



JACK FINLAY

PORTFOLIO | 2025

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02 CURRICULUM VITAE

JACK FINLAY

PROFILE

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Experienced in leading residential and mixed-use projects, with a strong track record in masterplanning developments. Skilled in managing multiple projects and teams under tight deadlines, with demonstrated ability in design development, BIM workflows, and construction documentation.

I bring experience spanning the full architectural process, from early conceptual design through to detailed construction drawings for on-site delivery. My portfolio ranges from large, complex schemes to bespoke extensions and renovations giving me a versatile design background. Experienced coordinating with diverse teams on projects of varying scales and confident managing multiple design stages simultaneously with precision and efficiency.

To strengthen my technical expertise, I undertook additional training in BIM technologies and collaborative workflows, building on my knowledge of Revit and enhancing my ability to work effectively alongside engineers and consultants. I am adaptable and meticulous, consistently producing high-quality results even in challenging situations.

TECHNICAL SKILLS

Revit, AutoCAD, SketchUp, Enscape, Twinmotion, Rhino, Grasshopper, Adobe Suite, Microsoft Office, Procore, Bluebeam

EDUCATION & TRAINING

Postgraduate Certificate in BIM and Digital Project Coordination - Technological University Dublin
Bachelor of Architecture - University of Limerick, Ireland
University of Coimbra, Portugal

ARCHITECTURAL DESIGNER - JFA

December 2023 to January 2025, Dublin

- Led multiple projects simultaneously within teams of varying sizes, taking responsibility for design coordination and documentation at various project stages.
- Developed and produced concept designs, design reports, planning submissions, detailed design packages, and tender documentation.
- Presented proposals directly to clients and project stakeholders.
- Coordinated input from consultants (structural, services, QS, landscape, planning, and project management) into architectural packages.
- Researched building codes and best practices to ensure designs met requirements and industry guidelines.
- Produced architectural drawings and presentation materials using AutoCAD and Adobe Suite, applying Revit on select projects to support design development.

GRADUATE ARCHITECT - BRIGHT DESIGN ARCHITECTS

January 2022 to December 2023, Dublin

- Led multiple projects from early design stage through to IFC.
- Conducted site visits to assess existing conditions, collect measurements, and gather data for design development and feasibility studies.
- Worked with senior architects and clients to develop architectural concepts, utilizing sketches, models, and 3D visualizations.
- Completed and submitted planning applications, adhering to regulatory guidelines and local planning authorities' requirements.
- Collaborated with internal architects, architectural technologists, and engineers to produce comprehensive tender packages.

CAD DRAFTER - KADTEC SYSTEMS

January 2020 to October 2020, Vancouver

- Utilised Autocad and AutoCad Map 3D software to produce accurate drawings in compliance with industry standards

03 JFA PROJECTS STOCKING LANE, RATHFARNHAM



Entrance CGI



Main Open Space CGI



T3 Front Elevation

119 UNIT RESIDENTIAL SCHEME

This multi-housing residential development incorporates a carefully considered blend of 1 to 4 bedroom terraced and semi-detached houses, duplexes, apartments, and maisonettes. The scheme features generous open space, a play area, and accessible pedestrian/cycle links. The site strategy included a new vehicular access from Stocking Lane with closure of the existing entrance, the design supports a sustainability-driven infrastructure framework with EV charging, ample bike parking, green roofs, retained natural buffers, and low-impact site servicing. The design balances density, greenery, and connectivity and successfully achieved planning approval on appeal.

