



GLAMORGAN/SPRING BAY COUNCIL
NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: **1 Mace Court, Orford**
CT 178972/1

PROPOSAL: **Awning**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer.

Representations must be received before midnight on 11 December 2025.

APPLICANT: **Kings Outdoor Living**

DATE: **13/11/2025**

APPLICATION NO: **DA 2025 / 205**

Application for Planning Approval

OFFICE USE ONLY			
DATE RECEIVED:		PID:	
FEE:		RECEIPT NUMBER:	
DA:		PROPERTY FILE:	

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:			
Contact person: (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:			
Suburb:		Post Code:	
Size of site: (m ² or Ha)			
Certificate of Title(s):			
Current use of site:			

General Application Details <i>Complete for All Applications</i>		
Proposal details:		
Estimated value of works: (design & construction)	\$	
How will stormwater from buildings and hardstand areas be managed? <i>(Details must be clearly shown / noted on plans)</i>	Discharge to a main	
	Discharge to kerb & gutter	
	Discharge to roadside table drain	
	Discharge to natural watercourse	
	Retained on site	
For all Non-Residential Applications		
Hours of Operation		
Number of Employees		
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency		
Describe any hazardous materials to be used or stored on site		
Type & location of any large plant or machinery used (refrigeration, generators)		
Describe any retail and/or storage of goods or equipment in outdoor areas		
Personal Information Protection Statement		

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:


- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licences and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature:		Date:	
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Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
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If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

Checklist of application documents:*Taken from Section 6 of the Planning Scheme*

An application must include:

- (a) a signed application form;
- (b) any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- (c) details of the location of the proposed use or development;
- (d) a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- (e) a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- (a) any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- (b) a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
 - (i) the existing and proposed use(s) on the site;
 - (ii) the boundaries and dimensions of the site;
 - (iii) topography including contours showing AHD levels and major site features;
 - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - (v) soil type;
 - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
 - (vii) the location and capacity and connection point of any existing services and proposed services;
 - (viii) the location of easements on the site or connected to the site;
 - (ix) existing pedestrian and vehicle access to the site;
 - (x) the location of existing and proposed buildings on the site;
 - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
 - (xii) any natural hazards that may affect use or development on the site;
 - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
 - (xiv) any proposed open space, common space, or facilities on the site; and
 - (xv) proposed subdivision lot boundaries;
- (c) where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
 - (i) the internal layout of each building on the site;
 - (ii) the private open space for each dwelling;
 - (iii) external storage spaces;
 - (iv) parking space location and layout;
 - (v) major elevations of every building to be erected;
 - (vi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
 - (vii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
 - (viii) materials and colours to be used on roofs and external walls.

SEARCH OF TORRENS TITLE

VOLUME 178972	FOLIO 1
EDITION 2	DATE OF ISSUE 15-Mar-2021

SEARCH DATE : 13-Nov-2025

SEARCH TIME : 10.32 AM

DESCRIPTION OF LAND

Parish of TRIABUNNA Land District of PEMBROKE

Lot 1 on Sealed Plan [178972](#)

Derivation : Part of Lot 2842, 104 Acres Gtd. to Phillis Seal

Prior CT [176007/1](#)SCHEDULE 1

[M876442](#) TRANSFER to MICHAEL TRACY AUCKLAND and ANGELA MARY
AUCKLAND Registered 15-Mar-2021 at 12.01 PM

SCHEDULE 2

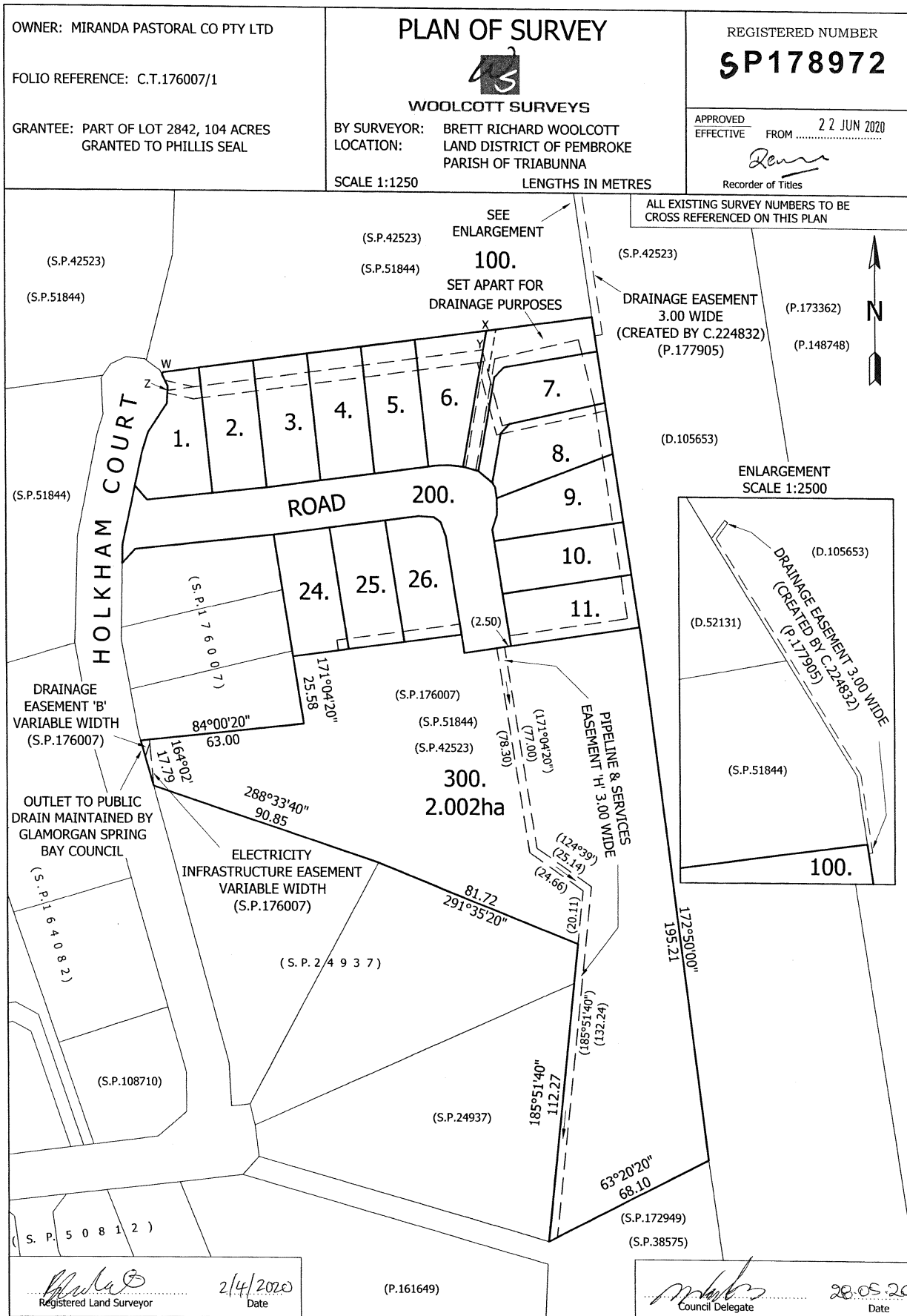
Reservations and conditions in the Crown Grant if any

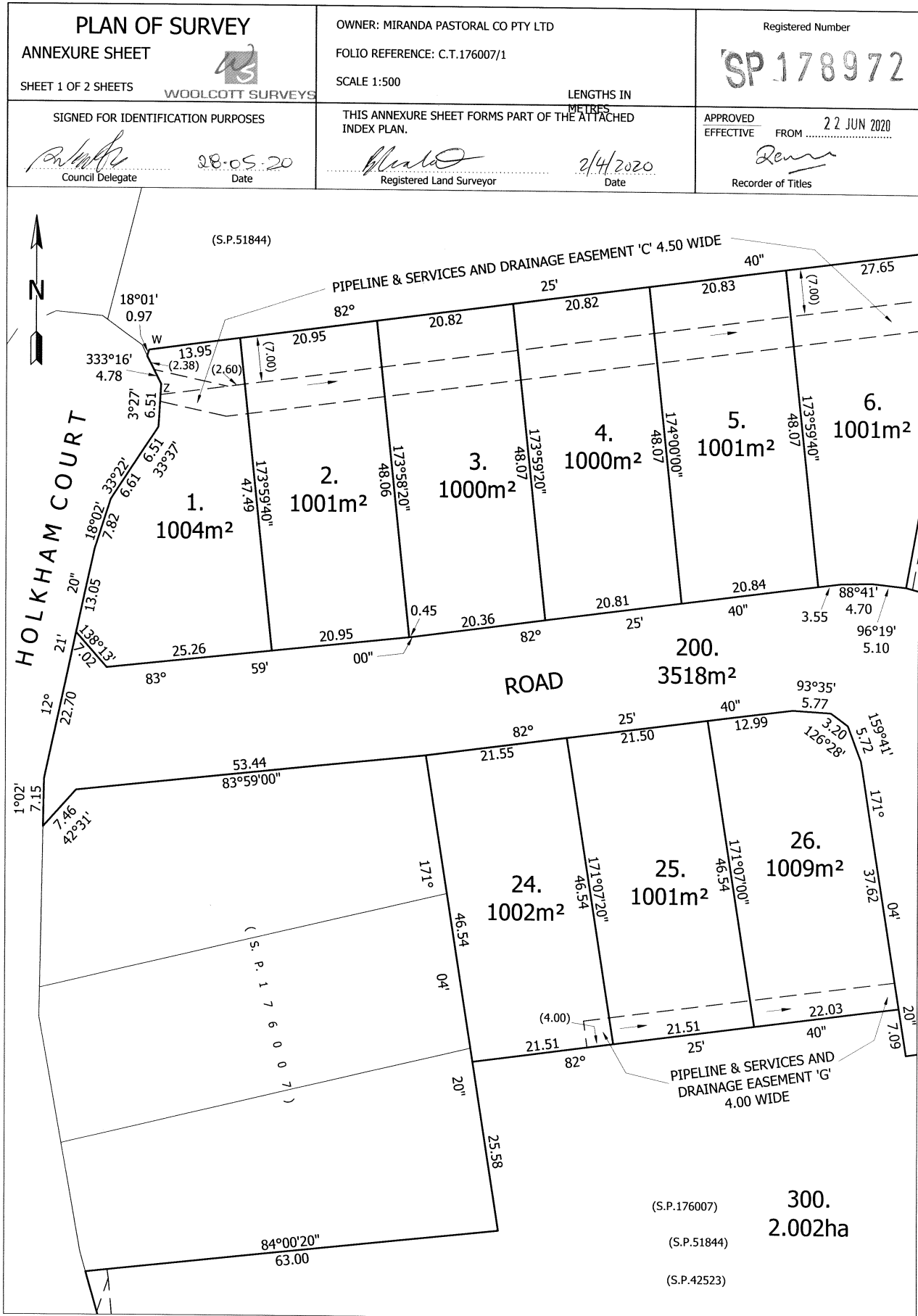
[SP178972](#) EASEMENTS in Schedule of Easements[SP178972](#) COVENANTS in Schedule of Easements[SP178972](#) FENCING PROVISION in Schedule of Easements[SP178972](#) SEWERAGE AND/OR DRAINAGE RESTRICTION[SP51844](#) & [SP176007](#) FENCING COVENANT in Schedule of Easements[E250191](#) MORTGAGE to Commonwealth Bank of Australia

