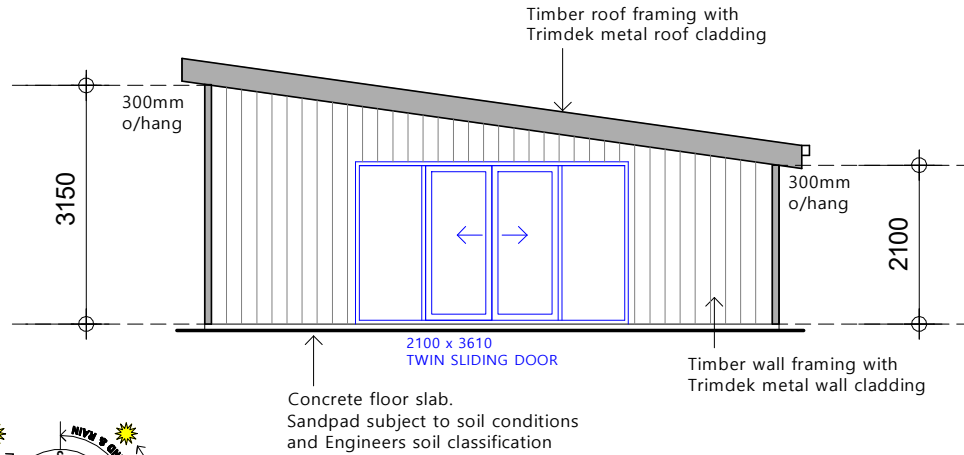


NOTE: Design & Sales drawings ONLY not for construction



### Elevation E01

SCALE 1:100 (A4)



#### GENERAL CONSTRUCTION NOTES:

Site built in accordance to Australian Standards and Building Codes of Aust.

100mm Concrete engineered floor slab.

#### Termite treatment:

Termite protection barrier to underside of concrete slab

All timber treated as per Building Codes of Aust.

Timber wall and roof framing H2 Treated Pine including insulation.

Colorbond Trimdeck wall and roof cladding.

Approx. 10 deg. pitch skillion roof design.

**All our studio's or granny flats meet 6 star energy rating.**

Aluminium windows with **Low E** energy glass.

#### AREA/Calc.

Overall BUILD AREA 77.52 m2 (including porch)

LIVING AREA 68.40 m2

TOTAL ROOF AREA = 87 m2

## TOODYAY D1HE

### RANGE\_HABITAT ESSENTIAL

### 2Bed Granny Flat

SALES DESIGN JULY 2023

SCALE 1:00 (A4)

PAGE A01 - A01

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**\$115,720 inclusive GST (WITHIN 50KM PERTH CBD)**

**Ready to SIGN UP and BUILD TO LOCKUP  
CALL US OR EMAIL FOR OUR INCLUSIONS SHEET & SPEC'S**

Price excludes:

- shire building permit & planning approvals
- siteworks, plumbing & electrical
- internal fitout by owner.

#### Design & Sales notes:

All drawings illustration purposes only.

Design may vary slightly to comply with energy rating and council requirements.

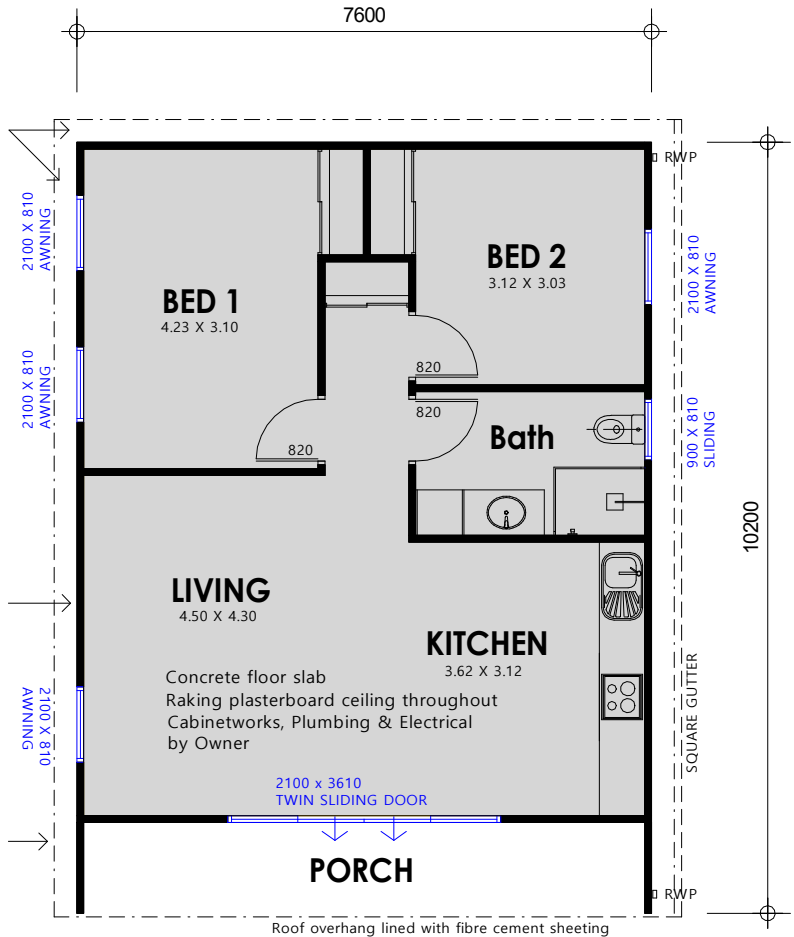
Dimensions and sizes may vary slightly on final drawings to suit construction materials selected.

