

CASE STUDY 2.0

REBUILDING LOS ANGELES

*A Visionary
Catalog for
Resilient and
Sustainable
Homes*



INTRODUCTION

OPPENHEIM ARCHITECTURE



Chad Oppenheim is the founding principal of Oppenheim Architecture, a globally recognized design practice established in 1999. Headquartered in Miami, Florida, the firm has expanded its international reach with offices in Los Angeles, California; Aspen, Colorado; Quebec, Canada; Tirana, Albania; and Basel, Switzerland. Oppenheim Architecture is renowned for its commitment to creating buildings that harmonize with their natural surroundings, emphasizing sustainability and a deep respect for the environment. The firm's diverse portfolio spans hospitality, commercial, and residential projects across more than 25 countries, reflecting a philosophy that design should evoke emotion and connect people to place. With over 70 major awards, including more than 45 AIA Awards and the National Design Award from the Cooper Hewitt, Smithsonian Design Museum, Oppenheim Architecture continues to influence the global architectural landscape through innovative and contextually sensitive design solutions.

At the heart of Chad Oppenheim's work is a profound sensitivity to site, culture, and the emotional resonance of space. His firm's architecture often blurs the boundary between built form and landscape, creating poetic moments of stillness, power, and subtle drama. Whether designing a secluded mountain retreat in Aspen, a serene beachfront resort in the Middle East, or a cultural landmark in Europe, Oppenheim brings a consistent philosophy: architecture should amplify the experience of place.

His team's interdisciplinary approach allows for innovation across scales, from master planning and hospitality to residential and mixed-use developments. With studios across North America and Europe, the firm operates with a global perspective while responding intimately to local conditions. This fusion of global ambition and site-specific design has earned Oppenheim a reputation as a visionary architect who delivers bold, sustainable, and emotionally compelling spaces that resonate deeply with those who experience them.

With an unwavering belief that architecture holds the power to heal, Chad Oppenheim extends his vision beyond beauty and into compassion—particularly in response to natural disasters. In the wake of the devastating fires in the Palisades, Oppenheim Architecture has channeled its global expertise toward meaningful impact, advocating for resilient, fire-conscious design that safeguards both lives and landscapes. The firm's work in disaster-prone regions emphasizes not only the physical protection of structures but the emotional well-being of communities rebuilding in the aftermath.

Through innovative materials, passive systems, and context-sensitive planning, Oppenheim's team seeks to create spaces that restore hope while honoring the land's natural rhythms. Their architectural response is quiet yet powerful—balancing technological sophistication with poetic simplicity. This humanitarian dimension is integral to the firm's ethos, proving that thoughtful design can be both a sanctuary and a solution. In times of crisis, Oppenheim Architecture stands as a beacon of resilience and renewal.

CASE STUDY | 1037 N ILIFF STREET



Imagine waking up in your home in the Palisades, where soft ocean breezes drift through sunlit spaces, and every view reminds you why you chose this place. It's not just beautiful—it's deeply personal. Thoughtfully designed with clean lines, natural textures, and a seamless flow between indoors and out, your space reflects the way you want to live: effortlessly, elegantly, securely.

Beneath the surface, advanced systems and fire-resistant materials work silently, protecting what matters most. Ember-resistant finishes, intelligent ventilation, and resilient details bring peace of mind without ever compromising style. This is luxury you can feel—safe, refined, and truly your own.

In this home, you're not just surrounded by beauty. You're wrapped in calm, comfort, and quiet confidence. This is where your story unfolds—where elegance meets resilience, and each day feels like it was designed just for you. But what truly sets it apart... is what comes next.

What unfolds beyond the stillness is a life shaped by design, where resilience is seamlessly woven into every detail. Light shifts gracefully across curated surfaces, while hidden systems respond intuitively to the environment. This is a home that doesn't just withstand time and elements—it partners with them, creating a living experience that feels both grounded and elevated.

Every material speaks of endurance. Every feature reflects intention. Fire-resistant innovation is integrated with elegance, offering quiet confidence in every room, every season. You move through the space with ease, knowing it's built not only to protect, but to inspire.

In the Palisades, where nature's beauty can also test one's preparedness, this home offers the perfect balance: a sanctuary of style and strength. And as the days stretch into years, you'll come to realize—this isn't just where you live. It's where you were always meant to be.

PARCEL INFO & DIAGRAMS

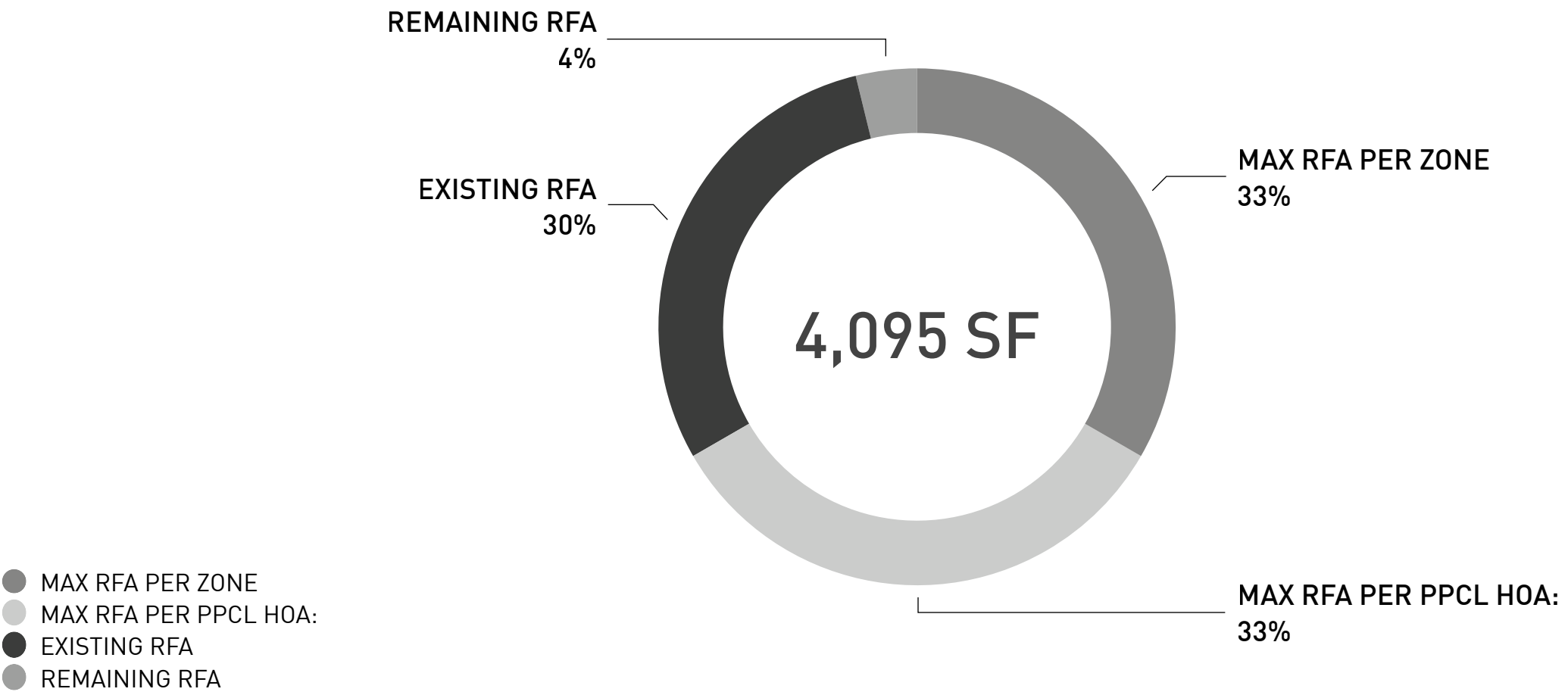


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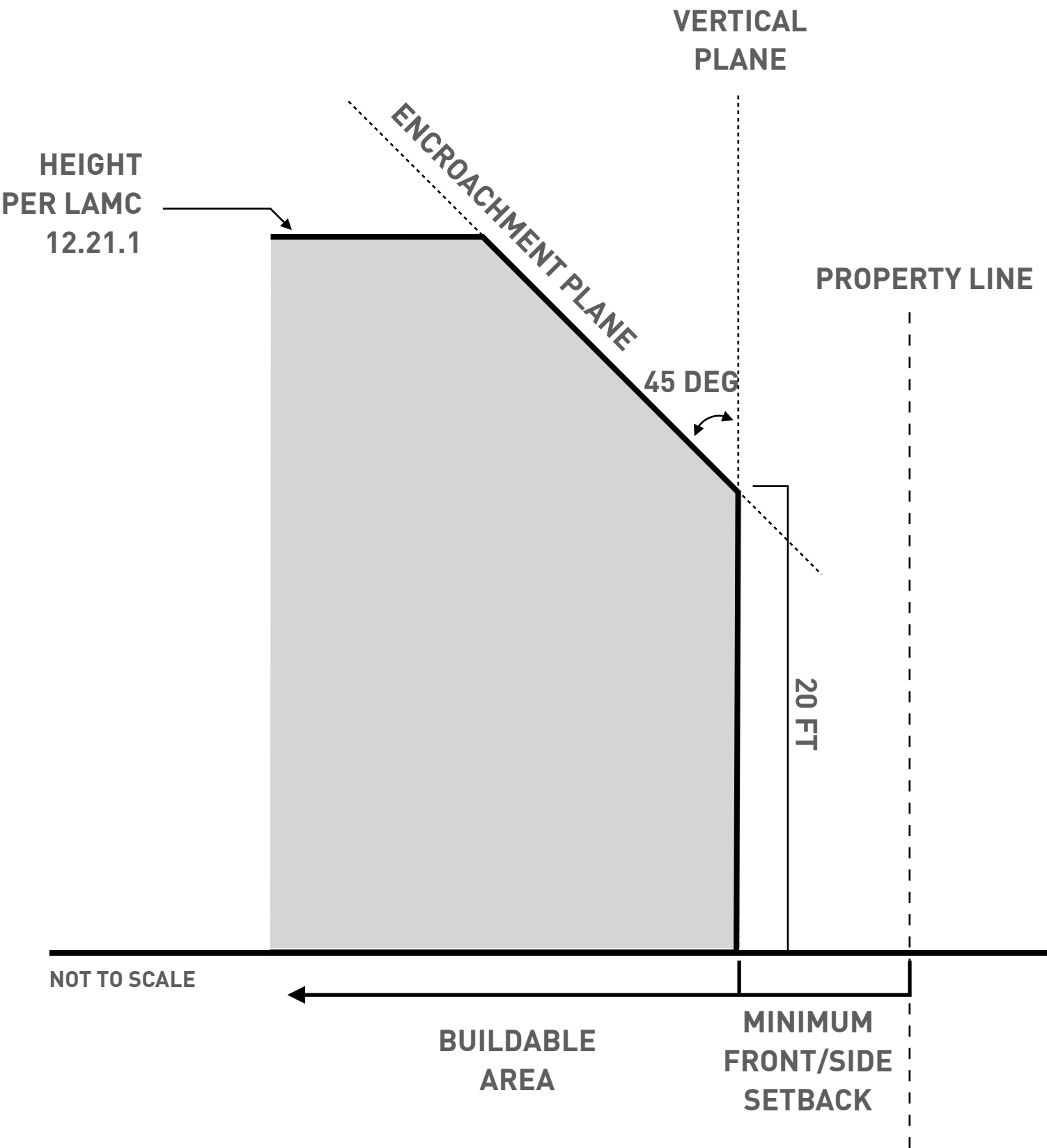
PROJECT DATA	
SITE ADDRESS:	1037 N ILIFF STREET
LOT AREA:	6,500 SF
ZONED:	R1 - V1
MAXIMUM ENVELOPE HEIGHT	28' - 0" MAX ABOVE GRADE
L.A.M.C 12.21 C.10 (D)(1)(I):	33' - 0" MAX ABOVE GRADE FOR VARIED ROOFS
SETBACK REQUIREMENTS:	FRONT YARD: 15' - 4"
	REAR YARD: 15' - 0"
	SIDE YARD: 6' - 0"
PARKING REQUIREMENTS:	2 COVERED SPACES
LOT COVERAGE:	MAX ALLOWABLE COVERAGE: 40% OF TOTAL LOT AREA
PER 12.21 C.10(E) OF THE LMAC	2,598 SF
BUILDING AREAS	3,692 SF

BUILDING AREAS	
RESIDENTIAL FLOOR AREA	
FLOOR	AREA 3,692 SF
LEVEL 1	2,029 SF
LEVEL 1 - OVERHANG	525 SF
	R1 - V1
SUBTOTAL	28' - 0" MAX ABOVE GRADE
GARAGE EXEMPTION	33' - 0" MAX ABOVE GRADE FOR VARIED ROOFS
MAXIMUM ALLOWED	4,095 SF

