

**CASE STUDY 2.0**  
REBUILDING LOS ANGELES

*A Visionary  
Catalog for  
Resilient and  
Sustainable  
Homes*

# DELIVERABLES

---

## INTRODUCTION

---

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

---

## PLANS

---

SITE PLAN  
BASEMENT PLAN  
GROUND LEVEL  
SECOND LEVEL  
ROOF

---

## SECTIONS

---

LONGITUDE  
LATITUDE

---

## ELEVATIONS

---

NORTH  
SOUTH  
EAST  
WEST

---

## RENDERINGS

---

MAXIMUM 4 EXTERIOR  
MINIMUM 2 EXTERIOR  
MAXIMUM 4 INTERIOR  
MINIMUM 2 INTERIOR

# INTRODUCTION

# breakformdesign

## breakformdesign

**Breakform Design** is a El Segundo-based, integrated design, architecture, construction, and metal fabrication firm dedicated to the creation of deeply intentional and enduring spaces. With roots in custom metalwork, the firm has evolved into a multi-disciplinary studio that merges artistic vision with technical mastery, delivering projects that are as functionally sound as they are emotionally resonant. By uniting all aspects of the building process under one roof—from initial planning and design to construction and fabrication—Breakform Design offers a uniquely streamlined, cohesive, and hands-on approach that ensures every detail is executed with precision and care.

Founded on the principle that architecture should be both expressive and grounded, Breakform balances innovation with practicality. Every project begins with a thoughtful exploration of site, context, and client goals, and unfolds through a design process that is iterative, inclusive, and detail-oriented. The firm's approach is guided by a commitment to material honesty and a reverence for the craft of building. Rather than layering on ornamentation, Breakform distills ideas down to their essence, allowing materials and form to speak for themselves.

The studio is known for its refined and modern aesthetic—marked by clean geometries, tactile surfaces, and a conscious interplay of light, space, and scale. While the visual language is minimal, it is never cold; Breakform's spaces are warm, grounded, and human-centered. Every project is viewed as a spatial narrative—one that reflects the client's needs, the spirit of the place, and the enduring beauty of well-executed details.

Breakform Design delivers projects through a fully integrated service model that brings together design, documentation, permitting, fabrication, and construction within one unified workflow. This approach removes traditional barriers between disciplines, reducing miscommunication and delays, while promoting design fidelity from concept to completion. The result is a process that is as transparent and collaborative as it is efficient.

Our Services Include:

### **Feasibility & Planning**

Early-stage analysis that lays the groundwork for success. Breakform provides in-depth site evaluations, zoning research, code compliance review, and strategic guidance to determine project viability and direction. This phase is critical to establishing clear expectations and aligning vision with real-world constraints.

### **Architecture & Design**

Architecture is at the heart of what we do. From ground-up custom homes and commercial developments to adaptive reuse and remodels, our design process is rooted in context, scale, and material. We approach every building as a unique opportunity to create something functional, expressive, and lasting. The team works closely with clients to explore multiple design options and refine concepts into buildable realities.

### **Interior Architecture & Design**

Breakform designs interiors that reflect the rhythms and rituals of everyday life. Through curated material palettes, careful space planning, and attention to natural light and movement, we create environments that feel cohesive and purposeful. Every fixture, finish, and piece of built-in furniture is approached as an extension of the architecture itself—designed with precision and intention.

### **General Contracting & Construction Management**

Our in-house construction team brings a deep understanding of our design philosophy, allowing us to translate ideas into built form with uncommon accuracy. We manage the entire construction process—from procurement and scheduling to site coordination and quality control—with an emphasis on clarity, accountability, and craftsmanship. This direct control over execution ensures continuity, minimizes risk, and leads to higher-quality outcomes.

### **Custom Metal Fabrication**

As the firm's original discipline, metal fabrication remains a cornerstone of Breakform's identity. Our in-house metal shop enables us to design and build custom architectural elements that elevate our work—from staircases and railings to cladding, furniture, and hardware. The close collaboration between designers and fabricators fosters innovation and allows for truly bespoke solutions that seamlessly integrate into the architecture.

