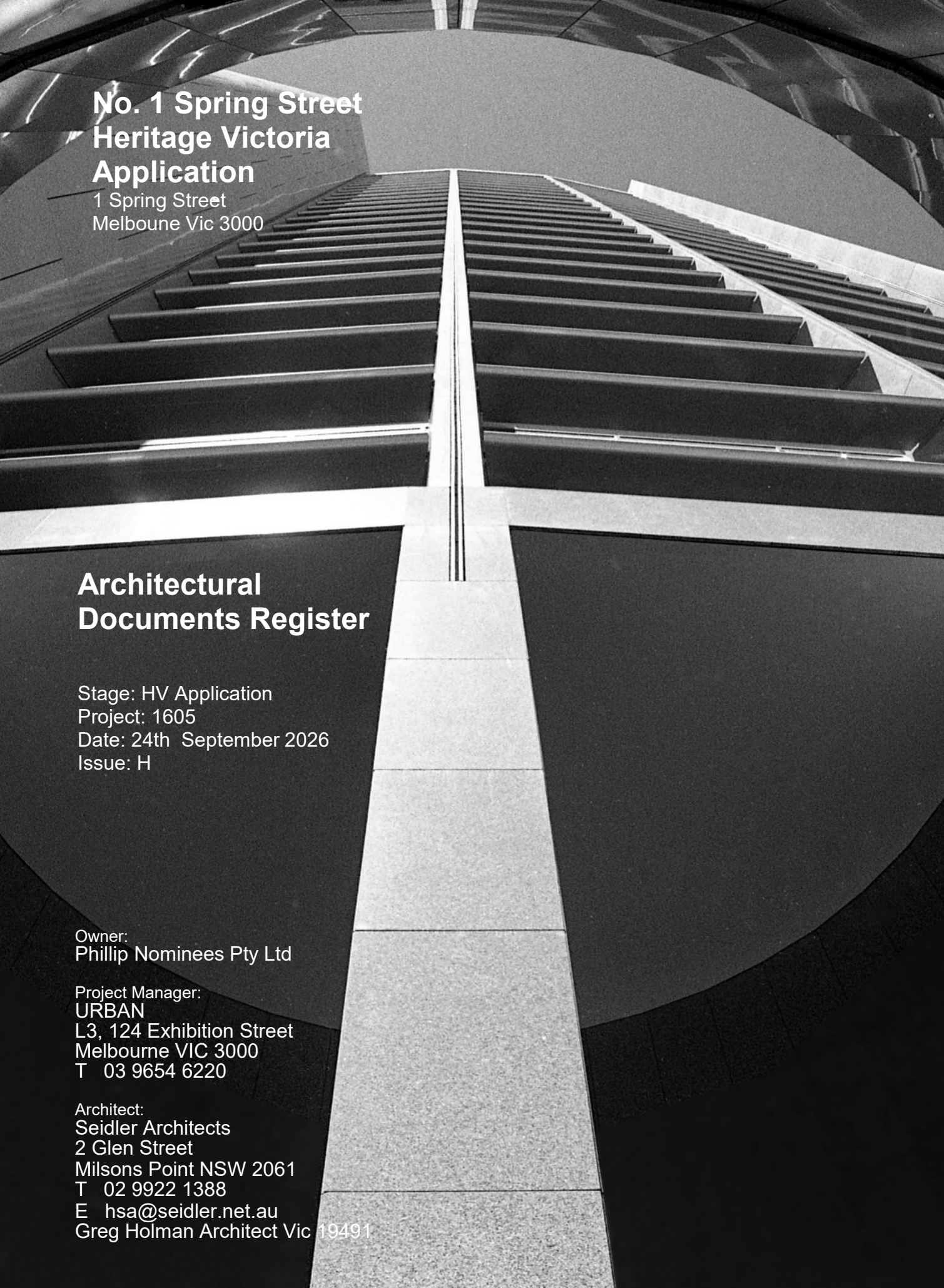




No. 1 Spring Street Heritage Victoria Application

1 Spring Street
Melbourne Vic 3000

Architectural Documents Register

Stage: HV Application
Project: 1605
Date: 24th September 2026
Issue: H

Owner:
Phillip Nominees Pty Ltd

Project Manager:
URBAN
L3, 124 Exhibition Street
Melbourne VIC 3000
T 03 9654 6220

Architect:
Seidler Architects
2 Glen Street
Milsons Point NSW 2061
T 02 9922 1388
E hsa@seidler.net.au
Greg Holman Architect Vic 19491

Legend & Notes

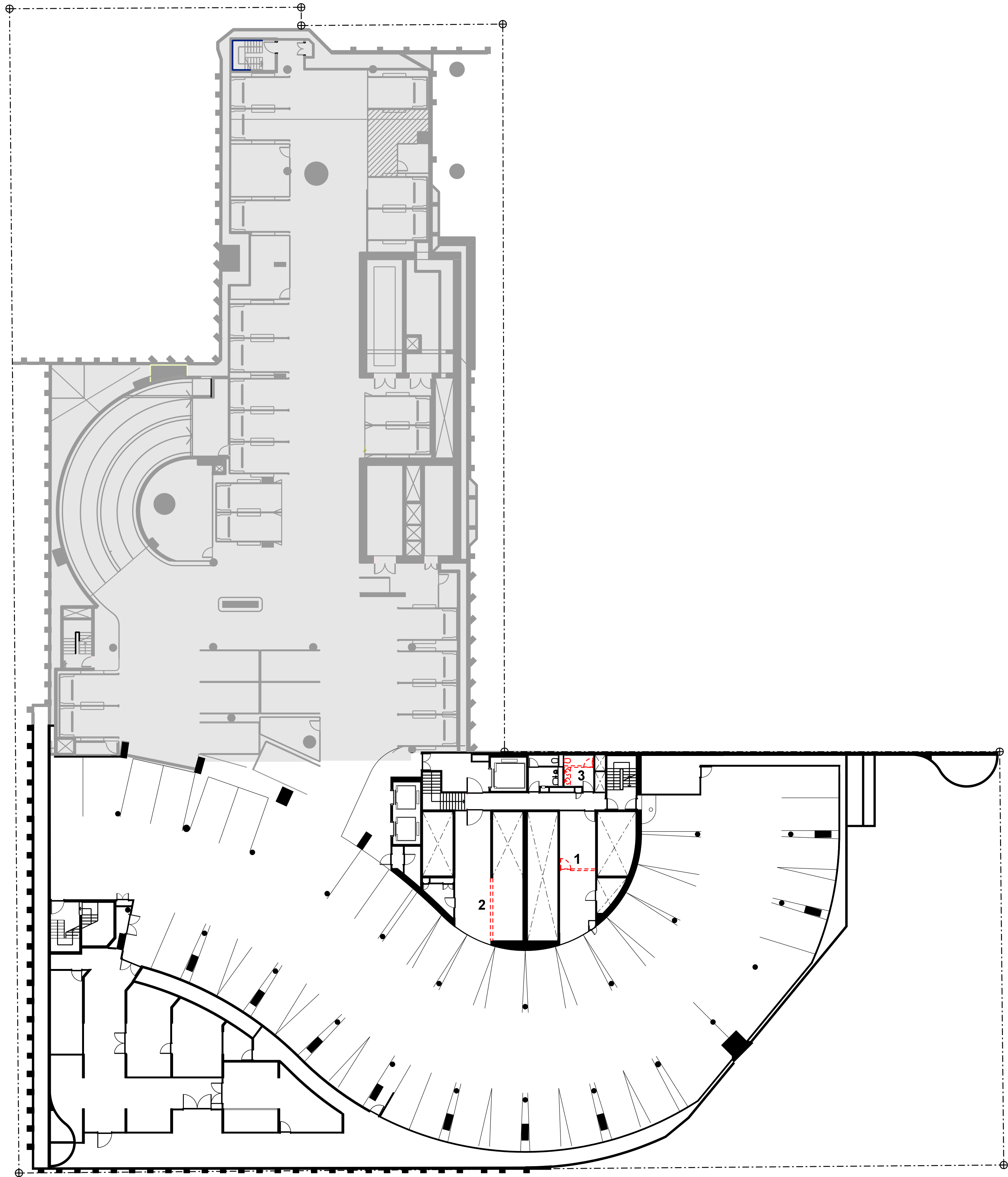
Legend

AFC Approved for Construction column indicates date when Drawing first approved for construction

Notes

- 1 A blank Issue box indicates that this drawing has not yet been completed.
- 2 A bold Issue letter (**A**) indicates that this drawing's issue has been updated.

	Issue	Title
		indicates this issue
HV-00	A	Architectural Drawings Reference
DEMOLITION PLANS		
HVD-01	A	Level P5 Carpark Plan. Demolition Works
HVD-02	A	Level P4 Carpark Plan. Demolition Works
HVD-03	A	Lower Lobby Podium Plan. Demolition Works
HVD-04	B	Main Lobby Podium Plan. Demolition Works
HVD-05	B	Level P1 Carpark Plan. Demolition Works
HVD-06	B	Level 1 Podium Plan. Demolition Works
HVD-07	A	Level 2 Podium Plan. Demolition Works
HVD-08	B	Level 3 Podium Plan. Demolition Works
HVD-09	A	Levels 4 - 9. Demolition Works
HVD-10	A	Levels 10 - 15. Demolition Works
HVD-11	A	Levels 16 - 26. Demolition Works
HVD-12	A	Level 27. Demolition Works
HVD-13	A	Level 28. Demolition Works
HVD-14	A	Level 29. Demolition Works
HVD-15	A	Level 29 Upper. Demolition Works
HVD-16	B	Level 30. Demolition Works
HVD-17	B	Roof Level. Demolition Works
GENERAL ARRANGEMENT PLANS		
HVG-01	B	Level P5 Carpark Plan. General Arrangement
HVG-02	B	Level P4 Carpark Plan. General Arrangement
HVG-03	B	Lower Lobby Podium Plan. General Arrangement
HVG-04	C	Main Lobby Podium Plan. General Arrangement
HVG-05	C	Level P1 Carpark Plan. General Arrangement
HVG-06	C	Level 1 Podium Plan. General Arrangement
HVG-07	B	Level 2 Podium Plan. General Arrangement
HVG-08	D	Level 3 Podium Plan. General Arrangement
HVG-10	C	Levels 4 - 15. General Arrangement
HVG-11	B	Levels 16 - 26. General Arrangement
HVG-12	E	Level 27. General Arrangement
HVG-13	E	Level 28. General Arrangement
HVG-14	C	Level 29. General Arrangement
HVG-15	C	Level 29 Upper. General Arrangement
HVG-16	C	Level 30. General Arrangement
HVG-17	B	Roof Level. General Arrangement
ELEVATIONS		
HV-50	A	Tower North Elevation. Demolition and Proposed Works
HV-51	A	Tower South Elevation. Demolition and Proposed Works
DETAILS		
HV-100	A	Typical Floor Sections: Apartments
HV-101	A	Typical Floor Sections: Detail Sections
HV-105	A	Level 2 Granite Wall Elevation
HV-110	A	Construction Details 01
HV-111	B	Construction Details 02
HV-112	A	Construction Details 03
HV-113	A	Construction Details 04
HV-114	A	Construction Details 05
HV-150	A	Tower South Elevation. Levels 4-10
HV-151	A	Tower East Elevation. Levels 4-10
HV-152	A	Tower North Elevation. Levels 4-10
HV-160	A	Tower South-East Developed Elevation. Typical Window. Levels 4-16
HV-161	A	Tower North Developed Elevation. Typical Window. Levels 4-16
HV-165	A	Window Type 01. Awning Details
HV-166	B	Window Type 02. Sliding Panel Details