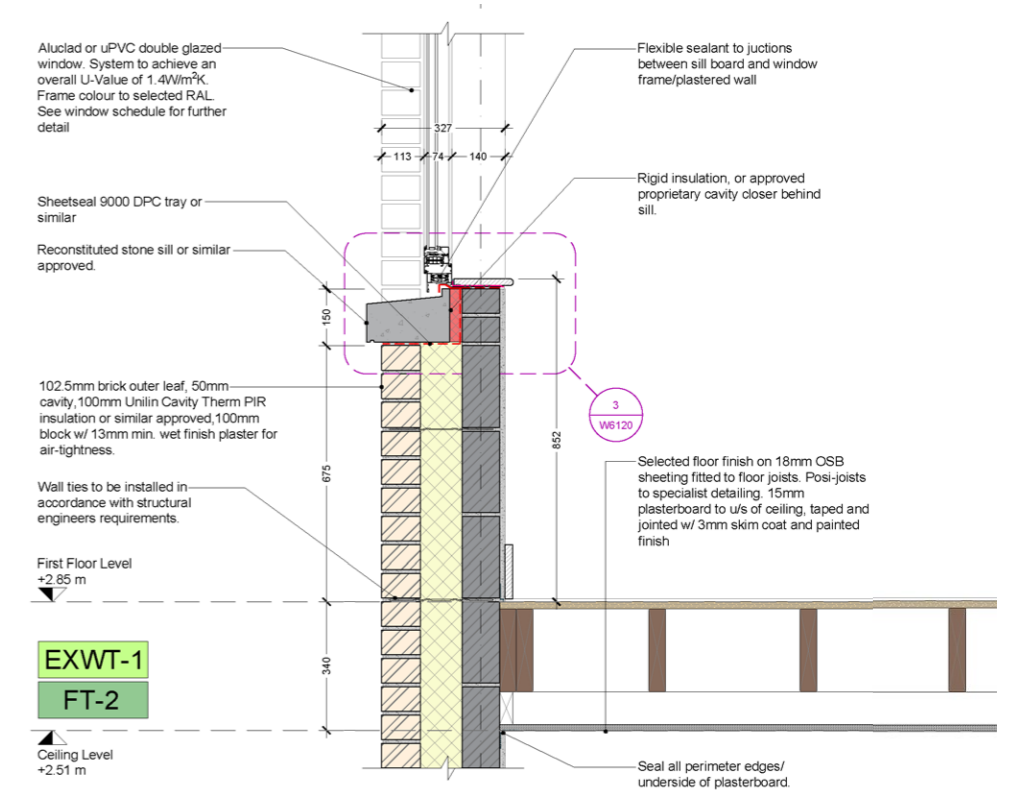
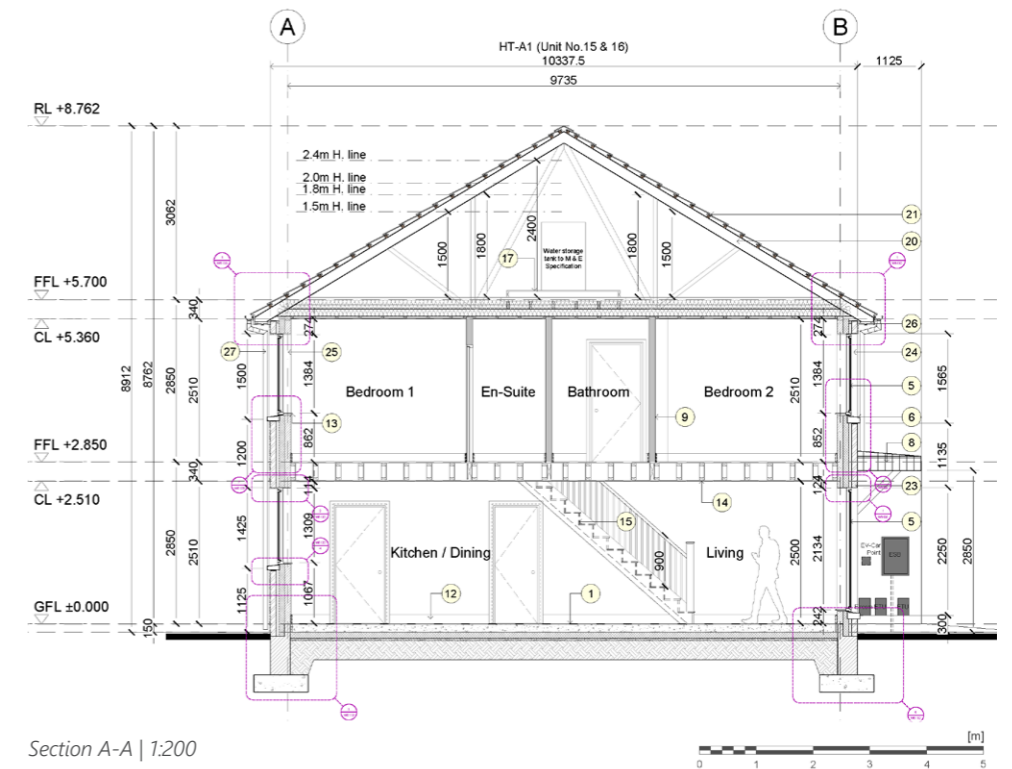
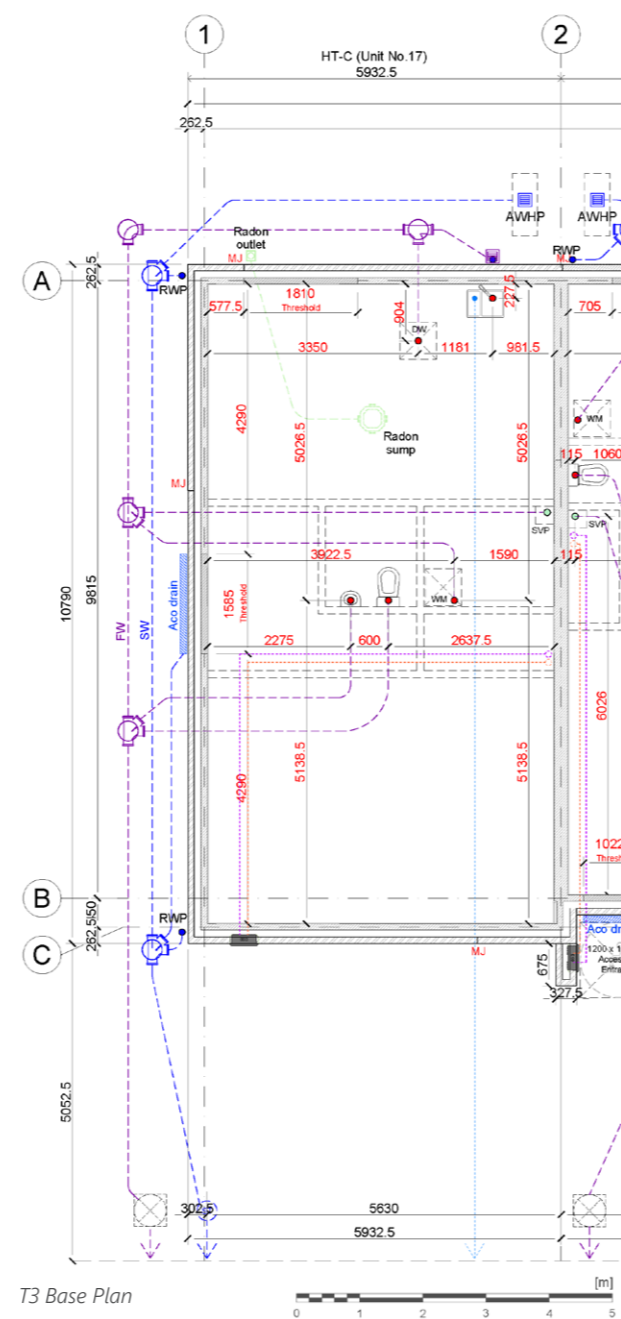
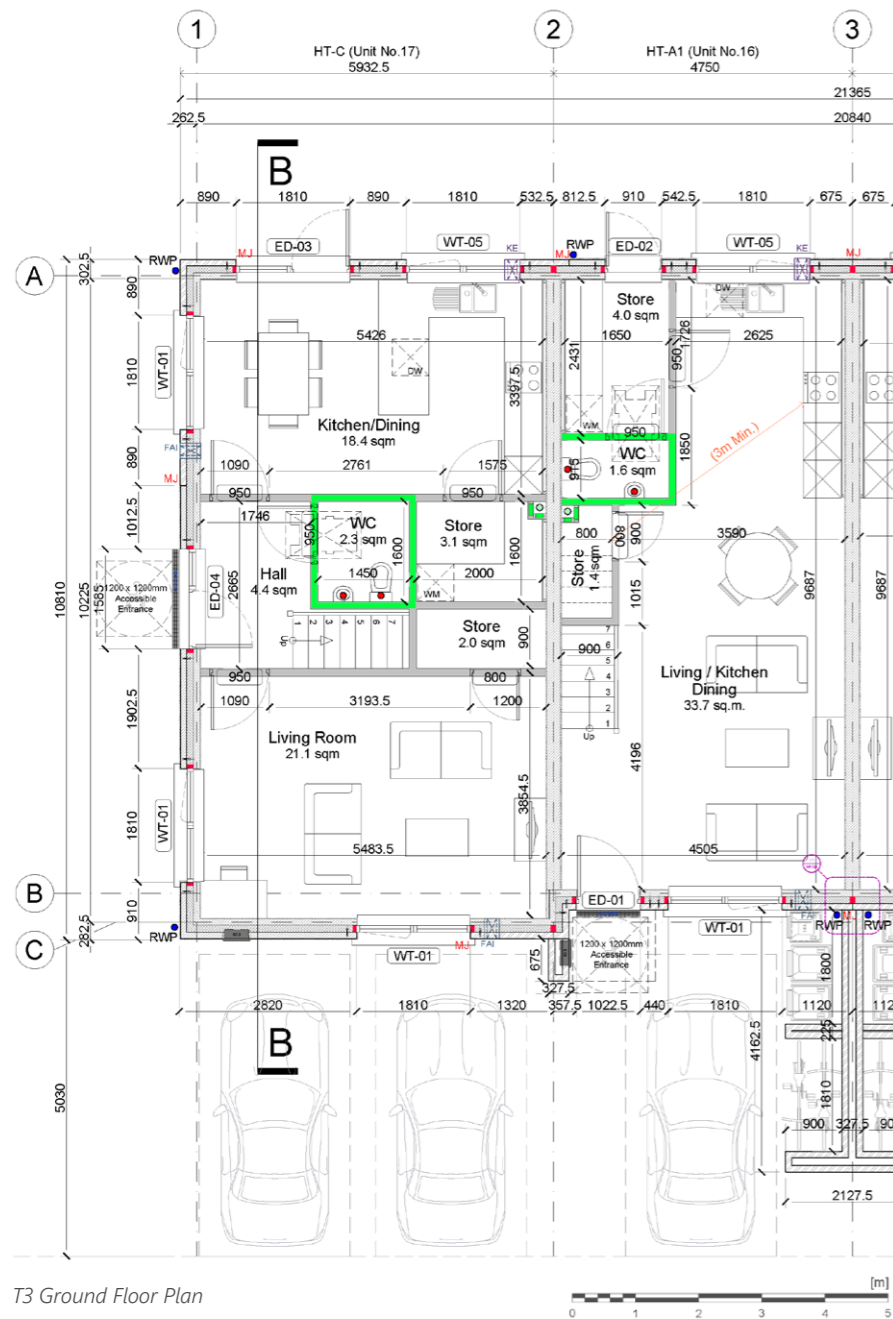
I co-lead the production of the construction drawing package for Phase 1 of this residential development, covering the western portion of the site. My responsibilities included preparing setting-out drawings, general arrangement plans, elevations, sections, technical details, and schedules, while ensuring consistency across multiple terrace blocks.



Site Layout Plan

03 JFA PROJECTS

STOCKING LANE, RATHFARNHAM



I liaised closely with senior technologists for technical input and coordinated regularly with engineers, QS, and landscape architects to resolve design and constructability issues. I prepared and finalised comprehensive drawing packages and documentation, which were issued through Procure to the wider design team.

This role required technical precision, interdisciplinary coordination, and proactive problem-solving, ensuring Phase 1 of the project was ready to progress into construction.

03 JFA PROJECTS ORANMORE, GALWAY



Main Open Space CGI

171 UNIT MIXED-USE RESIDENTIAL SCHEME WITH CRECHE

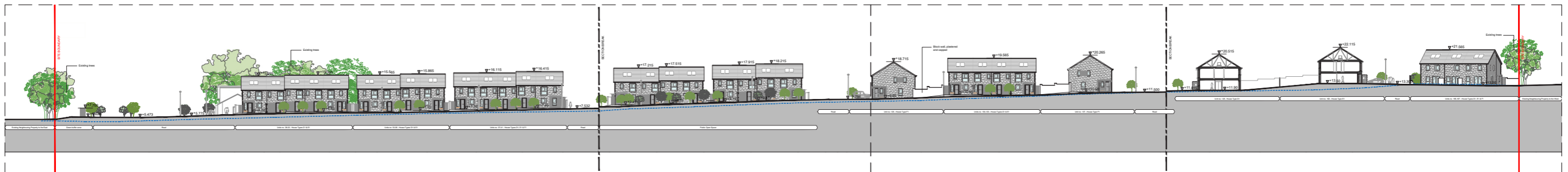
I co-lead the planning application for a 170-unit mixed-use residential scheme in Cartron, Oranmore. The development combines 1-bed maisonettes, 2 - 4 bedroom houses, and a creche, arranged around a network of landscaped streets and communal courtyards. The design seeks to balance density with a human scale, creating streets and spaces that encourage social interaction while responding sensitively to the surrounding context. The arrangement of buildings and open spaces was guided by sunlight, views, and circulation to create a cohesive, user friendly environment.



