

**PLAN ID** AU25012092

**PIN CODE** 8F1384

[Open Project](#)

DATE MODIFIED 18/02/2025

PROJECT NAME  
OPA25691 VICTORIA SQUARE |  
BROADBEACH LEVEL 4 PODIUM -  
EASTERN PART

CLIENT NAME  
TENDERS - QLD

PROJECT ID  
OPA25691

EMAIL

NOTE

**MISSING INFO**

Dimensions missing from information provided - check design dimensions. Height info missing/unconfirmed - please check heights. Assumed ledger around pool. Multi surface project - refer to accompanying project plans (ie: Tile, Turf, Tile Baseboards).

Posts supplied by others. Allowed for bolts. Ledger around pool assumed - fixings by others.

**ENGINEERING**

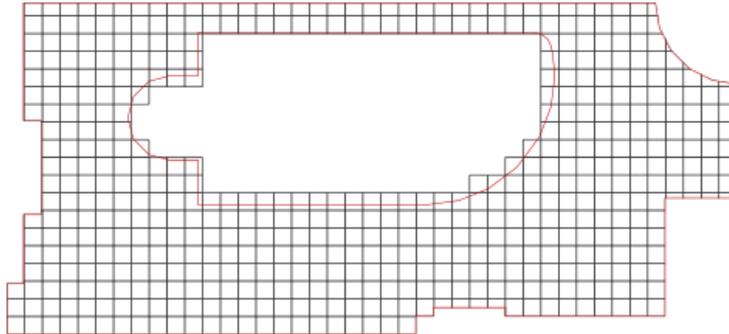
Loading is commercial high (4 kPa & 4.5kN) Estimation of qtys & price is subject to engineering confirmation (POA). Subject to engineering review (wind uplift, bracing and engineering load), if required by local authority. No consideration for bracing (lateral or seismic). Bracing to be calculated by engineer & supplied by others.

**COMMENTS**

Refer to Outdure standard design detail (Stairs, Railings, Droppers). Allowed for additional materials for 5 risers, droppers in between upper deck & lower deck, 6 posts, and solid blocking for top-mounted pool fence.

TOTAL AREA = 178 sqm (Deck) + 3 sqm (Risers) + 13 sqm (Droppers) = 194 sqm

**This is for Pool Deck.**



**DESIGN SPECIFICATIONS**

Deck height 120 cm  
Substrate Grass, soil or crushed rock  
Frame Type Joist / Drop Beam / Rim Joist  
Anchored installation Yes

**SELECTIONS**

Surface TILE STRUCTURAL STONE m2 600x600x20 OMAHA  
Joist A140 QWICKBUILD PROFILE 135X45  
Beam A150 QWICKBUILD PROFILE 2/ 180x45  
Joist centers 60.50 cm (Parallel)  
Joist span 2,700 mm  
Beam span 2,700 mm

**DECK AREAS**

Deck Number	Area	Perimeter	Joist centers
Area A	178 m <sup>2</sup>	110.18 m	60.50 cm

---

**CONTENT**

Item list (no prices)

**INSTALLATION**

Design Layout

Structure design layout

Structure joist layout

Structure support layout

**ADDITIONAL**

Product Information

**GENERAL TERMS**

Disclaimer & Terms of Use

---

## SURFACE



### TILES

TILE STRUCTURAL STONE m2 600x600x20 OMAHA  
20 x 600 x 600 mm, Lengths: 600 mm, Code: ALL.TI.662.SM.1401KC

Qty.  
525 pcs

## STRUCTURE



### JOIST

A140 QWICKBUILD PROFILE 135X45  
135 x 45 mm, Lengths: 5 800 mm, Code: A140-20-58

Qty.  
72 pcs



### BEARER

A150 QWICKBUILD PROFILE 180X45  
180 x 45 mm, Lengths: 5 800 mm, Code: A150-20-58

