FIRM PROFILE AND PHILOSOPHY

BALIAN ARCHITECTS is a full service architecture and design firm based in downtown Los Angeles, California. The firm has a broad portfolio of projects locally and nationwide. The practice offers architectural services for commercial, hospitality, office and residential projects from early planning and entitlement phases and design through construction, specializing in Type I structures.

The firm’s philosophy and practice are founded in understanding each client’s needs and project goals, with commitment to excellence in design, service, ecological responsibility and utilization of state-of-the-art design tools and techniques with a hands-on approach. Our employees have a wide range of experience and expertise, along with professional accreditations including the US Green Building Council LEED accreditation, membership to the American Institute of Architects, and NCARB.

The firm has won awards for design and innovative solutions to residential densification from the city of Los Angeles.

BALIAN ARCHITECTS’ work have been exhibited internationally. In the 2010 Architectural Biennale in Venice, Italy, the Ministry of Urban Development of the Republic of Armenia, the National Museum-Institute of Architecture, and the Pan Armenian Association of Architects and Civil Engineers invited one of the Founding Principal, David Balian, to participate. The firm represented North America in the Armenian Pavilion with its collection of work designed and developed in the United States. The firm’s presentation of current and past design work was the largest individual body of work in the pavilion.

SUSTAINABLE DESIGN APPROACH

BALIAN ARCHITECTS is committed to a sustainable approach and developing ecologically responsible design solutions for all projects. For centuries designers of vernacular architecture have utilized sustainable techniques at the core of their design concepts to maximize day lighting while reducing solar heat gains, by achieving thermal comfort with passive systems, and by creating an overall heathy environment for all inhabitants with the mere placement, orientation, space, materials, size and organization of the program and the structure as a whole. BALIAN ARCHITECTS is staffed with LEED Accredited Professionals who value and understand sustainable design elements that are beyond the scope of the LEED rating system and these values are an inherent part of the practice’s design approach.

QUALITY CONTROL PRACTICES

The level of commitment of our senior staff is at the heart of the firm’s Quality Control Practices. The senior staff are committed to the production and development of the construction and bidding documents as much as they are involved with design, meetings and coordination. Our unique staffing plan facilitates a hands-on approach and commitment to quality of design and documentation. There is no hierarchy of project members, thus eliminating weak links and adding additional value to design and quality control.

DESIGN PHILOSOPHY

Our design philosophy is based on creating iconic, timeless designs through a clear and elegant contemporary aesthetic with a focus on experiential spaces and movement. Our work is the result of thoughtful vision and planning with the harmonious balance between nature, the built environment, art, technology, space and ecological responsibility.
BIM, CAD, DIGITAL EQUIPMENT & CAPABILITIES

BIM (Building Information Modeling) has proven to be the only responsible way to design and document buildings, and managing construction. BALIAN ARCHITECTS is a pioneering firm committed exclusively to utilizing Autodesk’s BIM Revit software on all our design and construction projects. Revit provides unparalleled scheduling, design, coordination, management, conflict resolution and overall documentation quality to strengthen the Architect’s and Owner’s leadership over the entire project. It also assists in consultant coordination, resulting in economic savings and time efficiency for the client. AutoCAD, Adobe Creative Suite (Photoshop, InDesign, Adobe Pro and Illustrator) and 3D Studio are used in conjunction with Revit as necessary for project presentation.

Along with secure redundant network backups and in-house network, our office servers provide a large capacity FTP project storage for around the clock large scale data transfer for clients, consultants and user groups. We also provide our clients with all the necessary technical resources needed for powerful and seamless project delivery.

VALUE ADDED BENEFITS

BIM (Building Information Modeling), senior staff member commitment, hands-on involvement, and fresh design approach and techniques are some of the added value benefits the firm provides to all projects. Renderings, continual up-to-date 3D visualizations, high speed FTP are additional features of the design process the firm provides for all projects. The firm is committed and founded on understanding each client’s needs and project goals and committed to excellence in design, service, ecological responsibility and utilizing state of the art design tools and techniques bringing value and added benefit with each service above and beyond the industry standard design and documentation service.

