

Andrew M. Byrne

Architect - MA #51099

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Licensed architect with 20+ years of experience seeking new opportunities.

I practice a client-centric approach to architecture by providing high-quality, value-driven practical design solutions. I believe in empowerment through engagement & seek to create buildings that have positive impacts for each stakeholder as well as their communities & organizations.

When not working, you'll find me spending time with my wife & daughter, being humbled by yard work, collecting & exploring art, playing sports, or attempting to keep up with technology.



Professional Experience

Jonathan Garland Enterprises

Sr Project Architect | Manager

Boston, MA

March 2025 - October 2025

Multi-Family | Historic Renovation

Led team from schematic design through construction documents for an affordable, multi-family housing project. Developed and documented the technical aspects of the design. Achieved PHUUS CD approval first pass. Other items of note include: Various code compliance strategies for projects under jurisdiction of City of Boston, MoH & FHA. Mentored junior staff. Conducted product and technology research.

Moody Nolan Architects

Sr Project Architect

Boston, MA | Cleveland, OH

March 2022 - March 2025

Hospitality | Sports | Life Sciences | Planning

Developed comfort leading large teams working on large projects. Developed competency with best practices in technical design. Collaborated internal and external work with BIM 360. Conducted regular model maintenance. Performed full architectural code analyses and reviews. Conducted regular QA/QC on document production. Collaborated with industry experts on facade design and building envelope best practices.

Embarc Studio

Project Architect

Boston, MA

June 2020 - September 2021

Multi-Family | Retail | Life Sciences | Planning

Created original designs and associated presentations for various project types, including multi-family, life-sciences, sports and mixed-use.

Shepley Bulfinch

Architect

Boston, MA

April 2019 - February 2020

Hospital-Outpatient | Office

Tasked with administrative and outpatient services upgrades at Boston Children's Hospital. Prepared and coordinated construction documents for various simultaneous and interconnected interior campus renovation projects. Coordinated work with consultant teams and field personnel. Worked with clients and end users, often leading meetings. Managed CA and associated document adjustments due to field conditions.

Elkus Manfredi Architects

Architect

Boston, MA

February 2013 - April 2019

Multi-Family | Sports | Mixed-Use | Planning

Design team member on several world-class projects. Gained experience in urban design and planning. Created assorted graphic presentations and construction document packages, from conceptual designs to jurisdictional submissions. Obtained advanced experience in 3d fabrication and printing, various softwares listed below, and associated techniques. Learned advanced 3d modeling and visualization techniques.

Gorman Richardson Lewis

Designer

Job Captain

Hopkinton, MA

February 2007 - March 2009

February 2010 - February 2013

Mixed-Use | Civic | Office | Envelope Sciences

Developed presentations & CDs for housing, corporate, retail & civic project types. Generated digital models & renderings. Handled administrative & PM responsibilities on small projects including: consultant coordination, client & project team meetings. Obtained graphic design sensibilities.

William J. Masiello, Architect

Job Captain

Boylston, MA

March 2009 - February 2010

Mixed-Use | Office | Single Family Residential

Allevato Architects

Architectural Intern

Franklin, MA

March 2006 - February 2007

Mixed-Use | Retail | Office | Mixed-Use

Cumberland Farms Corporate

Store Design Analyst

Canton, MA

April 2004 - March 2006

Retail | Site Planning

Skills

Software: REVIT, SketchUp, AutoCAD, InDesign, Photoshop, Illustrator, Rhino, Bluebeam

Master Planning, Site Planning, Space Planning, 3d Printing, Drafting, Technical Architecture, Envelope Sciences, Feasibility, Code Analysis

Education

Boston Architectural College

Master of Architecture | 2014

New England Institute of Technology

BS Architectural Building & Engineering | 2006

Xaverian Brothers High School

Class of 1997

Project Experience

Jonathan Garland Enterprises

Sr Project Architect & Manager

Boston, Massachusetts

March 2025 - October 2025

77 Terrace Street

Boston, Massachusetts

Multi-Family

48 units of affordable housing on City of Boston land.

Led team producing CDs & technical design efforts. Coordinated PHIUS and envelope consultants. Mentored junior staff.

Moody Nolan Architects

Sr Project Architect - Designer

Boston, Massachusetts

March 2022 - March 2025

Progressive Field Renovations

Cleveland, Ohio

Sports | Existing Conditions

Stadium renovations at Progressive Field, home of MLB's Cleveland Guardians. The ballpark is being re-imagined to improve the fan experience and extend the life of the facilities.

Technical lead. Envelope and interface details. Existing conditions analysis and coordination. Construction documents. Construction administration. Consultant coordination. Code. Mentoring.

Faneuil Gardens

Boston, Massachusetts

Feasibility | Existing Conditions

Feasibility study and analysis of an existing affordable housing community.

Verified and documented existing conditions. Created and managed feasibility report & conclusions. Reviewed and interpreted aspects of building code and envelope analysis as required.

