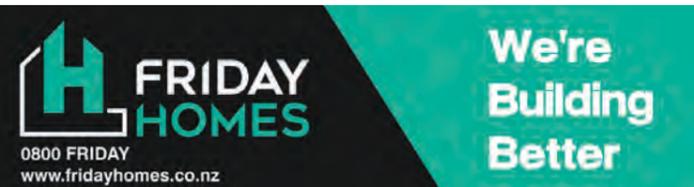


TEARA
Estate

Lot: 41
246 Wise Street
Wainuiomata
Stage 1



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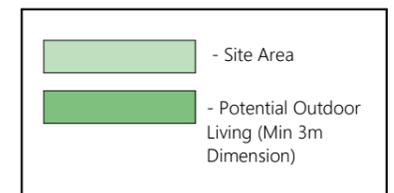
TEARA *Estate*

Lot: 41
Interior Render



TEARA Estate

Lot: 41
 Site Map
 Site Area: 382m²



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 wayne@redcoats.co.nz
 021 744 116

Professionals
 Redcoats Limited Licensed REAA 2008

TEARA Estate

Lot: 41

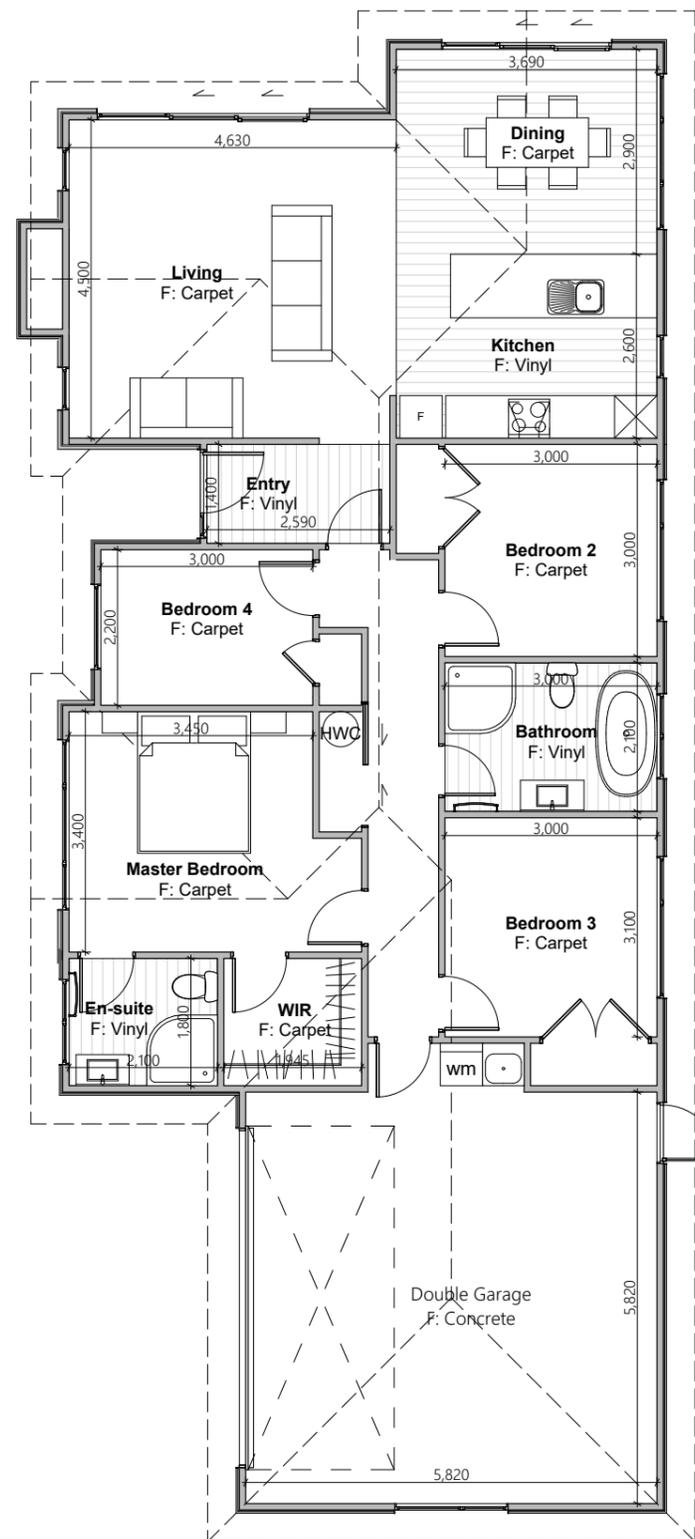
Floor Plan

Floor Area: 153m²

Cladding 1: Linear Weatherboard

Cladding 2: Rockote

Roofing: Corrugate

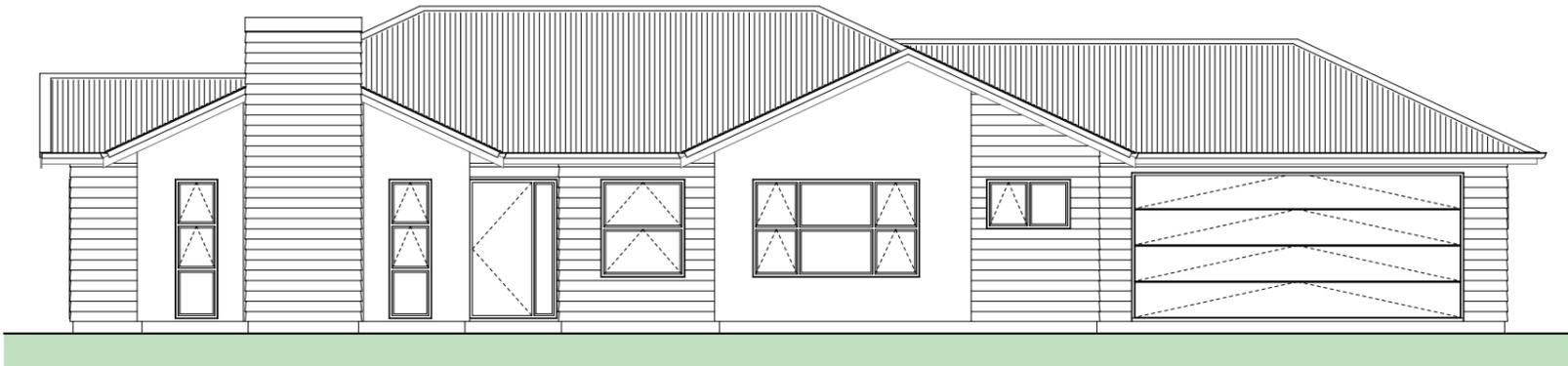


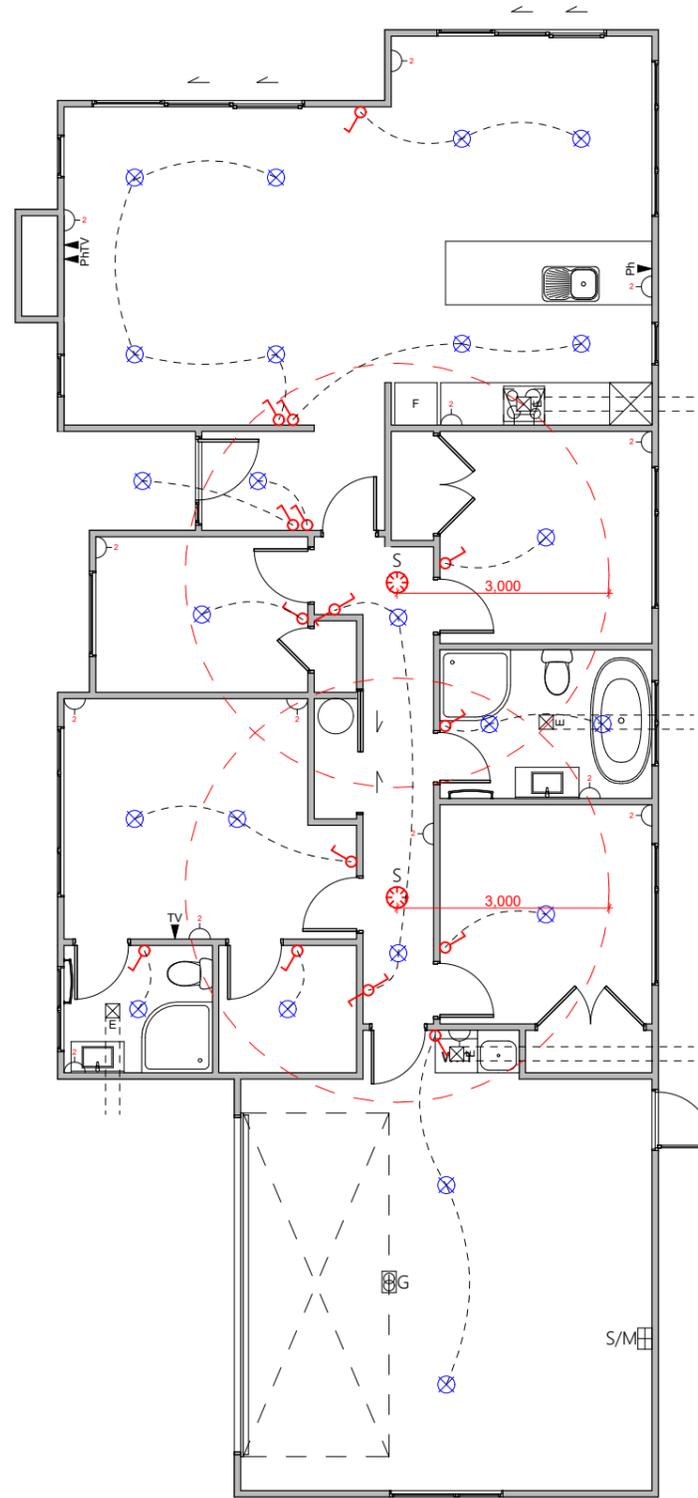
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TEARA
Estate

