

TEARA
Estate

Lot: 37
246 Wise Street
Wainuiomata
Stage 1



Wayne Barton
Licensed Real Estate Salesperson
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021 744 116



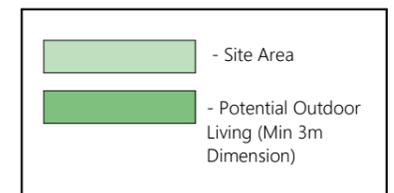
TEARA *Estate*

Lot: 37
Interior Render



TEARA Estate

Lot: 37
 Site Map
 Site Area: 350m²



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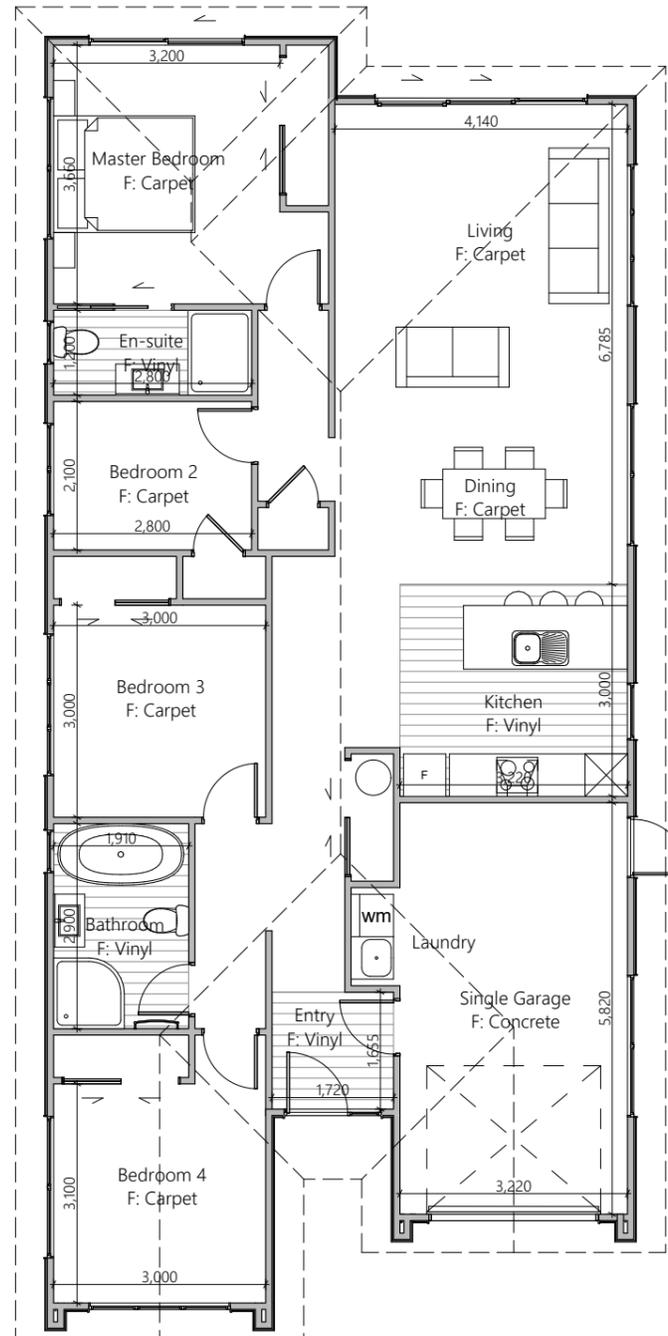
Professionals
 Redcoats Limited Licensed REAA 2008

