

CASE STUDY 2.0
REBUILDING LOS ANGELES

*A Visionary
Catalog for
Resilient and
Sustainable
Homes*

MARMOL RADZINER

DELIVERABLES

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INTRODUCTION

MARMOL RADZINER

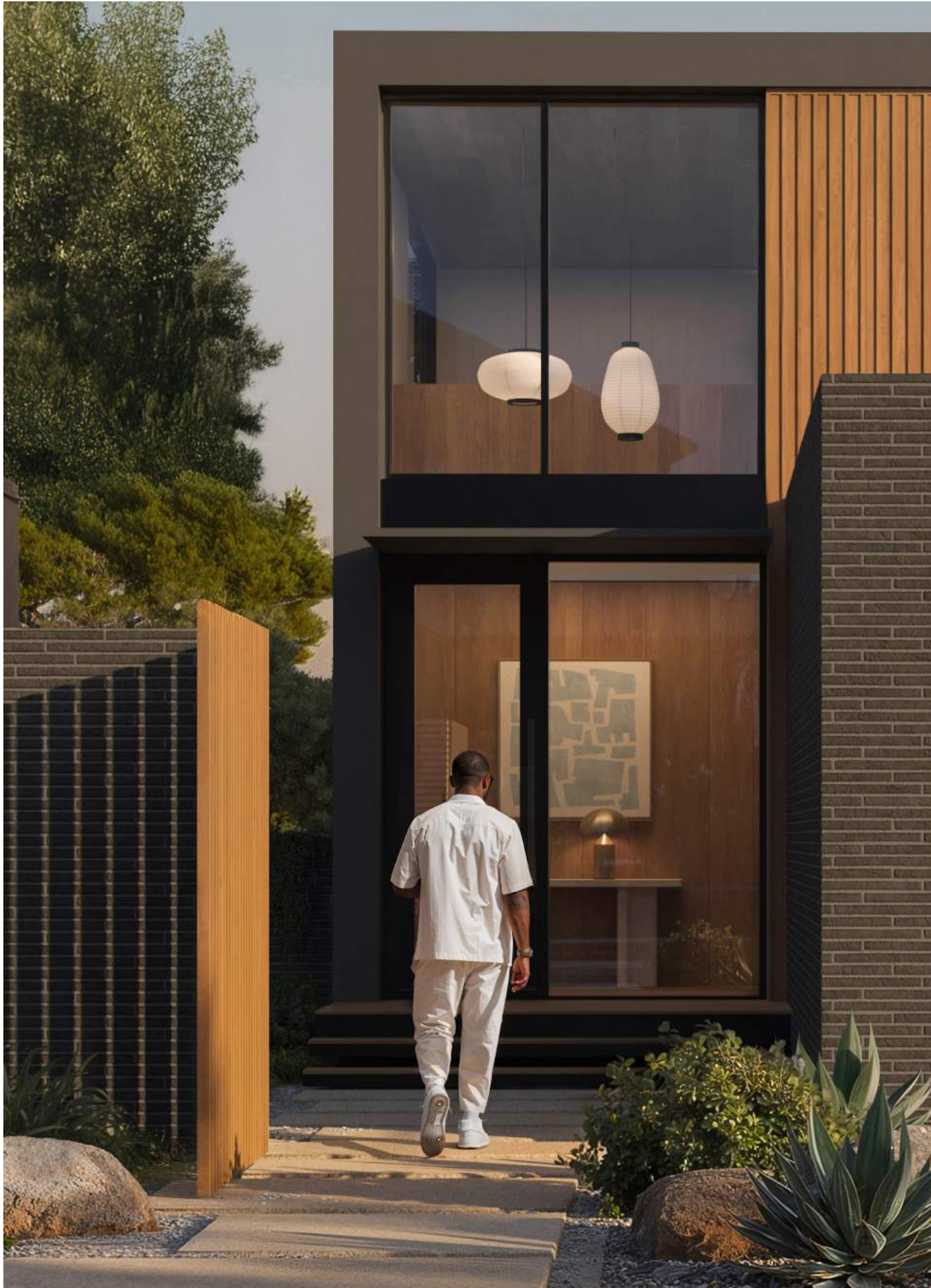


Founded by architects Leo Marmol, FAIA, and Ron Radziner, FAIA, in 1989, Marmol Radziner is a unique design-build practice specializing in architecture, construction, landscape architecture, and interior design. Since its inception, the firm has developed a reputation for innovative design and precision in applying construction standards.

