

# AARON PAYNE

SELECTED WORKS

2016 - 2025



**DESIGN SKILLS**

Conceptual Design, BIM Modeling, Visualization, Construction Documentation, Code Compliance

**TECHNOLOGY**

Revit, AutoCAD, Rhinoceros, Lumion, Photoshop, Illustrator, InDesign, MS Office

**EXPERIENCE****Payne Studio LLC** | Richmond, VA

Contractor/Owner (Sept 2025 - Present)

- Providing various design and documentation services to assist multiple architects and consultants.

**IONIC DeZign Studios, Inc.** | Richmond, VA

Architectural Staff Level I (Oct 2021 - Mar 2025)

Intern Architect (Mar 2016 - Oct 2021)

- Managing a portfolio for the design and documentation of Starbucks shell projects in Virginia and North Carolina (both new construction of prototypical buildings and exterior renovations of existing buildings). Tasks include:
  - Drafting and submitting the Schematic Design set and Construction Documents. Coordinating drawings with the Landlord Work Letter to ensure compliance with Starbucks specifications.
  - Creating and managing Revit templates of Mid-Atlantic prototypical models for quality assurance.
  - Adjusting the prototype's conceptual design in compliance with Zoning requirements as required.
  - Organize and attend virtual meetings with owner, general contractor, Starbucks representatives and A/E team to resolve outstanding issues.
- Assisting with the conceptual design of architectural projects. Creating conceptual renderings in Lumion to better visualize design intent and generate feedback from the client and design team.
- Preparing presentation drawings and documents for client review. Assisting in presentation to client and asking questions to receive feedback.
- Producing a full set of construction documents in compliance with state building codes and ADA requirements to be reviewed for QC review. Coordinating Architectural drawings periodically with Structural and MEP consultants' progress drawings throughout the CD phase.
- Cooperating with jurisdictional plan reviewers and revising construction documents in response to comments in a timely and professional manner.
- Assisting the firm Contract Administrator on various CA tasks, e.g. RFI responses, shop drawing/ submittal review, sample selection, minor change drawings.
- Taking field measurements for addition/renovation projects and building a Revit model to be turned over to project manager for conceptual design.

**EXTRACURRICULAR ACTIVITIES****RVA Karate** | Richmond, VA

Owner/Head Instructor (Jan 2024 - Present)

- Teaching traditional Okinawan karate to kids and adults with a focus on character development, life protection, kobudo (weapons system), cultural enrichment, and competition.

**EDUCATION****Virginia Polytechnic Institute and State University** | Blacksburg, VA

Bachelor of Architecture (Class of 2015)

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*We shall not cease from exploration  
And the end of all our exploring  
Will be to arrive where we started  
And know the place for the first time.  
- "Little Gidding", T.S. Eliot*

**DESCRIPTION:** Renovation of an existing gas station into a drive-thru coffee company.

**LOCATION:** Ocala, FL

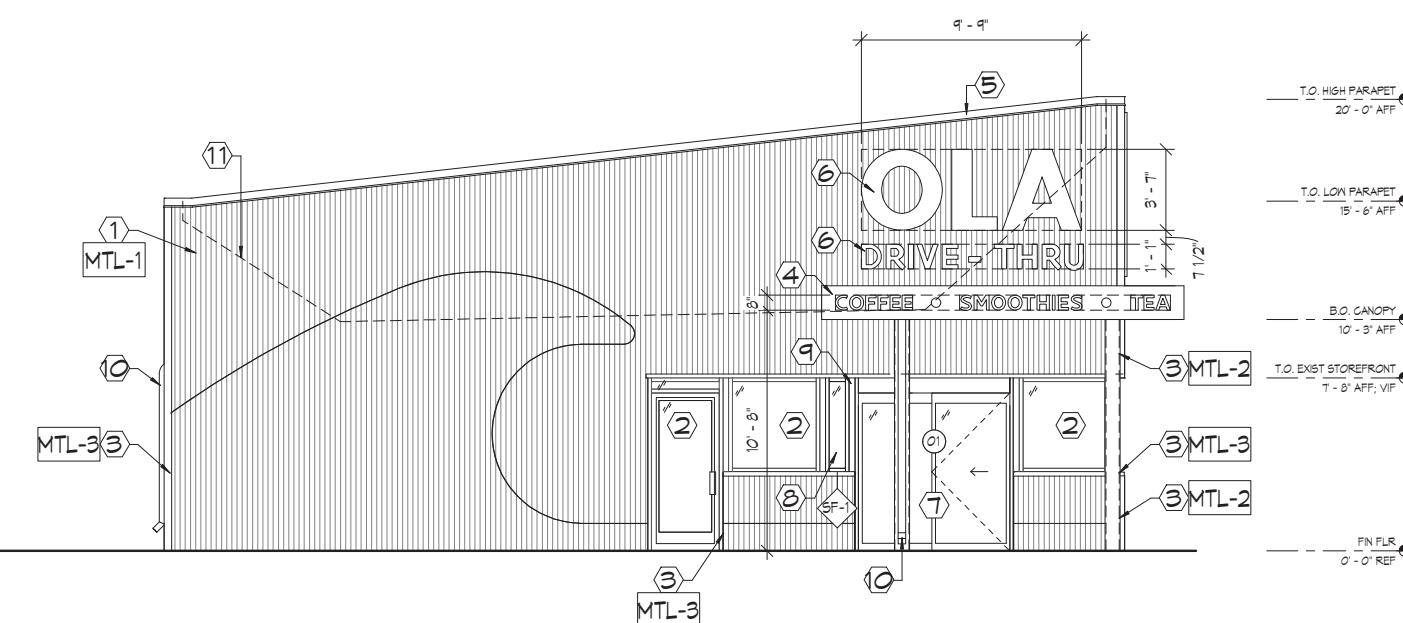
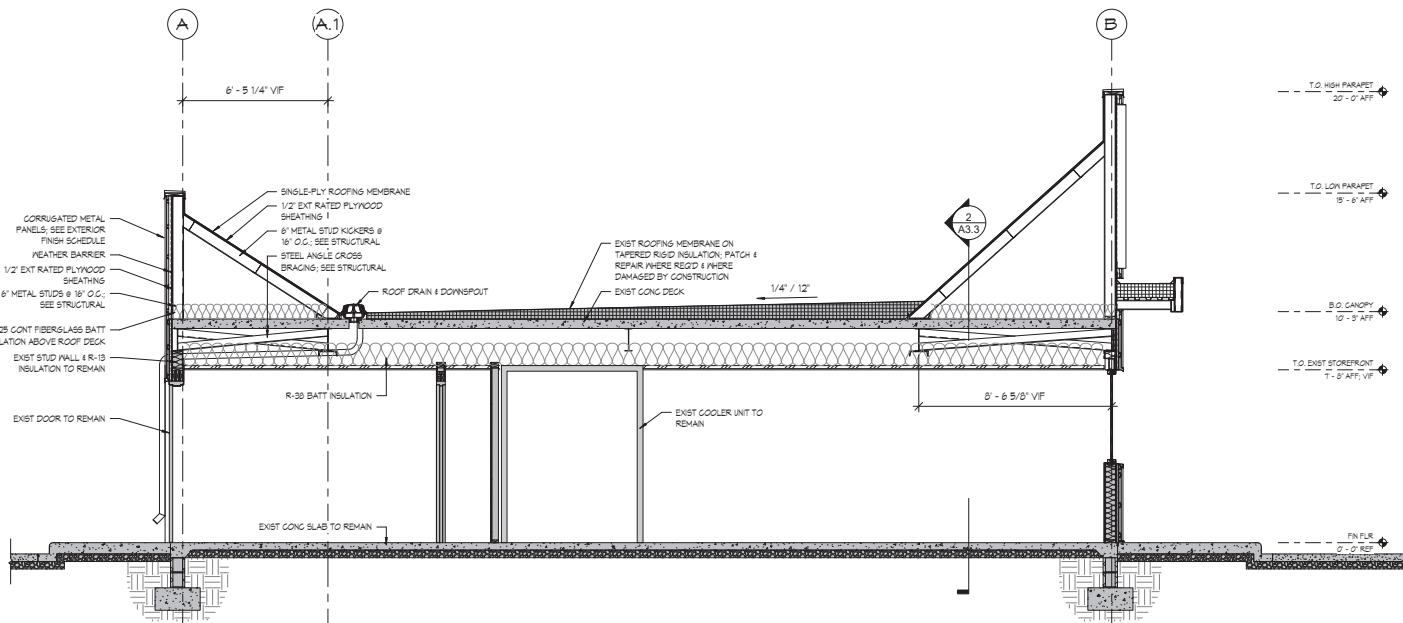
**SIZE:** 900 sqft

