

OPTIM SERIES

OFF SLAB FRAMING



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A LITTLE BIT ABOUT US

Revolutionising façade support framing is our mission. We specialise in providing a fast and efficient façade support system that's designed and engineered to meet your unique building requirements.

We do this by working collaboratively with your team and involving our design and engineer team from start to finish. It takes an experienced team, face-to-face meetings, and technical discussions to receive solid results.

Most important of all, we believe in the power of the team.



WHAT IS OPTIM SERIES?



OFF-SLAB FRAMING

Frame-Tek's Optim Series is a prefabricated off-slab framing system designed as an alternative to traditional curtain wall. Engineered to hang off the slab edge, it provides a fast, consistent, and efficient solution for multi-storey façades, especially those with continuous strip windows.

Made up of spandrel and infill framing between windows, this system eliminates the need for structural steel within the façade package and can be supplied pre-fixed with backpan for early weatherproofing. The result is a clean, streamlined façade solution that simplifies installation and saves time on site.



THE KEY BENEFITS OF OPTIM SERIES

01**Complete Service**

Includes full design, engineering certification, and shop drawings.

02**Fast Building Close Up Time**

Engineered to speed up façade installation so internal works can commence sooner – ideal for hospitals and universities.

03**Pre-Clad Rain Screen Option**

Rain screens can be prefixed to frames for early weatherproofing, allowing internal trades to begin sooner.

04**Fast & Efficient Installation**

Prefabricated, light-structural system designed for quick, accurate, and streamlined site assembly.

05**Handles Complex Designs with Ease**

accommodates challenging façade layouts, large floor-to-floor heights, and long strip windows—while eliminating the need for structural steel in many cases.

06**Supports All Cladding Types**

Engineered to integrate seamlessly with any chosen façade finish.

07**Quality & Reliability**

ISO 9001:2015 certification for consistent performance.

08**Enhanced Site Safety**

Reduced onsite cutting and handling improves safety outcomes.

HOW OPTIM SERIES IS INSTALLED ON-SITE



Delivery &
Preparation

Step 1

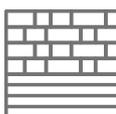
Frames received with all required bracketry and detailed frame drawings. Bracket locations are marked out, positioned along the elevation, and secured using concrete screw anchors and/or cast-in channels based on site and engineering requirements.



Frame
Positioning &
Alignment

Step 2

Frames are identified by panel markings and installed, sliding them through the brackets and fixing in place. Braces and brackets are fixed beneath the frames using concrete screw anchors to the slab and Tek screws to the framing.



Infill Framing

Step 3

After spandrel frames are installed, infill frames beside windows are positioned, fixed to the spandrel below with 12 or 14 gauge Tek screws, and slotted into a DHT secured beneath the spandrel above.

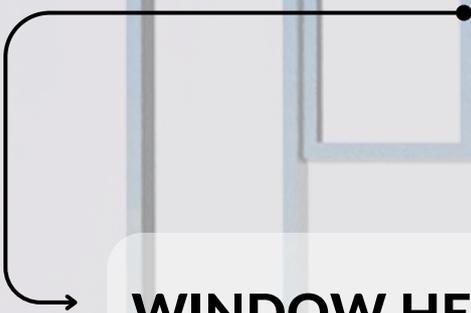


Waterproof
and Complete
the Façade

Step 4

The Framing is now installed and ready for other trades to continue. For faster building close-up, an optional pre-attached steel backpan can be fixed to the frame, sealing the façade and protecting the interior sooner.

TECHNICAL INFORMATION



A line with a dot at the end points to the top horizontal frame of a window in the background image.

WINDOW HEAD

Horizontal frame above a window that provides lateral support.



A vertical line with a dot at the top and an arrow at the bottom points to the top horizontal frame of a window in the background image.

DHT

Deflection Head Track - Steel channel at the top of a frame that allows for building movement and deflection.



A horizontal line with a dot at the left end and an arrow at the right end points to a small frame between two window units in the background image.

