

COMPANY / FIRM SUMMARY



GIO MONDO is a Los Angeles-based, full-service design studio. Led by Director Giorgio Scott, the practice is the product of Giorgio's experience across a diverse range of typologies, including high-end residential, workplace, retail, and hospitality environments.

With a background spanning New Zealand and California, Giorgio has shaped GIO MONDO into a studio grounded in forward-thinking design and a strong, design-led ethos. The studio's work is rooted in a philosophy of refined simplicity. Prioritizing clarity, spatial quality, and material honesty—while embracing expressive architectural language to evoke feeling and character.

PROJECT NARRATIVE

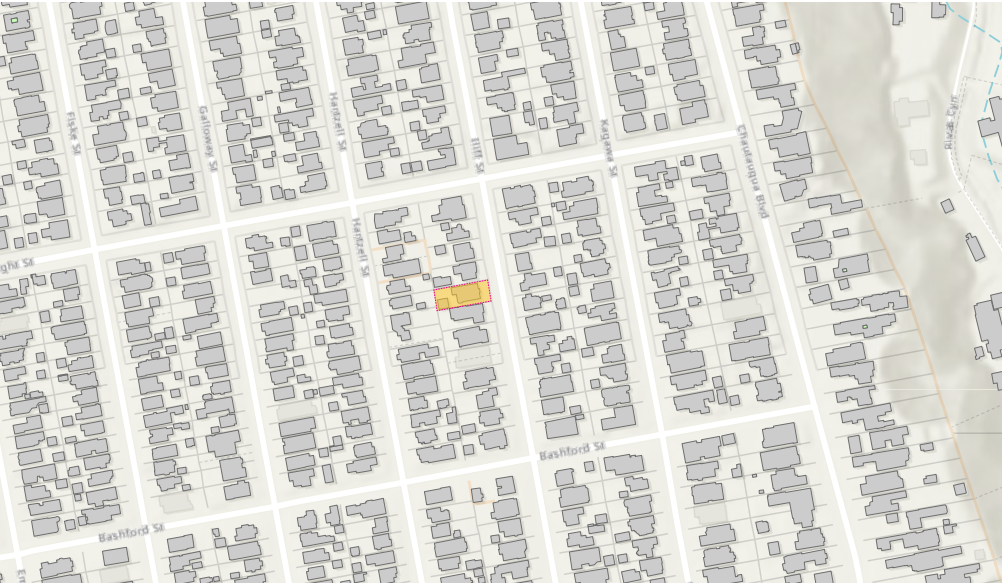


The idea behind 1037 Iliff Street is to create a simple and elegant framework for rebuilding. A place where both the neighborhood and its community can grow together over time. Here, architecture is secondary. The private rear yard provides a space to retreat, whilst the understated street frontage serves as foundation that enables people to reconnect, evolve, and ultimately create meaning.

