

ARCHITECTURE PORTFOLIO
NICHOLAS BINDER

Nicholas Binder

Profile

I have been a licensed architect in the state of Massachusetts since 2018 and New York since 2024. I have a range of experience from working on small scale interior designs all the way up to large scale master plans. This range of projects has given me an appreciation for designs that are thought through at all scales.

Outside of architecture, I've volunteered my time with Harlem Lacrosse. I've coached, tutored, and mentored children from inner city schools. I was also a part of the Associate Board focusing on funding efforts for the school programs.

Skills

Revit
AutoCAD
Rhino
Dynamo
Grasshopper
Lumion
3ds Max
Sketchup
Blender

Photoshop
Illustrator
InDesign
Laser Cutting
3D Printing

Employment

BinderHaus - Established 2026

KG+D Architects 2023-2025
Managed project teams and consultants
Reviewed existing buildings for conditions surveys
Worked directly with CM with Multi-prime

River Architects 2022-2023
Managed project teams and staffing
Developed energy models for Passive House construction
Worked directly with contractors over pricing and scope

RODE Architects 2017-2022
Brought clients and projects to the office
Procured city, state and federal approvals
Coordinated design documents through SD, DD, and CDs
Monitored construction progress
Planned project fees and internal staffing

Elkus Manfredi Architects 2013-2017
Howard Elkus Studio - Architecture 2015-2017
Revit Captain - Organized and manage project files
Job Captain - Coordinated construction documents
Coordinated work with consultants of all trades
Designed city blocks, building envelopes, residential units, offices, retail stores & garages
Wrote parameters to evaluate building efficiency and model parametric designs

Elizabeth Lowery Studio - Interiors 2013-2015
Job Captain - Coordinated construction documents
Modeled & detailed custom furniture

QAQC 2016-present
Developed standards for Revit use

AIA

AIA Westchester Hudson Valley Board Director 2024-present
Assist & vote for AIA programs & budgets
Managed website for the AIAWHV annual design awards

Education

Syracuse University School of Architecture 2009-2014
Bachelor of Architecture

Community Service

Harlem Lacrosse - Tech Boston Academy Dorchester, MA 2017-2020
Coached Lacrosse skills and teamwork
Tutored children in a range of school subjects
Mentored children, giving them the opportunity to succeed in sports, school, and life.
Associate Board - Organized fundraising events 2019-2022

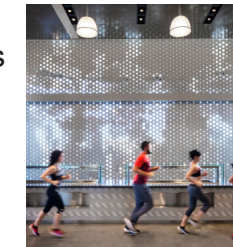
01
150 Seaport Boulevard
Residential Tower



02
High Street Atlanta
Mixed-Use



03
New Balance Headquarters
Corporate Office Fit-Out



04
449 West Broadway
Residential



05
Grey Rocks Headquarters
Community Center



06
Pine Street Inn
Affordable Housing



07
Sullivan Lake House
Residential



08
Lawlor Vineyard House
Residential



09
Axelrod Emmanuel
Education Center
Education



10
Sketching



01

150 Seaport Boulevard

Boston, MA

About Project

150 Seaport Boulevard is a 22 story Condo Tower in the Seaport District of Boston. The form was inspired by the shape of a ship's sails.

Site constraints led to the development of many unique features, such as a 45 foot cantilever that reaches out over the sidewalk to allow for a more manageable footprint.

In planning for future sea level rise, there is extra floor-to-floor height to move the ground floor up and a manual flood barrier detailed into the base.

Role on Project

As Revit Captain, I managed the files and my team's collaboration, as well as modeling & detailing the exterior. I also tested parameters in Grasshopper to maximize the marketable area while maintaining the aesthetic form.

With the opportunity to model the curtain wall, I developed a process of modeling in Revit that schedules out areas of exterior systems and the percentages of glazing.



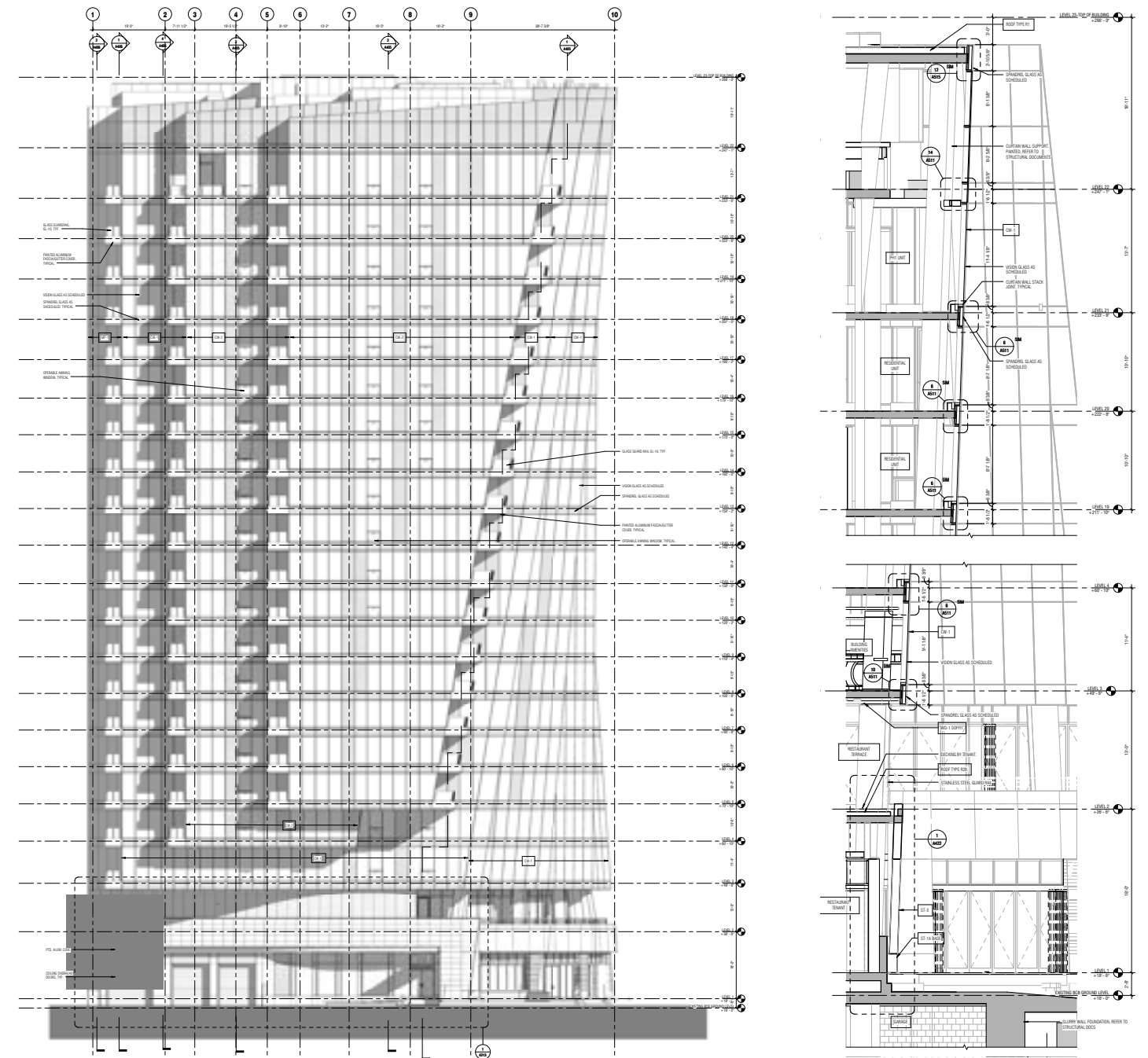
Rendering
EMA Rendering Team

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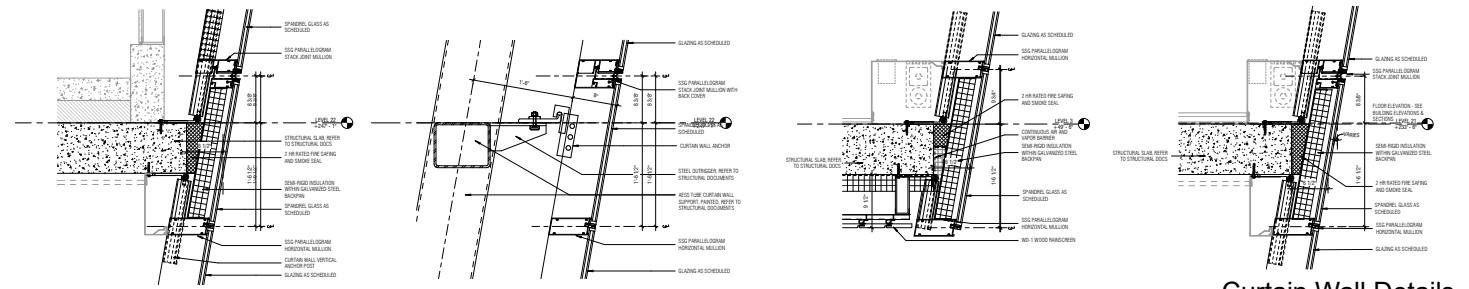
Rendering
EMA Rendering Team

ELKUS MANFREDI ARCHITECTS



Elevation
Nick Binder

Wall Section
Nick Binder



Curtain Wall Details
Nick Binder

02

High Street Atlanta Dunwoody, GA

About Project

High Street Atlanta is a 3-phased master planning and design project in Dunwoody Georgia, approximately 20 miles North of Atlanta, Georgia.

The neighborhood is massed around a newly created High Street and Park. At the head of High Street is the Crescent which is inspired by the Spanish steps in Rome.

The development includes retail at the base of all blocks, residential apartments, a 32 story condo tower, and 12 stories of offices.

Role on Project

I assisted in designed Block 1, the Crescent, at the head of the park. To the left is 12 stories of apartments and condos. To the right a 12 story office tower.

