

# MOST INNOVATIVE DESIGN - HIWORKS

## Do you think you or your family would benefit from having an ADU? Why?

Our home in San Antonio is where we raised children, started businesses, and endured pandemics. We use every one of its 1,600 square feet and as we look to the future and our changing needs, an Accessory Dwelling Unit (ADU) could provide a permanent residence for our aging parents or could be rented to outside tenants.

## Does your property have an existing accessory structure? Is it used as a dwelling or could it be converted to one?

Our home features a detached two-car garage located in the back of our lot. We rarely use this 20' by 20' structure for parking and wish to convert it into something more useful. In other words, we have the space as well as the basic structural framework for an ADU, but we lack an affordable means of integrating the specialized plumbing and electrical equipment required to create a functional ADU.

## If your family could build an ADU, would they be interested in renting it?

For all the ways my family would benefit from having an ADU, it could also act as a rental property. The addition of a single unit might do little to solve the affordable housing shortage in San Antonio, but a systemic solution, such as the 4-U-ADU System illustrated here, would allow local residents to convert existing detached garage structures into ADU units, increasing the city's density and available housing stock.

## What transit options are near the ADU for the resident?

As is the case with many other area homes, our lot faces a residential street while its detached garage faces a backstreet or alley. This gives the ADU a separate entry that, in our case would, be less than a block away from a VIA bus stop.

## How many bedrooms will your ADU have?

Our ADU is configured to have a dedicated bedroom as well as a flexible living area outfitted with a "Murphy" bed allowing it to act as a second bedroom. A key feature of the 4-U-ADU System is its Core Blocks containing kitchenette, bathroom, and storage functions. These prefabricated elements can be reconfigured to accommodate a variety of functional needs within a variety of footprint dimen-

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## What type of outdoor space would your ADU have?

Both the design and the construction of the 4-U-ADU System are designed to minimally impact a home's existing outdoor space. Connecting the Core Blocks system are prefabricated wall panels whose operable windows can take advantage of outdoor views and prevailing breezes. Secondary exterior elements such as shaded patios or screen porches can also be added where desired.

## How would your ADU accommodate someone with a disability?

The modular elements of the 4-U-ADU system are designed to create a barrier-free living environment. From extra-wide openings for maneuverability to grab bars for bathroom safety, the system is designed to accommodate those with physical or other disabilities. In the illustrated configuration where the living area is located on a second floor, that upper level can be accessed via a motorized outdoor stairlift.

## What green features would be included in your ADU?

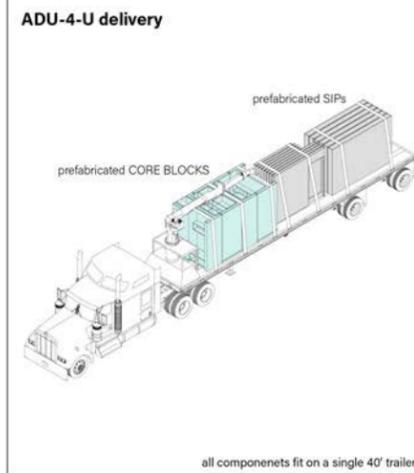
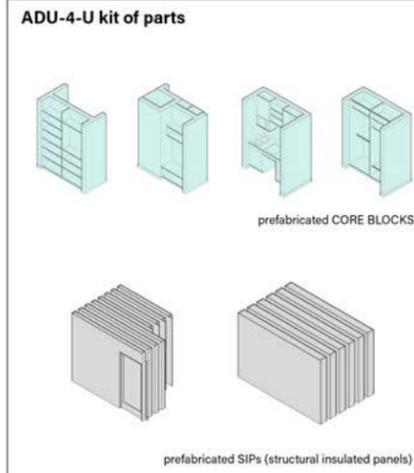
The 4-U-ADU System utilizes factory-built Structural insulated panels (SIPs) that are strong, energy-efficient, and cost-effective. The Core Blocks incorporate low-flow plumbing fixtures and high-efficiency electrical components powered by a solar panel array installed over a high-reflectance "cool" roof. All these components are engineered to work together as a single economized unit.

## What architectural feature will make your ADU unique?

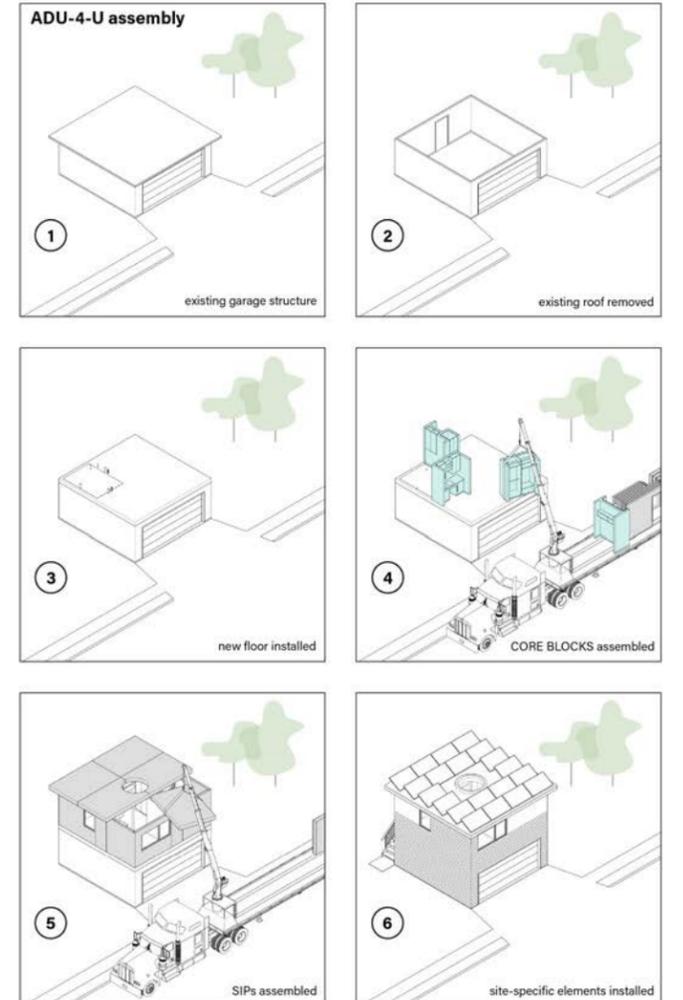
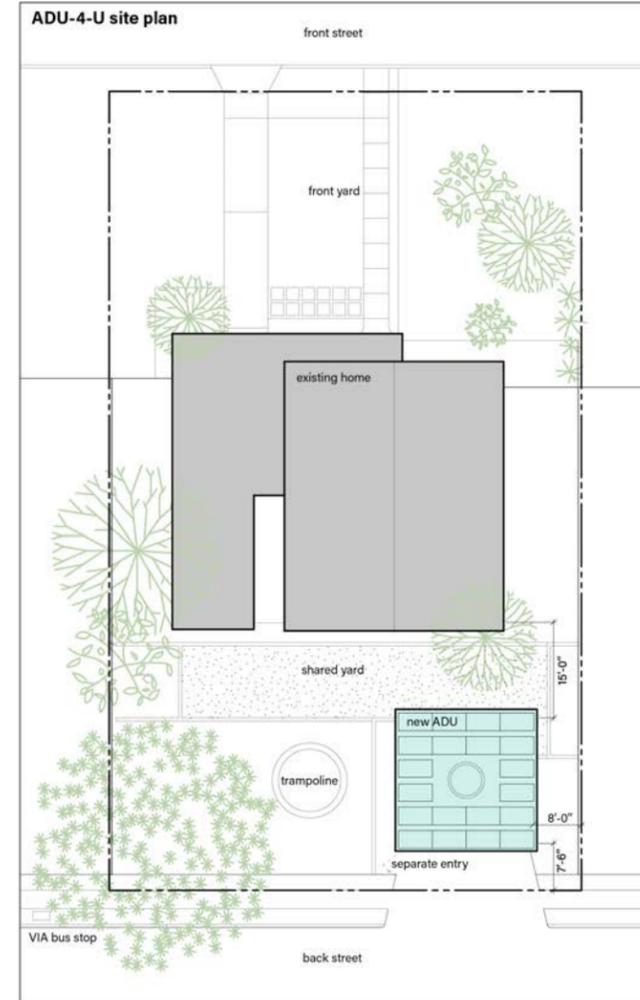
The modular components of the 4-U-ADU system provide efficiency and cost-savings while acknowledging it will be deployed into an existing suburban fabric. As a result, the system provides flexibility when it comes to roof shape as well as exterior finishes which can be reclaimed from the existing garage structures so these new "back" house ADUs match the architectural character of their adjacent "front" houses.

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## Draw a floor plan *Dibuje un plano*

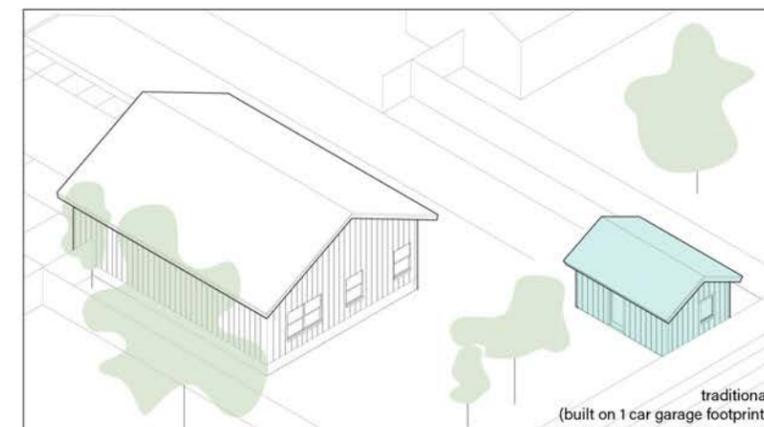
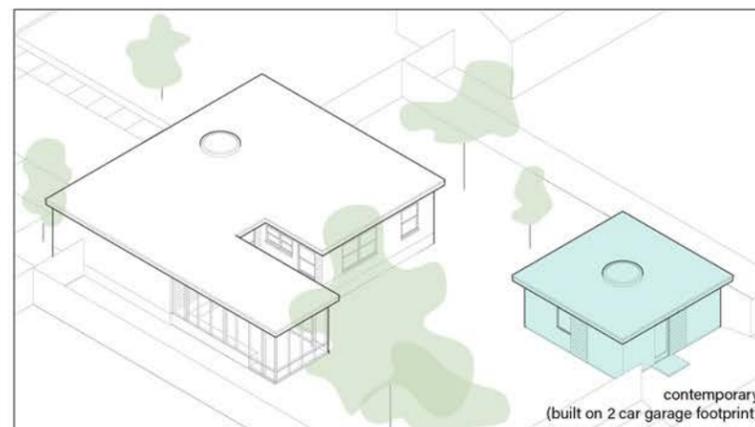
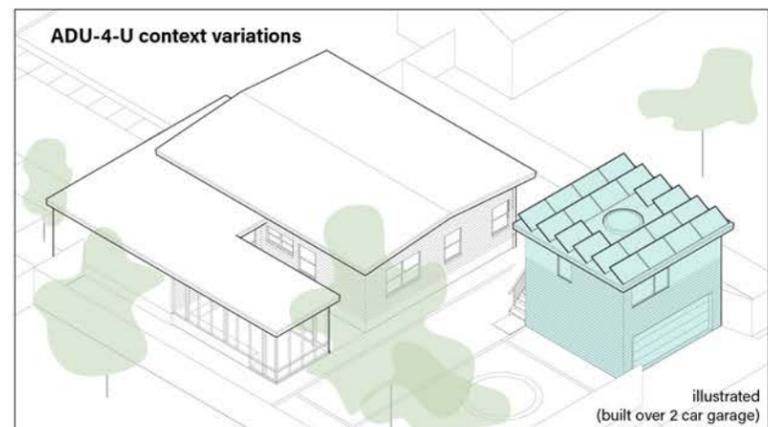
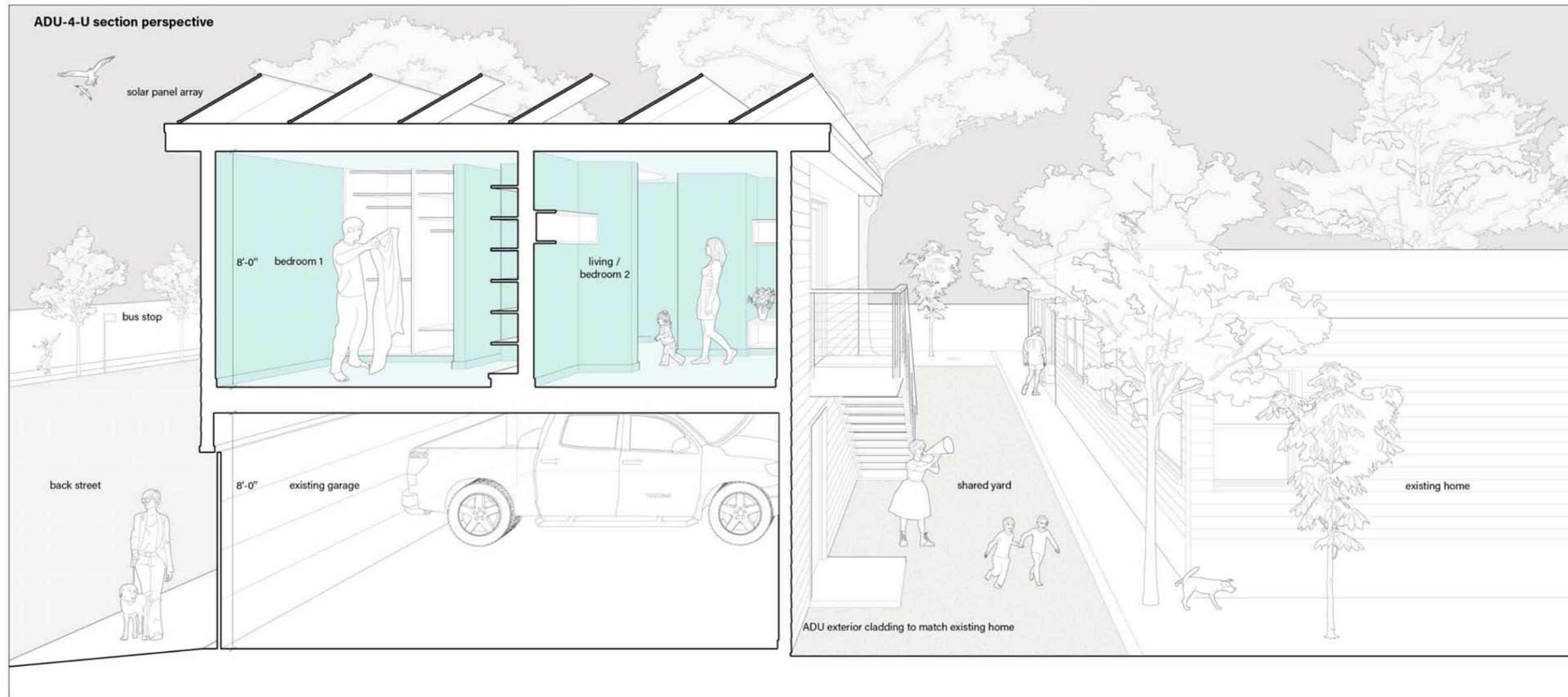


## Draw your yard *Dibuje su patio*



# MOST INNOVATIVE DESIGN - HIWORKS

Draw what your ADU looks like *Dibuje como se vería su ADU*



# MOST COHESIVE STORY - ANNE ENGLET

## Do you think you or your family would benefit from having an ADU? Why?

Yes. I see several advantages. I also have a top-notch lease so I understand lots rental nuances and the lease is written to my benefit which I share with regularly. A. **ADDITIONAL INCOME:** As previously discussed, the financial advantages of renting out an ADU are substantial, helping offset various property-related costs. B. **COMMUNITY:** Having a tenant in the ADU offers an opportunity for property owners to connect with others, especially newcomers to San Antonio. It's a way to introduce them to the vibrant culture and attractions of our city. For me personally, it's also a chance to forge connections with older individuals who may not wish to live in nursing homes, as I have a deep appreciation for the wisdom they bring. C. **KEEPING FAMILIES TOGETHER:** ADUs provide a wonderful solution for families fortunate enough to have grandparents nearby who can help with childcare. This setup helps keep generations close and supports a strong family bond. D. **CHORE EXCHANGE:** As I age, having a younger tenant in the ADU would allow for chore exchanges like taking out the trash or mowing the yard. It's a mutually beneficial arrangement where we can assist each other in property maintenance and pet care, especially when one of us is out of town. In essence, ADUs offer not only financial benefits but also opportunities to build community connections, support intergenerational living, and foster cooperative relationships that enhance the quality of life for all involved."

