

Floorplan Booklet

Designs 16 to 485



ACT Building Lic: 2012767
NSW Building Lic: 259006C

CANBERRA
GRANNY FLAT
BUILDERS

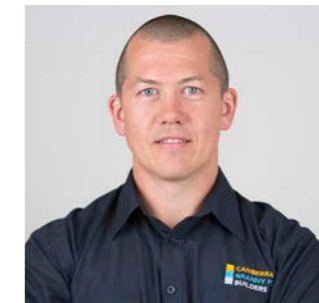
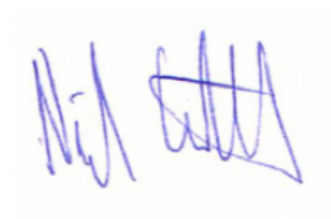
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The Floorplan Booklet is an excellent tool to help you find the perfect design for your backyard. Inside are two floorplans for each of our designs. The furniture floorplan, this is a coloured representation of an example final layout that each design could be, to give you an idea of how spacing and furniture will work in the completed product. The floorplan with dimensions is an accurate professionally rendered plans of each design, to give you an idea of space and how well the design might fit within your backyard.

Also included is a sketch section for you to create an idea of your ideal concept design. We encourage you to utilise any of the designs located within this booklet to assist with the creation of your design. Let our builder or planning assessment person know once you have settled on any number of options, and they'll be happy to walk you through the next stages of turning your ideal Granny Flat into a reality.

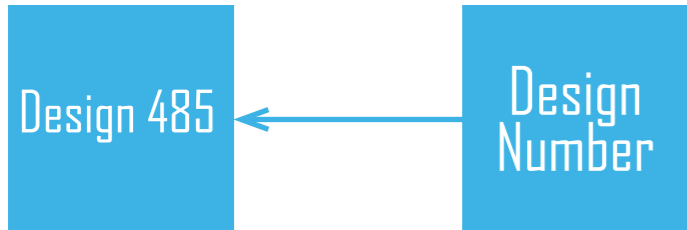
Nick Constable | Director and Licensed Builder



Frank Walmsley | Director and Customer Service Manager



How to Use this Brochure



Furniture Floorplan / Floorplan with Dimensions

- Cost of Construction and Materials
- Approximate Cost of Site Works
- Approximate Cost of Planning, Approvals and Insurances

Build Cost	\$XXX,XXX
Site Works Avg.	\$XX,XXX
Planning Cost Avg.	\$X,XXX
\$XXX,XXX	

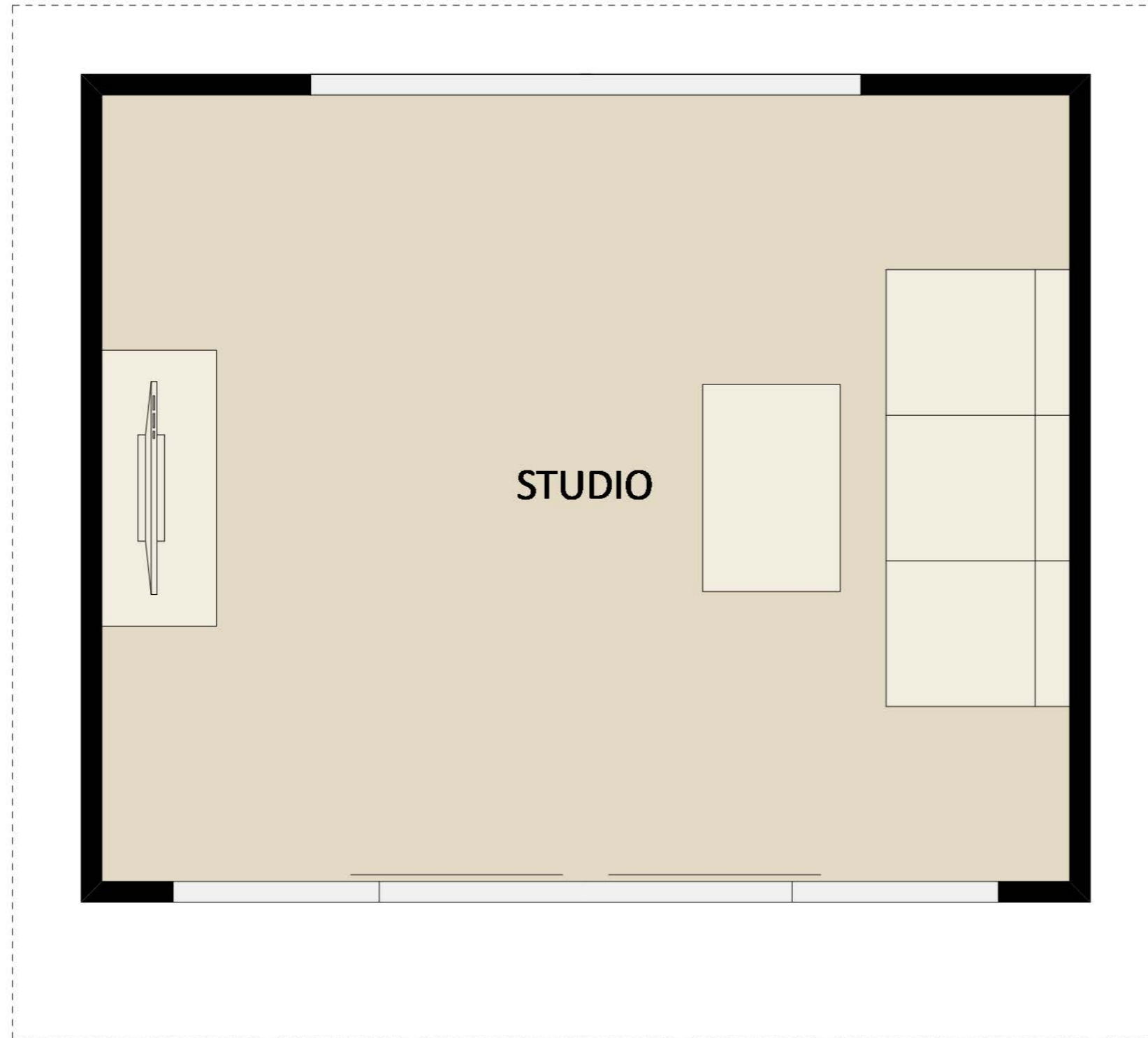


Build Cost \$33,681

Site Works Avg. \$3,117

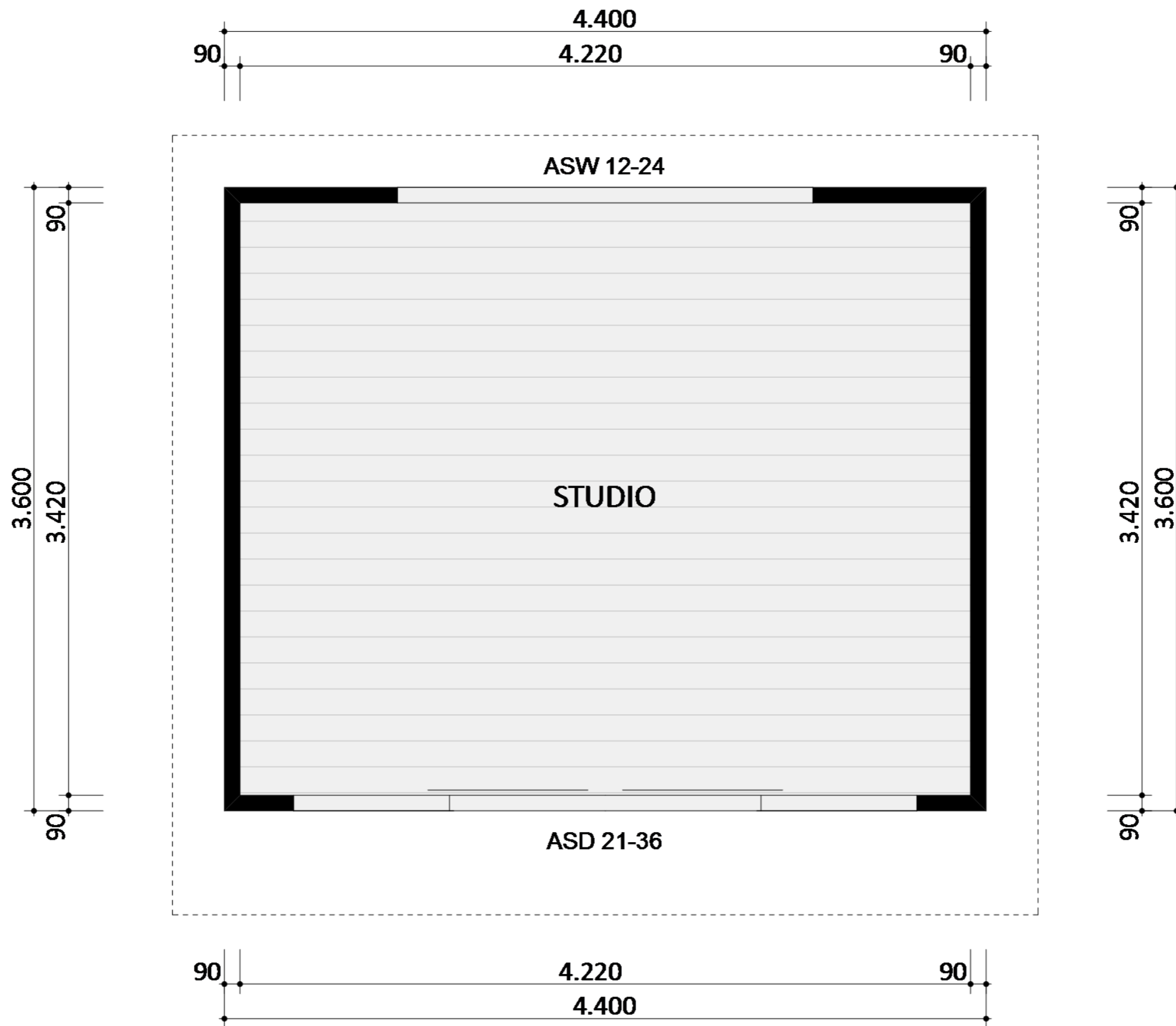
Planning Cost Avg. \$5,654

\$42,452



16 MODERN - FURNITURE FLOOR PLAN

Design 16



Build Cost	\$33,681
Site Works Avg.	\$3,117
Planning Cost Avg.	\$5,654
<hr/> \$42,452	

16 MODERN - FLOOR PLAN

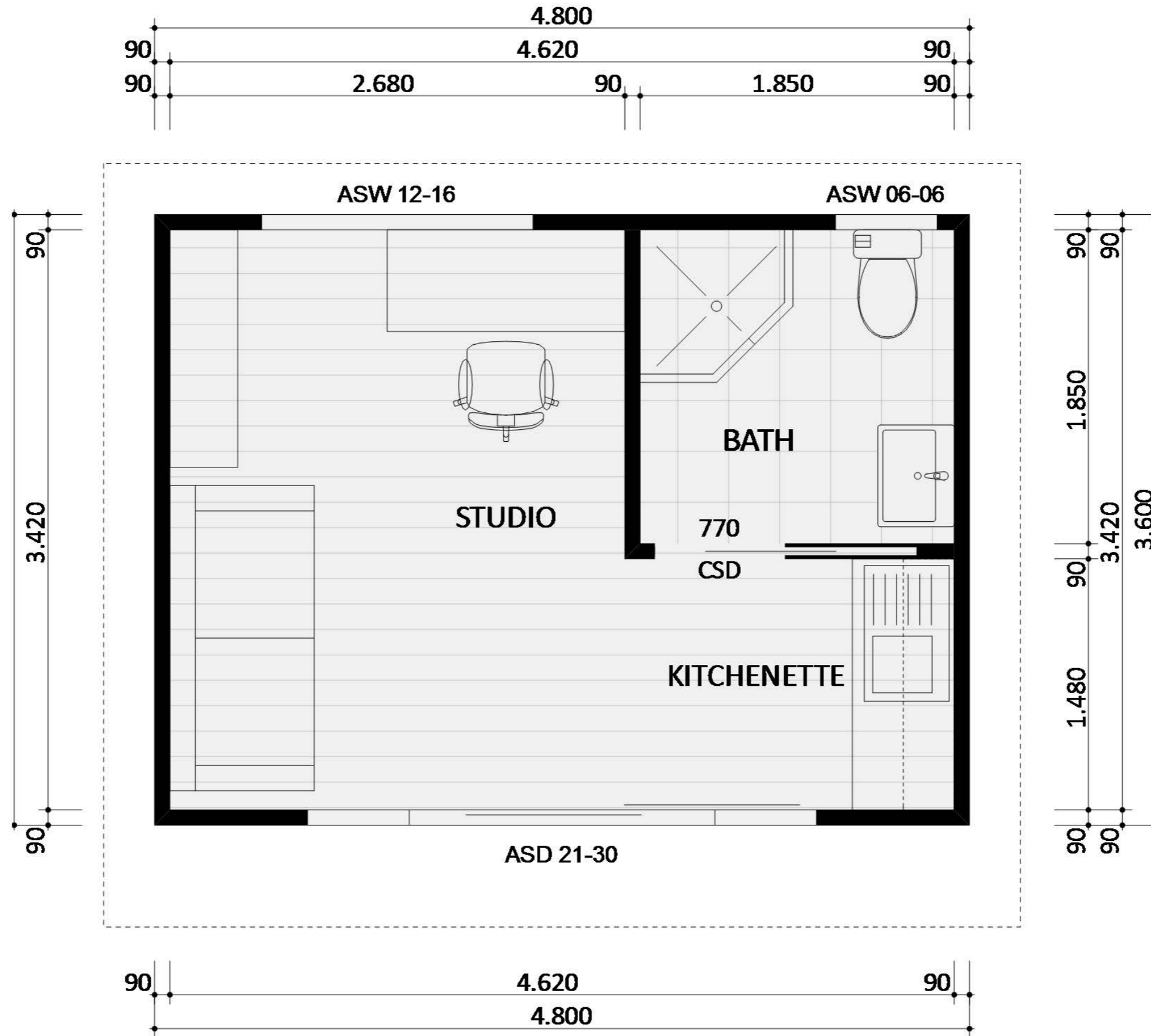
Design 18



Build Cost	\$56,609
Site Works Avg.	\$3,189
Planning Cost Avg.	\$5,705
<hr/>	
	\$65,503

18 MODERN - FURNITURE FLOOR PLAN

Design 18



18 MODERN - FLOOR PLAN

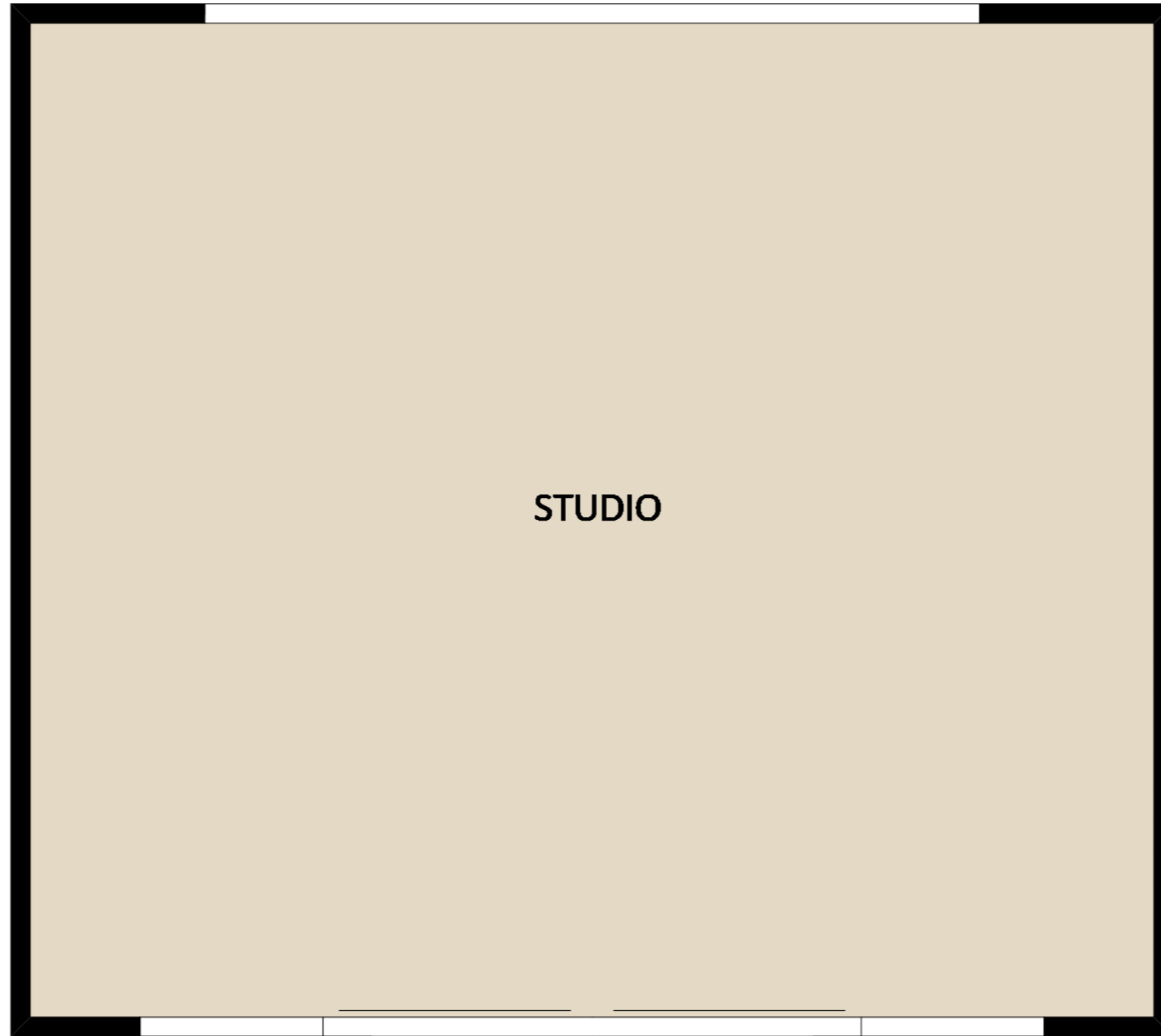
Build Cost \$56,609

Site Works Avg. \$3,189

Planning Cost Avg. \$5,705

\$65,503

ASW 12-36



STUDIO

ASD 21-42

Build Cost \$45,542

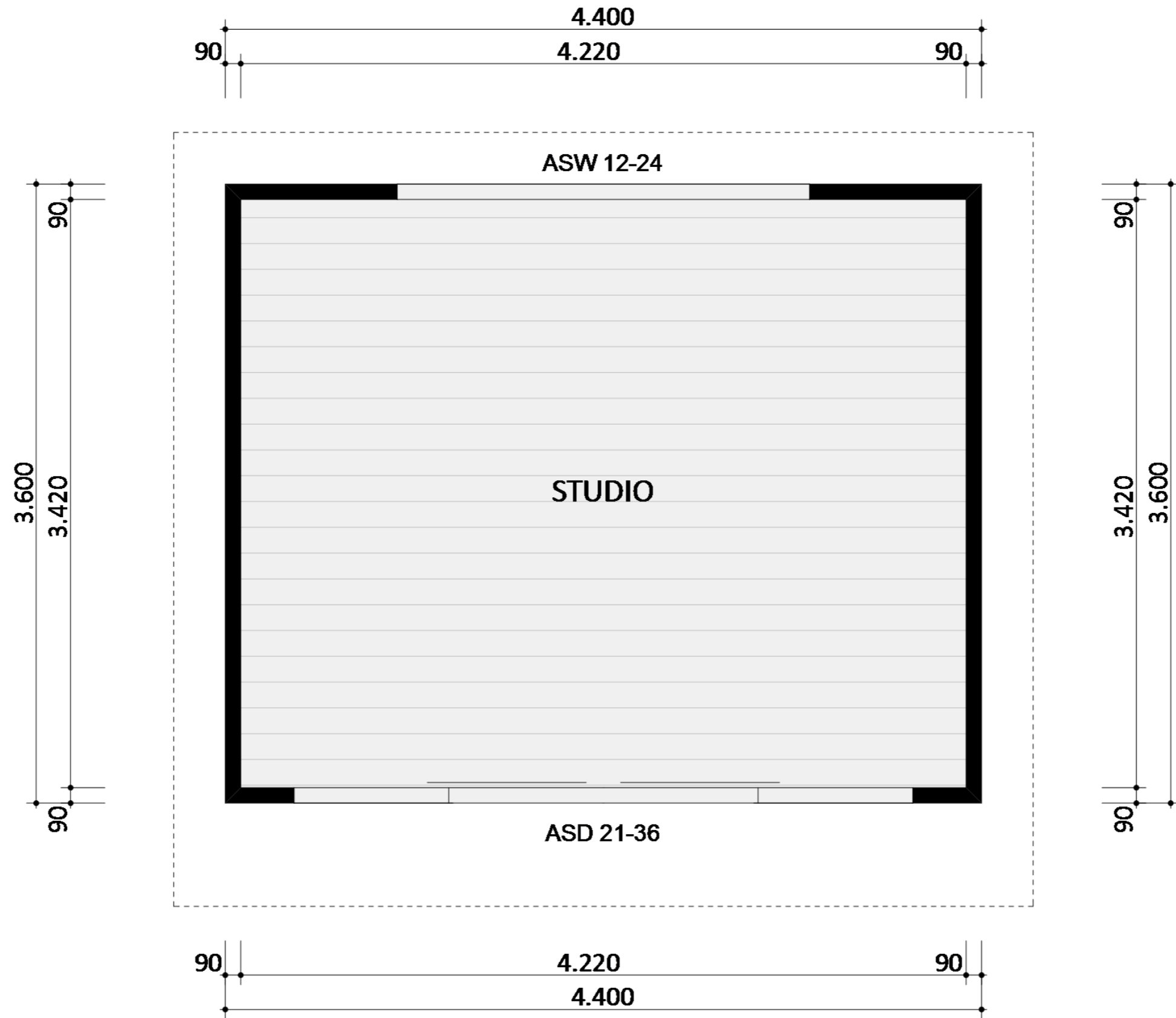
Site Works Avg. \$3,621

Planning Cost Avg. \$6,007

\$55,170

26 MODERN - FURNITURE FLOOR PLAN

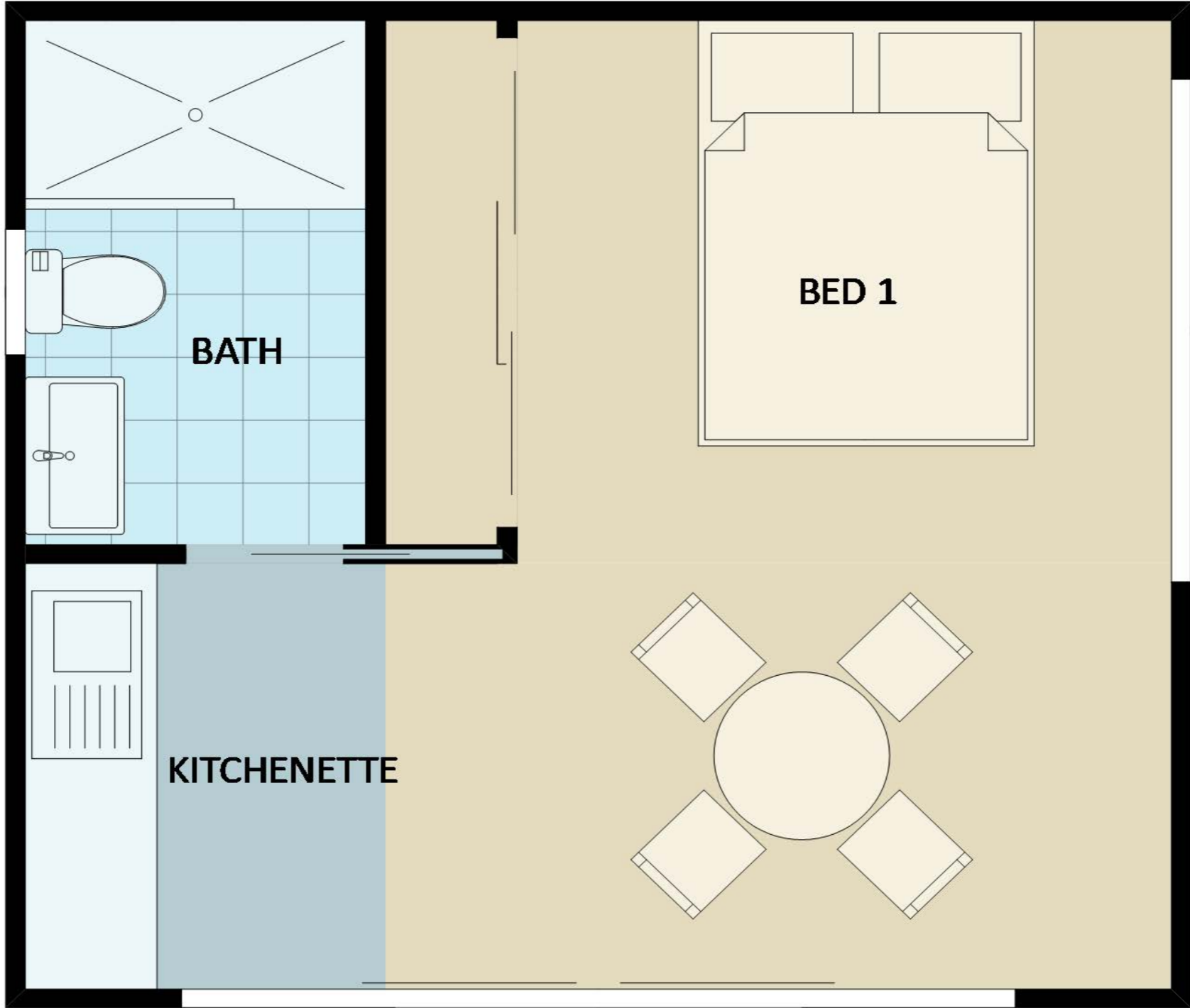
Design 26



16 MODERN - FLOOR PLAN

Build Cost	\$45,542
Site Works Avg.	\$3,621
Planning Cost Avg.	\$6,007
<hr/>	
	<u>\$55,170</u>

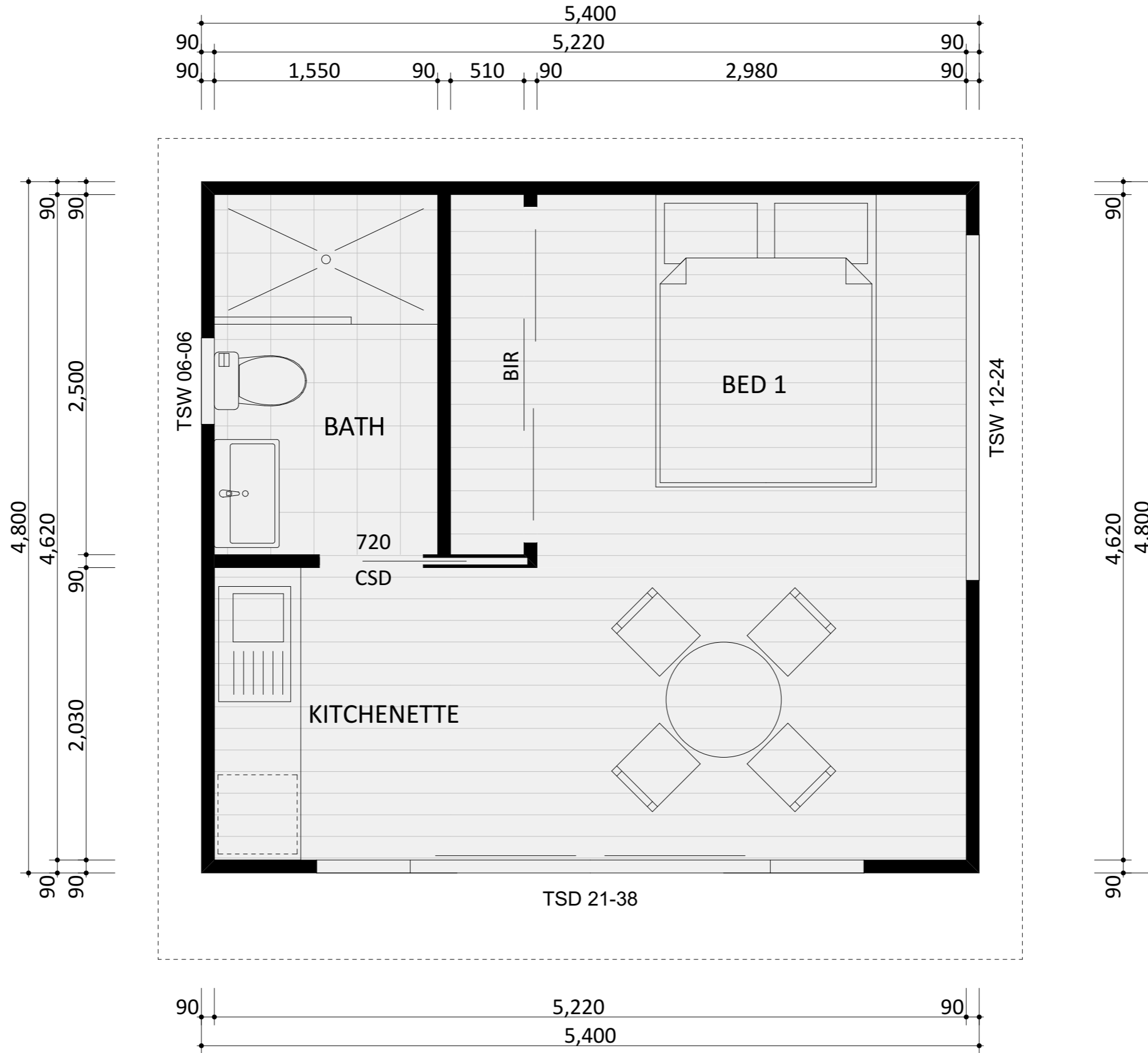
Design 28



Build Cost	\$65,328
Site Works Avg.	\$3,621
Planning Cost Avg.	\$6,007
<hr/> \$74,956	