Extract of Cell H south elevation | not to scale



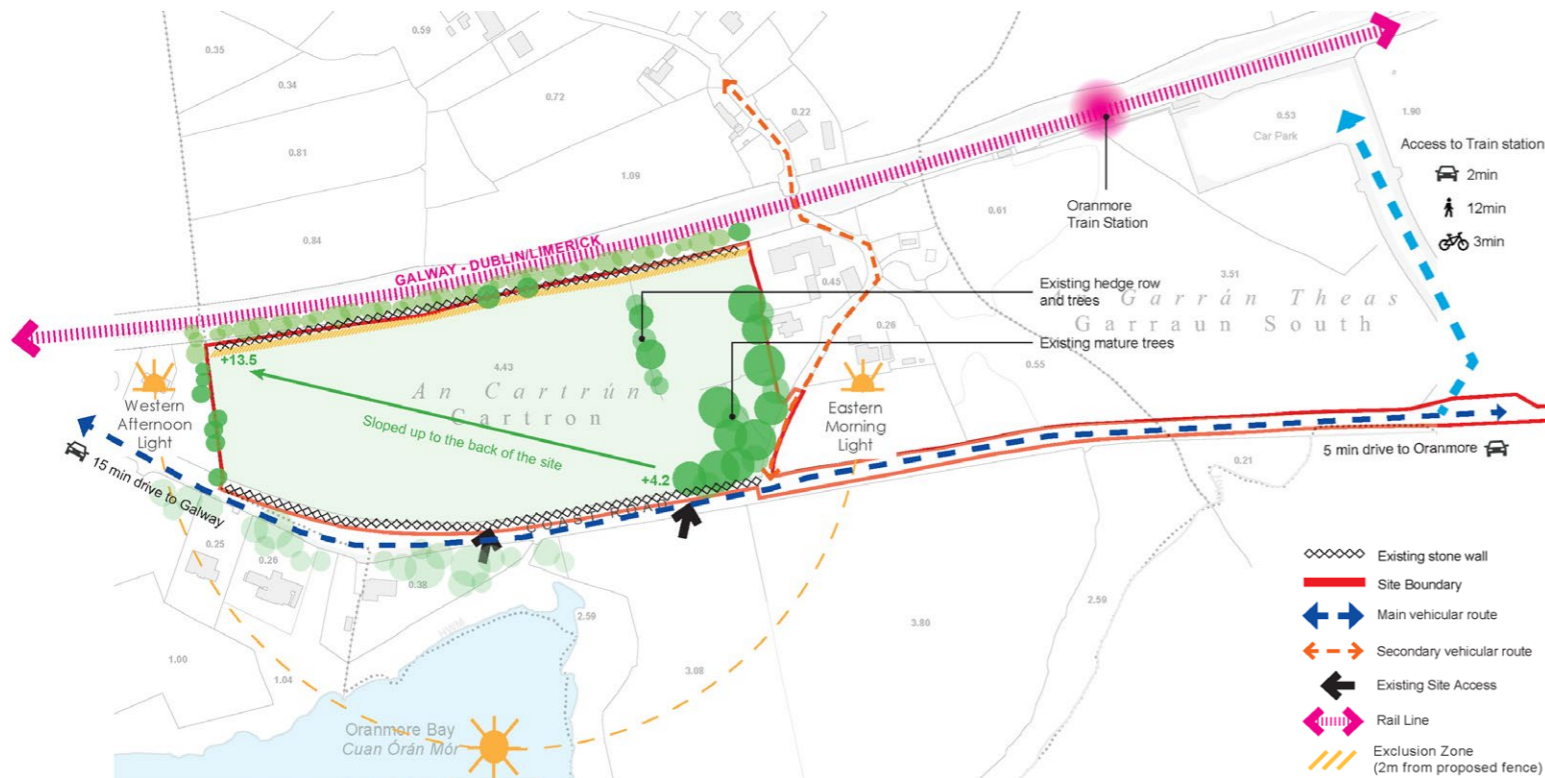
Materials & Finishes



Site Section



03 JFA PROJECTS ORANMORE, GALWAY



Site Analysis Diagram | n.t.s



Connections Diagram | n.t.s



Landscape Strategy/Urban Edge Diagram | n.t.s

I worked closely with a fellow architect to coordinate the planning package, while liaising regularly with the client, landscape architects, and engineering consultants to maintain alignment and integration across disciplines. I also contributed to a detailed design statement, including site context analysis, response to local planning guidance, and design development documentation.

The role required managing technical details and communicating the design clearly to all parties. I ensured drawings, visualisations, and plans were accurate and consistent, while capturing the project's overall vision and architectural intent.

Type	Beds (Persons)	Description	Stores	Internal Ground Floor Area (sqm)	Internal First Floor Area (sqm)	Internal Second Floor Area (sqm)	Internal Gross Floor Area (sqm)	Overall Internal Gross Floor Area (sqm)	Number of Units
House Type M1 - 1 Bed Makinothello (Type A1)	1 (2)	Makinothello	1	36.3	0	n/a	36.3	432	8
House Type M1 - 1 Bed Makinothello (Type A2)	1 (2)	Makinothello	1	6.4	38.4	n/a	44.8	318.4	8
Duplex Apartment Type A2 - 2 Bed Apartment	2 (4)	Apartment	2	40.9	43	n/a	83.9	335.4	4
House Type E1 - 3 Bed End of Terrace	3 (6)	End of Terrace	2	45.7	47.1	n/a	92.8	362.4	33
House Type F1 - 3 Bed End of Terrace (Close to road)	3 (6)	End of Terrace	2	31.4	31.4	n/a	62.8	254.4	33
House Type C1 - 3 Bed Semi Detached	3 (6)	Semi Detached	2	49.7	31.4	n/a	81.1	1415.4	14
House Type B1 - 4 Bed Semi Detached	4 (7)	Semi Detached	3	49.7	31.4	31.4	112.5	915	4
House Type F4 - 4 Bed Semi Detached (Close to road)	4 (7)	Semi Detached	3	31.4	31.4	31.4	94.2	414.6	4
TOTAL							1491.8		171

Site Schedule	Hectares
Overall site area **	3.55
Net development site area	4.39
** For total areas subject to letter of Consent	
Density Units/Ha *	39.0
Plot ratio*	0.56
Site coverage*	17.80%

Open Space	Hectares	sqm
Public Open Space 1	0.1983	1396.5
Public Open Space 2	0.2854	2006.4
Public Open Space 3	0.19691	1409.1
Public Open Space 4	0.02743	274.3
Total *	0.69851	5096.3
Duplex Apartments: communal open space		141 sqm

Car Parking	No. Spaces
Makinothellos (on street parking)	16
Apartment (on street parking)	8
2, 3 and 4 Bed (on percentage parking)	231
Visitor spaces	7
Creche	7
Total	269

Gross Floor Area	sqm
Gross floor space area for parking of vehicles	3116.16
ESB Kiosk	3.22
Perip Station Control Kiosk	3.43
Perip Station Wet Kiosk	0.43

Unit Type	Number	Percentage
1 Bed Makinothello	16	9.4%
2 Bed Duplex Apartment	4	2.3%
2 Bed End Terrace	71	41.5%
3 Bed End Terrace	33	19.3%
3 Bed End Terrace (Close to road)	23	13.5%
3 Bed Semi Detached	14	8.2%
4 Bed Semi Detached	6	3.5%
4 Bed Semi Detached (Close to road)	4	2.3%
Total	171	100.0%

Bicycle Parking	No. Spaces
Road Caravan	416
Road Caravan Bike Store	166
Visitor Parking	86
Creche	12
Total	680

