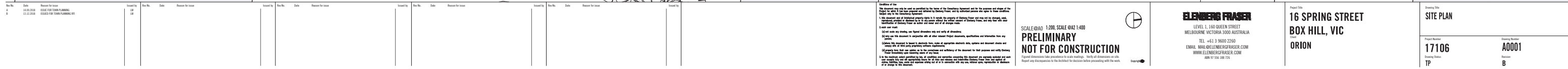


SECTIONS
A0950 - SECTION A-A
A0951 - SECTION B-B
A0952 - SECTION C-C

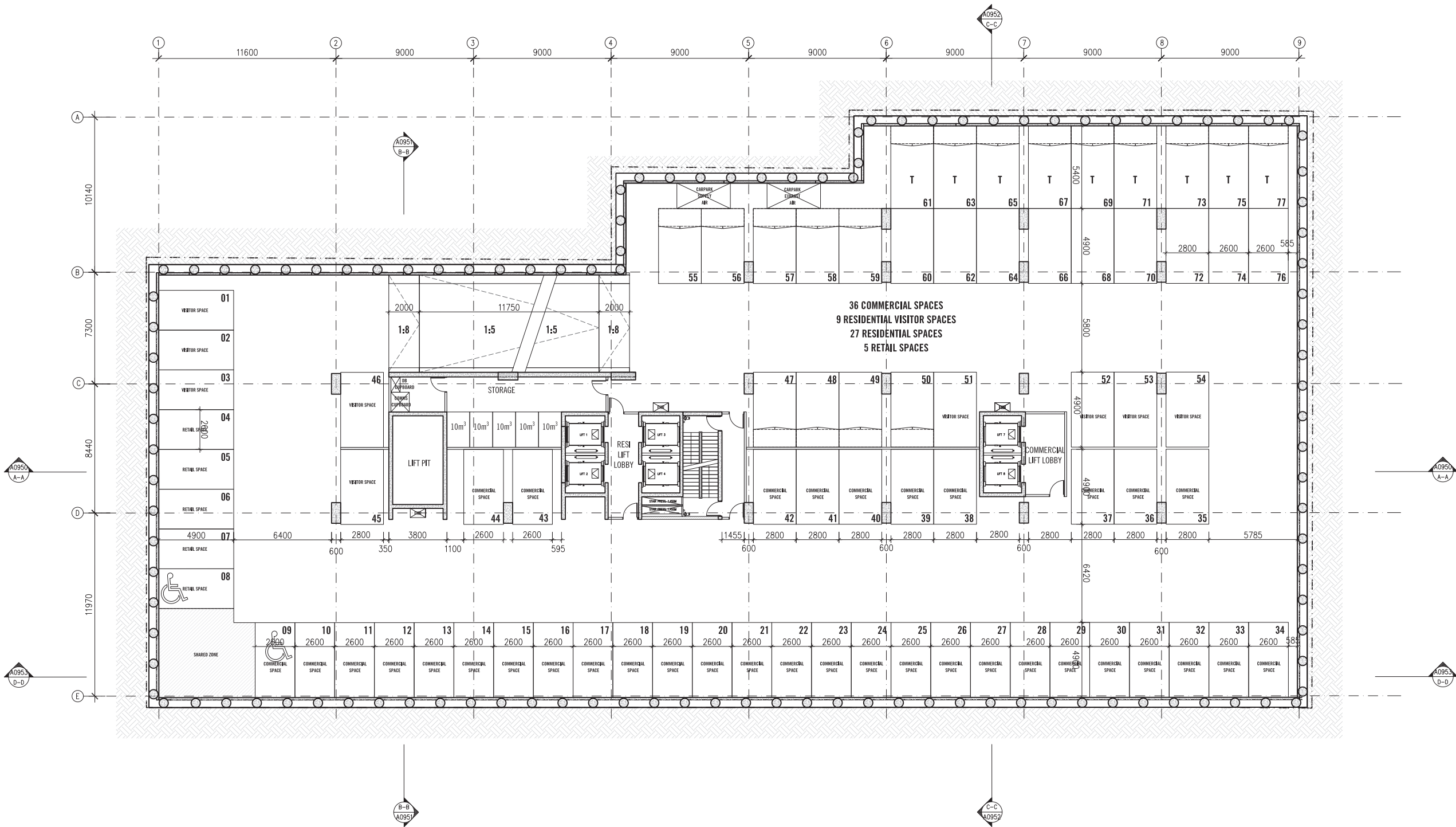
Drawing Number
A0000
Revision
B

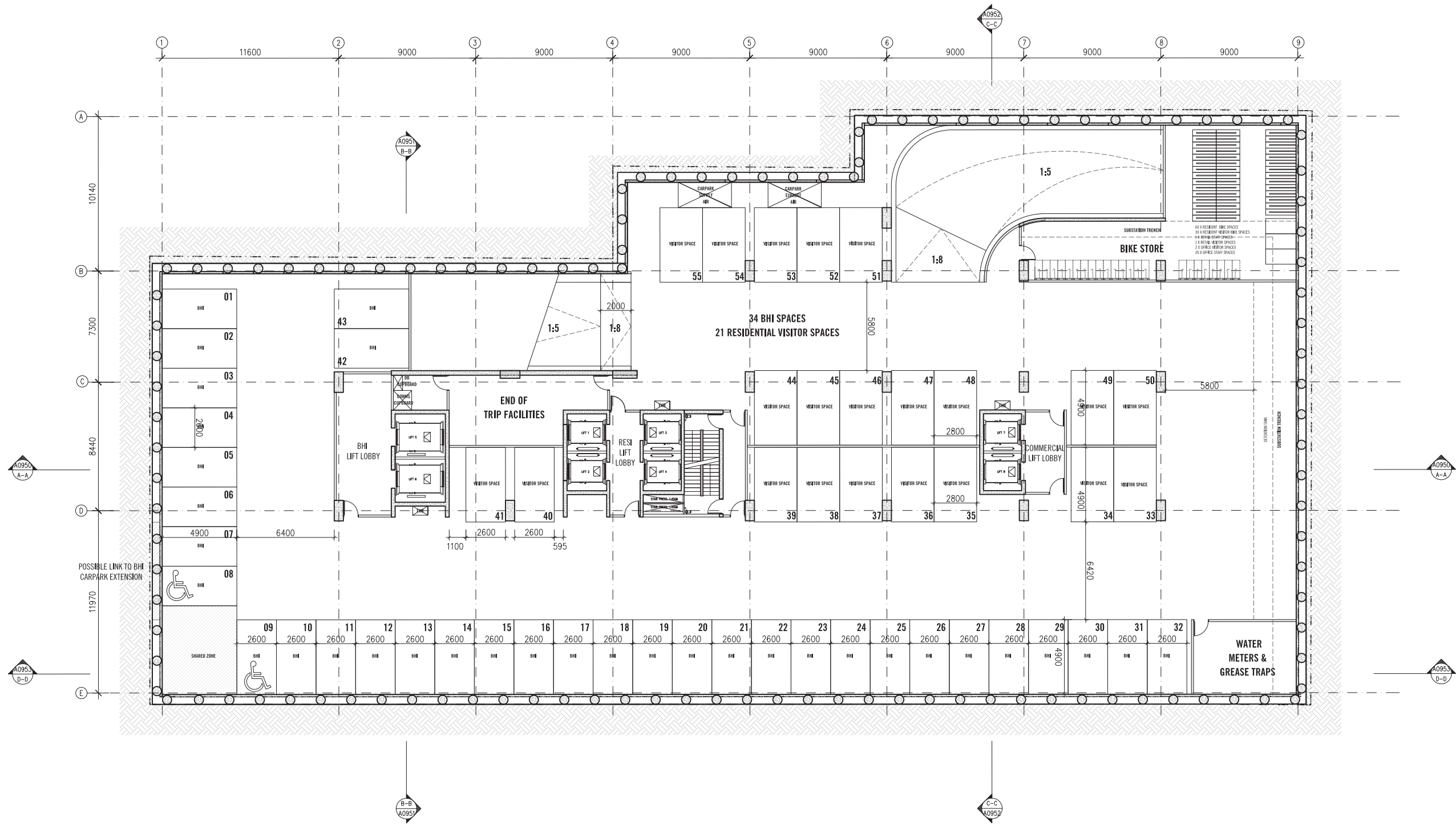


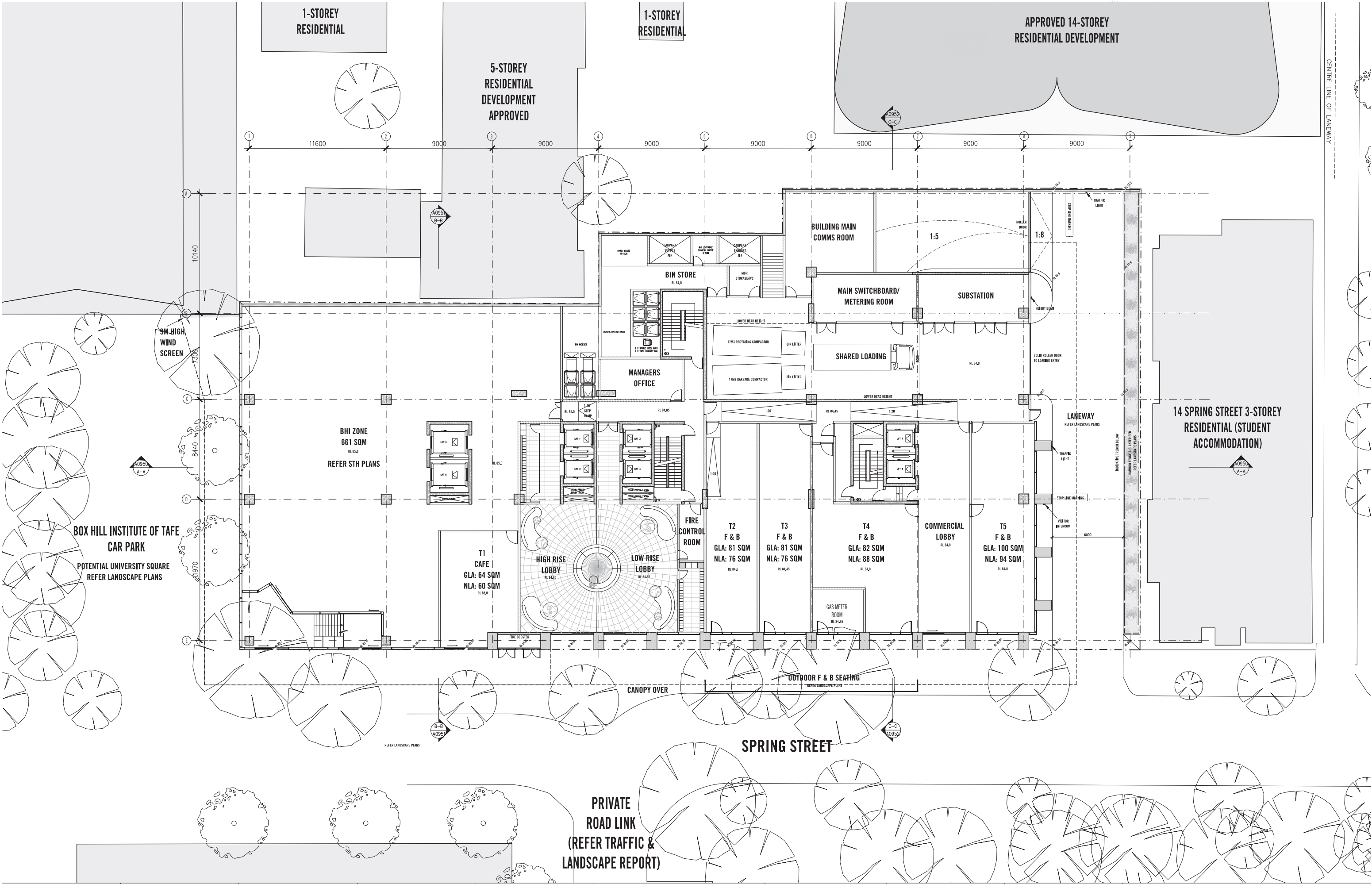












Rev No: 1 Date: 14.09.2019 Reason for issue: ISSUE FOR TENDER/PLANNING	Issued by: [Signature] Rev No: 1 Date: 14.09.2019 Reason for issue: ISSUE FOR TENDER/PLANNING	Issued by: [Signature] Rev No: 1 Date: 14.09.2019 Reason for issue: ISSUE FOR TENDER/PLANNING	Issued by: [Signature] Rev No: 1 Date: 14.09.2019 Reason for issue: ISSUE FOR TENDER/PLANNING	Issued by: [Signature] Rev No: 1 Date: 14.09.2019 Reason for issue: ISSUE FOR TENDER/PLANNING	Issued by: [Signature] Rev No: 1 Date: 14.09.2019 Reason for issue: ISSUE FOR TENDER/PLANNING	Issued by: [Signature] Rev No: 1 Date: 14.09.2019 Reason for issue: ISSUE FOR TENDER/PLANNING	Issued by: [Signature] Rev No: 1 Date: 14.09.2019 Reason for issue: ISSUE FOR TENDER/PLANNING	Issued by: [Signature] Rev No: 1 Date: 14.09.2019 Reason for issue: ISSUE FOR TENDER/PLANNING	Issued by: [Signature] Rev No: 1 Date: 14.09.2019 Reason for issue: ISSUE FOR TENDER/PLANNING	Issued by: [Signature] Rev No: 1 Date: 14.09.2019 Reason for issue: ISSUE FOR TENDER/PLANNING	Issued by: [Signature] Rev No: 1 Date: 14.09.2019 Reason for issue: ISSUE FOR TENDER/PLANNING
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Scale: 1:100, SCALE 1:200
PRELIMINARY
NOT FOR CONSTRUCTION

