



# ADU | HOU

ACCESSORY DWELLING UNITS | HOUSTON  
DESIGN BOOK

A practical and creative collection of  
small homes with big possibilities



PLANNING &  
DEVELOPMENT  
DEPARTMENT



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The ADU|HOU Design Book was produced by staff from the City of Houston Planning and Development Department and was made possible by a generous grant from AARP. The project ideas in this publication were primarily contributed by architects, designers and creatives from the Houston community. All entities and individuals that contributed concepts to this publication retain rights to their work. Contributing to the ADU|HOU competition, and by extension this publication provides the City of Houston the right to reproduce and distribute this information.

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# CITY OF HOUSTON

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# ACKNOWLEDGEMENTS

## **AARP Community Challenge Grant**

AARP Livable Communities supports the efforts of neighborhoods, towns, cities and rural areas to be great places for people of all ages. They believe that communities should provide age-friendly housing and transportation options; safe, walkable streets; access to needed services; and, opportunities for residents of all ages to participate in community life. Seeing the alignment between the work that AARP's Livable Communities is doing and the City of Houston's Livable Places Action Committee, the Planning and Development Department (Planning Department) applied for funding through the Community Challenge grant. The application was made under the Housing category to increase education and awareness of Accessory Dwelling Units (ADUs). The Planning Department was successful in receiving an AARP 2021 Community Challenge small grant to fund the design competition, this design book, a free, virtually accessible master set of pre-approved construction documents of the winning design, a how-to guide, an ADU website, and several workshops.

The Planning and Development Department is honored and thankful for AARP's generosity. This grant supports our efforts to help Houston's communities provide for more housing options to become more livable for people of all ages.

## **National Organization of Minority Architects (NOMA)**

Thank you to the Houston Chapter of National Organization of Minority Architects (NOMA) for its assistance in recruiting minority architects and the design community to participate in this endeavor. NOMA's mission is building a strong national organization, chapters and members for the purpose of minimizing the effect of racism in the architectural profession. NOMA speaks against apathy, bigotry, intolerance and ignorance; against abuse of the natural environment; and for the unempowered, the marginalized and the disenfranchised. By building strong chapters of design professionals whose sensibilities and interests include promotion of urban communities, NOMA responds to the concerns that affect marginalized communities and people. Their goals are to increase the level of participation in the social, political and economic benefits afforded the citizens of this nation and to tear down the barriers that make full participation unattainable.

## **American Institute of Architects (AIA)**

Thank you to the American Institute of Architects Houston Chapter for its assistance in recruiting architects and the local design community to participate in this endeavor. A local chapter of the American Institute of Architects (AIA), AIA Houston is a community of architects coming together to accomplish in practice and in the region that which no single architect can do alone. AIA Houston's public outreach programs serve as a platform for experiencing architecture and design on a personal level, and reach a wide range of audiences, including students, educators, architects and designers, artists, design aficionados, Houston residents, visitors, and those interested in learning more about Houston's built environment.

# Thinking Big by Building Small



City of Houston Mayor Sylvester Turner

As mayor, I am committed to increasing quality and affordable home options for Houstonians in every stage and walk of life. The Livable Places Action Committee, the Accessory Dwelling Unit Design Contest and this design book propel that commitment forward.

These initiatives identify needs and create solutions that are more accessible, more efficient, more affordable, and more beautiful in our city's neighborhoods. The research and community engagement that went into creating this book are evidence of the innovative thinking and forward action that I admire about our Planning and Development Department team, the dedicated Livable Places Action Committee members and our community participants.

According to HCAD data, there are more than 3,600 ADUs in Houston. They are an important part of the architecture of Houston and can be traced back to the early 1900s. ADUs can be seen behind the bungalows of East End to the Victorian homes of the Greater Heights. Houstonians have built ADUs behind newer homes across Houston from Kingwood to Alief and from Clear Lake to Spring Branch West.

The benefits are easy to imagine – increased net worth and supplemental rental income for homeowners, the opportunity for multiple generations to live together and still maintain their own space, extra living space for caregivers, empty nesters, college students, young couples, single parents and more.

In these pages, you will find the confluence of creativity and practicality – designs that address the growing need for housing variety and affordability, sustainability and resilience. Dozens of aspiring architecture students and top-notch architecture firms from Houston and around the country have channeled their time and talent into this ADU design competition.

Our hope is that these designs will spark interest in exploring housing options that enrich the character of existing neighborhoods. This book will give you a glimpse into the possibilities for ADUs in Houston, but I also encourage you to follow and participate in our Livable Places initiative.

Visit [letstalkhouston.org/livable-places](http://letstalkhouston.org/livable-places) to stay informed and engaged about exciting programs yet to come.

# ADU|HOU Design Competition

## ADUs in Houston

The City of Houston is growing and will need an additional 120,000 homes by 2030 and 180,000 homes by 2040 according to data derived from the 2018 Houston-Galveston Area Council's Regional Growth Forecast. To meet this demand, our city will need a mix of single-family homes, multi-family homes, townhomes, duplexes, triplexes, courtyard apartments, and everything in between. Single-family homes with Accessory Dwelling Units will play an important part in meeting the housing needs of Houston's future.

ADUs are secondary housing units that are allowed under Houston's definition of single-family housing. This definition is outlined in the Code of Ordinances and describes an ADU, or secondary dwelling unit, as a unit that is detached from the main structure and restricted to 900 square feet or less. ADUs can include garage apartments, granny flats or mother-in-law cottages and can be a great solution allowing people to age in place or provide housing for caregivers, young couples and empty nesters. ADUs are currently allowed on any single-family lot unless they are prohibited by active deed restrictions.

As Mayor Turner mentioned in his opening letter, Harris County Appraisal District data shows more than 3,600 ADUs in the City of Houston. More than 50% of these units are between 450-600 square feet. Placed behind the main structure it allows each community to maintain the character and feel along the

street. A large percentage of ADUs (43%) are in historical neighborhoods dating back to the era of cottages, Bungalows, Craftsman, Victorian, Queen Anne, Italian Renaissance, Tudor, French Eclectic, and Colonial architecture. New single-family home construction also contributes to the ADU landscape, and can be found in neighborhoods across Houston.

Why did we choose the Accessory Dwelling Unit for this competition? ADUs effectively double the density of single-family neighborhoods providing more home options without negatively impacting the existing neighborhood fabric or character. They reduce sprawl and traffic while helping to mitigate flooding with better infrastructure and land use. ADUs can also increase the socioeconomic diversity of a neighborhood by providing lower-cost rental housing — more affordable, resilient, and built to today's energy and flooding standards. Giving homeowners flexibility, guidance and options for building, ADUs will pave the way for more housing without needing more land.

The Resilient Houston Plan (Action 24.2) specifically calls for Houston's future housing development to integrate accessory dwelling units into existing neighborhoods. In response to the goal, "Protect and strengthen neighborhoods through appropriate infill development," the Planning and Development Department actively engages with partners to help inform residents about the benefits of ADUs through educational workshops and through the ADU Design Competition.

## The ADU Website

This design competition, coupled with the Planning Department's ADU research and public engagement efforts, are related to ongoing discussions of the Livable Places Action Committee (LPAC). The LPAC is creating opportunities within our development standards that encourage housing variety and affordability. For more information on the design competition, to see more on the submissions, or to access the ADU workshops, visit our website at <http://houstontx.gov/adu>.

## Legal Disclaimers

Rights to build the designs included in this document are retained by the original designer, except the City of Houston's Planning Department shall have the right to share them in this design book with Houston homeowners as an architectural set only. All product and company names are trademarks of their respective holders. The use of these plans by a homeowner does not imply any affiliation or endorsement.

All further permits, surveys, approvals or other construction related requirements are the responsibility of the homeowner. The homeowner, or consultant of the homeowner, are held responsible to follow all regulations that may include landscaping, parking, drainage, utilities, impact fees, architectural, engineering, etc. Accessory dwelling units, or secondary dwelling units, require one additional parking space as outlined in Houston's Code of Ordinances, Sec. 42-186



# The Winning Designs

## GRAND PRIZE WINNER

### Double-House by Team Double-House

Adam Berman is a third-year Master of Architecture student at Rice University and a graduate of Northwestern University. He is from Grand Rapids, Michigan. Previously he interned at SOM and Brett Zamore Design, and worked on Rice Architecture's PLAT journal.

Siobhan Finlay is a third-year Master of Architecture student at Rice University and a graduate of Wellesley College. She is from Montclair, New Jersey. She interned as a Design Assistant at Bjarke Ingels Group and worked on Rice Architecture's Tête-à-Tête podcast.

Berman and Finlay are part of the graduate studio at Rice Architecture led by Andrew Colopy, focused on designing an ADU for the inner loop of Houston. They participated in the ADU|HOU competition as part of the course.

"We were interested in combining an open floor plan with private space in a compact form, and the theme of duality was used to create this variety in both the floor plan and building section," the team said.



"As the fourth-largest city in the United States, Houston has an incredible need to densify on its large stock of single-family lots," the team said. "ADUs provide an opportunity for Houstonians to increase housing opportunities in their neighborhoods without radically changing the urban fabric."

"Our ADU's facade uses two different materials and roof slopes to create a complex form on a compact footprint. The plan is composed of two sliding volumes, which breaks up the space into a shared living/kitchen area and a more private bed/bath. The outdoor spaces formed by the offset create an entry porch and a private back deck, bringing in natural light to the interior."

### Determining the Contest Winners

The ADU|HOU Design Contest winners were chosen through an online public survey over a two-week period in October 2021. The public was asked to select their top 5 favorite designs. Both the grand prize winner and the category winners were determined by popular vote.

## CATEGORY WINNERS

The competition was subdivided into categories: Detached, Resilient, Sustainable, Affordable, and Garage. Here are the category winners:

### Sustainable Category

Auxiliary ADU  
by Kati Gullick & Madeleine Pelze

### Resilient Category

One House Three Ways  
by Studio Zhan

### Garage Category

Contemporary Work from Home  
by Kathleen Taus

### Detached Category

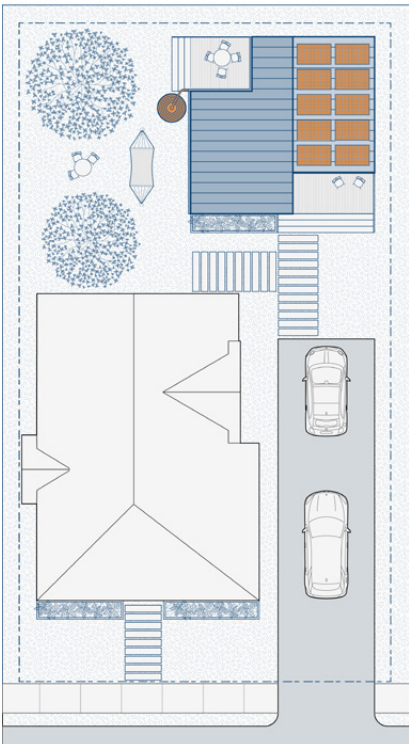
Wedge House  
by N.A.H. Studio

### Affordable Category

Housey House  
by Martin + Schneider

### Student Category

Prairie House 360  
by H House 360



# Double-House

DESIGN BY  
**TEAM DOUBLE-HOUSE**

Double-House is composed of two side-by-side sliding rectangular volumes, each with a unique material and spatial character. As the volumes slide past one another and adapt to the conditions of a given site, they produce a series of spaces with increasing levels of privacy, including two outdoor porches along the front and rear. The soaring nature of the curved roofline marks the moment of entry off the front porch. The facade embodies the ADU's repetitive duality through its use of inverted rooflines, which are optimized for solar energy and water collection. This duality is further emphasized through the material juxtaposition of vertical and horizontal elements on each volume. Inside, programmatic shifts divide the two rectangular volumes into three zones: (1) an entry threshold, (2) a shared living space, and (3) a private sleeping area. The ADU's rooflines create a layered experience that lends an intimate quality to the shared living, dining, and kitchen area.

## Categories:

Sustainable  
Detached  
Affordable

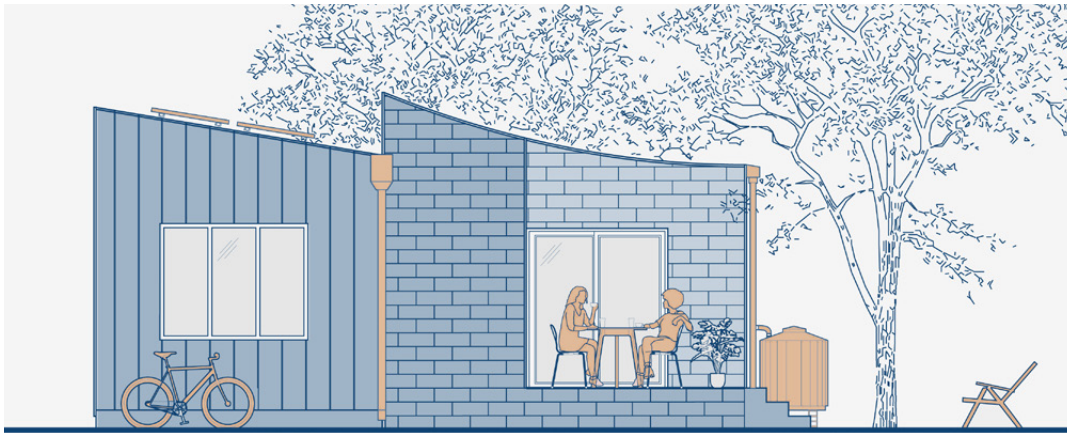
## Dimensions:

530 square feet  
27 x 26 feet

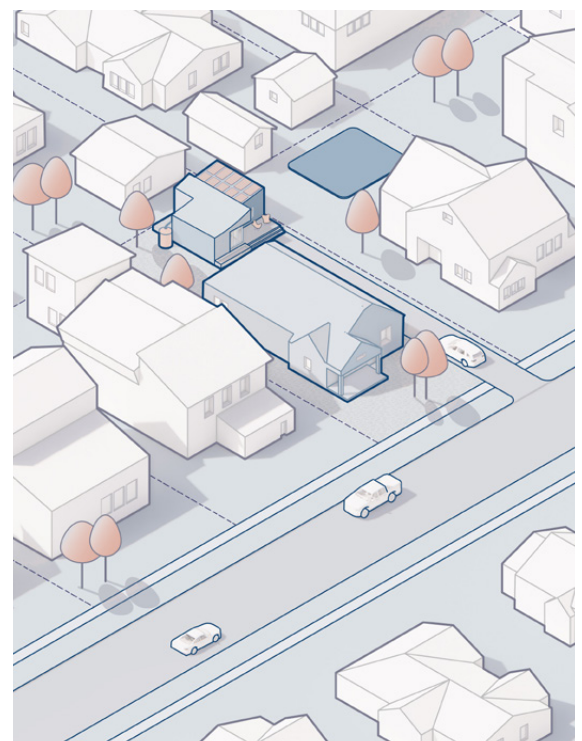
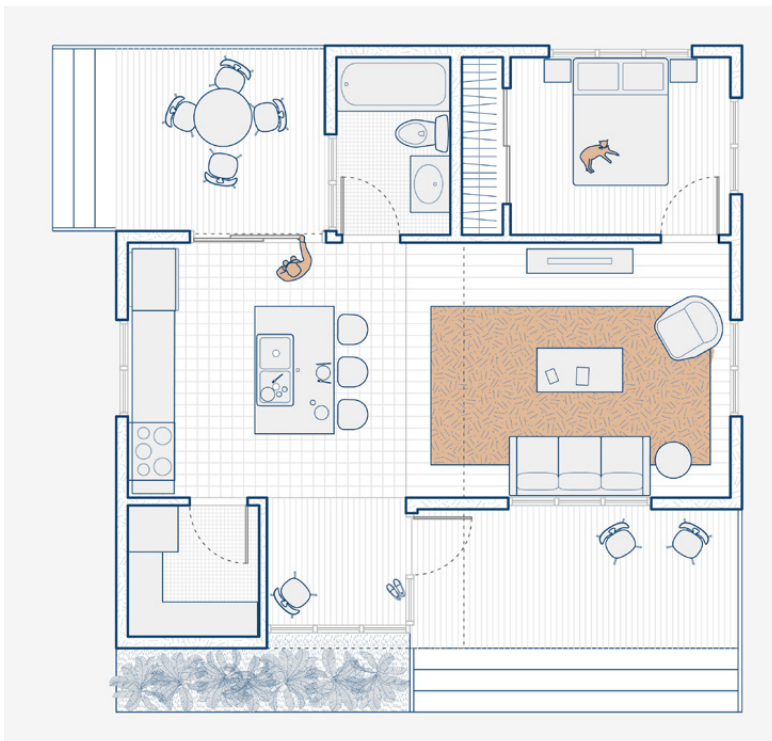
## Features/Amenities:

- 1 bedroom / 1 bath
- Shared Living & Kitchen Area
- 2 Porches
- Post & Beam Foundation
- Roofs Optimized for Solar Panels & Water Collection





0 4 8  
2 6 10 FT



# CATEGORY DESCRIPTIONS

Reports have noted Houston as the most diverse city in the nation. Several studies in recent years have shown the Bayou City at the top of the list for ethnic and racial diversity. With the Planning and Development Department's mission of 'growing and preserving Houston's diverse communities to create a resilient city' in mind, the design competition focused on a range of housing types for the ADU competition. These ADU categories fit seamlessly into Houston's existing residential neighborhoods with homes to support density, aging in place, walkability to local retail, and public transportation options.

**Entries in the ADU|HOU competition are classified based on the following descriptive categories:**

## **Sustainable**

A sustainable ADU design incorporates materials, products, means, and methods meant to reduce the environmental impact. The term also applies to a reduction in materials that are harmful to your health and well-being, as well as a reduction in utility expenses over the life of the building.

## **Resilient**

A resilient ADU design is one in an urban area with capacity to survive, adapt, and thrive regardless of climate stressors or shocks. In resilience terms, shocks are sudden or acute events that threaten or impact Houstonians' immediate safety and well-being. Stresses are daily or chronic challenges that weaken natural, built, or human resources. Stresses can amplify the effects of shocks when they occur, particularly for vulnerable populations and neighborhoods.

## **Garage**

A garage ADU is a unit built within the walls of, or on top of, the garage of an existing house. The garage may be attached or a separate building from the main house, but will have a separate entrance and may or may not have a communicating door to the main house.

## **Detached**

Detached ADUs are free-standing structures or are attached to another structure that is separate from the primary home structure such as a breezeway, a manufactured home, or an outbuilding. For the purposes of this competition a detached, or attached garage ADU is considered in the 'garage' category.

## **Affordable**

An affordable ADU is one that is deemed affordable to those with a household income at or below the median as rated by the national or local government by a recognized housing affordability index. For the purposes of the competition affordable also applies to a reduced cost of construction.

## **Student**

All ADU designs submitted by current college-level students who are not representing a professional architecture firm are noted on the **Projects by Category** index on page 61.





# Auxiliary ADU

DESIGN BY

**KATI GULLICK & MADELEINE PELZEL**

Auxiliary ADU addresses sustainability and collectivity on multiple scales — from the envelope to the urban context. It begins not with a single dwelling, but rather an adaptable prototype suitable for many sites throughout Houston. The project addresses issues of privacy and shared areas on a single lot, as well as the potential for new collective space across property lines as ADUs increase density.

Energy consumption is a critical consideration in the design. Conventional wisdom of vernacular architecture pairs with modern technology and material assemblies to produce an efficient dwelling. Thoughtful use of conditioned space and self-shading geometry reduce energy use, while a solar array generates power. The portal framing system combines CNC'd plywood components with dimensional lumber to allow the envelope to respond to specific site conditions and solar orientations.

The project is forward looking in the ways that we consume energy, increase density, and share private space.

## Categories:

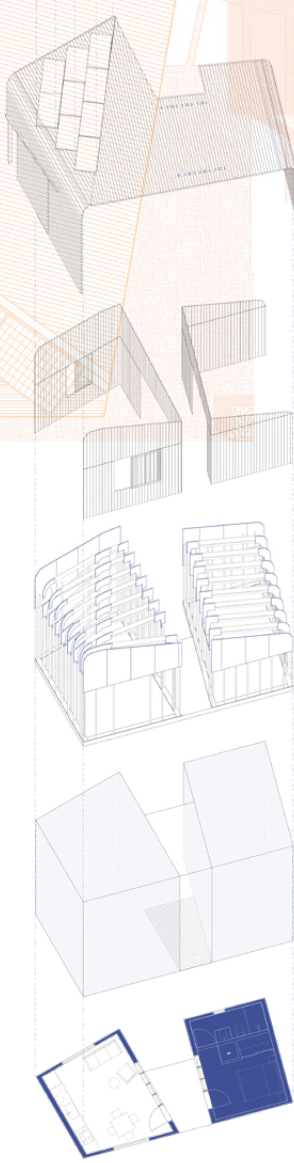
Sustainable  
Detached

## Dimensions:

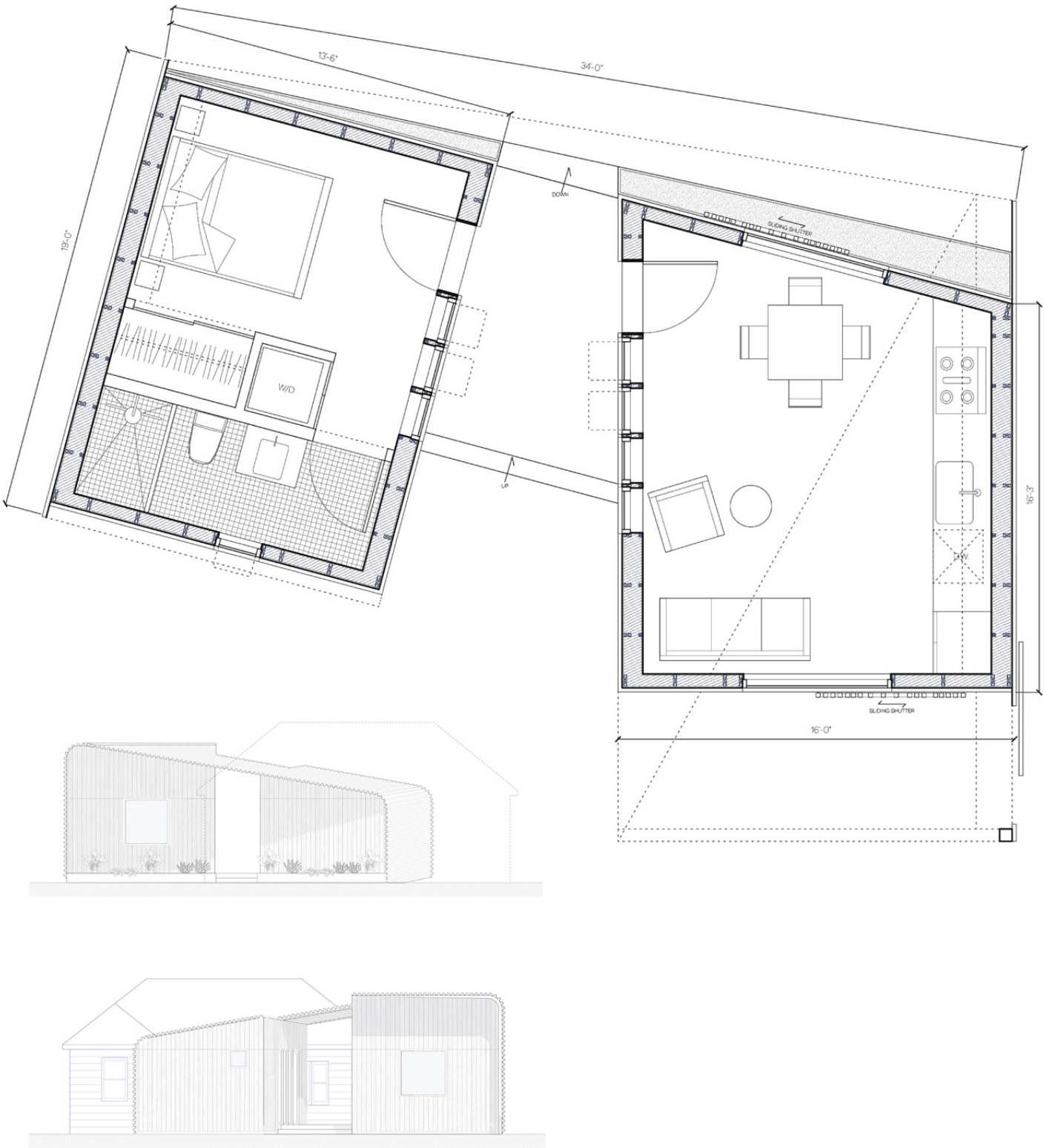
515 square feet

## Features/Amenities:

- 1 bedroom / 1 bath
- Living Room
- Kitchen
- Dining Room
- Utility
- Porch



AUXILIARY ADU — FLOOR PLAN & ELEVATIONS







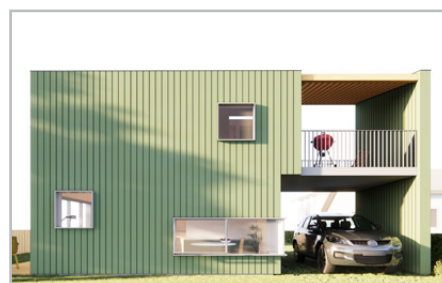
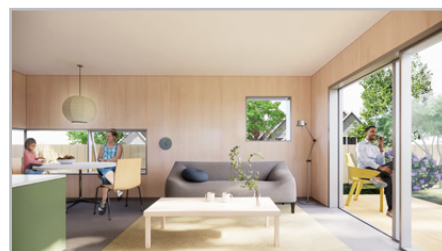
# One House—Three Ways

DESIGN BY  
**STUDIO ZHAN**

As Houston faces a wide range of housing needs, our proposal is a prototype ADU that can take on three different configurations. With choices that vary in area, outdoor space, and room count, One House—Three Ways responds to the diverse lifestyles and family structures that represent Houston.

