CASE STUDY 2.0
REBUILDING LOS ANGELES

WILLIAM / KAVEN

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HEARTWOOD INTERIOR

“Modern lines and contemporary materials make William / Kaven’s custom homes feel timeless while context-sensitive designs assure they are good neighbors. This brother-run studio crafts residences inside and out, providing architecture, interior, and landscape design services.”

— ARCHITECTURAL DIGEST

William / Kaven Architecture, established in 2005 by brothers Daniel Kaven and Trevor William Lewis, has been recognized by *Architizer* as one of the top five residential architecture firms in the world and by *Forbes* as one of the nation’s best residential architects. The studio’s work has been featured in leading publications such as *The Wall Street Journal, Wallpaper, Dwell, Metropolis, Architectural Digest, ArchDaily,* and *Hypebeast,* cementing its reputation for redefining modern residential living with elegance and innovation.

Specializing in custom residences, William / Kaven reimagines modern living through thoughtful responses to both natural and urban contexts. Each home is a celebration of timeless sophistication, reflecting an unwavering dedication to clean lines, dynamic forms, and enduring materials. This commitment to understated luxury is evident in every detail—from the flow of spaces to the integration of custom furnishings and the artful use of light and texture. The studio’s holistic process ensures that every project is a deeply personal expression of its client’s vision, incorporating advanced technologies and sustainable practices to create efficient, visually captivating spaces. Its design philosophy emphasizes a fluid interplay between indoor and outdoor environments, refined materiality, and sensitivity to site and context.

Led by Founder and Partner Daniel Kaven, an architect, artist, and author of *Architecture of Normal* (Birkhäuser, 2022) the firm integrates architecture, art, and cultural narrative into a unified design vision that explores the relationship between place, identity, and the built environment. His brother, Co-Founding Partner Trevor William Lewis, joined Daniel in practice in 2014 after a decade working with world-renowned architecture and design firms, bringing global experience and technical expertise that continue to enrich the studio’s creative dialogue.

HEARTWOOD

“William / Kaven has been celebrated for striking custom home designs that wed an elegant simplicity with their natural surroundings and views.”

— WESTERN ART & ARCHITECTURE

SELECTED AWARDS

2025	American Architecture Award (El Capitola)
2025	Forbes Best-in-State Residential Architects
2025	Architizer Vision Award (Helsinki Museum)
2025	Future House Award (El Capitola)
2025	LUXE RED Award for Excellence in Exterior Architecture (Royal II)
2025	International Architecture Award Honorable Mention (El Capitola)
2025	Architizer A+ Special Mention (Best Residential Firm)
2024	Grands Prix du Design Grand Winner (Royal II)
2024	American Architecture Award Honorable Mention (Royal II)
2024	Future House Award (Skyview)
2024	Architizer A+ Awards Finalist (Royal II)
2023	International Design Award (Royal II)
2023	AMP Honorable Mention (Royal II, Camp MINOH, Heartwood)
2023	Architecture MasterPrize Shortlist (Firm of the Year)
2023	Future House Award (Royal II)
2023	Architizer A+ Awards Special Mention (Best Small Firm)
2022	International Architecture Award (Heartwood)
2022	GRAY Award (Architecture of Normal)
2021	AIA Oregon Merit Award (Heartwood)
2021	Architecture MasterPrize Honorable Mention (Skyview)
2021	American Architecture Award (Royal)
2021	International Architecture Award (Royal)
2020	Architecture MasterPrize (Royal)
2019	AIA Michigan Honor Award (Camp MINOH)
2019	AIA Oregon Citation Award (Silica)
2011	AIA Portland Merit Award (Interchange)

ABOUT MIRAMAR

Miramar envisions a model of single-family living that honors California's long lineage of architectural experimentation while preparing for the challenges of a changing climate. The design balances resilience with refinement, integrating contemporary sustainable systems with the timeless principles of regional modernism.

