

CASE STUDY 2.0
REBUILDING LOS ANGELES

*A Visionary
Catalog for
Resilient and
Sustainable
Homes*



b|d **bspk design**

DELIVERABLES

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INTRODUCTION

FIRM SUMMARY



Bspk Design is an award-winning, full-service residential design studio based in Los Angeles, California, founded by firm partners Chris Faulhammer and Roman Reiterer. The two principals bring a combined 50 years' experience to their shared craft of personalized home design, having completed more than 400 projects between them across disciplines in a range of high-profile studio environments.

Their practice emphasizes timelessness over trends, a design approach that minimizes chaos and maximizes the sensation of physical and emotional comfort in service of the client.

Creating homes catered to the individual is Bspk Design's highest priority. As a designer and project manager at other firms, Roman saw how conflicting visions jeopardized relationships, and thus a project's potential. Determined to do better, he founded his previous firm, RRID, in 2003, to place the needs of the client above all else.

It was kismet that he met Chris, who brought a wealth of experience to RRID having worked for renowned Los Angeles firms such as Frank Gehry Partners and Lorcan O'Herlihy. The two melded their respective backgrounds within residential design, discovering an effortless understanding of values that resulted in the best possible outcomes for everyone involved with a project.

Following a hiatus, Chris and Roman reunited to form Bspk Design at the beginning of 2018 to create highly personal homes with an unparalleled design experience. Their collaborative practice is deepened by their shared love of Los Angeles, a city that harbors a sense of discovery and progressive spirit that continues to inspire their work.

PROJECT NARRATIVE



Inspired by the experimental legacy of the Case Study House Program, this project proposes a new residential prototype for rebuilding communities affected by the 2025 Pacific Palisades and Altadena Fires.

Drawing from the fractured geology of the Santa Monica Mountains, the residence is organized as three volumes that create a sequence of protected courtyards. These spaces extend the California tradition of indoor-outdoor living while providing privacy, climate moderation, and defensible landscape zones.

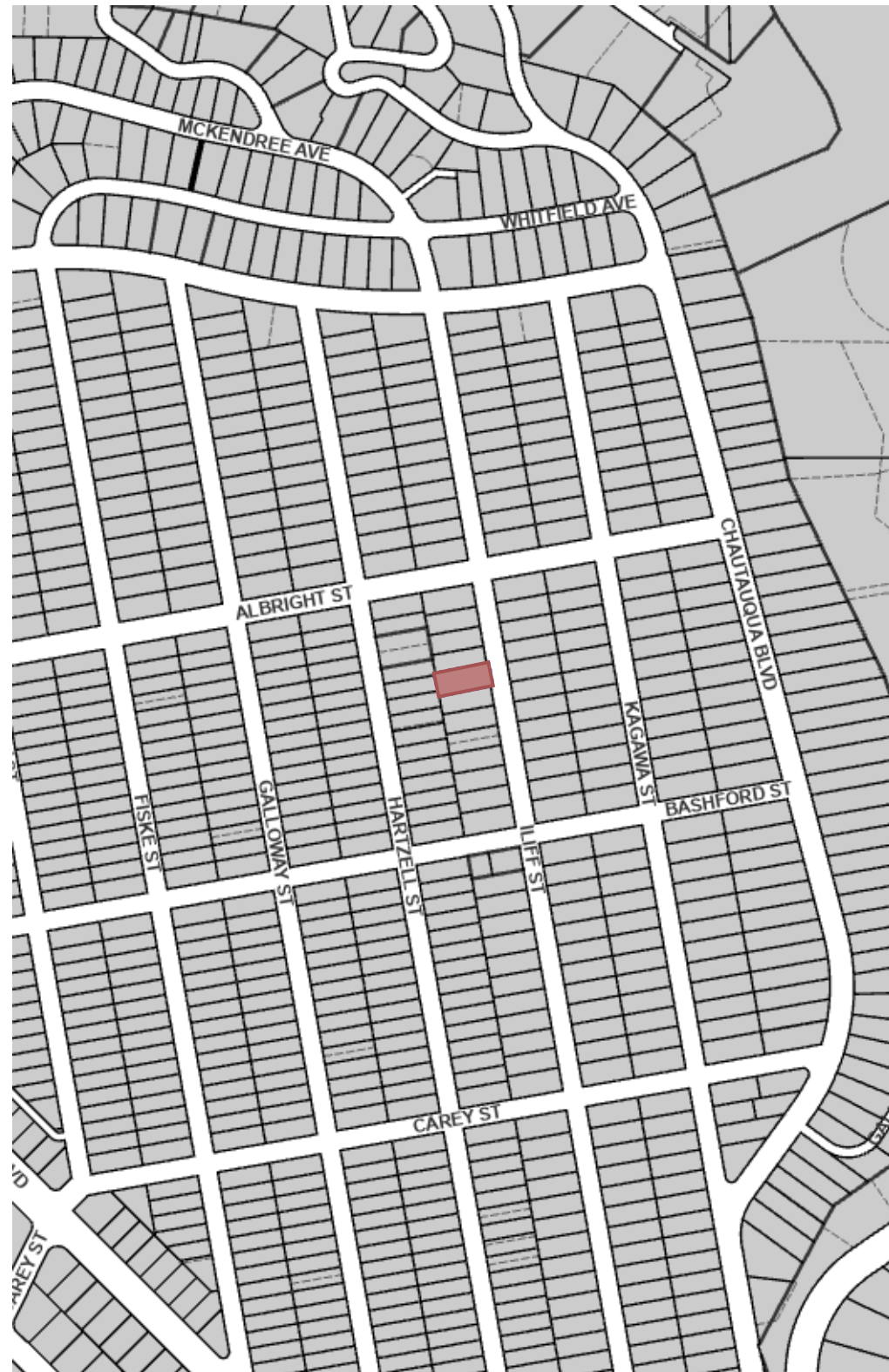
Arrival unfolds as a landscape experience rather than a formal threshold. A winding gravel path moves through native sycamores before revealing the architecture, blurring the boundary between terrain and building. The landscape, developed in collaboration with Grey Green, integrates boulders, dry stream formations, and native chaparral plantings that support fire resilience and ecological continuity.

