

CASE STUDY 2.0

REBUILDING LOS ANGELES

A Visionary
Catalog for
Resilient and
Sustainable
Homes

Guerin Glass
Architects

OPPENHEIM
ARCHITECTURE

 CREST



PLUS DEVELOPMENT

Table of Contents

01.	Introduction	3
02.	Plans	9
03.	Sections	14
04.	Elevations	18
05.	Renderings	23

01.

Introduction

01.1 Firm Overview

Guerin Glass Architects is a collaborative design practice that uses architecture to amplify each site's unique character and connect people with their surroundings.

Established in 2004, the firm has built over 50 projects, including world-class hotels, waterfront master plans, family retreats and mixed-use campuses. Across our portfolio, the connecting thread is clean, refined and well-planned spaces that perform in daily life and seamlessly relate to their surroundings.

Our diverse body of work illustrates this site-specific approach. From a horizontal resort distributed throughout Mexico's East Cape to a multi-level home bridging past and present in downtown Aspen—our firm's architecture and their environs are inextricably linked.

Rigorous planning forms the backbone of our process. Paired with program-focused and context-driven design, we pursue elegant solutions that underscore the conceptual vision. With values rooted in contextual design, we are required to understand how our work impacts the changing environment - over the last decade, GGA has invested in developing the technical abilities and practices to drive sustainability across the firm's work and studio spaces, signing on to the AIA's 2030 Commitment for carbon neutrality. As a way to benchmark and guide our progress, we have engaged long-time industry leaders in building performance and energy efficiency to merge our design and social values into baseline specifications easily applied to all phases of project delivery - an equally important

process where our meticulous standards for documentation, extensive material research and hands-on project administration play an integral role in how we work.

We take the same care to apply our values internally across the team as well. As part of GGA's sustainability initiative, we have taken steps to reduce our operational carbon footprint through improved energy efficiency, conscientious sourcing, and community recycling programs. We also support continuing education for our employees, encouraging certifications in green building initiatives as we move our work beyond efficiency and towards more advanced measures for sustainability.

With offices in Brooklyn, Honolulu and Los Angeles, our team is united by our clear and comprehensive approach to design. While many of our projects extend over 1 million square feet and cater to international clientele, we take pride in our more personal and informal way of working. By developing sincere, generative and collaborative relationships with clients, we build long-term relationships and are proud of our repeat business. This has enabled our team to grow in size and continually refine our approach.

We endeavor to make resilient architecture that strengthens the relationship between individuals and their surroundings—changing how people perceive, inhabit and engage with the world.





The new Case Study Home 2.0 for the Pacific Palisades responds to a moment of profound rebuilding, drawing inspiration from the original Case Study House Program of the 1950s while addressing the urgent conditions of the present. Like its predecessor, this home confronts the ongoing housing shortage through a design that is affordable, efficient, flexible and replicable - offering a practical model for middle-class families displaced by the recent fire.

The house embraces contemporary materials and construction techniques with the same experimental spirit that once defined postwar modernism. Prefabricated structural components, modular planning, and standardized details reduce construction time and cost while allowing flexibility for varied family needs. Interior spaces are adaptable rather than fixed, supporting work, rest, and communal life within a compact footprint.

In response to the realities of climate change and wildfire risk, the home integrates fire-resistant strategies as a foundational design principle. Noncombustible exterior materials, ember-resistant detailing, and defensible landscape zones are seamlessly incorporated without compromising architectural clarity. Sustainability is equally central: the house prioritizes low-carbon materials, passive cooling and daylighting, high-performance insulation, and on-site renewable energy generation to reduce long-term environmental impact and household operating costs.