**ROLES:** SD (Modeling, Conceptual Design,

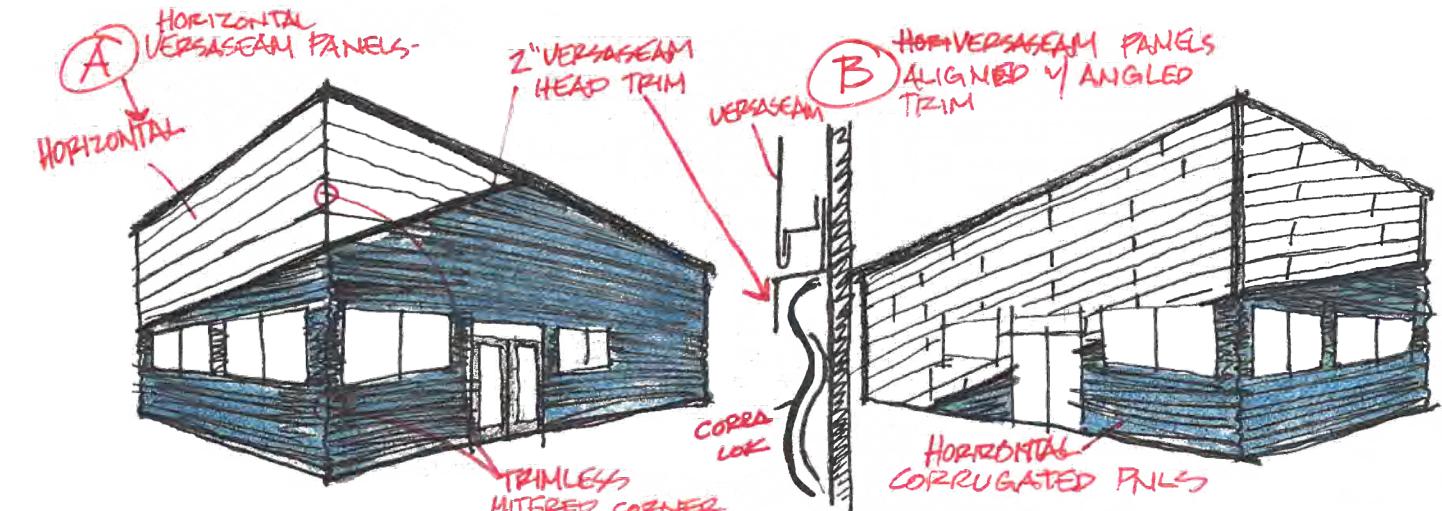
Rendering)