INFILL FRAME

Small frame between spandrels, typically around windows, fixed into a DHT above and spandrel below.



A line with a dot at the end points to a horizontal frame spanning across the top of a window unit in the background image.

SPANDREL PANEL

Continuous horizontal frame mounted off the slab edge at each level.

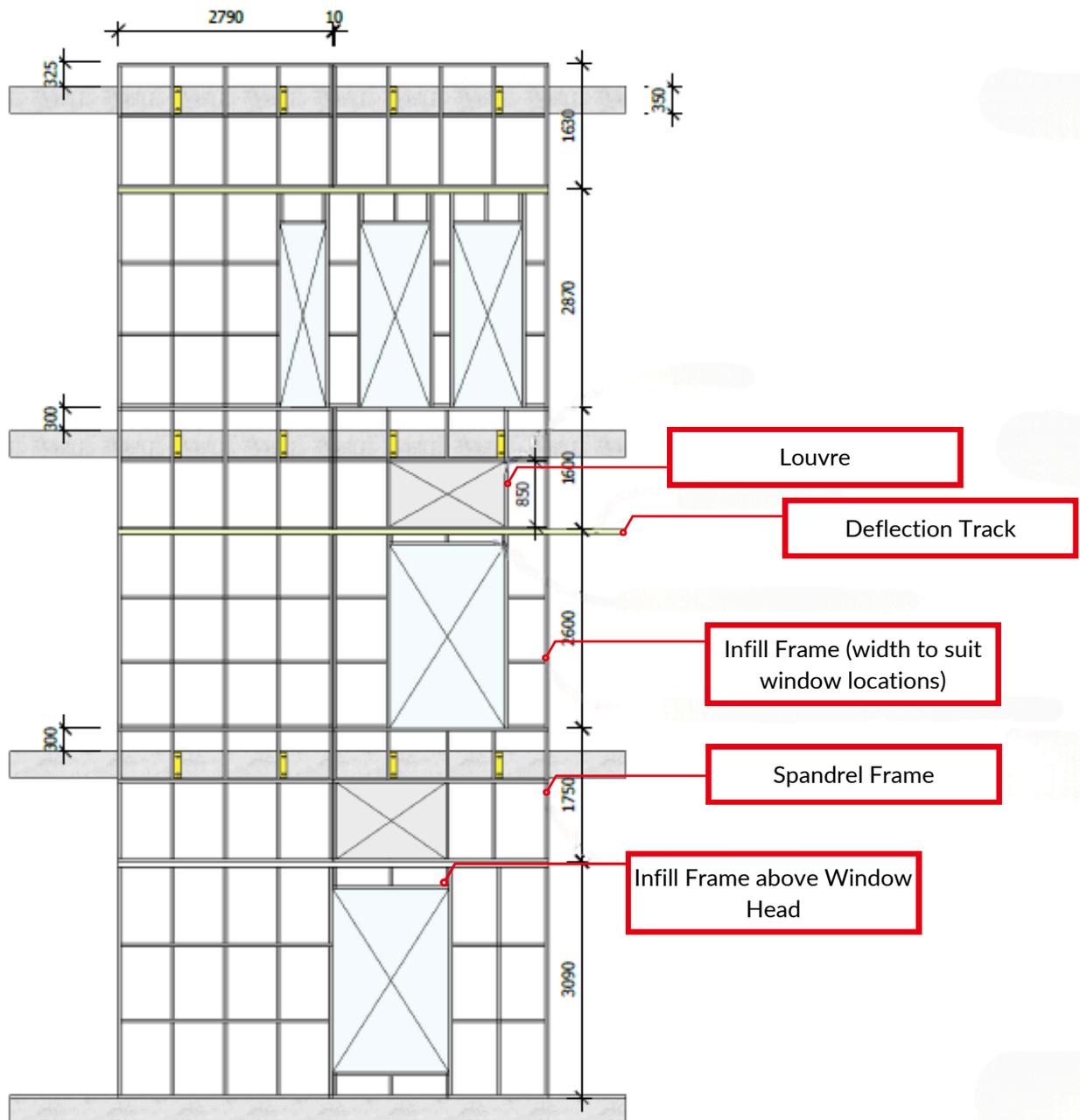


A line with a dot at the end points to a bracket on the edge of a concrete slab in the background image.

