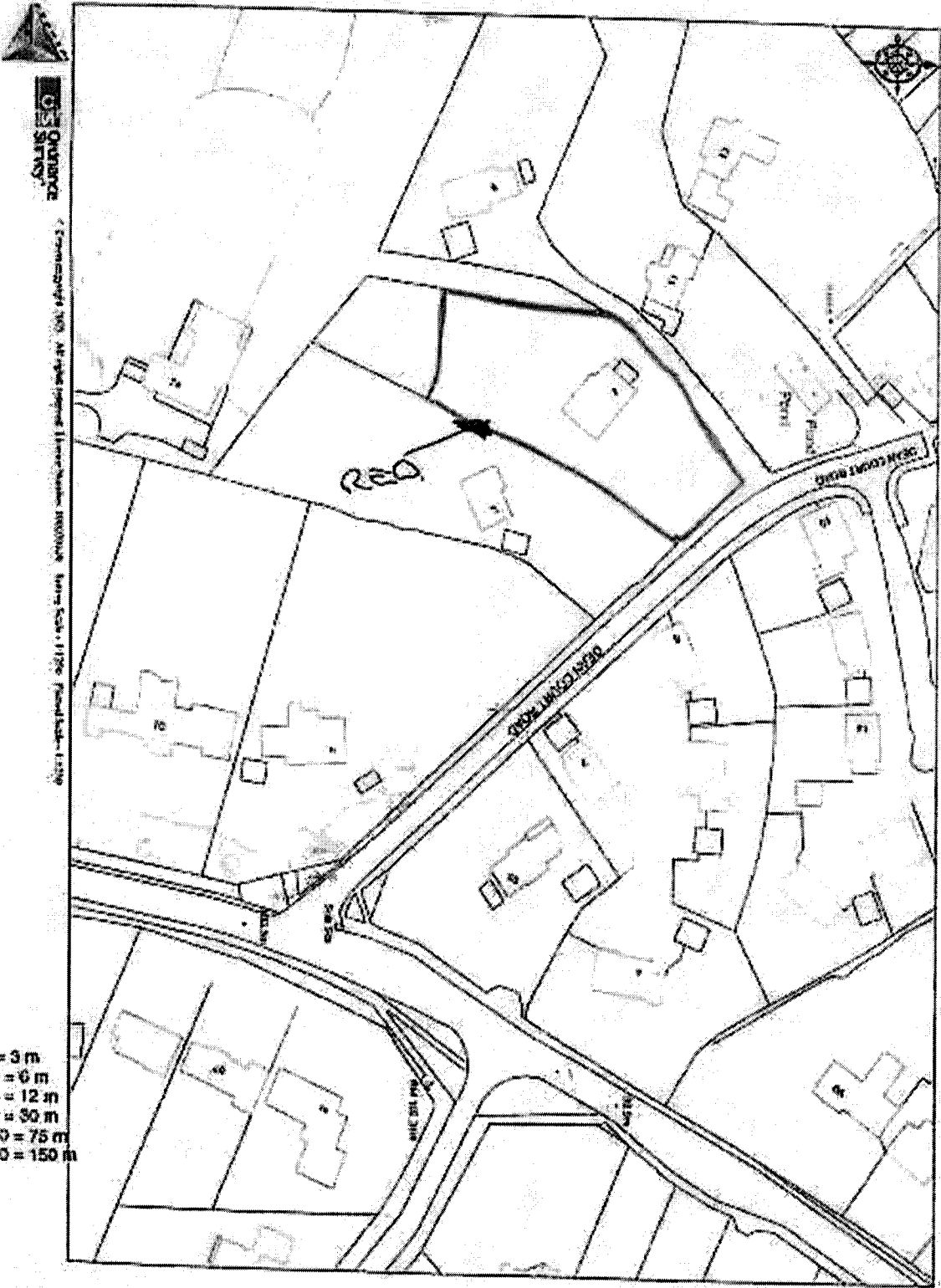


APPENDIX 1



VALE OF WHITE HORSE DISTRICT COUNCIL
 02 JUN 2006


*cont/cont
 06/06/2006*

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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 ALL DIMENSIONS TO BE TAKEN FROM THE SURFACE OF THE ROAD UNLESS OTHERWISE SPECIFIED.

NOTE
 This drawing is based on survey information provided by RPS Design (drawing AAV4717-G1)

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2.	Plot Area	100.00
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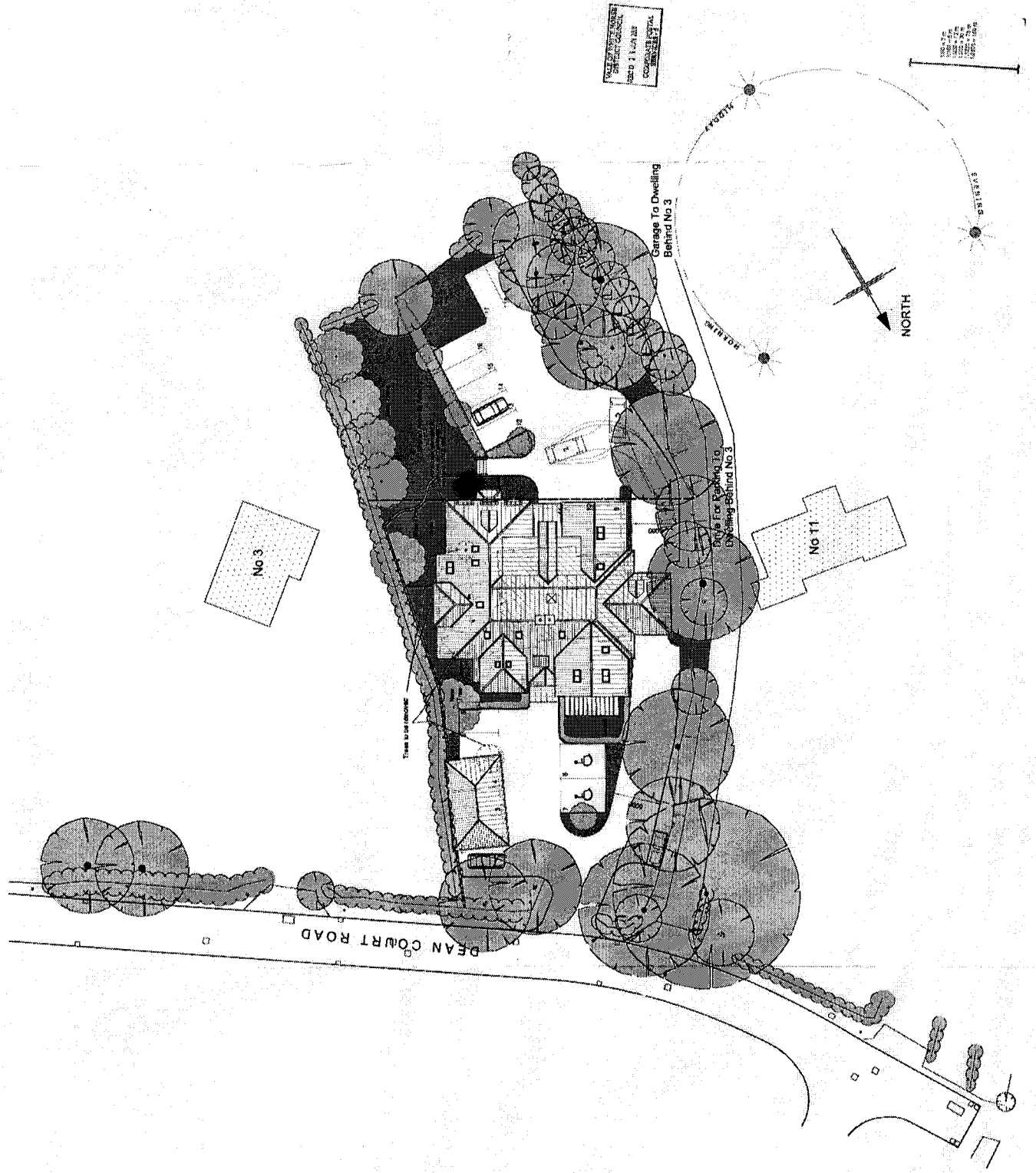
MARSON RATHBONE TAYLOR ARCHITECTS
 1100 HOUSE, 1100 HIGH STREET, CHICHESTER, WEST SUSSEX PO19 1AA
 TEL: 01243 838888
 EMAIL: info@marsonrathbone.com
 1100 HOUSE, 1100 HIGH STREET, CHICHESTER, WEST SUSSEX PO19 1AA
 TEL: 01243 838888
 EMAIL: info@marsonrathbone.com

