



Architecture.
Design.
Relationships.

Qualification for Architectural Services

MODULAR DESIGN PORTFOLIO

2026 | aoarchitects.com



OUR STORY

Founded in 1974 in Southern California, AO began as a two-person team focusing on small commercial and retail improvements. Today, we are a multidisciplinary design and planning firm with a team of over 325 professionals, shaping some of the world's most sought-after multifamily, mixed-use, retail, restaurant, and entertainment destinations. For decades, relationships have been at the core of our practice—partnerships with clients, collaborators, and communities that drive our legacy of creative design and quality architecture. Our journey reflects a commitment to innovation, collaboration, and building better communities. As we look to the future, we continue to advance our story, delivering inspired spaces that leave a lasting impact.

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Orange County
San Diego
Sunnyvale
Oakland
New York
Atlanta
Orlando

MULTIFAMILY | RETAIL | HOSPITALITY | RESTAURANT
MIXED-USE | OFFICE | INDUSTRIAL | PARKING | LANDSCAPE
INTERIORS | GLOBAL DESIGN | SCI + TECH | HEALTHCARE
MODULAR | TRANSIT-ORIENTED | PUBLIC UTILITIES

aoarchitects.com

Firm Profile

PRACTICE

With a talented team skilled in a variety of project types, AO has emerged as a national leader in the design of multifamily and mixed-use developments specializing in garden-style, wrap, podium, and modular buildings spanning across diverse sectors including market-rate, affordable, luxury, senior, intergenerational, mixed-income, and student housing. AO is led by a group of seven seasoned managing partners, including RC Alley, Ed Cadavona, and Steve Gaffney. The group views each project as a unique opportunity to apply proven technical expertise, generate creative solutions within budget, and deliver inspired and successful projects.

AO emphasizes the team approach – owner, architect, consultants and contractor – collaborating through all phases of the project. We are adept at leading multi-disciplined, high-performance teams to provide solutions of design relevance, cost effectiveness, and operational and organizational excellence. We strive to understand the specific location constraints and site features, and pursue intelligent solutions that maximize the opportunities and create high value for our clients. AO is organized around a Principal-led system which ensures the highest quality expertise and continuity from beginning to end of each project. Principal commitment means that your project will receive the resources and talent needed to meet all deadlines and deliverables every time.





DESIGNergy*

[design + synergy]

Each AO team is fully supported by our diverse and integrated studio structure comprised of in-house experts.

We leverage the design expertise and resources of AO's specialized studios under the direction of highly experienced market sector leaders. Together, we execute mixed-use developments that marry the comforts of home, the joys of entertainment, and the functionality of the workplace *to create spaces where people, community, and business flourish.*



MODULAR EXPERIENCE



AO NORTHERN CALIFORNIA EXPERIENCE

 	MULTIFAMILY
 	MIXED-USE
 	RETAIL
 	HOSPITALITY
 	RESTAURANT
 	INDUSTRIAL

- | | |
|---|--|
| 1. THE VOID SAN FRANCISCO CENTRE, SAN FRANCISCO | 34. HAYWARD INDUSTRIAL, HAYWARD |
| 2. IPPUDO RESTAURANT, SAN FRANCISCO | 35. WATERFORD PLACE, DUBLIN |
| 3. SERRAMONTE REDEVELOPMENT, DALY CITY | 36. LIVERMORE INDUSTRIAL, LIVERMORE |
| 4. OLLIE HOTEL, SOUTH SAN FRANCISCO | 37. INTERNATIONAL STATION, OAKLAND |
| 5. UNCLE TETSU, SAN MATEO | 38. MACARTHUR HEIGHTS, OAKLAND |
| 6. KURO-OBI RAMEN, SAN MATEO | 39. OAKLAND INDUSTRIAL, OAKLAND |
| 7. REDWOOD CITY INDUSTRIAL, REDWOOD CITY | 40. THE VERANDA, CONCORD |
| 8. CHERRY ORCHARD, SUNNYVALE | 41. PUESTO RESTAURANT, CONCORD |
| 9. RESIDENCE INN BY MARRIOTT, CUPERTINO | 42. THE GRANT, CONCORD |
| 10. COBALT APARTMENTS, SANTA CLARA | 43. REYNOLDS RANCH, LODI |
| 11. HEARTH NORTH AND SOUTH, SANTA CLARA | 44. BRAYDON APTS, NAPA |
| 12. WESTFIELD VALLEY FAIR, SAN JOSE | 45. VACAVILLE PREMIUM OUTLETS, VACAVILLE |
| 13. 575 BENTON, SANTA CLARA | 46. GREEN TREE APTS, VACAVILLE |
| 14. SANTA CLARA SQUARE, SANTA CLARA | 47. PEABODY ROAD APTS, VACAVILLE |
| 15. HILTON GARDEN INN, SAN JOSE | 48. THE VILLAGE, ELK GROVE |
| 16. ROSEMARY APARTMENTS, SAN JOSE | 49. Lyla APTS, ELK GROVE |
| 17. SAN JOSE INDUSTRIAL, SAN JOSE | 50. SACRAMENTO INDUSTRIAL, SACRAMENTO |
| 18. SILVER CREEK MODULAR, SAN JOSE | 51. THE CORE NATOMAS, SACRAMENTO |
| 19. VIRGINIA STUDIO, SAN JOSE | 52. THE RAILYARDS, SACRAMENTO |
| 20. OAK GROVE APARTMENTS, SAN JOSE | 53. DOUBLE TREE, SACRAMENTO |
| 21. ASCENT HITACHI VILLAGE, SAN JOSE | 54. CALIBUNGA WATER PARK, SACRAMENTO |
| 22. LA MORAGA, SAN JOSE | 55. FOLSOM PREMIUM OUTLETS, FOLSOM |
| 23. CHARLOTTE DRIVE APARTMENTS, SAN JOSE | 56. AVENIDA FOLSOM, FOLSOM |
| 24. GREAT OAKS PARKWAY, SAN JOSE | 57. WESTFIELD GALLERIA AT ROSEVILLE, ROSEVILLE |
| 25. CAPITOLA MALL, CAPITOLA | 58. CARMEL AT WOODCREEK WEST, ROSEVILLE |
| 26. ANTON ASPIRE AND ASCEND, MILPITAS | 59. CRACKER BARREL, ROCKLIN |
| 27. TURING, MILPITAS | 60. ROCKLIN COMMONS RETAIL CENTER, ROCKLIN |
| 28. THE DISTRICT, MILPITAS | |
| 29. LOT 4, MILPITAS | |
| 30. ILARA, MILPITAS | |
| 31. CENTRIA, MILPITAS | |
| 32. MURPHY RANCH, MILPITAS | |
| 33. OSGOOD APARTMENTS, FREMONT | |

***ALSO IN NORTHERN CALIFORNIA (NOT FEATURED ON MAP)**
 FRISHMAN HOLLOW II, TRUCKEE
 MULTIPLE CONFIDENTIAL MODULAR DEVELOPMENTS



El Camino Real

SAN BRUNO, CA

Industrial-style, podium building designed for modular construction.

A six-story modular construction building in the San Bruno Transit Corridor will bring 134 affordable apartments, seamlessly integrating contemporary-industrial aesthetics into the existing industrial landscape. This deliberate design choice fosters a sense of urban revival. The building's entrance on El Camino Real enhances street frontage, featuring lush landscaping to encourage community interaction while a lobby, mail room, leasing offices, and an elevator lobby welcome residents. The modern design incorporates decorative elements, and metal awnings, amplifying the main entry. Additionally, residents can enjoy a 3,000 SF raised outdoor amenity courtyard with a playground, seating area, and open space, catering to outdoor activities.



PROJECT DATA

134 DU | 0.6 AC | 223.3 DU/AC

Client: AMG & Associates

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: June 2025



112 Vera Ave

REDWOOD CITY, CA

Affordable, transit-oriented, and eco-friendly apartments.

Set on a narrow infill site, this seven-story multifamily development will provide 178 affordable units to Redwood City. The podium building is part of a broader initiative to increase the availability of affordable housing in District 4, which is experiencing significant demand. Leveraging Senate Bill 330, the project aims to streamline the submittal process. Designed with no minimum parking requirement, the community encourages residents to use alternative transportation methods such as biking, walking, and public transit. The design includes secure bike rooms and is within walking distance of the Redwood City Caltrain Station and Transit Center.



PROJECT DATA

178 DU | 0.6 AC | 296.67 DU/AC

Client: Integrated Community Development

Role: Architect of Record, Design Architect

Project Status: Under Construction



1301 Broadway

MILLBRAE, CA

Minimalist elegance meets urban affordability.

This 97-unit affordable apartment community in Millbrae blends California Contemporary and New Mission styles with minimalist influences. Anchored by a striking corner tower, the design creates a strong architectural presence, while arched entries and Juliette balconies add warmth and connection. Offering a unit mix from studios to three-bedrooms, the five-story building rises over a two-level podium on 0.67 acres, delivering high-density, affordable housing with timeless appeal and refined California heritage.



PROJECT DATA

97 DU | 0.67 AC | 144.8 DU/AC

Client: AMG & Associates, LLC

Role: Architect of Record, Design Architect

Project Status: Under Construction



2940 Alum Rock Avenue

SAN JOSE, CA

Leveraging modular design to revive a San Jose neighborhood.