ENTITLEMENTS

BALIAN ARCHITECTS entitled the controversial five phase mega project “Metropolis” in downtown Los Angeles in 2013. We have years of experience working with the local Planning and Building Departments in all of Southern California on a variety of mixed use projects such as high rise residential, office and hotel developments. We know Los Angeles, Long Beach, Santa Monica, Torrance and the County. Our experience in Entitlements for mixed use developments will bring immense value to any project.

FIRM SERVICES

We are a full service design firm offering services including but not limited to:
Architectural Design and Documentation
Entitlements
Master Planning
Feasibility Studies
Planning and Approvals
Interior Space Planning and Design
Site Selection
Programming & Existing Space Analysis
Construction Administration
This “SUPERTALL” single tower was designed to contain office in the lower bank, hotel in the mid bank and high end residential at the upper portions of the tower. The podium levels host retail and parking levels.

Each of the three uses in the tower are separated by sky lobbies that articulate the massing and create exterior lookouts toward the Ocean.

As its name alludes, this tower, if built, would be the tallest structure in the United States, taller than the Freedom towers in New York.
This 24 story high-rise residential design is a result of in-depth analysis and assessment of the possibilities and constraints on a site in Bunkerhill, downtown Los Angeles.

The tower design addresses the dynamic convergence of unique existing conditions and surrounding future developments. The architecture takes advantage of the curved lot lines and westerly views, and resolves the steep grade change by providing retail at the lower site elevations, and a lobby and public park area accessed from the highest site elevation.

This development, sited near several other new landmark buildings in the Grand Avenue redevelopment project, would provide 350 luxury apartments at time when downtown Los Angeles is burgeoning with new residents who are making the move to reside near the business districts and cultural art venues.
The proposed hotel design is an elegant marriage of period era and contemporary architectural expressions. The existing portion of the proposed design is a renewed and modernized period era interpretation that showcases the original character of the existing structure while the new portion takes cue from the original utilitarian factory building by brazenly expressing the robust modern exoskeletal structure as the premiere design statement.

Utilizing the forefront in building construction technologies, the architecture endeavors to pay homage to the integrity of the original architectural expression. In stark contrast to the rigid and orderly portions of the existing structure below, the organic silhouettes in the new upper levels project a lightness and elegance and become the defining feature of the proposed iconic community landmark.
This new condo design fronting Alamitos Bay imparts a familiar contemporary aesthetic by use of aged and matured materiality with the use of weathered cedar siding, rough split slate, aged iron wood and accent of copper that will soon patina to exude a sense of mature-ness so that once built the buildings will seem as if they have always been part of the community.

The development proposes a new park area around the residences to welcome the public to access views of the bay and enjoy passive and active seating, lounging, and protected playing areas. The new community gathering area will include sculptural wood elements, informational pedestals, contemporary light fixtures and drought tolerant indigenous plants.

Proposed photovoltaic cells integrated into the South facade of the residential stair tower will collect energy and light the park with zero energy costs.
This revitalization project repurposed an existing 35,000 square foot building, originally constructed in the 1950’s. The intensive renovations included restoration of the original T&G roof and steel trusses, replacement and upgrade of all the building systems, floorings, glazing, addition of skylights, new office layout, and exterior site and building envelope improvements.

The collaboration between Balian Architects and Lynch Eisinger Design provided a new home and upgraded facilities for The Guidance Center, a local non-profit family counseling organization.
The existing two story building situated in the heart of Old Bellevue just blocks away from the shores of Lake Washington and directly across the street from the Downtown Park stood vacant for years. The growth of Old Downtown Bellevue and lack of ultra-fine dining establishments nearby coupled with the Owner’s desire to create the finest Pacific Northwestern dining experience compelled the owner and the design team to re-imagine the existing structure as a world class dining destination that will cater to the finest epicurean tastes of the long-time Bellevue residents as well as the influx of highly educated young professionals and food-ies from around the world.

