

TEARA
Estate

Lot: 1
246 Wise Street
Wainuiomata
Stage 1



Wayne Barton
Licensed Real Estate Salesperson
wayne@redcoats.co.nz
021 744 116



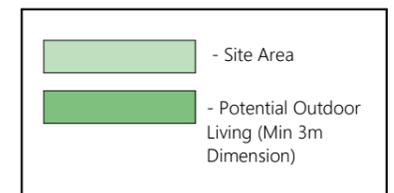
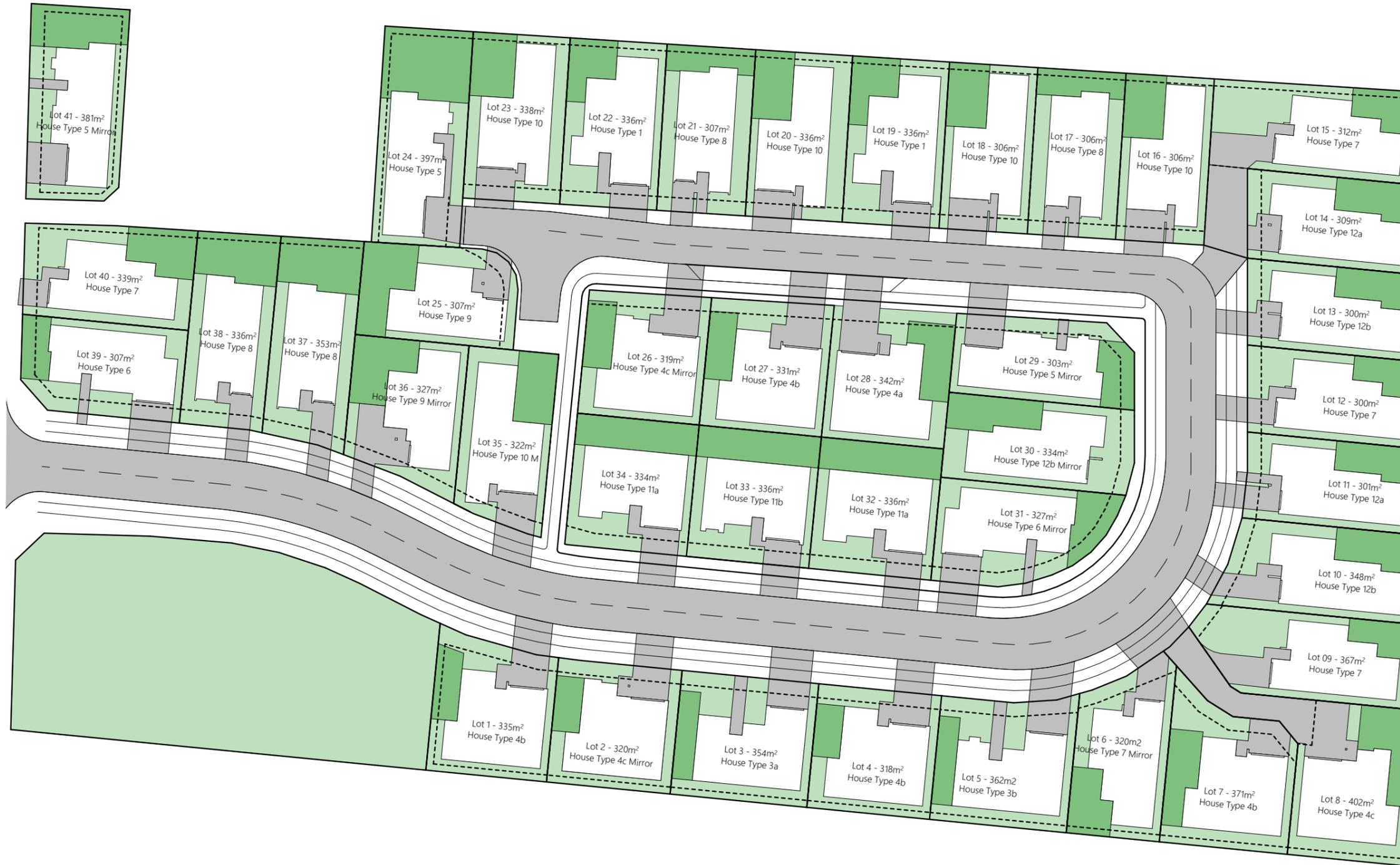
TEARA
Estate

