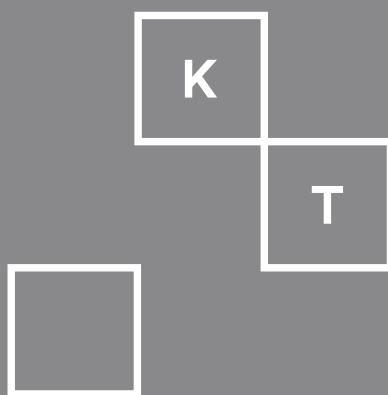
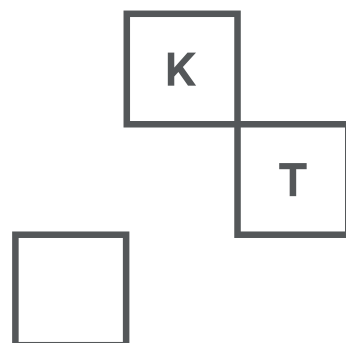




KEVIN TSAI ARCHITECTURE



PROFILE



OUR VISION In an era where mimicking trends is increasingly taking priority over design integrity, Kevin Tsai Architecture is an L.A. based architectural design studio that neither follows trends nor allows itself to be defined by a distinct style, choosing instead a tenet that fosters innovation, elegance, and versatility to create timeless spaces that enrich people's lives.

Collaboration is the cornerstone of our process. Our multi-disciplinary teams include architects, engineers, graphic artists, industrial designers, interior designers, and brand practitioners that work in tandem with our clients to create unique and enduring architecture.



FOUNDING PRINCIPAL

Kevin Tsai, principal and founder of Kevin Tsai Architecture, is a Californian architect known for prioritizing design integrity over mimicking trends. Kevin diligently developed an innovative practical design approach that fosters ingenuity, elegance, and versatility to create timeless spaces that enrich people's lives.

Collaboration is the cornerstone of his process. He assembled a multidisciplinary team of architects, engineers, graphic artists, industrial and interior designers, and brand practitioners that work in tandem with clients to create unique, enduring architecture that honors the client's intent and respects the context of the project.

Prior to starting his own practice, Kevin worked for several well-known firms including Lorcan O'Herlihy Architects (LOHA), Neil Denari Architects, Hodgetts + Fung, and Johnson Favaro Architects. In 2006, Kevin was invited to participate in New Blood: Next Generation. This prestigious exhibition highlights groundbreaking work from a select group of Los Angeles' talented new architects. With over 20 years of experience, Kevin has earned the firm an outstanding reputation for design excellence.

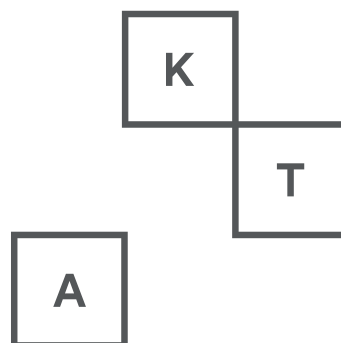
EDUCATION

University of California, Los Angeles, M. Arch, 2001

California Polytechnic State University, San Luis Obispo, B.A., 1999



EXPERIENCE





285 condominium units

LEXINGTON

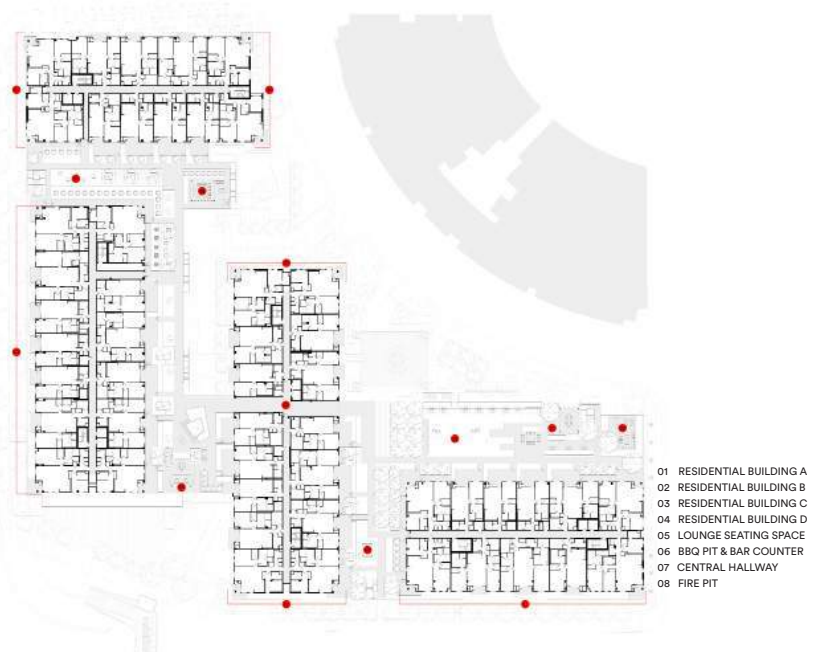
The project consists of a new 7-story mixed use building with 2 levels of parking (one level on grade with the second level subterranean). The building embodies a simple palette with vertical standing seam metal paneling in various shades of black and deep charcoal, smooth white stucco, and grey textured plaster with warm accents of wood. Given the proximity of the busy 405 freeway, and the adjacent Jamboree Road, the darker materials at the base of the building provide resiliency and offer additional protection from noise and air pollution at the residential units facing the street. The smooth white stucco at the top appears to float above the darker base of the building, and has larger glazing elements and inset patios to optimize light and air while also maintaining an appropriate level of privacy for the tenants.

Location:
728 Rockefeller.,
Irvine, CA 92612

Project Area:
936,161,000 sf

Project Status:
Completed

Lush landscaping fill the perimeter of the site as well as the grand residential court-yards on the second level. A public plaza at the corner of Jamboree and Michelson includes an outdoor dining platform, more landscaping and a 11-ft tall waterwall feature to mask the noise at this busy intersection.





28 unit multi-family

MELROSE PLACE

Located within the West Hollywood Design District, Melrose Place puts residents in the heart of a major dining, shopping, and social hub of West Hollywood. At over 80,000 sf, the 4-story multi-family development with 28 condominium units was crafted in the transitional modern style with a focus on natural materials such as sandblasted limestone and teak. Amenities include an entry courtyard and a recreation room inspired by the indoor/outdoor LA lifestyle with vertical wood slats for shading that wrap from courtyard, through rec room, and back out. The offset building silhouettes add a playful sensibility to the modern ambience.

