

TABULATIONS

areas existing / proposed	
EXISTING GROUND FLOOR AREA	2,002.00 S.F.
PROPOSED GROUND FLOOR AREA (excluding openings)	1,892.00 S.F.
EXISTING BASEMENT FLOOR AREA	1,833.00 S.F.
PROPOSED BASEMENT FLOOR AREA	1,356.00 S.F.
TOTAL EXISTING FLOOR AREA	3,835.00 S.F.
TOTAL PROPOSED FLOOR AREA (ground flr & basement)	3,248.00 S.F.

PROPOSED REAR COVERED PATIO AREA	307.00 S.F.
PROPOSED UNCOVERED PATIO AREA	473.00 S.F.
USABLE GROUND FLOOR AREA	1,805.00 S.F.
USABLE BASEMENT FLOOR AREA	1,298.00 S.F.

minimum plumbing facilities / fixtures (Table 422.1 CPC)			
USE	USABLE SIZE	OCCUPANCY LOAD FACTOR	OCCUPANTS
SEATING AREA (1st flr + outdoor)	665.0 S.F.	30	22.1
SEATING AREA (basement)	279.0 S.F.	30	9.3
PUBLIC / MISC AREA	700.0 S.F.	200	3.5
KITCHEN AREA	658.0 S.F.	50	13.1
STORAGE AREA	277.0 S.F.	5000	0.1
TOTAL APPLICABLE AREAS	2579.0 S.F.		48.1
EXCLUDED AREAS (stairs, halls, toilet rooms, fixed equip & mech areas)(CPC 22 / table A)	724.0 S.F.		
TOTAL AREA / OCCUPANTS	3,303.0 S.F.		48.1

A-2 OCCUPANCY			
TOTAL FIXTURES REQUIRED	TOILET	LAVATORY	URINAL
MEN 1-50 OCCUPANTS	1	1	1
WOMEN 26-50 OCCUPANTS	2	1	N/A
TOTAL	3	2	1
TOTAL FIXTURES PROVIDED	3	3	1
(< 50 OCCUPANTS - (3) Unisex Single-Accommodations Provided w/ 1 Urinal)			

VICINITY MAP



SHEET INDEX

cover sheet / existing	
CS.1	PROJECT INFORMATION / OVERALL SITE PLAN
CS.2	OCCUPANCY ANALYSIS / EXITING PLANS
EX1.0	EXISTING SITE PLAN
EX2.0	EXISTING GROUND FLOOR & BASEMENT FLOOR PLANS
EX2.1	EXISTING STORAGE PLAN / ROOF PLAN / EXT. ELEVATIONS

architectural	
A1.0	ENLARGED SITE PLAN / HANDICAP ACCESS / DRAINAGE
A1.1	DEMOLITION FLOOR PLAN
A2.0	GROUND FLOOR PLAN / BASEMENT FLOOR PLAN
A2.1	NEW PATIO FLOOR PLAN / NEW ROOF PLAN
A2.2	REFLECTED CEILING PLAN / LIGHTING LAYOUT
A2.3	REFLECTED CEILING PLAN / LIGHTING LAYOUT (PATIO)
A3.0	EXTERIOR STOREFRONT ELEVATIONS / SIGNAGE
A3.1	BUILDING SECTIONS / INTERIOR ELEVATIONS
A4.0	GROUND / BASEMENT FLOOR EQUIPMENT PLANS / LEGEND
A4.1	GROUND / BASEMENT FLOOR FINISH PLANS / SCHEDULES
A4.2	INTERIOR ELEVATIONS (GROUND FLOOR)
A4.3	INTERIOR ELEVATIONS (BASEMENT)
A4.4	ACCESSIBLE RESTROOMS ELEVATIONS & DETAILS
A5.0	ARCHITECTURAL DETAILS
A5.1	ARCHITECTURAL DETAILS CONT.
A5.2	PROJECT IMAGERY

CONSULTANTS

architect	structural engineer
ENRICO POZZUOLI	YAGHI ENGINEERS
11633 McDougall	112 E. CHAPMAN AVE
TUSTIN, CA 92782	ORANGE, CA 92866
(714) 915-7450	(714) 270-4397
CONTACT: ENRICO POZZUOLI	CONTACT: CHUCK YAGHI

MEP engineering	
FOSTER DESIGN GROUP	
14471 CHAMBERS RD #104	
TUSTIN, CA 92780	
(949) 253-9636	
CONTACT:	

SCOPE OF WORK

- REVITALIZE FRONT & BACK STOREFRONT FACADES
- REMOVE DILAPIDATED SHED ROOF & CONSTRUCTION ON SOUTH SIDE
- NEW RESTAURANT / CAFE TENANT IMPROVEMENT
- NEW WOOD FRAME OPERABLE WINDOWS AT EXISTING STOREFRONT
- NEW COVERED OUTDOOR DINING AREA ON SOUTH SIDE
- NEW OPEN PATIO AREA & GAS FIRE PIT WITHIN 16' EASEMENT AREA
- NEW ADA ACCESSIBLE RESTROOMS & ENTRY ACCESS
- NEW WINE & BEER TASTING ROOM IN BASEMENT
- ACCESSIBILITY TO BASEMENT

OPERATIONS

- WILL OPERATE UNDER A 23-DUPLICATE LICENSE (MICRO BREWERY)
- FULL SERVICE RESTAURANT & CAFE (FAMILY-FRIENDLY ENVIRONMENT)
- ON-SITE BEER TASTING + CAN & GROWLER SALES (OFF-SITE)
- ON-SITE BEER & WINE AS PERMITTED ON A 23 ABC LICENSE

HOURS
CAFE 8am - 9pm DAILY
RESTAURANT 11:30am - 2pm + 4pm - 9/10pm DAILY

PROJECT INFO.

project tenant	land owner
POZZUOLI WINERY, INC. dba Centro Orange 405 EL CAMINO REAL TUSTIN, CA 92780 714.915.7450 enrico@pozzuoliwinery.com CONTACT: ENRICO POZZUOLI	THE RICCI FAMILY TRUST 606 E CHAPMAN AVENUE STE 100 ORANGE, CA 92866 714.633.3600 CONTACT: AL RICCI
project address	lot area
208 E CHAPMAN AVENUE ORANGE, CA 92866	3,041 s.f.
legal description	APN: 390 - 382 - 02
LOT 12 IN BLOCK "E" OF THE TOWN OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA ON MAP IN BOOK 2, PAGES 630 AND 631.	
governing code	
THIS PROJECT SHALL COMPLY WITH THE 2022 CBC, 2022 CMC, 2022 CPC, 2022 CEC & 2022 CALIFORNIA ENERGY CODE, CITY MUNICIPAL CODE, 2022 CHBC.	
zoning	
OTMU-15S (HISTORICAL DISTRICT)	
occupancy & use	
GROUP A-2 (RESTAURANT <100 OCCUPANTS) (FIRST FLOOR & BASEMENT)	
construction type / # of stories	
TYPE V-B (SPRINKLERED) / (ONE STORY w/ BASEMENT)	

design review



22002



CENTRO OLD TOWN ORANGE

Centro Eatery, Cafe & Brewery
208 E Chapman Avenue
Orange, CA 92866

PROJECT TENANT
Pozzuoli Winery Inc.
405 El Camino Real
Tustin, CA 92780
714-915-7450
Contact: Enrico Pozzuoli
APN: 390-382-02

SUBMITTALS	
02-07-23	design review
06-01-23	staff review
11-18-23	design review hearing
11-06-23	CUP hearing

REVISIONS	
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SCALE DRAWN BY

edp

SHEET TITLE

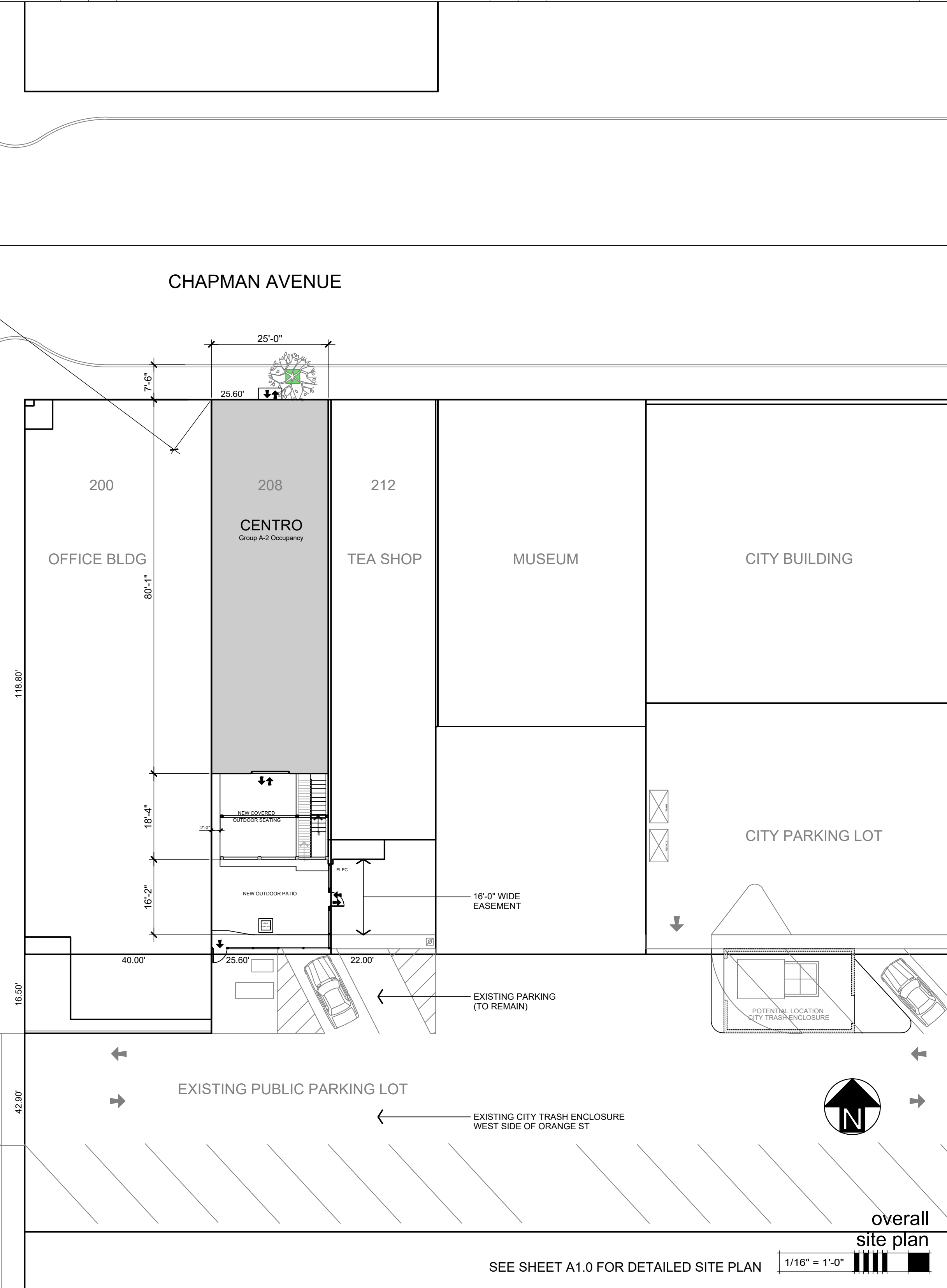
cover sheet
project information
overall site plan

SHEET NUMBER

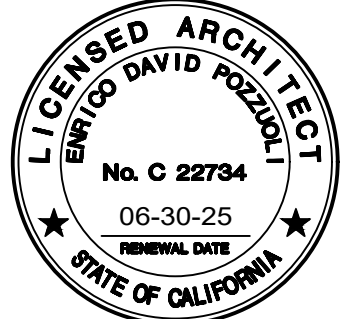
CS.1

DATE

CONDITIONAL USE PERMIT (CUP) FOR THE ALCOHOL LICENSE IS NOT A PART OF THIS DRC SUBMITTAL AND IS BEING REVIEWED UNDER A SEPARATE PERMIT.



SEE SHEET A1.0 FOR DETAILED SITE PLAN 1/16" = 1'-0"

[illegible]

JOB NUMBER



Centro Eatery, Cafe & Brewery
208 E Chapman Avenue
Orange, CA 92866

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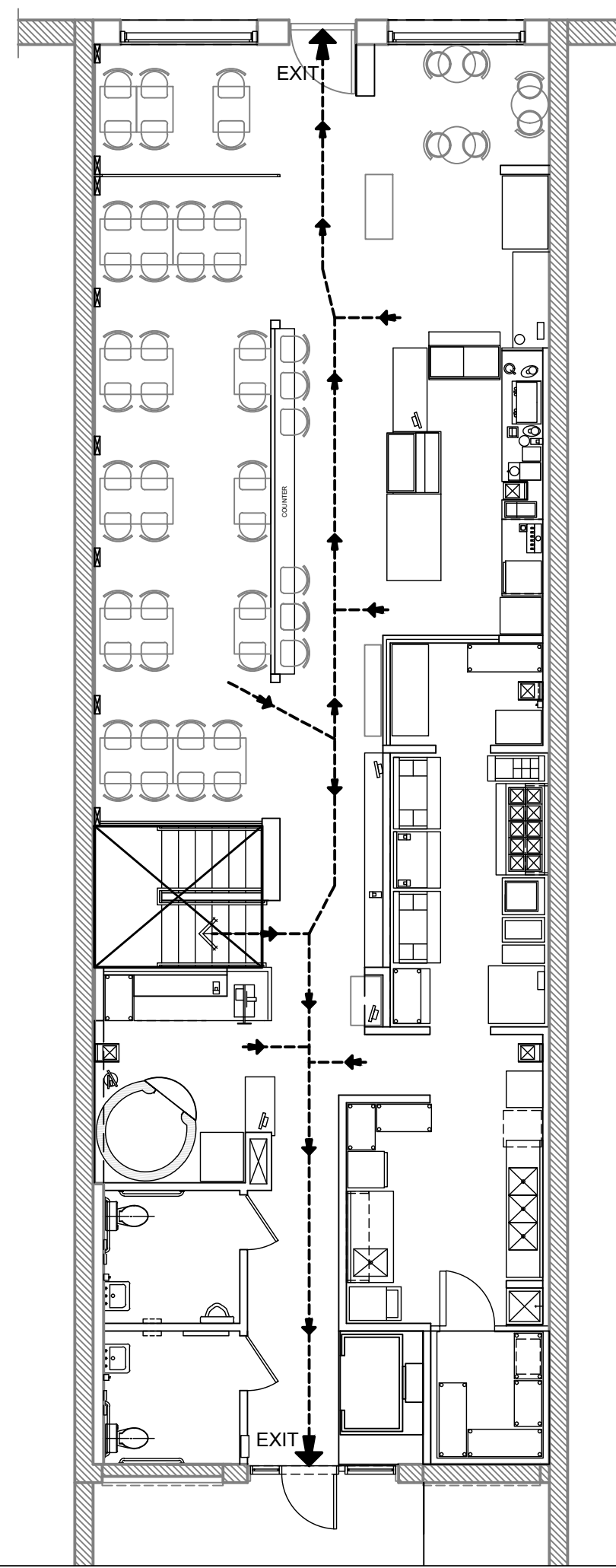
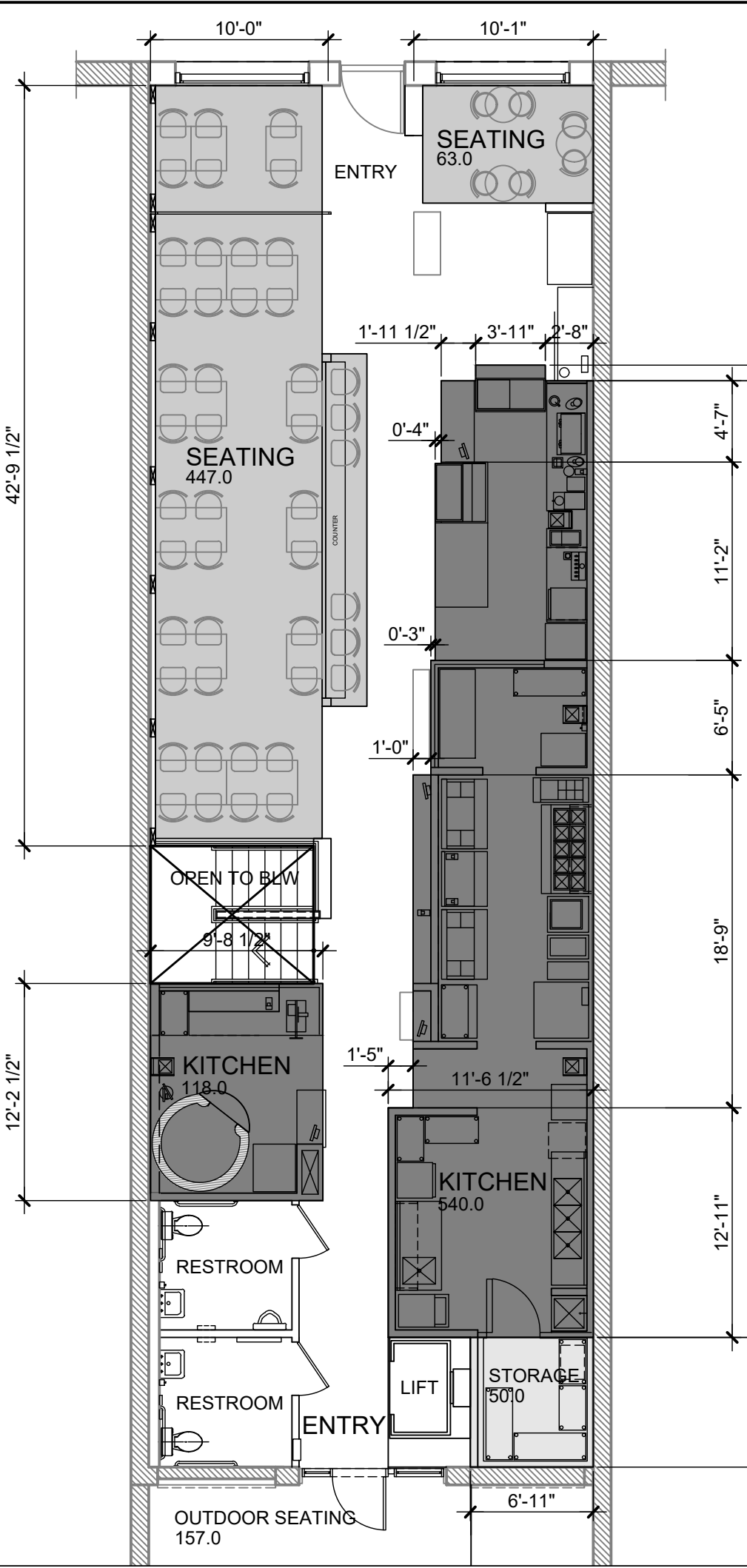
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DATE _____

This architectural floor plan illustrates a restaurant layout with a total width of 55'-2" and a sectioned length of 13'-4". The plan is divided into several functional areas:

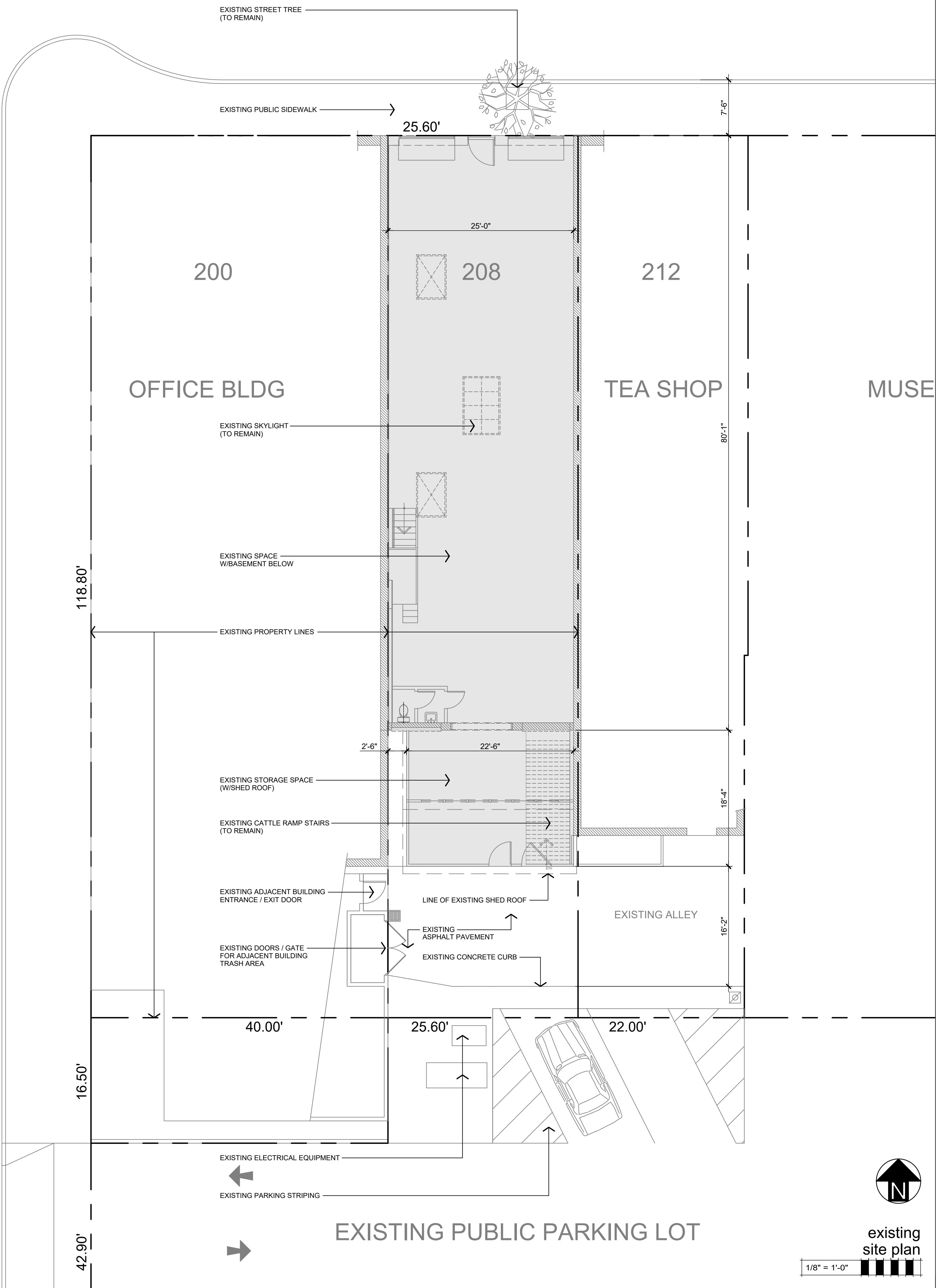
- Bar Area (Top):** A long bar with a height of 20" and a width of 20" is located at the top. It includes a sink, a refrigerator, and a storage area.
- Seating and Dining:** The main dining area features several rows of rectangular tables with chairs. A central aisle is marked with a dashed line and arrows indicating traffic flow. There are also circular tables near the bar area.
- Service Counter:** A service counter with a height of 20" is located in the middle of the plan, separating the bar area from the main dining area.
- Restrooms:** Restrooms are located on the left side of the plan, including a toilet and a sink.
- Exit:** An exit is marked with a dashed line and an arrow pointing towards the bottom right corner.
- Dimensions:** The overall width is 55'-2", and the sectioned length is 13'-4".

[illegible]

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CHAPMAN AVENUE

ORANGE STREET



ecda

STUDIO

405 El Camino Real
Tustin, CA 92780
Voice 714.730.5450
www.edpastudio.com

LICENSED ARCHITECT

ENRICO DAVID POZZUOLI

No. C 22734

06-30-25

RENEWAL DATE

STATE OF CALIFORNIA

22002

JOB NUMBER



CENTRO

OLD TOWN ORANGE

Centro Eatery, Cafe & Brewery
208 E Chapman Avenue
Orange, CA 92866

+

PROJECT TENANT

Pozzuoli Winery Inc.

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Tustin, CA 92780
714-915-7450
Contact: Enrico Pozzuoli
APN: 390-382-02

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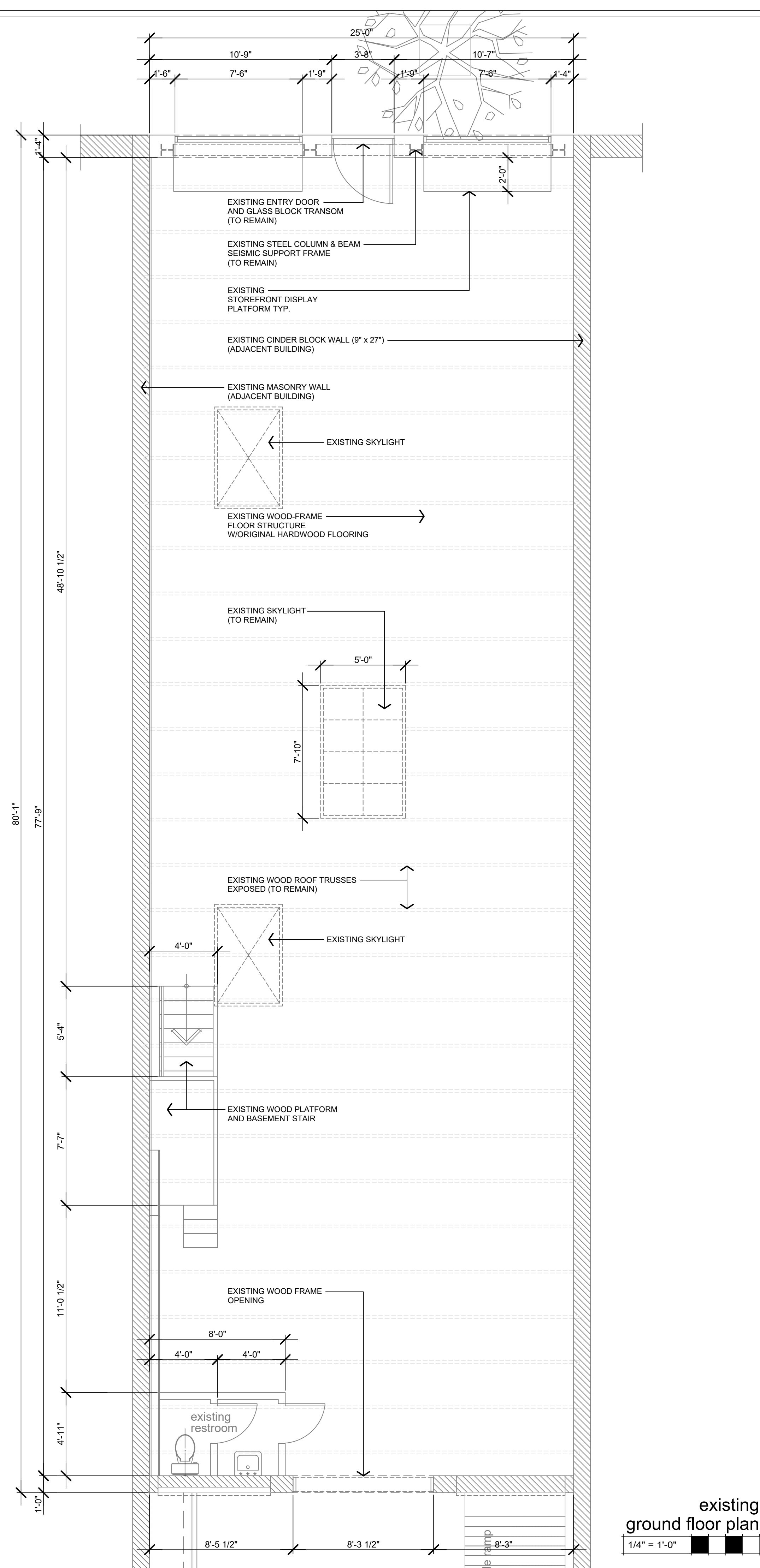
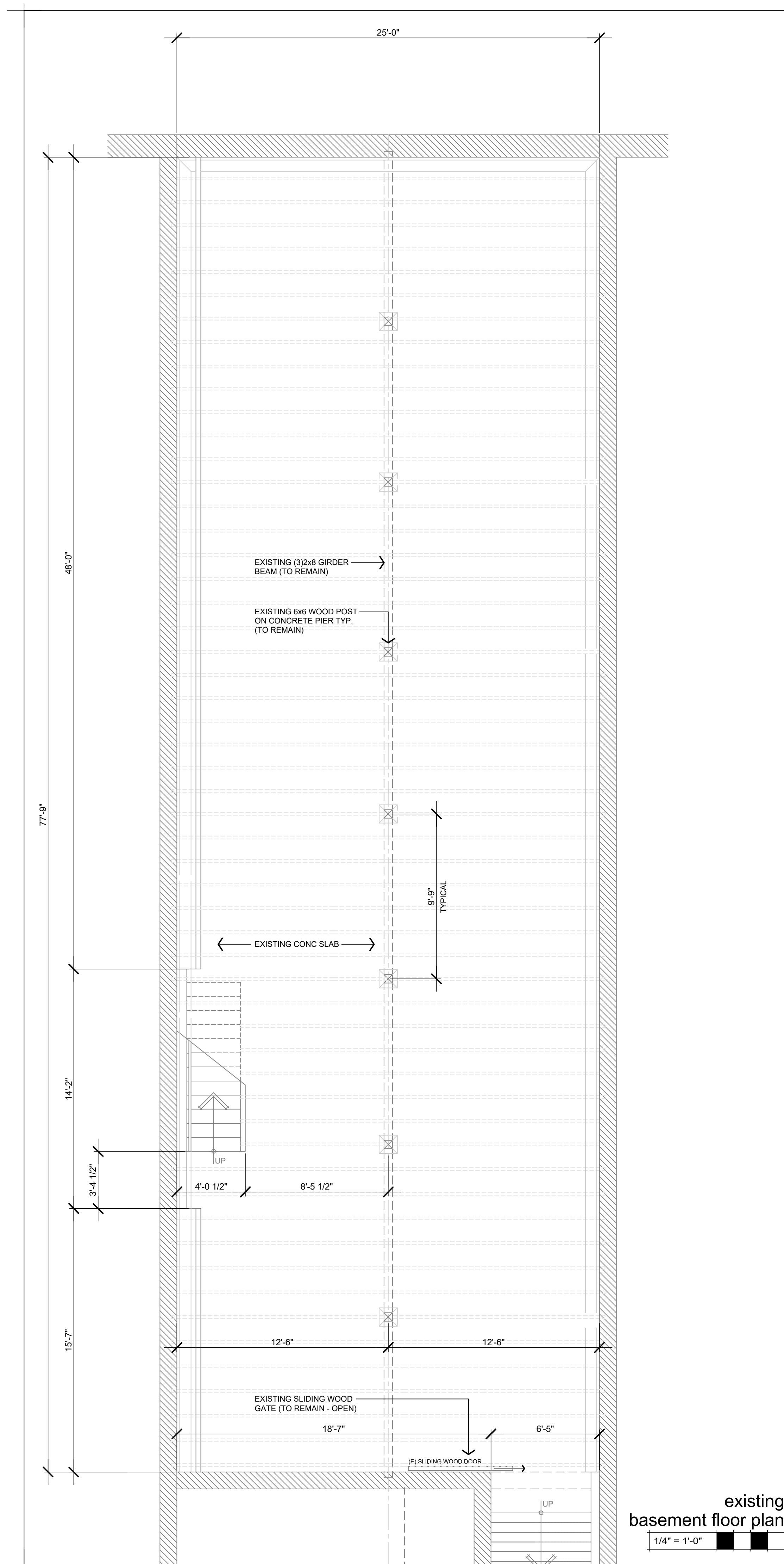
SHEET TITLE

