

dSPACE studio

architecture + interiors + landscape



dSPACE STUDIO FIRM SUMMARY



Practice

dSPACE Studio is an AIA award-winning architecture firm dedicated to innovative, personalized designs that enhance your health and well-being. Our focus is on warm modern urban dwellings and awe-inspiring vacation homes. We design homes that make your life better.

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Philosophy

dSPACE is dedicated to your satisfaction and committed to effective communication and attention to detail through all phases of design and construction. Above all, we value our clients. We encourage you to dream and make the process fun. Together, we create spaces that bring joy—homes that make your life better and become a meaningful part of your personal history.



Approach

Your home starts with an exploration of your goals and evolves from your budget, spatial planning and a site-specific approach to relate the structure to the land. Drawing from neuroarchitecture and biophilic design, dSPACE creates sculptural homes that promote health and wellness.

dSPACE homes are designed for a multisensory experience. Integrated interior and exterior spaces connect you to the sights, sounds, and scents of nature. Light, shadow, and texture are artfully layered to naturalize the built environment. Sustainable elements are incorporated, where possible.

As a member of the ADPro professional network, we are passionate about great design but also emphasize the craft of construction. The success of a project depends on details. From sourcing custom materials to designing furnishings specific to the space, we collaborate with fabricators and artisans to deliver bespoke solutions.

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PROJECT NARRATIVE



This home envisions a life rooted in adaptability and sustainability, drawing inspiration from the Palisades' architectural heritage as an original Case Study community and responding to its evolving environmental challenges. The design embraces resilience through fire-resistant strategies, durable materials, and flexible spaces that adapt to evolving lifestyles, work patterns, and climate conditions.

Affordability is integral to the project's success. This design achieves a base construction cost between \$500–\$800 per square foot through an efficient layout, streamlined construction methods, and a flexible approach to customization.

Above all, the home fosters a deep sense of place through integrated interior and exterior spaces, native landscaping, and a floorplan connected nature and community. The architecture honors the past through its massing and materials, engages the present through resilient, efficient construction, and looks to the future by offering a model for living in balance with the environment. It fosters the regeneration of the Palisades community, offering residents a foundation to rebuild their lives with strength, connection, and hope.

DESIGN FEATURES



FIRE RESISTANCE

- Designed to meet or exceed IBHS Standards for wildfire resilience, a benchmark recommended by Cal Fire and leading insurance providers.
- Designed with a comprehensive fire-resilient strategy, incorporating Class A fire-rated roofing, non-combustible siding, ember-resistant vents, and dual-pane tempered windows.
- Careful detailing at eaves, soffits, and openings minimizes vulnerability to embers and extreme heat.
- Large side-yard creates defensible space between homes.
- Option to integrate Sonic Fire Tech’s Home Defense System — a NASA-inspired infrasound technology that stops fires before they start, without using water, chemicals, or causing damage.



BUILDING SIDING

- Textured-stucco cladding with a fire-rated wall build-up as the primary siding material.
- Fire-treated wood accents contrast artfully with the stucco and add warmth.



WINDOWS & DOORS

- Generous openings feature dual-pane, tempered glass to resist heat and impact, set within non-combustible or ignition-resistant frames.
- Ember-resistant screens protect openings while preserving natural light, ventilation, and views.
- Non-combustible exterior door assemblies.
- Weatherstripping and tight-fitting thresholds to limit ember intrusion.



DEFENSIBLE SPACE INTEGRATION

- Strategic plantings and hardscaped areas create natural firebreaks around the structure.
- Native, low-fuel vegetation and widened setbacks reduce wildfire risk while blending seamlessly into the landscape.



SUSTAINABILITY

- The home incorporates energy-efficient systems, durable materials, and optional solar PV and battery storage.
- Passive design—such as optimized orientation, natural ventilation, and overhangs—reduces energy demand while enhancing comfort.



EMBER-RESITANT FEATURES

- Fire-resistant materials and ember-resistant assemblies form a protective shell against wildfires.



CONSTRUCTION METHODOLOGY

- Simple forms and clean lines promote efficiency in construction.
- Windows and doors are limited to standard sizes available from a range of manufacturers, reducing cost and build time.



EFFICIENCY

- Energy-efficient systems are standard.
- Geothermal heating, solar PV arrays, battery storage, and a net-zero energy package are optional.



STYLE FEATURES

- The architecture blends contemporary elements with timeless, regionally-inspired forms, featuring clean lines, natural materials, and a strong indoor-outdoor connection.
- Thoughtful massing, generous openings, and organic textures root the design in the landscape, inviting a daily connection to nature, community, and the beauty of the Palisades.



