

# RESUME OF COMPLETED PROJECTS

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Hymax Building Corp. (license #702339)

## **MULTI FAMILY PROJECTS**

### **CURRENTLY UNDER CONSTRUCTION**

4091 Redwood Ave. 67 unit apartment with retail offices (estimated completion 10-2016)

8590 Pico Blve. 36 unit apartment with retail commercial. (estimated completion 8-2017)

3838 Dunn 84 Unit apartment. (estimated completion 9-2017)

1900 Sawtelle Ave. 52 Unit apartment (estimated completion 12-16)

### **HOM TEMPLE SILVERLAKE APARTMENTS**

Located at 3221 Temple Ave., Los Angeles. 67 unit three story over partial subterranean garage. Website is [www.renthom.com](http://www.renthom.com). Amenities include full recreation room, gym, outdoor dining area. Mostly 2 bedroom 2 bath, mixed with some 1 bedroom 1 bath units. Completed in 2015

### **THE LC**

located at the intersection of Larchmont and Melrose. This mixed use project will contain 85 units and over 3000 square feet of retail/restaurant space. The site is at the northerly terminus of the Larchmont corridor and is only 2 blocks from the main entrance to Paramount Studios. This mid-century modern design will feature contemporary residential amenities including a rooftop deck, media room, full-service gym and ample guest parking. The project faces both Melrose Avenue and Camerford Avenue. It will be one of the first in Los Angeles to include housing over a public street or alley. Construction in commenced, the spring of 2013 and completed in early 2015, the LC will feature one-to-two bedroom units ranging in size from 600 to 1100 square feet.



### **COLLENTINE MODERN SINGLE FAMILY HOMES**

26 Homes, small lot subdivision. The Collintine Modern Homes are designer styled single family small lot homes. Featuring 3 BRs and 2.5 BAs with nearly 1700 sqft of incredible living area. Enjoy the open entertainer floor plan featuring a gourmet kitchen with quartz counters w/natural mosaic stone and quartz back splash, Frigidaire Stainless Steel appliances, center island, and designer cabinetry. All baths are tastefully done with frame less showers and dual sinks. Awesome living area that is highlighted by 200 year old Amish wood electric fireplace mantels. Enjoy those high ceilings! Terrific master suite with closet space galore. There is a first level den/office that is spacious as well. This is a "smart home" featuring a tank less water heater, LED recessed lighting w/dimmer switches, full security system, pre-wired DVR/camera ready, pre-wired for solar panels, EV garage adaptable. Completed in February 2016.



### **VISTA DEL MONTE 34 UNIT APARTMENT**

34 Unit Apartment Building located at 4632 Vista Del Monte in Studio City. 4 stories over 1 level subterranean garage. Included coordination of addition and relocation of DWP power poles. Amenities include Completed in 2014.

### **HOLLYWOOD 79 UNIT APARTMENTS**

79 Unit luxury mission style architecture located at 7931 Hollywood Blvd. in Hollywood. 3 stories over a double subterranean parking structure. Rooftop pool and spa. \$20,000,000 hard construction cost. located just east of Crescent Heights and walking distance to retail and entertainment at Sunset and Crescent Heights. This 79–unit classic California courtyard apartment complex will feature a rooftop pool and spa, lavish gardens, media room, full–service gym and ample guest parking. Expected to open in December 2013, 7928 Hollywood will feature one–to–two bedroom units ranging in size from 700 to 1400 square feet



### **BARRINGTON WILSHIRE 78 UNIT APARTMENT/RETAIL**

Mixed use retail and 78 Unit luxury condominium building located at 1168 Barrington Ave. West Los Angeles, CA. 5 story Type III over triple subterranean garage. Completed August 2013. \$20,000, 000 hard construction cost. Tallest wood frame building ever constructed in the city of Los Angeles. 85’ high. Roof top spa and deck area. **The bw**, is located in Brentwood at the northeast corner of Wilshire Boulevard and Barrington Avenue. This six-story, 78-unit apartment complex features a zen rooftop garden and spa, a modernist lobby and full-service gym. With an iconic glass façade the design is architecturally significant and innovative, inside and out. The bw caters to the community's unique housing needs on the Westside with valet parking, concierge services and room service. This mixed use project will feature a new Rockenwagner café on the ground floor for tenants to enjoy at breakfast, lunch and dinner.. [thebw.com](http://thebw.com)



