

Valuation Number: 07107/578.00C
GIS ID: 0310/0032/C00

14 November 2016

Anna Gould
82 Carlton Street
Tauranga 3110

Delivery Method; Email; TRIMAX40@outlook.co.nz; dan.broadhurst@hobec.co.nz

LAND INFORMATION MEMORANDUM — 32C BEACH STREET

Please find attached a Land Information Memorandum for the above property. This LIM is issued on 14 NOVEMBER 2016 and is accurate as at that date only.

If you have any comments or questions in regard to this Land Information Memorandum please contact us on the numbers below.

Yours faithfully



Kara Dowthwaite
LIM CO-ORDINATOR

Address all correspondence to:

Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

DATE OF ISSUE 14 NOVEMBER 2016

GIS NO 0310/0032/C00

VALUATION NUMBER 07107/578.00C

1 NAME OF PROPRIETOR
Birds Eyeview Investments Limited
2 LOCATION
32C Beach Street
3 LEGAL DESCRIPTION
*Lot 3 Deposited Plan South Auckland 7591
 Flat 3 Deposited Plan South Auckland 29963*
4 PHYSICAL DESCRIPTION

House/Unit Number	32C	Street	<i>Beach Street</i>
RD Number		Suburb/Area	
Town	Whakatāne	Post Code	3120

5 AREA
¼ share in 802m² (more or less)
6 ZONING
Residential under the Proposed Whakatane District Plan
ATTACHMENTS

- Certificate of Title
- Keys to Map
- Legal Description Map
- District Plan Map(s)
- Underground Services Map
- Community Facilities Map
- Permit(s) and Consent(s)
- Drainage Plan
- Floor Plan(s)

7 SPECIAL FEATURES	COMMENTS
• Potential erosion	<i>No information available</i>
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land)	<i>No information available</i>
• Falling debris	<i>No information available</i>
• Subsidence	<i>No information available</i>
• Landslide and Debris Flow	<i>No information available</i>
• Alluvion (the deposit of earth, sand, etc, left during a flood)	<i>No information available</i>

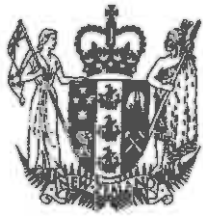
• Inundation	The Council has no historic records of ponding on this property during heavy rainfall events. A Council project to review stormwater inundation levels for the future is currently underway. The review is scheduled for reporting to the Council late 2016. Specific queries on the interim results of the review can be directed to Council.
• High winds	No information available
• Fill (compacted/uncompacted)	No information available
• Hazardous contaminants, including dangerous goods	No information available
• Historic sites	No information available
• Drainage restrictions	No information available
• Reserves (existing/proposed)	This property is located within the vicinity of Council owned and maintained land, refer to the community facility map for the location.
• Easements	Please refer to the attached Certificate of Title to confirm whether any easements exist over this property
• Other legal restrictions (eg, building line restrictions)	Please refer to the attached Certificate of Title.
• Any other special features	This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings. This site is located within Corrosion Zone D as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.
8 SERVICES	COMMENTS
• Stormwater	There is no public stormwater reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of stormwater on site via ground soakage and/or pipe to the nearest road side channel where permitted.
• Sewer	This property is connected to the public sewerage reticulation system.
• Water	Metered Supply
• Trade Waste Consent	No
9 RATES	COMMENTS
• Year ending 30.6.2017	\$2,138.46
• Number of instalments	4
• Date of next instalment	25 November 2016
• Current balance or arrears	\$534.61
• Date of valuation	September 2013
• Land value	\$84,000

• Capital value	\$139,000	
10 WATER	COMMENTS	
• Annual water supply charge	\$197.48	
• Last reading date	23 May 2016	
• Consumption	138m ³	
• Amount	\$282.19	
• Arrears outstanding	\$0.00	
11 BUILDINGS		
(a) Details of Building Permits		
Council records indicate that building permits and/or building consents have been issued in respect to land subject to cross-lease. It is unclear from the property files which permits/consents relate to buildings subject to this LIM application. It is recommended that under these circumstances, the applicant inspects the property files to determine which permits/consents relate to the subject property. The permit for the four flats is located on the property file for 32D Beach Street.		
Date	Permit No	Project
9 September 1963	1830A	4 Flats
(b) Details of Building Consents		
No information available		
(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings		
No information available		
(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004		
No information available		
(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act		
No information available		
12 USE OF LAND		
(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land		
This unit appears to be connected to the Council's sewerage reticulation via a private common drain.		
(b) Details of licences held		
No information available		
(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land		
No information available		
(d) Details of Conditions Affecting the Use of Land		
No information available		
Minimum Floor Level	A project is currently underway to define minimum floor levels applicable for this site. Please contact Development and Compliance Department at the Whakatane District Council for more information.	
13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS		
(a) Requiring Authority		
No information available		
(b) Heritage Protection Authority		
No information available		
14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004		
No information available		
15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER		
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956		

