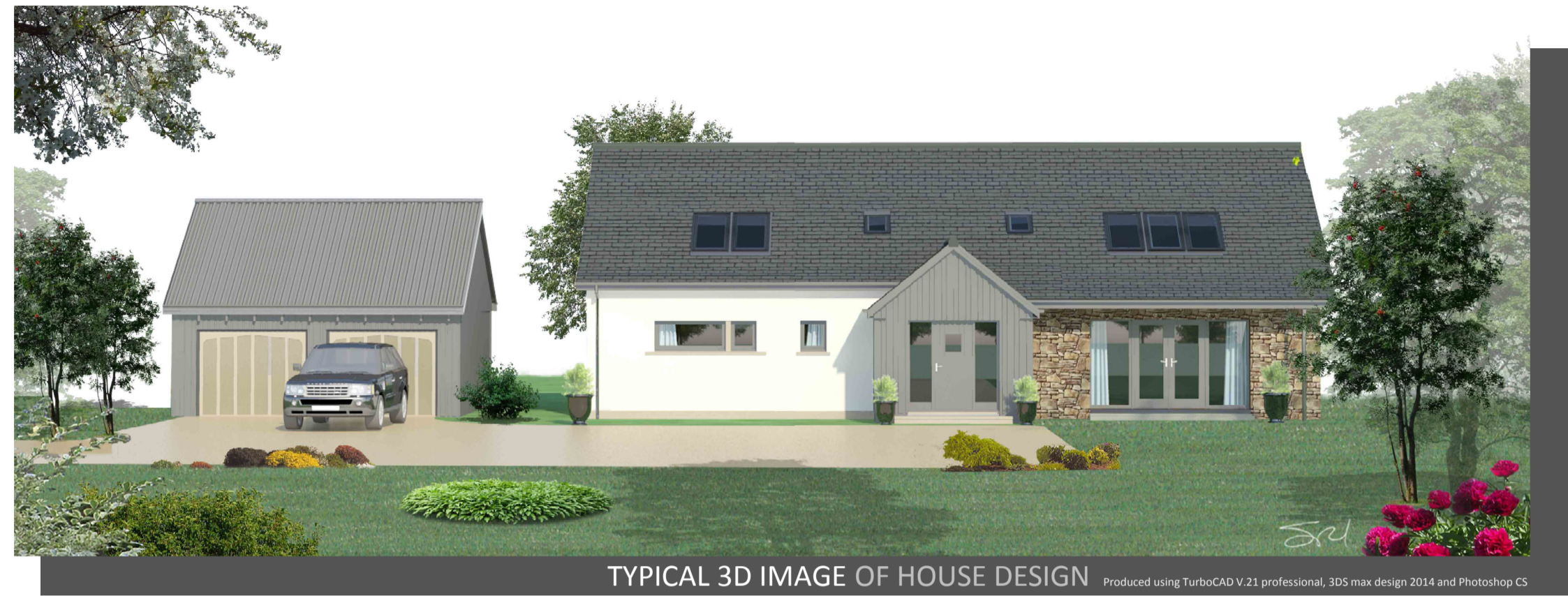


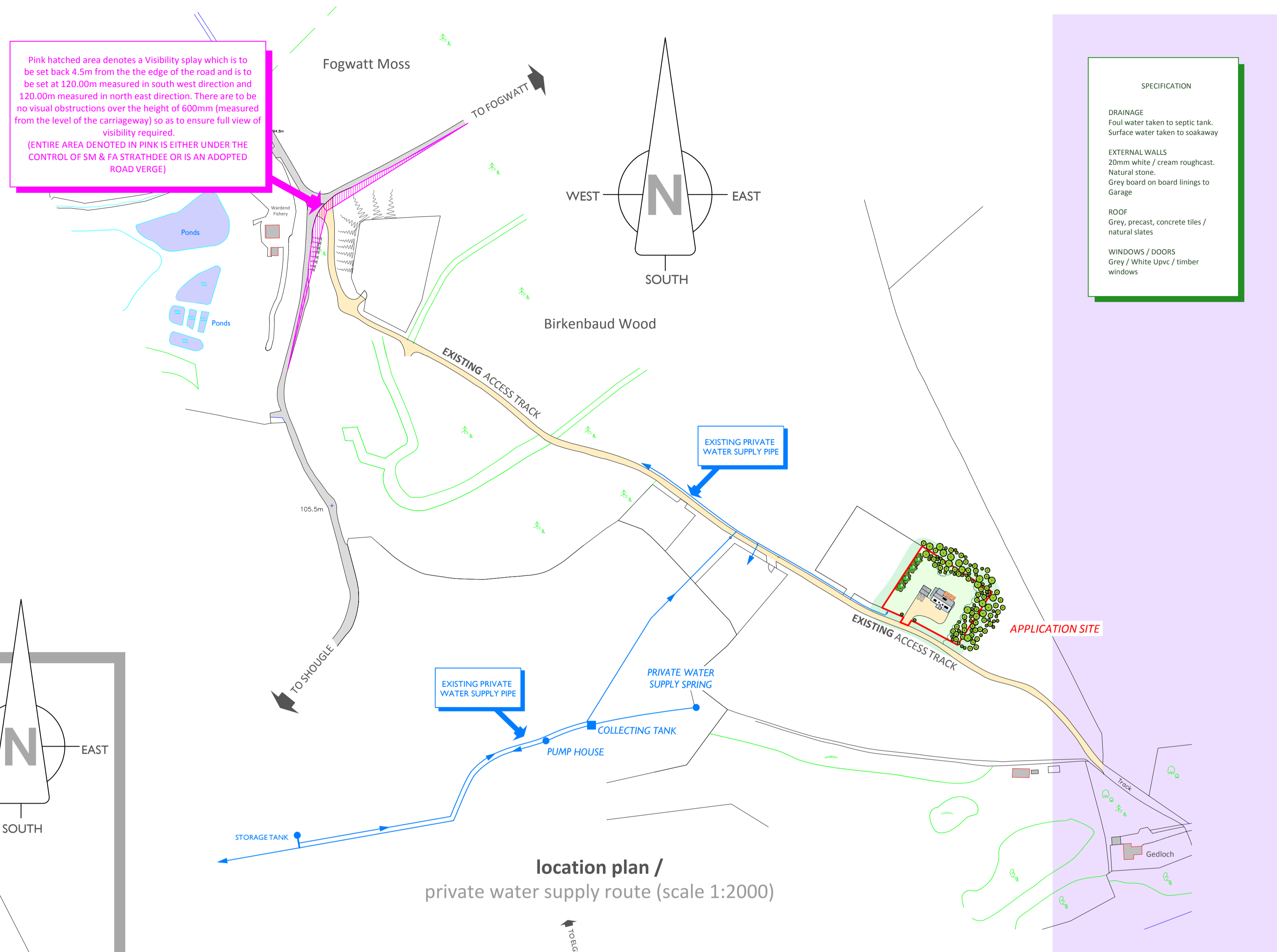
Proposed erection of dwellinghouse with detached garage
At East Birkenbaud, Wardend, by Birnie, Elgin, Moray For Mr Gavin Strathdee

