

SubGroup	Product	Quantities - Measurements	Quantity
Entrance Groundworks (Preliminary for Siteworks)	Site Entrance - No Hedgerow and roadside drainage	Length of Entrance	7 Mtrs
4 metre wide access road (Suitable for Siteworks)	4 metre wide access road with clause 804 hardstanding to depth of 150mm to surface	Length of Access Road	32 Mtrs
Strip foundation area topsoil plus 4 metres around house down 500mm to base level	Strip topsoil to House location plus 4 metres around house down 500mm to base level to start foundations & put 804 hardstanding on the 4m apron	Total area of 4 meter surround	241 Mtrs2
Strip foundation area topsoil plus 4 metres around house down 500mm to base level	Strip topsoil to House location plus 4 metres around house down 500mm to base level to start foundations & put 804 hardstanding on the 4m apron	Total area of base and external 4 meter surround	160 Mtrs2
Site Setout	Site Setout	Hours Required for Project Manager to mark out the Site	8 Hours
House Setout	Strip foundations - Marking out footprint of house on site for excavation of foundations	Hours Required for Project Manager to mark out the Foundations	4 Hours
Security fencing	Rental 2.4m Mesh Security Fencing with stands	Total Length of Security Fencing	12 Mtrs
Site Toilet	Rental Site Toilet	Total weeks the Site Toilet will be rented	24 Unit
Foundations Including Rising Walls & Base	350mm Strip Foundations Standard - Building Regulation minimum requirement (0.21 W/m2K U-value) polyisocyanurate (PIR) 100mm insulation and concrete slab	Area of Foundation	123 Mtrs2
Foundations Including Rising Walls & Base	350mm Strip Foundations Standard - Building Regulation minimum requirement (0.21 W/m2K U-value) polyisocyanurate (PIR) 100mm insulation and concrete slab	Area of slab void	100 Mtrs2
Foundations Including Rising Walls & Base	350mm Strip Foundations Standard - Building Regulation minimum requirement (0.21 W/m2K U-value) polyisocyanurate (PIR) 100mm insulation and concrete slab	Lengths of external walls	51 Mtrs
Foundations Including Rising Walls & Base	350mm Strip Foundations Standard - Building Regulation minimum requirement (0.21 W/m2K U-value) polyisocyanurate (PIR) 100mm insulation and concrete slab	Length Ground Floor internal standard walls	21 Mtrs
Foundations Including Rising Walls & Base	350mm Strip Foundations Standard - Building Regulation minimum requirement (0.21 W/m2K U-value) polyisocyanurate (PIR) 100mm insulation and concrete slab	Number of Baywindows	1 Unit
Foundations Including Rising Walls & Base	350mm Strip Foundations Standard - Building Regulation minimum requirement (0.21 W/m2K U-value) polyisocyanurate (PIR) 100mm insulation and concrete slab	Number of Corners	7 Unit
Foundations Including Rising Walls & Base	350mm Strip Foundations Standard - Building Regulation minimum requirement (0.21 W/m2K U-value) polyisocyanurate (PIR) 100mm insulation and concrete slab	Number of Pediments	2 Unit
Walls	400mm Cavity Efficient - (0.16 W/m2K U-value) Blown bonded bead insulation with block external (200mm Bead Insulation)	Area 1st Floor internal standard walls	78 Mtrs2
Walls	400mm Cavity Efficient - (0.16 W/m2K U-value) Blown bonded bead insulation with block external (200mm Bead Insulation)	Area Ground Floor internal standard walls	60 Mtrs2