By adopting the role of the traditional “master builder,” Marmol Radziner integrates a variety of design services with construction capabilities. A team of architects, interior designers, landscape designers, metal fabricators, carpenters, furniture-makers, and construction crew possess a depth of knowledge and breadth of experience that cannot be found at a single-discipline firm. Marmol Radziner currently employs over 150 people in our office, wood and metal shops, and in the field.

The American Institute of Architects, California Council recognized the firm’s accomplishments with the 2004 Firm of the Year Award. *Interior Design* magazine inducted Leo and Ron into its Hall of Fame in 2009, and *Architectural Digest* has listed Marmol Radziner in its AD100 for ten years, including 2025.

MR 2500



Marmol Radziner has a long and distinguished history in the design and construction of high-end custom homes. With extensive experience as both architect and builder, the firm has developed a deep understanding of how to execute projects that are innovative in design but also efficient and cost-effective to build. This integrated approach enables the team to maintain the integrity of the design while ensuring that every detail is thoughtfully constructed and aligned with the overall vision.

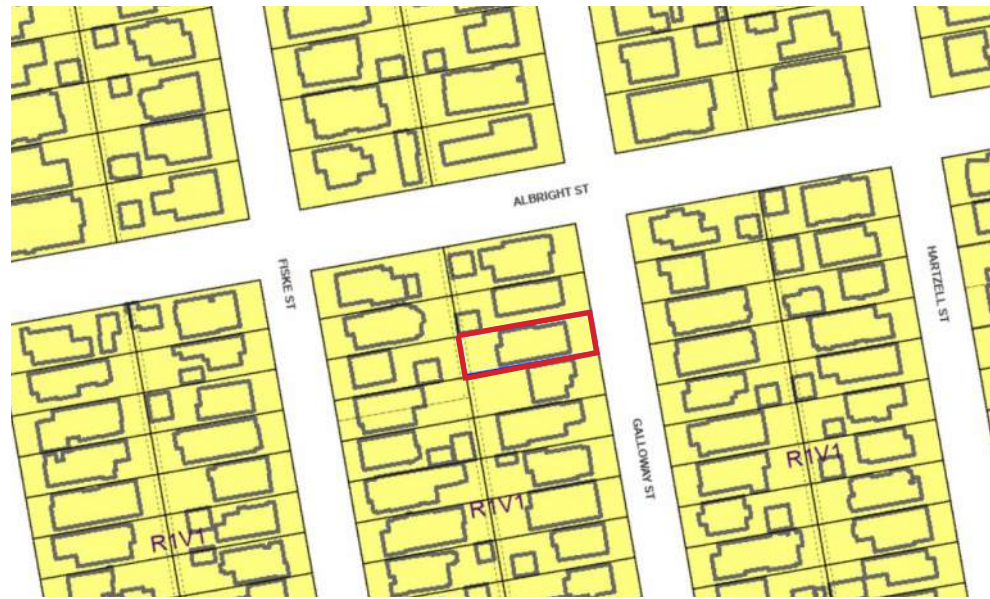
In addition to their custom residential work, Marmol Radziner has significant experience with cutting edge off-site construction techniques. Through the launch of Marmol Radziner Prefab back in 2004, the firm was an early pioneer in the modern prefab movement, building innovative modern homes in their own factory and streamlining the construction process.

The knowledge and expertise gained from both traditional and prefabricated construction have been applied to the development of this series of prefab home plans. These plans uphold the firm's signature commitment to thoughtful design, spatial harmony, and a seamless connection between indoor and outdoor living. They also continue to reflect the high level of craftsmanship and attention to detail for which Marmol Radziner is known.

Rooted in the rich architectural heritage of modern design, particularly in areas like Pacific Palisades, these homes are conceived with a contextual sensitivity to finishes, materials, and roof forms. At the same time, they address contemporary concerns by integrating fire-resilient materials and systems. Construction techniques have been further refined to minimize project timelines, providing an efficient path from concept to completion without compromising the design quality that defines Marmol Radziner's work.

