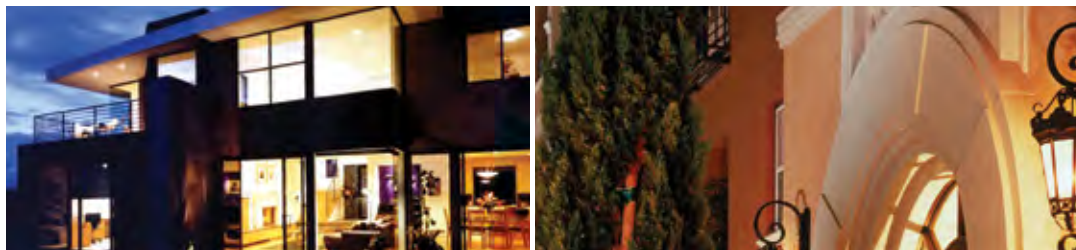




ARCHITECTURE PLANNING URBAN DESIGN
INTERNATIONAL EXPERIENCE



Firm Identity



WE LISTEN. WE COLLABORATE. WE SOLVE. WE CREATE.

JZMK PARTNERS IS A FUSION OF INSPIRED PEOPLE AND

DYNAMIC PROCESSES. We address clients and community needs with planning and design solutions that bring together proven methods and innovative technologies. We engage the team. We consider every outcome.

COLLABORATIVE APPROACH TO PROBLEM SOLVING.

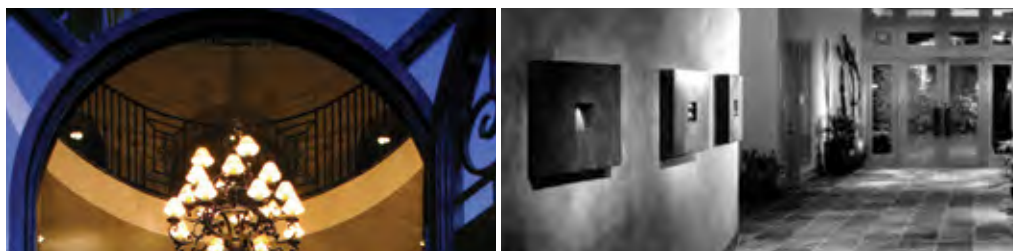
DOMESTIC

California
Hawaii
Arizona
Nevada
Utah
Illinois
Oregon
Colorado
Alaska
Texas
Florida

INTERNATIONAL

Egypt
Abu Dhabi, UAE
Dubai, UAE
Sharjah, UAE
Al Ain, UAE
Saudi Arabia
Turkey
Jordan
US Virgin Islands
Costa Rica
Panama
Puerto Rico
Mexico
Morocco
India
Ecuador
Qatar
China

Our Core Values



YOUR VISION.

TEAM DESIGN.

A LASTING LEGACY.



Our diverse talent enhances **COLLABORATION.**

Embracing this collaborative spirit, our multi-disciplinary teams emphasize balance of environmental ethos with development objectives. With their fingers on the pulse of emerging industry trends, our highly skilled professionals are sought-out speakers across the country. Committed to giving back, we take pride in maintaining a visible and active role in a variety of civic, charitable and professional organizations.

Our Approach



TEAMWORK

Collaborative and Multi-Disciplinary

“Placemaking” is our highest priority

Highly diversified with emphasis on “Contextual Architecture”



RESEARCH

Physical, economic, market, cultural, political context

Understanding of client needs, goals and objectives

Environmental strategies, best practices

Existing built environment, historical setting

All projects start with a Design Workshop to craft the “Vision”



RESPONSE

Client Objectives

Solving problems

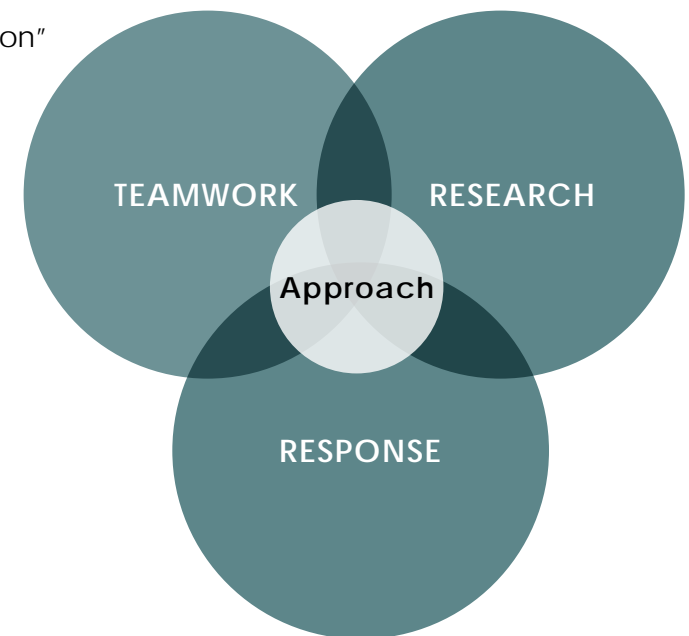
Facilitating process and easy collaboration

Involvement of a Principal at all levels of the project

Bridging between disciplines

On-time; on-budget

Senior level staff involved in all levels of the project



Our Process



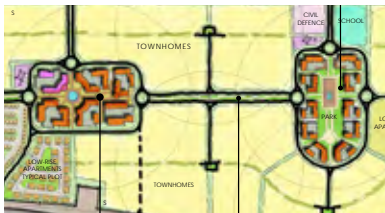
ANALYSIS

Inventory - Goals and Objectives
Site Context - Opportunities/Constraints
Physical/Economic/Market/Cultural Input
Charrette - Workshop



CONCEPT

Program Development
Preliminary Studies
Alternatives
Preferred Plan



REFINEMENT

Client Input
Consultant Coordination
Character Development
Schematic Design



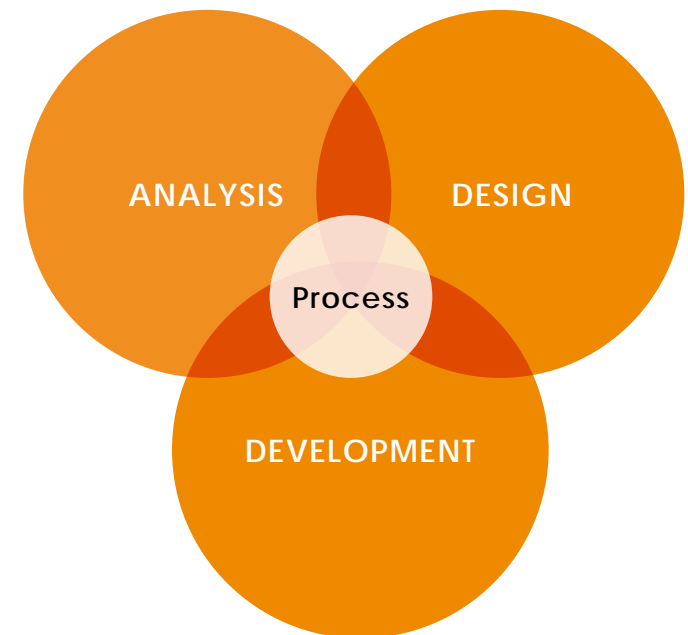
DEVELOPMENT

Problem Solving
Product Design
Graphic Development
Renderings



TECHNOLOGIES

BIM / Revit
3D Visualizations
Virtual Reality
Video Development



Sustainability/ Estidama



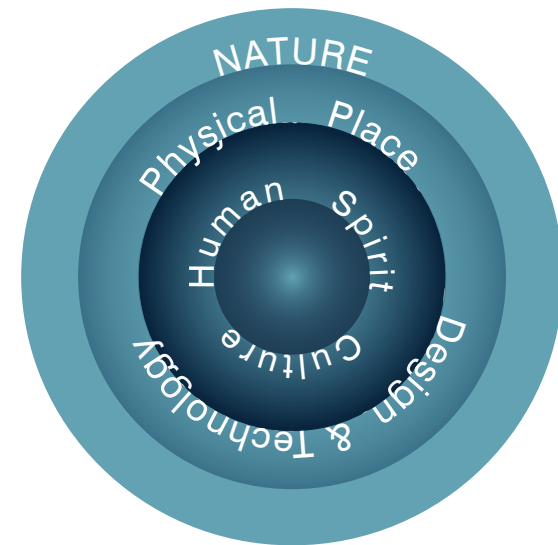
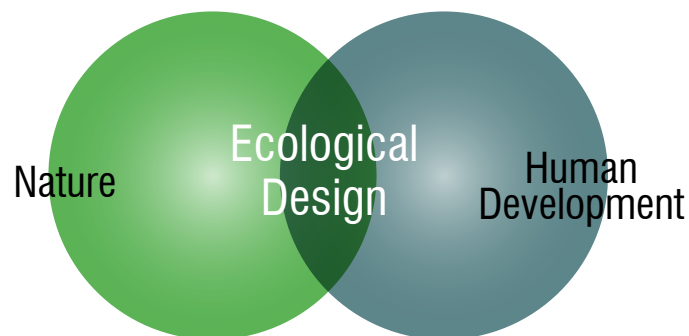
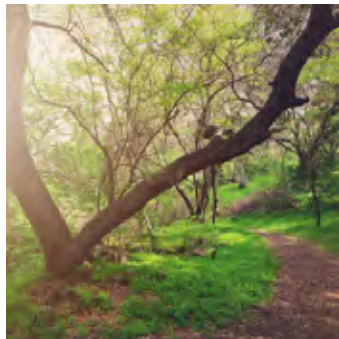
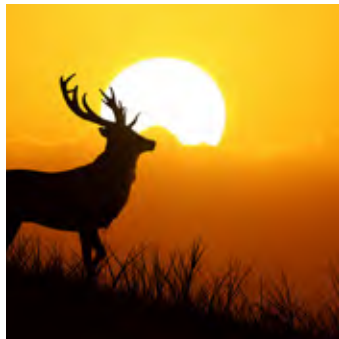
ENVIRONMENTAL STRATEGY

