



LAURIE RESIDENCE

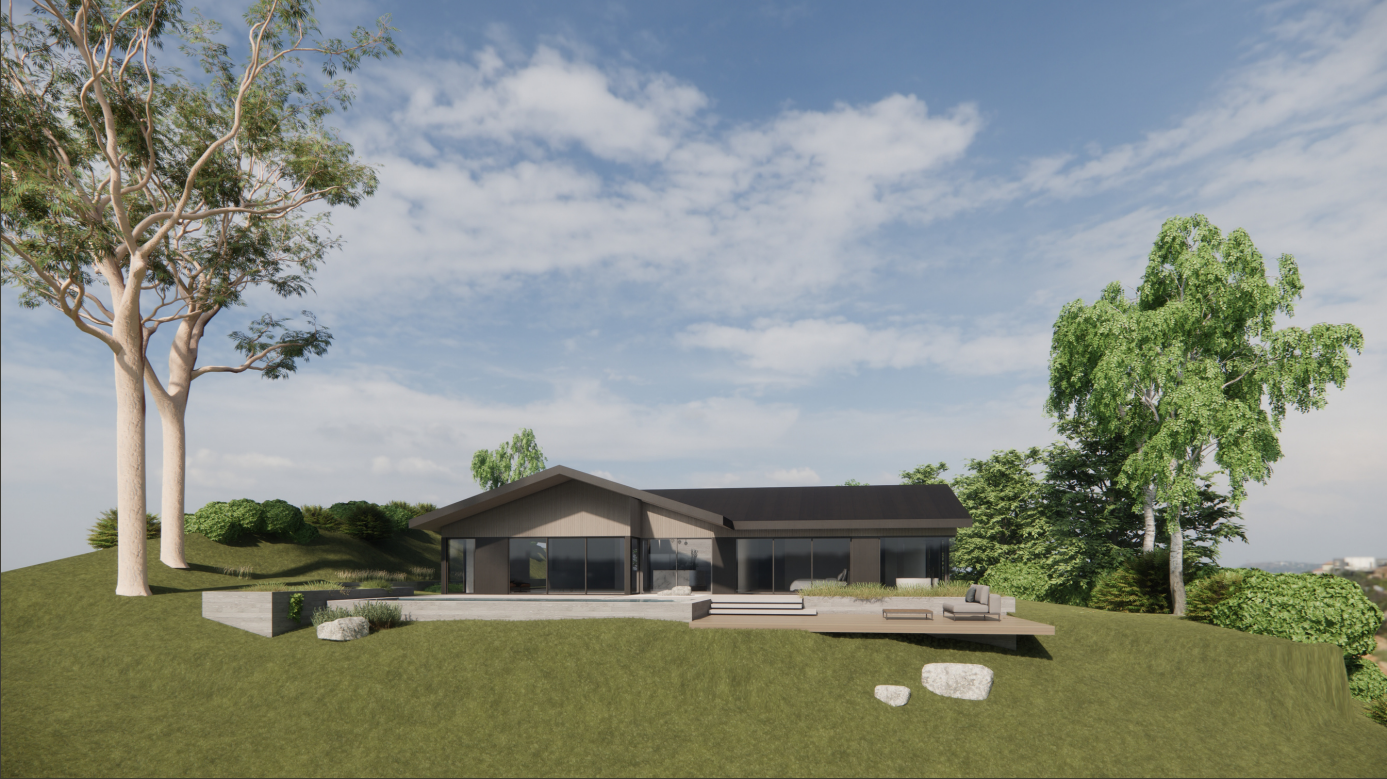
Studio City

A truly
extraordinary
home



A statement that delivers on
design, location & eco-credentials

Laurie Residence



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The central courtyard has the role of connecting spaces as well as bringing incredible natural light inside.
A stunning statement piece

Laurie Residence

Bring nature in by incorporating earthy tones throughout the home

Laurie Residence





Beyond the kitchen you have a cozy family area equipped with a gorgeous textured linear fireplace and large windows on either side.

A perfect spot for post-dinner drinks selected from the spacious bar located next to the dining area.

