

CASE STUDY 2.0
REBUILDING LOS ANGELES

*A Visionary
Catalog for
Resilient and
Sustainable
Homes*

INSERT | DESIGN



DELIVERABLES

INTRODUCTION

COMPANY / FIRM SUMMARY
PROJECT NARRATIVE
PROJECT FACT SHEET | PARCEL INFO | DIAGRAMS
DESIGN FEATURES SUMMARY

PLANS

SITE | ROOF PLAN
LOWER LEVEL PLAN
UPPER LEVEL PLAN

SECTIONS

LONGITUDE
LATITUDE

ELEVATIONS

NORTH
SOUTH
EAST
WEST

RENDERINGS

EXTERIOR VIEW FROM STREET
EXTERIOR VIEW AT ENTRY
BIRD'S EYE VIEW FROM REAR
BIRD'S EYE VIEW AT SPA
INTERIOR LIVING ROOM & FIREPLACE
INTERIOR KITCHEN
PRIMARY BEDROOM



INTRODUCTION



COMPANY / FIRM SUMMARY



At Meddock Architects, we believe **architecture is the soul of a space**—the quiet synergy of form, nature, and natural light that cultivates joy and creates lasting memories. With our guiding ethos, **Design Different**, we approach every project with curiosity, restraint, and a deep respect for the site.

Based in California and specializing in custom homes, hillside builds, thoughtful remodels, and fire-rebuilds, we design homes that feel alive and deeply personal. Nature and light are our primary materials; they shape everything from spatial flow to the emotional experience of moving through a home. We favor clarity over complexity, timelessness over trends, and design solutions that feel as effortless as they are intentional.

Our work is collaborative—bringing clients, creatives, engineers, and builders together early to ensure each project is structurally sound, context-responsive, and beautifully crafted. Whether on a steep slope, a challenging hillside, or the rebuild of a lost home, we create spaces that stand lightly on the land and resonate for generations.

We don't just design houses.
We design soul-filled homes shaped by light, nature, and the stories they hold.

www.MeddockArchitects.com
IG: @meddockarchitects



PROJECT NARRATIVE



REBUILDING ON A HILLSIDE LOT

When we first stepped onto this downhill lot, the owners were in a situation similar to yours. They had a vacant property, a steep slope, and a set of plans that came with the purchase. They felt the design wasn't terrible—but it wasn't something they loved. It was oversized, overly complex, and relied on a massive foundation system that was financially unrealistic, visually intrusive, and unnecessary for how they wanted to live.

They asked us the same question many fire-rebuild clients ask:

“Is there a simpler, smarter way to rebuild here?”

Our answer was yes—if we rethink the approach entirely.

Drawing inspiration from John Lautner's hillside work, we started with one priority: **respect the slope instead of fighting it**. In this neighborhood, the soils are notoriously unstable, and big retaining walls or heavy grading only increase cost and risk. Instead, we worked to keep the entire structure **above grade**, eliminating retaining walls and minimizing earthwork.

Before any designing, we collaborated with our structural engineer to study a range of **bridge-and-pier solutions** that could safely and elegantly carry the home down the hill. From that early strategy came the final concept: **two simple, staggered volumes** stepping with the natural slope—stable, efficient, and perfectly aligned with the clients' program needs.

This above-grade approach has a major advantage for fire-rebuild hillside lots like yours:

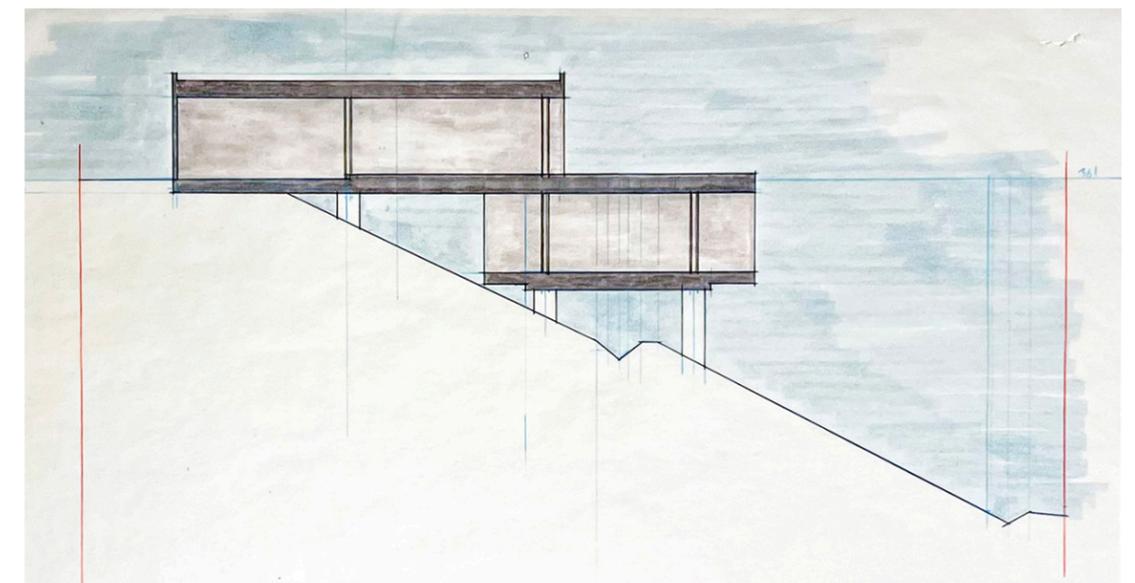
It adapts.