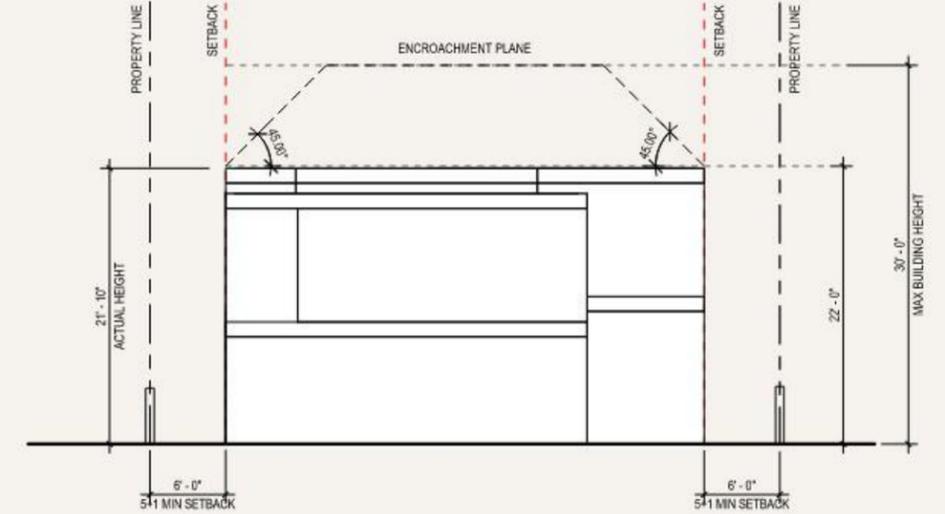
This new Case Study Home is not a singular architectural object, but a prototype for resilient living in Los Angeles. It proposes that thoughtful design can transform crisis into opportunity—demonstrating that affordability, beauty, safety, and sustainability are not competing goals, but can be essential components of a contemporary domestic architectural ethos, underpinning the rebirth of a historically vibrant community.



BUILDING AREAS

LOT AREA:	6,500 SF
MAX. RFA PER ZONE	4,095 SF (63% OF LOT)
PROJECT FLOOR AREA	
FIRST FL:	1,306 SF
COVERED EXT.	322 SF
SECOND FL:	1,561 SF
ADU:	510 SF
GARAGE:	478 SF (NOT INCLUDED)
TOTAL:	3,699 SF

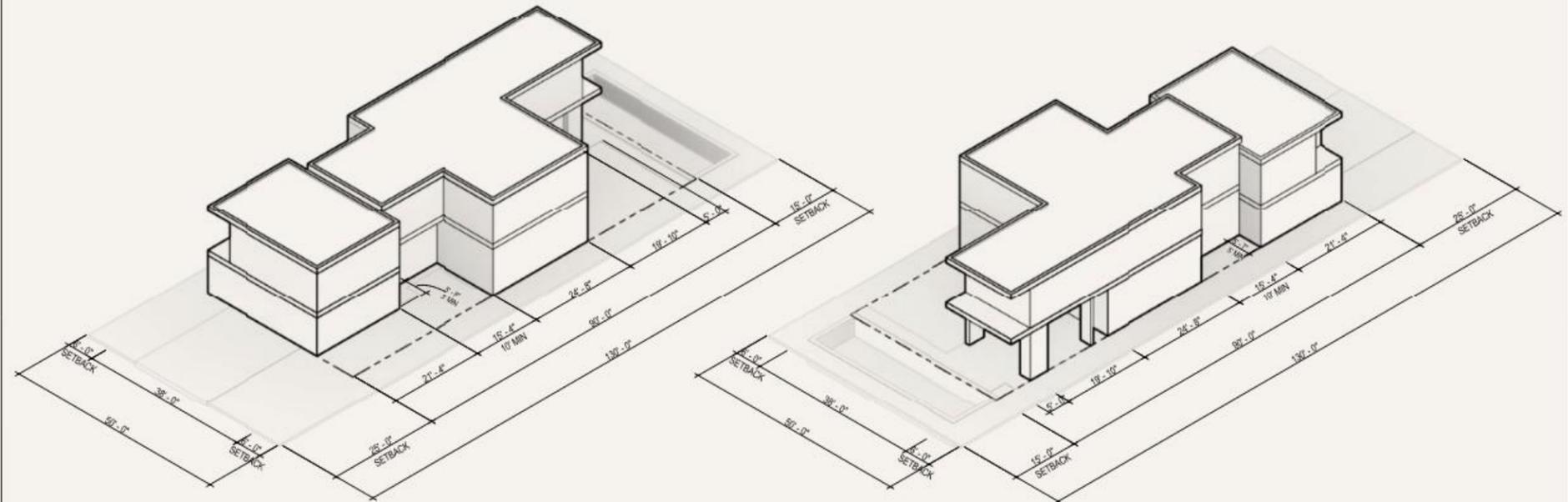
BUILDING HEIGHT DIAGRAM



PROJECT DATA

REFERENCE ADDRESS:	1037 N ILIFF STREET
ZONING:	R1-V1
LOT AREA:	6,500 SF
MIN SETBACKS:	
FRONT:	25'-0"
SIDE:	5'-0" + 1' FOR EVERY 10' OVER 18'
REAR:	15'-0"
BUILDING HEIGHT:	
MAXIMUM:	30'-0"
ACTUAL:	21'-10"
LOT COVERAGE:	
MAX:	48% OF TOTAL LOT AREA - 6,500 x 48% = 3,120 SF
ACTUAL:	32% - 2,106 SF
RFAR:	
MAX:	6,500 x .63 = 4,095 SF
ACTUAL:	3,699 SF
STORIES:	2
BEDROOMS:	3 BEDROOMS + DEN/ ADDITIONAL BED + ADU
PARKING:	2