16 SPRING STREET
BOX HILL, VIC
ORION

17106
A0100
B

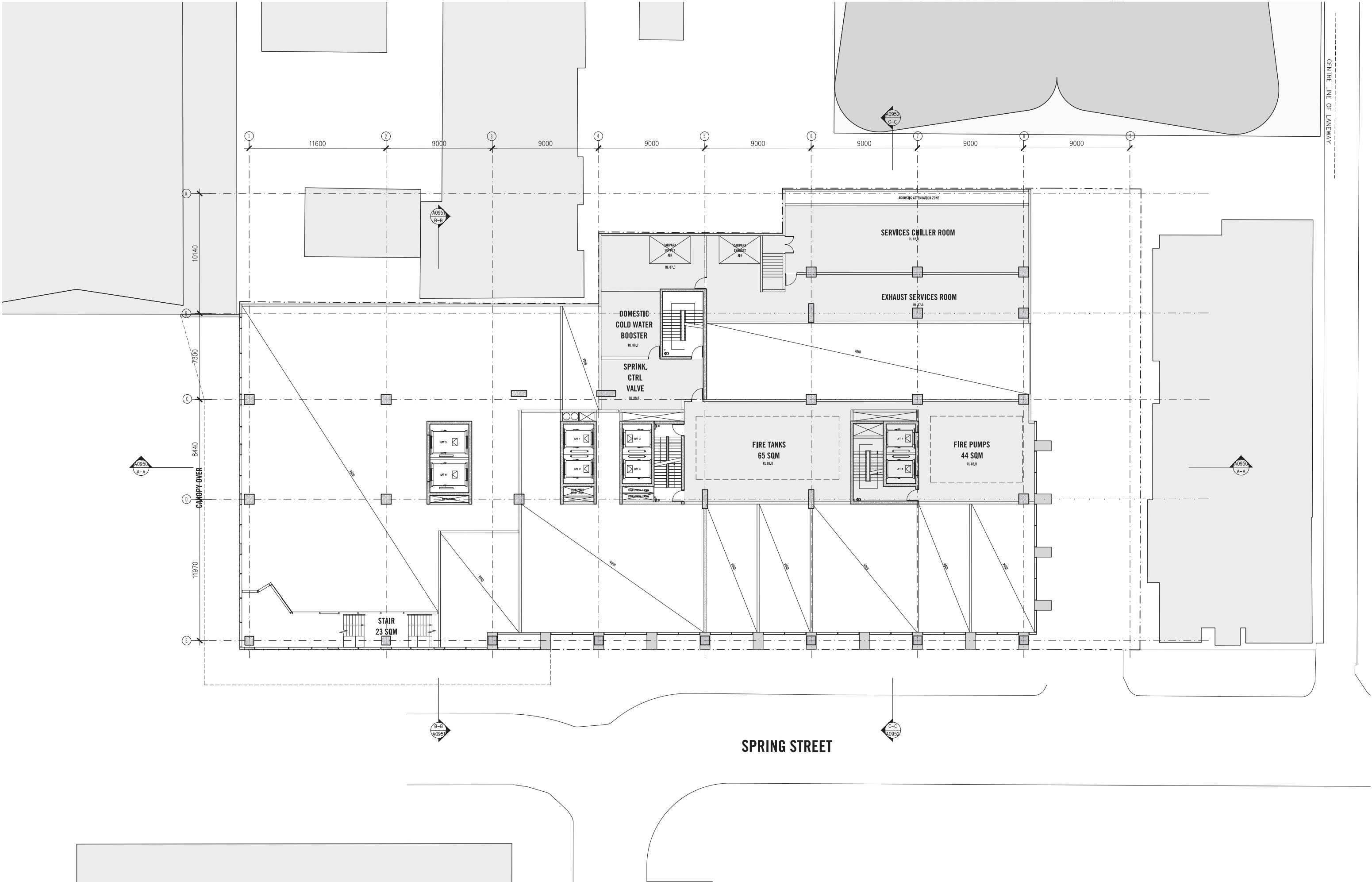
16 SPRING STREET
BOX HILL, VIC
ORION

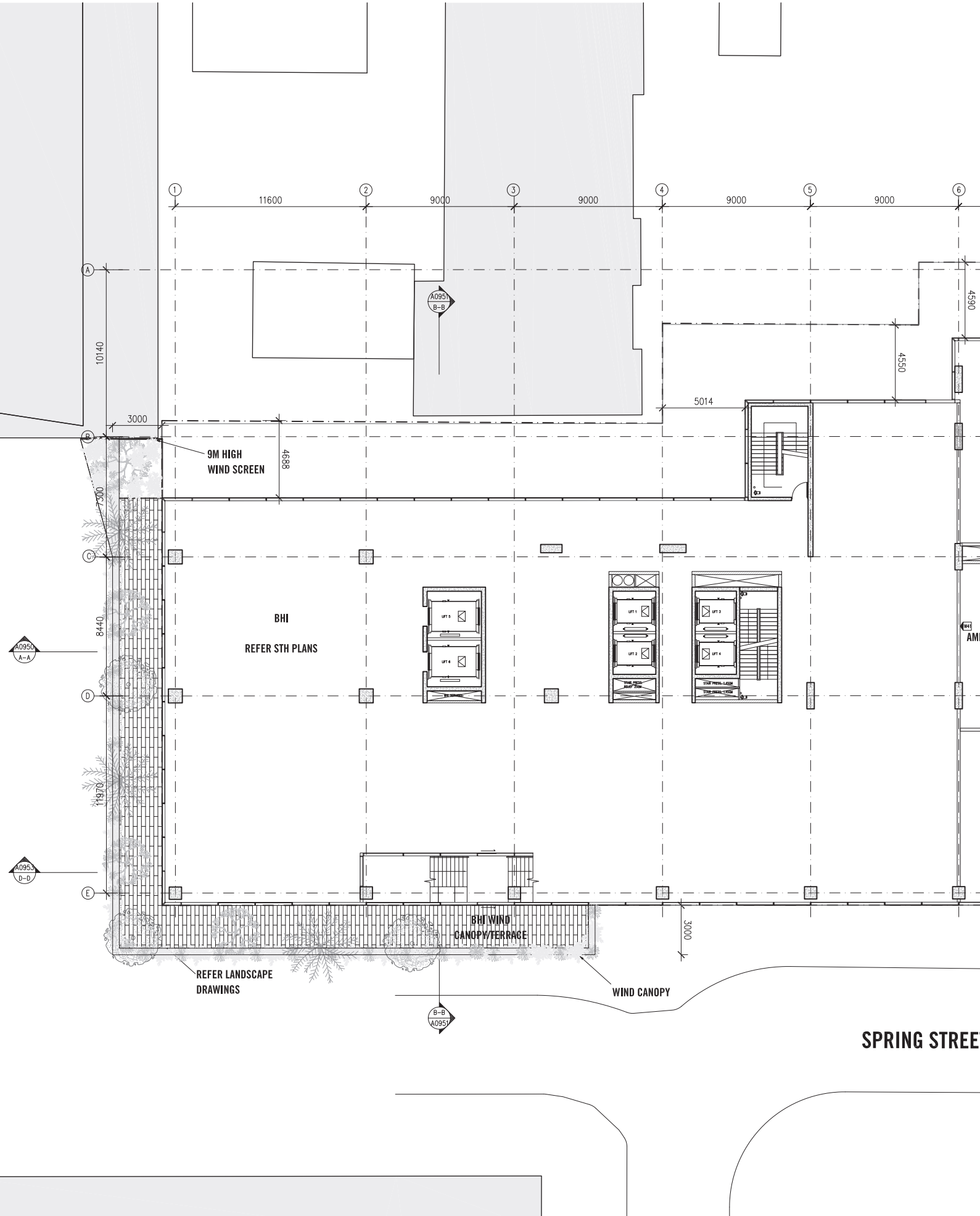
17106
A0100
B

16 SPRING STREET
BOX HILL, VIC
ORION

17106
A0100
B

Jan 25, 2019 - 7:00pm