Set within the reemerging landscape of the Palisades, Miramar rests lightly on the land. Its low, L-shaped form flows into a series of terraces and reflecting pools, framing protected outdoor rooms and cultivating a seamless dialogue between shelter and site. Picture windows, continuous operable glass walls, and clerestory glazing dissolve the boundaries between interior and exterior, allowing the surrounding hills and sky to become the living backdrop of daily life.

Outdoor circulation, from the garden forecourt to the pool terrace to the private seating zones, is designed to offer variegated sensory experiences and sweeping panoramas of the landscape. Private outdoor niches off the bedrooms invite reflection and allow for immersion in the natural surroundings.

Miramar's material palette is drawn from the textures and tones of the Palisades itself. Limestone walls provide both an organic beauty and natural fire resistance, while teak accents lend warmth and tactile beauty to doors, soffits, and built-in furniture. Terracotta details, from the fireplace surround to the custom lighting, infuse the home with an earthy elegance and reference the handcrafted traditions of the region.

The home's hardy, drought- and fire-resistant landscaping restores ecological health and resilience, blending native species with sculptural plantings that thrive in arid conditions. Reflecting pools and shaded terraces moderate microclimates, bringing comfort and contrast.

The interiors are organized as a flowing continuum of living, dining, and social spaces, unified under a timber-lined ceiling that extends outward to the covered terraces. Natural light animates surfaces throughout the day, filtered through clerestories and framed by expansive glass walls. The plan's openness encourages family connection while maintaining zones of privacy and retreat.

Solar orientation, passive cooling strategies, and renewable energy systems are seamlessly integrated into the architecture, ensuring resilience without compromise to beauty.

Miramar is both a response to loss and a declaration of optimism, a home that celebrates the enduring relationship between shelter, nature, and light.

PARCEL INFO AND DIAGRAMS

PROJECT DATA

This proposed design can be flexibly utilized on many parcels with different zoning designations, including both primarily flat parcels and parcels with slopes, including steep slopes. Parcels with steep slopes are typically in a more restrictive overlay zone: Hillside Area.

Parcels located in the Hillside Area overlay have variable zoning requirements dependent on specific characteristics unique to each site. The following analysis represents an example parcel in the Hillside Area Overlay zoned RE15-1-H, common in Pacific Palisades, Castellammare and other coastal bluff neighborhoods in LA. For the purposes of the Maximum Residential Floor Area calculation, an example lot has been provided with the following assumptions: 35% of the site is relatively flat and 65% is steeply sloped. A site-specific Slope Analysis Map is required for each parcel in the Hillside Area overlay.

EXAMPLE PROJECT DATA

Lot Area: 19,600 SF
Lot Dimensions: 140’ wide by 140’ deep
Zoning: RE15-1-H
Maximum Envelope Height: 30’ for flat roof (18’ for RFA bonus)
Setback Requirements:
- Front Yard: 25’ or prevailing, 5’ min on Substandard Hillside Limited Streets
- Side Yard: 10’
- Rear Yard: 25’

Parking Requirements: 2 Covered Spaces (Additional Requirements Apply on Substandard Hillside Limited Streets)
Lot Coverage: 40%
Proposed Lot Coverage: 23.4%

