Joseph p. Hackett

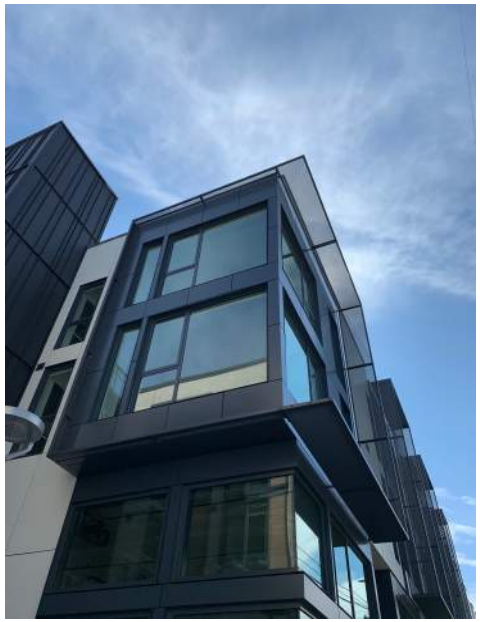
PROFESSIONAL PORTFOLIO

MASON ON MARIPOSA
MULTI-FAMILY RESIDENTIAL AND RETAIL
COMPLETED DATE: MAY 2020
OCCUPANCIES: R-2, A-3, B, S-1
PHASE 1 AND PHASE 2 TOGETHER CONTAIN 299 RESIDENTIAL UNITS AND 10,4040 SF OF GROUND FLOOR COMMERCIAL AND PDR SPACES. PARKING FOR THE PROJECT IS ACCOMMODATED IN THE BASEMENT LEVEL AND PODIUM LEVEL OF THE EAST BUILDING PHASE 1. PROJECT TOTAL 413,150 SF.

A new public mid-block passage meanders and flows through a new mixed-use housing development, The Mason on Mariposa include Market rate and inclusionary below Market (80/20) unit mix with CDLAC and TCAC tax credits.

My role as Project Manager in Executive Architect role included coordinating client design, consultant and contractor review, scheduling, permiting and field meetings. Project Management timeline stretched from Site Entitlements through contract administration and to project completion.

During my three and half year tenure, as Project Manager - I was tasked with the coordination of all design decisions, construction documents, code analysis and ADA compliance, enclosure constructability, energy compliance and city departmental plan check and permits.



1601 MARIOSA + 210 ARKANSAS ST _ EXECUTIVE ARCHITECT
SAN FRANCISCO, CA.
ANKROM MOISAN ARCHITECTS

SITE PLAN

1601 MARIOSA + 210 ARKANSAS ST _ EXECUTIVE ARCHITECT

SAN FRANCISCO, CA.
ANKROM MOISAN ARCHITECTS

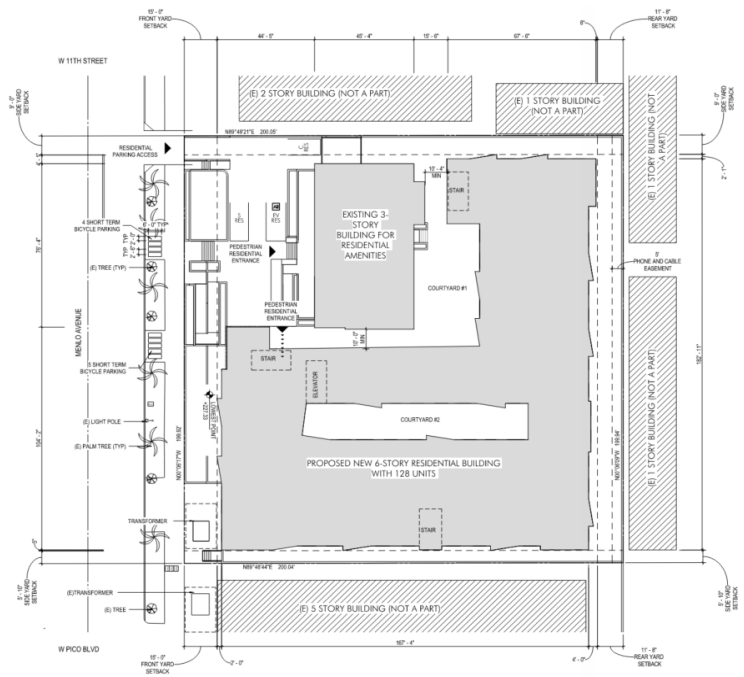
CLIENT
Cypress Equity Investments

UNITS
170

CONSTRUCTION TYPE IIIA over IA, Podium

STATUS
In Design

2501 Wilshire Boulevard is an eight-story contemporary mixed-use residential project that will replace a stretch of commercial buildings located at the corner of Wilshire Boulevard and 25th Street in Santa Monica. This project will provide 170 units with 17 affordable above 18,000 SF commercial space and a four-level, 253-car subterranean parking garage. Previously envisioned as a four-story structure with 71 apartments above retail, the new development almost doubles the amount of housing and increased the number of affordable units.



1216 MENLO AVENUE

100% AFFORDABLE RESIDENTIALSTATUS: LADBC PERMIT INTAKECONSTRUCTION TYPE: IA /IIIA

This is a City of Los Angeles 100% Affordable Housing Transit orientated community (TOC) project is designated with CTCAC and LIHTC state tax incentives. The project includes a renovation of an existing historically significant 2 –story residence conversion to resident service amenities to a new 6 story residential building. My role as the Project Manager involved coordinated client design, project scheduling, fee proposals and complex code analysis with LABC accessibly; mobility and communication unit code reviews. I managed external and internal teams towards approved entitlements and from Schematic design to Construction documents for the initial permit intake and project value engineered pricing.

Camden Arts - Industrial

status: final rti permitting
construction type iiia /ia podium

This city of Los Angeles type IIIA 5 stories wood frame over type IA podium two-above grade garage level aligned with one Commercial story over one basement garage story. My role as lead Project Manager entailed a concise value engineering exercise per client to reduce bid procurement of the overall project fees. This included but is not limited to waterproof detailing, extensive consultant coordination and regulatory reviews. The project is currently under plan check at LADBS for final RTI permits.

