



# RESIDENTIAL



**N**adel Inc., **founded in 1973**, has become widely recognized as a well respected architectural firm and has been consistently ranked amongst the top architectural firms in the United States. Our success is based not only on our reputation for high quality design and services, but also on

the long-term relationships we have built with our clients. We take an interactive approach to the often complex design process by collaborating with clients to carry out their vision in a manner that is mindful of demanding budgets and schedules. Our depth of experience coupled with our **passion for innovation and design**, enable us to offer **cost-effective solutions** for a wide-range of project types. Nadel is committed to providing strategic planning and consulting services to help our clients respond to their business needs.

Since the firm's inception, Nadel has designed more than **60,000 multi-family residential units**, over 30-million square feet of retail development, over 500 office buildings, numerous hotels and resorts, educational facilities, sports and entertainment complexes, and many other specialty projects both in the United States and abroad. From master planning entire cities to revitalizing historical buildings, our attention to detail and ability to capture the true essence of a building, has led us to receive **over 100 design excellence awards**. Nadel offers a full-range of comprehensive services in the following practice areas.

- **Residential**
- **Mixed-Use**
- Retail
- Office & Commercial
- Master Planning
- Education
- Government

- Entertainment and Production Facilities
- Hospitality
- Sports Facilities
- Transportation
- Corporate
- Healthcare

At Nadel, we promote environmental responsibility through our practice of sustainable design and our commitment to enhance communities for an environmentally sustainable future. We help our clients identify opportunities to achieve green design goals in order to save money and other valuable resources with more energy efficient buildings. Nadel has designed many sustainable facilities, utilizing a variety of accepted standards including LEED (Leadership in Energy and Environmental Design); BREEAM (BRE Environmental Assessment Method); and CHPS (Collaborative for High Performance Schools). We are always conscious of our impact on the planet and strive to create designs that honor our natural environment.

Nadel has offices in **Los Angeles, Costa Mesa, San Diego and Las Vegas** to fully service our clients with a network of multidisciplinary leaders. Our ability to connect across sectors all over the world give our clients a global advantage to better position themselves within the ever-changing and competitive marketplace.

# URBAN DENSITY

## *Eleven Eleven Wilshire*

**Challenge:** Nadel was challenged with designing a multi-family residential project on a sloping, high-density urban site, while providing maximum rental area for the residential units as well as maximum gross leasable area for ground floor retail. A planning challenge was to incorporate a plaza and access to parking for an adjacent 1960's medical office building which was displaced by construction of this project. The downtown location of this project meant we had to ensure the building's design stood out as a place urban professionals want to live, while still blending with the surrounding commercial buildings. In addition, significant Standard Urban Stormwater Mitigation Plan and fire exiting issues needed to be resolved, due to the very dense development.

**Solution:** Unit layouts in multifamily have quite a bit of flexibility, but parking is much less flexible with specific requirements. When evaluating an unconventionally shaped site, like Eleven Eleven Wilshire, the first thing we did was check the parking layout. To prevent the allotted space for parking from cutting into living areas, we carefully planned 3 levels of subterranean parking.

Through careful manipulation of the floor elevations, along with negotiated Building Department modifications, Nadel was able to create a 7 level Type III building, with a large recreation deck on the roof which would normally not be allowed in this type of construction. The lowest level of dwelling units is located in a concrete structure under 5 levels of wood frame structure.

Retail space on the ground floor was designed for a maximum flexibility of alternative tenant divisions and predesigned for restaurant utilities.

The planning approval was a modification of the high-rise scheme previously entitled by Nadel, and includes benefits (including reduced open space requirements) based on a unified development with an adjacent completed project.