The master bedroom is the epitome of peace and privacy. The bedroom is spacious with an open plan en-suite bathroom as well as a walk in closet.

The glass doors give you panoramic views of the valley as well as easy access to the deck & pool area.





The master bathroom truly encapsulates tranquility & serenity with it's earthy tones and panoramic views

Laurie Residence





There are three additional
gorgeous guest bedrooms with
en-suite bathrooms similar to
what is shown here

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The "Statement"
powder room



Bedroom #2 converted into
a Zen nursery space





This set of plans and specifications must be at the jobsite during construction

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages: 6

Digitally Signed By: A. Vargas Date: 9/30/2022
 Department of Public Works - Bureau of Sanitation
 Watershed Protection Division (2.3)

LAURIE RESIDENCE

11217 LAURIE DR., STUDIO CITY, CA 91604

PROJECT ADDRESS
 11217 LAURIE DR.,
 STUDIO CITY, CA 91604

SCOPE OF WORK
 SINGLE STORY SINGLE FAMILY
 RESIDENCE ADDITION OF
 705 SF AND RENOVATION OF EXISTING SFR

LEGAL DESCRIPTION LOT 1:
 LOTS HAVE BEEN TIED (SEE LOT THE AFFIDAVIT)
 ASSESSOR'S PARCEL NUMBER: 2378016017
 LOT: 11
 BLOCK: NONE
 TRACT: 18686
 MAP REFERENCE: M B 574-2/3

LEGAL DESCRIPTION LOT 2:
 ASSESSOR'S PARCEL NUMBER: 2378016017
 LOT: PT LT 2
 BLOCK: NONE
 TRACT: REPLAT OF A PORTION OF THE PROPERTY
 MAP REFERENCE: OF THE LANKERSHIM RANCH LAND AND WATER CO.
 M R 66-63/85

ZONING INFORMATION
 ZONING: RE15-1-H
 LOT AREA (LOT 1 + 2): 17,168.7 + 506.8 = 17,675.5 SF
 EXISTING AREA: 2,890 SF (ZIMAS)
 PROPOSED AREA: 3,595 SF

ZONE:
 VERY HIGH FIRE HAZARD ZONE
 (SEE NOTES ON A0.02 AND A1.01)

HEIGHT:
 PROPOSED HEIGHT: 30'-0" PLUMB HEIGHT FOR ROOFS > 25% SLOPE
 17'-8"

SETBACKS:
 (SEE SITE PLAN A1.01 FOR
 LOT DEPTH AND WITCH DIAGRAM)

FRONT: EXISTING TO REMAIN: 16' - 4"
 10% OF LOT WIDTH: 9' - 10 1/2"
SOUTH SIDE: 10% OF LOT WIDTH: 9' - 10 1/2"
NORTH SIDE: 26' - 0"
REAR:

BUILDING CODE INFORMATION
 GOVERNING JURISDICTION: CITY OF LOS ANGELES
 APPLICABLE CODES: 2020 CALIFORNIA BUILDING CODE
 2020 LA CITY GREEN BUILDING CODE

GROUP OF OCCUPANCY: R3/U
TYPE OF CONSTRUCTION: TYPE V-B
SPRINKLER: YES / NFPA 13D SPRINKLER

PARKING CALCULATION
REQUIRED: 1 STANDARD SPACE, 2 COMPACT
PROVIDED: 1 STANDARD SPACE, 2 COMPACT

SLOPE BAND EXEMPTION:
 MAX BY RIGHT 18% OF LOT + 20% BONUS
 BONUS USED: 18-FOOT ENVELOPE HEIGHT OPTION -
 MAXIMUM 18 FT. ENVELOPE HEIGHT FOR STRUCTURES
 NOT IN THE 1SS SINGLE-STORY HEIGHT DISTRICT.
 MAX HEIGHT OF PROPOSED STRUCTURE: 16'-0"
 CALCULATION: 17,675.5 X .18 = 3181.59 SF X 1.20 = 3,817.908 SF MAX AREA
 AREA PROPOSED: 3,595 SF (A0.08 FOR CALCULATION)

FIRE SPRINKLERS:
 A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED
 AND INSTALLED IN COMPLIANCE WITH NFPA 13D IS REQUIRED
 THROUGHOUT THE ENTIRE STRUCTURE PER THE REQUIREMENT
 PMC SECTION 14 28.020.16 PLANS SHALL BE SUBMITTED TO THE
 PERMIT CENTER FOR FIRE DEPARTMENT REVIEW WITHIN 30
 WORKING DAYS OF THE ISSUANCE OF THE BUILDING PERMIT.