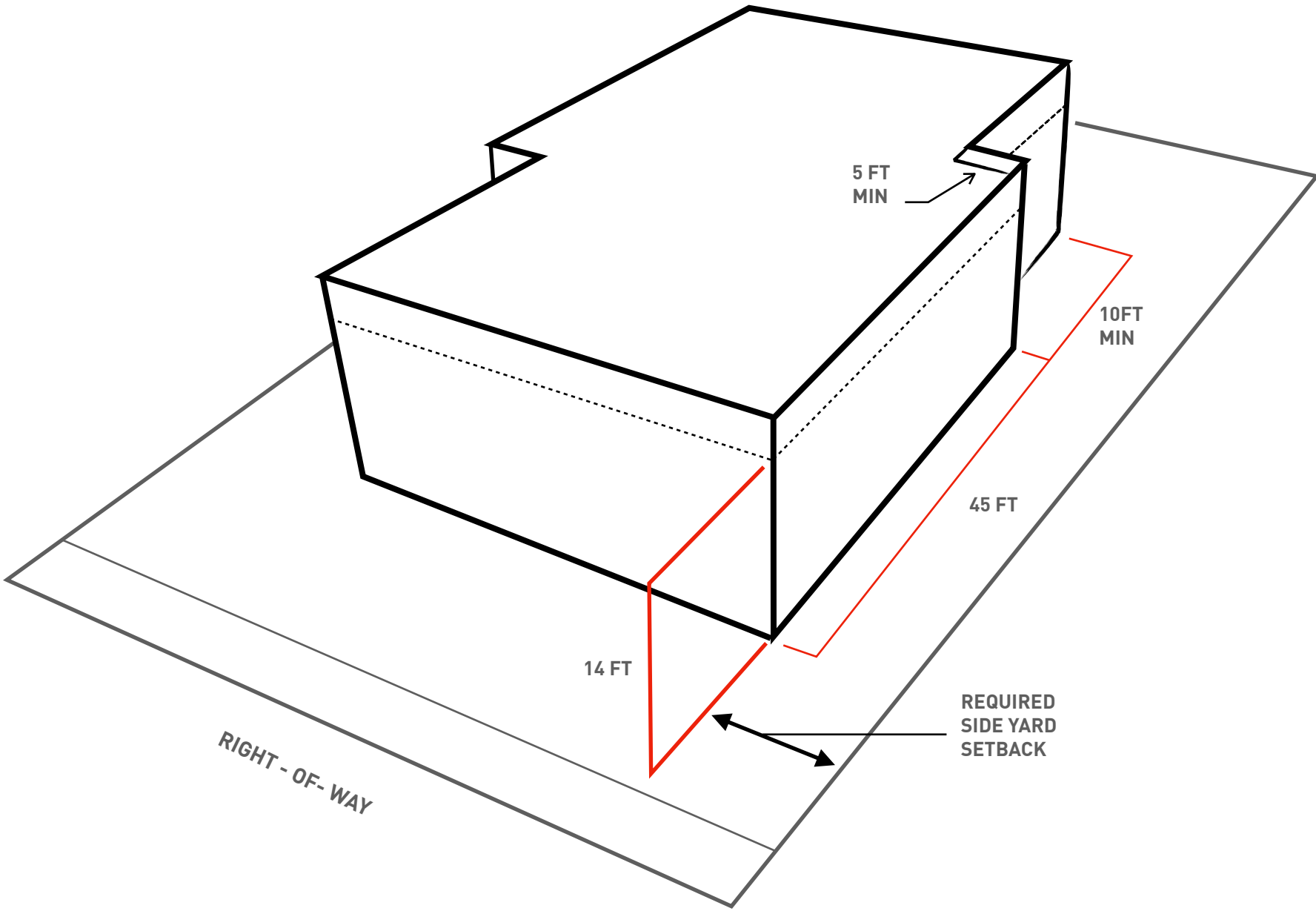
• FLOOR AREA SUMMARY



• BUILDING HEIGHT DIAGRAM

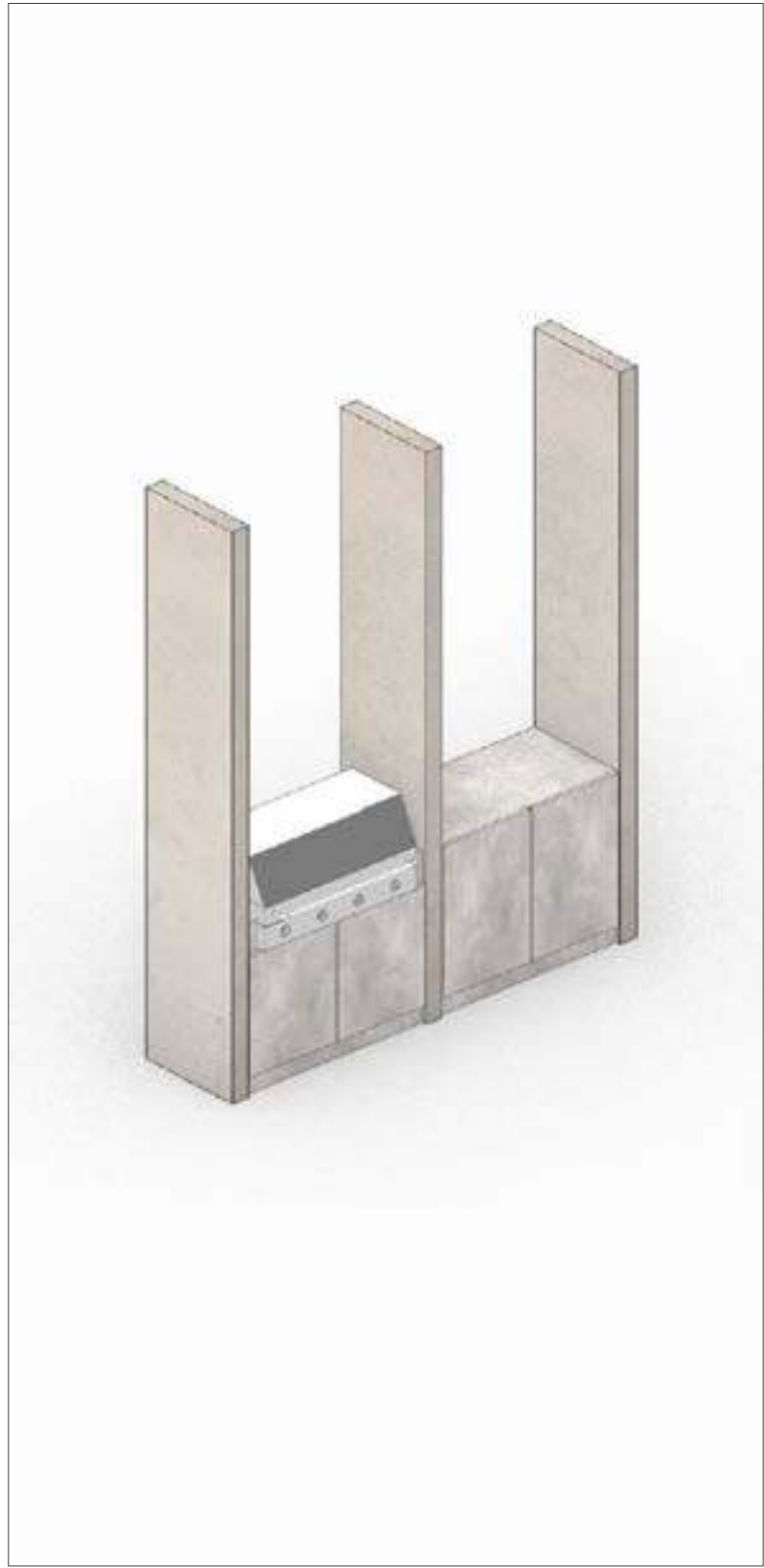
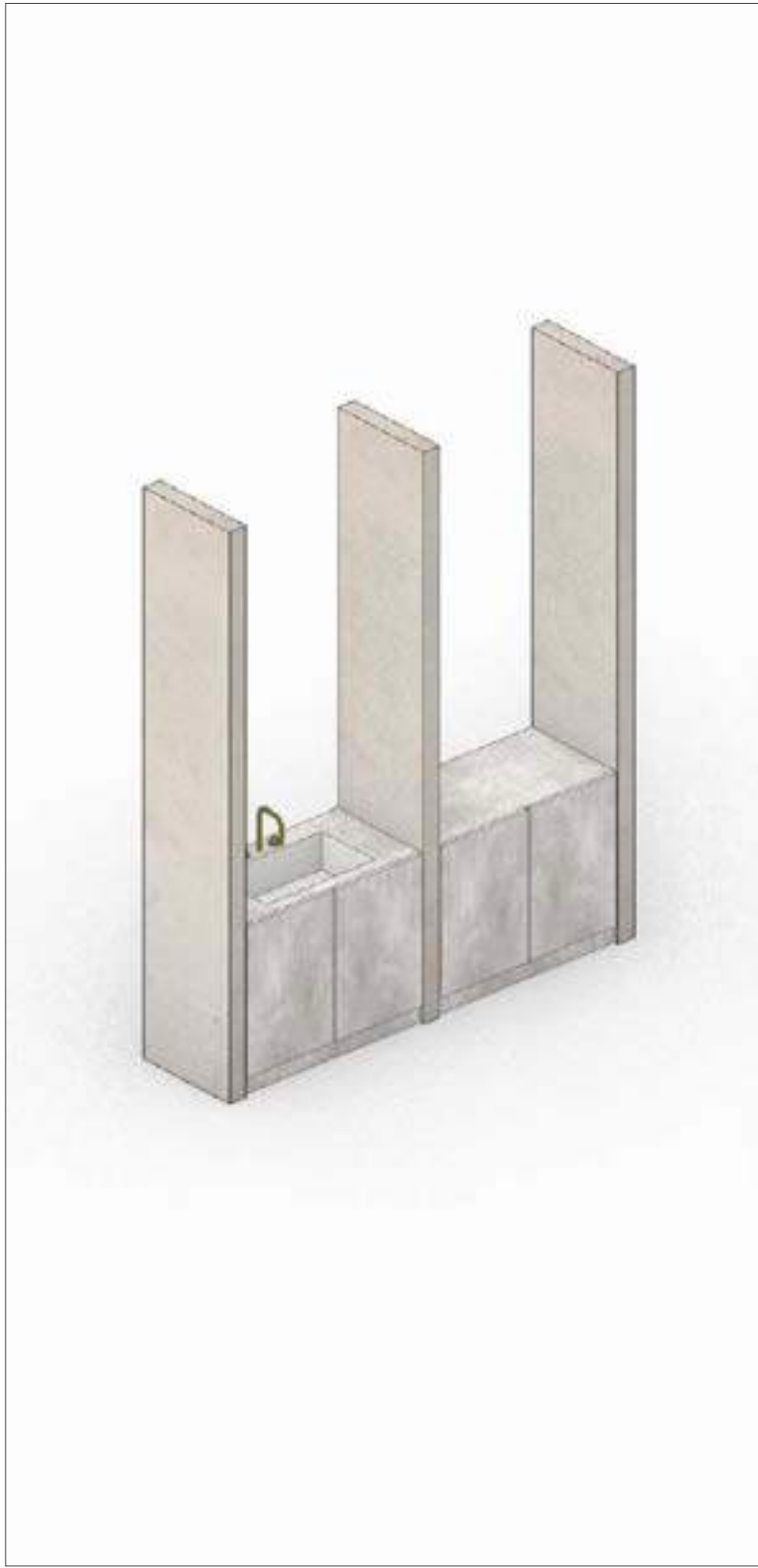
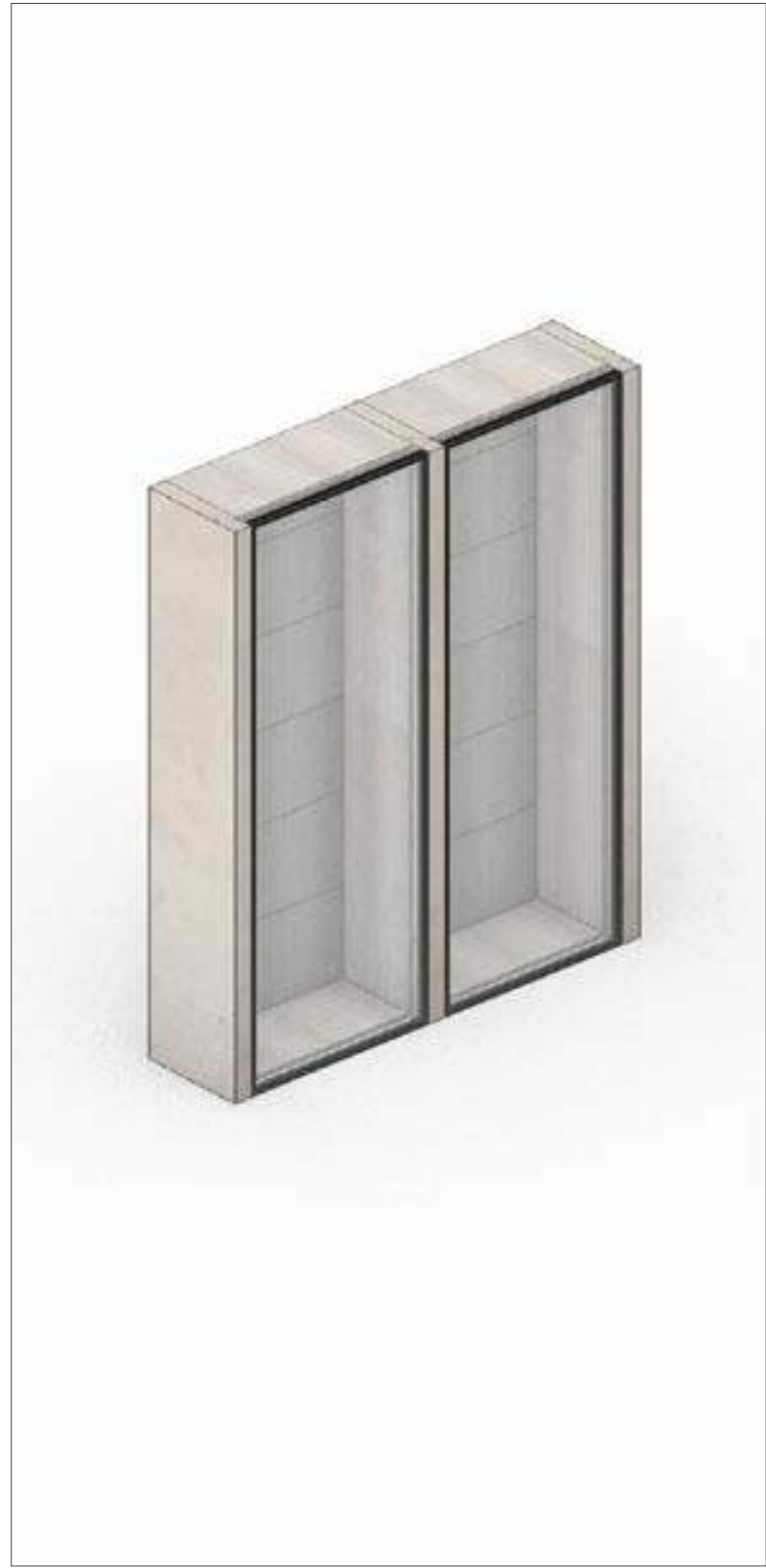
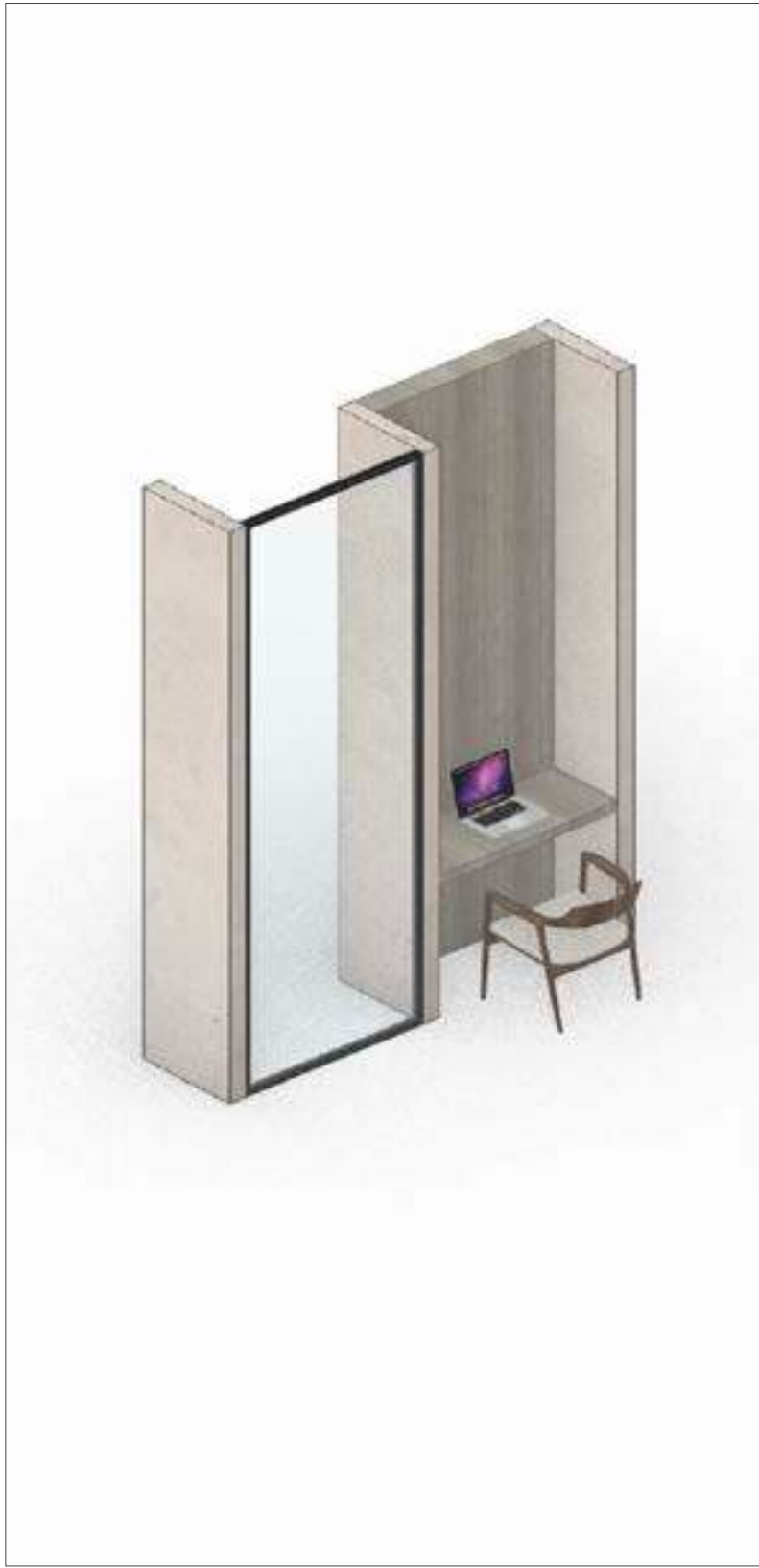
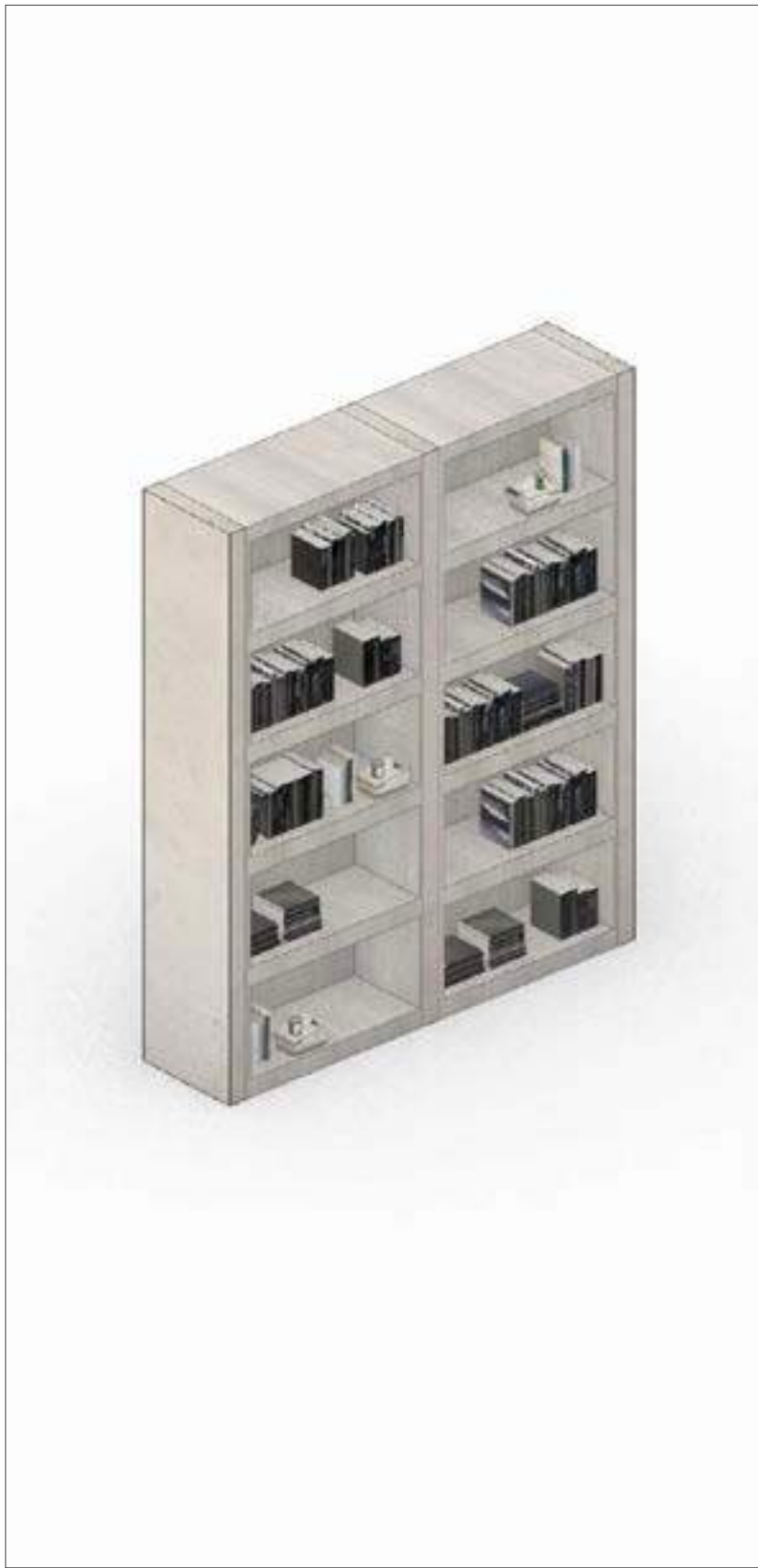
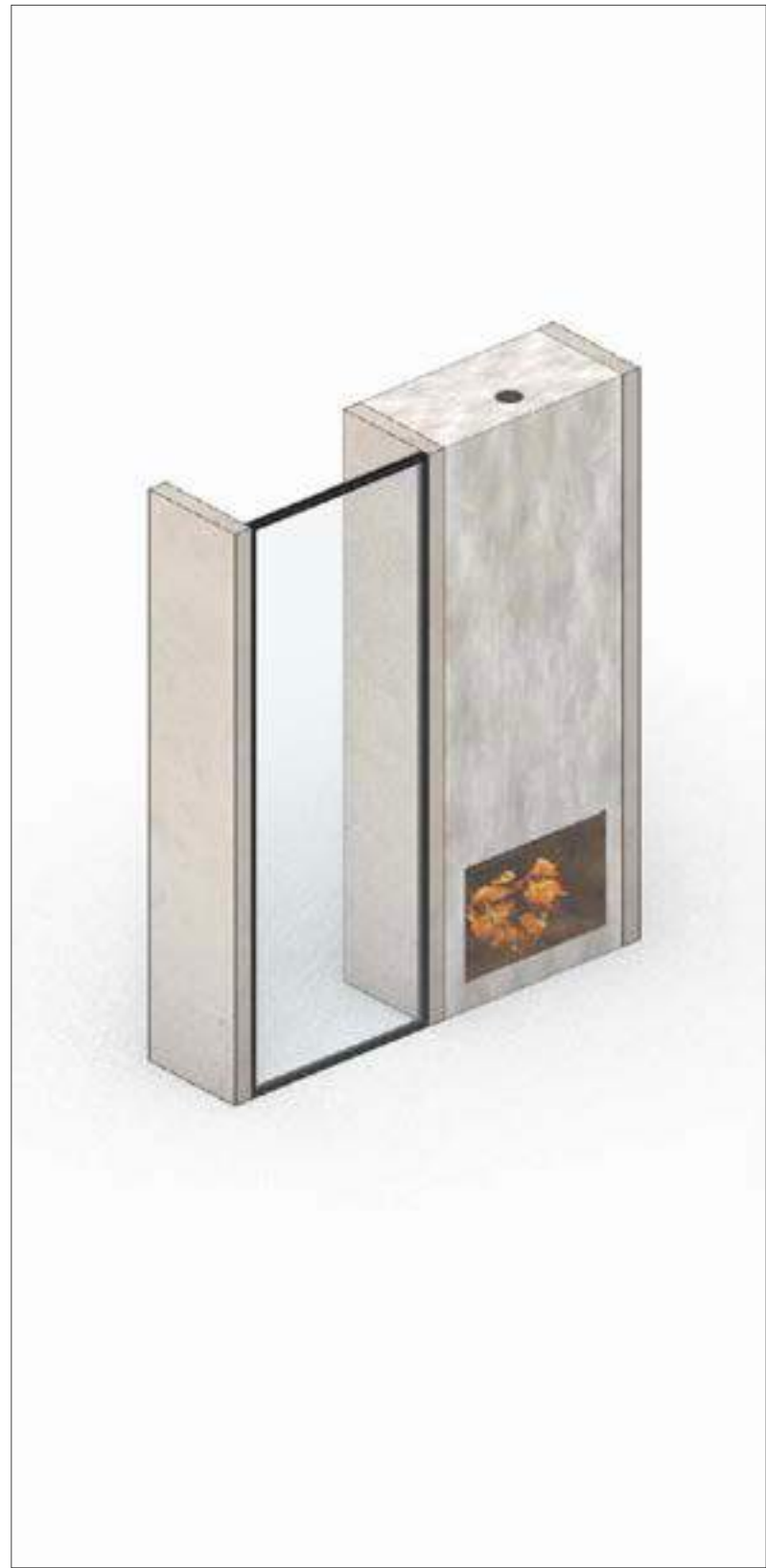
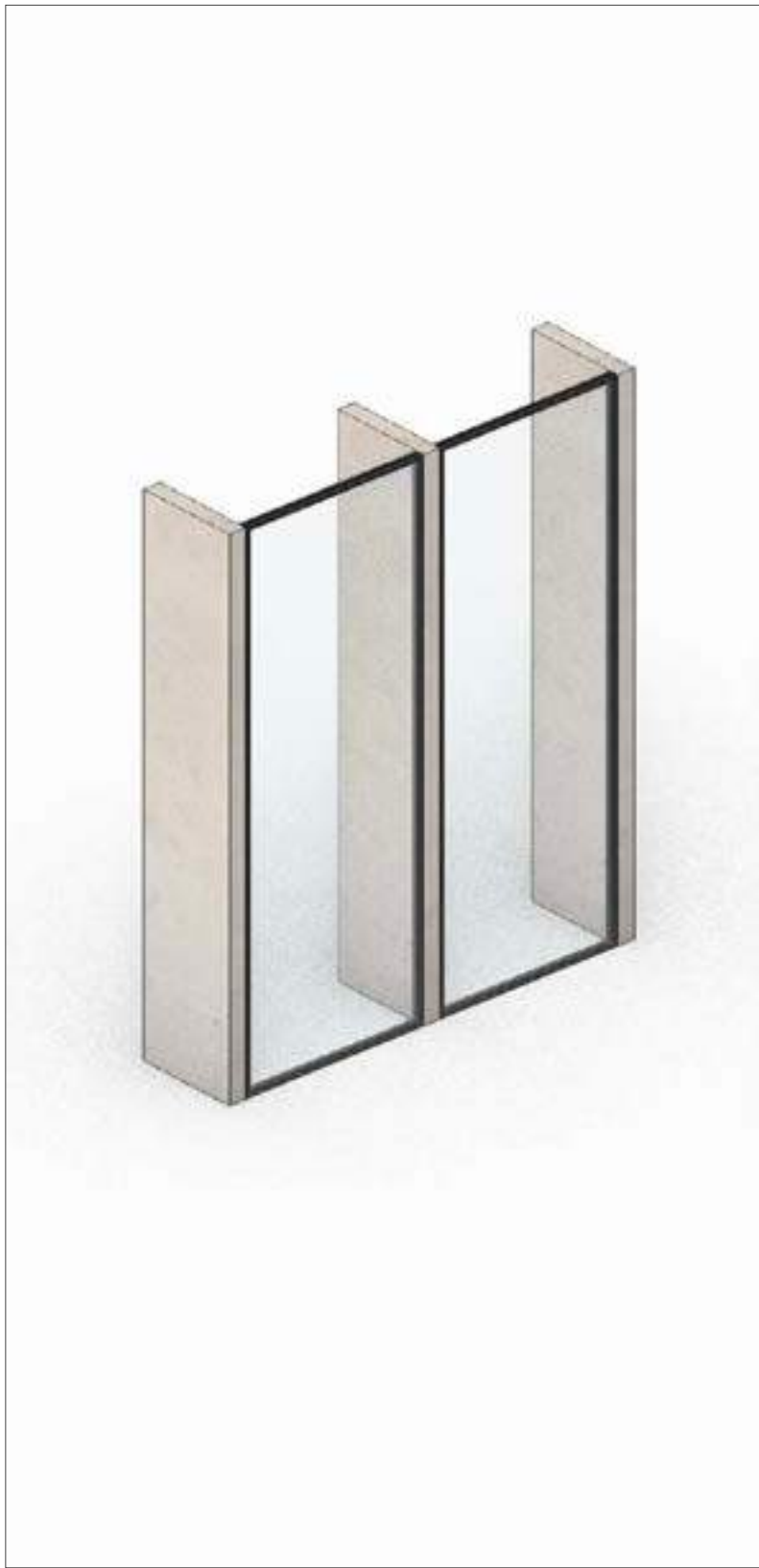
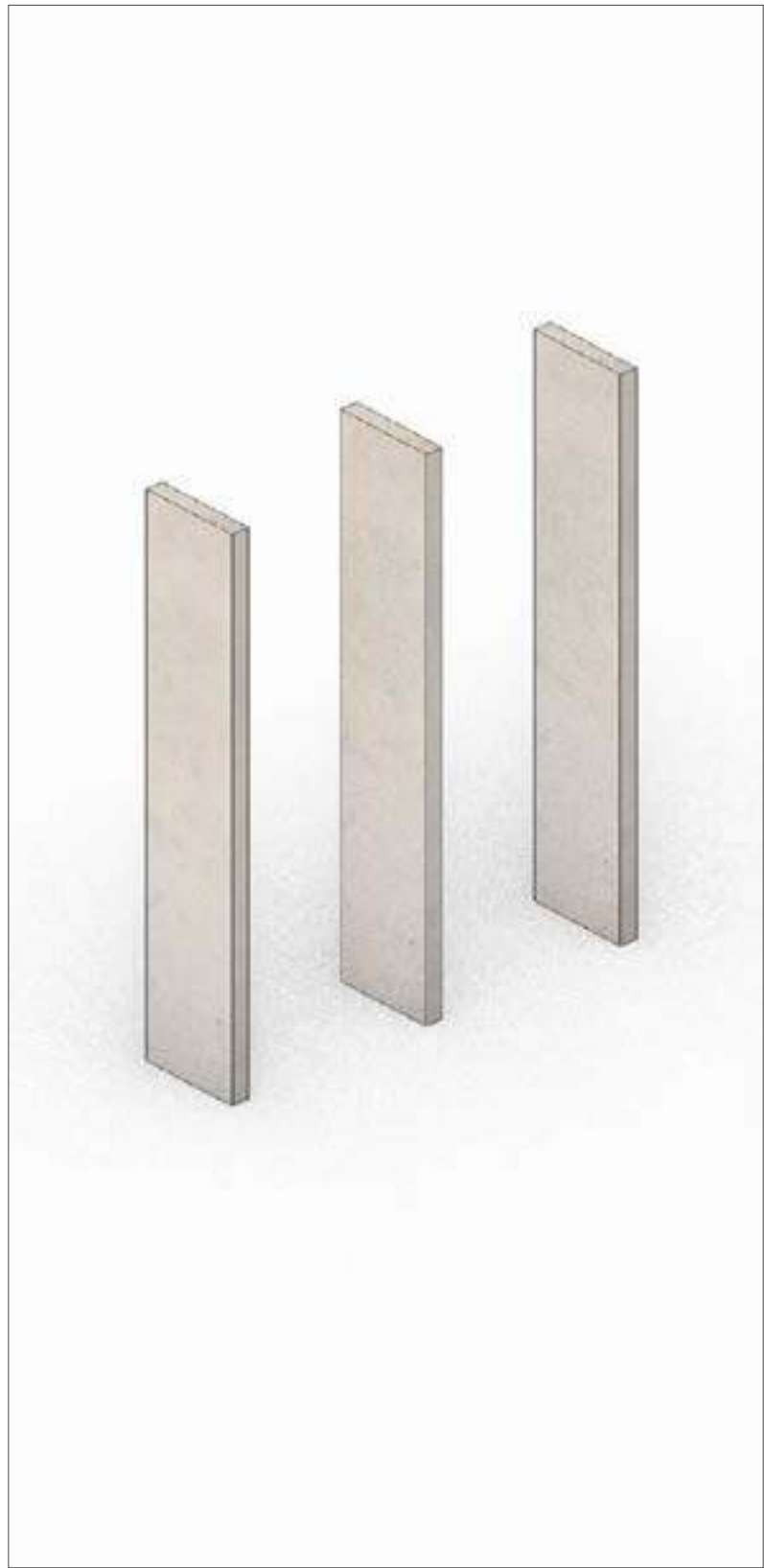