### **1303 WELLESLEY CONDOMINIUMS**

25 Unit luxury condominium building located at 140 S. Oakhurst, Beverly Hills, CA. 5 story Type III over single subterranean garage. Completed September 2012. \$5,500,000 construction cost.



### **PROSSER AVE. CONDOMINIUMS**

5 story type 3 over type 1, 21 unit condominium project located at 1817 Prosser Ave. in West Los Angeles. Completed 2011



### **CAMDEN ON SAWTELLE**

15 Unit Luxury Apartment Building located at 1750 Sawtelle Ave., Los Angeles, CA 3 story over double subterranean Garage. Completed September, 2015. Construction Cost \$3,500,000. Construction Financing by East West Bank

### **OAKHURST COURT CONDOMINIUMS**

11 Unit luxury condominium building located at 140 S. Oakhurst, Beverly Hills, CA. 4 story over double subterranean garage. Completed July 2009. \$9,000,000 construction cost.

### **THE “HOLLYWOOD” CONDOMINIUM**

53 Unit luxury condominiums. Five stories over double subterranean garage. Type 3 over type 1. Modern style architecture. Construction cost in excess of \$19,000,000.

Website: [www.thehollywoodcondos.com](http://www.thehollywoodcondos.com) . The **Hollywood Condos** is a modern luxury and exclusive **for sale** condominium complex located in the heart of Hollywood, Los Angeles County, California. Its 54 exclusive homes offer bright and open floor plans with floor-to-ceiling windows relishing spectacular Hollywood city views. The Hollywood is one of the first new developments of the past two decades to gentrify the Hollywood neighborhood of Los Angeles. The Hollywood Condominiums is a clean, contemporary, timeless aesthetic creation of award-winning architect Stephen Kanner of Kanner Architects, previous president of the American Institute of Architects of Los Angeles.

Located at 5765 Yucca St., Hollywood CA.



### **BEACH PROJECT TWENTY SIX**

16 Unit luxury loft style condominiums. Three stories over single subterranean garage. Completed February 2008.

Website: [www.theloftsonbeachavenue.com](http://www.theloftsonbeachavenue.com)

Located at 13326 Beach Ave. Marina Del Rey.

### **GUERIN STREET 17 UNIT CONDOMINIUM**

4 Story over 1 level subterranean parking. Located at 12050 Guerin St., Studio City. Completed January 2007.

### **WHITE OAK 23 UNIT TOWNHOUSE CONDOMINIUMS**

Two story townhouse style with courtyard over single level subterranean garage. Located on White Oak Ave. in Encino, CA. Completed March 2007.

**GLENCOE LOFTS** – 119 Unit loft style multi family building. 60' high four story over 1 level subterranean parking. G2 Living is a ground-up residential development, built in partnership with CityView, featuring 119 for-sale lofts on a 2 acre urban infill site within an industrial zone of Marina Del Rey. Construction commenced in April 2007 and is expected to be complete by Fall of 2008. This community is part of an emerging Del Rey Arts District, a residential and commercial area that encompasses a zone formerly dominated by industrial uses over much of the last 50 years. State-of-the-art amenities will include pool, spa, gym, lounge area, media room and an executive office/meeting room. Construction cost in excess of 25 million dollars.

**MONTANA 20 UNIT CONDOMINIUMS** 20 Unit luxury condominiums. 45,165 sq. ft., three stories over single subterranean garage. Foundation constructed entirely on 60' Caisson Piles. Located at 11611 Montana Ave, Brentwood, CA.

