



nicholas mcgoey
architectural portfolio 2017

hello there

Welcome to my architectural portfolio. This collection of work is a reflection of my time spent in the Architectural Technology program at George Brown and my first few steps into the field of architecture. This education has served as a solid foundation, exposing me to a range of different techniques and approaches to the design process. Projects over the past year have focused on a variety of situations from residential homes, mixed use developments or industrial warehouse/office projects, each exploring unique themes and obstacles. These have allowed me to explore and build upon my own experiences in understanding and working through developing architectural spaces and navigating through their complexities. Projects based on realistic situations have encouraged me and increased my awareness of cultural, social and environmental issues, specifically around sustainable design. I am looking forward to adding many new and exciting projects in the future and beyond graduation.



nicholas mcgoey

30 Parkfield Ave, Toronto, ON M4L 1W2

 416-606-9265  nickmcgoey@gmail.com  nickmcgoey.com  www.linkedin.com/in/nickmcgoey



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résumé

skills

- Excellent communication skills
- Ability to think creatively and innovatively
- Self-motivated
- Team player
- High attention to detail
- Budget-management skills and proficiency
- Professional judgment and discretion that comes from years of project management and client service experience
- Exceptional analytical and problem solving skills
- Familiarity with the latest trends, technologies and methodologies

experience

Sr. Manager Solutions
Devon Island Group (formally M Marketing Inc.)
Nov 2013 – Jul 2016

- Responsible for developing, implementing and executing strategic marketing plans for multiple top-tier clients including Visa Canada, Royal Bank, Scotiabank, Nissan and Sears in order to attract potential customers and retain existing ones. Worked in multi-channel including print, shopper, event, direct, digital, social and mobile.
- Day-to-day tasks included:
 - Providing leadership as a “trusted advisor” to our clients and partners
 - Accountable for all project financials including estimating, monitoring, reconciling and profitability
 - Working with clients to develop program objectives and targeting the best customer segments
 - Development of project briefs and specifications
 - Development and adherence to timelines
 - Managing and coordinating clients, internal staff and third-party suppliers
 - Management of all project approvals including client, partner, legal, creative
 - Help mentor and train other account managers and coordinators within the organization
 - Collaborating with partner agencies
- Considered promotional marketing expert and lead on all contest strategy, rules development, contest administration, fulfillment, process and pricing.
- Considered sponsorship marketing expert and lead on all sponsorship activation, particularly in the area of leveraging pass-thru rights. Properties included the Olympics, NHL, TIFF and FIFA.

Sr. Account Manager/ Sr. Project Manager / Project Manager / Project Coordinator
M Marketing Inc.
Nov 2004 – Nov 2013

- Managed the day-to-day business for multiple clients with a focus on strategic thinking, flawless account service, and dedicated client service and account leadership.
- Lead development of many communications programs including educating both retailers and consumers on Visa's latest payments technologies and policies including Visa Chip & Pin, Visa payWave (contactless), Visa Checkout, and Visa's Zero Liability Policy.
- Managed marketing strategies for Visa's Loyalty and partnership programs including the acquisition, activation, engagement and retention of cardholders through Visaperks, Visa Small Business Offers and Visa Infinite. As part of the partnership marketing team, established and maintained on-going relationships with over 400 retailers.

education

George Brown College in Toronto, Canada
Architectural Technology Candidate, Expected Graduation, May 2018

Notable Achievements:

- Dean's Honour List in all semesters to date (3.99 GPA)
- A+ in all Ontario Building Code courses
- A+ in CAD Drawing 1 and 2 (AutoCAD)
- A+ BIM for Architectural Technology (AutoCAD 3D and Revit)

Neuchâtel Junior College in Neuchâtel, Switzerland
High School Diploma, Graduated, January 2000

Notable Achievements:

- Model UN Delegate - The Hague, Netherlands
- Participant in the International Debating Tournament - Amsterdam, Netherlands

volunteer work

Volunteer Africa - Jun – Sep 2003

- Over the course of three months, helped to build a school and teachers' houses in rural Tanzania. Included living in a Tanzanian village, working with local tradesmen and working without the use of any power tools.

other

- Marketing and Advertising Law by Lexpert and Gowling Lafleur Henderson LLP - Nov 2012
- Fundamentals of Sponsorship Marketing by Sponsorship Marketing Council of Canada - Nov 2012
- Strategic Promotions by the Canadian Marketing Association - Sep – Dec 2010

software proficiency

AutoCAD		SketchUp	
Revit		Photoshop	
Microsoft Office		Illustrator	

hands-on

Model Making
Wood, Cardboard, Foam Core



Hand Drawing
Architectural / Freestyle





modhaus

designed for a modern
urban lifestyle

project details

Condominium / Retail

Design development / Presentation Drawings

Contributors: Nicholas McGoey, Chelsea Carcone,
Chu-Ti (Vince) Wang & Joses Tsoi

5th Semester Studio May 2017 – August 2017

This project consisted of developing presentation drawings for a multi-story Condominium on a lot situated on the waterfront on Queen's Quay East in Toronto, ON. In groups of four, students were provided a program brief and project specifications. We were asked to complete this project in two phases. Phase one - Presentation Drawings (to be entered into a school wide competition) and phase two – final construction drawings and details. Project had to meet all OBC requirements and local zoning regulations.

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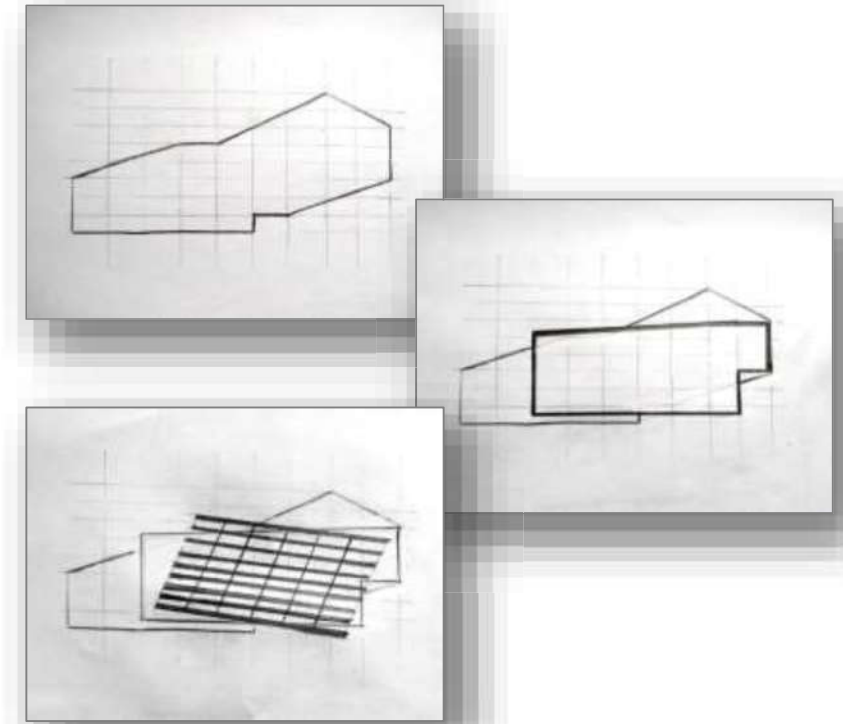


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about

MODHAUS offers contemporary elegance in the heart of Toronto's coveted waterfront neighborhood. Just steps from the TTC, the suites at MODHAUS offer a vibrant urban community for work and play. Modern sophistication is articulated through facades of solid wood paneling, stacked stone and anodized aluminum, while the refined design maximizes usable space and offers unbeatable amenities with breathtaking views. MODHAUS was designed with sustainability in mind. Innovative architectural sensibilities take advantage of today's best energy efficient materials to ensure lower maintenance costs over time. Experience truly exceptional urban living at MODHAUS.



design concept

The design for ModHaus was inspired by the exploration of geometric shapes and forms. The three elements of the structure – the base, the tower and the roof – work together to create a unique harmony that offers a highly functional yet still visually interesting addition to Toronto's waterfront.



Above:
North Elevation (left) and South Elevation (right)

Opposite Page:
East Elevation (top) and West Elevation (bottom)





MECHANICALLY COVERED ROOF TRELLIS WITH TESLA™ SOLAR TILES ON FLAT PLANE
 - LOWERS HEAT GAIN FROM EAST TO WEST TO FOLLOW SUN PATH
 - POWER IS FED BACK IN TO MUNICIPAL GRID



RAIN GARDENS TO REDUCE STORM WATER RUNOFF
 - LIVING WALL ON WEST FACADE AND INSIDE LOBBY TO IMPROVE AIR QUALITY



BIKE SHARE
 - BICYCLE STREET PARKING

KEY STATS
 TOTAL GFA AREA: 427,724 SF
 GFTF DEVELOPPED AREA: 111,864 SF (26%)
 OFFICE FLOOR AREA: 222,224 SF (52%)
 MULTI-FAMILY AREA: 82,224 SF (19%)
 PERMANENT PARKING SPACES: 118,224 SF (28%)

RETENUES
 NORTH: 14.12M
 EAST: 12.24M
 SOUTH: 12.24M
 WEST: 22.24M

COMMON FLOOR
 TOTAL FLOOR AREA: 122,224 SF
 COMMON AREA: 111,864 SF (91%)
 RETAIL AREA: 82,224 SF (67%)
 COMMON MANAGEMENT: 11,111 SF (9%)
 SERVICE AREA: 17,889 SF (15%)

LEVEL 4 TO LEVEL 8
 TOTAL FLOOR AREA PER FLOOR: 111,864 SF
 COMMON AREA PER FLOOR: 24,777 SF (22%)
 RESIDENTIAL AREA PER FLOOR: 222,224 SF (20%)

PERMANENT LEVEL
 TOTAL FLOOR AREA: 111,864 SF
 COMMON AREA: 111,864 SF (100%)
 RESIDENTIAL AREA: 111,864 SF (100%)

site plan



Images (left to right): South West view of ModHaus, store front along South side, View of lake Ontario from Sherbourne Common Park



Ground Floor

The ground floor was designed with a balance between residence and retail tenants in mind. The residential areas are completely separate from the retail spaces to ensure privacy and security. While the retail spaces have been optimized to access prime local foot traffic.



