



Arakura Plains

Lot 1
221-239 Wise Street,
Wainuiomata Lower
Hutt New Zealand
Stage 1



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Arakura Plains

Lot 1
Interior Render



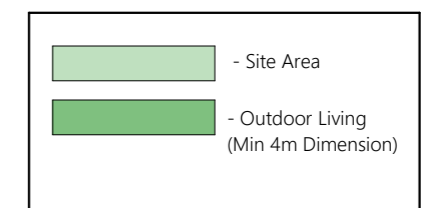
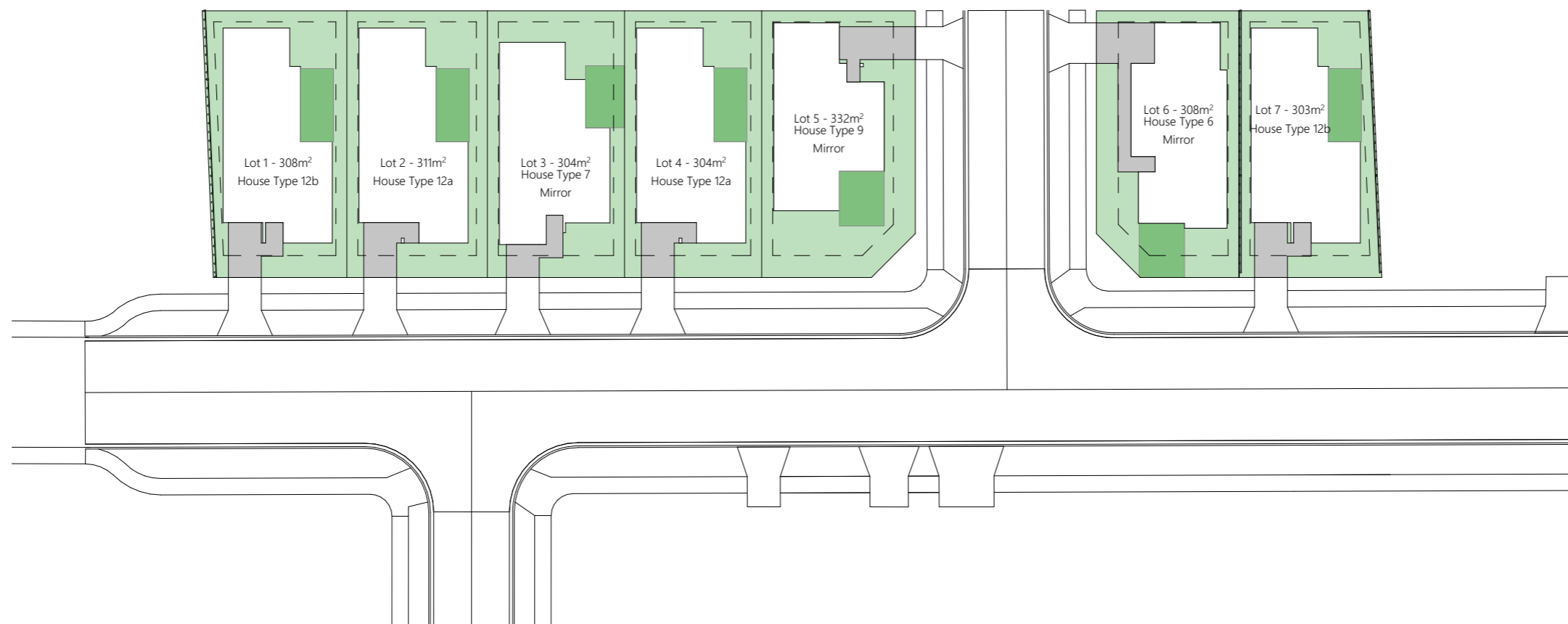
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Lot 1
Site Map
Site Area: 308m²