### **SEPULVEDA 45 UNIT APARTMENT COMPLEX**

45 Unit luxury apartments. Three story over double subterranean garage. Located at 426 S Sepulveda Blvd., West Los Angeles, CA.

### **HALSTED/ZELZAH 37 UNIT CONDOMINIUM**

37 Unit luxury condominiums. 42,000 sq. ft., three stories over single subterranean garage. Located at 9610 W Zelzah Ave., Northridge, CA.

### **SPALDING 20 UNIT CONDOMINIUM**

20 Unit luxury condominiums. 45,000 sq. ft., four stories over 2 level subterranean garage. Located at 137 S. Spalding Dr. in Beverly Hills, CA. Completed 2002. Value \$22,000,000

### **HAVERFORD 20 UNIT CONDOMINIUM**

20 Unit luxury condominium. 44,000 sq. ft. staggered five stories over single subterranean garage. Located at 860 Haverford Ave., Pacific Palisades. 20 Mediterranean condominiums are located one block from the center of the Pacific Palisades village. The majority of the units overlook the Pacific Ocean, Temescal Canyon and Santa Monica Mountains. Designed to attractively fit in the surrounding community, this courtyard style building is enhanced with Malibu style hand painted tiles, exterior fountains, trellises and classic Italian roof tiles.

Architect: Albert Group

Completion: October 2002

Value - \$15,000,000

### **CHENAULT 9 UNIT CONDOMINIUM**

9 Unit luxury townhouse style condominium. 20,000 sq. ft. four story townhouse units with roof deck over single subterranean garage with individual garages. Located at 11628 Chenault Ave. Brentwood, CA. 9 Contemporary townhouses totaling in excess of 25,000 square feet. 20' high living rooms. Rooftop city view decks. Direct access garages. Modern Italian kitchens with granite surfaces. 3 bedrooms, 2.5 baths.

Architect - [PK Architecture](#)

Financing - Corus Bank, Chicago, IL

Completed 2002

**Value - \$7,500,000**

### **OAKHURST 34 UNIT CONDOMINIUM**

34 unit luxury condominiums. Four stories, over 2 level subterranean garage. Dewatering required since water table is at 12' below grade. Located at 411 N. Oakhurst in Beverly Hills, CA. 34 classical residences totaling in excess of 80,000 square feet. European ornamental iron work. Hand crafted furniture. Award winning landscaped courtyards. Designer inspired casing and crown molding. Top of the line cabinetry and appliances. Value \$30,000,000.

Architect - [PK Architecture](#)

Financing - Corus Bank, Chicago, IL Completion - 2000

### **THE REHABILITATION CENTRE OF BEVERLY HILLS**

The 150 bed Beverly Hills Rehabilitation Centre required several years of planning and construction to complete and meet strict OSHPD building regulations (including earthquake codes). The Centre provides significant areas for the wellness of its guests including rehabilitation simulation areas as well as speech and occupational therapy spaces. The facility is designed to care for highly acute patients, including those requiring medical gas (oxygen and suction), with the goal of rehabilitating and sending patients home.

Architect – GMP Architects

Financing – City National Bank, Beverly Hills

Value - \$16,000,000 Built under OSHPD supervision.

### **EL PATIO 34 UNIT CONDOMINIUM**

34 Unit Condominium. 3 stories over single level concrete parking garage. Designed by RTK Architects. Built for El Patio HOA. New construction, building razed and rebuilt after earthquake. Located on 12<sup>th</sup> Street in the City of Santa Monica.

### **BARRINGTON 16 UNIT TOWNHOUSE CONDOMINIUM**

Mediterranean villas (each over 2000 square feet) were built along Barrington Avenue, one block north of Olympic Boulevard. Originally designed with 50% of the project facing Barrington, the development team acquired this one-acre parcel and reoriented all units to create private streets and a community within a community.