1525 INDUSTRIAL STREET ARTS DISTRICT

LOS ANGELES, CALIFORNIA - CAMDEN ARTS
TCA ARCHITECTS 2022-2024

1525 INDUSTRIAL STREET ARTS DISTRICT

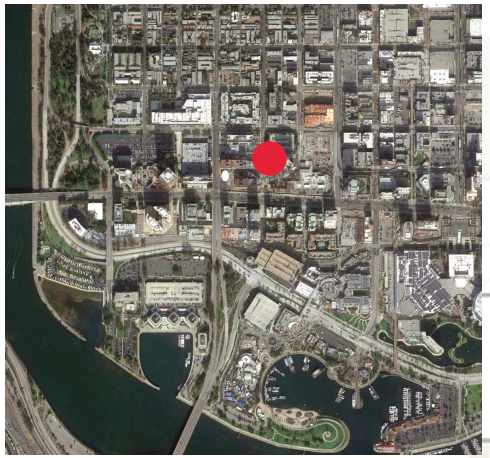
LOS ANGELES, CALIFORNIA - CAMDEN ARTS
TCA ARCHITECTS 2022-2024

Construction Documentation phase
Site Area: 196,020 SF 4.50 AC
North Parcel: 95,494 SF
South Parcel: 100,526 SF
Construction Type: Type IIA over Type IA

The former Long Beach City Hall, a 14-story brutalist landmark dating to the 1970s, is poised to make way for a pair of mid-rise apartment buildings. The project would rise at 321 W. Ocean Boulevard and 121 Cedar Avenue. The client's proposal of construction of two eight-story buildings featuring 580 studios, one-and two-bedroom dwellings - including 58 reserved for moderate-income households - above parking for 885 vehicles. The façade is a pair of contemporary podium-type buildings clad in concrete, fiber cement panels, aluminum, plaster, and porcelain tile.

My role as the Project Manager was to coordinate all parties to the CD set milestones and finalize entitlements for intake submittal to the City of Long Beach. This included extensive design build contractor and consultant coordination including review of the CBC/ ICC and CEC energy code cycle changes for 2023.

321 W. OCEAN BLVD.
LONG BEACH, CALIFORNIA
TCA ARCHITECTS 2022-23



LONG BEACH CITY HALL

HARBOR DEPARTMENT

SITE PLAN REVIEW

321 W. OCEAN BLVD.
LONG BEACH, CALIFORNIA
TCA ARCHITECTS 2022-23

CLIENT
Cypress Equity Investments

UNITS
114

CONSTRUCTION TYPE IIIA over IA, Podium

STATUS
In Design

1537 Lincoln Boulevard is a five-story mixed-use residential project that will replace commercial buildings located between the iconic Bay Cities Deli and Santa Monica Substation. This project will provide 114 units above 8,500 SF commercial space and subterranean parking garage. 1537 Lincoln has a contemporary exterior composed of fiber cement panels, metal, plaster, and wood panels with two interconnected structures linked with a rooftop deck and courtyard space.

1537 LINCOLN BLVD.

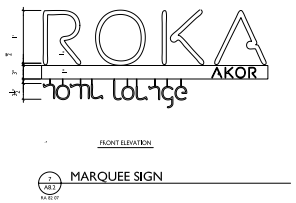
SANTA MONICA, CALIFORNIA
OTTINGER ARCHITECTS 2021

ROKA AKOR ROBATA GRILL+ NOMA LOUNGE

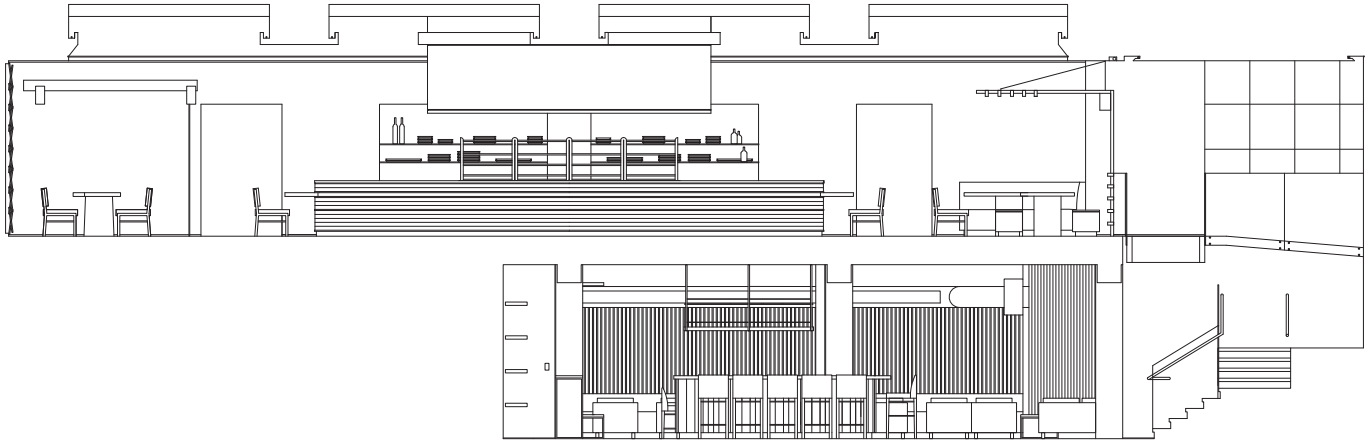
COMPLETED DATE: FEBUARY 2013
FULL SERVICE RESTAURANT: A-2 **4,688 S.F.**
NOMA LOUNGE WHISKEY BAR **3,589 S.F.**
CONSTRUCTION TYPE: IIIA
PROGRAMS USED: AUTOCAD/ SKETCHUP

This project called for an extensive tenant improvement of an existing restaurant space in the basement and first floor of an existing five story building. The remaining B occupancies offices were not in the scope of work.

My role as Project Designer included coordination of construction documents, code analysis and ADA compliance, city permitting. I coordinated construction administration, RFI and submittals. In addition to streetscape signage studies, we worked with an design consultant to develop a pre-cast fiber mold to produce striated and undulating patterns on the concrete walls through generative design.



