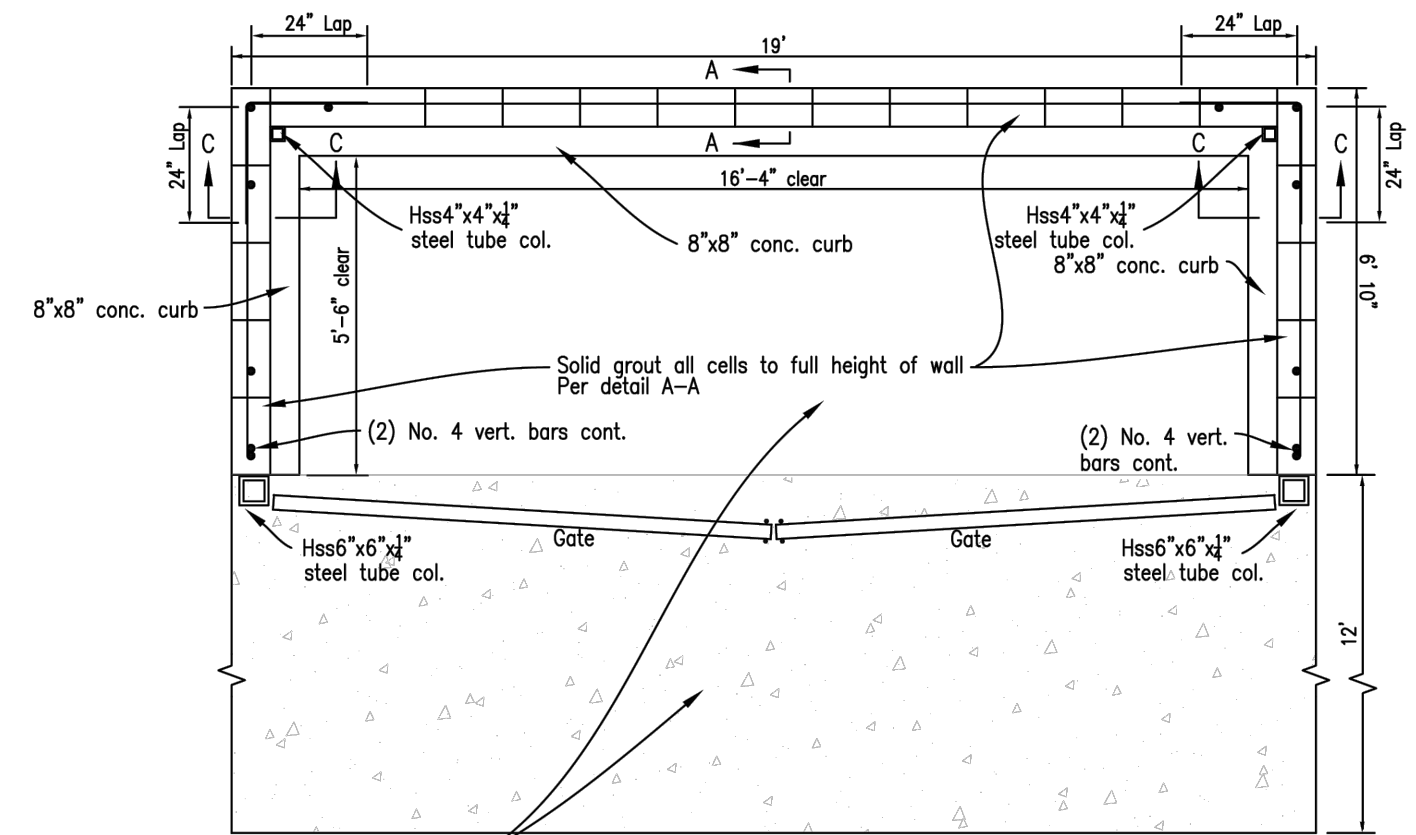
AMERICAN GONZO - THE WIN~DOW
237 WEST CHAPMAN AVENUE, ORANGE, CA

DETAILS