PARCEL INFO & DIAGRAMS

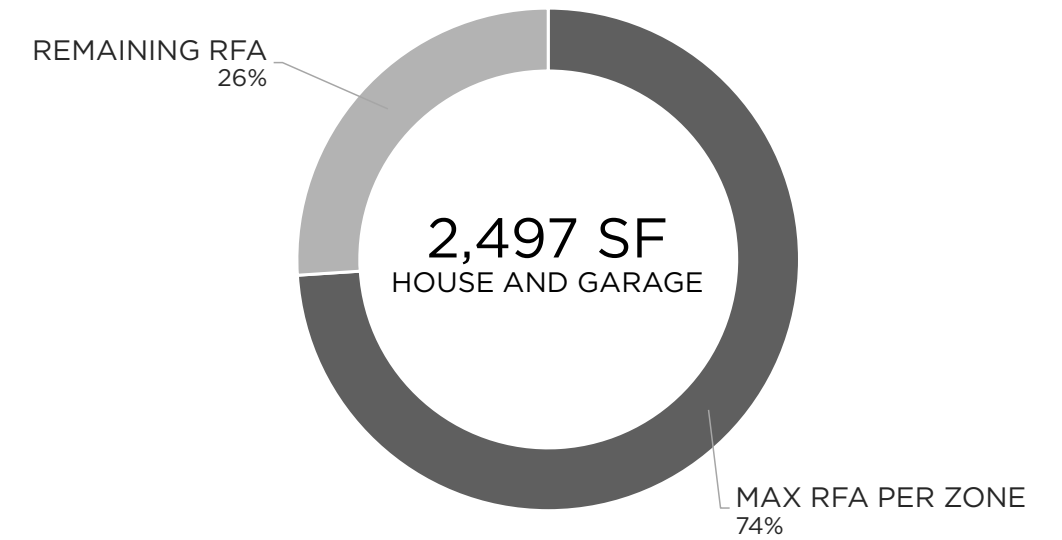
ADDRESS: 1051 N GALLOWAY STREET



BUILDING AREAS

LEVEL 1	1,749 SF
LEVEL 2	1,119 SF
TOTAL HOUSE	2,868 SF
GARAGE EXEMPTION	200 SF
DBL HEIGHT EXEMPTION	94 SF
COVERED PORCH EXEMPTION	77 SF
TOTAL	2,497 SF
RESIDENTIAL FLOOR AREA RATIO (RFA) 65%	3,380 SF
MAX COVERAGE ALLOWED (50%)	2,600 SF