ROKA AKOR + NOMA LOUNGE
801 MONTGOMERY STREET - SAN FRANCISO, CA
ARCANUM ARCHITECTURE 2014



BUILDING SECTION

ROKA AKOR + NOMA LOUNGE
801 MONTGOMERY STREET - SAN FRANCISO, CA
ARCANUM ARCHITECTURE 2014

SANTA BARBARA INN INTERIORS + FULL SERVICE RESTAURANT

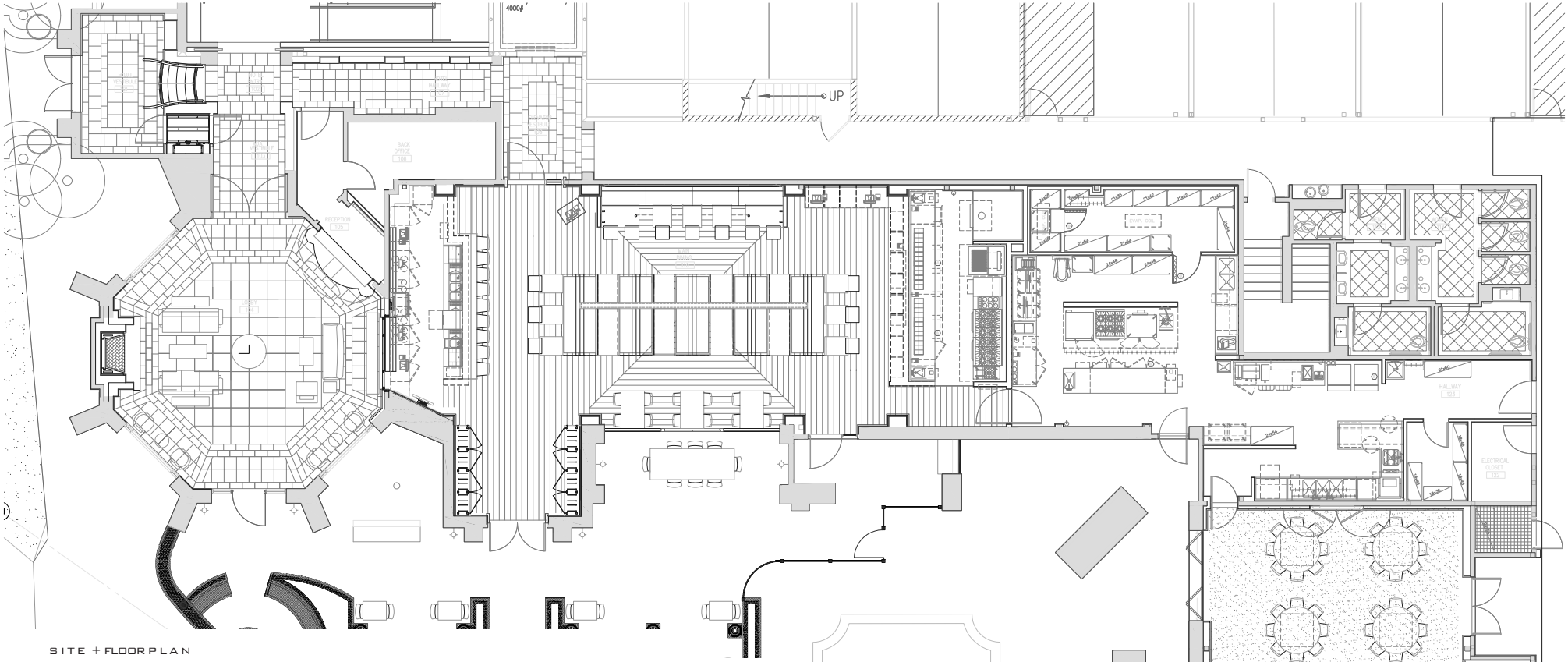
COMPLETED DATE: JUNE 2016
HOTEL AND RESTAURANT R-1/B-1 & A-1
FOUR STORY HOTEL: 45,073 S.F.
FULL SERVICE RESTAURANT T.I: 4,696 S.F.
PATIO RESTAURANT SERVICE: 1,500S.F.
CONSTRUCTION TYPE: V-A
PROGRAMS USED: AUTOCAD / SKETCH-UP

This extensive renovation to an existing four story boutique hotel and ground floor full service restaurant was an accumulation of an eight year project in flux prior, during and after the recession of 2008.

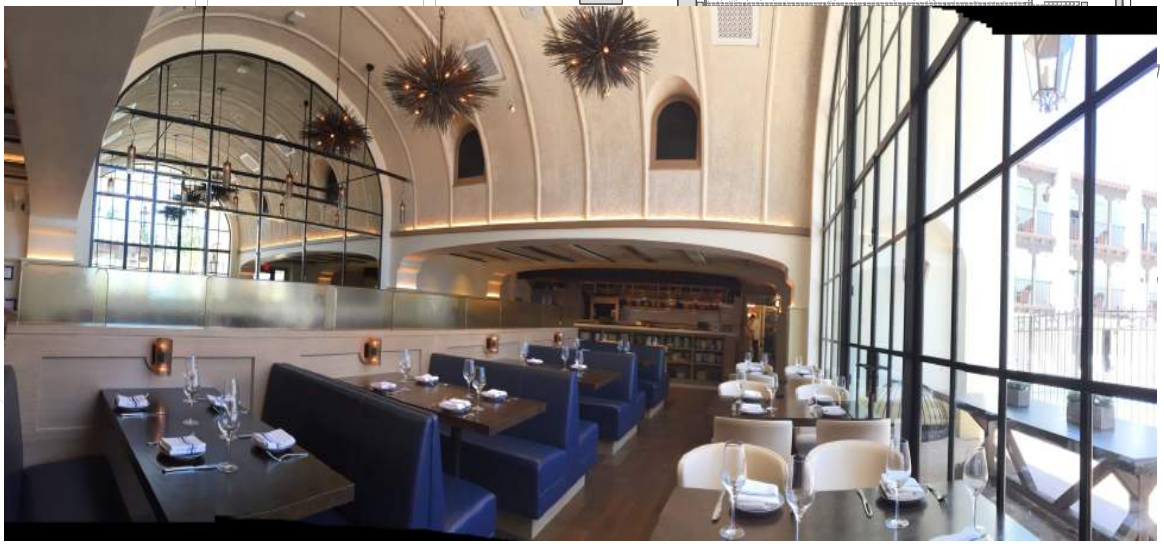
My role as Project Architect and Manager starting in 2014 included design lead on the Hotel's Lobby entry sequence and interiors, porte cochere and the 62 seat full service restaurant and 88 seat private dining rooms. The full service restaurant also included a full service outdoor seating for 72.

