IN PLACE

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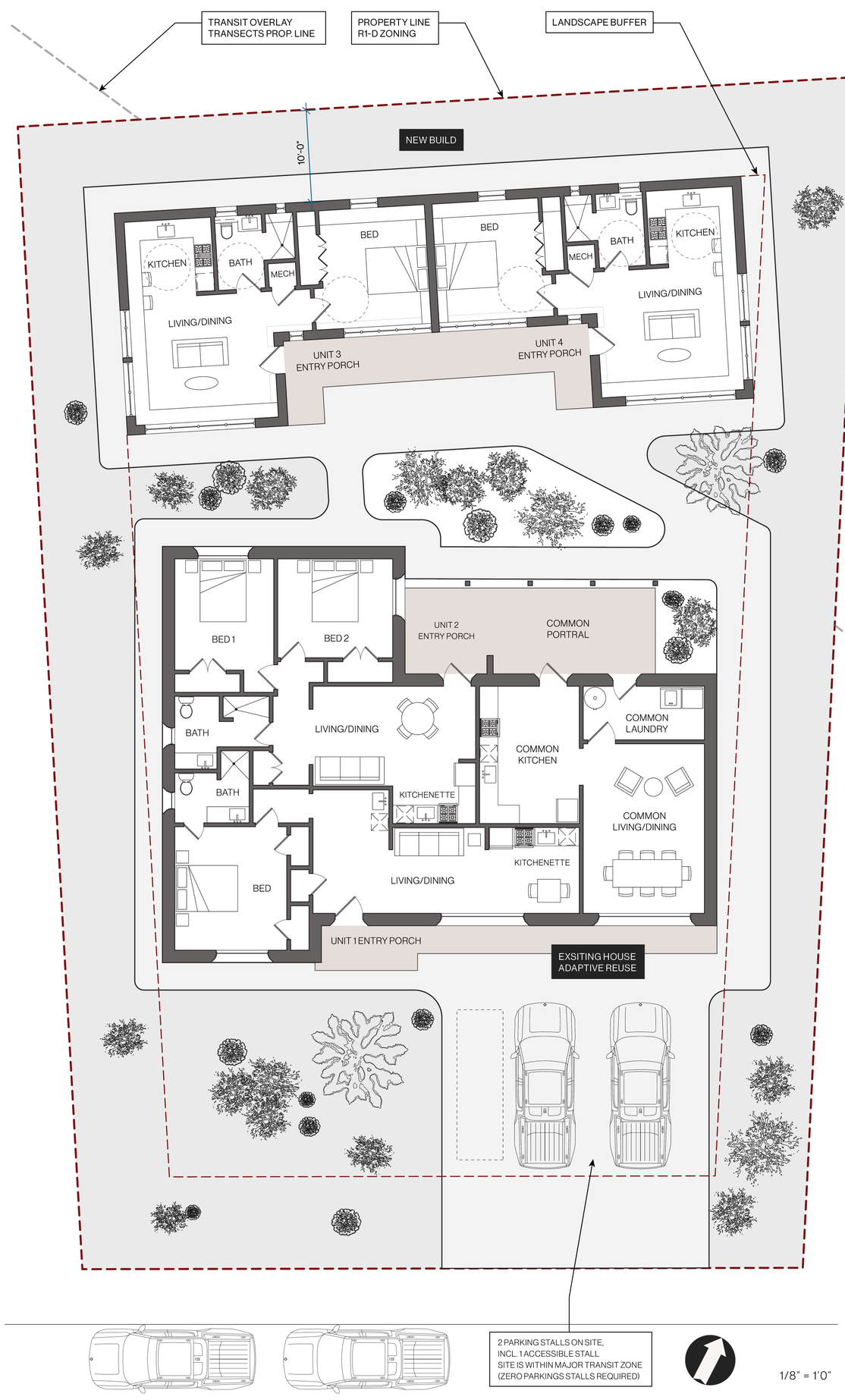
SITE + FLOOR PLAN



1/8" = 1'0"

PROJECT + SITE

The project transforms an existing mid-century single family house in an urban neighborhood into a small cottage development with four units surrounding common outdoor space and indoor shared amenities.

Site selection prioritized easy access to grocery stores and public transportation. Land acquisition costs and new construction prices together with low availability of vacant land necessitated a different approach to development.

The strategy of adaptive reuse allows for cottage development inside of already existing communities and neighborhoods while also replacing some of the new construction cost with less expensive renovation.

This project proposes a typology that can be inserted into many typical residential neighborhoods creating density and community without disturbing the existing urban fabric.

The plan of the existing house is reconfigured with almost no changes to the layout to provide two units and indoor common laundry, kitchen, and gathering space. The existing back yard contains the new build with an additional two units. The common portal creates covered outdoor gathering space adjacent to the shared courtyard.



CONTEXT MAP SHOWING PROXIMITY TO AMENITIES + MAJOR TRANSPORT OVERLAY

1/512" = 1'0"

ACCESS + NEIGHBORHOOD

The neighborhood is a typical mid-century development in Albuquerque. Although the prevailing typology is single family detached, the site is located in close proximity to bus routes and walking distance from grocery stores, retail, and restaurants.

The new build draws inspiration for its form from the hipped roofs typical in the neighborhood. The original building is re-clad to match the new, tying the project together. Because the new build is located entirely in the rear yard the scale and fabric of the neighborhood remains unchanged. We see this project as an example of a strategy that could be broadly applicable to many lots in the city.