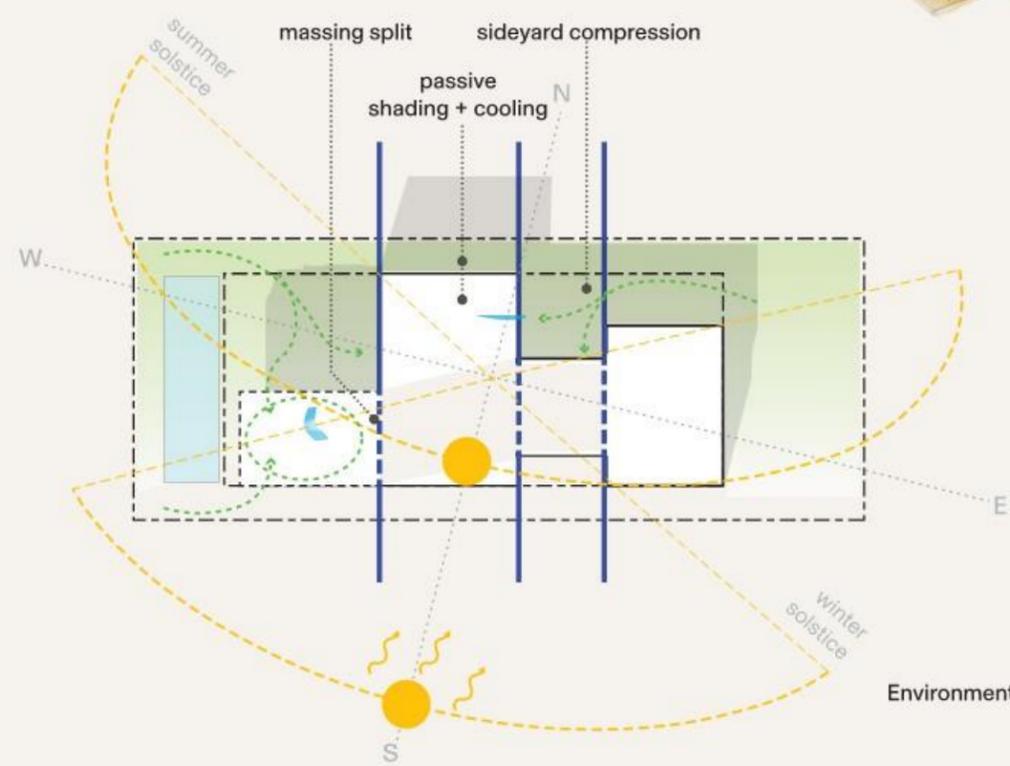
BUILDING ENVELOPE AND SETBACK DIAGRAM



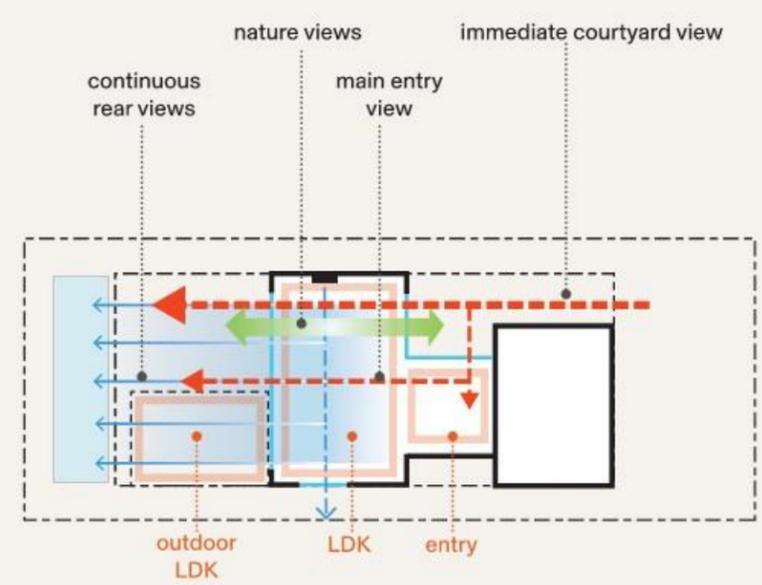
- ROOFING**
White TPO non-combustible roofing with optional solar panel array.
- WINDOWS & DOORS**
Non-combustible aluminum glazing window and door frames.
- BUILDING SIDING**
Custom tinted non-combustible masonry block and trowel finished exterior stucco sheathing.
- CONSTRUCTION METHODOLOGY**
Utilizing cost-effective systems, as well as simple and modular building materials.



