

327 E 2ND ST. #222 LOS ANGELES CALIFORNIA 90012

PROJECT INFORMATION

LEGAL DESCRIPTION	
SITE ADDRESS	: 6263 W 87TH ST
SITE ADDRESS	: 6265 W 87TH ST
SITE ADDRESS	: 6259 W 87TH ST
SITE ADDRESS	: 6261 W 87TH ST
ZIP CODE	: 90045
PIN NUMBER	: 096B165 718
LOT/PARCEL AREA (CALCULATED)	: 6,001.4 (SQ FT)
THOMAS BROTHERS GRID	: PAGE 702 - GRID G3
ASSESSOR PARCEL NO. (APN)	: 4123003027
TRACT	: TR 14012
MAP REFERENCE	: M B 289-5/6
BLOCK	: NONE
LOT	: 14
ARB (LOT CUT REFERENCE)	: NONE
MAP SHEET	: 096B165

JURISDICTIONAL

COMMUNITY PLAN AREA	: WESTCHESTER - PLAYA DEL REY
AREA PLANNING COMMISSION	: WEST LOS ANGELES
NEIGHBORHOOD COUNCIL	: WESTCHESTER/PLAYA DEL REY
COUNCIL DISTRICT	: CD 11 - MIKE BONIN
CENSUS TRACT #	: 2780.01
LADBS DISTRICT OFFICE	: WEST LOS ANGELES

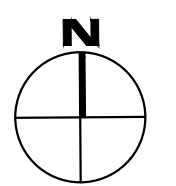
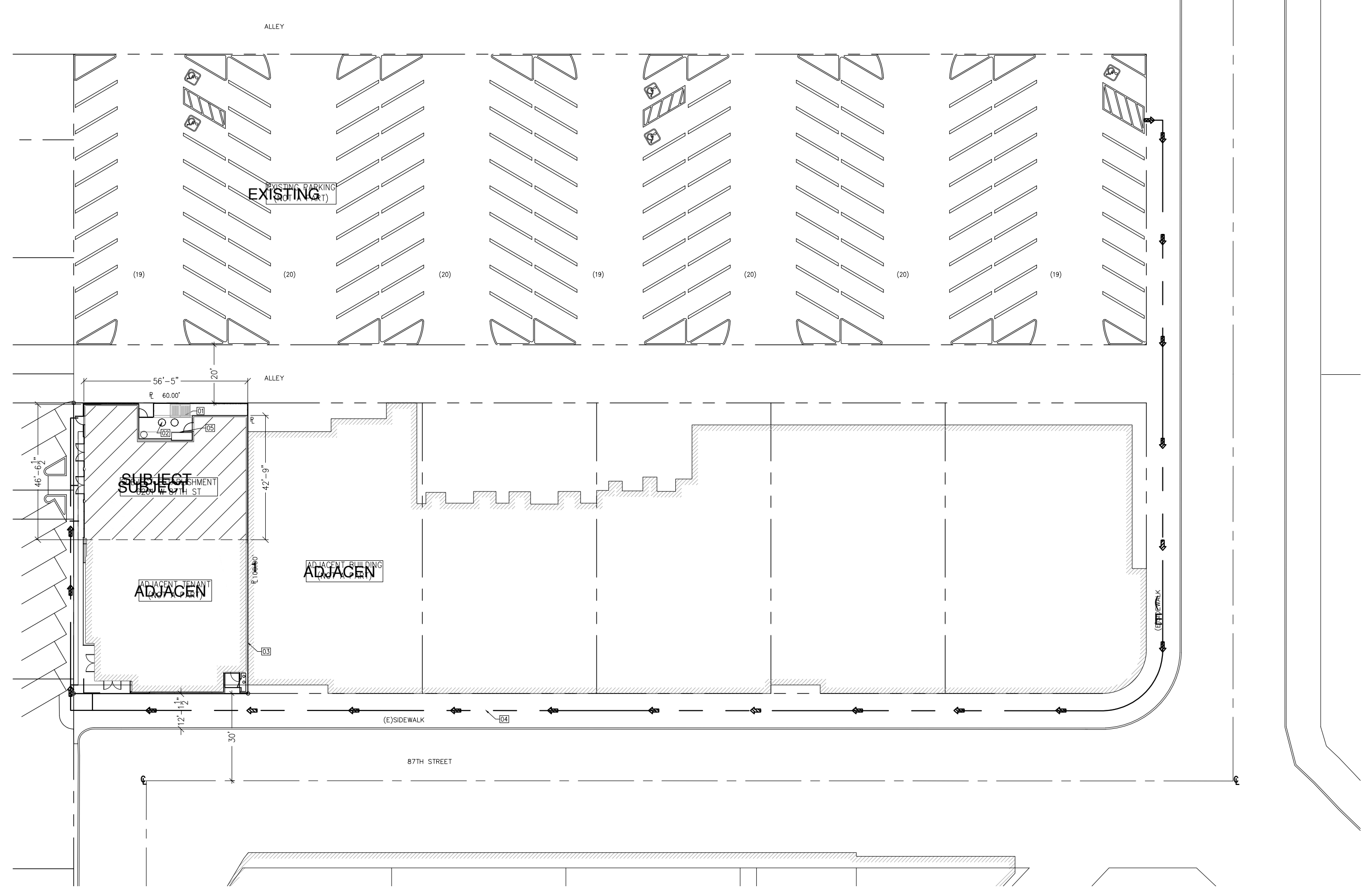
PLANNING & ZONING

