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