28 MODERN - FURNITURE FLOOR PLAN

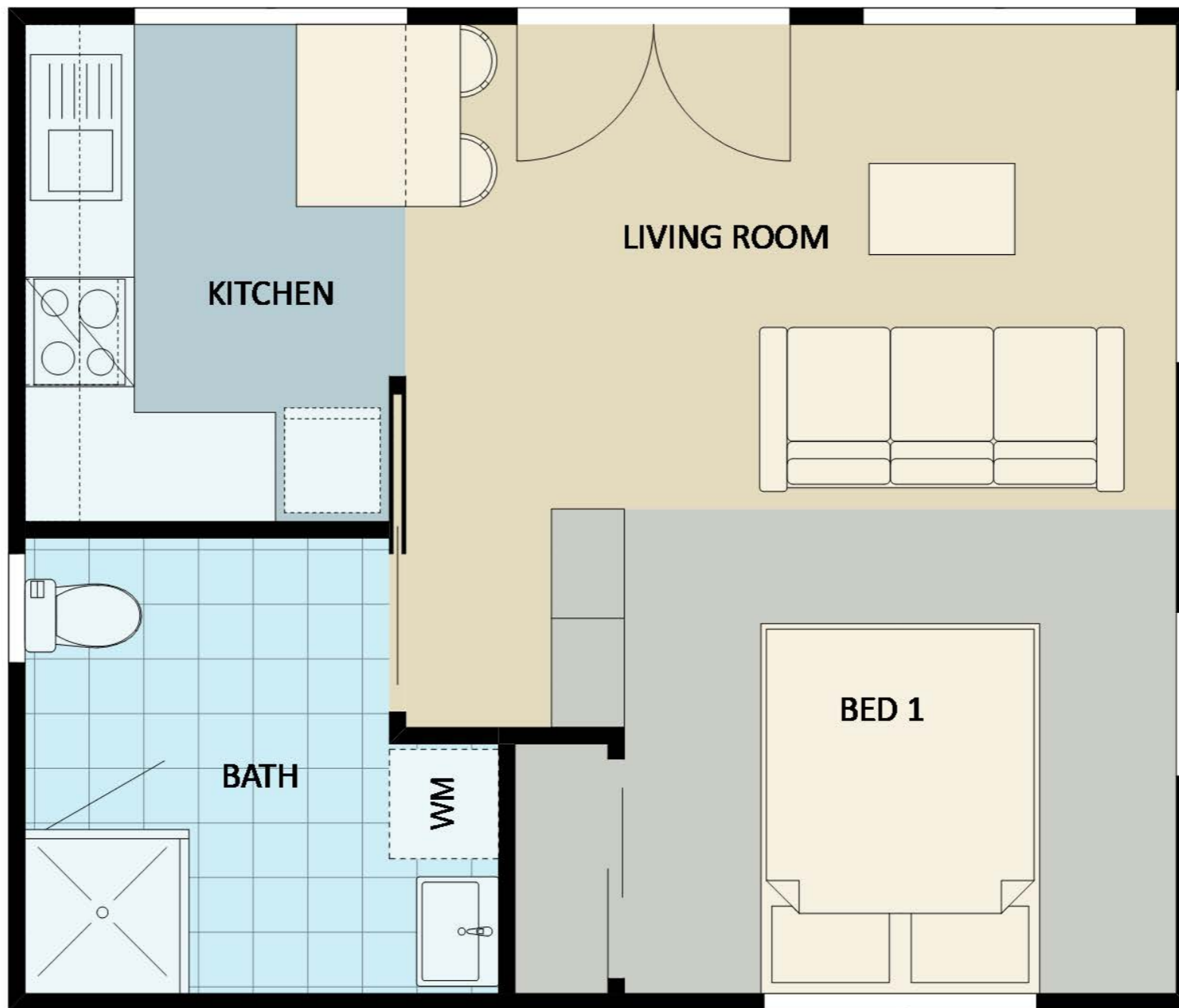
Design 28



Build Cost	\$65,328
Site Works Avg.	\$3,621
Planning Cost Avg.	\$6,007
\$74,956	

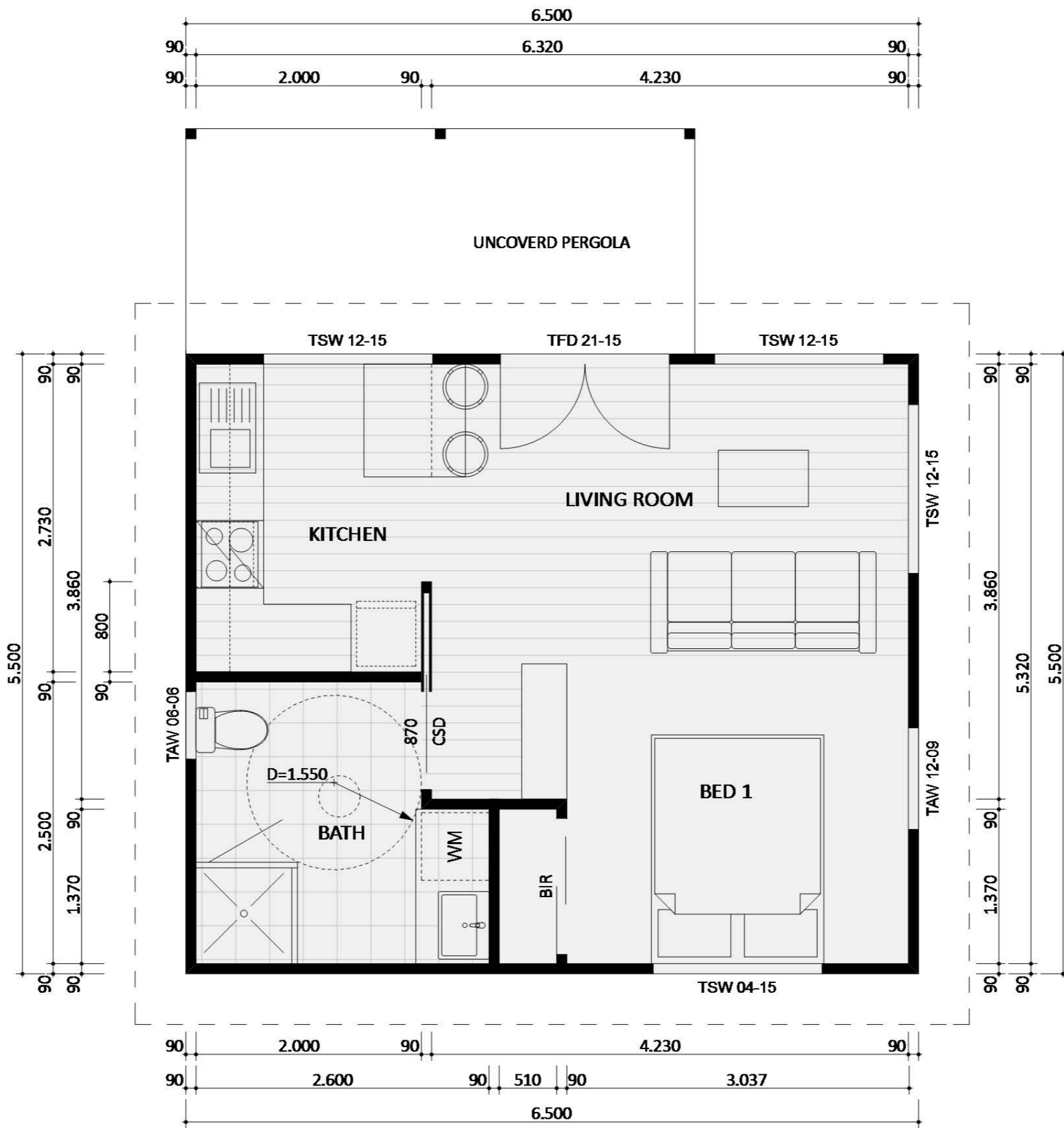
28 MODERN - FLOOR PLAN

UNCOVERD PERGOLA



Build Cost	\$99,704
Site Works Avg.	\$4,112
Planning Cost Avg.	\$9,838
<hr/>	
	\$113,654

Design 31



30 CLASSIC - FLOOR PLAN

Build Cost	\$99,704
Site Works Avg.	\$4,112
Planning Cost Avg.	\$9,838
<hr/>	
	\$113,654

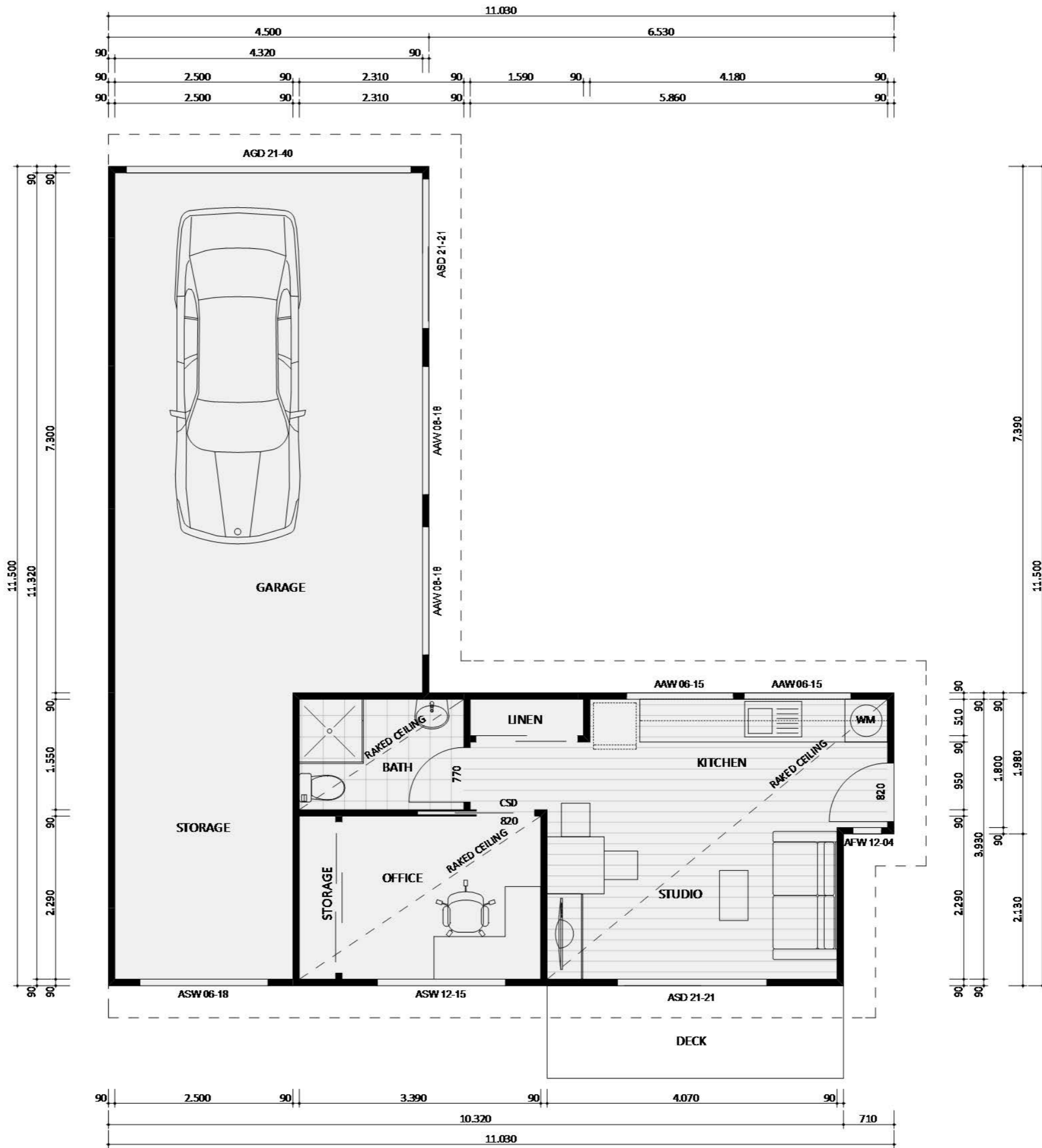
Design 34



Build Cost	\$144,431
Site Works Avg.	\$6,744
Planning Cost Avg.	\$7,029
<hr/> \$158,204	

34 MODERN - FURNITURE FLOOR PLAN

Design 34



Build Cost **\$144,431**

Site Works Avg. **\$6,744**

Planning Cost Avg. **\$7,029**

\$158,204

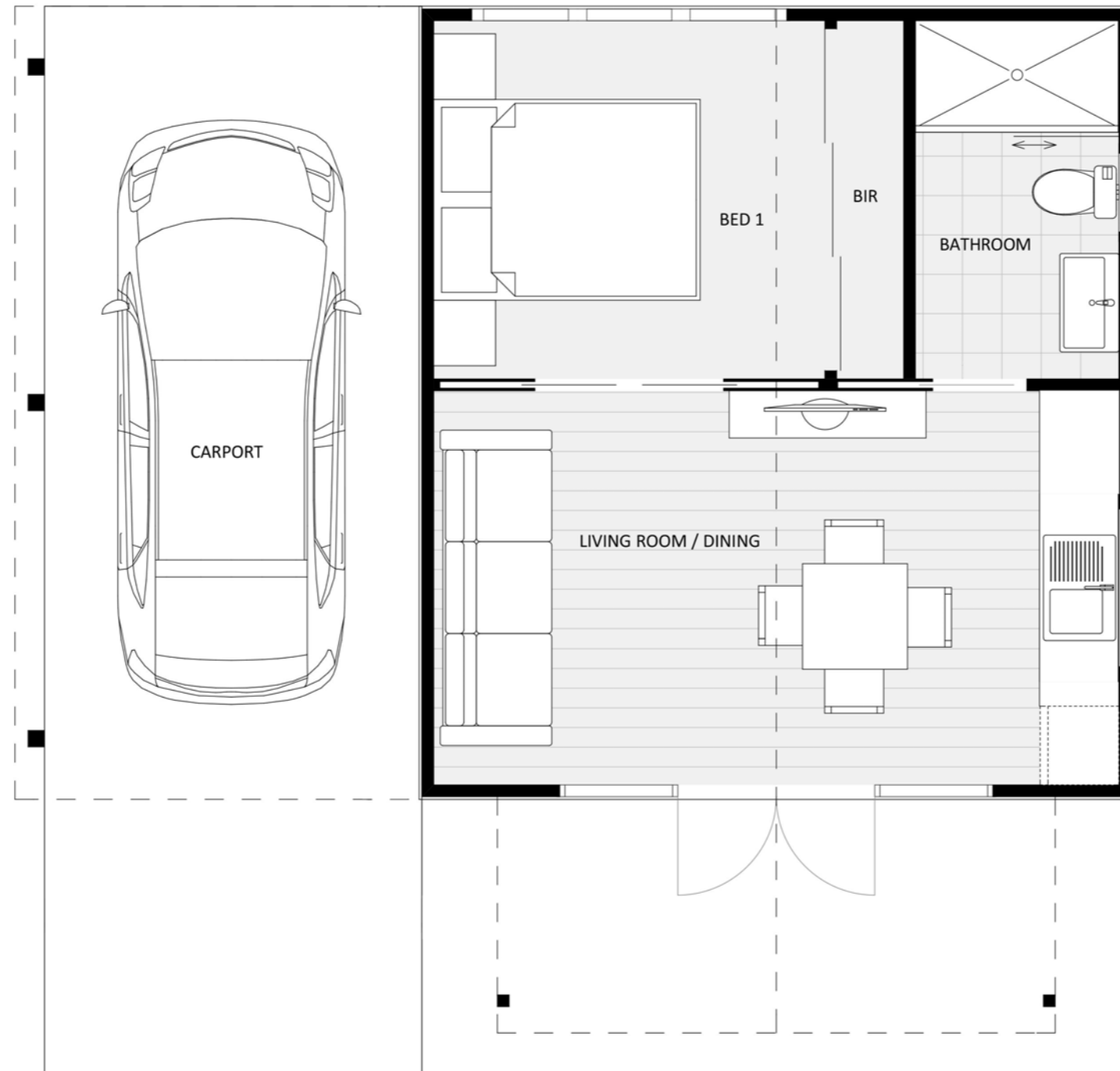
34 MODERN - FLOOR PLAN

Design 37



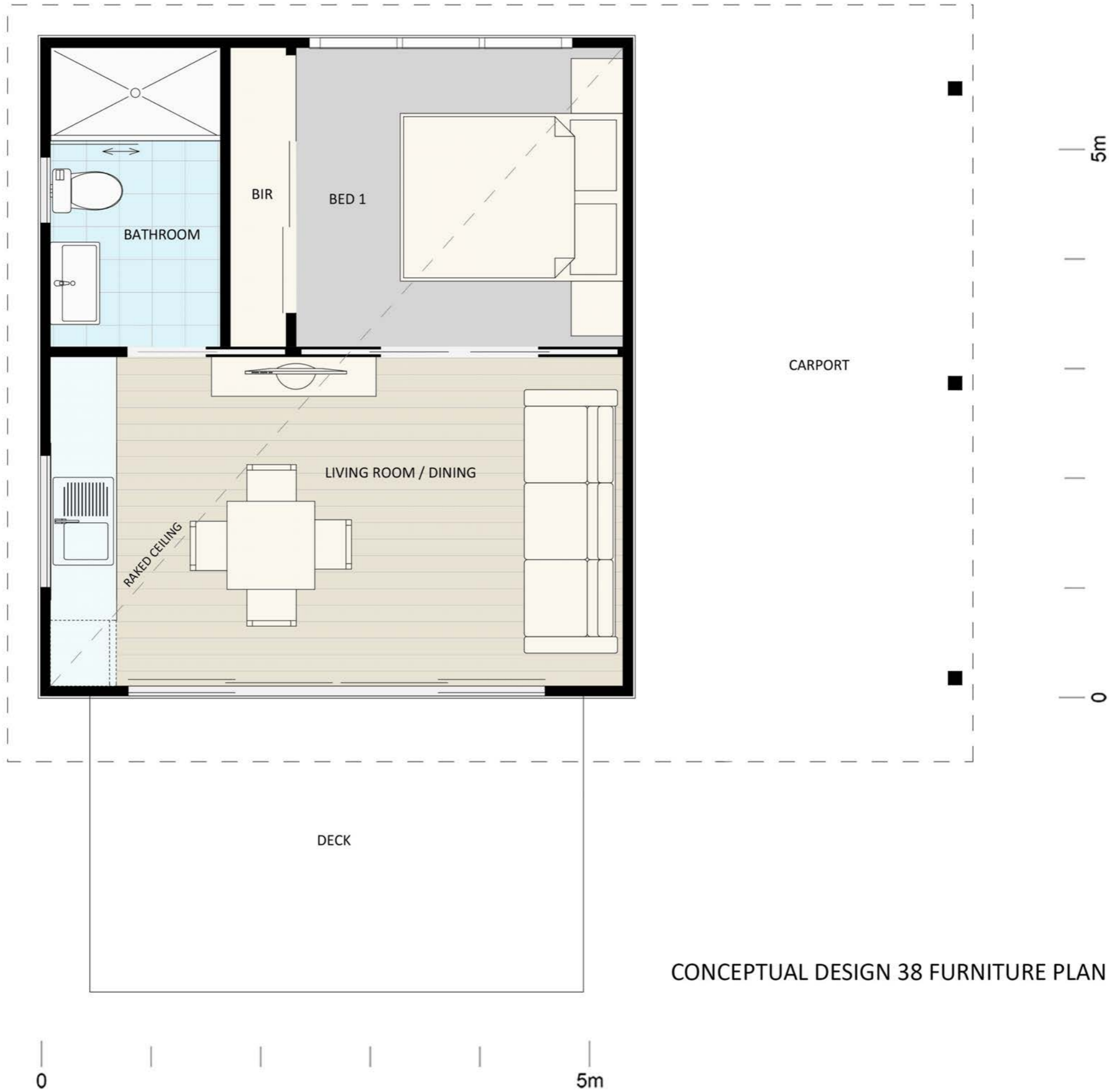
Build Cost	\$ 94,982
Site Works Avg.	\$ 4,085
Planning Cost Avg.	\$ 6,696
<hr/>	
	\$ 105,763

Design 37



Build Cost	\$94,982
Site Works Avg.	\$4,085
Planning Cost Avg.	\$6,696
<hr/> \$105,763	

Design 38



Build Cost	\$93,478
Site Works Avg.	\$4,180
Planning Cost Avg.	\$6,608
\$104,266	

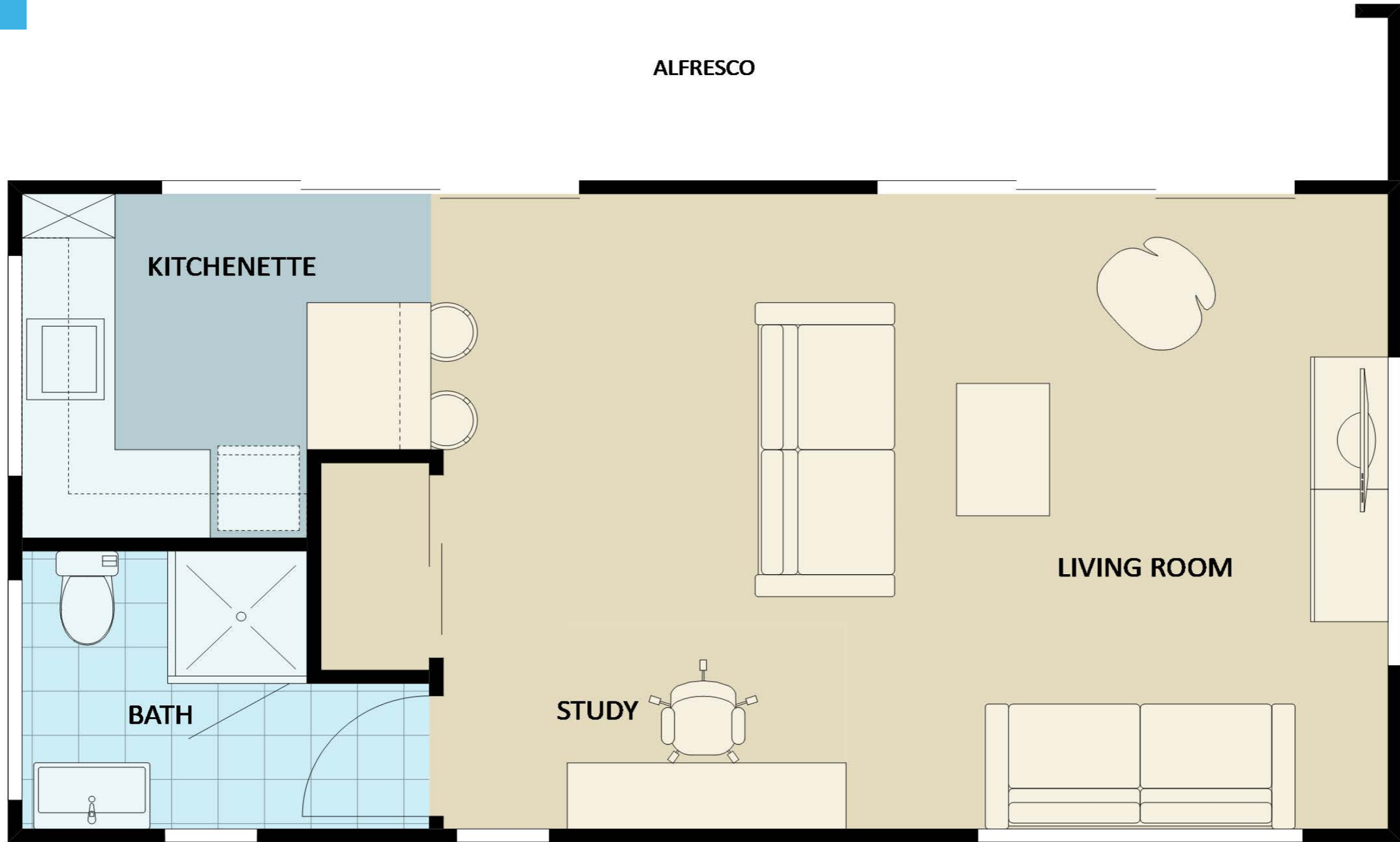
CONCEPTUAL DESIGN 38 FURNITURE PLAN

Design 38



Build Cost	\$93,478
Site Works Avg.	\$4,180
Planning Cost Avg.	\$6,608
<hr/> \$104,266	