During my two and half year tenure, I was tasked with the coordination of all design decisions, construction documents, code analysis and ADA compliance, city and county permitting. I also coordinated all construction administration scheduling, RFI, RFQ and the submittals.

OUTDOOR SITE PLAN



SITE + FLOOR PLAN



SANTA BARBARA INN INTERIORS + RESTAURANT

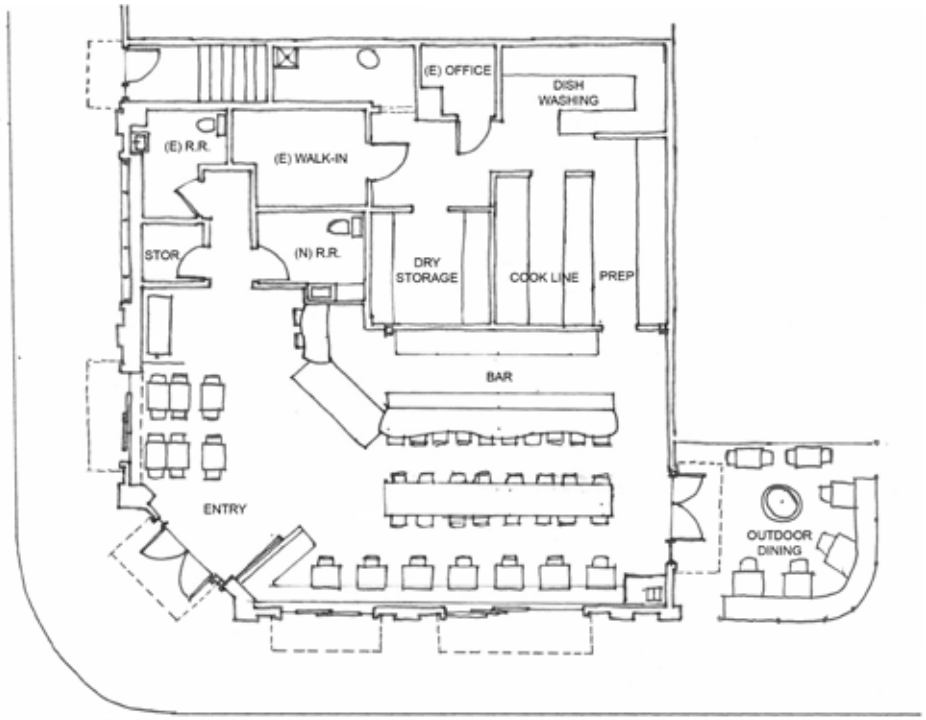
SANTA BARBARA, CA.

ARCANUM ARCHITECTURE, INC. 2016

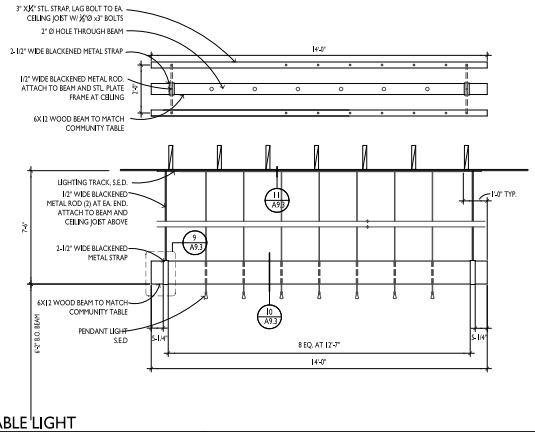
ROAM ARTISAN BURGERS
COMPLETED DATE: DECEMBER 2013
FULL SERVICE RESTAURANT: 2,124 S.F.
CHANGE OF USE FROM M- MERCANTILE TO A-2 RESTAURANT
CONSTRUCTION TYPE: V
PROGRAMS USED: AUTOCAD/ SKETCHUP

This project called for an adaptive change of use from an existing retail to proposed full service restaurant on the ground floor of two story commerical building. My role as Project Manager included coordination of construction documents, city and planner consultation, contractor construction administration and RFI and RFQ submittal as well as code analysis and design team lead.

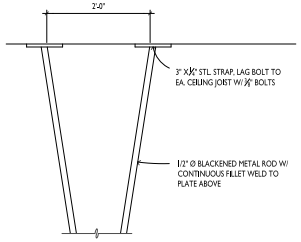
Complex parking site ADA compliance was required for permitting and civil grading upgrades were contracted with property management and development services.



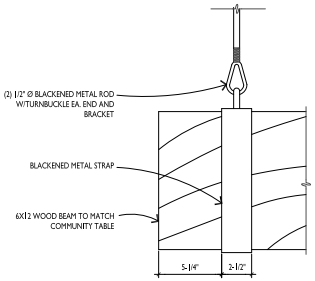
ROAM ARTISAN BURGERS
23 LAFAYETTE CIRCLE - LAFAYETTE, CA
ARCANUM ARCHITECTURE 2013