In all configurations, the design provides spaces that allow residents freedom with minimal square footage. For example, locating the private areas on the second floor above the communal spaces helps alleviate the pressures of living in close proximity to others. Also, eye-level windows are strategically placed on the rear and end facades, preventing direct views from the main house.

The structure is porous, with various openings and connections to outdoor space. The covered carport and entry overhang provide a sheltered transition before entering. The patio on the ground floor serves as an extension of the living room while the second floor terrace provides an elevated view and easy access from the bedrooms. The unit's small footprint also occupies less lot area, allowing room for kids to play and activities such as backyard gardening.



## Categories:

Sustainable  
Resilient  
Detached

## Features/Amenities:

- 2–3 bedroom(s)\* / 1 bath
- Living Room
- Dining Room
- Kitchen
- Terrace & Patio

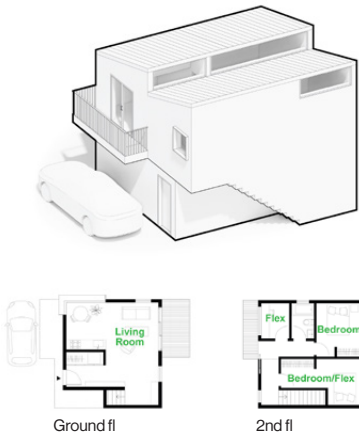
## Dimensions:

775 or 885 square feet\*

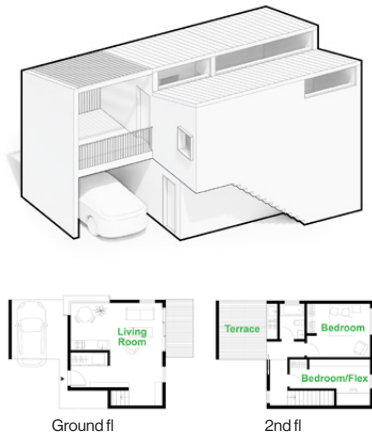
\* Based on chosen floor plan

# ONE HOUSE-THREE WAYS — FLOOR PLANS

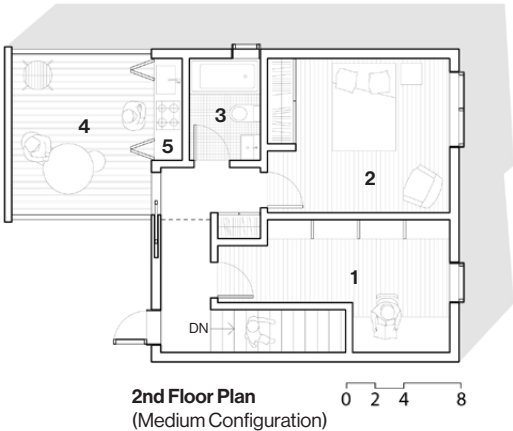
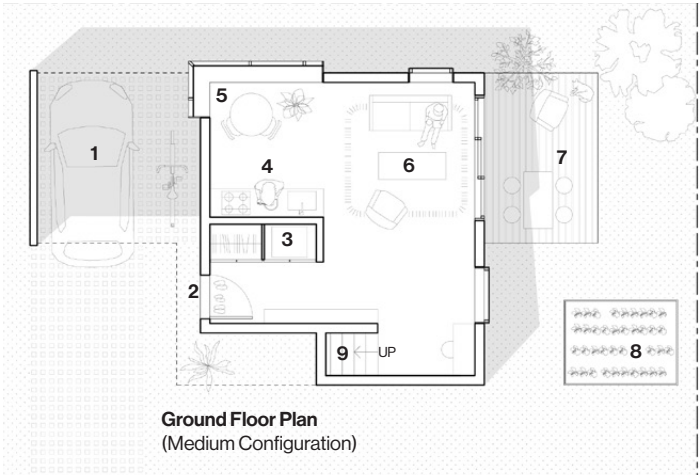
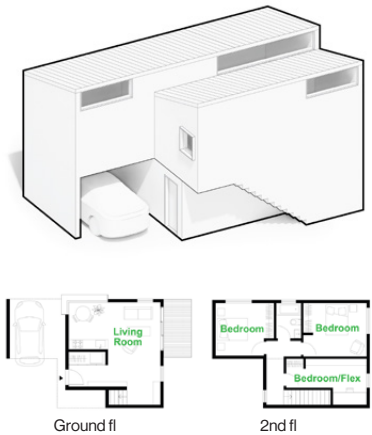
**Small:** 1-2 Residents  
2 BR, Flex Space  
775 SF  
80 SF (outdoor space)



**Medium:** 1-2 Residents  
2 BR, Terrace, Carport  
775 SF  
160 SF (outdoor space)



**Large:** 2-3 Residents  
3 BR, Carport  
885 SF  
45 SF (outdoor space)



**Communal Spaces**  
The open plan on the ground floor allows the kitchen, dining, living room to feel more spacious. Outdoor patio with large sliding door becomes an extension of the communal spaces.

- |                          |                       |
|--------------------------|-----------------------|
| <b>Ground Floor Plan</b> | <b>2nd Floor Plan</b> |
| 1 Carport                | 1 Bedroom/flex room   |
| 2 Covered entry          | 2 Bedroom             |
| 3 Washer/Dryer           | 3 Bathroom            |
| 4 Kitchen                | 4 Outdoor terrace     |
| 5 Dining                 | 5 Sink and BBQ        |
| 6 Living Room            |                       |
| 7 Outdoor patio          |                       |
| 8 Vegetable garden       |                       |
| 9 Stair                  |                       |





# Contemporary WFH

(Work From Home)

DESIGN BY  
**KATHLEEN TAUS**

A common missing feature in denser neighborhoods is a garage. A balancing act is required in order to fit necessary parking, an accessory dwelling unit and retaining vital green space. Cognizant of this fact, the apartment was designed to perch on top of two covered parking spaces, each with enough room to hold a full-size truck, while providing an efficient floor plan for one or two inhabitants.

The apartment features a palette of contemporary finishes. In lieu of custom cabinetry, readily available millwork solutions can be utilized to the benefit of speed and cost consciousness. A built-in island negates the need for a separate table and a small office is tucked away to provide a work from home solution or hobby space. To provide a fresh perspective, but harkening back to extant buildings, a cementitious board and batten and casement windows are used along with an asymmetric gable roof.

## Categories:

Garage

## Dimensions:

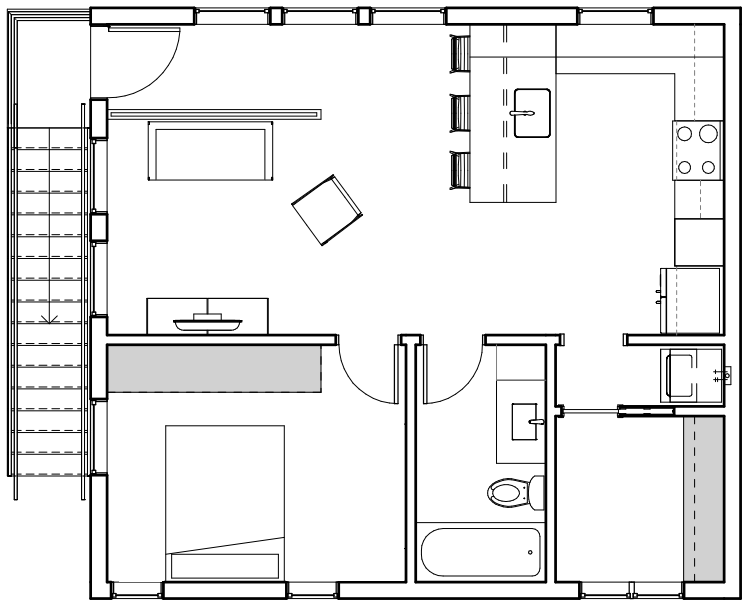
681 square feet

26 x 23 feet

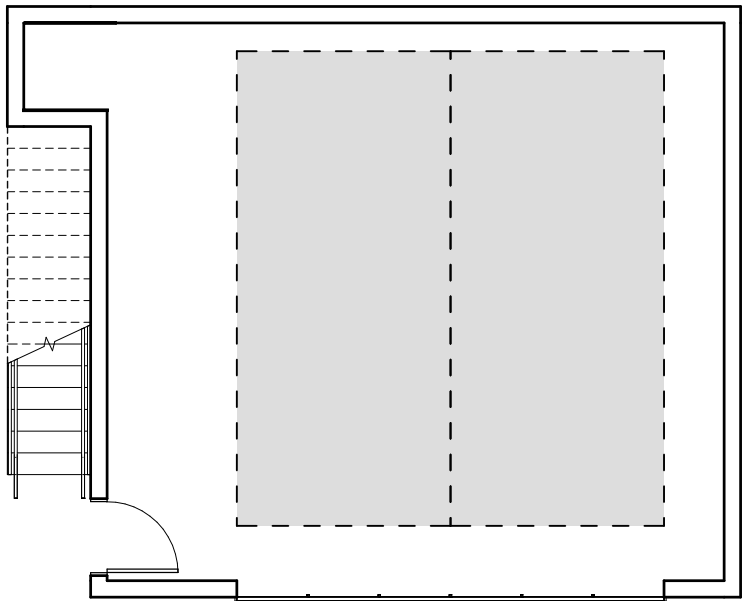
## Features/Amenities:

- 1 bedroom / 1 bath
- Living Room
- Dining Room
- Office
- Laundry

CONTEMPORARY WFH — FLOOR PLAN & ELEVATIONS



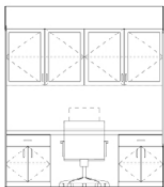
Level 2 - Apartment | Scale: 1/8": 1'-0"



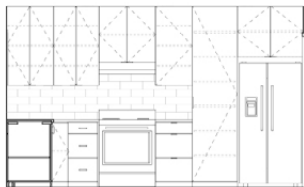
Level 1 - Garage | Scale: 1/8": 1'-0"



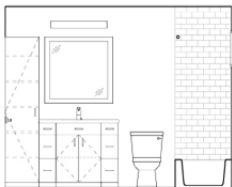
Living Room



Office



Kitchen

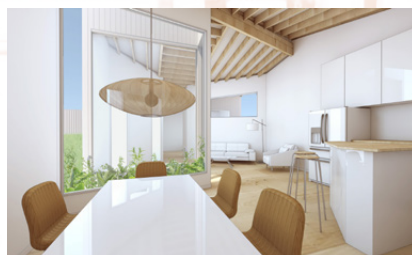


Bathroom



# Wedge House

DESIGN BY  
**N.A.H. STUDIO**



Wedge House seeks to maximize privacy while creating connections to its surroundings through the use of angled, inset walls, or “wedges.” This envelope system is designed to maximize windows and private outdoor space while preventing exterior visual connections into the ADU’s interior. Wedge House consists of many detailed gestures influenced by the wedges, coalescing into a complete working design. An entry wedge subdivides the ADU first into public and private space. The kitchen acts as a hinge in the public space, connecting to the dining and living areas. A wedge that introduces light and greenery brightens the subsequent open and connected public space. The bedroom is tucked away with access to its own private outdoor deck, hidden from exterior view. Wedge House is a simple rectangular form, enabling typical construction techniques and easily integrating itself to different homes and yard arrangements.

## Categories:

Detached

## Dimensions:

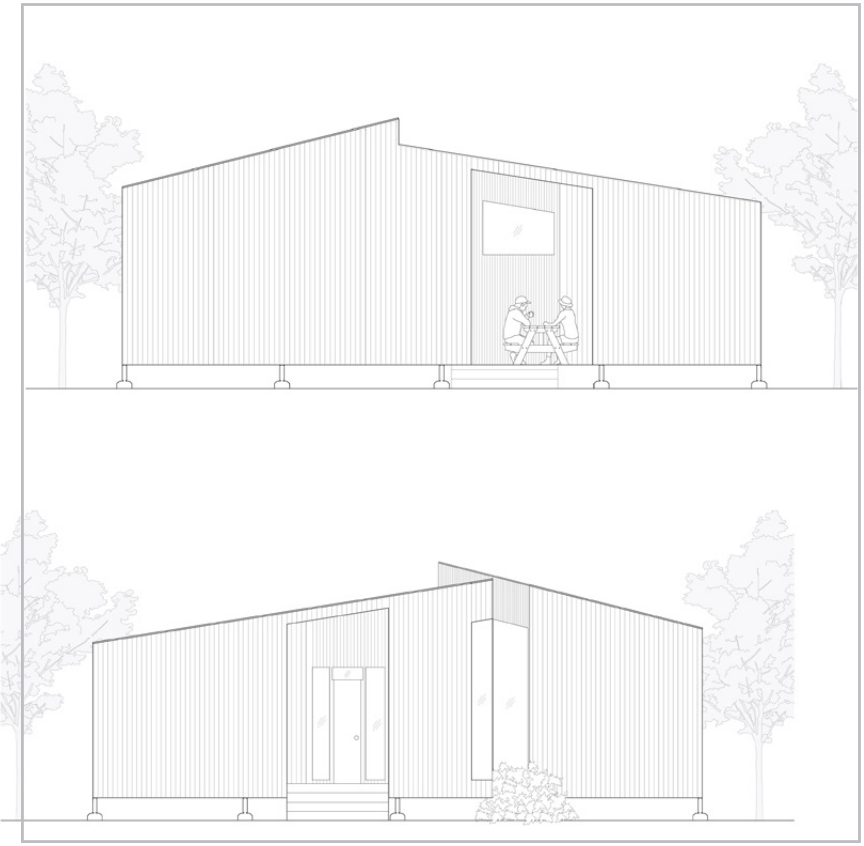
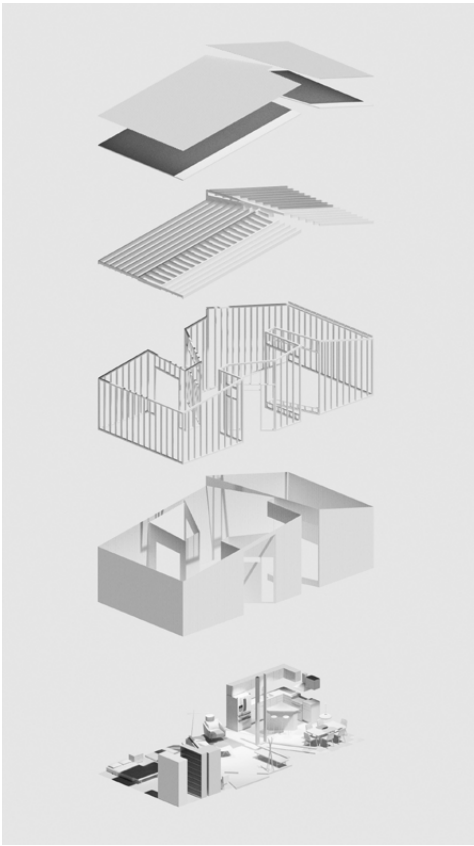
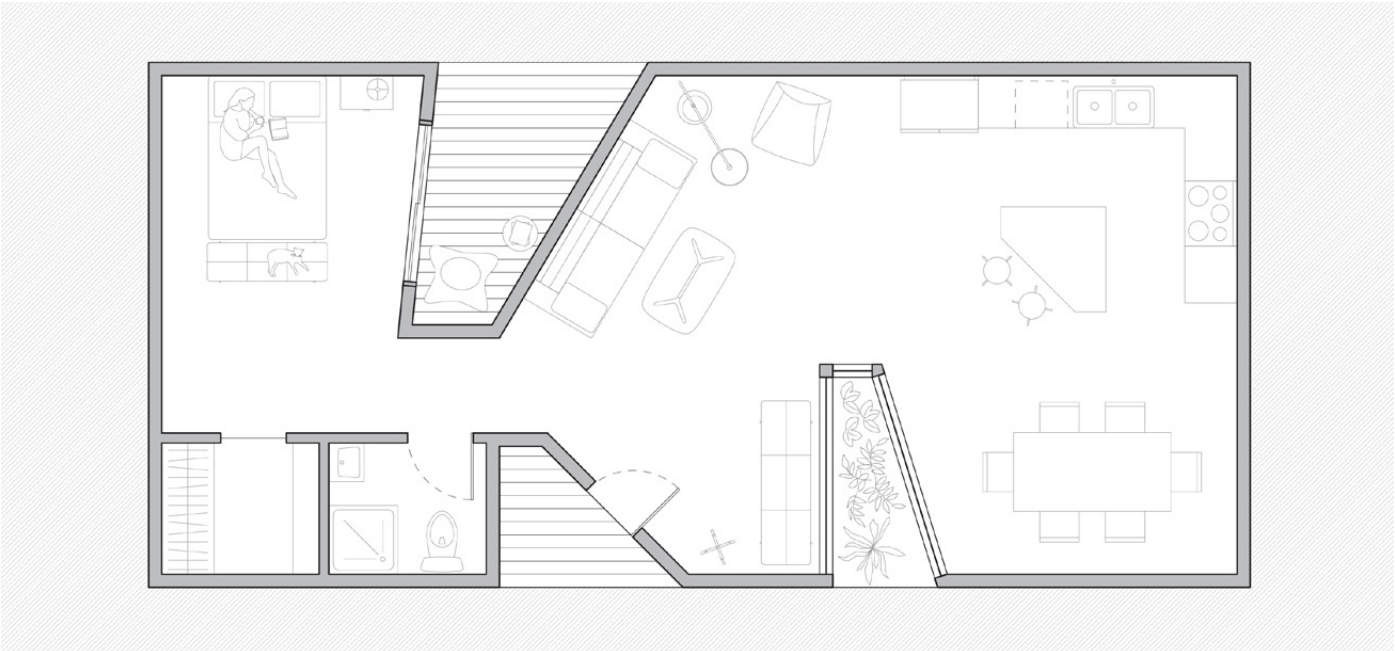
740 square feet  
42 x 20 feet

## Features/Amenities:

- 1 bedroom / 1 bath
- Living Room
- Kitchen
- Dining Area
- Private Outdoor Deck



WEDGE HOUSE — FLOOR PLAN & ELEVATIONS





# Housey-House

DESIGN BY  
**MARTIN + SCHNEIDER**

The current building code deems any structure a dwelling if it provides space for 'non-transient sleeping, cooking, and sanitation.' However, we believe a home is more than an accumulation of codes that economize the dwelling. We begin with the one-room house form, and divisions that form the three code-required spaces: bedroom, bathroom and kitchen, declaring each their own prefabricated module. The modules retain their previous doors and windows, and are reassembled on site; the bedroom will shift to the back corner for privacy, the kitchen will remain facing the road for street presence. Once in place, the living spaces that the code does not deem necessary infill the space between, creating a livable space. The project is a critique on code, and logistically simple as its modules can easily navigate small sites, and their maximum width of 8'-6" can ship on a flatbed without permit.

## Categories:

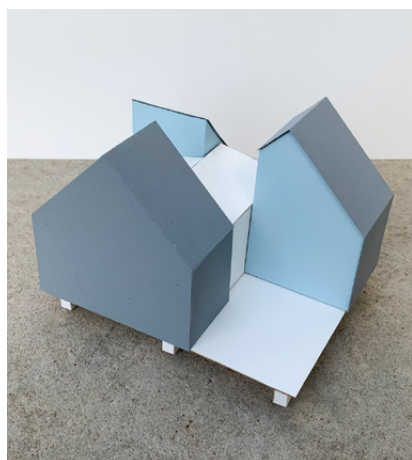
Sustainable  
Detached  
Affordable

## Features/Amenities:

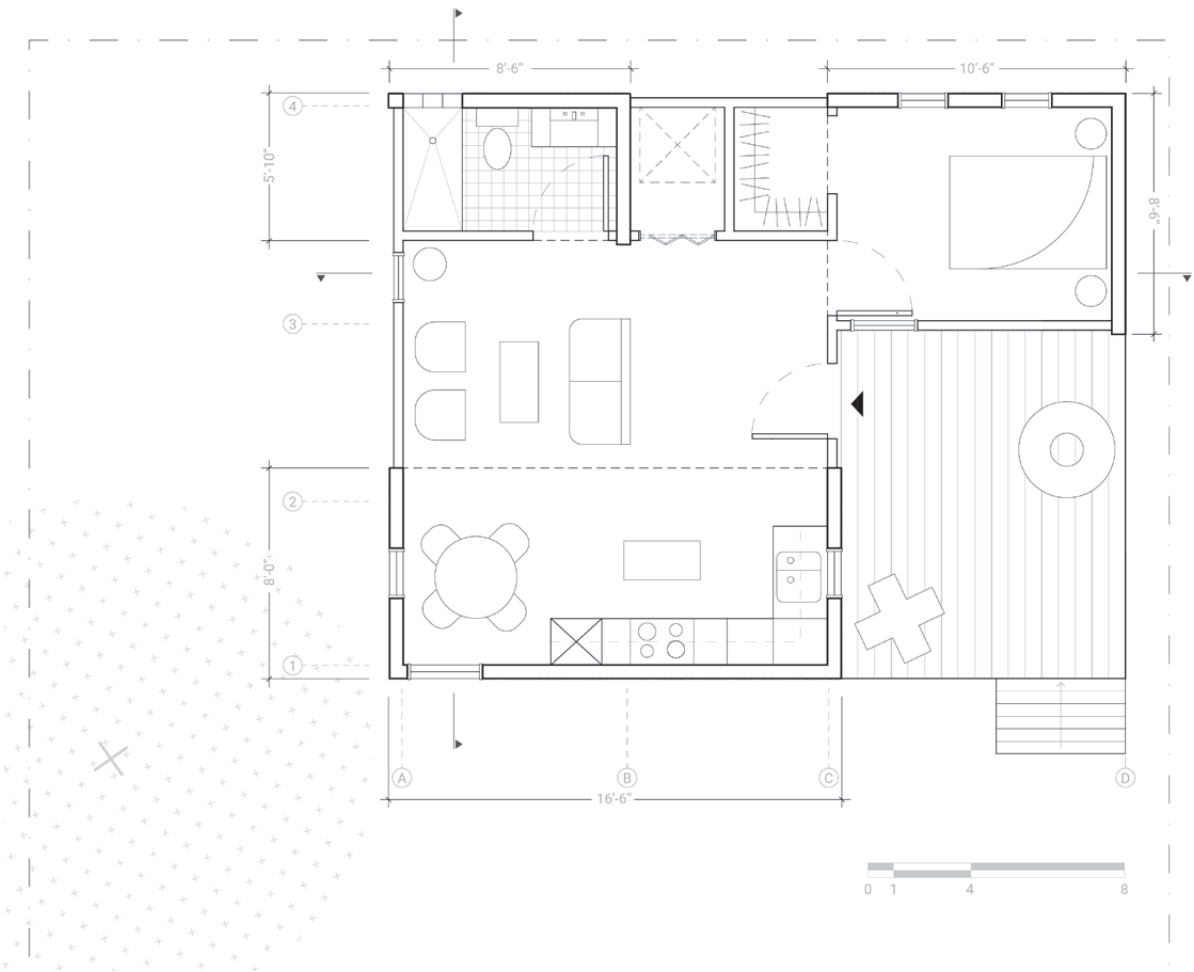
- 1 bedroom / 1 bath
- Kitchen
- Porch
- Washer/Dryer space

## Dimensions:

532 square feet  
29 x 23 feet (with porch)



HOUSEY-HOUSE — FLOOR PLAN & ELEVATIONS







# Prairie Dwelling 360

DESIGN BY  
**H HOUSE 360**

This single-family ADU was designed by Prairie View A&M University School of Architecture students and features an efficient, affordable modular design that is 360 square feet. These accessory dwelling units are meant to be a model for Houstonians in historic neighborhoods. The design team is working in partnership with Houston Habitat to construct a prototype that is easy to assemble quickly after a natural disaster, to provide immediate return to property that has been damaged. The ADU can serve as a temporary home instead of a FEMA trailer or hotel and can remain in place as a second permanent residence for a family member or as a rental. Resilient strategies include, affordable, eco-friendly water resistant materials, off-grid solar energy production and water conservation that would protect the family during a storm.