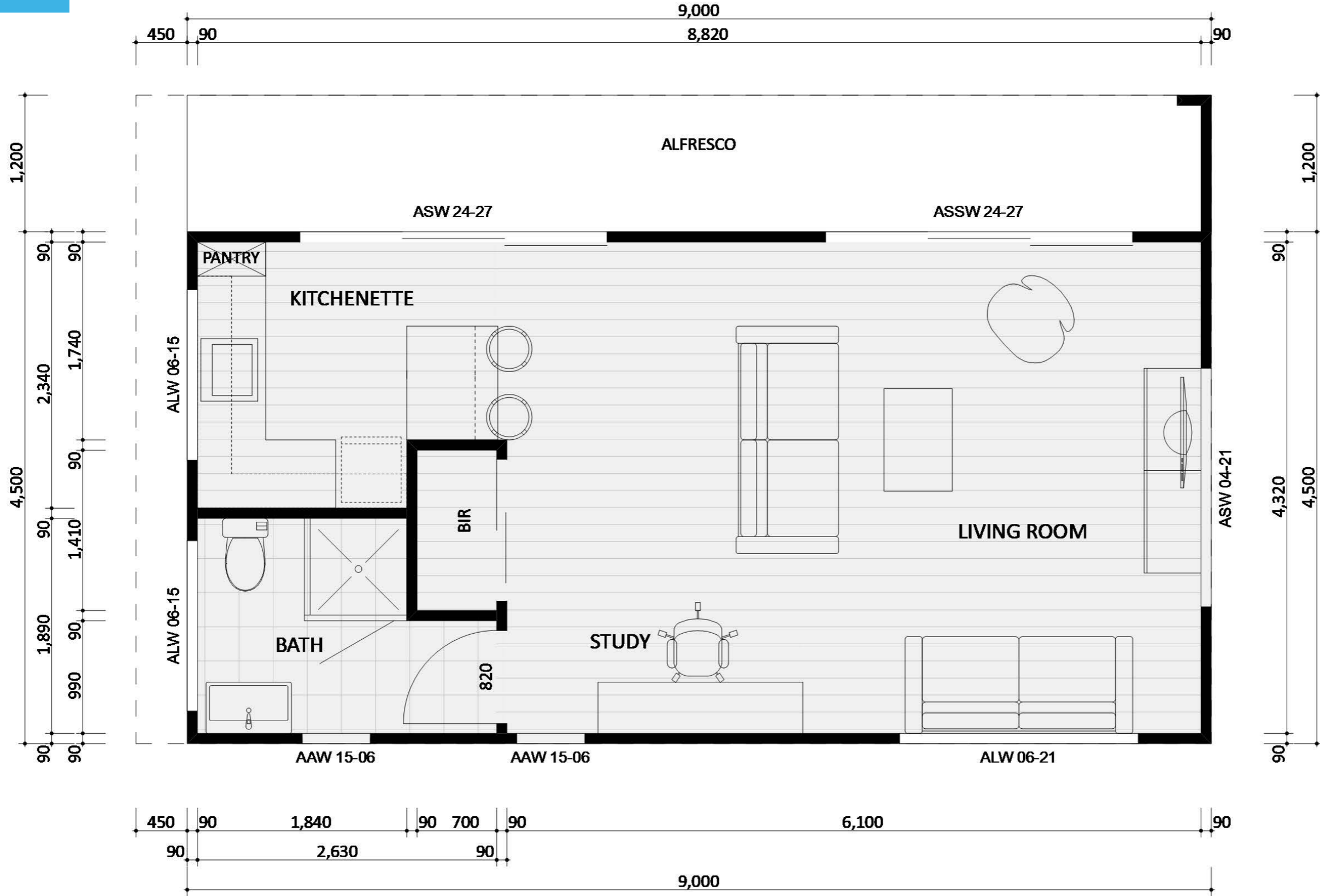
Build Cost	\$109,318
Site Works Avg.	\$4,490
Planning Cost Avg.	\$10,345
<hr/>	
	\$124,153



40 MODERN - FURNITURE FLOOR PLAN

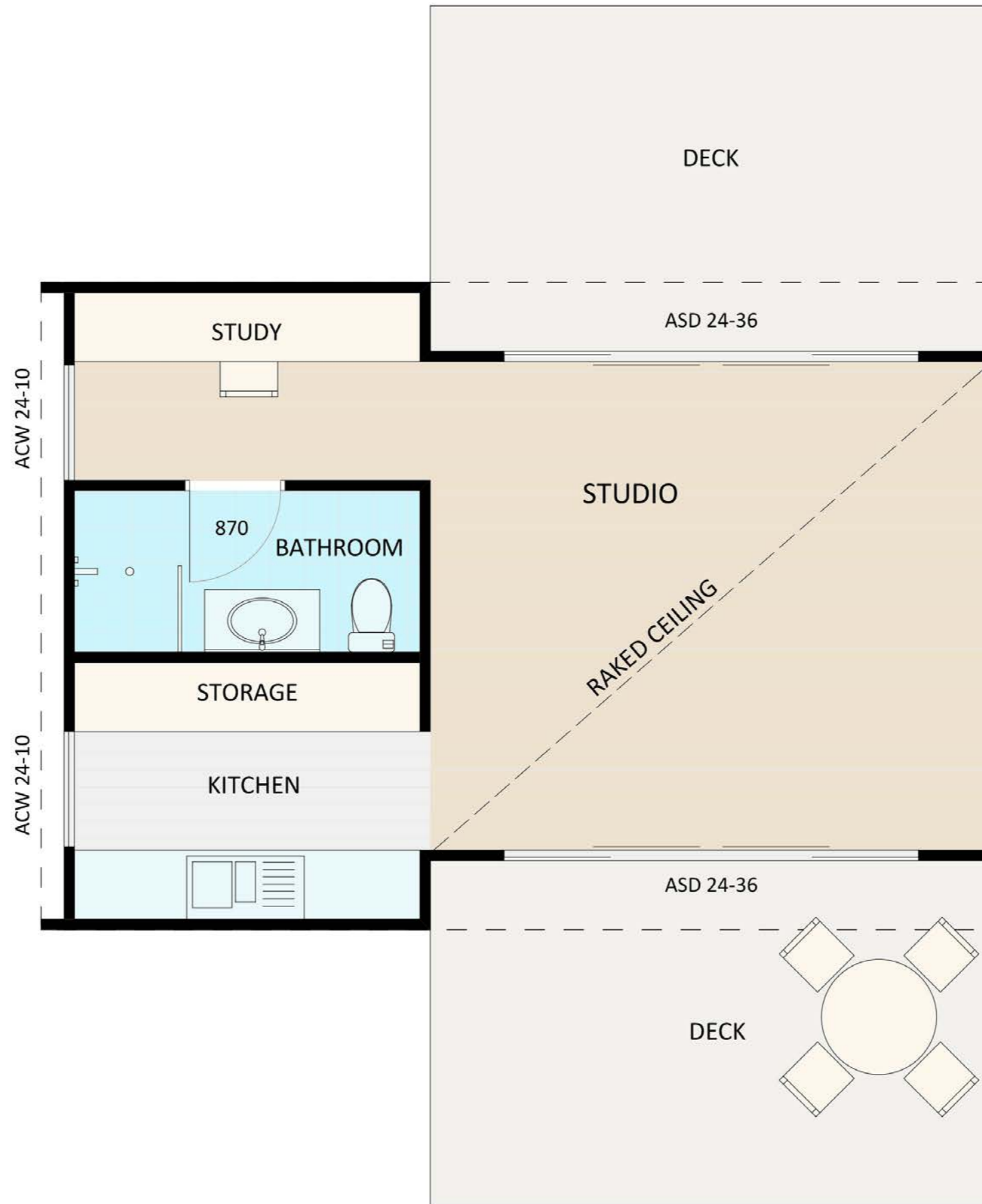
Design 40

Build Cost	\$109,318
Site Works Avg.	\$4,490
Planning Cost Avg.	\$10,345
\$124,153	



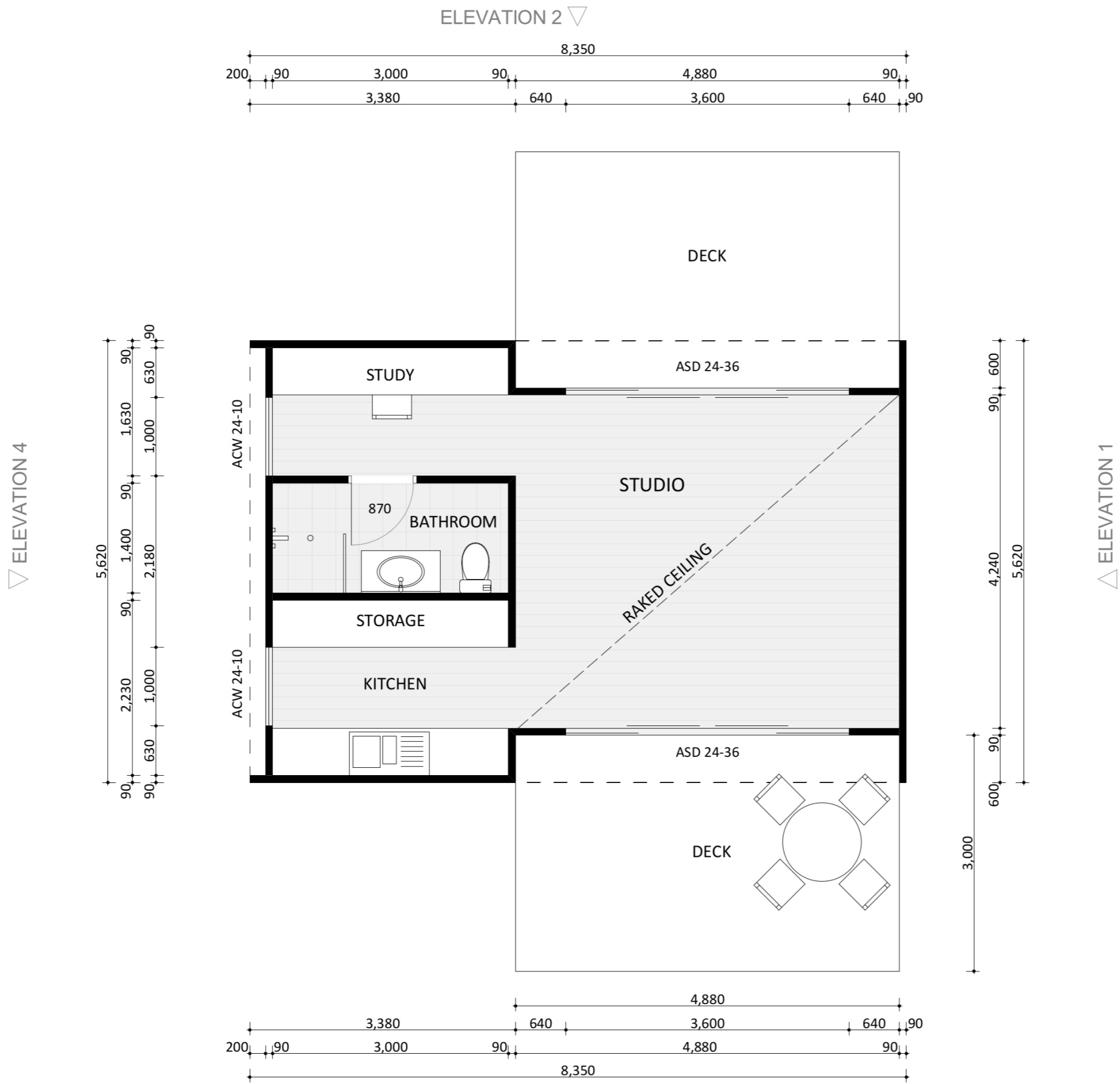
40 MODERN - FLOOR PLAN

Design 50

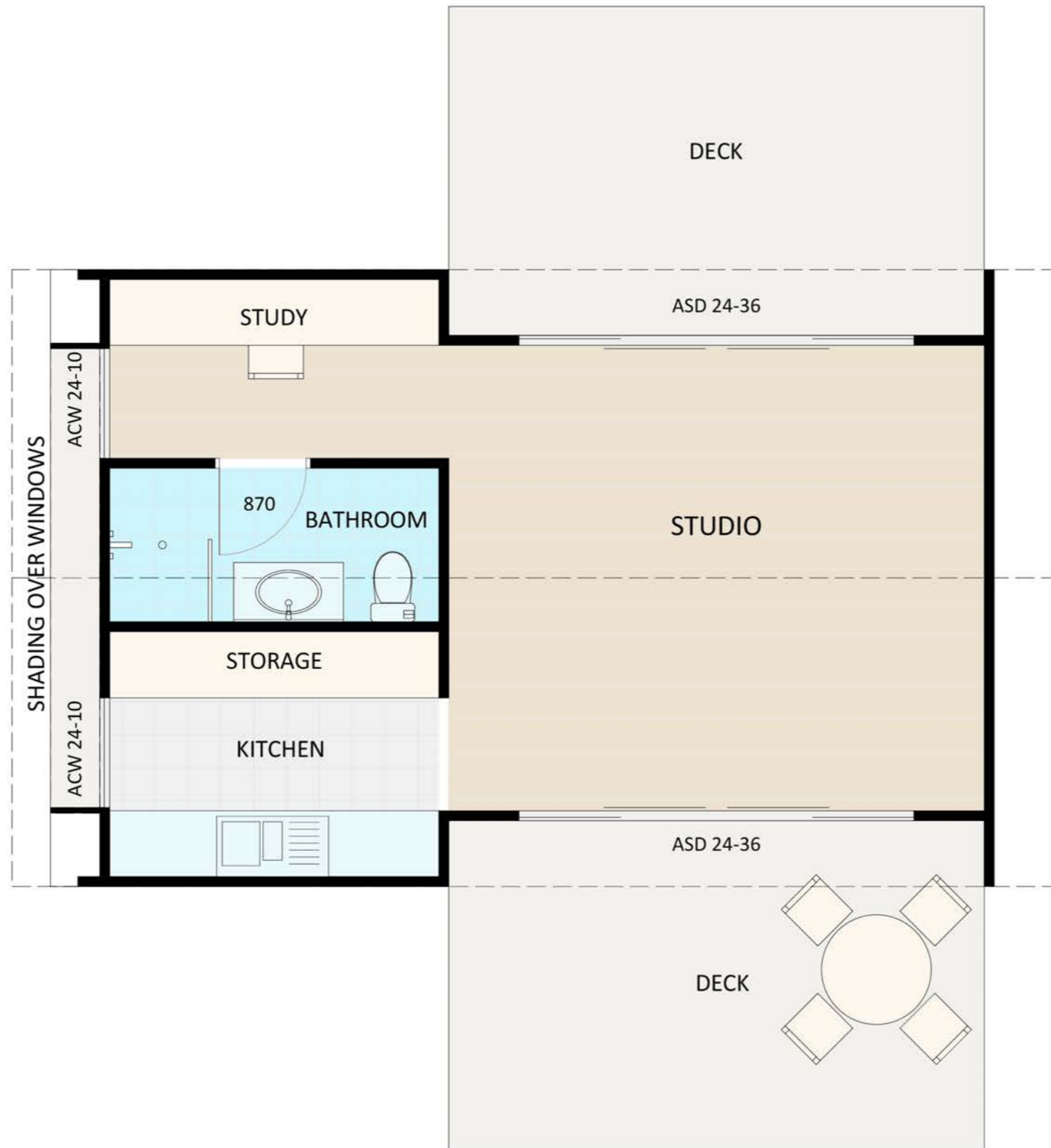


Build Cost	\$105,605
Site Works Avg.	\$4,324
Planning Cost Avg.	\$10,049
<hr/>	
	\$119,978

Build Cost	\$105,605
Site Works Avg.	\$4,324
Planning Cost Avg.	\$10,049
\$119,978	



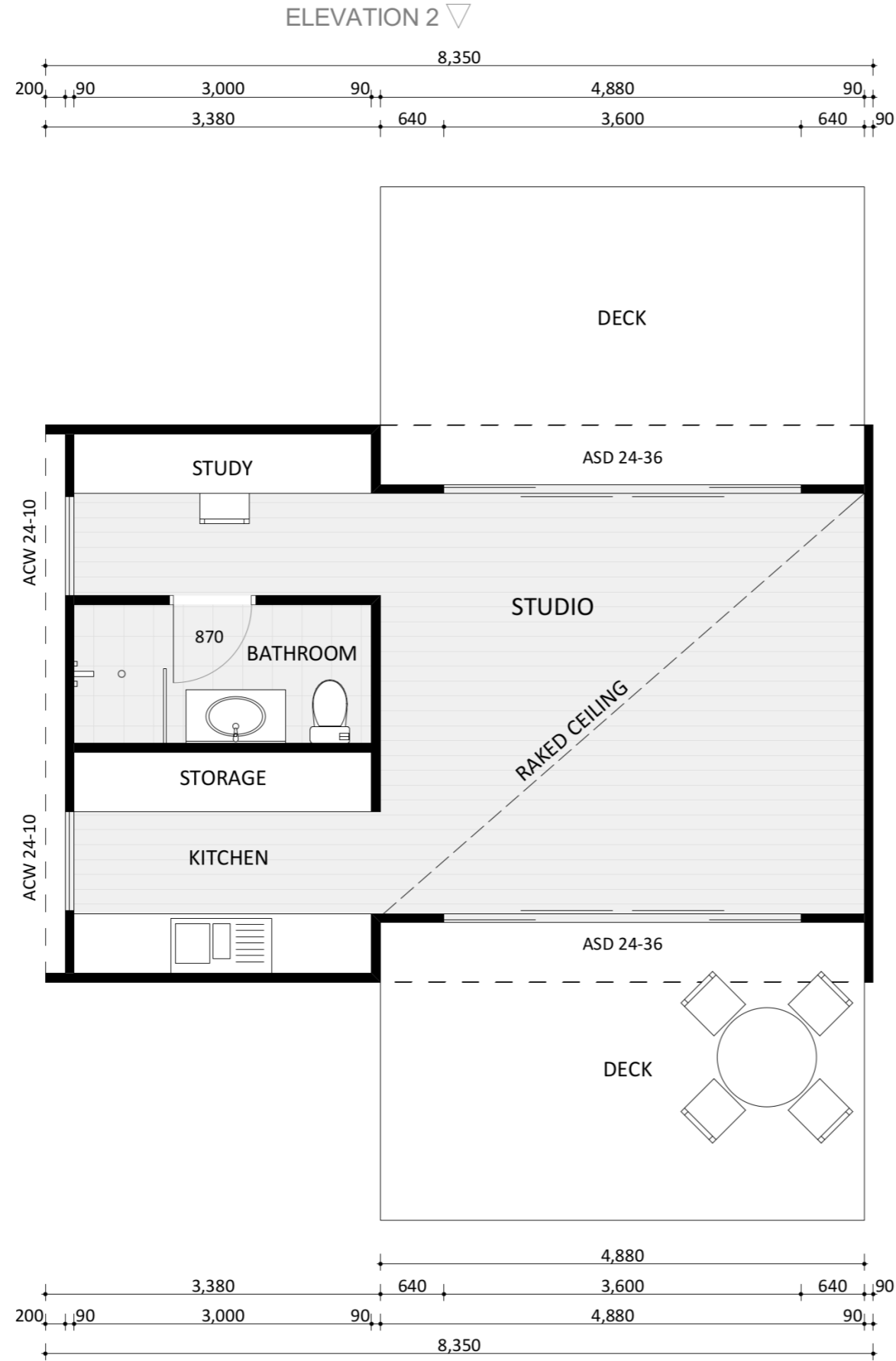
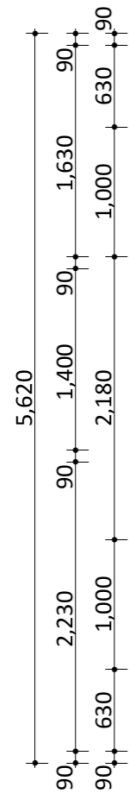
Design 51



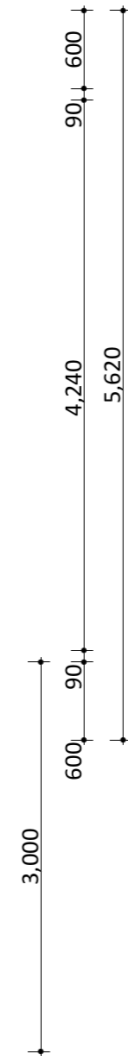
Build Cost	\$105,033
Site Works Avg.	\$4,601
Planning Cost Avg.	\$10,052
\$119,686	

Design 51

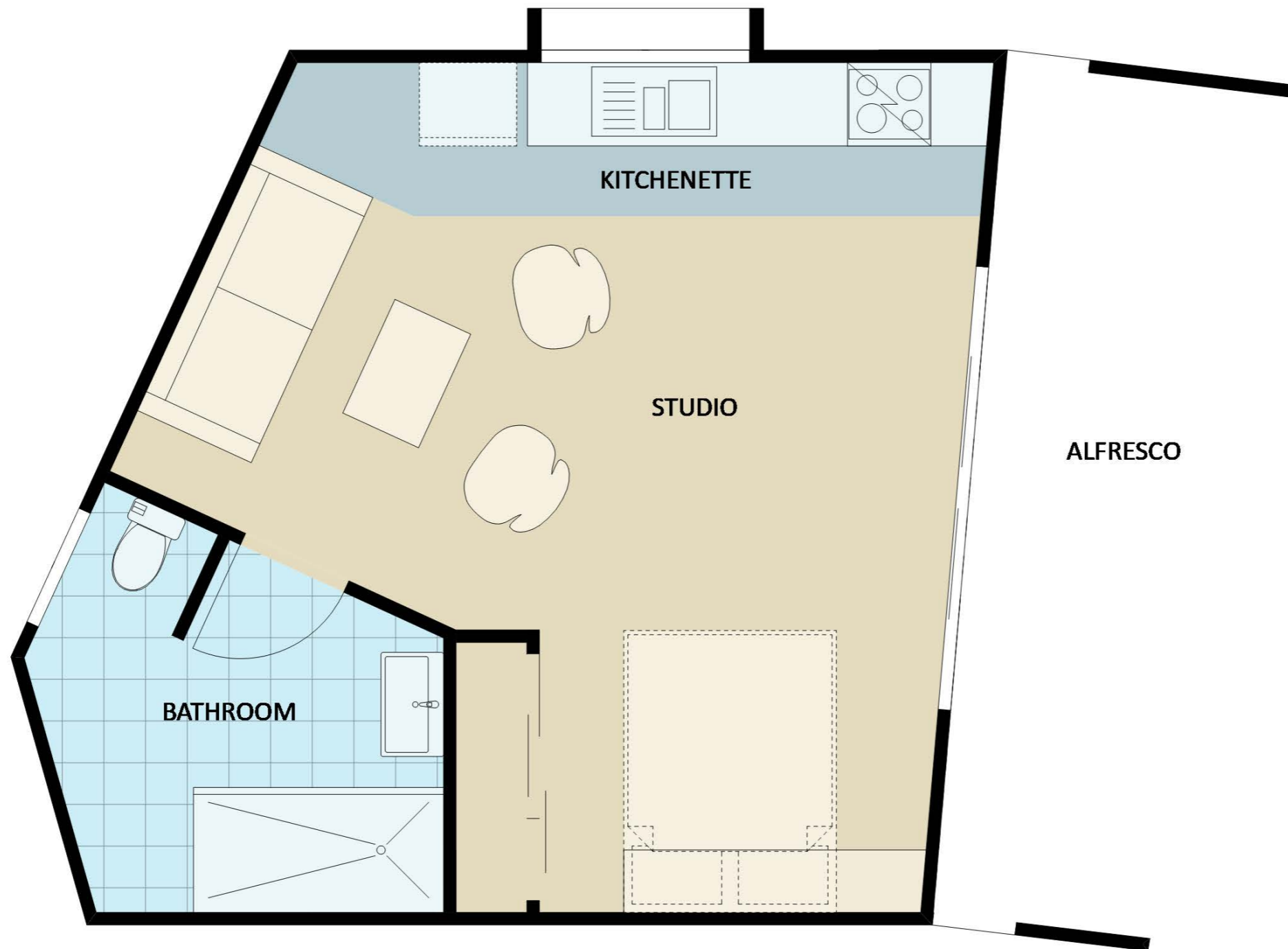
ELEVATION 4



ELEVATION 1



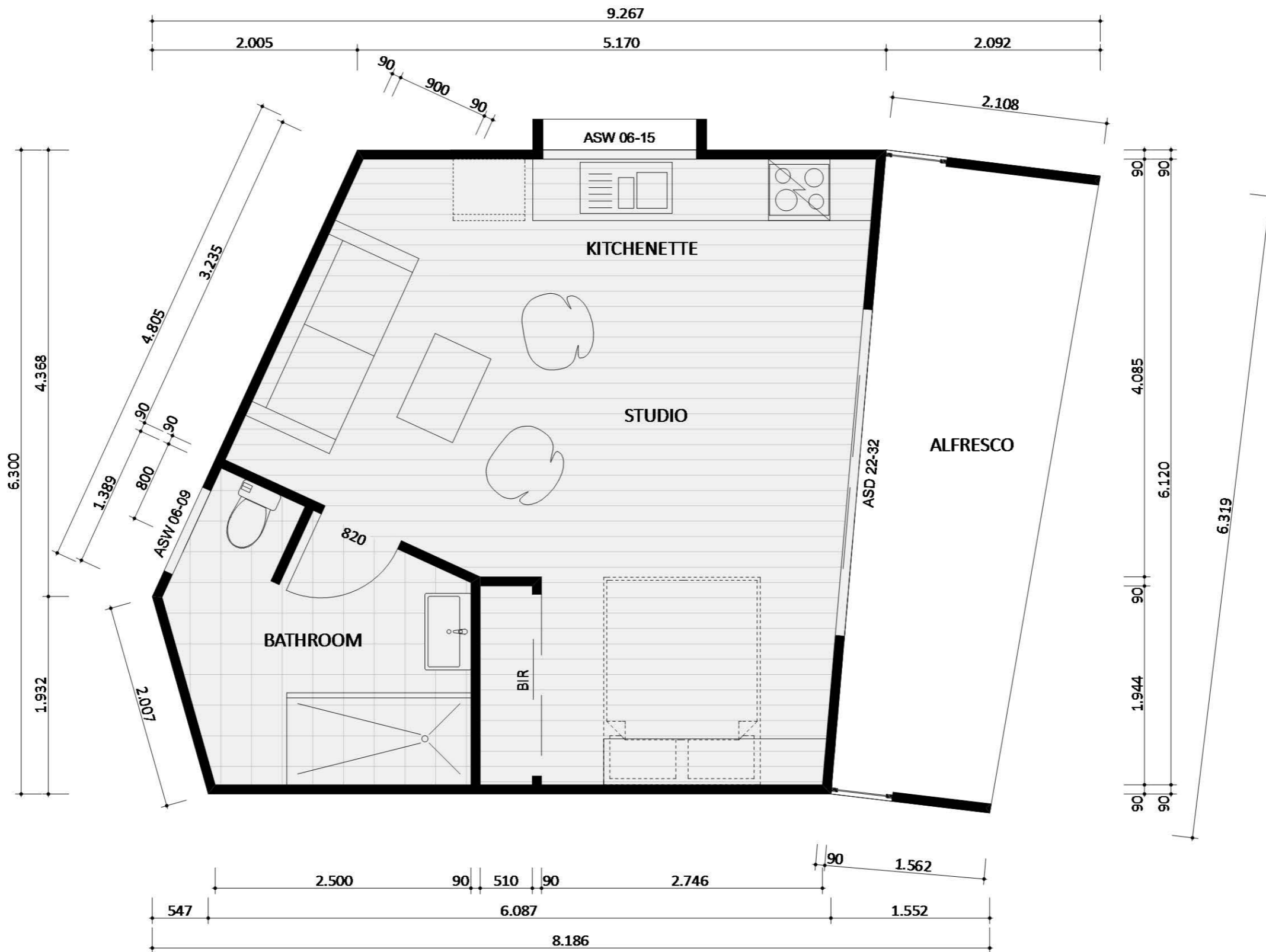
Build Cost	\$105,033
Site Works Avg.	\$4,601
Planning Cost Avg.	\$10,052
Total	\$119,686



90 MODERN - FURNITURE FLOOR PLAN

Build Cost	\$104,036
Site Works Avg.	\$4,587
Planning Cost Avg.	\$6,653
<hr/> \$115,276	