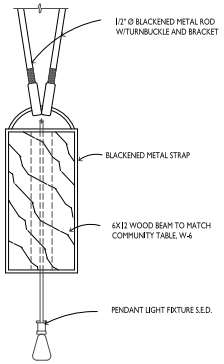
6 A9.3 COMMUNITY TABLE LIGHT



11 A9.3 COMMUNITY TABLE LIGHT



9 A9.3 COMMUNITY TABLE LIGHT



10 A9.3 COMMUNITY TABLE LIGHT

ROAM ARTISAN BURGERS

23 LAFAYETTE CIRCLE - LAFAYETTE, CA

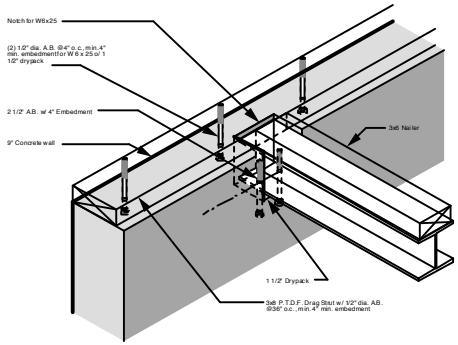
ARCANUM ARCHITECTURE 2013

24166 MALIBU ROAD RESIDENCE

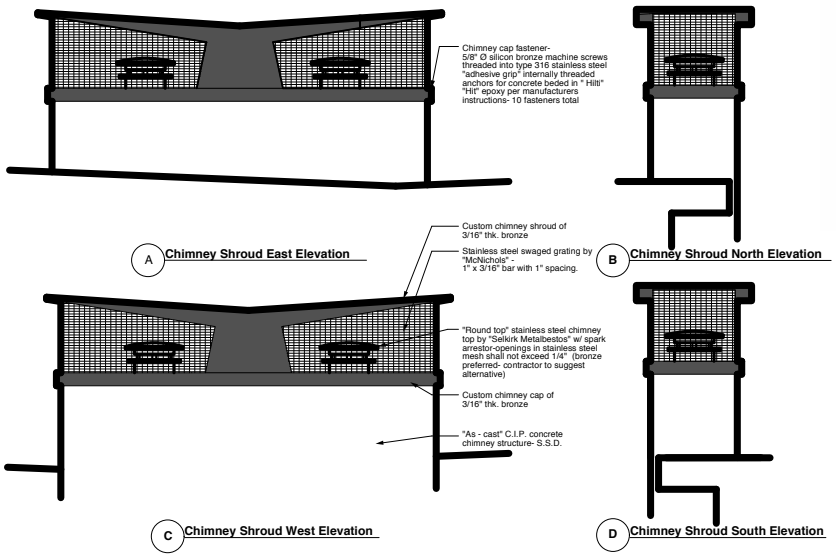
COMPLETED DATE: APRIL 2007
SINGLE FAMILY RESIDENCE R-1
TWO STORY, 4,460 S.F.
CONSTRUCTION TYPE: V
PROGRAMS USED: VECTORWORKS/ FORM-Z

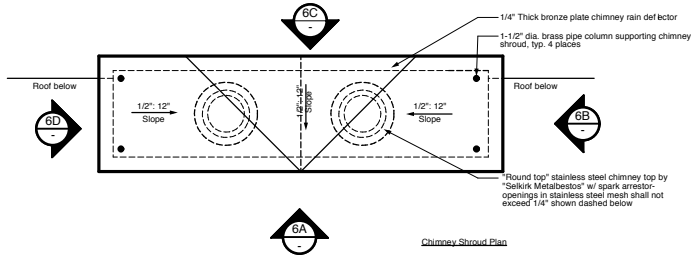
This project called for new construction of a two-story 4,460 S.F. 6 bedroom 6 1/2 bath, single family residence with attached 2 -car garage. The new dwelling waste-water disposal system was designed in accordance to the strict City of Malibu waste wate management requirements (CDP) being that the house was built on the Pacific Ocean.

My role in the project was overseeing the construction detailing and documents for permitting. Communication with all consultants involved including working directly with the structural engineer on various design changes and permiting issues. I was also involved with 3D design modeling studies showing butterfly roof form change to a flat design with extended fascia projections.

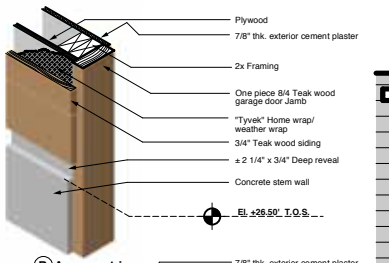


2 **B-2-1 Beam Notch in Concrete Wall**

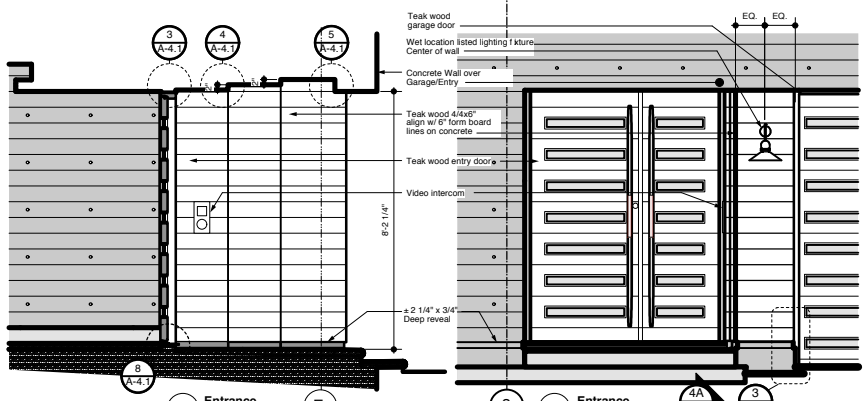




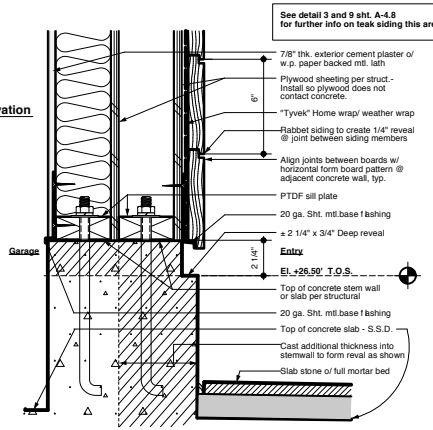
6 Chimney Shroud
1 / A-1.3
Scale: 1/2"=1'0"



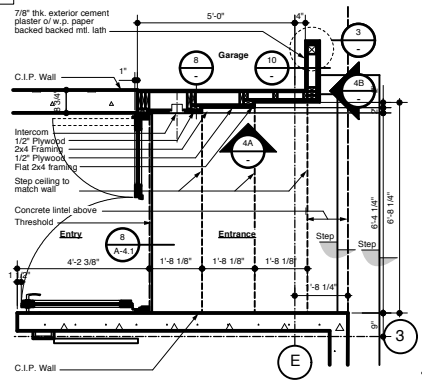
3 Teak Siding @ Garage Door Jamb
4/A-4.8
Scale 3"=1'-0"