## Categories:

Sustainable  
Resilient  
Detached  
Affordable

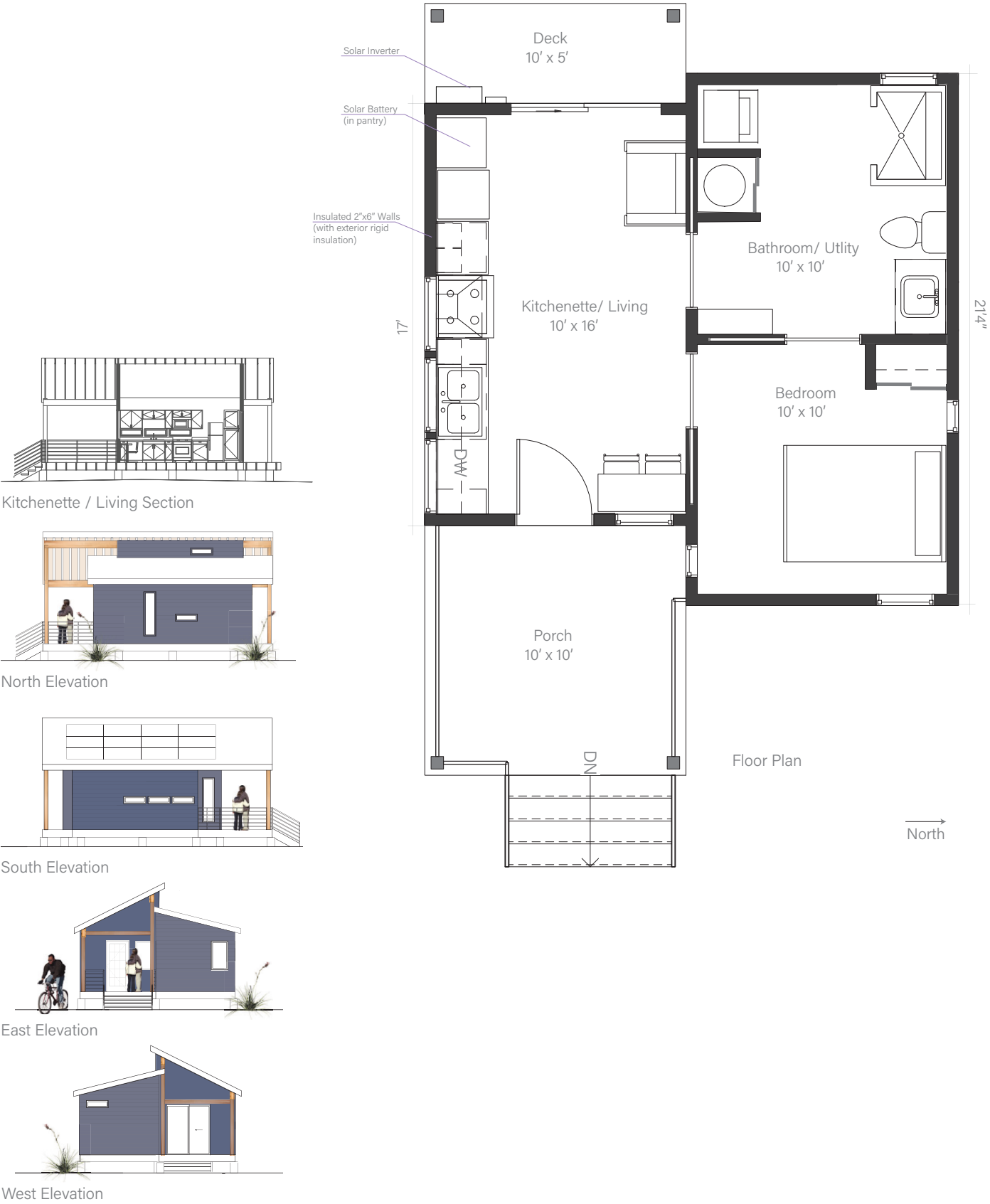
## Features/Amenities:

- 1 bedroom / 1 bath
- Living Room
- Kitchen

## Dimensions:

360 square feet

PRAIRIE DWELLING 360 — FLOOR PLAN & ELEVATIONS



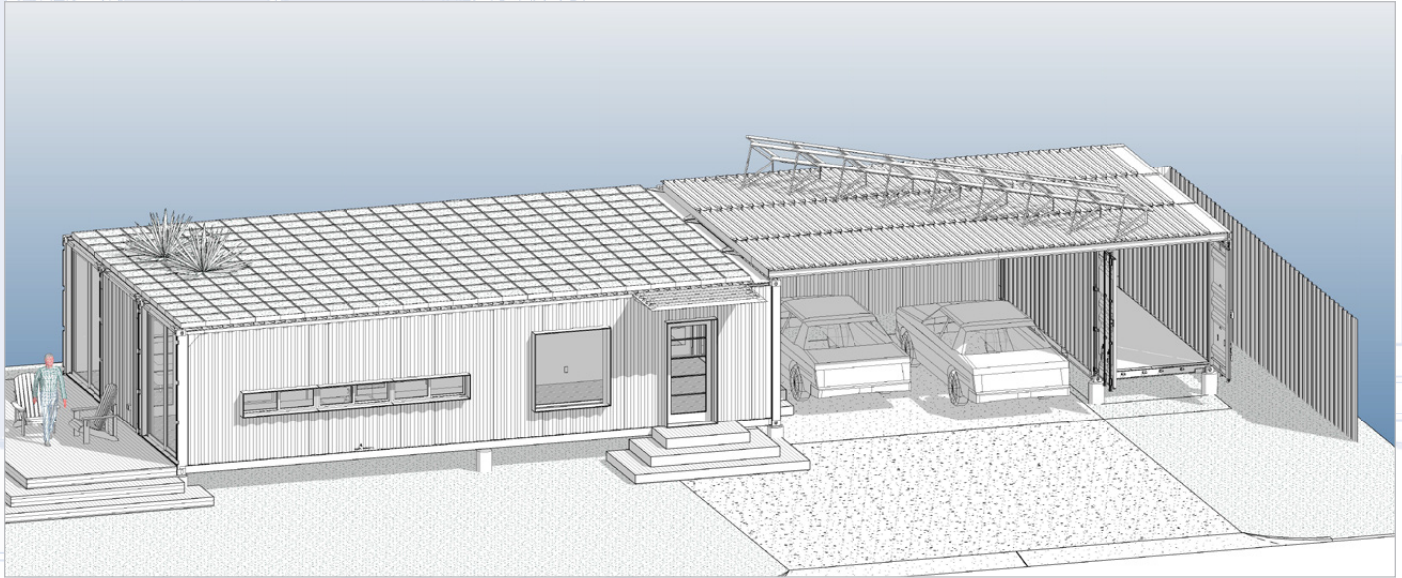


# DESIGN SUBMISSIONS

What follows are the additional design entries for the competition. They are listed in alphabetical order by company or designer.







Front perspective view

# Modest Container House

DESIGN BY  
**3D GREEN PLANET ARCHITECTS**

The Modest Container house, as the name suggests, is built using recycled shipping containers. The two bedroom home has two bedrooms, a single bathroom and two car parking. The structure is designed with a 50 x 100 foot corner lot in mind. The roofing is partly insulated using modular planting units, and yard maintenance is minimized through the use of permeable gravel paving.

## Categories:

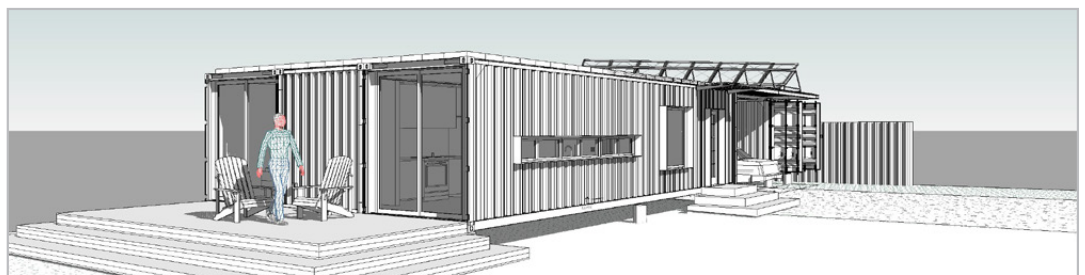
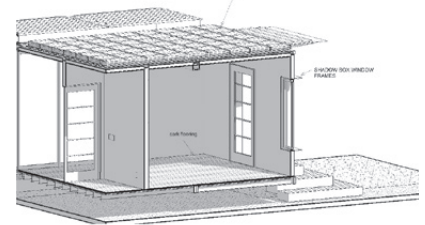
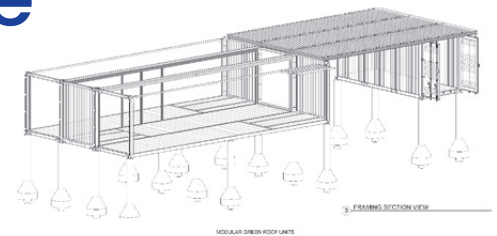
Affordable  
Detached

## Dimensions:

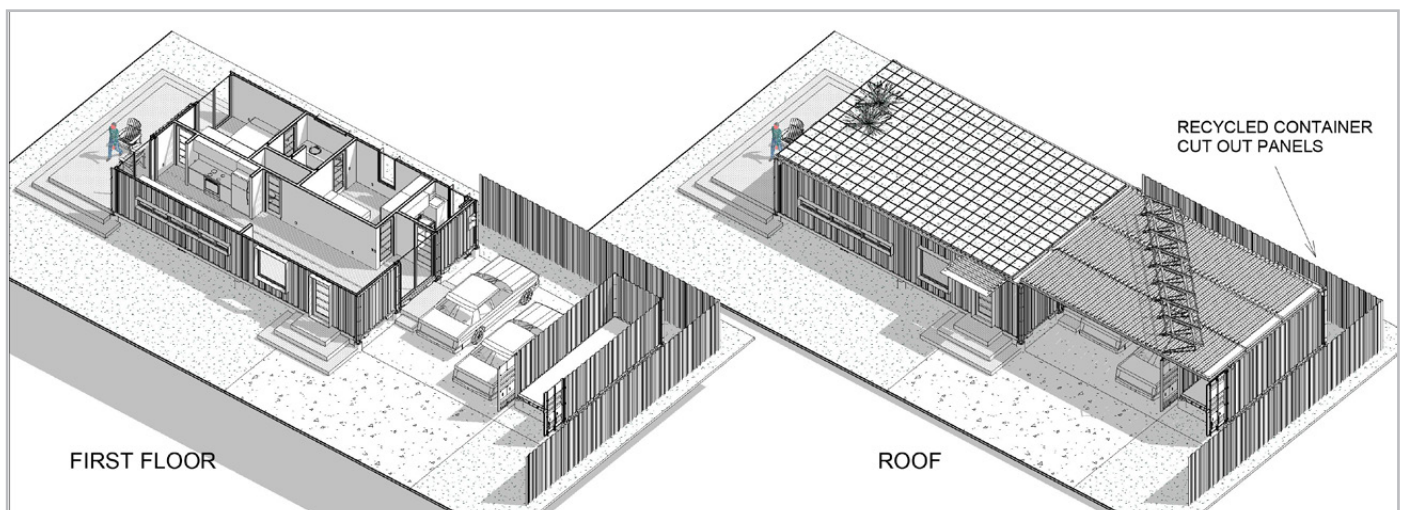
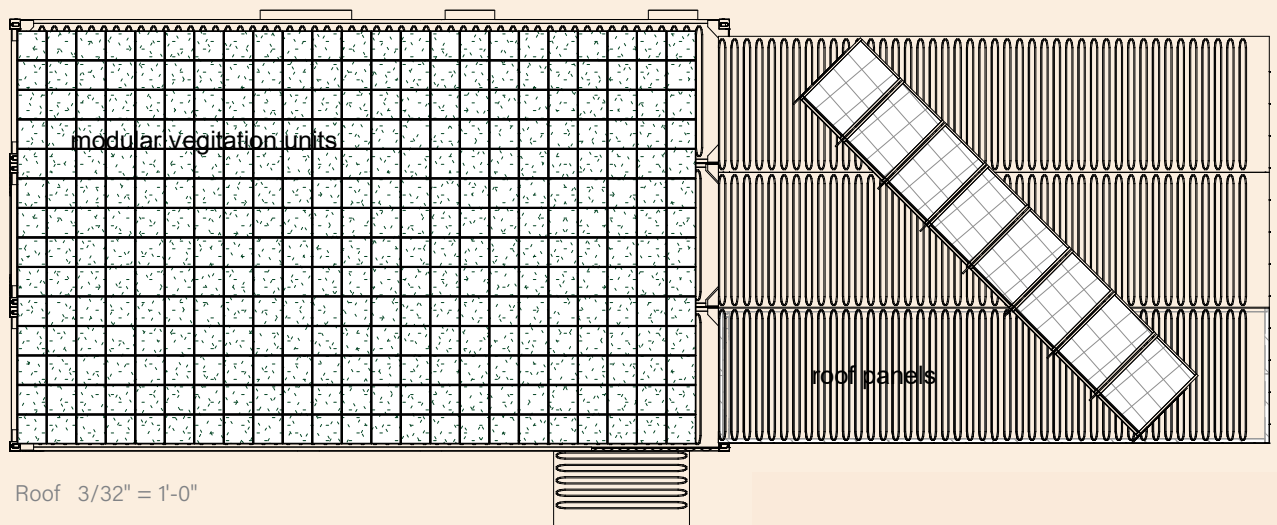
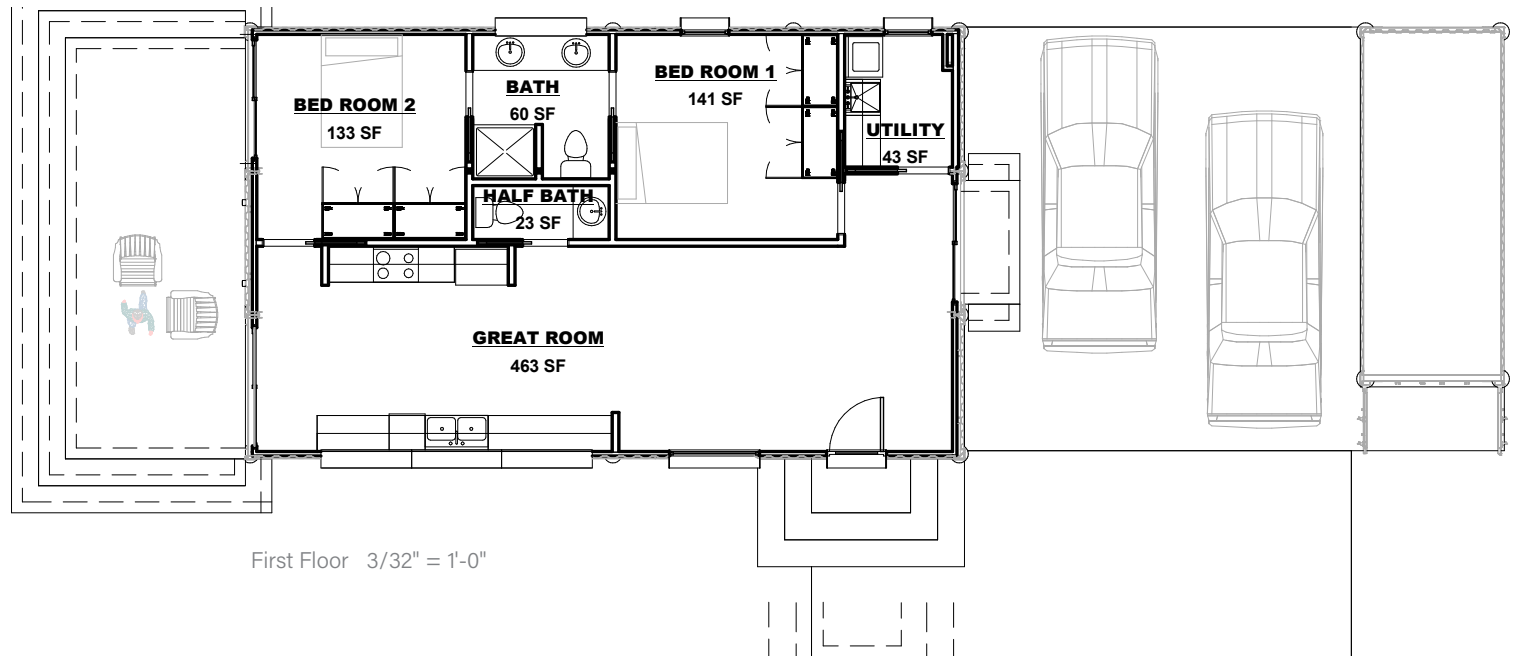
897 square feet

## Features/Amenities:

- 2 bedroom / 1 bath
- Two car covered parking
- Garden storage unit
- Roof of modular planting units
- Low maintenance yard





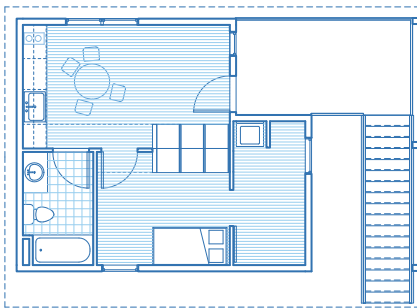




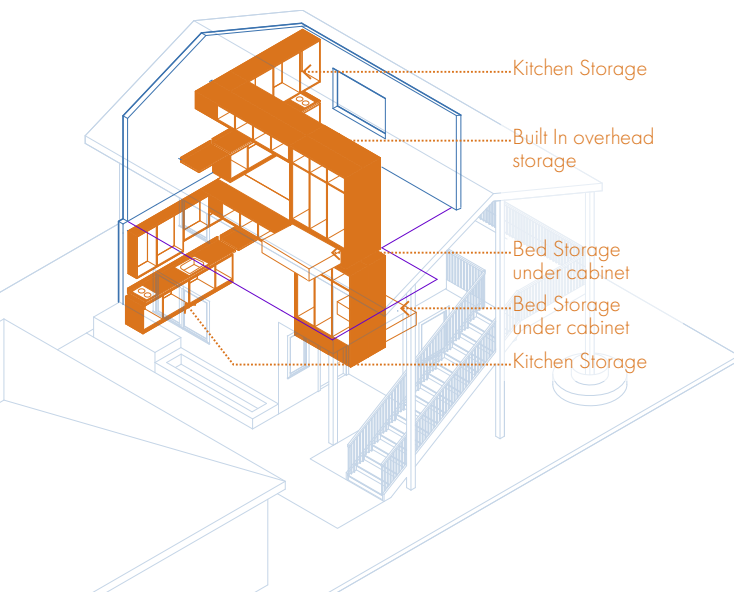
# ADU Intersections

DESIGN BY  
**AFFORDABLE FOR ALL**

Our intention is to design affordable housing for single mothers and their families to provide needed stability. Often facing housing discrimination, we hope to create an economic ladder extending beyond benefits from temporary supportive housing such as HAWC's shelter and other HUD programs. We believe our design can better fulfill those needs of women and their families as they continue to grow and overcome life's challenges.



Our ADU design intersects with Sunnyside's Complete Communities, single mothers and the affordable housing gap to address concerns of each. More than simply built affordably, we considered how a home might impact the cost of living as well as quality of life. We do this by keeping a small footprint, substituting walls for built-ins to provide furnishing, and adding simple changes to an outdoor communal space for mothers to connect and children to play.



## Categories:

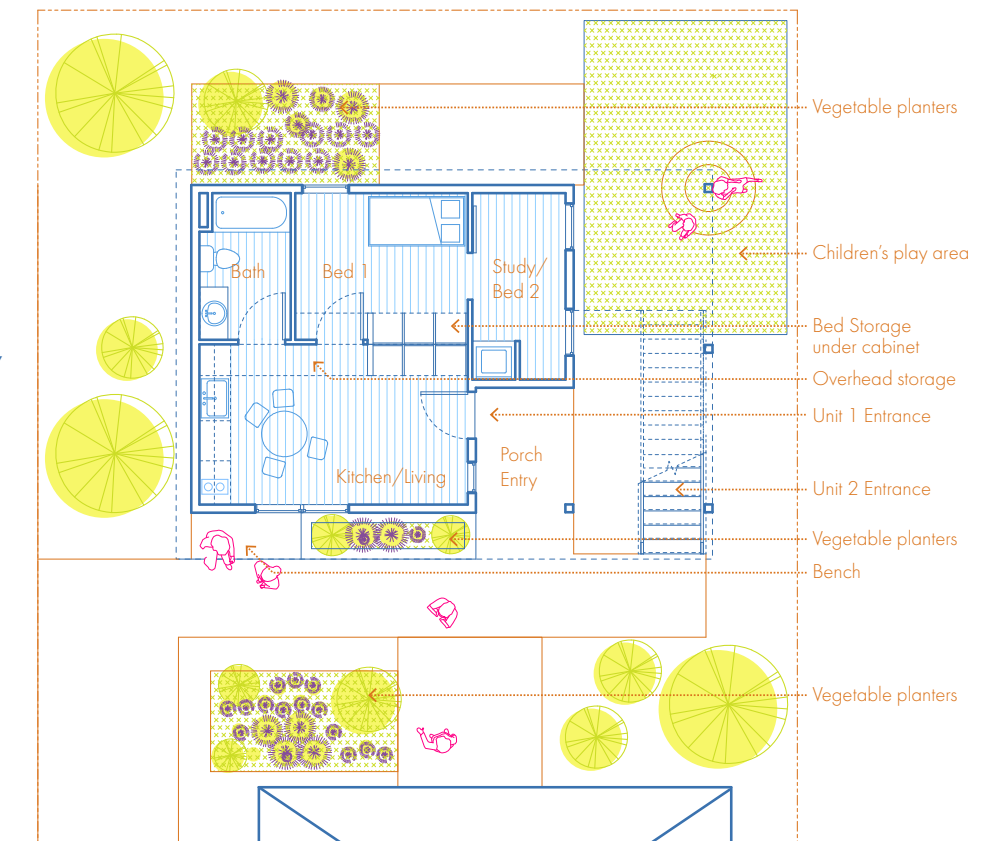
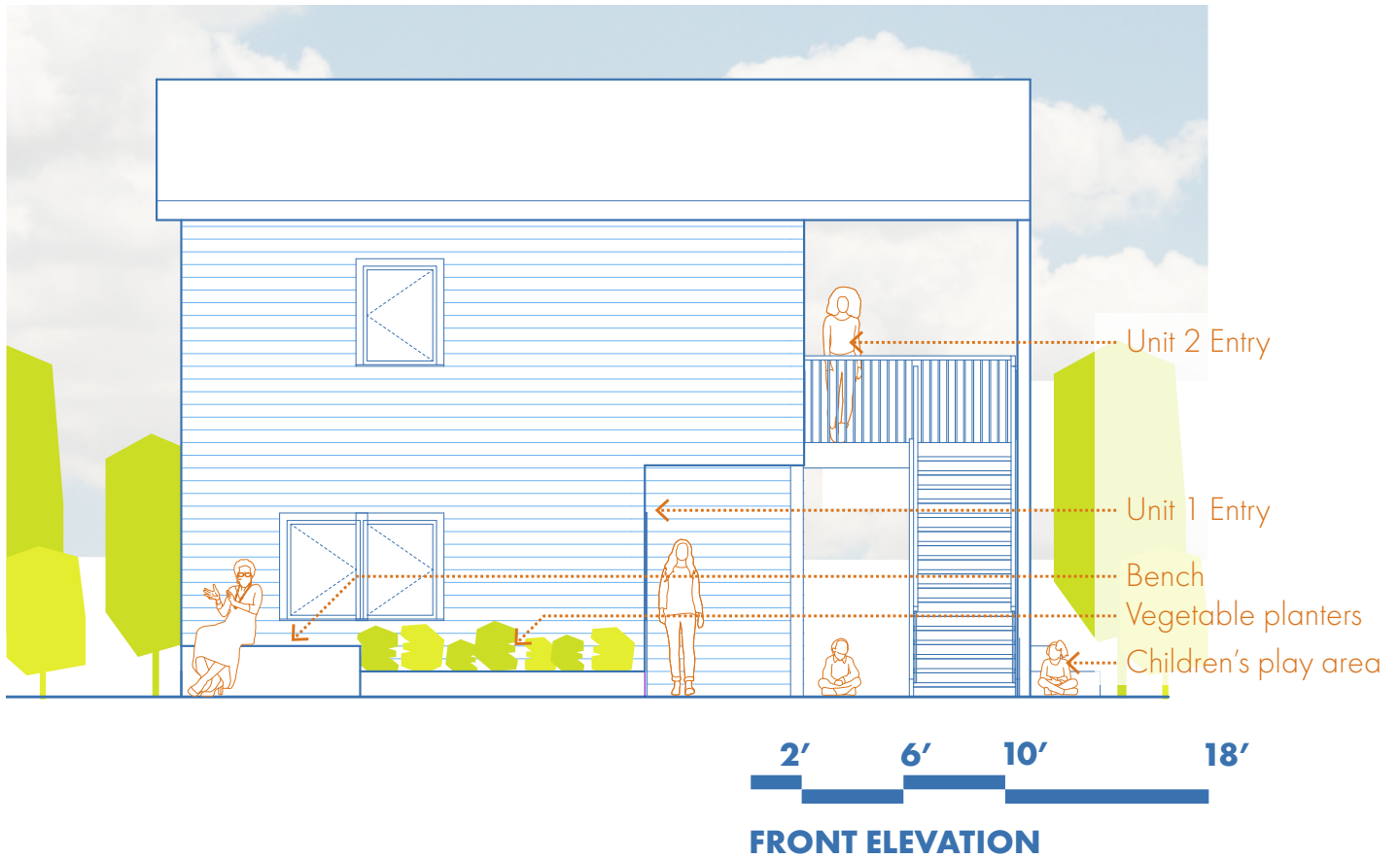
Detached  
Affordable

## Dimensions:

830 square feet  
24.5 x 21 feet

## Features/Amenities:

- 2 bedroom / 2 bath
- Living Room
- Kitchen/Dining Area
- Storage Wall
- Covered Porch
- Shared Garden
- Play Area



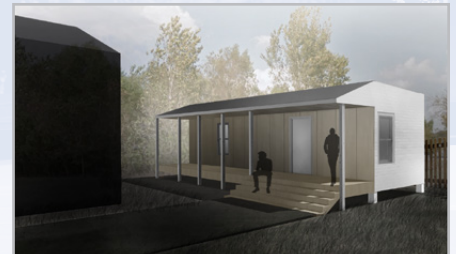




Construction Prototype



Porch 1 Render



Porch 2 Render



Porch 3 Render

# Rapido ADU

DESIGN BY

**BuildingCommunity WORKSHOP**

All of our ADU designs utilize BuildingCommunity Workshop's RAPIDO CORE, a disaster recovery housing modular unit, designed for durable and fast rehousing post disaster. These structures can be built quickly using standard materials and construction methods and are designed on raised platforms in order to avoid damage from flooding. These homes are designed to be used as a safe house during a storm, especially if your home sustains serious damage.