ADDITIONAL SPECIAL FEATURES

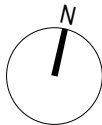
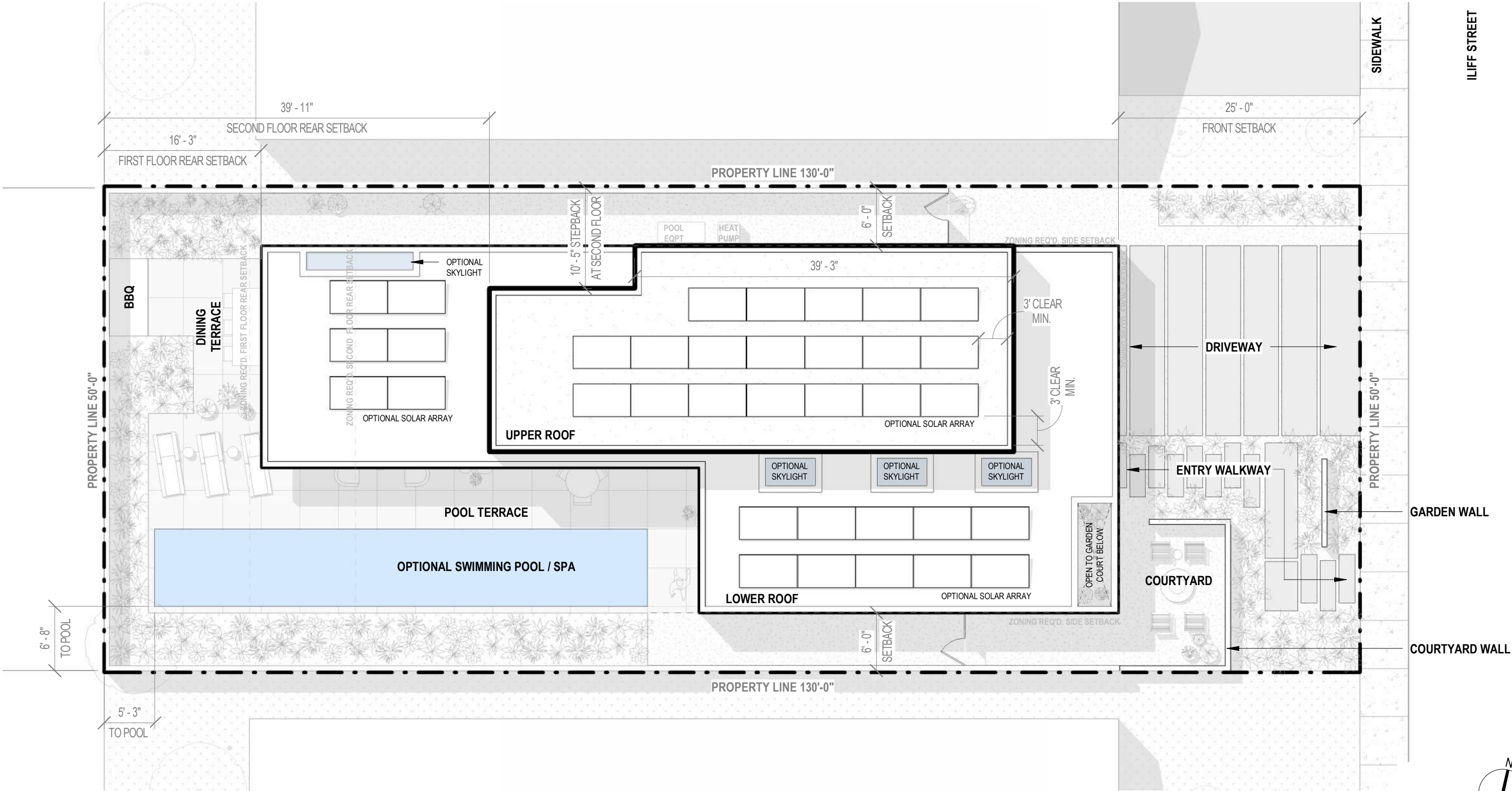
- A front courtyard can be designed with solid walls, open breeze block, or operable panels that allow residents to control openness and privacy, creating a dynamic threshold between the home and the surrounding community.
- An optional pool further extends the architecture into the landscape, reinforcing the home’s emphasis on wellness and outdoor living.
- The large side-yard creates defensible space between homes.



