

ARC PAC (USA) Inc. is an outgrowth and successor to Architects Pacific Ltd, a firm originally established in Hong Kong in 1989. During the succeeding 31 years the firm has changed with the times – starting as a company to provide design services to a Hong Kong resident developer who was developing a 25-story residential condominium project on Broadway in New York city, evolving to include offices in Hong Kong, Manila, Singapore and Jakarta with over 110 personnel working on many different types of projects, then changing again as the currency crisis struck the Asia Pacific region in 1998 to its present form as a small architecture firm focused on using our accumulated experience as architects since 1974. Following are descriptions of some of the work we have done, the list is not exhaustive.

**WISMA PONDOK INDAH 3**

Project Type: Office (Rental)

Year Completed: 2012

Location: South Jakarta, Indonesia

Client: PT Metropolitan Kentjana

Statistics: 42,000 sq.m. of office space, parking on 3 levels totaling 20,000 sq.m. with 650 parking spaces.

Description: This new 21-story office building is the third and last building in a master-planned development begun in 1993 and designed by Architects Pacific Ltd.. The two shorter predecessor buildings are clothed in green and blue monolithic glass with white spandrels and serve to frame the entrance to the development site. The new building uses green and blue reflective insulated low-e glazing in reference to the existing structures and adds a sheet of reflective gold glazing to each long façade to visually highlight the center of the complex. This is the first expansive use of gold glass in Jakarta and belies the subdued almost monochromatic tones of the main entrance lobby. The building is linked directly to the two existing office buildings at each of the three basement levels and the entire complex will be linked to a new mixed-use development to the south and to the existing Pondok Indah Mall structures.

**RATU PRABU IV**

Project Type: Office (Rental)

Year Completed: Schematic Design 2008, now on hold

Location: South Jakarta, Indonesia

Client: PT Lekom Maras

Statistics: 32 stories, 60,000 sq.m. of office space, three parking levels with parking for 800 vehicles

Description: This new office building will have floorplates of 2,000 sq.m., ceiling heights of 2.85 meters and an exterior full-height glass wall using insulated reflective low-e glazing with the interior lite comprised of two 6mm sheets of glass laminated together to form an impact-resistant and noise-reducing exterior enclosure. The triple-height entrance lobby uses black, white and gold granite exposed to the exterior by full-height clear tempered structural glazing to create an ambience as rich as the country of Indonesia.

### **MENARA PRIMA**

Project Type: Office (Rental)

Year Completed: 2008

Location: Mega Kuningan, Central Jakarta, Indonesia

Client: PT Wiratara

Statistics: 42,000 sq.m. of gross office space, 30,000 sq.m. of parking space

Description: A 30-story reinforced concrete office structure in the heart of a master-planned "superblock" in central Jakarta, this building utilizes 1,500 sq.m. floorplates with a central core and fan coils in tenant ceilings to minimize floor area consumed by air handling units. The result is a core that overall is less than 16% of the gross floor area. The exterior wall is floor-to-ceiling monolithic reflective glass sourced locally in a 1.2m module aluminum frame. The blue-glazed main element with a sloping front and back and a sloping roof parapet line are visually supported by the rectilinear silver-grey glazed body of the building, adding visual interest to the orthogonal nature of the typical floor. The two-story arcade along the front is a requirement of the local design authorities and, using clear glass, houses a restaurant and a medical clinic, providing a visual connection to the street for tenants, visitors and passers by.

### **MENARA PRIMA II**

Project Type: Office (Rental)

Year Completed: 2012

Location: Mega Kuningan, Central Jakarta, Indonesia

Client: PT Wiratara

Statistics: 46,000 sq.m. of office space, 32,000 sq.m. of parking space

Description: A proposed 32 stories, this second building of a pair on adjacent sites responds to its immediate neighbor by using the same sloping lines of its predecessor but in reverse – the sloping roof parapet line of the first building has been brought down to the main lobby to allow tenants and visitors to experience at an intimate level the dimensions and drama of the neighboring roof line. The typical floorplate is 1,500 sq.m. with a similar core to that of Menara Prima.

**SOLAIR\*** (designed and project-managed by one or more of the principals while at another firm)

Project Type: Mixed Use Retail and Residential Condominium

Year Completed: 2008

Location: Los Angeles, California

Client: KOAR Wilshire Western LLC

Statistics: 732,000 Sq. Ft., 590 parking spaces, 186 residential condominium units, 39,000 sq.ft. of retail space.