Images (left to right): Store front along west side, front entrance, interior lobby



Amenities

The ModHaus offers plenty of attractive entertainment features and amenities for its residence. These include: an outdoor pool overlooking Lake Ontario, fitness facilities, yoga studio, Scandinavian sauna and spa services, home theatre, pet café, reading room, kids play room, party room, and extensive outdoor terrace.



Images (left to right): Outdoor Swimming pool, fitness area with rock-climbing wall, party room



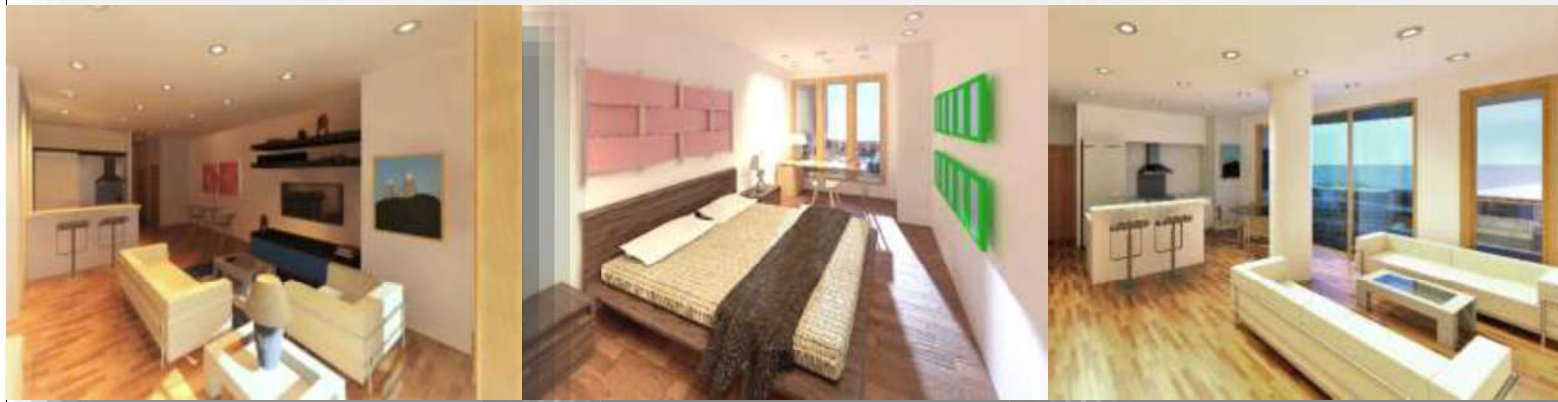
Floor Plans

The tower features six floors of uniform floor plans, each offering a wide range of units including: studios, 1 bedrooms, 1 bedroom + dens, 2 bedrooms and 3 bedrooms. Each features its own balconies and a view of Lake Ontario.

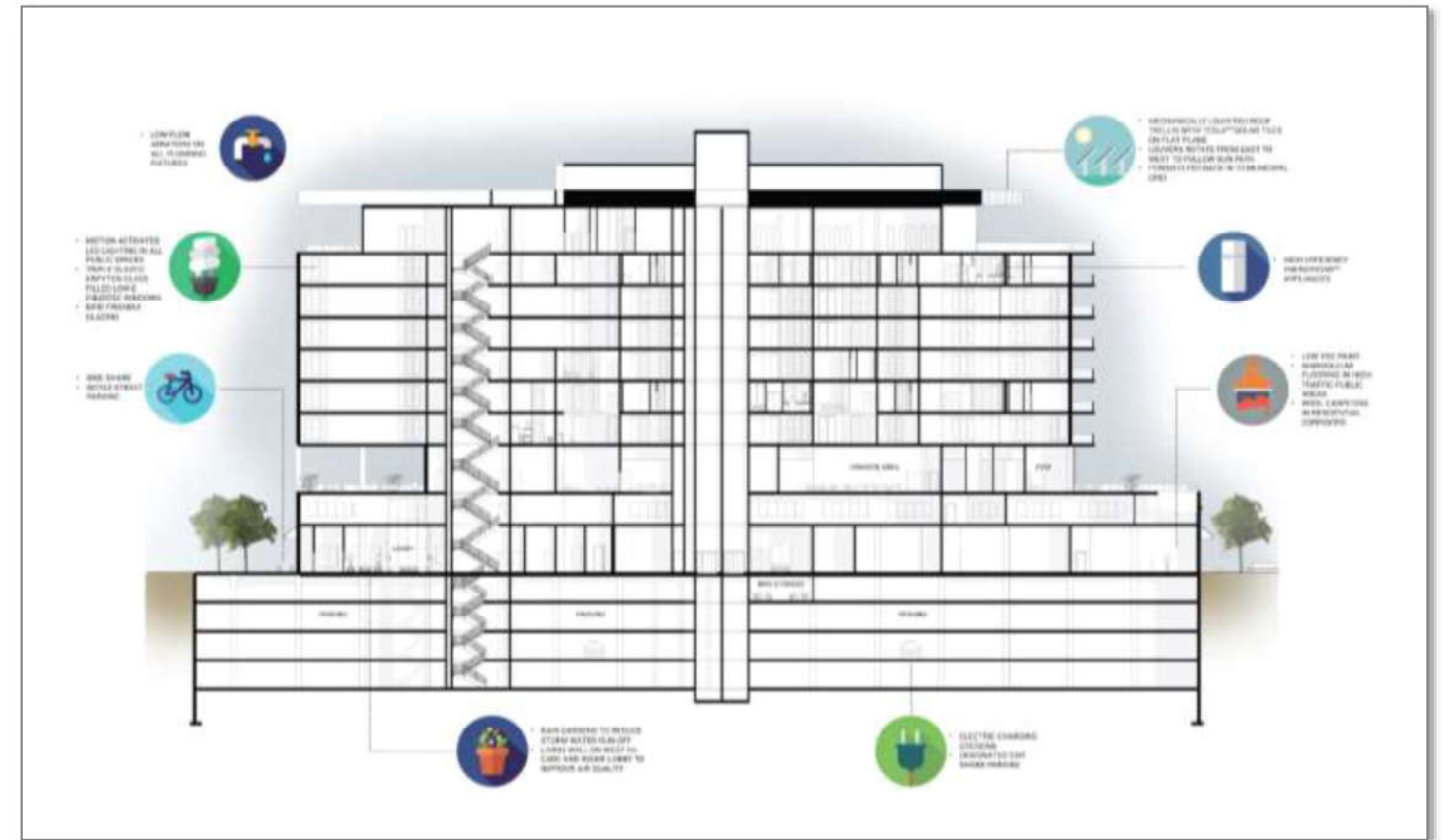


Unit Layouts

Units have been laid out efficiently to maximize usable space, yet still provide an open feel. Creating unique that cater to families and individuals alike ensure that ModHaus is a diverse and vibrant vertical community.



