



1/11 Georgian Crt BRIGHT VIC

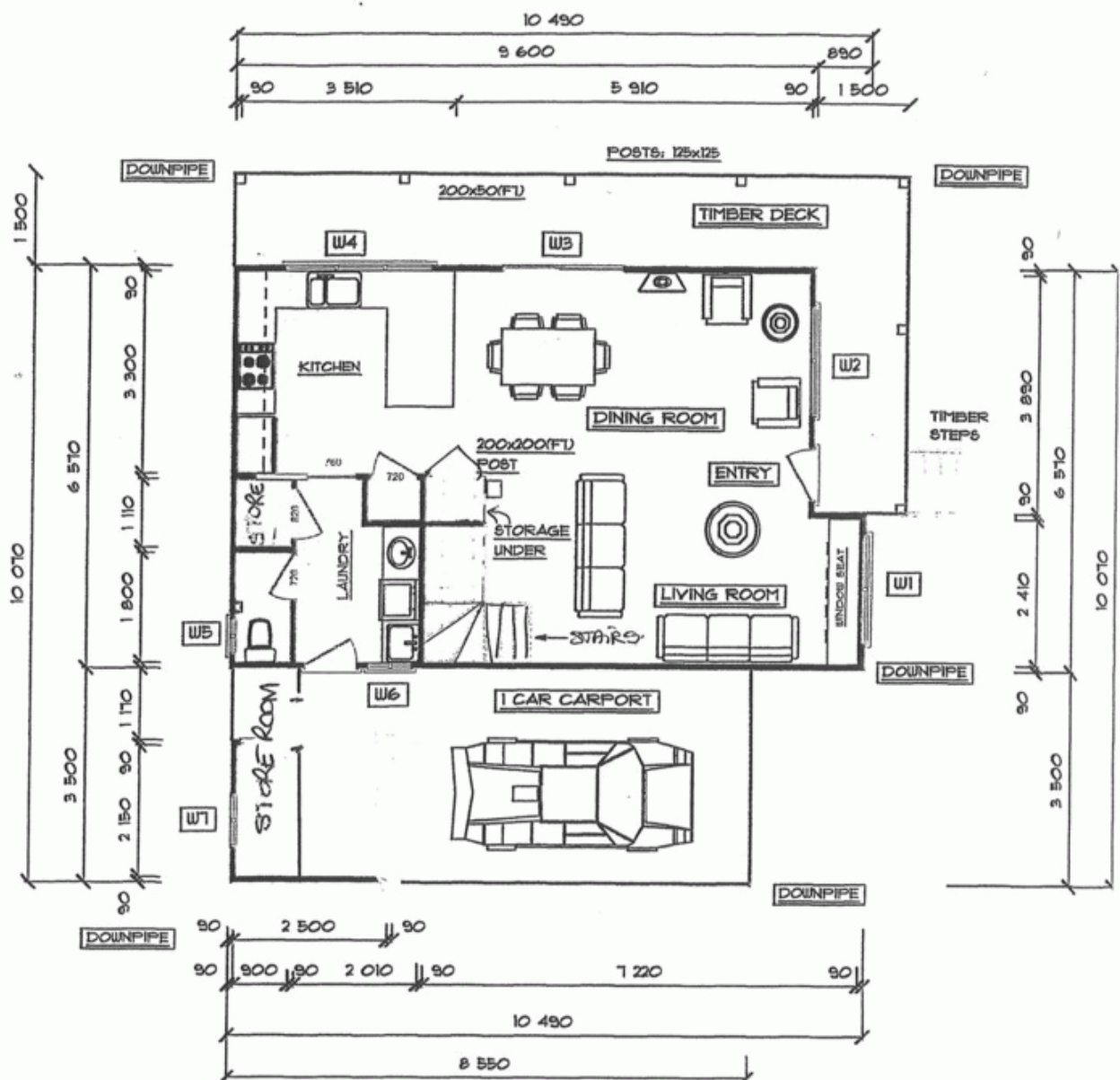
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This lovely new townhouse could be your holiday home getaway or simply add it to your portfolio! With tenants in place what a great investment? Features 2 levels of living, open plan living with hard wood flooring & RC A/C, large quality kitchen with ss appliances, 3 bedrooms, bathroom with bath, separate toilet and laundry with drying cupboard. Modern living in a relaxed location with Morses Creek and walking track nearby.