The outdoor dining patio on ground level will enliven the street and neighborhood during the spring and summer months creating a strong connection to the Downtown Park. The second floor is a spacious open office plan that is envisioned to be occupied by a prospering local entity looking for a premier address with unmatched views toward the park.
The Metropolis masterplan design by Balian Architects maximizes the 6.33 acre site with 1.65 million square feet of residential, retail, amenity, office and hotel spaces.

The site is entitled for five parcels of mixed-use development: hotel towers on Parcels A and C, residential towers on Parcels B and D, and an office tower on Parcel E. Each parcel boasts its own distinctively designed high rise tower and the five parcels are unified by the ground floor amenities and podium massing.

The masterplan design is integrated into the city-wide LA Live Redevelopment Plan to connect the LA Live Staples Arena to the Downtown core at 7th Street and Figueroa Street. Metropolis is the only site in the Business District with frontage onto the 110 Freeway, the future developments will be the gateway to the heart of downtown LA.
Parcel A is at the vehicular gateway to downtown Los Angeles. The monumental form of the 29-story hotel tower was addresses the prominent location on the corner of Francisco Blvd adjacent to the 9th Street off-ramp from the Northbound 110 freeway. On two corners, the darker outer glazing of the tower splits and gracefully unveils the activated “light-box” form within. On the opposite corners the dark mass rises past the roof line and sculpts the skyline. LED lighting design integrated into the tower and podium facades mimic the character of LA Live and draw visitors to the ground level retail and amenities.
METROPOLIS - PARCEL B
Los Angeles, California USA

Parcel B is the feature tower on the site. The double-skin treatment of overlapping glass wrapped around a dynamic articulated and morphing form glitter against the passing daylight and gleam with evening reflections.

This 32-story residential tower is set perpendicular to the adjacent four parcels to stage an elegant elevation and monumental welcome for the tourists, visitors and regular commuters approaching by freeway. The brightly-lit and dramatized roof screen is distinct in its skyline identity and denotes the site as a point of interest and destination.
Parcel C is the heart and anchor of the Metropolis site. This vibrant 26-story hotel tower flaunts a generous amenity roof deck, open to air and designated for elite events. The podium levels of the hotel accommodate over 85,000 square feet of public use, private function, pre-function and ballroom spaces as an amenity to the city’s residents and visitors.

The design of the tower was inspired by the convergence of functions, services, and programs hosted across the Metropolis site. The intersection of the two masses marks the Parcel C hotel as the epicenter of business, entertainment, and hospitality.
Parcel D is a 25-story residential tower offering class A amenities to its exclusive residents.

The tower design evokes an elegant and refined presence in contrast to the lively cluster of activated design features on the three southern parcels of the Metropolis site.

The exterior facade is a simple yet elegant composition of concave curves on all four curtainwall elevations, contrasted and emphasized by the shadows of the horizontal bands of concrete pushing out at every other floor level in convex curves. The horizontal pattern of the slab extensions is interrupted only at the Southeast and Northwest corners where prominent jetting balconies protrude out to take advantage of the downtown corridor and city views at the mid-rise and high-rise corner units.
Parcel E is a 16-story office tower on the north end of the Metropolis site. Each typical level of the tower accommodates 28,770 square feet of rentable office area. The large mass of the tower is broken down into three smaller masses that appear to be clustered and bound together by light-weight sun-shading metallic fins. The secondary lobby on the podium deck level that connects to the decks of the adjoining parcels.
The design concept for the creative office space was inspired by the rippling waves and refreshing breezes that are an inherent attribute of the project location.

The grandeur of the Pacific Ocean is expressed through gentle undulation of the glazed facades and the rippling vertical sunshades. The juxtaposition of the waves in elevation and plan give the 190,000 square foot office and retail complex a sense of delicateness and fluidity.