What was once the site of an Orchard Supply Hardware store in East San Jose, this vibrant development at 2940 Alum Rock Ave transforms a 3.4-acre site into a 372-unit, 100% affordable modular housing community. Designed as a mixed-income community, it provides essential workforce housing for families and individuals, addressing a critical need within the community. With a density of 109.3 dwelling units per acre, the urban project maximizes space efficiency while creating a welcoming environment for residents.



PROJECT DATA

372 DU | 3.4 AC | 109.3 DU/AC

Client: The Pacific Companies

Role: Design Architect

Project Status: Entitled



2880 Alum Rock

SAN JOSE, CA

Rich, early-modern architecture for an affordable NorCal development.

This 100% affordable project consists of two, 5-story over 1-level of podium buildings. 2880 Alum Rock will add much needed affordable housing to the community by demolishing an existing vacant commercial space and parking lot to make room for the mixed-use development with 164 units, 7,000 SF of commercial space, and parking. Amenities include bicycle racks for both residential and commercial spaces, as well as a roof deck. The design pays homage to traditional architectural rhythms by combining early modern architecture with clean and delineated shapes. The retail street front is highlighted by arches and rich material textures.



PROJECT DATA

164 DU | 1.32 AC | 124.2 DU/AC
7,000 SF Commercial

Client: Pacific West Communities

Role: Architect of Record, Design Architect

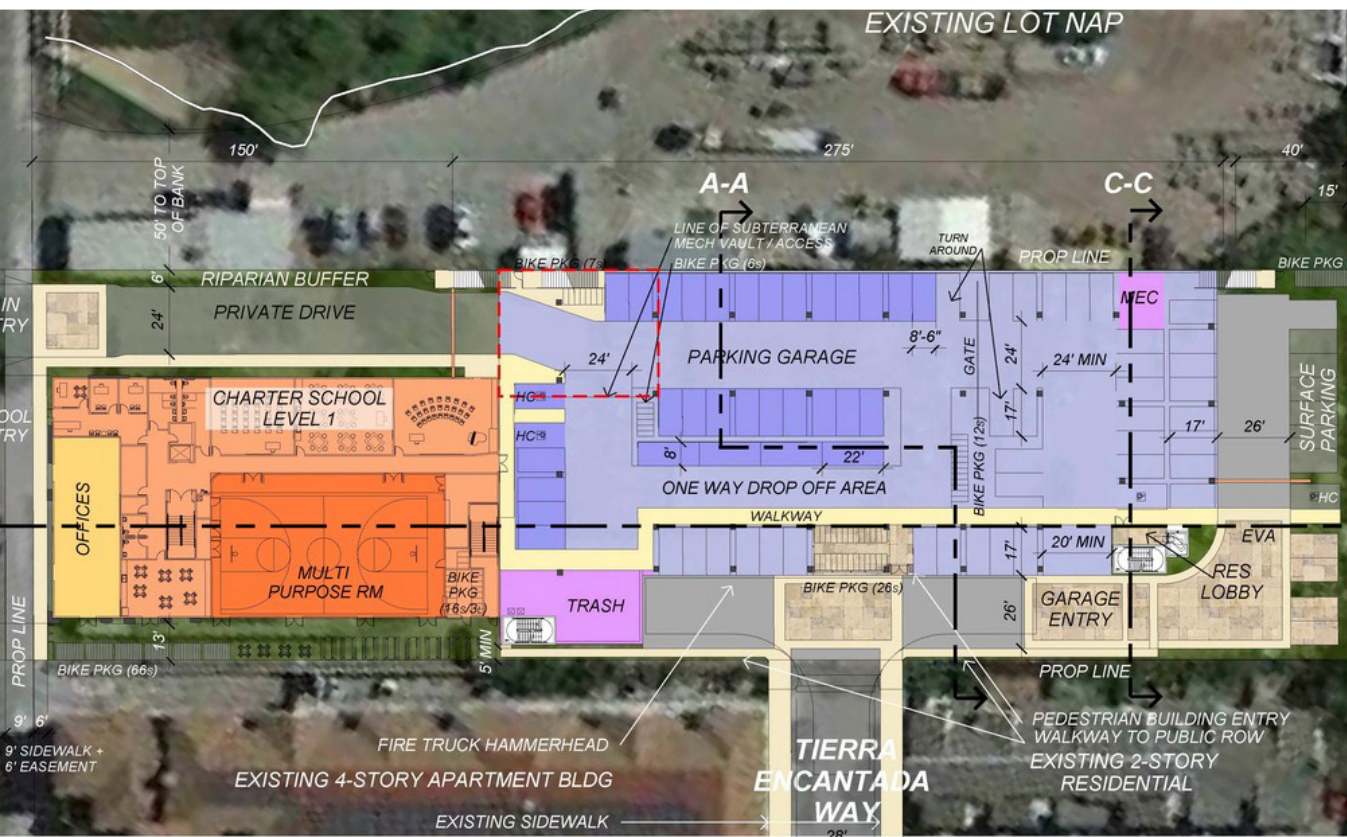
Project Status: Entitled

Villa Del Sol

SAN JOSE, CA

Mixed-use modular development including a charter school.

This 194-unit mixed-use modular development is a transformative TCAC-funded project addressing the critical need for affordable housing in San Jose. The 6-story podium-style multifamily community will feature 192 apartments for low-income families and two manager's units, offering homes to households earning 30% to 70% of the area median income. Complementing the residential component, the development includes a 39,000-square-foot charter school, further enriching the neighborhood with vital educational resources.



PROJECT DATA

194 DU | 1.49 AC | 130.20 DU/AC

Client: Pacific West Communities

Role: Architect of Record, Design Architect

Project Status: Under Construction



Martha Gardens

SAN JOSE, CA

Innovative modular housing
with urban amenities.

This 166-unit TCAC-funded affordable housing development is a six-story modular podium project on a 1.2-acre site. Designed with Type IIIA residential construction over a Type IA podium with integrated parking, the project optimizes density in an urban setting. Residents will have access to amenities including a fitness center, clubhouse, and courtyard, enhancing both convenience and community engagement.

PROJECT DATA

166 DU | 1.2 AC | 139 DU/AC

Client: The Pacific Companies

Role: Architect of Record, Design Architect

Project Status: Under Construction



Monterey Mixed-Use

SAN JOSE, CA

Modern design meets affordable modular.

This 4-over-1-story modular podium development addresses Northern California's affordable housing demand with 240 units. Linked by an open paseo, it features a spacious green area with a half-court basketball court and dog park. The affordable units are mainly studios and one-bedrooms, complemented by 1,419 square feet of ground-floor retail maximizing convenience for residents. A double-volume podium level hosts a parking stacker system meeting the residential parking needs.

PROJECT DATA

240 DU | 2.29 AC | 104.80 DU/AC
1,419 SF retail

Client: AMG & Associates / The Pacific Companies

Role: Architect of Record, Design Architect

Project Status: Under Construction



390 Floyd

SAN JOSE, CA

Redefining senior living with smart design.

This innovative senior living community in the heart of San Jose provides affordable, comfortable, and modern homes for seniors. The seven-story development features 135 thoughtfully designed studio units, each 306 square feet, tailored for senior living. Built on a compact 0.49-acre site, the modular design maximizes efficiency and quality. The car-free design prioritizes shared spaces like a welcoming lobby and community amenities, fostering connection and convenience. This project redefines senior living with smart design, safety, and a vibrant urban lifestyle.



PROJECT DATA

135 DU | 0.49 AC | 275 DU/AC

Client: 390 Floyd Development Partners, LLC

Role: Architect of Record, Design Architect

Project Status: On-the-Boards



Stevens Creek Promenade

SAN JOSE, CA

Mixed-use, modular housing community with dual-branded hotel.

This mixed-use modular development located in San Jose, CA contains three 5-story residential buildings and a dual branded hotel. Two of the residential buildings will feature market-rate units and the third building is 100% affordable. There are a total of 580 units between the 3 buildings ranging from studios to 2 bedrooms in the market rate buildings. The project also features a "Green Promenade" which starts from Stevens Creek Blvd adjacent to the Hotel and extends between both market rate buildings. The 250 guest-room dual brand hotel is 5 stories of guest rooms over a 3-level podium parking structure, hotel lobby and retail.



PROJECT DATA

580 DU | 9.22 AC | 62.9 DU/AC
250-Key Hotel

Client: Miramar Capital & TPC

Role: Architect of Record, Design Architect

Project Status: Under Construction

Cloud Apartments

SAN JOSE, CA

Innovative modular prototype emphasizing modern spaces, tech, and attainability.

Advancements in modular design highlight the importance of accessible housing solutions. Cloud Apartments integrates smart technology seamlessly, setting a new industry standard with pre-wired and pre-engineered modules. Proprietary systems ensure durability and watertightness, minimizing exterior work. Assembly is efficient, with components effortlessly clicking together, showcasing the modular essence. Units are furnished with contemporary touches, catering to modern lifestyles, while smart technology allows residents control via mobile devices. This approach redefines urban living, offering elevated experiences beyond mere homes. By combining innovative design, attainability, and smart technology, Cloud Apartments shapes the future of modular construction and urban living.

PROJECT DATA

500-1000 SF

Client: Cloud Apartments

Role: Design Architect

Project Status: On-the-Boards

Awards:

MHN Excellence Awards, Silver - Best Unbuilt Category





2600 Union

SAN JOSE, CA

Affordable modular housing in San Jose.