Triple bottom line - Economic,
Social and Environmental

Systems based approach - How does one
design decision benefit other design decisions

The most sustainable places are places that
stand the test of time

There is no formula - each place is different



Planning and Urban Design



SERVICES

- Community Planning and Design
- Master Planning
- Programming
- Visioning / Consensus Building
- Site Design
- Feasibility Studies
- Entitlement Services

PLACEMAKING is an art. Starting with a **VISION**, we develop plans for how our built environments relate to natural systems and how they enhance the human habitat. It's the synthesis of "visioning," design, planning and environments that creates **SUSTAINABLE COMMUNITIES** and finds the pragmatic balance between practicality and the pursuit of art. It takes **CREATIVE PROBLEM SOLVING**. Success is achieved when land is transformed into livable cities, communities and neighborhoods.

Architecture



SERVICES

- Architectural Design
- Programming
- Construction Documents
- Graphic Design

BUILDINGS are **SUCCESSFUL** when they contribute to the qualitative nature of both the private and the public realm. We understand the **RELATIONSHIP** between built form and building a **STRONG COMMUNITY IDENTITY**. Whether we are designing a custom home, a new educational facility, a mixed-use urban center or a world-class resort, we employ our **TECHNICAL EXPERTISE** to provide design solutions that are **INNOVATIVE AND INSPIRATIONAL**, striving to create places that dignify human existence.

Our Clients



INTERNATIONAL AND DOMESTIC CLIENTS

Investment Corporation of Dubai
Emaar Dubai
Emaar Misr
Qatari Diar Real Estate Investment
Majid Al Futtaim
Dubai Properties
Dubai Properties Group
Eagle Hills
Aldar
Nshama
Queen Lili'uokalani Trust
Pronobis Ecuador
Panama Pacifico
Yanling Investment
Jinling Real Estate Development Co.

The New Home Company
The Irvine Company
Rancho Mission Viejo Company
Oliver McMillan
Brookfield Homes
Playa Capital Corporation
Shea Homes
Shopoff Realty Investments
William Lyon Homes
Trumark Homes
Five Point Communities
Warmington Homes
Tishman Speyer
Pardee Homes
Collective Housing

THE BEST CLIENTS ARE PARTNERS. Working together as a team, we challenge each other to think outside of the box. Our clients share our **VISION** and **VALUES**, and they believe in the power of the collaborative process of design. This process ultimately yields designs that provide **LONG-TERM VALUE** and effect **POSITIVE CHANGE** to the built environment. We seek clients who are willing to participate in the planning and design process, and we are grateful for those **OPPORTUNITIES**.

OUR TEAM. ARCHITECTURE. PLANNING.

JZMK Partners has built a reputation based on the premise that design solutions should be creative as well as provide long term value. Today, using current technologies to develop timeless, environmentally sensitive and cost effective solutions, JZMK is one of Southern California's most respected and sought-after architecture, planning and urban design firms. Since 1960, JZMK Partners has offered comprehensive expertise in: Feasibility Studies, Land Use Analysis, Master Plans, Educational Facilities, Site Planning, Programming, Design Guidelines, Architectural Design, Construction Documents, and Construction Services.



ANASTACIO "CACHI" MARTINEZ
C.E.O.

Cachi brings 41 years of planning and architectural experience and has been involved in numerous award-winning projects. His expertise encompasses a diverse range of building typologies including single and multi-family housing, as well as mixed-use, resort and hospitality, commercial, educational and institutional projects. His principal leadership and project involvement spans the Middle East, Costa Rica, China, Mexico and the United States.

In 2013, he became Chief Executive Officer and is responsible for the operational and financial strategies and most importantly, the continued growth of the firm. Additionally, Mr. Martinez leads the design and planning teams for our projects in the Middle East. In addition to his responsibilities as C.E.O. of the firm, Anastacio is the lead Principal in the Marketing and Business Development efforts in the Middle East and Mexico.



AFFILIATIONS

AIA
BIA

EDUCATION

STANFORD
UNIVERSITY OF ARIZONA

SPECIAL SKILLS

FLUENT IN SPANISH



ERIC ZUZIAK
PRESIDENT

Eric brings over 34 years of design expertise to the firm. His designs have been published in numerous magazines and international professional journals. His primary responsibilities include the direct supervision of all architectural design activities at the firm, as well as business development and client relations.

Eric has served as Principal-In-Charge for numerous projects including custom homes, multifamily projects, mixed-use developments, urban infill projects, residential high rises, resorts, senior communities, golf clubhouses, and a city hall.

His designs have won national and international recognition with awards including the AIA Award, the Gold Nugget Award, the Builders Choice Award, the NAHB Nationals Award, and the MAME Award.



AFFILIATIONS

AIA
LEED AP
NCARB
US GREEN BUILDING COUNCIL

EDUCATION

UNIVERSITY OF SOUTHERN CALIFORNIA

TEAM

ARCHITECTS
URBAN DESIGNERS
PLANNERS
LANDSCAPE ARCHITECTS
CONSTRUCTION EXPERTS
GRAPHIC ARTISTS
ENTITLEMENT EXPERTS

SKILL SETS

SITE PLANNING
GRADING
RESIDENTIAL ARCHITECTURE
CLUBHOUSE DESIGN
HOSPITALITY DESIGN
TOWN CENTER PLANNING
MASTER PLAN
PROGRAMMING
COMMUNITY DESIGN
NEIGHBORHOOD DESIGN
COMMERCIAL SITE
PLANNING
LANDSCAPE DESIGN
PARK PROGRAMMING
DESIGN GUIDELINES
ENTITLEMENTS
PUBLIC DESIGN
WORKSHOPS

OUR TEAM. (CONTINUED)



KATJA MARTINEZ
PRINCIPAL

Katja is involved in a variety of major residential projects in California, Texas, China and the Middle East. Her designs range from Custom Residences, Recreational Facilities, Resort Clubhouses, Mixed-Use Facilities and High-Rise Residential Buildings. Some of Katja's notable projects include the Marassi Beach Clubhouse in Egypt, and the high density, award winning Hillside Project in Austin, Texas. Katja's diligent, thorough and decisive approach consistently results in meeting or exceeding clients' expectations. She also manages Business Development efforts and facilitates client communication.

AFFILIATIONS

ASSOCIATE AIA
ARCHITEKTENKAMMER, BADEN-WUERTTEMBERG
PRESIDENT OF THE SAGE HOUSING COUNCIL

EDUCATION

UNIVERSITY OF APPLIED SCIENCE IN
STUTTGART, GERMANY

SPECIAL SKILLS

FLUENT IN GERMAN & FRENCH



JOHN LEEHEY
DIRECTOR OF PLANNING

John has substantial experience working on a global scale, living and working in many of the world's most complex environments, bringing a modern and international urban perspective to JZMK's planning department. At the same time his domestic experience has included planning and management of numerous master planned communities all over the US, most notably his long term project management of Ladera Ranch in South Orange County CA, winner of numerous awards and accolades. John has a unique skill-set that bridges the complexity of architecture, planning, and landscape architecture to create the best possible plan for design, authenticity and function.

AFFILIATIONS

LICENSED LANDSCAPE ARCHITECT
ASLA
APA

EDUCATION

HARVARD UNIVERSITY
CAL POLY SAN LUIS OBISPO

OUR TEAM. (CONTINUED)



BRYAN STADLER
ASSOCIATE

Bryan Stadler brings over 20 years of expertise in all types of projects and 16 years of experience in multi family and mixed-use projects. Bryan brings sensitivity of design to challenging urban sites and complex building types. He works directly with cities and neighbors to deliver creative projects that have a positive impact on communities. Mr. Stadler holds a Bachelor of Architecture from California Polytechnic University in Pomona, and has been a licensed architect in California since 2004.

