

TEARA  
*Estate*

Lot: 2  
246 Wise Street  
Wainuiomata  
Stage 1



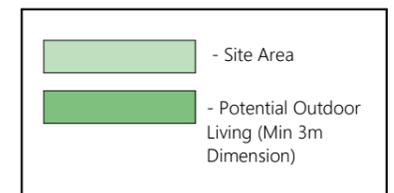
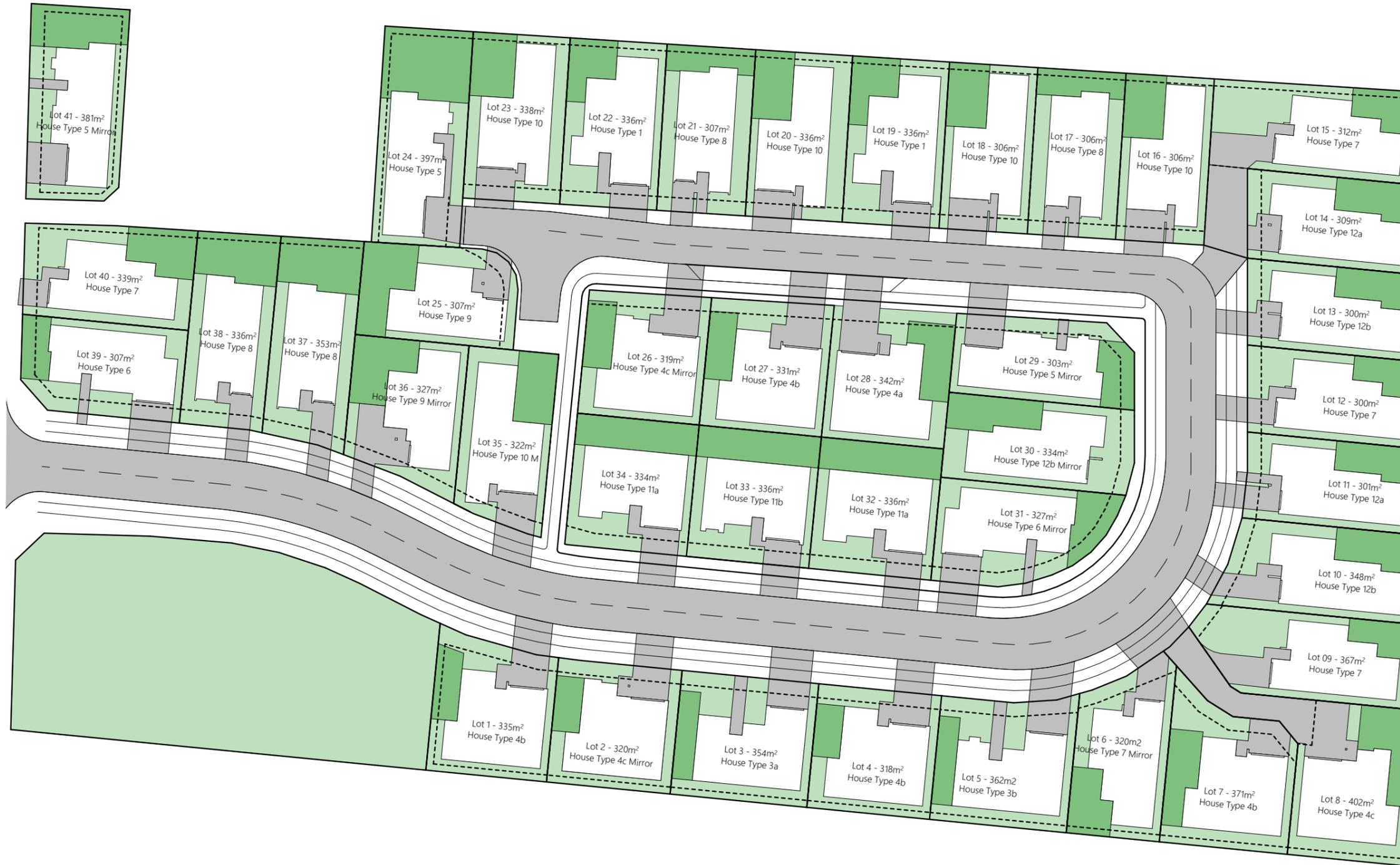
# TEARA *Estate*