## CD (Construction Drawings, Consultant Coordination)

## **PRODUCTION:** Winter 2023



## EARLY SKETCHES



# GENERAL BOOTH RETAIL

**DESCRIPTION:** New white box construction for a future retail tenant with a Starbucks corner.

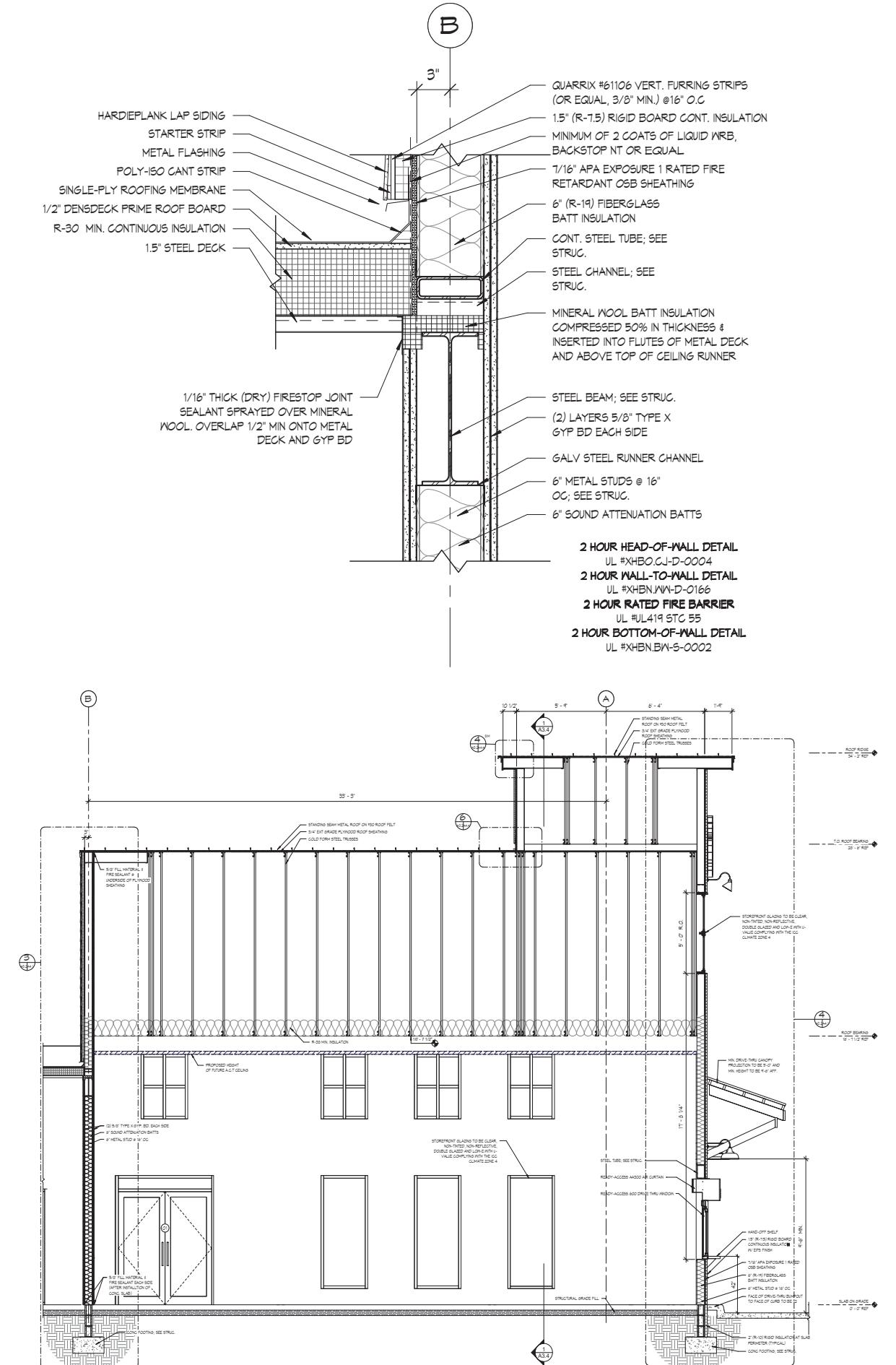
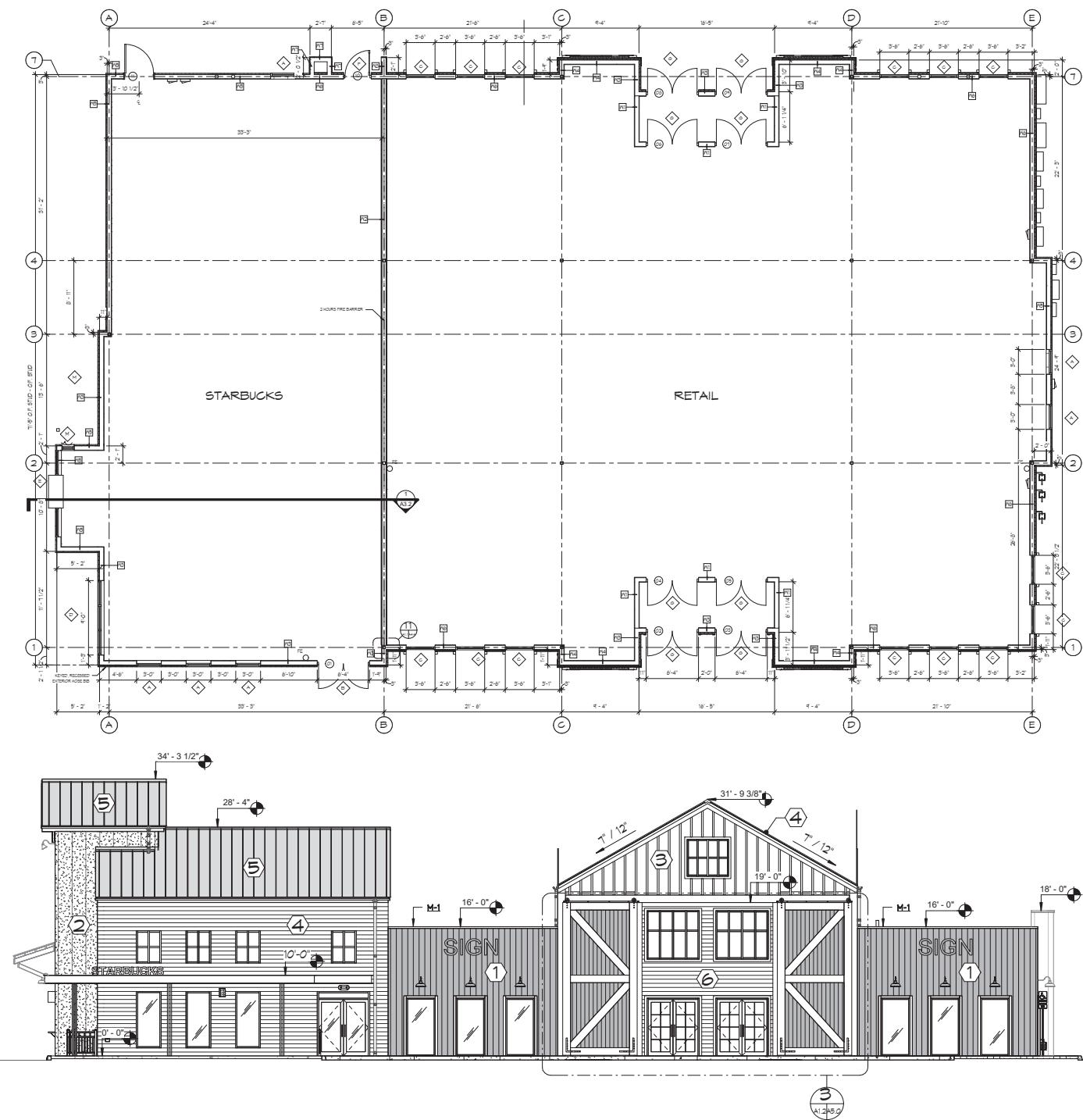
**LOCATION:** Virginia Beach, VA

**SIZE:** 8,200 sqft

**ROLES:** CD (Construction Drawings, Consultant Coordination)

**PRODUCTION:** Spring 2023

RENDERING BY OTHERS



**DESCRIPTION:** New exterior shell construction for future industrial/office tenants. Buildout of office/production space for an interior hardware installation firm.

