



Studio range - LifeStyle

HIDE AWAY

Country & Garden Studios

Custom design, specify and ready to build on site.

Our studios/granny flats standard specifications incorporates thermal & energy efficiency only using premium quality materials and finishes.

Custom Built to create extra space to last forever

22.68 sqm



Images used for illustration purpose only

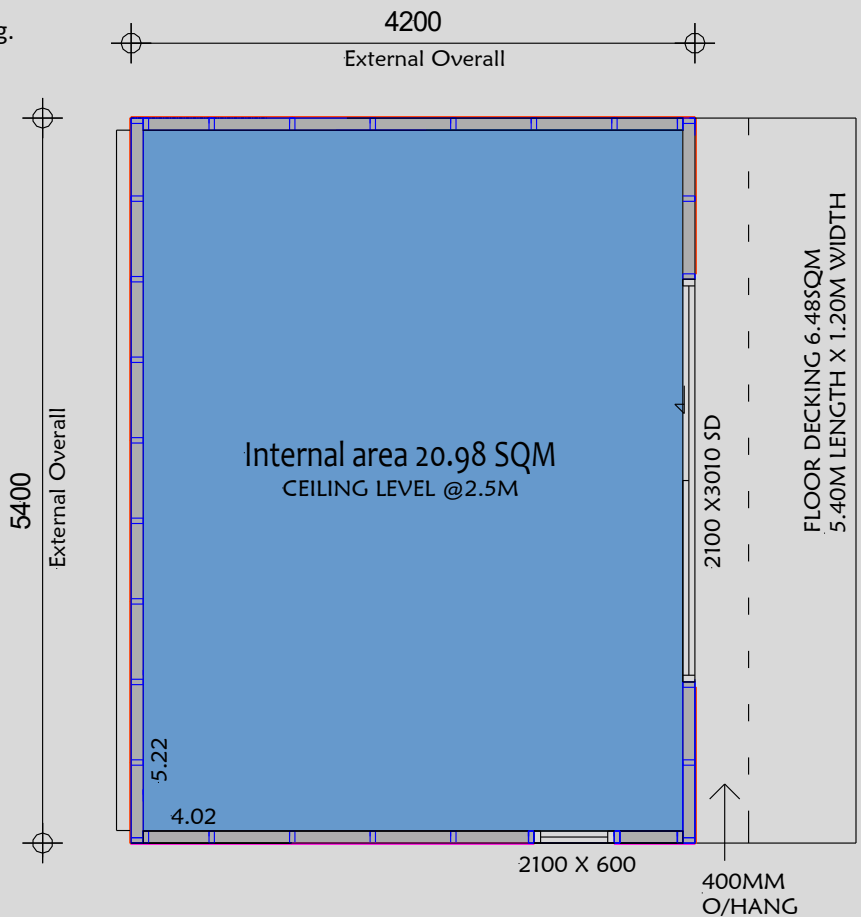
Design Features Includes:

- Design & specifications ready to manufacture.
- Built on site in accordance with Australian Standards.
- 90mm thick walls for greater durability & insulation.
- Fibre cement and or Colorbond cladding.
- Thermal & Energy efficient.
- Standard Low E energy glass.
- Vinyl timber plank flooring internally.
- Split system air conditioning.
- Composite external timber decking.
- Fully painted.

Kitchenette, Bar
& Bathroom
packages available

HIDE AWAY

Let's have
a chat...





Studio range - LifeStyle

ALFRESCO

32.40 sqm

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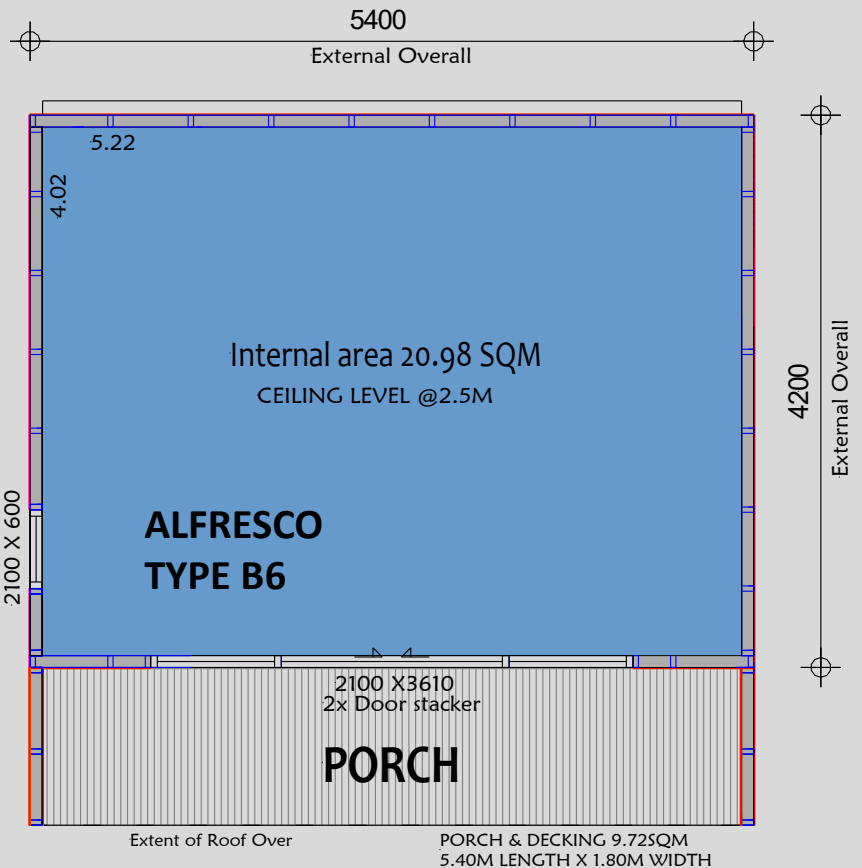
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ALFRESCO

