

XAVIER RAYMORE

DESIGN PORTFOLIO

EDUCATION

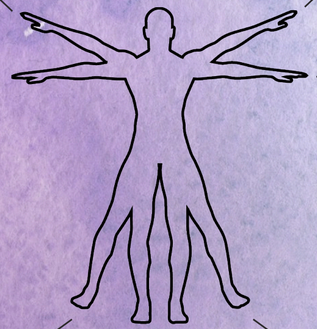
CITY COLLEGE OF NEW YORK
MASTER OF URBAN PLANNING
2024

CITY COLLEGE OF NEW YORK
BACHELOR OF ARCHITECTURE
2023

CLARENCE FITZROY BRYANT COLLEGE
ASSOCIATE IN BUSINESS STUDIES
2009

PROFILE

Xavier Raymore embodies a blend of dedication, creativity, and discipline. Having been raised in the picturesque twin-island nation of St. Kitts and Nevis, he grew up surrounded by vibrant landscapes and rich cultural heritage, which fostered a keen appreciation for architecture and public spaces. With degrees in architecture and urban design, he aspires to make a meaningful impact on communities, fostering spaces that enhance the quality of life for all. As a former service member in the United States Army, his military service provided him with unique perspectives on teamwork and leadership which he takes into every endeavour. Outside of design, Xavier finds enjoyment in watching his favourite team, Chelsea FC, compete in European football competitions.



SOFTWARE | PLATFORM PROFICIENCY

ADOBE INDESIGN
ADOBE ILLUSTRATOR
ADOBE PHOTOSHOP
ADOBE ACROBAT
ARCGIS PRO
AUTODESK AUTOCAD
AUTODESK REVIT + DYNAMO
AUTODESK 3DS MAX
CORELDRAW

DROPBOX
G-SUITE
MICROSOFT OFFICE SUITE
ONEDRIVE
RHINO 3D + GRASSHOPPER
REVU BLUEBEAM
QGIS
TWINMOTION
V-RAY

CHATGPT
KREA
NANO BANANA
GEMINI

CONTACT INFORMATION

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BRONX, NY 10467

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XAVIER RAYMORE

SEIXMICDESIGNX

PROFESSIONAL AFFILIATIONS

UNITED STATES ARMY NATIONAL GUARD, 2016-2022

AIA(S) MEMBER, 2021-PRESENT

NOMA(S) MEMBER, 2021-PRESENT

CERTIFIED PASSIVE HOUSE DESIGNER, 2024-2029

SKILLS

HAND & DIGITAL DRAFTING
GRAPHIC CREATION & MANIPULATION
PRESENTATION CREATION & DELIVERY
DIGITAL MODEL MAKING
PHYSICAL MODEL MAKING
(chipboard, bristol, wood, acrylic, foam, clay, 3D print, laser cut)

HOBBIES

PLAYING/WATCHING EUROPEAN FOOTBALL
PHOTOGRAPHY
LISTENING TO MUSIC
VIDEO GAMING
WEIGHTLIFTING
SOCIALISING

PRACTICE

01
CODE TO CAPACITY
Feasibility Study

03
CARTOGRAPHIC LAYERS
Site Mapping | Spatial Analysis

05
GEOSPATIAL VISUALISATION
Data Conversion & Representation

ACADEMIC

07
3(10) EMBED
Affordable Housing

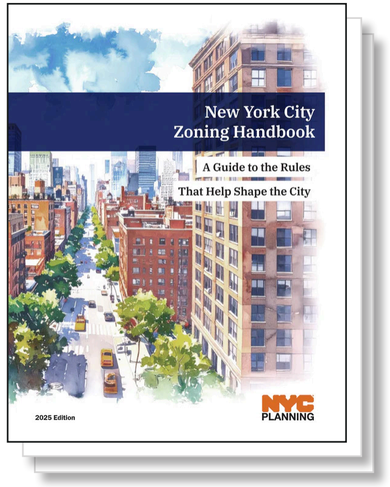
13
PASTURES ANEW
Adaptive Reuse

19
HARLEM BEACON
Commercial

25
HOME FOR PENSOLE
Institutional

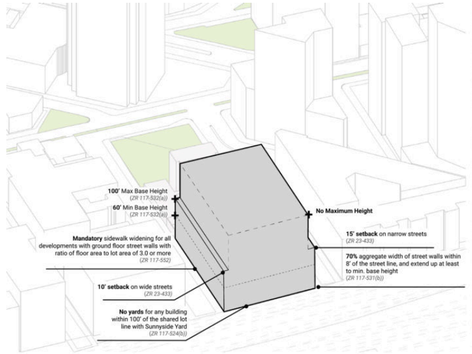
Code to Capacity

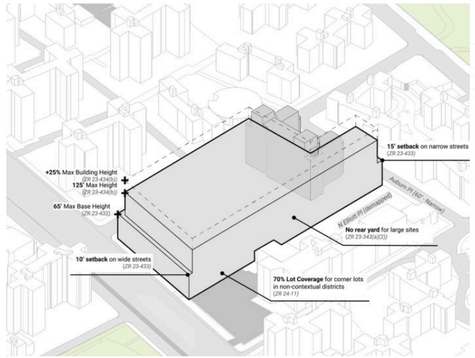
Year: 2025
Client: Confidential
Type: Residential Capacity Study
Software: QGIS, Illustrator, Rhino 3D + Grasshopper



