

DAVIOT



# NORTH KIRKSTYLE

*Exclusive development of three  
4 bedroom contemporary homes*

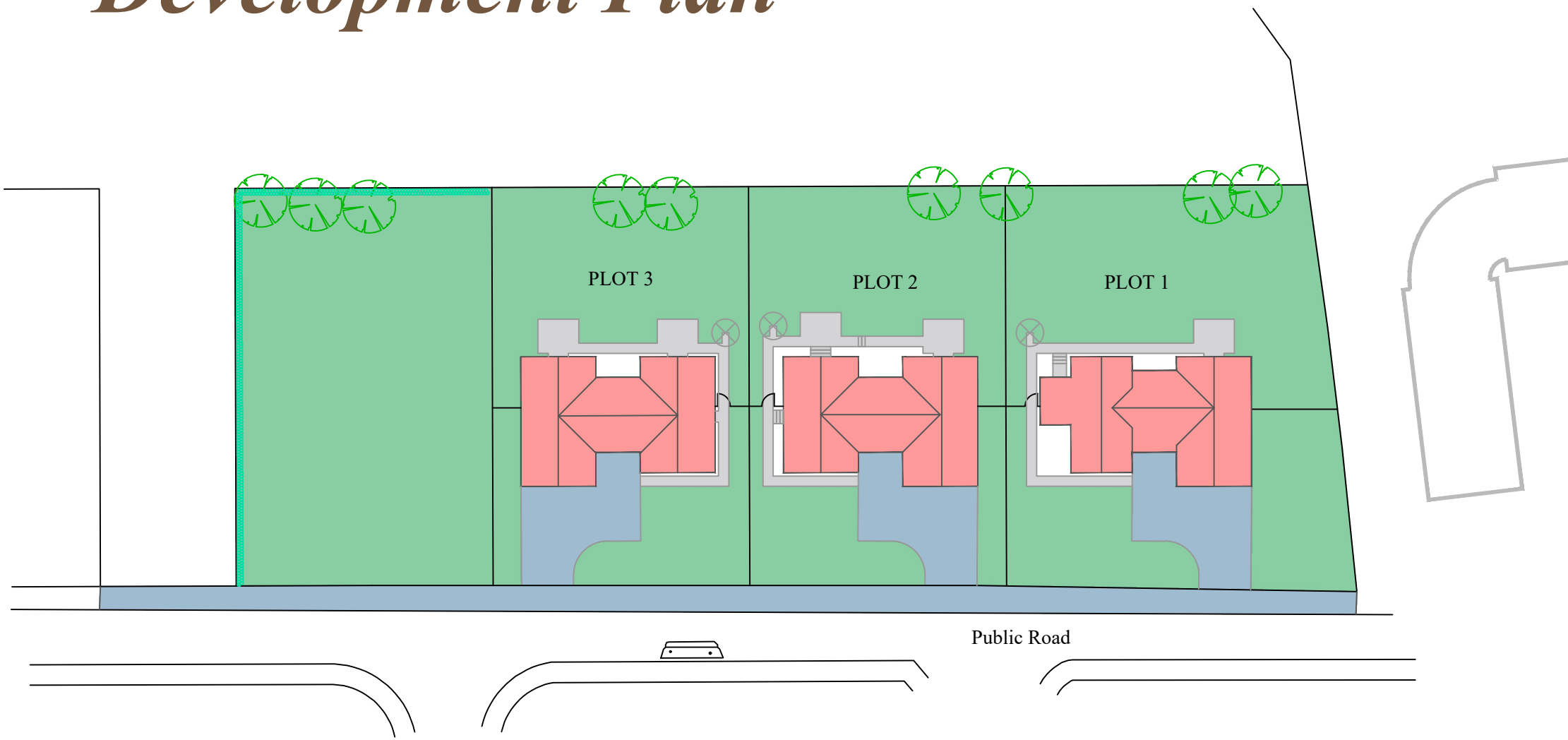


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# *Development Plan*



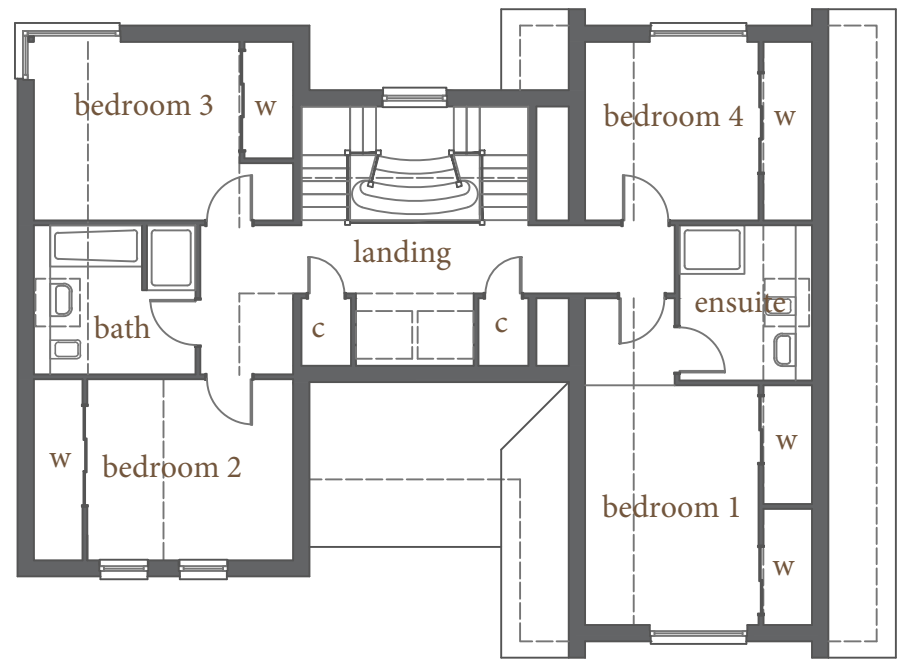