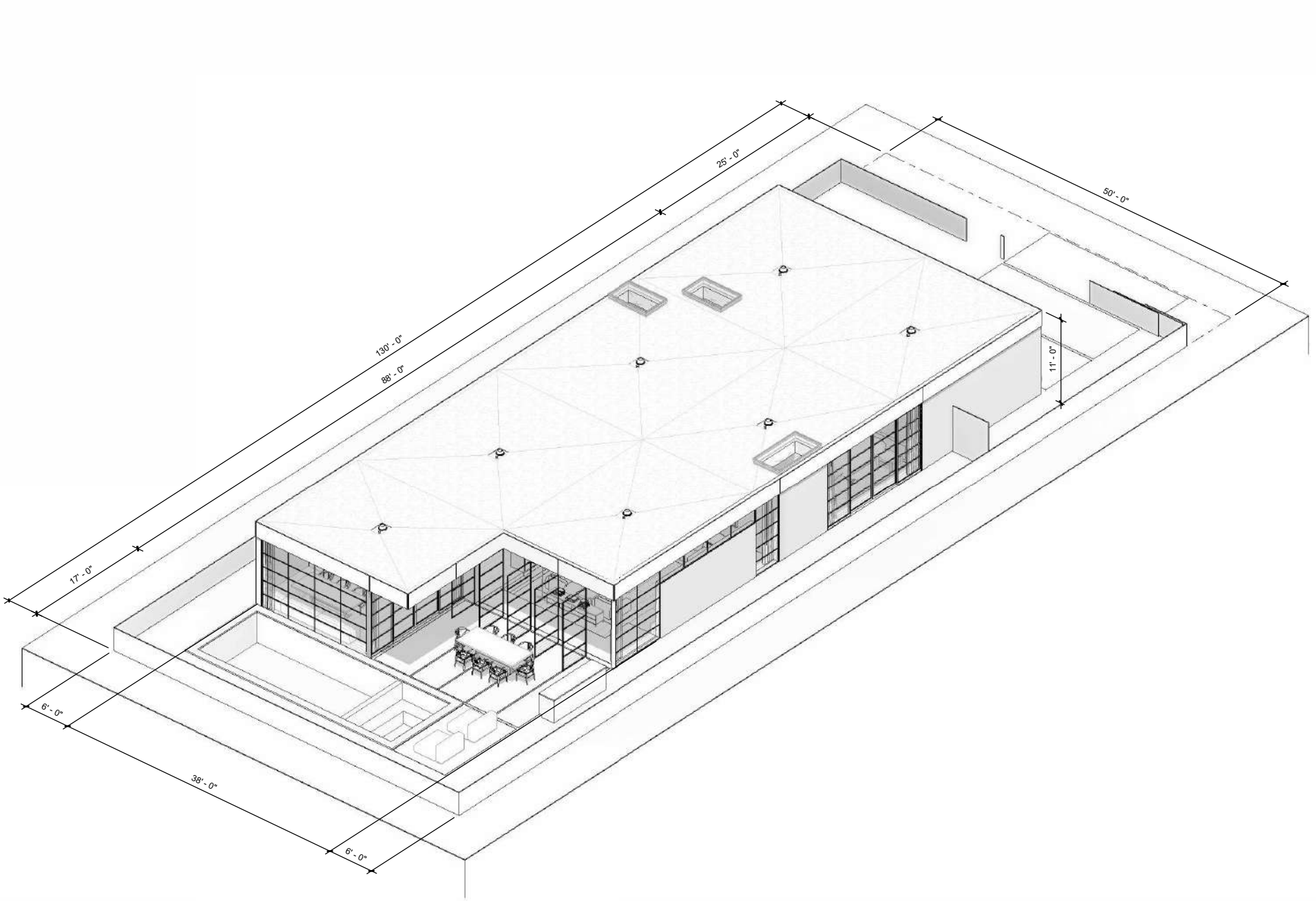
Much like the original Case Study Houses, this proposal is conceived with the technologies and methods available to us today. Its design is fundamentally simple in both spatial and structural organization. This approach not only allows the community to return and re-establish itself more quickly, but also offers homeowners spaces that feel open, adaptable, and enduring. Places they can shape into their own.

PARCEL INFO & DIAGRAMS

ADDRESS: 1037 N ILLIFF STREET



BUILDING ENVELOPE AND SETBACK DIAGRAM



Project Data:

Site Address:	1037 N Illif Street
Lot Area:	6,500sf
Zoned:	R1-V1
Maximum Envelope Height:	28'-0" Max Above Grade
L.A.M.C 12.21 C.10 [D][1][1]:	32'-0" Max Above Grade For Varied Roofs
Setback Requirements:	Front Yard: 25'0"
	Rear Yard: 15'-0"
	Side Yard: 5'-0"
Parking Requirements:	2 Covered Spaces
Lot Coverage:	Max Allowable Coverage: 48% of Total Lot Area
Proposed Coverage:	3,088sf (47%)

Residential Floor Area Calculation:

Floor Area:	2,950sf (Incuding 395sf Garage)
Covered Exterior Area:	133sf
Total:	3,088sf

DESIGN FEATURES



FIRE RESISTANCE

Simplifying the form and focusing on good quality materials that are both durable and aesthetically pleasing is the stance we believe can best mitigate the potential risks of future events. A home built to last and withstand future events.

DEFENSIBLE SPACE INTEGRATION

The site plan is suitable for a more minimal landscape approach. A combination of gravel surfaces, and low shrubs. A 6'-0" access is provided all around the site for defensible space in the event of a future fire.

