

# A1Architects.com

## Why us ?

- We do not charge on percentage basis like other architects – only fixed fee.
- You always know how much you will pay.
- Member of The Royal Institute of the Architects of Ireland
- Good design will increase the value of your house.
- All our projects are design by fully qualified Architects.
- Public Indemnity Insurance
- 99% success rate with planning permissions
- Tailor made design, Passive/Low energy housing
- Experience
- Competitive and affordable prices

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# A1Architects.com

## **P A C K 1**

### **HOUSE EXTENSION (WHERE PLANNING PERMISSION IS NOT REQUIRED , up to 40 sq m)**

#### **FIXED FEE**

##### **INCEPTION**

€ 0

Visit site, provide general advice to the client

##### **OUTLINE**

€1300+VAT

- Take client's instruction and discuss proposals with other professionals,
- Prepare CAD survey of existing house (400 euro+ vat),
- Outline design (900 euro+ vat),

##### **DETAIL DESIGN**

€900+VAT

Provide detailed drawings and ensure that design complies with building regulations.

##### **TENDER**

€150+VAT

Put the project out to tender

*Approximate additional expenses paid by client during tender stage if hard copies are required, usually digital version are sufficient :*

Printing/Photocopying	60.00
Couriers/postage	15.00
Detailed tender review (by QS)	500-700

##### **PROJECT PLANNING**

€150+VAT

Arrange for contract to be signed with selected Contractor, RIAI contracts

##### **ON SITE OPERATIONS**

€480+ VAT

4 site visits during construction to enable the works to be certified on completion.  
The day to day management and supervision of the work is by the client and contractor.  
If more assistance is required or the loan lender requires to check the progress of works  
each additional site visit will cost € 120+ Vat, each bank cert €50 + VAT/per cert

##### **ARCHITECTS CERTS** (2 certs required- €150+VAT/per certificate)

€300+VAT

Architects Opinion on Compliance with Building Regulations and  
Architect's Opinion on Compliance with Planning Permission and /or Exemption from Planning Control,

## **OTHER CONSULTANTS:**

**STRUCTURAL ENGINEER-** recommended for simple projects, required for more complex extensions (to design structural elements like beams , foundations etc.)

**QUANTITY SURVEYOR-** recommended

We strongly advise to check the construction cost before preparing tender/detailed drawings.

**HEALTH AND SAFETY CONSULTANT-** required under new regulations

New responsibilities for homeowners under Safety, Health and Welfare at Work (Construction) Regulations 2013

The Client's duties under the regulations include:

- Appointing competent persons to carry out the construction work
- Appointing Project Supervisors for the Design Process and for the Construction Stage
- Keeping a Safety File
- Sending notification of the works to the Health and Safety Authority where necessary if the project is due to last longer than 30 days or 500 person days.

Notification (Form AF 1) should be sent to :

The Health and Safety Authority  
Metropolitan Building  
James Joyce Street  
Dublin 1.  
Email: wcu@hsa.ie

## **APPROXIMATE CONSTRUCTION COST**

New build: from 1500-1800 per sq m (incl VAT)

Full renovation/refurbishment 700-1000 euro / sq m (incl VAT)

Please note that the above figures relates to 'construction budget' only. Professional fees, local authority charges, landscaping, kitchen and contingency are not included.

offer is valid till June 2014



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## PACK 2

### SMALL HOUSE EXTENSION

**(USUALLY SINGLE STOREY EXTENSION WHERE PLANNING PERMISSION IS REQUIRED)**

#### FIXED FEE

##### INCEPTION

€ 0

Visit site, provide general advice to the client

##### OUTLINE

€1300+VAT

- Take client's instruction and discuss proposals with other professionals,
- Prepare CAD survey of existing house (400 euro+ vat for houses up to 100 sq m, for complex/bigger houses the fee may increase),
- Outline design (900 euro+ vat),

##### DESIGN

€700+VAT

- Prepare a planning application

*Approximate additional expenses paid by client:*

Printing/Photocopying	60.00
Couriers/postage	15.00
Ordnance Survey	120.00
Planning fee	34.00
Newspaper Ad.	200.00 - 250.00

##### DETAIL DESIGN

€1500+VAT

Provide detailed drawings and ensure that design complies with building regulations.