Location:
724 N. Croft Ave.,
Los Angeles, CA 90069

Project Area:
80,600 sf

Project Status:
Completed



01 UNIT 1	04 UNIT 4	07 UNIT 7	10 UNIT 10	13 RECEPTION	16 COURTYARD
02 UNIT 2	05 UNIT 5	08 UNIT 8	11 UNIT 11	14 REC ROOM	17 BIKE STORAGE
03 UNIT 3	06 UNIT 6	09 UNIT 9	12 UNIT 12	15 HALLWAY	18 GARAGE





The subject property is a flat, rectangular, 24,583 square-foot lot comprising four (4) contiguous parcels with a frontage along Normandie Avenue and along First Street to the north. The proposed project is a new, six-story, 81,996 squarefoot multi-family residential building with 88 dwelling units, including eight (8) dwelling units set aside for Extremely Low Income Households. The building will be constructed with one (1) level of subterranean parking, one (1) at-grade level with the residential lobby, residential units and parking, and five (5) residential levels above.

Location:
100 Normandie Ave.,
Los Angeles, CA 90004

Project Area:
81,996 sf

Project Status:
Under Construction



This 88-unit multi-family will include 8 dwelling units set aside for Extremely Low Income Households.





Washington Boulevard involving the demolition of existing structures, and the construction of a new, seven-story, mixed-use structure above one level of subterranean parking. The project will contain 139 multi-family dwelling units and 1,969 square feet of ground floor commercial space. Of the 139 units proposed, 14 will be set aside for Extremely Low-Income Households. The proposed building will encompass approximately 135,178 square feet in total building area, resulting in a Floor Area Ratio of no more than 3.72 to 1. The project proposes to provide 140 automobile parking spaces, 111 bicycle parking spaces, and 11,032 square feet of open space, divided between a pool deck, roof deck, gym/clubhouse, and private balconies.

Location:

10375 W. Washington Blvd-
Los Angeles, CA 90232

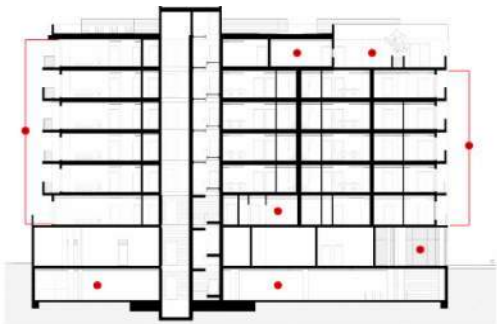
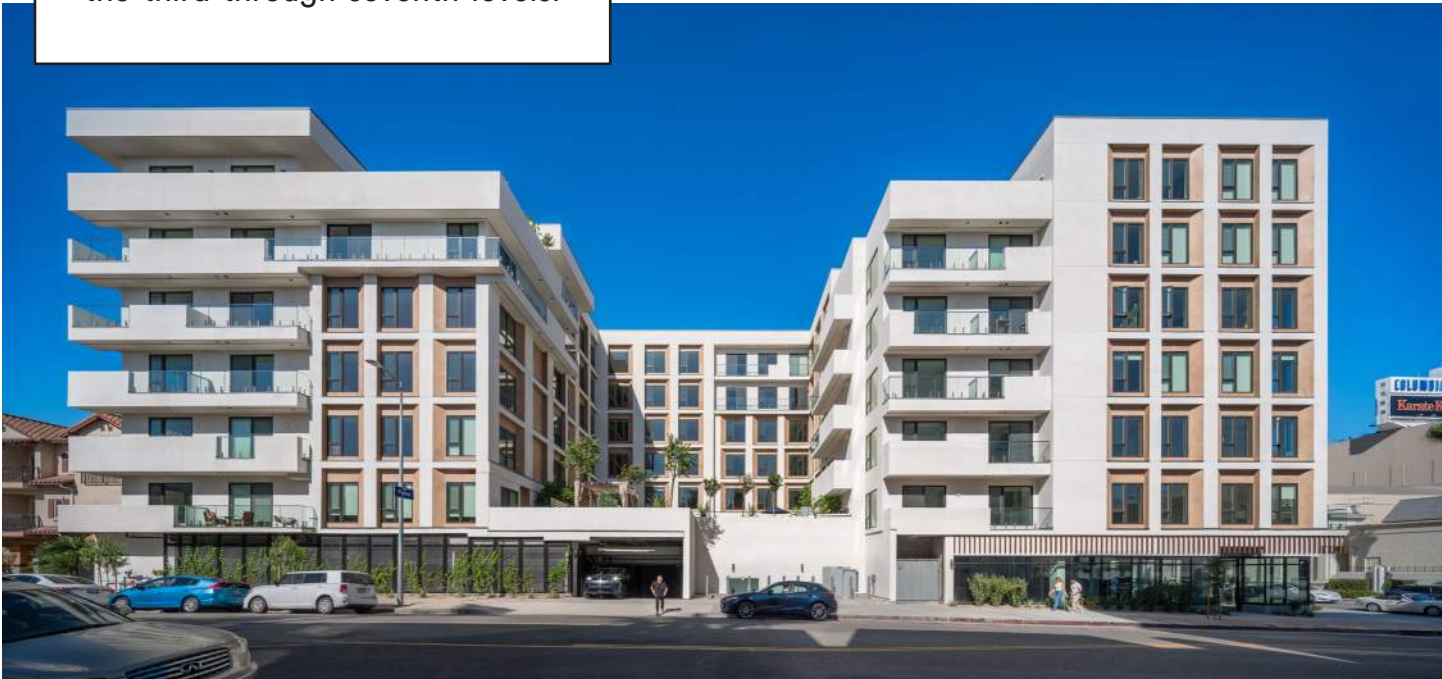
Project Area:

200,828 sf

Project Status:

Under Construction

The project will maintain a 10-foot front yard along Washington Boulevard, a zero-foot side yard along Motor Avenue, an easterly side yard of 3 feet at the ground level and 5 feet to 6 feet, 8 inches at the upper levels, and a northerly rear yard of 5 feet at the ground and second floor and 10 feet at the third through seventh levels.