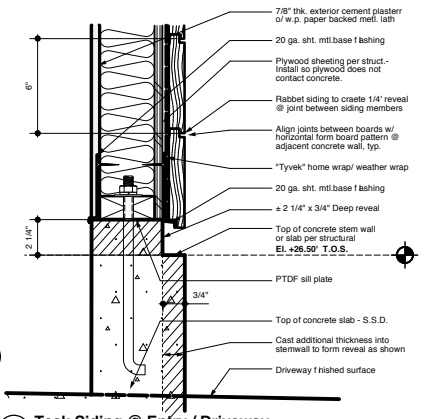
4 Elevation of Teak Wood Entry Panels
Scale: 1/2"=1'-0"



8 Teak Wood Siding @ Entry / Garage
9 / A-4.8
Scale 3" =1'-0"



9 Partial Plan @ Entry
1 / A-1.1
Scale: 1/2"=1'-0"



10 Teak Siding @ Entry / Driveway
9 / A-4.8
Scale 3"=1'-0"

24166 MALIBU ROAD RESIDENCE

MALIBU, CA.

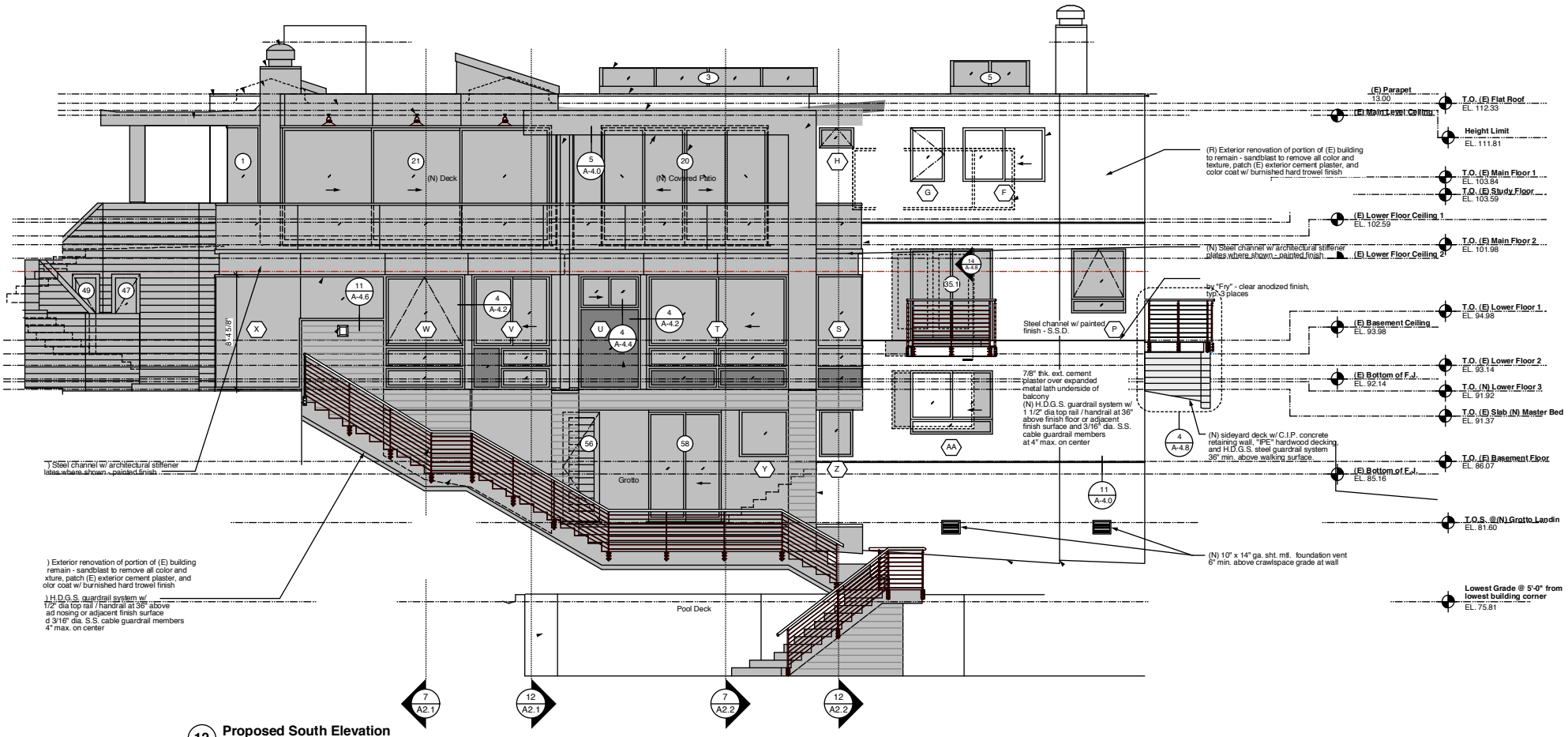
J. STAFF ARCHITECT 2007

12250 RICHWOOD RESIDENCE
COMPLETED DATE: MAY 2008
SINGLE FAMILY RESIDENCE RA-1
TWO STORY, 4,855 S.F.
CONSTRUCTION TYPE: V
PROGRAMS USED: VECTORWORKS/ FORM-Z

This major addition and complete renovation of an existing three level residence is located on a downward sloped site. Major additions included two new bedroom/bath suites. Contemporary detailing called for commercial storefront door and windows along with hot-dipped galvanized sheet metal cladding and roofing applied in a shingle and cleat fashion.
My role as project manager/ designer included completion of all construction details, construction documents and working directly with contractor, engineer and city planners and permit officials. A direct Relationship with client was built under introduction from the architect, which allowed for direct design decisions to be incorporated into the project. I also developed 3D massing model studies for client presentation and design development stages.

