



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



November 14, 2025

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 to 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
Friday/Saturday: 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

1. 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.
2. 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:

- a. SCOPE OF WORKS (DESCRIPTION OF USE)
- b. OCCUPANCY GROUPS
- c. TYPE OF CONSTRUCTION
- d. SPRINKLER BUILDING
- e. FLOOR AREA
- f. HEIGHT
- g. NUMBER OF STORIES
- h. ALLOWABLE FLOOR AREA
- i. APN (ASSESSOR PARCEL NUMBER).

DISABLED ACCESS

a. 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.

b. 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

c. PROVIDE SPECIFICATIONS FOR THE DOOR HARDWARE TO COMPLY WITH DISABLED ACCESS REQUIREMENTS. (LEVER TYPE, PUSH-PULL, PANIC, ETC)

d. PROVIDE AND DETAIL TACTILE EXIT SIGNAGE AND LOCATIONS.

EGRESS

a. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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 DESIGN CONCUR.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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


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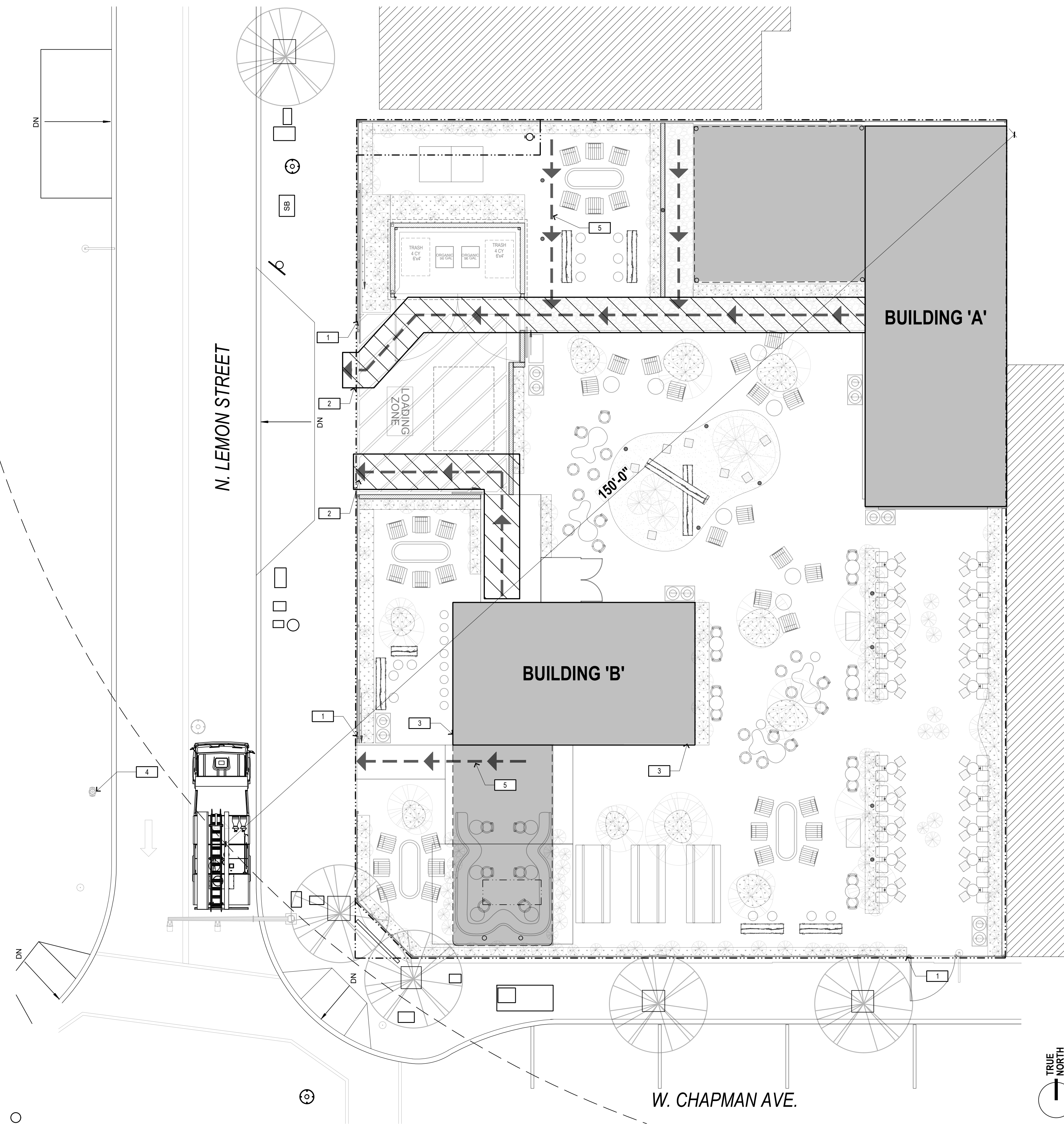
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PROJECT NOTES & CITY OF ORANGE NOTES



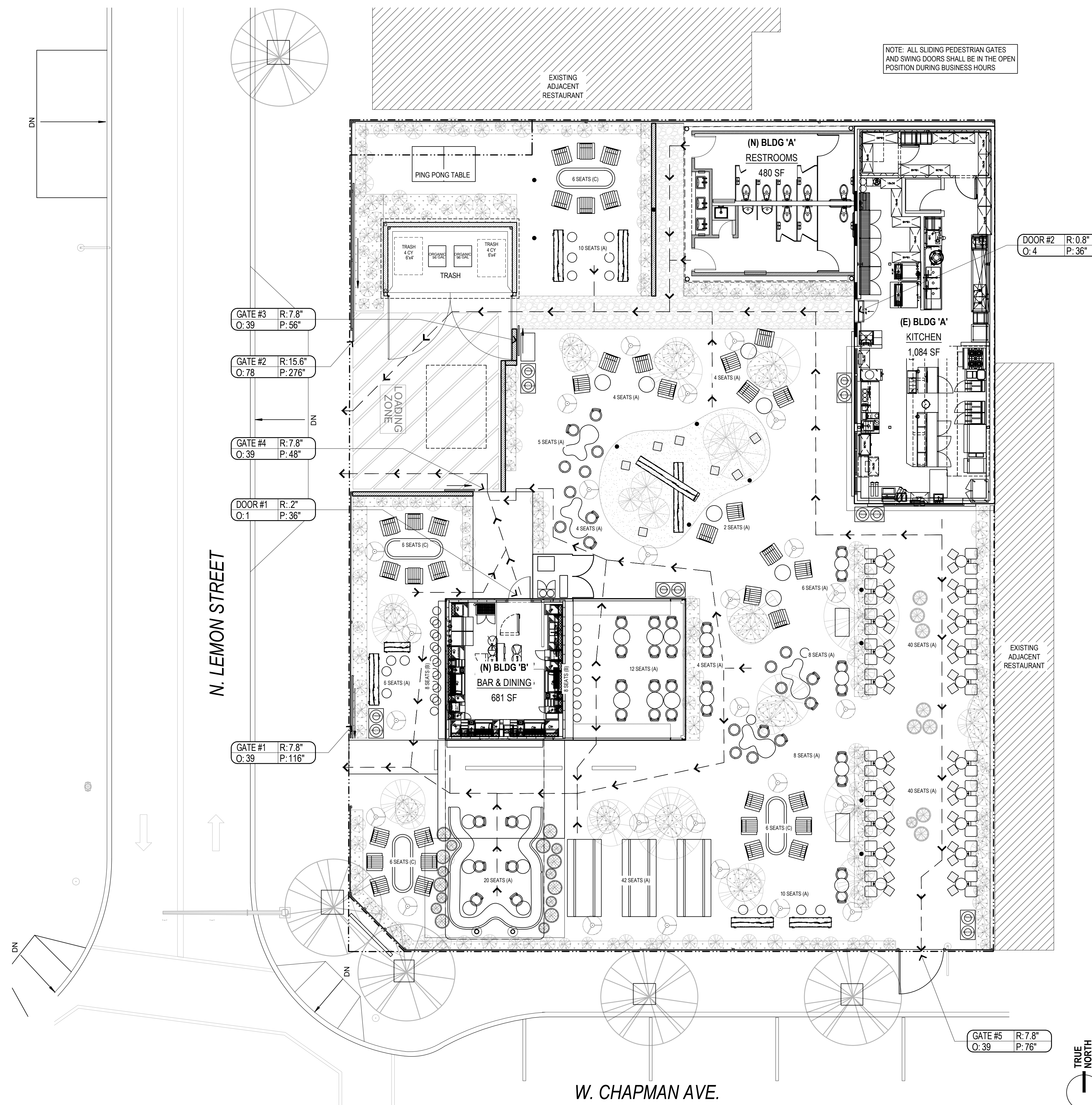
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FIRE NOTES

- 1 KEY BOXES AND KEY SWITCHES (KNOX DEVICES) SHALL BE PROVIDED WHERE NECESSARY TO ENSURE THAT IMMEDIATE ACCESS FOR FIREFIGHTING, RESCUE AND OTHER EMERGENCY PURPOSES IS POSSIBLE.
AT A MINIMUM, KNOX DEVICES SHALL BE PROVIDED FOR THE FOLLOWING LOCATIONS:
 - a. THE MAIN ENTRY TO BUILDINGS EQUIPPED THROUGHOUT WITH A FIRE ALARM OR SPRINKLER MONITORING SYSTEM.
 - b. DOORS, PERIMETER PEDESTRIAN GATES AND OTHER AREAS IDENTIFIED BY THE FIRE DEPARTMENT. AT LEAST ONE PEDESTRIAN GATE IS REQUIRED ON PERIMETER GATES.
- 2 5-FOOT-WIDE FIRE ACCESS WALKWAY TO ALL OPENINGS AND EGRESS DOORS, ON THE FIRST FLOOR EXTERIOR WALLS, REQUIRED BY THE CBC AND/OR CFC.
- 3 BUILDING ADDRESS LOCATION - APPROVED BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 8 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1 INCH. CFC CHAPTER 5, SECTION 505.1 AND OMC 15.52.080
- 4 ADDITIONAL ADDRESS MARKINGS MAY BE REQUIRED TO PROVIDE DIRECTION FROM APPROACH.
- 5 PUBLIC FIRE HYDRANT LOCATION (EXISTING)
- - - ACCESSIBLE PATH OF TRAVEL FROM BUILDING TO ACCESSIBLE PARKING AND TO PUBLIC RIGHT OF WAY TO NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
- ACCESS PATH



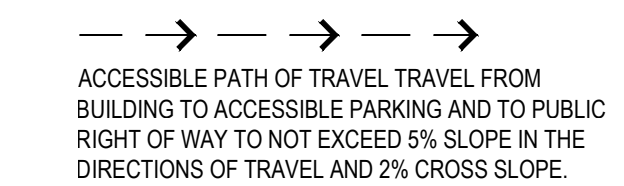
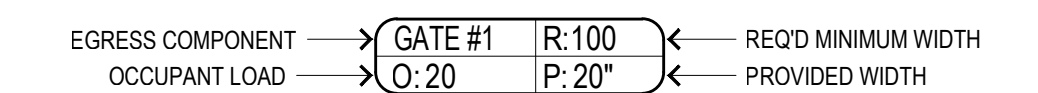
NOTE: ALL SLIDING PEDESTRIAN GATES AND SWING DOORS SHALL BE IN THE OPEN POSITION DURING BUSINESS HOURS

EGRESS NOTES

MEANS OF EGRESS GENERAL NOTES

1. THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NO LESS THAN 7' - 6". PROTRUDING MAY NOT REDUCE THE HEADROOM BELOW 80 INCHES ABOVE ANY WALKING SURFACE AND NO MORE THAN 50% OF THE CEILING AREA MAY BE REDUCED.
2. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED AND LABELED AND SHALL BE ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS AND EXTERNALLY ILLUMINATED EXIT SIGNS SHALL COMPLY WITH THE POWER SOURCE REQUIREMENTS IN SECTIONS 1013.6.2 WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES. ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN OF NOT LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE.
3. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM WHICH IS TO PROVIDE CONTINUED ILLUMINATION FOR A DURATION OF NO LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. CONTINUED IS TO BE PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT, GENERATOR AND THE INSTALLATION OF THE EMERGENCY BE INSTALLED IN ACCORDANCE WITH CHAPTER 27 (1013.6.3).
4. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE (1 LUX) MEASURED ALONG THE EGRESS AT FLOOR LEVEL. A MAXIMUM TO MINIMUM ILLUMINATION OF 40 TO 1 SHALL NOT BE EXCEEDED (1008.3.5).
5. EXIT SIGN SHALL BE LOCATED 48" MIN. TO BOTTOM OF BRAILLE LETTERING AND 60" MAX. TO BOTTOM OF TOP SIGNAGE LETTERING ABOVE FINISH FLOOR.
6. EXIT DOORS/GATES ARE REQUIRED TO SWING IN THE DIRECTION OF TRAVEL AND BE PROVIDED WITH PANIC HARDWARE IN AREAS WITH 50 OR MORE OCCUPANTS.
7. ALL DOORS ON THE ACCESSIBLE ROUTE OR CIRCULATION PATH HAVE A MAX OPENING FORCE OF 5 POUNDS.
8. MEANS OF EGRESS LIGHTING TO BE PROVIDED WITH EMERGENCY POWER BACK-UP SUPPLY PER CBC 1008.3
9. ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTO LUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL ILLUMINATED AND ALL TIMES. CBC 1013.5
10. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT
11. THE FLOOR OR LANDING ON EACH SIDE OF DOORS SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY.
12. DUCT DETECTION SHALL BE REQUIRED FOR ALL AIR HANDLING SYSTEMS THAT EXCEED 2,000 CFMS WILL NEED TO TIE IN TO EXISTING FIRE ALARM SYSTEM.

LEGEND



SEAT COUNTS

DINING SEATS (A): (TABLE)
225 SEATS

BAR SEATING (B):
16 SEATS

FIRE PIT SEATING (C):
24 SEATS

RESTROOM FIXTURE CALCULATIONS

OCCUPANT LOAD CALC:	YARD AREA	2,215 SF	15 NET	148
KITCHEN	869 SF	200 GROSS	4	
BAR BACK	121 SF	200 GROSS	1	

TOTAL OCCUPANTS 153 (77F, 77M)

WATER CLOSETS: (REQUIRED)	WATER CLOSETS: (PROVIDED)
MALE - 2	MALE - 3
FEMALE - 3	FEMALE - 5

URINALS:	URINALS:
MALE - 1	MALE - 2

LAVATORIES:	LAVATORIES:
MALE - 1	MALE - 3
FEMALE - 1	FEMALE - 3

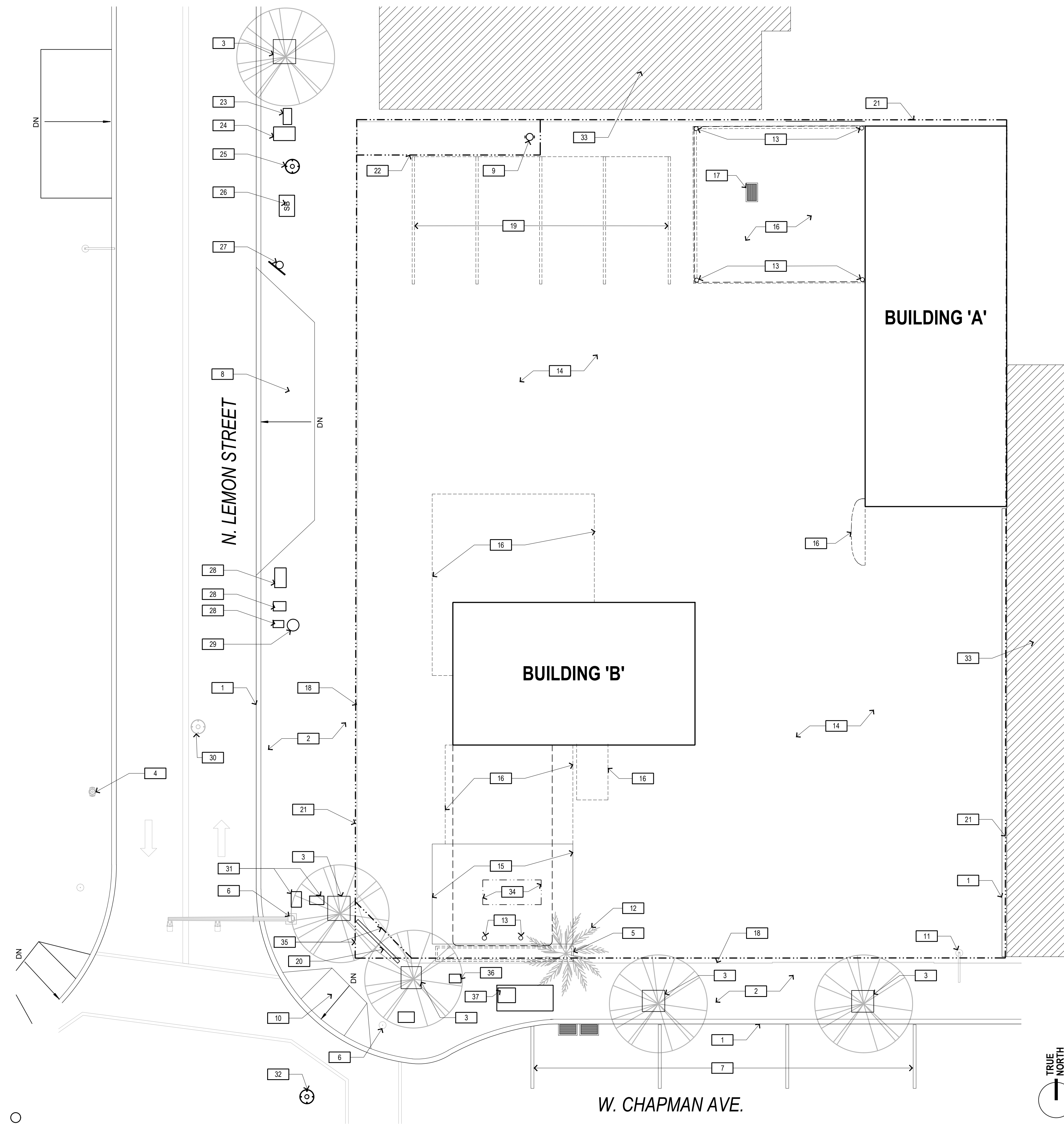


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LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

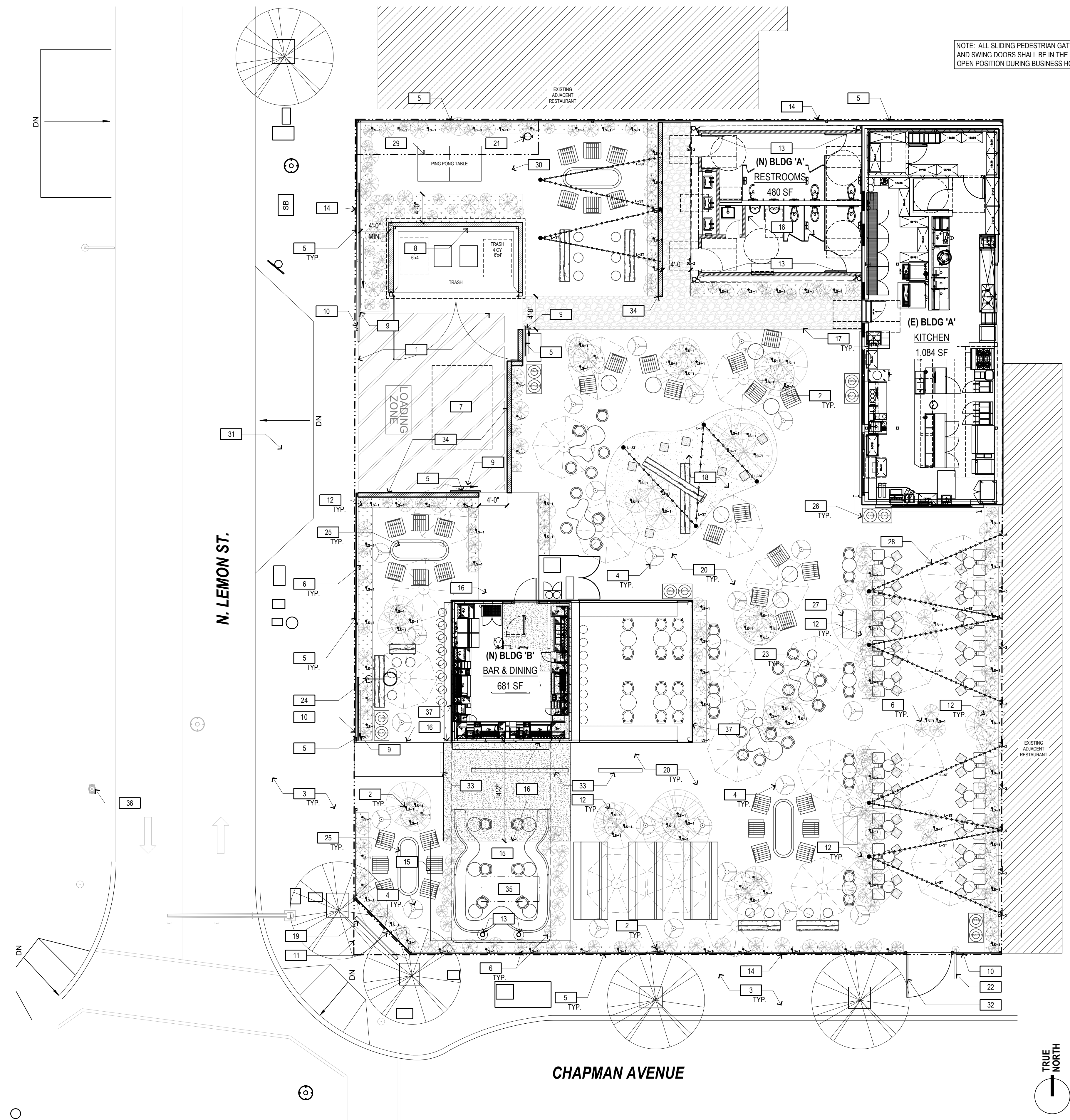


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KEYNOTES

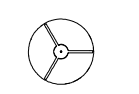

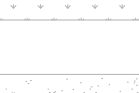



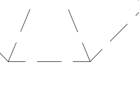
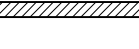

- 1 EXISTING CURB
- 2 EXISTING SIDEWALK
- 3 EXISTING STREET TREES/TREE WELL TO REMAIN
- 4 EXISTING FIRE HYDRANT
- 5 EXISTING PLANTER TO BE REMOVED
- 6 EXISTING TRAFFIC SIGNAL W/ STREET LIGHT TO REMAIN
- 7 EXISTING STREET PARKING SPACE(S) TO REMAIN
- 8 EXISTING CURBCUT
- 9 EXISTING TELEPHONE POLE AND 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

