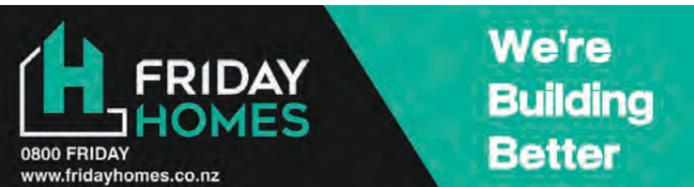


TEARA  
*Estate*

Lot: 39  
246 Wise Street  
Wainuiomata  
Stage 1



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



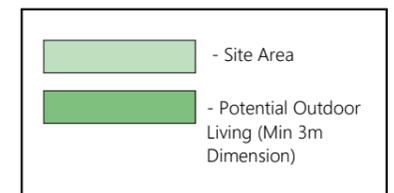
# TEARA *Estate*

Lot: 39  
Interior Render



# TEARA Estate

Lot: 39  
 Site Map  
 Site Area: 324m<sup>2</sup>



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



# TEARA Estate

Lot: 39

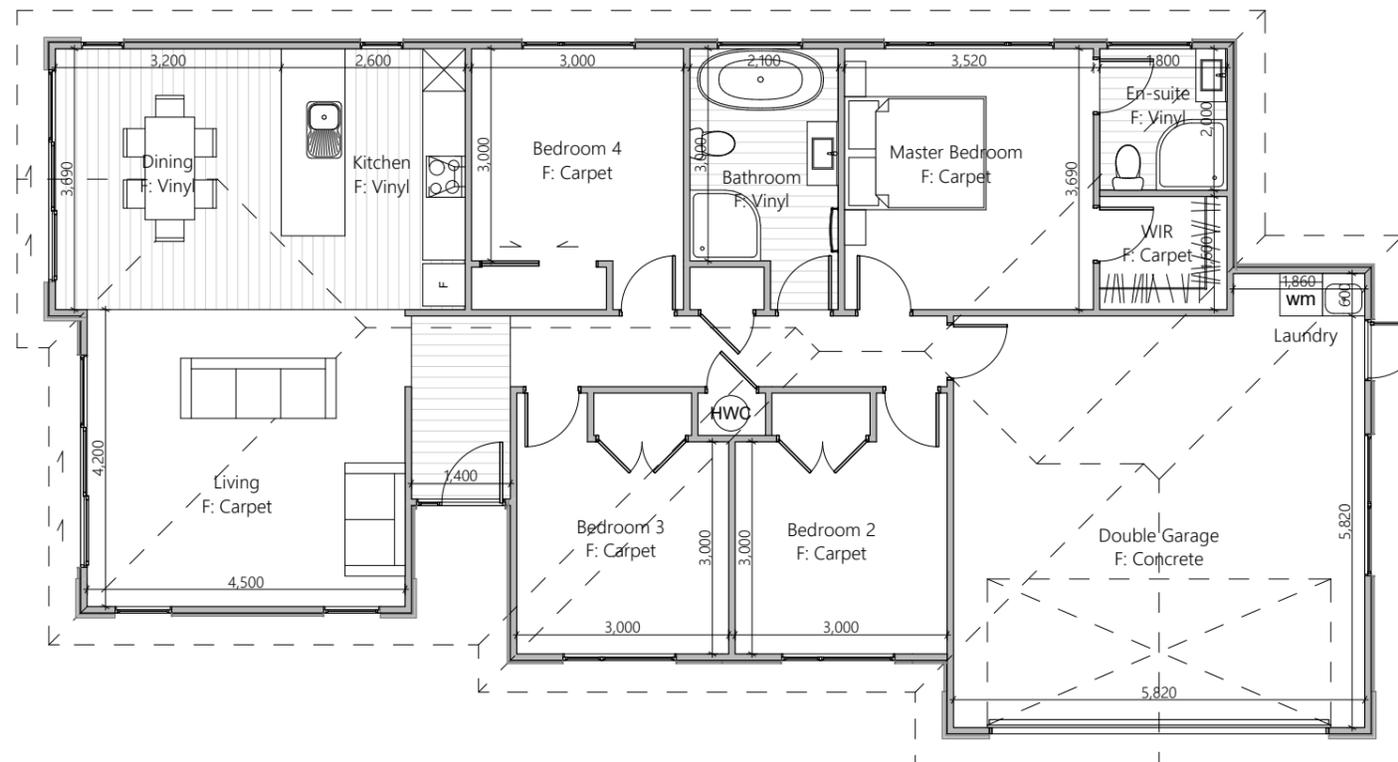
Floor Plan

Floor Area: 155m<sup>2</sup>

Cladding 1: Linear Weatherboard

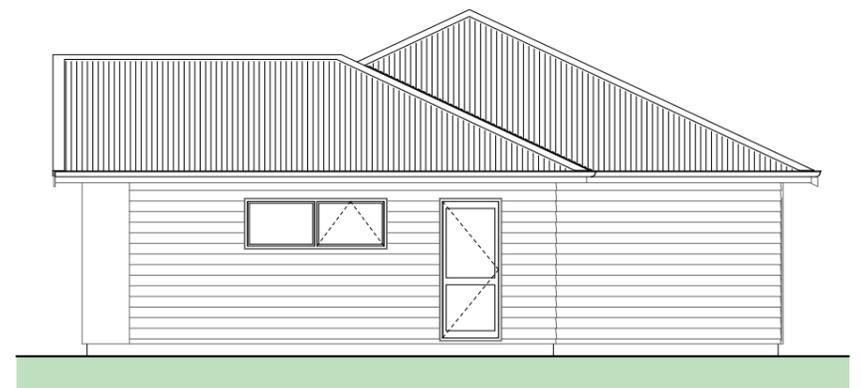
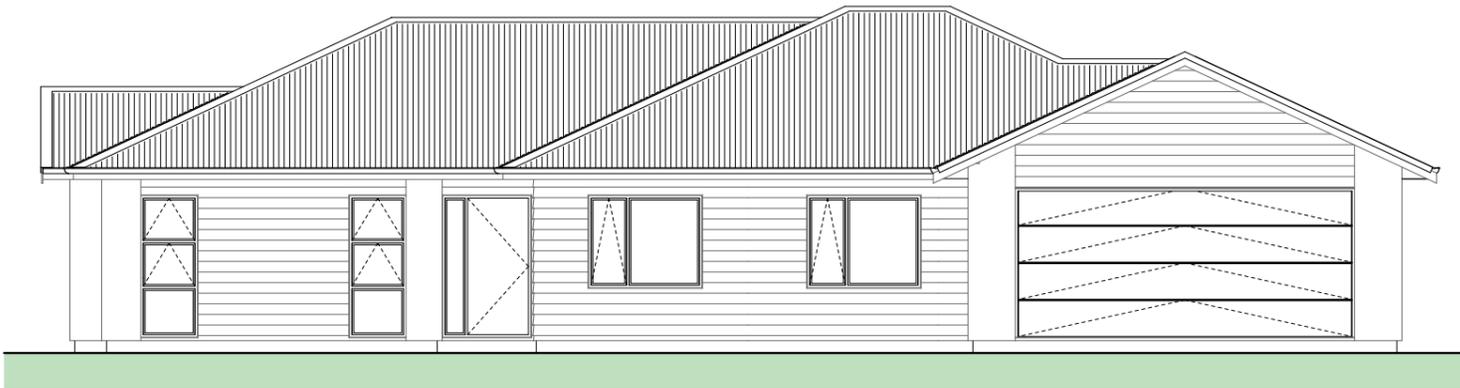
Cladding 2: Schist

