

TEARA
Estate

Lot: 31
246 Wise Street
Wainuiomata
Stage 1



Wayne Barton
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021 744 116



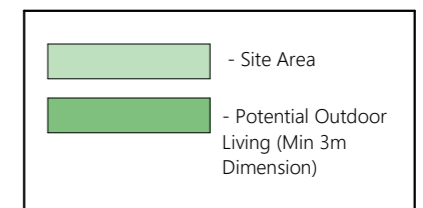
TEARA *Estate*

Lot: 31
Interior Render



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 Site Map
 Site Area: 326m²



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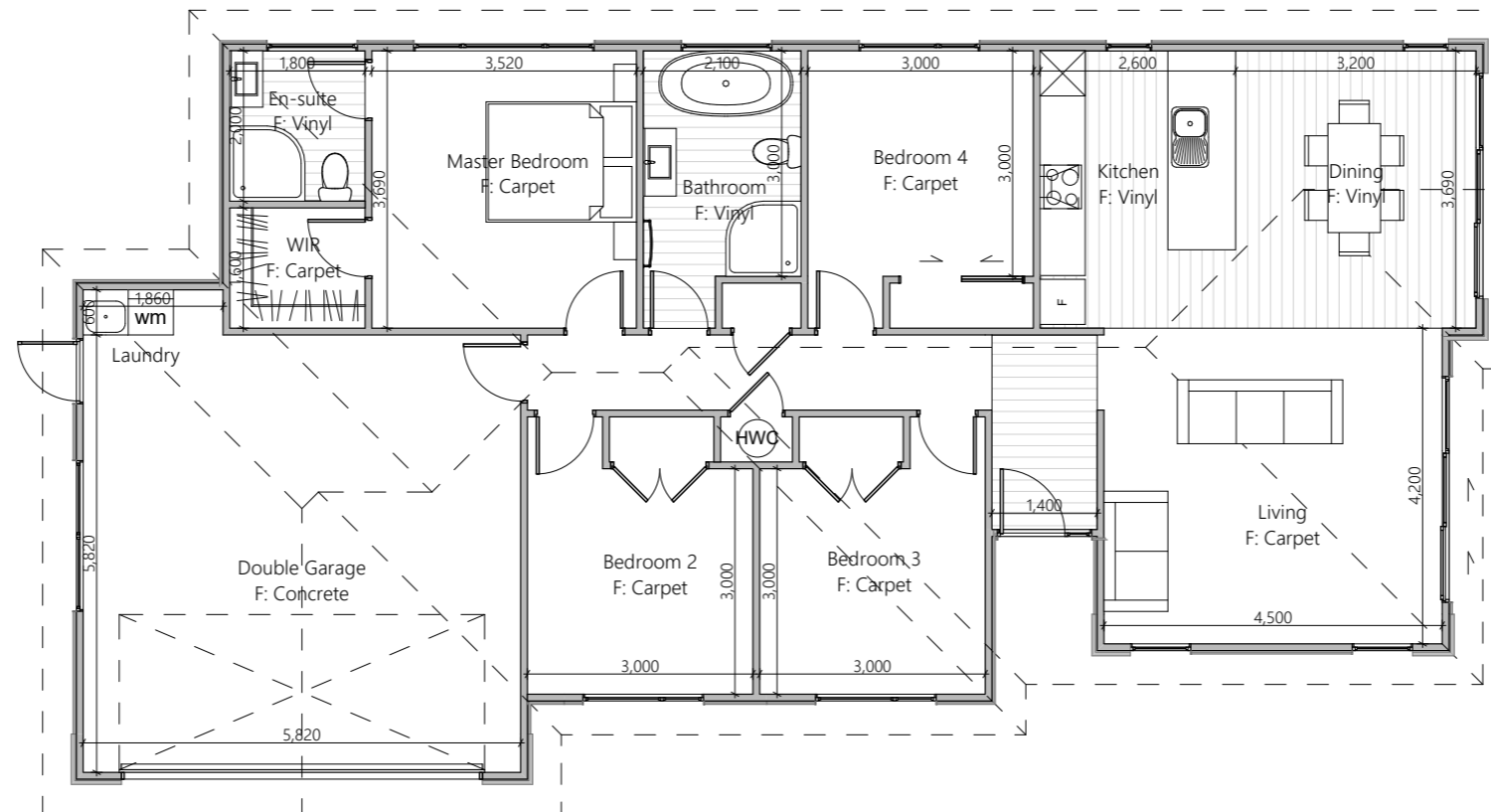
Floor Plan