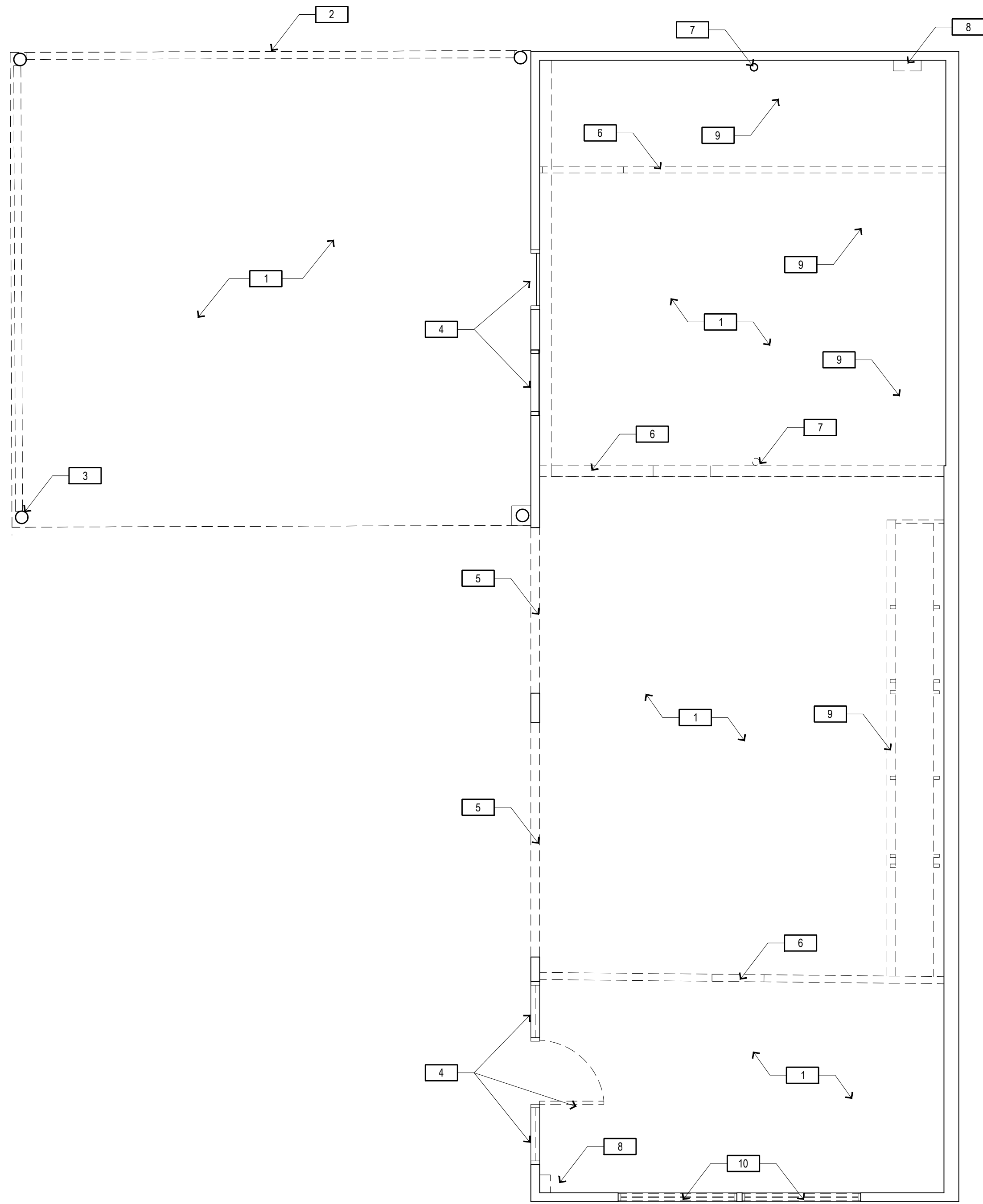


KEYNOTES

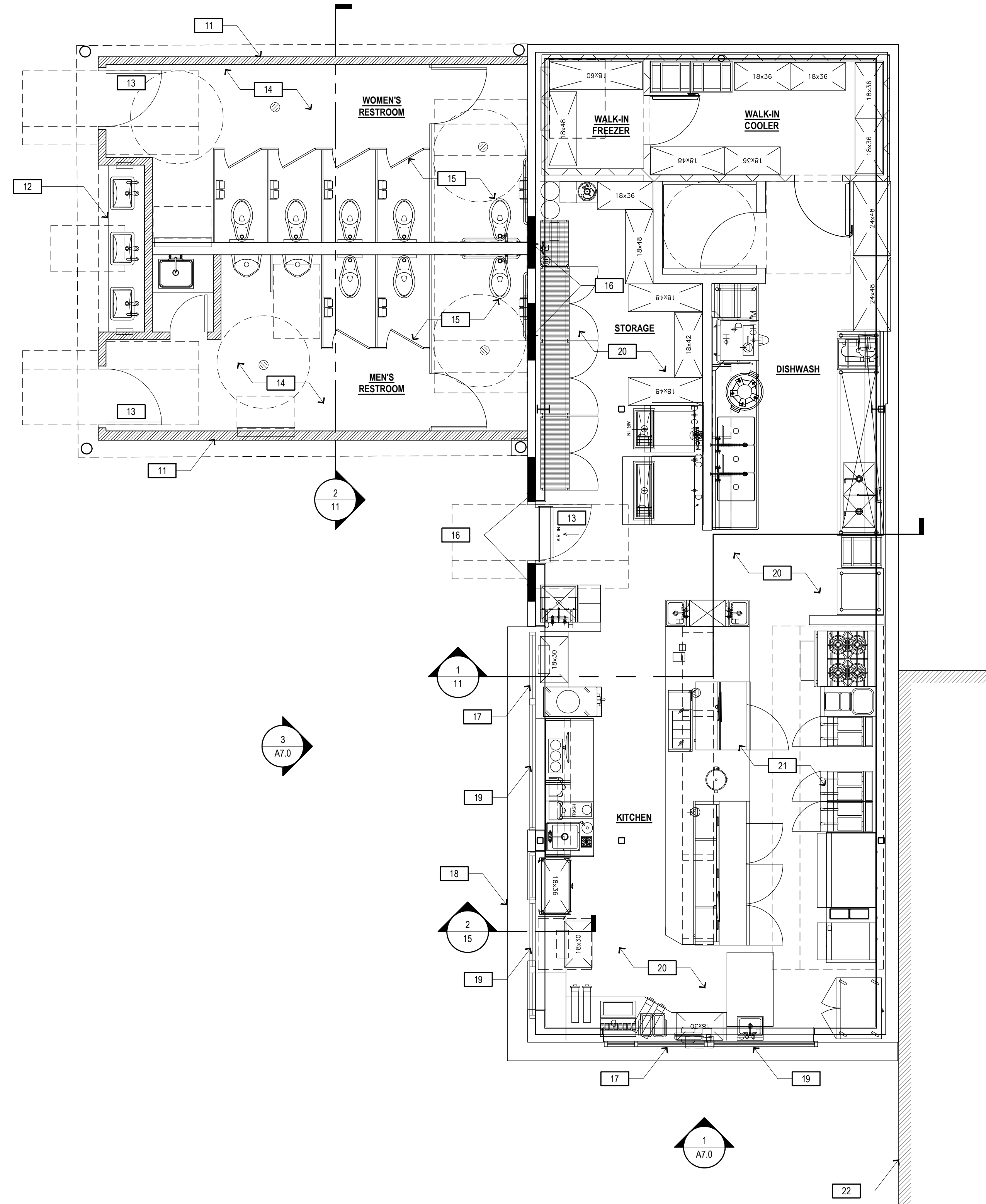
- 1 NEW LOADING ZONE STRIPING
- 2 NEW GROUND LEVEL LIGHTING
- 3 EXISTING SIDEWALK
- 4 NEW GROUND MOUNTED GAS HEATERS
- 5 NEW 6' HIGH WROUGHT IRON FENCING
- 6 NEW POTTED PLANTS WITH IRRIGATION
- 7 NEW PRECAST CONCRETE GRAVITY GREASE INTERCEPTOR
- 8 NEW TRASH ENCLOSURE, PER CITY OF STANDARDS 409. SEE SHEET 16 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 NEW MOVABLE UMBRELLAS
- 24 NEW GROUND MOUNTED SIGN
- 25 NEW FIRE PIT
- 26 NEW MOVABLE TRASH AND RECYCLE BINS
- 27 NEW MOVABLE SERVER STATION
- 28 NEW TIVOLI STRING LIGHTS
- 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 4' HIGH PAINTED CMU WALL
- 35 NEW PAINTED FIXED AND SEALED DIAMOND PLATE COVER OVER EXISTING AUTO SERVICE PIT.
- 36 EXISTING PUBLIC FIRE HYDRANT
- 37 BUILDING ADDRESS LOCATION

LEGEND

-  NEW HEATERS
-  POTTED PLANTS WITH IRRIGATION
-  IN GROUND LANDSCAPE PLANTER WITH BROWN MULCH
-  BROWN BARK MULCH NUGGETS
-  IN GROUND LANDSCAPE LIGHTING
-  TIVOLI STRING LIGHTS
-  OUTDOOR WALL SCONCE
-  MOVABLE UMBRELLAS
-  4'-0" HIGH CMU WALL



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



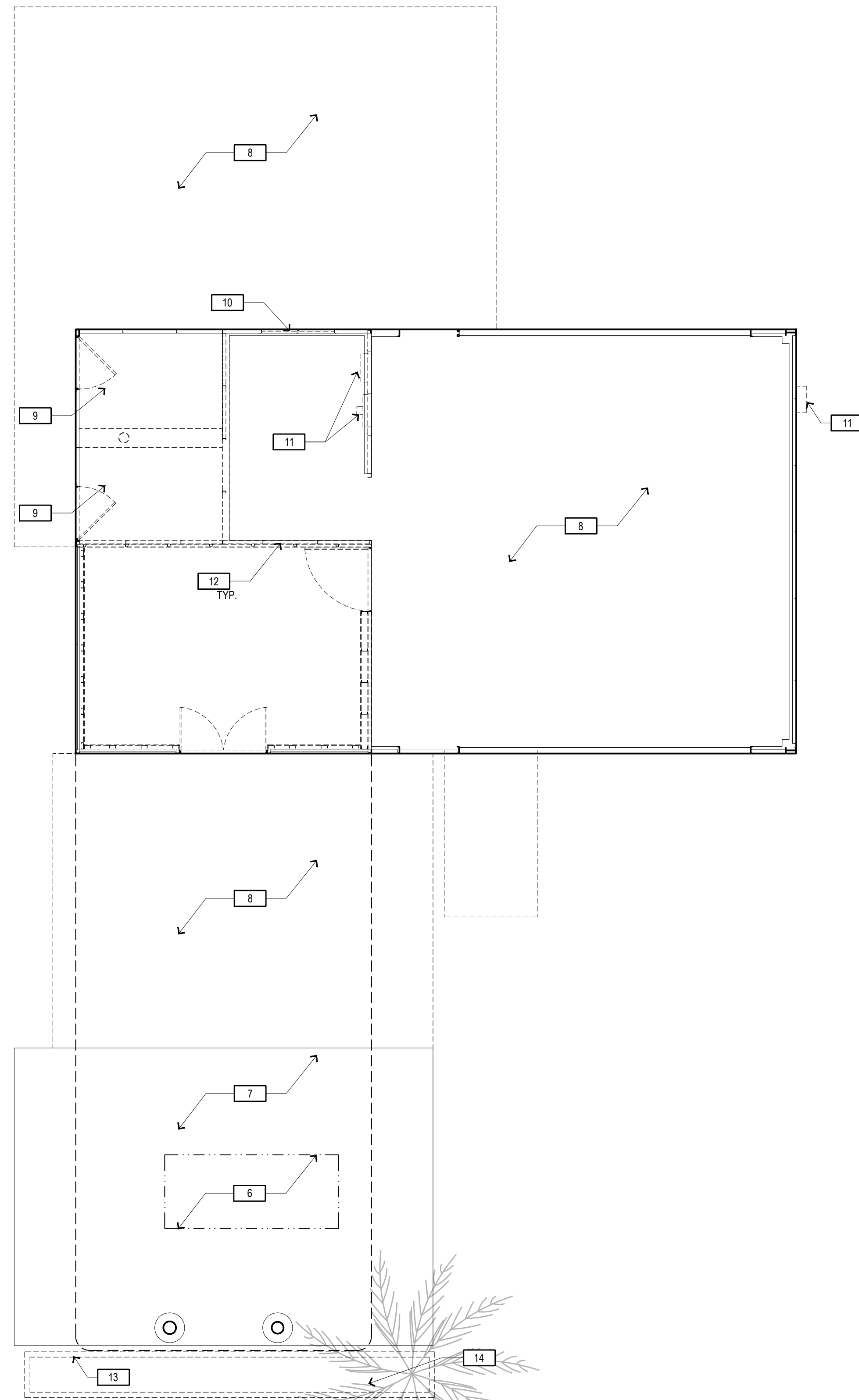
PROPOSED BUILDING 'A' FLOOR PLAN
SCALE: 1/4" = 1'-0"

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 MASONRY WALL
- 12 NEW EXTERIOR SHARED LAVATORY COUNTER
- 13 NEW EXTERIOR DOOR
- 14 NEW FLOORING OF 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

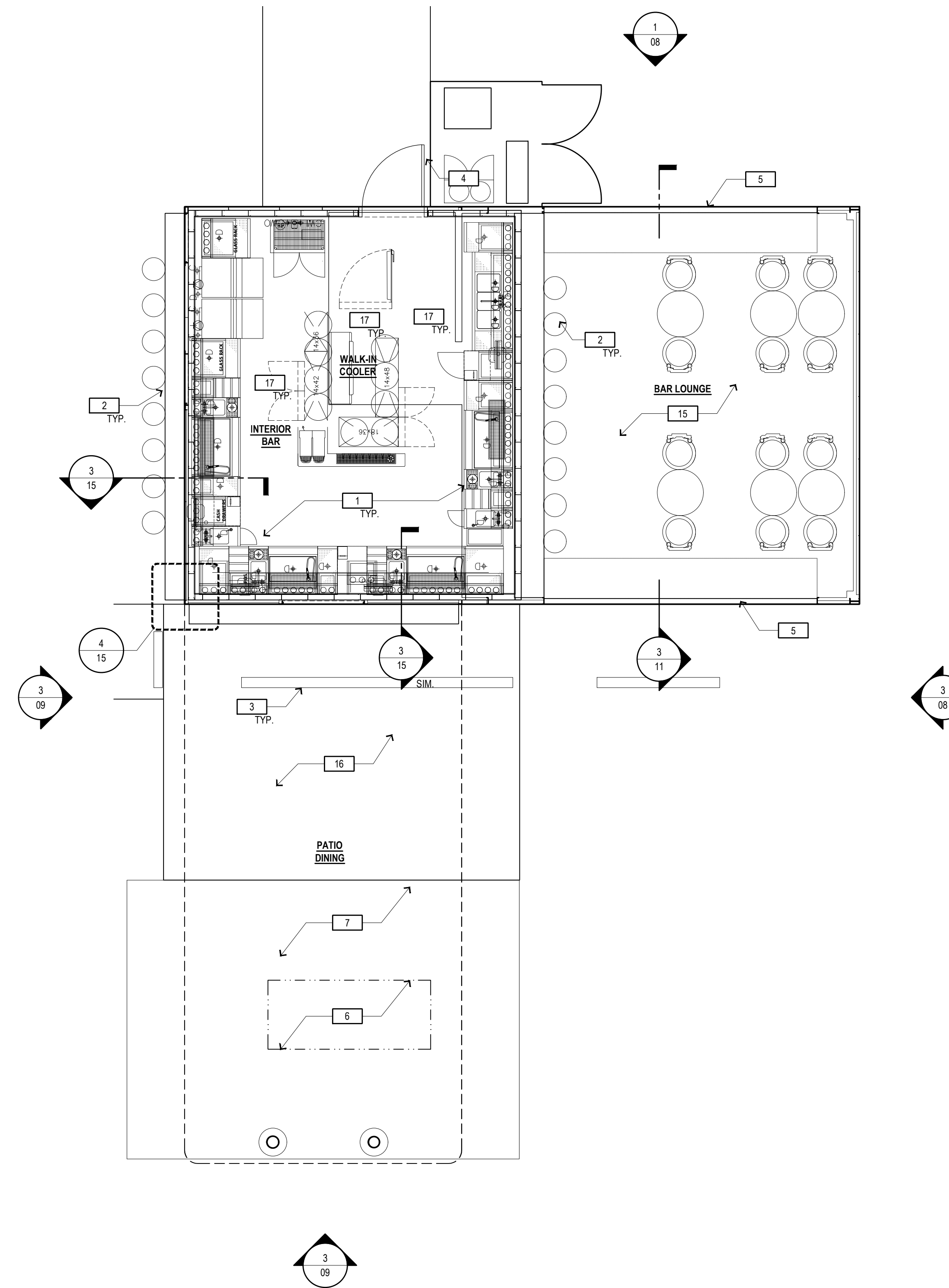
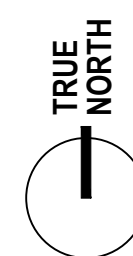
KEYNOTES

- 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



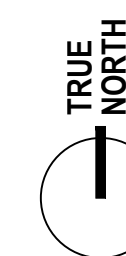
EXISTING BUILDING 'B' FLOOR PLAN

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



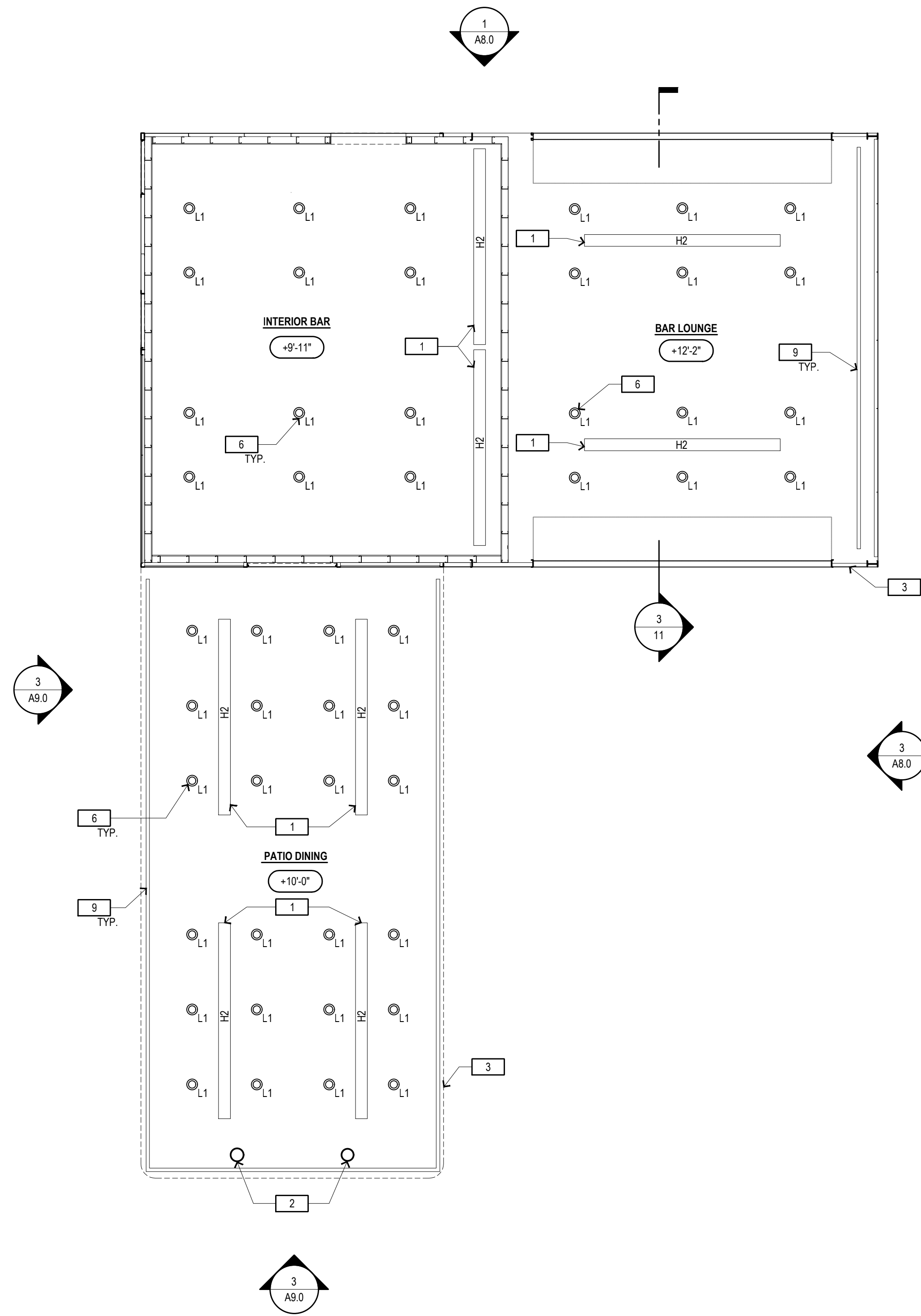
PROPOSED BUILDING 'B' FLOOR PLAN

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



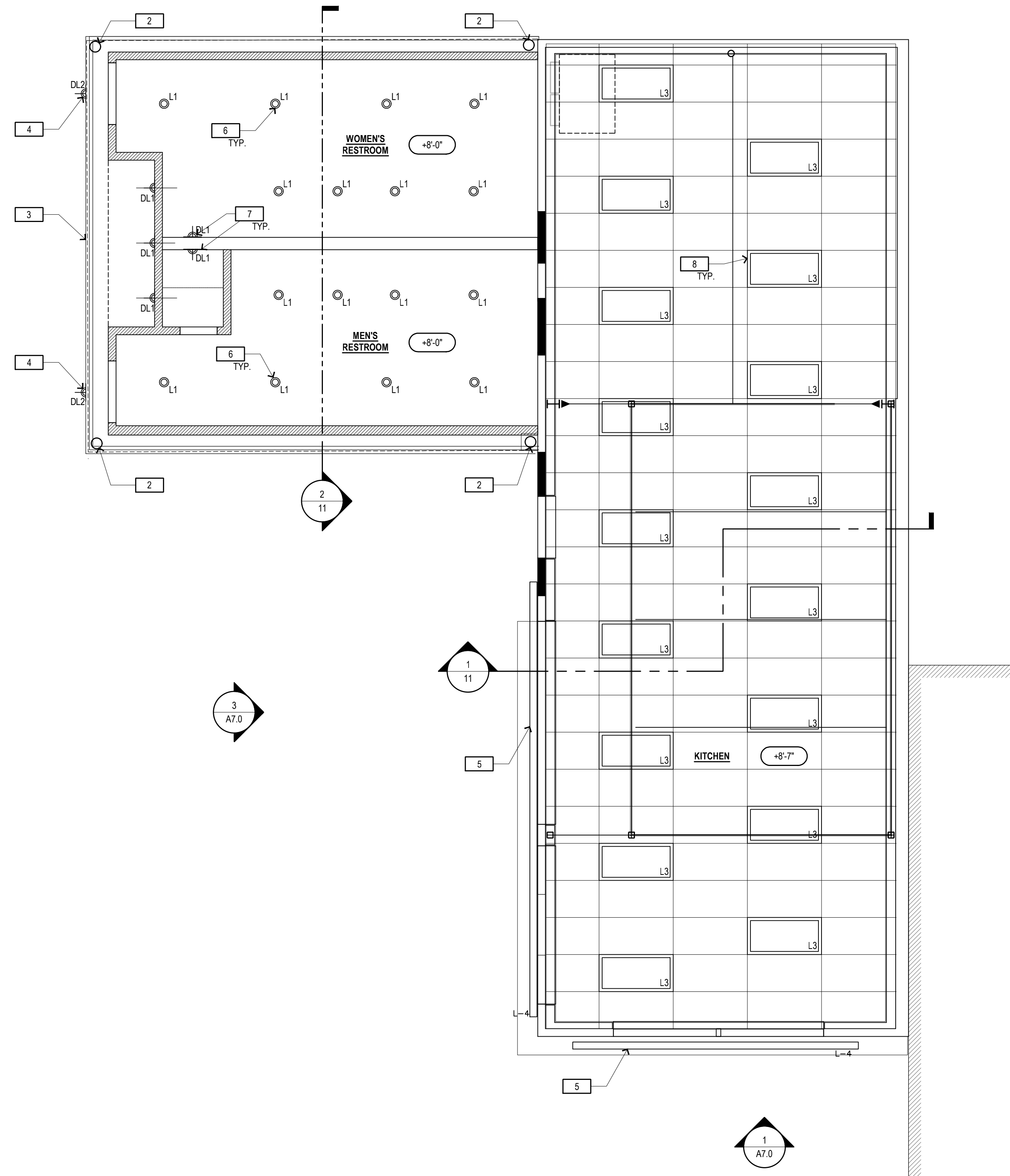
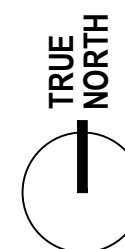
KEYNOTES

- 1 NEW CEILING MOUNTED LINEAR HEATERS
- 2 EXISTING CANOPY POSTS TO REMAIN
- 3 EXISTING CANOPY TO REMAIN
- 4 NEW OUTDOOR WALL SCONCE
- 5 NEW OUTDOOR LED TAPE LIGHT
- 6 NEW INDOOR CAN LIGHTS
- 7 NEW INDOOR WALL SCONCE
- 8 NEW 2X4 FLUORESCENT LIGHTING IN CEILING GRID WITH ACT
- 9 NEW MISTER LINES MOUNTED TO UNDERSIDE OF STRUCTURE