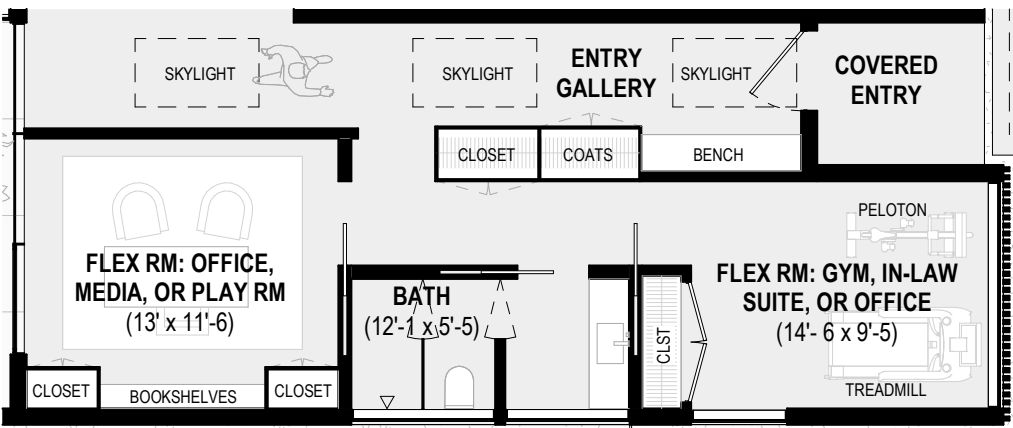
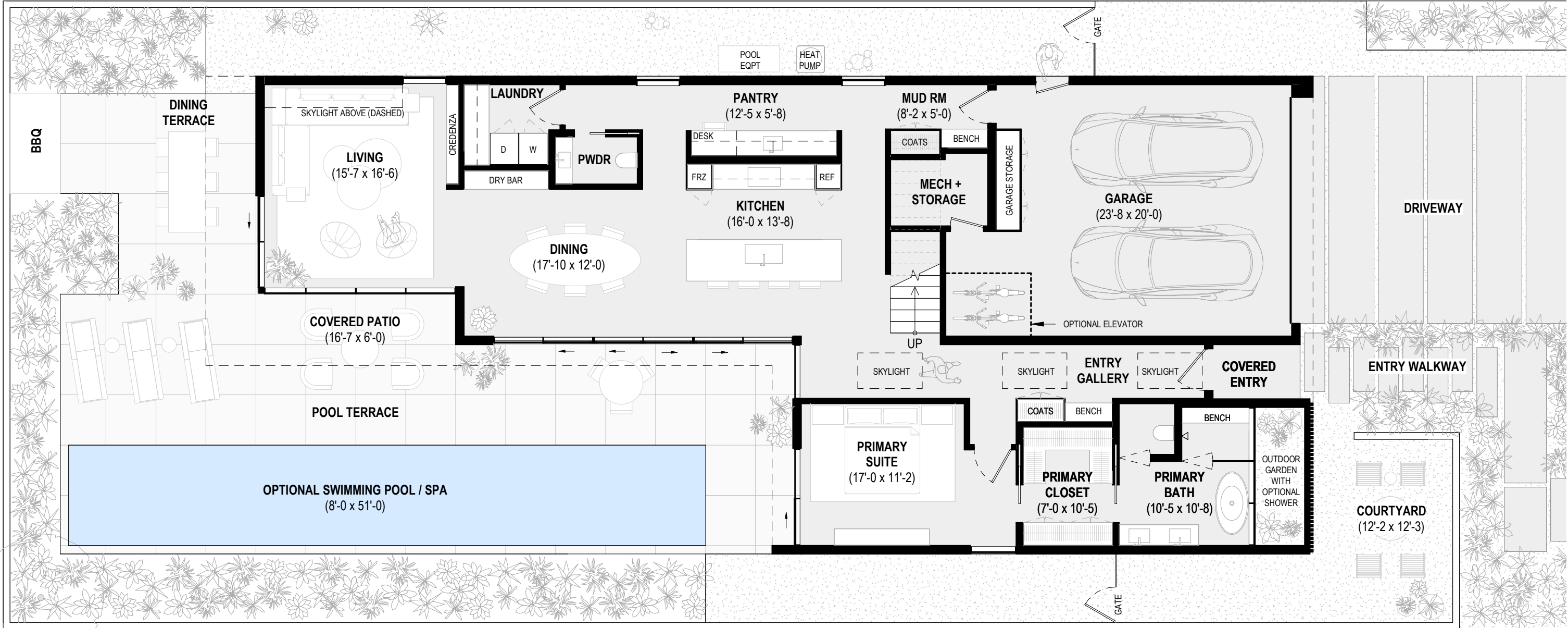
CUSTOMIZATION POTENTIAL

- Residents can personalize their design through a curated range of options, including finish materials, appliance packages, and expanded outdoor living features.
- The floorplan is highly adaptable. One alternate design could locate the primary suite in the second level flex room, offering space for a media room, office, and gym on the first level where the primary suite is currently located.
- Optional upgrades include a courtyard, a swimming pool, outdoor kitchen, enhanced energy systems such as solar PV panels and battery storage, and additional sustainable materials for a high-efficiency home.

