

ARCAIA STUDIO



Early Quoting Pack (Builder Use)

THANKS FOR YOUR DOWNLOAD!

This sample shows the type of information provided at early stages to help clients understand size, layout, and indicative cost, and to allow builders to prepare preliminary pricing.

It is not a construction set and is not intended for approvals. If this package feels appropriate but you would like to explore minor adjustments, or if your builder prefers specific materials or assumptions, the information can be updated accordingly.

Once engaged, we prepare a planning-ready documentation package in accordance with relevant Australian planning requirements for submission. Requests that fall outside the defined scope will be quoted separately.

I hope you find this pack useful.

best,

Sergio Brito
Founder & Director
Arcaia Studio

70 sqm pack

Early Quoting Pack

1. Project overview

Project: Ancillary dwelling 70 SQM
Typology: Secondary dwelling / granny flat

Configuration: 2 bedroom, 1 bathroom
Total internal area: approx. 65–70 sqm (model)

Storeys: Single storey

Construction type: Lightweight timber frame on slab

This pack is issued for early-stage feasibility and preliminary budget pricing only.

2. Intended use of this pack

This document is intended to support:

- Early construction cost estimates
- Feasibility discussions with clients
- Preliminary input from builders and trades
- Comparison with similar repeatable modules

It is not intended for construction, building permit, or final contract pricing.

3. Scope summary

Included in the assumed scope

- Single-storey lightweight dwelling
- Standard timber-framed construction
- Slab-on-ground construction (assumed)
- Skillion roof form as shown
- One bathroom and kitchenette
- Standard residential glazing
- External cladding as indicated (generic)

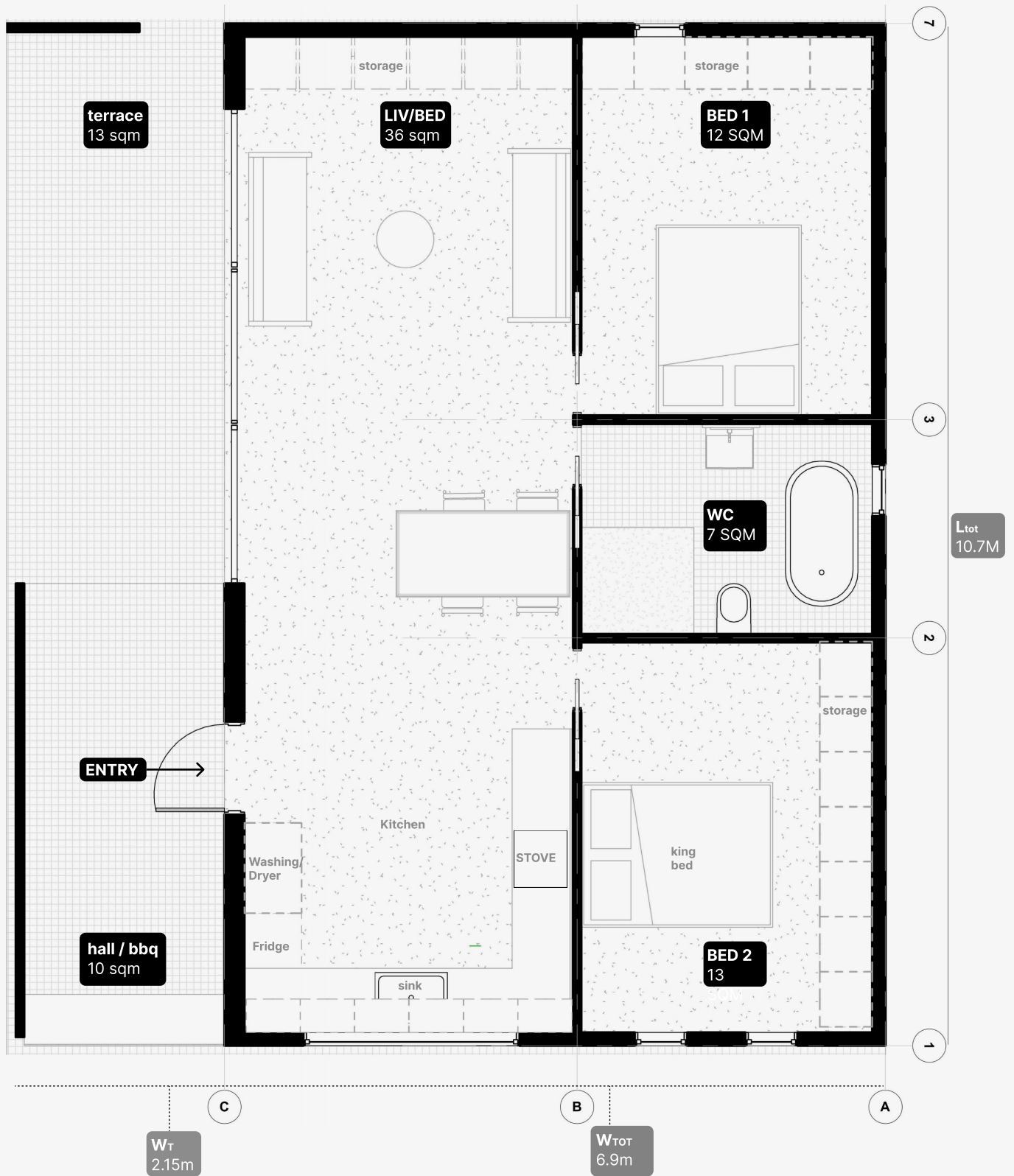
Excluded from scope

- Site works and earthworks
- Services upgrades or long service runs
- Bushfire (BAL) requirements
- Energy assessment upgrades
- Council and consultant fees
- Landscaping, fencing, external paving
- Joinery upgrades beyond basic allowance

