

TEARA  
*Estate*

Lot: 40  
246 Wise Street  
Wainuiomata  
Stage 1



Wayne Barton  
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021 744 116





# TEARA *Estate*

Lot: 40  
Interior Render





# TEARA Estate

Lot: 40  
 Site Map  
 Site Area: 340m<sup>2</sup>



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




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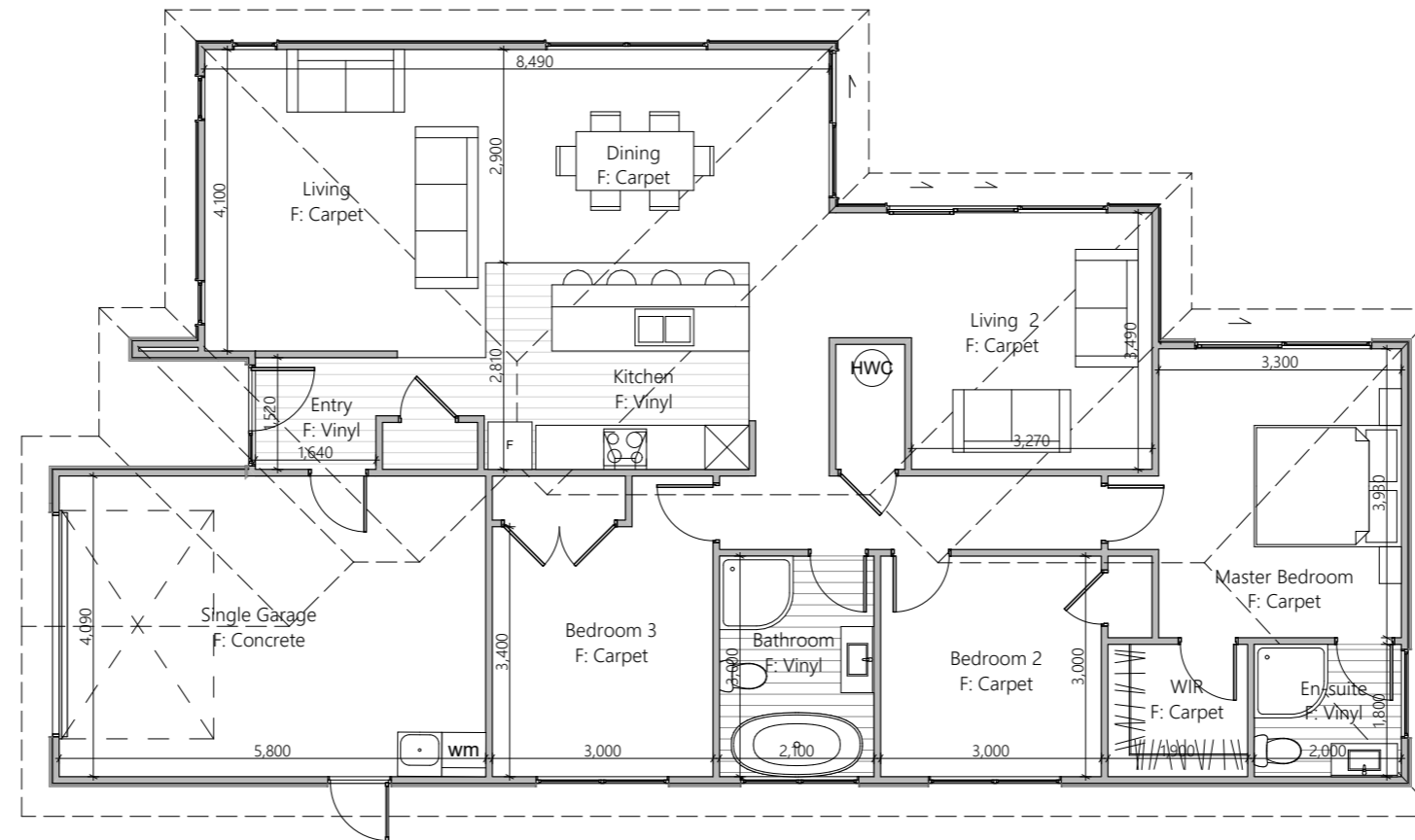
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**Professionals**  
 Redcoats Limited Licensed REAA 2008