210 apartment units

7,900-square-feet of ground-floor retail space

Urban recreation amenities

Three levels of subterranean parking

## **Result:**

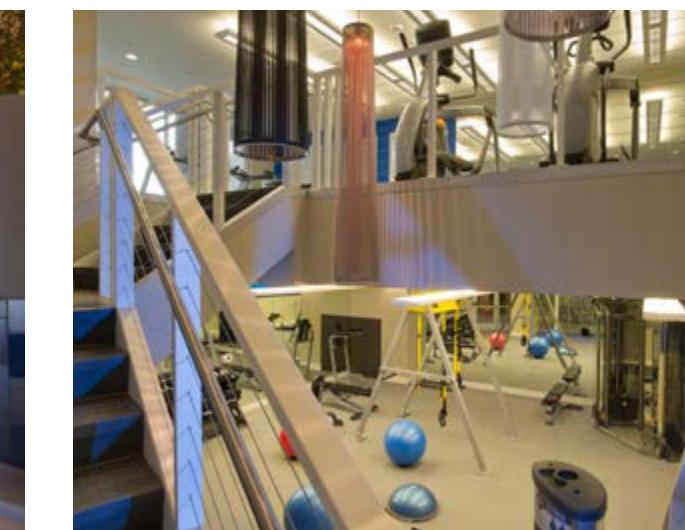
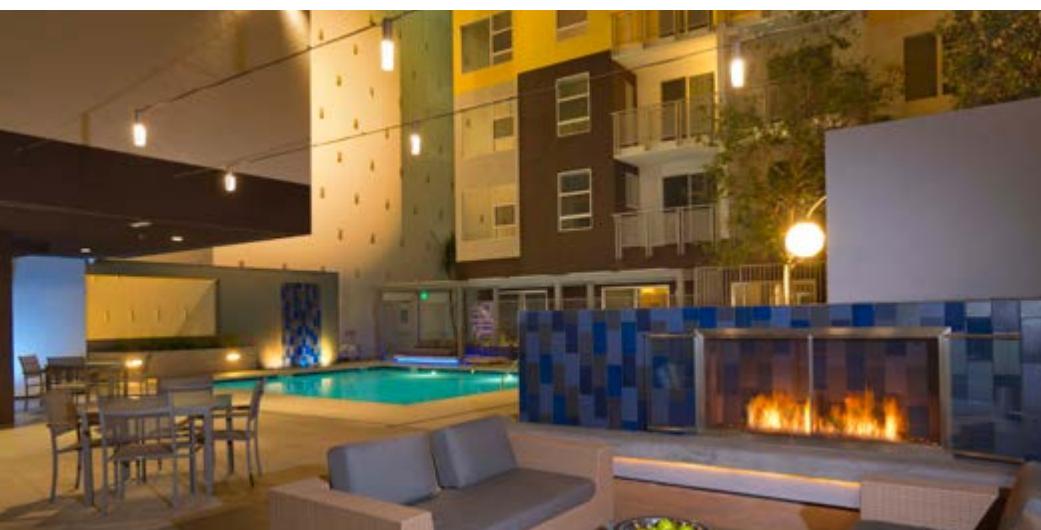
Eleven Eleven is a major contributor to the gentrification of City West by attracting young urban professionals by providing what they desire in housing: upscale, modern, smaller units, more amenities, social areas, close proximity to public transit, convenience, entertainment and dining. Upon completion in August of 2013, Eleven Eleven Wilshire leased very quickly and currently has a waiting list for particular units.



*We designed 1111 Wilshire with the urban professional in mind; creating an urban sanctuary for those who live, work and play downtown. Our expertise in mixed-use projects allowed us to take advantage of the unique space. After precise adjustments to surrounding grades, we were able to achieve an additional story, allowing for ground level retail space.*

- Dale Yonkin, Nadel Residential Project Director

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# ELEVEN ELEVEN WILSHIRE

*Los Angeles, California*

OWNER/CLIENT: Holland Partners

PROGRAM:

This mixed-use apartment complex consists of 204 residential rental units with a 7000 square foot retail base, central courtyard and roof decks in 7 above grade levels and three below grade parking levels. Constructed on a sloping, high-density urban site, the design challenge was to incorporate a plaza and access for an adjacent 1960's medical office building while accommodating maximum number of units and ground floor retail / restaurant space. The design is pedestrian oriented and contextual interpretation of contemporary urban fragments.