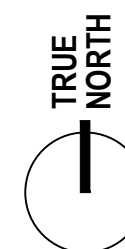
PROPOSED BUILDING 'B' REFLECTED CEILING PLAN

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



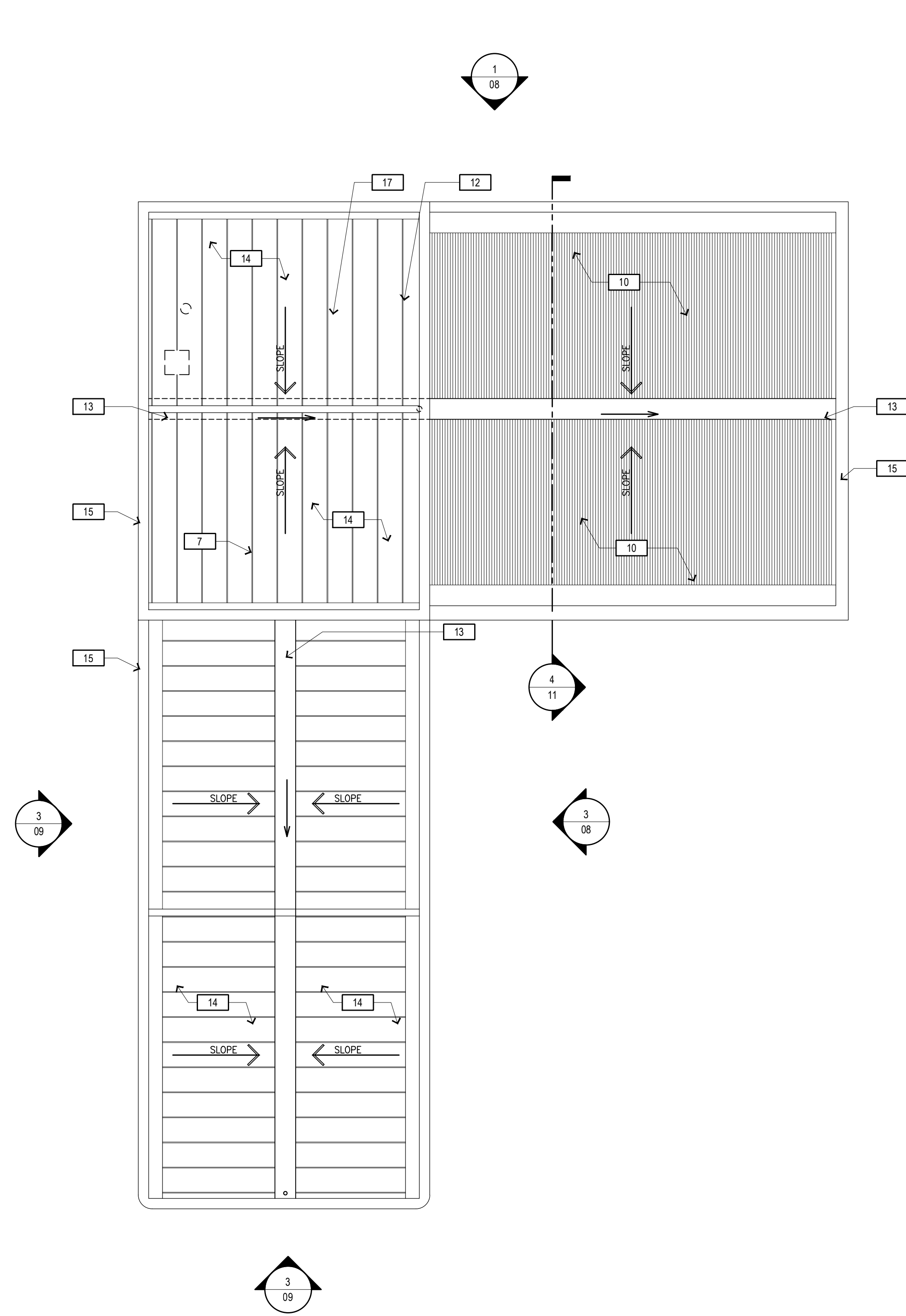
PROPOSED BUILDING 'A' REFLECTED CEILING PLAN

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



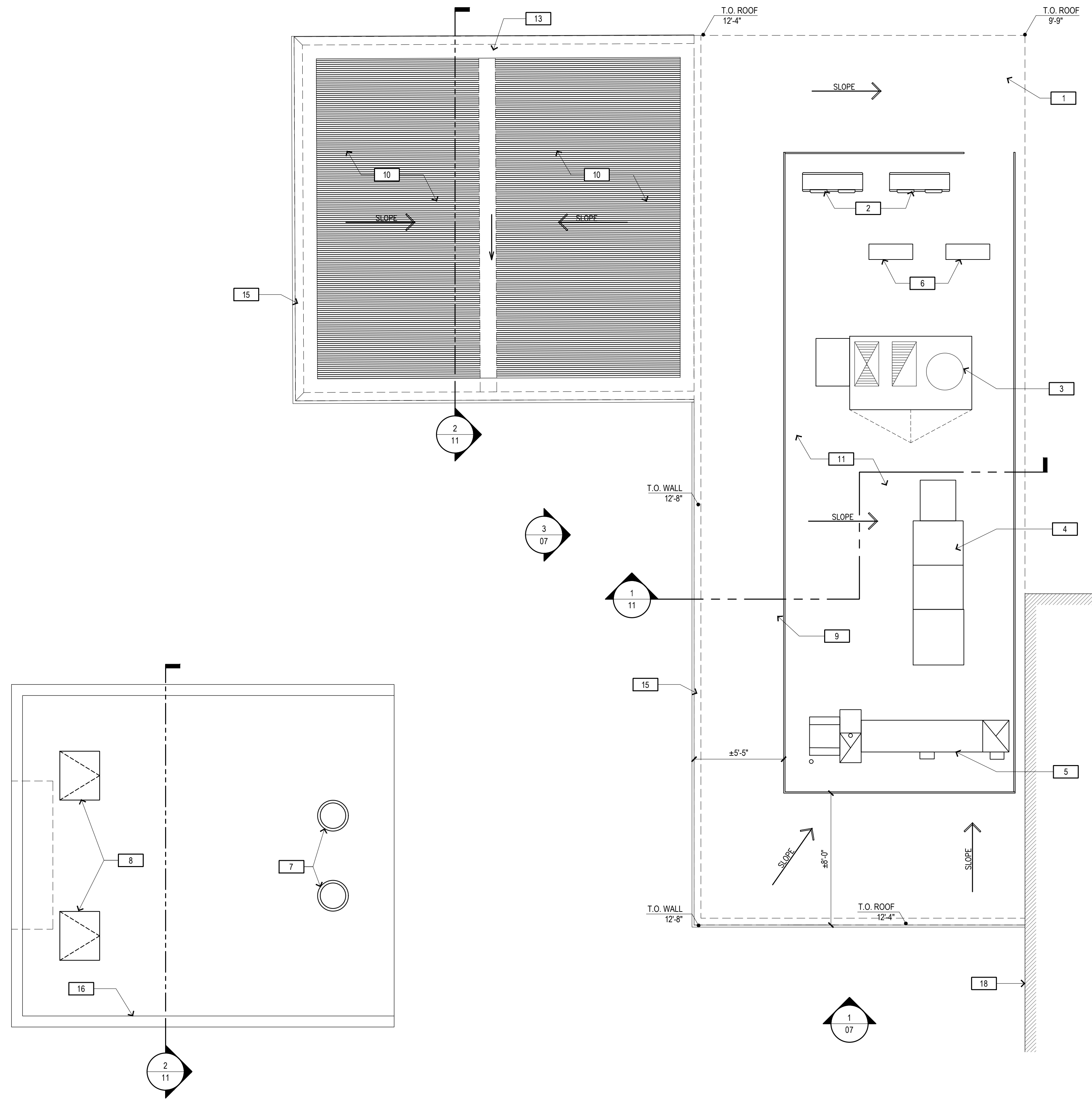
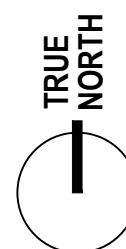
KEYNOTES

- 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 RESTROOM EXHAUST FANS
- 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 NEW 10" DIA. OSA INTAKE
- 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
- 18 EXISTING ADJACENT BUILDING



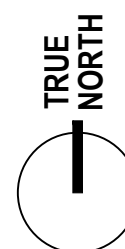
PROPOSED BUILDING 'B' ROOF PLAN

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



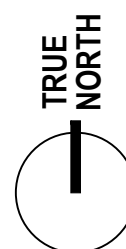
LOWER DECK PLAN OVER RESTROOMS

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



PROPOSED BUILDING 'A' ROOF PLAN

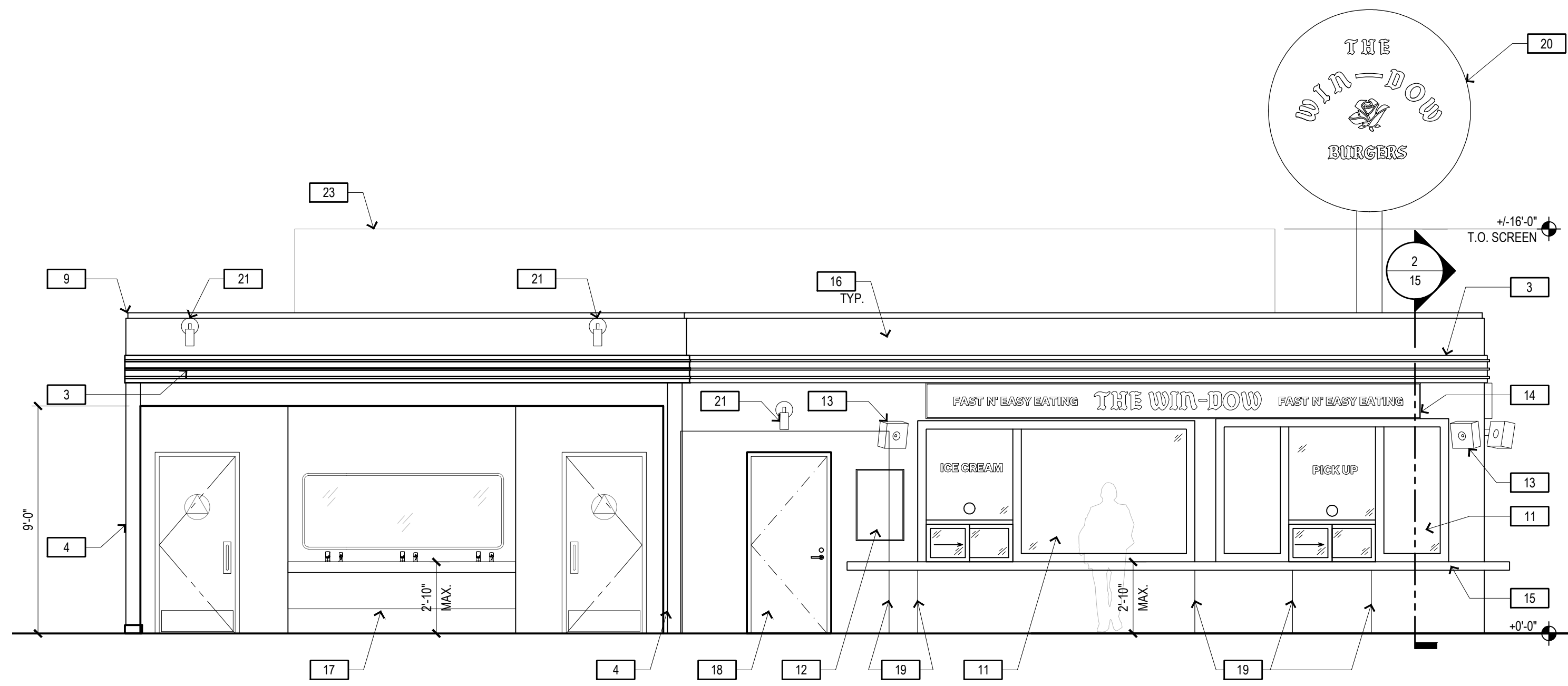
SCALE: 1/4" = 1'-0"



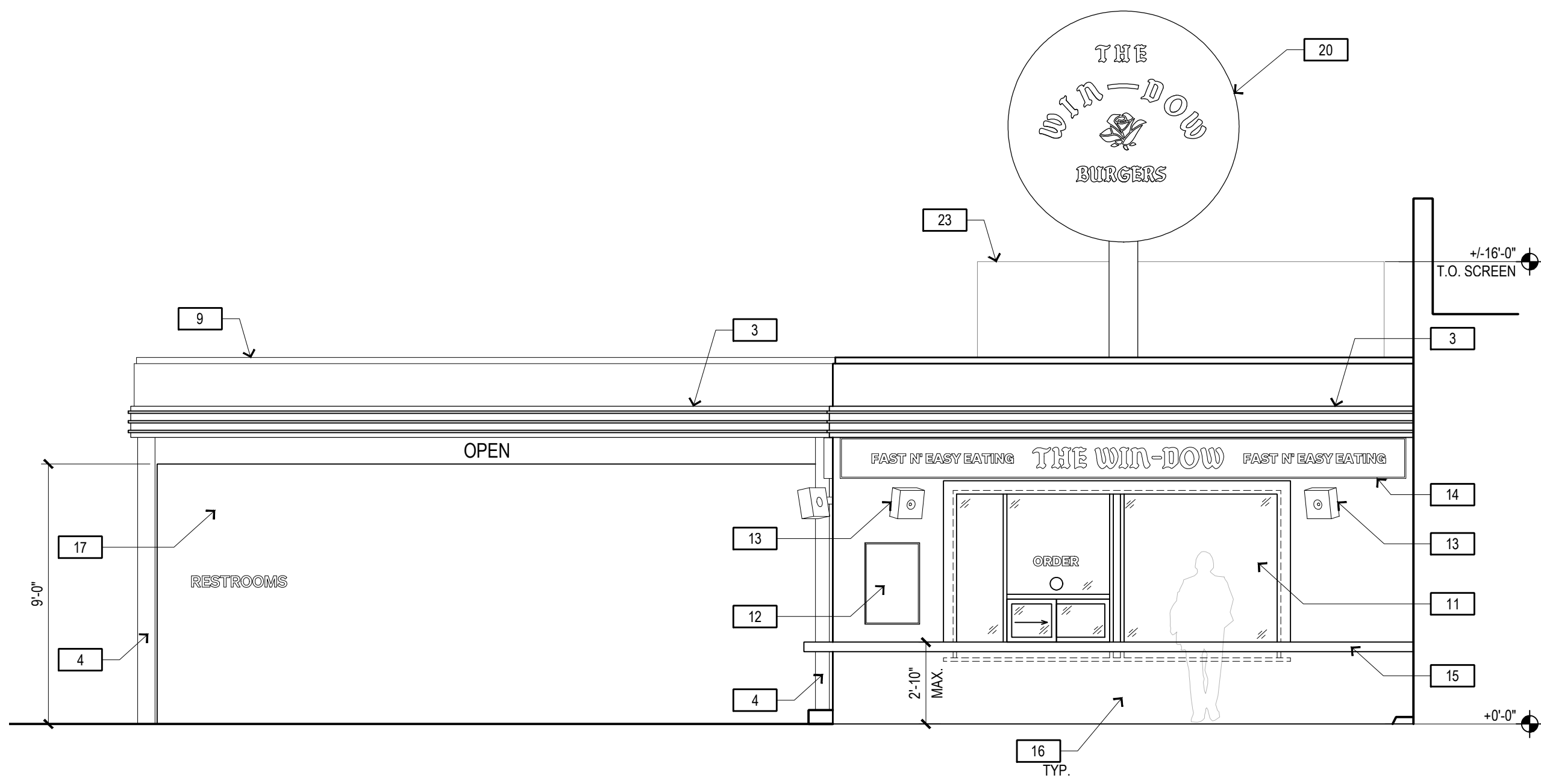
KEYNOTES

- 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 NEW POST MOUNTED ROTATING BRANDING SIGN
- 21 NEW DOWN LIGHTS
- 22 EXISTING NON HISTORIC WOOD 2X'S AND PLYWOOD TO BE REMOVED
- 23 NEW MECHANICAL SCREEN BEYOND

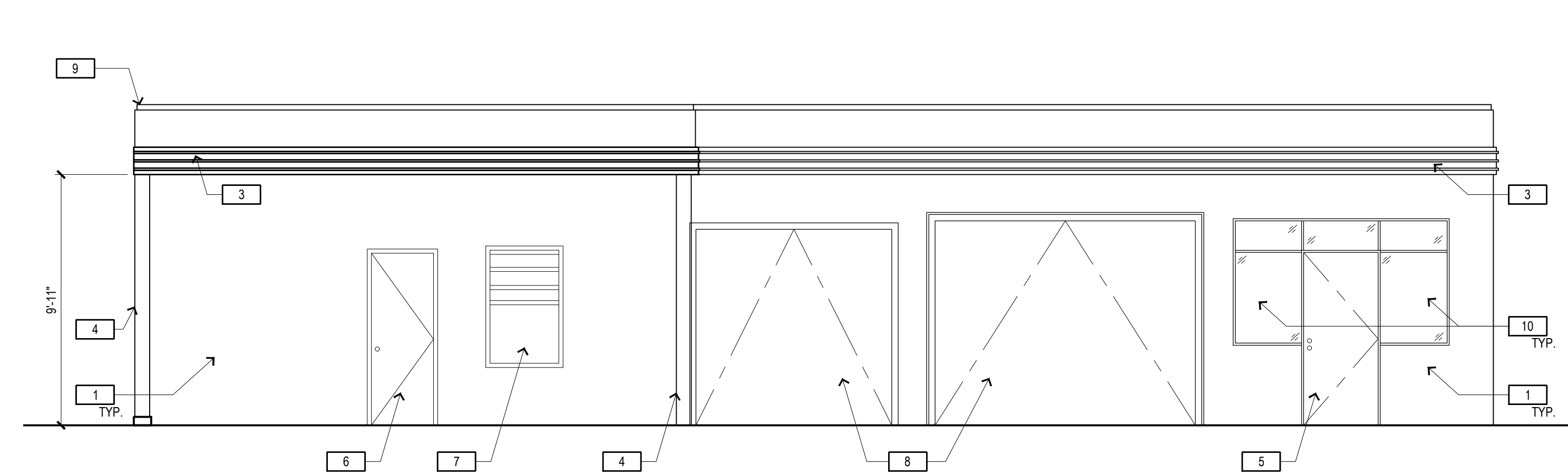
NOTE:
ALL SIGNAGE SHOWN ON PLANS REPRESENT
DESIGN INTENT ONLY AND WILL BE SUBMITTED
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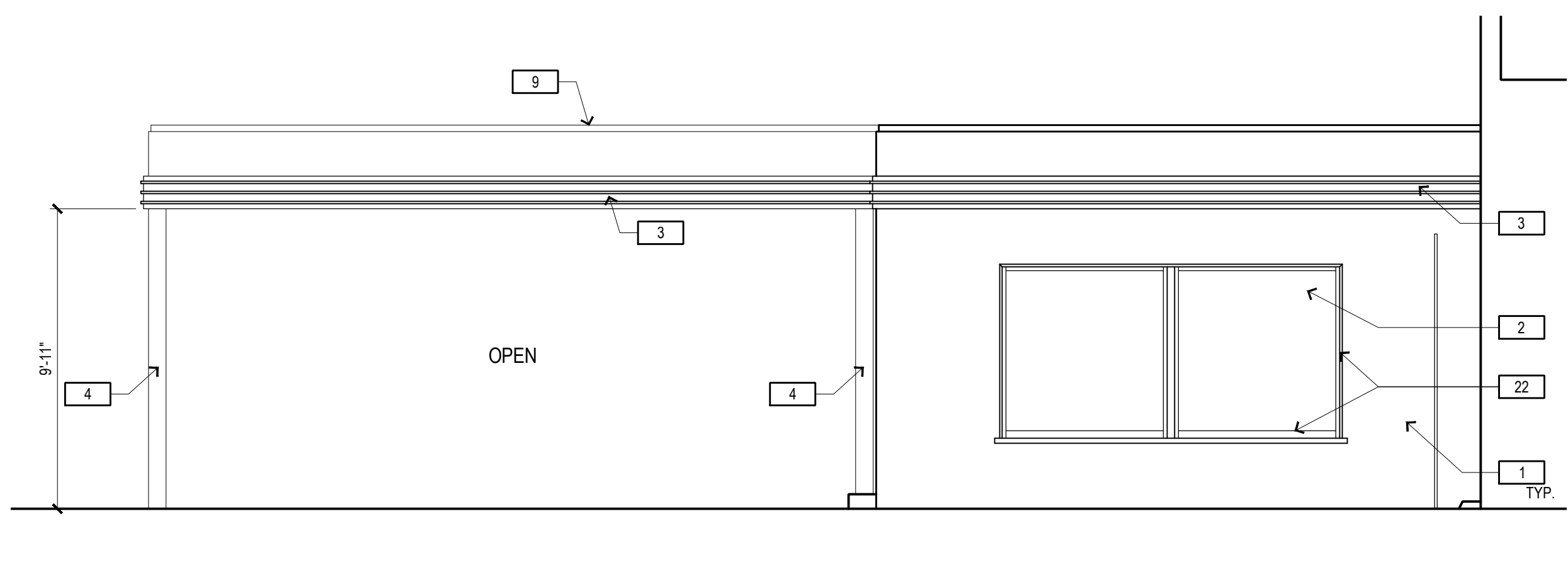
BUILDING 'A' - PROPOSED WEST ELEVATION 3
SCALE: 1/4" = 1'-0"



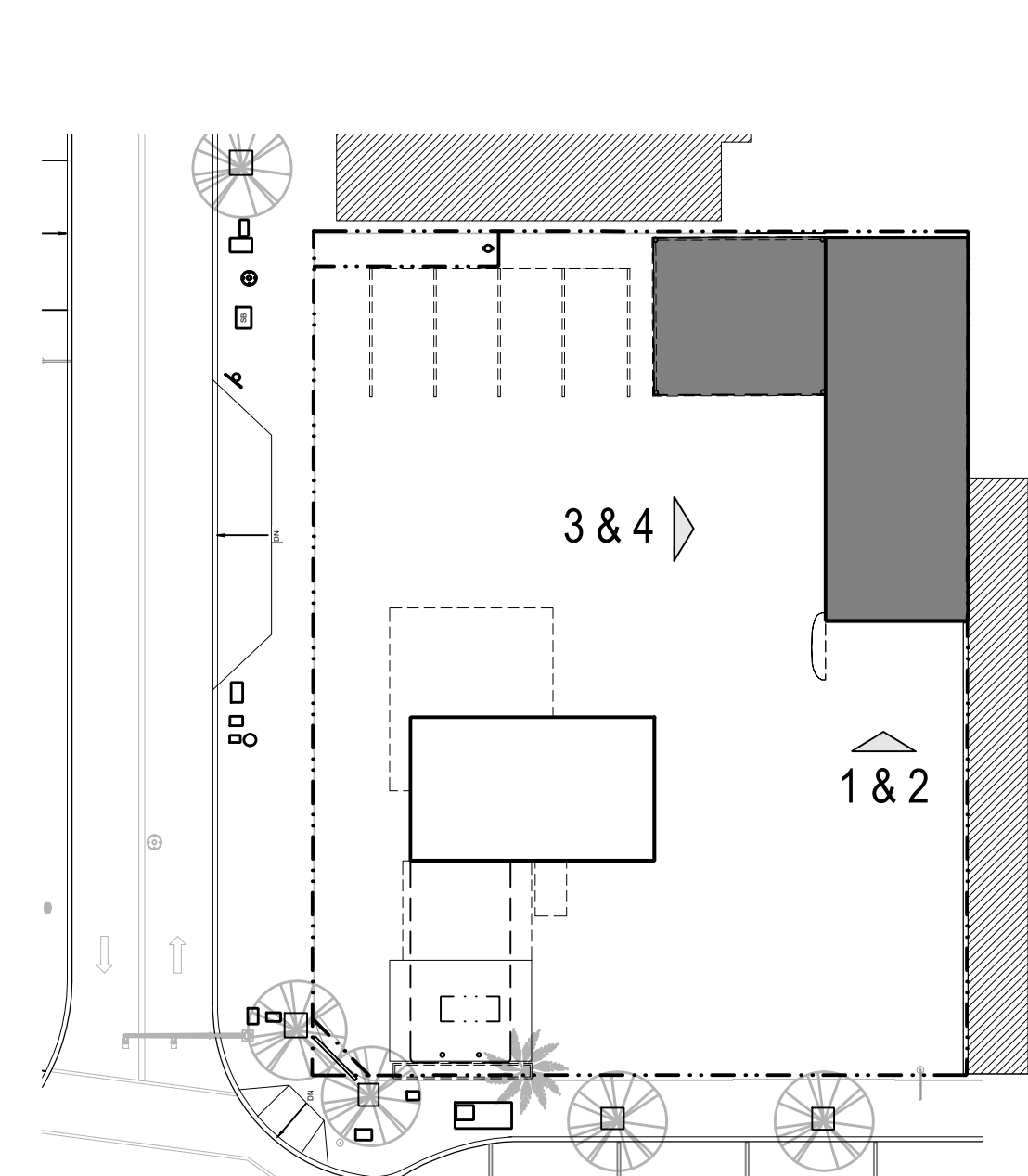
BUILDING 'A' - PROPOSED SOUTH ELEVATION 1
SCALE: 1/4" = 1'-0"



BUILDING 'A' - EXISTING WEST ELEVATION 4
SCALE: 1/4" = 1'-0"



BUILDING 'A' - EXISTING SOUTH ELEVATION 2
SCALE: 1/4" = 1'-0"