**All costings subject to FINAL site visit, consultation, design, structural engineer's specifications & soil classification.**

300mm Overhang  
Lined with fibre cement

Timber wall framing with  
Trimdek metal wall cladding

300mm Overhang  
Lined with fibre cement



### Ground Floor

SCALE 1:100 (A4)



**Country & Garden Studios**



**Design - Manufacture - Build on site**

CONTACT COLIN 0435 581 777

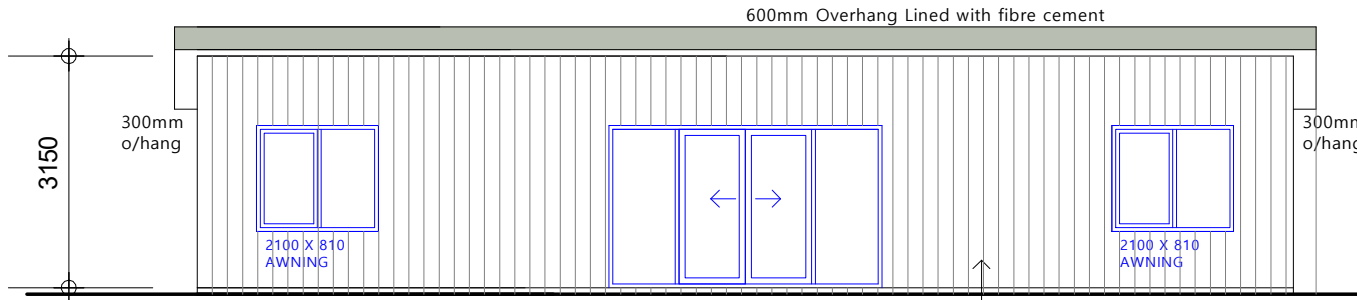
Visit our website - [www.studiosgrannyflats.com](http://www.studiosgrannyflats.com)

Email - [sales@studiosgrannyflats.com](mailto:sales@studiosgrannyflats.com)

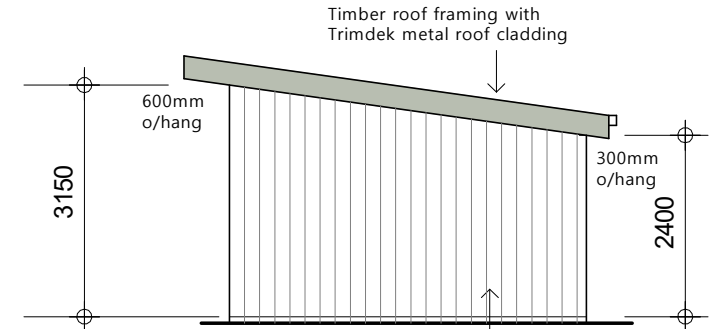
Part of Caruso Design & Build group since 1994

Our solution is your solution for that additional space or accommodation

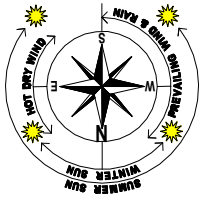
NOTE: Design & Sales drawings ONLY not for construction



**Elevation E01**  
SCALE 1:100 (A4)



**Elevation E02**  
SCALE 1:100 (A4)



**GENERAL CONSTRUCTION NOTES:**

Site built in accordance to Australian Standards and Building Codes of Aust.

100mm Concrete engineered floor slab.