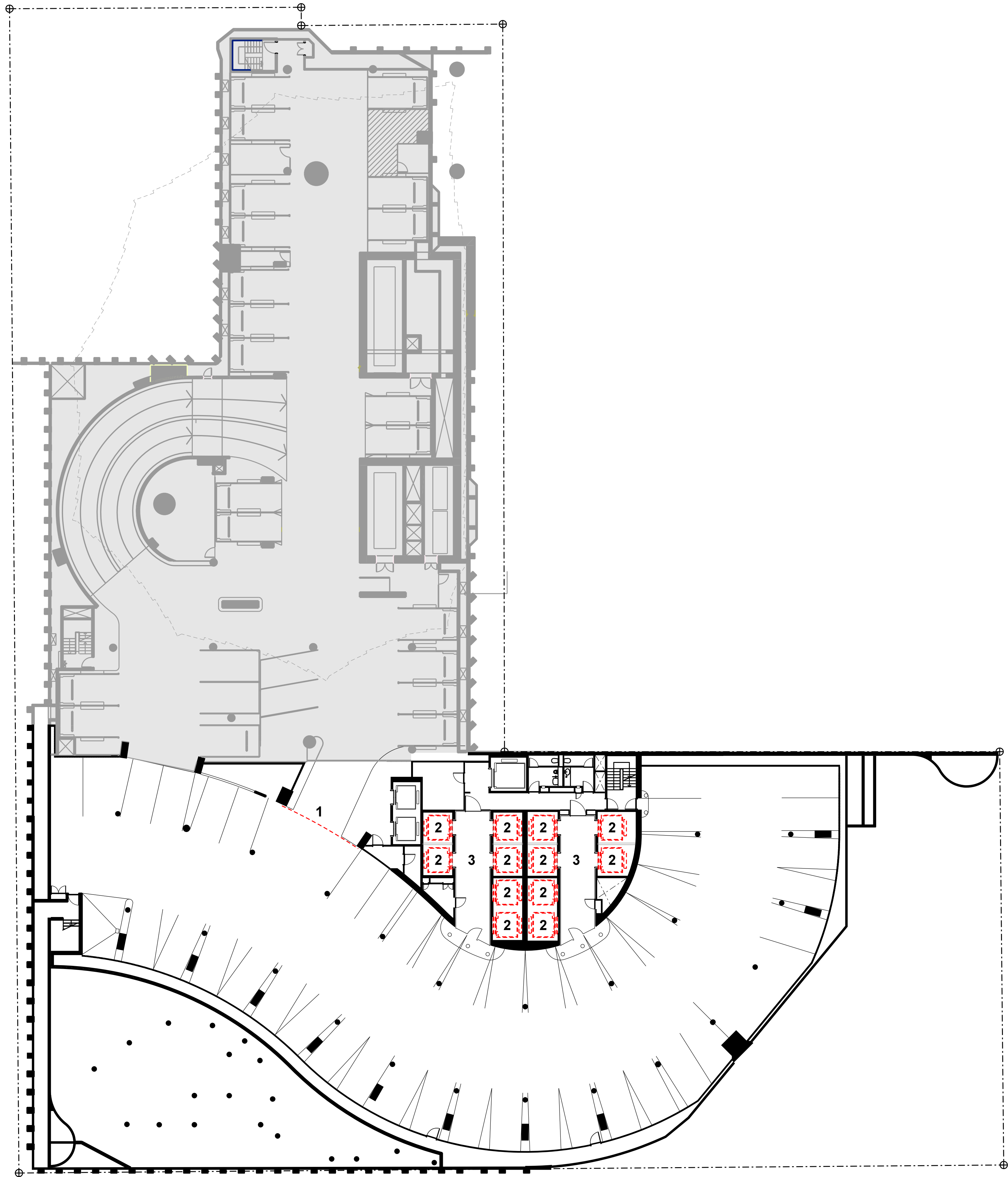


DEMOLITION WORKS LEGEND

-  Extent of Demolition
- 1 Door, door frame and wall
- 2 Wall
- 3 Bathroom fitout