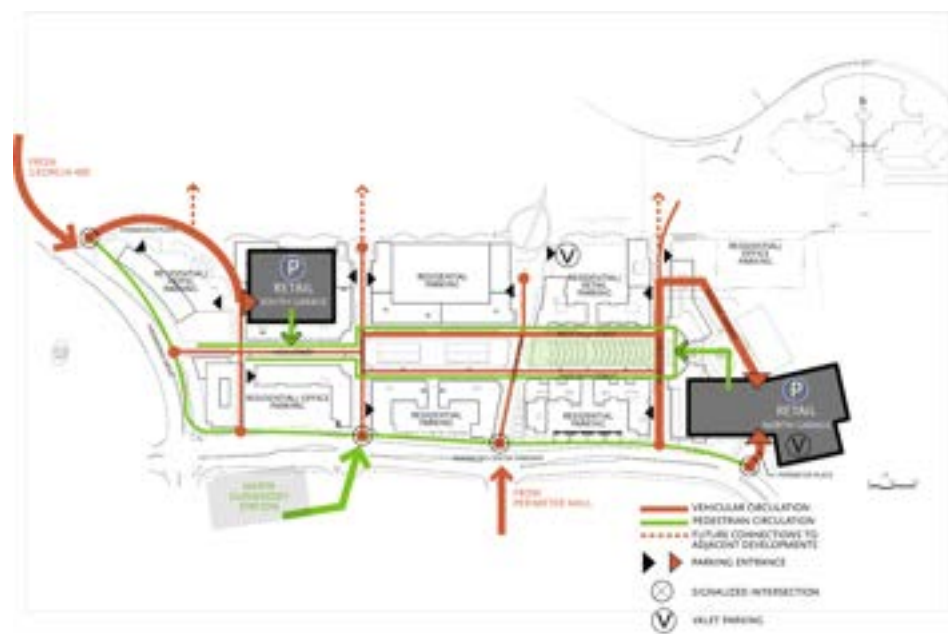
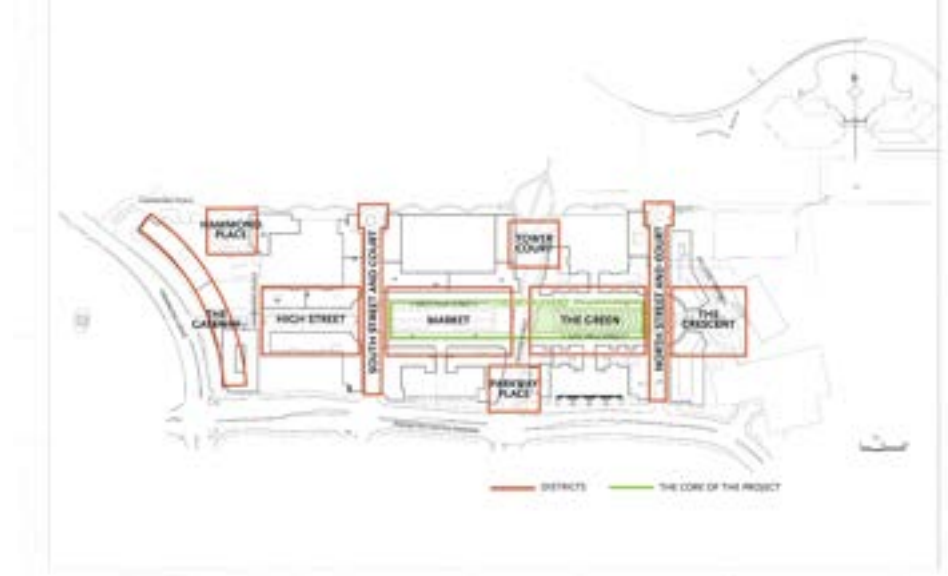
I worked on all aspects of the Design Documents from floor plans to details. This process included coordinating structure and MEP systems.

Additionally, I developed the design of a parking garage, closely working with the precast concrete contractor.



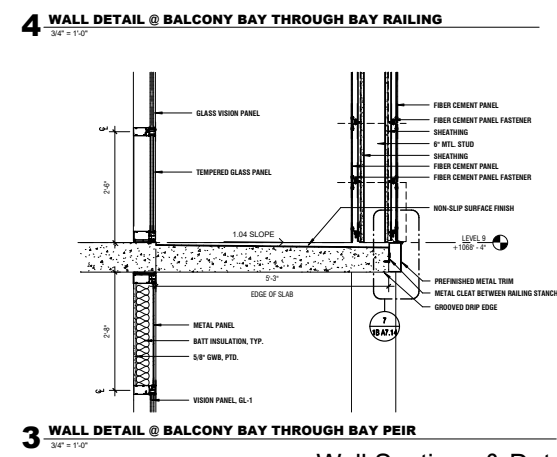
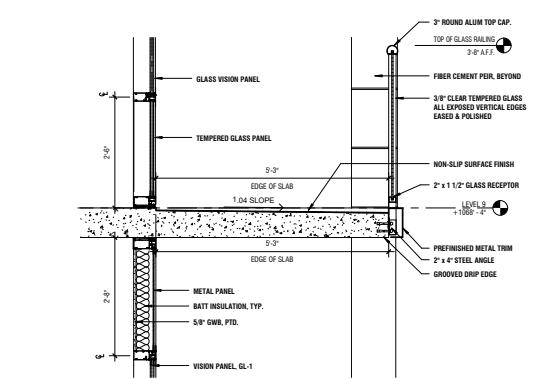
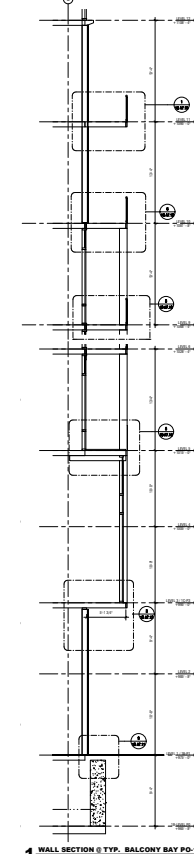
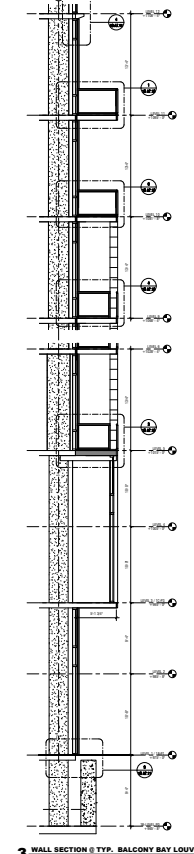
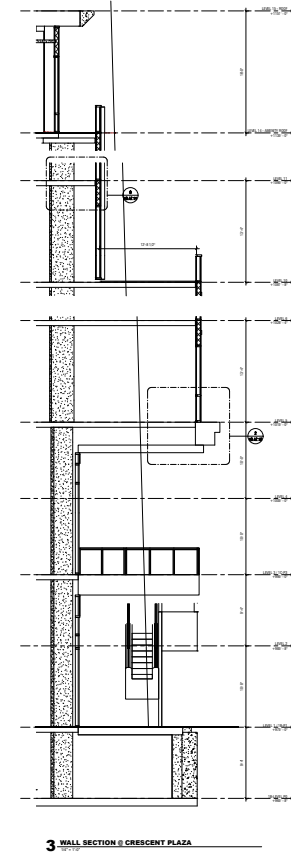
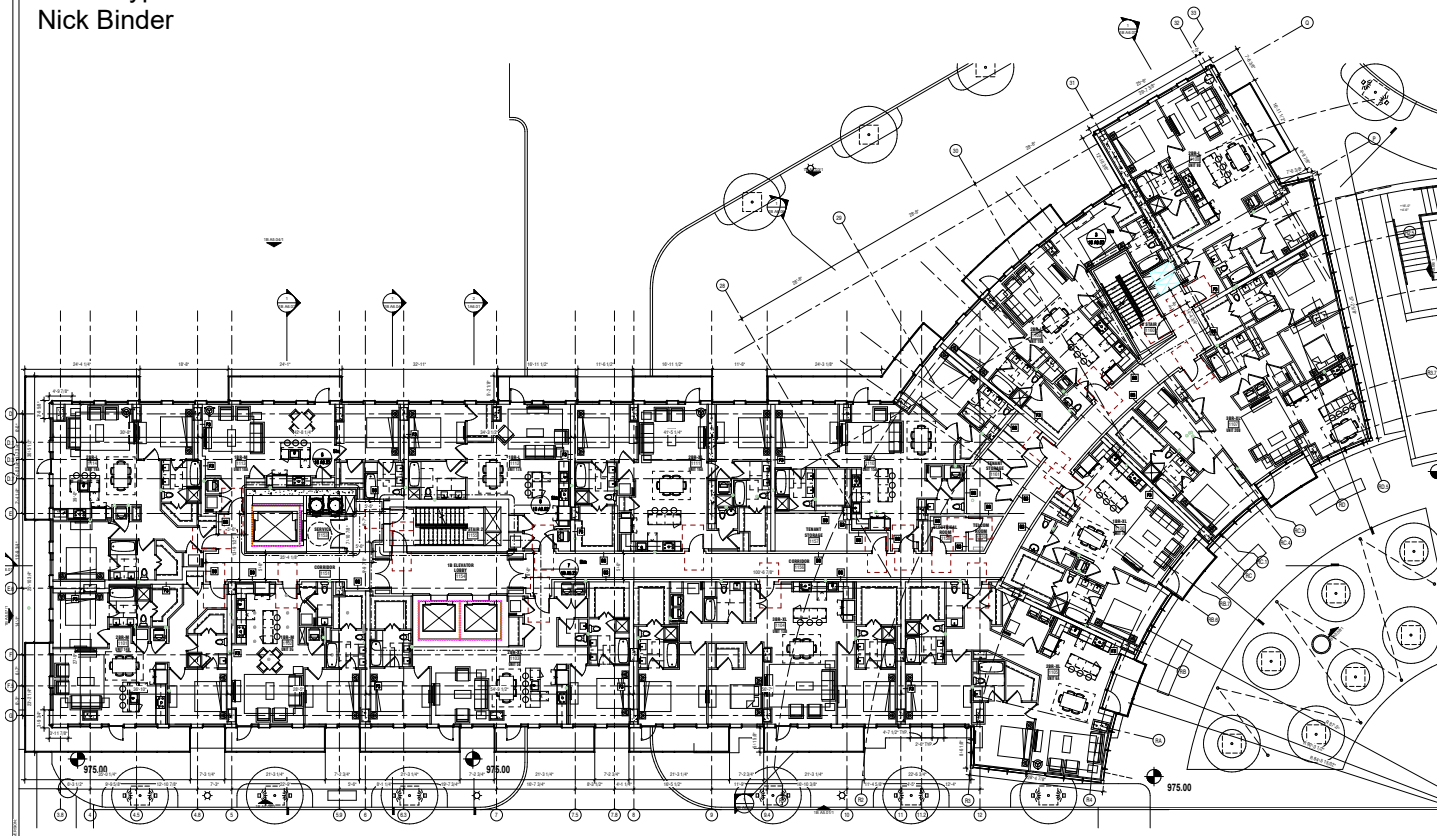
Rendering - Aerial View
EMA Rendering Team

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Master plan Diagrams
Margelin Gace

Plan - Typical Level
Nick Binder



Wall Sections & Details
Nick Binder, John Cali, Margelin
Gace



Rendered Elevation - Block 1
EMA Rendering Team

03

New Balance Headquarters Fit-Out

Boston, MA

About Project

The New Balance Headquarters is based at Boston Landing in Allston, MA. The base is a Garage for employees; the terrace is a cafeteria and coffee bar, and the upper 5 stories consist of offices for sales, design, marketing, product testing, Vice Principles & Owners.

