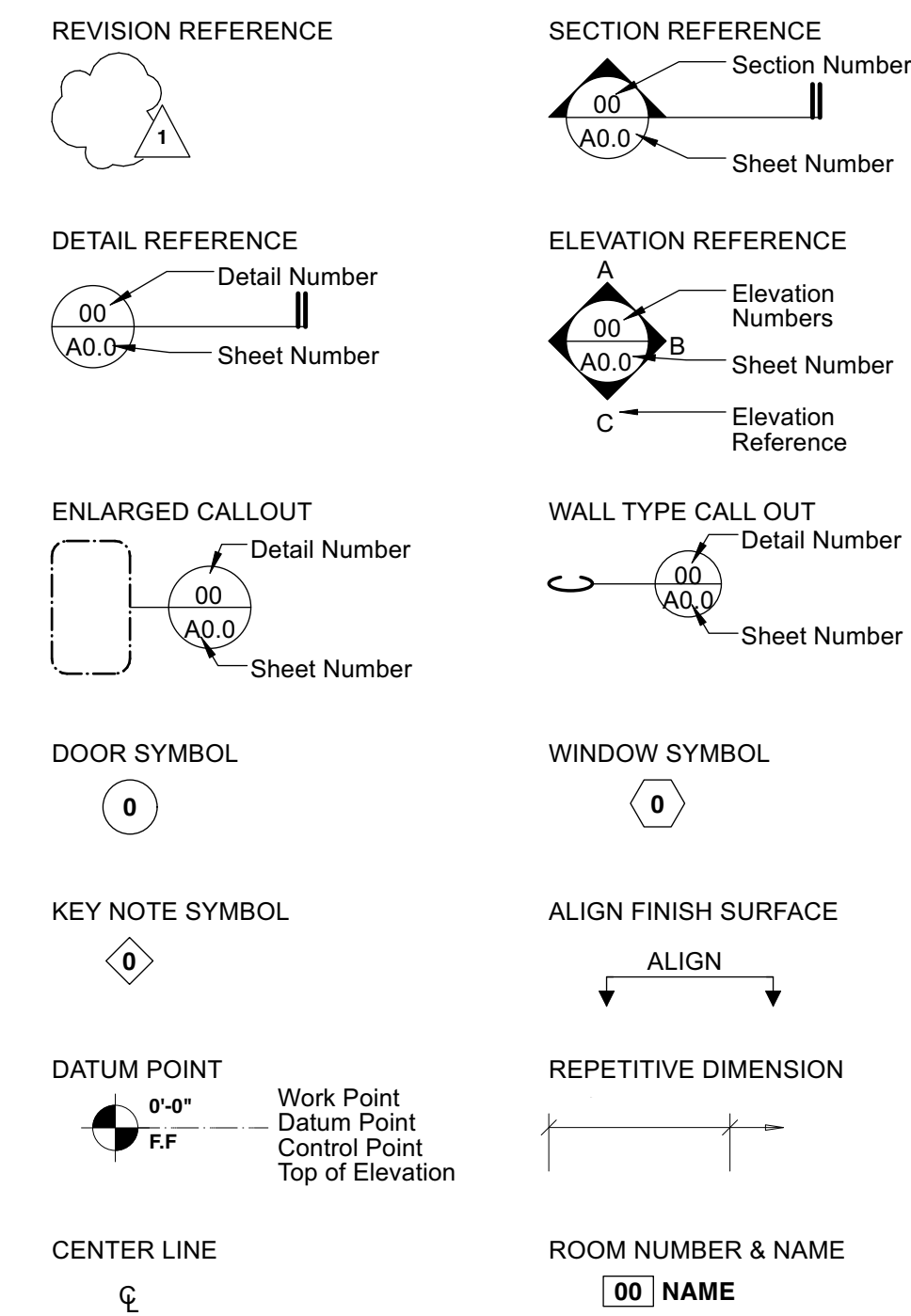


ABBREVIATIONS

ACT	Acoustic Ceiling Tile
AD	Area Drain
AFF	Above Finished Floor
ALUM	Aluminum
ANOD	Anodized
BSMT	Basement
BYND	Beyond
BO	By Others
BOT	Bottom
BOB	Bottom Of Beam
CIP	Cast In Place
CHNL	Channel
CJ	Control Joint
CLG	Ceiling
CLR	Clear
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONT	Continuous
CPT	Carpet
CT	Ceramic Tile
CTYD	Courtyard
DEMO	Demolish or Demolition
DIA	Diameter
DIM	Dimension
DN	Down
DR	Door
DWG	Drawing
E	Existing
EA	Each
EJ	Expansion Joint
EL	Elevation
ELEC	Electrical
ELEV	Elevator or Elevation
EQ	Equal
EXT	Exterior
FD	Floor Drain or Fire Department
FEC	Fire Extinguisher Cabinet
FF	Finish Floor
FIN	Finish
FIXT	Fixture
FLR	Floor
FND	Foundation
FO	Face Of
FRP	Fiberglass Reinforced Plastic
GA	Gauge
GALV	Galvanized
GYP	Gypsum Wall Board
HC	Hollow Core
HI	High
HM	Hollow Metal
HP	High Point
HR	Hour
HS	Hard Surface
HVAC	Heating, Ventilating, & Air Conditioning
IRGWB	Impact Resistant Gypsum Wall Board
ILO	In Lieu Of
INSUL	Insulated or Insulation
INT	Interior
LO	Low
LP	Low Point
MAX	Maximum
MO	Masonry Opening
MECH	Mechanical
MEMBR	Membrane
MIN	Minimum
MRGWB	Moisture-Resistant Gypsum Wall Board
MTL	Metal
N	New
NIC	Not In Contract
NO	Number
NOM	Nominal
OC	On Center
OFI	Owner Furnished Owner Installed
OFOI	Overhang or Opposite Hand
OH	Opposite or Opposite Hand
OPP	Pre-Cast Concrete
PCC	Plumbing
PLUMB	Plumbing
PLYD	Plywood
PT	Pressure Treated or Paint
PNT	Paint or Painted
PVC	Polyvinyl Chloride
RBR	Rubber
RCP	Reflected Ceiling Plan
RD	Roof Drain
REQD	Required
RM	Room
SIM	Similar
SPEC	Specified OR Specification
SPK	Sprinkler or Speaker
SSTL	Stainless Steel
STL	Steel
STRUCT	Structure or Structural
SV	Sheet Vinyl Base
T&G	Tongue And Groove
TELE	Telephone
TO	Top Of
TOC	Top Of Concrete
TOE	Top Of Eave
TOP	Top Of Parapet
TOSH	Top Of Sheathing
TOSM	Top Of Sheet Metals
TOS	Top Of Steel
TOW	Top Of Wall
TYP	Typical
UNO	Unless Noted Otherwise
VIF	Verify In Field
WC	Wall Covering
WGYP	Waterproof Gypsum Board
WD	Wood