Floor Area: 155m²

Cladding 1: Linear Weatherboard

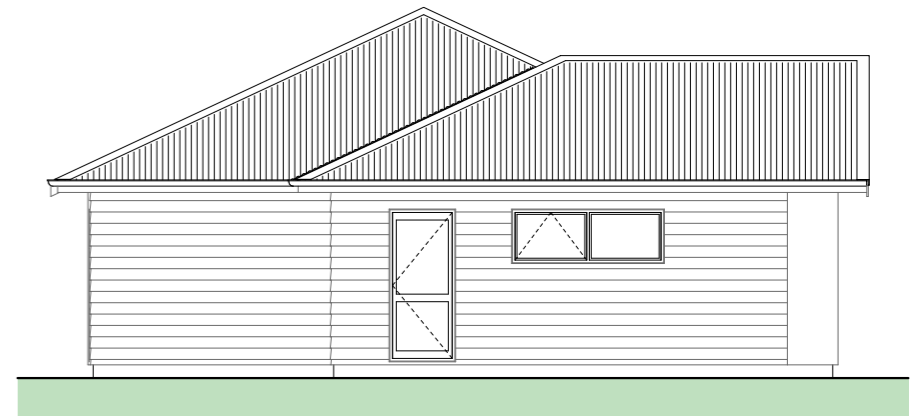
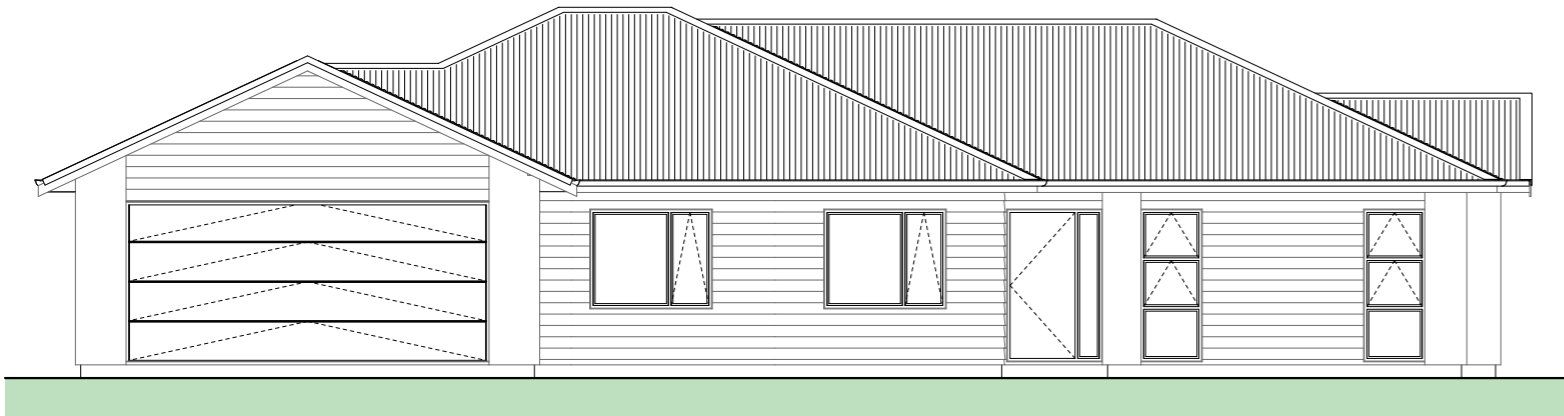
Cladding 2: Schist