The Fit-out was inspired by New Balance products and their motivation towards running. It is an open office concept connected by a track running the length of the building around the core.

The Cafeteria is detailed with perforated metal panels that were parametrically designed to portray images of runners. The front security desk was inspired by the machinery used to make sneakers.

Role on Project

I was responsible for developing the Construction Documents and detailed custom furniture (security desk). Additionally I tested the parameters for the perforated metal panels. We worked closely with the manufacturer to detail a panel that was feasible and evoked a sense of running.



Photo
EMA Graphics Team



Photo - Security Desk
EMA Graphics Team



Photo - Vertical Storage
EMA Graphics Team



Photo - Vestibule
EMA Graphics Team

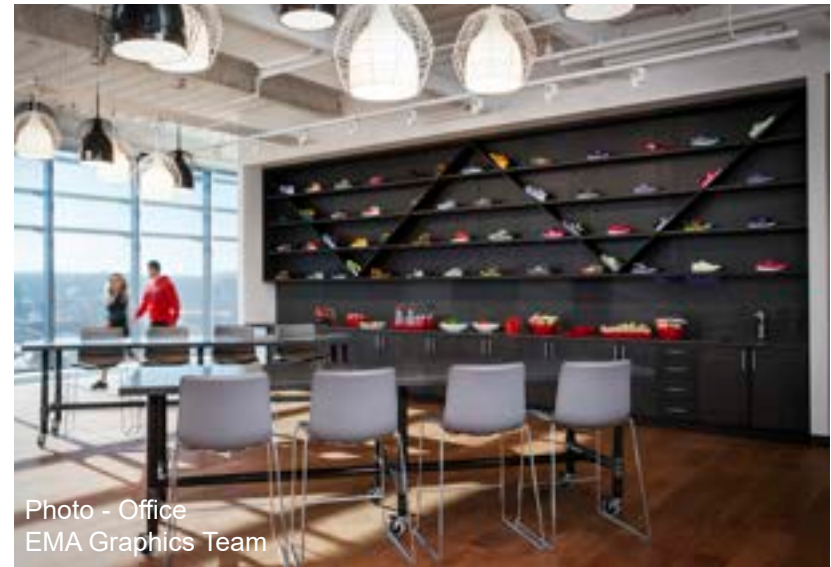


Photo - Office
EMA Graphics Team

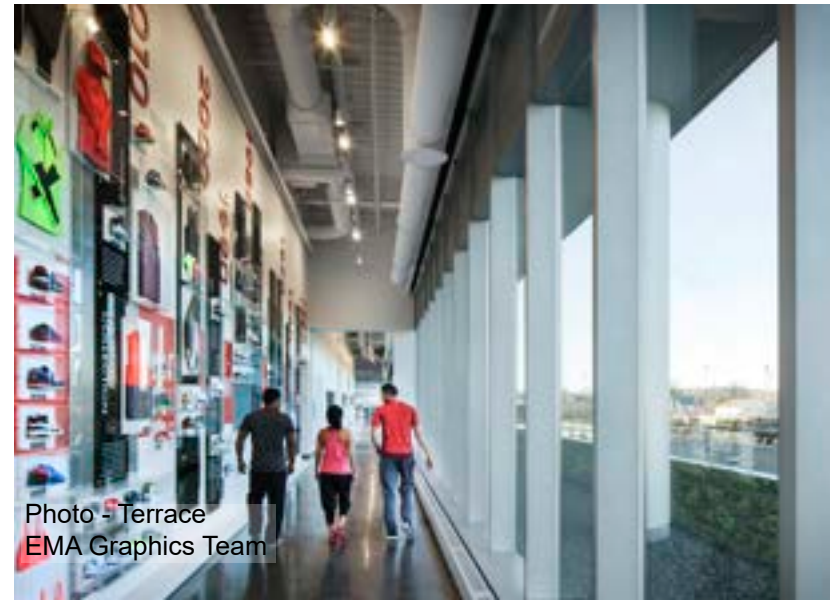
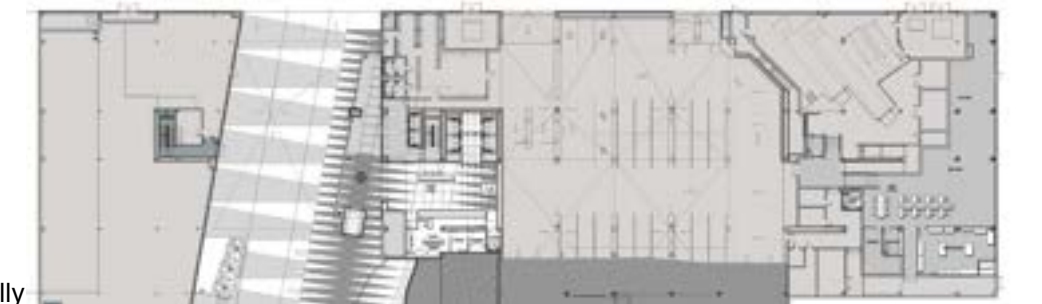
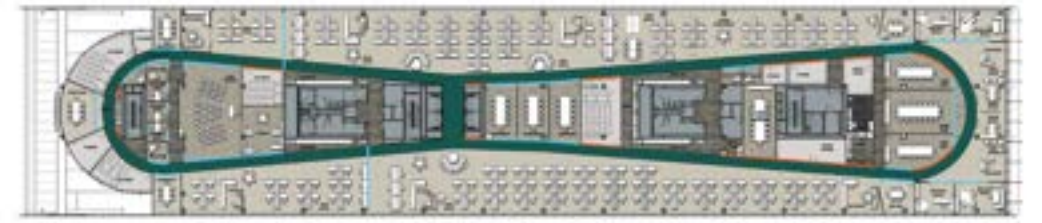


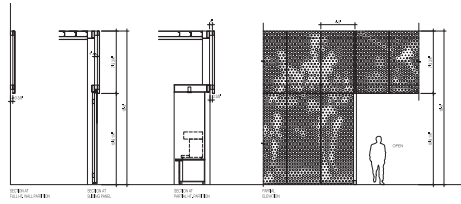
Photo - Terrace
EMA Graphics Team



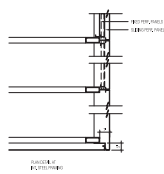
Finish Plans
Nick Binder, Robin Adwin, Tara Reilly



WALL SECTIONS



PLAN DETAIL



PRECEDENT IMAGE - PIXELATED WALL ELEMENTS

NEW BALANCE / ELKUS MANFREDI ARCHITECTS / NOVEMBER 12, 2014

Metal Panel Diagrams
Nick Binder, Robin Adwin, Tara Reilly



Rendering - Cafeteria
EMA Rendering Team



FRIEZE INSPIRATION VISUAL STORY TELLING OF HEROES + LEGENDS



PERFORATED PATTERNS - EAST WALL



PERFORATED PATTERNS - NORTH WALL



PERFORATED PATTERNS - SOUTH WALL



SOURCE IMAGE



HALFTONE AND VECTORIZED FOR CUSTOM PERFORATED PANELS



HEXAGONAL PATTERN 42% OPEN DUOTONE WALL GRAPHIC



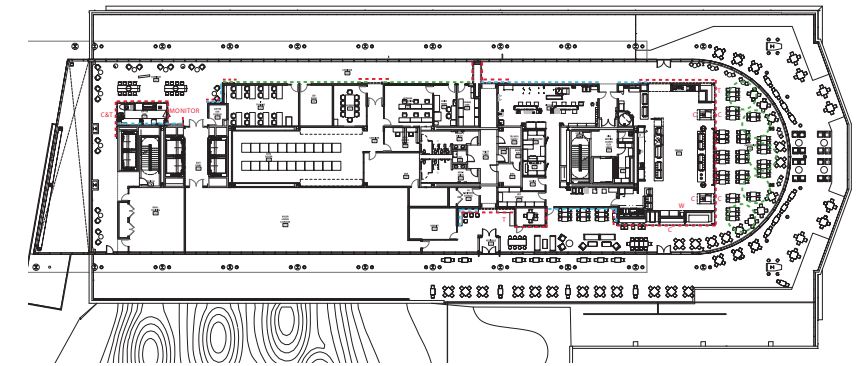
HEXAGONAL PATTERN 66% OPEN DUOTONE WALL GRAPHIC

NEW BALANCE / ELKUS MANFREDI ARCHITECTS / NOVEMBER 12, 2014

1ST LEVEL PLAN TERRACE & CAFE

KEY

- PERFORATED METAL WITH CUSTOM PATTERN
- HISTORY FACTORY GRAPHIC
- WALL GRAPHIC



NORTH ELEVATION



- PERFORATED METAL WITH CUSTOM PATTERN
- WALL GRAPHIC
- PERFORATED METAL WITH CUSTOM PATTERN
- HISTORY FACTORY GRAPHIC
- PERFORATED METAL WITH CUSTOM PATTERN
- HISTORY FACTORY GRAPHIC
- PERFORATED METAL WITH CUSTOM PATTERN
- WALL GRAPHIC
- PERFORATED METAL WITH CUSTOM PATTERN
- WALL GRAPHIC

SOUTH ELEVATION



- WALL GRAPHIC
- PERFORATED METAL WITH CUSTOM PATTERN
- WALL GRAPHIC
- PERFORATED METAL WITH CUSTOM PATTERN

EAST ELEVATION



- PERFORATED METAL WITH CUSTOM PATTERN

NEW BALANCE / ELKUS MANFREDI ARCHITECTS / NOVEMBER 12, 2014

04

449 West Broadway Boston, MA

About Project

449 West Broadway is a 4 story infill project in South Boston. There are 2 residential units above a ground floor retail space.

Taking the context and vernacular cues from the surround street wall, the form of the building reflects the rythm of bay windows that march down the street.

We were presented with unique challenges given the site. With only 20' of space between existing buildings, we collaborated with the contractor to construct with minimal staging area while maintaining accessibility.

Role on Project

After inheriting this project from another Architect, we were tasked with updating the floor plans and facilitating the construction process.

I produced revised drawings, answered RFIs, reviewed submittals, and monitored the construction process.