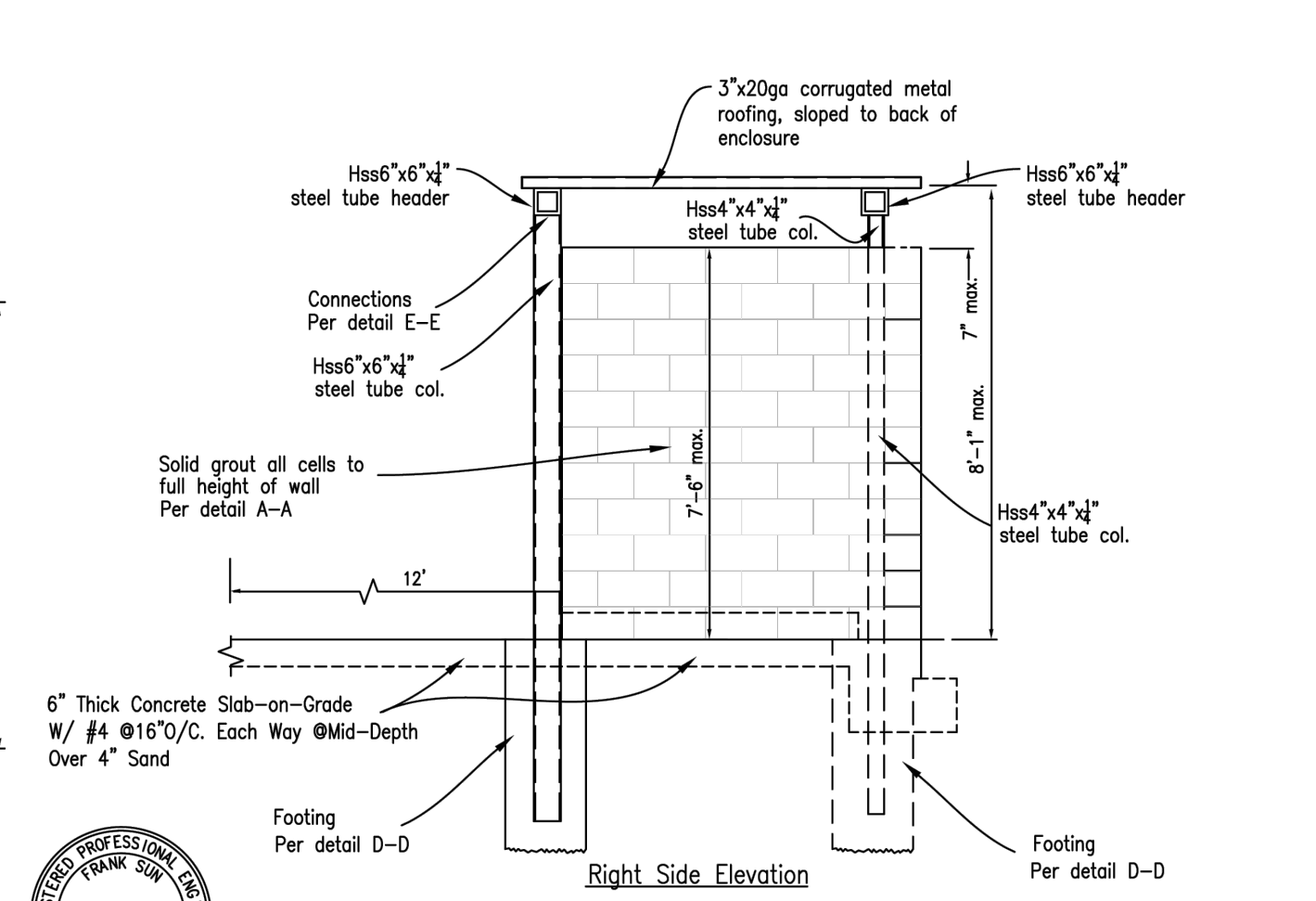
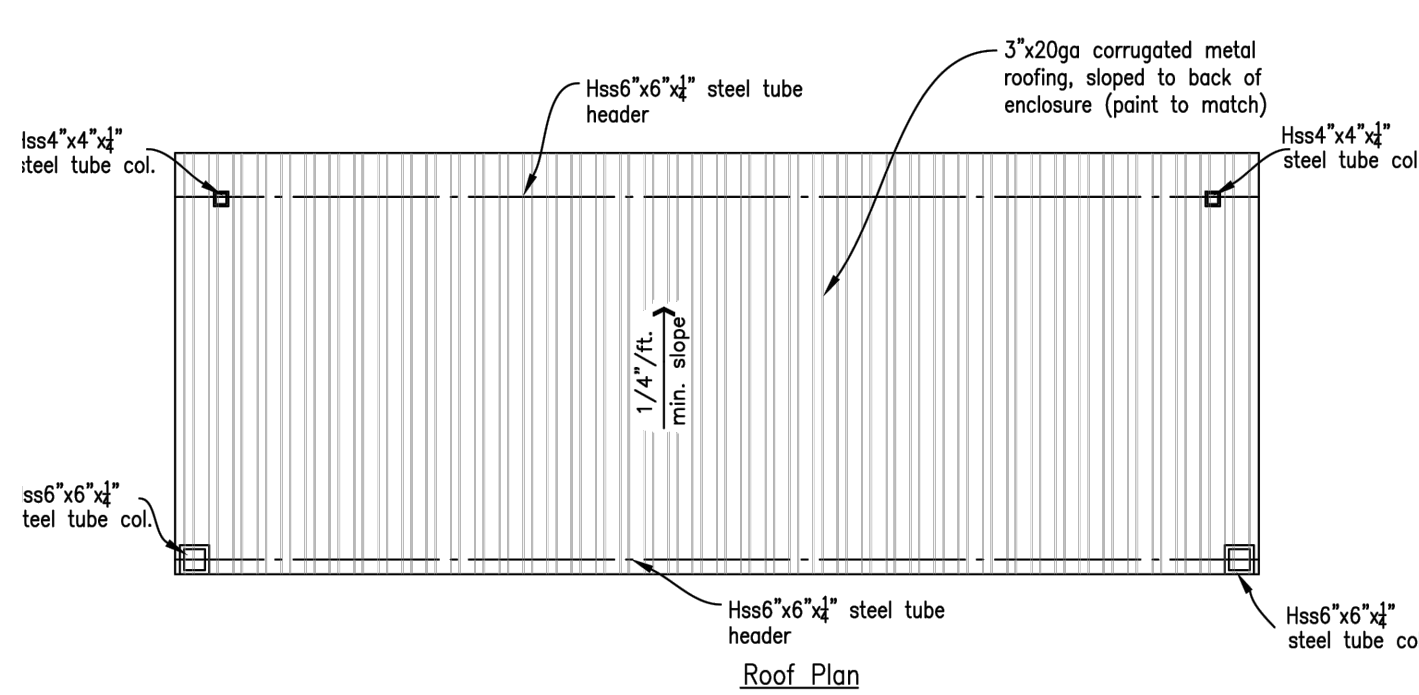
AO
Architecture.
Design.
Relationships.
www.aoarchitects.com