Images (left to right): Interior unit renderings



Sustainability

Incorporated sustainable features include:
 Low flow aerators on all plumbing fixtures, Motion-activated lighting, Triple glazed low-E krypton gas filled Fibretec™ windows, Bird-friendly glazing Bike Share parking, Rain gardens and drought resistant vegetation, Electric vehicle charging, Dedicated car-sharing parking spaces, Low VOC paint, Wool carpeting, High Efficiency EnergyStar™ appliances

waves

architecture &
design museum

project details

Museum/Public Exhibition Space

Design development / Preliminary Floor Plans

Contributors: Nicholas McGoey & Faiza Sheikhadde

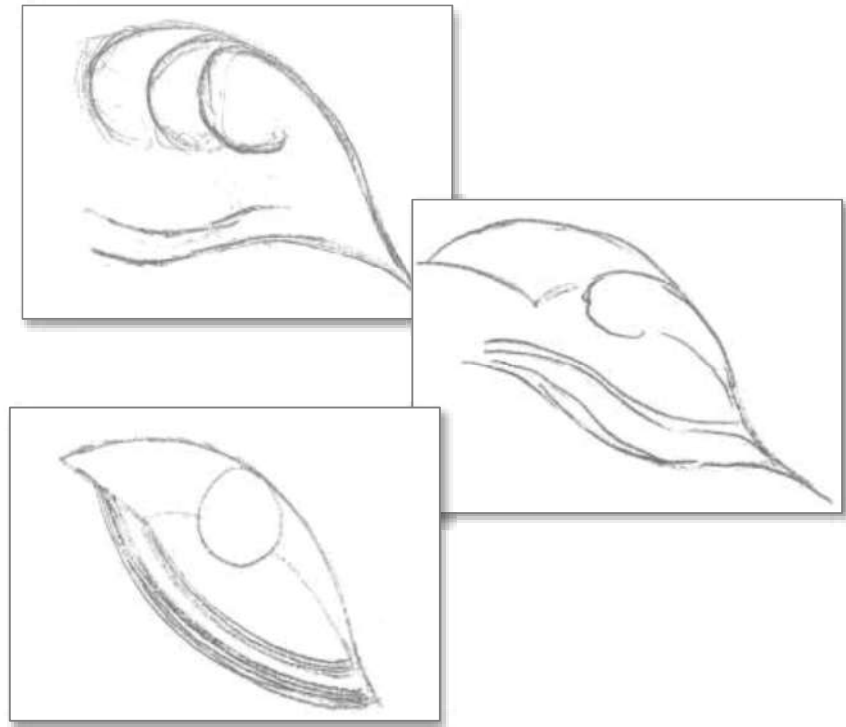
4th Semester Studio January 2017 – April 2017

The Waves Architecture & Design Museum concept building for Toronto's eastern waterfront development. Located on the shores of Lake Ontario at the foot of Parliament Street, the site uniquely overlooks both downtown and has view of the entire inner bay. The design is based on the concept of the indoor and outdoor spaces living in harmony, personifying its sustainable equilibrium with the surrounding environment. Waves is situated to take full advantage of the unobstructed views and sun year round, the grounds add much needed public green space and a pedestrian boardwalk to encourage local exploration. With plenty of space for events, conferences and curation of historical items, Waves was designed to become a major destination and gathering place for the city.

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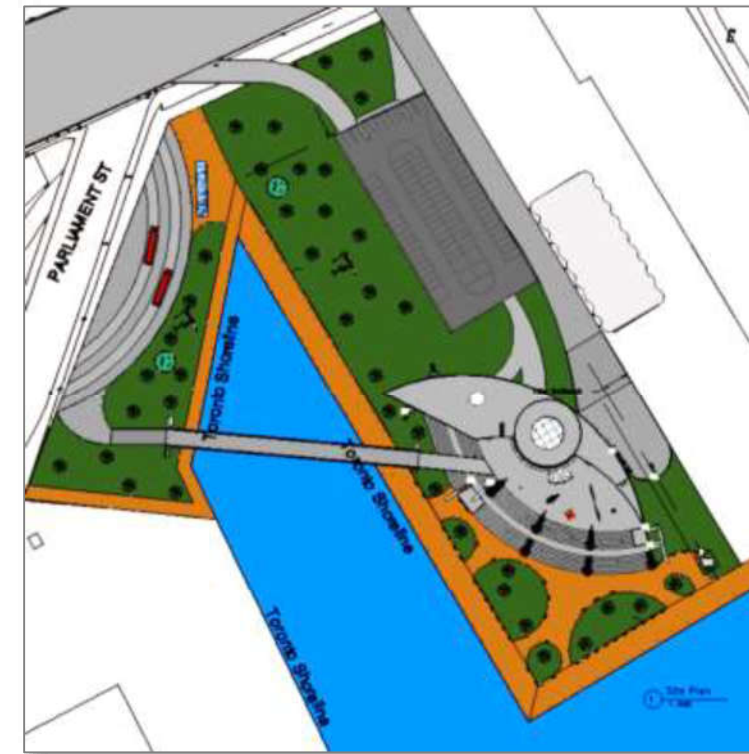


design concept

As the waves crash against the edge of the shore, we were inspired by their strength with the building itself encouraged by the wave's elegant and natural form.

Notice the natural progression from concept as it evolves into its almost final form.

This design concept flows through the rest of the building as fluidity and transition were founding pillars which drove the over all development of the property



site plan

Site Plan shows revitalized property footprint including the Waves Museum and the surrounding public space



Exterior

Images of the proposed exterior. Above image from the boardwalk looking North towards the building. Lower image is taken from in front of the bridge looking South.

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Interior

Images of the proposed gallery, café and lobby

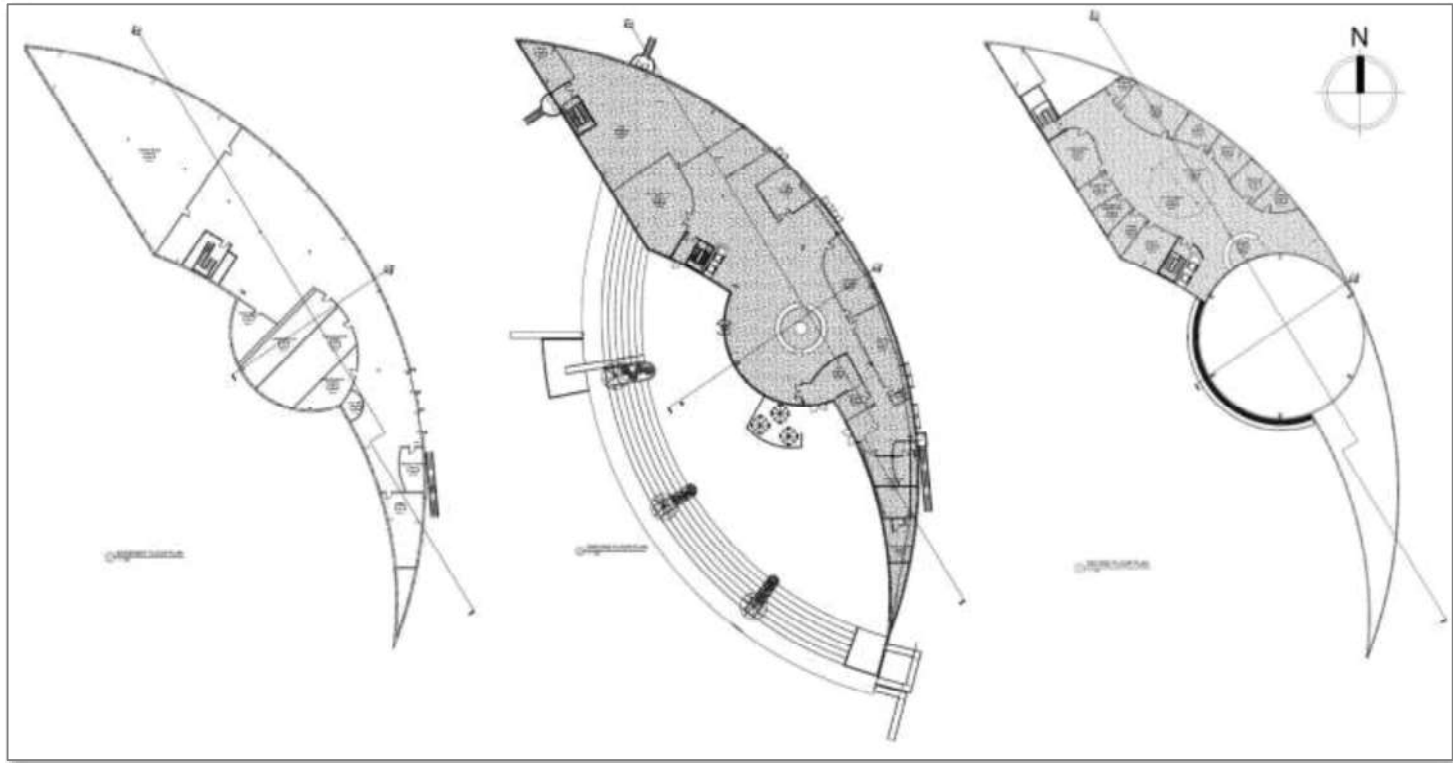
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West and South Building Elevations



East and North Building Elevations



Preliminary Floor Plans



the urban contempo

designed for
modern city living.

project details

Single family / Residence

Concept development / Client presentation /
Presentation model / Permit drawings

Contributors: Nicholas McGoey & Gabriel Fuentes

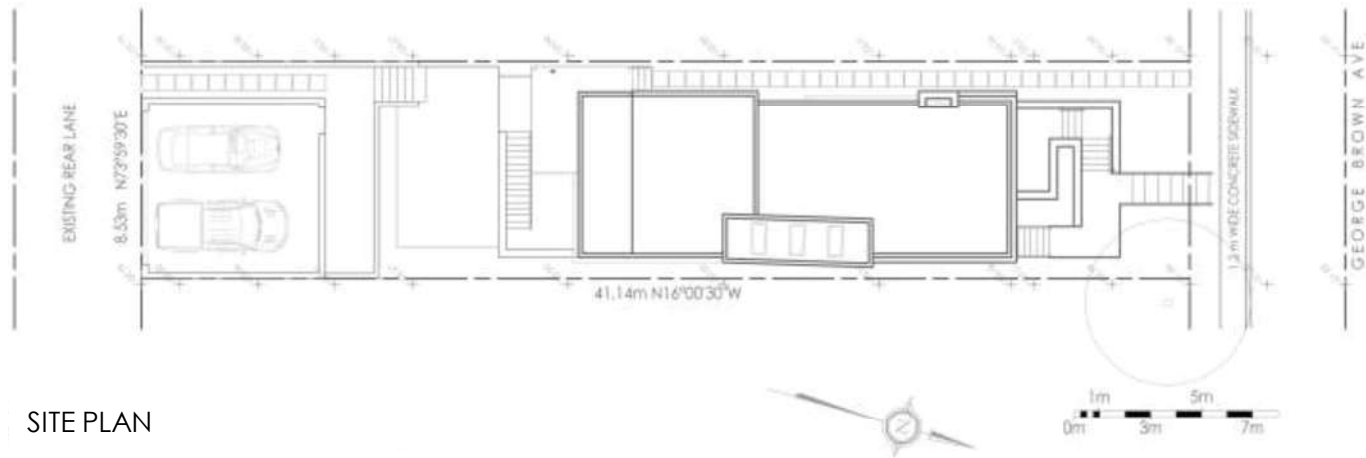
2nd Semester Studio January 2016 – March 2016

Lot 76 on George Brown Ave. was part of a luxury enclave development in Toronto, Ontario. The objective of this project was to develop a property from empty site to a set of permit drawings. The house was to utilize the latest building methods and designed to take advantage of today's best energy efficient materials.