SITE ADDRESS : 6263 W 87TH ST - 6263 W 87TH ST SITE ADDRESS : 6265 W 87TH ST - 6265 W 87TH ST SITE ADDRESS : 6259 W 87TH ST - 6259 W 87TH ST SITE ADDRESS : 6261 W 87TH ST - 6261 W 87TH ST ZIP CODE : 90045 - 90045 PIN NUMBER : 096B165 718 : 096B165 718 LOT/PARCEL AREA (CALCULATED) : 6,001.4 (SQ FT) : 6,001.4 (SQ FT) THOMAS BROTHERS GRID : PAGE 702 - GRID G3 : PAGE 702 - GRID G3 ASSESSOR PARCEL NO. : 4123003027 : 4123003027 TRACT : TR 14012 : TR 14012 MAP REFERENCE : M B 289-5/6 : M B 289-5/6 BLOCK : NONE : NONE LOT : 14 : 14 ARB (LOT CUT REFERENCE) : NONE : NONE MAP SHEET : 096B165 : 096B165 COMMUNITY PLAN AREA : WESTCHESTER - PLAYA DEL REY : WESTCHESTER - PLAYA DEL REY AREA PLANNING COMMISSION : WEST LOS ANGELES : WEST LOS ANGELES NEIGHBORHOOD COUNCIL : WESTCHESTER/PLAYA DEL REY : WESTCHESTER/PLAYA DEL REY COUNCIL DISTRICT : CD 11 - MIKE BONIN : CD 11 - MIKE BONIN CENSUS TRACT # : 2780.01 : 2780.01 LADBS DISTRICT OFFICE : WEST LOS ANGELES : WEST LOS ANGELES ZONING : ZI-2374 STATE ENTERPRISE ZONE : ZI-2374 STATE ENTERPRISE ZONE : LOS ANGELES ZONING INFORMATION (ZI) : ZI-2388 COMMUNITY DESIGN : ZI-2388 COMMUNITY DESIGN OVERLAY DOWNTOWN WESTCHESTER ZONING INFORMATION (ZI) : ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES ZONING INFORMATION (ZI) : ZI-1874 SPECIFIC PLAN LOS ANGELES COASTAL TRANSPORTATION CORRIDOR GENERAL PLAN LAND USE COMMUNITY COMMERCIAL COMMUNITY COMMERCIAL GENERAL PLAN FOOTNOTE(S) : YES : YES COASTAL TRANSPORTATION CORRIDOR HISTORIC PRESERVATION REVIEW : NO : NO CDO : COMMUNITY DESIGN OVERLAY : DOWNTOWN WESTCHESTER ADAPTIVE REUSE INCENTIVE AREA : NONE : NONE ELLIS ACT PROPERTY : NO : NO RENT STABILIZATION ORDINANCE (RSO) : NO : NO CRA - COMMUNITY REDEVELOPMENT AGENCY : NONE : NONE CENTRAL CITY PARKING : NO : NO DOWNTOWN PARKING : NO : NO BUILDING LINE : NONE : NONE TYPE OF USE : RESTAURANT : RESTAURANT TYPE OF ALCOHOL : TYPE 47-FULL LINE RESTAURANT : TYPE 47-FULL LINE RESTAURANT PLATE HOURS OF OPERATION : 7a.m. to 11p.m. DAILY : 7a.m. to 11p.m. DAILY INTERIOR AREA GROUND FLOOR : 1,788 S.F. : 1,788 S.F. INTERIOR AREA SECOND FLOOR : 1,770 S.F. : 1,770 S.F. INTERIOR AREA ROOF TOP FLOOR : 1,806 S.F. : 1,806 S.F. TOTAL SEATING : 157 SEATS : 157 SEATS LIVE ENTERTAINMENT : NO : NO DANCING : NO : NO