**LOCATION:** Fredericksburg, VA

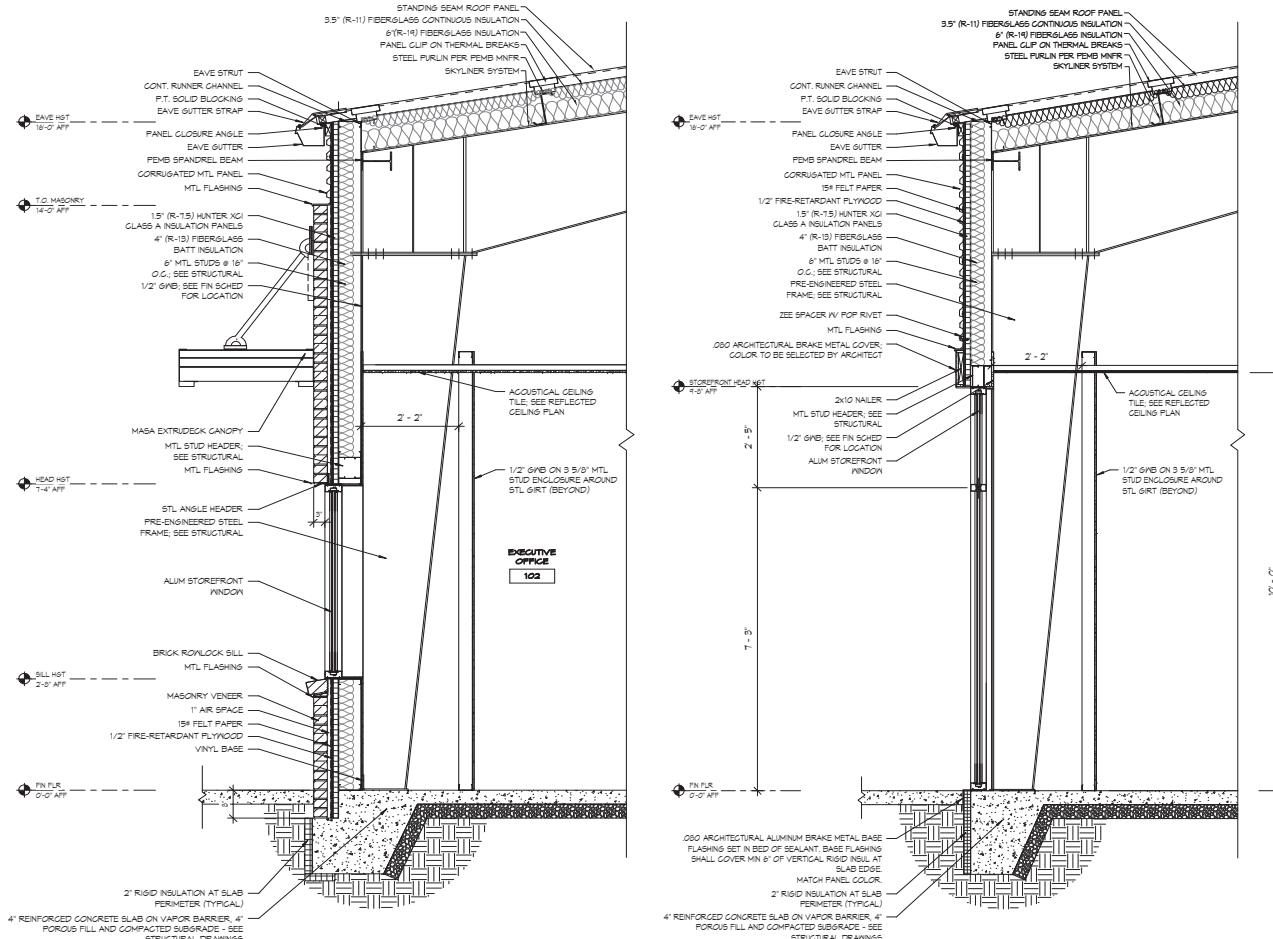
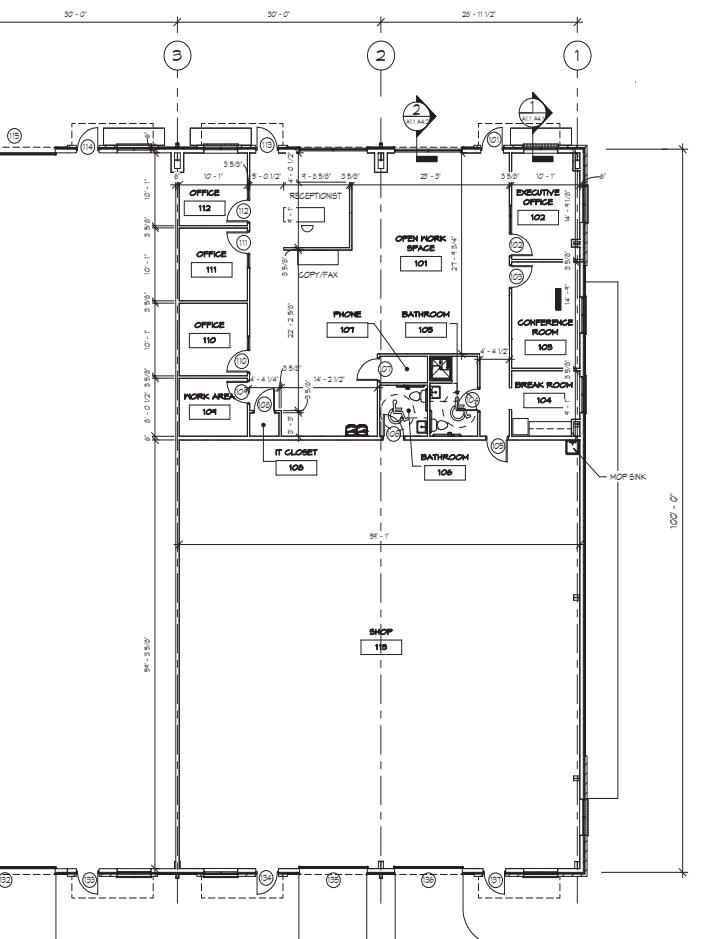
**SIZE:** 21,000 sqft