##### TENDER

€150+VAT

Put the project out to tender

*Approximate additional expenses paid by client during tender stage if hard copies are required, usually digital version are sufficient :*

Printing/Photocopying	60.00
Couriers/postage	15.00
Detailed tender review (by QS)	500-700

##### PROJECT PLANNING

€150+VAT

Arrange for contract to be signed with selected Contractor, RIAI contracts

##### ON SITE OPERATIONS

€600+ VAT

5 site visits during construction to enable the works to be certified on completion.  
The day to day management and supervision of the work is by the client and contractor.  
If more assistance is required or the loan lender requires to check the progress of works  
each additional site visit will cost € 120+ Vat, each bank cert €50 + VAT/per cert

##### ARCHITECTS CERTS

€300+VAT

(2 certs required- €150+VAT/per certificate)Architects Opinion on Compliance with Building Regulations and Architect's Opinion on Compliance with Planning Permission and /or Exemption from Planning Control,

## **OTHER CONSULTANTS:**

**STRUCTURAL ENGINEER-** recommended for simple projects, required for more complex extensions (to design structural elements like beams , foundations etc.)

**QUANTITY SURVEYOR-** recommended for pre-planning estimate - we strongly advise to check the construction cost before the planning application is lodged.

**HEALTH AND SAFETY CONSULTANT** required under new regulations  
New responsibilities for homeowners under Safety, Health and Welfare at Work (Construction) Regulations 2013

The Client's duties under the regulations include:

- Appointing competent persons to carry out the construction work
- Appointing Project Supervisors for the Design Process and for the Construction Stage
- Keeping a Safety File
- Sending notification of the works to the Health and Safety Authority where necessary if the project is due to last longer than 30 days or 500 person days.

Notification (Form AF 1) should be sent to :

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Metropolitan Building  
James Joyce Street  
Dublin 1.  
Email: wcu@hsa.ie

## **IMPORTANT- NEW BUILDING REGULATIONS 2014**

### **The BC(A)R System – from March 2014**

● From 1st March 2014, all building types, except for extensions to domestic dwellings of less than 40m2, are included in the BC(A)R 2014, and may only be designed and certified by a Registered Architect, Chartered Engineer and Chartered Building Surveyor.

### **Building Owner's Obligations under BC(A)R**

Building owners will be required to appoint, for almost any building or works starting from March 2014 onward, a Design Certifier and an Assigned Certifier as well as a competent Builder. The building owner's obligations include:

- Give a written undertaking on a statutory form to the Building Control Authority to appoint a competent Design Team to design the new building in accordance the Building Regulations.
- Give a written undertaking on a statutory form to the Building Control Authority to appoint a competent Builder to construct the new building in accordance the Building Regulations.
- Give a written undertaking on a statutory form to the Building Control Authority to appoint a competent Assigned Certifier who will prepare an Inspection Plan, inspect and certify, with the Builder, that the new building, when complete, is built in accordance the Building Regulations.

### **The Role of the Assigned Certifier and Builder, During the Construction Stage**

- The Assigned Certifier will implement the Inspection Plan with the Builder.
- The Assigned Certifier will collate certificates, sub-certificates, ancillary certificates, warranties and tests as set out in the Inspection Plan, with the Builder.
- The Assigned Certifier will respond to requests for additional information by the BCA.

### **The Role of the Assigned Certifier and the Builder at Completion**

The Assigned Certifier and the Builder having collated all the required certificates identified in the Inspection Plan, collected from all those identified, sub-contractors, suppliers, testers, manufacturers and are satisfied that the building is built in accordance with the Building Regulations, co-sign the Statutory Completion Certificate and lodge it with the BCA, 3 -5 weeks in advance of the Completion date. The Building will not be permitted to be occupied, used or rented, without the building being placed on the Building Control Authority Register.