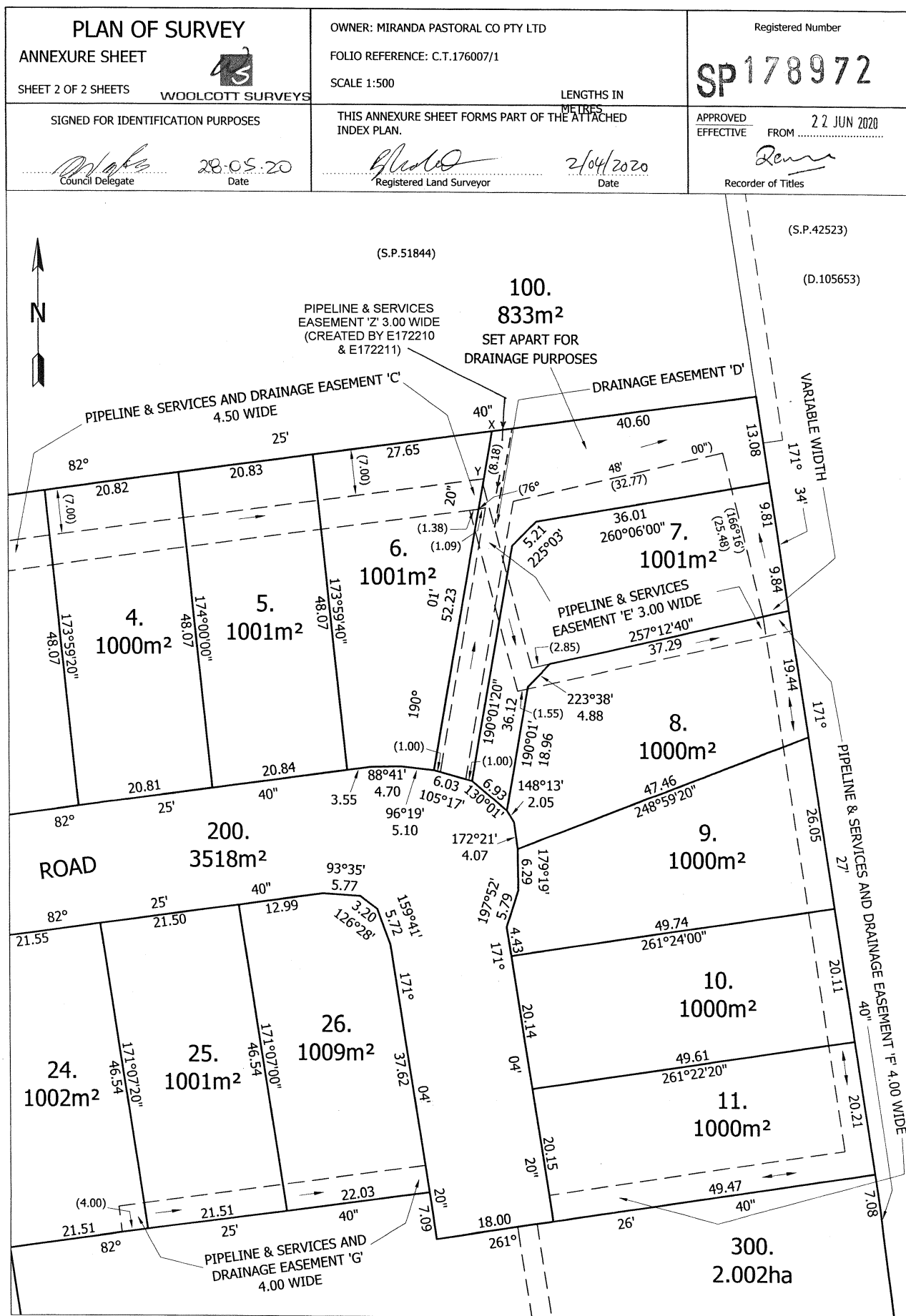
Registered 15-Mar-2021 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations







SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS
& MORTGAGEES OF THE LAND AFFECTED.
SIGNATURES MUST BE ATTESTED.

Registered Number

SP 178972

PAGE 1 OF 5 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lots 1-6 are each subject to a pipeline and services easement in gross as defined herein (in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns) ("TasWater") over the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT "C" 4.50 WIDE ("the Easement Land") passing through such lot on the plan

Lots 1-6 are each subject to a right of drainage in gross (in favour of Glamorgan Spring Bay Council) over the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT "C" 4.50 WIDE passing through such lot on the plan

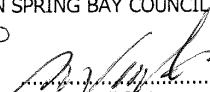
Lots 6, 7 & 8 are each subject to a pipeline and services easement in gross as defined herein (in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns) ("TasWater") over the land marked PIPELINE & SERVICES EASEMENT "E" 3.00 WIDE ("the Easement Land") passing through such lot on the plan

Lot 7 is subject to a right of drainage in gross (in favour of Glamorgan Spring Bay Council) over the land marked DRAINAGE EASEMENT "D" VARIABLE WIDTH passing through such lot on the plan

Lots 8-11 are each subject to a pipeline and services easement in gross as defined herein (in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns) ("TasWater") over the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT "F" 4.00 WIDE ("the Easement Land") passing through such lot on the plan

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: MIRANDA PASTORAL CO P/L
FOLIO REF: 176007-1
SOLICITOR: SIMONE REID - 20 ST GEORGES SQUARE
EAST LAUNCESTON TAS 7250

PLAN SEALED BY: GLAMORGAN SPRING BAY COUNCIL
DATE: 28-05-2020
SA 2019 007
REF NO.

Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 5 PAGES	Registered Number SP 178972
SUBDIVIDER: MIRANDA PASTORAL CO P/L FOLIO REFERENCE: 176007-1	

Lots 8-11 are each subject to a right of drainage in gross (in favour of Glamorgan Spring Bay Council) over the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT "F" 4.00 WIDE passing through such lot on the plan

Lots 24-26 are each subject to a pipeline and services easement in gross as defined herein (in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns) ("TasWater") over the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT "G" 4.00 WIDE ("the Easement Land") passing through such lot on the plan

Lots 24- 26 are each subject to a right of drainage in gross (in favour of Glamorgan Spring Bay Council) over the land marked PIPELINE & SERVICES AND DRAINAGE EASEMENT "G" 4.00 WIDE passing through such lot on the plan

Lot 100 is together with a right of drainage created by and more fully set in Transfer No C224832 over the land marked DRAINAGE EASEMENT 3.00 WIDE on the plan

Lot 100 is subject to a pipeline and services easement in gross as defined herein (in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns) ("TasWater") over the land marked PIPELINE, & SERVICES & EASEMENT "E" 3.00 WIDE ("the Easement Land") passing through that lot on the plan

Lot 100 is subject to a right of drainage in gross (in favour of Glamorgan Spring Bay Council) over the land marked DRAINAGE EASEMENT "D" VARIABLE WIDTH passing through that lot on the plan

Lot 200 is together with a right of drainage created by and more fully set in Transfer No C224832 over the land marked DRAINAGE EASEMENT 3.00 WIDE on the plan

Lot 300 is subject to a right of drainage (appurtenant to lots 6-8 on Sealed Plan 176007 and Glamorgan Spring Bay Council) over the land marked DRAINAGE EASEMENT "B" VARIABLE WIDTH passing through that lot on the plan