• BUILDING ENVELOPE AND SETBACK DIAGRAM

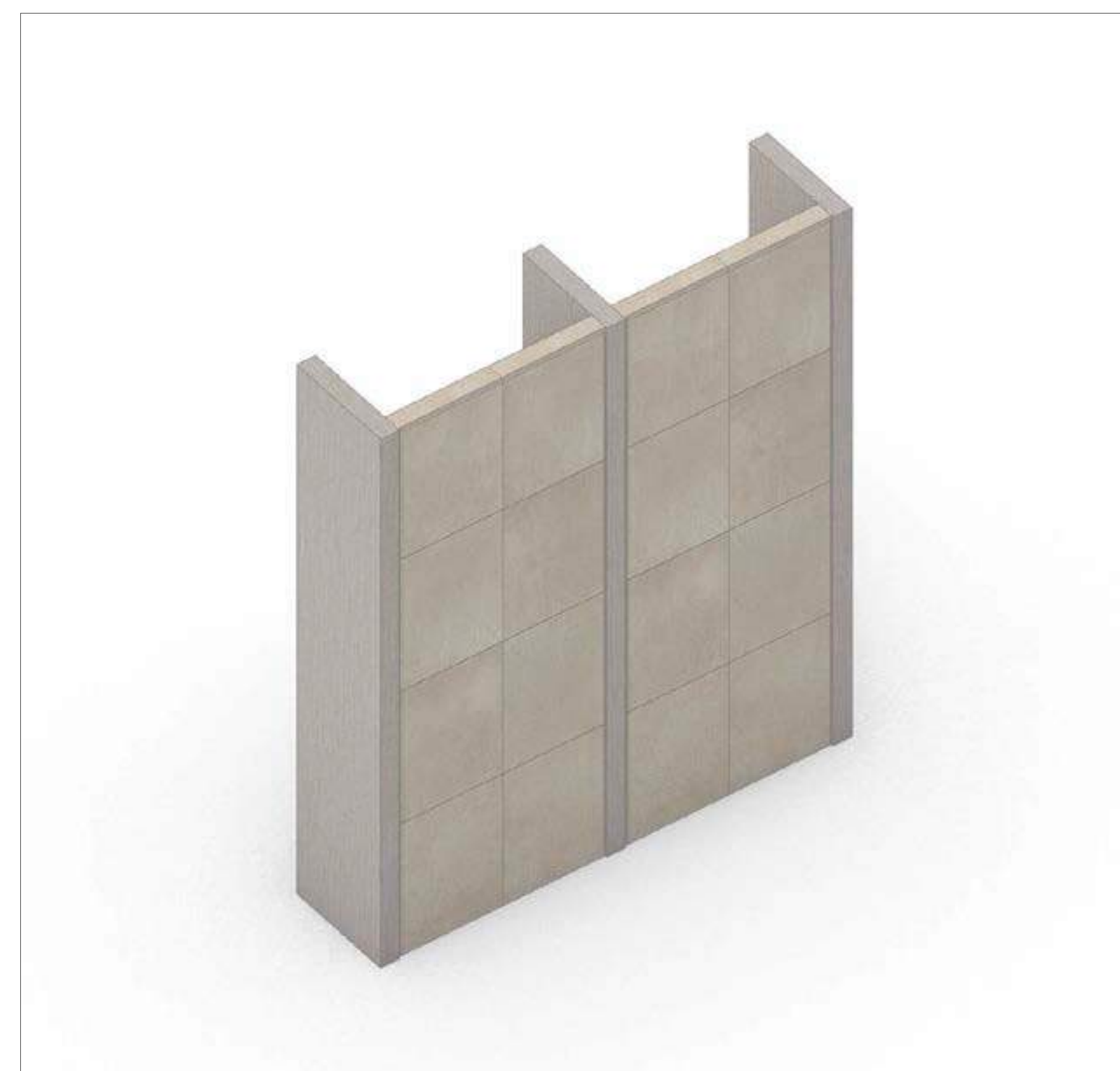
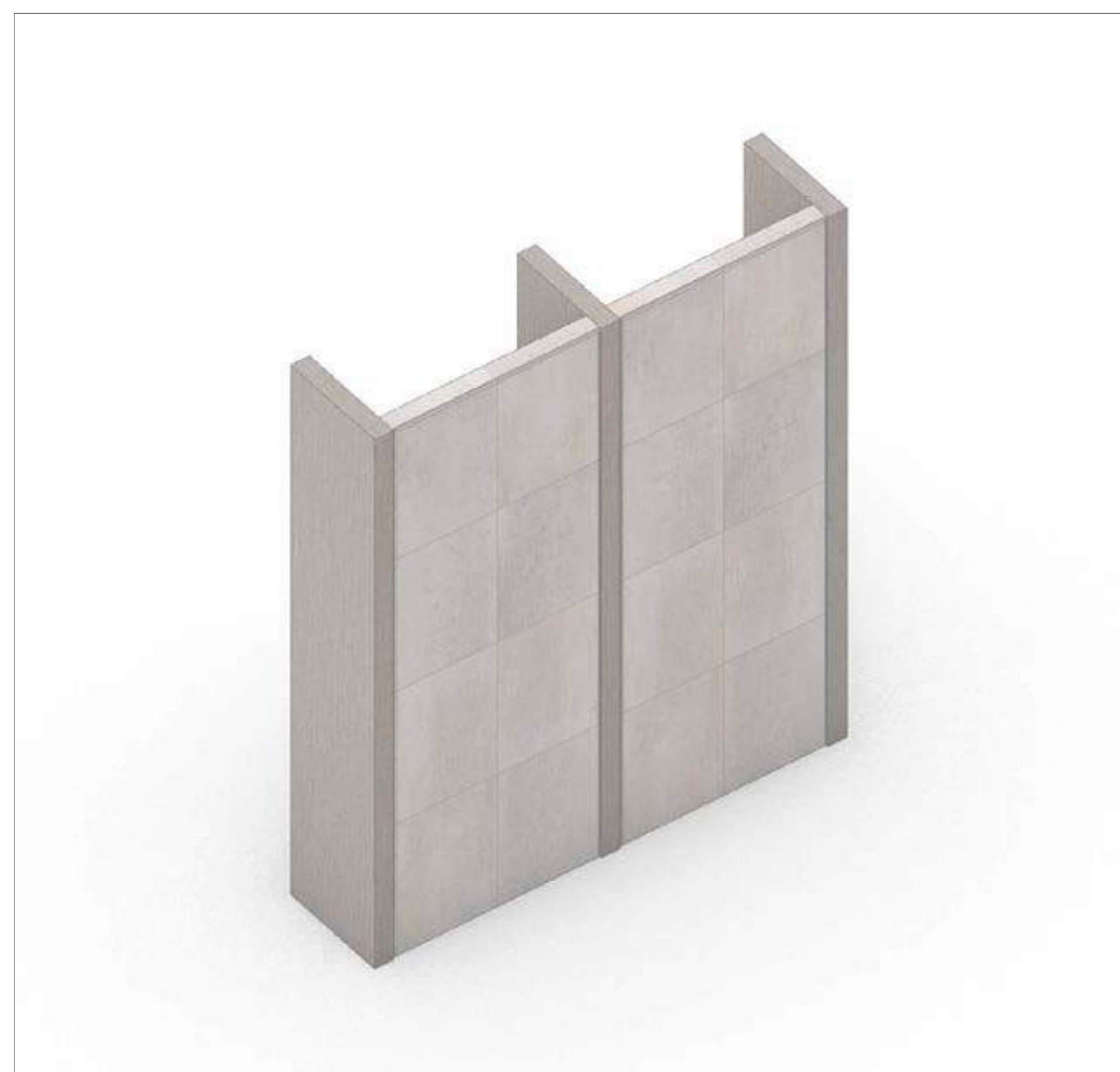
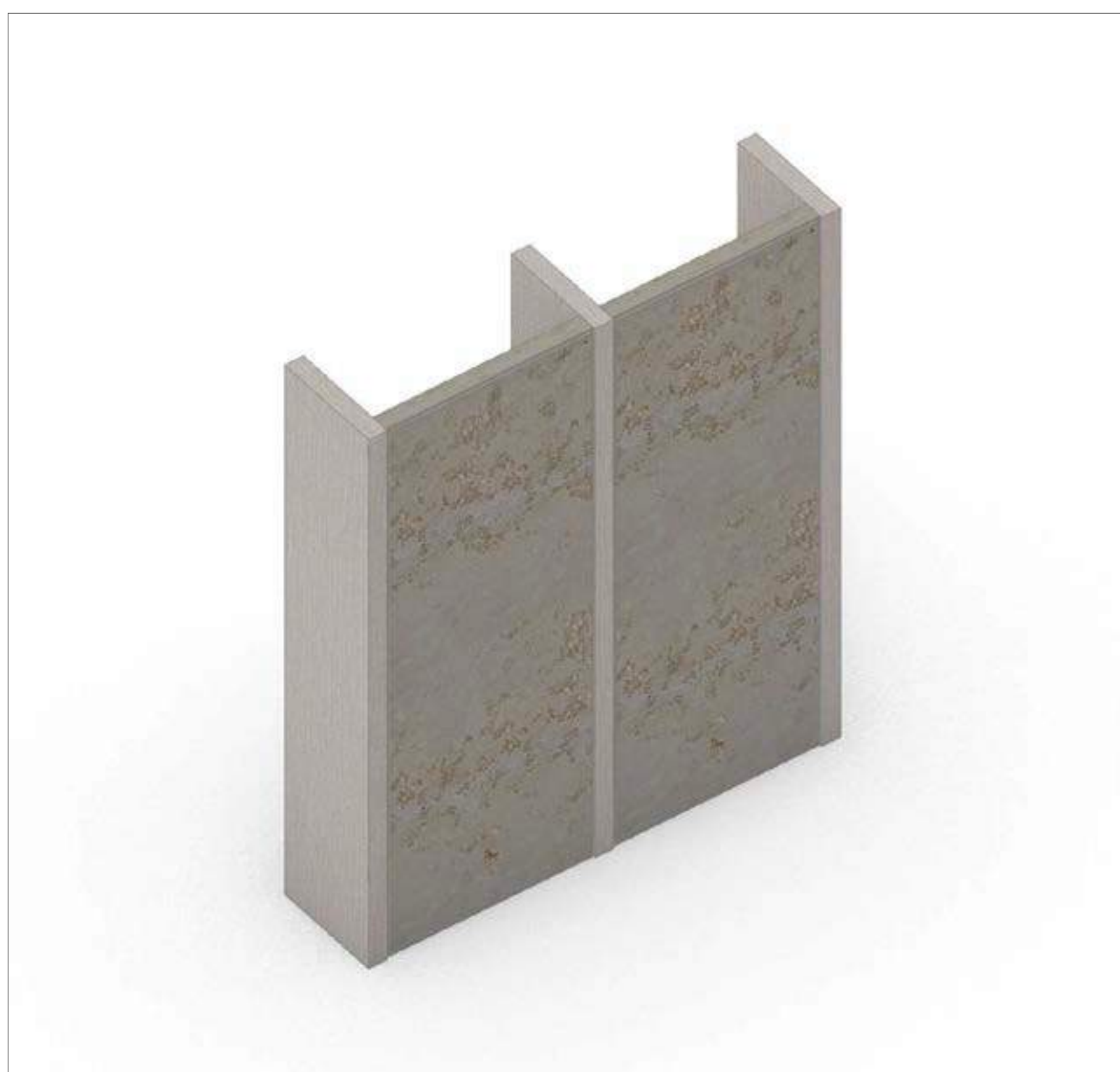
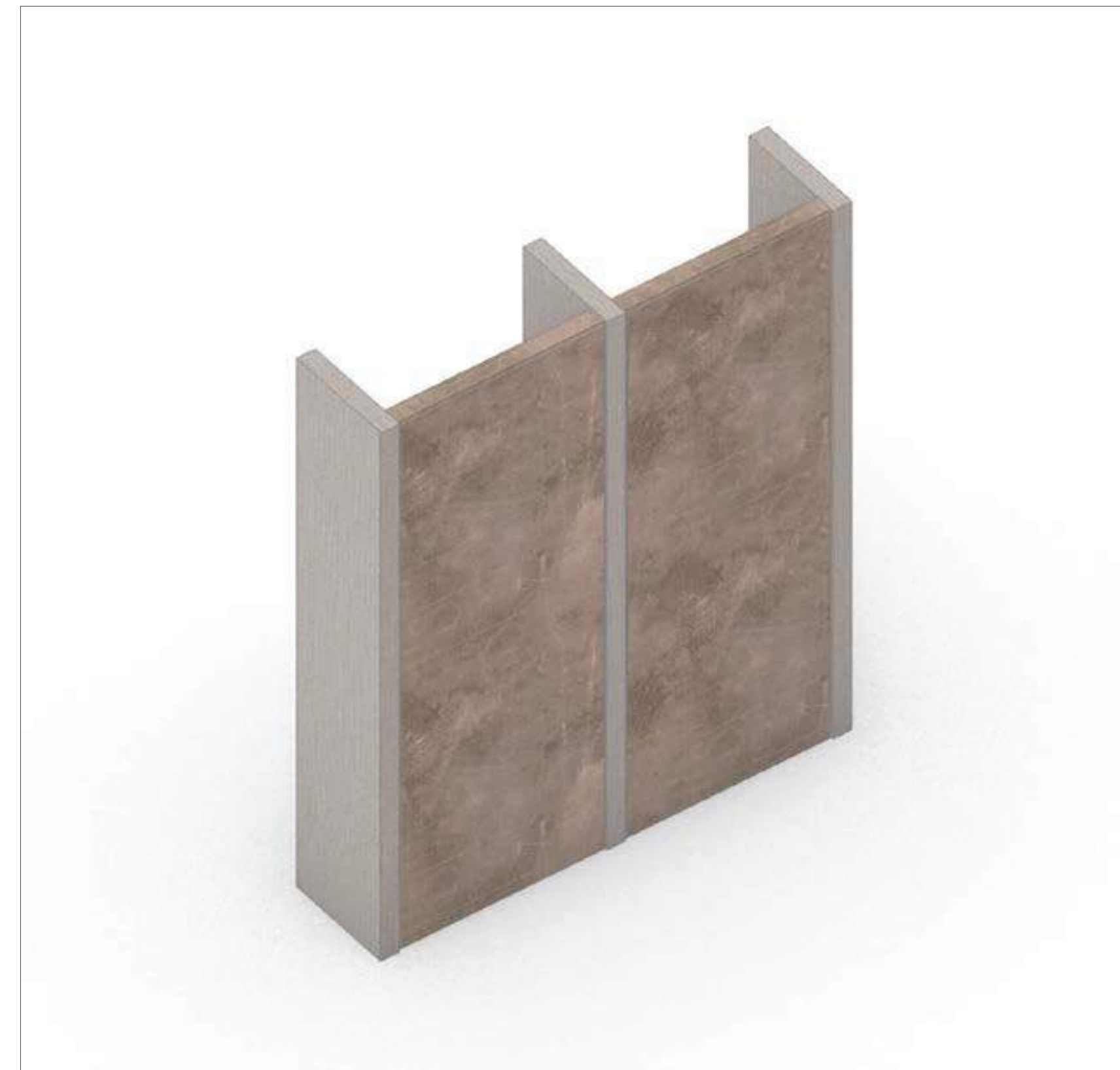
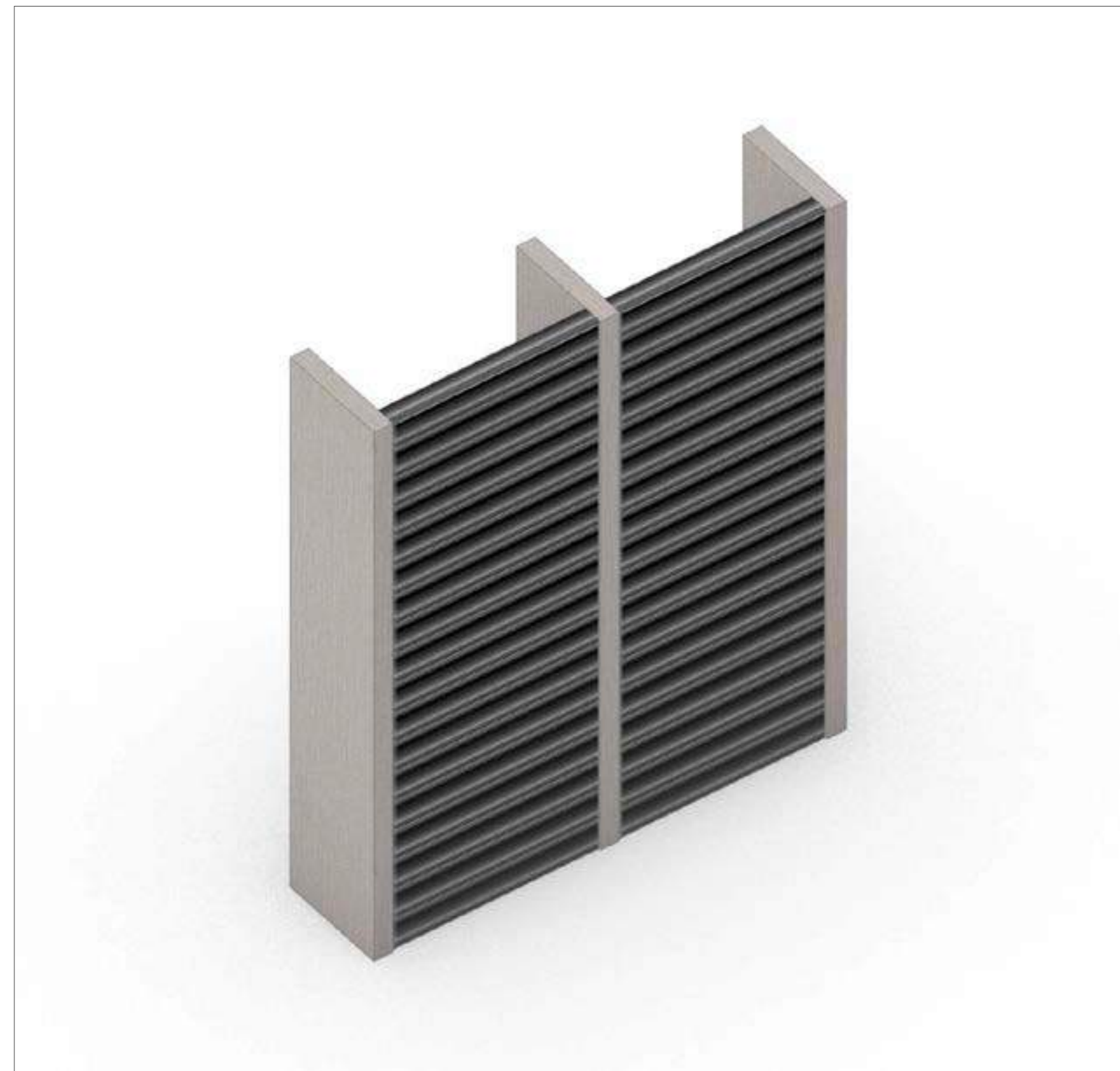
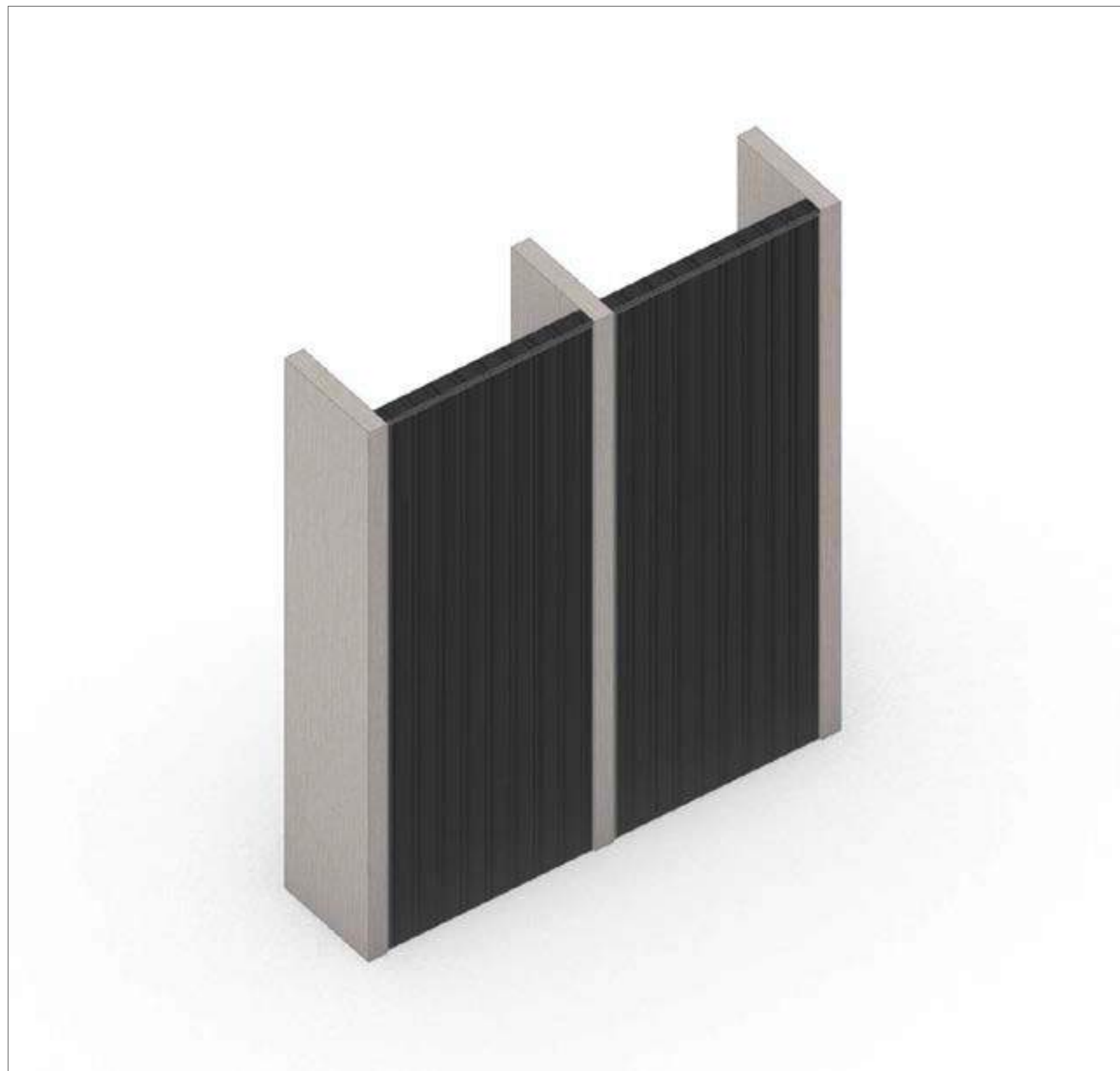