# Plot 1

## Ground Floor Room Sizes

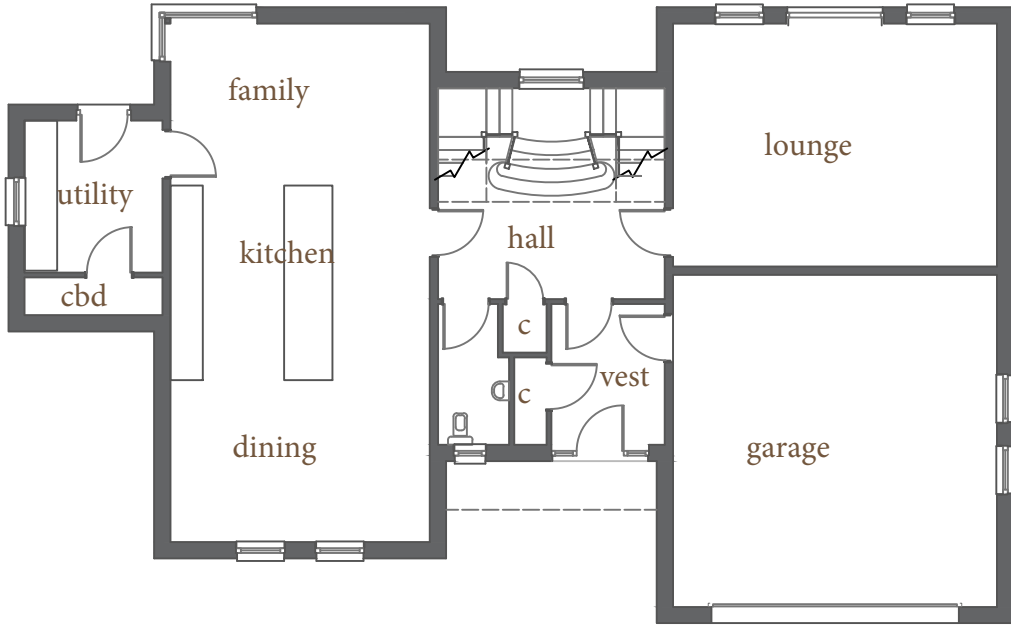
|         |              |
|---------|--------------|
| Lounge  | 6.00 x 4.50m |
| Family  | 4.80 x 3.00m |
| Kitchen | 4.80 x 3.60m |
| Dining  | 4.80 x 3.00m |
| Utility | 2.55 x 2.81m |
| Garage  | 6.00 x 6.15m |