Once soils and structural analyses are complete, the system can be modified to work with almost any topography, avoiding the overbuilt foundations that drive costs sky-high in fire-prone areas.

The result is a home that feels grounded without being buried—light on the land, straightforward to build, and designed to stand confidently on a challenging site.

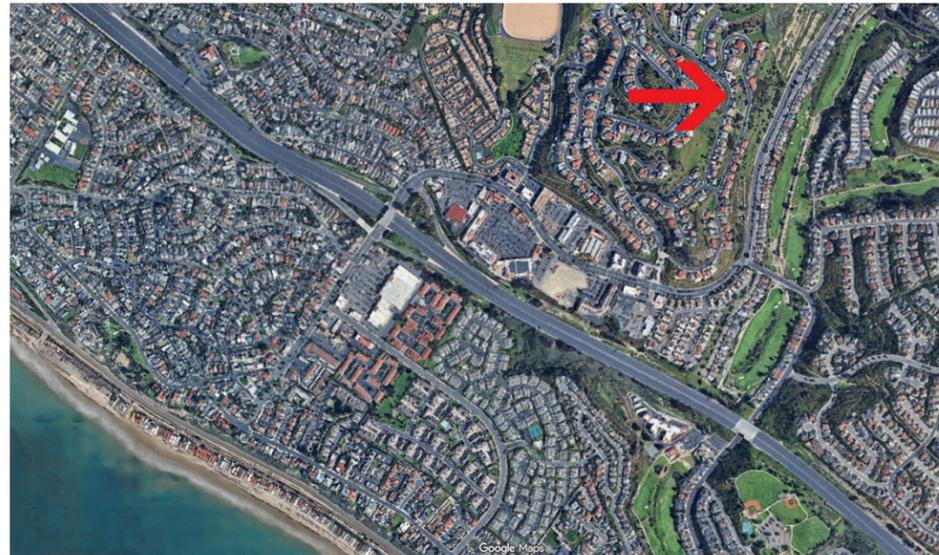
If your lot shares a similar history and terrain, this design philosophy can give you a clearer, calmer path to rebuilding: a home that feels like *yours*, not something you settled for.

CONCEPT DRAWING



PARCEL INFO & DIAGRAMS

ADDRESS | 24 MARANA, SAN CLEMENTE



PROJECT SUMMARY

PROJECT ADDRESS

24 MARANA
SAN CLEMENTE, CA
92673

LEGAL DESCRIPTION

LOT 137, TRACT 8575

ASSESSORS PARCEL NUMBER

675-174-27

ZONING DESIGNATION

RL(SR18)

VHFHSZ

Yes

SCOPE OF WORK

New 3 bedroom, 4.5 bathroom, two story, single family residence, with attached 2-car garage, elevated decks, landscape & hardscape, on a vacant lot.

BUILDING CODE

All plans & work for the project shall conform to the requirements of the following codes:
2022 CRC, 2022 CPC, 2022 CMC, 2022 CEC, 2022 CFC,
2022 California Energy Code, 2022 CGBC, all local codes and ordinances