DIAGRAMS

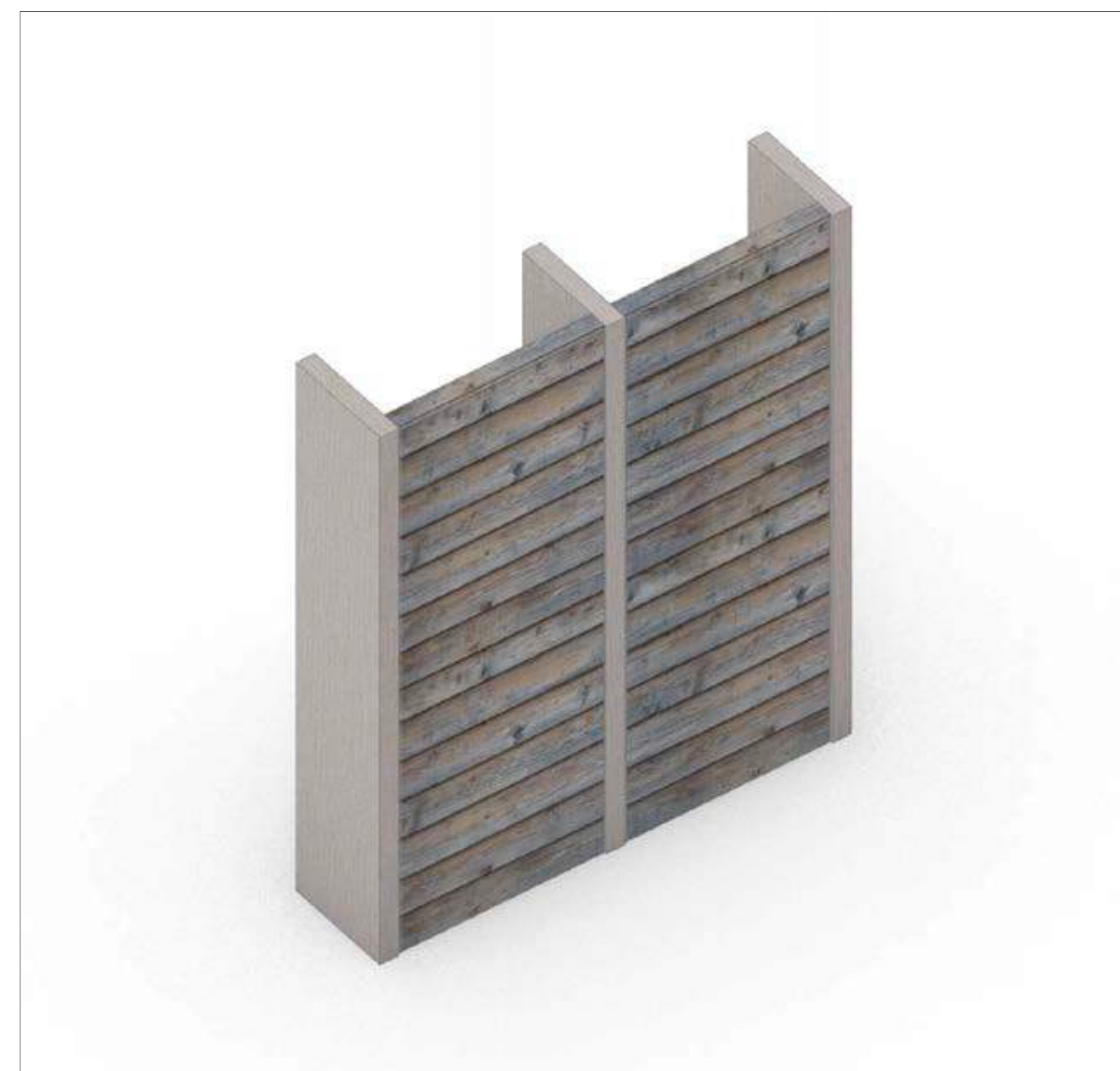
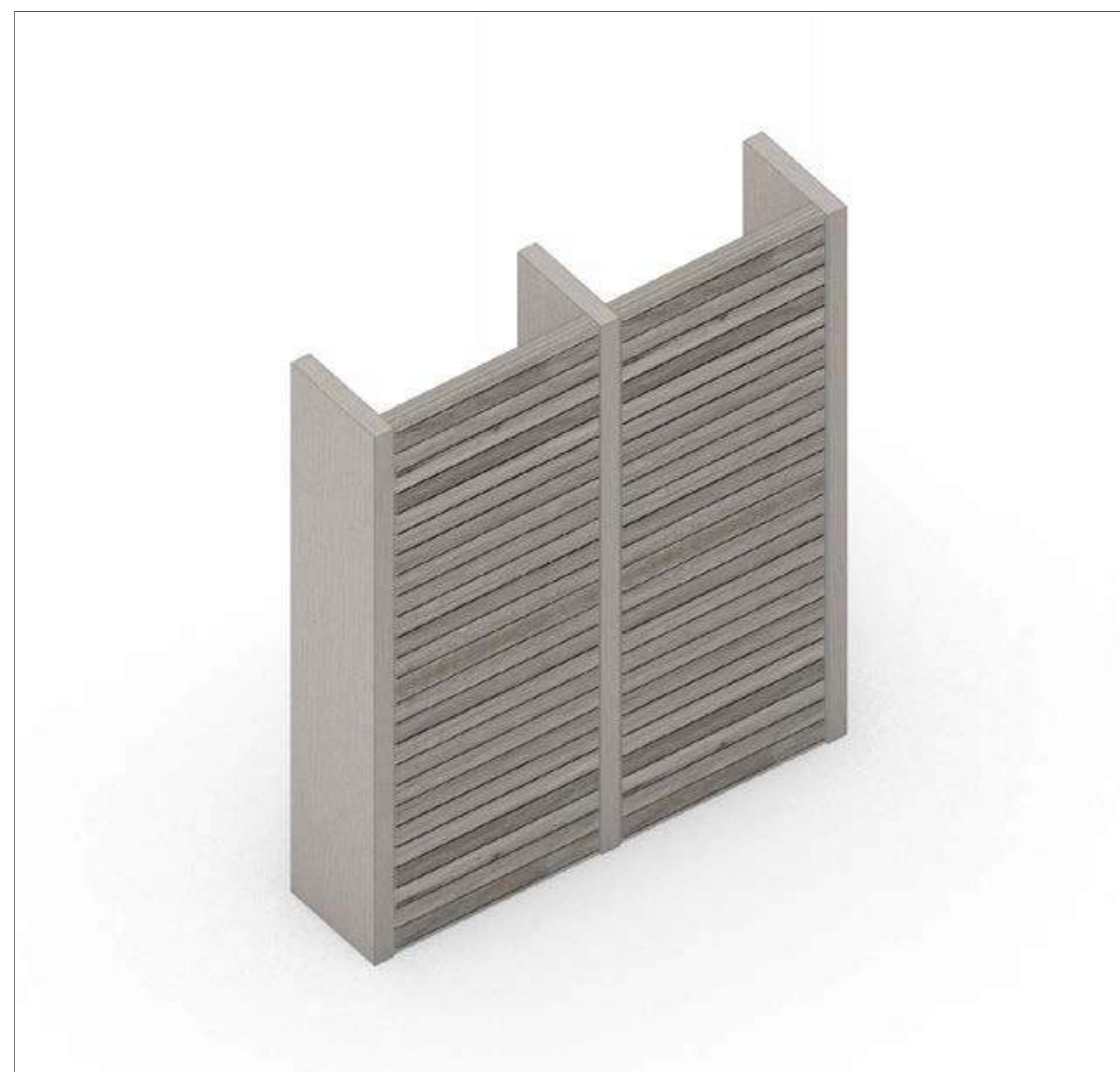
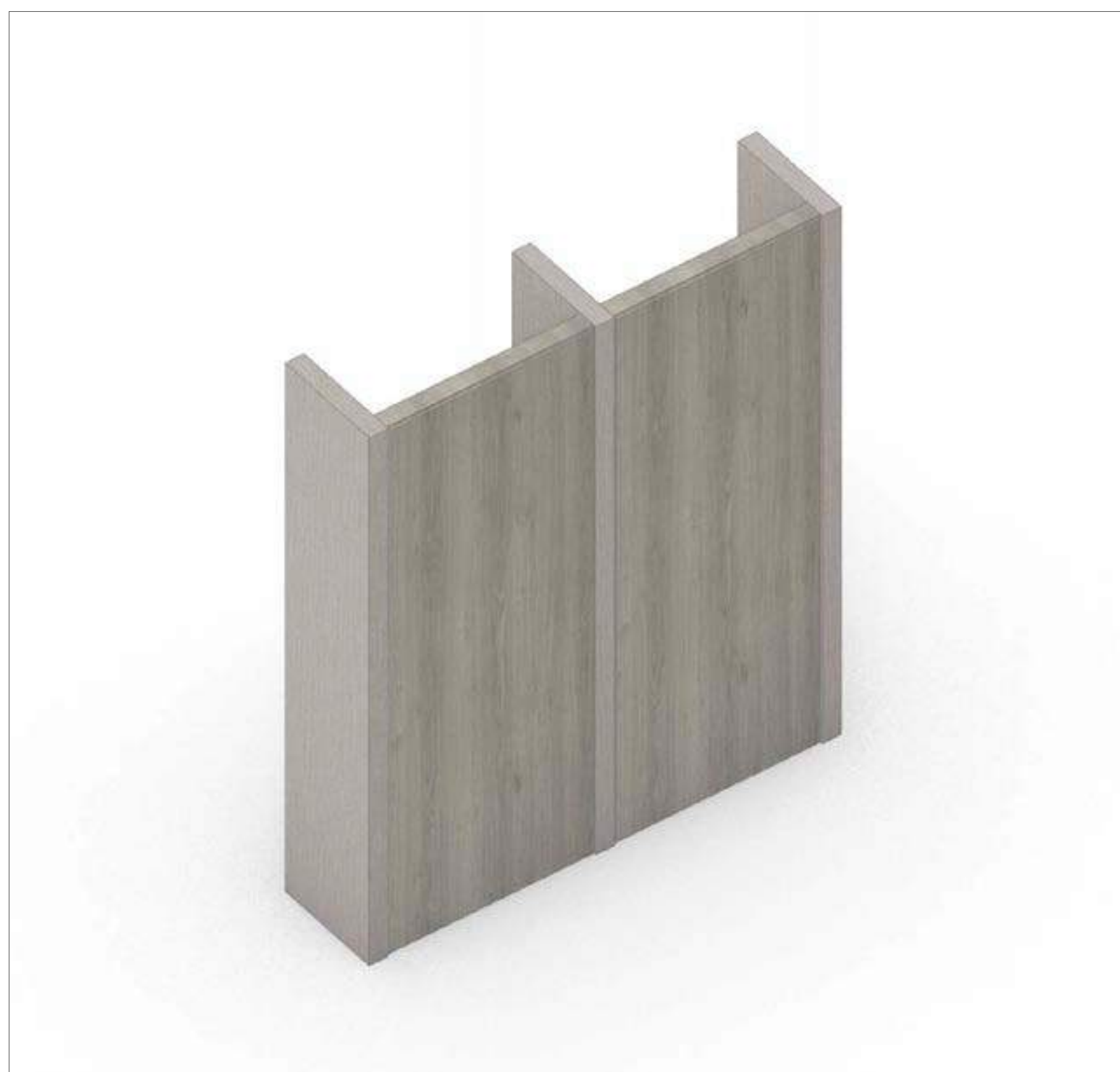
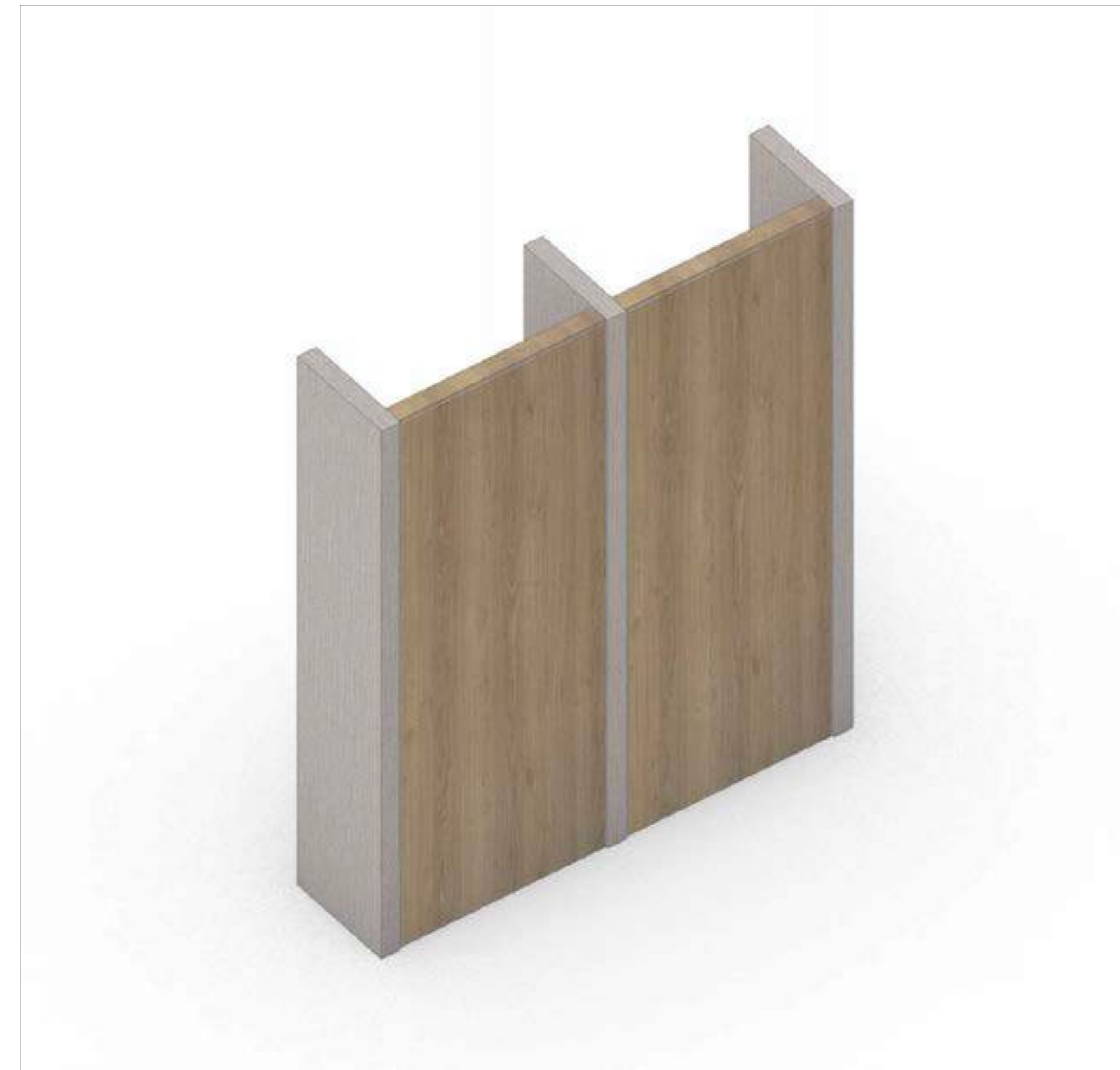
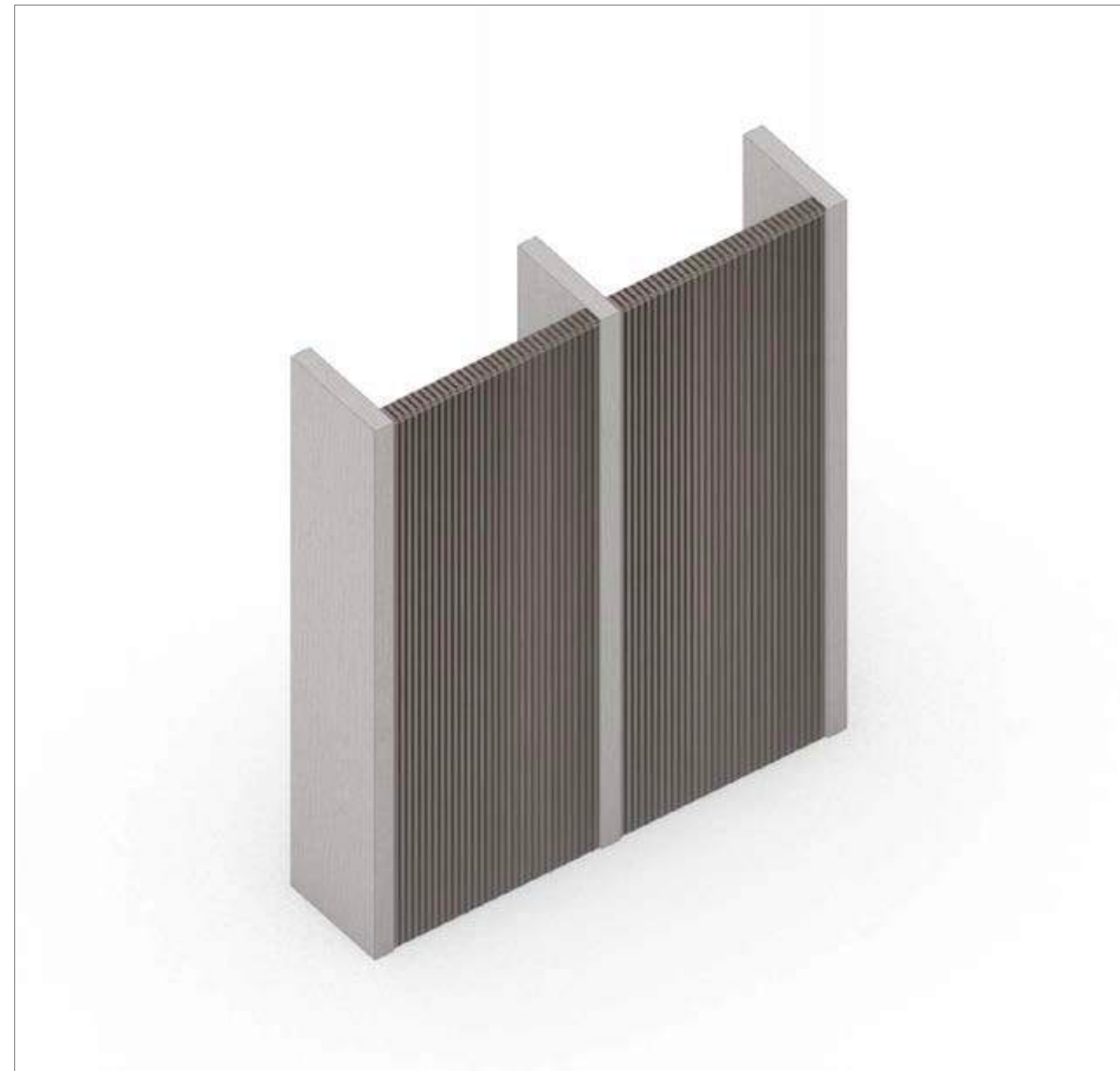
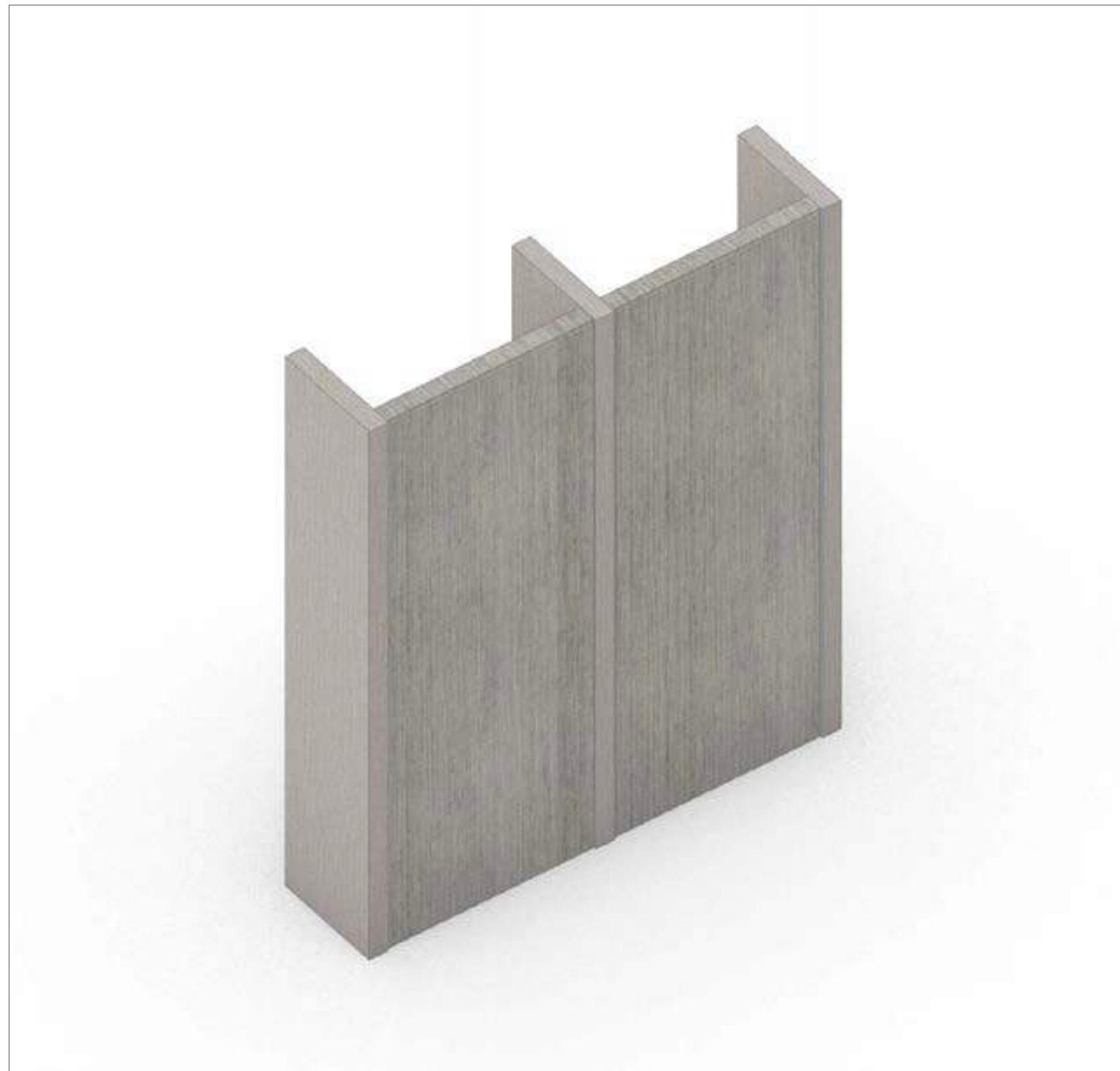
MODULES