TENANT IMPROVEMENT FOR SOGNO TOSCANO 451 MANHATTAN BEACH BLVD SUITE B102 MANHATTAN BEACH, CA 90266

SYMBOLS LEGEND



OCCUPANCY LOAD DIAGRAM

PLUMBING FIXTURE COUNT: In business and mercantile occupancies with a total occupant load of 50 or less including customers and employees, one toilet facility, designed for use by no more than one person at a time, shall be permitted for use by both sexes. The total number of required water closets for females shall be not less than the total number of required water closets and urinals for males. [BSC] This requirement shall not apply when single occupancy toilet facilities are provided for each sex in an A or E occupancy with an occupant load of less than 50

Type of Occupancy	Square Footage	Load Factor	Occupant Load
B	1,510 + 354sf	150	13 (7 Men, 6 Women)

(1) SINGLE OCCUPANCY TOILET FACILITY PROVIDED

NOTE:
REFER TO SHEET S0.1 FOR STATEMENT OF SPECIAL INSPECTIONS, TESTING, AND STRUCTURAL OBSERVATIONS (AS APPLICABLE).

PROJECT DATA

PROJECT DESCRIPTION: Tenant Improvement of a new ±1,527 sf eating and drinking establishment in an existing space, formerly "Lemonade" with proposed ±354 sf outdoor seating area.

ADDRESS: 451 Manhattan Beach Blvd, Suite B102 Manhattan Beach, CA 90266

APN: 4179003901

ZONING: CD (Downtown Commercial) Area District III

CONSTRUCTION TYPE: TYPE V-B - N.R.

SPRINKLERED: Yes

NUMBER OF STORIES: 2

PARKING: Refer to diagram below

EXISTING USE: Food and Beverage Sales

PROPOSED USE: Eating and Drinking establishment A-2

GROSS SQ FOOTAGE: ±1,527 sf + proposed ±470sf outdoor patio

BFA SQ FOOTAGE: ±1,510 sf

REFERENCE CODES

- Building:** 2025 California Building Code (Volumes 1 & 2) w/ City Amendments
- Electrical:** 2025 California Electrical Code w/ City of Manhattan Beach Amendments
- Plumbing:** 2025 California Plumbing Code w/ City Amendments
- Mechanical:** 2025 California Mechanical Code w/ City Amendments
- Energy:** 2025 California Energy Code w/ City Amendments
- Fire:** 2025 California Fire Code w/ City Amendments
- Green Building:** 2025 California Green Building Standards Code w/ City Amendments
- Municipal:** 2025 Manhattan Beach Municipal Code (MBMC)

Function of Space	Square Footage	Load Factor	Occupant Load
Assembly (Unconcentrated tables & chairs) Including Patio	410 sf	15 net	28
Assembly Storage Areas:	173 sf	300 gross	1
Kitchen:	435 sf	200 gross	3
Bench	12 lin.f	(1/18)	8
Total:			40

EXITING REQUIREMENTS: CBC 2022 Ch.10

B Occupancy with occupant load < 50
Required: 1 Exit Provided: 2 Exit compliance per CBC 1028.5

Max. common path of travel distance is 100' as stated in Table 1006.2.1 CBC 2022

PARKING LOAD:	Square Footage	Load Factor	Total
Dining area	410 sf	1/50	9

PROJECT DIRECTORY

TENANT: SOGNO TOSCANO
1445 West 12th Place, suite 101
Tempe AZ, 85281

Contact: Cesare Santoni
Tel: 347 404 3231
Email: cesare.santoni@sognotoscano.com

ARCHITECT: GREGORY ARCHITECTS
73200 El Paseo, Suite 2D
Palm Desert, CA 92260

Contact: Chiara V. Gregory
Tel: 760-779-2724
Email: chiara@gregoryarch.com

GENERAL CONTRACTOR: Contact: -
Tel: -

LANDLORD: TOLKINGROUP
701 N Brand Blvd., #810
Glendale, CA 91203

Contact: Glenn Locks
Tel: 310-486-6629

VENDOR LIST

1. CONTRACTOR IS RESPONSIBLE FOR COORDINATING DELIVERY AND INSTALLATION DATES WITH ALL VENDORS AT BEGINNING OF PROJECT. CONTRACTOR SHALL PROVIDE UPDATED WRITTEN CONSTRUCTION SCHEDULE TO ALL VENDORS.

SIGNAGE	TDISIGNS	ANDREW RIVAS	(562)436.5188	ANDREW@TDISIGNS.COM
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VICINITY MAP



451 Manhattan Beach Blvd
Manhattan Beach, CA 90266

DEFERRED SUBMITTAL

- SIGNAGE:** Sign vendor shall be responsible for preparing drawings and obtaining separate signage permits as required by local jurisdiction. Submit to architect for approval.
- FIRE SPRINKLER AND FIRE ALARM:** Design/Built. GC shall responsible for preparing drawings and obtaining all building permits as req'd. by local jurisdiction. GC shall submit layout to Architect for approval.
- HOOD SUPPRESSION SYSTEM:** Vendor shall be responsible for preparing drawings and obtaining all building permits as req'd. by local jurisdiction. Vendor shall submit layout to Architect for approval.