Building Size : 13 sqm
Land Size : 250 sqm
View : <https://www.dickensrealestate.com.au/sale/vic/north-eastern/bright/residential/townhouse/5743439>



Gerard Gray
03 5755 1307



LOWER LEVEL LAYOUT PLAN;
Scale; 1:100.

NOTES

1. DO NOT SCALE - USE FIGURED DIMENSION ONLY.
2. BUILDER TO CHECK AND VERIFY ALL LEVELS AND DIMENSIONS BEFORE CONSTRUCTION COMMENCES.
3. ANY DISCREPANCIES MAY BE ADJUSTED ON SITE BY THE BUILDER AS REQUIRED. ANY ADJUSTMENTS MADE BY THE BUILDER AND/OR OWNER IMMEDIATELY RELINQUISHES THE DESIGNER FROM ANY LIABILITY AND/OR RESPONSIBILITY.
4. ALL DRAWINGS AS PER INFORMATION SUPPLIED BY CLIENT.
5. ALL TIMBER FRAMING AND MATERIALS TO BE IN ACCORDANCE WITH A.S. 1720 AND A.S. 1684.
6. ALL GLAZING IN ACCORDANCE WITH A.S. 1288.
7. GROUND IN IMMEDIATE AREA OF WORKS IS TO BE SUBJECTED TO SPRAYED ANTI-TERMITE TREATMENT.
8. ALL CONCRETE - 20 MPa UNLESS NOTED OTHERWISE.
9. ALL SMOKE DETECTORS TO BE WIRED IN WITH BATTERY BACKUP.
10. ALL REINFORCEMENT AND CONCRETE DETAIL BASED ON A CLASS 'B' CLASSIFICATION. BUILDER TO VERIFY.

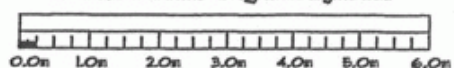
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- GOING (G)
- SLOPE REL
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- a suitable r
- GAPS best
- BALUSTRA
- 1000 and E