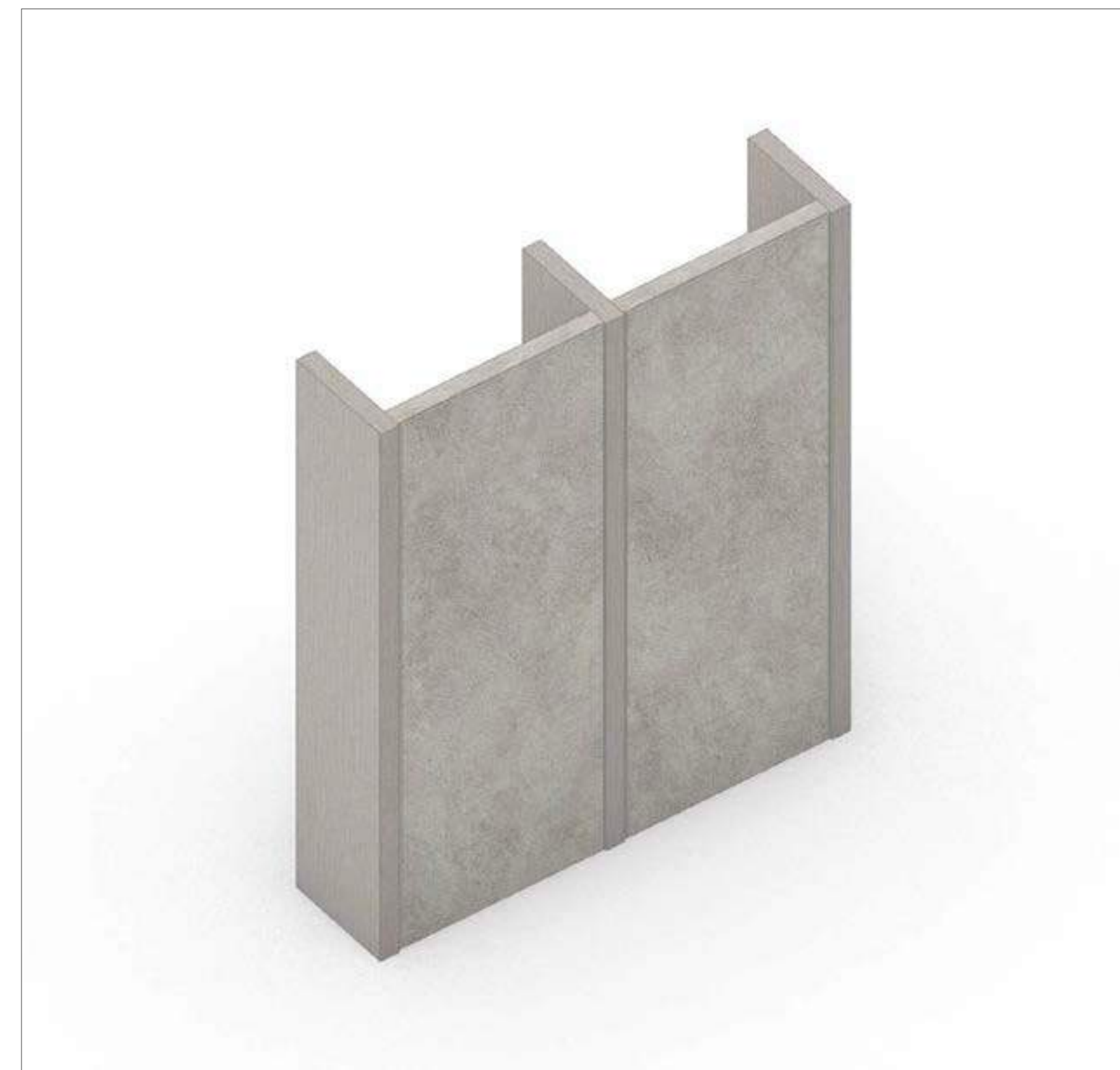
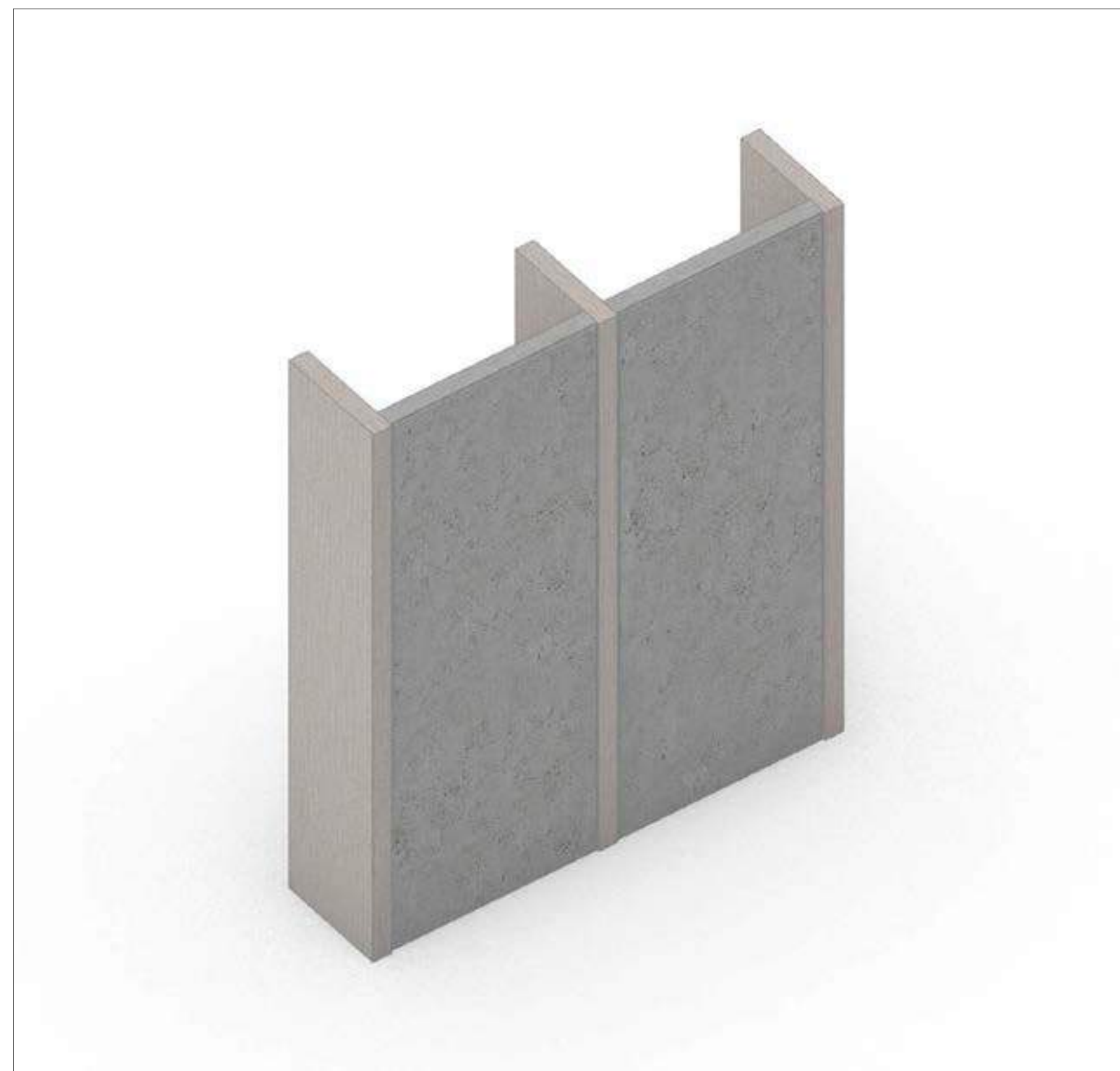
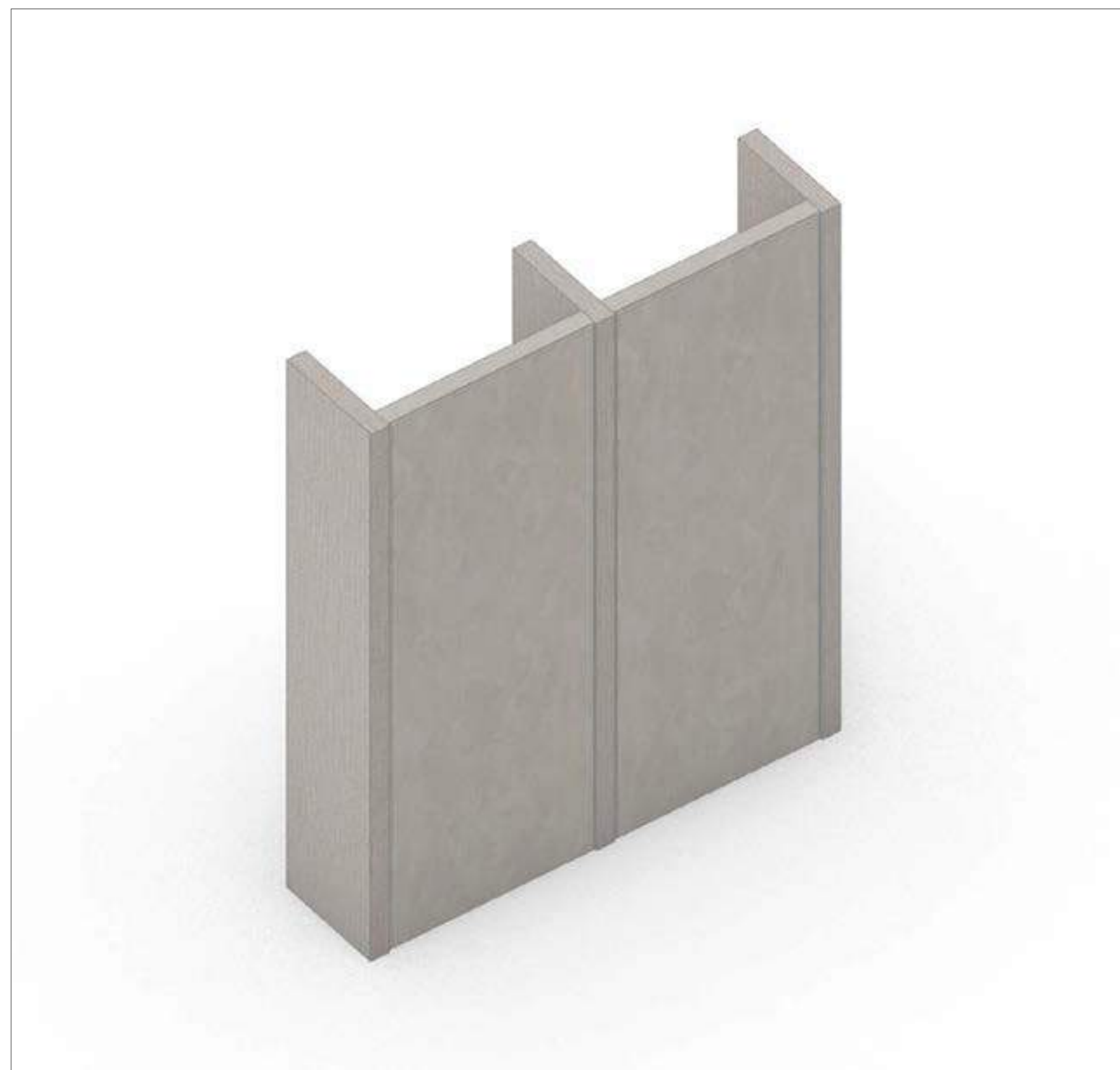
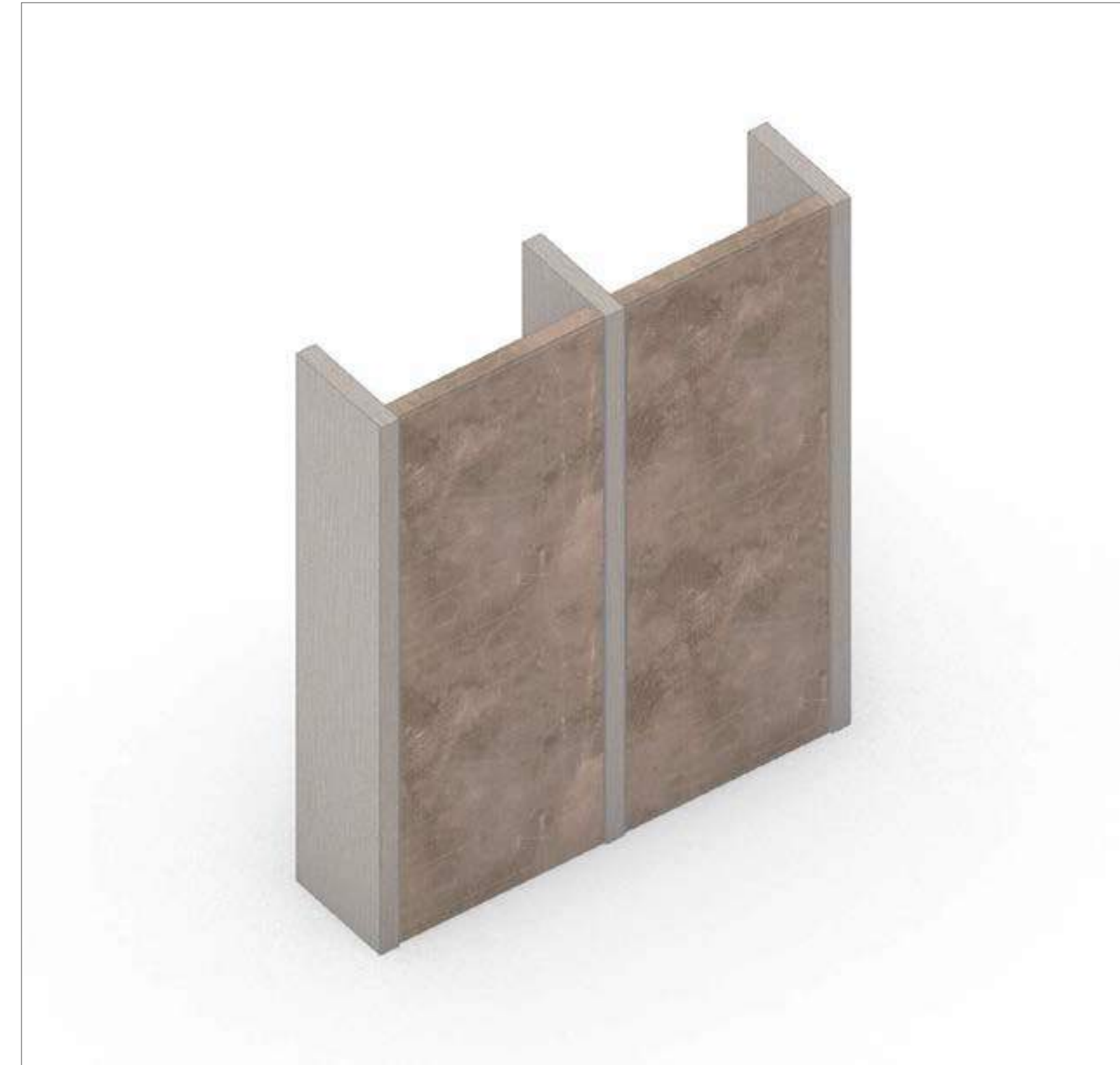
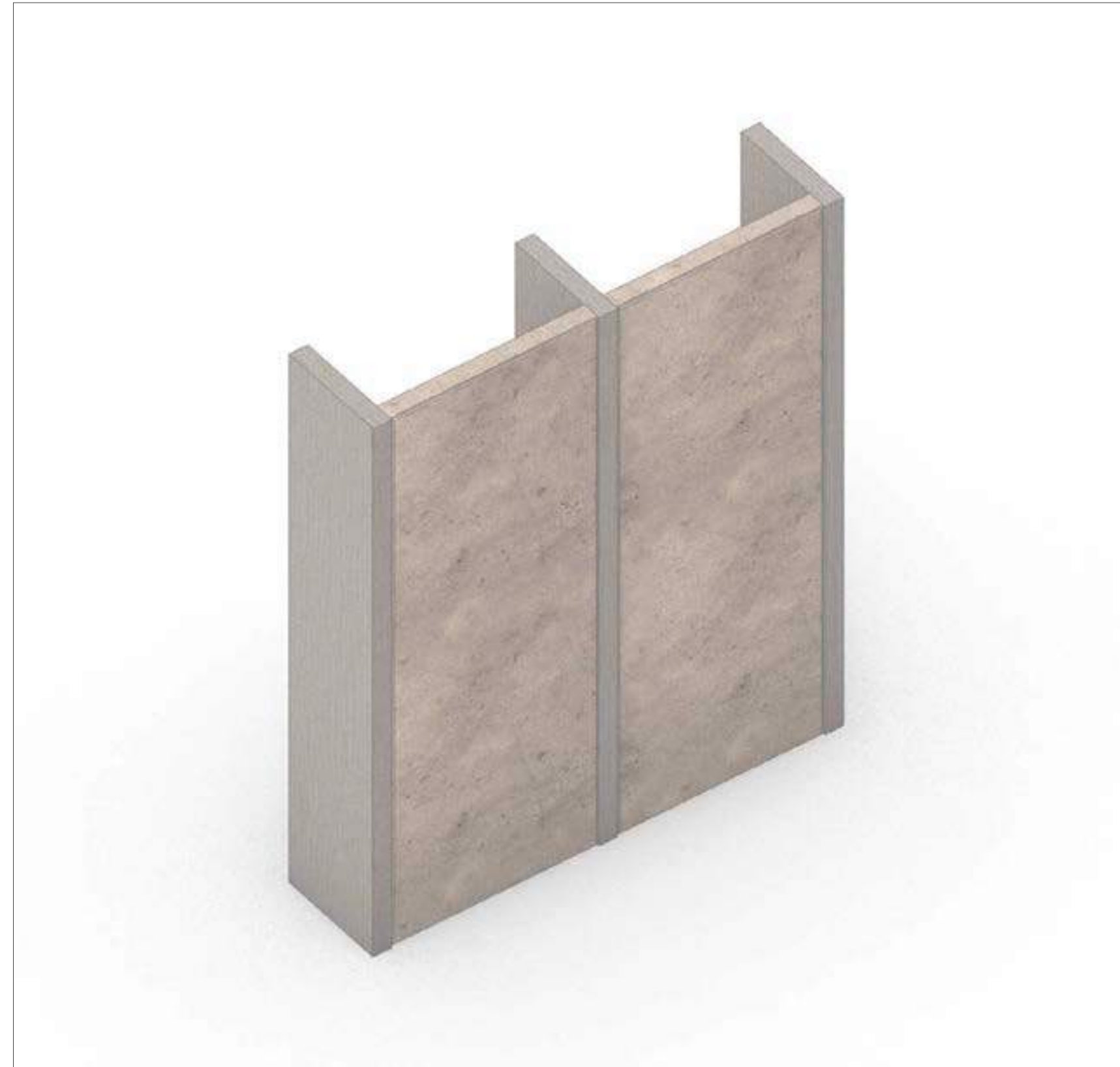
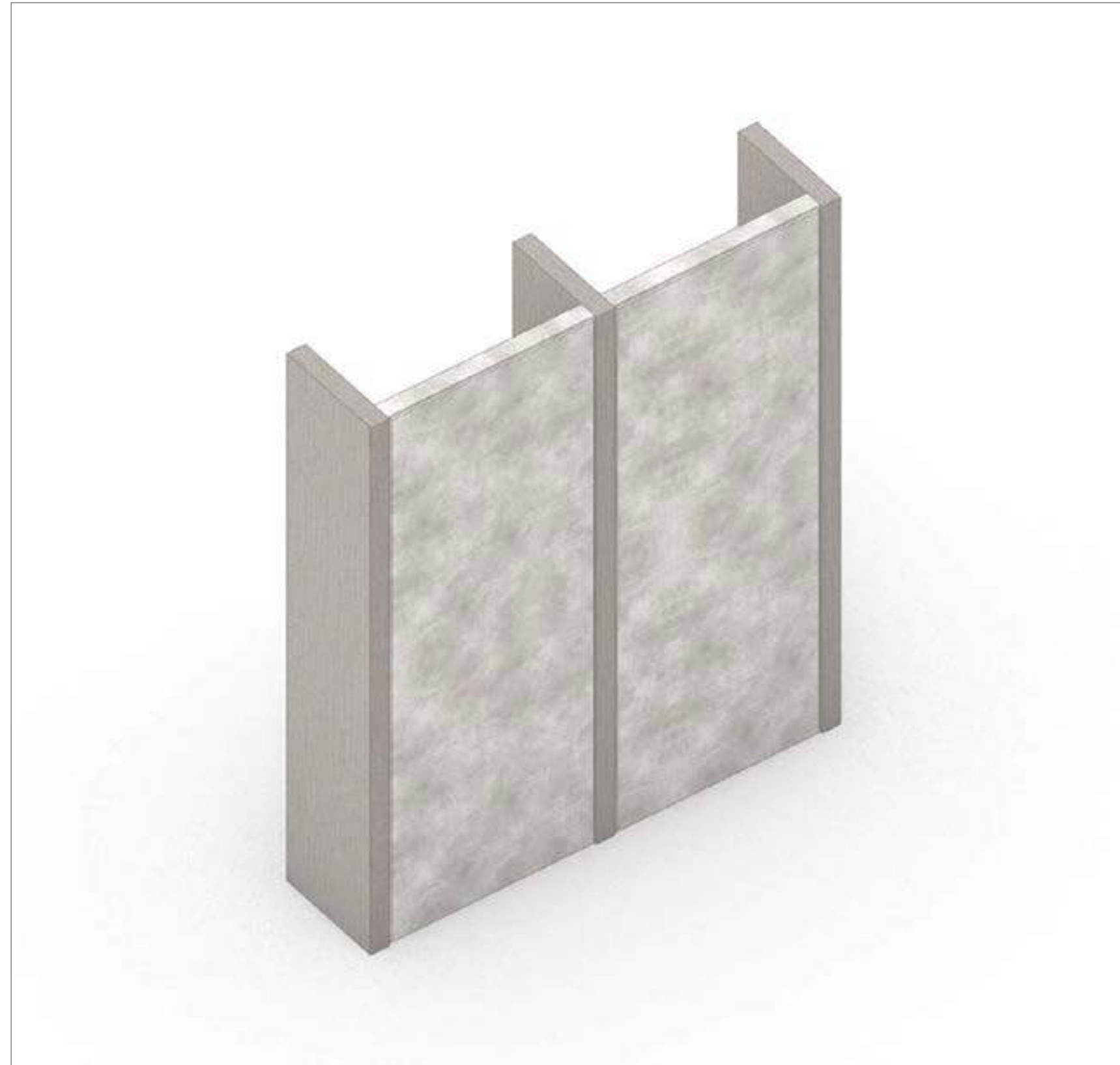
MATERIALS



