

LILIANA ARTILES

SENIOR ARCHITECTURAL DESIGNER | PROJECT COORDINATION

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Bilingual: English / Spanish | U.S. Citizen

LinkedIn: linkedin.com | Portfolio: Drive Link | Work Samples: Drive Link

PROFESSIONAL SUMMARY

Result-oriented Architectural Designer and Project Coordinator with over 13 years of comprehensive experience across New York and South Florida. Proven track record managing high-end residential, mixed-use, commercial, institutional, and educational renovation projects from initial schematic design through construction administration. Expert in building code analysis, zoning research, consultant coordination, and construction documentation. Noted for recent successful delivery of Miami-Dade County Public Schools (M-DCPS) renovation and improvement packages.

CORE EXPERTISE

- Design & Technical Production: Construction Documents (CD Sets), Detailed Drafting, Space Planning, As-Built Drawings, Permitting Packages.
- Codes & Compliance: FBC, FFPC, NFPA 101, SREF, NYC DOB, ADA, ICC A117.1, FHA, Flood Zone & Life Safety Regulations.
- Project Management: Multidisciplinary Consultant Coordination (MEP, Structural, Civil), Construction Administration (RFIs, Submittals, Shop Drawings), Client & Contractor Relations, Field Measurements & Site Inspections.

PROFESSIONAL EXPERIENCE

Project Architectural Designer | M. Hajjar & Associates | Miami, FL

2026

- Developed comprehensive architectural construction documents using AutoCAD for 6 major M-DCPS school renovation and improvement projects.
- Spearheaded multidisciplinary coordination across MEP, structural, and civil engineering teams to eliminate design conflicts and streamline the permitting pipeline.
- Executed rigorous code reviews ensuring compliance with FBC, FFPC, NFPA 101, SREF, accessibility guidelines, and M-DCPS Design Criteria.

Project Architectural Designer | SEDA | Miami, FL

2026

- Produced comprehensive construction drawing packages and permit sets for a high-profile mixed-use development project in South Florida using AutoCAD.
- Performed detailed building code and zoning analysis addressing FBC, FFPC, NFPA 101, SREF, FHA, and universal accessibility requirements.

Senior Architectural Designer | David Bucovy Architect | New York, NY

2019 – 2025 | Remote

- Authored detailed construction documents and permit packages for a diverse portfolio of residential, mixed-use, commercial, and hospitality/restaurant renovation projects.
- Managed the Construction Administration phase, efficiently reviewing RFIs, submittals, and shop drawings to maintain project timelines and minimize on-site execution errors.
- Facilitated project delivery cycles from schematic design through final handoff, managing field verification, existing-conditions documentation, and ongoing client alignment.

Project Architectural Designer | TONAB Architecture | New York, NY

2019

- Drafted permit and design drawings for institutional facilities and Port Authority public infrastructure projects.
- Conducted on-site surveys to document existing conditions, ensuring precise base maps for consultant engineering alignment.

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PROFESSIONAL EXPERIENCE — CONTINUED

Consultancy Project Manager | ACD & E Group | New York, NY

Dec 2018 – Feb 2019 | Contract

- Audited and corrected complex project submissions flagged with NYC Department of Buildings (DOB) objections, successfully securing official building approvals.

Architectural Designer | SWA Architecture | New York, NY

2016 – 2018

- Generated construction documentation and zoning/egress permit sets for residential, retail, and restaurant new construction and major renovations.
- Led cross-functional design alignment with structural/MEP consultants, ensuring seamless code-compliant building system integrations.

Designer & Construction Estimator | New York Best Finish Contracting | New York, NY

2014 – 2016 | Part-Time

- Developed 3D visualizations, spatial layouts, and detailed architectural drafting for high-end residential and commercial interior renovations.
- Directed project estimation and procurement processes, successfully managing material selection, procurement, client invoicing, and trade team payroll.

Junior / Intermediate Architectural Designer | Freeform + Deform | New York, NY

2013 – 2016 | Part-Time

- Supported schematic design and design development phases for residential and mixed-use structures utilizing Revit and AutoCAD workflows.

SELECTED PROJECT EXPERIENCE

- M-DCPS Renovations (South Florida): David Fairchild ES, Green Village ES, Shenandoah MS, Miami Senior HS, and Hialeah ES. Managed CD sets, SREF/life-safety compliance, and consultant alignment.
- 7-9 East 30th Street (New York): 49-unit residential high-rise tower. Contributed to schematic design, design development, and bid/permit document packages.
- Per Se Restaurant (New York): High-end hospitality renovation. Coordinated interior architectural details, structural consultant sets, and construction administration.
- Hilton Offices - 838 Broadway (New York): 6th-floor and mezzanine commercial workplace renovation. Developed design sets and permit coordination packages.
- Allure Mixed-Use Building (South Florida): 3-story mixed-use development featuring commercial retail spaces, structured parking, and upper-level multi-family residential units.

TECHNICAL SOFTWARE SKILLS

- CAD/BIM: AutoCAD (Advanced), Revit (Intermediate).
- Design & Visualization: SketchUp, Adobe Photoshop, Canva.
- Project Management & Review: Bluebeam Revu, Procore, Corecon, Microsoft Office Suite.

EDUCATION & PROFESSIONAL DEVELOPMENT

- Bachelor of Architecture (B.Arch.), Cum Laude | Universidad Autónoma de Santo Domingo.
- Foreign credentials officially evaluated, verified, and approved by the New York State Education Department (NYSED).
- NCARB ARE / NCIDQ Pathway: Approved candidate currently preparing for the NCARB ARE, NCIDQ, and Florida Building Code Principles and Practice exams.
- Professional Training: 30-Hour OSHA Construction Safety Certification (University of South Florida, 2019)
- Interior Design II Certificate (Altos de Chavón, 2010).
- Past Credentials: Class 2 NYC Code and Zoning Representative (2016).