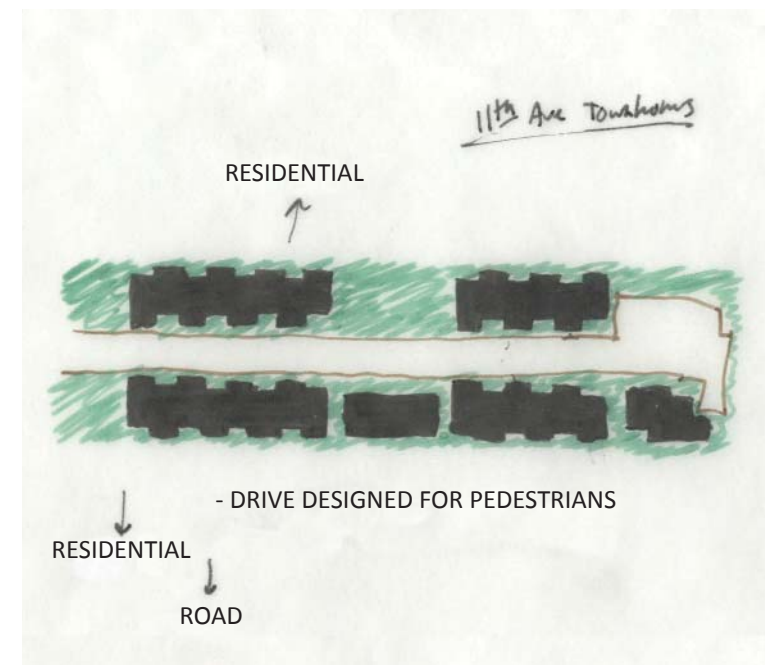
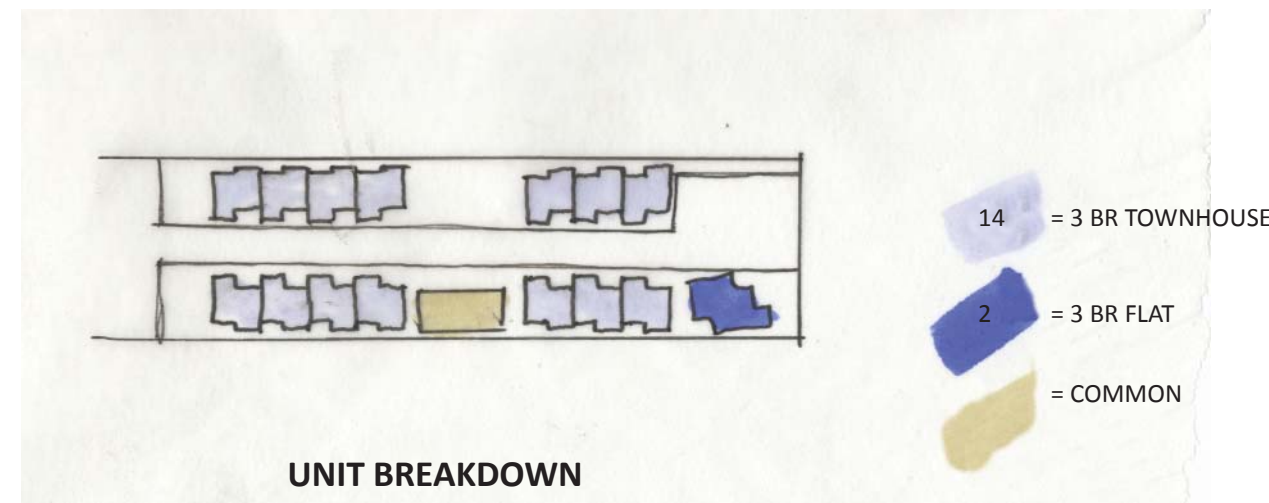