Because a RAPIDO ADU can be built quickly, it can act as temporary housing and allow homeowners whose houses are in need of repairs to remain on their property while their homes are repaired or rebuilt.

Different outdoor design layouts allow for adaptation and flexibility of placement in multiple lot configurations.

## Categories:

Detached  
Affordable

## Dimensions:

830 square feet  
24.5 x 21 feet

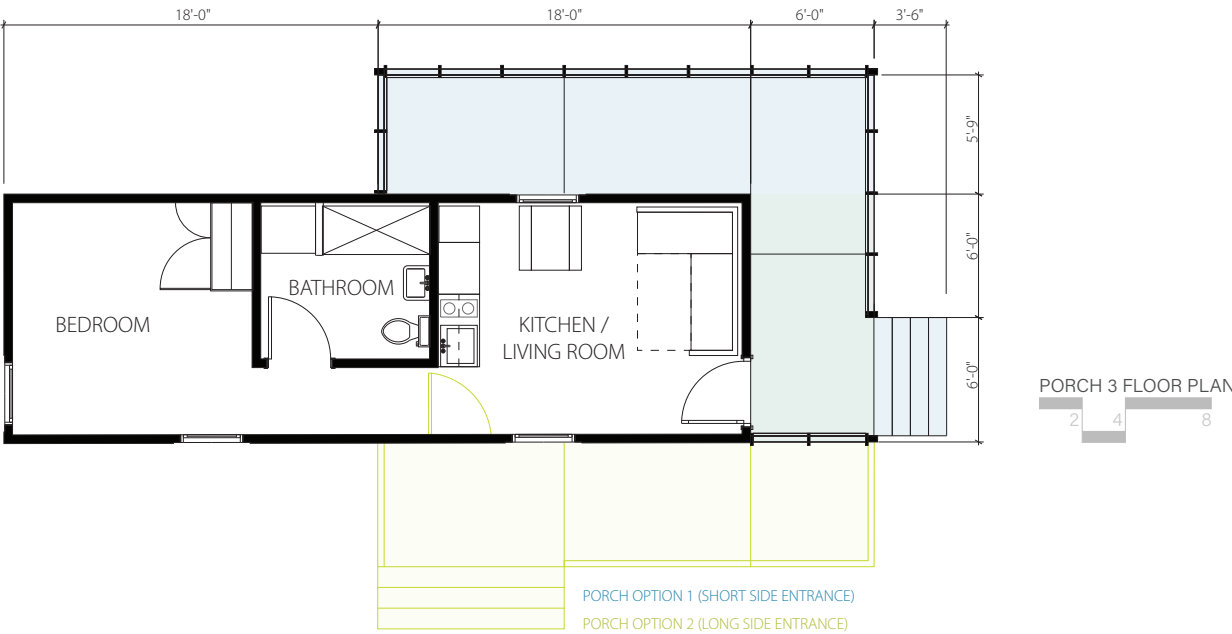
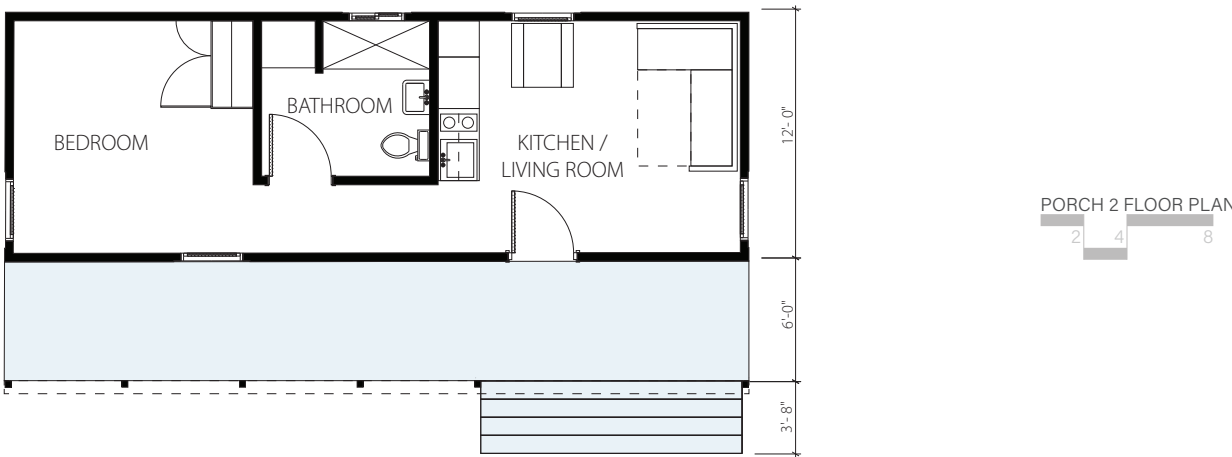
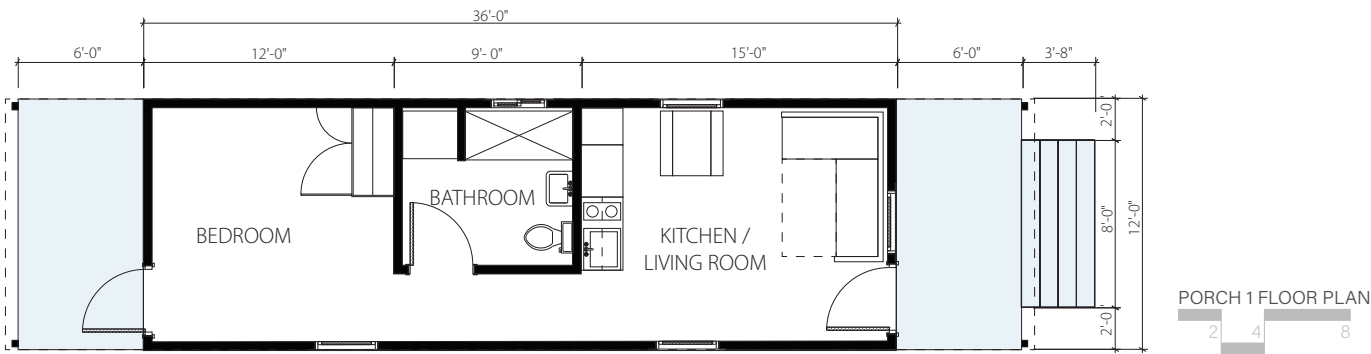
## Features/Amenities:

- 2 bedroom / 2 bath
- Living Room
- Kitchen/Dining Area
- Storage Wall
- Covered Porch
- Shared Garden
- Play Area



Finished kitchen in built prototype

RAPIDO ADU — FLOOR PLANS

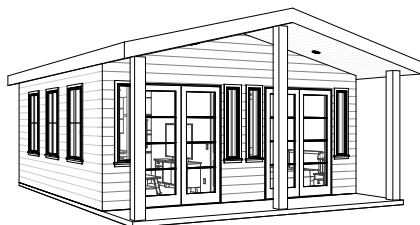




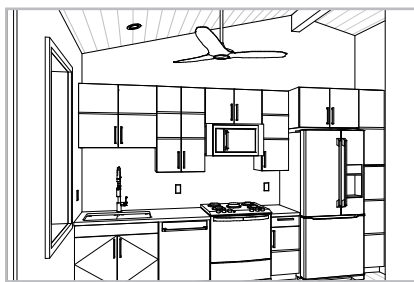
Living Room facing kitchen

# The Starting Blocks

DESIGN BY  
**BYRNE + PHELPS**



Exterior Rendering



Living Room towards Kitchen

Situated at 470 gross square feet, The Starting Blocks serves as a launching point for homeowners with constricted properties in Houston to begin exploring the possibilities offered by Accessory Dwelling Units (ADUs). Beginning the planning process with a compact, but desirable floor plan can realize opportunities where larger floor plans would face difficulties. Expanding a design to accommodate more is easier than reducing one without sacrifice.

With a footprint similar to most two-car garages, The Starting Blocks can be built as a garage or detached ADU. It features a bisected floor plan, with living spaces on one side, and bedroom, closet, and bathroom on the other. This arrangement allows for easy expansion to a two-bedroom, two-bath floor plan by adding a bedroom suite opposite the first. The bisected plan also facilitates expansion of either side as desired, simply by shifting exterior walls.

## Categories:

Detached

## Dimensions:

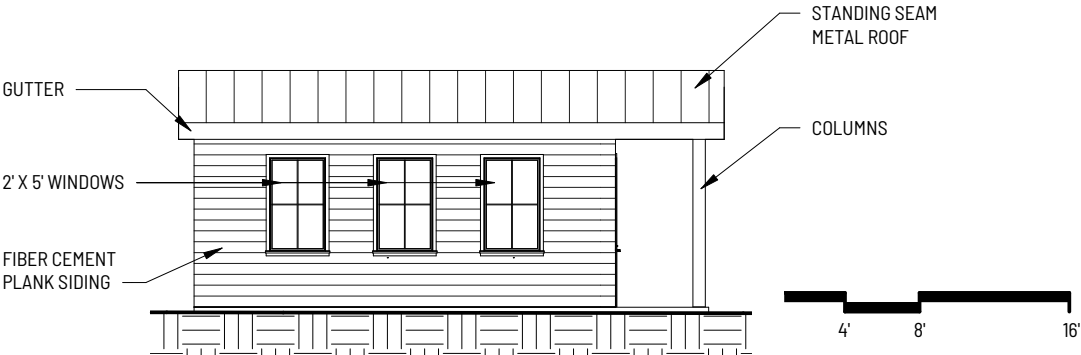
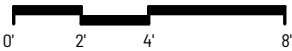
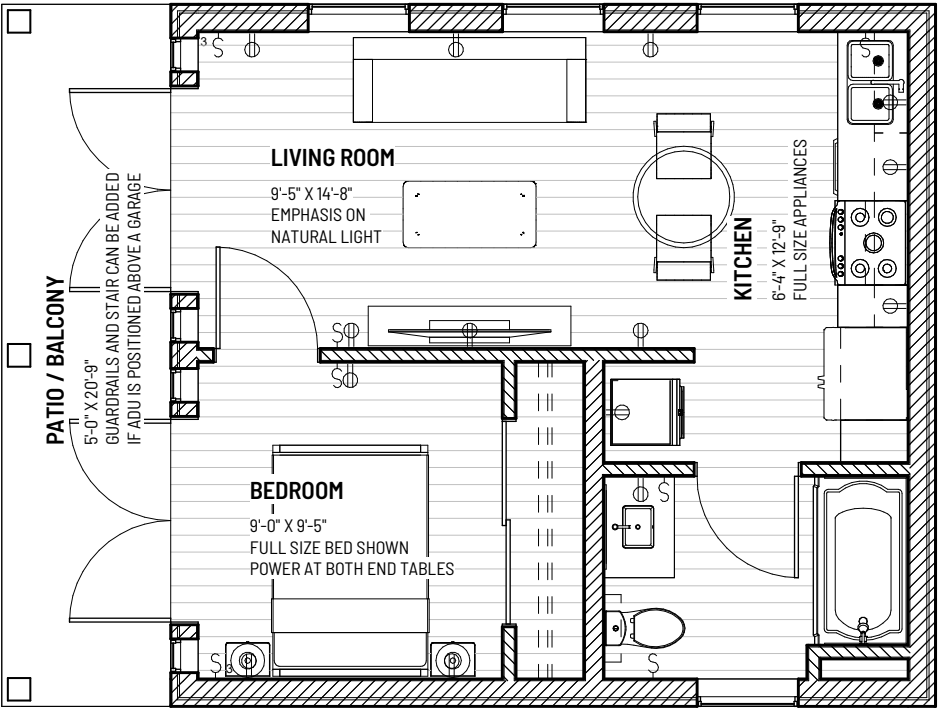
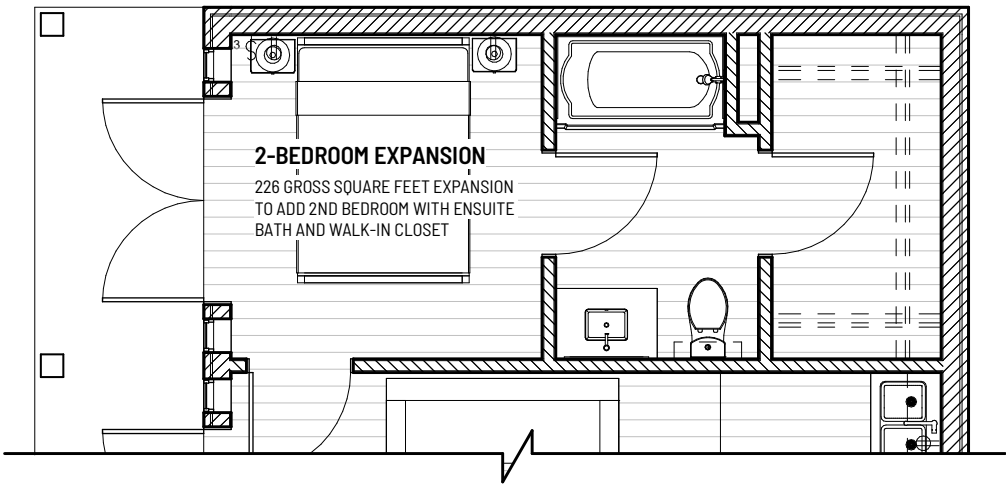
470 square feet

20.75 x 22.66 feet

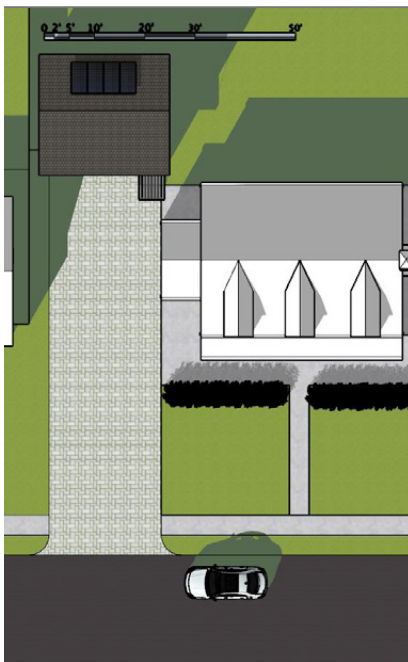
## Features/Amenities:

- 1 bedroom / 1 bath
- Expandable to 2 bedroom / 2 bath
- Kitchen features full-sized appliances, including a dishwasher
- In-ADU clothes washer and dryer
- Large patio / balcony
- Wood-look floors, wood ceiling

THE STARTING BLOCKS — FLOOR PLAN & ELEVATION







# Adult Child Studio

DESIGN BY  
**LYNN CHOU**

With housing shortage plus high costs of elderly care, there is a rise of single adult children choosing to live with his/her parents as caregivers. They can be newly graduated students, young professionals, or recent retirees. Homes in Texas are generally spacious, but were designed around families with small children. For grown-ups moving back to their childhood home, privacy is their biggest concern. Fortunately, many homes in the Houston area have a detached garage with potentials for expansion. Thus, a stand-alone studio for single adults has its niche in the real estate market. The proposed design is a studio apartment sitting on top of a typical two-car garage. Due to Houston's flood-prone climate, the studio can double up as a shelter during floods. Options such as solar power and rainwater harvest system can make the unit more self-sufficient.

## Categories:

Garage

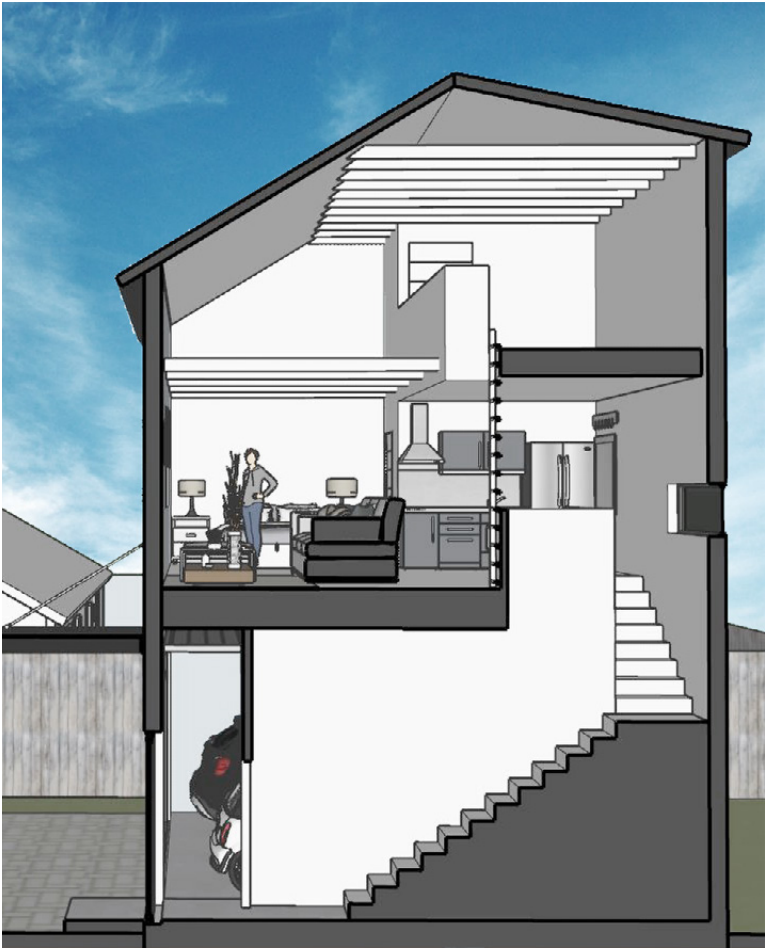
## Dimensions:

800 square feet

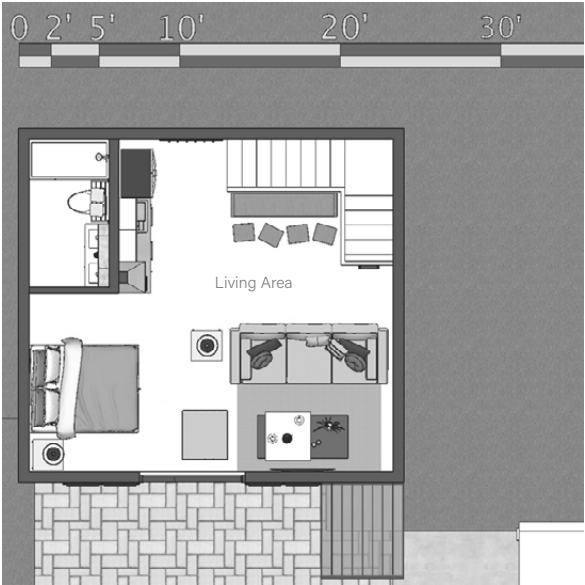
## Features/Amenities:

- 1 bedroom / 1 bath
- Living Room
- Kitchenette
- Breakfast Nook
- Loft Storage
- Mechanical Room

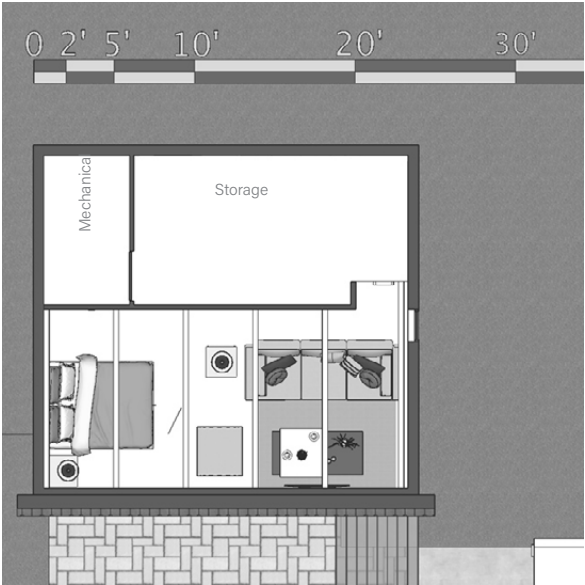
ADULT CHILD STUDIO — FLOOR PLAN & ELEVATIONS



Elevation



Main Floor Plan



Loft Floor Plan



# Venn House

DESIGN BY

**COURTNEY HARPER + PARTNERS**



Homeownership among younger adults declined during the housing crash of 2015. It is a population that wants a lifestyle connected to the activity, vibrancy, and opportunities of denser centers. The demand for such homes has outpaced supply. Enter the ADU, which can provide reasonably priced housing in an established neighborhood. Our solution focuses on this emergent class of adults who have the desire to be in a denser urban environment without having to live in an apartment complex.

Our solution examines the lifestyle and desires of this group to provide a rental that is affordable. We imagine a young adult with a desire to at once have private space to isolate and public space to entertain; an oasis for rejuvenation and a space for their “side gig”; an environment that has both indoor and outdoor living.

We have created this solution as a pair of overlapping volumes, a spatial Venn diagram that overlaps to create a third. Where public and private intersect; rest and action; in-door and outdoor. The ADU being detached allows for independence and autonomy.

