

CASE STUDY 2.0  
REBUILDING LOS ANGELES

A Visionary  
Catalog for  
Resilient and  
Sustainable  
Homes

**BAR**



# BAR

## LOS ANGELES

315 W 9th Street, Suite 500  
Los Angeles, CA 90015  
213 349 0162

## SAN FRANCISCO

77 Geary Street, Suite 200  
San Francisco, CA 94108  
415 293 5700

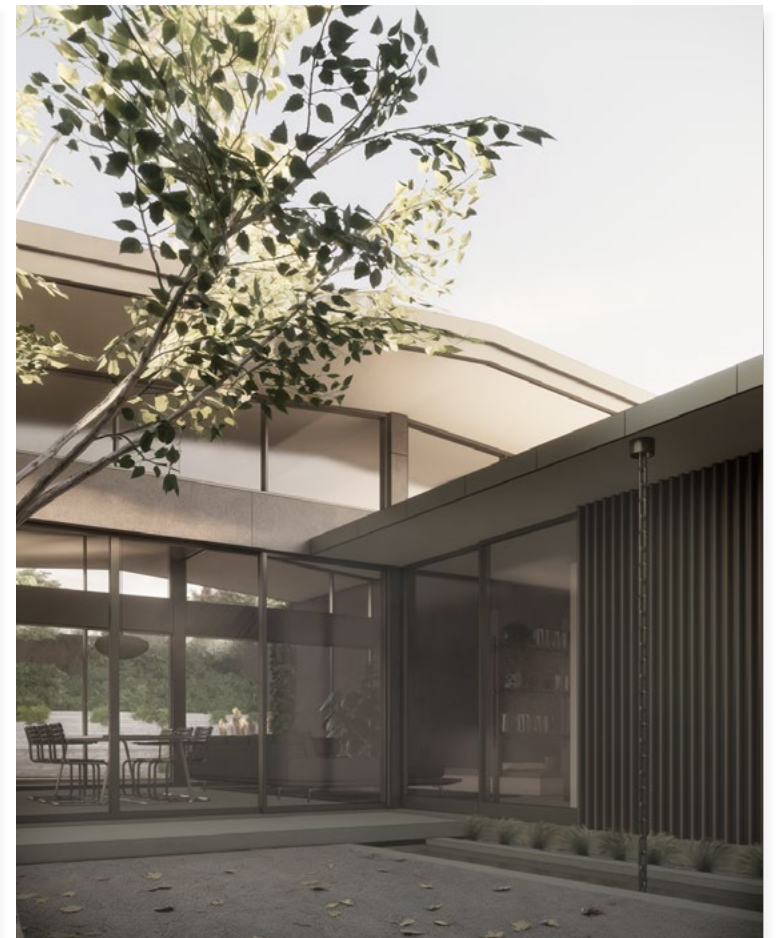
# COMPANY / FIRM SUMMARY

# BAR

is a collective of California-based architects and designers driven by curiosity, craft, and conviction. We create homes and spaces that stir emotion, embody their location, and reflect the individuality of those who inhabit them.

Recognized for design excellence, in-depth technical knowledge honed by experience, and our ability to foster a collaborative design process with our clients and consultants, we have received over 190 design awards including a Presidential Citation and California Firm of the Year award by the American Institute of Architects.

Our approach is grounded in the pursuit of meaningful connection—between a building and its site, between vision and craft, between people and place. Each project begins with a deep understanding of our clients' aspirations and values, and evolves through a rigorous exploration of ideas. We are inspired by the art of making—the tactile richness of natural materials, the nuance of light and texture, and the balance between form and experience. Our commitment to wellness, sustainability, and resilience also informs every decision, shaping buildings that are not only beautiful but enduring, intelligent, and attuned to the wellbeing of those who inhabit them.





# BUILT TO ENDURE. DESIGNED TO BELONG.



In the aftermath of the 2025 fires that swept through Los Angeles, we asked ourselves: how can we echo the character and resilience of our communities without simply rebuilding what was lost? How might we create homes that are not only more attainable, but also more sustainable, enduring, and safer for the generations ahead?

