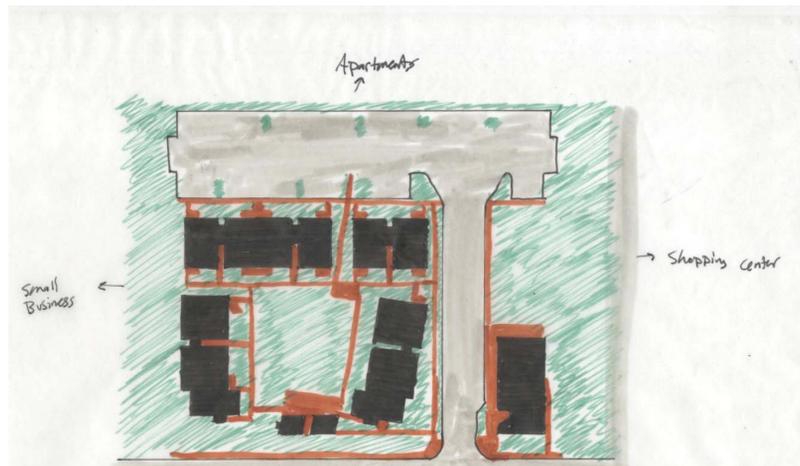
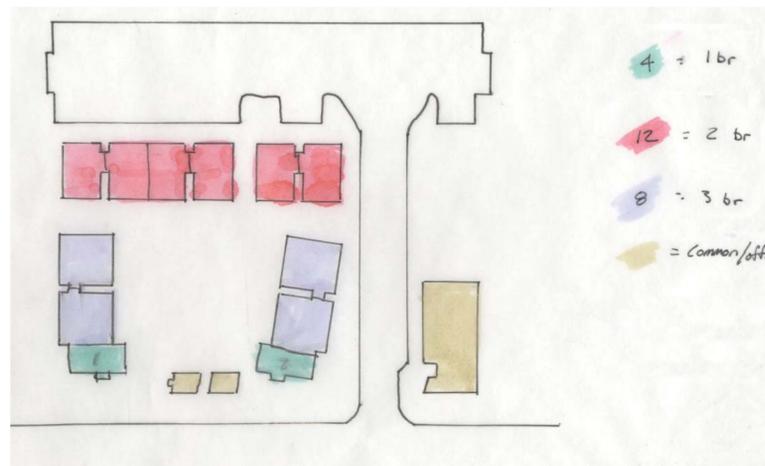


Eucalyptus View



BUILT FORM TO GREEN SPACE

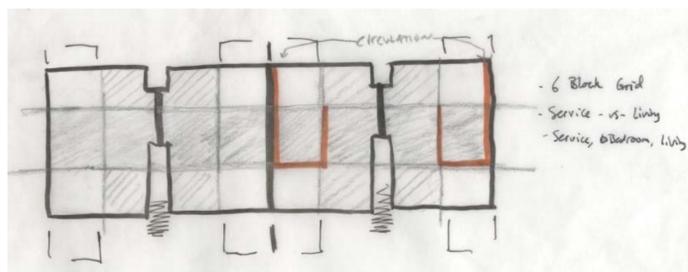


UNIT BREAKDOWN

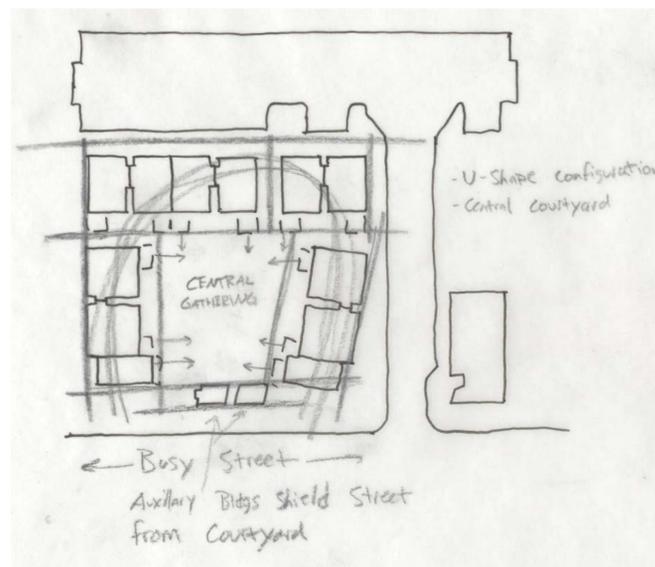


FIRST FLOOR PLAN

SECOND FLOOR PLAN



EFFICIENT GRID WITH CORE IN CENTER



SITE CONFIGURATION

PROJECT DATA:

DESCRIPTION:

Urban site between Interstate 15 and Escondido Blvd. Adjacent to a shopping center and residential areas which include apartments and single family housing. Sited to meet the needs of local agriculture workers and their families, the site includes a day care and community rooms with computer access along with a laundry center.

TYPE: Apartment Community

CONTEXT:

A mixture of 1,2,3 bedroom units arranged in around a central courtyard. Porches and patios create a threshold between each unit and the shared court. Instead of stacking units directly on top of each other, Studio E uses a staggered section and plan to create ten-foot ceilings in the living space.

The two bedroom units create a wall from the parking lot, while the shared community rooms create a barrier from the busy Escondido Blvd. The shared courtyard becomes an extension of the living space for each unit.

ARCHITECT:

Studio E, San Diego, CA

UNIT/ACRE:

1.5 acres = 16 units/acre

UNIT BREAKDOWN:

3 Bedroom	8
2 Bedroom	12
1 Bedroom	4

HOME QUALITIES:

Studio E utilizes several design features to make Eucalyptus View feel more like a house, rather than an apartment unit. Each unit has a ten-foot high living space with tall windows to allow for more natural light and views to the shared courtyard. Semi-private porches marked by trellises create a personal entry to each unit and allow for an exterior sitting space.

MATERIALS AND ASSEMBLIES:

Using standards construction details and assemblies, Studio E is able to create a competitive bid process for the developer. Standard wood construction is used along fiber cement board for the exterior cladding. 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. Trellises are used as they are simple to construct and provide the needed shade

SUSTAINABILITY:

The project meets the strict Title 24 California energy code that has some of the more stringent energy use codes in the nation. Wood trellis' cover the entry and windows to prevent major heat gains during the day.