SITE KEY PLAN
NOT TO SCALE



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

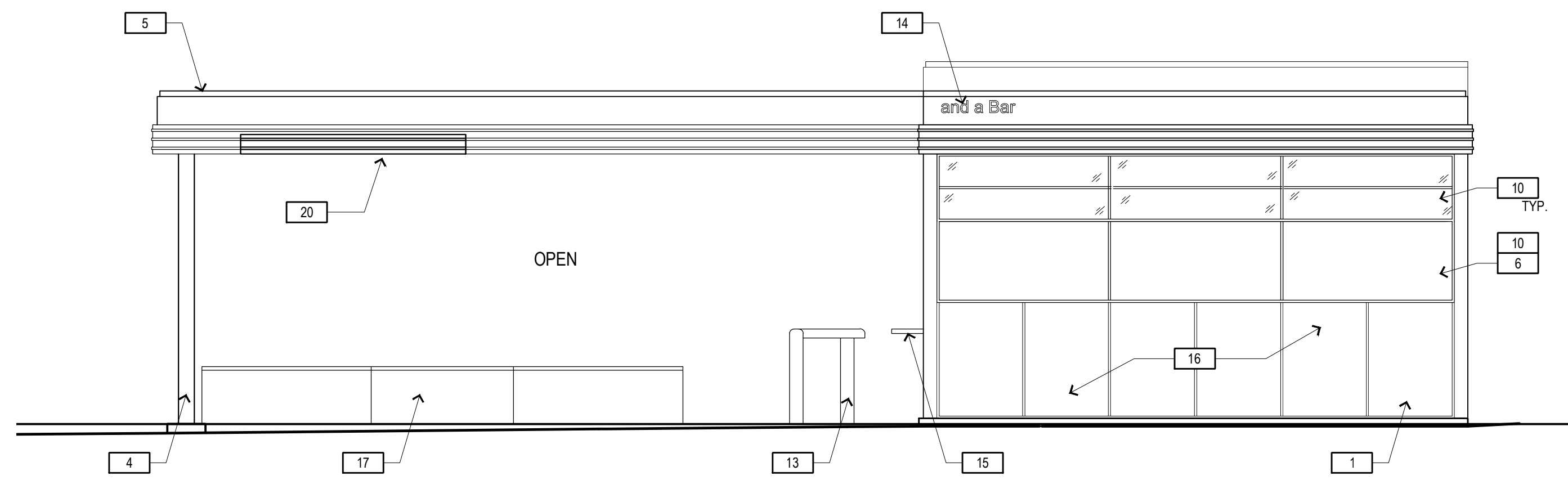
**PROPOSED AND EXISTING SOUTH & WEST
BUILDING 'A' EXTERIOR ELEVATIONS**



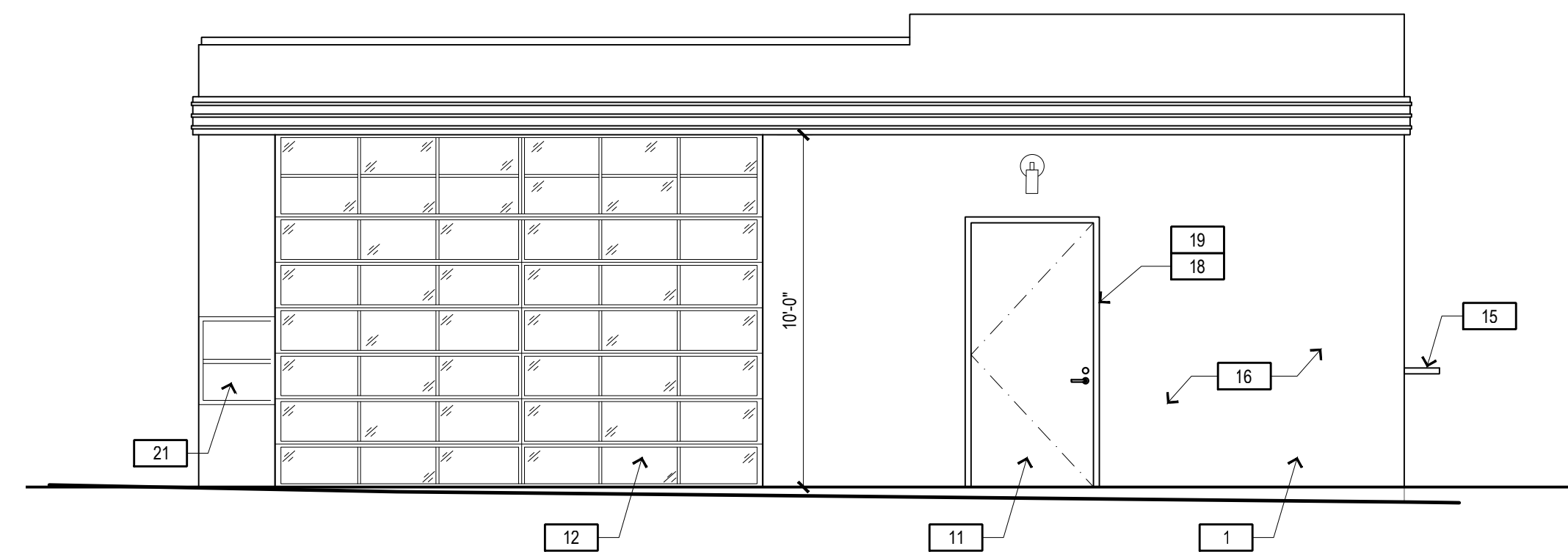
KEYNOTES

- 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 EXISTING 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

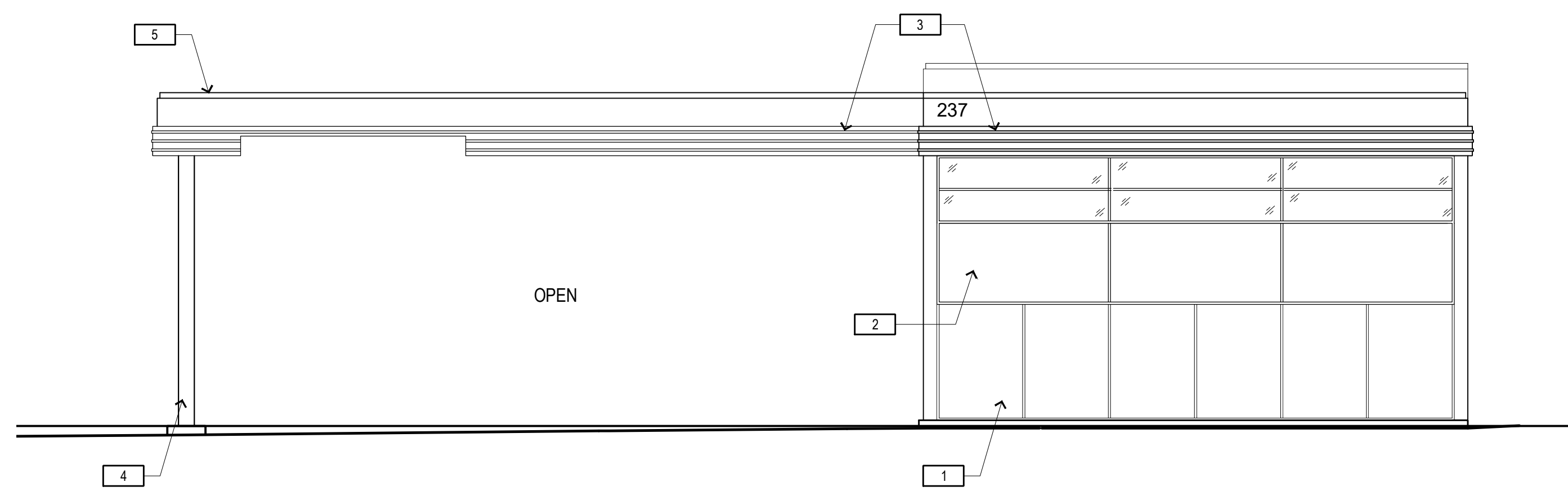
NOTE:
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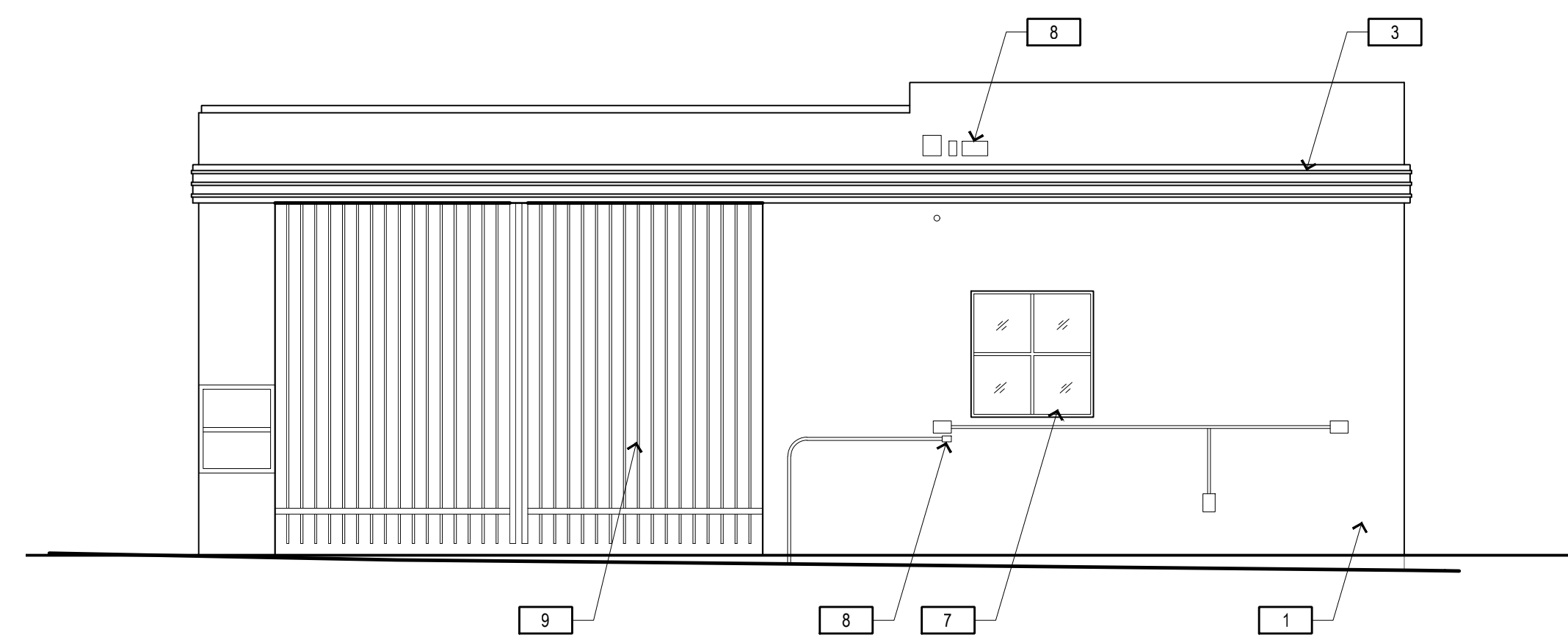
BUILDING 'B' - PROPOSED EAST ELEVATION 3
SCALE: 1/4" = 1'-0"



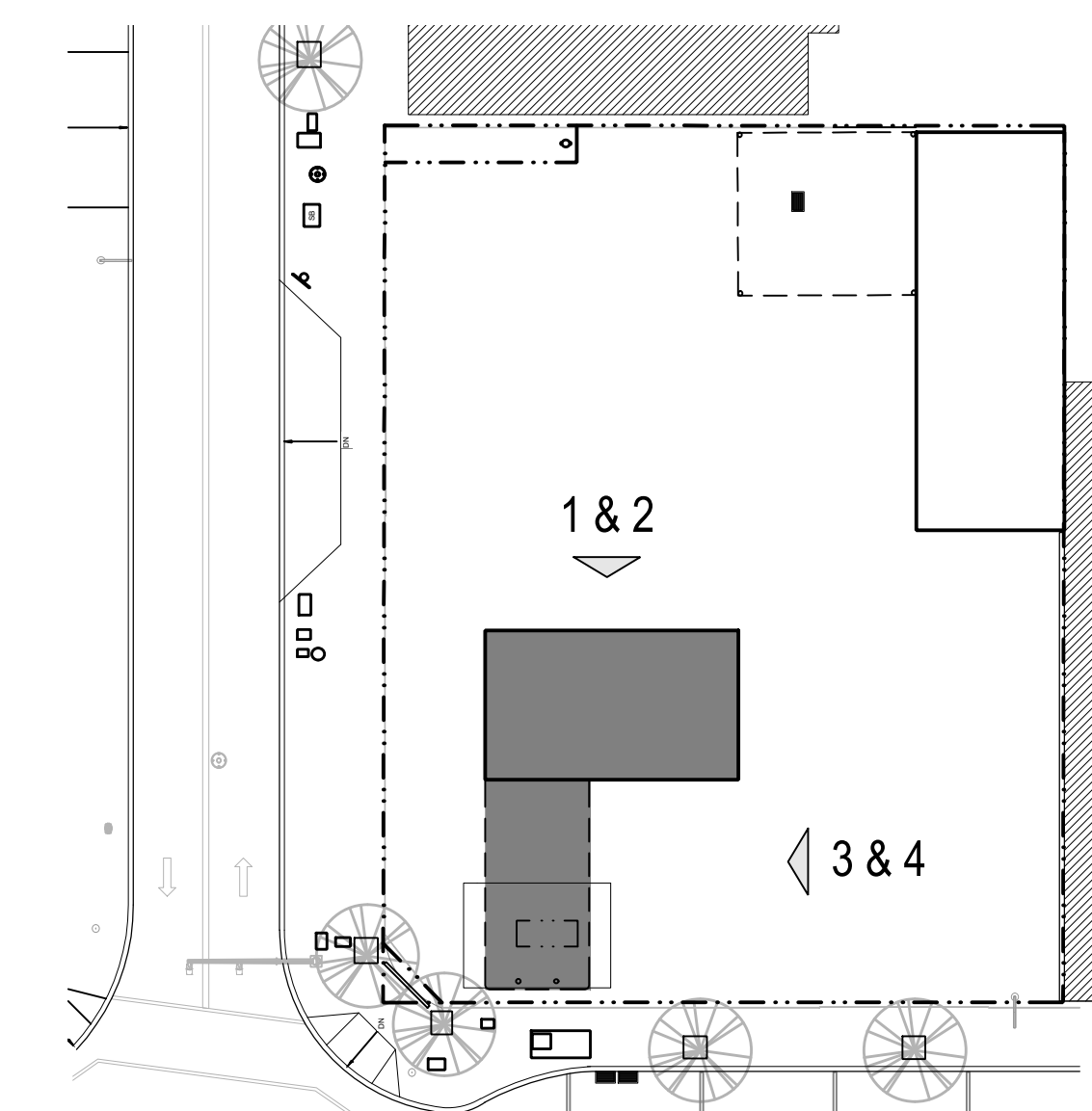
BUILDING 'B' - PROPOSED NORTH ELEVATION 1
SCALE: 1/4" = 1'-0"



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



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

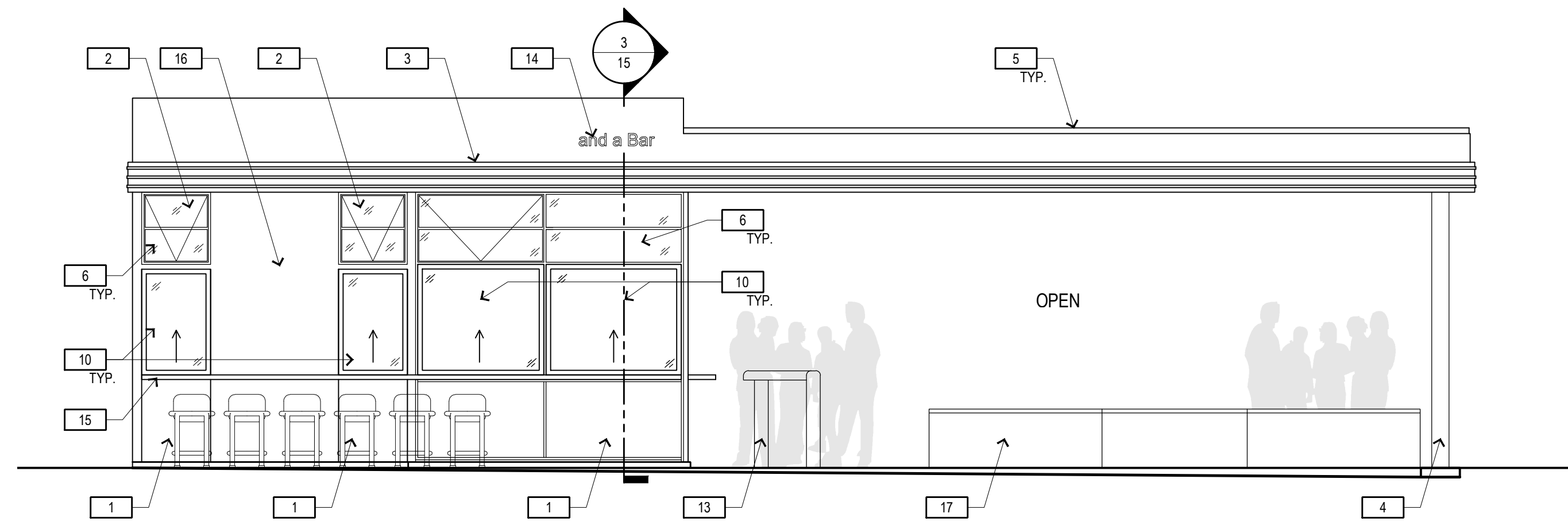


SITE KEY PLAN
NOT TO SCALE

KEYNOTES

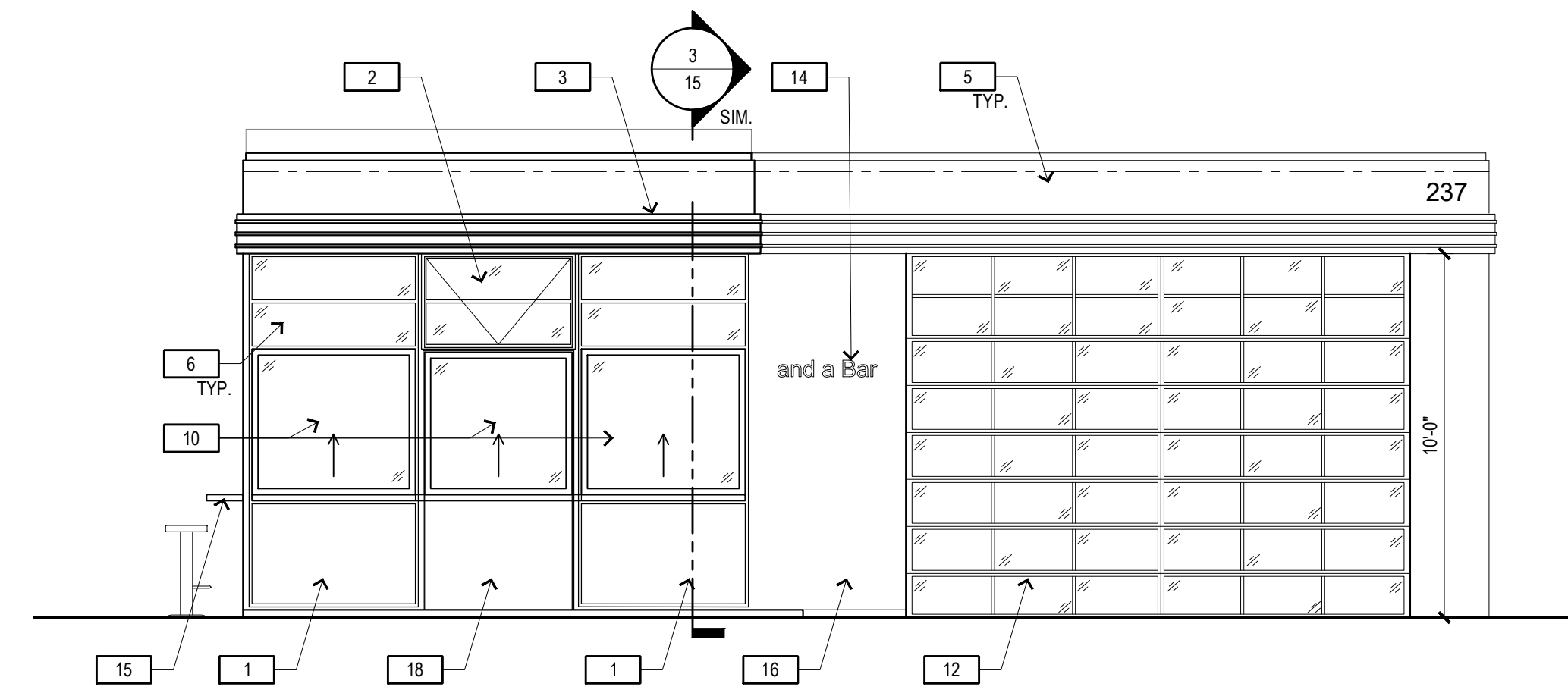
- 1 EXISTING METAL PANEL WALL, TO REMAIN. PATCH AND REPAIR TO ORIGINAL STATE
- 2 EXISTING HOPPER STYLE WINDOW TO REMAIN
- 3 EXISTING DECORATIVE METAL CORNICE, TO REMAIN. RESTORE, CLEAN AND PRIME TO RECEIVE NEW PAINT FINISH
- 4 EXISTING METAL CANOPY COLUMN POSTS, TO REMAIN. CLEAN & PRIME TO RECEIVE NEW 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

NOTE:
ALL SIGNAGE SHOWN ON PLANS REPRESENT
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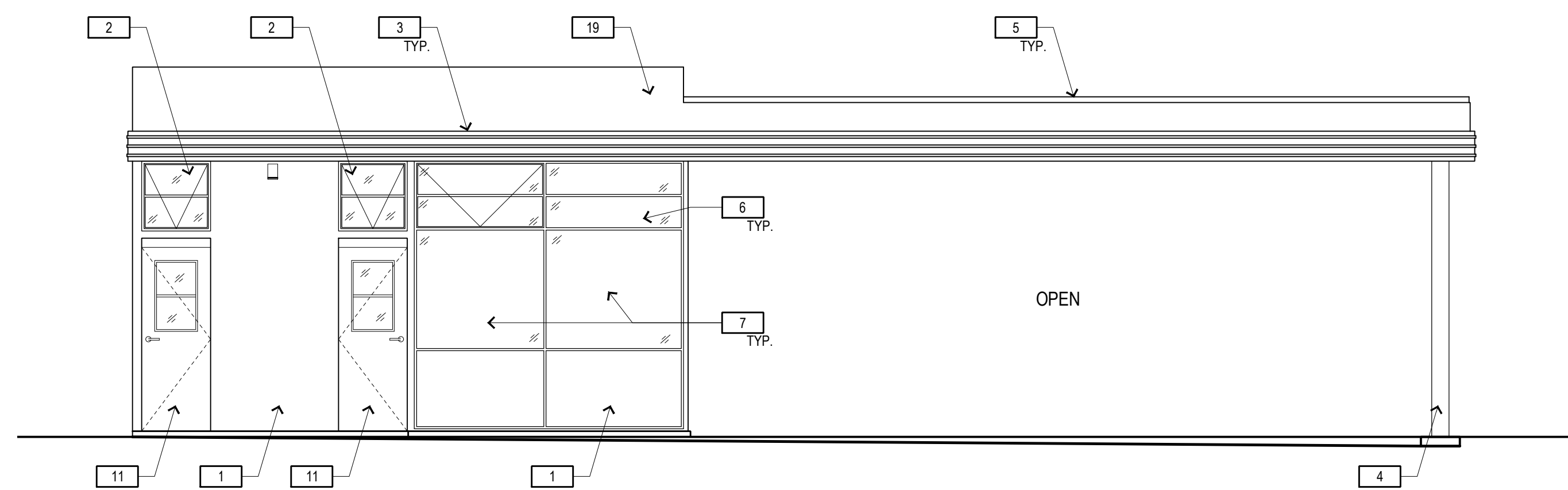
BUILDING 'B' - PROPOSED WEST ELEVATION 3