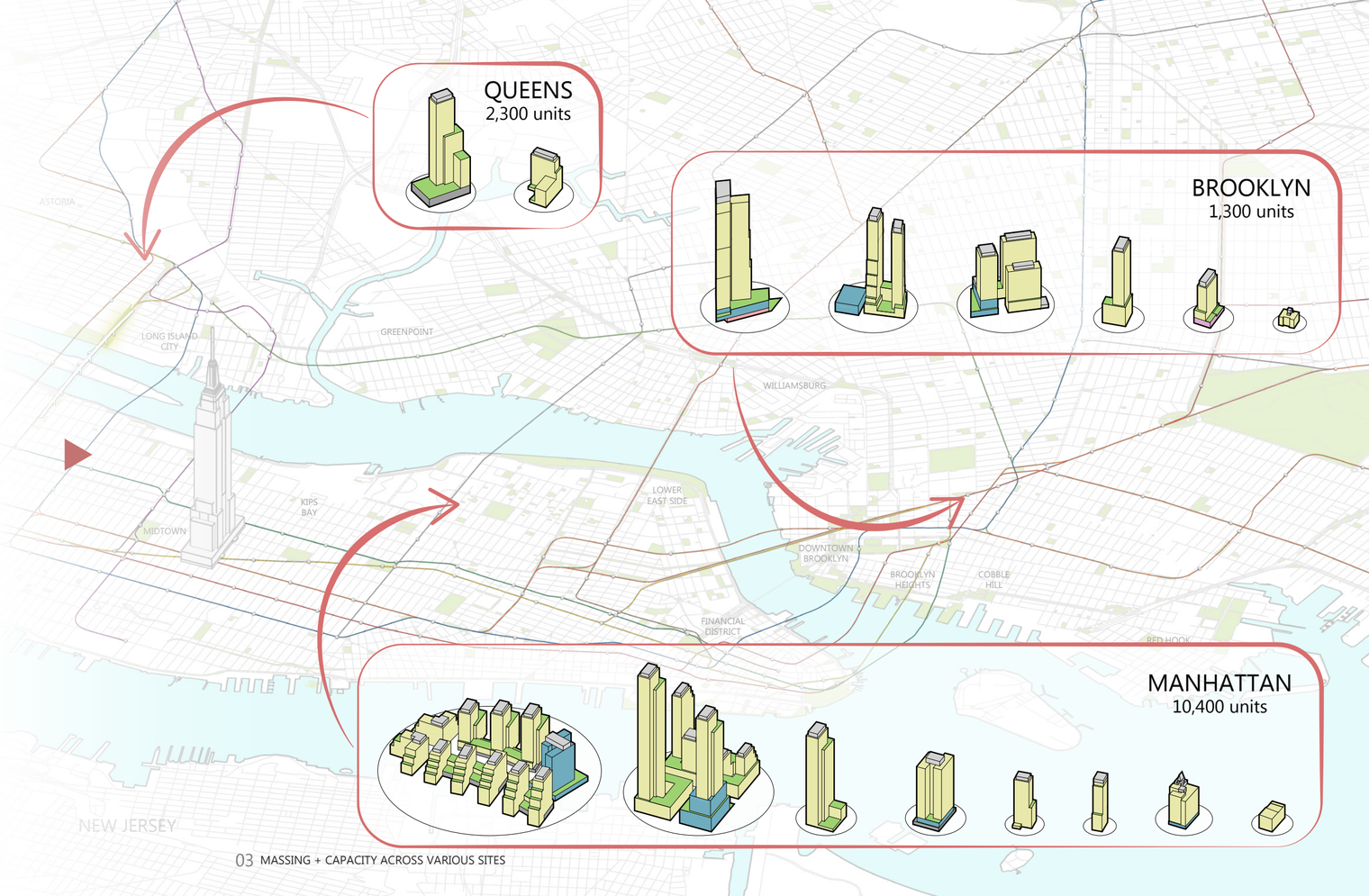
This residential capacity study translated New York City zoning text into a visual development framework across sites in Manhattan, Brooklyn, and Queens. Custom Grasshopper scripts automated key development calculations—including FAR, GSF, ZSF, unit counts, and parking assumptions—significantly reducing production time. The resulting diagrams turned abstract code requirements into comparable development envelopes and capacity summaries for early feasibility review.

01 ZONING CONTROLS





02 DIMENSIONAL RULES IN 3D

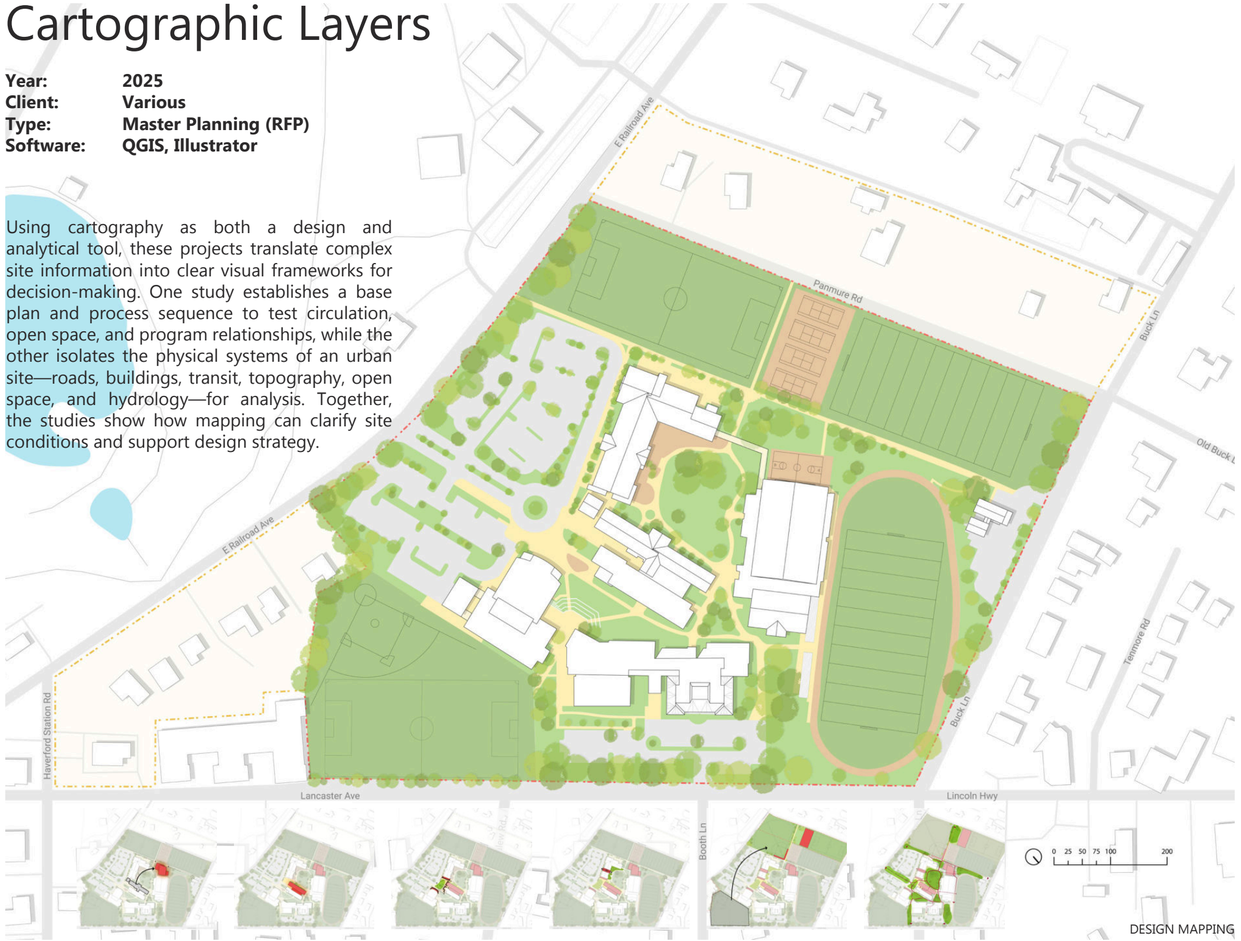


03 MASSING + CAPACITY ACROSS VARIOUS SITES

Cartographic Layers

Year: 2025
Client: Various
Type: Master Planning (RFP)
Software: QGIS, Illustrator

Using cartography as both a design and analytical tool, these projects translate complex site information into clear visual frameworks for decision-making. One study establishes a base plan and process sequence to test circulation, open space, and program relationships, while the other isolates the physical systems of an urban site—roads, buildings, transit, topography, open space, and hydrology—for analysis. Together, the studies show how mapping can clarify site conditions and support design strategy.