Lot: 2  
Interior Render



# TEARA Estate

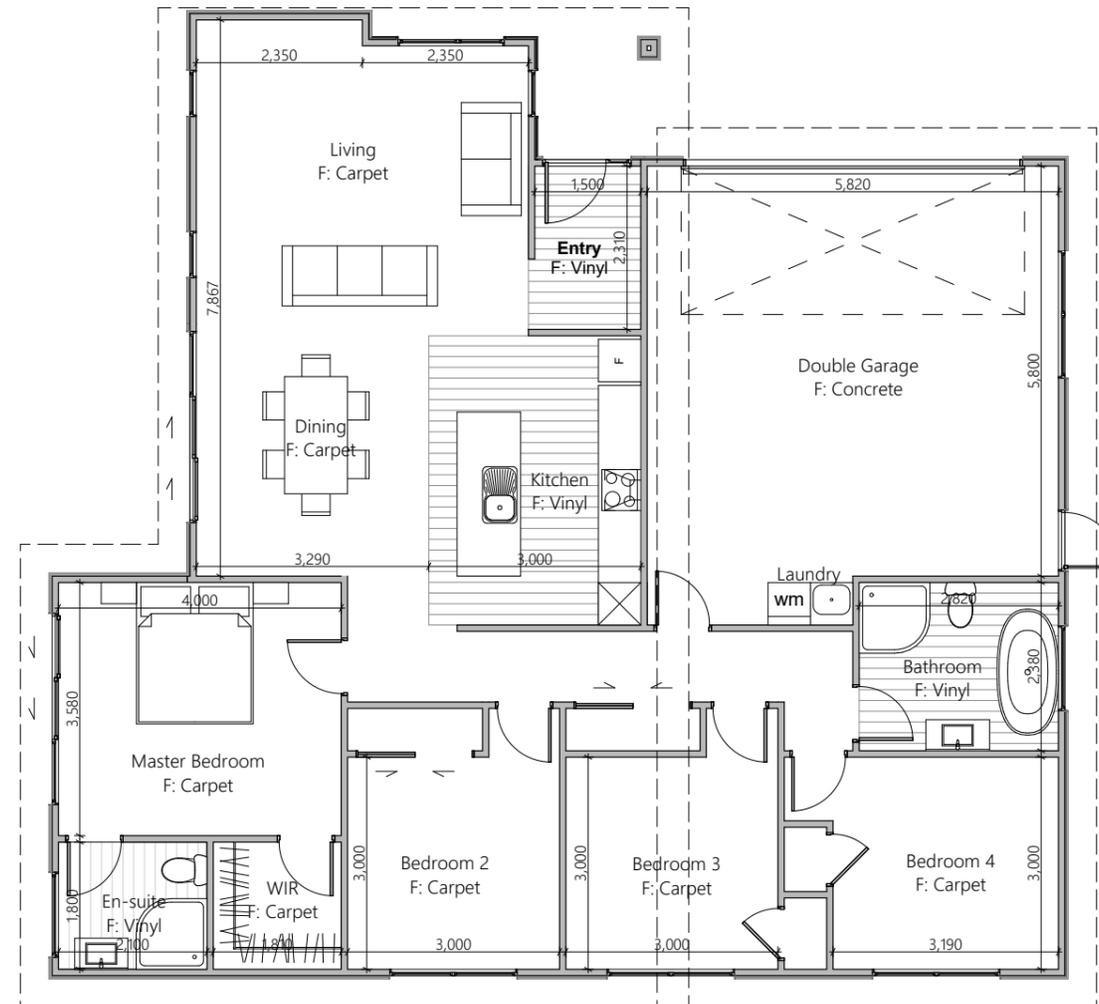
Lot: 2  
 Site Map  
 Site Area: 320m<sup>2</sup>