 17 Flinders Lane
Tower Permit Scope

HVD - 01A
Level P5
Carpark Plan
Demolition
Works

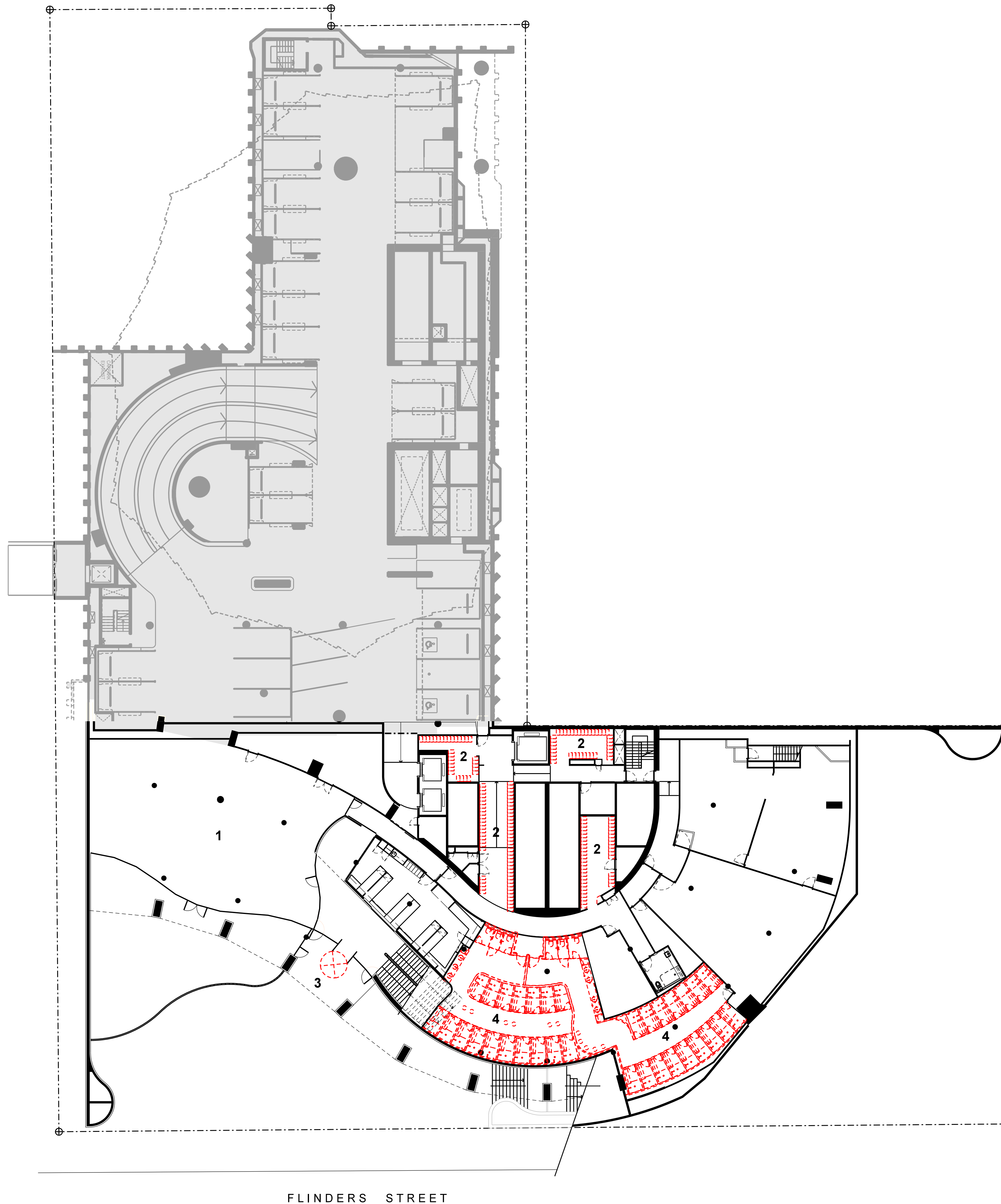


DEMOLITION WORKS LEGEND

-  Extent of Demolition
- 1 Security gate
- 2 Lift cars
- 3 Lift lobby fitout

 17 Flinders Lane
Tower Permit Scope

**HVD - 02A
Level P4
Carpark Plan
Demolition
Works**



FLINDERS STREET

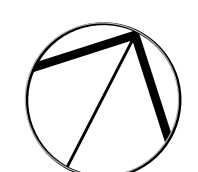
DEMOLITION WORKS LEGEND

Extent of Demolition

- 1 Tenancy fitout
- 2 Lockers
- 3 Revolving door
- 4 End of trip fitout

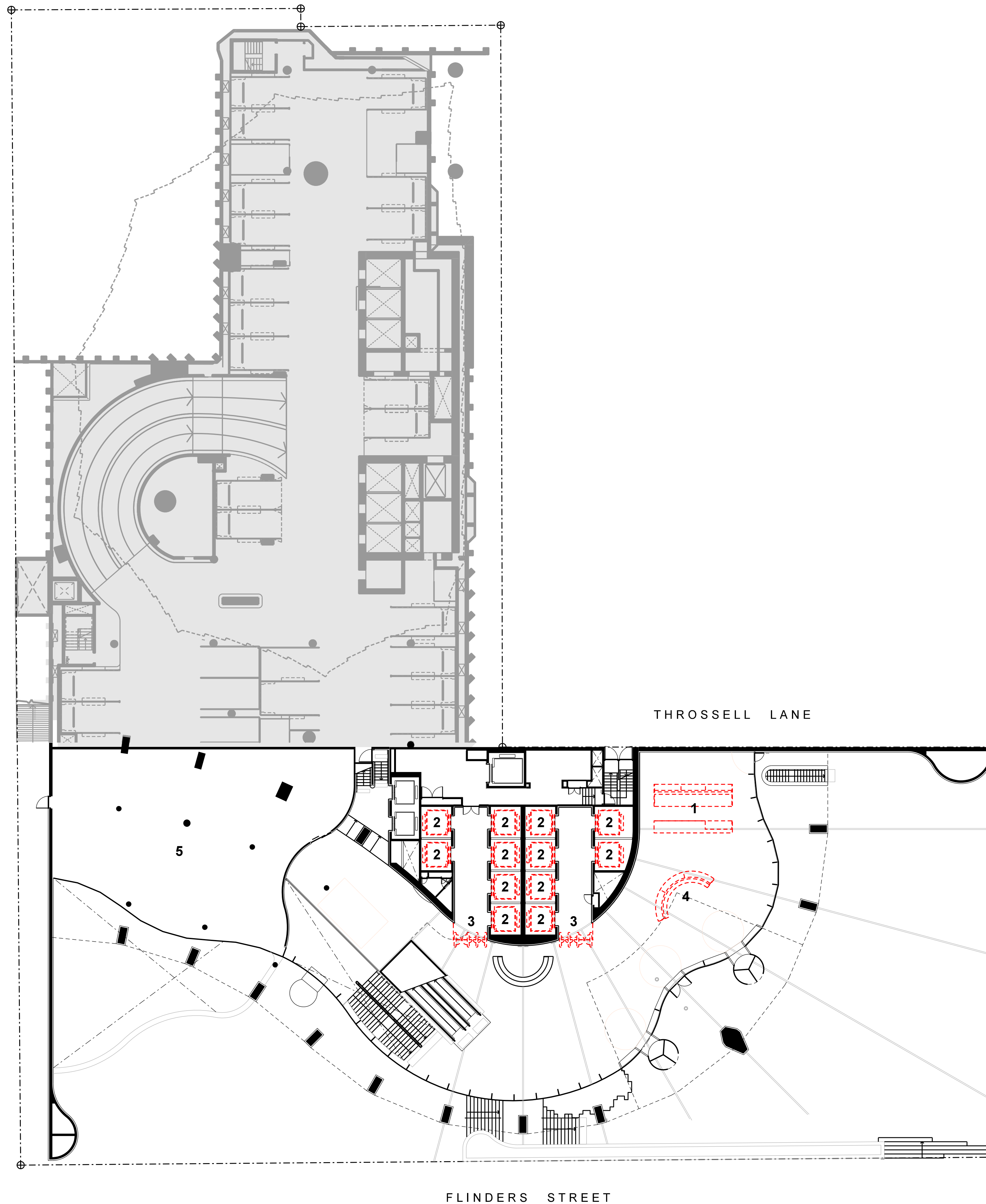
17 Flinders Lane
Tower Permit Scope

HVD - 03A Lower Lobby Podium Plan Demolition Works



0 2 4 6 10 M

02-07-2026

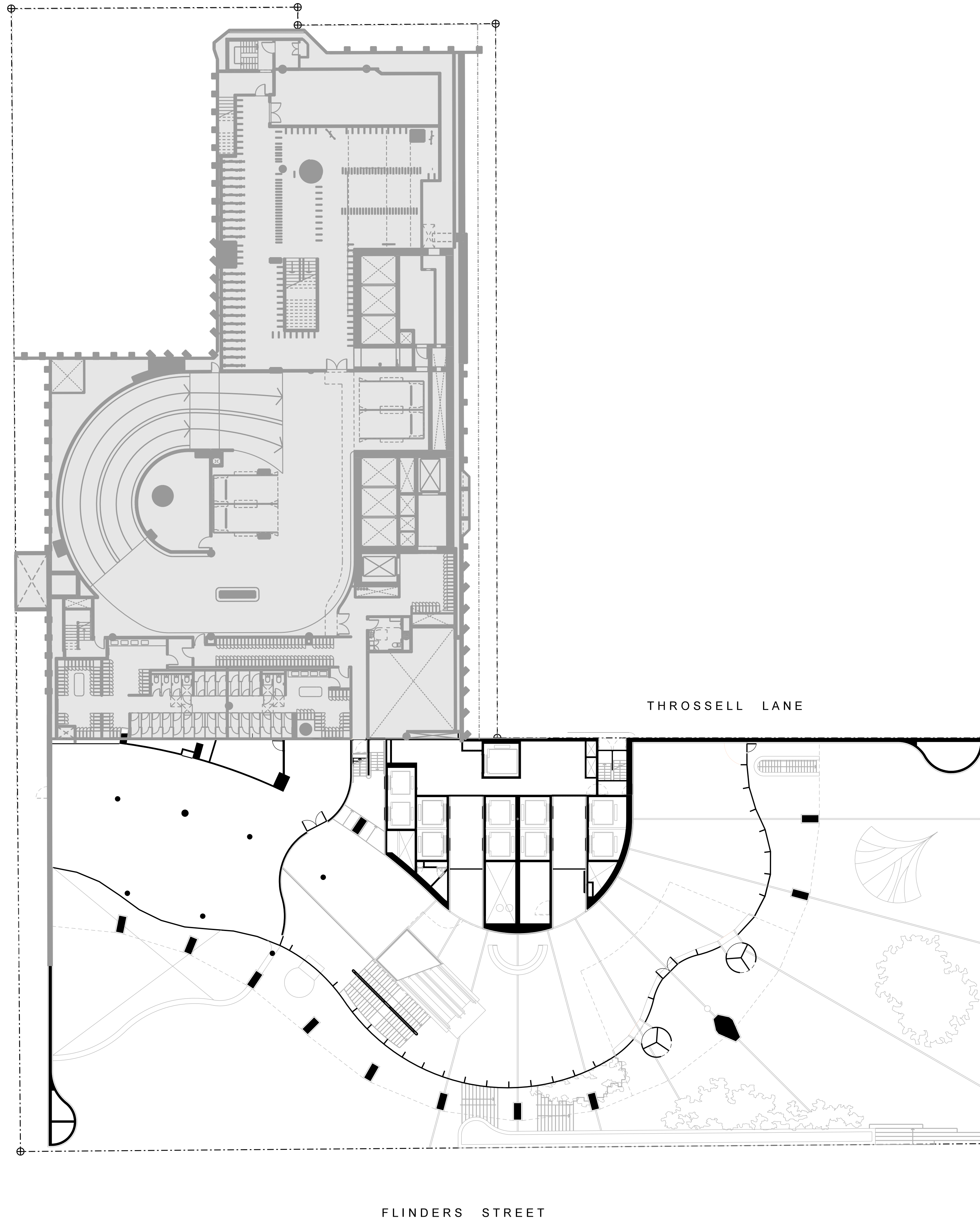


DEMOLITION WORKS LEGEND

- Extent of Demolition
- 1 Coffee shop servery and furnishings
- 2 Lift cars
- 3 Security gates
- 4 Banquette
- 5 Tenancy fitout

17 Flinders Lane
Tower Permit Scope

HVD - 04B Main Lobby Podium Plan Demolition Works

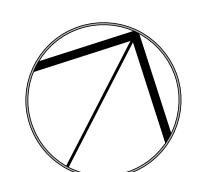


DEMOLITION WORKS LEGEND

No works in this area.