Description: A 23-story flat plate concrete structure with shear walls at two linked cores, this project was a first of its kind in the city of Los Angeles, with the structural design allowing the perimeter of each floor to be free of shear walls or beams allowing exterior glass window walls to be truly floor-to-ceiling. The single basement level is dedicated to retail parking while two levels of retail starting at the grade level provide flexible retail space responsive to the location – immediately adjacent to a stop on the Purple line of L.A.'s Metro. Six "live-work" units are located on the Second Level along with an Asian-inspired residential lobby. Above the retail levels are four parking levels containing parking space for the residential units; the roof of the residential parking forms a 13,000 sq.ft.

deck, pool and clubhouse amenity level. There are 12 residential units on each floor except for the top two levels where six large penthouse-style units per floor have been located, each with large terraces open to the southern California sky. The Seventh Level houses residential units with large outdoor terraces and the principle tenant amenities – a swimming pool and Jacuzzi, covered cabanas and a clubhouse with a gym and meeting rooms.

**WILSHIRE TOWER THE VIEW\*** (designed and project-managed by one or more of the principals while at another firm)

Project Type: Mixed Use Retail and Residential Condominium

Year Completed: 2010

Location: Los Angeles, California

Client: Federal Street LA LLC

Statistics: Existing 200,000 Sq. Ft., 213 parking spaces, 168 residential condominium units, 8,000 sq.ft. of retail space.

Description: An existing 13-story reinforced concrete apartment building originally constructed in 1965, this project has been renovated and converted from rental units to condominiums. New aluminum-framed, insulated low-e windows, new balcony railings, a new entrance canopy and new aluminum-and-glass storefronts have brought the classic exposed frame design to a modern state, while the interior of the building has been completely updated. Each residential unit has a washer and dryer newly installed with Italian-inspired kitchens, hardwood floors and European plumbing fixtures completing the renovation.

**3670 WILSHIRE\*** (designed and managed by one or more of the principals while at another firm)

Project Type: Mixed Use Residential and Retail

Year Completed: N/A, project on hold (2005-6 concept design)

Location: Los Angeles, California

Client: Legacy Partners

Statistics: 600,000 sq.ft. of residential space with 378 condominium units; 400,000 sq.ft. of parking space with stalls for 800-plus vehicles; 8,000 sq.ft. of retail space.

Description: This proposed 40-story condominium development was intended to be constructed in one phase and would have occupied half of a large block in the Koreatown area of Los Angeles. The podium, used for tenant entrance, vehicle circulation, retail and parking uses, would have risen to a level that responded appropriately to the golf driving range located immediately to the west of the site. The concrete structure, using a dual frame moment beam and shear wall system, is designed as a long slab but with semi-private elevators providing access to the residential levels; the corridor that results is used only for servicing the residential units and for emergency egress.

**THE MONTECITO\*** (designed and managed by one or more of the principals while at another firm)

Project Type: Residential Condominium

Year Completed: 2006

Location: Warner Center, Los Angeles, California

Client: Chandler Partners LLC

Statistics: 85 residential condominium units on 5 floors totaling approximately 140,000 sq.ft. and 190 parking spaces in two levels of parking garage.

Description: This residential condominium building is comprised of six floors with five wood-framed floors over a concrete deck. Two levels of parking – one on grade, one basement level – provide secure and easily accessible parking. The design is executed in a “Santa Barbara” style with white stucco walls, iron railings and the red Spanish roof tile prevalent throughout the southwest. The residential units are large, typically 1,600 sq.ft. with 2 bedrooms and 2 ½ baths arranged as “dual master” bedrooms for flexibility of use by families or couples with parents. An intimate landscaped garden and pool is located within the surrounding walls and serves the residents with seating, a play area and a barbeque grill.

## **ANCOL MIXED USE**

Project Type: Mixed Use Hotel, Retail and Residential Condominium

Year Completed: Concept Design 2008

Location: Ancol, North Jakarta, Indonesia

Client: PT Lekom Maras

Statistics: A site area of 30,000 sq.m. allows for a total development of over 195,000 sq.m. including 59,000 sq.m. of parking for over 2,000 vehicles; a five-star 30-story hotel of almost 55,000 sq.m. and 387 rooms; a 38-story residential tower of some 70,212 sq.m. and 218 units; retail space of 1,920 sq.m. and a spa and ballroom complex of over 9,400 sq.m..