171 No. Units

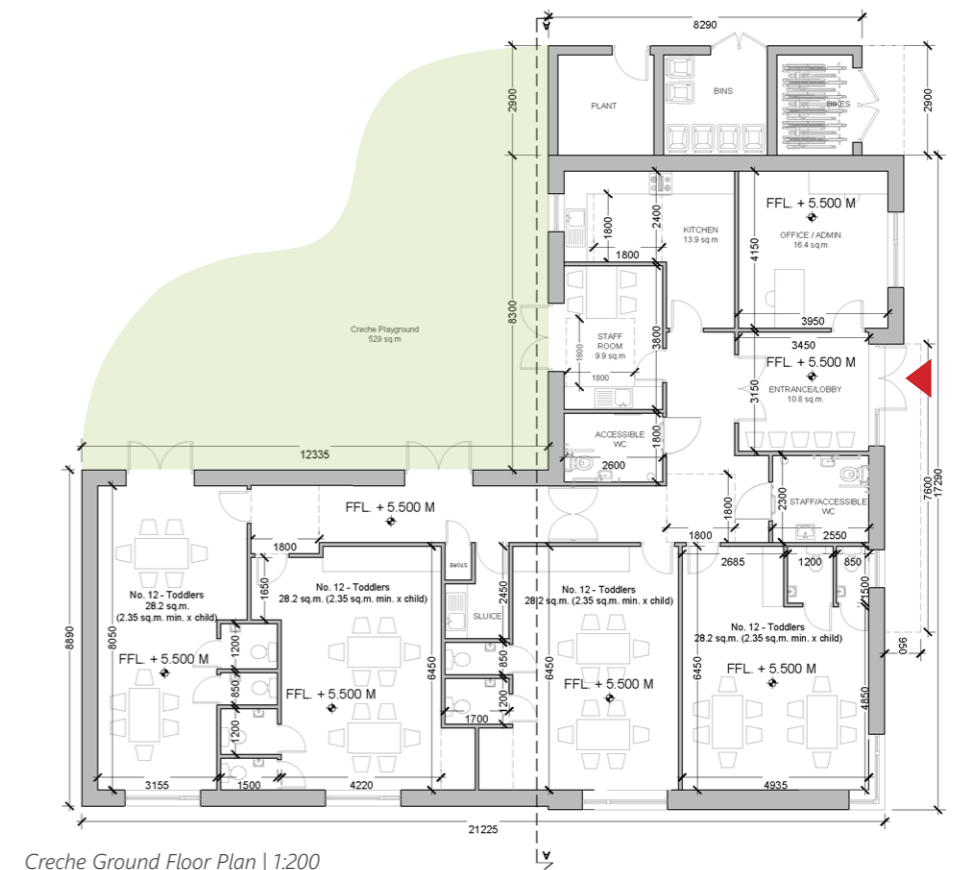
269 Car Parking Total

48 Child Creche

14.3% Public Open Space

39 Units/Ha.

Schedule of Accommodation



Creche Ground Floor Plan | 1:200

03 JFA PROJECTS BERESFORD STREET, DUBLIN



Contiguous East Elevation | n.t.s



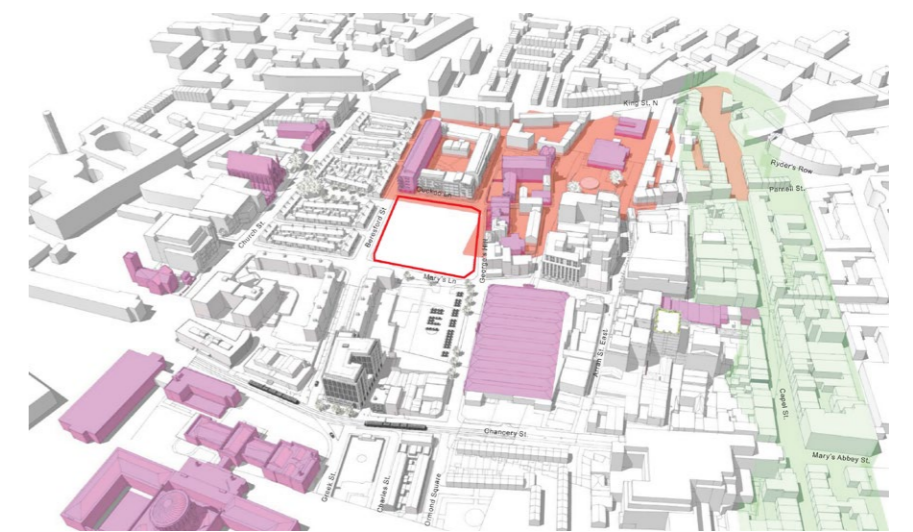
Contiguous West Elevation | n.t.s

BERESFORD LARGE-SCALE MIXED-USE DEVELOPMENT

This project transforms a former food-produce factory into a vibrant urban block in the heart of Dublin City. Three distinct buildings combine residential, hotel, student accommodation and work-live units to create an active, connected public realm. The scheme delivers 125 apartments, 3 duplexes, a 156-room hotel and a 313-bed student residence. Public space improvements, including a widened of Georges Hill street and new pedestrian pathways, enhance accessibility, while articulated corners and setbacks add visual interest and guide movement through the site.

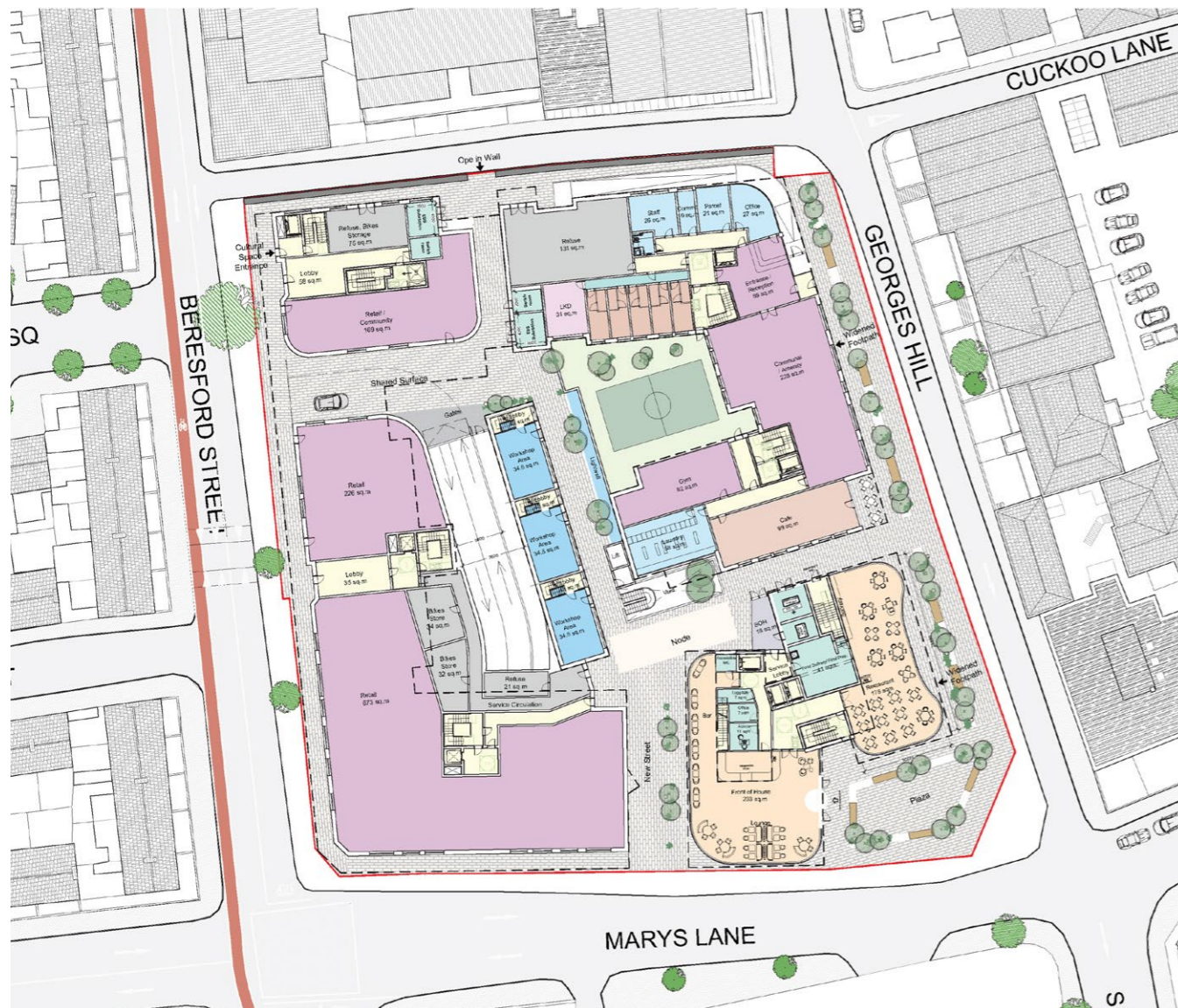
I developed extensive site analysis and design strategy diagrams for the design statement, reflecting a significant design effort to shape the project. I produced site sections and elevations, and prepared floor plans focused on the ground floor and key basement areas, where accommodating multiple uses posed a major design challenge. I also created SketchUp models and Enscape visualisations to test the project in context and refine the overall design intent.

Collaboration was central to the project, with regular internal design reviews and coordination sessions, as well as collective presentations to clients and planning consultants once documentation packages were complete.