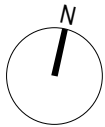
SITE PLAN



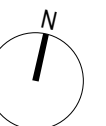
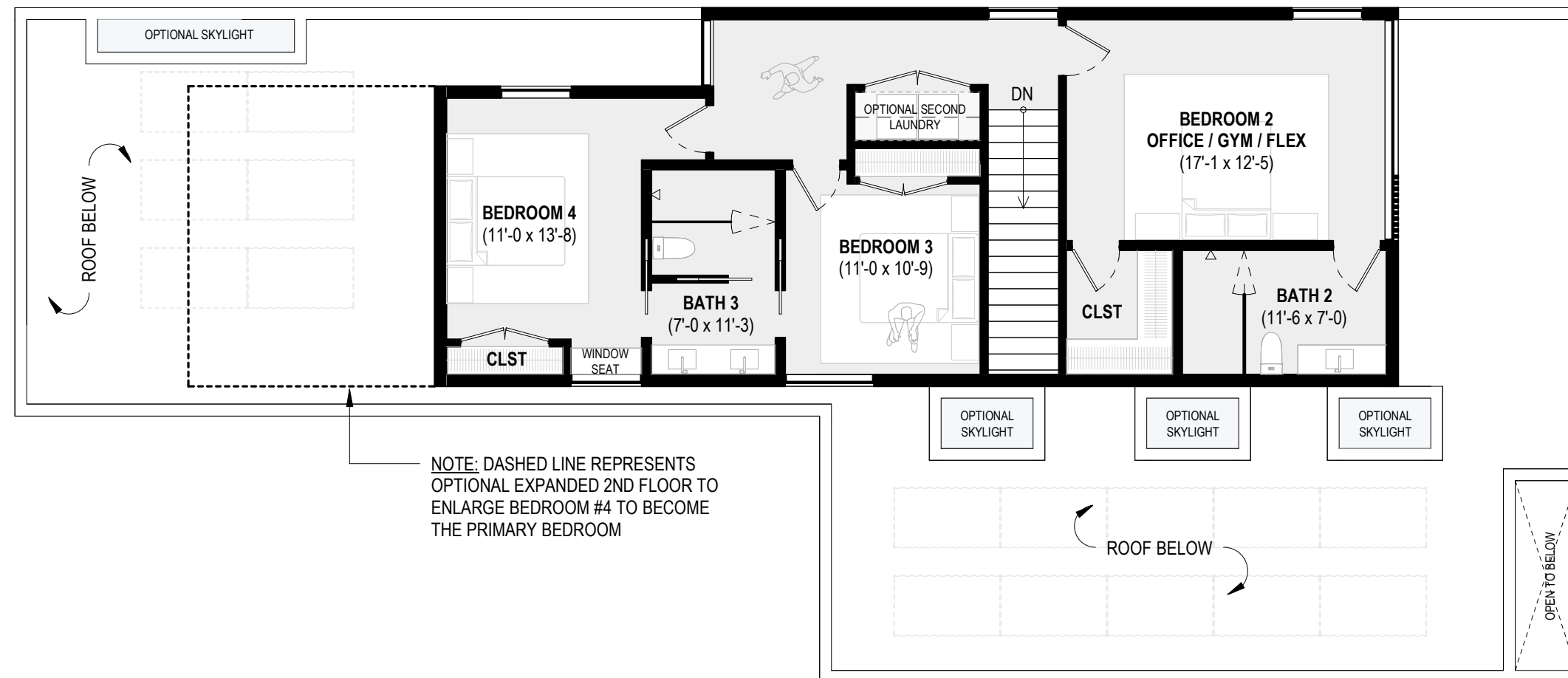
GROUND LEVEL FLOOR PLAN