TEARA Estate

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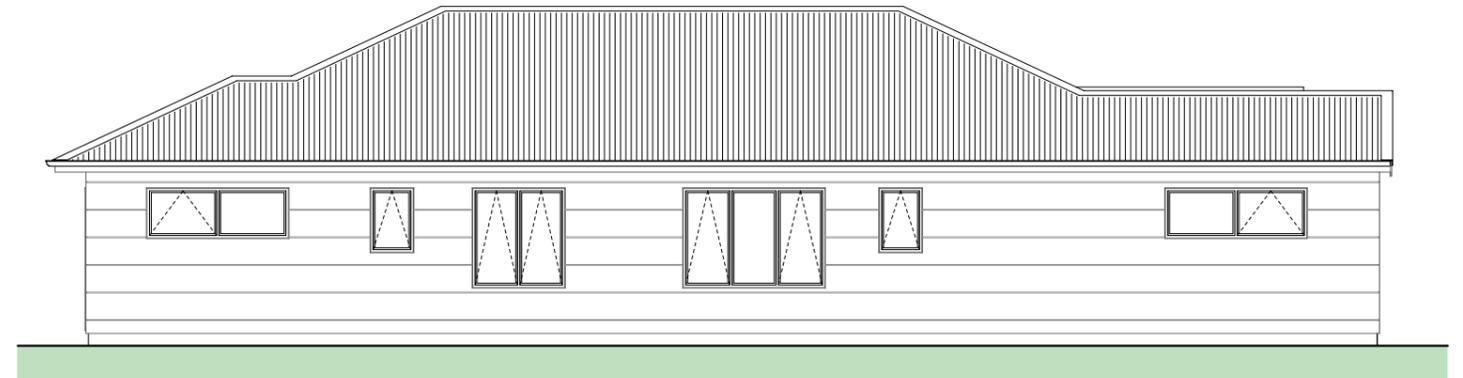
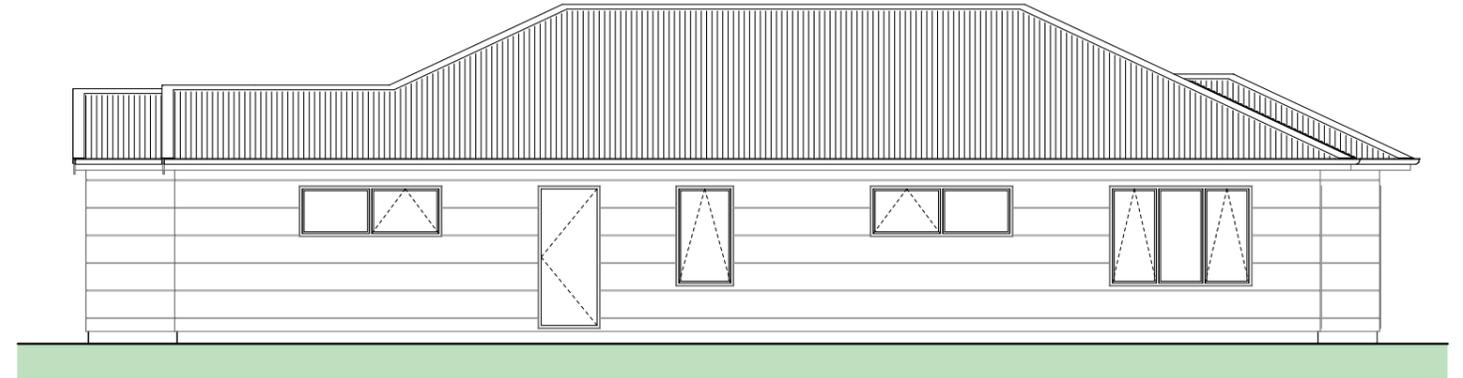
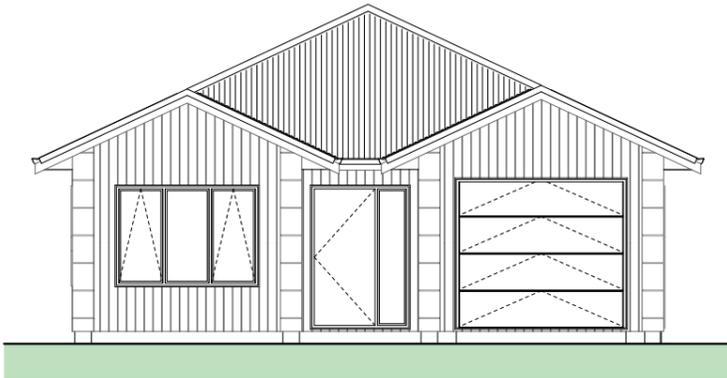
Floor Plan

