



**FLOORPLAN**  
1:100

**WALL LEGEND:**

**External walls:**

300mm rendered strawbale:

90mm R.3.5 bulk insulated timberframed, clad in hardwood as per design guidelines:

**Internal walls:**

Single BWK:

90mm timber framed:

- Construction Notes:**
- All structural beams as required to be in accordance with BCA requirements and/or engineer details
  - Concrete slab to incorporate recycled aggregate and fly-ash if possible
  - Concrete slab edge to be insulated
  - Timber roof framing in accordance with AS 1684, or truss roofing and framed walls in accordance with manufacturer's details and/or engineering details
  - Location of downpipes is indicative only & may be changed at builders discretion
  - Dimensions as indicated are to brickwork/framed walls only and do not include plaster/lining thickness
  - Insulation to external walls to be in accordance w/ design guide lines
  - R4.0 ceiling insulation to whole roof area w. R1.9 Anticon insulation to the underside of roof batts unless noted otherwise
  - Provide lift off hinges to door where WC is within 1.2m of swing door

Site Class: TBA  
Wind Class: TBA

All ceilings 2700MM high unless noted otherwise

FT= Flush threshold to all external swingdoors  
Rec. Sills= Recessed sills to all external sliding doors

FLOOR AREAS	
NAME	AREA
ALFRESCO	9.9
CAR PORT	42.0
GROUND FLOOR	98.1
	150.0 m <sup>2</sup>

design  
**BUTTON**

Address Po Box 306,  
Yallingup WA 6282  
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ABN #725 809 961 44

**GROUPE**

Client Name  
**KERRIGAN BUILDERS**

Site Address  
**WITCHCLIFFE ECO VILLAGE  
WITCHCLIFFE**

Project Status  
**CONCEPT 2**

This drawing forms part of the building contract.

Dated  
**10-03-20**

Layout Name  
**GROUND FLOOR PLAN**

Sheet 4 of 12 | Scale 1:1, 1:100 @ A3

**Drawing Revisions**

Date	Drawn By	Notes
24-02-20	PS	Concept 1
10-03-20	PS	Concept 2

Owner 1	Witness
Signed _____	Signed _____
Owner 2	Witness
Signed _____	Signed _____
Builder	Witness
Signed _____	Signed _____