

TEARA
Estate

Lot: 10
246 Wise Street
Wainuiomata
Stage 1



Wayne Barton
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021 744 116



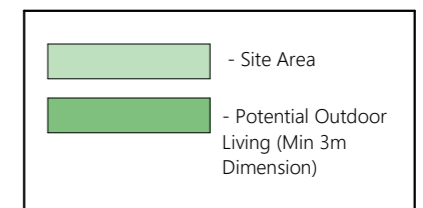
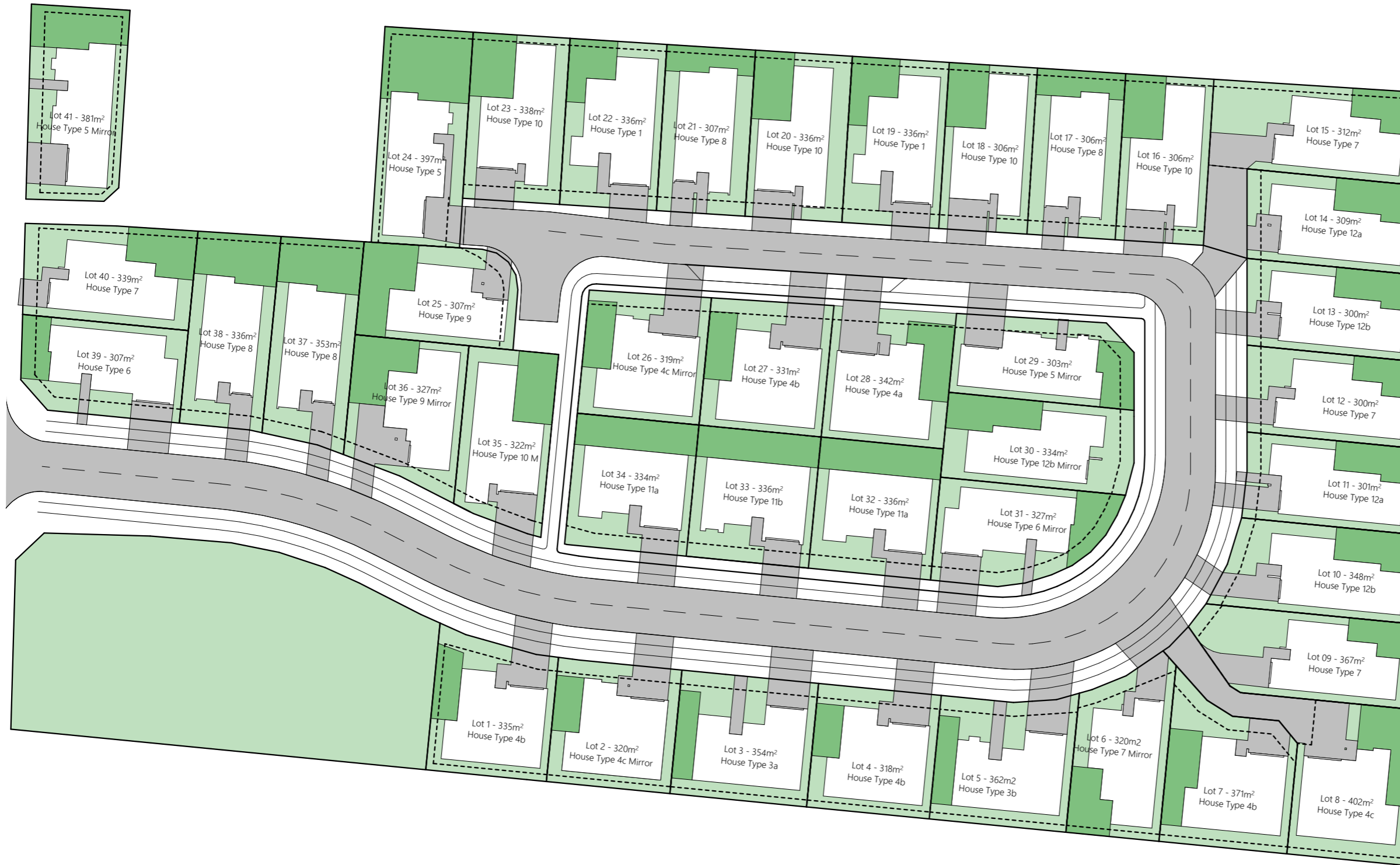
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Lot: 10
Interior Render