Roofing: Corrugate



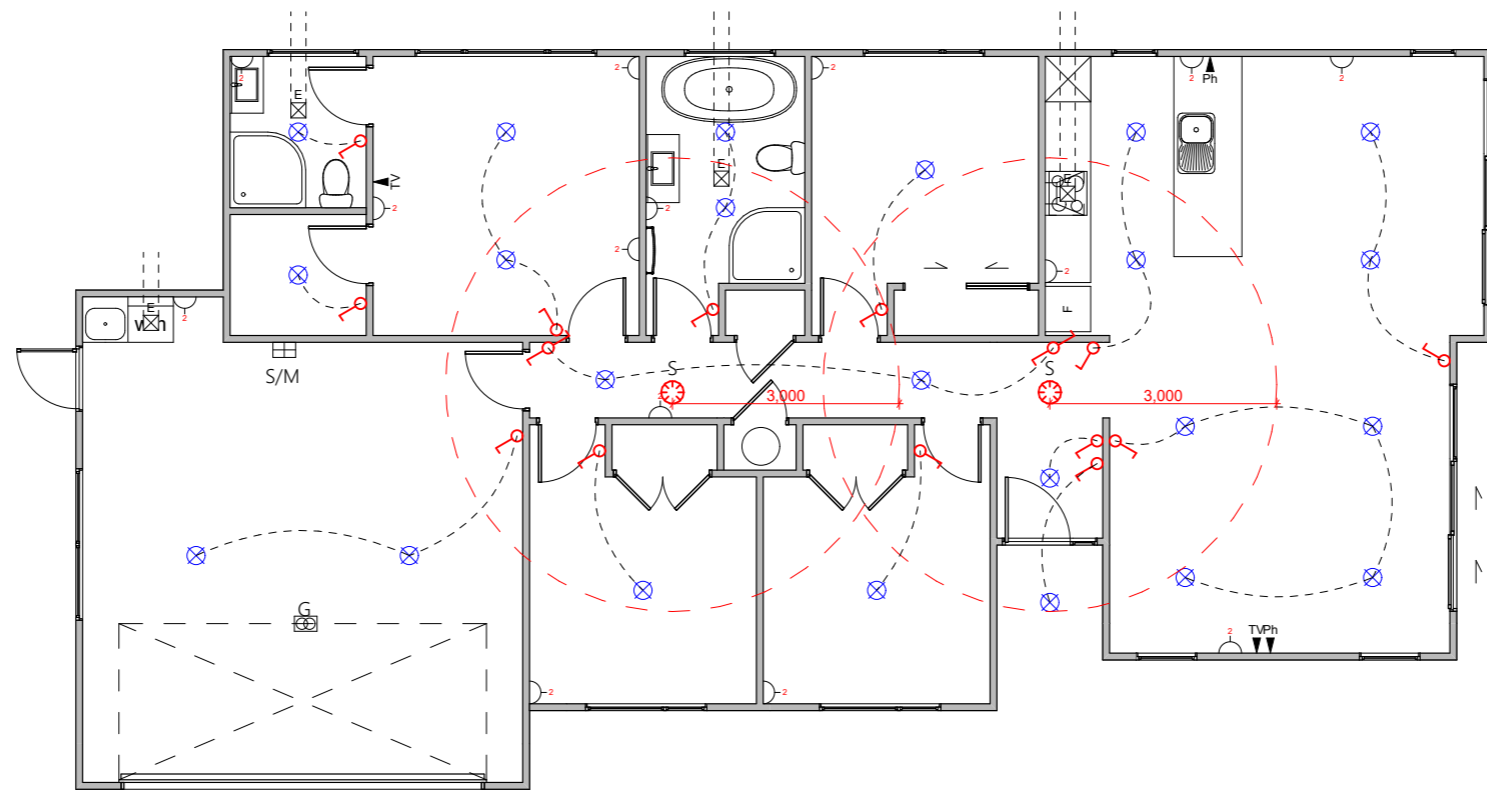
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Lot: 31
Elevations


















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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

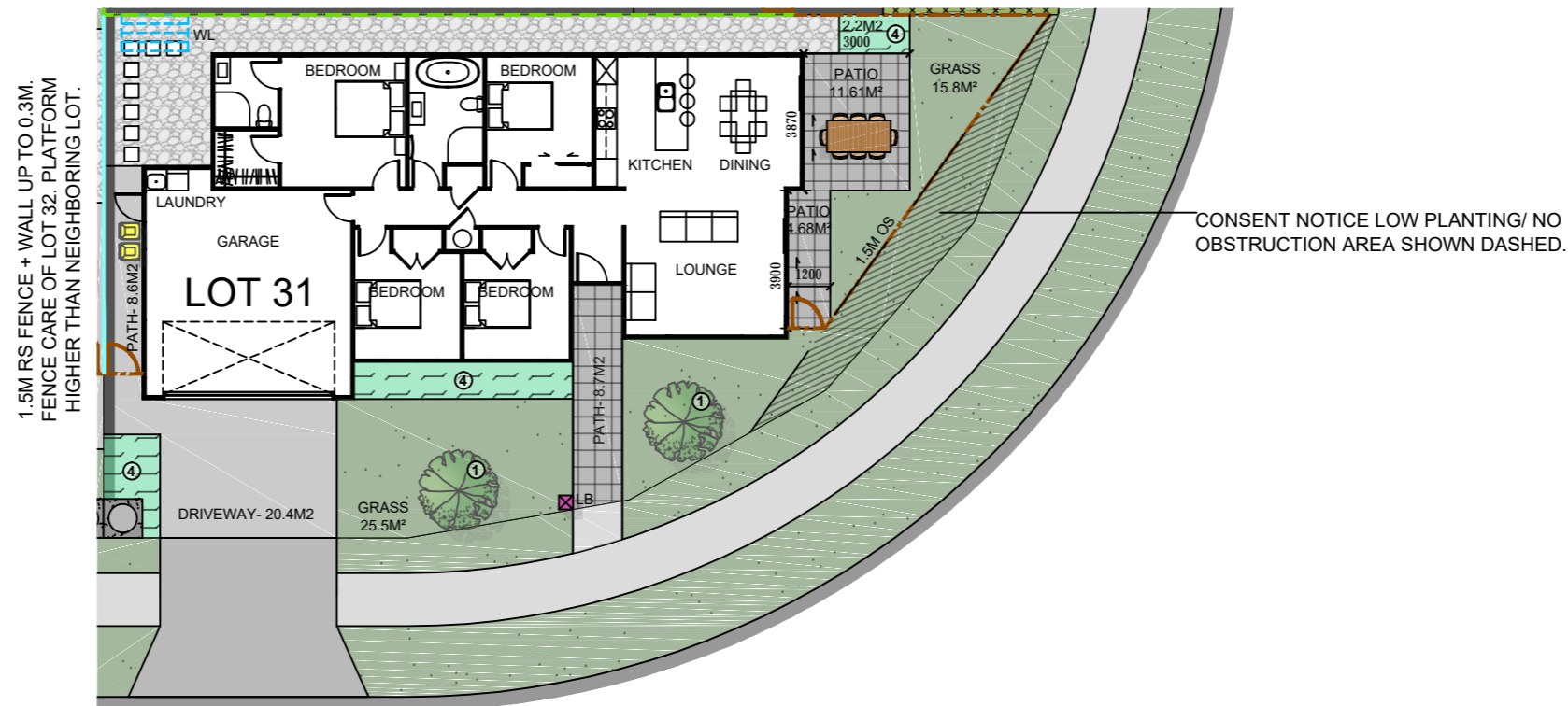
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Lot: 31 Landscape Plan