Description: The challenge met on this waterfront site involves the increasing frequency of high water and the need to ensure that no flooding will occur anywhere in the complex once it has been constructed. The solution was to use two basement levels and one on grade level for parking, mechanical equipment and back of house areas with access to those levels only from the raised "Ground Floor" level, effectively creating a bathtub-type of construction. The raised Ground level is used for vehicular and pedestrian circulation and each major use – hotel, ballroom, residential – is provided with its own entry and exit ramps with special attention paid to the need for large numbers of visitors to quickly enter and depart the premises during events such as weddings while not disturbing the hotel and residential tenants and visitors. The hotel rooms are large at an average of over 65 sq.m. each and each room has views of either the sea or the mountains and central Jakarta to the south. The residential tower incorporates the concept of a 'house in the sky' with access via a private elevator, large outdoor terraces and a double-slab floor that allows the owner to locate toilet and kitchen spaces almost anywhere in the unit. All residential units have light and air access to two sides for flow-through ventilation. The ballroom will be one of the largest in Jakarta at 4,000 sq.m. net floor area with a prefunction space on two levels of over 1,500 sq.m. and meeting room space of over 550 sq.m.. The spa and a high-end medical clinic, both located on the roof of the ballroom, provide 6 private treatment villas in Balinese style and a clinic of some 390 sq.m..

**BIXEL\*** (designed and managed by one or more of the principals while at another firm)

Project Type: Mixed Use Retail and Residential Condominium

Year Completed: N/A, project on hold, Design Development complete 2008

Location: Los Angeles, California

Client: Shin Young USA

Statistics: 330 residential units on a site of some 60,000 sq.ft.. Parking for 450 vehicles.

Description: A 17-story reinforced concrete structure with slab edges expressed and folded to create continuous solid planes, the building folds itself toward the corner of Bixel and Ingraham Streets in a gesture to the pedestrian visitor.

### **JIMBARAN RESORT AND VILLAS**

Project Type: Resort hotel and Free-standing villas for sale

Year Completed: N/A, project on hold

Location: Jimbaran, Bali, Indonesia

Client: PT Arc Pac Buildings Indonesia

Statistics: 21 hectares of site area with a 96 villa five-star hotel and 60 for-sale lots.

Description: The site fronts on Jimbaran Bay with over 1 kilometer of oceanfront and three separate beaches while sloping up and away from the ocean for over 150 meters. The bulk of the oceanfront land sits on cliff-like land some 6-7 meters above the high tide level. The concept calls for development of an all-villa hotel with 96 free-standing villas each with its own pool. The central hotel facilities would include a reception area, fine dining restaurant and bar, an artist's studio and showroom and a cooking school. A spa with 10 free-standing treatment villas and a restaurant is located on a promontory at the ocean's edge as is a seafood restaurant facing the west and the setting sun. The 60 lots for sale average over 1,000 sq.m. in area and provide the possibility of individually-owned residences that could be pooled for rental by the hotel and provide income to the lot owners.

### **SAYAN RESORT**

Project Type: Resort Hotel

Year Completed: N/A, project on hold

Location: Ubud, Bali, Indonesia

Client: withheld at request of client

Statistics: 5 hectares of site area with a five-star hotel comprised of 33 free-standing villas, a spa, two restaurants and lounge.

Description: This site sits on a ridge overlooking traditional and still-in-use rice fields and the Ayung River, one of the main rivers flowing down from Mt. Agung in the center of Bali; the Four Seasons Resort is next door. The concept design positions many of the villas along the ridge with views of rice fields, the river and the hills beyond with the balance of the villas situated adjacent to the Ayung River. A "River Café" and pool is located alongside the Ayung to help maximize guest contact with this special waterway.

## **TAMAN RASUNA**

Project Type: Mixed Use Retail and Residential condominium

Year Completed: 1994

Location: Kuningan, Central Jakarta, Indonesia

Client: Bakrie Group

Statistics: A site area of 12 hectares located in the Kuningan area of central Jakarta, the initial phase of development was comprised of 18 towers of varying height with a total of over 4,000 residential units varying in size from 57 to 98 sq.m. in size. Total residential gross floor area is over 330,000 sq.m. while parking and retail areas total some 80,000 sq.m.

Description: This project was the first large scale development to address the needs of the emerging working middle class in Jakarta for conveniently located, secure and affordable housing. The development budget was very tight and was met through the use of repetitive floorplates that allowed the contractors, on a structural design-build basis, to achieve economies of scale that non-repetitive individually-designed towers could not have allowed. The concept called for a large podium to contain the parking and retail spaces required of such a large development with secure lobby access to towers provided along the podium edge. The large open space created by the podium is used for tenant amenities such as a swimming pool, play/recreation and clubhouse space. Each tower has 8 units per floor centered around a



core with three elevators and a scissor stair; minimal corridors result in a 90% efficiency factor helping to make this development truly affordable.