MAROUN RESIDENCE
LOS ANGELES, CA.
J. STAFF ARCHITECT 2008



12 **Proposed South Elevation**

Scale: 1/4" = 1'-0"

MAROUN RESIDENCE

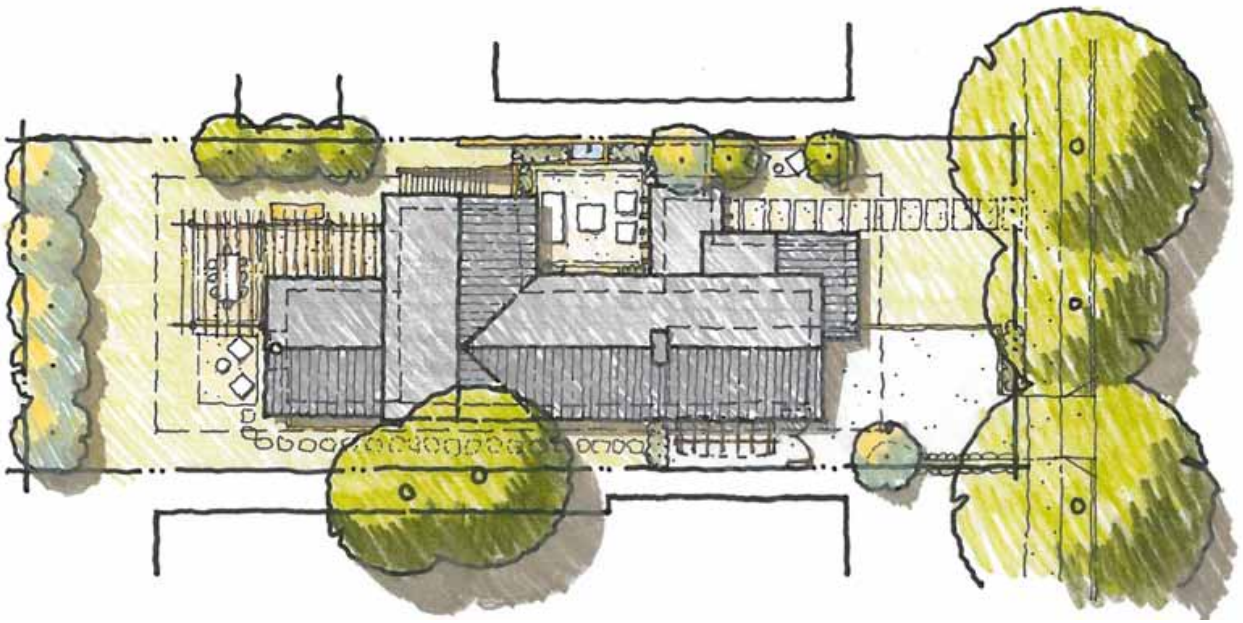
LOS ANGELES, CA.

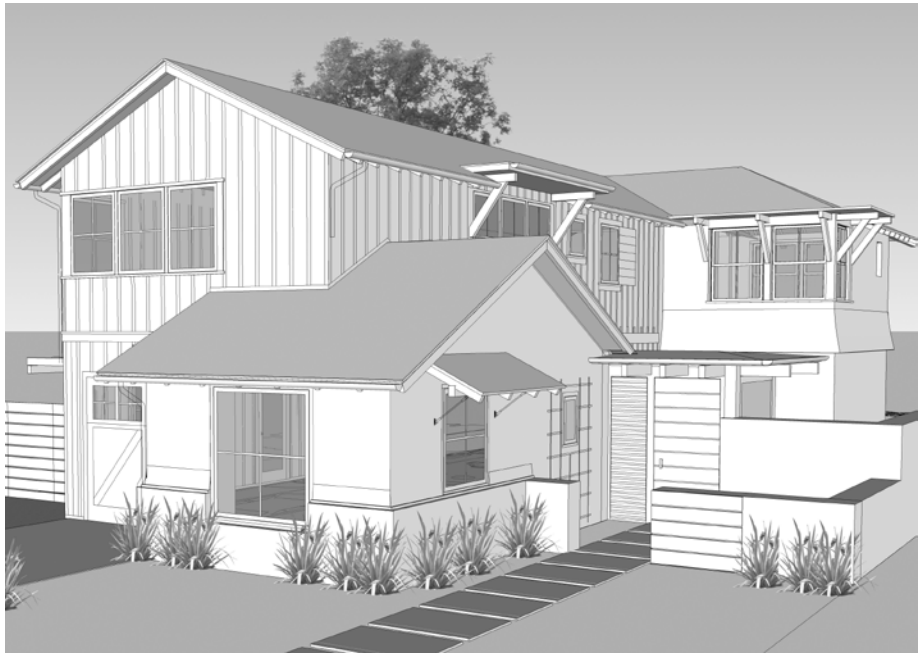
J. STAFF ARCHITECT 2008

LAW / DANN RESIDENCE
COMPLETED DATE: MAY 2013
SINGLE FAMILY RESIDENCE R-3
TWO STORY, 4,073 S.F.
CONSTRUCTION TYPE: V
PROGRAMS USED: AUTOCAD / SKETCH-UP

This project called for complete deconstruction and demolition of a 1940's track home and the complete new construction of two story residence and conditioned basement.

My role as the project architect was overseeing the construction detailing and documents for permitting. Communication with all consultants involved including working directly with all consultants on various design changes and construction issues. I was also involved with 3D design modeling roof studies I also conducted research for different energy savings from roof photovoltaic panels, solar thermal or waste-water retention systems.





LAW / DANN RESIDENCE

PALO ALTO, CA.
ARCANUM ARCHITECTURE 2013

10800 WILSHIRE BLVD.
COMPLETED DATE: JUNE 2009
SINGLE FAMILY RESIDENCE (Q) R5-3-0
TWO STORY, 5,776 S.F.
CONSTRUCTION TYPE: V-1 HOUR
PROGRAMS USED: VECTORWORKS/ FORM-Z

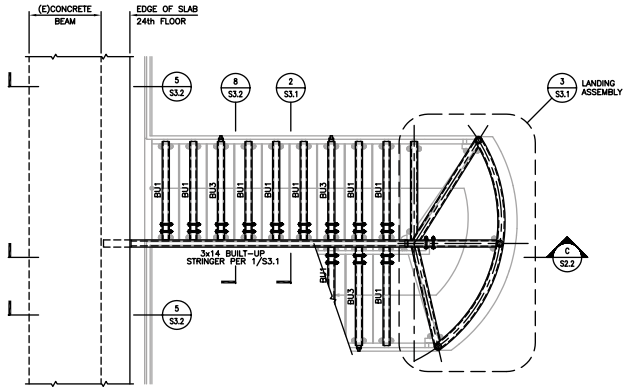
This two story penthouse Tenant Improvement project called for concise contemporary detailing and first hand knowledge of specific lighting systems. The client requested an acoustical interior with low reverberant qualities for every living space in the condo.

