

Deck and Roof

- Install 75x75x4mm steel post as per engineering drawings to support sub floor framing,
- Install subfloor framing as per engineers drawings,
- Complete bracing to steel post with 2x sets of 16mm turn buckles,
- Supply and lay 92x19mm merbau decking (screw fixings),
- Install 100x100 F17 post as per engineers drawings,
- Complete roof framing (allowance for 200x45mm H3 LVL rafters as not specified by engineer),
- *Install handrail and balustrade in replacement of outdoor BBQ wall framing (engineer to confirm removal of bracing wall),*
- Install 185x32mm jamb as handrail to 4x sides of deck and stairs,
- Install 66x16mm balustrade with approx. 66mm equal spacings,
- Install steel stringers to suit deck height (7 steps),
- Install dressed 250x38mm hardwood step treads maximum width 1400mm.

Plumbing and Drainage

- Lay 100mm Agg line to western boundary retaining as required,
- Connect new downpipe into existing stormwater line to street (new line can be installed if required).

Lawn

- Complete leveling of fill and cut,
- Spread/level premium turf sand in preparation for turf,
- Spread starter fertiliser prior to laying turf,
- Lay up to 55sqm of wintergreen couch grass.