- DEFENSIBLE SPACE INTEGRATION**
 - Pool- large water source and fire break
 - Native planting - well-watered native and drought-adapted species, have high moisture content making them harder to ignite and burn slowly.
- SUSTAINABILITY**
 - Passive Cooling - cross ventilation through operable windows and full height sliding glazing
 - Passive Shading - geometry of the massing provides shades outdoor circulation and program zones.
 - Daylighting - large floor to ceiling glazing
 - High albedo materials help reflect heat instead of absorbing it
 - Low VOC interior finishes such as natural stone and wood.
- FIRE RESISTANCE**
Non-combustible and durable exterior materials such as stucco sheathing and masonry block.



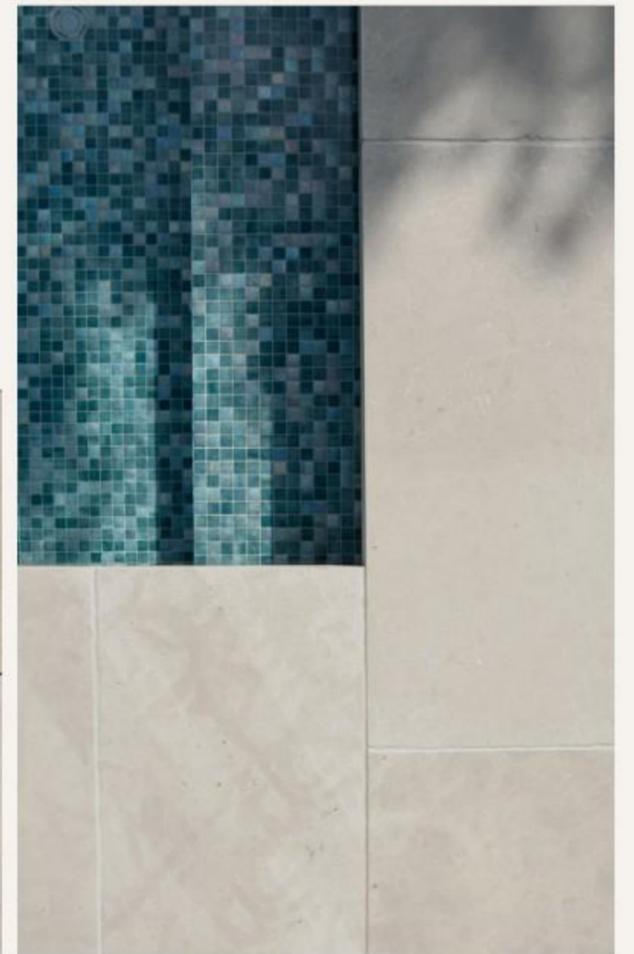
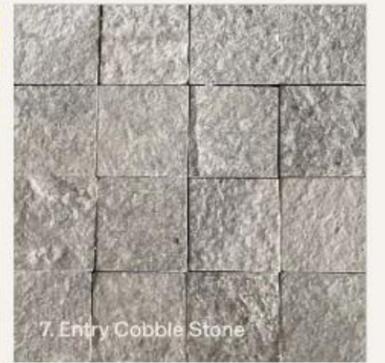
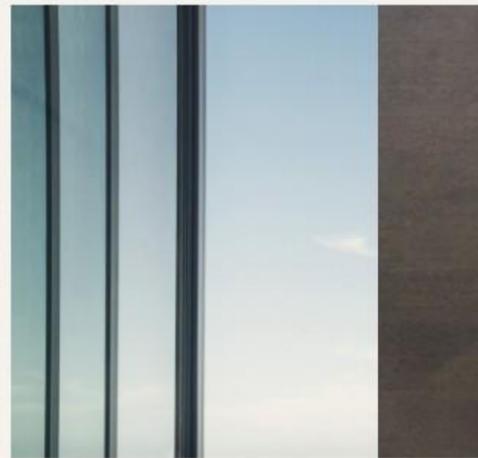
Environmental Elements