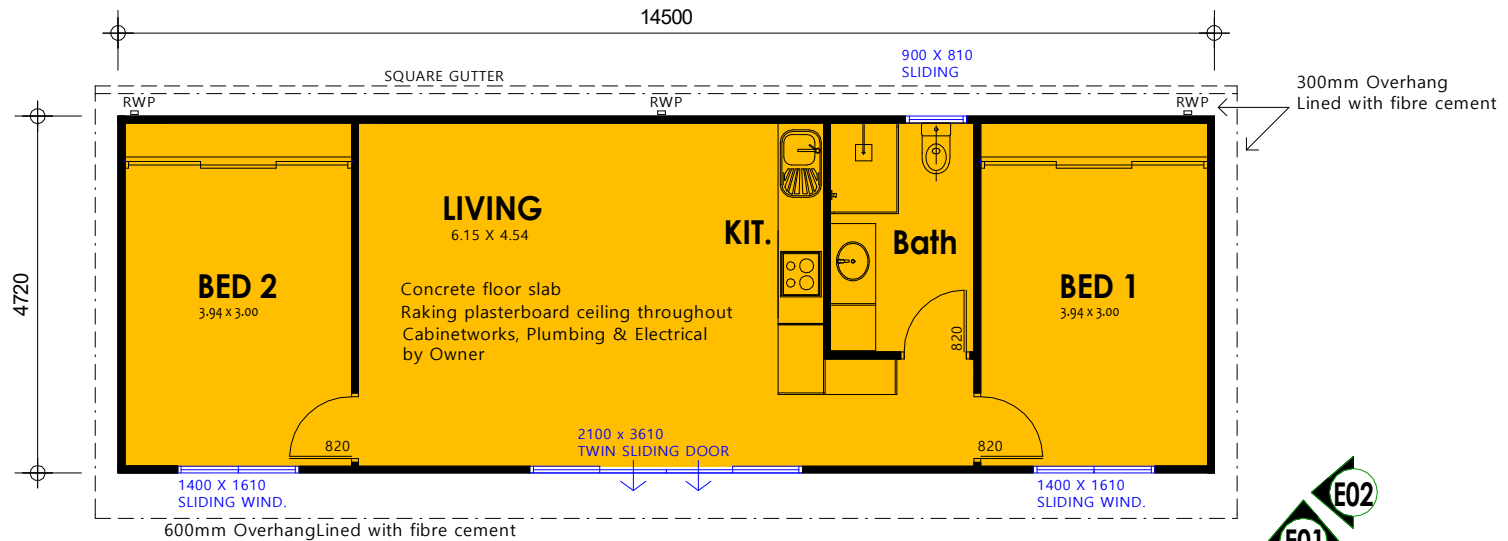
**Termite treatment:**

Termite protection barrier to underside of concrete slab  
All timber treated as per Building Codes of Aust.

Timber wall and roof framing H2 Treated Pine including insulation.

Colorbond Trimdeck wall and roof cladding.  
Approx. 10 deg. pitch skillion roof design.

**All our studio's or granny flats meet 6 star energy rating.**  
Aluminium windows with **Low E** energy glass.



**Ground Floor**  
SCALE 1:100 (A4)

**\$115,720 incl GST (WITHIN 50KM PERTH CBD)**

**Ready to SIGN UP and BUILD TO LOCKUP**  
**CALL US OR EMAIL FOR OUR INCLUSIONS SHEET & SPEC'S**

Price excludes:

- shire building permit & planning approvals
- siteworks, plumbing & electrical
- internal fitout by owner.

**Design & Sales notes:**

All drawings illustration purposes only.

Design may vary slightly to comply with energy rating and council requirements.

Dimensions and sizes may vary slightly on final drawings to suit construction materials selected.

**All costings subject to FINAL site visit, consultation, design, structural engineer's specifications & soil classification.**

**AREA/Calc.**

Overall BUILD AREA 68.40 m2  
TOTAL ROOF AREA = 85 m2

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**RANGE\_HABITAT ESSENTIAL**  
**2Bed Granny Flat**

SALES DESIGN JULY 2023

SCALE 1:00 (A4)

PAGE A01 - A01

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**Country & Garden Studios**

**Design - Manufacture - Build on site**

CONTACT COLIN 0435 581 777

Visit our website - [www.studiosgrannyflats.com](http://www.studiosgrannyflats.com)

Email - [sales@studiosgrannyflats.com](mailto:sales@studiosgrannyflats.com)

Part of Caruso Design & Build group since 1994

Our solution is your solution for that additional space or accommodation

## Habitat **ESSENTIAL** Range – **Granny Flat Lockup Build only** **Our standard Inclusions & Exclusions Sheet**

PLEASE NOTE: Your quotation is based on the inclusions & exclusions listed below, some items may vary with costings depending on the selections made, suppliers and product lines availability.