This affordable modular project will deliver 220 units on a 2.31-acre site, designed to maximize efficiency and livability. It features a five-story residential structure over a one-story parking podium, providing 160 parking stalls. As a TCAC-funded project, it plays a vital role in expanding affordable housing options in the area. Located southeast of Union Ave and S Bascom Ave, the community is positioned near key transit routes and amenities, enhancing accessibility for residents. This innovative modular approach accelerates construction while maintaining high-quality design, contributing to the growing need for sustainable, affordable housing in San Jose.



PROJECT DATA

220 DU | 2.31 AC | 95 DU/AC

Client: Maracor Development, Inc.

Role: Design Architect

Project Status: On-the-Boards



Hillsdale & Ross

SAN JOSE, CA

Modular housing striking a balance between affordable living and urban space.

A modular housing community proposes a solution to revitalize an outdated strip mall, introducing 165 units that redefine the dynamic between urban spaces and affordable living. The architecture seamlessly integrates with the existing center while presenting a modern aesthetic with simple massing and color breaks. Fronting a residential street, the podium building forms a prominent entry to the leasing center and residential amenities lined with storefront glass to enhance the pedestrian experience. Tight site constraints yielded the opportunity for an internal courtyard on the podium level to provide open space for the residents to enjoy.



PROJECT DATA

165 DU | 1.77 AC | 93 DU/AC

Client: Maracor & The Pacific Companies

Role: Design Architect

Project Status: On-the-Boards



Virginia Street Studios

SAN JOSE, CA

Modular development featuring private open courtyards and amenity spaces.

Entitled with traditional wood-frame construction in mind, the client approached AO to convert this affordable project into an efficient, modular community. The re-designed 6-story podium building comprises 301 units on a 1.7-acre site while maintaining the original elevations and design vocabulary. Collaborating closely with the client and modular manufacturer Autovol, this project was the first multifamily project off the line for the new factory and resulted in 301 modules craned and placed in just 18 days. Amenities include a 9,450 SF rooftop deck and a 15,440 SF internal courtyard on the podium level over the fitness studio, community



PROJECT DATA

301 DU | 1.7 AC | 177 DU/AC

Client: AMG & Associates and TPC / San Jose Virginia Associates, a CA LP

Role: Architect of Record

Project Status: Construction Complete

Completion Date: May 2023

Awards:

MBI Awards of Distinction - Permanent Modular Multifamily, Honorable Mention



Hilton Garden Inn San Jose

SAN JOSE, CA

Adding value with modular
hotel development.

Guided by Hilton Garden Inn's upscale sensibility and core focus on the guest experience, the five-story, hotel offers upscale accommodations with modern amenities. Public spaces include a mini market, bar, and dining spaces with an outdoor patio, designed to welcome guests and passerby alike by fostering an interactive relationship with the surrounding area. Designed to attract tech savvy business travelers, a key guest demographic, these flexible spaces can adapt to accommodate a variety of needs, from intimate meetings to large gatherings. The 150-room project is comprised of 88 modular units built offsite.



PROJECT DATA

150 Keys

5 Stories

2.2 AC | 100,000 SF

Client: Westlake Urban

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: May 2022



MacArthur Studios

OAKLAND, CA

Modern designed affordable housing in the Bay Area.

This five-story affordable housing development in Oakland, CA delivers 194 studio units constructed using prefabricated modular methods. The project includes 2,470 square feet of ground-floor retail space and a resident fitness studio, offering essential amenities within a compact urban footprint. Located adjacent to Interstate 580, the site provides residents with convenient access to major transportation routes, supporting mobility and regional connectivity. By leveraging modular construction, the project accelerates delivery while addressing the Bay Area's urgent need for cost-effective housing solutions.



PROJECT DATA

194 DU | .93 AC | 206.80 DU/AC
2,470 Retail SF

Client: The Pacific Companies; AMG & Associates

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: August 2025



Courtyards on International

OAKLAND, CA

Innovative third phase of an affordable modular residential development.

Sited in a commercial zone, this project is the third phase of a modular affordable development. The project will provide an enhanced pedestrian experience along the street frontage. The ground-level façade will have a commercial storefront appearance at the leasing lobby to blend into the primarily commercial nature of the street. The eastern frontage boasts a minimalist design and lush landscaping for tranquility. Contemporary architectural design harmonizes with surroundings, featuring enhanced material usage and visual interest. The Courtyards on International redefines urban living, blending comfort and elegance seamlessly.



PROJECT DATA

140 DU | 1.08 AC | 130 DU/AC

Client: AMG & Associates, The Pacific Companies

Role: Architect of Record, Design Architect

Project Status: Entitled

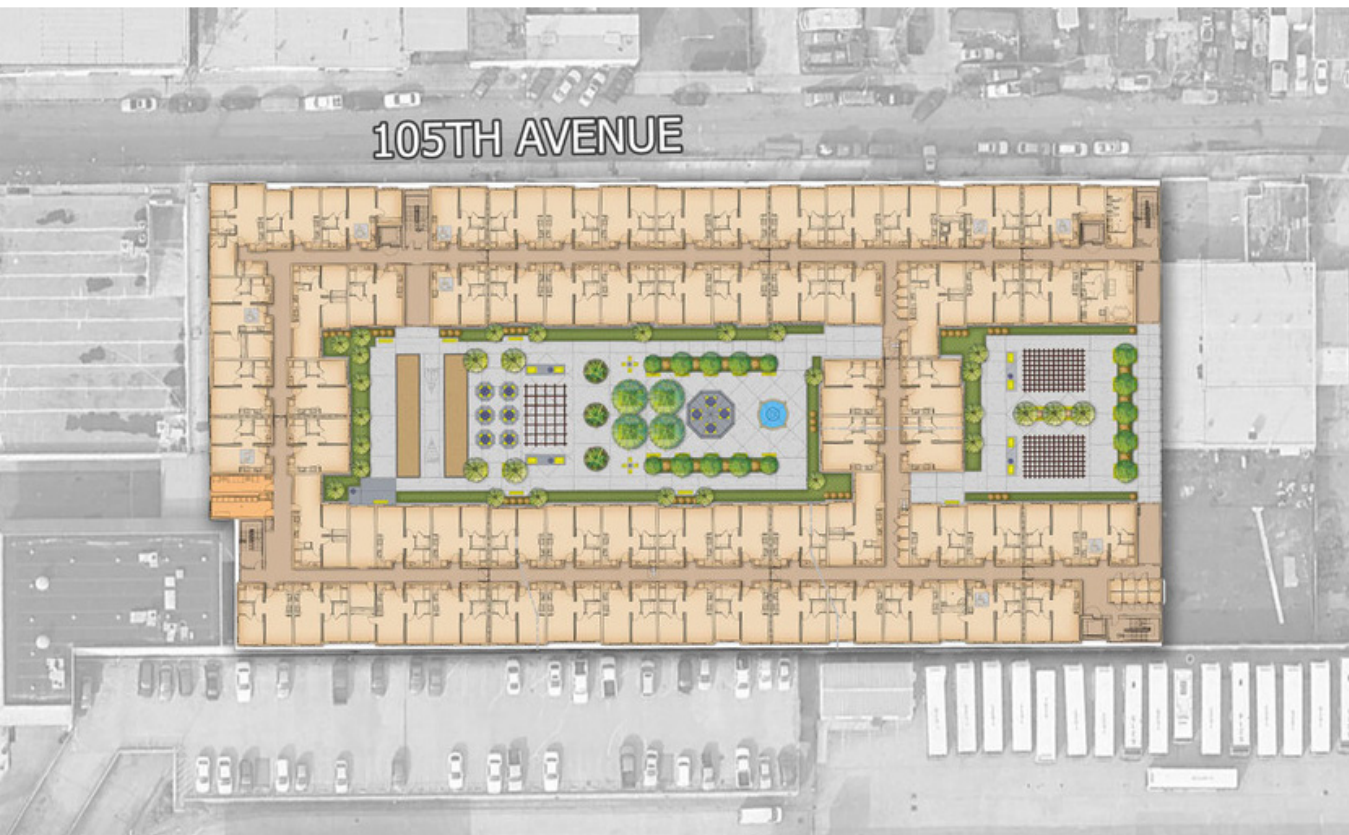


Oakland Station Senior Apartments

OAKLAND, CA

Largest modular, affordable,
senior community in the Bay
area.

The 324-unit, 5-level, modular project will be the largest affordable complex for Seniors in the Bay Area. The affordable housing project is an example of how modular construction is solving the affordable housing crisis by helping developers reduce costs, increase efficiencies, and reduce schedules. Oakland International is a TCAC project.



PROJECT DATA

324 DU | 3.9 AC | 83 DU/AC

Client: The Pacific Companies & AMG & Associates

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: May 2021

Awards:

MBI Awards of Distinction - Permanent Modular
Multifamily 100,000 SF+, Honorable Mention



Connors Landing Apartments

OAKLAND, CA

Modern modular housing
community.

Designed to address California's affordable housing crisis, this modular housing development features 167 affordable units across a 2.41-acre site. The project comprises three modern tuck-under buildings, offering a mix of studio, one-bedroom, and two-bedroom units. One building serves as a vibrant community hub, providing shared spaces to gather, stay active, and connect. Amenities include a club lounge, fitness center, bike storage, and a mail room, all thoughtfully designed to enhance resident convenience and comfort.