AFFILIATIONS

AIA
NCARB
LEED AP

EDUCATION

CAL POLY POMONA



JAMES MITTENDORF
STUDIO MANAGER

James Mittendorf has a successful and proven track record providing leadership, direction, management and strategic counsel on complex projects for a broad range of clients, including home builders, developers, land development, tourism, education, university housing and facilities, civic facilities and retail centers. He graduated with a Bachelor of Science in Architecture from California State Polytechnic University in Pomona, CA. Mr. Mittendorf oversees all quality control of all construction documents at JZMK Partners.

AFFILIATIONS

LICENSED ARCHITECT
AIA & DBIA
LEED AP

EDUCATION

CAL POLY POMONA

International Experience

Abu Dhabi, UAE

Dubai, UAE

Sharjah, UAE

Al Ain, UAE

Egypt

Turkey

Jordan

Qatar

Oman

Saudi Arabia

Morocco

China

Barbados

US Virgin Islands

Costa Rica

Panama

Puerto Rico

Mexico

Ecuador

India

MARASSI BAY, EGYPT MASTER PLAN

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



LOCATION

Markaz Al Alamein, Egypt

CLIENT

Emaar Misr

JZMK SCOPE

Master Planning, Architecture

STATS

Site Area: 13.4 Hectares / 33 acres

Units: 92

Villa size range (BUA): 466-730 sm

FAR: 0.45

Marassi Bay is graced with beautiful ocean views, both to the Sidi Abdel Rahman to the East and the Mediterranean Sea to the North. The Peninsula Point also has beautiful rock formations that project into the ocean, with fantastic soft sand beaches. It is the most spectacular site

within the Marassi Planned Community. The site plan developed embraces these qualities for a total of 92 homes designed with a variety of Modern, Contemporary and Santa Barbara style architecture, creating the image of an elegant and striking hillside resort.

ARCHITECTURE PLANNING URBAN DESIGN

MARASSI BAY, EGYPT MASTER PLAN

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P A R T N E R S



MARASSI BAY, EGYPT
MASTER PLAN

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



ARCHITECTURE PLANNING URBAN DESIGN

MARASSI BAY, EGYPT ARCHITECTURE

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P A R T N E R S



ARCHITECTURE PLANNING URBAN DESIGN

DUBAI RANCHES, DUBAI MASTER PLAN

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



Dubai Ranches is destined to become the premier location in Dubai for working professionals and young family buyers. The 215-hectare master plan is prominently located approximately 15 kilometers from Downtown Dubai and the Burj Khalifa, 20 kilometers from Dubai Marina, and within even closer proximity to many of Dubai's theme attractions: Global City, City of Arabia and the Hamdan Sports Complex. The Master Plan is designed for approximately 9,000 units consisting of Townhomes, Low-rise and High-rise apartments, and mixed-use. All of which are sensitively planned to provide a dynamic

urban community context with a strong sense of human scale and social connectivity. Dubai Ranches offers a strong sense of place, enjoyment, comfort and security in which residents can truly call a home.

LOCATION

Dubai, UAE

CLIENT

Nshama

JZMK SCOPE

Master Plan, Neighborhood
Design & Architecture

STATS

Site Area: 214 Hectares / 550 Acres

Units: 9,000

FAR: 0.55

THE VILLAGE AT DUBAI RANCHES, DUBAI MASTER PLAN

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



LOCATION

Dubai, UAE

CLIENT

Nshama

JZMK SCOPE

Master Plan, Architecture

STATS

Site Area: 10 Hectares / 25 ACRES

Dwelling Units: 1,000 DU

Commercial Area: 14,500 SM

Hotel(40 Keys): 3,500 SM

Cinema – 4 Screens: 2,300 SM

The Village At Dubai Ranches is the focal center of a new 214 Hectare (9,000 Unit) Master Planned Community located about 15 kilometers South of Burj Khalifa. The Village Core comprised of approximately 1,000 units (on 10 Hectares) are located above a central 18,000 SM (200,000 SF) retail promenade reminiscent of contemporary outdoor malls in Los Angeles. Special features will include a central plaza and water feature, a cinema and hotel, trolley cars on tracks, lavish landscaping,

and numerous restaurants and retail shops. The residential units will have second level pools, gardens, gyms and social spaces for their community benefit, with parking on ground floors and elevator access. A central 5 level parking garage will provide for the retail parking, shielded by ground floor retail and residential above. This Village Core will serve as both a community center and a regional attraction for a dynamic mixed-use retail, entertainment and residential complex.



THE VILLAGE AT DUBAI RANCHES, DUBAI MASTER PLAN

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



ARCHITECTURE PLANNING URBAN DESIGN

THE VILLAGE AT DUBAI RANCHES, DUBAI

LOW-RISE APARTMENTS

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



LOCATION

Dubai, UAE

CLIENT

Nshama

JZMK SCOPE

Low-Rise Apartments

STATS

Site Area: ±5 Hectares

Units: 374

Unit Sizes: Ranging from 65 sm to 125 sm

Bedrooms: Offering 2 & 3 bedrooms

FAR: 0.86

The Low-Rise Apartments is a special new housing type that provides single-story living outside of a multi-story Tower Building. These 3-story stacked flats all face directly onto a main entry drive or a perimeter street, providing front door character and enhancing the pedestrian experience. Each 11-unit apartment building includes a covered carport with direct connection to the lobby and elevators. There is a grand sense of intimacy

to these homes with an upscale apartment context. All units provide large private balcony or patio spaces and will have an attractive Contemporary/Mediterranean architecture design that will complement the existing townhomes. These apartments are all located within the townhome private community gates and will have the added advantage of private road access and use of the neighborhood recreation facilities.

A R C H I T E C T U R E P L A N N I N G U R B A N D E S I G N

THE VILLAGE AT DUBAI RANCHES, DUBAI
LOW-RISE APARTMENTS

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ARCHITECTURE PLANNING URBAN DESIGN

EMAAR SOUTH, DUBAI MASTER PLAN

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



Emaar South is a 672-hectare mixed-use Master Plan located within Emirates' flagship urban project, Dubai South. The project site is located in close proximity to global landmarks such as World Expo 2020, the Dubai Airshow, and the Al Maktoum International Airport. Emaar South is the ideal balance of suburban charm and innovative urban infrastructure. Strategically placed commercial centers offer restaurants, fashion outlets and other entertainment options, while community facilities and educational campuses are conveniently spaced throughout the development. At the heart of the community lies a 200-acre

18-hole championship golf course, that expands outward to a community of over 22,850 residential units. A diversity of housing types includes golf course Villas and Apartments, along with townhomes and stacked townhomes offering a premier lifestyle choice for everyone.

LOCATION

Dubai, UAE

CLIENT

Emaar

JZMK SCOPE

Master Plan, Neighborhood Design

STATS

Site Area: 672 Hectares / 1,661 Acres

Units: 22,850

FAR: 1.4

EMAAR SOUTH, DUBAI MASTER PLAN

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



ARCHITECTURE PLANNING URBAN DESIGN

AL HOUARA, MOROCCO MASTER PLAN

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

At the Gates of Europe and Africa, where the Mediterranean meets the Atlantic, lies an elegant destination where sand and sea meet the verdant forest. This perfect balance between Moroccan traditions and the comfort of modernity will soon feature QD's Al Houara resort - a spectacular world-class Atlantic hideaway that blends Moroccan culture with European sophistication. With access to a spectacular beach, the

234-hectare resort is spread out over 60 hectares of protected forest. A mixed-use golf and beach destination, stretched on 2.5 km of waterfront that includes residential & touristic properties on the beach, including the world-class Anantara Al Houara Tangier Resort and Spa with 250 rooms, 150 key Serviced Apartments, a 18-hole signature golf course by Graham Marsh and a golf club, surrounded by golf villas and apartments.