35 pcs



### BRACKET

A202 QWICKBUILD JOINER BRACKET  
Code: A202-10X

518 pcs 52 Box



### BRACKET

A201 QWICKBUILD 90° BRACKET  
Code: A201-10X

720 pcs 72 Box



### BRACKET

A203 QWICKBUILD JOIST ANCHOR BRACKET  
Code: A203-25X

632 pcs 26 Box

## FIXINGS



### BOLTS

A411 QWICKBUILD BOLT M12 12X140MM  
Code: A411-10X

108 pcs 11 Box

## TILE COMPONENTS

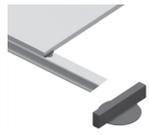


### NOISE REDUCTION

A701 QWICKBUILD TILE RUBBER BEAD 1LM  
Code: A701

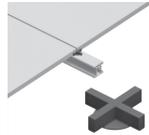
Qty.  
394 pcs

## TILE COMPONENTS



**SPACERS**  
A711 QWICKBUILD TILE SPACER STRAIGHT  
Code: A711-25X

189 pcs 8 Box



**SPACERS**  
A710 QWICKBUILD TILE SPACER CROSS  
Code: A710-25X

442 pcs 18 Box



**FIXING ELEMENTS**  
A702 QWICKBUILD TILE RETAINER BRACKET  
Code: A702-25X

58 pcs 3 Box



**FIXING ELEMENTS**  
A703 QWICKBUILD TILE RETAINER SNAP CLIP  
Code: A703-25X

398 pcs 16 Box

## SUPPORTS

**POSTS**

Qty.  
54 pcs

## SERVICES AND DOCUMENTS

**INSTALLATION GUIDES**  
A971.23.09 GUIDE FOR QWICKBUILD INSTALLATION  
Code: A971.23.09

Qty.  
1 pcs

**INSTALLATION GUIDES**  
A975.23.09 GUIDE-INSTALL, WARRANTY, MAINTENANCE-TILES ON QB  
Code: A975.23.09

1 pcs

## SERVICES AND DOCUMENTS

---

**DESIGN SERVICES**

Qty.  
1 pcs

A951 SERVICE - DESIGN LAYOUT + ITEM LIST

Code: A951

**DESIGN SERVICES**

178 pcs

A953 SERVICE CUSTOM SHOP DRAWINGS

Code: A953

**DESIGN SERVICES**

1 pcs

A956 SERVICE - ENGINEERING CERTIFICATION (POA)

Code: A956

Please note that the specified quantities are based on accurate calculations and do not include any reserve quantities.

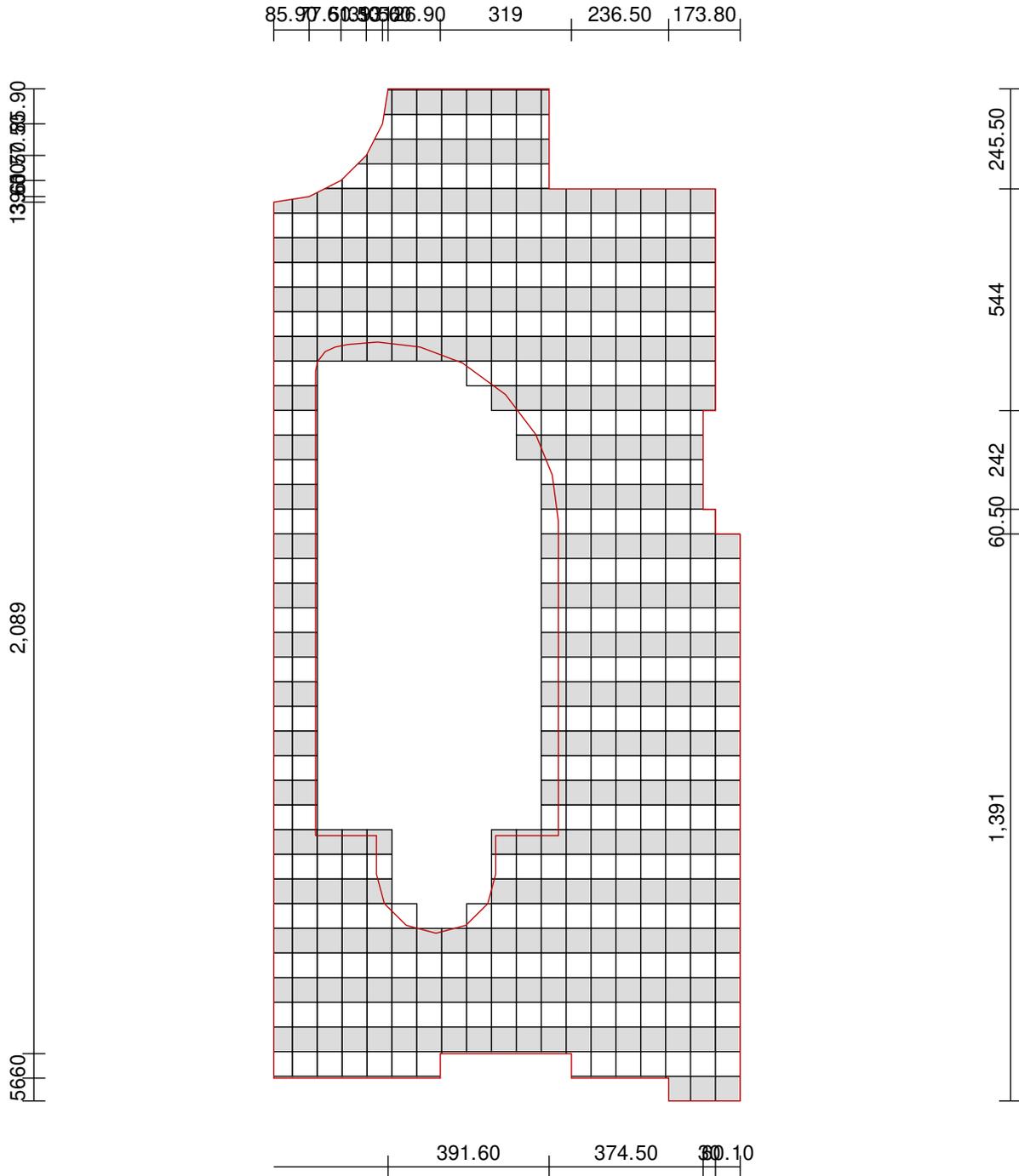
# DESIGN LAYOUT

This information is for calculation purpose only. Before starting installation, check all dimensions. Refer to installation instructions, site conditions and governing regulations.