01 1 BEDROOM 03 STUDIO 05 RETAIL 07 PARKING GARGAE
02 2 BEDROOM 04 RECREATION ROOM 06 PUBLIC ROOF DECK



01 STUDIO 03 2 BEDROOM 05 POOL
02 1 BEDROOM 04 FITNESS CENTER 06 BARBECUE



Located near the Metro Gold Line, 57 Wheeler is the first mixed-use development in vibrant downtown Arcadia. The 4-story Transit-Oriented Development is LEED certified for sustainability and features 38 residential units above 10,730 sf of retail space and 7,120 sf of office space. Its enhanced streetscapes and paseos create a seamless network of walkable paths that balance the high-intensity environment. The pedestrian-friendly public courtyard highlights key elements of urban style living: openness, easy mobility, and common space.

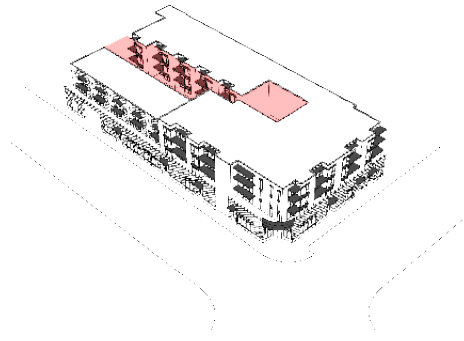
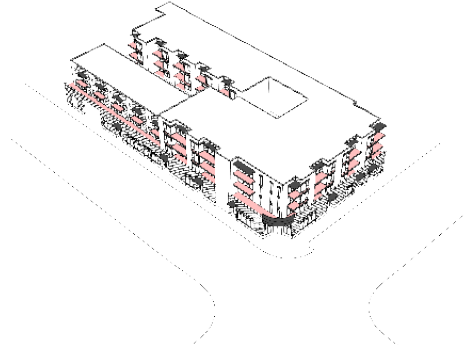
Location:
57 Wheeler Ave.,
Arcadia, CA 91006

Project Area:
75,500 sf

Project Status:
Completed



- | | |
|----------------------------|----------------------|
| 01 STREET ACCESS COURTYARD | 05 COMMERCIAL SPACES |
| 02 UNIT TYPE 'C' SECTION | 06 GARAGE RAMP |
| 03 COURTYARD BEYOND | 07 PARKING GARAGE |
| 04 UNIT TYPE 'D' SECTION | |



A theme of neighborhood openness and continuity is expressed through a continuous green footpath that extends through the private residents' courtyards. The path creates a meandering trail throughout, connecting all units to public space and adjacent streets.





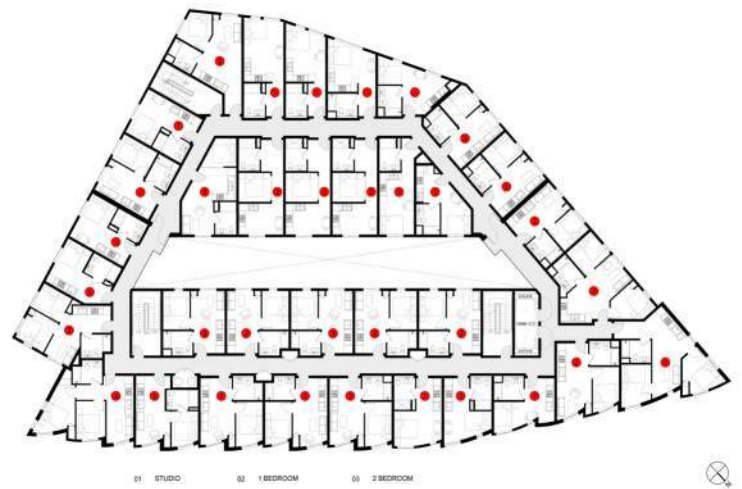
The project, which is being developed by Los Angeles-based Visionary Developments, would rise from a site located at 1540 Court Street. Plans call for the construction of a seven-story building featuring 189 apartments for low- and middle-income households without on-site parking. The apartments would come in a mix of studio, one-, and two-bedroom layouts, and would be rented to low- and moderate-income renters, per an approval letter issued by the City of Los Angeles.

Location:
1540 W Court ST
Los Angeles, CA 90026

Project Area:
72,000 sf

Project Status:
Entitlement

That made the project eligible for development incentives permitting a larger structure than otherwise allowed by zoning rules, as well as streamlined approvals via the Mayor's Executive Directive 1.



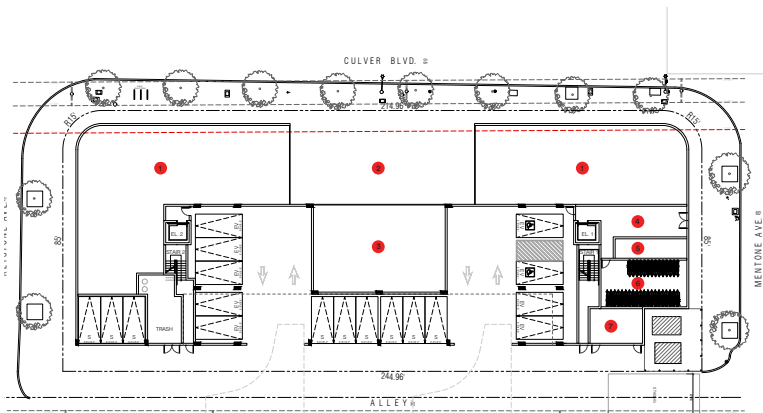


The proposal seeks to maximize density while balancing thoughtful design. The site is ideally located on a commercial corridor near jobs and community serving amenities, but at the same time abuts a single-family neighborhood. The design maximizes the housing provided, enriches the corridor and creates a thoughtful transition to the neighboring single family homes.

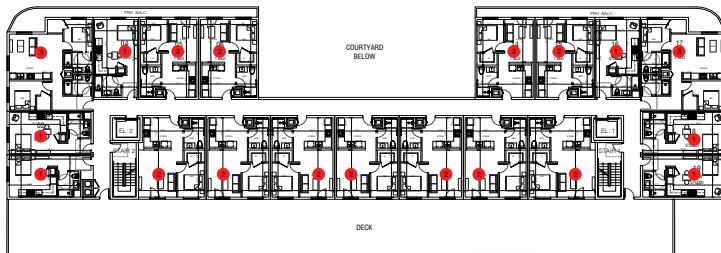
Location:
10510 - 10536 Culver Blvd
Culver City, CA 90232

Project Area:
53,400 sf

Project Status:
Entitlement



- | | |
|---------------------|--------------|
| 01 RETAIL ROOM | 05 MAIL ROOM |
| 02 COMMON COURTYARD | 06 BIKE ROOM |
| 03 COMMUNITY ROOM | 07 ELEC ROOM |
| 04 MAIN LOBBY | |



- | | |
|----------------|----------------|
| 01 STUDIO | 03 TWO BEDROOM |
| 02 ONE BEDROOM | 04 DECK |

The building is organized into five levels of wood frame (Type III-A) comprising $\pm 53,400$ SF of net leasable residential space, over two levels of concrete podium (Type I) comprising $\pm 6,000$ SF net leasable retail space as well as community-related programming. The upper levels are stepped back on the residential side, to soften the massing.





