

TEARA
Estate

Lot: 5
246 Wise Street
Wainuiomata
Stage 1



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



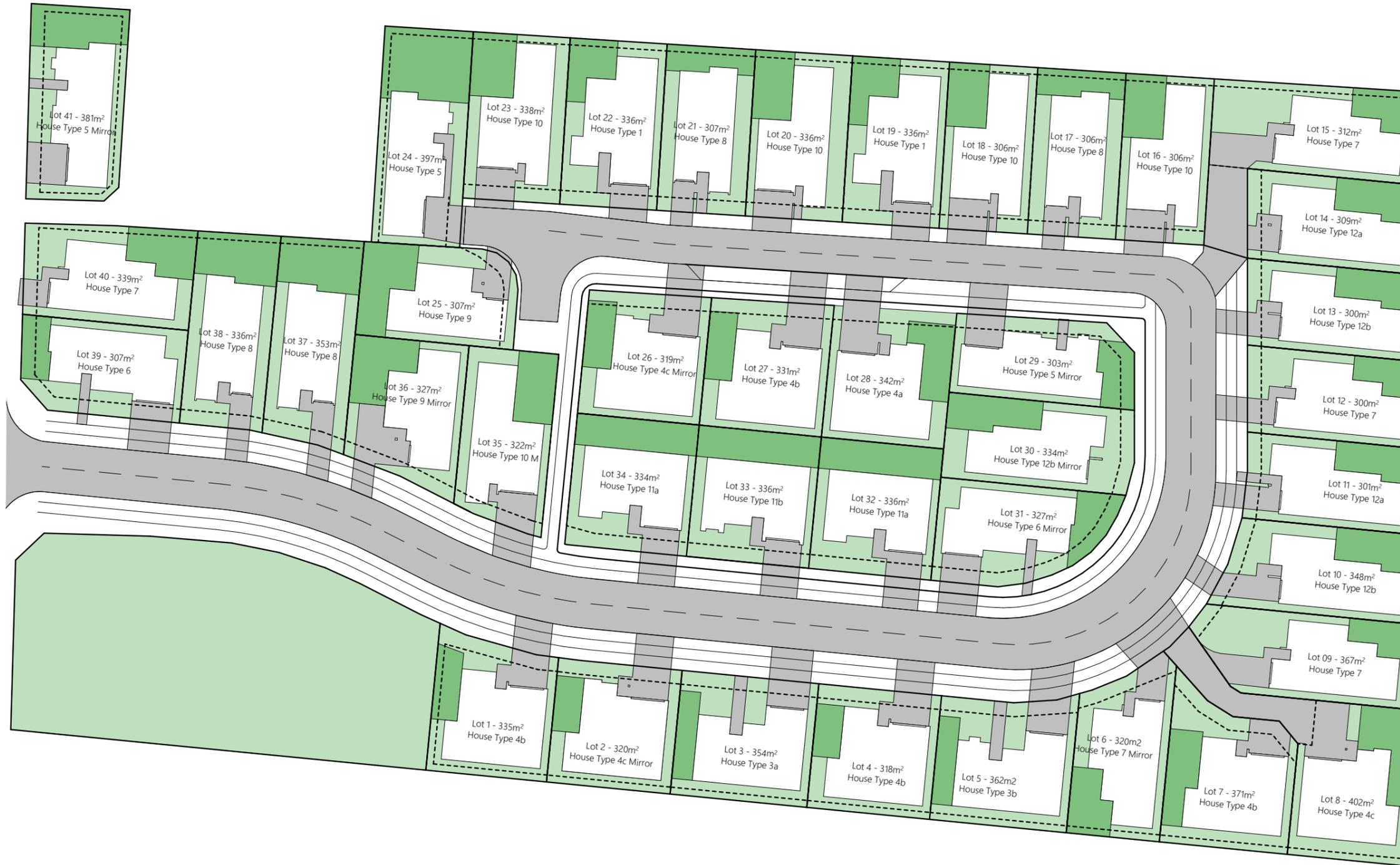
TEARA *Estate*

Lot: 5
Interior Render



TEARA Estate

Lot: 5
 Site Map
 Site Area: 362m²



- Site Area
 - Potential Outdoor Living (Min 3m Dimension)