TILE STRUCTURAL STONE m2 600x600x20 OMAHA (ALL.TI.662.SM.1401 KC)

Area: 178 m<sup>2</sup>, Perimeter: 110.18 m

Joist centers: 60.50 cm (Parallel)

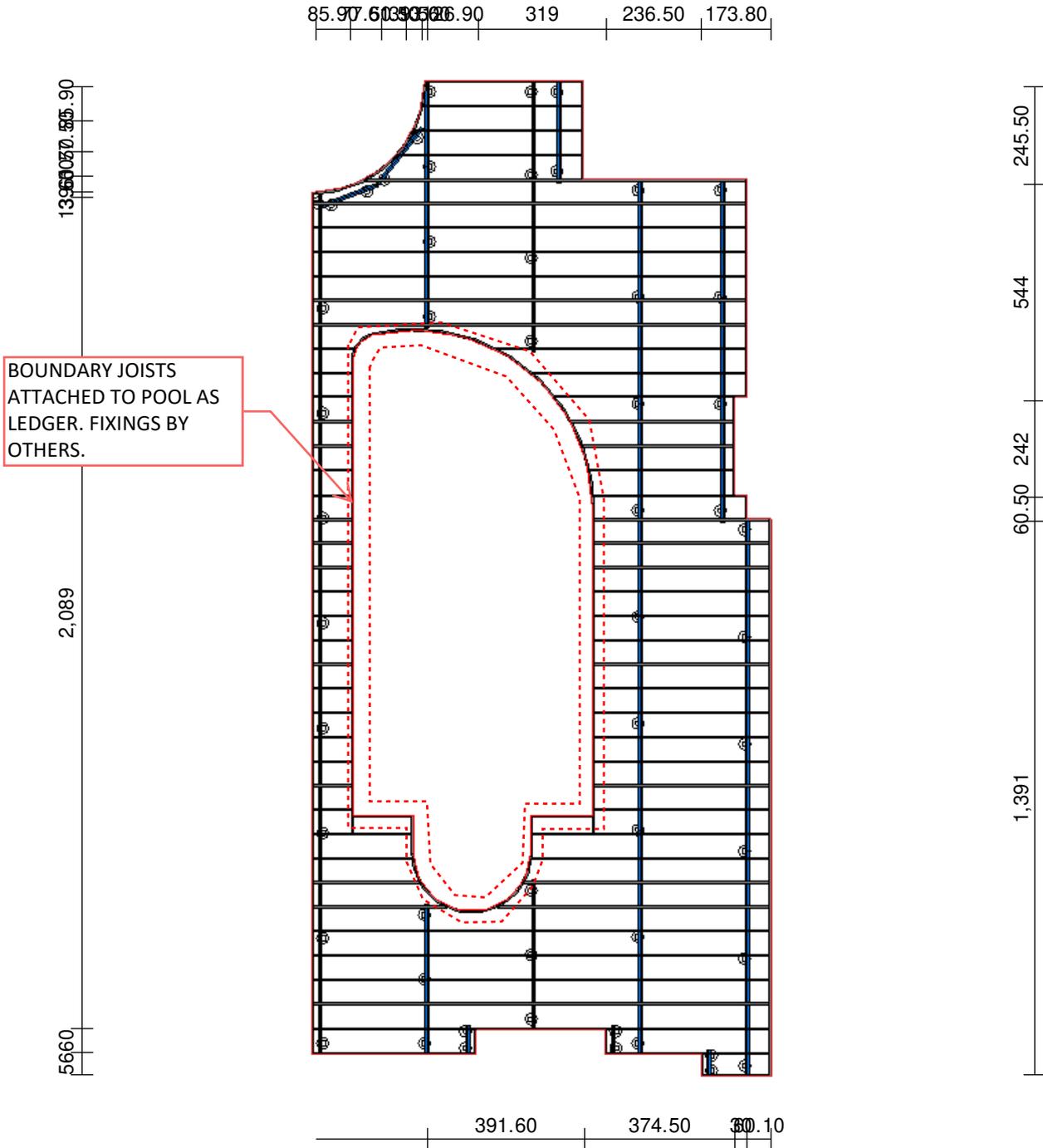


Caution: ground is turned by 90°  
Anti-clockwise.

# STRUCTURE DESIGN LAYOUT

This information is for calculation purpose only. Before starting installation, check all dimensions. Refer to installation instructions, site conditions and governing regulations.

- Joist: A140 QWICKBUILD PROFILE 135X45 (A140-20-58)  
 Joist centers: 60.50 cm (Parallel), span: max. 2,700 mm, cantilever: max. 595 mm
- Beam: A150 QWICKBUILD PROFILE 2/ 180X45 (A150-20-58)  
 span: max. 2,700 mm, cantilever: max. 270 mm  
 Anchored installation: Yes



