

CASE STUDY 2.0
REBUILDING LOS ANGELES

*A Visionary
Catalog for
Resilient and
Sustainable
Homes*



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INTRODUCTION

AMES STUDIO ARCHITECTURE



Ames Studio is a design practice dedicated to an optimistic concept: that thoughtful architecture can transform constraints into opportunities. As a proud partner of the Case Study 2.0 initiative, Ames Studio is dedicated to helping Los Angeles families rebuild with confidence and clarity - creating homes that are resilient, sustainable, and built for the future.

We believe that rebuilding after a loss requires a balance of boldness and precision. We integrate technical innovation—using advanced materials and fire-resistant systems—with a design philosophy that prioritizes the quality of your everyday life.

Founder Tom Ames applies 20 years of high-level experience to the specific challenges of the Los Angeles landscape. We view rebuilding as an opportunity to evolve. We are here to help you navigate the journey home, creating spaces that offer safety, beauty, and a renewed sense of place.

PROJECT NARRATIVE



This project is an opportunity to re-establish a meaningful sense of place for a family and the surrounding neighborhood. Drawing inspiration from the 100 year legacy of Los Angeles modernist homes, this design combines timeless principles—clarity, light, & connection to landscape—with the specific needs of contemporary living.

A defining feature of the home is the tower element, which provides a strong architectural anchor and a recognizable identity. Its solid, grounded form offers both visual presence and a feeling of stability, creating an immediate sense of home for residents, whether they are returning or are new to the area.

From the outset, this project was shaped by a commitment to healing, comfort, and connection. A generous front porch opens the house to the neighborhood, encouraging casual interactions and reinforcing community ties. Inside, the layout supports everyday ease and privacy: a separate primary suite ensures quiet retreat, while the floor plan naturally supports multigenerational living through flexible room arrangements.

Light and openness are central to the experience of the home. By carving a courtyard into the plan, the interiors are filled with natural light. This move also created the opportunity for a swimming pool, around which the main living spaces are organized—an ideal setting for indoor-outdoor living.

The second floor can be configured in several ways. It can be laid out as two bedrooms and a bath, a second primary suite, or a generous creative or office space, allowing the home to meet the needs of its occupants from day one.

As the debut project for Ames Studio Architecture, this home reflects what we value most: thoughtful design, contextual sensitivity, and the belief that architecture can strengthen community. It marks an exciting beginning—one where rebuilding, reconnecting, and reimagining place come together in a meaningful way.

PARCEL INFO & DIAGRAMS

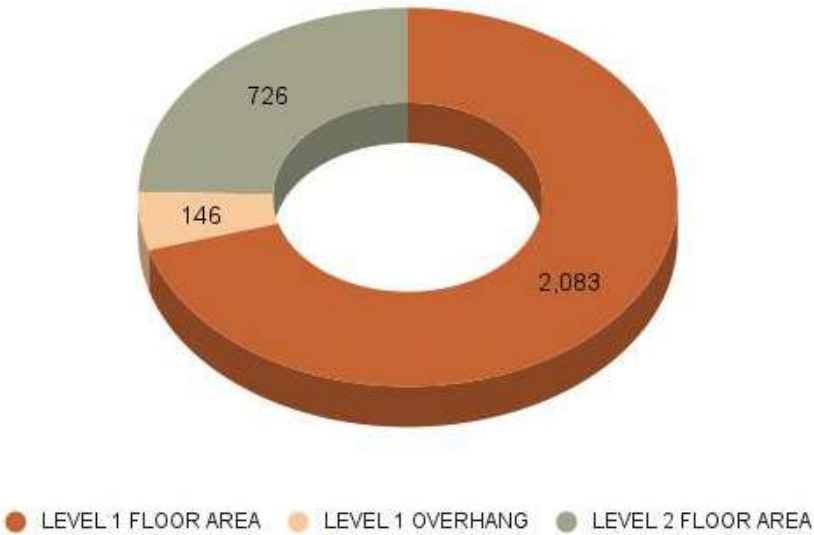
ADDRESS: 1037 N ILLIFF STREET



BUILDING AREAS

BUILDING AREAS	
RESIDENTIAL FLOOR AREA	
MAX. BUILDING AREA 70%:	4,550 SF
LEVEL 1 FLOOR AREA:	2,083 SF
LEVEL 1 OVERHANG:	146 SF
LEVEL 2 FLOOR AREA:	726 SF
TOTAL BUILT AREA:	2,955 SF
GARAGE EXEMPTION:	200 SF
MAX. SITE COVERAGE ALLOWED:	3,120 SF
PROPOSED SITE COVERAGE:	2,029 SF