Lot: 1
Interior Render



TEARA Estate

Lot: 1
 Site Map
 Site Area: 335m²



TEARA Estate

Lot: 1

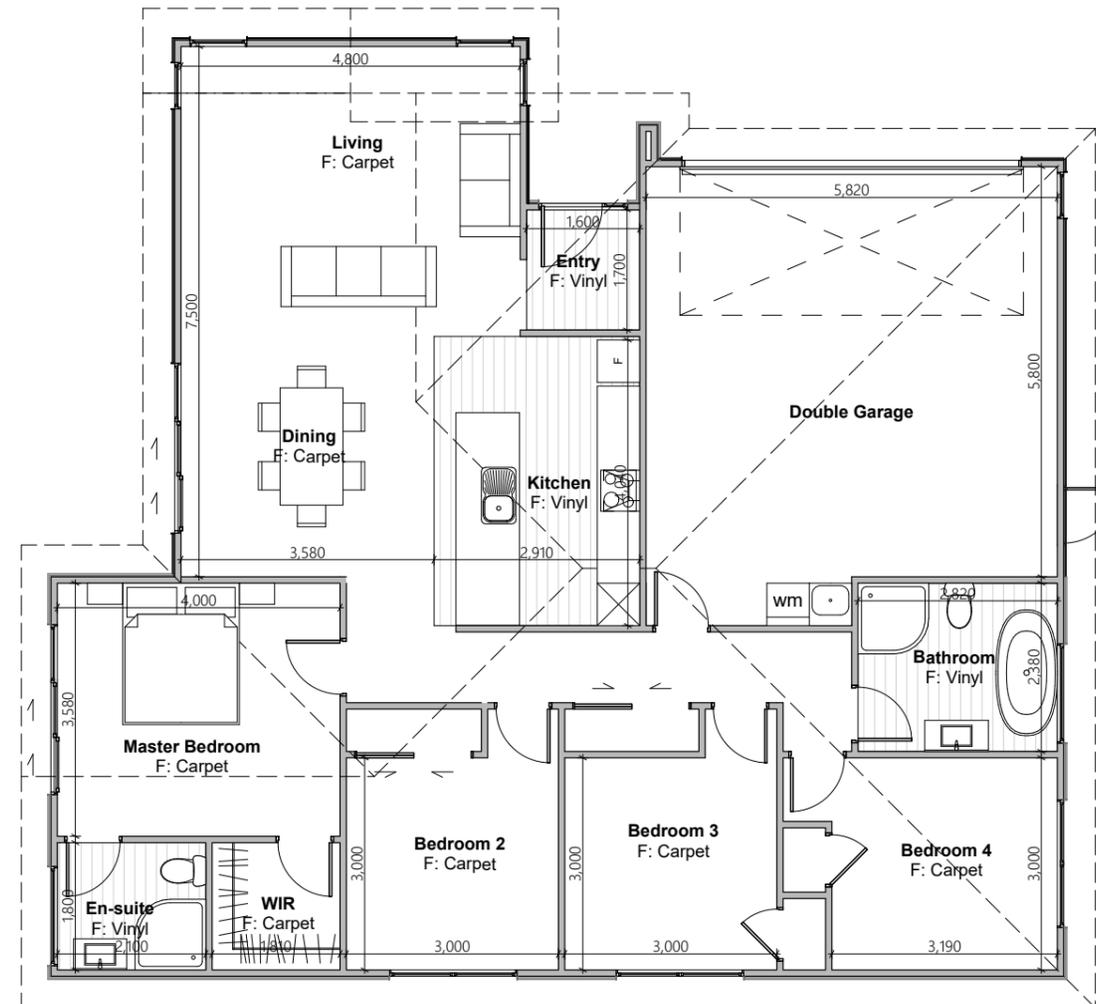
Floor Plan

Floor Area: 162m²

Cladding 1: Horizontal Stria

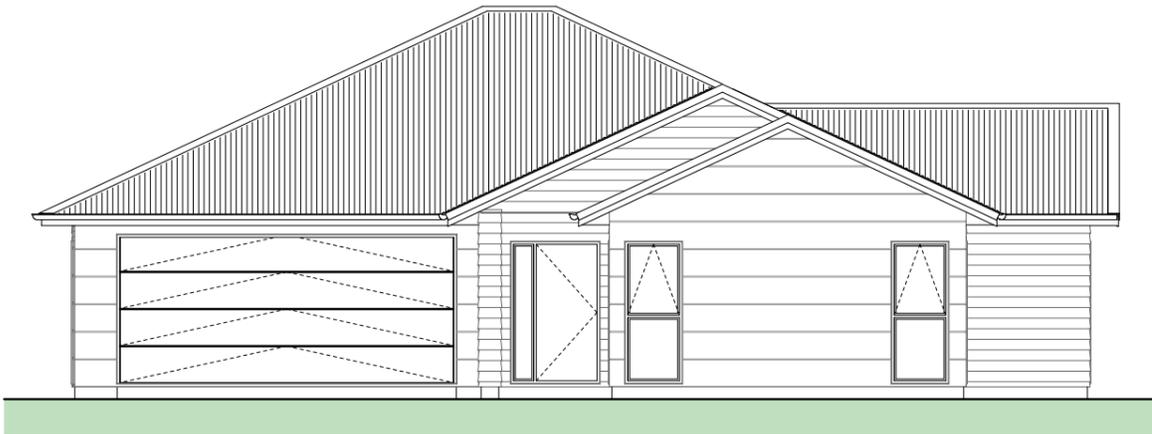
Cladding 2: Linear Weatherboard

