

EXPERIENCE MULTIFAMILY

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

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LOCATION FONTANA, CA
CLIENT RELATED COMPANIES

JZMK
PARTNERS

FONTANA SENIOR APARTMENTS



PROJECT TYPE ACTIVE ADULT SENIOR APARTMENTS

Related Companies wanted to provide the residents of its upscale senior community with a facility that captured the historical spirit of early Fontana, while providing a variety of contemporary uses. The indoor uses are: lobby, reception, offices, multi-purpose room, kitchen, media lounge, conference room, card room, exercise room, locker rooms, and billiards room. The courtyard becomes the focal point of the design, and also provides additional outdoor programmed uses. The outdoor uses include: fireplace and bar, pool and spa, bocce ball, and putting greens.

LOCATION IRVINE, CA
CLIENT INTRACORP

JZMK
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 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 HUNTINGTON BEACH, CA
CLIENT COLLECTIVE HOUSING SUPPLY

JZMK
PARTNERS

414 MAIN STREET MIXED-USE



PROJECT TYPE	MIXED-USE, INFILL 3 STORIES OF TYPE-V, OVER 1 STORY OF TYPE I , OVER 1 LEVEL OF SUB-T PARKING
SIZE	.43 ACRES 20 UNITS 5,000 SF RETAIL
DENSITY	47.3 DU/AC

This Huntington Beach infill site is located at the heart of downtown, where Main Street bends, connecting the Civic Core to the Pier District. An iconic architectural element, a geometric abstraction of a wave, highlights a rooftop deck that offers a unique view right down Main Street and the pier. High quality materials such as board formed concrete and composite wood cladding reflect the city's heritage. A residential lobby fronts a paseo at the ground floor, creating a new public pedestrian path to Main Street from residential located along the alley.

LOCATION TANGIER, MOROCCO

CLIENT QATARI DIAR

JZMK
PARTNERS

AL HOUARA APARTMENTS



PROJECT TYPE APARTMENTS

This unique project is situated on the northern coast of the Atlantic Ocean, just south of the northern town of Tangier. These well proportioned, modern-Design inspired Apartments enjoy access to some of the finest leisure, entertainment and social facilities within the Master Planned Community of Al Houara.

LOCATION SUMMERLIN, NEVADA
CLIENT SHEA HOMES

JZMK
PARTNERS

TRILOGY LUXE COLLECTION



PROJECT TYPE SIZE

PAIRED COURTYARD HOMES

SITE AREA 52.1 ACRES

HOMES 2,089-2,915 SF

DENSITY

16.31 DU/AC

AWARDS

GOLD NUGGETS

BEST SENIOR HOUSING COMMUNITY
ON THE BOARDS

These paired homes appeal to the 55+ buyer who is looking for something more than just another active adult product. Wide shallow lots give a real presence from the street and there is no wasted space on the site. Outdoor, shaded living and dining areas are incorporated into the design which makes the plans live and feel much larger than the square footage would indicate. Natural light from three sides and outdoor decks on the second floor add to the appeal of these homes designed for the modern active adult.

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 PARADISE VALLEY, AZ
CLIENT THE NEW HOME COMPANY

JZMK
PARTNERS

VILLAS AT MOUNTAIN SHADOWS



PROJECT TYPE MULTI-FAMILY
SIZE 10.5 ACRES
52 UNITS

The Villas at Mountain Shadows is located in Paradise Valley, Arizona - a town known for its first-class resorts, golf courses, shopping and restaurants. The site is adjacent to the historic Mountain Shadows Resort and offers breathtaking views of Camelback Mountain. The 10.5 Acre site consists of 13 2-story multifamily buildings each containing 4 stacked flats. Planning the site involved careful view analysis, ensuring that every residence on site would receive the best possible views of Camelback Mountain, revered as a community Icon to locals.

LOCATION IRVINE, CA
CLIENT GHC PROPERTIES, LLC

JZMK
PARTNERS

GILLETTE AVENUE APARTMENTS



PROJECT TYPE	TYPE-III 5-STORY RESIDENTIAL WRAPPED AROUND TYPE-I 6-STORY PARKING GARAGE
SIZE	SITE AREA: 5.18 ACRES UNITS: 326 SQUARE FOOTAGE: 283,317 SF
DENSITY	63 DU/AC

Gillette Avenue Apartments was designed to be a component within the Irvine Business Complex Vision Plan. The project includes 326 Studio, 1-bedroom and 2-bedroom luxury apartments situated within a 5-story Type III Building. Apartment offerings range from 595sf to 1,474sf. Future residents will enjoy generously sized resort-style rooftop amenities. The project also offers a bike cafe on the north side of the site where a future bike trail is proposed.