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SITE PLAN

site analysis and design strategy

Located in a quiet, desirable neighbourhood in Toronto, ON, we knew we had to maximize the building footprint and ensure adequate parking. Although the property was quite narrow, we optimized the layouts with open concept spaces in all the common areas with a focus on ensuring light flowed through the property.



SECOND FLOOR PLAN



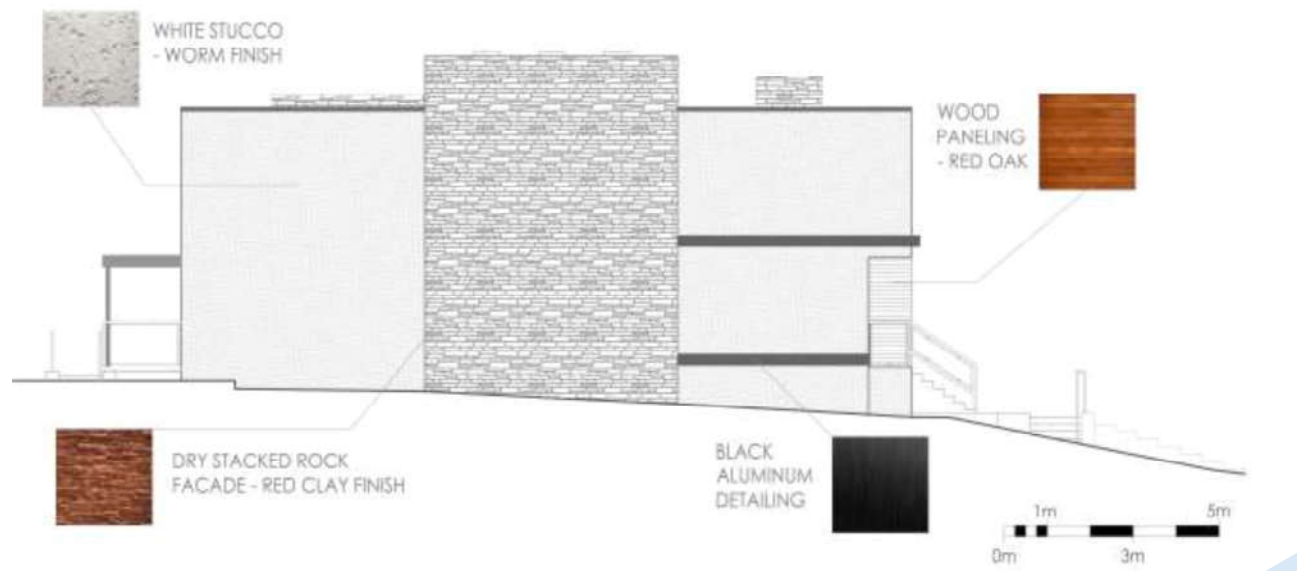
GROUND FLOOR PLAN



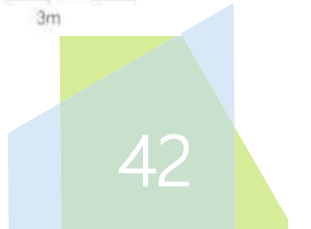
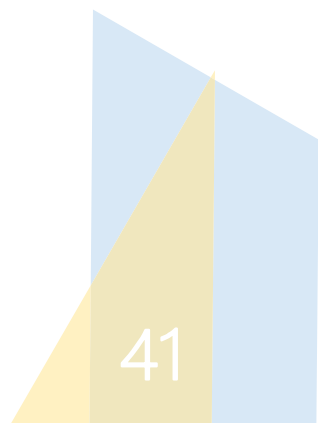
BASEMENT PLAN



WEST ELEVATION



EAST ELEVATION



Design Highlight: Home office



A private entrance from the front of the house to this home office lets you host clients with ease.

Design Highlight: Sauna and Rainfall Shower



This unique sauna and rain fall shower will make it feel like you have been transported to a Danish spa.

Design Highlight: Master Suite



Every day will start off a little better with natural light coming in from the southern exposure. Then getting ready in this gorgeous master bathroom and dressing room will make you feel like a celebrity. Don't forget there is also a large soaker tub there to help you unwind when you get home.



natura discovery centre

sustainable concept
building

project details

Education / Community Centre

Sustainable Design Development / Presentation

Contributors: Nicholas McGoey

3rd Semester Studio November 2016 – December 2016

The Natura Discovery Centre is a small concept building for a local community in Toronto that shows how sustainable concepts can work even in a heavily urban environment. The design is based on the concept of the indoor and outdoor spaces living in harmony, personifying its sustainable equilibrium with the surrounding environment.

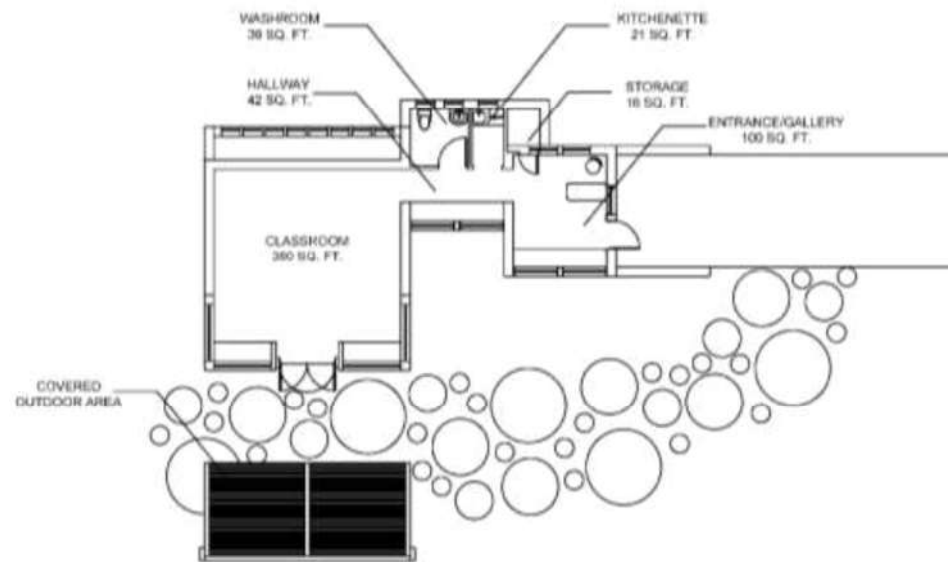
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Site Plan showing the proposed building and walkways

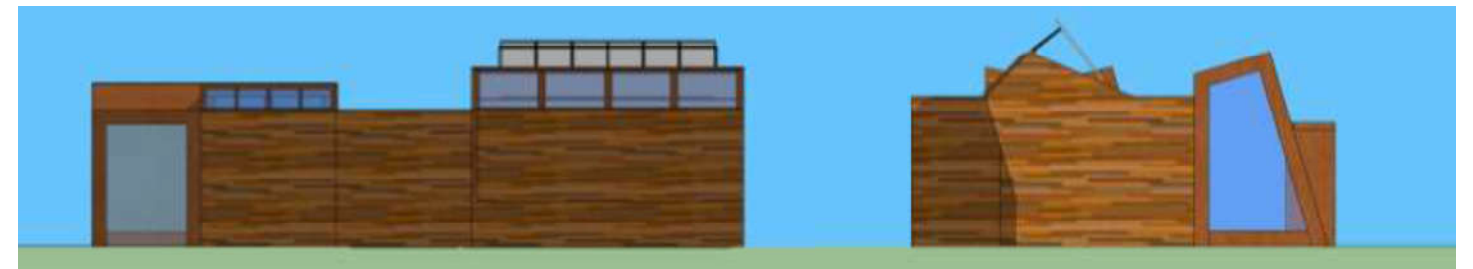


Proposed Floor Plan showing indoor and immediate outdoor space



South Elevation

East Elevation



North Elevation

West Elevation

sustainable design

daylighting Large windows bring lots of natural light into the building reducing the need for electric lighting



orientation South facing façade receives full daylight for natural lighting and heat during the winter



cross ventilation Large openings, transom windows and short building depth promote air movement and natural ventilation



photovoltaics Photovoltaic panels are used to generate electricity and hot water. Excess power will be distributed to the local power grid for cost savings



stormwater harvesting Storm water harvested and reused for washing, wc, landscape, etc.