RESIDENTIAL FLOOR AREA CALCULATION

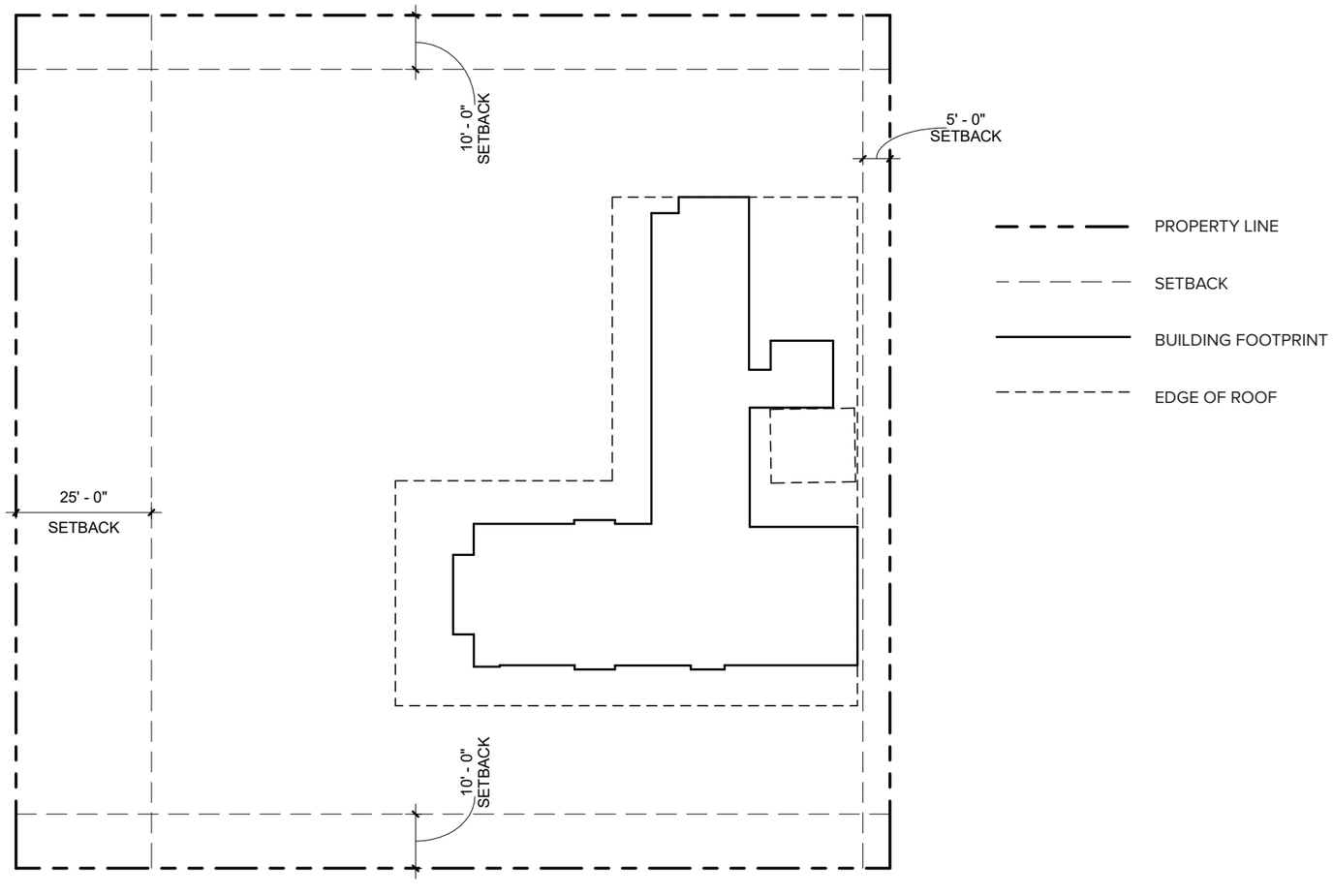
Maximum Residential Floor Area: 4,998 SF (Example Slope Band Analysis)
0-14.99%: 35%
- 6,860 SF @ 35% = 2,401 SF

60-99.99%: 15%
- 11,760 SF @ 15% = 1,764 SF

Total: 4,165 SF
20% bonus for 18’ Envelope Height Option: 833 SF

Total Proposed Residential Floor Area: 4,585 SF
Floor Area: 3,170 SF (includes Carport with exemption)
Covered Exterior Area: 1,415 SF

ZONING DIAGRAM



DESIGN FEATURES

FIRE RESISTANCE
The home's fire-resistive design is grounded in a holistic approach that meets and exceeds Wildland-Urban Interface (WUI) standards while preserving its refined architectural character. Non-combustible materials, including limestone cladding, aluminum-framed windows and doors, and a Class A roofing system, form a resilient exterior envelope, complemented by fire-retardant treated wood soffits and a ventless roof/soffit assembly that eliminates ember entry points. A fully integrated fire sprinkler system provides active protection, while defensible space is established through stone hardscapes, low-fuel native landscaping, and carefully maintained setback zones. Together, these strategies create a comprehensive, multi-layered defense that enhances homeowner safety, reduces ignition risk, and ensures the home's long-term resilience in wildfire-prone environments.