CALA HOMES

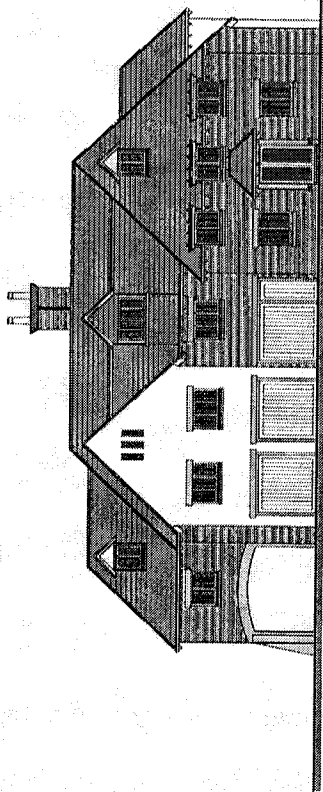
PROJECT
 Dean Court Road
 Oxford
 for Cala Homes

DRAWING
 Proposed Site Plan
 14/11/10

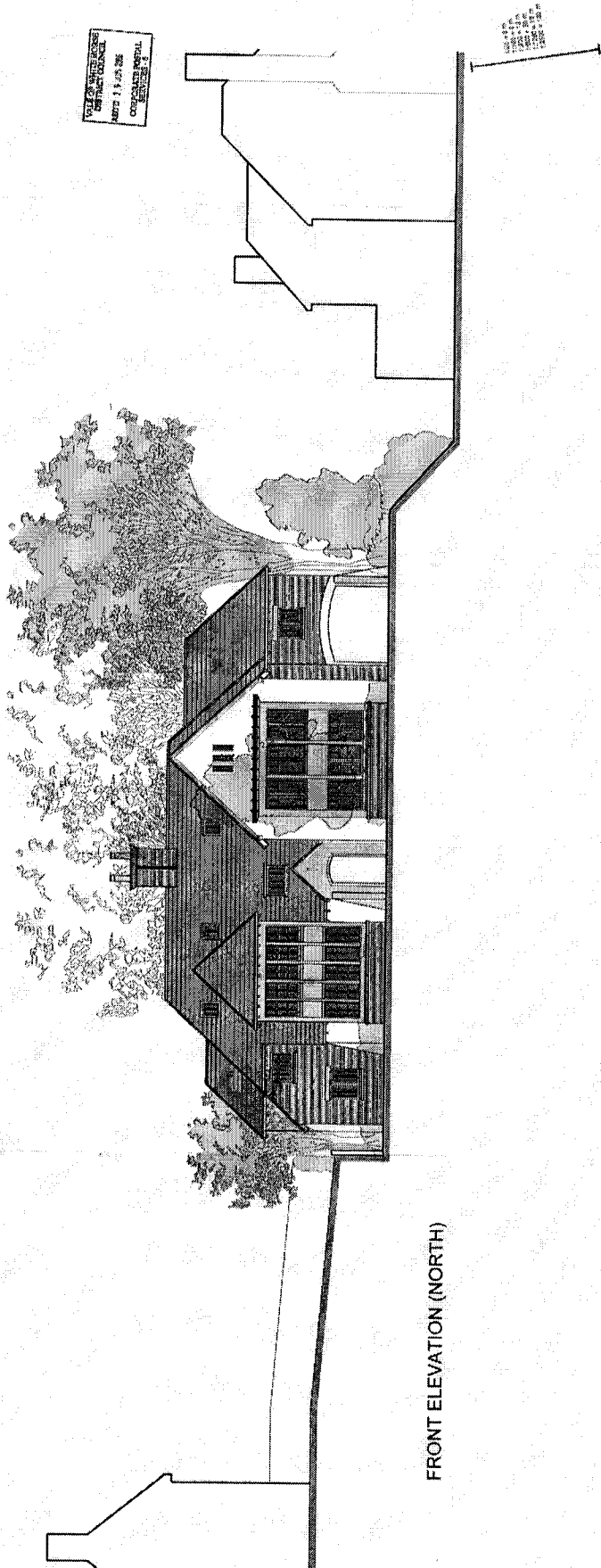
Author	Checked	Approved	Planning
J. CHAMBERLAIN	M. CHAMBERLAIN	M. CHAMBERLAIN	M. CHAMBERLAIN
12/02/10	12/02/10	12/02/10	12/02/10
14/11/10	14/11/10	14/11/10	14/11/10
E	E	E	E



APPENDIX 1

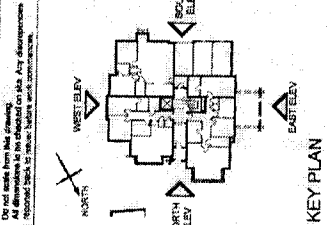


REAR ELEVATION (SOUTH)



FRONT ELEVATION (NORTH)

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 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