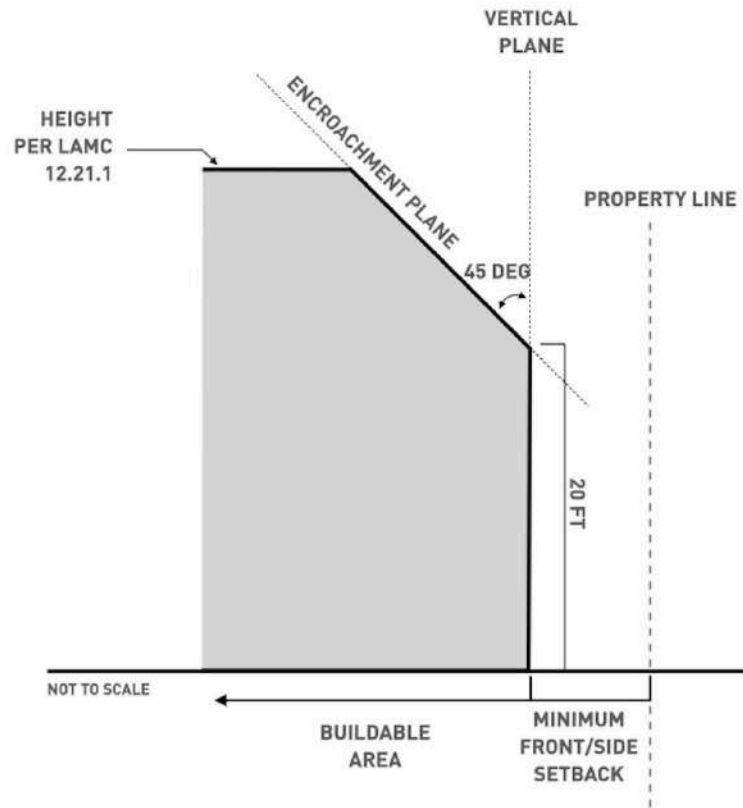
FLOOR AREA SUMMARY



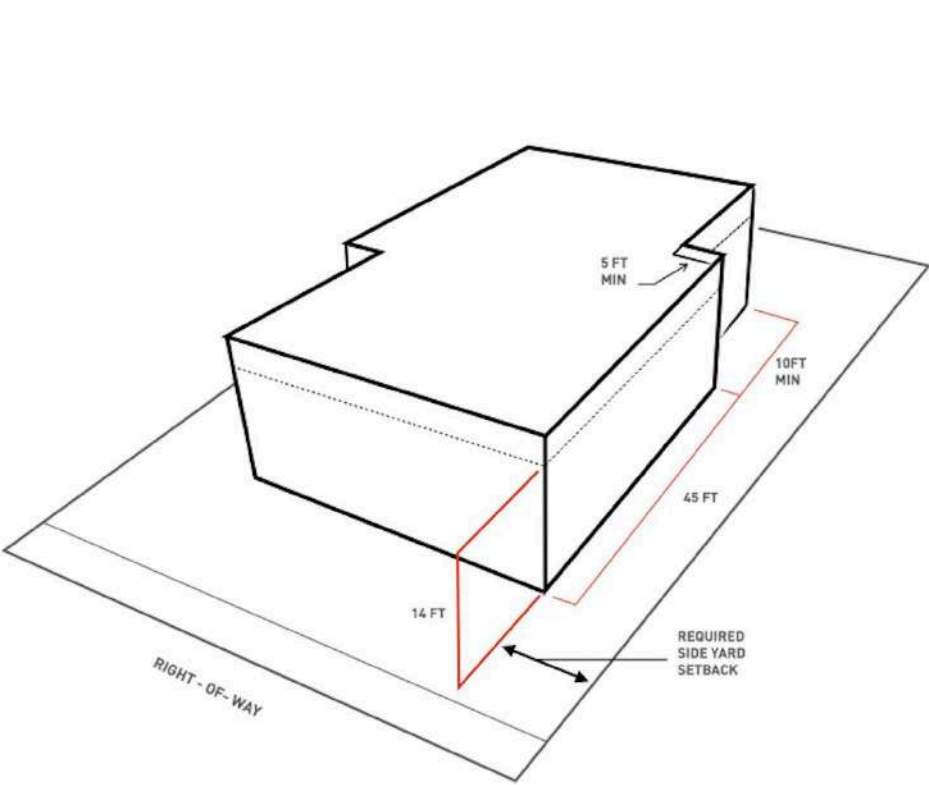
PROJECT DATA

PROJECT DATA	
SITE ADDRESS:	1037 N. ILLIFF STREET
LOT AREA:	6,500 SF
ZONED:	R1-V1
MAX. ENVELOPE HEIGHT:	30' - 0" MAX. ABOVE GRADE
SETBACK REQUIREMENTS:	
FRONT YARD:	20' - 0"
REAR YARD:	15' - 0"
SIDE YARD:	6' - 0"
PARKING REQUIREMENTS:	2 COVERED SPACES
LOT COVERAGE:	3,120 SF (48% TOTAL LOT AREA)
BUILDING AREA:	4,550 SF (70% TOTAL LOT AREA)