Walls	400mm Cavity Efficient - (0.16 W/m2K U-value) Blown bonded bead insulation with block external (200mm Bead Insulation)	Area of external walls	198 Mtrs2
Walls	400mm Cavity Efficient - (0.16 W/m2K U-value) Blown bonded bead insulation with block external (200mm Bead Insulation)	Number of Baywindows	1 Unit
Walls	400mm Cavity Efficient - (0.16 W/m2K U-value) Blown bonded bead insulation with block external (200mm Bead Insulation)	Number of Corners	7 Unit
Walls	400mm Cavity Efficient - (0.16 W/m2K U-value) Blown bonded bead insulation with block external (200mm Bead Insulation)	Number of Dormer Windows	2 Unit
Walls	400mm Cavity Efficient - (0.16 W/m2K U-value) Blown bonded bead insulation with block external (200mm Bead Insulation)	number of lintels	28 Unit
Walls	400mm Cavity Efficient - (0.16 W/m2K U-value) Blown bonded bead insulation with block external (200mm Bead Insulation)	Number of Pediments	2 Unit
1st Floor	Cut Floor Timber Adjoining External Walls (Hangers) with Plywood Floor Decking	Total Area of Floor Area	121 Mtrs2
Chimney Structure	Standard size block built fireplace and standard single chimney flue	Height of chimney 1	7 Mtrs

Chimney Structure	Standard size block built fireplace and standard single chimney flue	Number of Chimneys	1 Unit
Floor Screed - for Ground Floor	65mm sand cement screed finish	Total Area of Floor Area	123 Mtrs2
Cills Solid Stone - Concrete	Concrete Cills - 350mm	Length of combined Cills	23 Mtrs
External Columns	Timber Column 250mm x 250mm Square	Length of Columns	6 Mtrs
Balcony Railing	Supplied & Fitted Mild Steel Railing	Length of Railing	7 Mtrs
Balcony Floor Finish	Balcony Non slip outdoor Tiles Ceramic @ 20 euro per sq meter	Area of Decking	2 Mtrs2
Outside Wall Render - 1st Largest Area for Rendering	Sand & Cement Plaster on Block - Nap plaster finish on Block	Corners Length	33 Mtrs
Outside Wall Render - 1st Largest Area for Rendering	Sand & Cement Plaster on Block - Nap plaster finish on Block	Total Area	198 Mtrs2
Outside Wall Render - 1st Largest Area for Rendering	Sand & Cement Plaster on Block - Nap plaster finish on Block	Total area of Openings Windows & Doors (excluding Front Door)	52 Mtrs2
Inside Wall Render - External - Inner Surface Areas for the Ground Floor	Insulated Plaster Board 42.5mm onto Concrete with Wet Skim Finish (No Service Cavity)	Area of Walls	92 Mtrs2
Inside Wall Render - External - Inner Surface Areas for the First Floor	Insulated Plaster Board 42.5mm onto Concrete with Wet Skim Finish (No Service Cavity)	Area of Walls	98 Mtrs2
Inside Wall Render - Internal Wall Areas for the Ground Floor	Building Sand & Cement Wet Plasterwork onto Concrete	Area of Walls	148 Mtrs2
Inside Wall Render - Internal Wall Areas for the First Floor	12.5mm Plaster Board onto Timber with Wet Skim Finish	Area of Walls	196 Mtrs2
Inside Wall Render - Bathroom Render for the Ground Floor	Building Sand & Cement Wet Plasterwork onto Concrete	Area of Walls	23 Mtrs2
Inside Wall Render - Bathroom Render for the First Floor	Building Sand & Cement Wet Plasterwork onto Concrete	Area of Walls	44 Mtrs2
Ceilings below 1st Floor	38mm Batton as Service Cavity + Plaster Board and Skim Finish	Area of Walls	123 Mtrs2