Structurally, the house advances the Case Study legacy through steel framing designed for seismic performance and wildfire resistance. A custom precision off-site fabrication method allows major structural and enclosure components to be manufactured before arriving on site, reducing construction timelines by nearly half compared to conventional building methods.

The result is a resilient, landscape-driven dwelling that serves not only as a home, but as a prototype for rebuilding—continuing the experimental spirit that defined the Case Study houses while addressing the environmental realities of contemporary California.

PARCEL INFO & DIAGRAMS

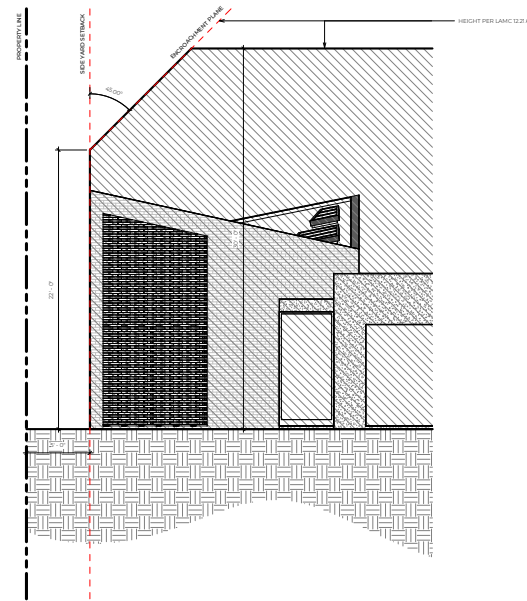
ADDRESS: 1037 N ILLIFF STREET



BUILDING AREAS

BUILDING AREAS	
RESIDENTIAL FLOOR AREA	
GROUND LEVEL:	2,877 SF
GROUND LEVEL OVERHANG:	111 SF
SUBTOTAL:	2,988 SF
GARAGE EXEMPTION:	200 SF
TOTAL:	2,788 SF
MAXIMUM ALLOWED	4,095 SF