EXISTING
site plan

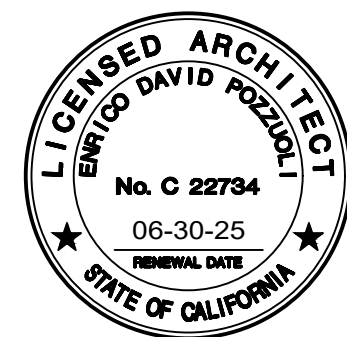
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EX1.0

DATE

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Centro Eatery, Cafe & Brewery
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Orange, CA 92866

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Tustin, CA 92780

714-915--7450

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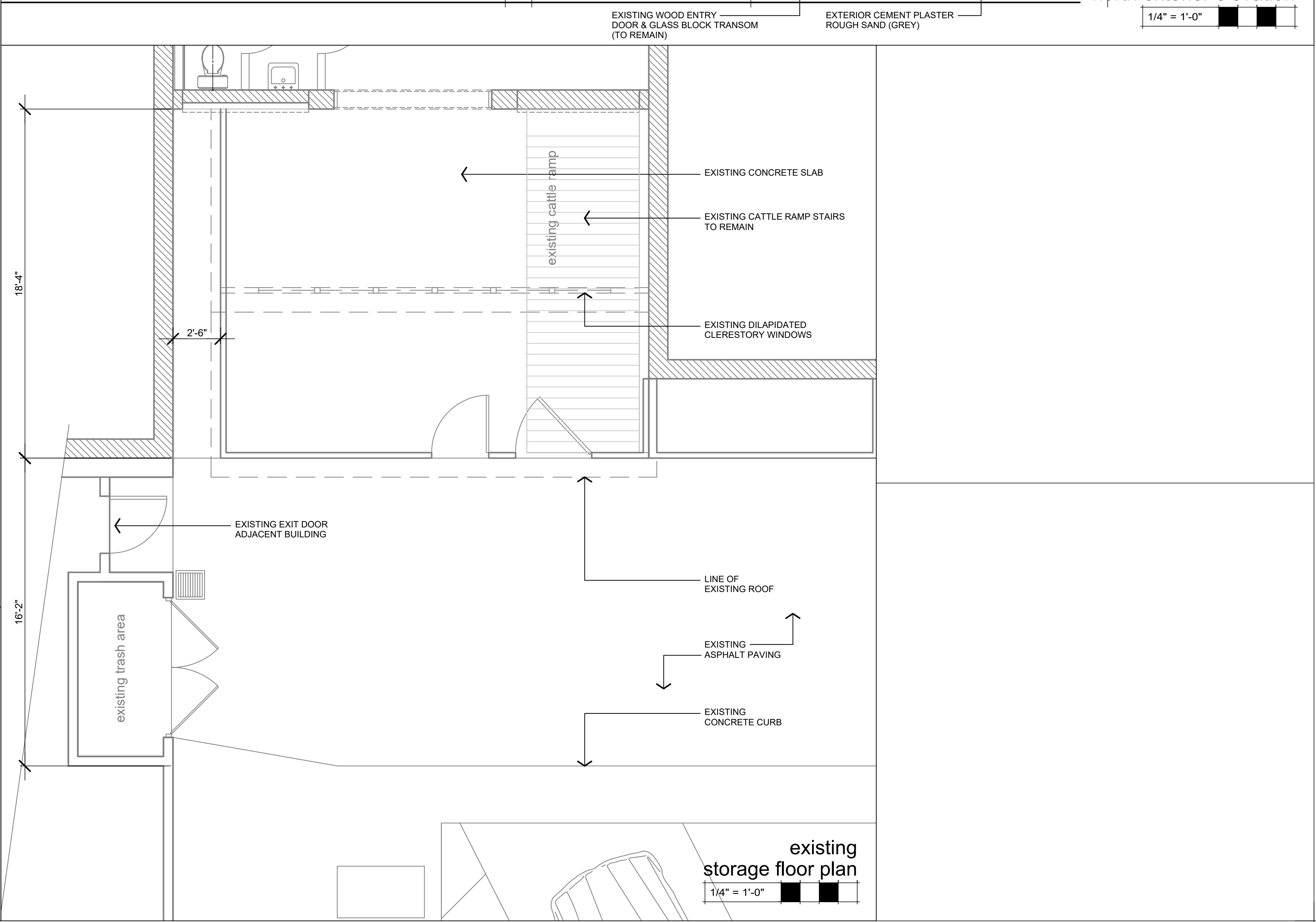
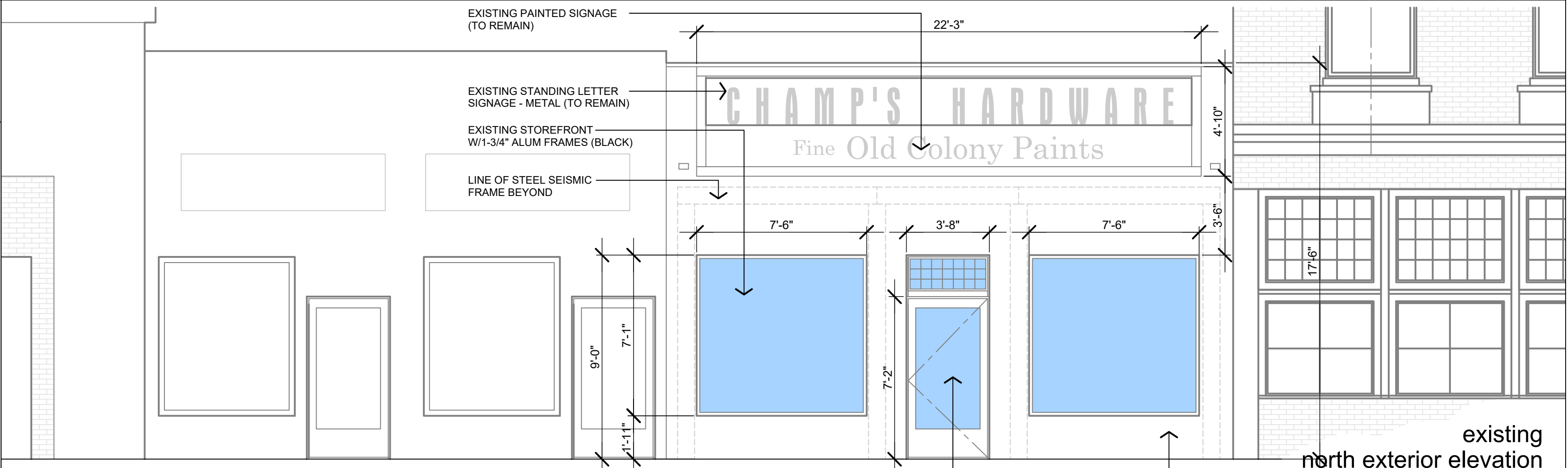
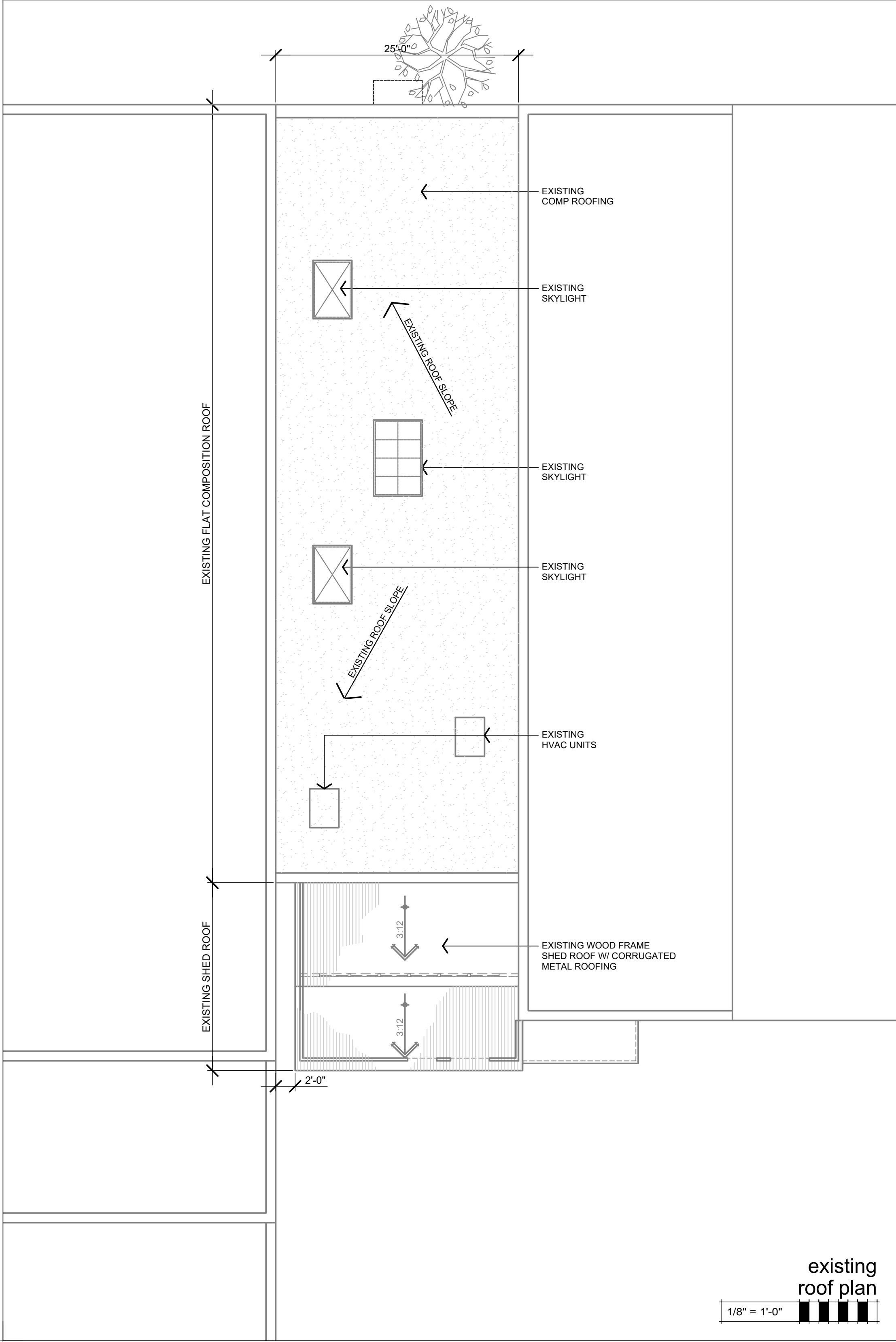
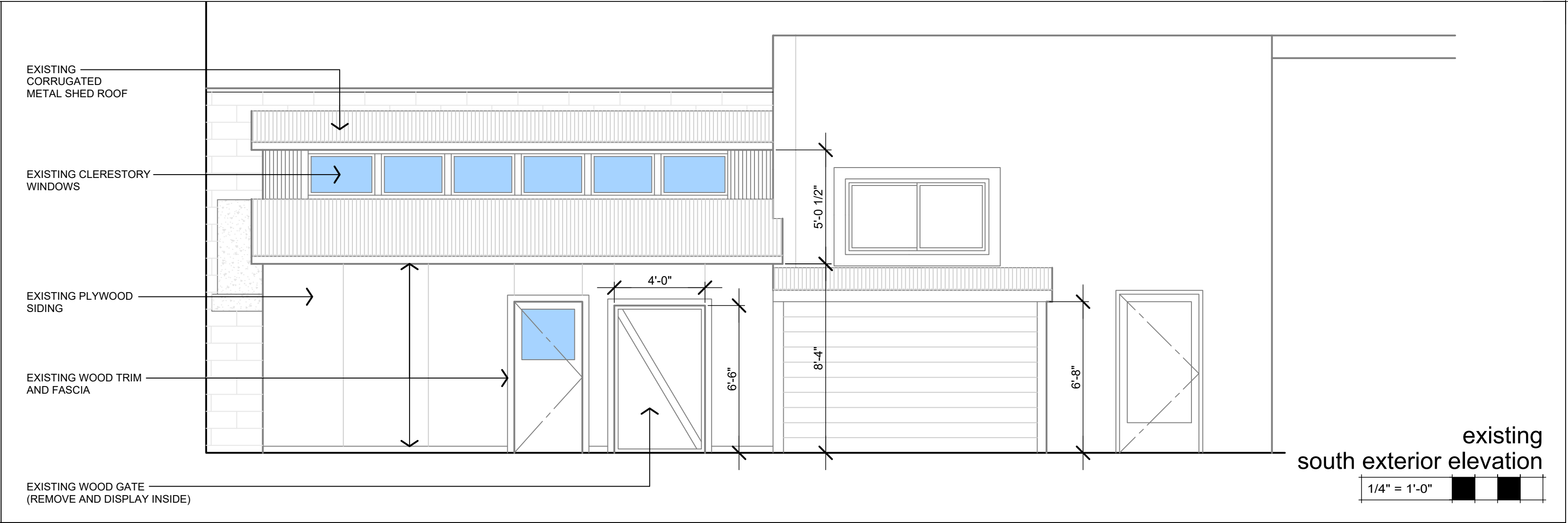
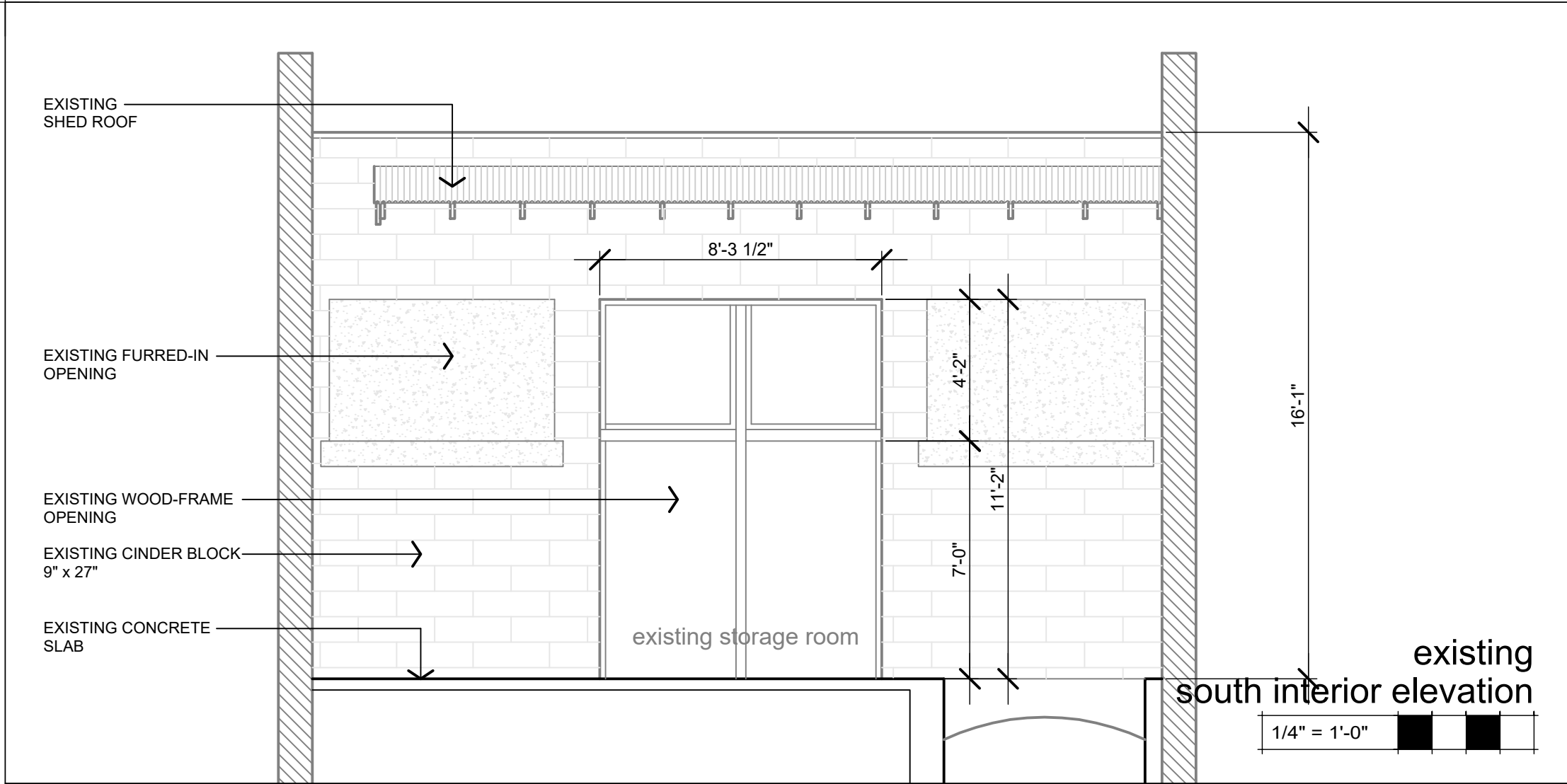
SHEET TITLE

EXISTING
ground floor plan
basement floor plan

SHEET NUMBER

EX2.0

DATE _____



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Voice 714.730.5450
www.edpastudio.com

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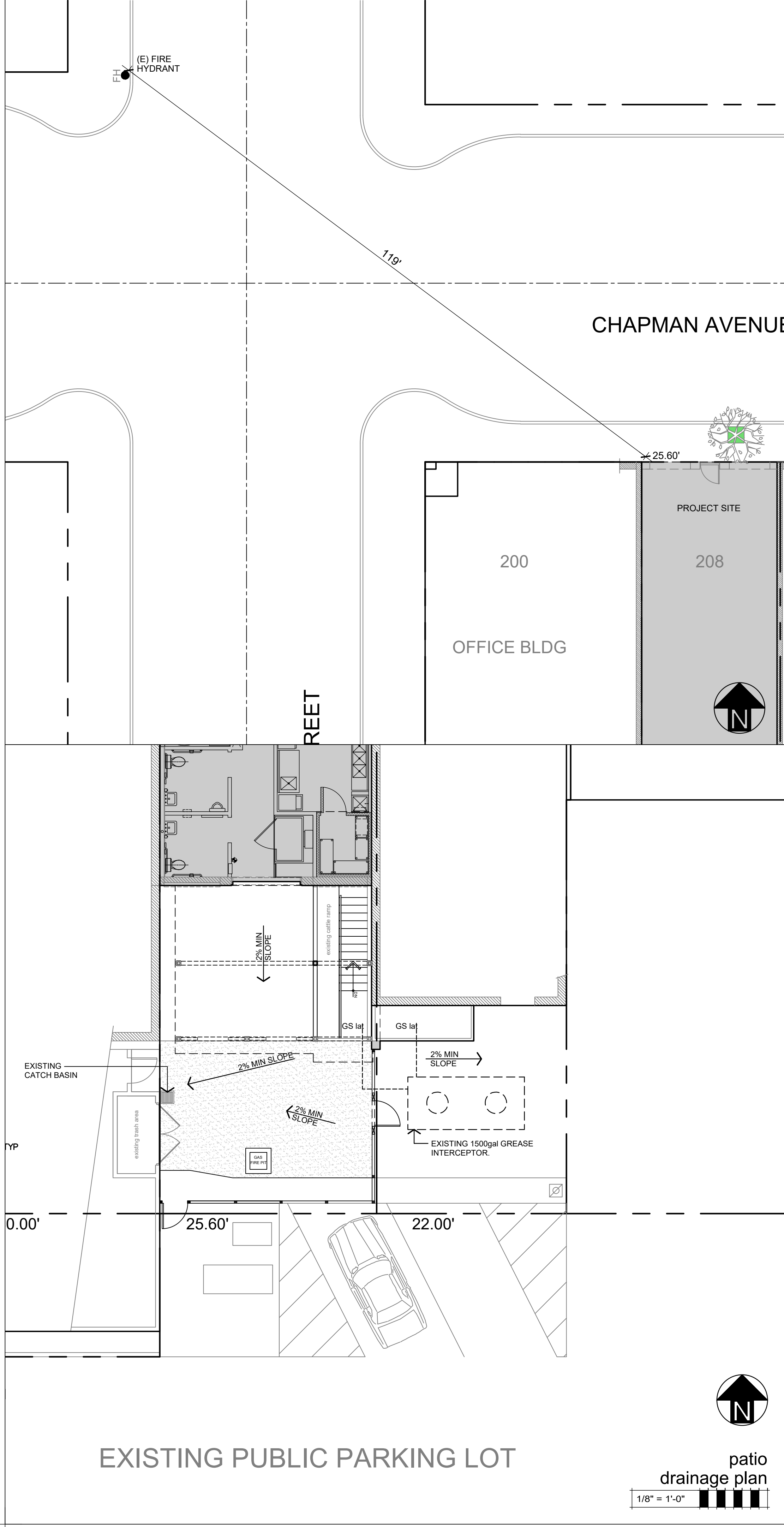
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SHEET TITLE
EXISTING storage floor plan roof plan exterior elevations