LOCATION

Tangier, Morocco

CLIENT

Qatari Diar

JZMK SCOPE

Neighborhood Design, Architecture

STATS

Site Area: 234 Hectares / 578 Acres

Units: 936

FAR: 0.13

AWARDS

2017 Gold Nugget Grand Award

"Best International Site Plan"



AL HOUARA, MOROCCO
ARCHITECTURE

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ARCHITECTURE PLANNING URBAN DESIGN

AL HOUARA, MOROCCO
ARCHITECTURE

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



ARCHITECTURE PLANNING URBAN DESIGN

MARASSI BEACH, SIDI ABDEL RAHMAN, EGYPT CLUBHOUSE

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



LOCATION

Sidi Abdel Rahman, Egypt

CLIENT

Emaar Egypt

PROJECT TYPE

Beach Clubhouse

Building Type 1 Concrete

STATS

Size: .93 Hectares/2.30 Acres

Construction Cost: \$31 Million USD

AWARDS

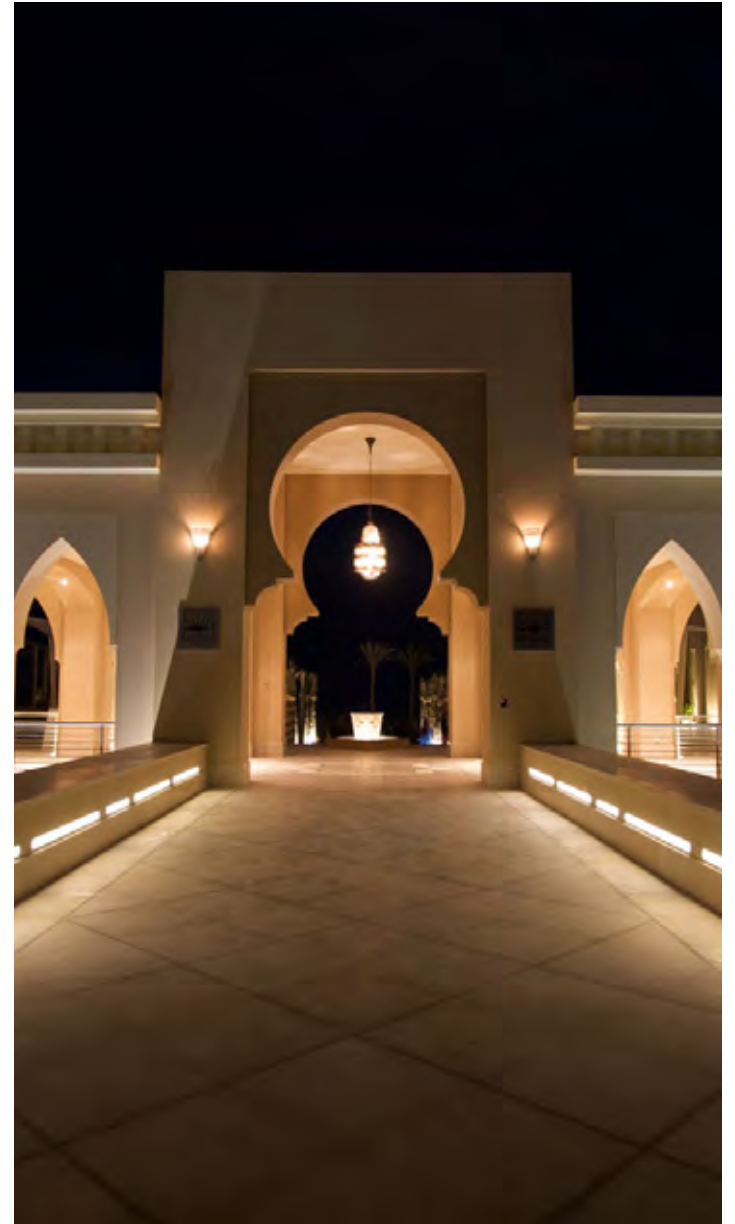
2011 Gold Nugget Award of Merit
"International Commercial Project"



Sited on the North Mediterranean Sea in Sidi Abdel Rahman, Egypt, the Marassi Beach Club provides a premier lifestyle and recreational amenity to help define the Marassi Resort master planned community as a luxury destination resort. The building is entered into perpendicular to a focal arcade that frames the view to the sea setting up a dramatic sequence of experiential events as you pass through and down the ceremonial stairs to the lower terrace and beach areas beyond.

**MARASSI BEACH, SIDI ABDEL RAHMAN, EGYPT
CLUBHOUSE**

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



ARCHITECTURE PLANNING URBAN DESIGN

MBR GARDENS, DUBAI MASTER PLAN

JZMK
PARTNERS



MBR Gardens Master Plan is a 19,000 acre (7,690 HA) master plan inspired by fusing together the best of Islamic design, French formal gardens, London's regional park system, and Southern California's model of master planned communities. The plan is organized around a comprehensive park system and will include over 125,000 new residential units, 25 million square feet of office (2,322,576 SM), and 2.5 million square feet of retail (232,258 SM). The plan provides for a diverse mix of housing (multi-family to estate lots) and land use (commercial,

public facilities, education, recreation). JZMK won an international design competition for the property and will oversee the refinement of the vision through detailed site planning and architectural design.

LOCATION

Dubai, UAE

CLIENT

Emaar

JZMK SCOPE

Master Planning

STATS

Site Area: 7,689 Hectares / 19,000 Acres

Units: 125,000

FAR: 0.31

DUBAI HILLS, GOLF VILLAS ARCHITECTURE

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



LOCATION

Dubai, UAE

CLIENT

Emaar

JZMK SCOPE

Luxury Villas

STATS

Site Area: 15,000 - 20,000 SF

Bedrooms: 6 - 8

This newly developed high-end residential neighborhood is a collection of highly luxurious villas that will be part of the first phase of the Mohammed Bin Rashid City, which will be named Dubai Hills. Each of the villas will be set around a brand new 18-hole

championship Golf Course, among a natural desert in the heart of Dubai, just 3 Kilometers from Burj Khalifa. Plot sizes range between 22,000 S.F. and 28,000 S.F. that offer expansive Rear Yards with Pool and Spa arrangements that enjoy vast Golf Course views.



ARCHITECTURE PLANNING URBAN DESIGN

**DUBAI HILLS, GOLF VILLAS
ARCHITECTURE**

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P A R T N E R S



ARCHITECTURE PLANNING URBAN DESIGN

MBR HILLS, DUBAI MASTER PLAN

JZMK
PARTNERS



LOCATION

Dubai, UAE

CLIENT

Emaar

JZMK SCOPE

Master Planning,
Neighborhood Design

STATS

Site Area: 1,092 Hectares / 2,700 Acres

Units: 14,427

FAR: 0.31

JZMK prepared the master plan for approximately 2,700 acres of the MBR Hills portion of the Mohammed Bin Rashid City. MBR Hills will be a new city complete with all daily needs including a significant employment center, commercial, and a variety of home types. Phase 1 of MBR will overlook an 18 hole golf course and the villas are between 10,000 – 14,000

square feet in size. Other portions of the master plan will include moderate priced townhomes and condos. The highest density areas are planned around future transit stations connecting the community to the Dubai region without the need to use an automobile for every daily trip.

ARCHITECTURE PLANNING URBAN DESIGN

MBR HILLS, DUBAI MASTER PLAN

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ARCHITECTURE PLANNING URBAN DESIGN

MBR HILLS, DUBAI VILLAS

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



ARCHITECTURE PLANNING URBAN DESIGN

MIVIDA, CAIRO, EGYPT MASTER PLAN

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



Mivida is a new town within Cairo, Egypt. JZMK led a team of consultants on the visioning, master plan, technical site plan, and design guidelines. The goal of the master plan is to create a comprehensive new town including all the elements to live, work, and play in the community. Four distinct districts are knit together with a web of open space following the remnant desert wadi system. The open space system includes multi-use trails, community clubhouses, sports facilities, pools, passive relaxation spaces, and water features. Open space serves a dual purpose of providing stormwater drainage and ground water recharge in addition to the recreational benefits. At the core of the community is the Central Park. All trails lead to the Central Park and each of New Cairo's four districts touch the Park.

A diversity of home types are proposed for Mivida ranging from luxury villas to high density flats above retail. The range of home types will give Mivida a competitive advantage by broadening the market, resulting in increased absorption rates. In addition to the residential component, Mivida includes schools, retail, office space, entertainment venues, and religious facilities. A true mixed use community Mivida will set a high standard of planning and design excellence for the region.

LOCATION

Cairo, Egypt

CLIENT

Emaar Misr

JZMK SCOPE

Master Planning, Neighborhood Design, Design Guidelines

STATS

358 Hectares / 885 Acres

MIVIDA DOWNTOWN, CAIRO, EGYPT

URBAN DESIGN DISTRICT

JZMK prepared the urban design plan for the Mivida Downtown. Mivida Downtown is part of the Mivida master plan prepared by JZMK and is envisioned as a mixed use, walkable, regional downtown. Complete with office, hotels, retail, restaurants, cafes,

education, and medical facilities the Mivida Downtown will serve the future residents of Mivida as well as provide an urban core for others located in the eastern New Cairo area.