Floor Area: 136.6m²
 Cladding 1: Horizontal Stria
 Cladding 2: Vertical Axon
 Roofing: Corrugate



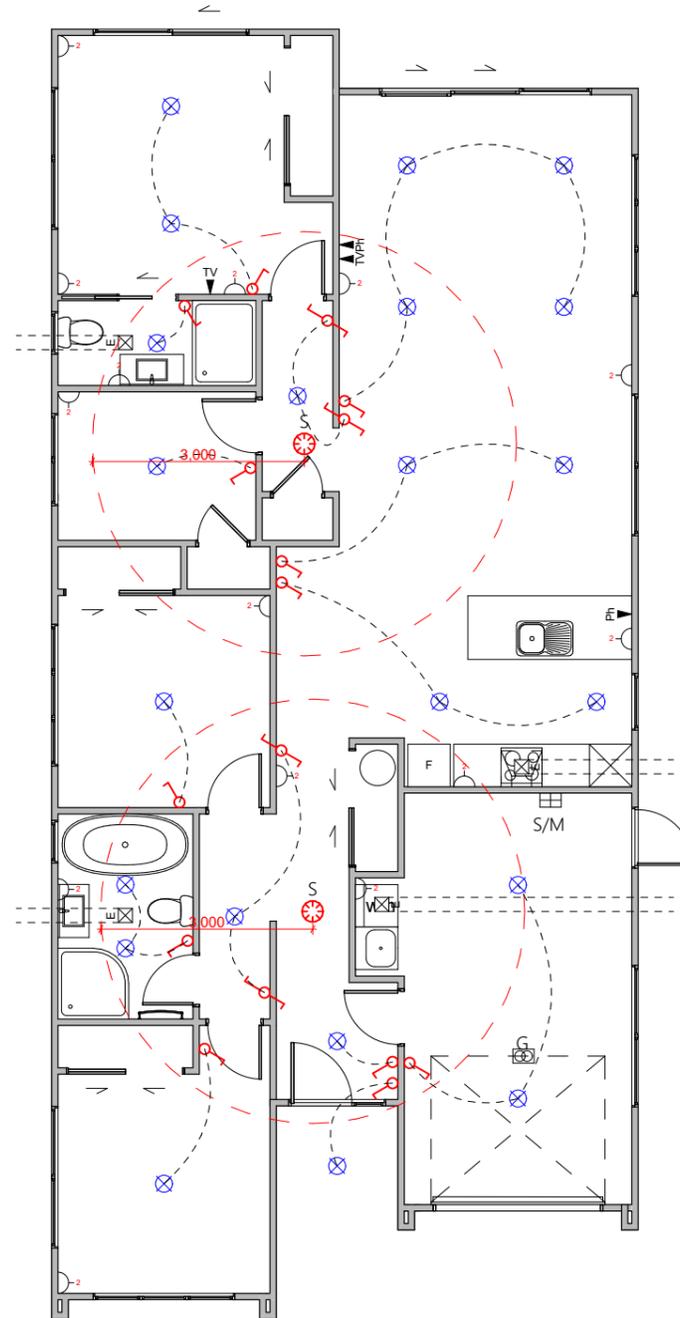
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Lot: 37
Elevations