CPIO: COMMUNITY PLAN IMPRO. OVERLAY	: NONE
CUGU: CLEAN UP-GREEN UP	: NONE
NSO: NEIGHBORHOOD STABILIZATION OVERLAY	: NONE
STABILIZATION OVERLAY	: NO
POD: PEDESTRIAN ORIENTED DISTRICTS	: NONE
SN: SIGN DISTRICT	: NO
STREETScape	: NO
ADAPTIVE REUSE INCENTIVE AREA	: NONE
ELLIS ACT PROPERTY	: NO
RENT STABILIZATION ORDINANCE (RSO)	: NO
CRA - COMMUNITY REDEVELOPMENT AGENCY	: NONE
REDEVELOPMENT AGENCY	: NONE
CENTRAL CITY PARKING	: NO
DOWNTOWN PARKING	: NO
BUILDING LINE	: NONE

PROJECT DETAILS

TYPE OF USE	: RESTAURANT
TYPE OF ALCOHOL	: TYPE 47-FULL LINE EATING PLACE
HOURS OF OPERATION	: 7a.m. to 11p.m. DAILY
INTERIOR AREA GROUND FLOOR	: 1,788 S.F.
INTERIOR AREA SECOND FLOOR	: 1,770 S.F.
INTERIOR AREA ROOF TOP FLOOR	: 1,806 S.F.
TOTAL SEATING	: 157 SEATS
LIVE ENTERTAINMENT	: NO
DANCING	: NO



SITE PLAN
SCALE: 1/8" = 1'-0"
GROUND COVER AREA: 5,858 SQ.FT.

KEYNOTES

- (01) TRASH LOCATION
- (02) GREASE INTERCEPTOR
- (03) 6259 W 87TH BUILDING HAS OWN EXTERIOR WALL SEPARATE FROM THE ADJACENT BLDG
- (04) PATH OF TRAVEL
- (05) (E) ELECTRICAL CABINET

KEYNOTES	AREA	SQ. FT.	SEATS
GROUND FLOOR	KITCHEN AREA	626	-
	WALK IN COOLER	127	-
	WASH AREA	100	-
	CUSTOMER AREA	875	60
	OTHER	60	-
	TOTAL	1,788	60
SECOND FLOOR	WOMEN'S RESTROOM	121	-
	MEN'S RESTROOM	110	-
	VESTIBULE	89	-
	ELEV LOBBY	162	-
	CUSTOMER AREA (DINING)	830	49
	KITCHEN	384	-
STORAGE	62	-	
OTHER	12	-	
TOTAL	1,770	49	
ROOF TOP	ROOF TERRACE	1,634	48
	ELEVATOR MACHINE ROOM	48	-
	ELECTRICAL ROOM	124	-
TOTAL	1,806	48	

