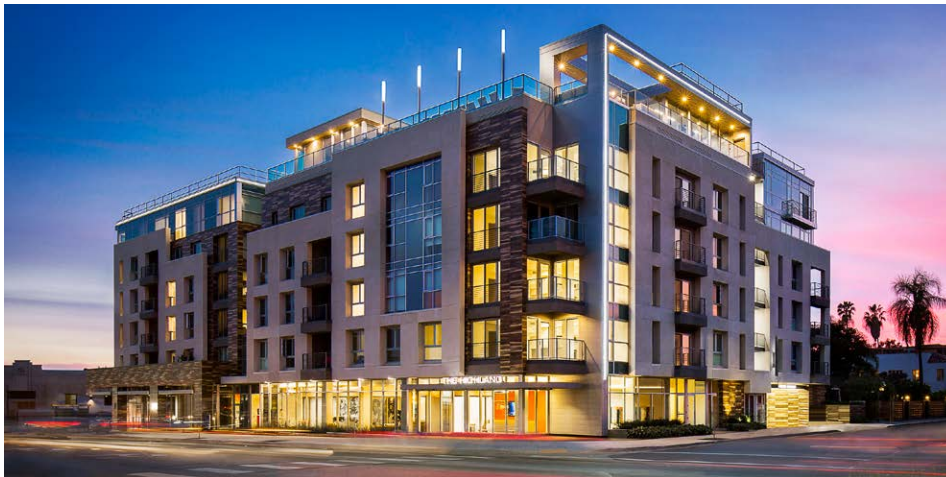


# THE HIGHLAND RESIDENCES

Client: Lennar  
 Location: Hollywood, CA  
 Product Type: Mixed Use TOD Market Rate Apartments  
 Services: Architecture  
 Construction Type: Type III over Type I podium  
 Total Units: 76

Unit Size: 550 sf to 1,657 sf  
 Site Size: 0.7 Acres  
 Density: 111 du/ac  
 NAHB Pillars of the Industry Finalist  
 – Best Mid-Rise Apartment Community (6-9 stories)



A 6-story, luxury residential apartment and retail complex, the compact infill development takes full advantage of its tight urban site. This community includes 76 apartments in 22 unit types, 2,500 square feet of ground floor retail, 3,000 square feet of residential lobby, tech supported co-working space, fitness facilities, bicycle shop, parking on two subgrade levels, and a pet park. The modern architecture is an outspoken design statement with a highly-articulated façade that references the mid-century classic homes in the nearby hills and stands out from the eclectic context of the wider neighborhood.



There are large, lush courtyard areas, as well as an expansive rooftop lounge. The rooftop deck, with its dramatic view Hollywood and downtown LA, is the only one of its kind in the area with a clubroom, fitness center, lounge areas, and large pool. Located just three blocks from the famed Hollywood and Highland intersection and Metro Station, the central location is ideal for street level retail shops and restaurants that cater to neighborhood residents and visitors.