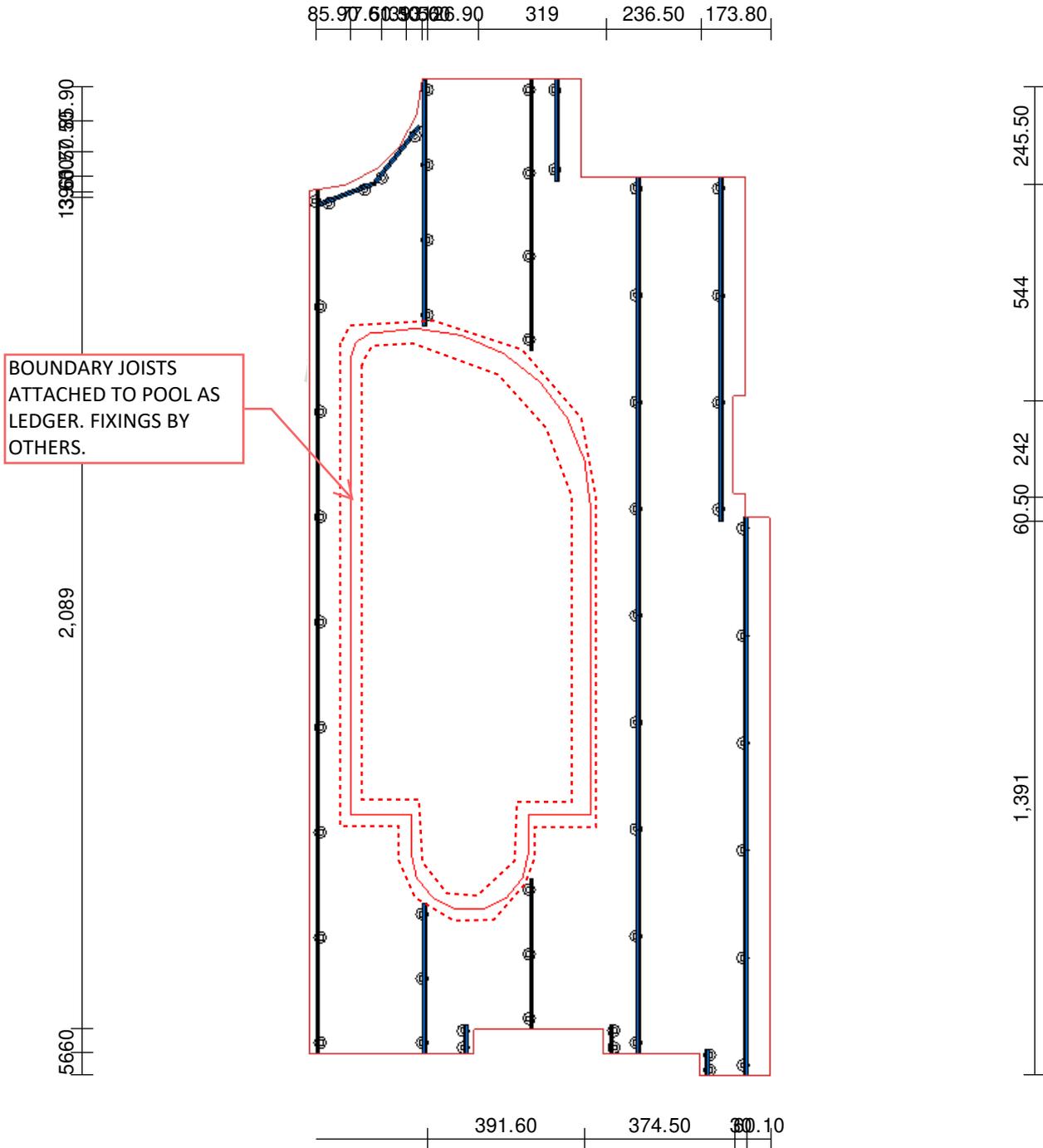
Caution: ground is turned by 90°  
 Anti-clockwise.



# STRUCTURE SUPPORT LAYOUT

This information is for calculation purpose only. Before starting installation, check all dimensions. Refer to installation instructions, site conditions and governing regulations.

Beam: A150 QWICKBUILD PROFILE 2/ 180X45 (A150-20-58)  
 span: max. 2,700 mm, cantilever: max. 270 mm  
 Anchored installation: Yes  
 Tables show calculated support height underneath 33.80 cm of structure and surface.



Caution: ground is turned by 90°  
 Anti-clockwise.

# StoneInspire Tiles



The StoneInspire porcelain tiles are designed for minimal fading, discolouring, and scratches. Ideal for high traffic zones, structurally engineered with excellent rigidity for high resistance to breaking load and stress. The ranges have high anti-slip rating with a soft edge that feels great, is resistant to frosts, chemicals and staining – forgiving and easy to clean.