## Categories:

Detached  
Affordable

## Dimensions:

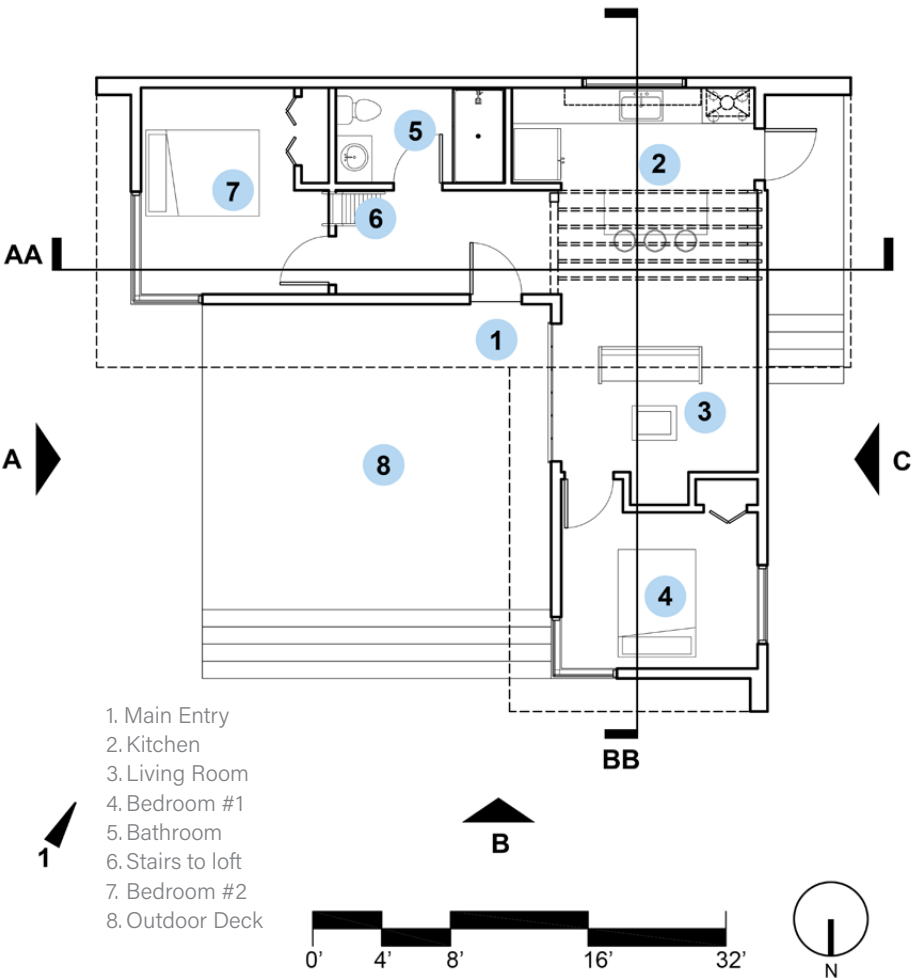
764 square feet

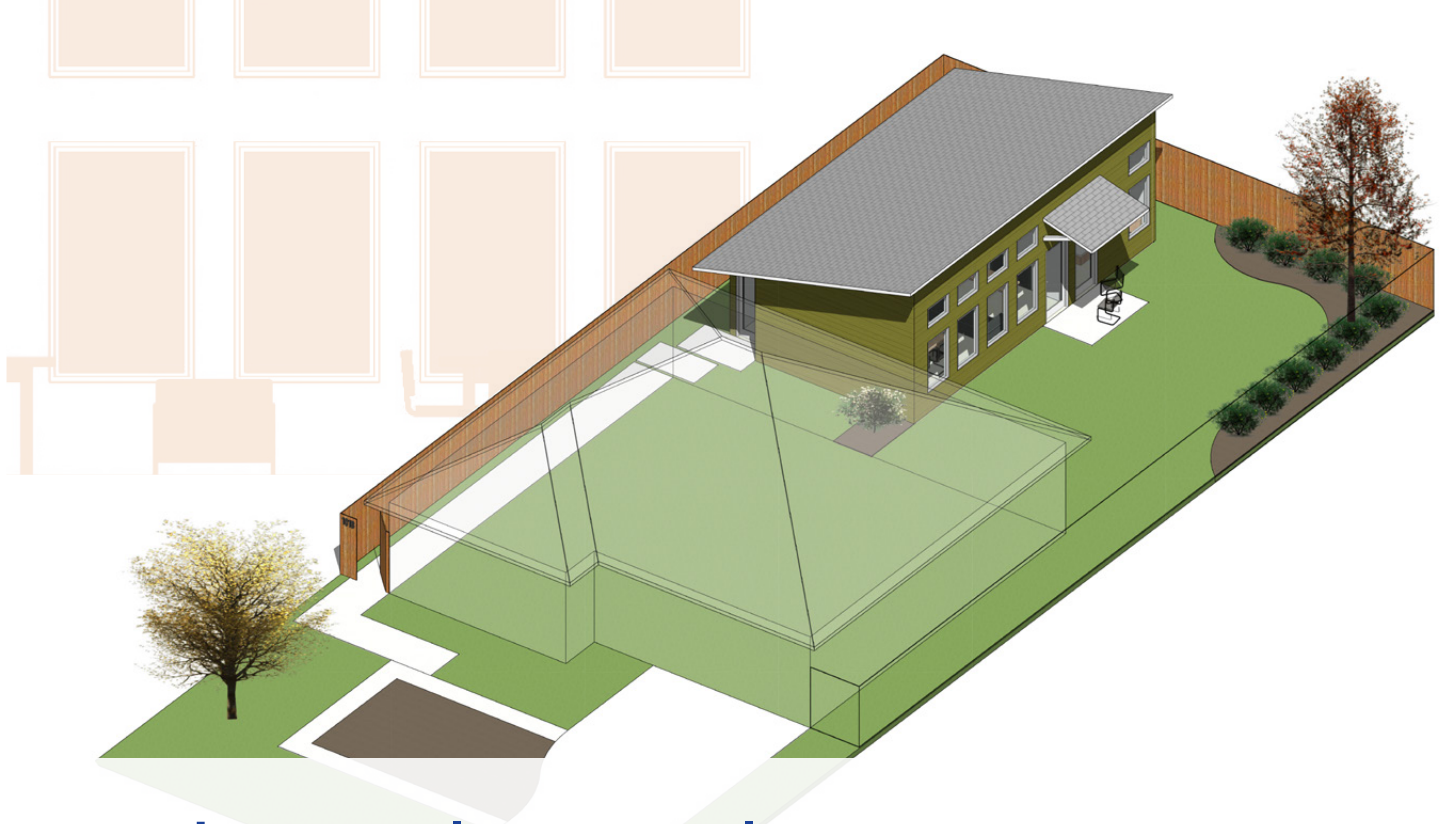
## Features/Amenities:

- 2 bedroom / 1 bath
- Living Room
- Kitchen
- Loft
- Outdoor Patio



VENN HOUSE — FLOOR PLAN & ELEVATIONS





# More Than a Place to Sleep

DESIGN BY  
**SCOTT DAILEY, AIA**

What should an ADU be? An ADU is more than a place to sleep. This vital component of American housing types is asked to take on many tasks. It should provide privacy while facilitating community. It should be compact yet functional and shouldn't sacrifice the comfort or features of a real home. It should be elevated, yet simple and affordable. My approach to designing a replicable ADU starts with the essential functional features a home should have, and rethinks how spaces relate to each other, the surroundings, and the primary residence.

## Categories:

Detached  
Affordable

## Dimensions:

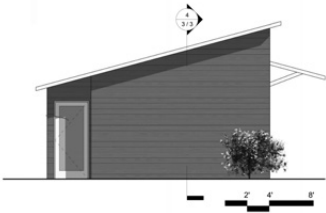
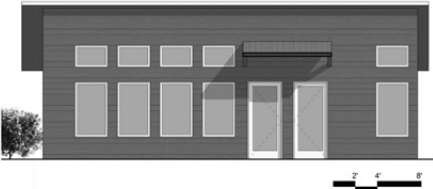
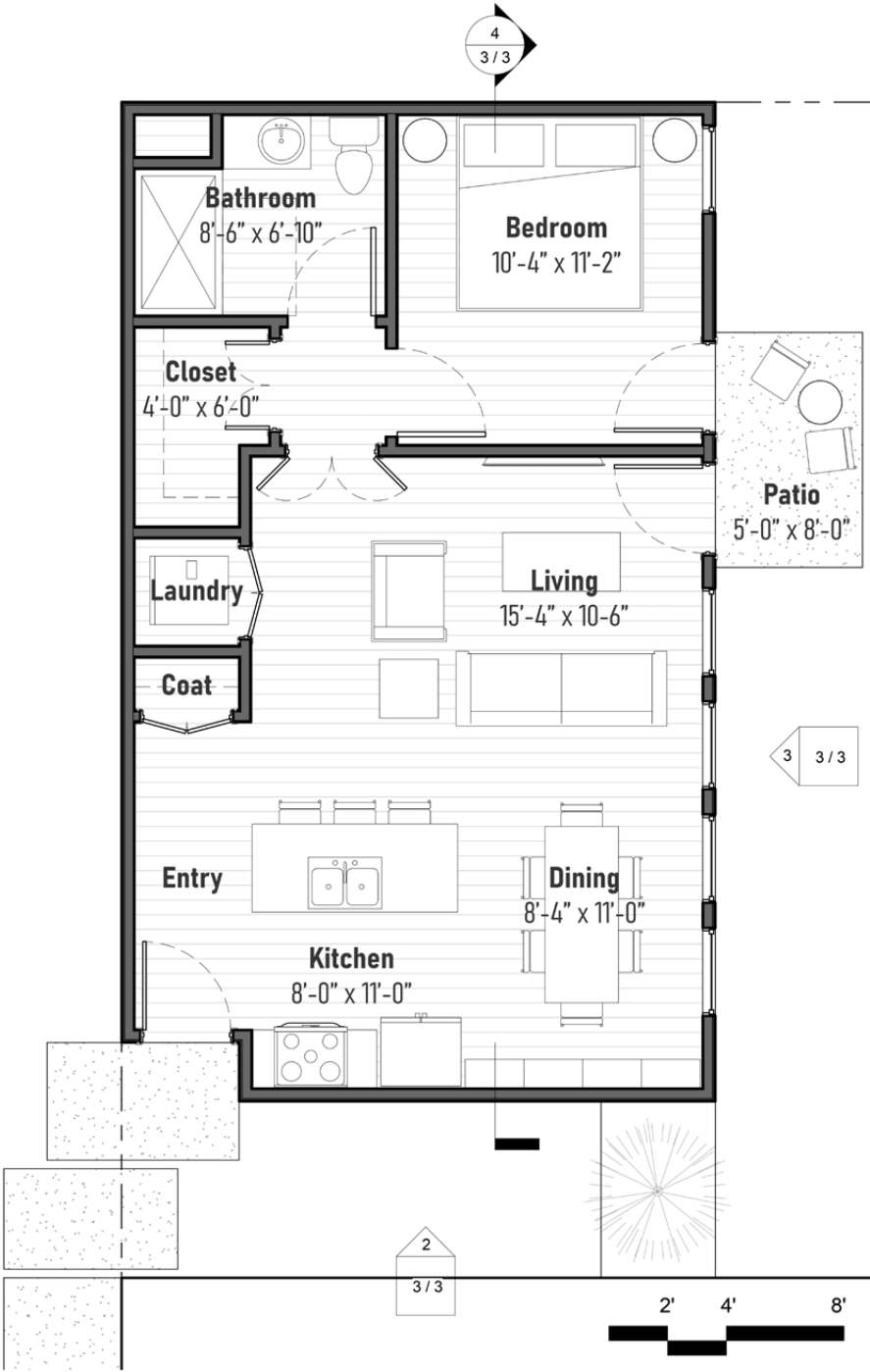
680 square feet  
20 x 34 feet

## Features/Amenities:

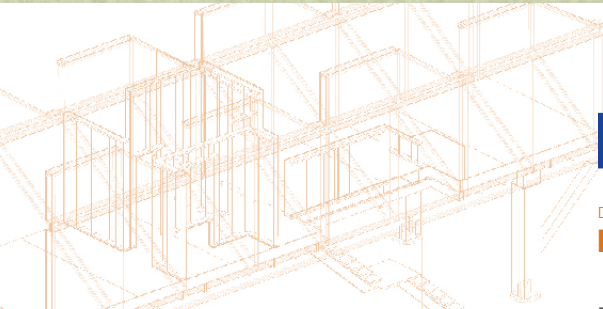
- 1 bedroom / 1 bath
- Living Room
- Dining Room
- Kitchen
- Laundry
- Coat Closet



M.T.A.P.T.S. — FLOOR PLAN, SECTION, & ELEVATIONS



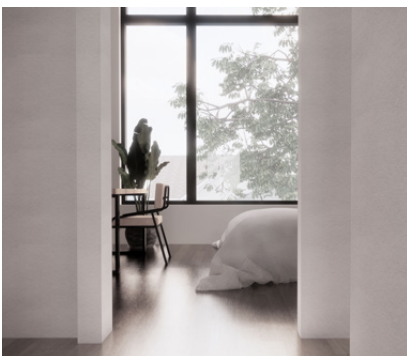




# Resilient: Above

DESIGN BY  
**ELEVATE**

Resilient: Above is a response to Houston's recent catastrophic events in 2017. In times of climate change, storm threats are a regular occurrence, with flooding becoming an increasingly more frequent consequence. The intention is to mediate choices and offer an alternative approach to how we develop communities with the reintegration of existing infrastructure. The proposal offers a high-performance ADU and the mechanisms to promote more resilient and affordable living. Following simplicity, the unit was modulated and rationalized in relation to local assemblies and materials; rethinking Resilient: Above transportation, density, and policy in Houston. This ongoing research is an attempt to rethink growth and site at different scales — confirming that architecture is an ongoing dialogue and result of immediate contingencies and locality.



## Categories:

Sustainable  
Resilient  
Garage  
Detached  
Affordable

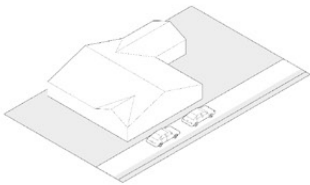
## Features/Amenities:

- 1 bed / 1 bath
- Balcony
- Dining Area
- Kitchen
- Carport

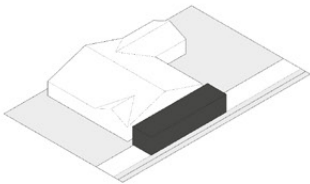
## Dimensions:

576 square feet  
12 x 48 feet

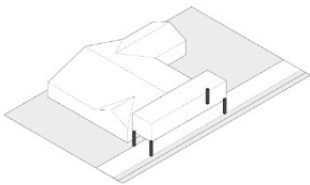
RESILIENT: ABOVE — FLOOR PLAN & CONSTRUCTION



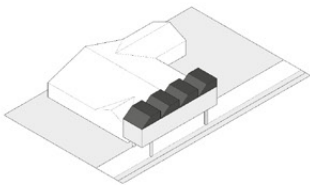
Step 1  
(driveway)



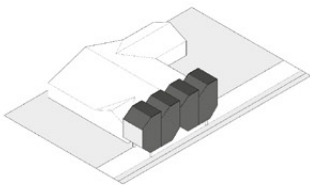
Step 2  
(form)



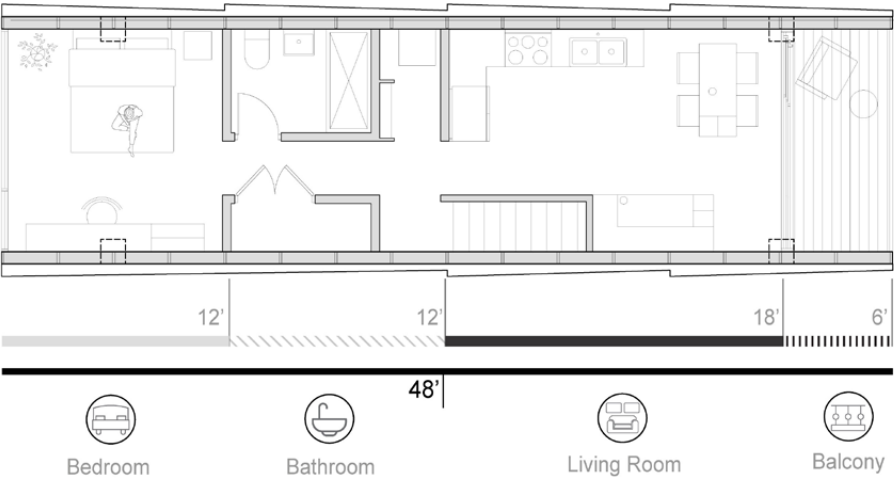
Step 3  
(Elevate)



Step 4  
(clerestory windows)



Step 5  
(Aluminum Skin)



- |   |                                   |   |  |
|---|-----------------------------------|---|--|
| <br>1<br>Concrete Piers                               | <br>2<br>Columns                  | <br>3<br>Prefabricated Trusses<br>(with insulation and sheathing) | <br>4<br>Floor Joist                   |
| <br>5<br>SIPs Floors                                  | <br>6<br>Steel Stairs             | <br>7<br>Interior Walls<br>(studs)                                | <br>8<br>Interior Walls<br>(sheathing) |
| <br>9<br>SIPs Roof<br>(with insulation and sheathing) | <br>10<br>Windows, Doors, Gutters | <br>11<br>Furring Strips  | <br>12<br>Fiber Concrete Siding        |
| <br>13<br>Metal Hangers                               | <br>14<br>Carport Storage         | <br>15<br>Corrugated Metal Siding                                 | <br>16<br>Photovoltaics                |



# Dwellible

DESIGN BY  
**ENGLISH + ASSOCIATES**

Dwellible is an ADU attached to and hovering above a garage. The ground floor affords privacy for both the main house and ADU with limited openings facing the main house. A small ground level side patio brings light and air to the unit without impacting the main house views due to landscape screening. Above the garage is a food production garden and additional outdoor private space.

Rainwater from the upper roof, garage, and lower ADU roof is captured in a 2,000 gallon metal tank and pumped back to the roof to support the edible garden. Cross-laminated timber, used for roof, walls, and floor framing, simplifies the time and materials associated with construction and aides in keeping construction cost down. The R40 roof extends on both sides to further increase energy efficiency by shading windows and the elevated garden patio. Hardie and metal siding create a durable low-maintenance vent skin.



## Categories:

Sustainable  
Garage

## Features/Amenities:

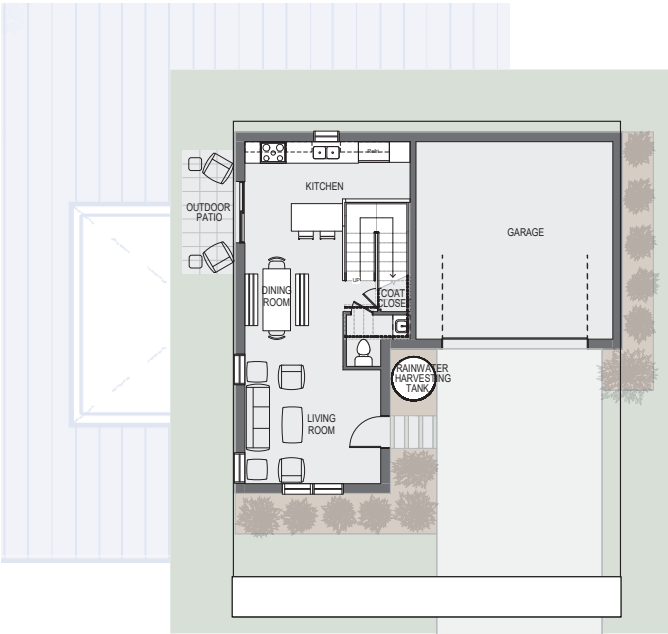
- 1 bedroom / 1 bath
- Living Room
- Kitchen
- Dining Area
- Powder Room
- Two Car Garage
- Roof Garden
- Outdoor Patio

## Dimensions:

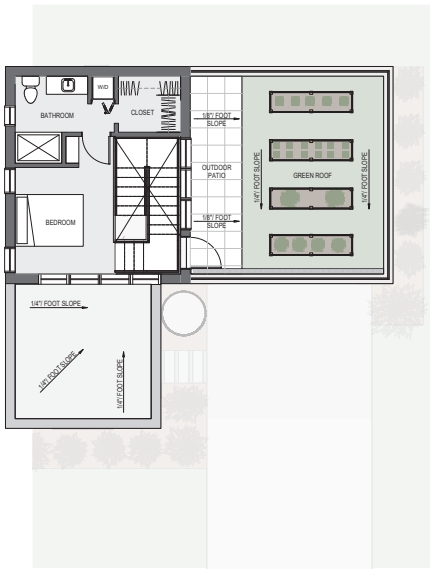
751 square feet



DWELLIBLE — FLOOR PLANS & ELEVATIONS



GROUND FLOOR      SCALE 1/16" = 1' - 0"



SECOND FLOOR      SCALE 1/16" = 1' - 0"



SOUTH ELEVATION      SCALE 1/16" = 1' - 0"



EAST ELEVATION      SCALE 1/16" = 1' - 0"



# Roots + Resilience

DESIGN BY  
**THE GOODMAN CORPORATION**



Rising housing costs, inflation, and the pandemic have made it difficult for Houstonians to find and retain quality affordable housing. Accessory Dwelling Units are designed to mitigate these issues through increased density, utilizing existing lots, all while reducing urban sprawl. Our objective is to explore prospective markets for passive income for landowners, and to provide affordable leasing opportunities to individuals who need new housing options.

## Categories:

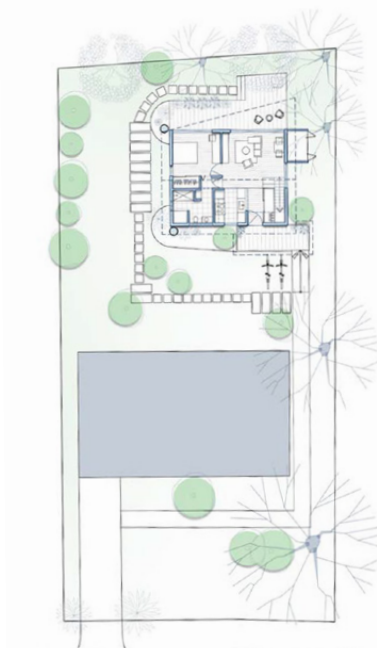
Sustainable  
Resilient  
Detached

## Dimensions:

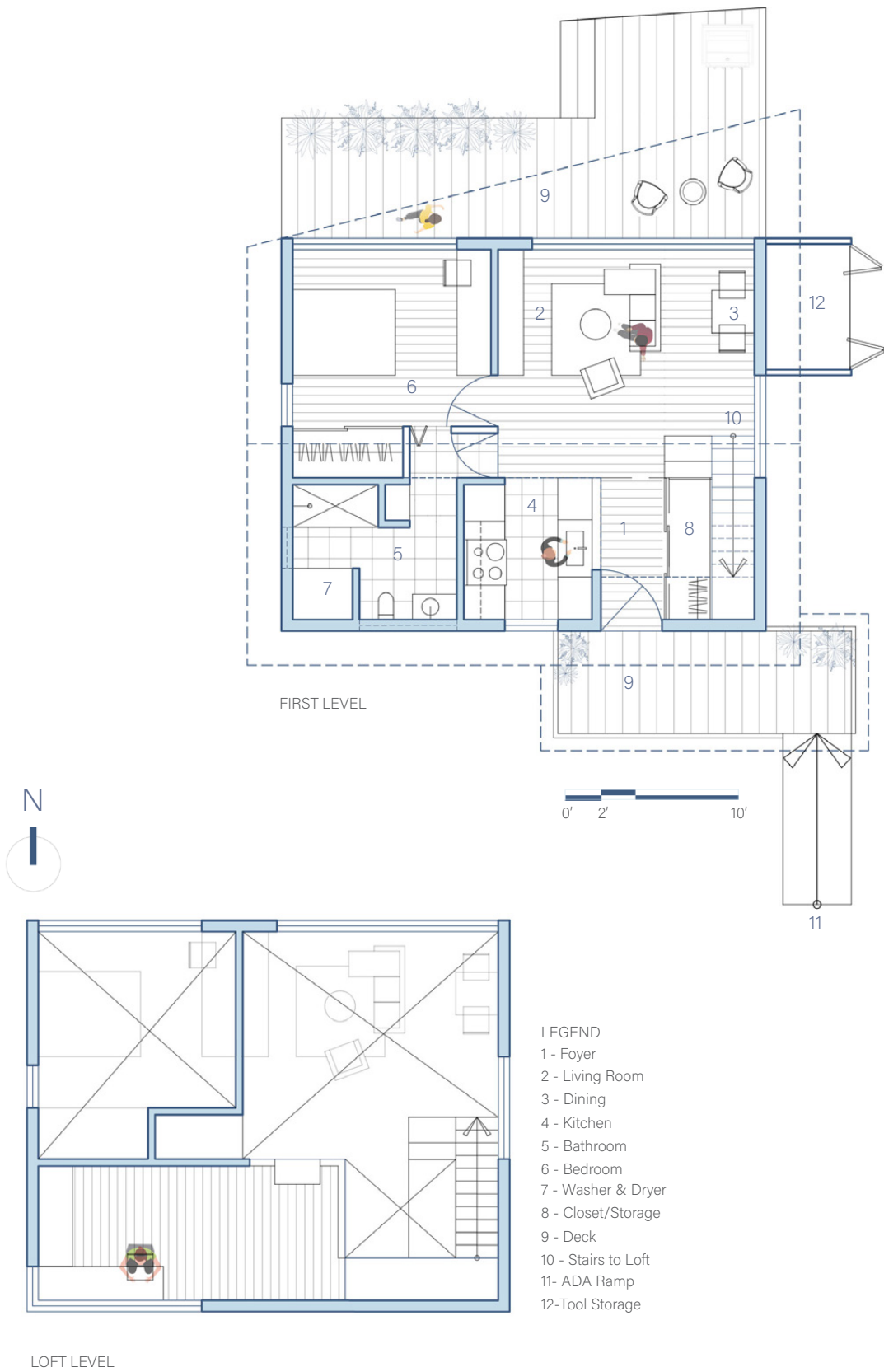
794 square feet

## Features/Amenities:

- 1 bedrooms / 1 bath
- Living Room
- Dining Room
- Kitchen
- Laundry Area
- Storage
- Loft
- Deck



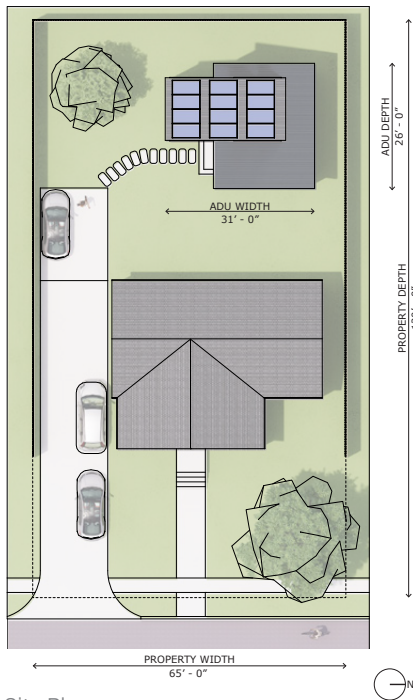
ROOTS + RESILIENCE — FLOOR PLAN & ELEVATIONS







Section Views



Site Plan

# The Light House

DESIGN BY  
**L + L**

Our ADU balances between providing interior daylighting and privacy in key programs through the placement of clerestory windows within an energy-efficient envelope. Formally, the ADU is the superimposition of an opaque and a transparent volume. South-facing vinyl window systems composed of thermally efficient IGUs frame the glass volume, maximizing daylight in the bedroom and upper-level program along with solar panels on the roof to provide clean energy for the ADU.

