

LÉO NICOLAS

Architectural Designer & Construction Economist

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PROFESSIONAL SUMMARY

Architectural designer with six years of experience on luxury residential, hospitality and mixed-use projects in France and the Caribbean. Trained first as a construction economist — quantity surveying, cost analysis and technical specifications — before moving into full production, so budget and buildability shape the drawings from the start. Runs projects end to end: design, construction drawings, cost estimating, 3D modeling, client meetings, site supervision and permit submissions through to approval, on developments of up to \$20M.

SKILLS

Software Allplan • AutoCAD • Revit • ArchiCAD • Lumion • Microsoft Office • Rhino 3D • Bluebeam Revu • SketchUp • MIAO

Design & documentation Construction document sets • Permit drawings • Plans, sections, elevations • Execution details • 3D modeling and rendering • MEP coordination • Fire safety and accessibility compliance plans

Estimating Quantity takeoffs • Full-scope (TCE) cost analysis • Cost estimating and budgeting • Technical specifications (CCTP — French equivalent of CSI-format specs) • Value engineering • Bid documents and evaluation

Project delivery Client meetings for custom residential • Contractor and subcontractor coordination • On-site construction supervision • Permit submissions

Languages French (native) • English (fluent) • Italian (conversational)

WORK EXPERIENCE

Senior Architectural Designer & Drafter • ATYS Architecture

June 2023 – 2026

Cole Bay, Sint Maarten

- Led architectural production for luxury villas, hotels and mixed-use buildings — design, construction drawings, 3D modeling and rendering, through to permit approval.
- Produced complete construction document sets in Allplan: floor plans, sections, elevations and execution details, with MEP routing coordinated across the set.
- Secured building permits, including fire safety and accessibility compliance plans, within the aviation height restrictions near Princess Juliana Airport and Sint Maarten planning regulations.
- Ran cost estimating, quantity takeoffs and tender documents for contractors alongside design, identifying savings before drawings went out to bid.
- Met one-on-one with clients on custom residential projects, translating the brief into a buildable design and managing revisions directly.
- Supervised construction on site, checking the work against the drawings and resolving discrepancies with contractors in real time.

Quantity Surveyor & Project Designer • Groupe DCP

May 2021 – May 2023

Lyon, France

- Managed full-scope (TCE) cost analysis and quantity surveying across a large portfolio of private houses and luxury villas.
- Reduced material waste and budget overruns through precise takeoffs and cost-saving alternatives identified before construction.
- Developed 3D models and drawing sets, and wrote technical specifications to streamline subcontractor bidding across the Lyon region.

Construction Economist & Estimator • Revolta Blaudeau

Sept 2020 – April 2021

Chambéry, France

- Wrote technical specifications (CCTP) for large renovation projects meeting public- and private-sector tender requirements.
- Kept estimates accurate on multi-family housing complexes and hotels, supporting a high contract-win rate.
- Carried out price analysis and labor cost modeling for plastering and facade packages.

Annecy, France

- Used Revit for 3D modeling and technical documentation on public and private projects; carried out on-site surveys and measurements.

SELECTED PROJECTS

*All at ATYS Architecture, Sint Maarten.***Ark Building — Commercial & Mixed-Use**

Built • 2025 • \$20M+

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. Full-scope construction drawings coordinating every trade, including the décor and finishes of the ground-floor jewelry store, reworked against site conditions where the contractors' drawings did not match what had been built, plus site supervision through to delivery.

Ark Building — Residential

Construction phase • 2025 • \$20M+

Four-story residential building: nineteen apartments of 70–120 m² (750–1,300 sq ft), a rooftop pool and underground parking. Design, renderings, building permit and subdivision documentation.

Kalatua Hotel, Simpson Bay

Construction phase • 2024

Beachfront hotel whose curved guest wings follow the shoreline around a pool deck. 3D model, renderings, permit drawings and subdivision documents.

Private Villa, Oyster Pond

Project phase • 2026

Two-level villa on a sloping 2,500 m² plot, with a large garden and a private dock giving direct access to the sea. 3D model, renderings, plans and setback studies for the permit.

Sandy Ocean Apartments, Cole Bay

Project phase • 2026

Three-story building in the hills: four units, each with its own pool and jacuzzi, overlooking the lagoon and the sea. Designed in collaboration with a colleague; renderings and building permit.

The Pavilion, Cole Bay

Project phase • 2025

Sports complex with four indoor padel courts and customer parking, built on steel columns and joists clad in profiled steel sheeting. Plans, sections, elevations, renderings and building permit.

EDUCATION

BTS Construction Economics

2018 – 2020

Lycée Louis Lachenal, Argonay, France — two-year French technical diploma, comparable to a US associate degree. Quantity surveying, cost analysis, full-scope (TCE) construction economics and technical project management.

Baccalauréat STI2D — Architecture program

2016 – 2018

Lycée Louis Lachenal, Argonay, France — French secondary school diploma. Architectural sciences, building technologies and technical design.