Job No. 2024-1055
Date: 2026-05-27

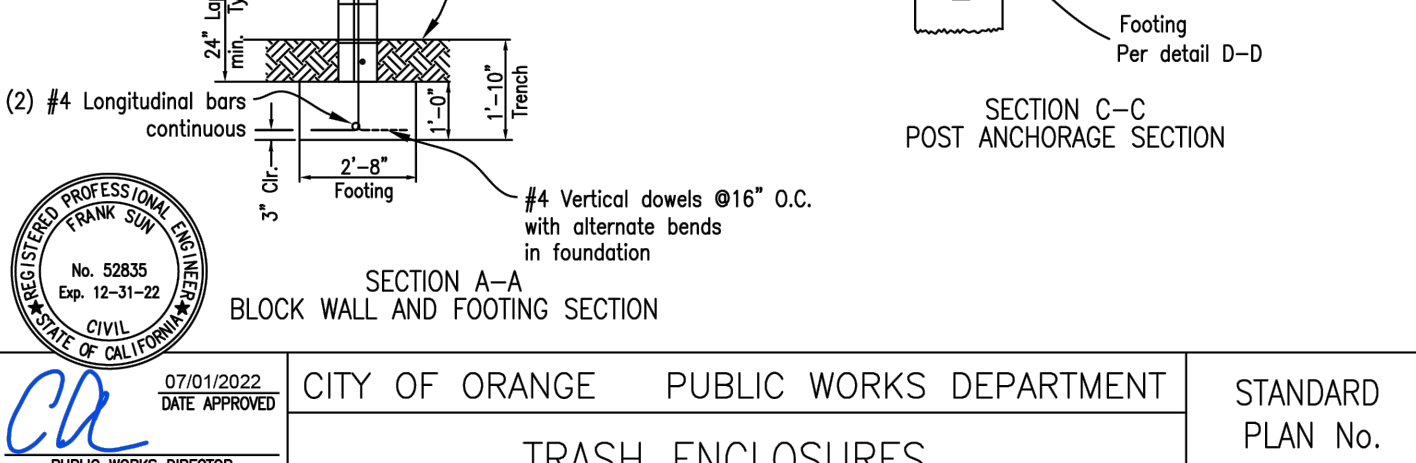
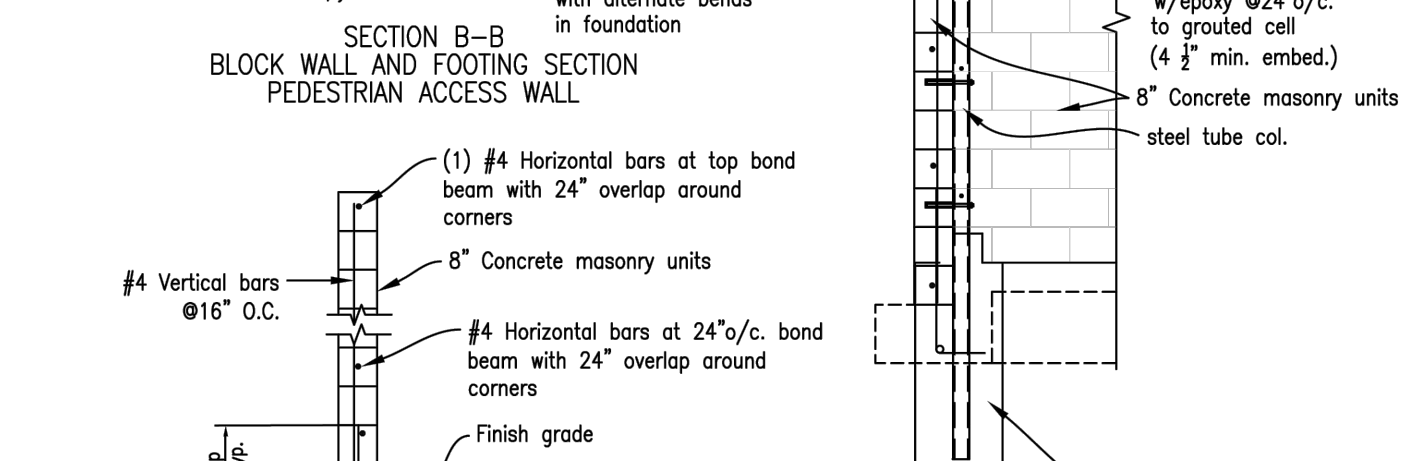
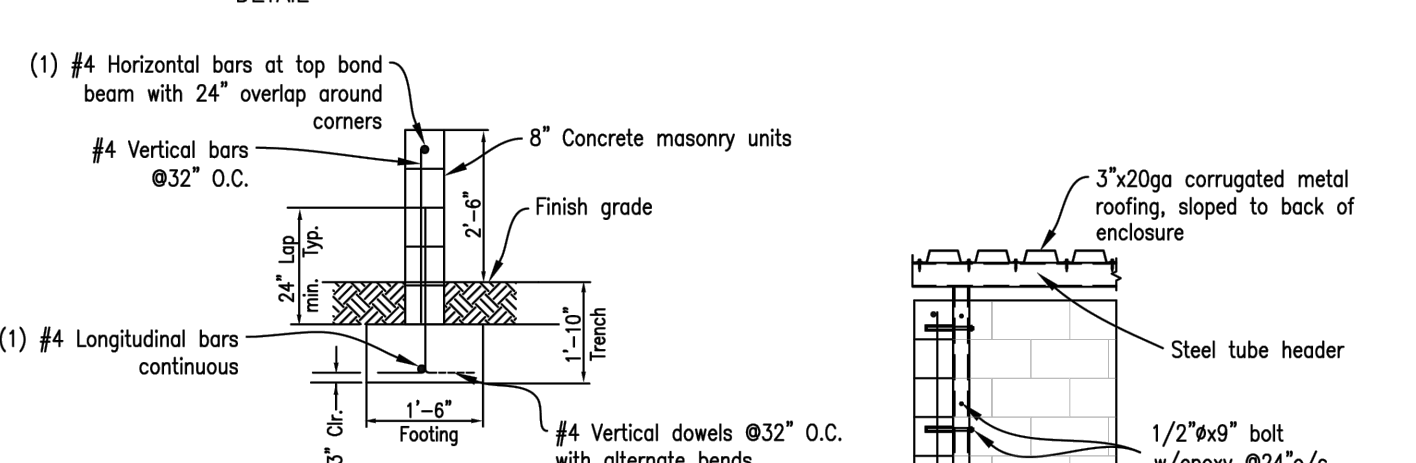
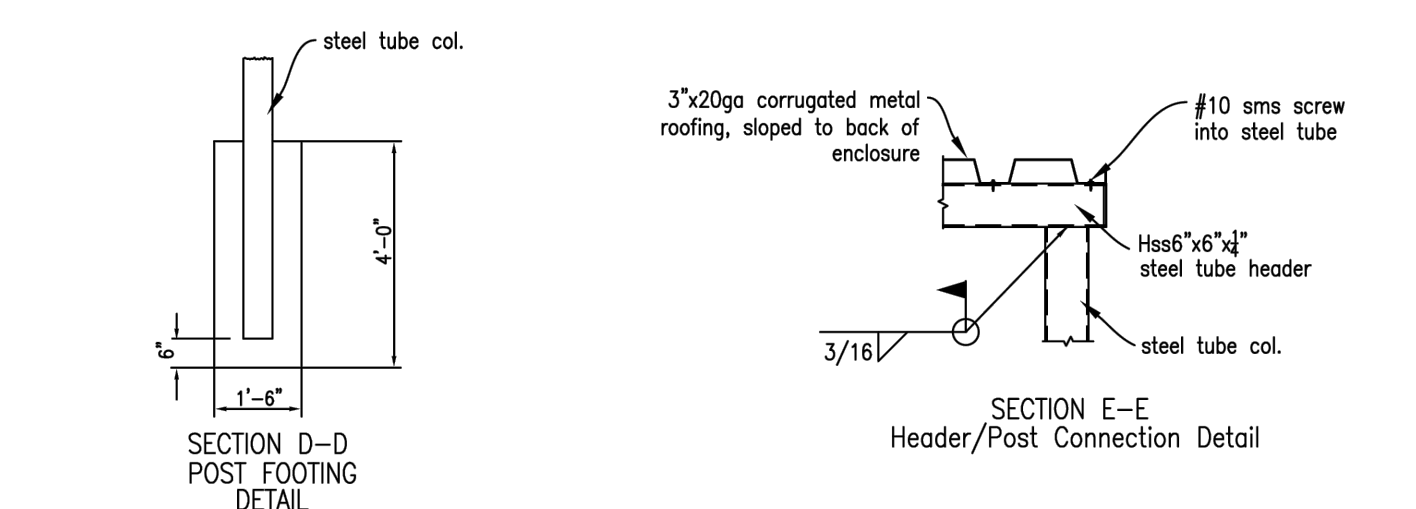
13