OWNER
 RON LEVI
 DVLPLA
 8350 MELROSE AVE #204
 WEST HOLLYWOOD, CA 90069
 RONDVILPLA.COM
 MOBILE 646-702-1030

DESIGNER
 AVI GALILI COLLABORATIVE
 10324 DUNKIRK AVE.
 LOS ANGELES CA 90025
 GALLI.AVI@GMAIL.COM
 TEL: 310-708-9692

STRUCTURAL ENGINEER
 FAR ENGINEERING SERVICES, INC.
 27050 MAPLE TREE CT., VALENCIA,
 CA 91381
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 A.FARAG@AREENGINEERINGSERVICES.COM

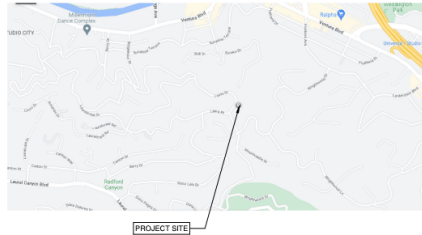
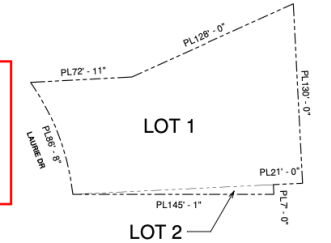
SURVEYOR
 LAND'S END SURVEYING &
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 QUGUANG1126@YAHOO.COM
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POOL ENGINEER
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 CHARLES@POOLENG.COM
 WWW.POOLENG.COM

SOIL ENGINEER
 AGI GEOTECHNICAL, INC.
 16555 SHERMAN WAY, SUITE A
 VAN NUYS, CA 91406
 OFFICE: (818) 785-5244

TITLE 24
 HERS SOLUTIONS LLC
 12117 VALLEYHEART DR.
 UNIT #305 STUDIO CITY, CA 91604
 818.462.6749

- ARCHITECTURAL**
- A0.01 TITLE SHEET
 - A0.02 GENERAL NOTES
 - A0.03 DOCUMENTS
 - A0.04 DOCUMENTS
 - A0.05 SOIL APPROVAL LETTER
 - A0.06 GREEN BUILDING
 - A0.09 EXISTING FLOOR PLAN
 - A0.12 DOOR SCHEDULE
 - A0.13 WINDOW SCHEDULE
 - A1.00 TOPOGRAPHIC SURVEY
 - A1.01 SITE PLAN
 - A1.03 LID PLAN
 - A2.01 FIRST FLOOR PLAN
 - A3.01 EXTERIOR ELEVATIONS
 - A3.02 EXTERIOR ELEVATIONS
 - A4.01 BUILDING SECTIONS
 - A4.02 BUILDING SECTIONS
 - A9.01 EXTERIOR DETAILS
- STRUCTURAL**
- S-0 GENERAL NOTES
 - S-0.1 GENERAL NOTES
 - S-1 FOUNDATION PLAN
 - S-1.1 FIRST FLOOR AND ROOF FRAMING PLAN
 - S-2 FOUNDATION DETAILS
 - S-2.1 FOUNDATION DETAILS
 - S-3 SHEAR WALL DETAILS
 - S-4 WOOD DETAILS
 - S-5 WOOD DETAILS
 - HF-1 HARDY FRAME DETAILS
 - HF-2 HARDY FRAME DETAILS
- TITLE 24**
- T-1.1 CFIR FORMS
 - T-1.2 CFIR FORMS
 - T-1.3 MANDATORY MEASURES



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Architectural drawings & exterior renders are by Avi Galili Collaborative
 Sales package, interior design & interior renders are by Mikhaila Bellenbaum