DESIGN MAPPING



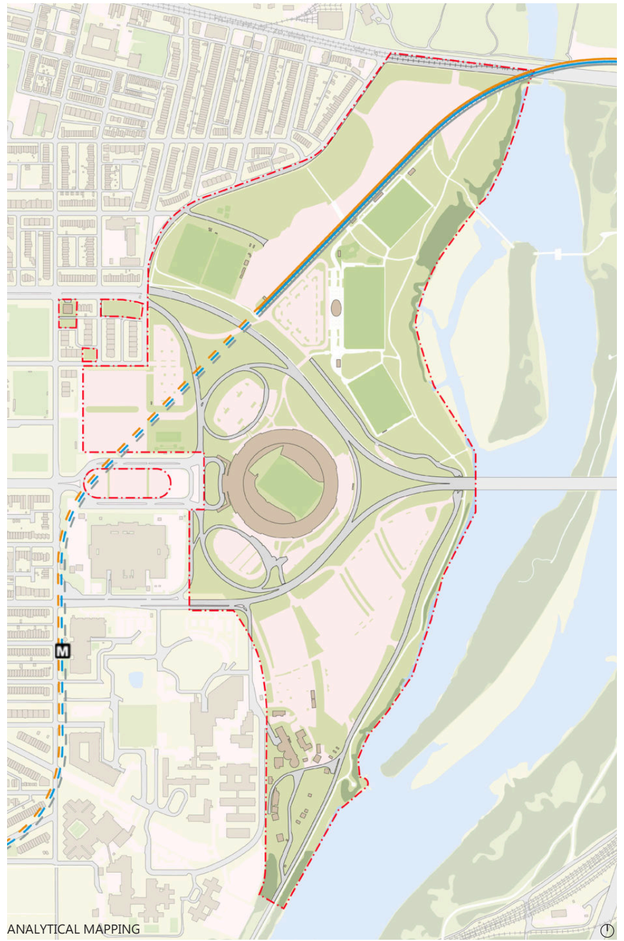
Road Network



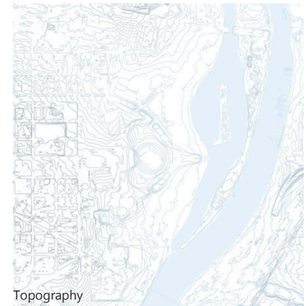
Building Footprints



Transit



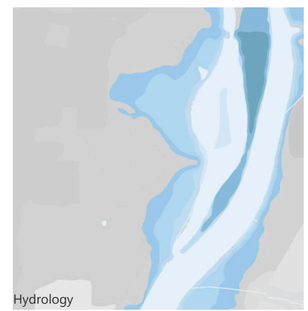
ANALYTICAL MAPPING



Topography



Open Space

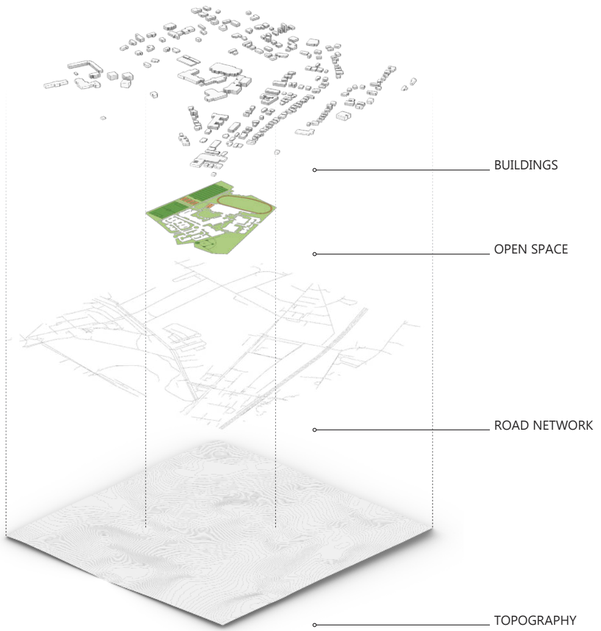


Hydrology

Geospatial Visualisation

Year: 2025
Client: The Haverford School
Type: Master Planning (RFP)
Software: Rhino + Grasshopper, QGIS, Illustrator, Enscape
AI Platforms: Krea + Nano Banana

Geospatial data often begins as a collection of disconnected site layers, useful for analysis but difficult to communicate as a design image. This study brings those layers together—roads, buildings, open space, and topography—to build a coordinated site model through Rhino and Grasshopper. Once assembled, the model becomes a flexible visual base for analytical diagrams, rendered aerials, and stylised presentation studies. The work shows how the same underlying information can move between technical explanation and graphic representation.



01 EXTRACT



SITE MODEL

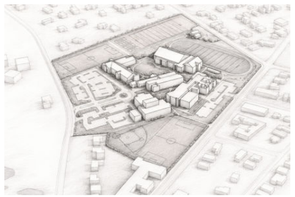
02 ASSEMBLE



Diagrammatic



Enscape



Pencil



Technical-Marker



Charcoal



Photo-realistic

03 VISUALISE

3(10) Embed

Period: Summer 2023
Professor: Esther Zipori
Type: Residential
Software: Rhino 3D, Revit, Illustrator, Photoshop,Twinmotion

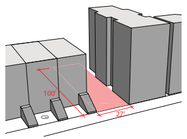
District 10 Manhattan, also known as Central Harlem, is home to just over 125,000 people. This community is known to be very diverse, which presents its own challenges. The median income for Central Harlem sits just above $45,000 per year with 29% of its population living below the poverty line.

These statistics highlight the need for low and affordable housing opportunities in this community. This studio brought to light the difficulties in developing typical New York City housing lots (25'x100') in a manner in which investors and tenants can both be satisfied.

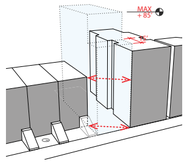
This project pushes the boundaries of typical "brownstone" construction by using a combination of Glulam and CLT members. The proposal also includes the acquisition of air rights to facilitate not only more units, but provide more diverse living options. Bearing in mind HPD guidelines, 3(10) Embed provides spacious and equitable housing for its tenants.

Location: New York, NY 10027
Lot Size: 27' x 100'
Zoning District: R7A
Current Use: Vacant Lot
Proposed Use: Affordable Infill Housing

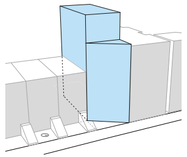




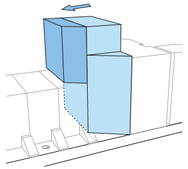
(i) Existing Conditions



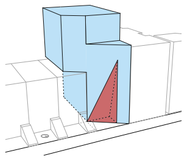
(ii) Negotiating Planes (Zoning Max - R7A)