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Electrical Legend

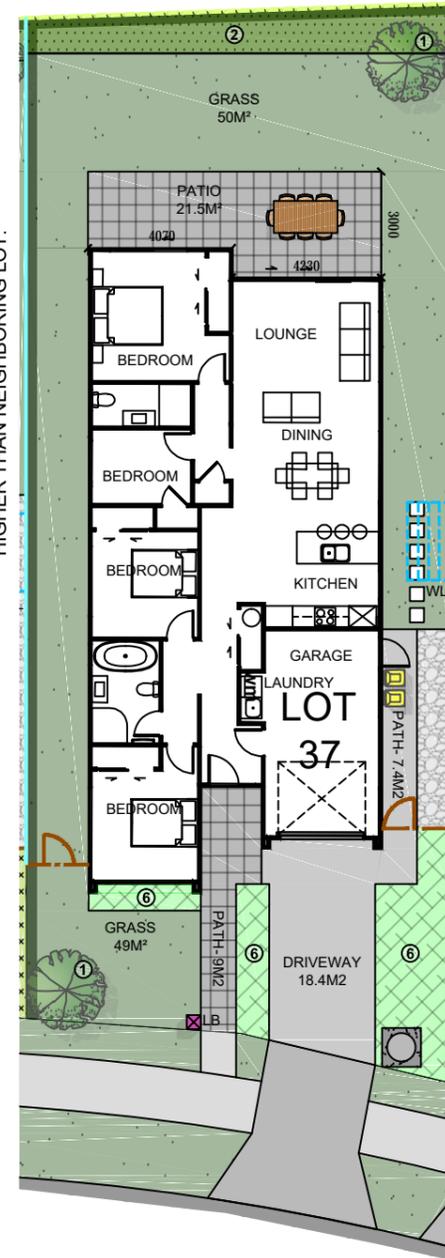
-  Light switch
-  Two way light switch
-  Feature light
-  External wall light
-  Recessed downlight
-  Ext. Security Light (Sesored)
-  Fluorescent light
-  Power point
-  Smart Meter
-  Meter box
-  Distribution board
-  Garage door motor
-  Smoke detector
-  Extractor fan
-  Phone outlet

TEARA Estate

LOT 1
DP 539810
EXISTING DWELLING
NO.248

1.8M EX FENCE BEHIND WALL UP TO 0.6M (1.2M FENCE HEIGHT VISIBLE FROM LOT).
PLATFORM HIGHER THAN NEIGHBORING LOT.

Lot: 37 Landscape Plan



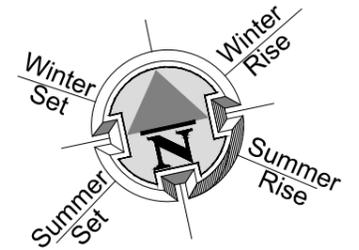
1.5M RS FENCE + WALL UP TO 0.96M.
FENCE CARE OF LOT 25. PLATFORM LOWER THAN NEIGHBORING LOT.

LOT 25

LOT 36

LOT 38

1.5M RS FENCE + WALL UP TO 0.35M.
FENCE CARE OF LOT 37. PLATFORM HIGHER THAN NEIGHBORING LOT.



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 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.	
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SCALE 1:200 @ A3	
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REV: 1 DATE: 23/06/21 ISSUE: MARKETING	

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 6 PLANT SELECTION OPTIONS (OR SIMILAR):

KEY	DESCRIPTION	ANEMANTHELE LESSONIANA 'WIND GRASS'	ARTHROPODIUM CIRRATUM 'RENGA RENGA'	ASPLENIUM OBLONGIFOLIUM	COPROSMA KIRKII	HEBE	LIBERTIA	PRATIA ANGULATA	MEHLENBECKIA 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 Corrugated	New Denim Blue
Fascia/Barge Boards	Colorsteel	New Denim Blue
Spouting	Colorsteel	New Denim Blue
Downpipes	Colorsteel	New Denim Blue
Soffits/Eaves	Painted	Wattyl Enclose Half FN#58171
Cladding 1	Stria Horizontal Cladding – painted	Wattyl Rock Oyster #59245
Cladding 2	Axon Vertical Cladding – painted	Wattyl Enclose Half
Concrete Letterbox	Painted	Wattyl Rock Oyster
Garage Door	Dominator Milano Smooth	Colour: New Denim Blue
Garage Door Reveal	Painted	Wattyl Enclose Half
Aluminium Joinery (with clear glass)	Powdercoated	Colour: New Denim Blue
Front Door	Vertical Groove	Colour: New Denim Blue
Front Door Handle	Residential Lever Hardware	Powdercoat finish matched to door