

PORTFOLIO · 2026

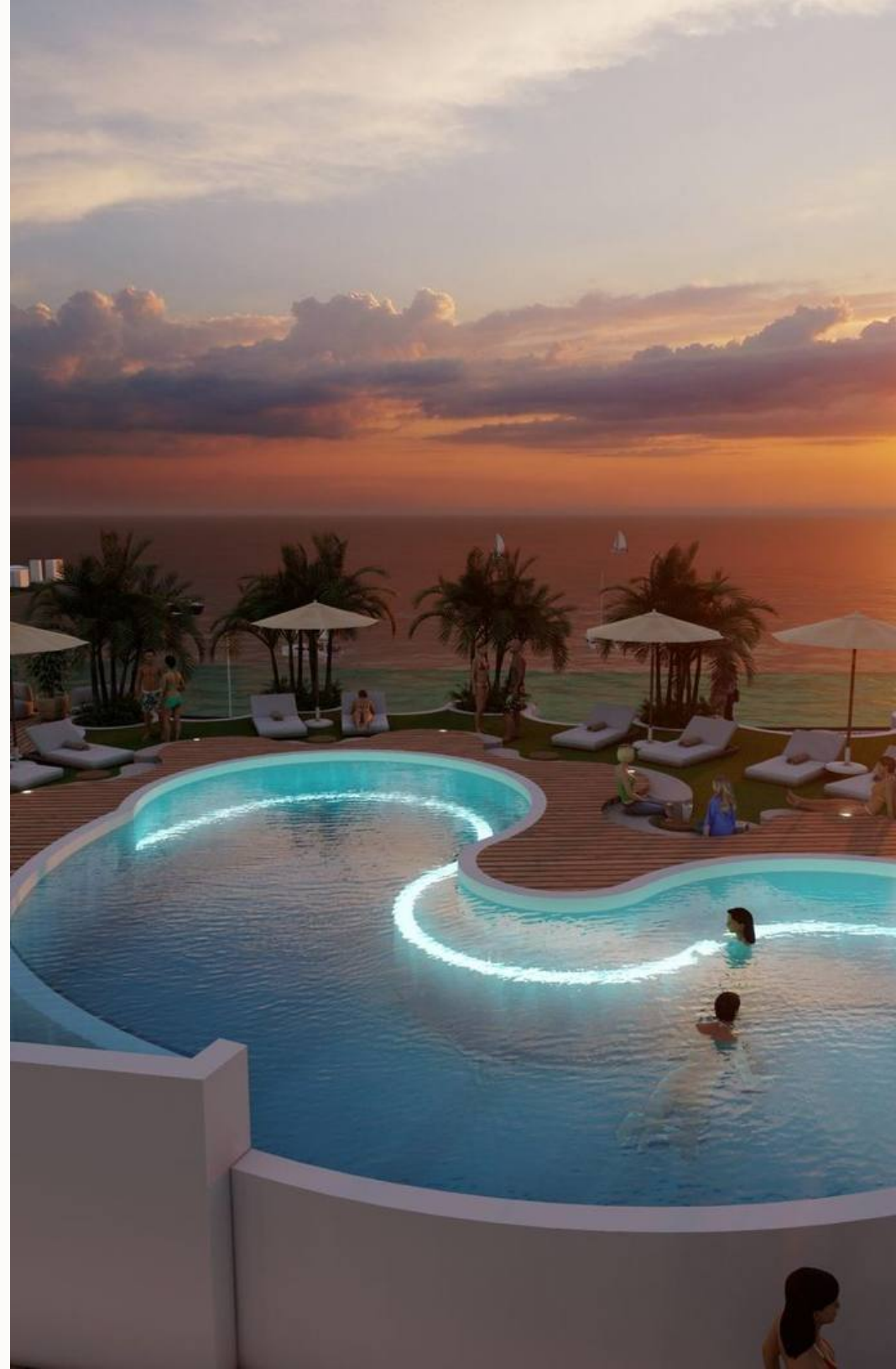
LÉO NICOLAS



ARCHITECTURAL DESIGNER · CONSTRUCTION ECONOMIST

Architectural design grounded in construction economics —
from first sketch to finished building.