BUILDING TYPE

Construction Type: V-B
Occupancy: R3, U1
Stories: 2

FIRE SPRINKLERS

Yes. New. NFPA 13D. Comply with CFC 903.2.8

HERS RATER

Required

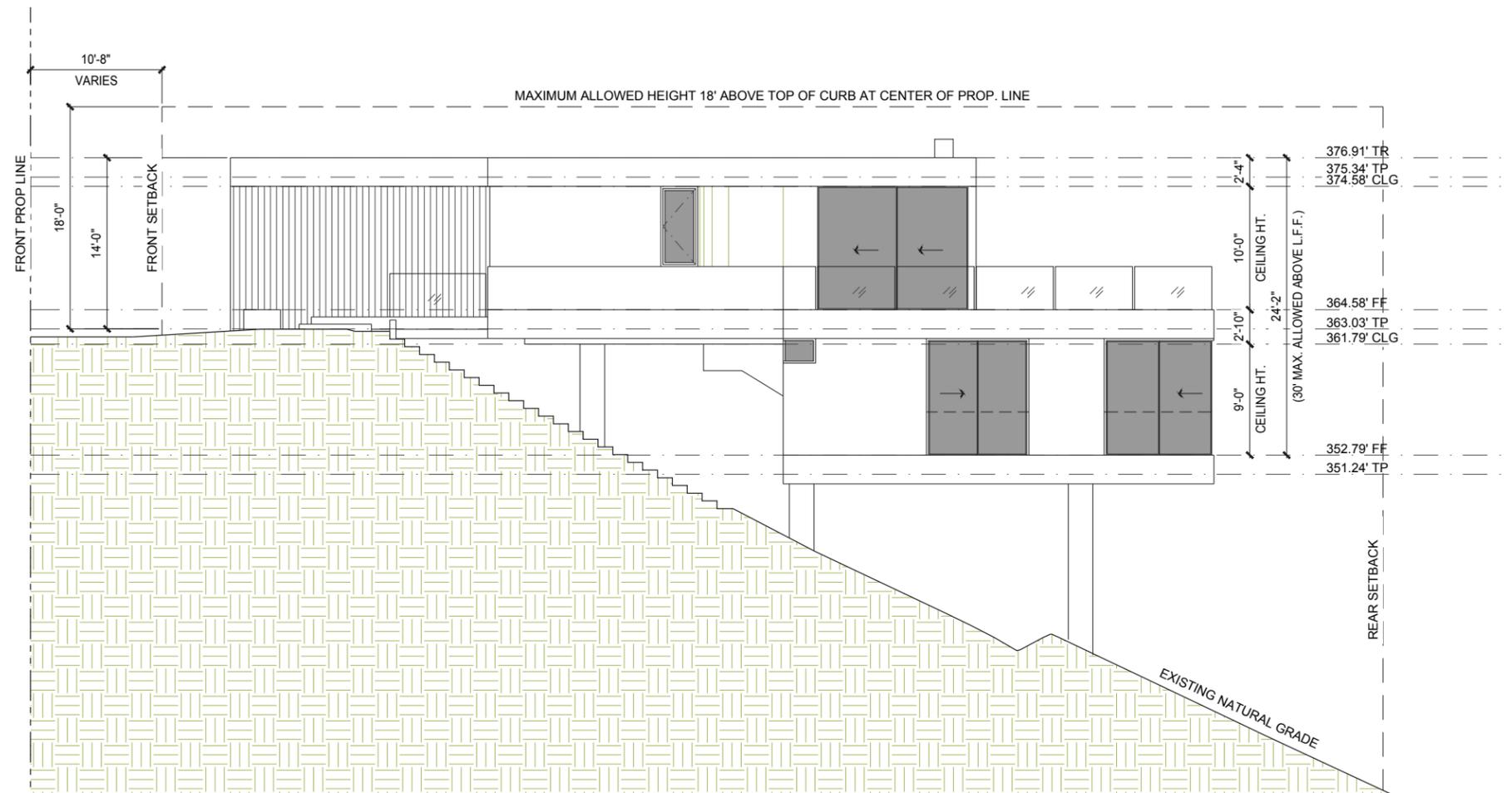
PROJECT SUMMARY TABLES

USE	SFD	ZONE	RL(SR18)	LOT SLOPE (%)	37%
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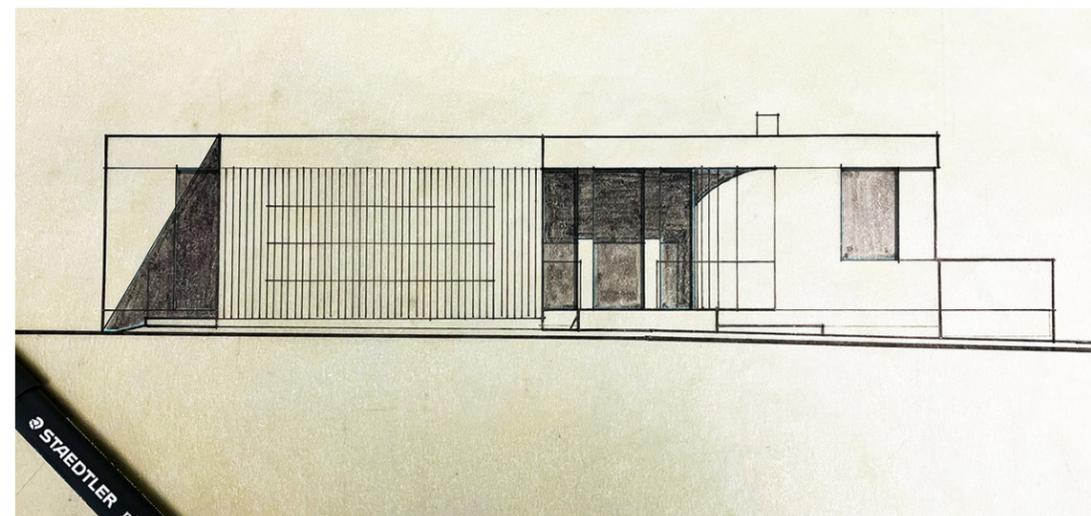
ZONING STANDARDS	
DESCRIPTION	PROPOSED
LOT AREA	11,977 SF
LOT FRONTAGE	75'
LOT WIDTH (AVG.)	97'
LOT DEPTH (AVG.)	122'
MAX. HEIGHT ABV. CURB	14'
SETBACKS:	
Front Yard	8'
Rear Yard	31'
Side Yard	10'
LOT COVERAGE	3,798 SF/ 32%
PARKING	2 SPACES

PROJECT DATA (SQ. FT.)	
DESCRIPTION	ADDITION
LIVING AREA:	
LEVEL 1	1902
LEVEL 2	1994
TOTAL	3896
GARAGE	527
STORAGE/ MECHANICAL	0
TOTAL BUILDING AREA	4423
DECK	1546

SETBACK | HEIGHT DIAGRAM



PRELIMINARY FRONT ELEVATION



DESIGN FEATURES



FIRE RESISTANCE

NFPA 13D residential sprinkler system is required throughout.
Provides immediate, automatic suppression that can stop a fire before it spreads.

Option: Install an NFPA 72 fire alarm system with central-station monitoring.
Provides early detection and ensures rapid emergency response, even when the home is unoccupied.

Option: Apply FlameStop or an equivalent fire-retardant coating to framing.
Adds extra ignition resistance to critical structural elements.



ROOFING

Modified bitumen roofing includes additives to slow flame spread, is UL/Class A and Cal Fire-listed, and is designed specifically for WUI areas.
You will have a highly durable, waterproof roofing system that also slows the spread of fire and provides longer resistance against flame and embers compared to standard roofing.



BUILDING SIDING

All siding and exterior materials are non-combustible and/or Class A rated. The palette includes a rich, integrally colored smooth stucco, aluminum composite fascias, Class A rated wood siding for added warmth and tactility, and concrete piers.
Reduces the home's vulnerability to wind-driven embers and direct flame exposure.



WINDOWS & DOORS

All doors and windows are thermally broken anodized aluminum, with dual-paned, insulated, tempered glass.
