Casa Más is an affordable, adaptable modular accessory dwelling unit (ADU) designed to serve the residents of Southern California. Located in South Los Angeles, it is a prototype that can be used to pioneer the adoption of ADUs in one of the most underserved areas of the city.

The City of Los Angeles has been on the lookout for solutions to address severe urban housing shortages. In their official findings they identified 140,000 available lots that could accommodate ADUs in the South Los Angeles region. By leveraging ADU construction subsidies, our goal is to create a resilient future for the South LA community, where local residents will be able to invest in their land.

Casa Más does not only benefit its own residents. Through a strong commitment to adaptability and affordability, our design allows any homeowner to obtain a reliable source of income, serving as an equalizer of wealth between the diverse citizens of the city. Income stays with local residents rather than going to developers, preventing displacement and further gentrification of the city.

**Design Strategy**

Casa Más is a prefabricated modular accessory dwelling unit (ADU) that can be modified to fit a range of backyards and budgets. The kit-of-parts design strategy and strip footing foundation reduces site impact and construction time. Casa Más can be updated over time to accommodate additional solar panels, a second bedroom, and an electric vehicle charger. The design takes advantage of the mild California climate through passive heating and cooling.

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### Address

9636 La Salle Ave, Los Angeles, CA 90047

### Backyard Clear Space

2900 SF (46’ x 63’)

### Rental Accessory Dwelling Unit

720SF/900SF, 1BD/2BD, 1 Bathroom, 2/3 Occupants

### Home Energy Ratings Score (HERS)

-5/-20

### Total Utility Costs

$101/mo Electricity: $101/mo; Electriciy: $0 or negative (garbage/water/sewage: $30/$40/$31)

### Insulation

Wall: R20 (6” EPS SIPS)  
Floor: R20  
Roof: R40 (12” loose-fill cellulose)

### Windows

U-value 0.5 (Vinyl-framed argon-filled double-glazing)

### HVAC

24000BTU Mini Split system, Ceiling fans, ERV

### Renewable Energy

Grid-connected High Efficiency 6W Photovoltaic Panel Array 16 x 375W, Battery Capable
Design Highlights

- Solar panels generate income to offset construction costs
- Canopy structure provides patio space, shades structure, and can be converted to a second story
- Sustainably sourced and fire resistant building materials
- Earthquake resistant foundations that also minimize site disturbance
- Prefabricated SIP panels reduce cost and waste
- Grey water recapture reduces water usage and improves resilience
- Prefabricated plumbing wall simplifies construction and maintenance, and reduces cost
- Solar Battery and EV Ready to provide blackout resistance and contribute to grid modernization
- Xeriscape reduces water usage without sacrificing comfort or aesthetics
- Trees combat the urban heat island and clean the air