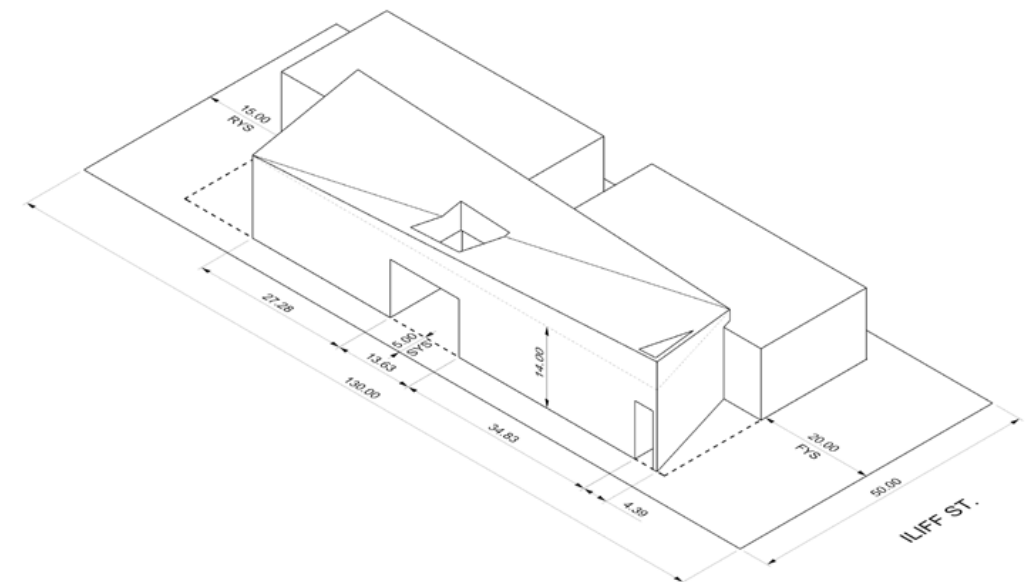
BUILDING HEIGHT DIAGRAM



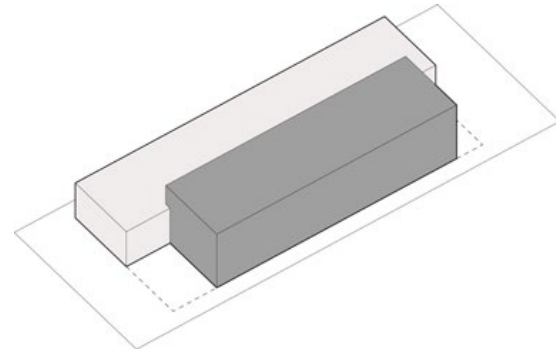
PROJECT DATA

PROJECT DATA	
SITE ADDRESS:	1037 N ILLIFF STREET
LOT AREA:	6,500 SF
ZONED:	R1-V1
MAXIMUM ENVELOPE HEIGHT: (PER LAMC 12.21.6)	30' - 0"
PROPOSED HEIGHT:	18' - 6"
SETBACK REQUIREMENTS:	FRONT YARD: 20' - 0" REAR YARD: 15' - 0" SIDE YARD: 5' - 0"
PARKING REQUIREMENTS:	2 COVERED SPACES
MAXIMUM LOT COVERAGE: (PER LAMC 12.08.C.5(b))	3,120 SF (48%)
PROPOSED LOT COVERAGE:	3,080 SF
MAXIMUM RESIDENTIAL FLOOR AREA:	4,095 SF (63%)
PROPOSED RESIDENTIAL FLOOR AREA:	2,788 SF