ROOFING
Thermoplastic Polyolefin Roofing (TPO) roofing, with its durable heat-welded seams, delivers excellent, cost-effective performance and resistance to UV degradation and chemical exposure. Its reflective white surface minimizes heat absorption, improving the home's energy efficiency and lowering cooling costs. Installed over a fire-rated assembly, TPO roofing achieves a Class A fire rating, the highest fire resistance rating effective against severe fire exposure, offering strong protection against flame spread and surface ignition. A layer of rock ballast provides additional weight and stability, shielding the membrane from wind uplift and mechanical damage while contributing to the roof's tactile, natural appearance.

BUILDING SIDING
The building envelope combines resilient, high-performance materials that balance fire safety and durability with a timeless modern aesthetic. Limestone cladding provides a non-combustible, thermally stable exterior siding, while aluminum-framed windows and doors offer durability and fire resistance with minimal visual profiles. Complemented by fire-resistant wood soffits, non-combustible metal fascias and a Class A rated roofing system, the home's enclosure ensures long-term protection, energy efficiency, and lasting beauty.

WINDOWS & DOORS
Thermally broken aluminum-framed multi-slide door systems combine strength, precision, and clean lines to deliver the exceptional performance indoor-outdoor living demands . Thermal break technology minimizes heat transfer, enhancing energy efficiency and maintaining interior comfort. With tempered, double or triple-glazed panels and non-combustible aluminum frames, these systems offer excellent energy performance, sound attenuation, fire resistance, and durability. Opening into concealed pockets in the main living spaces, their expansive openings and seamless thresholds promote a fluid connection between indoor and outdoor living spaces and a natural engagement with the site.

DEFENSIBLE SPACE INTEGRATION
The house is sited low to the landscape and among a series of terraces and stone hardscapes that create natural firebreaks and reduce combustible vegetation near the structure. Drought-tolerant, fire-resistant native plantings are arranged in layers that promote ecological restoration while maintaining safe setback zones around the home. The outdoor spaces, reflecting pools, shaded courtyards, and clear access routes, work in concert to moderate microclimates and establish a resilient, low-fuel perimeter that enhances safety without compromising the project's sculptural approach to modern design.

VENTS
The home utilizes a flat roof and ventless soffit system to minimize ember intrusion and eliminate vulnerable overhang cavities, significantly enhancing fire resistance. Mechanical system intakes, exhausts, and other building envelope openings are protected with WUI-compliant ember-resistant screens and non-combustible housings to prevent ignition from wind-driven embers. This streamlined, sealed envelope design reduces potential points of entry for fire while maintaining the home's clean, refined form.

EMBER-RESISTANT FEATURES
The project integrates comprehensive ember-resistant strategies to safeguard against wildfire exposure while maintaining a refined architectural expression. The ventless soffit system and flat roof design eliminate common ember entry points, while mechanical intakes, exhausts, and openings are protected with WUI-compliant ember-resistant screening and non-combustible housings. Non-combustible limestone siding, aluminum-framed glazing systems, Class A fire-resistant roofing and fire-retardant treated wood soffits further strengthen the building envelope. Surrounding defensible space incorporates stone terraces, low-fuel native plantings, and clear setback zones to create natural firebreaks and reduce radiant heat exposure. Together, these measures create a sealed, resilient exterior that minimizes ignition risk and enhances the home's overall fire performance.

