



Joaquin Garner

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SUMMARY

Project Architect with more than five years of progressive experience delivering **residential remodeling** work from concept development through construction documentation. Hands on work includes AutoCAD, Revit, SketchUp, Lumion, permitting, zoning, **structural coordination**, load bearing wall review, and building code research. Coordinates multidisciplinary stakeholders, resolves technical issues, and maintains clear documentation across concurrent projects. Experience includes design development, **construction drawings**, field condition review, quality checks, revision control, and schedule management. Licensed Architect in Illinois since 2023, with a Bachelor of Architecture from **Illinois Institute of Technology**. Career growth reflects increasing ownership, practical judgment, team guidance, and dependable delivery. Brings focused residential design experience and a collaborative approach that supports accurate drawings, sound coordination, and client ready project outcomes.

EXPERIENCE

Project Architect, Residential Remodeling

May 2023 - Present

Hearthstone Residential Design

Evanston, IL

Lead residential remodeling design across concept development, technical documentation, coordination, permitting, and delivery. Guide team members, review drawings, investigate field conditions, and connect client needs with practical construction solutions.

- Converted remodeling requirements into coordinated **AutoCAD** and **Revit** drawing sets for client review.
- Resolved load bearing wall questions through field review, structural coordination, and building code research.
- Produced concept and construction drawings with **SketchUp** and **Lumion** studies for residential stakeholders.
- Coordinated **permitting** and **zoning** submissions, reducing rework through disciplined document checks.
- Guided designers through revisions, improving consistency across concurrent residential remodeling deliverables.

Architectural Designer, Residential Projects

July 2021 - April 2023

Oak & Brick Architecture

Evanston, IL

Supported residential architecture projects from early design through permit documentation. Managed drawing updates, visual studies, technical research, stakeholder coordination, and quality review while building broader responsibility for project delivery.

- Developed **AutoCAD** plans and elevations for **residential remodeling** concepts and permit packages.
- Updated Revit models after field observations, clarifying existing conditions for design decisions.
- Used SketchUp and Lumion studies to communicate design direction during stakeholder reviews.
- Researched zoning and **building codes**, guiding revisions before permit submission.
- Coordinated consultant comments and drawing revisions, keeping project information aligned across disciplines.

Architectural Designer, Residential Design

June 2020 - June 2021

Lakeview Design Workshop

Evanston, IL

Contributed to residential design production, documentation, and coordination under senior architectural direction. Built practical capability in drafting, model development, visual communication, code review, and project quality control.

- Drafted **residential remodeling** plans in **AutoCAD**, supporting accurate concept and construction documentation.
- Built Revit models from measured conditions, giving project teams clearer design information.
- Created SketchUp massing and Lumion views for early client conversations and internal reviews.
- Checked drawing sets for coordination gaps, supporting cleaner submissions and fewer late revisions.
- Collected field information and code references, helping resolve practical design questions.

PROJECTS

Residential Remodeling Permit Set 📅 2024

Prepared a coordinated residential remodeling permit package with AutoCAD, Revit, zoning research, code review, and construction drawings. Work connected design intent with practical approval requirements.

Load Bearing Wall Coordination Study 📅 2023

Reviewed existing residential conditions and coordinated load bearing wall decisions with drawing updates, field information, and structural input. Documentation supported clearer construction planning.

LEADERSHIP & AWARDS

- Illinois Architect License recognition, 2023, reflecting completion of professional licensure requirements.
- Project leadership recognition, Hearthstone Residential Design, for dependable residential documentation and team guidance.
- Design contribution recognition, Oak & Brick Architecture, for clear coordination across remodeling assignments.

EDUCATION

Bachelor's Degree in Architecture

Illinois Institute of Technology GPA: 3.5

Coursework: Architectural design, building technology, structural systems, construction documentation

2020
Chicago, IL

CERTIFICATIONS

- Licensed Architect, Illinois 📅 2023
- Bachelor of Architecture 📅 2020

TECHNICAL SKILLS

- **Computer Aided Design:** AutoCAD, Revit, construction documentation
- **Three Dimensional Design:** SketchUp, Lumion, architectural visualization
- **Residential Architecture:** Residential remodeling, concept design, design development
- **Structural Coordination:** Load bearing walls, structural integrity, consultant coordination
- **Building Regulations:** Building codes, code research, compliance review
- **Permit Administration:** Permitting, permit submissions, approval packages
- **Land Use Review:** Zoning, zoning research, municipal requirements
- **Drawing Production:** Concept drawings, construction drawings, detail development
- **Project Coordination:** Stakeholder coordination, multidisciplinary reviews, schedule tracking
- **Quality Control:** Drawing checks, revision control, document review

SKILLS

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|--------------------------|----------------------|------------------------|-------------------------|
| • Architecture degree | • Revit | • Structural integrity | • Concept drawings |
| • Residential remodeling | • SketchUp | • Building codes | • Construction drawings |
| • Architecture stamp | • Lumion | • Permitting | • Residential portfolio |
| • AutoCAD | • Load bearing walls | • Zoning | |

PROFESSIONAL AFFILIATIONS

- American Institute of Architects, architecture professional affiliation.
- Illinois architectural professional community, residential design and licensure participation.

LANGUAGES

- English (Native)
- Spanish (Intermediate)

ADDITIONAL INFORMATION

Work Status : Authorized to work in United States. No sponsorship required.

REFERENCES

AVAILABLE ON REQUEST