StoneInspire for an elegant aesthetic  
This series of pavers has an organic  
marble finish to make each outdoor  
living space unique and inviting



STONE INSPIRE OMAHA TILES



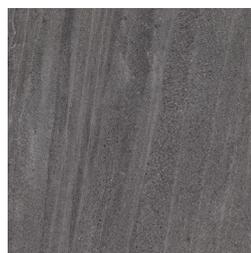
OMAHA  
STONE INSPIRE



RIVER  
STONE INSPIRE



PIHA  
STONE INSPIRE



*"It's a builders dream  
creating an indoor-outdoor  
flush finish with ease."*

SIX IN NINE BUILDERS

CALL NZ: 0800 77 88 77  
AUSTRALIA: 1800 722 465  
WWW.OUTDURE.COM



## StoneInspire Tiles

### ATTRIBUTES

- HIGH NON-SLIP P5 RATING
- SINGLE THICKNESS
- FROST AND STAIN RESISTANCE
- EASY MAINTENANCE
- FAST DIY FRIENDLY INSTALL
- TERMITE AND PEST PROOF
- LOW MAINTENANCE
- ACHIEVE A LEVEL, FLUSH-FINISH
- ALL ACCESSORIES INCLUDED
- INTEGRATE QWICKGRATES FOR ACCESS AND VENTILATION FOR ACCESS AND VENTILATION
- COMPREHENSIVE WARRANTY

### DIMENSIONS

600 X 600 X 20 (THICK) MM  
VARIATION: V3 MODERATE – HIGH  
FINISH: ROUGH  
TYPE: EXTERIOR  
PORCELAIN RECTIFIED

*Please refer to actual tile samples for accurate colours and texture.*

### TILES ON QWICKBUILD

*Ideal for all outdoor spaces, including covering up existing, unsightly pavers for an easy courtyard renovation.*

The laterally structural frame reduces the amount of pedestals required making it simple to level and to stay level for safety.

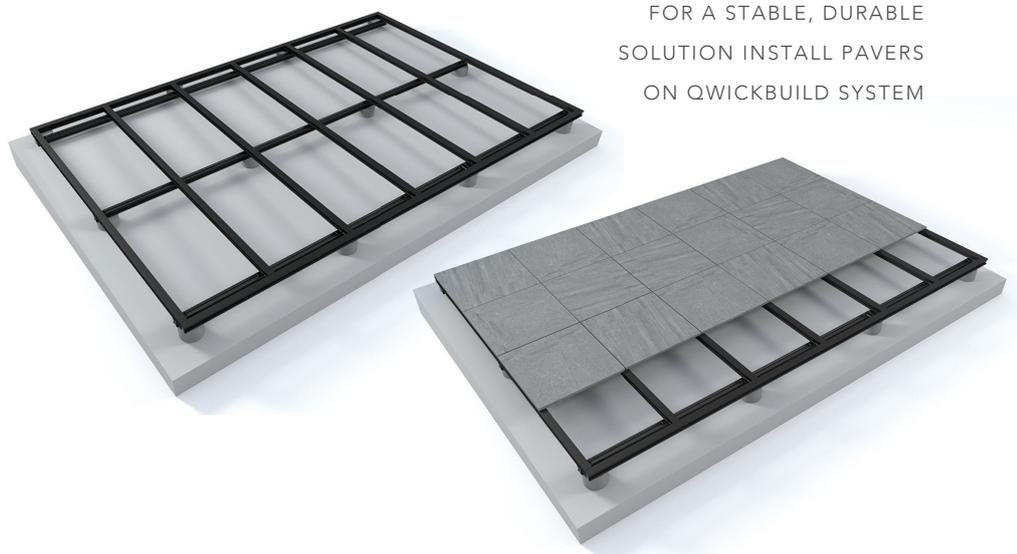
Outdure's hidden QwickClips and 'X' spacers hold the tiles into place with a rubber bead for noise reduction.

**OUTDURE®**

[www.outdure.com](http://www.outdure.com)

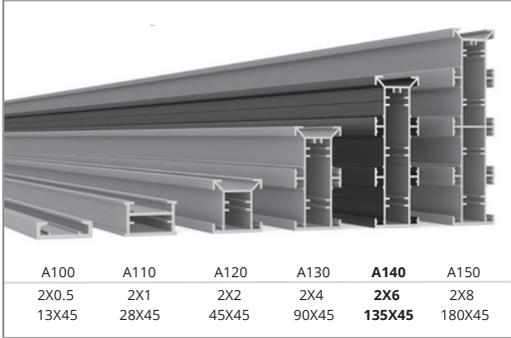


STONE INSPIRE OMAHA TILES



FOR A STABLE, DURABLE SOLUTION INSTALL PAVERS ON QWICKBUILD SYSTEM

### Selected Joist Profile



### Common Frame Components



A201 - 90°  
Bracket

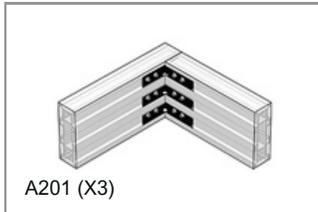


A202 - Joiner  
Bracket



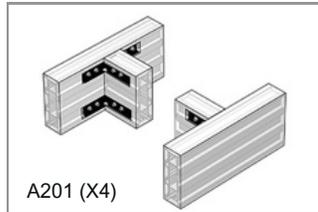
A203 - Joist Anchor  
Bracket

### Common Connections for Joist A140



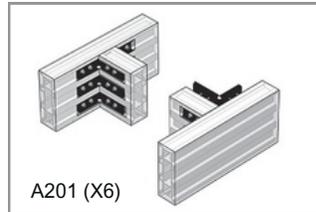
A201 (X3)

Joist Corner  
FIG-004 - A140



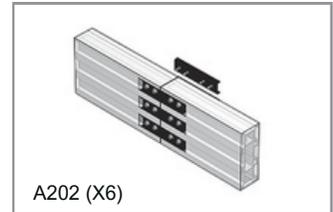
A201 (X4)