Variations to these inclusions may incur additional costs.

Country & Garden Studios reserves the right to vary or omit listed items at any time due to availability.

**BELOW LISTED ARE INCLUSIONS BASED UPON COUNTRY & GARDEN STUDIOS STANDARD CALCULATIONS, ANYTHING SUBJECT TO VARIATION BY CLIENT IS MARKED X**

### **GENERAL & STANDARD INCLUSIONS:**

- HIA or MBA fixed price building contract with our Builder.
- Full Working Drawings including Structural Engineering by CGS.
- Full documentation for Council or Shire approvals by CGS.
- Feature Site Survey if applicable by CGS.
- Engineer's Site Classification Report if applicable provided by CGS.  
**(Geotech reports may incur additional costing)**
- Six-month maintenance warranty from the date of practical completion & Six-year structural guarantee as per Builders contract.
- 6 stars energy efficiency report through design & insulation. (6 Star energy certificate by CGS)
- Sand from footings and slab prep, spread on site. **(Cart away excess sand, rubbish not included)**
- 100mm engineered reinforced concrete slab including under slab termite protection barrier.

### **ELEVATION: (steel frame option also available)**

- Timber studwork with Colorbond trimdek wall cladding or similar depending on availability.
- Timber roof framing with Colorbond roof cladding.
- Metal roof cladding with 50mm Anticon and roof vent, if applicable.
- Timber fascia with Colorbond gutters and downpipes.
- All fascia and underside of soffits lined with fibre cement cladding.
- Aluminum framed window and doors, energy rated glass (6SP10 or similar).
- Selection of Design elevations, Skillion or Parapet look. **X (Dependent on selection)**

### **INTERNAL:**

- R4.0 rated ceiling insulation batts including anticon.
- R2.0 rated insulation to all external walls. (Building wrap included)
- Plasterboard lined walls and ceilings.
- Internal raking ceiling throughout.

**EXCLUSION PAGE:**

TO BE DISCUSSED AND DETERMINED DURING QUOTATION PROCESS  
 Excluded item need to be Quoted separately)

- Fees to Water Corp, Western Power, DFES, or any other utility or statutory body.  
**(Shire Building License fees are included)**
- Any upgrades or relocation to water, sewer or electrical required by Shire/council/authorities.
- Temporary water and power supply. **(By owner)**
- Shire building permits and indemnity insurance
- Planning approvals subject to authorities.
- Fire requirements and or Bal reports subject to authorities and B.C.A.  
**(By owner unless otherwise specified)**
- Earthworks, additional sand supply, excessive sand cartage, rubbish removal.
- Additional excavations, cutting, rock breaking and or hard digging.
- All Plumbing, Gas and Electrical works by Owner.
- Stormwater connection or soak wells.
- Septic tanks or sewer connections.
- Internal fit out, i.e., internal joinery, cabinet works and tiling.
- Landscaping, retaining walls, fencing, decking and or pavements.
- Water tanks, pumps, solar power system and or off grid solutions.
- Good access to building area, Owner must provide clear and direct access.
- Floor and Window treatments.

*CCaruso*

Yours faithfully  
 Colin Caruso  
 Sales and Manager CGS  
 (Caruso Design & Build Group)

We hereby accept the Inclusions & Exclusions listed in this document.

Client Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Client Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Builder Signature \_\_\_\_\_ Date \_\_\_\_\_

## Important Notes to Clients:

All inclusions and exclusions listed have been created to achieve a standard costing and pricing to help our clients achieve an understanding of what is included.

Inclusion and exclusion sheet **MUST** be read in-conjunction with our standard Addenda attached.

Our studios and granny flats cater for a wide range of client's, locations and site conditions which unfortunately need to be quoted separately. Certain items in particular to site prep and location of new/existing services are costed individually.

**Important note that the build area must be handed to Builder in a clean and levelled state with clear and easy access. Power and water supplied by Owner from a close proximately is also a must. Noncompliance to the above will be quoted separately from the PS allowance within the inclusions.**

**Important to thoroughly READ the list of inclusions and exclusion and we welcome any questions and discussion regarding any additional requirements and costings to the standard specifications.**

**On behalf of the Caruso Designs Build Group we thank you for allowing Country & Gardens Studios, Builder for allowing us to quote on your future project.**

*C Caruso*

Yours faithfully  
Colin Caruso  
Sales and Manager CGS  
(Caruso Design & Build Group)

We hereby accept the Inclusions & Exclusions listed in this document.

Client Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Client Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Builder Signature \_\_\_\_\_ Date \_\_\_\_\_