

**Palisair Home Owners Association (PHOA)**  
**A NON-PROFIT CORPORATION**

The Association itself is the "Tract Committee" under the Declaration of Restrictions covering Tracts 15944, 15948 and 19890, and operates as such through its Board of Directors and its Officers.

**APPLICATION FOR APPROVAL  
FOR PROPERTY ALTERATION/CONSTRUCTION**

DATE: 12/01/2018

Construction Site Address: 16050 ANOKA DR Lot No: \_\_\_\_\_ Block No: \_\_\_\_\_ Tract No: \_\_\_\_\_  
Property Owner(s): GEORGE & HEMMA HACKIN  
Owner(s) Permanent Address: 1705 OCEAN AVE. #510  
Phone No.: Home 310-994-8336 Cell: 310-663-6102 Business: \_\_\_\_\_  
E-mail: HEMMAH8@GMAIL.COM  
Owner(s) Address During Construction: 1705 OCEAN AVE. #510  
Description of Proposed Construction: HARDSCAPE DESIGN  
Name & Address of Architect or Contact Person: JUAN SANCHEZ  
Phone No: 310-293-1125 Email: JLS CONST. MALIBU@AOL.COM  
Check whether application is for: \_\_\_\_\_ PRELIMINARY OR \_\_\_\_\_ FINAL APPROVAL

**THE FOLLOWING IS UNDERSTOOD AND AGREED TO BY OWNER(S)/APPLICANT(S):**

1. The property owner agrees with the conditions of submission and understands and agrees that, under the Covenants, Conditions, Restrictions, and Reservations (CC&Rs) of the PALISAIR HOME OWNERS ASSOCIATION (PHOA), the proposed project shall be performed in compliance with the drawings, specifications, and other information submitted and approved by the PHOA. Property owners agree to cooperate with any request of a PHOA representative to review the drawings and specifications, as well as the project site, as needed, to conform compliance with the terms of approval obtained.
2. Neither the Board's consent to the Project nor any inspection of it shall give rise to any liability by the Association or its representatives. Owner agrees to indemnify, hold harmless and defend the Association, its officers, directors, employees, consultants and agents from claims arising from the Project or its approval or inspection by the Board.
3. Substantial construction with intent to diligently complete the job must begin within one (1) year from the date of approval. Otherwise, the approval expires unless an extension is requested in writing and granted.
4. A set of plans stamped approved by the PHOA must be kept on the job site for inspection by the Association's representatives and/or any interested owner(s) of property in the tracts.
5. Any deviation from or alteration to the approved drawings and specifications, during construction or at any time thereafter, renders the approval null and void. Any deviation from the CC&Rs must be specifically noted and called out in the submission package.
6. The Board shall have the right, but not the obligation, to periodically inspect the project without prior notice. Owner understands that any such inspection does not relieve the owner from the duty to comply with the Association's CC&Rs and with all applicable Building & Fire Codes.
7. Upon substantial completion of the project, an updated survey must be submitted showing completed work, hardscape, top of roof elevation, first floor elevation and datum.
8. The Board reserves the right to share submitted plans and materials (excluding interior architectural plans and security system plans) with whomever it deems appropriate as part of the review process. Approved exterior architectural plans are to be made available to neighbors in the PHOA.


**SIGNATURE OF OWNER(S) REQUIRED:**

OWNER SIGNATURE(S): [Signature]  
DATE: 12/01/2018

**For Office Use Only:** Submittal received by: \_\_\_\_\_ Date: \_\_\_\_\_  
Fee Check # \_\_\_\_\_ Amount: \$ \_\_\_\_\_