Lot 300 is subject to an electricity infrastructure easement and restrictions as to user of land created by and more fully set forth in Sealed Plan 176007 (in favour of TasNetworks Pty Limited) over the land marked ELECRCITY INFRASTRUCTURE EASEMENT VARIABLE WIDTH passing through that lot on the plan

G J Walkem: 

B&E Ltd: 

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 5 PAGES	Registered Number SP 178972
SUBDIVIDER: MIRANDA PASTORAL CO P/L FOLIO REFERENCE: 176007-1	

Lot 300 is subject to a pipeline and services easement in gross as defined herein (in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns) ("TasWater") over the land marked PIPELINE & SERVICES EASEMENT "H" 3.00 WIDE ("the Easement Land") passing through that lot on the plan

COVENANTS

The owners of lots 1-6 on the plan covenant with Glamorgan Spring Bay Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with Glamorgan Spring Bay Council to observe the following stipulations-

1. That the 7.00 wide area marked "WXYZ" within such lot on the plan must not be used to carry out any activity, or permitted to be used to carry out any activity, which may have a detrimental effect on any of the trees on the land within Folio 51844-3, including the underground root systems of the said trees

FENCING PROVISION

In respect to the lots on the plan the vendor (Miranda Pastoral Co Pty Ltd) shall not be required to fence

INTERPRETATION

The Pipeline and Services Easement is defined as follows:-

THE FULL RIGHT AND LIBERTY for the TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (1) without doing unnecessary damage to the Easement Land; and
 - (2) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons

G J Walkem: 

B&E Ltd: 

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 5 PAGES	Registered Number SP178972
SUBDIVIDER: MIRANDA PASTORAL CO P/L FOLIO REFERENCE: 176007-1	

authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and

- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree,

G J Walkem: 

B&E Ltd: 


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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 5 PAGES	Registered Number SP 178972
SUBDIVIDER: MIRANDA PASTORAL CO P/L FOLIO REFERENCE: 176007-1	

- shrub or other object; or
- (c) replace anything that supported, protected or covered the Infrastructure.

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) anything reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

Executed by MIRANDA PASTORAL CO PTY LTD (ACN 003 604 911) under section 127
of the Corporations Act 2001 by being signed by its sole director/secretary-
Graeme John Walkem: 


Executed by B & E LTD as mortgagee in Mortgage No E179802

in the presence of-

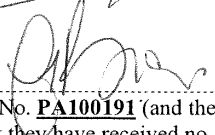
SIGNED on behalf of

B & E LTD

By its attorneys

Rodney John Hargraves 

and


Linda Joy Bishop 

under Power of Attorney No. **PA100191** (and the
said attorneys declare that they have received no
notice of any revocation of the said Power)
in the presence of:

(Witness)

(Address)

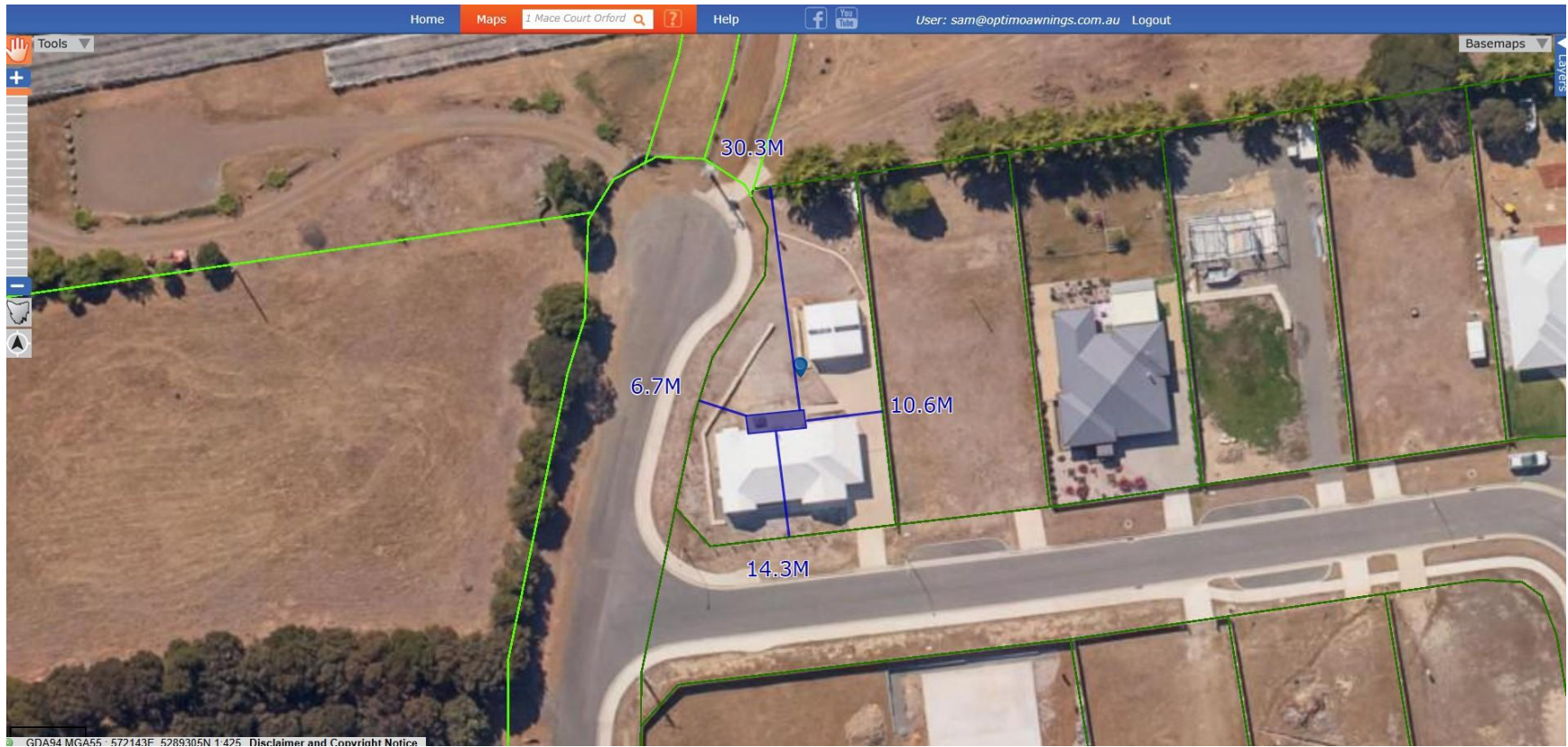
(Occupation)