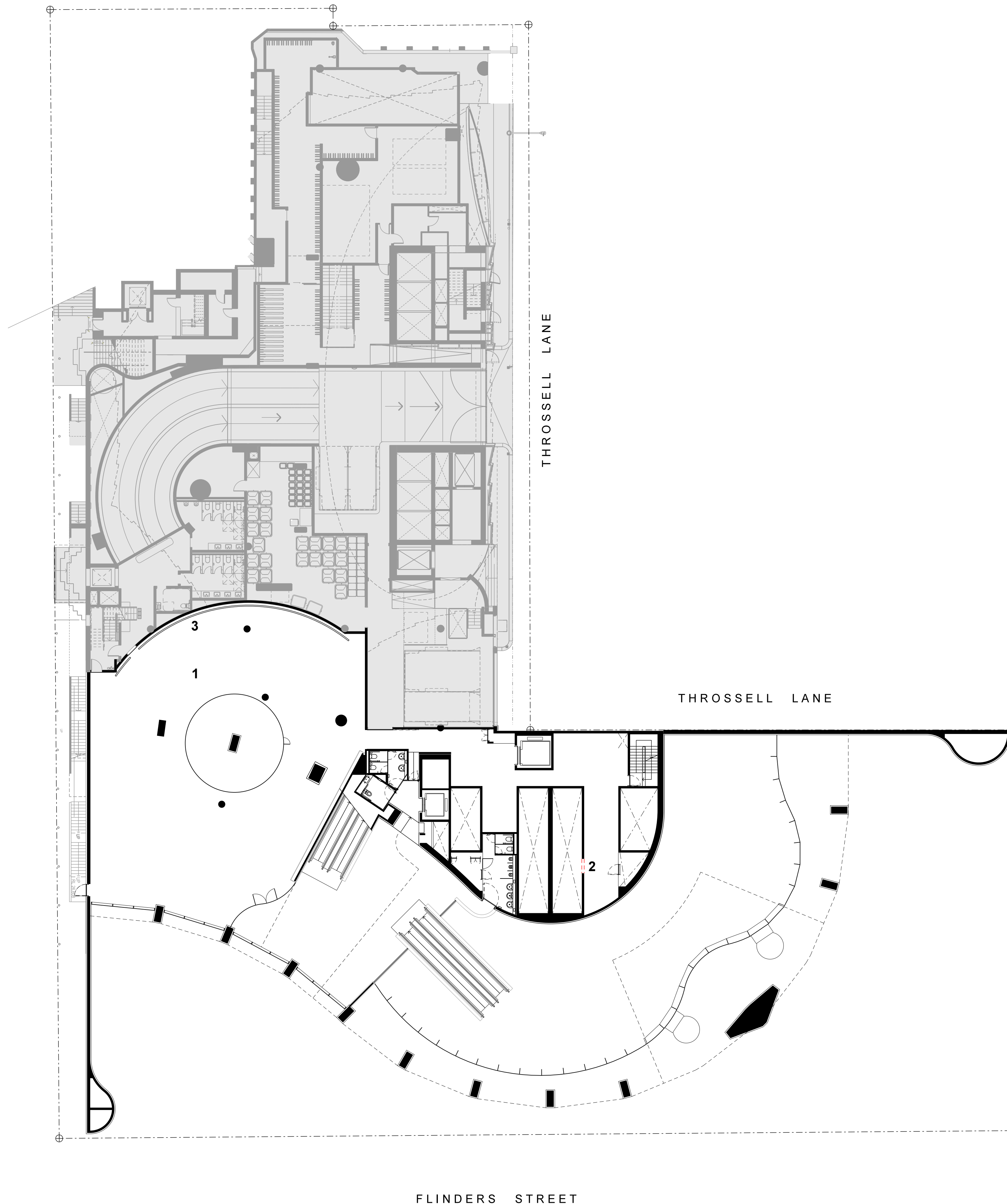
17 Flinders Lane
Tower Permit Scope

HVD - 05B Level P1 Carpark Plan Demolition Works



0 2 4 6 10 M

18-09-2026

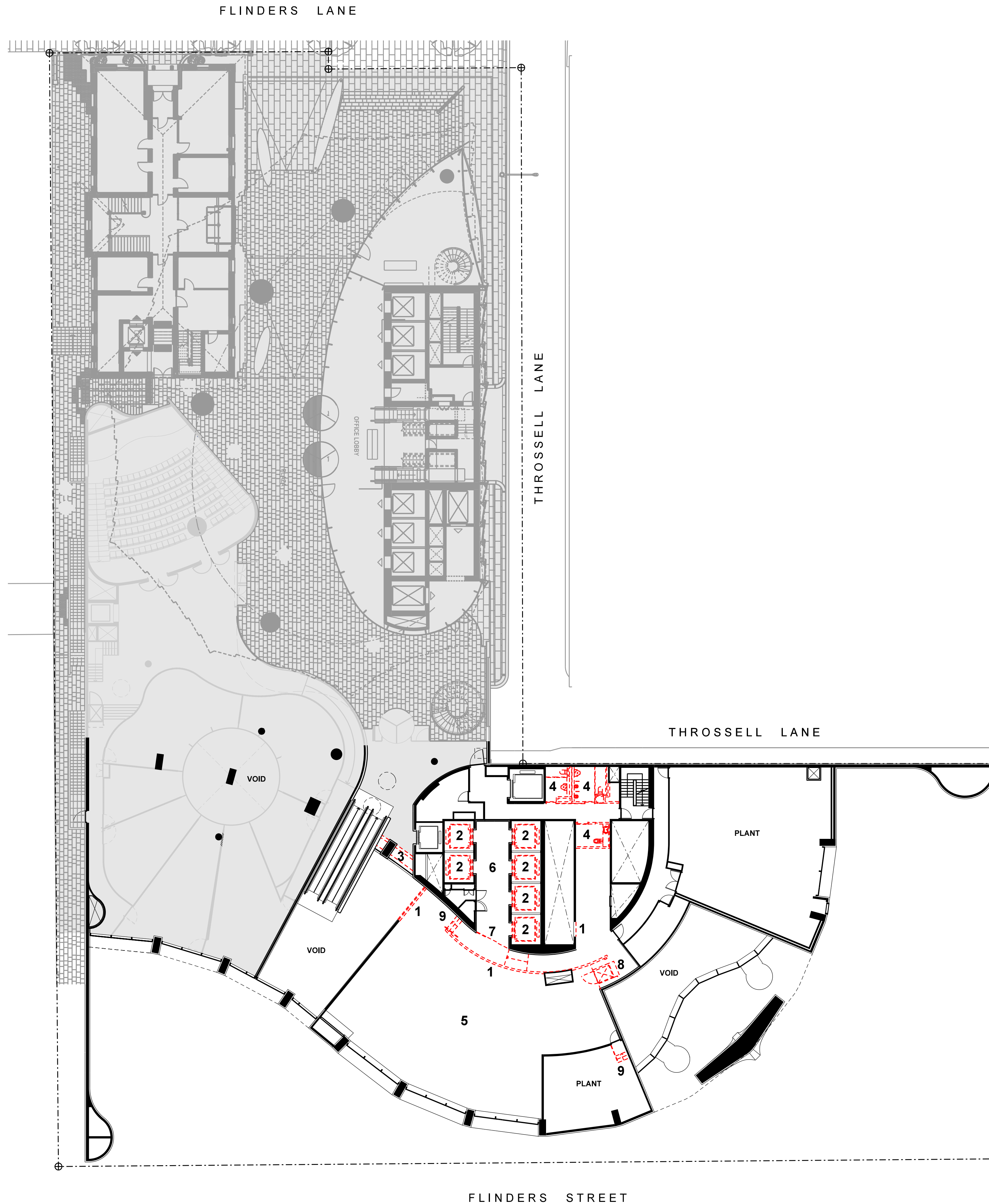


DEMOLITION WORKS LEGEND

- Extent of Demolition
- 1 Tenancy fitout
- 2 Wall
- 3 Relocated glass block screen as approved under Heritage Permit P33300

17 Flinders Lane Tower Permit Scope

HVD - 06B Level 1 Podium Plan Demolition Works

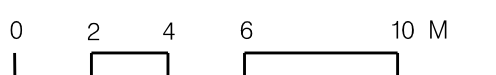
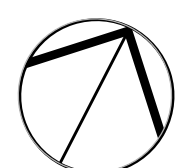


DEMOLITION WORKS LEGEND

- Extent of Demolition
- 1 Masonry wall
 - 2 Lift cars
 - 3 Planter balustrade
 - 4 Toilets fitout
 - 5 Tenancy finishes including ceiling, elevated floor and finish.
 - 6 Lift lobby fitout
 - 7 Glass screen and door
 - 8 Platform lift
 - 9 Stair

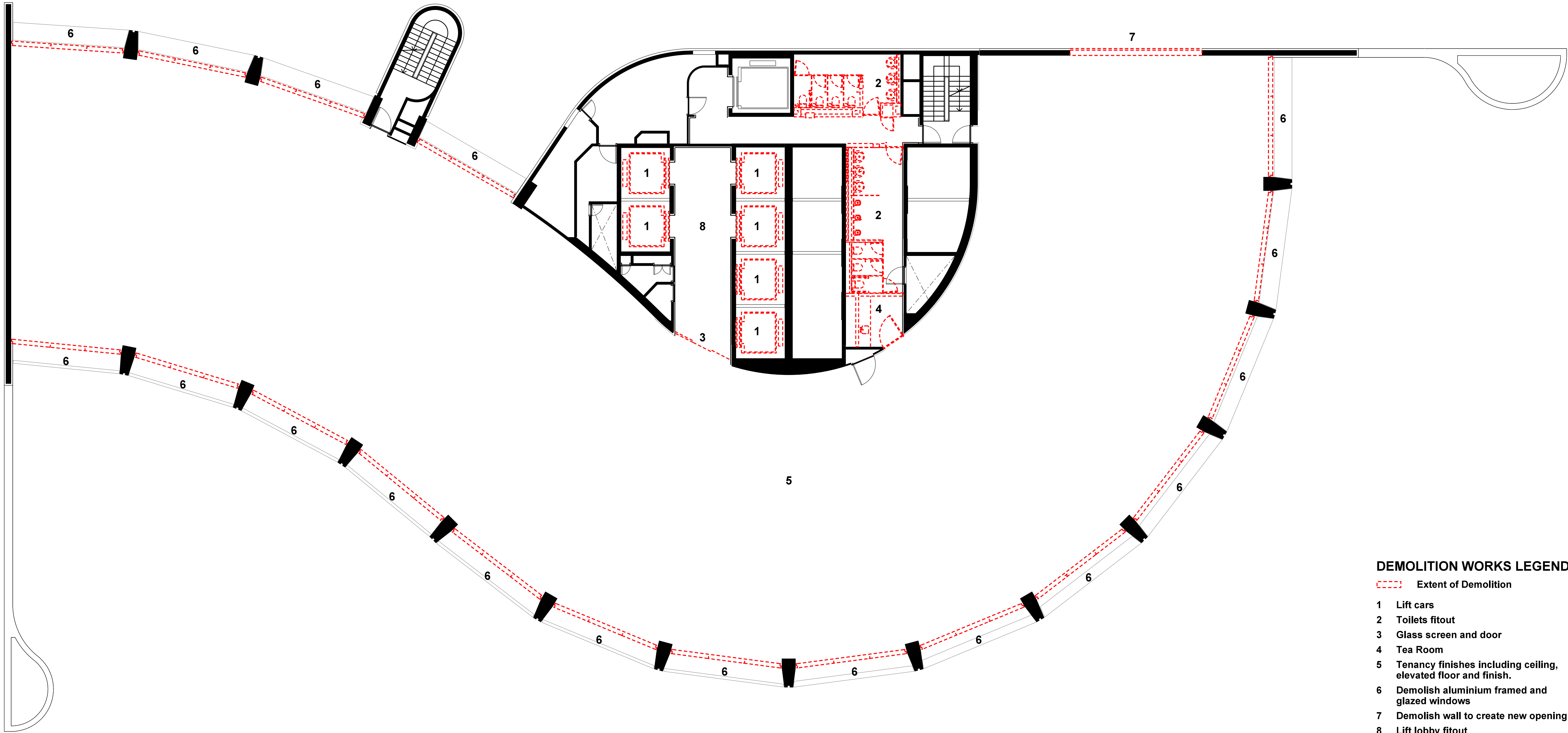
17 Flinders Lane
Tower Permit Scope

**HVD - 07A
Level 2
Podium Plan
Demolition
Works**



01-07-2026

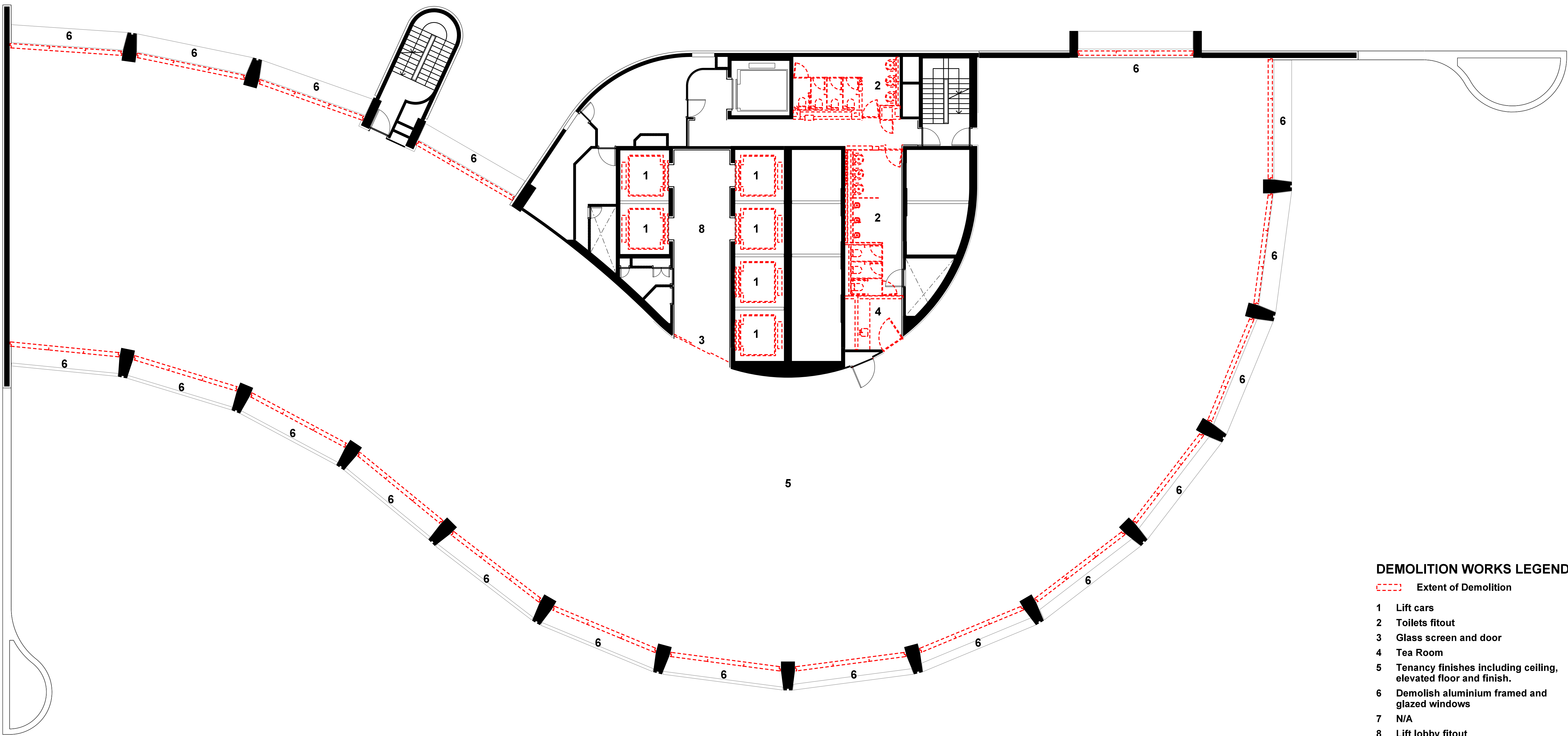
03-07-2026



DEMOLITION WORKS LEGEND

- Extent of Demolition
- 1 Lift cars
- 2 Toilets fitout
- 3 Glass screen and door
- 4 Tea Room
- 5 Tenancy finishes including ceiling, elevated floor and finish.
- 6 Demolish aluminium framed and glazed windows
- 7 Demolish wall to create new opening
- 8 Lift lobby fitout

