Our design for the MIR Two family homes began with the initial community feedback meeting and a study of the local typologies and proposed program. The compactness of both houses, the majority of the community expressed a desire for quality outdoor space, especially the gardens.

Starting with this initial desire, two story solutions were explored to reduce the overall footprint of the built structure, which would maximize available garden area, and potentially reduce foundation costs. Several basic diagrams for each of the houses were developed. These studies explored the flow of movement throughout the houses, the sequence of rooms, and the interplay between gardens and interior spaces.

The key to our basic diagram was the creation of a shared outdoor amenity that could be enjoyed by both family members. This was the outdoor garden area, with a rear staircase and a rear garden for each house. The rear garden was to be accessed by a rear staircase and was intended to be a private area for each family.

The sequence of rooms for the front house is identical to the rear house. The front to back organization maximizes privacy for each house, as the area/length of common wall is reduced. The two-story front to back diagram led to additional outdoor amenities that could be enjoyed by both family members. The second floor bedroom has a corner bay window. The second bedroom has a corner bay window, facing the pool. The rear garden is accessed via a patio at the rear yard and a deck/stair at the front yard, and is located for the rear house. The façade of rooms for the rear house is identical to the front house.

The plan for each house is identical, with 100 degree angles for sanitation efficiency. Bathrooms on both levels are stacked, bedrooms are stacked, and the layout maximizes for living, dining, and kitchens. The floor plan appearance of the two family house is a single expression of the solution to the design goals and parameters.