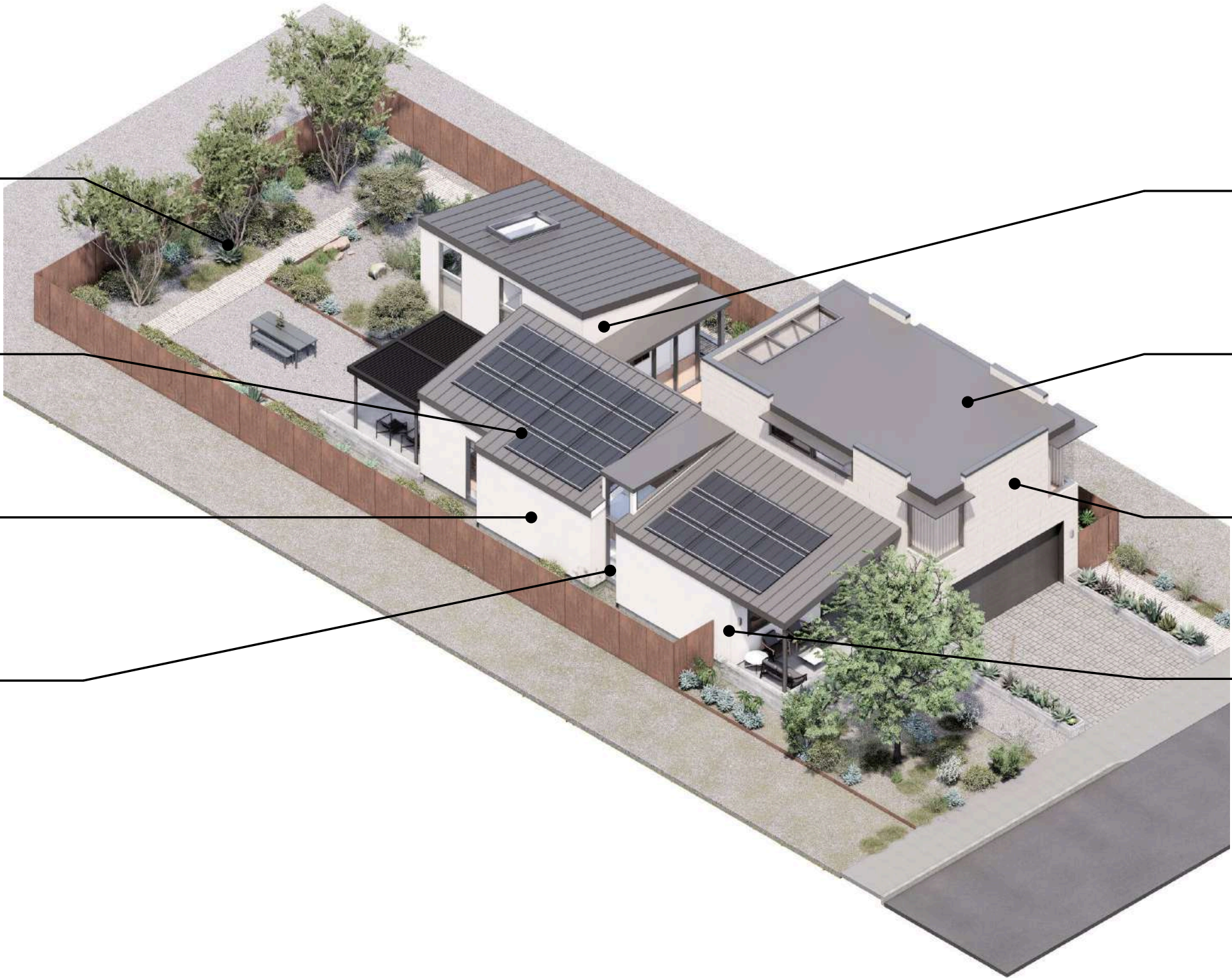
BUILDING HEIGHT DIAGRAM



BUILDING ENVELOPE AND SETBACK DIAGRAM



DESIGN FEATURES



Native, low-water landscaping
Reduces irrigation needs while supporting the local ecology and keeping plants safely away from the house.

Solar panels and battery backup ready
Enable off-grid capability, energy independence, and resilience in the face of power outages.