NADEL SCOPE: Complete A/E Services

COMPLETION DATE: 2013

CONSTRUCTION COST: \$53,000,000



# SHORES

*Marina del Rey, California*

**CLIENT:** Shores, LLC.

**PROGRAM:**

Master plan of a 544 residential rental unit complex with 12 interconnected, five-story residential buildings and two story parking structure. This project includes a two-acre central park-like courtyard with conversation nooks, water features, and fire pits.

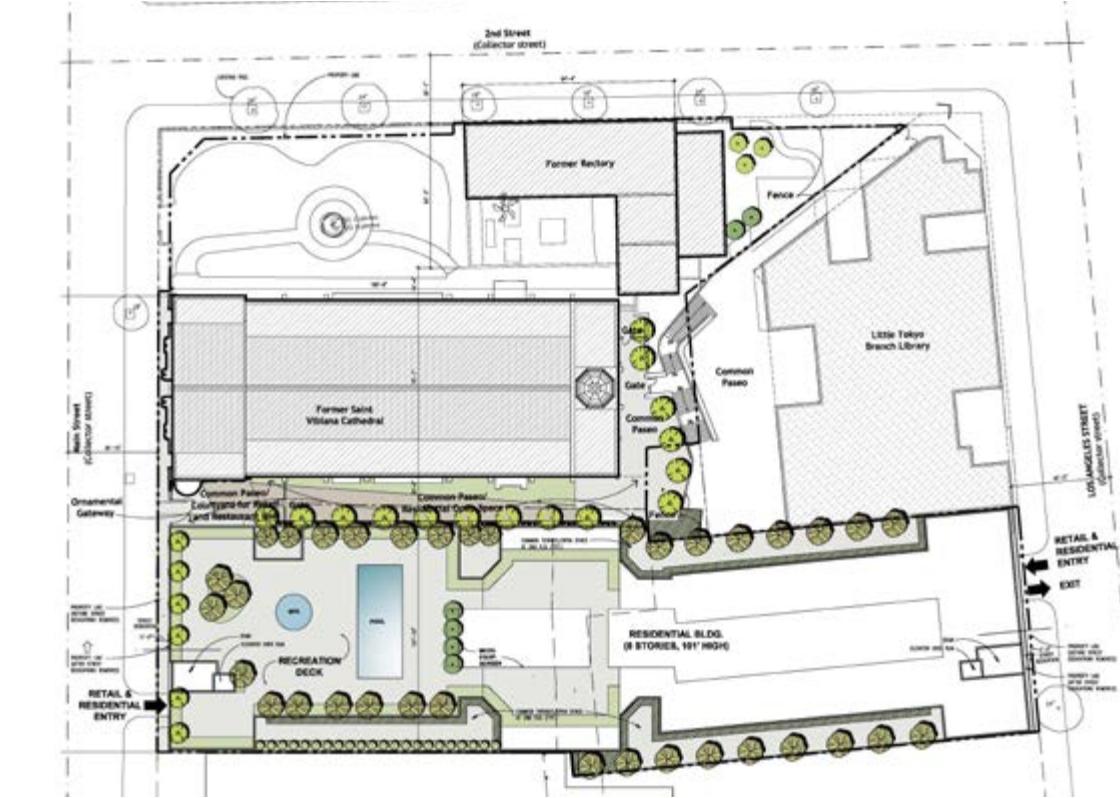
Amenities include large lap pool, spas, clubhouse with communal kitchen, fitness center, and business center.

**NADEL SCOPE:** Complete A/E Services

**COMPLETION DATE:** 2013

**CONSTRUCTION COST:** \$120,000,000





# RESIDENCES AT ST. VIBIANA

*Los Angeles, California*

**CLIENT:** Holland Partners

**PROGRAM:**

2013 Conceptual design for entitlements for an apartment building located adjacent to historic downtown cathedral which was renovated by Nadel. Includes 204 residential rental units in 5 levels (221,000 sf) and 225 car parking (above and below grade) and 5000 sf of Retail space in 3 levels.