Ceiling below Roof Sloped Warm	Standard Ceilings - With Service Cavity - Plasterboard and Skim Finish - warm roof with (100mm PIR Insulation between rafters and 42.50mm insulated plasterboard) to achieve minimum 0.16 W/m2K U-value	Area of inner roof/ceiling	49 Mtrs2
Ceiling below Attic/Loft Space Flat Warm	Standard Ceilings - With Service Cavity - 300mm Mineral Fiber - 12.5mm Plasterboard and Skim Finish to achieve (0.16 W/m2K U-value)	Area of inner roof/ceiling	82 Mtrs2
Fitted Kitchen	Provisional €12,000 Sum for Kitchen	Number of Fitted Kitchens	1 Unit
Roof Construction	Standard Cut Roof using 160mm high Rafters as per attached Drawings - subject to Engineer approval	Area of Roof	216 Mtrs2
Roof Construction	Standard Cut Roof using 160mm high Rafters as per attached Drawings - subject to Engineer approval	number of dormers	2 Unit
Roof Construction	Standard Cut Roof using 160mm high Rafters as per attached Drawings - subject to Engineer approval	Number of Pediments	2 Unit
Roof 1st Largest area of Roof Cover	Fiber Cement Smooth Square Edge Roof Tiles 600mm x 300mm	Area of Roof	216 Mtrs2
Roof 1st Largest area of Roof Cover	Fiber Cement Smooth Square Edge Roof Tiles 600mm x 300mm	Length of Eaves	25 Mtrs
Roof 1st Largest area of Roof Cover	Fiber Cement Smooth Square Edge Roof Tiles 600mm x 300mm	Length of Gables	51 Mtrs
Roof 1st Largest area of Roof Cover	Fiber Cement Smooth Square Edge Roof Tiles 600mm x 300mm	Length of Ridges	31 Mtrs
Roof 1st Largest area of Roof Cover	Fiber Cement Smooth Square Edge Roof Tiles 600mm x 300mm	Length of Valleys	29 Mtrs
Fascia & Soffits 1st largest area	PVC Fascia Soffit White (175mm Fascia) (250mm Soffit)	Area of Fascia	18 Mtrs2
Fascia & Soffits 1st largest area	PVC Fascia Soffit White (175mm Fascia) (250mm Soffit)	Area of Soffit	44 Mtrs2
Fascia & Soffits 1st largest area	PVC Fascia Soffit White (175mm Fascia) (250mm Soffit)	Number of Baywindows	1 Unit
Fascia & Soffits 1st largest area	PVC Fascia Soffit White (175mm Fascia) (250mm Soffit)	Number of Corners	7 Unit
Fascia & Soffits 1st largest area	PVC Fascia Soffit White (175mm Fascia) (250mm Soffit)	Number of Dormer Windows	2 Unit
Fascia & Soffits 1st largest area	PVC Fascia Soffit White (175mm Fascia) (250mm Soffit)	Number of Pediments	2 Unit
Gutters & Downpipes	Gutter Aluminium Ogee 130mm Black	Length of Gutter	29 Mtrs
Gutters & Downpipes	Gutter Aluminium Ogee 130mm Black	Number of Outlets	9 Unit

Gutters & Downpipes	Gutter Aluminium Ogee 130mm Black	Total Number of Downpipes @ 4m Length	9 Unit
Windows & Doors	Efficient- (1.2 W/m ² K U-value) UPVC White Windows & Glazing (Supplied & Fitted)	Number of Windows	22 Unit
Windows & Doors	Efficient- (1.2 W/m ² K U-value) UPVC White Windows & Glazing (Supplied & Fitted)	Total Area of Windows	52 Mtrs ²
Windows & Doors	Efficient- (1.2 W/m ² K U-value) UPVC White Windows & Glazing (Supplied & Fitted)	Total Perimeter of Windows & Doors (excluding Front Door)	138 Mtrs
Front Door	Efficient- (1.2 W/m ² K U-value) UPVC Front Door - White	Area of Front Door	5 Mtrs ²
Front Door	Efficient- (1.2 W/m ² K U-value) UPVC Front Door - White	Height of Front Door	2 Mtrs
Front Door	Efficient- (1.2 W/m ² K U-value) UPVC Front Door - White	Width of Front Door	2 Mtrs
Doors Single	Deal Flush Panel 2032mm x 864mm	List of Doors by type	14 Unit
