



20050123 - Photography © Juan Tallo

Granite Court provides safe, quality affordable housing to families earning between 30% and 60% of the area median income. It is designed for green, smart growth and features a modern, compact, infill design with four stories of comfortable residential living atop two levels of underground parking. Residents have access to common areas, including a well-landscaped central courtyard with a tot lot and shaded seating/dining areas and barbecues, a large community center with fitness room, computer lab, tutoring/arts & crafts room and kitchen, plus convenient laundry facilities. Granite Court exceeds Title 24 energy-efficiency standards by more than 15%, lowering energy consumption and providing another cost-saving benefit to residents. The live/work/shop/play environment minimizes commuting and lessens pollution as it includes close proximity to public transit lines, neighborhood parks and shopping centers, medical services, churches and schools.

Granite Court

Client

Jamboree Housing Corporation

Location

Irvine, CA

Use

Affordable Apartments Homes

Facts

- Density - 57.7 DU/AC
- Site Area - 1.23 AC
- Unit Plan Sizes - 672-1,166 SF
- Number of Units - 71 DU
- Parking - 150 Spaces
- Parking Ratio - 2.1/Unit

Sustainable Features

- Exceeds Title 24 energy efficiency standards by more than 15%
- Low-flow restrictors on bathroom and kitchen faucets
- Recycling trash chute
- Bathroom fans equipped with humidistat sensors
- Emission-reduction finishes: formaldehyde-free and sealed finishes, CRI Green Label carpet
- Bamboo flooring
- Construction waste recycling plan that diverted 75% of construction waste from landfills
- Photovoltaic system
- Dual flush toilets

Awards

- 2009 Gold Nugget Awards
- Award of Merit



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