



Introduction

1.0

Re-Imagine Living in Los Angeles

Designing a community in which we can help alleviate the housing crisis would mean a paradigm shift as we know single-family living today.

Our proposal is aimed at maximizing single family plots to allow for ADUs to successfully integrate into the existing city grid.

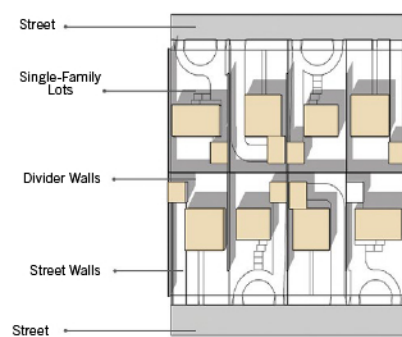
Concept

2.0

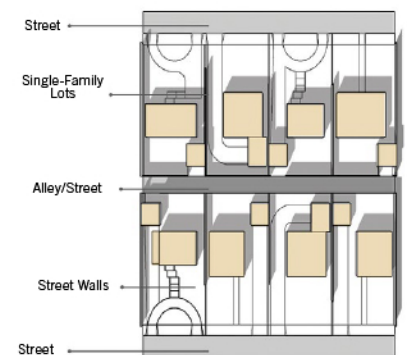
A Shared and Sustainable Community

Single-family living as we know it today is one house per plot. We propose to break down this barrier and create openness to a communal block. Most of these sites have fences surrounding the single-family lot, resulting in isolation of properties among owners and their neighbors.

Our idea is rooted in creating a borderless community which can be achieved by the elimination of border fences and/or walls, in such a way that openness of shared land and space form the foundation for a sustainable community hub. ADUs can integrate into the existing city grid, resulting in a more diverse and unified block.



Existing Scenario 1:
Single-family lots back-to-back



Existing Scenario 2:
Single-family lots with Alley

Design

3.0

Our ADUs have been designed using a modular system. With this modular system, we are able to prefabricate the units instead of building on-site, keeping labor and material costs low. Once the units have been prefabricated, we are able to deploy rapidly and customize the units with art and technology paneling systems to increase energy efficiencies and the user experience throughout Los Angeles.

3.1

Shown below are two ADUs built on borderless lots. The openness and shared land system allows for a new community to form and grow.

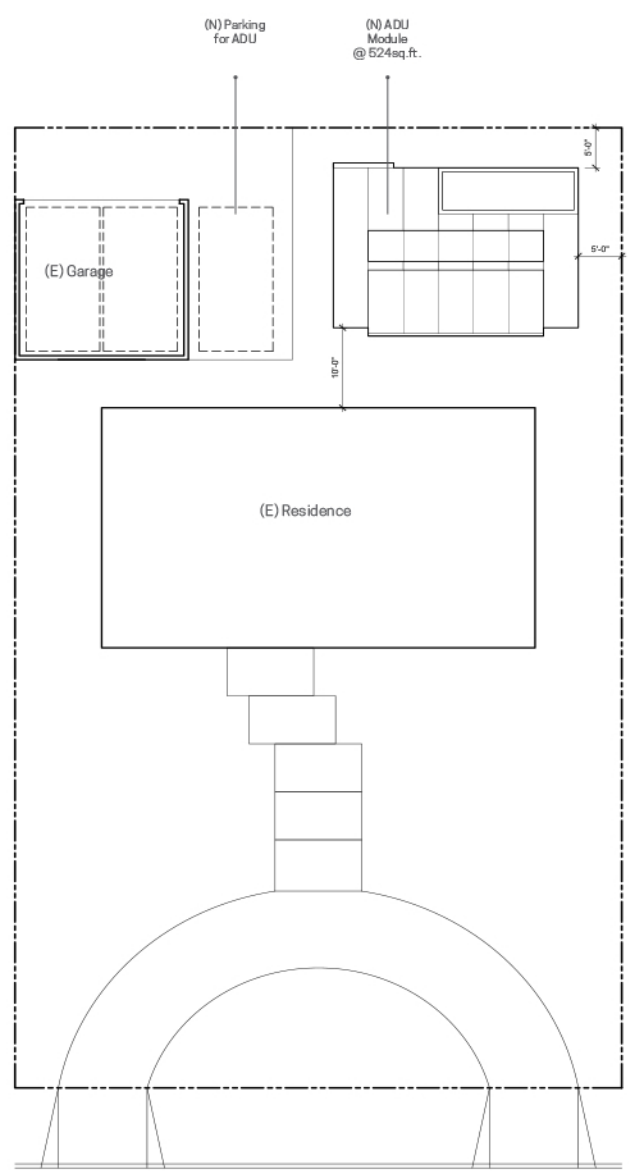
New proposed Scenario 1:
Back-to-back single-family lots without borders/walls