LOCATION

Cairo, Egypt

CLIENT

Emaar Misr

PROJECT TYPE

Mixed-Use (Residential, Office, Hotels, Retail, Restaurants, Cafés, Education and Medical Facilities)

TOTAL AREA

Site Area: 5.2 Acres

Building: 232,000 SF (21,600 m²)

PARKING

120 Spaces

STATS

Site Area: 42.8 Hectares/105.8

Acres

Units: 652

FAR: 1.4

AWARDS

2015 Gold Nugget Grand Award

"Best International Site Plan"



MIVIDA DOWNTOWN, CAIRO, EGYPT
URBAN DESIGN DISTRICT

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



ARCHITECTURE PLANNING URBAN DESIGN

MIVIDA DOWNTOWN, CAIRO, EGYPT

URBAN DESIGN DISTRICT

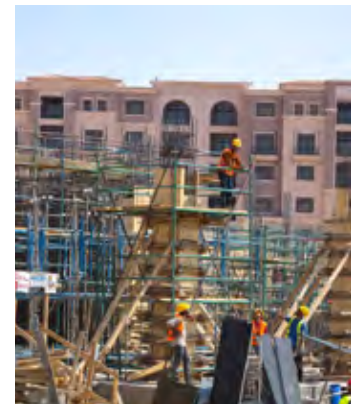
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P A R T N E R S



ARCHITECTURE PLANNING URBAN DESIGN

MIVIDA, CAIRO, EGYPT CONSTRUCTION

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



ARCHITECTURE PLANNING URBAN DESIGN

BEAU LAC, GUINEA MASTER PLAN



LOCATION

Conakry, Guinea

CLIENT

Eagle Hills

JZMK SCOPE

Master Planning,
Conceptual Architecture

STATS

Site Area: 25.25 Hectares /62.4 Acres

Units: 411

FAR: 0.30

When you enter the community of Beau Lac you instantly have a feeling of relaxation, a place where one can leave the worries of the day behind, a feeling of "home." You want to go where everyone knows your name and Beau Lac is organized to maximize social encounters with other residents to foster a place of true community. Beau Lac is a place where you don't need your car for every trip, where you can walk to retail, recreation, and to jobs.

The community takes inspiration from Guinea. The architecture and landscape are fresh and blend contemporary massing with traditional materials and colors. The natural water channel running through the site is preserved and improved as a linear park and a central lake. Views of the lake are maximized throughout the site with sensitive grading and careful arrangement of buildings.



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A R C H I T E C T U R E P L A N N I N G U R B A N D E S I G N

WARSAN, DUBAI MASTER PLAN

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Health and wellness, life-long education, and community are the three pillars of the Master Plan Vision. The Master Plan will promote a lifestyle that will result in healthier, happier, and more connected residents. Through a combination of community design and community programming, the plan will set a standard for quality of life. The plan's community structure is organized around its open space system. The open space will contain both places to gather and trails to connect to the communities' amenities. Walking and biking will be encouraged in the plan and will provide the most convenient

means for traveling to amenities located in the community. A looping open space system weaves through its neighborhoods resulting in short walks from every home to a vibrant mixed-use central core. This is the heart of the community and offers a diversity of retail uses, restaurants, and community amenities. A central lake with a retail promenade creates an inviting and soothing experience for not only its neighborhood residents, but for the patrons who come to visit as well. Connectivity, health and wellness, and community interaction are some of the guiding principles which make this Master Plan a flagship development



LOCATION

Dubai, UAE

CLIENT

Investment Corporation of Dubai

JZMK SCOPE

Master Plan,
Neighborhood Design,

STATS

Site Area: 91 Hectares / 225 Acres

Units: 1,533

FAR: 0.83

WARSAN, DUBAI MASTER PLAN

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ARCHITECTURE PLANNING URBAN DESIGN

REEM, DUBAI MASTER PLAN

JZMK
PARTNERS



The Reem master plan is organized around the traditional planning concepts of a high density mixed use core, open space and trails linking neighborhoods to the core, minimizing pedestrian and automobile conflicts, and every neighborhood organized around a central green. Reem will provide attainable housing for Dubai while also providing entertainment, shopping, education, and workplace opportunities.

JZMK prepared the vision, master plan, and technical master plan for the property.

LOCATION

Dubai, UAE

CLIENT

Emaar

JZMK SCOPE

Master Planning

STATS

Site Area: 1,189 hectares/2,938 Acres



REEM, DUBAI MASTER PLAN

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ARCHITECTURE PLANNING URBAN DESIGN

JABAL HAFEET MOUNTAIN VILLAGE, ABU DHABI

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



LOCATION

Al Ain, Abu Dhabi, UAE

CLIENT

Eagle Hills Properties, LLC

STATS

Boutique Hotel: 12,000 m² / 120 Units

Mountain Villas: 8,800 m² / 44 Units

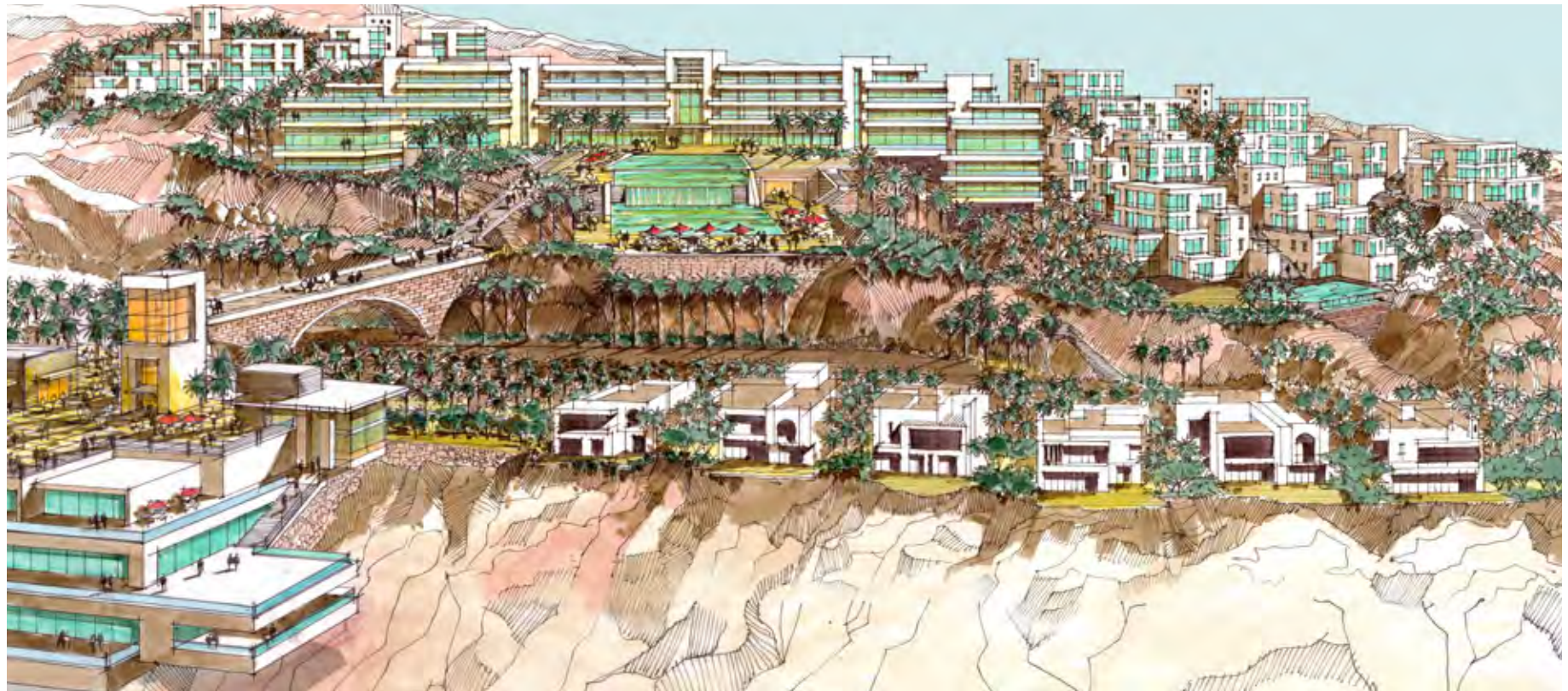
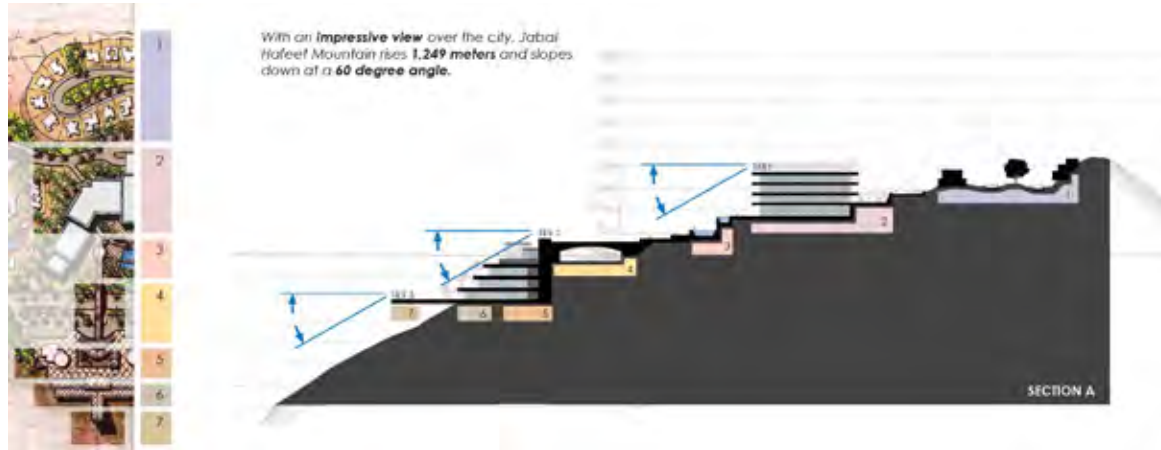
Serviced Apartments: 8,438 m² / 75 Units