# MACKIN RESIDENCE

## PACIFIC PALISADES December, 2018

<div><div>ADDITIONAL ADJUSTABLE ABOVE FINISHED FLOOR ABOVE RAISED FLOOR AIR CONDITIONING ALTERNATE ARCHITECT (URAL) AREA DRAIN</div><div>BLOCKING BOARD BUILDING</div><div>CABINET CEILING CENTER CENTER LINE CERAMIC TILE CLEAR CONCRETE CONCRETE MASONRY UNIT CONSTRUCTION CONTINUOUS CONTROL JOINT</div><div>DIAMETER DIMENSION DOUBLE DOUBLE HUNG DOWN DRAWING</div><div>ELECTRIC ELECTRIC PANEL ELEVATOR ENCLOSURE ENGINEER EQUAL EQUIPMENT EXISTING EXTRUDE OR EXTRUSION</div><div>FABRICATE(ED) FINISH FIXTURE FLOOR FLUORESCENT FOOT FRESH AIR INTAKE (OR INLET) FURNISHED(ED) FURRING</div><div>GALVANIZED GAUGE GROUND GYPSUM BOARD</div><div>HEIGHT HOLLOW METAL HORIZONTAL HOT WATER</div><div>INSIDE DIAMETER JOINT</div></div> <div><div>ADD'L ADJ. A.F.F. A.R.F. A/C ALT. ARCH. A.D.</div><div>BLKG. BD. BLDG.</div><div>CAB. CLG. CTR. C.L. C.T. CLR. CONC. C.M.U. CONST. CONT. C.J.</div><div>D.I.A. DIM. DBL. D.H. DN. DWG.</div><div>ELECT. ELECT. PNL. ELEV. ENCL. ENGR. EQ. EQUIP. EXIST. EXTR.</div><div>FAB. FIN. FIXT. FL. FLUOR. FT. F.A.I. FURN. FUR.</div><div>GALV. GA. GRND. GYP. BD.</div><div>HT. H.M. HORIZ. H.W.</div><div>I.D. JT.</div></div> <div><div>MANUFACTURE MANUFACTURER'S MATERIAL MAXIMUM MECHANICAL METAL MINIMUM MISCELLANEOUS</div><div>NORTH NOT IN CONTRACT NOT TO SCALE NUMBER</div><div>ON CENTER OUTSIDE DIAMETER OPENING</div><div>PAIR PERFORATED(ED) PIECE/PIECES PLANTER AREA CONST. QUANTITY</div><div>RADIUS REFERENCE REFRIGERATOR REINFORCE/REINFORCING REQUIRED RETURN AIR ROUGH OPENING</div><div>SHEET SIMILAR SOUTH SMOKE DETECTOR SPEAKER SPECIFICATIONS SPRINKLER HEAD SQUARE STAINLESS STEEL STANDARD STEEL STRUCTURAL</div><div>TELEPHONE TV TEMPORARY TONGUE AND GROOVE TYPICAL</div><div>UNLESS OTHERWISE NOTED</div><div>VERTICAL VINYL COMPOSITION TILE</div><div>WITH WITHOUT WOOD</div></div> <div><div>MFR. MFR'S. MAT'L. MAX. MECH. MT'L. MIN. MISC.</div><div>N N.I.C. N.T.S. NO. OR X</div><div>O.C. O.D. OPG.</div><div>PR. PERF. PC./PCS. P.A.</div><div>QTY.</div><div>RAD. REF. REFRIG. REINF. REQ. R.A. R.O.</div><div>SHT SIM. S S.D SPKR. SPEC'S. S.H. SQ. S.S. STD. STL STRUCT.</div><div>TEL. TV TEMP. T. &amp; G. TYP.</div><div>U.O.N.</div><div>VERT. V.C.T.</div><div>W/ W/O WD.</div></div> <div><div>•Contractor: Juan Sanchez JLS Construction Office (310) 456-1574</div></div> <div><div>PROJECT INFORMATION:</div><div>•ADDRESS: 16050 ANOKA DR. PACIFIC PALISADES CA 90272</div><div>•OWNER: GEORGE MACKIN</div><div>•A.P.N: 4420-006-004</div><div>•ZONING: RE11-1</div><div>•TYPE OF CONST.: VB</div><div>•NUMBER OF STORIES: 1</div><div>•FIRE ZONE: VHFHSZ</div><div>•SPRINKLERED: NO</div><div>LOT INFORMATION:</div><div>•LOT AREA: 12,200 Sq Ft</div><div>Double-Tap to Edit</div><div></div><div>VICINITY MAP</div><div>T-1 Cover Sheet L-1 Hardscape Demo Plan L-2 Proposed Hardscape Plan</div></div> <div><div>PROJECT TEAM</div><div>•2017 County of Los Angeles Building Code •2017 County of Los Angeles Mechanical Code •2017 County of Los Angeles Plumbing Code •2017 County of Los Angeles Electrical Code •2016 California Energy Code with local amendments •2017 California Residential Code •2017 Residential Building Energy Efficiency Standards</div><div>•APPLICABLE CODES: - Project shall comply with Title 24 and 2017 California Residential Code (CRC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), and California Energy Code (CEnC) [§ R106.1.1 CRC]</div></div> <div><div>APPLICABLE CODES</div><div>PROJECT DATA</div><div>-Remove old ground coverings -Place new landings at exterior of doors -Pour in place new stepping stones around site -Remove and replace front stair veneer with new concrete and stucco -Add new wood decks at exterior of house -Add new privacy gate at top of front stairs</div></div> <div><div>ABBREVIATIONS</div><div>DEFERRED SUBMITTAL</div><div>SCOPE OF WORK</div><div>SHEET INDEX</div></div>
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16050 ANOKA DRIVE  
PACIFIC PALISADES,  
CA 90272