Completion 1998

Value - \$7,500,000

### **8 UNIT CONDOMINIUM**

Located at 11737 Goshen Ave, Los Angeles. Upscale 4 story over subterranean concrete garage. Post tension deck. \$1,500,000 construction cost. 8 contemporary condominiums located in the center of Brentwood

Architect – [PK Architecture](#)

Financing, Santa Monica Bank (US Bank)

Completion – 1997 Value – \$8,000,000

### **8 UNIT CONDOMINIUM**

Located at 11706 Darlington Ave, Los Angeles. Upscale 4 story over subterranean concrete garage. Post tension deck. \$1,500,000 construction cost.

### **20 UNIT CONDOMINIUM**

Located at 10641 Missouri Ave., Los Angeles. Upscale four story condo building. Average unit size 1750 sq. ft. over subterranean concrete garage. 20 Classic California condominiums ranging from 1700-2000 square feet were completed in West Los Angeles, adjoining Century City and Westwood. The project design includes a park like entry, fine interior appointments and private roof top patios.

Architect: [PK Architecture](#)

Completion: 1995

Value - \$10,000,000

Financing – City National Bank, Beverly Hills

### **58 UNIT APARTMENT – HALSTED APARTMENTS**

Earthquake renovation. Prevailing Wage. \$1,600,000 in construction costs.

### **78 UNIT APARTMENT – CITRONIA APARTMENTS**

62 unit earthquake renovation. 16 unit tear down and rebuild. \$2,500,000 in construction costs. Prevailing wage.

### **BEVERLY GLEN CONDOMINIUMS**

A fourteen-unit four story (25,000 sq. ft.) over concrete subterranean garage. Located at 1920 S. Beverly Glen in West Los Angeles. Sales price from \$290,000 to \$350,000. Built in 1991

### **GRANADA PLAZA CONDOMINIUMS (Construction & Development)**

A thirty six unit three-story over one and a half level concrete parking garage, with swimming pool and spa on the roof. Located near Chatsworth St. and Balboa Blvd., in Granada Hills, CA. (36,000 sq. ft.). Build int 1990

### **36 UNIT CONDO CONVERSION**

Located at 5050 Coldwater Canyon Blvd., in Sherman Oaks, \$600,000 refurbishment and conversion of a thirty year-old 3 story apartment building.

### **VETERAN PLAZA**

Construction of a four-story forty-unit apartment building located in West Los Angeles. The building featured an elevator, fire sprinklers, rooftop swimming pool and spa and two level subterranean parking. The subterranean parking structure was comprised of masonry walls and concrete structural decks.

### **EIGHTH AND LOCUST APARTMENT COMPLEX (**

Construction of a four-story forty-seven-unit apartment building located in Long Beach. The building featured an elevator, fire sprinklers, courtyard spa & garden and two level subterranean parking. The subterranean parking structure was comprised of masonry walls and concrete structural decks.

### **ALEXANDRIA APARTMENT COMPLEX**

Construction of a four story, **one hundred and four** unit apartment building located in the Mid Wilshire area of Los Angeles. The building features include three elevators, two level subterranean concrete parking structure, swimming pool, recreation facility, lobby, and garden courtyard. The excavation for the structural concrete garage required shoring pilings in order to protect the adjacent buildings.

#### **PALM COUNTRY CLUB APARTMENTS**

Located on Firestone Blvd., Norwalk, CA. Construction of a **249-unit** apartment complex on five acres. Complex consists of six three-story buildings with double concrete & masonry subterranean garages, 2 racquetball courts, recreation building, swimming pool area and extensively landscaped grounds. This project took Approx. 14 months from start to finish.

#### **TWO DUPLEX CONDOMINIUMS (Development & Construction)**

Located in Granada Hills consisting of four 1500 sq. ft. units.

#### **SIERRE BONITA CONDOMINIUMS**

A ten unit condominium building, consisting of a three-story building over a concrete parking garage with an elevator and a spa on the roof.