<i>No information available</i>	
(bb) Information on:	
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	<i>Drinking water is supplied by a networked supplier.</i>
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	<i>No information available</i>
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	<i>No information available</i>
16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT	
<i>It is recommended that you also consider, or obtain professional advice on, the planning provisions of the Operative and Proposed Whakatane District Plan as it affects this property. A copy of the Whakatane District Plan is available for viewing on the Council's website www.whakatane.govt.nz or at all public libraries and Council offices in the District.</i> <i>The appeal period for the Proposed Whakatane District Plan closed on 5 February 2016. Pursuant to Section 86F of the Resource Management Act 1991, all rules contained within the Proposed Whakatane District Plan are now treated as operative with the exception of rules that are under further appeal. Information on appeals received by the Whakatane District Council are available on Council's website www.whakatane.govt.nz.</i> <i>Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for water, stormwater and wastewater services. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Plan 2015-2025.</i>	
17 DISCLAIMER	
This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to the Whakatane District Council relevant to the land described. It is based on a search of Council records only and there may be other information relating to the land which is not known by Council. The Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing the Land Information Memorandum. Accordingly, the Council is unable to verify that the consents held in our file match the buildings on the property. You are advised to pursue our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). The applicant is solely responsible for ensuring that the land is suitable for a particular purpose	

N. Fowler

Nick Fowler
Manager Building and Monitoring



**COMPOSITE COMPUTER REGISTER
UNDER LAND TRANSFER ACT 1952**



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier SA27B/1084
Land Registration District South Auckland
Date Issued 02 October 1981

Prior References
SA3A/196

Estate	Fee Simple - 1/4 share
Area	802 square metres more or less
Legal Description	Lot 3 Deposited Plan South Auckland 7591

Proprietors
Birds Eyeview Investments Limited

Estate	Leasehold	Instrument	L H368854.4
Legal Description	Flat 3 Deposited Plan South Auckland 29963	Term	999 years as from and including 2.4.1981

Proprietors
Birds Eyeview Investments Limited

Interests

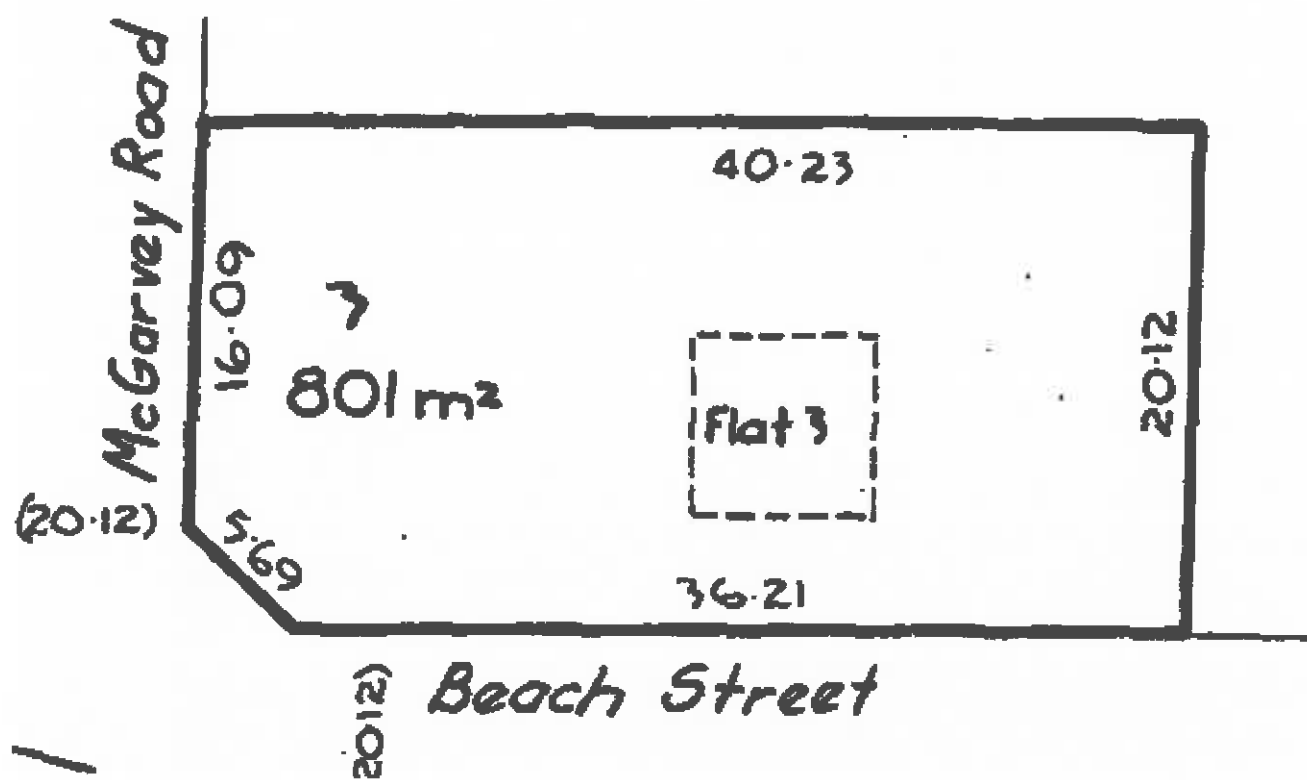
H368854.2 Lease of Flat 1 DPS 29963 Term 999 years as from and including 2.4.1981 Composite CT SA27B/1082 issued - 2.10.1981 at 1.30 pm (Affects Fee Simple)

H368854.3 Lease of Flat 2 DPS 29963 Term 999 years as from and including 2.4.1981 Composite CT SA27B/1083 issued - 2.10.1981 at 1.30 pm (Affects Fee Simple)

H368854.4 Lease of Flat 3 DPS 29963 Term 999 years as from and including 2.4.1981 Composite CT SA27B/1084 issued - 2.10.1981 at 1.30 pm (Affects Fee Simple)