**NADEL SCOPE:** Entitlement Design



# HIGHLAND FRANKLIN

*Hollywood, California*

OWNER / CLIENT: Florida Sunshine Investments

PROGRAM:  
118 residential rental units in 5 stories with 2 levels of subterranean parking

NADEL SCOPE: Entitlement Design

STATUS: Entitlement Phase



# GAYLEY LINDBROOK MIXED-USE

*Los Angeles, California*

**CLIENT:** Simms Commercial Development

**PROGRAM:**

Working with community groups, we evolved a traditional design to integrate the complex with the existing Westwood village aesthetic. The project includes 34 residential rental units in 3 levels over a base containing 5,250 sf. of retail plus amenity spaces and 2 levels of subterranean parking.

**NADEL SCOPE:** Complete A/E Services

**STATUS:** Under Construction

Construction Photo



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# DEL MAR STATION MIXED-USE

*Pasadena, California*

**OWNER/CLIENT:** Archstone Smith

**PROGRAM:**

433,375 square foot mixed-use urban transit village is built across the Metro Gold Line light rail station. The project includes 347 townhomes and lofts with retail at ground level, four-levels of subterranean parking for 1,200 cars, and a private courtyard for residents.

**NADEL SCOPE:** Architect of Record

**COMPLETION DATE:** 2006

**CONSTRUCTION COST:** \$65,000,000





# 7TH STREET APARTMENTS

*Los Angeles, California*

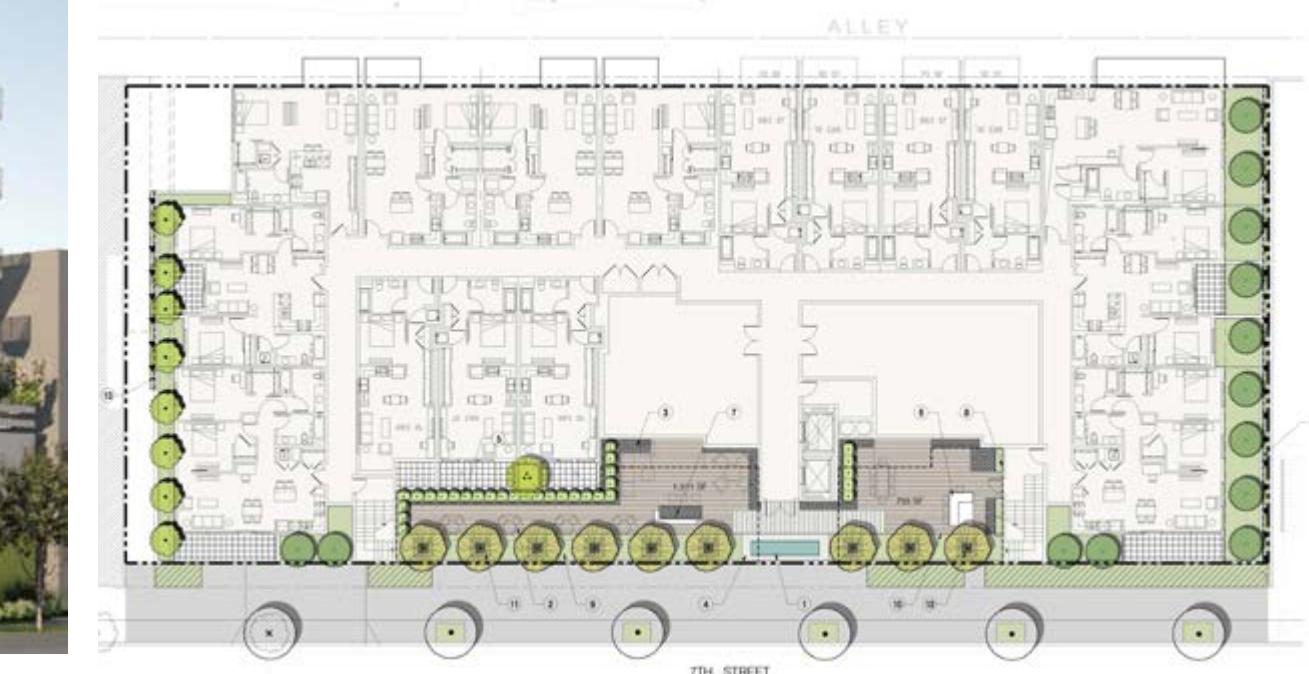
**CLIENT:** Canfield Development, Inc.