**CONTRIBUTION**

Please be aware that Local Authorities are charging contributions for house extension over 40sq.m, approximately 100 euro per sq. m.

**APPROXIMATE CONSTRUCTION COST**

New build: from 1500-1800 per sq m (incl VAT)

Full renovation/refurbishment 700-1000 euro / sq m (incl VAT)

Please note that the above figures relates to 'construction budget' only. Professional fees, local authority charges, landscaping, kitchen and contingency are not included.

offer is valid till June 2014



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## PACK 3

### FULL REFURBISHMENT OF THE EXISTING HOUSE AND 2-3 STOREY HOUSE EXTENSION

#### **FIXED FEE**

#### **INCEPTION**

€ 0

Visit site, provide general advice to the client

#### **OUTLINE**

€1800+VAT

- Take client's instruction and discuss proposals with other professionals,
- Prepare CAD survey of existing house (400 euro+ vat for houses up to 100 sq m, for complex/bigger houses the fee may increase),
- Outline design (1400 euro+ vat),

#### **DESIGN**

€700+VAT

- Prepare a planning application

*Approximate additional expenses paid by client:*

Printing/Photocopying	60.00
Couriers/postage	15.00
Planning fee	34.00
Ordnance Survey	120.00
Newspaper Ad.	200.00 - 250.00

#### **DETAIL DESIGN**

€2100+VAT

Provide detailed drawings and ensure that design complies with building regulations.

#### **TENDER**

€150+VAT

Put the project out to tender

*Approximate additional expenses paid by client during tender stage if hard copies are required, usually digital version are sufficient :*

Printing/Photocopying	60.00
Couriers/postage	15.00
Detailed tender review (by QS)	500-700

#### **PROJECT PLANNING**

€150+VAT

Arrange for contract to be signed with selected Contractor, RIAI contracts

#### **ON SITE OPERATIONS**

€1200+ VAT

10 site visits during construction to enable the works to be certified on completion.  
The day to day management and supervision of the work is by the client and contractor.  
If more assistance is required or the loan lender requires to check the progress of works each additional site visit will cost € 120+ Vat, each bank cert €50 + VAT/per cert

#### **ARCHITECTS CERTS**

€300+VAT

(2 certs required- €150+VAT/per certificate)Architects Opinion on Compliance with Building Regulations and Architect's Opinion on Compliance with Planning Permission and /or Exemption from Planning Control,

## **OTHER CONSULTANTS:**

**STRUCTURAL ENGINEER-** required during tender/construction stage  
(to design structural elements like beams , foundations etc.)

**QUANTITY SURVEYOR-** recommended for pre-planning estimate - we strongly advise to check the construction cost before the planning application is lodged.

**HEALTH AND SAFETY CONSULTANT-** required under new regulations  
New responsibilities for homeowners under Safety, Health and Welfare at Work (Construction) Regulations 2013

The Client's duties under the regulations include:

- Appointing competent persons to carry out the construction work
- Appointing Project Supervisors for the Design Process and for the Construction Stage
- Keeping a Safety File
- Sending notification of the works to the Health and Safety Authority where necessary if the project is due to last longer than 30 days or 500 person days.

Notification (Form AF 1) should be sent to :

The Health and Safety Authority  
Metropolitan Building  
James Joyce Street  
Dublin 1.  
Email: wcu@hsa.ie

## **IMPORTANT- NEW BUILDING REGULATIONS 2014**

### **The BC(A)R System – from March 2014**

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### **Building Owner's Obligations under BC(A)R**

Building owners will be required to appoint, for almost any building or works starting from March 2014 onward, a Design Certifier and an Assigned Certifier as well as a competent Builder. The building owner's obligations include:

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- Give a written undertaking on a statutory form to the Building Control Authority to appoint a competent Builder to construct the new building in accordance the Building Regulations.
- Give a written undertaking on a statutory form to the Building Control Authority to appoint a competent Assigned Certifier who will prepare an Inspection Plan, inspect and certify, with the Builder, that the new building, when complete, is built in accordance the Building Regulations.