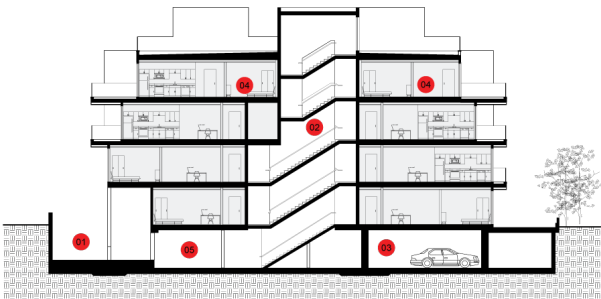
37 unit multi family
HAMEL

The design for Hamel was born in plan and prioritizes providing each of the 37 units with an expansive interior and a corner balcony. The program is separated into two structures, each with a centrally located mechanical and circulation core, leaving the corners open for wrapping balconies that take advantage of views of Los Angeles.

Location:
411- 439 S. Hamel Rd.
Los Angeles, CA 90048

Project Area:
118,850 sf

Project Status:
Completed



- 01 PARKING RAMP 03 PARKING 05 MECH ROOM
02 CORE 04 RESIDENTIAL LIVING





31 units multi-family

ALFRED CROFT

Located across the street from the West Hollywood Design District and another KTA project, this multi-family residential site spans street to street and consists of two separate 4-story buildings with a total of 31 units. Landscaping fills the space between the two structures and the textured brick facades of the buildings frame a private courtyard. The private moments created surrounding the exterior juxtapose the expansiveness of the interior units.

Location:
725 N. Croft Ave,
Los Angeles, CA 90069

Project Area:
64,900 sf

Project Status:
Completed

Flats and townhouses build up the unit mix with graciously sized spaces and interior finishes which complement the exterior architecture. In the conception of the project, sensitivity to maintaining the spirit of the neighborhood was a source of inspiration.



01 STUDIO
02 1 BEDROOM
03 2 BEDROOM
04 COURTYARD



01 STUDIO
02 1 BEDROOM
03 2 BEDROOM
04 ROOF DECK



01 STUDIO
02 1 BEDROOM
03 2 BEDROOM
04 ROOF DECK



20 unit multi-family
PALM

This five-story multi-family residential building consist of a formal contemporary design with custom glazed terra cotta cladding and specialty cement-plaster exterior wall treatment in a smooth steel-troweled finish. The street facing elevations are landscape with a modern landscape palette which includes a specialty green wall inset withing the primary (South) elevation. Conceptual signage is also proposed on the canopy of the main entrance which acts as a wayfinding device at this location.

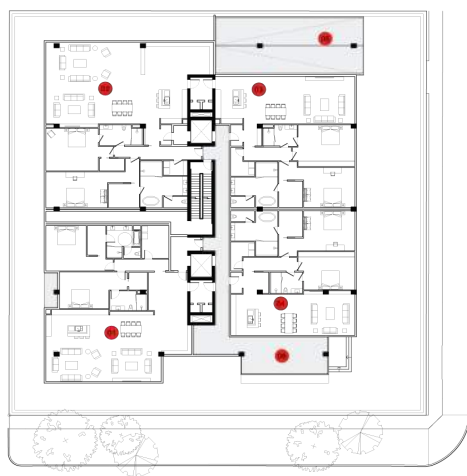
Location:
425 N. Palm Drive,
Beverly Hills, CA 90210

Project Area:
63,800 sf

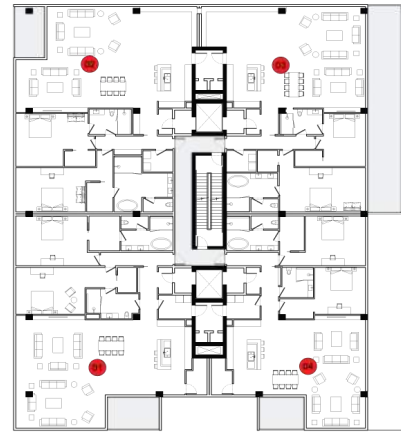
Project Status:
Completed



The new architectural design is based on a symmetrical organization emphasis given to a recessed green wall on Beverly Boulevard and glazed terra cotta clad pilaster features highlighted along the North Palm Elevation.



- 01 UNIT 101
- 02 UNIT 102
- 03 UNIT 103
- 04 UNIT 104
- 05 PARKING RAMP
- 06 LOBBY



- 01 UNIT 501
- 02 UNIT 502
- 03 UNIT 503
- 04 UNIT 504



94 unit mixed-use

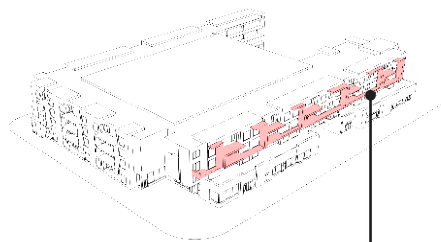
5TH & HARBOR

5th & Harbor's 4-story California contemporary design features 94 residential units and 11,000 sf of commercial space. The mixed-use development encourages commerce, interaction, and recreation, revitalizing a traditionally underserved neighborhood of Santa Ana. Situated on a 3-sided lot, the public plaza focuses on robust community involvement, with a prominent side of the building set aside for future public art. Retail uses on the ground floor of the active street are charming, small scale, and porous, providing a lively and safe pedestrian atmosphere. In place of one solid block, the massing is articulated with projected balconies and complementary fenestration patterns.