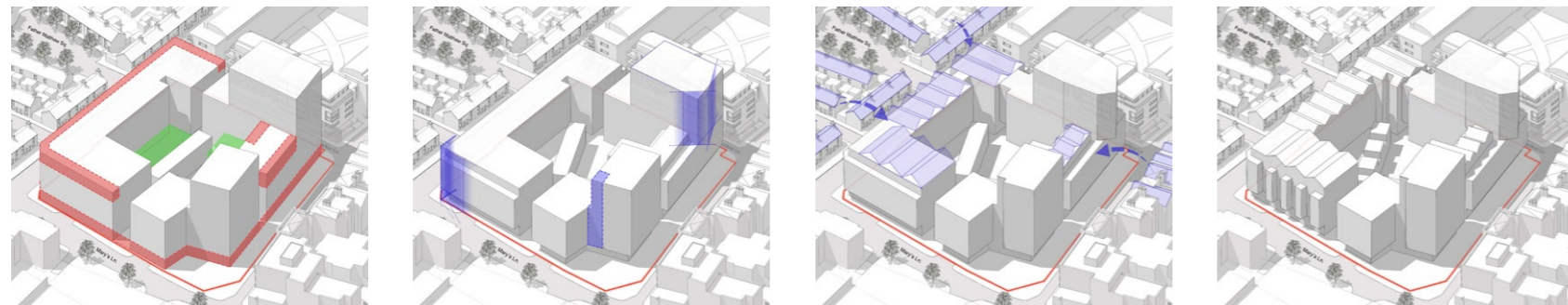
Site Context Plan – Protected Structures & Conservation Areas

03 JFA PROJECTS BERESFORD STREET, DUBLIN

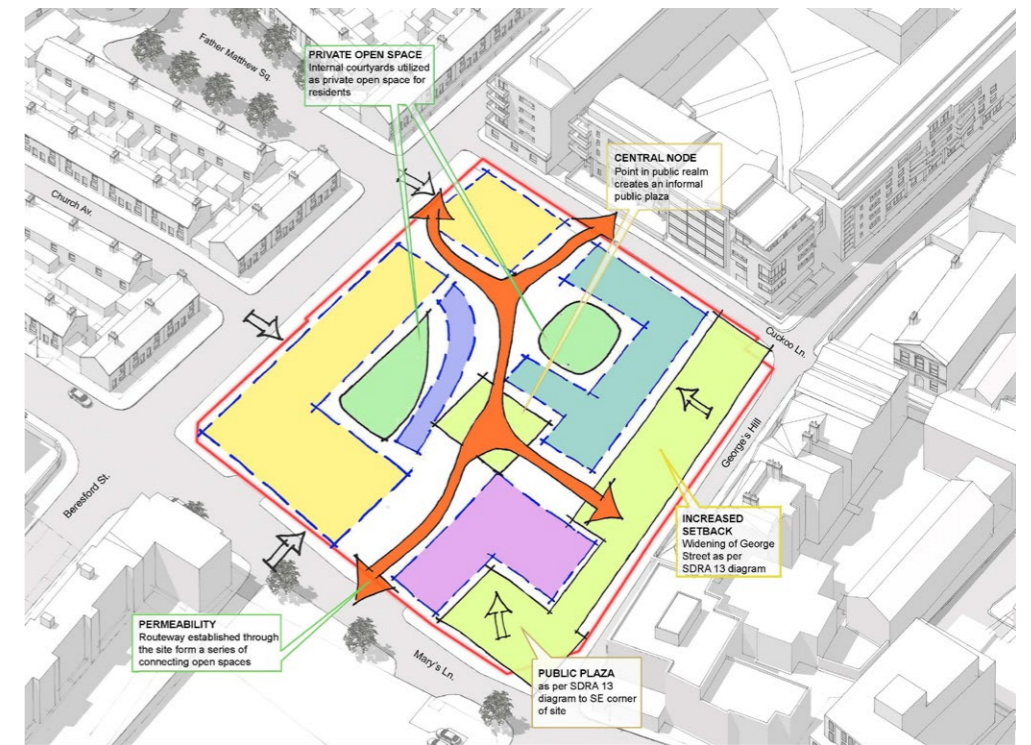


- Site Boundary (6307 sq.m) █
 - Circulation █
 - Refuse/Store █
 - Plant/Services █
 - Communal / Amenities █
 - Student Res Services █
 - Independent Cafe █
 - Back of house (BoH) █
 - Front of house (FoH) █
- HOTEL:**
- ROOM COUNT (Ground Floor)
 - Typical Room: 0
 - Bigger room 0
 - Accessible Room 0
 - Total No. of Rooms: 0**
- STUDENT ACCOMMODATION:**
- ROOM COUNT (Ground Floor)
 - Standard Room: 5
 - Accessible Room: 0
 - Total No. of Rooms: 5**
- Student Accommodation Standard Room - 13.7 sq.m █
 - Student Accommodation Accessible Room - 20.4 sq.m █
 - Student Accommodation LKD █
- RESIDENTIAL:**
- GFA: 1701 (Ground Floor)
 - 1 Bed: 0
 - 2 Bed: 0
 - Duplex: 3
 - Total No. of Units: 3**
- TOTAL GIA: 3456 sq.m**

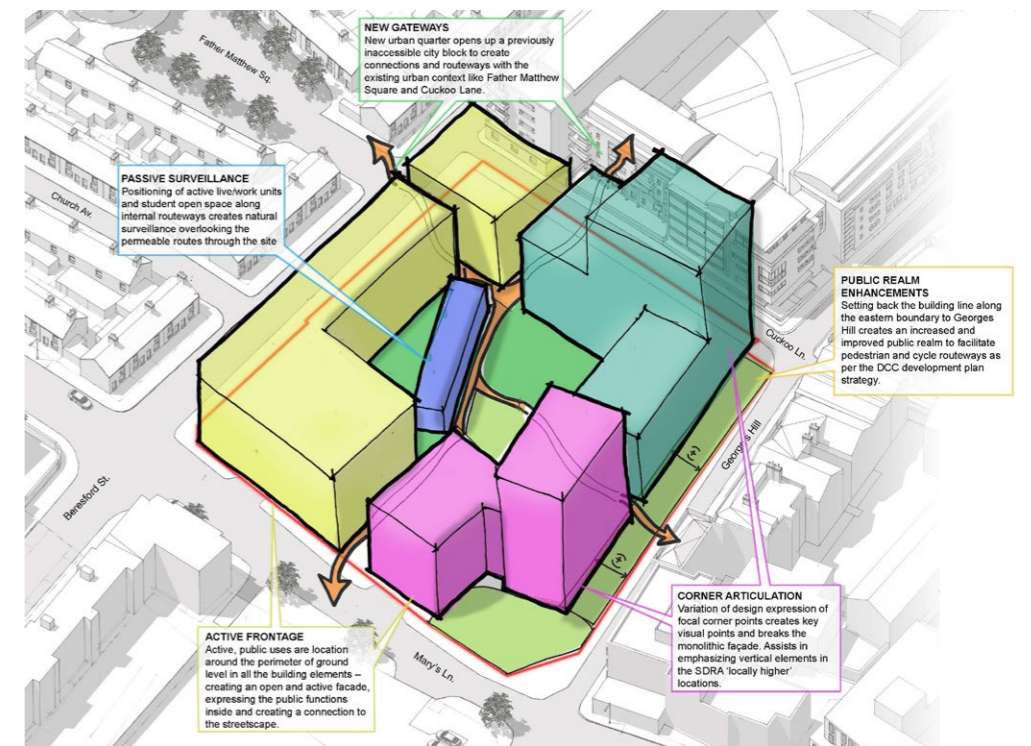
Ground Floor Plan | n.t.s



Massing Evolution

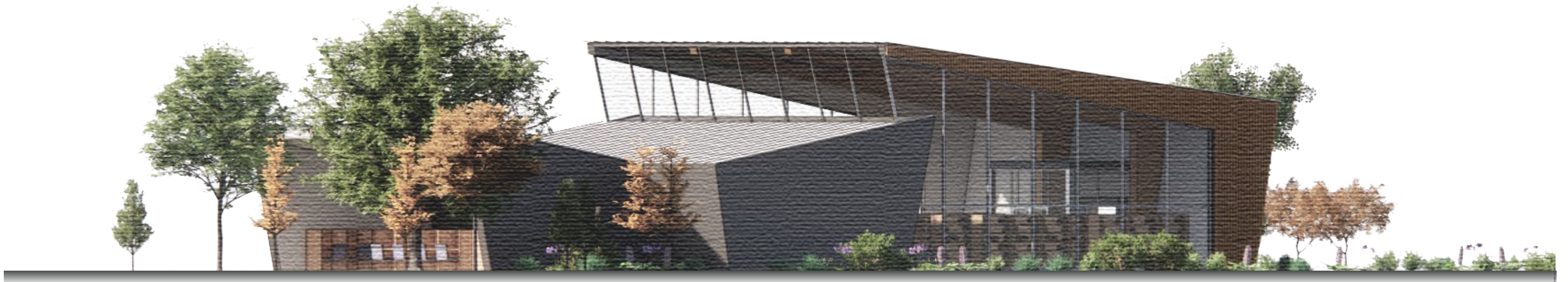


Design Strategy Diagram



Design Concept Diagram

03 JFA PROJECTS ATHLONE UNIVERSITY, WESTMEATH



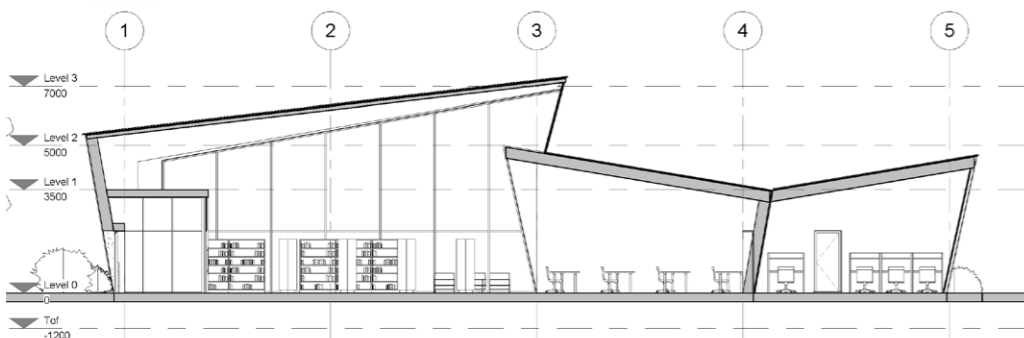
External View (Enscape)



