

TEARA
Estate

Lot: 38
246 Wise Street
Wainuiomata
Stage 1



Wayne Barton
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021 744 116



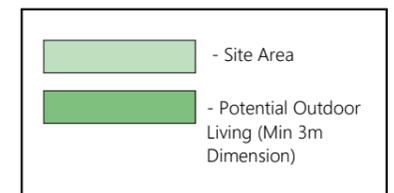
TEARA *Estate*

Lot: 38
Interior Render



TEARA Estate

Lot: 38
 Site Map
 Site Area: 335m²



FRIDAY HOMES
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 www.fridayhomes.co.nz

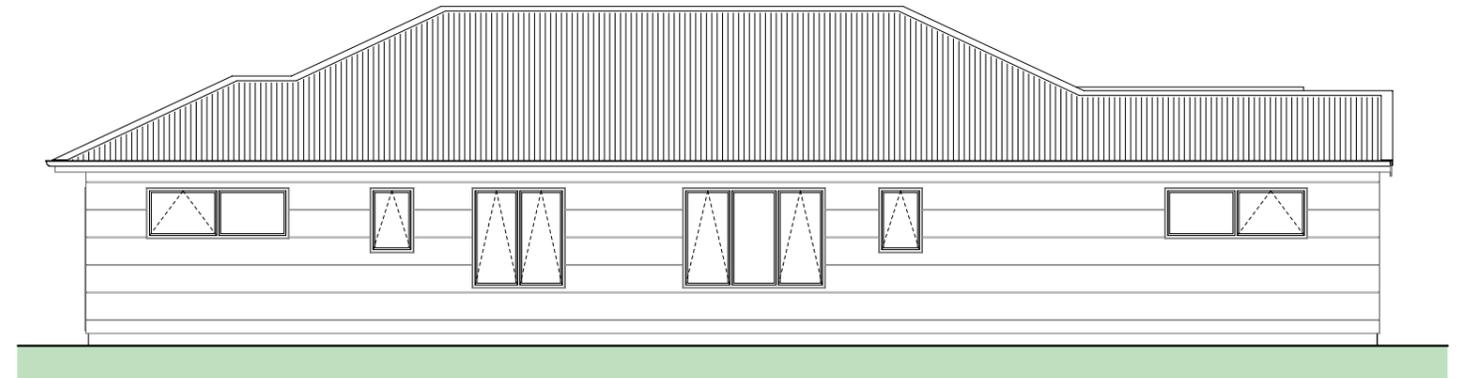
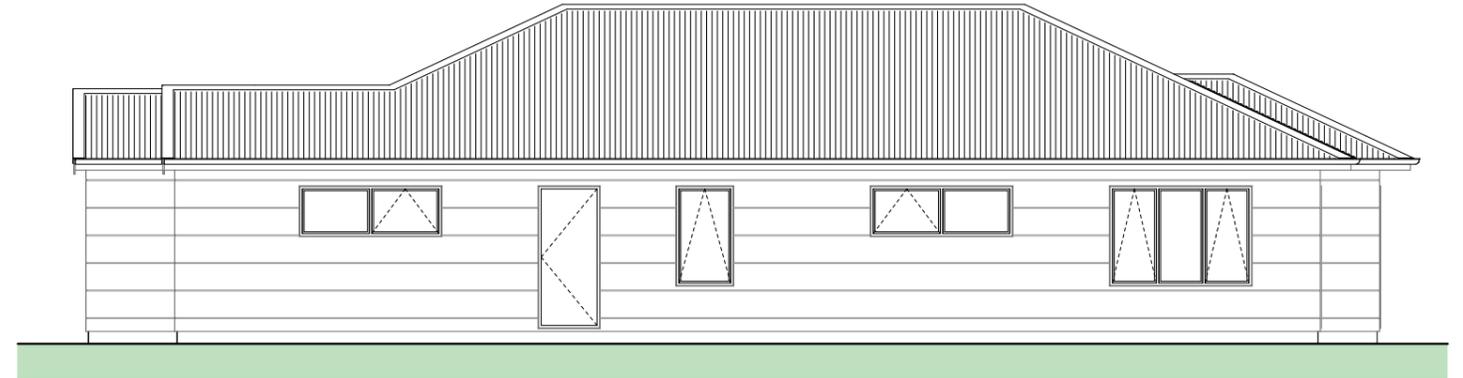
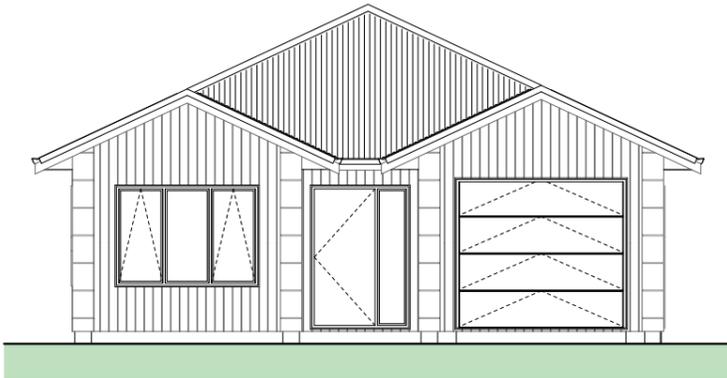
We're Building Better