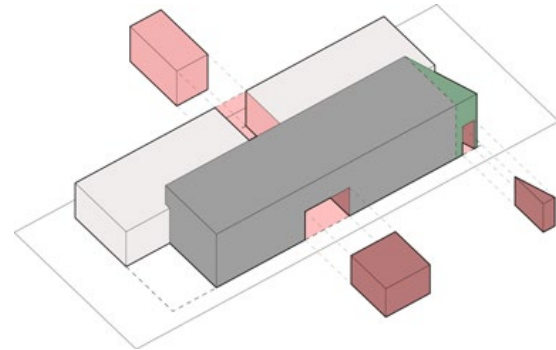
BUILDING ENVELOPE AND SETBACK DIAGRAM



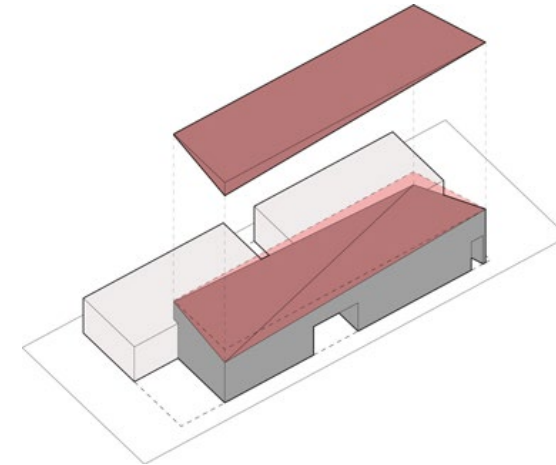
DESIGN FEATURES



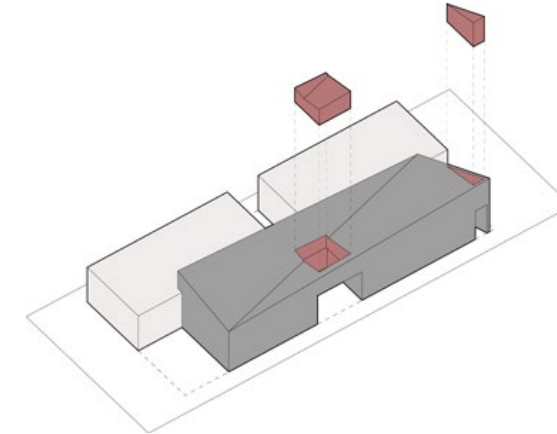
1. The site is divided into two parts. Spatial hierarchy is created.



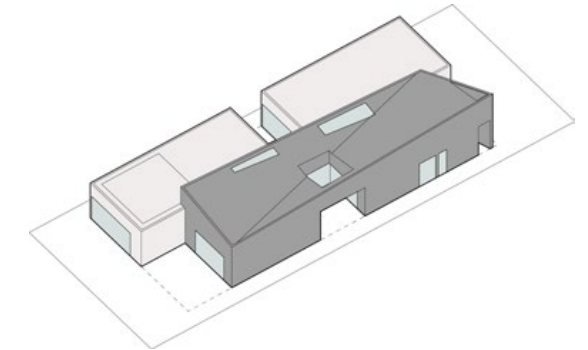
2. Masses are cut out to create further hierarchy while connecting the project to the landscape of the site.



3. The roof form is eroded and uplifted, paying tribute to the Santa Monica Mountains.



4. Additional masses are cut out from the roof to create openings that bring light into all parts of the project.



5. Fenestration is added, blurring the boundaries between inside and outside.



DESIGN QUALITIES

The home embodies and is shaped by geology, ecology, and technology. Through its material palette, construction methodology, and clear, simple geometry, it is resilient to both the forces of nature as well as the ever-changing styles and tastes of time.



WINDOWS & DOORS

Wood-clad high-performance windows, doors, and skylights that utilize dual or triple, low-E glazing will be used throughout the home, connecting the interiors to the surrounding site and landscape without compromising on efficiency.



BUILDING SIDING

Class 'A' rated stucco and brick cladding envelop the house, serving as both a fire-resistant skin, as well as connecting the structure to the site and terrain's material and tonal palette.



EMBER-RESISTANT FEATURES

The site utilizes non-combustible hardscape for walkways and courtyards, and the structure itself features an eaveless roof design, minimal roof overhangs, and fire-resistant succulent roof planting, mitigating ember vulnerability.



