

THE WINDSOR



Inclusions:

- Five Star Rated
- Connections
- Driveways
- Tiling
- Carpet
- Watertank
- Door Stops
- Towel Rails
- Keyed Window Locks
- Toilet Roll Holders
- Fly Screens
- Mirrors
- Soap Holders
- Ducted Heating

www.barrywalkerhomes.com.au



THE WINDSOR

SPECIFICATIONS

DESIGN

Plans and Specifications to council approval
Soil test and slab on ground design to class M soil
Floor to ceiling height 2400 allowed

AREA

House	162.51m ²
Garage	40.57m ²
Verandah	8.24 ²
Total	211.32m ²

AUTHORITIES

Building permit fees.
Home warranty insurance.
Connections to a standard
660m² site.

TILING

To wet areas and entry

CONCRETE

Slab on ground to class 'M' soil

SITE

Allow up to 300mm fall over house area

BRICKWORK

Bricks supplied from our standard range
Brick on edge window sills
Natural mortar

CARPENTRY

Wall frame: Pine
Roof frame: Trusses

WINDOWS

Aluminum sliding with powdercoat finish
insect screens and locks

DOORS

Front door: Corinthian PCL4
Internal doors: Flush panel
Door furniture: Gainsborough Whitehall
Laundry door: Aluminium sliding

PLASTER

Walls and ceiling: 10mm plasterboard
Wet areas: Villaboard and 10mm Wetboard
Cornice: 55mm cove

ROOFING

Corrugated zincalume.
Colorbond metal fascia.
Colorbond gutters & down pipes.

INSULATION

Ceilings: R3.5 batts (house only)
External Walls: R2.0 + sisalation (external)

ELECTRICAL

Power Points: 14 double
Light points: 19
Exhaust fans: 2
Television points: 1
Phone points: 1
Smoke detectors: 2
Dishwasher point: 1
Connections to oven, rangehood,
cook top & heating

BATHWARE

Basins: China
Bath: 1675 Acrylic
Shower screen: Clear glass, pivot door
Tapware: Alpine cross handle
Sink: 1 1/2 bowl S/Steel
Toilets: Caroma Slimline
Laundry tub: 45 litre with cabinet
Towel rail: Rosehill x2
Paper holder: Rosehill x2

HEATING

Ducted Braemar TH320

JOINERY

Kitchen cabinets: Laminated doors, post form tops
Bathroom vanities: Laminated doors, post form tops
Linen press: 4 shelves
Wardrobes: 1 shelf with hanging bars
Architraves and Skirting: 65mm beveled edge
(paint finish)

OTHER

Technika under bench oven TO56FSS,
Cooktop H640SXPRO, Rangehood SL1/01/60.
Hot water service: 135 litres
Mirrors to bathroom/ensuite
2000 lt Rain Water Tank connected to toilets.



E&OE

Last updated 03/09/2009

ABN 98 101 152 514 DB U25318
318 PAKINGTON ST, NEWTOWN

P. 03 5229 0789 F. 03 5221 5250 E. admin@walkergeelong.com.au

www.barrywalkerhomes.com.au