ALTERNATIVE DESIGN OPTION



SECOND LEVEL FLOOR PLAN



















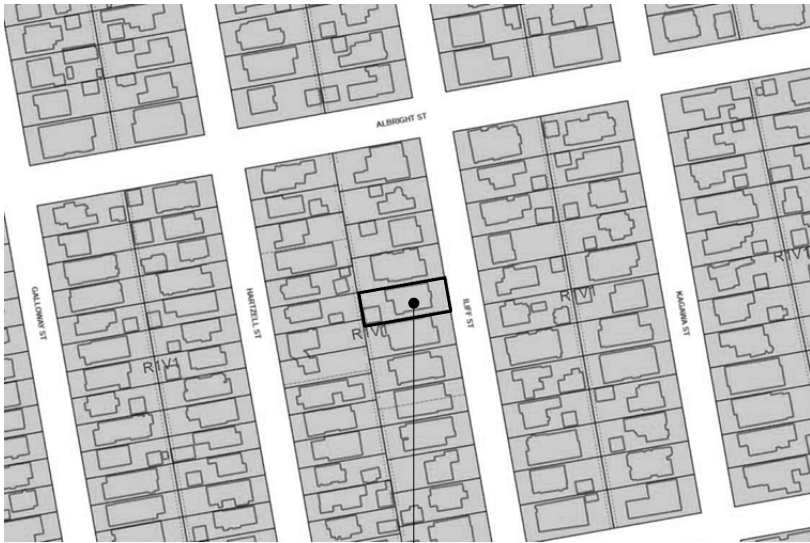






PARCEL INFO & DIAGRAMS

ADDRESS: 1037 N ILLIFF STREET

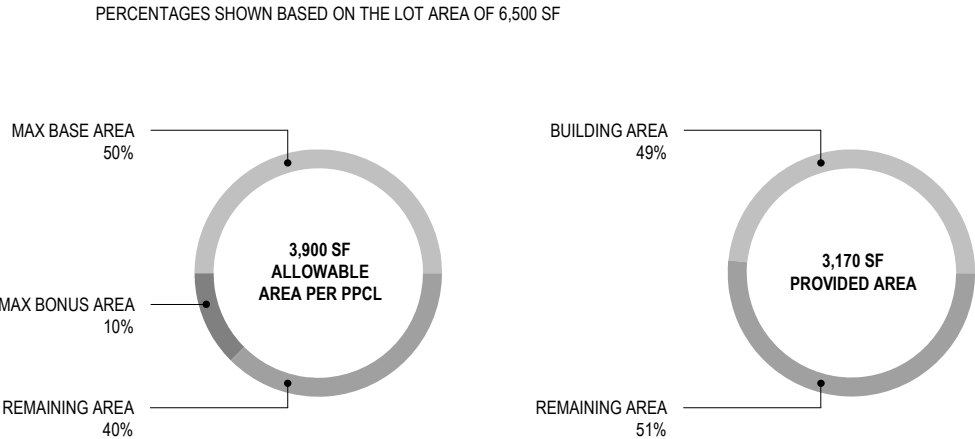


ADDRESS: 1037 N ILLIFF STREET

BUILDING AREAS

BUILDING AREA REQUIREMENTS:	
AREA REQUIREMENTS (PER PPCL):	AREA PROVIDED:
MAX TOTAL BUILDING AREA: 50% OF LOT AREA FOR LOTS LESS THAN 7,500SF BONUS AREA: 20% X BASE AREA IF THE FOLLOWING IS MET: THE SECOND FLOOR SHALL BE MAX 75% OF THE AREA OF THE FIRST FLOOR PLUS THE GARAGE. 20% (BONUS) X 50% (BASE) = 10% BASE AREA + BONUS AREA = 60% OF LOT AREA	LOT = 6,500SF < 7,500 SF THEREFORE BASE AREA = 50% OF LOT AREA BONUS AREA: FLOOR 1 AREA (GARAGE INCLUDED): 2,174 SF FLOOR 2 AREA: 996 SF (996 SF / 2,174 SF) x 100% = 45% 45% < 75% THEREFORE BONUS AREA CRITERIA IS MET 6,500 SF X .6 = 3,900 SF MAX AREA OF BUILDING = 3,900 SF PROVIDED AREA= 3,170 SF
BUILDING HEIGHT ENVELOPE REQ. (PER PPCL):	HEIGHT PROVIDED:
24' HEIGHT MAX FOR FLAT ROOF STRUCTURES	22' - 0"
LOT COVERAGE REQUIREMENTS (PER LAMC):	LOT COVERAGE PROVIDED:
MAX LOT COVERAGE = 40% OF TOTAL SITE AREA SITE AREA = 6,500 SF .4 X 6,500SF = 2,600SF MAX LOT COVERAGE= 2,600 SF	FLOOR 1 AREA (GARAGE INCLUDED): 2,174 SF 2,600SF (MAX SITE COVERAGE) > 2,174SF (PROVIDED SITE COVERAGE)