Meta - RDU

Durham, North Carolina

Office | Existing Conditions

Two-story tenant fit-out. Phased team relocation to new office.

Developed construction documents & managed BIM. Managed and coordinated with consultant team. Led junior staff.

Harvard Enterprise Research Campus (ERC)

Boston, Massachusetts

Hospitality | Multi-Family

900,000 square foot mixed-use development comprised of residential, office/lab, hotel, conference, retail, and food & beverage uses alongside 2-acres of open space.

Developed and coordinated exterior details. Coordinated with consultants and experts as required. Participated in and led client and team meetings associated.

Columbia Crossing

Boston, Massachusetts

Existing Conditions | Multi-Family

48 Unit affordable housing complex located in Dorchester adjacent to an existing bank to be included in project scope.

Developed technical detailing and approach to rated wall assemblies, party walls, existing building interfaces and associated materials and systems research.

Seaport Circle

Boston, Massachusetts

Life Science | Lab

650,000 sf innovative Life Science hub containing lab and office space located in the seaport.

Tenant fit-out planning studies.

Embarc Studio

Project Architect - Designer

Boston, Massachusetts

June 2020 - September 2021

Youth Enrichment Services - YES

Boston, Massachusetts

Youth | Multi-Family

New sports -based youth development facility adjacent to the proposed multi-family housing project.

Developed original designs for both buildings in conjunction with a firm principal. Created design presentations and imagery for internal and city review.

471 Hanover Street

Boston, Massachusetts

Condo | Existing Conditions

Interior and facade renovations to an existing 5-story brick residential building located in Boston's North End.

Developed original design and design options. Created project presentations and documentation from conceptual design through construction documents.

Native Sun Cannabis Dispensary

North Attleboro, Massachusetts

Retail | Existing Conditions

Complete renovation to an existing metal structure and insulated panel building.

Coordinated design alongside firm principal. Developed working documents and presentations to support approvals and construction. Coordinated with consultant team and client.

25 Mulberry Street

Worcester, Massachusetts

Multi-Family

New five story, 370-unit apartment development including parking garage and pedestrian bridge.

Developed original conceptual exterior design. Created renderings and imagery to support conceptual development and external project reviews.

Cochecho Waterfront Development

Dover, New Hampshire

Master Plan | Mixed-Use

Downtown urban expansion featuring six new mixed-use buildings and cluster style town homes.

Created conceptual designs and architectural vocabularies for each of the project areas.

330 C Street

Boston, Massachusetts

Multi-Family

46-unit condominium complex located behind the Boston Convention and Exhibition Center.

Developed conceptual design. Created 3D models and associated graphics for presentation.

Shepley Bulfinch

Project Architect - Project Manager

*Boston, Massachusetts*April 2019 - February 2020

Boston Children's Hospital

Boston, Massachusetts

Hospital | Existing Conditions

Program and planning updates to maximize efficiency in existing hospital support spaces.

Construction documents for simultaneous interior renovations, including office fit-outs and outpatient hospital uses. Collaborated with client and end users. Managed CA.

Mayo Clinic - East Expansion

Phoenix, Arizona

Hospital

330,000 sf campus expansion adding new patient rooms, facilities, and amenities.

Developed and coordinated details and documents associated with the new flat-roof and adjacent parapet assemblies.

Elkus Manfredi Architects

Project Architect - Architect - Job Captain

*Boston, Massachusetts*February 2013 - April 2019

Miami Worldcenter

Miami, Florida

Master Plan | Mixed-Use

27-acre urban redevelopment. World-class destination blending entertainment, retail, residential and commercial spaces amidst a pedestrian friendly environment and green spaces. Tenant leasing.

Participated in master planning design and zoning approvals processes. Designed and developed portions of the retail facade. Created various presentations and graphic studies for city and client approvals. Developed digital and 3D printed models.

Bunker Hill Mall Redevelopment

Charlestown, Massachusetts

Master Plan | Multi-Family

Proposed redevelopment of an existing urban shopping center. Initial project phases focused on improving the site by revamping its Main Street image, creating a new pocket park, and building a new 7-story, 240-unit residential building.

Created original designs and presentation packages to support Main Street improvements. Created schematic design documentation for the proposed residential building. Developed overall master planning studies for future site development.

White Flint Mall Redevelopment

Bethesda, Maryland

Master Plan

Demolition of an existing mall to permit the creation of a new district featuring four office buildings, a 300-room hotel, 1 million sf of retail and F&B space, and twelve apartment buildings.

Participated in master planning efforts. Created conceptual imagery for marketing and city approvals.

Union Point

Weymouth, Massachusetts

Master Plan / F&B | Sports

1500-acre redevelopment imagined as a new city featuring public transportation, entertainment and sports venues, arts and culture with integrated communications and smart living technologies.