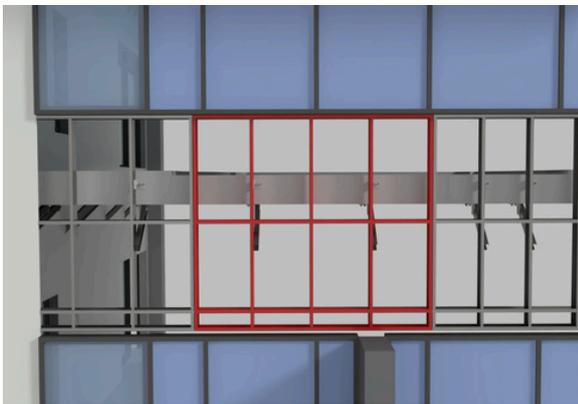
SLAB EDGE BRACKET

A heavy-duty bracket fixed to the edge of the concrete slab.

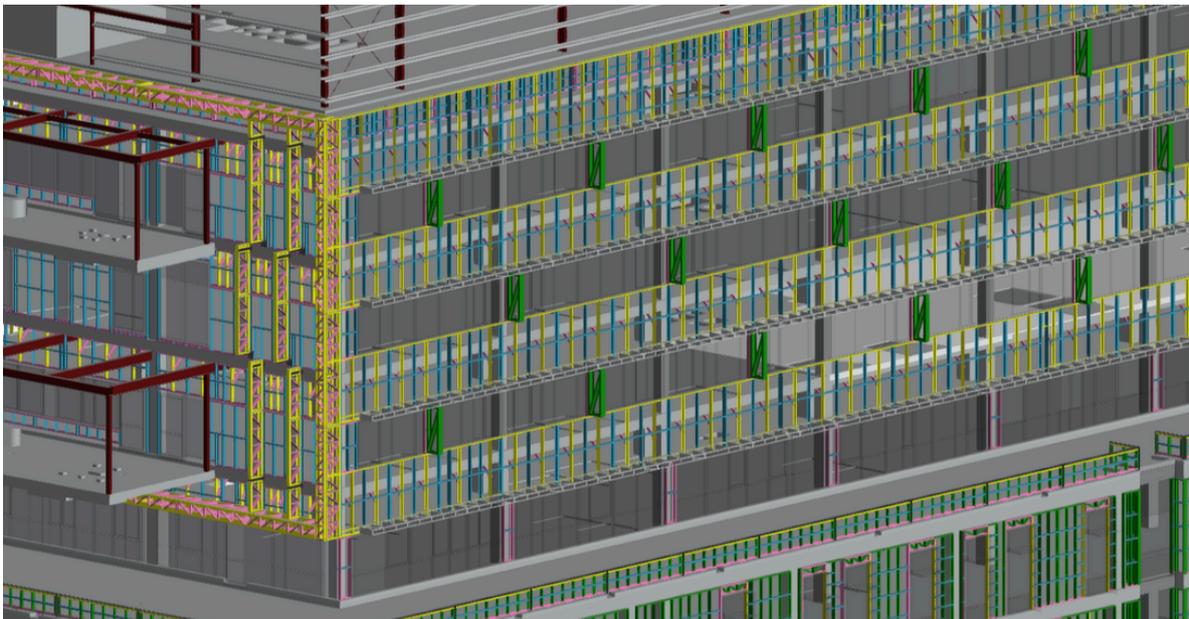
TECHNICAL INFORMATION



3D MODELLING



Our design team is engaged early
Provide 3D modelling of our framing.
Our connection details are engineered to
suit the structure with the trusses
supplied with holes ready for quick
installation.