**NADEL SCOPE:** Complete A/E services

**STATUS:** Under Construction

**PROGRAM:**

Mixed-Use Residential / Retail Project in the Westlake neighborhood of Los Angeles, near Downtown. The project includes 87 residential rental units (94,000 square feet) in 5 floors on top of 2 floors of parking for 121 cars and 1,495 square feet of ground floor retail lease space.





# HOLLYWOOD MIXED-USE

*Hollywood, California*

**PROGRAM:**

369 residential rental units, including 12 live/work units and 2,570 square feet of creative office space in 6 levels over 2 parking levels with space for 567 cars and 410 bicycles.

**NADEL SCOPE:** Entitlement Design

**STATUS:** Entitlement Phase





# PLAYA VISTA APARTMENTS

*Playa Vista, California*



**PROGRAM:** 184 residential rental units including 5 live/work units and a 5 level parking structure with space for 325 cars.

**NADEL SCOPE:** Entitlement Design

**STATUS:** Entitlement Phase



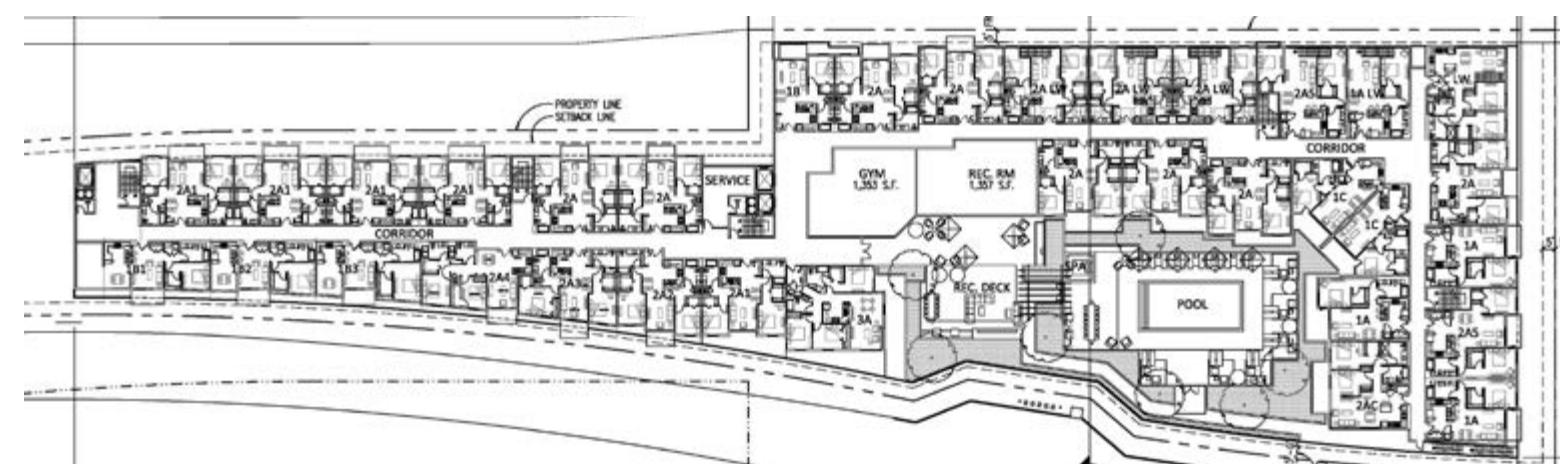
# ENCINO APARTMENTS

*Encino, California*

**PROGRAM:** 187 residential rental units including 5 live/work units in 6 stories with 2 levels of subterranean parking.