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Architectural designer and construction economist

I trained first as a construction economist — estimating costs for public and private projects in the French Alps, then quantity surveying for high-end villas in Lyon. Because of that background, cost and buildability shape a design from the very beginning rather than being dealt with later.

Since 2023 I have led architectural production on a \$20M mixed-use complex, a beachfront hotel and a portfolio of private residences. My work covers design, technical drawings, cost estimating, client coordination and permit management — including fire safety and accessibility compliance plans — through to final approval, followed by tender documents for contractors and detailed construction drawings.

I am based in France and relocating to the United States, available for full-time roles and project work.

EDUCATION

2018 — 2020

BTS Construction Economics

Lycée Louis Lachenal, Argonay · Two-year French technical diploma, comparable to a US associate degree. Quantity surveying, cost analysis and full-scope construction economics.

2016 — 2018

Baccalauréat STI2D — Architecture program

Lycée Louis Lachenal, Argonay.

TOOLS

DAILY

Allplan, AutoCAD, Revit, ArchiCAD, Lumion, Microsoft Office

ALSO

Rhino 3D, Bluebeam Revu, SketchUp, MIAO

LANGUAGES

French (native), English (fluent), Italian (conversational)

02 Experience

June 2023 — 2026

Senior Architectural Designer & Drafter

ATYS Architecture · Cole Bay, Sint Maarten

Full architectural production for villas, hotels and mixed-use buildings: design, construction documents, estimating, permit submissions and site supervision.

May 2021 — May 2023

Quantity Surveyor & Project Designer

Groupe DCP · Lyon, France

3D models and drawings for a high volume of private houses and luxury villas, with full-scope cost analysis, quantity takeoffs and technical specifications for subcontractor bidding.

Sept 2020 — April 2021

Construction Economist & Estimator

Revolta Blaudeau · Chambéry, France

Technical specifications (CCTP) and price analysis for large renovation tenders on multi-family housing and hotels.

May — July 2019

Architectural & Cost Estimating Intern

Plenetude · Annecy, France

Revit modeling, on-site surveys and cost studies for public and private projects.

03 Services

- | | | |
|----|-------------------------------------|---|
| 01 | Sketch and design brief | Site layout developed from the plot, first sketches and close conversation with clients to understand their needs, tastes and expectations. |
| 02 | Permit and construction sets | Complete drawing packages – location plan, site plan, floor plans, sections, elevations and MEP plans – taken through to approval. |
| 03 | Bid documents and quantity takeoffs | Full-scope drawings and quantity takeoffs that let subcontractors bid competitively, followed by an evaluation of each bid against the schedule and the company's capability. |
| 04 | Estimating and scheduling | Cost estimates built from takeoffs and verified bids, with contingency and forecasting, plus a construction schedule to keep delivery on time. |
| 05 | Model production | Coordinated models in Allplan, ArchiCAD and Revit, built for documentation and coordination rather than just images. |
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04.1 · COLE BAY, SINT MAARTEN

Ark Commercial

YEAR	2025
TYPE	Mixed-use retail
STATUS	Built
MY ROLE	Full-scope drawings, site supervision

A three-story anchor building on a fast-growing strip near the lagoon: two commercial floors with a Rolex boutique, Goldfinger Jewelry, a café and a restaurant, and four residential units on the top floor.

I produced the full set of construction drawings, coordinating every trade and adapting the drawings to site conditions, including the décor and finishes of the ground-floor jewelry store. The sets supplied by the companies carrying out the work often did not match what had actually been built, so I reworked them against the construction as it stood, then oversaw the work on site, keeping conflicts between trades to a minimum and delivering on time.