Helps prevent glass failure during extreme heat and improves overall home performance.



DEFENSIBLE SPACE INTEGRATION

Includes firewise landscaping, including (optional) fuel-modification zones, and exclusion of fire-prone plants.
Creates a defensible buffer that slows wildfire movement toward the home.

Optional: Install a 36" all-weather emergency access path along the perimeter of the structure.
Gives firefighters safer, faster access for protection and suppression efforts.



VENTS

The flat roof design eliminates attics and attic ventilation to prevent ember intrusion.
Removes one of the most common entry points for embers during wildfires.



EMBER-RESISTANT FEATURES

The roof drainage is designed to omit roof gutters to reduce ember accumulation.
Prevents debris build-up where embers most commonly ignite roof fires.

Eaves and underside assemblies are designed to be 1-hour fire-resistant construction using 7/8" stucco, with optional Type X drywall or DensGlass.
Hardens the home's most vulnerable overhangs and underside areas against fire.



SUSTAINABILITY

The design incorporates solar panels with battery storage, abundant natural daylighting, high-performance insulation, and insulated low-emissivity doors and windows to regulate temperature fluctuations more effectively. Materials are selected for their timeless, low-maintenance performance and long-term durability, resisting rot, termites, and fire.



DESIGN QUALITIES

Refined, minimal detailing and careful craftsmanship reveal the warmth of a simple, tactile material palette, creating a quiet backdrop for the presence of nature and natural light. Through this lens, the soul of the home emerges—becoming a place of joy, and lasting memories.



CONSTRUCTION METHODOLOGY

The entire structure is elevated above grade and supported by twelve primary piers, eliminating the need for retaining walls and significantly reducing earthwork. Above these piers, a combination of steel frames and wood framing forms two simple, staggered volumes that step naturally down the slope.