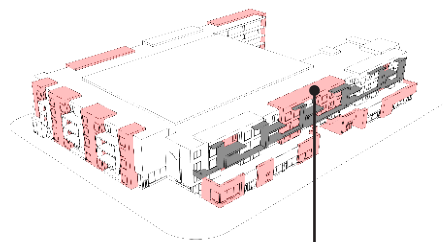
Location:
421 N. Harbor Blvd.,
Santa Ana, CA 92703

Project Area:
210,500 sf

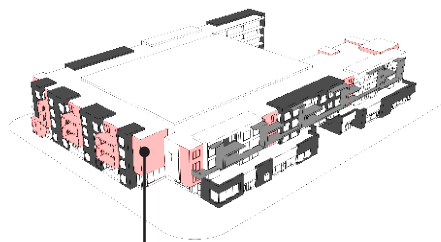
Project Status:
Entitlement



ALUCOBOND CLADDING



GREY STUCCO



WOOD SIDING

Broken down to resemble a parcel of neighbouring buildings, the massing is articulated with material variation featuring metal cladding, wood siding, and plaster. The projected balconies add another layer on top of the material change, providing a sculptural element to the building.



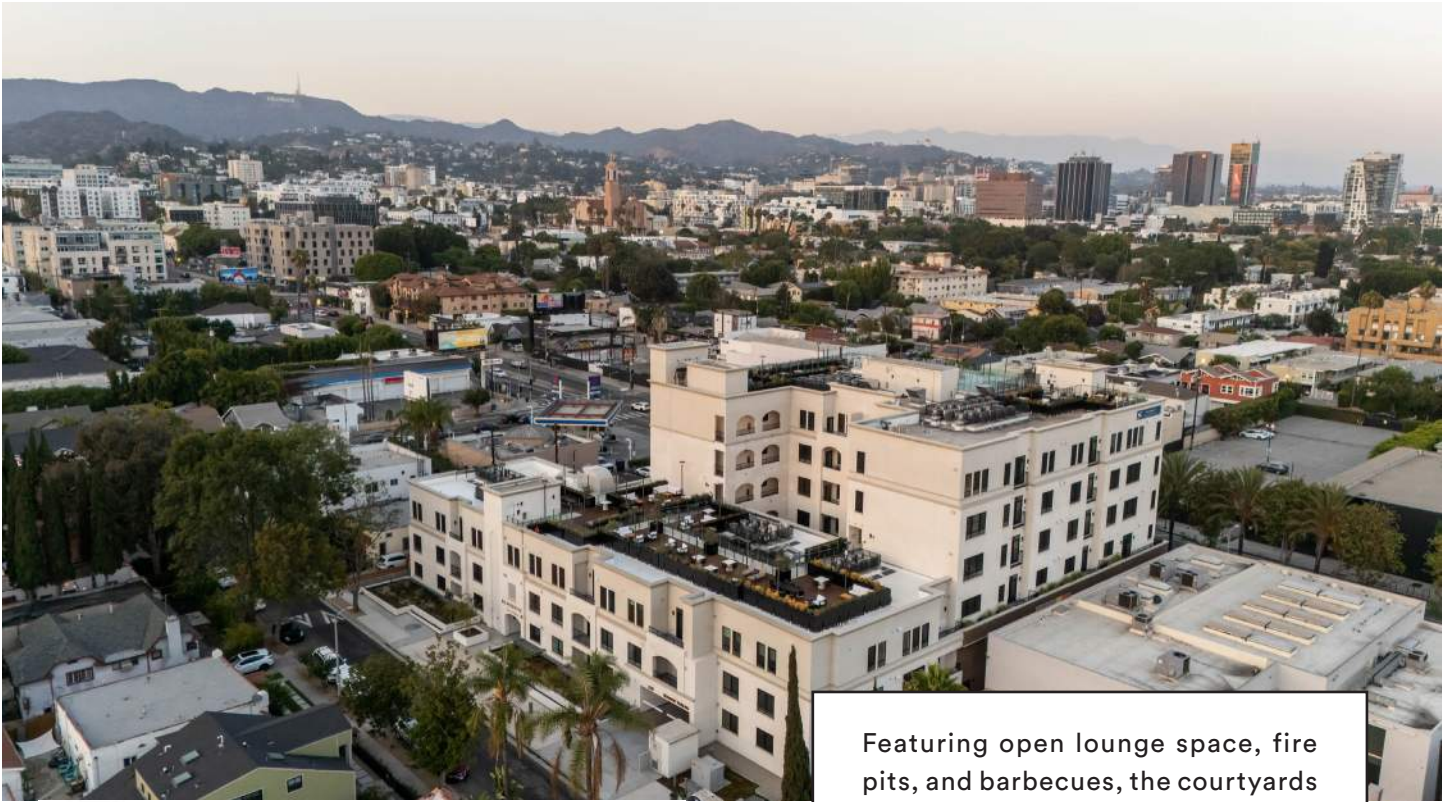


Citrus & Highland is a lush 95,000 sf mixed-use development with two street frontages built in an elegant, minimalist Spanish style. Four stories on the Citrus side, and six stories on Highland, the development features 72 residential units, of which 8 are affordable housing. Resident amenities include two courtyards, recreation room, gym, rooftop deck, private balconies, and nearby high-end art galleries.

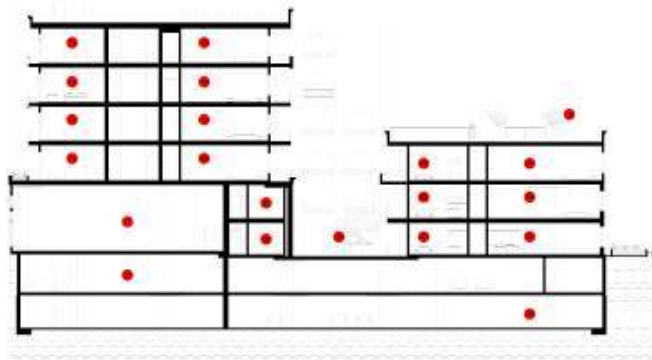
Location:
1233 N Highland Ave.,
Los Angeles, CA 90038

Project Area:
95,000 sf

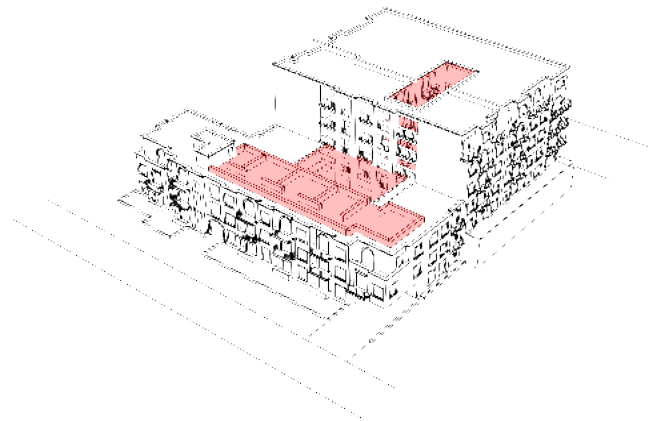
Project Status:
Under Construction



Featuring open lounge space, fire pits, and barbecues, the courtyards create a park-like atmosphere rich with olive trees, giving each resident access to private and public open space otherwise unavailable in this neighborhood.