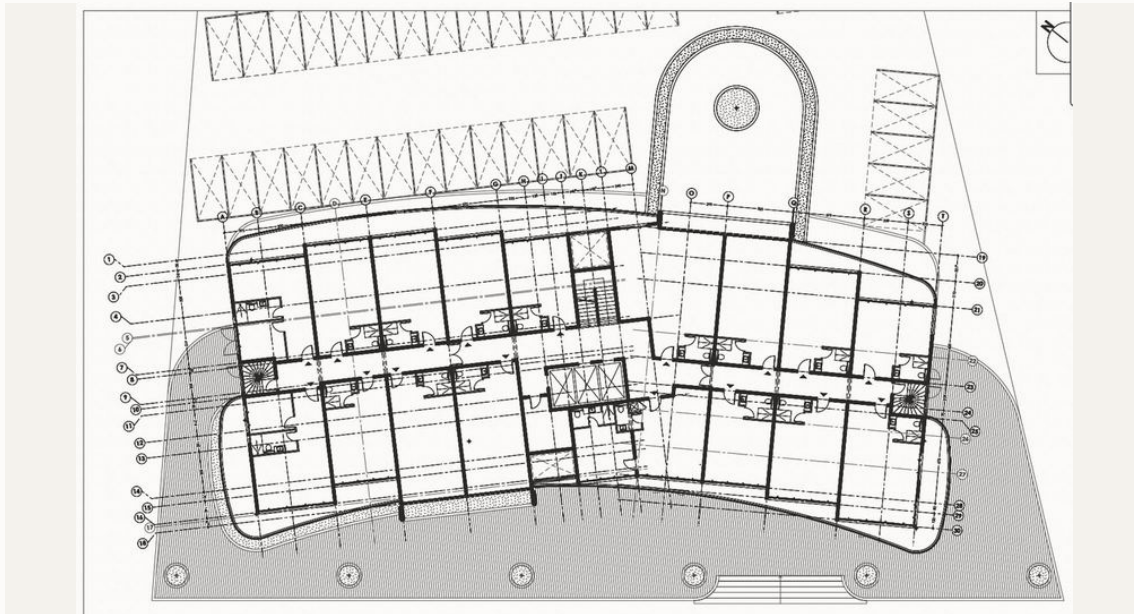
04.2 · SIMPSON BAY, SINT MAARTEN

Kalatua Hotel

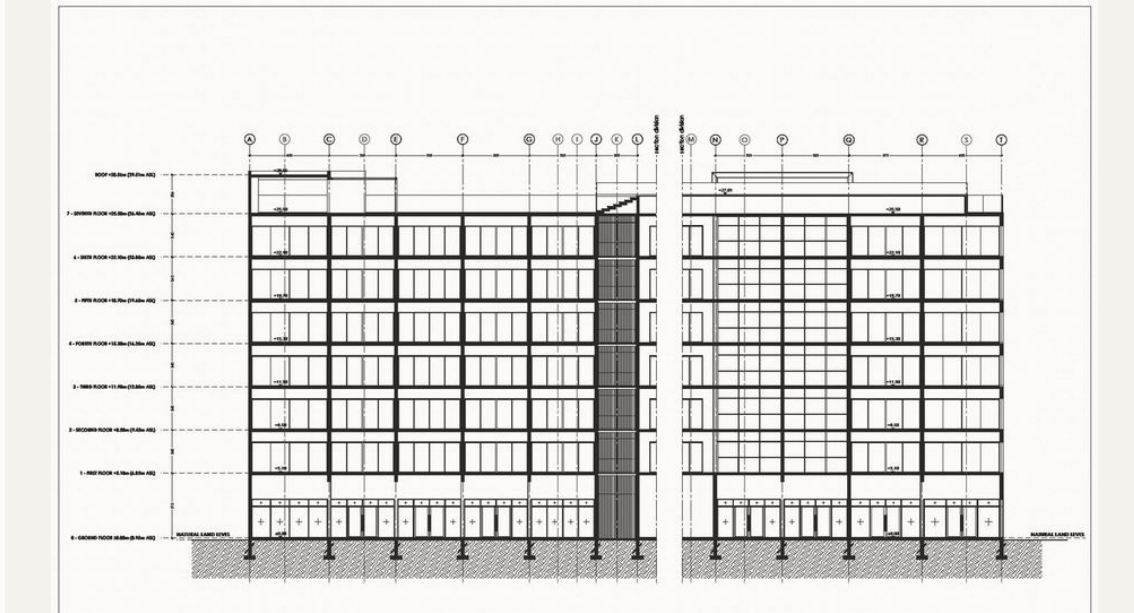
YEAR	2024
TYPE	Beachfront hotel
STATUS	Construction phase
MY ROLE	3D model, renderings, permit, subdivision