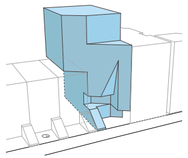
(iii) Match Max Allowable



(iv) Air Rights Acquisition



(v) Emphasise Entry

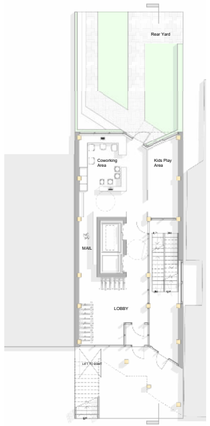


(vi) Final Form + Stoop

MASSING STRATEGY



FRONT ELEVATION



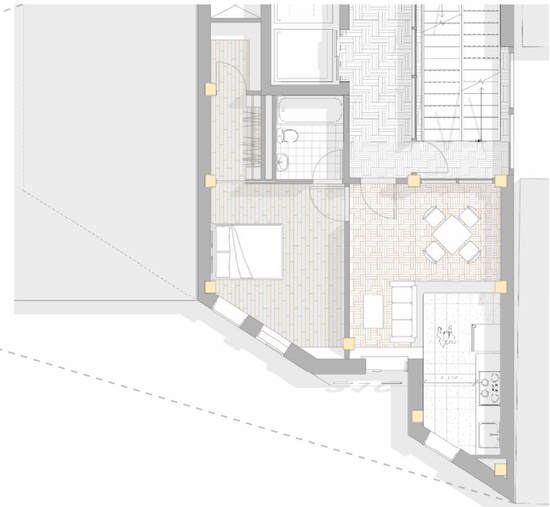
1ST FLOOR PLAN



2ND FLOOR PLAN



3-4 FLOOR PLAN



3RD FLOOR UNIT CALL OUT



5TH FLOOR PLAN



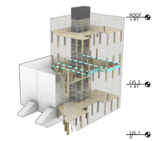
6TH FLOOR / TERRACE PLAN



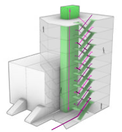
7-8 FLOOR PLAN



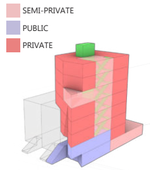
6TH FLOOR UNIT INTERIOR



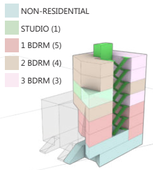
(i) Structure



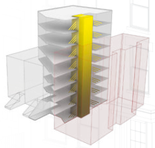
(ii) Circulation



(iii) Space Designation



(iv) Unit Type



(v) Circulation Core Light Diffusion

SPACE ACTIVITY

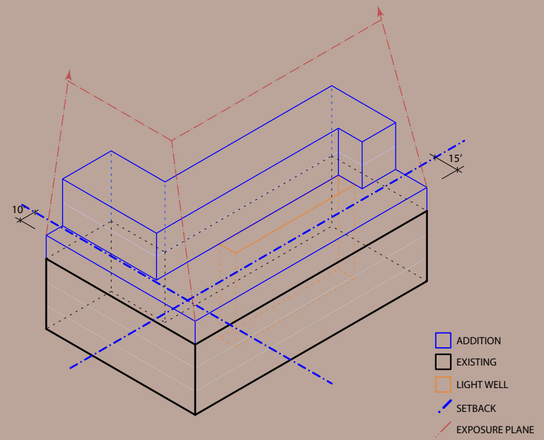
Pastures Anew - 55 Ferris St.

Period: Summer 2022
Professor: Joshua Jow
Type: Adaptive Reuse
Software: Rhino 3D, Revit, Illustrator, Photoshop, Twinmotion
AI Platform: ChatGPT

New York City's housing crisis is compounded by a scarcity of available land for new construction, positioning adaptive reuse as a critical strategy for increasing housing supply. This project explores the transformation of an existing manufacturing complex into a live-work community for artists, leveraging the spatial capacity of the warehouse as both constraint and opportunity.

Location: Brooklyn, NY 11231
Year: 1899
Structure: Wood with Brick Facade
Architect: William Bunker Tubby
Initial Use: Bottle Ware Manufacturing
Current Use: Architectural Hardware Manufacturing
Proposed Use: Co-Living for Artists (Painters, Photographers, Writers)

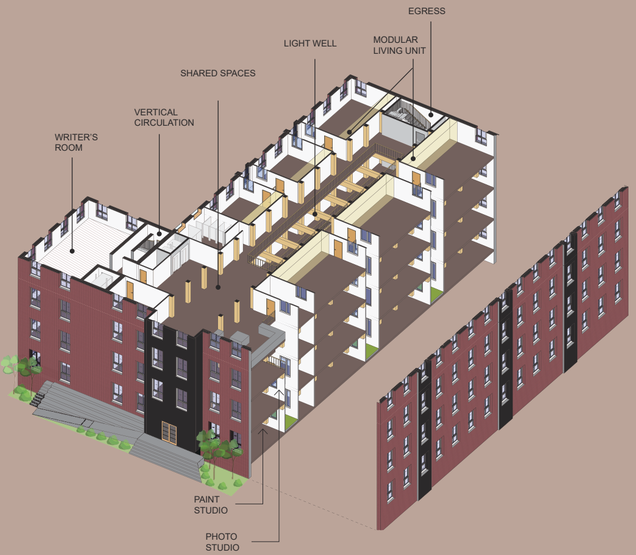
AI-enhanced image

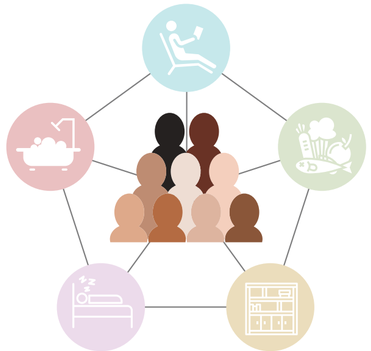


Shaped by zoning and code limitations, the building rises to six stories. The lower four levels organize housing around a central atrium to promote community interaction. The fifth floor operates as a public interface—housing a gallery, café, and terrace bar—while the sixth floor provides more independent living units.

A modular housing system is introduced within the existing structure, enabling flexible configurations that respond to varying spatial needs and financial capacities. Units can expand, contract, or transform into open workspaces, supporting the distinct practices of painters, photographers, and writers while maintaining shared access to kitchens, dining, and collaborative productivity spaces.

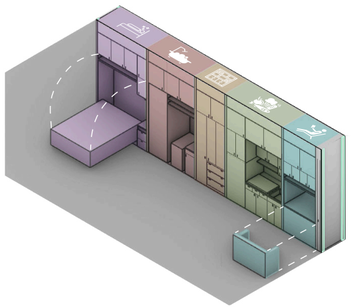
Together, the project proposes a hybrid model of adaptable artist housing that integrates living, working, and public engagement within an existing industrial framework.





