

MrJacques Massachi

261 S KENMORE AVE, LOS ANGELES, 90004

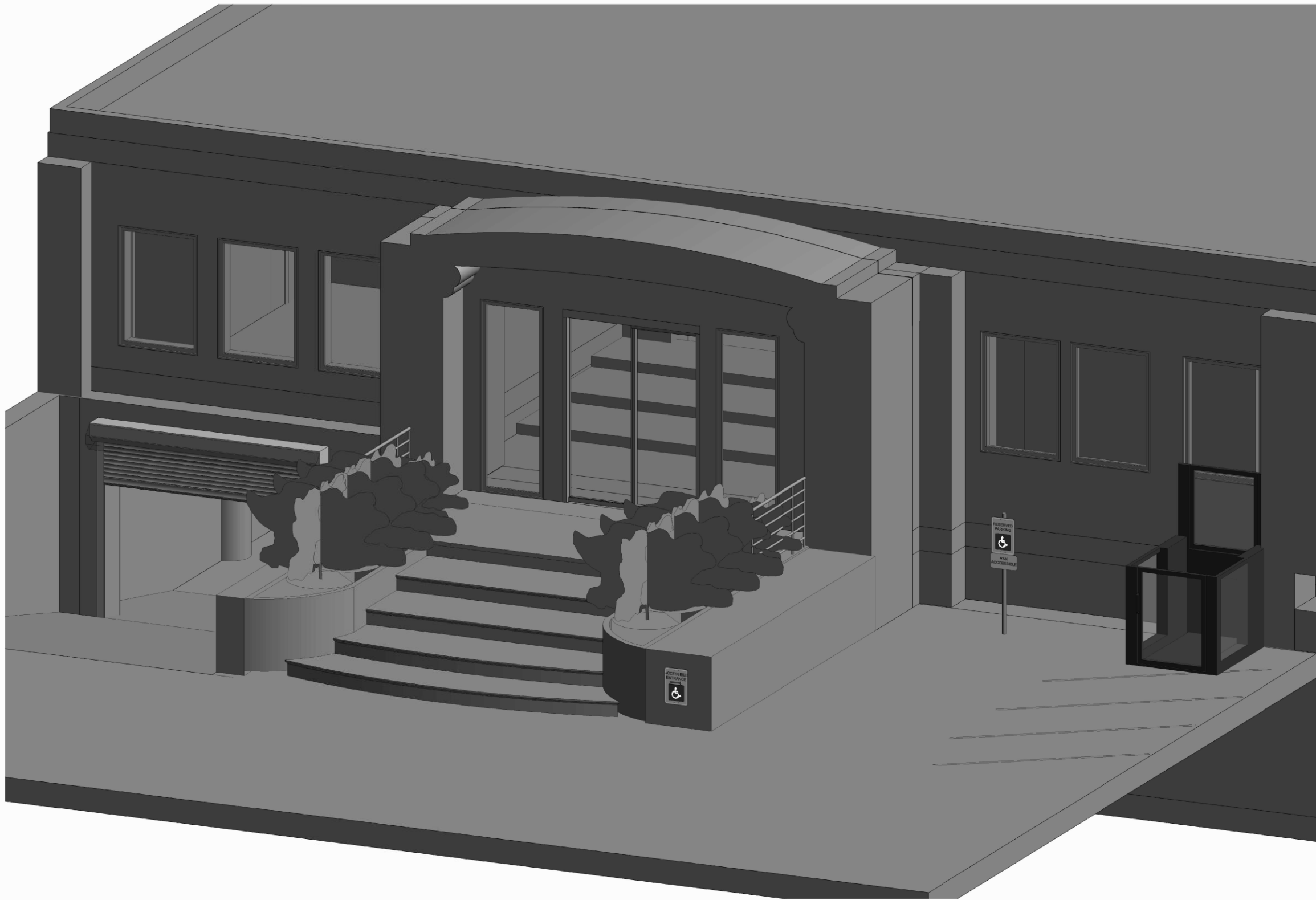


EXHIBIT "A"

Page No. 1 of 16

Case No. ZA-2025-2662-CUB-CUX

261 S KENMORE AVE, LOS ANGELES, 90004

PROJECT DESCRIPTION:
NON-DUCTILE CONCRETE RETROFIT

PROJECT TITLE:
MASSACHUSETTS BUILDING



**A&H ELEGANT
DESIGN INC.**

HEET TITLE:

COVER

COVER

NER:

Jacques Massa

PROJECT APN NUMBER:

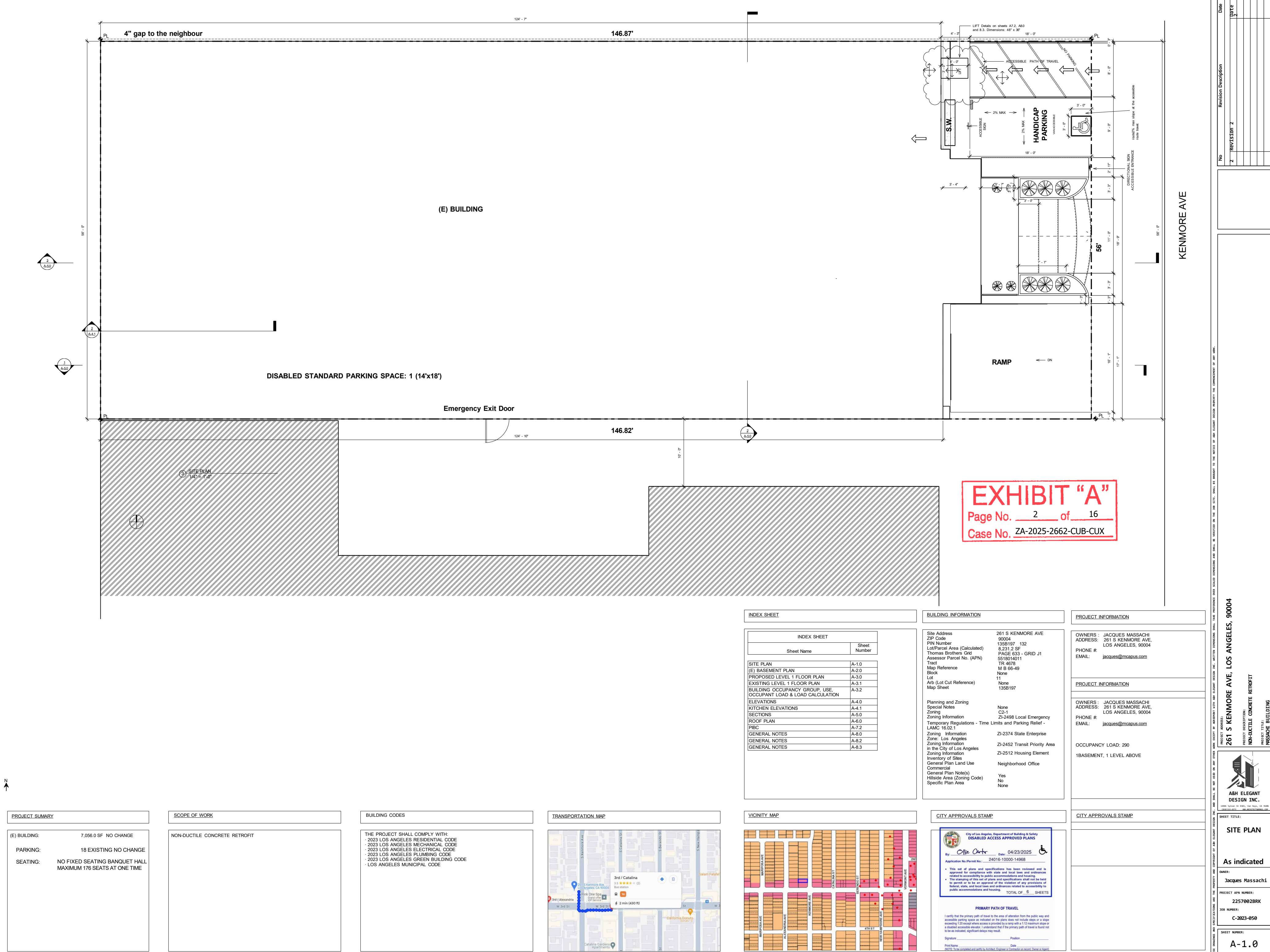
2257002BRK

0 NUMBER:

C-2023-050

SHEET NUMBER:

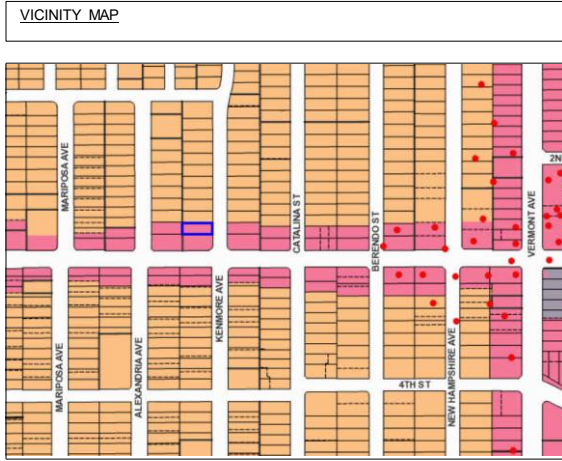
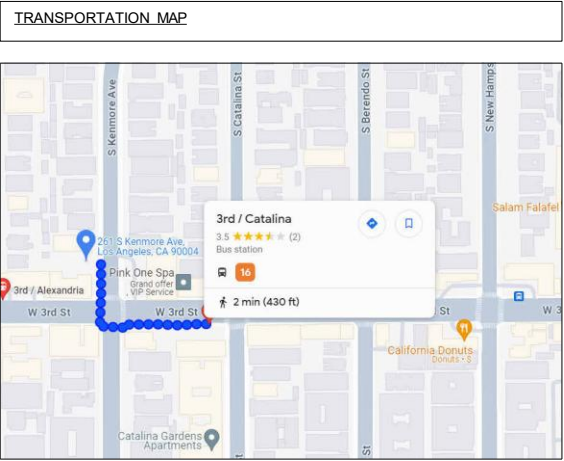
A-0.0



PROJECT SUMMARY	
(E) BUILDING:	7,056.0 SF NO CHANGE
PARKING:	18 EXISTING NO CHANGE
SEATING:	NO FIXED SEATING BANQUET HALL MAXIMUM 176 SEATS AT ONE TIME

SCOPE OF WORK	
NON-DUCTILE CONCRETE RETROFIT	

BUILDING CODES	
THE PROJECT SHALL COMPLY WITH: · 2023 LOS ANGELES RESIDENTIAL CODE · 2023 LOS ANGELES MECHANICAL CODE · 2023 LOS ANGELES ELECTRICAL CODE · 2023 LOS ANGELES PLUMBING CODE · 2023 LOS ANGELES GREEN BUILDING CODE · LOS ANGELES MUNICIPAL CODE	



CITY APPROVALS STAMP	
City of Los Angeles, Department of Building & Safety DISABLED ACCESS APPROVED PLANS By: <i>[Signature]</i> Date: 04/23/2025 Application No./Permit No.: 24016-10000-14968 - This set of plans and specifications have been reviewed and approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing. - The stamping of this set of plans and specifications shall not be held as approval or approval of the violation of any provisions of federal, state, and local laws and ordinances related to accessibility to public accommodations and housing. TOTAL OF: 6 SHEETS PRIMARY PATH OF TRAVEL I certify that the primary path of travel to the area of alteration from the public way and accessible parking space as indicated on the plans does not include steps or a slope exceeding 1:20 except where access is provided by a ramp with a 1:12 maximum slope or a disabled accessible elevator. I understand that if the primary path of travel is found not to be as indicated, significant delays may result. Signature: _____ Position: _____ Print Name: _____ Date: _____ NOTE: To be completed and certified by Architect, Engineer or Contractor on record. Owner or Agent.	

INDEX SHEET	
Sheet Name	Sheet Number
SITE PLAN	A-1.0
(E) BASEMENT PLAN	A-2.0
PROPOSED LEVEL 1 FLOOR PLAN	A-3.0
EXISTING LEVEL 1 FLOOR PLAN	A-3.1
BUILDING OCCUPANCY GROUP, USE, OCCUPANT LOAD & LOAD CALCULATION	A-3.2
ELEVATIONS	A-4.0
KITCHEN ELEVATIONS	A-4.1
SECTIONS	A-5.0
ROOF PLAN	A-6.0
PIBC	A-7.2
GENERAL NOTES	A-8.0
GENERAL NOTES	A-8.2
GENERAL NOTES	A-8.3

BUILDING INFORMATION	
Site Address	261 S KENMORE AVE
ZIP Code	90004
PN Number	135B197 132
Lot/Parcel Area (Calculated)	8,231.2 SF
Thomas Brothers Grid	PAGE 633 - GRID J1
Assessor Parcel No. (APN)	5518014011
Tract	TP 4678
Map Reference	M B 66-49
Block	None
Lot	11
Arb (Lot Cut Reference)	None
Map Sheet	135B197
Planning and Zoning	None
Special Notes	C2-1
Zoning	ZI-2498 Local Emergency
Zoning Information	Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zone: Los Angeles	ZI-2374 State Enterprise
Zoning Information in the City of Los Angeles	ZI-2452 Transit Priority Area
Zoning Information Inventory of Sites	ZI-2512 Housing Element
General Plan Land Use	Neighborhood Office
Commercial	No
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None

PROJECT INFORMATION	
OWNERS :	JACQUES MASSACHI
ADDRESS :	261 S KENMORE AVE, LOS ANGELES, 90004
PHONE #:	
EMAIL:	jacques@mcapus.com
PROJECT INFORMATION	
OWNERS :	JACQUES MASSACHI
ADDRESS :	261 S KENMORE AVE, LOS ANGELES, 90004
PHONE #:	
EMAIL:	jacques@mcapus.com
OCCUPANCY LOAD:	290
1BASEMENT, 1 LEVEL ABOVE	

PROJECT BORDERS:
261 S KENMORE AVE, LOS ANGELES, 90004

PROJECT DESCRIPTION:
NON-DUCTILE CONCRETE RETROFIT

PROJECT TITLE:
MASSACHI BUILDING

A&H ELEGANT DESIGN INC.
14400 Sycamore St #400, Van Nuys, CA 91411
(818) 709-1001