H368854.5 Lease of Flat 4 DPS 29963 Term 999 years as from and including 2.4.1981 Composite CT SA27B/1085 issued - 2.10.1981 at 1.30 pm (Affects Fee Simple)

7103071.4 Mortgage to ANZ National Bank Limited - 7.11.2006 at 9:00 am



RID DOCUMENT

Date: 7 November 2016

Valuation Number: 07107 578 00 C

Location: 32C BEACH STREET

Legal Description: FLAT 3 DPS 29963 ON LOT 3 DPS 7591 -HAVING 1/4 INT IN 801 SQ METRES
(area approximate for special rating areas only)

Area (Ha): 0.0145

Valuation Date: 1 September 2013

	Normal Values	Special Values (if applicable)
Land Value:	84,000	
Improve Value:	55,000	
Capital Value:	139,000	
Tree Value:	0	

Contiguous Property:

2017 Year's Assessed Rates: 2,138.46

Instalment 1: 26 Aug 2016

Instalment 2: 25 Nov 2016

Instalment 3: 24 Feb 2017

Instalment 4: 24 May 2017

Home Workspace

maintain valuation details (view only) - (12/000)

search (17) view (17) cancel (17) delete (17) change (17) save (17) Home > Main > Sub > (17)

Valno 1115 STB 00 C Cancelled
Status LIVE Revised 01 Sep 2013

21 MAR 2006 26 JUN 2014

01:10p.m. 10:01a.m.

Datacom Solu Oyster Mgmt

NPD Cancel

Parcel Sub Legals Key Certificate Of Title

- ☐ Occup
- ☐ D/credit
- ☐ D/debit
- ☐ Parent
- ☐ Debt Management

Parcel	Sub	Legals	Key	Certificate Of Title
1 0310/00		FLAT 3 DPS 29963	rk0	
2 0310/01	4279144	LOT 3 DPS 7591		

Road BEACH STREET House 32C Unit
Legals FLAT 3 DPS 29963 ON LOT 3 DPS 7591 HAVING 1/4 INT IN 801 SQ METRES (area appropriate for special rating areas only)

Summary year 2017

Assessed 2,138.46

To Inc 1,069.24

To Clear 1,609.85

Balances

Rates 534.61

Water 0.00

Total 534.61

Values Improvements

Values	Improvements
Capital 139,000	FLAT 01
Land 84,700	
Improve 55,000	
Trees 0	Area 0.0145
Cert Of Title Sp 278-1084	Group Code
Dwellings	

Open

Next >>

Home Workspace

Parcel Maintenance - Holding (view) - CS3000 HO Q3

Holding (72) - New (03) - Cancel (03) - Delete - View (1200) - Change (1140) - Cases > - Forms > - Info > Page 1 (18)

LIVE

Parcel ID	12345678		LIVE	02 JUL 2006	05 MAR 2014
Type	HOLDING		VACANT	05:05p.m.	05:41p.m.
Holding Type	3-LEASE		x Datacom Solution x Datacom Solution		
Name	FLAT 2 DPS 29963		Pfile		
Parent Lots	Parcel	Lot No	Plan No	Planning Zones	
	1231037	101	2	DPS 7991	3 URBAN ZONE
Holding Legals	1 FLAT		3	DPS 29963	
Location Details	Area (ha) 0.0000				
Maori Block	GIS Area 0.0145				
Meshblock	Title/parent Plan				
Area Unit	Whakatane North				
Address	Road Name	House	Unit	Suburb	Parcel Associations
	BEACH STREET	32C		WHAKATANE	Line Parcel Ass Assest De
Comments	1 CC Contact C				
Sue	2 DG Dogs				
	3 PA Parent Par				
	4 VA Valuations				

Open

Home Workspace

parcel maintenance - surveyed lot (view) - cs3006.su.03

search (0) new (1) cancel (1) delete save (1) change (1) back - home - 9/14/2014 10:01

Parcel ID	LIVE			19 MAR 2008	04 MAR 2014
Type	SURVEYED	VACANT	Start Date	09:25 a.m.	04:42 p.m.
			x Datacom Solu	x Datacom Solu	
			x PHE		
Legal Details				Planning Zones	
Name	LOT 3 DPS 7591			URBAN RES 1 - RES URBAN LIVING Z	
Parcel	LOT	3	Block		
Plan	DPS	7591			
	DPS				
Location Details				Area (ha)	
Maori Block				0.0901	
Survey District				GIS Area	
				0.0901	
Meshblock	1306700	Ward	Whakatane - Ohope	Legacy RC ID	
Area Unit	Whakatane North			Title/parent Plan	
Address	Road Name	House	Unit	Suburb	
	BEACH STREET	32A		WHAKATANE	
	BEACH STREET	32B		WHAKATANE	
Comments					
Sue Number	4279144				