SHEET INDEX

Sheet No.	Description
A0.0	COVER SHEET
A0.1	GENERAL NOTES
A0.2	CALGREEN
A0.3	CALGREEN
A0.4	CALGREEN
A0.5	CALGREEN
A0.6	ACCESSIBILITY NOTES
A0.7	ACCESSIBILITY NOTES (CONT.)
A1.0	EXISTING DISABLED ACCESSIBILITY SITE PLAN
A1.1	PROPOSED ROOF PLAN
A2.0	DEMO / PROPOSED FLOOR PLAN
A2.1	FINISH / FURNITURE & EQUIPMENT FLOOR PLAN
A2.2	POWER PLAN
A3.0	DEMO / PROPOSED RCP
A3.1	RCP LIGHTING PLAN
A5.0	FOH INTERIOR ELEVATIONS
A5.1	BOH INTERIOR ELEVATIONS
A5.2	ENLARGED COUNTER & RESTROOM ELEVATIONS
A6.0	EXTERIOR STOREFRONT ELEVATION & SECTION
A7.0	DOOR, WINDOW, & MATERIAL SCHEDULES
A7.1	EQUIPMENT AND FIXTURE SCHEDULES
A8.0	CEILING DETAILS
A8.1	WALL DETAILS
A8.2	FLOOR TRANSITION DETAILS
A8.3	GENERAL DETAILS
A8.4	MILLWORK DETAILS
A8.5	STRUCTURAL DETAILS
S0.1	STRUCTURAL NOTES
S1.0	STRUCTURAL PLANS & DETAILS
P0.0	GENERAL
PD1.1	EXISTING-DEMO FLOOR PLAN - SANITARY & VENT
PD1.2	EXISTING-DEMO FLOOR PLAN - DOMESTIC WATER & GAS
P1.1	PROPOSED FLOOR PLAN - SANITARY & VENT
P1.2	PROPOSED FLOOR PLAN - DOMESTIC WATER & GAS
P1.3	PARTIAL UNDERGROUND PARKING GARAGE PLAN - PLUMBING
P5.0	DETAILS - PLUMBING
P6.0	SCHEDULES - PLUMBING
P6.1	SCHEDULES - PLUMBING
P7.0	ISOMETRIC - PLUMBING
P8.0	SPECIFICATIONS - PLUMBING
P9.0	TITLE 24 - PLUMBING
M0.0	GENERAL
MD1.1	EXISTING-DEMO PLAN - MECHANICAL
MD1.2	EXISTING-DEMO ROOF PLAN - MECHANICAL
M1.1	PROPOSED FLOOR PLAN - MECHANICAL
M1.2	PROPOSED ROOF PLAN - MECHANICAL
M5.0	DETAILS - MECHANICAL
M5.1	DETAILS - MECHANICAL
M6.0	SCHEDULES - MECHANICAL
M6.1	SCHEDULES - MECHANICAL
M6.2	SCHEDULES - MECHANICAL
M6.3	SCHEDULES - MECHANICAL
MT.0	HOOD DRAWINGS
MT.1	HOOD DRAWINGS
MT.2	HOOD DRAWINGS
MT.3	HOOD DRAWINGS
MT.4	HOOD DRAWINGS
MT.5	HOOD DRAWINGS
MT.6	HOOD DRAWINGS
MT.7	HOOD DRAWINGS
M8.0	SPECIFICATIONS - MECHANICAL
M9.0	TITLE 24 - MECHANICAL
M9.1	TITLE 24 - MECHANICAL
M9.2	TITLE 24 - MECHANICAL
M9.3	TITLE 24 - MECHANICAL
M9.4	TITLE 24 - MECHANICAL
E0.0	GENERAL
ED1.1	EXISTING-DEMO PLAN - POWER
ED2.1	EXISTING-DEMO PLAN - LIGHTING
E1.1	PROPOSED FLOOR PLAN - POWER
E1.2	PROPOSED ROOF PLAN - ELECTRICAL
E2.1	PROPOSED FLOOR PLAN - LIGHTING
E2.2	EGRESS LIGHTING - FLOOR PLAN - ELECTRICAL
E5.0	DETAILS - ELECTRICAL
E6.0	SCHEDULES - ELECTRICAL
E6.1	SCHEDULES - ELECTRICAL
E7.0	ONE-LINE - ELECTRICAL
E8.0	SPECIFICATIONS - ELECTRICAL
E9.0	TITLE 24 - ELECTRICAL
E9.1	TITLE 24 - ELECTRICAL
E9.2	TITLE 24 - ELECTRICAL
E9.3	TITLE 24 - ELECTRICAL



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SOGNO TOSCANO

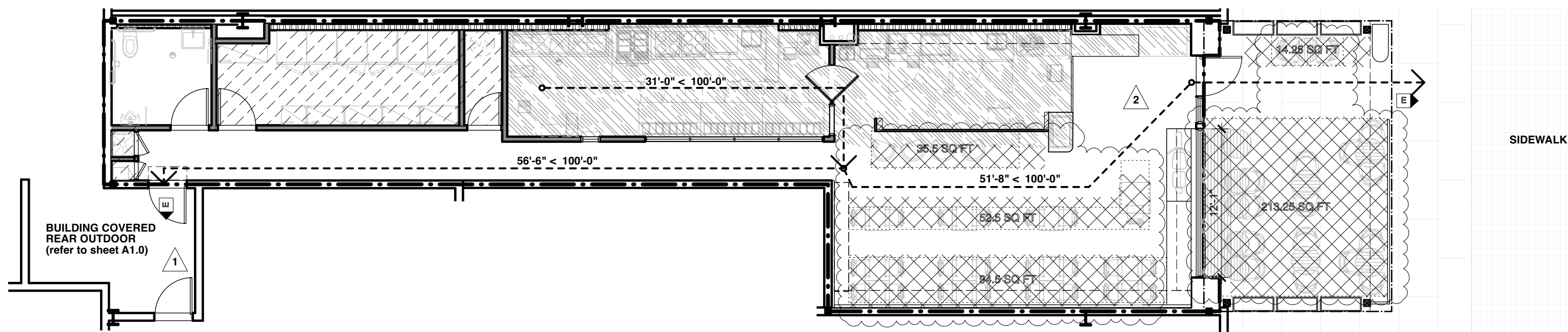
451 MANHATTAN BEACH BLVD, B102
MANHATTAN BEACH, CA 90266

Date	Description
1/26/26	1ST PERMIT SUBMITTAL
3/31/26	2ST PERMIT SUBMITTAL
5/4/26	3RD PERMIT SUBMITTAL

Project No.: 2524
Date Modified: 3/26/26
Scale: N.T.S.
Drawn By: AT

Cover Sheet

A0.0



NOTE:
THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY MANHATTAN BEACH FIRE DIVISION PRIOR TO INSTALLATION. FIRE SPRINKLERS SHALL BE UNDER SEPARATE PLAN CHKER AND PERMIT.