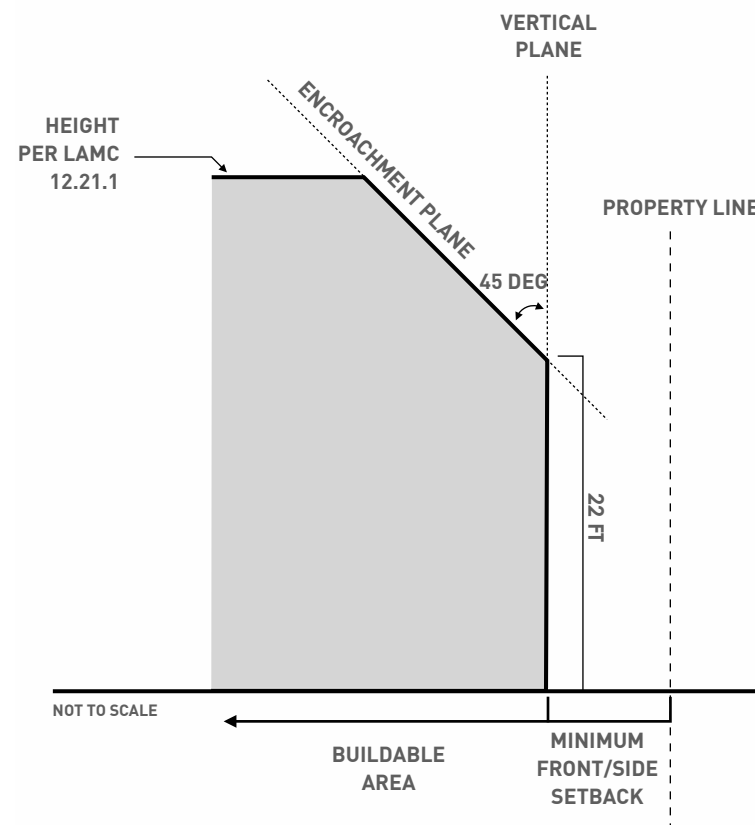
FLOOR AREA SUMMARY



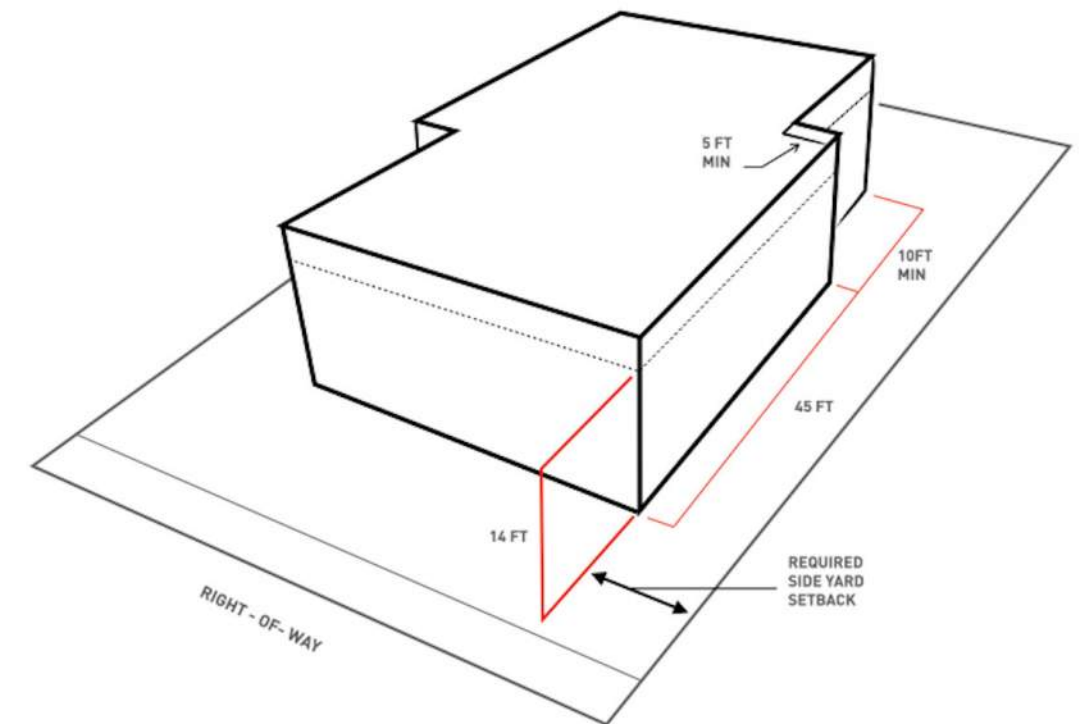
PROJECT DATA

PROJECT DATA: MR 2500	
SITE ADDRESS:	1051 N GALLOWAY ST
LOT AREA:	5,200 SF
LOT SIZE:	40 FT X 130 FT
ZONED:	R1-V1
MAXIMUM ENVELOPE HEIGHT:	30'-0"
SETBACK REQUIREMENTS:	FRONT YARD: 20'-0"
	REAR YARD: 15'-0"
	SIDE YARD: 4'-0" + 1'-0" FOR EVERY 10' ABOVE 18' = 5'-0"
PARKING REQUIREMENTS:	2 COVERED SPACES
LOT COVERAGE:	50% = 2,600 SF

BUILDING HEIGHT DIAGRAM



BUILDING ENVELOPE AND SETBACK DIAGRAM



DESIGN FEATURES

CONSTRUCTION TECHNOLOGY: Utilizes off-site modular construction, reducing build timelines by upwards of 40-50%

CUSTOMIZATION: Offers a standard fit-out selection of materials with the ability to choose different finishes, fixtures and appliances to personalize the design.

EXTERIOR CLADDING: Wildland-Urban Interface (W.U.I) compliant, non-combustible and ignition resistant metal siding, thermally modified tongue and groove wood siding and brick veneer.

EXTERIOR WALL SHEATHING: 1-hour fire rated wall assembly using non-combustible building sheathing with zero flame spread, maintaining a 6 inch non-combustible zone between wall and ground.

WINDOWS AND DOORS: Aluminum windows and doors, dual pane tempered glazing with low E glass coating. Additional protection with laminated glass or 1" thick triple glazed insulated glass.

WINDOWS AND DOORS SHUTTERS: Additional protection with exterior automated motorized aluminum hurricane shutters at openings.