As indicated

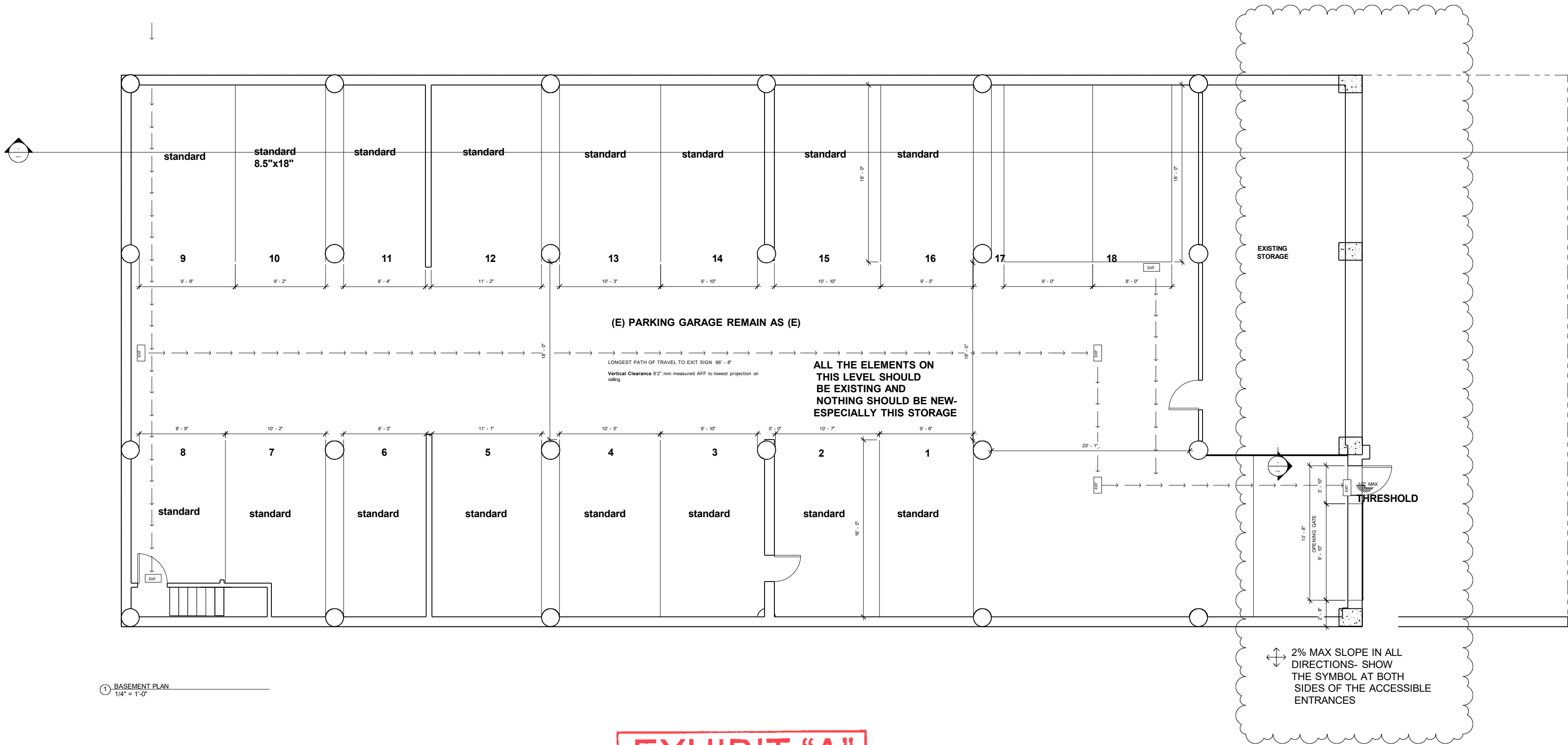
OWNER:
Jacques Massachi

PROJECT APN NUMBER:
2257002BRK

JOB NUMBER:
C-2023-050

SHEET NUMBER:
A-1.0

No	Revision Description	Date
2	REVISION 2	04/23/2025



1 BASEMENT PLAN
1/4" = 1'-0"

Parkings: 18
STANDARD VAN ACCESSIBLE PARKING PACES: 1 (17'X18')

EXHIBIT "A"
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Case No. ZA-2025-2662-CUB-CUX

CITY APPROVALS STAMP

CITY APPROVALS STAMP

CITY APPROVALS STAMP

(E) BASEMENT
PLAN

1/4" = 1'-0"

OWNER:
Jacques Massachi

PROJECT APN NUMBER:
2257002BRK

JOB NUMBER:
C-2023-050

SHEET NUMBER:
A-2.0

DATE: 10/10/2023

BY: [Signature]

PROJECT ADDRESS:
261 S KENMORE AVE, LOS ANGELES, 90004

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261 S KENMORE AVE, LOS ANGELES, 90004
PROJECT DESCRIPTION:
NON-DUCTILE CONCRETE RETROFIT
PROJECT TITLE:
MASSACHI BUILDING



PROJECT ADDRESS:
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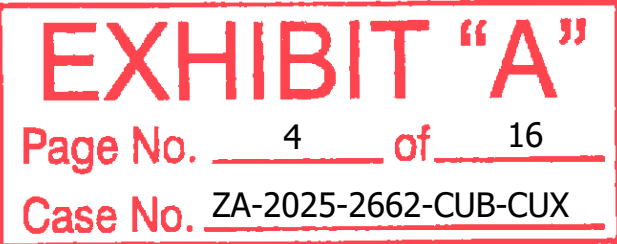
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PROJECT ADDRESS:
261 S KENMORE AVE, LOS ANGELES, 90004



- Proposed Walls Guide
1/4" = 1'-0"

[illegible]



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Case No. ZA-2025-2662-CUB-CUX

- Proposed Walls Guide
1/4" = 1'-0"



**A&H ELEGANT
DESIGN INC.**

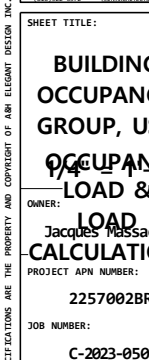
SHEET NUMBER:
A-3.1

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BUILDING OCCUPANCY LOAD: 292

PROJECT ADDRESS:
2261 S KENMORE AVE, LOS ANGELES 90004



SHEET NUMBER:
A-3.2

NO.	REVISION DESCRIPTION
1	REVISION 1
2	REVISION 2

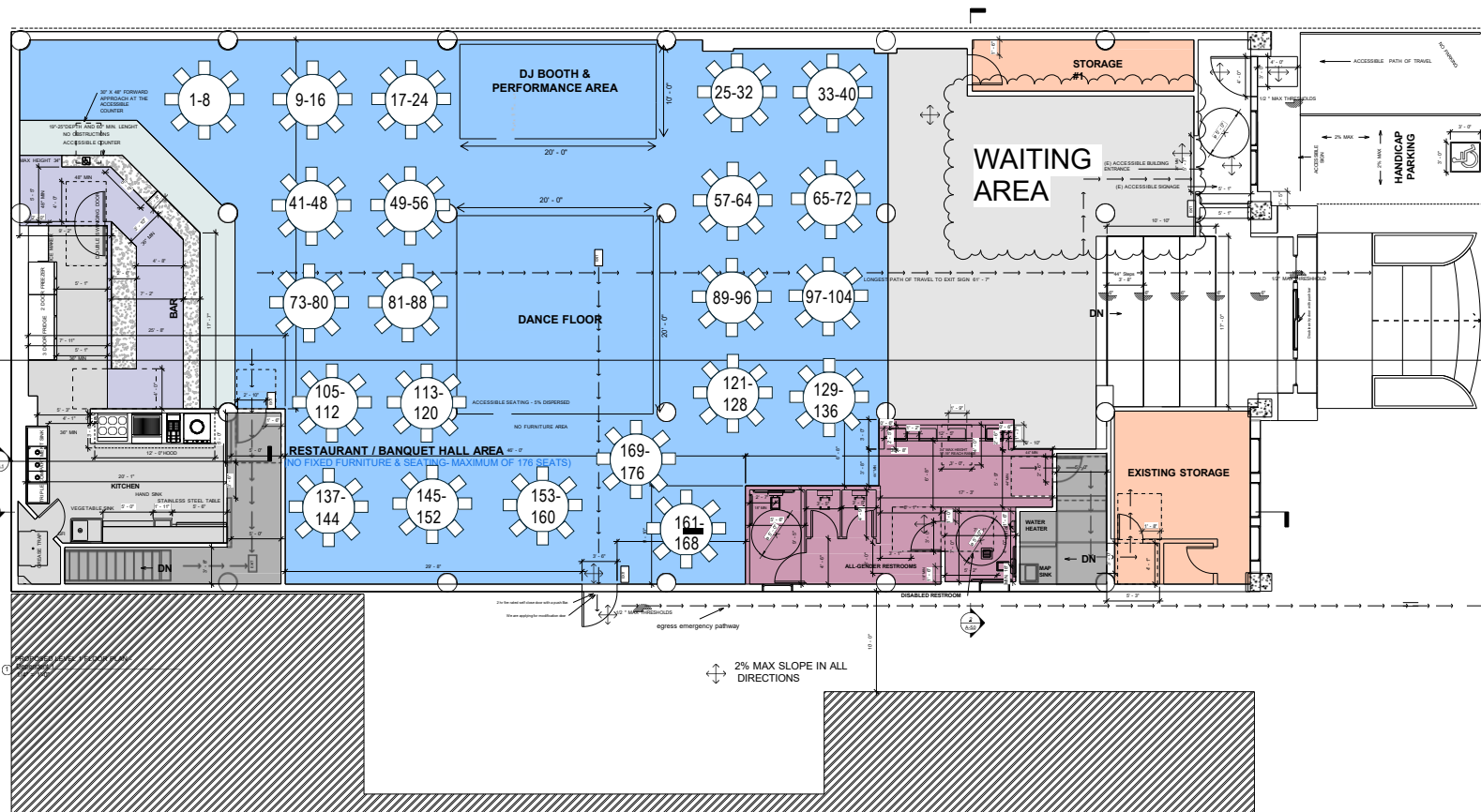
261 S KENMORE AVE, LOS ANGELES, 90004
PROJECT: RESTAURANT
PROJECT: CONCRETE RETROFIT
PROJECT: BUILDING