E	Block floor provided at upper level windows	20.28.00
F	Block floor provided at upper level windows	20.28.00
G	Design finished to 100% V&A's	20.28.00
H	Design finished to 100% V&A's	20.28.00
I	Design finished to 100% V&A's	20.28.00
J	Design finished to 100% V&A's	20.28.00
K	Design finished to 100% V&A's	20.28.00
L	Design finished to 100% V&A's	20.28.00
M	Design finished to 100% V&A's	20.28.00
N	Design finished to 100% V&A's	20.28.00
O	Design finished to 100% V&A's	20.28.00
P	Design finished to 100% V&A's	20.28.00
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R	Design finished to 100% V&A's	20.28.00
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X	Design finished to 100% V&A's	20.28.00
Y	Design finished to 100% V&A's	20.28.00
Z	Design finished to 100% V&A's	20.28.00

**MARSON
RATHBONE
TAYLOR**
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EMAIL: info@marsonrathbone.co.uk
www.marsonrathbone.co.uk

CALA
HOMES

PROJECT
Dean Court Road
Oxford
for Cala Homes

DRAWING
Proposed Elevations
Sheet 1 of 2

Drawn by: J.C. (J.C.)
 Checked by: J.C. (J.C.)
 Date: 14/11/14
 Scale: 1:100 @ A1
 Project No: 25.01.09
 Rev: E

APPENDIX 1

KEY PLAN

SIDE ELEVATION (WEST)

PROPOSED GARAGE ELEVATIONS

SIDE ELEVATION (EAST)

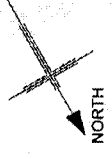
MARSON RATHBONE TAYLOR ARCHITECTS
 1001 HOUSE, 125 OLD BRIDGE, WIMBORNE COURT, CHICHESTER, WEST SUSSEX, PO19 1JG. TEL: 01243 858010. FAX: 01243 858011. WWW.MARSONRATHBONETAYLOR.COM

CALA ARCHITECTS
 PROJECT ADDRESS: Dean Court Road, Oxford for Cala Homes

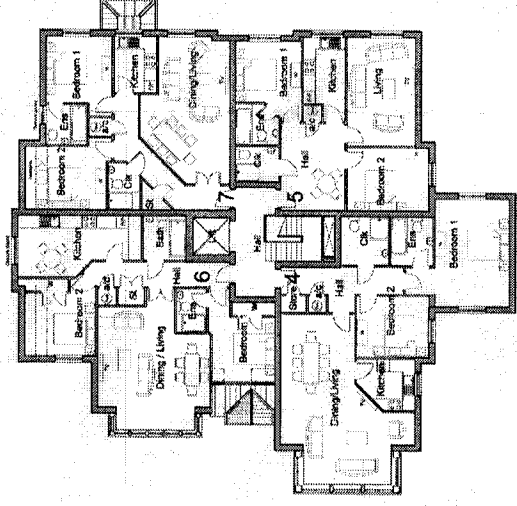
DRAWING: Proposed Elevations sheet 2 of 2

Drawn by	Checked by	Printed by
11/09 B.A.J.	11/09 B.A.J.	21.3.06
Project No: 141145		Sheet No: D

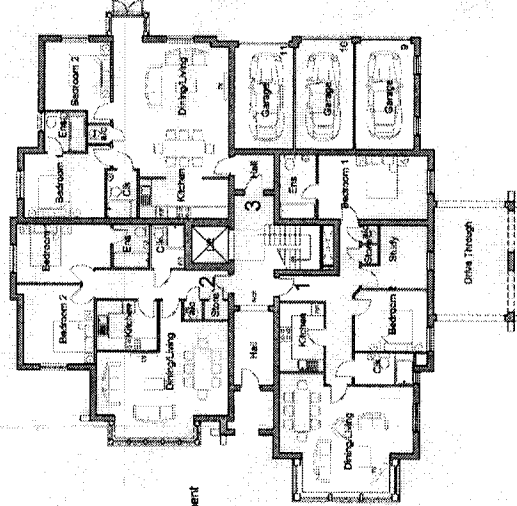
All work shall be in accordance with the City of Oxnard, California Building Code, and all applicable local, state and federal laws and regulations. All work shall be in accordance with the City of Oxnard, California Building Code, and all applicable local, state and federal laws and regulations.



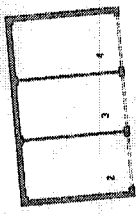
KEY TO HEIGHTS
 2'00mm AFPL
 1500mm AFPL