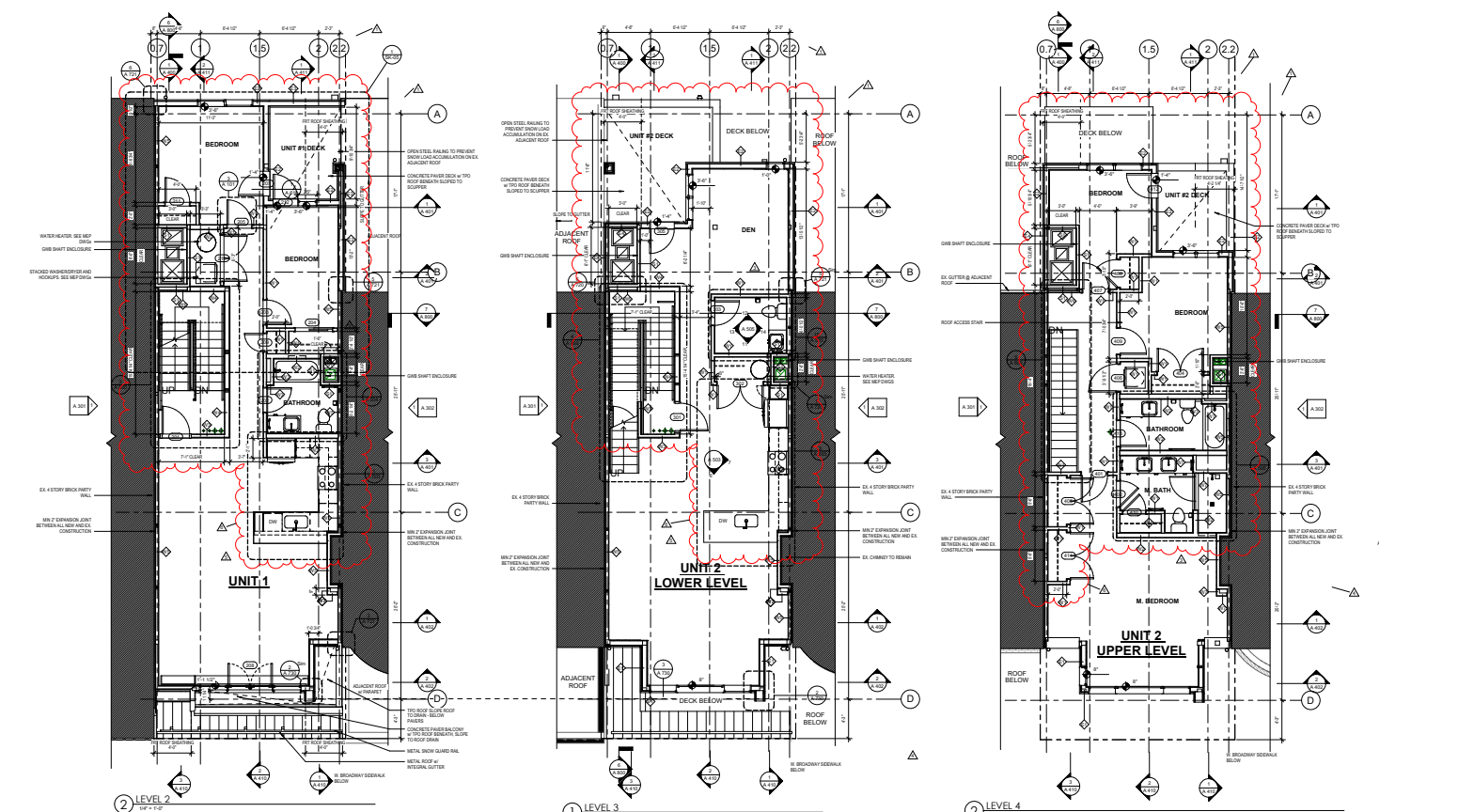




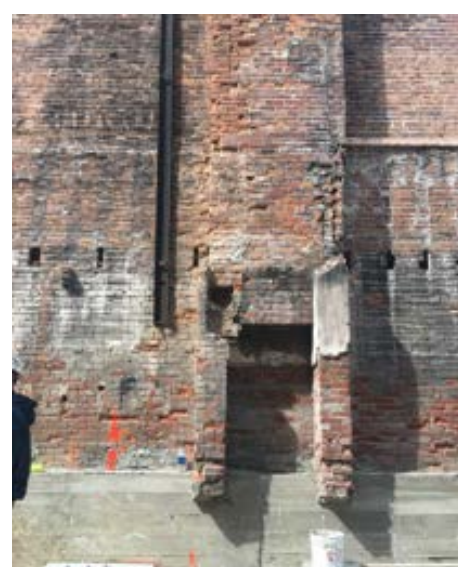
Street Facade
RODE



Unit Living Space
RODE



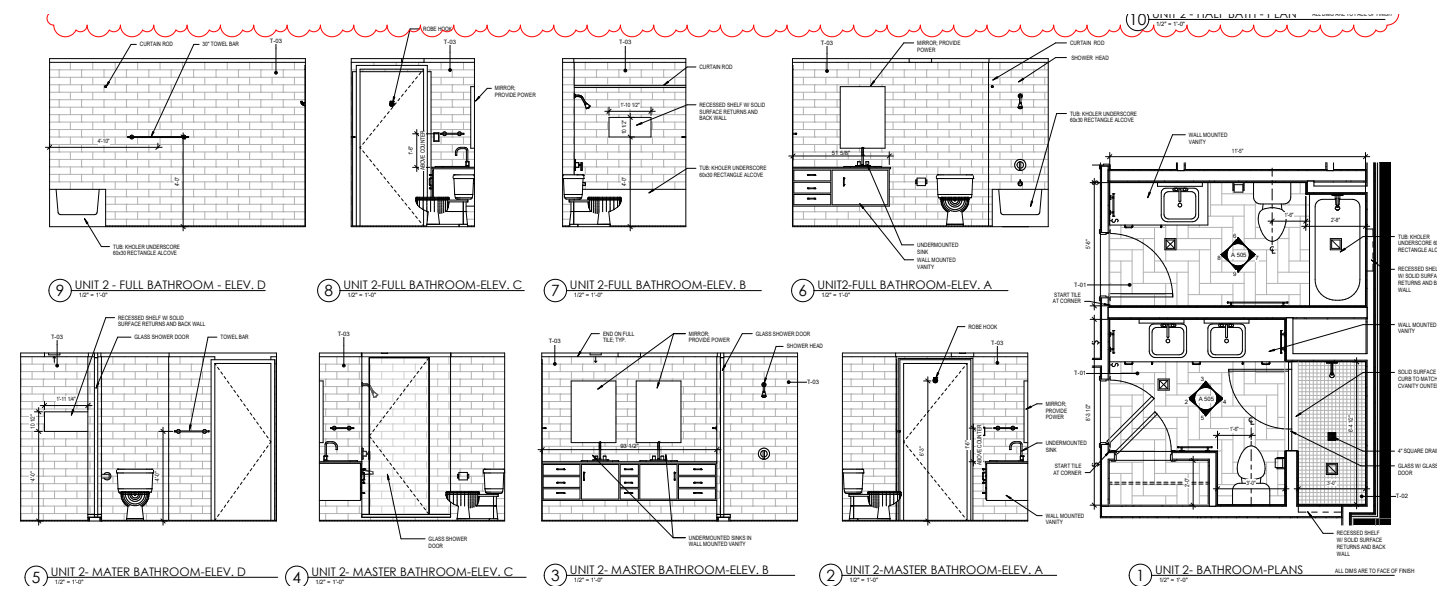
Floor Plans
Nick Binder



Master Bathroom
RODE



Main Entry
RODE



Bathroom Plans
Nick Binder

Construction Photos
Nick Binder

05

GreyRocks HQ

Hebron, NH

About Project

The Headquarters for the Newfound Lake Region Association (NLRA) is a community center for nature conservation and learning that was inspired by barns in the New Hampshire region.

From the street, the roof takes a traditional pitch. Moving towards the water, the pitch shifts from a simple turn in plan and creates a dynamic communal space below.

As the buildable area was limited by various set backs from the surrounding channel and wetlands, this project required a rigorous programming analysis process to ensure the NLRA has space for all their needs

Role on Project

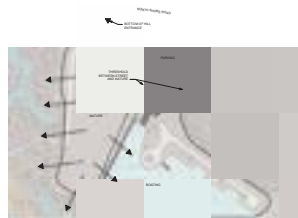
After bringing this project to the company through my own connections, I collaborated with a team of designers to develop the design from the ground up. We worked with the NLRA through the design process to achieve their specific goals.



Render - Main Facade
Nick Ruggeri



Render - View from Channel
Nick Ruggeri

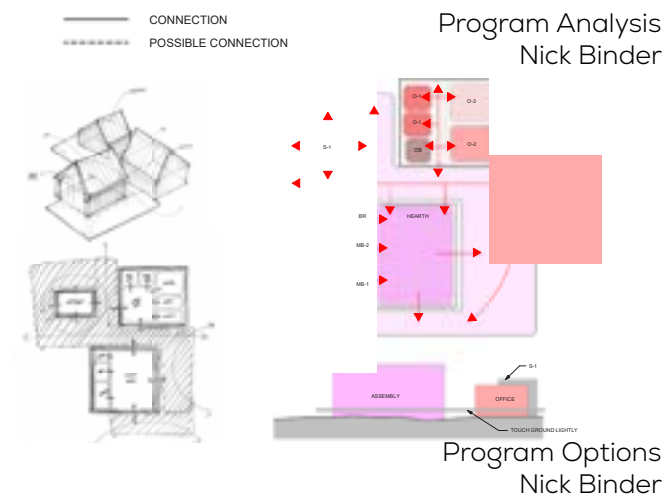
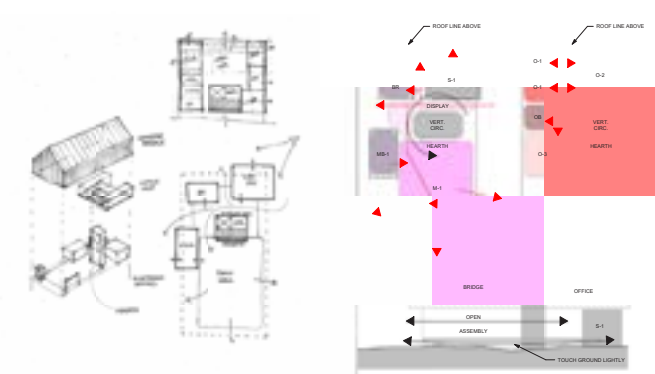
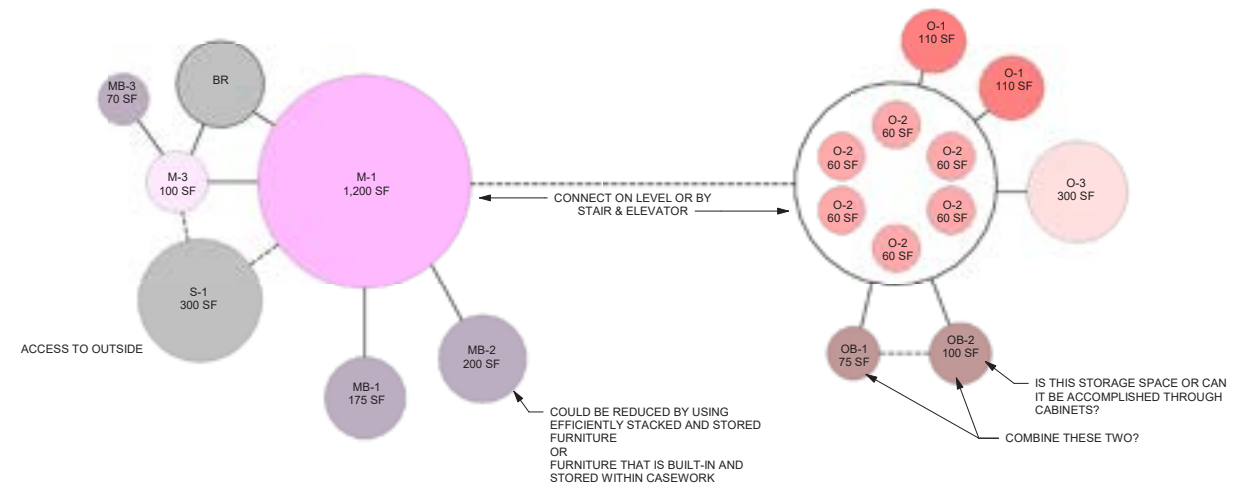