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



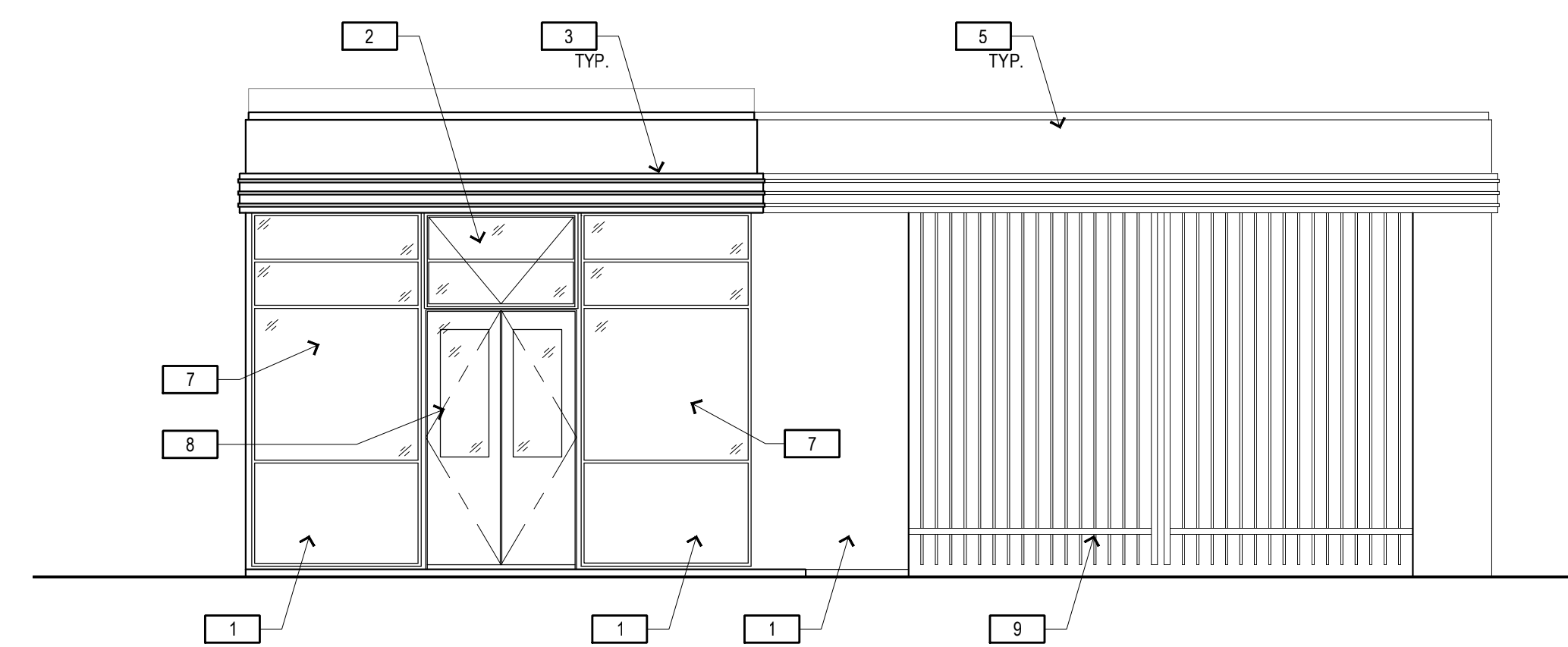
BUILDING 'B' - PROPOSED SOUTH ELEVATION 1

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



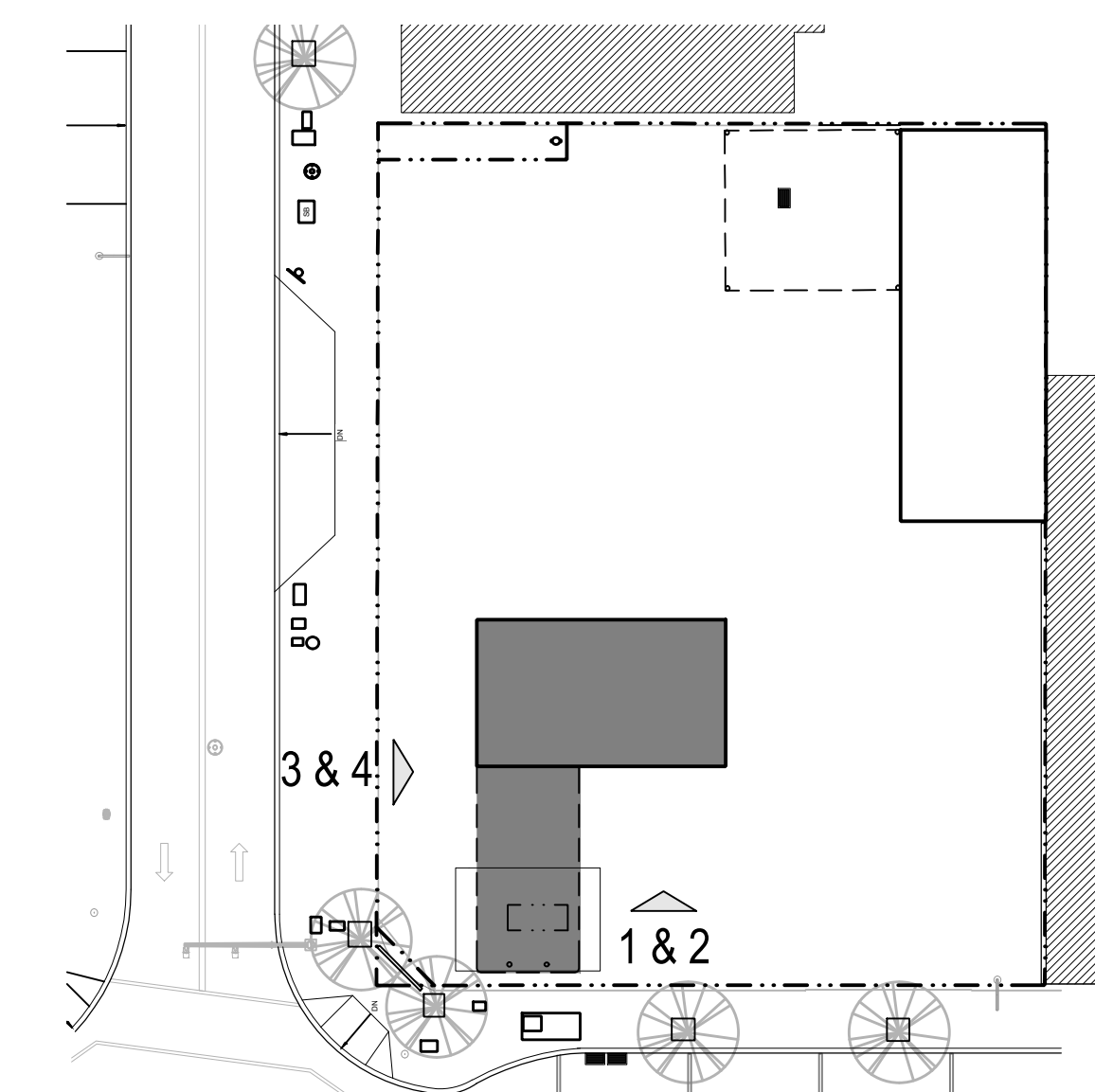
BUILDING 'B' - EXISTING WEST ELEVATION 4

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



BUILDING 'B' - EXISTING SOUTH ELEVATION 2





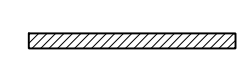
SCALE: 1/4" = 1'-0"

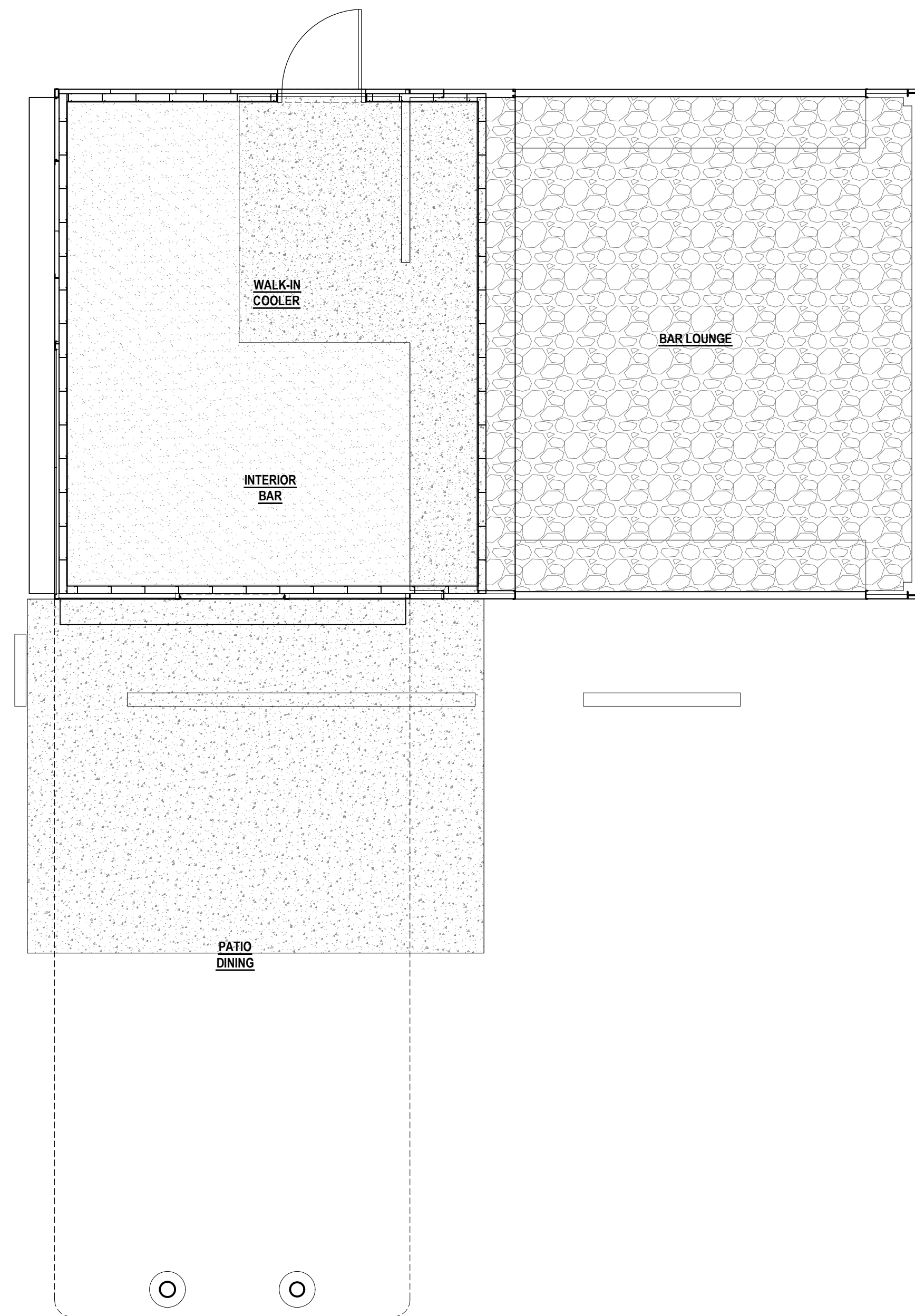


SITE KEY PLAN

NOT TO SCALE

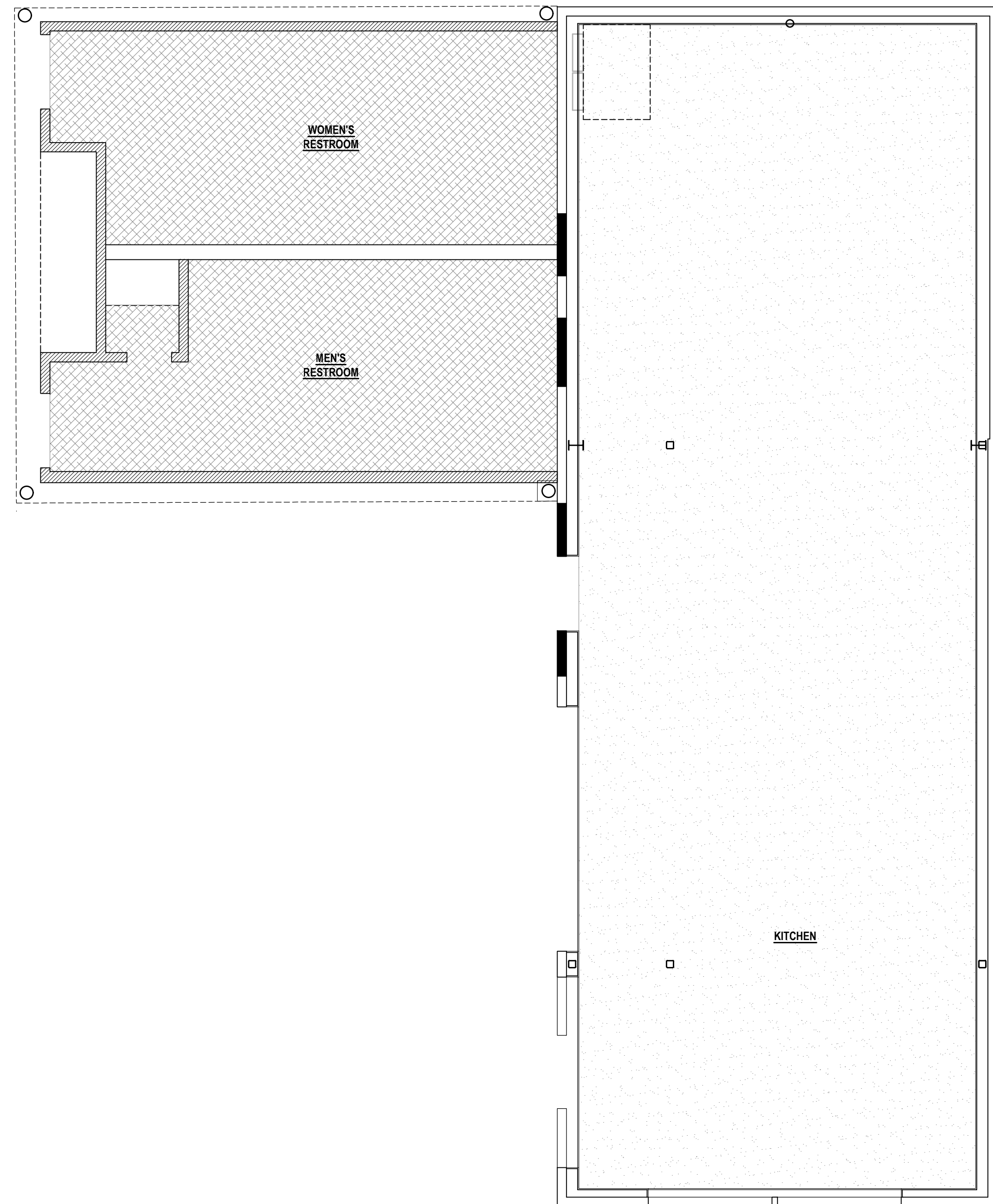
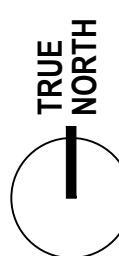
LEGEND

-  NEW SEALED CONCRETE
-  EPOXY FLOORING OVER NEW POURED CONCRETE
-  NEW POURED CONCRETE
-  EXTERIOR PAVERS- ORCA BRICK CLAY, DUNE
-  CMU WALL



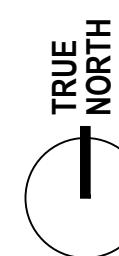
PROPOSED BUILDING 'B' FINISH FLOOR PLAN

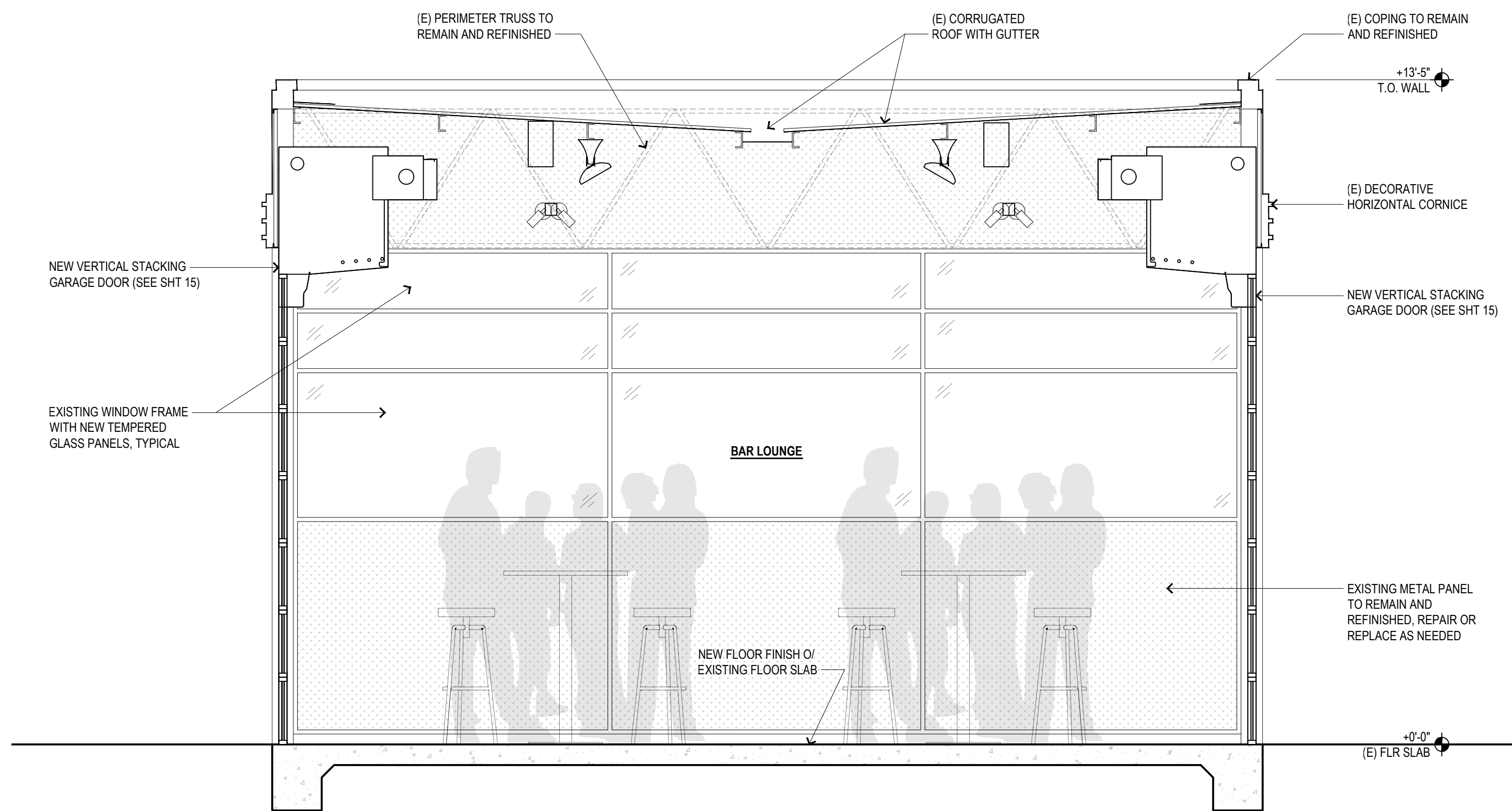
SCALE: 1/4" = 1'-0"