STYLE FEATURES

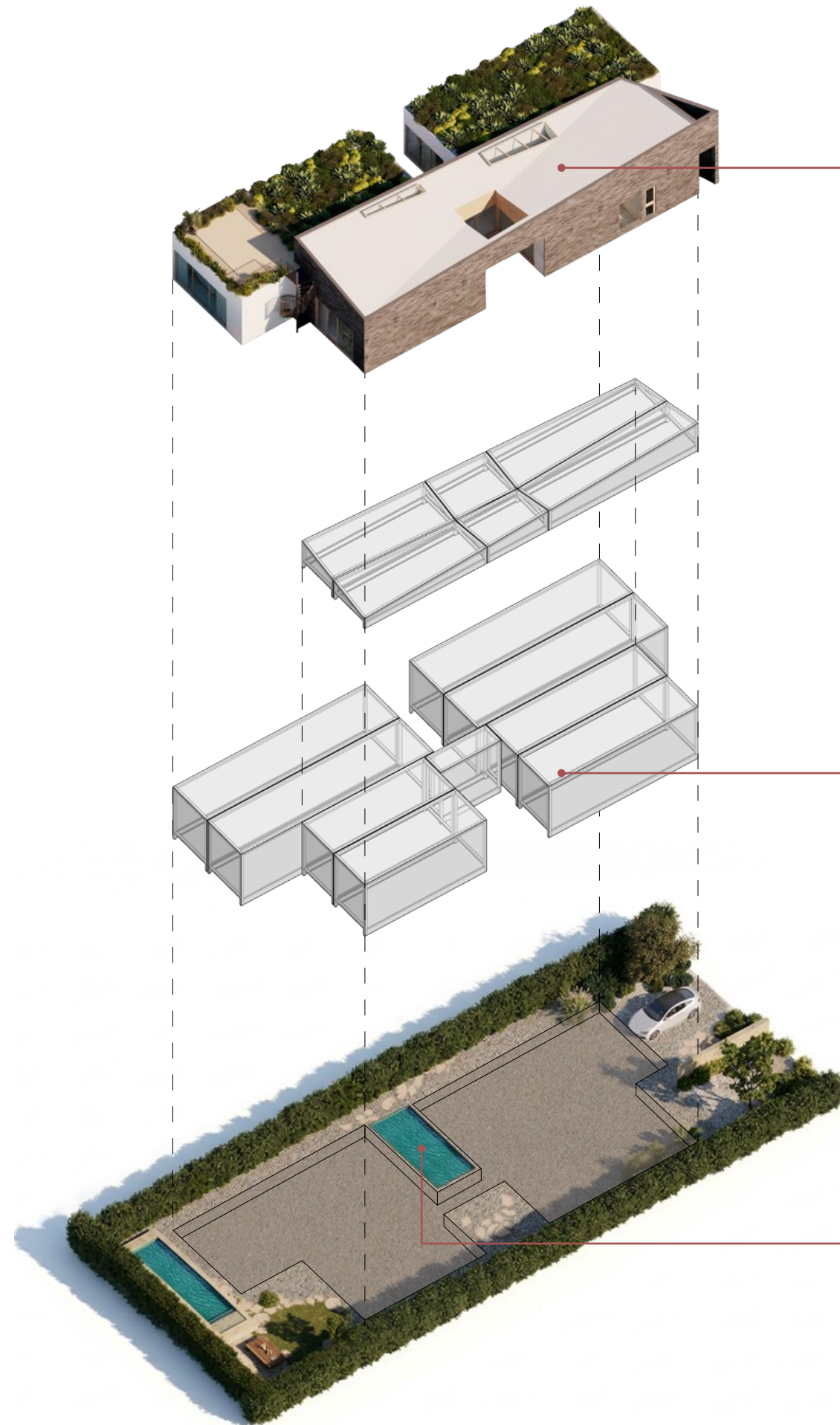
The home lends itself to an understated, minimalistic approach, while paying homage to the design language of the mid-Century Case Study House Program.



DEFENSIBLE SPACE INTEGRATION

The landscape design features native drought-tolerant chaparral planting and gravel beds, boulders, and dry streams, forming both habitat and defensible space.

DESIGN FEATURES



ROOFING

Unvented, eaveless roof construction reduces the risk of ember intrusion, while the green roofs, through fire-resistant vegetation, non-combustible substrate, and irrigation systems help slow down or prevent fire spread.



VENTS

A permeable unvented roof assembly will be used throughout the home and removes the need for attic vents.



CONSTRUCTION METHODOLOGY

The home will utilize a precision off-site fabrication method, where major structural and envelope components are manufactured as modules with millimetric accuracy before arriving on site. The system has the potential to reduce construction timelines by nearly half, a critical advantage when entire communities must rebuild quickly after disaster.



FIRE RESISTANCE

The modular fabrication method utilizes non-combustible steel construction, making the whole home, from its exterior cladding all the way down to its structure, drastically more fire resistant than traditional construction.



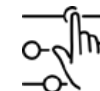
SUSTAINABILITY

While wood is a renewable resource, its sustainability largely depends on responsible forestry practices. A modular steel fabrication method has the potential to greatly offset its embodied carbon, as it will reduce construction times, emissions, waste, and cost. The modulators come fully insulated with values higher than R-47, exceeding Title-24 requirements and providing a house that complies with Passive House requirements.



EFFICIENCY

The enhanced precision of off-site fabrication will not only reduce waste, but reduce construction time by 4 to 6 months over conventional methods.



CUSTOMIZATION POTENTIAL

As the construction method is modular, changes and tweaks to the structural system and layout can be made with relative ease.

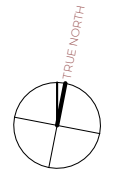


ADDITIONAL SPECIAL FEATURES

The north outdoor courtyard consists of a reflecting pool. The basin beneath serves a dual function as a stormwater catchment system, mimicking the natural hydrology of the chaparral.