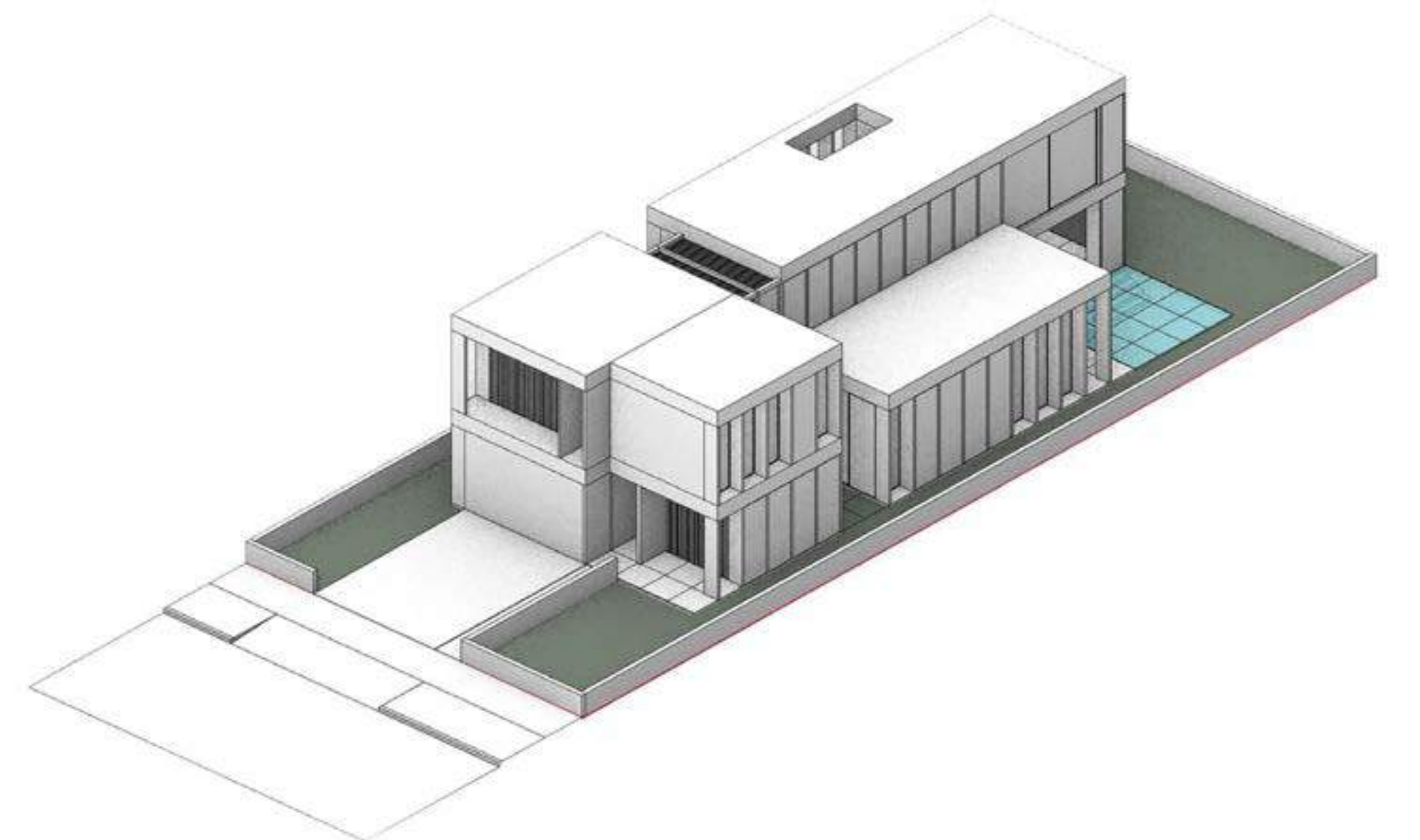
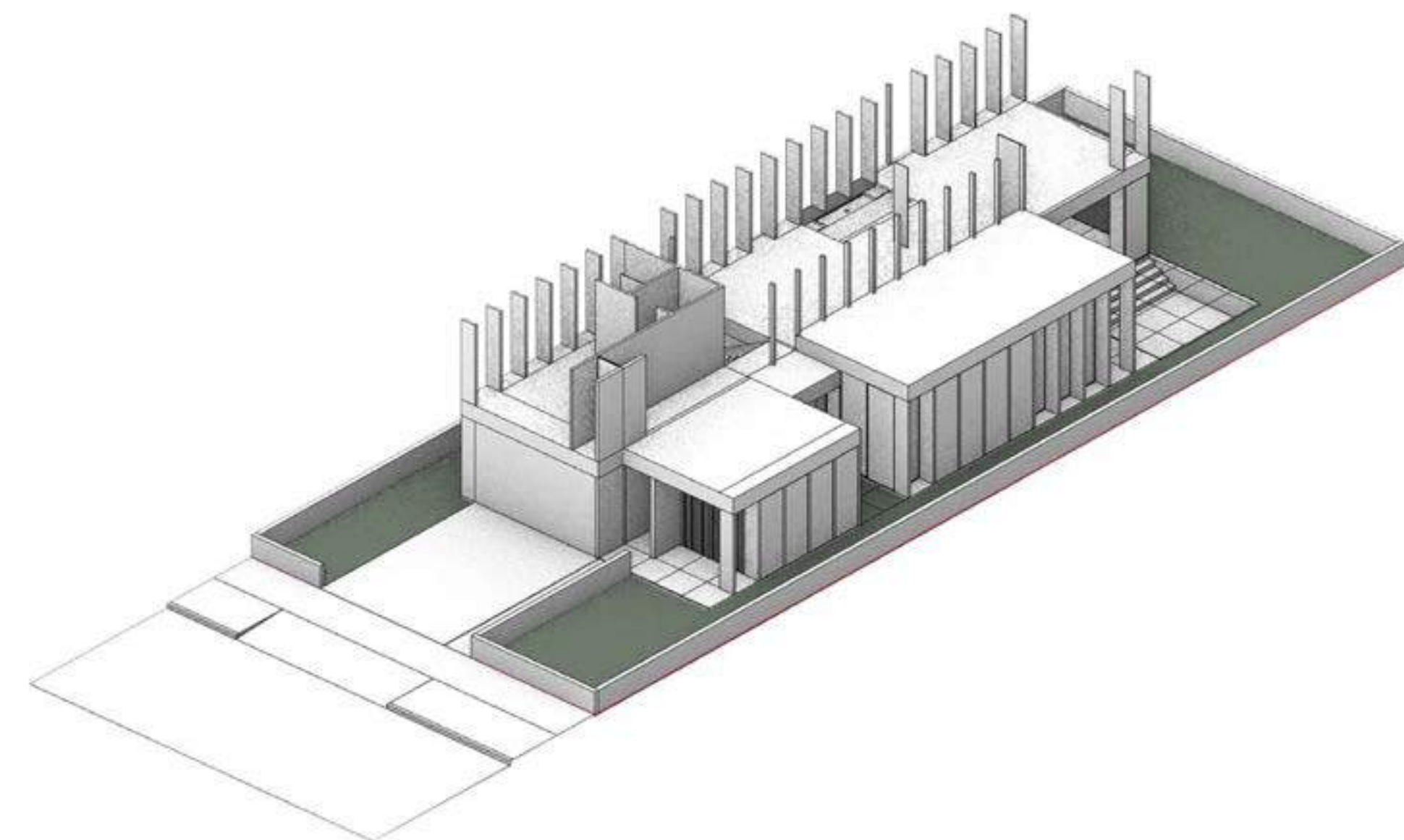
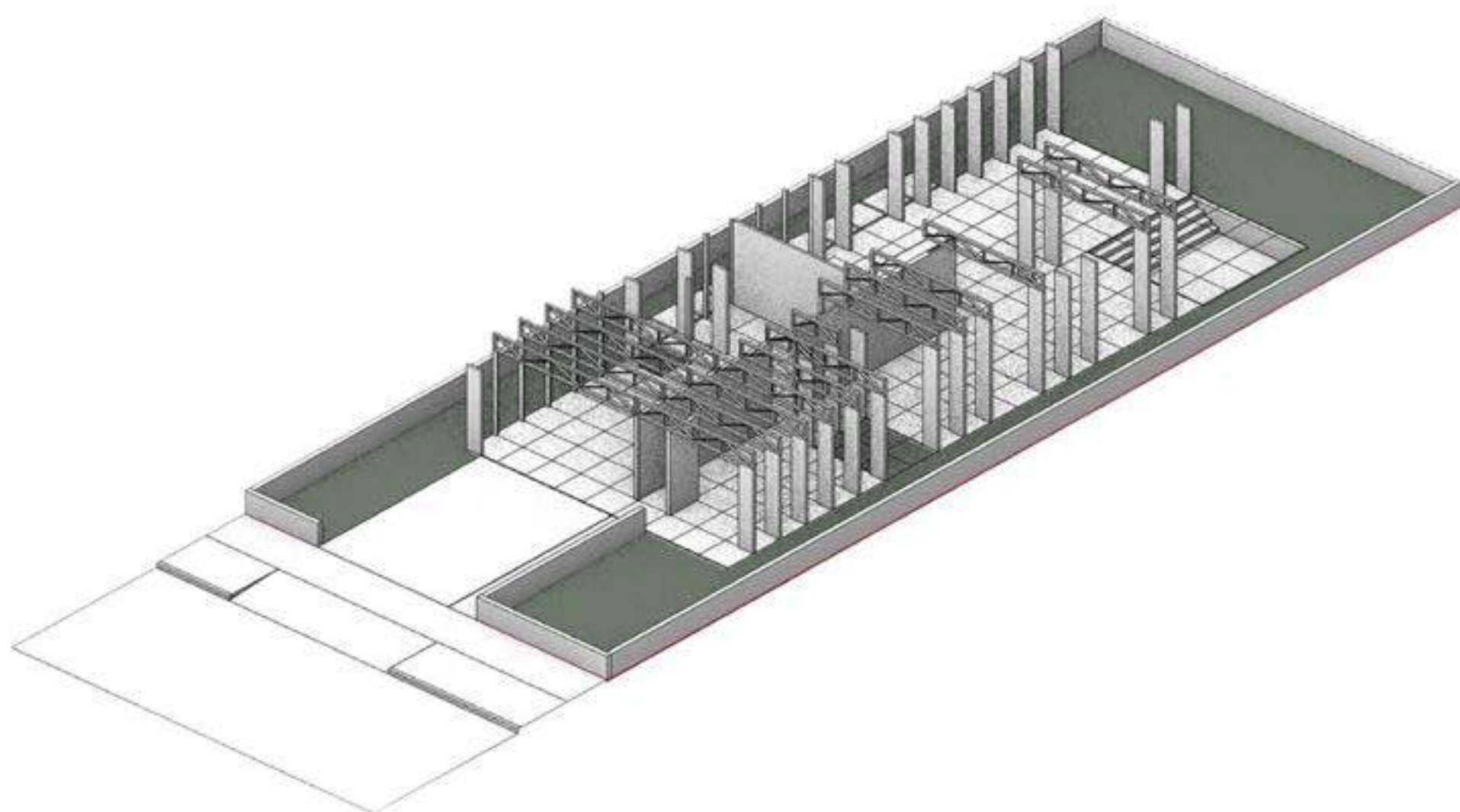
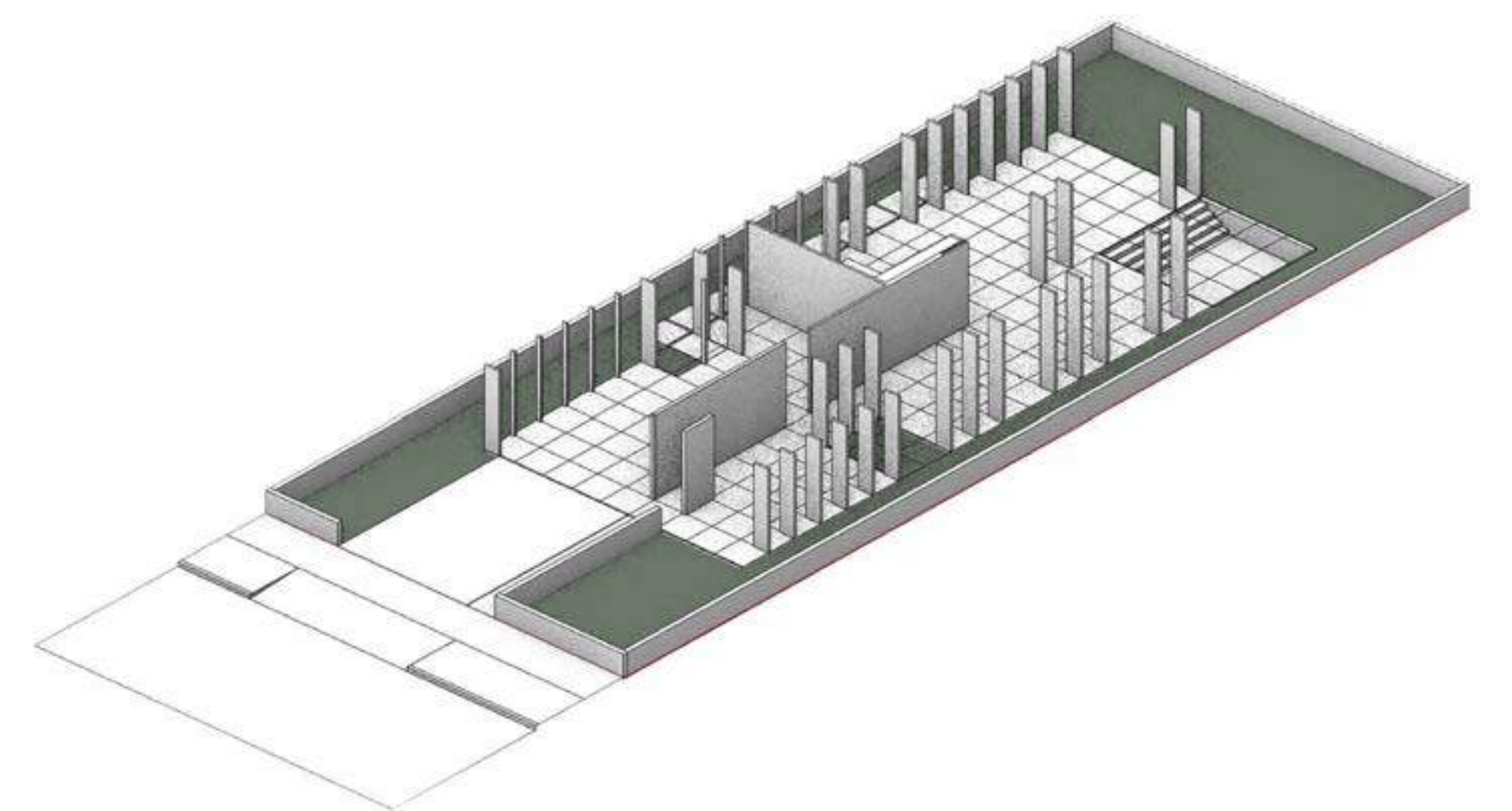
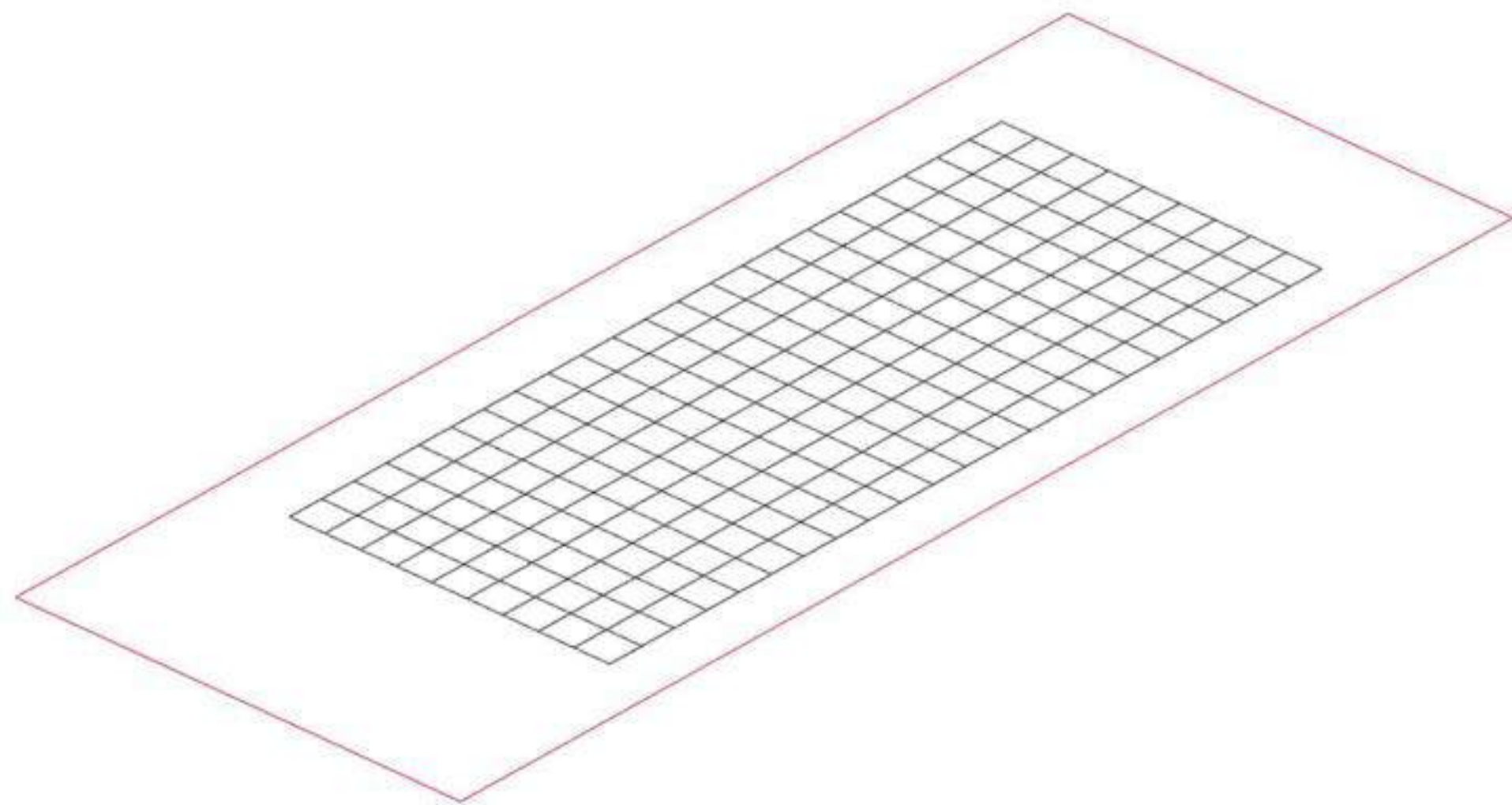
MATERIALS



