

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