Mullion mounted fins contribute to the effect of the building responding to the geographic and climatic forces while shading the interiors from the sun. The curves at grade carve away from the street to provide a widened public plaza, and the upper floors overhang to shade the pedestrian path.
Inspired by the fluid motions of San Francisco Bay, the proposed residential tower elegantly marries a functional building footprint with an expressive and distinct facade design. Situated near the Bay Bridge, the design converges the power and presence of the built and natural environment.

It offers a simple extruded inner mass with a dynamic metal fin and balcony composition on all four sides emphasizing and mimicking the tranquility of the water it reflects.
This 14-story residential tower engages sunlight to celebrate its dynamic and captivating design. The sun’s movements are captured on the building’s facade through the play of shade and shadow cast by the shifting curvaceous balconies.

The slight rotation of the balconies from level to level creates a visually compelling form even in absence of sunlight.

The Figure both contrasts and enlivens the surrounding streetscape while offering the option of a modern high-density residential lifestyle to the citizens of Culver City, California.
The design of the sixty level high-rise hotel situated in the heart of Hollywood, California was inspired by the glamour and sensuality of the most infamous resident of the Hollywood hotel - Marilyn Monroe.

The alluring curvature of the building resembles the voluptuous figure of the ‘50s Hollywood icon. When viewed from different angles, the building appears to transform into some of Marilyn’s famous poses.
This 15,000 square foot Bel Air residence was designed for a hillside site that faces westward toward the Getty Center. The property includes a full size tennis court, swimming pool, and a twelve-car garage. The home includes five bedrooms, two suites and expansive living and entertaining spaces.

The luxury custom home features a modern building form of articulated volumes and v-shaped roofs enveloped in a simple, elegant material palette. The v-shaped roofs provide the desired angle for mounting photovoltaic panels, while increasing the grandeur of the north and south facades, and allow for natural light to flow into the interior spaces of the home.
The “Long Bar” design imitates the New York shoe box style bar in its long and narrow proportions while incorporating a flare of chic modern elegance.

Designed in collaboration with Avenue Interior Design, it offers a high level of comfort and familiarity and serves as a place of retreat for the guests at the adjacent bustling casino floor.

After a show, dinner or a long day, the casual ambiance invites patrons to stop by for a drink before they retire to their rooms for the night.
Hotel Kafuuma is a 100 key business and elite vacation hotel on the banks of Lake Victoria in Entebbe, Uganda. The design of the building features three masses: the main mass, identified by the grand entry, holds all the meeting, pre function, ballrooms and restaurant; the second mass overlooking the green deck atop the parking structure pans the focal point of the north-facing hotel rooms towards the lake; and the third mass bridges the first two masses to create one cohesive building design.

The sweeping balconies add grace and elegance to the curve of the east wing, stepping back on each higher level to counteract the rigidity and solidity of the west wing structure. The roof top bar and infinity pool offer lake view to the leisurely guest seeking a dip while enjoying their tailor made long drink on a hot day. Room types include a King with large shower, King with kitchenette, and five types of Suites.
The Society Club is the most exclusive lounge and bar at the Borgata Hotel and Casino in Atlantic City, designed in collaboration with Avenue Interior Design. The Lounge was designed specially for Titanium Members. It provides a luxurious yet intimate environment to enjoy teas, cocktails, and hand-crafted meals while the members entertain their guests and indulge in the benefits of their premium status at the Hotel.
The Bellevue Park Hotel’s Lobby Restaurant and Bar designed in collaboration with Avenue Interior Design, creates unique dining and drinking experiences by emphasizing the importance of the chef to the meal and the mixologist to the drink.

The patrons are served, hosted, and educated. Dining guests at the Chef’s table experience the rotating walls that blend the space of the kitchen and dining room. At the cavernous mixology section of the bar, guests are exposed to the back bar and served exclusively by their personal mixologist.
The feasibility study of the Variety Arts Theater in Downtown Los Angeles was a proposal to revitalize the historic theatre building and give it a new purpose as a hotel.