# TEARA Estate

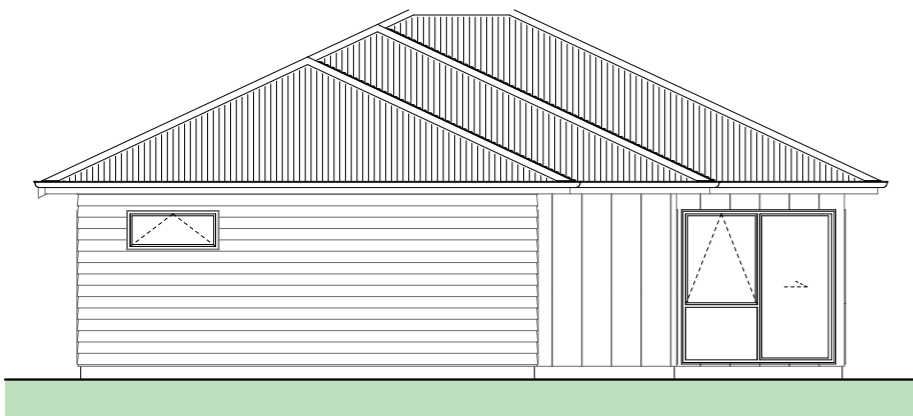
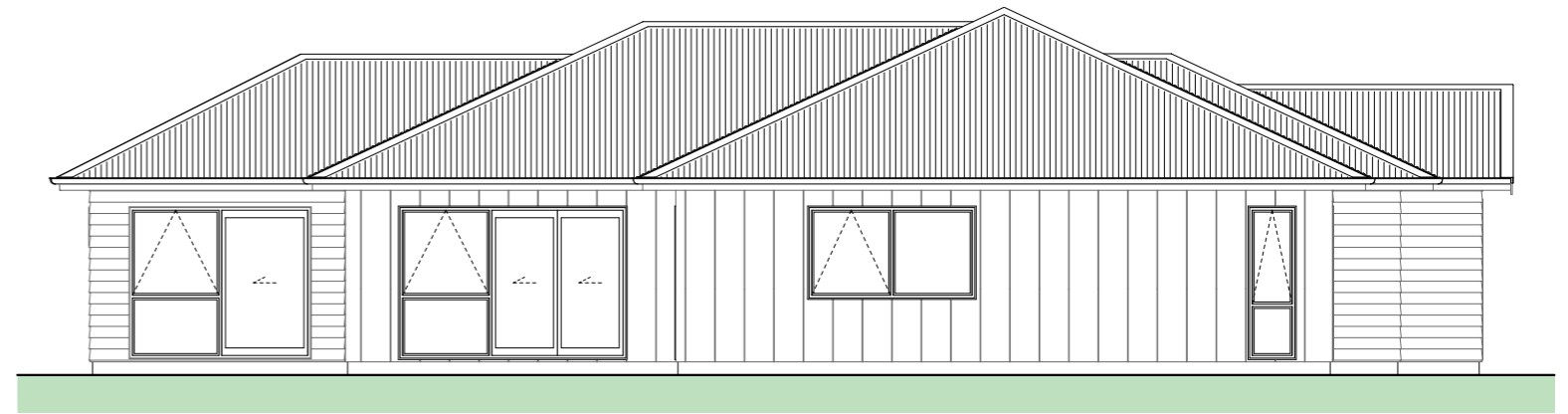
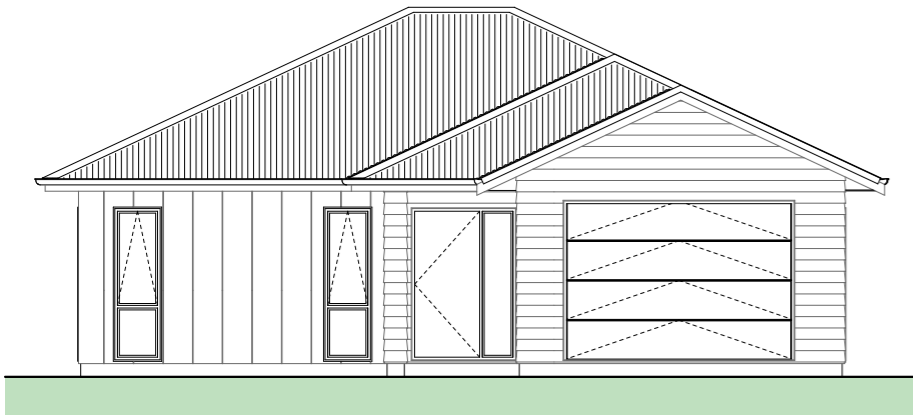
Lot: 40  
Floor Plan