**ROLES:** SD (Modeling, Conceptual Design, Office Layout, Rendering)

CD (Construction Drawings, Consultant Coordination)  
CA (RFI Responses, Submittal Reviews)

## **PRODUCTION: Spring 2019**

## **CONSTRUCTION: Spring 2020**



# HAMPTON BOYS & GIRLS CLUB

**DESCRIPTION:** New addition of a multipurpose recreational space.

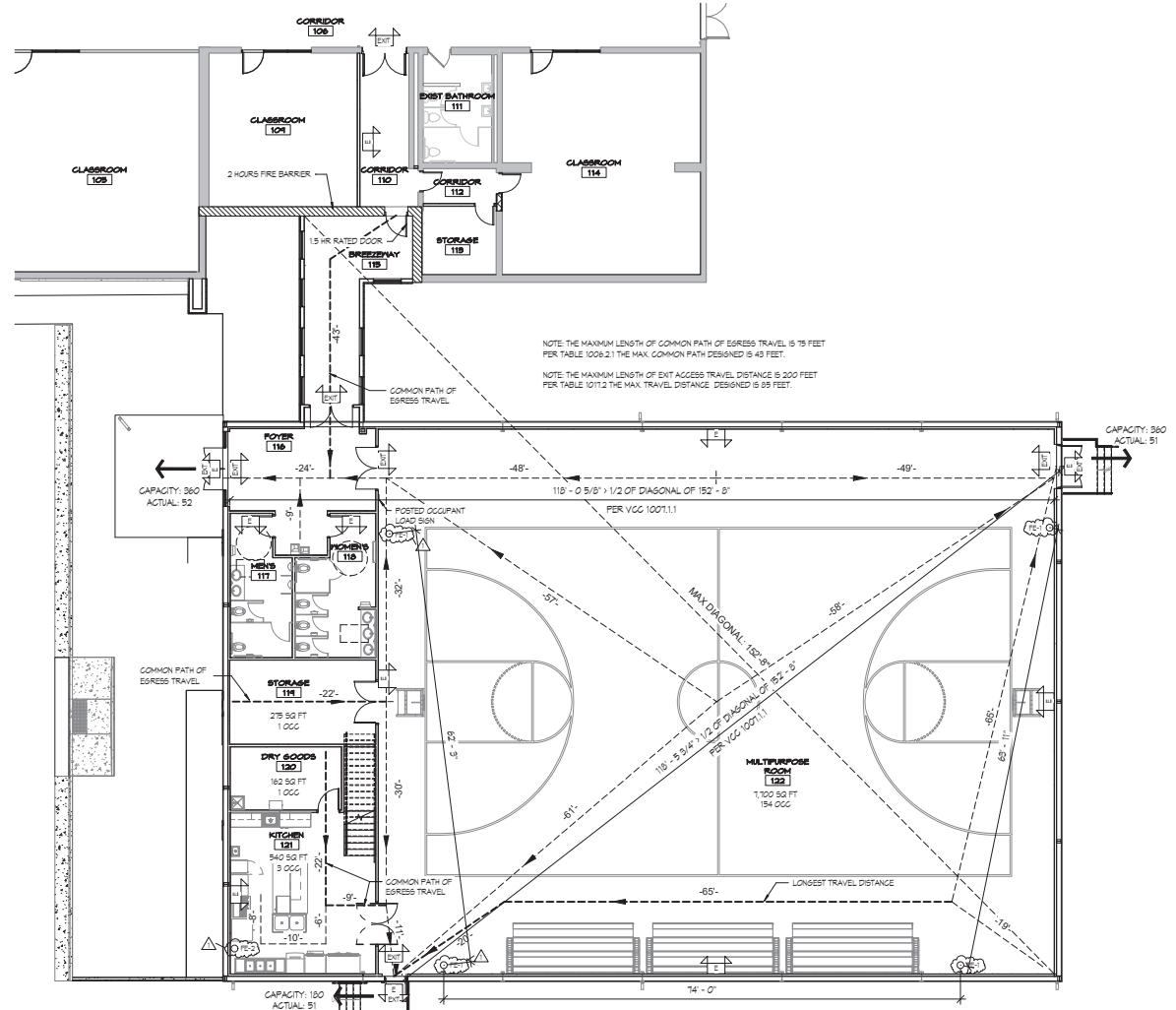
**LOCATION:** Hampton, VA

**SIZE:** 9,980 sqft

**ROLE:** CD (Construction Drawings, Consultant Coordination)

**PRODUCTION:** Spring 2022

**CONSTRUCTION:** Spring 2023



# ARCO IRIS LATINO MARKET

RENDERING BY OTHERS

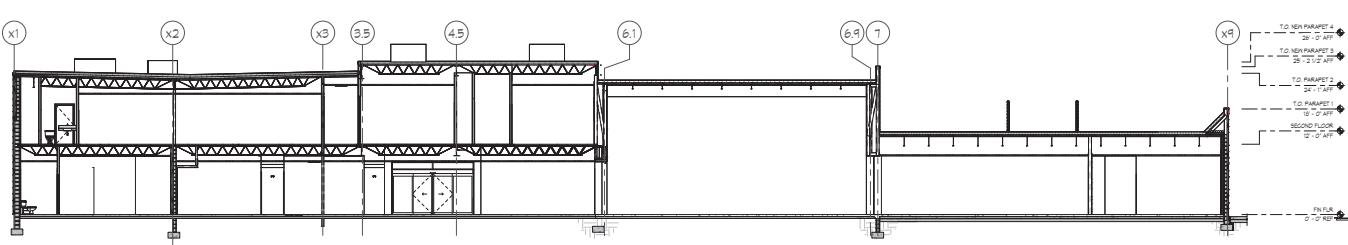