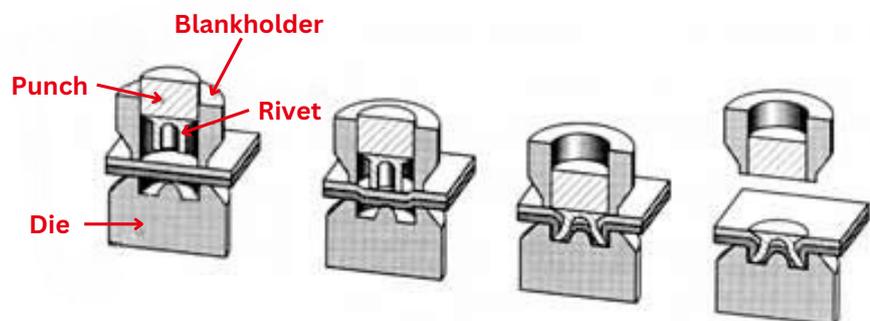
SUPERIOR STRENGTH

Frame-Tek's rivet system

- Unique flush finish water-tight self-piercing clinch riveting system used to join cold roll formed sections.
- Does not damage pre-coated materials
- Very high strength

'No ordinary rivet!'

This fastening system combined with heavy duty cold roll formed steel sections, produces structural frames with a very high load bearing capacity.



CASE STUDY 1

LISMORE BASE HOSPITAL

Frame-Tek was engaged by John Holland Group to deliver a fast, buildable solution. Our team developed a custom off-slab framing system that resolved design challenges, enabled rapid production, and streamlined installation – all while maintaining structural integrity and meeting the project’s architectural vision.



SOLUTION

- Bespoke Off-Slab Framing
- Rapid Production & Installation
- Structural Brackets
- Accurate & Efficient Buildability

CASE STUDY 2

MERCEDES BENZ, AUTOHAUS

Frame-Tek delivered bespoke prefabricated façade support solutions for Australia's first Mercedes-Benz Autohaus Centre at Breakfast Creek Wharf. Our engineered system replaced traditional heavy structural steel with lightweight, efficient framing that maintained both strength and visual impact while enabling faster installation.



SOLUTION

Support Strip Windows

Cantilevered Wall Framing

Shaping the Parapet

Prefabricated for Efficient Installation

CASE STUDY 3

SURRY HILLS VILLAGE

Frame-Tek delivered a bespoke prefabricated framing solution for the external façade support and complex curved awnings at the Surry Hills Village Development.

We provided a light-structural, fully integrated system that replaced heavy structural steel, enhanced on-site efficiency, and preserved the project's architectural intent.



SOLUTION

Curved Windows

Brick Slip Façade Support

Light-Structural Alternative

Fully Integrated System

TESTIMONIALS

“Partnering with Frame-Tek on our project was a seamless and highly professional experience. Their team demonstrated a strong understanding of the technical requirements, maintained excellent communication, and consistently delivered high-quality work. We valued their reliability and expertise, and we look forward to working with them on future projects.”

Contracts Administrator | A W EDWARDS

“Using Frame-Tek was a great solution for our façade secondary framing design and construct responsibilities. We were able to greatly reduce structural steel installations by using the Frame-Tek system and their ability to design and fabricate in house was a real advantage that helped solve several time, budget and safety challenges on our project.”