## Does your property have an existing accessory structure? Is it used as a dwelling or could it be converted to one?

Yes, I think about how ADUs can help communities all the time! I have a personal connection with accessory dwelling units (ADUs) that has fueled my passion for their potential. I lived in an ADU while attending school in Lubbock. It was my little oasis. It was affordable. The main house was rented by fraternity men and they always looked out for me. When I took a position at UTSA and moved here in the summer of 1997, I tried to find a backhouse. However, there were very few and those available were sometimes not habitable. As a homeowner, I felt compelled to add an ADU and in 2019 I learned how to navigate the COSA process and built my very own. It was important to me because San Antonio is in a housing shortage and I wanted to do my part to provide affordable housing while also supplementing my dollars to pay for property taxes. ADUs offer a smart housing solution. They provide safe, affordable living spaces for individuals or couples pursuing education, starting careers, simplifying lifestyles, enjoying retirement or keeping generations nearby. ADUs also bring a sense of community by allowing renters to become valued neighbors. Living in an ADU differs significantly from apartment life. As an ADU tenant, I appreciated the direct communication with my landlord because the homeowner deeply invested in our community. This personal connection brings stability and reduces the transient nature of apartment living that allows lasting relationships to flourish. As an ADU landlord, I take pride in carefully selecting tenants who align with our community's values. In return, tenants enjoy cost-effective living without paying for unused amenities like large swimming pools, clubhouses, dog parks, or gyms. In essence, ADUs embody the spirit of community, affordability, and sustainability, and I'm excited to share my experience and expertise to further promote their positive impact.

## If your family could build an ADU, would they be interested in renting it?

Absolutely. Owning and renting an ADU has several advantages. I would put another ADU in my back yard, if allowed. A. **INCOME:** Renting out an ADU provides a consistent stream of rental income, helping offset expenses like mortgages, property taxes, insurance, maintenance, and utilities. B. **INCREASED PROPERTY VALUE:** Adding an ADU can boost the overall value of our property, resulting in a higher resale value. C. **COMMUNITY DEVELOPMENT:** By adhering to zoning regulations and codes, ADUs can contribute to addressing housing shortages, particularly in urban areas, by offering additional housing options. D. **MULTIGENERATIONAL LIVING:** ADUs can accommodate aging parents, adult children, or other family members, giving them their own space and independence while staying close. E. **FLEXIBILITY:** ADUs aren't just about rental income; they can serve various purposes over time, such as guest houses, home offices, or art studios, depending on the owner's needs. While it's important to note that ADUs can also be used for short-term rentals, my focus is on providing affordable, long-term housing options rather than depleting housing availability for young professionals, couples, or retirees. Additionally, while there may be tax benefits and deductions associated with owning an ADU, I recommend consulting with a tax professional for specific advice. In summary, the potential benefits of owning and renting an ADU are numerous, ranging from financial advantages to supporting community development and providing flexible living options for family members.

## What transit options are near the ADU for the resident?

Dellview is exceptionally well-situated for ADUs, with various transit options at your doorstep: A. **PUBLIC TRANSIT:** Crossroads Via is conveniently located just one block to the west, and Vance Jackson is a mere two blocks to the east. An additional two blocks east brings you to West Avenue, offering a range of bus routes for easy commuting. B. **SHOPPING AND AMENITIES:** Within walking distance, tenants can find both Super Target and Wal-Mart, ensuring convenient access to shopping. Moreover, the Granados Senior Center is only six blocks away, providing additional community resources. C. **ACCESS BY VEHICLE:** For those who prefer to drive, Dellview offers swift access to major highways, including 410 and I-10, allowing tenants to reach Downtown, the Medical District, UTSA, and the airport within minutes. In summary, Dellview's strategic location provides an array of transit options, making it an ideal neighborhood for ADUs and ensuring convenience for tenants whether they rely on public transportation or their own vehicles.

## How many bedrooms will your ADU have?

Based on square footage of the main home, this ADU is 1 bedroom.

# MOST COHESIVE STORY - ANNE ENGLET

## What type of outdoor space would your ADU have?

The backyard is welcoming and multi-functional. Ski Lodge dwellers have full access to relax and enjoy the outdoor space. **A. THE USUAL:** The backyard has the usual things found at a simple house including a BBQ pit, a fire pit for cooler seasons, outdoor seating under the patio, and 9 stackable Adirondack chairs and equipment to watch outdoor movies on the big screen in comfy chairs. The patio has electricity for playing music, movies, and string lights outline the back patio. **B. LANDSCAPE:** The Landscape includes a variety of plants life including a Fig Tree, Esperanza, Pride of Barbados, Mountain Laurels, and native flowers, lower and raised garden beds for growing herbs and vegetables including all time-favorites such as tomatoes, peppers, chives, basil, lavender, rosemary, watermelon, eggplant, squash, and okra. New trees have also been planted to help bring down temperature of the backyard. **C. PATHWAY:** There is a small dedicated path from the gate to the ADU that is lit with dusk to dawn lighting. More steps are being installed from ADU to alley for ease of access to the trashcans that are stored in the alley. **D. OUTDOOR ART:** I have planned for Public Muralist, Nicholas Monroe to paint the southern wall of the Ski Lodge when the weather cools to enhance the aesthetics of the space. **E. PET-FRIENDLY:** Because tenants deserve to have their pets, the Ski Lodge is pet-friendly. Pets have access to the backyard. And the all-glass storm door has a pet door already built in. When the main door is open, pet can enjoy watching the wildlife, birds in the birdbath and the birdhouses.

## How would your ADU accommodate someone with a disability?

While my ADU may not be fully compliant with accessibility standards, I prioritized inclusivity in its design to benefit people with one or more types of disabilities: **A. STEP-FREE ACCESSIBLE ENTRANCE:** The ADU features a step-free accessible entrance with wide doorways to ensure easy access for individuals with mobility challenges. **B. MAXIMIZED SPACE:** Pocket doors were incorporated into the design to maximize space and provide unobstructed pathways, facilitating maneuverability for wheelchair users. **C. MINIMAL HALLWAY:** To accommodate wider clearances and enhance accessibility, a minimal hallway design was implemented, ensuring smooth navigation throughout the ADU. **D. SLIP-RESISTANT FLOORING:** The flooring is slip-resistant and easy to clean, enhancing safety and convenience for everyone, including those with mobility concerns. **E. ACCESSIBLE SHOWER:** In the bathroom, there are strategically placed grab bars in the shower area to assist individuals with stability and balance needs. **F. REMOTE-CONTROLLED FEATURES:** Modern amenities such as the mini-split HVAC system and ceiling fans with lights are operated via remote controls, offering convenience and ease of use for all residents. While not fully compliant, these design features were intentionally integrated to create a more inclusive and accommodating living space for individuals with disabilities, aligning with the principles of universal design and the goal of fostering inclusivity.

## What green features would be included in your ADU?

The Ski Lodge is all-electric and boasts an array of environmentally conscious innovations. **A. SOLAR PANELS:** Solar panels installed on the main house not only reduce our carbon footprint but also keep our combined energy usage at an impressively low \$50 per month. **B. TOP-TIER INSULATION:** The Ski Lodge boasts top-tier insulation in both its walls and ceiling, ensuring energy efficiency by minimizing heat loss and gain. **C. RADIANT BARRIER AND MINI-SPLIT UNITS:** The roof incorporates a radiant barrier and galvanized metal room, working in tandem with a dual mini-split unit to efficiently heat and cool the space, optimizing energy use. **D. ENERGY-EFFICIENT FANS:** Both the living room and bedroom feature energy-efficient ceiling fans, promoting air circulation and comfort while minimizing electricity consumption. **E. REFLECTIVE CEILING:** The ceiling is adorned with corrugated galvanized metal panels, not only adding a unique aesthetic but also making the space more energy-efficient by reflecting natural light. Additionally, an on-demand hot water system sets a new standard for sustainable living, ensuring that hot water is only used when needed. In summary, the Ski Lodge is a testament to environmentally conscious living, showcasing a commitment to sustainability through innovative design and energy-efficient features, setting the bar for a sustainable and award-worthy living space.

## What architectural feature will make your ADU unique?

**A. NATURAL LIGHT.** Incorporating large windows and 15 dormer windows on the east lets in natural light making the space feel pleasant, light and airy. It is also an ideal spot for the dweller cat to keep a watchful eye over his outdoor kingdom. **B. VAULTED CEILINGS.** Vaulted ceilings make the space feel open and inviting. **C. ALL-GLASS STORM DOOR.** It cost twice as much, but worth every penny for the Anderson All-Glass Storm Door with Pet door to allow tenants to enjoy the backyard, more natural light, and give pets free reign to go in and out. **D. OUTDOOR SPACE.** The outdoor space available to the tenants as well for relaxing and entertaining. Backyard features a shade tree, covered patio with furniture, BBQ pit, fire pit, space and equipment to set up for a movie night and low and raised garden beds for herbs and vegetables. Yard is enclosed in a four-foot cinder tile blue fence for added privacy. **E. CURB APPEAL.** Space is usually well-maintained although we have had a harsh summer. The main house and Ski Lodge match with a Cape Cod Gray, White windows, Trimmed in Black and Fire Engine Red Front Doors. **F. FLEXIBLE AND EFFICIENT LAYOUT.** When designing the Ski Lodge, it was important to have an efficient layout to create a functional and comfortable living environment. Kitchen flows seamlessly to washer dryer just outside the bathroom.

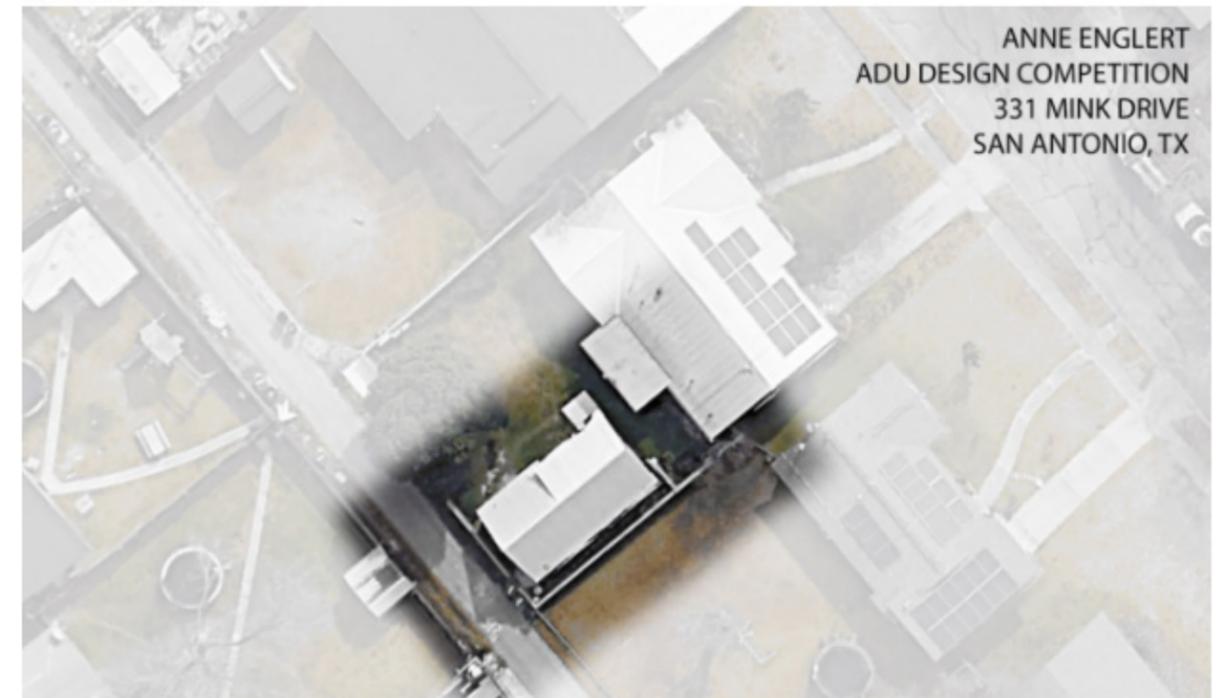
# MOST COHESIVE STORY - ANNE ENGLERT

Draw a floor plan *Dibuje un plano*



Draw your yard *Dibuje su patio*

YARD PLAN



# MOST COHESIVE STORY - ANNE ENGLET

Draw what your ADU looks like *Dibuje como se vería su ADU*



# MOST ACCESSIBLE DESIGN - NATALY LOPEZ

**Do you think you or your family would benefit from having an ADU? Why?**

We oftenly house outer Family during difficult times. It Can get very crowded with kids. adults, & elderly all in one house. An Adu would be the perfect Solution.

**Does your property have an existing accessory structure? Is it used as a dwelling or could it be converted to one?**

There is not an existing Structure to be used.

**If your family could build an ADU, would they be interested in renting it?**

Yes! Aside From Family, we wouldn't mind renting to a Stranger. "Strangers are just Friends haven't met!"

**What transit options are near the ADU for the resident?**

The area is still developing, but there are major highways nearby. Several Service also reach out here.

**How many bedrooms will your ADU have?**

2 bedrooms, The and bedroom in the ADU is for additional people or a caretaker for grandparents

# MOST ACCESSIBLE DESIGN - NATALY LOPEZ

## What type of outdoor space would your ADU have?

The ADU design contains an outdoor indoor space adjacent to the kitchen. On the second story, there is a large deck with views to downtown and a roof to provide shade to the area.

## How would your ADU accommodate someone with a disability?

Our ADU was designed with older couples in mind as we imagined them to stay primarily on the first floor and we included large hallways for stability.

## What green features would be included in your ADU?

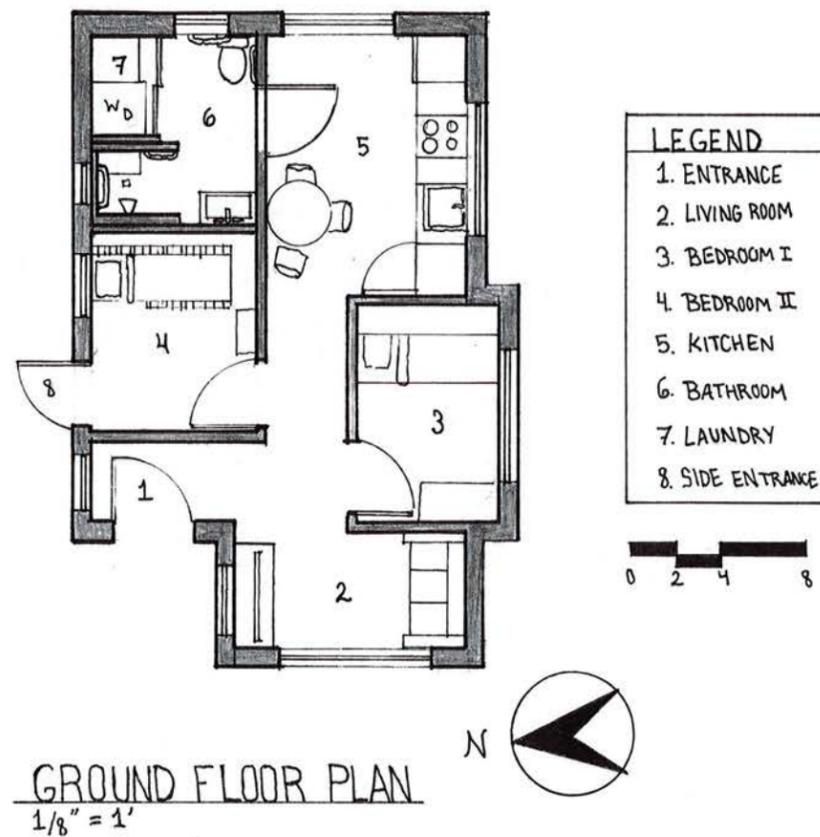
The design includes solar panels across the entire roof providing electricity for the unit. We also included a screened bifold door, where the residents will be able to control when they want wind and extra sun in that shared kitchen and dining space.