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Professionals
 Redcoats Limited Licensed REAA 2008

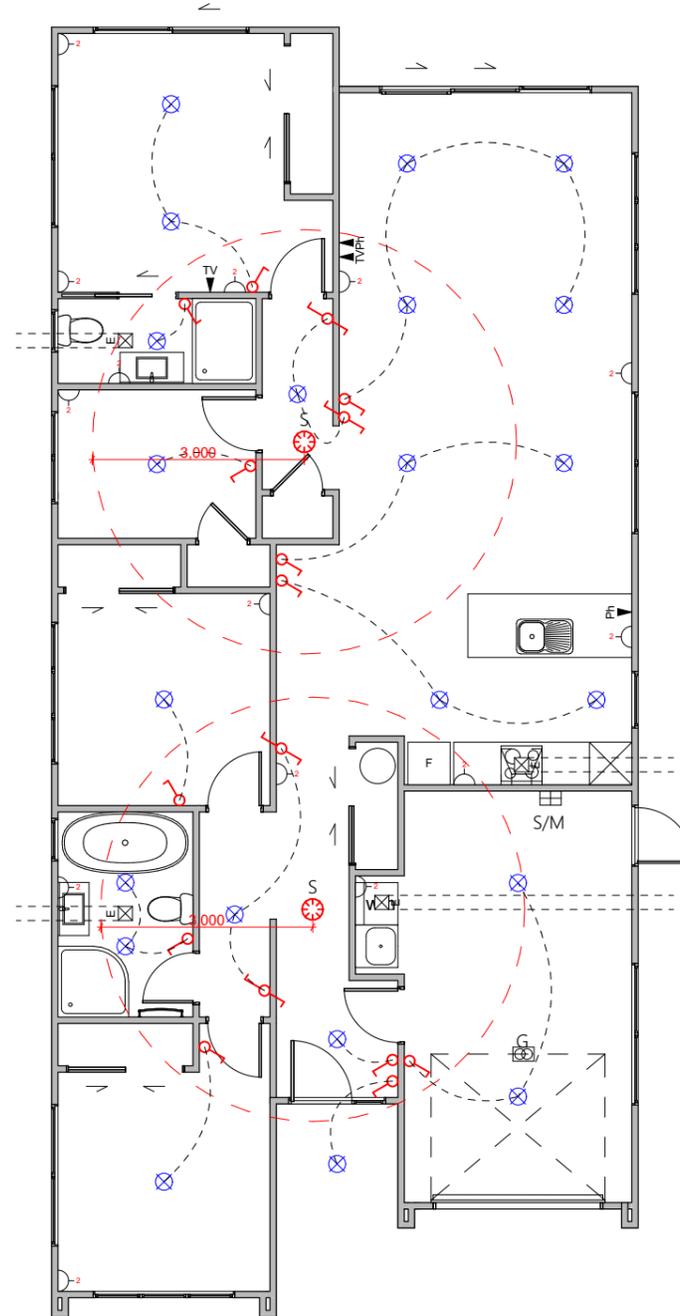
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Lot: 38
Elevations



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Electrical Legend

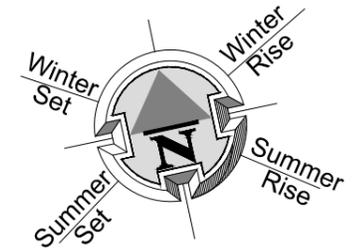
-  Light switch
-  Two way light switch
-  Feature light
-  External wall light
-  Recessed downlight
-  Ext. Security Light (Sesored)
-  Fluorescent light
-  Power point
-  Smart Meter
-  Meter box
-  Distribution board
-  Garage door motor
-  Smoke detector
-  Extractor fan
-  Phone outlet