07/01/2022
DATE APPROVED
CITY OF ORANGE PUBLIC WORKS DEPARTMENT
TRASH ENCLOSURES
STANDARD PLAN No. 409
SHEET 1 OF 8



07/01/2022
DATE APPROVED
CITY OF ORANGE PUBLIC WORKS DEPARTMENT
TRASH ENCLOSURES
STANDARD PLAN No. 409
SHEET 2 OF 8

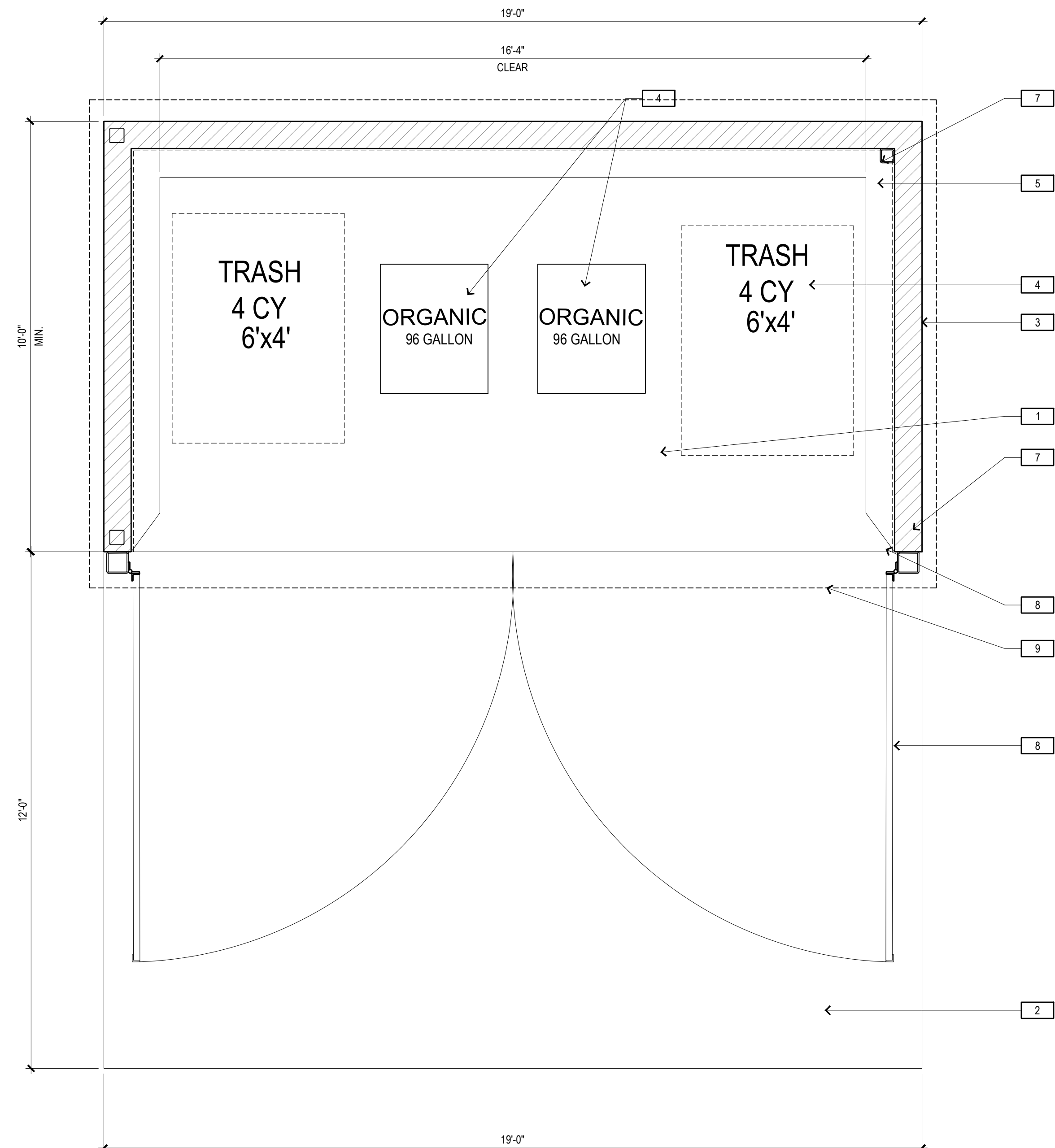


07/01/2022
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TRASH ENCLOSURES
STANDARD PLAN No. 409
SHEET 7 OF 8

NOTES:
1. Concrete footing shall be Class 5200-C-2500 ($f'_c=2500$ psi).
2. Concrete masonry units shall conform to Chapter 21 of the latest edition of the CBC.
3. Reinforcing steel shall be deformed and conform to ASTM specification A615 Grade 40 or Grade 60.
4. Rebar shall be centered in the concrete masonry unit in which it is located.
5. Concrete masonry units shall be staggered.
6. Concrete masonry units shall have vertical continuity of cells unobstructed. All cells containing reinforcing shall be solid grouted (vertical and horizontal reinforcement).
7. Mortar mix for concrete masonry units shall be 1 part cement to 3 parts sand to 4 parts damp loose sand.
8. Grout mix for concrete masonry block wall shall be 1 part cement to 3 parts sand to which not more than X_0 part lime may be added. Sufficient water shall be added to produce consistency for pouring without segregation of the constituents.
9. The grout may contain 2 parts pea gravel, maximum size of $\frac{3}{8}$ ".
10. Concrete block wall may be placed in the center of the "I" type foundation and at either edge of "L" type foundation.
11. First inspection shall be after trenches are ready for concrete and all required steel are tied at full height, with vertical and horizontal steel, but not grouted.
12. Foundation shall be poured against undisturbed soil with no appreciable slope of side walls on all types of foundations.
13. Concrete block wall over 3'-6" in height shall require building permit.
14. Height of concrete block walls shall comply with all provisions of the zoning code.
15. All concrete block walls shall be partially grouted.
16. All outside walls of enclosure shall have clear anti-graffiti coating.
17. All steel tube shall conform to ASTM A500 B 46 ksi steel.
18. All welding electrodes shall conform to E70XX rods.
19. Deputy inspection shall be required for field welding and welder shall be certified and approved by the City.
20. Deputy inspection shall be required for all epoxy anchorage.
21. All metal shall receive one coat of zinc chromate primer and two coats of medium alkyl paint.
22. Maximum grade shall not exceed 2% in any direction.
23. Location and number of required trash enclosures is subject to more stringent requirements by the Public Works Department.
24. All trash enclosures shall be located clear of all structures, have on-site accessibility, and be accessible for both deposit and collection.
25. No trash collection or storage area for commercial or industrial use shall be located within 100 feet of any residential area.
26. Pad shall be at ground or edge of pavement elevation.
27. Any variations from these standards shall have prior approval of the Public Works Department.
28. This standard shall prevail in the event of any conflict between Architectural drawings and Grading plan.
29. All compactors shall be self-contained and have prior approval of the Public Works Department.
30. Provide accessible latch on gate and accessible path of travel to trash enclosure.
31. All lids of any containers shall remain closed/secured when not being accessed for active disposal.
32. Provide security mesh screen or burglar bars if cover at top of CMU wall exceeds 7". Security mesh or burglar bars should comply with OMC 15.52.090(h)(3)(a) or (b).

SIZING REQUIREMENTS:
1. Multi-family Residential: One standard enclosure per 5 or more units. No less than one standard enclosure per 10 units.
2. Retail Commercial: One standard enclosure per 8,000 sq. ft.
3. Commercial Office: One standard enclosure per 20,000 sq. ft.
4. High-rise Office/Hotel: One standard enclosure per 20,000 sq. ft. Each additional 10,000 sq. ft. requires one additional enclosure.
5. Industrial: One standard enclosure per 20,000 sq. ft. - compactor or roll-off box may be required. Contact Public Works Department for prior approval.
6. Restaurants: One standard enclosure per 1,500 sq. ft.
7. Special Project or Circumstances: Contact Public Works Department for approval of location, number, and type of enclosures required for project.
8. Required Inside Clear Width: Two bins, one 96-gallon organics cart - 16'-4" Two bins, two 96-gallon organics carts - 19'-0"

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TRASH ENCLOSURES
STANDARD PLAN No. 409
SHEET 8 OF 8



- ### KEY NOTES
- 6" THICK CONCRETE SLAB-ON-GRADE W/ #4 @16" O.C. EACH WAY @MID-DEPTH OVER 4" SAND
 - PROVIDE 6" THICK SEALED CONCRETE PAVING AT TRASH ENCLOSURE. EXTEND CONCRETE WEAR APRON 12'-0" FROM FRONT EDGE OF ENCLOSURE TOWARD HAULER ACCESS POINT.
 - 8" FULLY SOLID GROUTED CMU WALLS (8"x16"x8") SECTION DETAIL A-A
 - TRASH BIN AND ORGANIC CART
 - 8" HIGH x 8" WIDE CONCRETE CURB
 - PAINTED HSS 6"x6"x1/4" STEEL TUBE COLUMN
 - PAINTED HSS 4"x4"x1/4" STEEL TUBE COLUMN
 - PAINTED STEEL GATE - SHOP PRIMED AND PAINTED
 - 3"x20 GA CORRUGATED METAL ROOFING ABOVE, SLOPED TO BACK OF ENCLOSURE - PAINTED ON BOTH SIDES