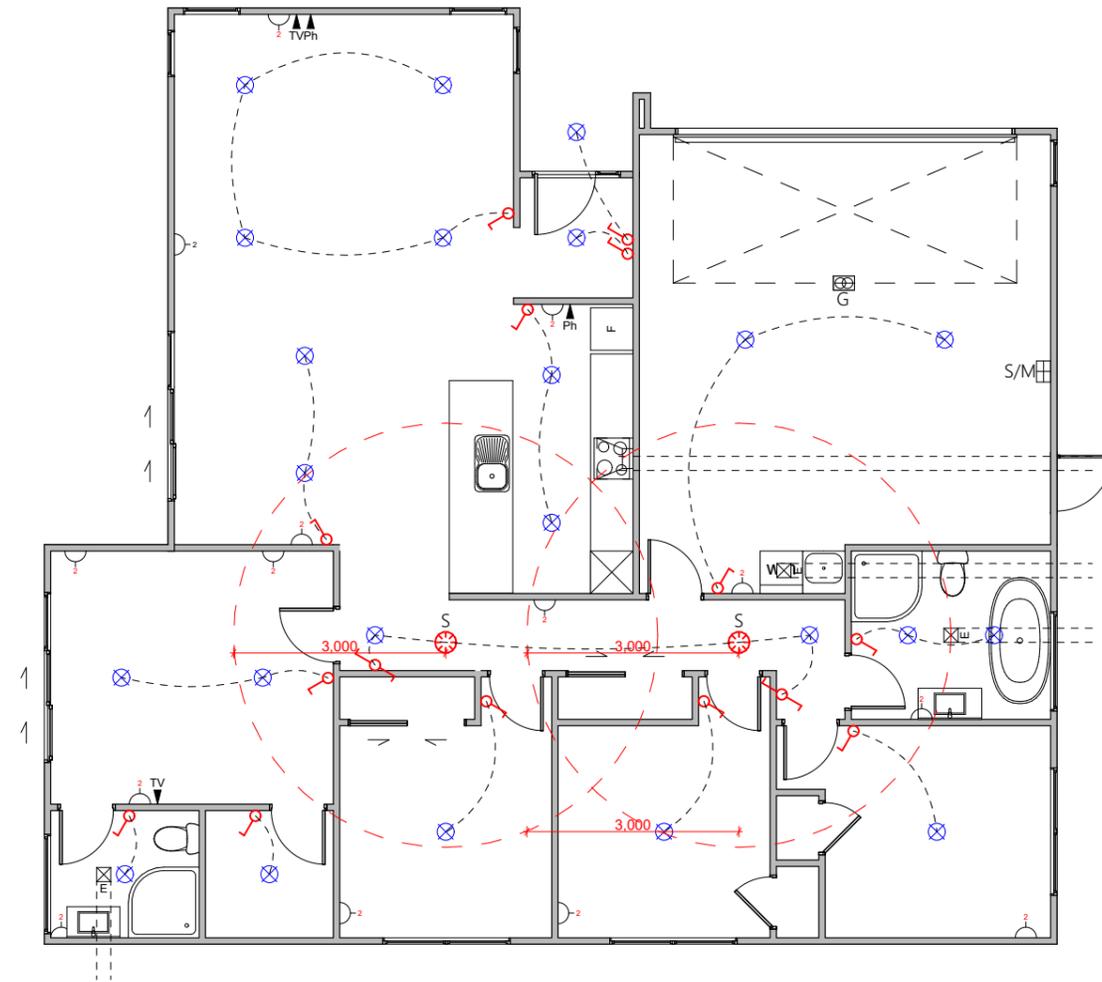
Roofing: Corrugate



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Lot: 1
Elevations



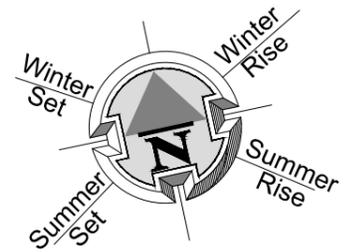
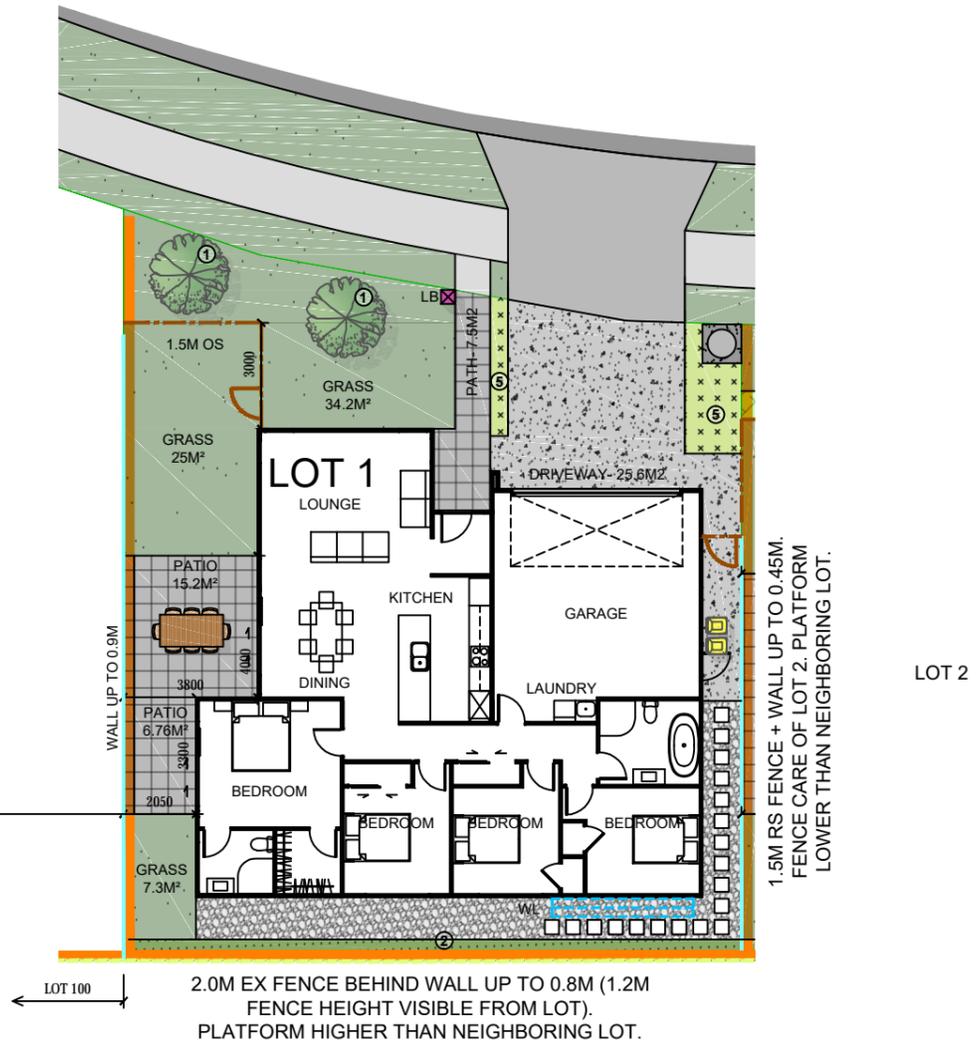


Electrical Legend

-  Light switch
-  Two way light switch
-  Feature light
-  External wall light
-  Recessed downlight
-  Ext. Security Light (Sesored)
-  Fluorescent light
-  Power point
-  Smart Meter
-  Meter box
-  Distribution board
-  Garage door motor
-  Smoke detector
-  Extractor fan
-  Phone outlet
-  Television outlet