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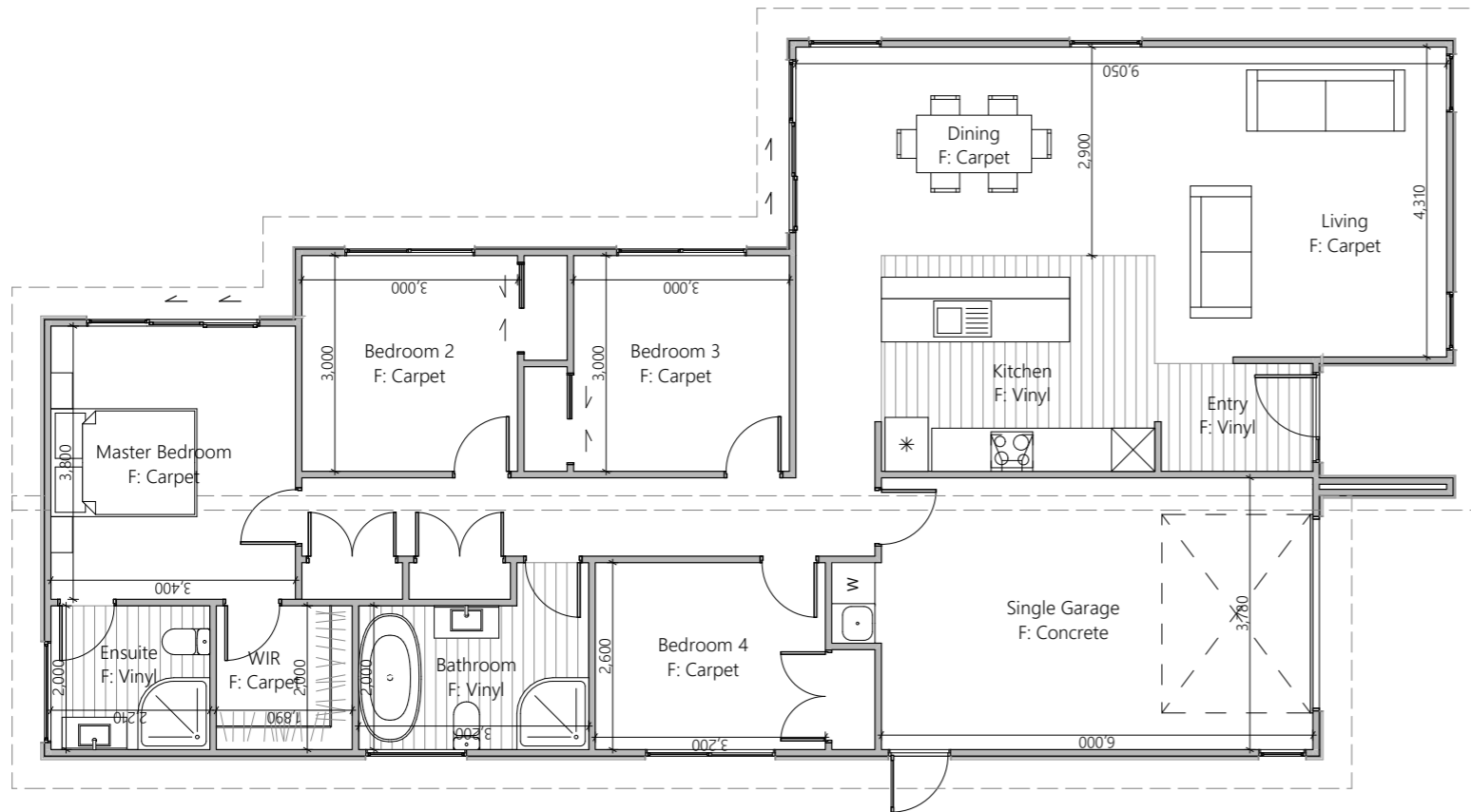




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Lot 1 Floor Plan

Floor Area: 151m²
Cladding 1: Horizontal Stria
Cladding 2: Linear Weatherboard
Roofing: Corrugate