LOCATION JORDAN
CLIENT EMAAR

JZMK
PARTNERS

DEAD SEA RIFT APARTMENTS



PROJECT TYPE MULTI-FAMILY
SIZE TOTAL AREA: 24 ACRES/9.9 HECTARES

The Rift Apartments are located on the Dead Sea approximately 40 minutes from Amman. Adjacent to the King Hussein Convention Center and the Marriott Dead Sea Resort, the property is an approximately 24 acre site (9.9 Hectares). The site includes both horizontal mixed-use with apartments over retail and parking and adjacent to the Dead Sea there are Apartments marketed as second homes. The Apartments include a recreation / pool area for residents and their guests. The apartments' views are oriented to both the Dead Sea and the adjacent Wadi.

LOCATION IRVINE, CA
CLIENT UNIVERSITY OF CALIFORNIA, IRVINE

JZMK
PARTNERS

PALO VERDE GRADUATE STUDENT HOUSING



PROJECT TYPE	STUDENT HOUSING
SIZE	SITE AREA: 19.3 ACRES
	UNITS: 448
	BEDS: 882
DENSITY	3.2 DU/AC

The University, in an effort to offer more market-quality living accommodations for their students, asked for a high quality design that would meet or exceed that of the available off-campus housing. The program consists of apartments and town homes ranging from 400 to 1,270 SF in one-, two- and three-bedroom arrangements. There is also a 14,000 SF community building and separate laundry facility. JZMK and the University were able to design this project to comply with the United States Green Building Council "Green" standards and the project was awarded the LEED-NC Gold Certification.

LOCATION AUSTIN, TEXAS
CLIENT CANYON RIDGE DEVELOPMENT

JZMK
PARTNERS

THE HILLSIDE



PROJECT TYPE MULTI-FAMILY SFD AND ATTACHED
SIZE SITE AREA: 51 ACRES
SIZE: 1,315-2,400SF
UNITS: 101

Nestled comfortably into the Texas Hill Country of west Austin, with decks overlooking the distant downtown skyline, The Hillside brings a contemporary urban edge to luxury home and condominium living. Native Austin white limestone mingles with rustic stained cedar and metal siding to create a unique mix of single family and attached homes spanning 51 acres. The 101 homes in The Hillside range between 1,312 and 2,395 square feet.

LOCATION TANGIER, MOROCCO
CLIENT QATARI DIAR

JZMK
PARTNERS

AL HOUARA TOWNHOMES



PROJECT TYPE TOWNHOMES
SIZE UNIT: 162-212 M²

This unique project is situated on the northern coast of the Atlantic Ocean, just south of the northern town of Tangier. Each of the Four-Plexes comprises a selection of (2) different floor plans that offer three and four-bedroom units. These Townhomes offer covered outdoor decks, private entry courtyards and maid quarters to suit individual lifestyle and family needs. These Townhomes enjoy golf course and coastal views.

LOCATION TUCSON, ARIZONA
CLIENT AMBLING WEST

JZMK
PARTNERS

LA ALDEA GRADUATE STUDENT HOUSING



PROJECT TYPE GRADUATE STUDENT HOUSING
SIZE 163 UNITS
323 BEDS

Located near the university campus, this community provides housing for graduate students and visiting faculty. Embracing both the legacy of the architecture at the university and the uniqueness of the desert, this neighborhood provides a dynamic living-learning environment. The buildings were

designed to be architecturally sensitive to the surrounding area, while still functioning to serve the needs of the student residents. The designs adopted a southwestern exterior, familiar in much of Tucson, for both visual and environmental reasons. JZMK Partners incorporated shaded paseos and community gathering spaces, allowing students to study outdoors. Student apartments are situated around intimate interior courtyards that are linked to a larger main courtyard, adjacent to a community building that houses the study room.

LOCATION NEWPORT COAST, CALIFORNIA
CLIENT IRVINE COMMUNITY DEVELOPMENT COMPANY

JZMK
PARTNERS

ZIANI



PROJECT TYPE	LUXURY TOWNHOMES
SIZE	SITE AREA: 20.3 ACRES SIZE: 1,610 - 2,632 SF (149-244 SM)
DENSITY	12 DU/AC

The Ziani site plan illustrates the configuration of two seven-plex buildings to form a courtyard. The motorcourt forms the heart of two companion buildings and front door entries occur along the outer perimeters. A variety of plan forms are blended into the motorcourt. The floorplans consist of traditional two-story townhouses, carriage homes, flats, and three-story townhomes. A passageway between the two seven-plexes allows entry into the motorcourt. The three-story elements create vital undulation and movement, which is pivotal in replicating the Tuscan hilltop character.