PROJECT INFORMATION

TOMAT RESTAURANT

6261 W 87TH ST.
LOS ANGELES, CA 90045

SUBMITTALS

DATE	DESCRIPTION
6/5/2020	AS-BUILT
	PLANNING SUBMITTAL

SHEET NAME

COVER

SHEET NUMBER

A-0.0

ITEM NO	QTY	EQUIPMENT CATEGORY
1	(N) 1	REFRIGERATED SERVICE SLIDE IN COUNTER
2	(N) 2	COFFEE GRINDER
3	(N) 1	ESPRESSO MACHINES, AUTOMATIC
4	(N) 1	HOT WATER DISPENSER
5.1	(N) 1	SINK, DROP-IN
5.2	(N) 1	FAUCET, DECK MOUNT
6	(N) 1	REFRIGERATOR, UNDERCOUNTER, LOW PROFIL
7	(N) 2	HAND SINK
8	(N) 1	DISPENSER, BEER
9	(N) 1	S/S TABLE W/ SINK
10	(N) 2	FAUCET, DECK MOUNT
11	(N) 2	REFRIGERATOR, UNDERCOUNTER, DRAWERED
12.1	(N) 1	HOOD TYPE I, 5'-0" X 8'-6"
12.2	(N) 1	HOOD TYPE I, 4'-1 5/8" X 6'-0 9/16"
13	-	SPARE NUMBER
14.1	(N) 1	OVEN-STEAMER, COMBINATION, ELECTRIC
14.2	(N) 1	S/SSTAND FOR COMBIOVEN
15	(N) 1	DRY AGING CABINET
16	(N) 4	INDUCTION RANGE, DROP IN
17	(N) 1	S/S TABLE, 3'-6" x 3'-6"
18.1	(N) 1	ICE MACHINE
18.2	(N) 1	BIN, ICE
19.1	(N) 1	MOP SINK, FLOOR MOUNT
