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 goal is to create a building that is flexible enough 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 interior and exterior are enhanced by the various open spaces. The street facing porch offers the opportunity to interact with neighbors as the plan is on the first floor. In the rear of the first level there is an expandable covered seating area for socializing. In addition, the rear courtyard is a spacious outdoor living area for cooking, grilling and relaxing.

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 desires a first floor plan, they can choose from interchangeable floor plans that have been explored as part of the concept. The units provide opportunities for the addition of a bathroom or extra space if needed. As an added benefit, the homes are designed to be modular and can be used separately or together. The separate floor plans also offer privacy for those living in different households.

Likewise there’s plenty of flexibility 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 is truly a reflection of the community and a source of pride. These led to the color patterns of the exterior cladding which are easily adapted to a variety of color choices.

CONCEPT STRATEGY

Typical single floor, 1,800 SF
Single mass is split into two units
Horizontal layout is rotated vertically
Then separated for outdoor courtyard
Units are raised allowing for outdoor living

3-BEDROOM + EFFICIENCY

LEVEL 1 PLAN

LEVEL 2 PLAN

LEVEL 3 PLAN

LEVEL 4 PLAN

LEVEL 5 PLAN
PROGRAM ADAPTABILITY

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 thermal break mullions
D. Double glass in spandrels used in some locations to reduce heat gain
E. Curtains for hot/cool zones on conditioned spaces
F. Rainscreen cladding allows for future adaptations
G. Roof terrace providing extra living space
H. Solar panels reduce dependency on fossil fuel generated electricity
I. Rainwater harvesting systems for greywater recycling
J. Tower provides covered parking to eliminate need for additional parking
K. Park space with playground for children and residents

COLOR ALTERNEFIVES