## What architectural feature will make your ADU unique?

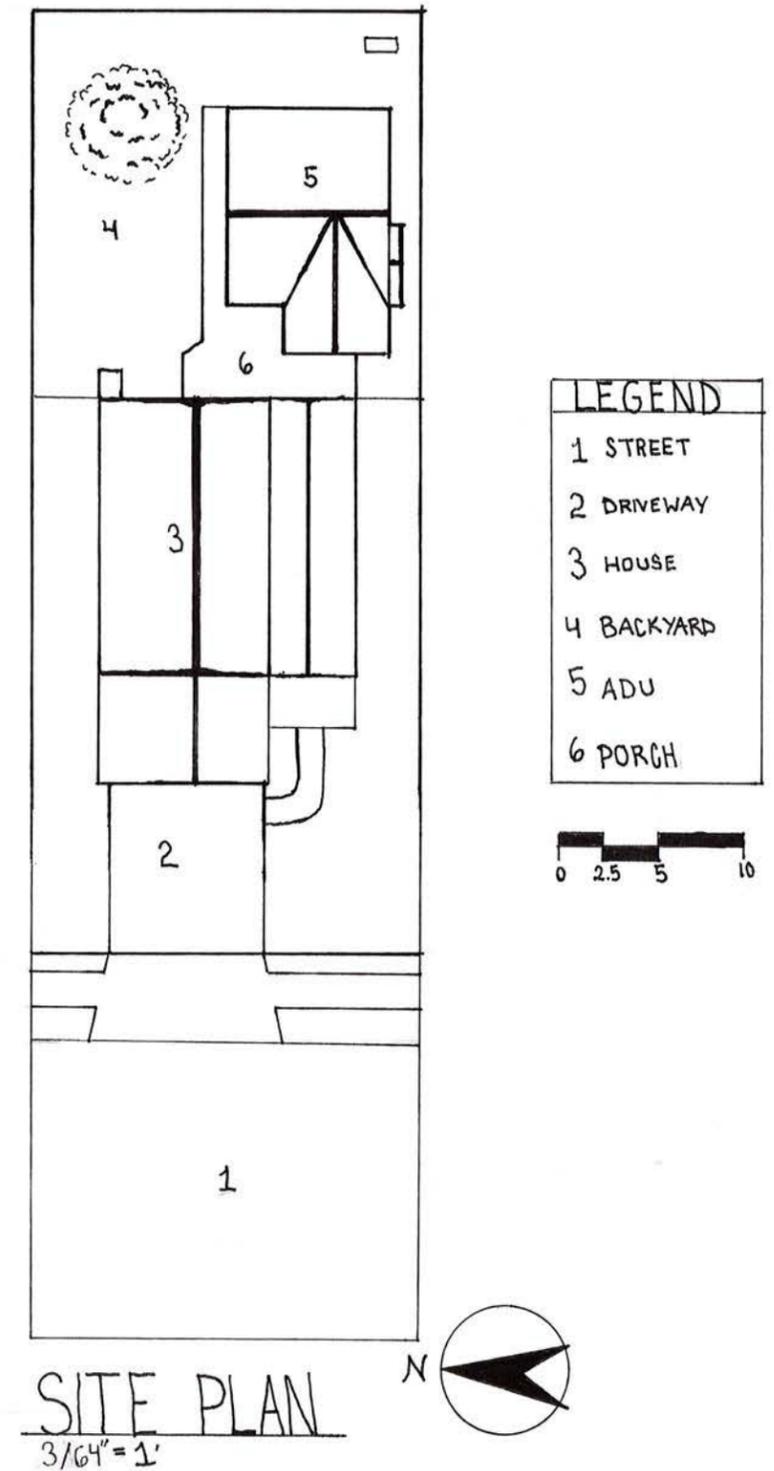
I believe what makes our ADU unique is its use of bringing the outside in. By creating large open spaces and views from shared spaces, it allows our residents to embrace the west side neighborhood. Specifically, the large deck is one that is able to provide for both couples.

# MOST ACCESSIBLE DESIGN - NATALY LOPEZ

Draw a floor plan *Dibuje un plano*

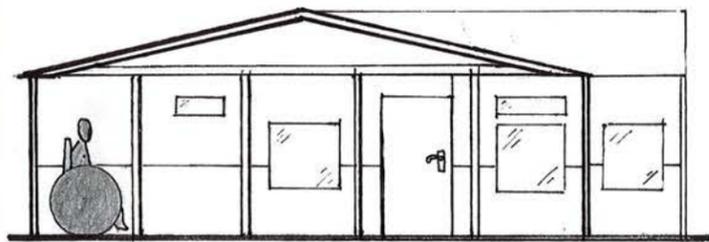


Draw your yard *Dibuje su patio*



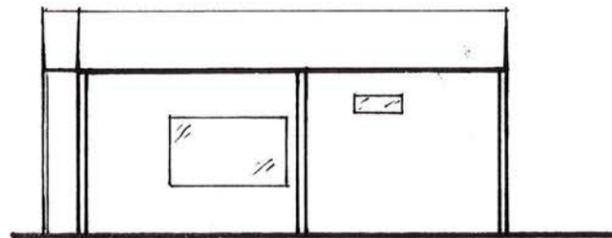
# MOST ACCESSIBLE DESIGN - NATALY LOPEZ

Draw what your ADU looks like *Dibuje como se vería su ADU*



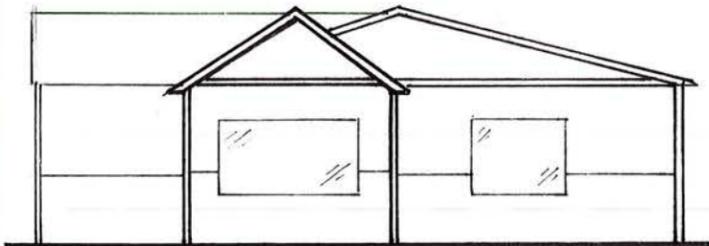
NORTH ELEVATION

$1/8" = 1'$



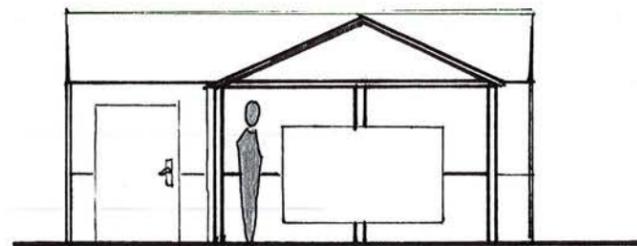
EAST ELEVATION

$1/8" = 1'$



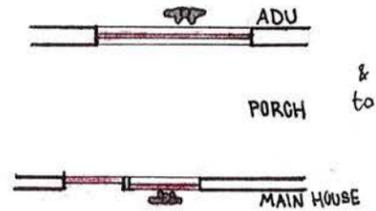
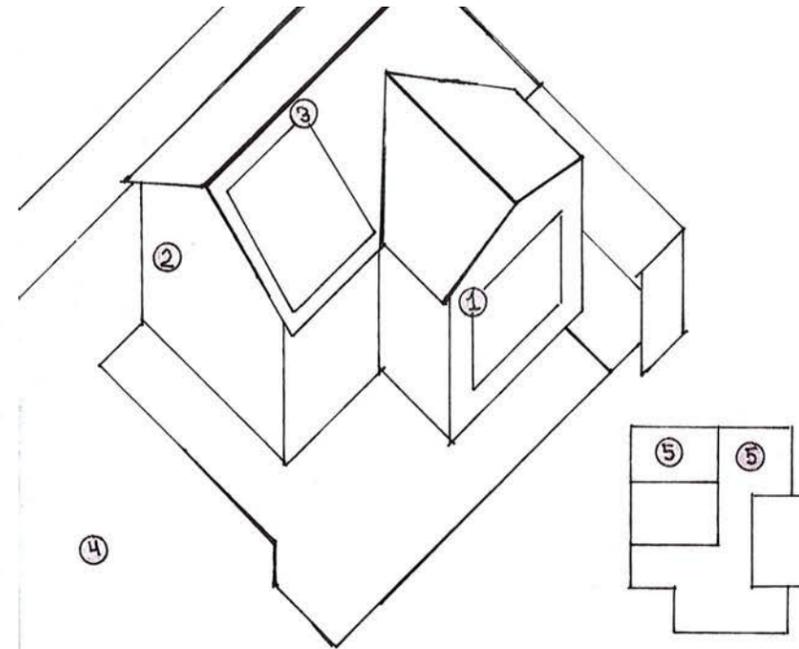
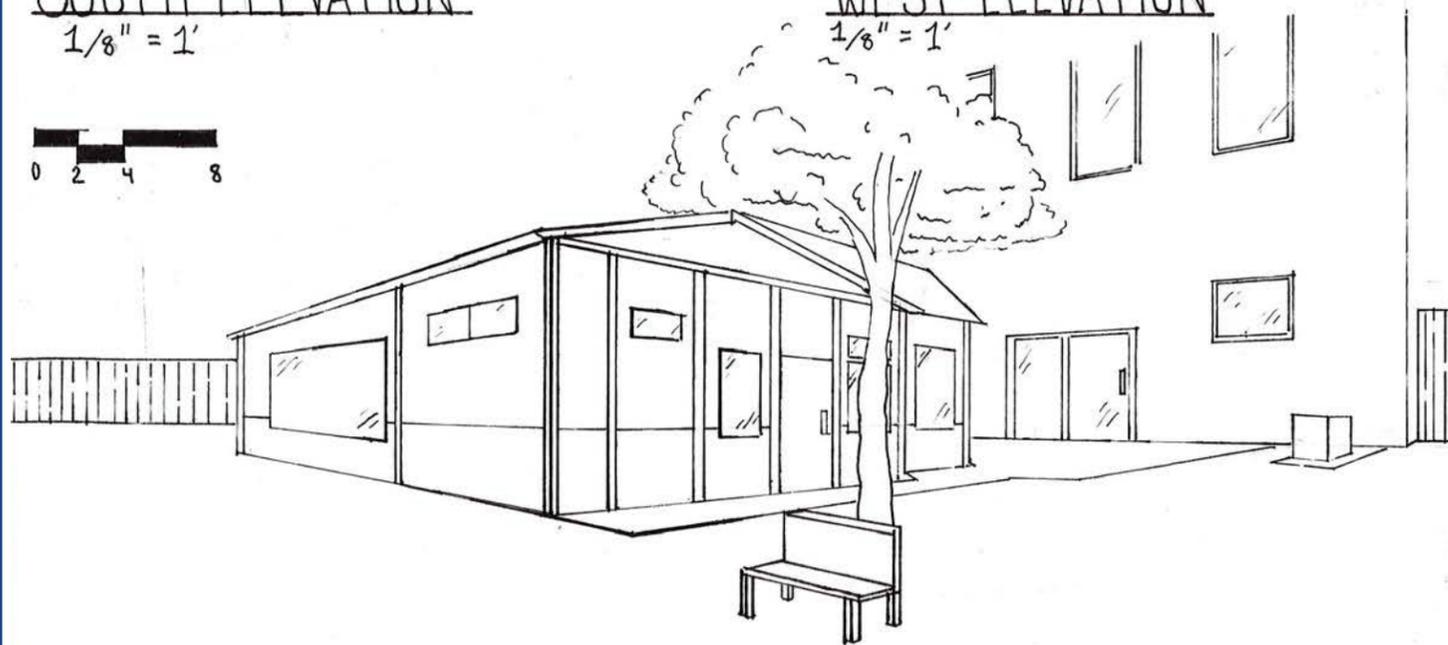
SOUTH ELEVATION

$1/8" = 1'$



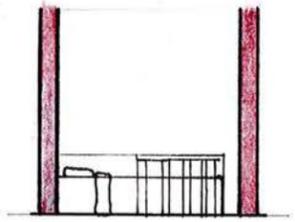
WEST ELEVATION

$1/8" = 1'$



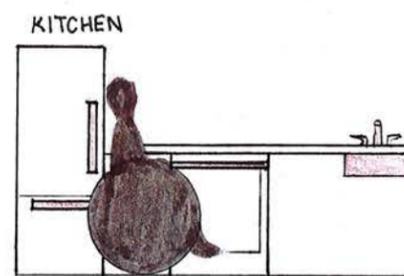
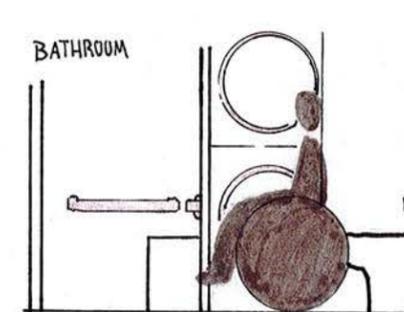
- Adjacent window & sliding-door to check on Family next door.
- $1/8" = 1'$

① WINDOW VIEW



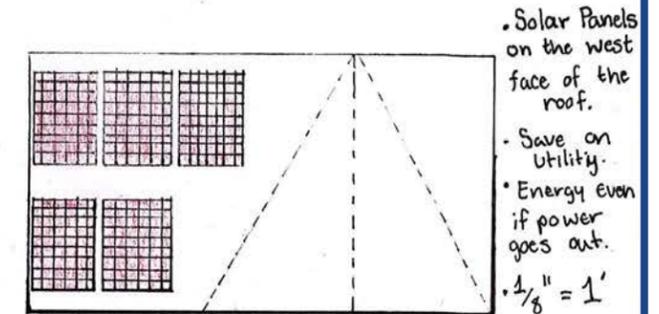
- 10" thick walls for more insulation. Less heat is allowed in, making it easier to keep home cool.
- Absorbs sounds, reducing noise
- $1/8" = 1'$

② INSULATION



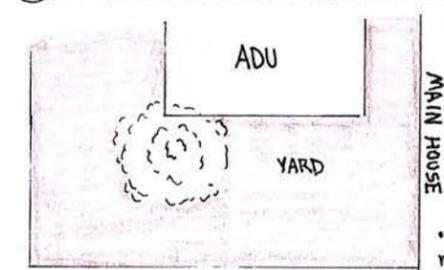
- All appliances are at an accessible level.
- Spaces under sinks to reach
- Handrails in bathroom for assistance
- $1/4" = 1'$

⑤ APPLIANCES



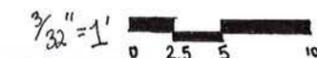
- Solar Panels on the west face of the roof.
- Save on Utility.
- Energy even if power goes out.
- $1/8" = 1'$

③ SOLAR ENERGY



- ADU size & placement leaves space for shared yard.
- Connects both homes
- Gate left unblocked
- Space for garden, recreation, get-togethers, etc.
- $3/32" = 1'$

④ SHARED YARD



# BEST K-12 ENTRY - JIMENA SANCHEZ

**Do you think you or your family would benefit from having an ADU? Why?**

I think my family would benefit from having an ADU because my brother is soon going to college, so if we could make some extra money by renting it to someone else it could help him with college. If it's not used for that it could be used for my grandma whose husband passed away last year.

**Does your property have an existing accessory structure? Is it used as a dwelling or could it be converted to one?**

My property just has a tiny shed of plastic made in the back, but I don't think it could be used to be converted into an ADU.

**If your family could build an ADU, would they be interested in renting it?**

My family would be interested.

**What transit options are near the ADU for the resident?**

My transit options would be riding a bicycle, having a car, or going on the bus. There is also Via buses available everywhere for people who need it.

**How many bedrooms will your ADU have?**

It will have 2 bedrooms.

# BEST K-12 ENTRY - JIMENA SANCHEZ

## What type of outdoor space would your ADU have?

In my backyard I would make sure there is plenty of trees for them to create shade, so if the person living there needs fresh air they could go outside at anytime, and there would be shade. If not I would include a tiny porch in the front of the ADU.

## How would your ADU accommodate someone with a disability?

I would include ramps and locate the furniture in a way where it can meet their needs.

## What green features would be included in your ADU?

I would include thermal insulation for winter season, heating and cooling systems, plumbing fixtures, and probably solar panels.

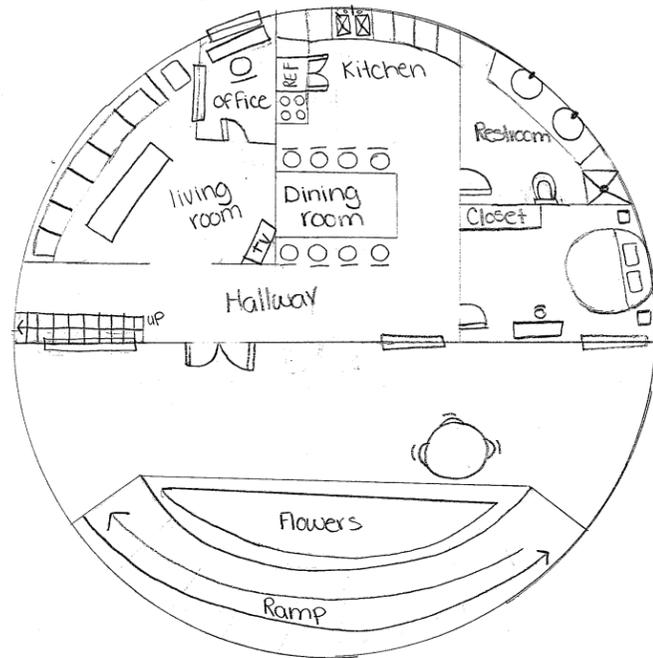
## What architectural feature will make your ADU unique?

My ADU will be on a platform with a ramp. It will also have an outdoor area on the roof.