19.2	(N) 1	SERVICE SINK FAUCET
19.3	(N) 1	CHEMICAL STORAGE CABINET
20	(N) 1	3 COMP SINK
21	(N) 2	PRE-RINSE FAUCET, WALL MOUNT
22	(N) 1	WAREWASHER, DOOR TYPE, HIGH TEMP
23	(N) 1	HOOD TYPE 2, 3'-6" X 3'-6"
24	(N) 1	DISHTABLE W/ SINK
25.1	(N) 5	36" WIRE SHELVING
25.2	(N) 1	42" WIRE SHELVING
25.3	(N) 1	48" WIRE SHELVING
25.4	(N) 4	60" WIRE SHELVING
26	(N) 1	TABLE, PREP W/ SINK
27	(N) 1	DISPLAY BAKERY CASE
28	(N) 1	FREEZER, UNDERCOUNTER, ADA
29	(N) 1	TABLE, WORK, 14 GAUGE, FLAT TOP W/ UN
30	(N) 1	WINE REFRIGERATOR/COOLER
31	(N) 1	WALK-IN COOLER
32	-	SPARE NUMBER
33	(N) 1	WATER HEATER, TANK, GAS
34.1	(N) 1	DISPENSING TOWER, SPARKLING & CHILLED V
34.2	(N) 1	DRIP PAN
35	(N) 1	SPARKLING & CHILLED WATER, REMOTE CHIL
36	(N) 1	COFFEE GRINDER
37	(N) 1	S/S TABLE, 1'-8" x 2'-6"

PROJECT INFORMATION

TOMAT RESTAURANT

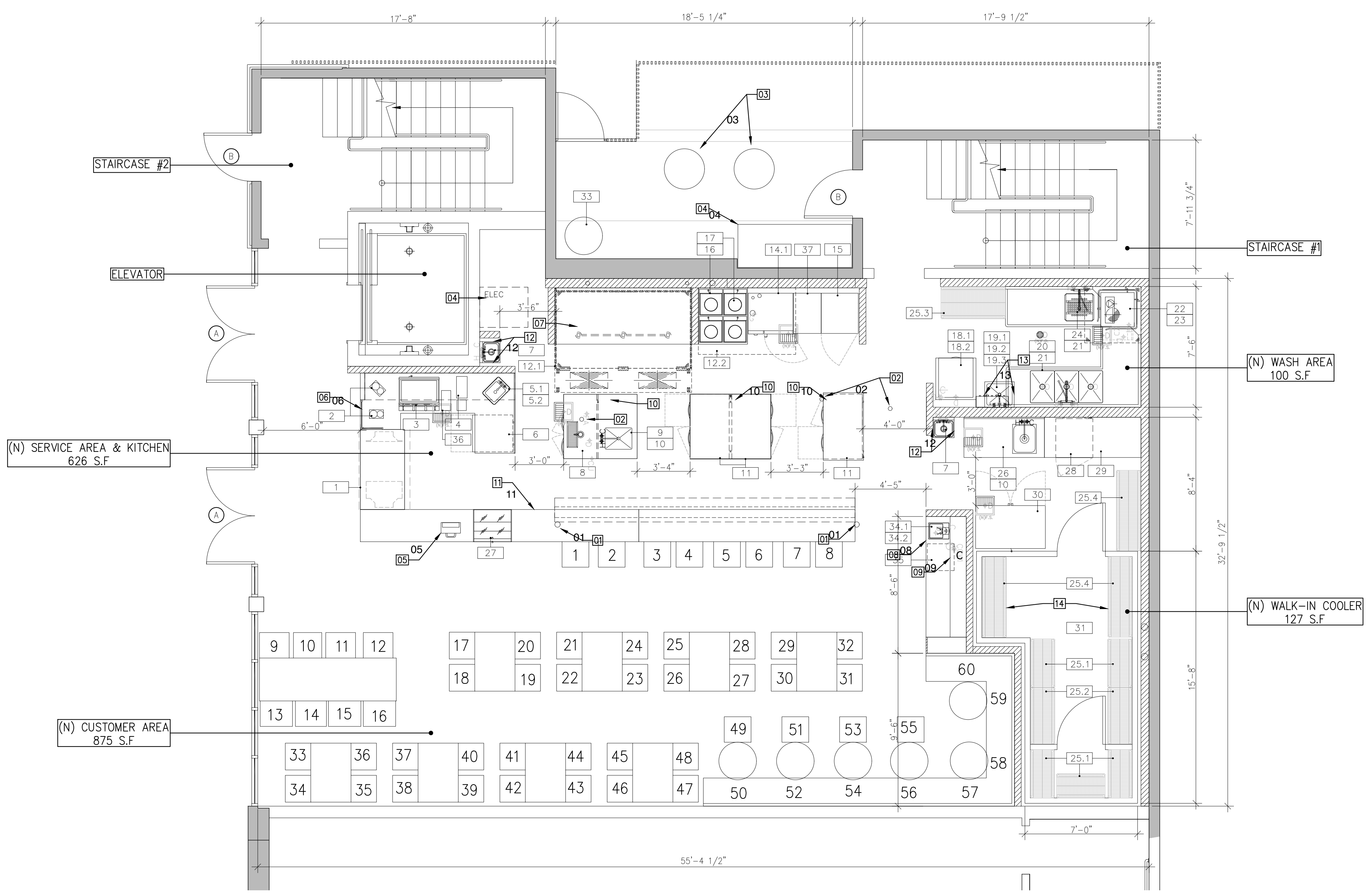
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LOS ANGELES, CA 90045