- | | | | | |
|-------------|-------------|-------------|-------------|-------------------|
| 01 UNIT 107 | 05 UNIT 206 | 09 UNIT 316 | 13 UNIT 504 | 17 RETAIL |
| 02 UNIT 106 | 06 UNIT 203 | 10 UNIT 314 | 14 UNIT 505 | 18 COURTYARD |
| 03 UNIT 103 | 07 UNIT 307 | 11 UNIT 405 | 15 UNIT 604 | 19 ROOFTOP GARDEN |
| 04 UNIT 207 | 08 UNIT 308 | 12 UNIT 404 | 16 UNIT 605 | 20 PARKING |



- | |
|--------------|
| 01 UNIT 401 |
| 02 UNIT 402 |
| 03 UNIT 403 |
| 04 UNIT 404 |
| 05 UNIT 405 |
| 06 UNIT 406 |
| 07 UNIT 407 |
| 08 UNIT 408 |
| 09 UNIT 409 |
| 10 UNIT 410 |
| 11 UNIT 411 |
| 12 ROOF DECK |



78 bedroom co-living

611 VIRGIL CO-LIVING

The small, highly idverse neighborhood Dayton heights is the new home of our Virgil Co-Living development consisting of two contiguous lots along Virgil Avenue. The 6-story mixed-used building is comprised of 30 dwelling units, ground floor commercial space and parking through the alley. Grand vaulted spaces on the upper levels lend for a playful pitched roof design. Metal paneling and clear glazing juxtapose wooden slats on the exterior facade giving the building an elegant yet natural aesthetic.

Location:
611 Virgil,
Los Angeles, CA 90029

Project Area:
33,800 sf

Project Status:
Under Construction



The custom slat patterning of the wood adds warmth and sophistication, while providing a natural flow throughout the building. A large roof terrace features an open amenity area for the residents providing a feel of community.





The subject site consists of two (2) rectangular-shaped lots with approximately 13,195 square feet. The proposed project is a new construction of a six-story residential structure over one (1) level of parking garage and one (1) level of subterranean parking, containing 29 dwelling units, including three (3) units reserved for Extremely Low Income Households and 26 market-rate units. The building will be a maximum of 84 feet and contain approximately 44,212 square feet of floor area.

Location:
544 N. Wilton Place
Los Angeles, CA 90004

Project Area:
44,212 sf

Project Status:
Under Construction



Located one block southeast of the LA Convention Center and Staples Center in Downtown LA, Lagom is a 9-story, 60,000 sf multi-family residential development. The lagom concept of “not too much, not too little --just right” opens up the floor plan and maximizes living space with integrated storage, kitchen, and bathroom. The storefront on ground level is wrapped in wood and creates an inviting entrance for residents and guests. The transit-oriented project includes bicycle parking while the Metro Blue Line runs directly down the street. The top-level units are recessed with private terraces to maximize views of Downtown LA. Residents will also enjoy the 2nd floor courtyard and rooftop deck with lush gardens, barbecue and lounge areas, and a communal fitness space for activities such as yoga and meditation.

Location:
1337 S. Flower St.,
Los Angeles, CA 90015

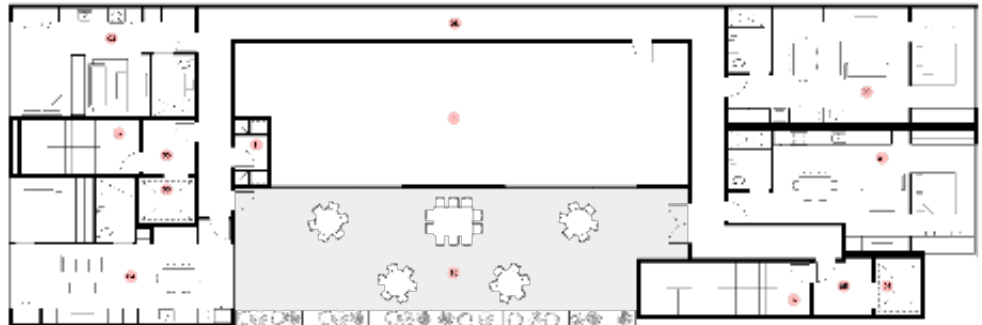
Project Area:
30,000 sf

Project Status:
Entitlement

Scandinavian tones are expressed through built-in storage along the perimeter of each unit. This feature allows for an open floor-plan that maximizes the flexibility of each space and diminishes the need for supplemental furniture and storage shelving.



- 01 UNIT TYPE 'A'
- 02 UNIT TYPE 'B'
- 03 UNIT TYPE 'C'
- 04 UNIT TYPE 'D'
- 05 ELEVATOR LOBBY
- 06 ELEVATOR
- 07 STAIR WELL
- 08 CORRIDOR
- 09 AMENITY ROOM
- 10 OUTDOOR COURTYARD
- 11 TRASH ROOM



Lagom Concept:
 “not too much, not
 too little,
 -- just right”.



74 unit multi-family

SUNSET ED1

Located in Silverlake, where our visionary project stands as a beacon of creativity and innovation. Comprising three terrace structures, each module seamlessly blends modern design with bohemian charm, reflecting the neighborhood's eclectic spirit. The roof eaves gracefully dance, creating a mesmerizing tapestry of undulating surfaces that evoke the rhythm of Silverlake's artistic pulse. The building's deep gray, slatted wood, and standing seam metal façade tell a story of artistic expression, enhancing the dynamic edges and arcs of the roofscape.