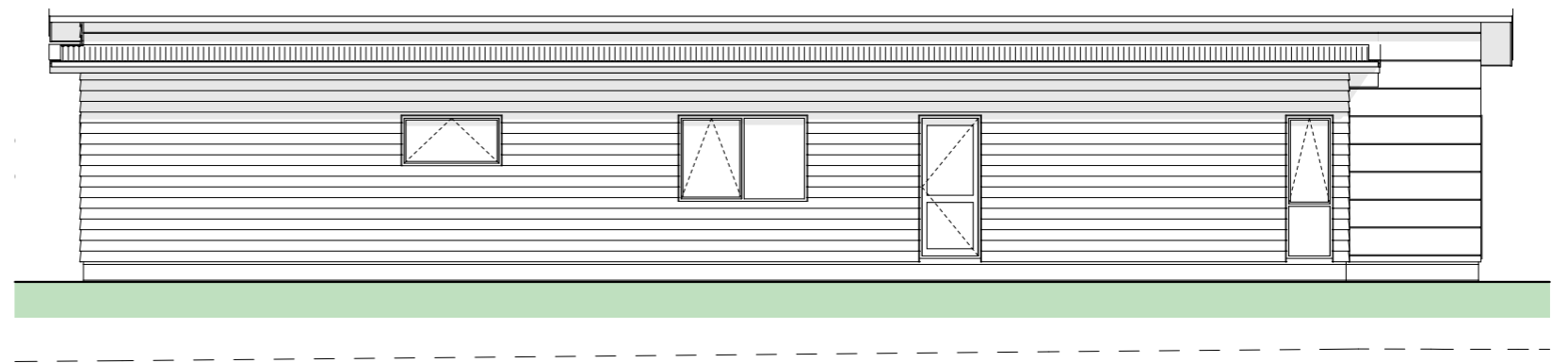
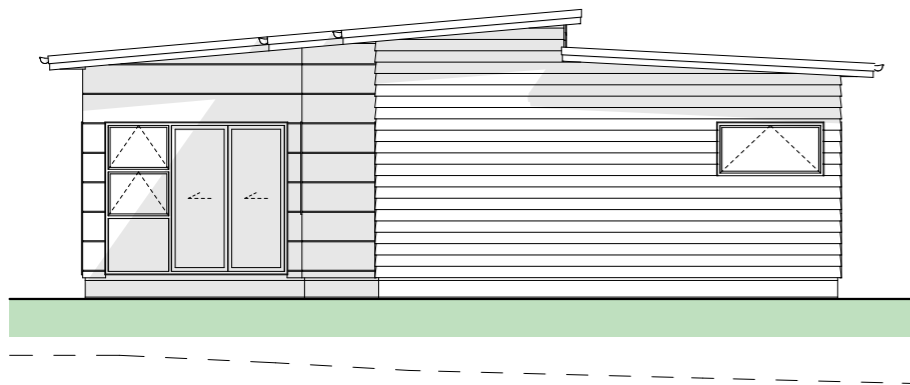
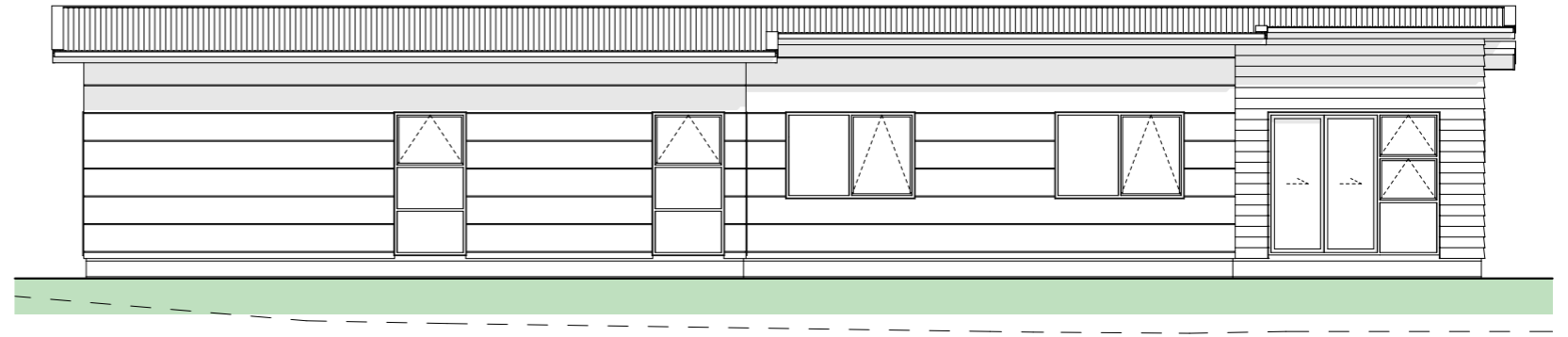
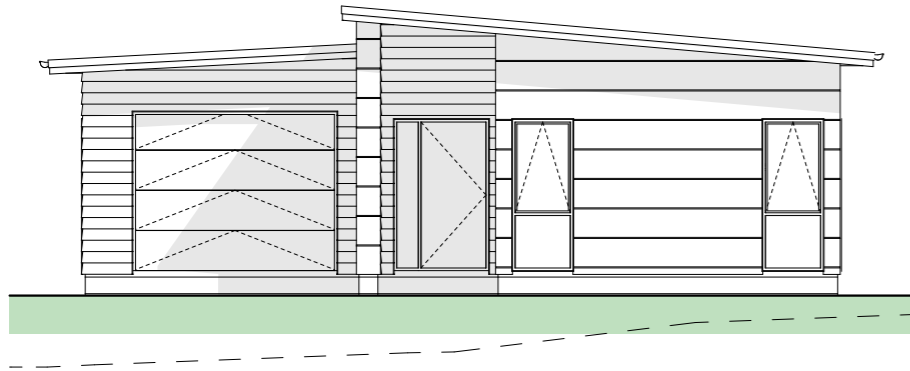