The vacant landmark theater building on the prominent corner of Figueroa Street and Olympic Boulevard has the potential to house 88 guest rooms and two levels of restaurant and amenity spaces.
The interior design of this high-rise luxury suite emphasizes modern simplicity inspired by classical elegance. The understated design frames and connects with San Francisco’s urban and natural landscape.

The overall interior atmosphere combines modern and contemporary aesthetics with classic American style and elegance. The spaces evoke peaceful serenity while showcasing a sense of luxury and comfort amidst natural accents.
The proposed design for the California Endowment Center promotes greater access to affordable, quality healthcare for underserved communities and individuals. It offers over 1 million square feet of facilities with a large variety of services. Amenities include offices, meeting spaces, auditorium, full service gym and a shelter for the less fortunate; all of which are contained within a building designed to promote quality of interior environment and ecological sensibility through sun shading, thermal cooling, solar energy harvesting and grasscrete pavers to curb LA’s heat island effect and promote ecological parking solutions.

The form and functions of the Endowment Center buildings embrace and sustain the city and its inhabitants while fully integrating into the city fabric of downtown Los Angeles.
The design of the new headquarters of the Southern California based print publication company hosts the functions of the entire editorial, publication and management departments as well as the printing and shipping departments. The architecture of the building wraps itself around the dexterous organization of the integrated programs allowing for seamless uninterrupted workflow. The efficiency of the production becomes a feature displayed in full view of the city of Los Angeles through the glazed building envelope.
The Cube is a study of solid and void. The solid mass is carved to create a geometric pattern of voids that showcase the glass volume within while creating balconies for each of the residential units housed in this architectural composition.

CUBE
Culver City, California USA
This ultra-modern design of high-efficiency glazing and minimal ornamentation was designed with luxury in mind. The project is situated within the covetable West Hollywood area fronting Santa Monica Boulevard, and will house 44 new high-end condo units.

The collaboration between Balian Architects and KFA produced an efficient design of maximum sellable area while integrating unique features such as protruding living rooms on the upper levels, and generously sized corner balconies.
California’s climate was an integral part of the design process for this 8 unit row house design. The rhythm of the units along the street use deep overhangs on the Southern exposure to block the harsh Southern sun and multiple terraces on the Northern exposures to maximize light penetration and indoor/outdoor relationship of the units.

The units are on two levels with the entry at the upper level. The upper level includes the kitchen, living room, large exterior patio well as a covered carport. The lower level includes 3 bedrooms and small outdoor space accessible from the master bedroom.
A design competition hosted by “Enterprise Home Ownership” requested innovative solutions for densification of small lots in the Los Angeles area. This design proposes three distinct houses on one lot each with private green spaces and a shared stand-alone solar power system.

The arrangement is as such: a one-bedroom tower unit at the street front, and two horizontal units of two- and three-bedroom configurations each with private garden spaces.

This submission received First Place Runner-Up in the competition.
LAWLEY HOUSE
Los Angeles, California USA

The hundred-year-old craftsman home underwent an intensive renovation and re-decoration in 2007. The redesign process was a close collaboration with the owner and resident, Morgan Lawley, who had a vision for each of the spaces.

Each room was designed down to the details to saturate and amplify the persona of the spaces and express the eccentricity of the client.
The proposed design for the Bellevue Park Hotel accommodates just over 100 guest rooms. The property is perfectly placed between the charm of Main Street and a beautiful city park, which provides city views from two sides of the tower.

The interiors of the Bellevue Park Hotel were designed in collaboration with Avenue Interior Design. The interior and exterior design concepts and palettes evoke a warmth, maturity and calming elegance that is inspired by the overall atmosphere and qualities of the surrounding community.
The Club House was designed as a place of entertainment and retreat on the coast of San Inez Valley, California. The modest structure elegantly captures the ocean-side view from the interior spaces that include a living room, full-service kitchen, bathroom, and the outdoor reflecting pond.