Isaac Thomas White

**87 Brisbane Street Launceston TAS
7250**

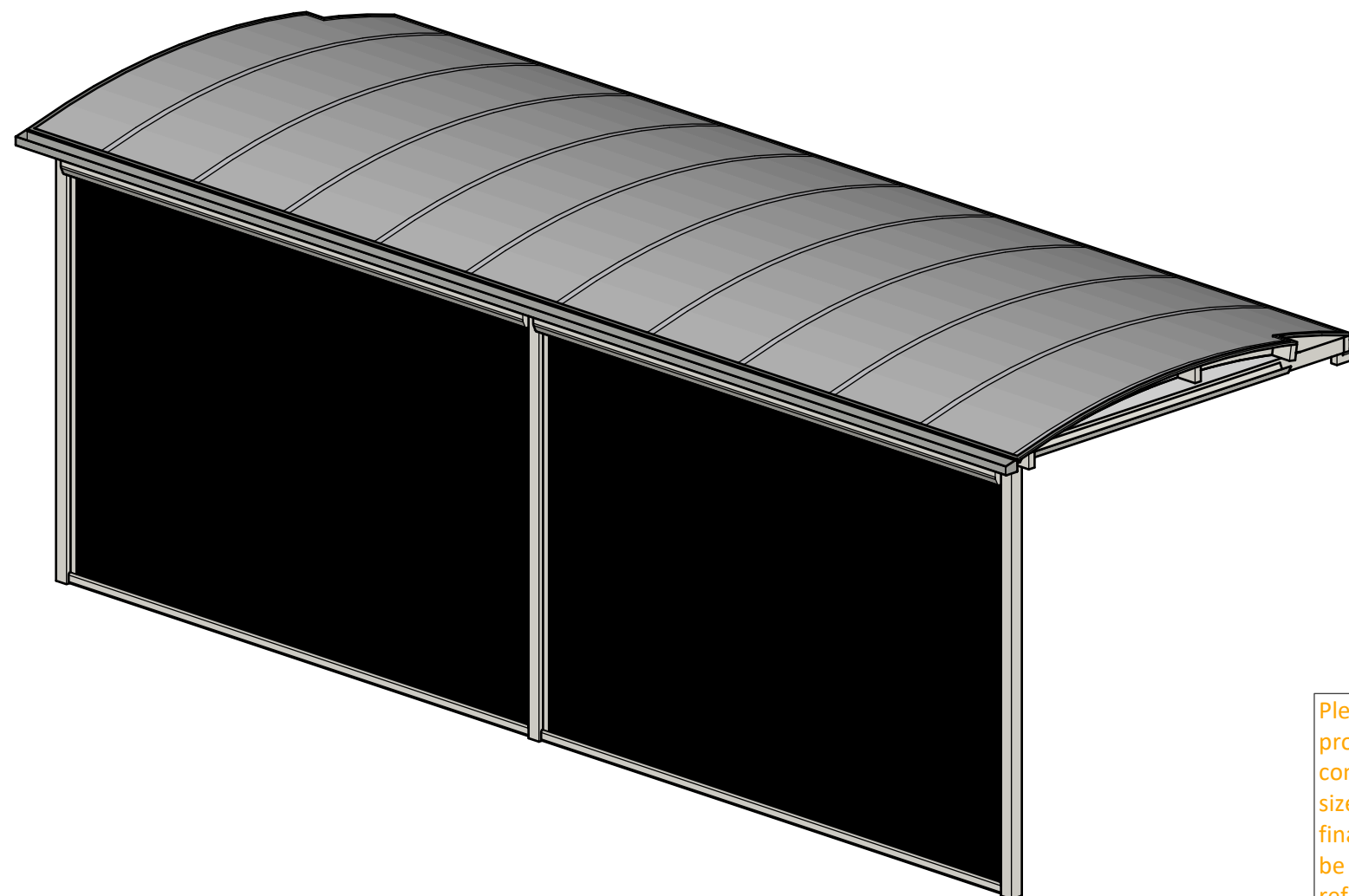
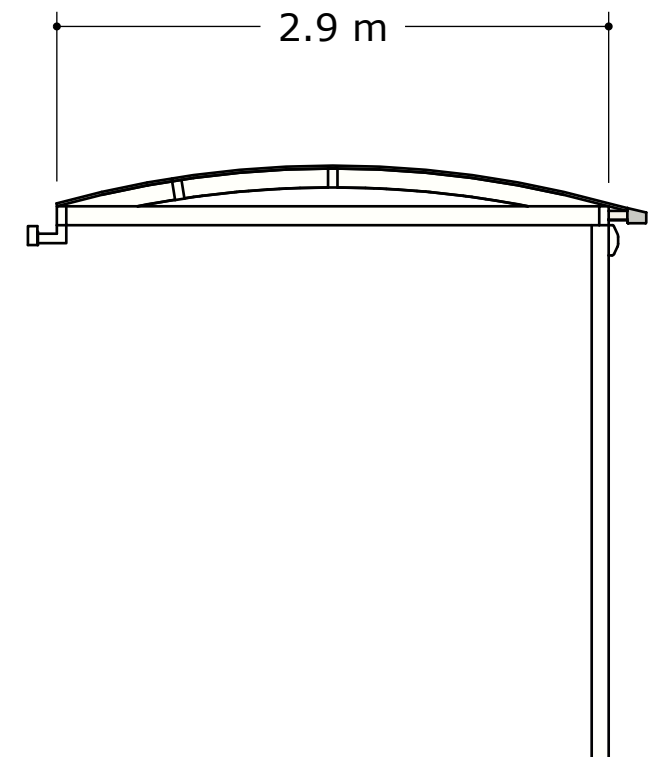
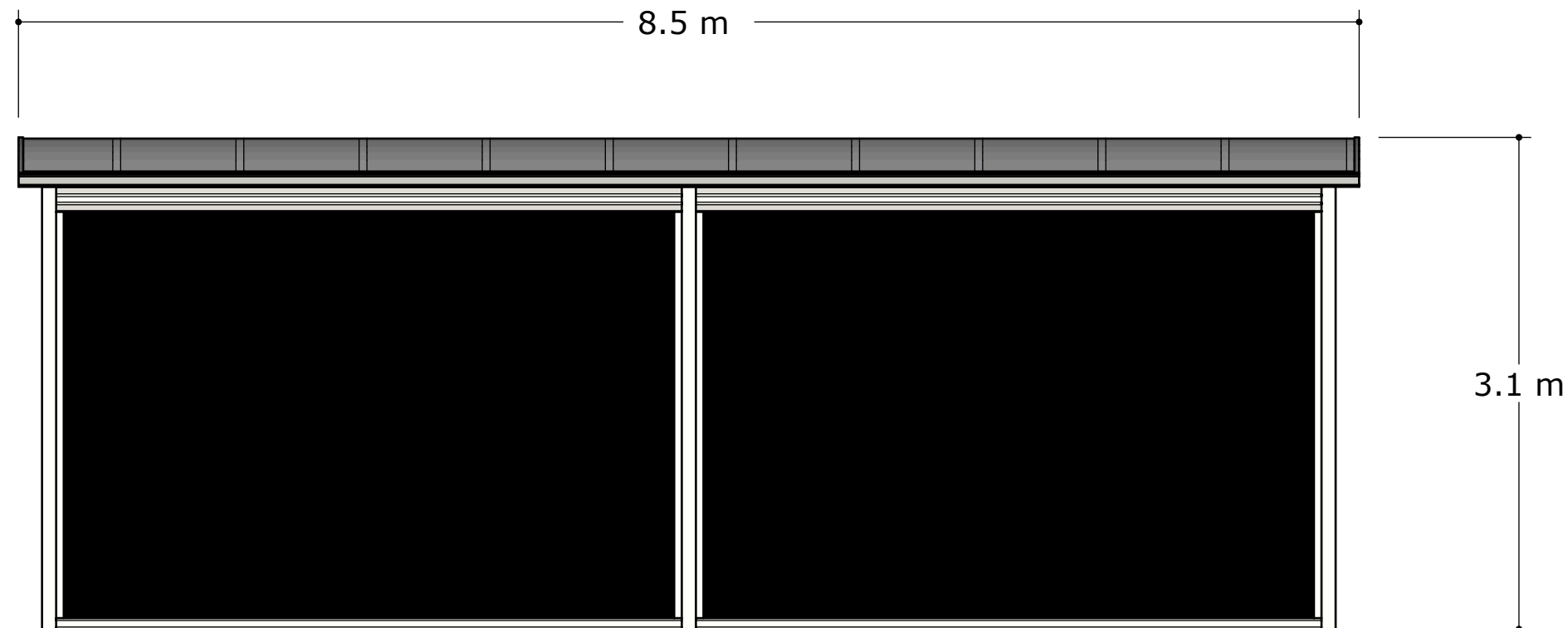
Lending Support Specialist

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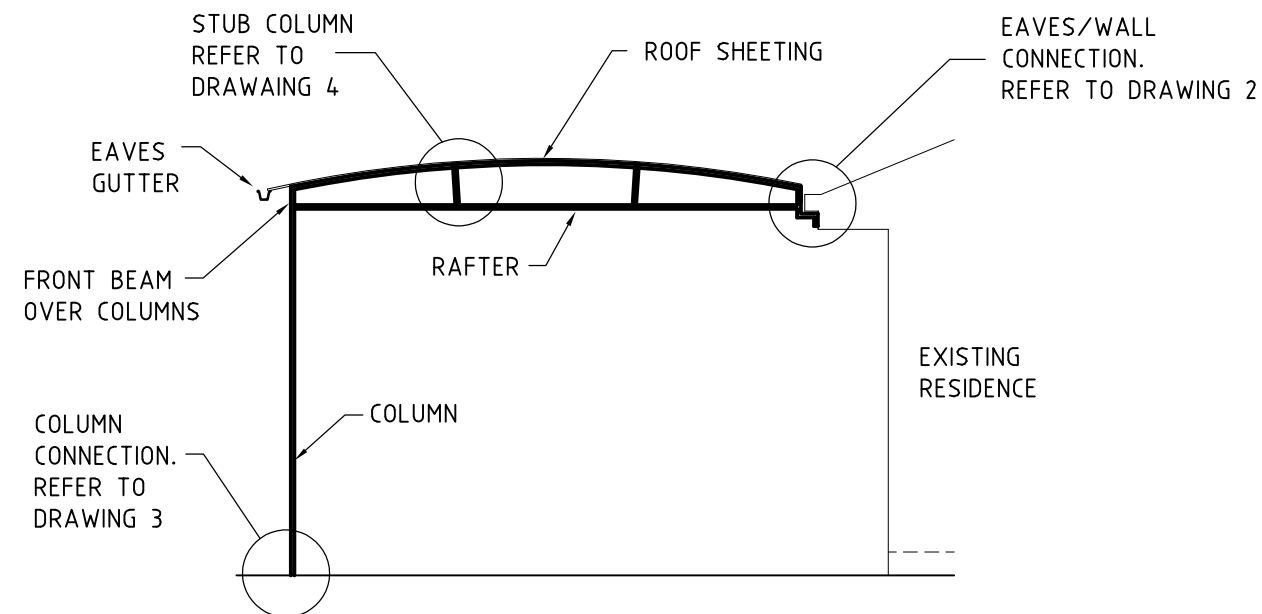
Please note the colours, sizes, layouts and pictured products are for visual purposes only and are not for construction or to be treated as a plan of any sort. Colours, sizes, layouts and pictured products may change in the final product/installation process. Multiple products may be pictured but not all included in one quote so please refer to your individual quotes for all inclusions/exclusions.