All-electric appliances and induction cooktop
Supports resiliency, reduces reliance on fossil fuels, and improves indoor air quality.

Radiant under-slab heating & heat pump cooling
Delivers even, efficient climate control throughout the home.

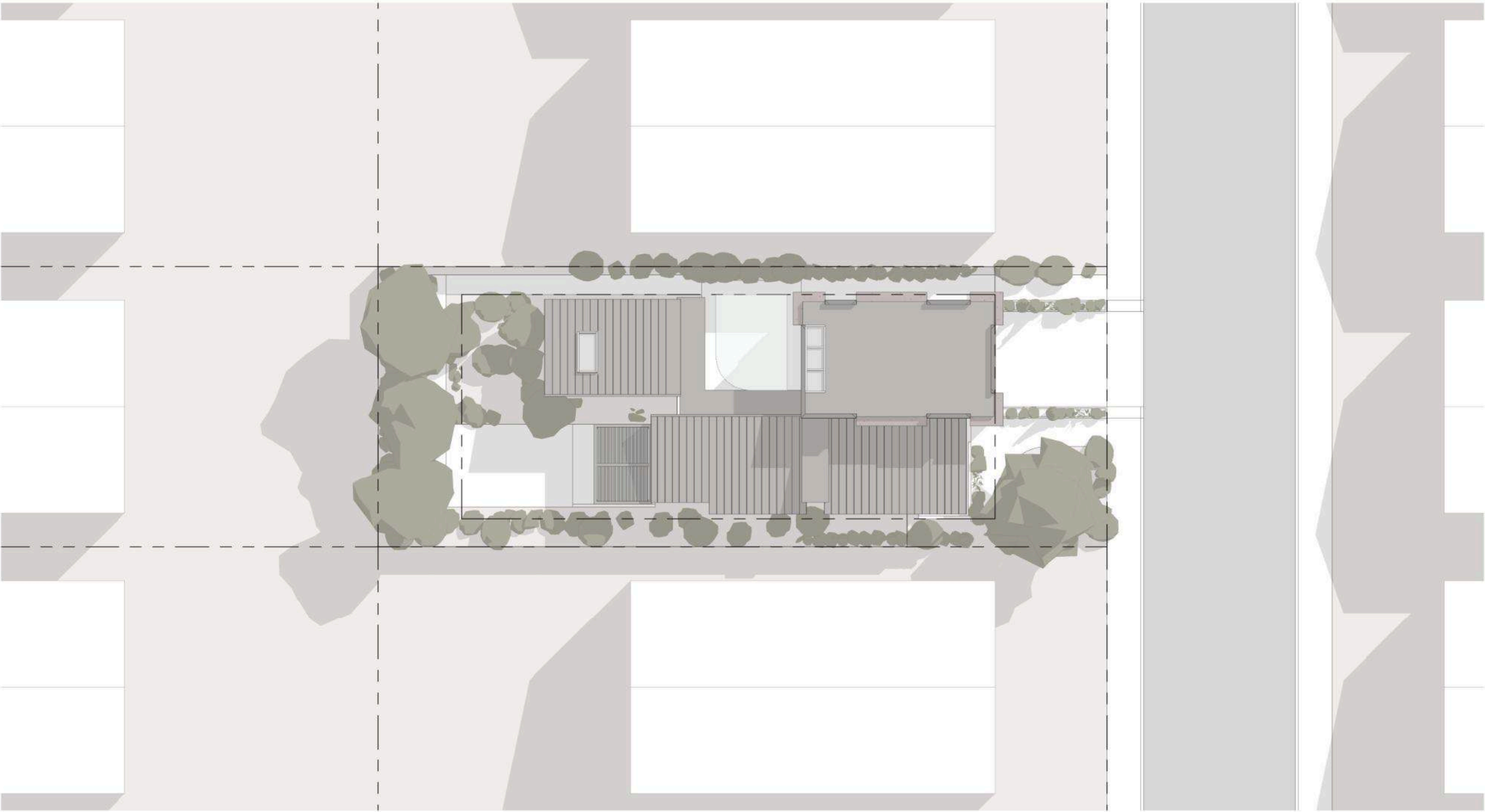
Non-combustible exterior materials
Durable, fire-resistant natural plaster, cement & metal cladding provides lasting protection and peace of mind.