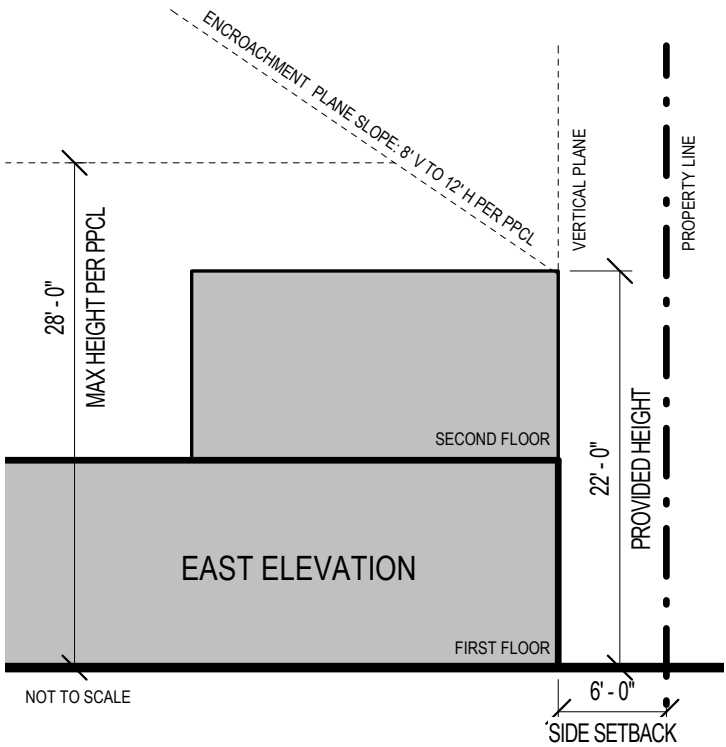
FLOOR AREA SUMMARY



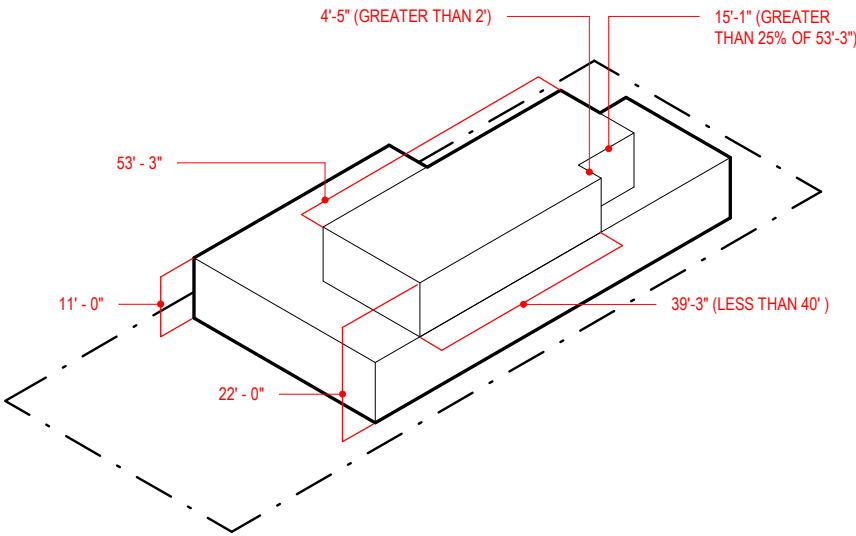
PROJECT DATA

PROJECT DATA		CODE REFERENCED
SITE ADDRESS:	1037 N ILLIFF STREET	
LOT AREA:	6,500 SF	
ZONED:	R1 - V1	LAMC 12.01
MAX ENVELOPE HEIGHT:	28' - 0" MAX ABOVE GRADE	PPCL GUIDELINES
ENCROACHMENT PLANE ORIGIN HEIGHT:	22' - 0" MAX ABOVE GRADE	PPCL GUIDELINES
ENCROACHMENT PLANE ORIGIN HEIGHT EXCEPTION:	24' - 0" FOR FLAT ROOFS	PPCL GUIDELINES
SET BACK REQUIREMENTS:	FRONT YARD: 25' - 0"	CC&R'S
	REAR YARD AT FIRST FLOOR: 15' - 0"	LAMC 12.01.C.3
	REAR YARD AT SECOND FLOOR: 26' - 0"	PPCL GUIDELINES
	SIDE YARD: 6' - 0"	LAMC 12.01.C.2
PARKING REQUIREMENTS:	2 COVERED SPACES	LAMC 12.21
MAX LOT COVERAGE:	40% TOTAL LOT AREA	LAMC 12.21 C.10(E)
BUILDING AREA:	60% TOTAL LOT AREA	PPCL GUIDELINES