Project Director | TAYLOR AU

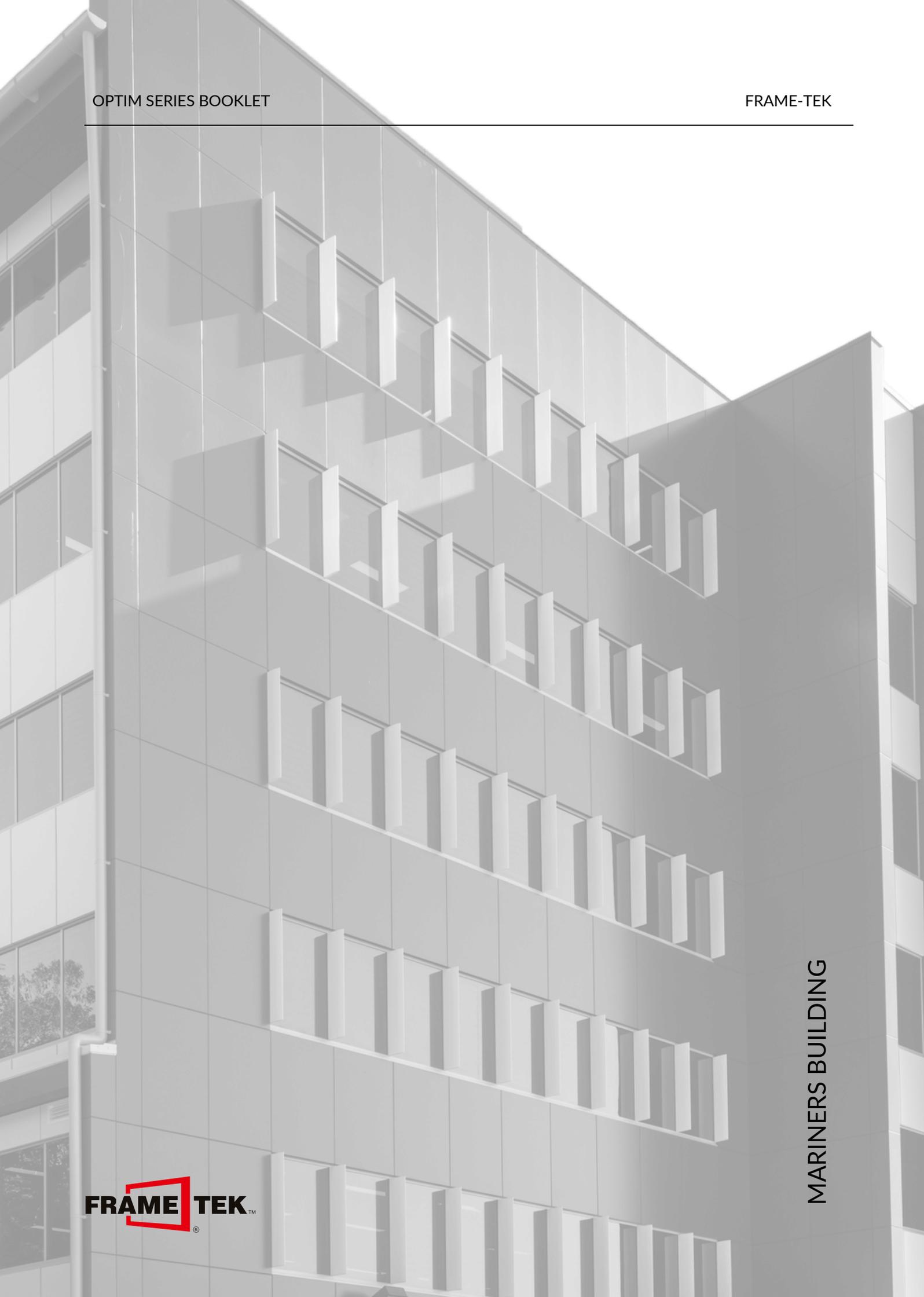
“The system Frame-Tek provide from design to supply is second to none and helps with the progress of works onsite as panels are prefabricated off site making the install process onsite quicker and more cost effective.”

Site Manager | PRECISION WALLS & CEILINGS

“This flexible design and supply approach meant we were able to achieve our specific requirements all within the Frame-Tek system, leading to a fast and quality install by the roofing contractor.

It was a great experience all the way, from the team’s approach to design, right through to a quality product being delivered on time and in full. We will definitely be using Frame-Tek on the next project!”

Project Engineer | ROBERTS CO.



MARINERS BUILDING





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