View + Circulation Axis

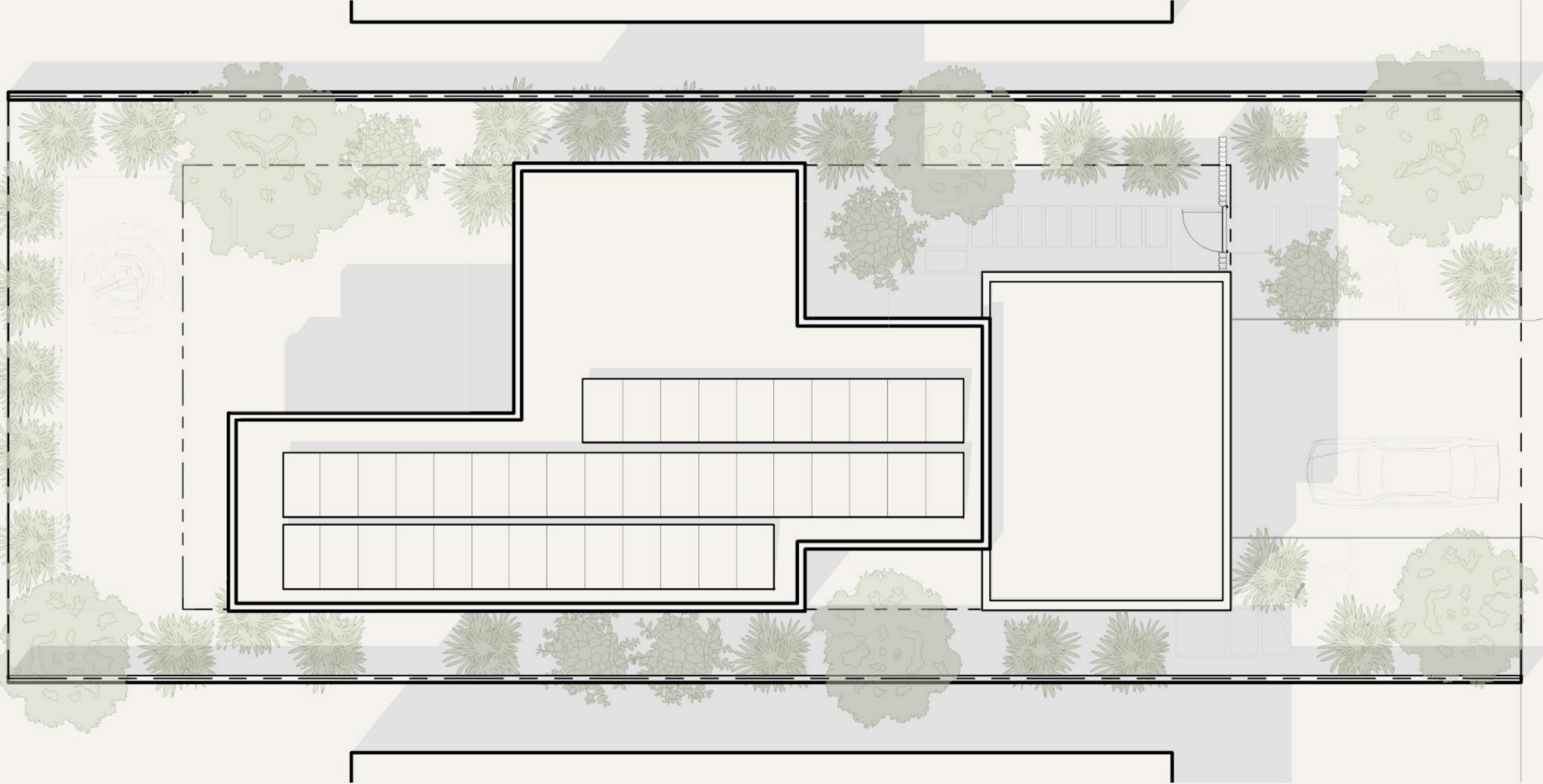