EFFICIENCY

All building systems—including appliances, HVAC, insulation values, door and window performance, material selections, and passive cooling strategies—have been modeled using state-of-the-art energy software to ensure the highest levels of efficiency. Additional inspections are required throughout construction to verify insulation and HVAC installation quality, reducing air leakage and ensuring the home performs exactly as designed.



ADDITIONAL SPECIAL FEATURES

Notable features include a flush garage door that seamlessly integrates with the front-façade siding. A bridge connects the entry landscaping to the elevated structure, creating a tree house-like experience. Skylights are strategically placed throughout the home to introduce dramatic shafts of natural light while enhancing everyday function and spatial clarity. Subtle curves expand sight-lines from key interior spaces while softening and articulating the overall forms. An indoor spa, intimate lounge areas, and generous deck space provide inviting settings for entertaining, family time, and everyday relaxation.



TECHNOLOGY FEATURES

The design includes a highly customizable technology package by CANTARA encompassing audio, video, security, automation, and smart-home systems. It also features an integrated lighting package with a thoughtful ceiling layout that creates both functional clarity and dramatic visual impact. All specifications can be elevated or tailored to match your lifestyle and the most current state-of-the-art technology.



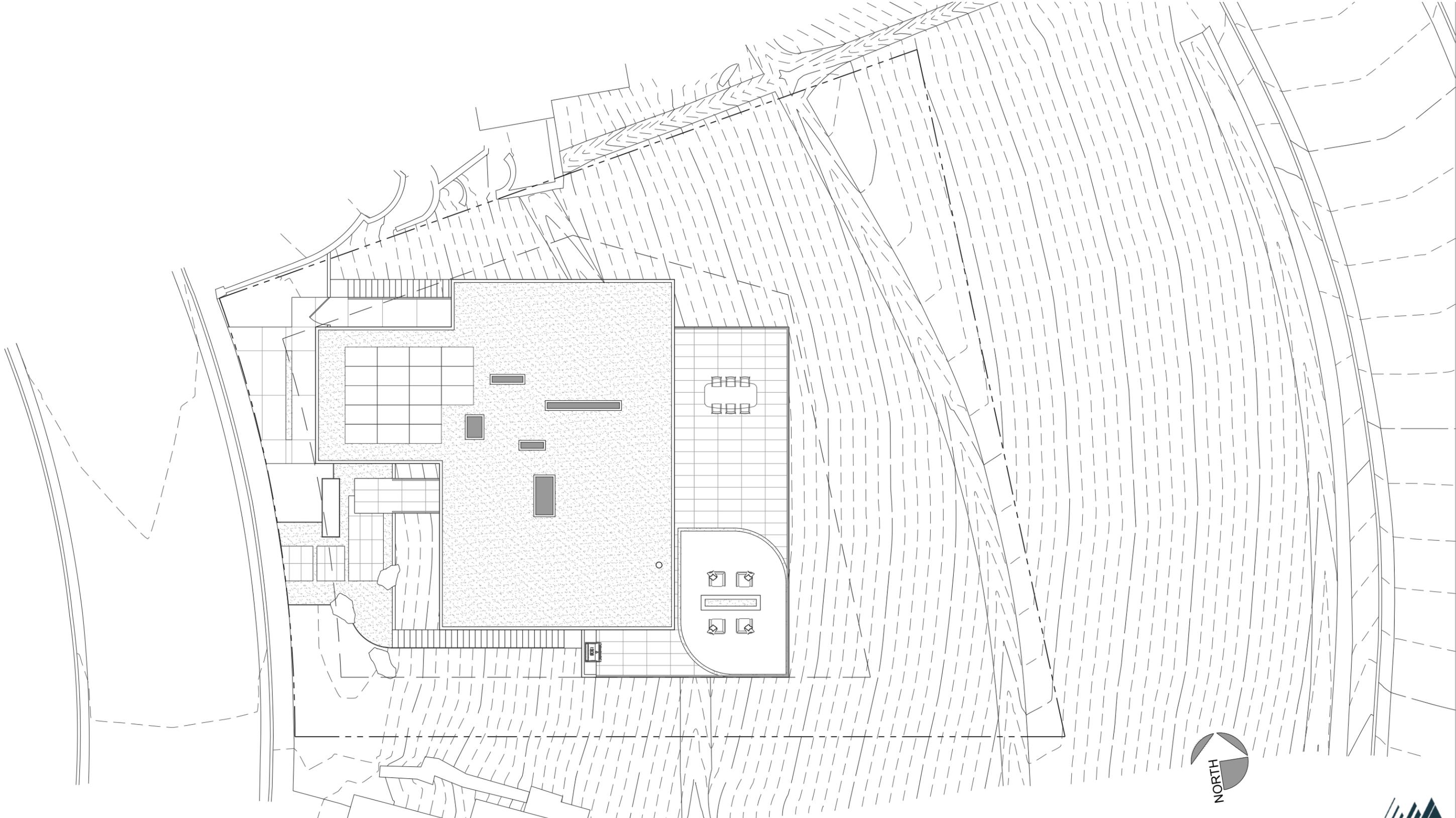
CUSTOMIZATION POTENTIAL

There is ample opportunity for customization, from material selections to interior design and other cosmetic and technology features. In addition, collaboration with a landscape architect offers significant potential to develop the untouched landscape and hillside. One unique advantage of the elevated structure is the ability to transform the ground plane below into pathways, gardens, and quiet outdoor moments that extend the living experience beyond the walls of the home.