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PROJECT: RESTAURANT
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261 S KENMORE AVE, LOS ANGELES, 90004
PROJECT: RESTAURANT
PROJECT: CONCRETE RETROFIT
PROJECT: BUILDING



LABEL OF AREA	GROSS SF/PERSON	AREA / SF	OCCUPANT LOAD	Area/Load Factor
KITCHEN	200	870	4.4	5
PUBLIC BAR (SEATED)	15	146	9.7	10
PUBLIC BAR (STANDING)	5	180	36	
BATHROOM		373	0	
STORAGE	300	349	1.2	1
A RESTAURANT DINING AREA	15	3000	200	
WAITING AREA	15	578	38.5	10
HALLWAY	244			
		4626	289.8	

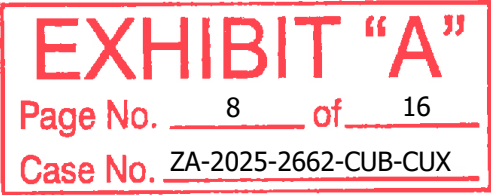
BUILDING OCCUPANCY LOAD: 292

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Demonstrative seating arrangement for event(s) as seating will change based upon particular event(s). 22 60" tables, 8 seats per table.

CITY APPROVALS STAMP	CITY APPROVALS STAMP

BUILDING OCCUPANCY GROUP, USE, OCCUPANT LOAD & CALCULATION
225780288X
C-2023-050
A-3.2



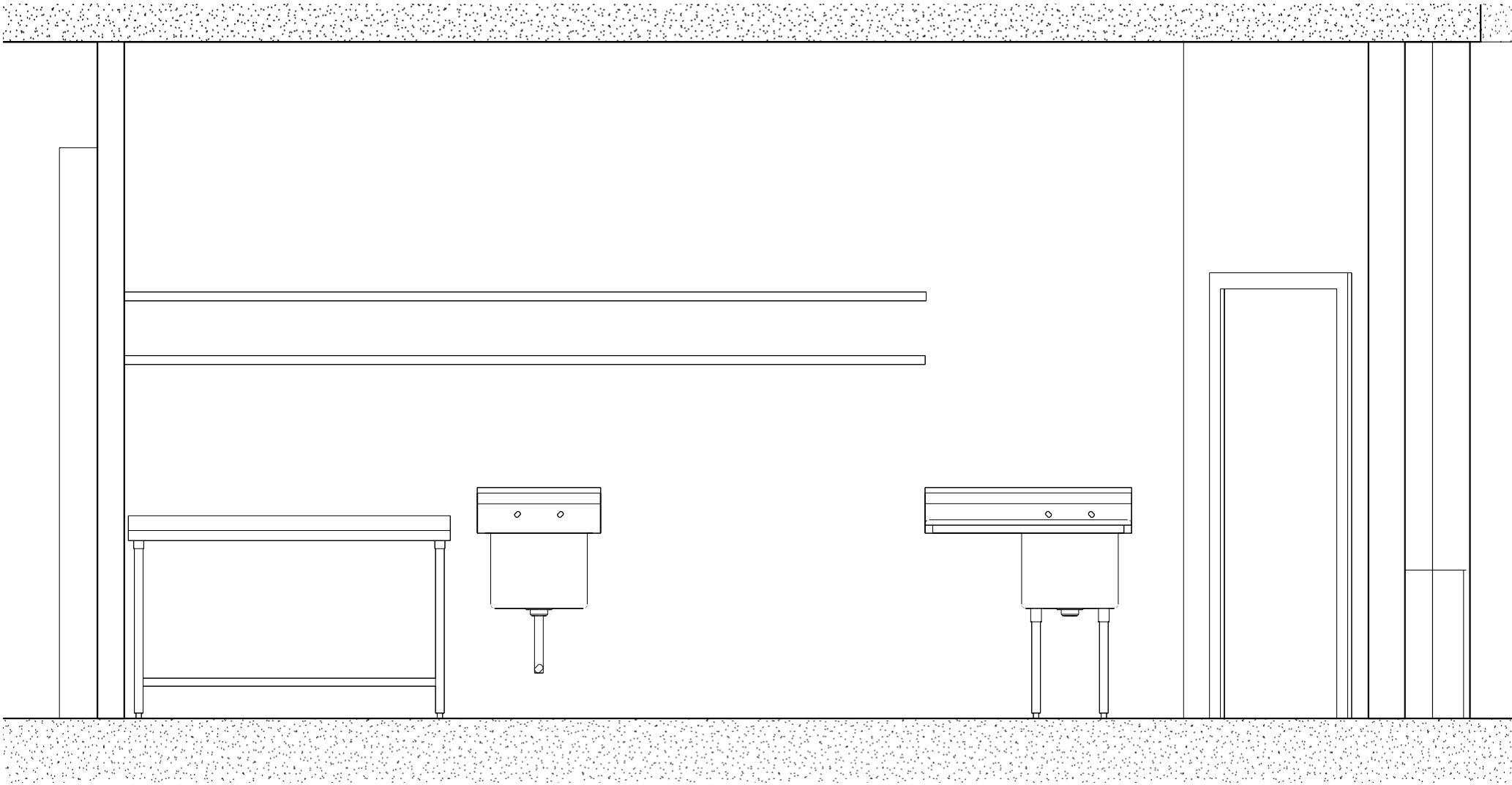
OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.

1. FOR EXTERIOR STUCCO, A WEEP SCREED AT 2" MIN. BELOW THE FOUNDATION PLATE LINE, SCREED SHALL CONFORM TO THE FOLLOWING: 26 GA. MIN CORROSION RESISTANT MATERIAL, 3 1/2" MIN VERTICAL ATTACHMENT FLANGE, 6" MIN. ABOVE GRADE OR 2" ABOVE PAVED AREA.
2. STUCCO LATH & DRYWALL SHALL BE NAILED TO ALL STUD & TOP, BOTTOM PLATES
3. USE 2 LAYER OR GRADE "D" BUILDING PAPERS BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD FOR EXTERIOR STUCCO .
4. USE 7/8" MIN. THICK 3-COATS APPLICATION (SCRATCH - BROWN AND FINISH)

1. PROVIDE FIRE BLOCKING IN CONCEALED SPACES 19" O.C. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES. CONCEALED SPACES BETWEEN STAIR AND LANDING, OPENINGS ABOVE DOORS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS AND FIREPLACES. CRC 1030.11.
2. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" TO THE EXPOSED GROUND SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY. CRC R317.20.
3. ALL WALLS TO BE SMOOTH FINISH UNO.
4. CONTRACTOR TO INCLUDE ALL FINISH AND COLOR SPECIFIED BY OWNER AND INTERIOR DESIGNER.
5. CONTRACTOR TO VERIFY W/ OWNER'S INTERIOR DESIGNER FOR MATERIAL SELECTION AND COLOR TO FINAL PRICING AND CONSTRUCTION.
6. MIN. 3/8" CDX PLYWOOD THROUGH-OUT @ OUTSIDE FACE OF WALL.
7. CONTRACTOR TO INSULATE INSULATION OF CLOSET ORGANIZER. (SELECTED BY OWNER)
8. CONTRACTOR TO VERIFY W/ ALL OWNER'S APPLIANCE MANUAL SPEC. PRIOR TO CONSTRUCTION.
9. DESIGN BUILT CABINET TO FIT
10. ALL INTERIOR, DOOR, WINDOW SIDE, HEAD AND SILL TO BE WOOD MOLDING.
11. ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20".
12. EXTERIOR CONCRETE LANDING TO COMPLY 19" O.C. CRC R317.3.
 - A. ALL FINISH SHALL BE A LANDING OR FLOOR FINISH ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES IN THE DIMENSION DETERMINED IN THE REQUIRED TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).
 - B. FINISHINGS AT THE REQUIRED DOOR SHALL NOT MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: THE LANDING SHALL BE NOT MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT FIRE PULL OVER THE LANDING.
13. FIRE PULL TO COMPLY ICBO 8567 R.1
14. GROUND ADJACENT TO THE FOUNDATION SHALL FALL A MINIMUM OF 8 INCHES WITHIN THE FIRST 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE FOUNDATION WALL. (CRC R401.3)

