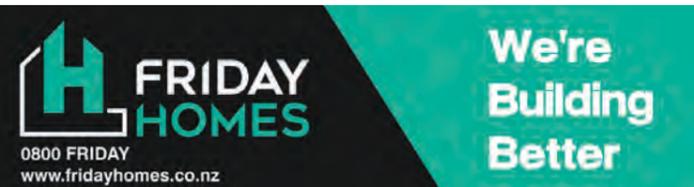


TEARA
Estate

Lot: 7
246 Wise Street
Wainuiomata
Stage 1



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



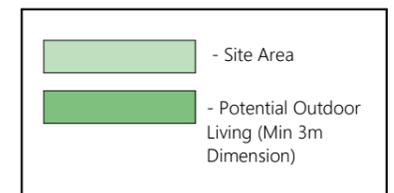
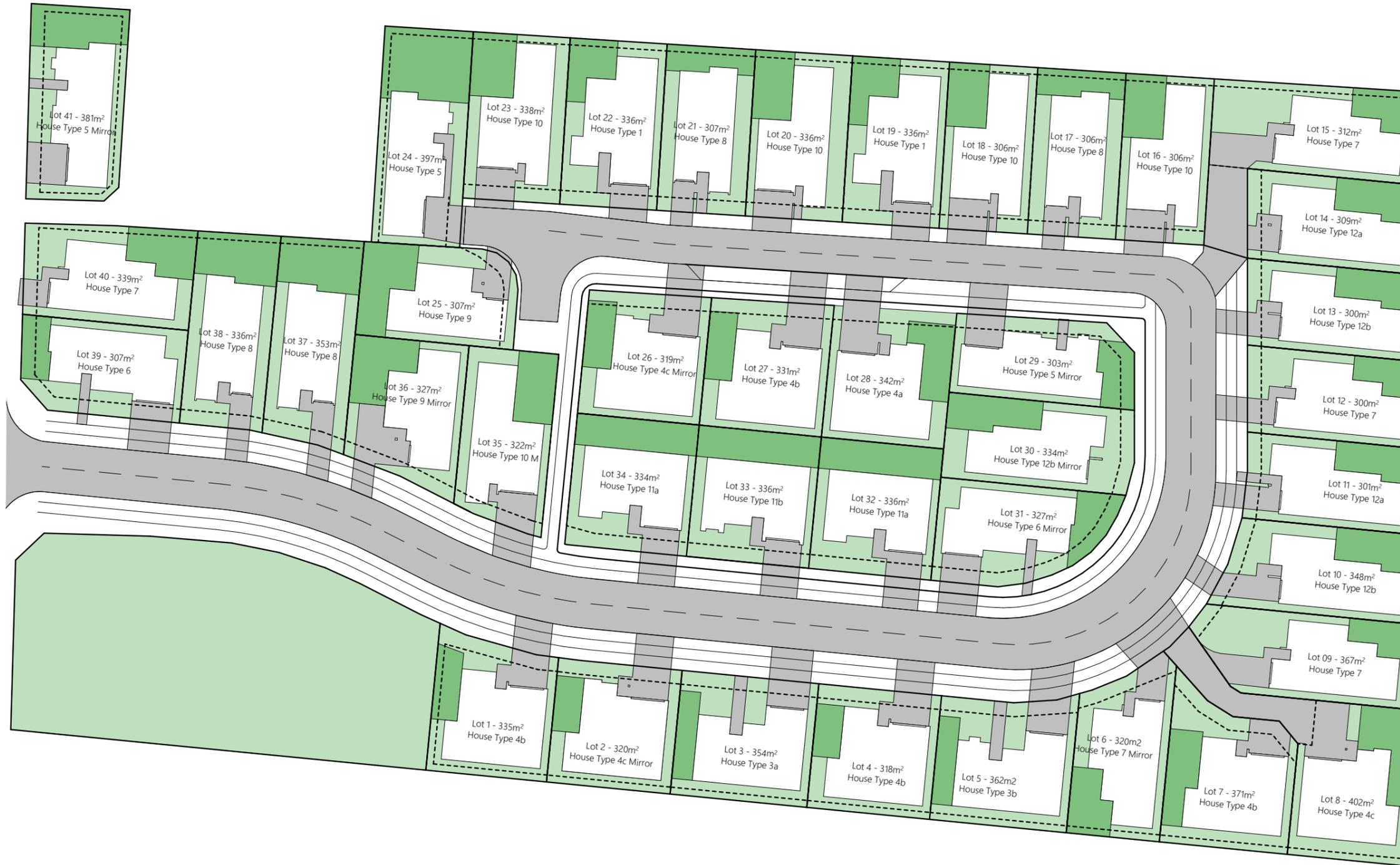
TEARA *Estate*