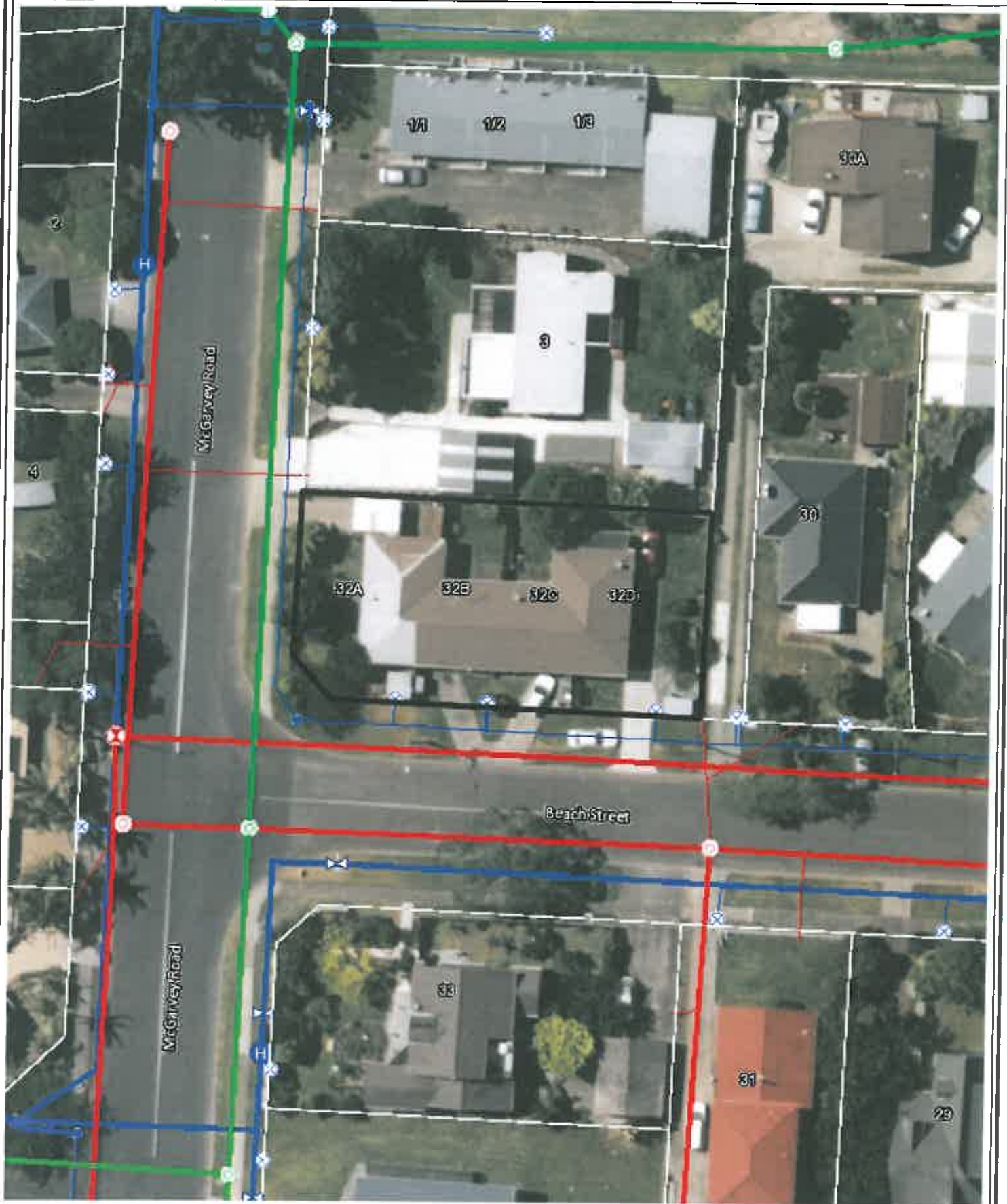
Parcel Associations

Parcel Association	Assoc. Description
CC	Conia Centre
HO	Holding
VA	Valuations

Open

LIM Services Map

Date Printed: 7 November 2016



DISCLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 500

25.4 0 25.4 Meters

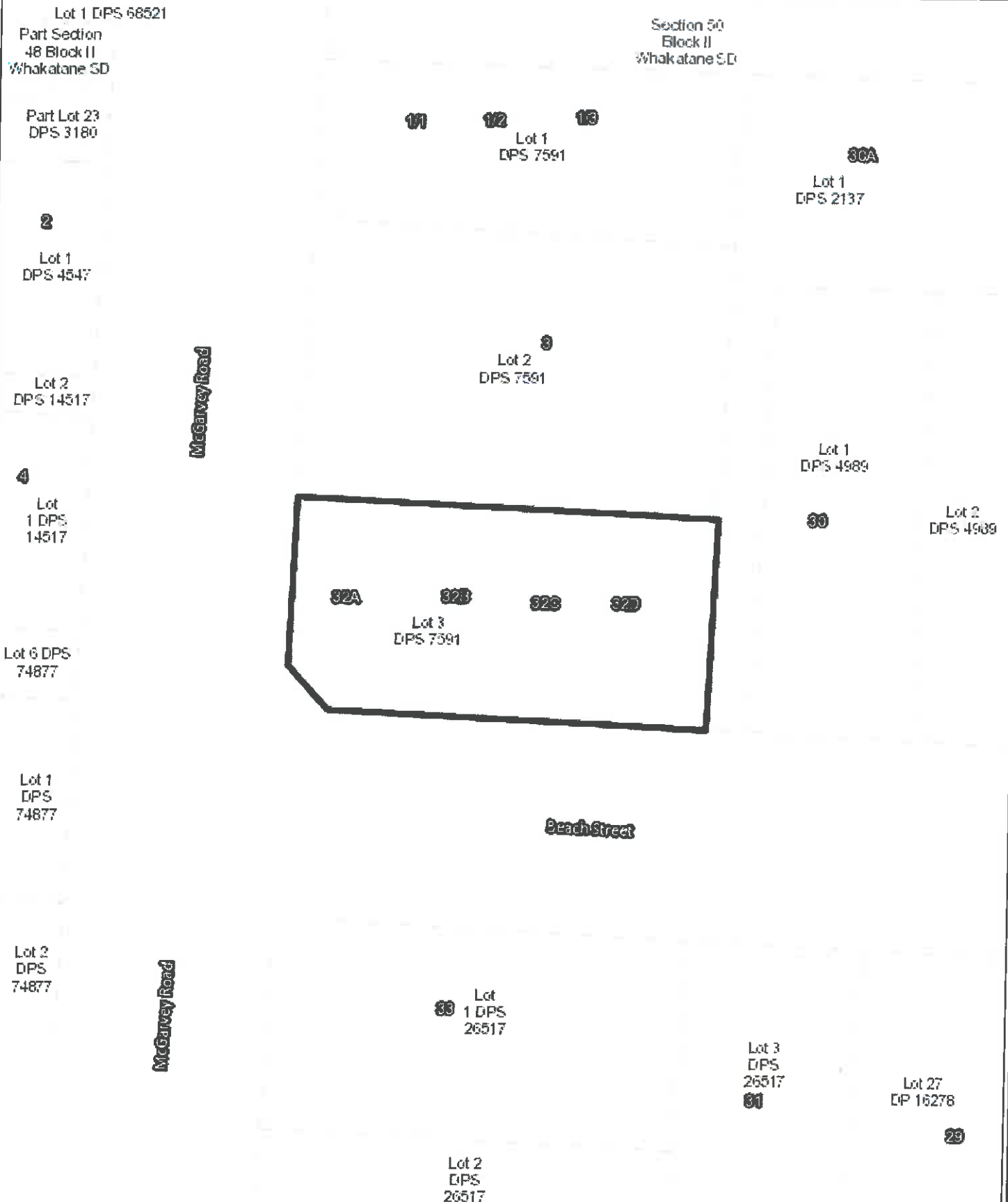
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