New proposed Scenario 2:
Single-family lots with an alley way access without borders/walls

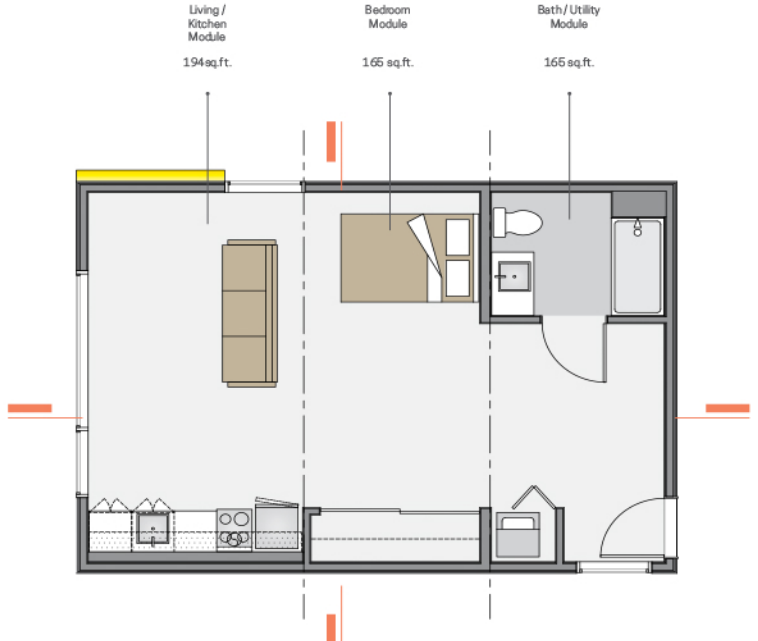


3.3 Drawings of the modular living system

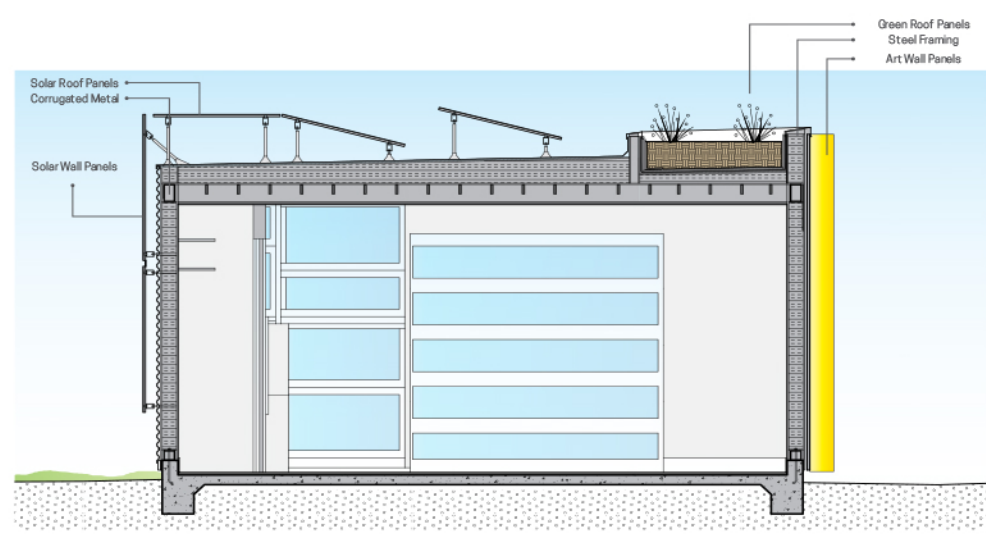