A curved beachfront hotel wrapped around a pool deck, its guest wings following the shoreline rather than cutting across it.

I built the 3D model and produced the renderings, the plans for the building permit and the subdivision documents. The curved geometry set the layout of the guest wings on every level.



TYPICAL FLOOR PLAN



SECTION





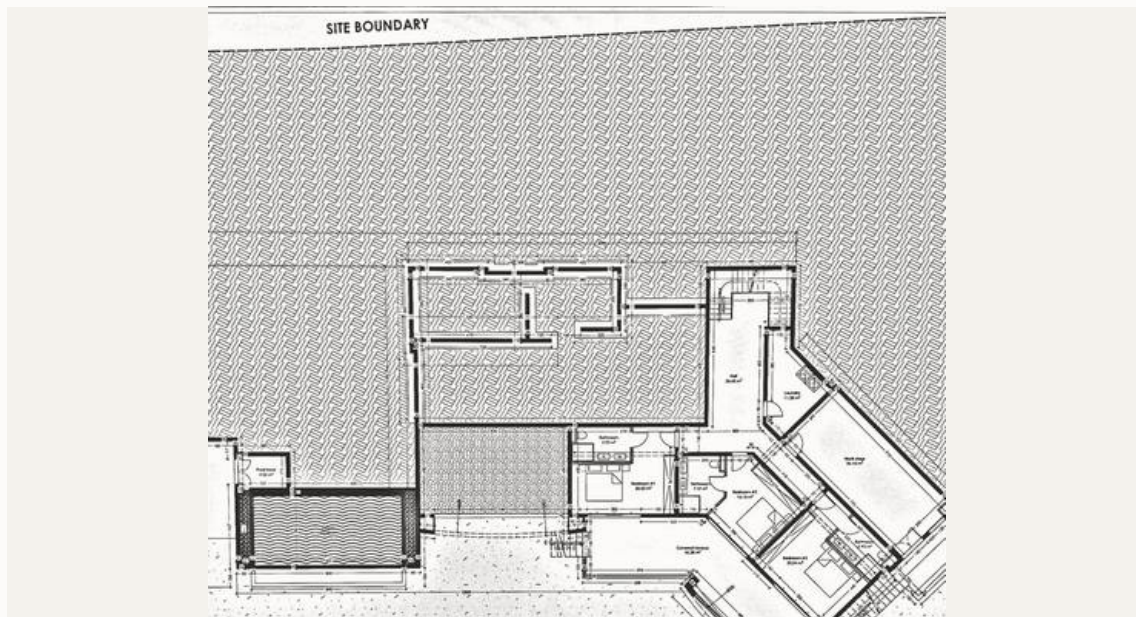
04.3 · OYSTER POND, SINT MAARTEN

Private Villa

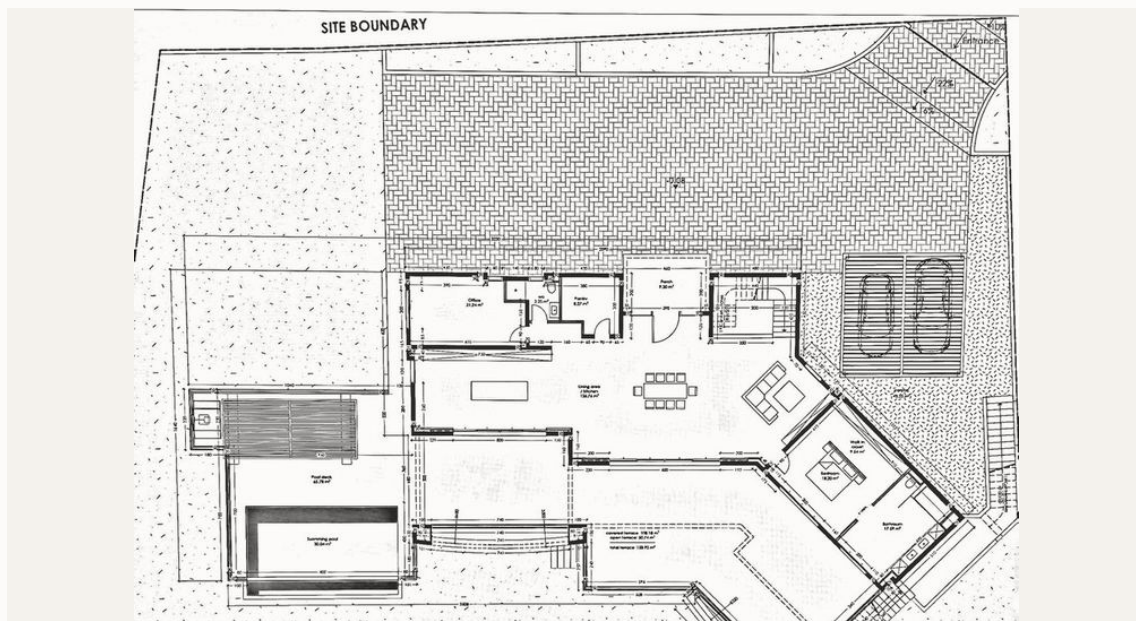
YEAR	2026
TYPE	Private villa
STATUS	Project phase
MY ROLE	3D model, renderings, plans, permit

This villa sits on a sloping 2,500 m² plot near Oyster Pond. It is laid out over two levels, with a spacious garden offering sweeping views and a private dock giving direct access to the sea.

I modeled and rendered the house, produced the plans and site documents, and secured the building permit, including the setback and building-line studies the shape of the plot required.