Water collection uses is captured by utilizing the hillside runoff. The water will be directed into a preliminary filter and then stored in a large under ground cistern, protected from frost until it is needed.



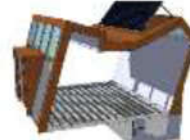
Big Southern facing windows help capture passive heat during the colder months



Optimized airflow keeps the buildings cool through the summer



Solar Panels in the west field of the Tollkeeper's park producing all the power needed for the year



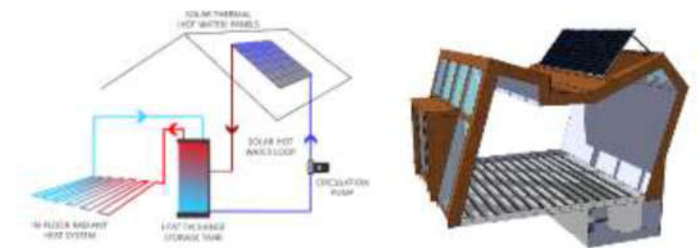
In-floor radiant floor heating powered by Solar Thermal Panels



sustainable design

solar heating system

Easily integrates into the building's design. Heat exchange tank is kept in a well insulated crawl space below the building. Solar Panels for this system would be integrated into the roof so the water did not need to travel very far and lose heat along the way.



construction materials

Reclaimed wooden palettes get repurposed for outside paneling. Like anything, wooden palettes have a finite service life. Once that is up, they can be a wonderful source of non-structural building materials at little to no cost.



Windows with low-e coatings on the inside surface These will help contain heat inside in the winter



Low-e blinds Instead of low-e coatings on the external surface of the windows, these will help reduce heat gain during the summer.



Spray Foam Insulation CertaSpray Closed Cell insulation will provide 30% increase in R value over fiberglass of the same thickness.



Recycled Concrete Concrete aggregate collected from demolition sites can be reused to pour our circular patio stones



1314 bloor street west

construction drawings
and details

project details

Mixed use – Commercial / Residence

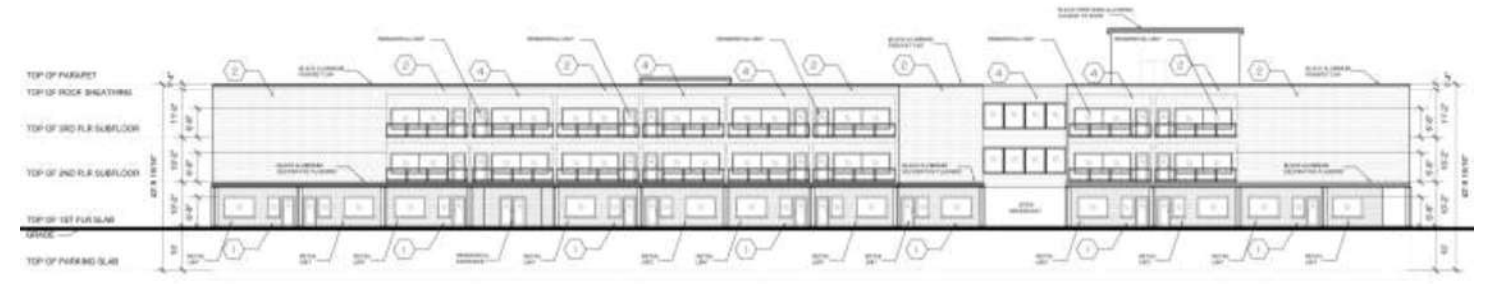
Design development / construction drawings

Contributors: Nicholas McGoey, Babak Beirami,
Dalena Dang & Zarin Mutka

3rd Semester Studio September 2016 – November 2016

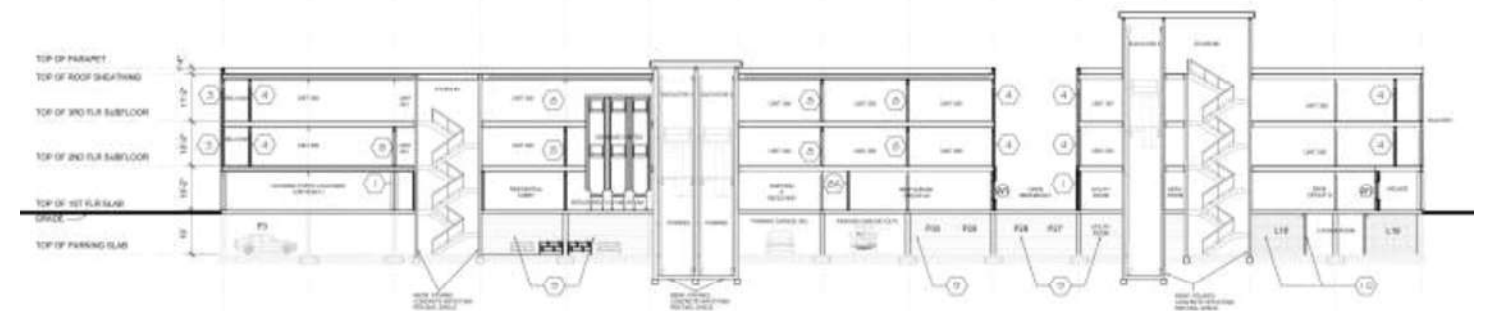
This project consisted of developing construction drawings for a large empty lot at Bloor Street West and Lansdown Avenue in Toronto, ON. In groups of four, students were provided a “client’s” brief and project specifications. They were asked to complete this project in two phases. Phase one - preliminary construction drawings and phase two – final construction drawings and details. Project had to meet all OBC requirements and local zoning regulations.

Note: Only drawings completed by me have been showcased here.



SOUTH ELEVATION
3/32" = 1" 0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

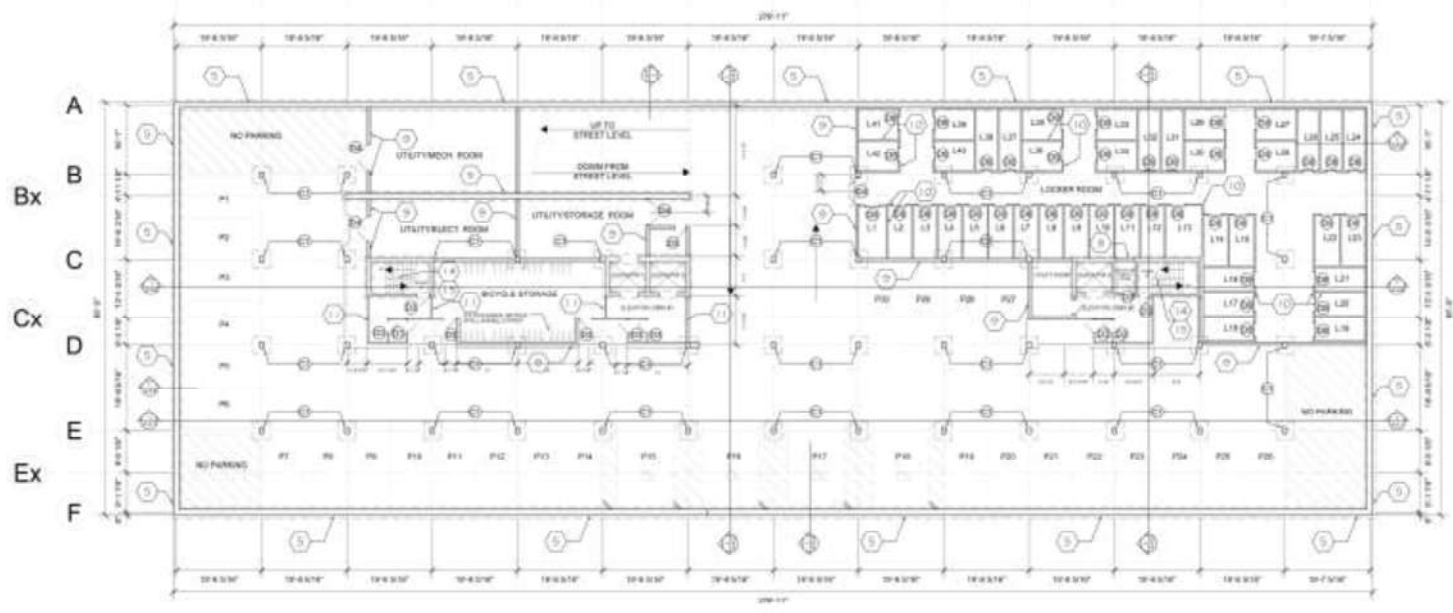


LONGITUDINAL BUILDING SECTION
3/32" = 1" 0"