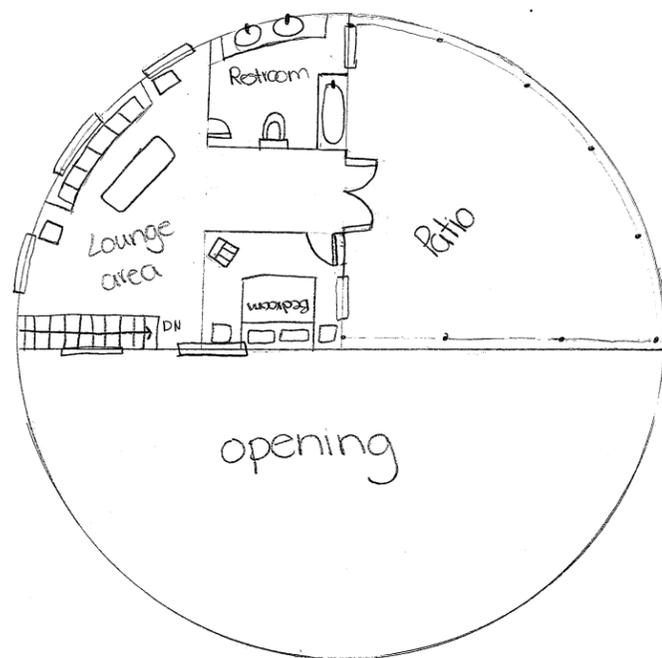
# BEST K-12 ENTRY - JIMENA SANCHEZ

Draw a floor plan *Dibuje un plano*

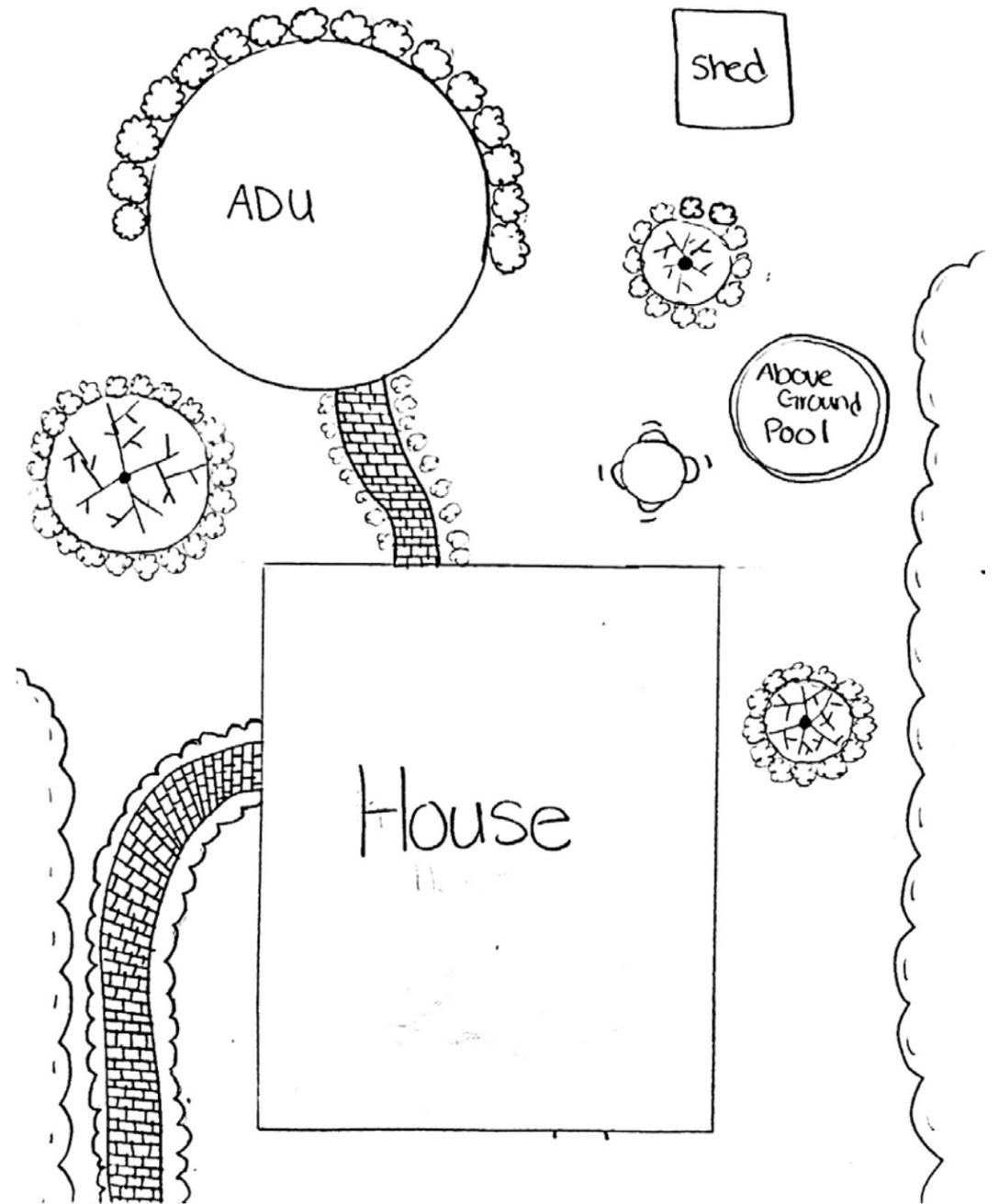
1<sup>st</sup> FLOOR



2<sup>nd</sup> FLOOR



Draw your yard *Dibuje su patio*



# BEST K-12 ENTRY - JIMENA SANCHEZ

Draw what your ADU looks like *Dibuje como se vería su ADU*



# BEST OLDER ADULT ENTRY - ROBERT REISEN

**Do you think you or your family would benefit from having an ADU? Why?**

Depending on family circumstances.

**Does your property have an existing accessory structure? Is it used as a dwelling or could it be converted to one?**

It does not. It is a single family residence.

**If your family could build an ADU, would they be interested in renting it?**

Not at this time, but possibly in the future.

**What transit options are near the ADU for the resident?**

City transportation (VIA) is available within 4 blocks of property.

**How many bedrooms will your ADU have?**

One for either an individual or couple, however, a two bedroom alternative has been designed of 720 sqft.

# BEST OLDER ADULT ENTRY - ROBERT REISEN

## What type of outdoor space would your ADU have?

A 9'x29' covered patio is included in plan. Also, an outdoor grill and private garden for the enjoyment and relaxation of the occupants.

## How would your ADU accommodate someone with a disability?

It provides a cozy, yet open feel, while supporting individuals needing mobility assistance (walker, wheelchairs) or balance support (grab bars).

## What green features would be included in your ADU?

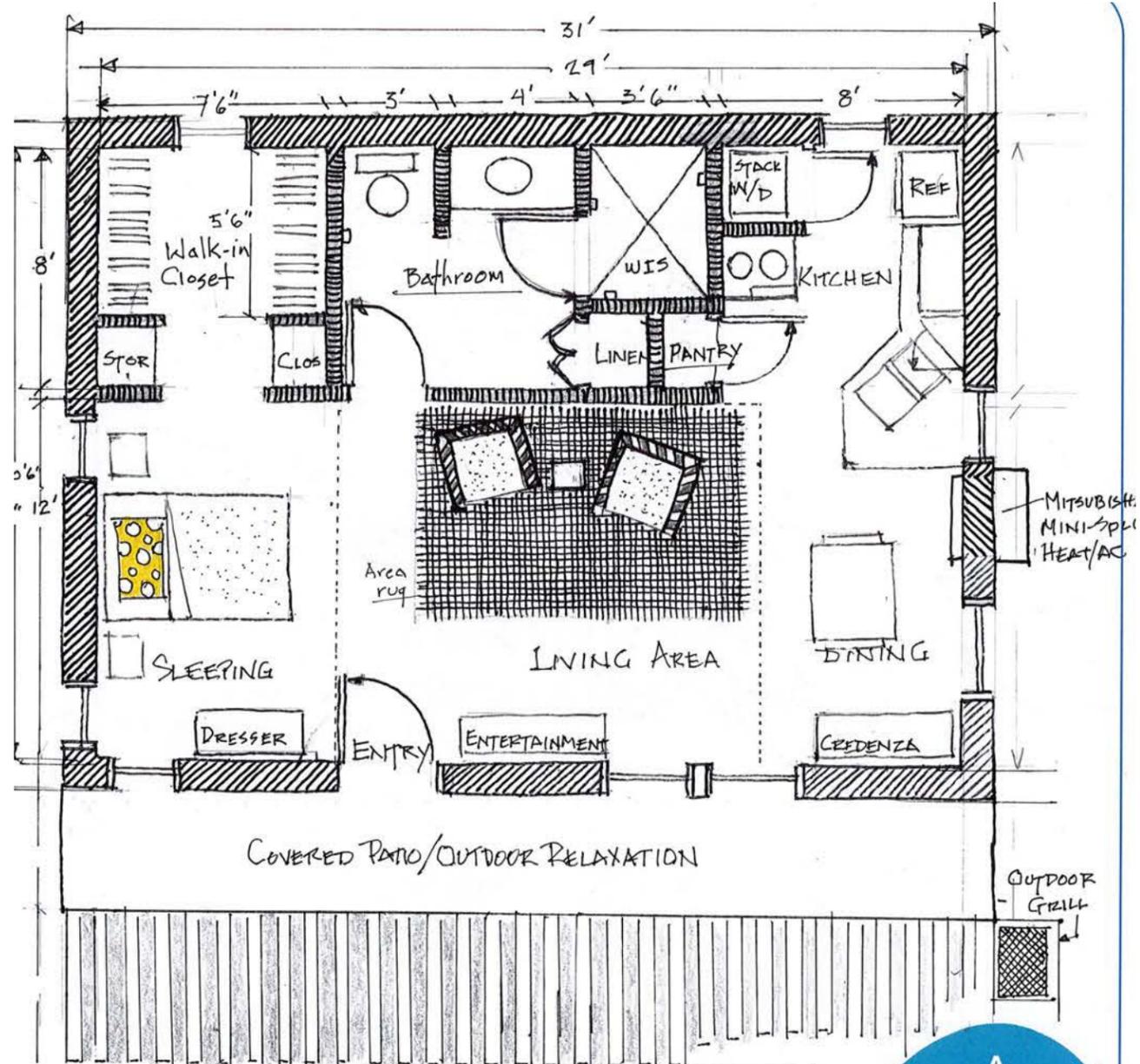
- Solar panels - High efficiency mini-split heating/air conditioning. - Thermal pane windows and insulation - Shade trees

## What architectural feature will make your ADU unique?

Expansive indoor-outdoor feeling due to oversized covered patio and open floorplan. Large, wheelchair friendly roll-in shower.

# BEST OLDER ADULT ENTRY - ROBERT REISEN

Draw a floor plan *Dibuje un plano*

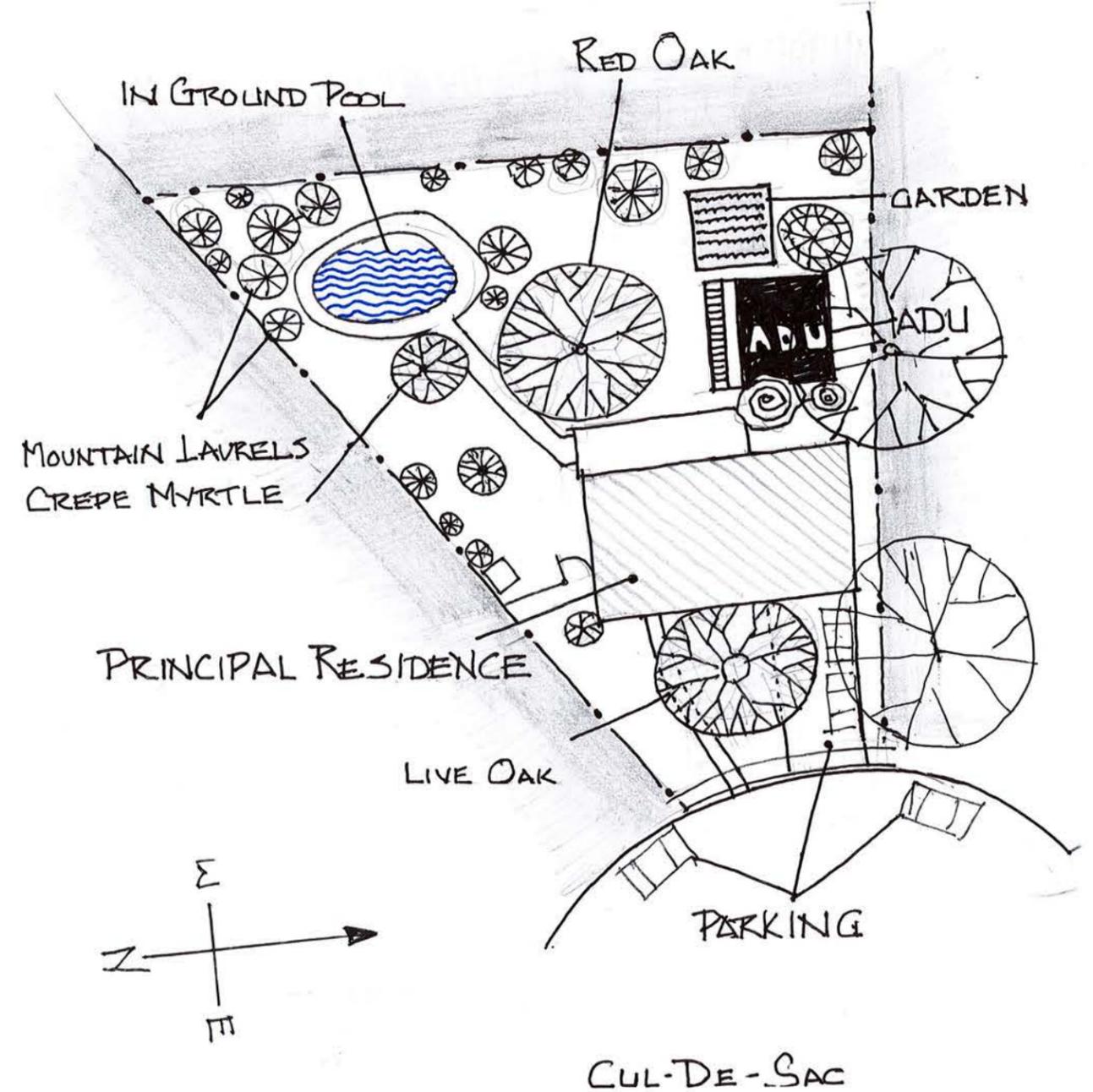


La Casita • 600# (HVAC) ADU for  
SINGLE OR COUPLE SENIOR LIVING

A floor plan is a map drawn as if you were looking down at your ADU from above.

