

MULTI - FAMILY RESIDENTIAL PROJECTS

Hayward City Center Apartments - Hayward, CA	New construction of 162-unit apartment complex above a landscaped podium and existing garage.	2009
1111 Sunset Boulevard - Los Angeles, CA	Renovation and retrofit of a 1960's high-rise office building into a 92-unit luxury apartment.	2009
3rd & Union - Los Angeles, CA	Design of a 115-unit Type III apartment complex over retail and parking.	2009
308 E. 9th Street - Los Angeles, CA	5-story Adaptive Re-Use project consisting of 37-units in the Historic Core of Los Angeles.	2009
GS8 Adaptive Re-Use - Los Angeles, CA	42-unit, 8-story adaptive re-use project of a former medical office building in Downtown Los Angeles	2009
Good Samaritan Site - Los Angeles, CA	Master plan and schematic design of a 650-unit Type III apartment complex over retail and parking.	2008
The Judson Lofts - Los Angeles, CA	Design, development and construction of a 10-story, 60-unit Adaptive Re-Use project in the Historic Core.	2008
756 S. Spring Street - Los Angeles, CA	13-story Adaptive Re-Use project consisting of 72-units in the Historic Core.	2008
810 S. Spring Street - Los Angeles, CA	12-story Adaptive Re-Use project consisting of 93-units in the Historic Core.	2008
1111 Wilshire Boulevard - Los Angeles, CA	Design of a 55-story, 396-unit luxury condominium and 122 room boutique hotel tower.	2007
Tomahawk Building - Los Angeles, CA	Adaptive Re-Use project of Historic building in Downtown Los Angeles. 7 Live/Work units above ground floor retail.	2004
Division & R - Palmdale, CA	New construction of a 75-unit apartment complex.	2003
Havenhurst Condos - W. Hollywood, CA	Invited competition for public/private venture to design public park & 12-unit condominium project on 1 site.	2003
Orpheum Lofts - Los Angeles, CA	Adaptive Re-Use project consisting of 37 Live/Work Units in 12-Story office tower above Orpheum Theater.	2002
Beverly Glen Condos - W. Los Angeles, CA	New construction of 12 townhouse condominiums totaling 27,000 SF.	2001

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Cheateau Marmont - W. Hollywood, CA	Partial renovation of renowned hotel on the Sunset Strip.	1992
Argyle Hotel - W. Hollywood, CA	Renovation of historic art deco building into boutique hotel and new construction of 7-story adj. building.	1988
Desert View Apartments - Lancaster, CA	Designed / Unbuilt	1998
Beachfront Condos - Manhattan Bch., CA	New construction of 2 custom 3,000 SF condominiums.	1998
Riverside Apartments - Los Angeles, CA	New Construction	1985
Serrano Apartments - Los Angeles, CA	New Construction	1985
Sylvan Apartments - Van Nuys, CA	New Construction	1985
Louise Condos - Glendale, CA	New construction of 17-unit condominium complex.	1984

COMMERCIAL PROJECTS

Hayward City Center Tower - Hayward, CA	Seismic retrofit and complete renovation of a 150,000 SF, 12-story office tower and addition of a 8,000 SF ground floor restaurant.	2009
Sunset Boulevard Creative Office - Los Angeles CA	Design and development of an 18,000 SF office building and garage on a steeply sloping site near Downtown Los Angeles	2009
Resonate Music Studios - Burbank, CA	Pre & Post-Production sound recording and mixing studios.	2002
11601 Wilshire - W. Los Angeles, CA	15,000 SF tenant improvement of high-rise office space.	2001
Steelworks Project - Santa Monica, CA	Extensive renovation of warehouse into 38,000 SF post-production studio and creative office space w/ 8,500 SF central greenhouse atrium.	2000
Costco Plaza - Culver City, CA	New construction of retail center on 19 acres. Warehouse and six outlying pads totaling 232,000 SF of retail space.	1998
9th Street Building - Santa Monica, CA	Design / Development project of David L. Gray - New construction of 5,500 SF creative office building on 2 floors + loft.	1998
Sepulveda Retail Center - Culver City, CA	Additon & remodel of 15,000 SF retail space.	1998
Medical Office Building - Beverly Hills, CA	Remodel of medical office building.	1996
Discovery Bay Center - Honolulu, HI	Remodel of 50,000 SF shopping center.	1995
Cathedral Civic Center - Cathedral City, CA	Invited competition for design of new civic center.	1994
Gateway Office Building - Beverly Hills, CA	10,000 SF tenant improvement of commercial office space.	1994
Grand Avenue - Los Angeles, CA	Design / Development project of David L. Gray - New construction of 8 story medical office building consisting of 75,000 SF office space & 110,000 SF parking.	1990

COMMERCIAL PROJECTS

Figueroa Warehouse - Gardena, CA	New construction of warehouse & administrative offices.	1985
Rapport Warehouse - Los Angeles, CA	New construction of retail warehouse & showroom.	1984
Culver Office Building - Culver City, CA	New construction of 3 story, 26,000 SF office building.	1984
Creative Artists Agency - Century City, CA	Tenant improvement of creative office space.	1983
Outpatient Surgical Center - Encino, CA	Tenant improvement of medical offices.	1983
So. California Savings - San Francisco, CA	Tenant improvement for bank branch in downtown SF.	1982
So. California Savings - San Mateo CA	New Construction of bank branch.	1982
Medical Center - Los Angeles, CA	Tenant improvement of outpatient surgical center and medical offices.	1982
So. California Savings - Newport Beach, CA	Tenant improvement for bank branch.	1981
Pharmacy - Los Angeles, CA	Tenant improvement of pharmacy at Cedar Sinai Med. Ctr.	1981
Accupuncture Clinic - Los Angeles, CA	Tenant improvement of medical offices at Cedar Sinai Med. Ctr.	1981
Robertson Office Bldg. - Los Angeles, CA	Design / Development project of David L. Gray.	1980
3rd & Crescent Hts. - Los Angeles, CA	5 story office building consisting of 32,000 SF offices and 30,000 SF parking.	1979
Temple B'nai Torah - Mercer Island, WA	New construction	1971