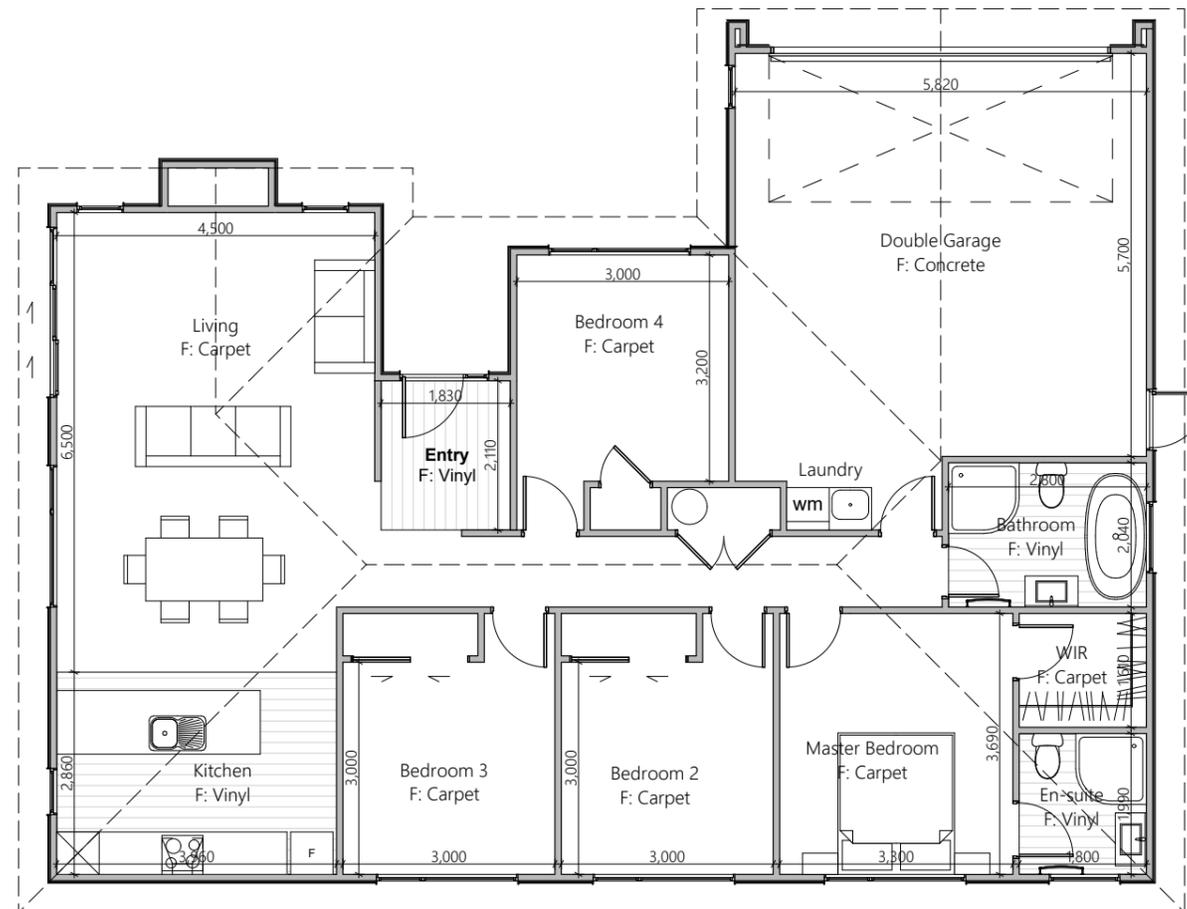

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