ROOFING: UL 790 Class A roof assembly, fire resistant membrane roofing. Gutter guards to keep out ignitable debris.

ROOF DESIGN: Enclosed eaves with non-combustible soffit cladding.

ROOF FIRE SPRINKLER SYSTEM: Additional protection with an exterior mounted roof fire sprinkler system with automated controls.

INTERIOR FIRE SUPPRESSION: Interior fire sprinkler system throughout home.

INSULATION: Additional protection with stone wool batt insulation in walls for a fire-resilient material and natural fire barrier.

VENTS: ASTM E 2886 ember and flame resistant vents at exhausts and foundation vents.

HVAC: Heat pump system set to recirculate air with MERV 13 or higher filtration to capture particles as small as 0.5 microns.

ALL ELECTRIC: Home designed to be all electric, which is more energy efficient and helps to reduce fire risk with no gas or propane lines.

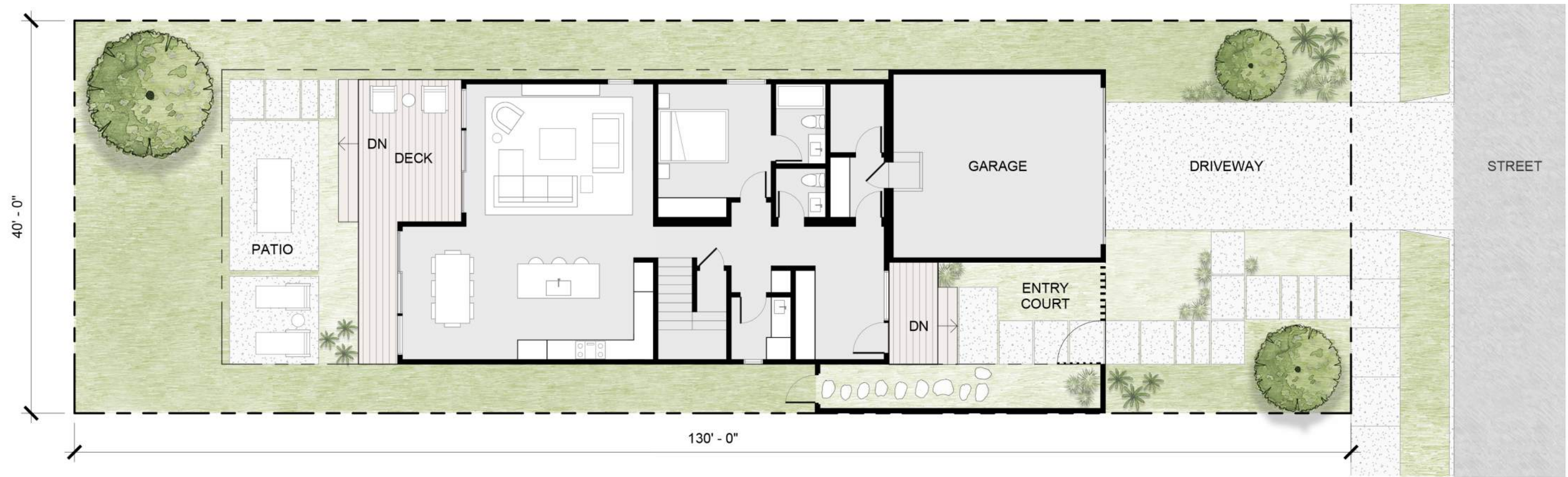
GARAGE DOOR: Rubber gaskets around opening to block embers.

DECKS AND FENCING: All made of non-combustible materials.

LANDSCAPE DEFENSIBLE SPACE: Maintains 5 foot ember resistant zone cleared of all flammable materials, trees a minimum 10 feet from structures.

WATER STORAGE: Additional protection with steel rainwater collection barrels with pressurized pumps to store rain runoff from the roof for additional wildfire protection.