COLOUR(S)
 FRAME - SURFMIST
 TRIM/GUTTER - SHALE GREY
 POSTS - SURFMIST
 ROOF - SILVER 90%

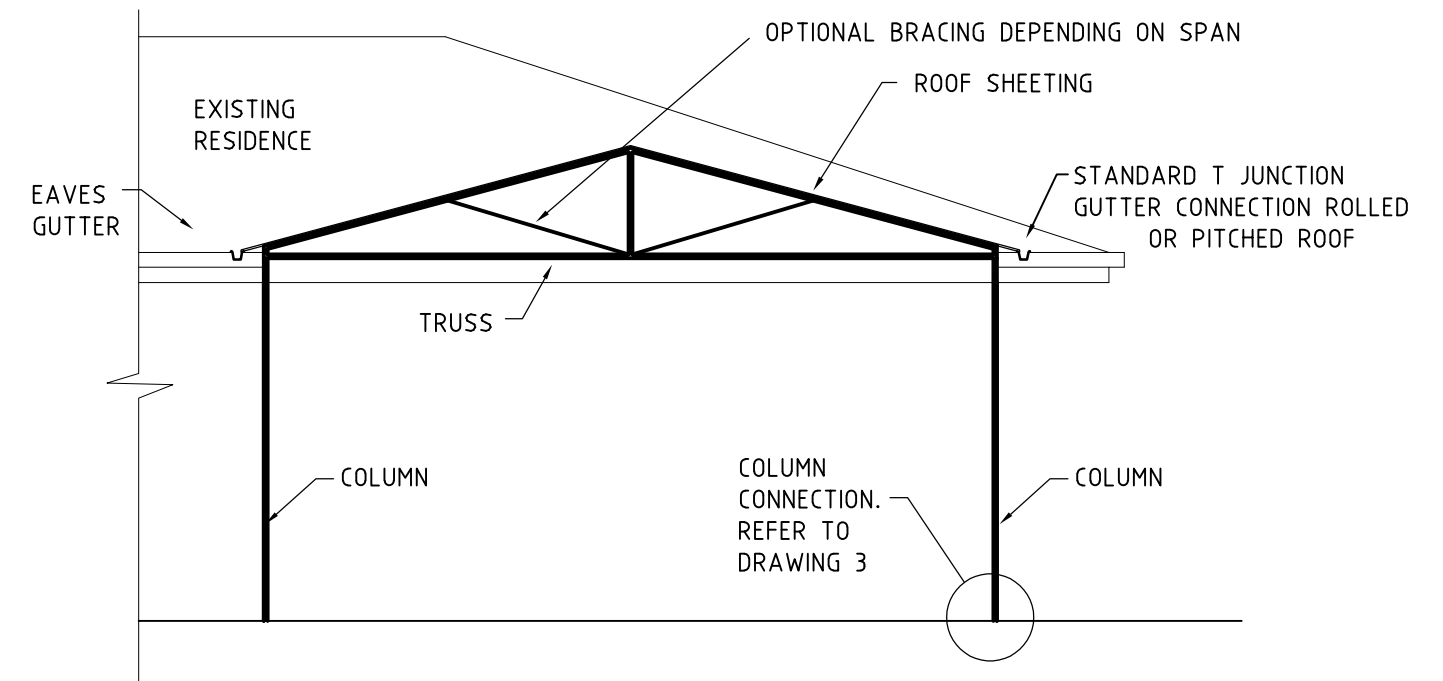


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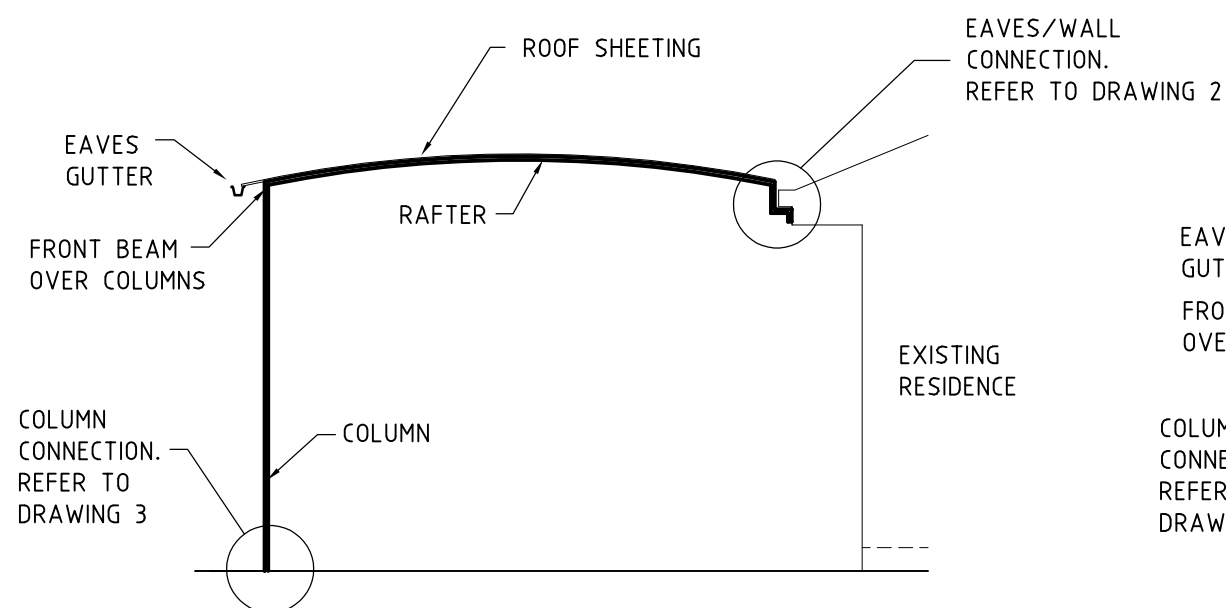
VAULTED ROOF - HORIZONTAL RAFTERS

SCALE 1:50



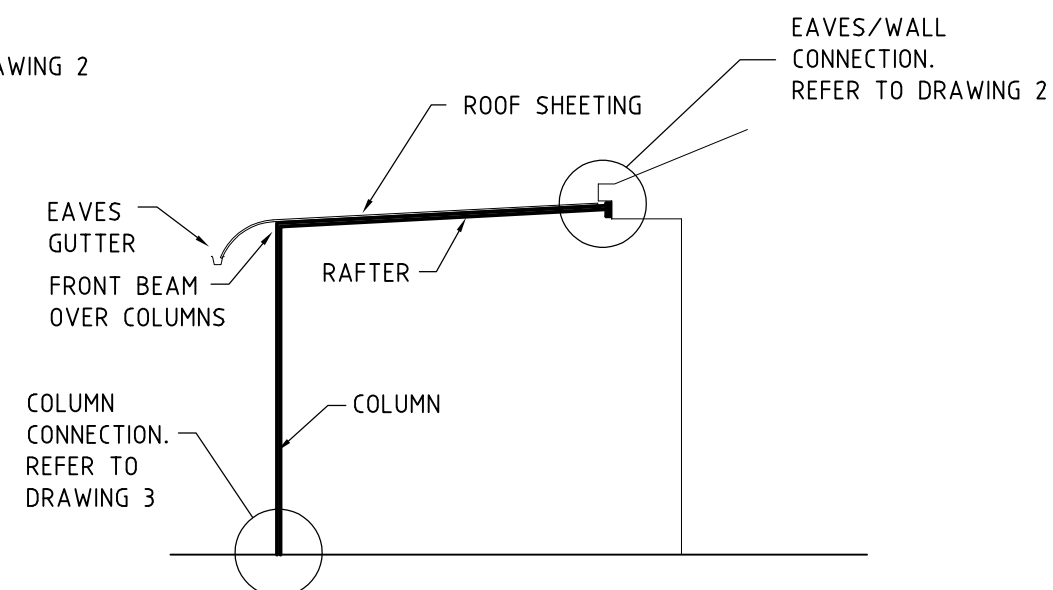
PITCHED ROOF - KING POST TRUSS

SCALE 1:50



VAULTED ROOF - ROLLED RAFTERS

SCALE 1:50



SKILLION ROOF

SCALE 1:50

GENERAL NOTES:

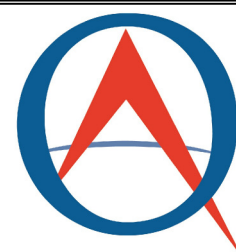
1. ALL JOINTS MADE WITH INTERNAL BRACKET SYSTEM FASTENED WITH 4 TEK SCREWS PER JOINT.
2. ALL ALUMINIUM TO AS1664
3. ALL ALUMINIUM TO BE POWDER COATED TO OWNERS SPECIFICATION.

NOTE:

DURING INSTALLATION, CONTRACTOR IS TO CHECK & CONFIRM THAT ROOF TRUSSES OR RAFTERS OR FRAMING HAVE BEEN INSTALLED AND TIED DOWN IN ACCORDANCE WITH AS1684-2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION.