At the core of every Breakform project is a collaborative spirit. We believe the best outcomes are achieved through open communication, shared vision, and mutual respect. Our team works closely with clients, consultants, engineers, and trades from day one to align goals, identify opportunities, and solve challenges as they arise. This collaborative ethos ensures that each project not only meets practical needs but also resonates on a deeper, more personal level.

We view design as a dialogue—not only between client and designer, but between structure and site, material and form, light and shadow. Our work is inspired by the specific stories of the people we build for, the neighborhoods they inhabit, and the natural and urban environments that surround them. We are particularly attentive to longevity—designing spaces that will evolve with their users and remain relevant for decades to come.

Breakform Design's portfolio spans a wide range of typologies and scales, including single-family residences, multifamily developments, commercial spaces, hospitality venues, and cultural institutions. Across all projects, the throughline is a dedication to quality, material richness, and architectural restraint. Our work has been recognized for its innovation, clarity, and craftsmanship, and continues to reflect a philosophy grounded in integrity and intentionality.

We do not just build structures—we craft environments that are lived in, felt, and remembered. Breakform Design creates spaces that are grounded in place, rich in character, and built to last.

# DRIFT HOUSE

## Palisades Case Study Residence

1051 N Galloway Avenue, Pacific Palisades, CA

This two-story single-family residence explores a contemporary language of movement, restraint, and permanence. Designed for a narrow urban lot, Drift House expresses architectural clarity through a composition of layered volumes, clean material transitions, and a distinctive roofline that slopes gently from front to back—anchoring the building in its site while introducing a sense of lightness above.

The lower level is grounded in dark brick masonry, providing a tactile and enduring base. Above, the second floor is wrapped in smooth light concrete panels, subtly detailed with vertical joints and softened corners to contrast the weight of the base. The angled roof profile carves a continuous drift across the massing, shaping light, views, and shadow throughout the day.

The interior plan is arranged for both efficiency and comfort:

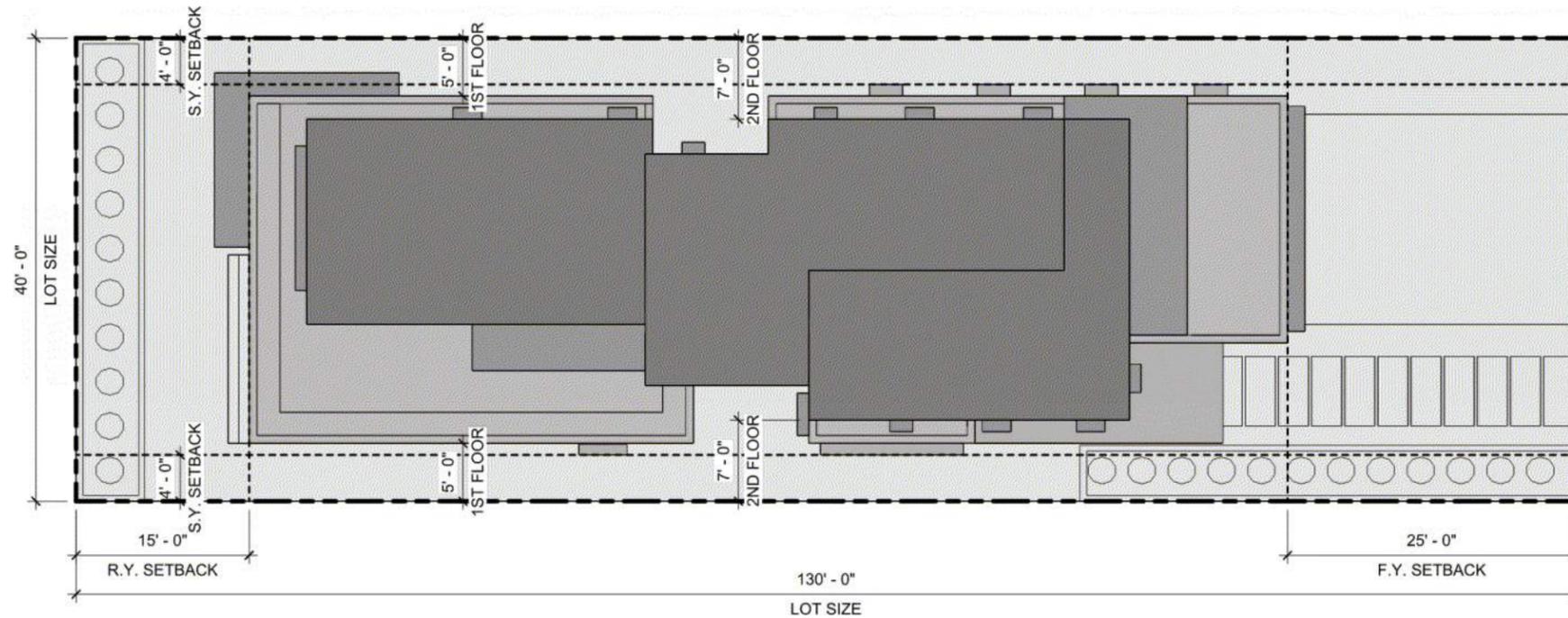
- Ground Floor – A two-car garage opens to a guest suite and a generous open-plan living, dining, and kitchen area with direct access to the rear garden.
- Second Floor – Three bedrooms, including a spacious primary suite with a private balcony, are positioned along a linear corridor, allowing for separation between communal and private spaces.