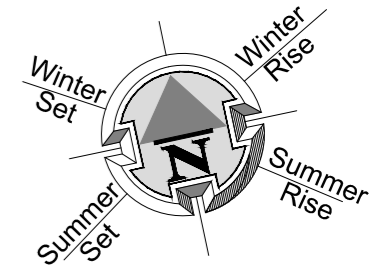
LOT 32

LOT 30

1.2M FENCE + WALL UP TO 1.17M.
FENCE CARE OF LOT 30. PLATFORM
LOWER THAN NEIGHBORING LOT.



CONSENT NOTICE LOW PLANTING/ NO
OBSTRUCTION AREA SHOWN DASHED.



TYPE 1 PLANT SELECTION OPTIONS (OR SIMILAR):

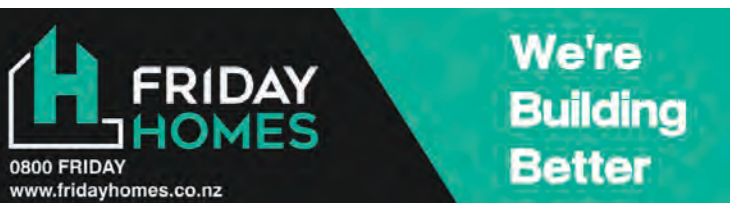
KEY	DESCRIPTION	FRUIT TREE	KOWHAI	TITOKI	HOHERIA	RIBBONWOOD
	PLANT ATTRIBUTES: - FEATURE TREE					

TYPE 4 PLANT SELECTION OPTIONS (OR SIMILAR):

KEY	DESCRIPTION	ACAENA PURPUREA	REALENIUM 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.

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 HIGH ROUGH SAWN CLOSED BOARDED TIMBER FENCE.
	1.8M HIGH OPEN SLAT SCREEN.
	1.5M HIGH OPEN SLAT FENCE.
	1.5M HIGH ROUGH SAWN CLOSED BOARDED TIMBER FENCE.
	1.2M HIGH OPEN SLAT FENCE.
	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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Colour Selection

EXTERIOR		
	Product	Colour/Finish
Roof	Colorsteel Corrugated	Flaxpod
Fascia/Barge Boards	Colorsteel	Flaxpod
Spouting	Colorsteel	Flaxpod
Downpipes	Colorsteel	Flaxpod
Soffits/Eaves	Painted	Wattyl Enclose Half FN#58171
Cladding 1	Linea Weatherboard - painted	Wattyl Moon Dust Double YG-24-4-31
Cladding 2	Classic Stone	Colonial Schist Central Brown
Concrete Letterbox	Painted	Wattyl Moon Dust Double
Garage Door	Dominator Valero Smooth	Colour: Flaxpod
Garage Door Reveal	Painted	Wattyl Mood Dust Half YG-32-3-50
Aluminium Joinery (with clear glass)	Powdercoated	Colour: Matt Flaxpod
Front Door	Vertical Groove	Colour: Matt Flaxpod
Front Door Handle	Residential Lever Hardware	Powdercoat finish matched to door