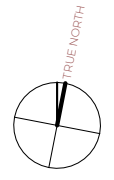
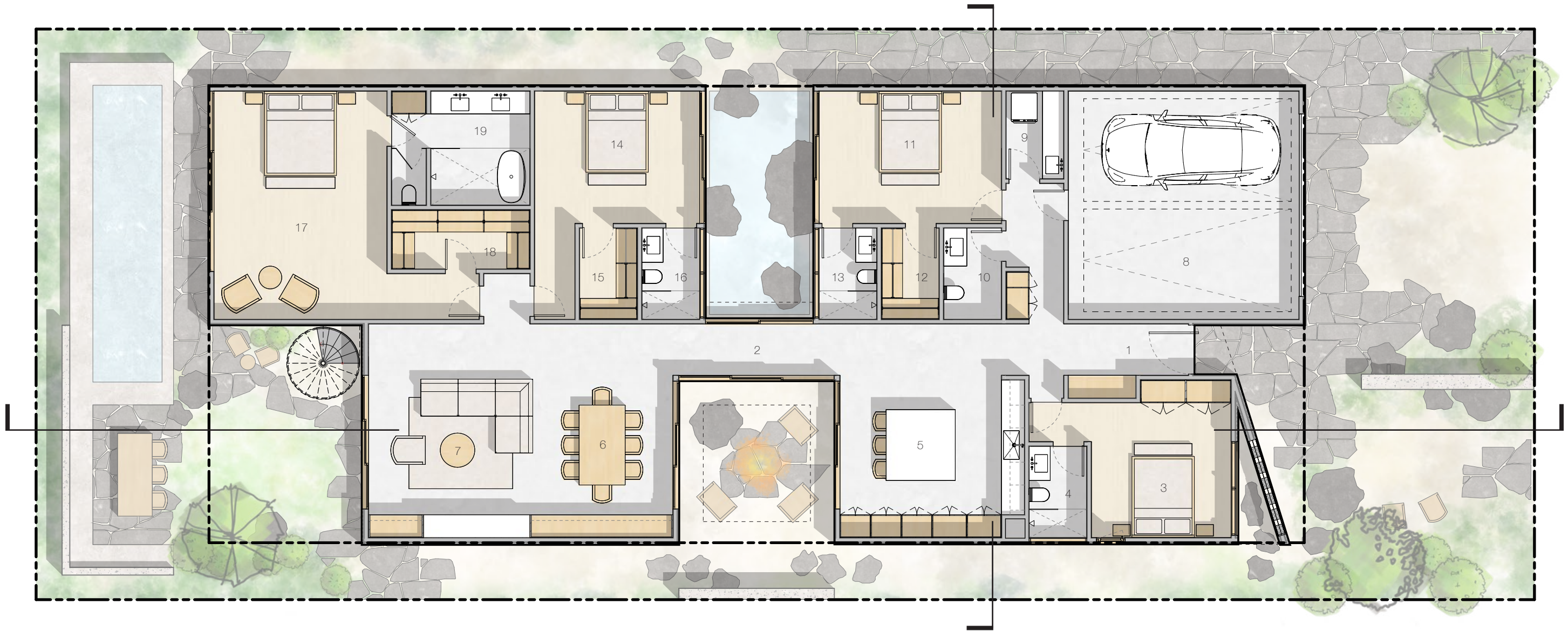
- 1. REFLECTING POOL
- 2. FIRE PIT
- 3. SWIMMING POOL
- 4. OUTDOOR DINING