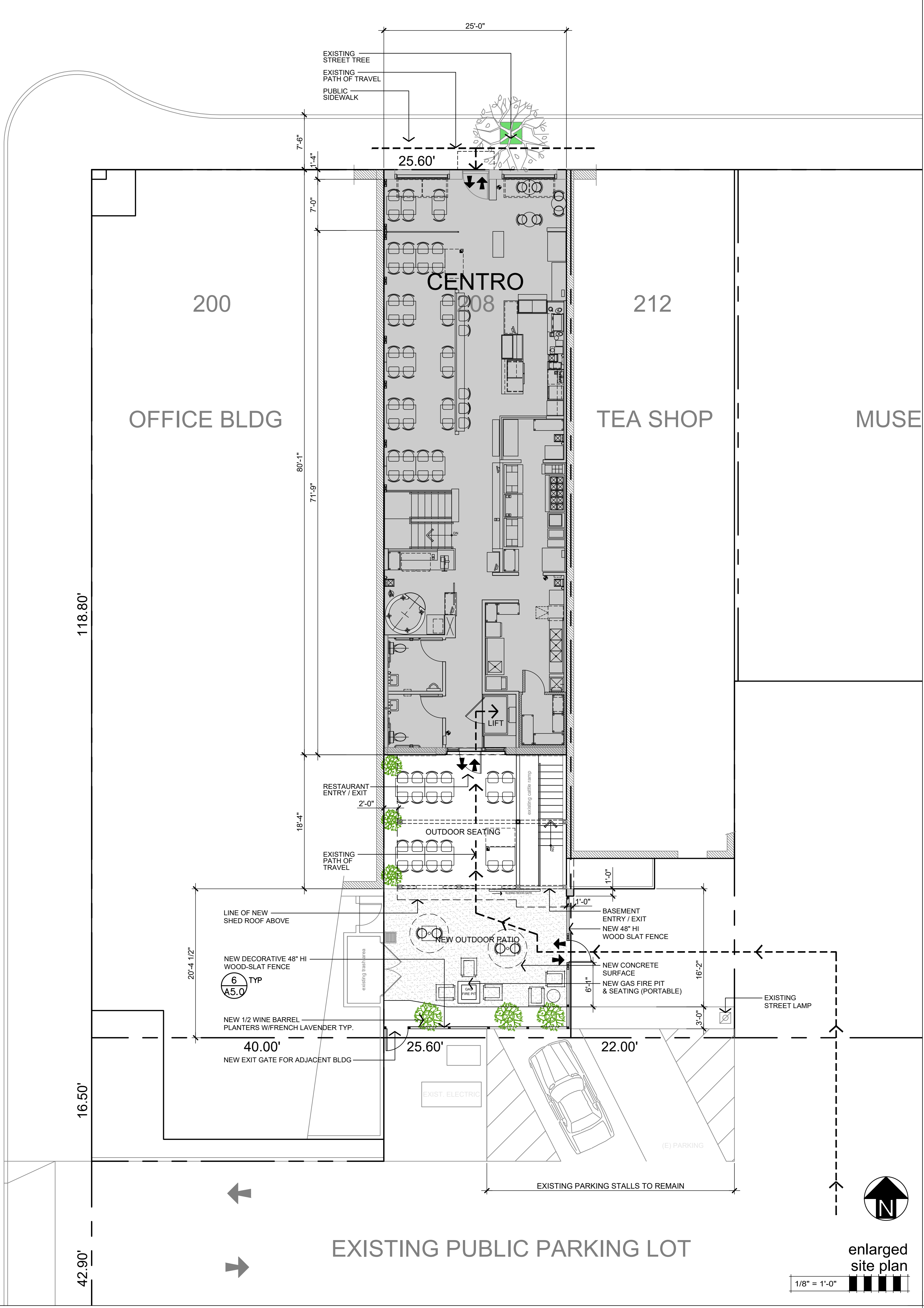
SHEET NUMBER
EX2.1

DATE

VICINITY MAP / FIRE HYDRANTS



CHAPMAN AVENUE



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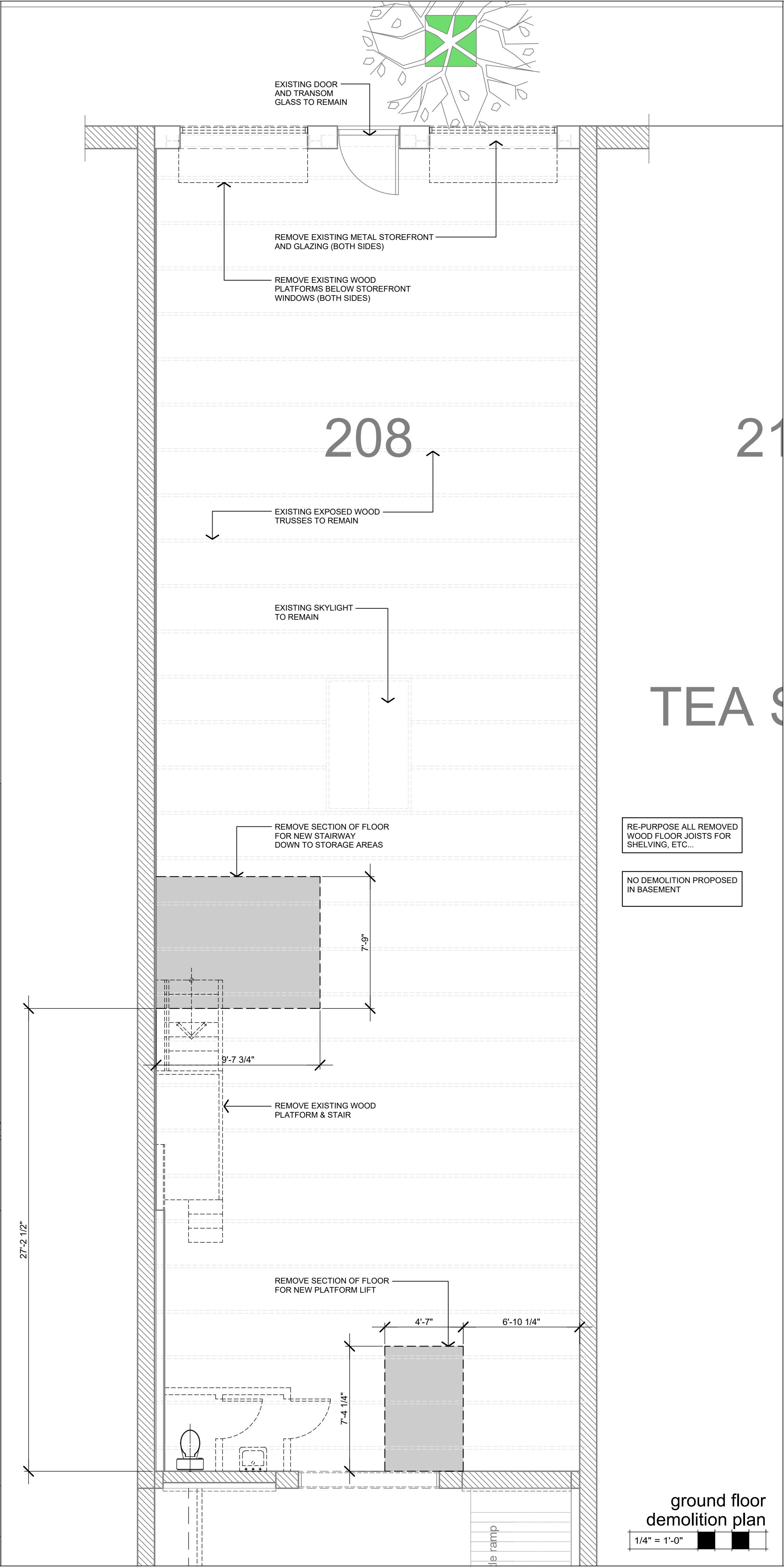
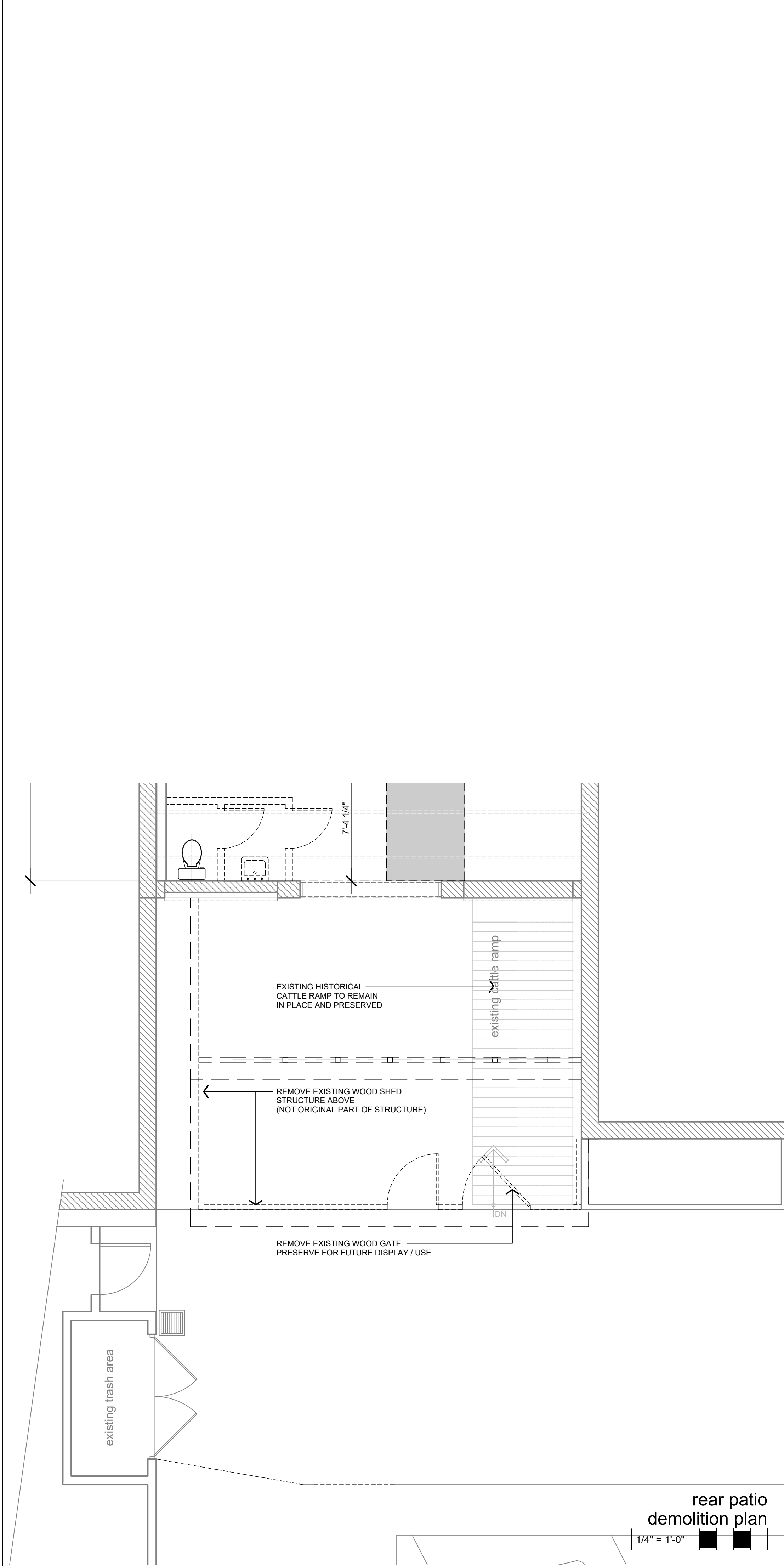
SHEET TITLE

enlarged site plan
handicap access plan
patio drainage plan

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A1.0

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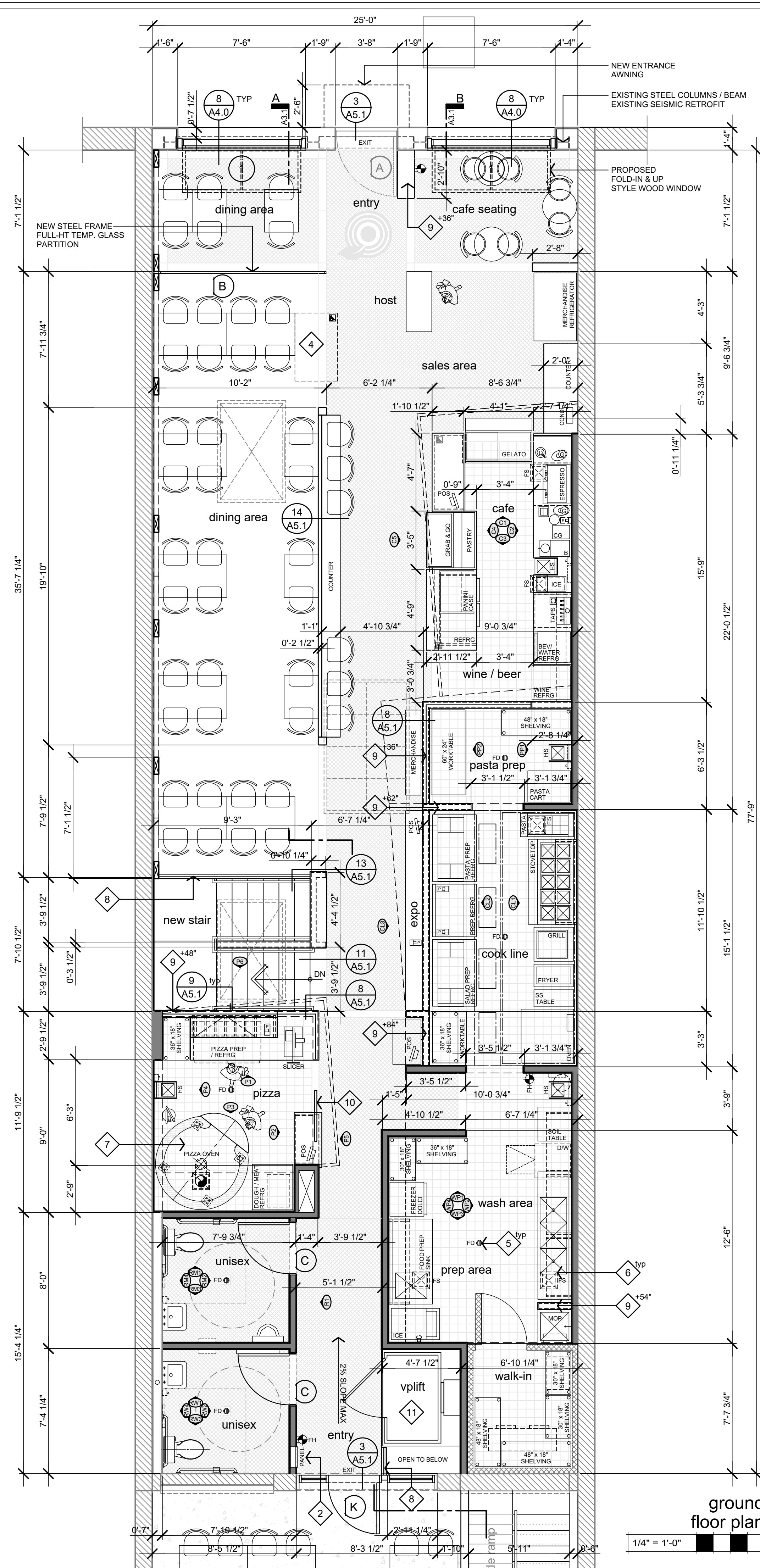
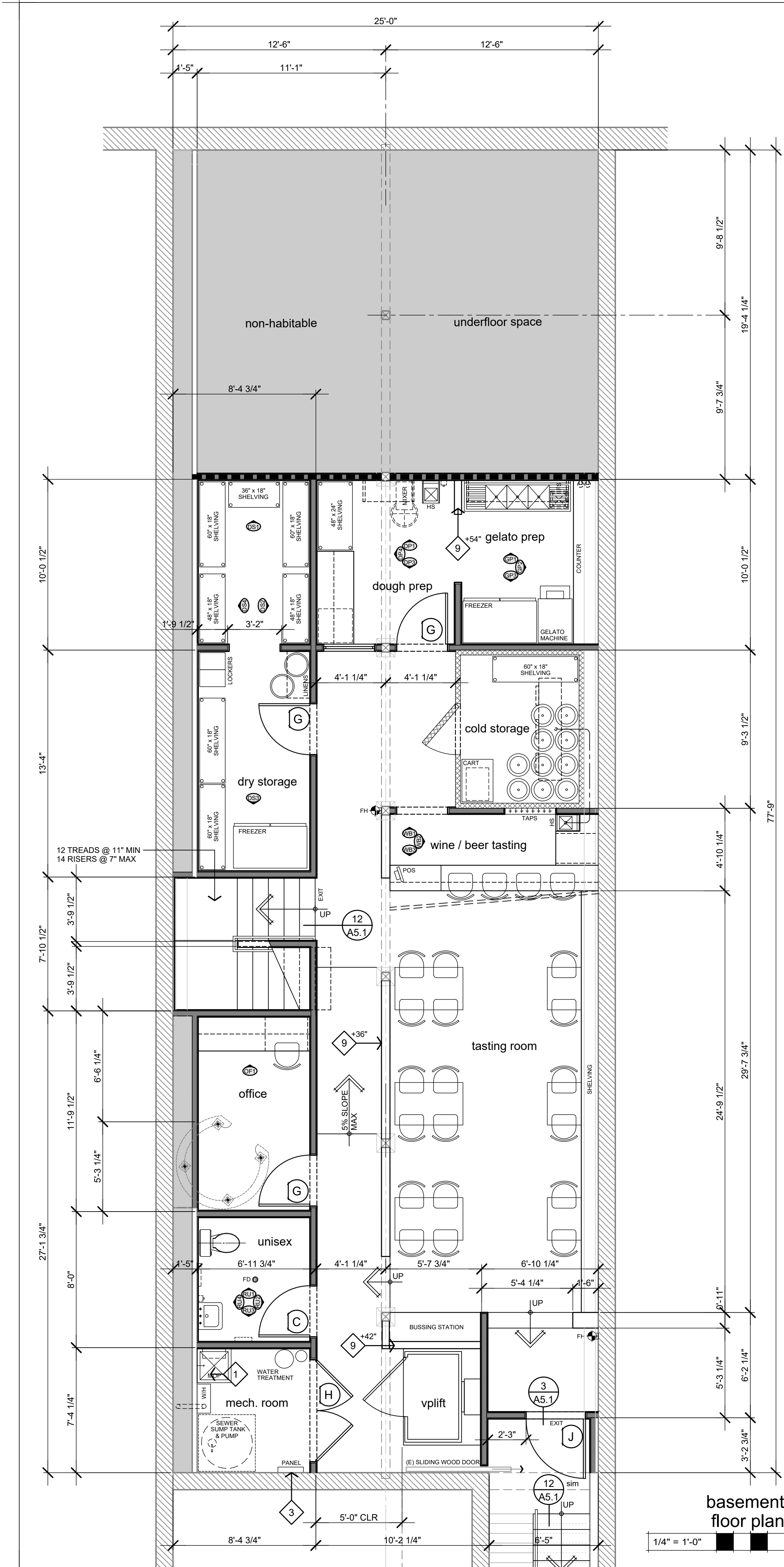
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SHEET TITLE
demolition plan

SHEET NUMBER
A1.1

DATE



WALL LEGEND

EXISTING WALLS TO REMAIN	
EXISTING MASONRY WALL TO REMAIN	
NEW INTERIOR WALL	
-2x4 D.F. STUDS @ 16" O.C.	
-5/8" TYPE 'X' GYP BOARD BOTH SIDES	
NEW 1-HR FIRE-RATED WALL	
-2x4 D.F. STUDS @ 16" O.C. W/1 LAYER	
-5/8" TYPE 'X' GYP BOARD BOTH SIDES	

DOOR SCHEDULE

A	EXISTING ENTRY DOOR SIZE: 3'-6" x 7'-0" TYPE: SINGLE LITE DOOR (TEMP GLAZING) HARDWARE: PULL HANDLES / DEADBOLT FRAME: WOOD / WEATHERSTRIPPING	1
B	NEW FULL-HT GLASS PARTITION (FIXED) SIZE: 9'-8" x 12'-0" TYPE: STL FRAME W/TEMP GLAZING	1
C	NEW RESTROOM DOOR SIZE: 3'-0" x 6'-8" x 1'-1/2" THK TYPE: HC WOOD PANEL DOOR HARDWARE: PULL HANDLES / DEADBOLT (W/VACANCY LABEL) FRAME: WOOD W/SELF CLOSER / LEVER HANDLE	3
D	NEW REAR ENTRY DOOR W/SIDE LITES & TRANSOM (see elevs) SIZE: 3'-0" x 7'-0" TYPE: SINGLE LITE DOOR (TEMP GLAZING) HARDWARE: PULL HANDLES / DEADBOLT FRAME: WOOD / WEATHERSTRIPPING / SELF CLOSER	1
E	NEW WOOD SLIDING GATE @ BASEMENT STAIR SIZE: 7'-0" x 6'-9" TYPE: WOOD FRAME GATE W/DIAG BRACE HARDWARE: LATCH W/CANE PIN + BARN GATE HARDWARE	1
F		1
G	INTERIOR DOORS SIZE: 3'-0" x 6'-8" TYPE: SINGLE LITE DOOR (TEMP GLAZING) HARDWARE: LOCKSET / LEVER HANDLE	3
H	PAIR SC WOOD DOORS @ MECHANICAL ROOM SIZE: 3'-0" x 6'-8" TYPE: SC WOOD SLAB HARDWARE: LOCKSET / LEVER HANDLE	1
J	NEW EXTERIOR BASEMENT ENTRY/EXIT DOOR SIZE: 3'-0" x 6'-8" TYPE: SINGLE LITE DOOR (TEMP GLAZING) HARDWARE: LOCKSET / DEADBOLT / LEVER HANDLE	1
K	NEW REAR ENTRY/EXIT DOOR SIZE: 3'-0" x 7'-0" TYPE: SINGLE LITE DOOR (TEMP GLAZING) W/TRANSOM HARDWARE: LOCKSET / DEADBOLT / LEVER HANDLE SEE ELEVATIONS FOR SIDE LITES & TRANSOM CONFIG.	1

DOOR NOTES
1. DOOR HANDLES SHALL BE LEVER TYPE, PUSH/PULL EQUIVALENT. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 lbs PER CBC 11B 404.2.9
2. LATCHING AND LOCKING OF DOORS SHALL BE BY LEVER-TYPE HARDWARE MOUNTED 34"-44" ABV FLOOR, (CBC 11B 404.2.7)

WINDOW SCHEDULE

1	SIZE: 7'-0" x 7'-0" FOLD-IN & UP DBL HUNG WINDOW MANUF: FOLDUP / 5000 SERIES COLOR / FRAME: SPANISH CEDAR FRAME GLASS: TEMPERED / DBL GLAZED CLEAR	2
2	SIZE: 3'-0" x 3'-6" FIXED GLASS PANEL WOOD FRAME + TEMPERED GLAZING	

KEY NOTES

- NEW TANKLESS WATER HEATER
- EXISTING 200amp SUB PANEL
- EXISTING 100amp SUB PANEL
- 30" x 48" CLEAR SPACE FOR ACCESSIBLE SEATING
- NEW FLOOR DRAIN(S)
- NEW 12" SQ FLOOR SINK
-INDIRECT CONNECTION W/2" AIR GAP FOR THE FOLLOWING EQUIPMENT:
-3-COMP SINK, HAND SINKS, ICE MACHINE, ESPRESSO, DIPPER WELL, FOOD PREP SINK, PASTA BOILER, BEER DRAIN.
- NEW WOOD-BURNING PIZZA OVEN
-WITH FIRE SUPPRESSION DOOR
-NO SPRINKLERS / ANSUL SYSTEM REQUIRED
-DOUBLE FLUE (UL LISTED) DIRECT THROUGH ROOF
-PIZZA FLUE EXHAUST FAN AT ROOFTOP
- NEW 42" HI W.I. GUARDRAIL
- NEW PARTIAL HEIGHT WALL
-SEE INTERIOR ELEVATIONS FOR HEIGHT
- SLIDING POCKET DOOR
-36" WIDE x 32" HI (SLIDES INTO COUNTER AREA)
- NEW ADA ACCESSIBLE VERTICAL PLATFORM LIFT
-36" x 72" PLATFORM
-MANUF: ARROW LIFT

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SCALE

DRAWN BY

edp

SHEET TITLE

ground floor plan
basement floor plan
power layout

SHEET NUMBER

A2.0

DATE



Centro Eatery, Cafe & Brewery
208 E Chapman Avenue
Orange, CA 92866

PROJECT TENANT

Pozzuoli Winery Inc.

405 El Camino Re

Tustin, CA 92780

714-915-745

Contact: Enrico Bozzi

ADN: 200.282.0

SUBMITTAL:

design review

staff review

review hearing

CLIP hearing

REVISION:

1		
2		
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6		

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THE PROJECT AND LOCATION SHOWN IS PROHIBITED

SCALE DRAWN BY

PC

SHEET TITLE

new patio floor plan
roof plan

SHEET NUMBER

A2.1

DATE _____

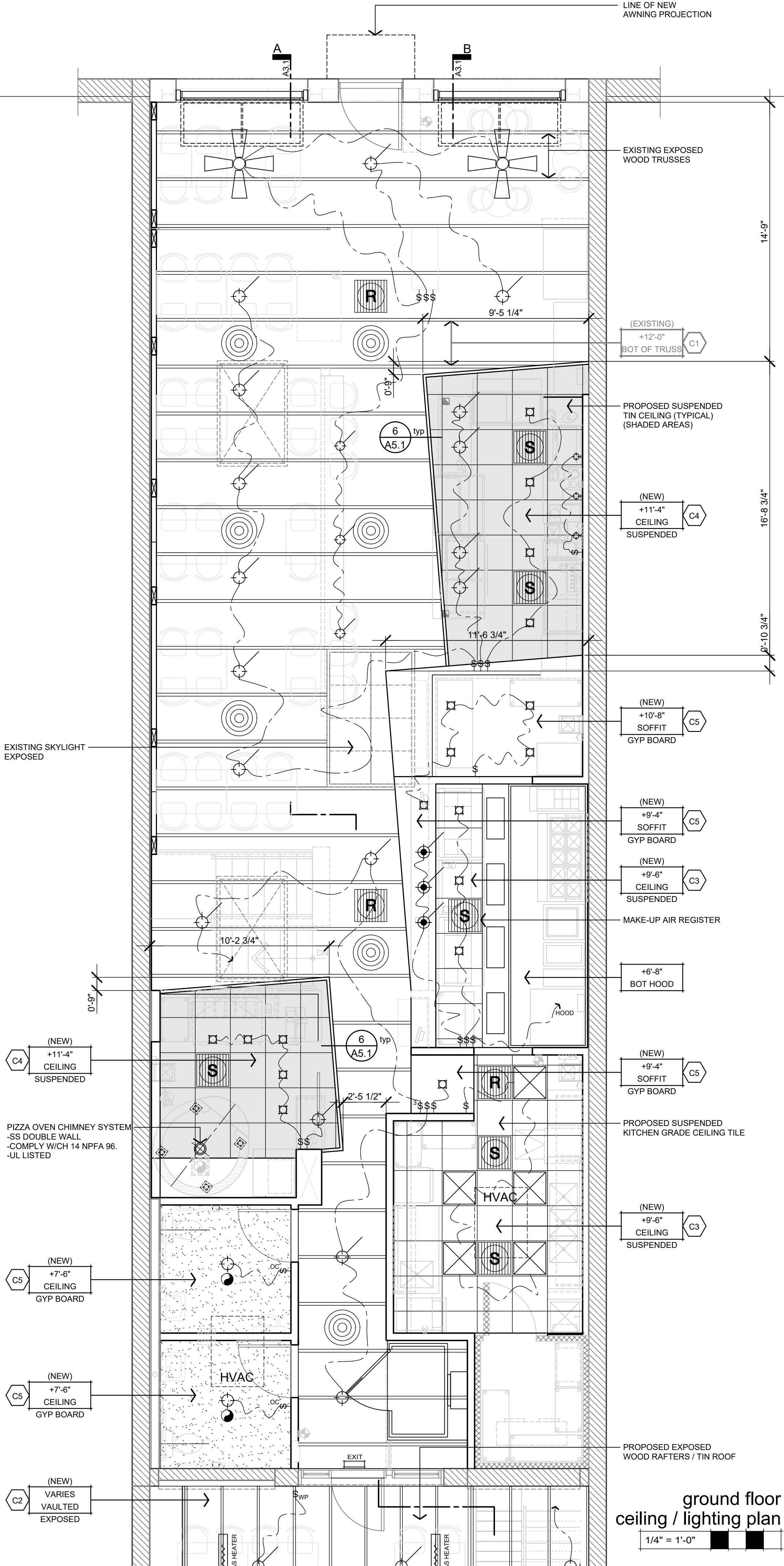
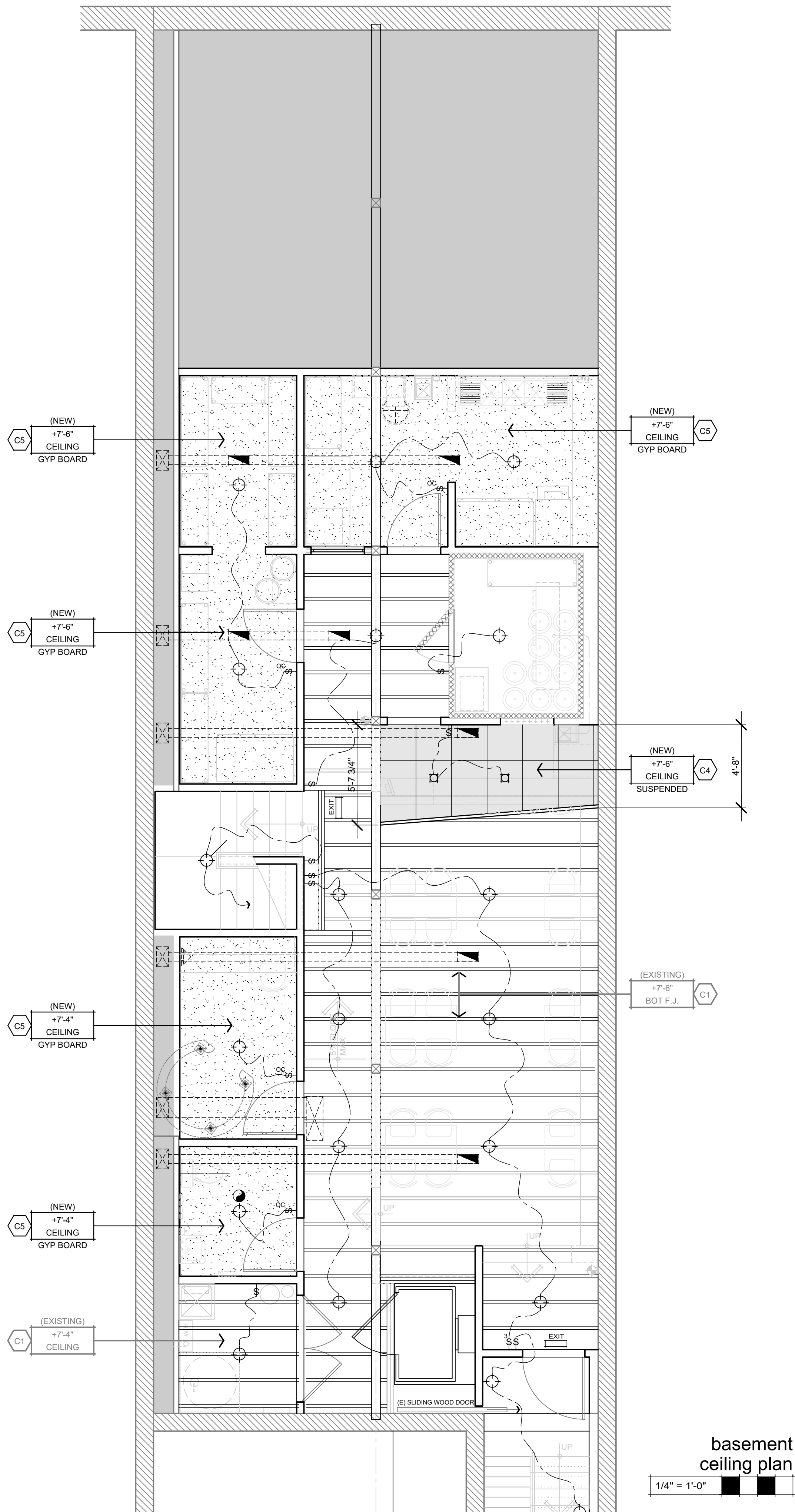


1	30" x 48" CLEAR SPACE FOR ACCESSIBLE SEATING
2	NEW 42" HI W.I. GUARDRAIL
3	NEW PARTIAL HEIGHT WALL -SEE INTERIOR ELEVATIONS

new / existing
roof plan

1/8" = 1'-0"

CONDITIONAL USE PERMIT (CUP) FOR THE ALCOHOL LICENSE IS NOT A PART OF THIS DRC SUBMITTAL AND IS BEING REVIEWED UNDER A SEPARATE PERMIT.



FIXTURE LEGEND

DESCRIPTION	SYMBOL
SURFACE MOUNT FIXTURE	
-2 BULB x 4'-0"	
-SURFACE MOUNT	
-HIGH EFFICACY	
RECESSED CAN FIXTURE (4")	
-CENTER IN CEILING TILES	
-HIGH EFFICACY	
CEILING MOUNT FIXTURE	
-HIGH EFFICACY	
CEILING HUNG FIXTURE	
-HIGH EFFICACY	
WALL MOUNT FIXTURE	
-HIGH EFFICACY	
CEILING FAN W/LIGHT FIXTURE	
-HIGH EFFICACY	
SWITCH	
SWITCH W/OCCUPANCY SENSOR	
SWITCH W/DIMMER	
SWITCH 3-WAY	
HVAC - SUPPLY REGISTER	
-SEE MECH DRAWINGS	
HVAC - RETURN REGISTER	
-SEE MECH DRAWINGS	
HVAC - CEILING REGISTER W/BAFFLES	
-SEE MECH DRAWINGS	
HVAC - CEILING REGISTER	
-SEE MECH DRAWINGS	
HVAC - WALL REGISTER	
-SEE MECH DRAWINGS	
EXHAUST FAN	
-SEE MECH DRAWINGS	

CEILING LEGEND

DESCRIPTION	SYMBOL
C3 SUSPENDED ACOUSTIC TILE CEILING -ARMSTRONG "KITCHEN ZONE" (OR EQUAL) -VINYL-COATED GYPSUM PANELS -(2' x 2' x 5/8") CEILING PANELS -ICC# ESR-1308 (HEAVY DUTY) -USE ARMSTRONG/PRELUDE XL (15/16") -SMOOTH AND WASHABLE SURFACE	
C5 PAINTED GYPSUM WALL BOARD CEILING -SEE FINISH SCHEDULES	
C4 SUSPENDED TIN CEILING -AMERICAN TIN COMPANY #102/ANTIQUE NIKEL -(2' x 2') CEILING PANELS -SMOOTH AND WASHABLE SURFACE	
C1 EXPOSED WOOD ROOF TRUSSES	
C2 EXPOSED WOOD RAFTERS & TIN ROOF	

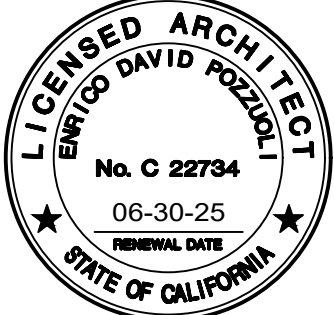
NOTES

-SUSPENDED CEILINGS SHALL BE SUBJECT TO PERIODIC SPECIAL INSPECTION REQUIREMENTS. THE INSPECTION ENTAILS MANUFACTURER CERTIFICATION OF COMPONENT PERFORMANCE AND PERIODIC INSPECTION OF THE SUSPENDED CEILING SYSTEM ANCHORAGE SYSTEM.