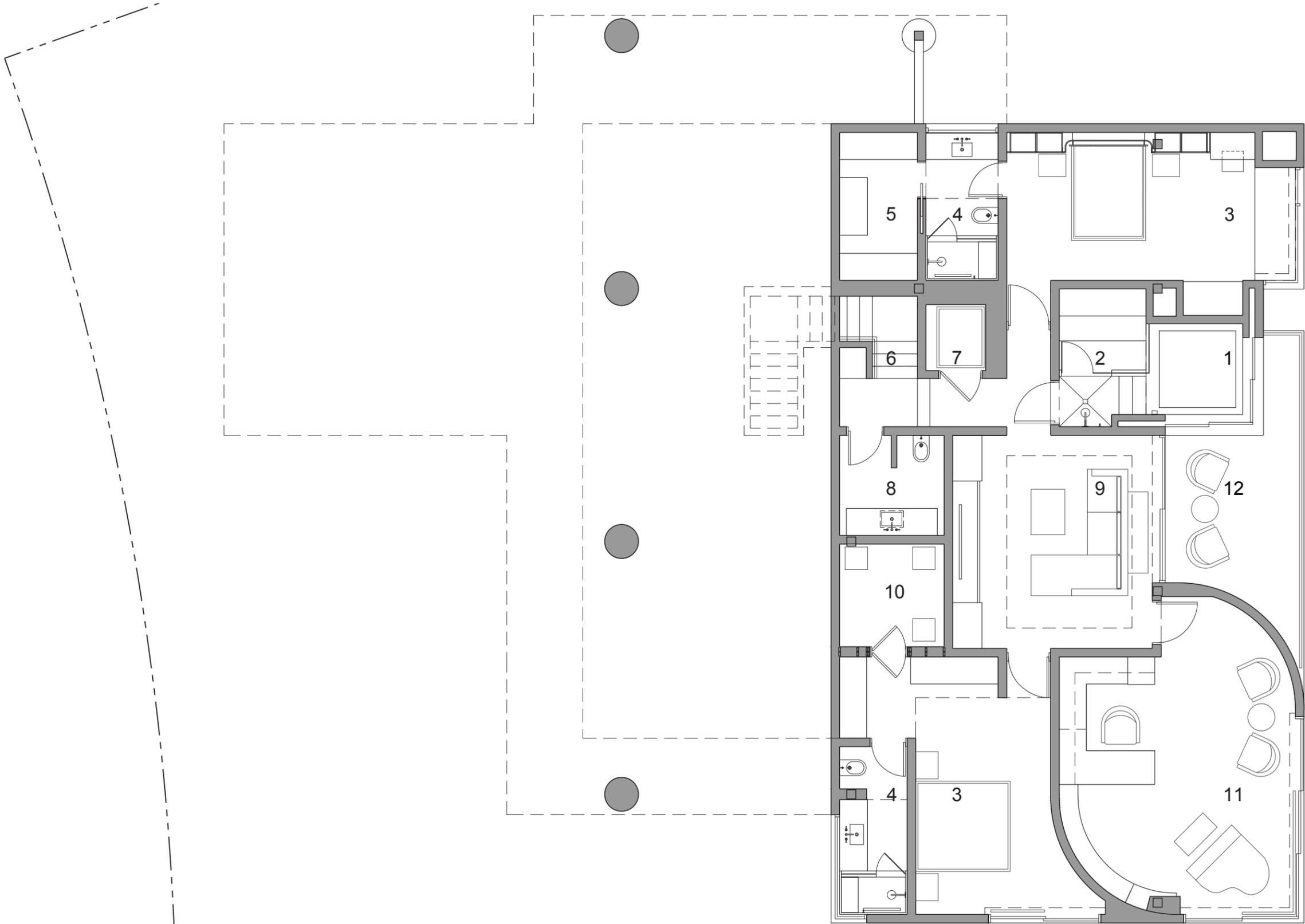




SITE | ROOF PLAN



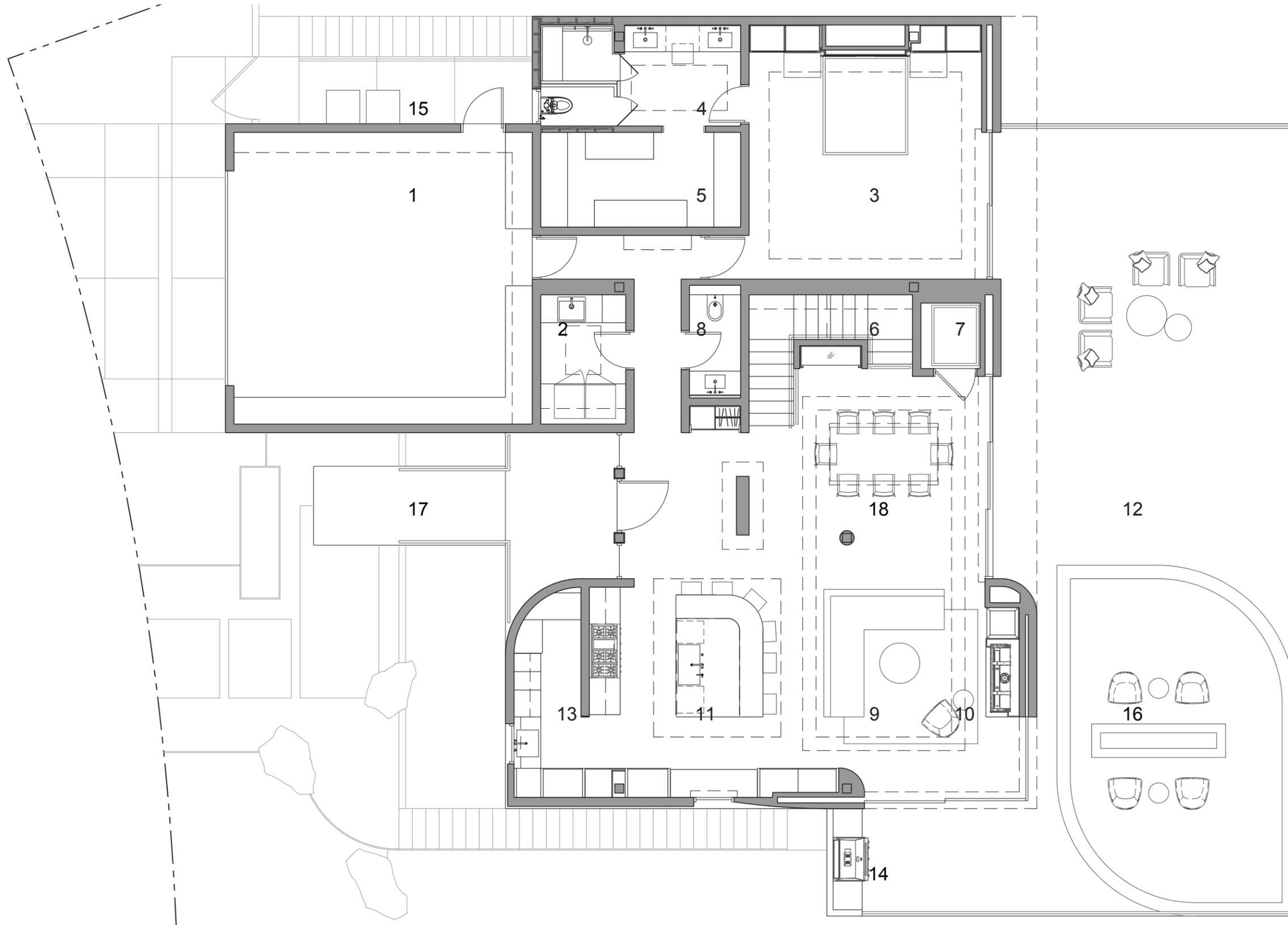
LOWER LEVEL PLAN



- 1 TUB/ SPA
- 2 SAUNA & SHOWER
- 3 BEDROOM
- 4 BATHROOM
- 5 WALK IN CLOSET
- 6 STAIR
- 7 ELEVATOR
- 8 POWDER ROOM
- 9 FAMILY ROOM
- 10 MECHANICAL ROOM
- 11 STUDIO
- 12 DECK