planning drawing - site information

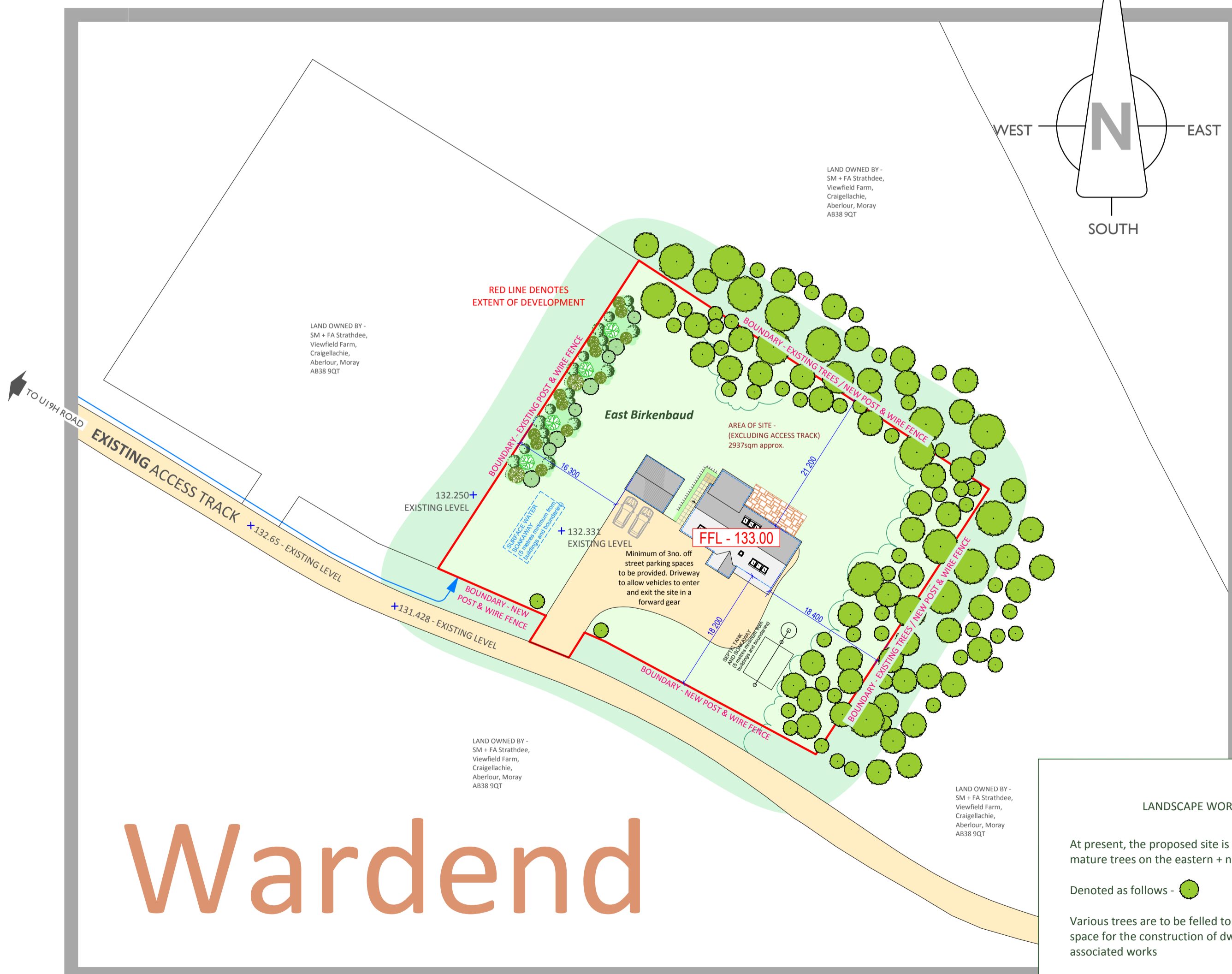


TYPICAL 3D IMAGE OF HOUSE DESIGN Produced using TurboCAD V21 professional, 3DS max design 2014 and Photoshop CS

Pink hatched area denotes a Visibility splay which is to be set back 4.5m from the edge of the road and is to be set at 120.00m measured in south west direction and 120.00m measured in north east direction. There are to be no visual obstructions over the height of 600mm (measured from the level of the carriageway) so as to ensure full view of visibility required.
(ENTIRE AREA DENOTED IN PINK IS EITHER UNDER THE CONTROL OF SM & FA STRATHDEE OR IS AN ADOPTED ROAD VERGE)



SPECIFICATION	
DRAINAGE	Foul water taken to septic tank. Surface water taken to soakaway
EXTERNAL WALLS	20mm white / cream roughcast. Natural stone. Grey board on board linings to Garage
ROOF	Grey, precast, concrete tiles / natural slates
WINDOWS / DOORS	Grey / White Upvc / timber windows



Wardend

SITE PLAN (SCALE 1:500)