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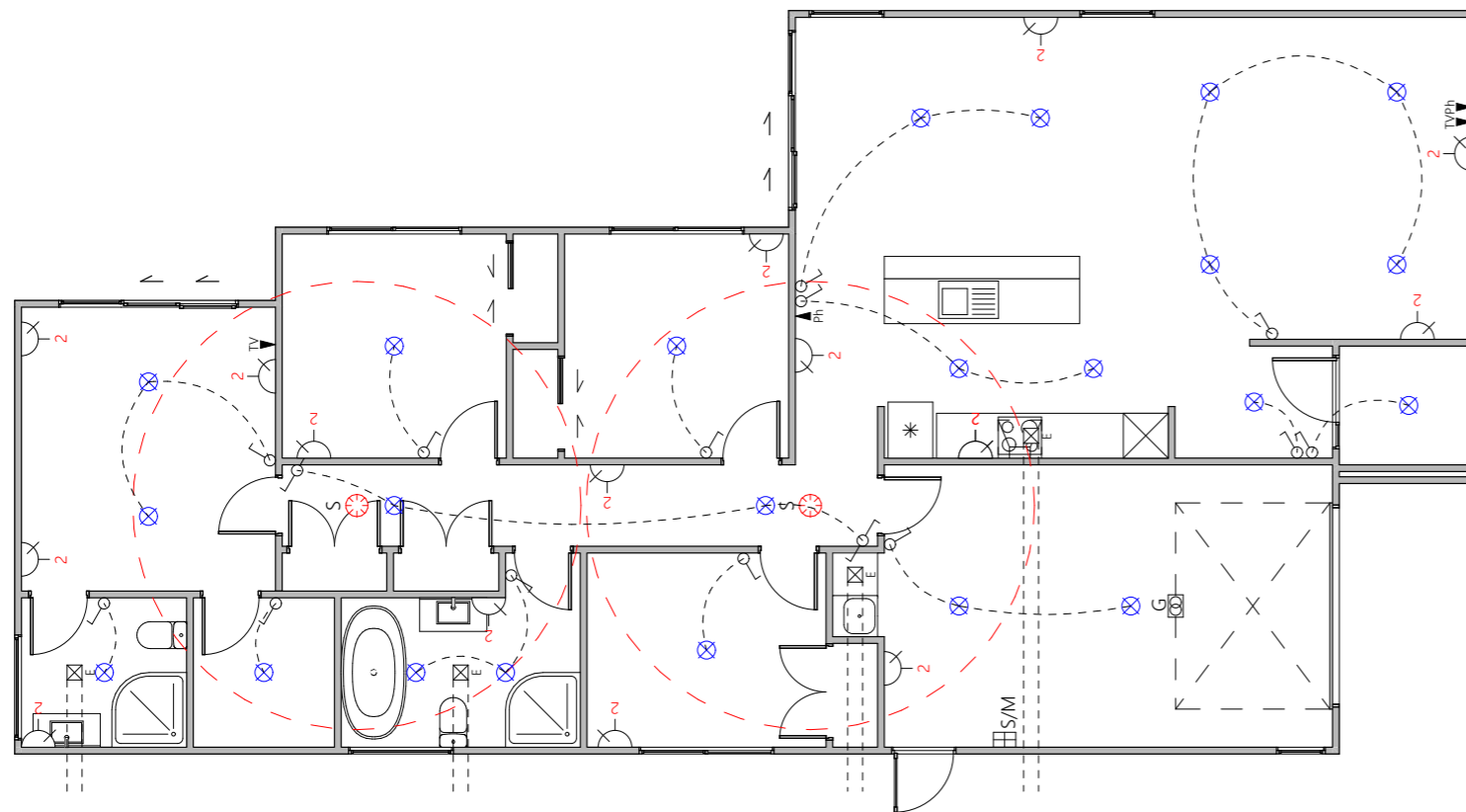
Lot 1
Elevations





