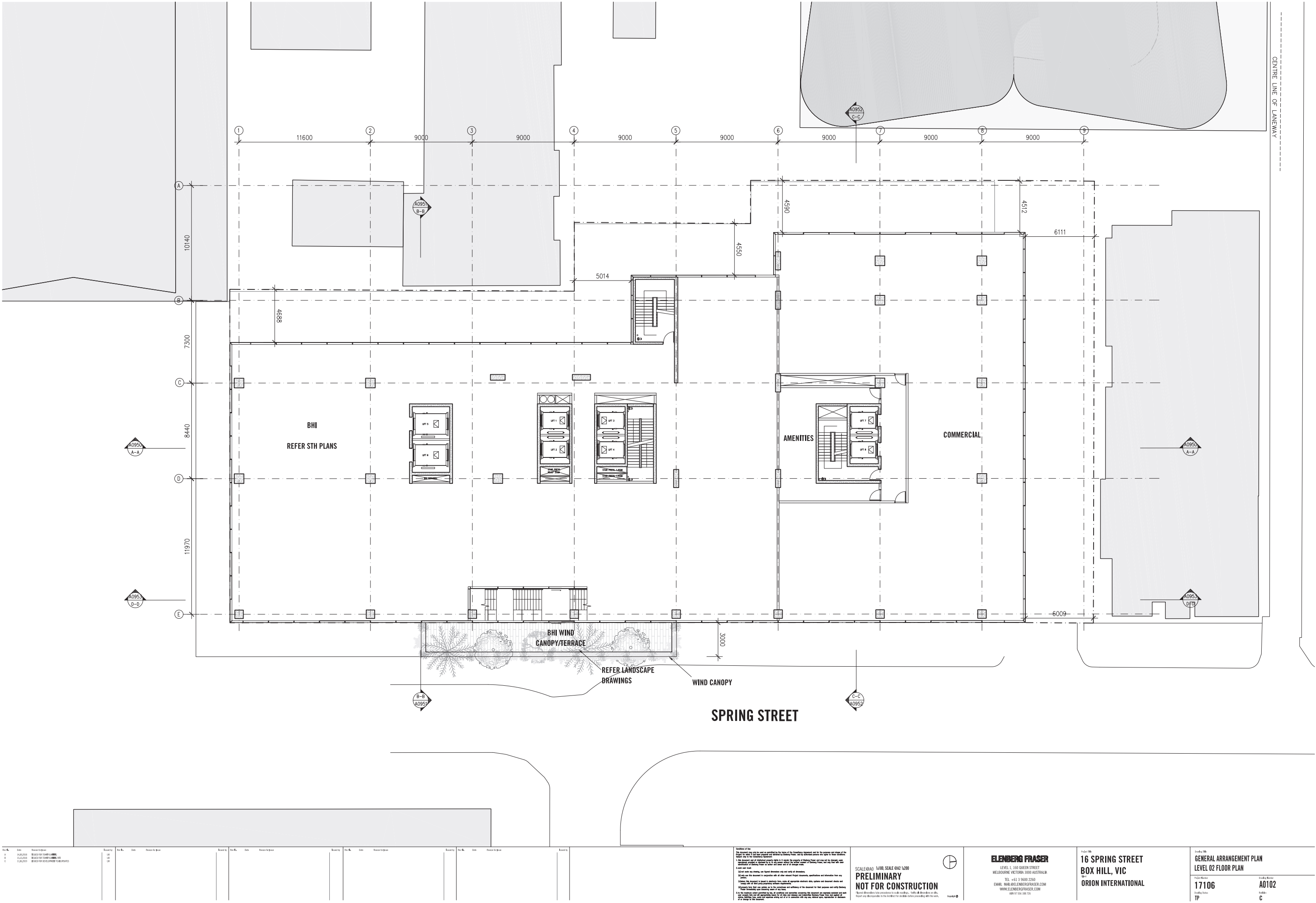
SCALE @ A0 1:100, SCALE @ A2 1:200
PRELIMINARY
NOT FOR CONSTRUCTION

Ⓔ

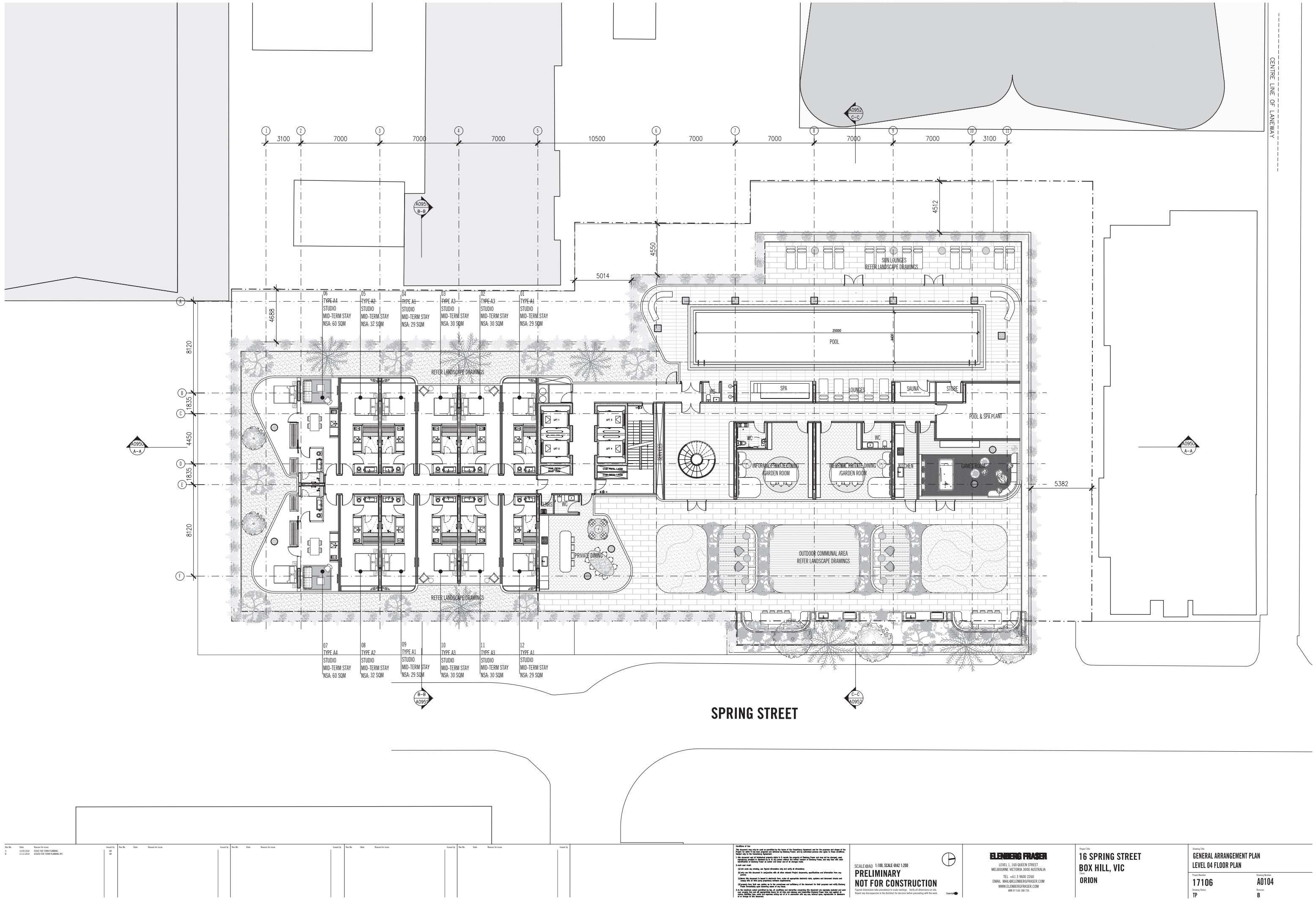
GENERAL ARRANGEMENT PLAN

LEVEL 01 FLOOR PLAN

Boat Number
A0101
Boat Name
C



[illegible]