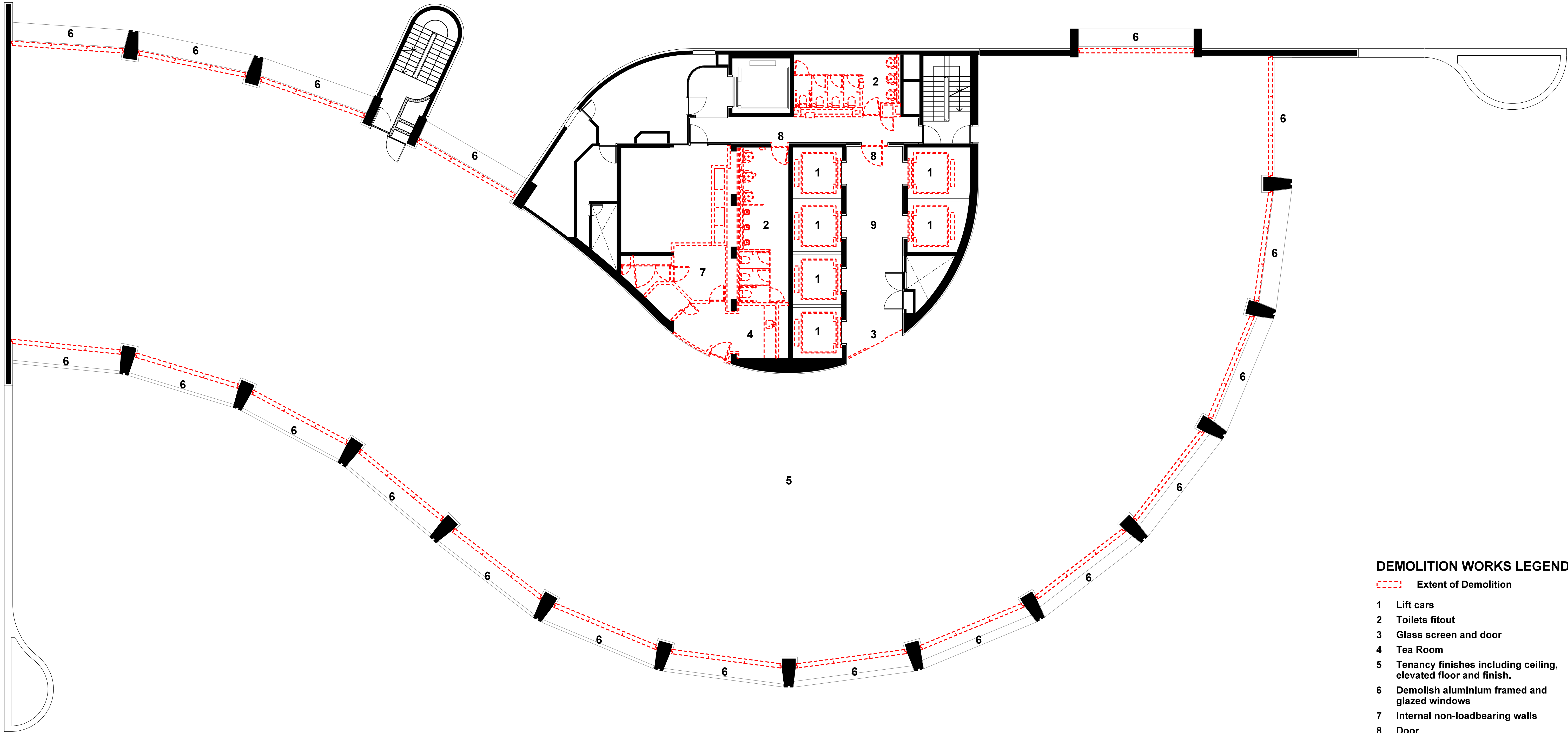
**HVD - 09A
Levels 4 - 9
Demolition
Works**



DEMOLITION WORKS LEGEND

- Extent of Demolition
- 1 Lift cars
- 2 Toilets fitout
- 3 Glass screen and door
- 4 Tea Room
- 5 Tenancy finishes including ceiling, elevated floor and finish.
- 6 Demolish aluminium framed and glazed windows
- 7 N/A
- 8 Lift lobby fitout

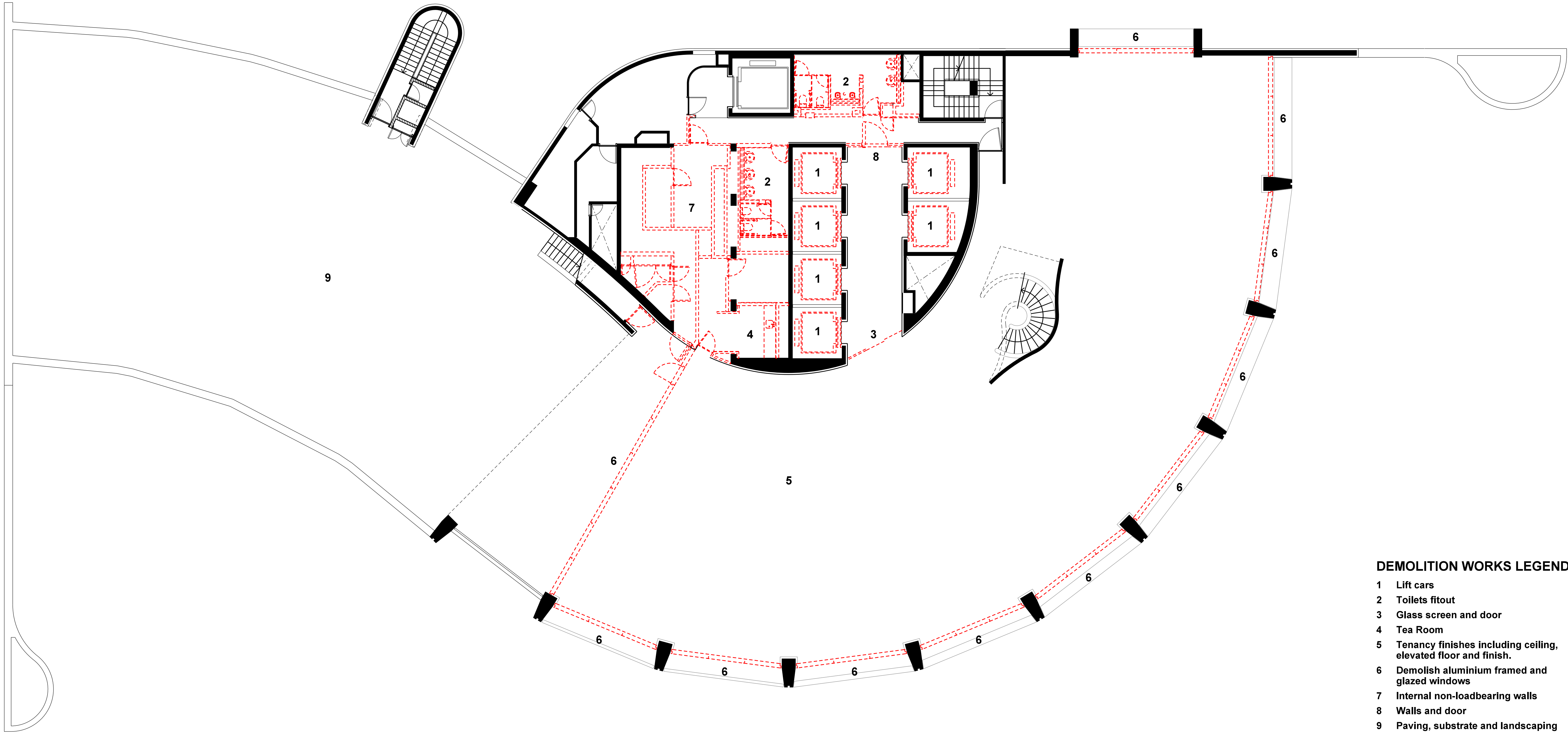
**HVD - 10A
Levels 10 - 15
Demolition
Works**



DEMOLITION WORKS LEGEND

- Extent of Demolition
- 1 Lift cars
- 2 Toilets fitout
- 3 Glass screen and door
- 4 Tea Room
- 5 Tenancy finishes including ceiling, elevated floor and finish.
- 6 Demolish aluminium framed and glazed windows
- 7 Internal non-loadbearing walls
- 8 Door
- 9 Lift lobby fitout

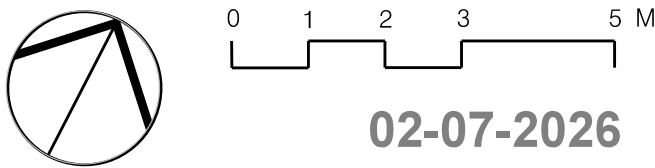
**HVD - 11A
Levels 16 - 26
Demolition
Works**