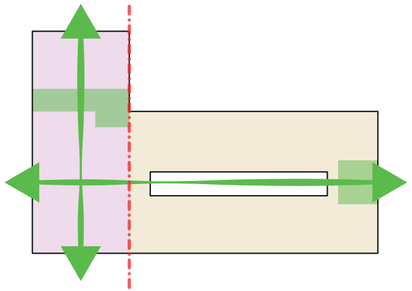
NEEDS ANALYSIS





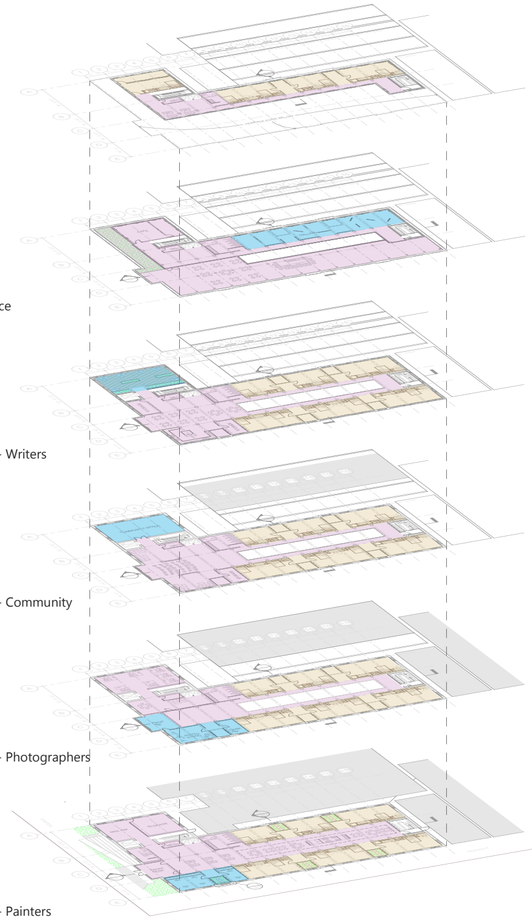
MODULAR UNIT CONCEPT

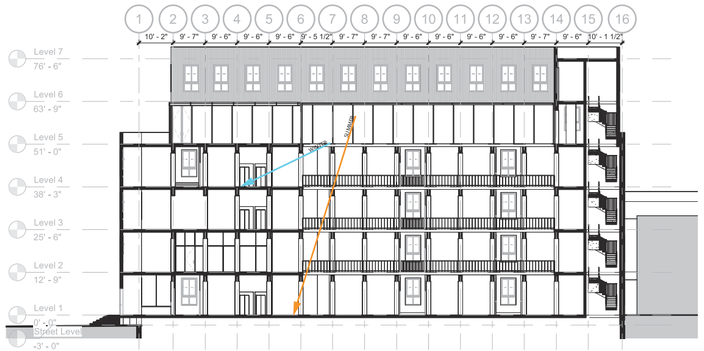




FLOOR PLATE ORGANISATION & CIRCULATION

- Communal
- Private
- Collaborative
- Vertical Circulation
- Horizontal Circulation

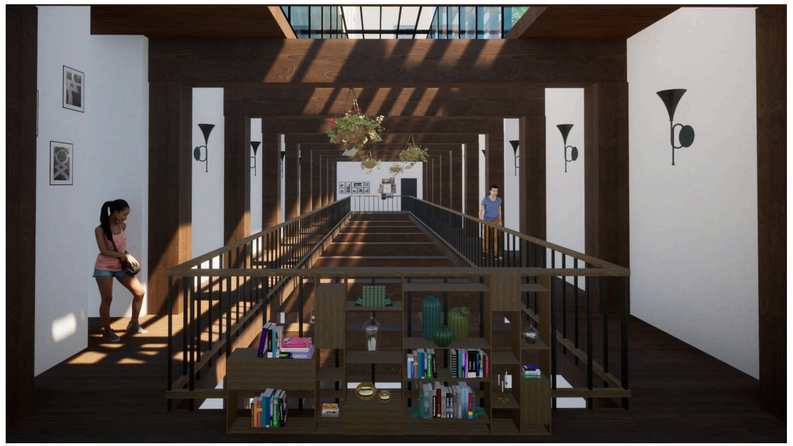




LONG SECTION - Lightwell Analysis



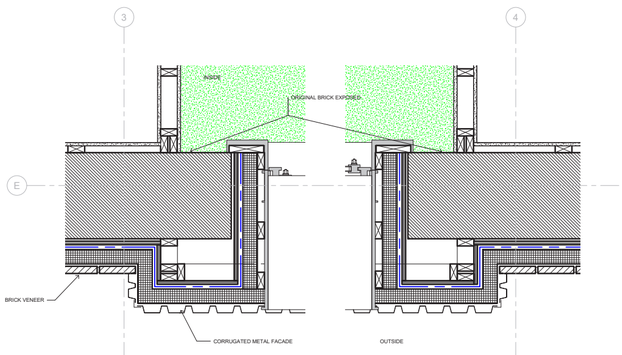
WEST ELEVATION



4TH FLOOR - Light Well



KEY PLAN



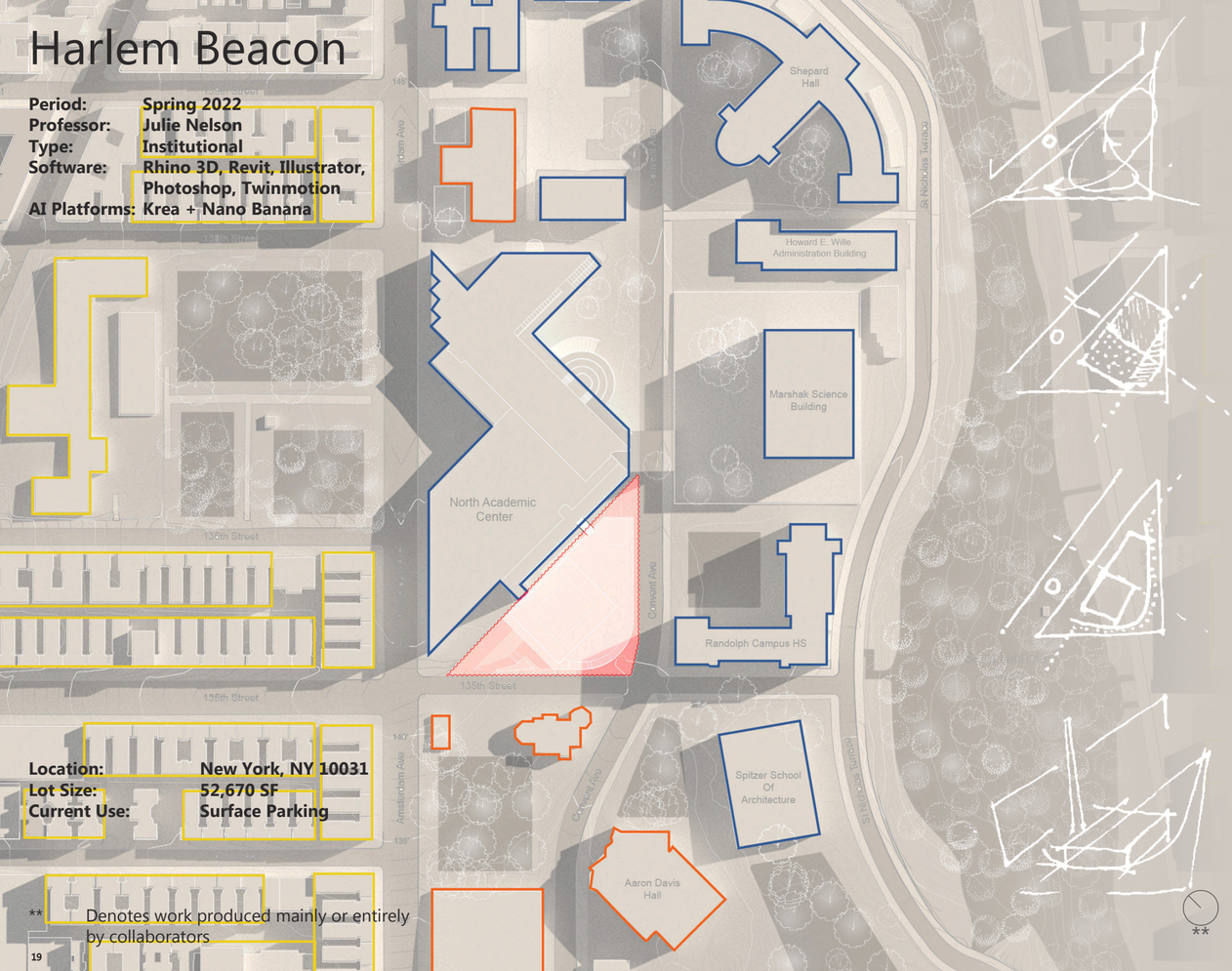
PLAN DETAIL - Building Wrapped To Improve Performance