LIM Property Map

Date Printed: 7 November 2016



DISCLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 500

25.4 0 25.4 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Community Facilities Map

Date Printed: 7 November 2016



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SCALE 1: 1,500

76.2 0 76.2 Meters

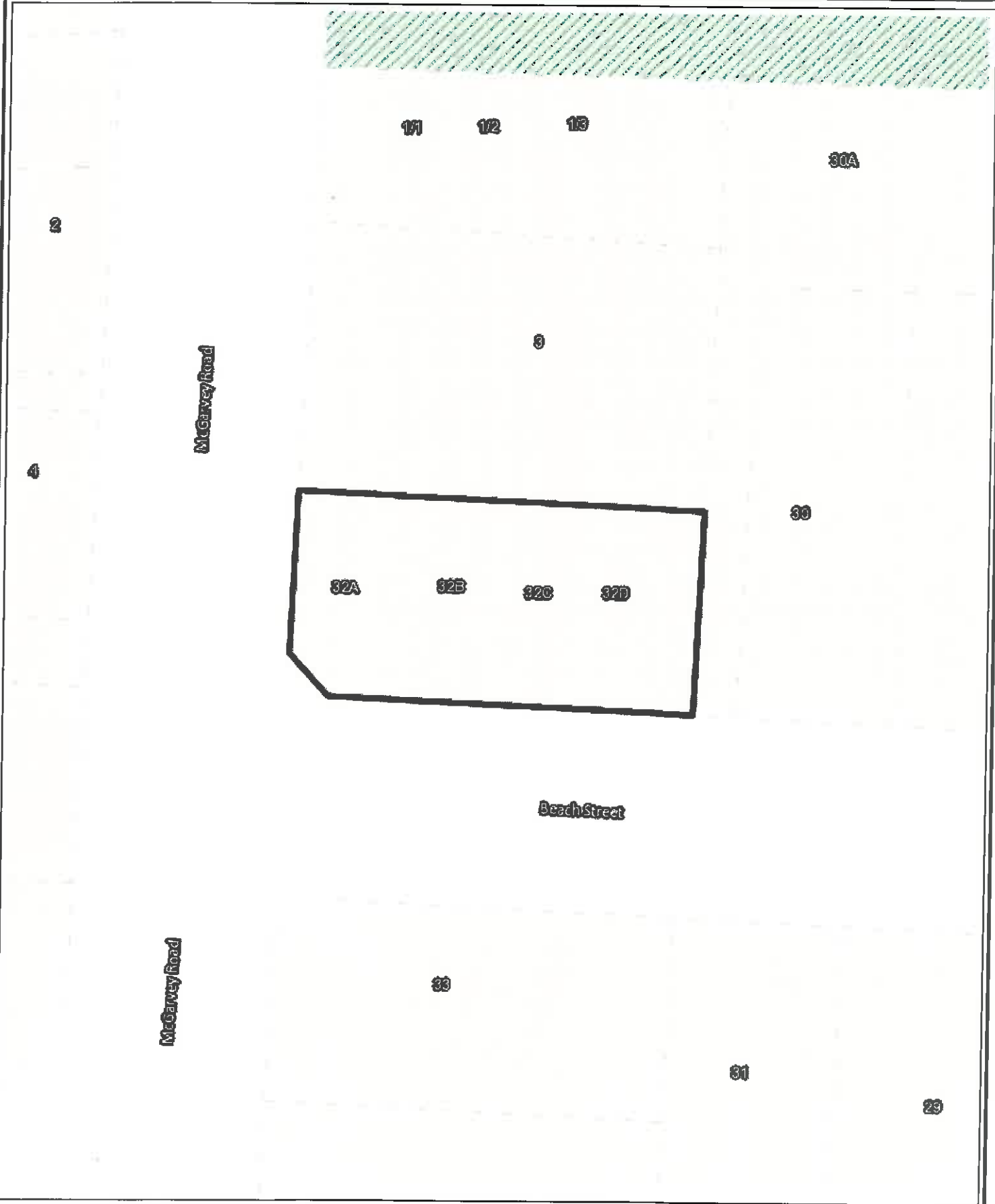
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Proposed District Plan Map