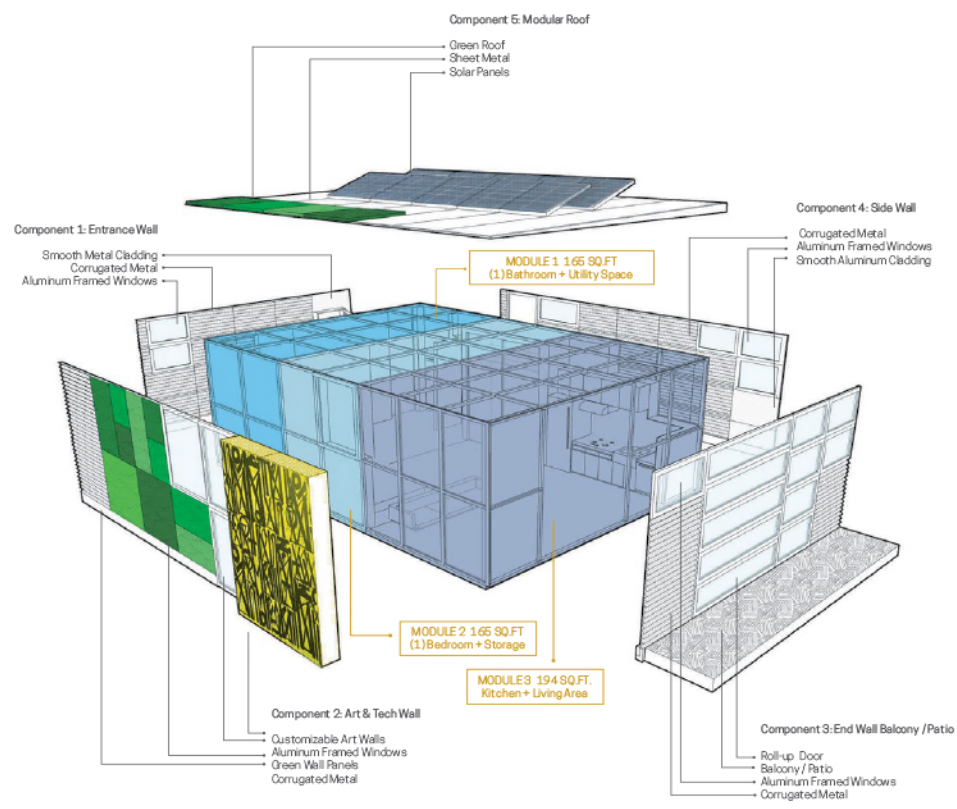


The site plan above was extracted from Attachment A as Site Plan #1.

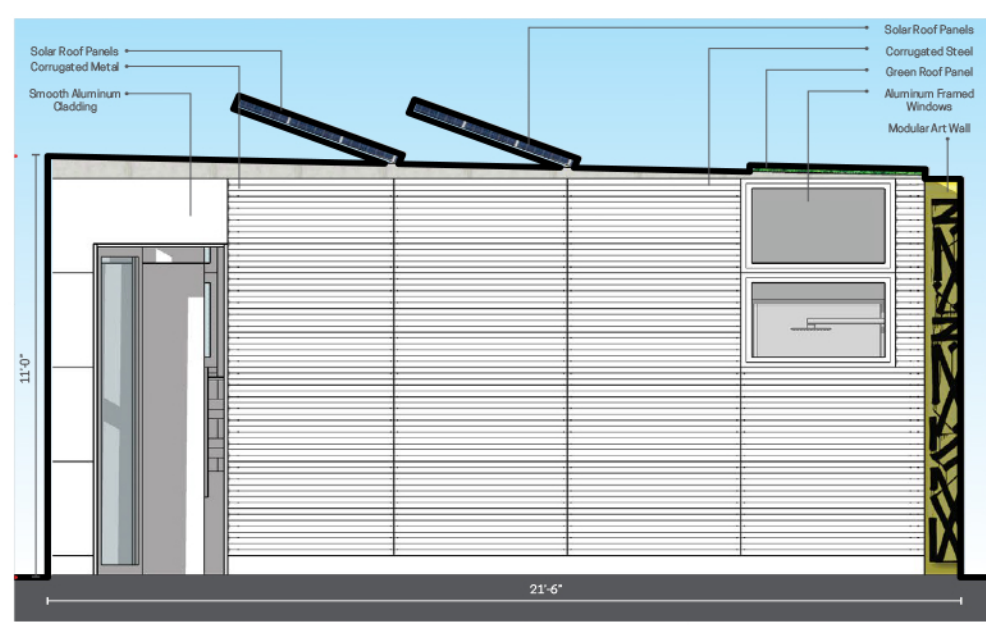
Diagrammatic site plan
Scale = 3/32"