STREET SIDE VIEW FROM CHAPMAN AVE. SOUTH ELEVATION



BLDG. 'B' NORTH EAST ELEVATION



BLDG. 'A' WEST ELEVATION



STREET VIEW FROM CHAPMAN AVE - BLDG. 'B' SOUTH ELEVATION



STREET SIDE SOUTH WEST ELEVATION



BLDG. 'B' SOUTH EAST ELEVATION



BLDG. 'A' SOUTH ELEVATION



A



B



C



D



E



F



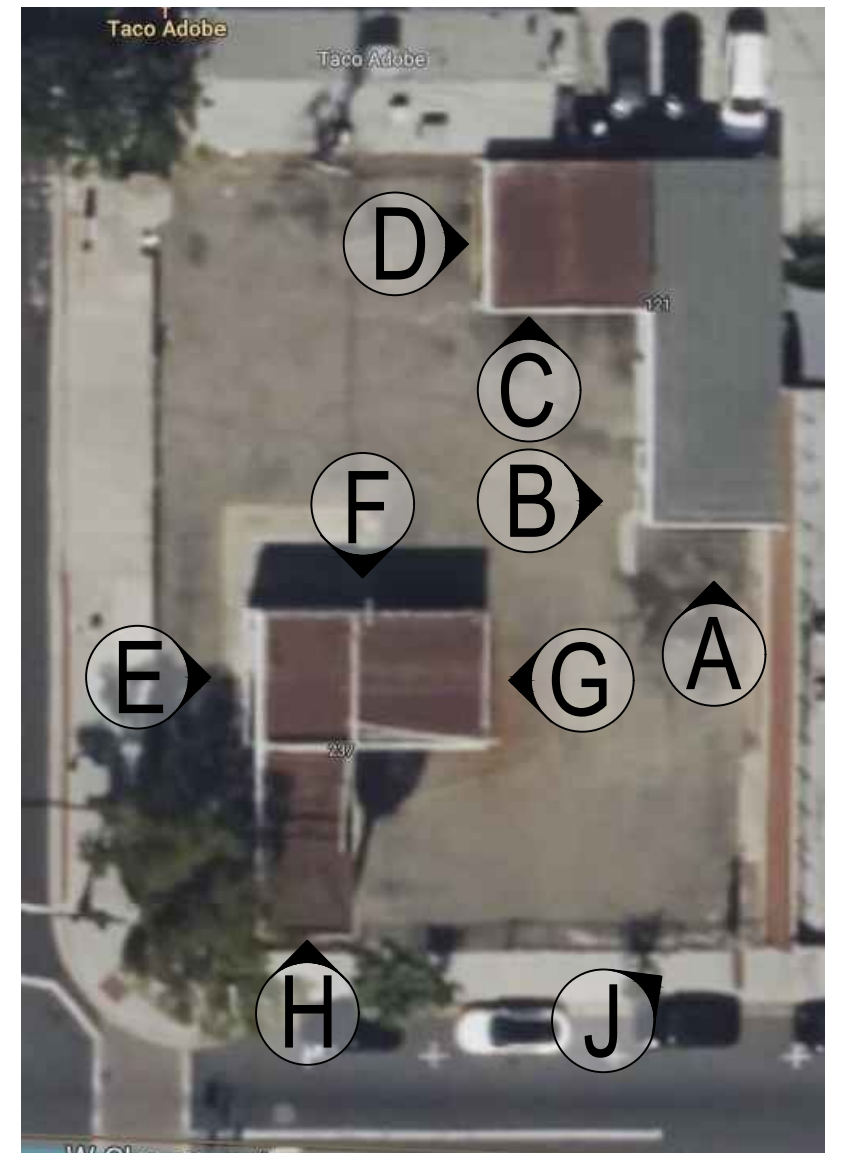
G



H



J



LEGEND



A



B



C



D



E



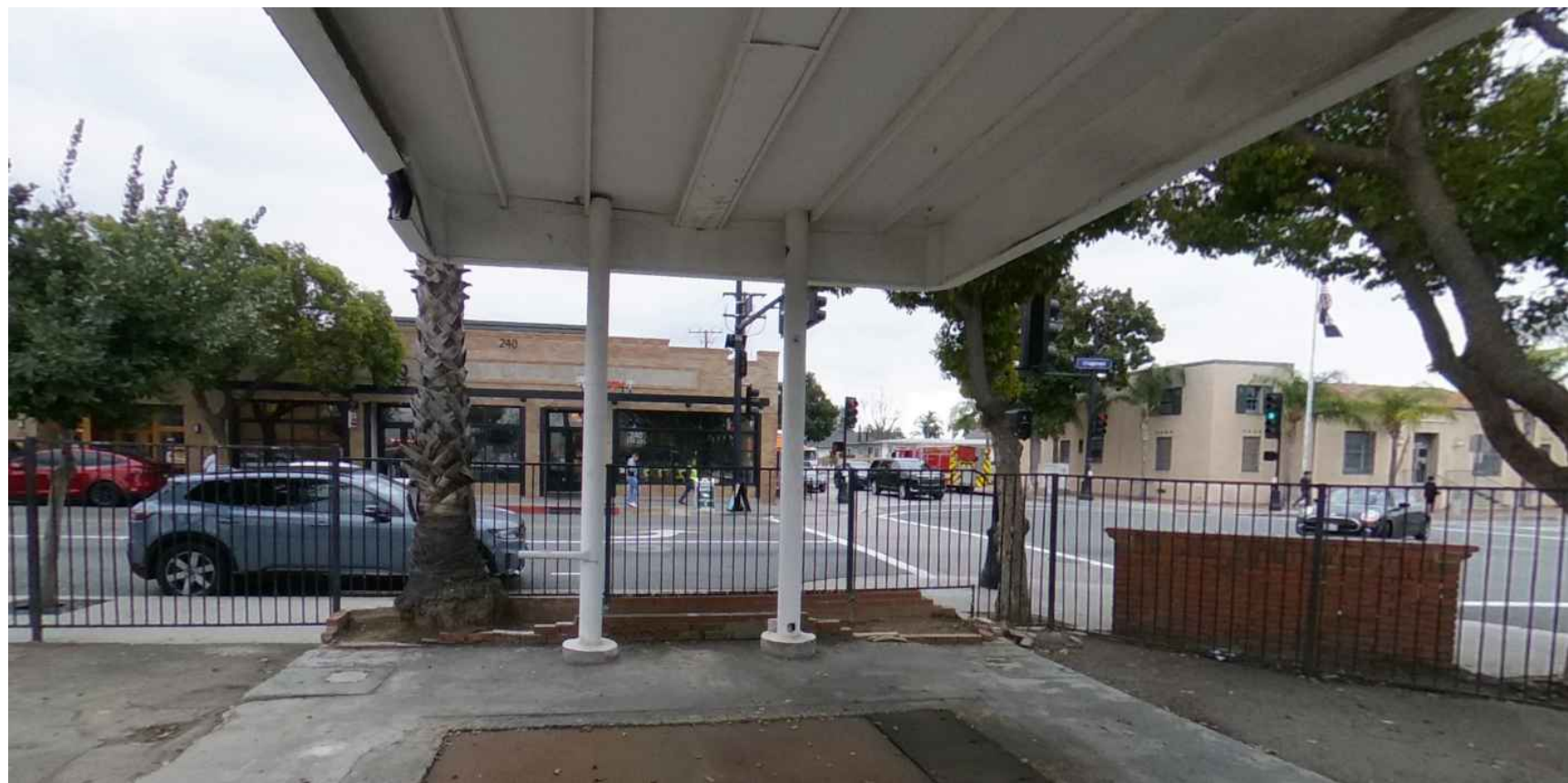
F



G



H



I



LEGEND



FFE / FIBERGLASS / SHADES



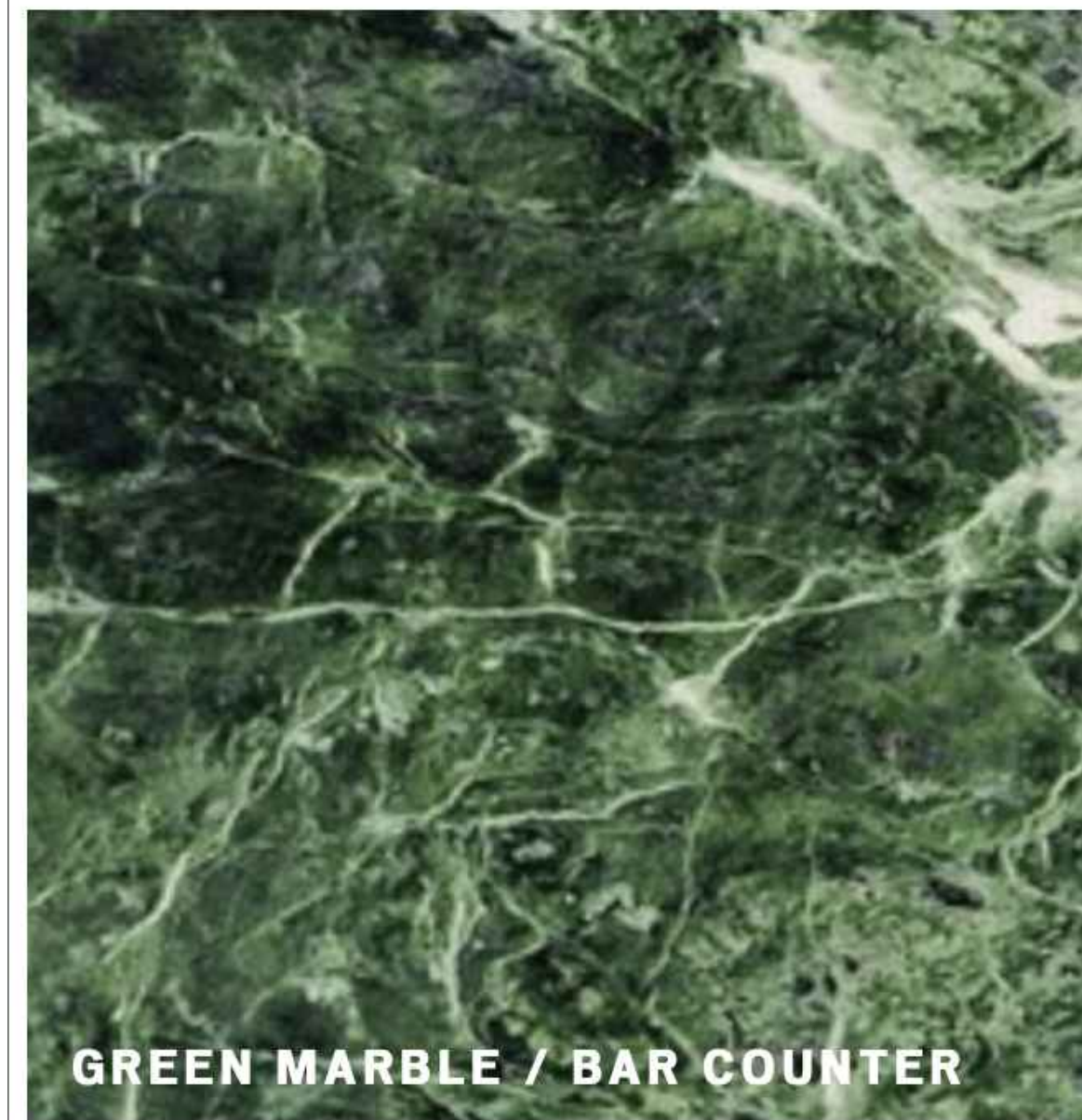
FFE / IN-GROUND HEATERS