Designed in response to increased wildfire risk, technological shifts, and stricter building regulations, this case study home redefines what it means to live well and live wisely in California's evolving landscape. Conceived as a new, affordable benchmark for single-family homes, the design pairs resilience and refinement through a palette of noncombustible, low-maintenance materials: terracotta brick, cement plaster, fiber cement panels, and mineral wool insulation. These materials not only ensure durability and long-term value, but also reduce ongoing energy use, maintenance, risk, and insurance costs to homeowners. Central to the concept is a reimagined front yard—one

that is no longer ornamental, but purposeful and livable. An exterior corridor runs along the length of the home, creating a usable outdoor threshold that connects the street to a more private linear garden. Generous glass doors and windows open the home to these spaces, blurring boundaries between indoors and out, and offering everyday moments of calm, connection, and light.

Built entirely with cost-effective "Type V" construction, the simple design ensures affordability and allows for either site-built or prefabricated construction. It prioritizes investments in what benefits homeowners most: thoughtful and efficient design, generous spaces filled with natural light, a sense of connection to the outdoors, and worry-free, enduring materials.



PARCEL INFO & DIAGRAMS

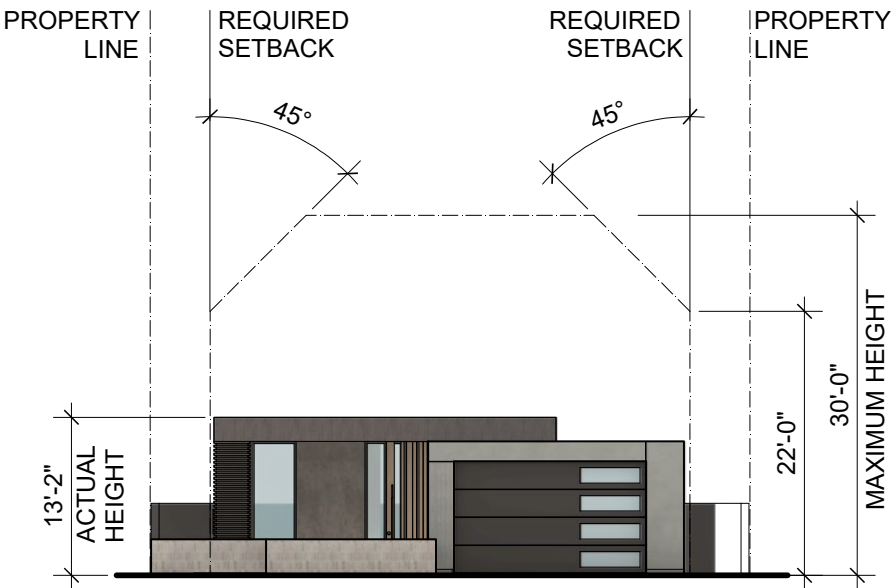
ADDRESS: 1037 N ILLIFF ST.