Landscape Plan
OJB

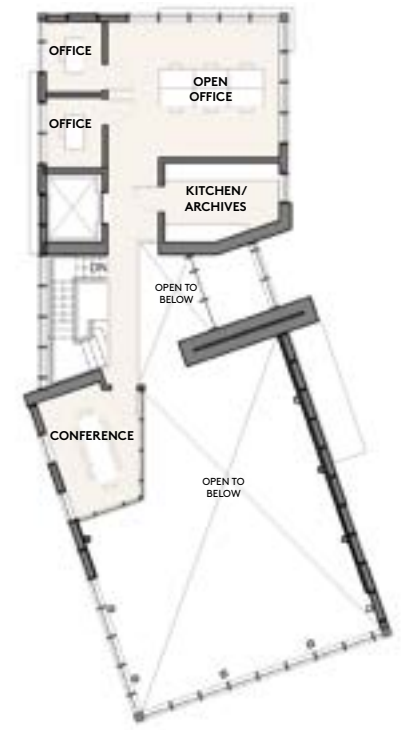
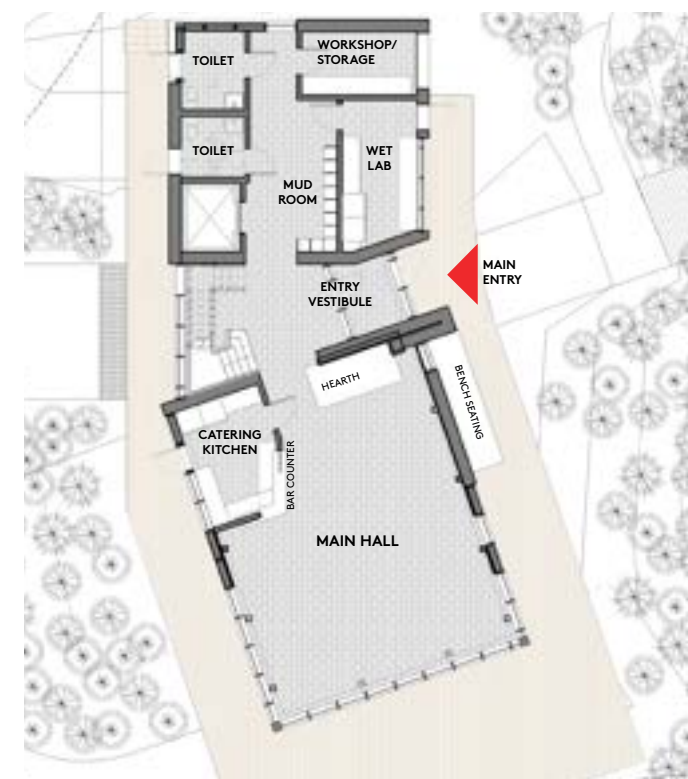
Site Plan Sketches
Nick Binder



Render - Main Hall
Nick Ruggeri



Render - Main Hall
Nick Ruggeri



Plans
Nick Binder

06

Pine Street Inn Jamaica Plain, MA

About Project

The project at 3368 Washington Street in Jamaica Plain, MA is a joint venture between the Pine Street Inn and The Community Builders.

The 5 story building consists of 140 supportive housing units for residents working with Pine Street, 62 low to moderate income units for residents working with The Community Builders, and office space for both groups.

Amenity spaces are planned throughout the project at every floor. At the ground level is a large amenity space for building wide gatherings, at level 2 is an outdoor courtyard, and at level 5 is a roof top amenity space with an outdoor deck.

Role on Project

I played the role of Job Captain on this project. I kept the team organized and coordinated between disciplines.

Some of the more detailed focuses I had on design were the overall plan layouts, the core layouts, and the structural coordination.

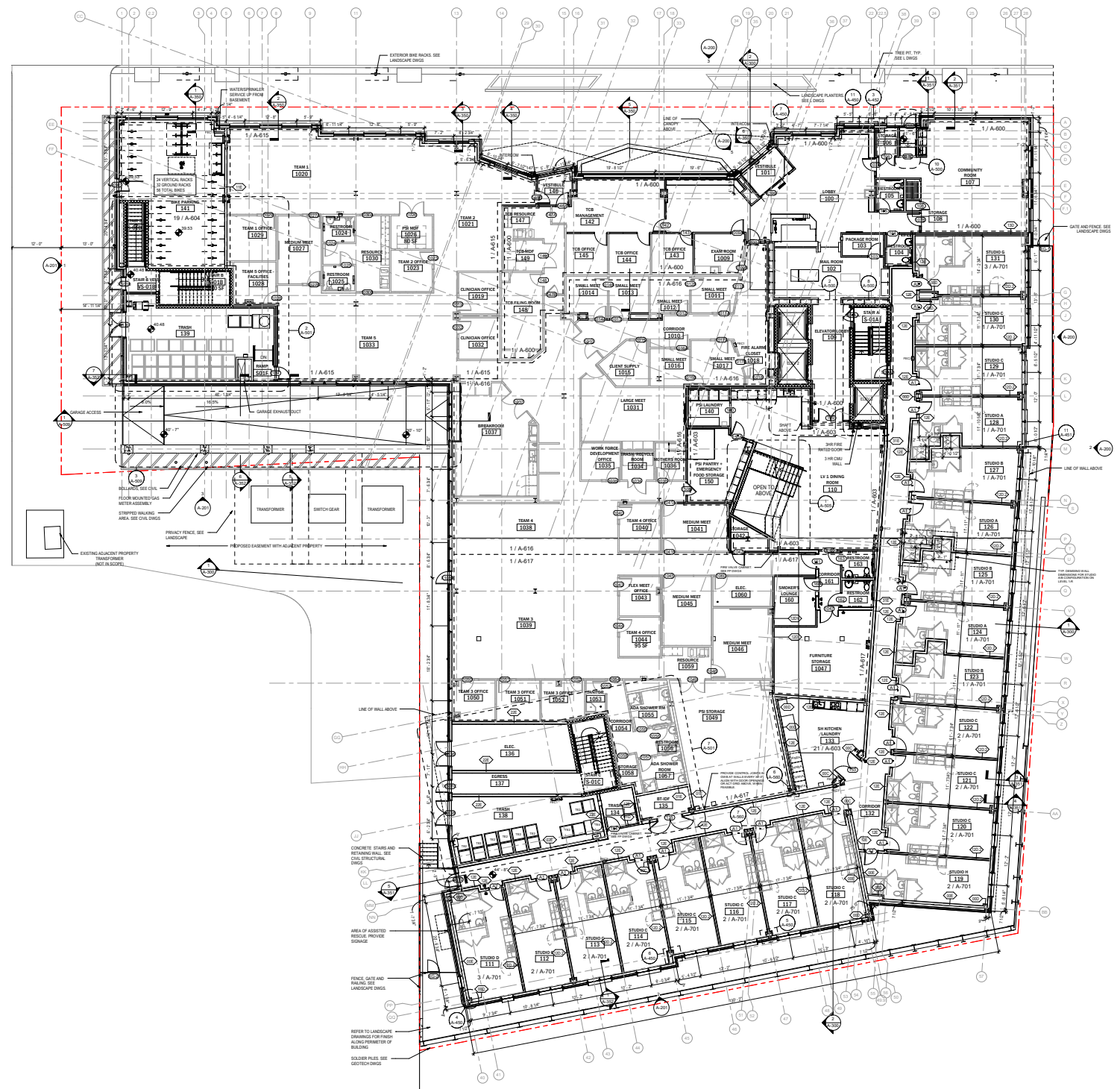




Render - Courtyard
Nick Binder & Alex Zee



Render - Street View
Nick Binder & Alex Zee



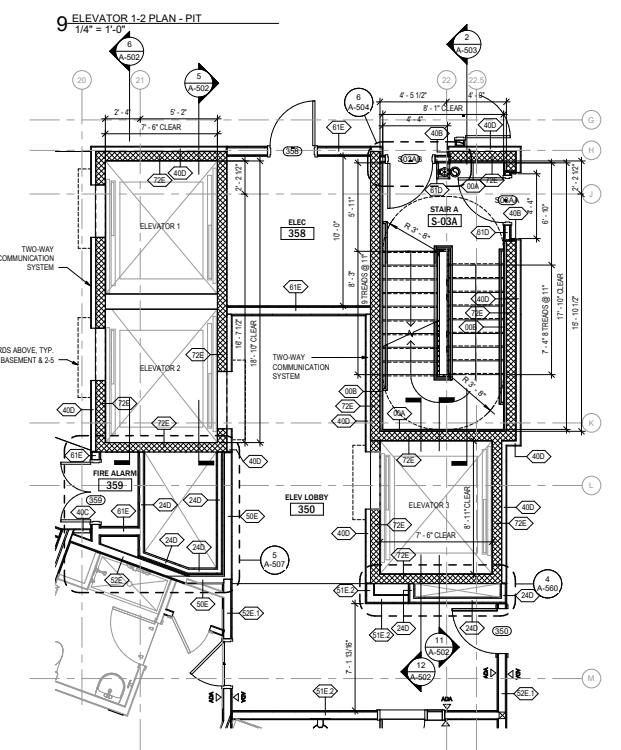
First Floor Plan
Nick Binder



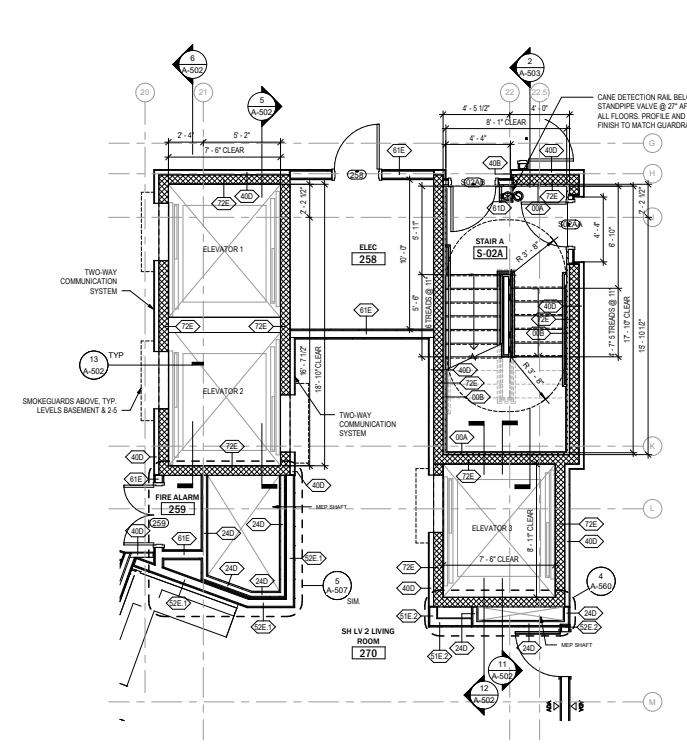
Render - Level 1 Amenity
Nick Binder & Alex Zee