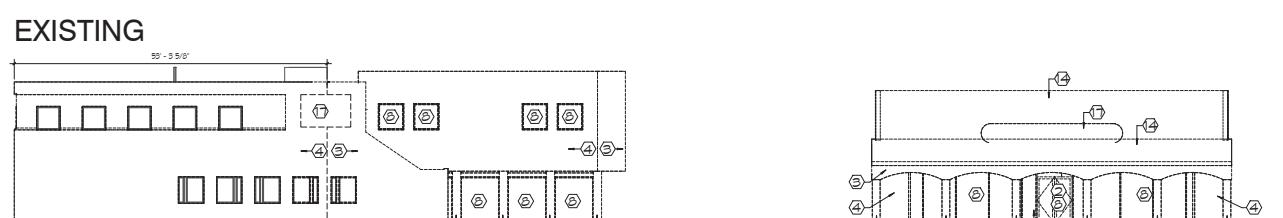
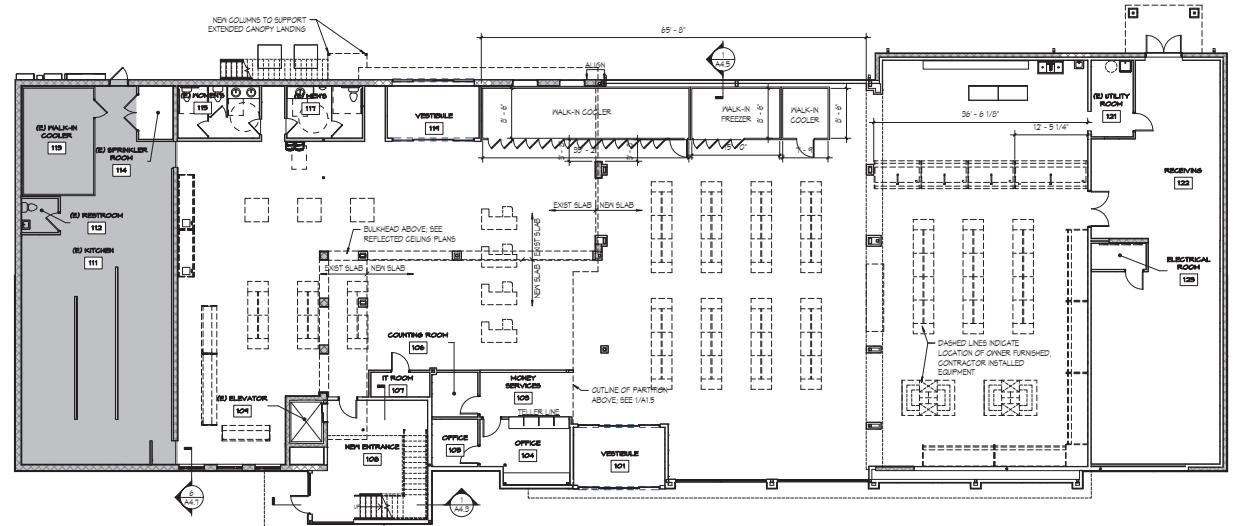
**DESCRIPTION:** Expansion of an existing grocery store achieved by renovating 2 existing buildings and connecting them to create a unified space.

**LOCATION:** Henrico, VA

**SIZE:** 14,750 sqft

**ROLE:** CD (Construction Drawings, Consultant Coordination)

**PRODUCTION:** Fall 2024



# STARBUCKS SHELL/LANDLORD DRAWINGS

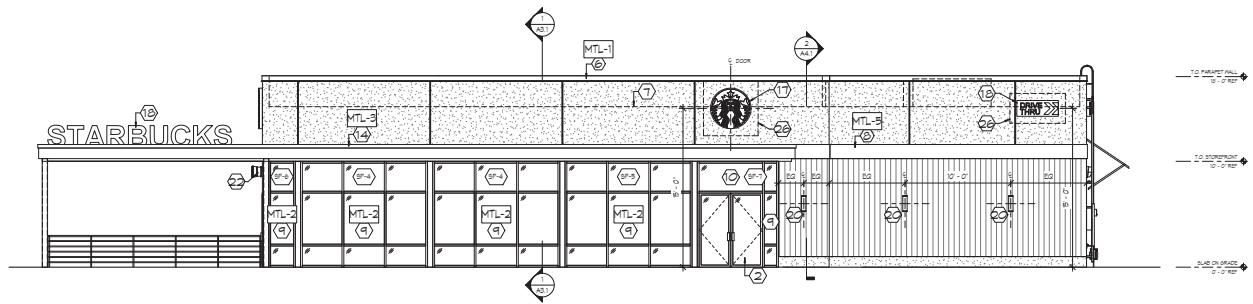
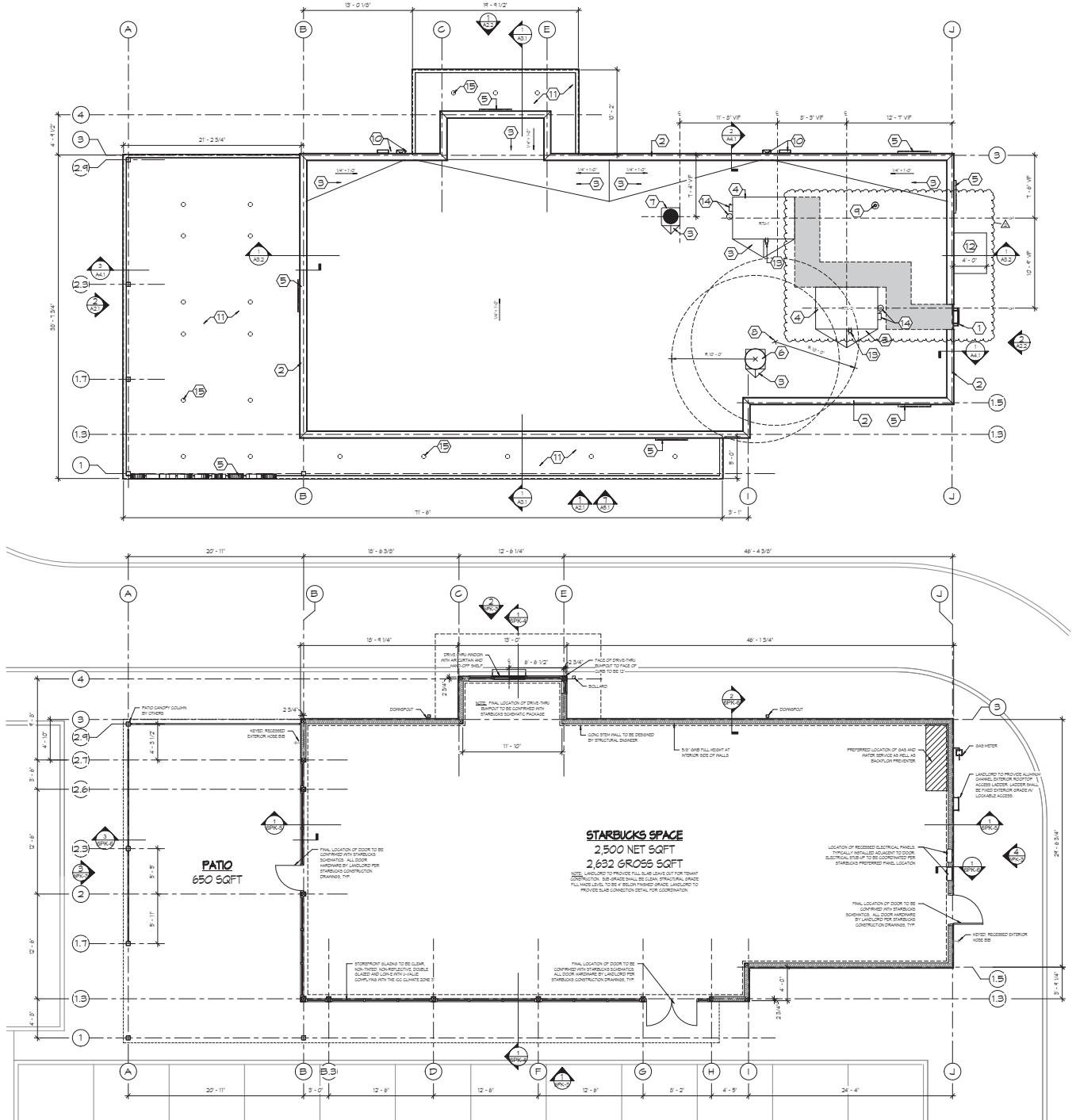
**DESCRIPTION:** New exterior shell construction of Starbucks restaurants. Building and managing Revit templates for Mid-Atlantic prototypical models to improve quality assurance.

