

TEARA  
*Estate*

Lot: 32  
246 Wise Street  
Wainuiomata  
Stage 1



Wayne Barton  
Licensed Real Estate Salesperson  
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021 744 116



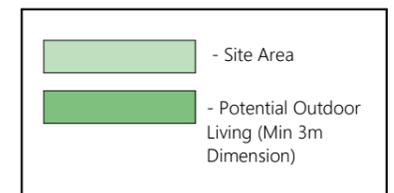
TEARA  
*Estate*

Lot: 32  
Interior Render



# TEARA Estate

Lot: 32  
 Site Map  
 Site Area: 335m<sup>2</sup>



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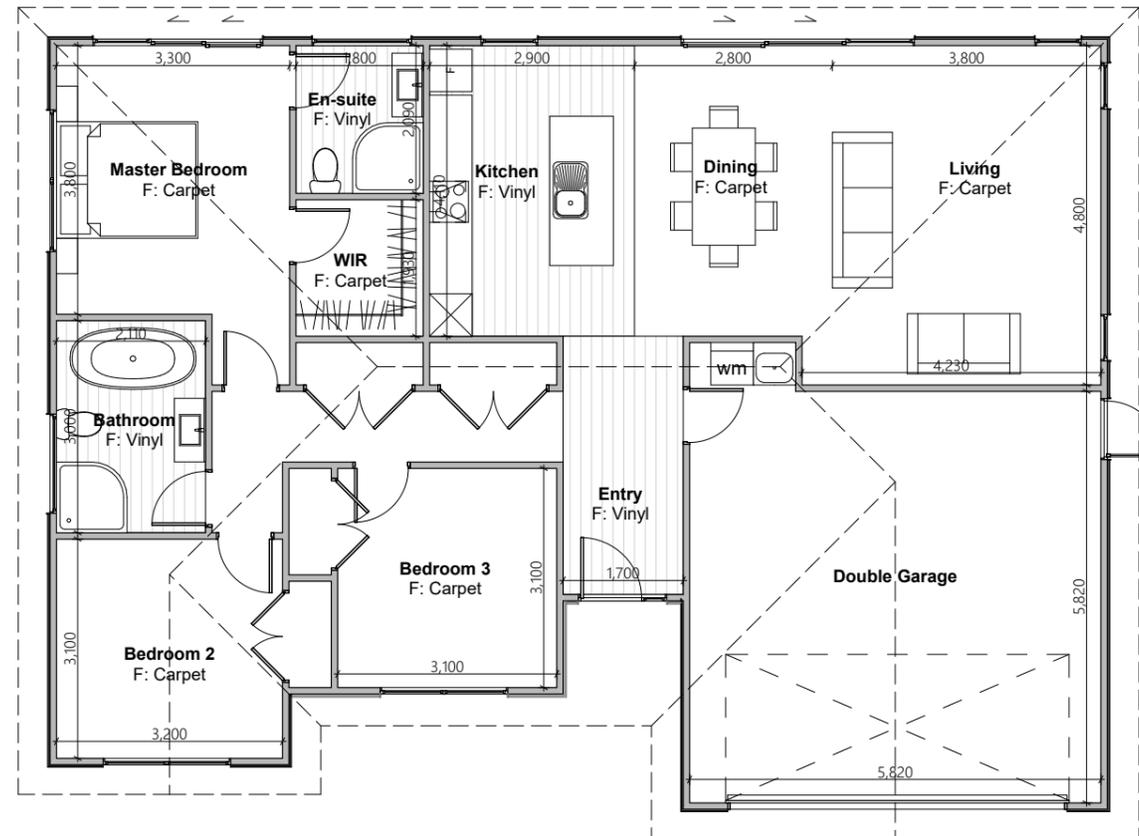
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**Professionals**  
 Redcoats Limited Licensed REAA 2008