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405 El Camino Real
Tustin, CA 92780
Voice 714.730.5450
www.edpastudio.com



22002



CENTRO

OLD TOWN ORANGE

Centro Eatery, Cafe & Brewery
208 E Chapman Avenue
Orange, CA 92866

PROJECT TENANT
Pozzuoli Winery Inc.
405 El Camino Real
Tustin, CA 92780
714-915-7450
Contact: Enrico Pozzuoli
APN: 390-382-02

SUBMITTALS	
02-07-23	design review
06-01-23	staff review
11-18-23	design review hearing
11-06-23	CUP hearing

REVISIONS	
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▲	
▲	
▲	
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SCALE

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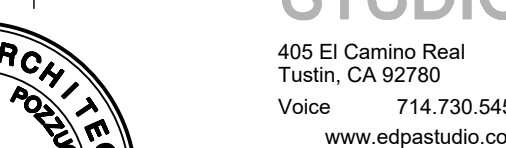
SHEET TITLE

reflected ceiling plan
lighting layout

SHEET NUMBER

A2.2

DATE



JOB NUMBER



Centro Eatery, Cafe & Brewery
208 E Chapman Avenue
Orange, CA 92866

Orange, CA 9286

PROJECT TENANT

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405 El Camino Re

Tustin, CA 92780

714-915-745

Contact: Enrico Bozzi

ADN: 200.282.0

AT N. 550-502-C

SUBMITTAL:

02-07-23	design review
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06-01-23	staff review
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11-18-23	design review hearing
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11-06-23	CLIR hearing
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REVISIONS



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SCALE DRAWN BY

EC

SHEET TITLE

reflected ceiling plane
lighting layout

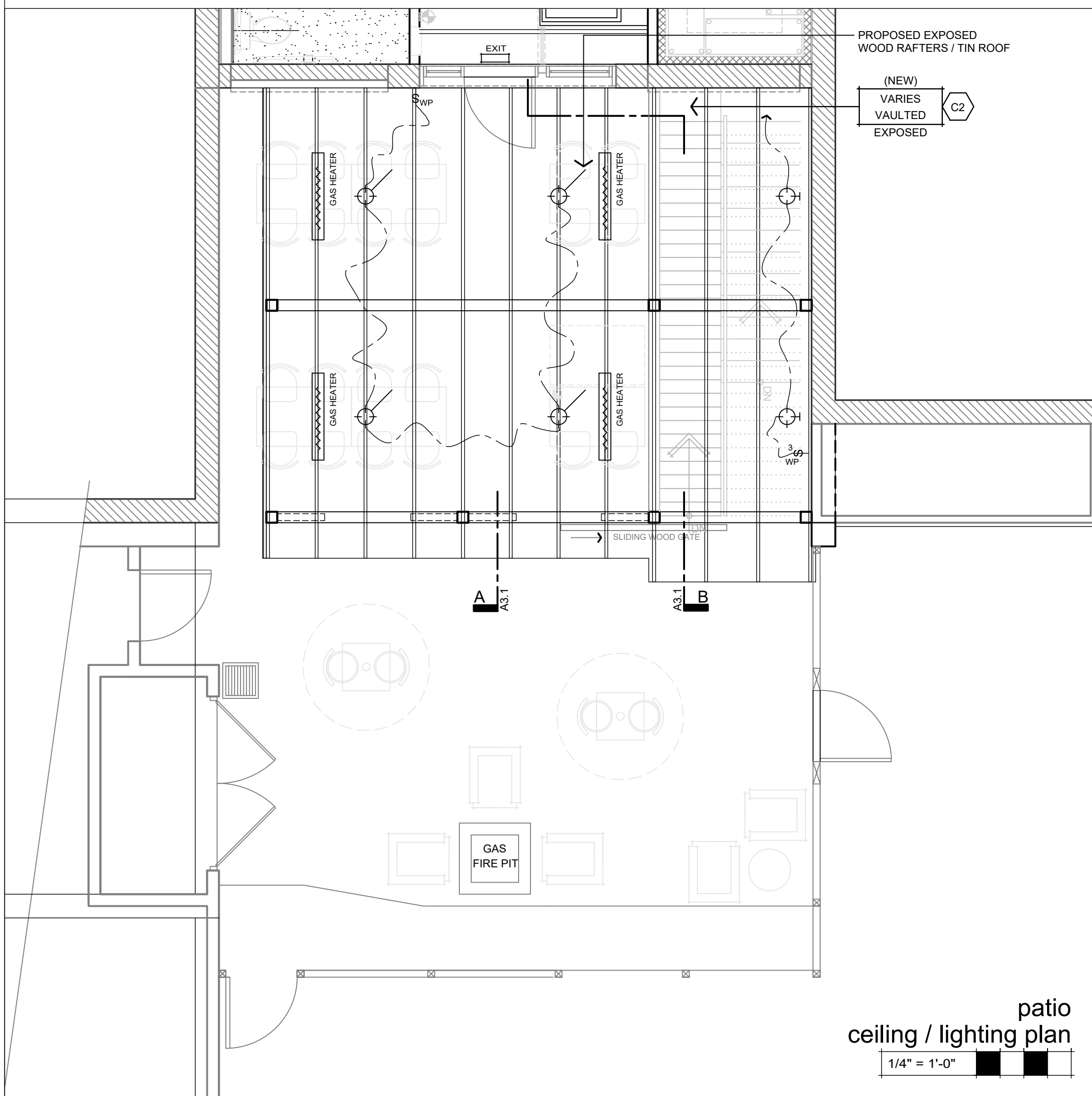
SHEET NUMBER

A2.3

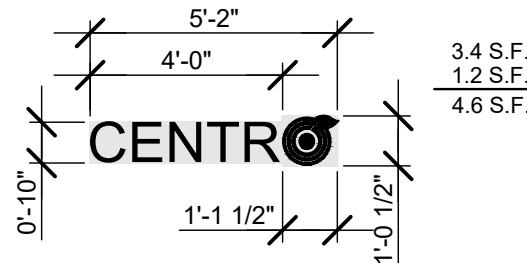
DATE _____

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	DESCRIPTION	SYMBOL
C3	SUSPENDED ACOUSTIC TILE CEILING	
	-ARMSTRONG "KITCHEN ZONE" (OR EQUAL)	
	-VINYL-COATED GYPSUM PANELS	
	-(2' x 2' x 5/8") CEILING PANELS	
	-ICC# ESR-1308 (HEAVY DUTY)	
	-USE ARMSTRONG/PRELUDE XL (15/16")	
	-SMOOTH AND WASHABLE SURFACE	
C5	PAINTED GYPSUM WALL BOARD CEILING	
	-SEE FINISH SCHEDULES	
C4	SUSPENDED TIN CEILING	
	-AMERICAN TIN COMPANY #102/ANTIQUE NIKEL	
	-(2' x 2') CEILING PANELS	
	-SMOOTH AND WASHABLE SURFACE	
C1	EXPOSED WOOD ROOF TRUSSES	
	-	
C2	EXPOSED WOOD RAFTERS & TIN ROOF	
	-	

[illegible]

SIGNAGE CALC



NEW 10" HIGH METAL LETTER SIGN
NEW HEAVY TIMBER ENTRY FRAME
NEW WOOD-SLAT FENCE

FUTURE TRASH ENCLOSURE

NEW WOOD GATE

exterior
east elevation

1/4" = 1'-0"

EXISTING EXPOSED CINDER BLOCK

NEW GLAZING INSIDE EXISTING WOOD FRAME

WOOD TRIM AT PERIMETER (TO REMAIN)

NEW WOOD FRAME SINGLE-LITE DOOR

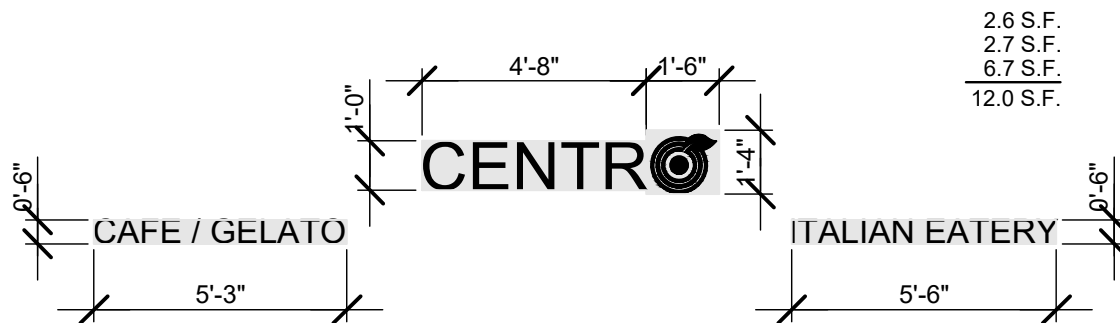
EXISTING CONCRETE SLAB

outdoor patio

south
storefront elevation

1/4" = 1'-0"

SIGNAGE CALC



NEW RAISED METAL LETTER SIGNAGE

EXISTING STANDING LETTER SIGNAGE (TO REMAIN)

NEW EXTERIOR CEMENT PLASTER (WHITE-SMOOTH)

NEW SIGNAGE LIGHTING (DK BROWN)

PAINTED WOOD TRIM (TYP) -SIMILAR TO REAR STOREFRONT

NEW WOOD FRAME FLIP-IN & UP WINDOWS DOUBLE-HUNG STYLE

PROPOSED STOREFRONT BASE -HISTORICAL PHOTOS SHOWED A RECESSED STOREFRONT BASE WITH SOME SORT OF WOOD SUPPORTS

PROPOSED AWNING -HISTORICAL PHOTOS SHOWED A SIMILAR AWNING OVER ENTRANCE

ENTRY DOOR / GLASS TRANSOM -TO REMAIN

north
storefront elevation

1/4" = 1'-0"



22002



CENTRO
OLD TOWN ORANGE

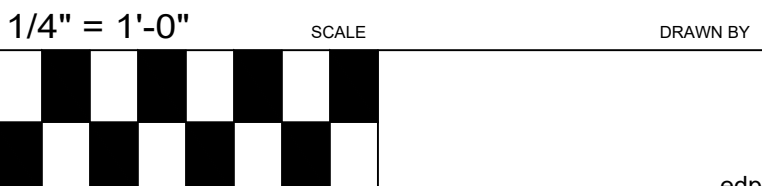
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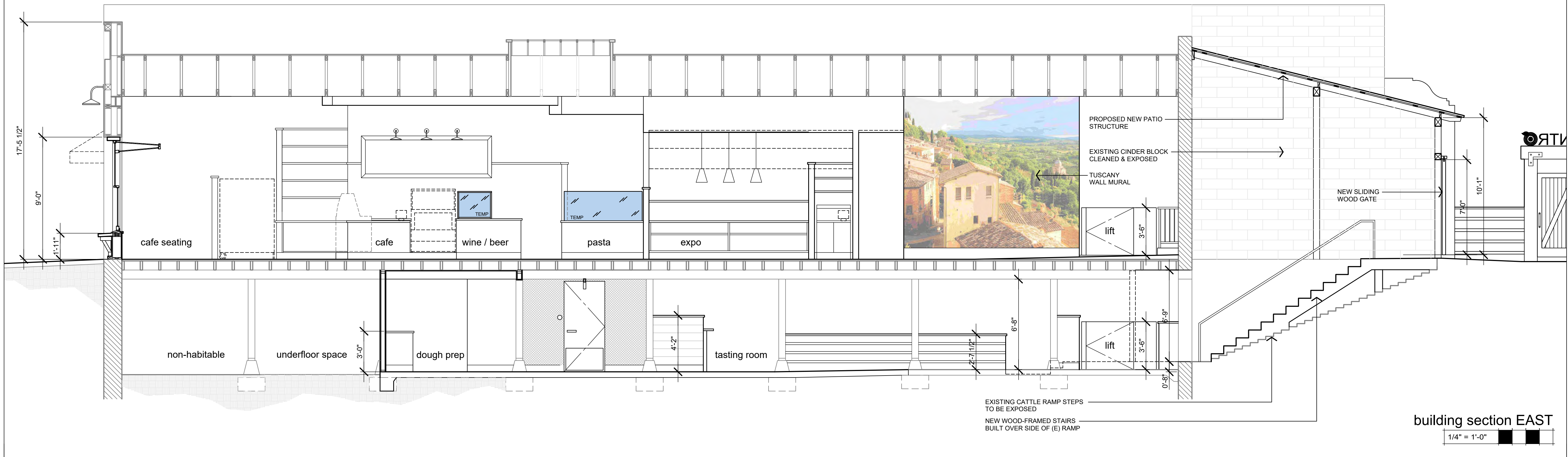
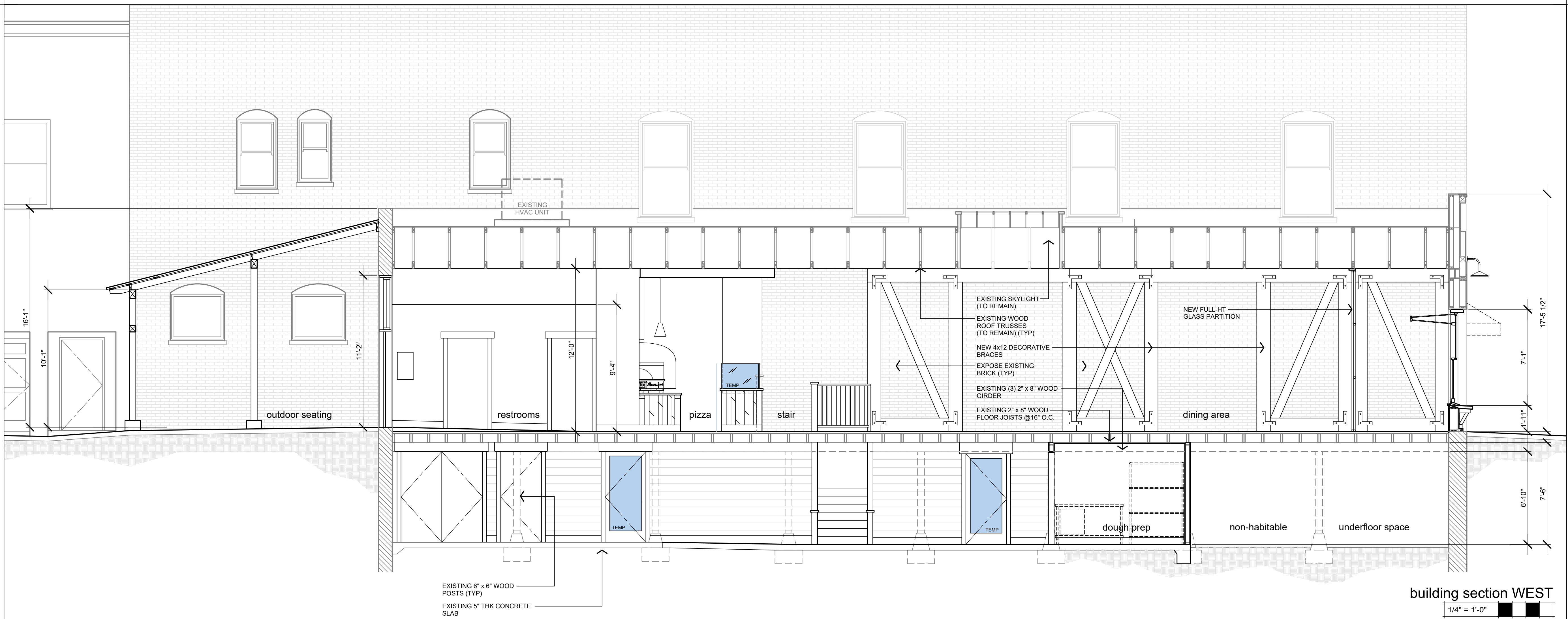
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exterior elevations

A3.0

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ec
da

STUDIO

405 El Camino Real
Tustin, CA 92780
Voice 714.730.5450
www.edpastudio.com



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1/4" = 1'-0"

SCALE

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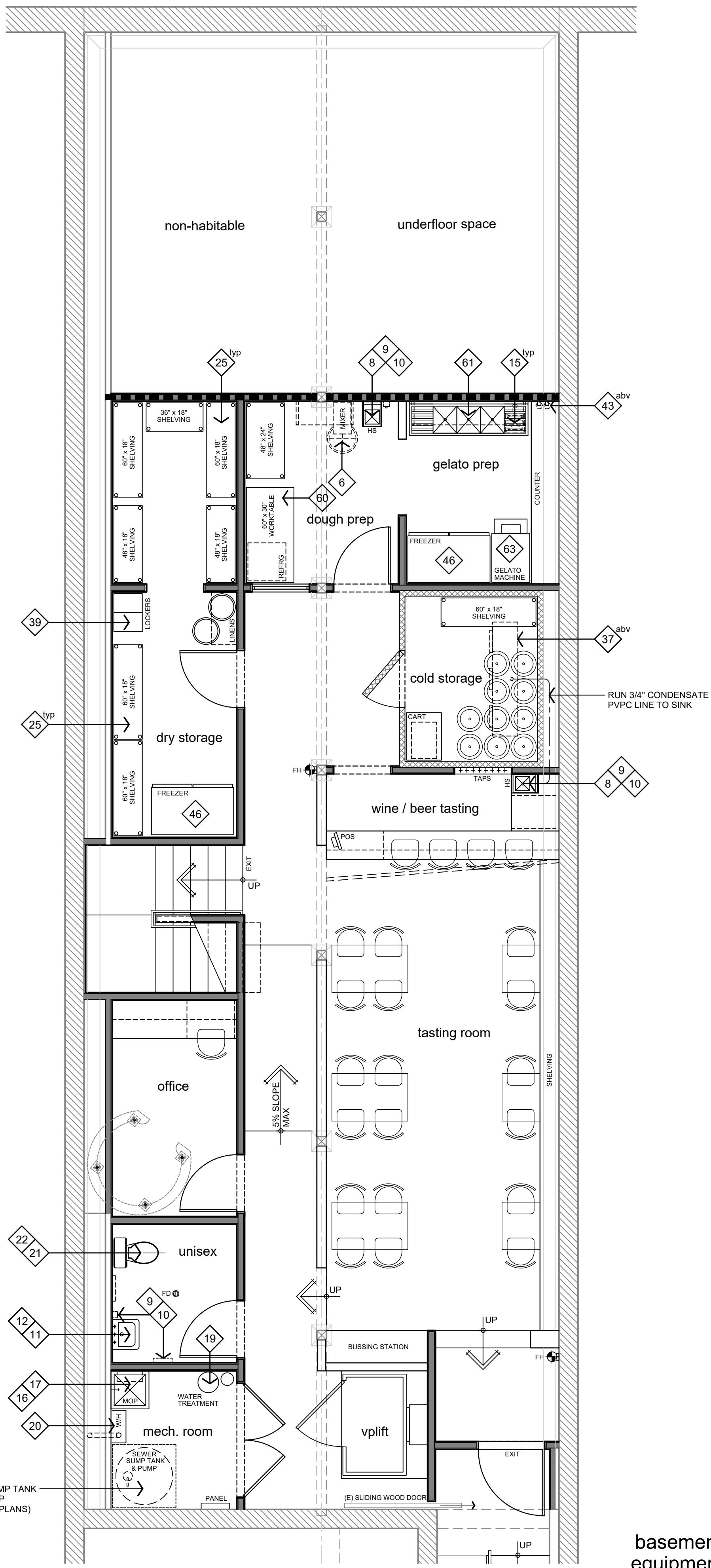
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SHEET TITLE
building sections
interior elevations

SHEET NUMBER

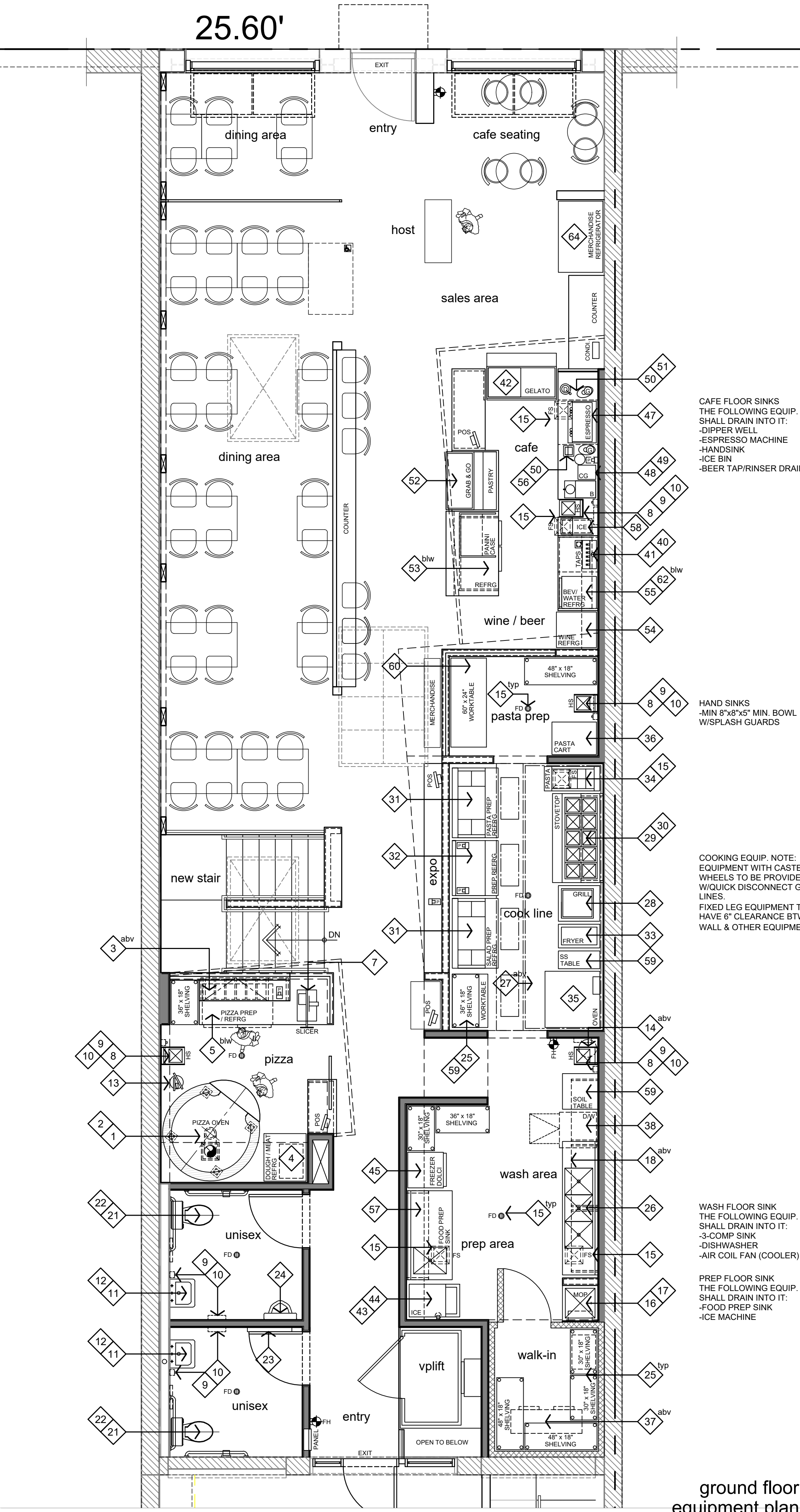
A3.1

DATE



basement floor
equipment plan

SEE SHEET A4.1 FOR FINISH SCHEDULES 1/4" = 1'-0"



ground floor
equipment plan

SEE SHEET A4.1 FOR FINISH SCHEDULES 1/4" = 1'-0"

EQUIPMENT

ITEM	SUPPLIED BY	ELECT. / PLUMBING
1 WOOD-BURNING PIZZA OVEN MARRA FORNI - NP 130WG	TENANT	120v / 60hz / 1ph 12amps / 1 3/4" NG
2 PIZZA OVEN EXHAUST FAN ENERVEX - GSV 008-016	TENANT	120v / 60hz / 1ph 0.6amps
3 PIZZA PREP RAIL / REFRIGERATOR AVANTCO - CPT-60	TENANT	115v / 60hz / 1ph 1.6amps
4 PIZZA DOUGH REFRIGERATOR AVANTCO - A-23R-G-HC 29	TENANT	115v / 60hz / 1ph 1.37amps
5 PIZZA PREP REFRIGERATOR AVANTCO - SS-UC-48R-HC 48	TENANT	115v / 60hz / 1ph 1.33amps
6 PIZZA DOUGH MIXER ROSITO BISANI - IM-38 MUS	TENANT	208-230v / 60hz / 1ph 15amps
7 MEAT SLICER VOLANO - MS-IT-0250-M	TENANT	-
8 HANDWASHING SINK W/SIDES STEELTON - S22HS1216S	TENANT	1-1/2" DRAIN, 1/2" HW & CW
9 FOAM SOAP DISPENSER NOBLE 712SF9NOVTBK SM	TENANT	-
10 PAPER TOWEL DISPENSER LAVEX 712PTD400	TENANT	-
11 WALL-HUNG ADA LAVATORY GLACIER BAY 13-0010-ADA	TENANT	1-1/2" DRAIN 1/2" HW & CW
12 LAVATORY FAUCET GLACIER BAY F5121054CP	TENANT	-
13 PIZZA TOOL STAND (HOLDER) MARRA FORNI	TENANT	-
14 HOOD EXTINGUISHER SYSTEM SEE EXHAUST HOOD SPECS	TENANT	-
15 1" FLOOR DRAINS 12" x 12" FLOOR SINKS	TENANT TENANT	2" W/ITRAP 2" W/ITRAP
16 MOP SINK (24"x24") ZURN Z1996-24	TENANT	3" W/ITRAP
17 CHEMICAL STORAGE SHELF 6" WIRE SHELF W/MOP RACK	TENANT	-
18 GLASS RACKS (42" wide) REGENCY 600STR42KD	TENANT	-
19 WATER SOFTENER SYS/EM SALTFREE - CHARCOAL FILTER	TENANT	1" CW
20 NEW TANKLESS WATER HEATER NORITZ / NCC-300V	TENANT	120v / 3/4" NG / 3/4" CW 300,000btu / 11.6gpm (50 F)
21 HC ACCESSIBLE TOILET AS 747AA107SC.0202 ADA CHAMPION	EXISTING	3" DRAIN 1/2" CW
22 GRAB BARS 36" & 48" LENGTHS	EXISTING	PROVIDE BACKING
23 CHANGING STATION (FOLD-DOWN) LAVEX 475BCSHCRM	EXISTING	PROVIDE BACKING
24 URINAL (ADA) TOTO UT104E#01	EXISTING	2" DRAIN 1/2" CW
25 DRY STORAGE SHELVING REGENCY / 18" DEEP (4 TIERS)	TENANT	-
26 3-COMP UTILITY SINK (103" LENGTH) SAGLE S14-20-3-18-SL	TENANT	1-1/2" DRAIN - TO G-F.S. 1/2" HW & CW
27 COOKING EXHAUST HOOD CAPTIVE-AIRE (15'-0" x 4'-6")	-	-
28 CHARBROILER CPG CL-CPG-24-NL	TENANT	80,000 btu NG Total
29 STOVETOPS (36" + 24") AVANTCO CAG-R-6-36+24	TENANT	250,000 btu NG Total
30 EQUIPMENT STAND (60") REGENCY 60UES3072GC	TENANT	-
31 SALAD/PASTA PREP REFRIGERATOR AVANTCO SS-PT-48M-HC 48	TENANT	115v / 60 / 1 2.4amps
32 WORKTOP REFRIGERATOR AVANTCO SS-WT-36R-HC 36	TENANT	115v / 60 / 1 1.1amps
33 FRYER FRYMASTER / GF14	TENANT	100,000 btu NG
34 PASTA COOKER AXIS / AX-GPC-2	TENANT	50,000 btu NG 1/2" CW / 1" DRAIN
35 CONVECTION OVEN BLODGETT ZEPHAIRE-200-G	TENANT	60,000 btu NG (3/4") 115v / 60 / 1 6.0amps
36 SHEET PAN RACK STEELTON ZOPAN	TENANT	-
37 WALK-IN REFRIGERATOR FAN-COIL UNIT + RT CONDENSER	TENANT	208-230v 30amp 115v Fan Coil Unit
38 UNDERCOUNTER WAREWASHER NOBLE / UL30 (w/CASTERS)	TENANT	115v / 60 / 1 3/4" HW / 2" DRAIN
39 EMPLOYEE LOCKERS (12) 12" w x 12" d x 12" h	TENANT	-
40 BEER GLASS RINSER MICROMATIC / MM-5821	TENANT	1/2" CW 3/4" WASTE TO F.SINK
41 6-TAP BEER TOWER MICRO MATIC DS-356-PSS	TENANT	3/4" WASTE TO F.SINK
42 GELATO CASE EXCELLENCE HBG-9HC	TENANT	115v / 60 / 1 2amps
43 WATER FILTER WALL-MOUNT (ICE & COFFEE)	TENANT	3/8" CW
44 ICE MAKER SCOTSMAN C0322MA-1E	TENANT	115v / 60 / 1 - 12.7amps 1/2" CW 3/4" W TO F.SINK
45 REACH-IN FREEZER (1-door) BEVERAGE AIR FB12HC-1S 24	TENANT	120v / 60 / 1 5.0amps
46 REACH-IN FREEZER (2-door) BEVERAGE AIR FB49HC-1S 52	TENANT	120v / 60 / 1 11.0amps
47 ESPRESSO MACHINE (2-head) LA MARZOCCO / LINEA AV	TENANT	220v / 4600w - 30amps 3/8" CW
48 COFFEE BREWER (SHUTTLE) PETCO CBS-2141XTS E214171 XTS	TENANT	120v / 60 / 1ph 2400w 13.0amps
49 COFFEE GRINDER PETCO GR1-B G01013	TENANT	120v / 60 / 1ph 5.7amps
50 ESPRESSO GRINDER / DOSER NUOVA SIMONELLI MDXSA	TENANT	120v / 60 / 1ph 3.0amps
51 DIPPER WELL T&S B-2282-01	TENANT	1/4" CW / 1.5" DRAIN
52 REFRIGERATED DISPLAY CASE TURBO AIR TOM-W-40SB-N	TENANT	120v / 60 / 1ph 9.9amps
53 UNDERCOUNTER REFRIGERATOR BEVERAGE AIR UCR48AHC	TENANT	120v / 60 / 1ph 2.2amps
54 WINE REFRIGERATOR AVAVALLEY WRC-165-DZ	TENANT	120v / 60 / 1ph 2.8amps
55 BEVERAGE REFRIGERATOR HOSHIZAKI RM-7-HC	TENANT	120v / 60 / 1ph 3.3amps
56 COFFEE GRINDS KNOCK BOX CHOICE 6" Deep SS	TENANT	-
57 FOOD PREP TABLE + SINK SS REGENCY 60ST3060L	TENANT	1-1/2" DRAIN - TO F.S. 1/2" HW & CW
58 ICEBIN w/SLIDING LID ADVANCE TABCO D-24-IBL-7	TENANT	1" DRAIN - TO F.S.
59 WORKTABLES W/SHELF SS REGENCY	TENANT	-
60 WORKTABLE w/WOOD TOP ADVANCE TABCO H2G-245	TENANT	-
61 3-COMP UTILITY SINK (75" LENGTH) 15" x 17" x 14" BOWLS + (2) 15" DB	TENANT	1-1/2" DRAIN - TO G-F.S. 1/2" HW & CW
62 BAR BACK REFRIGERATOR BEVERAGE-AIR BB48HC-1-G-S-WINE	TENANT	120v / 60 / 1ph 2.5amps
63 GELATO MACHINE CARPIGIANI READY 502G	TENANT	208-230v / 60 / 3ph 55amps
64 MERCHANDISE REFRIGERATOR AVANTCO GDC-40-HC 48	TENANT	115v / 60 / 1 1.9amps