Un plano de piso es un mapa dibujado como si estuviera viendo su ADU desde

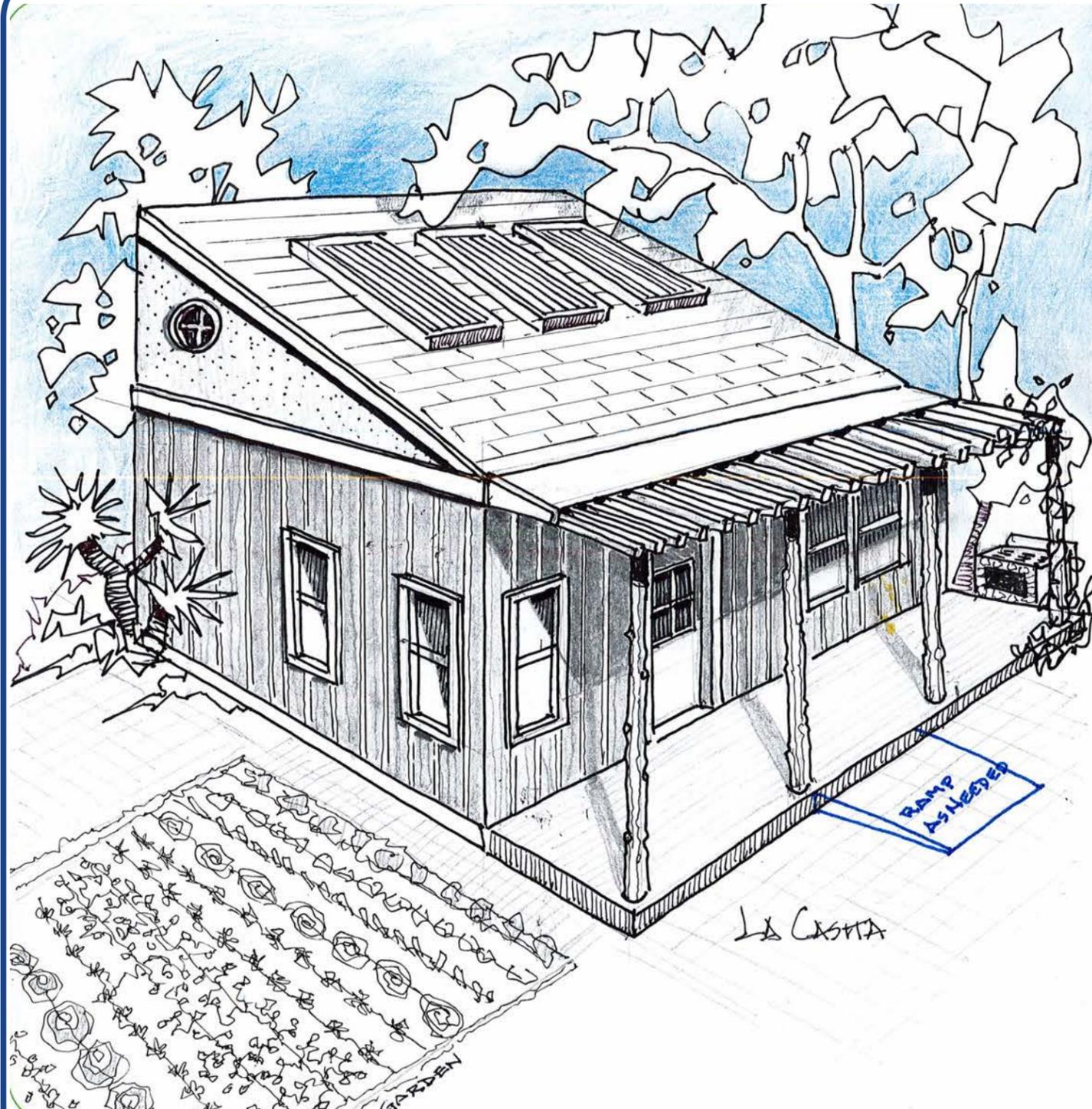
Draw your yard *Dibuje su patio*



Note. THE FRONT OF THE ADU IS ORIENTED TO THE SOUTH IN ORDER TO BENEFIT FROM THE LIGHT AND WARMTH OF THE SUN IN WINTER AND ALSO TO PROVIDE MAXIMUM EXPOSURE OF SOLAR PANELS TO SUNLIGHT.

# BEST OLDER ADULT ENTRY - ROBERT REISEN

Draw what your ADU looks like *Dibuje como se vería su ADU*



La Casita is designed to provide maximum efficiency, accessibility, comfort and livability for seniors and individuals of all abilities.

- LIVING LARGE IN A SMALL SPACE. THE UNIT IS MODEST IN SIZE BUT NOT CRAMPED. ALL AREAS PROVIDE FULL-SIZE ACCESS AND FREEDOM OF MOVEMENT. LARGE WINDOWS PROVIDE AN OPEN, YET COZY, ENVIRONMENT.
- FULLY FUNCTIONAL FOR INDEPENDENT LIVING. La Casita includes sleeping, living and dining areas, as well as a walk-in closet and full bath and kitchen (see below) for individuals of all physical abilities.
- KITCHEN AMENITIES
  - ENCLOSED STACKED WASHER & DRYER FOR LAUNDERING NEEDS.
  - FULL-SIZE REFRIGERATOR AND TWO-BURNER STOVE/OVEN/MICROWAVE COMBO.
  - FULL-SIZE DOUBLE SINK.
  - DISH CABINETS AND FLOOR-TO-CEILING PANTRY.
- BATHROOM AND SAFETY FEATURES
  - LARGE (3 1/2' x 5') NO-BARRIER, WALK-IN SHOWER WITH GRAB BARS AND NON-SKID FLOORING MATERIAL, SIZED TO ACCOMMODATE ACCESSIBILITY NEEDS.
  - COMMODE AREA IS 3 FT WIDE AND INCLUDES GRAB BARS FOR SAFETY.
  - SINK/COUNTER AREA IS 4 FT WIDE WITH LOWER COUNTER FOR CONVENIENCE.
  - MEDICINES CAN BE PLACED IN AN IN-WALL CABINET OR THE FLOOR-TO-CEILING CLOSET. (FOR LINENS AND OTHER NECESSITIES)
- WALK-IN CLOSET
  - OVERSIZE CLOSET (7 1/2 FT WIDE) ACCOMMODATES PEOPLE OF ALL ABILITIES. DOUBLE HANGAR BARS CAN BE REACHED FROM A SITTING OR STANDING POSITION.
  - BUILT-IN SHELVES FOR FOOTWEAR, PURSES, STACKABLE CLOTHING, ETC.
  - STORAGE CLOSET FOR HOUSEHOLD ITEMS OR ADDITIONAL CLOTHING.
- LIVING-DINING-SLEEPING AREA
  - A GENEROUS 12 FT BY 29 FT AREA ROOM TO LIVE COMFORTABLY WITH VISUAL/DECORATIVE FINISHES/COLORS DENOTING EACH AREA.
  - LARGE PICTURE WINDOW PROVIDES EXPANSIVE VIEW OF COVERED PATIO AND BEYOND, VISUALLY ENLARGING THE LIVING EXPERIENCE.
- COVERED PATIO & GRILL
  - A 9' BY 30' COVERED PATIO PROVIDES A PROTECTED, OUTDOOR ENVIRONMENT.
  - AN OUTDOOR GRILL PROVIDES MEAL PREPARATION OPTIONS.
- ELECTRICAL & MECHANICAL FEATURES
  - HEATING/AIR CONDITIONING IS PROVIDED BY A HIGH-EFFICIENCY MINI-SPLIT SYSTEM WHICH OPERATES EXTREMELY QUIETLY AND EFFICIENTLY. FILTER CLEANING TAKES MINUTES (EACH MONTH) AND THERE IS NO COST FOR FILTER REPLACEMENTS.
  - ADDITIONAL POWER SUPPORT WILL BE PROVIDED BY ROOF-MOUNTED SOLAR PANELS, FURTHER REDUCING MONTHLY OPERATING COSTS.

# BEST DESIGN PROFESSIONAL ENTRY - ALAMO ARCHITECTS

## **Do you think you or your family would benefit from having an ADU? Why?**

Within the city limits, property is limited and adding an ADU makes it possible for multiple generations in a family to be close together and care for one another. Whether its a senior that wishes to age in place with their family nearby, or a young family seeking support with raising children there are many family structures that would greatly benefit from the addition of an ADU on their property.

## **Does your property have an existing accessory structure? Is it used as a dwelling or could it be converted to one?**

The A-Dogtrot-U seeks to bridge the gap for families who don't have an ADU but may want to build a new one. It proposes strategies for how one of South Texas' oldest, most efficient, and iconic housing forms can be added to a variety of lots in a variety of configurations.

## **If your family could build an ADU, would they be interested in renting it?**

The addition of an A-Dogtrot-U not only increases property value, but also increases earning potential for a family that may be able to rent the ADU out. Short-term and long-term rentals can help with monthly income.

## **What transit options are near the ADU for the resident?**

The flexibility of the Dogtrot scheme allows for infill development in any our city's older and better connected neighborhoods. By increasing density, and inherently enhancing the walkability of these neighborhoods, more people will be live closer to our city mass public-transit options.

## **How many bedrooms will your ADU have?**

This A-Dogtrot-U proposal offers up to two bedrooms. Because flexibility was a key factor in this design, the rooms themselves were intended to evolve to accommodate a variety of functions and offer flexibility for growing families.

# BEST DESIGN PROFESSIONAL ENTRY - ALAMO ARCHITECTS

## What type of outdoor space would your ADU have?

South Texas is hot! The utilization of the Dogtrot form gives an inherent opportunity to create a comfortable outdoor living space that is passively cooled and gives way to one of Texas' more prized traditions... porch sitting!

## How would your ADU accommodate someone with a disability?

A key aspect of our design intent was to make the A-Dogtrot-U proposal as flexible as possible. This includes making sure this typology works for all inhabitant types. Whether that be an alternate ADU design that allows for zero barriers or flexibility for a growing family, this ADU is inclusive of all.

## What green features would be included in your ADU?

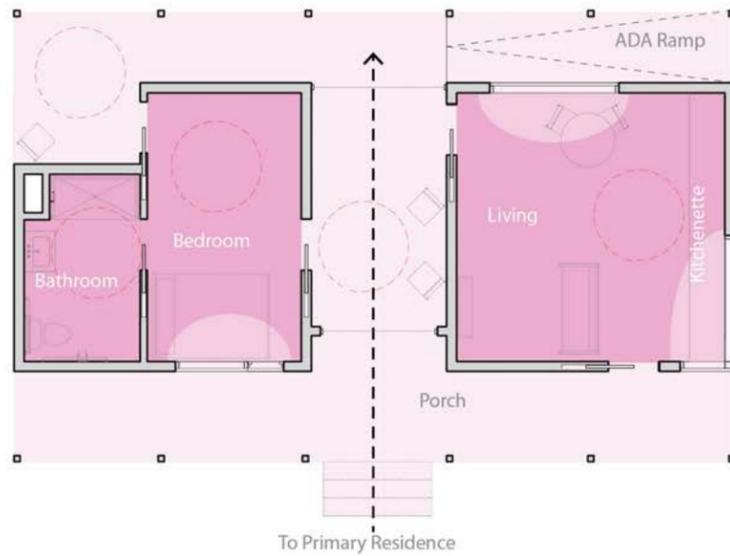
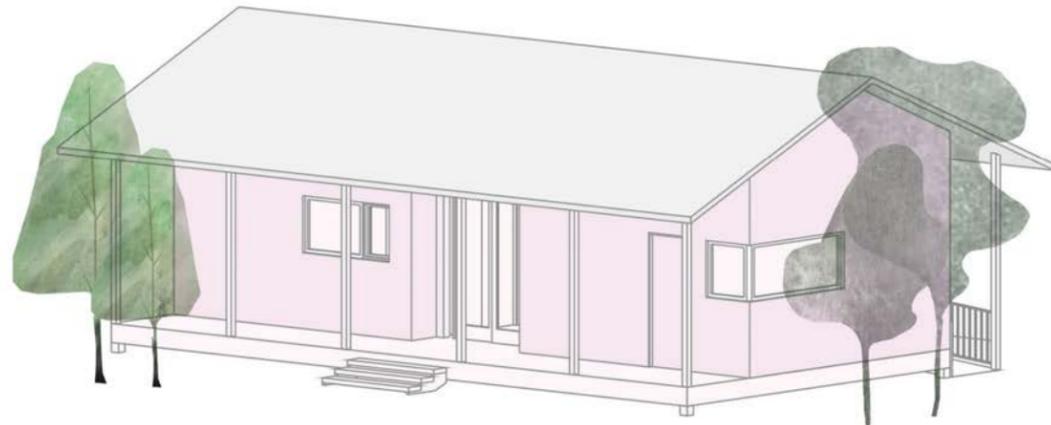
Flexibility in roof form allows for sustainable strategies such as solar panels, deep porches for shade and large surface area for possible water collection. The traditional dogtrot typology has been used for hundreds of years as it inherently creates a venturi effect which is a passive means of cooling by creating a forced breeze through a breezeway and in the case of this ADU, an outdoor living room.

## What architectural feature will make your ADU unique?

By using a traditional South Texas typology of the dogtrot, the A-Dogtrot-U celebrates regional passive cooling strategies while maintaining flexibility for today's more modern lifestyle and residential needs.

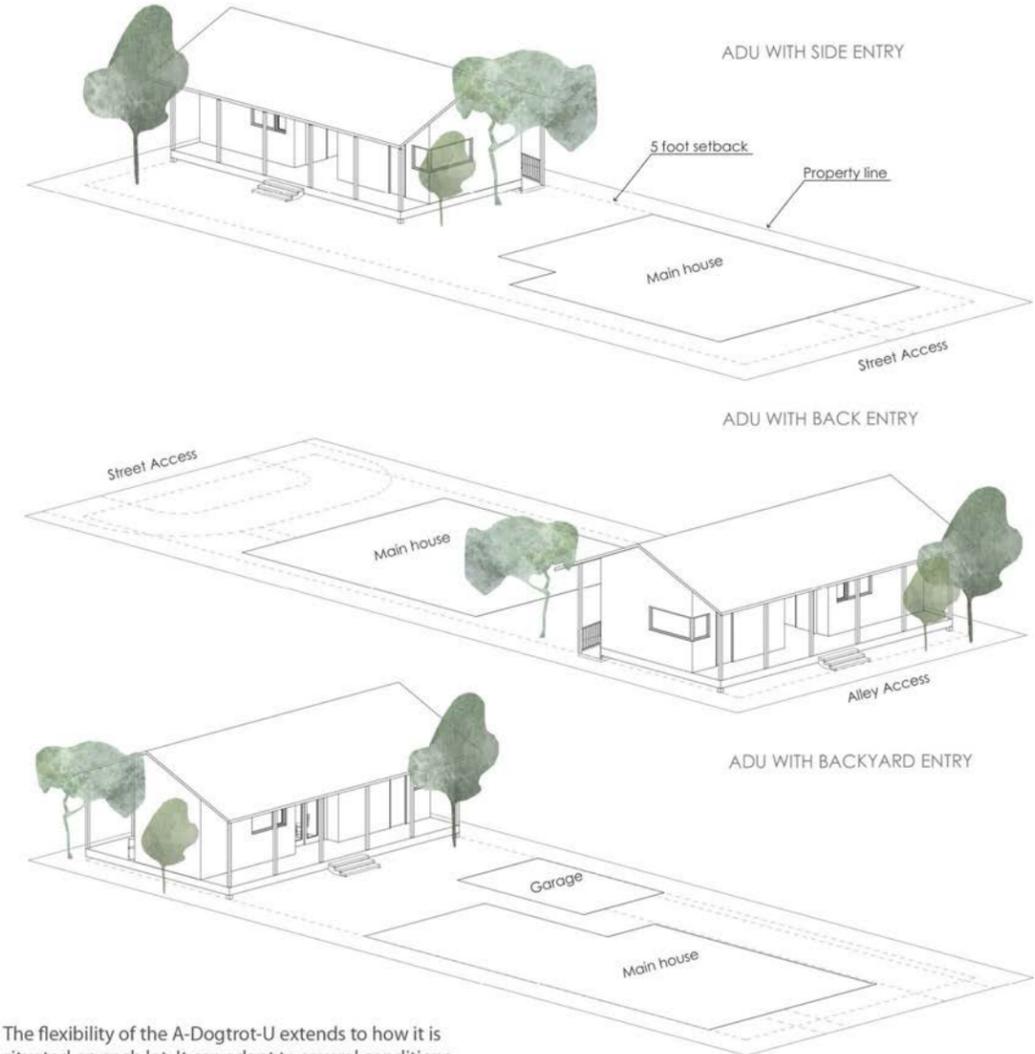
# BEST DESIGN PROFESSIONAL ENTRY - ALAMO ARCHITECTS

## Draw a floor plan *Dibuje un plano*



The A-Dogtrot-U takes advantage of the traditional dogtrot form to create a separation between private spaces and semi-private living spaces. The breezeway can also be enclosed with screen to create additional living space.