## First Floor Room Sizes

|           |              |
|-----------|--------------|
| Bedroom 1 | 3.21 x 4.44m |
| En-suite  | 2.45 x 2.87m |
| Bedroom 2 | 3.81 x 3.35m |
| Bedroom 3 | 3.81 x 3.31m |
| Bedroom 4 | 3.21 x 3.31m |
| Bathroom  | 2.99 x 2.76m |



first floor



ground floor



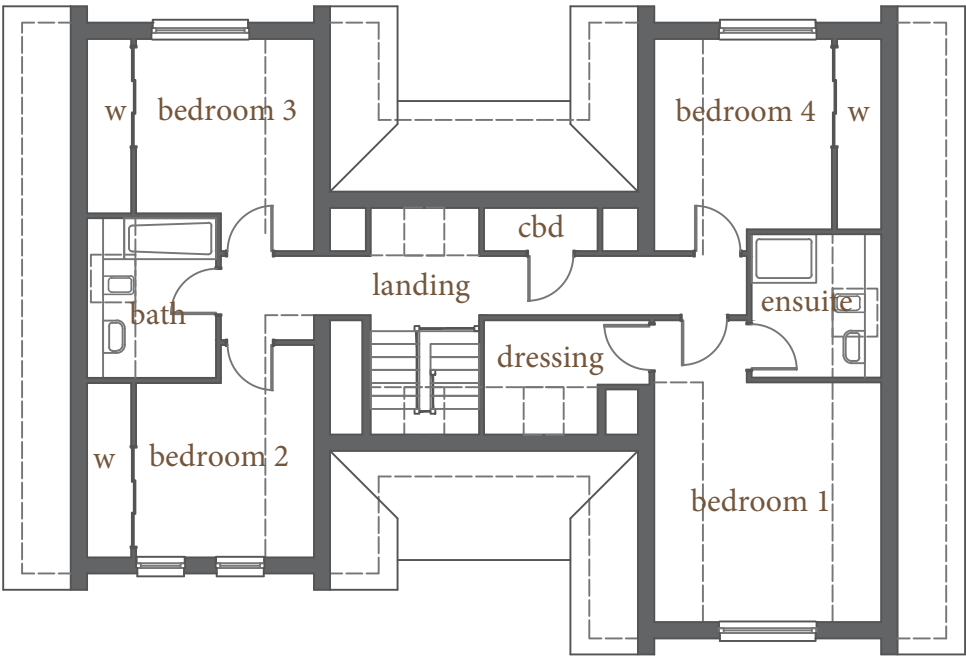
# Plot 2

## Ground Floor Room Sizes

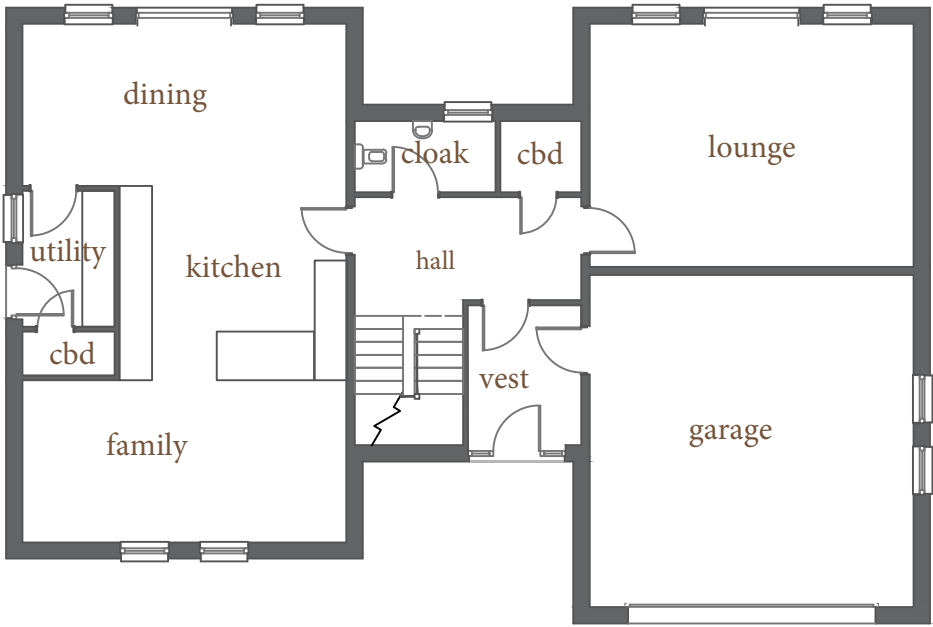
|         |              |
|---------|--------------|
| Lounge  | 6.00 x 4.50m |
| Dining  | 6.00 x 3.00m |
| Kitchen | 4.20 x 3.60m |
| Family  | 6.00 x 3.00m |
| Utility | 1.71 x 2.52m |
| Garage  | 6.00 x 6.25m |