Lot: 7
Interior Render



TEARA Estate

Lot: 7
 Site Map
 Site Area: 371m²



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



TEARA Estate

Lot: 7

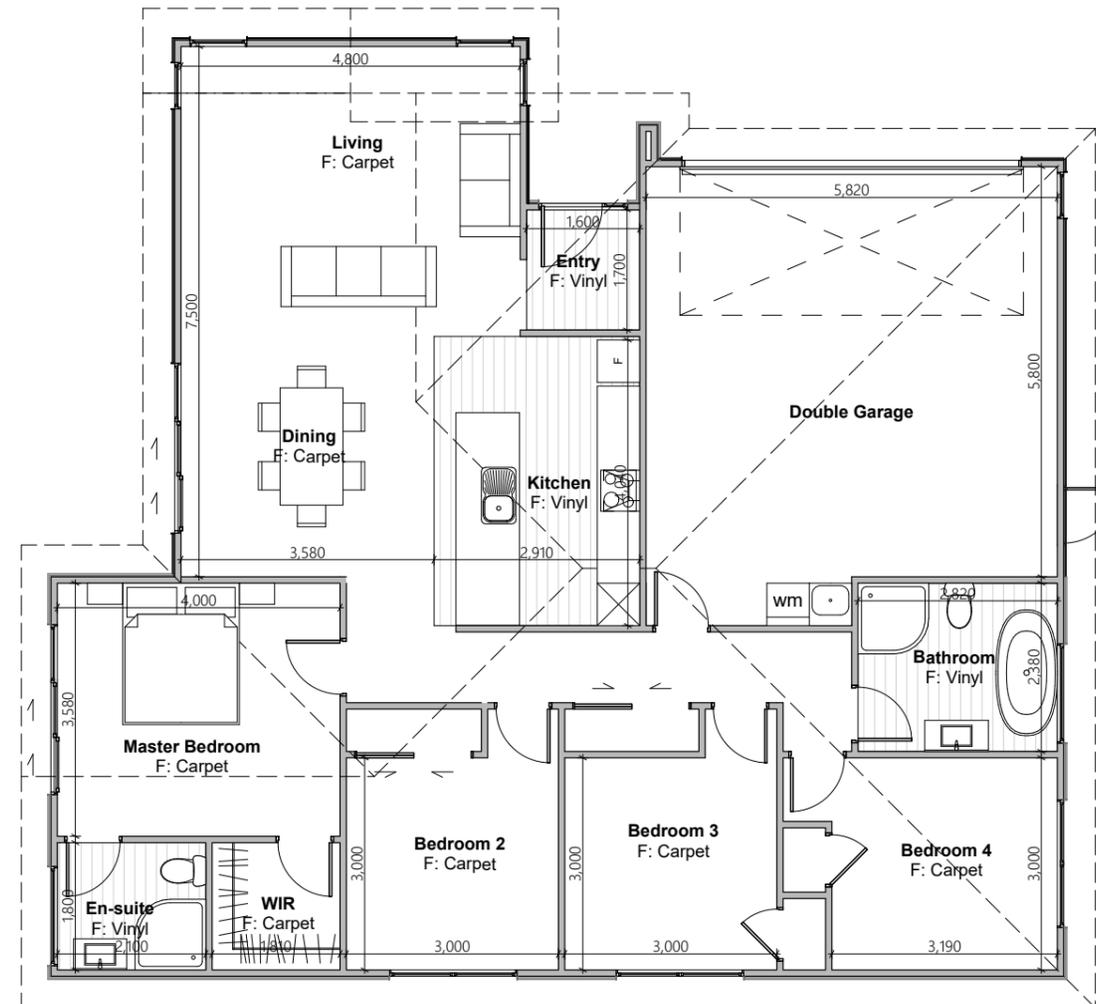
Floor Plan

Floor Area: 162m²

Cladding 1: Horizontal Stria

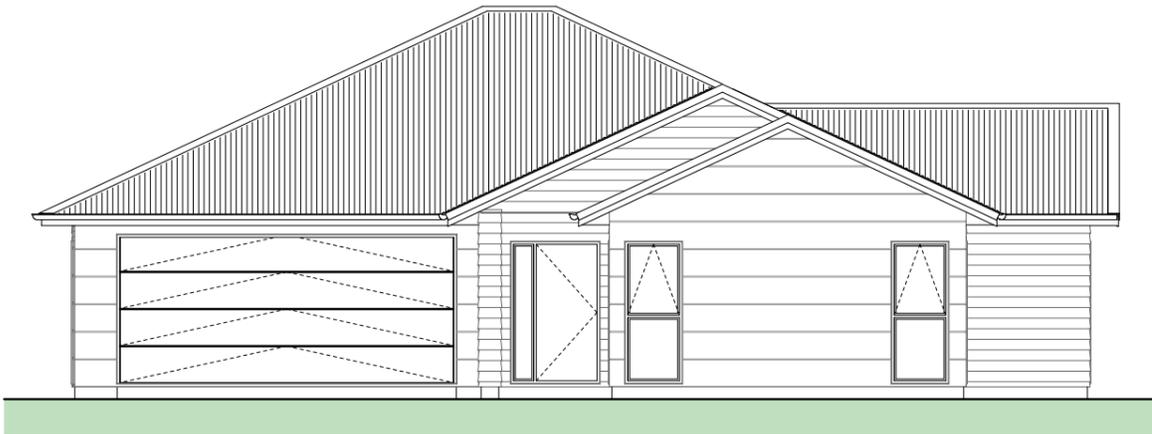
Cladding 2: Linear Weatherboard

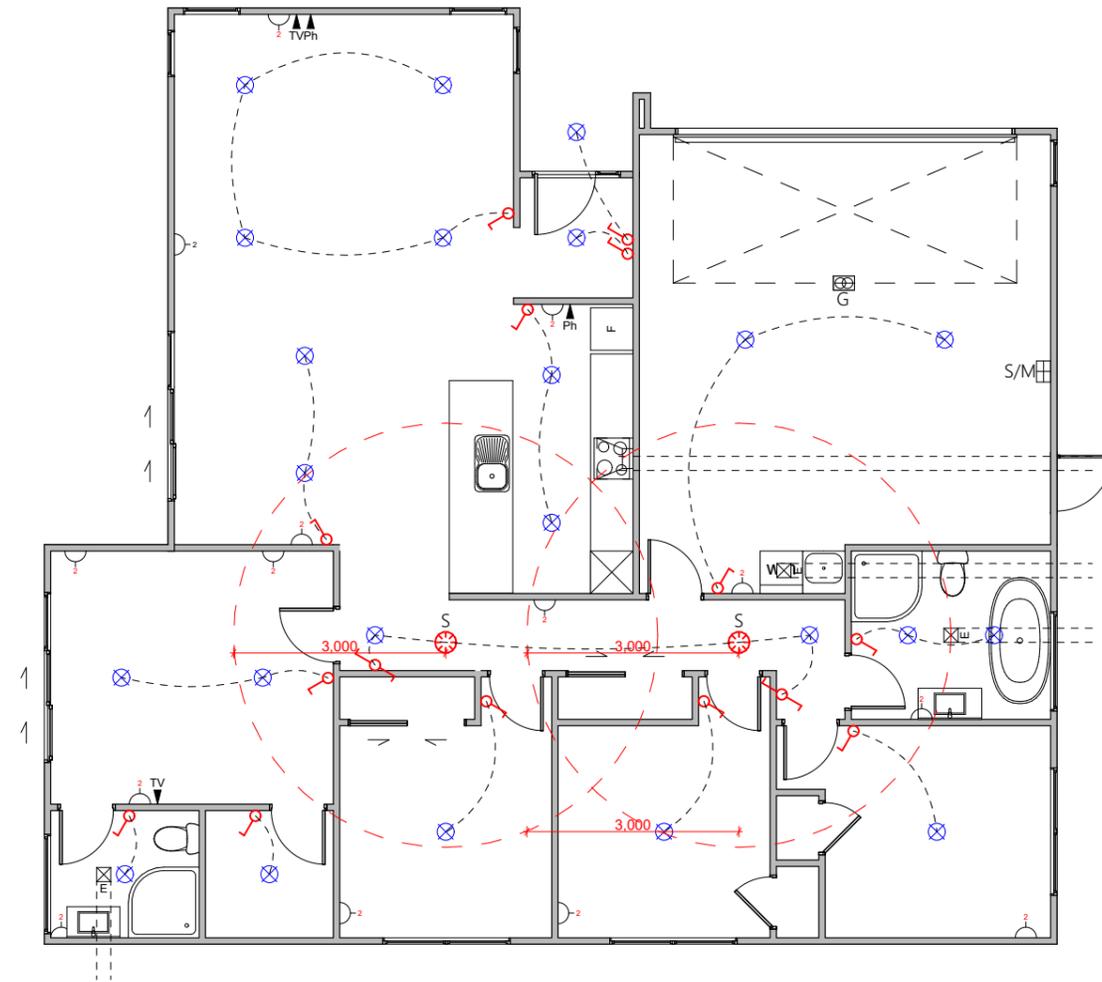
Roofing: Corrugate



TEARA *Estate*

Lot: 7
Elevations



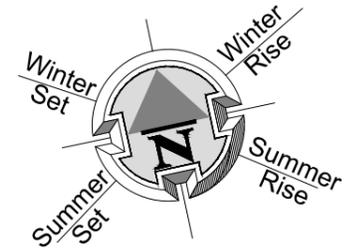
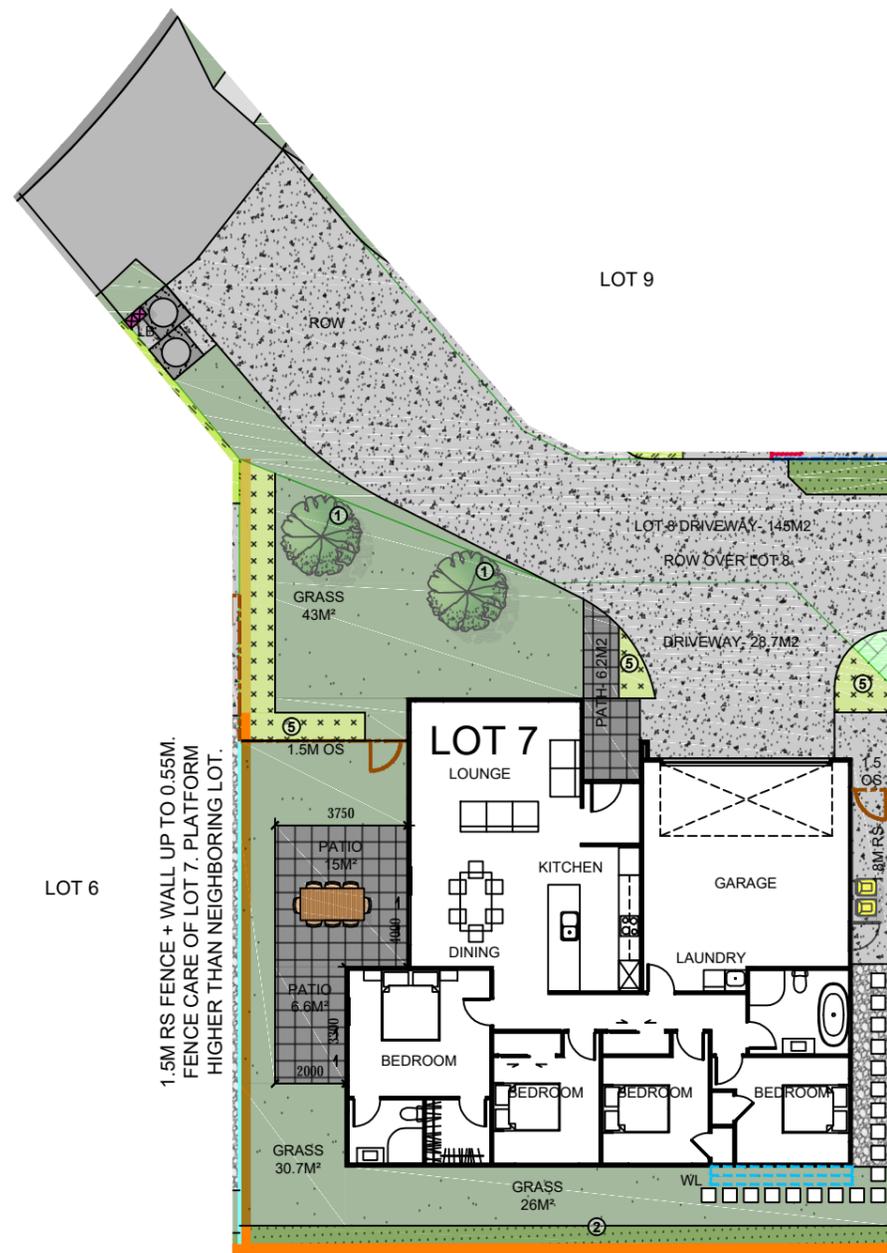