PROPOSED FIRST FLOOR



PROPOSED GROUND FLOOR

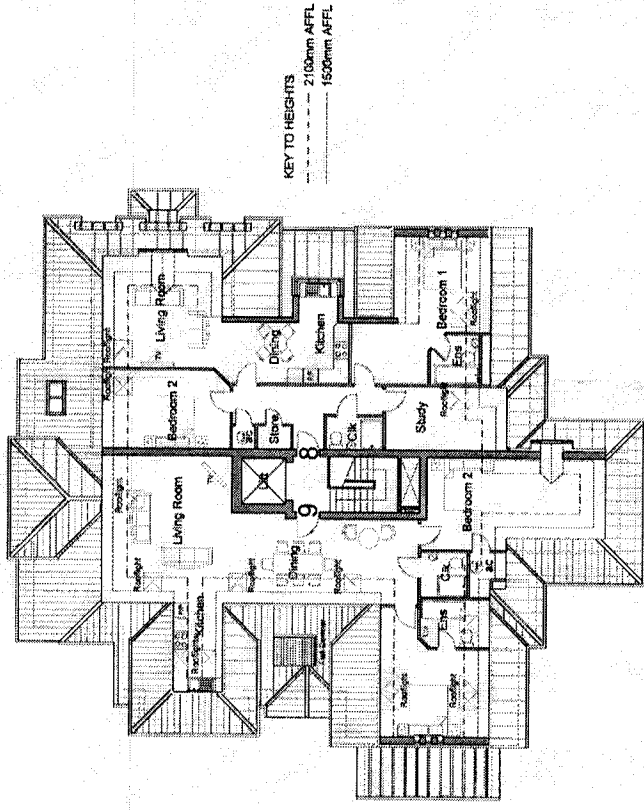


GARAGE BLOCK PLAN LAYOUT
 Refer to Site Layout Plan for car parking arrangement

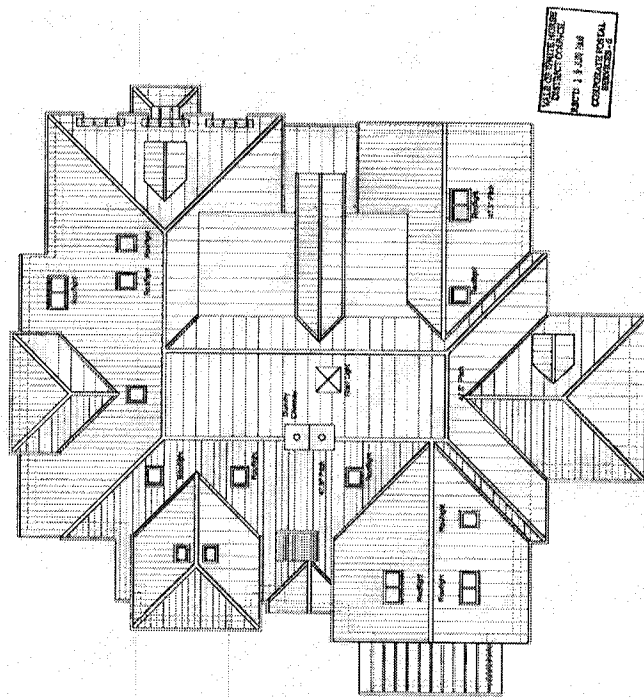
MARSON RATHBONE TAYLOR ARCHITECTS
 1135 S. HIGH STREET, SUITE 100
 OXNARD, CALIFORNIA 93030
 PHONE: (805) 321-1111
 FAX: (805) 321-1112
 WWW.MARSONRATHBONETAYLOR.COM

CALA HOMES
 PROJECT: Dean Court Road Oxnard
 DRAWING: Proposed Ground & First Floor Plans
 DATE: 11/11/12
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

APPENDIX 1

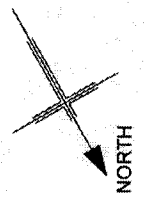


PROPOSED SECOND FLOOR



PROPOSED ROOF PLAN

Do not scale from this drawing.
 All dimensions to be checked on site. Any discrepancies
 reported back to issue before work commences.



- E. Client: Calia Homes, 1000 St Albans Road, St Albans, Vic 3023. Project: Dean Court Road, Oxford, Vic 3060. Date: 14/1/13. Scale: 1:1000. Drawing No: 14/1/13. Drawing Title: Proposed Second Floor & Roof Plans. Drawing Status: Planning. Drawing Date: 14/1/13. Drawing Time: 14/1/13. Drawing Author: E.
- D. Design: Amended to suit VENTURE. 20/1/13.
- C. Design: Amended to suit VENTURE. 20/1/13.
- B. Design: Amended to suit VENTURE. 20/1/13.
- A. Design: Amended to suit VENTURE. 20/1/13.

**MARSON
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TAYLOR**
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CALA
HOMES

PROJECT
Dean Court Road
Oxford
for Calia Homes

DRAWING
Proposed Second Floor &
Roof Plans

14/1/13

1:1000

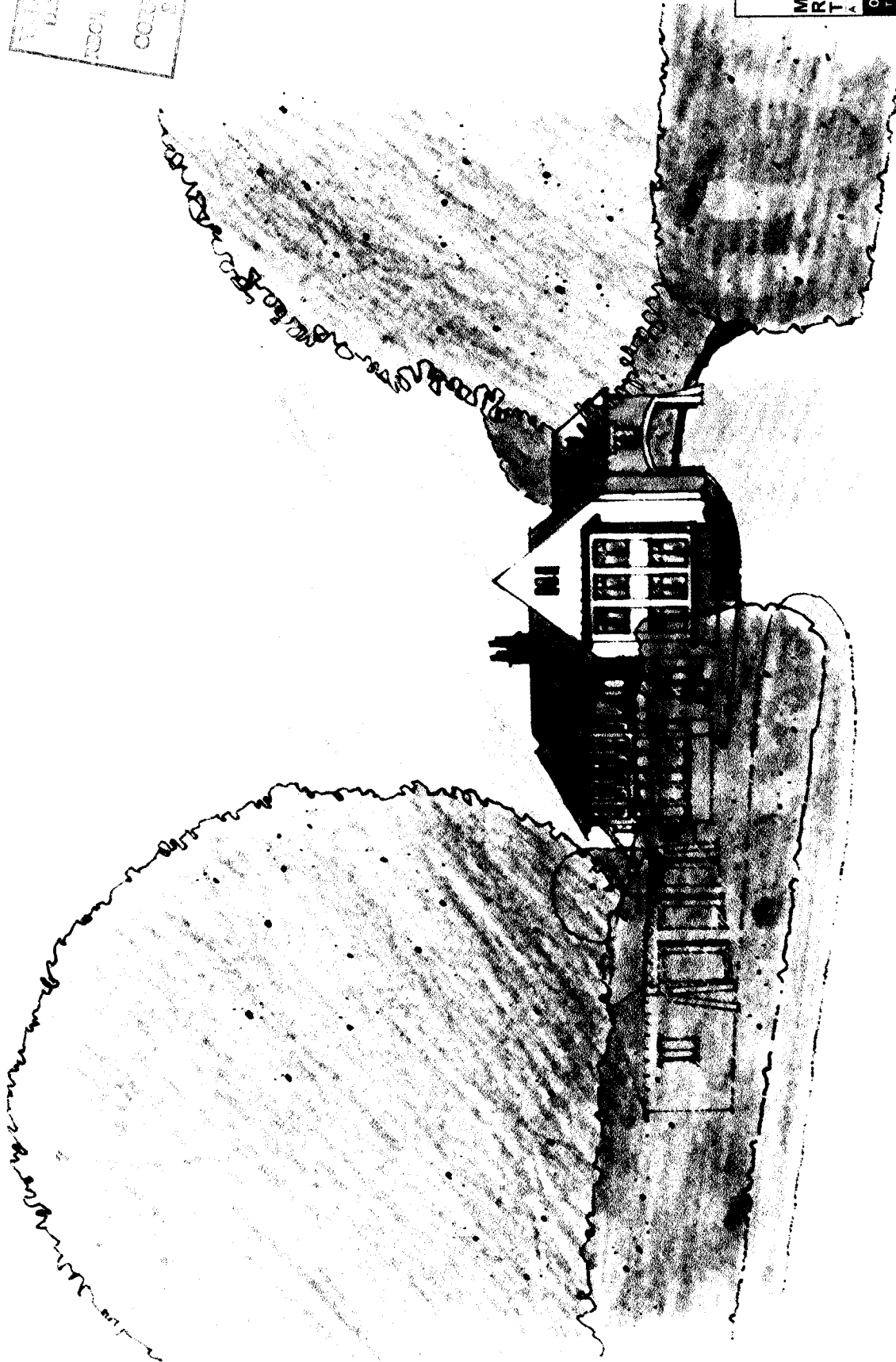
14/1/13

25/01/13

E

PLANNING PERMISSION
APPROVAL 18 JULY 2011
CONSERVATION
REQUIREMENTS

	MARSTON RATHBONE TAYLOR ARCHITECTS	O F F I C E
	<small>THE OLD BARN WINDUSK COURT STATION SQUARE WINDUSK ROAD WINDUSK, RUMLEY, SO9</small>	<small>E M A I L</small>
		<small>07.06 1411.</small>



STREET SCENE
VIEW OF PROPOSED FROM DEAN COURT ROAD
RESIDENTIAL DEVELOPMENT AT 7 DEAN COURT ROAD, CUMNOR HILL, OXFORD

INTRODUCTION

This proposal is a development which will replace an existing house with another "house" of a different design. Within this new building nine apartments will be created utilizing the attic for additional accommodation.