5TH FLOOR - Terrace

Harlem Beacon

Period: Spring 2022
Professor: Julie Nelson
Type: Institutional
Software: Rhino 3D, Revit, Illustrator, Photoshop, Twinmotion
AI Platforms: Krea + Nano Banana



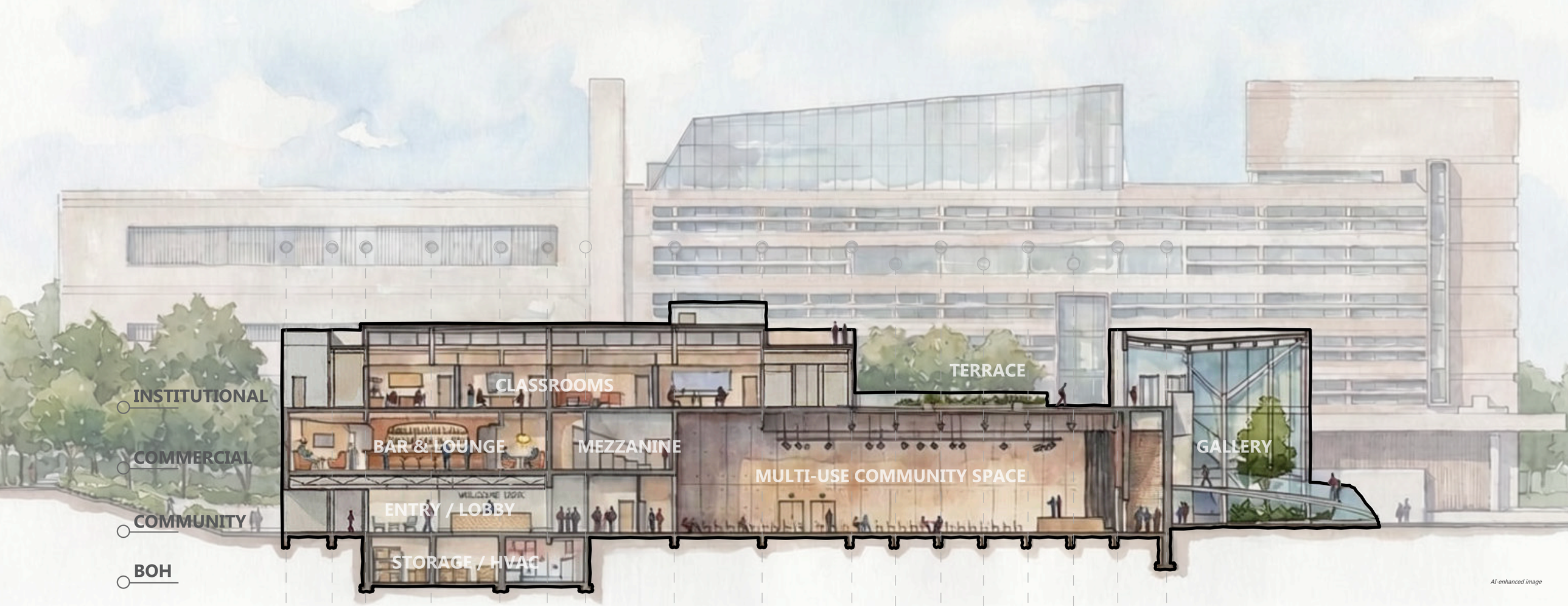
Location: New York, NY 10031
Lot Size: 52,670 SF
Current Use: Surface Parking

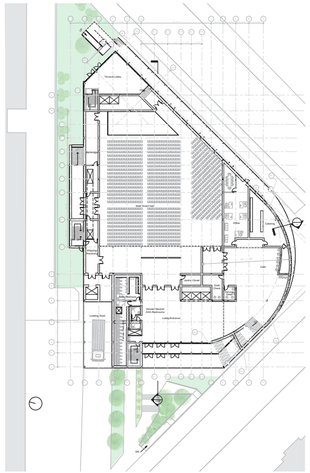
** Denotes work produced mainly or entirely by collaborators



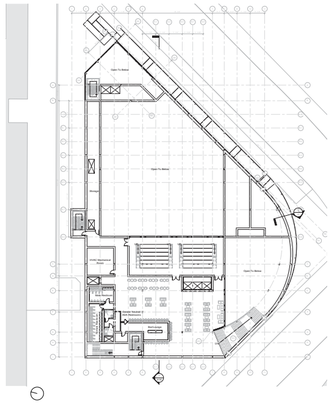
The project challenged us to develop a fully resolved design—integrating structure, detailing, RCPs, and HVAC—while meeting New York City code requirements. As a group, we advanced a scheme that extends a necklace of green spaces culminating at the site, developed collectively through plans and sections before dividing tasks for final production. The design centers on circulation, with multiple entry points tied to users' geographic origins shaping both program distribution and spatial volumes. An ADA-compliant ramp drives the form and creates a clear programmatic split, with the first two floors serving the public and the third dedicated to campus use. A 12,000 sf column-free, 25-foot-high flexible space anchors the project, supporting a wide range of community and educational uses.

AI-enhanced image

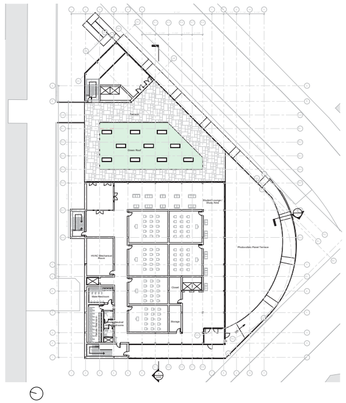

INSTITUTIONAL
COMMERCIAL
COMMUNITY
BOH
CLASSROOMS
TERRACE
BAR & LOUNGE
MEZZANINE
GALLERY
MULTI-USE COMMUNITY SPACE
ENTRY / LOBBY
STORAGE / HVAC
AI-enhanced image