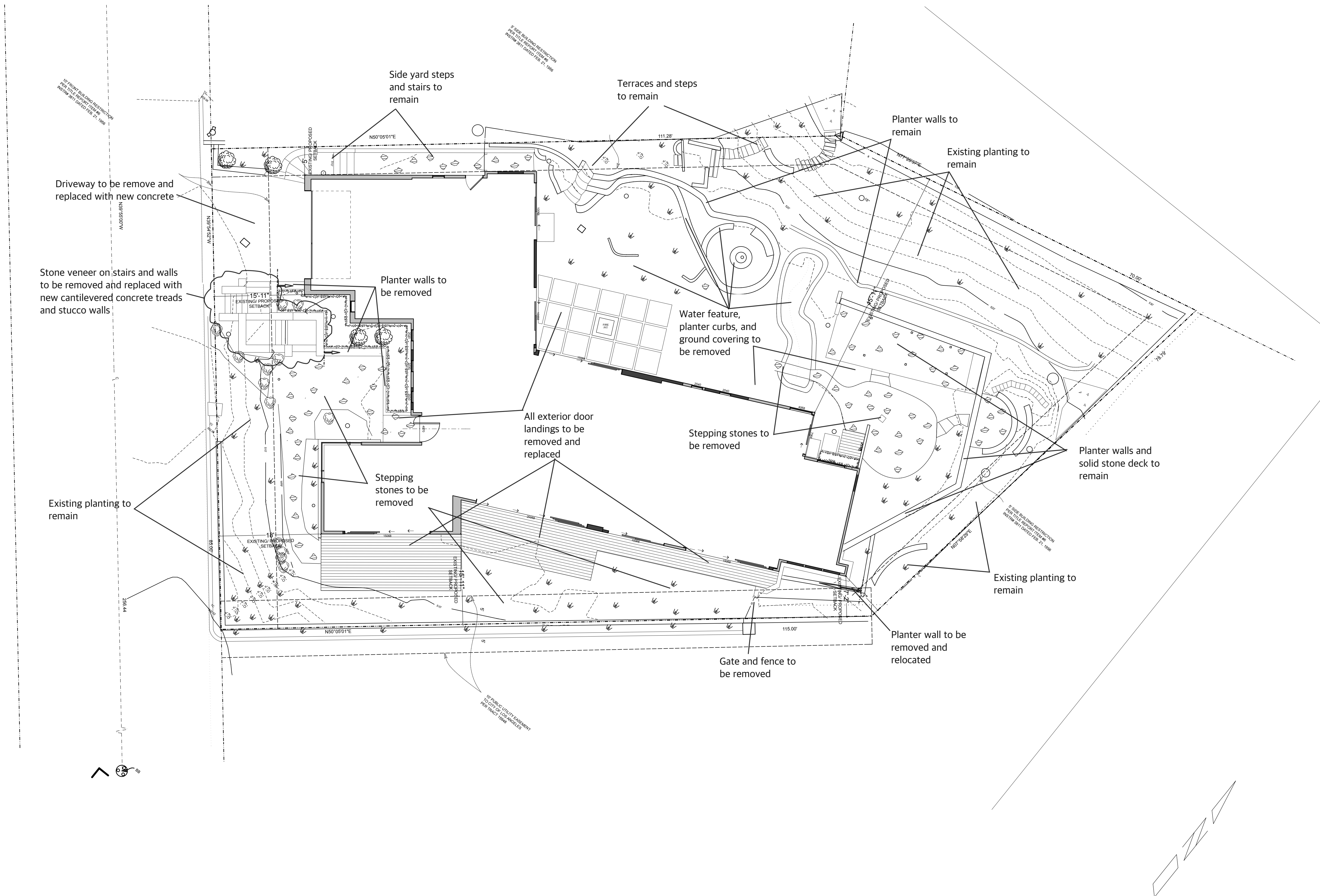
16050 ANOKA DRIVE  
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CA 90272

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## Hardscape Demo Plan

-1

PROJECT	MACKIN RESIDENCE
DATE	12-3-18
SCALE	1/8" = 1'-0"
DRAWN BY	





16050 ANOKA DRIVE  
PACIFIC PALISADES,  
CA 90272

[illegible]

SHEET TITLE

## Proposed Hardscape Plan

**DRAWING NO.**

L-2

PROJECT	MACKIN RESIDENCE
DATE	12-3-18
SCALE	1/8" = 1'-0"
DRAWN BY	