Rev No.	Date	Reason for issue	Issued by	Rev No.	Date	Reason for issue	Issued by	Rev No.	Date	Reason for issue	Issued by	Rev No.	Date	Reason for issue	Issued by
A	14.09.2019	ISSUE FOR TENDER DRAWING	LM												
B	11.12.2019	ISSUE FOR TENDER DRAWING (1)	LM												

Qualities of Use

1. The building shall be used as a hotel for the purpose of the development and shall be used for the purpose of the development.

2. The building shall be used as a hotel for the purpose of the development and shall be used for the purpose of the development.

3. The building shall be used as a hotel for the purpose of the development and shall be used for the purpose of the development.

4. The building shall be used as a hotel for the purpose of the development and shall be used for the purpose of the development.

5. The building shall be used as a hotel for the purpose of the development and shall be used for the purpose of the development.

SCALE: 1:100, SCALE 1:200

PRELIMINARY

NOT FOR CONSTRUCTION

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WWW.ELENBERGFRASER.COM

Project Site

16 SPRING STREET
BOX HILL, VIC
ORION

Drawing Title

GENERAL ARRANGEMENT PLAN
LEVEL 04 FLOOR PLAN

Project Number

171106

Drawing Status

TP

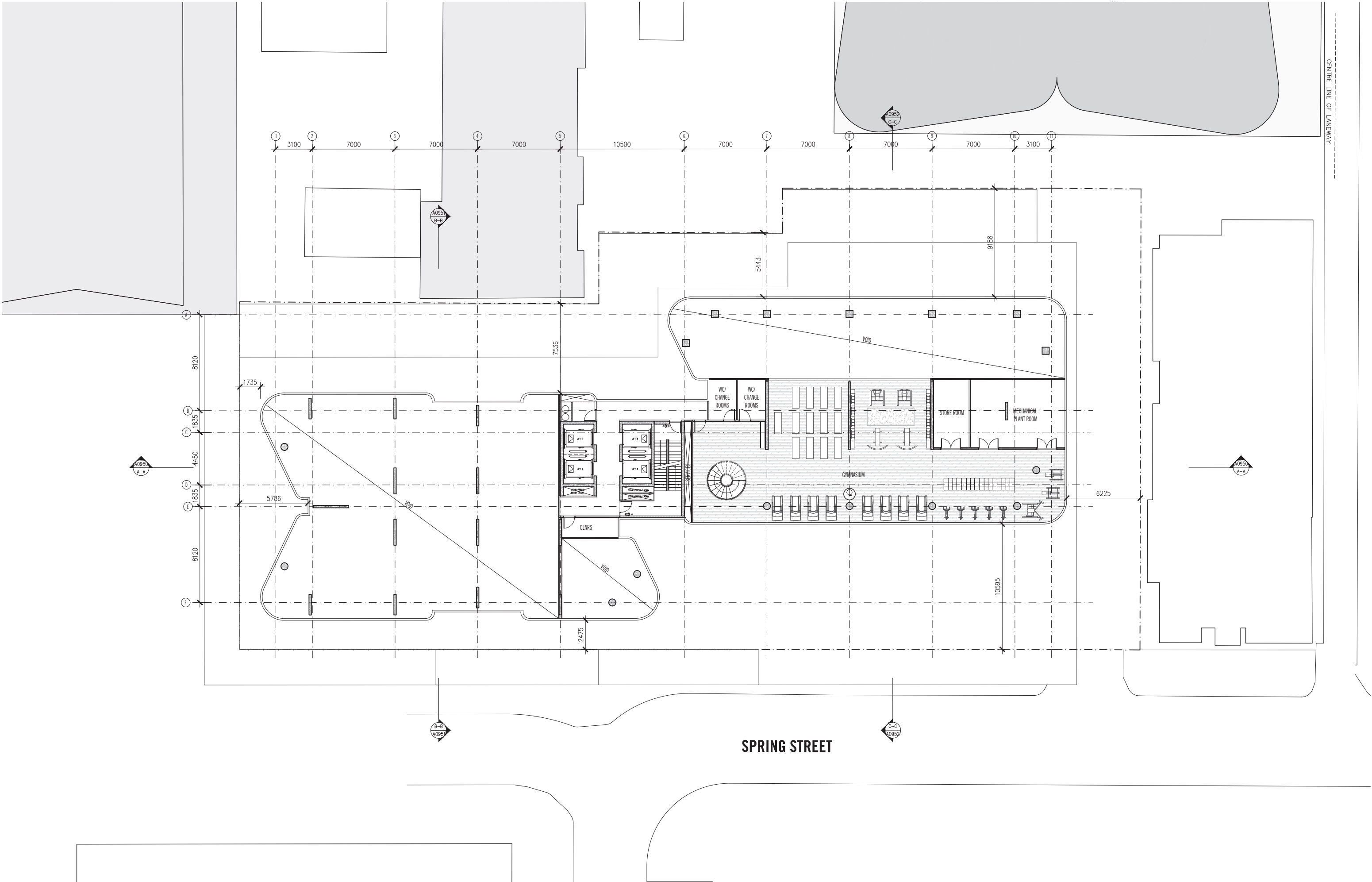
Drawing Number

A0104

Revision

B

Jan 25, 2019 - 7:00pm



Rev No. Date Reason for Issue A 14.09.2018 ISSUE FOR TENDER DOCUMENTS B 11.12.2018 ISSUE FOR TENDER DOCUMENTS (REVISED)	Issued By: [Signature] Date: [Date] Reason for Issue: [Reason]	Rev No. Date Reason for Issue A 14.09.2018 ISSUE FOR TENDER DOCUMENTS B 11.12.2018 ISSUE FOR TENDER DOCUMENTS (REVISED)	Issued By: [Signature] Date: [Date] Reason for Issue: [Reason]	Rev No. Date Reason for Issue A 14.09.2018 ISSUE FOR TENDER DOCUMENTS B 11.12.2018 ISSUE FOR TENDER DOCUMENTS (REVISED)	Issued By: [Signature] Date: [Date] Reason for Issue: [Reason]	Rev No. Date Reason for Issue A 14.09.2018 ISSUE FOR TENDER DOCUMENTS B 11.12.2018 ISSUE FOR TENDER DOCUMENTS (REVISED)	Issued By: [Signature] Date: [Date] Reason for Issue: [Reason]
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**16 SPRING STREET
BOX HILL, VIC
ORION**

**GENERAL ARRANGEMENT PLAN
LEVEL 04 MEZZANINE FLOOR PLAN**

Project Number: **17106**
Drawing Status: **TP**

Drawing Number: **A0104M**
Revision: **B**

Jan 25, 2019 - 6:46pm

Scale of this drawing is not to be used as a guide for the layout of the building. The layout of the building is shown in the plan. The scale of this drawing is not to be used as a guide for the layout of the building. The layout of the building is shown in the plan.