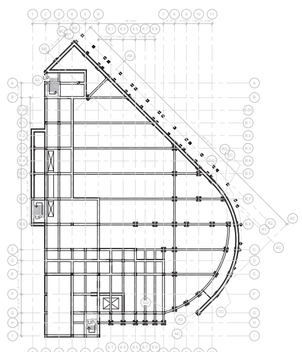
1ST FLOOR PLAN



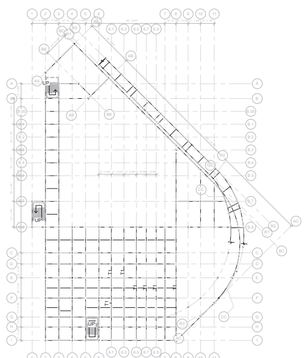
2ND FLOOR PLAN



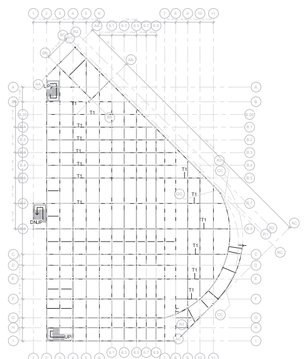
3RD FLOOR PLAN



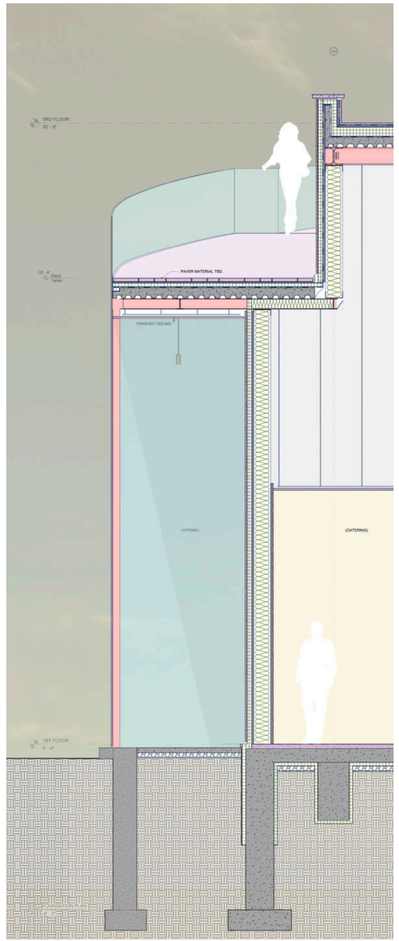
FOUNDATION PLAN

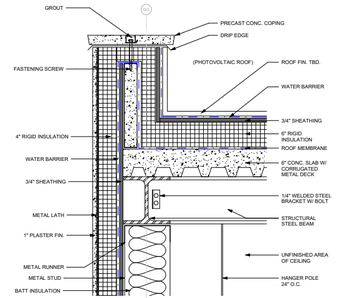


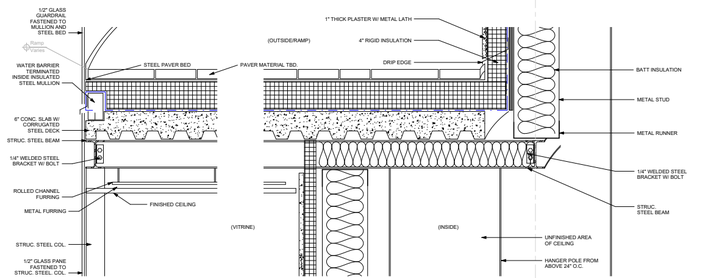
2ND FLOOR FRAMING PLAN

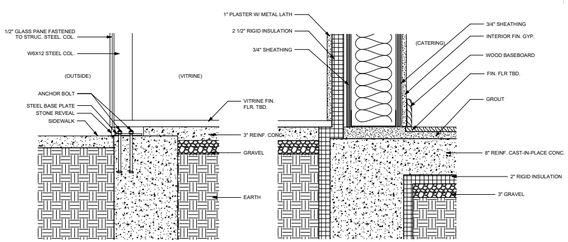


3RD FLOOR FRAMING PLAN











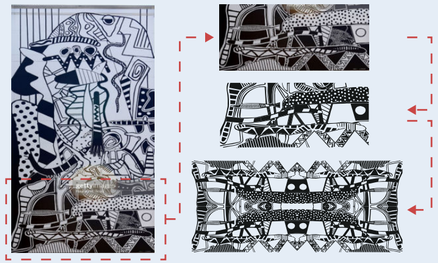
RAMP SECTION & CALL OUTS

HOME OF PENSOLE

Period: **Fall 2022**
Professor: **Robin Osler**
Type: **Institutional**
Software: **Rhino 3D, Revit, Illustrator, Photoshop, Climate Studio, Twinmotion**
AI Platform: **ChatGPT**

The Pensole Lewis College of Business and Design in Detroit is an industry-driven design school founded by D'wayne Edwards, focused on accelerating students into professional roles through an intensive, brand-funded program. This studio explored a new campus to support the school's expansion, accommodating 200 students in a revised six-week curriculum that now includes art and architectural design. The proposal integrates housing for 75 students alongside studios, breakout rooms, labs, and public-facing program such as a gallery and auditorium. The form is shaped by site access points, using them to establish visual and physical connections to a central core—the site. The massing splits into dormitory and academic volumes, with housing to the south and a taller academic bar to the north to maximize natural light in studio spaces.

Location: **Detroit, MI 48226**
Lot Size: **82 000 SF**
Current Use: **Surface Parking**
Code Class.: **PCA (Public Center Adjacent)**



Unity by Charles McGee
28 West Grand River Avenue,
Detroit MI
(10 min. drive from site)