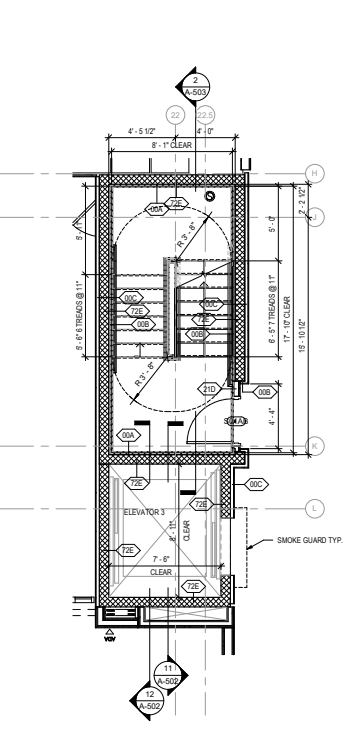
Render - Unit Interior
Alex Zee



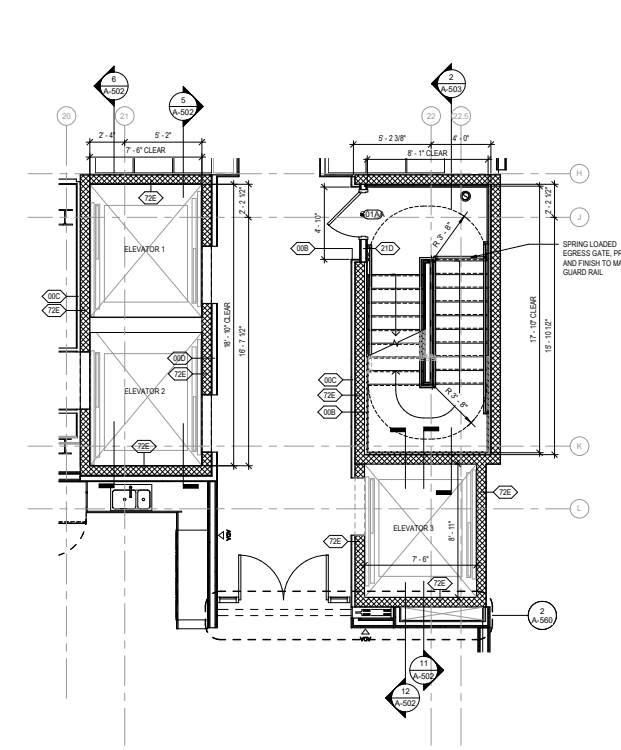
4 ENLARGED PLAN - CORE A - LEVEL 3
1/4" = 1'-0"



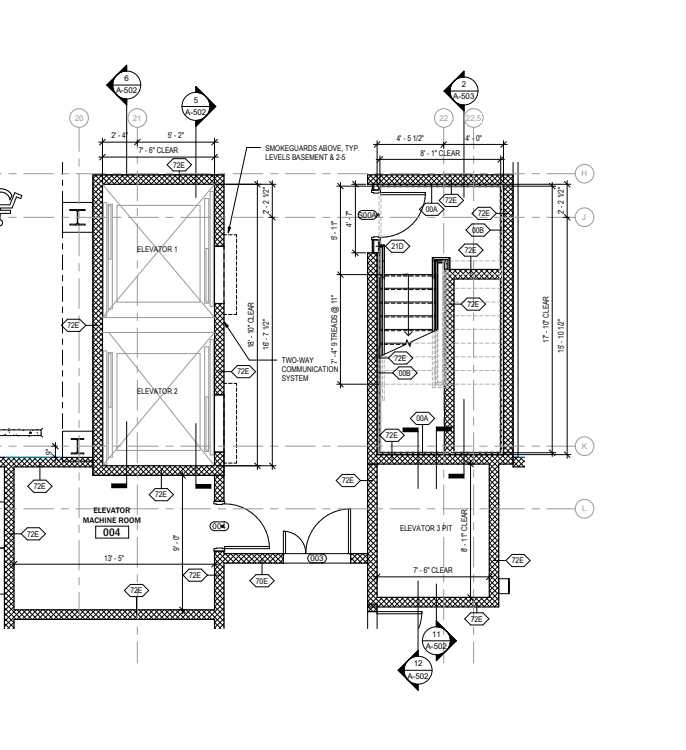
3 ENLARGED PLAN - CORE A - LEVEL 2
1/4" = 1'-0"



8 ENLARGED PLAN - CORE A - LEVEL 1-R
1/4" = 1'-0"



2 ENLARGED PLAN - CORE A - LEVEL 1
1/4" = 1'-0"



1 ENLARGED PLAN - CORE A - BASEMENT LEVEL
1/4" = 1'-0"

07

Sullivan Lake House Newfound Lake, NH

About Project

The Sullivan Lake House was a renovation project. We demoed and remade the entire first floor. Before, a large internal three season wrap around porch covered most of the first floor area while disconnecting the kitchen and living spaces. We reclaimed the area of the porch to create a large, open floor plan where kitchen and living space are ideal for hosting family and friends to the lake house.

Additionally, we pushed out the master bedroom and added a deck on the second floor looking out over the lake.

Role on Project

I was the project Architect for my family friends. I worked closely with them over a couple months, providing multiple layout options until we had a clear plan.

Beyond my scope, they had cabinet designers and contractors to come in after to finalize details and finishes.





Kitchen Rendering



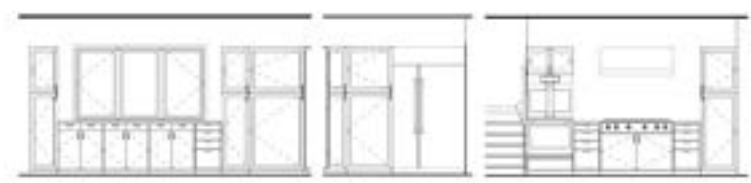
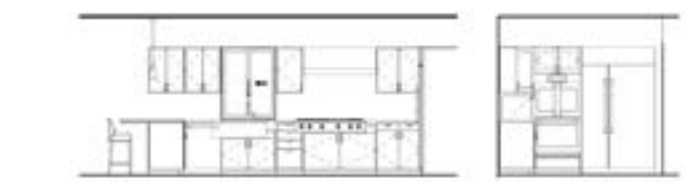
Living room



Kitchen Looking back



Exterior



OPTION 1

OPTION 2

OPTION 3

OPTION 4

08

Lawlor Vineyard House

Vineyard Haven, MA

About Project

The Lawlor Family, both now retired and with kids graduating from college, were looking to expand their smaller cottage into a 4-seasoned home large enough for hosting groups and individual space for each of their children.

They were looking for something new, but that still fit into the site and vernacular of Martha's Vineyard. We located the new house approx. 15' up the hill and turned the house slightly North to improve the view of Lake Tashmoo and give a larger buffer to the shoreline. The large dormer over a fully opening nanawall provide panoramic views while reducing the amount of low Western sun in the summer evenings.

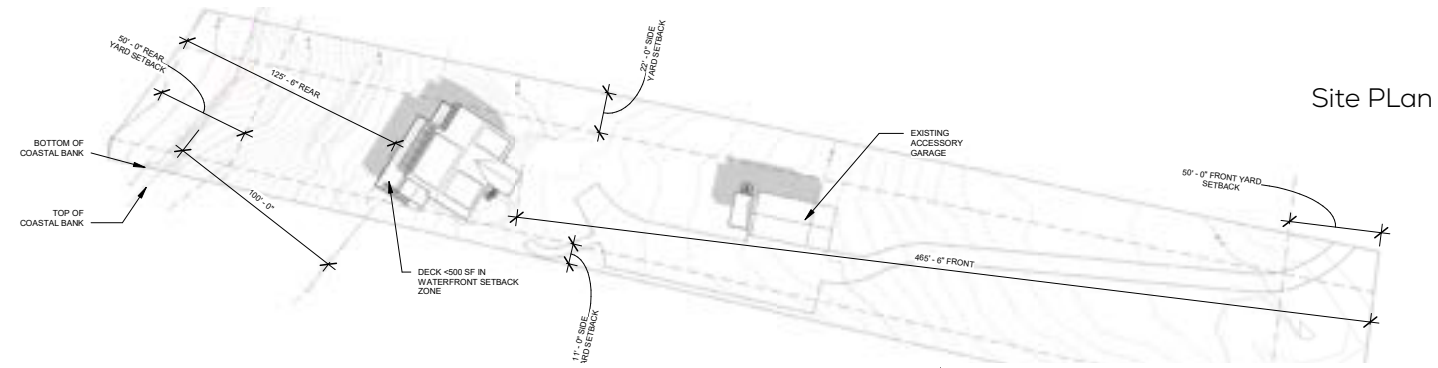
Role on Project

I was asked to help facilitate the design process through 3D modeling. I provided fresh perspective and ideas through multiple design options.