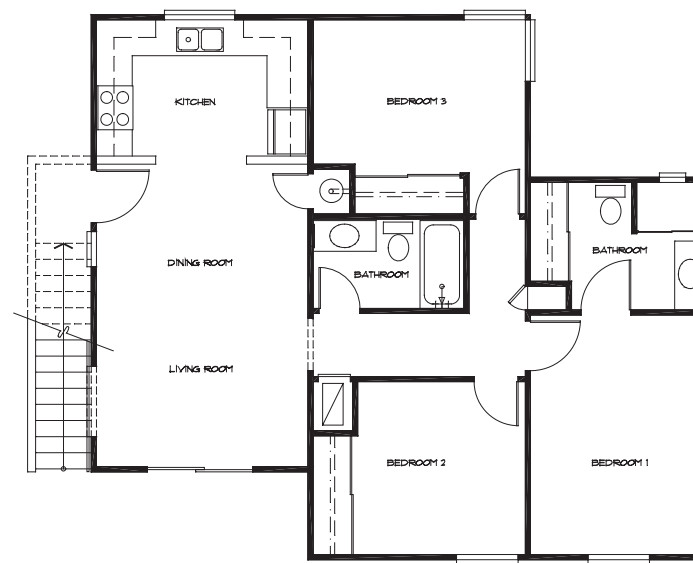
# 11th Avenue Townhomes



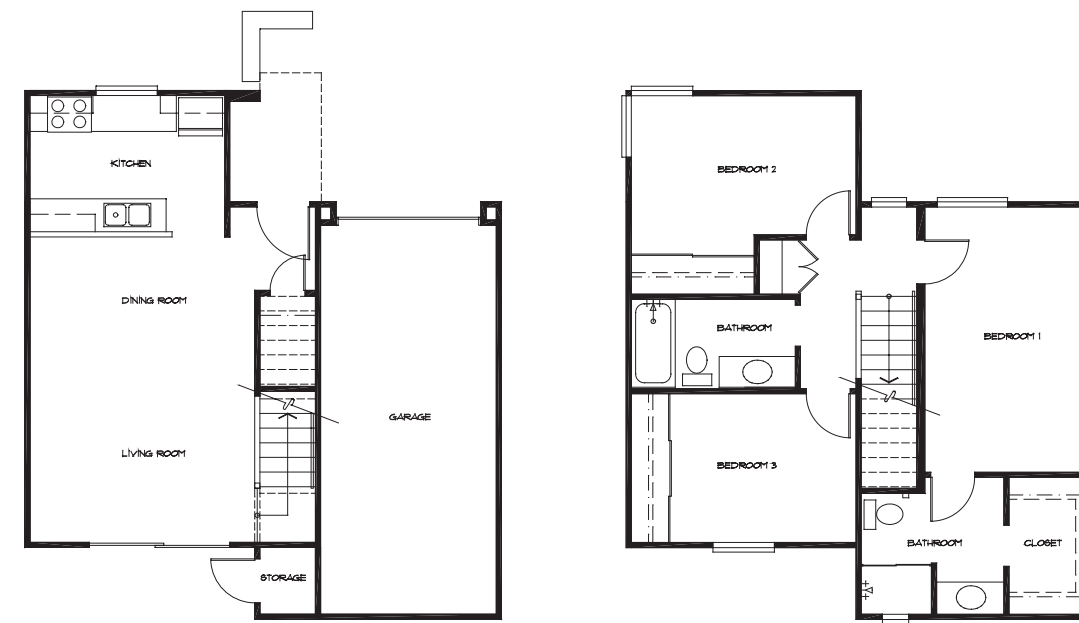
BUILT FORM TO GREEN SPACE



UNIT BREAKDOWN



THREE BEDROOM FLAT



LEVEL 1  
THREE BEDROOM TOWNHOME

LEVEL 2  
THREE BEDROOM TOWNHOME



## PROJECT DATA:

### DESCRIPTION:

An urban infill site next to Interstate 15 that is in an area of recent redevelopment. The project is located between a small apartment complex and single family houses at the end of 11th Avenue. The townhomes were designed with minimal circulation to maximize the interior space. Also, attached garages are used to create a space for trades people to store their materials and working tools.

TYPE: Townhome and Flat Community

### CONTEXT:

A mixture of 3 bedroom flats and 3 bedroom townhomes with an attached garage. All units have rear private gardens along with a semi-private sitting area to the front of the units. The units share a common vegetable garden along with a laundry facility.

The units are arranged along an avenue that encourages community activity in the shared paved space. A large green space for the community is located across from the community center. A minimal parking lot at the rear of the complex and the attached garages decrease the amount of vehicular traffic.

### ARCHITECT:

Studio E, San Diego, CA

### UNIT/ACRE:

1 acre = 22 units/acre

### UNIT BREAKDOWN:

3 Bedroom Townhomes	14
3 Bedroom Flats	2

## HOME QUALITIES:

Studio E utilizes several design features to extend the units to the exterior. Large sliding doors in the open living and dining spaces help bring the private gardens into the unit. The paved drive is designed as a pedestrian zone and not for the car. This allows for the community to walk to the shared public space that includes a large play structure.

## MATERIALS AND ASSEMBLIES:

The project incorporates standard wood construction on top of concrete slab foundations. The exteriors are finished in the local tradition of stucco along with horizontal cement fiberboard siding. Vinyl windows are used due to the low cost. Stucco is predominantly used as it is a local material. By using a local finish, stucco, the project is able to have a more competitive bidding process as more workers are familiar with the process.

## SUSTAINABILITY:

The project meets the strict Title 24 California energy code that has some of the more stringent energy use codes in the nation. Operable windows were used to allow for the use of natural ventilation for most of the southern Californian year.