UPPER LEVEL PLAN



- 1 GARAGE
- 2 LAUNDRY ROOM
- 3 PRIMARY BEDROOM
- 4 PRIMARY BATHROOM
- 5 PRIMARY CLOSET
- 6 STAIR
- 7 ELEVATOR
- 8 POWDER ROOM
- 9 LIVING ROOM
- 10 FIREPLACE
- 11 KITCHEN
- 12 DECK
- 13 PANTRY
- 14 BARBEQUE
- 15 TRASH AREA
- 16 FIRE PIT
- 17 ENTRY BRIDGE
- 18 DINING



SECTIONS



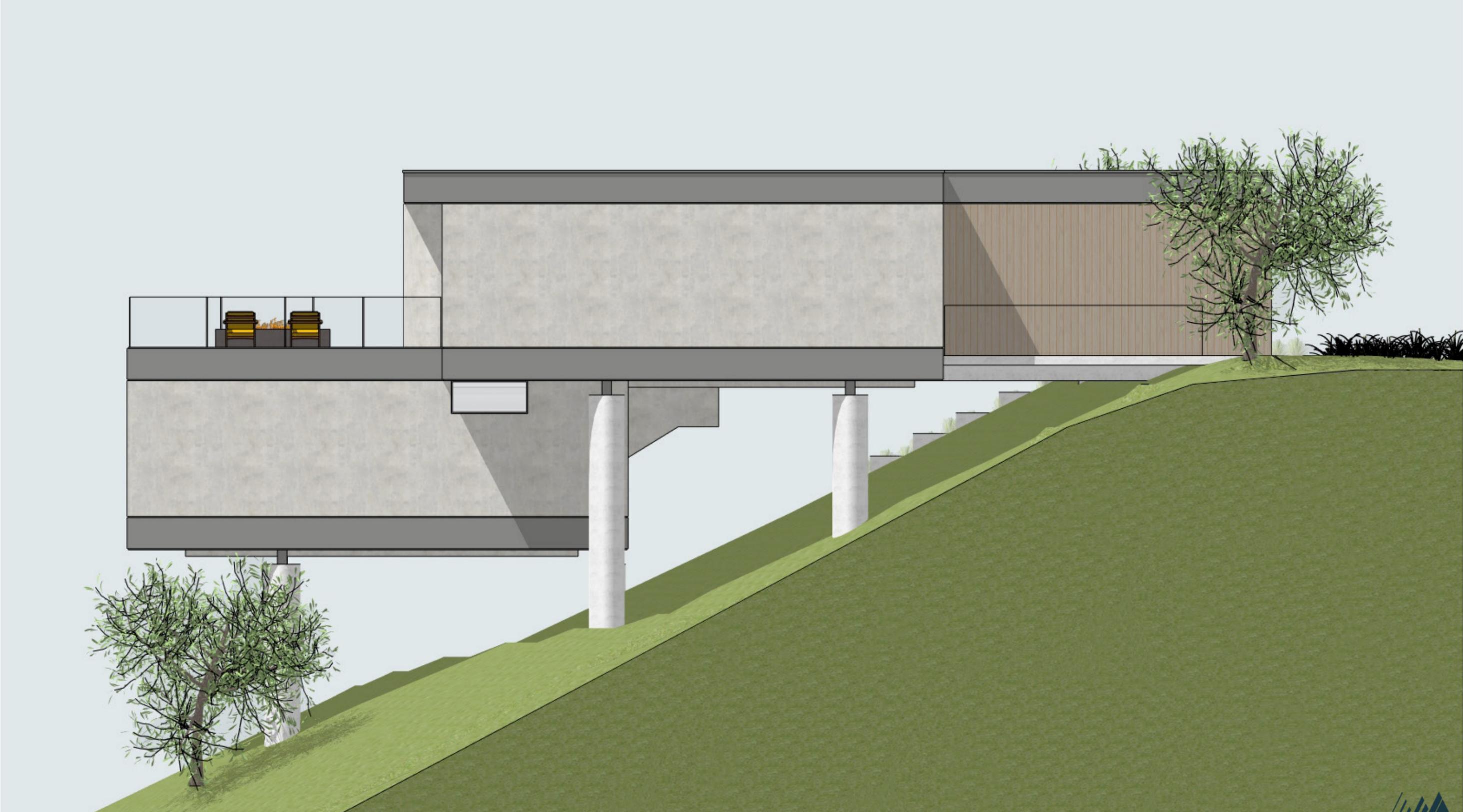
LONGITUDE





ELEVATIONS





SOUTH







RENDERINGS

















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