PROJECT DATA

167 DU | 2.41 AC | 69.3 DU/AC

Client: AMG & Associates, LLC

Role: Architect of Record, Design Architect

Project Status: On-the-Boards

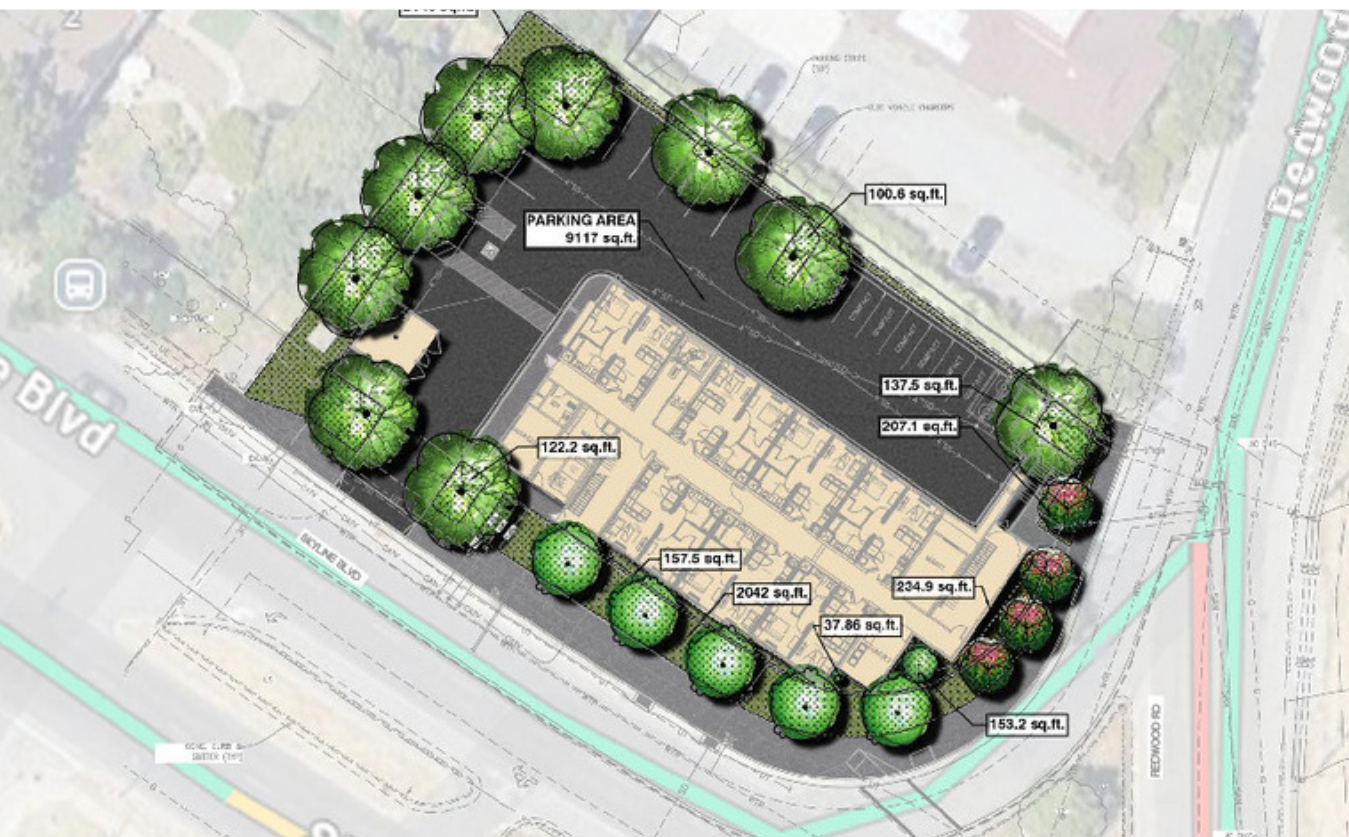


11880 Skyline Blvd

OAKLAND, CA

Compact footprint, meaningful housing impact for the Bay Area.

The proposed development at 11880 Skyline Blvd. in Oakland will transform a 0.5-acre vacant lot into a 31-unit affordable housing community. Located at the corner of Skyline Blvd. and Redwood Road, the project sits within a neighborhood featuring single-family homes, a community market, and senior housing. The four-story building will offer one- and two-bedroom apartments, along with on-site amenities including a management office, bike storage, mail room, laundry, and surface parking. The contemporary architectural design uses simple forms, varied rooflines, plane breaks, and a dynamic façade accented with color and enhanced materials to complement the surrounding context.



PROJECT DATA

31 DU | 0.5 AC | 64.2 DU/AC

Client: Maracor Development

Role: Architect of Record, Design Architect

Project Status: On-the-Boards



Osgood Apartments

FREMONT, CA

Urban and sophisticated
modular community in
Northern California.

Aligning with the city's housing goals, this modular affordable development combines two parcels totaling 1.37 acres less than 4 miles from the Fremont BART station hub. The new 173-unit community will consist of 5 levels of Type III units over one level of Type I-A podium parking, providing 72 stalls. Contributing to the vibrancy of the area, a contemporary style is expressed through simple verticality, bold colors, and a mix of materials in the building which create a unique sense of place and smart, efficient design for an urban lifestyle. Amenities include a bicycle storage room, clubhouse, fitness studio, and outdoor open space above the parking garage.



PROJECT DATA

173 DU | 1.37 AC | 126.27 DU/AC

Client: Maracor Development, Inc.

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: January 2026



Warm Springs Apartments

FREMONT, CA

Affordable modular apartments
inspired by transit and tech.

This transformative 240-unit modular apartment building will be 100% affordable, serving residents earning 80% or less of the area median income. The transit-oriented development sits adjacent to the Fremont BART station and is comprised of 5 levels of apartments over 1 level of parking and 1-bedroom to 3-bedroom units. Inspired by the local spirit of transportation and technology, the design emphasizes simple massing, thoughtful use of color and strategic breaks in the structure. Residents will enjoy various indoor and outdoor amenities designed to enhance their living experience, including a community-serving public plaza, three courtyards, a club, and a fitness center.

PROJECT DATA

240 DU | 2.9 AC | 82.76 DU/AC

Client: Maracor Development

Role: Architect of Record, Design Architect

Project Status: Under Construction



Sango Court Apartments

MILPITAS, CA

Transit-Oriented, modular
affordable housing project.

Located within walking distance of the Milpitas BART station, this six-story development offers 85 affordable housing units on a one-acre site. The project features 1,248 square feet of amenities, including a clubhouse lounge, multi-use room, courtyard, fitness center, and bicycle storage. Constructed using modular methods, the building employs a Type IIIA structure over a Type IA podium, optimizing both efficiency and durability.



PROJECT DATA

85 DU | 1.11 | 76 DU/AC

Client: The Pacific Companies

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: August 2025



Bayfair Apartments

SAN LEANDRO, CA

A walkable, welcoming community rooted in San Leandro's legacy.

Bayfair Apartments is a new transit-oriented residential community featuring 487 units—15% of which will be affordable for very low-income families. The project includes two five-story buildings which form a cohesive site plan, integrating with public open spaces and pedestrian pathways. The development supports the City of San Leandro's Bay Fair Transit-Oriented Development (TOD), fostering a walkable, mixed-use hub with housing, retail, and public gathering areas. Designed with a contemporary modern aesthetic, the project will feature a prominent mural honoring San Leandro's Cherry City legacy at the main pedestrian plaza entry.



PROJECT DATA

481 DU | 3.6 AC | 132 DU/AC

Client: AMG & Associates

Role: Design Architect

Project Status: On-the-Boards



Metrowalk II

RICHMOND, CA

Affordable, transit-oriented living in the Bay Area.

Metrowalk II delivers 150 affordable modular apartments in a transit-oriented community adjacent to the Richmond BART station. The development offers a mix of homes for households earning between 30% and 60% of area median income, supporting Bay Area workers and families with convenient, sustainable living. Building on the success of the neighboring Metrowalk townhomes and retail spaces, this project promotes walkability and reduces reliance on cars, helping address the region's housing shortage and environmental goals. Featuring contemporary design, public art, and five levels of modular wood construction over a concrete podium, Metrowalk II creates a vibrant, connected lifestyle in the heart of the Bay Area.



PROJECT DATA

150 DU | 1.8 AC | 84 DU/AC

Client: AMG & Associates

Role: Architect of Record, Design Architect

Project Status: On-the-Boards

Collier Canyon Road

LIVERMORE, CA

Craftsman-style affordable family apartments.

Set within a larger master-planned community, this 100% affordable housing development is thoughtfully integrated alongside a pocket park and adjacent townhomes designed by another architect. The site borders an existing creek and connects to nearby hiking trails, enhancing access to nature and promoting wellness. The Craftsman-inspired architecture features stucco façades accented with fiber cement panels at key locations, adding texture and visual interest. Unit layouts have been optimized to support large families, with 25% of the residences offering two- and three-bedroom configurations. As part of a broader initiative to expand affordable housing in Livermore, the project balances contextual design with community needs, contributing to a vibrant, inclusive neighborhood.