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Lot: 1 Landscape Plan



LEGEND	
	GRASS
	BRUSHED FINISH CONCRETE.
	CONCRETE- BRUSHED FINISH. (exposed aggregate finish or decorative sawcuts optional extra)
	STONES (PERMEABLE)
	FLAGSTONE STEPPING STONES
	SERVICE AREA FOR BINS.
	LB LETTERBOX
	WL WASHING LINE
	XM EX EXISTING HIGH ROUGH SAWN CLOSED BOARDED TIMBER FENCE.
	1.8M RS 1.8M HIGH ROUGH SAWN CLOSED BOARDED TIMBER FENCE.
	1.8M OS 1.8M HIGH OPEN SLAT SCREEN.
	1.5M OS 1.5M HIGH OPEN SLAT FENCE.
	1.5M RS 1.5M HIGH ROUGH SAWN CLOSED BOARDED TIMBER FENCE.
	1.2M OS 1.2M HIGH OPEN SLAT FENCE.
	1.2M F 1.2M HIGH ROUGH SAWN CLOSED BOARDED TIMBER FENCE.
	SEWER PUMP MANHOLE WITH CONCRETE APRON. REFER SURVEYORS DOCUMENTATION FOR DETAILS.
	RETAINING WALL. REFER SURVEYORS DOCUMENTATION FOR DETAILS.
LANDSCAPE SCHEDULE OF AREAS:	
NET AREA:	335 M ²
PERMEABLE AREA:	109.6 M ² (32.71%)
CONCRETE:	33.6 M ²
DECORATIVE CONCRETE:	29.5 M ²
GARDEN:	18.4 M ²
LAWN:	66.5 M ²
STONES:	24.7 M ²
FENCE 1.8M RS:	- LIN. M
SCREEN 1.8M OS:	- LIN. M
FENCE SLAT 1.5M OS:	7.9 LIN. M
FENCE SLAT 1.2M OS:	- LIN. M
VEHICULAR CROSSING:	26 M ²
FENCE 1.2M F:	- LIN. M
FENCE 1.5M RS:	17.7 LIN. M
-FENCE LENGTH INCLUDES GATE. ALL GATES ARE BLACK POWDERCOATED.	
- 100X50 H5 GARDEN EDGING.	
- ALL RETAINING WALLS, BATTER BANKS, M ² AREAS, FENCING HEIGHTS AND LENGTHS ARE SUBJECT TO FINAL FINISHED GROUND LEVEL HEIGHT AND EARTHWORKS PLAN AND ARE SUBJECT TO CHANGE.	
PRINT IN COLOUR	
SCALE 1:200 @ A3	
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TYPE 1 PLANT SELECTION OPTIONS (OR SIMILAR):						TYPE 2 PLANT SELECTION OPTIONS (OR SIMILAR):					
KEY	DESCRIPTION	FRUIT TREE	KOWHAI	TITOKI	HOHERIA	RIBBONWOOD	KEY	DESCRIPTION	COROKIA	GRISELINIA	PITTOSPORUM
	PLANT ATTRIBUTES: - FEATURE TREE							PLANT ATTRIBUTES: - EVERGREEN - HEDGING SELECTION			
TYPE 5 PLANT SELECTION OPTIONS (OR SIMILAR):											
KEY	DESCRIPTION	BLECHNUM NOV	AEODASMA SIMILIS OIOI	ANEMANTHELE LESSONIANA 'WIND GRASS'	ARTHROPODIUM CIRRATUM 'RENGA RENGA'	ASTELIA NERVOSA WESTLAND	ISEBE	PIMELEA PROSTRATA	HEPACALISTEMON		
	PLANT ATTRIBUTES: - EVERGREEN - NATIVES - 1M MAX HEIGHT										

CONTRACTOR TO ENSURE PLANTS SELECTED FOR GARDENS WITHIN 2.5M OF DRIVEWAYS HAVE A MATURE SIZE OF 1M MAXIMUM.



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EXTERIOR		
	Product	Colour/Finish
Roof	Colorsteel Corrugated	Windsor Grey
Fascia/Barge Boards	Colorsteel	Windsor Grey
Spouting	Colorsteel	Windsor Grey
Downpipes	Colorsteel	Windsor Grey
Soffits/Eaves	Painted	Wattyl Enclose Half FN#58171
Cladding 1	Linea weatherboard - painted	Wattyl Dolphin Grey Half #58167
Cladding 2	Stria Horizontal cladding – painted	Wattyl Sea Mineral #62684
Concrete Letterbox	Painted	Wattyl Sea Mineral
Garage Door	Dominator Milano smooth	Colour: Windsor Grey
Garage Door Reveal	Painted	Wattyl Dolphin Grey Half
Aluminium Joinery (with clear glass)	Powdercoated	Colour: Matt Charcoal
Front Door	Vertical Groove	Colour: Matt Charcoal
Front Door Handle	Residential Lever Hardware	Powdercoat finish matched to door