

Daybreak Grove

Location: Escondido, CA (suburb of San Diego)

Architect: Davids Killory

Date: 1993

Type: affordable multi-family (25-75% AMI)

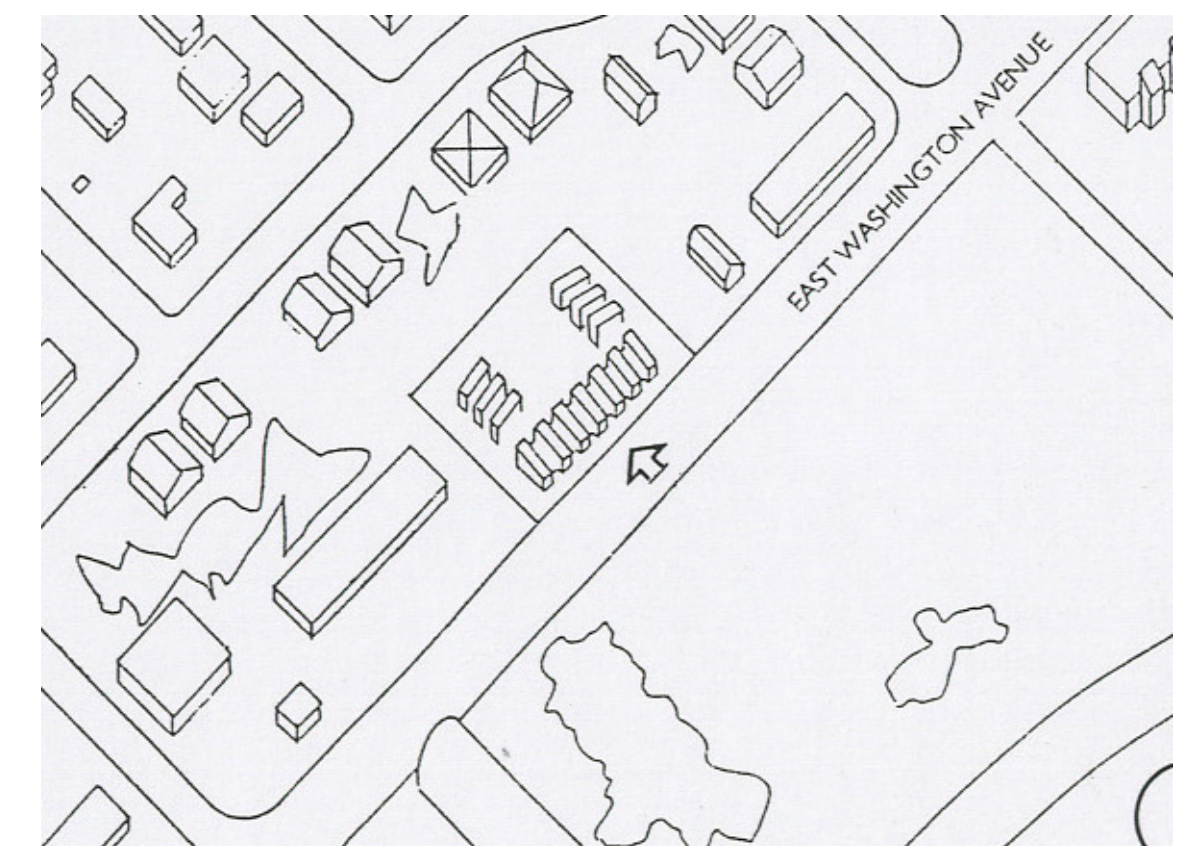
SUSTAINABILITY: natural ventilation throughout units
drought tolerant shade trees

CONNECTIONS: adults can supervise kids at play
through kitchen windows
cars are parked at rear of site
tenants share responsibility for site
upkeep