## First Floor Room Sizes

|           |              |
|-----------|--------------|
| Bedroom 1 | 4.20 x 4.44m |
| En-suite  | 2.40 x 2.65m |
| Dressing  | 3.01 x 2.12m |
| Bedroom 2 | 3.29 x 3.23m |
| Bedroom 3 | 3.29 x 3.23m |
| Bedroom 4 | 3.29 x 3.53m |
| Bathroom  | 2.39 x 2.96m |



first floor



ground floor



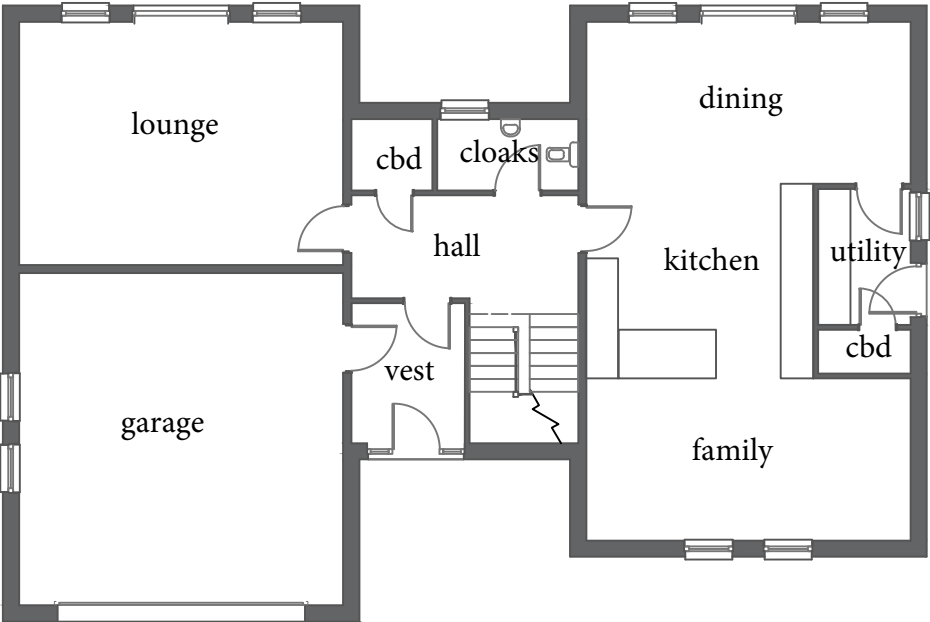
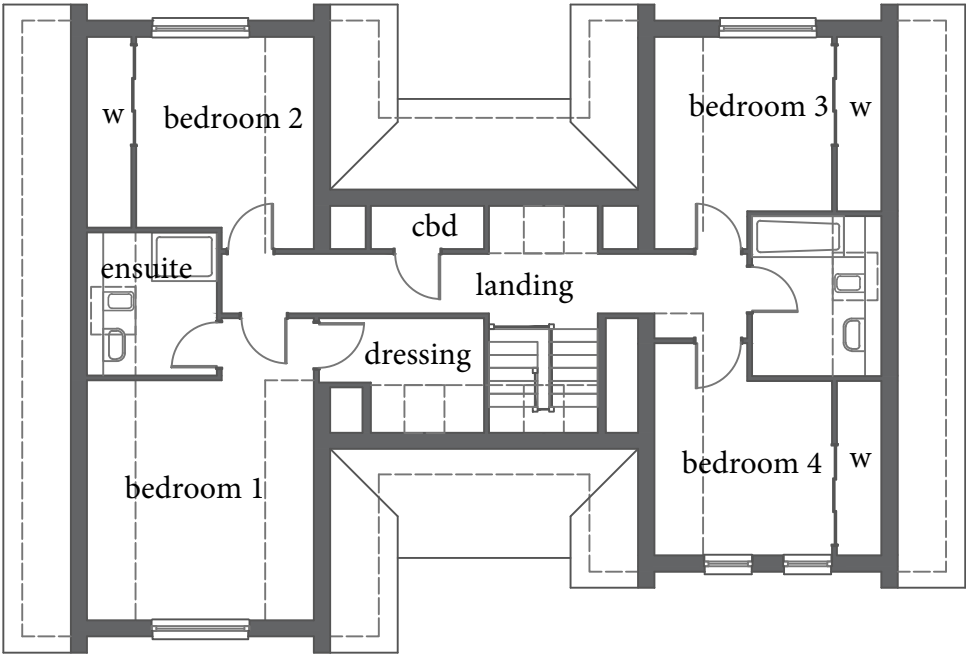
# Plot 3