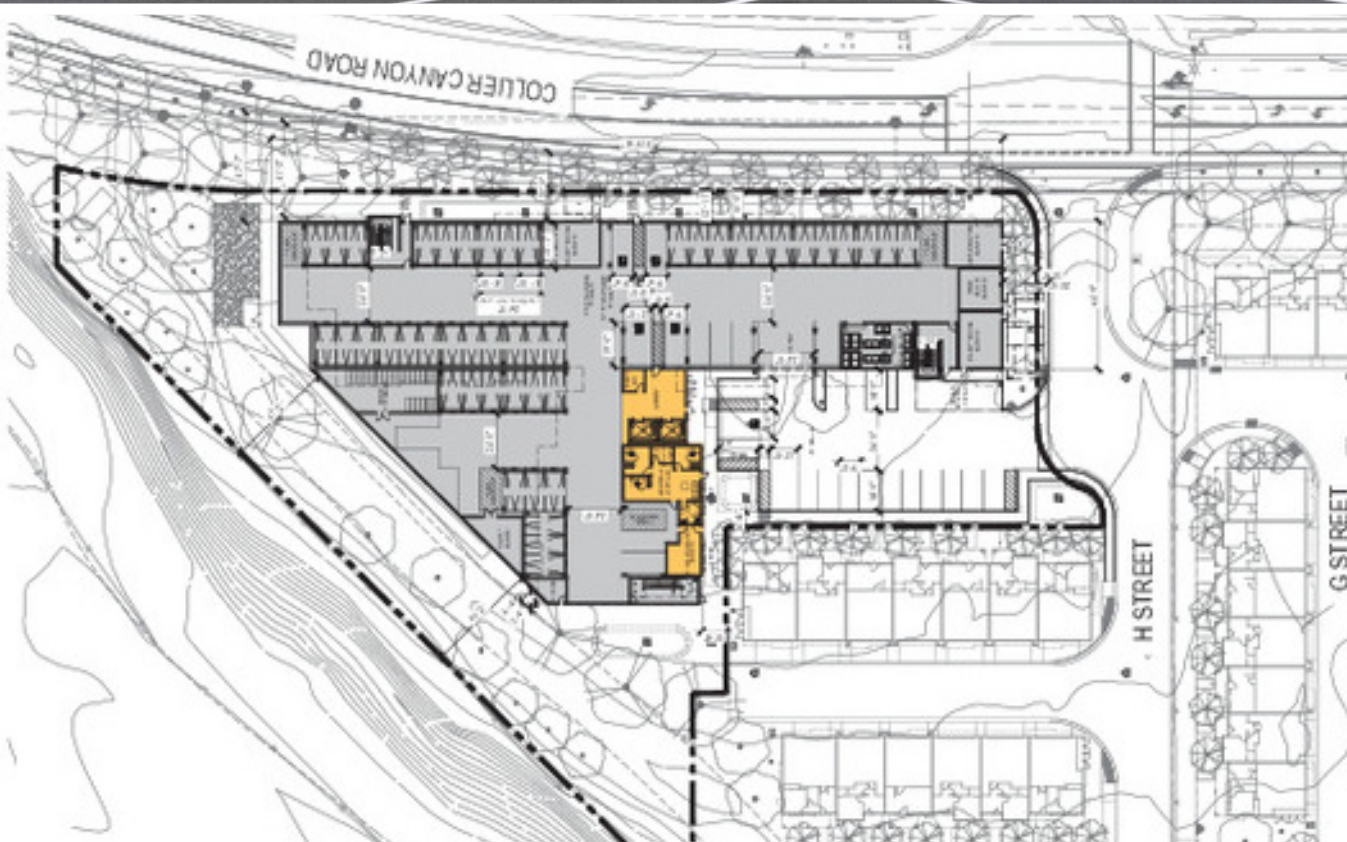
PROJECT DATA

110 DU | 1.66 AC | 66 DU/AC

Client: The Pacific Companies

Role: Design Architect

Project Status: On-the-Boards





7299 Redwood Blvd

NOVATO, CA

Modular, efficient design near transit supports community needs.

This modular construction project proposes an 82-unit affordable housing development on a vacant lot at Front St. and 1st St. in Novato, half a mile from the SMART train station. The plan features a five-story apartment building with structured and surface parking. Designed in a contemporary style with simple massing, varied plane breaks, and a dynamic roofline, the building aims to blend with the area's mix of classical and modern architecture. A linear second-floor courtyard will provide a kids' play area and seating. Amenities include a club room, fitness center, and flexible community spaces.



PROJECT DATA

82 DU | 0.95 AC | 86.2 DU/AC

Client: Maracor Development

Role: Architect of Record, Design Architect

Project Status: On-the-Boards



Landing Court

NOVATO, CA

Transit-oriented affordable living.

This high-density modular housing development will transform a former RV storage lot into a vibrant, transit-oriented community. Located within walking distance of key public transportation routes, the project is intentionally designed without on-site parking to promote sustainable mobility and reduce car dependency. Residents are encouraged to utilize nearby transit options, bike infrastructure, and pedestrian pathways, aligning with broader goals for equitable and environmentally conscious urban growth.



PROJECT DATA

301 DU | 2.11 AC | 142.7 DU/AC

Client: AMG & Associates, LLC

Role: Design Architect

Project Status: On-the-Boards



The Ashbury

CONCORD, CA

Classical contemporary
modular apartments initiating
affordable housing.

In a residential neighborhood, a unique mixed-use modular apartment project will take the form of 5 levels of residential units over 1 parking level podium building. A total of 183 affordable apartments from studios to two bedrooms and 99 parking stalls are provided. The community boasts an amenity mix including two open courtyards on the podium level - one with a pool, a club room, and a fitness facility for residents.



PROJECT DATA

183 DU | 1.4 AC | 101 DU/AC

Client: Maracor Development, Inc.

Role: Architect of Record, Design Architect

Project Status: Under Construction



2350 S. Bascom

CAMPBELL, CA

A model for sustainable and affordable housing.

Located in Campbell, CA, 2350 S. Bascom redefines affordable urban living with cutting-edge modular construction. This five-story podium building delivers 123 residential units on a compact 0.96-acre site, achieving a thoughtful balance of efficiency and livability. Designed for modern lifestyles, the development features 2,087 square feet of amenity spaces, a welcoming lobby, on-site laundry facilities, and secure storage. These well-planned elements provide convenience and foster a strong sense of community. As a model for sustainable, accessible housing, 2350 S. Bascom addresses the evolving needs of urban living with innovation and purpose.

PROJECT DATA

123 DU | 0.96 AC | 128.13 DU/AC

Client: Pacific West Communities

Role: Architect of Record, Design Architect

Project Status: Under Construction



Ollie

SAN FRANCISCO, CA

Modular design and community engagement to enrich living experiences

This new, 10-story, co-lodging project was designed as a steel modular high-rise over a concrete podium with an automated parking system. The project includes shared work space facilities, roof top amenity deck, and lobby amenity spaces. The intent is to showcase emerging trends in housing that promote an enriched living experience through community engagement. The design challenge is how to express this new living concept architecturally and to create a distinguishable design element or combination of different design characteristics to serve as a unique brand signature design.

PROJECT DATA

297 keys

10-story

142,114 SF

151 parking spaces

Rooftop Amenity Deck

Client: 40 Airport Blvd, LLC.

Role: Architect of Record, Design Architect



La Vista Apartments

HAYWARD, CA

A landmark modular mixed-use community complete with a school on site.

Located a half mile from South Hayward BART Station, this development is aspiring to become a new TOD landmark demarcating the City of Hayward. A 100% affordable community, the development is sited within the 28.8 Hayward Mission Corridor area, preserving the natural green space around it and providing lush neighborhood parks. Two 5-story buildings consist of 176 units, 50% containing 2 and 3 bedrooms. Building B supports the Pre-K Program of La Vista Hayward school. The architecture was conceived not as a large, monolithic mass but as a series of smaller buildings arranged around interconnected courtyards with creative massing variety.



PROJECT DATA

176 DU | 1.9 AC | 92.6 DU/AC

Client: The Pacific West Communities & Eden Housing

Role: Architect of Record, Design Architect

Project Status: Under Construction



Orbisonia Heights

BAY POINT, CA

Highly efficient TOD and affordable mixed-use village creating social impact.

Orbisonia Heights is a multifamily, mixed-use project that aims to provide affordable housing solutions through modular construction. Spanning a total of 7 acres, the three-phased, 100% affordable development is slated to provide 384 units to residents of Contra Costa County. Two 5-story podium buildings will provide private amenities, a public library, and 11,558 square feet of commercial space neighboring a public park. It will seamlessly integrate the residential spaces with commercial and public amenities to foster a sense of community and enhance the overall livability of the area. Orbisonia Village will be a testament to the potential of multifamily affordable housing, revolutionizing the integration of housing affordability and community services.

PROJECT DATA

374 DU | 5.27 AC | 70.9 DU/AC
11,558 SF Commercial

Client: Pacific West Communities

Role: Architect of Record, Design Architect

Project Status: Under Construction



Monterey Street

MORGAN HILL, CA

Affordable modular community delivering efficient and quality residences.

Set on a 1.89 acre site in the city of Morgan Hill, two 5-over-1, podium buildings designed for modular construction will deliver 150 affordable units. This TCAC funded community will offer studio to two-bedroom units. Planned amenities will include a leasing office, two fitness rooms, an outdoor picnic area, communal garden, children's playground and fenced-in dog park.



PROJECT DATA

150 DU | 1.89 AC | 79.3 DU/AC

Client: Confidential

Role: Architect of Record, Design Architect

Project Status: On-the-Boards



Lemos Pointe Apartments

AMERICAN CANYON, CA

Modular workforce housing solution backdropped by a rural landscape.

