



City of Placentia

Building & Safety Division
401 Chapman Avenue, Placentia CA 92870
(714) 993-8124

Submittal Date:
Issue Date: 5/4/23

Job Address
1560 TOPEKA AVE, UNITS 1-8, PLACENTIA
PH 12, BLD 7, TYPE E, 8-PIEX

Lot No.	Tract	Lot Size
	19104	
Sq. Ft.	Garage Size	New <input checked="" type="checkbox"/> Add <input type="checkbox"/>
10,607	3,990	No. Stories: 3
Type	Group	Alter <input type="checkbox"/> Demo <input type="checkbox"/>
VB	R2	Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/>
Use/Zone	Assessor Parcel Number	

H.V.A.C. #4166

No.	Item	Each	Fee
8	Heating		720-
8	Air Condition		480-
8	Duct Work/System		960-
44	Other: 36 bath/powder/water closet + 8 kitchen hoods		3,456-
	Permit Issuance Fee	\$25.00	\$25.00
Total H.V.A.C. Fee			5,641

Scope of work:
SINGLE-FAMILY ATTACHED BUILDING CONSTRUCTION

- Architecture
- Structural
- MEP, T24
- POST TENSION SLAB

Applicant	Phone	
THUAN VO	949 272 9836	
Contractor	Phone	
LANDSEA CONSTRUCTION LLC		
Address	City	
7575 IRVINE CENTER DR, #200, IRVINE		
State Lic. #	Lic. Class	Placentia Lic. #
1042287	B	930006228

This application becomes a valid permit for work as listed hereon when properly filled out, signed and validated. Permission is therefore granted to do such work as indicated in this application, in accordance with, and subject to, all the applicable provisions of Title 20 (Building), Title 23 (Zoning) and Title 16 (Sewers and Storm Drains) of the Placentia Municipal Code and all other applicable City and State laws. This permit becomes null and void if work is not commenced within 365 days, or if any work is suspended at anytime during construction for more than 365 days, or if any work is done on the said building or structure in violation of any City ordinance or State laws relating thereto.

Plumbing #4162

No.	Item	Each	Fee	No.	Fixture/Item	Each	Fee
24	Closet		648-	8	Dishwasher		216-
8	Bath Tub		216-		Floor Sink/Drain		216-
8	Shower		216-	8	Water Heater		216-
28	Wash Basin		756-	8	Water Line		216-
8	Kitchen Sink		216-		Sprinklers		
8	Garbage Disposal		216-	24	Gas Outlets		152-
8	Laundry		216-		Pipe Repair (LF)		
				8	Other: Sewer		216-
SubTotal							
	Permit Issuance Fee	\$25.00	\$25.00				
Total Plumbing Fee				3,525			

Electrical #4164

No.	Item	Each	Fee
9	Service or Panel		1,224
960	Outlets, Lights, and Switches		2,880
	New or Re-Wire		
	Permit Issuance Fee	\$25.00	\$25.00
Total Electrical Fee			4,129

I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workman's Compensation Insurance.

Signature: *[Signature]*

Property Owner: LS-PLACENTIA LLC Phone: 949 272 9836
Address: 7575 IRVINE CENTER DR, #200, IRVINE
City: IRVINE

Owner Builder: LANDSEA-HIMES Signature: *[Signature]*

Planning Approval: _____ Building Approval: _____

Health Dept Approval Fire Dept Approval
Date: _____ Date: _____

Valuation: \$ 1,970,515.00

Fee Summary

Orange County Sanitation District	#0044-2037	41,408.00
Electrical	#102532-4164	4,129.00
Plumbing	#102532-4162	3,525.00
Building Permit	#102532-4160	9850.77
Building Permit Issuance Fee		25.00
Heating, Ventilation, Air Conditioning	#102532-4166	5641.00
CBSC <input checked="" type="checkbox"/>	#0044-2036	79.00
\$1.00 per \$25,000 Valuation		
State Res <input checked="" type="checkbox"/>	#0044-2030	256.18
State Com <input type="checkbox"/>	#0044-2035	---
Park-in-lieu	#234000-4805	---
General Plan \$3.00 per each \$1000 Valuation	#740000-4302	5,913.00
Technology \$1.75 per each \$1000 Valuation	#750000-4303	3,449.25
H/S	CITY OF PLACENTIA PAID #0044-2049	\$5.00
Total	MAY 04 2023	74,281.20

Issue Date: 5/4/23 Permit #: B23-1675
By: HM

TYPE OF INSPECTION	INSPECTOR	DATE
A-1 Underground Plumbing	B. L. L.	6-6-23
A-2 Elect. Ground		
A-3 FDN & Setbacks		
A-4 Slab on Grade	10-21-23	B. L. L.
A-5 Underpinning		
A-6 Patio Footing		
A-7 Water Main	6-6-23	B. L. L.
A-8 UFER Ground	6-21-23	B. L. L.
A-9 Underground Sewer	6-6-23	B. L. L.

TYPE OF INSPECTION	INSPECTOR	DATE
B-1 Roof Sheathing	B. L. L.	9-6-23
B-2 Floor Nailing		
B-3 Plumbing (Rough)		
B-4 Mechanical (Rough)		
B-5 Electrical (Rough)	11-13-23	B. L. L.
B-6 Panel C/O (Rough)		
B-7 Chimney		
B-8 CMU Footing		
B-9 CMU PregROUT		
B-10 Framing	11-13-23	B. L. L.
B-11 Shear Nailing	12-27-23	B. L. L.
B-12 Shower Pan		

TYPE OF INSPECTION	INSPECTOR	DATE
C-1 Lath (Exterior)	11-25-23	B. L. L.
C-2 Lath (Interior)		
C-3 Insulation	11-20-23	B. L. L.
C-4 Drywall	11-29-23	B. L. L.
C-5 Scratch Coat		
C-6 Brown Coat	12-5-23	B. L. L.
C-7 T-Bar Ceiling		

TYPE OF INSPECTION	INSPECTOR	DATE
E-1 New Electrical Service		
E-2 Meter Relocation		
E-3 SCE Release	B. L. L.	1-3-24

FOR FIRE DEPARTMENT

TYPE OF INSPECTION	INSPECTOR	DATE
Fire Sprinkler Rough/Hydro		
Fire Sprinkler FINAL		
Alarm/Monitoring Final Req'd? YES ___ NO ___		
PROJECT FINAL		

TYPE OF INSPECTION	INSPECTOR	DATE
S-1 Excavation		
S-2 Structural Support		
S-3 Electrical Connection		
S-4 JOB COMPLETED		

FOR CITY OF PLACENTIA MS4 NPDES PROGRAM

TYPE OF INSPECTION	INSPECTOR	DATE
Initial NPDES Program		
Construction Site Inspection		
Correction Notice Issued		
Follow-Up Inspection		
FINAL INSPECTION		

TYPE OF INSPECTION	INSPECTOR	DATE
F-1 Plumbing FINAL	4-11-24	B. L. L.
F-2 Gas Test	B. L. L.	1-3-24
F-3 Mechanical FINAL	4-11-24	B. L. L.
F-4 Electrical FINAL	4-11-24	B. L. L.
F-5 Solar FINAL		
F-6 JOB COMPLETED	4-11-24	B. L. L.
F-9 Fire		
F-9 Health		

8-14-23 FLR NAILING @ 3RD BLDG
 7-25-23 2ND FLR NAIL DD/B
 10-4-23 PCOM INSUL @ 1ST END UNIT STAIRS
 10-25-23 PLUM INSUL @ UNDER SHOTS
 2-13-24 TCO ON UNITS 1, 3, 7. ONLY