Design 90



90 MODERN - FLOOR PLAN

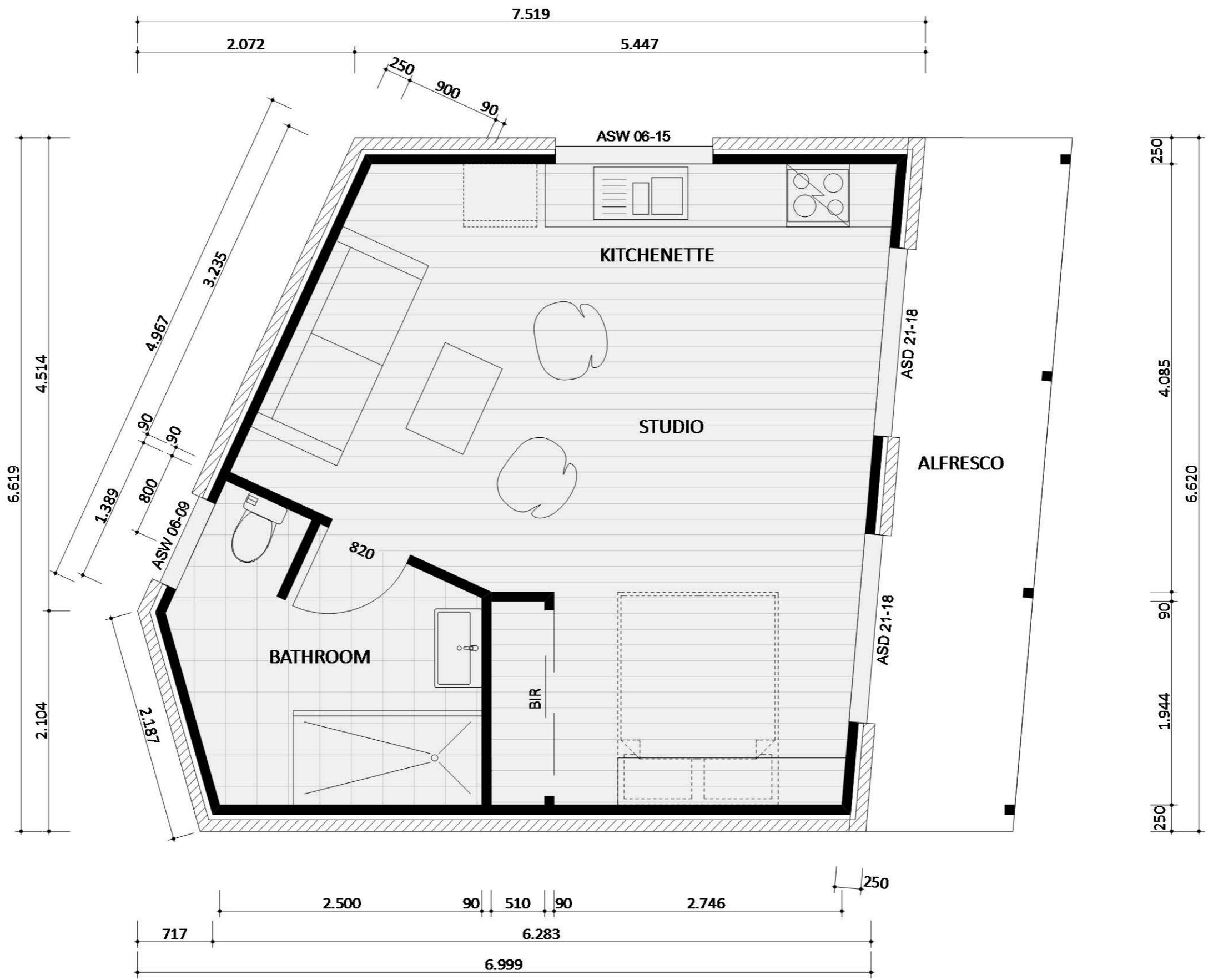
Build Cost	\$104,036
Site Works Avg.	\$4,587
Planning Cost Avg.	\$6,653
Total	\$115,276

Design 91



Build Cost	\$107,519
Site Works Avg.	\$5,082
Planning Cost Avg.	\$6,753
<hr/> \$119,354	

Design 91



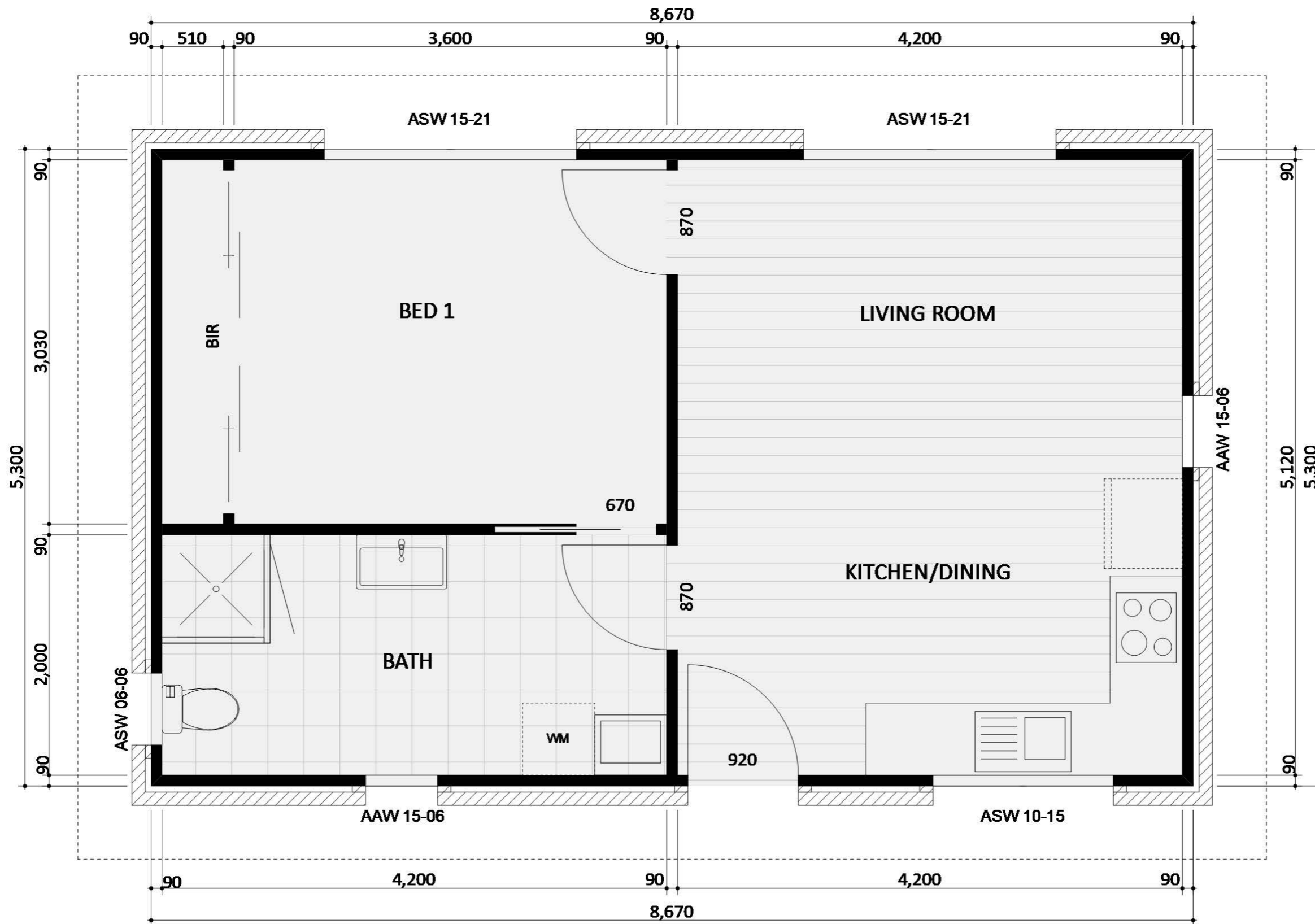
Build Cost	\$107,519
Site Works Avg.	\$5,082
Planning Cost Avg.	\$6,753
Total	\$119,354

Build Cost	\$115,403
Site Works Avg.	\$5,069
Planning Cost Avg.	\$10,518
<hr/>	
	\$130,990



101 CLASSIC - FURNITURE FLOOR PLAN

Build Cost	\$115,403
Site Works Avg.	\$5,069
Planning Cost Avg.	\$10,518
\$130,990	



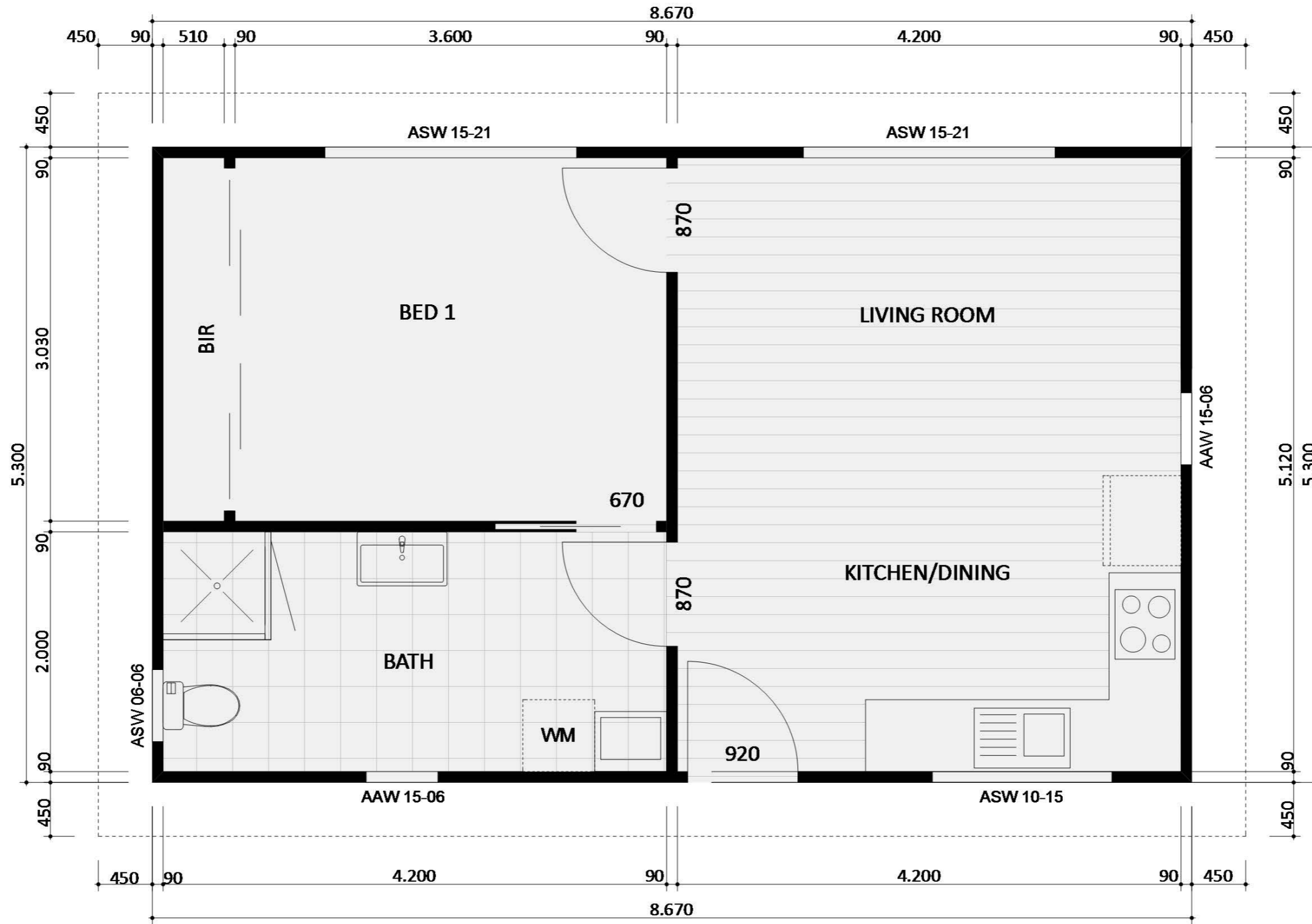
101 - FLOOR PLAN

Design 102

Build Cost	\$104,813
Site Works Avg.	\$4,897
Planning Cost Avg.	\$10,348
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	\$120,058



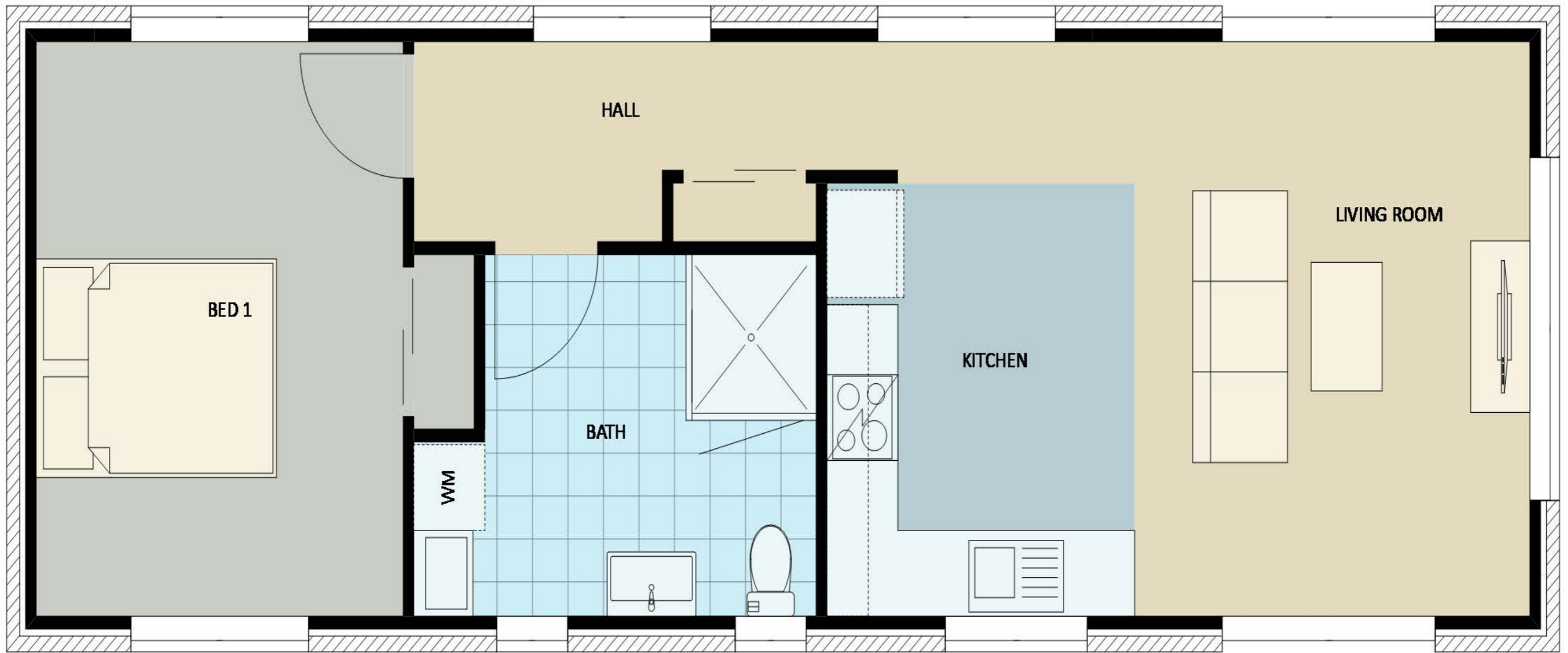
Design 102



Build Cost	\$104,813
Site Works Avg.	\$4,897
Planning Cost Avg.	\$10,348
Total	\$120,058

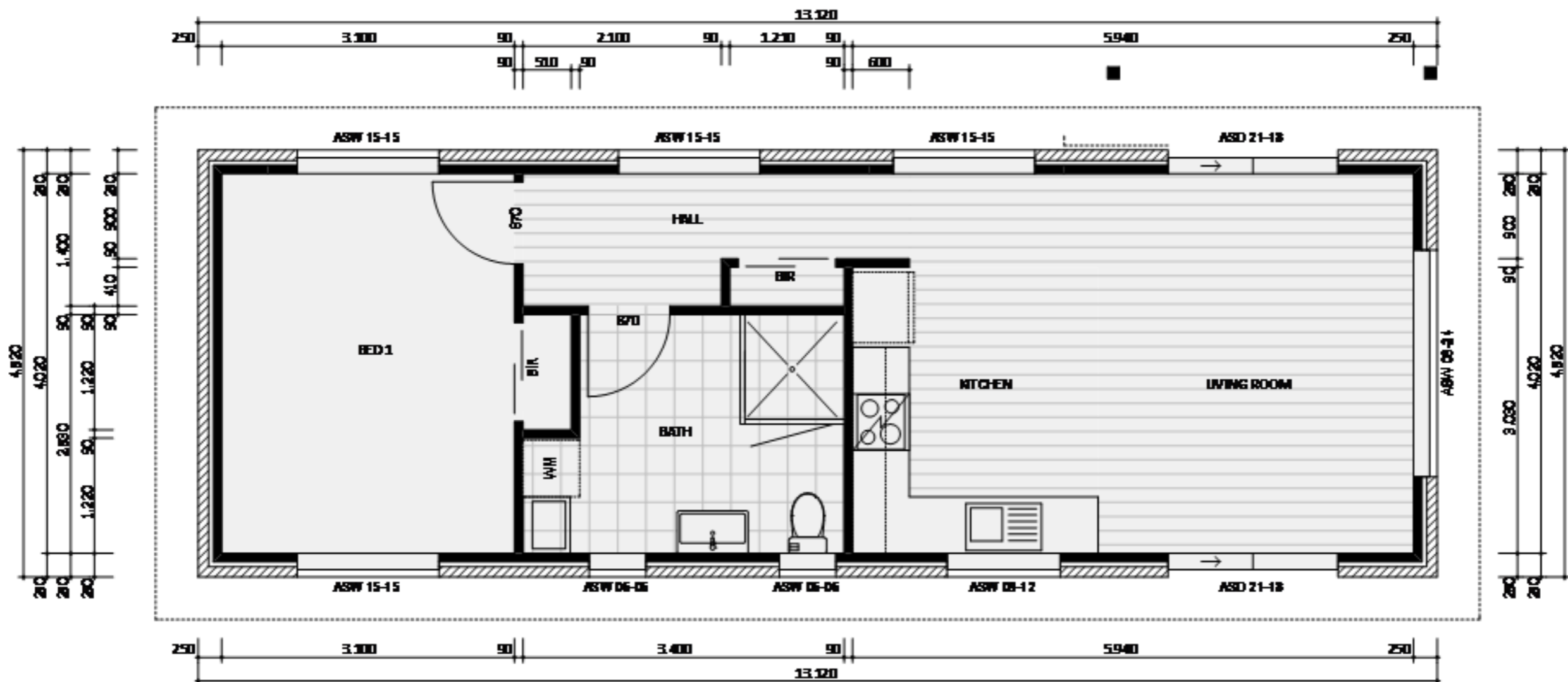
Design 115

Build Cost	\$134,447
Site Works Avg.	\$5,890
Planning Cost Avg.	\$11,207
<hr/>	
	\$151,544



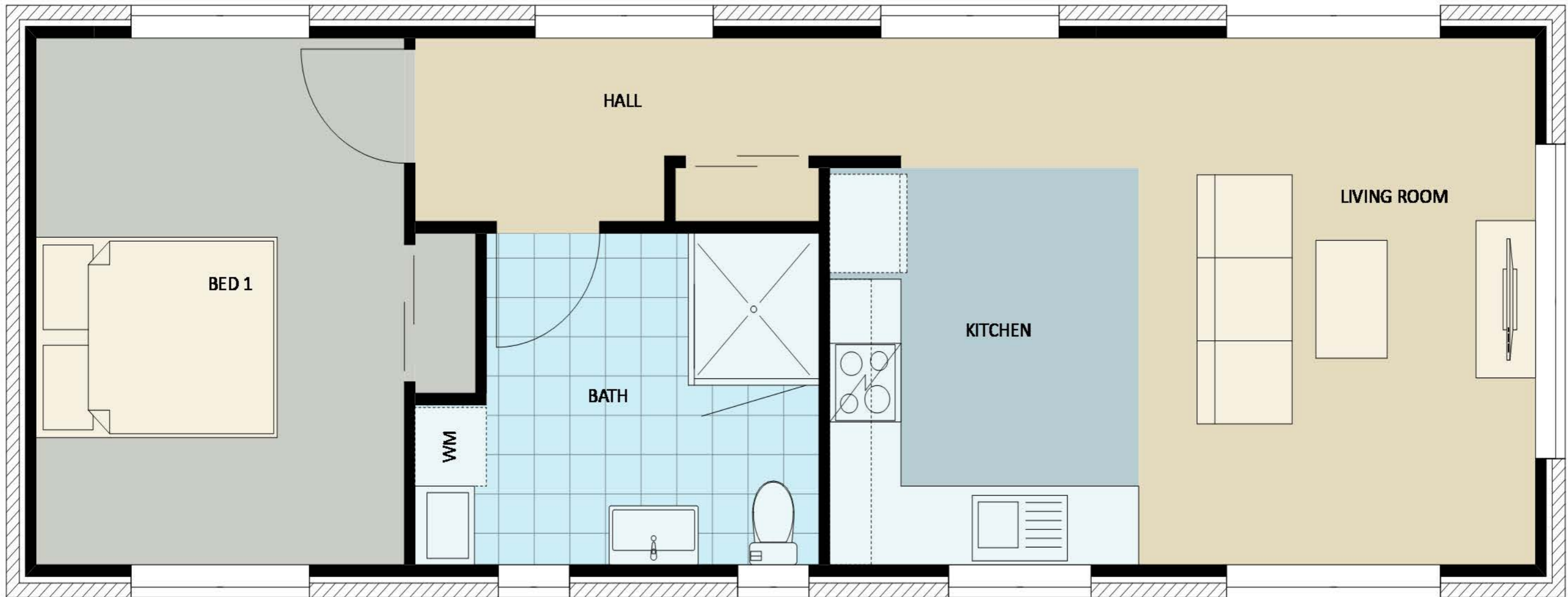
Design 115

Build Cost	\$134,447
Site Works Avg.	\$5,890
Planning Cost Avg.	\$11,207
\$151,544	



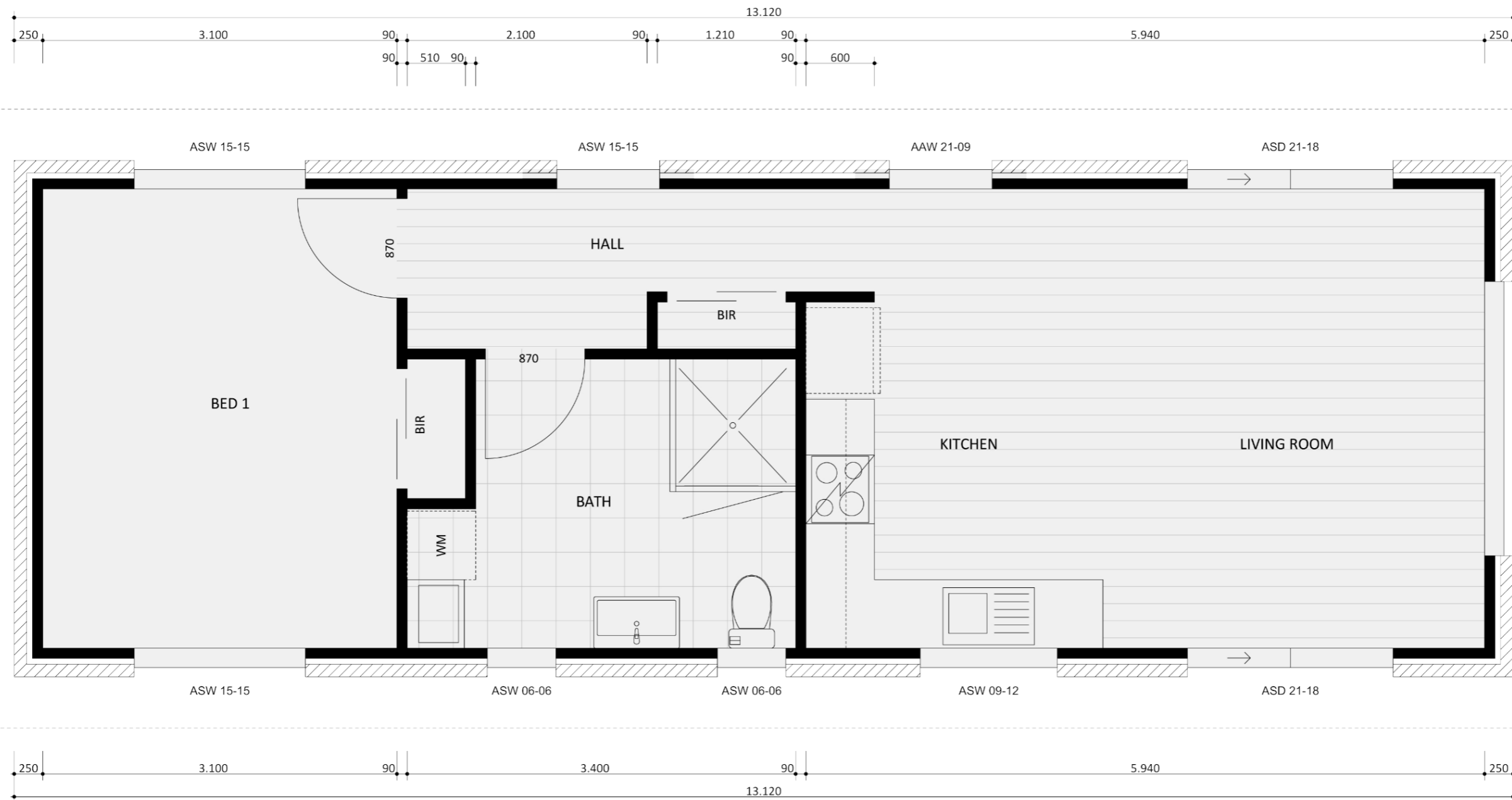
Design 116

Build Cost	\$133,703
Site Works Avg.	\$5,840
Planning Cost Avg.	\$11,015
<hr/>	
	\$150,558



Design 116

Build Cost	\$133,703
Site Works Avg.	\$5,840
Planning Cost Avg.	\$11,015
\$150,558	



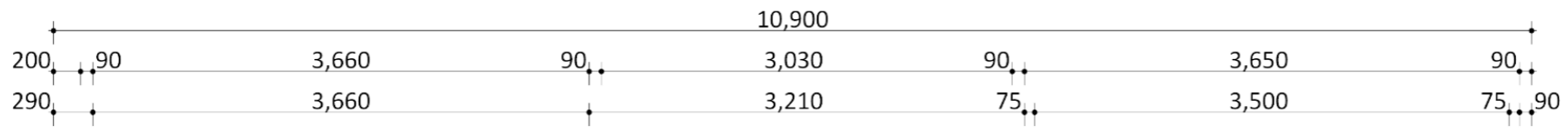
116 - FLOOR PLAN

Design 120

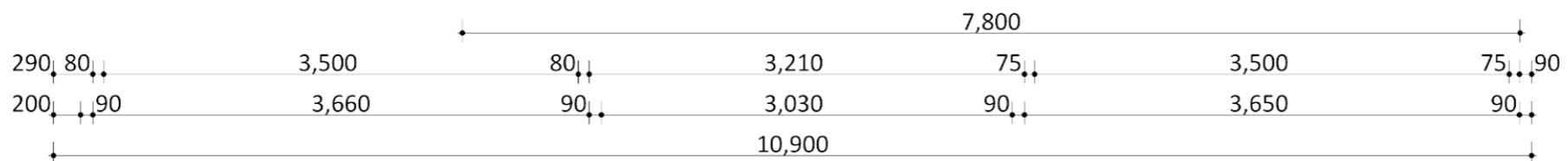
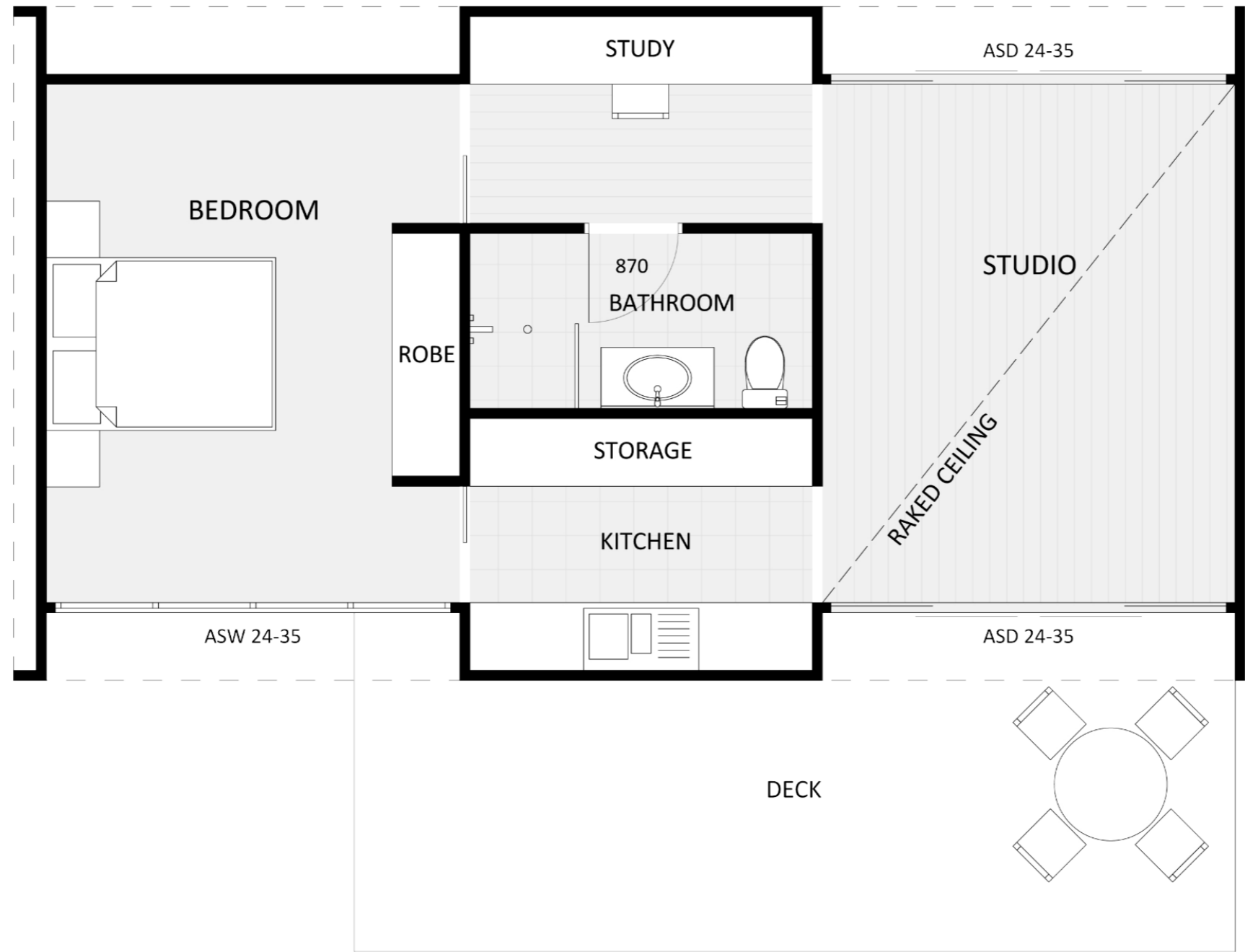