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Site Map
Site Area: 348m²



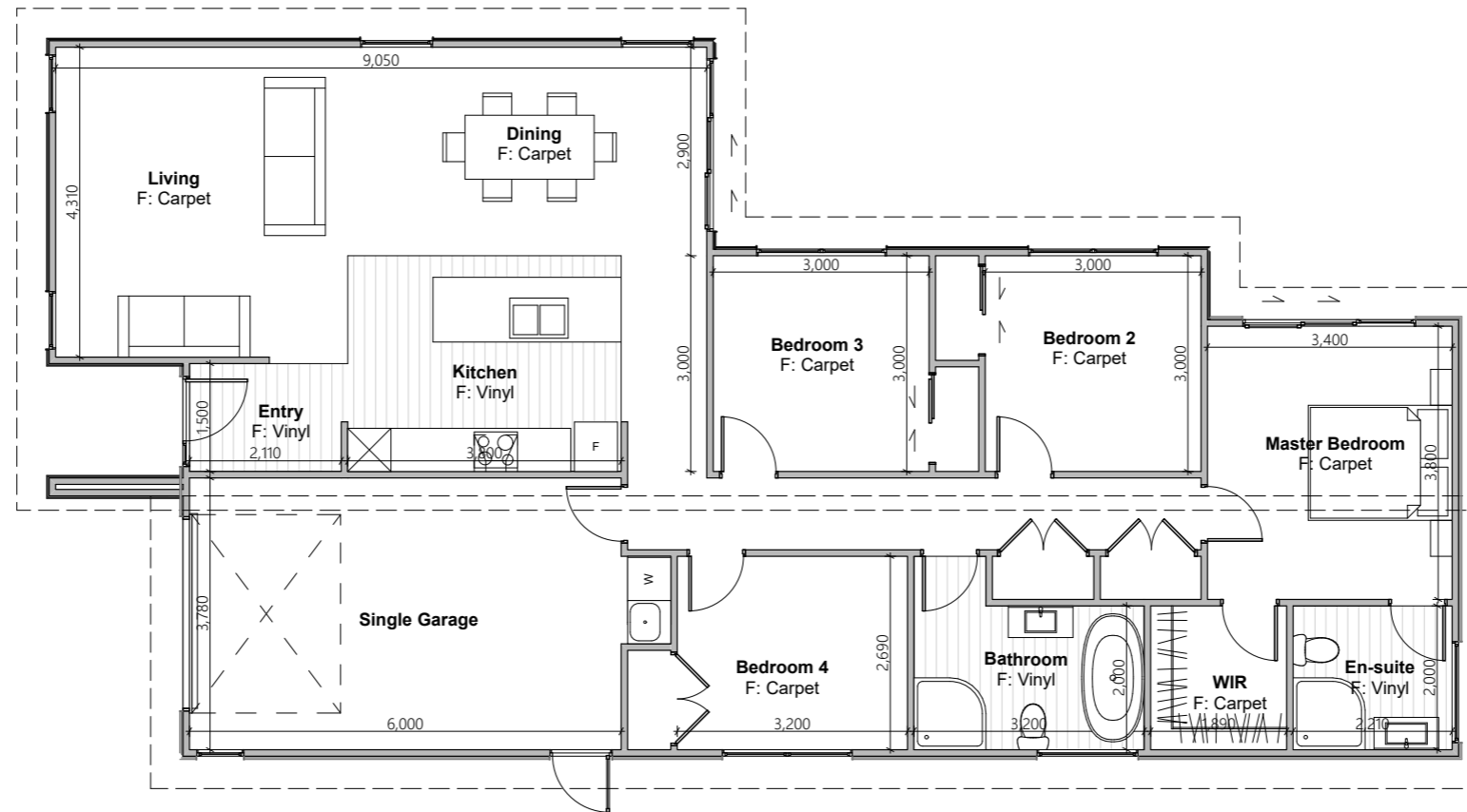
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