The living spaces are separated from the outdoors only by glass that spans floor to ceiling with the intention to immerse and engage the occupant in the beauty of the Pacific coastline.
The Monroe is the design for the sister tower of the Marilyn. Inspired by the provocative Hollywood actress, the curves of the Monroe tower are as sensual and bodacious as those of the infamous star.

The curves gracefully morph into various poses from each angle of perspective and the tower is said to be as photogenic as Marilyn herself.
Founding principal of Balian Architects, David Balian, was invited to participate in the 2010 Architectural Biennale in Venice, Italy. Every two years architectural designers are invited from around the world and it is a great privilege to partake in this acclaimed celebration of design. This was David’s first international exhibition. He presented his portfolio of work designed and developed in the United States. It spanned three walls and was the largest individual body of work within the Armenian pavilion.
### Owner

- **Balian Architects**
  - 515 S Figueroa Street, Suite 1970
  - Los Angeles, California 90071
  - 213.377.5500
  - www.balianarchitects.com

### Team Organization

#### Principals
- **George Balian**
  - Designer
- **David Balian, AIA, NCARB, LEED AP+**
  - Principal Designer & Project Architect
- **Magdalena Balian, Assoc. AIA**
  - Designer & Project Manager

#### Specialty Consultants
- **Acoustical**
- **ADA Accessibility**
- **Art Consultant**
- **Audio Visual**
- **Building Commissioning**
- **Building Energy Modelling**
- **Building “As-Built” Surveying**
- **Hazardous Waste**
- **Building Management Systems**
- **Building Security**
- **Civil Engineering**
- **Code / Life Safety**
- **Communications / Data**
- **Cost Estimator**
- **Curtain Wall Consultant**
- **Electrical Engineer**
- **Geotechnical**
- **Graphics and Directional Signage**
- **Historical Consultant**
- **Interior Design & F, F & E**
- **Landscape Design**
- **Land Use Consultant**
- **Lighting Design**
- **Mechanical Engineer**
- **Plumbing Engineer**
- **Fire Protection Engineering**
- **Parking Consultant**
- **EIR Consultant**
- **Pool/Water Feature Consultant**
- **Professional Rendering Services**
- **Record Drawings**
- **Roofing and Waterproofing**
- **Shadow Analysis**
- **Smoke Control**
- **Soils Engineer**
- **Specifications**
- **Structural Engineering**
- **Sustainable Design (LEED®)**
- **Surveying (ALTA)**
- **Energy Calculations**
- **Traffic Consultant**
- **Vertical Transpiration**
- **Waste and Recycling Mgmt.**
- **Window Washing**
David Balian, AIA, NCARB, LEED AP BD+C
Founding Principal & Lead Designer

David is a graduate from the University of Southern California School of Architecture where he received multiple design awards by the school and faculty. He is a lifelong resident of Los Angeles and intimately understands the complexities of the urban fabric and legislatures governing developments in Southern California.

He has experience in a wide range of project types and has provided top tier architectural services for all client types ranging from individual home-owners to internationally recognized development firms. He is a Registered Architect in the states of California and Washington, and has years of interior design and tenant improvement experience in casinos in New Jersey. His completed projects can be found in Los Angeles, CA; Long Beach, CA; Atlantic City, NJ; Bellevue, WA.

In 2006 he won “First Place Runner Up” for his competition entry titled “Densification Prototype” for the Small Lots, Smart Designs competition hosted by Enterprise Home Ownership.

In 2010, the National Museum-Institute of Architecture, and the Pan Armenian Association of Architects and Civil Engineers invited David Balian to participate in the 2010 Architectural Biennale in Venice, Italy.

In support of the architectural practice and AEC industries, David develops software applications for quality control management and project close-out which not only make his own project management processes easier but are also available for sale on the app store.