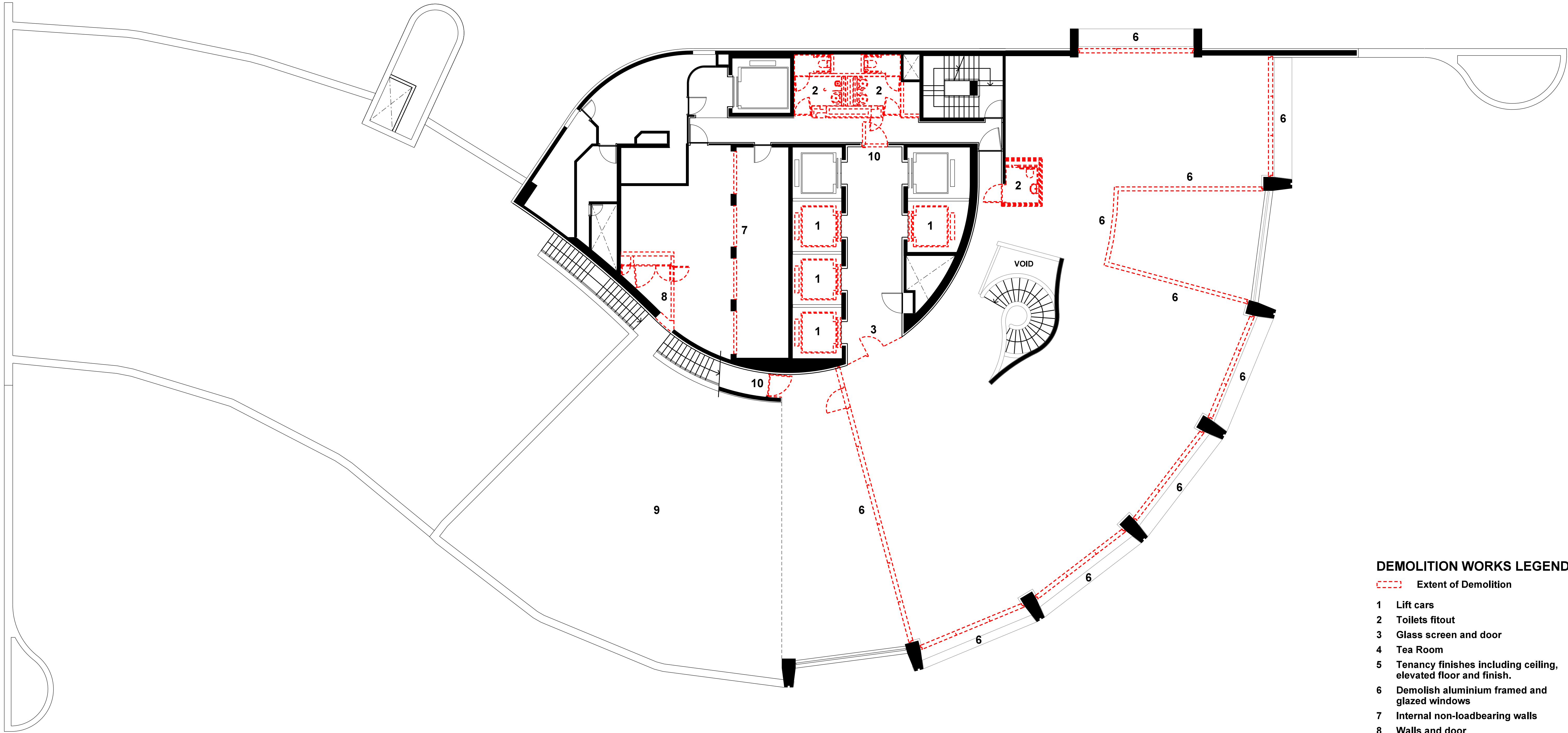


DEMOLITION WORKS LEGEND

- 1 Lift cars
- 2 Toilets fitout
- 3 Glass screen and door
- 4 Tea Room
- 5 Tenancy finishes including ceiling, elevated floor and finish.
- 6 Demolish aluminium framed and glazed windows
- 7 Internal non-loadbearing walls
- 8 Walls and door
- 9 Paving, substrate and landscaping

HVD - 12A
Level 27
Demolition
Works

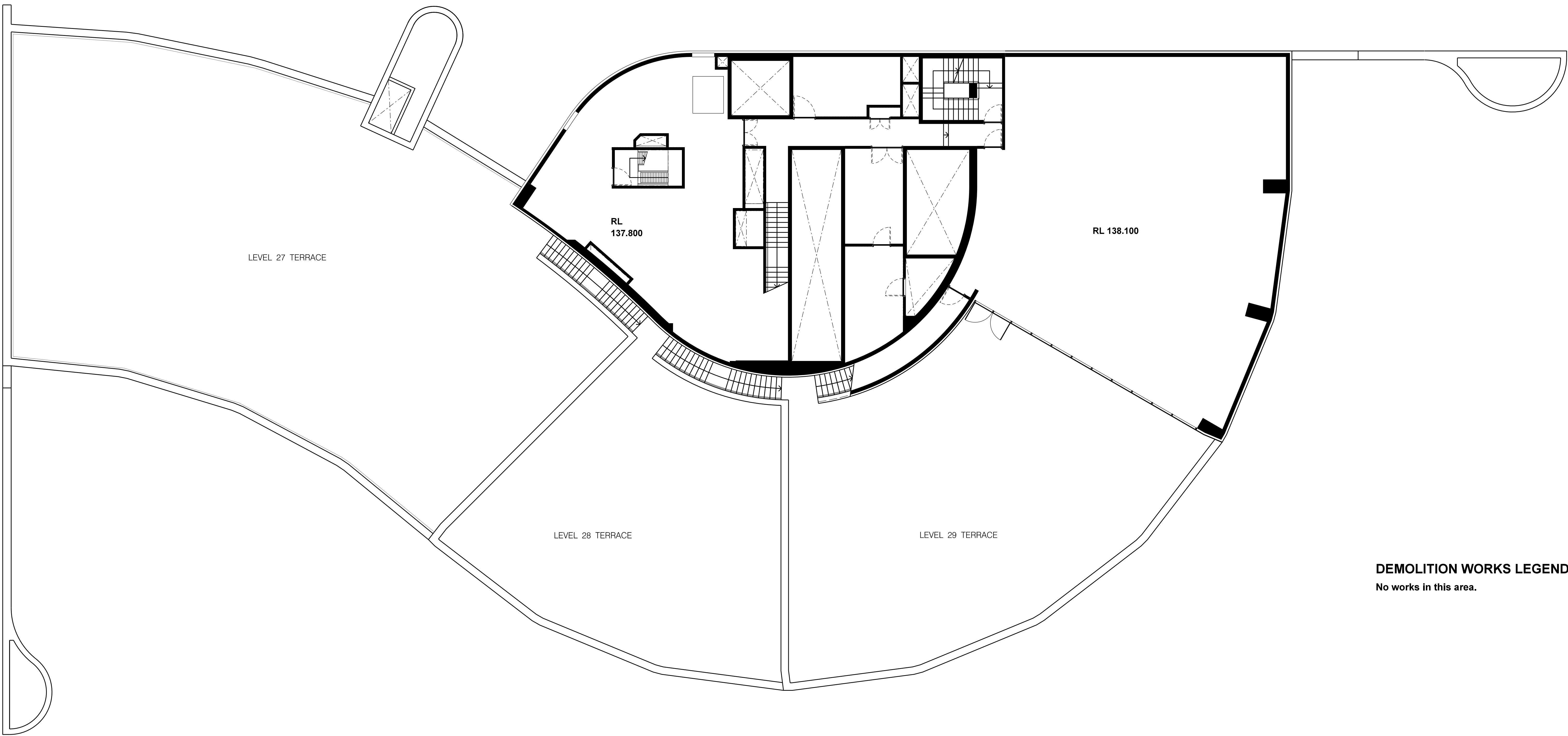




DEMOLITION WORKS LEGEND

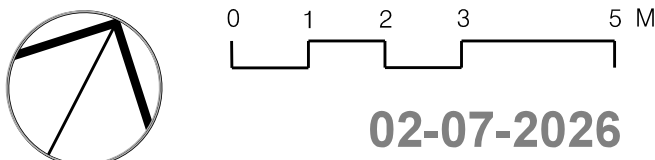
- Extent of Demolition
- 1 Lift cars
 - 2 Toilets fitout
 - 3 Glass screen and door
 - 4 Tea Room
 - 5 Tenancy finishes including ceiling, elevated floor and finish.
 - 6 Demolish aluminium framed and glazed windows
 - 7 Internal non-loadbearing walls
 - 8 Walls and door
 - 9 Paving, substrate and landscaping
 - 10 Door

HVD - 13A
Level 28
Demolition
Works

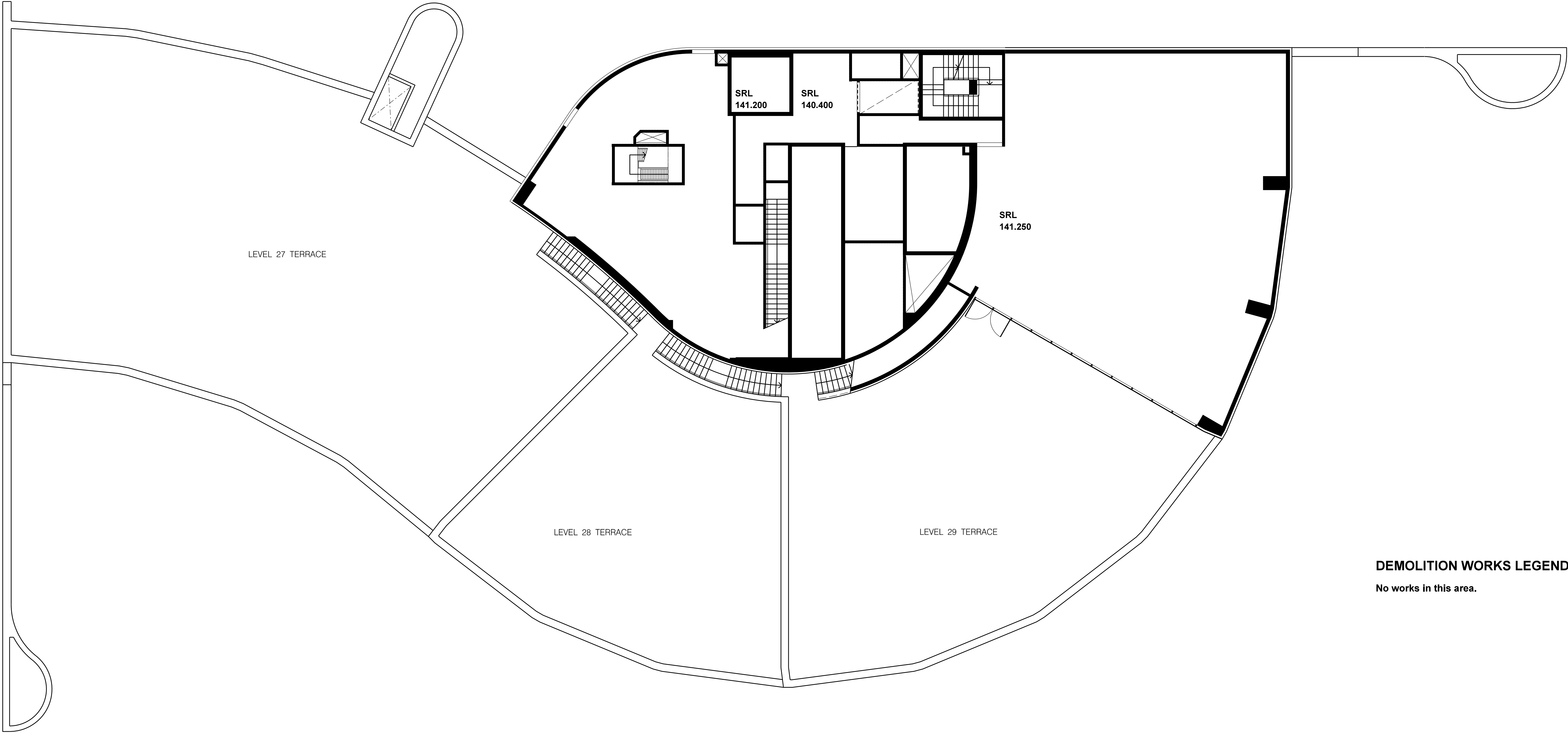


DEMOLITION WORKS LEGEND
No works in this area.