**MENTENG EXECUTIVE**

Project Type: Residential Rental and Condominium

Year Completed: 1993

Location: Menteng, Jakarta, Indonesia

Client: PT Saranapratama Artamandiri

Statistics: 4 towers situated on a long, narrow strip of land in the heart of the Menteng area in Jakarta. 240 residential units in 38,000 sq.m. of gross floor area with a basement level of 9,000 sq.m. providing parking for the residences.

Description: The design was informed by the traditional character of Dutch colonial buildings in Menteng. White walls, wood shutters, red clay tile roofs, terra cotta-tiled terraces and intricately detailed marble and stone floors reflect the character of the neighborhood. The four towers are placed in two paired sets on either side of a two-story clubhouse that provides reception and amenity facilities for residents and visitors. A shaded swimming pool and children's play area are located in the rear of the lot while a covered tennis court located on top of a parking level provides all-weather recreational and event space.

**PURI CASABLANCA**

Project Type: Residential Condominium and Rental

Year Completed: 1994

Location: Kuningan, Central Jakarta, Indonesia

Client: PT Angkasa Interland (Gajah Tunggal Group)

Statistics: 3 hectare site area, 4 towers of 33 stories each, total residential gross floor area over 85,000 sq.m.. Approximately 1,040 residential units.

Description: This project was targeted at an upper middle class residential buyer/tenant and the average size of the units – 75 to 120 sq.m. – reflects that market requirement. Again using an efficient 8 unit-per-floor configuration with a central core, the towers offer cost efficiency to both the developer and resident owners while providing unobstructed views

of the city, sea and mountains. The project incorporates many amenities found in luxury developments – a large lagoon-style swimming pool, a putting green, 800m jogging track, three outdoor tennis courts, outdoor and indoor children’s play areas, a spa, a gym/fitness facility and a restaurant – providing residents with amenities typically found only in large developments on the outskirts of the city. The location, just off Jalan H.R. Rasuna Said in the center of Jakarta, has allowed the owners of the development to adjust to the changing economic conditions – one of the towers is now used as a hotel and serviced apartment facility.

**APARTEMEN CASABLANCA**

Project Type: Residential Condominium and Rental

Year Completed: 1993

Location: Kuningan, Central Jakarta, Indonesia

Client: PT Suryaraya Prawira

Statistics: 2 16-story towers contain 433 residential units. Residential gross floor area of 66,000 sq.m. with two basement levels of parking totaling 20,000 sq.m..

Description: The towers are carefully positioned to afford views of the city to the west and north and to the mountains to the south. Between the towers, which are linked by a glass arcade, are swimming pools and a dramatic waterfall. Three tennis courts, a mini-market, gym and health club and two restaurants complete the amenity facilities.

**MENARA KADIN**

Project Type: Office Strata Title

Year Completed: 1997

Location: Kuningan, Central Jakarta, indonesia

Client: withheld at client request

Statistics: Office gross floor area of 45,000 sq.m. and parking of 35,000 sq.m.

Description: This office building is a 30-story reinforced concrete structure with full height reflective monolithic glazing. Three levels of basement parking is augmented by another five levels of parking in a podium structure, which not only served to reduce the costs of additional, deeper basement levels but also to elevate the lowest office floors to improve their sales value and appeal. The entrance canopy is cantilevered over 7.0 meters from the edge of the building without any cable supports, providing a dramatic entrance for the double-height lobby.

## **EMPIRE TOWER**

Project Type: Office Strata Title

Year Completed: 1994

Location: Kuningan Persada Superblock, Jakarta, Indonesia

Client: PT Pacific Metrorealty

Statistics: Office gross floor area is 45,000 sq., retail area is 5,000 sq.m., and parking totals 30,000 sq.m.

Description: This was one of the tallest structures in Jakarta when it was originally designed in 1993, at 32 stories and 157 meters. The building is constructed using a concrete shear wall and a structural steel frame allowing large spans and extensive cantilevers. As a strata-title building it was important to maximize both sellable and net useable floor area and so fan coils located above the suspended ceiling panels were used in lieu of floor-mounted air handling units. The round shape of the west-facing aspect of the building was both a response to the building's location at the first structure to be developed in the Kuningan Persada superblock and to the desires of the developers to place a rotating restaurant at the top of the building. The two-story restaurant is located 132 meters above the ground and offers superb views of the skyline of Jakarta, enhanced by the use of clear structural glass. In order to protect the glass and interiors from heat build up sunscreen was cantilevered from the roof; this screen extends some 7.0 meters and is constructed of steel tubes.

**WIRELESS ROAD BANGKOK**

Project Type: Office Rental

Year Completed: 1993

Location: Bangkok, Thailand

Client: Hong Kong Shanghai Hotels/Euromill Development Co., Ltd.