Location:

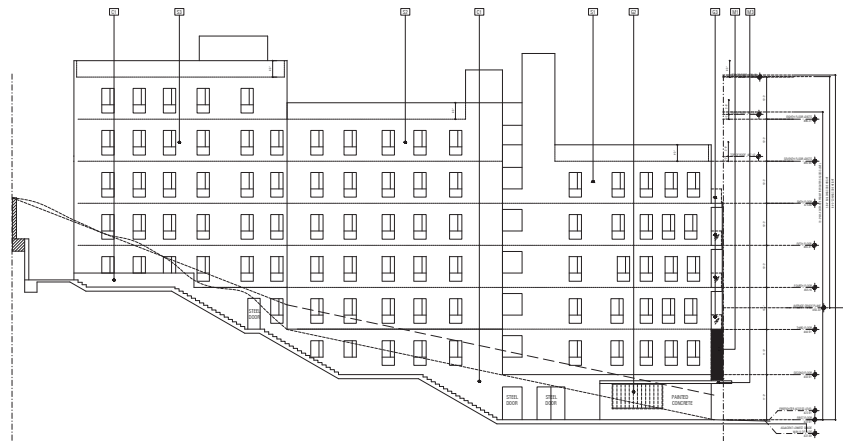
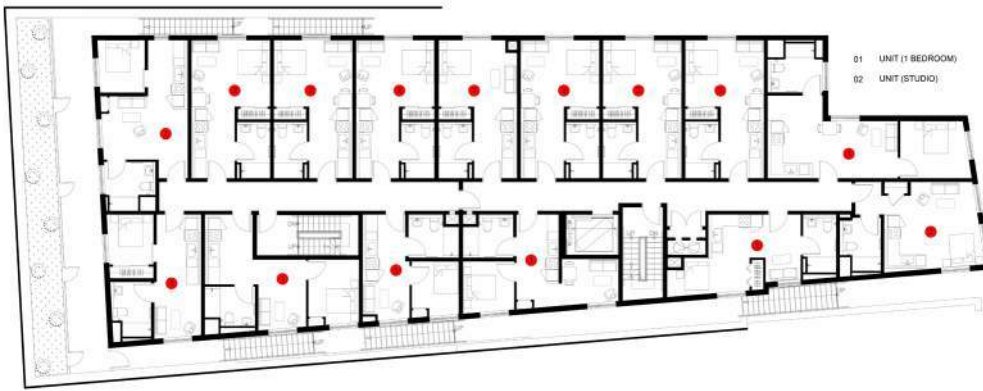
1230 W Sunset Blvd,
Los Angeles, CA 90026

Project Area:

38,569 sf

Project Status:

Under Construction



From unexpected sightlines framing the landscape to inviting interiors, every aspect invites exploration and discovery.

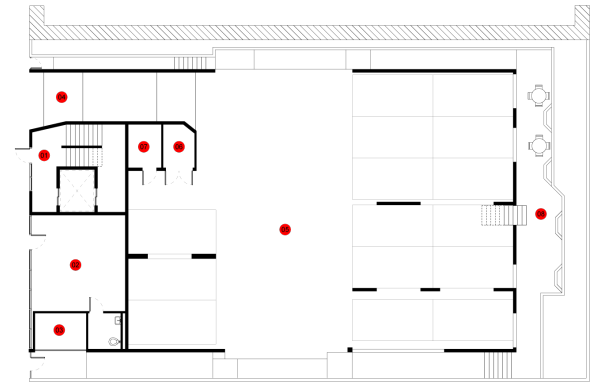


Part of the revitalization effort of Los Angeles River, Frogtown is an 8-unit 10,000 sf live/work development nestled within an industrial setting. The project uses the existing urban fabric of the neighboring warehouses and turns it into a creative live/work community featuring a coffee shop in front. Residents enjoy paths leading to the river for a rich outdoor lifestyle and abundant recreational opportunity.

Location:
2412 Eads St.,
Los Angeles, CA 90031

Project Area:
10,200 sf

Project Status:
Under Construction



Frogtown's masses and materials elaborate on the existing industrial fabric of its surroundings. Its metal standing seams, cement boards, and glass channels are a nod to the neighboring warehouses, while wood siding and accents imbue a warmth fitting of a residential project.



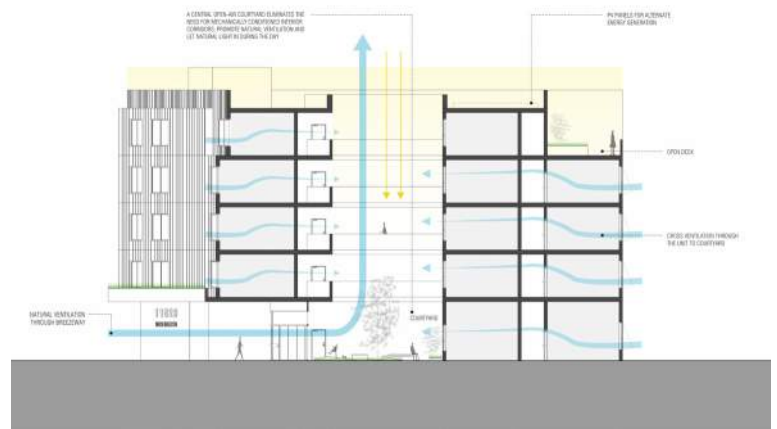
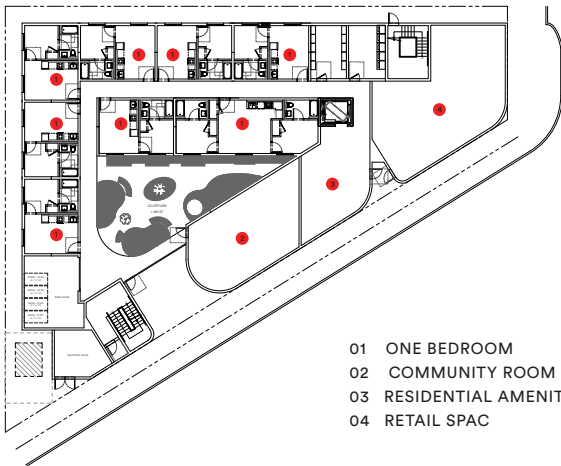


Located in the City of Culver City, 11029 Washington Boulevard is envisioned as a 67-unit residential development comprised of five stories of Type IIIA construction over slab on grade. The project totals approximately 41,635 square feet of residential and amenity space, with a maximum height of five stories. Our design approach emphasizes community, sustainability, and integration with the neighborhood.

Location:
11029 Washington Blvd,
Culver City, CA 90232

Project Area:
44,900 sf

Project Status:
Permitting



Rather than creating an isolated block, the building is oriented to open toward Washington Boulevard, engaging the public realm while offering residents a healthy and livable environment.