## Draw your yard *Dibuje su patio*



The flexibility of the A-Dogtrot-U extends to how it is situated on each lot. It can adapt to several conditions, such as:

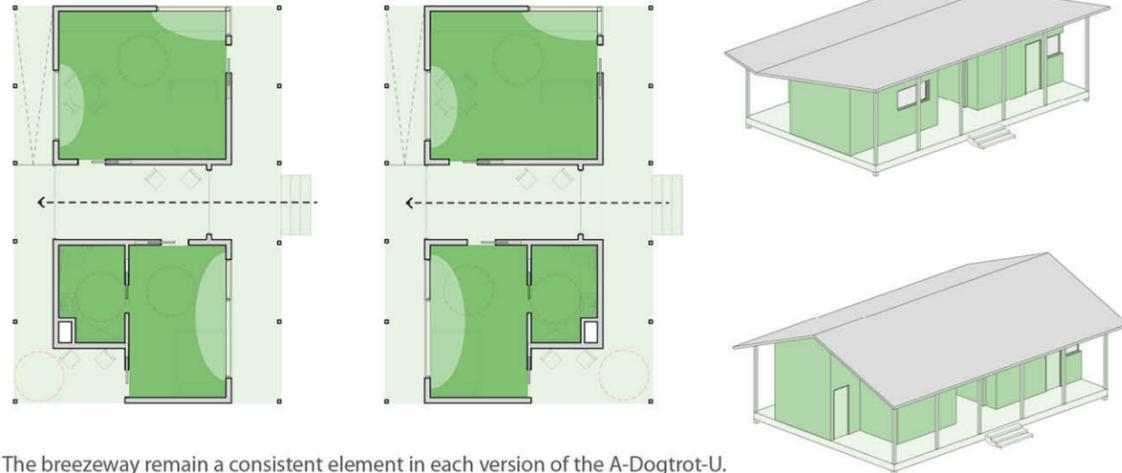
- Facing an alley
- Facing a street
- Being on a corner lot
- Lots of different sizes
- Primary residences of different sizes

# BEST DESIGN PROFESSIONAL ENTRY - ALAMO ARCHITECTS

Draw what your ADU looks like *Dibuje como se vería su ADU*

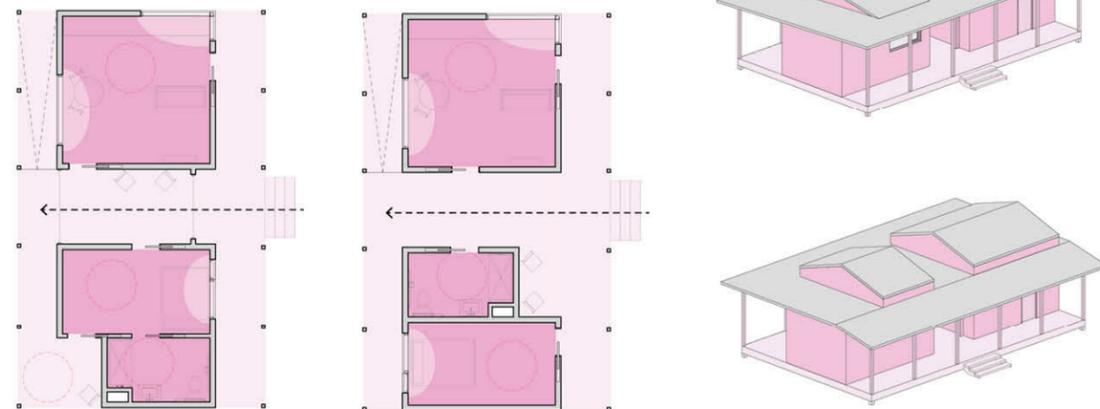


## 2-PERSON UNITS

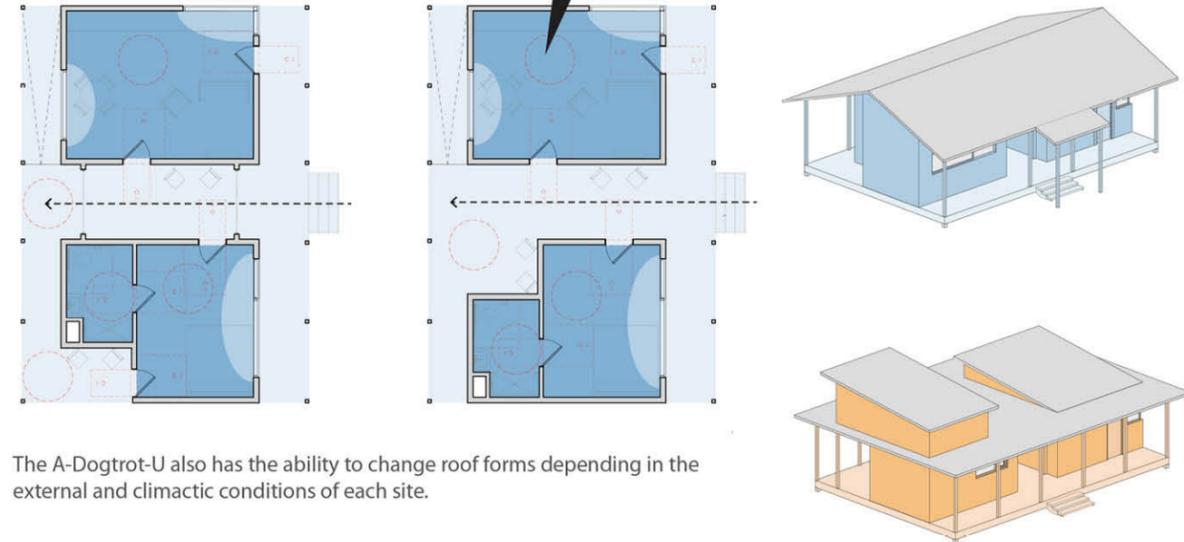


The breezeway remain a consistent element in each version of the A-Dogtrot-U. However, variations of the private and semi-private wings allow for the ADU to adapt to the housing needs of different people or families units. The variations can be paired in multiple unique configurations!

## 1-PERSON UNITS



## ACCESSIBLE UNITS



People of all abilities should be able to visit any A-Dogtrot-U! Each includes an accessible ramp and ADA clearances are shown in RED

The A-Dogtrot-U also has the ability to change roof forms depending in the external and climactic conditions of each site.

## FAMILY UNITS



# PEOPLE'S CHOICE CANDIDATE - SAMANTHA BAUMANN

**Do you think you or your family would benefit from having an ADU? Why?**

Yes. ADUs have so many benefits and opportunities. They can be used for multigenerational living, rentable income, a guest home, or studio/office space.

**Does your property have an existing accessory structure? Is it used as a dwelling or could it be converted to one?**

No

**If your family could build an ADU, would they be interested in renting it?**

Yes. Increasing density within a city benefits both parties (renter and rentee)

**What transit options are near the ADU for the resident?**

Public Transit Street Parking Walking

**How many bedrooms will your ADU have?**

2 bedrooms, 1 bath

# PEOPLE'S CHOICE CANDIDATE - SAMANTHA BAUMANN

## What type of outdoor space would your ADU have?

A major concept in this design was to create a home that still kept an open flow throughout the backyard. The sliding doors create this connection with accessible living space on both sides.

## How would your ADU accommodate someone with a disability?

3' Wide Doors Curbless Shower with Seat No Step Entry Accessible Outdoor Spaces Open Concept for Design Flexibility

## What green features would be included in your ADU?

Solar Panels Low Flow Fixtures Large Overhangs for Shade Ceiling Fans Tankless WH Eco Paint

## What architectural feature will make your ADU unique?

The form symbolizes combining the historic and modern day San Antonio. The stone parapet tying back to the Spanish Missions linked through glass to a simplified contemporary stucco form.

# PEOPLE'S CHOICE CANDIDATE - SAMANTHA BAUMANN

Draw a floor plan *Dibuje un plano*



Draw your yard *Dibuje su patio*



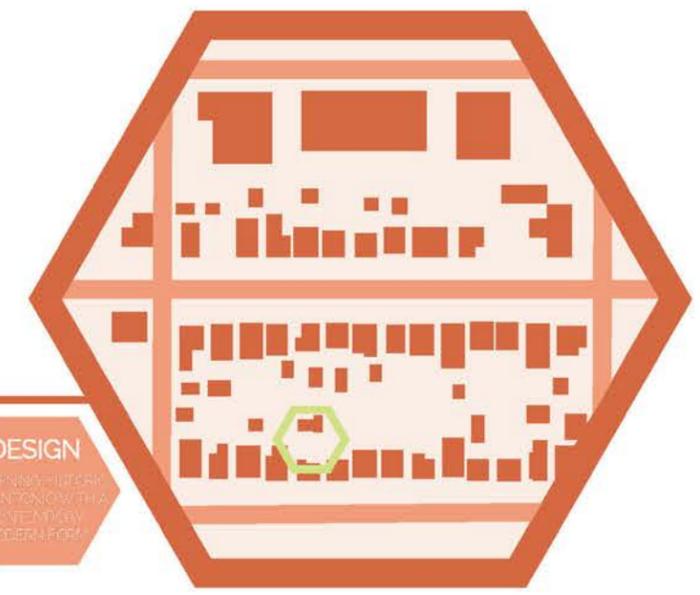
# PEOPLE'S CHOICE CANDIDATE - SAMANTHA BAUMANN

Draw what your ADU looks like *Dibuje como se vería su ADU*



## THE LINK

LINKING OPPORTUNITY  
LINKING COMMUNITY  
LINKING SAN ANTONIO



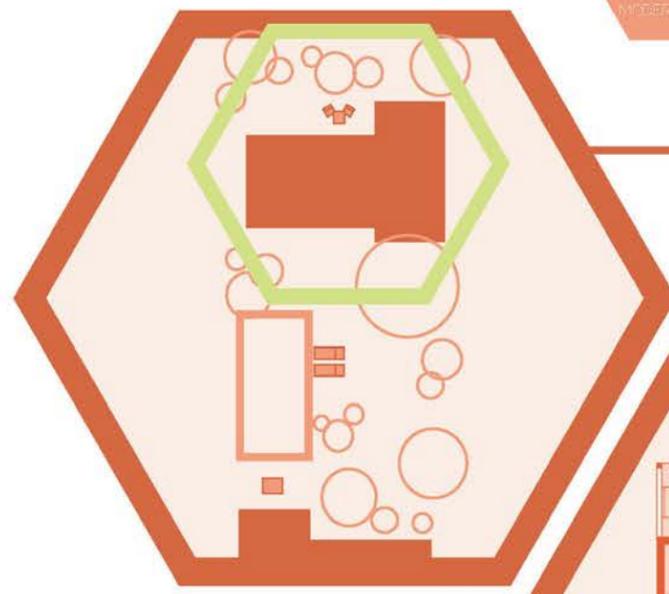
**DESIGN**  
AFFINITY WITH SAN ANTONIO WITH A CONTEMPORARY MODERN FOOT

### COMMUNITY

- DENSITY
- CONNECTION
- SOCIALIZATION

**ACCESSIBLE**  
3" WIDE DOORS  
WHEELCHAIR ACCESS  
MULTI-LEVEL ACCESSIBLE  
OUTDOOR SPACES

**2 BED**  
RENTABLE INCOME  
MULTI-GENERATIONAL LIVING  
4 GUEST ROOMS  
STUDIAL



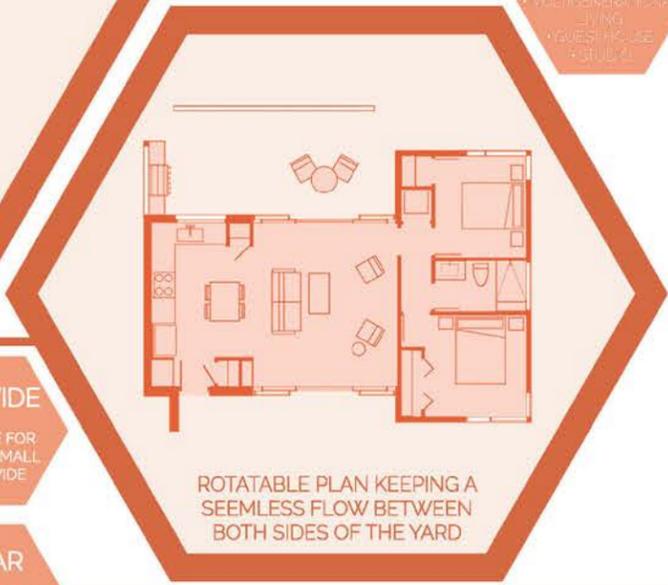
### OPPORTUNITY

- USER ADAPTIVE DESIGN
- SUPPLEMENTAL INCOME
- SUSTAINABILITY

**800 SF**  
SUITABLE SIZE FOR ALL LOTS

**>40' WIDE**  
SUITABLE FOR LOTS AS SMALL AS 50' WIDE

**SOLAR**  
FLAT ROOF TO MOUNT IN OPTIMAL DIRECTION



ROTATABLE PLAN KEEPING A SEAMLESS FLOW BETWEEN BOTH SIDES OF THE YARD

# PEOPLE'S CHOICE CANDIDATE - TOAN-MY LE

**Do you think you or your family would benefit from having an ADU? Why?**

Being a first-generation college student in America, more than anyone, me and my family understand the hardship of combatting the increasingly expensive and scarce housing crisis within the urban development fabric not just in San Antonio but also in other cities across the United States.

**Does your property have an existing accessory structure? Is it used as a dwelling or could it be converted to one?**

When we first moved from renting a home to buying one in 2019, my father, with the help of a few friends, had converted part of our backyard into an outdoor cooking-hanging-out pavilion structure made of wood. The space serves as a favorite spot for dinner cook out with friends and family.

**If your family could build an ADU, would they be interested in renting it?**

With the availability of land in our yard, along with the increasing demand for affordable housing, renting an ADU would definitely be a very good income-incentivized interest.

**What transit options are near the ADU for the resident?**

The location of ADU I chose is the covered parking area of West Elm Furniture Store, located at 201 E Grayson St, SA TX 78215. Being in the Pearl area, the parking lot-converted ADU has access to various forms of transportation: pedestrians, bikes, buses, or even driving. The close proximity of stores and restaurants, as well as downtown offices, made the location a perfect housing destination for a pedestrian-oriented lifestyle.

**How many bedrooms will your ADU have?**

The ADU will feature a single bedroom, ideal for single users or intimate couples/spouses who can share a medium-sized space with one another.

# PEOPLE'S CHOICE CANDIDATE - TOAN-MY LE

## What type of outdoor space would your ADU have?

My designed ADU would have an outdoor space with shaded patios, ADA accessible ramps, and native plantings in the strategy of poly-planting, encouraging native insects species and pollinators alike to thrive.

## How would your ADU accommodate someone with a disability?

With ADA accessible ramps included in both the front and back entrances of the ADU, this design will accommodate not just people with disabilities but also with elders who may have trouble walking due to old age.

## What green features would be included in your ADU?

Besides the previously mentioned polyculture planting of the yards, the ADU will also feature skylight windows and strategic placing of windows to avoid the West sun, allowing maximum natural lighting during the day yet preventing overheating of the interior space.

## What architectural feature will make your ADU unique?

As it is a former parking lot converted into an ADU, the design echoes that of its theoretical owner, West Elm Furniture Store - black bricks with white stucco as the main material palette. However, the ADU will feature arch and curvy shapes, expressing a form of welcoming and coziness.

# PEOPLE'S CHOICE CANDIDATE - TOAN-MY LE

Draw a floor plan *Dibuje un plano*



Draw your yard *Dibuje su patio*



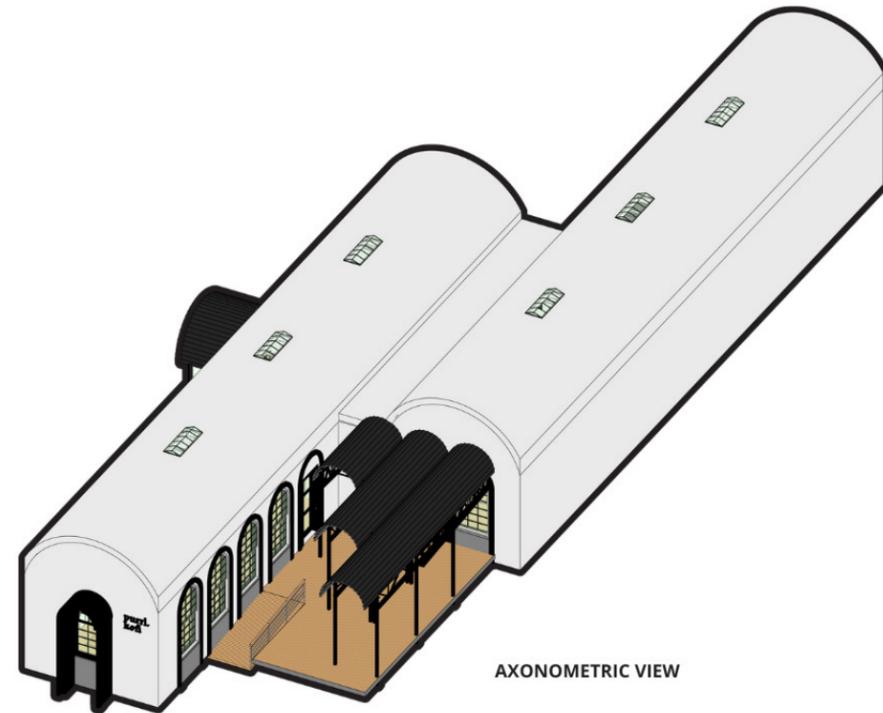
THE ADU'S FRONT FACADE WITH YARD. THE UNISON IN ARCHITECTURAL STYLE OF THE CONVERTED PARKING LOT AND THE WEST ELM FURNITURE STORE DECLARES OWNERSHIP AND THE CONNECTION WITH THE ADU



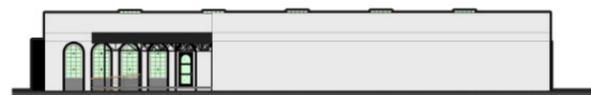
EXISTING CONDITIONS

# PEOPLE'S CHOICE CANDIDATE - TOAN-MY LE

Draw what your ADU looks like *Dibuje como se vería su ADU*



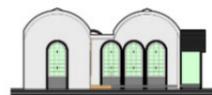
AXONOMETRIC VIEW



EAST



WEST



NORTH



SOUTH



VISUALIZATION OF LIVING ROOM



VISUALIZATION OF KITCHEN



VISUALIZATION OF BEDROOM

# PEOPLE'S CHOICE CANDIDATE - MARCELINO MENDEZ + OLIVIA RODRIGUEZ

**Do you think you or your family would benefit from having an ADU? Why?**

Yes, an ADU is beneficial to families looking to downsize and save money on utilities from the smaller square footage.