LANDSCAPE WORKS

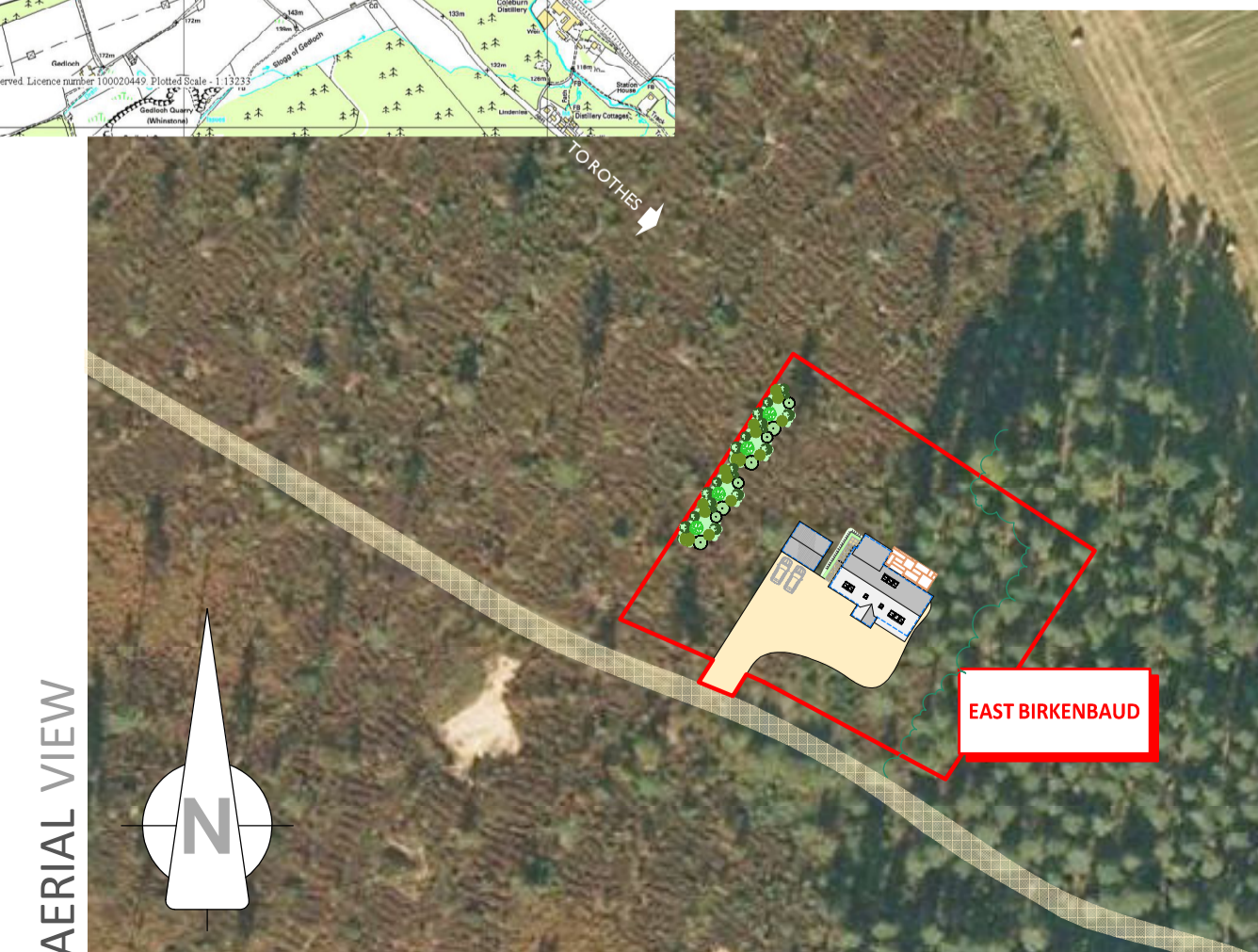
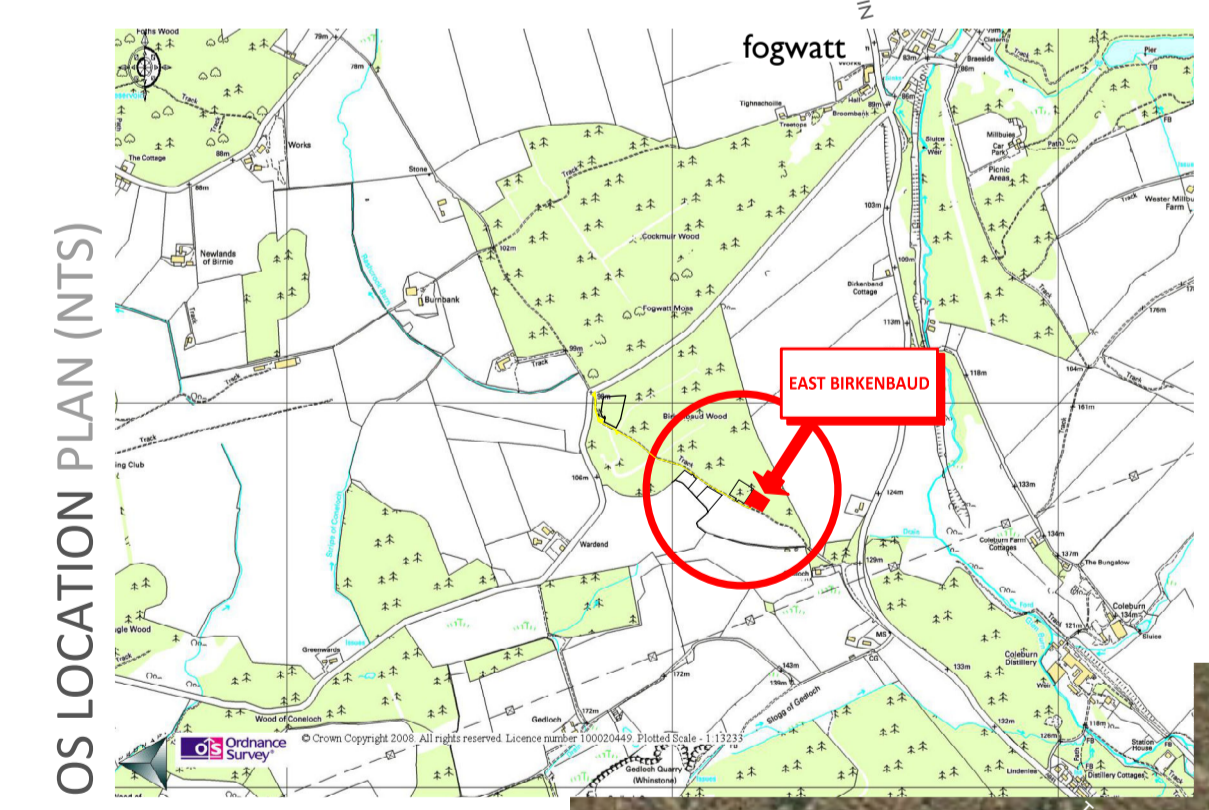
At present, the proposed site is populated with mature trees on the eastern + northern sides.

Denoted as follows - ●

Various trees are to be felled to form appropriate space for the construction of dwellinghouse and associated works

A minimum of 25% of foliage / site cover will be retained in accordance with planning guidelines.

During the course of developing the site existing trees will be protected, where necessary, by means of a visible taped barrier. Further, control measures will be put in place to ensure non-contamination of the soil.



Strathdee Properties Ltd.

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PROJECT
Proposed erection of dwellinghouse with detached garage At East Birkenbaud, Wardend, by Birnie, Elgin, Moray For Mr Gavin Strathdee

DRAWING DESCRIPTION
PLANNING DRAWING - SITE INFORMATION

DRAWING no.
EAST-BIRKENBAUD / PLANNING / 01

DRAWN BY
S.Reid MCIAT
Chartered Architectural Technologist

SCALE
1:500 & AS STATED (A1)

DATE
NOVEMBER 2015