## Ground Floor Room Sizes

|         |              |
|---------|--------------|
| Lounge  | 6.00 x 4.50m |
| Dining  | 6.00 x 3.00m |
| Kitchen | 4.20 x 3.60m |
| Family  | 6.00 x 3.00m |
| Utility | 1.71 x 2.52m |
| Garage  | 6.00 x 6.25m |

## First Floor Room Sizes

|           |              |
|-----------|--------------|
| Bedroom 1 | 4.20 x 4.44m |
| En-suite  | 2.40 x 2.65m |
| Dressing  | 3.01 x 2.12m |
| Bedroom 2 | 3.29 x 3.23m |
| Bedroom 3 | 3.29 x 3.23m |
| Bedroom 4 | 3.29 x 3.53m |
| Bathroom  | 2.39 x 2.96m |



first floor



ground floor

# Specification

## **Internal Stairs**

*Oak finishing to handrails HDR profile, 90mm Oak stop chamfered newels, Oak balustrade, Oak stringers, MDF treads and ply risers*

## **Joinery Finishes**

*12x90mm MDF skirtings*

*70x12mm MDF facings to all door sets with mitred corners and redwood skirting blocks*

*Prefinished Oak doors with one and a half butt hinges in stainless steel finish in redwood frame*

*16mm diameter tubular Aero Deck safety lever door handles with polished and satin chrome finish on sprung rose with matched latch and keeper set with 2 No bolt through fixings Kelvin or equal wardrobe doors with mirrored toughened safety glass on sliding door track*

*MDF shelves and haffits with hardwood edging and chrome hanging rails*

*Skirting mounted sprung door stops with chrome finish as required*

## **Kitchens/Utility**

*High quality German kitchen with 40mm textured worktops and matching upstands, NEFF integrated appliances including; single oven, compact microwave/oven, gas hob, extractor hood, dishwasher, fridge freezer and Silgranit Blancosona sink*

*Utility will have matching units and Laminate worktops and Stainless steel Blancolivit sink*

*Customer will have a choice of alternative kitchen design from our suppliers to the same value if they wish and where the construction program allows. Additional/alternative designs and or specifications will be provided at cost plus any additional fitting charges.*

## **Windows & Doors**

*Eurocell UPVC Anthracite colour (external only) triple glazed windows. Composite external doors.*

*All windows and doors to be designed, manufactured and installed in accordance with Secure by Design.*

*Garador-Hormann LPU42 sectional double garage door c/w remote control operators*

## **Electrical**

*Polished chrome electrical fittings to ground floor, recessed downlighters as per plan*

*Low energy light fittings with LED lamps to be installed throughout*

## **Smoke Alarm**

*Grade D Smoke detectors to be optical in all areas except ionising detectors to be used outside areas with high levels of water vapour. Heat detectors to be used in kitchens.*

## **Central Heating**

*Air source heat pump providing heating and hot water with underfloor heating to ground floor and low temperature radiators upstairs.*

## **Sanitary Ware**

*We have provided a designed solution for sanitary ware. Customer will have a choice of alternative sanitary ware from our suppliers to the same value if they wish and where the construction program allows. Additional/alternative designs and or specifications will be provided at cost plus any additional fitting charges.*

## **Drainage**

*Black uPVC rainwater gutters*

## **Decoration**

*All new walls to have two coats emulsion — Colour TBC.*

*All new ceilings to have two coats emulsion — Brilliant White.*

*Joinery finishes to have 1 coat primer, 1 undercoat and 1 coat Satinwood - White.*

*Stairs: Osmo Polyx to stringers, newels and handrails*

*Full height tiling to shower and bath enclosures and selected other areas as per plans*

*Flooring packages included with client having selection up to agreed provisional sum*

## **External**

*Slab patio or decking depending on plan and slab paths and granite chip surrounds and timber edging*

*Tarmac driveway with concrete kerbs*

*Front gardens turfed, rear gardens grass seeded*

*Trees and shrubs as per the landscaping layout plan*

*Hot and cold water external taps*