Landscape, fencing, and hardscape are integrated into the architectural palette, reinforcing the home's quiet presence and simplicity. With its formal clarity, thoughtful materiality, and emphasis on proportion, Drift House stands as a refined model for contemporary living rooted in context and craft.



# PARCEL INFO & DIAGRAMS

## BUILDING ENVELOPE AND SETBACK DIAGRAM



## ADDRESS: 1051 N GALLOWAY ST



## PROJECT DATA

PROJECT DATA	
SITE ADDRESS:	1051 N GALLOWAY ST
LOT AREA	5,200 SF
ZONED:	R1-V1
MAXIMUM ENVELOPE HEIGHT:	30 FT
SETBACK REQUIREMENTS:	FRONT YARD: 25' - 0" REAR YARD: 15' - 0" SIDE YARD: : 4' + 1' FOR EVERY 10' OVER 18' (6' MAX)
PARKING REQUIREMENTS:	2
MAXIMUM RFA:	65% OF LOT AREA = 3,380 SF
MAXIMUM FLOOR AREA PER PPCL HOA:	60% = 3,120 SF
REMAINING RFA :	469 SF
BUILDING AREA:	3,227 SF

## BUILDING AREAS

BUILDING AREA	
RESIDENTIAL FLOOR AREA	
LEVEL 1:	1,679 SF
BEDROOM:	1
BATHROOM:	1
GARAGE:	420 SF
(NOT INCLUDED IN TOTAL SF)	
LEVEL 2:	1,548 SF
BEDROOM:	3
BATHROOM:	3
TOTAL:	3,227 SF

# DESIGN FEATURES



## FIRE RESISTANCE

The home is designed with a fully integrated fire-resistance strategy that complies with all program requirements. A Class A standing seam metal roof provides top-tier protection against ember ignition and flame spread. The ground floor is clad in solid black brick masonry, offering excellent heat resistance and durability, while the upper floor uses concrete panels selected for their non-combustible properties. Windows are dual-pane tempered glass with ember-resistant vents used only where necessary. Boxed-in eaves with fire-rated soffits, metal gutters with leaf guards, and a concrete perimeter fence collectively prevent ember intrusion. Defensible space is maintained with a five-foot vegetation-free zone and fire-resistant plantings beyond. An exterior sprinkler system is integrated at the roof edge for active fire suppression.