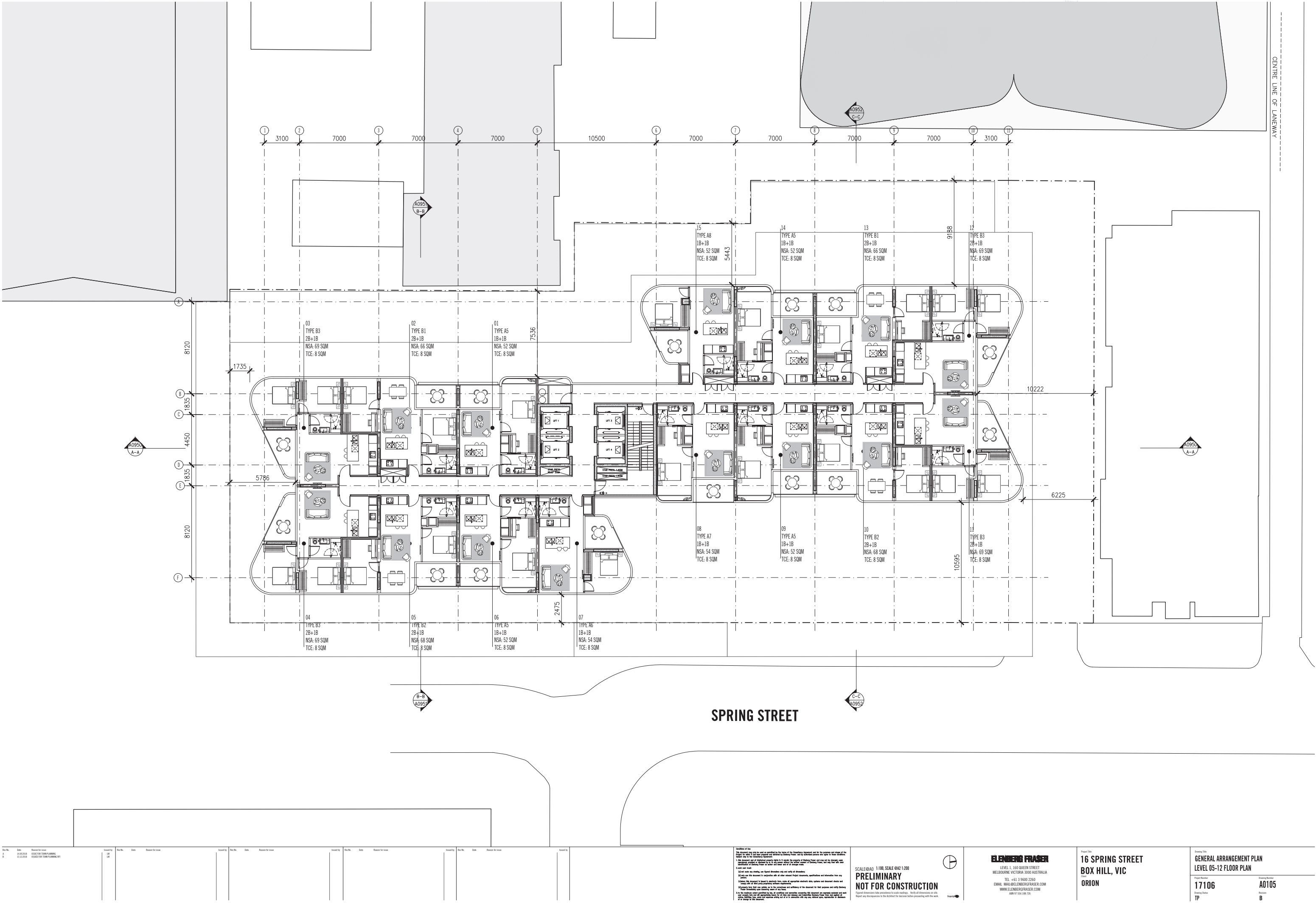
Scale of this drawing is not to be used as a guide for the layout of the building. The layout of the building is shown in the plan. The scale of this drawing is not to be used as a guide for the layout of the building. The layout of the building is shown in the plan.

SCALE: 1:100, SCALE 1:200
**PRELIMINARY
NOT FOR CONSTRUCTION**

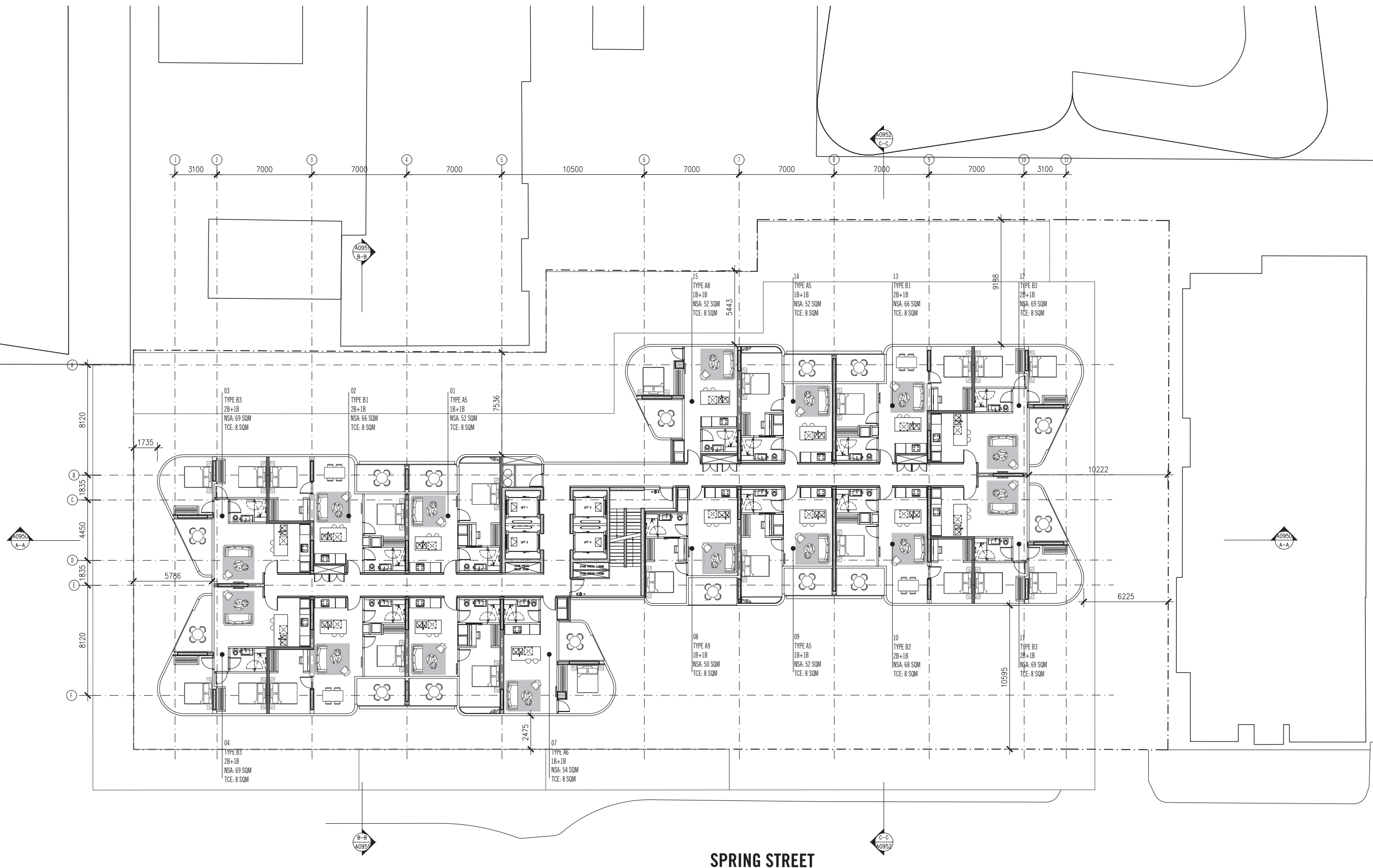
ELLENBERG FRASER
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MELBOURNE VICTORIA 3000 AUSTRALIA
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EMAIL MAIL@ELLENBERGFRASER.COM
WWW.ELLENBERGFRASER.COM
0800 131 100 100 100

Project Title: **16 SPRING STREET
BOX HILL, VIC
ORION**

Scale of this drawing is not to be used as a guide for the layout of the building. The layout of the building is shown in the plan. The scale of this drawing is not to be used as a guide for the layout of the building. The layout of the building is shown in the plan.



CENTRE LINE OF LANEWAY



SPRING STREET

Revision Table				Revision Table				Revision Table				Revision Table			
Rev No.	Date	Reason for issue	Issued by	Rev No.	Date	Reason for issue	Issued by	Rev No.	Date	Reason for issue	Issued by	Rev No.	Date	Reason for issue	Issued by
A	13.12.2018	ISSUED FOR TENDER													

16 SPRING STREET
BOX HILL, VIC
ORION

GENERAL ARRANGEMENT PLAN
LEVEL 13-17 FLOOR PLAN

Project Number: **17106**
Drawing Status: **TP**

Revision: **A0113**
Revision: **A**

Jan 25, 2019 - 6:47pm

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JAN 17 2019 10:12

SCALE: 1:100, SCALE 1:100
PRELIMINARY
NOT FOR CONSTRUCTION

Original documents have been provided to the client. Verify all dimensions on site. Report any discrepancies to the architect for decision before proceeding with the work.