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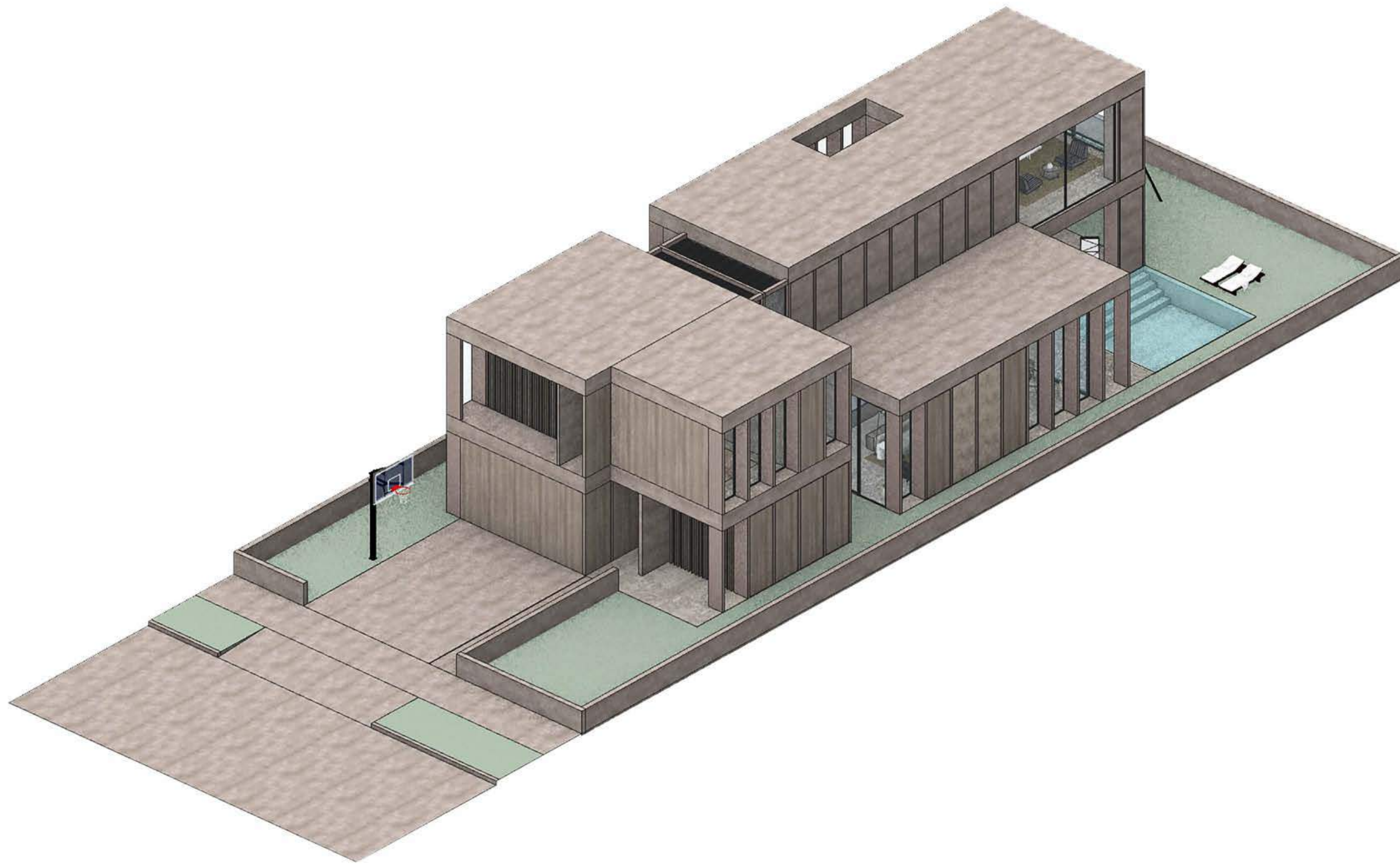
CONSTRUCTION / METHODOLOGY



POTENTIAL CONFIGURATIONS



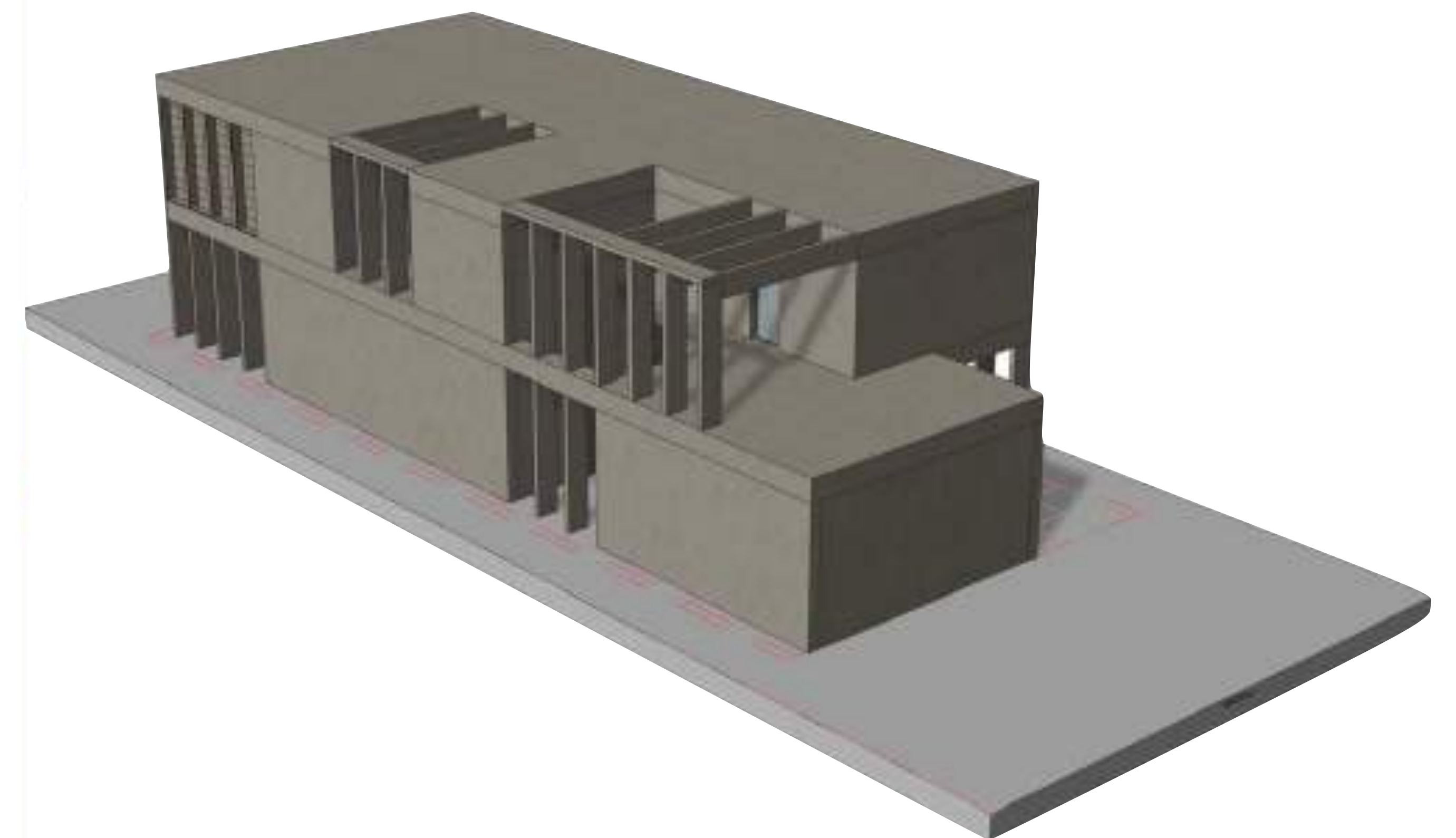
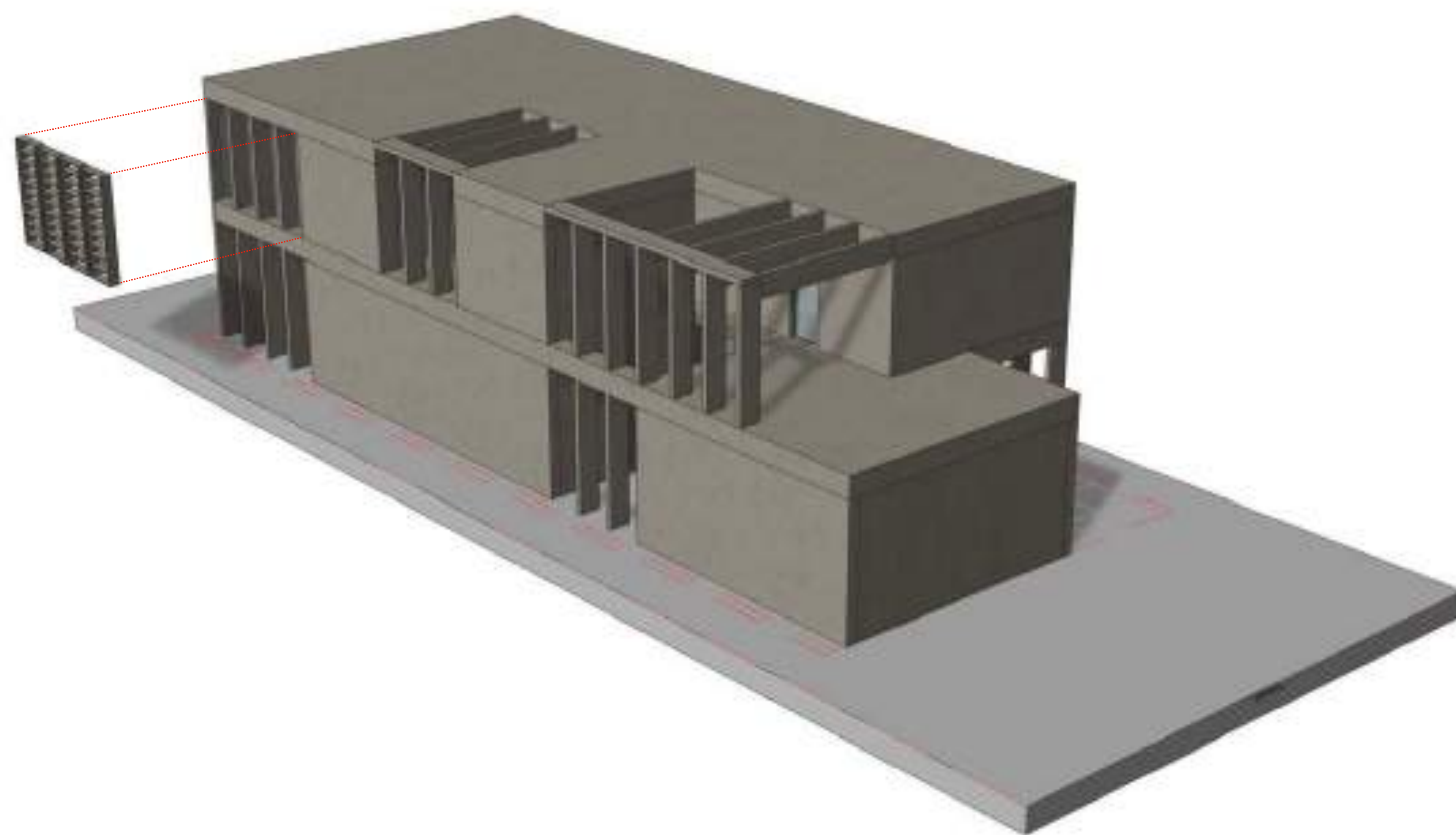
PRESENTED CONFIGURATION



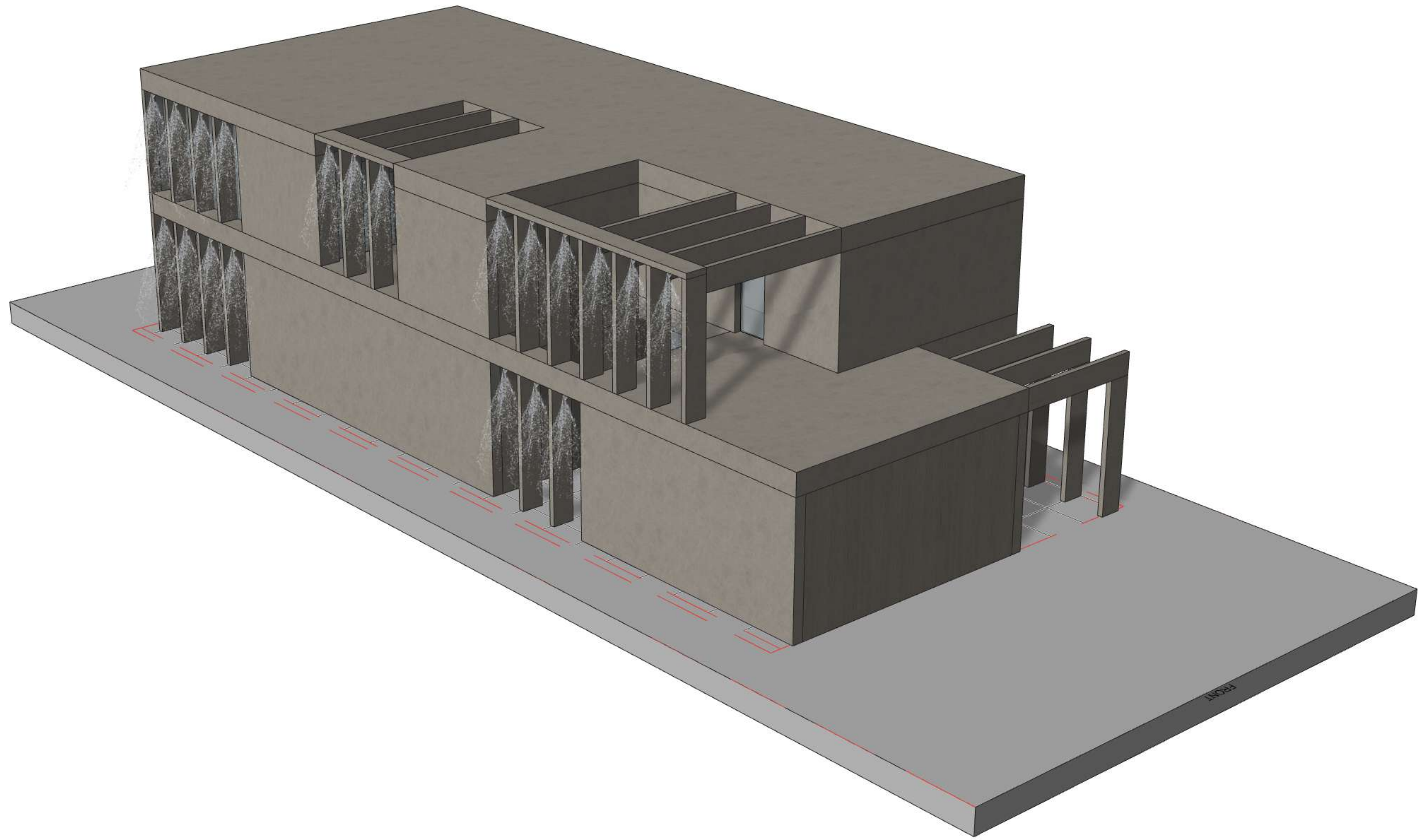
SPECIAL DESIGN FEATURES



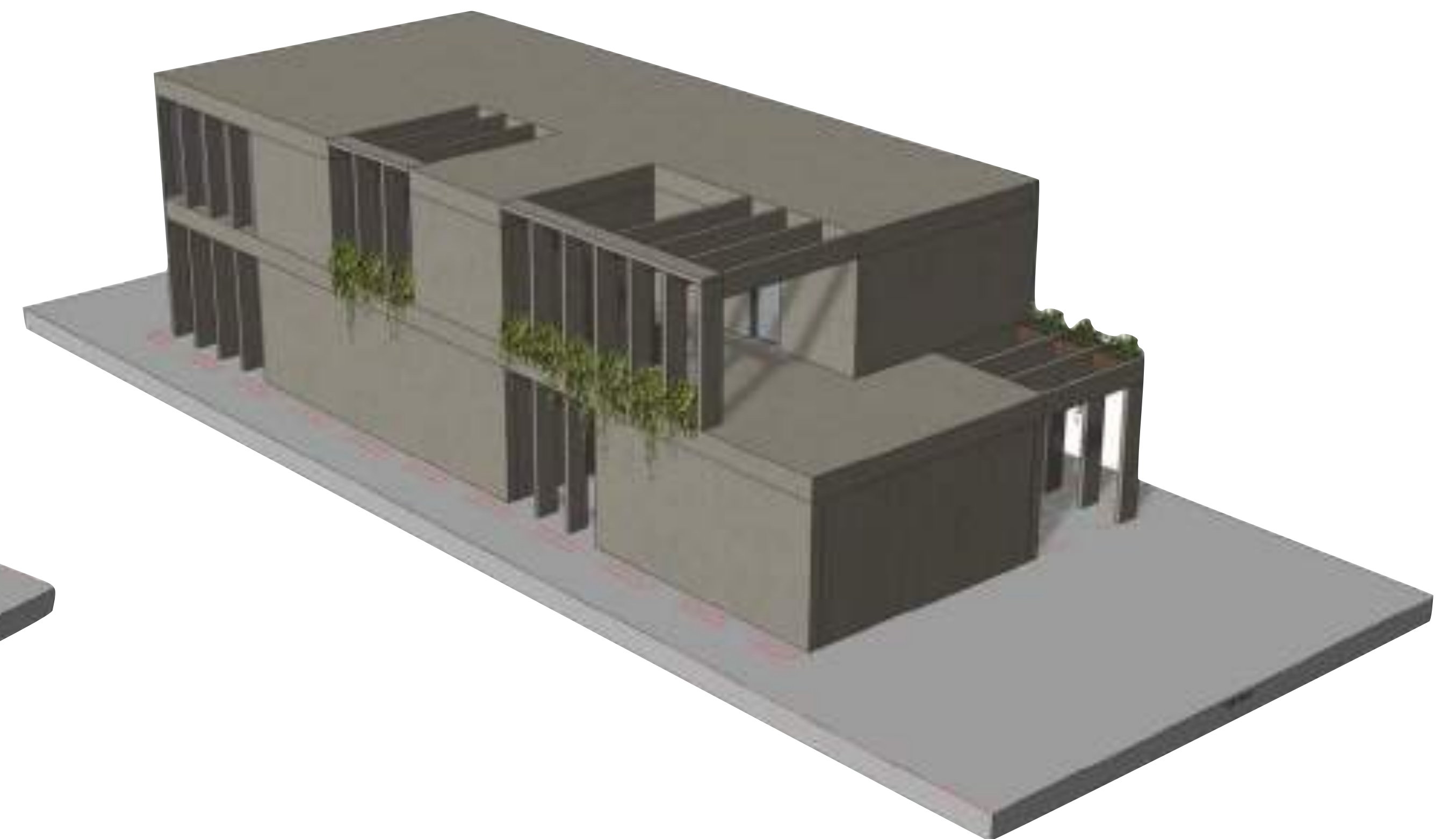
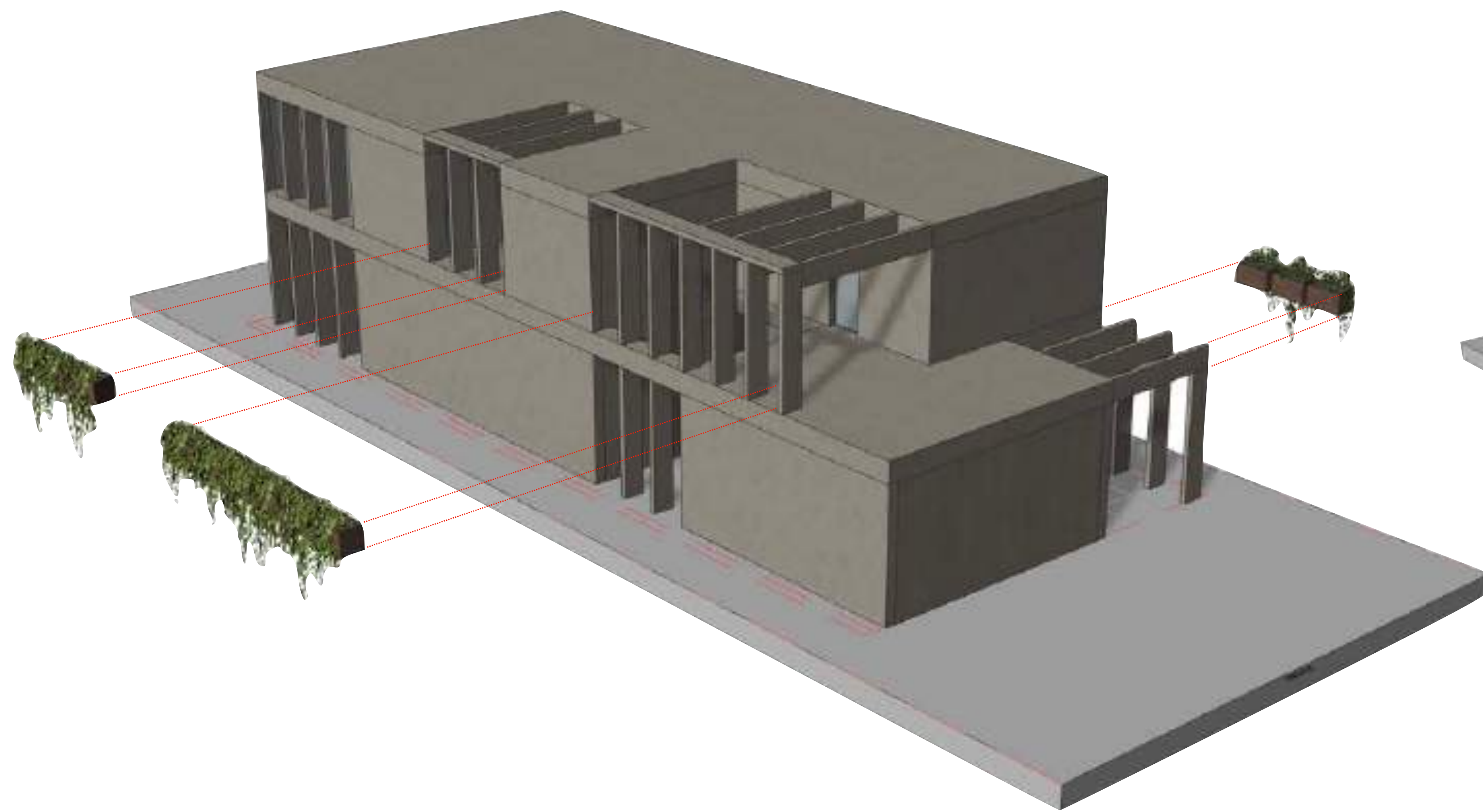
FIRE RESISTANCE | SHUTTERS