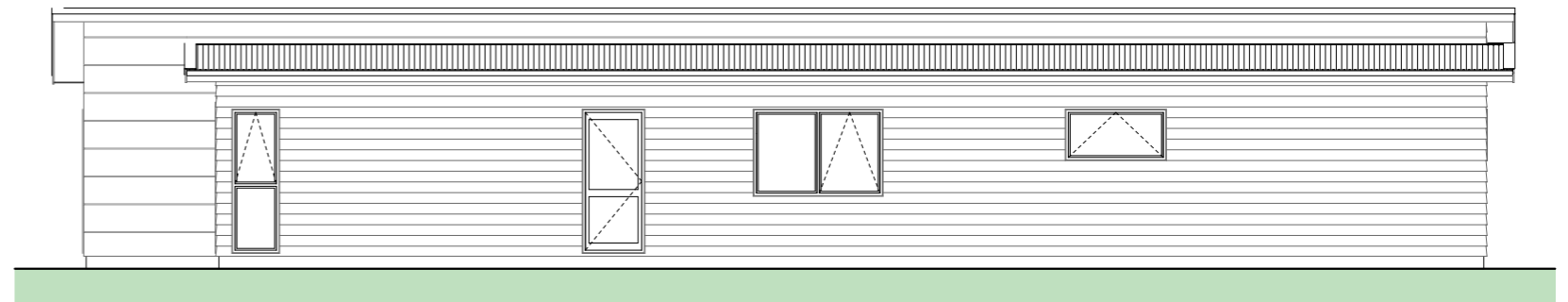
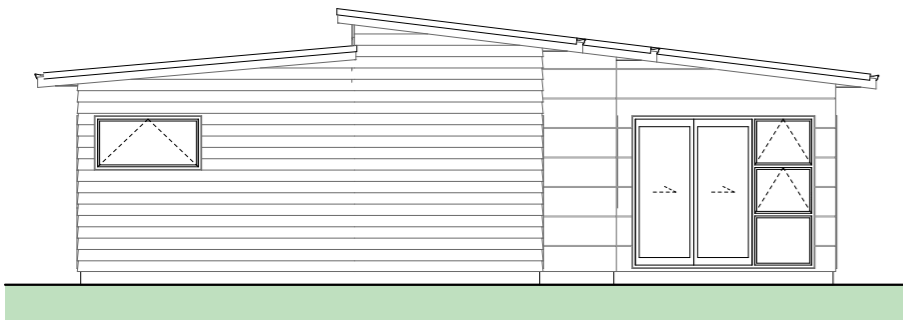
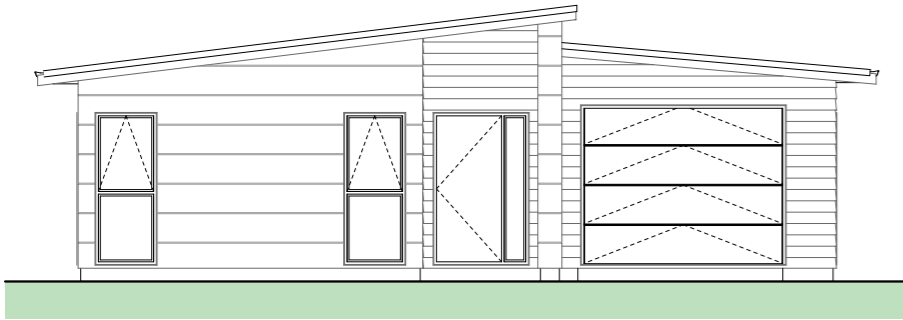
Lot: 10
Floor Plan