Floor Area: 148m<sup>2</sup>  
Cladding 1: Linear Weatherboard  
Cladding 2: Vertical Stria  
Roofing: Corrugate



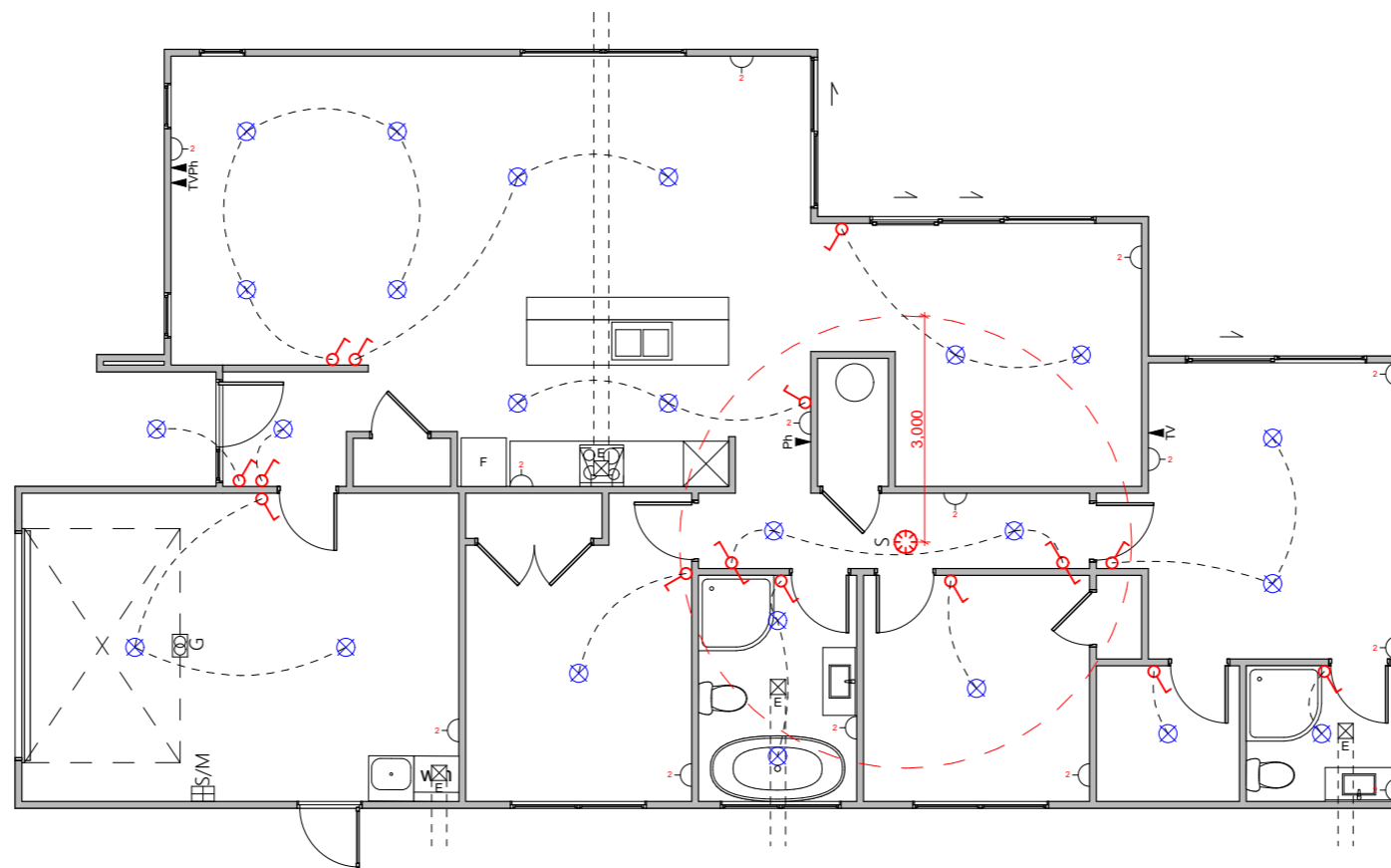
TEARA  
*Estate*

Lot: 40  
Elevations


















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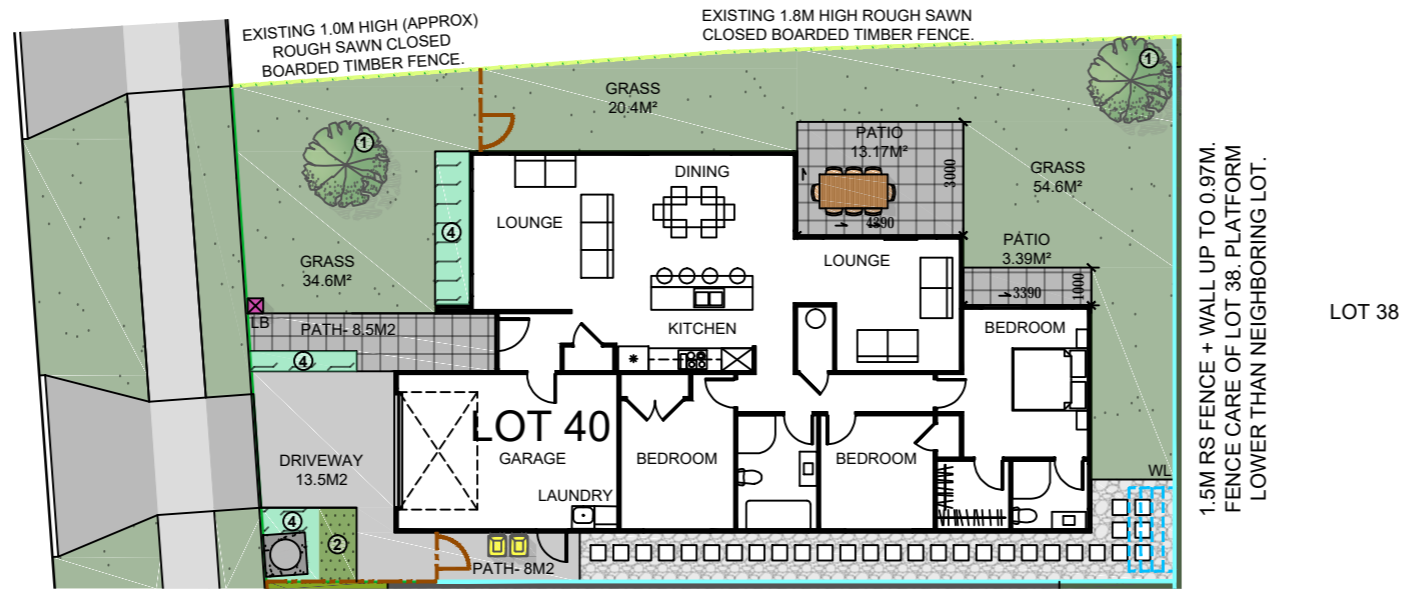
Electrical Legend

-  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

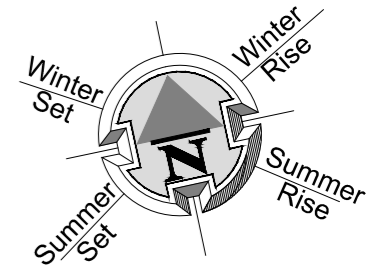
## Lot: 40 Landscape Plan



1.5M RS FENCE + WALL UP TO 0.55M.  
FENCE CARE OF LOT 39. PLATFORM  
LOWER THAN NEIGHBORING LOT.

LOT 39

LOT 38



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.
<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	
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REV: 1 DATE: 23/06/21 ISSUE: MARKETING	