SUSTAINABILITY
The design incorporates a comprehensive sustainability strategy aligned with California's Title 24 and CALGreen residential building standards. Solar-ready infrastructure and roof orientation optimize renewable energy potential, while high-efficiency HVAC, water heating, and lighting systems minimize energy consumption and emissions. Durable materials, drought-tolerant native landscaping, and passive design principles such as natural daylighting and cross-ventilation further reduce the home's environmental impact while enhancing long-term performance and comfort.

DESIGN QUALITIES
Designed by founding partner Daniel Kaven, this home embodies his signature modern minimalism, defined by clean lines, balanced proportions, and an effortless connection between indoor and outdoor spaces. Its low, L-shaped form creates a series of protected courtyards and terraces that frame views and bring light deep into the home. Natural materials such as limestone, teak, and terracotta lend warmth and texture, grounding the modern design within its landscape. From glazing alignments to ceiling transitions to flooring extending from inside to out, every element is composed with precision, emphasizing spatial clarity, material honesty, and a sense of calm refinement.

CONSTRUCTION METHODOLOGY
The home's construction methodology emphasizes efficiency, affordability, and accessibility, utilizing conventional wood framing with integrated steel elements where additional structural support is required. A concrete slab-on-grade foundation streamlines construction, enhances thermal performance, and anchors the home firmly to its site. The foundation system can be easily adapted where more steeply sloping sites require it. By relying on widely available materials and standard building technologies, this approach allows for rapid assembly, cost control, and compatibility with a broad range of local builders.

EFFICIENCY
The design prioritizes efficiency through an integrated approach that optimizes structure, systems, and space planning. High-performance insulation, thermally broken glazing systems, and airtight detailing reduce energy loss, while solar-ready infrastructure and high-efficiency mechanical systems align with California's Title 24 and CALGreen energy standards. Construction methods emphasizing precision framing, material economy, and streamlined assembly further enhance both operational and construction efficiency without compromising architectural quality.

STYLE FEATURES
Always in dialogue with the natural world, William / Kaven's practice is rooted in context and regional sensitivity. Miramar's design is defined by clarity, restraint, and the use of natural materials. Exposed beams and teak accents introduce warmth, texture, and structural legibility, while limestone cladding and aluminum-framed windows provide durability and tactile refinement. Chosen for their performance, fire resistance, and ability to weather gracefully, these materials gain character over time, deepening the home's connection to its setting. The continuation of the exterior limestone on interior walls and floors, combined with operable window walls and generous glazing throughout, creates a seamless indoor-outdoor experience.