No roof eaves, crawl spaces, or vented attics
Minimizes fire risk and exposure to pests or weather, creating a safer, low-maintenance home.

Insulated cement blocks
Provides structural strength, thermal efficiency, and long-lasting durability.

Thick, continuous exterior insulation
Maintains stable interior temperatures year-round for comfort and energy efficiency.

SITE PLAN



GROUND LEVEL PLAN



GROUND LEVEL OPTION 2



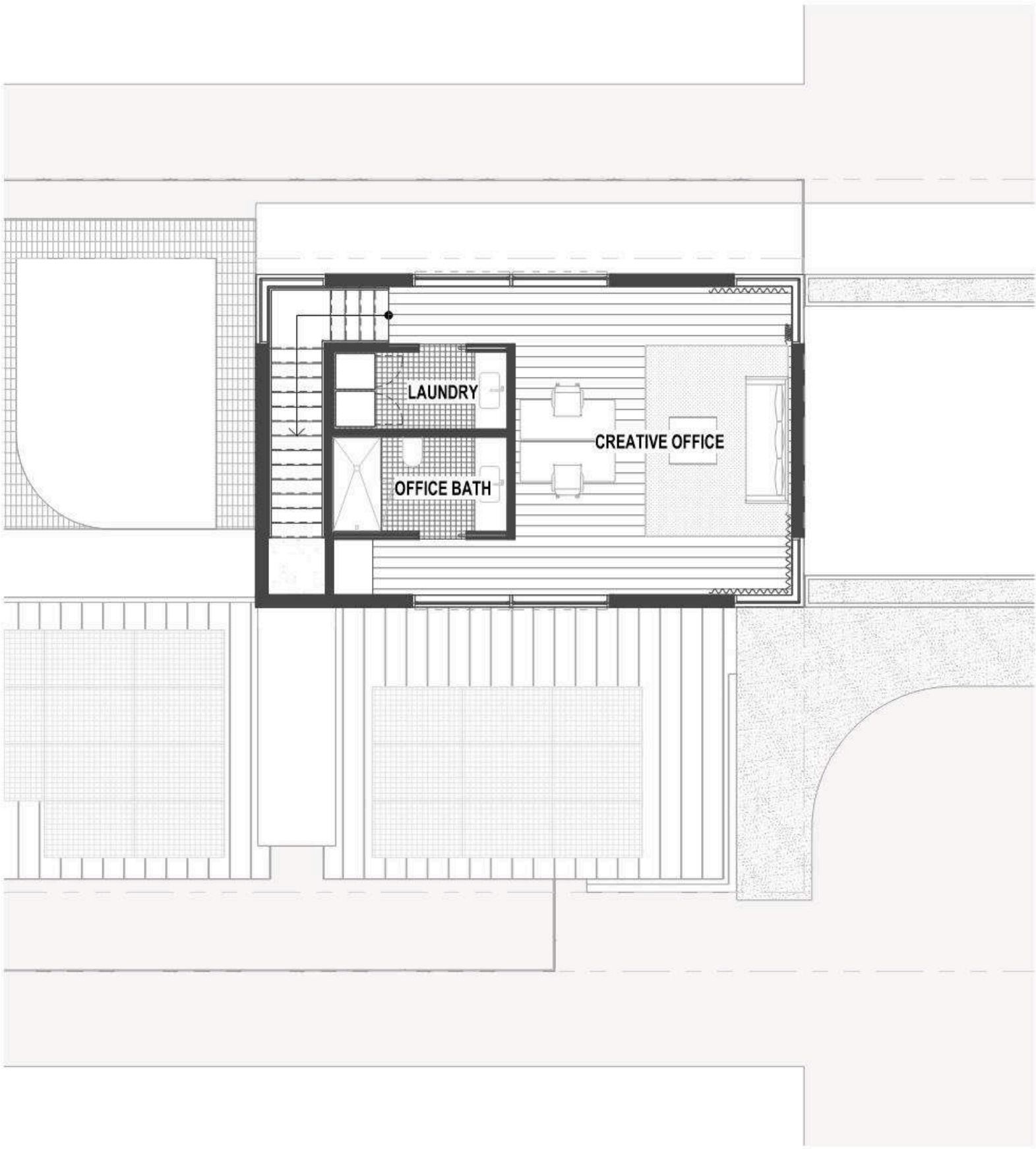
UPPER LEVEL PLAN



UPPER LEVEL OPTION 2



UPPER LEVEL OPTION 3

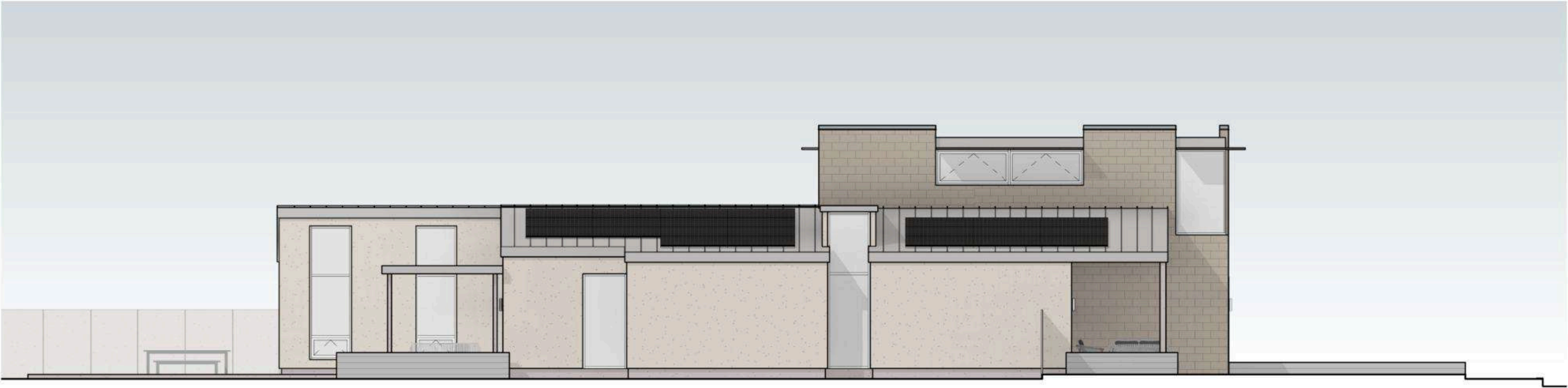


SECTIONS





NORTH & SOUTH ELEVATIONS



EAST & WEST ELEVATIONS



RENDERINGS















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