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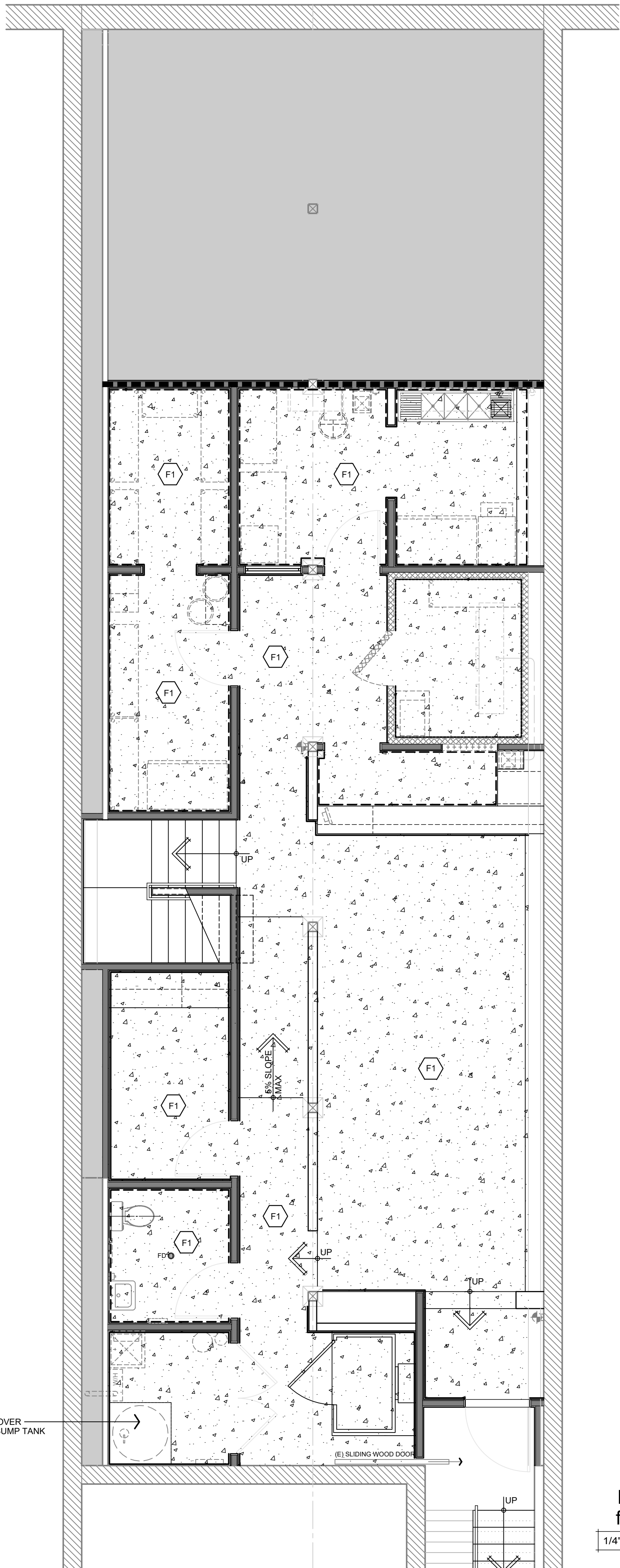
1/4" = 1'-0" SCALE

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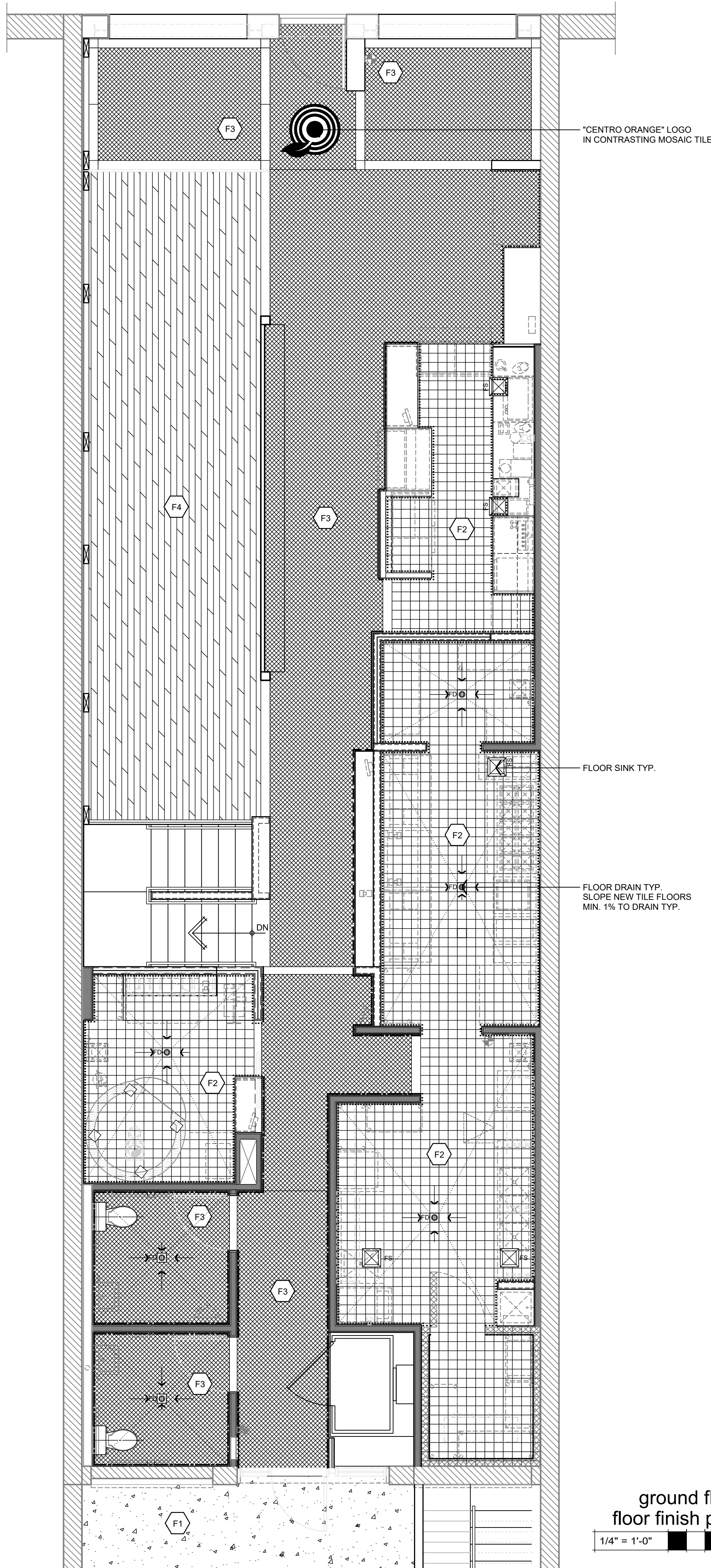
SHEET TITLE
equipment plans
power layout

SHEET NUMBER
A4.0

DATE



basement floor
floor finish plan
1/4" = 1'-0"



ground floor
floor finish plan
1/4" = 1'-0"

FINISH LEGEND

FLOORING

	F1	- EXPOSED CONCRETE SLAB (SEALED) - CLEAR, PENETRATING, GREASE, OIL & ACID RESISTANT - GLAZE N SEAL / MULTI-PURPOSE SEALER
	F2	- 6" x 6" SQ. QUARRY TILE - SLIP RESISTANT
	F3	- 12" x 12" SQ. PORCELAIN MOSAIC TILE - MEROLA TILE HEX MATTE WHITE - 6" WIDE MARBLE BORDER (WHITE) @ ENTRY AREA
	F4	- 3/4" THICK EXISTING HARDWOOD FLOORING
	F5	- SMOOTH CONCRETE SLAB - BROOM FINISH

BASE

	B1	- 6" CERAMIC TILE COVE BASE (SLIMFOOT)	1 A5.1
	B2	- 6" QUARRY TILE W/INTEGRAL BASE COVE (3/8") - TERRACOTTA COLOR / DARK GREY GROUT	2 A5.1
	B3	- 6" CERAMIC TILE W/INTEGRAL BASE COVE (3/8")	2 A5.1
	B4	- 6" GALV METAL TOPSET COVE BASE	
	B5	- 1 x 6 WOOD BASE (CLEAR SEALED)	A5.1

CEILING

	C1	- EXPOSED WOOD TRUSS RAFTERS / JOIST
	C2	- EXPOSED WOOD RAFTERS & METAL ROOF
	C3	- SUSPENDED CEILING W/SMOOTH, NON-ABSORBENT, DURABLE & WASHABLE SURFACE (24" x 24")
	C4	- SUSPENDED CEILING TIN TILE
	C5	- NON-ABSORBENT WASHABLE SURACE (24" x 24") - GYPSUM WALL BOARD (SMOOTH & PAINTED)

WALLS

	W1	- GYPSUM WALLBOARD PAINTED
	W2	- PORCELAIN TILE WAINSCOT
	W3	- EXPOSED MASONRY / CONCRETE
	W4	- WOOD SIDING (CLEAR SEALED) - 1 x 6 HORIZONTAL RANDOM COURSE
	W5	- FRP (WHITE) OVER GYPSUM WALLBOARD

PAINT

	P1	- DUNN EDWARDS / SEMI-GLOSS / WHITE
	P2	- DUNN EDWARDS / CLEAR SHEEN WOOD FINISH
	P3	- DUNN EDWARDS / SEMI-GLOSS / EARTHTONE

COUNTERS / TOPS

	CT1	- QUARTZ COUNTERTOPS (SOLID SURFACE) - WHITE MARBLE COLOR
	CT2	- 2x HARDWOOD TOP / SHELF / TRIM (SMOOTH SURFACE) - CLEAR-SEALED FOR WASHABLE SURFACE

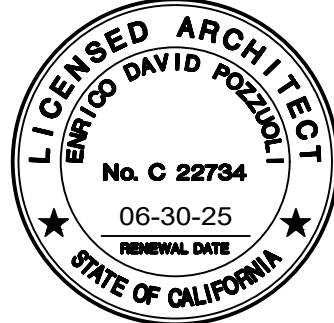
SNEEZE GUARDS

	SG1	- 3/8" THK CLEAR TEMPERED GLASS - 60" A.F.F (MIN.)
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FINISH/ROOM

ROOM NAME	PAINT	FLOOR	BASE	CLG	WALLS	NOTES
CAFE / WINE-BEER BAR	P1	F2	B2	C4	W1/W2	-
PASTA PREP	P1	F2	B2	C5	W1/W2	-
COOK LINE	P1	F2	B2	C3	W1/W2	-
WASH / PREP AREA	P1	F2	B2	C3	W1/W2	-
PIZZA PREP AREA	P1	F2	B2	C4	W1/W2	-
WALK-IN COOLERS	-	F1/F2	GALV BASE	GALV FINISH	GALV FINISH	SMOOTH & WASHABLE
RESTROOMS	P1	F3	B2	C5	W1/W2	54" HI TILE
SALES / DINING AREA	P1/P3	F4	B5	C1	W1/W3	-
COVERED PATIO (REAR)	P1/P3	F1	-	C2	W3	-
DRY STORAGE ROOMS	P1	F1	B1	C5	W1	-
OFFICE	P1/P3	F1	B5	C5	W1	-
GELATO-DOUGH PREP	P1	F1	B1	C5	W5	-
WINE-BEER TASTING	P1	F1	B1	C4	W1/W2	-
TASTING ROOM	P1/P3	F1	B5	C5	W3	-

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22002



CENTRO OLD TOWN ORANGE

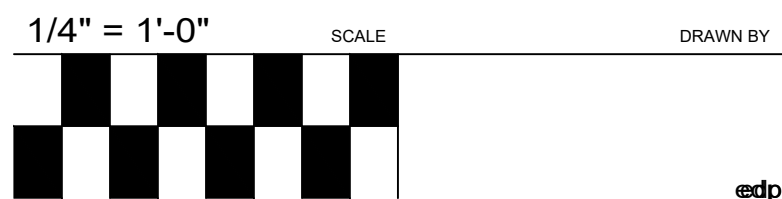
Centro Eatery, Cafe & Brewery
208 E Chapman Avenue
Orange, CA 92866

PROJECT TENANT
Pozzuoli Winery Inc.
405 El Camino Real
Tustin, CA 92780
714-915-7450
Contact: Enrico Pozzuoli
APN: 390-382-02

SUBMITTALS	
02-07-23	design review
06-01-23	staff review
11-18-23	design review hearing
11-06-23	CUP hearing

REVISIONS		
1		
2		
3		
4		
5		

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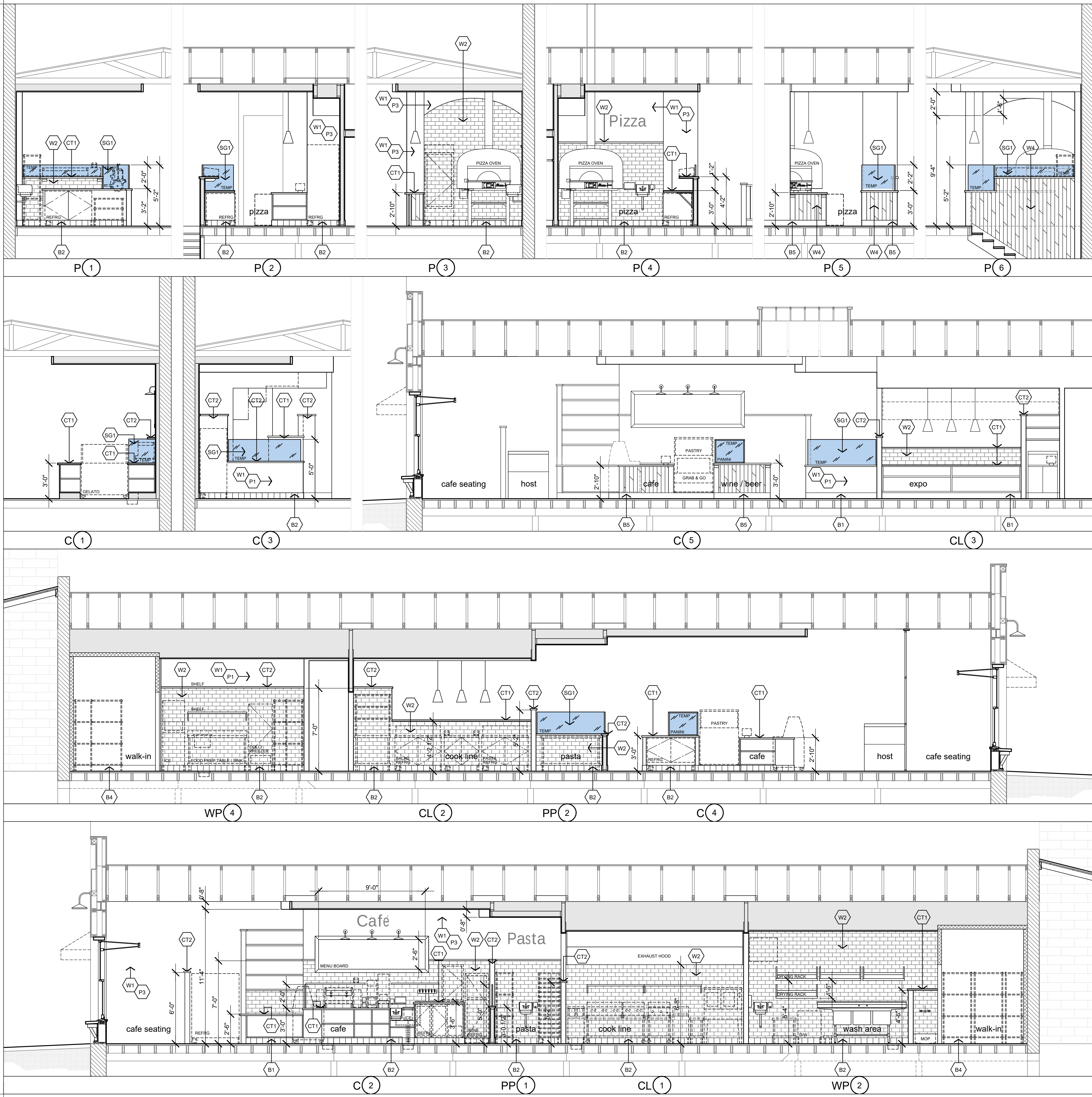


floor finish plans
flooring legend
finish specifications

SHEET NUMBER

A4.1

DATE



FINISH LEGEND

FLOORING		
	F1	- EXPOSED CONCRETE SLAB (SEALED)
	F2	- CLEAR, PENETRATING, GREASE, OIL & ACID RESISTANT GLAZE N SEAL / MULTI-PURPOSE SEALER
	F3	- 6" x 6" SQ. QUARRY TILE
	F4	- SLIP RESISTANT
	F5	- 12" x 12" SQ. PORCELAIN MOSAIC TILE
	F6	- MEROLA TILE HEX MATTE WHITE
	F7	- 6" WIDE MARBLE BORDER (WHITE) @ ENTRY AREA
	F8	- 3/4" THICK EXISTING HARDWOOD FLOORING
	F9	- SMOOTH CONCRETE SLAB
	F10	- BROOM FINISH
BASE		
	B1	- 6" CERAMIC TILE COVE BASE (SLIMFOOT)
	B2	- 6" QUARRY TILE W/INTEGRAL BASE COVE (3/8")
	B3	- TERRACOTTA COLOR / DARK GREY GROUT
	B4	- 6" CERAMIC TILE W/INTEGRAL BASE COVE (3/8")
	B5	- 6" GALV METAL TOPSET COVE BASE
	B6	- 1 x 6 WOOD BASE (CLEAR SEALED)
CEILING		
	C1	- EXPOSED WOOD TRUSS RAFTERS / JOIST
	C2	- EXPOSED WOOD RAFTERS & METAL ROOF
	C3	- SUSPENDED CEILING W/SMOOTH, NON-ABSORBENT, DURABLE & WASHABLE SURFACE (24" x 24")
	C4	- SUSPENDED CEILING TIN TILE
	C5	- NON-ABSORBENT WASHABLE SURACE (24" x 24")
	C6	- GYPSUM WALL BOARD (SMOOTH & PAINTED)
WALLS		
	W1	- GYPSUM WALLBOARD PAINTED
	W2	- PORCELAIN TILE WAINSCOT
	W3	- EXPOSED MASONRY / CONCRETE
	W4	- WOOD SIDING (CLEAR SEALED)
	W5	- 1 x 6 HORIZONTAL RANDOM COURSE
	W6	- FRP (WHITE) OVER GYPSUM WALLBOARD
PAINT		
	P1	- DUNN EDWARDS / SEMI-GLOSS / WHITE
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CENTRO

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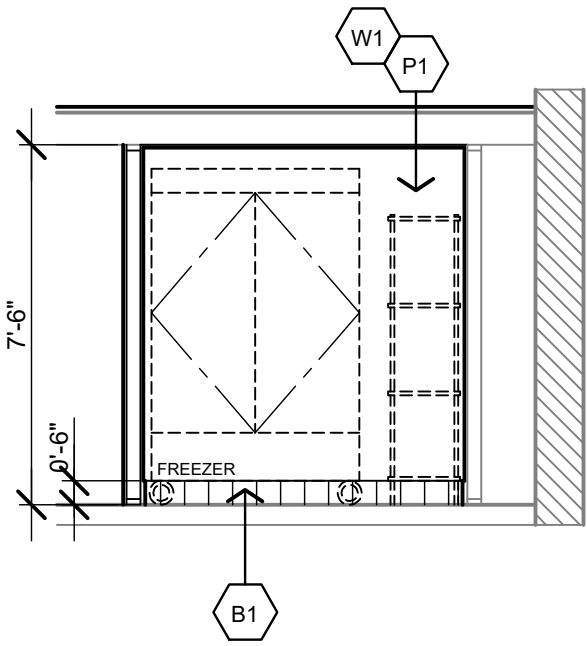
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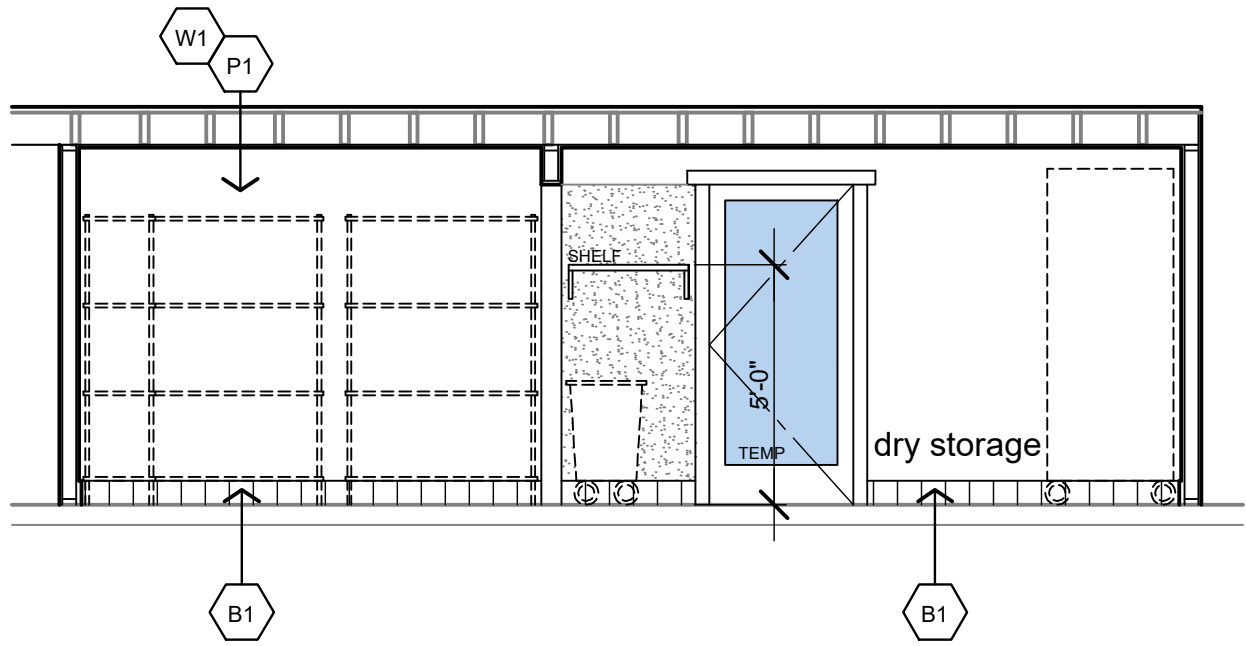
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SHEET NUMBER: A4.2