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Lot 1 Electrical Plan



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



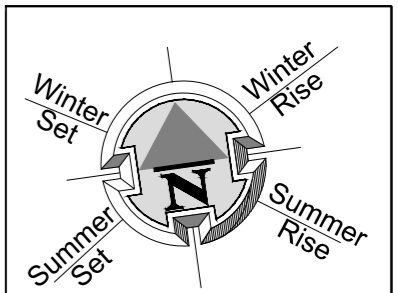
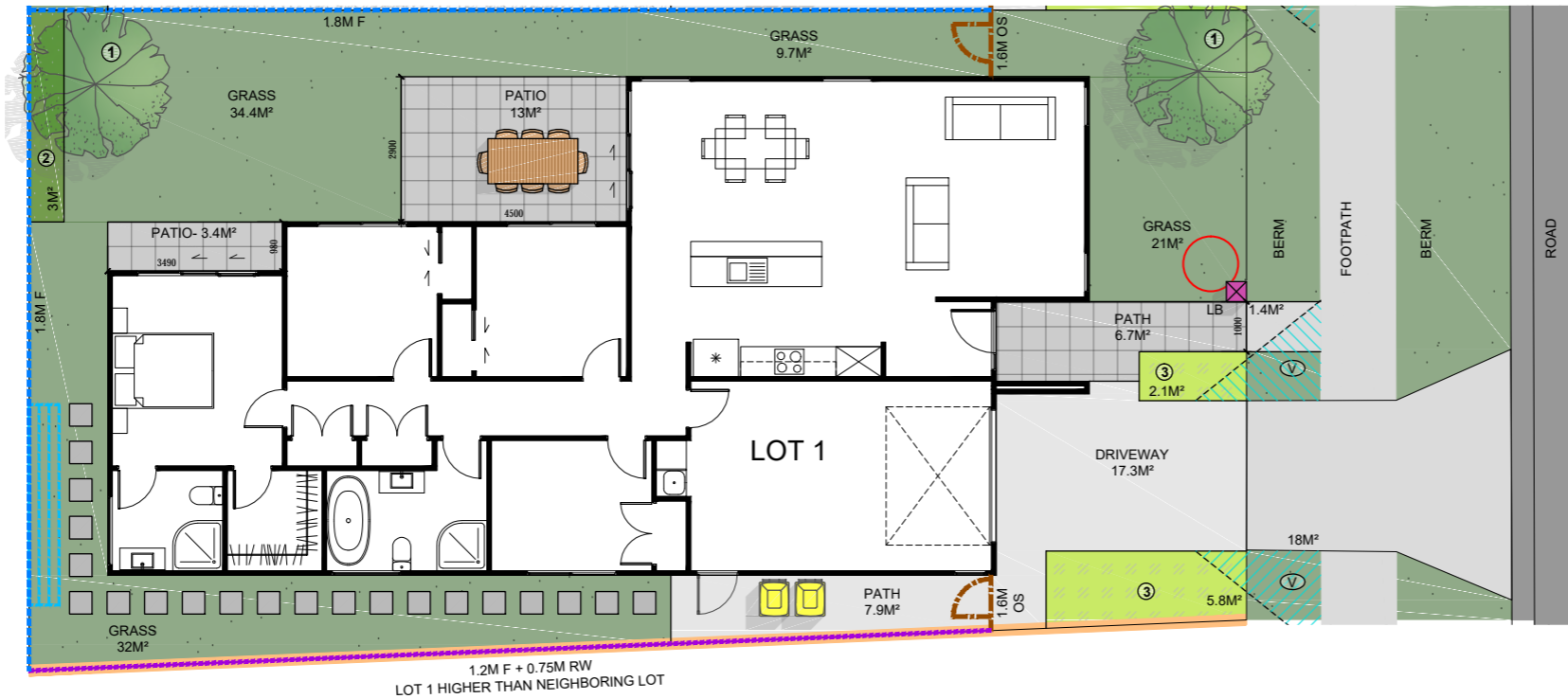
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Lot 1 Landscape Plan