LOWER FLOOR PLAN



UPPER FLOOR PLAN





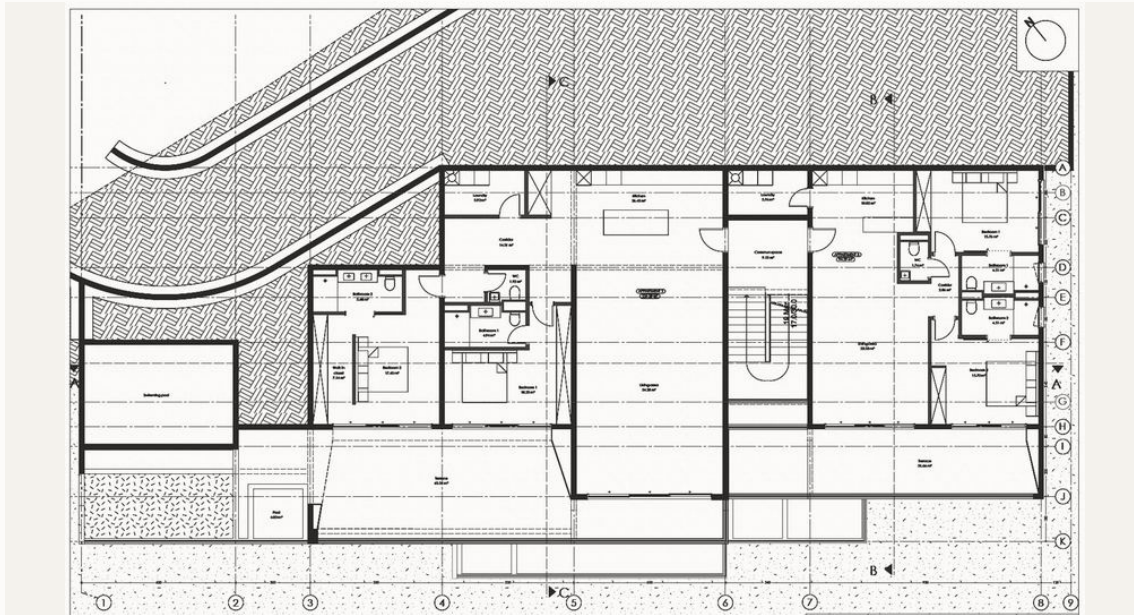
04.4 · COLE BAY, SINT MAARTEN

Sandy Ocean Apartments

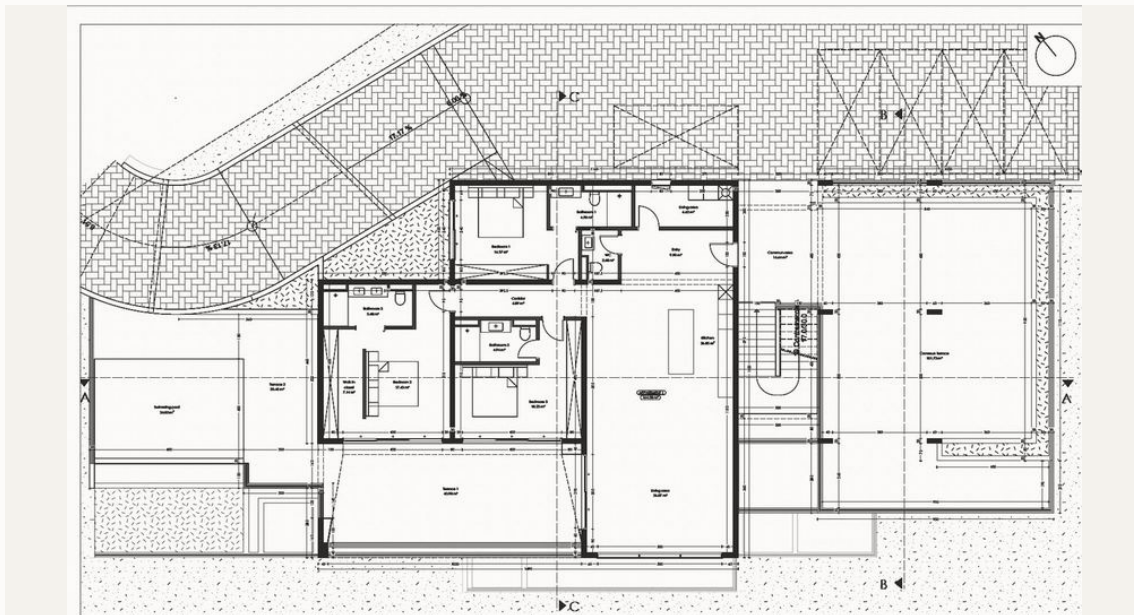
YEAR	2026
TYPE	Apartment building
STATUS	Project phase
MY ROLE	Design, renderings, permit

A three-story apartment building on a sloping site in the hills: four units, each with its own pool and jacuzzi, and a remarkable view of the lagoon and the sea.

I designed this project in close collaboration with a colleague, produced the renderings and secured the building permit.