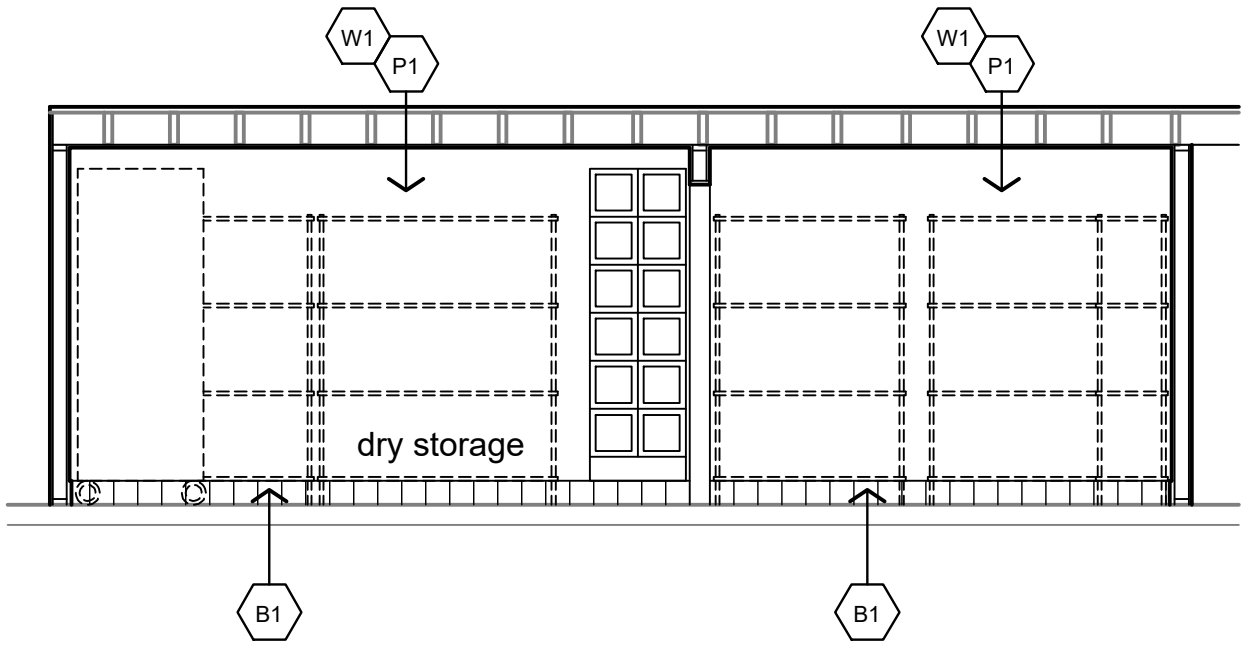
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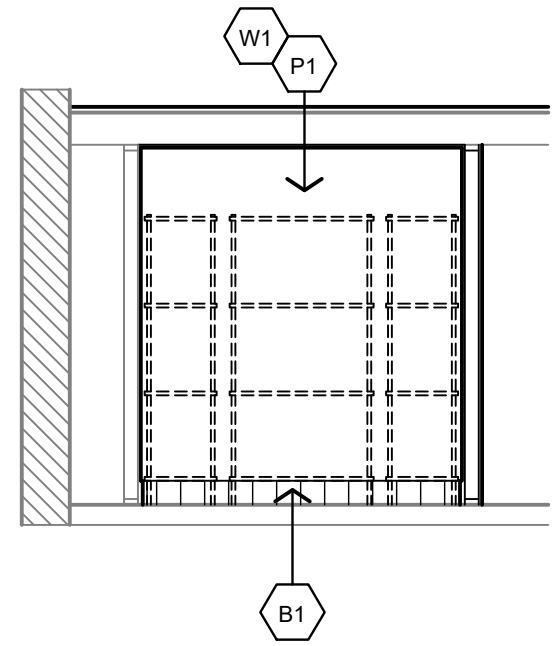
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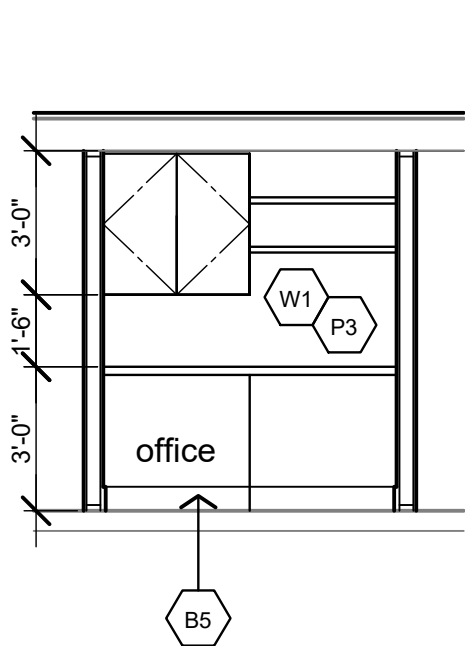
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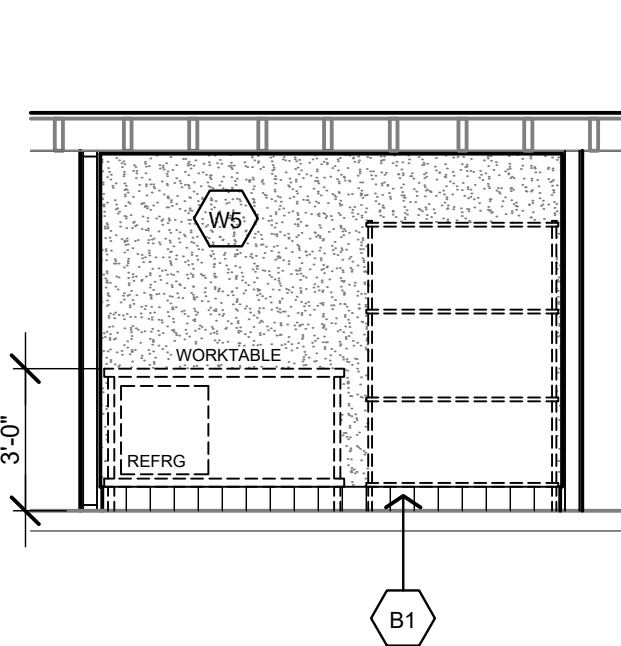
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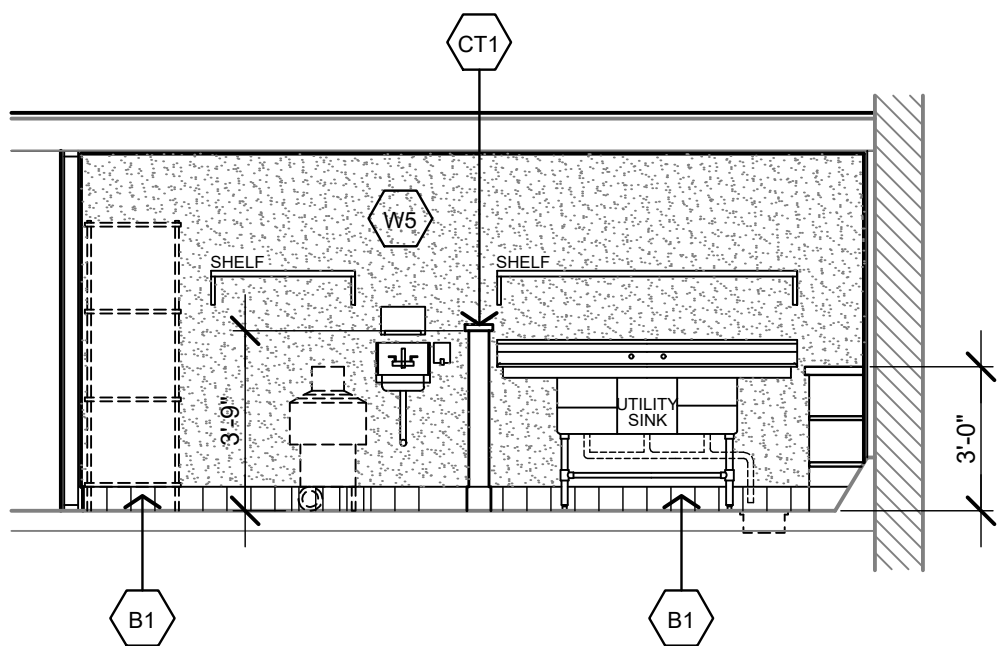
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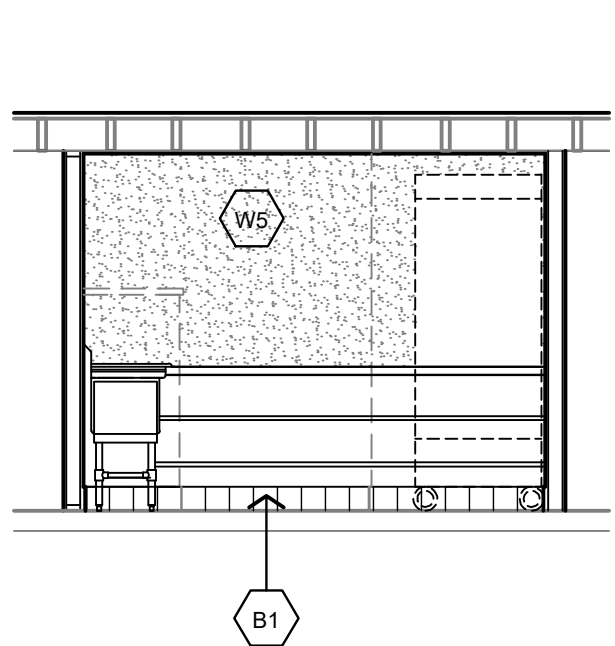
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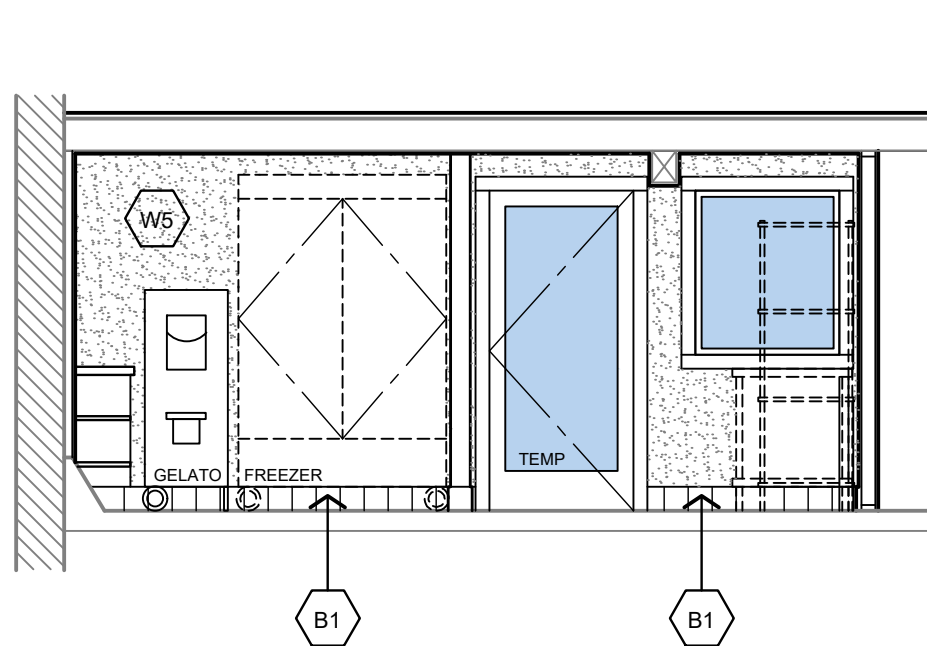
DP (4)



DP (1)



GP (1)



GP (3)

DP (3)

FINISH LEGEND

FLOORING

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	F9	- 3/4" THICK EXISTING HARDWOOD FLOORING
	F10	- SMOOTH CONCRETE SLAB
	F11	- BROOM FINISH

BASE

	B1	- 6" CERAMIC TILE COVE BASE (SLIMFOOT)	1 A5.1
	B2	- 6" QUARRY TILE W/INTEGRAL BASE COVE (3/8")	2 A5.1
	B3	- TERRACOTTA COLOR / DARK GREY GROUT	2 A5.1
	B4	- 6" CERAMIC TILE W/INTEGRAL BASE COVE (3/8")	2 A5.1
	B5	- 6" GALV METAL TOPSET COVE BASE	
	B6	- 1 x 6 WOOD BASE (CLEAR SEALED)	. A5.1

CEILING

	C1	- EXPOSED WOOD TRUSS RAFTERS / JOIST
	C2	- EXPOSED WOOD RAFTERS & METAL ROOF
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WALLS

	W1	- GYPSUM WALLBOARD PAINTED
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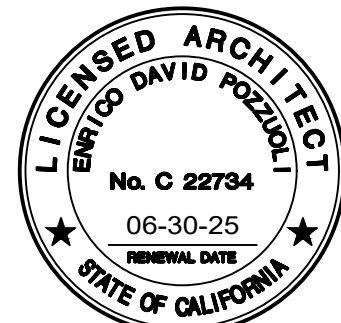
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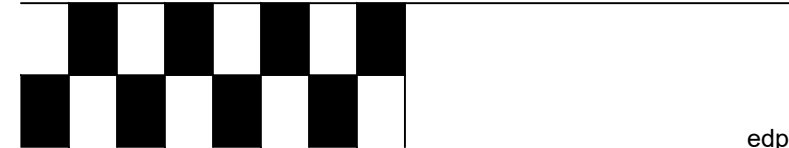
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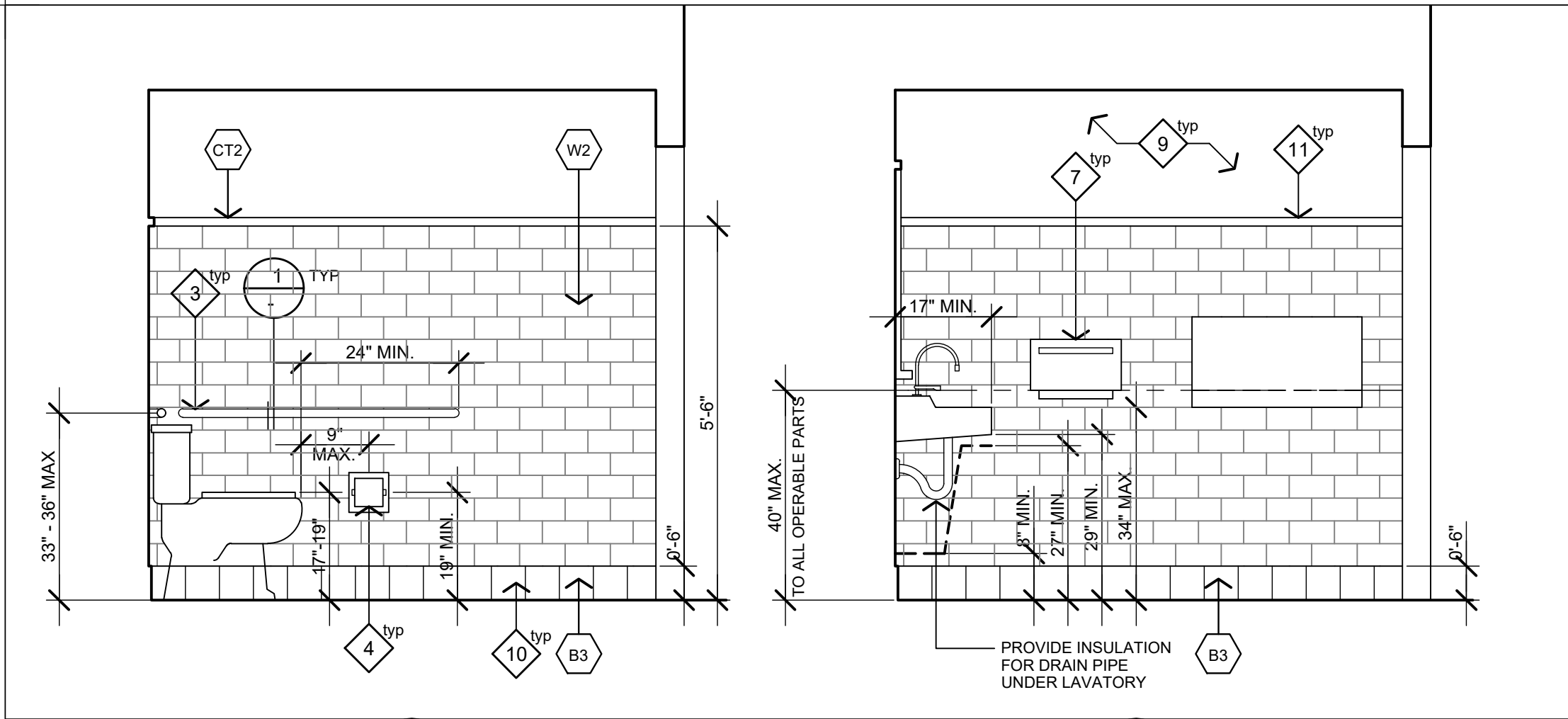
SHEET TITLE

BASEMENT
interior elevations

SHEET NUMBER

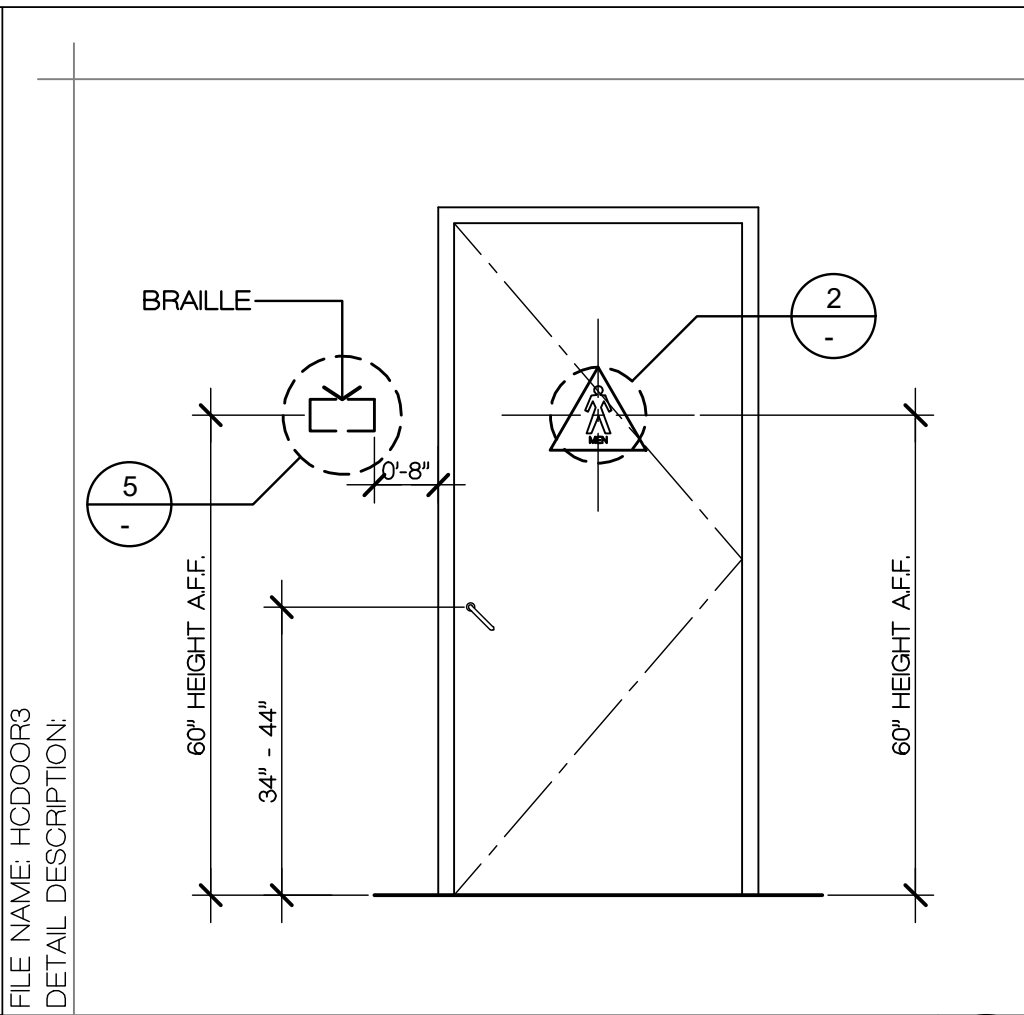
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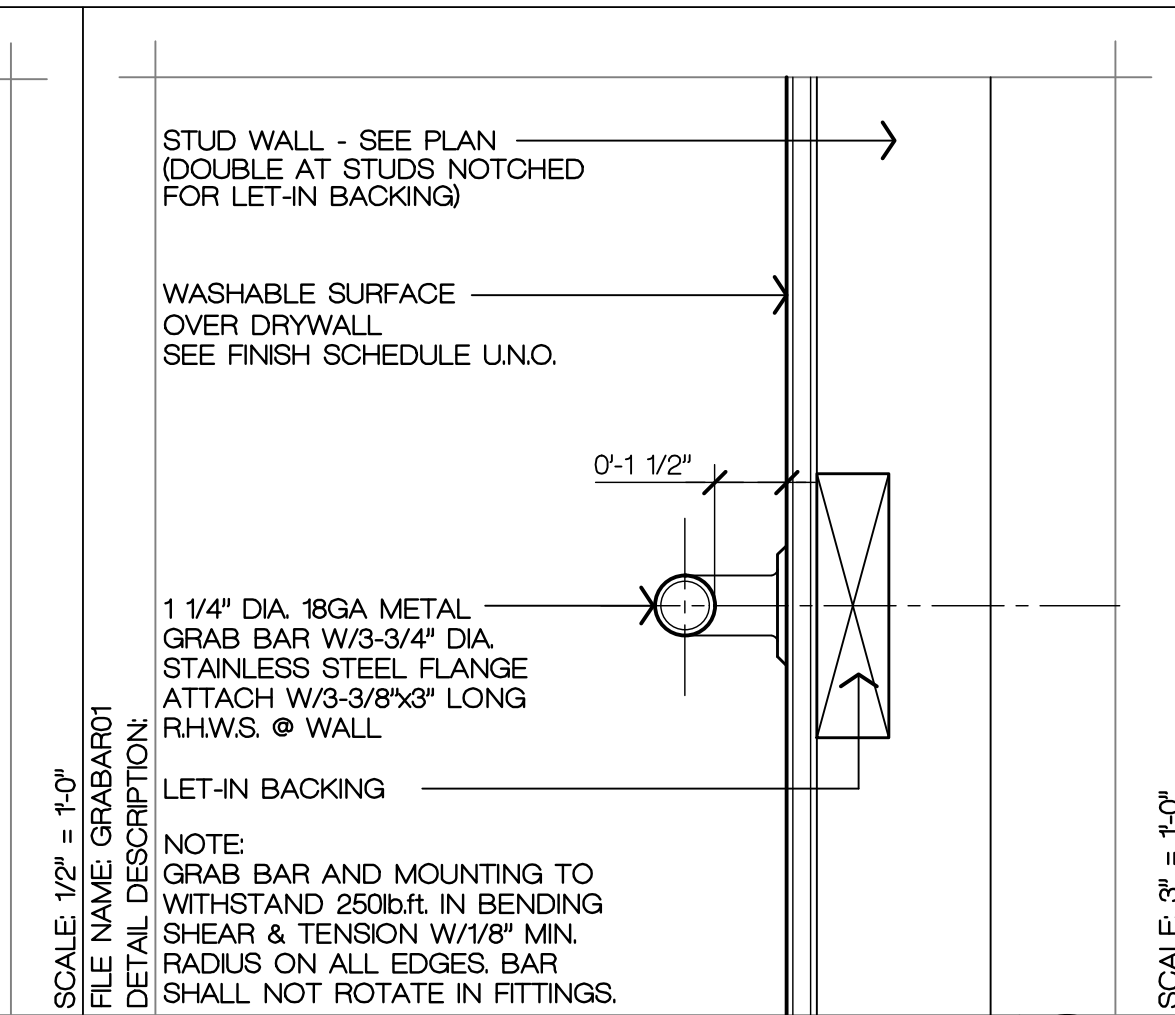


RM & RU (1)

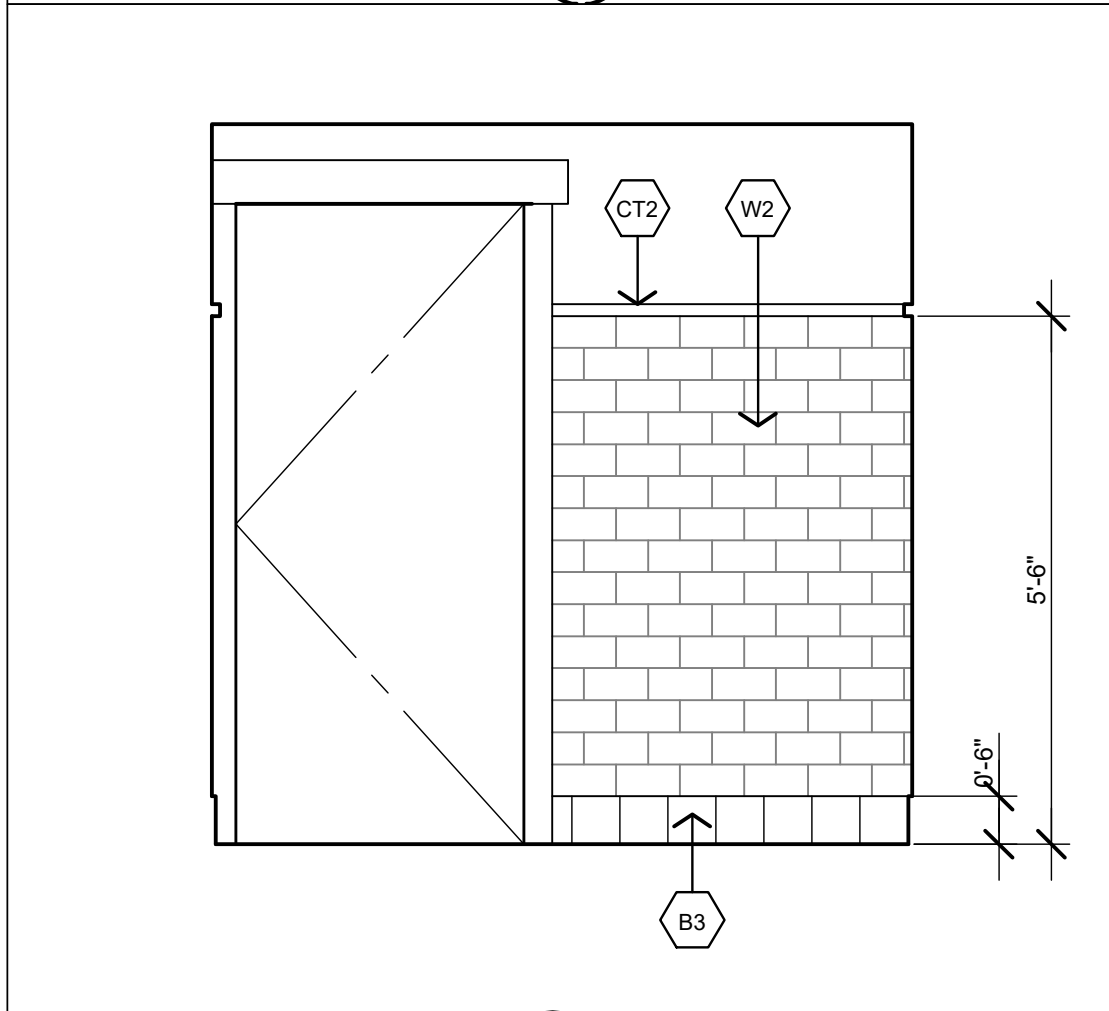
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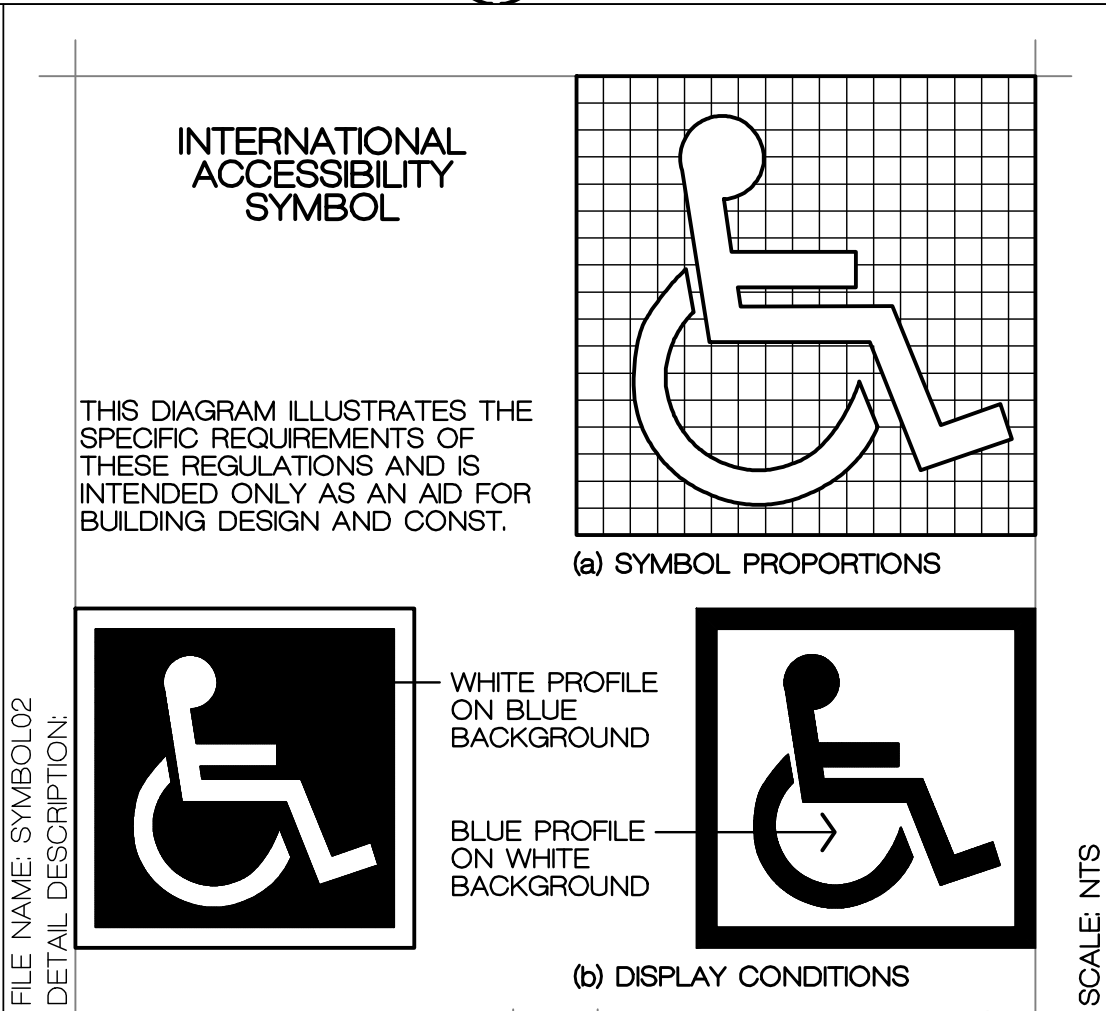
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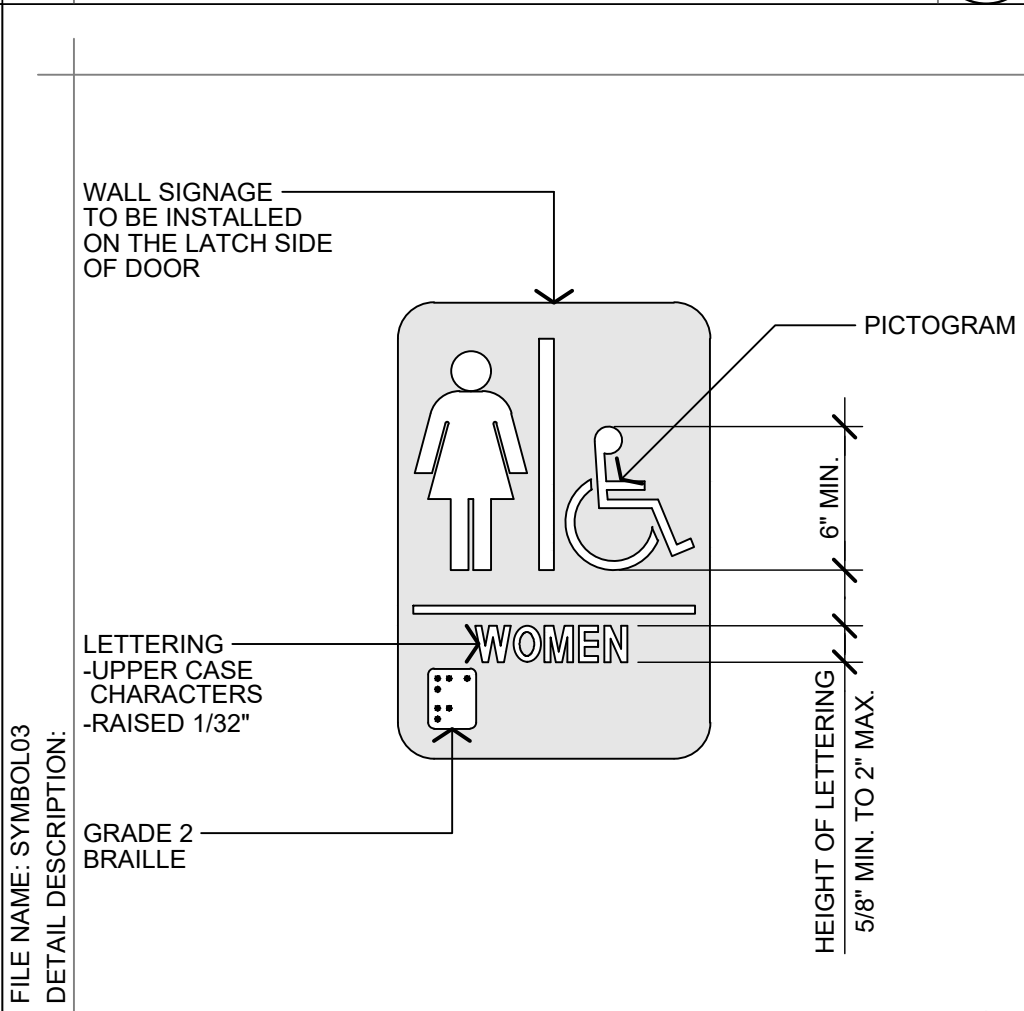
GRAB BARS (1)