Build Cost	\$124,966
Site Works Avg.	\$5,632
Planning Cost Avg.	\$10,807
<hr/>	
	\$141,405

Design 120

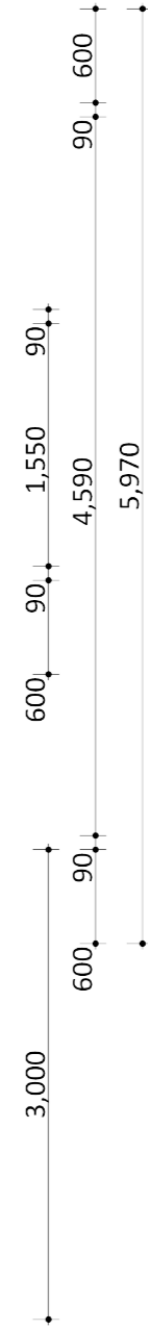


ELEVATION 4



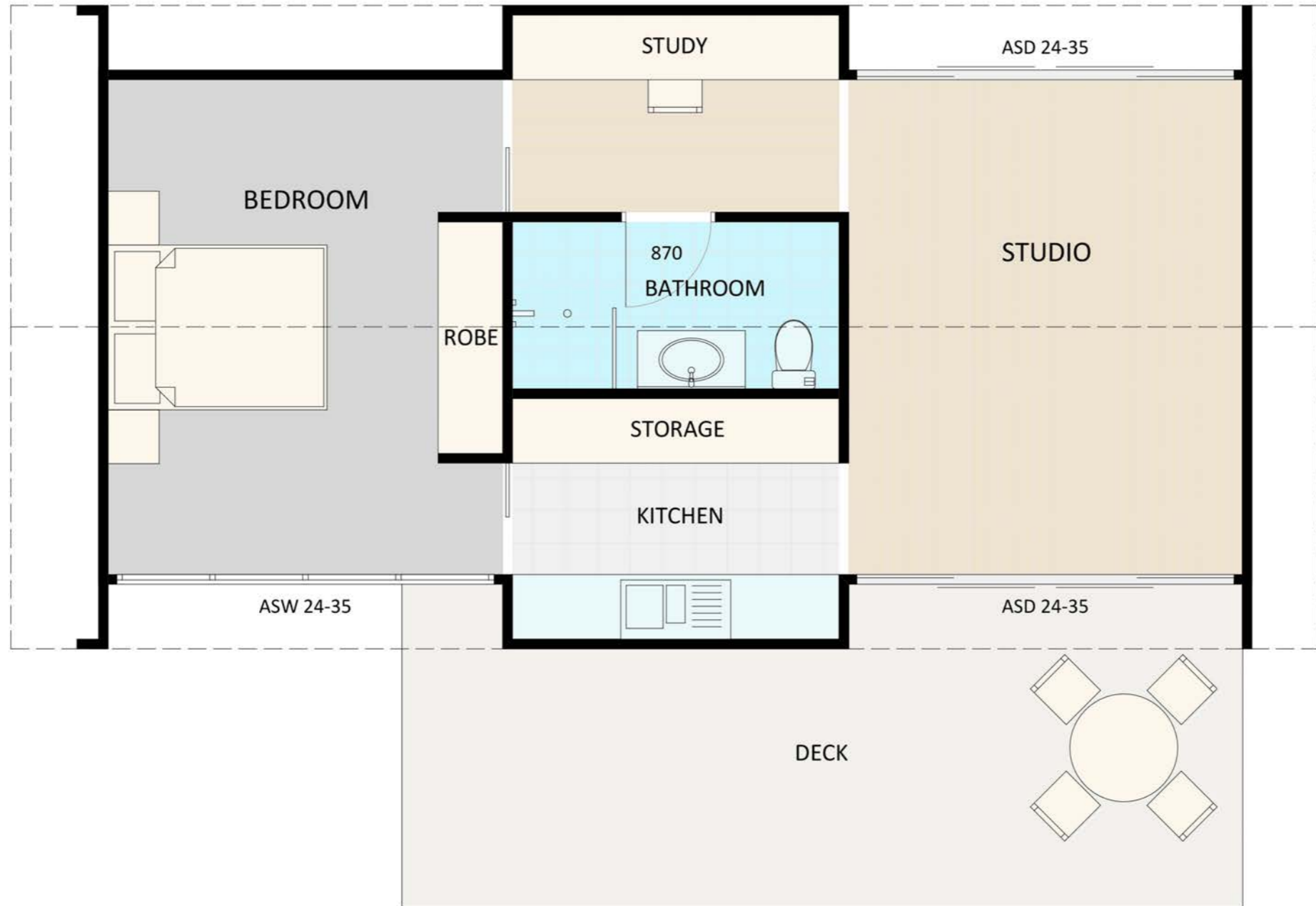
ELEVATION 3"

ELEVATION 1"



Build Cost	\$124,966
Site Works Avg.	\$5,632
Planning Cost Avg.	\$10,807
Total	\$141,405

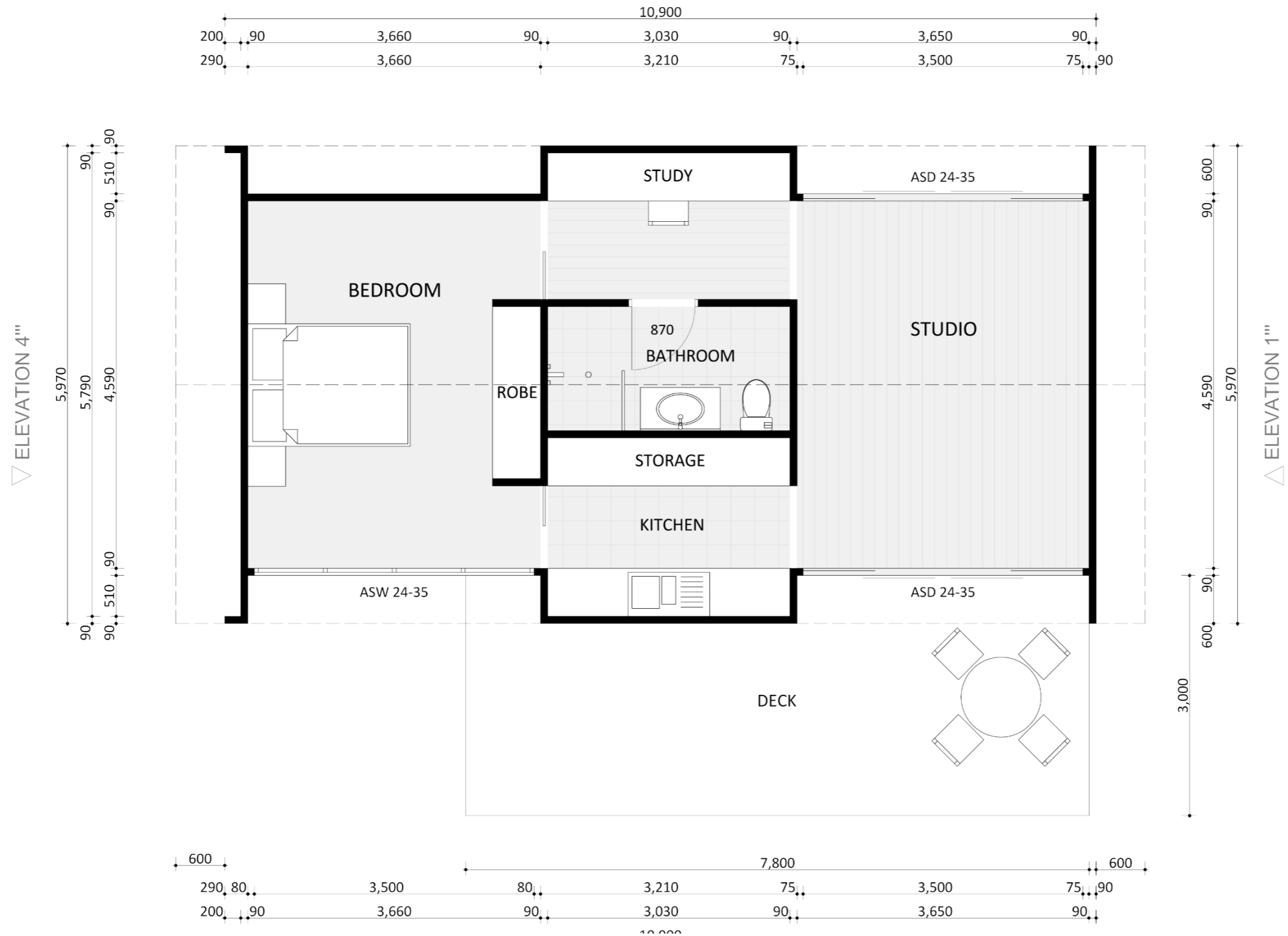
Design 121



Build Cost	\$124,966
Site Works Avg.	\$5,632
Planning Cost Avg.	\$10,807
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	\$141,405

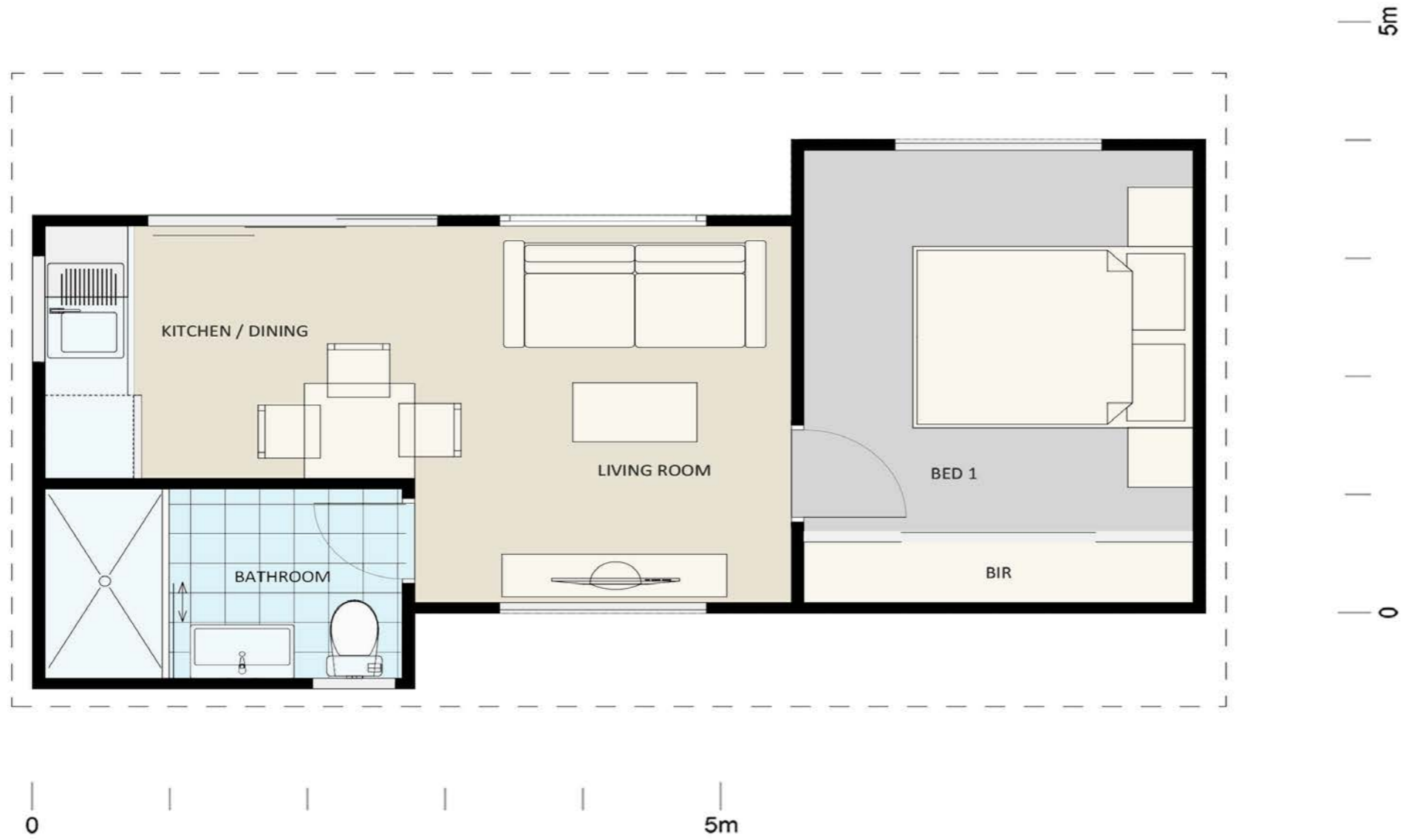
Design 121

Build Cost	\$124,966
Site Works Avg.	\$5,632
Planning Cost Avg.	\$10,807
Total	\$141,405



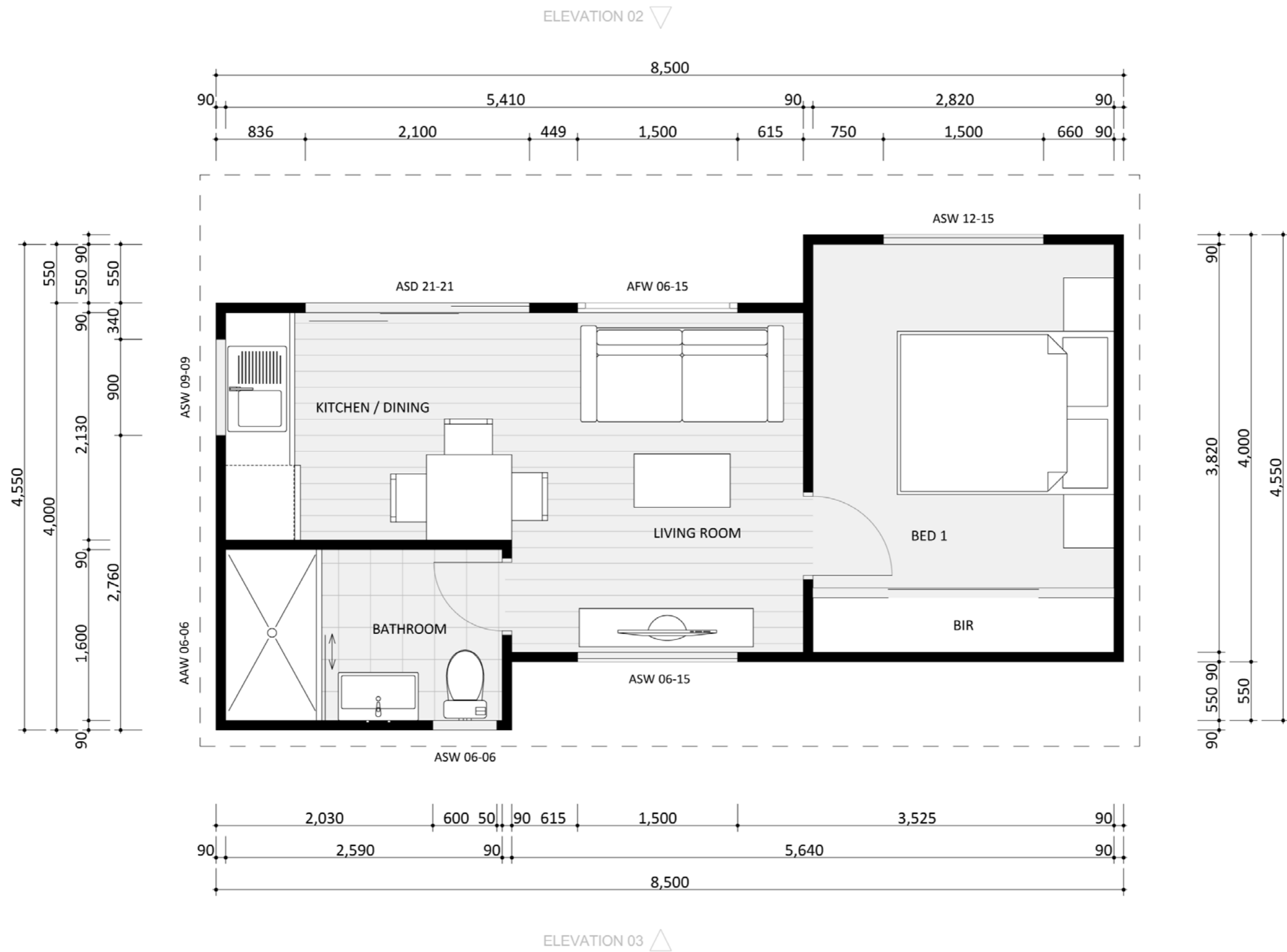
Design 123

Build Cost	\$83,128
Site Works Avg.	\$3,938
Planning Cost Avg.	\$6,347
<hr/> \$93,413	

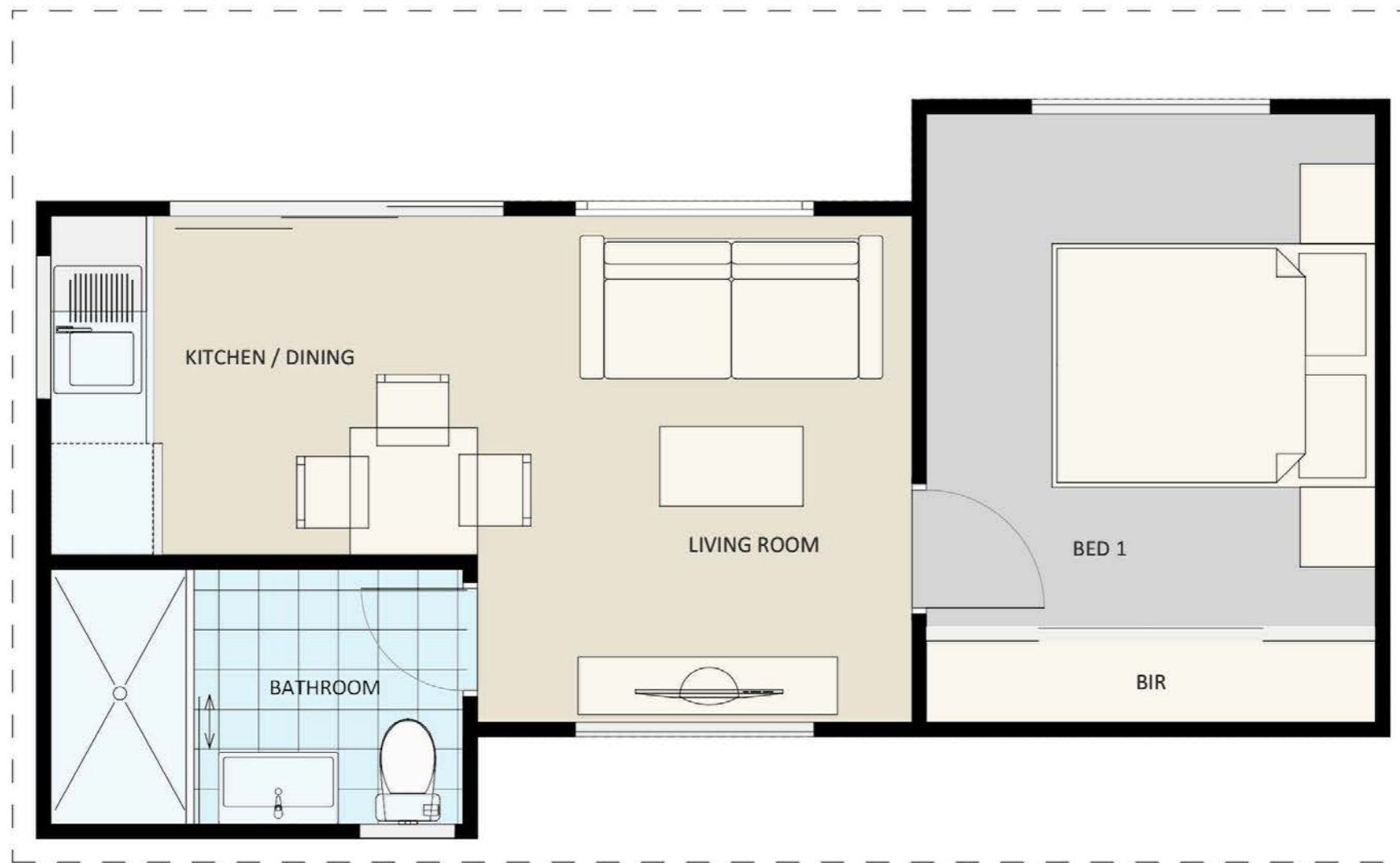


Design 123

Build Cost	\$83,128
Site Works Avg.	\$3,938
Planning Cost Avg.	\$6,347
\$93,413	



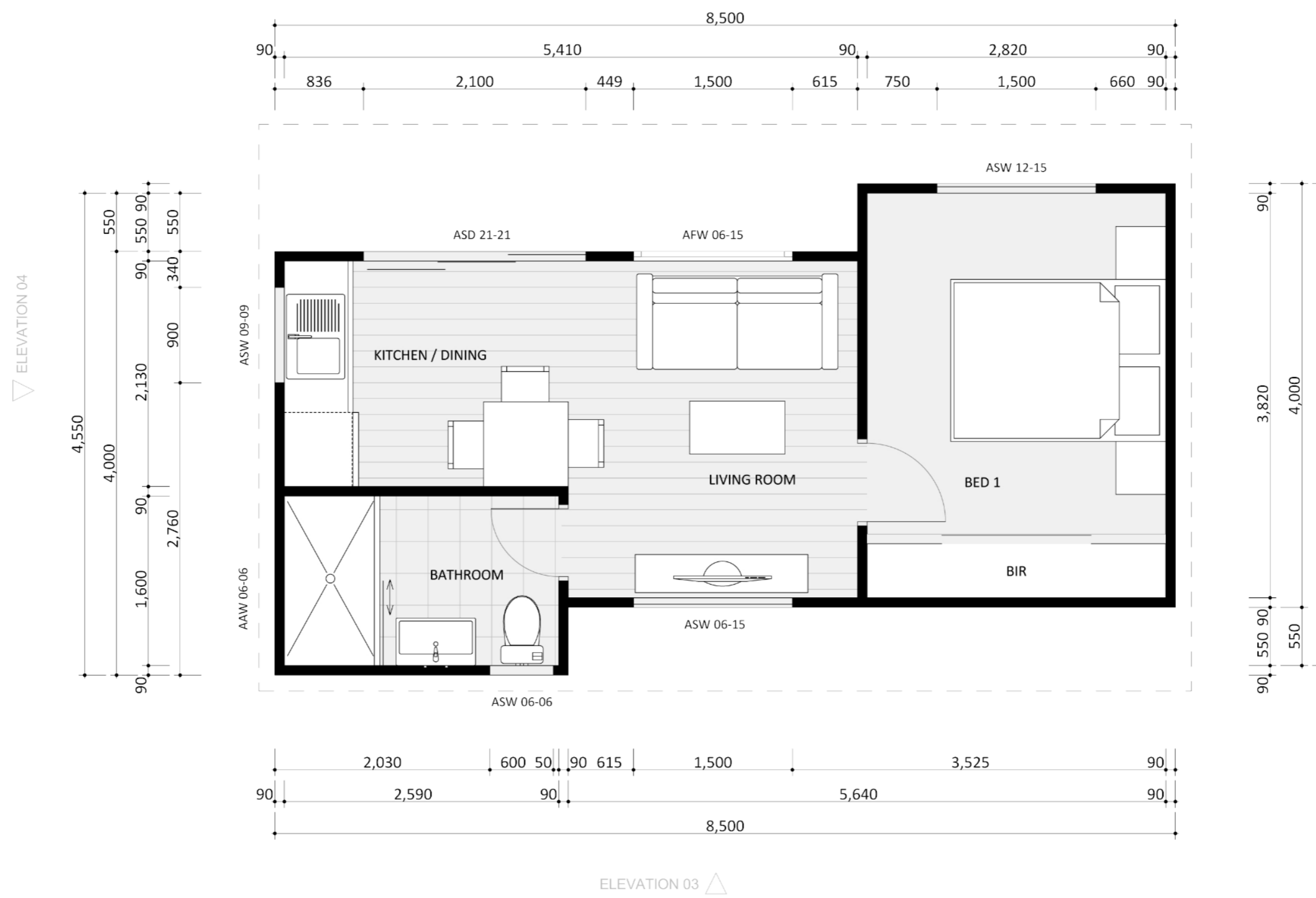
Design 130



Build Cost	\$86,331
Site Works Avg.	\$3,937
Planning Cost Avg.	\$6,348
<hr/>	
	\$96,616