SITE PLAN



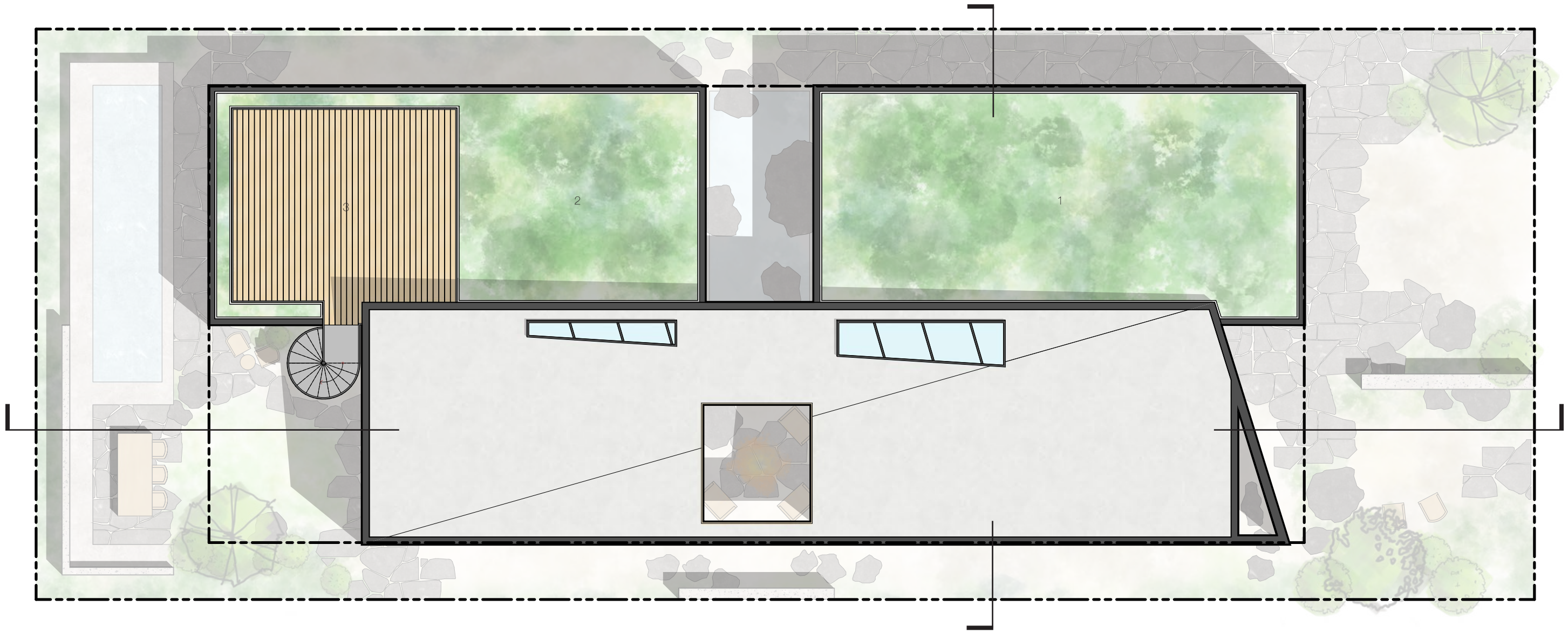
- 1. ENTRY
- 2. HALLWAY
- 3. BEDROOM 01
- 4. BATHROOM 01
- 5. KITCHEN
- 6. DINING ROOM
- 7. LIVING ROOM
- 8. 2-CAR GARAGE
- 9. LAUNDRY ROOM
- 10. POWDER ROOM
- 11. BEDROOM 02
- 12. WALK-IN CLOSET 02
- 13. BATHROOM 02
- 14. BEDROOM 03
- 15. WALK-IN CLOSET 03
- 16. BATHROOM 03
- 17. PRIMARY BEDROOM
- 18. PRIMARY WALK-IN CLOSET
- 19. PRIMARY BATHROOM