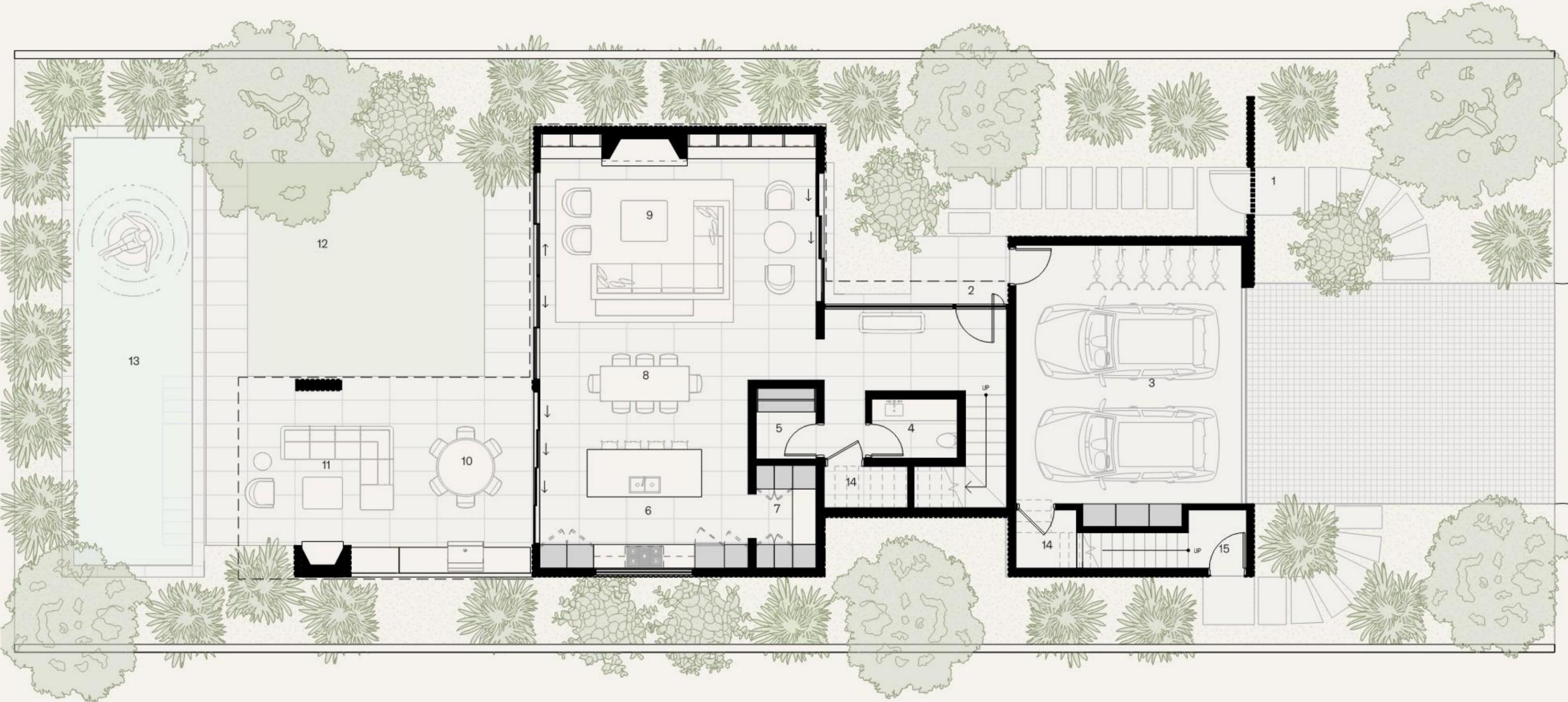
Planning Components



02.