Fashioned in contemporary urban and prairie styles against a rural backdrop, this modular garden-style development is a 3-story, 186-unit apartment community, ranging from studio to 3-bedroom units. The complex is dispersed between 8 buildings that are anchored by a central public park where outdoor activities and pedestrian-friendly walkways activate the community. The project breaks from the traditional construction and delivery methods by using prefabricated modules, constructed in the factory to streamline the construction process on-site, resulting in a shorter construction timeframe and a much lower environmental impact.



PROJECT DATA

186 DU | 6.61 AC | 28 DU/AC

Client: The Pacific Companies

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: June 2024

Cesar Chavez Apartments

FRESNO, CA

Innovative modular housing shaping Fresno's future.

This Fresno community introduces a modern lifestyle with 54 affordable units in a four-story garden walk-up built using modular prefabrication for efficiency and sustainability. Ground-level spaces along Cesar Chavez Boulevard include an 850 sq. ft. community room, a welcoming entry lobby, and leasing offices with meeting areas. Outdoors, a 6,586 sq. ft. playground and picnic zone encourage connection and physical activity, designed by AO's landscape studio. The community also offers bike storage and laundry rooms on each floor. Cool tones, contemporary finishes, and thoughtful amenities set the stage for future phases, creating a vibrant, inclusive neighborhood.

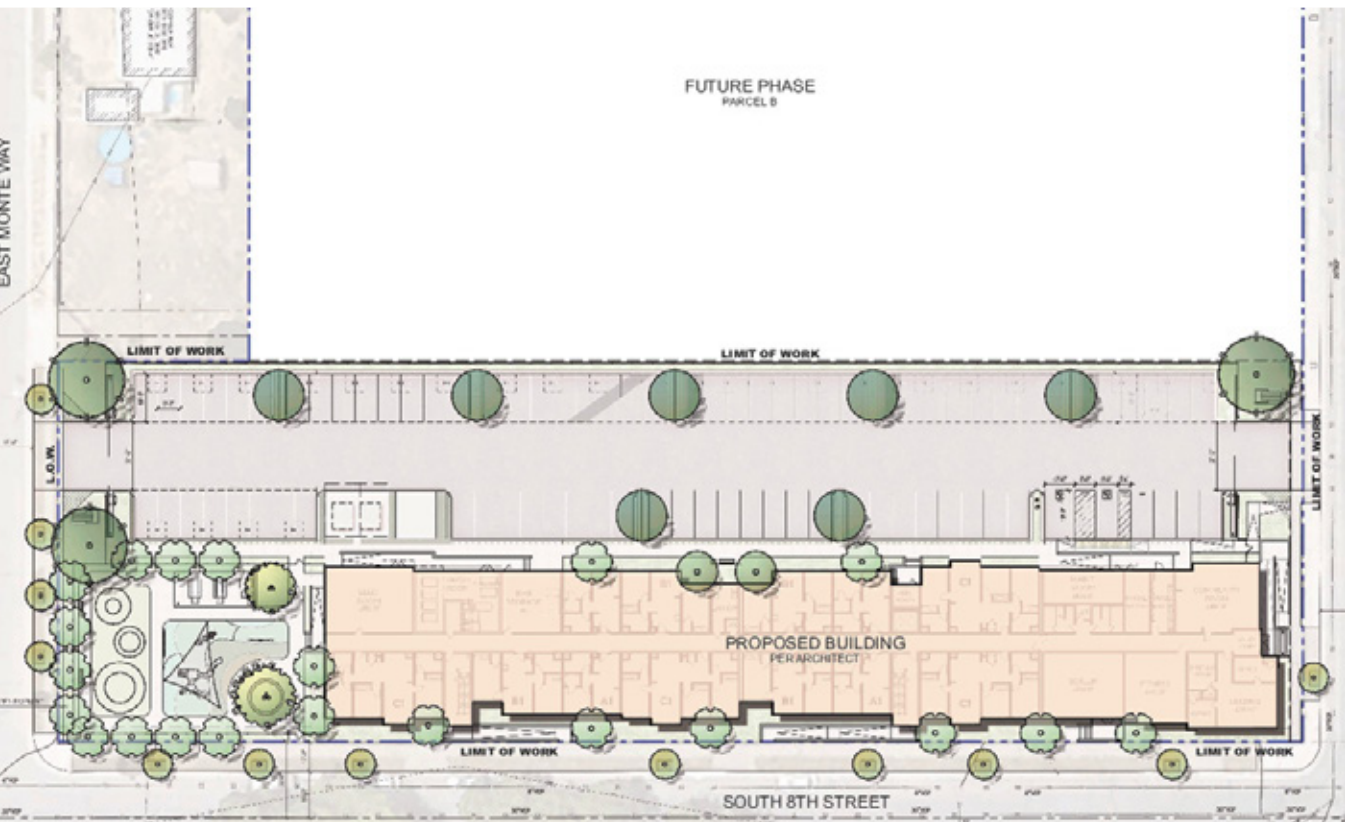
PROJECT DATA

54 DU | 1.7 AC | 32 DU/AC

Client: Integrated Community Development

Role: Architect of Record, Design Architect, Landscape Architect

Project Status: Entitled





Frishman Hollow II

TRUCKEE, CA

Modular living connecting residents to the outdoors.

Frishman Hollow II features 68 units ranging from studios to three bedrooms. Located in Truckee, CA, this community connects its residents to the outdoors through bike trails, parks, hiking and more. The project features breathtaking views and is conveniently located near shops dining and entertainment.



PROJECT DATA

68 DU | 4.87 AC | 13.96 DU/AC

Client: The Pacific Companies

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: January 2022



Santa Maria Studios

SANTA MARIA, CA

Affordable development using the latest technology in modular prefabrication.

Santa Maria Studios is a 5-story affordable housing project in Northern California, featuring 534 studio units, each approximately 425 SF with a private bathroom and kitchen. The project is organized around two discreet buildings, each offering access to a common amenity area, secure mail room and common laundry facilities. The structure uses the latest technology in modular prefabrication, exceeds the latest energy efficiency and noise mitigation requirements for multifamily dwellings, and aspires to be a prototype of sustainable development for contemporary, affordable housing in the area.



PROJECT DATA

534 DU | 5.51 AC | 96.91 DU/AC

Client: AMG & Associates, LLC & The Pacific Companies

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: November 2023



Santa Maria Foster Road

SANTA MARIA, CA

Spanish design influencing a modular community of garden walk-up apartments.

Addressing affordable housing needs in the city of Santa Maria, a community of 61 modular apartments is introduced to a single-family residential neighborhood. The 4.15 AC site is adjacent to a school, inspiring a garden-style 3-story building design that is sensitive to the surrounding context and maintains vehicular and pedestrian access to the school during peak traffic hours. The plan designates a portion of the site to provide an extension of the existing trail off Frontage Road, connecting to a pathway network through the neighborhood. Residents can take advantage of an on-site gym, tot lot, outdoor patio with seating and BBQs, and green space for lawn games.



PROJECT DATA

61 DU | 4.15 AC | 14.7 DU/AC

Client: AMG & Associates, LLC

Role: Architect of Record, Design Architect

Project Status: Entitled

AO LOS ANGELES EXPERIENCE



- ETON AT WARNER, WOODLAND HILLS
- AVALON WARNER PLACE, WOODLAND HILLS
- THE ENCLAVE, WOODLAND HILLS
- KITTRIDGE, WOODLAND HILLS
- WESTFIELD TOPANGA & THE VILLAGE, CANOGA PARK
- HOTEL MARRIOTT, WOODLAND HILLS
- TRIANA, WOODLAND HILLS
- VELA ON OX, WOODLAND HILLS
- OCEANO AT WARNER CENTER, WOODLAND HILLS
- CARILLON, WOODLAND HILLS
- THE CLARENDON, WOODLAND HILLS
- THE BOULEVARD, WOODLAND HILLS
- REAZA PLACE, WOODLAND HILLS
- NOHO WEST, NORTH HOLLYWOOD
- WESTFIELD FASHION SQUARE, SHERMAN OAKS
- ALTANA GLENDALE, GLENDALE
- COLORADO BLVD MIXED-USE, LA
- AREUM APARTMENTS, MONROVIA
- LE MERIDIEN*, ARCADIA
- TCR MAGNOLIA, MONROVIA
- MODA AT MONROVIA STATION, MONROVIA
- STATION SQUARE, MONROVIA
- THE GRIFFITH, GLENDALE
- ALHAMBRA PLACE, ALHAMBRA
- NEW PROJECT
- 1351 E. 41ST STREET, LA
- 900 GAYLEY, LA
- WESTFIELD CENTURY CITY, LA
- 6305 WILSHIRE, LA
- PALAZZO WEST COMMUNITY BUILDING, LA
- DESMOND ON WILSHIRE, LA
- BRYSON II APARTMENTS, LA
- LA FITNESS AT THE BLOC, LA
- LEIMERT PARK, LA
- COLISEUM CITY MIXED-USE, LA
- EXPOSITION POINT*, LA
- 1349 S. FLOWER, LA
- HYATT CENTRIC ON BROADWAY, LA
- 405 MATEO, LA
- PK MARKETS, LA
- CAMBRIA SUITES HOTEL, LA
- LA FITNESS, CULVER CITY, CULVER CITY
- CULVER OASIS, CULVER CITY
- WESTFIELD CULVER CITY, CULVER CITY
- PANDA EXPRESS, LAX TERMINAL 1
- HILTON LAX HOTEL RENOVATION, LA
- THE POINT, EL SEGUNDO
- MANHATTAN VILLAGE, MANHATTAN BEACH
- HILTON HOMEWOOD SUITES, REDONDO BEACH
- TOWNPLACE SUITES BY MARRIOTT, HAWTHORNE
- HOLLYWOOD PARK RETAIL*, INGLEWOOD
- HOTEL LEGADO, REDONDO BEACH
- REVEL SOUTH BAY, TORRANCE
- UNION SOUTH BAY, CARSON
- CITYPLACE, LONG BEACH
- 2ND & PCH*, LONG BEACH
- PLAZA 183, CERRITOS
- ARIA, CERRITOS
- AVALON CERRITOS, CERRITOS
- DOWNEY PROMENADE, DOWNEY
- MARRIOTT SPRINGHILL SUITES, DOWNEY
- VALENTIA APARTMENTS, LA HABRA
- PANDA EXPRESS, HACIENDA HEIGHTS
- THE VINE AT THE GATEWAY, EL MONTE
- PLAZA WEST COVINA, WEST COVINA



TownePlace Suites & Courtyard by Marriott

HAWTHORNE, CA

Dual-brand, modular hotel in a burgeoning urban locale.