GROUND LEVEL



- 1. GREEN ROOF
- 2. GREEN ROOF
- 3. ROOF DECK

ROOF LEVEL



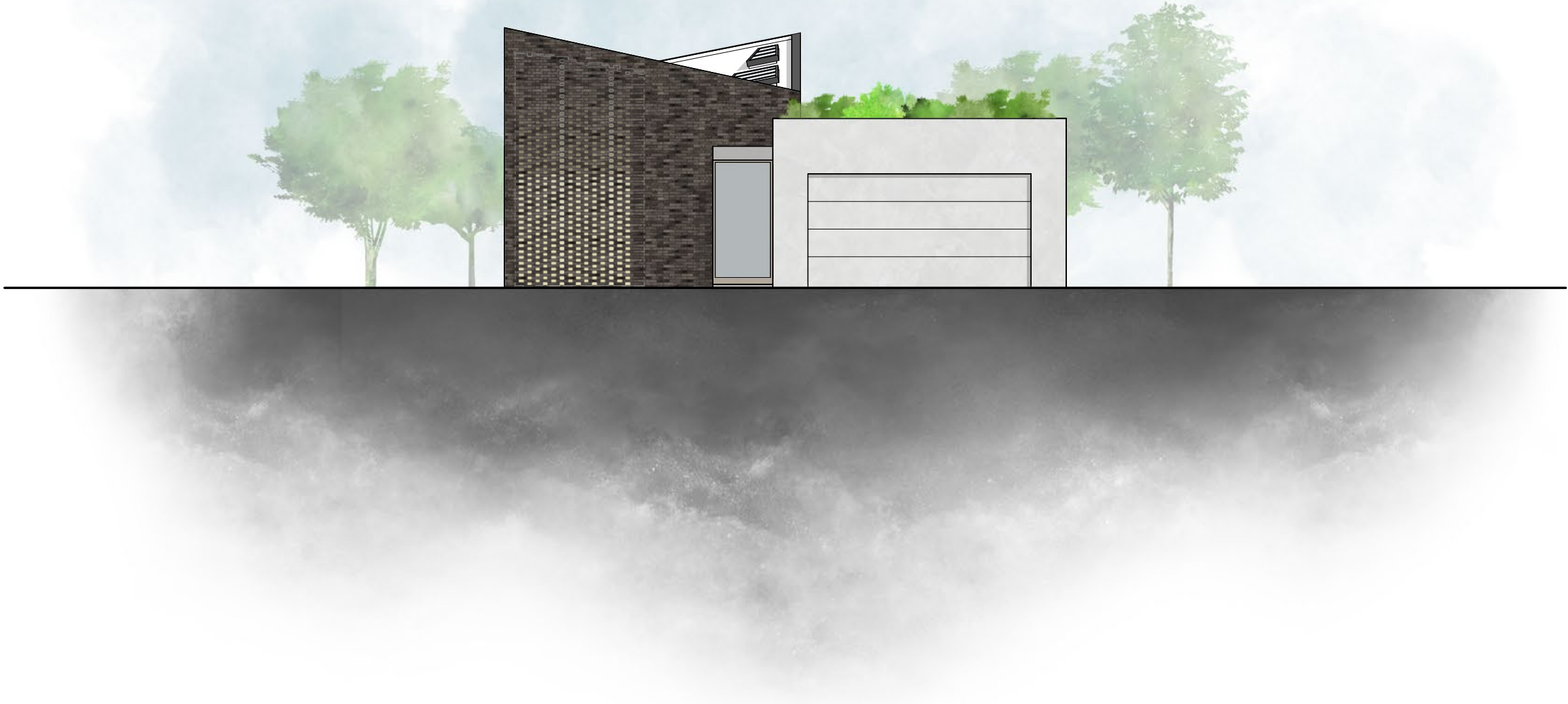
SECTIONS

LONGITUDE





ELEVATIONS

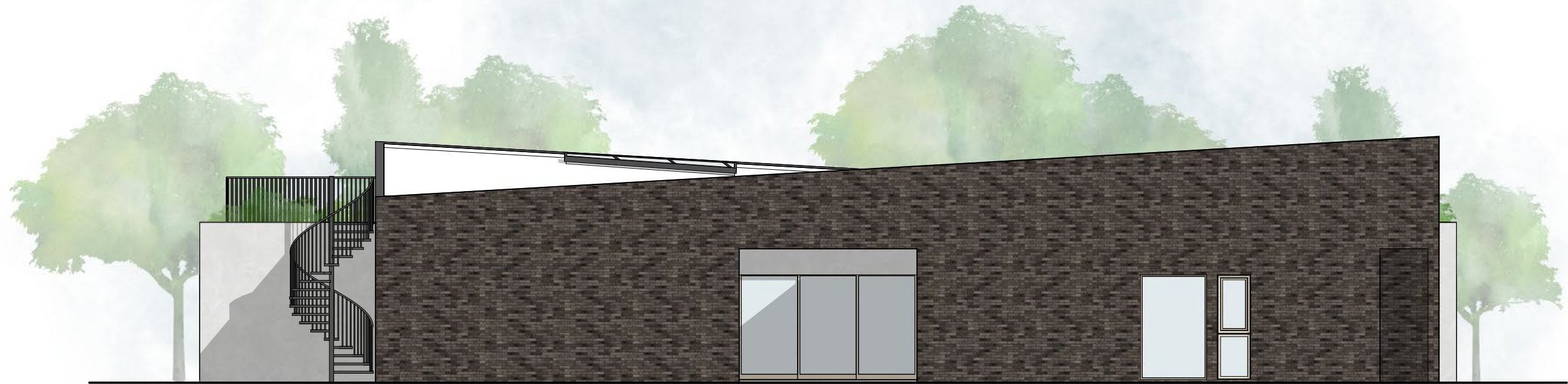


NORTH





SOUTH



RENDERINGS















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