HVD - 14A
Level 29
Demolition
Works



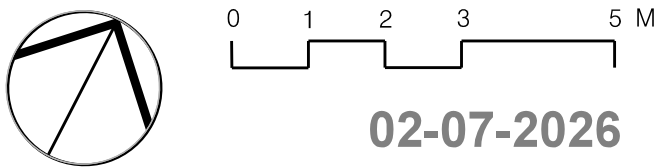
02-07-2026

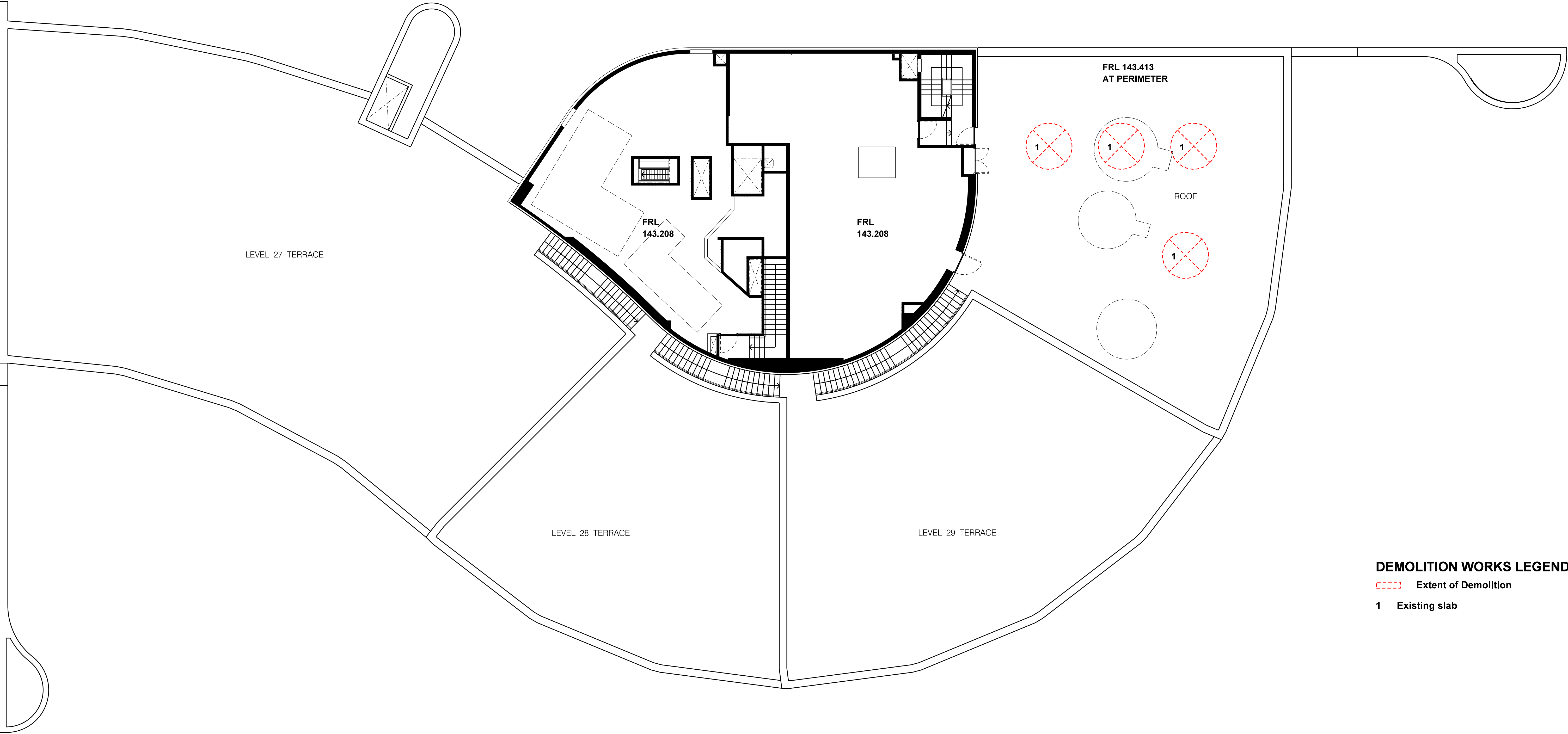


DEMOLITION WORKS LEGEND

No works in this area.