[illegible]

1 Section 1 - Callout 1
1" = 1'-0"



2 Section 5
1" = 1'-0"

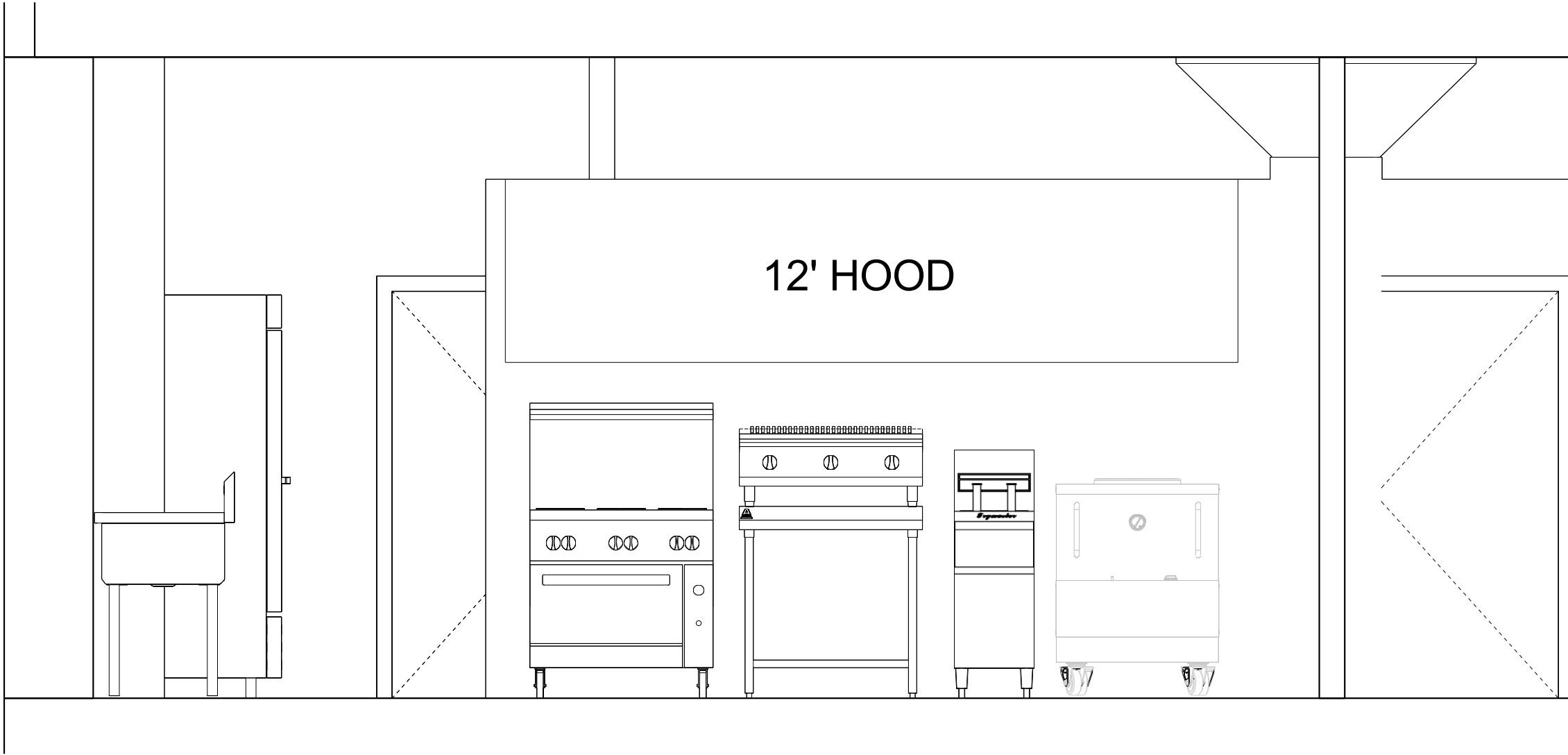


EXHIBIT "A"
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Case No. ZA-2025-2662-CUB-CUX

CITY APPROVALS STAMP

CITY APPROVALS STAMP

SHEET TITLE:

KITCHEN
ELEVATIONS

1" = 1'-0"

OWNER:
Jacques Massachi

PROJECT APN NUMBER:
2257002BRK

JOB NUMBER:
C-2023-050

SHEET NUMBER:
A-4.1

PROJECT ADDRESS:
261 S KENMORE AVE, LOS ANGELES, 90004

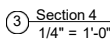
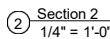
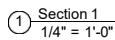
PROJECT DESCRIPTION:
NON-DUCTILE CONCRETE RETROFIT

PROJECT TITLE:
MASSACHUSETTS BUILDING



14000 SOUTHERN BL APT. 101, VAN NUYS, CA 91411
(818) 708-1111 - WWW.AHDESIGNINC.COM

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_____ — MAX HEIGHT
 _____ — TOP LEVEL
 _____ — 11' Level
 _____ — 10' - 6"

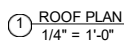
 _____ — level 1
 _____ — 0' - 0"

 _____ — GROUND LEVEL
 _____ — -4' - 6"

 _____ — BASEMENT
 _____ — -10' - 0"

Case No. ZA-2025-2662-CUB-CUX

A-5.0



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Case No. ZA-2025-2662-CUB-CUX

CITY APPROVALS STAMP

1/4" = 1'-0"

Jacques Massach

PROJECT APN NUMBER:

2257002BRK

B NUMBER:

A-6.0

[illegible]

PROJECT ADDRESS:
2261 S KENMORE AVE, LOS ANGELES, 90004

PROJECT ADDRESS:
261 S KENIL

PROJECT ADDRESS:
2261 S KENMO
PROJECT DESCRIPTION:
NON-DUCTILE CONCRET
PROJECT TITLE:
MASSACHUSETTS BUILDING

PROJECT ADDRESS:
261 S KE
PROJECT DESCRIPTION:
NON-DUCTILE C
PROJECT TITLE:
MASSACHUSETTS



**A&H ELEGANT
DESIGN INC.**

14400 Sylvan St #101, Van Nuys, CA 91411
(818) 322-0572 ANN@CONSTRUCTIVEMALL.COM

ROOF PLAN

$$1/4" = 1'-0"$$

Jacques Massach

PROJECT APN NUMBER:

2257002BRK

JOB NUMBER:

A-6.0

PROJECT ADDRESS:
2261 S KENMORE AVE, LOS ANGELES, 90004

PROJECT ADDRESS:
261 S KENI

PROJECT ADDRESS:
2261 S KENMO
PROJECT DESCRIPTION:
NON-DUCTILE CONCRET
PROJECT TITLE:
MASSACHUSETTS BUILDING

PROJECT ADDRESS:
261 S KE
PROJECT DESCRIPTION:
NON-DUCTILE C
PROJECT TITLE:
MASSACHUSETTS



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ROOF PLAN

$$1/4" = 1'-0"$$

Jacques Massach

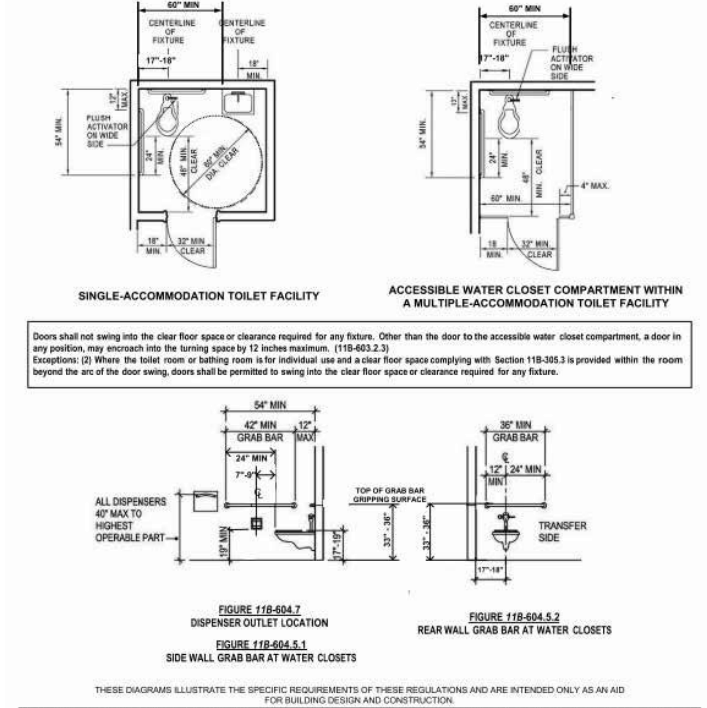
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A-6.0

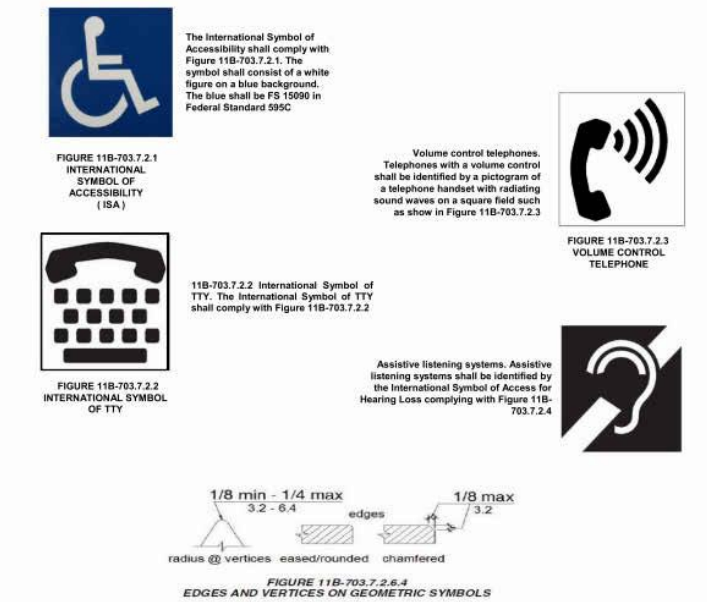
ACCESSIBILITY DETAILS FOR
RESTROOMS AND DRINKING FOUNTAINS



As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

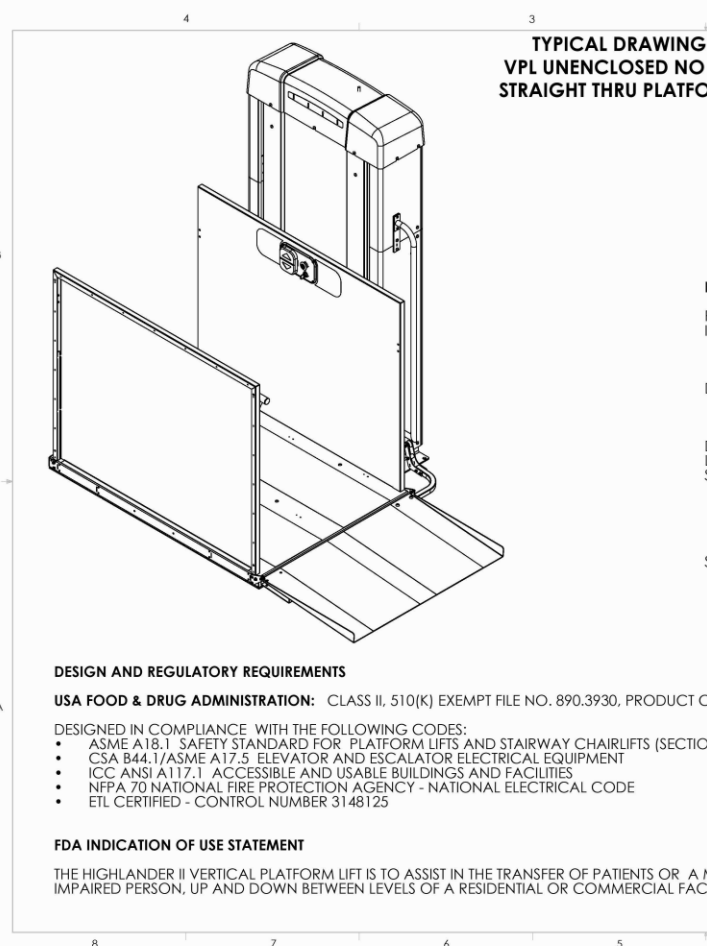
Page 1 of 5

ACCESSIBILITY DETAILS FOR SIGNS



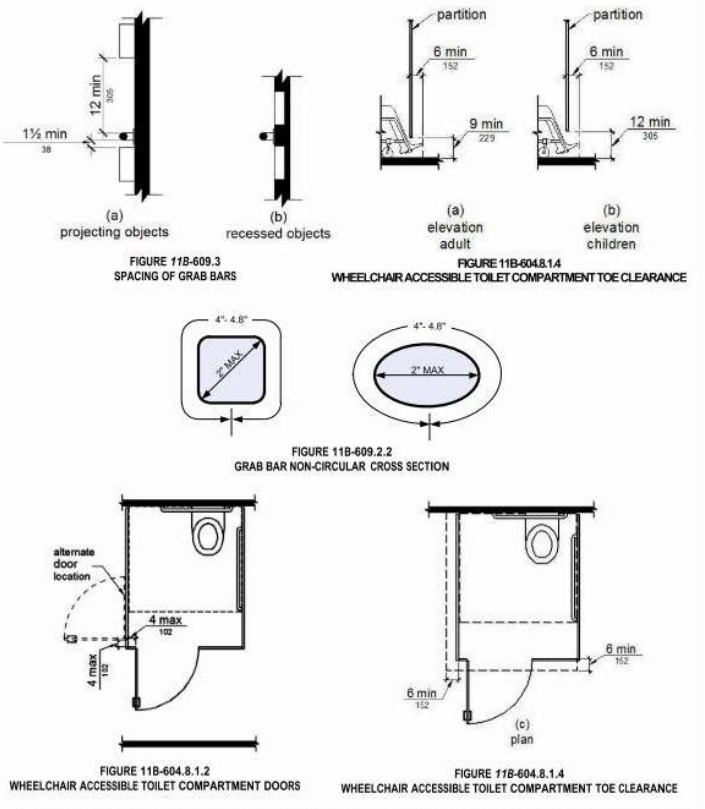
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Page 1 of 5