Statistics: Office area of 25,000 sq.m. and parking of 10,000 sq.m.

Description: The site is located on Wireless Road in an exclusive diplomatic section of Bangkok, adjacent to the Dutch Embassy and to the residence of the ambassador of the USA. With street trees in severe distress due to an invasive fungus, the design of the building took advantage of the green views over the diplomatic properties. To help with parking in the below grade levels on this very tight site the floorplate of the building at the rear is cantilevered from the core thereby eliminating columns from the design along the important view facade. The curved curtainwall along the rear reflects the lack of columns and provides a truly floor-to-ceiling, wall-to-wall view opportunity.

**PEDDAR ROAD MUMBAI**

Project Type: Residential Condominium

Year Completed: 2004, design revised prior to completion

Location: Mumbai, India

Client: Ispat Development

Statistics: Residential floor area of 20,000 sq.m., retail area of 3,000 sq.m. and parking area of 10,000 sq.m.

Description: Located on one of Mumbai's most prominent sites, and with one residence per floor this 25-story building was designed as a luxury high-rise residence for wealthy locals and expatriates. Each floor contains an area for parking of two vehicles with access via two large, 4,000 kg elevators. A pool and community room is located on the second floor above the entrance lobby while retail shops are located at street level. The sloping site allows for what are considered two ground floors.

**THE WESTIN JAKARTA**

Project Type: Hotel

Year Completed: N/A, project was put on hold in 1997-98 and then changed to an office building in 2007.

Location: Central Jakarta, Indonesia

Client: withheld at request of client

Statistics: Hotel area of 50,000 sq.m., Retail area of 6,000 sq.m. and parking area of 40,000 sq.m.

Description: Originally designed as a Westin Hotel, this 32-story building was put on hold during the financial crisis of 1997-98 and, when restarted, was changed to an office building completed by another architect.

### **KOTA KANAL BATAVIA**

Project Type: Mixed Use Office, Retail, Residential and Hotel

Year Completed: 1994 Phase One Menara Batavia, subsequent phases but on hold.

Location: Central Jakarta, Indonesia

Client: Brasali Group

Statistics: Phase One: Office Building - 45,000 sq.m.; Parking area - 25,000 sq.m.  
Phase Two: Retail - 45,000 sq.m.; Hotel - 30,000 sq.m.; Residential - 12,000 sq.m.; Parking - 35,000 sq.m.

Description: The original design of Menara Batavia contemplated a second phase office building but the developer adjusted their plans to increase density and create a fully mixed-use project to capitalize on the site location in the center of Jakarta. The office building was designed to refer to classical high rise structures with a base, shaft and top. The subsequent phase, not realized due to the financial conditions brought about after the 1997-87 currency crisis, would have added a business hotel, a large retail center and a residential component. The retail center included a "Ginza-style" high-rise retail element proposed for restaurants and large destination-type retail outlets.

### **MENARA KENCANA**

Project Type: Mixed Use Office, Residential and Retail

Year Completed: N/A, project put on hold in 1996

Location: Central Jakarta, Indonesia

Client: PT Fajar Surya Sakti / Bimantara Group

Statistics: Residential – 130,000 sq.m.; Office – 100,000 sq.m.; Retail – 15,000 sq.m.; Parking – 100,000 sq.m.

Description: This very large, very dense mixed use project would have introduced two firsts in Jakarta: one, buildings with residential space placed on top of office space; and two, a pair of buildings with steel frames to mid-height topped by concrete frames. The two identical buildings at the front corner of the site were designed with two levels of retail and entrance lobby space topped by 30 levels of office space with two floors of club and mechanical space further surmounted by 30 levels of residential space, resulting in twin 67-story structures where office and residential tenants would share a single structure but not the requisite elevators, lobbies or mechanical facilities. A curved, circular retail podium with access to the residential lobbies of all buildings as well as access to the specialty shops and restaurants served as a focal point for the resident community that would have lived in this extraordinary complex. Two separate residential-only buildings and a separate retail structure, all accessible from the below-grade parking levels and the circular retail podium, would have completed the mix.

### **MULIA TOWER**

Project Type: Office Rental

Year Completed: 1991

Location: Central Jakarta, Indonesia

Client: Mulia Group

Statistics: Office – 80,000 sq.m.; Parking – 30,000 sq.m.

Description: This 25-story office building has a large floorplate of approximately 2,500 sq.m. with the chamfered corners used to help reduce the apparent massing of the structure. The pyramidal top with continuous cold-cathode lighting was a first in Jakarta.