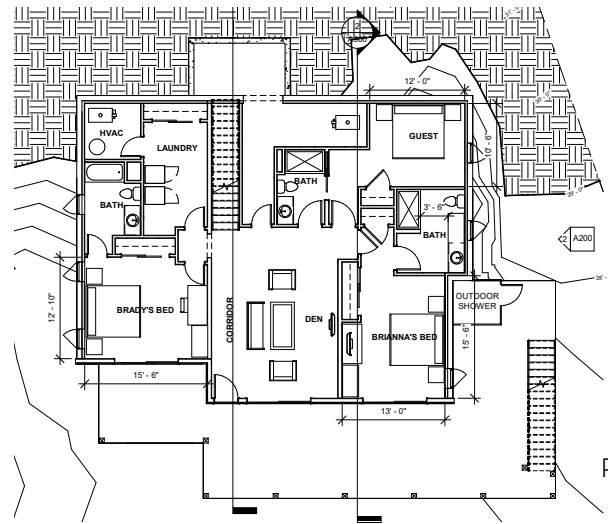
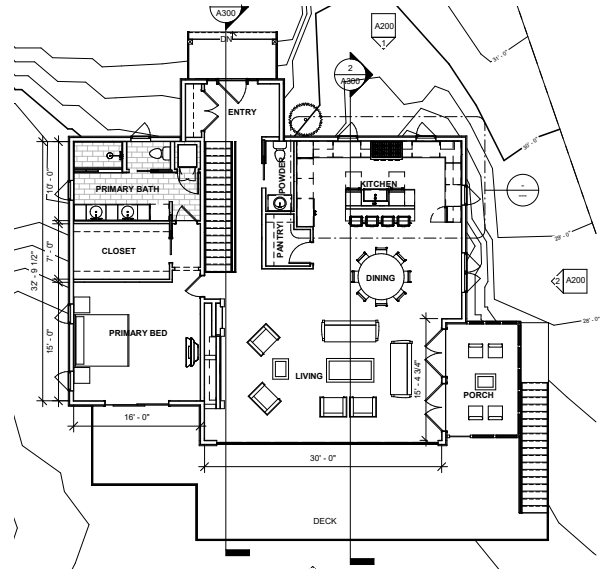
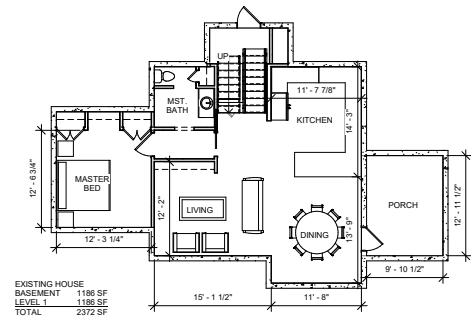
I worked in tandem with Mitchel Fuller who oversaw the permitting and construction of the project.



House from Lake Tashmoo

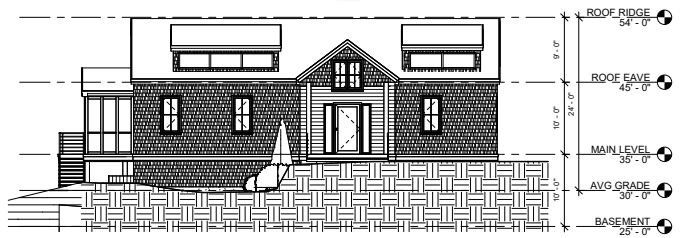


Site Plan



Plans Before

Plans New



Elevations



09

OUBOCES Axelrod Goshen, NY

About Project

The Orange-Ulster BOCES Axelrod project is an upgrade of an existing k-12 school. The BOCES programs provide regional specialized schools that support the local town schools. The Axelrod Emmanuel Education Center specializes 100% special needs education year round for 33 counties in the West of the Hudson Valley.

The project included full renovations of the existing school to remove asbestos, replace floors, ceilings, casework and bathrooms, and improve the overall fire safety and accessibility throughout. The addition is to provide a singular, secure entrance and administrative wing.

Role on Project

I was the project Architect overseeing the planning and coordination between our team and our consultants which included civil, structural, MEP, abatement, and roofing engineers.

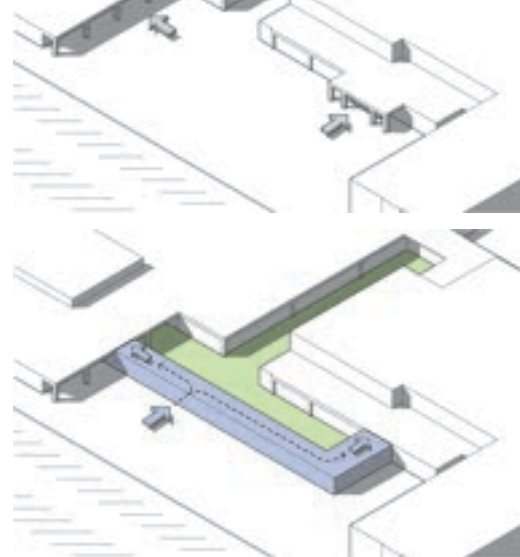
Now in construction, I've reviewed submittals, RFIs, PCOs, and been apart of the construction coordination with CM and multiple primes.