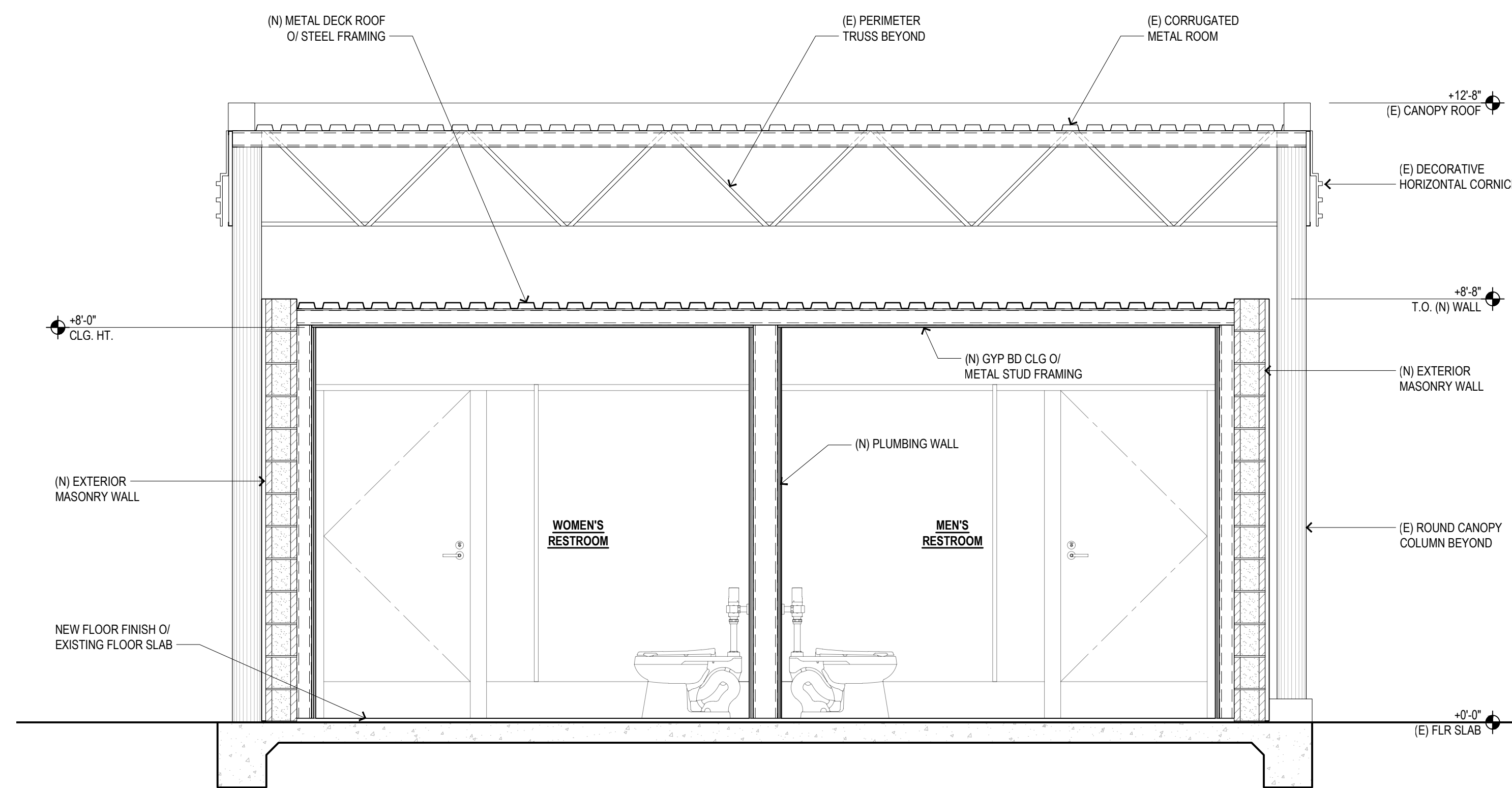
PROPOSED BUILDING 'A' FINISH FLOOR PLAN

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

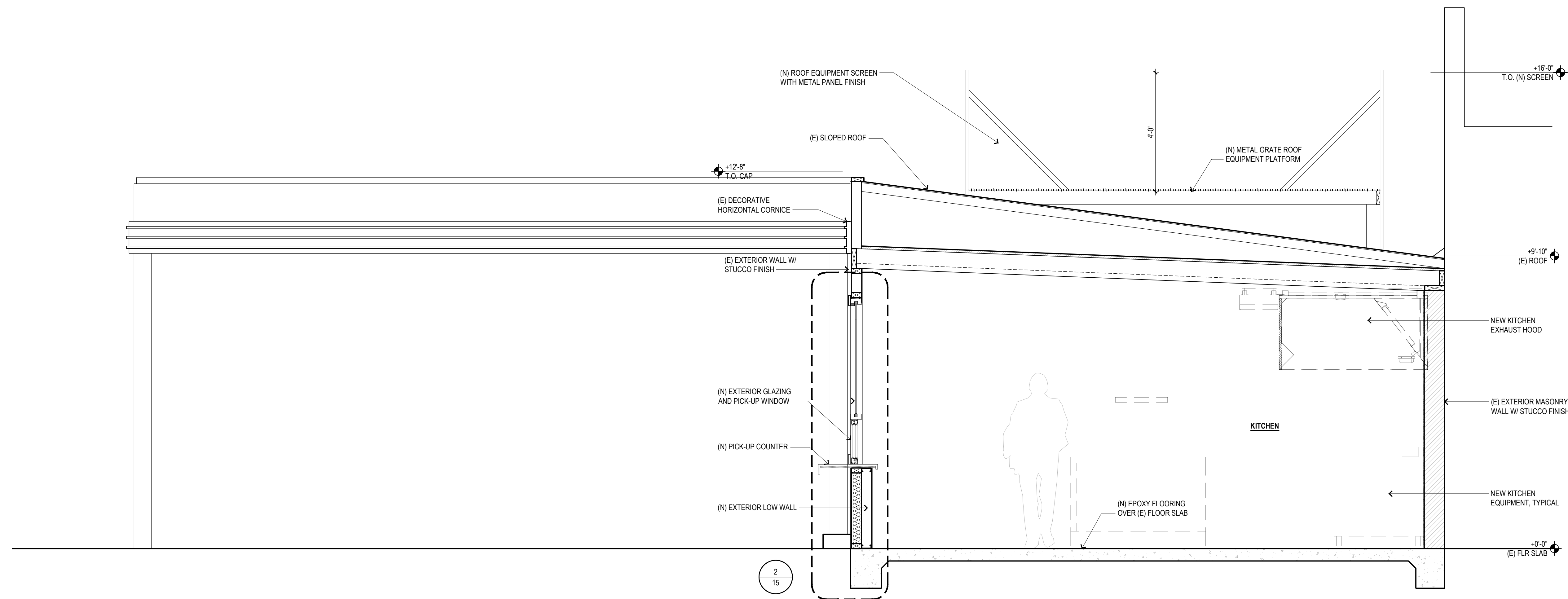




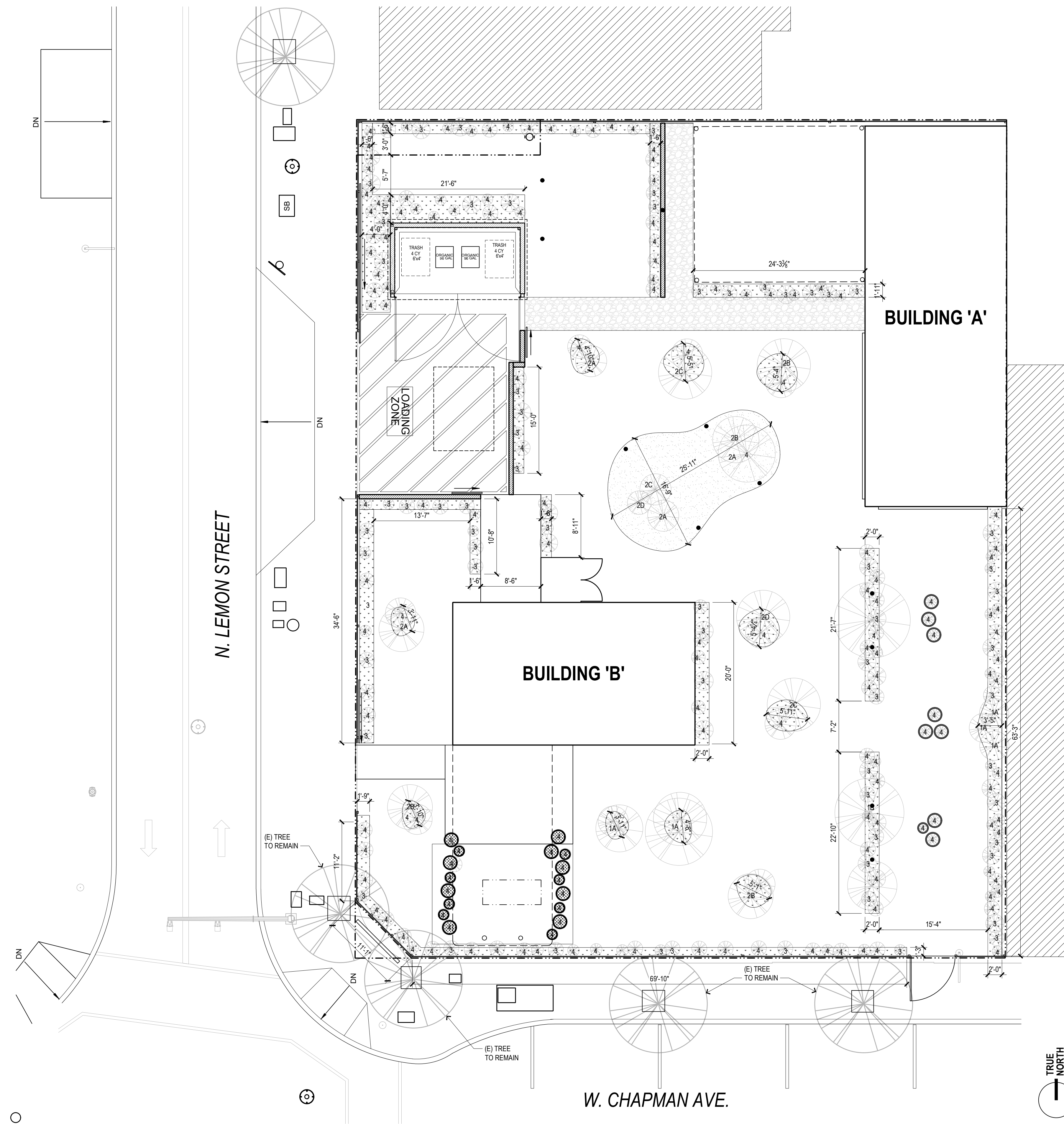
SECTION AT PATIO BAR 3
SCALE: 1/2" = 1'-0"



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



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



LANDSCAPE KEY

KEY	TYPE	NAME	DESCRIPTION	QTY	SIZE
1A	TREE	ACACIA STENOPHYLLA	MED. WILLOW-LIKE	3	2'-0"
1B	TREE	AGONIS FLEXUOSA	LARGE WILLOW-LIKE	3	2'-0"
1C	TREE	BRACHYCHITON	LARGE TREE W/ GREEN LEAVES	3	2'-0"
2A	TREE (PALM)	PHOENIX ZAHIDI	PALM TREE	4	
2B	TREE (PALM)	WASHINGTONIA	TALL PALM TREE	4	12'-0"
2C	TREE (PALM)	BISMARCKIA NOBILIS	PALM TREE	3	ROOT
2D	TREE (PALM)	ARCHONIOPHOENIX CUNNINGHAMIANA	PALM TREE	2	15 GAL
3	TROPICAL FOLIAGE	ALOCACIA CALIDORA	ELEPHANT EAR	4	5 GAL
3	TROPICAL FOLIAGE	FICUS 'ALL GOLD'	FOLIAGE PLANT	4	3 GAL
3	TROPICAL FOLIAGE	HEDUCHIUM-GINGER	FOLIAGE PLANT W/ FLOWER	6	15 GAL
3	TROPICAL FOLIAGE	BANANA-DWARF	FOLIAGE PLANT	6	15 GAL
3	TROPICAL FOLIAGE	DRACEANA	SCULPTURAL FOLIAGE	6	15 GAL
3	TROPICAL FOLIAGE	YUCCA JEWEL	PALM-LIKE SHAPED YUCCA	6	25 GAL
3	TROPICAL FOLIAGE	ARENGA ENGLERI	SMALL FOLIAGE PALM	6	15 GAL
3	TROPICAL FOLIAGE	SYAGRUS WEDDELIANA	SMALL FOLIAGE PALM	6	15 GAL
3	TROPICAL FOLIAGE	LEPIDOZAMIA PEROFFSKYANA	CYCAD	8	15 GAL
3	TROPICAL 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	ISCHYROLEPIS SUBVERTICILLATA	GRASS LESS THAN 3'-0"	30	5 GAL
4	GRASS/GRASS-LIKE	ISCHYROLEPIS SUBVERTICILLATA	GRASS LESS THAN 3'-0"	6	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

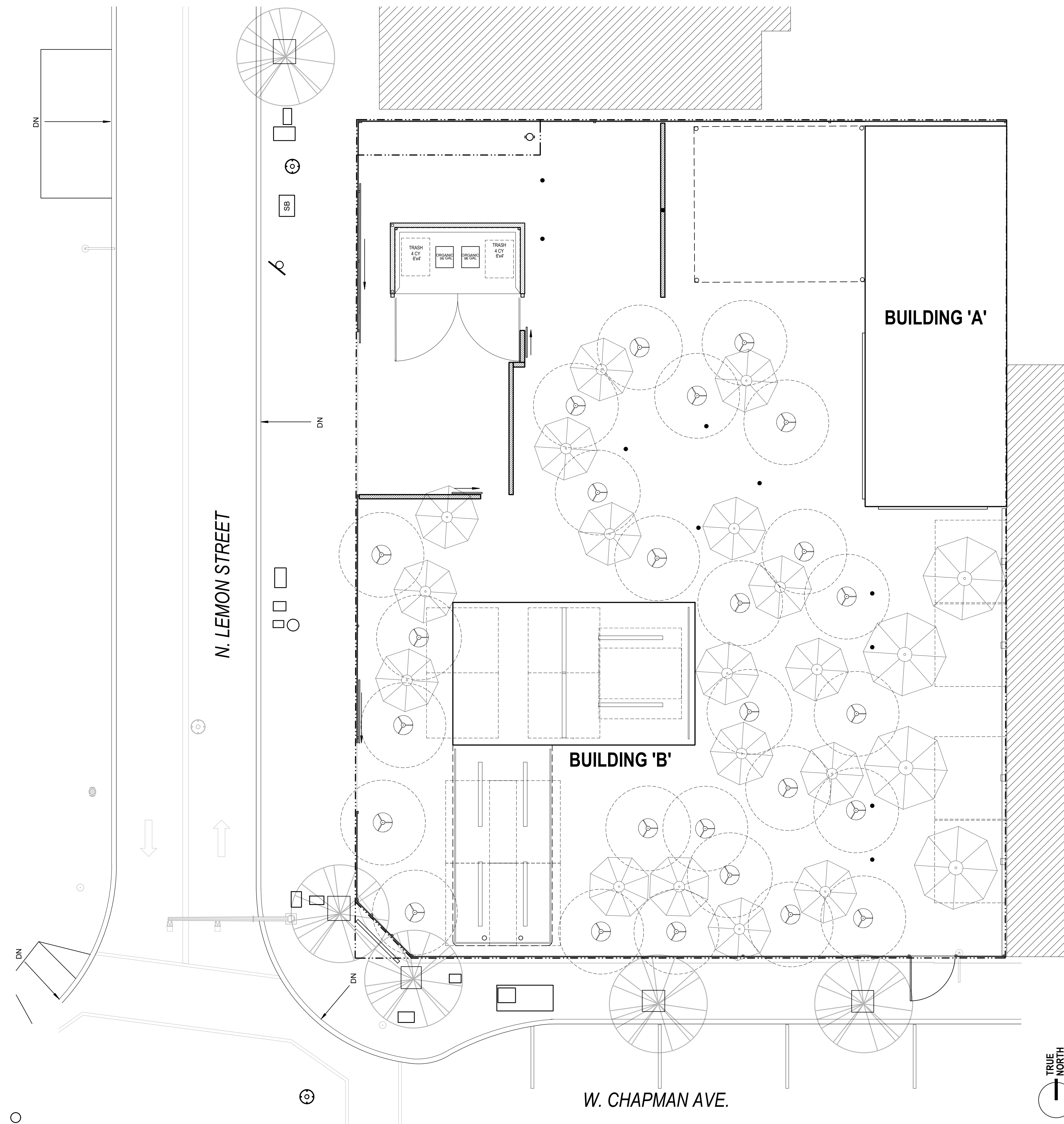
TOTAL PLANT COUNT: 182

LANDSCAPE NOTES

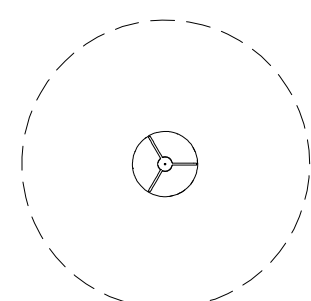
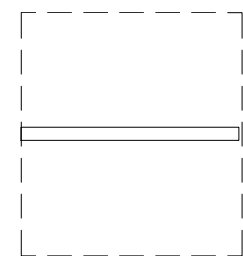
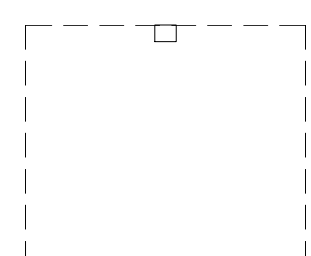
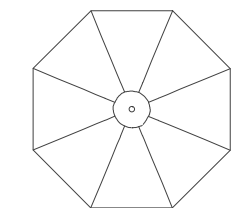

- LANDSCAPE ON THE SOUTH AND WEST PERIMETER SHALL NOT EXCEED A HEIGHT OF MORE THAN THREE FEET.
- ANY TREE TYPE LANDSCAPE BEING CONSIDERED MUST HAVE A FOLIAGE CANOPY ABOVE SIX FEET FROM THE GROUND.

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



LEGEND

-  NEW GROUND MOUNTED HEATERS W/ HEAT SPREAD
-  NEW CEILING MOUNTED LINEAR HEATERS W/ HEAT SPREAD
-  NEW WALL MOUNTED HEATERS W/ HEAT SPREAD
-  MOVABLE UMBRELLAS
-  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 BY ACCORDANCE WITH CURRENT BUILDING CODES. PRODUCT TO BE INSTALLED ON INTERIOR WALLS ONLY.
MODEL	DESIGN	TOP	FINISH		
VSS904U		INSTEM	BLK ACID	715	

MODEL VS904U
SECTIONS ARE 2-1/8" THICK ALUMINUM EXTRUSION CONSTRUCTION CONSISTING OF POLYURETHANE FOAMED CENTER STILES, END STILES, INTERMEDIATE RAILS AND TOP AND BOTTOM RAILS WITH SOLID OR GLAZING PANELS. EQUAL PANEL WIDE SPACING. ACTUAL DOOR HEIGHT IS APPROX. 1" OVER BECAUSE OF JOINTS BETWEEN SECTIONS PLUS BOTTOM ASTRAGAL.

NOTES:

- (ONE) DOOR SIZE: 13'-6" x 10'-0"; OPENING SIZE: 13'-0" x 10'-0"
- DOOR TO BE SUPPLIED WITH 25,000 CYCLE TORSION SPRINGS.
- DOOR TO HAVE 7 FULL VIEW SECTIONS OF INSULATED TEMPERED GLAZING.
- 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.
- DOOR TO BE SUPPLIED WITH PHOTO EYE SET NEMA 1
- SECTIONS TO BE BUILT WITH INTERMEDIATE TOP RAIL WITHOUT REINFORCEMENT FIN.
- STRAP LENGTH: 212"
- FRAMING AND COVERS TO BE POWDERCOATED BLACK: PDR, 20-7042, MATTE BLACK II 162021.
- DOOR TO HAVE VINYL TOP SEAL AND SIDE JAMB SEAL AS STANDARD.
- SPROCKET INFORMATION: MOTOR SPROCKET=50B10, SHAFT SPROCKET=50B28
- DOOR TO HAVE 3 SIDED HOOD COVER.
- DOOR TO BE SUPPLIED WITH STRAP BRAKE SAFETY SYSTEM.
- DOOR TO BE SUPPLIED WITH FRONT MOUNT MOTOR CHAIN COVER.

ELEVATION VIEW INSIDE LOOKING OUT

OPERATOR WILL REQUIRE AN ADDITIONAL 14" OF BACKROOM WHEN SERVICING

BRACKET PLATE DETAILS

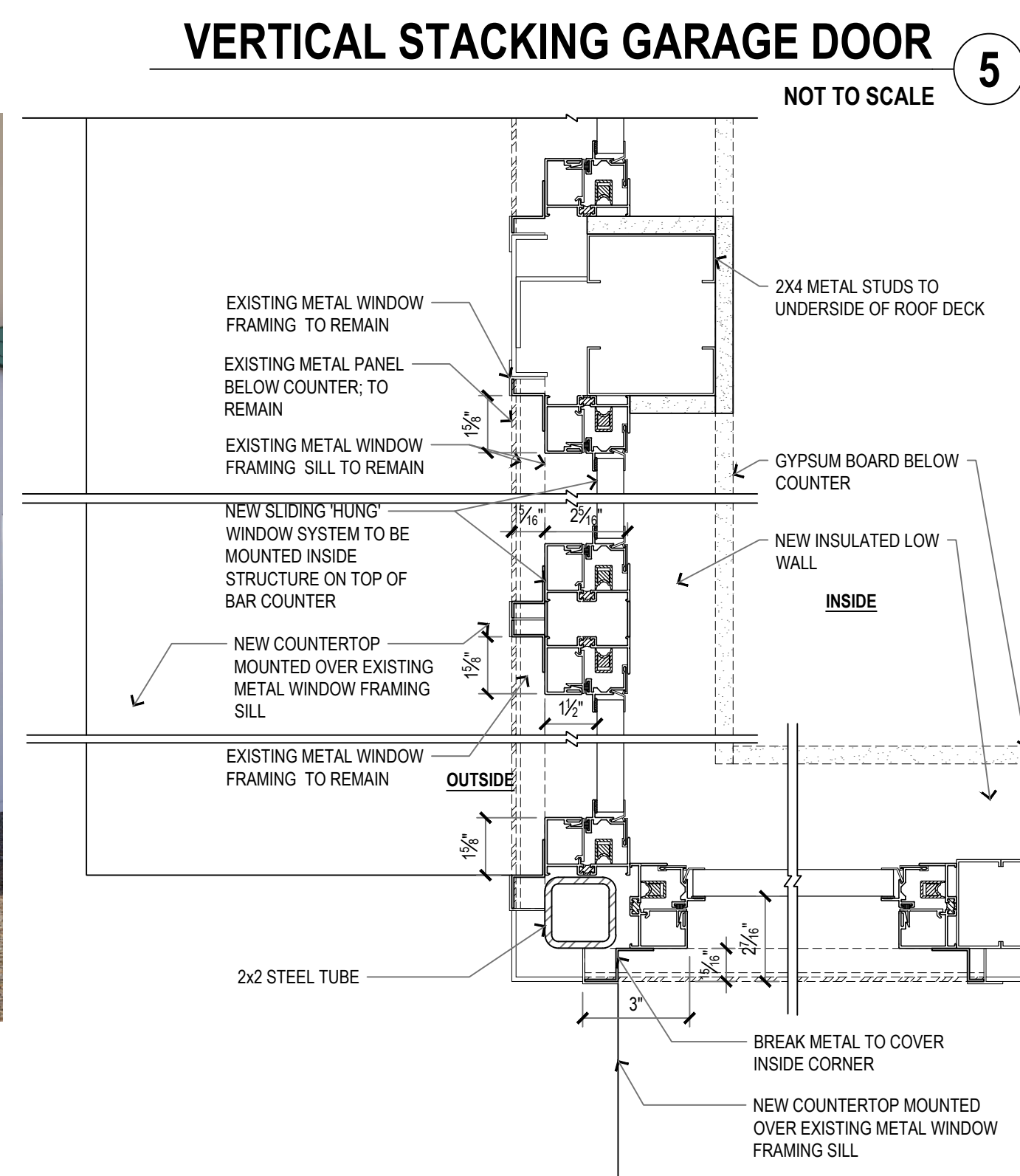
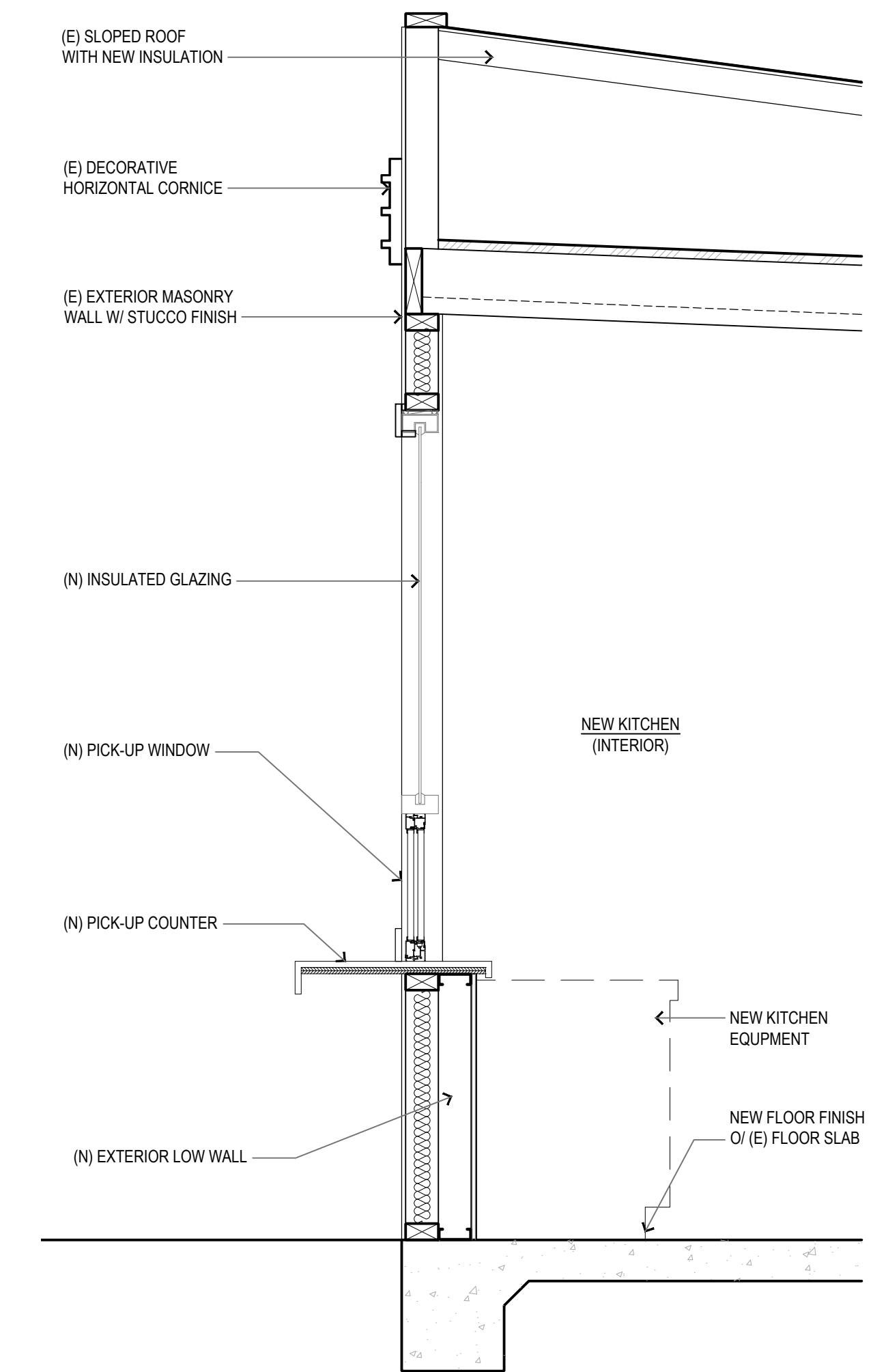
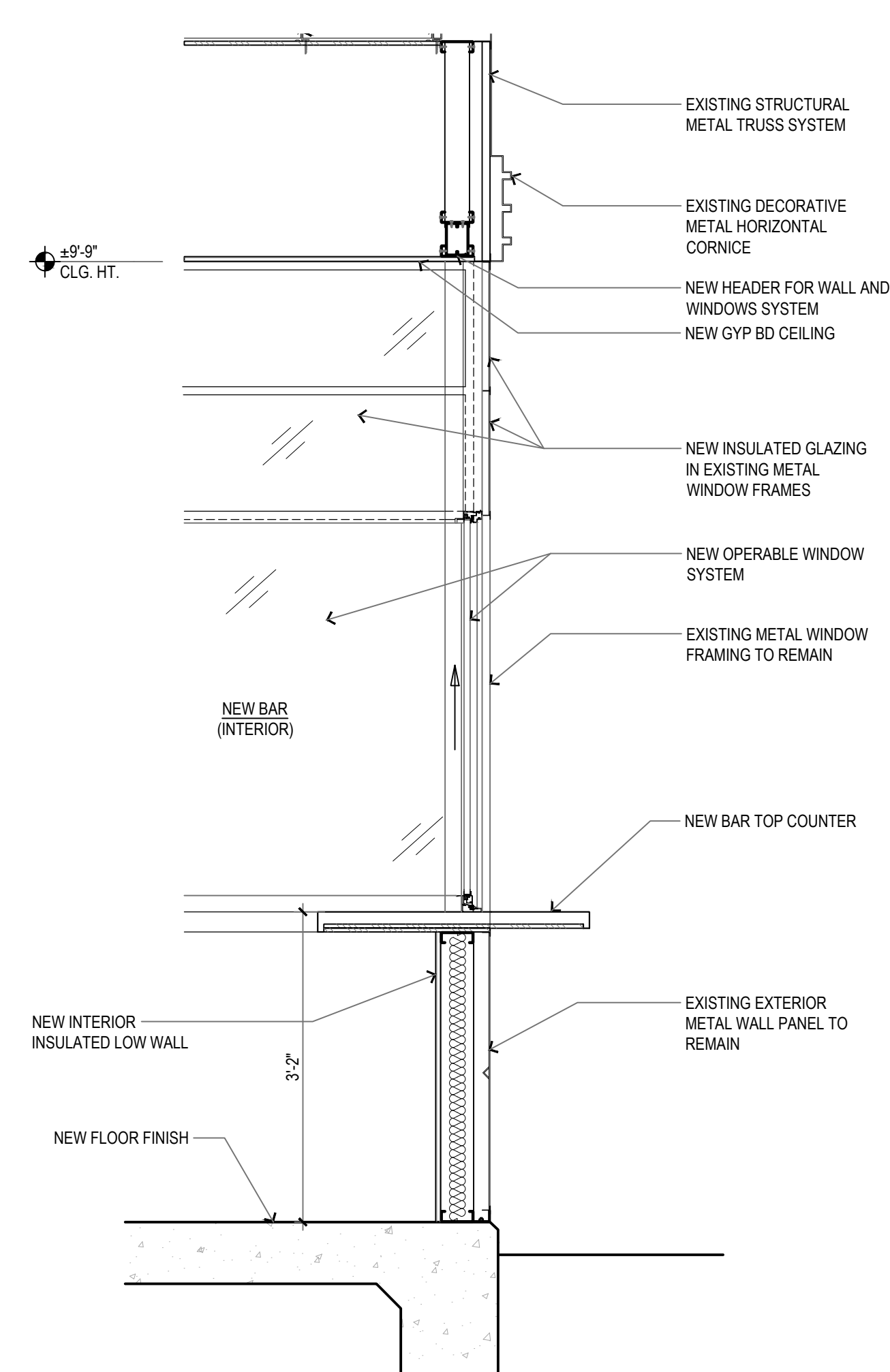
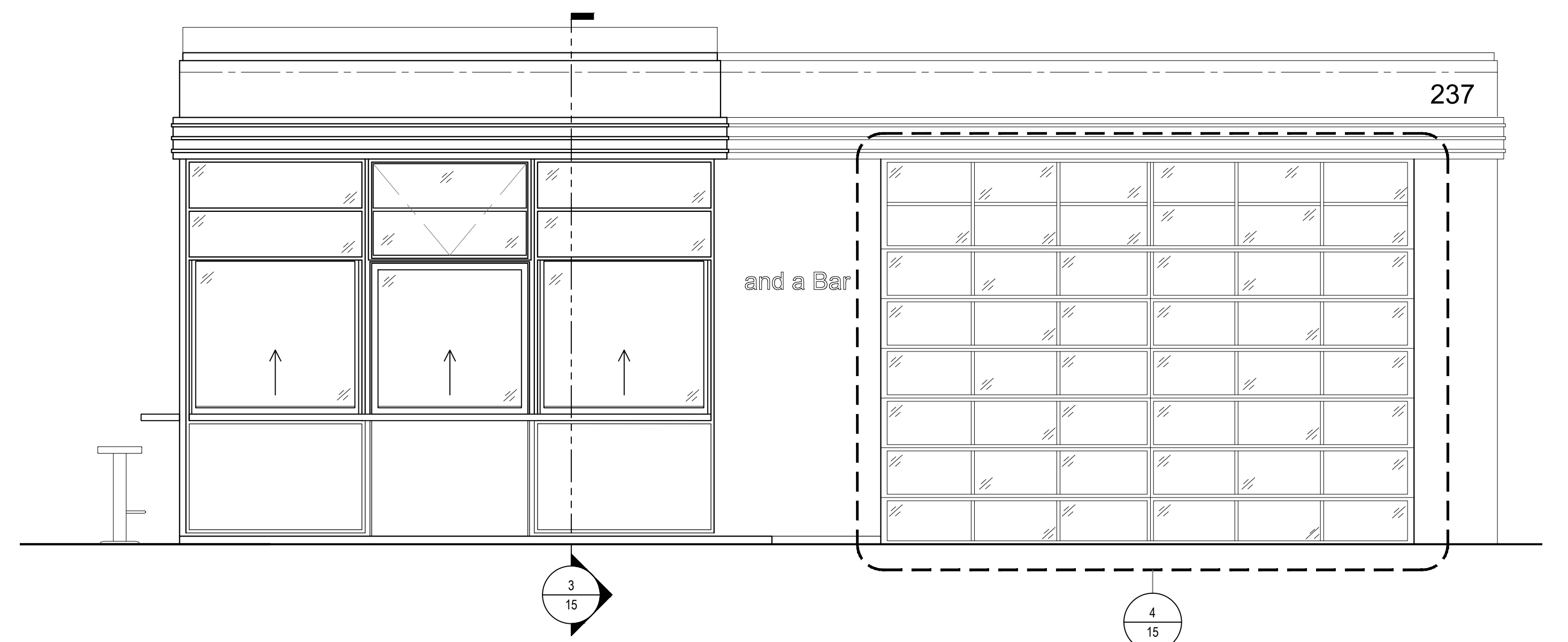
DIM.	DESCRIPTION	DIMENSIONS
A	DOOR WIDTH	13'-6"
B	OPENING WIDTH	13'-0"
C	DOOR HEIGHT	10'-0"
D	OPENING HEIGHT	10'-0"
E	HEADROOM (MIN.)	2'-8"
F	JAMB HEIGHT (MIN.)	12'-6.5"
G	TOTAL SIDEROOM/CLEARANCE	1'-0"
H	BACKROOM (MIN.)	2'-0.5"
J	FLOOR TO CEILING (MIN.)	12'-7.5"
K	SPRING PAD OFFSET 1	6'-0"
L	SPRING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