LEGEND

	GRASS
	CONCRETE. BRUSH FINISH.
	FOOTPATH.
	ROAD.
	STREET LIGHTING.
	STONES (PERMEABLE).
	PAVERS (INDICATIVE)
	CONTRASTING FINISH CONCRETE. EG. EXPOSED AGGREGATE FINISH OR COLOURED FINISH OR DECORATIVE SAWCUTS
	TYPE 1 FEATURE TREE. REFER PLANTING PALLET.
	TYPE 2 HEDGE. REFER PLANTING PALLET.
	TYPE 3 LOW PLANTING (1M MAXIMUM HEIGHT). REFER PLANTING PALLET.
	1.8M HIGH ROUGH SAWN CLOSED BOARDED TIMBER FENCE.
	1.6M HIGH OPEN SLAT TIMBER FENCE.
	1.6M HIGH ROUGH SAWN CLOSED BOARDED TIMBER FENCE.
	1.2M HIGH ROUGH SAWN CLOSED BOARDED TIMBER FENCE.
	SERVICE AREA FOR BINS
	LETTERBOX. MAIL SLOT 0.9M - 1M FROM THE GROUND. TOP OF LETTERBOX NOT TO EXCEED 1M TO ENSURE NO OBSTRUCTIONS TO VISIBILITY FROM DRIVEWAYS.
	WASHING LINE
	2X2.5M TRIANGULAR HATCHED AREA TO BE KEPT CLEAR OF OBSTRUCTIONS TO VISIBILITY AS PER AS/NZS 2890.1 (PLANTING/ LETTERBOX ETC TO BE 1.0M HIGH MAX). 2M WIDTH TO BE MEASURED ALONG FOOTPATH.
	RETAINING WALL (INDICATIVE. REFER ENGINEER AND ARCHITECTURAL DOCUMENTATION FOR DETAILS.).
	LOW PRESSURE SEWER BOUNDARY KIT. REFER SURVEYORS DOCUMENTATION FOR DETAILS.

TYPE 1 FEATURE TREE SELECTION OPTIONS (OR SIMILAR):

KEY	DESCRIPTION	APPLE (GENUS TO SUIT AVAILABILITY)	ALECTRYON EXCELSUS - TITOKI	HOHERIA LYALLI (LACEBARK)	KOWHAI - SOPHORA MICROPHYLLA OR TETRAPTERA	PEAR (GENUS TO SUIT AVAILABILITY)	PLAGIANTHUS REGIUS - RIBBONWOOD
	WIDTH X HEIGHT - 10 YEAR WIDTH X HEIGHT NOTED - 2 OF PER LOT	4X5M	6X7M	3X8M	3X8M	4X5M	3X5M

TYPE 2 HEDGE PLANT OPTIONS (OR SIMILAR):