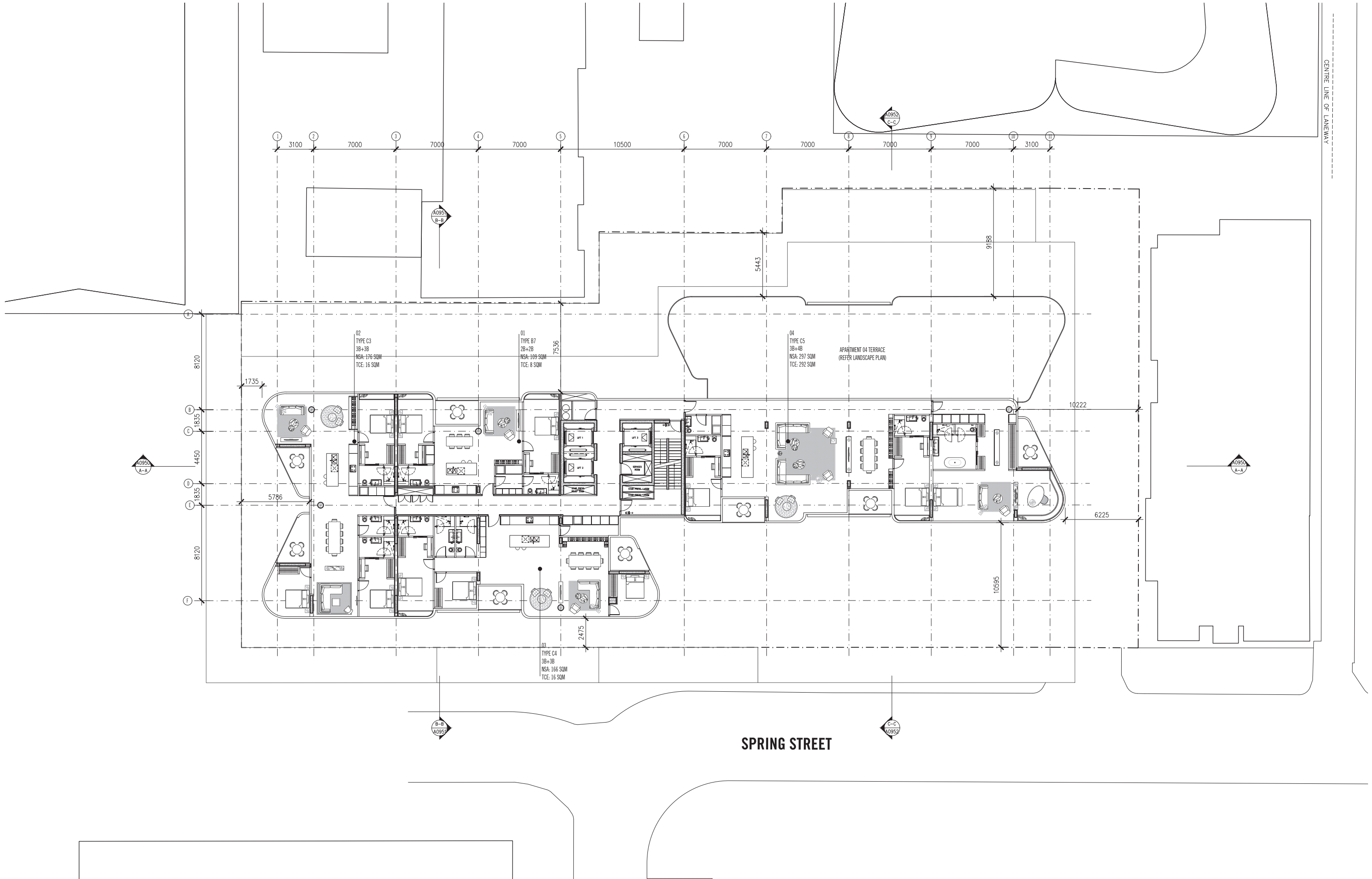
16 SPRING STREET
BOX HILL, VIC
ORION

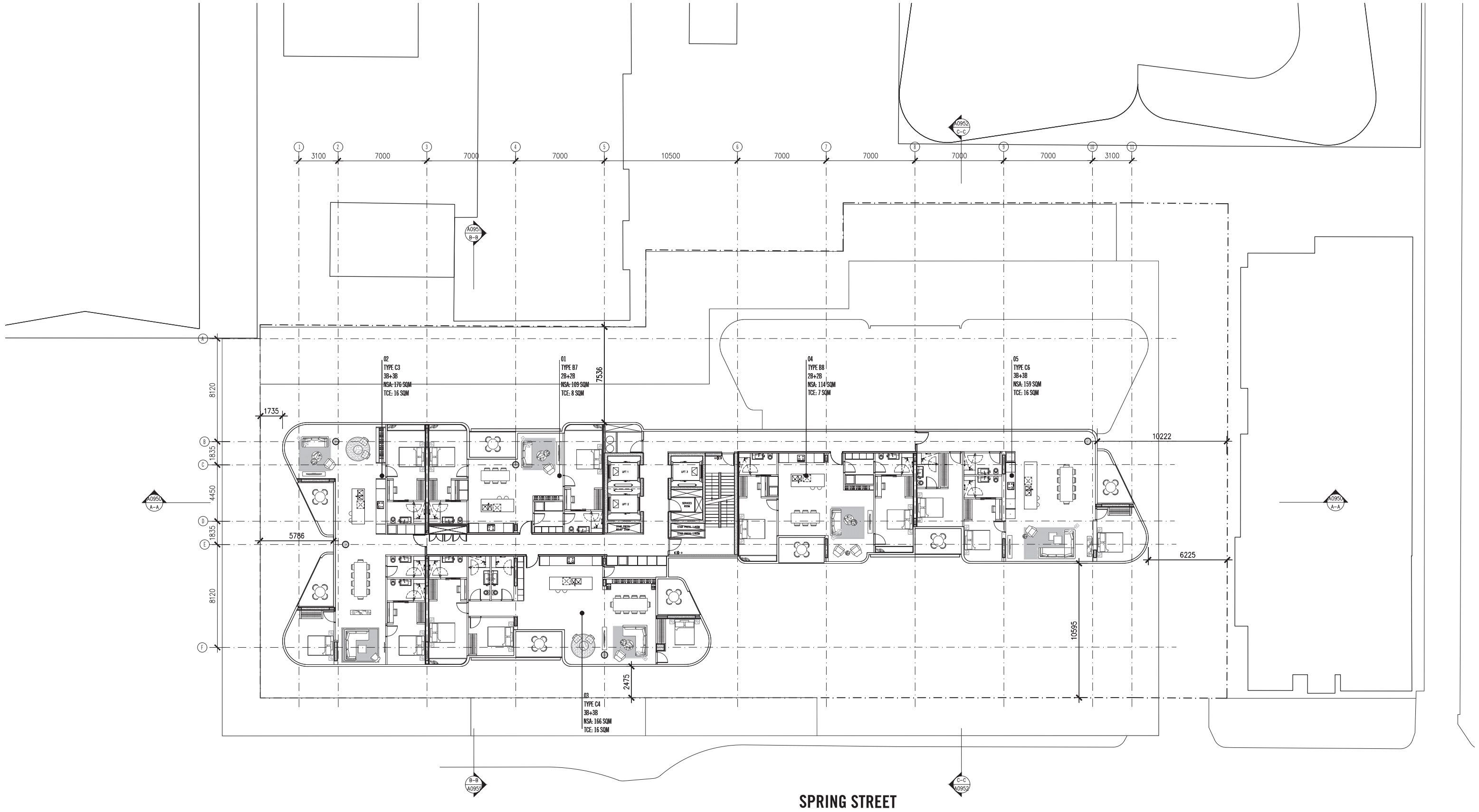
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LEVEL 13-17 FLOOR PLAN