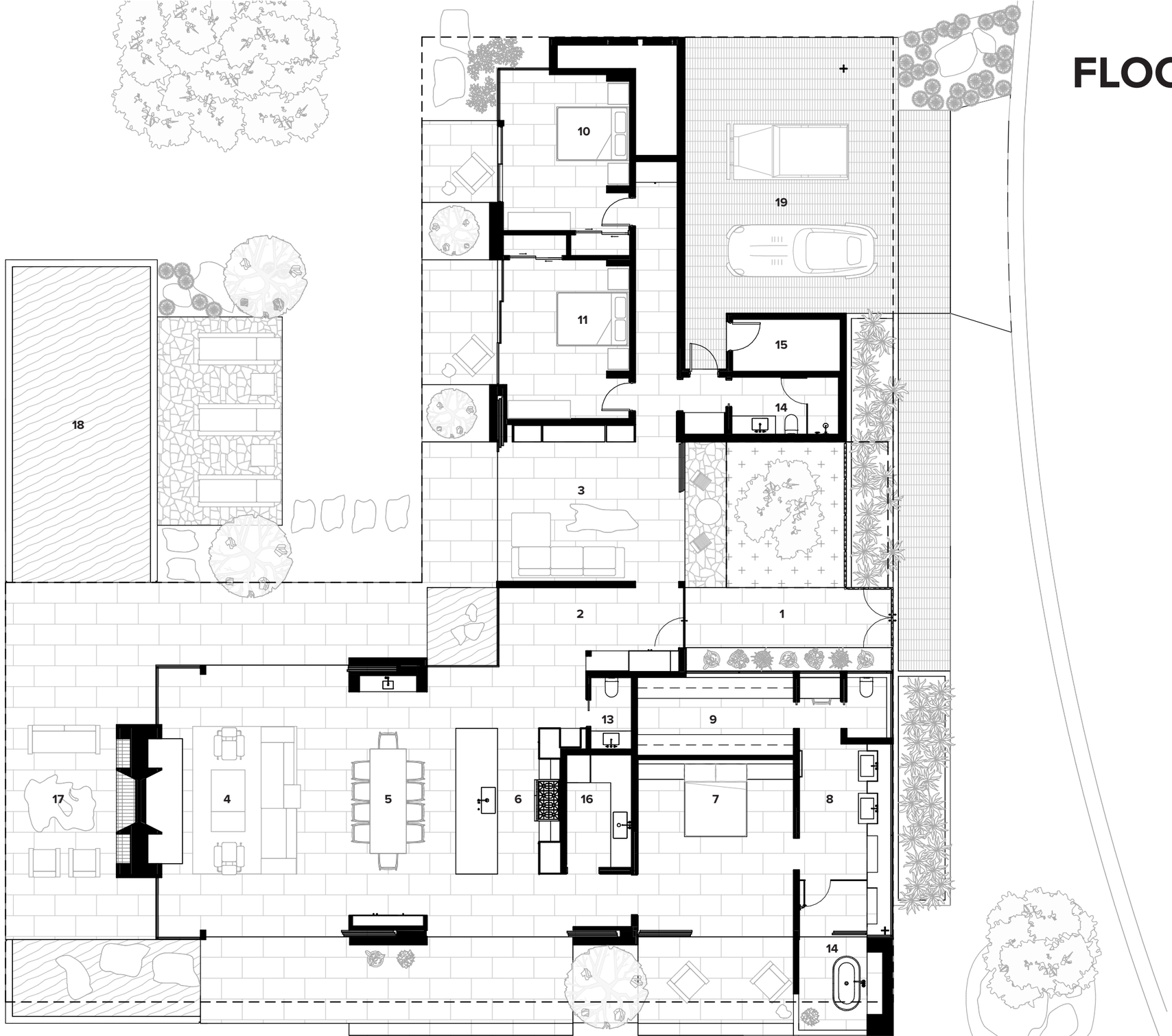
ADDITIONAL SPECIAL FEATURES
A landscaped garden forecourt establishes a compelling and gradual entry sequence, while multiple reflecting pools extend the home's visual and spatial rhythm across the site. The living room is anchored by a double-sided fireplace that can simultaneously serve the adjoining outdoor terrace, emphasizing the indoor-outdoor flow integral to the home's design. An integrated carport provides functional accommodation while referencing the visual language of the midcentury style that defines many of the homes in the Palisades region.

CUSTOMIZATION POTENTIAL
William / Kaven approaches each Case Study 2.0 home as an adaptable framework, tailored to our clients' site and vision. This design can be customized through curated interior and exterior finish selections, spatial modifications, or the integration of features such as an accessory dwelling unit (ADU) or expanded outdoor living areas. Floor plans and structural systems can be refined to respond to unique property configurations and topography while preserving the design vision. This flexibility ensures that each residence remains a distinctive expression of place and individual.

PLANS

FLOOR PLAN

1 ENTRY COURT
2 FOYER
3 DEN
4 LIVING ROOM
5 DINING ROOM
6 KITCHEN
7 PRIMARY BEDROOM
8 PRIMARY BATH
9 PRIMARY CLOSET
10 BEDROOM 1
11 BEDROOM 2
12 BATH 1
13 BATH 2
14 OUTDOOR TUB
15 STORAGE ROOM
16 PANTRY
17 TERRACE
18 POOL
19 CARPORT



SECTIONS

SECTION

ELEVATIONS

NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

RENDERINGS


CHANEL
MONTBLANC


TOM FORD

WILLIAM / KAVEN

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