

THE MEWS

California indoor/outdoor homes

Eco-Friendly Homes

Our homes are responsibly developed as an innovative urban infill project, using desirable features of mid-century modern design, then incorporating sustainable features, giving the homeowner alternatives in both housing and lifestyle.

This "mews house" design is actually a hybrid of a traditional urban row house, a courtyard house, and a mews (carriage houses organized along an alley). Our "alley" (which is actually the driveway) will have front entries for the rear houses and rear second level entries for the street-facing houses. This allows the street-facing houses to have a third bedroom with a separate alley entry that can be used as a granny flat, home office, or studio apartment.

We believe this concept is unique in southern California and will create both a neighborhood community and substantial privacy for people who desire it.

Fully integrated Photovoltaic (Solar) Systems

Photovoltaic (PV) systems use solar electric panels to directly convert the sun's energy into electricity. This conversion of sunlight to electricity occurs without moving parts, is silent and pollution free in its operation.

Natural ventilation with floor to ceiling stackable walls of glass

One of the most desirable and attractive characteristics of mid-century modern design, these walls open across the living room and kitchen extending both spaces into the outdoor courtyard. Indoor-outdoor living is a defining aspect of modern architecture, especially in the mild climate of southern California. But it is rare to find continuity of interior and exterior space in a compact urban row house. Our unique arrangement of courtyard and rear or front yard bookending the main living spaces, with retractable glass walls and continuous concrete floor surface, brings indoor-outdoor living to an urban home format.

Extensive day lighting with operable clerestory windows

Clerestory windows are set high in a wall, enhancing a room's feeling of spaciousness by bringing daylight deep into the house. They allow light and shadow to play on adjacent walls and floors in an infinite range of patterns, changing a room's character throughout the day. The clerestory windows in our design also provide for natural ventilation through the stack or venturi effect, where warm air rises to the high point of the roof and is vented through the clerestories' operable panels. This passive cooling feature will help lower cooling costs and energy consumption.

Permeable paving - sustainable urban drainage.

This is a great looking driveway covered with pavers that uses recycled fill materials in the sub-bases of the paving system. This system allows water to percolate through the paving surface and recharge the water table while preventing toxic petroleum-tainted runoff into the sewer system and ocean.

Drought resistant landscaping

Infill development

Benefits of Infill Development:

- * Making better use of urban land supplies while reducing consumption of forest and agricultural land
- * Increasing access of people to jobs, and jobs to labor force
- * Reducing the time, money, energy, and air pollution associated with commuting and other use of single occupant automobiles
- * Strengthening real estate markets and property values, and renewing older neighborhoods and housing stock.