SUBMITTALS

DATE	DESCRIPTION
6/5/2020	AS-BUILT
	PLANNING SUBMITTAL

SHEET NAME
PROPOSED GROUND FLOOR PLAN

SHEET NUMBER
A-2.0



PROPOSED GROUND FLOOR PLAN
SCALE 1/4" = 1'-0" FLOOR
AREA: 1,788 SQ.FT.

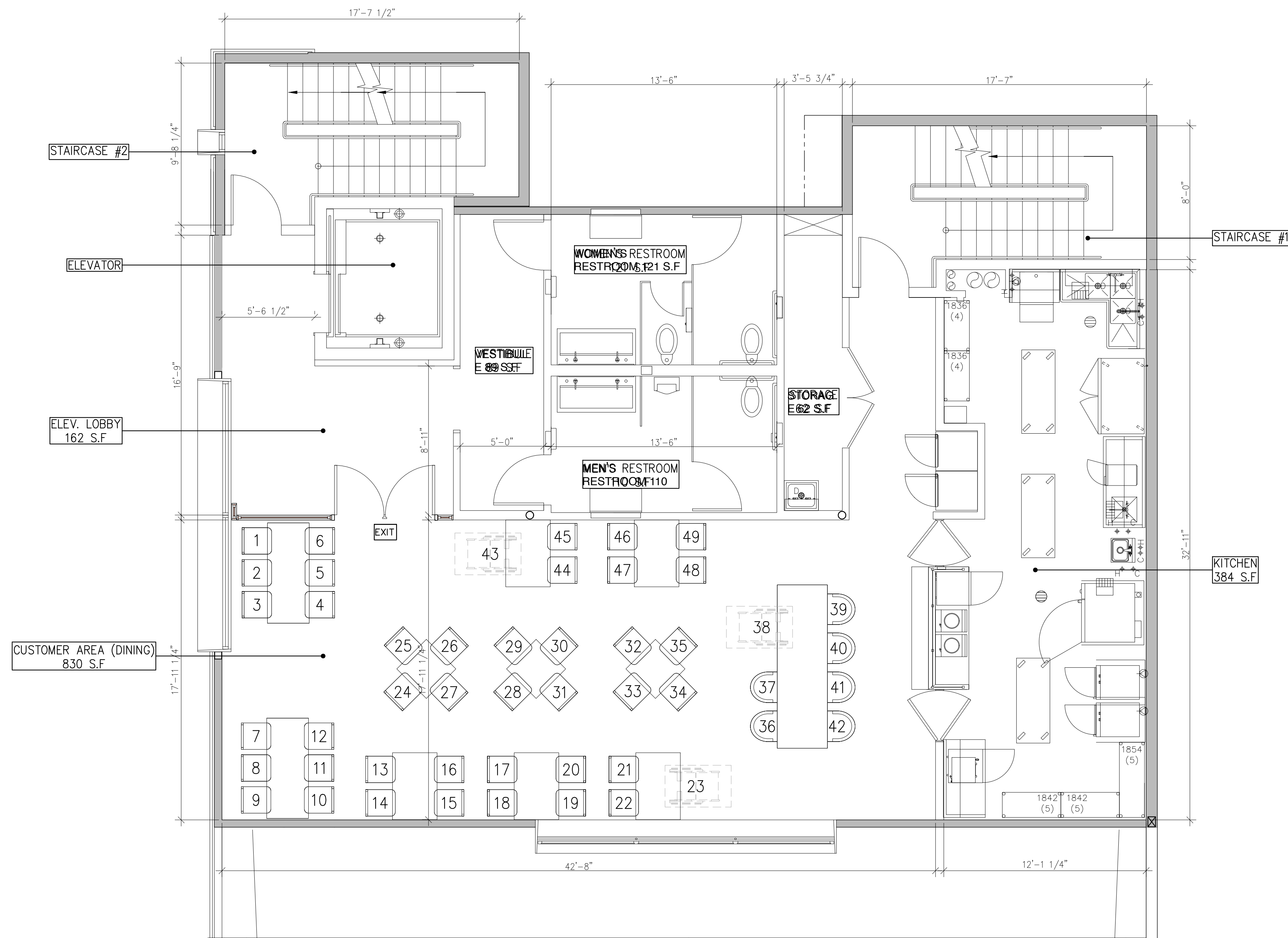
KEYNOTES

- 01 (E) POST W/ (E) FOOTING UNDER IT
- 02 (E) SEWER PIPE/VENT
- 03 (E) GREASE INTERCEPTOR (NOT IN SCOPE)
- 04 (E) ELECTRICAL CABINET
- 05 POS COUNTER 34"H MAX
- 06 (N) SNEEZE GUARD
- 07 (N) HEARTH CABINET (3'-6" W X 8'-0" L)
- 08 (N) SELF SERVICE COUNTER
- 09 (N) PARALLEL HEIGHT PARTITION SHELVES/CASEWORK
- 10 (N) COUNTER TOP OVER EQUIPMENT
- 11 (N) 2" UNDER COUNTER 3" TIER SHELVES/ALCOHOL DISPLAY
- 12 6" SPLASH GUARD
- 13 18" SPLASH GUARD
- 14 ALCOHOL STORAGE

GROUND FLOOR AREA	SQ. FT.	SEATS
SERVICE AREA & KITCHEN	626	-
WALK IN COOLER	127	-
WASH AREA	100	-
CUSTOMER AREA	875	60
OTHER	60	-
TOTAL	1,788	60

HATCH LEGEND

- (E) EXTERIOR WALL
- (E) INTERIOR WALL
- (N) INTERIOR WALL
- DIE WALL



PROPOSED SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0" SECOND FLOOR
 SECOND FLOOR AREA: 1,770 SQ.FT.