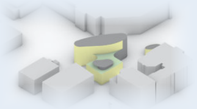
Derived Facade Pattern



SOUTHWEST ISOMETRIC



RADIATION EXPOSURE

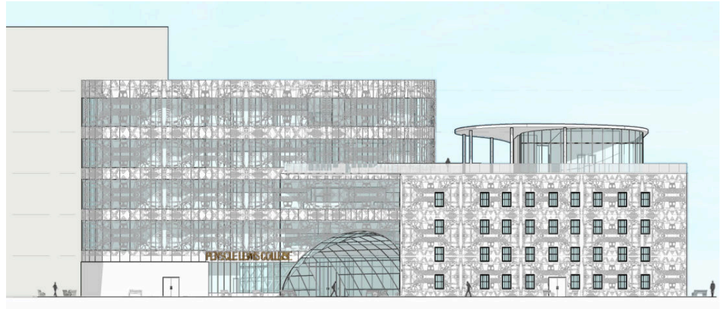


FACADE TREATMENT

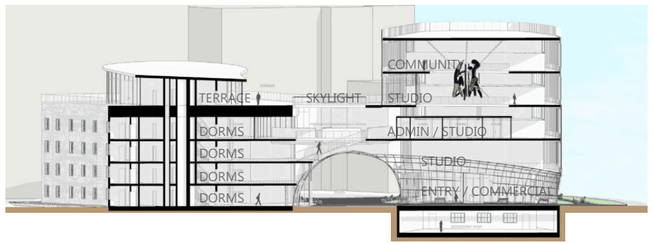
FACADE ANALYSIS



AI-enhanced image



WEST ELEVATION



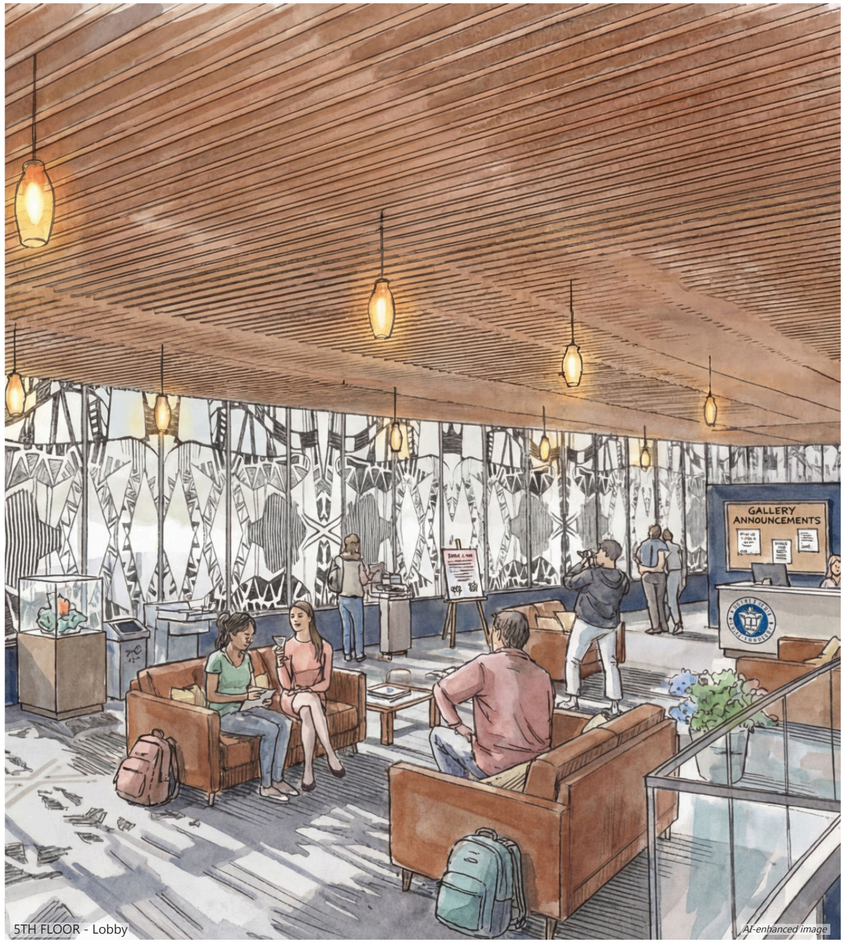
KEY PLAN

CROSS-SECTION



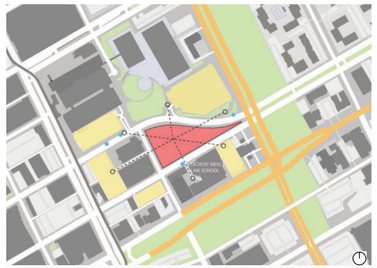
3RD FLOOR - Admin / Studio

AI-enhanced image

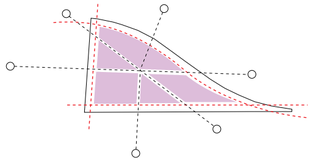


5TH FLOOR - Lobby

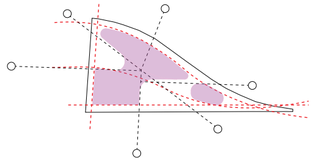
AI-enhanced image



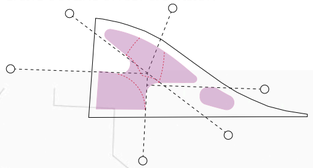
BUS STOP
PARKING LOT
ACCESS POINT
PROPOSED BOULEVARD
GREEN SPACE



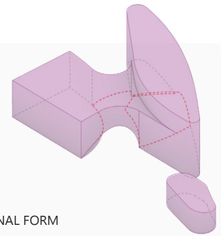
1. SITE OUTLINE OFFSET & DIVISION



2. FRAGMENT COHESION & FILLET



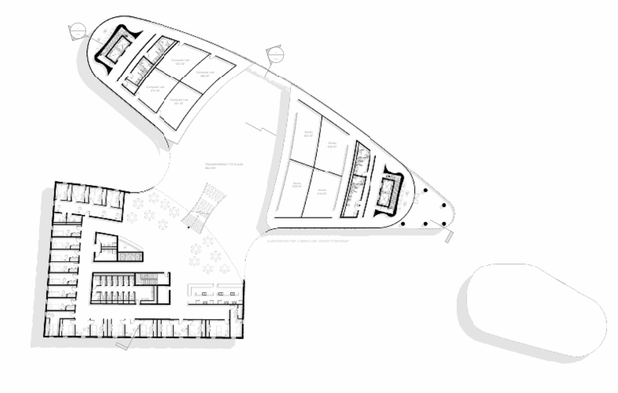
3. VOIDS REINSTATE ACCESS LINES



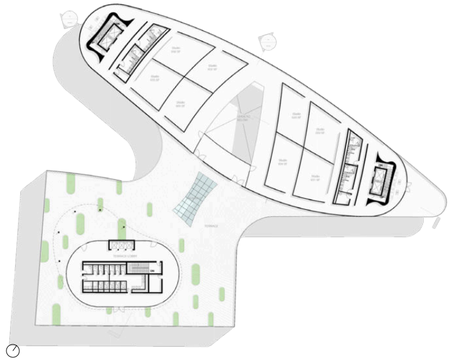
4. FINAL FORM

MASSING STRATEGY

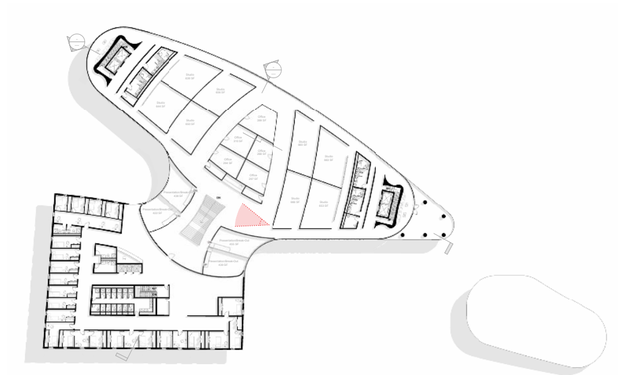
1ST FLOOR PLAN & SITE STRATEGY



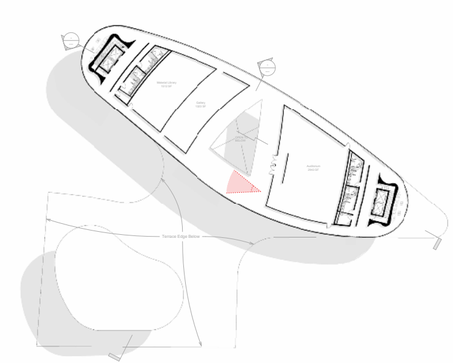
2ND FLOOR PLAN



4TH FLOOR PLAN & TERRACE



3RD FLOOR PLAN



5TH FLOOR PLAN

XAVIER RAYMORE

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(917) 640 - 8900

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