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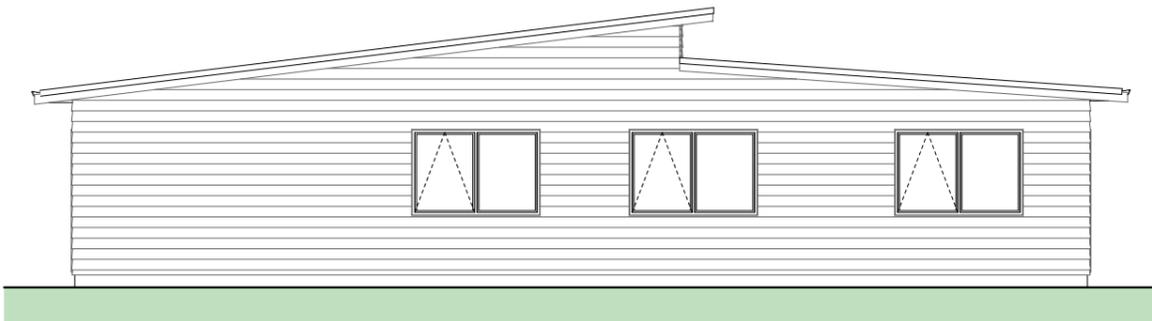
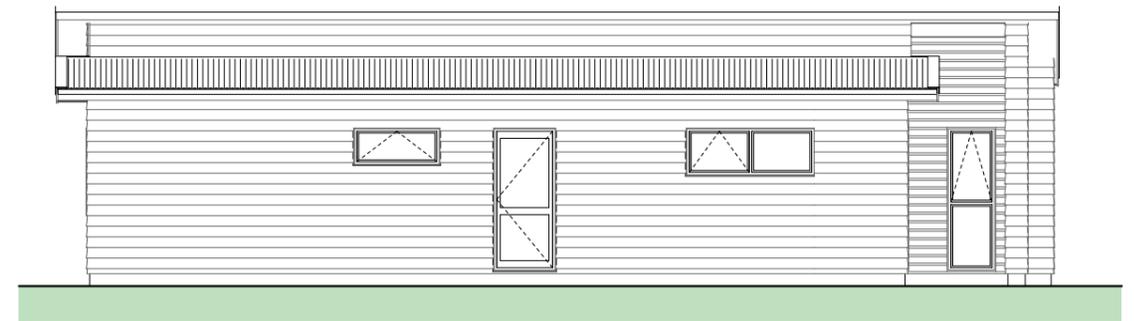
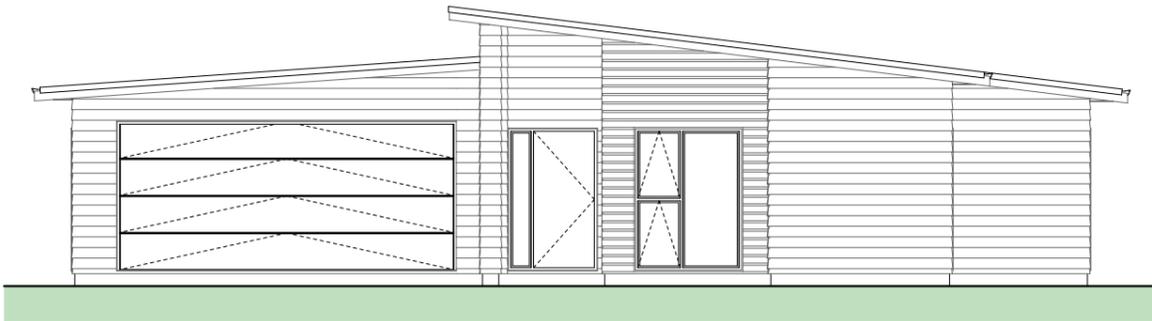