BUILDING HEIGHT DIAGRAM



BUILDING ENVELOPE AND SETBACK DIAGRAM

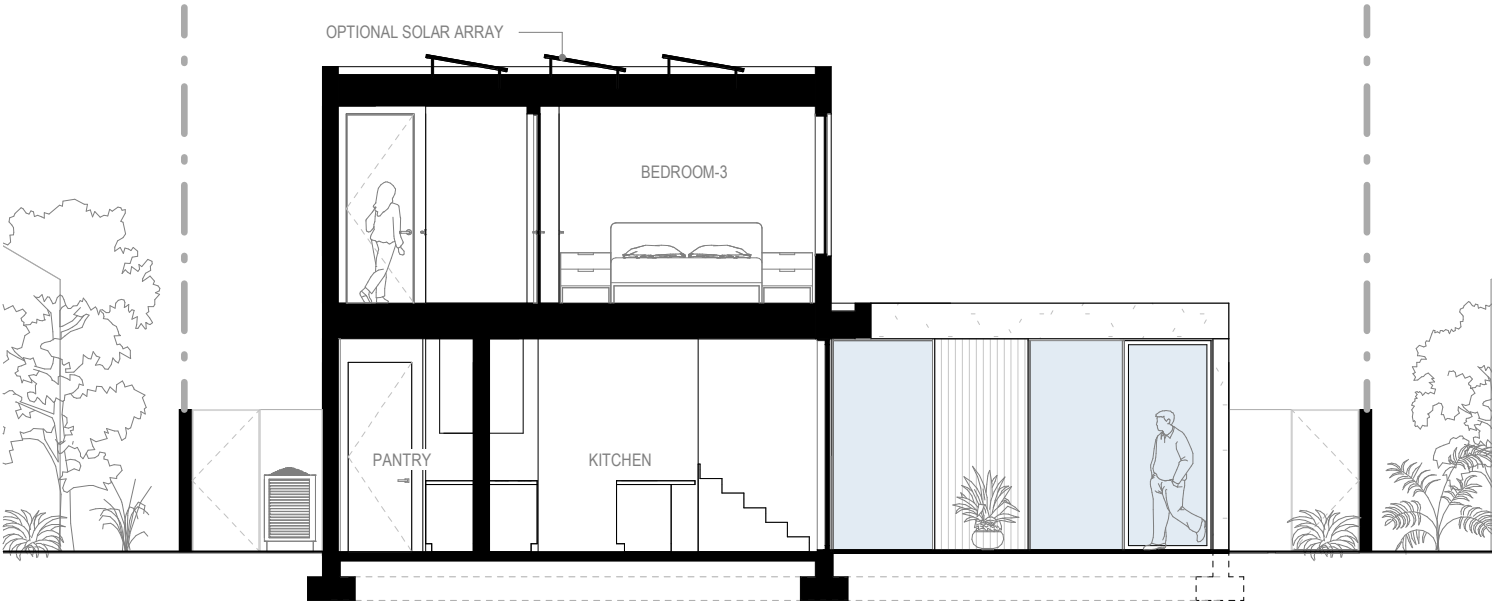


BUILDING ENVELOPE AND SET BACK REQUIREMENTS:	
"MASS OF BUILDING" REQUIREMENTS (PER PPCL):	SIDE YARD REQUIREMENTS (PER LAMC 12.01.C.2):
SIDE YARD ARTICULATION: TWENTY-FIVE PERCENT (25%) OF THE LINEAL FOOTAGE OF A TWO STORY ELEVATION (AT THE SECOND FLOOR), FORTY FEET (40'-0") OR GREATER IN LENGTH, MUST BE SET BACK A MINIMUM OF TWO FEET (2'-0") PLUS THE SETBACK REQUIRED FOR A SINGLE STORY DWELLING LESS THAN 18 FT. HIGH.	ALL PORTIONS OF A BUILDING THAT HAVE A SIDE WALL EXCEEDING 14 FEET IN HEIGHT AND A CONTINUOUS LENGTH GREATER THAN 45 FEET SHALL HAVE AN OFFSET/PLANE BREAK THAT IS A MINIMUM DEPTH OF FIVE FEET BEYOND THE REQUIRED YARD AND A MINIMUM LENGTH OF 10 FEET.