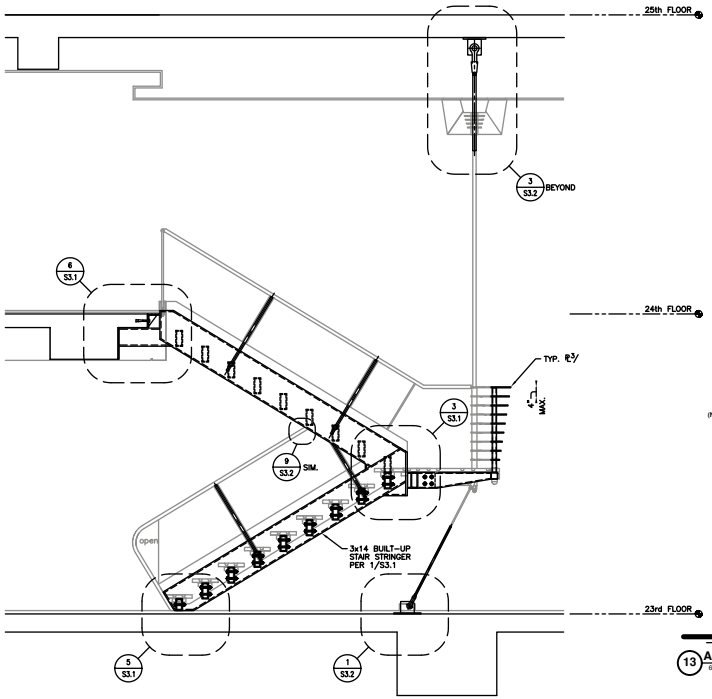
Tenant Improvements to this new partially built-out three bedroom condo located on the 23rd and 24th floors of a residential high-rise included installation of a new steel and glass stairs/guardrail design. Modifications and upgrades of all MEP systems and removal and reconstruction of non-bearing interior partition walls.

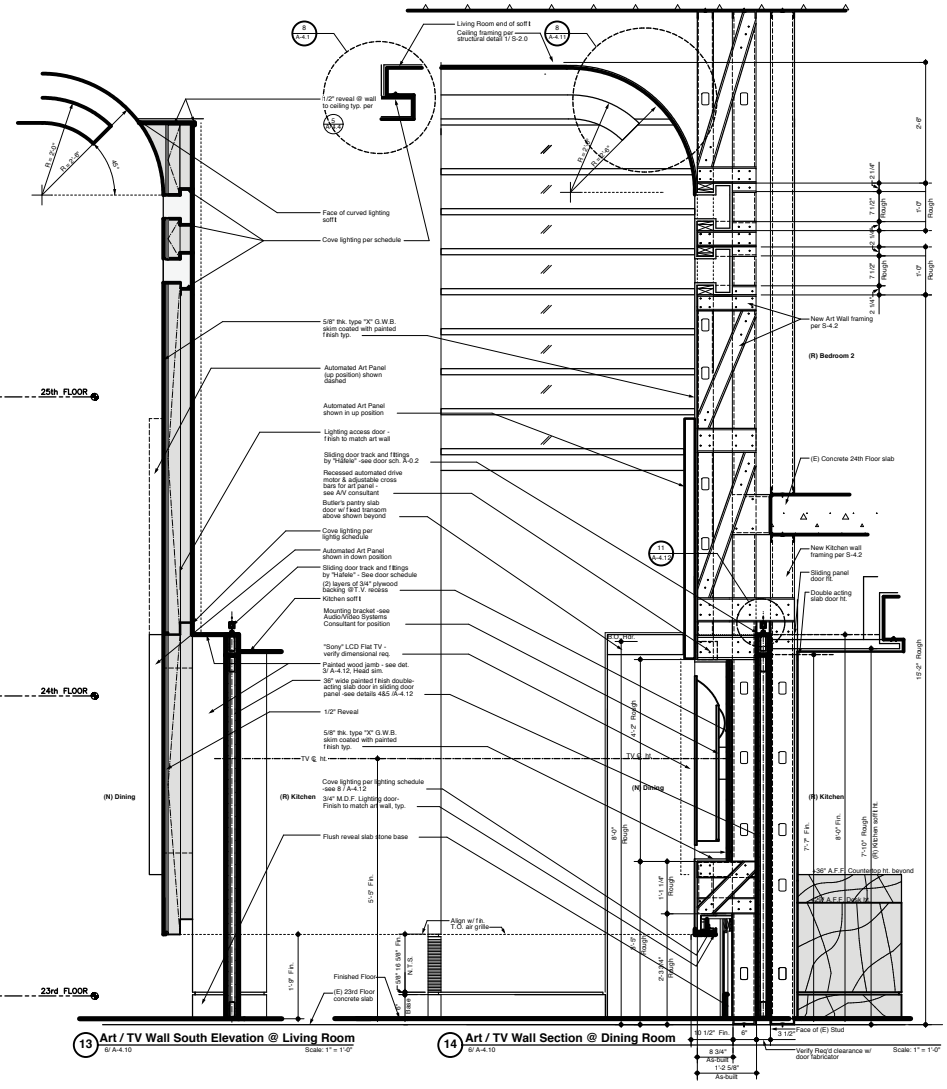
My role included: Project Management with respect to completing Construction Documents, negotiations with City planners and permit staff and working directly with the contractor and project engineer on all structural upgrades. Special project coordination on my part included the subcontractor involved in the custom glass tread staircase as the showcase of the penthouse condominium unit.

PENTHOUSE CONDO TENANT IMPROVEMENT & RENOVATION

10800 WILSHIRE BOULEVARD LOS ANGELES, CA.
JSTAFF ARCHITECT 2009







13 Art / TV Wall South Elevation @ Living Room
6/ A-4.10
Scale: 1" = 1'-0"

14 Art / TV Wall Section @ Dining Room
6/ A-4.10
Scale: 1" = 1'-0"

PENTHOUSE CONDO TENANT IMPROVEMENT & RENOVATION

10800 WILSHIRE BOULEVARD LOS ANGELES, CA.

JSTAFF ARCHITECT 2009