Date Printed: 7 November 2016



DISCLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 500

25.4 0 25.4 Meters



Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Water Meter Map

Date Printed: 7 November 2016



DISCLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2006. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 500

25.4 0 25.4 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



LIM Services Legend

Water Supply

	Back Flow Preventer
	Hydrant
	Bulk Meter
	Customer Meter
	Air Release
	Control Valve
	Isolation Valve
	Isolation Valve Closed
	Non Return Valve
	Pump Station
	Bore (Source)
	Bore BOPRC
	Node
	Toby
	Connection
	Main
	Rider Main
	Reservoir
	Scheme

Waste Water

	Valve
	Pump Station
	Outlet
	Manhole
	Miscellaneous
	Node
	Connection
	Main
	Riser Main
	Facility

Storm Water

	Inlet
	Manhole
	Miscellaneous
	Node
	Pump Station
	Open Drain
	Dam
	Connection
	Main
	Rising Main
	Soakage Area

LIM Community Facilities Legend

Council Owned Facilities

Facility Type

-  Aquatic Centres
-  Public Conveniences
-  Sports Facilities Grounds

Council Owned Buildings

Building Type

-  Commercial
-  Community Halls
-  Operational Properties
-  Other Properties
-  Pensioner Housing

Community Facility Assets

Asset Type

-  Climbing Frame
-  Handrail
-  See saw
-  Shade Sail
-  Skate Park
-  Slide
-  Sporting Equipment
-  Stairs/Steps
-  Swing
-  Foot bridge
-  Decking/Boardwalk
-  Playground

Land

-  Council Owned/Administered Land

Assets

-  Asset Boundaries

LIM Proposed District Plan Legend

Coastal Hazards

-  2060 Erosion Risk Zone
-  2100 Erosion Risk Zone
-  Current Erosion Risk Zone
-  103.3m Moderate Inundation Risk Zone
-  103.6m Moderate Inundation Risk Zone
-  104.0m Moderate Inundation Risk Zone
-  104.1m Extreme Inundation Risk Zone
-  104.55m Extreme Inundation Risk Zone
-  104.7m Extreme Inundation Risk Zone
-  Variable Extreme Inundation Risk Zone
-  Variable ERZ Levels

Landscape Natural & Cultural Features

-  Significant Specimen Trees
-  Ridgeline
-  Esplanade Water Body
-  Cultural & Built Heritage Sites
-  Cultural & Built Heritage Sites
-  Outstanding Natural Feature and Landscape
-  Significant Amenity Landscape
-  Significant Indigenous Biodiversity Site

Hazards

-  Natural Hazard (NHaz4)
-  Natural Hazard
-  Overland Flow Paths
-  Mill Waste Contaminated Site

Misc Features

-  25 m Contour
-  35 m Contour
-  Edgecumbe Dairy Factory, Refer to Rule: 10.3.6
-  300 m oxidation pond buffer
-  Omeheu Spray Irrigation Scheme
-  Proposed Road

Built Features

-  Amenity Building Line
-  Indicative service lane
-  Pedestrian Street
-  Restricted Vehicle Access
-  Road Widening
-  Limited Access Road
-  Railway
-  State Highway
-  District Arterial Roads
-  Proposed Designation
-  Designation
-  Town Centre Boundary
-  12m Height Restriction
-  Key Urban Space
-  Strand Character Area
-  River Greenway Concept
-  Gas Transmission Pipeline Corridor
-  High Voltage Electrical Transmission Line
-  High Voltage Electrical Transmission Corridor

Planning Zones

-  Active Reserve
-  Business Centre
-  Coastal Protection (CPZ)
-  Commercial
-  Community and Cultural
-  Deferred Residential
-  Education
-  Industrial
-  Large Format Retail
-  Light Industrial
-  Mixed Use
-  Residential
-  Rural Coastal
-  Rural Foothills
-  Rural Ohiwa
-  Rural Plains
-  Urban Living
-  Statutory Acknowledgements

PERMIT No. 1830A

VALUATION ROLL No. 716/49

32-34

No.

STREET:

Beach Street.

Whakatane Borough Council

86-5733 9/9/63

DATE RECEIVED

9/9/63

DATE ISSUED

9/9/63

Application for Building Permit

OWNER'S NAME

Waimea Holdings Ltd.

BUILDER'S NAME

J. A. Bowering

PLUMBER'S NAME

Whakatane Plumbing Co.

DRAINLAYER'S NAME

Concrete Tanks Co.

FOR OFFICE USE ONLY

APPLICATION FOR BUILDING PERMIT

To the Borough Building and Health Inspector,
WHAKATANE.

I hereby apply for permission to

REMOVE
ERECT
ALTER
CONVERT
REINSTATE

4 Flats
Erect.

at No.

Mr. Harry Rob.