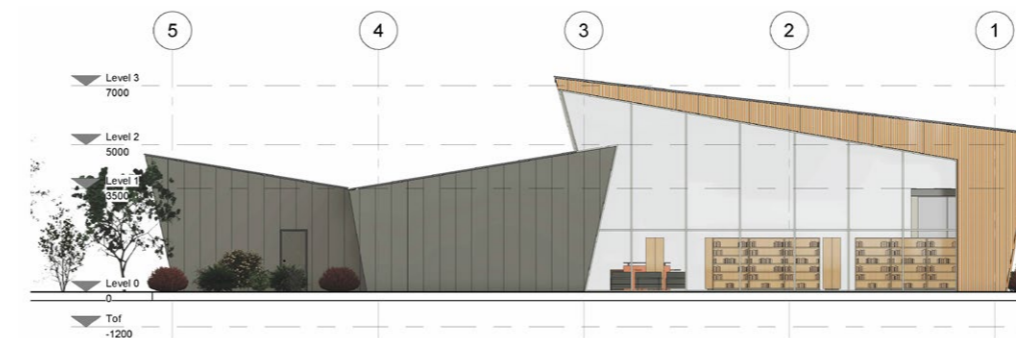
Ground Floor Plan | 1:250



Isometric View | 1:500



Section | 1:250



North Elevation | 1:250

A proposed library for Athlone University features a dynamic roof and large glazed façades that connect interior spaces to the landscaped campus, creating a strong civic presence and engaging learning environment.

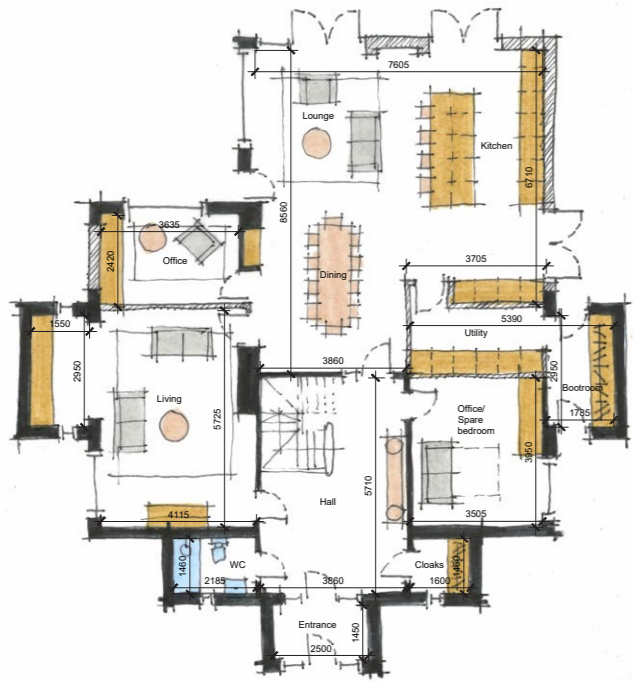
I took responsibility for the project during its early design and pre planning stages. I developed the Revit model, produced all the drawings and schedules and compiled them into presentation sheets that we presented and issued to the clients and wider project team.

Room Schedule Phase 2					
Number	Name	Department	Area	Required Area	Area Difference
1	Entrance Lobby	Circulation	11 m ²	10 m ²	1 m ²
2	Library	Public	189 m ²	180 m ²	9 m ²
3	Computers	Public	37 m ²	40 m ²	-3 m ²
4	Hall	Circulation	6 m ²	5 m ²	1 m ²
5	ACC WC	Toilet	5 m ²	5 m ²	0 m ²
6	Mens WC	Toilet	7 m ²	5 m ²	2 m ²
7	Womens WC	Toilet	7 m ²	5 m ²	2 m ²
8	Canteen	Staff	16 m ²	20 m ²	-4 m ²
9	Office	Staff	8 m ²	10 m ²	-2 m ²
10	Staff Changing	Staff	5 m ²	0 m ²	5 m ²
11	Staff WC	Staff	3 m ²	5 m ²	-2 m ²