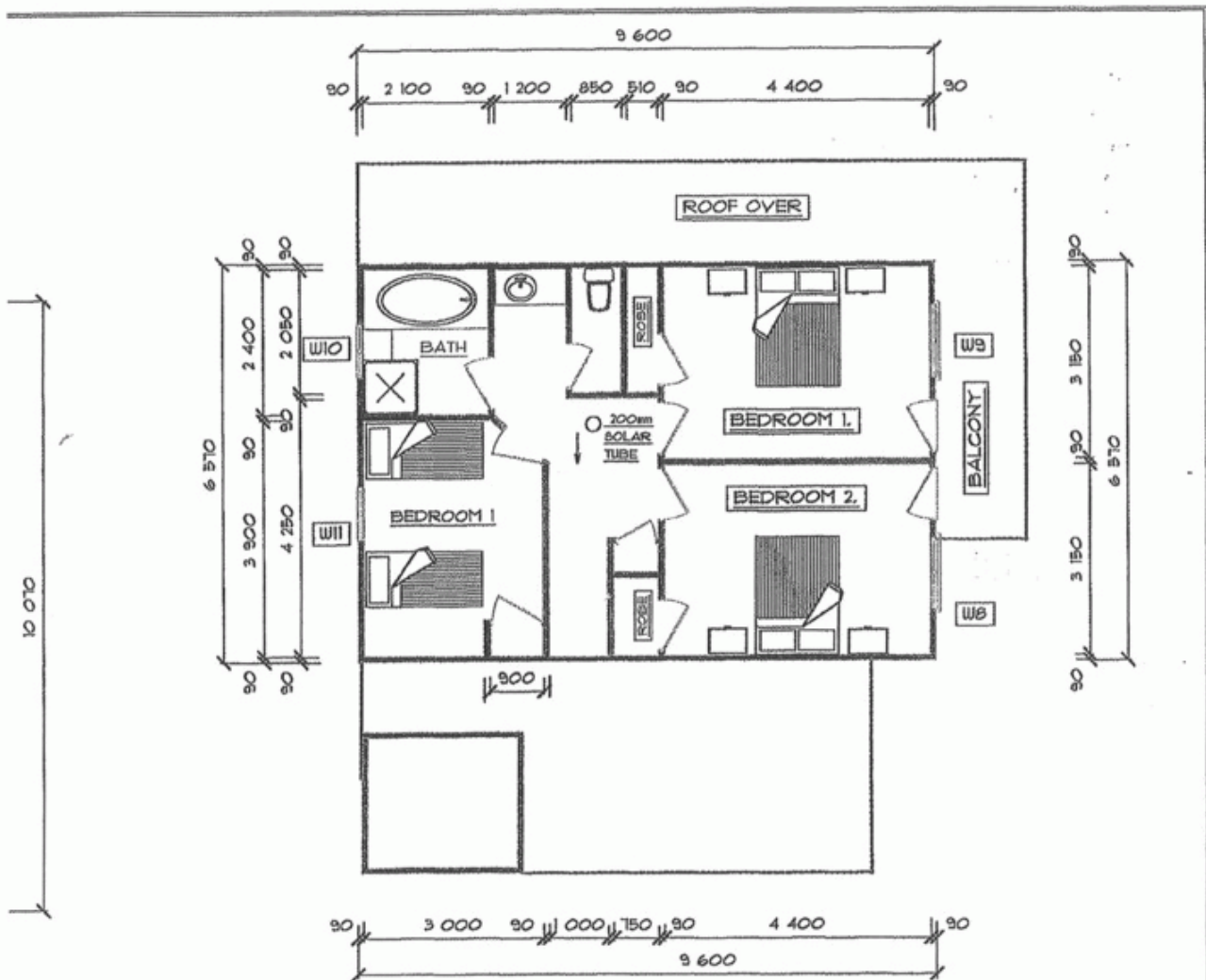
SNO-LINE DESIGN SERVICES

ALLAN J. POYNER,
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 BRIGHT, VIC. 3741
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 FAX: 03-57501151

EMAIL: enowline@bright.albury.nst.au



SCALE: 1:100



UPPER LEVEL LAYOUT PLAN;
Scale; 1:100.

CONSTRUCTION (All dimensions in millimetres)

3 (G): 355 max, 240 min; RISER (R): 190 max, 115 min.
 RELATIONSHIP 2R + G = 700 max, 550 min.
 S must be of solid construction, with a non slip finish or
 a non-skid strip near the edge of the nosing.
 Between risers and opening in balustrades - 125 max.
 RADE height above access path and along the nosing -
 and 865 max respectively.

SANITARY COMPARTMENTS (BCA Part 3.8.3.3)

Door to a fully enclosed sanitary compartment must:
 (a) open outwards; or (b) slide; or
 (c) be readily removable from outside the compartment
 unless there is a clear space of at least 1.2m between
 the closet pan within the sanitary compartment and
 the nearest part of the doorway

AMENDED: 19/1/2004, 1/12/2004, 21/12/2004

LOWER	64.00 m2	DESIGNED	ALLAN POTNER	CLIENT: MR P. RAYIAS
UPPER	64.00 m2	DRAWN	ALLAN POTNER	
CARPORT	25.00 m2	CHECKED		
VERANDAH	25.00 m2	DATE	19/1/2004	
TOTAL		DRAWING NUMBER: 35A.2004		BUILDING PRACTITIONER: DP-AD1215

**LAYOUT PLAN -
 UNIT ONE (1)**