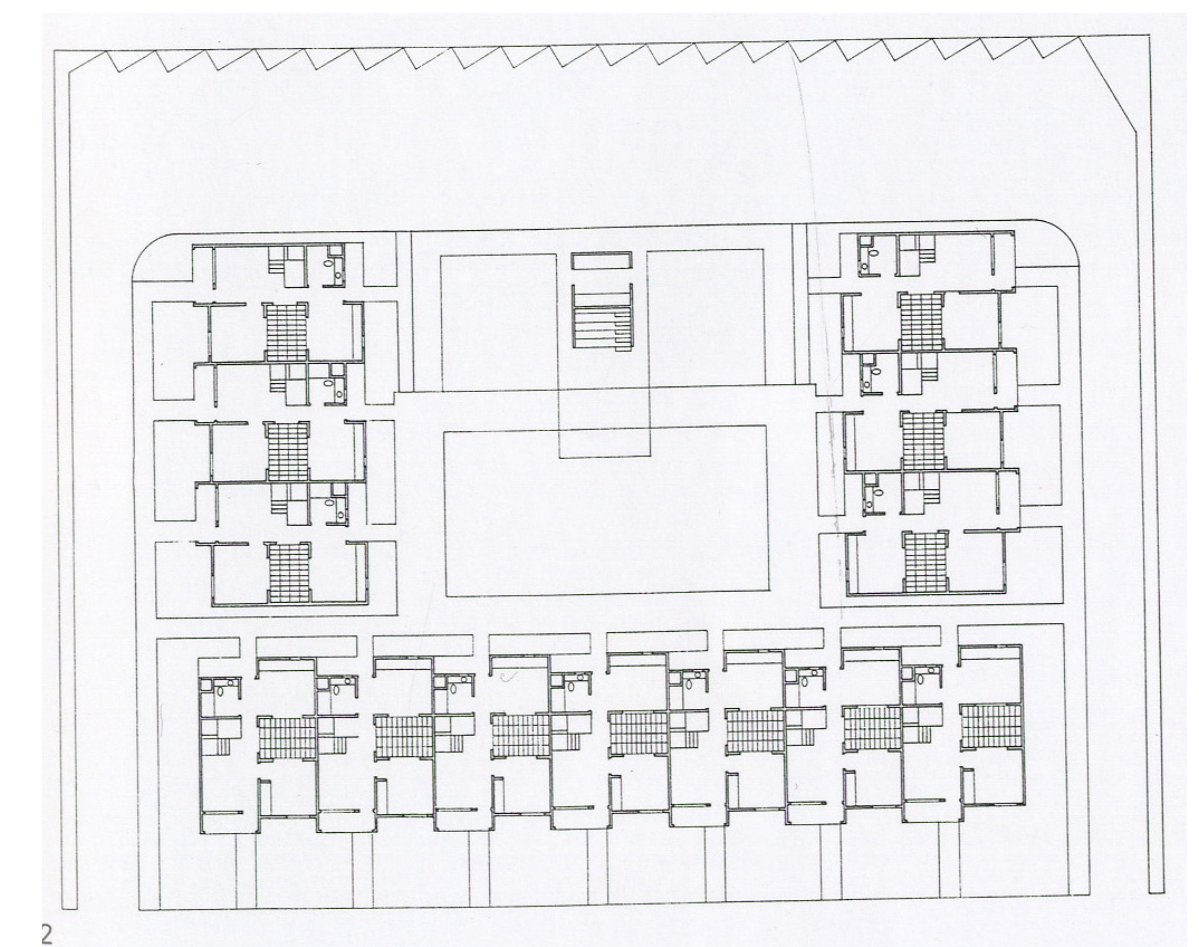
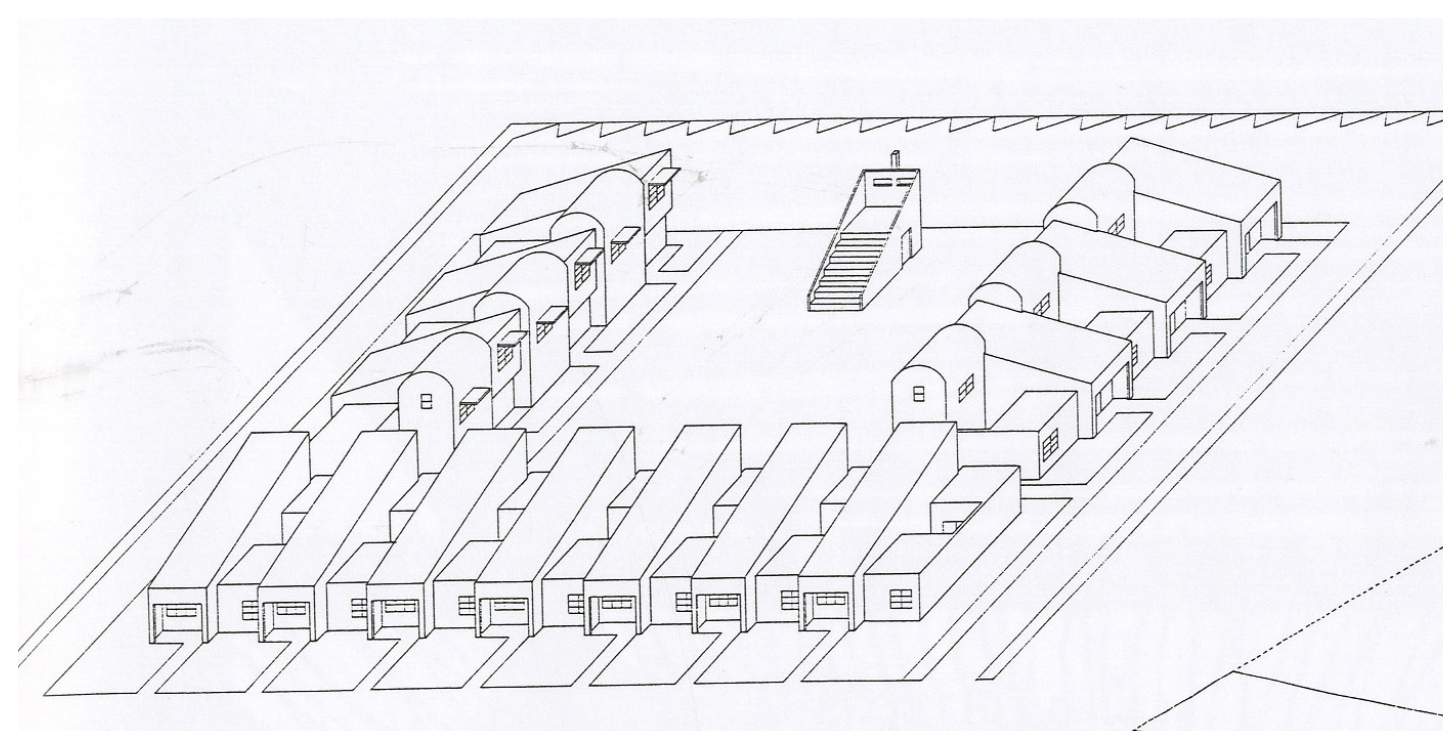
OPEN SPACES: courtyard is enveloped by residences
sidewalk, front yard, porch are defined
outdoor spaces
laundromat
outdoor theater
shared planting beds

