



# University of California, Los Angeles Urban Single-Family



Fig. : Overall View of Casa Mas

## Project Summary

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.

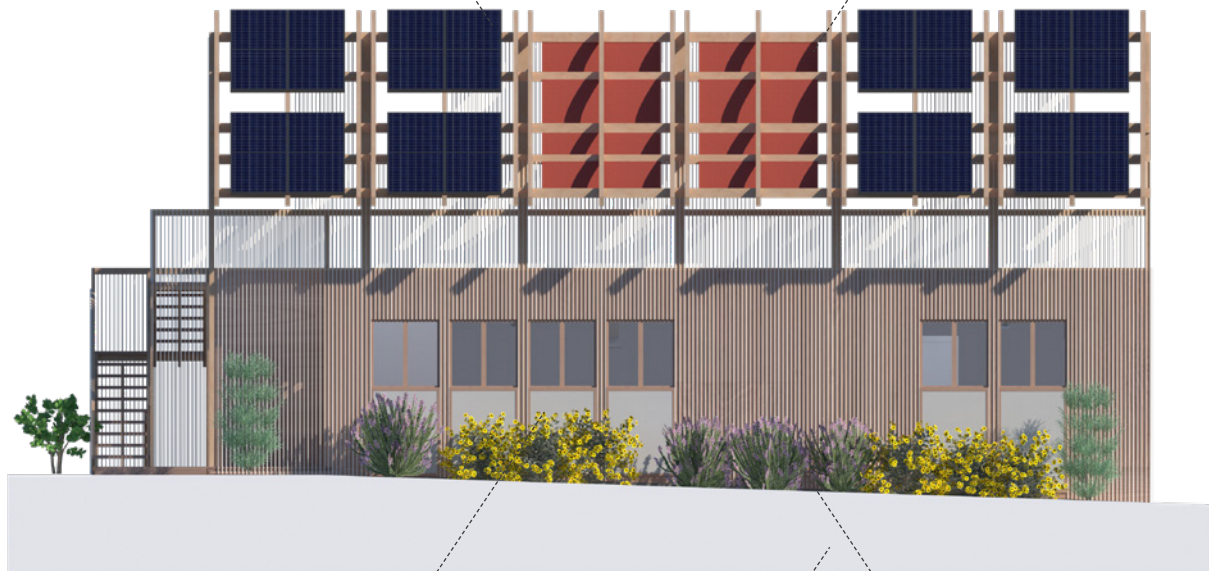
Address	9636 La Salle. Ave. Los Angeles, CA 90047
Backyard Clear Space	2900 SF (46' x 63')
Rental Accessory Dwelling Unit	720SF/900SF, 1BD/2BD, 1 Bathroom, 2/3 Occupants
Home Energy Ratings Score (HERS)	-5/-20
Total Utility Costs	\$101/mo Electricity: \$101/mo; Electricity: \$0 or negative (garbage/water/sewage: \$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



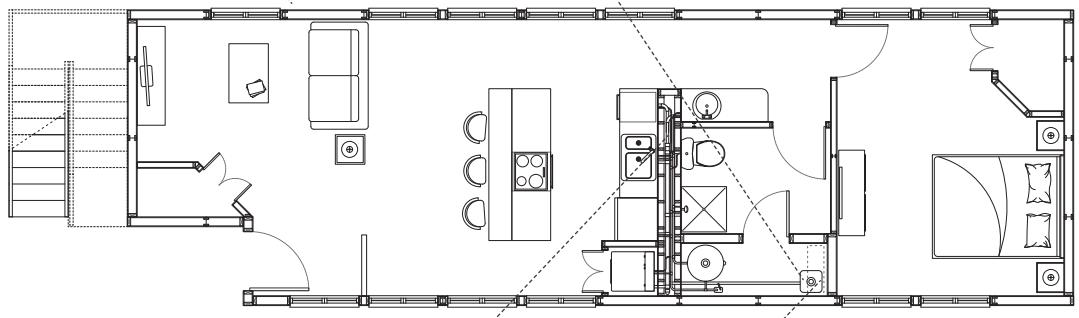
Sustainably sourced and fire resistant building materials

Earthquake resistant foundations that also minimize site disturbance

Xeriscape reduces water usage without sacrificing comfort or aesthetics

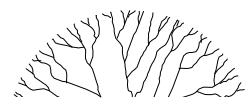
Prefabricated SIP panels reduce cost and waste

Grey water recapture reduces water usage and improves resilience

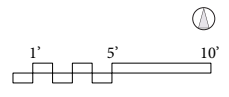


Prefabricated plumbing wall simplifies construction and maintenance, and reduces cost

Solar Battery and EV Ready to provide blackout resistance and contribute to grid modernization



Trees combat the urban heat island and clean the air



Introduction  
Energy Performance  
Engineering  
Financial  
Resilience  
Architecture  
Operations  
Market Potential  
Comfort  
Innovation

Fig. : Design Highlights