### 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 4 PLANT SELECTION OPTIONS (OR SIMILAR):

KEY	DESCRIPTION	ACAENA PURPUREA	RELENIUM OBLONGIFOLIUM	COPROSMA KIRKII	COPROSMA RIGIDA	LIBERTIA	MYOSOTIDIUM HORTENSIA	PITTOSPORUM GOLF BALL	PIMELEA PROSTRATA
	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	Sandstone Grey
Fascia/Barge Boards	Colorsteel	Tui Tuft
Spouting	Colorsteel	Sandstone Grey
Downpipes	Colorsteel	Sandstone Grey
Soffits/Eaves	Painted	Wattyl Enclose Half FN#58171
Cladding 1	Linea Weatherboard – painted	Wattyl Enclose Half
Cladding 2	Stria Vertical Cladding – painted	Wattyl Enclose Half (same colour as Linea)
Concrete Letterbox	Painted	Wattyl Metamorphic Double GY-7-1-32
Garage Door	Dominator Valero Smooth	Colour: Sandstone Grey
Garage Door Reveal	Painted	Wattyl Enclose Half
Aluminium Joinery (with clear glass)	Powdercoated	Colour: Sandstone Grey
Front Door	Vertical Groove	Colour: Slate Blue
Front Door Handle	Residential Lever Hardware	Powdercoat finish matched to door