**Does your property have an existing accessory structure? Is it used as a dwelling or could it be converted to one?**

No there is no existing accessory structure. We designed our structure strictly on the topography.

**If your family could build an ADU, would they be interested in renting it?**

Yes, apart of our stories for this design was based on interviews with our family. Specifically my retired grandparents wanting a space to relax and enjoy time with grandkids and that of their rommates which is a counstruction couple and his wife.

**What transit options are near the ADU for the resident?**

Near the ADU is the VIA bus transit routes that lead to various spots all over San Antonio.

**How many bedrooms will your ADU have?**

Our ADU has two bedrooms with two full bathrooms.

# PEOPLE'S CHOICE CANDIDATE - MARCELINO MENDEZ + OLIVIA RODRIGUEZ

## What type of outdoor space would your ADU have?

The ADU design contains an outdoor indoor space adjacent to the kitchen. On the second story, there is a large deck with views to downtown and a roof to provide shade to the area.

## How would your ADU accommodate someone with a disability?

Our ADU was designed with older couples in mind as we imagined them to stay primarily on the first floor and we included large hallways for stability.

## What green features would be included in your ADU?

The design includes solar panels across the entire roof providing electricity for the unit. We also included a screened bifold door, where the residents will be able to control when they want wind and extra sun in that shared kitchen and dining space.

## What architectural feature will make your ADU unique?

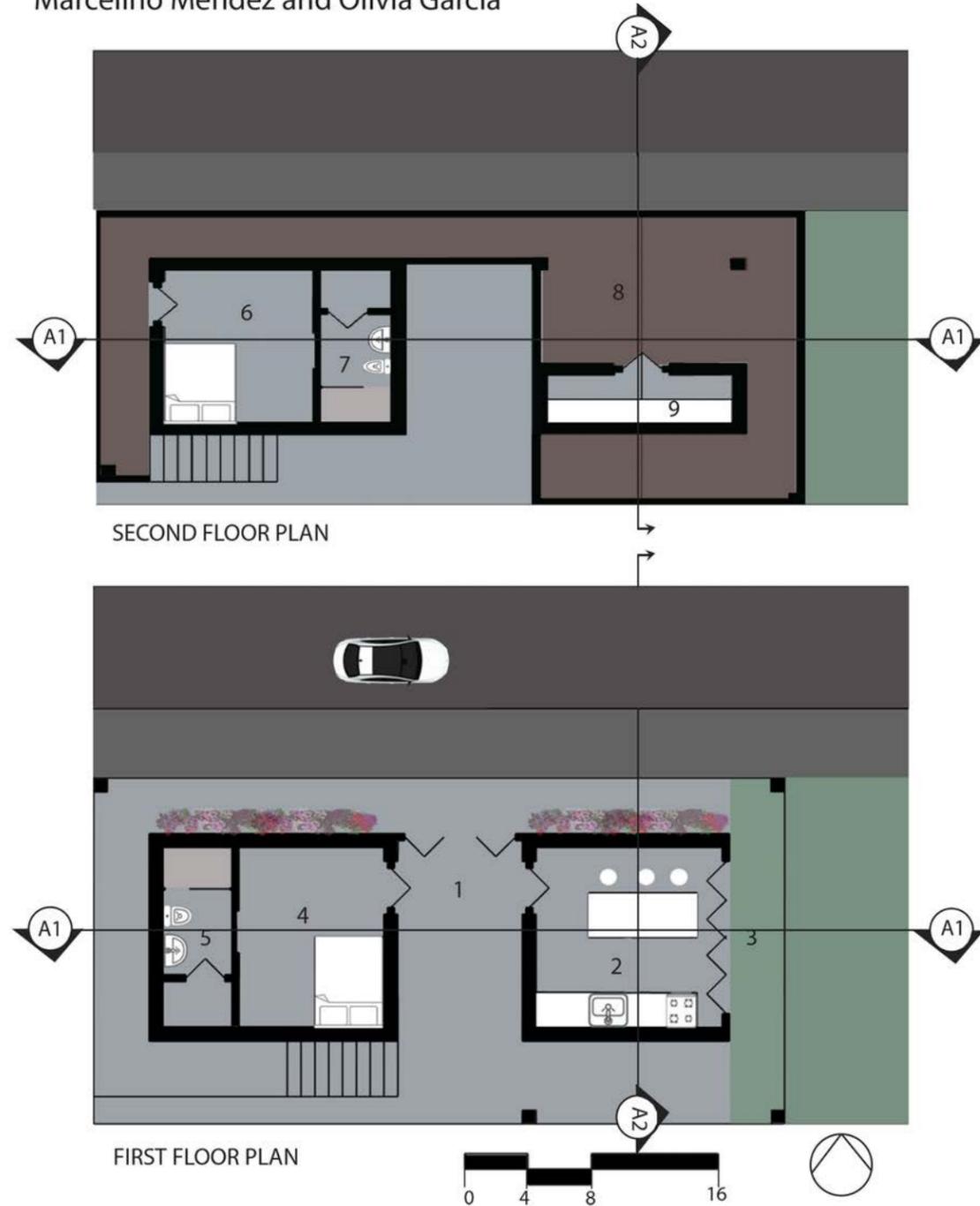
I believe what makes our ADU unique is its use of bringing the outside in. By creating large open spaces and views from shared spaces, it allows our residents to embrace the west side neighborhood. Specifically, the large deck is one that is able to provide for both couples.

# PEOPLE'S CHOICE CANDIDATE - MARCELINO MENDEZ + OLIVIA RODRIGUEZ

Draw a floor plan *Dibuje un plano*

## EL CANTON ON MONTEZUMA

Marcelino Mendez and Olivia Garcia



Draw your yard *Dibuje su patio*



# PEOPLE'S CHOICE CANDIDATE - MARCELINO MENDEZ + OLIVIA RODRIGUEZ

Draw what your ADU looks like *Dibuje como se vería su ADU*



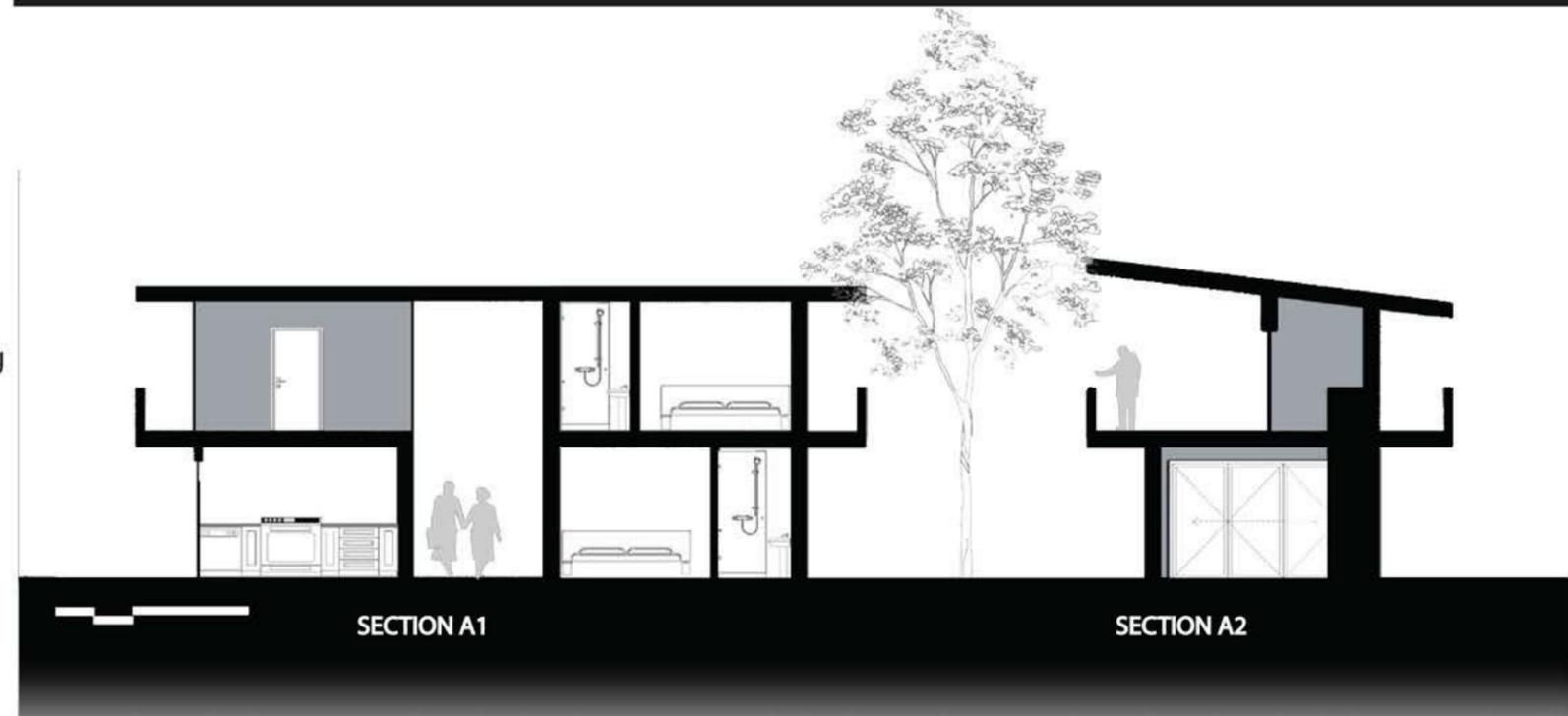
## LEGEND

- 1. ENTRY COURTYARD
- 2. KITCHEN AND DINING
- 3. PATIO TO PARK
- 4. 1ST BEDROOM

- 5. BATH AND CLOSET
- 6. 2ND BEDROOM
- 7. BATH AND CLOSET
- 8. DECK
- 9. SHED

In our "El Canton" ADU unit, we designed it specifically as a low income option for couples. The open first floor allows this shared space to breathe and the wrap around deck allows the residents to embrace the neighborhood. We included solar panels above the large roof spanning over the property to keep utilities manageable and an adobe finish to tie back to latino style architecture.

Though the square footage is small, this design allows the home to feel bigger and be apart of the neighborhood.



# PEOPLE'S CHOICE CANDIDATE - CITLALI GARCIA

**Do you think you or your family would benefit from having an ADU? Why?**

Though I believe ADUs are extremely beneficial to different people of many different circumstances, my family in particular wouldn't benefit much from an ADU besides a potential source of income. However, I believe ADUs are extremely beneficial to large families that don't follow the typical, nuclear family structure and those who have loved ones with special needs.

**Does your property have an existing accessory structure? Is it used as a dwelling or could it be converted to one?**

My property does not have another accessory structure.

**If your family could build an ADU, would they be interested in renting it?**

I don't see why not.

**What transit options are near the ADU for the resident?**

I live near central San Antonio, so most transit options are limited to car travel or travelling by bus after walking to a stop farther off.

**How many bedrooms will your ADU have?**

One, this ADU is designed ideally for a single resident with physical disabilities.

# PEOPLE'S CHOICE CANDIDATE - CITLALI GARCIA

## What type of outdoor space would your ADU have?

I'd like my ADU to share a good portion of the host structure's yard. Ideally, there would be enough room for a walkway and a gardening pot outside the house. Maybe even a patio as long as the walkway is at a consistent, level height.

## How would your ADU accommodate someone with a disability?

The ADU would feature multiple grab rails, movable shower heads, tilted mirrors, accessible counters with clear legroom in the bathroom and kitchen, lever handles, staggered burners on stove tops, a bathtub with an appropriate sitting area, large and open walkways with 60" wheelchair turning diameters, well-sized doorways, sliding closet and folding doors for closets, toilet safety rails, dark floors contrasting light walls, simple decor, no step entryways, and any other ADA modifications that are recommended.

## What green features would be included in your ADU?

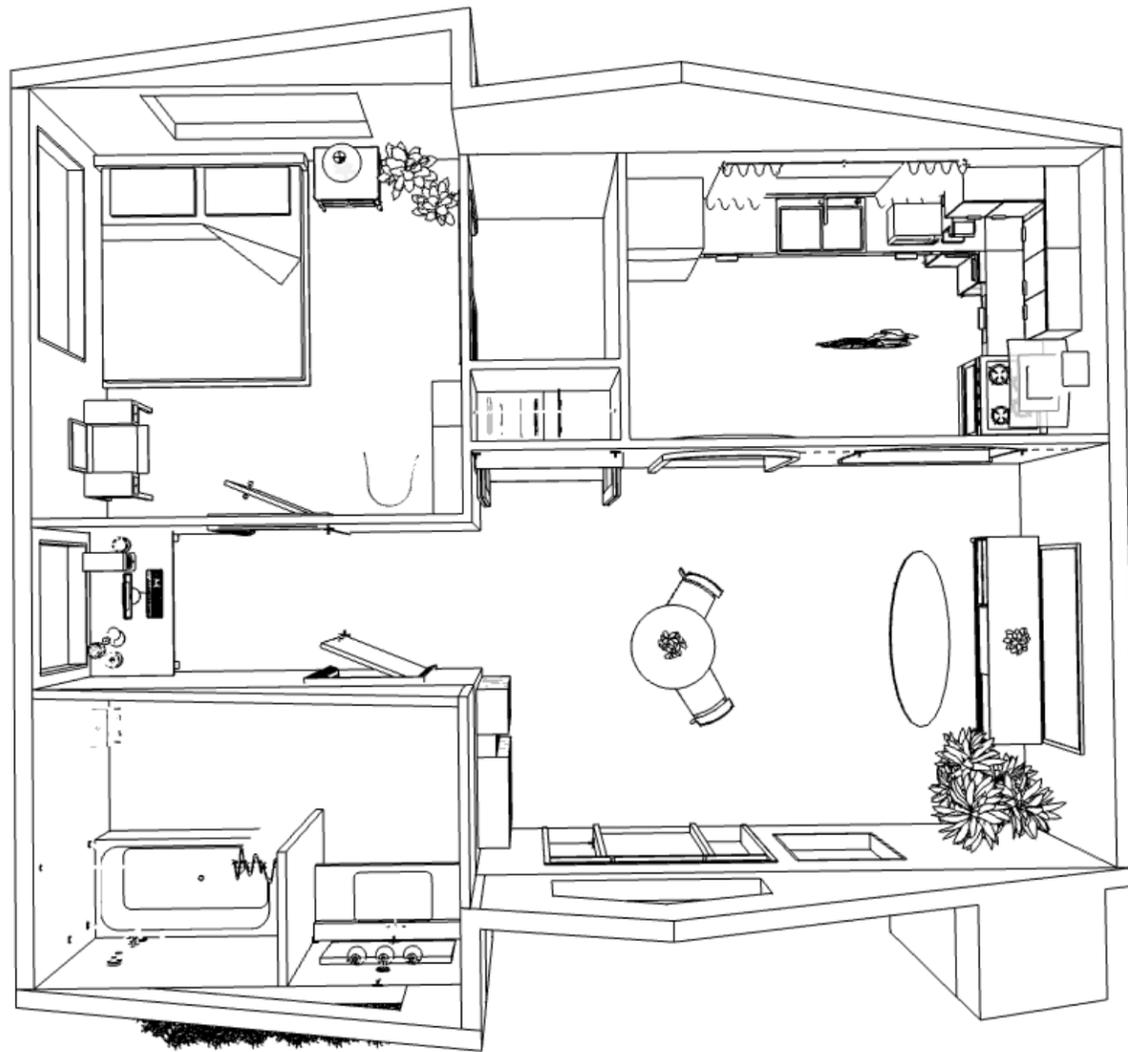
Reflective cool roofing, modern insulation practices, numerous low-emittance windows for natural light, recycled steel and other materials to be used for construction, and energy efficient lighting. If solar panels and other high-technology appliances can be afforded, then those would be ideal.