- OPENED FLOOR JOISTS TO 2ND FLOOR FLOOR CONSTRUCTION**
 - 2" X 10" JOIST AND BRACE AS PER OBC CODE
 - 1/2" TRUSS JOIST TO 2ND FLOOR AND INSTALLED PER MANUFACTURER'S SPEC (SPACING PER TRUSSING PLAN)
 - 2X4 BRACE PORTS ON 2ND FLOOR ON 1" CENTER ON 1" CENTER (SEE PLAN)
 - 2X4 BRACE PORTS ON 2ND FLOOR ON 1" CENTER ON 1" CENTER (SEE PLAN)
 - 2X4 TRUSS JOIST BRACE AS PER OBC CODE
- 2ND FLOOR JOIST TO 3RD FLOOR FLOOR CONSTRUCTION**
 - 2" X 10" JOIST AND BRACE AS PER OBC CODE
 - 1/2" TRUSS JOIST TO 3RD FLOOR AND INSTALLED PER MANUFACTURER'S SPEC (SPACING PER TRUSSING PLAN)
 - 2X4 TRUSS JOIST BRACE AS PER OBC CODE
- ROOF CONSTRUCTION**
 - 2" X 10" JOIST AND BRACE AS PER OBC CODE
 - 1/2" TRUSS JOIST AND BRACE AS PER OBC CODE
 - 1/2" TRUSS JOIST TO 3RD FLOOR AND INSTALLED PER MANUFACTURER'S SPEC (SPACING PER TRUSSING PLAN)
 - 2X4 TRUSS JOIST BRACE AS PER OBC CODE
 - 2X4 TRUSS JOIST BRACE AS PER OBC CODE
 - 2X4 TRUSS JOIST BRACE AS PER OBC CODE



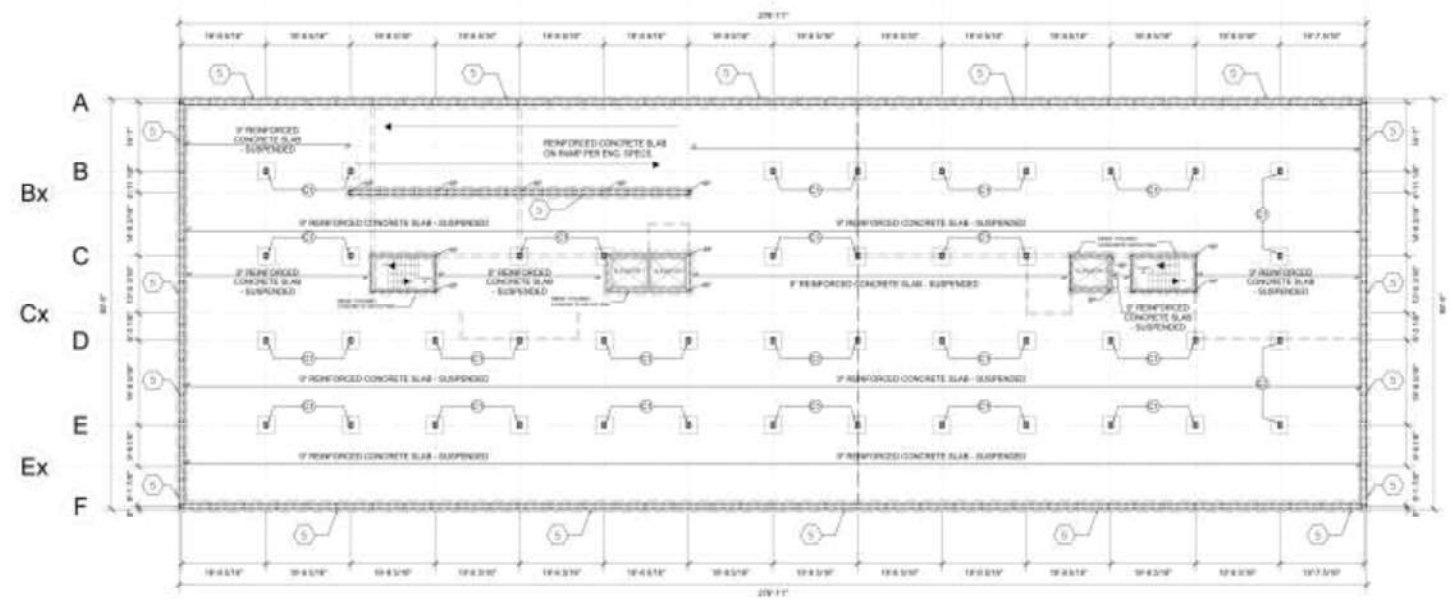
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15



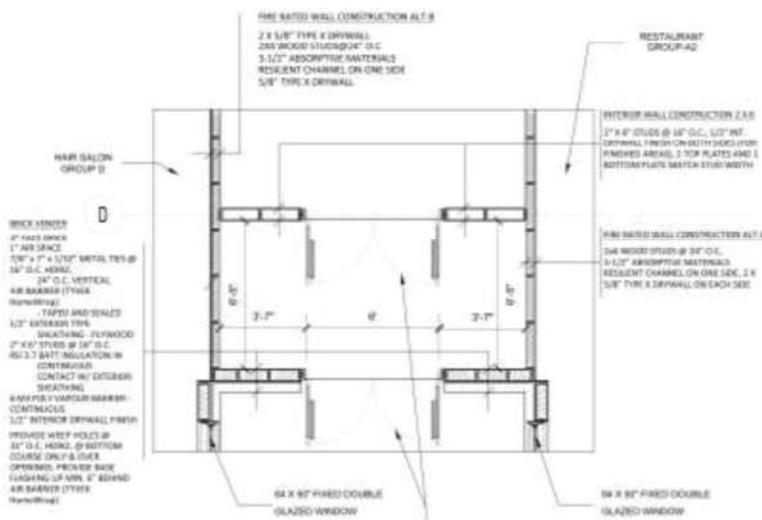
PARKING LEVEL 1 PLAN (P1)
3/32" = 1' 0"



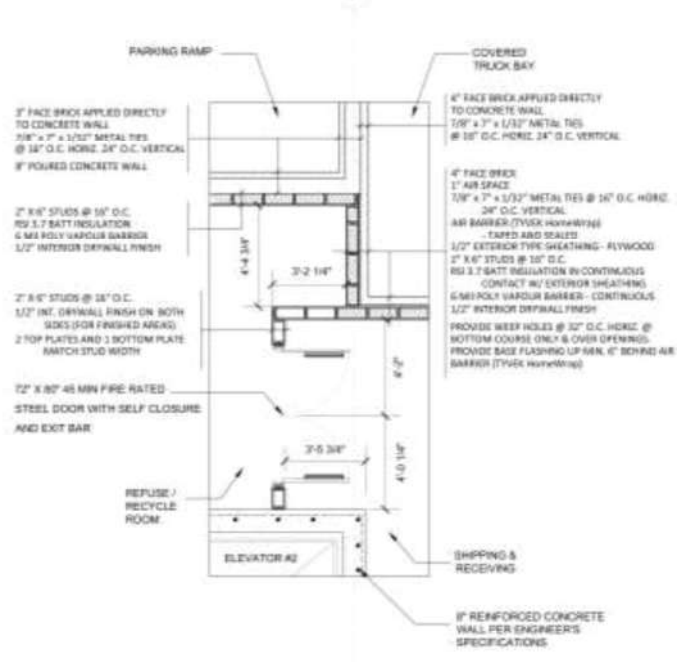
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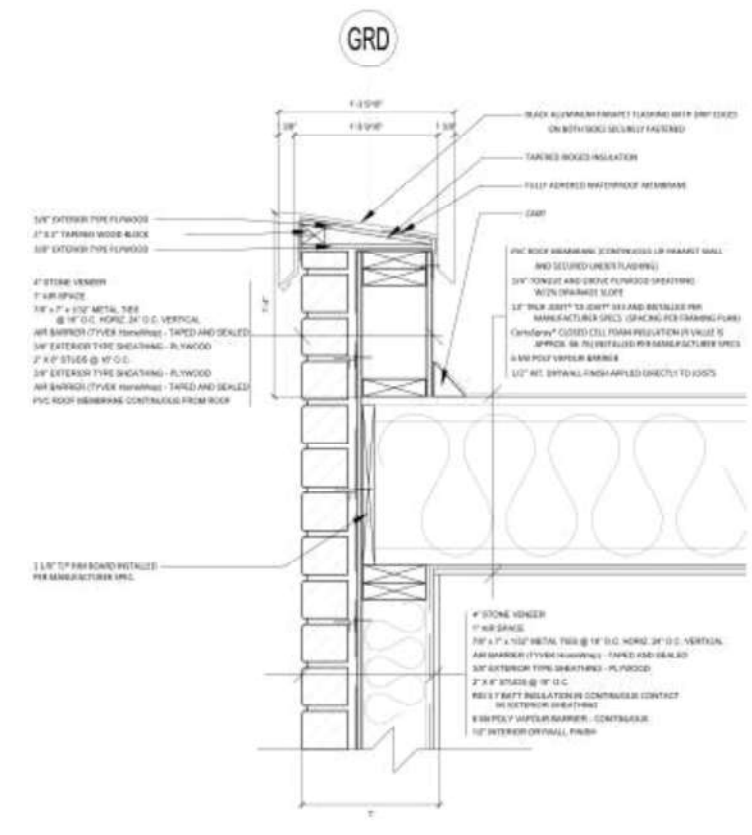
FOUNDATION/FOOTING/GROUND FLOOR FRAMING PLAN
3/32" = 1' 0"