#### **GOSHEN/WESTGATE APARTMENT BUILDING**

Ten unit apartment building (12,500 sq. ft.) three-story with concrete subterranean garage. Located in West Los Angeles.

#### **TWENTY-FOUR UNIT APARTMENT BUILDING**

28,000 sq. ft. two-story plus lofts with concrete subterranean garage. Located in West Los Angeles, CA.

#### **TWENTY UNIT APARTMENT BUILDING**

Two story over one-level concrete subterranean parking. Located at 449 S. Alexandria, in Los Angeles, CA.

#### **15 UNIT APARTMENT BUILDING (Development & Construction)**

Two story building over concrete subterranean parking deck. Located at 5259 Cartwright St. in North Hollywood, CA.

#### **15 UNIT APARTMENT BUILDING (Development & Construction)**

Two story building over concrete subterranean parking deck. Located at 5225 Cartwright St. in North Hollywood, CA.

#### **14 UNIT CONDOMINIUM PROJECT**

**Town-house style apartments with individual attached garages. Located at 831 Fuller Ave., Los Angeles, CA.**

#### **25 UNIT APARTMENT BUILDING**

Located at 14415 Vose St. in Van Nuys, CA. Two stories over concrete and wood/steel garage.

#### **TWENTY-EIGHT UNIT CONDOMINIUM PROJECT**

Located at Yolanda and Burbank Blvd., in Tarzana, CA. Two story over concrete parking garage.

#### **NINE UNIT APARTMENT BUILDING**



Located on Purdue Ave., in West Los Angeles, CA. Three-story apartment Building over concrete subterranean garage.

### **TWELVE UNIT CONDOMINIUM PROJECT**

Located in West Hollywood, CA. Twelve Townhouse styles condos over structural spancrete concrete garage. Mission style architecture.

### **EIGHTY FOUR UNIT APARTMENT BUILDINGS**

Two 42 unit, buildings across the street from each other. Three story buildings over double concrete subterranean garages. Located on Parkview Ave., Los Angeles, CA (Mid Wilshire District).

### **16 UNIT APARTMENT BUILDING**

Located at 731 S. Detroit St. in Los Angeles. Three story building over concrete garage. Methane gas protection system required.

### **20 UNIT APARTMENT BUILDING**

Located at 4627 Finley Ave., Los Angeles. Three story over subterranean concrete deck, de-watering system required.

### **17 UNIT CONDOMINIUM (Development & Construction, including subdivision processing, loan acquisition, etc.)**

Located at 10700 Victory Blvd., in North Hollywood. Concrete parking deck.

### **1976 to 1980**

#### **AMERICAN BEAUTY HOMES I-II-III (As site superintendent)**

Supervised the planning and construction of 195 single-family homes, spread over 70 acres in Canyon Country, CA. This hillside project entailed a complex grading operation, moving approximately 250,000 cubic yards of dirt, in order to provide the necessary terracing, roads, sewers, storm drain systems and utilities required for the development. The homes ranged in size from 1350 square feet to 2300 square feet. The project was constructed in three phases over a period of two years.

### **CUSTOM HOMES**

#### **CUSTOM HOME WEST LOS ANGELES Moore Residence**

6000 sq ft. two story custom home located on Westholme Ave., West Los Angeles, CA. European style architecture, with tile roof, wood windows; stone exterior walls, concrete precast exterior trim & columns, subterranean garage. Completed value estimated at \$7,000,000.



#### **WESTRIDGE ESTATES CUSTOM HOME Lot 94 Waalk Residence**

5400 sq ft. two story custom home Located in the West ridge Estates at 25859 Shady Oak Ln. Valencia, CA. Tuscan style architecture, with clay tile roof, wood windows, stone exterior walls. Completed value estimated at \$2,600,000.





**HOLMBY CUSTOM HOME** – Three story, 10,000 sq. ft. located in West Los Angeles, CA Completed value estimated at \$8,000,000.