This project is the first hotel in downtown Hawthorne, strategically located near major aerospace hubs such as SpaceX, Boeing, and Tesla's design headquarters, and just five miles from LAX. Featuring modular construction, its guestrooms were built off-site, accelerating the timeline by approximately six months. The hotel offers a range of amenities, including a restaurant, fitness center, pool deck, and meeting space.



PROJECT DATA

354-Keys | 5 Stories

Client: Mogul Capital

Role: Architect of Record, Design Architect, Landscape Architect

Project Status: Construction Complete

Completion Date: November 2018



Coliseum

LOS ANGELES, CA

Creativity and innovation for a new mixed-use community.

Embracing the spirit of Los Angeles, this innovative infill development rejuvenates a dormant institutional site, transforming it into a pioneering mixed-use community. First of its kind, this community is anchored by a ground-level, 165,000-square-foot Costco, with four levels of below-ground parking, and five levels of residential units above, totaling 800 urban apartments. A creative mix of top-tier amenities includes co-work and lounge spaces, recreation and fitness center, indoor basketball court, sky deck, and rooftop pool. The design celebrates the Mid-Century architectural aesthetic, inviting pedestrian engagement along Coliseum Street.



PROJECT DATA

800 DU | 4.96 AC | 161.29 DU/AC
165,000 SF Retail

Client: Thrive Living

Role: Architect of Record, Design Architect, Planner

Project Status: Under Construction

Awards:

Gold Nugget Awards - Merit Award, Best Infill Solution



The Parkline

LOS ANGELES, CA

Modular workforce housing in the heart of Los Angeles.

A reimagined commercial site will become a modular workforce and affordable housing development near downtown LA, Dodgers Stadium, and Los Angeles State Historic Park. AO re-entitled the project using modular design and prefabricated construction methods, maximizing unit count within the S-shaped footprint. The design includes a 6,448 square feet of commercial space on the ground level, an expansive roof deck, and open courtyards. A percentage of the apartments will be reserved as low-income units under the affordable housing bonus program.



PROJECT DATA

376 DU | 1.3 AC | 289 DU/AC
6,448 SF Commercial

Client: Thrive Living

Role: Architect of Record, Design Architect

Project Status: Under Construction



400 E. Adams Blvd

LOS ANGELES, CA

Affordable modular housing.

A new modular multifamily apartment building is set to rise from a corner property located at 400 E. Adams Boulevard, replacing an automobile repair shop. Approved plans involve demolishing the existing garage to make way for a new five-story building featuring 84 studio and one-bedroom apartments, with parking for 42 vehicles. Eight of these apartments are designated as affordable housing for extremely low-income households. The remaining units will be priced to cater to households earning between 120 and 150 percent of the area median income. The project will consist of four levels of prefabricated modular units above a concrete podium.



PROJECT DATA

84 DU | 53,554 Gross SF

5 Stories

Client: Markwood Enterprises

Role: Architect of Record

Project Status: Under Construction

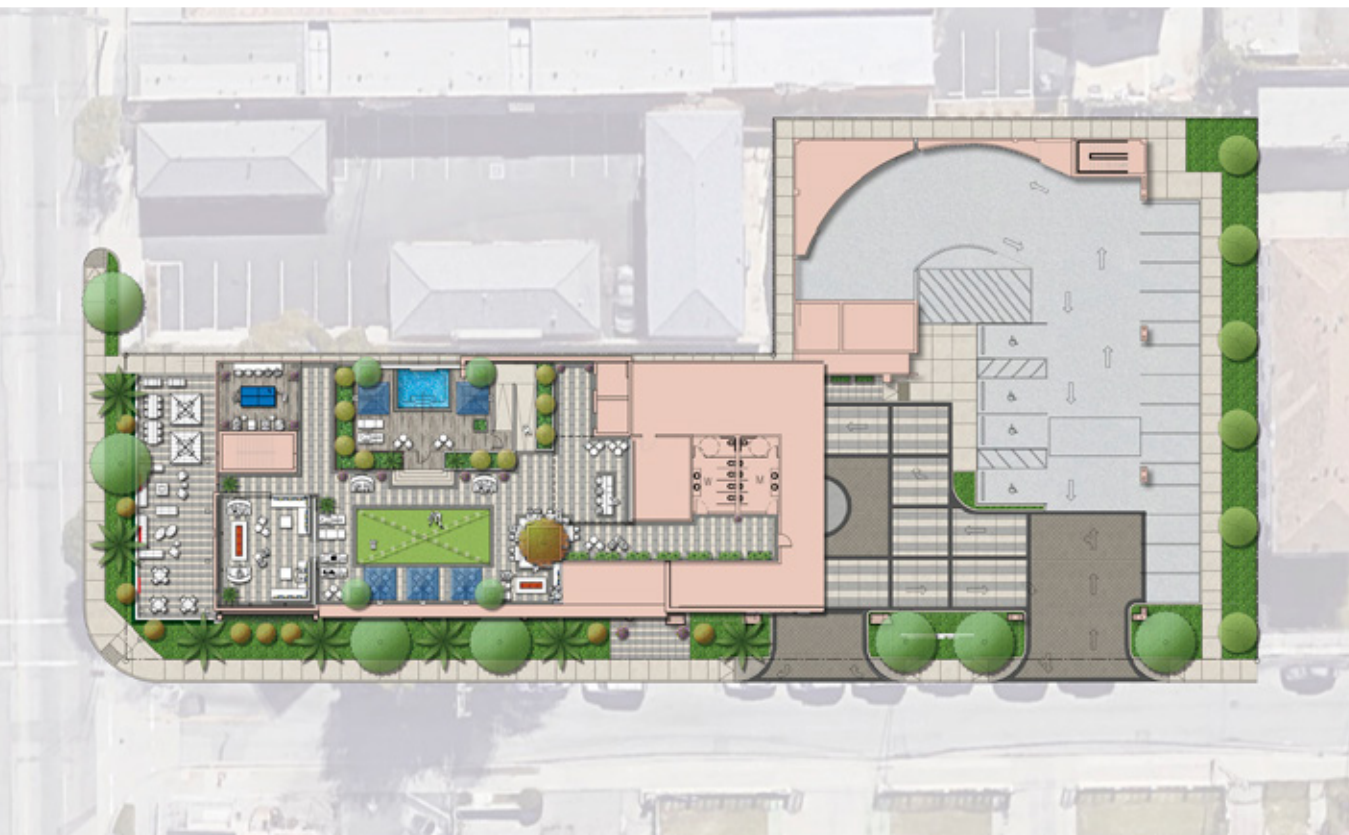


Tru Hotel by Hilton

INGLEWOOD, CA

Modern hotel near stadium offers inviting spaces for work and connection.

The new hotel will be branded a Tru Hotel by Hilton with approximately 120 guest rooms in four stories of wood frame construction over a concrete parking podium with 120 parking stalls including valet. The location stands less than one mile away from the site where a new stadium for the Los Angeles Rams and Chargers is now under construction. The project includes open-space amenities such as a roof deck, a fitness center, and various gaming spaces in the hotel's lobby. The construction was designed to be a componentized modular system, with the parts built in the factory but assembled in the field.