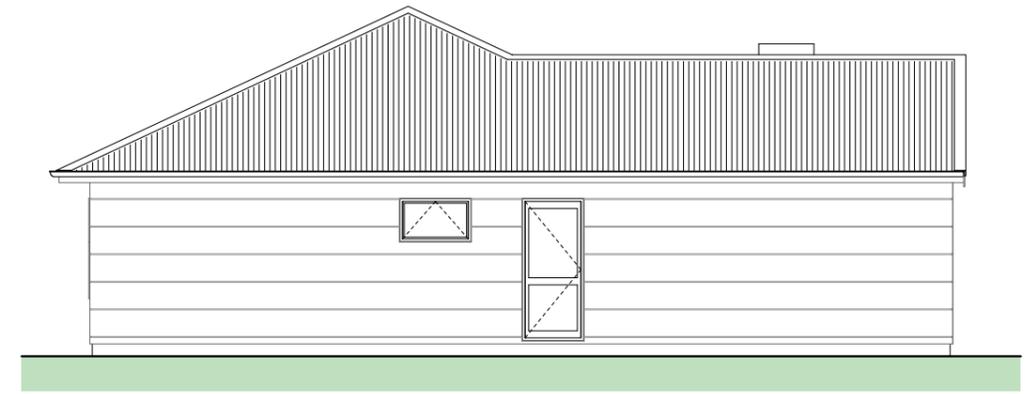
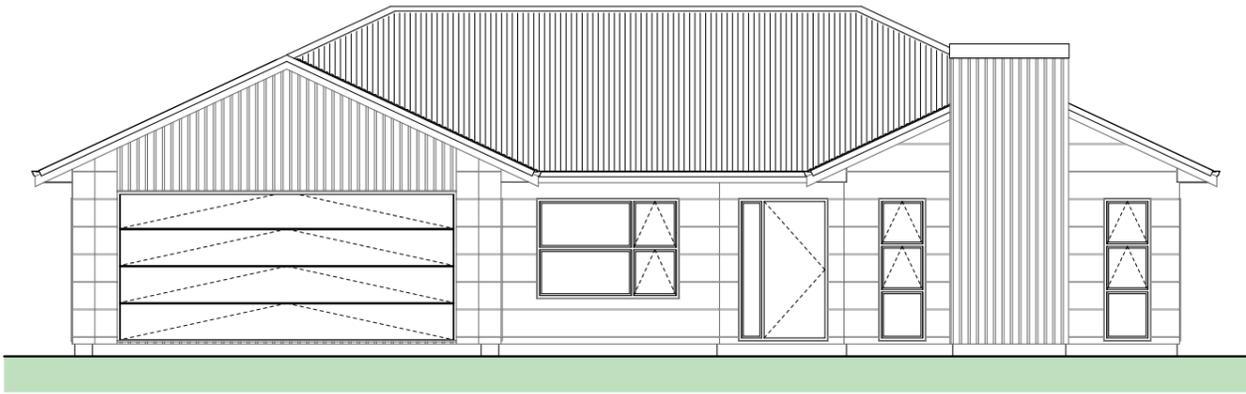