The bedroom is elevated so that the vinyl windows are 4'6" (at shoulder height) on the interior and 7'10" on the exterior to provide privacy while the ADU's inhabitants can look out comfortably. Smaller windows dot the opaque volume at a height for a view above the backyard's fences. The open, upper level presents a public face despite the packed context of ADUs. The ADU's singular volume allows light to shine through the upper level like a lighthouse at night.

## Categories:

Detached

## Dimensions:

831 square feet

## Features/Amenities:

- 1 bedroom / 1 bath
- Living Room
- Kitchen
- Ample Natural Light

THE LIGHT HOUSE — ELEVATIONS



EAST ELEVATION



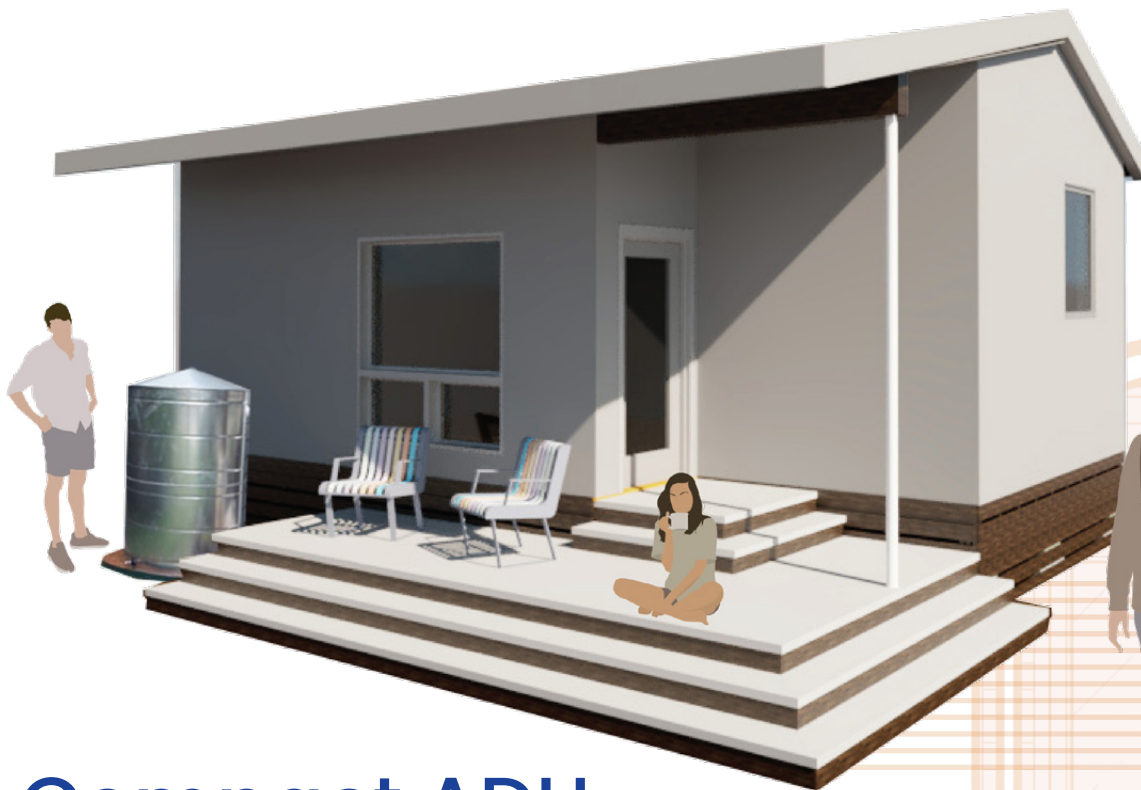
NORTH ELEVATION



WEST ELEVATION



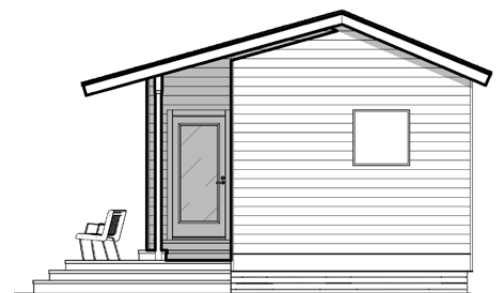
SOUTH ELEVATION



# Compact ADU

DESIGN BY  
**SECOND TO NONE HOMES**

As a small local design/build office we believe everyone should be able to afford a well-designed and energy-efficient home. This modest ADU is a hybrid of that building performance and affordability. It's adaptable, featuring a murphy bed to office conversion, efficient built-in cabinetry and a spacious porch to expand on its modest footprint. The building assembly delivers a home with better indoor air quality (less allergens and mold) accompanied by low-operating cost. The consolidated footprint of 418 square feet, on blocks, helps reduce building costs and carbon emissions due to substantially less concrete foundation work. North-South operable windows allow for cross-ventilation during power outages while the southern over-hanging roof prevents unwanted heat gain in summer months. The interior features a northern wall of built-in cabinetry starting with the metal framed murphy bed/desk combination leading to the kitchenette, laundry, closet and bathroom.



## Categories:

Sustainable  
Detached  
Affordable

## Features/Amenities:

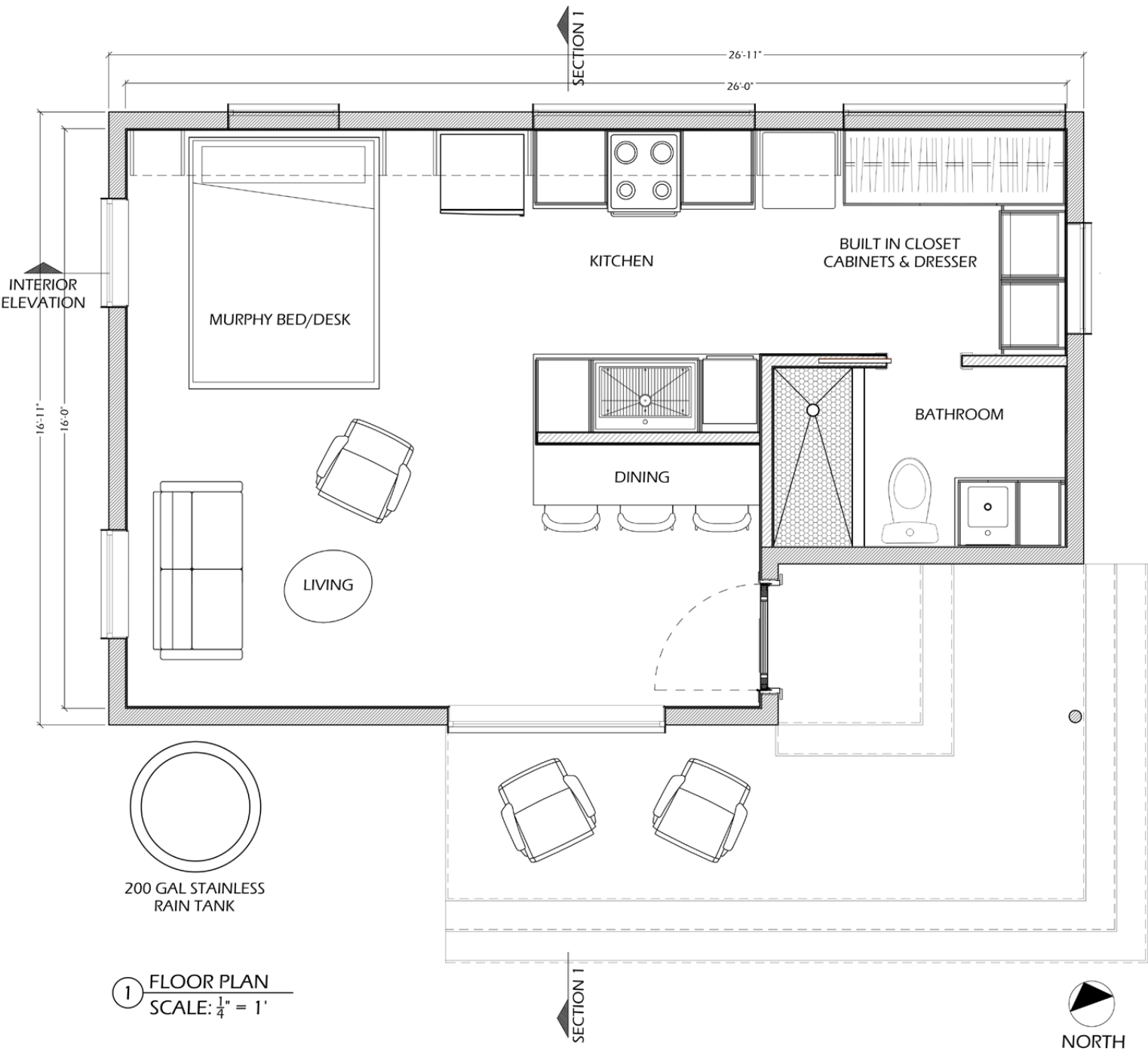
- 1 bedroom / 1 bath
- Living Room
- Dining Room
- Porch Murphy Bed

## Dimensions:

418 square feet  
26.92 x 16.92 feet



COMPACT ADU — FLOOR PLAN





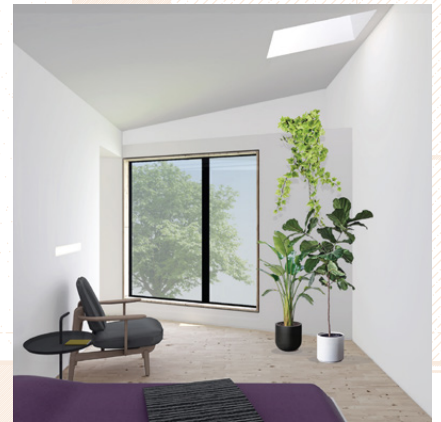


# Stack View ADU

DESIGN BY  
**SMLA**

Stack View ADU references the stacking of the American breezeway houses while drawing upon Houston's porch house. In its cubic 570 square foot form, Stack View is designed to meet the building codes in practice accommodating diverse lots and landscapes. Drawing from the breezeway houses, the Stack View is rotational in planning to achieve cross ventilation and ample daylighting. Standard construction methods, building materials, and stacked systems makes constructing adaptive for years to come.

In the round, Stack View ADU appears flat from elevation, rather the 3:12 pitch sloped roof brings diversity to the upper level with two skylights. Enlarged siding panels are painted and reflected on the breezeway house and complimentary to a wide range of houses throughout Houston. The upper level of the home is private with views of trees while the ground level sliding doors open to the landscape and the home's surroundings.



## Categories:

Resilient  
Detached  
Affordable

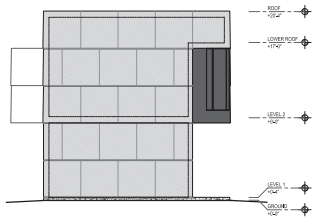
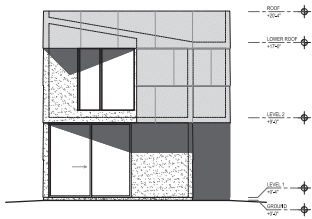
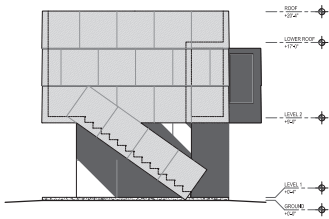
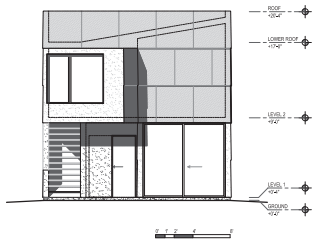
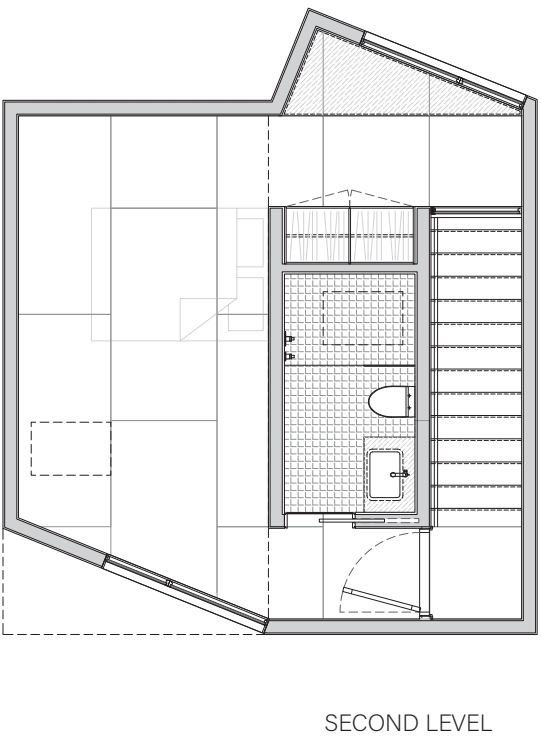
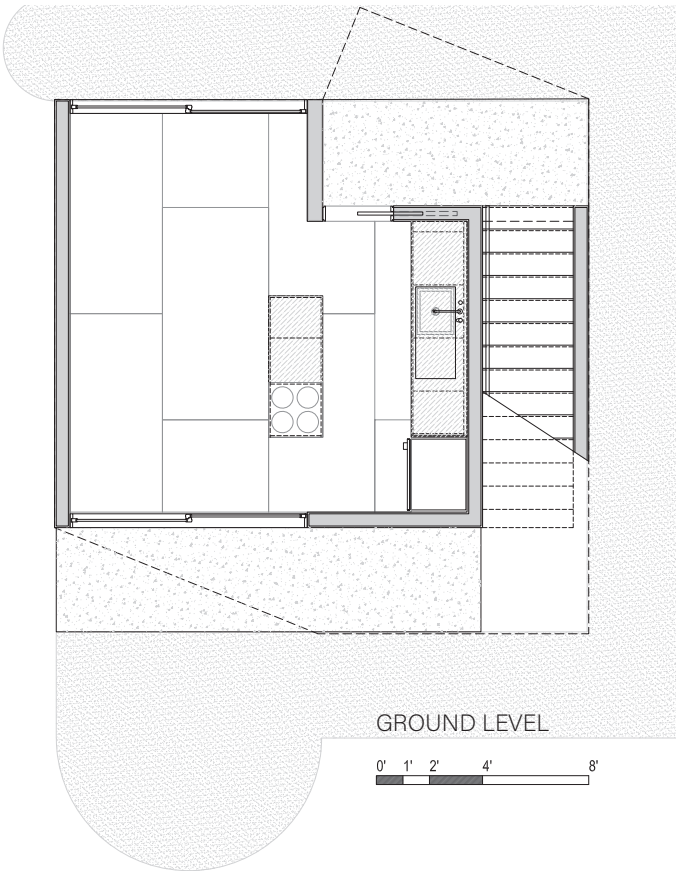
## Features/Amenities:

- 1 bedroom / 1 bath
- Living/Dining Room
- Kitchen

## Dimensions:

570 square feet

STACK VIEW ADU — FLOOR PLAN & ELEVATIONS





# Minimal Footprint

DESIGN BY  
**STAIRMASTERS**

Our ADU starts with one simple goal: minimize building footprint in order to preserve and maximize backyard space. ADU constructions often take up a large portion of the primary dwelling's outdoor space. We wanted to minimize the impact of that disruption by aiming for the smallest footprint.

To achieve a small footprint, we looked for ways to combine program more efficiently. Staircases are often the most intricate components of any building, yet also the most spatially wasteful. We sought to utilize the surface area lost under stairs by embedding program like kitchen, bathroom, laundry, mechanical units, storage — elements that require more complex assembly and integration. As a result, the remaining square footages are freed up and the staggering of levels allows for a more open and airy interior. The exterior façade further reflects that binary relationship between stair and rest of the ADU.

## Categories:

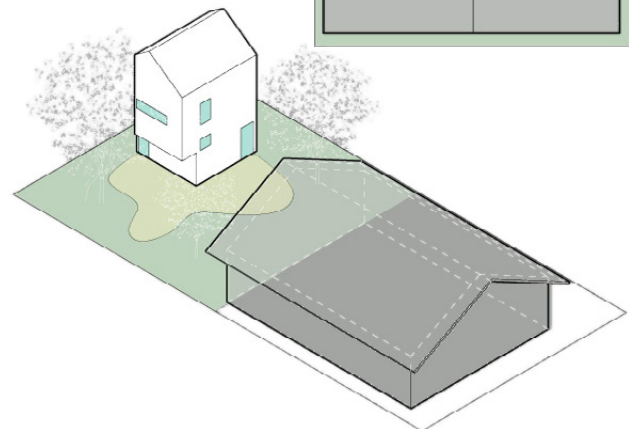
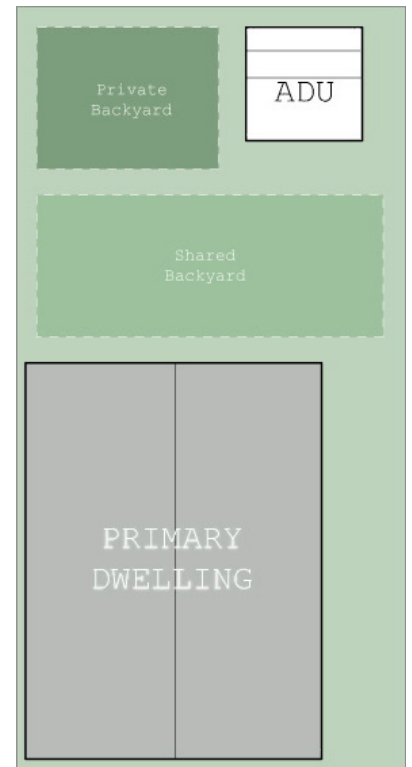
Detached

## Dimensions:

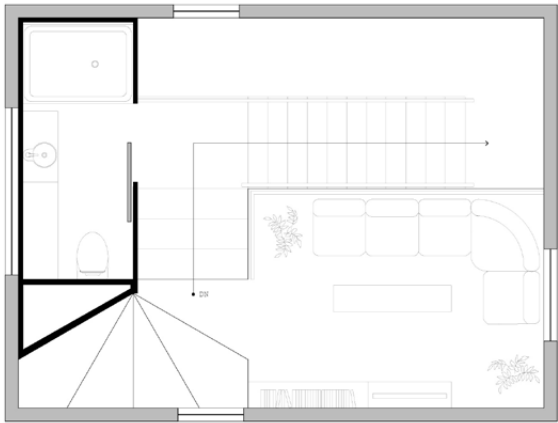
530 square feet  
27 x 26 feet

## Features/Amenities:

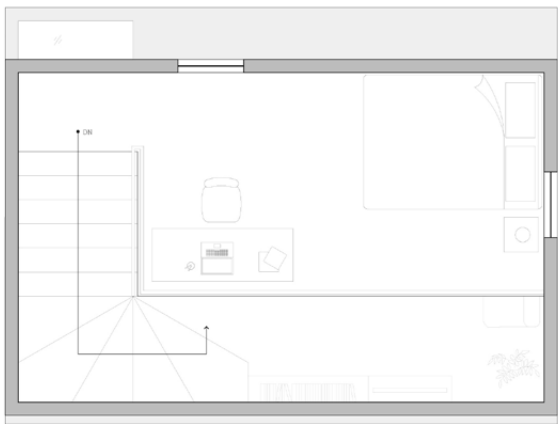
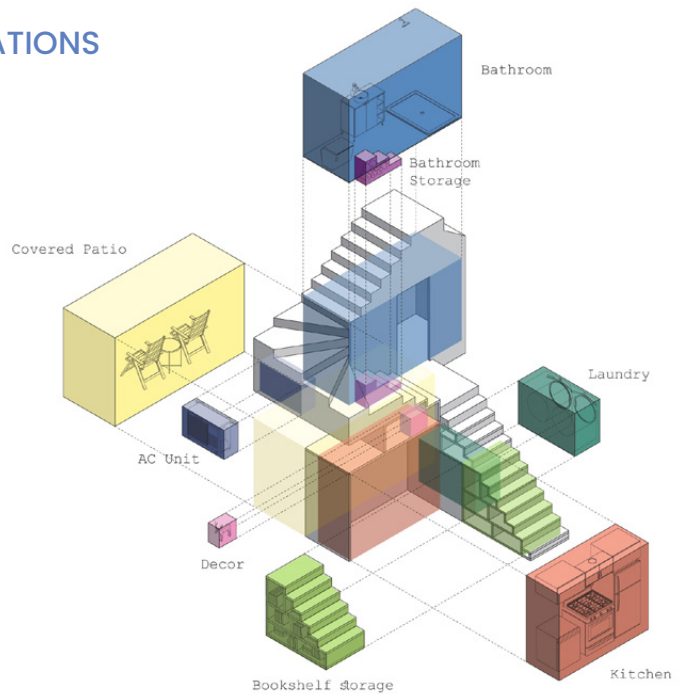
- 1 bedroom / 1 bath
- Shared Living & Kitchen Area
- 2 Porches
- Post & Beam Foundation
- Roofs Optimized for Solar Panels & Water Collection



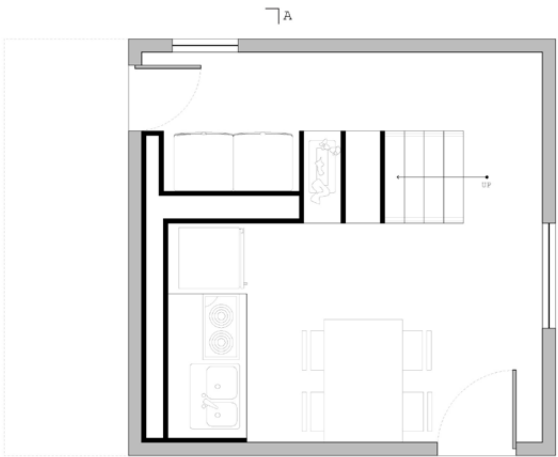
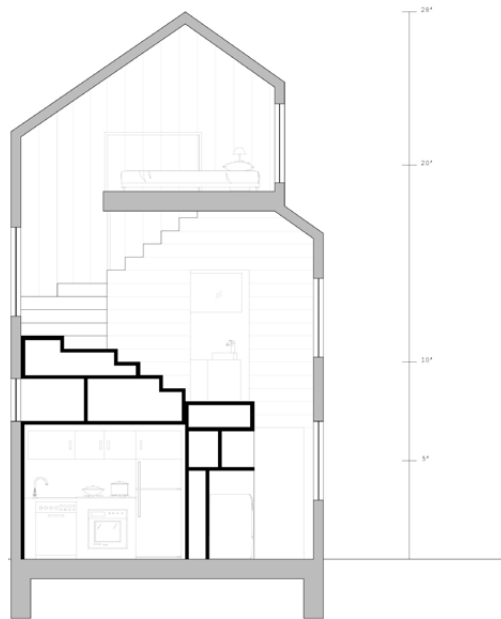
MINIMAL FOOTPRINT — FLOOR PLAN & ELEVATIONS



Third Floor Plan



Second Floor Plan



First Floor Plan

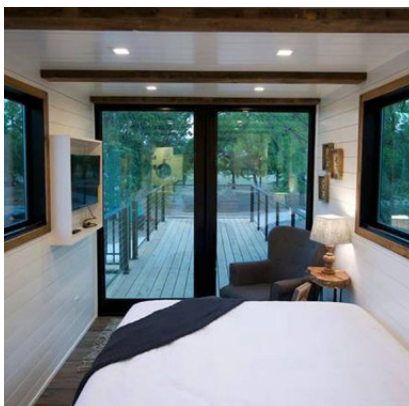






# Cozy Container

DESIGN BY  
**TEAM ANGICAT**



The concept for Cozy Container is to reuse shipping containers to build a simple, structurally strong, affordable ADU. This plan can be built partially off-site from two standard 20-foot 'high cube' shipping containers; then assembled on-site to connect them on a common foundation and adding in the middle site-built kitchen section and interior finishes. The existing container ceilings would be removed and a new metal roof constructed to cover the entire unit. The suggested roof is a split gable with clerestory windows added to cast more interior light and create a vaulted roof line and a roomier feel for the small space. The container end doors can be left on as wall extensions to create a private patio for the bedroom and semi-private (with one door left on) for the living room. The dining courtyard is covered by the roof, but is exterior space. The clerestory windows add natural light to the living area, bedroom, and courtyard.