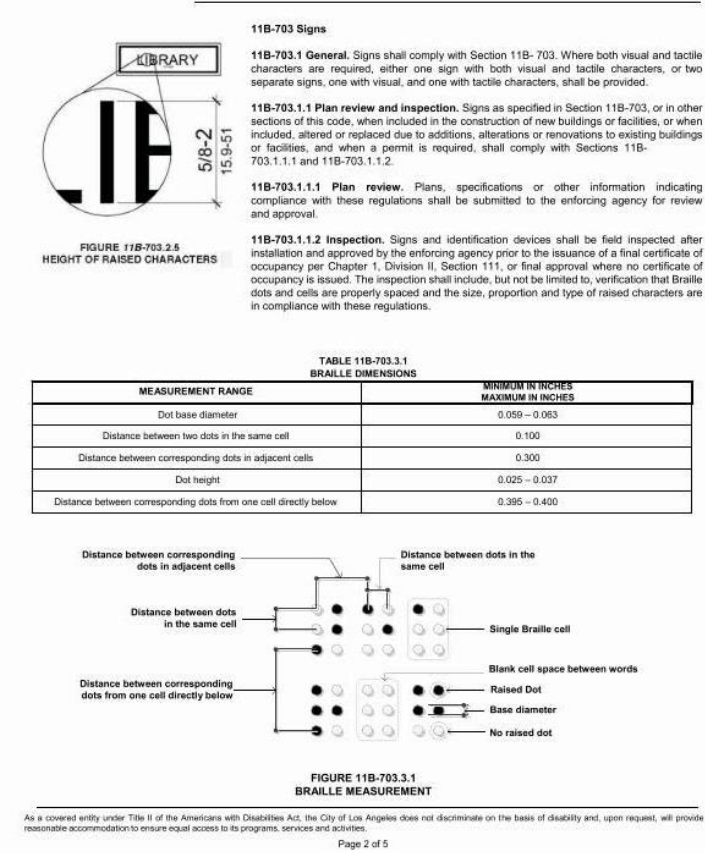
DESIGN AND REGULATORY REQUIREMENTS
USA FOOD & DRUG ADMINISTRATION: CLASS II, 510(K) EXEMPT FILE NO. 890.3930, PRODUCT CODE: PCE
DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODES:
• ASME A18.1 SAFETY STANDARD FOR PLATFORM LIFTS AND STAIRWAY CHAIRLIFTS (SECTIONS 2 AND 5)
• CSA B44.1/ASME A17.5 ELEVATOR AND ESCALATOR ELECTRICAL EQUIPMENT
• ICC-ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
• NFPA 70 NATIONAL FIRE PROTECTION AGENCY - NATIONAL ELECTRICAL CODE
• ETL CERTIFIED - CONTROL NUMBER 3148125
FDA INDICATION OF USE STATEMENT
THE HIGHLANDER II VERTICAL PLATFORM LIFT IS TO ASSIST IN THE TRANSFER OF PATIENTS OR A MOBILITY IMPAIRED PERSON, UP AND DOWN BETWEEN LEVELS OF A RESIDENTIAL OR COMMERCIAL FACILITY.

8 7 6 5 4 3 2 1



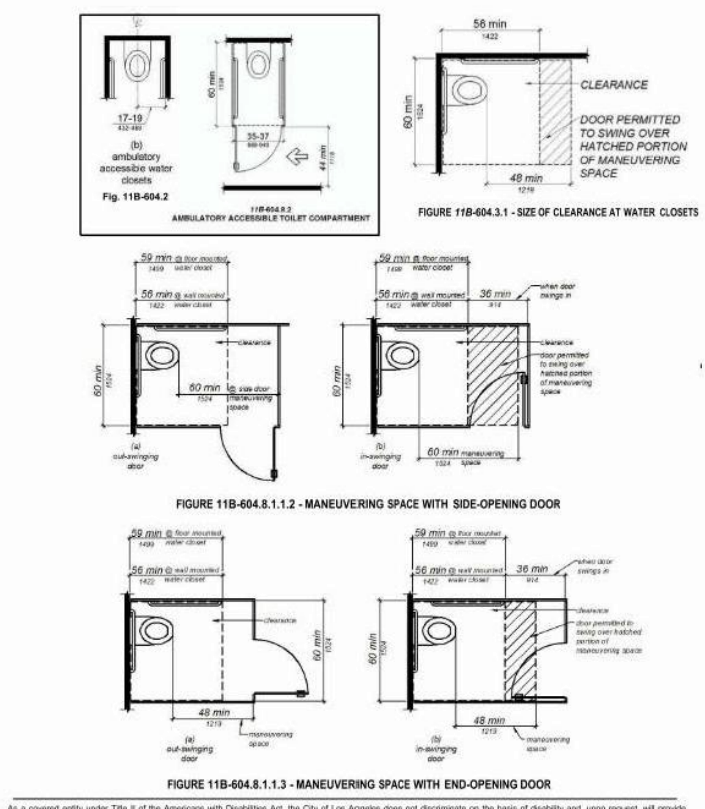
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Page 2 of 5



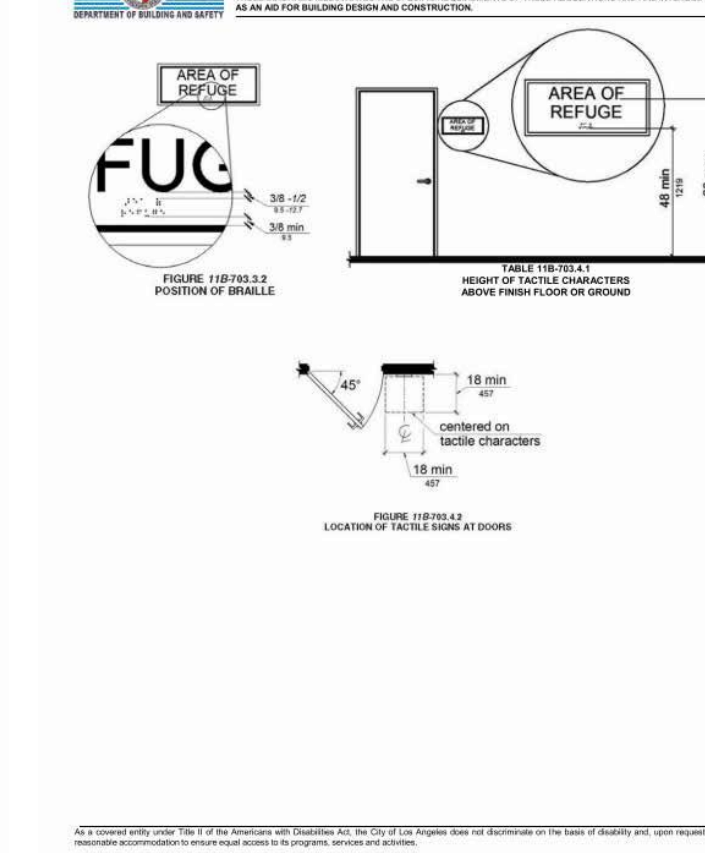
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Page 2 of 5