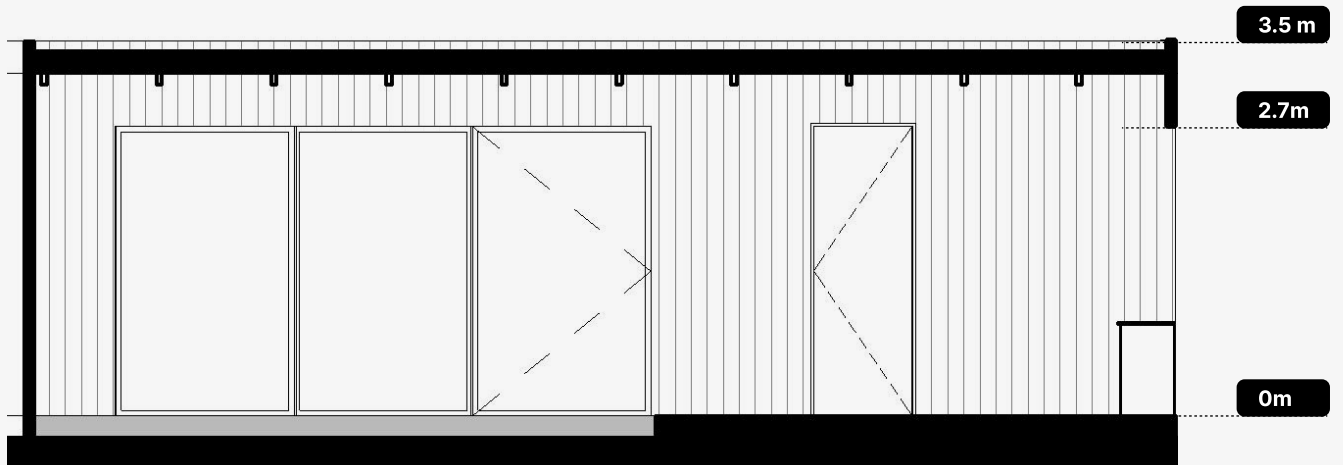
Assumptions

- Flat, unconstrained site
- Standard soil classification
- No unusual wind, corrosion, or bushfire conditions
- Local planning compliance achievable subject to site sizes and wall positions.

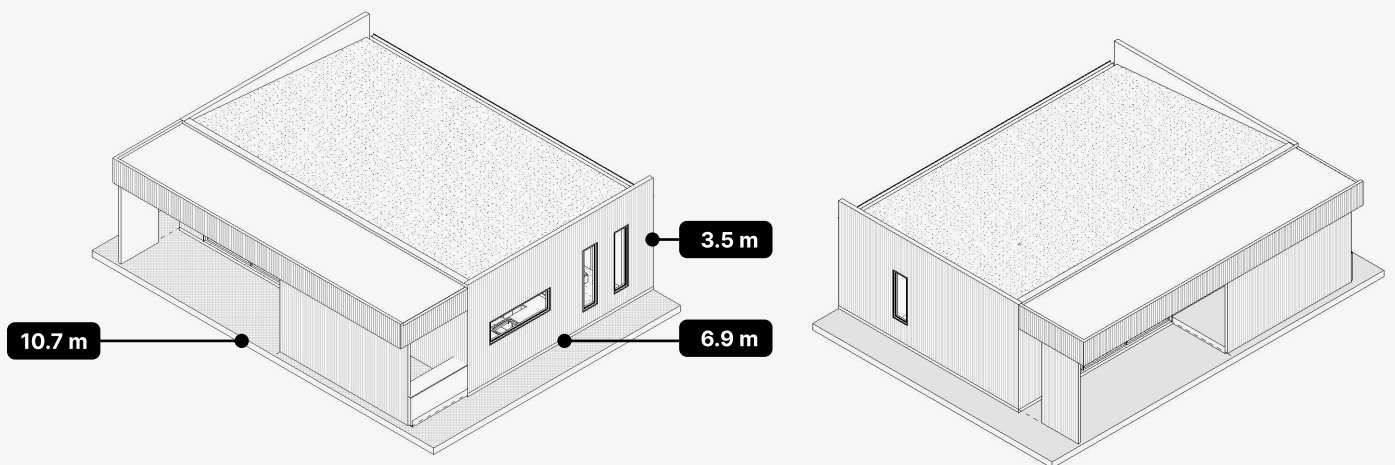




Plan view 1/50



Section A-A' - Terrace + Entrance



Next steps

If you would like further details or minor adjustments,

you can book a free 20-minute fit-check call to confirm whether this proposal is suitable for your site and budget.

If you are a builder and would like to use this pack with your own clients, discuss collaboration, or explore fast-paced planning documents tailored to your workflow, please email info@arcaiastudio.com.

