

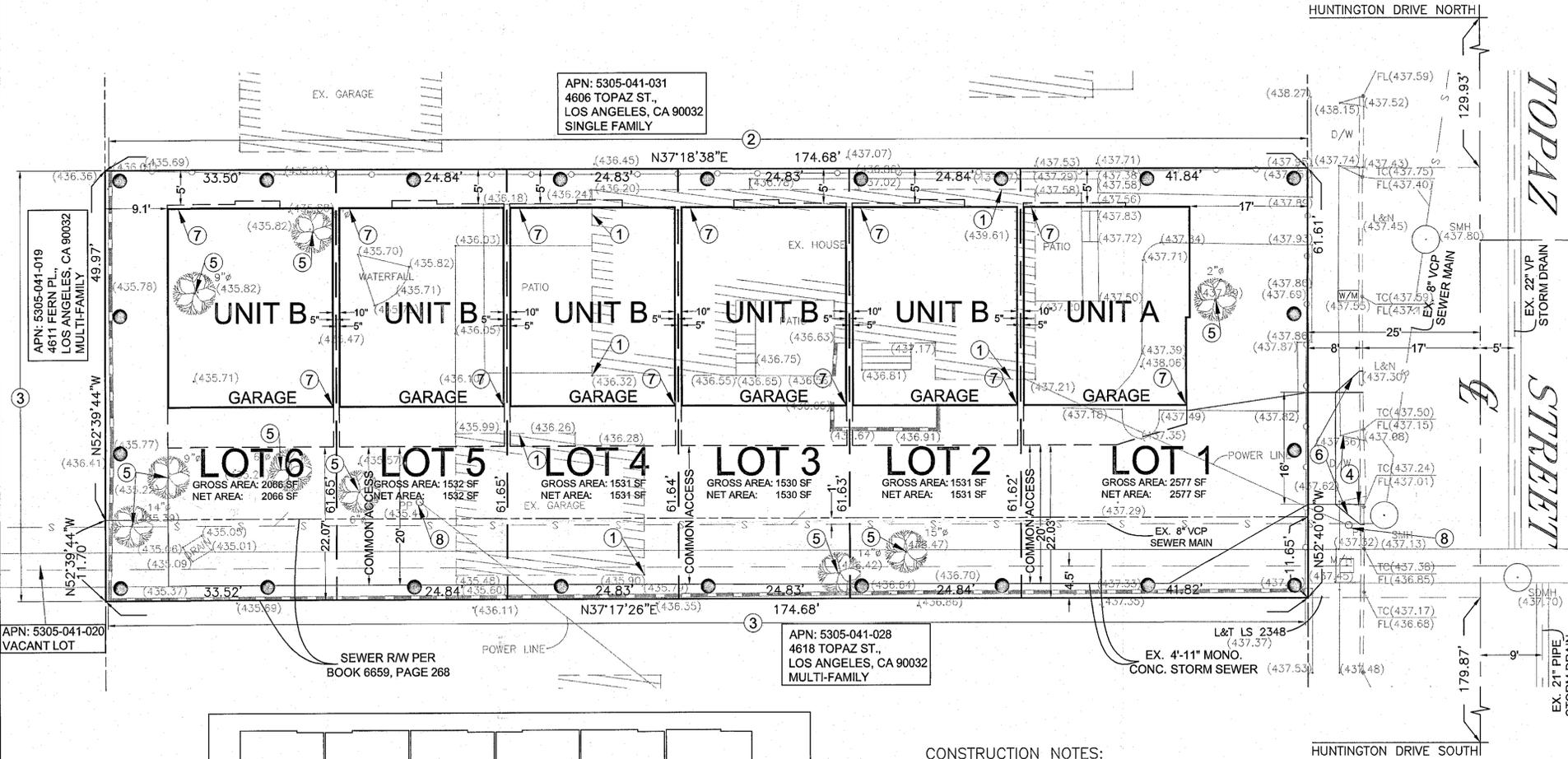
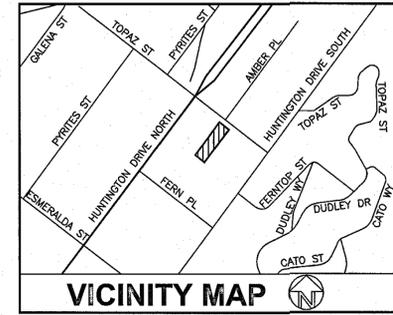
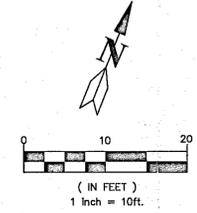
# VESTING TENTATIVE TRACT MAP NO. 083140

IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES FOR PLANNED DEVELOPMENT PURPOSES

LOT 102 AND A PORTION OF LOT A OF GRIDER AND HAMILTON'S ROSE HILL, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 16, OF MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

APN: 5305-041-029 AND 5305-041-030

TRACT MAP FOR SMALL LOT SUBDIVISION PURPOSES



**PROJECT'S NAME AND ADDRESS:** 4612 E. TOPAZ STREET  
LOS ANGELES, CA 90032

**OWNER NAME AND ADDRESS:** DAVE X. LIAO / AMTREN CAPITAL CORPORATION, INC.  
17700 CASTLETON STREET, #383,  
CITY OF INDUSTRY, CA 91748

**TELEPHONE NO:** 714-510-1614

**PROJECT DESCRIPTION:** A SIX SMALL LOT PRELIMINARY TRACT MAP TO CONSTRUCT FOR DETACHED SINGLE-FAMILY DWELLING IN THE THE RD-1.5-1 ZONE.

**ASSESSOR'S PARCEL NO:** 5305-041-029 AND 5305-041-030

**ZONING:** RD 1.5-1

**TOTAL LOT AREA :** 10,767 SF

**LOT COVERAGE:** 4,050 / 10,767 = 37.61% < 75% MAX ALLOWED

**ALLOWABLE DENSITY:** 1,500 S.F. UNIT MAX=7.17 UNITS PROPOSED=6 UNITS

	PROVIDED	REQUIREMENT
MAXIMUM STRUCTURE HEIGHT	34'-6"	45'-0"
PARKING REQUIREMENT	12 SPACES	12 SPACES

LOT	REQUIRED			
	REQUIRED FRONT	REQUIRED REAR	REQUIRED SIDE (1)	REQUIRED SIDE (2)
1	12' E	0' W	5' N	5' S
2	0' E	0' W	5' N	5' S
3	0' E	0' W	5' N	5' S
4	0' E	0' W	5' N	5' S
5	0' E	0' W	5' N	5' S
6	0' E	9'-1" W	5' N	5' S

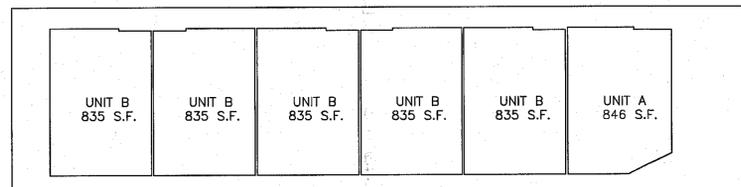
LOT	PROPOSED			
	PROPOSED FRONT	PROPOSED REAR	PROPOSED SIDE (1)	PROPOSED SIDE (2)
1	12' E	5' W	5' N	22' S
2	5' E	5' W	5' N	22' S
3	5' E	5' W	5' N	22' S
4	5' E	5' W	5' N	22' S
5	5' E	5' W	5' N	22' S
6	5' E	9'-1" W	5' N	22' S

LOT COVERAGE MATRIX			
LOT	AREA	BUILDING FOOTPRINT	LOT COVERAGE
1	2,577 SQ.FT.	690 SQ.FT.	26.78%
2	1,531 SQ.FT.	672 SQ.FT.	43.89%
3	1,530 SQ.FT.	672 SQ.FT.	43.92%
4	1,531 SQ.FT.	672 SQ.FT.	43.89%
5	1,532 SQ.FT.	672 SQ.FT.	43.86%
6	2,066 SQ.FT.	672 SQ.FT.	32.53%
TOTAL	10,767 SQ.FT.	4,050 SQ.FT.	37.61%