### **GEDUNG BRI II**

Project Type: Office Rental

Year Completed: 1991

Location: Central Jakarta, Indonesia

Client: Mulia Group

Statistics: Office – 70,000 sq.m.; Parking – 40,000 sq.m.

Description: This 32-story reinforced concrete structure was part of a master-planned development that incorporated the existing headquarters of BRI, one of the state banks of Indonesia, with a large parking structure constructed in the rear of the site. A third building has not been constructed and, in lieu of that, the GKBI office building was developed.

### **MULIA CENTER**

Project Type: Office Rental

Year Completed: 1992

Location: Central Jakarta, Indonesia

Client: Mulia Group

Statistics: Office – 55,000 sq.m.; Parking – 20,000 sq.m. in three basement levels.

Description: This 17-story office building has one of the largest floorplates in Jakarta, almost 3,000 sq.m.. The building utilizes reflective glass and a dome that was intended to house a restaurant or club.

### **THE REGENCY**

Project Type: Residential Rental

Year Completed: N/A. project put on hold

Location: Central Jakarta, Indonesia

Client: Mulia Group

Statistics: Residential – 55,000 sq.m. and 330 deluxe apartments; parking – 15,000 sq.m. underground

Description: Twin 16-story towers are arranged to embrace the landscaped gardens and pool that are intimately connected to a large clubhouse with restaurants, meeting spaces, and a health club.

### **EMBASSY TOWERS**

Project Type: Residential rental

Year Completed: N/A, project put on hold

Location: Central Jakarta, Indonesia

Client: PT Bahanasemesta Citranusantara

Statistics: Residential gross floor area of 40,000 sq.m. and parking of 25,000 sq.m.

Description: Twin 32-story towers were set at right angles to one another in order to maximize the views from the apartments. Semi-private elevators provided secure access to each apartment while a corridor connecting each apartment to exit stairs and a service elevator allowed each unit to be serviced without interruption to tenants.

### **MENARA GLOBAL**

Project Type: Office

Year Completed: 1994

Location: Central Jakarta, Indonesia

Client: PT Kanindo Land Development / Lippo Development Group

Statistics: Office gross floor area of 24,000 sq.m. and parking of 10,000 sq.m.

Description: The site is irregularly shaped and was originally intended for a three tower development of which this building was the only one built. The green reflective glazing with its curved façade and white cantilevered sunscreen serve to reduce the apparent massing of the structure while establishing a skyline reference point for the subsequent phases of development.

**PLAZA INDONESIA\*** (designed and managed by one or more of the principals while at another firm)

Project Type: Mixed Use Hotel and Retail

Year Completed: 1990

Location: Central Jakarta, Indonesia

Client: PT Bimantara Eka Santosa

Statistics: Hotel – 53,000 sq.m.; Retail – 50,000 sq.m.; Parking – 40,000 sq.m.



Description: This project was designed in 1985 at a time when Jakarta had very few shopping centers and only the Hilton in Semanggi was considered a high-end hotel. The project introduced several “firsts” to Jakarta, including the use of granite facing integrally cast into precast wall panels, structural steel for the hotel frame, and basement parking in lieu of the more standard above-grade parking levels. The roof of the retail podium was used to provide a large, landscaped amenity deck for the hotel including a free-form swimming pool, restaurant, and five tennis courts.

**MENARA BATAVIA**

Project Type: Office

Year Completed: 1994

Location: Central Jakarta, Indonesia

Client: Brasali Group

Statistics: Phase One: Office Building – 45,000 sq.m.; Parking area – 25,000 sq.m.

Description: The design of this 32-story office building reflects the intent of the original developer to construct additional buildings on the site. The tower is set well back from Jalan Satrio allowing for a long driveway and a landscaped pool in front of the entrance. The tower was designed to refer to classical high rise structures with a base, shaft and top with vertical expressions of window mullions to accentuate the height of the tower.

**MEDAN MIXED USE**

Project Type: Retail and Hotel

Year Completed: Design Only, not built

Location: Medan, Indonesia

Client: Withheld at request of client

Statistics: Retail – 100,000 sq.m.; Hotel – 250 rooms, 25,000 sq.m.; Parking area – 50,000 sq.m.

Description: The project went through several iterations of design, originally proposed as a building developed in the style of the classic colonial structures in Medan but changed to a more modern design with imposing cantilevers, sweeping curved facades and, at one time, an

atrium designed to cool the hotel while providing an impressive internal environment for hotel guests.

**ASIA TOWER**

Project Type: Office

Year Completed: Design Only, not built

Location: Central Jakarta, Indonesia

Client: Lippo Group

Statistics: Office – 100,000 sq.m. +; Parking area – 50,000 sq.m.