RESIDENTIAL FLOOR AREA CALCULATION

LEVEL 1	2,045 GSF
GARAGE (LESS 200 SF EXEMPTION)	250 GSF
COVERED BREEZEWAY	230 GSF
TOTAL RFA: 2,525 GSF	

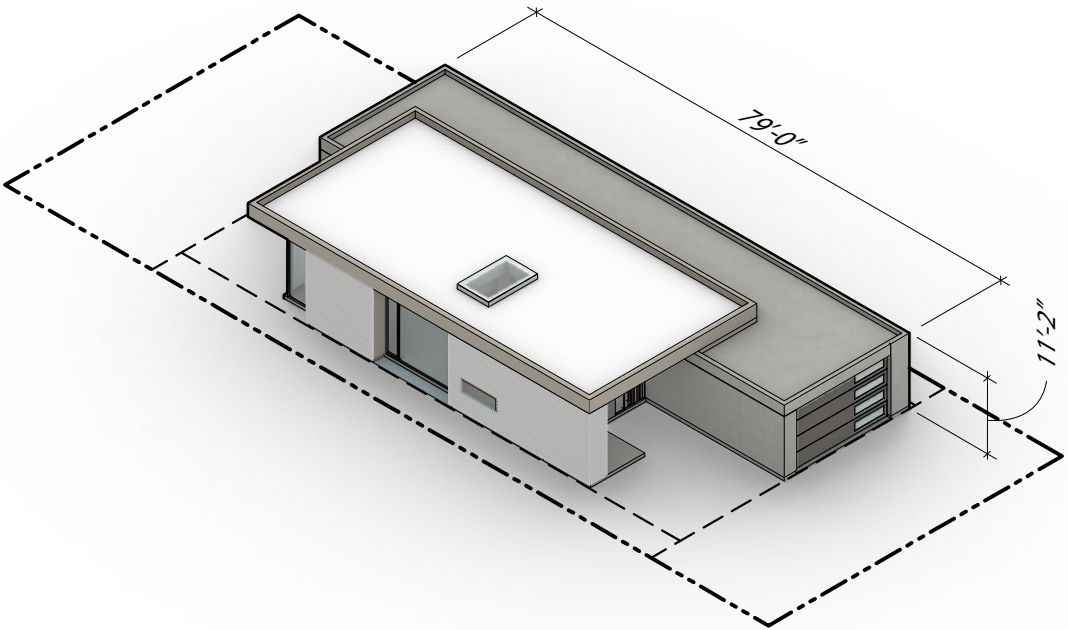
BUILDING HEIGHT DIAGRAM



PROJECT DATA

SITE ADDRESS:	1037 N ILLIFF ST.	
ZONING:	R1-V1, VARIABLE-MASS	
APN:	4423-011-017	
LOT AREA:	6,500 SF	
HILLSIDE AREA:	NO	
COASTAL ZONE:	NO	
SPECIFIC PLAN:	NONE	
BUILDING HEIGHT:	MAXIMUM:	30'-0"
	ACTUAL:	13'-2"
MINIMUM SETBACKS:	FRONT:	20'-0"
	SIDE:	5'-0"
	REAR:	15'-0"
LOT COVERAGE:	MAXIMUM:	48% OF TOTAL LOT AREA (6,500) X 48% = 3,120 SF
	ACTUAL:	32% OF TOTAL LOT AREA 2,045 SF
RFA:	MAXIMUM:	6,500 X .63 = 4,095 SF
	ACTUAL:	2,525 SF
PARKING	REQUIRED:	2 COVERED SPACES
	PROVIDED:	2 COVERED SPACES

BUILDING ENVELOPE AND SETBACK DIAGRAM





# DESIGN FEATURES



## FIRE RESISTANCE

- Durable, fully noncombustible exterior materials exceed California Fire Code requirements



## SUSTAINABILITY

- Large window walls bring in daylight and connect the interior and outdoor spaces
- Use of healthy, recycled, and low-VOC alternative materials promote good air quality in the home



## ROOFING

- Class A rated roofing provides the highest level of fire resistance
- Green Roofs extinguish burning embers before fires can develop



## BUILDING SIDING

- Noncombustible terra cotta brick and cement plaster siding are naturally enduring, sustainable, and affordable products with natural texture

Add a POOL for effective (and fun!) protection against wildfires.



## WINDOWS & DOORS

- Noncombustible aluminum doors and window frames with dual-pane insulated glazing resist breakage during a wildfire, preventing the intrusion of flames into the home



## DEFENSIBLE SPACE INTEGRATION

- A pool is an effective on-site water source for fire suppression
- Xeriscaping and select native planting create a low-water use garden that serves as an excellent fire break



## EFFICIENCY

- Simple design reduces cost and complexity, maximizing the investment in other aspects of the design
- Cost-effective structural system eliminates work that can drive up the construction cost and schedule



## CONSTRUCTION METHODOLOGY

- Designed to allow for flexibility of choosing between site built construction or prefabricated construction



## EMBER-RESISTANT FEATURES

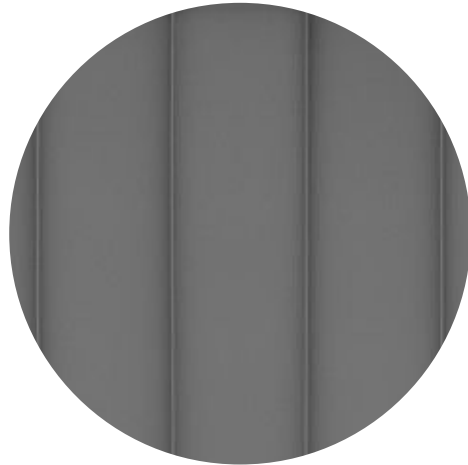
- Fully-protected, non-combustible exterior overhangs keep burning embers and flames from igniting areas most susceptible to catching fire
- Conditioned roof spaces and slab on grade construction do not require venting, preventing mold growth and greatly reducing exposure to burning embers in a wildfire

Upgrade to a METAL ROOF for even greater wildfire protection and longevity.

A front terrace expands the usable area of the home and allows for eyes on the street, an important component of safe neighborhoods.



