

# NANCY CHOI, AIA

Associate



## Summary

Nancy Choi joined Thornton Tomasetti in July 2024 and brings over 20 years of experience in architectural design and construction administration. Her background covers architectural design and coordination for new buildings, renovations, and additions across a range of project types, including ground-up multifamily and single-family residences, hospitality projects, and high-end tenant improvements for luxury retail and office environments. Since joining Thornton Tomasetti, she has provided litigation support and expert evaluation services, including work related to architectural standard of care, accessibility, building envelope, and building code issues. She is also experienced in forensic building investigations and the design of repairs for existing buildings.

## Areas of Technical Expertise

- Forensic Architecture
- Building Envelope & Water Intrusion
- Architectural Standard of Care
- Construction Claims & Defects

## Education

- B. Arch., 2004, University of Texas at Austin

## Registrations

- Registered Architect in CA and TX
- National Architect Review Board (NCARB) Certified, 115822

## Professional activities

- Member, American Institute of Architects (AIA)
- Member, International Institute of Building Enclosure Consultants (IIBEC)
- Member, American Bar Association (ABA)

## Select Project Experience

### Forensic Architecture

**Confidential Project**, San Diego, CA. Forensic investigation for large scale administrative facility development which included site visit, examination, testing and final report.

**Confidential Office Building**, Los Angeles, CA. Forensic investigation for freestanding office building which included Rough-Order-Magnitude (ROM) cost estimation.

**Confidential Condo and Mixed Used Development**, Los Angeles, CA. Expert evaluation of deficiencies, code compliance, contract analysis, and forensic investigation services for mixed use development.

**Confidential School Project**, Santa Barbara, CA. Forensic investigation and expert evaluation of claims against the general contractor and architect for resolution and prevention of surety intervention.

**Confidential Volumetric Modular Construction Housing**, Central CA. Forensic investigation and expert evaluation of deficiencies for claims against the fabricator and general contractor.

### Standard of Care

**Confidential Office Campus Development**, TX. Expert evaluation of claims against the general contractor and architect for deficient work, code compliance, and breach of contract.

**Confidential Condo and Mixed Used Development**, Los Angeles, CA. Expert evaluation of claims against the architect for alleged deficient work, code compliance and Architectural Standard of Care.

**Confidential Hotel Development**, Los Angeles County, CA. Expert evaluation of claims against the architect for alleged deficient work and Architectural Standard of Care.

## CONTACT

Nancy Choi  
707 Wilshire Blvd, Suite 4450 Los Angeles, CA  
213.330.700  
NChoi@ThorntonTomasetti.com  
www.ThorntonTomasetti.com

\*Denotes work performed with previous employer.

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### Commercial

**Jay-Z's Roc Nation**, New York, NY.\* Architectural services, through design development, for a 65,000-square-foot office and work environment.

**Kheng Leong Executive Office**, SGP.\* Lead concept and schematic design services for a 9,000-square-foot executive office headquarters. Scope included design of reception, board rooms and executive offices.

### Hospitality & Gaming

**2 Cavan Road**, SGP.\* Interior design services for a rehabilitation of an existing ship building warehouse to function as a new concept, 4-star boutique hotel. Design services included concept and schematic phases of common amenities and guest rooms.

**Asbury Ocean Club Hotel**, Asbury, NJ.\* Contract consultant for design development and construction documentation phase of a new concept, 4-star boutique hotel with 54 keys. Design scope included all common amenities, guest rooms and penthouse suites.

**Hyatt Centric**, Philadelphia, PA.\* Contract consultant for design development phase of a new flagship brand of 166,300-square-foot, 4-star hotel. Design services included all common amenities and typical guest rooms.

### Residential

**101 Clark Drive**, Los Angeles, CA.\* Project management for a 13,000-square-foot, Type III-A (wood framing), five-story, 12-unit multifamily luxury apartment building with sub-level parking. Tasks included feasibility studies, design phases, coordination with City of LA Department of Planning and Building & Safety (LADBS) for Ready-to-Issue (RTI) permit.

**Ritz Carlton Residences**, Baltimore, MD.\* Interior design services of multifamily luxury condominium units.

**Ritz Carlton Residences**, North Hills, NY.\* Interior design services of sales center and multifamily luxury condominium units.

**200 East 39th Street**, New York, NY.\* Interior design services for a 95,000-square-foot, Type I, 18-story multifamily luxury apartment building. Scope included common area amenities and interior unit finishes.

**591 3rd Avenue**, New York, NY.\* Interior design services for a 96,000-square-foot, Type I, 19-story, 98-unit multifamily luxury condominium building. Scope included common area amenities and interior unit finishes.

**Barnhouse for a Director and Writer**, Sagaponack, NY.\* Interior design services for a gut renovation of a 1,900-square foot, single-story barnhouse. Scope included customized detailing and addition of luxury finishes.

**350 Palm**, Beverly Hills, CA.\* Project management for a remodel of an existing 43,500-square-foot, Type III-A (concrete / metal framing) 24-unit multifamily luxury apartment building. Scope included re-design of the exterior façade and interior layouts. Exterior performance enhancements included new waterproofing, exterior cladding, balcony railings and exterior landscape. Tasks included design phases, coordination with Beverly Hills Department of Planning and Building & Safety for permit.

**611 Virgil**, Los Angeles, CA.\* Project management for a 33,800-square-foot, Type III-A (wood framing), four-story, 30-unit co-living housing and commercial use building with parking at grade. Tasks included feasibility studies, design phases, coordination with City of LA Department of Planning and Building & Safety (LADBS) for Ready-to-Issue (RTI) permit.

**725 Croft**, West Hollywood, CA.\* Project management for a 93,500-square-foot, Type V-A (wood framing), five-story, 31-unit multifamily luxury condominium building with sub-level parking. Tasks included design phases, coordination with City of LA Department of Planning and LADBS for RTI permit and construction administration.

**Weekend Home for a Director**, New Paltz, NY.\* Exterior renovation and interior design services for a gut renovation of a former horse stable, which went through a haphazard renovation in the 1970s. Scope included significant changes to the pool deck, enlarged openings at building envelope, reconfiguration of interior spaces and incorporation of luxury finishes.

**Hospital Road Residence**, Iten, KEN.\* Architectural design for a 6,500-square-foot residence. Design services included concept, schematic and design development phases.

**Penthouse Residence for a Novelist**, Baltimore, MD.\* Interior design services for a gut renovation of an 18,500-square-foot, single-story condominium units. Specialties include feasibility studies of a interior gun range, spa wing, theater and offices.

### Retail

**Donna Karan Collection**, Worldwide.\* Concept and interior design services for tenant improvement of flagship, freestanding, shop-in-shop roll-outs. Notable flagship locations include Cheongdam, Seoul.

### Select Papers, Lectures and Publications

"Sticking Point: Overcoming Site-Cladding Challenges in Volumetric Modular Construction (VMC)," 2026 International Institute of Building Enclosure Consultants (IIBEC) 25th Annual Hawaii Winter Workshop, February 2026 (presenter)