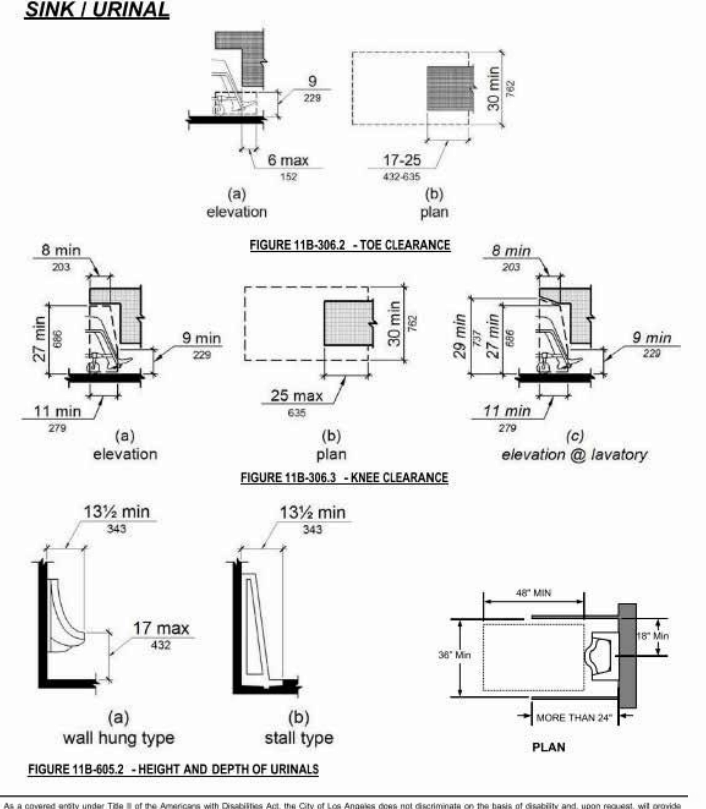
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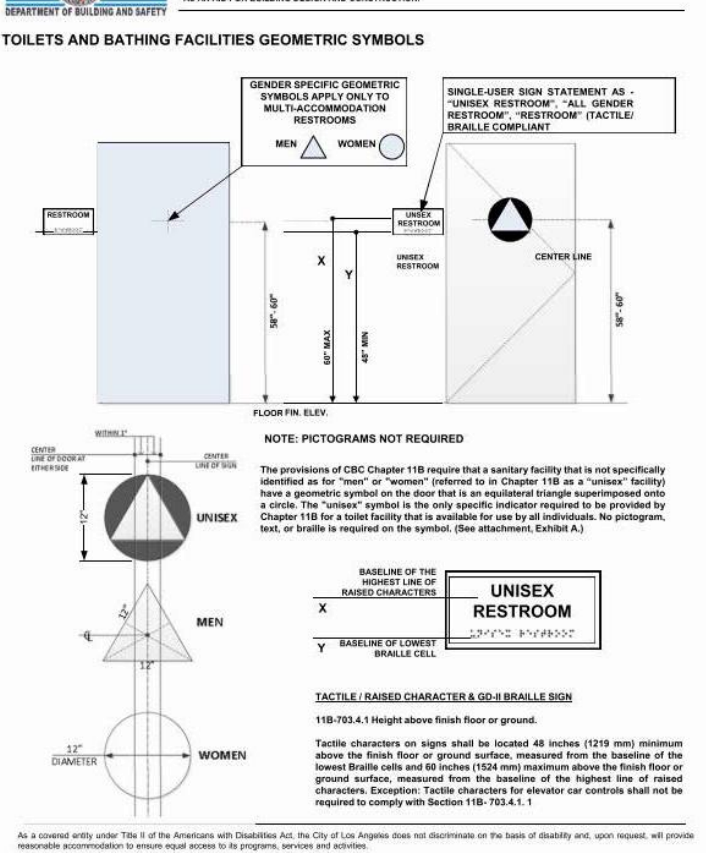
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Page 3 of 5



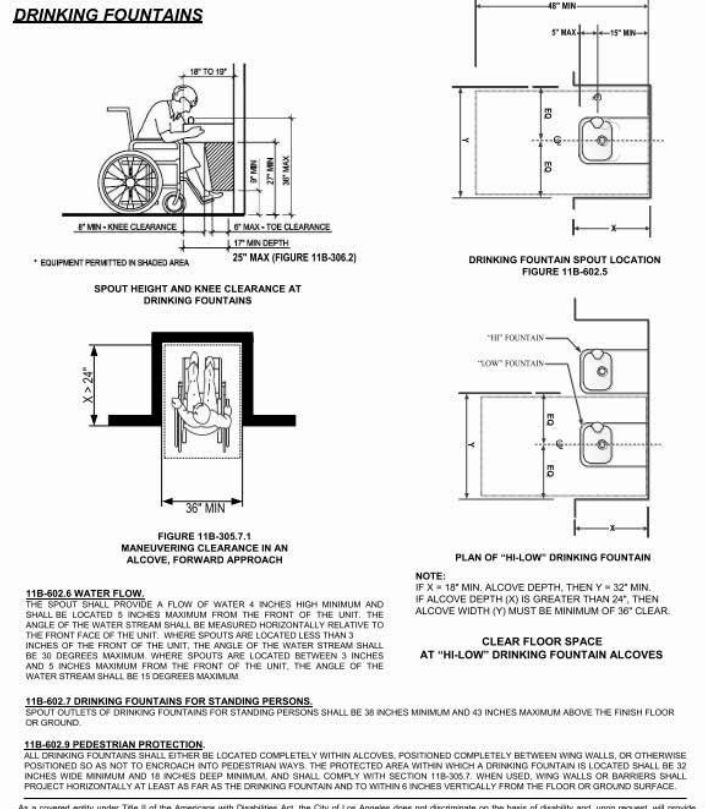
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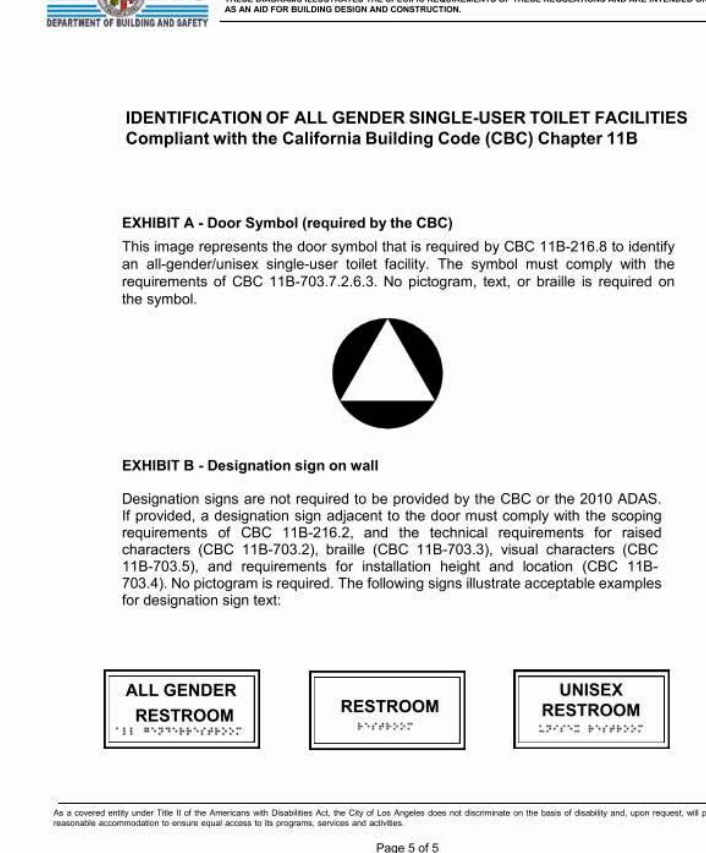
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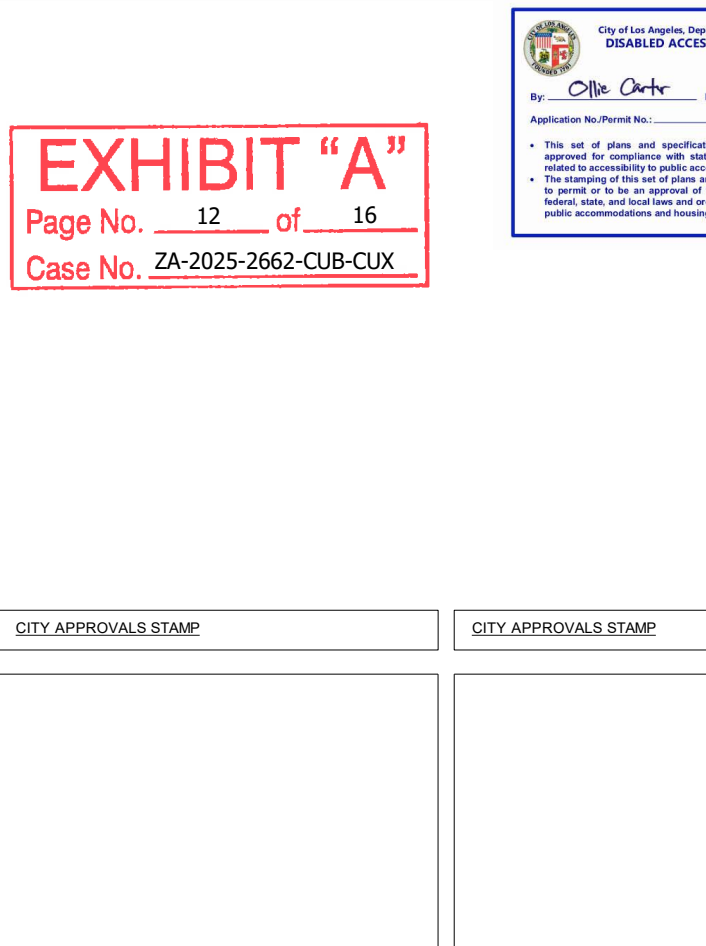
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