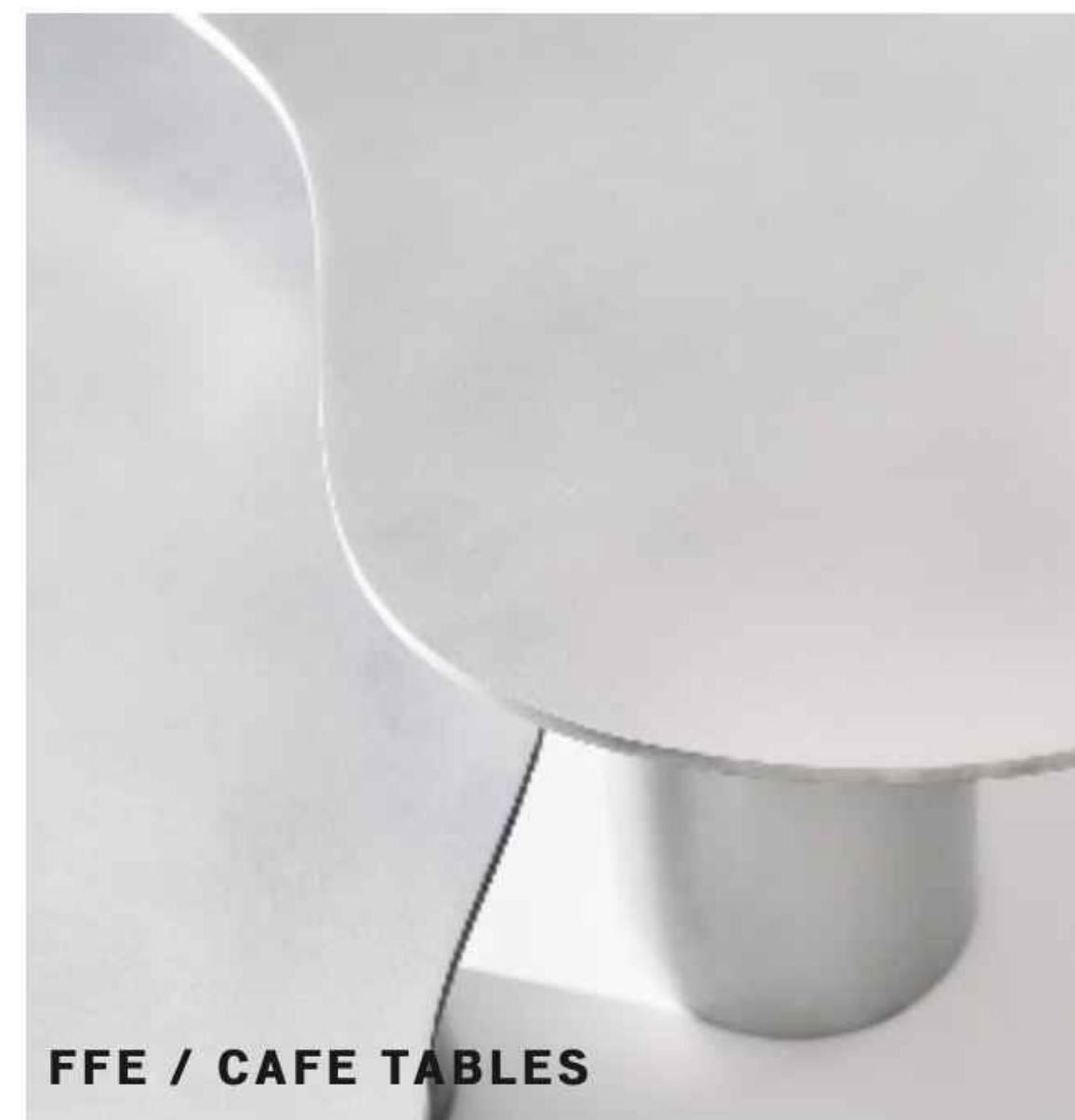
FFE / IN-GROUND UMBRELLAS



BRANDING PALETTE



GREEN MARBLE / BAR COUNTER



FFE / CAFE TABLES



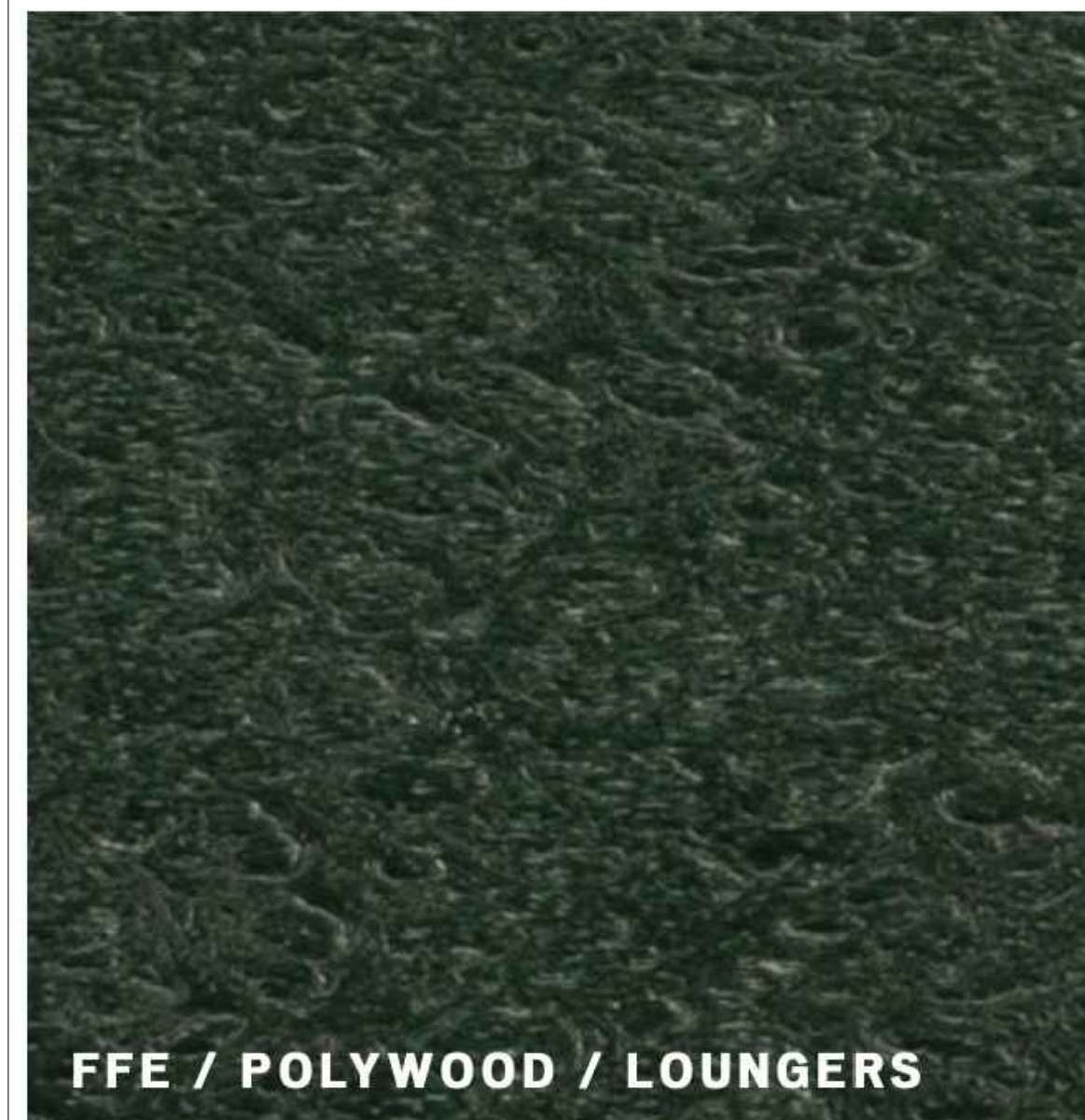
FFE / STOOLS AND BENCHES



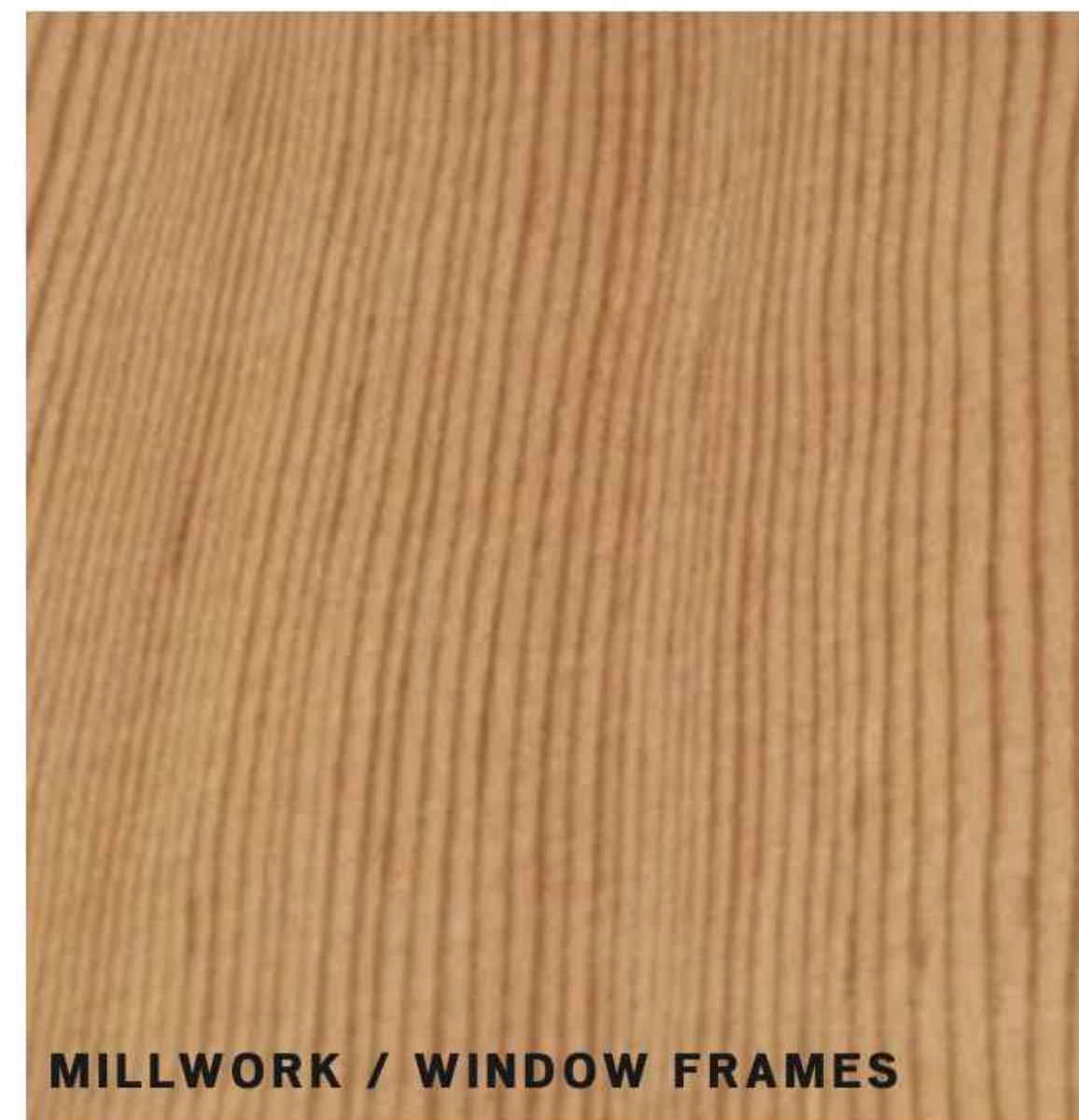
FFE / SOLOMATIC UNITS



FFE / PLASTIC STOOLS



FFE / POLYWOOD / LOUNGERS



MILLWORK / WINDOW FRAMES



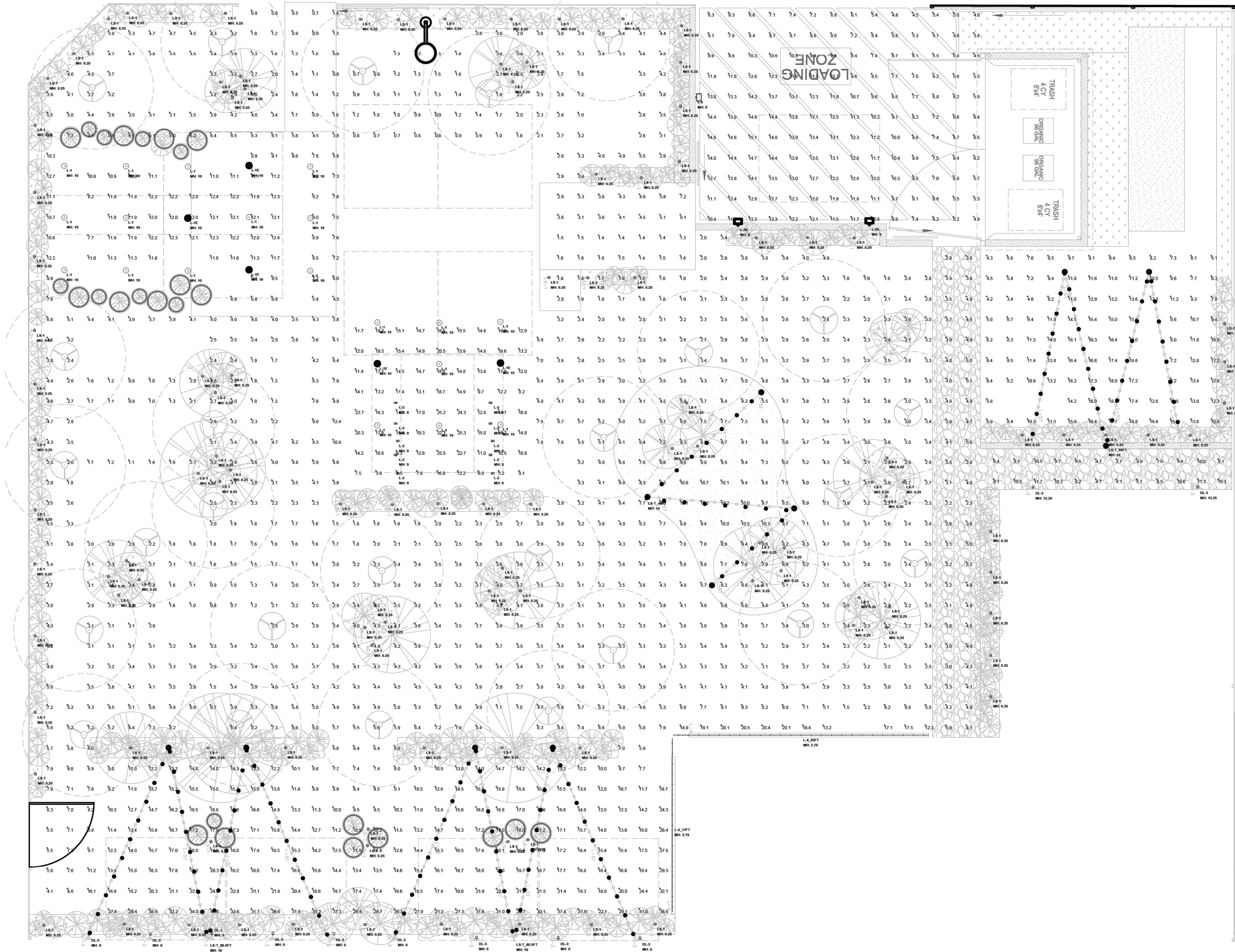
COMPACTED DG



PLAY AREAS



BRICK PAVERS



Luminaire Schedule				LLF	Lumens	Watts
Tag	Symbol	Qty	Label			
DL-3		11	WMCL4 P1 SSW2 A45 UVOLT PE DDBXD M4	0.900	2453	19.19