Street, for

Wairua Holdings Ltd.
(Owner)

according to Drawings and Specifications deposited herewith.

PARTICULARS OF LAND

Lot No. 3 Section or Allot. No. 2/200 D.P.S. 799
Frontage 66 ft. feet. Depth 132 feet

PARTICULARS OF BUILDINGS

Area:
Foundations Bricks Walls Stone
Roof Iron

ESTIMATED COST

Area of Ground Floor 2258 square feet
Area of Outbuildings square feet

Buildings	£ 6350
Plumbing	450
Drainage	200

Total £ ~~6350~~
4000
Water £5

Proposed use or occupancy of building

Flats

Nature of grounds on which building is to be placed and of the subjacent strata

Firm

The following drawings must accompany this application:—

- Ground plans of proposed work.
- Front Elevation.
- Side Elevations.
- Cross section of foundation, wall and roof.
- A ground plan only must be drawn to scale on the graph opposite.

Note: Plans and specifications must be submitted in duplicate.

Drainage and Plumbing permit must be obtained with each application.

Water connection must be applied for with each application.

A minimum deposit of £2 10s must be made where building material is taken across a footpath.

The Building Inspector must be notified prior to pouring of footings and foundations.

All tawa timber must be treated by an approved process.

All pinus timbers must be of good quality and wherever treated timber is required, such timber shall be treated by an approved process.

Signature of Applicant

G. A. Bowering

as Builder/Owner

Telephone No.

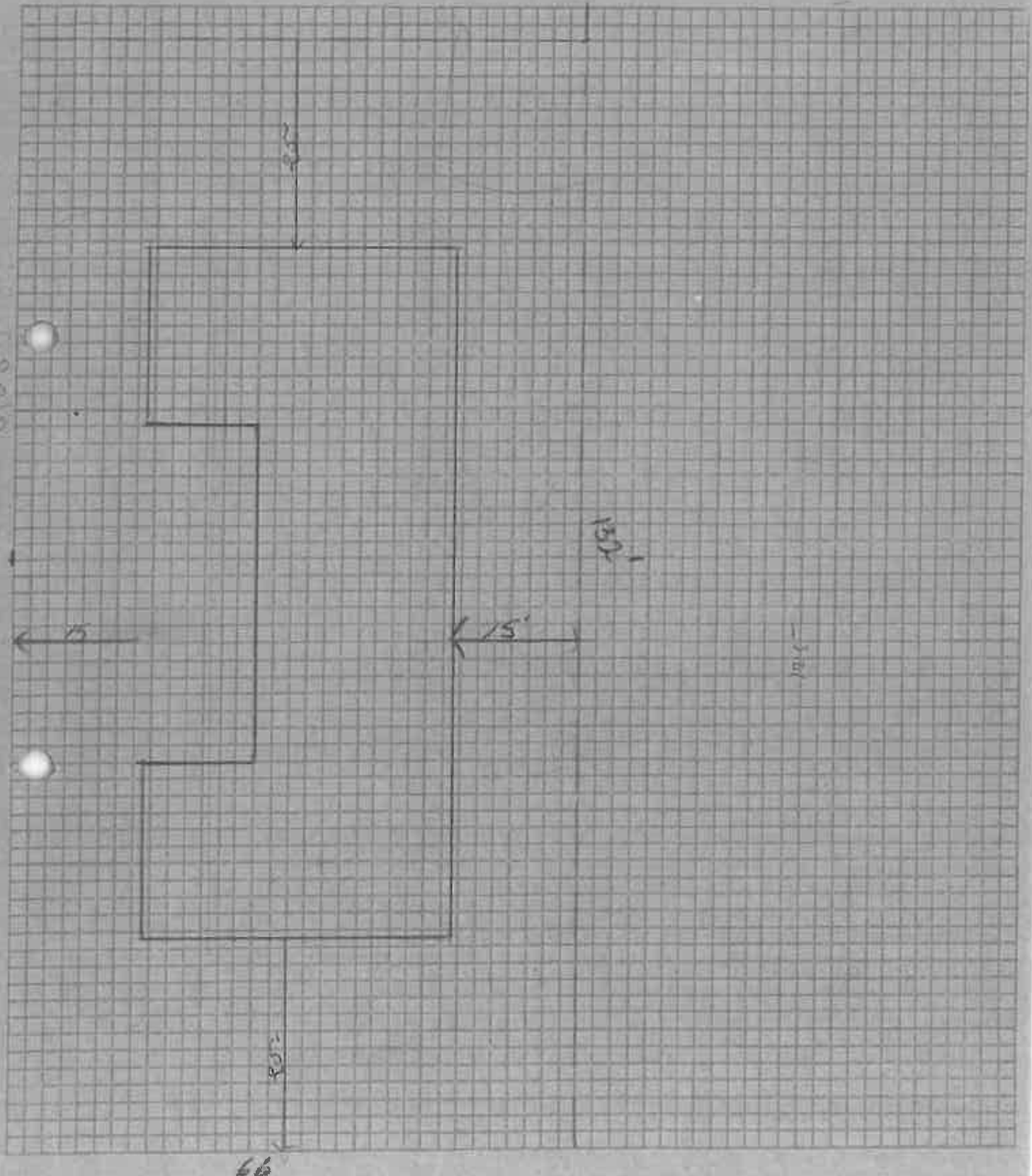
830

Showing Boundaries and position of Buildings on Allotment.
Drainage will be plotted by Health Inspector