**NADEL SCOPE:** Entitlement Design

**STATUS:** Entitlement Phase





# KOREATOWN APARTMENTS

*Los Angeles, California*

**PROGRAM:** The 7 story building includes 69 multi-family residential units (58,044 square feet of rentable area) in 5 stories on top of 2 stories of mezzanine parking and lobby as well as a 2,563 square foot recreation deck and an indoor gym/recreational room. The total building area is 70,247 square feet. Mezzanine parking includes 110 parking stalls and 76 bicycle parketing spaces.

**NADEL SCOPE:** Entitlement Design

**STATUS:** Entitlement Phase



# GASLAMP MIXED-USE

*San Diego, California*

**CLIENT:** Champion Development

**PROGRAM:**

Phase I: reflects the traditional architecture of its neighbors, with five stories of residential apartments, townhomes and condominiums over street level retail and office.

Phase II: is designed with a deliberate modern edge, suggesting a progressive interpretation of the turn of the century structures that comprise the historic Gaslamp District.

**NADEL SCOPE:** Complete A/E services.

**COMPLETION DATE:** 2004

**CONSTRUCTION COST:** \$20,000,000





# WARNER CENTER APARTMENTS

*Los Angeles, California*

**PROGRAM:** 621 units in 5 stories wrapped around a 5 story parking garage.

**NADEL SCOPE:** Entitlement Design

**STATUS:** Entitlement Phase



# TYSONS II

*Tysons Corner, Virginia*

**CLIENT:** Lerner Enterprises

**PROGRAM:**

Large transit-oriented development in the commercial heart of Tysons Corner. The project consists of two 31-story apartment towers with approximately 250 units per tower, adjacent to the soon-to-be opened DC Metro line extension and station. The project involves many stakeholders and sensitive issues of pedestrian design, landscaping, and urban design.

**NADEL SCOPE:** Complete A/E Services

**STATUS:** Design Phase





# MILLENNIUM WOODLAND HILLS

*Los Angeles, California*

**CLIENT:** The Dinerstein Companies

**PROGRAM:**

395 apartment units in 4 and 5 story wood-frame buildings on grade, wrapped around a 5 story concrete garage. Located in the Warner Center area of Los Angeles.

**STATUS:** Under Construction





# MARINA DEL REY MIXED-USE

*Marina del Rey, California*

**PROGRAM:**

Urban infill mixed-use project with 292 residential units and 44,800 square feet of restaurant and retail space.

**NADEL SCOPE:** Entitlement Design

**STATUS:** Entitlement Phase





# GRAND TOWER RENOVATION

*Los Angeles, California*

OWNER/CLIENT: Goldrich & Kest

PROGRAM:

Complete interior renovation of a 24-story residential high rise on Grand Avenue in Downtown Los Angeles. Renovation includes 372 units, hallways, lobbies, amenities and exterior entry.

Originally designed by Nadel, this apartment complex in a prominent downtown location includes a mix of affordable and median-income units, 372 residential units with balconies ranging from studios to 2-bedrooms, security building with pool, spa, and gymnasium, parking for 625 cars.

NADEL SCOPE: Complete A/E Services

STATUS: Under Construction





# MUSEUM TOWER RENOVATION

*Los Angeles, California*

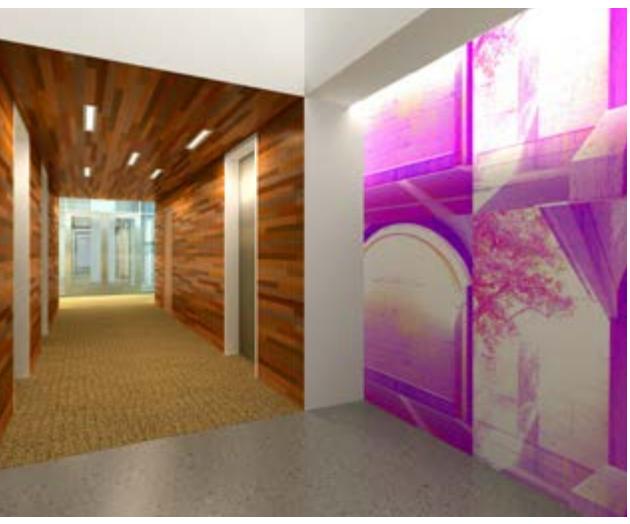
**CLIENT:** Goldrich & Kest

**PROGRAM:**

Complete interior renovation of a 22-story residential high rise on Olive Street in Downtown Los Angeles. Renovation includes units, hallways, lobbies and amenities.