Plans

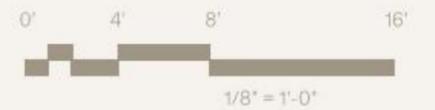




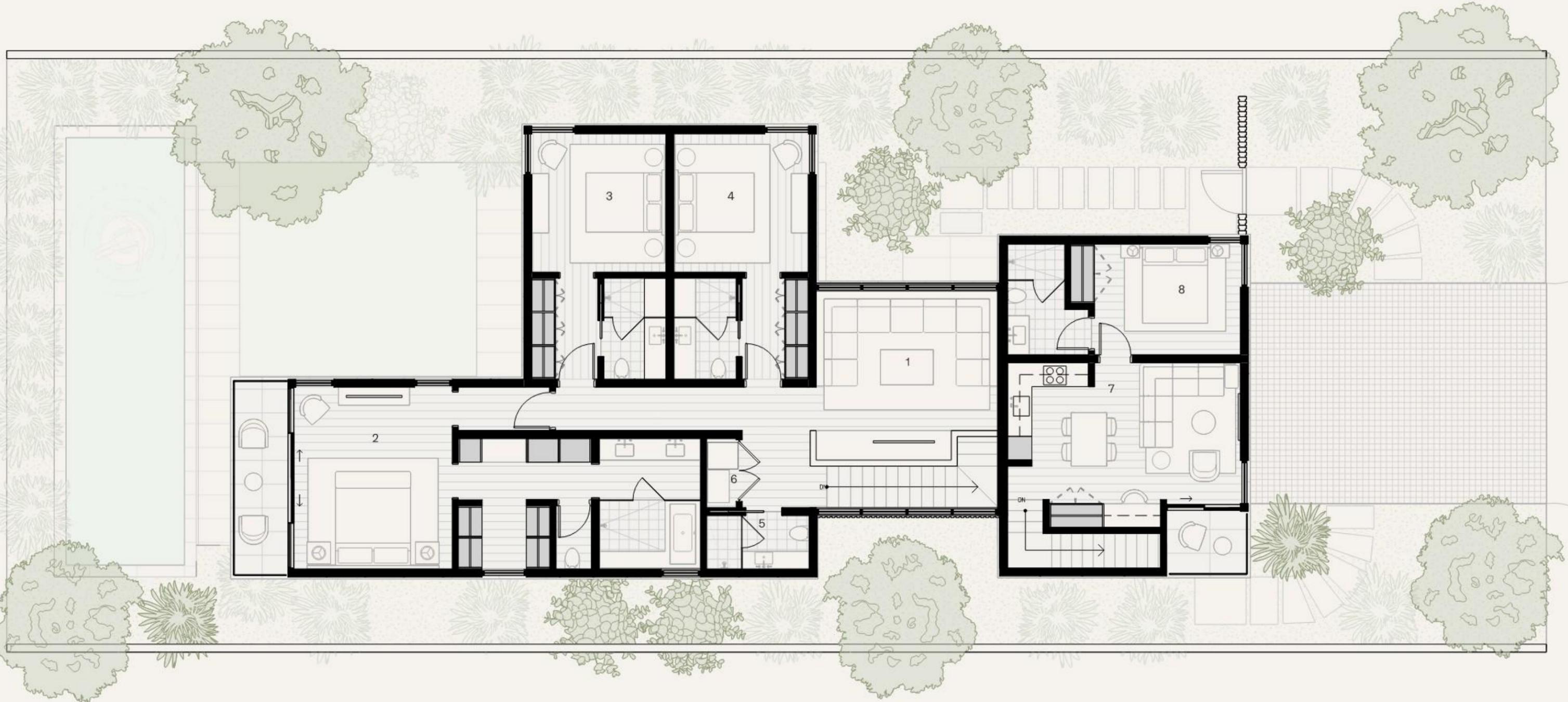
- 1. Entry Gate
- 2. Entry
- 3. Garage
- 4. Powder Rm
- 5. Entry Closet
- 6. Kitchen
- 7. Pantry
- 8. Dining
- 9. Living
- 10. Outdoor Dining
- 11. Outdoor Living
- 12. Lawn
- 13. Pool
- 14. Mech/Storage
- 15. ADU Entry

Areas

Proposed Level 1 (exc garage)	1,306 sf
Outdoor Covered	322 sf
Proposed Level 2	1,561 sf
ADU	510 sf
Total	3,699 sf