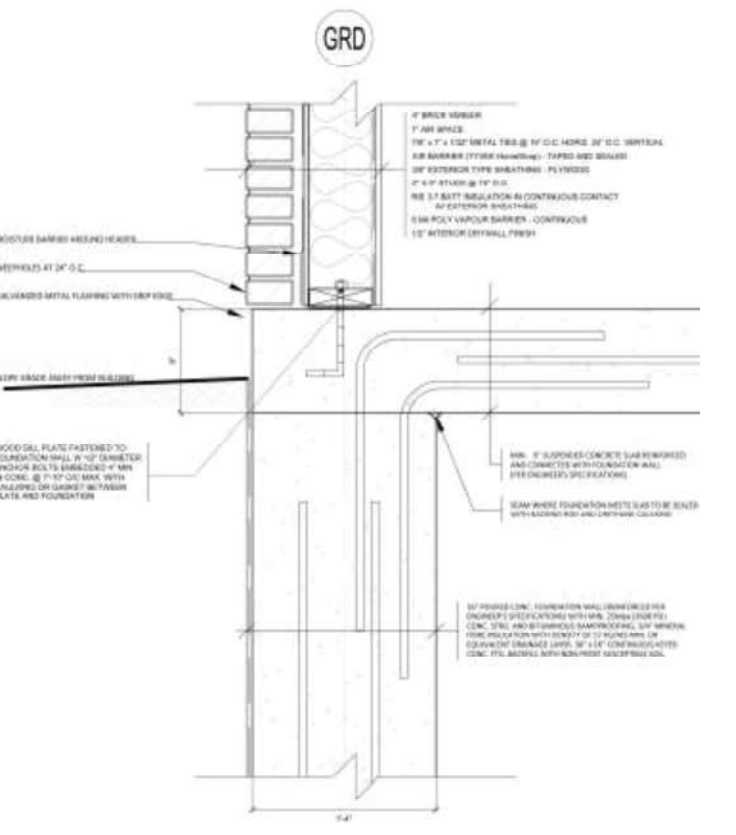
SOUTH ENTRANCE DOUBLE DOORS PLAN DETAIL
1/2" = 1' 0"



SERVICE DOOR PLAN DETAIL
1/2" = 1' 0"



ROOF MEETS PARAPET SECTION DETAIL
3" = 1' 0"



EXTERIOR WALL MEETS FOUNDATION SECTION DETAIL
3" = 1' 0"



architectural drawing – freehand

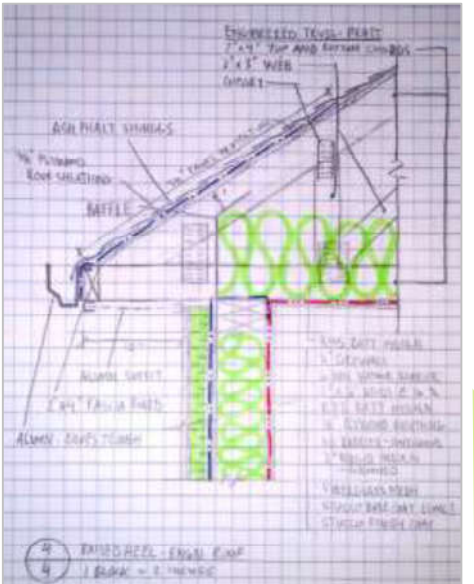
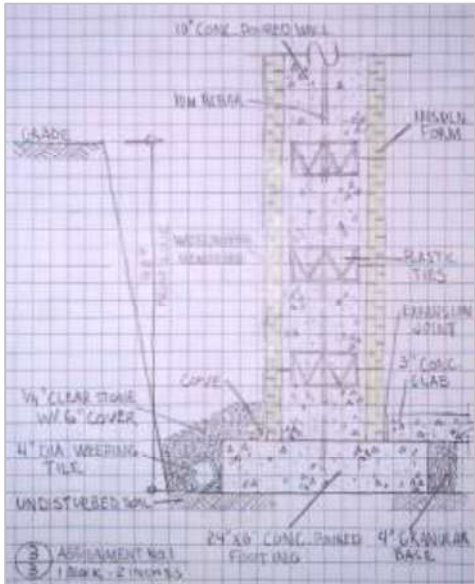
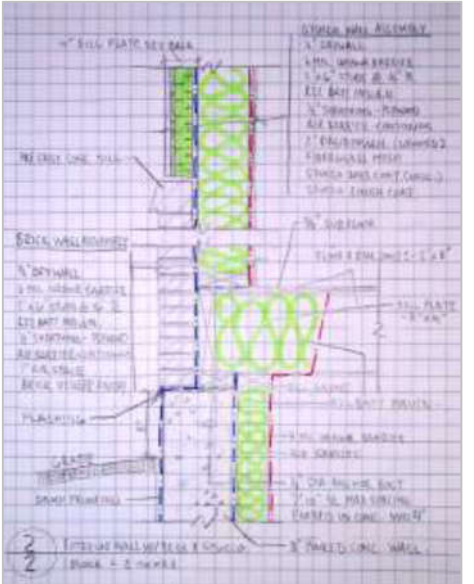
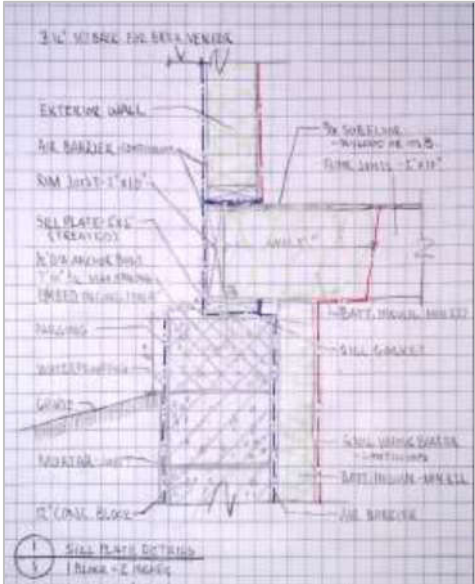
project details

Freehand Drawing Wood Frame Construction Details

Contributor: Nicholas McGoey

1st Semester Studio September 2015 – November 2015

Students were assigned to draw a number of specific building details without the use of rulers. The objective was to teach students how to sketch and describe wood frame construction details and principles along with basic principles of draftsmanship.



coach house model

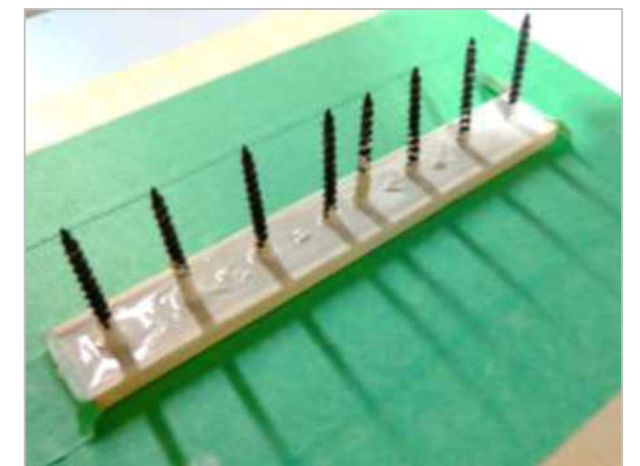
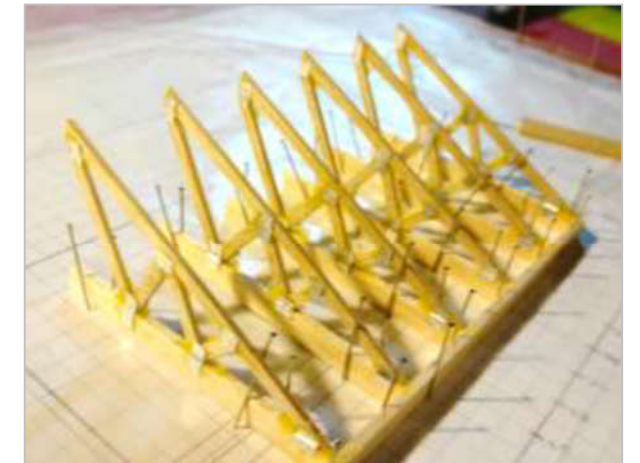
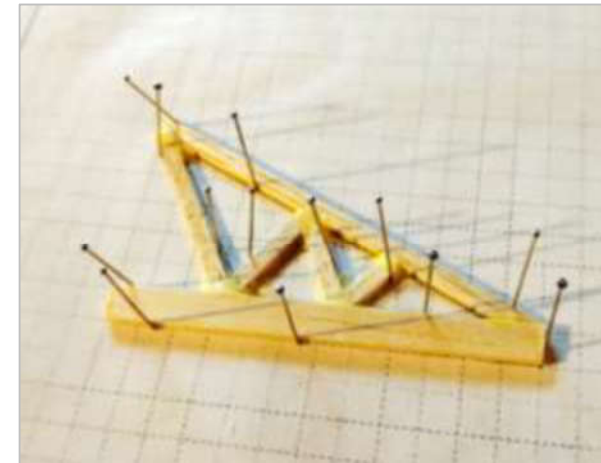
project details

