

**EXPERIENCE INFILL**

**J Z M K**  
P A R T N E R S

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LOCATION IRVINE, CA  
CLIENT INTRACORP

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PARTNERS

## C2E



PROJECT TYPE	TOWNHOMES
SIZE	71 UNITS UNIT SIZE: 1,245 S.F. - 2,039 S.F.
DENSITY	21 DU/AC

C2E or “Close to everything”, is a new urban infill project that is part of a recent re-development taking place in the heart of Irvine. Spreading just over 3.39 acres, this new development will host 71 new 3-Story Townhomes designed with a contemporary look that reflects the young and dynamic urban lifestyle. The project offers plans ranging from 3 to 4 Bedrooms and the centrally located Pool that creates a place for social gatherings and recreation.

LOCATION COSTA MESA, CALIFORNIA

CLIENT PINNACLE RESIDENTIAL

JZMK  
PARTNERS

# EASTSIDE COLLECTIVE



PROJECT TYPE SINGLE-FAMILY DETACHED

SIZE 8 UNITS

0.71 ACRES

UNIT SIZE: 1,881 SF

DENSITY 11.27 DU/AC

This unique development is located in the heart of Costa Mesa and is comprised of 8 semi-custom homes in an area that is undergoing urban revitalization. The site plan utilizes the reciprocal use-easement between the homes, which allows each home owner to enjoy additional patio spaces for outdoor activities. One of the main features is the use of large glass elements on the first floor, which opens up to a carefully landscaped courtyard. Large front porches engage the public realm and further enhance the architectural theme.



LOCATION NEWPORT BEACH, CALIFORNIA

CLIENT BLACK PLUM LLC

JZMK  
PARTNERS

# THE NEWPORTER



PROJECT TYPE	MIXED-USE (RESIDENTIAL OVER RETAIL)
SIZE	SITE: 2.57 ACRES 100 CONDOMINIUMS RESIDENTIAL: 216,600 SF RESTAURANT: 3,000 SF + 3,000 SF PATIO CAFE: 20,000 SF; SPA 50,000 SF
BUILDING TYPE	TYPE 1, CONCRETE 11 STORIES WITH ROOF TOP POOL
DENSITY	40 DU/AC

The Newporter will be a 100-unit luxury condominium development aimed at 55 plus buyers who are looking to downsize from their large single family homes to a highly amenitized lifestyle. Driving up to the porte-cochere the new resident can either leave their car with the valet or park it on their own. A restaurant will occupy the ground floor and will open out onto a patio overlooking a one acre park. In addition, there will be a coffee shop/cafe as well as a full service spa and private bar. Large exterior decks will take advantage of Southern California's Mediterranean climate.



**LOCATION** COSTA MESA, CA  
**CLIENT** PINNACLE RESIDENTIAL

**JZMK**  
PARTNERS

# WESTREEF



<b>PROJECT TYPE</b>	SINGLE-FAMILY DETACHED
<b>SIZE</b>	17 UNITS UNIT SIZE: 1,821 S.F. - 1,959 S.F.
<b>DENSITY</b>	12 DU/AC
<b>AWARDS</b>	2016 GOLD NUGGETS "BEST SINGLE FAMILY DETACHED HOME - UNDER 2,000 SF"

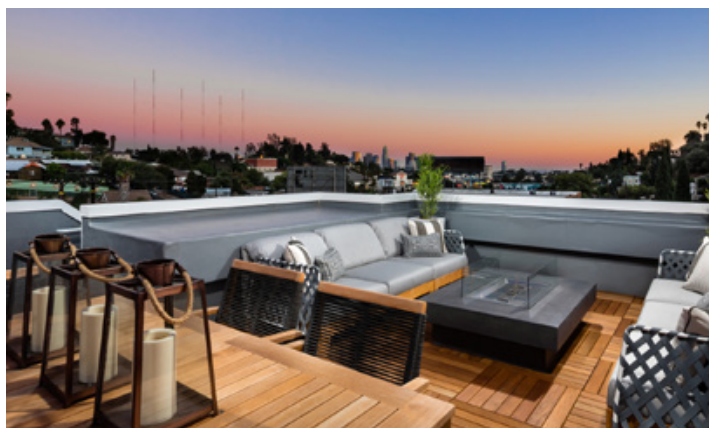
Situated on 1.42 acres of previously commercially zoned land, these (17) Single Family Dwelling Units are centrally located in the heart of Costa Mesa and fall under the newly adopted Small Lot Ordinance. The development consists of (4) phases that are either 2 or 3 stories in nature. Each home plan offers 2-car side-by-side garages and open floor plans, featuring large kitchen islands and 9 Foot ceilings throughout. Large glass openings enhance the indoor-outdoor experience and private rear yards and upper decks offer spectacular views of the nearby Pacific Ocean.