EDUCATION
Bachelor of Architecture
University of Southern California

PROFESSIONAL ACCREDITATION
(USGBC) LEED Accredited Professional
Member of the American Institute of Architects (AIA)

Certified by the National Council of Architectural Registration Boards (NCARB)

AWARDS
2010 Architectural Biennale Participant - Venice, Italy
Enterprise Home Ownership First Place Runner Up

PUBLICATIONS
Illumin Magazine
- “Curves of Steel”

PROFESSIONAL REGISTRATIONS
Registered Architect:
California & Washington

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DAVID BALIAN, AIA, NCARB, LEED AP BD+C
Founding Principal & Lead Designer

HIGH RISE RESIDENTIAL
Metropolis Development - IDS - Los Angeles, CA
5211 Venice - DeVore Lighting - Los Angeles CA
201 Fremont - Avalon Bay - San Francisco, CA
Trinity Plaza - Trinity Properties - San Francisco, CA
New Istanbul - EMAAR - Istanbul, Turkey
1100 Venice - Opal Development - Los Angeles, CA
3812 Dunn - Opal Development - Los Angeles, CA
Mission Bay - Avalon Bay - San Francisco, CA
Metropolis - IDS - Los Angeles, CA
8th and Grand - Astani, CA
TransBay - Avalon Bay - San Francisco, CA
Market & Buchanan - Spies - San Francisco, CA
Venetian - AVRP - Marina Del Rey, CA
Platinum Triangle - Mid Rise Hotel & Retail - Irvine, CA
41 Tehama - Fritzi Realty - San Francisco, CA
Parcel H - Los Angeles, CA

LOW RISE RESIDENTIAL
2015 Vermont - Los Angeles, CA
15727 Eastwood - Los Angeles, CA
2926 Nicada - Vatche Azirian - Bel Air Ridge, CA
7919 Electra Drive - Paul Devore - Mt. Olimpus, CA
Plaza Condominiums - Playa Vista, Playa Vista, CA
Small Lots Smart Designs - EHO - Los Angeles, CA
Villa Marsico - Torrance, CA
Donlou House - Torrance, CA
Forbrich House - Beverly Hills, CA
La Fetra House - Malibu, CA
Edwards House - Carmel, CA
Thomtz Grossinger House - Hollywood Hills, CA
Dietz Residence - Torrance, CA
Lawley Residence - Eagle Rock, CA
Jackson House - Torrance, CA
Linda Flora - Bel Air, CA
Jefferson Apartments - Hollywood, CA

HOTEL AND RESORT
Metropolis Development - IDS - Los Angeles, CA
Hotel Kafuuma - Roland Kafuuma - Entebbe Uganda
Roosevelt Hotel - Downtown Properties - Hollywood, CA
Dubai Waterfront - Nakheel - Dubai, UAE
IBC-II - Eight Wonder - Incheon, Korea
South Park Tavern - Wall Street Inv. Group. - LA, CA
The Village - Village Group - Pensacola, FL
Sunrise Hotel - Fort Lauderdale, FL
East 2ND - Los Angeles, CA

OFFICE
1301 Pine - The Guidance Center - Long Beach, CA
Metropolis Development - IDS - Los Angeles, CA
Campus @ North First - Tishman Speyer - San Jose, CA
5800 Jefferson - Alpha Productions - Culver City, CA
AutoMall - G & B Auto Center - Los Angeles, CA
Sempra Hollywood Base - Sempra Energy - West LA, CA
Jackson Memorial Office Building - Austin, TX
99 Park - Bellevue, WA
Colorado Creative Suites - Santa Monica, CA

HEALTH CARE
Sierra Vista Region. Med. Cntr. - San Luis Obispo, CA
Scripps Medical Center - UCSD, San Diego, CA