# FIRE RESISTANT MATERIALITY



## METAL ROOF

A Class A fire-rated standing seam metal roof assembly, incorporating non-combustible metal panels, fire-resistant underlayment, and rated waterproofing membranes, providing the highest level of protection against flame spread and ignition. The complete system meets ASTM E108 (UL 790) standards for Class A assemblies, offering superior performance in wildland–urban interface (WUI) zones and areas with strict fire safety requirements



## FIRE RESILIENT LANDSCAPING

Defensible landscape design integrating hardscaped areas, gravel, stone, water features, and native fire-resistive plant species create effective firebreaks and reduce the potential for flame spread toward building facades. Non-combustible ground covers such as decomposed granite or crushed stone minimize fuel continuity, while low-growing, high-moisture native plants are strategically spaced to resist ignition and slow radiant heat transmission.



## FIBER CEMENT PANEL

Fiber cement panel systems combine durability, fire resistance, and refined aesthetics to create a versatile modern building envelope. Installed as either rain screen or direct-attach assemblies, they provide excellent dimensional stability, impact resistance, and weather protection. A variety of finishes—ranging from smooth or satin surfaces to textured, grooved, or wood-grain patterns—allow for nuanced visual depth and material expression.



## BRICK VENEER

Brick veneer cladding systems provide a durable, low-maintenance, and fire-resistant exterior envelope that contributes to both performance and aesthetic character. Utilizing clay masonry units installed over a ventilated cavity and waterproof substrate, these assemblies offer excellent thermal mass and acoustic buffering while maintaining a non-combustible surface. A wide range of brick types, coursing patterns, and mortar joint profiles allow for diverse architectural expression.



## PLASTER

Cement plaster (stucco) facades deliver a seamless, weather-resistant, and Class A fire-rated exterior finishes. Applied over metal lath or solid substrates in multiple coats, this system provides excellent durability and breathability. Textural finishes—from smooth troweled, raked, sand float or dash, and lace offer flexibility in achieving either monolithic modern surfaces or richly tactile expressions.



## ALUMINUM WINDOWS & DOORS

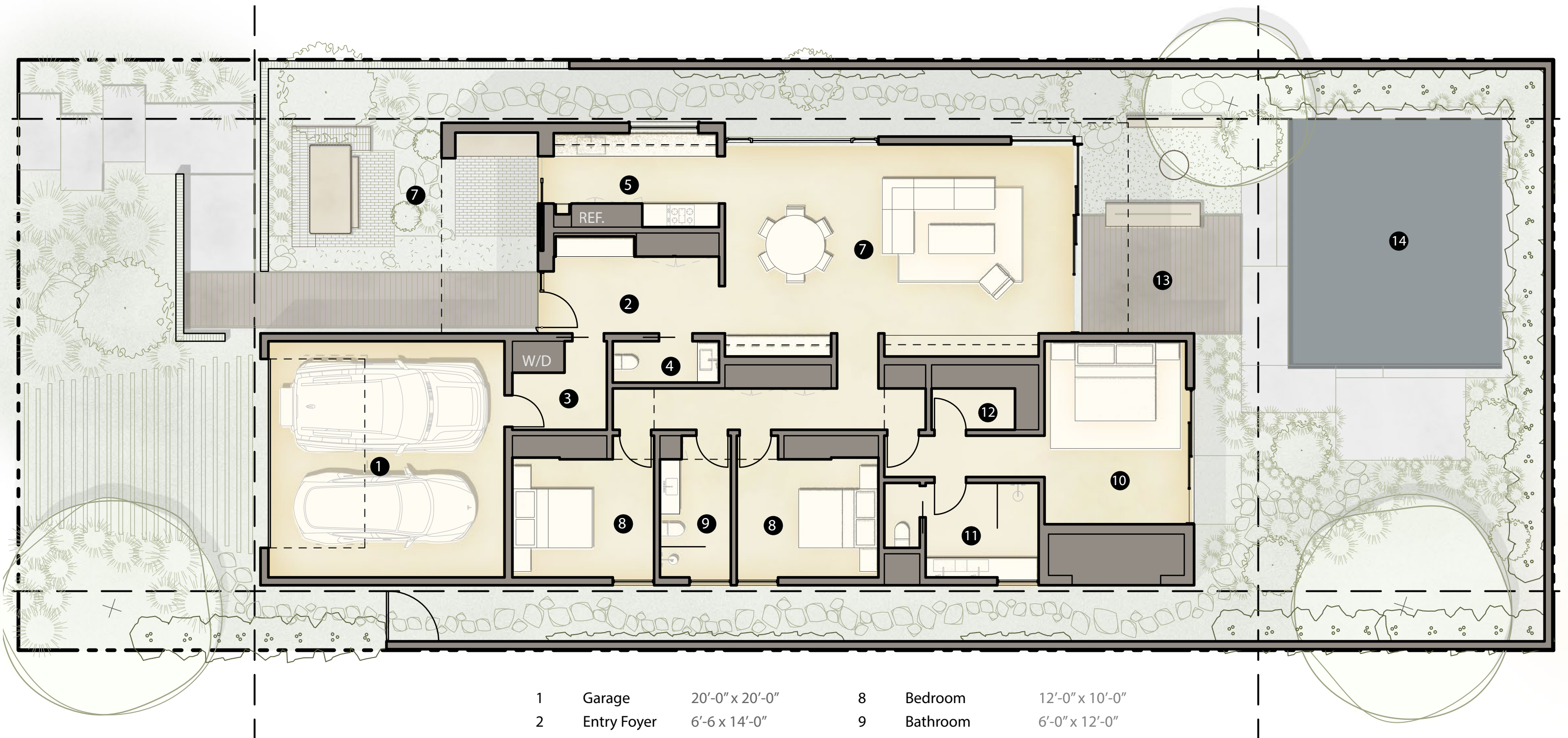
Thermally broken aluminum windows and doors offer a balance of structural precision, energy efficiency, and refined aesthetic appeal. The inherent strength and non-combustible nature of aluminum allow for slender frame profiles and expansive glass openings, maximizing daylight and visual connection to the outdoors while maintaining fire resistance and material longevity. A range of anodized, powder-coated, or custom finishes, along with operable types such as casement, awning, pivot, and sliding systems, provide design flexibility.