## ROFFING

The low-slope roof features a concealed-fastener standing seam metal system with a Class A fire rating. Its dark finish complements the building's aesthetic while maximizing fire protection and solar readiness. Designed for water runoff and long-term durability, the roof also accommodates optional photovoltaic integration without structural modification.



## BUILDING SIDING

The home's exterior pairs two fire-resistant cladding systems: a brick masonry base in black provides thermal mass and fire durability at the lower level, while the upper floor features white concrete panels for a clean, non-combustible enclosure. This dual-material strategy reinforces fire safety while creating architectural contrast and depth.



## WINDOWS & DOORS

High-performance aluminum-framed openings feature dual-pane, tempered glazing to resist heat and breakage. Operable windows and vents are fitted with 1/8-inch ember-blocking mesh or sealed completely, depending on orientation and exposure. All exterior doors are non-combustible and strategically placed to minimize vulnerability without reducing natural light or access.



## DEFENSIBLE SPACE INTEGRATION

A five-foot perimeter buffer of hardscape and low-flammability materials surrounds the home, ensuring immediate defensible space. All plantings are drawn from an approved fire-resistant species list. Trees are spaced at least 10 feet from the building and from each other to reduce crown-to-structure ignition risks. Landscape design is simple and maintainable, supporting long-term fire zone compliance.



## VENTS

Where passive ventilation is required, ember-resistant vents with 1/8-inch metal mesh are installed to block airborne embers. All other venting is minimized or eliminated entirely using sealed construction and mechanical systems, reducing potential ignition points while maintaining air quality.



## EMBER-RESITANT FEATURES

The home's detailing is optimized to prevent ember accumulation and entry. All eaves are fully boxed in with non-combustible soffit assemblies, eliminating exposed overhangs. Gutters are fabricated from metal and include integrated debris guards to block combustible buildup. Vertical architectural elements, such as fins and canopy structures, are fire-rated and tightly detailed to prevent ember lodging. An exterior roof-edge sprinkler system provides an additional line of active defense during fire events.



## SUSTAINABILITY

Sustainability is addressed through durable material choices and system-ready infrastructure. Brick and concrete offer long lifespans and low embodied carbon relative to wood-based cladding systems. The roof is solar-ready, and future photovoltaic installation is supported structurally and spatially. The building orientation allows for passive solar control, and envelope performance is aligned with energy efficiency standards, with optional upgrades toward net-zero energy readiness.



## DESIGN QUALITIES

The design balances resilience and aesthetics through disciplined geometry and material contrast. The composition emphasizes horizontal bands and massing offsets to break down the building scale. Strategic window placement enhances daylight access while supporting privacy and heat control. The layout prioritizes open circulation, efficient flow, and spatial adaptability across both floors, reinforcing livability under constrained footprints..



## CONSTRUCTION METHODOLOGY

The construction system is based on conventional framing paired with fire-rated exterior assemblies. Exterior cladding — brick and concrete — is selected for off-site or panelized installation, reducing on-site labor and improving quality control. Structural and spatial organization supports speed of construction without sacrificing long-term performance. Prefabricated components may be integrated for future scalability or cost optimization.



## EFFICENCY

The project achieves efficiency through both passive and active strategies. High-performance glazing, tight envelope detailing, and thermal mass from masonry materials contribute to reduced energy loads. HVAC and plumbing systems are vertically aligned for shorter runs, reducing material usage and energy loss. Cross-ventilation and solar shading are integrated into the layout, minimizing the reliance on mechanical cooling.



## STYLE FEATURES

This home expresses a refined modernism through bold contrast and simplicity. The pairing of dark brick and white concrete establishes a distinct visual identity rooted in material honesty. Horizontal lines, recessed fenestration, and deep overhangs define the architectural rhythm, while minimal ornamentation emphasizes structure and proportion. The result is a grounded yet elegant presence that fits both hillside and urban edge conditions.