130 unit mixed-use

BEVERLY TOWER

The 19,261 sf site located on Beverly Boulevard and Clark Dr is located in a premium neighborhood. The ground floor will remain as a commercial space with a double height and a mezzanine along Beverly Boulevard, a beautiful lobby entry at Clark Dr. and BOH at alley. The existing multi-family dwelling, commercial building and accessory structures on the site are to be completely demolished and replaced with a 19th story apartment building.

The proposed project consists of the construction of 130 units, a 4 story garage, landscaped deck at amenity level and penthouse of the 130 proposed dwelling units, 20% will be set aside for low

Location:

8816 Beverly Blvd.,
West Hollywood, CA
90046

Project Area:

19,261 sf

Project Status:

Entitlement



The project, slated for an irregularly-shaped site on Santa Monica Boulevard between Orange Grove Avenue and Ogden Drive, calls for the construction of a building rising up to six stories in height, consisting of an 86-room hotel and 70 studio, one, and two-bedroom dwellings - including 12 priced for very low and moderate-income households.

Location:
7811 Santa Monica Blvd.,
West Hollywood, CA
90048

Project Area:
110,150 sf

Project Status:
Entitlement



The building still presents a six-story face along Orange Grove Avenue and Santa Monica Boulevard, but scales down to more closely match the heights on neighboring structures along Ogden Drive to the east.





55 La Cienega is an urban redevelopment initiative, repurposing a previously vacant lot into a modern mixed-use complex. This project blends geometric precision with the luxury of marble cladding, establishing a visual identity characterized by clean lines and opulent finishes. Within this architectural framework, white emerges as a dominant hue, symbolizing purity and simplicity while infusing the spaces with an air of elegance.

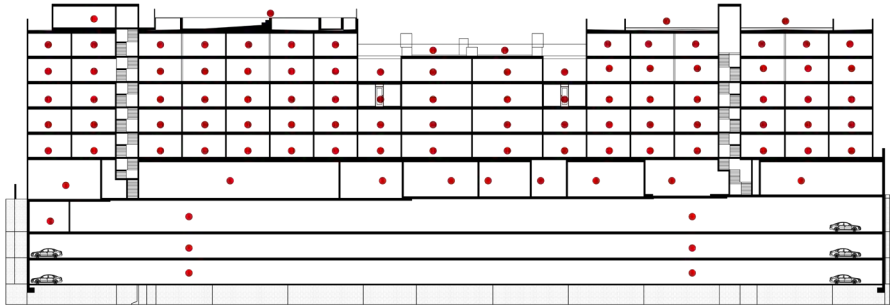
Location:
55 N La Cienega Blvd.,
Beverly Hills, CA
90211

Project Area:
225,000 sf

Project Status:
Entitlement



- | | | | | | | | | | |
|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 1- UNIT 301 | 4- UNIT 304 | 7- UNIT 307 | 10- UNIT 310 | 13- UNIT 313 | 16- UNIT 316 | 19- UNIT 319 | 22- UNIT 322 | 25- UNIT 325 | 28- UNIT 328 |
| 2- UNIT 302 | 5- UNIT 305 | 8- UNIT 308 | 11- UNIT 311 | 14- UNIT 314 | 17- UNIT 317 | 20- UNIT 320 | 23- UNIT 323 | 26- UNIT 326 | 29- UNIT 329 |
| 3- UNIT 303 | 6- UNIT 306 | 9- UNIT 309 | 12- UNIT 312 | 15- UNIT 315 | 18- UNIT 318 | 21- UNIT 321 | 24- UNIT 324 | 27- UNIT 327 | 30- UNIT 330 |



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|-----------------------------|--------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|-------------------------|
| 1- PARKING GARAGE | 7- LOBBY AND COMMON AREA | 13- UNIT 209 | 19- UNIT 219 | 25- UNIT 214 | 31- UNIT 205 | 37- UNIT 212 | 43- UNIT 401 | 49- UNIT 407 | 55- UNIT 413 | 61- UNIT 509 | 67- UNIT 529 | 73- UNIT 615 | 79- BALCONY |
| 2- MECH. ROOM | 8- DRIVEWAY | 14- UNIT 201 | 20- UNIT 211 | 26- UNIT 217 | 32- UNIT 206 | 38- UNIT 213 | 44- UNIT 402 | 50- UNIT 408 | 56- UNIT 414 | 62- UNIT 515 | 68- UNIT 525 | 74- UNIT 625 | 80- POOL/SPA |
| 3- CUSTOMER SERVICE STATION | 9- RESTAURANT | 15- UNIT 206 | 21- UNIT 212 | 27- UNIT 201 | 33- UNIT 207 | 39- UNIT 214 | 45- UNIT 403 | 51- UNIT 409 | 57- UNIT 415 | 63- UNIT 517 | 69- UNIT 601 | 75- UNIT 625 | 81- OUTDOOR LIVING AREA |
| 4- ELEVATOR | 10- UNIT 201 | 16- UNIT 207 | 22- UNIT 213 | 28- UNIT 202 | 34- UNIT 208 | 40- UNIT 215 | 46- UNIT 404 | 52- UNIT 410 | 58- UNIT 501 | 64- UNIT 519 | 70- UNIT 603 | 76- UNIT 631 | 82- COURTYARD |
| 5- CAFE | 11- UNIT 202 | 17- UNIT 208 | 23- UNIT 214 | 29- UNIT 203 | 35- UNIT 209 | 41- UNIT 216 | 47- UNIT 405 | 53- UNIT 411 | 59- UNIT 503 | 65- UNIT 523 | 71- UNIT 605 | 77- UNIT 633 | |
| 6- RETAIL | 12- UNIT 203 | 18- REC ROOM | 24- UNIT 215 | 30- UNIT 204 | 36- UNIT 211 | 42- UNIT 217 | 48- UNIT 406 | 54- UNIT 412 | 60- UNIT 505 | 66- UNIT 525 | 72- UNIT 609 | 78- ROOF DECK | |





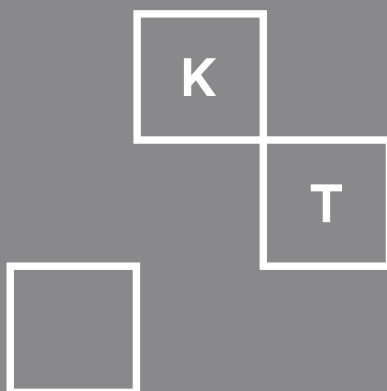
130 unit multi-family
SANTA FE



Location:
Alumni St.,
Santa Fe, New Mexico

Project Area:
120,000 sf

Project Status:
Entitlement



THANK YOU