TEARA Estate

LOT 1
DP 539810
EXISTING DWELLING
No.248

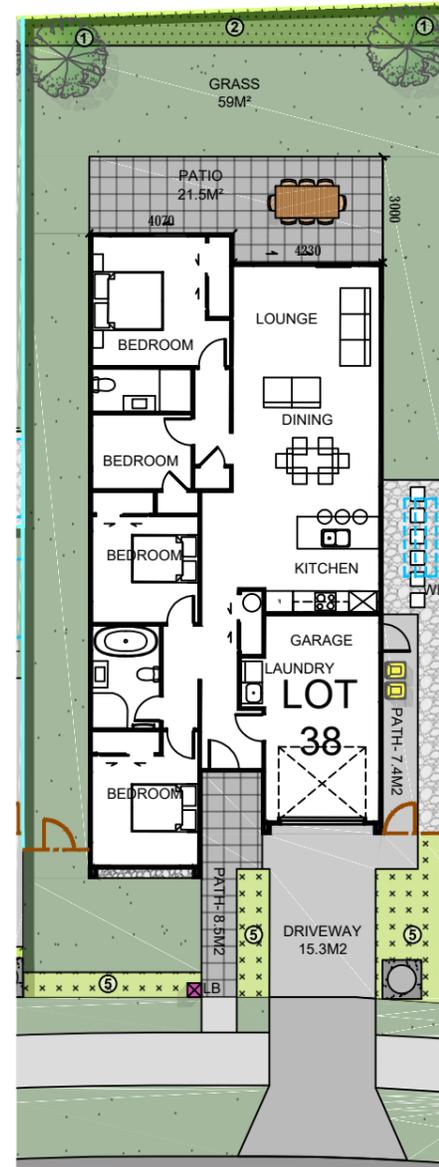
1.8M EX FENCE BEHIND WALL UP TO 0.46M
(1.34M FENCE HEIGHT VISIBLE FROM LOT).
PLATFORM HIGHER THAN NEIGHBORING LOT.

Lot: 38 Landscape Plan



LOT 40
1.5M RS FENCE + WALL UP TO 0.97M.
FENCE CARE OF LOT 38. PLATFORM
HIGHER THAN NEIGHBORING LOT.

LOT 39
1.5M RS FENCE + WALL UP TO 0.42M.
FENCE CARE OF LOT 38. PLATFORM
HIGHER THAN NEIGHBORING LOT.



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

LOT 37

TYPE 1 PLANT SELECTION OPTIONS (OR SIMILAR):

KEY	DESCRIPTION	FRUIT TREE	KOWHAI	TITOKI	HOHERIA	RIBBONWOOD
①	PLANT ATTRIBUTES: - FEATURE TREE					

TYPE 2 PLANT SELECTION OPTIONS (OR SIMILAR):

KEY	DESCRIPTION	COROKIA	GRISELINIA	PITTOSPORUM
②	PLANT ATTRIBUTES: - EVERGREEN - HEDGING SELECTION			

TYPE 5 PLANT SELECTION OPTIONS (OR SIMILAR):

KEY	DESCRIPTION	BLECHNUM NOVAE	APODASMA SIMILIS OIOI	ANEMANTHELE LESSONIANA 'WIND GRASS'	ARTHROPODIUM CIRRATUM 'RENGA RENGA'	ASTELIA NERVOSA WESTLAND	HEBE	PIMELEA PROSTRATA	XERONEMA CALLISTEMON
⑤	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.

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.
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	



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EXTERIOR		
	Product	Colour/Finish
Roof	Colorsteel Corrugated	Grey Friars
Fascia/Barge Boards	Colorsteel	Titania
Spouting	Colorsteel	Grey Friars
Downpipes	Colorsteel	Grey Friars
Soffits/Eaves	Painted	Wattyl Enclose Half FN#58171
Cladding 1	Stria Horizontal Cladding – painted	Wattyl Graduate YG-36-7-61
Cladding 2	Axon Vertical Cladding – painted	Wattyl Smokey Wisp #62692
Concrete Letterbox	Painted	Wattyl Smokey Wisp
Garage Door	Dominator Valero Smooth	Colour: Titania
Garage Door Reveal	Painted	Wattyl Graduate
Aluminium Joinery (with clear glass)	Powdercoated	Colour: Titania
Front Door	Horizontal Groove	Colour: Titania
Front Door Handle	Residential Lever Hardware	Powdercoat finish matched to door