L-1		19	I/O6CYL PC D 05LM 30K 80CRI 50D MIN1 MVOLT ZT L7 JBX CAN XX WL P XX LD FINISH	0.900	429	5.14
L-1E		5	I/O6CYL PC D 05LM 30K 80CRI 50D MIN1 MVOLT ZT L7 JBX CAN XX E7WR WL P XX LD FINISH	0.900	429	5.14
L-2		10	HL-1380-XX-3000K-3LED-FL-LA-1	0.900	183	2.8
L-4 17FT		1	TPLE-SB-0-22-24	0.900	N.A.	N.A.
L-4 25FT		1	TPLE-SB-0-22- 24	0.900	N.A.	N.A.
L-5		1	WDGE2 LED P4 30K 80CRI TFTM MVOLT SRM XXXX FINISH	0.900	4002	46.6589
L-5E		2	WDGE2 LED P4 30K 80CRI TFTM MVOLT SRM E10WH XXXX FINISH	0.900	4002	46.6589
LS-1		115	PALM X P1 80CRI 27K XXX 55DEG FLC KM XXXXX S3XX IHL C3 XXXX	0.900	1341	18.03
LS-T 40FT		1	TCSL-S-B-24-120 TVLTPET-G125-4-C-26-27-120_LS-CABLE-110LS-LOCK-S-4 SHADE-DS-BK-BK-10 - 40 FT	4.200	N.A.	N.A.
LS-T 69FT		1	TCSL-S-B-24-120 TVLTPET-G125-4-C-26-27-120_LS-CABLE-110LS-LOCK-S-4 SHADE-DS-BK-BK-10 - 69 FT	4.200	N.A.	N.A.
LS-T 80.5FT		2	TCSL-S-B-24-120 TVLTPET-G125-4-C-26-27-120_LS-CABLE-110LS-LOCK-S-4 SHADE-DS-BK-BK-10 - 80.5 FT	4.200	N.A.	N.A.

CALCULATION SUMMARY					
Label	Units	Avg	Max	Min	Avg/Min
BLDG B COVERED DINING AREA	Fc	14.89	32.3	3.9	3.82
LOADING ZONE & TRASH AREA	Fc	9.67	15.1	3.9	2.48
OUTDOOR DINING AREA	Fc	6.80	41.6	0.5	13.60
RESTROOM CORRIDOR	Fc	8.10	11.7	3.7	2.19