Home Qualities
Unit Square Footage: 41- 285 sq.ft. 1- 836 sq.ft.
These compact units provide a private dwelling space, as well as access to a variety of amenities and outdoor living space. The units feature a 9’ ceiling height for a more open feeling and additional vertical storage space. The large raised outdoor patio area, a few units have semi-private outdoor space, and amenities within the base of the building. The building footprint and amenity space assisting in defining a boundary for the development and minimizing the parking lots size as perceived from the units due to the overlap of spaces and use of plantings centrally located. Amenities:
- lobby- television lounge
- laundry rooms
- resident computer room
- 1,650sq ft community room w. full kitchen
- garden courtyard
- bicycle storage garage
- part of an urban village- connection to light rail line

Sustainability
California Green Build Guidelines have been accomplished in a variety ways by exceeding the California Code Title 24 by at least 15% and utilizing energy modeling. Specifically, meeting these guidelines by having 80% of the units vent to the exterior to assist in improving indoor air quality. The project also used at least four recycled products listed in the Construction, Flooring, or Recreation section of the California Integrated Waste Management Board’s Recycled Content Products Database Environmental Mitigation. The poured in place concrete was also a sustainable choice for the construction since it is lightweight and durable. The materials + assemblies were also chosen with a long lifecycle such as Hardiplank and Caesarstone counters. Initial materials will last a long time without additional maintenance or replacement costs. One strategy was to use typical off the shelf components such as exterior nail windows but add in a construction detail and recessed framing to make this product and application and architecturally attractive detail for the buildings facade.

Organization
The building mass is seemingly used as a barrier to assist in privatizing and adding security to the site for the residents. The building is inward facing and lines the street with common areas, offices, lobby, and education spaces. The upper floors have both single loaded corridors and double loaded corridors with exterior stairwells occurring at the center and ends of the building. Open space is created at the second level by floating exterior patio spaces above a few of the required parking spots. The parking is secluded in the center and ends of the building. Open space is created at the second level by floating exterior patio spaces above a few of the required parking spots. The parking is secluded in the center and ends of the building. Open space is created at the second level by floating exterior patio spaces above a few of the required parking spots. The parking is secluded behind the building and more active uses hold the street edges.

Materials + Assemblies
Standard materials were chosen for the building including locally inexpensive stucco application and those with a long lifecycle such as Hardiplank and Caesarstone counters. Initially perhaps a bit more expensive but the materials will last a long time without additional maintenance or replacement costs. One strategy was to use typical off the shelf components such as exterior nail windows but add in a construction detail and recessed framing to make this product and application and architecturally attractive detail for the buildings facade.

Builder: Johnstone Moyer, Inc. San Mateo CA
Counterops: Caesarstone
Appliances: GE
Exterior Siding: HardiPlank
HVAC: Carrier Split System PTAC
Windows: Milgard Aluminum