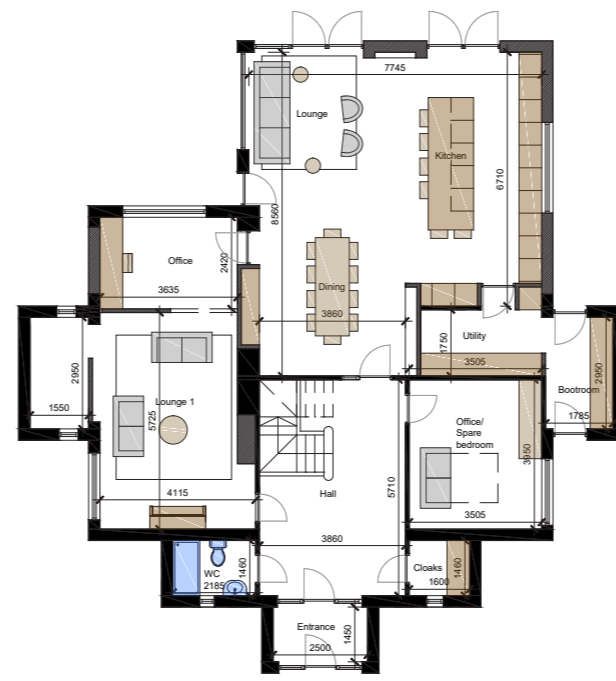
Room Schedule

04 BDA PROJECTS

10 SOMERTON, CASTLEKNOCK, DUBLIN



Initial GF Sketch Option | 1:200

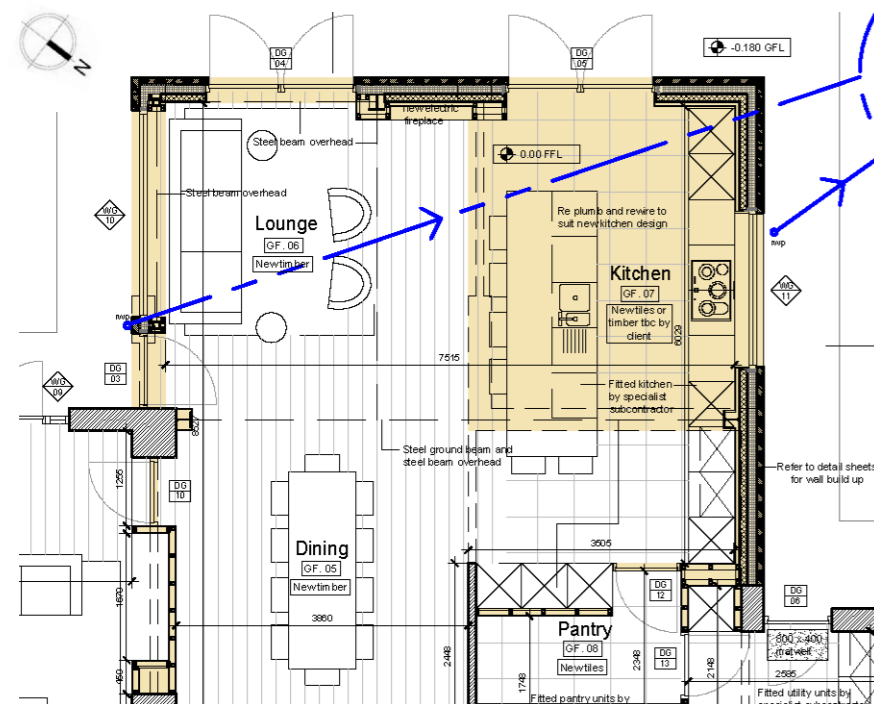


CAD GF Sketch Option | 1:200

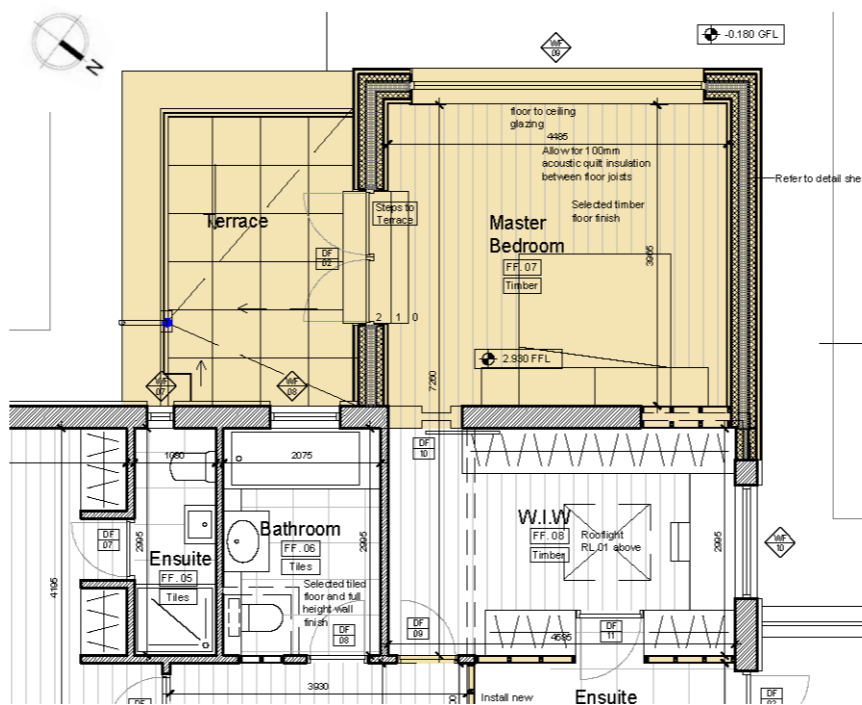
FULL HOUSE RENOVATION & EXTENSION

This project involved the renovation and extension of a large five-bedroom house in an affluent estate. The design centred on expanding the ground floor to create a generous, modern kitchen, living, and dining space, and extending the first floor to form a larger, better-orientated master suite. A bespoke roof terrace was integrated into the design, strengthening the connection between the home, its garden, and the adjacent golf course. Across both floors, the layout was reconfigured to maximise natural light and transform underused areas into functional, uplifting spaces.

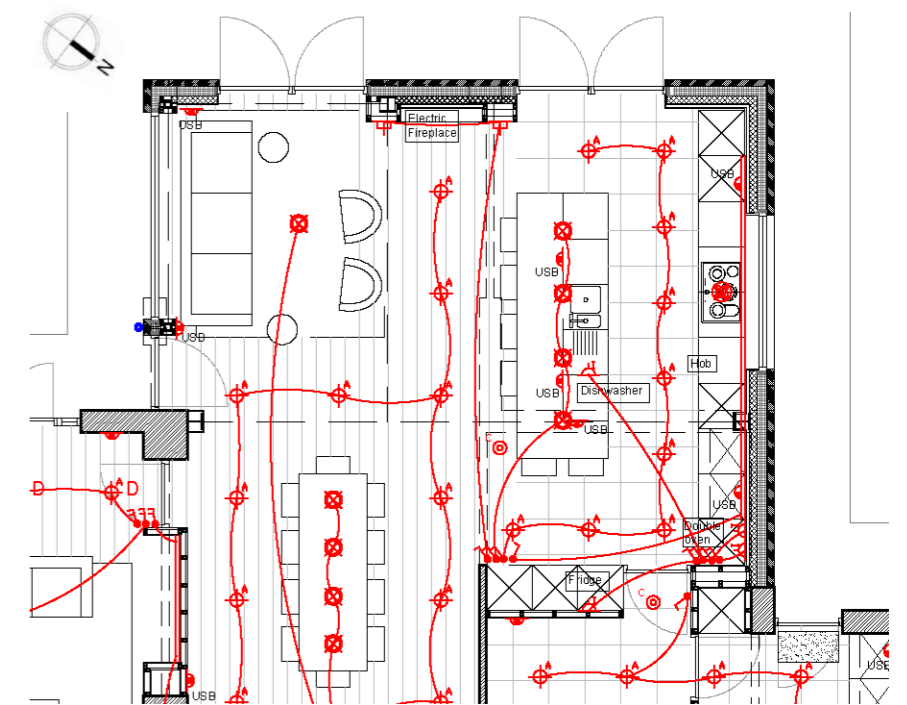
I was involved throughout the full project lifecycle, from initial sketches to construction. I developed concepts in CAD and SketchUp, refined layouts with the clients, and prepared all planning documentation, securing approval without conditions. During the tender stage, I collaborated with the engineer, technologist, and company director to prepare a full set of coordinated drawings and documents. My work included detailed setting out and M&E integration, bringing the design to the point where it was ready for construction.