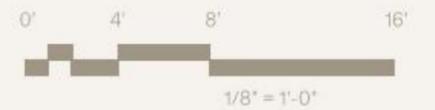
3 Bedroom + ADU

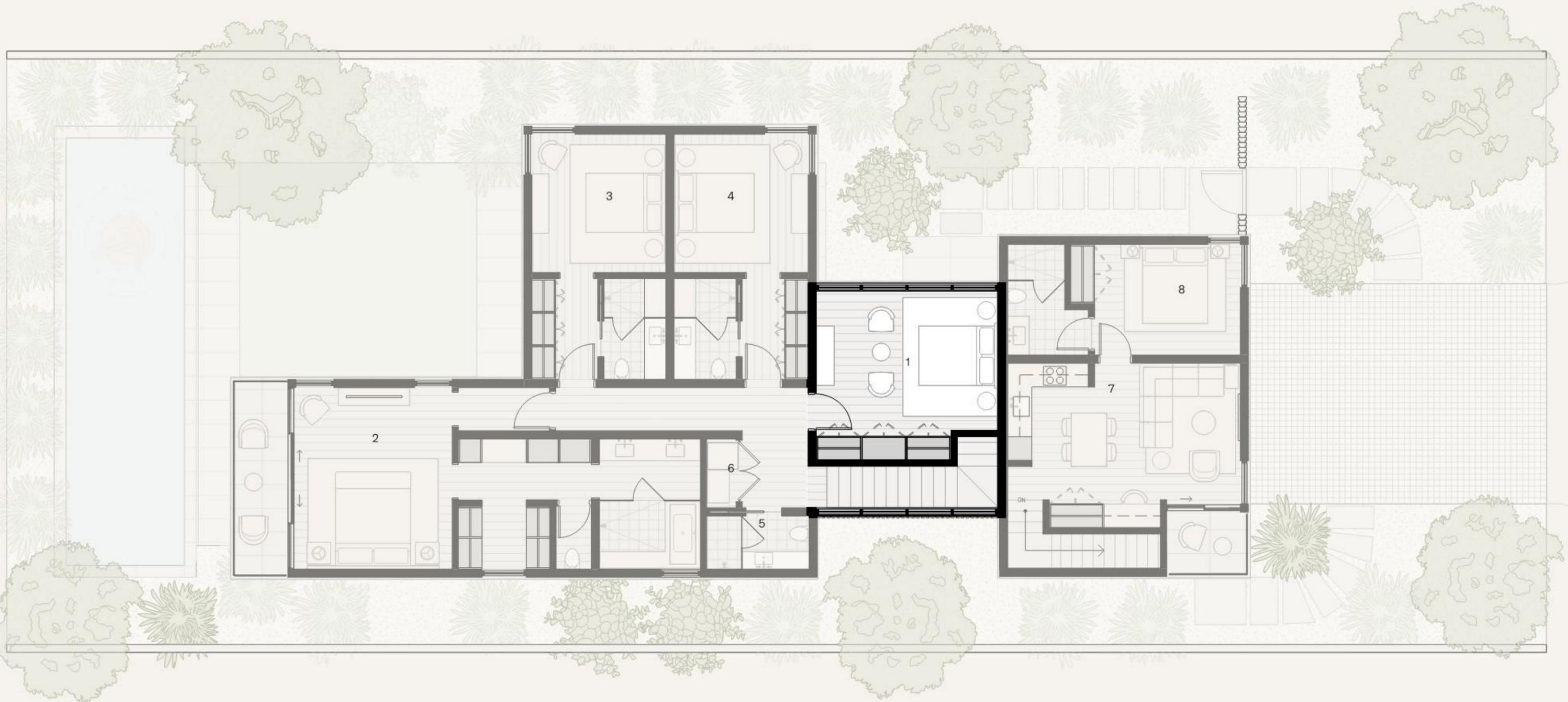


- 1. Den
- 2. Primary Bedroom Suite
- 3. Bedroom 2
- 4. Bedroom 3
- 5. Bathroom
- 6. Laundry Niche
- 7. ADU K/L/D
- 8. ADU Bedroom

Areas

Proposed Level 1 (exc garage)	1,306 sf
Outdoor Covered	322 sf
Proposed Level 2	1,561 sf
ADU	510 sf
Total	3,699 sf

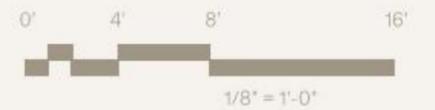




- 1. Bedroom 4
- 2. Primary Bedroom Suite
- 3. Bedroom 2
- 4. Bedroom 3
- 5. Bathroom
- 6. Laundry Niche
- 7. ADU K/L/D
- 8. ADU Bedroom

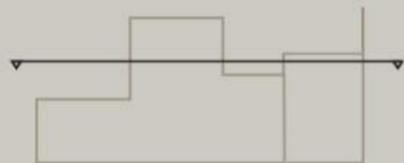
Areas

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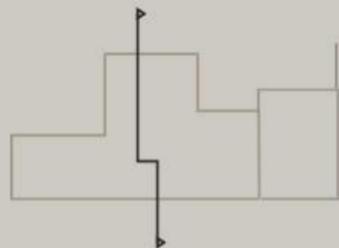
03.

Sections



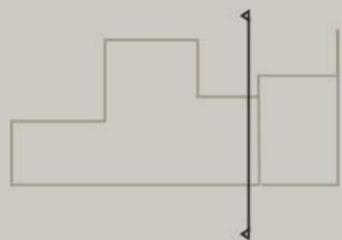
- | | |
|--------------|-----------------|
| 1. Entry | 5. Den (beyond) |
| 2. Living Rm | 6. Bedroom 4 |
| 3. Lawn | 7. Bedroom 3 |
| 4. ADU | 8. Garage |





- 1. Living Rm
- 2. Kitchen
- 3. Bedroom 3
- 4. Laundry Niche
- 5. Primary Bath





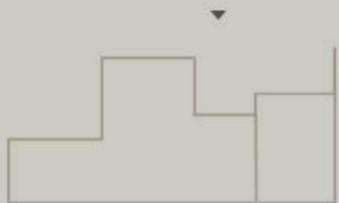
- 1. Entry
- 2. Den/ Additional Bedroom



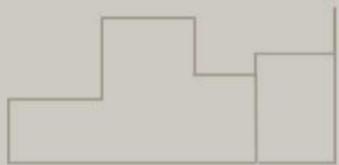
04.

Elevations









05.

Renderings







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Case Study House 2.0

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