Roofing: Corrugate



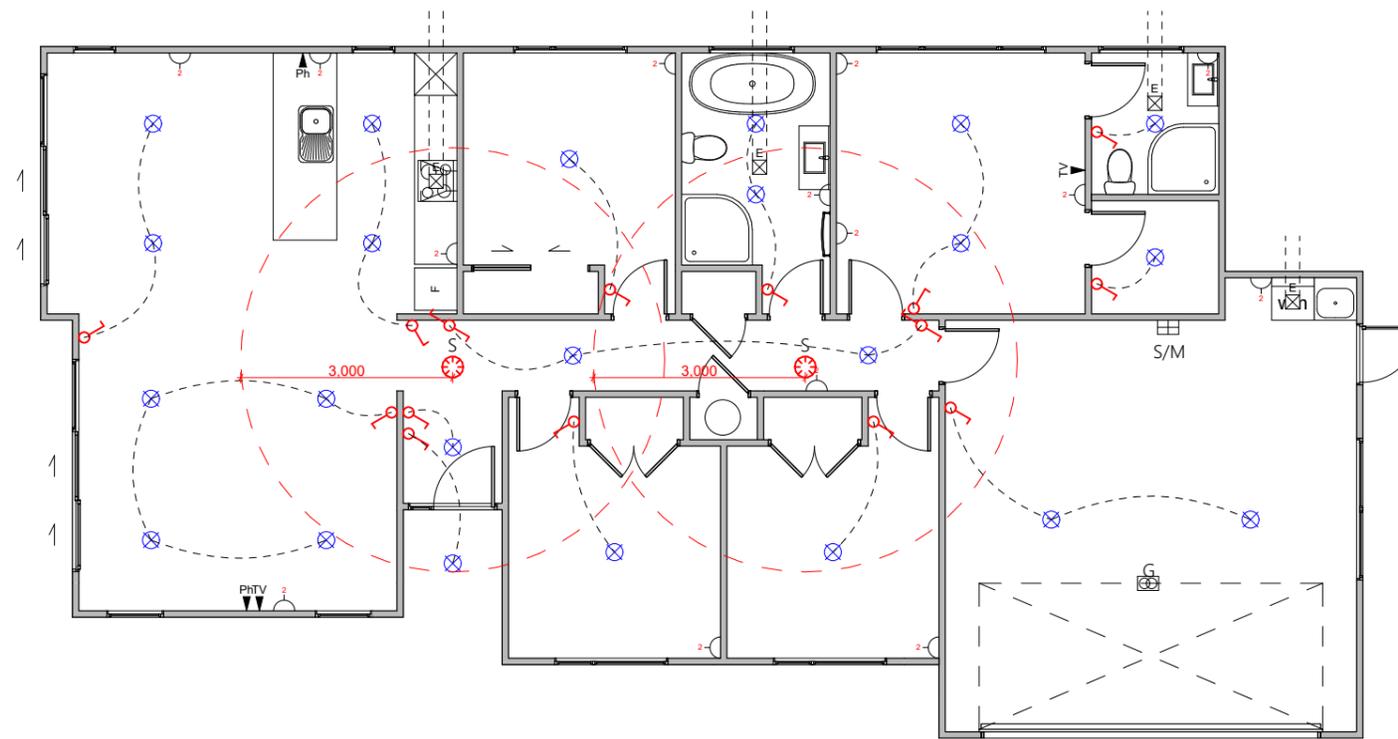
TEARA  
*Estate*

Lot: 39  
Elevations



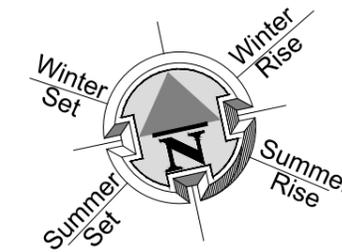
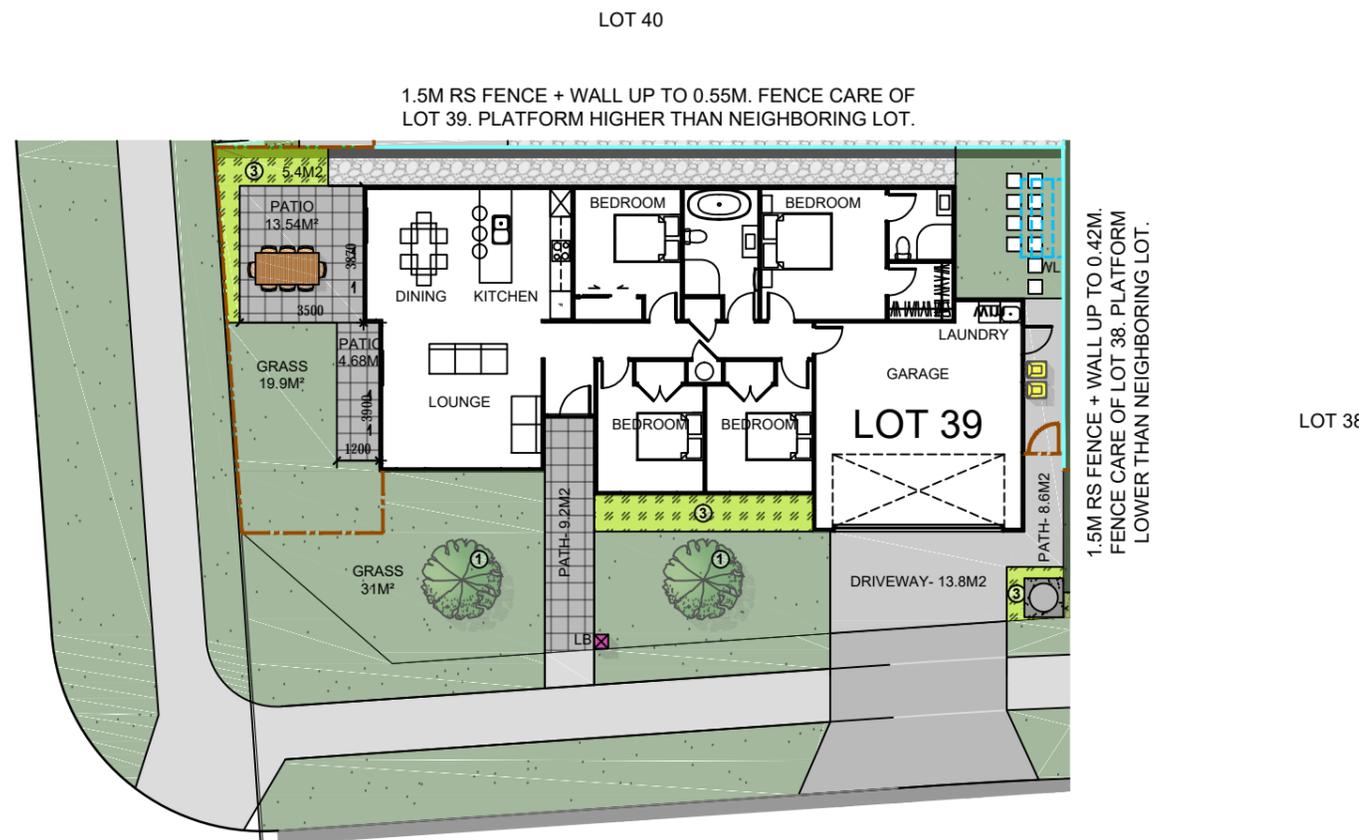
Wayne Barton  
Licensed Real Estate Salesperson  
wayne@redcoats.co.nz  
021 744 116





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



TYPE 1 PLANT SELECTION OPTIONS (OR SIMILAR):

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

TYPE 3 PLANT SELECTION OPTIONS (OR SIMILAR):

KEY	DESCRIPTION	APODASMA SIMILIS OIOI	ANEMANTHELE LESSONIANA 'WIND GRASS'	ARTHROPODIUM CIRRATUM 'RENGA RENGA'	ASTELIA BANKSII	HEBE	MYOSOTIDIUM HORTENSIA	MUEHLENBECKIA AXILLARIS	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.

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	
COPYRIGHT © HOUSE OF ORANGE DESIGN LTD	
REV: 1 DATE: 23/06/21 ISSUE: MARKETING	

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 Metamorphic Double GY-7-1-32
Cladding 2	Classic Stone	Southern LedgeStone Wanaka Blend
Concrete Letterbox	Painted	Wattyl Metamorphic Double
Garage Door	Dominator Montana Smooth	Colour: Windsor Grey
Garage Door Reveal	Painted	Wattyl Metamorphic Quarter #58190
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