Description: Several designs were proposed to the client reflecting differing styles, from classic to modern.

**YOGYAKARTA RESORT HOTEL**

Project Type: Hotel

Year Completed: Design Only, not built

Location: Yogyakarta, Indonesia

Client: Withheld at request of client

Statistics: Hotel – 300 rooms

Description: The site, on the outskirts of the cultural capital of Java, was located on an axis with Mt. Merapi, one of the most important volcanic mountains on the island. The design was oriented to the mountain to allow all of the guest rooms views of the mountain, and the public spaces were designed to create an outdoor garden area landscaped to highlight the incredible diversity of flora in Indonesia.

**PRIVATE HOUSE LOS ANGELES**

Project Type: Single Family Residential

Year Completed: under construction, completion Summer 2011

Location: Bel Air, Los Angeles, California

Client: Withheld at request of client

Statistics: 4,500 sq.ft. including two-car garage

Description: An addition to an existing 1958 modernist house, the new house is a glass pavilion with a sloping roof. The original concept design was prepared by a well-known foreign architect and ARC PAC Inc. was requested to complete the design and construction documents. In the process we changed the design by adding a full garage level, re-arranging the rooms in the new house, and re-designing the entry to the house and the open areas that surround the house.

**PRIVATE HOUSE BEVERLY HILLS**

Project Type: Single Family Residential

Year Completed: Concept Study only.

Location: Beverly Hills, California

Client: Withheld at request of client

Statistics: 11,000 sq.ft. including four-car garage

Description: On a large, relatively flat site in Beverly Hills we prepared a number of options for a house to replace an existing structure with an outmoded floor plan but with a garden enjoyed by the homeowner. The two options shown present a plan that allows the owner to hold functions for a large number of people while providing a library and four bedrooms with the privacy required. The schemes differ in that one is organized in a linear fashion with a large, two-story height living room to one side that can be opened up to link the front and rear landscaped gardens and pools while the second has the house straddling the site with distinct front and rear yards that can be joined visually by opening up the glass walls of the ground-level living and dining areas. The second scheme incorporates a seating area in the middle of a "U" shaped swimming pool to further enhance the outdoor spaces available to the family for relaxing and entertaining.

**SOUTH PONDOK INDAH MIXED USE – STUDY 1**

Project Type: Retail, Office and Residential

Year Completed: Design Only, not built

Location: South Jakarta, Indonesia

Client: Withheld at request of client

Statistics: Retail Phase 1 – 6,500 sq.m.; Phase 2 – 20,000 sq.m.; Office Phase 1 – 45,000 sq.m.; Phase 2 – 60,000 sq.m.; Parking Phase 1 – 1,300 spaces; Phase 2 – 1,600 spaces for a total of 2,900.

Description: The project is planned for construction in two phases and as such must retain flexibility of use over time to be able to go from potential office to a residential use. The design concept is to provide retail uses at the ground and second floor levels with the office or residential towers located above two or three levels of parking which are in turn located above the retail. Three basement levels of parking assure sufficient space for the requirements of the Phase 1 office and retail as well as the Phase 2 retail while the above-grade parking levels allow the developer to adjust the number of spaces to fit the differing requirements of office and residential.

### **SOUTH PONDOK INDAH MIXED USE – STUDY 2**

Project Type: Retail, Office and Residential

Year Completed: Design Only, not built

Location: South Jakarta, Indonesia

Client: Withheld at request of client

Statistics: Retail – 48,000 sq.m.; Office – 31,000 sq.m.; Residential – 23,000 sq.m., 150 units; Parking – 2,700 spaces.

Description: The project is planned for construction in association with the extension of an above-ground public transportation line across the street. With high visibility towards the ring road linking east and west Jakarta in the south and the potential presence of a public high-speed rail system nearby the site is prime for retail use and the design concept provides a four-level retail podium linked to the office and residential uses along its perimeter. Towers are located so as to not impede views of other towers and to allow for what would be expected to be heavy traffic demand around the site.

### **CENTRAL JAKARTA MIXED USE STUDY**

Project Type: Retail, Office and Residential

Year Completed: Design Only, not built

Location: Central Jakarta, Indonesia

Client: Withheld at request of client

Statistics: Retail – 40,000 sq.m.; Office – 80,000 sq.m.; Residential – 200,000 sq.m., 800 units; Parking – 4,000 spaces.