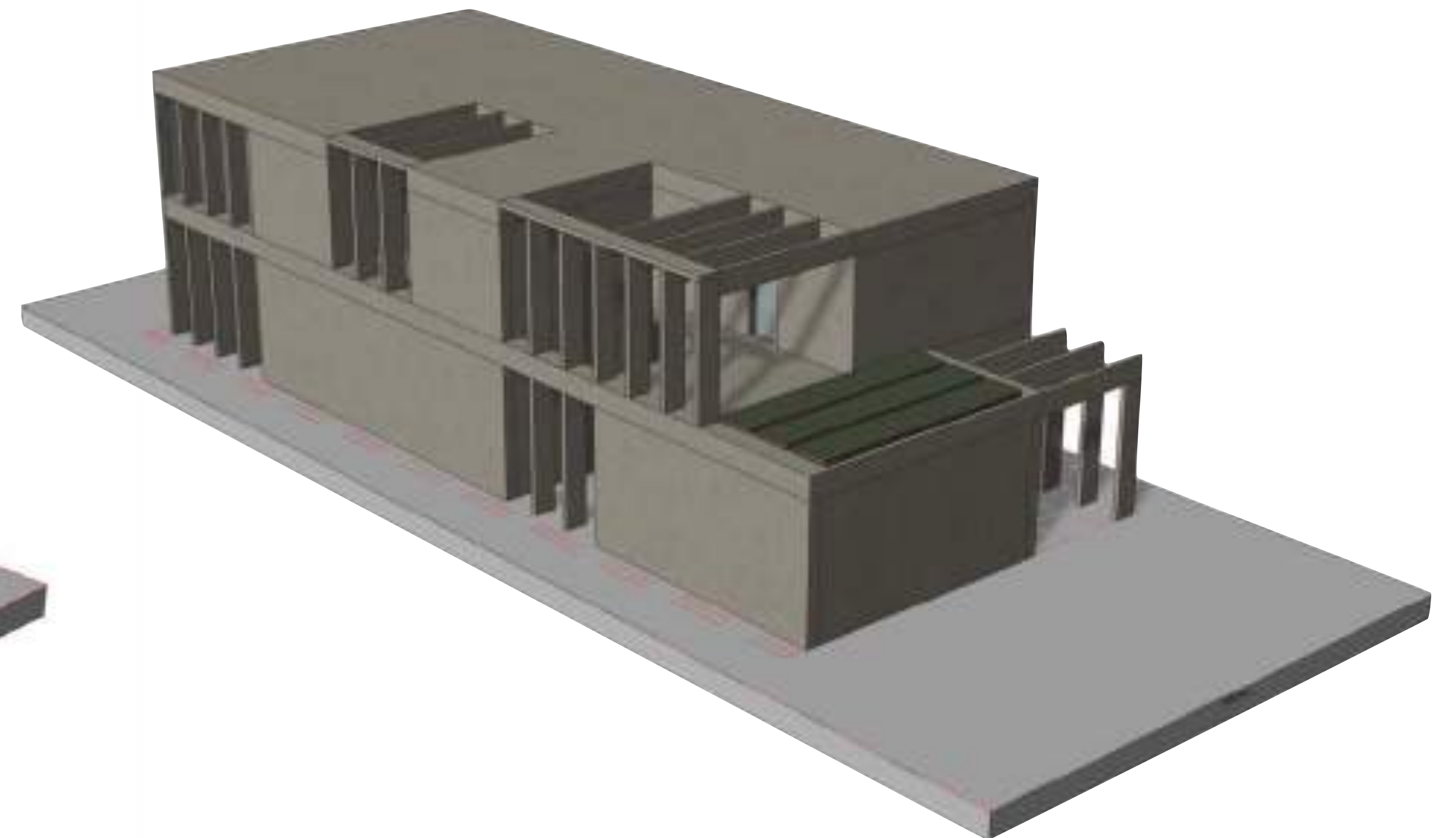
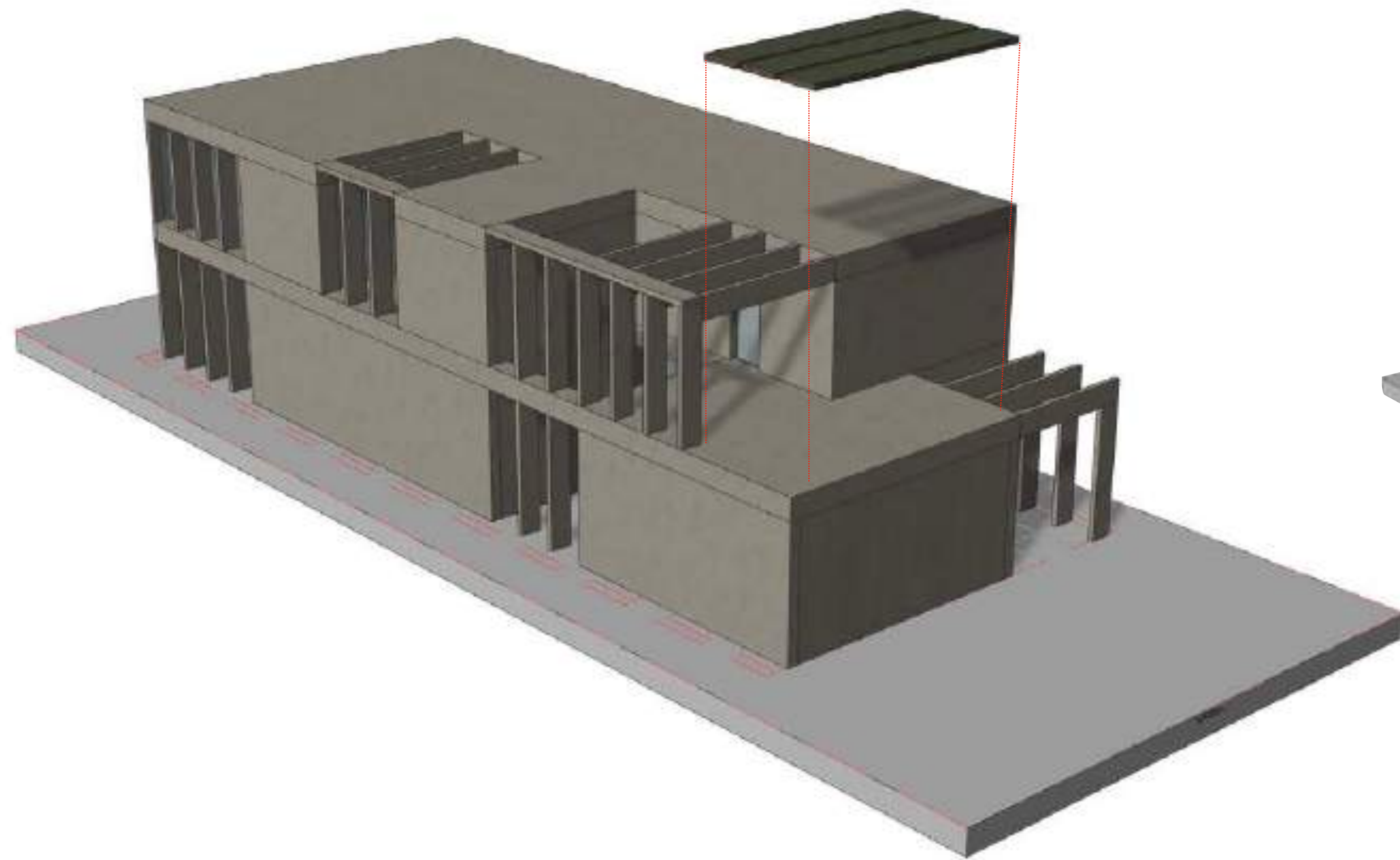
FIRE RESISTANCE | SPRINKLERS



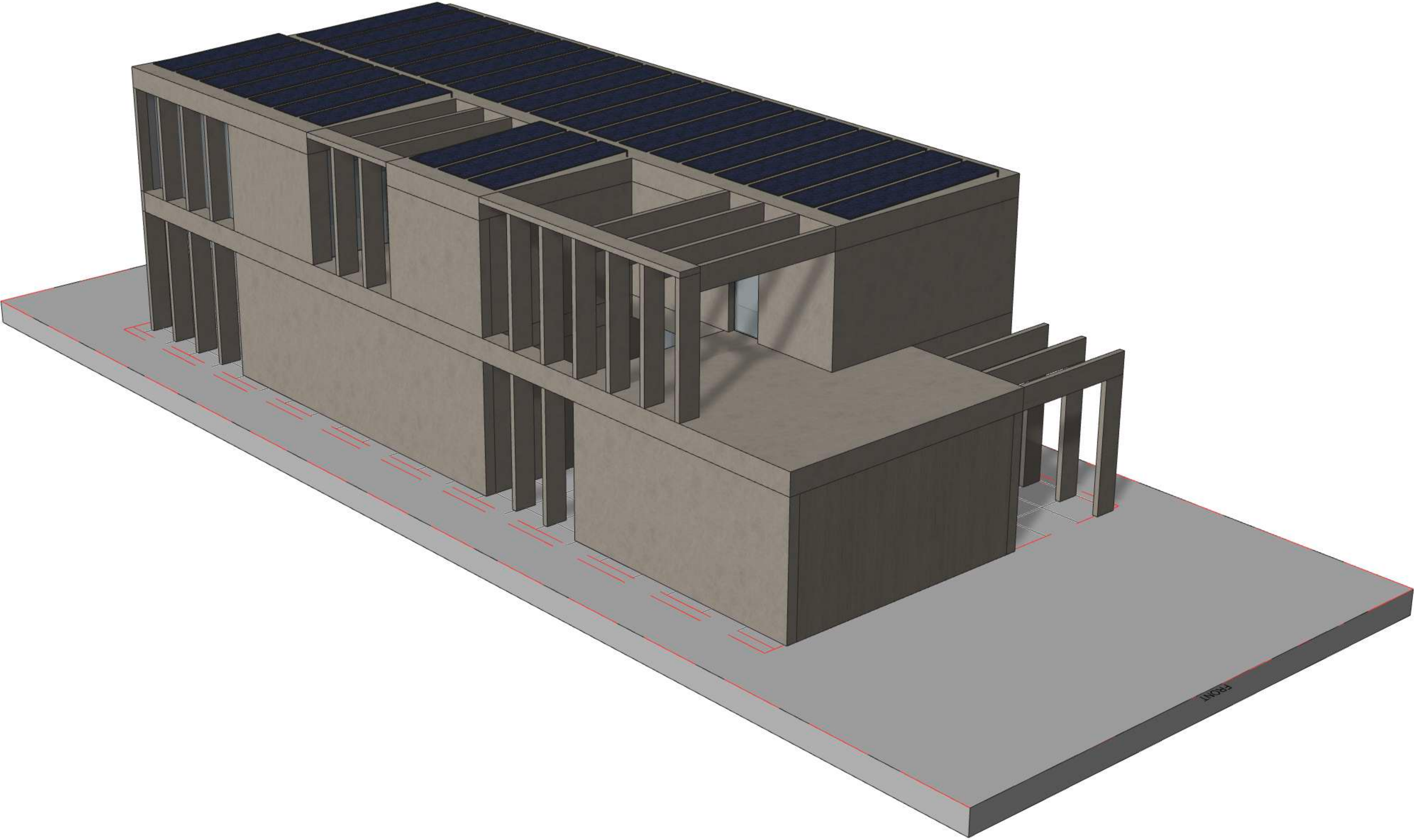
VEGETATION INTEGRATION



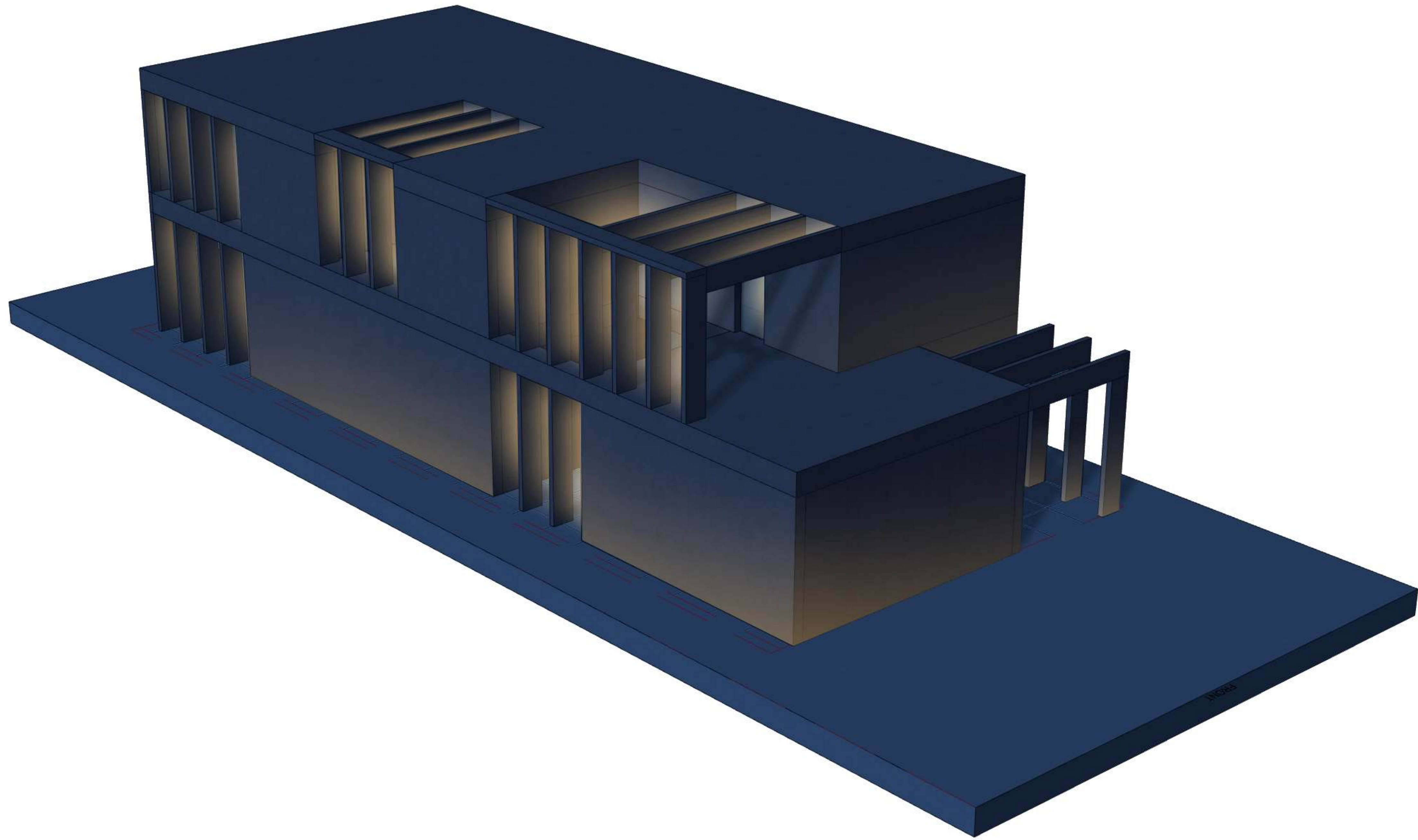
GREEN ROOFS



SOLAR



PHOTOMETRICS



DESIGN FEATURES



• FIRE RESISTANCE

Building with fire resistance in mind means choosing materials and methods that protect lives while reducing environmental impact. Eco-conscious design, fire-safe innovation, and responsible planning work together to minimize risk and maximize resilience. This smart, forward-thinking strategy strengthens communities, safeguards ecosystems, and supports a cleaner future—proving that safety and sustainability can go hand in hand without compromise.



• ROOFING

Choosing the right roofing means prioritizing safety, durability, and environmental responsibility. Fire-resistant, eco-friendly materials offer lasting protection while reducing carbon impact. Smart design and proper installation improve energy efficiency and resilience. By investing in sustainable roofing solutions, we create safer homes, lower maintenance costs, and build toward a greener future—where performance and sustainability meet at the top.



• BUILDING SIDING

In Palisades, California, fire-resistant, sustainable siding is essential for protecting homes and the environment. With the right materials and thoughtful design, modern siding enhances safety, improves energy efficiency, and reduces long-term costs. Built to withstand the region’s unique conditions, eco-conscious siding helps create resilient, beautiful homes. It’s a smart investment for a safer, greener future in the heart of California’s natural beauty.



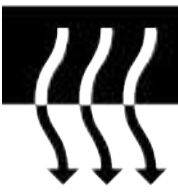
• WINDOWS & DOORS

High-performance windows and doors offer essential protection, energy efficiency, and style—especially in fire-prone areas like Palisades, California. Built with durable, eco-friendly materials, they reduce energy use, enhance comfort, and withstand the elements. Fire-rated options add critical safety without compromising design. Choosing smart, sustainable windows and doors is a powerful step toward building safer, more resilient homes in harmony with the environment.



• DEFENSIBLE SPACE INTEGRATION

Integrating defensible space is a crucial strategy for fire resilience, especially in wild land-urban areas like Palisades, California. Thoughtful landscaping, strategic spacing, and fire-resistant materials work together to slow wildfire spread and protect structures. It’s more than safety—it’s smart design. By blending beauty with protection, defensible space supports a sustainable future while preserving the natural character of the community.



• VENTS

Proper vents and ventilation are vital for fire safety and indoor air quality—especially in high-risk areas like Palisades, California. Ember-resistant vents help prevent wildfire intrusion, while smart airflow design maintains comfort and energy efficiency. It’s a critical detail with powerful impact. Prioritizing safe, sustainable ventilation strengthens home resilience and supports healthier living without compromising performance or aesthetics.



• EMBER-RESISTANT FEATURES

Wildfire protection begins with the smallest details—especially in hillside coastal communities where nature and neighborhoods meet. In places like the Palisades, ember-resistant vents, siding, roofing, and decks form a critical first line of defense. These smart, fire-conscious features don’t just protect homes—they empower a future where safety, sustainability, and beautiful living coexist in harmony.



• SUSTAINABILITY

In the Palisades, where natural beauty meets wildfire risk, sustainability is more than a choice—it’s a responsibility. Using fire-resistant, eco-friendly materials and designing with nature in mind helps reduce ignition risks while preserving the landscape. A sustainable approach strengthens resilience, protects communities, and honors the environment—proving that smart, green living is the foundation of long-term fire safety.



• DESIGN QUALITIES

Merging modulated construction with fire resistance built into every layer—delivering more than safety, it creates a foundation for a higher quality of life. Thoughtfully engineered and sustainably crafted, it reduces waste, boosts efficiency, and fosters resilience. The result is a beautiful, enduring home where innovation, protection, and environmental harmony come together to support inspired living.



• CONSTRUCTION METHODOLOGY

Grounded in a forward-thinking construction methodology that prioritizes fire resistance, sustainability, and precision. By integrating advanced techniques and resilient materials, we reduce environmental impact while enhancing durability and safety. This thoughtful approach shapes more than structures—it shapes lifestyles. The result is a refined, future-ready home that supports well-being, protects communities, and elevates everyday living.



• EFFICENCY

Our design approach is a celebration of purpose and precision—where every element is intentional, resilient, and beautifully integrated. Through a synergy of innovation, sustainability, and fire-conscious planning, we craft spaces that perform as elegantly as they look. The result is proven, powerful, and deeply human—homes that not only endure but inspire, enriching life with safety, beauty, and lasting impact.



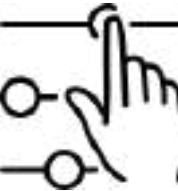
• STYLE FEATURES

The proposed home embraces the beauty of nature, where materials, textures, and forms reflect the landscapes they inhabit. By harmonizing with the environment, we unlock a world of style that feels both timeless and deeply personal. This connection to nature doesn’t compromise safety; it enhances it. Fire-resistant design can be warm, elegant, and expressive, proving that protection and beauty belong together.



• ADDITIONAL SPECIAL FEATURES

Our proposed design is thoughtfully embedded with advanced features focused on fire resilience and life protection. Every element—from materials to spatial planning—is selected to safeguard without compromising beauty. This integration goes beyond compliance; it’s a commitment to well-being. In harmony with the landscape, our design offers peace of mind and lasting elegance, where safety and serenity coexist effortlessly.



• CUSTOMIZATION POTENTIAL

Designed with intention and versatility, this framework offers the freedom to personalize without compromise. From finishes to layouts, every element supports tailored living while maintaining the strength of fire-conscious construction. It’s a balanced approach—where form meets function, and your unique style finds its place within a resilient, future-ready design built to adapt, endure, and inspire.

PLANS

GROUND LEVEL



SECOND LEVEL



ROOF



SECTIONS

LONGITUDE

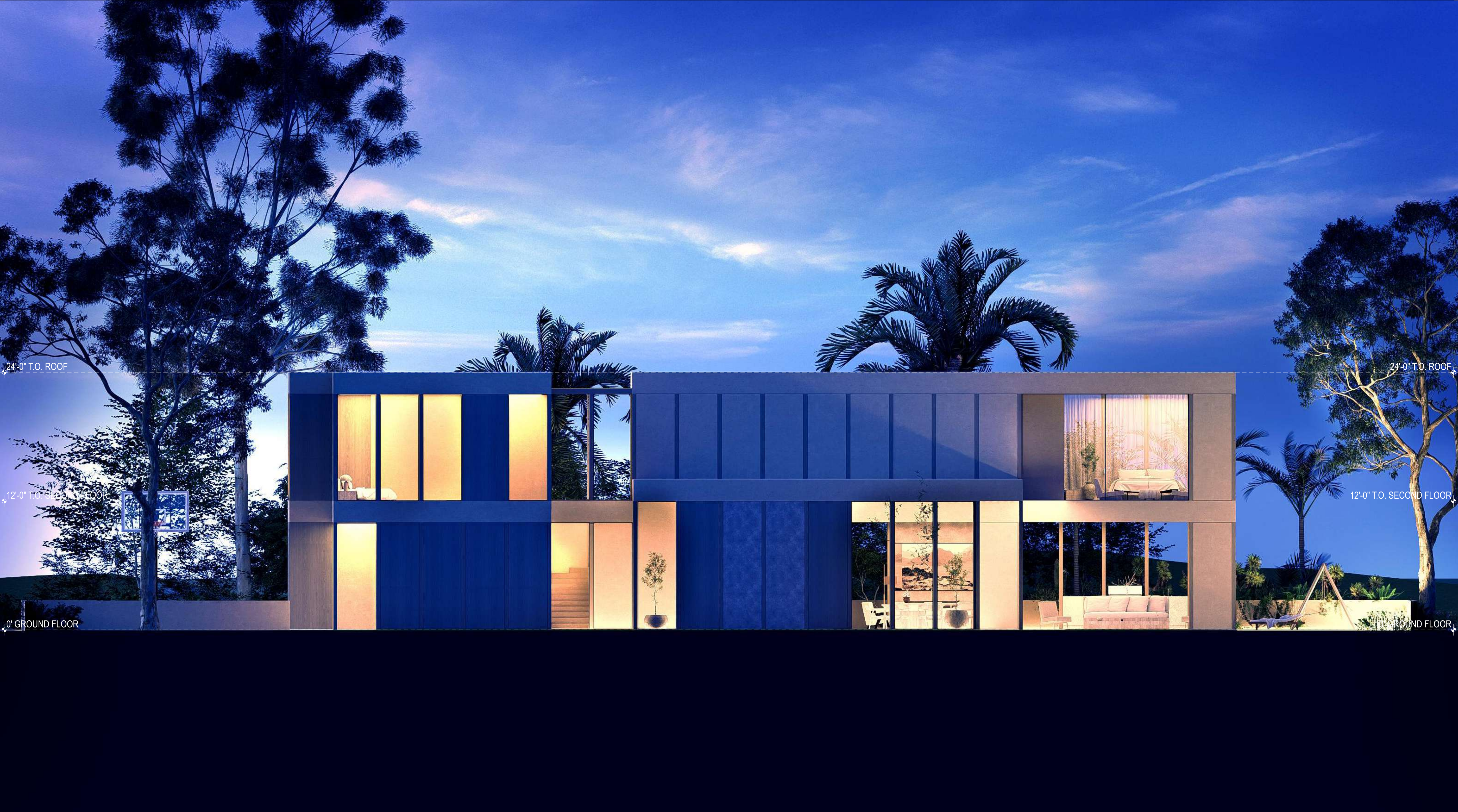




ELEVATIONS









RENDERINGS

















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