Lot: 41
Elevations



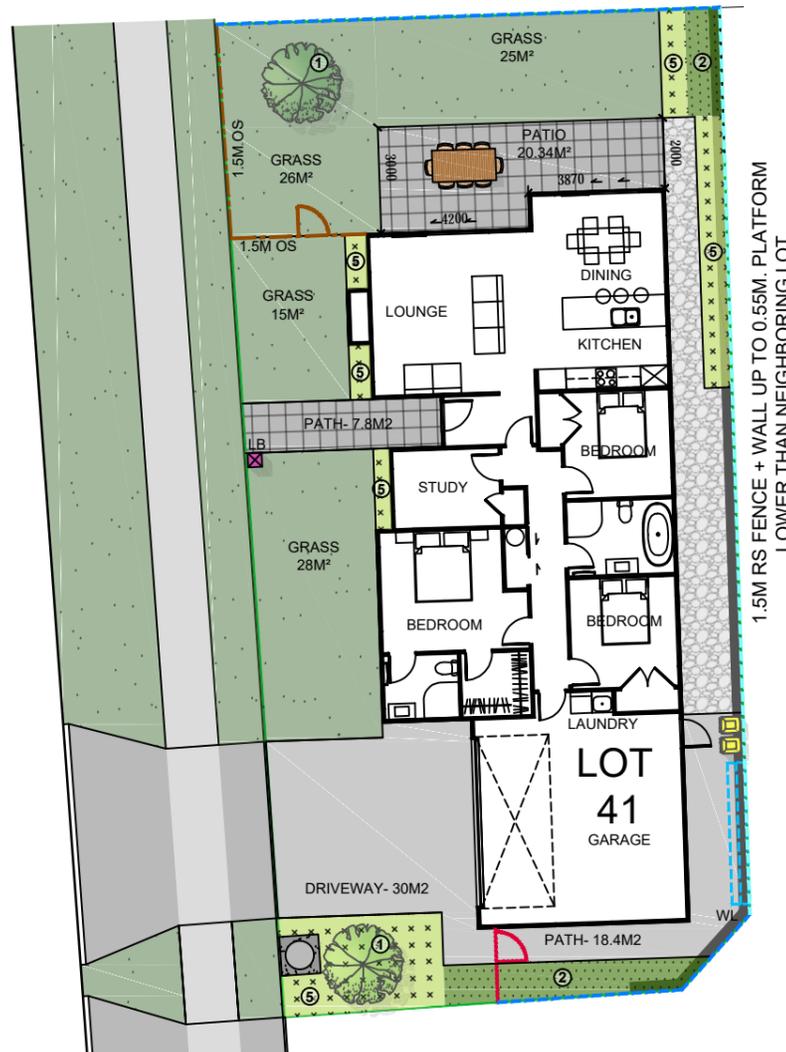


Electrical Legend

-  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

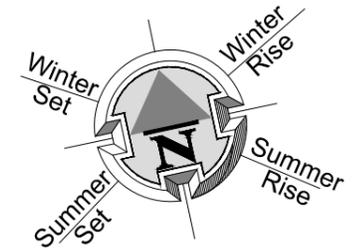
TEARA Estate

Lot: 41 Landscape Plan



LOT 1
DP 539810
EXISTING DWELLING
No.248

LOT 1
DP 539810
EXISTING DWELLING
No.248



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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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	APODASMA SIMILIS OIOI	ANEMANTHELE LESSONIANA 'WIND GRASS'	ARTHROPODIUM CIRRATUM 'RENGA RENGA'	ASTELIA NERVOSA WESTLAND	HEBE	PIMELEA 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.



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EXTERIOR		
	Product	Colour/Finish
Roof	Colorsteel Corrugated	Ironsand
Fascia/Barge Boards	Colorsteel	Ironsand
Spouting	Colorsteel	Ironsand
Downpipes	Colorsteel	Ironsand
Soffits/Eaves	Painted	Wattyl Enclose Half FN#58171
Cladding 1	Linea Weatherboard – painted	Wattyl Kasbah Double #59001
Cladding 2	Rockcote Plaster – painted	Wattyl Touch Stone Quarter YG-23-5-69 (Resene Thorndon Cream Y87-016-090)
Concrete Letterbox	Painted	Wattyl Kasbah Double
Garage Door	Dominator Milano Smooth	Colour: Ironsand
Garage Door Reveal	Painted	Wattyl Touch Stone Quarter
Aluminium Joinery (with clear glass)	Powdercoated	Colour: Ironsand
Front Door	Vertical Groove	Colour: APL Dark Cedar or Timbertek Dark Rustic
Front Door Handle	Residential Lever Hardware	Powdercoat finish colour: Ironsand