



HANOVER COMPANY

Headquartered in Houston, Texas and founded in 1982, Hanover Company is one of the most active private real estate investment and services companies in the United States, specializing in the development of high-quality multifamily and mixed-use properties. As a vertically integrated real estate company, Hanover's capabilities include in-house development, construction, property management architectural, quality assurance, legal, risk management, capital markets, asset management, and financial operations. As of October 2021, Hanover has 82 projects in its development pipeline with a total project capitalization of \$10.5 billion and currently has 5,780 units under construction with a total project capitalization of \$2.4 billion.

Hanover is looking for a multi-family Architect with 5+ years of experience. The position is based out of our Los Angeles Office and will focus on west coast projects.

This Architect will be responsible for managing the project design from early initial site plan development through permitting and managing the project for conformance with Hanover design and quality control standards during construction. Good written and verbal communication skills are necessary, as our Architects deal with governmental agencies, neighborhood groups, and several departments within Hanover. Participation in design meetings and monitoring of progress is very important. Regular construction site visits are expected, so travel will be required to some or all of these major Western US markets: San Francisco, San Diego, Seattle and Phoenix.

Job responsibilities may include, but are not limited to, the following:

1. Manage/Lead Design Consultants (Architect, MEP, Structural, Interiors, and Landscape).
2. Collaborate with internal and onsite construction team to ensure successful design implementation.
3. Ensure FHA and ADA compliance based on consultant reports.
4. Participate in Industry activities (i.e. ULI, housing seminars, etc.).
5. Stay current with green building initiatives such as LEED and NGBS.
6. Stay current with Architectural Licensing.

Pre-Development

1. Assist Development Partners with Scoping Documents.
2. Participate in all programming/scope meetings.
3. Assist development team in developing complete program (size, finishes, vision, etc.).
4. Review and analyze appropriateness of potential sites with regards to:
 - Urban factors – Views, circulation, adjacent uses, access, topography.
 - Configuration – Study test fits of various plans.
 - Density – Study low to high density models.
 - Site Constraints – Understand CCRs, easements, building codes, planning & historical issues, environmental regulations.
 - Site entitlements – Understand existing and potential.

Document Development – Assist Development Partners and Construction with the following:

1. Scheduling – Help develop project design schedule from early development, through permitting.
2. Selection of Design Team – Research and interview Architect/Structural Eng/MEP Consultants.
3. Direction of Design Team – Review and give guidance relevant to designs of plans and exterior appearance, provide input on planning, esthetic, material, and equipment issues.
4. Governmental Agencies – Work with Building Departments and Planning Departments as required to obtain approvals.
5. Neighborhood Groups – Work with Neighborhood groups if required to obtain approvals.

6. Value engineering – Provide approaches to retain designed value while creating highest profit possibilities.
7. Understand site constraints to provide design input on project ground floor planning (i.e. Circulation, Lobby, service, etc.).
8. Participate in all design meetings to monitor design progress for quality and consistency.
9. Review, comment, and provide design input on building exterior, overall plans, unit plans, and standard details, both interior and exterior throughout construction documentation for consistency of design and Hanover direction.
10. Coordinate with Interior Design Architect during design process and participate in Interior Design meetings to be fully aware of all aspects of the project design.
11. Coordinate outside marketing efforts, such as, renderings and models.

Project Construction - Assist Development Partners and Construction with the following:

1. Regular site visits to insure the execution of the Hanover design and quality control standards.
2. Review of specifications, standard details, interior and exterior wall types, exterior window and skin conditions, Interior elevations and finishes, MEP applications, deck and roof treatments.
3. Manage the Development Directive process.
4. Field coordination of Architectural and Systems conflicts.
5. Schedule, locate and plan for unit mockups.
6. Schedule, plan and design exterior mockups.
7. Coordinate with Interiors on Amenity and Clubhouse treatments.
8. Coordinate with in house landscape designers on exterior hardscape and landscaping.
9. Coordinate with in house and out of house quality assurance consultants and participate in periodic reviews of unit layout.
10. Manage the shop drawing/material selection approval process.
11. Participate in conference calls, Owner/Architect/Contractor meetings, and other meetings.

Qualifications:

1. Bachelor of Architecture or Bachelor of Science in Architecture is required
2. Software Requirements: Strong proficiency utilizing Bluebeam Revu, Sketchup and AutoCad. Familiarity with Revit, Plangrid, and Procore preferred, but not required upon hire.
3. Working knowledge of an experience with California Title -24 building codes.

Compensation and Benefits:

- * Up to \$125,000 annual base
- * Eligible to participate in the Annual Bonus Program
- * Eligible to participate in the Design Manager Bonus Program
- * Hanover offers a robust benefits program which includes comprehensive medical, dental, vision, life and disability insurance plans, flexible spending accounts, paid parental leave, and 401(k) with company match.

Link to Apply:

<https://phg.tbe.taleo.net/phg03/ats/careers/requisition.jsp?org=HANORSLI&cws=1&rid=1466>

Contact Information:

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