**WESTRIDGE ESTATES CUSTOM HOME Lot 120**  
6000 sq ft. two story custom home Located in the Westridge Estates at 25520 Oak Savannah Cr. Valencia, CA. French Normandy style architecture, with slate roof, wood windows, stone exterior walls. Completed value estimated at \$3,200,000.

**WESTRIDGE ESTATES CUSTOM HOME Lot 114 Campbell Residence.** 7800 sq ft. two story custom home with subterranean garage, elevator, and wine storage room. Tuscan Style architecture. Located in the Westridge Estates on the golf course at 25577 Oak Savannah Ct, Valencia, CA. Appraised value \$3,500,000.



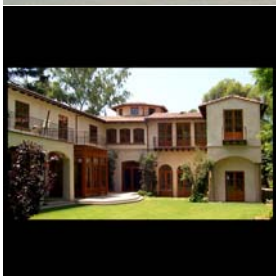
**WESTRIDGE ESTATES CUSTOM HOME Lot 91**  
4750 sq ft. two story custom home located in the Westridge Estates at 25703 Hidden Oak Ct, Valencia, CA. French Normandy style architecture, with black slate roof, copper windows, and stone exterior walls. Completed value estimated at \$2,600,000.



**WESTRIDGE ESTATES CUSTOM HOME Lot 121 Sunset House**  
Sunset Magazine Idea House 2004, toured by over 25,000 people, featured in the October 2004 issue of Sunset Magazine. 6,300 sq ft. of living area, 800 sq ft. of garage and a 1,100 sq. ft basement Monterey/California Ranch style architecture. Located on the golf course at 5514 Oak Savannah Ct, Valencia, CA Spec home, Sold for \$2,950,000. Architect David George



**WESTRIDGE ESTATES CUSTOM HOME Lot 154**  
6500 sq ft. two story custom home. French Normandy, Cottage Style architecture. Located in the Westridge Estates on the golf Oak Preserve at, Valencia, CA. Appraised value \$3,150,000.



**MANDEVILLE CANYON CUSTOM HOME** 8000 sq. ft. custom home on 21,000 square ft. lot. Located at 1610 Mandeville Canyon Road, Brentwood, CA. Sales price \$3,900,000. Completed 9-11-2000.

## **1980 to 1990**

### **5500 SQ. FT. CUSTOM HOME**

Located on Donna Ave. in Tarzana. Sales price \$1,500,000.

### **8000 SQ. FT. CUSTOM HOME AND GUEST HOUSE**

Located on Arden Dr. in Beverly Hills, CA. Sales price Approx. 4.2 million.

### **3500 SQ. FT. CUSTOM HOME**

Located in Bell Canyon. Tri-level hillside construction.

### **3000 SQ. FT. CUSTOM HOME**

Mr. and Mrs. Jacob's two story located in West Los Angeles.

### **TEN SINGLE FAMILY CUSTOM HOMES**

Located in Newhall, CA consisting of 3200 to 3600 sq. ft. homes. Scope of work included grading, site and offsite, installing streets, utilities, sewers, etc. Homes are selling in the \$500,000 price range.

### **AMERICAN BEAUTY GARDEN HOMES I (As site superintendent)**

Construction of 144 Duplex condominiums including recreation area with swimming pool, spa and tennis courts spread over approximately 52 acres. The units ranged in size from 1250 square feet to 2200 square feet. This project also involved a large scale grading operation in addition to the installation of sewer system (tunneled underneath Antelope Valley Freeway), storm drains, county road and utilities (gas, electric power, cable TV and water lines)

### **ENCINO TOWERS (As site superintendent)**

Construction of 120 luxury condominiums including lavishly landscaped grounds with streams, waterfalls, clubhouse, swimming pool & spa, tennis courts and security guard entry complex. The complex was comprised of six three-story buildings with elevators over one level of subterranean parking.

*NOTE: I have also constructed approximately 10 retail, office and industrial type buildings which I have not listed in this resume.*