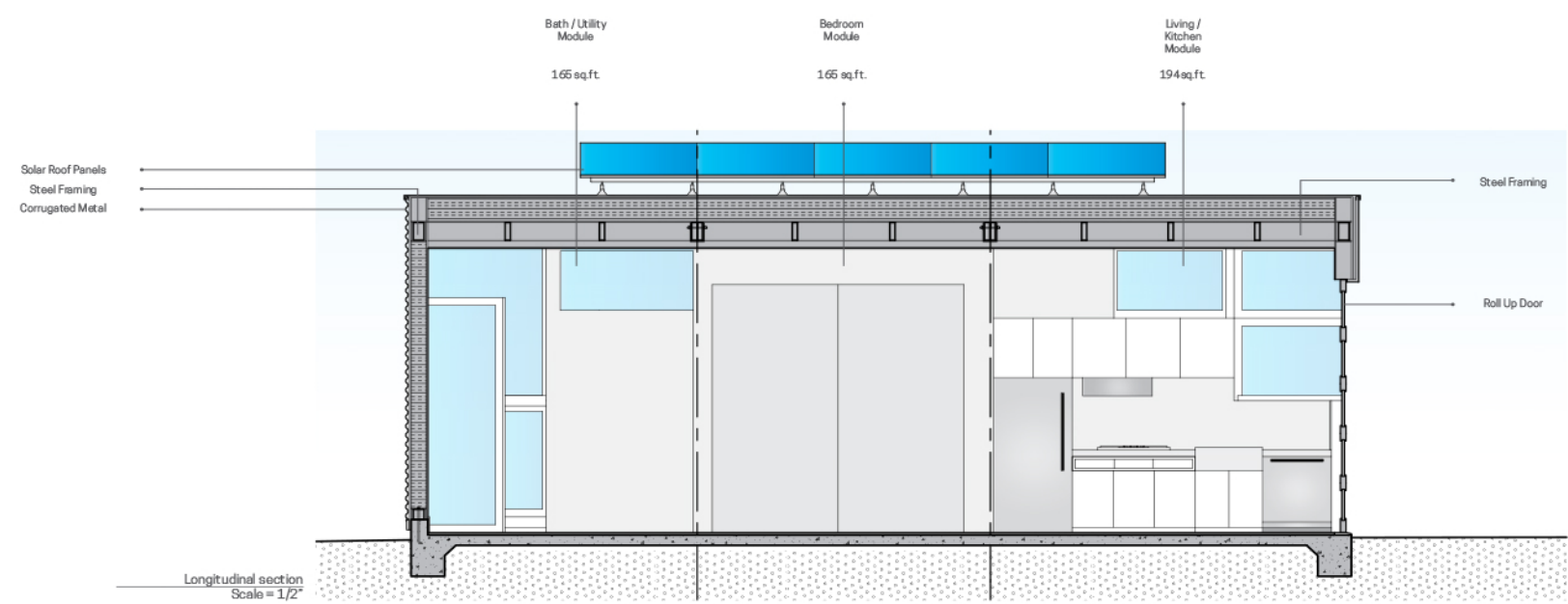
Floor plan
Scale = 1/4"



Cross section
Scale = 1/2"



Exterior Elevation
Scale = 1/2"



Longitudinal section
Scale = 1/2"

The prototypes we have developed to start with a base unit, able to accommodate 2 people in 524sq.ft. The base unit can be quickly expanded to accommodate a family of 3 to 4 people by adding modules as needed.