Retail: 985 m² / 6 Units

Food & Beverage: 2,612 m² / 7 Units

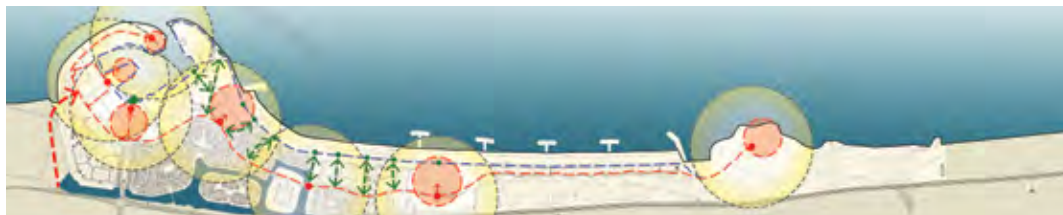
JABAL HAFEET MOUNTAIN VILLAGE, ABU DHABI

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THE WAVE, MUSCAT, OMAN MASTER PLAN

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



JZMK was asked to critique, improve, and revise the Master Plan for The Wave in Muscat Oman. Detailed site plans for two neighborhoods were prepared to improve the financial performance by opening up views and access to the waterfront. JZMK also prepared a strategic plan for the entire master plan looking at how to enhance connectivity between the plan's different districts and how to enhance each of the plan's neighborhoods by pulling waterfront premiums deeper into the property through better site planning.

LOCATION

Muscat, Oman

CLIENT

The Wave Muscat

JZMK SCOPE

Master Planning, Strategic Planning, Neighborhood Design

SIZE

618 acres/250 hectares

KHALIFA CITY, EGYPT MASTER PLAN

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



LOCATION

New Cairo, Egypt

CLIENT

Emaar Misr

JZMK SCOPE

Master Planning

STATS

Site Area: 217 Hectares / 537.9 Acres

Khalifa City is based upon creating a place that respects and embrace the historical wisdom of Egypt while emphasizing the progressive future of Egypt. The primary organizational element for master plan is the Khalifa Park. The park provides a spine of open space with passive and active recreation venues. The park will include spaces for outdoor art to displayed, concerts and movies in the park, and limited space for restaurants and cafes. The plan provides for a diverse mix of housing and land-use (Commercial, public facilities, education, recreation). JZMK's role in the project included visioning through detailed site planning and architectural design. As an affordable housing community the building types have been designed in a "modular" arrangement that creates maximum building efficiency to control construction costs.

KHALIFA CITY, EGYPT MASTER PLAN

J Z M K
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ARCHITECTURE PLANNING URBAN DESIGN

DUBAWI ISLAND, DUBAI MASTER PLAN

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



LOCATION

Dubai, UAE

CLIENT

Zabeel Properties

JZMK SCOPE

Master Planning,
Conceptual Architecture

STATS

Site Area: 17 hectares / 41.5 Acres

Dubawi Island is an existing island at the base of the Palm Jumeira. Envisioned as a exclusive boutique

resort the island is a world apart from Dubai but close enough to take advantage of Dubai's population and services. Included on the island will be a variety of hotel rooms, restaurants, yacht club, hotel villas, and private residences. JZMK prepared the vision, master plan, site plan, conceptual architectural design, and the implementation plan.

DUBAWI ISLAND, DUBAI MASTER PLAN

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JEDDAH AIRPORT BUSINESS CENTER, JEDDAH CONCEPTUAL MASTER PLAN

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P A R T N E R S



LOCATION

Jeddah, Kingdom of Saudi Arabia

CLIENT

Bin Ladden Group

JZMK SCOPE

Master Planning, Visioning

STATS

Site Area: 208 HA

Total Site BUA: 1,550,000 m² BUA

Hotels (6): 2,300 Keys

Convention Center: 65,000 m²

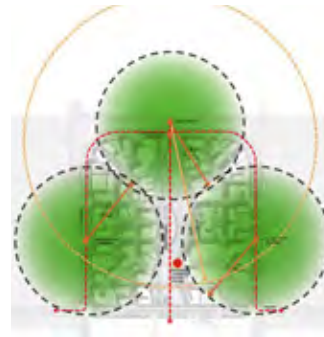
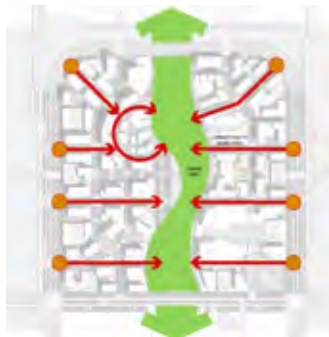
Dwelling Units: 3,350 Units

Business / LT Industrial: 725,000 m²

Retail / Outlet Mall: 250,000 m²

Mosque / Public Facilities: 16,000 m²

JZMK led the design of the Jeddah Airport Business Center. The business center will be a "Free Trade Zone" incentivizing multi-national corporations to locate here. The plan is organized around a central open space spine over an existing easement. A convention center, six hotels, Class A office space, retail and entertainment facilities are included. The framework plan allows uses to change without compromising the integrity of the plan. The central open space spine will include places for passive and active recreation, public art, desert landscape gardens, and stormwater drainage.



NSHAMA TOWNHOMES, DUBAI TOWN SQUARE DEVELOPMENT II

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



LOCATION

Dubai, UAE

CLIENT

Nshama

JZMK SCOPE

Architecture

The Design intent of the proposed Architectural themes was to provide a new look and feel within the existing fabric of the Town Square Development. The objective was to develop two complementary elevation styles:

- 1) CONTEMPORARY Inspired
- 2) Middle Eastern MODERN Inspired

The geographical location for this new development became one of the guiding principles; the strong climate for this region was also taken into consideration when developing the character for these new townhomes. Along with the proportional massing, a requirement that was instilled in the project, was to have a Townhome Design that is in keeping with the rich quality that the Town Square Master Plan will offer; while having a comfortable place to live.



NSHAMA TOWNHOMES, DUBAI
TOWN SQUARE DEVELOPMENT II

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ARCHITECTURE PLANNING URBAN DESIGN

SAADIYAT BEACH, ABU DHABI MASTER PLAN

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



LOCATION

Abu Dhabi, UAE

CLIENT

TDIC

JZMK SCOPE

Master Planning, Neighborhood
Planning, Design Guidelines

STATS

Site Area: 388 hectares / 960 Acres

JZMK teamed with AECOM
on the master planning and
neighborhood planning for
Saadiyat Beach. Saadiyat Beach

is located directly adjacent
to Abu Dhabi's central
business center. The master
plan is envisioned as a resort
community with hospitality,
golf courses, and a variety of
residential enclaves each
with their own neighborhood
core providing daily amenities
and services. JZMK provided
the residential neighborhood
planning, design guidelines,
residential product design,
and architectural design.



ARCHITECTURE PLANNING URBAN DESIGN

SAADIYAT BEACH VILLAS/TOWNHOMES, ABU DHABI VILLAS/TOWNHOMES

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



LOCATION

Abu Dhabi, UAE

CLIENT

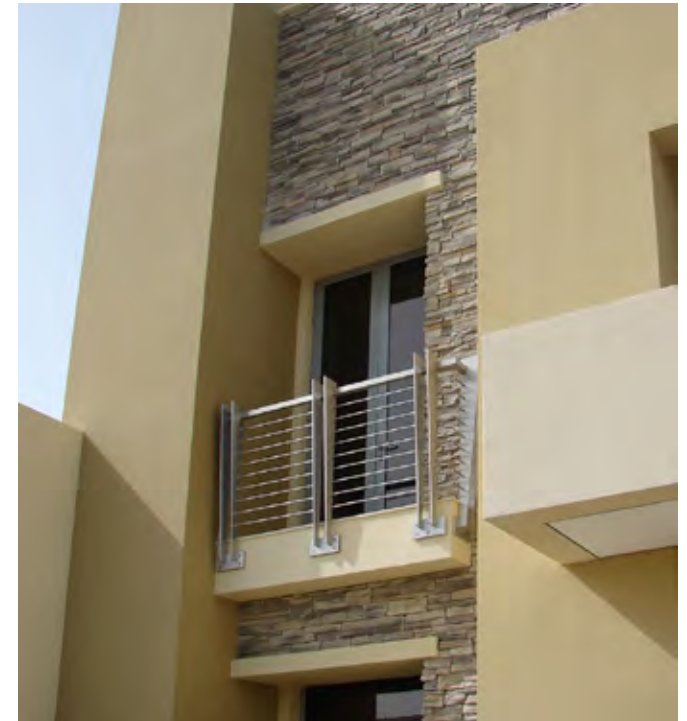
TDIC

JZMK SCOPE

Villas/Townhomes

The contemporary style villas blend the traditional Arabic home with distinct, modern architectural design forms and features. With a strong lineal geometry of building forms, the contemporary style villa features include multi-leveled flat roofs,

bold geometric windows and stone-clad exteriors. Cantilevered roof planes, stainless steel balcony railings and generous roof deck areas add to this bold architectural style.