CONTEXT: fitting with residential neighborhood scale

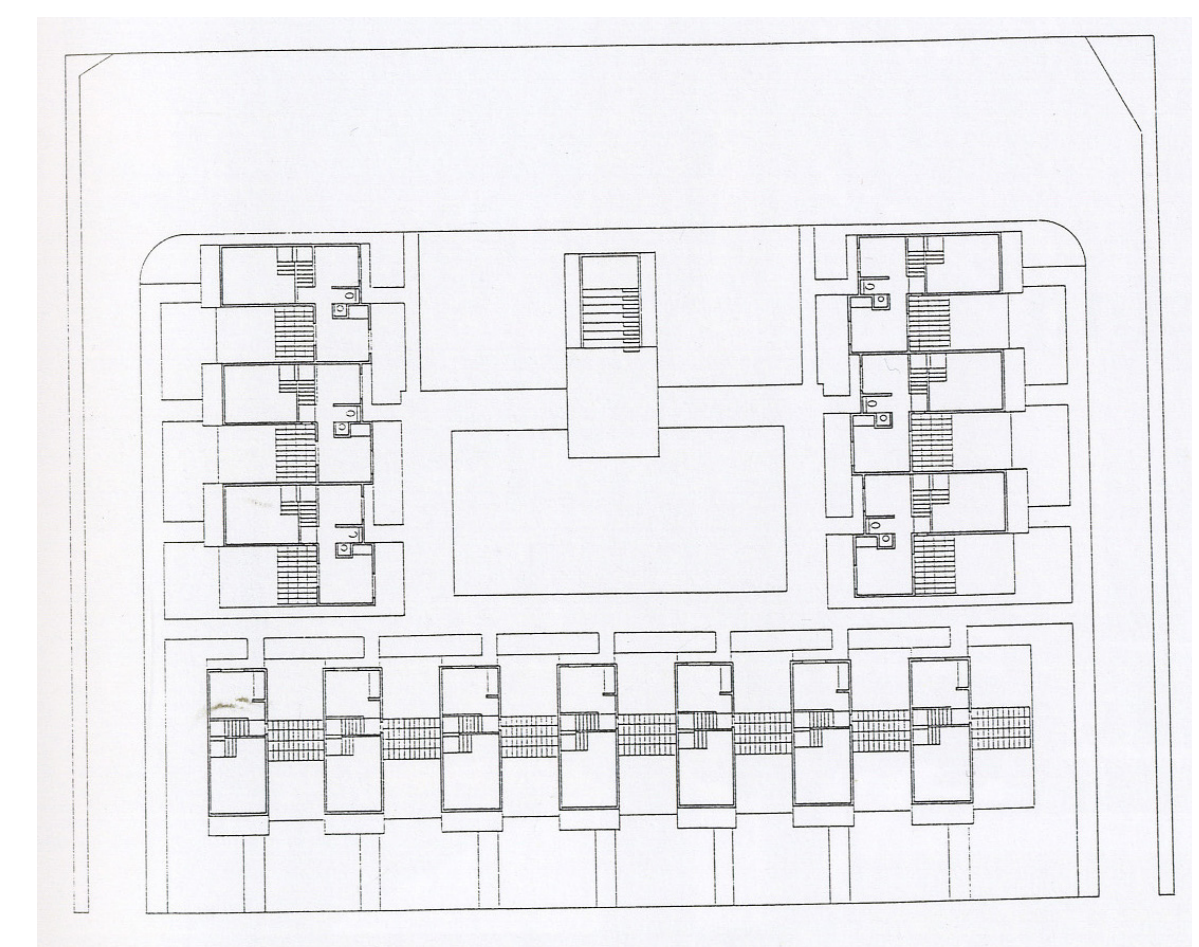
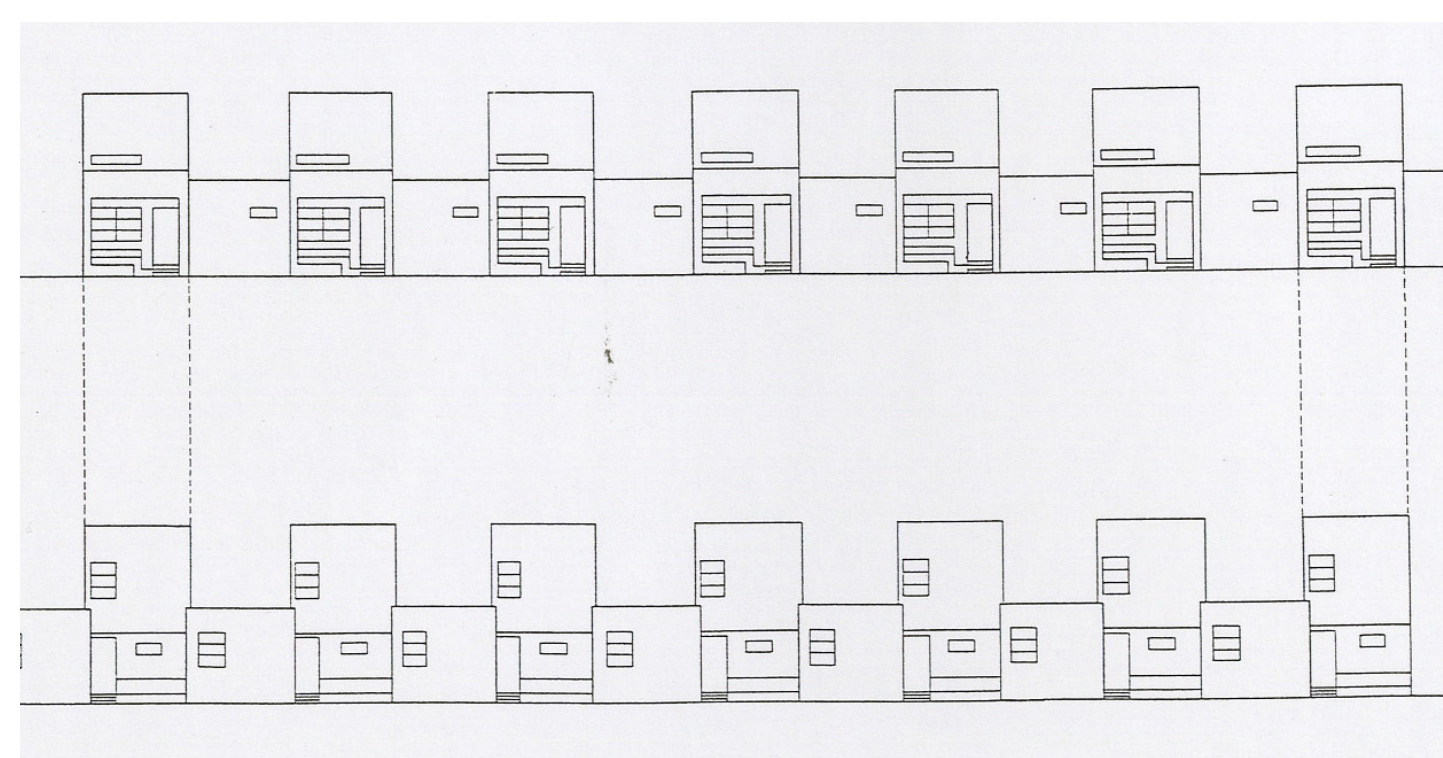
QUALITY OF HOMES: natural light in every room



site plan



ground floor plan



2nd floor plan