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



















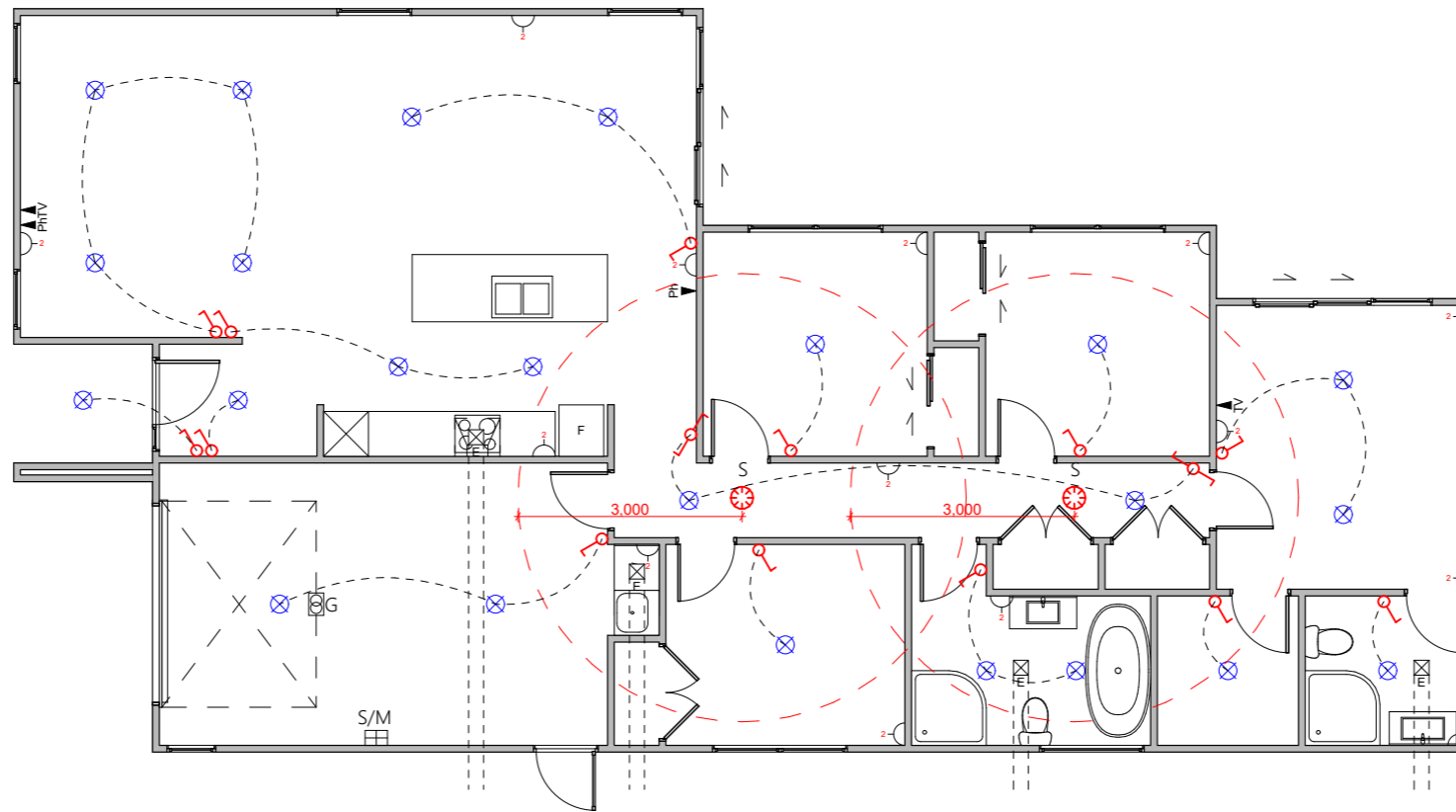
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Lot: 10
Elevations



