

ADU DESIGN COMPETITION GUIDE

COMPETITION OVERVIEW

Architects, designers, and architecture/construction program students are invited to submit detached accessory dwelling unit (ADU) designs suitable for aging-in-place that meet the criteria described below. A jury will review submissions and select up to 9 winning entries. Winners will receive awards and prizes by category. The selected designs will also be displayed on the Habitat for Humanity of Hillsborough County's hub page with links to the designer's web page.

SELECTION CRITERIA

The selection committee will review submissions according to the following design criteria. We do not expect every submission to maximize each criterion. Instead, we encourage designs that thoughtfully balance the criteria with an overall goal of increasing access to and production of ADUs supportive of aging-in-place. We seek submissions that exemplify age-friendly design. The size and use of these dwellings will require that they be single story, and reachable via a graded entry. We also encourage plans that include universal design features and are adaptable over time.

DESIGN GUIDELINES

Aging-in-Place Community

Age-Friendly Design for aging-in-place by incorporating these age-friendly features. <https://www.habitahillsborough.org/adu-design-competition-guidelines/>

Diverse family and household types.

Accommodate the needs of older adults, caregivers, and renters.

Construction

Green building: Incorporate green building features, like stormwater management, passive heating and cooling, and sustainable materials.

Innovative construction methods: Support new construction and delivery methods, such as panelized, modular, or pre-fab homes.

Affordability: Encourage designs that are lower-cost to construct and maintain making them financially accessible to households with the widest possible range of incomes.

Context

Broad applicability: For ADUs under 450 SF, provide a design that is likely to meet development standards on small/narrow lots. For ADUs larger than 450 SF, provide a design that is likely to meet development standards on larger lots. For both, design appropriately for various lot conditions, including lots with and without an alley, corner lots, and narrow lots.

Culturally responsive design: Consider and reflect the diverse needs and experiences of Tampa-area residents through ADU design or configuration.

Architectural variety: Provide homeowners a range of aesthetic styles to choose from within the defined style categories – Traditional/Historic and Modern/Contemporary.

Existing context: Consider compatibility with the existing development pattern and architectural context in Tampa's urban residential neighborhoods and the lower-density neighborhoods of Temple Terrace and Plant City.

Privacy: Consider the relationship of the main house and neighboring lots through design, configuration, profile, and window placement.

SUBMITTAL REQUIREMENTS

1. Submissions need to be in PDF format and shall include the following information:
 - Name of firms, teams, or individuals submitting a design
 - Project Name
 - Narrative describing how the plan fulfills the design criteria. This can be accomplished via call-outs on the drawings and/or with a separate document.
 - Itemized Cost Estimate or, in case of built projects, construction cost. Construction costs can be a range to accommodate site conditions, material choice, or unknown factors.
2. Designers may submit projects that have already been built. For projects that have been constructed, provide photos of those constructed ADUs.
3. Maximum of three (3) submissions are permitted per firm, organization, or individual. Separate PDF files are required for each submission.
4. Designers Proposed fee for plan, if applicable.
5. Designers hourly fee for additional modifications to plan, if applicable.
6. ADU Application and Disclaimer (legal paperwork releasing AARP and Habitat for Humanity Hillsborough County liability related to designs).
7. All designs must meet Florida Building Code standards.

HOW TO SUBMIT

Applicants shall complete the Competition Application, all required drawings and exhibits, and submit on a USB Jump Drive. Submissions may be emailed to ccoyle@habitat-hillsborough.org or delivered to Habitat Hillsborough's Administrative Office located at 509 E Jackson ST, Tampa, FL 33602. Submissions received after the deadline will not be considered for the Competition.

DRAWING SET REQUIREMENTS

Architecture drawing sets should be design development level of detail.

Dimensioned Floor Plans (1/4" scale) showing:

- Room sizes
- Door widths
- Cabinet & fixture locations
- Interior maneuvering space
- Slopes
- Window locations

Dimensioned Exterior Elevations (1/4" scale) showing:

- All exterior facades (all sides)
- Roof/Exterior doors/windows
- Architectural design elements/features

Interior and Exterior Finishes:

These may be included in the narrative or on the drawings.

Dimensioned Interior Elevations (1/4" scale) showing:

- Outlets / Switches / Controls
- Shower/tub mix valve
- Cabinets / Worksurfaces / Counters
- Window sill heights
- Appliance and fixture locations
- Product Information
Describe high function characteristics & why they were chosen. This may be included in the narrative or on the drawings.
- Kitchen appliances & fixtures / Bath fixtures
- Laundry appliances
- Door/Window types
- Cabinetry / Hardware
- Controls

Optional drawings: Exterior and Interior Renderings, Details, Sections, Plan Alternatives (3 max) Plan alternates - You may include design options within the context of the standard plan. These could include plan reversals, alternate

rooflines, or other similar alternatives without significant structural changes. All alternate plans should comply with the regulations of the City of Tampa or Hillsborough County.

RESOURCES

BLD ADU Criteria:

[Link to YouTube Channel](#)

From AARP:

[ADU Resources Page](#)

Florida Housing Coalition:

[ADU Guidebook](#)

City of Tampa ADU References:

[ADU References](#)

Seminole Heights Residential Building Forms

[SH Building Forms](#)

Hyde Park Design Guidelines – Materials, etc.

[Hyde Park Design Materials, etc.](#)

Tampa Heights Design Guidelines

[Tampa Heights Design Guidelines](#)



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