**NADEL SCOPE:** Complete A/E Services

**STATUS:** Permitted





# BUNKER HILL TOWERS RENOVATION

*Los Angeles, California*

**OWNER/CLIENT:** Essex Property Trust

**PROGRAM:**

Complete interior renovation of two 16-story residential high rises on Figueroa Street in Downtown Los Angeles. Renovation includes units, hallways, lobbies and amenities. Additions include new windows, balconies, and exterior landscaping and amenities. The renovation also includes the addition of amenity space as well as renovation of entrance and exterior lighting.

**NADEL SCOPE:** Complete A/E Services

**STATUS:** Phased construction has begun on the interior unit renovations. The remainder of the property renovation is in Schematic Design.

**NADEL**



# GAS COMPANY LOFTS RENOVATION

*Los Angeles, California*

OWNER/CLIENT: Essex Property Trust

PROGRAM:

Addition of rooftop amenities space of existing apartment building in Downtown Los Angeles.

NADEL SCOPE: Complete A/E Services

STATUS: Under Construction





# THE GLASS TOWER

*Los Angeles, California*

**PROGRAM:**

67 live/work units in semi-attached townhomes on a 2.6-acre site. The four-story buildings house units ranging from 1,500 to 1,890 square feet.

**NADEL SCOPE:** Entitlement Design





# CAHUENGA UNIVERSAL LIVE / WORK LOFTS

*Universal City, California*

**OWNER:** Cahuenga Pass, LLC

**CLIENT:** Marina Contractors & Developers

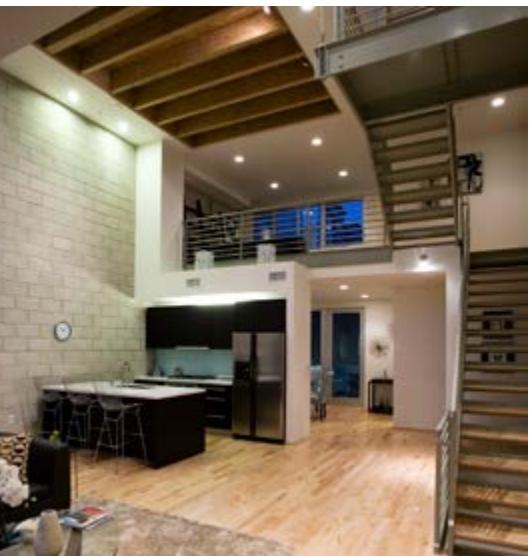
**PROGRAM:**

67 live/work units in semi-attached townhomes on a 2.6-acre site. The four-story buildings house units ranging from 1,500 to 1,890 square feet.

**NADEL SCOPE:** Complete A/E services.

**COMPLETION DATE:** 2008

**CONSTRUCTION COST:** \$50,000,000





# THE CALIFORNIAN

*Los Angeles, California*

**CLIENT:** Pepper Development

**PROGRAM:**

This 24-story luxury high-rise condominium project located in the Wilshire residential corridor alludes to the language of Art Deco. The marriage of geometry and simplicity is seen in rising vertical crenellations, reminiscent of the streamlined graciousness from the 1920's and 1930's. As the tower ascends the condominiums double in size, and ceiling height increases to 15 feet. Amenities include outdoor gardens, pool and spa, and subterranean parking.

**NADEL SCOPE:** Complete A/E services

**COMPLETION DATE:** 2006

**CONSTRUCTION COST:** \$79,000,000



**310.826.2100**

LOS ANGELES

COSTA MESA

SAN DIEGO

LAS VEGAS