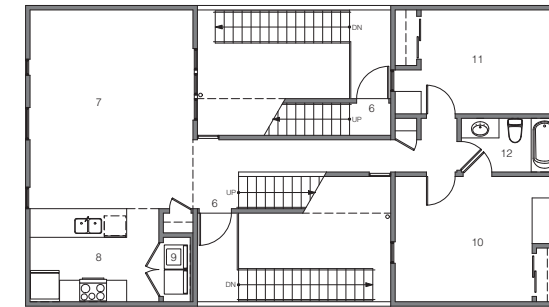
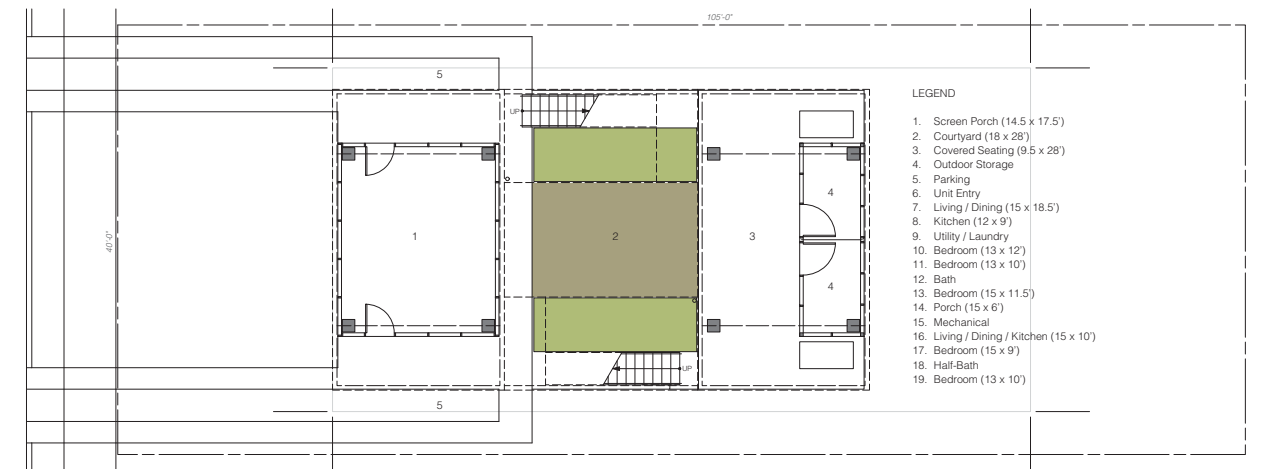


LEVEL 3 PLAN



LEVEL 2 PLAN

3-BEDROOM + EFFICIENCY



LEVEL 1 PLAN



OUTDOOR LIVING + ADAPTABILITY

MIR Concept Statement

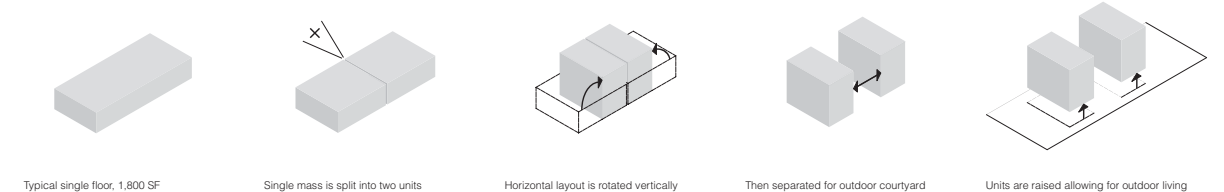
The design is shaped with two goals in mind. First, the scheme is intended to benefit from the area beneath the house to provide comfortable outdoor living spaces. The second approach is meant to offer maximum flexibility for various family groupings. The design is readily adaptable so it can be built as a three-bedroom with efficiency, a four-bedroom with efficiency or even a two-bedroom double.

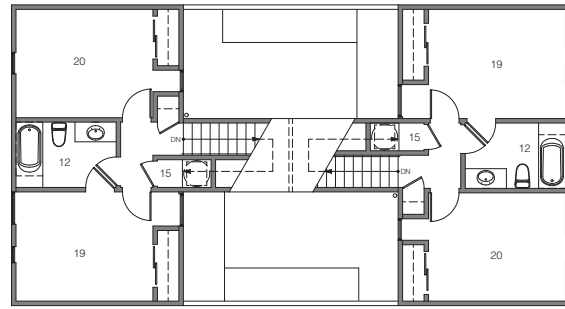
Outdoor Living: Since New Orleans has relatively mild seasons the aim is to take full advantage of the area under the home to encourage outdoor living. To make the area below the house as engaging as possible the central third of the plan is opened to the sky so sunlight can penetrate into the ground level's inner reaches. This middle area is set aside for courtyard landscaping where tall plants reach up to the second floor level. On either side of this central space there are two distinct spaces for outside relaxation. Fronting the street there's a large screened porch with ceiling fans. Here homeowners have the opportunity to sit in a shaded outdoor space that's protected from summer insects. This street-facing porch offers the opportunity to interact with neighbors as they pass by on the street. Toward the rear of the home there's a more private covered area for seating and barbecuing. Behind this and toward the rear yard there's a fenced outdoor storage space for bicycles, grilles and gardening equipment.

Adaptability: The scheme provides flexibility by being designed in such a way that interchangeable floor plans are possible within the same overall house form. If a potential home buyer likes the general approach of the design but doesn't want a particular floor plan, they can choose from several options that fit the same footprint and square footage. There's the basic three-bedroom, two-bath with a separate efficiency. The efficiency may be used by a family member or with its separate entrance can be rented out by the homeowners for additional income. As an alternate, the master bedroom in the three-bedroom scheme (along with its private balcony) can be converted to a four-bedroom, two-bath residence, still with its efficiency. Another option would be side-by-side doubles that have two two-bedrooms and a bath-and-a-half each. Additionally, the compact footprint of the house allows it to fit a variety of lot sizes. Since all schemes have separate parking and entrances, each offer privacy for those living in different households.