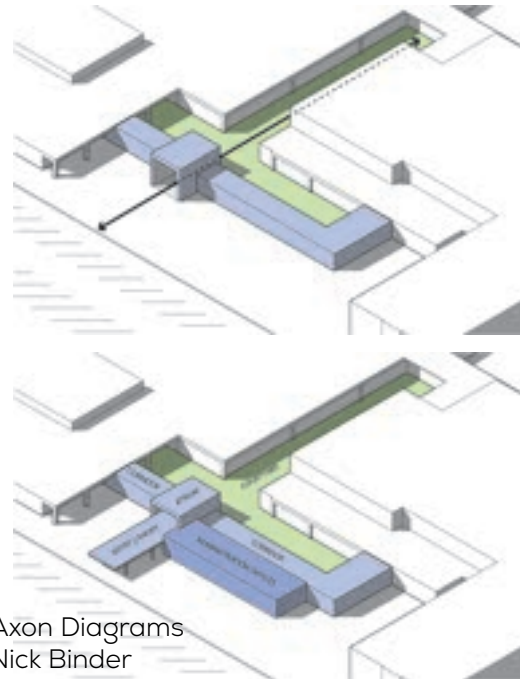
Rendering of Entrance
Nick Binder



Rendering of Sensory Courtyard
Nick Binder



Rendering of Lobby
Nick Binder



Axon Diagrams
Nick Binder



Renovation Plan
Nick Binder



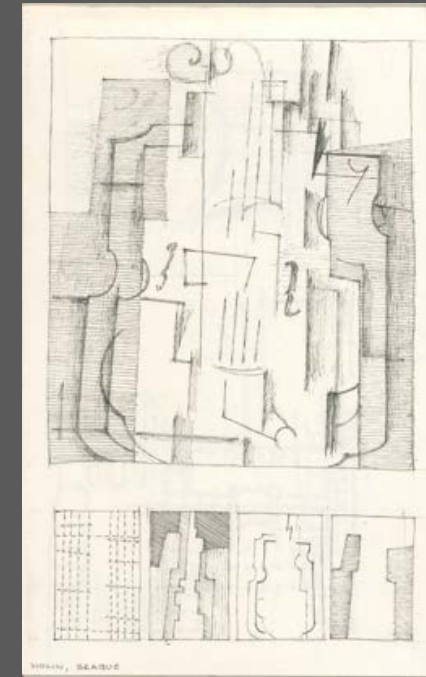
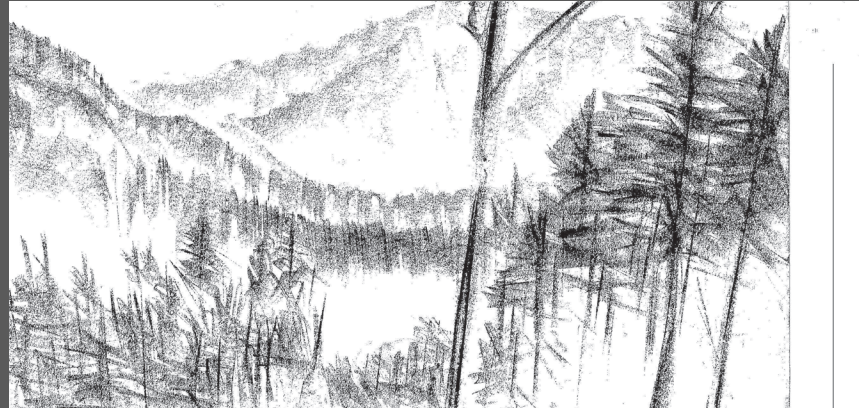
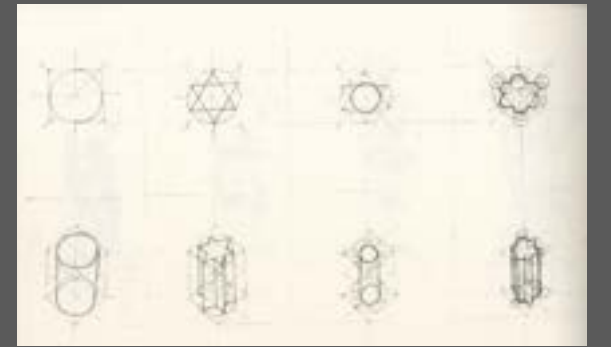
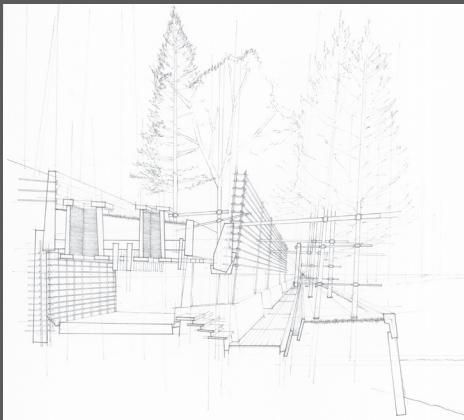
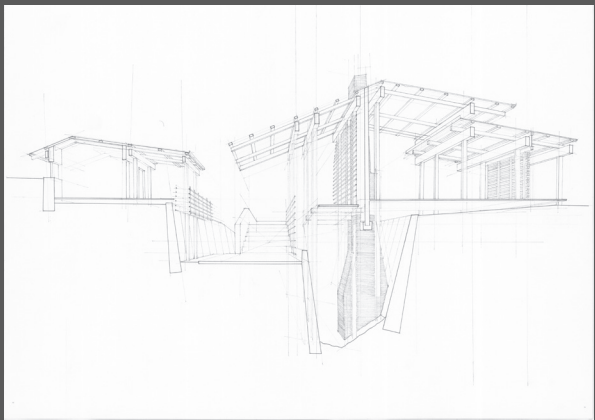
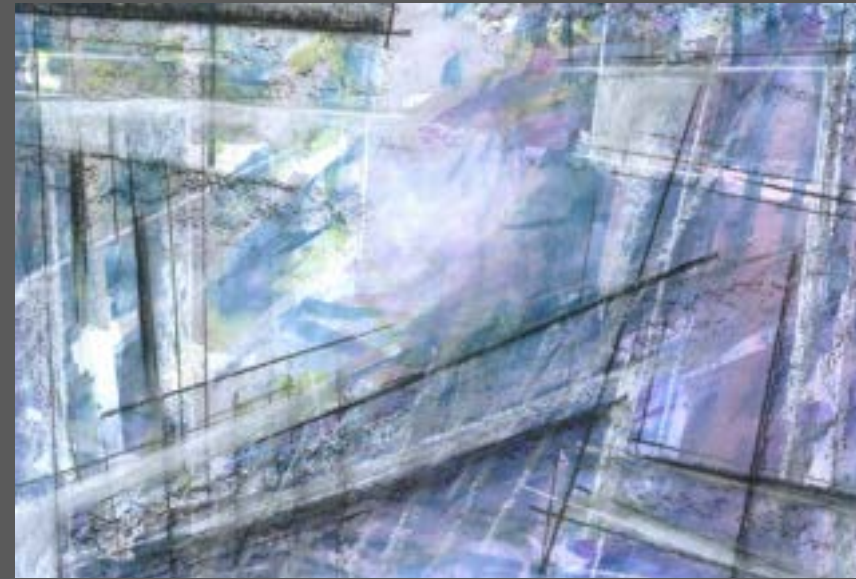
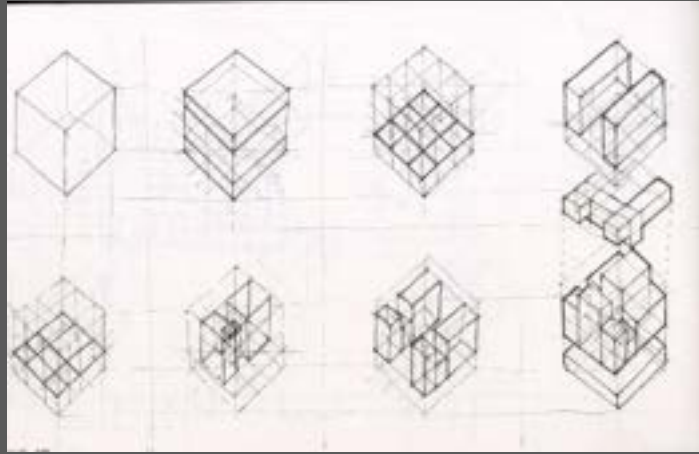
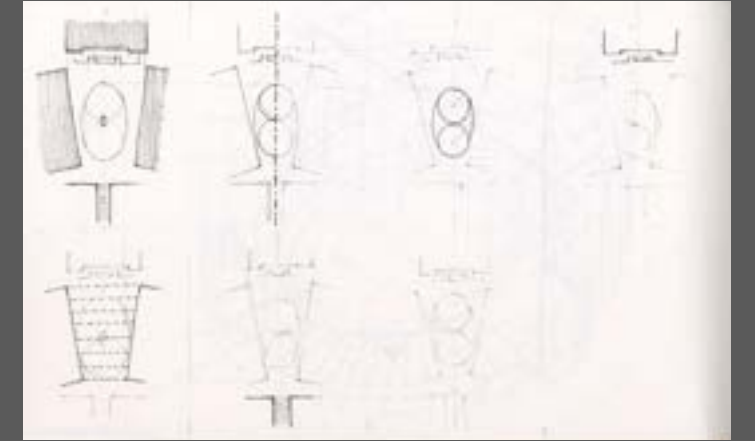
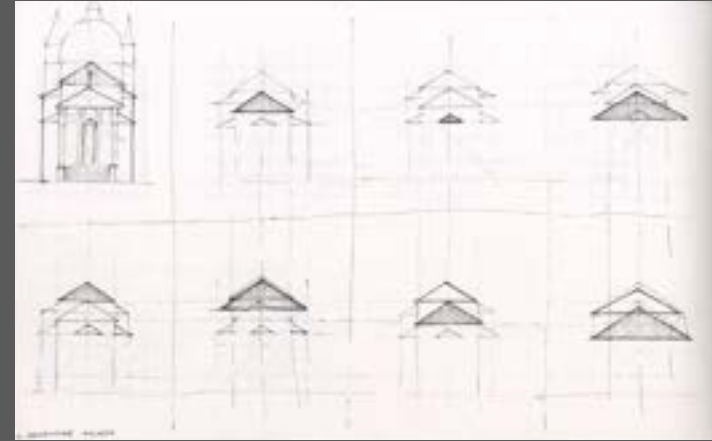
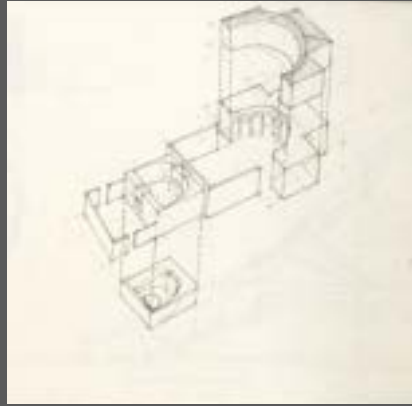
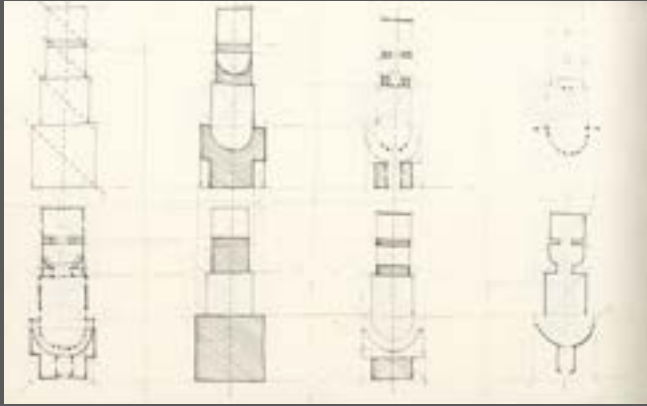
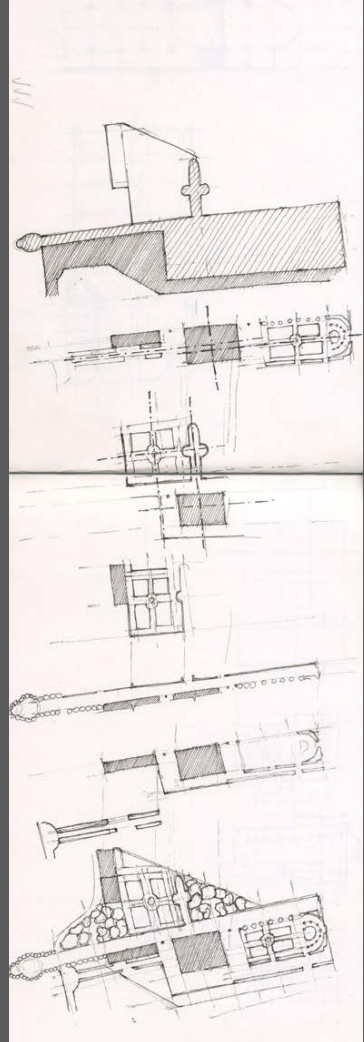
Rendering of Sensory Courtyard
Nick Binder

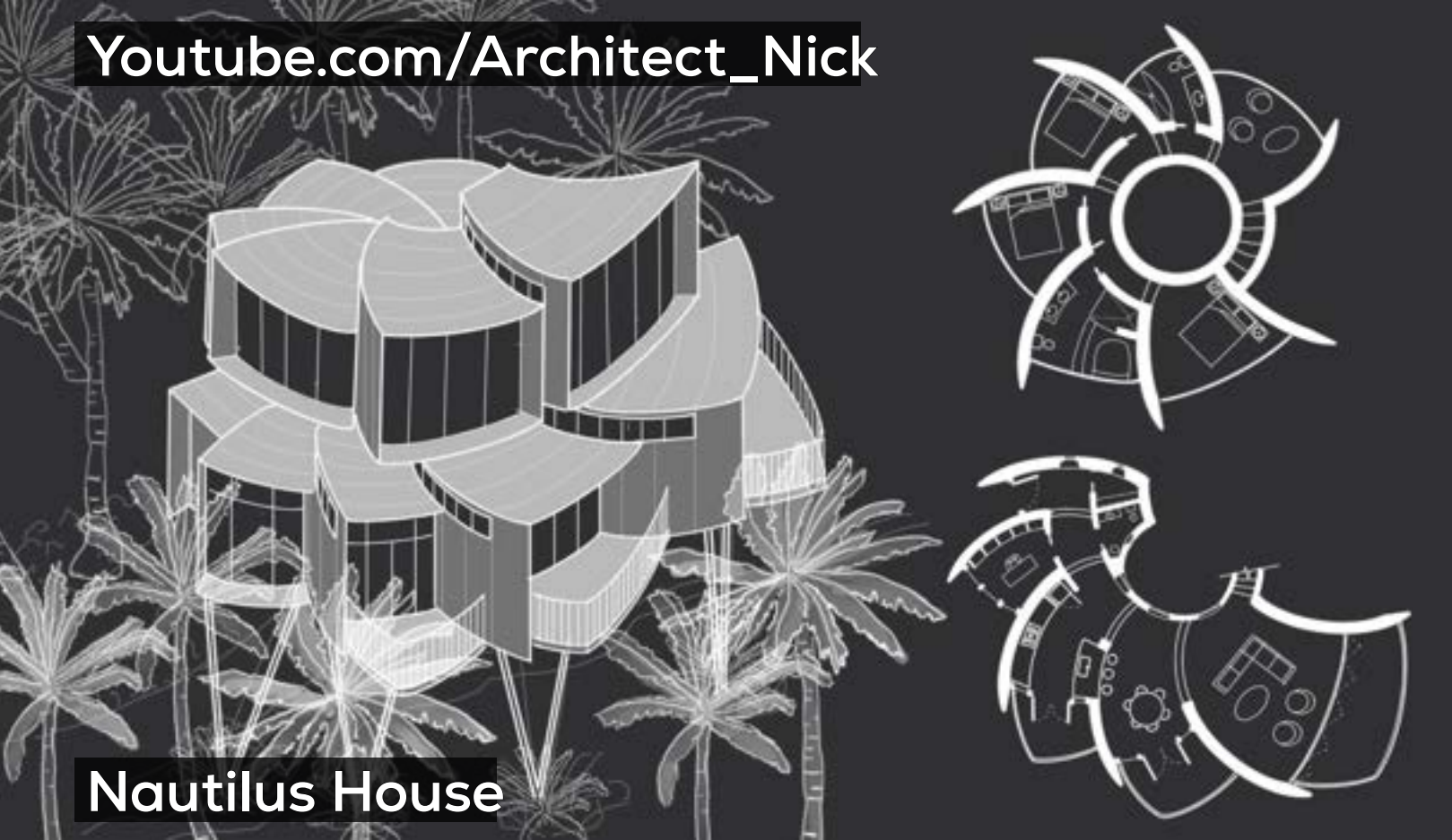


Sensory Courtyard Plan
Nick Marques

10

Sketching





Nautilus House



Garden House



House in the Trees



House on a Hill