[illegible]

STATS

Site Area: 4.9 Hectares / 12 Acres

Size: 49,250 SM

JZMK SCOPE

Golf Clubhouse

is set approximately 5 meters above the surrounding golf course, giving the Clubhouse commanding views in all directions. With careful attention to the topography, landscape and gentle slopes ease the transition between the Clubhouse and the golf course, enhancing the landmark building.

SAADIYAT BEACH GOLF CLUBHOUSE, ABU DHABI GOLF CLUBHOUSE

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ARCHITECTURE PLANNING URBAN DESIGN

SAADIYAT BEACH GOLF ACADEMY, ABU DHABI GOLF ACADEMY

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



LOCATION

Abu Dhabi, UAE

CLIENT

TDIC

JZMK SCOPE

Golf Academy

STATS

Size: 2,780 SM

With over three kilometers of white sand beach, protected sand dunes, and a signature Gary Player golf course, this Golf Academy is located in Saadiyat Beach, the premier district of Saadiyat Island. This facility is designed to be a teaching academy to play golf and will also function as a temporary Golf Clubhouse. The Golf

Clubhouse completed construction in 2011 and is now open. Guests and visitors of the Saadiyat Beach Golf Academy are presented with a coordinated and artfully composed landscape setting.



SAADIYAT BEACH MARINA VILLAGE, ABU DHABI MIXED-USE (RESIDENTIAL OVER RETAIL)

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



LOCATION

Abu Dhabi, UAE

CLIENT

TDIC

JZMK SCOPE

Mixed-Use (Residential over Retail)

STATS

Site Area: 3.8 Hectares / 9.4 Acres

Retail: 1.8 Hectares

Residential: 1.3 Hectares

Community Facilities: 0.69 Hectares

THE POINTE, ABU DHABI MASTER PLAN

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



JZMK prepared the master plan for The Pointe, a resort community located on a peninsula adjacent to Saadiyat Island. The plan provides views of the water for all of the homes and view corridors of the water from most locations on the peninsula. Densities drop as you travel further towards the tip reducing traffic loads and providing more exclusivity as you move further towards the end of the property. A mixed use entertainment, retail, restaurant, and hospitality node is placed as the base of the property close to Saadiyat Island.

The plan also provides public access to the entire waterfront through a beach trail. A sensitive dune habitat was preserved by setting development parcels adequate distance back.

LOCATION

Abu Dhabi, UAE

CLIENT

SDIC

JZMK SCOPE

Master Planning

STATS

Site Area: 156 Hectares/386 Acres

Units: 803

FAR: 0.4

THE POINTE, ABU DHABI MASTER PLAN

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ARCHITECTURE PLANNING URBAN DESIGN

AL AIN PALACE, ABU DHABI LUXURY RESORT

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



LOCATION

Al Ain, ABU Dhabi, UAE

CLIENT

International Design Competition

JZMK SCOPE

Luxury Resort

STATS

Site Area: 830 Hectares / 2050 Acres

The city of Al Ain, best known for its many parks, palm groves and gardens, attracts visitors and residents alike who seek relief from a busier world. A short distance away from the cosmopolitan life of Abu Dhabi city. The Al Ain Palace Hotel, a 240-room facility, will provide a serene environment in which

to conduct business, relax with family and friends and simply enjoy the beauty and tranquility of this exclusive oasis resort destination. Designed with special attention to detail, the Palace of Al Ain incorporates several traditional elements of both the U.A.E. in general, and Al Ain specifically. The arrival procession begins at the Royal Rotunda and at the Entry Oasis for regular business guests. Each provides a stunning view of Al Ain Palace. The guest enjoys a journey like no other, through dunes and oases to arrive at a palm-grove enclosed porte-cochere: the first of many magical experiences to come.

ARCHITECTURE PLANNING URBAN DESIGN

AL AIN PALACE, ABU DHABI LUXURY RESORT

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ARCHITECTURE PLANNING URBAN DESIGN

SIR BANI YAS ROYAL VILLAS, ABU DHABI LUXURY VILLAS

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



LOCATION

Sir Bani Yas, Abu Dhabi, UAE

CLIENT

TDIC

JZMK SCOPE

Luxury Villas

STATS

Site Area: 76 Hectares / 188 Acres

Units: 87

FAR: 0.2

JZMK International was invited to participate in an international design competition for the Sir Bani Yas Royal Estates for the Tourism Development & Investment Corporation (TDIC). Sir Bani Yas exemplifies environmental stewardship and world class luxury.

The proud facades of the Royal Bay Villas stand to face the reflective turquoise waters of the Gulf, the private get-away retreats of the Emirate's elite. Intrinsically connected to the land, the neighborhoods of Sir Bani Yas exhibit much of the same earth, landscape, and architecture as has been present in the Emirates for generations. Here, water is life, and life is precious. The homes exhibit the latest in water- and energy-saving technology. Keeping in harmony with their natural surroundings, the villas maintain a low profile, seeming sown from the same soil as the landscape that encompasses them.

SIR BANI YAS ROYAL VILLAS, ABU DHABI LUXURY VILLAS

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ARCHITECTURE PLANNING URBAN DESIGN

TINJA, MOROCCO MASTER PLAN

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Nestled between an expansive beach front, a majestic coastal forest and a tranquil river delta, the village of Tinja is approximately 15 kilometers south of the Moroccan tourist capital of Tangier and close to Ibn Battuta International Airport. Its picturesque views of the Atlantic oceanfront and access along a major coastal route combine with nearby natural features, such as a stretch of native forest, farmland, and an ecologically rich estuary to craft a premier destination location. The vision for Tinja is to create an active year-round new community attractive in its design, adaptive to its environment, and sustainable in its growth and development. It will infuse high quality design, a luxurious lifestyle, and a sense of timelessness. Tinja provides the building block for a dynamic new town. Shops, restaurants and recreation centers will complement hotels,

spa facilities, and residential neighborhoods consisting of approximately 2,700 dwellings of apartments, townhomes, triads and villas. Public gathering spaces will be the center of the community. A Town Square, Village Green and other parks create focal points around which identifiable neighborhoods are established. A series of greenways and linear parks will link neighborhoods and amenities to the active vibrant zones of the community, or to the tranquil and relaxing offerings of the natural environment.

LOCATION

Morocco

CLIENT

Emaar Morocco

JZMK SCOPE

Master Planning

STATS

Site Area: 300 Hectares / 741 Acres



DEAD SEA RESORT, JORDAN MASTER PLAN

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



LOCATION

Dead Sea, Jordan

CLIENT

Emaar Jordan

JZMK SCOPE

Master Planning

STATS

Site Area: 150 Hectares / 371 Acres

Units: 193

Density: 1.29 DU/Hectare

FAR: 0.3

The Dead Sea Resort is 317 acres (150 hectares) of approximately 15% sloped land offering exceptionally clear views of, and direct access to, the Dead Sea in the Jordan Valley. Adjacent to the King Hussein Convention Center and the Marriott Dead Sea, the Dead Sea Resort features include hospitality, spa, and retail development combined with a nine-hole golf course with driving range and six-hole pitch and putt, a hillside residential community with recreation center, and a beach and golf residential communities with a clubhouse and recreation center only 40 minutes from Amman.



China Projects



MASTERLAND

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

LOCATION

Nanjing, China

CLIENT

Jinling Real Estate Development Co.

PROJECT TYPE

Masterplanned Community

STATS

Site Area: 47.0 Hectares / 118 Acres

This masterplanned community was comprised of a series of intimate neighborhoods, which created new housing opportunities for the growing population of China's middle and upper class.



YANLORD TOWERS / FRASER SUITES

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



LOCATION

Hexi District, Nanjing, China

CLIENT

Yanlord Investment / Nanjing Co. Ltd.