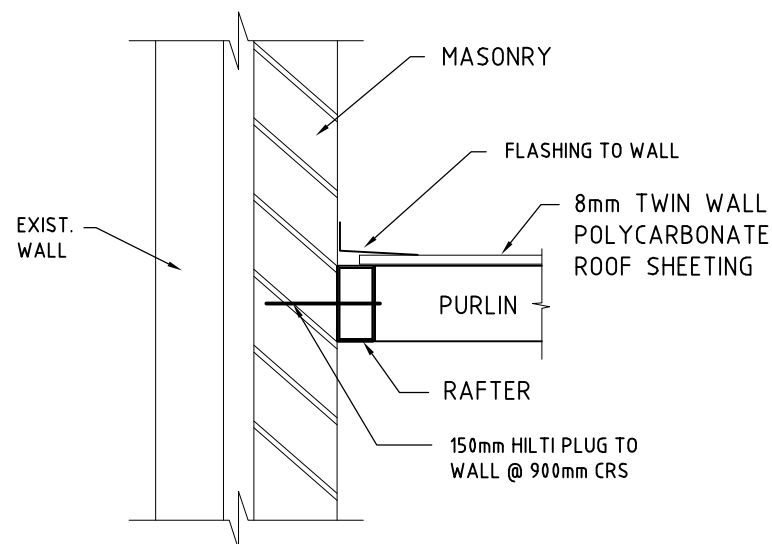
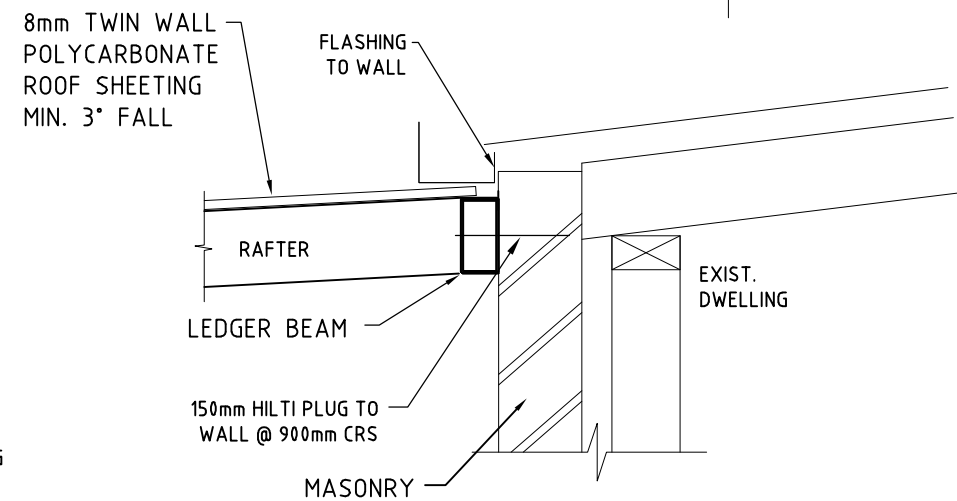
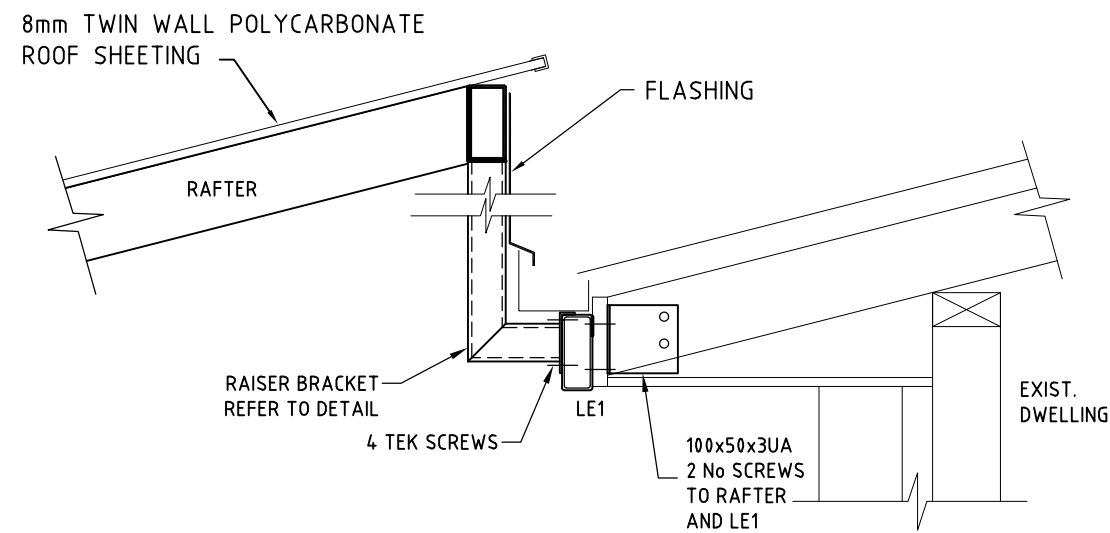
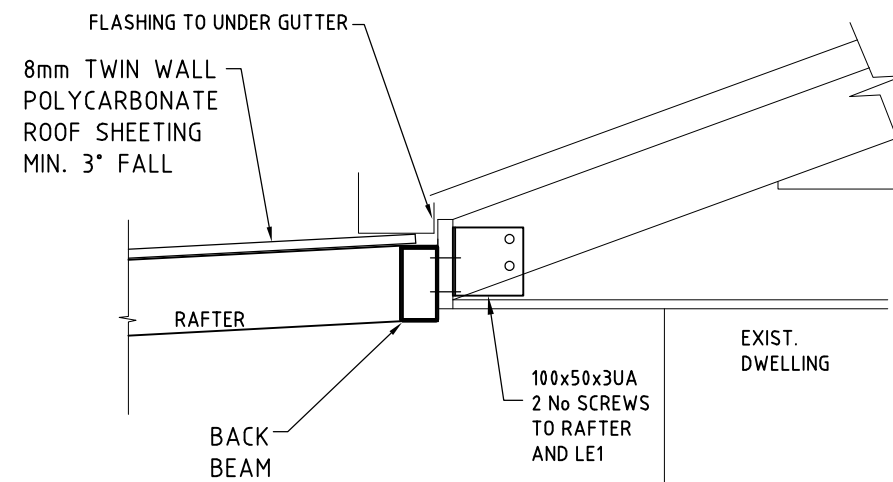
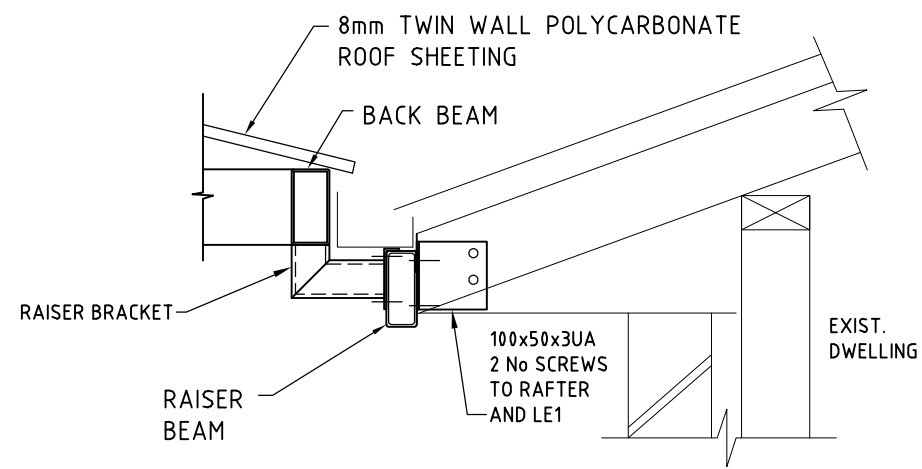
NEW EAVES GUTTERS TO BE CONNECTED TO EXISTING STORMWATER SERVICES VIA DOWNPIPE OR RETURNED AND CONNECTED TO EXISTING EAVES GUTTER.