I have surveyed the building at 451 MANHATTAN BEACH BLVD, B102 for compliance with the California Building Code. The proposed alteration work complies with accessibility requirements serving the area of work as described in section 11B-202 of the California Building Code.

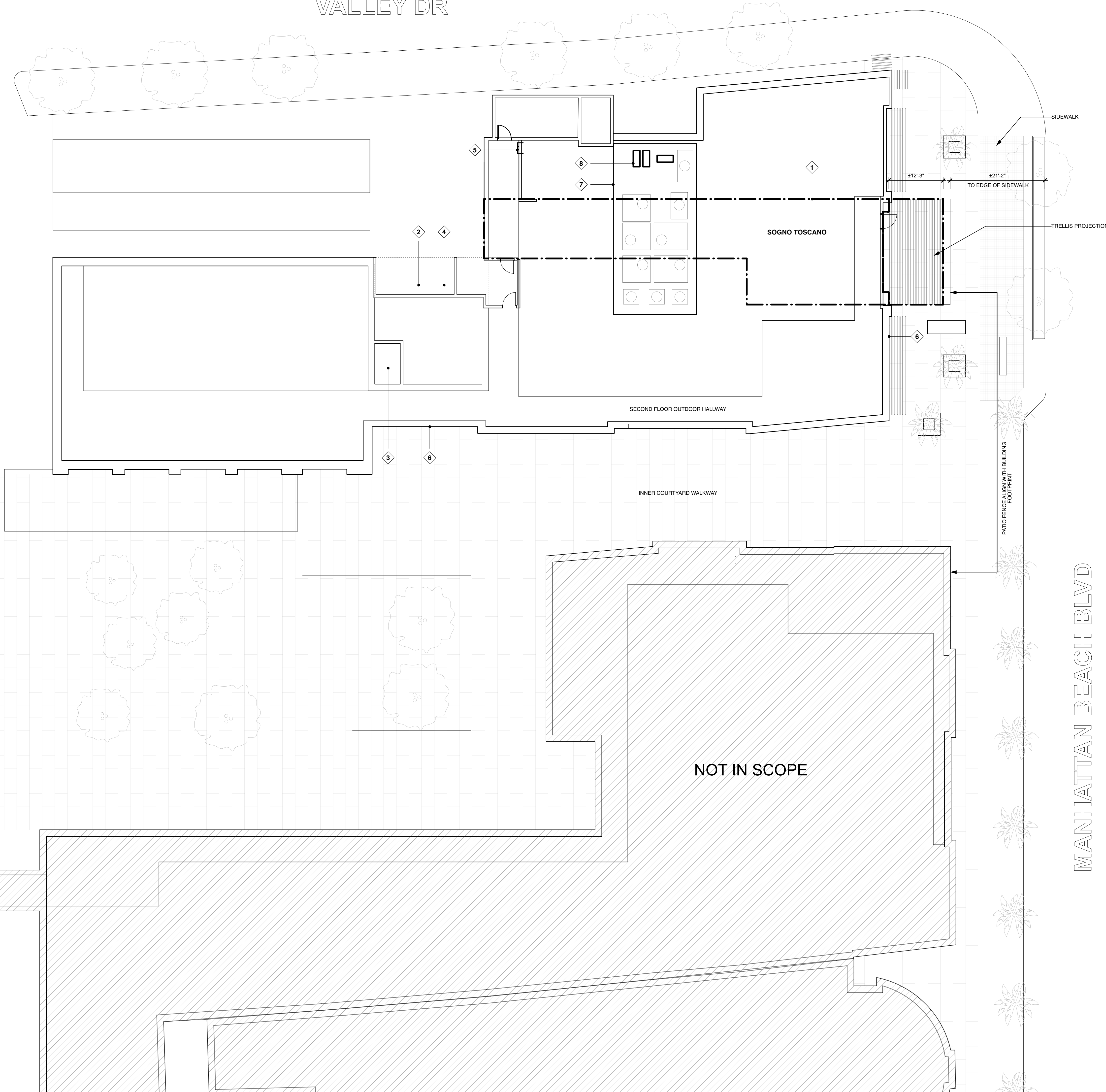
I acknowledge that the following applies to the scope of required accessibility on this project: (check one)

- The existing required accessibility features serving the area of alteration are in conformance with the CBC.
- Upgrades to the existing condition are proposed, and shown on plans, to provide compliance with required accessibility features serving the area of work in conformance with the CBC.
- Not all access features will be provided with the proposed scope of work, thus an Unreasonable Hardship determination must be granted. Upgrades will be provided for all features as described in the approved Hardship application and shown on the plans.

Print Name: GEOFFREY GREGORY Signature: [Signature] Date: 1/23/26

Relation to the project: (Check one)
 Architect, Project Designer, Business Owner, Property Owner

VALLEY DR



SHEET NOTES

- A. REFER TO SHEET A0.1 FOR GENERAL NOTES AND REQUIREMENTS.
- B. PROVIDE BLOCKING FOR ALL WALL MOUNTED ITEMS.
- C. SEE EXTERIOR ELEVATIONS AND DOOR & WINDOW SCHEDULES FOR TEMPERED GLASS LOCATIONS.
- D. WATER HEATER MUST BE STRAPPED TO THE WALL.
- E. PROVIDE NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
- F. ALL CEILING LIGHTS TO BE CENTERED WITHIN WOOD T&G PLANKS, U.N.O.