Design 130

Build Cost	\$86,331
Site Works Avg.	\$3,937
Planning Cost Avg.	\$6,348
\$96,616	



Design 140

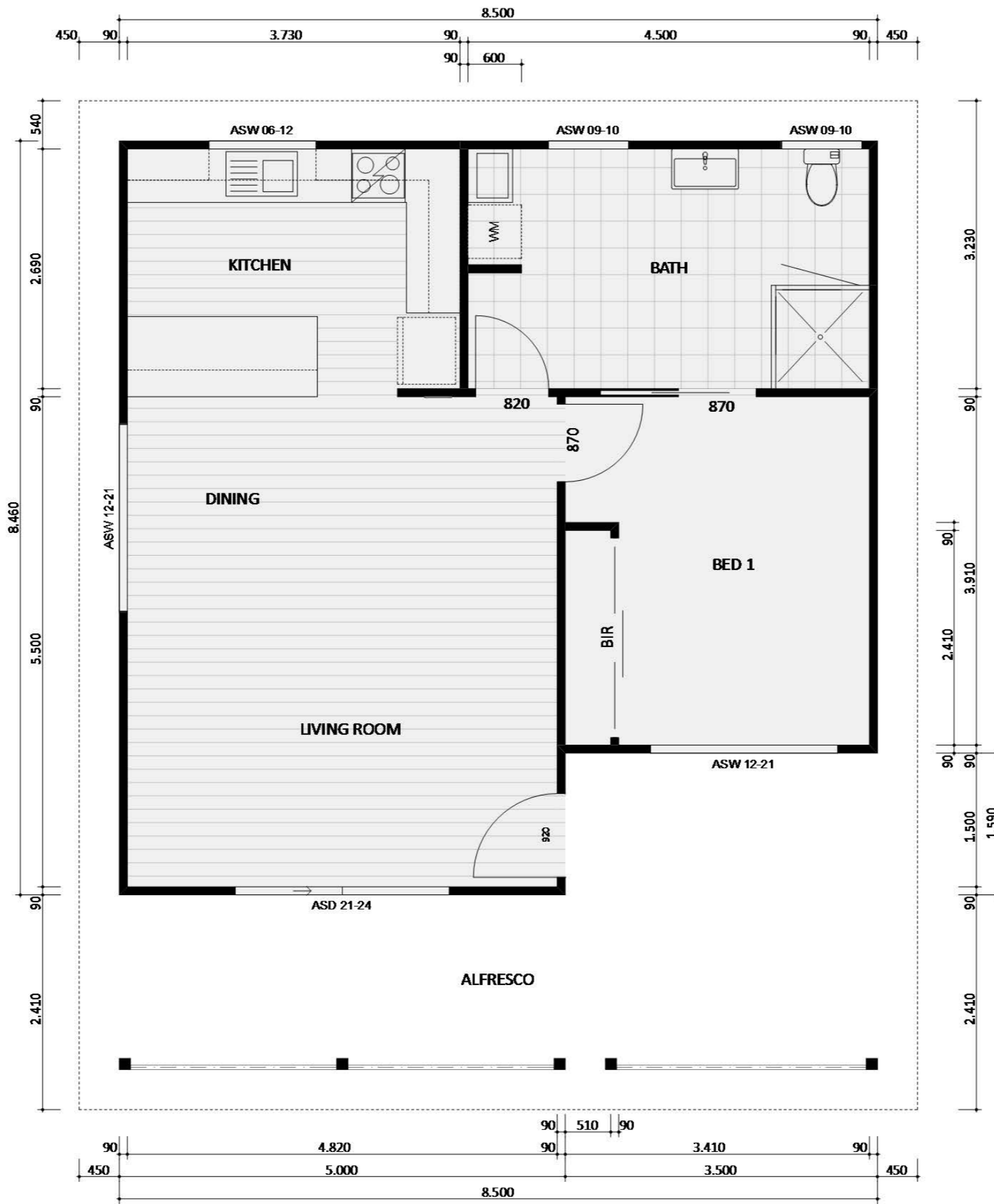


Build Cost	\$158,082
Site Works Avg.	\$6,701
Planning Cost Avg.	\$12,088
<hr/>	
	\$176,871

ALFRESCO

140 MODERN - FURNITURE FLOOR PLAN

Design 140



140 MODERN - FLOOR PLAN

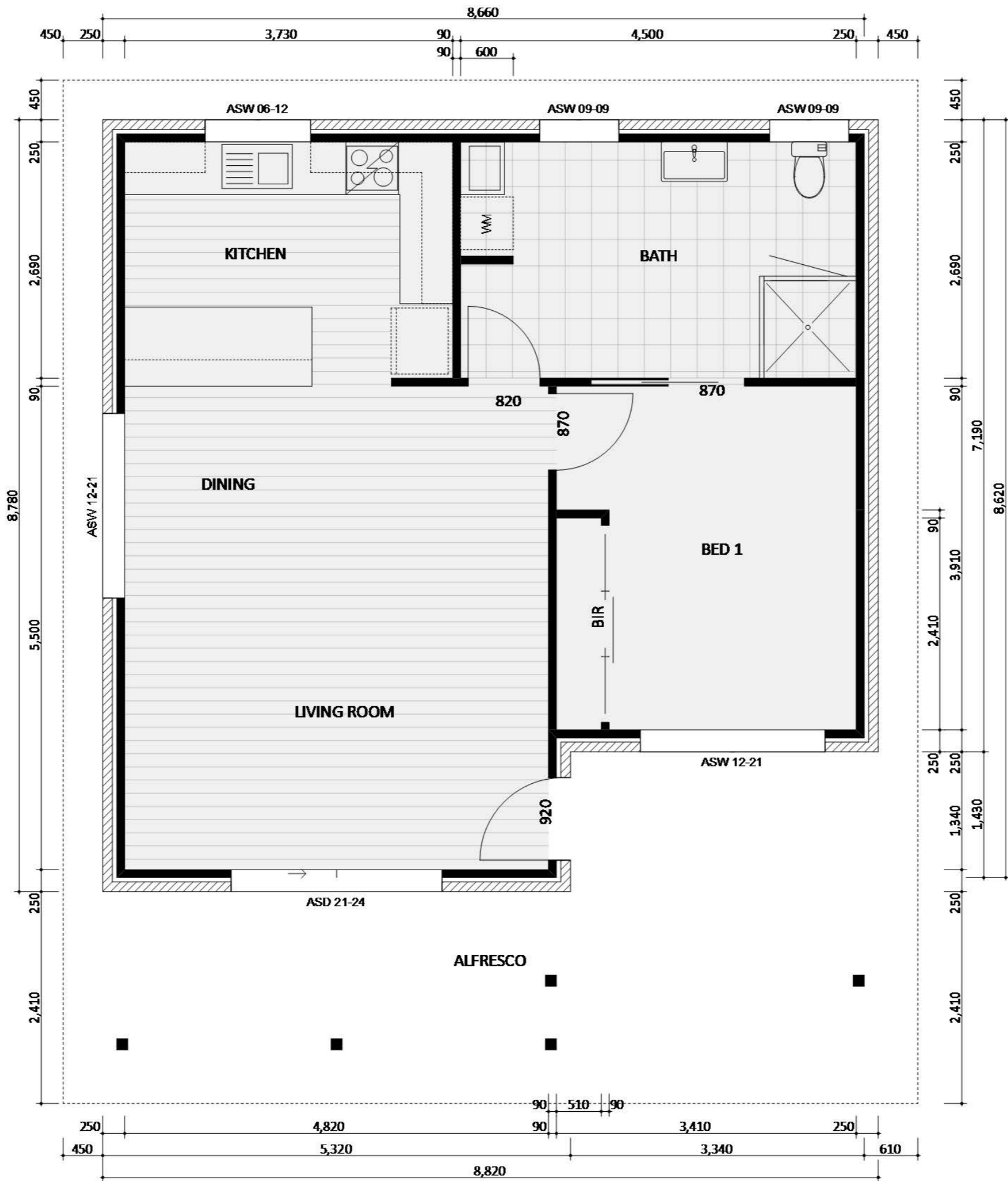
Build Cost	\$158,082
Site Works Avg.	\$6,701
Planning Cost Avg.	\$12,088
Total	\$176,871

Design 141



Build Cost	\$169,586
Site Works Avg.	\$7,253
Planning Cost Avg.	\$12,386
<hr/>	
	\$189,225

Design 141



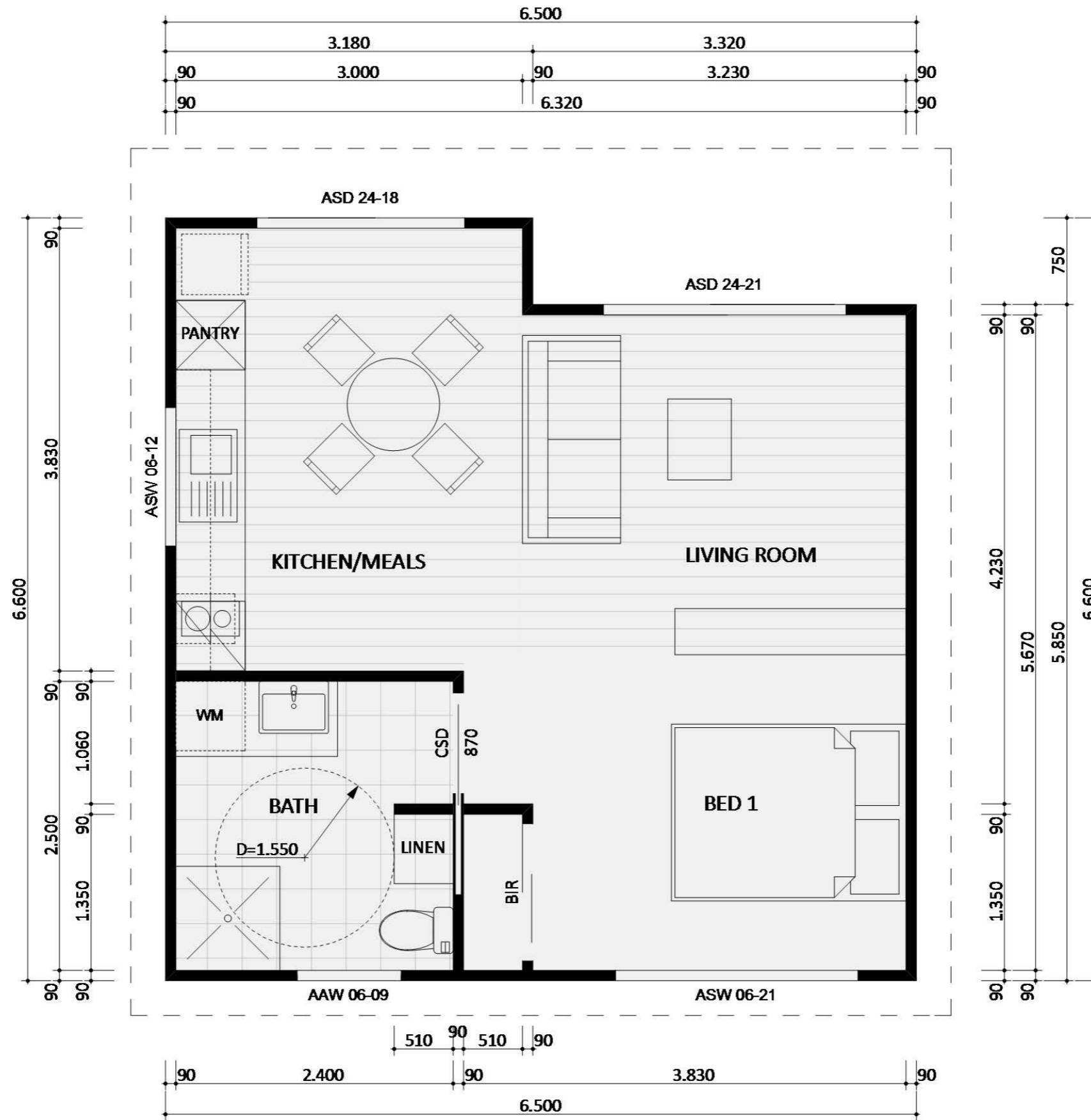
Build Cost	\$169,586
Site Works Avg.	\$7,253
Planning Cost Avg.	\$12,386
Total	\$189,225



Build Cost	\$102,068
Site Works Avg.	\$4,760
Planning Cost Avg.	\$10,192
<hr/>	
	\$117,020

142 MODERN - FURNITURE FLOOR PLAN

Design 142



142 - FLOOR PLAN

Build Cost	\$102,068
Site Works Avg.	\$4,760
Planning Cost Avg.	\$10,192
Total	\$117,020



Build Cost	\$158,582
Site Works Avg.	\$7,287
Planning Cost Avg.	\$11,911
<hr/>	
	\$177,780

CONCEPTUAL DESIGN 210 MODERN FURNITURE PLAN 1:50

Design 210

Build Cost	\$158,582
Site Works Avg.	\$7,287
Planning Cost Avg.	\$11,911
\$177,780	



CONCEPTUAL DESIGN 210 FLOOR PLAN 1:50

Design 211



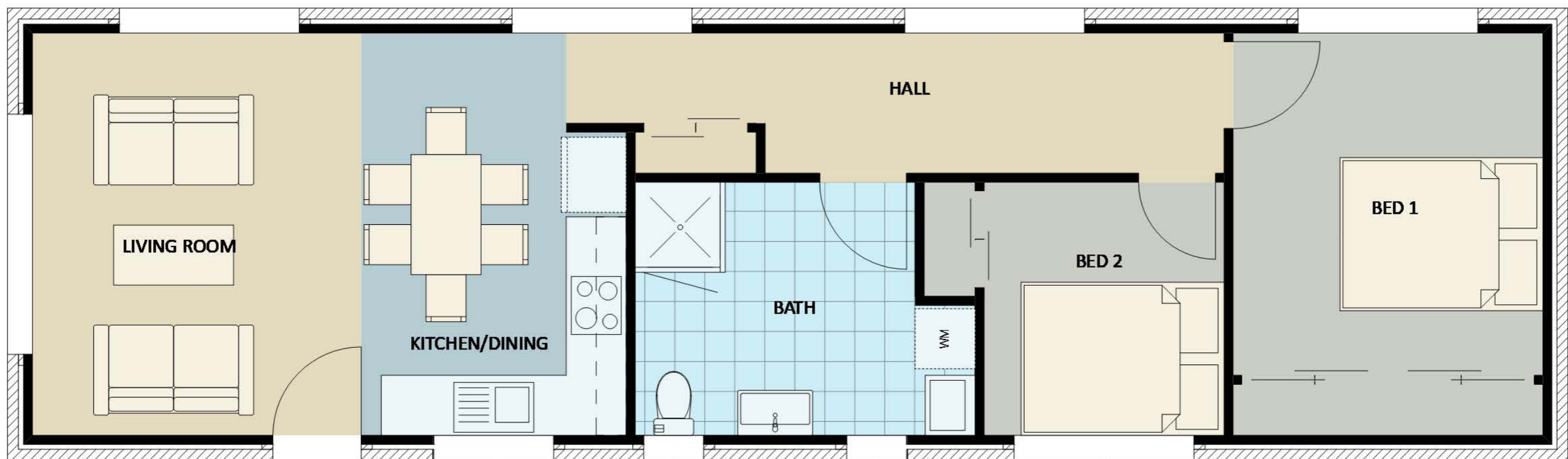
Build Cost	\$154,843
Site Works Avg.	\$7,287
Planning Cost Avg.	\$11,912
<hr/>	
	\$174,042

Design 211

Build Cost	\$154,843
Site Works Avg.	\$7,287
Planning Cost Avg.	\$11,912
\$174,042	



Build Cost	\$148,339
Site Works Avg.	\$6,678
Planning Cost Avg.	\$11,577
<hr/>	
	\$166,594



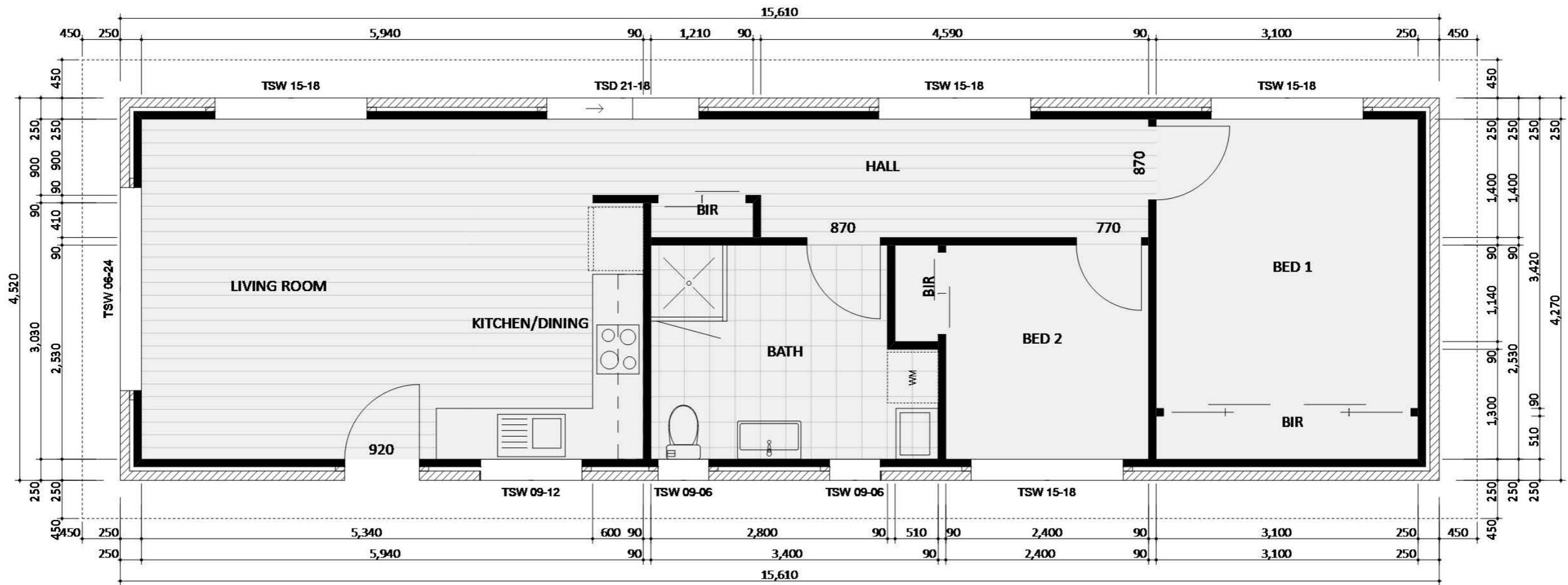
225 CLASSIC - FURNITURE FLOOR PLAN

Build Cost \$148,339

Site Works Avg. \$6,678

Planning Cost Avg. \$11,577

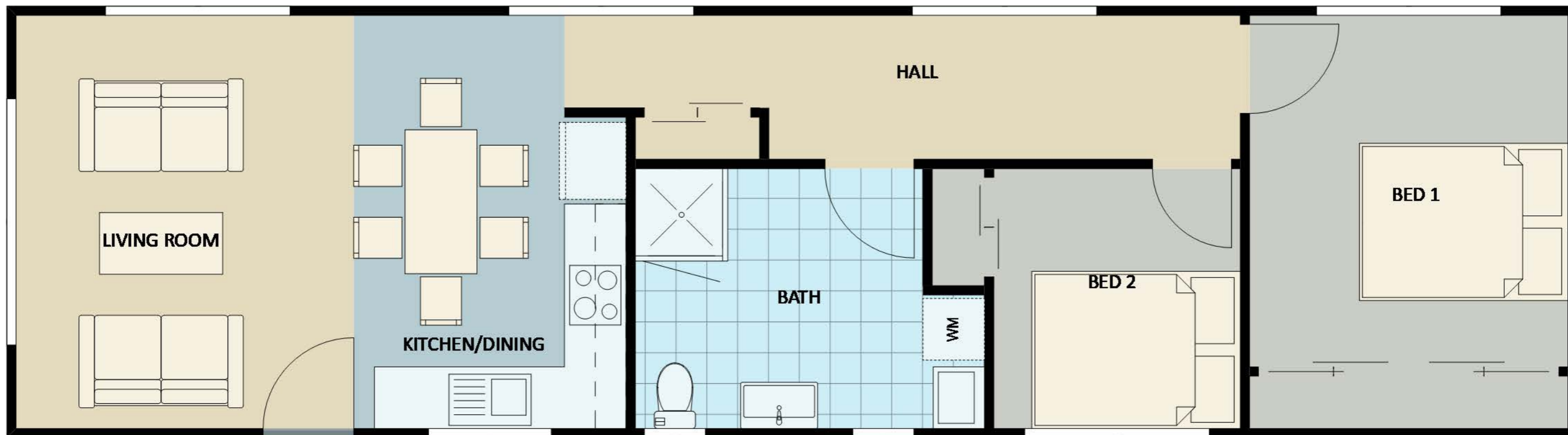
\$166,594



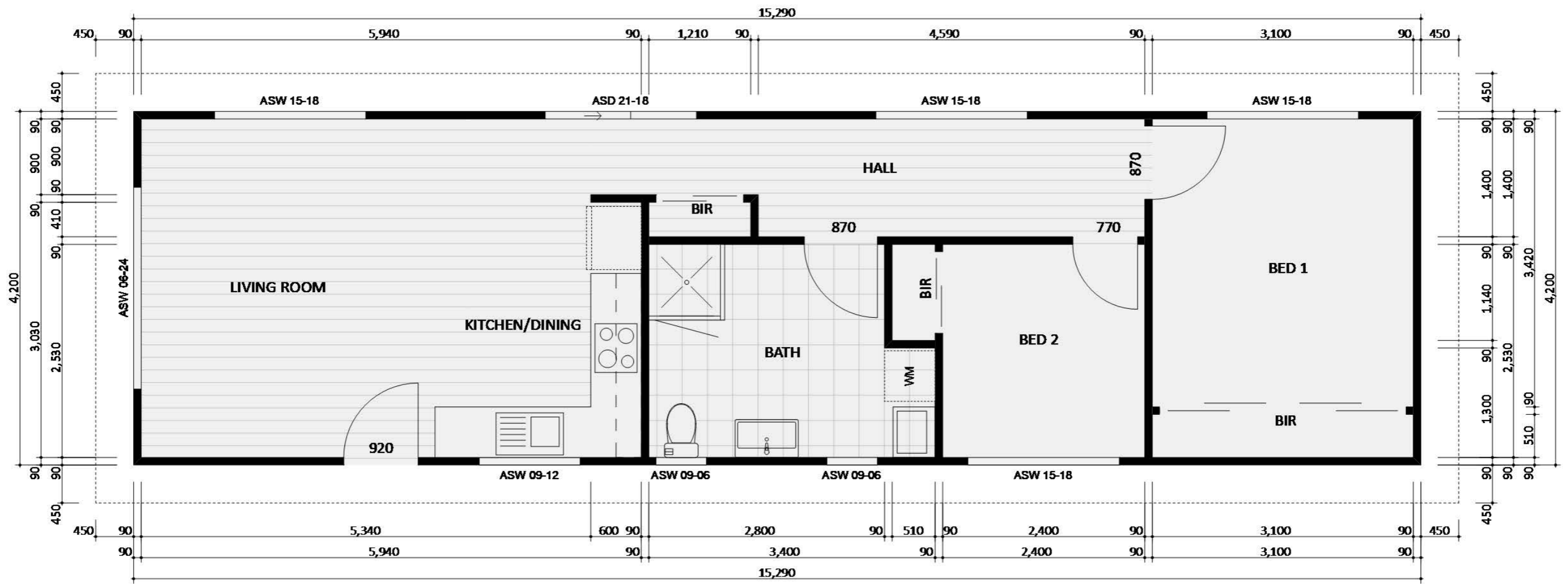
225 - FLOOR PLAN

Design 226

Build Cost	\$137,345
Site Works Avg.	\$6,361
Planning Cost Avg.	\$11,261
<hr/> \$154,967	



Build Cost	\$137,345
Site Works Avg.	\$6,361
Planning Cost Avg.	\$11,261
\$154,967	



226 - FLOOR PLAN

Design 230



Build Cost	\$186,479
Site Works Avg.	\$7,971
Planning Cost Avg.	\$12,771
<hr/>	
	\$207,221

ALFRESCO

230 MODERN - FURNITURE FLOOR PLAN

Design 230



230 - FLOOR PLAN

Build Cost	\$186,479
Site Works Avg.	\$7,971
Planning Cost Avg.	\$12,771
Total Cost	\$207,221

Design 231



Build Cost	\$192,006
Site Works Avg.	\$8,300
Planning Cost Avg.	\$13,119
<hr/>	
	\$213,425



Design 231



Build Cost	\$192,006
Site Works Avg.	\$8,300
Planning Cost Avg.	\$13,119
Total	\$213,425

Design 235



Build Cost	\$188,009
Site Works Avg.	\$8,204
Planning Cost Avg.	\$12,977
<hr/> \$209,190	

235 CLASSIC - FURNITURE FLOOR PLAN

Design 235



Build Cost	\$188,009
Site Works Avg.	\$8,204
Planning Cost Avg.	\$12,977
Total	\$209,190

Design 236



Build Cost	\$184,838
Site Works Avg.	\$7,972
Planning Cost Avg.	\$12,809
<hr/> \$205,619	

Design 236



Build Cost	\$184,838
Site Works Avg.	\$7,972
Planning Cost Avg.	\$12,809
Total	\$205,619

Design 240



Build Cost	\$187,480
Site Works Avg.	\$8,054
Planning Cost Avg.	\$12,651
<hr/>	
	\$208,185

Design 240



Build Cost	\$187,480
Site Works Avg.	\$8,054
Planning Cost Avg.	\$12,651
Total	\$208,185

Build Cost	\$143,870
Site Works Avg.	\$6,060
Planning Cost Avg.	\$11,448
<hr/>	
	\$161,378



260 MODERN - FURNITURE FLOOR PLAN



260 MODERN - FLOOR PLAN

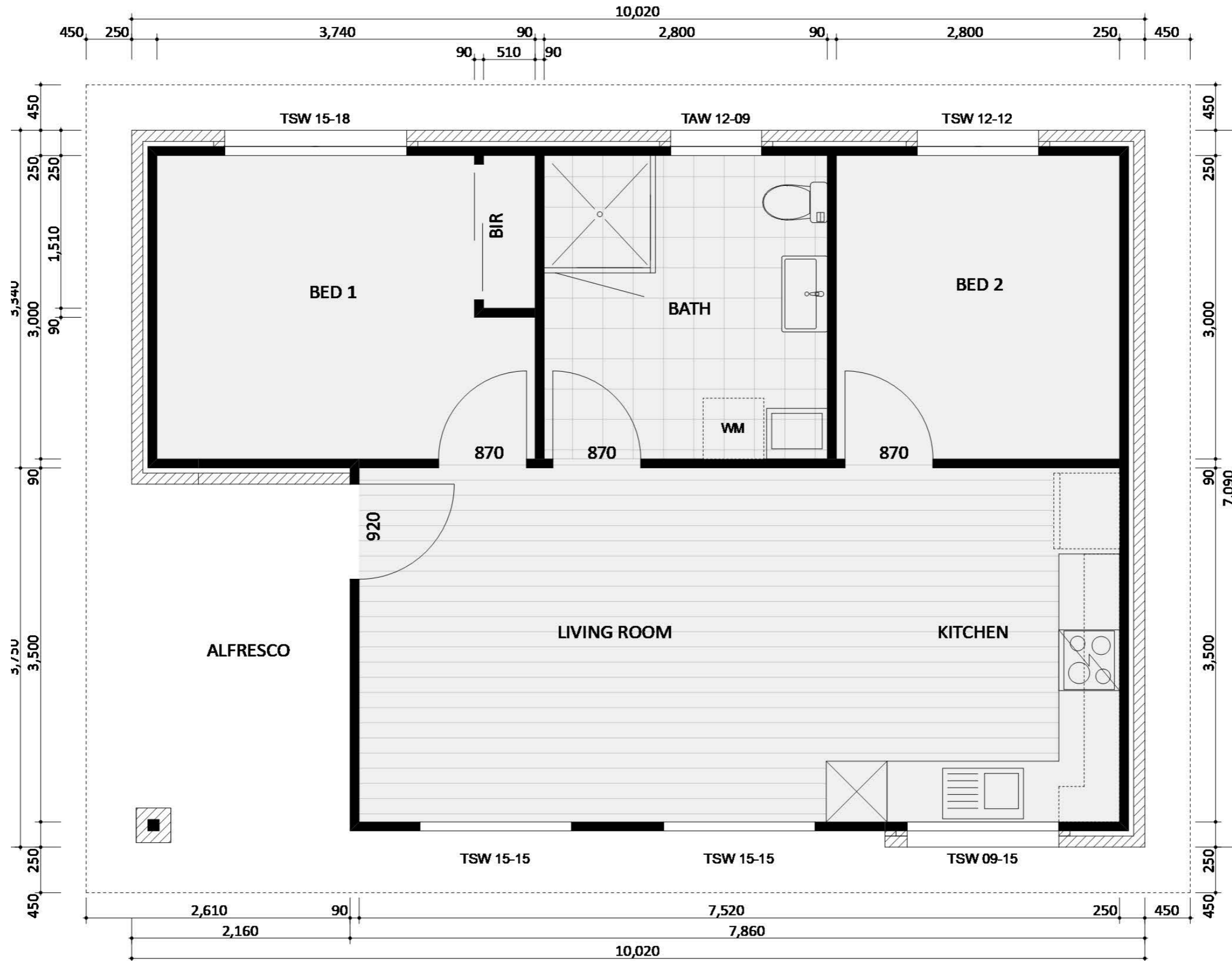
Build Cost	\$143,870
Site Works Avg.	\$6,060
Planning Cost Avg.	\$11,448
Total	\$161,378

Design 261



Build Cost	\$143,870
Site Works Avg.	\$6,060
Planning Cost Avg.	\$11,448
<hr/>	
	\$161,378

Design 261



261 - FLOOR PLAN

Build Cost	\$143,870
Site Works Avg.	\$6,060
Planning Cost Avg.	\$11,448
Total	\$161,378