Urban design team member. Developed potential designs and aesthetics for different districts of the project. Project architect from concept through CDs for neighborhood sports complex, including new restaurant, fitness center and playing field comfort station.

Cambridgeside 2.0

Cambridge, Massachusetts

Master Plan | Mixed-Use

Redevelopment and expansion of the Cambridgeside shopping complex. Project features 2 million sf. across six interconnected buildings comprised of retail, F&B, office, life-sciences, and residential uses.

Created original designs for life science access points. Developed aesthetics for office conversion at existing mall's third floor. Produced 3d models and supporting visualization. Developed schematic design documents for assorted portions of project scope.

Dunstan East

Newton, Massachusetts

Master Plan | Mixed-Use

Creation of a mixed-use urban boulevard featuring new housing, an active ground floor, and pedestrian friendly environment.

Created conceptual designs. Assisted in the creation of the district comprehensive plan. Produced graphic presentations and renderings.

William J. Masiello Architect

Job Captain - Drafter

*Boylston, Massachusetts*March 2009 - February 2010

Pat's Peak Ski Area

Henniker, New Hampshire

Hospitality

New post and beam entrance pavilion comprised of a clock tower, waiting spaces, and warming hut.

Created conceptual design options, schematic design documents and digital 3d models with supporting graphics.

Various Single-Family Residences

Massachusetts

Single-Family Residential

New residences featuring traditionally inspired design inspired by the Shingle and Cape Cod styles. Renovations to existing residences.

Project documentation, from concept through construction.

EcoTarium Science Center

Worcester, Massachusetts

Museum | Cultural

Modernization and upgrades to the existing third floor of the museum originally designed by Edward Durell Stone.

Project lead from design development through substantial completion. Developed construction documents and supporting contracts. Managed CA procedures. Acted as project manager.

Building Envelope Sciences

Various Locations

Science & Technology

Provides investigative, testing, as well as design and construction support focused on evaluating where things go wrong relative to the movement of water, water vapor, air, heat across the building envelope.

Project documentation. Product research and coordination with vendors and manufacturers. Forensic detail analysis Existing conditions studies. Developed technical understandings.

Subaru of New England Headquarters

Norwood, Massachusetts

Office

165,000 sf. corporate headquarters comprised of offices, training facilities and distribution centers.

Existing conditions. Developed conceptual plans and 3d models in conjunction with the design principal. Created photo realistic renderings. Documented various exterior details. Created interior design presentations.

Blanchard Woods

Burlington, Massachusetts

Office | Existing Conditions

200,000 sf. office campus including a new 120,000 sf. signature building as well as 80,000 sf. of core/shell renovations to existing office spaces.

Created conceptual site plans, building models and 3d visualization working alongside the design principal.

Hopkinton Center For The Arts

Hopkinton, Massachusetts

Civic

Adaptive re-use of 1870s farm house to establish a community arts center with theater, music rooms, classrooms, offices, and a kitchen.

Developed schematic and design development documents. Created 3d models and supporting visualizations.

Westridge & Red Mill Village

Hudson & Norton, Massachusetts

Single-Family Residential

55+ housing developments featuring traditional neighborhood design elements.

Developed construction documents for attached and detached single family residences.

Chestnut Hill Center

Chestnut Hill, Massachusetts

Religious | Residential

Renovations and addition to an existing monastic residence featuring isolated circulation paths, living facilities and a new oratory.

Created 3d models and associated visualization. Detailed elements of oratory. Developed portions of construction documents.

18-20 Franklin Street

Worcester, Massachusetts

Mixed-Use | Existing Conditions

Mixed-use adaptive reuse of a building formerly occupied by the Worcester Telegram and Gazette. Project created a new black box theater, office tenant spaces and a new facility for Quinsigamond Community College's Healthcare & Workforce Development Center.

Field verification and documentation of existing conditions. Researched the existing building/s history. Developed working drawing sets and packages for marketing. Created 3d models and visualization.

Hopkinton Gazebo

Hopkinton, Massachusetts

Public Park

Gazebo located steps from the marathon starting line.

Created construction documents, 3d model, visualization and supporting presentations.

Hopkinton Square

Hopkinton, Massachusetts

Mixed-Use

100,000 sf mixed-use development with retail, F&B & office.

Construction documents. Created 3d models & supporting graphics.

Allevato Architects (HFA)

Architectural Intern

*Franklin, Massachusetts*March 2006 - February 2007

Ferrari & Maserati of New England

Norwood, Massachusetts

Retail

Renovations and upgrades to an existing 50,000 sf. building focused on creating high-end design.

Developed conceptual 3d & imagery. Verified existing conditions.

Milford Marketplace

Milford Connecticut

Retail

112,000 sf retail center anchored by grocery store featuring main street style architecture and a pedestrian-friendly environment.

Created & coordinated sections & exterior details Generated conceptual imagery & renderings to support marketing efforts.