EMBER-RESISTANT FEATURES

Exterior vents at the roof will be eliminated due to air impermeable insulation strategy. Any mechanical exterior vents will be specified as ember safe vents

Along with ember safe vents, the exterior areas of the home such as overhangs are closed in with non-combustible soffits to limit surface area for embers to get lodged. The hardscape materials proposed are also non combustible, permeable surfaces and concrete exterior pads.



DESIGN AND CONSTRUCTION QUALITIES - EFFICIENCY - SUSTAINABILITY

The proposal is a split program with structural elements landing in a consistent grid. Private quarters are located at the street facing end of the structure, whilst the public program opens up to the rear yard.

The structure is composed of lightweight timber framing that is readily available. Allowances in the assemblies have been made to incorporate mechanical systems within the roof package, reducing changes on site and streamlining construction.

Due to the efficient layout, structural steel will be minimal, reducing cost and contributing to a sustainable approach of keeping embodied energy low across building materials.



STYLE FEATURES - CUSTOMIZATION

The form is a direct product of the function. A simple layout and massing with an elevated interior space through a subtle elevation change at the living room and a traditional built in dining area adjacent to the kitchen promotes the use of the exterior courtyard and an ancillary living area.

The proposal includes an optional pool at the rear yard. This can be substituted for more rear yard area. 5 hinged floor to ceiling door panels open the rear yard to the living room, again enforcing the relationship between indoor and outdoor. Making the most of the California lifestyle.

Finishes can be tailored to a clients budget.

1 ROOFING

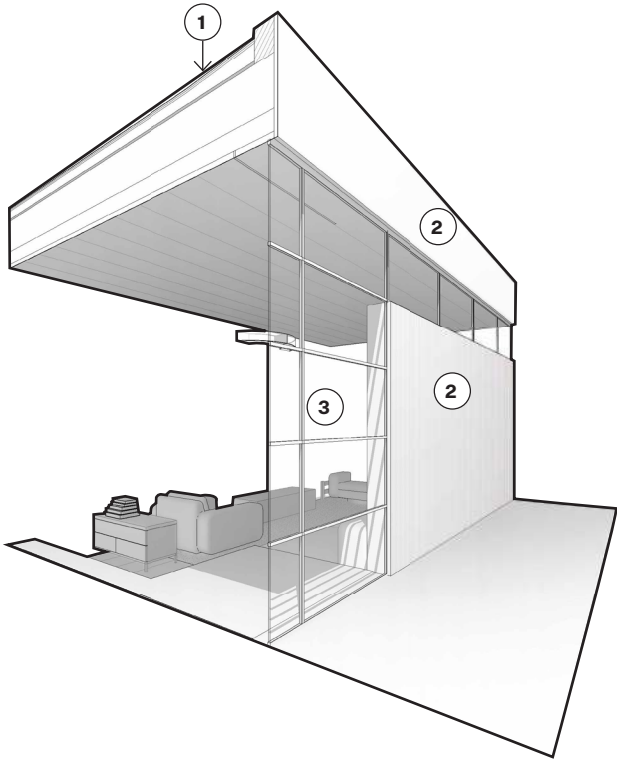
The roof is a ballast system that will improve the overall energy efficiency of the home and improve the lifespan of the Class A roofing system below. Furthermore, the roof assembly will be ventless due to the insulation proposed.