Build Cost	\$137,120
Site Works Avg.	\$5,993
Planning Cost Avg.	\$11,341
<hr/> \$154,454	



265 MODERN - FURNITURE FLOOR PLAN

Build Cost	\$137,120
Site Works Avg.	\$5,993
Planning Cost Avg.	\$11,341
\$154,454	



265 CLASSIC - FLOOR PLAN

Design 266

Build Cost	\$136,196
Site Works Avg.	\$5,860
Planning Cost Avg.	\$11,223
<hr/> \$153,279	



266 - FLOOR PLAN



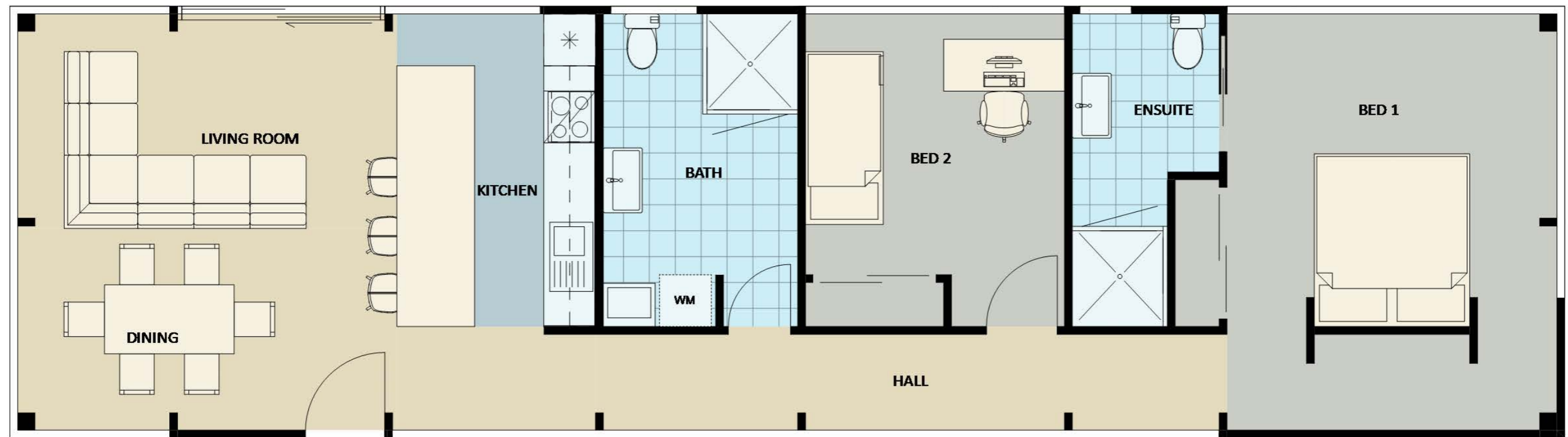
Build Cost	\$136,196
Site Works Avg.	\$5,860
Planning Cost Avg.	\$11,223
\$153,279	



266 - FLOOR PLAN

Build Cost	\$245,612
Site Works Avg.	\$8,200
Planning Cost Avg.	\$12,550
<hr/> \$266,362	

DECK



Design 278

Build Cost	\$245,612
Site Works Avg.	\$8,200
Planning Cost Avg.	\$12,550
\$266,362	

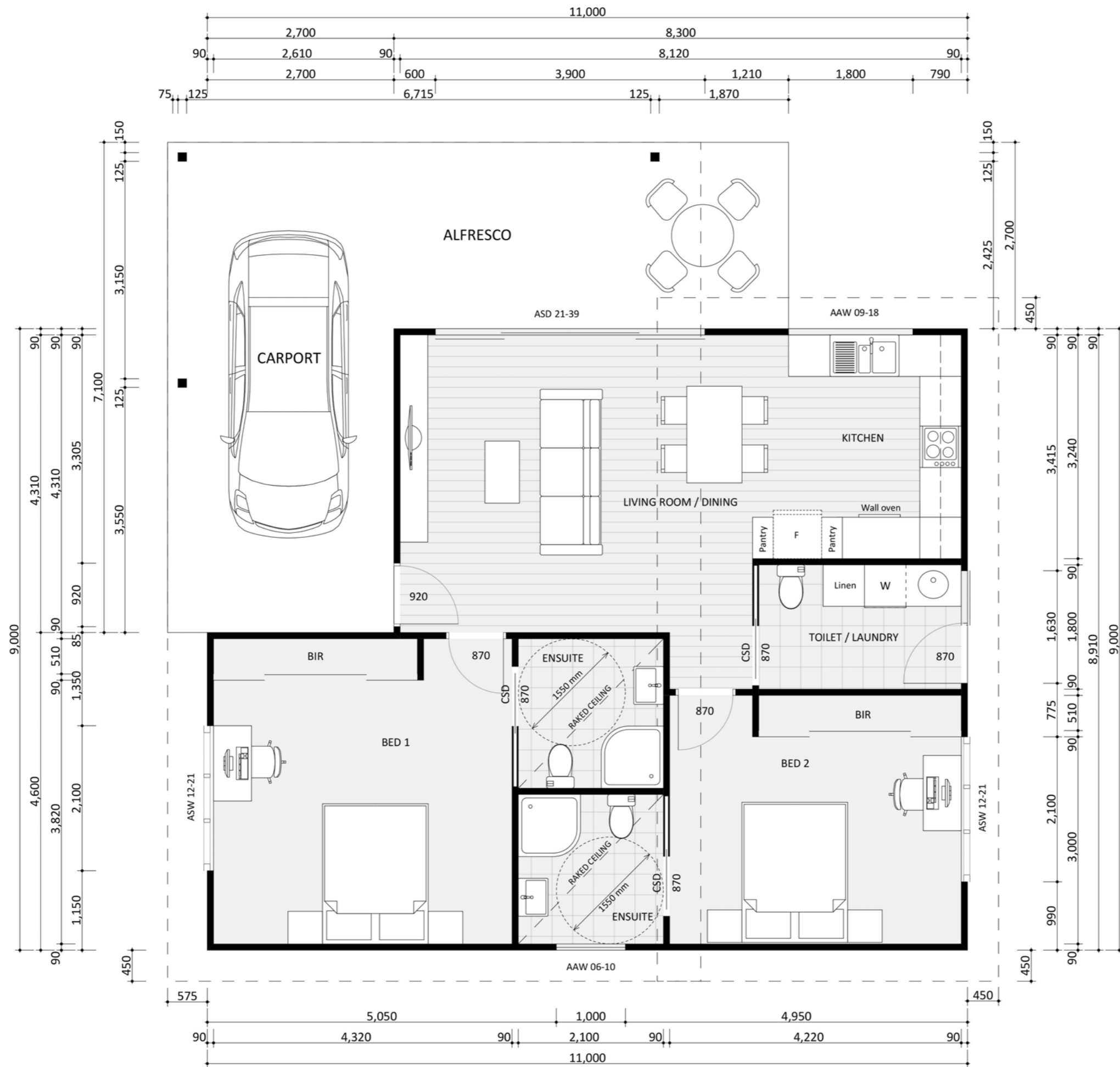


Design 286



Build Cost	\$199,356
Site Works Avg.	\$8,431
Planning Cost Avg.	\$13,287
Total	\$221,074

Design 286



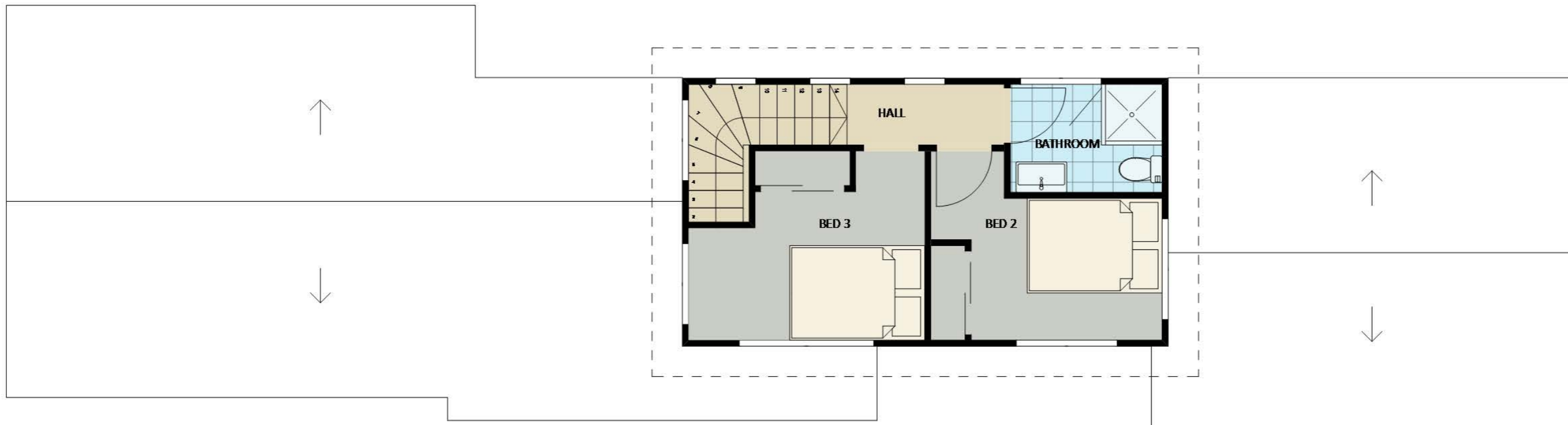
Build Cost	\$199,356
Site Works Avg.	\$8,431
Planning Cost Avg.	\$13,287
Total	\$221,074

Design 330

Build Cost	\$266,715
Site Works Avg.	\$9,973
Planning Cost Avg.	\$14,135
\$290,823	



330 MODERN - FURNITURE GROUND FLOOR PLAN



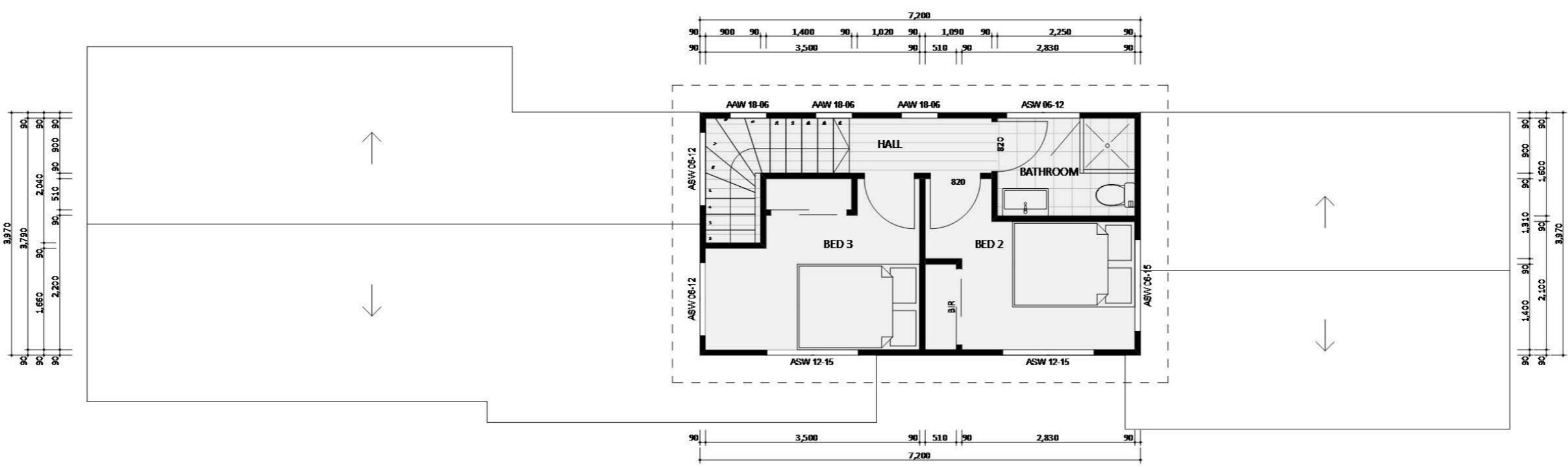
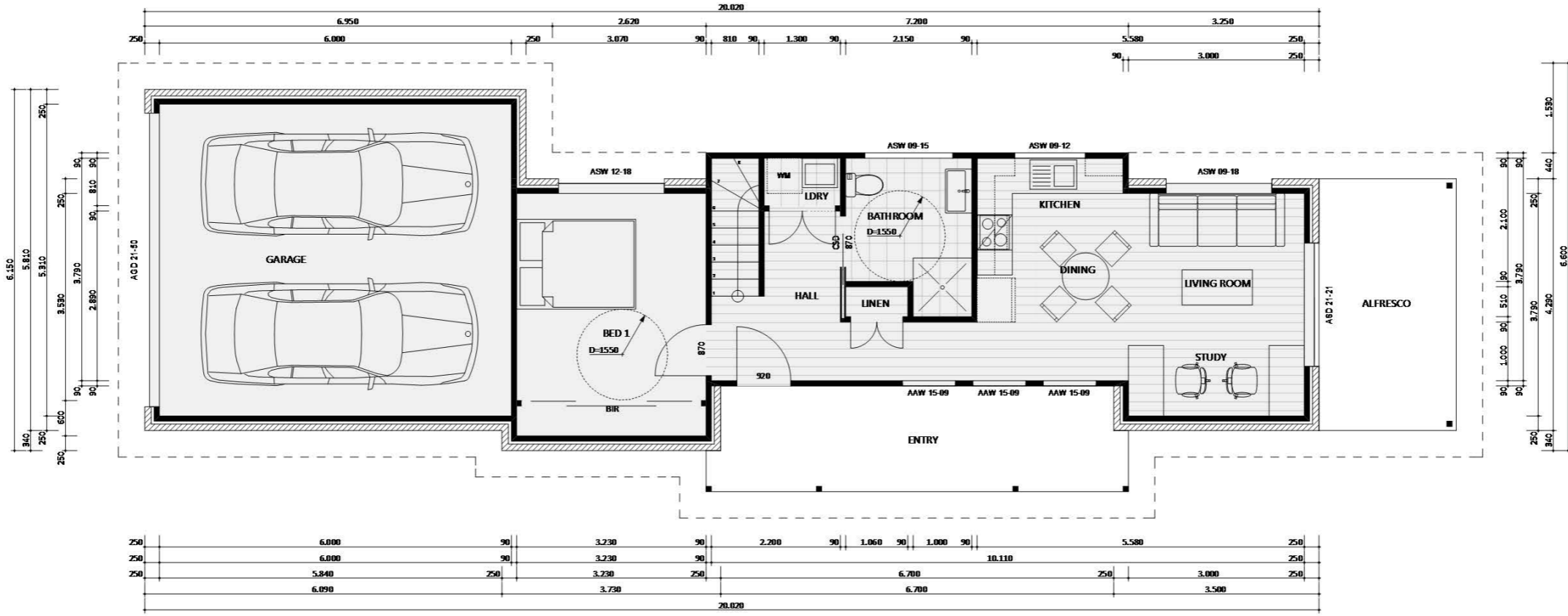
Design 330

Build Cost **\$266,715**

Site Works Avg. **\$9,973**

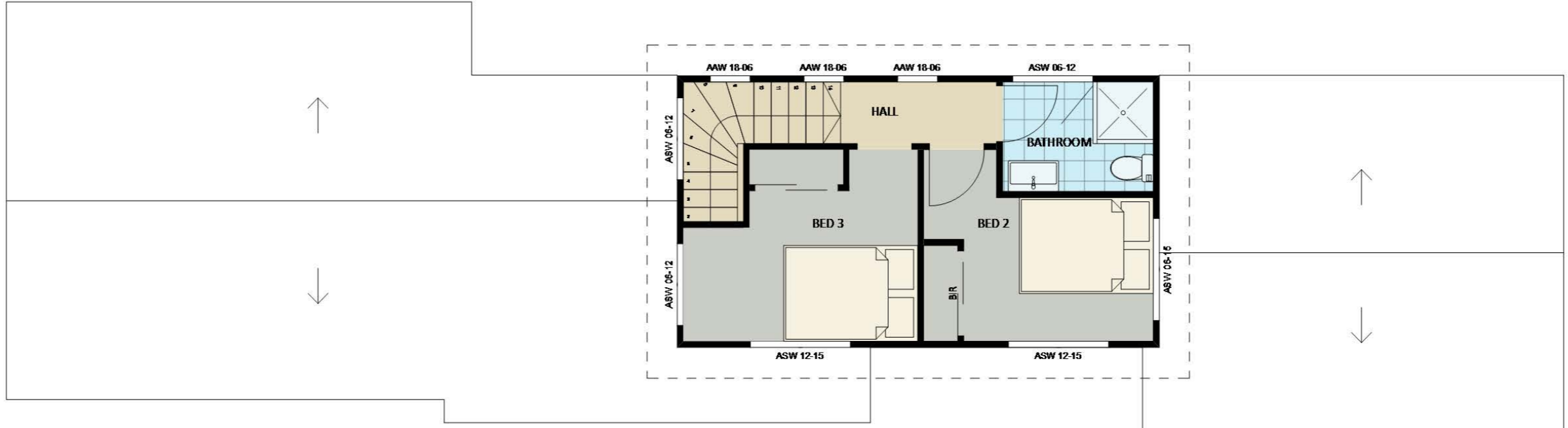
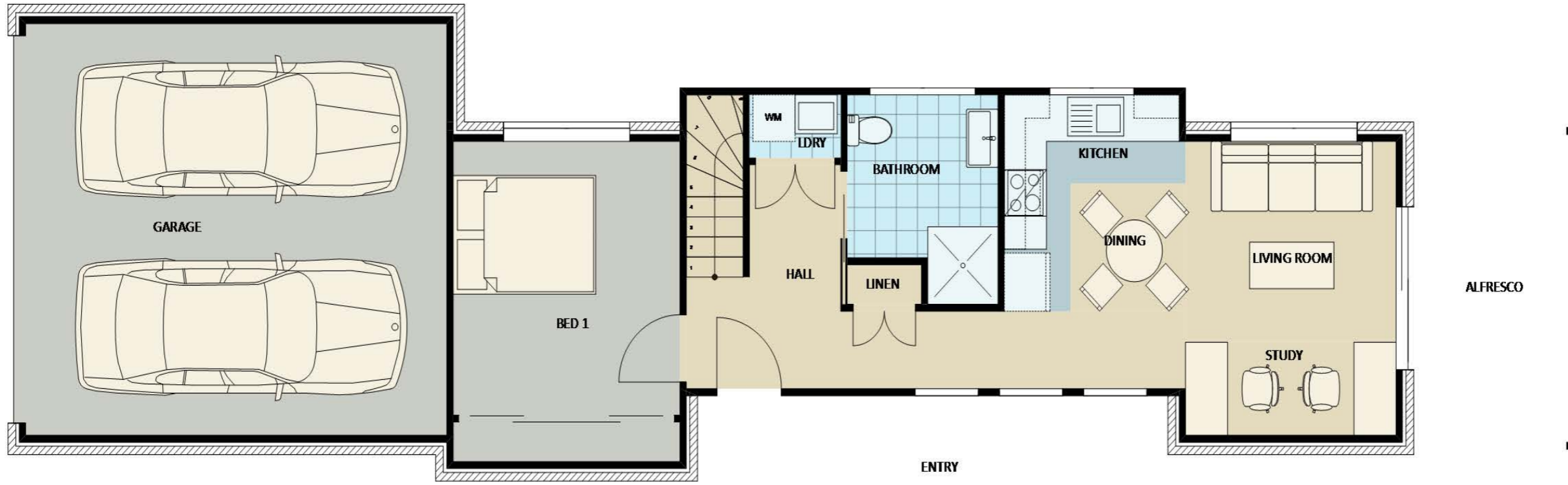
Planning Cost Avg. **\$14,135**

\$290,823



Design 331

Build Cost	\$266,715
Site Works Avg.	\$9,973
Planning Cost Avg.	\$14,135
\$290,823	



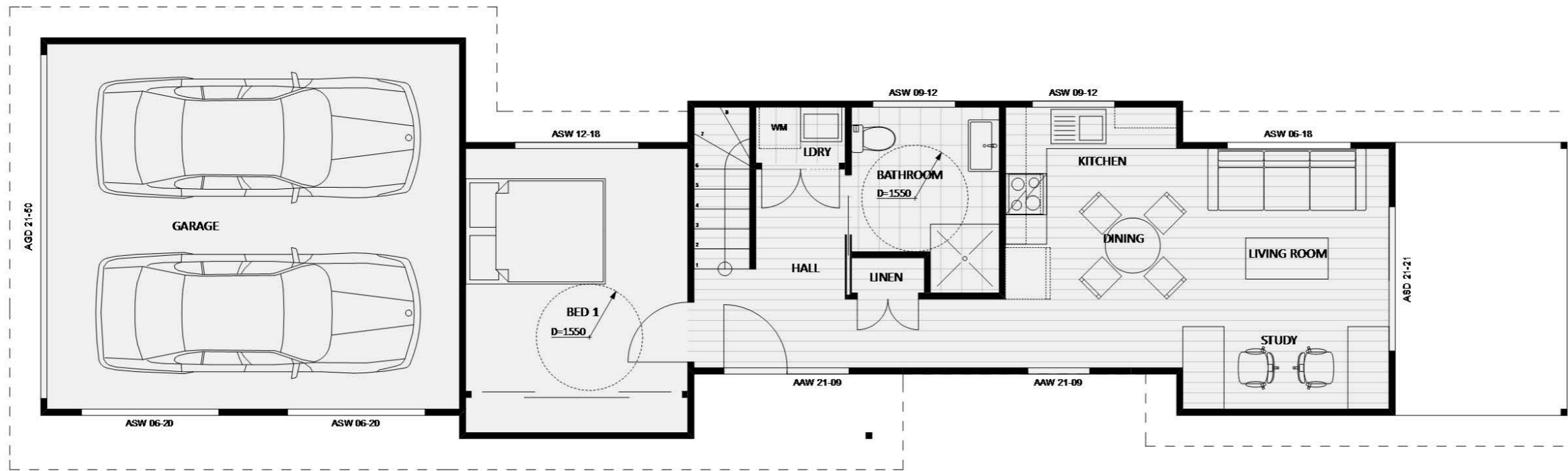
330 CLASSIC - FURNITURE FIRST FLOOR PLAN

Build Cost \$266,715

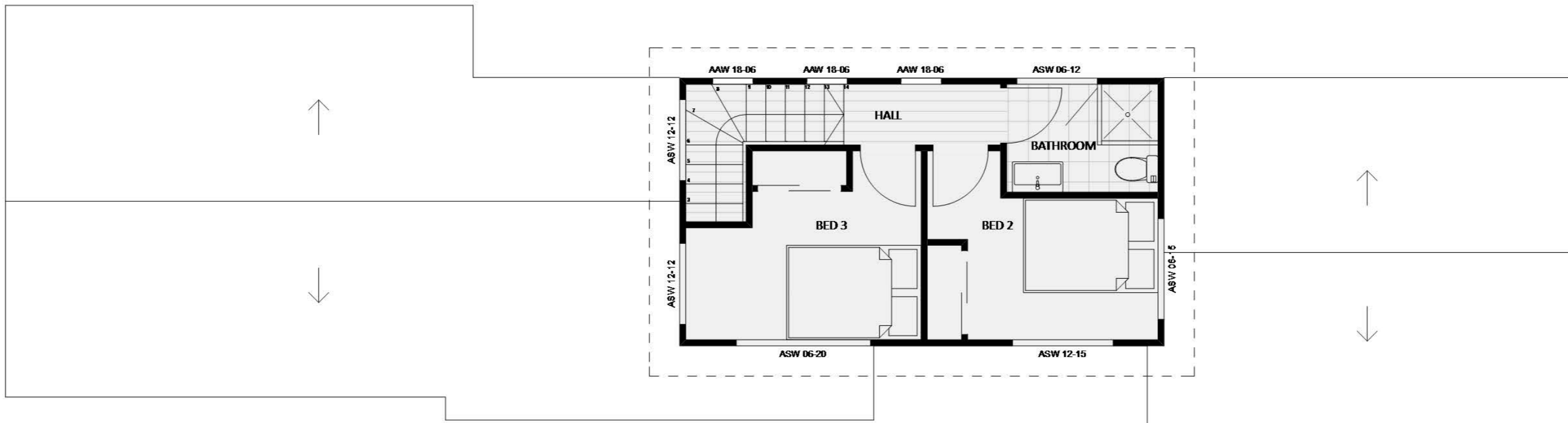
Site Works Avg. \$9,973

Planning Cost Avg. \$14,135

\$290,823



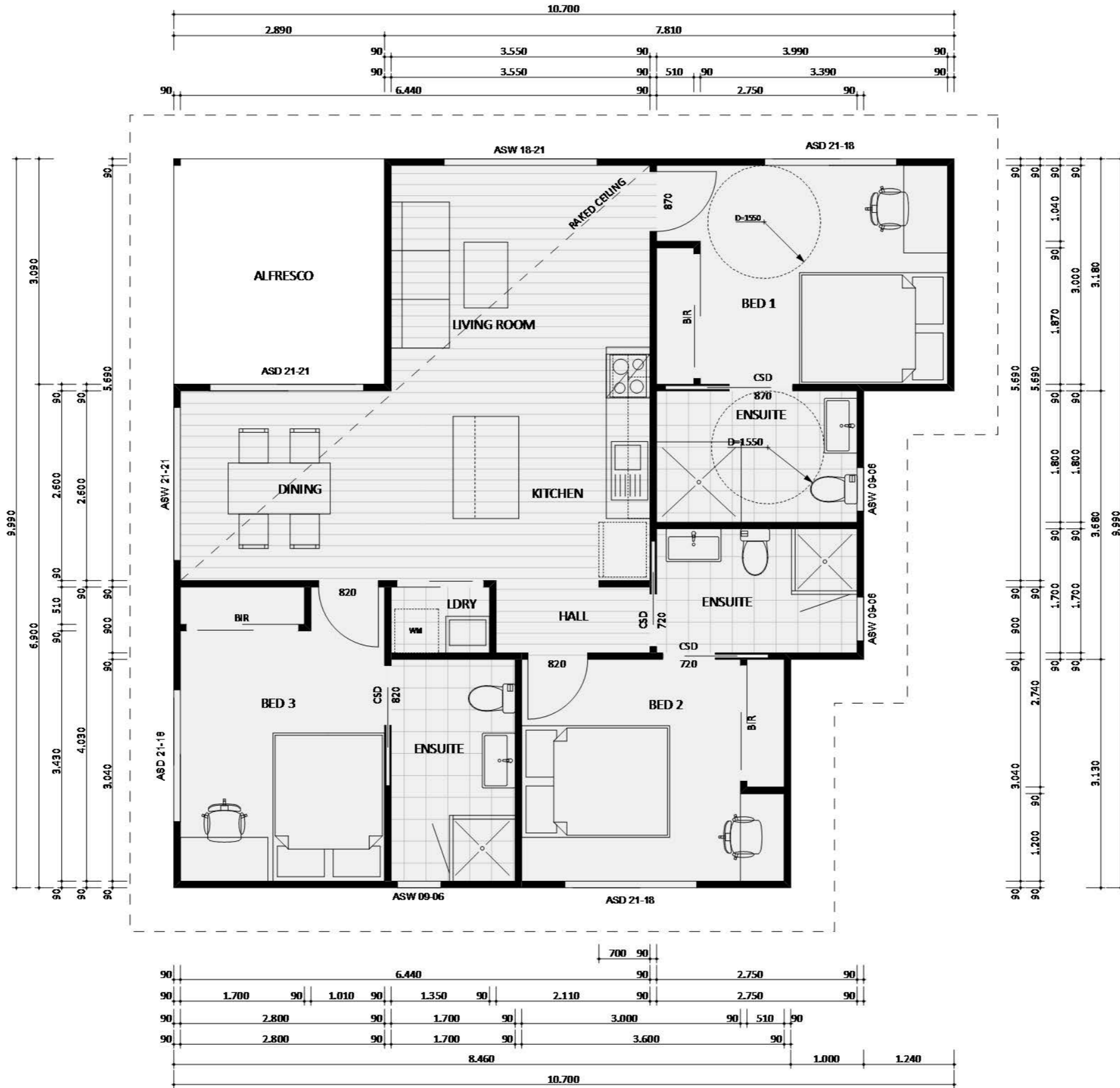
331 - GROUND FLOOR PLAN





Build Cost	\$191,618
Site Works Avg.	\$8,159
Planning Cost Avg.	\$12,691
<hr/>	
	\$212,468