Cozy Container is a perfect guest house or granny flat, or for an 'almost independent' young adult. It could also be used as a rental, pool cabana, she shed, man cave, crafting cottage or other uses limited only by imagination!

## Categories:

Sustainable  
Resilient  
Detached  
Affordable

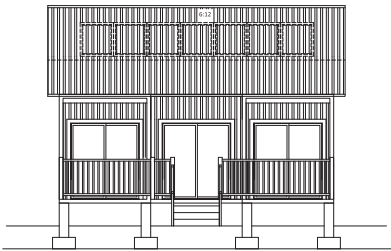
## Dimensions:

400 square feet

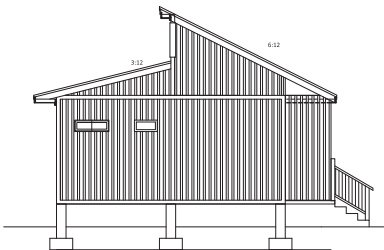
## Features/Amenities:

- 1 bedroom / 1 bath
- Living Room
- Dining Area
- Solar Chimney
- Covered Parking
- Privacy Screen

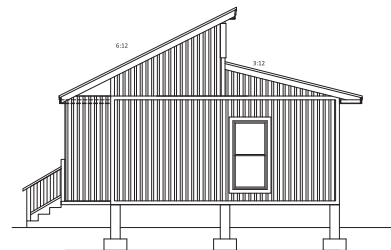
COZY CONTAINER — FLOOR PLAN & ELEVATIONS



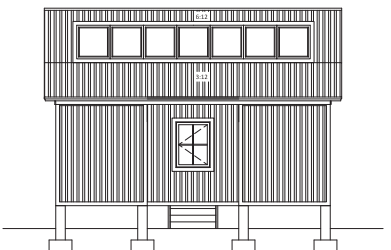
Front Elevation



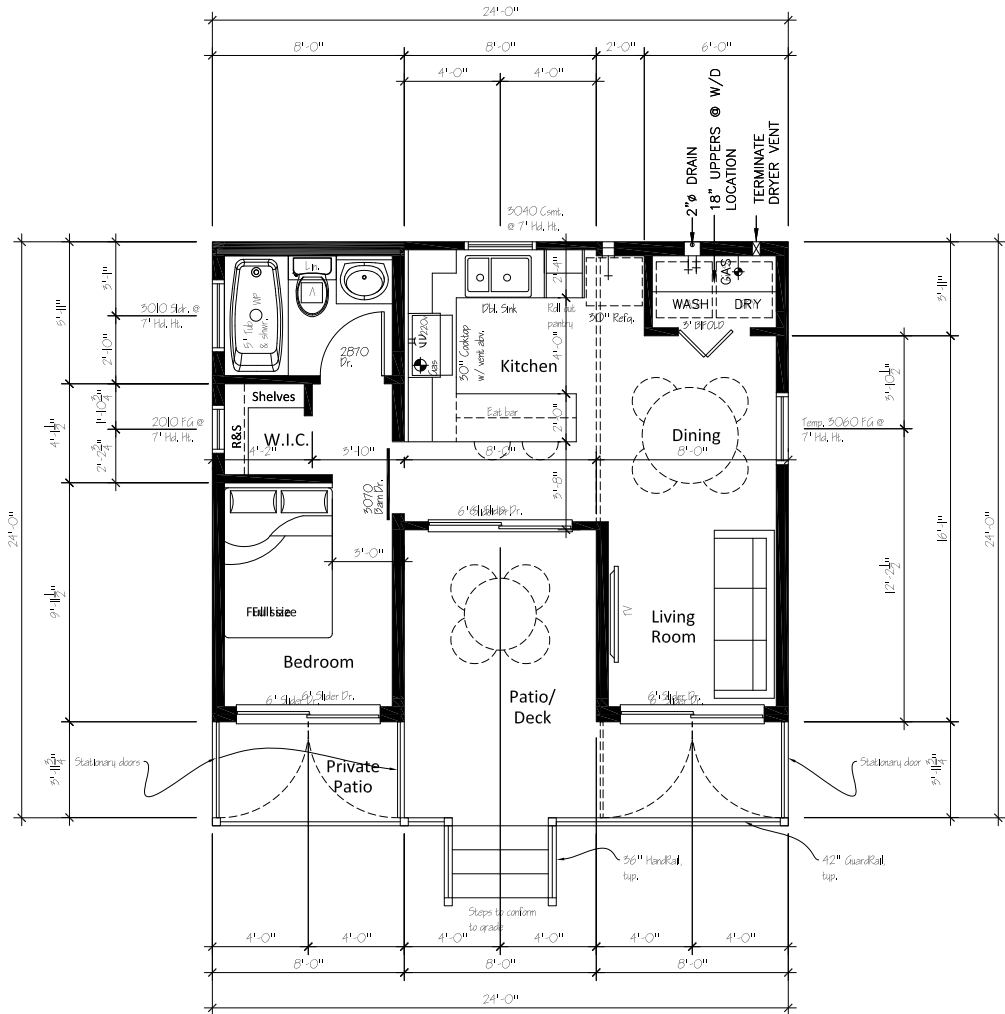
Left Elevation



Right Elevation

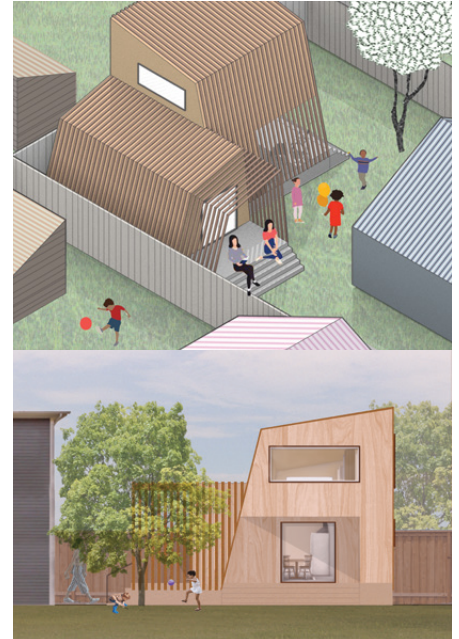


Rear Elevation



First Floor Plan





# Backyard ADU

DESIGN BY  
**TEAM TRUSS**

This ADU is meant to engage and blend into the life of the backyard. The design uses vernacular elements which may be found in a typical Houston backyard. For example, the design refers to the material and profile elements of a covered patio, garage, or shed. The walls are angled in order to allow sunlight to penetrate the surrounding yard and garden spaces. The ADU itself helps to divide the exterior backyard space, while also having a public face, created by the front porch facing the street.

Exemplifying the backyard “do it yourself” attitude, this ADU is designed for simple and fast construction. The framework, including the floor, walls, and roof, are combined into a single cross section element — the prefabricated “frame,” utilizing the same methods and technology of prefabricated trusses which are commonly used for residential roof framing. The automation of truss manufacturing produces the distinctive geometry of this design.



## Categories:

Detached

## Features/Amenities:

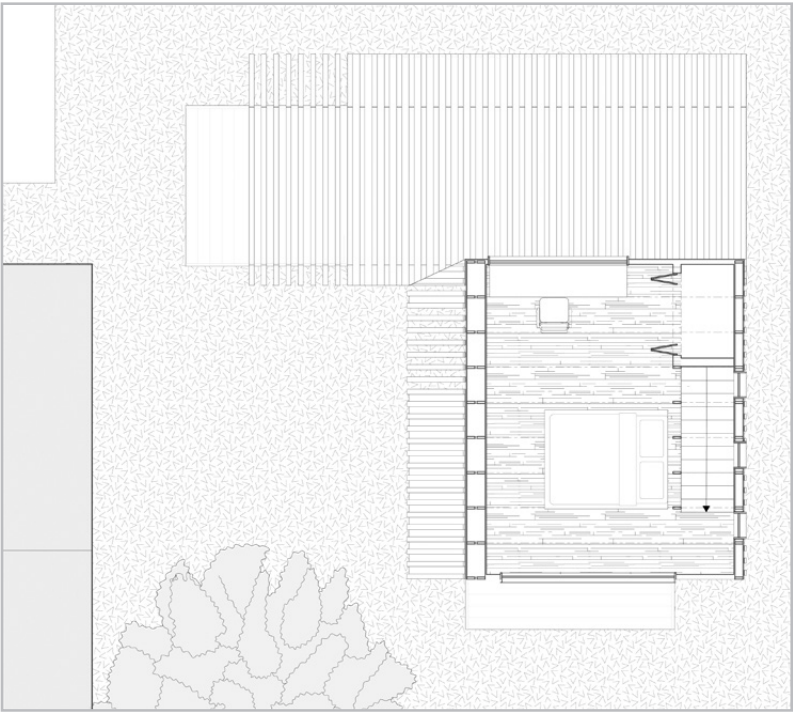
- 1 bedroom / 1 bath
- Living Room
- Kitchen

## Dimensions:

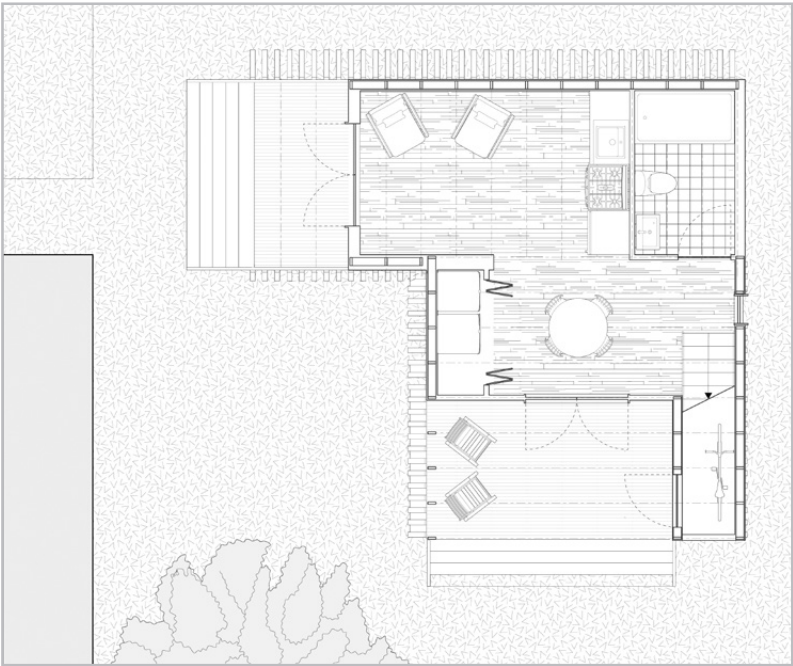
800 square feet



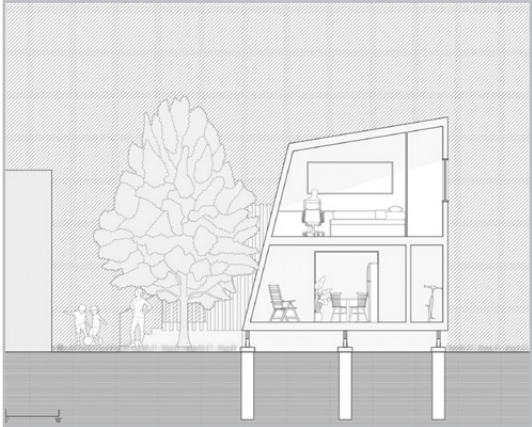
BACKYARD ADU — FLOOR PLANS & SECTION VIEWS



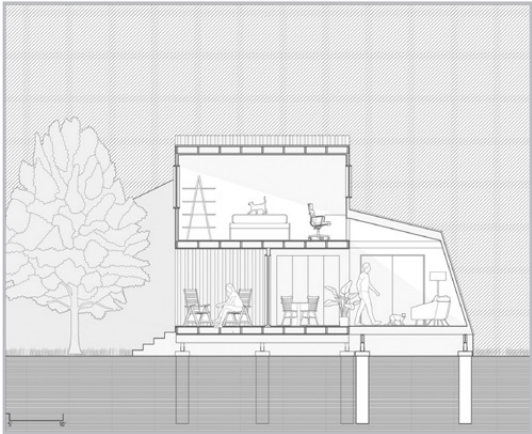
Second Floor Plan



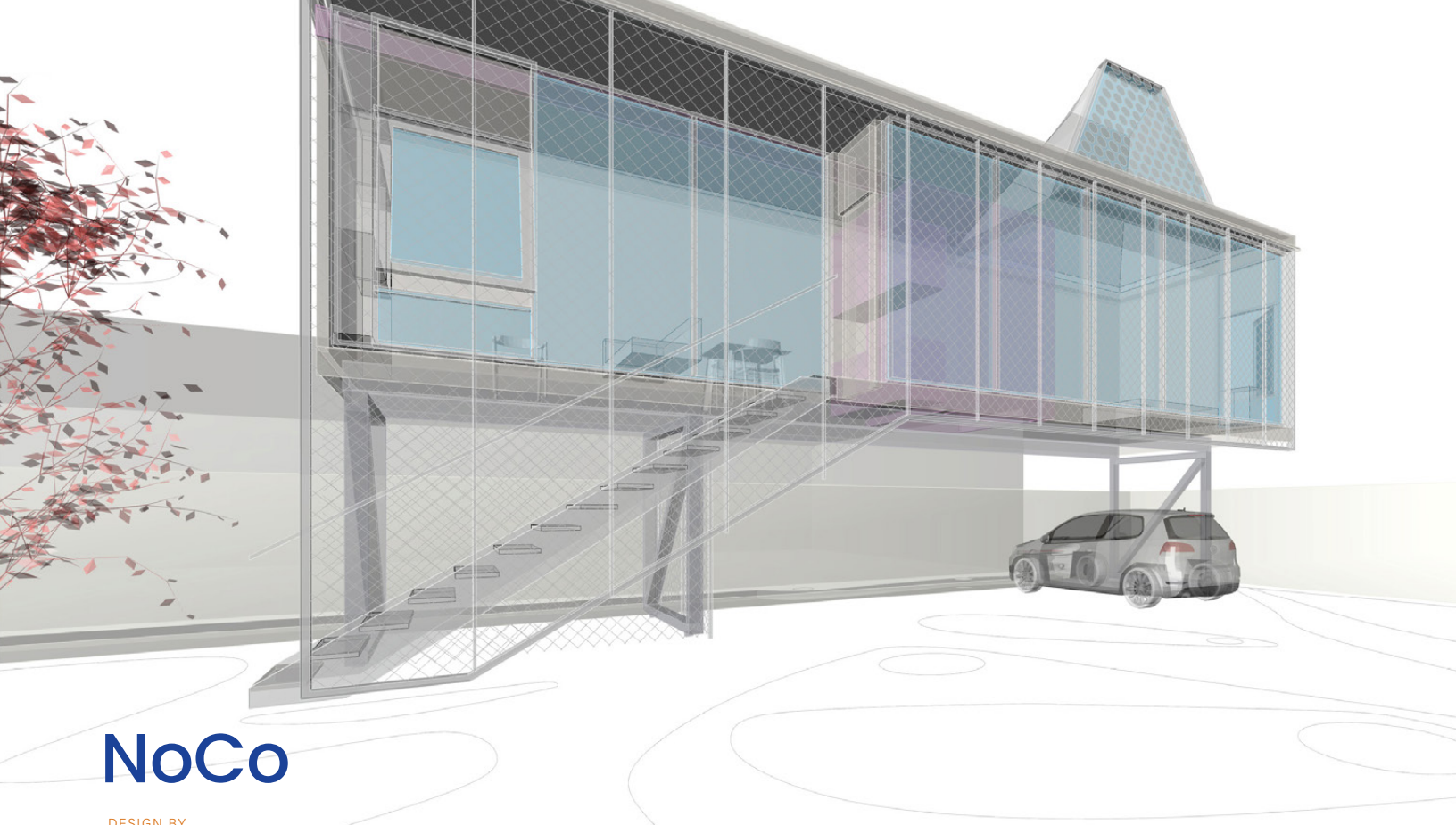
First Floor Plan



Section View 01



Section View 02



# NoCo

DESIGN BY  
**TRUITT FOUG ARCHITECTS**

This is no container project. In the tight space behind the typical Montrose four-plex or home with no street facing garage, there is an opportunity to place a small living space, a sought after but disappearing unit, once a fixture of the neighborhood. The original high-bay container is cut open, used as a back frame for 100 square feet of additional space for a compact but livable one bedroom unit. A prefab solar chimney box generates power and convection with a building integrated photovoltaic surface, and doubles the volume of the bedroom. Layers of standard building materials fill out the new volume. A chain link screen for wysteria, standard storefront, continuous curtain separate the living from public. Finally the ground plane is repurposed with multiple materials so that parking and public garden coexist.

### Categories:

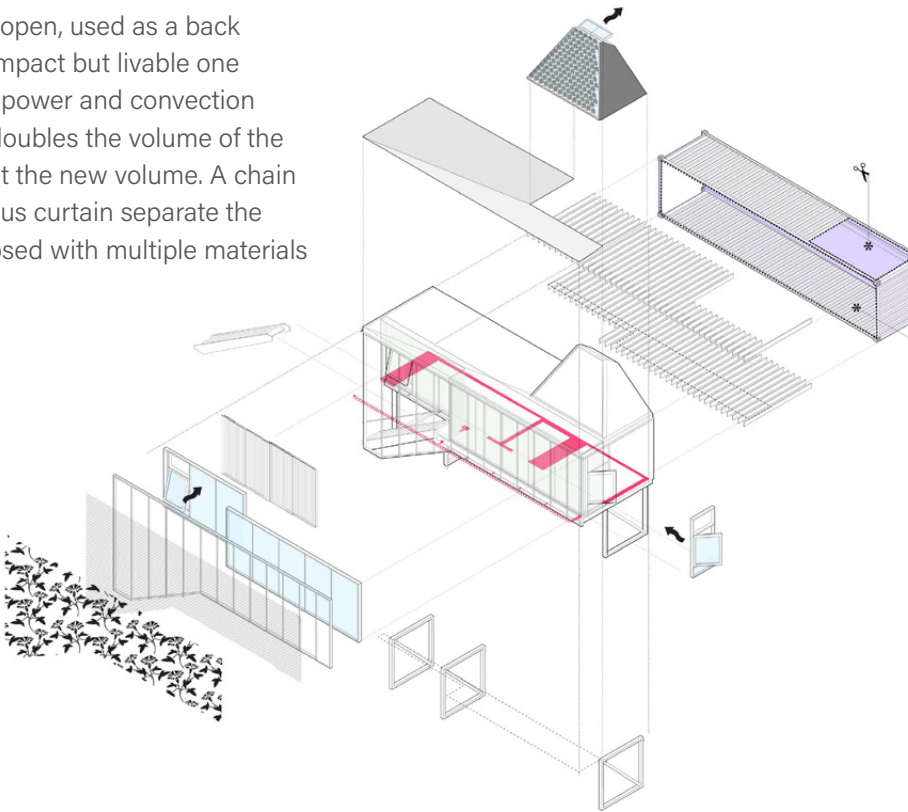
Sustainable  
Resilient  
Detached

### Dimensions:

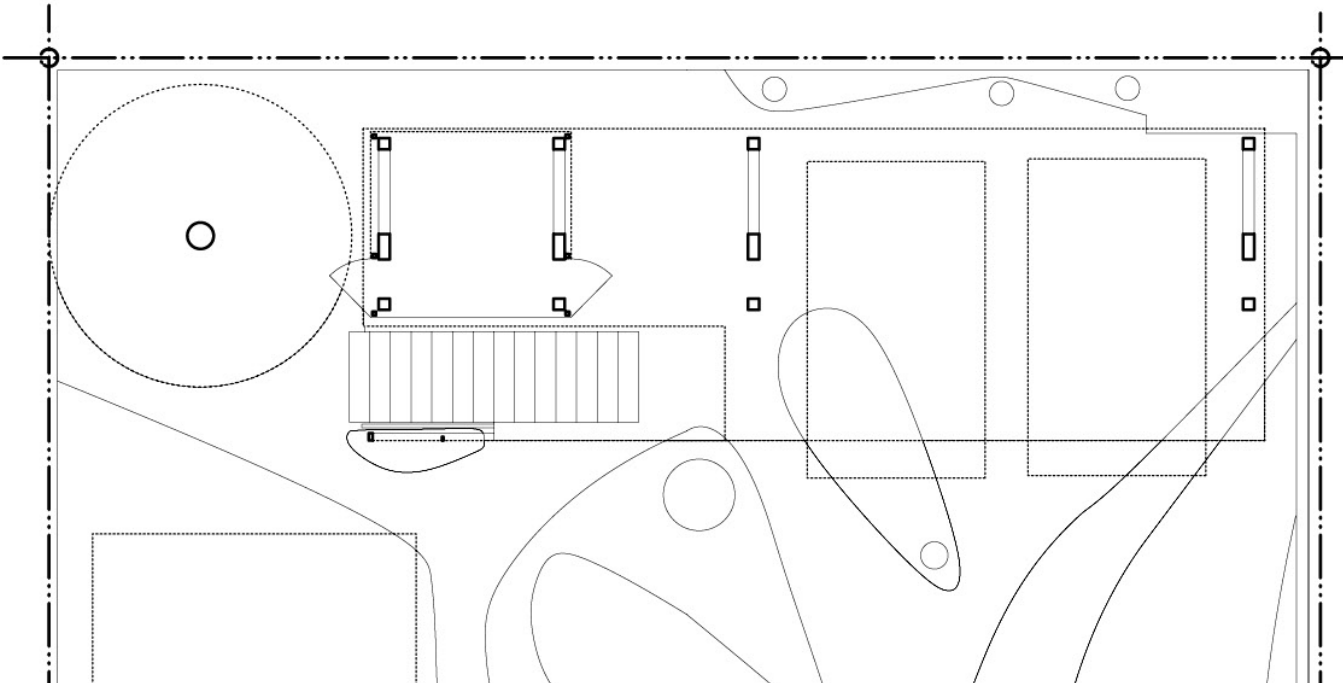
475 square feet  
40 x 12 feet

### Features/Amenities:

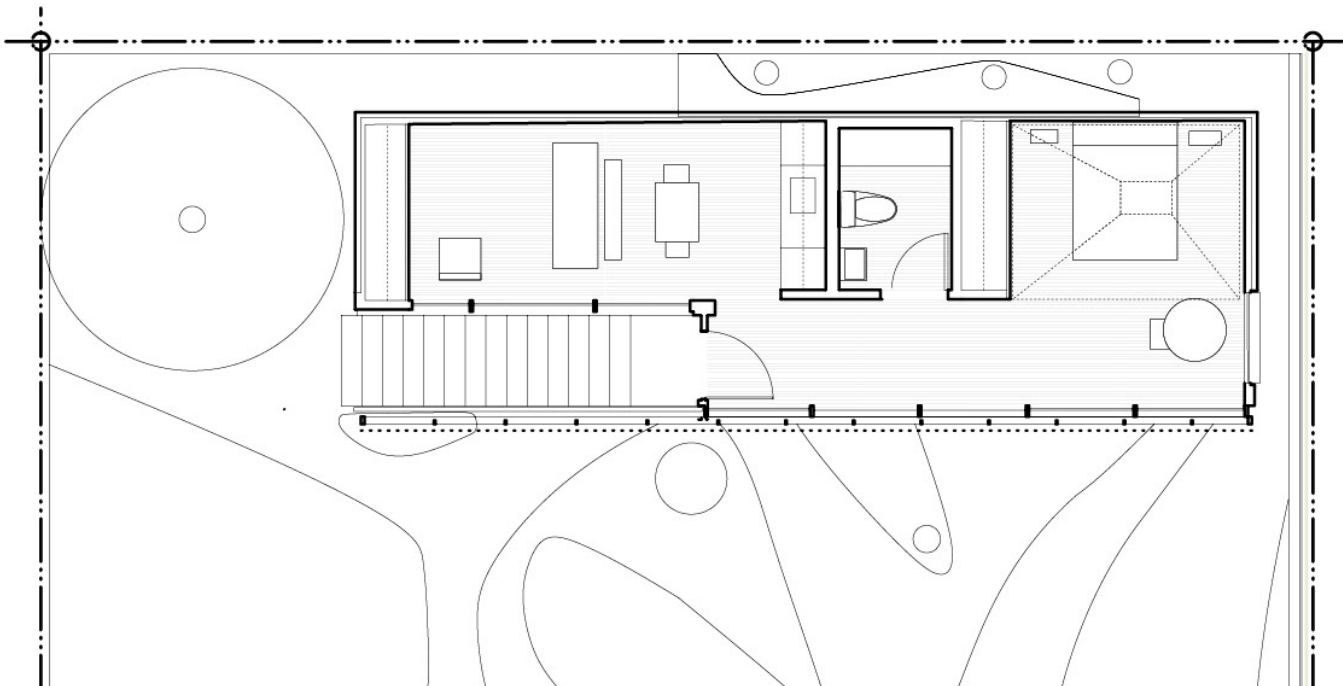
- 1 bedroom / 1 bath
- Living Room
- Dining Area
- Solar Chimney
- Covered Parking
- Privacy Screen