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 LOS ANGELES, CA 90045

SUBMITTALS

DATE	DESCRIPTION
6/5/2020	AS-BUILT
	PLANNING SUBMITTAL

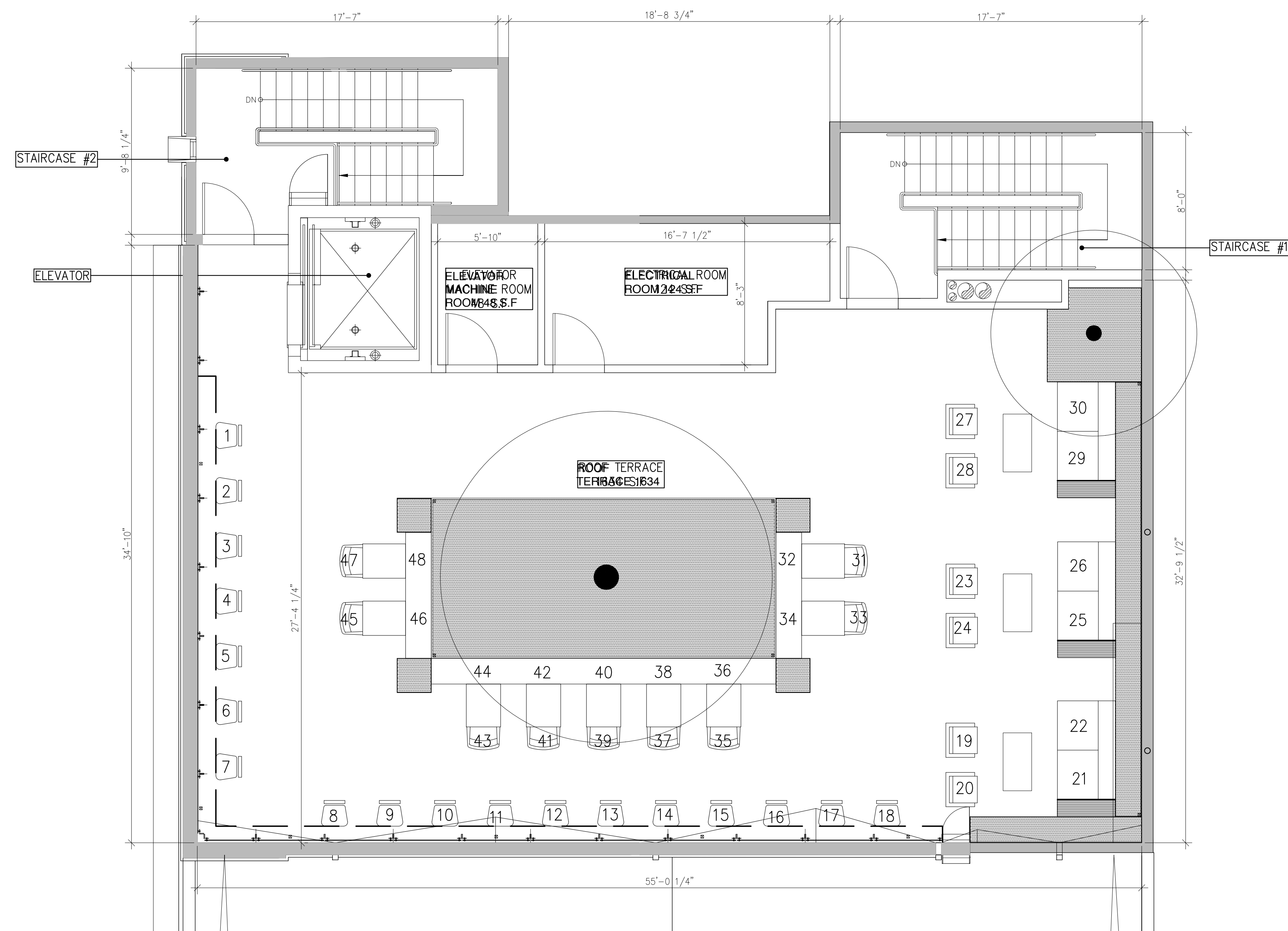
SHEET NAME
PROPOSED SECOND FLOOR PLAN

SHEET NUMBER
A-2.1

SECOND FLOOR AREA	SQ. FT.	SEATS
WOMEN'S RESTROOM	121	-
MEN'S RESTROOM	110	-
VESTIBULE	89	-
ELEV LOBBY	162	-
CUSTOMER AREA (DINING)	830	49
KITCHEN	384	-
STORAGE	62	-
OTHER	12	-
TOTAL	1,770	49

HATCH LEGEND

	(E) EXTERIOR WALL
	(E) INTERIOR WALL



PROPOSED ROOFTOP PLAN
 SCALE 1/4" = 1'-0" ROOF FLOOR
 AREA: 1,806 SQ. FT.

ROOFTOP AREA	SQ. FT.	SEATS
ROOF TERRACE	1,634	48
ELEVATOR MACHINE ROOM	48	-
ELECTRICAL ROOM	124	-
TOTAL	1,806	48

WALL LEGEND	
	(E) EXTERIOR WALL
	(E) INTERIOR WALL

PROJECT INFORMATION

TOMAT RESTAURANT

6261 W 87TH ST.
 LOS ANGELES, CA 90045

SUBMITTALS

DATE	DESCRIPTION
6/5/2020	AS-BUILT
	PLANNING SUBMITTAL

SHEET NAME
PROPOSED ROOFTOP PLAN

SHEET NUMBER
A-2.2