



# JZMK CURRENT PROJECTS

IN VARIOUS STAGES OF DEVELOPMENT

2023

Smeralda Resort Planning+Architecture  
Snow Bowl Ski Lodge Planning+Architecture  
Stanly Ranch Villas Architecture  
407 N Harbor Boulevard Architecture

2  
3  
4  
5

Mixed- Use Urban Block Architecture  
Shorehouse Architecture  
North Yas Island Planning+Architecture

6  
7  
8



# SMERALDA RESORT

NORTH COAST, EGYPT

The Vision for Smeralda Bay is to create the luxurious “Crown Jewel” that is the premier resort within all the Egyptian North Coast. This incredible site has over 700 meters of beautiful coastline beach frontage, an incredible Hotel Resort, and the development of a wonderful new community that provides the complete Resort opportunity for all levels of relaxation, recreation, entertainment, and enjoyment.

A unique feature of the plan is the “Lotus Flower” lagoon that can be seen from flights above that will provide a distinct and iconic presence for the project. This is just one of the many special features of the plan that will provide a great vacation destination that will never be forgotten.



Legend

- |   |   |                   |                                   |  |   |                      |  |
|---|---|-------------------|-----------------------------------|--|---|----------------------|--|
| ① Paradise Bay                          | ⑥ Vine Cascade Paseo/Beach Access Walk  | ⑪ Arrival Gateway | ⑯ Floating Restaurant             | ⑳ Entry Roundabout/ Lagoon Overlook Park | ㉔ Beach Club                                  | ㉑ Utilities A        | ㉖ Cascading Waterfall Canals and Pools |
| ② Boutique Hotel                        | ⑦ The Terraces                          | ⑫ Gondola Station | ⑰ Lagoon Hotel                    | ㉒ East Retail Center                     | ㉕ Lagoon Island Plaza and Recreation Building | ㉓ Utilities B        | ㉗ Cascading Waterfall Feature          |
| ③ Clubhouse                             | ⑧ Central Park                          | ⑬ Staff Housing   | ⑱ Wellness Facilities and Gardens | ㉔ West Retail Center                     | ㉖ "Yacht Club" Kayak Port                     | ㉑ Lagoon Cafe        | ㉘ Rooftop Pool and Gardens             |
| ④ Adventure Playground                  | ⑨ Neighborhood Commercial               | ⑭ Sports Fields   | ㉒ Women's Center                  | ㉕ Hotel Pool and Beach                   | ㉗ Swim Clubs                                  | ㉑ Sunset Villas      | ㉙ Sculpture Gardens                    |
| ⑤ Existing Cleopatra Group Resort Hotel | ⑩ Lotus and Vine Walk Botanical Gardens | ⑮ Arrival Gateway | ㉓ Beach Promenade                 | ㉖ Island Beach                           | ㉘ Activity Plaza                              | ㉑ Branded Apartments | ㉚ Lagoon Pool and Waterfall            |







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

## SMERALDA RESORT

NORTH COAST, EGYPT

~the design for smeralda bay is inspired  
by the beauty of the nature that surrounds it~

A complete array of ownership and vacation rental programs including Villas, Townhomes, Chalets and Apartments complement the luxury hotels on the site. A special feature will be the “Brand Apartments” at the top of the “Cliff” zone which will have incredible views to the ocean and roof deck infinity pools and gardens that provide the ultimate in resort living.

The vision is clearly seen in the creation of a sculptural master piece that opens one’s imagination & that is infused with the sensibility of Coastal Living.

### STATISTICS

Client	Cleopatra Real Estate Group
Project Type	Resort
Site Area	88.7 ha / 220 ac
Total Units	2,370 units
Land Uses	3 Resort Hotels, Villas, Clubhouse, Twins, Chalets, Townhomes, Brand Apartments, Retail/Commercial







# 407 N HARBOR BLVD

SAN PEDRO, CA

JZMK Partners is currently designing a modular, luxury residential building to be located at 407 N. Harbor in San Pedro, California. The building includes 5 stories of modular residential units, over a 1-story Type 1 podium and 2 levels of subterranean parking. The project site is adjacent to the Port of Los Angeles and enjoys sweeping views of San Pedro Bay.

The building's architecture and material selection reflects the industrial character of the area. The project consists of 63 1 & 2 bedroom apartment homes, 8 of which will be reserved as affordable units. Amenities include a Roof-Top Deck with views of San Pedro Bay, a View Terrace suspended above the podium level open space and 2,800 square feet of live/work office space fronting Harbor Boulevard. Floor Plans range from 596-1221 square feet.