The layout of the scheme embodies all the good principles of urban design and meets the National and local criteria for improving housing density within sustainable settlements.

"Good design should contribute positively to making places better for people..."

...High quality and inclusive design should create well-mixed and integrated developments which avoid segregation and have well-planned public spaces that bring people together and provide opportunities for physical activity and recreation."

PPS1 paragraphs 34/35

The Government encourages the re-use of previously developed land in order to promote regeneration and minimize the amount of greenfield land being taken for development. Paragraph 37 of PPS3 states that policies which place unduly restrictive ceilings on the amount of housing that can be accommodated on a site should be avoided.

"Local Planning Authorities should therefore:

Avoid developments which make inefficient use of land (those of less than 30 dwellings per hectare net);

Encourage housing development which makes more efficient use of land (between 30 and 50 dwellings per hectare net); and

Seek greater intensity of development at places with good public transport accessibility such as city, town, district and local centres or around major nodes along good quality public transport corridors"

In considering design issues, paragraphs 56 of the Guidance highlights that Local Planning Authorities should adopt policies which:

Create places and spaces with the needs of people in mind, which are attractive, have their own distinctive identity but respect and enhance local character.

Promote designs and layouts, which are safe and take account of public health, crime prevention and community safety considerations.

Focus on the quality of the pieces and living environments being created and give priority to the needs of pedestrians rather than the movement and parking of vehicles.

Avoid inflexible planning standards and reduce road widths, traffic speeds and promote safer environments for pedestrians.

Promote the energy efficiency of new housing where possible. PPG13 adds to the advice contained within PPG3. The guidance reflects the Government's commitment to sustainable development. In particular the aim of the policy guideline is to reduce the growth in length of motorized journeys, encourage alternative means of travel and hence reduce reliance on the motor car.

Publications such as "Towards an Urban Renaissance" Better Places to Live by Design Companion Guide to PPG3, stress the importance of good design which is fundamental to achieving sustainable development. In particular the document sets out the attributes of successful housing.

Movement to all users A movement which is safe, direct and attractive

Mix A rich mix of housing opportunities

Community ownership A sense of neighbourhood and community

Structure landscape and routes for movement A coherent structure of buildings, spaces, movement

Layout use and context Street layout and design which is appropriate to

Place spaces Attractive and clearly defined public and private

Amenity Parking Pleasant gardens and private amenity space

Safety A safe and secure environment

Space functionality Well planned homes, which provide space and

Adaptability changing requirements Housing which is robust and adaptable to changing requirements



CALA
HOMES

MARSON RATHBONE TAYLOR ARCHITECTS

11 COLLEGE WINDSOR COURT
CUMNOR HILL
OXFORD OX4 2JF
TEL: 01865 204411
WWW.MARSONRATHBONE.COM

03/06 1411/03

VALE OF WHITE HORSE DISTRICT COUNCIL
PLANNING 24 MAR 2006
COUNCIL POSTAL SERVICES @

*22/11/06
09:00 2304/50*

DESIGN STATEMENT

RESIDENTIAL DEVELOPMENT AT 7 DEAN COURT ROAD, CUMNOR HILL, OXFORD

Maintenance the long term *An environment which can be well maintained over*

Sustainability *Housing designed to minimize resource consumption*

Detail *Well considered detailing of buildings and spaces*

By Design Companion Guide page 12

LOCAL POLICY

The emerging Vale of White Horse Local Plan Policy GS1 directs development to previously developed land within the five main settlements of Abingdon, Botley, Fairington, Grove and Wantage in order that the principles of sustainable development are achieved. And policy H9 specifically allows for windfall developments within the built up area of Botley, provided such development makes efficient use of land and does not harm the character of the area.

Policy DC1 seeks to ensure that new developments are designed to a high standard and take account of local distinctiveness.

Policy DC9 is designed to protect the amenities of adjoining residents, particularly in terms of privacy, light and visual intrusion.

Policy H14 requires that development proposals in locations such as the application site achieve a net density of 40 dwellings per hectare.

(Policy H15 does not now apply to this development following the Local Plan Inspector's report.)

The Context

Dean Court Road is a short cul-de-sac that slopes quite steeply from the south-east to the north west. The existing dwelling plots are stepped down the slope such that each plot itself is relatively flat but lower than its neighbour. There are two typologies in the street. On the south western side most of the dwellings are large and from the pre-war period. They are built in the Arts and Crafts style. There is much mature vegetation, including large trees to the front of the plots and on the boundaries. Whilst numbers 1, 3, 7, and 11, are set back from the road by a similar distance, numbers 13, 9 and 74 (Cumnor Hill) are set much further back. Indeed numbers 74 and 9 are effectively backland development. On the north eastern side of Dean Court Road there is slightly different typology. Whilst this is still a typology of large detached dwellings, these dwellings sit in much smaller plots, and are of a much plainer architecture albeit still arts and crafts influenced. They are also arranged around smaller private cul de sacs at right angles to Dean Court Road.

The application site fits in with the typology of the south western side of Dean Court Road. The site slopes gently from east to west. The application dwelling is a pre-war building that is rendered and built in a style reflective of Arts and Crafts, although the building is not the best example of this type of dwelling and is of no particular architectural merit in itself. The building is large and two storey. There is an extensive garden to the front and rear that is mainly laid out as a lawn. There are mature trees and shrubs on the front boundary. There is a large evergreen hedge on the eastern boundary of the site with number 3. The opposite

boundary adjoins the access drive to number 9. This boundary is formed by a steep embankment that is lined with very mature landscaping that includes a number of large trees. The rear boundary is formed by a hedge, beyond which there are a large number of mature trees.

Key Design Principles

- Architecture to reflect Arts and Crafts style
- Building to appear as one large dwelling
- Mature boundary landscaping to be retained
- Form and design of building to respect amenities of neighbouring houses
- Adequate communal amenity space to be provided for future residents
- Parking to be provided at a ratio of at least 150%
- Meet local plan policy on density

Design

The proposed building has been designed in a traditional Edwardian/Arts and Crafts style reflecting the character of the varied houses which are located in and around Cumnor Hill. The proposal will have brick facades with stone string courses tie hanging all under a plain tiled hipped roof. The house will occupy a land level which will ensure its height and scale are sympathetic with neighbouring houses. Many mature trees will be retained and added to preserve and enhance the setting. The main range of the house is set back with two gables which project forward setting the visual width of the building. Side elevations facing the neighbours are normal in scale and bulk which will avoid any over dominance and meet good practice standards of physical separation.