# GROUND FLOOR PLAN

3 Bd • 2.5 Ba • 2,470 SF



1	Garage	20'-0" x 20'-0"	8	Bedroom	12'-0" x 10'-0"
2	Entry Foyer	6'-6" x 14'-0"	9	Bathroom	6'-0" x 12'-0"
3	Mudroom	7'-6" x 8'-0"	10	Primary Bedroom	12'-0" x 15'-0"
4	Powder Room	3'-0" x 9'-0"	11	Primary Bathroom	8'-0" x 13'-0"
5	Kitchen	8'-0" x 14'-0"	12	Primary Closet	5'-6" x 9'-0"
6	Greatroom	18'-0" x 30'-0"	13	Rear Terrace	
7	Front Terrace		14	Pool	18'-0" x 21'-0"

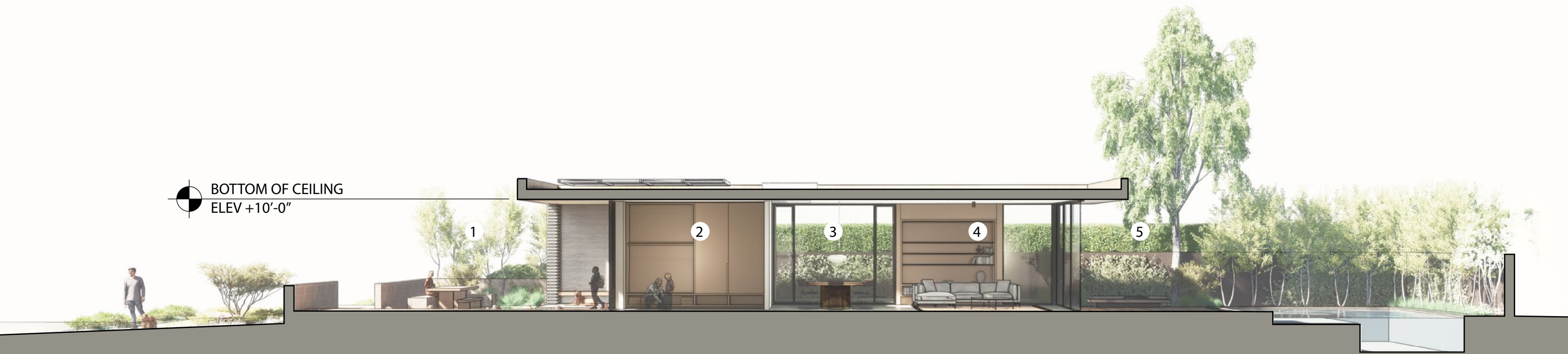








# BUILDING SECTION



BOTTOM OF CEILING  
ELEV +10'-0"