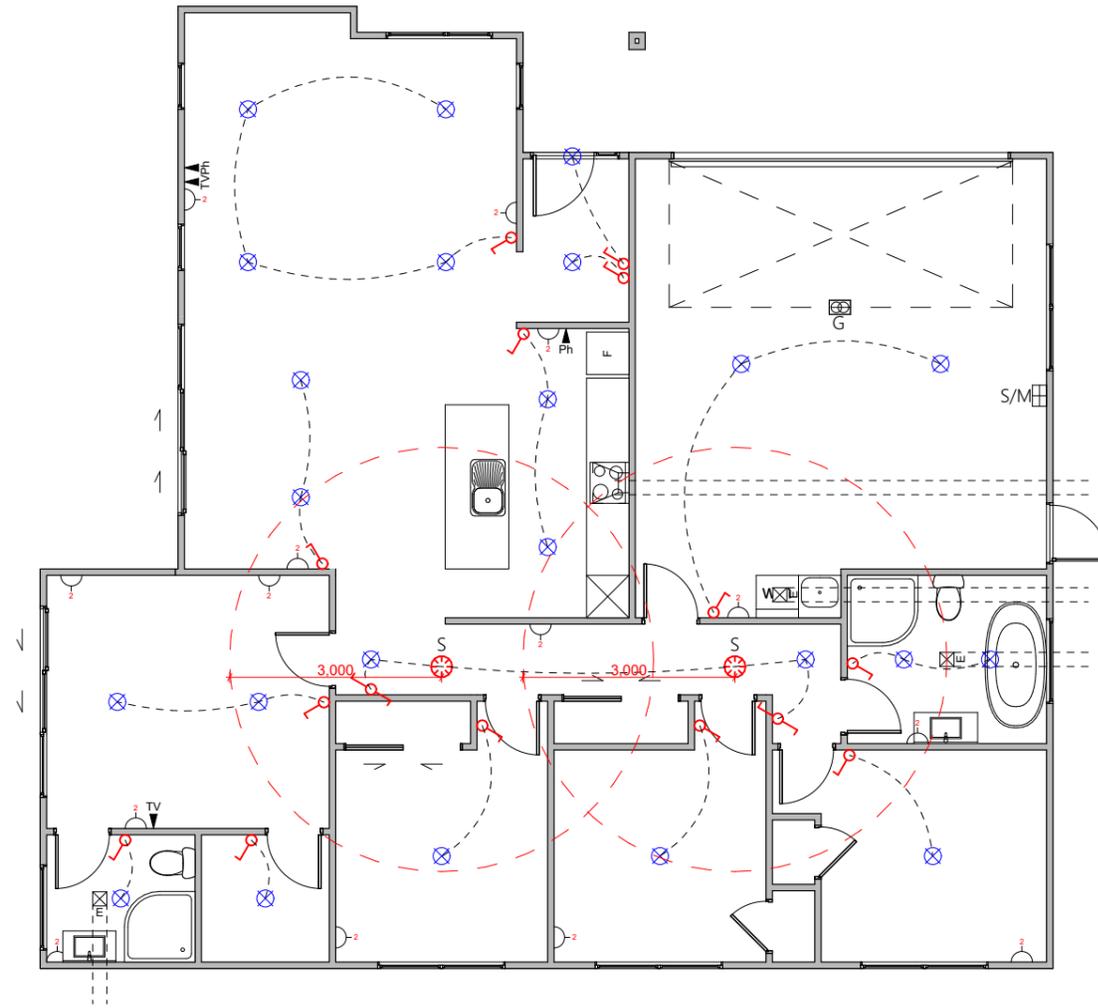
Lot: 2  
 Floor Plan  
 Floor Area: 162m<sup>2</sup>  
 Cladding 1: Horizontal Cedar  
 Cladding 2: Linear Weatherboard  
 Roofing: Corrugate