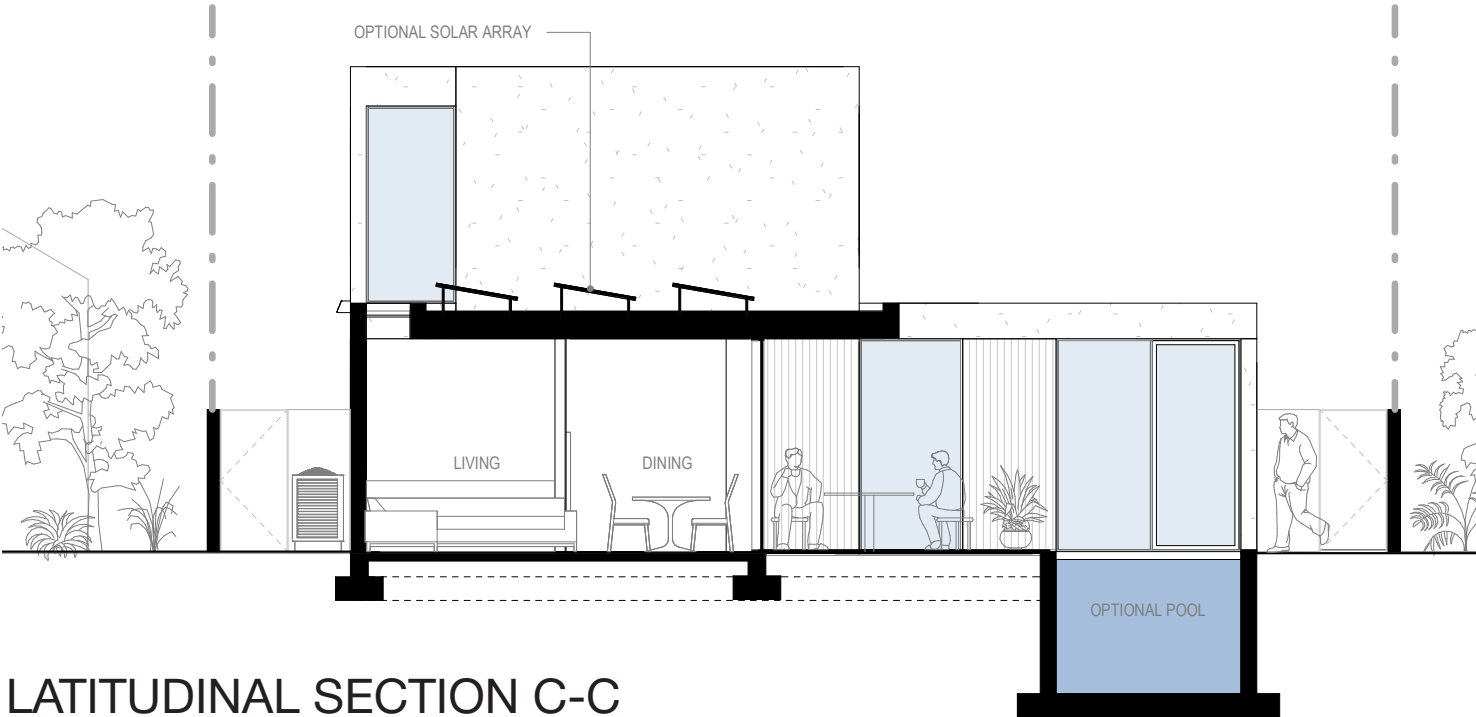
LATITUDINAL / LONGITUDINAL SECTIONS



LONGITUDINAL SECTION A-A



LATITUDINAL SECTION B-B



LATITUDINAL SECTION C-C

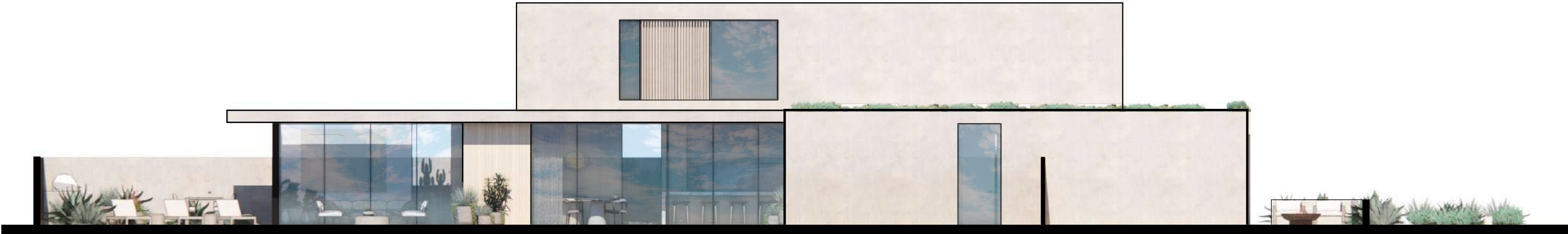
BUILDING ELEVATIONS



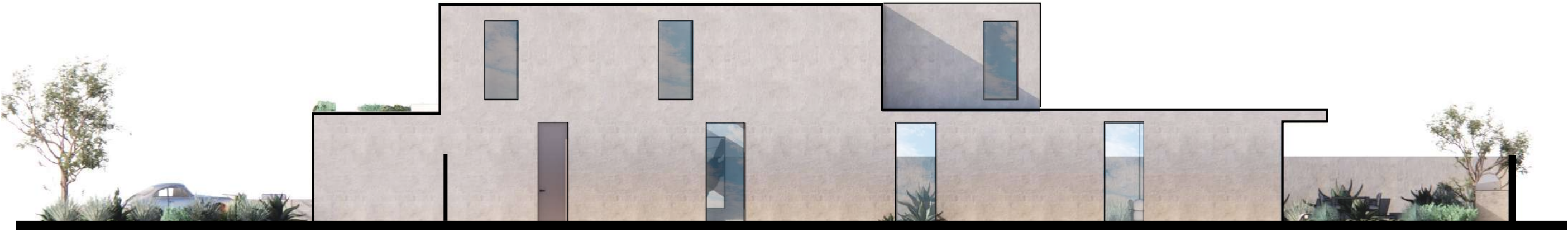
East (front) Elevation



West (rear) Elevation



South (side) Elevation



North (Side) Elevation



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