2 BUILDING SIDING

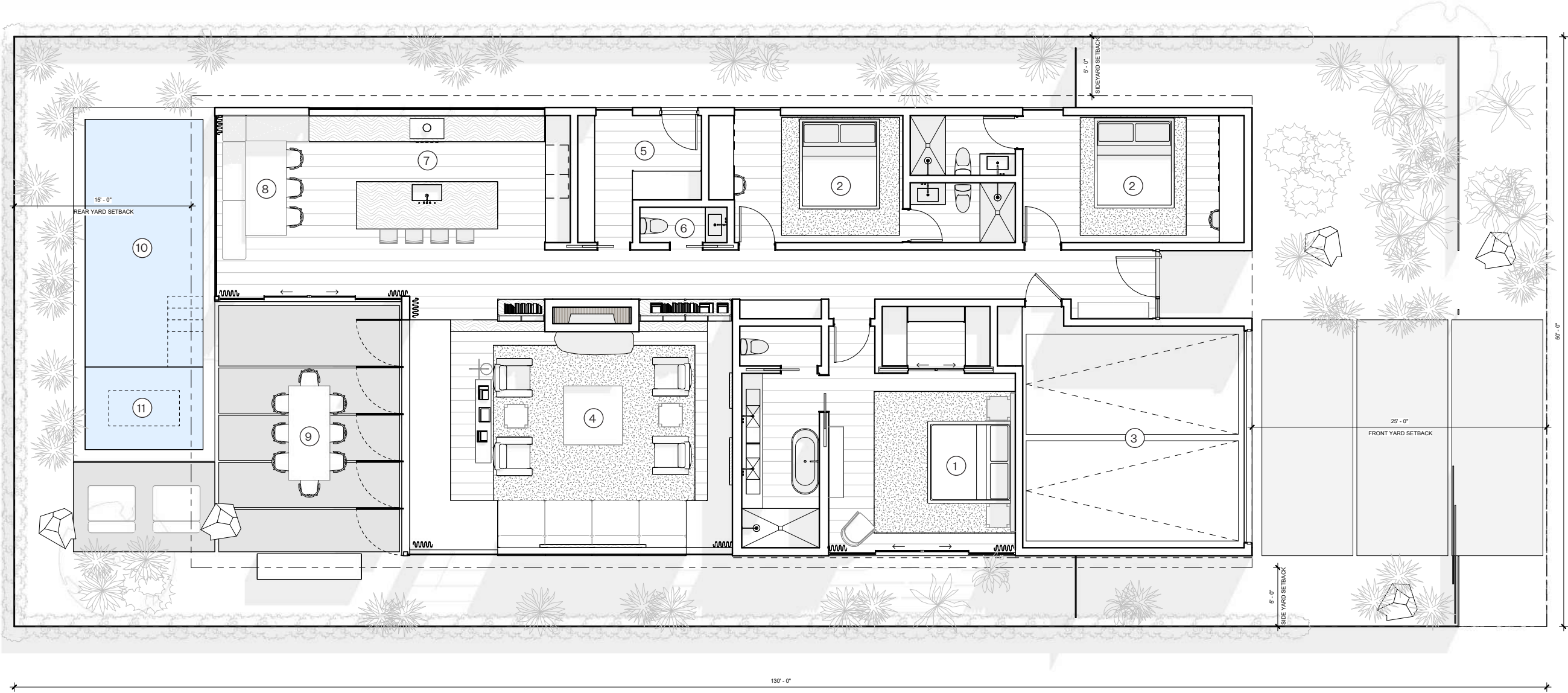
The proposal is to clad the home with a non-combustible textured stucco assembly, using fibre cement sheathing for an added layer of fire resiliency. The fascia proposed is metal, completing the non-combustible skin.

3 WINDOWS & DOORS

The home limits glazing along the tighter side yards and opens up at the rear yard. The proposed glazing will be tempered, high performance glass.

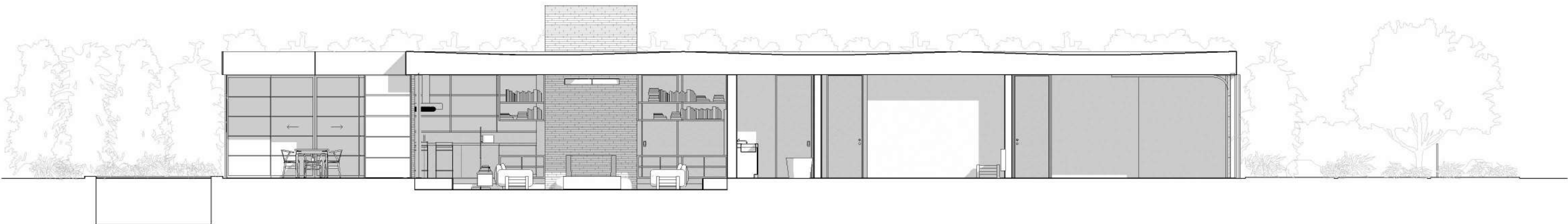


LEVEL 1



- ① Primary Bedroom
- ② Secondary Bedroom/ Office/ Media Room
- ③ Garage
- ④ Living Room
- ⑤ Mud Room/ Laundry/ Pantry
- ⑥ Powder Room
- ⑦ Kitchen
- ⑧ Dining
- ⑨ Exterior Patio
- ⑩ Pool
- ⑪ Spa

LONGITUDINAL SECTION



CROSS SECTION