## ADDITIONAL SPECIAL FEATURES

The home includes a fire-zone-adapted concrete perimeter fence, integrated exterior sprinkler system, and a roof assembly prepared for solar panel installation. Optional smart infrastructure, such as battery storage or HVAC zoning, may be added based on owner needs. Prefabrication and modular options for wall or core elements offer future adaptability without reworking the design.



## CUSTOMIZATION POTENTIAL

Architectural customization options include alternate cladding selections within the fire-rated material palette, the addition of rooftop amenities such as a deck or shading trellis, and provisions for detached ADUs or carports. Homeowners may also opt for solar and energy storage upgrades. These features maintain compliance while offering flexibility in response to budget, lot conditions, and future needs.



# SITE PLAN



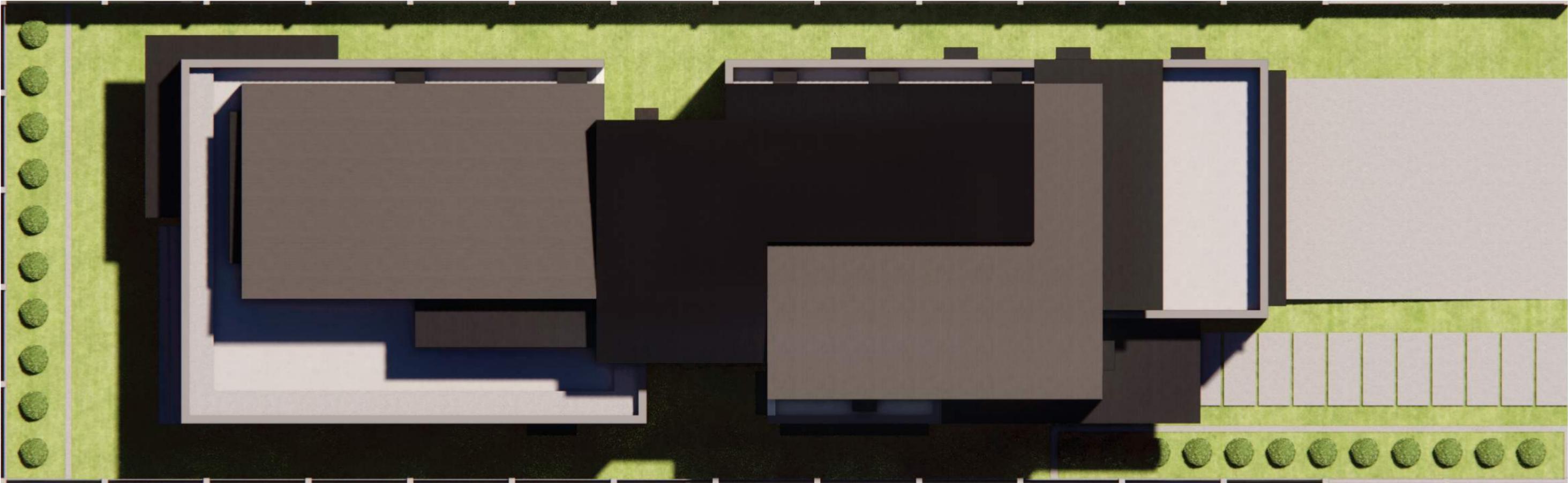
# GROUND LEVEL



# SECOND LEVEL



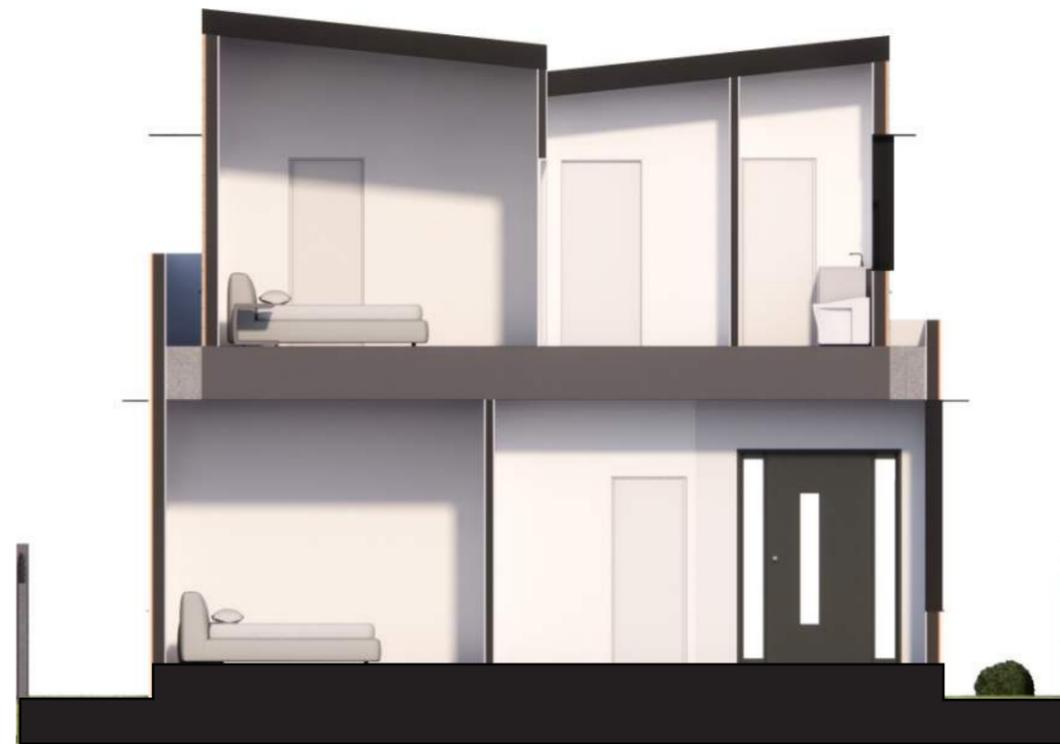
# ROOF



# SECTIONS

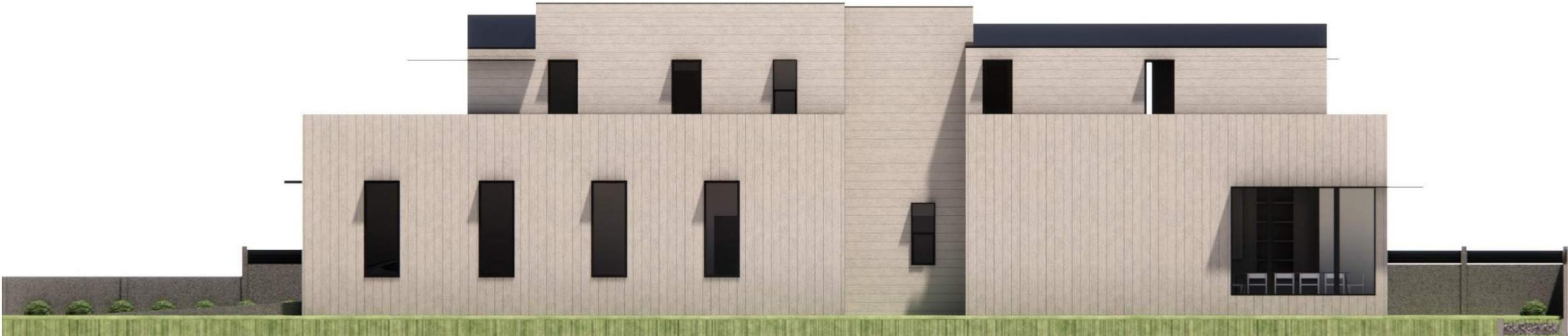
# LONGITUDE





# ELEVATIONS

**NORTH**



# SOUTH







# RENDERINGS