Door Frame - Single Doors	Deal 44mm x 95mm	Length of door frames	71 Mtrs
Door Frame - Single Doors	Deal 44mm x 95mm	Number of Door Openings	14 Unit
Architrave - Single Doors	Deal 16mm x 90mm square edge	Length of architrave	143 Mtrs
Architrave - Single Doors	Deal 16mm x 90mm square edge	Number of Door Openings	14 Unit
Door Handle - Single Doors	Satin chrome lock door handle. square	Number of Handles	14 Unit
Doors Double	Deal Flush Panel 2100mm x 1810mm	List of Doors by type	1 Unit
Door Frame - Double Doors	Deal 44mm x 95mm	Length of door frames	6 Mtrs
Architrave - Double Doors	Deal 16mm x 90mm square edge	Length of architrave	12 Mtrs
Door Handles - Double Doors	Satin chrome lock door handle. square	Number of Handles	1 Unit
Skirting Ground Floor	Deal 18mm x 125mm square edge	Length of skirting	143 Mtrs
Skirting Ground Floor	Deal 18mm x 125mm square edge	Number of Corners	44 Unit
Skirting First Floor	Deal 18mm x 125mm square edge	Length of skirting	122 Mtrs
Skirting First Floor	Deal 18mm x 125mm square edge	Number of Corners	48 Unit
Window Boards	MDF 25mm x 240mm (cut from full MDF sheets)	Length of all Cills	23 Mtrs
1st Fix Electrics	Electrics Standard Pack for House Size including Fuseboard >= 250 & < 300 sq meters with <80 points	Number of 1st Fix Electric Packs	1 Unit
Ceiling Lighting Point	Standard ceiling lighting point - White - Supplied & Installed	Number of ceiling lighting point	18 Unit
Low Voltage Downlighters	Low Voltage Downlighters - White - Supplied, Wired & Installed	Number of Low Voltage Downlighters	8 Unit
Sockets	Single Socket - White - Supplied, Wired & Installed	Number of Single Socket - White Incl Back Box	30 Unit
Satellite TV Point	Satellite TV Point - White - Supplied, Wired & Installed	Number of Satellite TV Point	2 Unit
Voice Data Outlet	Voice Data Outlet - White - Supplied, Wired & Installed	Number of Voice Data Outlet	8 Unit
Smoke Alarm	Smoke Alarm - White - Supplied, Wired & Installed	Number of Smoke Alarm	3 Unit
Cooker Point	Cooker Point - White - Supplied, Wired & Installed	Number of Cooker Point	1 Unit
Heat Alarm	Heat Alarm - White - Supplied, Wired & Installed	Number of Heat Alarm	1 Unit
Shaver Socket Point	Shaver Socket - White - Supplied, Wired & Installed	Number of Shaver Socket	3 Unit
Switches	Light Switches - 1 gang - White - Supplied, Wired & Installed	Number of Light Switches - one gang	22 Unit
Time Clock	Time Clock - White - Supplied, Wired & Installed	Number of Time Clock	1 Unit
Immersion Point	Immersion Switch Point - White - Supplied, Wired & Installed	Number of Immersion Switch Point	1 Unit
External Security Light	External Security Light - White - Supplied, Wired & Installed	Number of External Security Light	1 Unit
Carbon Alarms	Carbon Alarm - White - Supplied, Wired & Installed	Number of Carbon Alarms	2 Unit
1st Fix Plumbing	Plumbing Standard Pack >= 250 & < 300 sq meters > 21 outlets incl water tank	Number of 1st Fix Plumbing Packs	1 Unit
WC	Close Coupled including seat WC >40 & <60 Euro	Number of WC's	3 Unit
Handbasin	Pedestal Basin incl Waste & Wall fixings >60 & <80 Euro	Number of Handbasins	3 Unit
Bath	Straight Bath incl Side & End Panels - Waste >80 & <100 Euro	Number of Baths	1 Unit
Shower Valve	Thermostatic Shower Valve >40 & <60 Euro	Number of Valves	2 Unit