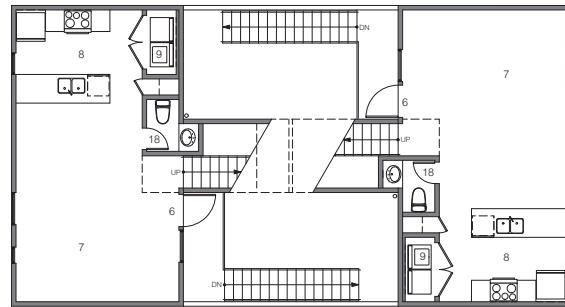
Likewise there's plenty of flexibility for the home's exterior metal siding when it comes to color choices. The vertical bands of color are inspired by quilt patterns sewn by the women of Gee's Bend Alabama. Their work has been exhibited nationally in galleries around the country, "The Quilts of Gee's Bend". These led to the color patterns of the exterior cladding which are easily adapted to a variety of color choices.

CONCEPT STRATEGY



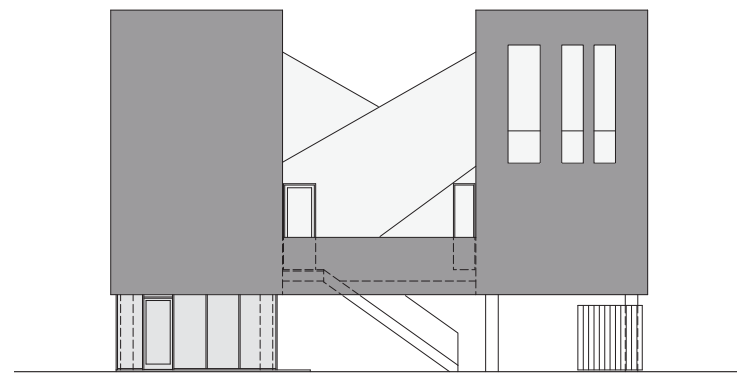


LEVEL 3 PLAN

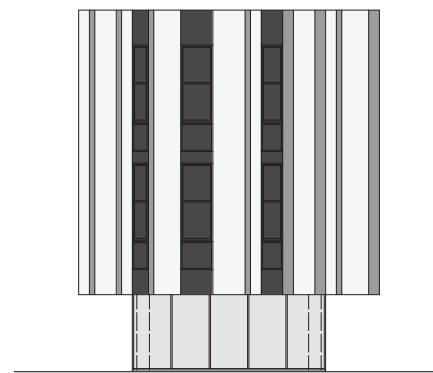


LEVEL 2 PLAN

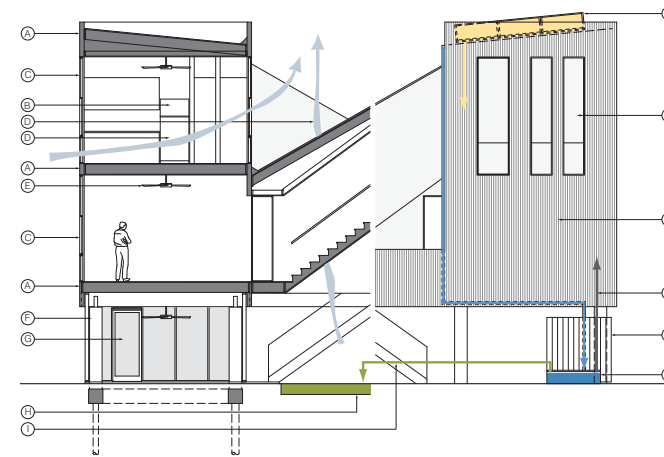
2-BEDROOM + 2-BEDROOM



SIDE ELEVATION



STREET ELEVATION

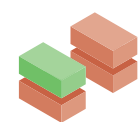


BUILDING SECTION / SUSTAINABLE STRATEGY

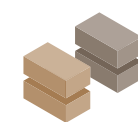
PROGRAM ADAPTABILITY



3-Bedroom Unit + Efficiency Unit

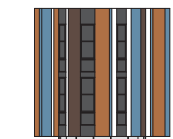
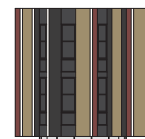


4-Bedroom Unit + Efficiency Unit



2-Bedroom Unit + 2-Bedroom Unit

COLOR ALTERNATIVES



- A. Adaptable structural system (smart framing, SIPS) to minimize lumber use
- B. Energy efficient appliances (highest SEER rating)
- C. Operable windows using low-E insulated glass and thermally broken frames
- D. Windows on opposite sides of rooms for cross ventilation and natural cooling
- E. Ceiling fans help reduce air conditioning needs
- F. Pier foundation minimizes disturbance to site
- G. Shaded living spaces allow more time outdoors reducing inside cooling
- H. Courtyard landscape areas reduce storm water runoff and provide shade
- I. Water collected in cistern irrigates landscaping instead of city water
- J. Cisterns collect rainwater from roof to prevent stormwater runoff
- K. Cistern's "gray water" reduces demand for potable water for toilets
- L. Open courtyard allows more breezes into living areas
- M. Recyclable metal siding (C2C approved) requires little long-term upkeep
- N. Porch provides overhang to eliminate south-facing heat gain at glazing
- O. Solar panels reduce dependency on fossil fuel generated electricity