# TEARA Estate

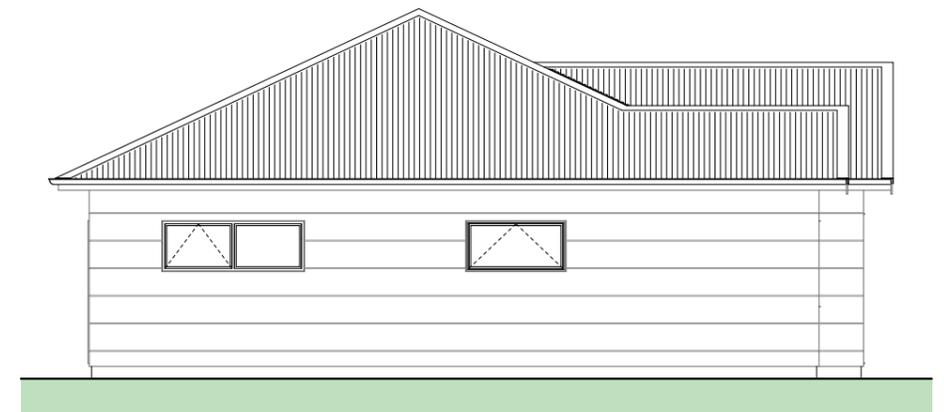
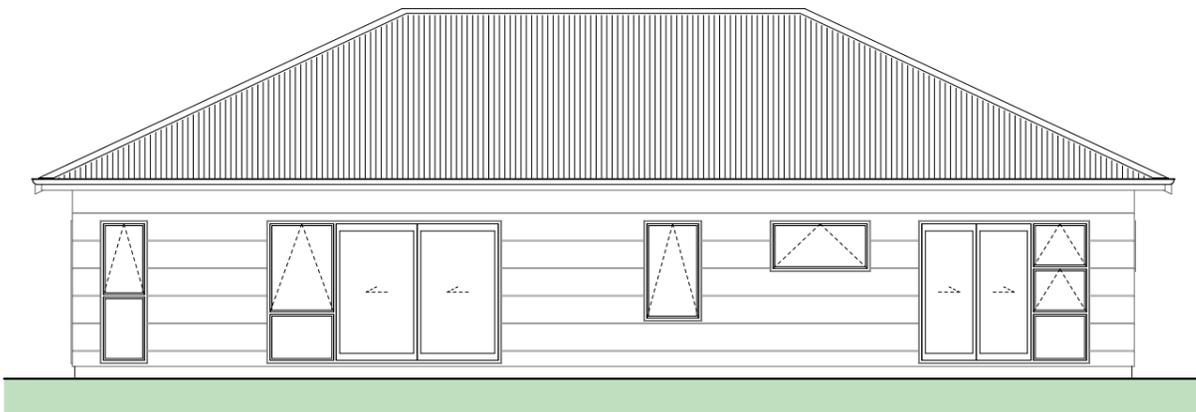
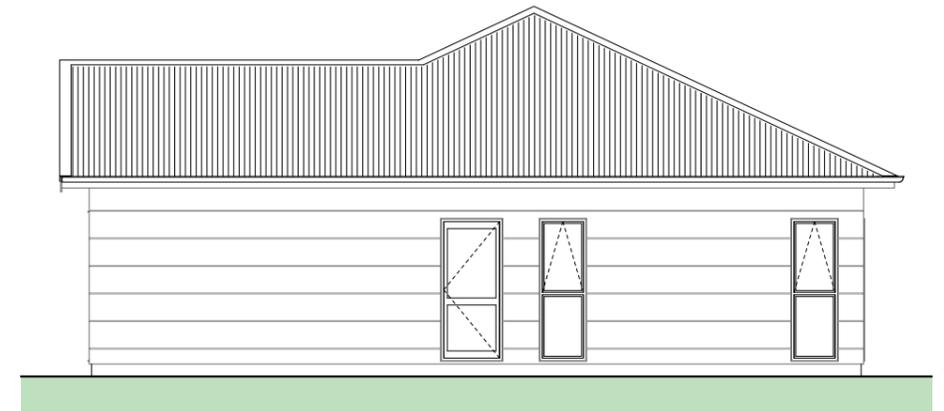
Lot: 32  
Floor Plan

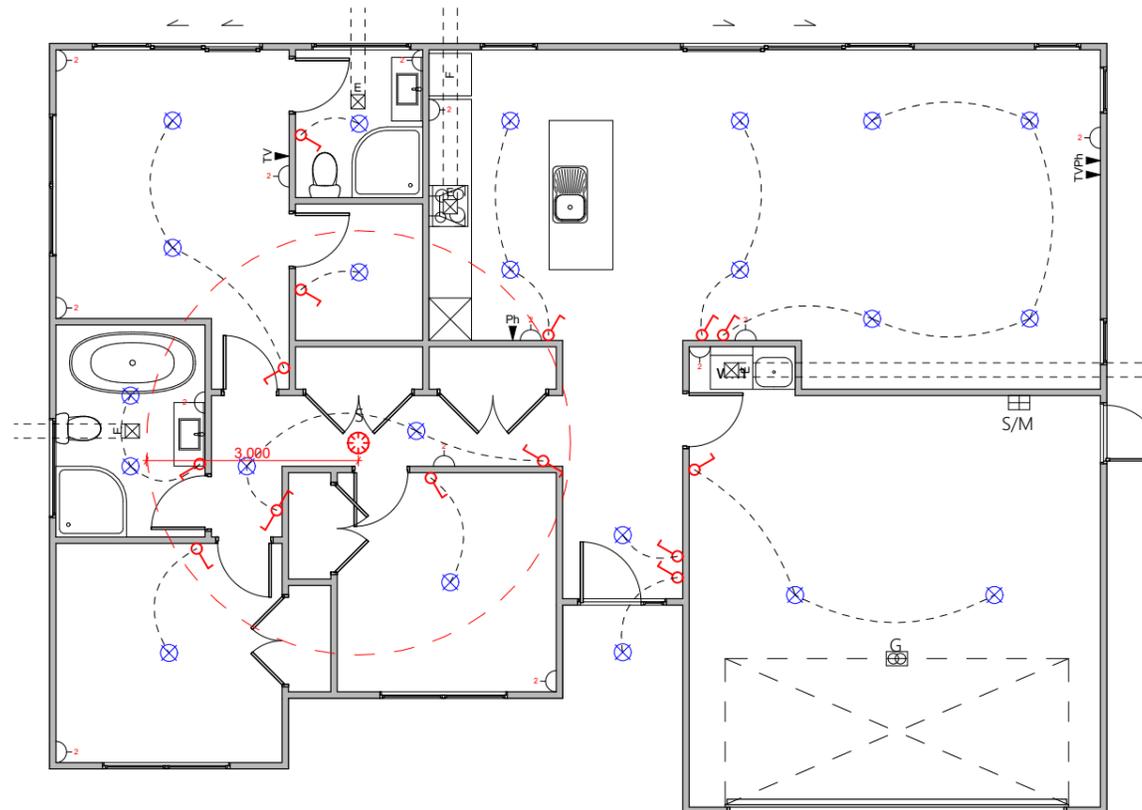
Floor Area: 150m<sup>2</sup>  
Cladding 1: Horizontal Stria  
Cladding 2: Linear Weatherboard  
Roofing: Corrugate