SITE PLAN | GROUND LEVEL

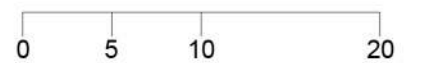


MR 2500
Two Story
4 Bedroom, 4.5 Bath
2,560 SF

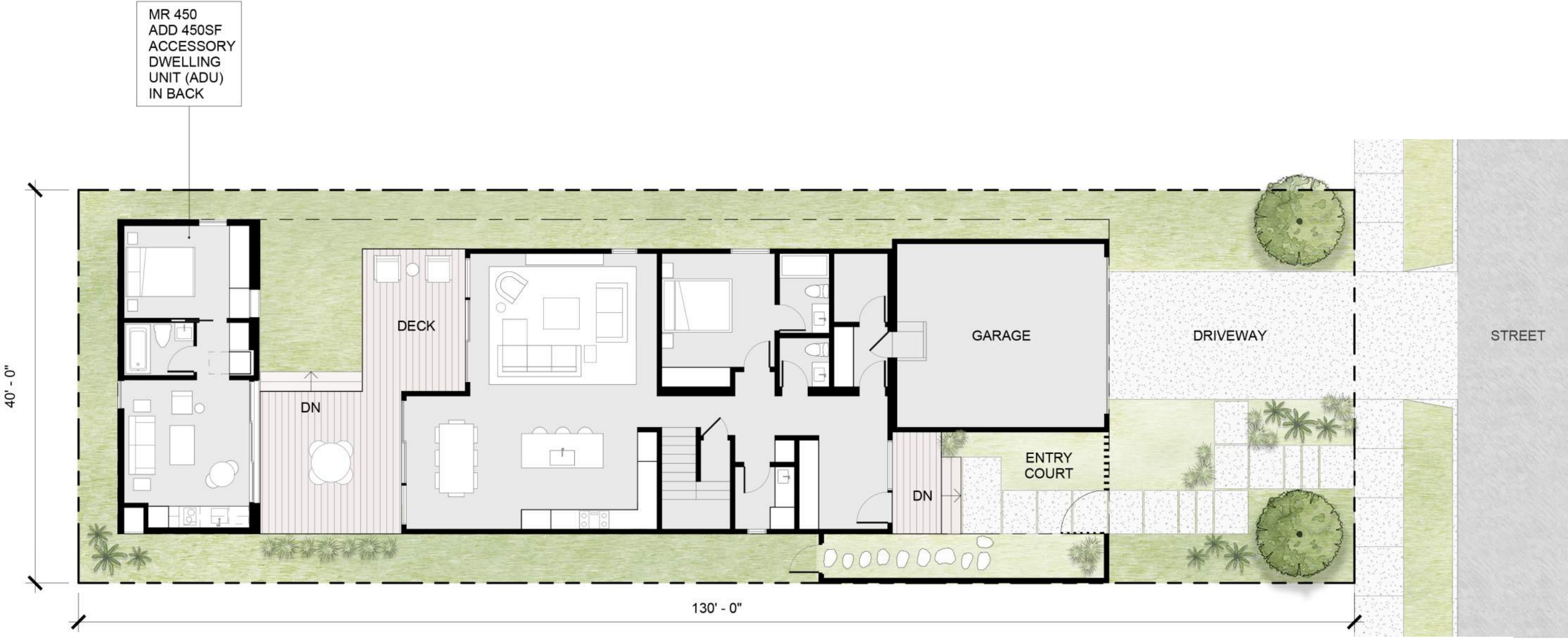
SITE PLAN

MR 2500

MARMOL RADZINER



SITE PLAN WITH ADU | GROUND LEVEL