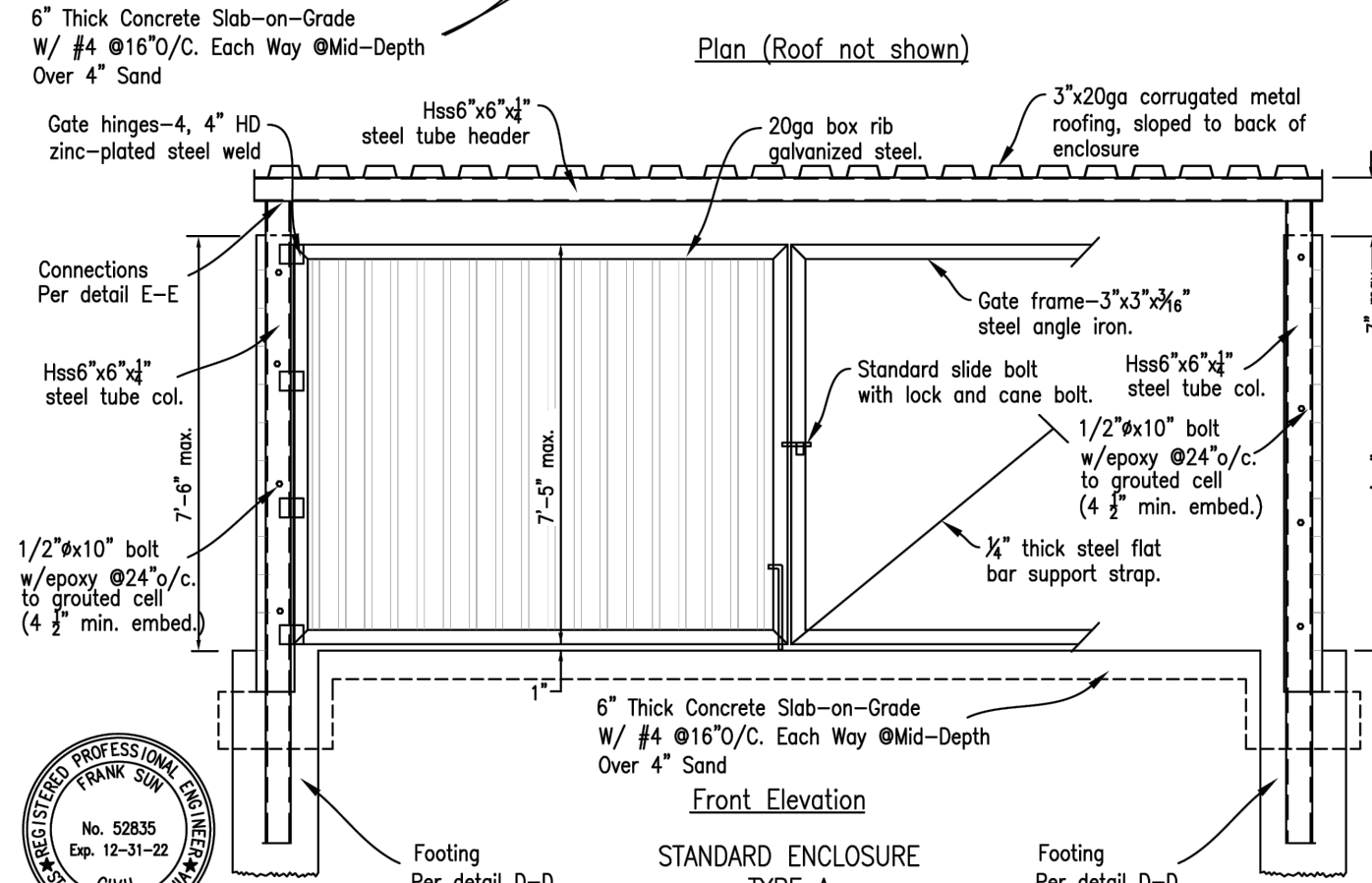
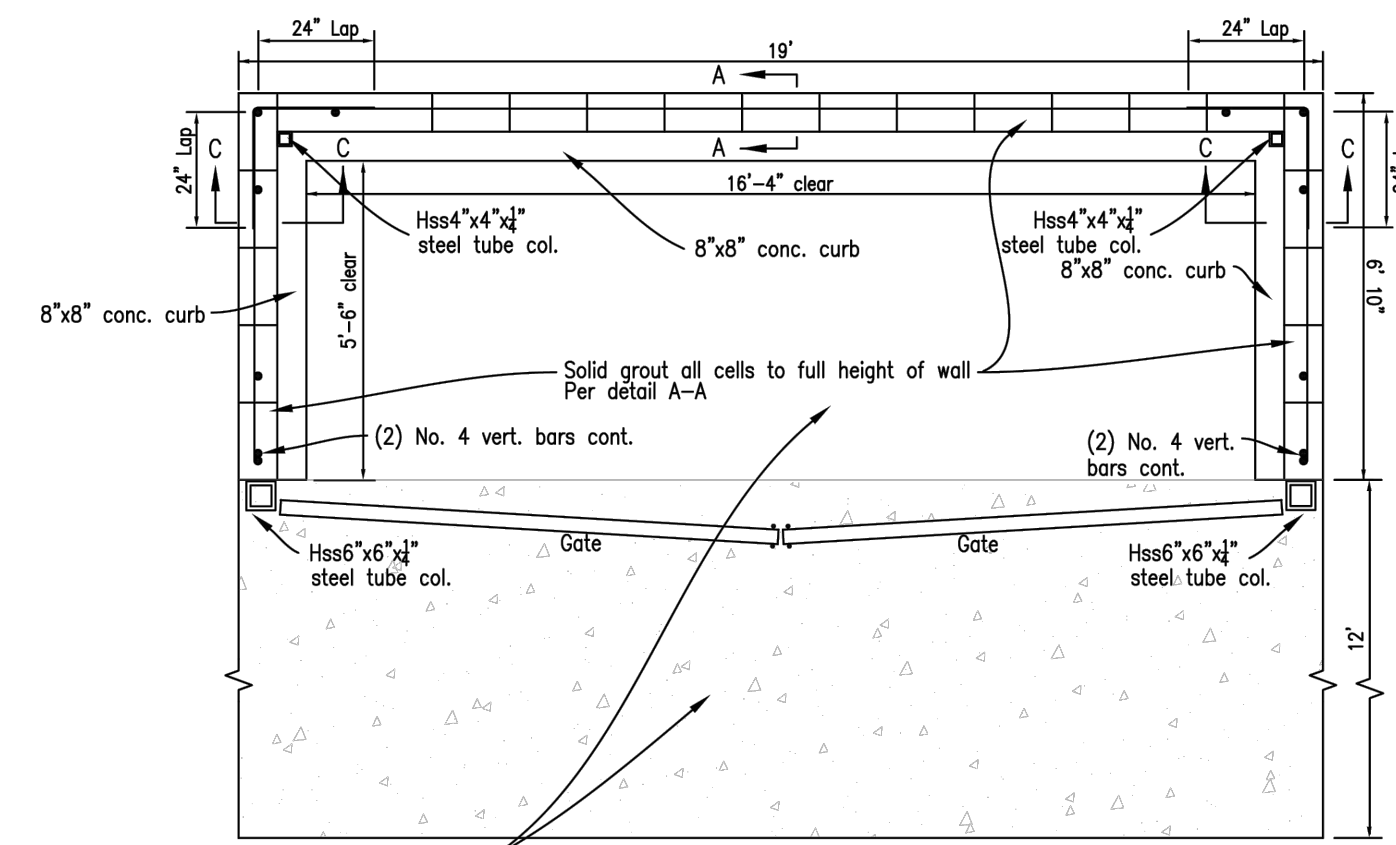
BY RELEASING THIS ORDER, I CERTIFY THAT ANY INDIVIDUAL HANDLING OR INSTALLING THIS VERTISTACK PRODUCT WILL HAVE SUCCESSFULLY COMPLETED THE VERTISTACK INSTALLATION TRAINING AND WILL INSTALL THE PRODUCT AS DIRECTED IN THE VERTISTACK INSTALLATION MANUAL.

ESTIMATE: _____ DOOR TAG: _____ APPROVAL SIGNATURE: _____ APPROVAL DATE: _____
DRAWN BY: _____ DATE: _____ FOR REFERENCE ONLY
CUSTOMER: _____ DRAWING NUMBER: _____
JOB: _____ SHEET: 1 OF 2
CSR/DC: _____

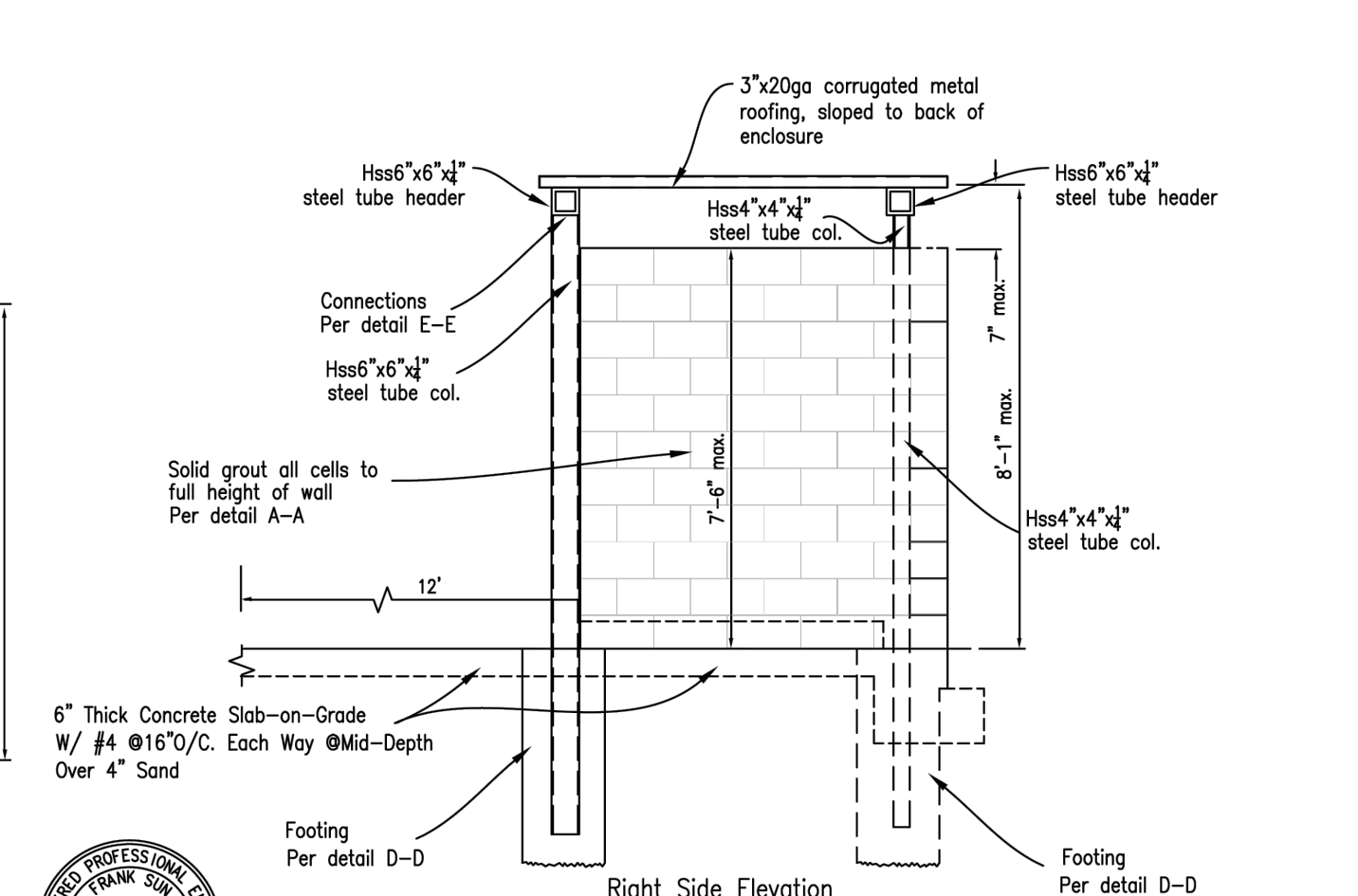
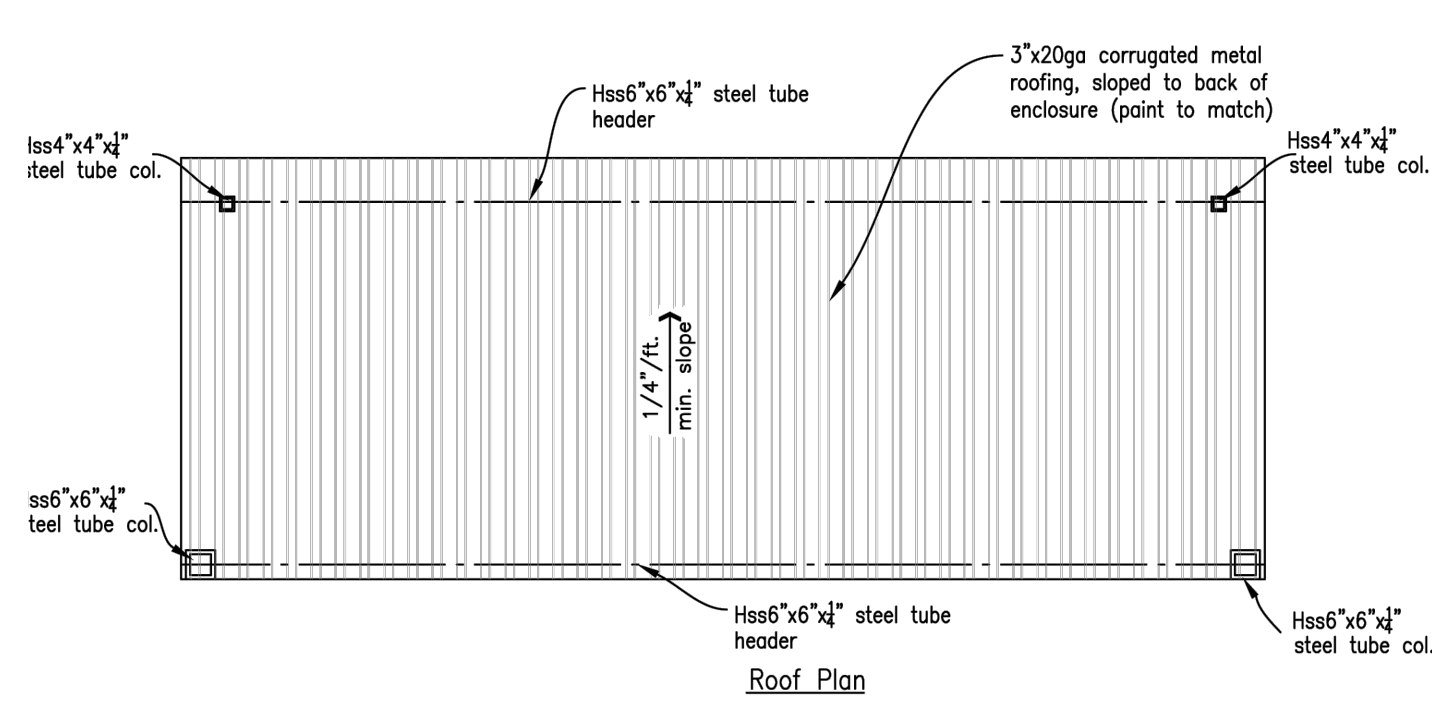
10-09-25 R.G.
Clopay CORPORATION
SHOP DRAWING NOT TO EXACT SCALE

IMPORTANT: This document must be signed and returned prior to any fabrication. Please reference this drawing number on all correspondence. Thank you!
NOTICE: Confidential/Proprietary information of CLOPAY CORPORATION is contained herein and may not be disclosed, used, duplicated, made available, or distributed without its prior consent. Failure to observe this notice may result in liability for any damages and losses resulting therefrom.