Description: The project would occupy a very visible site along Jl. Sudirman in Central Jakarta and would be developed in phases over a period of time. The concept allows for traffic circulation around the perimeter of the site and allows for phased development either in a linear fashion, from one end of the site to the other, or as bookend development with the middle portion ‘filled in’ at a later date. Parking would be shared by office and retail uses but not by residential tenants to ensure adequacy of parking and security. The design concept oriented a major office tenant towards the north-traveling traffic along Jl. Sudirman while providing tenants with exciting views of the surrounding city. Residential towers are planned as ‘slab’ towers to increase exterior exposure. The retail area is planned with multiple inter-twining levels to reduce the apparent size of the retail areas and to increase the number of interesting spaces created by the fragmentation of levels.

### **SUDIRMAN MIXED USE STUDY**

Project Type: Retail, Office, Hotel and Residential

Year Completed: Design Only, not built

Location: Jakarta, Indonesia

Client: Withheld at request of client

Statistics: Withheld at request of client

Description: The project would occupy a medium-sized site with frontage along Jl. Sudirman in Jakarta and would be developed in phases over a period of time. The concept allows for traffic circulation around the perimeter of the site with access to parking levels and pedestrian entrances at multiple points. The office tower is set back from the main street to allow for a highly-specialized, well-known retail use to maintain its exposure along Jl. Sudirman. Two residential towers and a hotel tower are located at the edges of a retail podium that is organized to feel like a street winding upwards along a hillside.

### **MEGA KUNINGAN OFFICE STUDY**

Project Type: Office

Year Completed: Concept Design only, not built

Location: Central Jakarta, Indonesia

Client: Withheld at client request

Statistics: Office Building - 30,000 sq.m.; Parking area - 15,000 sq.m.

Description: The design of this 30-story office building on a narrow site in the middle of the 'golden triangle' of Jakarta was conceived as anthropomorphic in nature – like a human body with clothing. The tower is deliberately shaped to provide the best possible view exposure from within the building and a side core is utilized to allow tenants great flexibility of layout.

### **1600 SCHRADER HOTEL**

Project Type: Hotel

Year Completed: Schematic Design entitlement only, 2018

Location: Hollywood, California

Client: Withheld at client request

Statistics: Hotel - 75,000 sq.ft with 198 guestrooms; Parking area - 45,000 sq.ft. 100 parking stalls

Description: The design of this 11 story hotel project in the midst of a fast-developing area north of Sunset Blvd. in Hollywood resolved the disparate requirements of the developers who sought efficiency and presence in the built environment with the desire of neighborhood groups to limit development to low rise, minimal floor area residential uses. During the design process the developer acquired an adjacent parcel with 12 rental apartments in a single 2-story building which will be renovated and that provided an opportunity to relate the new hotel to existing residences in a complementary and meaningful way. The use of materials that have a long history in the area, including brick, concrete, wood, clear glass and metal panels brings an historical sensibility to the project.

### **6516 SELMA CREATIVE OFFICE**

Project Type: Office

Year Completed: Schematic Design only, 2016 (owner sold parcel)

Location: Hollywood, California

Client: Withheld at client request

Statistics: Office – 100,000 sf GFA; 84,000 sf rentable; Parking area – 75,000 sq.ft. 275 automated parking stalls

Description: The design of this 6 story creative office project was intended to address the need for high-ceilinged open office area with access to outdoor terraces. The typical floorplate was designed for a maximum of 4 tenants, each with a large aircraft-hanger type of door that provides maximum indoor-outdoor connection. The parking requirement was envisioned as using automated equipment, no ramps or need to drive round-and-round to get to an available stall; each parking stall is not only accessible but also reserved. The ability in the future to pull out the equipment, or some part of it, as vehicle use, ownership and zoning codes change and use the basement volume for other, as-yet-unknown purposes, was an important factor in the decision to go with automated parking.

### **WESTIN ANAHEIM RESORT**

Project Type: Hotel

Year Completed: 2020

Location: Anaheim, California

Client: Withheld at client request

Statistics: Hotel – 580,000 sq.ft with 6188 guestrooms; Parking area – 409,000 sq.ft. 1,103 parking stalls

Description: The design of the hotel is by Michael Hong Associates and ARC PAC provided services as the project architect for Harley Ellis Devereaux, Inc, the executive architects for the project. Our services commenced in late 2016 with preparation of a Basis of Design package for bids to design-build contractors for the parking garage. In August of 2017 the MHA design development phase came to a close and by late October we were able to submit for permit review to the City of Anaheim. Construction commenced on the hotel with excavation and shoring of

the basement in April of 2018. Due to cost overruns the owner required reductions in the size of the project and a supplemental permit, reflecting the revised scope, was pulled in early August of 2018. Construction ends in August of 2020 and the grand opening is scheduled for October 2020.