ELEVATIONS

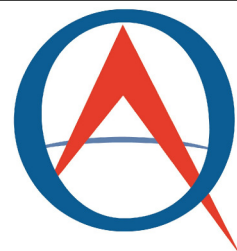


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DATE	AUGUST 2017	
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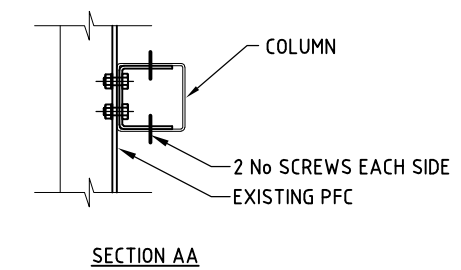
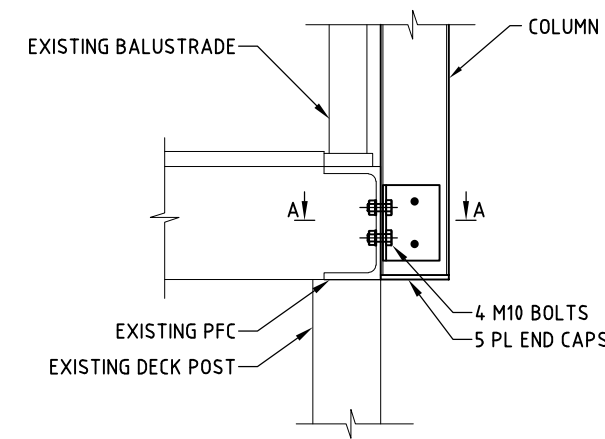
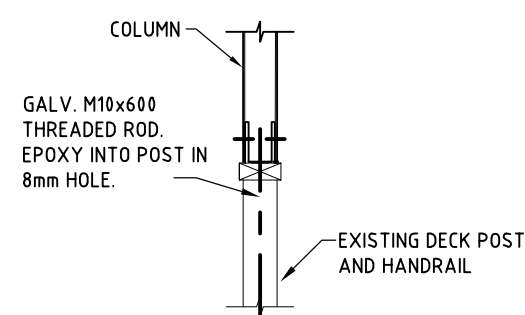
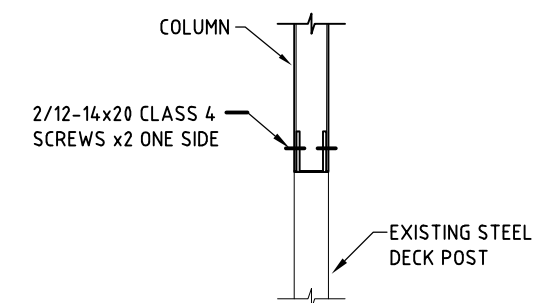
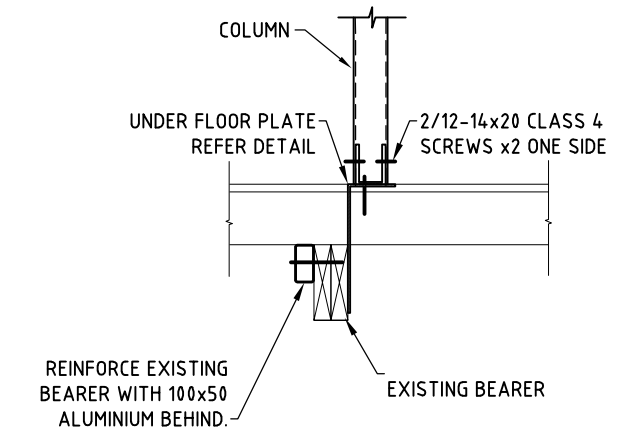
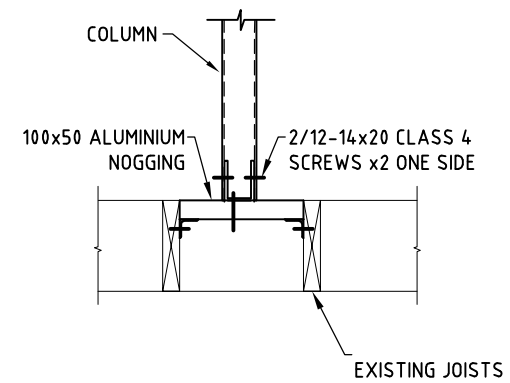
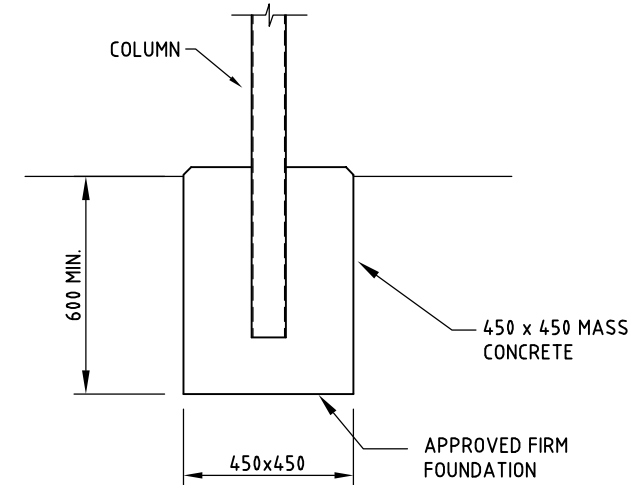
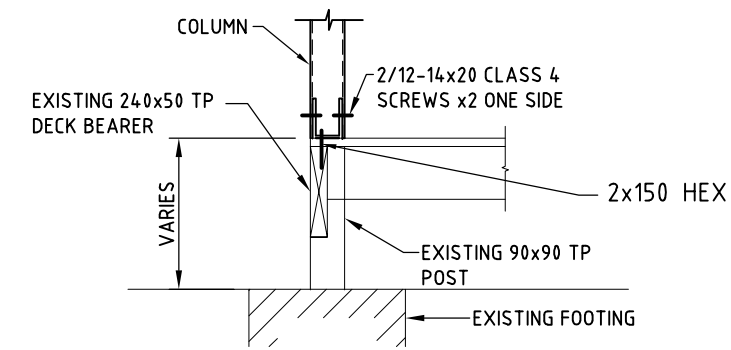
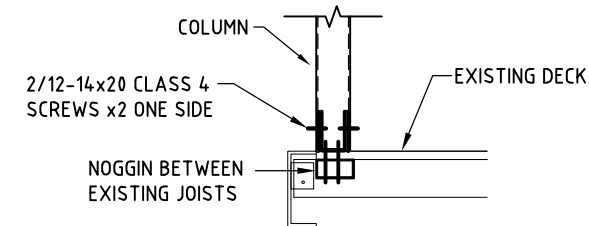
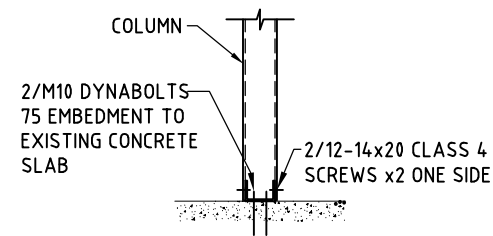


STANDARD DETAILS AWNING ROOF CONNECTIONS



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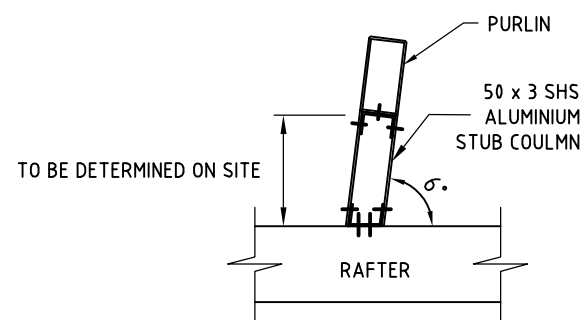
× SOME DETAILS CAN VARY DEPENDING ON SITE LAYOUT
 × SOME CUSTOM BUILD DESIGNS WILL VARY SOME JOINT CONNECTIONS
 × SOME LAYOUTS WILL VARY

STANDARD DETAILS AWNING COLUMN CONNECTIONS

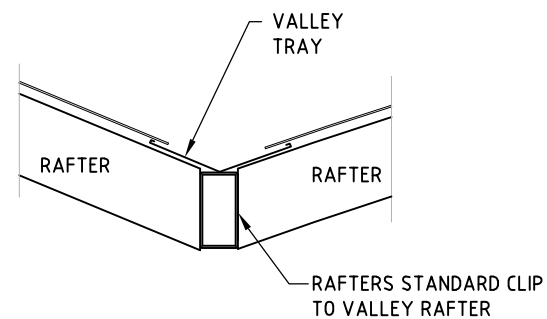


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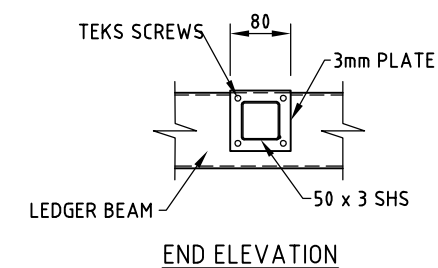
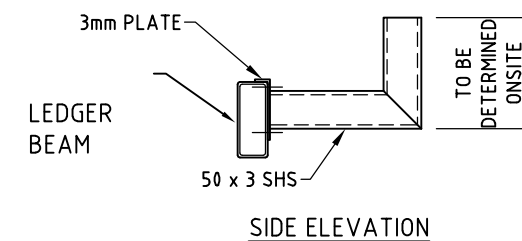
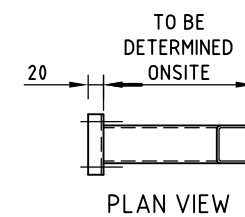
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DATE	AUGUST 2017	
SCALE	AS NOTED	
DRAWING NO.	170608-3	0



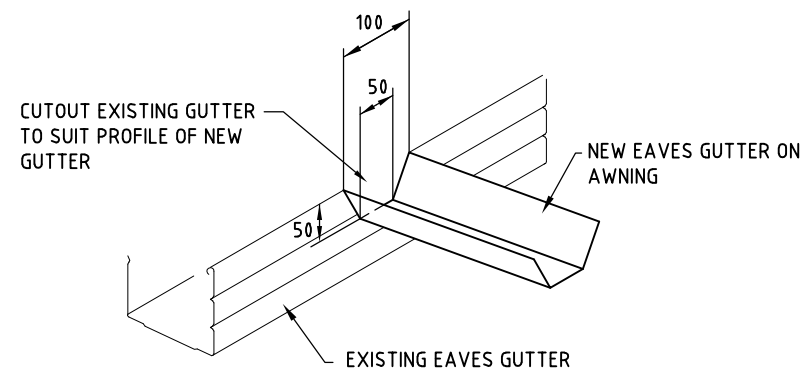
STUB COLUMN CONNECTION
SCALE 1:20



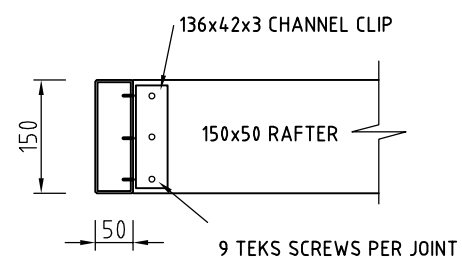
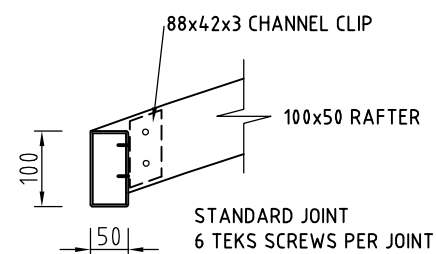
VALLEY BEAM CONNECTION
SCALE 1:20