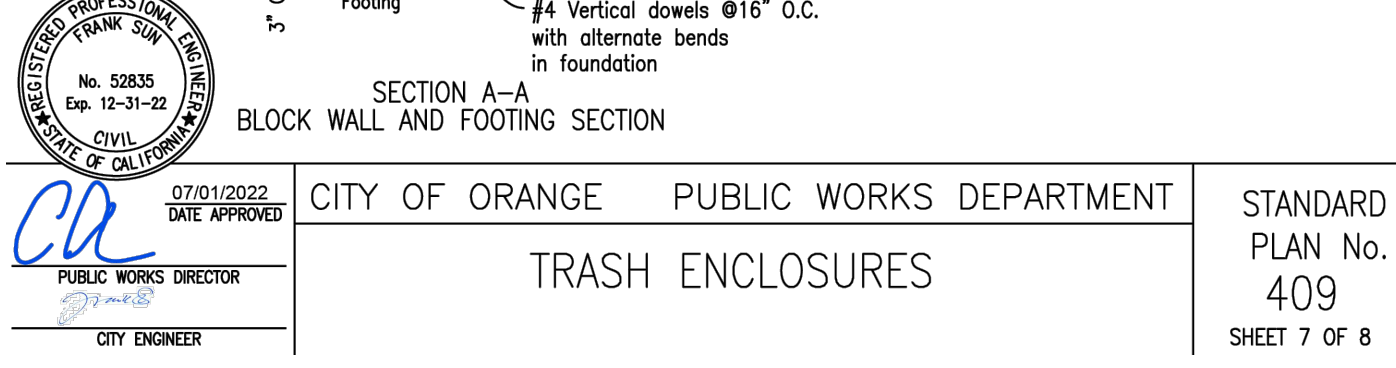
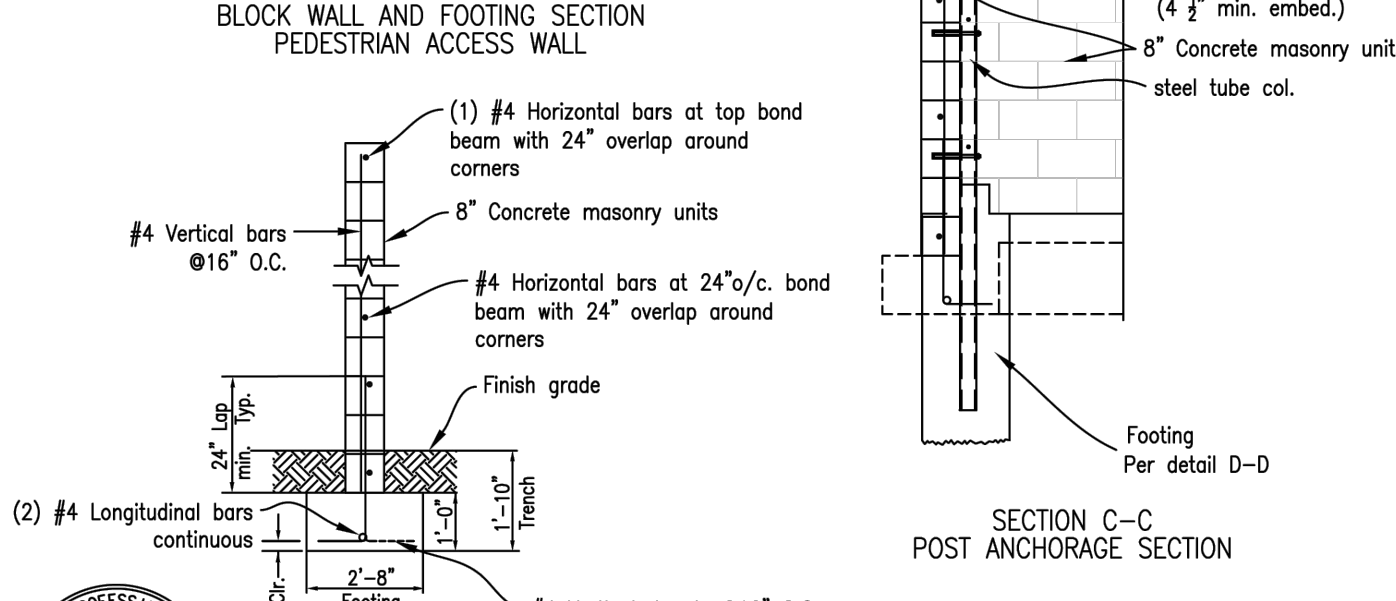
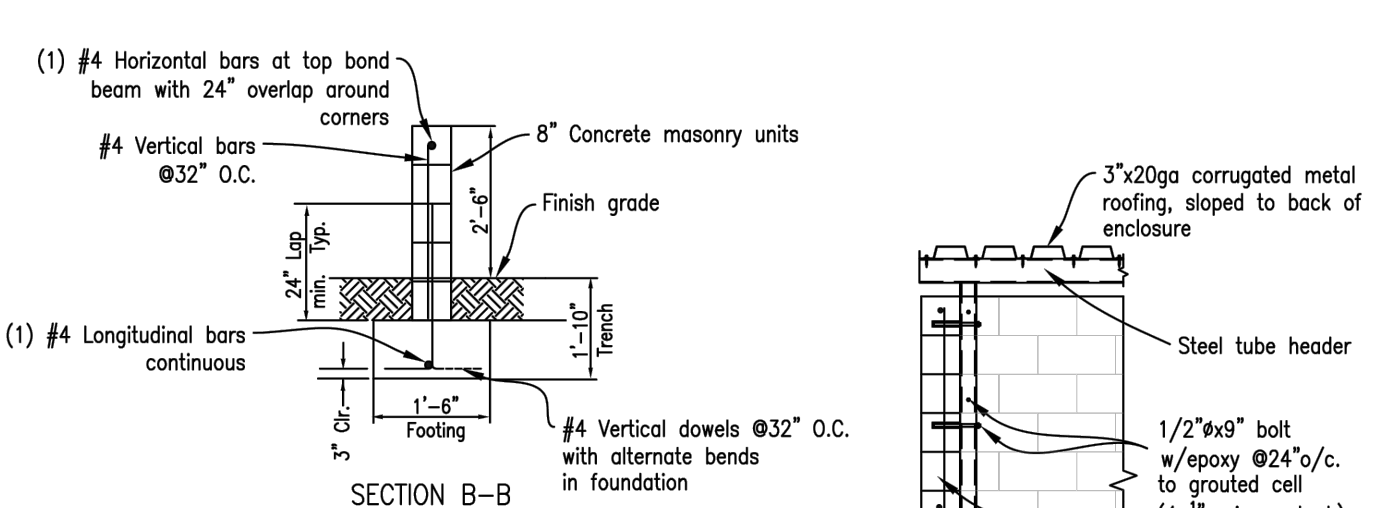
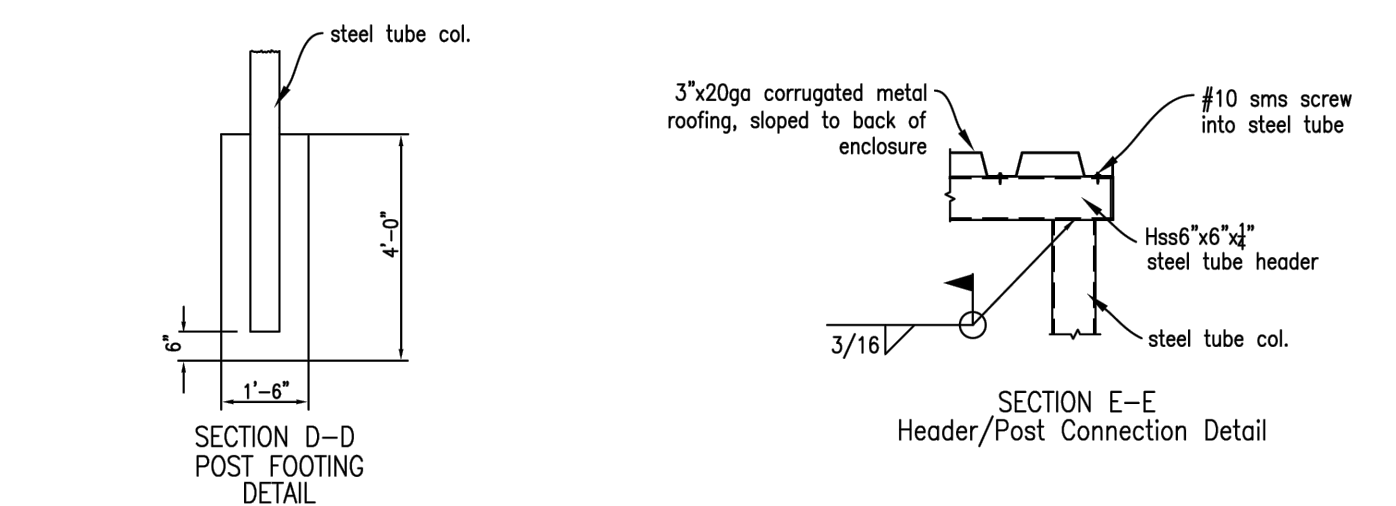




CITY OF ORANGE PUBLIC WORKS DEPARTMENT
TRASH ENCLOSURES
 STANDARD PLAN No. 409
 SHEET 1 OF 8



CITY OF ORANGE PUBLIC WORKS DEPARTMENT
TRASH ENCLOSURES
 STANDARD PLAN No. 409
 SHEET 2 OF 8

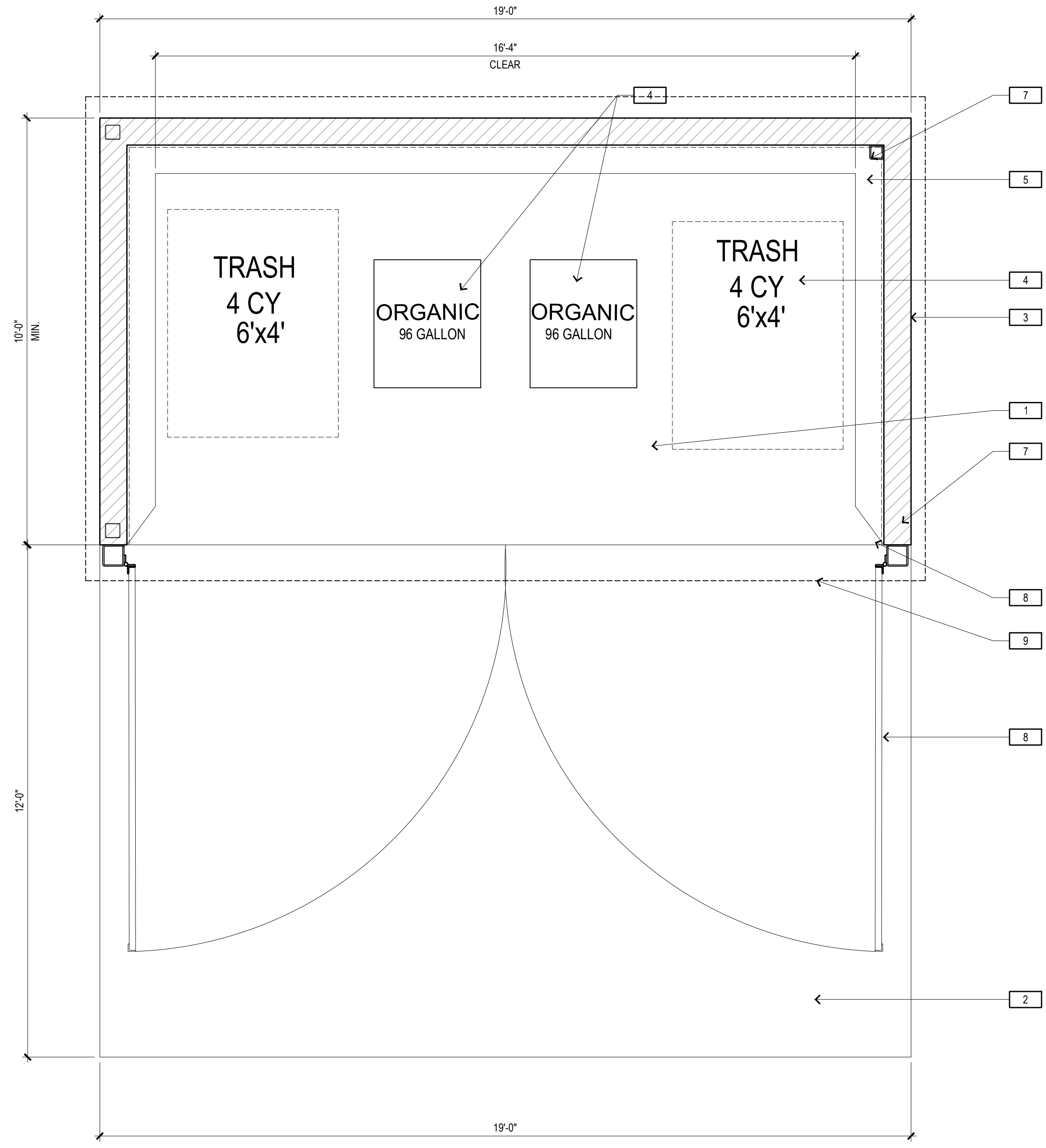


CITY OF ORANGE PUBLIC WORKS DEPARTMENT
TRASH ENCLOSURES
 STANDARD PLAN No. 409
 SHEET 7 OF 8

- NOTES:**
- Concrete footing shall be Class 50-C-2500 ($f'c=2500$ psi).
 - Concrete masonry units shall conform to Chapter 21 of the latest edition of the CBC.
 - Reinforcing steel shall be deformed and conform to ASTM specification A615 Grade 40 or Grade 60.
 - Rebar shall be centered in the concrete masonry unit in which it is located.
 - Concrete masonry units shall be staggered.
 - Concrete masonry units shall have vertical continuity of cells unobstructed. All cells containing reinforcing shall be solid grouted (vertical and horizontal reinforcement).
 - Mortar mix for concrete masonry units shall be 1 part cement to 1/2 part lime to 4 1/2 parts damp loose sand.
 - Grout mix for concrete masonry block wall shall be 1 part cement to 3 parts sand to which not more than 1/4 part lime may be added. Sufficient water shall be added to produce consistency for pouring without segregation of the constituents. The grout may contain 2 parts pea gravel, maximum size of 3/8".
 - Concrete block wall may be placed in the center of the "I" type foundation and at either edge of "L" type foundation. 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.
 - Foundation shall be poured against undisturbed soil with no appreciable slope of side walls on all types of foundations.
 - Concrete block wall over 3'-6" in height shall require building permit.
 - Height of concrete block walls shall comply with all provisions of the zoning code.
 - All concrete block walls shall be partially grouted.
 - All outside walls of enclosure shall have clear anti-graffiti coating.
 - All steel tube shall conform to ASTM A500 B 46 ksi steel.
 - All welding electrodes shall conform to E70XX rods.
 - Deputy inspection shall be required for field welding and welder shall be certified and approved by the City.
 - Deputy inspection shall be required for all epoxy anchorage.
 - All metal shall receive one coat of zinc chromate primer and two coats of medium alkyl paint.
 - Maximum grade shall not exceed 2% in any direction.
 - Location and number of required trash enclosures is subject to more stringent requirements by the Public Works Department.
 - All trash enclosures shall be located clear of all structures, have on-site accessibility, and be accessible for both deposit and collection.
 - No trash collection or storage area for commercial or industrial use shall be located within 100 feet of any residential area.
 - Pod shall be at ground or edge of pavement elevation.
 - Any variations from these standards shall have prior approval of the Public Works Department.
 - This standard shall prevail in the event of any conflict between Architectural drawings and Grading plan.
 - All compactors shall be self-contained and have prior approval of the Public Works Department.
 - Provide accessible latch on gate and accessible path of travel to trash enclosure.
 - All lids of any containers shall remain closed/secured when not being accessed for active disposal.
 - 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:**
- Multi-family Residential: One standard enclosure per 5 or more units. No less than one standard enclosure per 10 units.
 - Retail Commercial: One standard enclosure per 8,000 sq. ft.
 - Commercial Office: One standard enclosure per 20,000 sq. ft.
 *Over 50,000 sq. ft. - compactor or roll-off box may be required. Contact Public Works Department for prior approval.
 - High-rise Office/Hotel: Compactor or roll-off box required. Contact Public Works Department for prior approval.
 - Industrial: One standard enclosure per 20,000 sq. ft. Each additional 10,000 sq. ft. requires one additional enclosure.
 *Over 50,000 sq. ft. - compactor or roll-off box may be required. Contact Public Works Department for prior approval.
 - Restaurants: One standard enclosure per 1,500 sq. ft.
 - Special Project or Circumstances: Contact Public Works Department for approval of location, number, and type of enclosures required for project.
 - Required Inside Clear Width:
 Two bins, one 96-gallon organics cart - 16'-4"
 Two bins, two 96-gallon organics carts - 19'-0"

CITY OF ORANGE PUBLIC WORKS DEPARTMENT
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



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

DETAILS





STREET SIDE VIEW SOUTH ELEVATION



BLDG. 'B' NORTH EAST ELEVATION



BLDG. 'A' WEST ELEVATION



STREET SIDE VIEW WEST ELEVATION



BLDG. 'B' SOUTH EAST ELEVATION



BLDG. 'A' SOUTH ELEVATION



A



B



C



D



E



F



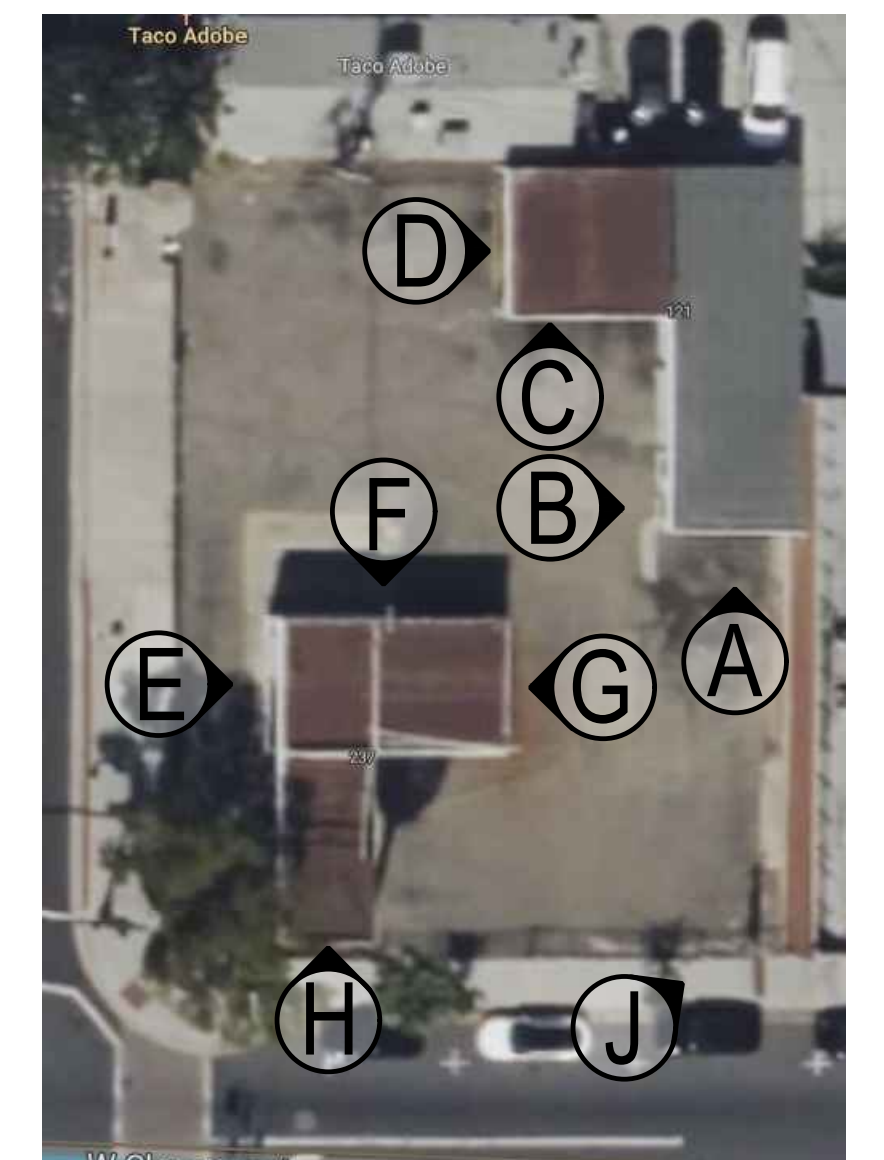
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LEGEND



A



B



C



D



E



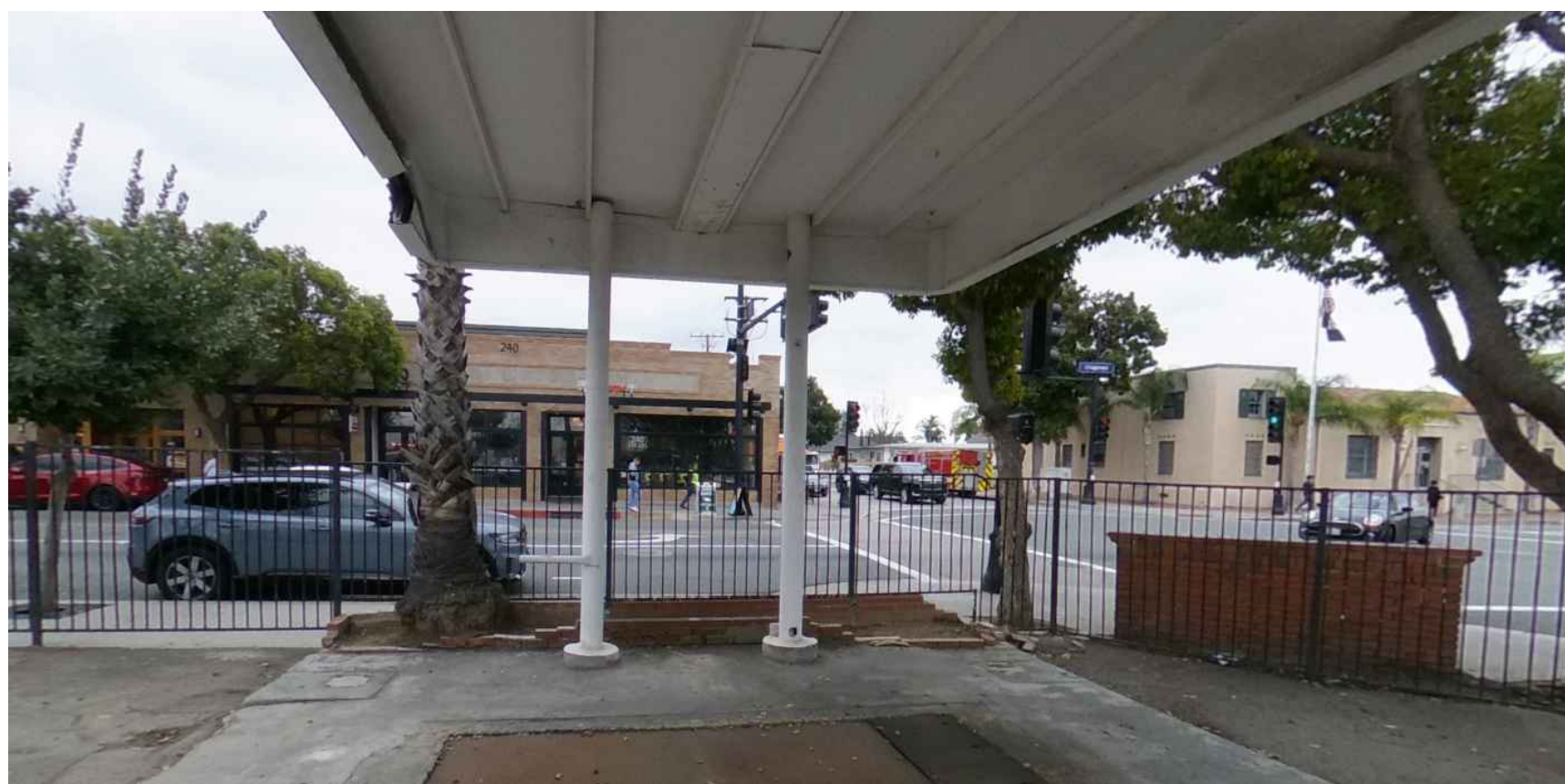
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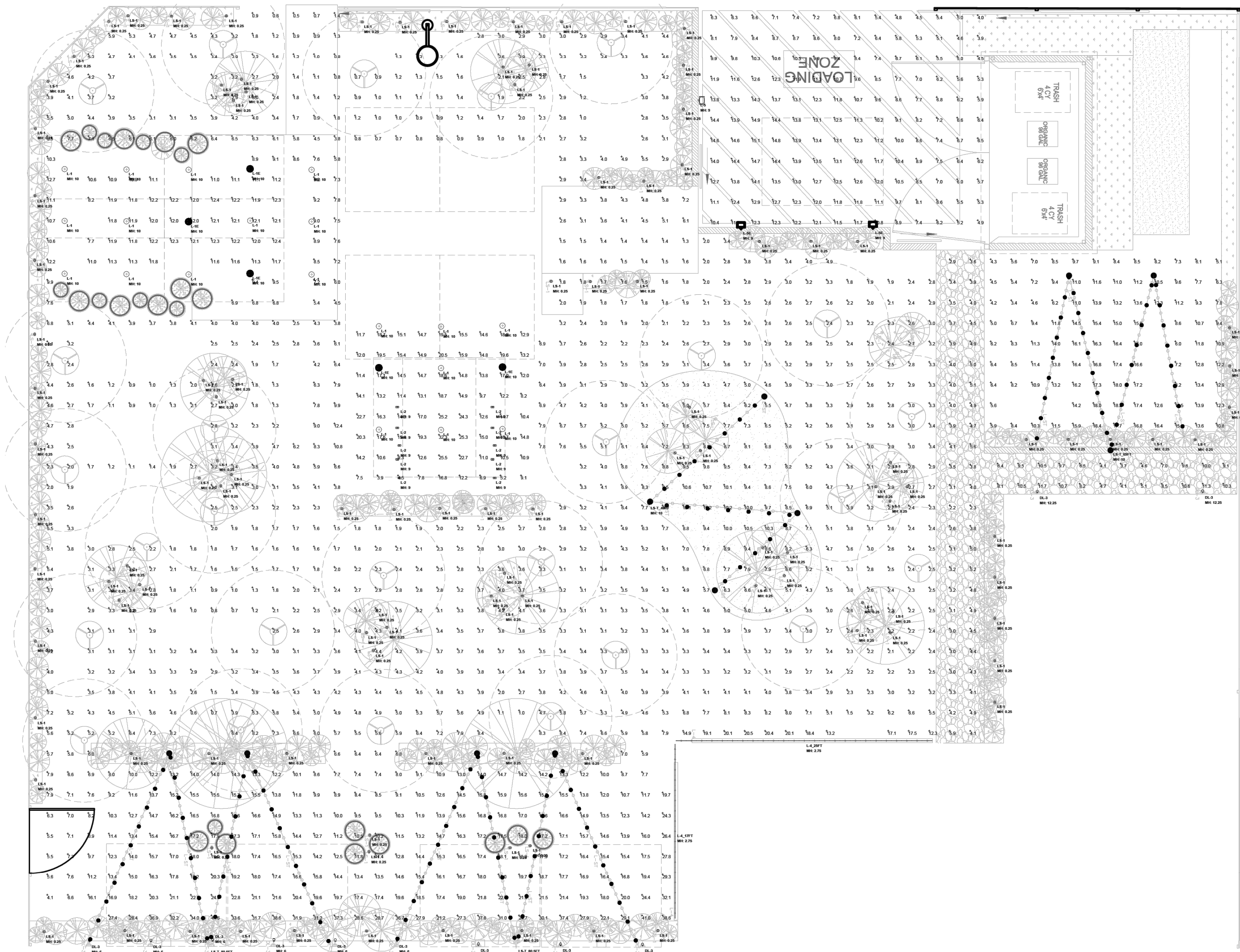


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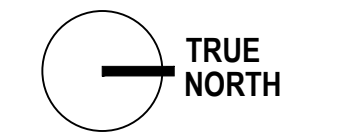
LEGEND





Tag	Symbol	Qty	Label	LLF	Lumens	Watts
DL-3	⊙	11	WMCL4 P1 SSW2 A45 UVOLT PE DDBXD M4	0.900	2453	19.19
L-1	⊙	19	IVO6CYL 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	IVO6CYL 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	Max/Min
BLDG B COVERED DINING AREA	Fc	14.89	32.3	3.9	3.82	8.28
LOADING ZONE & TRASH AREA	Fc	9.67	15.1	3.9	2.48	3.87
OUTDOOR DINING AREA	Fc	6.80	41.6	0.5	13.60	83.20
RESTROOM CORRIDOR	Fc	8.10	11.7	3.7	2.19	3.16



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

SITE PHOTOMETRICS

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

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Job No. 2024-1055
Date: 2025-11-14