Joist to End Plate  
(Non Load Bearing) FIG-001 - A140



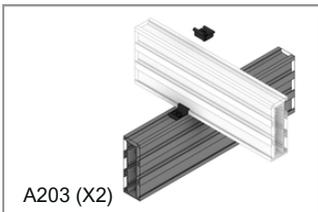
A201 (X6)

Joist to Flush Beam  
(Load Bearing) FIG-002 - A140



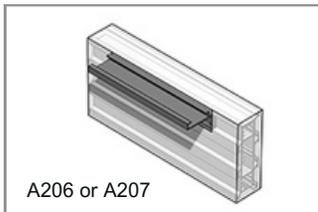
A202 (X6)

Joist Join - End to End  
FIG-010 - A140



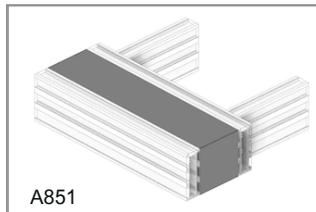
A203 (X2)

Joist to Drop Beam  
FIG-014 - A140



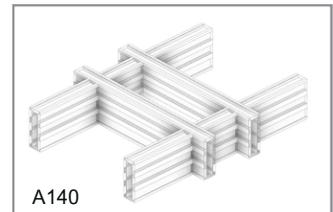
A206 or A207

Joist - Double Board Join  
FIG-006 - A140



A851

Joist Picture Frame  
(Solid Blocking) FIG-007/A A140



A140

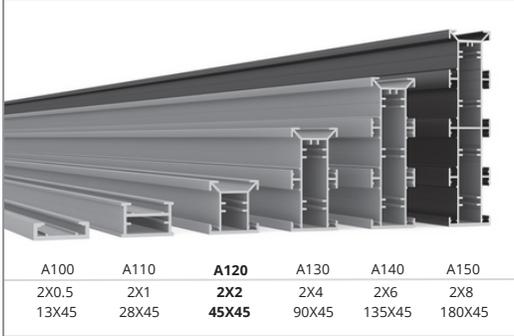
Joist Breaker Board  
(Ladder Frame) FIG-008/B - A140

For more information on QwickBuild Deck Framing System by Outdure including Installation Guides: [www.outdure.com/resources](http://www.outdure.com/resources) This document is for informational purposes only and is intended to give an understanding of the QwickBuild System. Outdure will not be liable for any indirect or indirect damages related to this overview. Full terms and conditions: [www.outdure.com.au](http://www.outdure.com.au)

[www.outdure.com.au/resources](http://www.outdure.com.au/resources)



## Selected Beam Profile



## Common Frame Components



A201 - 90°  
Bracket

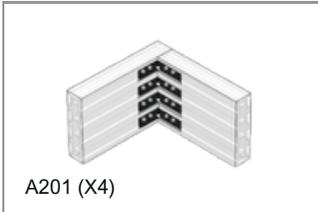


A202 - Joiner  
Bracket



A203 - Joist Anchor  
Bracket

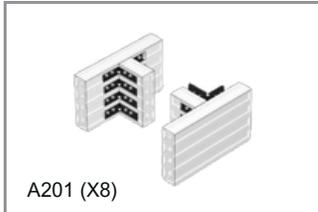
## Common Connections for Beam A150



A201 (X4)

Beam Corner

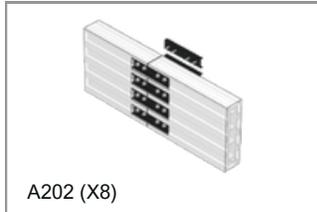
FIG-004 - A150



A201 (X8)

Joist to Flush Beam

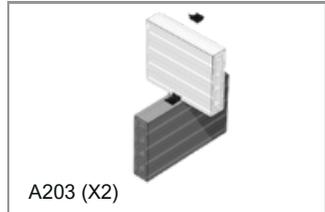
(Load Bearing) FIG-002 - A150



A202 (X8)

Beam Join - End to End

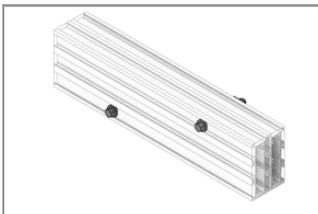
FIG-010 - A150



A203 (X2)

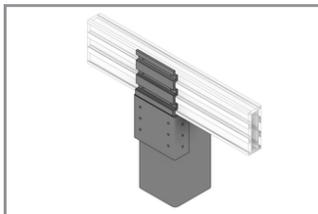
Joist to Drop Beam

FIG-014 - A150



Double Beam

FIG-023 - A150



Beam on Posts

FIG-021 - A150

For more information on QwickBuild Deck Framing System by Outdure including Installation Guides: [www.outdure.com/resources](http://www.outdure.com/resources) This document is for informational purposes only and is intended to give an understanding of the QwickBuild System. Outdure will not be liable for any indirect or indirect damages related to this overview. Full terms and conditions: [www.outdure.com.au](http://www.outdure.com.au)



The information provided is generated by deck planner software ("Deck Planner"), a SaaS tool providing an online deck design and pricing configurator. By using Deck Planner, you agree to be bound by these Terms of Use. If you do not agree to these terms, you should not use the Deck Planner software. The use of Deck Planner is entirely at the user's discretion, and the user has total control over the selections made during the design and pricing process.