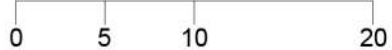


MR 2500 + MR 450
Two Story
5 Bedroom, 5.5 Bath
3,010 SF

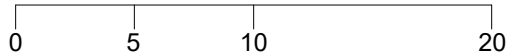
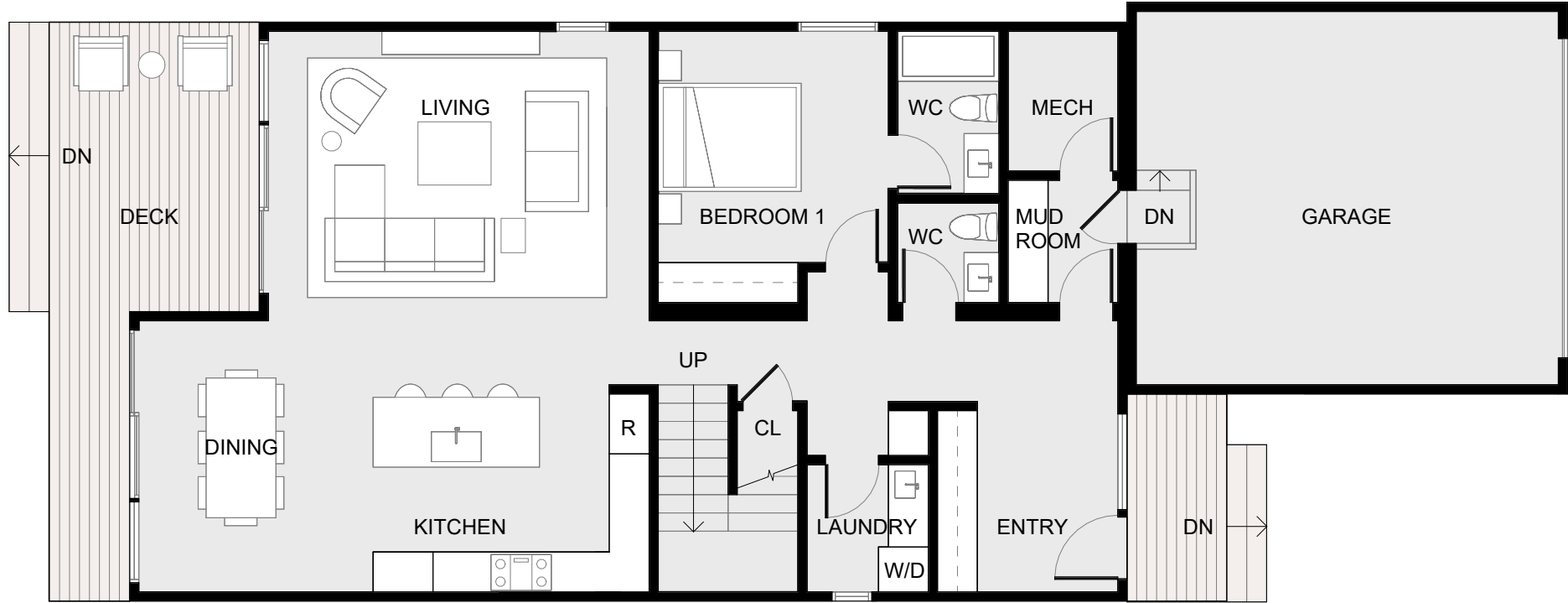
SITE PLAN - OPTIONS