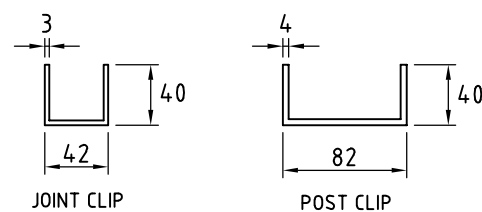
RAISER BRACKET DETAILS
SCALE 1:10



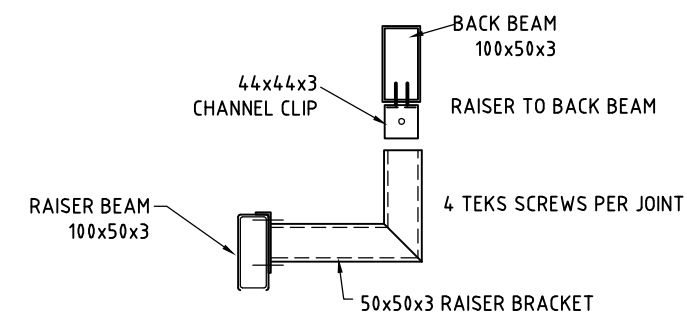
GUTTER CONNECTION
SCALE 1:10



STANDARD CONNECTIONS
SCALE 1:10

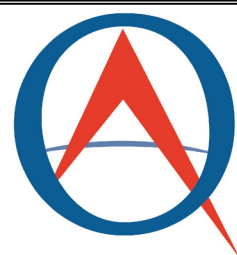


STANDARD CLIP MATERIAL
SCALE 1:5



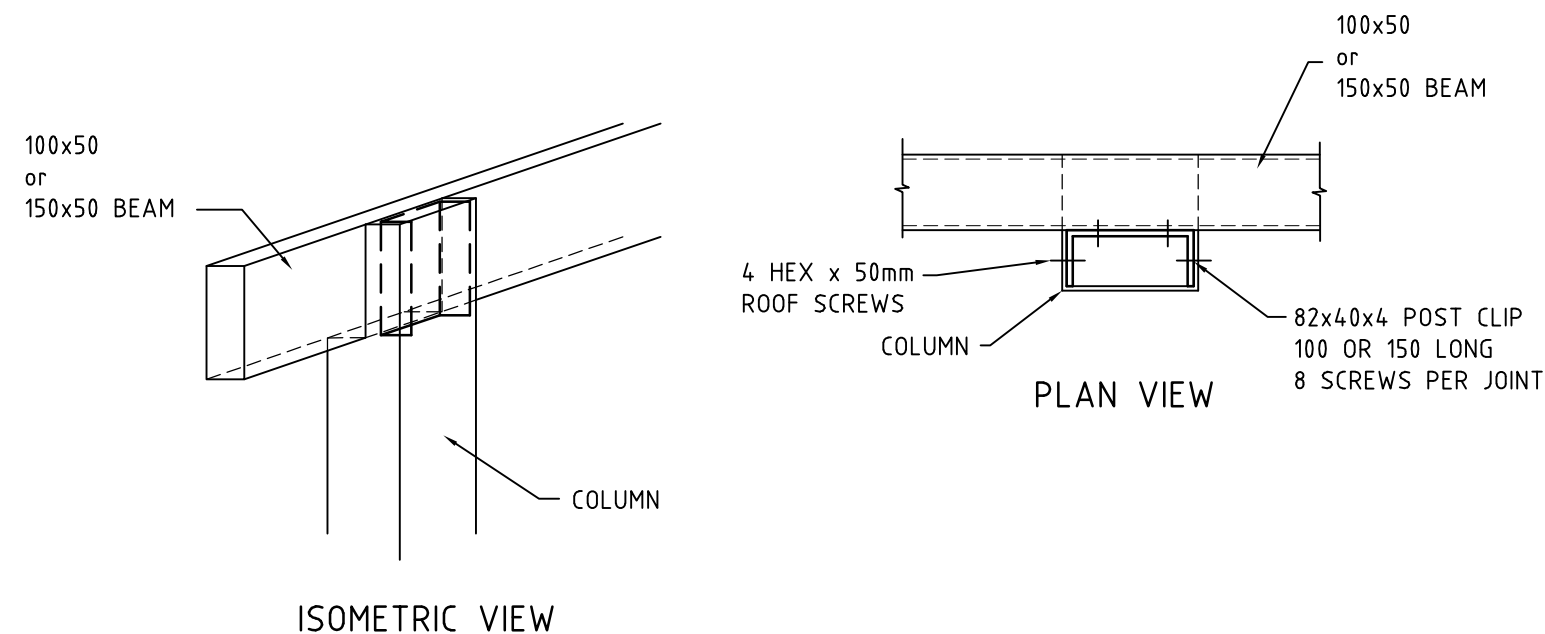
BACK BEAM TO RAISER BRACKET
SCALE 1:10

STANDARD DETAILS
MISCELLANEOUS CONNECTIONS

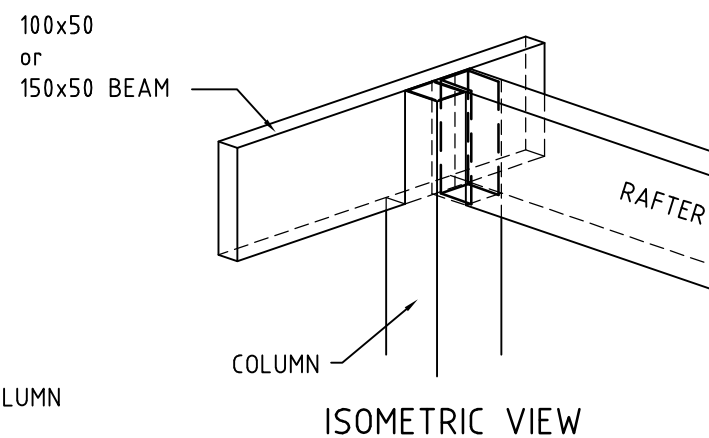


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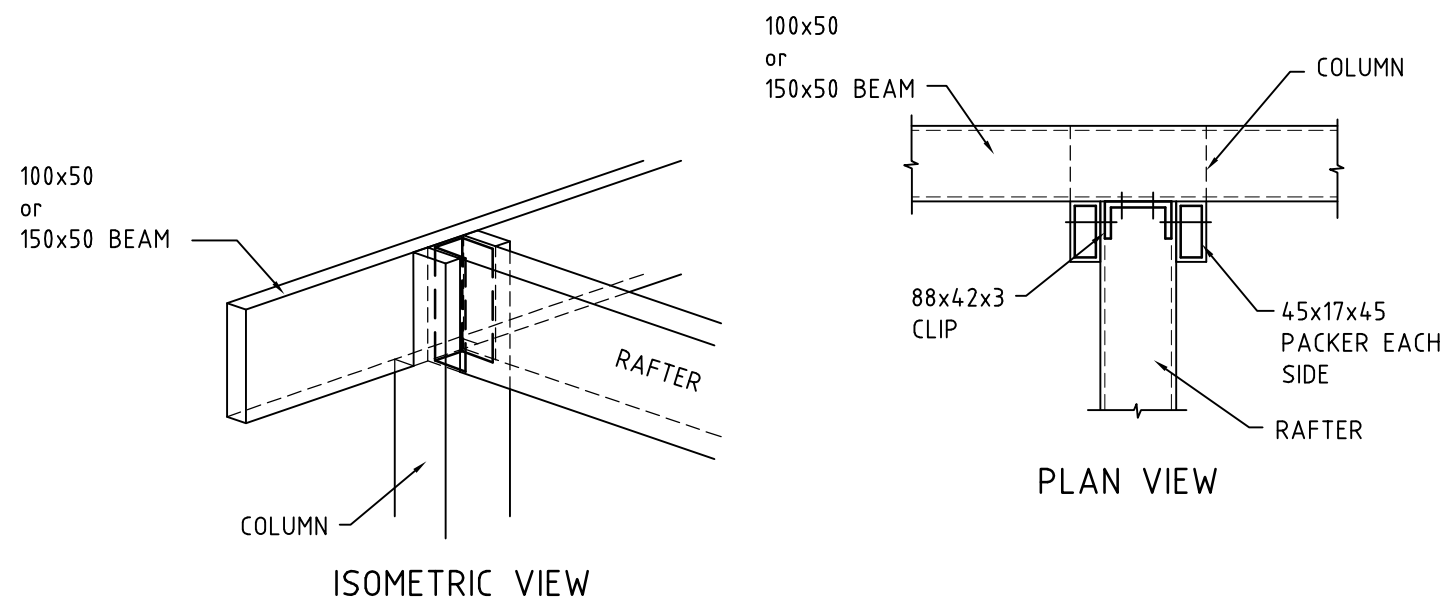
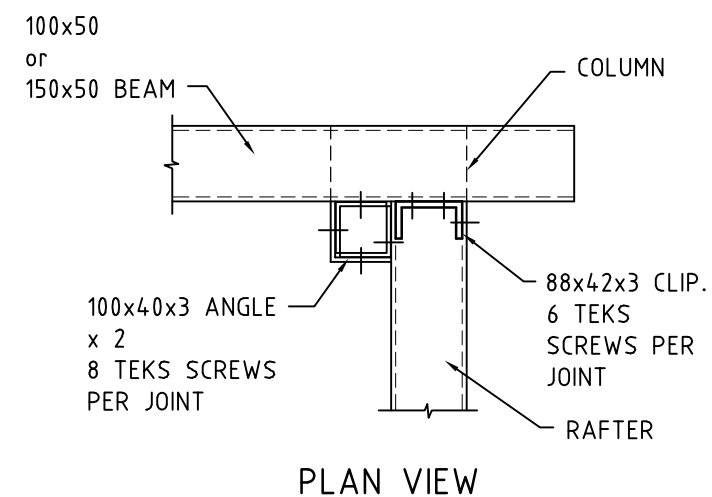
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HALF CUT COLUMN TO BEAM



QUARTER CUT CORNER COLUMN TO BEAM



TEE CUT COLUMN TO BEAM

BEAM TO COLUMN CONNECTIONS



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