### **The Role of the Assigned Certifier and Builder, During the Construction Stage**

- The Assigned Certifier will implement the Inspection Plan with the Builder.
- The Assigned Certifier will collate certificates, sub-certificates, ancillary certificates, warranties and tests as set out in the Inspection Plan, with the Builder.
- The Assigned Certifier will respond to requests for additional information by the BCA.

### **The Role of the Assigned Certifier and the Builder at Completion**

The Assigned Certifier and the Builder having collated all the required certificates identified in the Inspection Plan, collected from all those identified, sub-contractors, suppliers, testers, manufacturers and are satisfied that the building is built in accordance with the Building Regulations, co-sign the Statutory Completion Certificate and lodge it with the BCA, 3 -5 weeks in advance of the Completion date. The Building will not be permitted to be occupied, used or rented, without the building being placed on the Building Control Authority Register.



**CONTRIBUTION**

Please be aware that Local Authorities are charging contributions for house extension over 40sq.m, approximately 100 euro per sq. m.

**APPROXIMATE CONSTRUCTION COST**

New build: from 1500-1800 per sq m (incl VAT)

Full renovation/refurbishment 700-1000 euro / sq m (incl VAT)

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## PACK 4

**NEW HOUSE ( STANDARD CONSTRUCTION DETAILS, up to 120 sq m)**

### FIXED FEE

#### INCEPTION

€ 0

Visit site, provide general advice to the client

#### OUTLINE

€1600+VAT

-Take client's instruction and discuss proposals with other professionals,  
- Outline design (1 600 euro+ vat),

#### DESIGN

€700+VAT

-Prepare a planning application

*Approximate additional expenses paid by client:*

Printing/Photocopying	60.00
Couriers/postage	15.00
Planning fee	65.00
Ordnance Survey	120.00
Newspaper Ad.	200.00 - 250.00

#### DETAIL DESIGN

€2100+VAT

Provide detailed drawings and ensure that design complies with building regulations.

#### TENDER

€150+VAT

Put the project out to tender

*Approximate additional expenses paid by client during tender stage if hard copies are required, usually digital version are sufficient :*

Printing/Photocopying	60.00
Couriers/postage	15.00
Detailed tender review (by QS)	500-700

#### PROJECT PLANNING

€150+VAT

Arrange for contract to be signed with selected Contractor, RIAI contracts

#### ON SITE OPERATIONS

€1200+ VAT

10 site visits during construction to enable the works to be certified on completion.  
The day to day management and supervision of the work is by the client and contractor.  
If more assistance is required or the loan lender requires to check the progress of works  
each additional site visit will cost € 120+ Vat, each bank cert €50 + VAT/per cert

#### ARCHITECTS CERTS

€300+VAT

(2 certs required- €150+VAT/per certificate)Architects Opinion on Compliance with Building Regulations and Architect's Opinion on Compliance with Planning Permission and /or Exemption from Planning Control,

## **OTHER CONSULTANTS:**

**STRUCTURAL ENGINEER-** required during tender/construction stage  
(to design structural elements like beams , foundations etc.)

**QUANTITY SURVEYOR-** recommended for pre-planning estimate - we strongly advise to check the construction cost before the planning application is lodged.

**HEALTH AND SAFETY CONSULTANT-** required under new regulations  
New responsibilities for homeowners under Safety, Health and Welfare at Work (Construction) Regulations 2013

The Client's duties under the regulations include:

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**CONTRIBUTION**

Please be aware that Local Authorities are charging contributions for a new house approx €115 per square metre of residential development.

**APPROXIMATE CONSTRUCTION COST**

New build: from 1500-1800 per sq m (incl VAT)

Full renovation/refurbishment 700-1000 euro / sq m (incl VAT)

Please note that the above figures relates to 'construction budget' only. Professional fees, local authority charges, landscaping, kitchen and contingency are not included.

offer is valid till June 2014