EXPERIENCE

T.I. INTERIOR DESIGN
Borgata Spa - Borgata Hotel - Atlantic City, NJ
Signature Suite 1&2 - Borgata Hotel - Atlantic City, NJ
Living Room - Borgata Hotel - Atlantic City, NJ
Society Club - Borgata Hotel - Atlantic City, NJ
Metro Restrooms - Borgata Hotel - Atlantic City, NJ
PreFunction - Borgata Hotel - Atlantic City, NJ
Long Bar - Borgata Hotel & Casino - Atlantic City, NJ
Bellevue Park Hotel - Hydra Dev. - Bellevue, WA

MASTER PLANNING
Metropolis Development - IDS - Los Angeles, CA
Hotel Kafuuma - Roland Kafuuma - Entebbe, Uganda
New Istanbul - EMAAR - Istanbul, Turkey
Roosevelt - Downtown Properties - Hollywood, CA
Morgan Hill Apartments - Urban Offerings - Morgan Hill, CA
Magdalena brings thoughtful insight to each project with a consideration for the appropriateness and significance of each project relative to its own site, context, and community; and values the integrity of function, performance, and longevity of the design.

Prior to taking a lead role at Balian Architects she held positions at several renowned architecture firms across North America. She worked directly with the principals and senior partners of Zeidler Partnership Architects, Hotson Bakker Boniface Haden Architects, Moriyama & Teshima Architects, and Arquitectonica to develop designs from concept to construction locally and internationally.

She manages the firm with David and is committed to understanding each client’s needs and project goals, and delivering the best service and product.

**EDUCATION**
Bachelor of Architectural Studies
University of Waterloo, ON, CA

**PROFESSIONAL ACCREDITATION**
Associate Member of the American Institute of Architects (AIA)

**HIGH RISE**
Metropolis Development - IDS - Los Angeles, CA
201 Folsom - Tishman Speyer - San Francisco, CA
Trinity Plaza, Phase II - Trinity Properties - San Francisco, CA
Centro Tower - Vancouver, BC, Canada
Yonge + Roehampton Design Competition - Toronto, ON, Canada
Parcel H - IDS - Los Angeles, CA

**T.I. INTERIOR DESIGN**
Borgata Spa - Borgata Hotel - Atlantic City, NJ
Signature Suites 1&2 - Borgata Hotel - Atlantic City, NJ
Titanium Lounge - Borgata Hotel - Atlantic City, NJ

**CULTURAL/INSTITUTIONAL**
Goldring Student Center - University of Toronto - Toronto, ON
Queenston-Lewiston Border Crossing Facility - Niagara Falls, ON, Canada

**LOW RISE RESIDENTIAL**
Linda Flora - Bel Air, CA
Jefferson Apartments - Hollywood, CA
Bay Shore Condos - Long Beach, CA
Luxury Condos - West Hollywood, CA

**OFFICE**
Santa Monica Gateway - Santa Monica, CA
The Guidance Center - Long Beach, CA
99Park - Hydra Development - Bellevue, WA
GEVORG GEORGE BALIAN
Senior Partner

George has over 40 years of architectural design and construction experience. He has worked on a variety of project types including residential, corporate, hospitality and interiors. Between 1989 to 1991 George was the chief designer for Gallery Connection at the Beverly Center in Los Angeles. From 1981-1988 George was the Chief Design Architect of the Sanatorium in Armenia. From 1979-1981 he served as Supervising Architect for the “Experimental Construction and Technological institute” of Armenia.

EDUCATION
Bachelor Degree Architecture
Polytechnic Insti. Rep. of Armenia
Masters of Architecture
Polytechnic Institute
Rep. of Armenia

PUBLICATIONS
The Magazine of Architecture
The Arts to Distinctive Design
California Homes. Blum
Residence, California
Authored Professional Articles in “Journal of Architecture, USSR.

AWARDS
Third Prize Winner:
“Rural Housing in Different Climate Zones” City of Yerevan, Republic of Armenia
First Prize Winner:
“Prefabriсated Housing” City of Yerevan, Republic of Armenia
Eprom ’76 “Solar Energy in Residential Housing” Montreal, Canada
Award of Recognition “Homes in Post Earthquake Zones’ Rome, Italy