### STATISTICS

Client	W+H QOZ Subsidiary LLC
Site Area	0.4 Net Acres
Dwelling Units	63 Dwellings
Density	157 DU/AC
Project Type	Modular/Prefab
Construction Type	5 Stories of Type-III Modular, Over 1 Story of Type I, Over 2 Levels of Sub-T Parking
Building SF	59,714 SF
FAR	3.4
Parking	82 Stalls
Special Features	2,800 SF Live/Work Office Space, GYM, Roof Top Amenity Deck





# SNOW BOWL SKI LODGE

FLAGSTAFF, ARIZONA

JZMK designed a luxury clubhouse concept for an exclusive ski resort in Flagstaff Arizona. This complete ski-in / ski-out clubhouse experience will provide an incredible social space, dining experience and hangout for all of Snow Bowl.

STATISTICS

Client:	Mountain Capital Partners
Project Type:	Ski Lodge
Conditioned Space:	37,067 sf
Unconditioned Covered Space:	7,855 sf
Exterior Deck Space:	23,813 sf





# SHORE HOUSE

HUNTINGTON BEACH

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.

STATISTICS

Site Area	.43 Net Acres
Dwelling Units	20 Dwellings
Density	47.3 DU/Acre
Project Type	Mixed-Use
Construction Type	3 Stories of Type-V, Over 1 Story of Type I, Over 1 Level of Sub-T Parking
Special Features	Roof Deck 5,000 SF of Retail on Grade Public Art Plaza on Street Surfboard Storage Lockers







# STANLY RANCH VILLAS

NAPA, CA

The Villas is a fractional ownership neighborhood perched along a rolling hillside within the stanly ranch resort. The development offers owners a unique opportunity to reside within a community of unparalleled luxury and convenience. Both residents and guests of the villas will be granted access to the resort's amenities as well as amenities private to The Villas neighborhood.

Inspired by the region's agricultural context, informal landscape and site organization define the neighborhood's character and bring nature to the doorstep of each of the 40 villas. The buildings boast contemporary architecture, while utilizing natural materials and agrarian detailing, fitting of the luxurious wine village. Inside, the villas offer ample opportunities for private moments, social interaction and enjoyment of the beautiful surroundings.

Large expanses of glass are oriented to take advantage of views of the rolling vineyards and nearby resort. Massive movable glass walls further erode the boundaries between the indoors and the natural environment. Cozy master retreats offer seclusion while providing natural light and opportunities for fresh air and private outdoor experiences.



## STATISTICS

<b>Client</b>	The Nichols Partnership
<b>Unit Mix</b>	40 Luxury Condos
<b>Gross Site Area</b>	8.49 Acres
<b>Density</b>	4.71 DU/ACRE
<b>Unit Sizes</b>	1,725 SF



# MIXED-USE URBAN BLOCK

PROTOTYPE STUDY

JZMK Partners has designed a mixed-use destination neighborhood that combines high and medium density housing along with retail, restaurants and recreation. At the center of the prototypical 3.1 acre site is a 13,000 square foot public plaza which can be enjoyed by the community. It is flanked by two 5-story buildings comprised of commercial and amenity space at the ground floor, and four levels of modular pre-fab apartments above. The site also contains a 350 space parking garage wrapped with 3-story residential flats and townhomes.

## STATISTICS

<b>Client</b>	PROTOTYPE
<b>Unit Mix</b>	187 Units
<b>Gross Site Area</b>	3.1 Acres
<b>Density</b>	58.7 DU/ACRE
<b>Unit Sizes</b>	532 S.F. – 1,310 S.F. 6 Floor Plans





# **NORTH YAS ISLAND**

## **PHASE II**

ON THE BOARDS  
MASTER PLANNING

Families and Professionals will want to live here because it has so much to offer and is surrounded by incredible features. The community balance with the extensive recreation amenities and community facilities promotes an active lifestyle and sense of pride to inspire residents. The pedestrian and cycling network, engagement with the canal and promenade, the central park and sports clubs, library, mosques and cultural opportunities all exemplify this healthy lifestyle. Four distinct districts were developed in the plan, each with its own sense of place and special features.





**NORTH YAS ISLAND  
PHASE II**

ON THE BOARDS  
MASTER PLANNING