Shower Tray	Square Shower Tray >60 & <80 Euro	Number of Shower Trays	2 Unit
Shower Enclosure	Hinged Shower Enclosure >140 & <160 Euro	Number of Shower Enclosures	2 Unit

Taps	Pillar Tap >20 & <40 Euro	Number of Tap Sets	4 Unit
Utility Sink	Stainless Steel Utility Sink with Mixer Tap & Waste Fitting >100 & <120 Euro	Number of Utility Sinks	1 Unit
Kitchen Sink	1 Bowl & Drainer Stainless Steel Kitchen Sink with Mixer Tap & Waste Fitting >60 & <80 Euro	Number of Kitchen Sinks	1 Unit
Well Pump & Fittings	Well Pump & Fittings	Number of Well Pump Systems	1 Unit
First Fix Heating - 2 Story Building	First fix Heating Pipework for Radiators (heat source oil, gas, solid fuel or pellet)	Number of Radiators	22 Unit
Heat Output - 2 Story Building	Heat Output - Standard Radiators throughout house - Compact Double Converter - detachable grilles & side panels. (heat source oil, gas, solid fuel or pellet)	Number of Radiators	22 Unit
Heat Source (Oil, Gas, Solid Fuel, Electric, Geothermal)	Heat Source - Heat Pump - Air to Water - Passive - minimum 400% seasonal efficiency to incl all fittings and 180L cylinder	Number of Heat Pump Systems	1 Unit
Secondary Heat Output (Stove)	Secondary Heat output (Stove) - Oil - Standard - minimum 60% seasonal efficiency incl all fittings and flues & installed	Number of Secondary Stove Heating Systems	1 Unit
Photovoltaic Panels	Photovoltaic Panels Supplied & Fitted with SE/SW Orientation & 45 Degree Tilt with a 1.5kw = 6 panel system	Area of PV Panels	10 Mtrs ²
Floor Cover	Ceramic @ 20 euro per sq meter	Area of Floor	37 Mtrs ²
Floor Cover	Nylon Carpet @ 20 euro per sq meter (Supplied & Fitted)	Area of Floor	77 Mtrs ²
Floor Cover	Timber Laminated @ 20 euro per sq meter	Area of Floor	59 Mtrs ²
Floor Cover	Wool Carpet @ 20 euro per sq meter (Supplied & Fitted)	Area of Floor	78 Mtrs ²
Painting - Internal	Painting - Internal	Area of Walls	533 Mtrs ²
Tiling Walls - Bathroom Tiling Ground Floor	Full height tile with Ceramic @ 40 euro per sq meter	Area of Wall	10 Mtrs ²
Footpath Calculated for the full House Surround	Standard 1.2m footpath around the house - Concrete	Length of Footpath	54 Mtrs
Footpath Calculated for the full House Surround	Standard 1.2m footpath around the house - Concrete	Number of Corners	7 Unit
Bored Well Drilling	Bored Well Drilling	Well Drilling	1 Unit
Water Pipe Ducting to Well	Water Pipe Ducting to Well	Length of Water Pipe Ducting to Well	50 Mtrs
Percolation Area	Percolation Area - Standard Percolation Area incl Material, Fittings and Installed	Percolation Area	250 Mtrs ²
Effluent disposal system	Effluent disposal system - Standard Septic Tank incl all fittings and Installed	Number of Effluent Disposal Systems	1 Unit
Stormwater drainage and soakaway	Stormwater drainage and soakaway - Standard	Volume of Stormwater Drainage & Soakaway	10 Mtrs ³
ESB Connection Ducting	ESB Connection Ducting	Length of ESB Ducting	25 Mtrs
Telephone Connection Ducting	Telephone Connection Ducting	Length of Telephone Ducting	25 Mtrs
Fencing Position 1 (longest length of fencing required)	Fencing Post & Rail (3 rails) supplied and fitted.	Length of Fencing	75 Mtrs
Kerbing to Driveway 1st Longest Length	Precast Concrete Kerbing to Driveway Supply and Fit	Length of Kerbing	52 Mtrs