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LIFESTYLE Design Range – Turnkey Spec. Our standard Inclusions & Exclusions Sheet (steel frame)

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 and Documentation by CGS.
- Full documentation for Council or Shire approvals.
- Feature Site Survey if applicable by CGS.
- Engineer's Site Classification Report if applicable 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.
- Main power connection **(Allowance 10m)** sub board, circuit breakers and RCD safety switches.
- Water service and sewer connection. **(Allowance 10m)**
- Smoke detectors to authority approved requirements.
- Motion sensor to front of Granny flat.

ELEVATION:

- Engineered steel wall framing & roof trusses, cladding with Innova Duragroove 150mm smooth.
- **BlueScope TRUECORE steel with Active technology G500 (aluminum/zinc/magnesium coated)**
- **Frames and trusses 90mm x 1.15-1.2mm gauge thickness, minimum yield strength of 500MPA.**
- Metal roof cladding with 50mm Anticon and roof vent, if applicable.
- Colorbond metal fascia, square gutter and 90mm round downpipes. (Colorbond or similar)
- All fascia and underside of soffits lined with fibre cement cladding including negative detail.
- Aluminum framed window and doors, **energy rated glass (6SP10 or similar).**
- Our Granny flats/studios include exterior sealing and painting to manufacturers recommendation.
- Composite decking included area as per Plan. **X (as per our selection range)**
- 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 walls & ceilings to 2.50m height as standard.
- 75mm Cornice throughout the home. **X (A range of styles & sizes)**
- 67mm Skirting boards throughout the home. **X (A range of styles & sizes)**
- The allowance of one colour & painting to all interior walls and ceiling. **X (Unless otherwise specified)**
- Internal floor covering Vinyl Timber Flooring including scotia. **X (as per our selection range)**

ELECTRICAL: (Package allowance PS \$3,000+gst)

- Internal LED Downlights as per Plan.
- Exterior LED Downlights as per Plan.
- Light switches as per Plan.
- 1 x External motion sensor
- 1 x Smoke detector
- Double GPO as per Plan.
- Double GPO, with built in USB charger as per Plan.
- 1 x Exterior GPO (waterproof) as per Plan.
- 1 x TV point (conduit run only to external point.)
- 1 x DATA point (conduit run only to external point.)
- Electric Cooktop/Oven/Rangehood wired with RCD.
- Electric Hot Water Unit connection and hard wired accordingly.
- Split system air conditioner with isolation switch, location as per Plan.
- Main power connection (**Allowance 10m**) sub board, circuit breakers and RCD safety switches.

NOTE: Allowance for trench and conduit for power run 10M.

Trenching location must be free from debris or landscaping, any hard digging or rock breaking due to roots, soil conditions, grass, gravel and or rocks will be quoted accordingly.

TV, INTERNET, CAT 6 CONNECT, SOLAR or Off grid solutions available to Granny flats, separate quotation to be completed accordingly to each client's requirements.

EXCLUSION PAGE:

TO BE DISCUSSED AND DETERMINED DURING QUOTATION PROCESS

- Fees to Water Corp, Western Power, DFES, or any other utility or statutory body.
(Shire Building License fees are included)
- Any upgrades or redirecting to water, sewer or electrical required by Shire/council/authorities.
- Relocation of underground services and obstructions.
- Temporary water and power supply. **(By owner)**
- Planning approvals additional documentation and submissions subject to authorities.
- Shire building permits and indemnity insurance.
- 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.
- Additional trenching and service piping in excess of 10m allowance. **(Quoted separately)**
- Plumbing and Gas service.
- Stormwater connection or soak wells.
- Septic tanks or sewer connections. **(Quote separately)**
- Landscaping, retaining walls, fencing 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.
- Window treatments.

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 _____

Builders 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 conjunction with our standard Addenda attached.

Inclusion and exclusion sheet **MUST** be read conjunction with our Product Booklet.

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 proximity 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.

CCaruso

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

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