Project Number: **17106**
Drawing Status: **TP**

Revision: **A0113**
Revision: **A**

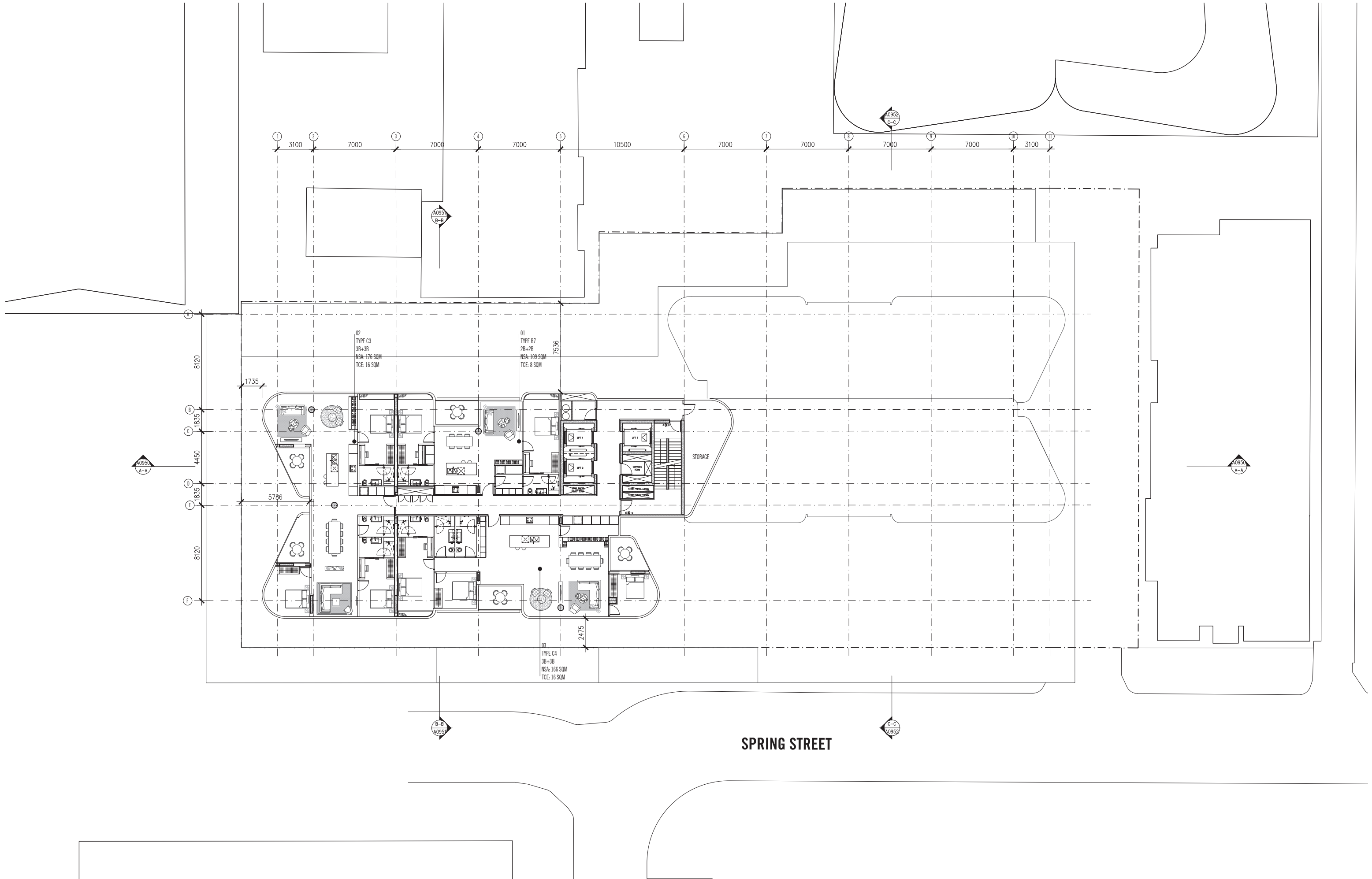
Jan 25, 2019 - 6:47pm

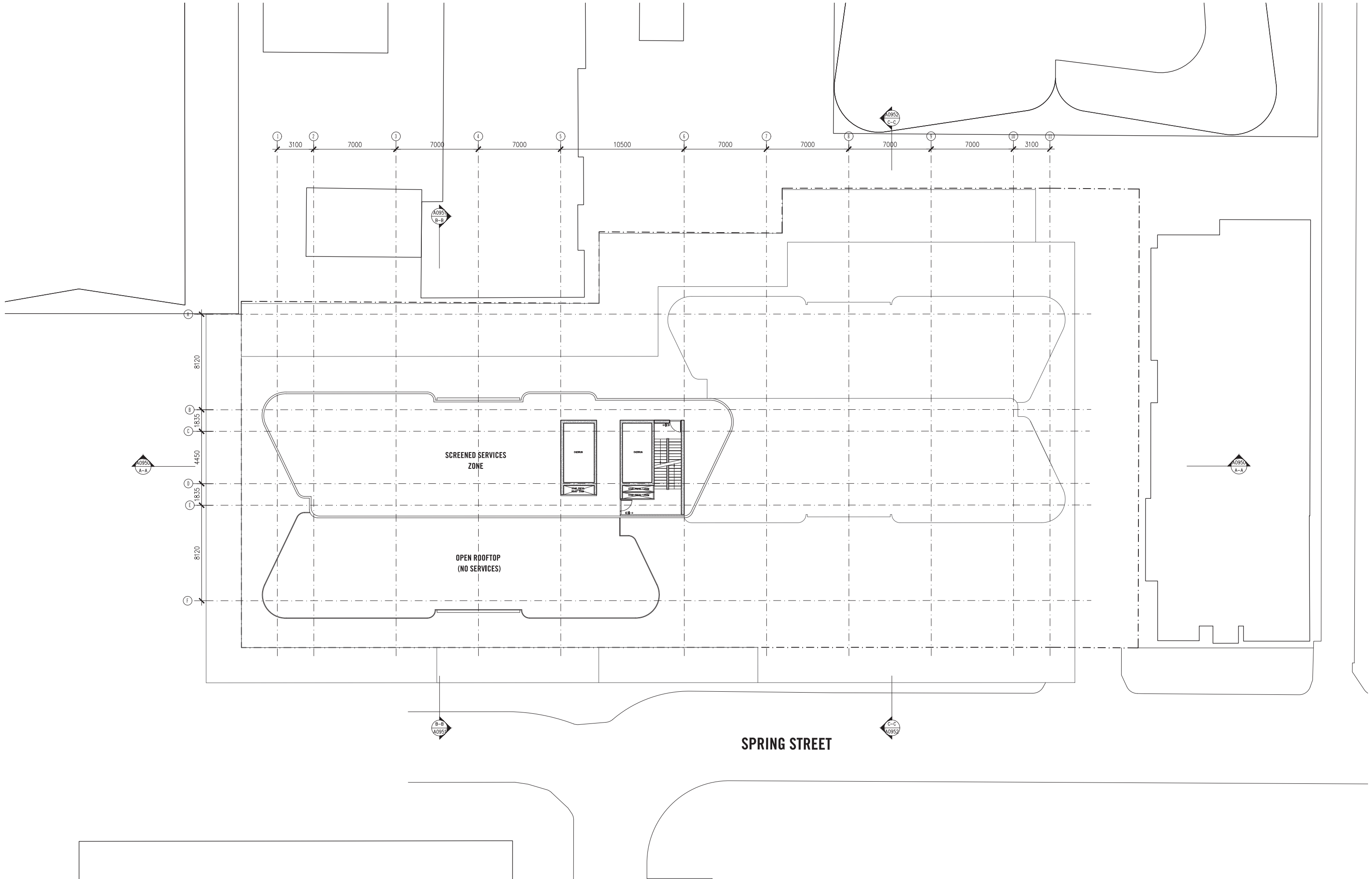




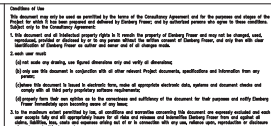
SPRING STREET







CODE	DESCRIPTION
GLS-01	BLUSH GLASS
GLS-02	SILVER/CHAMPAGNE DICHROIC GLASS
GLS-03	SMOKE GREY GLASS
GLS-04	SILVER GLASS
GLS-05	CLEAR GLASS
CONC-01	TEXTURED PRECAST CONCRETE - MID GREY
DTP-01	TILT PANEL DOOR, BLACK
FIN-01	POWDERCOATED BLACK METAL FRAME (SURROUNDS GLS-01)

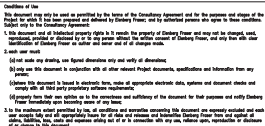


1. *Journal of the American Medical Association*, 2000; 283: 2689-2693.

TP

1

CODE	DESCRIPTION
GLS-01	BLUSH GLASS
GLS-02	SILVER/CHAMPAGNE DICHROIC GLASS
GLS-03	SMOKE GREY GLASS
GLS-04	SILVER GLASS
GLS-05	CLEAR GLASS
CONC-01	TEXTURED PRECAST CONCRETE - MID GREY
PTP-01	TILT PANEL DOOR, BLACK
FIN-01	POWDERCOATED BLACK METAL FRAME (SURROUNDS GLS-01)