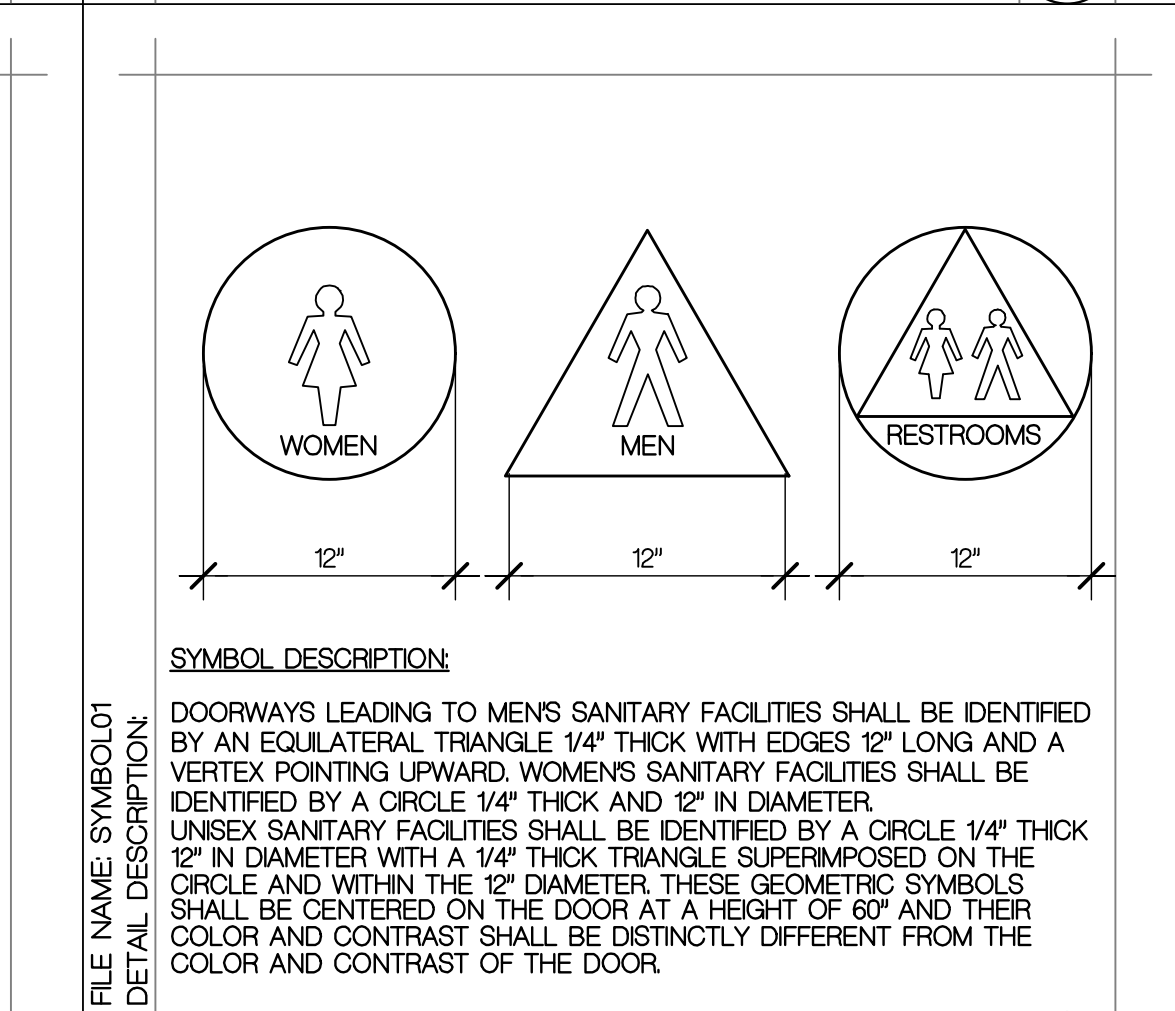
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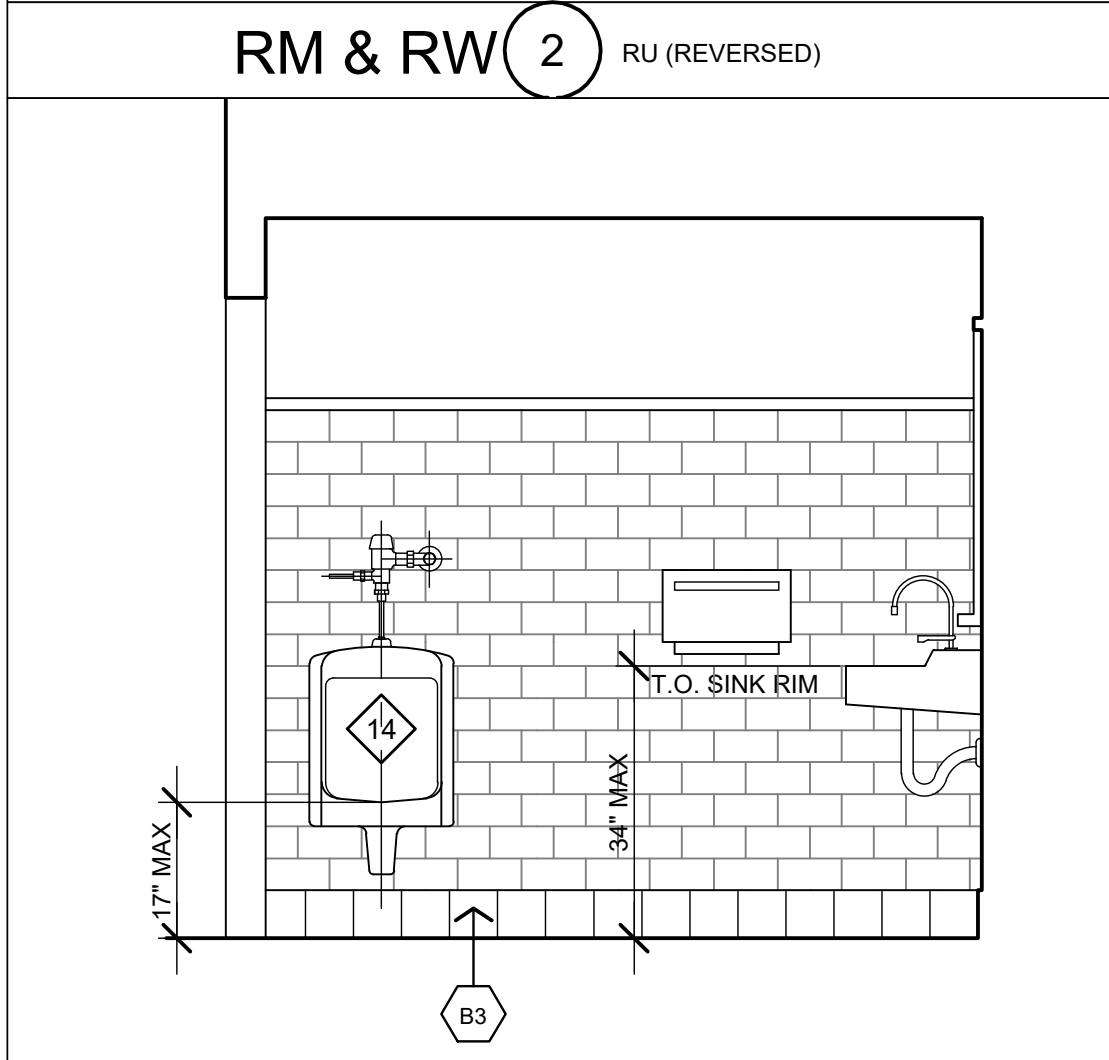
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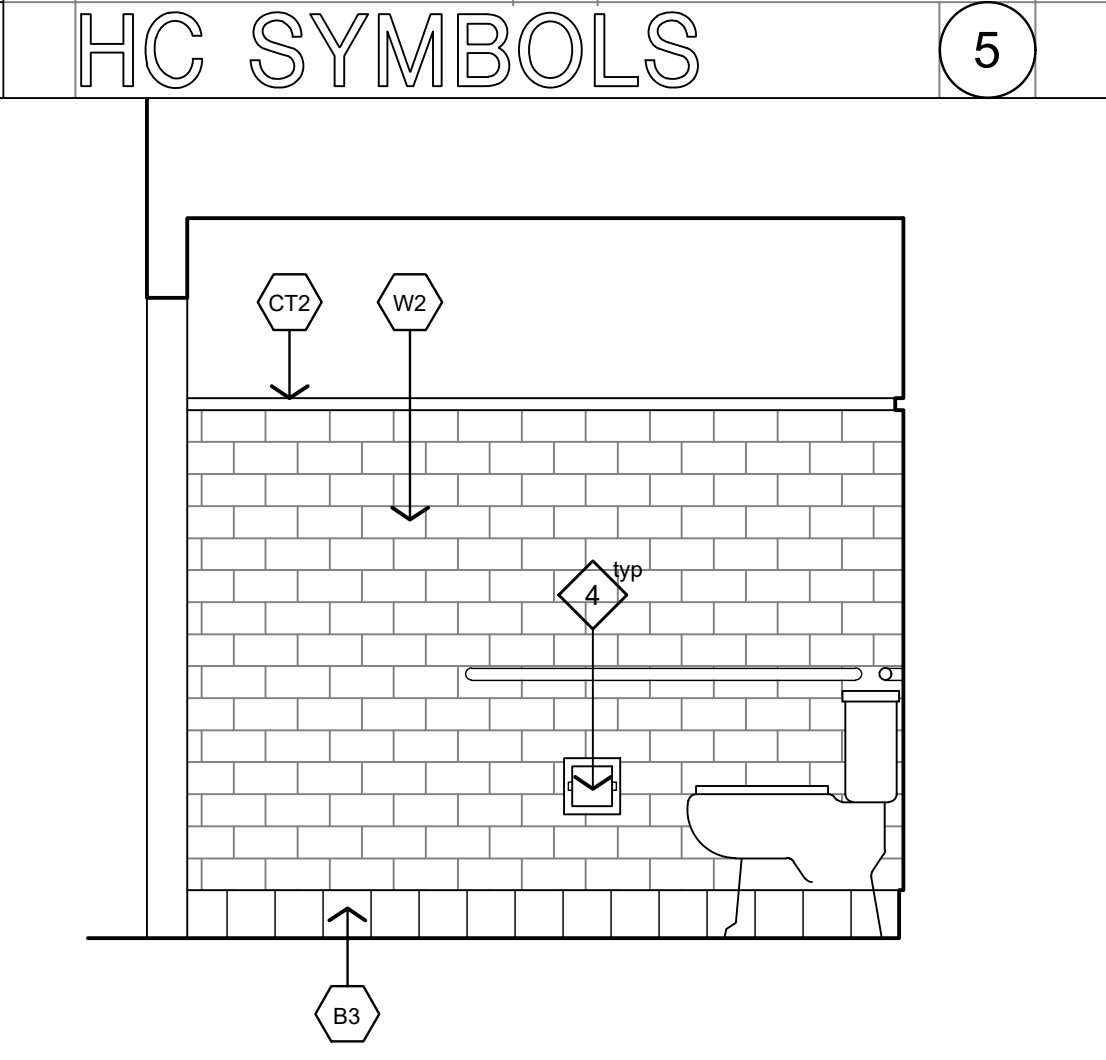
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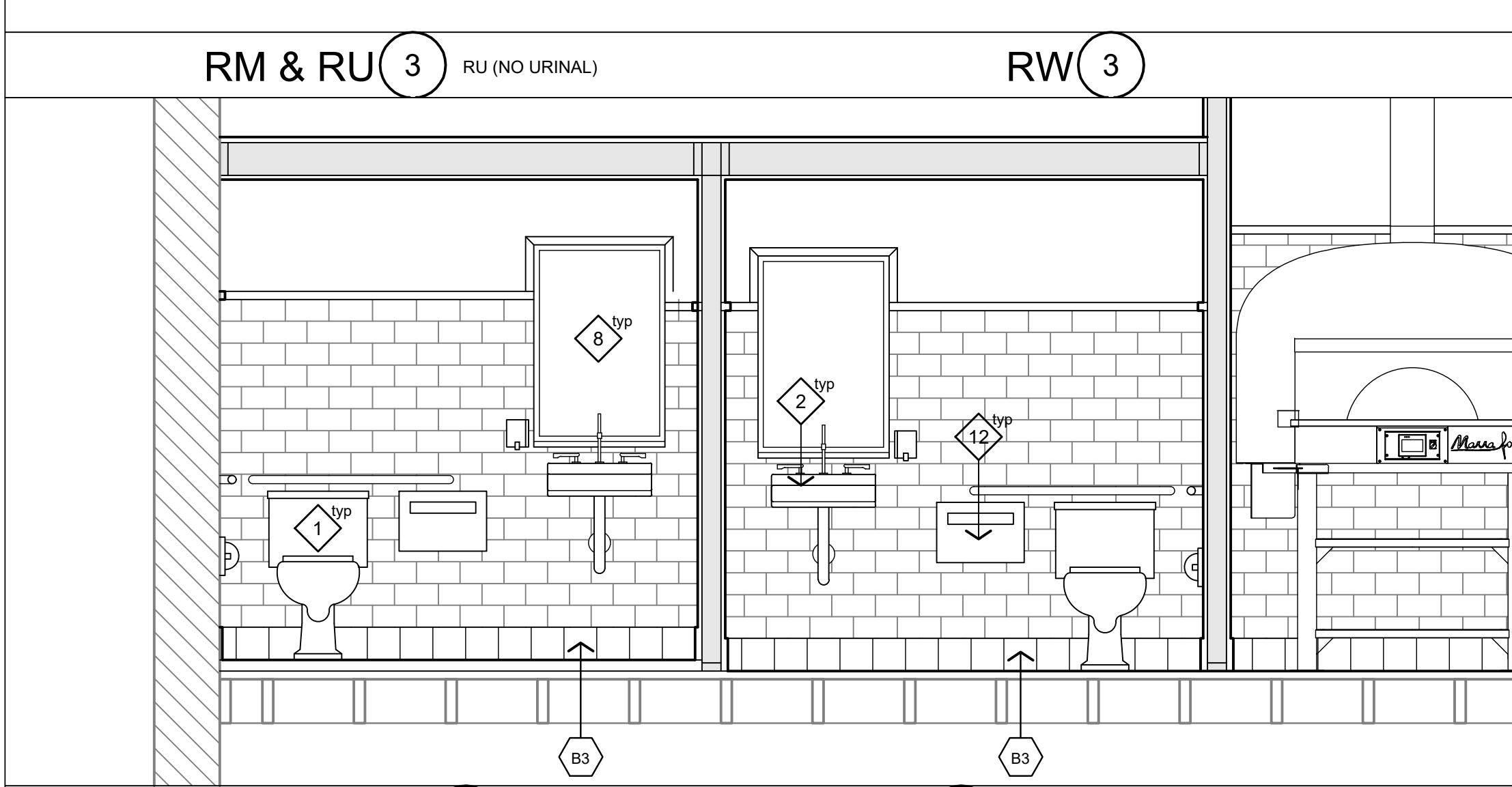
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RM & RU (3) RU (NO URINAL)

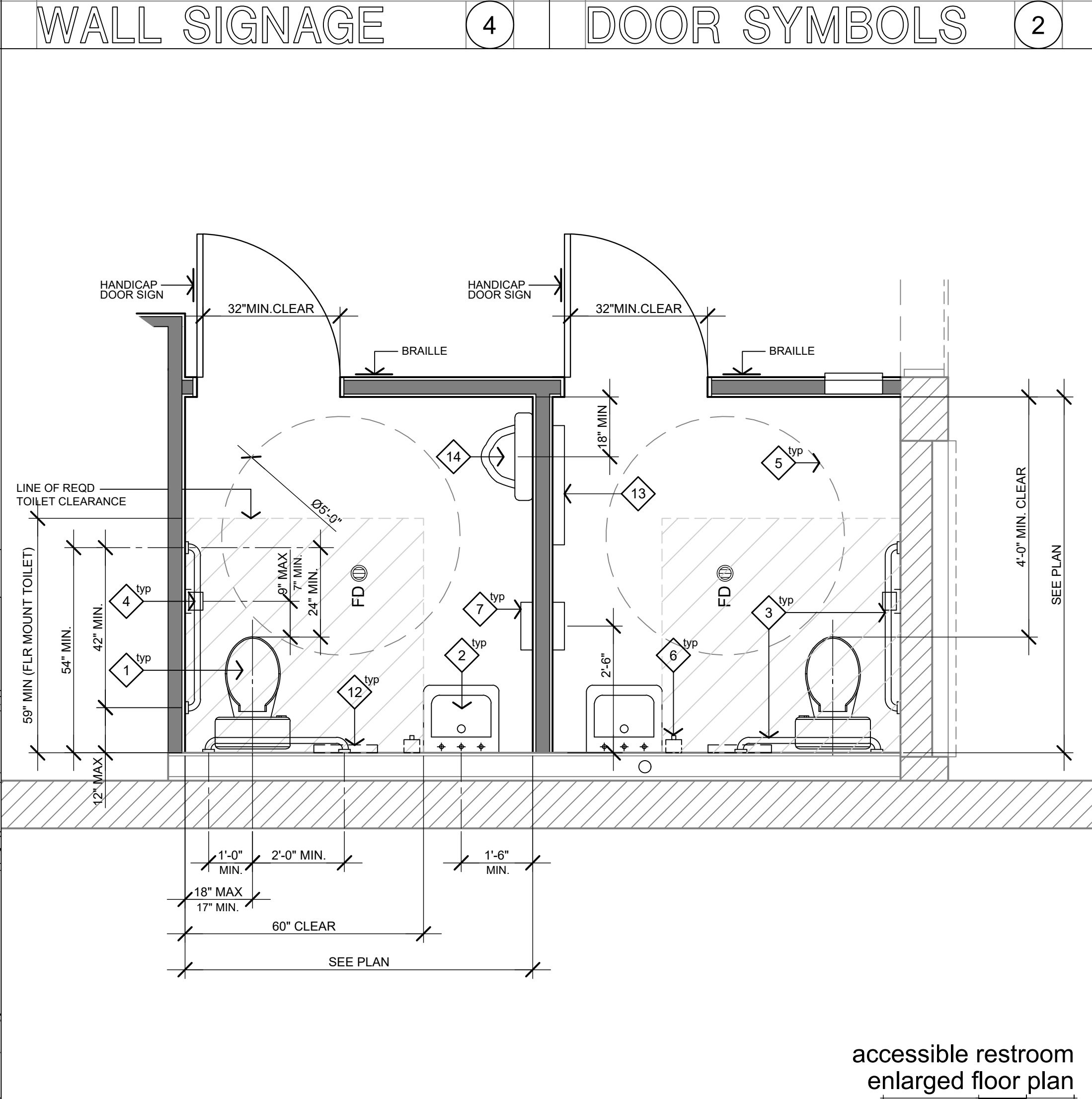


RW (3)



RW (4)

RM & RU (4)



accessible restroom enlarged floor plan

KEY NOTES

- WATER CLOSET (18" MIN. HEIGHT FOR SEAT)
- LAVATORY (PROVIDE SAFETY COVER)
W/INSULATED LINER @ EXPOSED PIPING BELOW)
- GRAB BARS
(1) 3'-0" AND (1) 4'-0" LONG BARS @ 33" - 36" A.F.F. TO CENTERLINE.
(SEE ELEVATIONS) SEE DETAIL
- TOILET PAPER DISPENSER
- 5'-0" DIA. CLEAR MANEUVERING SPACE FOR WHEEL CHAIR
- SOAP DISPENSER
- PAPER TOWEL DISPENSER
- 1/4" PLATE GLASS MIRROR (24" x 36")
- INTERIOR WALL FINISH (SEE FINISH SCHEDULE)
- TILE COVE BASE - SEE FINISH SCHEDULE
- PROVIDE AN APPROVED, HARD, NONABSORBENT MATERIAL ON FLOOR,
ALL WALLS ADJACENT TO AND WITHIN 2 FT. OF THE FRONT AND SIDES
OF URINALS AND WATER CLOSETS. THIS MATERIAL SHALL BE APPLIED
TO A HEIGHT OF 4 FT. ABOVE THE FINISHED FLOOR, AND WHEN APPLIED
TO STUD WALLS MUST BE APPLIED OVER WATER RESISTANT GYPSUM
BOARD OR CEMENT BOARDS. FLOOR FINISHES THROUGHOUT RESTROOM
FACILITIES SHALL BE OF HARD NONABSORBENT MATERIALS
- TOILET SEAT COVER DISPENSER
- CHANGING STATION (WALL-MOUNT)
- WALL-MOUNT ACCESSIBLE URINAL

HC NOTES

SANITARY ROOM FIXTURE & ACCESSORIES

THERE SHALL BE SUFFICIENT SPACE IN THE ROOM FOR A WHEELCHAIR MEASURING 30" WIDE x 48" TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE.

FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC, HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SEC 11B-309 EXCEPT SHALL BE LOCATED 44" MAX A.F.F. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH SEC 11B-604.8.2

THE WATER CLOSET SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE REAR LINE OF THE WATER CLOSET SHALL BE 17" MIN. AND 18" MAX. FROM THE SIDE WALL OR PARTITION. WATER CLOSETS SHALL BE ARRANGED FOR A LEFT-HAND OR RIGHT HAND APPROACH. 11B-604.2

CLEARANCE AROUND A WATER CLOSET SHALL BE 60" MIN. MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56" MIN. MEASURED PERPENDICULAR FROM THE REAR WALL. A 60" WIDE AND 48" DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. 11B-604.3.1

THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES REQUIRED AT OTHER FIXTURES, AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE. 11B-604.3.2

AT LAVATORY THE KNEE CLEARANCE SHALL BE 27" HIGH MIN. A.F.F. AT A DEPTH OF 8" MIN. A.F.F. AT THE FRONT EDGE OF A COUNTER WITH A BUILT-IN LAVATORY OR AT THE FRONT EDGE OF A WALL-MOUNTED LAVATORY FIXTURE. 11B-306.3.3

A CLEAR FLOOR SPACE 30" WIDE x 48" LONG SHALL BE PROVIDED IN FRONT OF THE LAVATORY. SUCH CLEAR FLOOR SPACE MAY ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY.

ACCESSIBLE LAVATORIES SHALL BE MOUNTED 18" TO CENTER LINE FROM A SIDE WALL AND 34" MAX. TO THE TOP OF THE LAVATORY BOWL.

HOT WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES. 11B-606.5

TOILET PAPER DISPENSERS SHALL BE 7" MIN. AND 9" MAX. IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 14" MIN. AND 19" MAX. A.F.F. THERE SHALL BE A CLEARANCE OF 1-1/2" MIN. BELOW THE GRAB BAR. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW. 11B-604.9.6

OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LBS MAX. 11B-309.4

GRAB BARS FOR WATER CLOSETS SHALL COMPLY WITH SEC 11B-609. GRAB BARS SHALL BE PROVIDED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL. 11B-604.5

THE SIDE WALL GRAB BAR SHALL BE 42" LONG MIN., LOCATED 12" MAX. FROM THE REAR WALL AND EXTENDING 54" MIN. FROM THE REAR WALL WITH THE FRONT END POSITIONED 24" MIN. IN FRONT OF THE WATER CLOSET. 11B-604.5.1

THE REAR WALL GRAB BAR SHALL BE 36" LONG MIN. AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12" MIN. ON ONE SIDE AND 24" MIN. ON THE OTHER SIDE. 11B-604.5.2

GRAB BARS WITH CIRCULAR CROSS SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4" MIN. AND 2" MAX. 11B-609.2.1

THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2". THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1-1/2" MIN. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12" MIN. 11B-609.3

THE GRAB BAR SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33" MIN. AND 36" MAX. A.F.F. 11B-609.4

GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES. 11B-609.5

GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS. 11B-609.6

GRAB BARS SHALL BE INSTALLED IN ANY MANNER THAT PROVIDES A GRIPPING SURFACE AT THE SPECIFIED LOCATION AND THAT DOES NOT OBSTRUCT THE REQUIRED CLEAR FLOOR SPACE. 11B-609.7

ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 LBS IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE. 11B-609.8