Electrical Legend

-  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

TEARA Estate

Lot: 7 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 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.	
PRINT IN COLOUR	
SCALE 1:200 @ A3	
COPYRIGHT © HOUSE OF ORANGE DESIGN LTD	

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	PITOSPORIUM
	PLANT ATTRIBUTES: - EVERGREEN - HEDGING SELECTION			

TYPE 5 PLANT SELECTION OPTIONS (OR SIMILAR):

KEY	DESCRIPTION	BLECHNUM NOV	AEODASMA SIMILIS OIOI	ANEMANTHE LESSONIANA 'WIND GRASS'	ARTHROPODIUM CIRRATUM 'RENGA RENGA'	ASTELIA NERVOSA WESTLAND	PERIBE	PIMELEA PROSTRATA	HEPACONEMA 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.



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



EXTERIOR		
	Product	Colour/Finish
Roof	Colorsteel Corrugated	Grey Friars
Fascia/Barge Boards	Colorsteel	Grey Friars
Spouting	Colorsteel	Grey Friars
Downpipes	Colorsteel	Grey Friars
Soffits/Eaves	Painted	Wattyl Enclose Half FN#58171
Cladding 1	Linea Weatherboard – painted	Wattyl Wet Cement #58235
Cladding 2	Stria Horizontal Cladding – painted	Wattyl Winter Dreaming #62733
Concrete Letterbox	Painted	Wattyl Winter Dreaming
Garage Door	Dominator Valero Smooth	Colour: Grey Friars
Garage Door Reveal	Painted	Wattyl Wet Cement
Aluminium Joinery (with clear glass)	Powdercoated	Colour: Appliance White
Front Door	Horizontal Groove	Colour: Appliance White
Front Door Handle	Residential Lever Hardware	Powdercoat finish matched to door