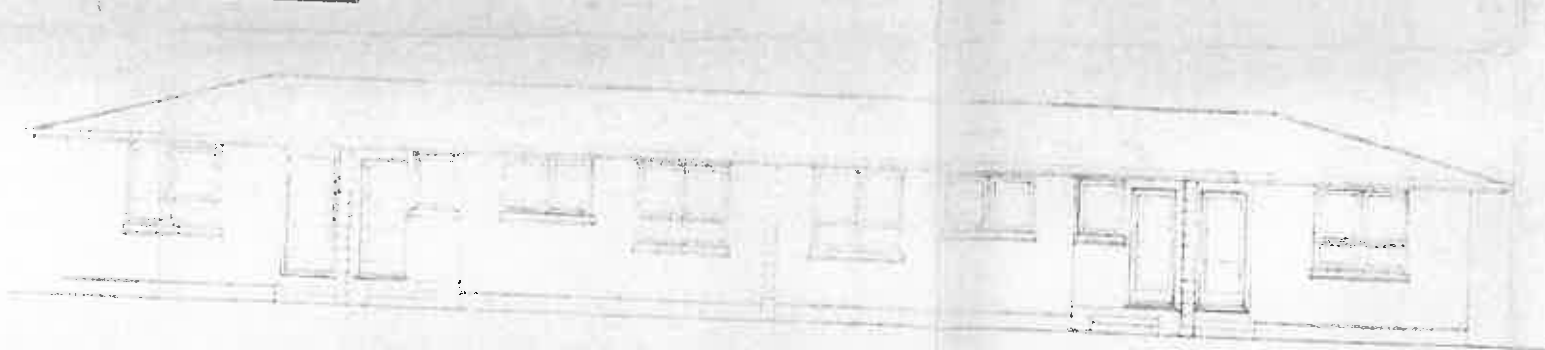
Boundary Lines to be shown — — — — —

Buildings may be erected on the Boundary line, only if the Boundary wall is constructed of:
9-inch brickwork, or
6-inch reinforced concrete.

Scale 1 inch equals 16 feet



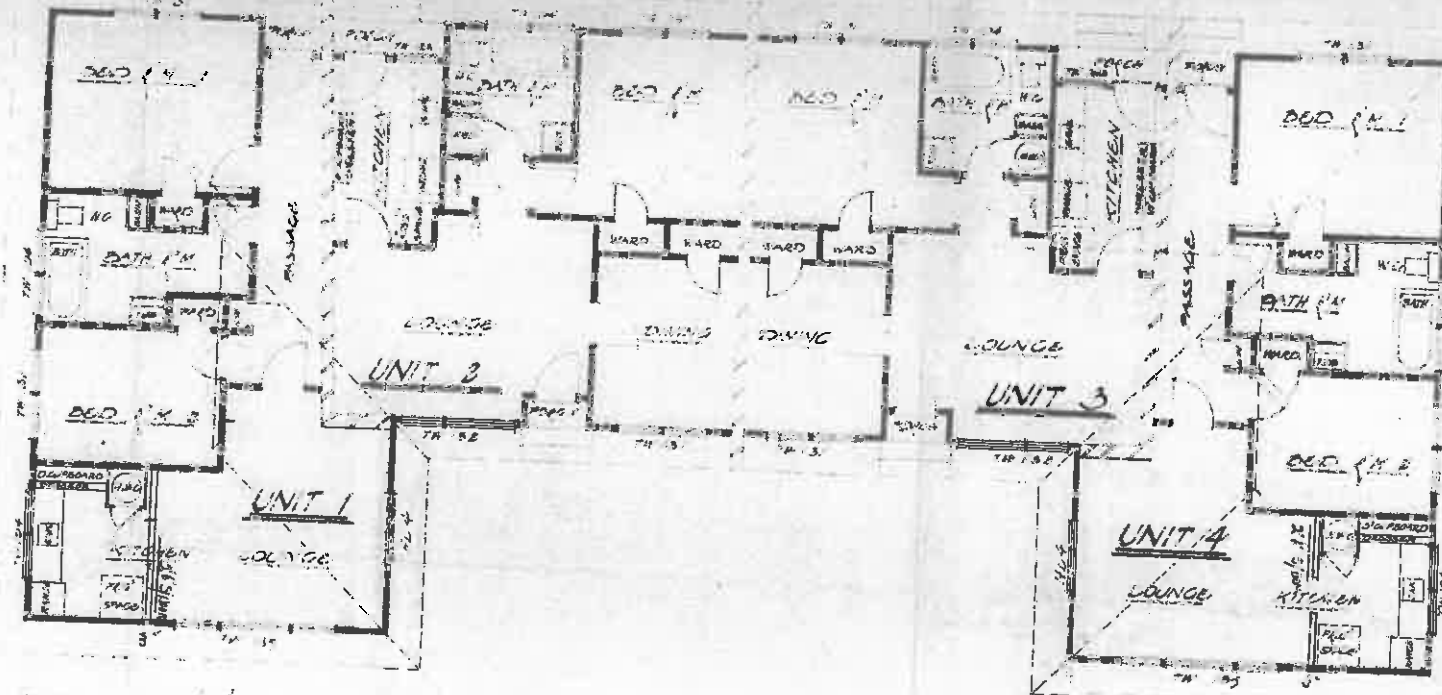
FRONT ELEVATION



REAR ELEVATION



SIDE



4. P.T.	
5. P.T.	
6. P.T.	
7. P.T.	

SECTION

PROPOSED