

DENSITY DONE RIGHT

HOUSE REVIEW:

SHADY TRAILS, PLAN 1

ARCHITECT

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DIMENSIONS

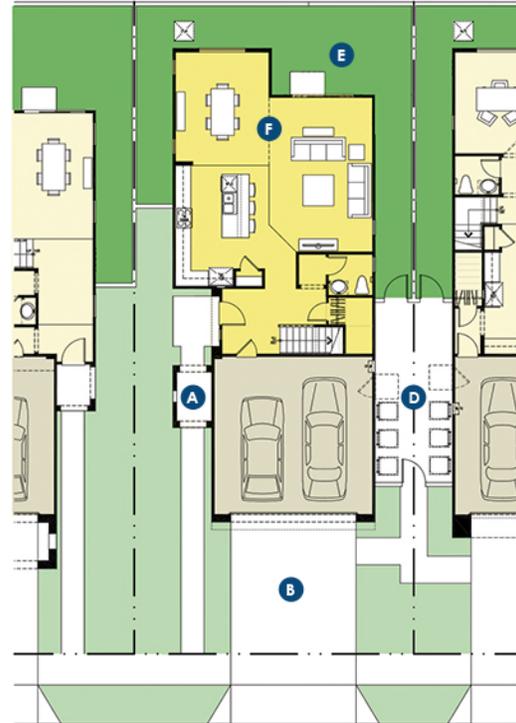
Width: 26 feet
Depth: 61 Feet
Living area (per unit): 2,213 sf



Front porches or porticos are visible from the street. A living area on the second floor is pushed forward to de-emphasize the garage.

Located in Fontana, Calif., Shady Trails' homes are composed of narrow plans that don't sacrifice livability for density. Each home has both a two-car garage and a full driveway apron for guest spaces. Additional guest parking is on street.

The narrowness of the homes helps achieve a higher density of 9.2 homes per acre; a reduced rear yard setback further helps density by notching out a usable rear yard area from the rear massing of the home. Generous living space orients to the rear yard, creating a sense of expansive space.



- A** Front porch and portico draw the eye to the entry
- B** Full driveway allows for additional guest parking
- C** Second-level floor plan pushed forward to de-emphasize the garage
- D** Common refuse storage with access through the garage
- E** Private rear yard oriented to the living area
- F** Rear staggered living space maximizes density