Part Ground Floor Plan | 1:100



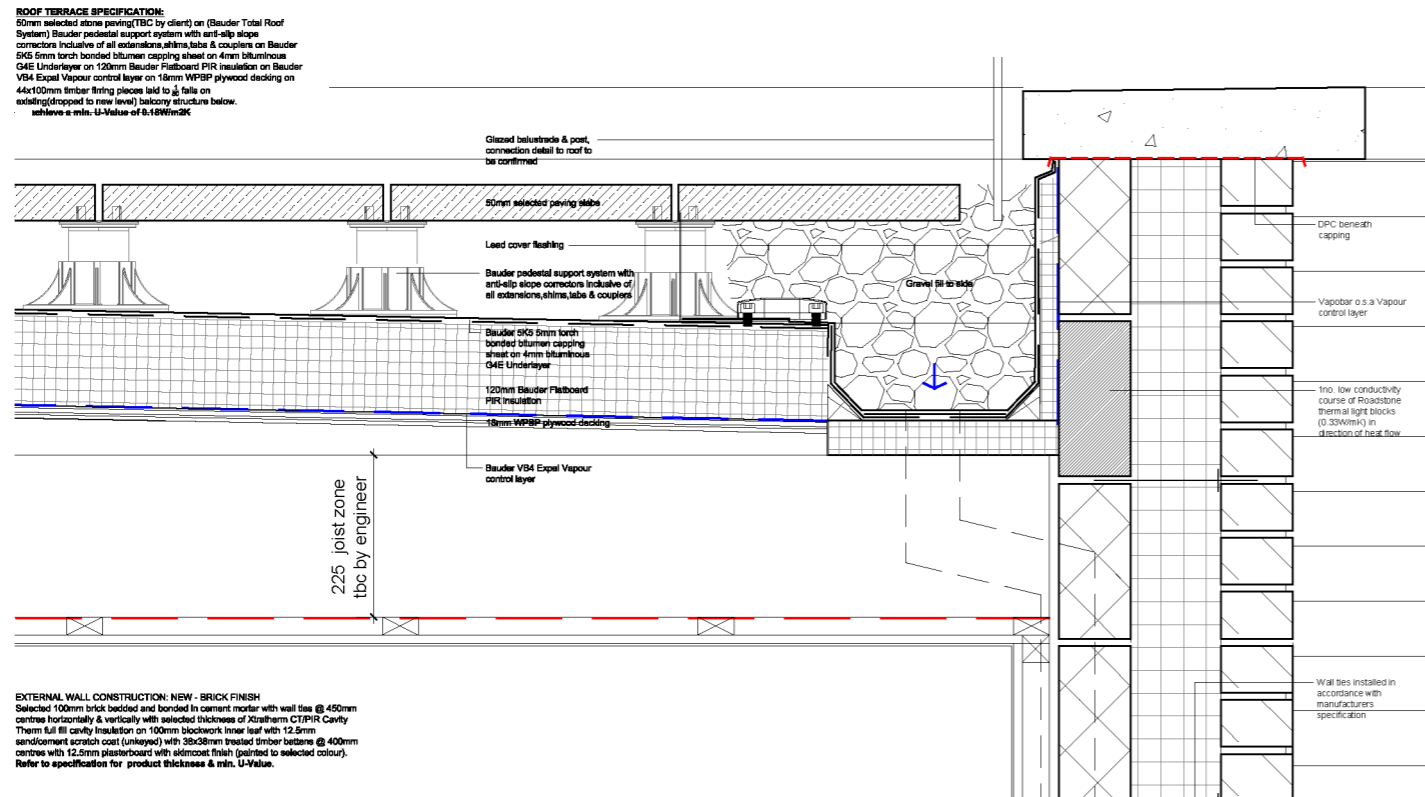
Part First Floor Plan | 1:100



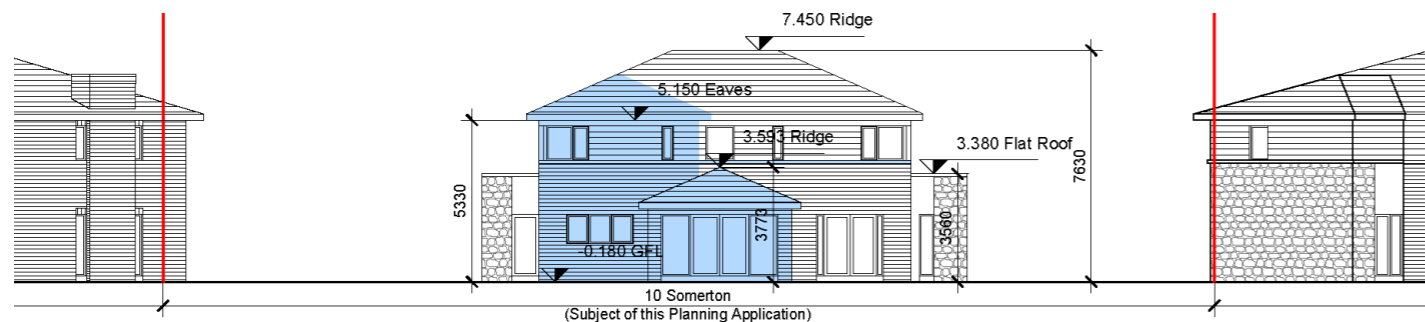
Ground Floor M&E Plan | 1:100

04 BDA PROJECTS

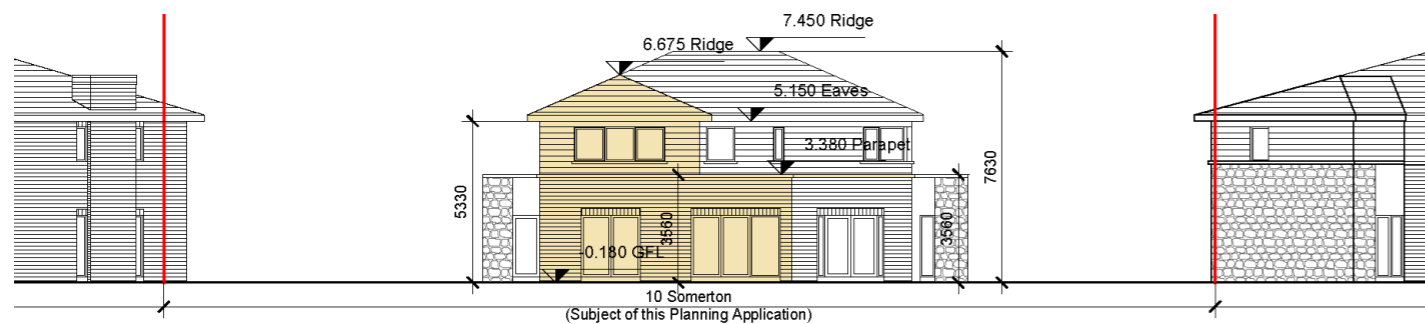
10 SOMERTON, CASTLEKNOCK, DUBLIN



Bespoke Terrace Parapet Detail | 1:15



Existing Rear Contiguous Elevation | 1:250



Proposed Rear Contiguous Elevation | 1:250



Site Plan | 1:500



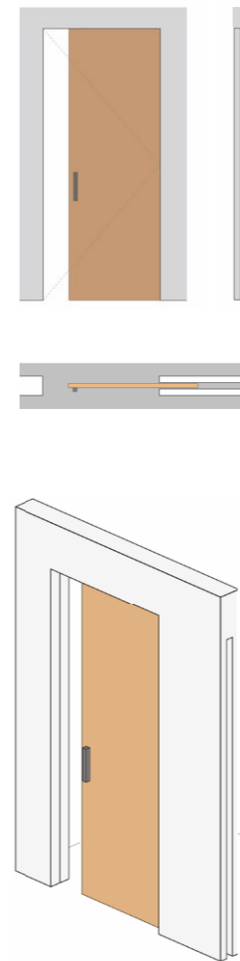
Rear Perspective View

04 BDA PROJECTS

53 DUNDELA PARK, GLENAGEARY, DUBLIN



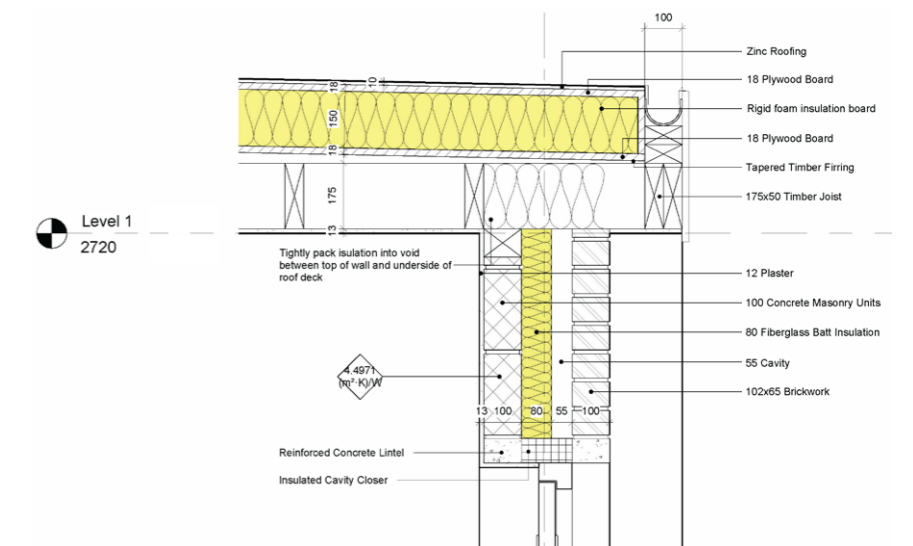
Front View (TwinMotion)



Pocket Door Family

FULL HOUSE RENOVATION & EXTENSION

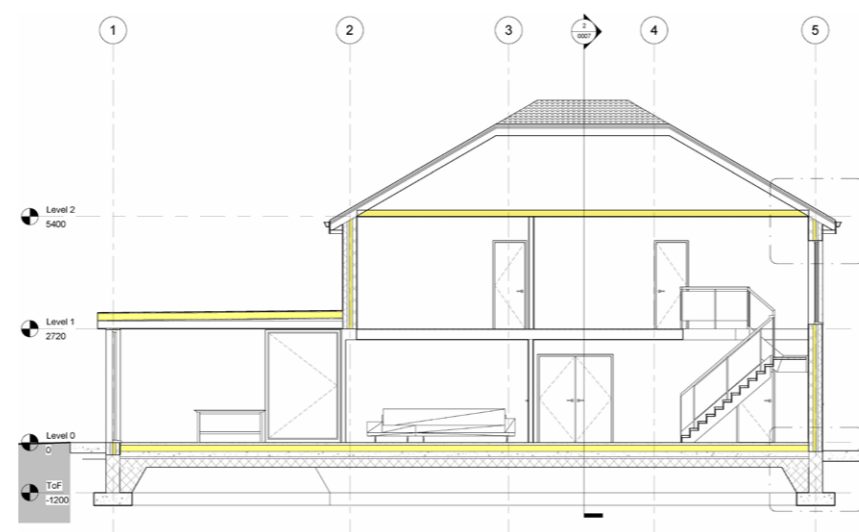
I led the full renovation of this property, designing and delivering a new single-storey side extension to replace the outdated structure, along with an upgraded front porch. I took the project from initial sketches through to a fully detailed Revit model, working closely with the clients at each stage. I was responsible for producing detailed sections, creating bespoke Revit families, and generating rendered visualisations in Enscape and Twinmotion.



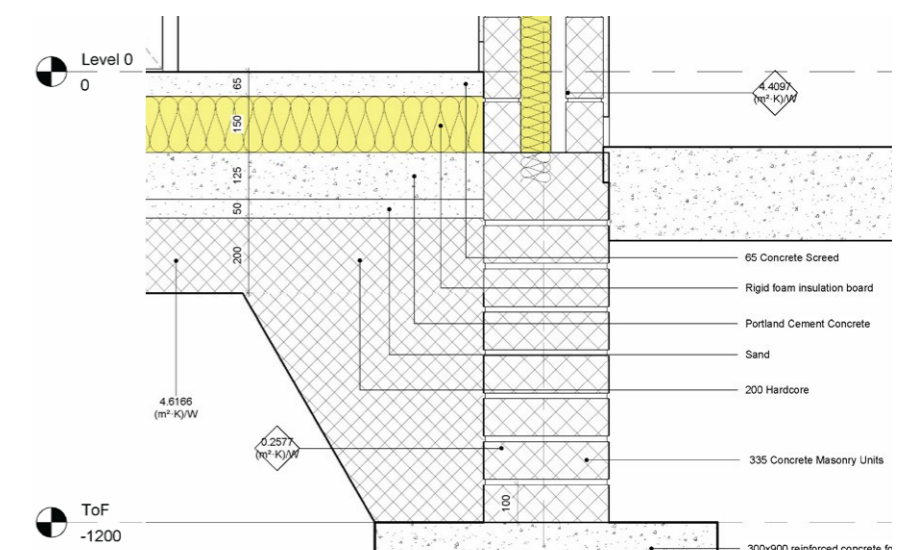
Flat Roof Detail | 1:20



Living Room View (TwinMotion)





Proposed Section | 1:200



Rising Wall Detail | 1:20

THANK YOU

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