384 MODERN - FURNITURE FLOOR PLAN



384 - FLOOR PLAN

Build Cost	\$191,618
Site Works Avg.	\$8,159
Planning Cost Avg.	\$12,691
Total	\$212,468

Build Cost	\$217,085
Site Works Avg.	\$8,705
Planning Cost Avg.	\$13,475
<hr/> \$239,265	



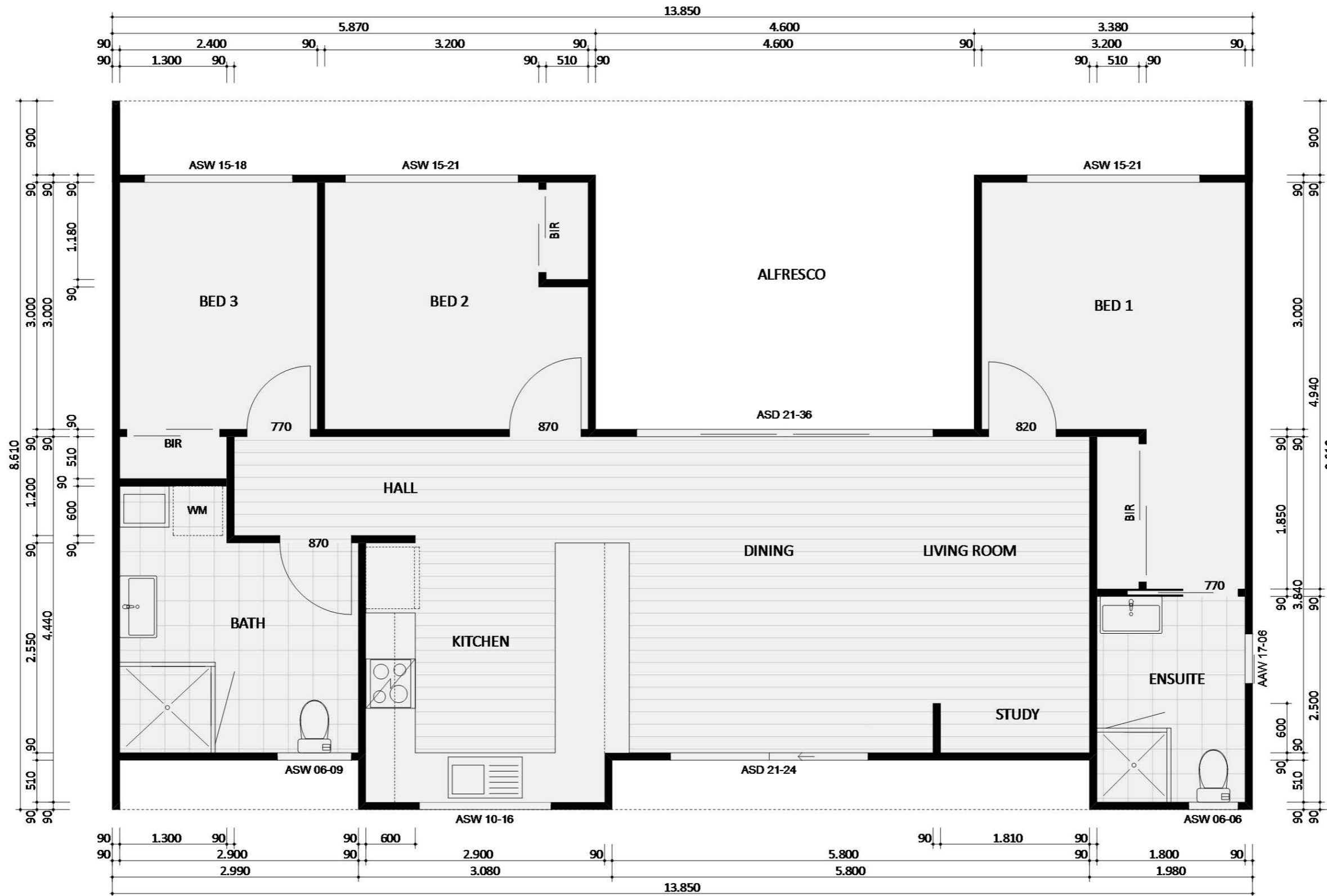
390 MODERN - FURNITURE FLOOR PLAN

Build Cost \$217,085

Site Works Avg. \$8,705

Planning Cost Avg. \$13,475

\$239,265



Design 391

Build Cost	\$217,085
Site Works Avg.	\$8,705
Planning Cost Avg.	\$13,475
<hr/> \$239,265	

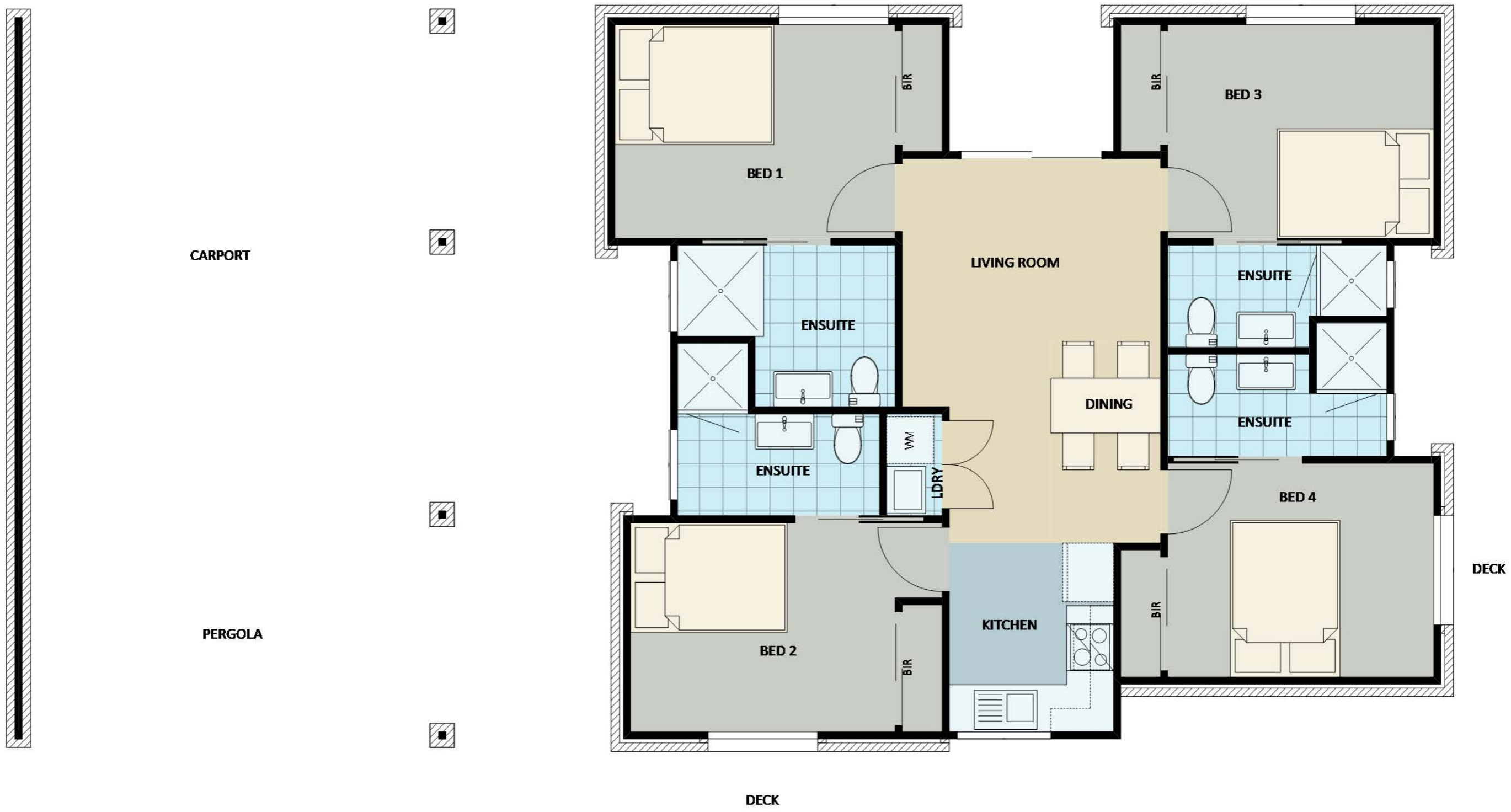


Design 391

Build Cost	\$217,085
Site Works Avg.	\$8,705
Planning Cost Avg.	\$13,475
\$239,265	



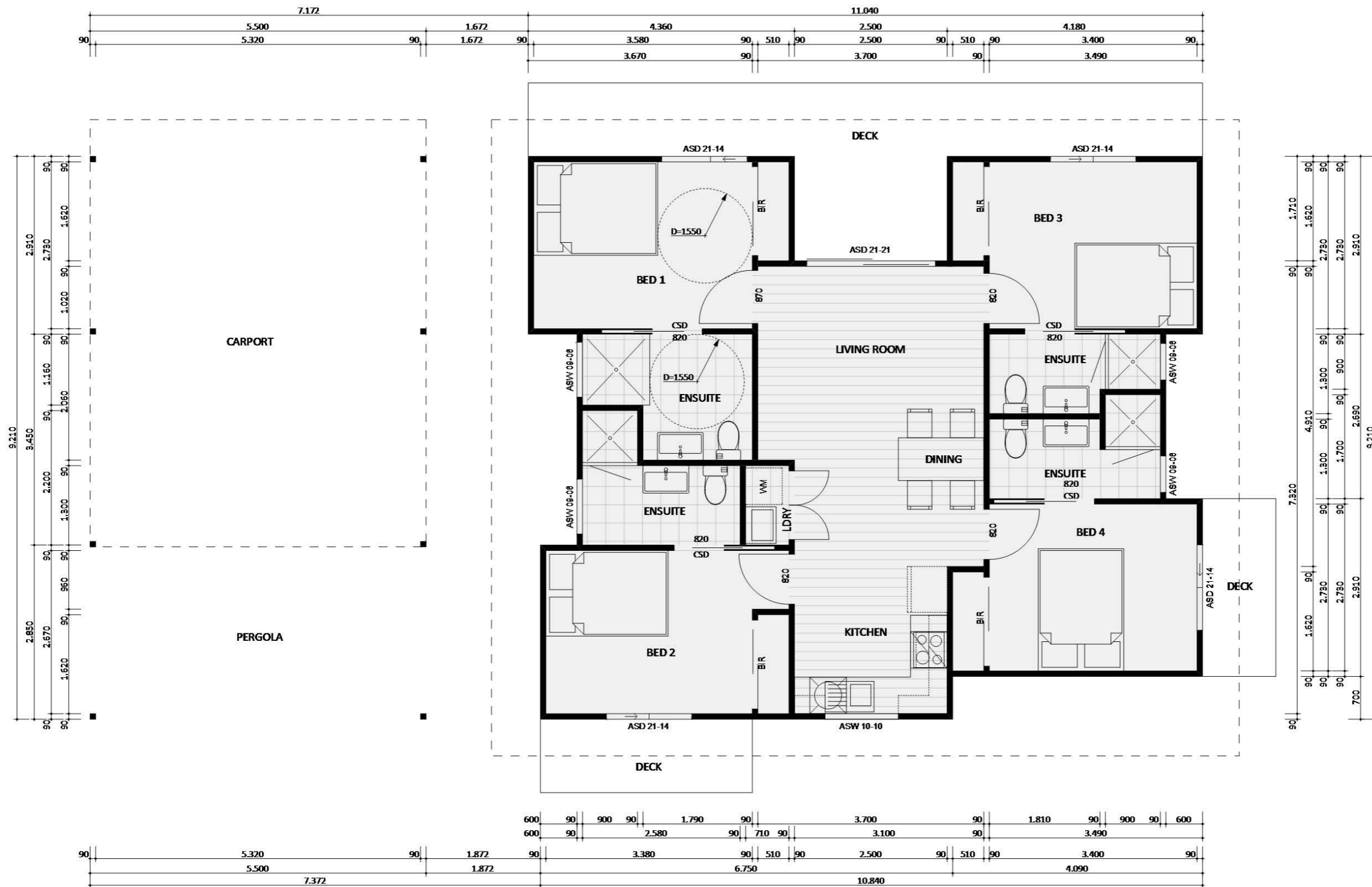
Build Cost	\$269,935
Site Works Avg.	\$8,930
Planning Cost Avg.	\$14,995
\$293,860	



DESIGN 485 CLASSIC - FLOOR PLAN

Design 485

Build Cost **\$269,935**
 Site Works Avg. **\$8,930**
 Planning Cost Avg. **\$14,995**
\$293,860



DESIGN 485 - FLOOR PLAN

Design 486

Build Cost	\$232,715
Site Works Avg.	\$8,650
Planning Cost Avg.	\$143,90
<hr/> \$255,755	



Design 486

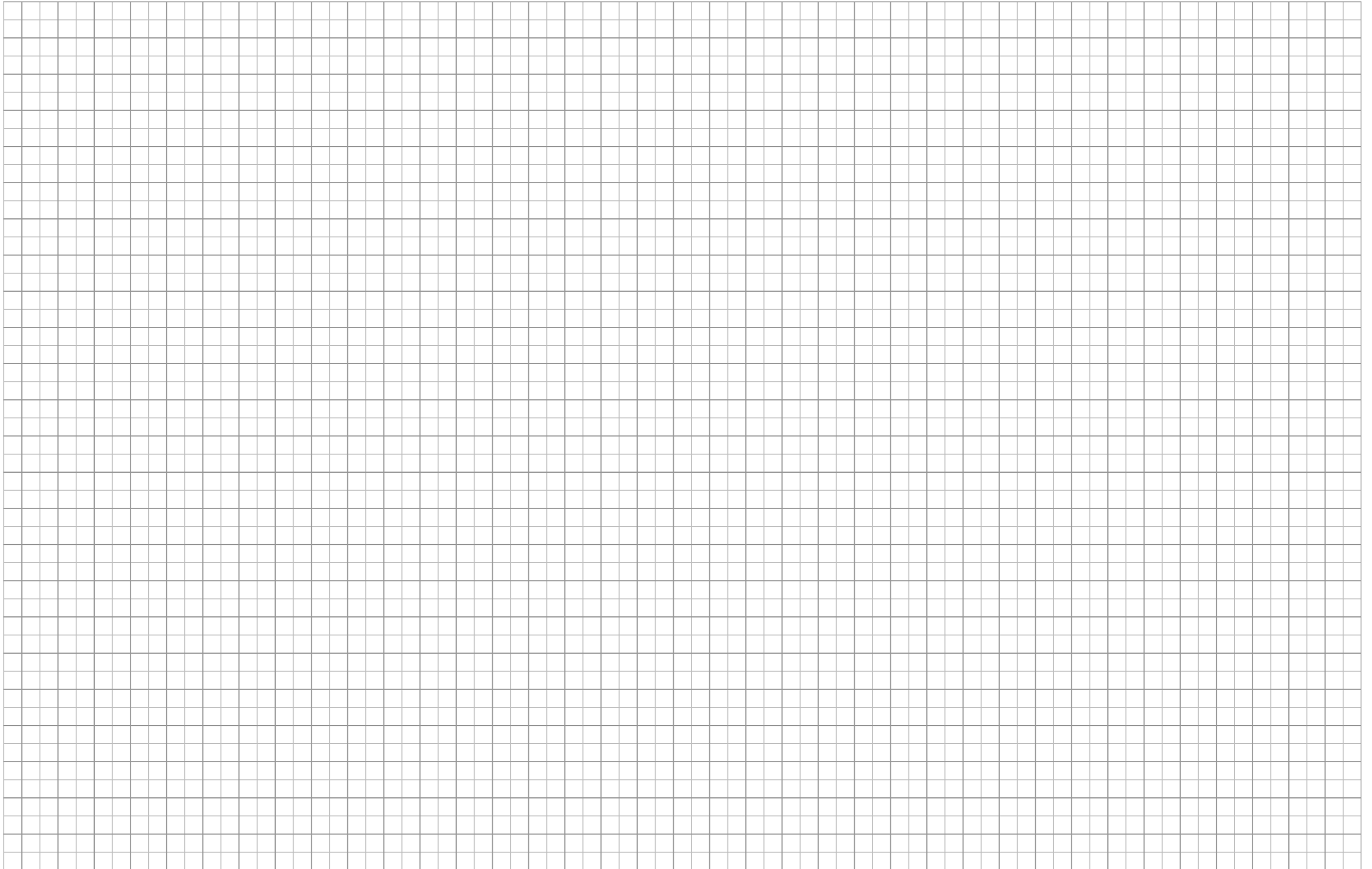
Build Cost **\$232,715**

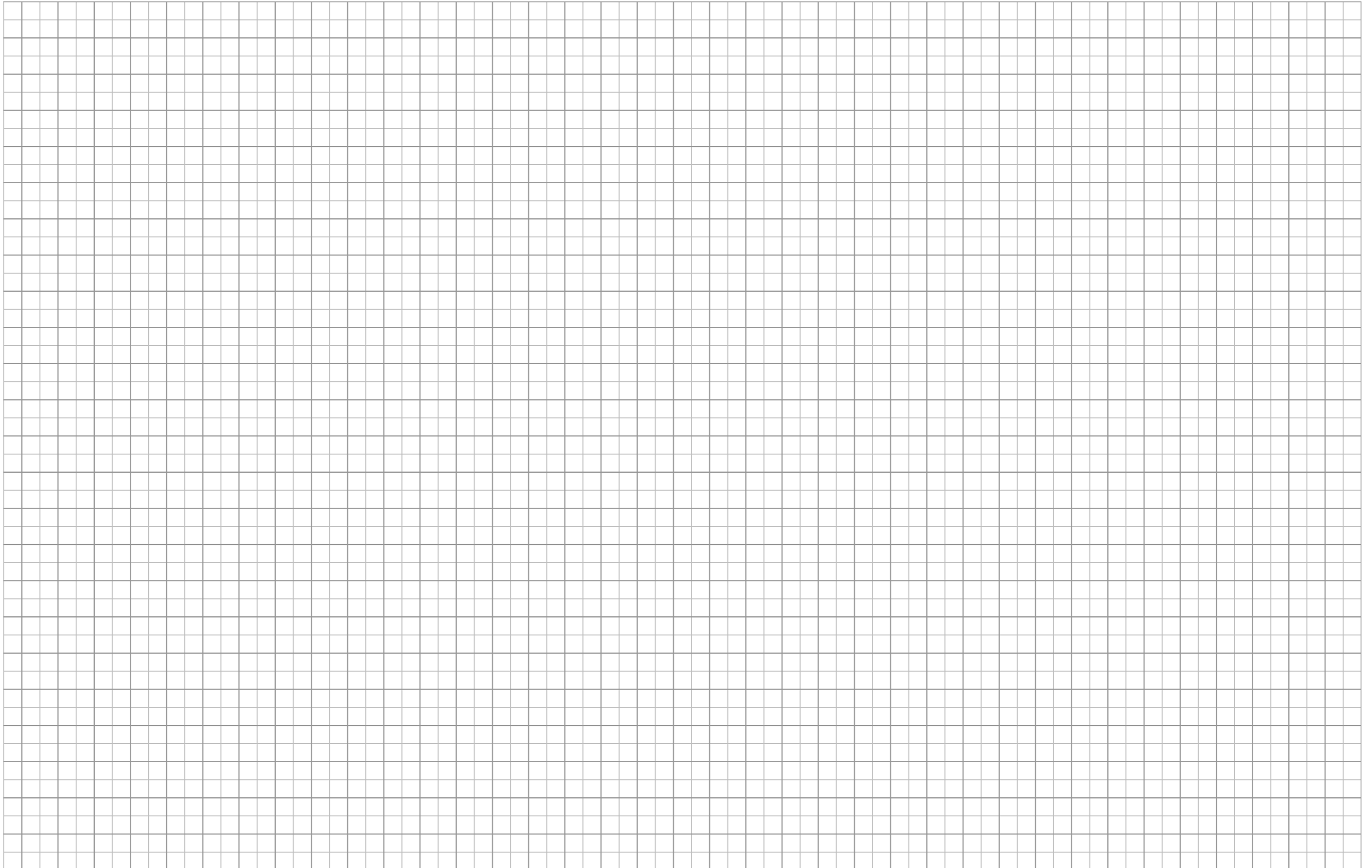
Site Works Avg. **\$8,650**

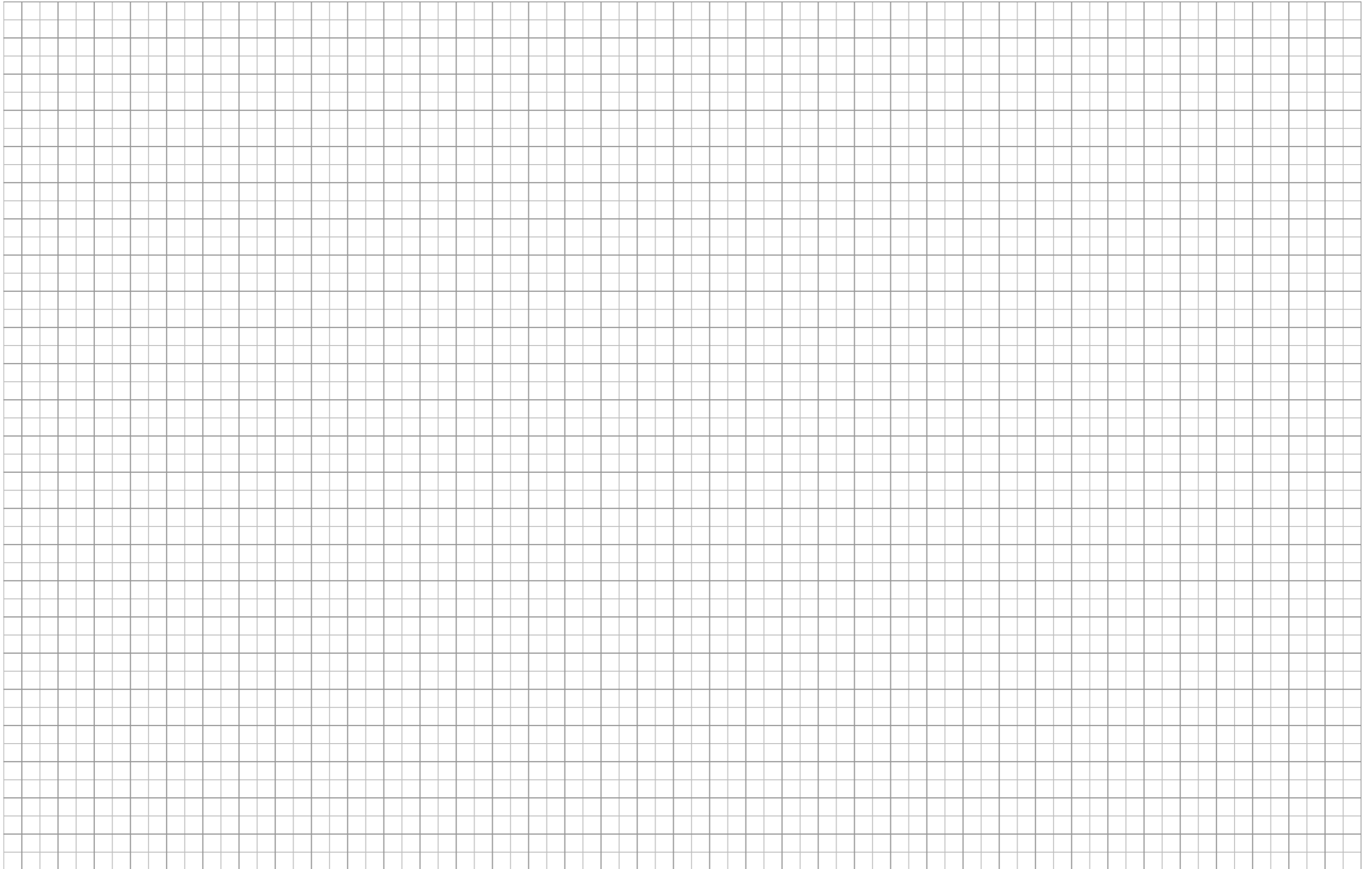
Planning Cost Avg. **\$143,90**

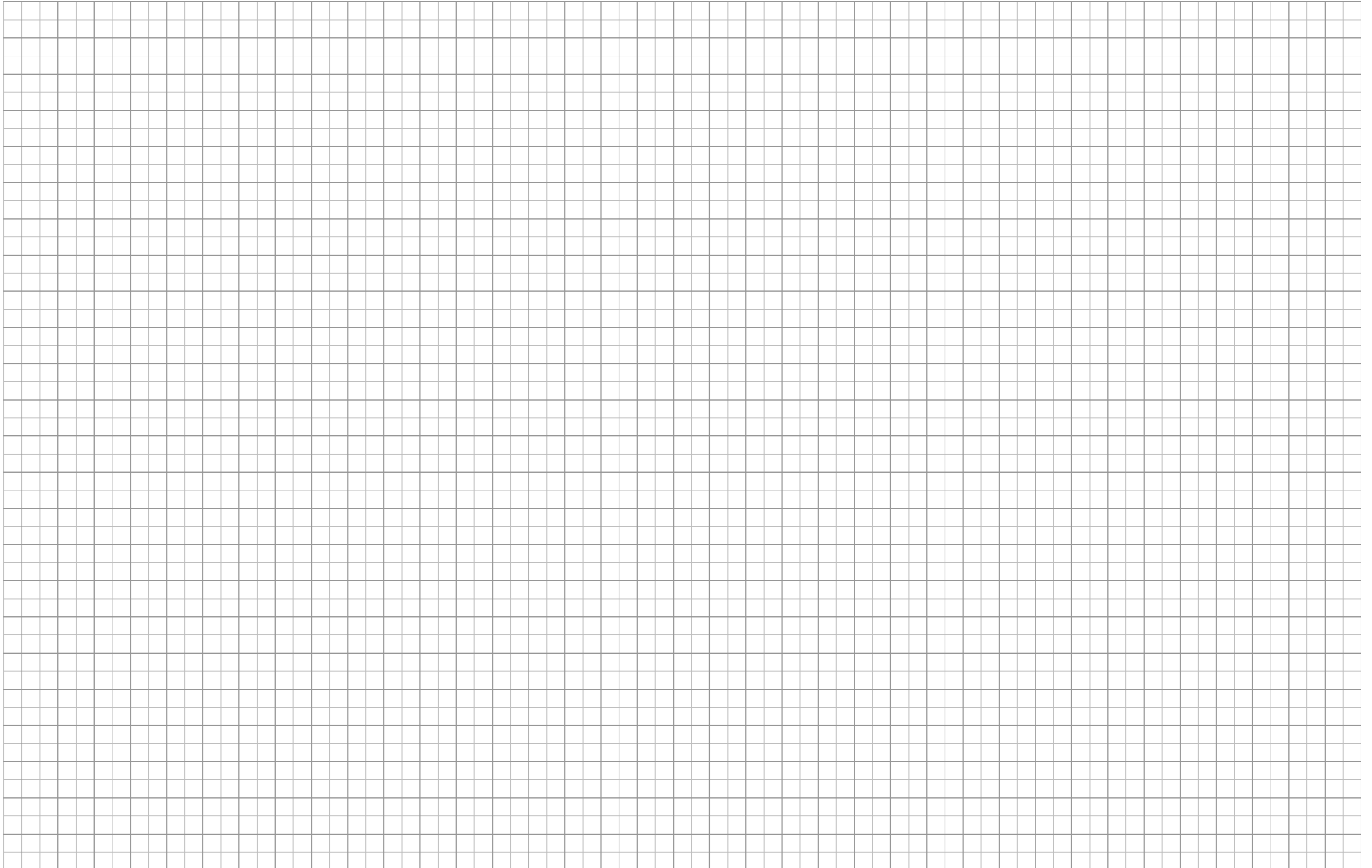
\$255,755











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