KEY	DESCRIPTION	COROKIA - BRONZE KING OR FROSTED CHOCOLATE OR SIMILAR	COROKIA - GEENTY'S GREEN OR GEENTY'S GHOST OR SIMILAR	ESCALLONIA	GRISELINIA - BROADWAY MINT OR SIMILAR
	AVERAGE 10 YEAR WIDTH X HEIGHT - EVERGREEN - SELECT ONE PLANT TYPE PER GARDEN FOR A CONTINUOUS HEDGE - PLANT AT 0.6-1M SPACINGS TO SUIT SELECTION.	2X2M	2X2M	2X3M	2X3M

TYPE 3 NATIVE PLANT SELECTION OPTIONS PLANTED 0.4M OR MORE FROM FOOTPATHS (OR SIMILAR):

KEY	DESCRIPTION	ANEMANTHELE LESSONIANA 'WIND GRASS'	APODASMA SIMILIS 'OIO'	ARTHROPODIUM - RENGHA RENGHA LILY	ASPLENIUM OBLONGIFOLIUM OR BLECHNUM NOVAE-ZELANDIAE OR SIMILAR	ASTELIA - RED DEVIL OR - NERVOSA WESTLAND	CAREX - BUCHANANII - TESTACEA OR SIMILAR	HEBE - CONTRACTOR TO SELECT GENUS FOR 1M MAX MATURE HEIGHT	LIBERTIA (NZ IRIS) - IXIODES - PEREGRINANS OR SIMILAR	MYOSOTIDIUM HORTENSIA CHATHAM ISLAND FORGET ME NOT	PHORMIUM - GREEN DWARF OR PEPE OR SIMILAR DWARF FLAX	PITTIOSPORUM - GOLF BALL OR - MIDGET
	WIDTH X HEIGHT PLANT ATTRIBUTES: - EVERGREEN - NZ NATIVES - 1M MAX HEIGHT	0.75X1M	1X1M	0.5X0.5M	0.8X1M	1X1M	0.6X0.5M	1M MAX HEIGHT	SPREAD + 0.4M	0.5X0.5M	0.75X0.75M	1X1M

- CONTRACTOR TO SELECT 1-4 PLANT SELECTIONS PER GARDEN AS APPROPRIATE. CONTRACTOR TO ENSURE THE PLANT SELECTION FOR EACH LOT VARIES FROM ITS IMMEDIATE NEIGHBOR.
- OWNERS TO MAINTAIN PLANTS TO ENSURE THAT THEY DO NOT OVER HANG AND BECOME A TRIP HAZARD ON PATHS.
- ALLOW FOR 2-4 TYPE 3 PLANTS PER M2 TO SUIT PLANT SELECTION. MIX OF SHRUBS/ GROUND COVERS TO SUIT LOCATION.

TYPE 3 NATIVE GROUND COVER/ SPREADING SELECTION OPTIONS PLANTED WITH 0.4M OF FOOTPATHS (OR SIMILAR):

KEY	DESCRIPTION	ACAENA PURPUREA - PURPLE BIDI BIDI	COPROSMA - POOR KNIGHTS OR PROSTRATA OR KIRKII OR SIMILAR	MUEHLENBECKIA AXILLARIS	PIMELEA PROSTRATA - NZ DAPHNE	PRATIA ANGULATA - PANAKENAKE
	HEIGHT PLANT ATTRIBUTES: - NZ NATIVES - GROUND COVER (SPREADING) - EVERGREEN	0.2M	0.5M	0.2M	0.1M	0.2M

CONTRACTOR TO INSTALL LOW GROUND COVER PLANTS WITHIN 0.4M OF ALL FOOTPATH AND PATHS.



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Lot 1
Colour Selection

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	Stria Horizontal cladding – painted	Wattyl Tasman Blue #62845
Cladding 2	Linea weatherboard - painted	Wattyl Moon Dust Double YG-24-4-31
Concrete Letterbox	Painted	Wattyl Tasman Blue
Garage Door	Dominator Valero Smooth	Colour: Windsor Grey
Garage Door Reveal	Painted	Wattyl Dolphin Grey GY-47-3-45
Aluminium Joinery (with clear glass)	Powdercoated	Colour: Silver Pearl
Front Door	Vertical Groove	Colour: Scoria
Front Door Handle	Residential Lever Hardware	Powdercoat finish matched to door