HISTORIC PRESERVATION PROJECTS

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810 S. Spring Street - Los Angeles, CA	12-story Adaptive Re-Use project consisting of 93-units in the Historic Core.	2008
Tomahawk Building - Los Angeles, CA	Design, development and construction of a historic building in Downtown Los Angeles. 7 Live/Work units above ground floor retail.	2004
Orpheum Lofts - Los Angeles, CA	Adaptive Re-Use project consisting of 37 Live/Work Units in 12-Story office tower above Orpheum Theater.	2002
Argyle Hotel - West Hollywood, CA	Renovation of historic art deco apartment building into boutique hotel and new construction of 7-story restaurant, club, and parking garage.	1988
Crown Office Building - Seattle, WA	Design / Development project of David L. Gray - renovation of historic 15,000 SF office building in Pioneer Square.	1970
Maud Building - Seattle, WA	Design / Development project of David L. Gray - renovation of historic 15,000 SF office building in Pioneer Square.	1969

ADAPTIVE RE-USE PROJECTS

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SINGLE FAMILY RESIDENTIAL PROJECTS

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Kamen Beachouse - Malibu, CA	New construction of 4,000 SF beach-front custom residence and guest quarters.	2009
Keller Residence - Malibu, CA	New construction of 6,000 SF custom residence on hilltop overlooking Malibu Riviera.	2009
Stone Residence - Ormand Beach, FL	New construction of 4,000 SF beach-front custom residence and separate guest house.	2007
Roberts Residence - McMinnville, OR	3,000 SF custom residence in rural Oregon to act as beacon for helicopter-pilot owner.	2005
320 Grenola - Pacific Palisades, CA	New construction of 3,500 SF custom descending courtyard residence on steep hillside overlooking ocean.	2005
Marquis Residence - Malibu, CA	New construction of 3,000 SF custom residence on hilltop overlooking Malibu Riviera.	2004
Levine Beachouse - Malibu, CA	New construction of 3,500 SF custom beach-front residence.	2004
Watchman 01 - W. Los Angeles, CA	New construction of 4,000 SF custom residence above warehouse for metal-working artist and manufacturer.	2002
Stein Residence - W. Los Angeles, CA	Extensive remodel of 5,000 SF.	2001
Gurwich II - Malibu, CA	Addition & Remodel of 2,000 SF residence	2000
Waljeski Residence - Malibu, CA	New construction of 3,200 SF house constructed of non-combustible materials on steep slope.	1998
Anderson Residence - Malibu, CA	Addition & Remodel of 3,000 SF beachouse.	1998
Horowitz Residence - Westwood, CA	Addition & Remodel of 4,000 SF residence.	1998
Offer Beachouse - Malibu, CA	New construction of 3,400 SF custom residence..	1997
Gray/Rind Residence - Mercer Island, WA	Remodel	1996
Schwerdtmann Residence - Malibu, CA	New construction of 2,400 SF custom residence.	1995

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Gold Residence - Bel Air, CA	Remodel of 2,500 SF residence.	1980
Single Family Residence - Los Angeles, CA	Design / Development project of David L. Gray - 3 single family residences on Point Dume.	1978
3 Residence Development - Malibu, CA	Design / Development project of David L. Gray	1977
Single Family Residence - Malibu, CA	Design / Development project of David L. Gray.	1972
Sun Valley House - Sun Valley, ID	New construction of 8,000 SF custom residence.	1972
Doolittle Residence - Bellevue, WA	New construction of 9,500 SF custom hilltop residence.	1971
Superior Street - Seattle, WA	New construction of custom residence.	1969
Gray Residence - Seattle, WA	Design / Development project of David L. Gray consisting of a remodel of an existing residence.	1968
Backstrand House - Seattle, WA	New construction of custom residence.	1967
Dalrymple House - Seattle, WA	New construction of custom residence.	1967

URBAN PLANNING PROJECTS

Hayward City Center - Hayward, CA	Design and entitlement work of a 6-acre mixed use campus that includes the seismic retrofit and renovation of a 12-story, 150,000sf office tower, ground-up 153 room hotel and 25,000 sf conference center and 162 dwelling units.	2008
Corporation Yards - Santa Monica, CA	Named design architect for the re-design of the city's 24-acre municipal facilities center	2003
Stadium @ Mission Jct. - Los Angeles, CA	Selected by LA city councilman to site plan new NFL stadium complex and regional park in industrial area.	2002
Southpark Focus - Los Angeles, CA	Masterplanned 100 Acre site in Downtown Los Angeles to house 68,000 seat stadium, entertainment center and 3,000 housing units.	2002
Spring Street Park - Los Angeles, CA	Design to replace on-grade parking lot with community park and sub-grade parking garage for civic functions.	2002
Flatiron Focus - Los Angeles, CA	Masterplanned 20 block area in Historic District of Downtown Los Angeles to make area residentially friendly.	2001
Steelworks Campus - Santa Monica, CA	New construction of 110,000 SF of office space adjacent to proposed project to create corporate campus.	2000