Parking at 150% is provided at the front of the house and through an archway to the rear which is adjacent to a drive and garaging next door. In between these two parking areas is a substantial belt of trees and shrubs which will provide an effective visual barrier.

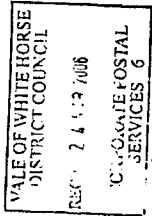
Amenity space is provided in a communal area in the sunny rear garden and individually in small gardens adjacent to ground floor apartments. The proposed density of the site is 46 units/hectare.

Conclusion

We believe that this application proposes a high quality design that will allow the more efficient use of this previously developed land. The redevelopment of this brown field site accords with local and Government Policies and guidelines. The existing dwelling would be replaced by a high quality building that would enhance the character of the area and the way the settlement functions. In particular, the proposed design reflects the type of buildings found within the locally distinctive area of Cumnor Hill/Dean Court Road. Views of the proposed building from the Public realm will be filtered through existing significant vegetation. The appearance of the new 'house' will be in keeping with its setting and will provide an interesting design echoing the architecture of past eras but meeting the modern day requirements of the 21st Century.

S.J. Marson

RIBA



DESIGN STATEMENT

RESIDENTIAL DEVELOPMENT AT 7 DEAN COURT ROAD, CUMNOR HILL, OXFORD





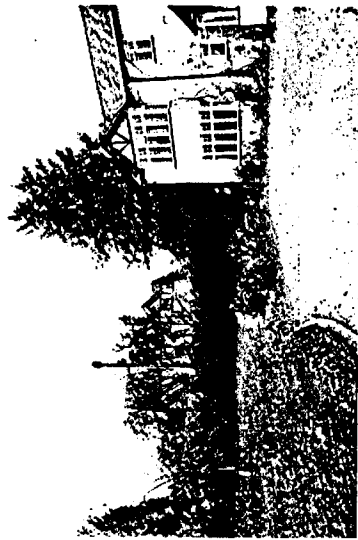
VIEW OF NO 7 RIGHT AND NO 3 BEYOND THE EXISTING HEDGE LINE FROM THE SITE



VIEW OF GARAGE AND NO 11 OVER THE HEDGE (RIGHT)



EXISTING STREET SCENE (WINTER VIEW)



SIDE ELEVATION OF NO 3 OVER THE HEDGE FROM THE SITE



WINTER VIEWS BETWEEN TREES OF NO 7

*cont 15/12/12
10/01/2013*

VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 24 MAR 2006
CORPORATE POSTAL
SERVICES - 6

CALA HOMES

MARSON RATHBONE TAYLOR ARCHITECTS

THE OLD GRANARY
WINDOOR GROUND
STREETMILLS LANE
STANTON AND STANTON
WINDMILLS WINDMILL
WINDMILL
WWW.MARSONRATHBONE.COM

03706 1411106

THE SITE
RESIDENTIAL DEVELOPMENT AT 7 DEAN COURT ROAD, CUMNOR HILL, OXFORD



VIEW OF NO 7 BEHIND HEDGE AND TREES (SUMMER)



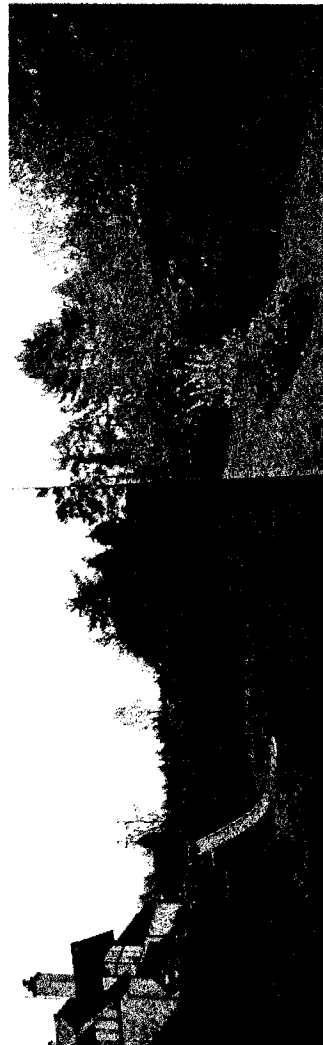
VIEW OF NO 7 (RIGHT) AND NO 3 (LEFT)



FRONT GARDEN AND PARKING FORECOURT ON RISING LAND (NO 7)



NO 7 DEAN COURT ROAD



SLOPING REAR GARDEN OF NO 7 WITH NO 3 SEEN OVER THE HEDGE

VIEWS OF NO 7 AND GARDENS
RESIDENTIAL DEVELOPMENT AT 7 DEAN COURT ROAD, CUMNOR HILL, OXFORD

Cum/10/11/2
08/00354/2

CALA
HOMES

MARSON RATHBONE TAYLOR ARCHITECTS

OFFICE
THE OLD GRANARY
WINDSOR GARDENS
GREENHILL STREET
STRAITFORD UPOON AVON
SPRINGFIELD CV37 7NS

03/06 1411/07

U. OF WHITE HORSE
DISTRICT COUNCIL

21/11/2016

WASTE POSTAL SERVICES 6



NO 3 DEAN COURT ROAD (SIDE VIEW)



NO 9 DEAN COURT ROAD



NO 7 DEAN COURT ROAD (NOTE NO 3 TO LEFT SIDE)



HOUSE IN CUMNOR



HOUSE ADJACENT TO NO 11 (NOTE THREE STOREY CORNER FEATURE)