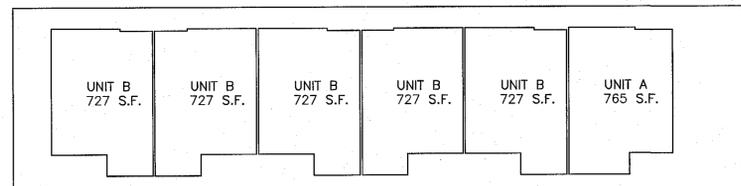
LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
 TENTATIVE MAP  
MAR 06 2026  
 REVISED MAP  EXTENSION OF TIME  
 FINAL MAP UNIT  MODIFIED  
DEPUTY ADVISORY AGENCY

V11-83140

**ENGINEER:** CAL LAND ENGINEERING, INC.  
JACK LEE, PE  
576 E. LAMBERT ROAD,  
BREA, CA 92821  
PHONE: 714-671-1050  
FAX: 714-671-1090



SECOND FLOOR



THIRD FLOOR

- CONSTRUCTION NOTES:**
- EXISTING BUILDING TO BE REMOVED
  - EXISTING FENCE TO BE REMOVED
  - EXISTING BLOCK WALL TO REMAIN
  - EXISTING DRIVEWAY APPROACH TO BE REMOVED
  - EXISTING TREE TO BE REMOVED
  - CONSTRUCT NEW DRIVEWAY APPROACH
  - CONSTRUCT BUILDING PER ARCHITECTURAL PLAN
  - EXISTING POWER POLE TO BE REMOVED

- ABBREVIATIONS/LEGEND:**
- CBW..... CONC. BLOCK WALL
  - C&G..... CURB AND GUTTER
  - D/A..... DRIVEWAY APPROACH
  - PP..... POWER POLE
  - EX..... EXISTING
  - FH..... FIRE HYDRANT
  - FL..... FLOW LINE ELEVATION
  - G/M..... GAS METER
  - SMH..... MAN HOLE
  - S/W..... SIDEWALK
  - SD..... STORM DRAIN
  - TC..... TOP OF CURB ELEV.
  - W/M..... WATER METER
  - (195.37)..... EXISTING ELEVATION
  - 195.37..... PROPOSED ELEVATION
  - ..... DIRECTION OF FLOW
  - F..... FRONT YARD
  - 1..... CONSTRUCTION NOTE NO.
  - ..... AREA TO BE SUBDIVIDED / PROPERTY LINE
  - ..... PROPOSED PROPERTY LINE

- NOTES:**
- DRAINAGE BY SURFACE METHODS.
  - THERE NO HAZARDOUS AREAS ON THIS PROPERTY.
  - THERE ARE NOT OAK TREES, SO. CAL. BLACK WALNUTS, WESTERN SYCAMORES, OR CALIFORNIA BAYS ON THIS PROPERTY.
  - EXISTING LOT: 2 PROPOSED LOT: 6
  - ALL PROPOSED DWELLINGS 3-STORY, H=34'-6"
  - NOTE: SMALL LOT SINGLE FAMILY SUBDIVISIONS IN THE RD 1.5-1 ZONE, PURSUANT TO ORDINANCE NO. 176,354.

**UTILITY PURVEYORS:**

WATER: CITY OF LOS ANGELES DWP  
POWER: CITY OF LOS ANGELES DWP  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
TELEPHONE: PACIFIC BELL  
CABLE: CHARTER COMMUNICATIONS  
SANITARY SEWER: CITY OF LOS ANGELES  
STORM DRAIN: CITY OF LOS ANGELES

**EARTHWORK QUANTITIES:**

FAX: 50 C.Y.  
CUT: 20 C.Y.

**SPECIAL NOTE:** THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING

**QUANTITIES OF EXPORT OR IMPORT:**

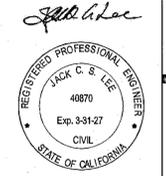
IMPORT: 30 C.Y.

**CAL LAND ENGINEERING, INC.**  
**DBA QUARTECH CONSULTANTS**  
 576 E. LAMBERT RD., BREA, CA 92821  
 TEL: (714) 671-1050, 626-512-0945; FAX: (714) 671-1090

RELEASED

REVISIONS

**PROJECT LOCATION:**  
 4612 E. TOPAZ STREET,  
 LOS ANGELES, CA 90032



DRAWN: PS  
CHECKED:  
DATE: 02/10/2026  
JOB NO.: 19-051-002  
SCALE: 1"=10'  
FILE NAME:  
**T-1**  
SHEET 1 OF 1 SHT.