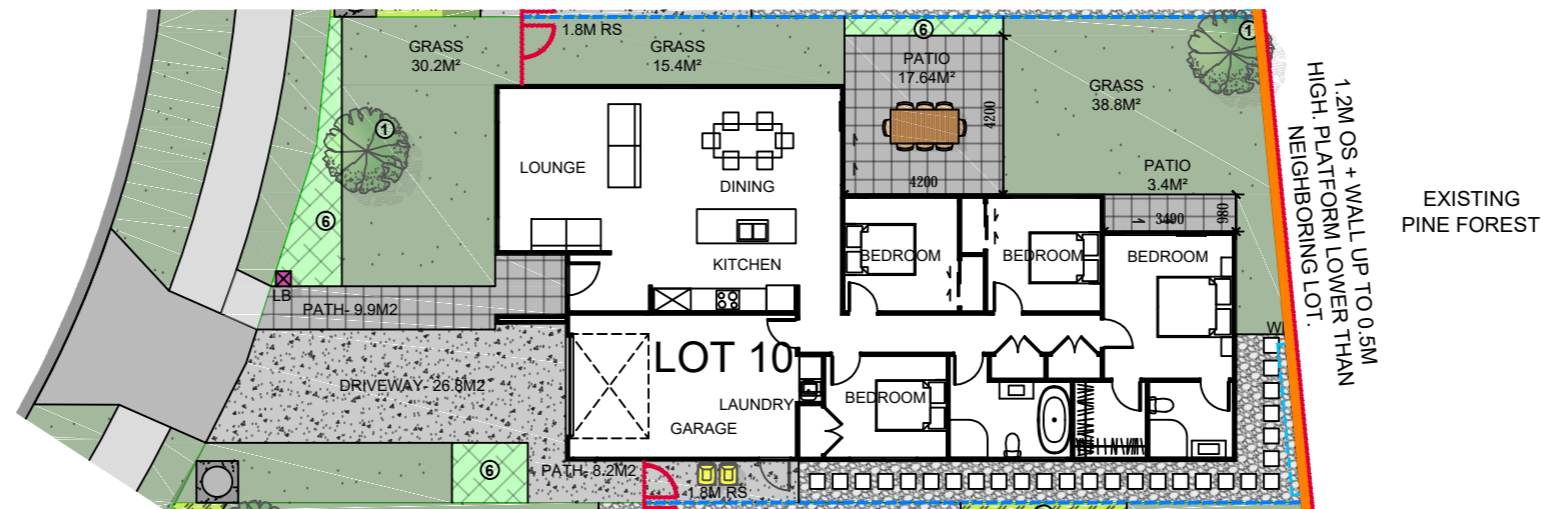
Electrical Legend

-  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

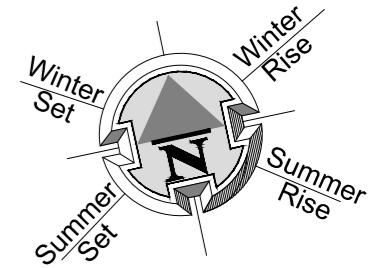


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Lot: 10 Landscape Plan



EXISTING PINE FOREST



TYPE 1 PLANT SELECTION OPTIONS: (OR SIMILAR):

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

TYPE 6 PLANT SELECTION OPTIONS (OR SIMILAR):

KEY	DESCRIPTION	ANEMANTHELE LESSONIANA 'WIND GRASS'	ARTHROPODIUM CIRRATUM 'RENGA RENGA'	ASPLENIUM OBLONGIFOLIUM	COPROSMA KIRKII	HEBE	LIBERTIA	PRATIA ANGULATA	WEHLENBECKIA AXILLARIS
	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.
	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.	
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EXTERIOR		
	Product	Colour/Finish
Roof	Colorsteel LongRun	Gull Grey
Fascia/Barge Boards	Colorsteel	Gull Grey
Spouting	Colorsteel	Gull Grey
Downpipes	Colorsteel	Gull Grey
Soffits/Eaves	Painted	Wattyl Enclose Half FN#58171
Cladding 1	Linea Weatherboard - painted	Wattyl Taylor Bight #57413
Cladding 2	Stria Horizontal Cladding - painted	Wattyl Taylor Bight (same colour as Linea)
Concrete Letterbox	Painted	Wattyl Taylor Bight
Garage Door	Dominator Valero Smooth	Colour: Gull Grey
Garage Door Reveal	Painted	Wattyl Dolphin Grey Half GY-48-2-52
Aluminium Joinery (with clear glass)	Powdercoated	Colour: Matt Charcoal
Front Door	Vertical Groove	Colour: APL Dark Cedar or Timbertek Dark Rustic
Front Door Handle	Residential Lever Hardware	Powdercoat finish: Colour Matt Charcoal