Professionals
 Redcoats Limited Licensed REAA 2008

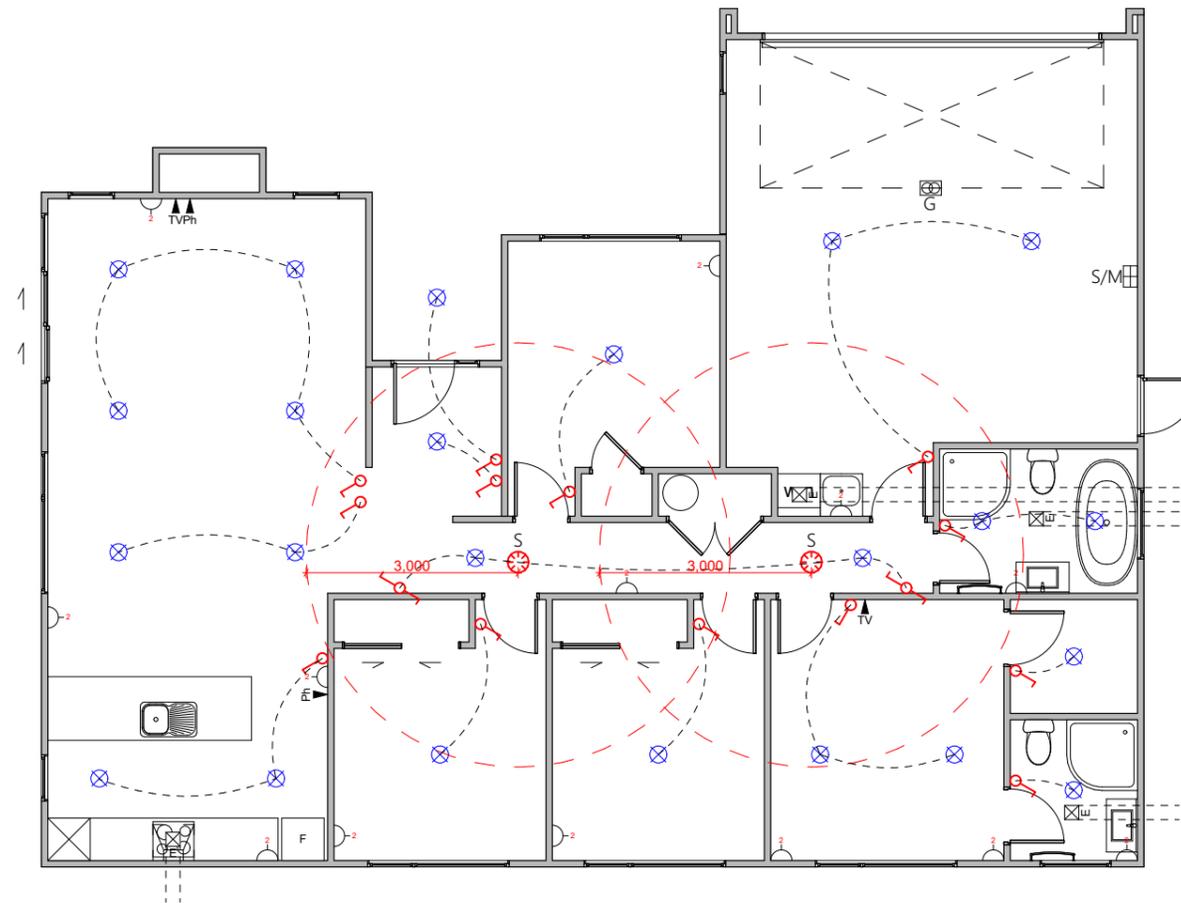
Lot: 5
 Floor Plan
 Floor Area: 156m²
 Cladding 1: Horizontal Stria
 Cladding 2: Vertical Cedar
 Roofing: Corrugate



