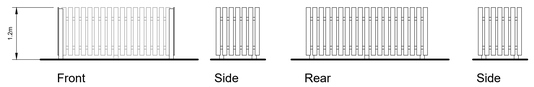
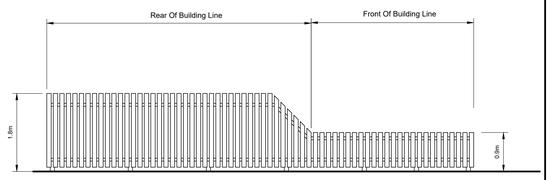


Bin Store Elevations :

1.5m Vertical timber fence reduced to 0.9m high (150mm boards with 40mm gaps between boards)



Fence Details Between Boundaries :

Fencing Legend

- indicates 1.8m timber fence

- indicates 0.9m timber fence

Parking Space Legend

1 2 - indicates 2no. 2.5x6m parking spaces

1 2 - indicates 1no. 2.5x6m space on driveway and 1no. space within garage (garage internal size is 3x6m)

Finishes

Walls
Champagne drydash render with smooth grey render basecourse
or
Skye Marble drydash render with smooth grey render basecourse

Roof
Smooth Grey Marley Edgmere concrete tiles
Code 5 lead flashings to all roof junctions and valleys.

Windows
White or grey upvc

Doors
White or grey upvc

Fascias & Soffits
White or grey upvc

Rainwater Goods
Black Upvc Gutters and downpipes.

House Type Legend

HT1 — Detached 2 Bed
Floor Area = 103sqm
No. of HT in development = 2

HT2 — Detached 3 Bed with garage
Floor Area = 1164sqm
No. of HT in development = 3

HT3 — Detached 3 Bed with garage
Floor Area = 147sqm
No. of HT in development = 2

HT4 — Detached 4 Bed
GF Area = 89sqm
FF Area = 60sqm
No. of HT in development = 2

HT4B — Detached 4 Bed
GF Area = 89sqm
FF Area = 60sqm
No. of HT in development = 3

HT5 — Detached 3 Bed with garage
Floor Area = 144sqm
No. of HT in development = 3

HT6 — Terraced 2&3 Bed
GF area = 45 & 56sqm
FF area = 35 & 43sqm
No. of HT in development = 1

HT8 — Semi Detached 3 Bed
Floor Area = 106sqm
No. of HT in development = 1

Total area within red line boundary = 31317sqm (3.13ha)

Total developed land area = 15059sqm (1.51ha)
(house plots, roads & SUDs)

Open Space within total development area = 16075sqm
Equivalent to 51% of overall area outlined red.

Protected area P2 within red line boundary = 11820sqm±

Site Plan : Scale 1 : 500

Scale Bar 1:500

BAXTER DESIGN COMPANY

OP1 Site : St Fergus :	Proposed Housing Development © Masterplan

Date	Job No	Sheet	Drawn By
06/09/18	18051-MP1	A0	Colin Murison

Amendment

No	Date	Description
33	17/02/20	Cross Section F-F added
34	06/03/20	Bollards added
35	19/03/20	Fence & Bin Store Details added
36	15/03/21	Plot 3 and 4 changes
37	23/04/21	Plot 3 F.L. updated
38	07/07/21	Plot 14 updated to HT8
39	15/07/21	HT8 Updated

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