KEYNOTES

- 1. (E) LEASE LINE
- 2. (E) MECHANICAL ROOM ON FIRST FLOOR
- 3. (E) SERVICE ELEVATOR
- 4. (E) ELECTRICAL ROOM ON FIRST FLOOR
- 5. (E) ROOF ACCESS LADDER
- 6. (E) PARAPET @ ±17'-7"
- 7. (E) ±4'-0" HIGH FENCED EQUIPMENT AREA
- 8. (N) TENANT CONDENSING UNIT, TYP; REFER TO MEP DRAWINGS

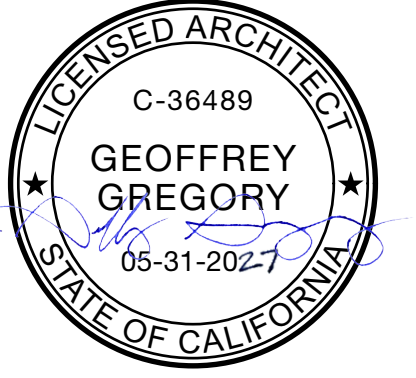
LEGEND

- REFER TO KEY NOTES
- PROPERTY LINE
- NOT IN SCOPE



GREGORY ARCHITECTS
 73200 El Paseo, Suite 2D gregoryarch.com
 Palm Desert, CA 92260 760.779.2724

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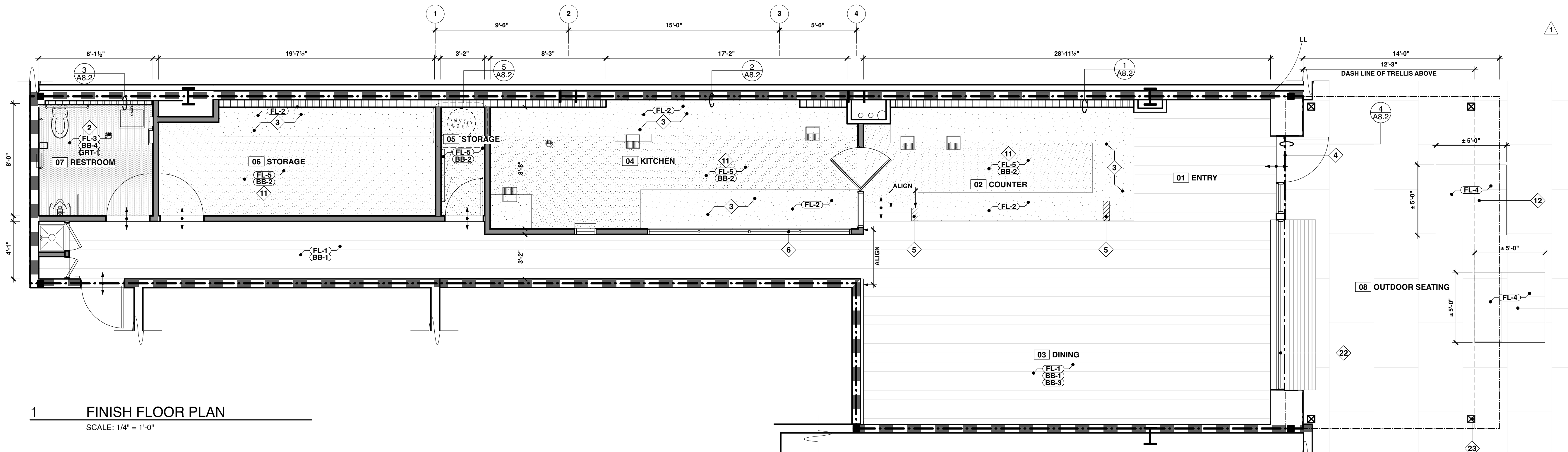
SOGNO TOSCANO
 451 MANHATTAN BEACH BLVD, B102
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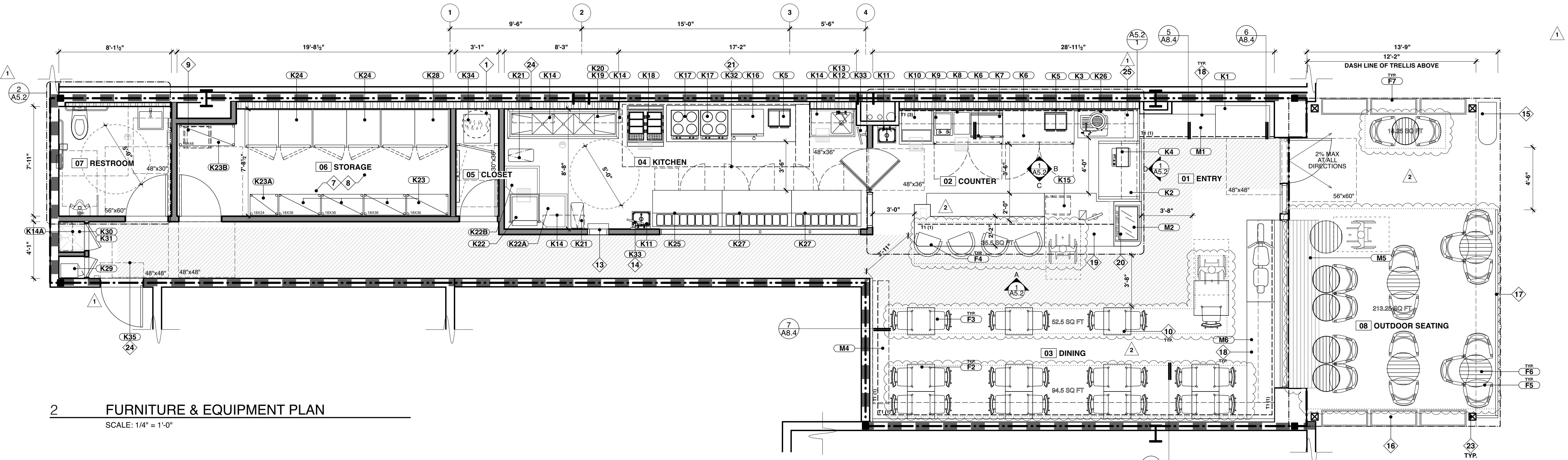
Project No.: 2524
 Date Modified: 3/26/26
 Scale: 3/32" = 1'-0"
 Drawn By: AT

Proposed Roof Plan

A1.1



1 FINISH FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 FURNITURE & EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