**SIZE:** 2,500 sqft

**ROLE: SD (Modeling, Drafting & Submitting 6-Pack for Starbucks review)**

CD (Construction Drawings, Consultant Coordination)  
CA (Site Visits, RFI Responses, Submittal Reviews,  
Sample Selections)

**LOCATIONS:**  
N Chesterfield, VA  
Midlothian, VA  
Madison Heights, VA  
Tappahannock, VA  
Newport News, VA  
Chesapeake, VA  
Elizabeth City, NC  
Tarboro, NC  
Kill Devil Hills, NC  
Nags Head, NC



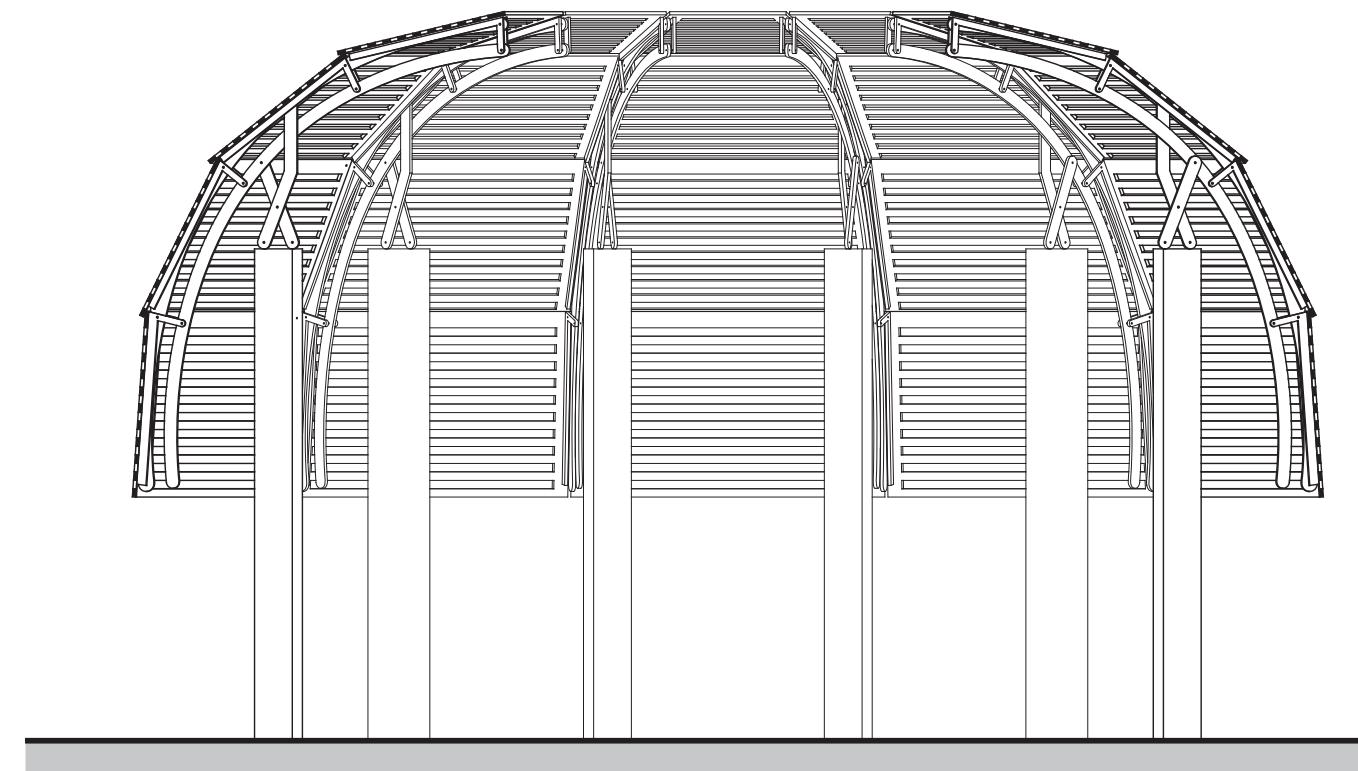
# DYNAMIC PAVILION

**DESCRIPTION:** Undergraduate studio exercise to discover the architectural capacities of an abstract system (e.g. Hoberman chain) by leveraging various platforms of design software and production.