- 1 Front Terrace
- 2 Entry
- 3 Dining Room
- 4 Living Room
- 5 Rear Terrace







WEST





NORTH

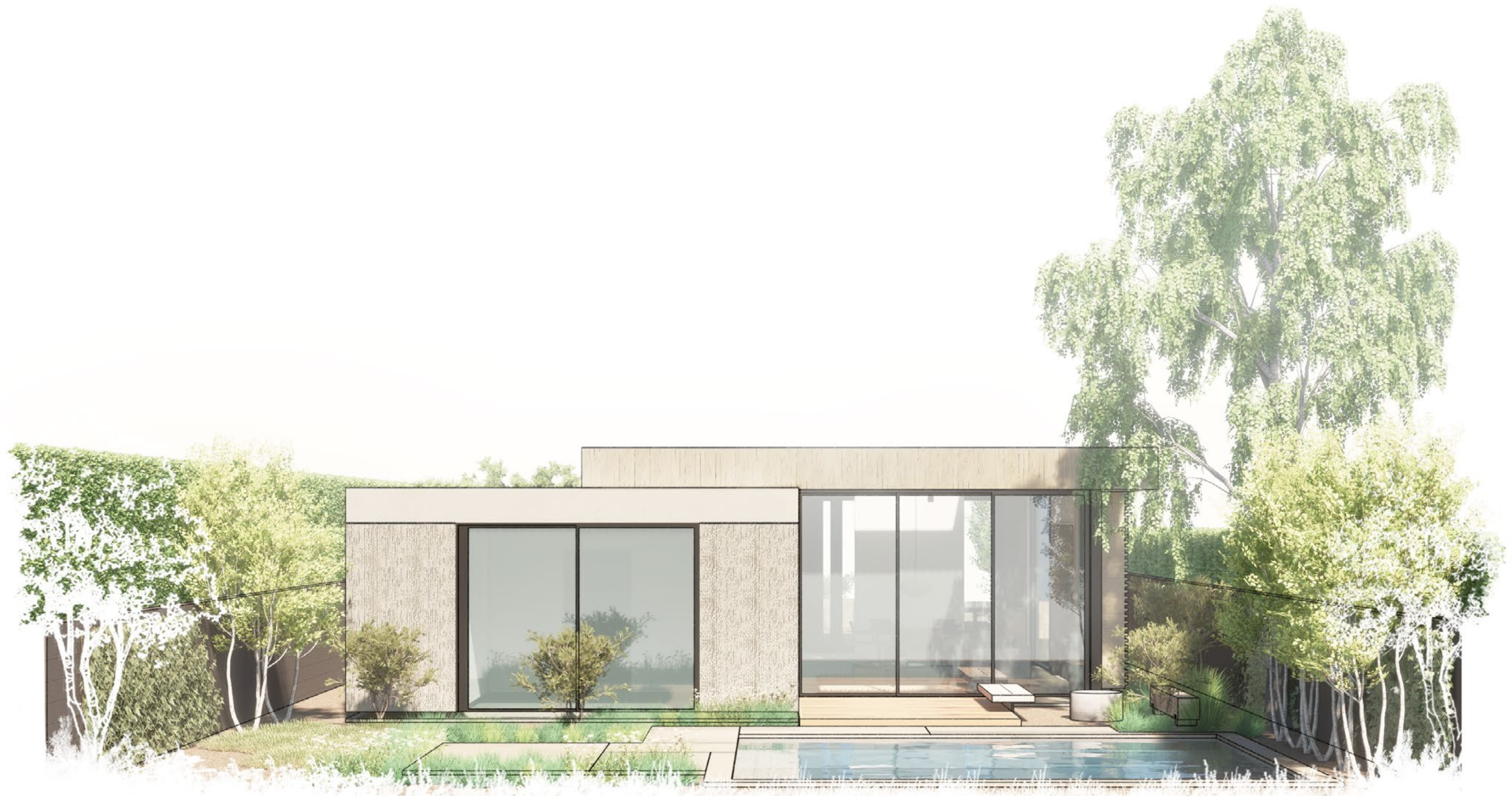


SOUTH





EAST







STREET VIEW





# FRONT TERRACE













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