LOWER FLOOR PLAN



UPPER FLOOR PLAN





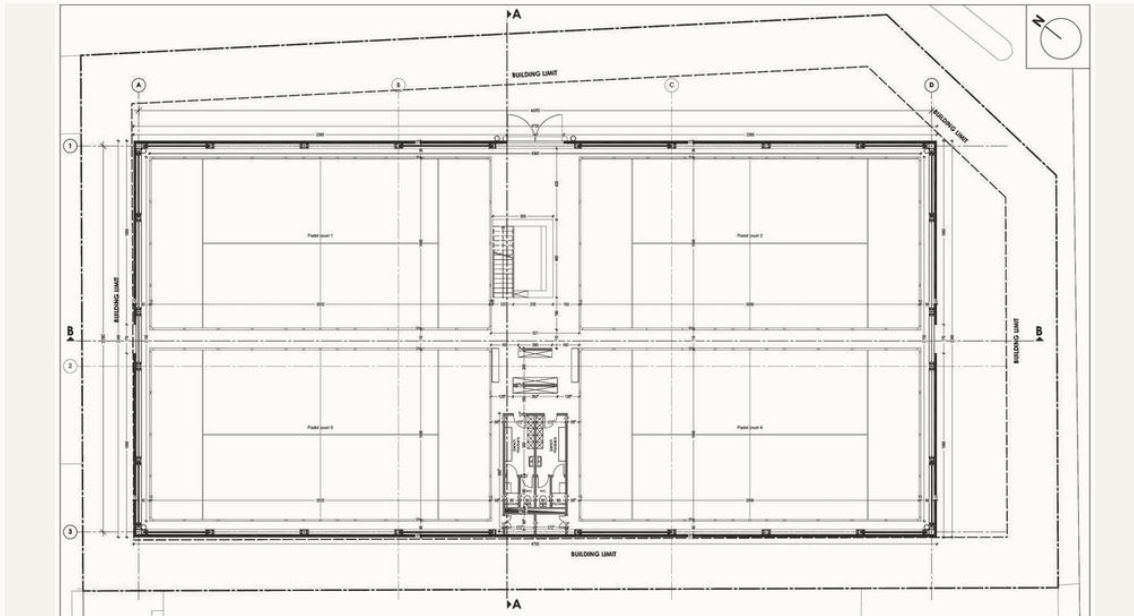
04.5 · COLE BAY, SINT MAARTEN

The Pavilion

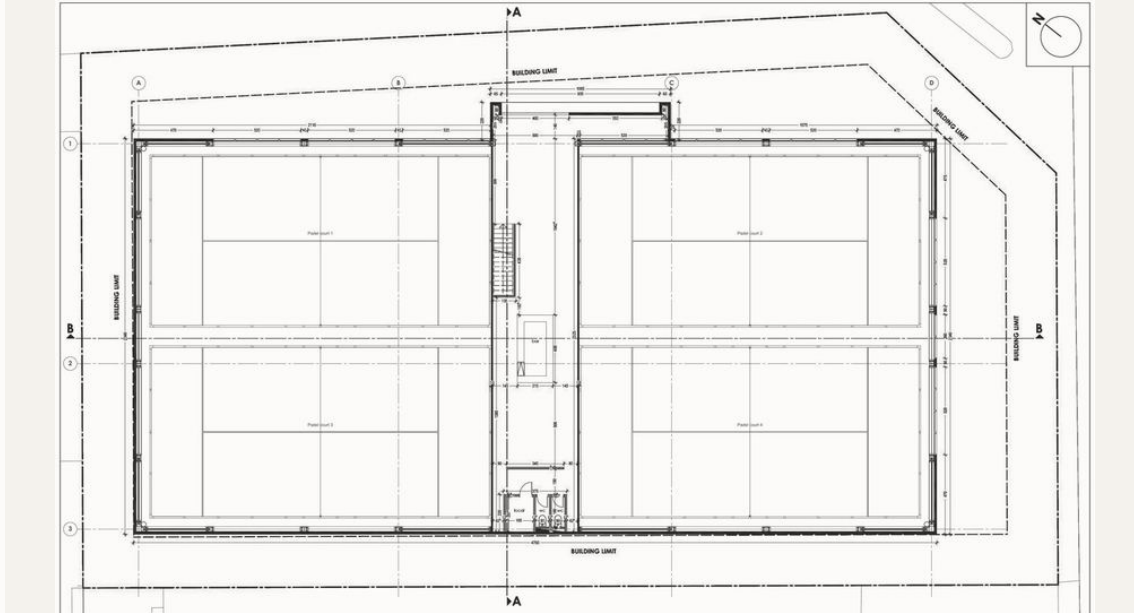
YEAR	2025
TYPE	Sports complex
STATUS	Project phase
MY ROLE	Plans, renderings, permit

A sports complex with four indoor padel courts and customer parking. The structure is built around steel columns and joists and clad in profiled steel sheeting.