NOCO — FLOOR PLANS & SITE



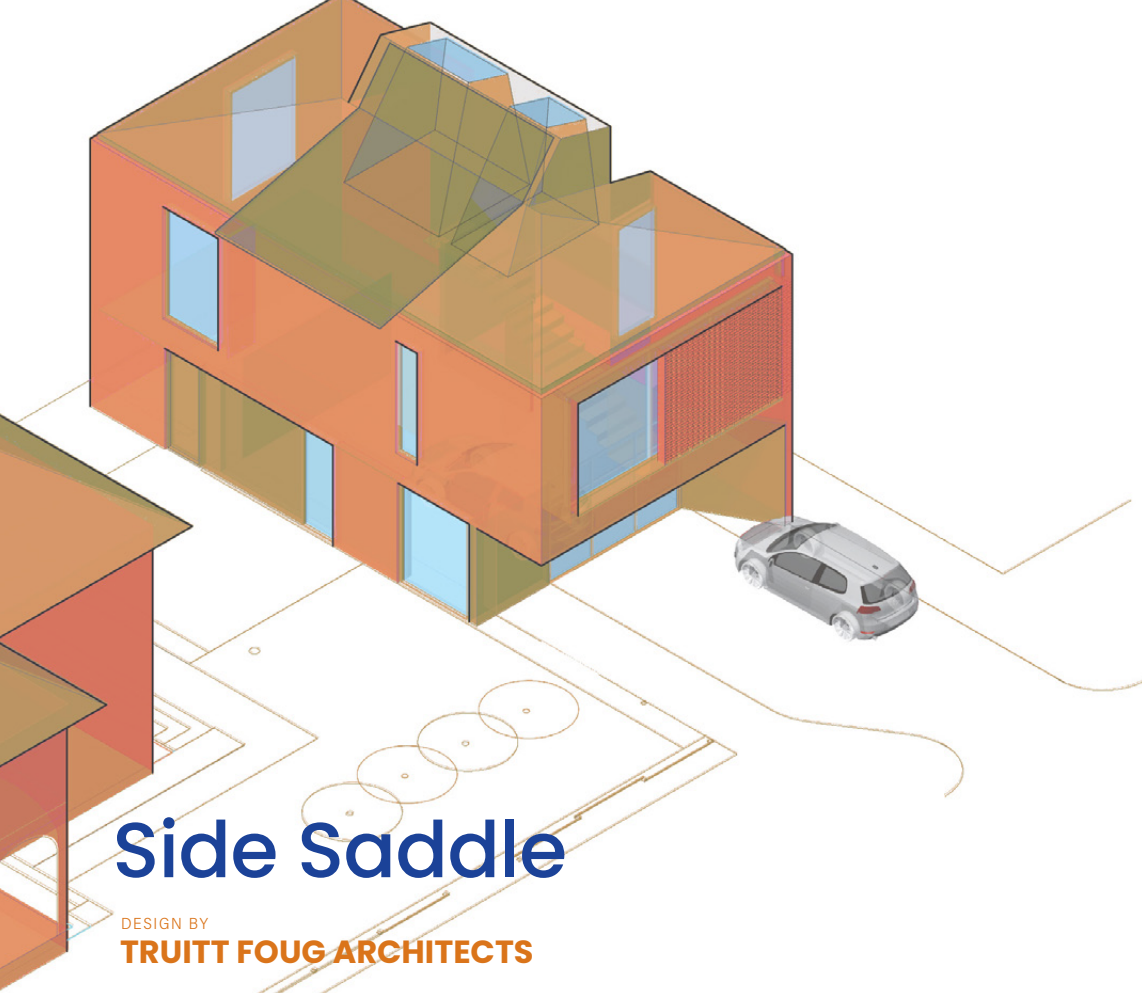
First Floor - Parking & Storage



Second Floor - Living Space







# Side Saddle

DESIGN BY  
**TRUITT FOUG ARCHITECTS**

The Sidesaddle Double Hump accessory home replaces the garage on a corner lot. An enclosed garage and storage space for the main house is accessible from the back yard, while the apartment above has its own stair away from the house. A low slope 3:12 roof is mostly hidden behind the blocky masonry box, where the thinner siding reveals access from the house or to the apartment. The siding covers the solar chimney, a double interior spatial vent from the study and bath that is heated by south facing conventional photovoltaics that slide over the edge of the house.

**Categories:**

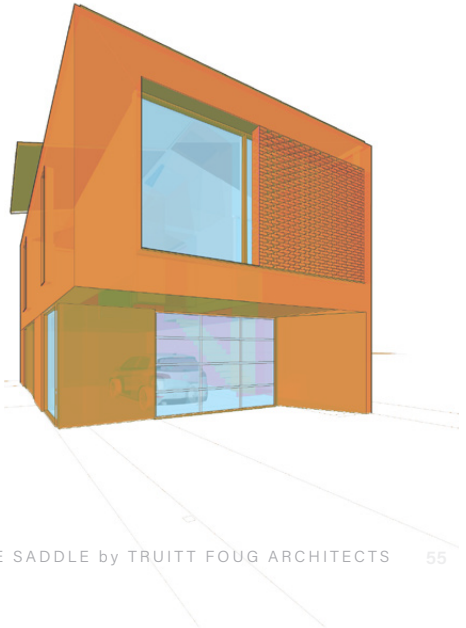
Garage

**Dimensions:**

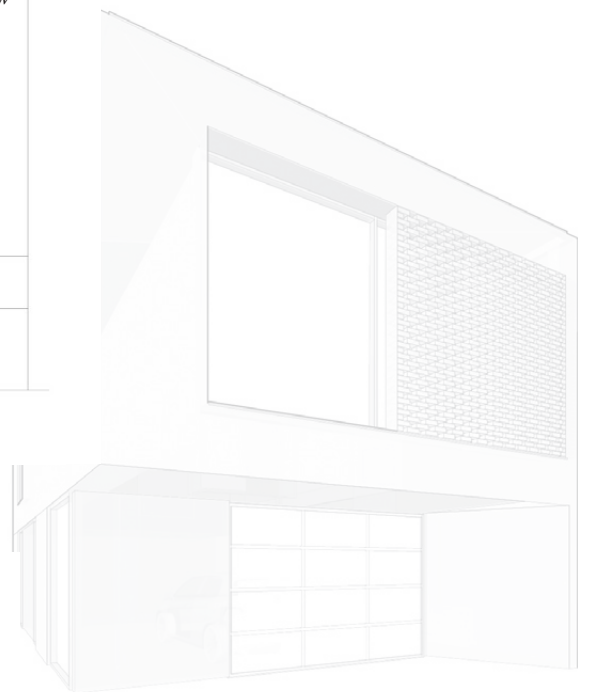
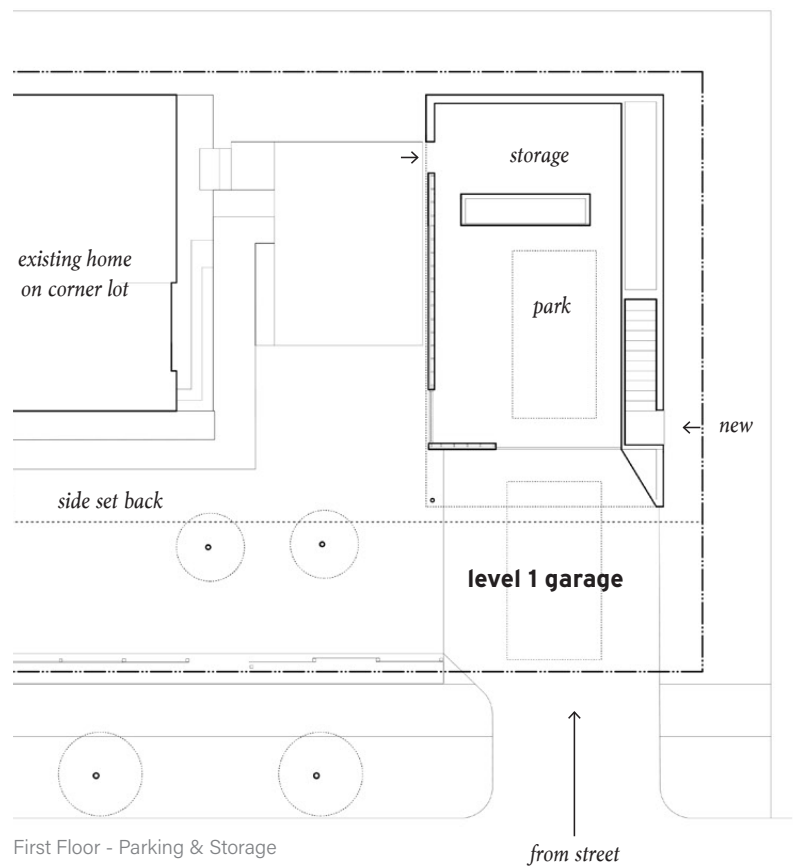
475 square feet  
40 x 12 feet

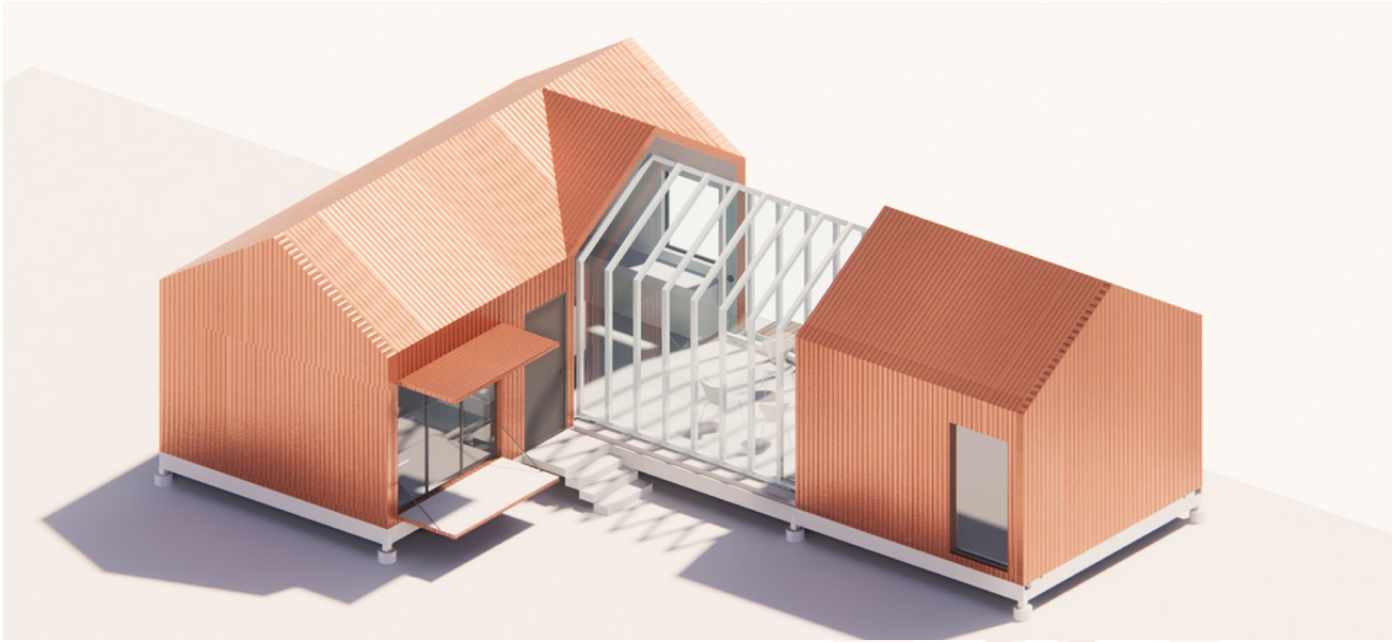
**Features/Amenities:**

- 1 bedroom / 1 bath
- Living Room
- Dining Area
- Solar Chimney
- Covered Parking
- Privacy Screen



SIDE SADDLE — FLOOR PLANS & SITE OPTIONS





# Flex ADU

DESIGN BY  
**WZX**

Our design of ADU strives to be economical, sustainable and resilient with extra flexibility of program and richness of living experience both indoor and outdoor. Within a typical lot, it is situated at the corner near the boundary to maximize the outdoor area. The ADU is comprised of three modules built with light gauge steel framing and corrugated metal cladding; one fixed corner module provides standardized and prefabricated kitchen, and another fixed module provides permanent sleeping area with an adjacent doorway of access point. The remaining one module is highlighted as a flexible module with a nested inner layer made of transparent polycarbonate sheet and vinyl and aluminum frames.

The resident could use a mechanical system to manually operate the inner shield and other operable parts for different private or public activities and moderate or extreme weather conditions.

## Categories:

Detached

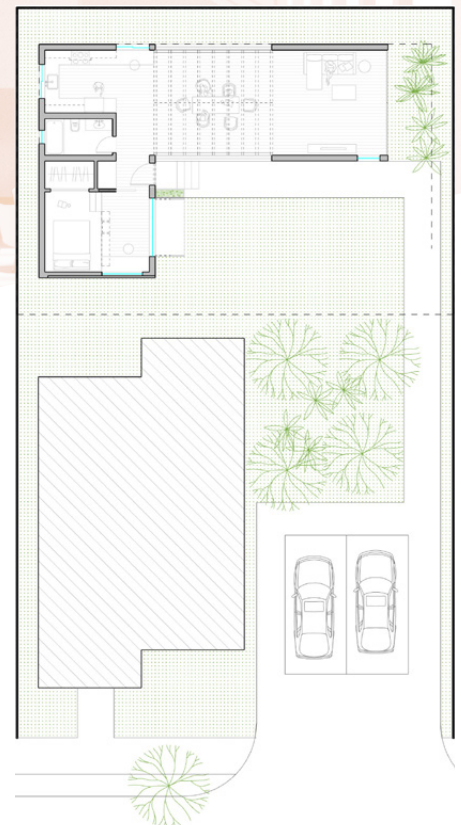
## Dimensions:

900 square feet

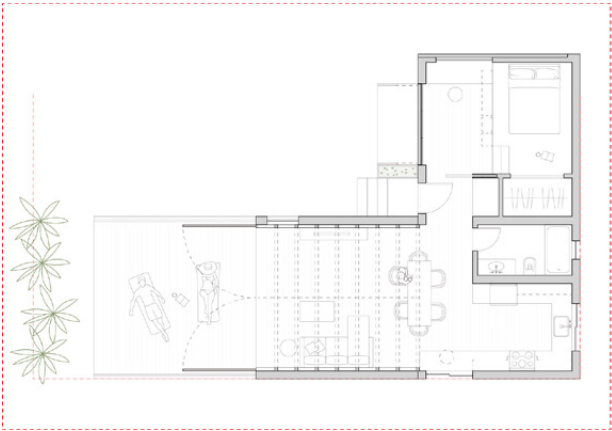
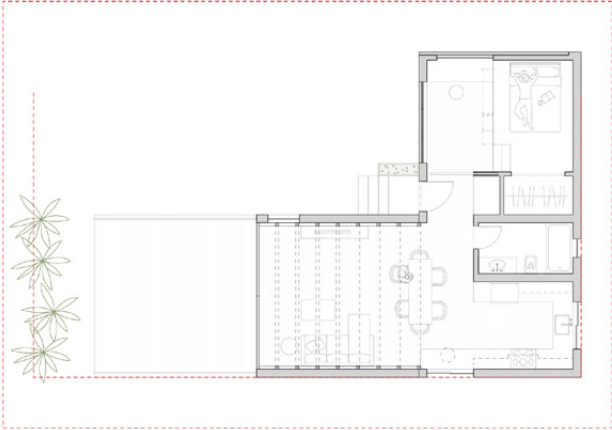
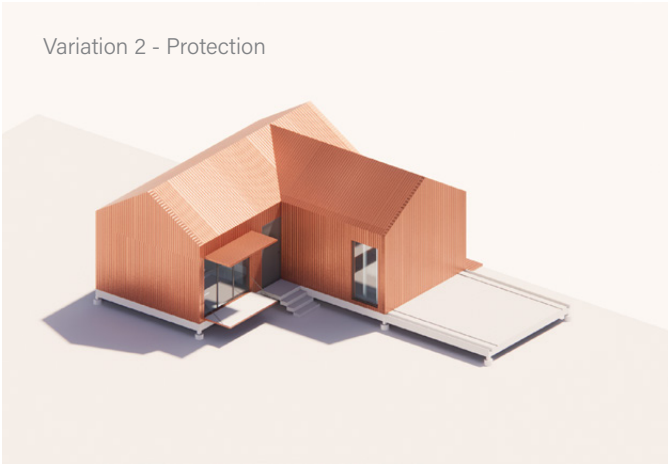
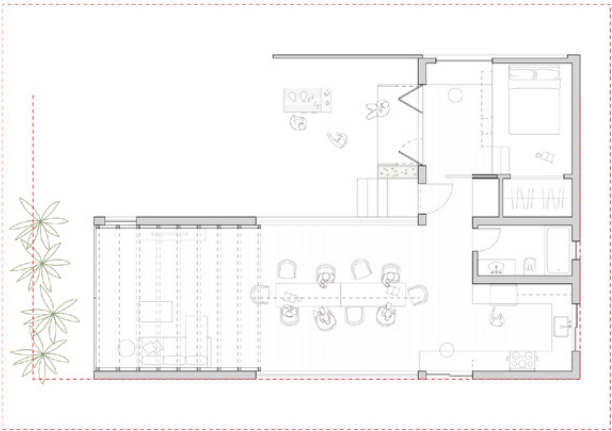
48 x 32 feet

## Features/Amenities:

- 1 bedrooms / 1 bath
- Living Room
- Indoor/Outdoor Dining
- Kitchen



FLEX ADU — FLOOR PLAN VARIATIONS





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## **Truitt Foug Architects**

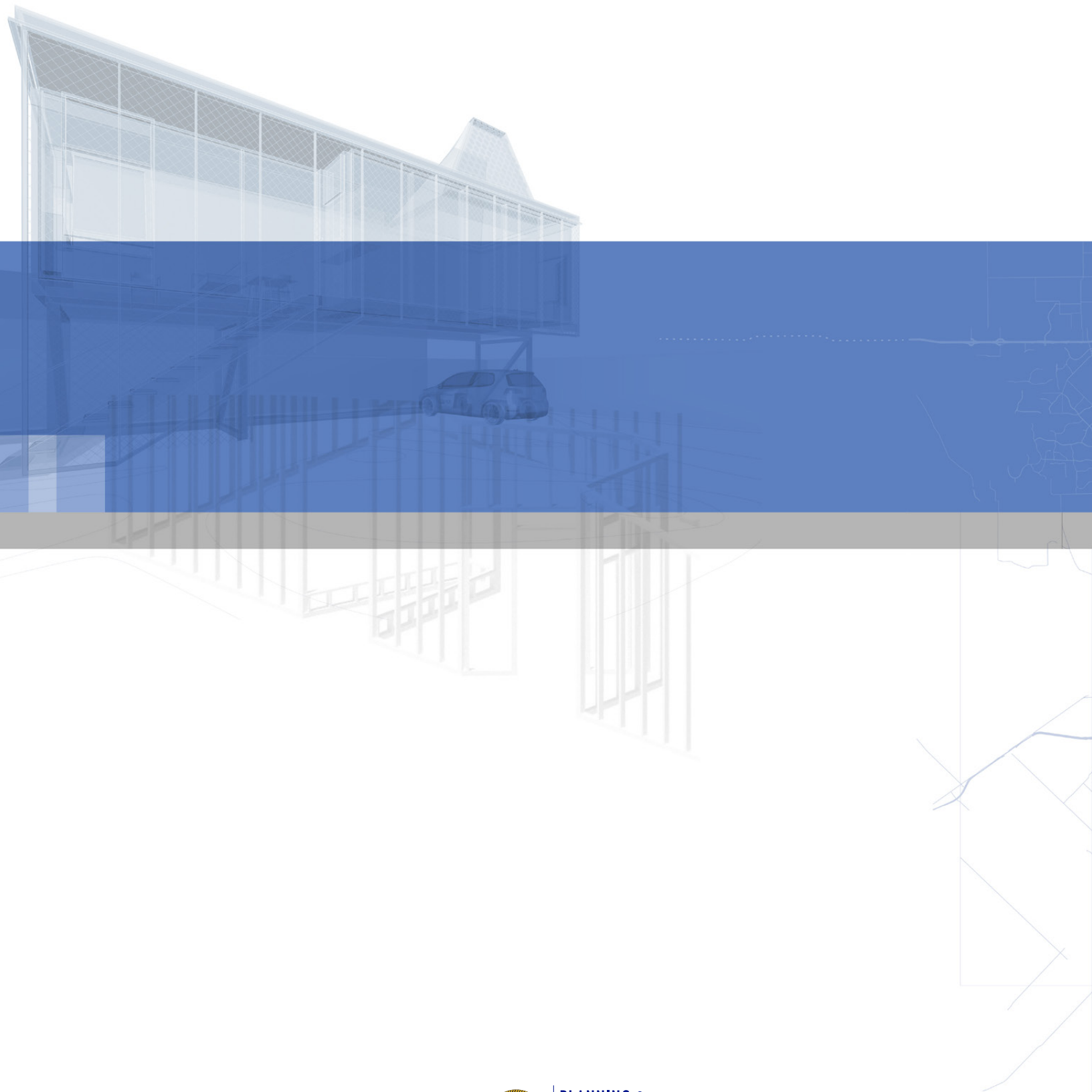
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# PROJECTS BY CATEGORY

Company or Team Name	Project Name	Sustainable	Resilient	Garage	Detached	Affordable	Student
3D Green Planet Architects	Modest Container House						
Affordable for All	ADU Intersections						
BuildingCommunity WORKSHOP	Rapido ADU						
Byrne + Phelps	The Starting Blocks						
Lynn Chou	Adult Child Studio						
Courtney Harper + Partners	Venn House						
Scott Dailey, AIA	More Than a Place to Sleep						
Elevate	Resilient: Above						
English + Associates	Dwellible						
The Goodman Corporation	Roots + Resilience						
Kati Gullick and Madeleine Pelzel	Auxiliary ADU						
H House 360 (Prairie View A&M)	Prairie Dwelling 360						
L + L (Rice University)	The Light House						
Martin + Schneider (Rice University)	Housey-House						
N.A.H. Studio (Rice University)	Wedge House						
SMLA	Stack View ADU						
STNH	Compact ADU						
Stairmasters (Rice University)	Minimal Footprint						
Studio Zhan & Bomin Park	One House – Three Ways						
Kathleen Taus	Contemporary WFH						
Team AngiCat	Cozy Container						
Team Double-House (Rice University)	Double-House						
Team Truss (Rice University)	Backyard ADU						
Truitt Foug Architects	NoCo						
Truitt Foug Architects	Side Saddle						
WZX (Rice University)	Flex ADU						



PLANNING &  
DEVELOPMENT  
DEPARTMENT