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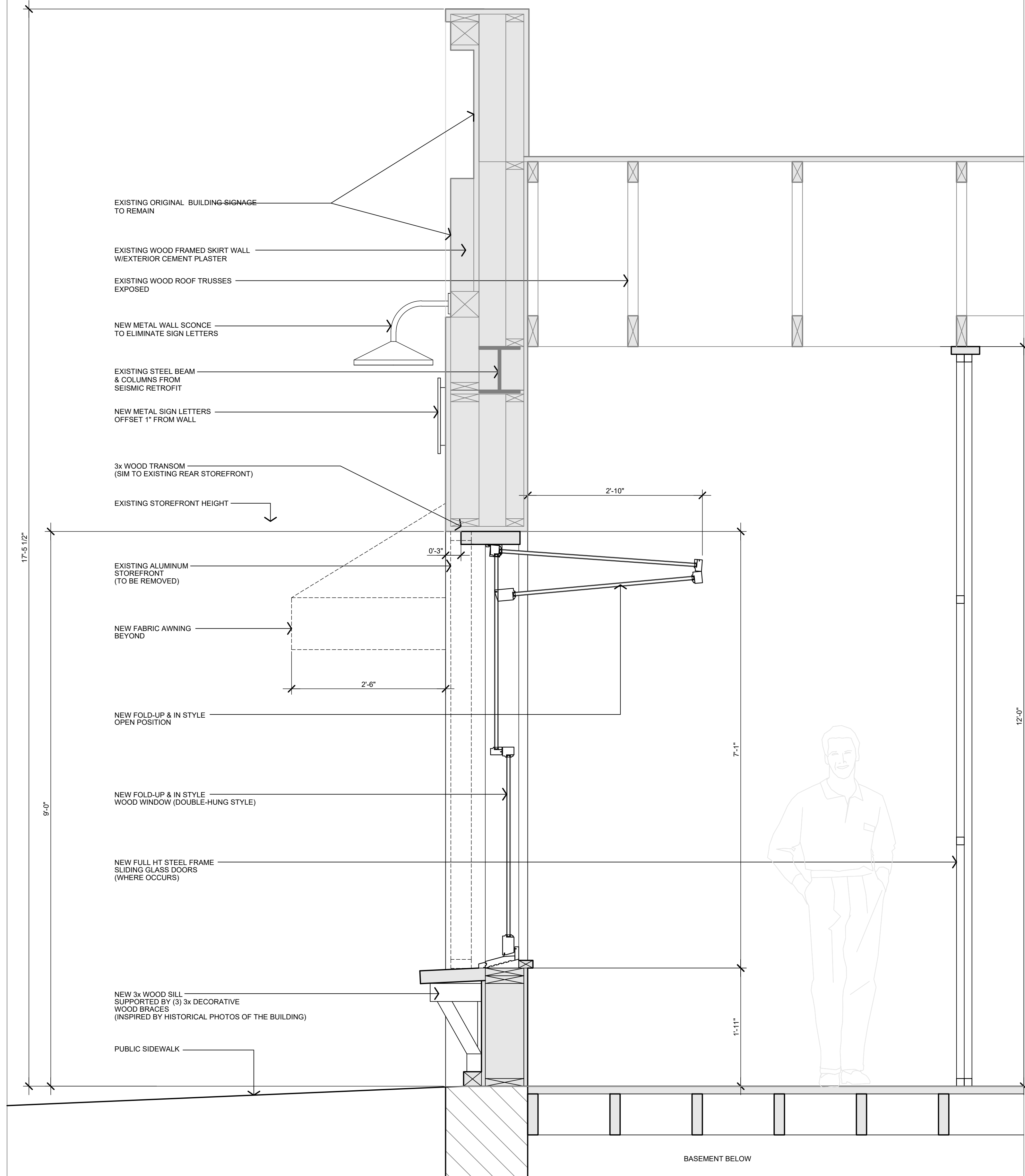
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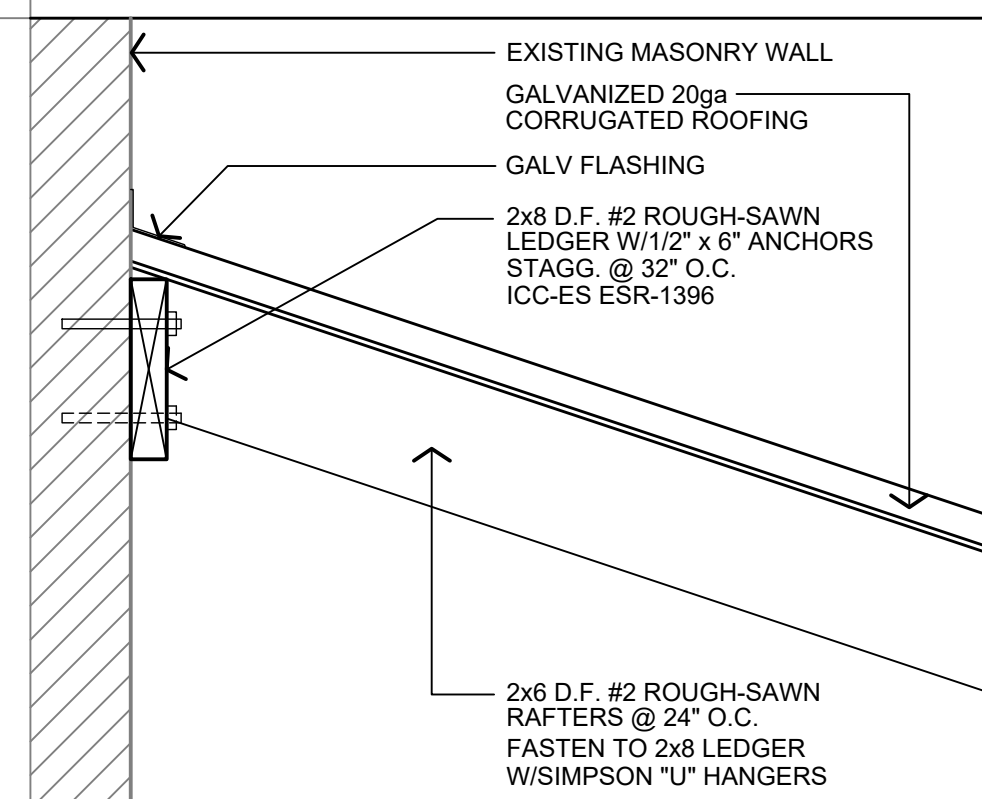
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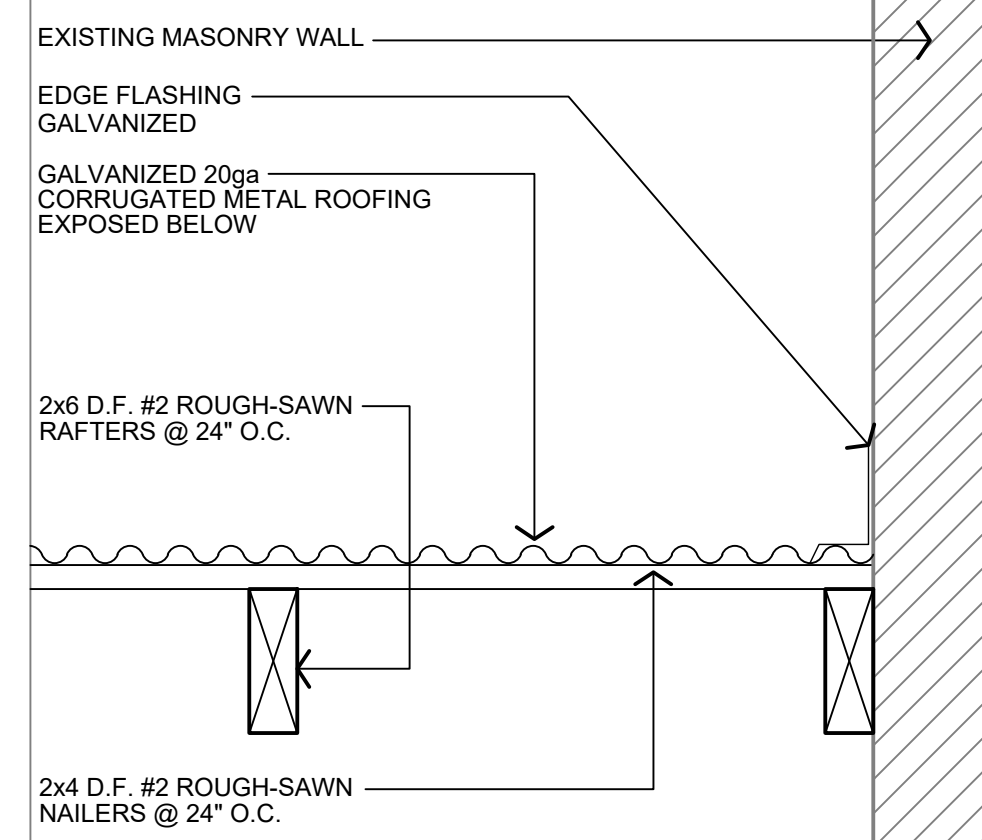
SCALE	DRAWN BY
	edp
SHEET TITLE	
accessible restroom details	
SHEET NUMBER	
A4.4	
DATE	



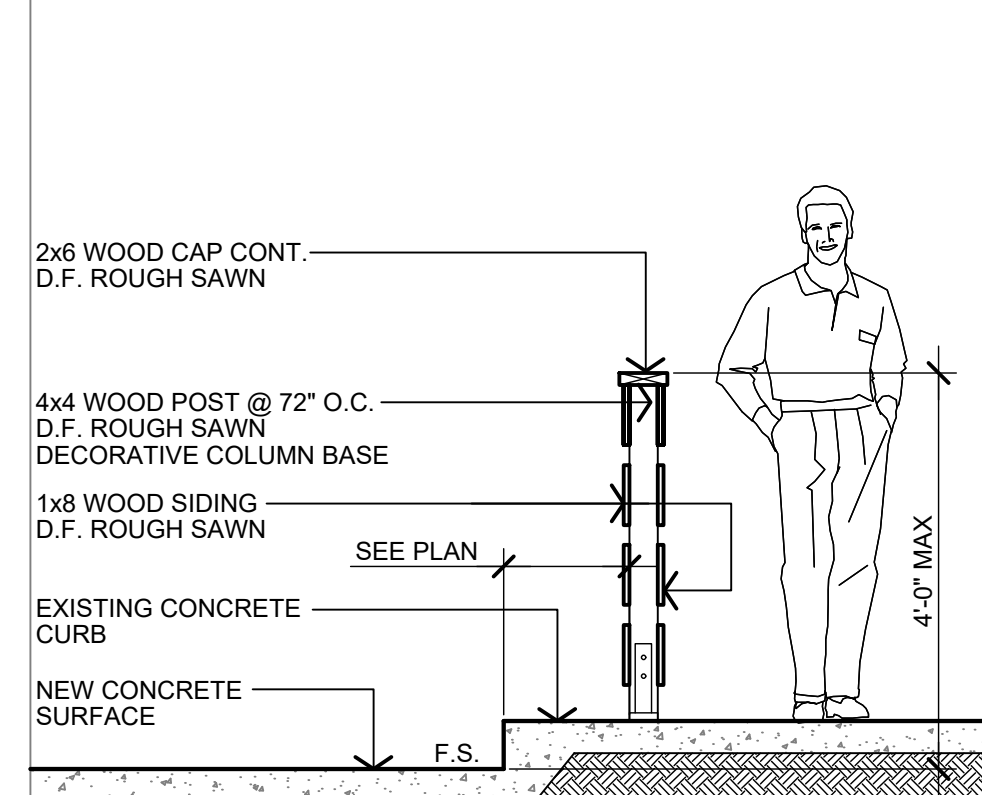
FRONT WALL SECTION



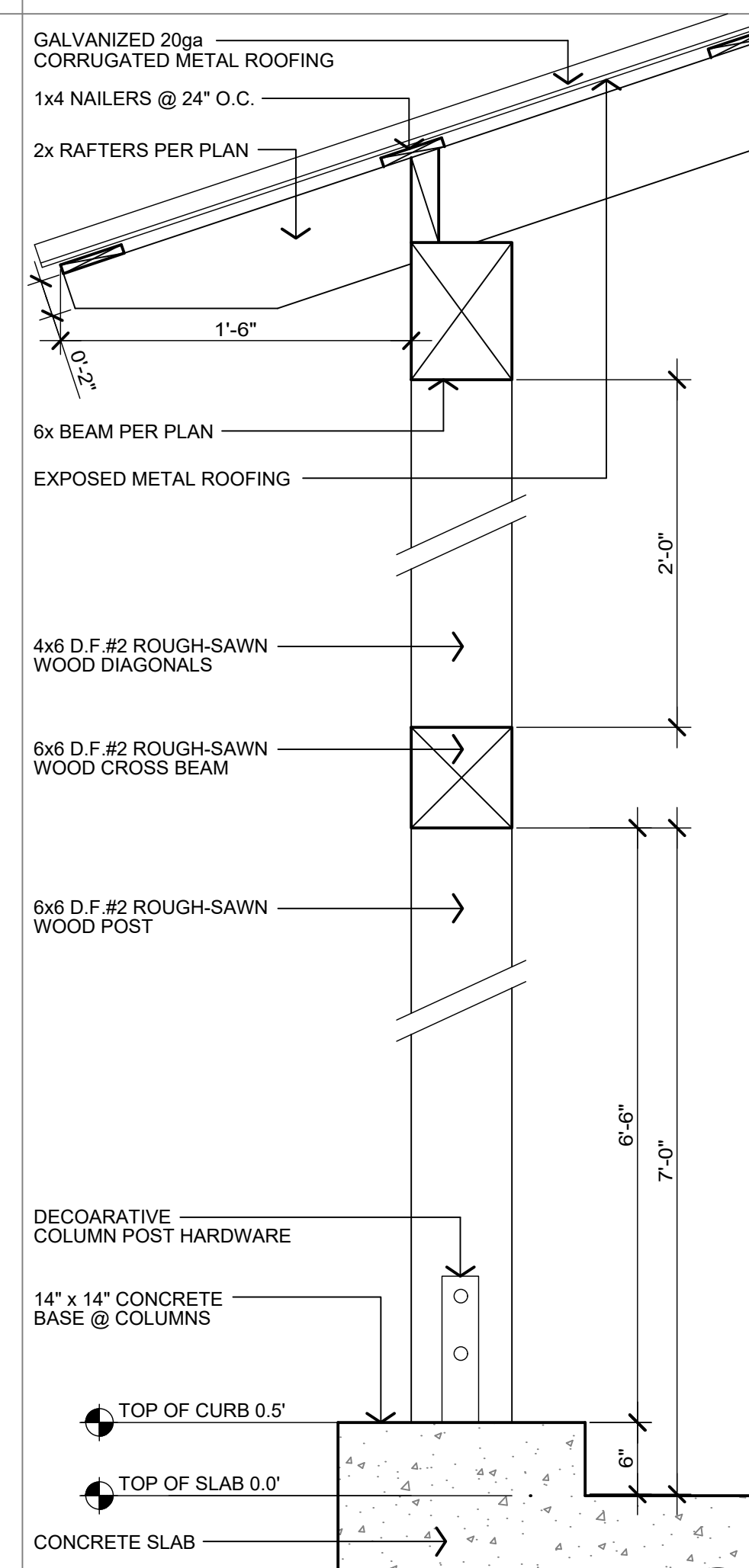
WALL LEDGER



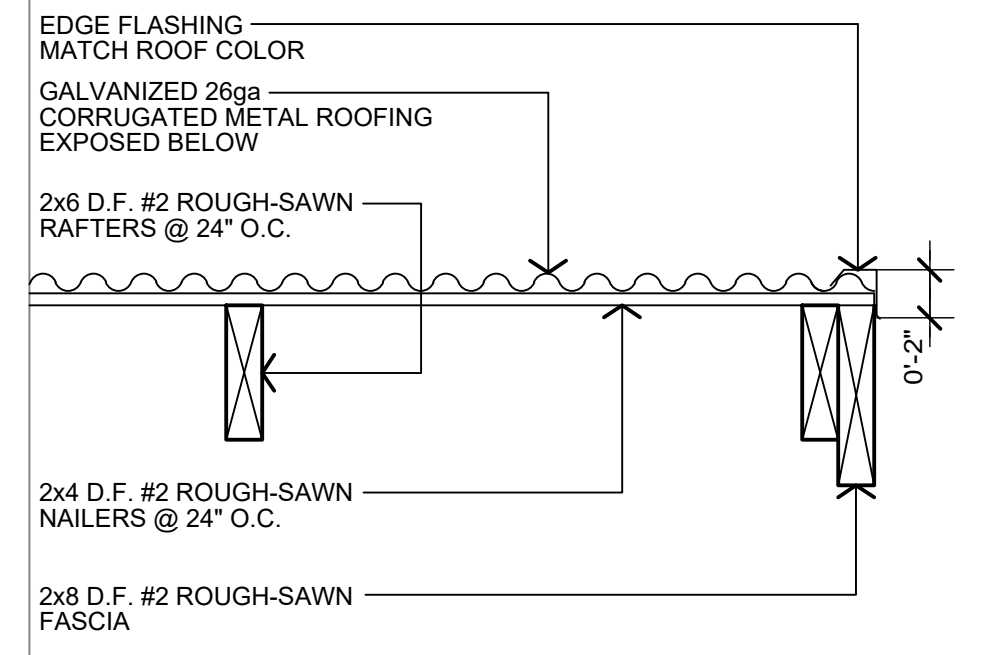
ROOF @ WALL



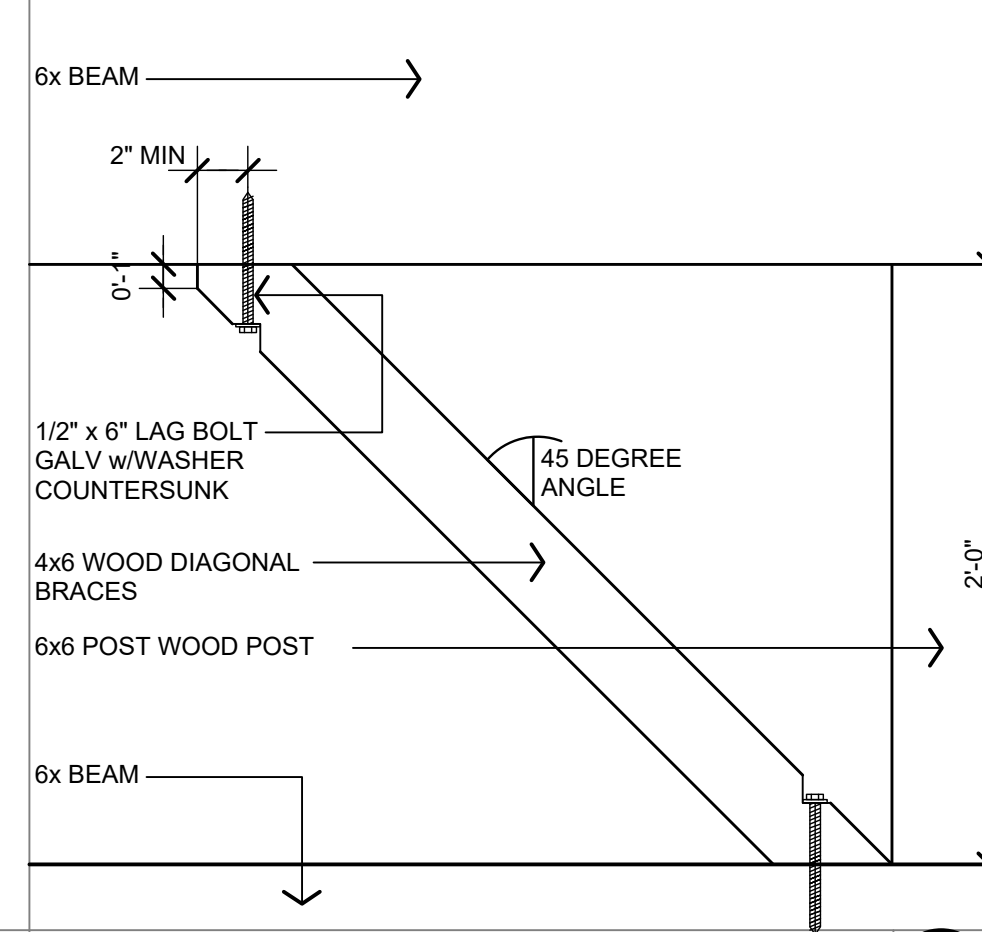
WOOD-SLAT FENCE



PATIO SECTION



RAKE



ANGLE BRACE



22002



CENTRO
OLD TOWN ORANGE

Centro Eatery, Cafe & Brewery
208 E Chapman Avenue
Orange, CA 92866

PROJECT TENANT	
Pozzuoli Winery Inc.	
405 El Camino Real	
Tustin, CA 92780	
714-915-7450	
Contact: Enrico Pozzuoli	
APN: 390-382-02	

SUBMITTALS	
02-07-23	design review
06-01-23	staff review
11-18-23	design review hearing
11-06-23	CUP hearing

REVISIONS	
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SCALE

edp

SHEET TITLE

architectural details

SHEET NUMBER

A5.0

DATE

CONDITIONAL USE PERMIT (CUP) FOR THE ALCOHOL LICENSE IS NOT A PART OF THIS DRC SUBMITTAL AND IS BEING REVIEWED UNDER A SEPARATE PERMIT.



FOLD-IN & UP WINDOWS



OUR FOOD



INTERIOR STEEL
PARTITION GLASS WALL



FIRE PIT

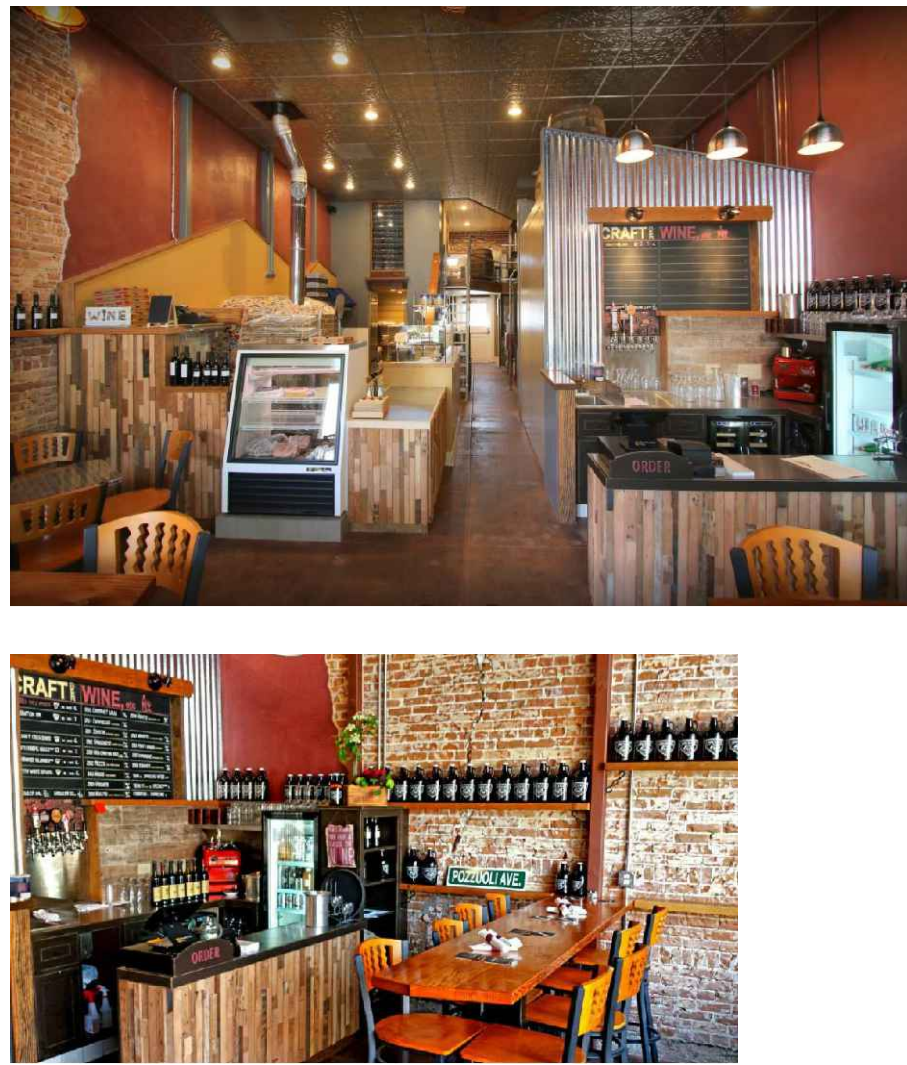


PIZZA OVEN

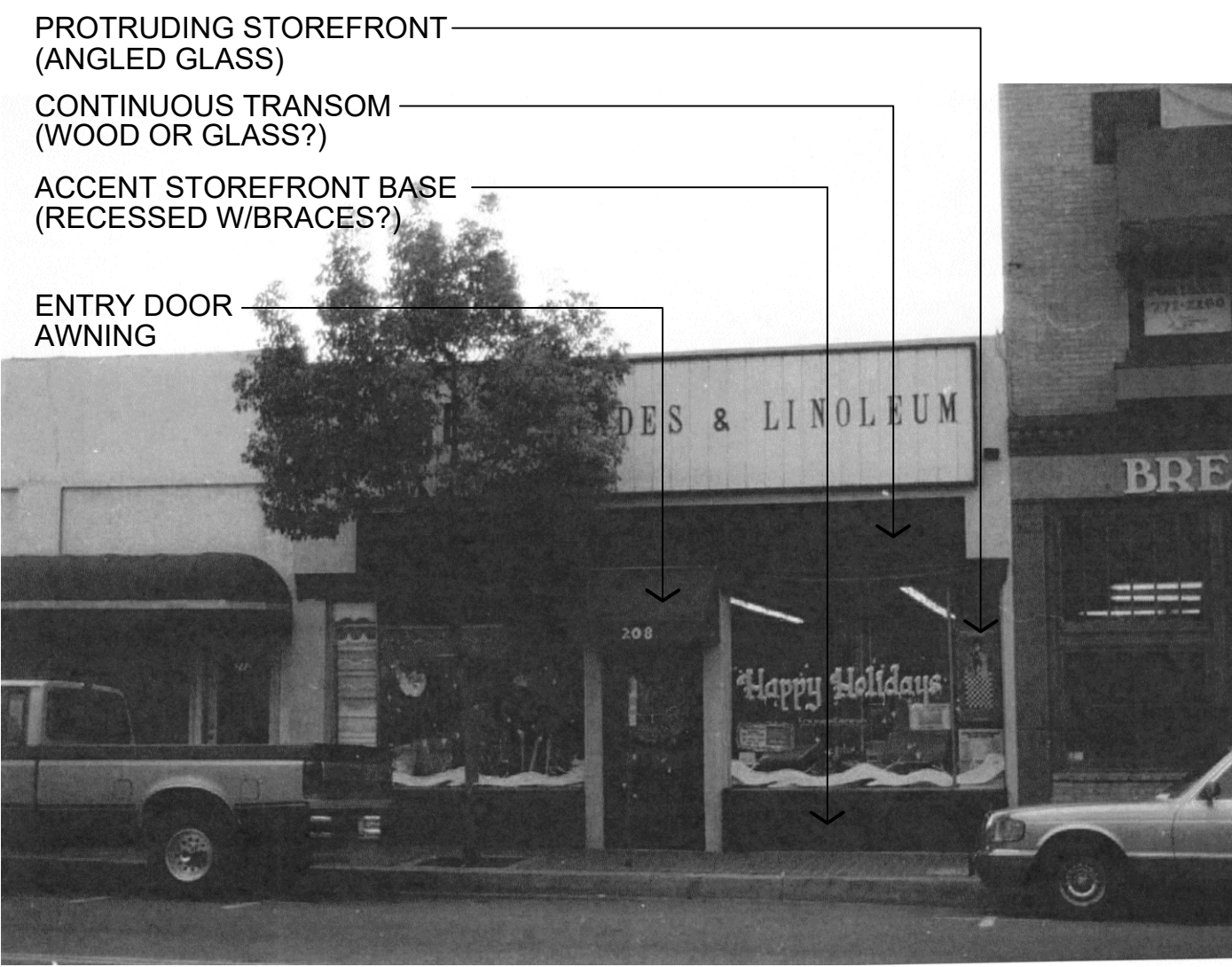
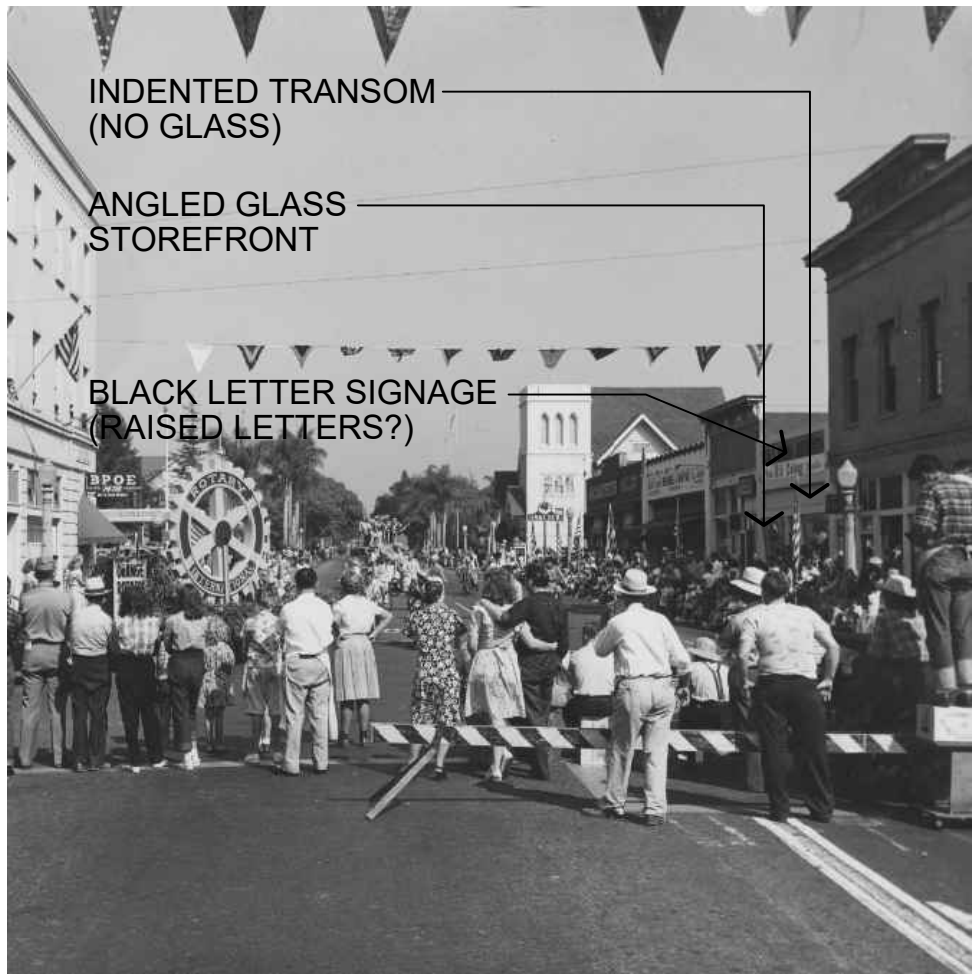
DETAILS



PATIO STRUCTURE



INTERIORS



HISTORICAL PHOTOS

imagery

CONDITIONAL USE PERMIT (CUP) FOR THE ALCOHOL LICENSE IS NOT A PART OF THIS DRC SUBMITTAL AND IS BEING REVIEWED UNDER A SEPARATE PERMIT.

ecda
STUDIO

405 El Camino Real
Tustin, CA 92780
Voice 714.730.5450
www.edpastudio.com

LICENSED ARCHITECT
ENRICO DAVID POZZUOLI
No. C 22734
06-30-25
COMMISSION EXPIRES
STATE OF CALIFORNIA

22002

JOB NUMBER



CENTRO
OLD TOWN ORANGE

Centro Eatery, Cafe & Brewery
208 E Chapman Avenue
Orange, CA 92866

PROJECT TENANT

Pozzuoli Winery Inc.
405 El Camino Real
Tustin, CA 92780
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REVISIONS

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SCALE

DRAWN BY

edp

SHEET TITLE

project imagery

SHEET NUMBER

A5.2

DATE