SHEET NOTES

- A. ACCEPTABLE LEVEL OF FINISHED FLOOR TO BE ± 1/8" FFL.
- B. ALL ADHESIVE AND SEALANTS, INTERIOR PAINTS AND COATINGS, CARPET SYSTEMS, COMPOSITE WOOD LAMINATE ADHESIVES, MATERIALS, FURNITURE AND SEATING USED IN THE BUILDING INTERIORS SHOULD NOT EXCEED THE VOC CONTENT LIMITS AS SET FORTH IN THE GUIDELINES PRESCRIBED BY LEED IEO CREDITS 4.1, 4.2, 4.3, 4.4 AND 4.5.
- C. GC TO SUBMIT SHOP DRAWING OF MILLWORK FOR REVIEW.
- D. ALL OWNER SUPPLIED ITEMS ARE TO BE INSTALLED BY GC, U.O.N.
- E. GC TO PROVIDE PROPER PROTECTION OF ALL EXISTING TO REMAIN ITEMS DURING ALL PHASES OF CONSTRUCTION. GC TO REPAIR ALL DAMAGED EXISTING TO REMAIN ITEMS AS REQUIRED TO MATCH EXISTING.
- F. GC TO FLASH PATCH, REPAIR AND LEVEL THE EXISTING CONCRETE SLAB AS REQUIRED TO RECEIVE THE SCHEDULED FINISH AND MAINTAIN A LEVEL DATUM LINE.
- G. VERIFY IN FIELD DIMS AND ALL (E) CONDITIONS PRIOR TO START CONSTRUCTION.
- H. DURING THE COURSE OF THE TENANT IMPROVEMENT CONSTRUCTION THE TENANT / TENANT GC IS REQUIRED TO PUT BACK ALL FLOOR SLAB PENETRATIONS FOR PLUMBING AND ELECTRICAL LINES IN A "LEAK PROOF" CONDITION. IN ADDITION, ALL PLUMBING AND ELECTRICAL LINES LOCATED BEHIND THE SUSPENDED SLAB ARE REQUIRED TO BE PAINTED TO MATCH THE CEILING COLOR FOR UNDERGROUND PARKING GARAGE.
- I. ANY ELECTRICAL, DATA, WIRING CONNECTIONS TO MILLWORK/CASEWORK WITHIN THE SALES, RETAIL OR CUSTOMER AREA MUST BE FULLY INTEGRATED AND CONCEALED FROM PUBLIC VIEW.
- K. WHERE DINING SURFACES ARE PROVIDED FOR CONSUMPTION OF FOOD OR DRINK, AT LEAST 5% OF THE SEATING SPACES AND STANDING SPACES AT THE DINING SURFACES SHALL COMPLY WITH BUILT-IN ELEMENT REQUIREMENTS LISTED UNDER SECTION 11B-902. IN ADDITION, WHERE WORK SURFACES ARE PROVIDED FOR USE BY OTHER THAN EMPLOYEES, AT LEAST 5% SHALL COMPLY WITH SECTION 11B-902 (11B-226.1).
- L. ALL INTERIOR FINISHES TO BE COMPLIANT WITH 803.1 AND TABLE 803.13 FLAME SPREAD PROVISIONS.
- M. EPOXY TO HAVE LISTED REQUIREMENTS:
 1. MINIMUM THICKNESS OF 3/16 INCH.
 2. THE FLOORING MUST BE SEALED SO AS TO BE IMPERVIOUS, GREASE, AND ACID RESISTANT.
 3. THE FLOORING MATERIAL MUST BE INSTALLED BENEATH ALL EQUIPMENT AND EQUIPMENT LEGS.
 4. THE FLOORING MUST BE SELF-COVERED UP THE WALLS AT LEAST SIX INCHES WITH A MINIMUM 3/8 INCH SMOOTH RADIUS COVE.
 5. NONSKID AGENTS MAY BE ADDED ONLY TO THE FLOORING IN TRAFFIC AREAS. THE FLOORING BELOW EQUIPMENT AND ON COVED BASES MUST BE SMOOTH AT THE JUNCTURE OF THE FLOOR AND WALLS.
 6. NONSKID TILES MAY BE USED IF FLOOR DRAINS ARE PROVIDED. DEPENDENT ON THE AMOUNT OF NONSKID AGENT USED, A HIGH PRESSURE CLEANING SYSTEM MAY ALSO BE REQUIRED.
 7. A METAL CAP MUST BE INSTALLED AT THE TOP OF THE COVED BASE.
- N. GC TO RECEIVE, UNLOAD AND INSTALL ALL FLOORING MATERIALS.
- O. REFER TO ELEVATIONS AND REFLECTED CEILING PLAN FOR CEILING AND WALL FINISHES.