1. **No Warranty** 1.1 **General Disclaimer:** The information and services provided by Deck Planner are offered "as is" and without warranties of any kind, whether express or implied. Deck Planner, its developers, and owners expressly disclaim all warranties, including but not limited to, implied warranties of merchantability, fitness for a particular purpose, and non-infringement. 1.2 **No Guarantee:** We do not guarantee that the services will be uninterrupted, error-free, or free from viruses or other harmful components. The user assumes all responsibility for any damages to their computer system or loss of data resulting from the use of Deck Planner. 1.3 **Accuracy of Information:** While we strive to provide accurate and up-to-date information, Deck Planner makes no guarantees regarding the accuracy, completeness, or reliability of any information or output generated by the software. Users are responsible for verifying all information before making decisions or taking action based on the output.
2. **Limitation of Liability** 2.1 **Exclusion of Damages:** In no event shall Deck Planner, its developers, or owners be liable for any direct, indirect, incidental, special, punitive, or consequential damages arising out of or in connection with the use of or inability to use the software, even if advised of the possibility of such damages. This includes, but is not limited to, damages for loss of profits, use, data, or other intangibles. 2.2 **Maximum Liability:** The total liability of Deck Planner, its developers, and owners, whether in contract, warranty, tort (including negligence), or otherwise, shall not exceed the amount paid by the user, if any, for accessing the Deck Planner software.
3. **User Responsibility** 3.1 **Assumption of Risk:** The user assumes full responsibility for all decisions made and actions taken based on the information provided by Deck Planner. This includes, but is not limited to, decisions related to design specifications, product selections, pricing, and any subsequent construction or engineering work. 3.2 **Compliance with Laws:** The user is responsible for ensuring compliance with all local, state, and federal building codes, regulations, and permit requirements. Deck Planner does not guarantee that the designs or specifications will meet applicable building codes or regulations. 3.3 **Verification of Information:** Users are responsible for verifying all information provided by Deck Planner with qualified professionals, including but not limited to, engineers, architects, and contractors, before proceeding with any construction or design project.
4. **Professional Advice** 4.1 **No Professional Relationship:** The use of Deck Planner does not create a professional-client relationship between the user and Deck Planner, its developers, or owners. 4.2 **Consultation with Professionals:** The information provided by Deck Planner is not intended to replace professional advice. Users are strongly advised to consult with qualified professionals before making any decisions based on the output of the software. This includes, but is not limited to, consulting with licensed engineers, architects, and contractors.
5. **Intellectual Property** 5.1 **Ownership:** All content, design, and output generated by Deck Planner are the intellectual property of Deck Planner, its developers, and owners. This includes, but is not limited to, software code, designs, plans, and reports. 5.2 **Limited License:** Users are granted a limited, non-exclusive license to use the report for personal or internal business purposes. Any reproduction, distribution, or commercial use of the content without prior written consent from Deck Planner is strictly prohibited.
6. **Indemnification** 6.1 **User Agreement to Indemnify:** The user agrees to indemnify, defend, and hold harmless Deck Planner, its

developers, owners, officers, directors, employees, agents, and affiliates from and against any and all claims, liabilities, damages, losses, costs, expenses, or fees (including reasonable attorneys' fees) that arise from the user's use of the software, violation of these terms, or infringement of any intellectual property or other rights of any person or entity.

7. **Changes to the Terms** 7.1 **Right to Modify:** Deck Planner reserves the right to modify these terms and conditions at any time without prior notice. Users are encouraged to review the terms regularly. Continued use of the software following any changes constitutes acceptance of the new terms.
8. **Governing Law** 8.1 **Jurisdiction:** These terms and conditions are governed by and construed in accordance with the laws of the State of Delaware, USA. Any disputes arising from the use of the software or the interpretation of these terms shall be resolved in the courts of Delaware, USA. 8.2 **Severability:** If any provision of these terms is found to be invalid or unenforceable, the remaining provisions will continue to be valid and enforceable to the fullest extent permitted by law.
9. **Contact Information** 9.1 **Support:** For any questions or concerns regarding these terms and conditions or the use of Deck Planner, users may contact us at [info@outdure.com](mailto:info@outdure.com) or refer to the contact page on our website for further details.
10. **Acknowledgment** 10.1 **Acceptance of Terms:** By using Deck Planner and the resulting report, the user acknowledges that they have read, understood, and agreed to these terms and conditions.

**Assumptions & Disclaimer – Overview** The assumptions and information provided in this report are based on the inputs and selections made by the user. The report is a tool to aid in the design and planning of deck projects but should not be considered definitive or exhaustive. All recommendations and specifications should be verified with professional consultants.

**Assumptions & Disclaimer – Detail** This section provides a detailed breakdown of all assumptions made during the design and pricing process. Users are advised to review these assumptions carefully to ensure they align with their project requirements and local regulations. Any discrepancies or concerns should be addressed with a qualified professional.