**LOCATION:** Blacksburg, VA

**ROLES:** Design Ideation (Drawing, Drafting, Making)  
Modeling (3-D Printing, Laser Cutting, CNC Milling)  
Documentation (Rhino, Illustrator)

**PRODUCTION:** Spring 2014 (Undergraduate)



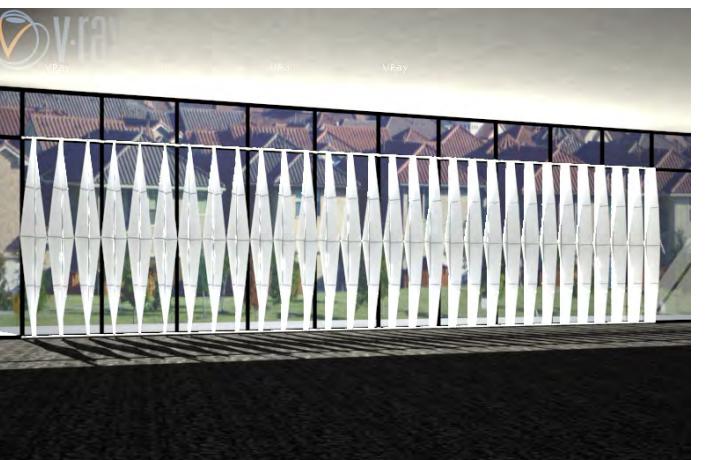
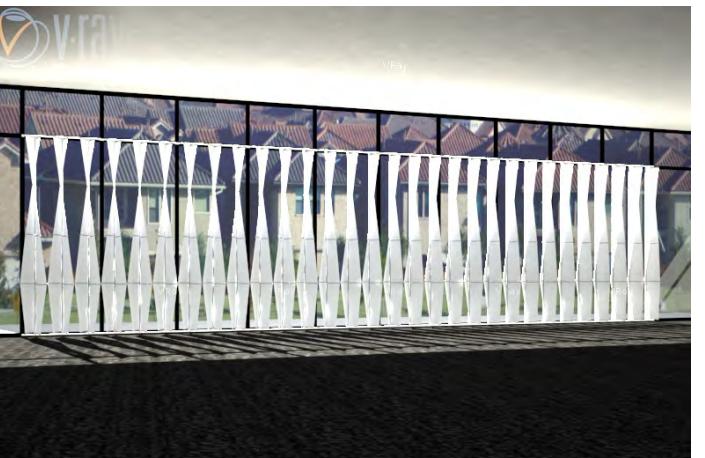
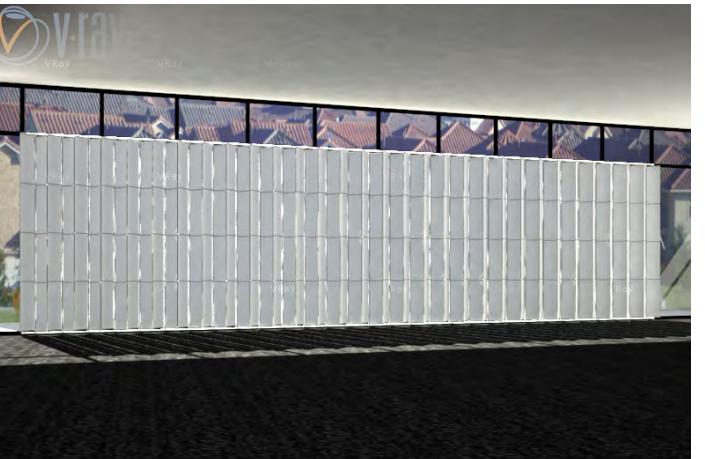
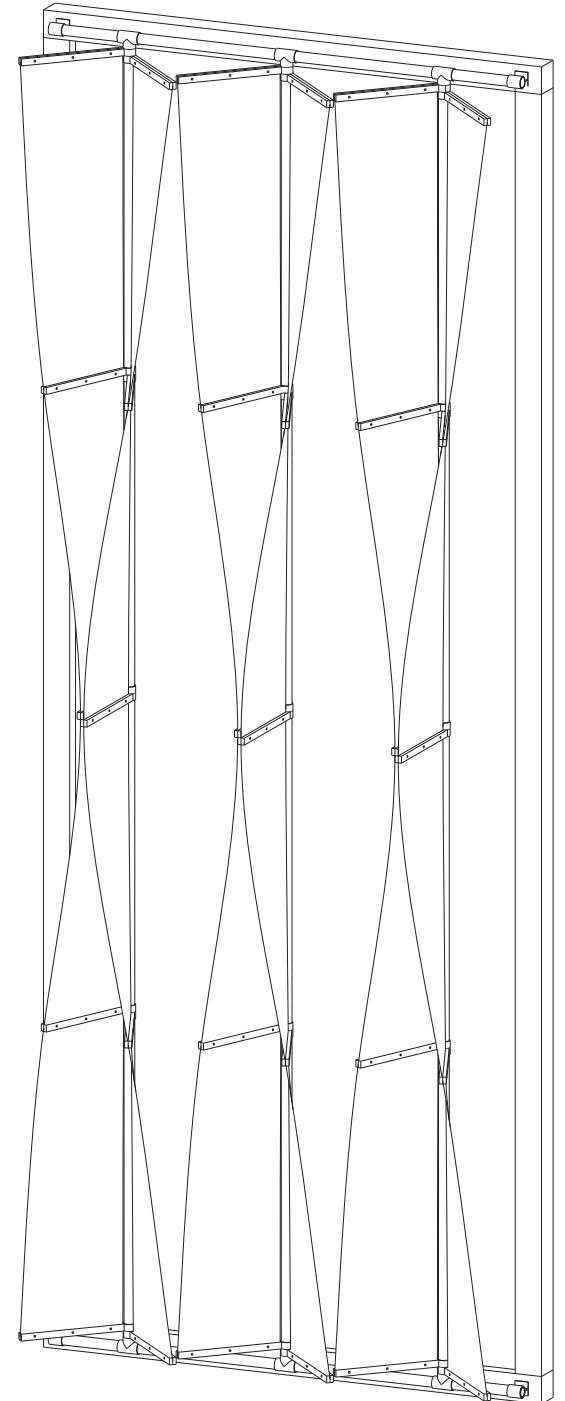
# DANCING SCREEN

**DESCRIPTION:** Undergraduate studio exercise to explore the forces of transformation (i.e. translation and rotation) and leveraging various platforms of design software and production to apply these forces in the design of an architectural screen system.

**LOCATION:** Blacksburg, VA

**ROLES:** Design Ideation (Drawing, Drafting, Making)  
Modeling (Wood Shop)  
Documentation (Rhino, Grasshopper, V-Ray, 3ds Max)

**PRODUCTION:** Spring 2014 (Undergraduate)



# COLLEGE SQUARE SHOPPING CENTER

**DESCRIPTION:** A 2-phase concept for a temporary screen meant to hide the dilapidated brick of an existing retail building until the developer has the capital to invest in the exterior renovation.

**LOCATION:** Lexington, VA

**SIZE:** 40,850 sqft

**ROLES:** SD (Field Measurements, Modeling, Conceptual Design, Rendering)

**PRODUCTION:** Fall 2023