KEYNOTES

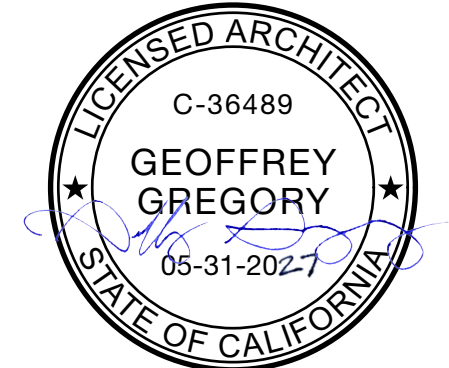
1. HYDROMECHANICAL GREASE TRAP, SIZING, AND REQUIREMENTS SHOWN ON SHEET P6.1. INSTALLATION, ACCESS, AND DOCUMENTATION SHALL COMPLY WITH CURRENT CODE AND MANUFACTURER INSTRUCTIONS. 6" FROM WALL AND 4" MIN. BASE WITH 3/8" RADIUS. ENCLOSED IN A CABINET WITH FRP FINISH. ACCESSIBLE FOR MAINTENANCE THROUGH DOOR AS SHOWN ON DETAIL A8.2 #5.
2. WATERPROOFING REQ'D UNDER TILE IN ALL WET AREAS, SEE SHEET NOTES.
3. EPOXY BASE @ BOH & FRONT COUNTER. EPOXY UNDER EQUIPMENT AND ON THE COVE BASE TO BE SMOOTH AND CLEANABLE.
4. KEEP (E) FLUSH FLOOR TRANSITION AT (E) STOREFRONT OPENING. UPON ARRIVAL ON SITE, GC TO NOTIFY ARCH. OF ANY LEVEL DIFFERENCE BETWEEN EXTERIOR AND (N) FLOOR FINISH.
5. PONY WALL @ 32" A.F.F BY MILLWORKER - INTEGRATED W/ CABINETRY
6. (N) FIXED WINDOW
7. ALL STORAGE SHELVING MUST BE ACCESSIBLE WITH 30" AISLE CLEARANCE
8. ALL EQUIPMENT, INCLUDING SHELVING, MUST BE SUPPORTED BY 6" HIGH EASILY CLEANABLE LEGS COMMERCIAL CASTERS, OR COMPLETELY SEALED IN A POSITION ON A 4" HIGH CONTINUOUSLY COVED BASE OR CONCRETE CURB.
9. WALL HUNG IT RACK, SUPPLIED, & INSTALLED BY VENDOR. GC TO PROVIDE PLYWOOD BACKING FOR IT RACK.
10. DINING SURFACE REQ'D TO COMPLY W/ 11B-902, THAT IS TO PROVIDE A CLEAR FLOOR SPACE PER SECTION (11B-305) POSITIONED FOR FORWARD APPROACH. SHALL BE DISPERSED THROUGHOUT THE SPACE / FACILITY CONTAINING DINING SURFACES FOR EACH TYPE OF SEATING IN A FUNCTIONAL AREA (11B-226.2). REFER TO SHEET A6.0 DETAIL 8 AND 9.
11. EPOXY AT EMPLOYEE WALKING AREA TO BE TEXTURED AND CLEANABLE.
12. (N) CONCRETE INFILL COLOR SAMPLE TO BE PROVIDED TO ARCHITECT
13. (N) PASS THROUGH OPENING & STEEL LEDGE, 1'-6" X 2'-6" OPENING
14. (N) ORDER SYSTEM SCREENS @ ± 4'-10" A.F.F., TYP.
15. (N) HOST STATION
16. (N) PLANTER, 30" H, TYP. REFER TO EXTERIOR ELEVATION ON SHEET A6.0; REFER TO SCHEDULE ON SHEET A7.1
17. (N) FENCE @ FRONT OF PATIO
18. (N) MERCHANDISE DISPLAY
19. (N) ACCESSIBLE COUNTER, REFER TO ENLARGED PLAN ON SHEET A5.2
20. PACKED FOOD DISPLAY ONLY, NOT SELF-SERVICE.
21. OUTLINE OF NEW KITCHEN HOOD ABOVE, REFER TO SHEET M-CA-1
22. (E) FIXED WINDOW @ STOREFRONT
23. (N) 6" X 6" STEEL PATIO POST, TYP. REFER TO STRUCTURAL DRAWINGS
24. (E) AIR CURTAIN TO REMAIN
25. DASHED LINE OF SNEEZE GUARD AT MEAT SLICER. REFER TO SHEET A5.0, ELEV A