## Deck Planner Website Application License Agreement

PLEASE READ THIS WEBSITE APPLICATION LICENSE AGREEMENT ("AGREEMENT") BEFORE ACCESSING OR USING THE APPLICATION. BY ACCESSING THE APPLICATION, YOU AGREE TO THE TERMS AND CONDITIONS STATED BELOW. IF YOU DO NOT AGREE TO THESE TERMS, DO NOT ACCESS OR USE THIS APPLICATION.

IN ADDITION TO THE TERMS AND CONDITIONS BELOW, YOUR USE OF THIS WEBSITE IS GOVERNED BY AND SUBJECT TO THE TERMS AND CONDITIONS OF THE OUTDURE INTERNATIONAL LTD USER AGREEMENT AND OUR PRIVACY POLICY.

**Limited License:** Subject to the terms and conditions of this Agreement, Outdure International Ltd. ("Company") grants you a limited, non-exclusive, personal, non-transferable, non-sublicensable right and license to access and use the Application. No other rights or licenses are granted to you.

**Restrictions:** You may not:

- Modify, translate, reverse engineer (except as permitted by law), decompile, disassemble, or create derivative works based on the Application.
- Redistribute, market, rent, or lease the Application for a fee.
- Claim ownership of the Application or any part thereof.
- Remove or alter proprietary notices on the Application.
- Incorporate the Application into any other application or product.

- Use the Application to refer to or facilitate the selection of any products other than Outdure International Ltd. products.
- Use the Application for any purpose other than as permitted by this Agreement.

The Company retains all rights, title, and interest in the Application, including all intellectual property rights. Unauthorized use will result in termination of this license and may subject you to legal action. This license does not constitute a sale of any copies of the Application.

**Legal Disclaimer:** The output from the Application, including any designs, specifications, product selections, and reports (collectively, the "Report"), is a guide and is not a finished building plan. The Application does not perform engineering calculations or structural design required for construction. It is your responsibility to verify the Report's accuracy and compliance with local codes. Use the Report at your own risk.

The Company is not responsible for any damages, including personal injuries or economic losses, resulting from the use of the Application. Always consult local building codes and professionals before beginning any project. The Company cannot account for all conditions and materials. Ensure all measurements and designs comply with local codes and are safe and structurally sound.

**No Warranty:** The Application is provided "as is" without warranty of any kind. Outdure International Ltd. disclaims all warranties, express or implied, including any implied warranties of merchantability, fitness for a particular purpose, title, and non-infringement. The Company does not warrant that the Application will be uninterrupted or error-free.

You assume all risks and responsibility for your use of the Application and the Report. Some states do not allow the exclusion of implied warranties, so the above exclusions may not apply to you.

**Disclaimer:** You acknowledge that professional technical and/or engineering expertise is necessary to review and confirm the accuracy of all information from this Application. This tool is intended to assist with product selection and is not a substitute for independent design or testing. Verify all results using current company catalogs and consult professionals for construction guidance.

**Limitation of Liability:** To the fullest extent permitted by law, Outdure International Ltd. and its representatives will not be liable for any damages arising from or related to this Agreement or the use of the Application. This includes direct, indirect, incidental, consequential, and special damages, even if advised of the possibility of such damages. Some states do not allow limitations of liability, so the above may not apply to you.

**Term and Termination:** This license is effective until terminated. It will terminate automatically if you fail to comply with its terms and conditions.

**Termination for Bankruptcy:** Outdure International Ltd. may terminate this Agreement if you become insolvent, fail to meet obligations, admit insolvency, or become subject to bankruptcy proceedings.

**Effect of Termination:** Termination does not waive any breach of this Agreement. Outdure International Ltd. shall not be liable for damages resulting from termination and retains all rights and remedies under this Agreement or applicable law.

**Export Restrictions:** Use of the Application is subject to U.S. and international export laws and regulations. You agree to comply with all Export Regulations and obtain any necessary licenses. You certify that you are not on any U.S. export exclusion lists.

**Indemnification:** You agree to indemnify, defend, and hold harmless Outdure International Ltd., its affiliates, and representatives from any claims,

damages, or expenses arising from your use of the Application or breach of this Agreement.

**Assignment:** This Agreement cannot be assigned by you without prior written consent from Outdure International Ltd. Any unauthorized assignment is void.

**Severability:** If any provision of this Agreement is held invalid, the remaining provisions shall remain in effect.

**Relationship of the Parties:** This Agreement does not create any partnership, joint venture, or employment relationship between the parties.

**Force Majeure:** Outdure International Ltd. is not liable for delays or failures due to circumstances beyond its control, such as natural disasters, labor disputes, or acts of war.

**Entire Agreement:** This Agreement constitutes the entire understanding between the parties and supersedes all prior agreements. Amendments must be in writing and signed by both parties.

**General:** This Agreement is governed by California law. Any disputes shall be resolved in California courts. If you have questions, contact Outdure International Ltd. Customer Service.

**Acceptance of Terms:** By using the Application, you agree to this Agreement. Ensure all product selections are verified by a qualified professional and comply with current standards and codes.

**Outdure International Ltd Product Information:** Refer to Outdure International Ltd.'s product catalog and website for specifications and guidelines. Contact your representative or visit the website for more information. For technical support, visit [www.outdure.com](http://www.outdure.com).