LANE (ADJACENT TO WEST SITE BOUNDARY) SHOWING NO 9

VALE OF WHITE HORSE DISTRICT COUNCIL
REC'D - 24 MAR 2006
CORPORATE POSTAL SERVICES - 6

com/10/01/12
08/00 354/12/11

CALA
HOMES

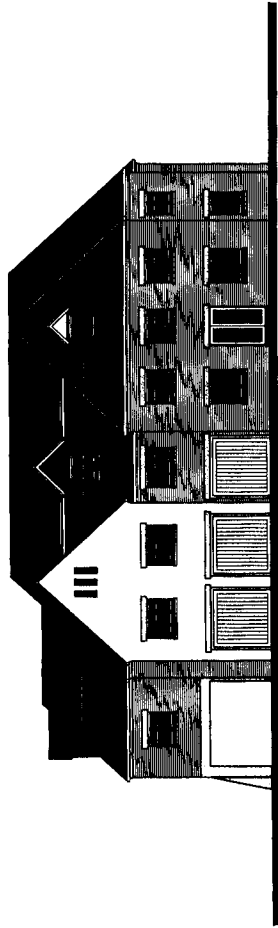
MARSON RATHBONE TAYLOR ARCHITECTS

OFFICE
THE OLD GRANARY
WINDSOR, COURT
GREENHILL STREET
STRAIGHTON, LEICESTERSHIRE, LE12 6SD

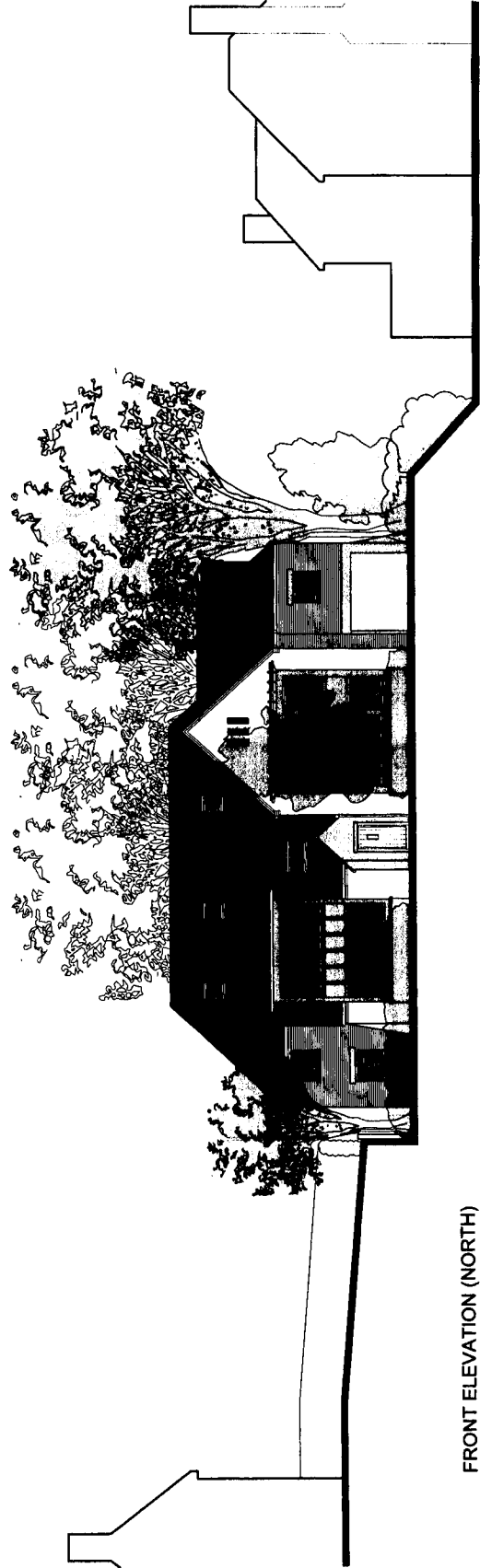
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03/06 14/11/08

APPENDIX 2



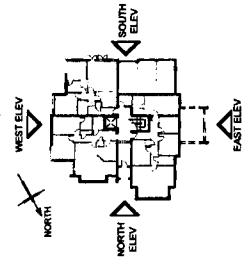
REAR ELEVATION (SOUTH)



FRONT ELEVATION (NORTH)

Handwritten signature

Do not scale from this drawing. All measurements are given in millimetres. Any discrepancies reported back to issue before work commences.



KEY PLAN

Application	21.1.18
Project Name	Dean Court Road
Client	CALA Homes
Architect	Marson Rathbone Taylor Architects
Scale	1:500

MARSON RATHBONE TAYLOR ARCHITECTS
 STUDIO OFFICE
 THE OLD GRAMARY
 WINDSOR COURT
 STRATFORD UPON AVON
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 CALA HOMES
 WALSLEY ROAD
 TEL: 01886 438866
 EMAIL: office@mart-architects.co.uk
 WEB SITE: www.mart-architects.co.uk

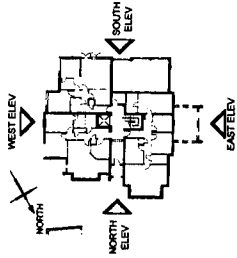
CALA HOMES

PROJECT
 Dean Court Road
 Oxford
 for Cala Homes

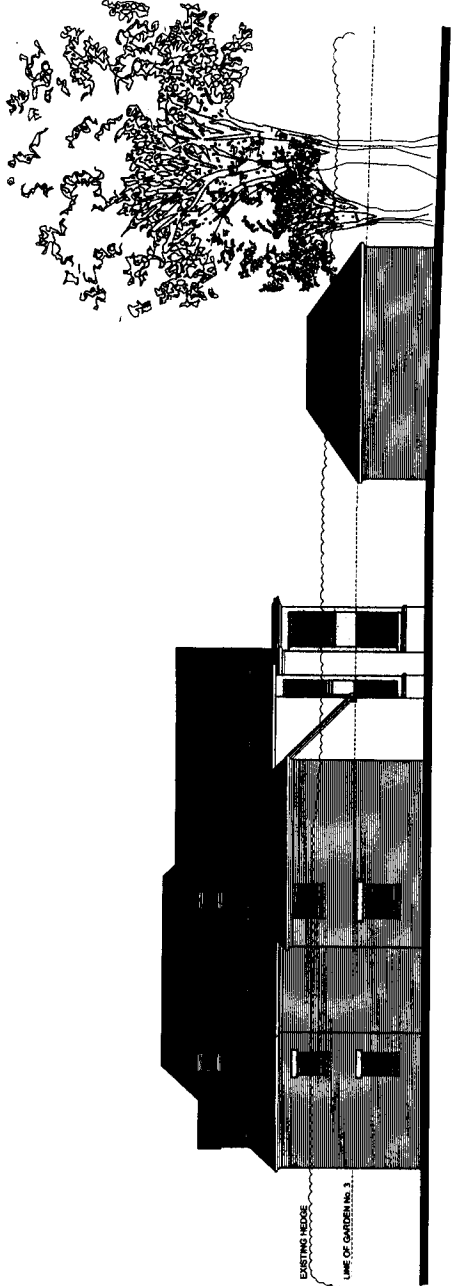
DRAWING
 Proposed Elevations

Drawn By: T. O'Neil	Project No:	24.01.18
Checked By: J. O'Neil	Scale:	1:500
Issue No:	Issue Date:	

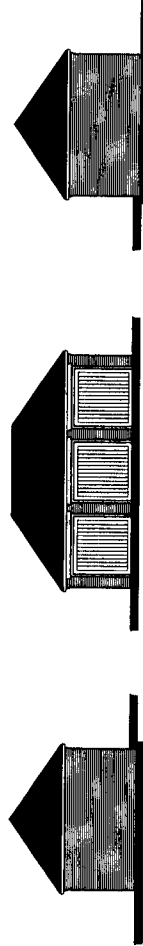
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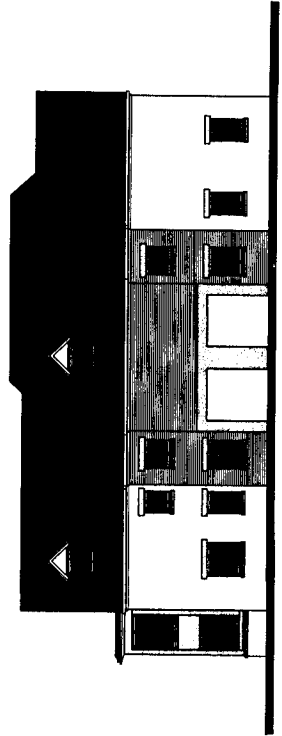
KEY PLAN



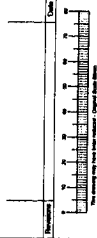
SIDE ELEVATION (WEST)



PROPOSED GARAGE ELEVATIONS



SIDE ELEVATION (EAST)



MARSON RATHBONE TAYLOR ARCHITECTS



CALA HOMES PROJECT Dean Court Road Oxford for Cala Homes Proposed Elevations sheet 2 of 2

Table with project details including drawing title, sheet number, and scale.