LEGEND

- ◊ REFER TO KEY NOTES
- FLRX REFER TO SHEET A7.0 FINISH SCHEDULE
- CHANGE IN FLOORING MATERIAL
- ▨ ADA CLEARANCE



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MANHATTAN BEACH BLVD

MANHATTAN BEACH BLVD



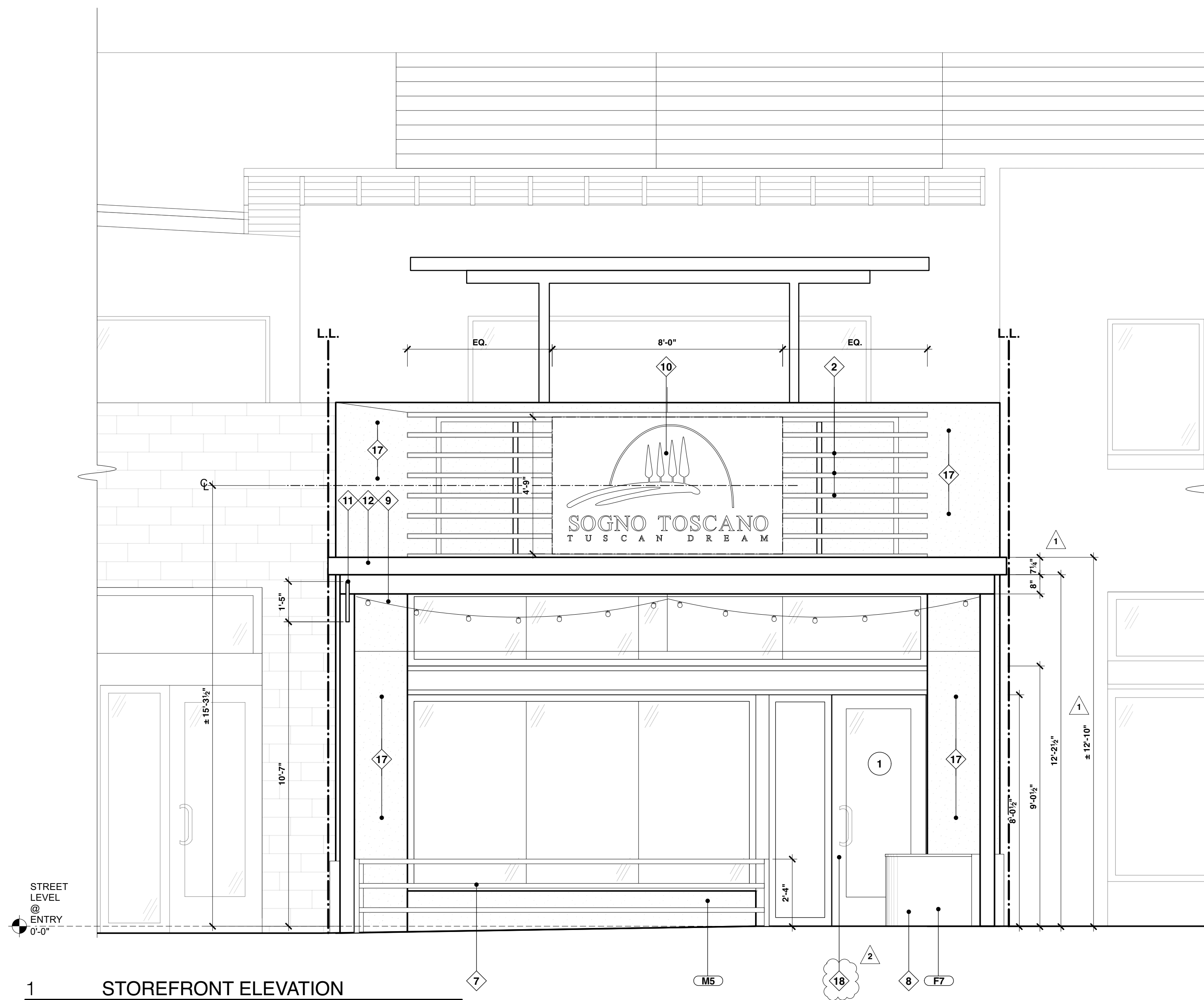
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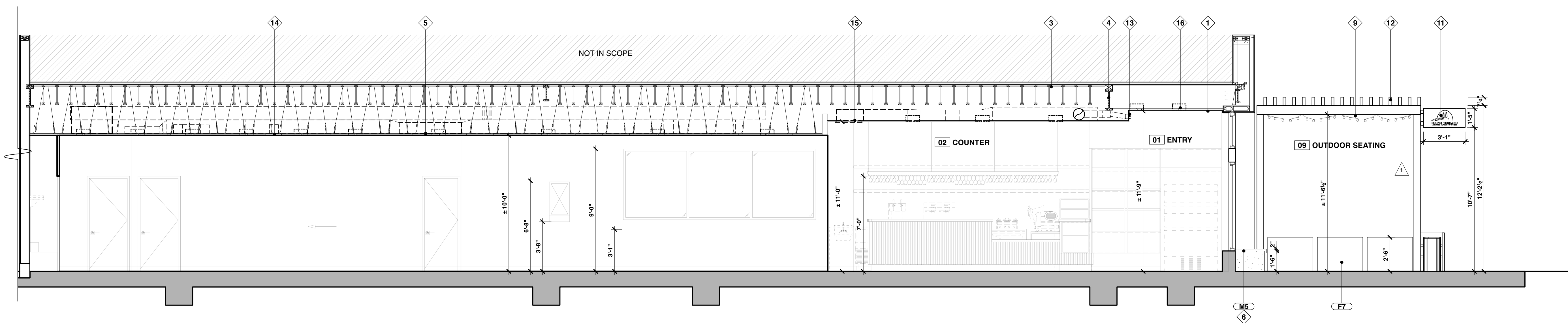
Project No.: 2524
Date Modified: 3/26/26
Scale: 1/4" = 1'-0"
Drawn By: AT

Finish / Furniture & Equipment Floor Plan

A2.1



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



2 PROPOSED SECTION
SCALE: 1/4" = 1'-0"

SHEET NOTES

- A. REFER TO SHEET A0.1 FOR GENERAL NOTES AND REQUIREMENTS.
- B. PROVIDE BLOCKING FOR ALL WALL MOUNTED ITEMS.
- C. SEE EXTERIOR ELEVATIONS AND DOOR & WINDOW SCHEDULES FOR TEMPERED GLASS LOCATIONS.
- D. GC TO PROVIDE PROPER PROTECTION OF EXISTING TO REMAIN ITEMS DURING ALL PHASES OF CONSTRUCTION.

KEYNOTES

- 1. (N) GYP BD CLNG
- 2. EXISTING SIGNAGE WALL TRELLIS TO REMAIN; GC TO TOUCH-UP & REPAIR
- 3. (E) STRUCTURAL OPEN WEB TRUSS TO REMAIN
- 4. (E) STRUCTURAL BEAMS TO REMAIN, TYP.
- 5. (N) 2' X 4' T-BAR CLNG
- 6. (N) WOOD SLAT PLANK SEATING BUILT ON TOP OF (E) BUILT-IN OUTDOOR BENCH
- 7. (N) FENCE @ PATIO
- 8. (N) HOST COUNTER @ PATIO
- 9. (N) STRING LIGHT, TYP; SEE SHEET A7.1 FOR LIGHT SCHEDULE
- 10. (N) MAIN SIGNAGE. UNDER SEPARATE SUBMITTAL
- 11. (N) BLADE SIGNAGE. UNDER SEPARATE SUBMITTAL
- 12. (N) OPEN SLATTED WOOD @ TOP OF PERGOLA
- 13. (N) FLUSH MOUNTED LINEAR AIR DIFFUSOR FACING STOREFRONT
- 14. (N) FLUSH MOUNTED SUPPLY AIR DIFFUSOR
- 15. (N) FLUSH MOUNTED RETURN AIR DIFFUSOR
- 16. (N) RECESSED 1" ROUND CAN LIGHT, TYP; SEE SHEET A7.1 FOR LIGHT SCHEDULE
- 17. (E) STOREFRONT EXTERIOR TO BE A TEXTURED STUCCO FINISH WITH INTEGRAL COLOR P-S; REMOVE WOOD SIDING, TYP.
- 18. GC TO VERIFY CONDITION OF (E) STOREFRONT DOOR; REPAIR & TOUCH-UP

LEGEND

- REFER TO KEY NOTES
- REFER TO SHEET A7.0 FOR DOOR SCHEDULE
- REFER TO SHEET A7.0 FOR WINDOW SCHEDULE
- NOT IN SCOPE



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SOGNO TOSCANO

451 MANHATTAN BEACH BLVD, B102
MANHATTAN BEACH, CA 90266

Date	Description
1/26/26	1ST PERMIT SUBMITTAL
3/31/26	2ST PERMIT SUBMITTAL
5/4/26	3RD PERMIT SUBMITTAL

Project No.: 2524
Date Modified: 3/26/26
Scale: 1/4" = 1'-0"
Drawn By: AT

Exterior Storefront
Elevation & Section

A6.0