LOCATION SILVERLAKE, CA  
CLIENT TRUMARK HOMES

JZMK  
PARTNERS

## SL70



PROJECT TYPE	SINGLE-FAMILY DETACHED
SIZE	70 UNITS UNIT SIZE: 1,219 S.F. - 1,469 S.F.
DENSITY	29 DU/AC
AWARDS	2015 NAHB GOLD AWARD "DETACHED COMMUNITY OF THE YEAR" 2015 GOLD NUGGETS "BEST SINGLE-FAMILY DETACHED HOME UNDER 2,000 SQ.FT."

Designed under the small lot ordinance of L.A., this urban infill project is part of a recent re-development in Silver Lake. This 2.34 acre development hosts 70 Luxury homes designed with a contemporary look that reflects the young and dynamic urban lifestyle. The five plans includes side-by-side garages and a modern home office located on the first level. The expansive Great Room with its 10' ceiling is located on the second floor level, boasting large kitchen islands and an open staircase. An exterior staircase leads up to the open roof decks that are ideal for barbecuing and entertaining.



**LOCATION** COSTA MESA, CALIFORNIA  
**CLIENT** MODERN MOBILE VENTURES LP

**JZMK**  
PARTNERS

# TUSTIN & 21ST



**PROJECT TYPE** MOBILE HOMES, PREFABRICATED HOMES  
**SIZE** 1.49 ACRES  
28 MOBILE HOMES  
1,413–1,528 SF, 2BR-3BR & 2–2.5BA  
**DENSITY** 18.8 DU/AC

Unique urban infill project located in a desirable area of Costa Mesa, CA. It is an existing mobile home park. These 28 rental SFD homes are designed to be built and assembled on site as two story mobile homes under Title 25 mobile home codes, but will look and feel as permanent homes.



LOCATION FOUNTAIN VALLEY, CA  
CLIENT KD HOUSING PARTNERS

JZMK  
PARTNERS

# THE JASMINE



**PROJECT TYPE** SENIOR APARTMENTS  
**SIZE** SITE AREA: 4.55 ACRES  
UNITS: 150  
**DENSITY** 33 DU/AC  
**DENSITY** SAGE AWARDS  
BEST SENIOR COMMUNITY OF THE YEAR

KD Partners obtained the right to develop 150 affordable senior rental units and a 17,803 square foot Senior's Center—both designed by JZMK Partners—that serve the community of Fountain Valley. In order to gain a maximum number of units on this site and still respect the neighboring communities of one- and two-story homes, the plan called for a three-story apartment building in the center of the site, while the buildings bordering Bushard Street and neighboring houses were reduced to two stories.



LOCATION LOS ANGELES, CALIFORNIA

CLIENT WARMINGTON HOMES

JZMK  
PARTNERS

# CONCERTO LOFTS



## PROJECT TYPE

URBAN LOFTS

## SIZE

SITE AREA 1.64 ACRES

HOMES 850-2,500 SF (78-232 SM)

## DENSITY

54 DU/AC

## AWARDS

2011 GOLD NUGGET AWARD

"RESIDENTIAL PROJECT OF THE YEAR-  
ATTACHED PRODUCT IN URBAN SETTING"

2011 GOLD NUGGET AWARD

"MULTI-FAMILY HOUSING PROJECT  
4 TO 6 STORIES"

On a prominent site in Phase I of Playa Vista Master Plan, Concerto Lofts consists of 89 units of for-sale condominiums. The project offers townhomes, loft-style flats and penthouse units with mezzanine lofts. Located along Pacific Promenade across from Concert Park, many units have deep patios and balconies facing the urban park. The project is articulated as three courtyard buildings that are similar in style yet are differentiated by individualized architectural elements. A public pedestrian path separates two of the buildings and leads to the Concert Park.



LOCATION HAWTHORNE, CALIFORNIA  
CLIENT WILLIAM LYON HOMES

JZMK  
PARTNERS

# 360 ° LOFTS



**PROJECT TYPE**  
**SIZE**

MULTI-FAMILY  
SITE AREA: 2.36 ACRES  
UNIT SIZES: 600 S.F. - 1,391 S.F.  
122 UNITS

**DENSITY**  
**AWARDS**

24-25 DU/AC  
GOLD NUGGET GRAND AWARD  
RESIDENTIAL PROJECT OF THE YEAR  
GOLD NUGGET GRAND AWARD  
INFILL RE-DEVELOPMENT /  
REHAB SITE PLAN UP TO 5 ACRES

Introducing a multi-family solution to a traditionally single-family based city, JZMK created an organized, efficiently planned community that will improve as it matures. It was important to educate the community, as well as the surrounding communities, regarding the aspect of multi-family housing and high density programs, which is different than they have seen in the past. A mix of home sizes and design orientations appeal to a variety of home buyers, and tree lined streets create a pedestrian friendly neighborhood.