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Project Title

16 SPRING STREET

BOX HILL, VIC

Client

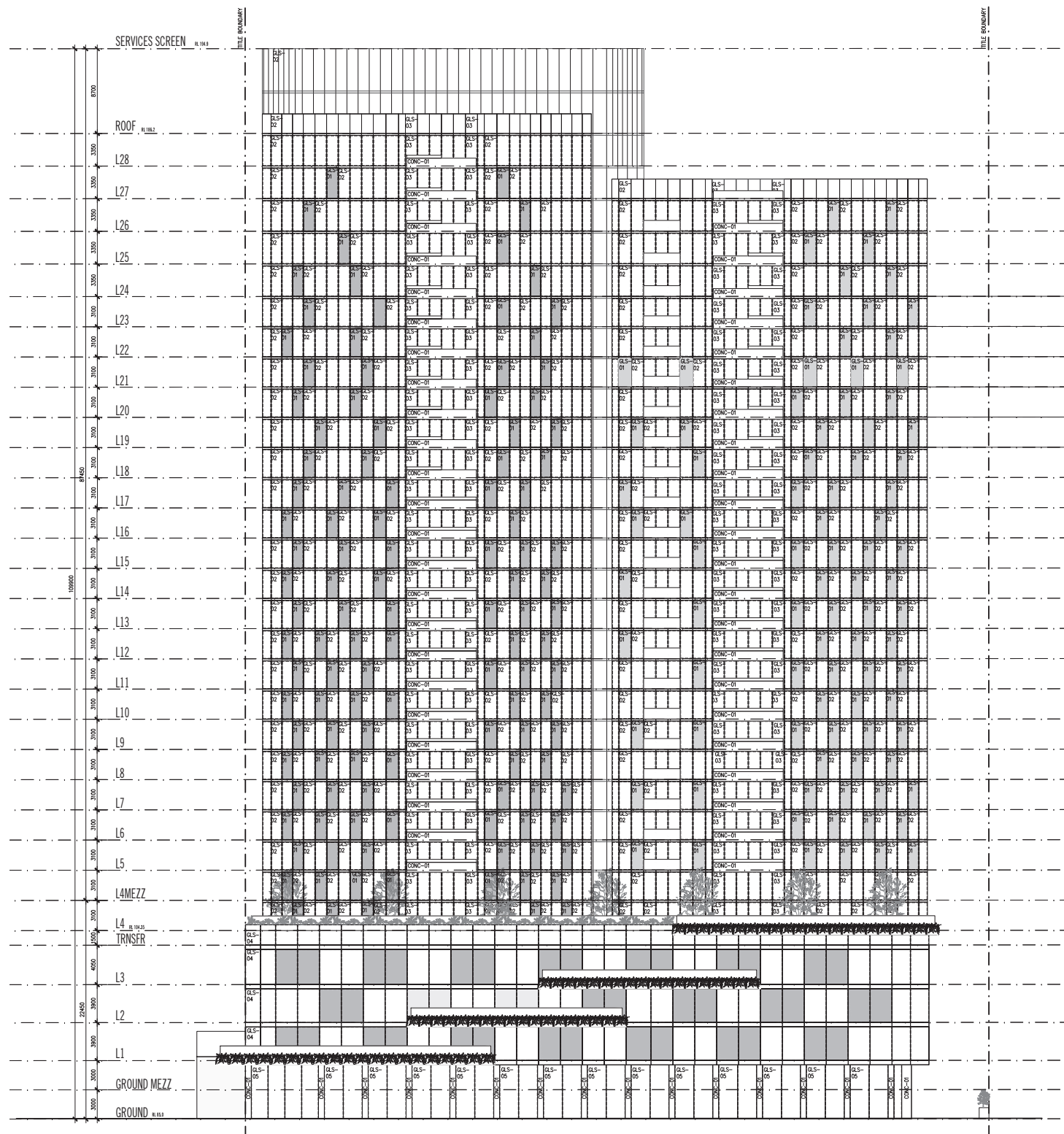
ORION

Project Number
17106

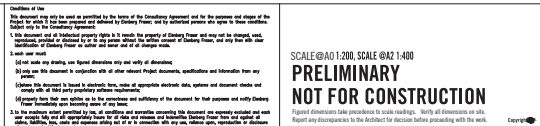
TP

Drawing Number
A0901

CODE	DESCRIPTION
GLS-01	BLUSH GLASS
GLS-02	SILVER/CHAMPAGNE DICHROIC GLASS
GLS-03	SMOKE GREY GLASS
GLS-04	SILVER GLASS
GLS-05	CLEAR GLASS
CONC-01	TEXTURED PRECAST CONCRETE - MID GREY
DTP-01	TILT PANEL DOOR, BLACK
FIN-01	POWDERCOATED BLACK METAL FRAME (SURROUNDS GLS-01)

[illegible]

CODE	DESCRIPTION
GLS-01	BLUSH GLASS
GLS-02	SILVER/CHAMPAGNE DICHROIC GLASS
GLS-03	SMOKE GREY GLASS
GLS-04	SILVER GLASS
GLS-05	CLEAR GLASS
CONC-01	TEXTURED PRECAST CONCRETE - MID GREY
DTP-01	TILT PANEL DOOR, BLACK
FIN-01	POWDERCOATED BLACK METAL FRAME (SURROUNDS GLS-01)



Project Title

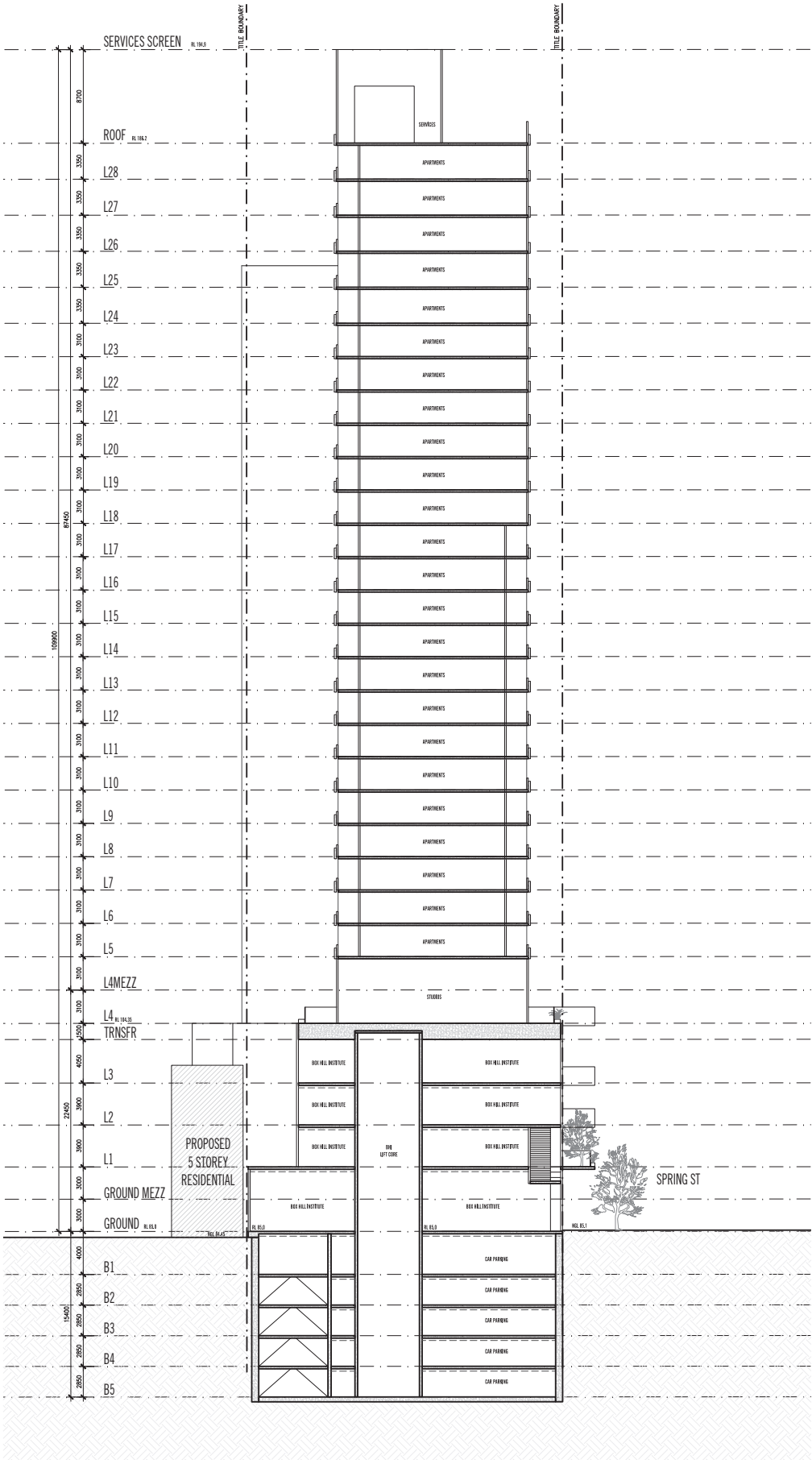
16 SPRING STREET

BOX HILL, VIC

Client

ORION

TP





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EMAIL MAIL@ELENBERGFRASER.COM
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Client
ORION

TP

B

17106 16 Spring Street, Box Hill

DATE 14/06/2019
STAGE TP
REV C

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1. This scheme has been produced without planning advice or preliminary meetings with the responsible authorities and as such may not comply with building or other statutory regulations. It represents a possible development that may be achieved with full consultation and liaison with state government and other relevant authorities, however no warranty is given that the yield or layouts will be acceptable to the authorities or other interested parties. Hence Elenberg Fraser presents this information as a possible solution only, subject to council approval.
2. This scheme and schedule have been prepared for preliminary feasibility purposes only. The information herein is based on the limited information available at the time of preparation and is believed to be correct at the time of preparation however is not guaranteed.
3. The layouts contained herein were prepared without structural or services advice hence no allowance has been made at this stage.
4. Changes to the layouts and associated figures will be made during the development of the project hence recipients must rely on their own enquiries to satisfy themselves in all aspects.
5. Apartment areas have been measured to the centreline of party and/or bounding walls. Areas do not allow for services, risers, or structure.

DEVELOPMENT SUMMARY																																		
DEVELOPMENT SUMMARY_16 SPRING STREET, BOX HILL																																		
No.	LEVELS	APARTMENTS/ FLOOR	APARTMENTS/ TOTAL	GFA BHI /FLOOR	TERRACE/ CANOPY BHI /FLOOR	TOTAL BHI GBA	GLA RETAIL /FLOOR	GFA OFFICE/FLOOR	GFA RESIDENTIAL /FLOOR	GFA SERVICES/BOH /FLOOR	TOTAL GFA	NLA RETAIL /FLOOR	NLA OFFICE/FLOOR	NSA RESIDENTIAL /FLOOR	TOTAL NLA/NSA	EFFICIENCY /FLOOR	TERRACE AREA	TERRACE AREA / TOTAL	GFA CARPARK /FLOOR	TOTAL GFA CARPARK	TOTAL BIKES	BHI CAR SPACES /FLOOR	RESIDENTIAL VISITOR CAR SPACES /FLOOR	OFFICE CAR SPACES/ FLOOR	RETAIL CAR SPACES/ FLOOR	RESIDENTIAL CAR SPACES /FLOOR	TOTAL CARS SPACES	STUDIO	1 BED	2 BED + 1 BATH	2 BED + 2 BATH	3 BED		
3	B5-B3																		2575	7725							79							
1	B2																		2575	2575			9	36	5	27	237							
1	B1																		2575	2575		34	21				77							
1	L00			661		661	412	122	272	677	1483	386			386				64	64	120						55							
	L00 MEZZ			23		23				698																								
1	L1			1196	162	1358		754	67		821		607																					
1	L2			1204	68	1272		754	67		821		607																					
1	L3			1204	68	1272		754	67		821		607																					
1	L4	12	12								1258			417	417													12						
	L4 MEZZ										418																							
8	L5-L12	15	120								8712			908	7264	83%	120	960												7		8		
5	L13-L17	15	75								5445			904	4520	83%	120	600												7		8		
7	L18-L24	11	77								7854			936	6552	83%	88	616																
1	L25	4	4								878			749	749	85%	332	332												2				
1	L26	5	5								878			724	724	82%	64	64														1		3
1	L27	3	3								593			452	452	76%	40	40														2		3
1	L28	3	3								609			452	452	74%	40	40														1		2
29											609			452	452		40	40														1		2
TOTALS			299	4288	298	4586	412	2384	27536	1375	31289	386	1821	21130	23337		2652		12939		120	34	30	36	5	264	369	12	105	104	47	31		
																													4%	35%	35%	16%	10%	