## What architectural feature will make your ADU unique?

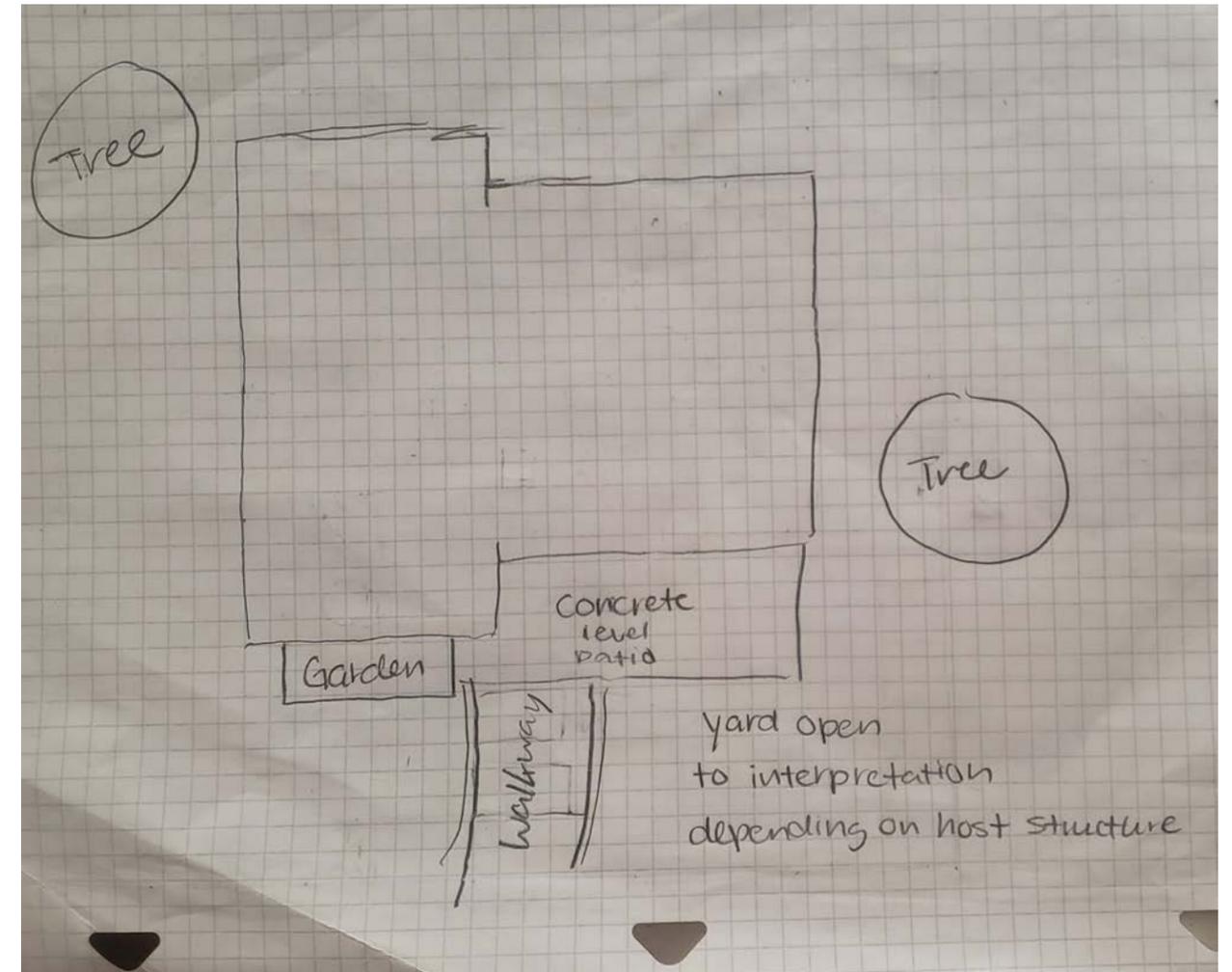
The layout, design, and use of space in the ADU is cleanly organized and made both accessible and functional, as well as aesthetically pleasing. The building is inspired by mid-century modern architecture. Recycled steel and wood would ideally be used.

# PEOPLE'S CHOICE CANDIDATE - CITLALI GARCIA

Draw a floor plan *Dibuje un plano*

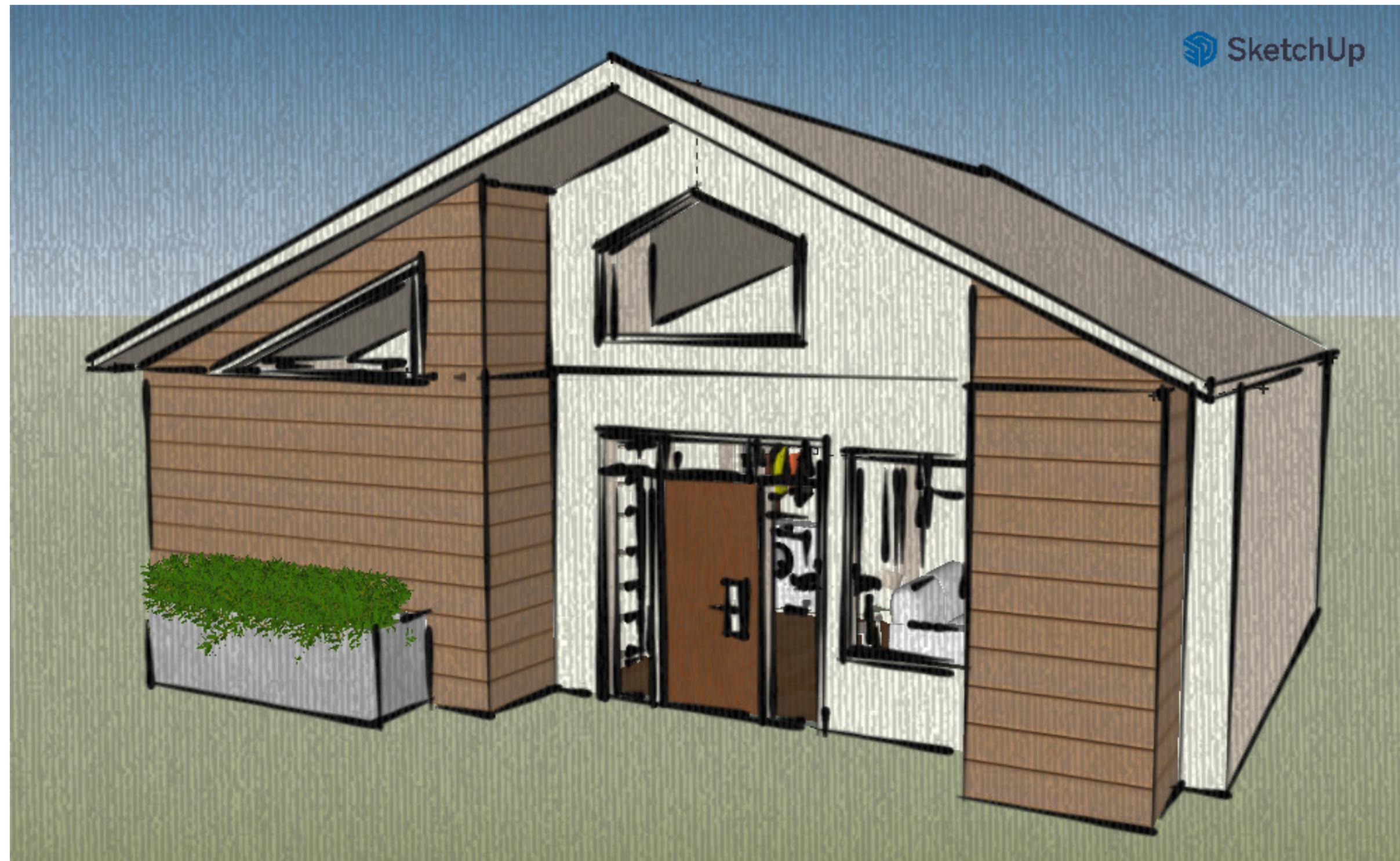


Draw your yard *Dibuje su patio*



# PEOPLE'S CHOICE CANDIDATE - CITLALI GARCIA

Draw what your ADU looks like *Dibuje como se vería su ADU*



# PEOPLE'S CHOICE CANDIDATE - GWENYTH RODRIGUEZ

**Do you think you or your family would benefit from having an ADU? Why?**

Yes, I strongly agree that my family would benefit from an ADU. Having a ADU would benefit my family financial and socially. Financially it would save both us and the renter(s) money on housing, so that would allow us to be able to afford more things in life. On top of the financial aspect it would allow us to be closer to friends so we would have more company and people to enjoy meals and games with!

**Does your property have an existing accessory structure? Is it used as a dwelling or could it be converted to one?**

No, my property does not currently have an ADU.

**If your family could build an ADU, would they be interested in renting it?**

I believe that my family would be interested in renting out an ADU if we had one. The reason I think we would is because it would give us more financial stability and it would allow for us to support friends.

**What transit options are near the ADU for the resident?**

Public transportation like busses and bus routes close by that will take them to areas they will likely need to go. There will also be major highways close by so people can travel privately if they prefer.

**How many bedrooms will your ADU have?**

My ADU will have two bedrooms in total.

# PEOPLE'S CHOICE CANDIDATE - GWENYTH RODRIGUEZ

## What type of outdoor space would your ADU have?

It will have both a front yard and a patio area between the buildings. /  
Tendrá un patio delantero y un patio entre los edificios.

## How would your ADU accommodate someone with a disability?

There will be a ramp to the upstairs section which will allow for wheelchair users to be able to go upstairs. There will also be good handles that are easy to grip and doors will not be made with super heavy materials.

## What green features would be included in your ADU?

Strong insulation to help regulate temperature of homes. Manual thermostats. Windows with blinds to help keep heat out. Led lights will be used since they are safer to the environment and during construction sustainable materials will be utilized. Gravel will also be used for the driveway instead of the classic concrete.

## What architectural feature will make your ADU unique?

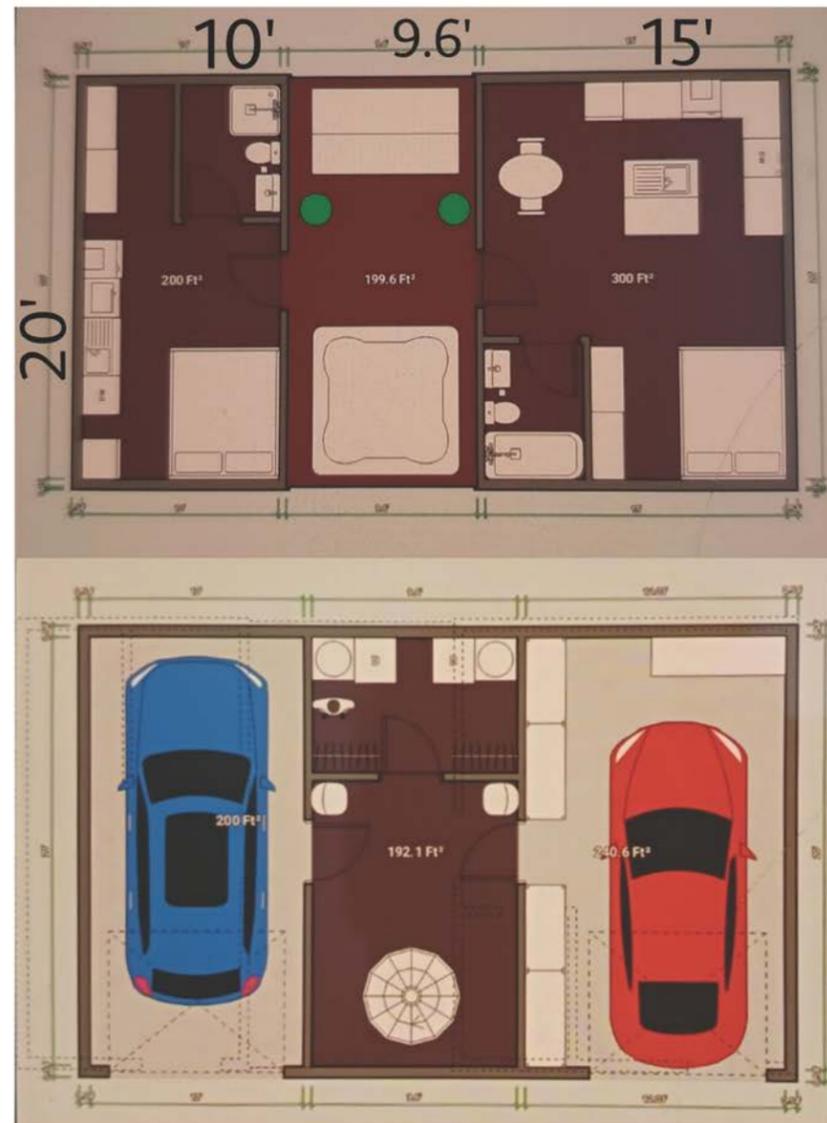
An architectural feature that makes my ADU unique is the way its set up. It's two different buildings connected with one shared room and above is a porch area which acts almost as a bridge between the two houses.

# PEOPLE'S CHOICE CANDIDATE - GWENYTH RODRIGUEZ

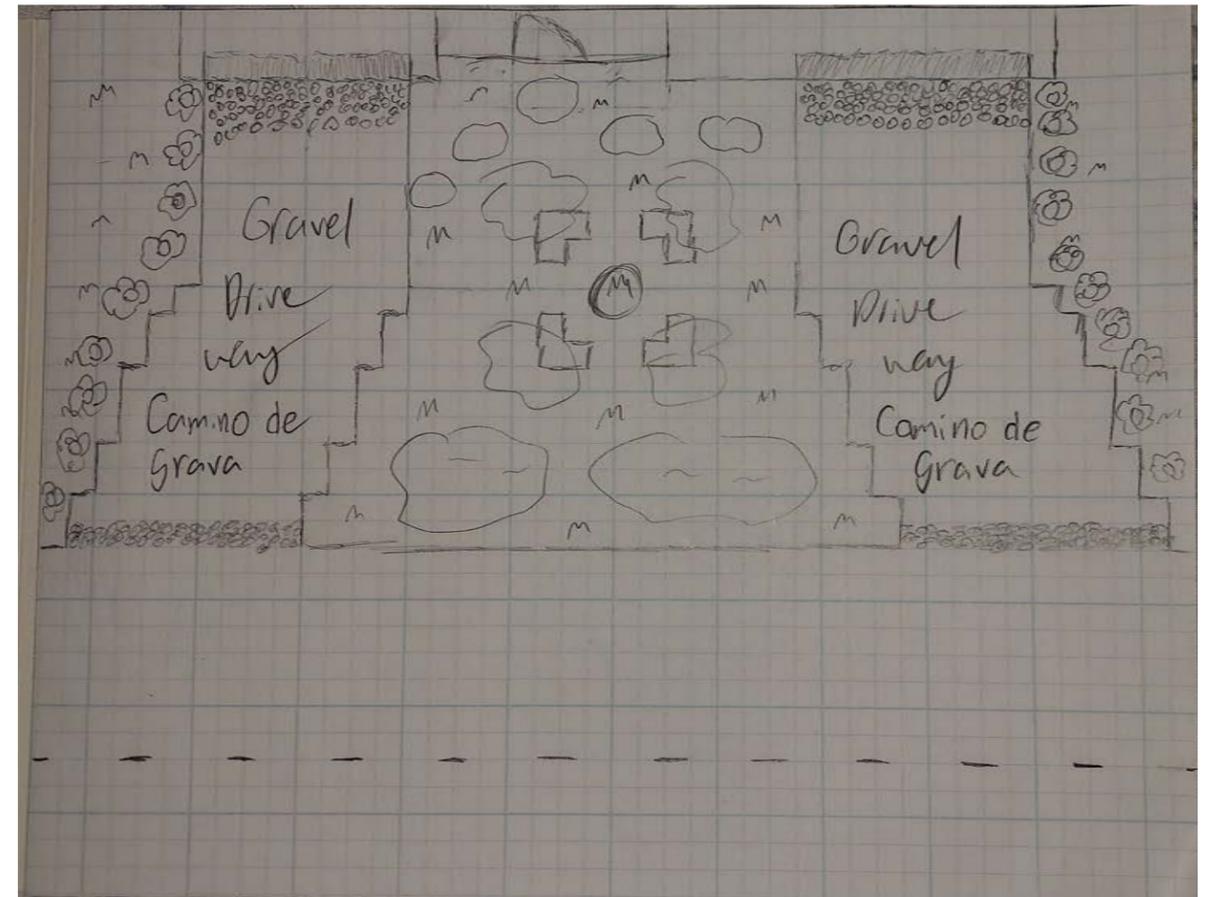
## Draw a floor plan *Dibuje un plano*

This design will have two layers. The top will contain most of the home essentials and the bottom contains the garages (storage for home owners) and shared laundry room. The bottom should have the same dimensions as the top floor.

Este diseño tendrá dos capas. La parte superior contendrá la mayoría de los elementos esenciales del hogar y la parte inferior contiene los garajes (almacenamiento para los propietarios) y el lavadero compartido. La parte inferior debe tener las mismas dimensiones que el piso superior.



## Draw your yard *Dibuje su patio*



# PEOPLE'S CHOICE CANDIDATE - GWENYTH RODRIGUEZ

Draw what your ADU looks like *Dibuje como se vería su ADU*