PROJECT DATA

120 Keys

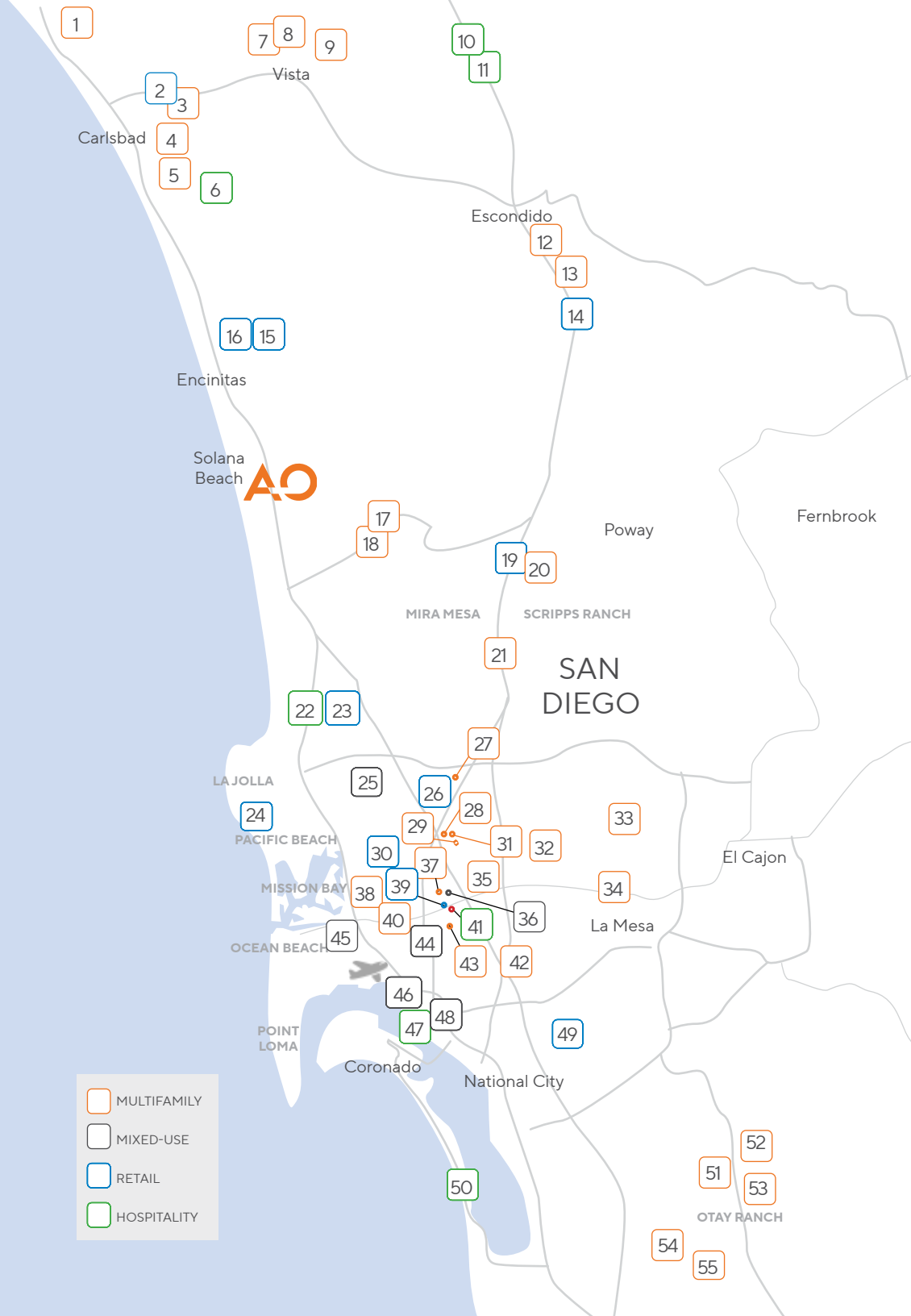
6-Stories

30,000 SF Site

Client: Kruger Development

Role: Architect of Record, Design Architect, Landscape Architect

Project Status: Under Construction



AO SAN DIEGO EXPERIENCE

AO has more than twenty years of active experience working in the City of San Diego and surrounding region. AO's San Diego office is located in Solana Beach and our work encompasses large-scale multifamily and mixed-use communities as well as retail, commercial, and hospitality developments. Some of the firm's key assignments are included below.

- | | |
|--|---|
| 1. 401 MISSION, OCEANSIDE | 30. CLAIREMONT VILLAGE, SAN DIEGO |
| 2. WOKCANO, CARLSBAD | 31. OLYMPUS CORSAIR, SAN DIEGO |
| 3. MARISOL APARTMENTS, CARLSBAD | 32. THE VERGE, SAN DIEGO |
| 4. PORTOLA SENIOR, CARLSBAD | 33. MISSION GORGE, SAN DIEGO |
| 5. PACIFIC VIEW, CARLSBAD | 34. SETA, LA MESA |
| 6. HAMPTON INN, CARLSBAD | 35. PORTOFINO APARTMENTS, SAN DIEGO |
| 7. PRESERVE AT MELROSE, VISTA | 36. THE ROW AT CIVITA, SAN DIEGO |
| 8. SKYE APARTMENTS, VISTA | 37. AQUATERA APARTMENTS, SAN DIEGO |
| 9. PERSEA, VISTA | 38. BROADSTONE MISSION VALLEY, SAN DIEGO |
| 10. WELK RESORTS, ESCONDIDO | 39. WESTFIELD MISSION VALLEY, SAN DIEGO |
| 11. MOUNTAIN VILLAS RESORT, ESCONDIDO | 40. PRESIDIO VIEW, SAN DIEGO |
| 12. LATITUDE II, ESCONDIDO | 41. SHERATON, MISSION VALLEY |
| 13. HAVEN76, ESCONDIDO | 42. BEVEL APARTMENTS, SAN DIEGO |
| 14. WESTFIELD NORTH COUNTY, ESCONDIDO | 43. THE BOULEVARD APARTMENTS, SAN DIEGO |
| 15. EL CAMINO SQUARE, ENCINITAS | 44. HILLCREST 111, SAN DIEGO |
| 16. ENCINITAS VILLAGE, ENCINITAS | 45. HOMETOWN SD, SAN DIEGO |
| 17. THE VILLAGE AT PACIFIC HIGHLANDS RANCH | 46. VICI, LITTLE ITALY, SAN DIEGO |
| 18. LUNA APARTMENTS, PACIFIC HIGHLANDS RANCH | 47. MARRIOTT MARQUIS MARINA, SAN DIEGO |
| 19. THE WATERMARK*, POWAY | 48. URBANA, SAN DIEGO |
| 20. SCRIPPS MESA APARTMENTS, SCRIPPS RANCH | 49. DIAMOND NEIGHBORHOODS FAMILY HEALTH CLINIC, SAN DIEGO |
| 21. SOLTERRA APARTMENTS, SCRIPPS RANCH | 50. LOEWS RESORT**, CORONADO BAY |
| 22. HYATT REGENCY AT AVENTINE, LA JOLLA | 51. ENCLAVE APARTMENTS, CHULA VISTA |
| 23. WESTFIELD UTC, SAN DIEGO | 52. ENCLAVE TOWN CENTER AT OTAY RANCH, CHULA VISTA |
| 24. BIRD ROCK PLAZA FOOD HALL, LA JOLLA | 53. ENCLAVE MONTECITO MIXED-USE, CHULA VISTA |
| 25. CLAIREMONT TOWN SQUARE, SAN DIEGO | 54. VILLAGE III, CHULA VISTA |
| 26. OFF ROAD WAREHOUSE, SAN DIEGO | 55. THE RESIDENCES AT ESCAYA, CHULA VISTA |
| 27. CONVOY KERNY MESA, SAN DIEGO | |
| 28. AERO, SAN DIEGO | |
| 29. THE KEATON, SAN DIEGO | |

*Architecture & Landscape Services

**Project completed by Partner or Principal prior to joining AO.



Trolley Stop Apartments

SAN DIEGO, CA

Affordable, transit-oriented living enabled by modular construction.

Designed to foster connection and convenience, this modular affordable housing community sits steps from a major transit center, offering residents an active, urban lifestyle. The architecture blends stucco, brick veneer, and horizontal siding with metal canopies and screen accents to achieve a modern neoclassical expression. Providing 330 units on two acres, the development features one- and two-bedroom floorplans, bike storage, and 2,000 square feet of retail. Amenities include two landscaped courtyards, a fitness and club room, laundry facilities, and dedicated spaces for leasing, mail, and parcel services.



PROJECT DATA

330 DU | 2 AC | 166 DU/AC
2,000 SF Retail

Client: AMG & Associates

Role: Architect of Record, Design Architect

Project Status: On-the-Boards



Alvarado Creek

SAN DIEGO, CA

Seamless connectivity between an affordable community and restored creek trail.

Adjacent to the Alvarado Creek bed and near the Grantville Trolley Station, Alvarado Creek Apartments address the need for affordable housing. This project includes significant creek restoration alongside a podium building with 227 affordable units, ranging from studios to three-bedrooms. A designated ride-share drop-off and pick-up area will serve residents without cars. To support future connectivity, the site layout incorporates the "Vehicle Access Way" and adjacent "Pedestrian Access" outlined in the Navajo Community Plan along the northern boundary.



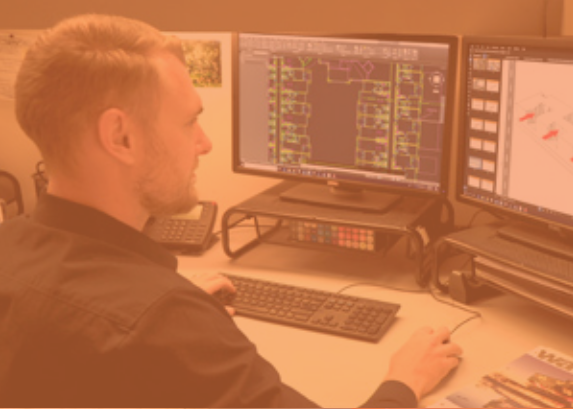
PROJECT DATA

227 DU | 3.8 AC | 59 DU/AC

Client: Pacific West Communities

Role: Architect of Record, Design Architect

Project Status: Under Construction



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