Handwritten signature or mark.

CUMNOR PARISH COUNCIL RESPONSE

The observations of Cumnor Parish Council.

Register No. 06/01055/FUL Officer: Mr Stuart Walker

Application Number: CUM/1079/3 Amended plans: Yes

Address of Proposal: 7 Dean Court Road, Cumnor Hill, Oxford, Oxon, OX2 9JL

Proposal: *Erection of 9 apartments with associated garaging and parking. Re-submission.***EXTENSION OF TIME GRANTED ON 14/07/06 TO 08/08/06**Please select the response that most accurately reflects your views on this application by ticking one box and providing the relevant reasons where this is requested, using a separate sheet if required.1. Fully support for the following reasons:2. No objections.3. Do not object but request the following issues be given consideration:4. Object for the following reasons:

In this resubmitted application, the developer does not appear to have addressed the issues raised as stated in the Council's observations of 9 May 2006. This application is effectively the same with only cosmetic changes.

The Council reiterates its comments of 9 May 2006 and considers that 6 apartments with appropriate car parking would be more suitable and allow retention of some of the gardens as an amenity area. The large footprint and substantial bulk is over dominant. The Council recommends that the size of the building should be reduced and suggests that the part forming a drive-through archway should be removed.

In the VWHDC's own guidance on house extensions, it states that "garages are best located at the side or rear of the house" and "garages should not be too high or bulky in relation to the main house or the character of the surrounding area." The Parish Council's view is that the proposed garage block to the front of the building should be removed.

The Council also recommends that the views of the neighbours should be taken into account.

Signed by *J B Bock*
Clerk to Cumnor Parish Council

Dated 8 August 2006

CUMNOR PARISH COUNCIL RESPONSE F

The observations of Cumnor Parish Council.

Register No. 06/00364/FUL

Officer: Mr Stuart Walker

Application Number: CUM/1079/2

Amended plans: No

Address of Proposal: 7 Dean Court Road, Cumnor Hill, Oxford, Oxon, OX2 9JL

Proposal: *(Demolition of existing house.) Erection of 9 apartments with associated garaging and parking.*

07/04/06. EXTENSION OF TIME GRANTED UNTIL 9 MAY 2006

Please select the response that most accurately reflects your views on this application by ticking one box and providing the relevant reasons where this is requested, using a separate sheet if required.

1. Fully support for the following reasons:

2. No objections.

3. Do not object but request the following issues be given consideration:

4. Object for the following reasons:

The Council strongly believes that the proposal for 9 x 2 bedroom apartments with parking for 18 vehicles increasing the floor space from 295 sq m to 843 sq m is overdevelopment of the site and out of keeping with the surrounding area.

The Council is concerned that the original two-storey house will become a three-storey building with the apartments in the top storey overlooking the adjacent properties with an inevitable loss of privacy for neighbouring properties, particularly No. 3 Dean Court Road.

The proposal for 9 apartments represents 46 dwellings per hectare - above the level set by the VWHDC. The Council recommends that the height, footprint and density be reduced to 30 to the hectare ie 6 apartments with appropriate parking facilities and retention of some of the gardens as an amenity area would be more suitable for this particular sylvan area.

The Council is concerned that if this application were to be approved, it would set a precedent and this and the density are particularly relevant in terms of the total number of new dwellings in Cumnor Parish in the light of the recent Inspector's Report releasing 150 dwellings south of the A420 (and the proposal for 130 dwellings at Lime Road in North Hinksey parish) together with the 180-190 dwellings for the Timbmet site.

Both the front and back gardens will disappear in the proposal. Some mature trees will be felled and the construction work is likely to terminally affect the tree root systems of others. The earth could be further eroded and the Council recommends that a civil engineering survey be carried out regarding developments on the steep slopes off Cumnor Hill.

There is also concern about the danger to wildlife in the area.

Access to the site is from Dean Court Road, with mature trees either side of the exit. A number of pedestrians, particularly students from Matthew Arnold School, use this road leading to a footpath and care needs to be taken to provide adequate vision splays exiting onto Dean Court Road.

Although there have been extensive remedial works by Thames Water to the sewage system in West Way, Botley, the Council remains concerned about the impact on the drainage and sewage system by the additional total dwellings in Cumnor parish and run-off of surface water where previously green areas are to be concreted over. This is likely to have a cumulative effect on areas in the Dean Court ward.

The Council recommends that the views of the neighbours should be taken into account.

Signed by*J B Bock*.....
Clerk to Cumnor Parish Council

Dated ... 9 May 2006

McCoy Associates Chartered Town Planners

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VALE OF WHITE HORSE
DISTRICT COUNCIL

REG'D 09 AUG 2006

CORPORATE POSTAL
SERVICES - 3

8 August 2006

Your ref CUM/1079/3

For the attention of Alison Blyth

Deputy Director (Planning & Community Strategy)
The Vale of White Horse District Council
PO Box 127
The Abbey House
ABINGDON OX14 3JN

email and post

Dear Sir

re: **Erection of 9 apartments with associated garaging and parking
(amended design)
7 Dean Court Road, Cumnor Hill**

Thank you for the drawings of this project received on 28 July which was discussed at the Architects Panel meeting on 2 August and on which you have requested design comments.

This is a scheme where the architects have responded constructively to our concerns. Though not radically altered from the initial concept I believe the changes have been significant and in my judgement there would now be no justification for a design-based refusal in all the circumstances of the application site.

One aspect of the drawings which I found a little unconvincing was the size and positioning of the various rooflights now proposed. A not unimportant detail of the design and if permission is being granted – which so far as design is concerned I think it should be – you might consider a condition requiring fuller details of the size of these and their positions.

The drawings are returned with the postal copy of this letter.

Yours faithfully



McCOY ASSOCIATES

encs

**This letter refers to drawings 1411/10 rev E, /12 rev D, /13 rev E, /14 rev E,
/15 rev D, sketch of proposal, and location plan**