TEARA  
*Estate*

Lot: 32  
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

# TEARA Estate

LOT 33

1.5M RS FENCE + WALL UP TO 0.42M.  
FENCE CARE OF LOT 32. PLATFORM HIGHER THAN NEIGHBORING LOT.

LOT 28  
1.5M RS FENCE + WALL UP TO 0.71M.  
FENCE CARE OF LOT 28. PLATFORM LOWER THAN NEIGHBORING LOT.



TYPE 1 PLANT SELECTION OPTIONS (OR SIMILAR):

KEY	DESCRIPTION	FRUIT TREE	KOWHAI	TITOKI	HOHERIA	RIBBONWOOD
	PLANT ATTRIBUTES: - FEATURE TREE					

TYPE 2 PLANT SELECTION OPTIONS (OR SIMILAR):

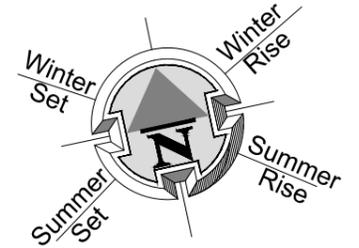
KEY	DESCRIPTION	COROKIA	GRISELINIA	PITTOSPORUM
	PLANT ATTRIBUTES: - EVERGREEN - HEDGING SELECTION			

TYPE 5 PLANT SELECTION OPTIONS (OR SIMILAR):

KEY	DESCRIPTION	BLECHNUM NOVAE	APODASMIA SIMILIS OIOI	ANEMANTHELE LESSONIANA 'WIND GRASS'	ARTHROPODIUM CIRRATUM 'RENGA RENGA'	ASTELIA NERVOSA WESTLAND	HEBE	PIMLEA PROSTRATA	XERONEMA CALLISTEMON
	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.

## Lot: 32 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.
	LETTERBOX
	WASHING LINE
	EXISTING HIGH ROUGH SAWN CLOSED BOARDED TIMBER FENCE.
	1.8M HIGH ROUGH SAWN CLOSED BOARDED TIMBER FENCE.
	1.8M HIGH OPEN SLAT SCREEN.
	1.5M HIGH OPEN SLAT FENCE.
	1.5M HIGH ROUGH SAWN CLOSED BOARDED TIMBER FENCE.
	1.2M HIGH OPEN SLAT FENCE.
	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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EXTERIOR		
	Product	Colour/Finish
Roof	Colorsteel Corrugated	Windsor Grey
Fascia/Barge Boards	Colorsteel	Tui Tuft
Spouting	Colorsteel	Windsor Grey
Downpipes	Colorsteel	Windsor Grey
Soffits/Eaves	Painted	Wattyl Enclose Half FN#58171
Cladding 1	Linea Weatherboard - painted	Wattyl Nocturnal #74601
Cladding 2	Stria Horizontal Cladding - painted	Wattyl Nocturnal (same colour as linea)
Concrete Letterbox	Painted	Wattyl Nocturnal
Garage Door	Dominator Valero Smooth	Colour: Windsor Grey
Garage Door Reveal	Painted	Wattyl Enclose Half
Aluminium Joinery (with clear glass)	Powdercoated	Colour: Matt Appliance White
Front Door	Horizontal Groove	Colour: Matt Appliance White
Front Door Handle	Residential Lever Hardware	Powdercoat finish matched to door