Our Users

Homelessness looks different today than a few years ago. It is no longer the stereotype of a homeless person on the street pushing a street cart. It looks like a professional losing their job, at-risk youth living in a car, a mom getting injured and going on disability, losing a loved one and not being able to pay the mortgage.

Our mission is to work with policy makers, county officials and/or any other architects and designers required by the County to help our county thrive. We hope these benefits and incentives can be a start to a sustainable Los Angeles for years to come.

The Home Owner

We hope our initiative will provide owners a passive income by renting the ADU and help prevent homelessness by financially aiding those who are faced with foreclosure and need the additional income.

The homeowner could be entitled to certain property tax breaks and be allowed to participate in a cleaner energy program, which the ADUs help facilitate with their smart panels and artistic capabilities.

The Individual or Couple

ADUs can be made to accommodate 1-2 people in 524sq.ft.

These inhabitants can range from artists to students, at risk-youth to homeless men and women. Each unit is equipped with essentials of living a healthy lifestyle in Los Angeles. By providing the ADUs, we hope to free-up other resources that may be available for those who do not qualify for ADUs.

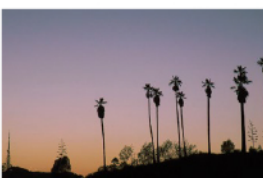
Families and Seniors

Our ADUs have been designed with the International Building Code and ADA in mind. By adding additional modules to the base unit, we can deploy a 700sq.ft. unit, up to 1,000sq.ft.. By deploying these ADUs, we can help prevent seniors within the community who cannot afford their homes any longer to have an affordable housing option.

The Metropolis

Los Angeles is experiencing an increase of inhabitants over the last few years, with very low housing availability.

Our proposal integrates into the existing grid system, with possibilities to relieve the strain on existing resources and promote clean energy. With a modification to city blocks to go borderless, we hope to build a communal and more unified city.

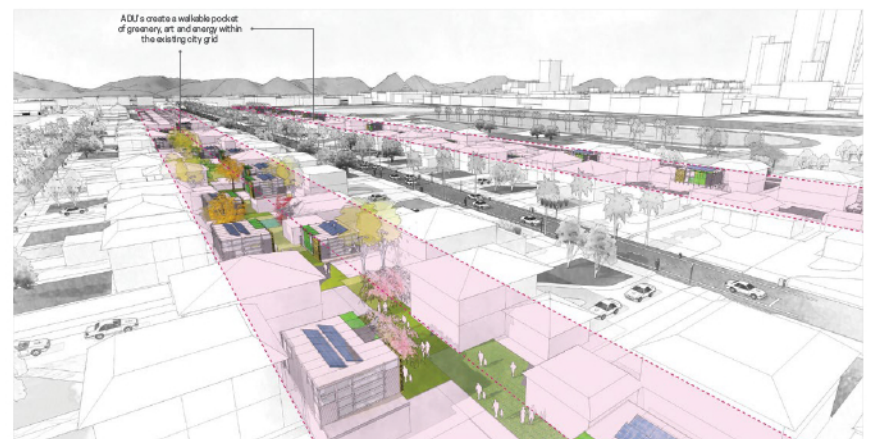


A Smart Community

Our prototypes integrate both art and technology to enhance the Los Angeles County. With our technology and art wall paneling systems, the ADUs form hubs for art walks and cultural exchange crafts and design, meanwhile providing a unique neighborhood identity.



With neighborhood blocks that have alleys, the ADUs could showcase monthly exhibits for a local neighborhood and community exchange.



With neighborhood blocks with back to back lots, the ADUs can create pockets of greenery, art, and clean energy within the existing city grid.