TEARA *Estate*

Lot: 5
Elevations



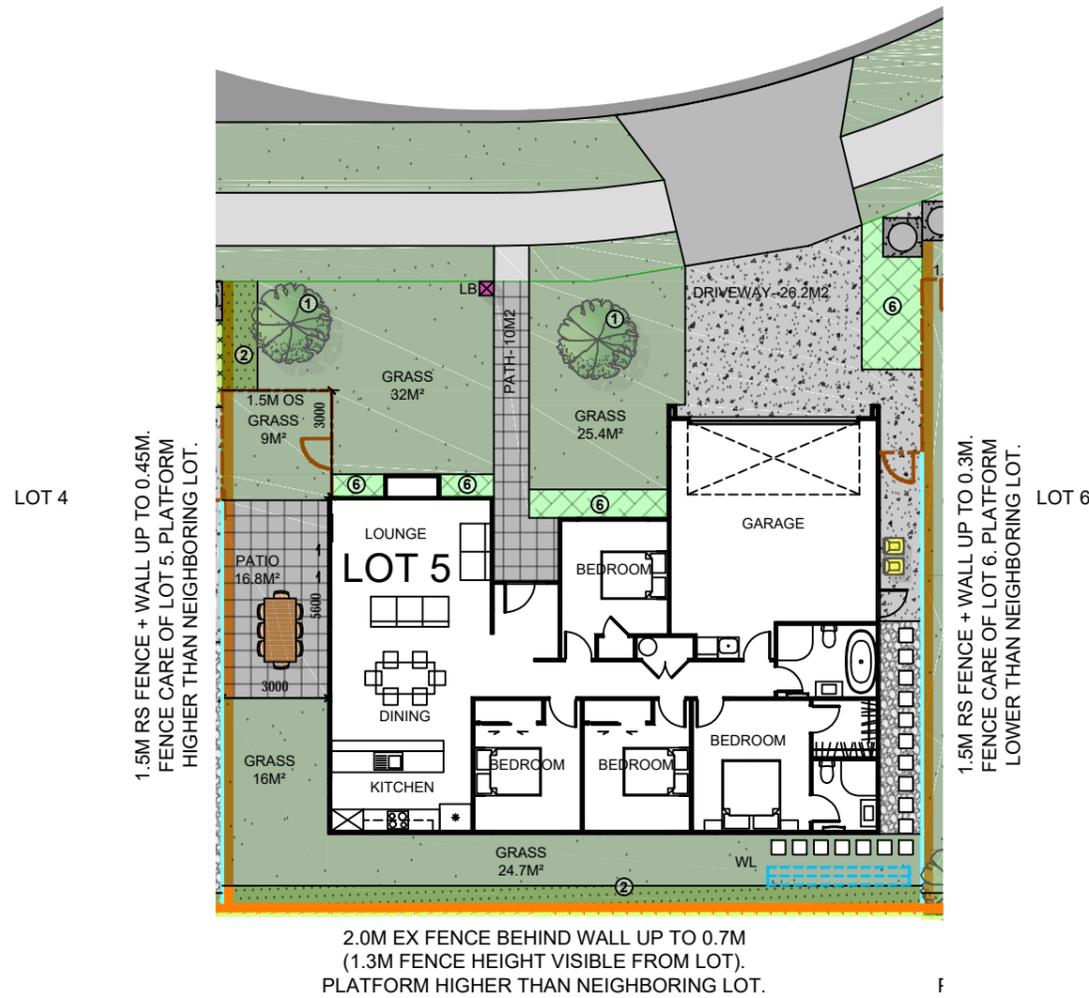
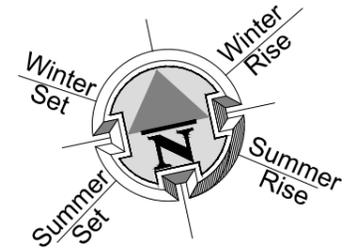


Electrical Legend

-  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
-  Television outlet

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Lot: 5 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.
	LB LETTERBOX
	WL WASHING LINE
	XM EX 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 FENCE.
	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.	
PRINT IN COLOUR	
SCALE 1:200 @ A3	
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TYPE 1 PLANT SELECTION OPTIONS (OR SIMILAR):						TYPE 2 PLANT SELECTION OPTIONS (OR SIMILAR):				
KEY	DESCRIPTION	FRUIT TREE	KOWHAI	TITOKI	HOHERIA	KEY	DESCRIPTION	COROKIA	GRISELINIA	PITTOSPORUM
	PLANT ATTRIBUTES: - FEATURE TREE						PLANT ATTRIBUTES: - EVERGREEN - HEDGING SELECTION			
	PLANT ATTRIBUTES: - EVERGREEN - NATIVES - 1M MAX HEIGHT									



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EXTERIOR		
	Product	Colour/Finish
Roof	Colorsteel Corrugated	Ironsand
Fascia/Barge Boards	Colorsteel	Titania
Spouting	Colorsteel	Ironsand
Downpipes	Colorsteel	Ironsand
Soffits/Eaves	Painted	Wattyl Enclose Half FN#58171
Cladding 1	Stria Horizontal Cladding – painted	Wattyl Tehenga #57346
Cladding 2	Cedar Vertical Cladding – stained	Wattyl Forestwood Colour: Rustic Oak
Concrete Letterbox	Painted	Wattyl Tehenga
Garage Door	Dominator Milano smooth	Colour: Ironsand
Garage Door Reveal	Painted	Wattyl Graduate Half #58178
Aluminium Joinery (with clear glass)	Powdercoated	Colour: Matt Titania
Front Door	Vertical Groove	Colour: Matt Titania
Front Door Handle	Residential Lever Hardware	Powdercoat finish matched to door