I produced the plans, sections, elevations and renderings, and secured the building permit.



GROUND FLOOR PLAN



MEZZANINE PLAN





04.6 · COLE BAY, SINT MAARTEN

Ark Residential

YEAR	2025
TYPE	Residential building
STATUS	Construction phase
MY ROLE	Design, renderings, permit, subdivision

Nineteen apartments over four stories, 70–120 m² each, with a rooftop pool, parking underneath and sunset views across the Caribbean.

I designed the building, produced the renderings and secured the building permit, followed by the subdivision documents the development required.



Groupe DCP – private houses and luxury villas

Lyon region, France · 2021–2023. As quantity surveyor and project designer, I produced 3D models and drawings for a large portfolio of private houses and luxury villas, and carried full-scope (TCE) cost analysis and quantity takeoffs to forecast budgets and material requirements. I also wrote the technical specifications and coordinated subcontractor quotes across the Lyon region.



Revolta Blaudeau – renovation tenders

Chambéry, French Alps · 2020–2021. As construction economist, I wrote the technical specifications (CCTP) and carried out price analysis and labor cost modeling for large renovation and insulation tenders on multi-family housing and hotels, keeping the estimates accurate.



Restructuring and extension of the Pringy town hall

A competition project developed during my studies at Lycée Louis Lachenal: a full set of eleven A3 sheets covering the site plan, floor plans for every level, two sections and four facades. The project reorganizes the existing town hall and extends it around a new public square.





1/200e
PY 508
PLAN NIVEAU - 2 ET -1.1/2
RESTRUCTURATION ET EXTENSION DE LA MAIRIE DE PRINGY

02 · LEVEL -2 AND -10



1/200e
PY 508
PLAN NIVEAU - 1 (PLACE BASSE) ET -1/2
RESTRUCTURATION ET EXTENSION DE LA MAIRIE DE PRINGY

03 · LEVEL -1 (LOWER SQUARE) AND -0



1/200e
PY 508
PLAN NIVEAU 0 (PLACE BOILEAU) ET +1/2
RESTRUCTURATION ET EXTENSION DE LA MAIRIE DE PRINGY

04 · LEVEL 0 (PLACE BOILEAU) AND +0



1/200e
PY 508
PLAN NIVEAU 1
RESTRUCTURATION ET EXTENSION DE LA MAIRIE DE PRINGY

05 · LEVEL 1



1/200e	COUPE AA
PY 508	RESTRUCTURATION ET EXTENSION DE LA MAIRIE DE PRINGY

06 · SECTION AA



1/200e	COUPE BB
PY 508	RESTRUCTURATION ET EXTENSION DE LA MAIRIE DE PRINGY

07 · SECTION BB



1/200e	FACADE EST
PY 508	RESTRUCTURATION ET EXTENSION DE LA MAIRIE DE PRINGY

08 · EAST FACADE



1/200e	FACADE OUEST
PY 508	RESTRUCTURATION ET EXTENSION DE LA MAIRIE DE PRINGY

09 · WEST FACADE



1/200e	FACADE SUD
PY 508	RESTRUCTURATION ET EXTENSION DE LA MAIRIE DE PRINGY

10 · SOUTH FACADE

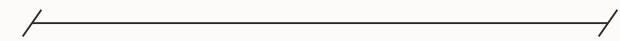


1/200e	FACADE NORD
PY 508	RESTRUCTURATION ET EXTENSION DE LA MAIRIE DE PRINGY

11 · NORTH FACADE



Have a project in mind? Let's talk.



Based in France and relocating to the United States. Available for full-time roles, contract production and estimating work.

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