6001 WOODFORD PL NE, ALBUQUERQUE (CURRENT CONDITION)

ADAPTIVE REUSE DIAGRAM



EXISTING BUILDING

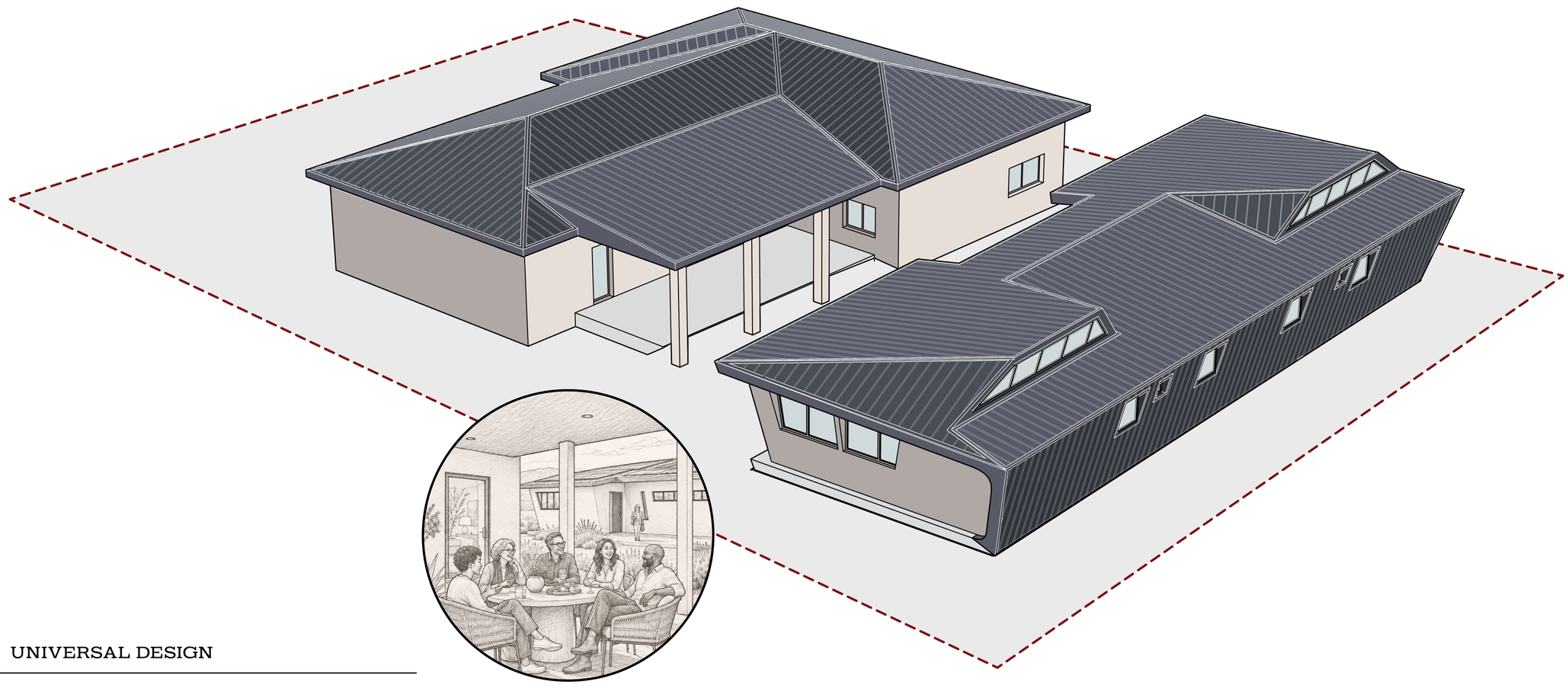
TRANSFORMED FOUR UNIT COTTAGE

KEY

- 1940 GSF (INTERIOR) - INCL. GARAGE
- UNIT 1: 1 BEDROOM 690 GSF
- UNIT 2: 2 BEDROOM 800 GSF
- COMMON AREA 585 GSF
- UNIT 3: 1 BEDROOM 685 GSF
- UNIT 4: 1 BEDROOM 685 GSF

FLOOR AREA CHART

LOCATION		BEDS	SQ. FT.	ACRES
SITE			10,768	.25
EXISTING BUILDING	UNIT 1	1	690	
	UNIT 2	2	800	
	COMMON		800	
TOTAL			2,290	
NEW BUILD	UNIT 3	1	685	
	UNIT 4	1	685	
TOTAL			1,370	
TOTAL BUILDING			3,660	
PERCENT OPEN AREA			66%	



UNIVERSAL DESIGN

The general approach to universal design is to provide good design that requires minimal intervention as residents age in place.

The existing building is constrained by its mid-century layout, and the approach is to make small upgrades where possible such as curbless showers.

The new building is designed to integrate universal design elements with space saving features. It achieves this by providing extensive built-in furnishing precisely tuned to the compact space. A continuous bar of countertop runs around much of the perimeter of the building integrating accessible storage below, outlets at waist height, and lighting. The bathrooms include ample space and accessible “roll-in” type shower stalls.

Accessible clearances and turning radii accommodate residents requiring mobility devices. On site parking includes a ramp space, and all site paths would be stabilized to ensure both drainage and access. By subtly regrading the site, we provide a step free access to and from the units to all common proareas and amenities.

ENVIRONMENTAL DESIGN

The new build is designed to maximize daylighting while reducing solar heat gain. Clerestory windows open to the north and the canted geometry bounces this light through the space. The roof overhangs deeply inset windows on the south and east/west facades. The asymmetrical roof design provides a larger area for photovoltaic panels on the south roof.

The exterior walls are thick to provide Passiv-Haus-level thermal performance. The renovation of the existing building includes the addition of exterior insulation to provide the same level of insulation and air-tightness as the new build. All site paths are permeable and all landscaping is native and drought tolerant.



SECTION PERSPECTIVE / UNIVERSAL DESIGN ELEMENTS

ELEVATIONS