PROJECT TYPE

Hospitality / Urban Hotel

Building Type 1 Concrete

Construction Cost: US \$45 Million

STATS

Site Area: 2.8 Hectares / 6.9 Acres

Units: 464

FAR: 3.13

FEATURES

Long-term stay luxury suites

One, two and three-bedroom

resident suites plus penthouses

Full-service restaurant

Play Areas

Customized living spaces include:

- Formal living and dining rooms
- Home offices
- Entertainment centers



YANLORD TOWERS / FRASER SUITES

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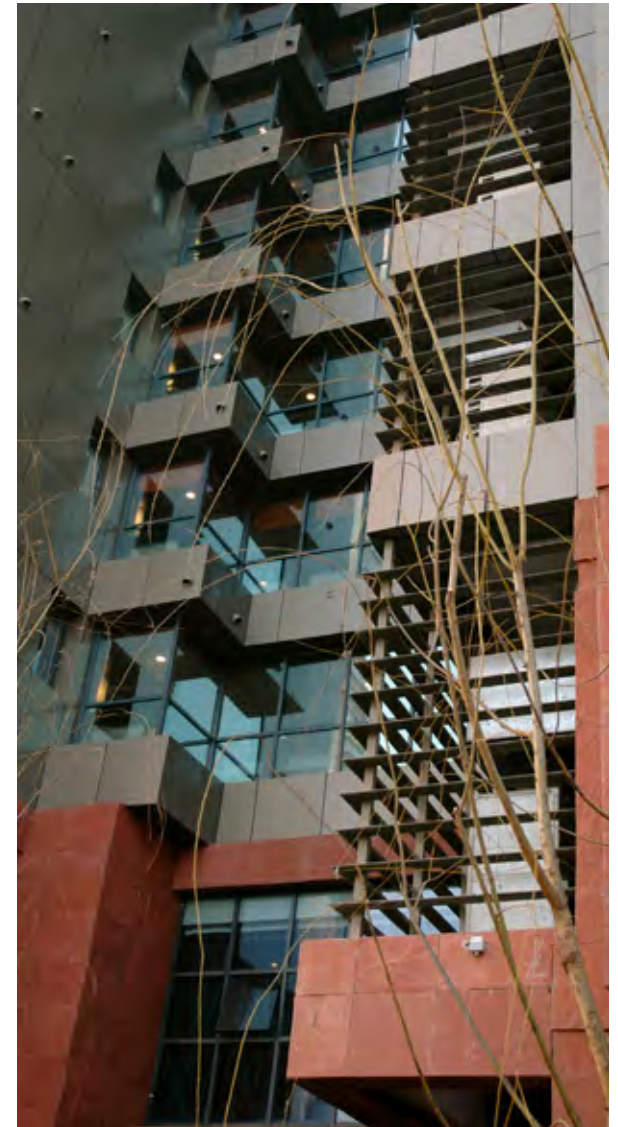
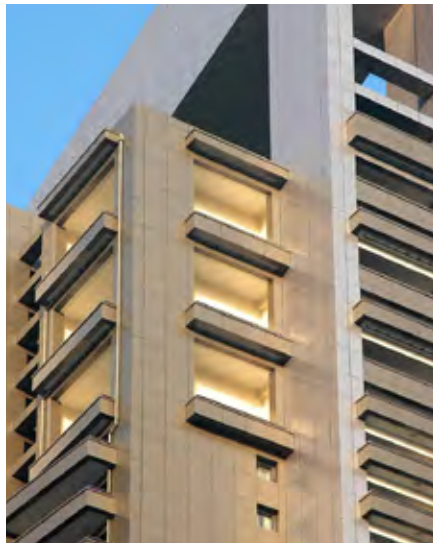
AWARDS

Gold Nugget Award of Merit

"International Residential Project"

"International Site Plan"

"International Commercial / Retail Project"



YANLORD TOWERS FITNESS CENTER

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

LOCATION

Hexi District, Nanjing, China

CLIENT

Yanlord Investment / Nanjing Co. Ltd.

PROJECT TYPE

Hospitality / Recreational Facility

LEISURE AMENITIES:

25-meter heated indoor swimming pool

Extensively-equipped gymnasium

Steam and sauna facilities

Badminton court, squash court

Snooker lounge, Table tennis room

Outdoor garden terraces

Golf simulator, Dance & aerobics room



Domestic Projects



ICON AT PLAYA VISTA ARCHITECTURE

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

LOCATION

Playa Vista, California

CLIENT

Laing Luxury

JZMK SCOPE

Urban Luxury Residential

STATS

Site Area: 2.9 Hectare / 7.1 Acres

Unit Sizes: 3,267 - 3,766 SF

AWARDS

2007 Gold Nugget Award

"Home Of The HYear"

2007 Gold Nugget Award

"Best Single-Family Detached Home"



Icon at Playa Vista, a new community designed for Laing Luxury, boasts 62 luxury single-family detached and paired residences clustered around a new park. Icon is original, with contemporary, transitional and Spanish architectural styles presented in an urban setting. These unique designs are tailored to individual needs and desires, configured to span three spacious levels of living that reflect a state-of-the-art approach to artful living.

ICON AT PLAYA VISTA ARCHITECTURE

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ARCHITECTURE PLANNING URBAN DESIGN

RESIDENCES AT MOUNTAIN SHADOWS ARCHITECTURE

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

LOCATION

Paradise valley, Arizona

CLIENT

The New home company

JZMK SCOPE

Single-Family

STATS

Unit Size: 3,202 SF

The new homes at Mountain Shadows Resort sit among the foothills of the iconic Camelback Mountain. With mountain views and recreational amenities in every direction, residents will enjoy resort-style living, inspired desert design, indoor/outdoor comfort, leisure golf, artisanal dining, and a long list of personalized guest services.



ARCHITECTURE PLANNING URBAN DESIGN

RESIDENCES AT MOUNTAIN SHADOWS
ARCHITECTURE

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ARCHITECTURE PLANNING URBAN DESIGN

RESIDENCES AT MOUNTAIN SHADOWS ARCHITECTURE

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ARCHITECTURE PLANNING URBAN DESIGN

RESIDENCES AT MOUNTAIN SHADOWS ARCHITECTURE



BELLA PACIFICO

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

LOCATION

San Diego, California

CLIENT

Thomas Chen & Associates

JZMK SCOPE

Mixed-Use & Mid-Rise Building

STATS

Size Area: 0.76 Acres / 33,000 SF

Condos: 250

Hotel Room Keys: 250

Mixed-Use Building includes Multi-Purpose Room, Media Room, Library, Gym and Roof Deck Spa, BBQ Bar and Sitting Area. 8 Stories plus 1 Basement Parking: 1 level basement parking; Ground level is Retail and Parking, 7 Levels of Condominium Units and Amenities.

The site is bounded by Pacific Coast Highway, Marina Inn & Suites, California Street and the parking lot of the Marriott Residence Inn.



ARCHITECTURE PLANNING URBAN DESIGN

THE TIDES AT CRYSTAL COVE ARCHITECTURE

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



LOCATION

Newport Coast, California

CLIENT

Standard Pacific Homes

JZMK SCOPE

Single-Family Detached

STATS

Unit Size: 6,960 - 7,255 SF

AWARDS

2008 Gold Nugget Award

"Best Single Family Detached Home"



The Tides at Crystal Cove offers an authentic gallery of distinctive architectural works by JZMK Partners. An extensive range of personalizing opportunities and superior quality finishes and amenities will be presented at The Tides creating a spectacularly satisfying alternative to the lengthy custom home process. And, while each

home is individually distinctive, all share the common characteristic of blending the coastal environment and lifestyle into their design. Imaginative courtyards, terraces, balconies, and porches capture coastal living and the panoramic setting of Crystal Cove.

ARCHITECTURE PLANNING URBAN DESIGN

THE TIDES AT CRYSTAL COVE
ARCHITECTURE

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ARCHITECTURE PLANNING URBAN DESIGN

THE TIDES AT CRYSTAL COVE
ARCHITECTURE

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ARCHITECTURE PLANNING URBAN DESIGN

THE TIDES AT CRYSTAL COVE ARCHITECTURE

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ARCHITECTURE PLANNING URBAN DESIGN

HUNTINGTON BEACH MIXED-USE

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

LOCATION

Huntington Beach, California

CLIENT

Collective Housing Supply

JZMK SCOPE

Mixed-Use, Infill Parking

STATS

3 Stories of Type-V, Over 1 Story

of Type I, Over level of Sub-T

Size Area: 5,000 SF of Retail

0.43 Acres, 20 units

Density: 47.3 du/ac



Mixed-Use Building includes Multi-Purpose Room, Media Room, Library, Gym and Roof Deck Spa, BBQ Bar and Sitting Area. 8 Stories plus 1 Basement Parking: 1 level basement parking; Ground level is Retail and Parking, 7 Levels of

Condominium Units and Amenities. The site is bounded by Pacific Coast Highway, Marina Inn & Suites, California Street and the parking lot of the Marriott Residence Inn.





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THANK YOU

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