MR 2500

MARMOL RADZINER



FLOOR PLAN | FIRST LEVEL

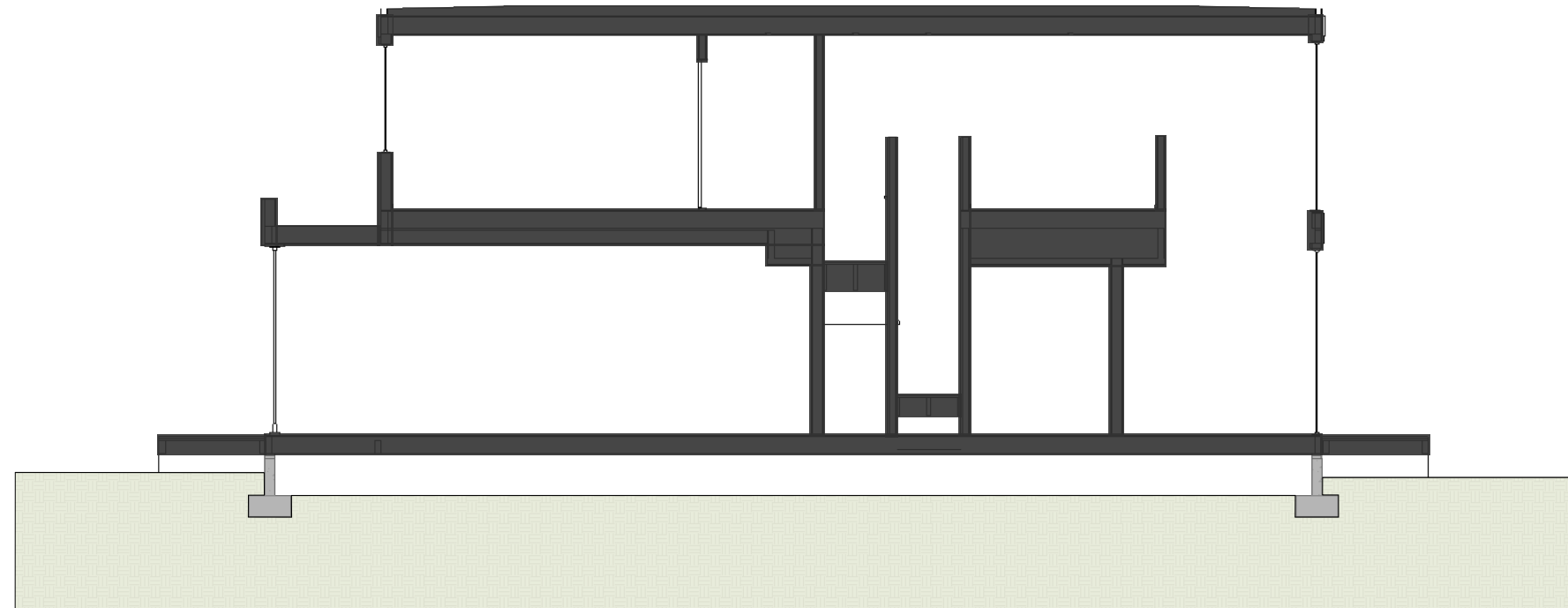


FLOOR PLAN | SECOND LEVEL



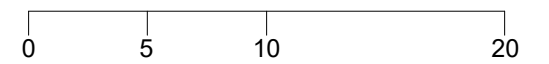
SECTIONS

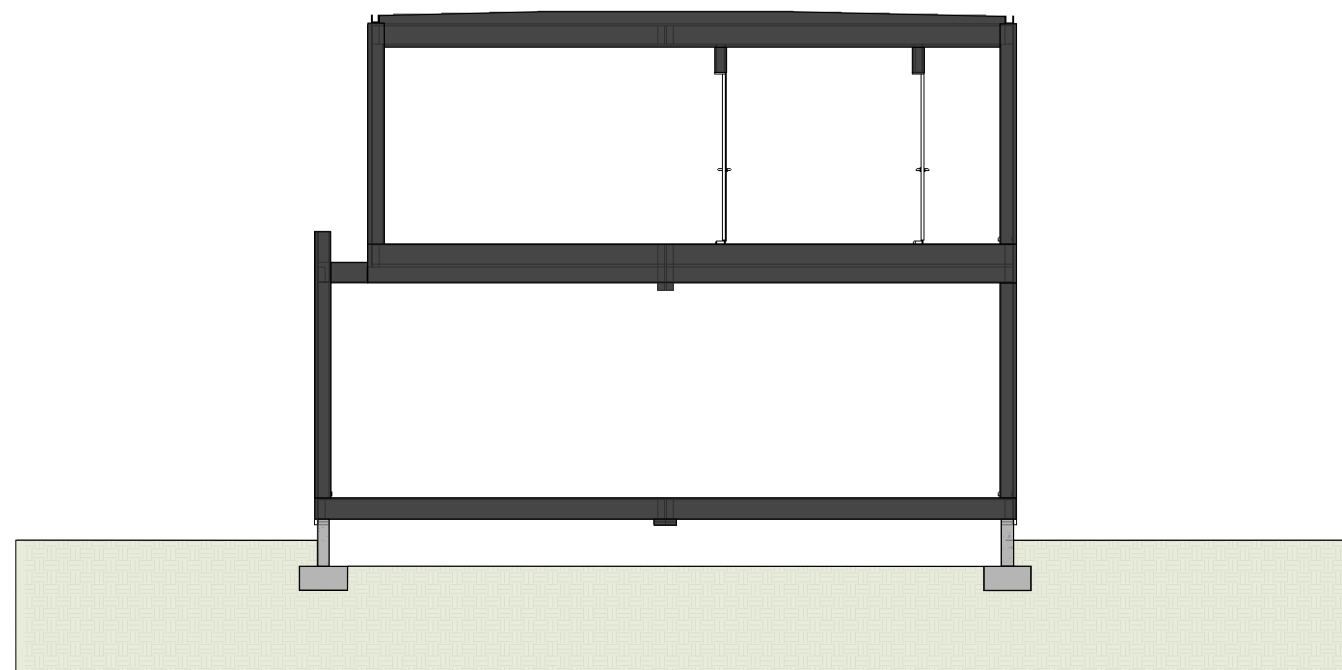
LONGITUDE



MR 2500

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RENDERINGS











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