Structural Wood Frame Detail Model

Contributor: Nicholas McGoey

1st Semester Studio November 2015 – December 2015

Students were provided a set of construction drawings and a pre-assigned a section of a coach house building. Each was asked to develop a detailed wood frame model demonstrating appropriate construction methods, show casing all the appropriate layers.





massing model

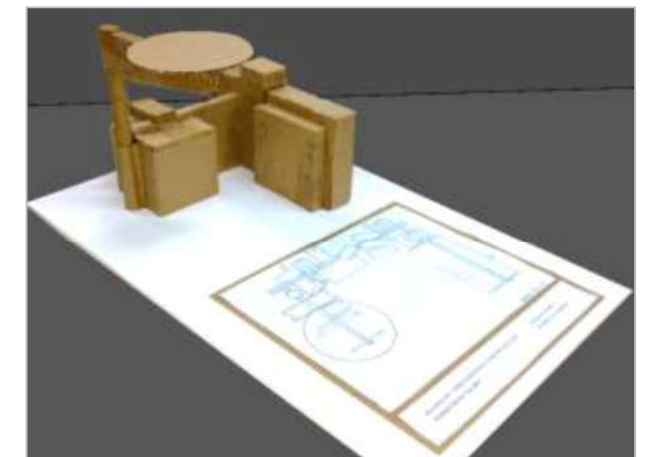
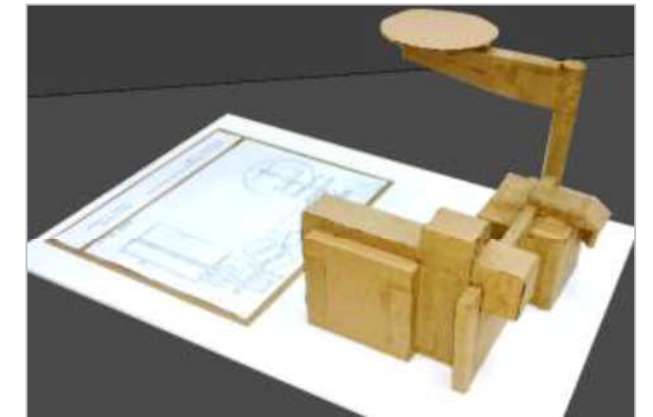
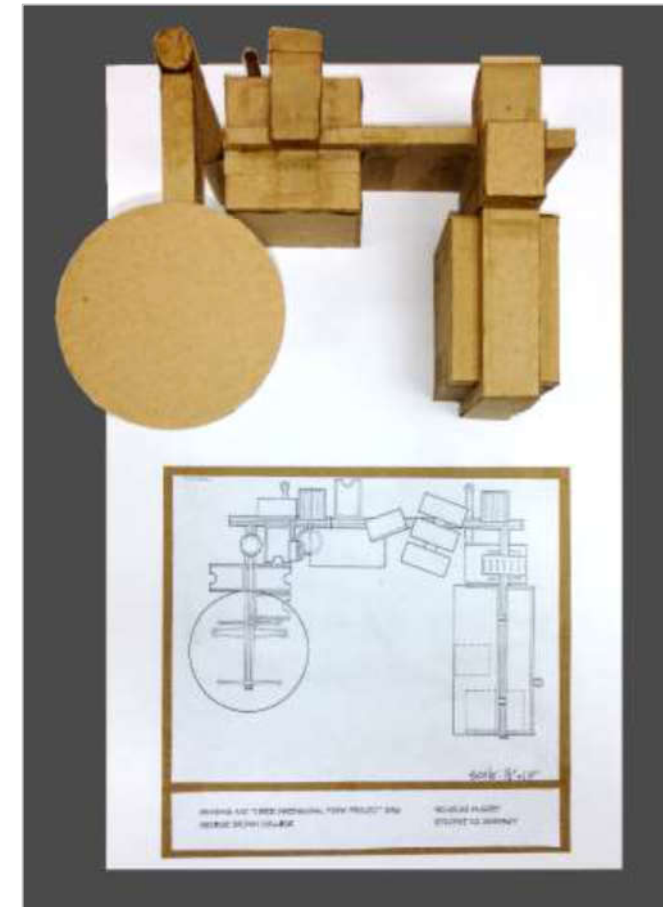
project details

Cardboard/Paper Massing Model

Contributor: Nicholas McGoey

3rd Semester Studio November 2015 – December 2015

Students were provided an image in which to base their massing model on. Final model must be visually derivative of the provided image and remain in similar proportions.



bridge model

project details

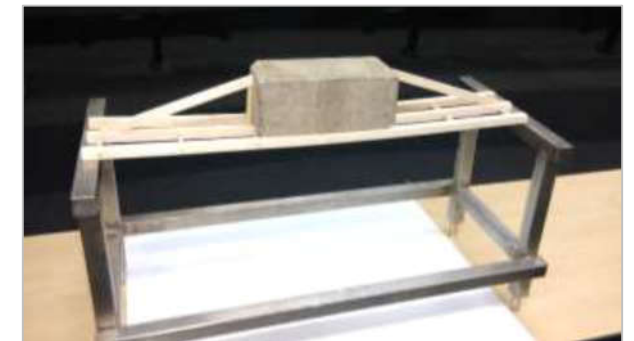
Functional Balsa Wood/Pins Model

Contributor: Nicholas McGoey

4th Semester Studio September 2016

Students were challenged to build a structure/bridge made of only balsa wood and sewing pins that spanned between two parallel supports, and was strong enough to carry a standard brick weighing 8.02 lbs. Students competed against each other to create the lightest bridge possible that could hold the brick for a minimum of 30 seconds.

Note: This design was determined to be the lightest bridge amongst all students who participated, weighing only 37 grams.





basement renovation

30 Parkfield Ave.
Toronto, ON

project details

Personal Basement Renovation

Designer/Project Manger: Nicholas McGoey

Contractor: Todd Coleman

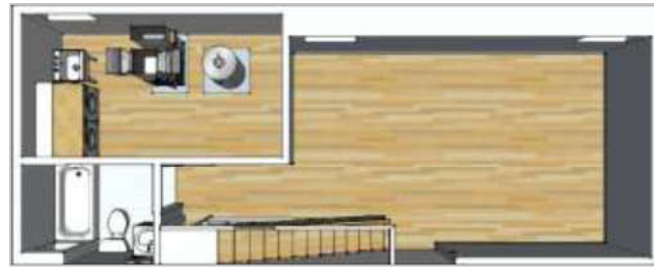
August – December 2016

My family and I live in a traditional semi-dethatched century home in Toronto's Leslieville neighbourhood. With 2 small growing boys, we were quickly running out of space. So we decided to renovate our unfinished basement to include family/play room, a much needed 2nd washroom and laundry/furnace room. The designing objective included incorporating some storage space without encroaching on the living space. In order to demonstrate my vision to both my family and the contractor, I developed these renderings using SketchUp.





Original, unfinished basement



Floor plan (above) and section of storage under stairs (below)



before

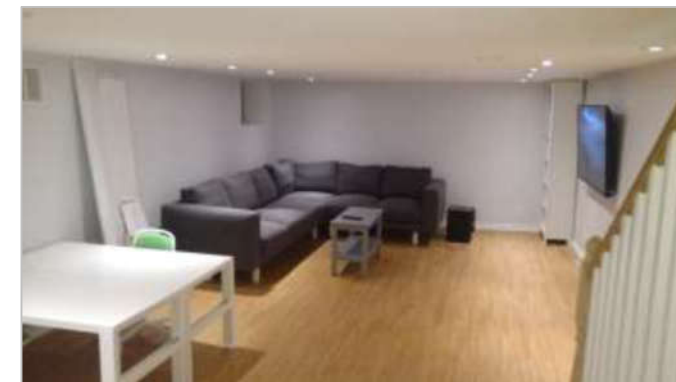
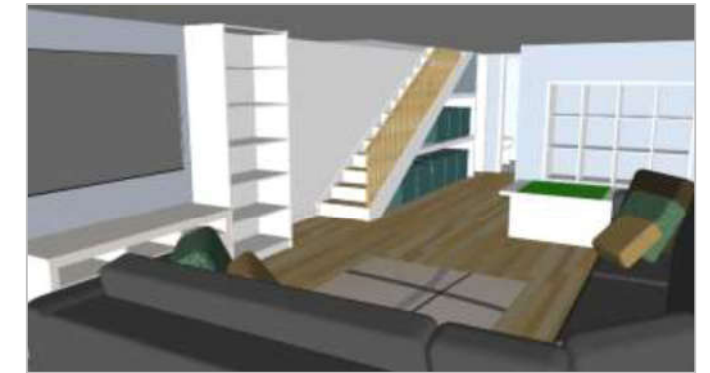
- Unfinished basement concrete and exposed brick
- HVAC running down the middle of the room.
- Poor lighting
- Outdated windows
- Cold and damp

design considerations

- Open concept
- Full washroom
- Laundry/utility room
- Storage incorporated under the stairs
- All areas finished (reduce dust/dirt)
- Enclose HVAC into wall cavity eliminating need for bulk heads



Concept Renderings



Finished Space (final furniture, accessories and shelving in progress)





nicholas mcgoey
416-606-9265
nickmcgoey@gmail.com
www.linkedin.com/in/nickmcgoey
nickmcgoey.com