# TEARA *Estate*

Lot: 2  
Elevations



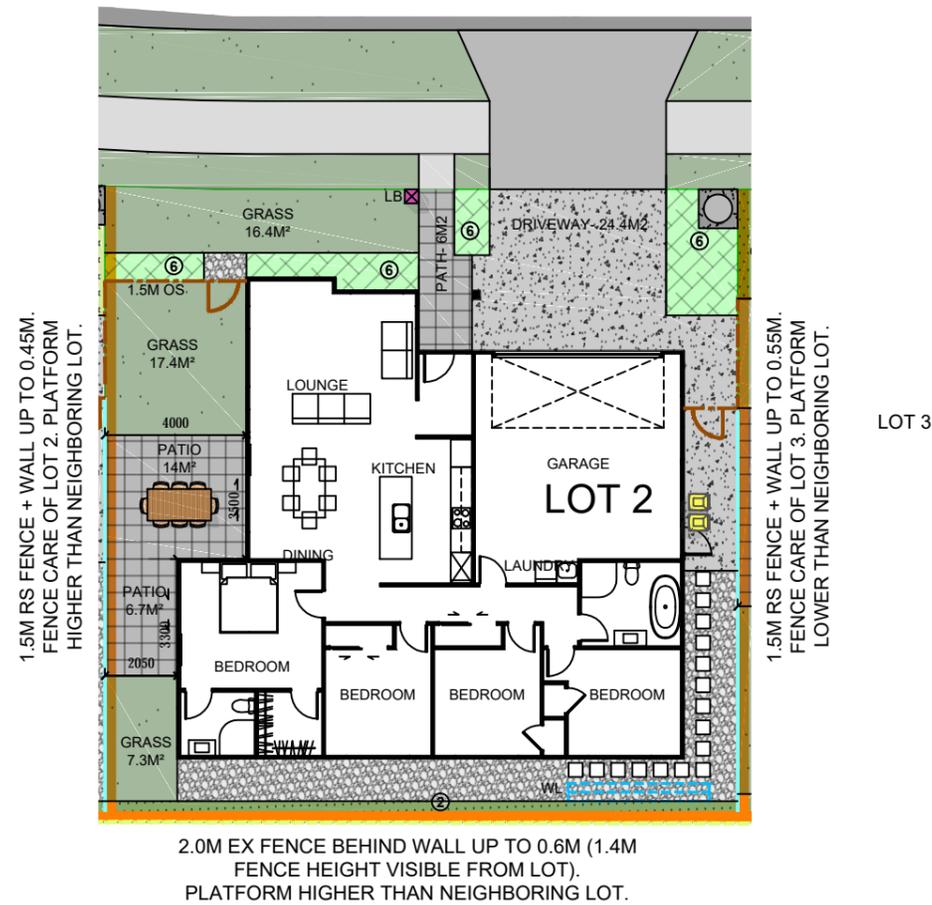
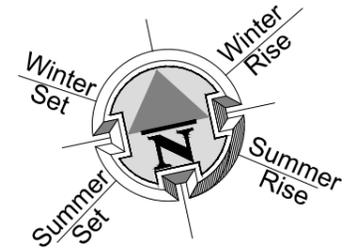


Electrical Legend

-  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

# TEARA Estate

## Lot: 2 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 FENCE.
	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.
<b>LANDSCAPE SCHEDULE OF AREAS:</b>	
NET AREA:	335 M <sup>2</sup>
PERMEABLE AREA:	109.6 M <sup>2</sup> (32.71 %)
CONCRETE:	33.6 M <sup>2</sup>
DECORATIVE CONCRETE:	29.5 M <sup>2</sup>
GARDEN:	18.4 M <sup>2</sup>
LAWN:	66.5 M <sup>2</sup>
STONES:	24.7 M <sup>2</sup>
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 <sup>2</sup>
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 <sup>2</sup> AREAS, FENCING HEIGHTS AND LENGTHS ARE SUBJECT TO FINAL FINISHED GROUND LEVEL HEIGHT AND EARTHWORKS PLAN AND ARE SUBJECT TO CHANGE.	
<b>PRINT IN COLOUR</b>	
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	KEY	DESCRIPTION	COROKIA	GRISELINIA	PITTOSPORUM
	PLANT ATTRIBUTES: - FEATURE TREE						PLANT ATTRIBUTES: - EVERGREEN - HEDGING SELECTION			
TYPE 6 PLANT SELECTION OPTIONS (OR SIMILAR):										
KEY	DESCRIPTION	ANEMANTHELE LESSONIANA 'WIND GRASS'	ARTHROPODIUM CIRRATUM 'RENGA RENGA'	ASPLENIUM OBLONGIFOLIUM	COPROSMA KIRKII	HEBE	LIBERTIA	PRATIA ANGULATA	TRICHLENBECKIA AXILLARIS	
	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 LongRun	Ironsand
Fascia/Barge Boards	Colorsteel	Tui Tuft
Spouting	Colorsteel	Ironsand
Downpipes	Colorsteel	Ironsand
Soffits/Eaves	Painted	Wattyl Enclose Half FN#58171
Cladding 1	Linea weatherboard - painted	Wattyl Furrow Double YG-23-8-42
Cladding 2	Cedar Horizontal cladding – stained	Wattyl Forestwood Colour: Blackbean
Concrete Letterbox	Painted	Wattyl Furrow Double
Garage Door	Dominator Valero smooth	Colour: Ironsand
Garage Door Reveal	Painted	Wattyl Enclose Half
Aluminium Joinery (with clear glass)	Powdercoated	Colour: Matt Ironsand
Front Door	Horizontal Groove	Colour: Matt Ironsand
Front Door Handle	Residential Lever Hardware	Powdercoat finish matched to door