

# FUSION

Client: 360 Residential  
Location: Irvine, CA  
Product Type: Multifamily For Rent Market Rate Apartments  
Services: Architecture, Land Planning  
Construction Type: Type III Wrap around Type I On-Grade Parking

Total Units: 280  
Site Size: 3.56 Acres  
Density: 78.7 du/ac



Fusion was designed with a clear target demographic in mind: young professionals. The five-story complex includes 280 apartments wrapped around a central garage with large landscaped courtyards flanking two sides.



Reminiscent of the screening devices in Asian architecture, the façade presents an interplay of layers and setbacks. The color palette, in soft greens and greys, and the careful wood and metal detail are in subtle juxtaposition to the sharp, shadowbox forms that define the profile of the complex. The theme carries into the courtyard gardens with their Zen-like appeal, koi ponds and refined landscape. Amenities include a 14,000-square-foot roof deck with a gym, lounge, and swimming pool. Unit plans are thoughtfully laid out to optimize space and feature outside decks.