HVD - 15A
Level 29 Upper
Demolition
Works



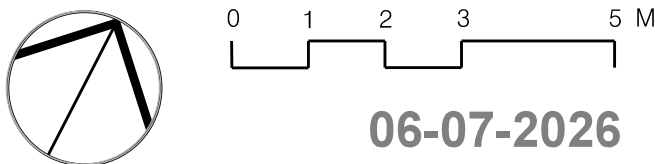


DEMOLITION WORKS LEGEND

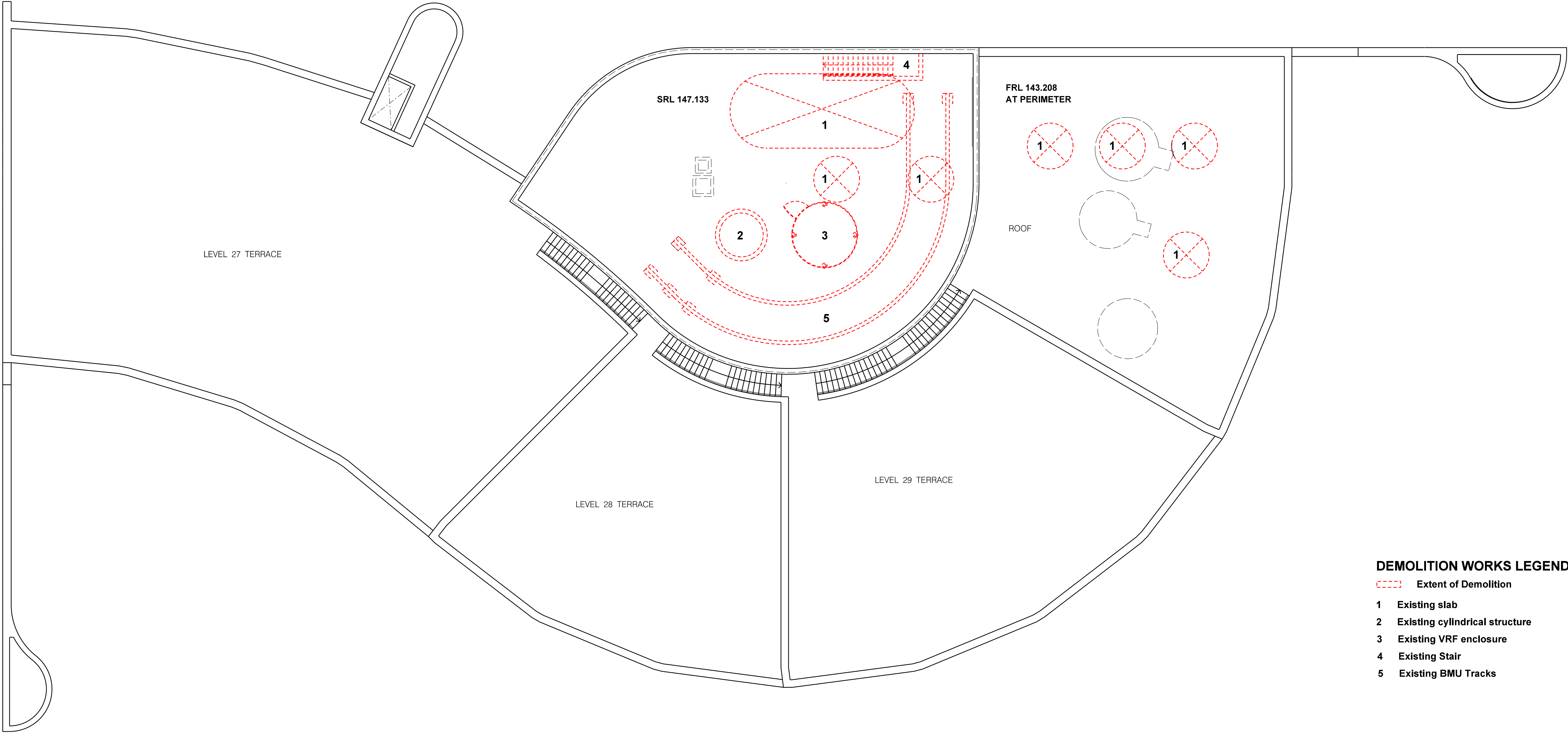
 Extent of Demolition

1 Existing slab

HVD - 16B
Level 30
Demolition
Works



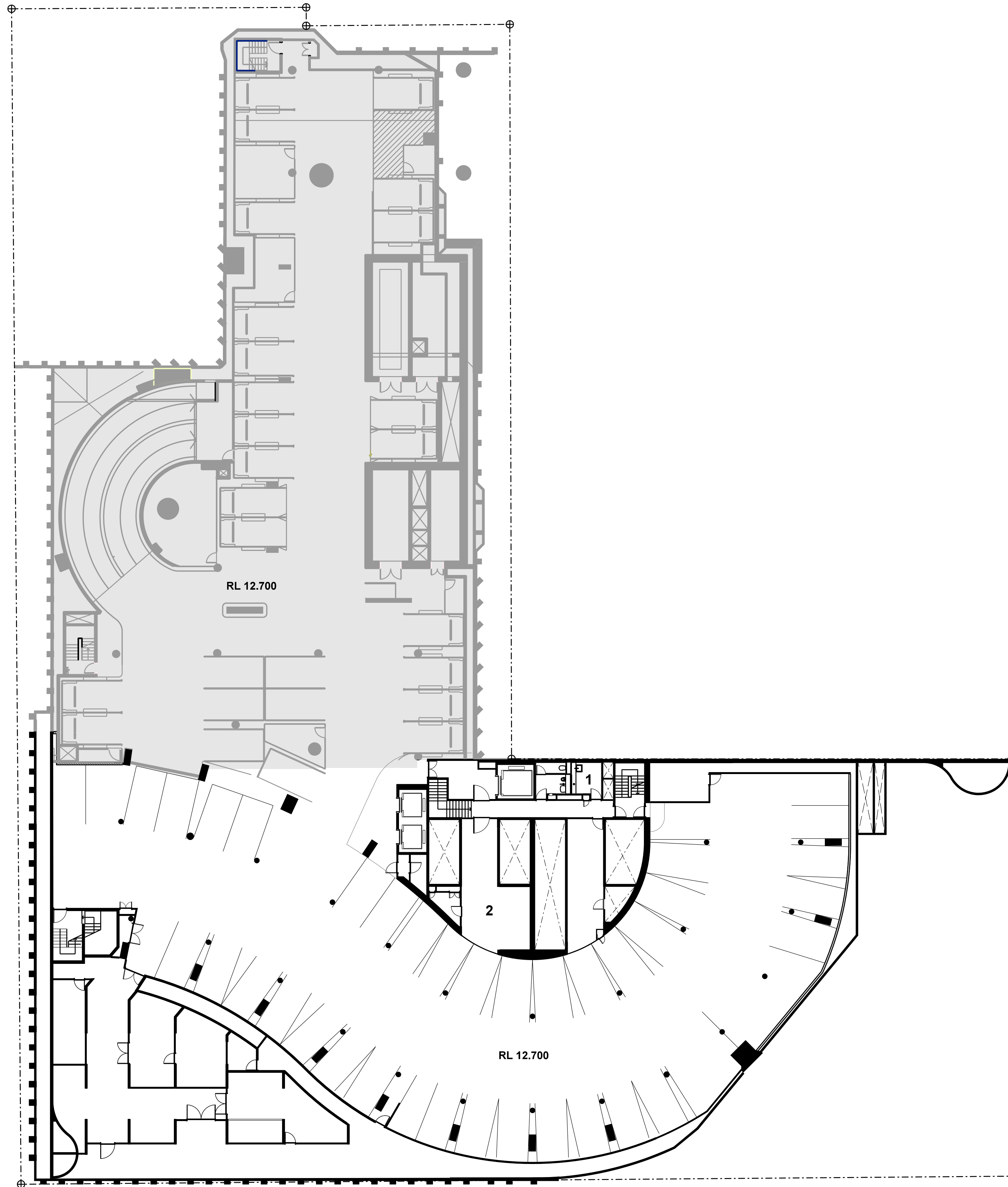
06-07-2026



DEMOLITION WORKS LEGEND

-  Extent of Demolition
- 1** Existing slab
- 2** Existing cylindrical structure
- 3** Existing VRF enclosure
- 4** Existing Stair
- 5** Existing BMU Tracks

**HVD - 17B
Roof Level
Demolition
Works**

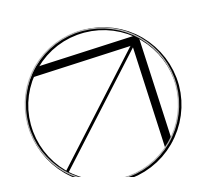


NEW WORKS LEGEND

- 1 Cleaner's fitout
- 2 Garbage Compactor Room

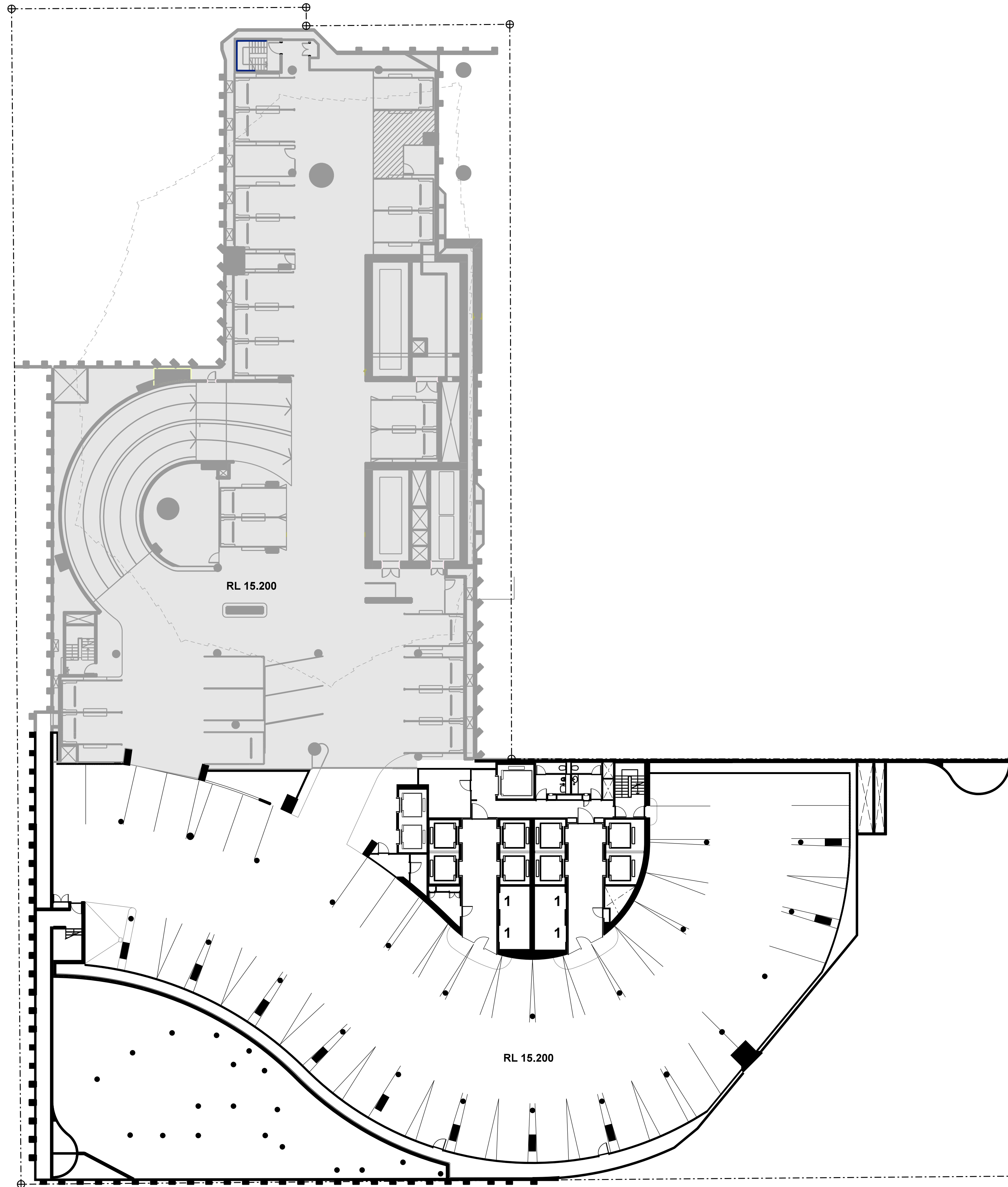
17 Flinders Lane
Tower Permit Scope

HVG - 01B Level P5 Carpark Plan General Arrangement



0 2 4 6 10 M

06-07-2026

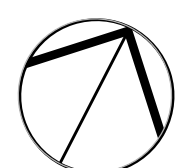


NEW WORKS LEGEND

- 1 Infill opening to match adjacent wall finish

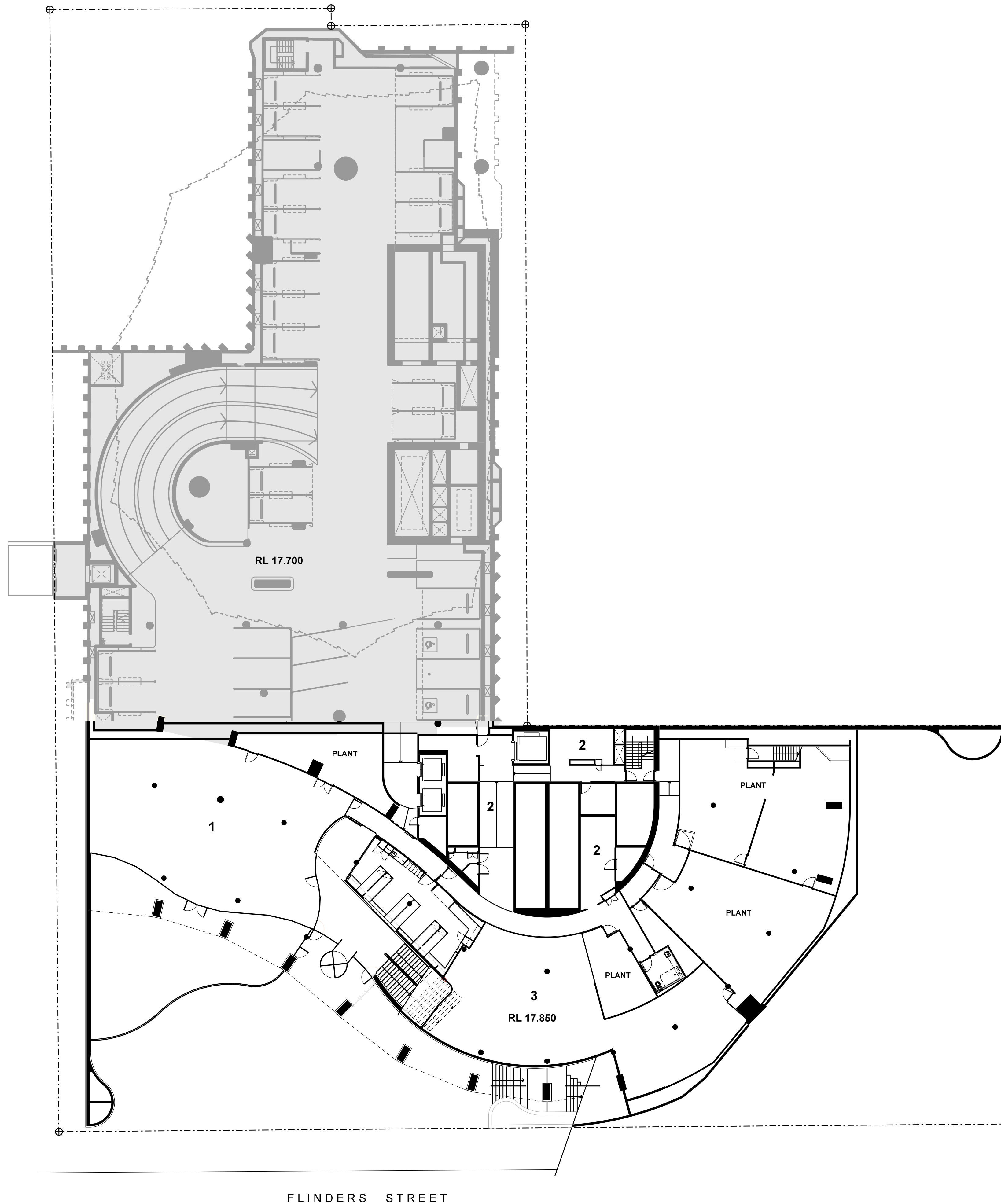
17 Flinders Lane
Tower Permit Scope

**HVG - 02B
Level P4
Carpark Plan
General
Arrangement**



0 2 4 6 10 M

06-07-2026

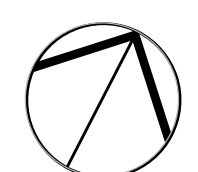


NEW WORKS LEGEND

- 1 Residents' Amenity and reception lounge
- 2 Residents' secure individual bike lockers
- 3 Residents' shower and change, bike repair and recharge. Residents' pet wash.

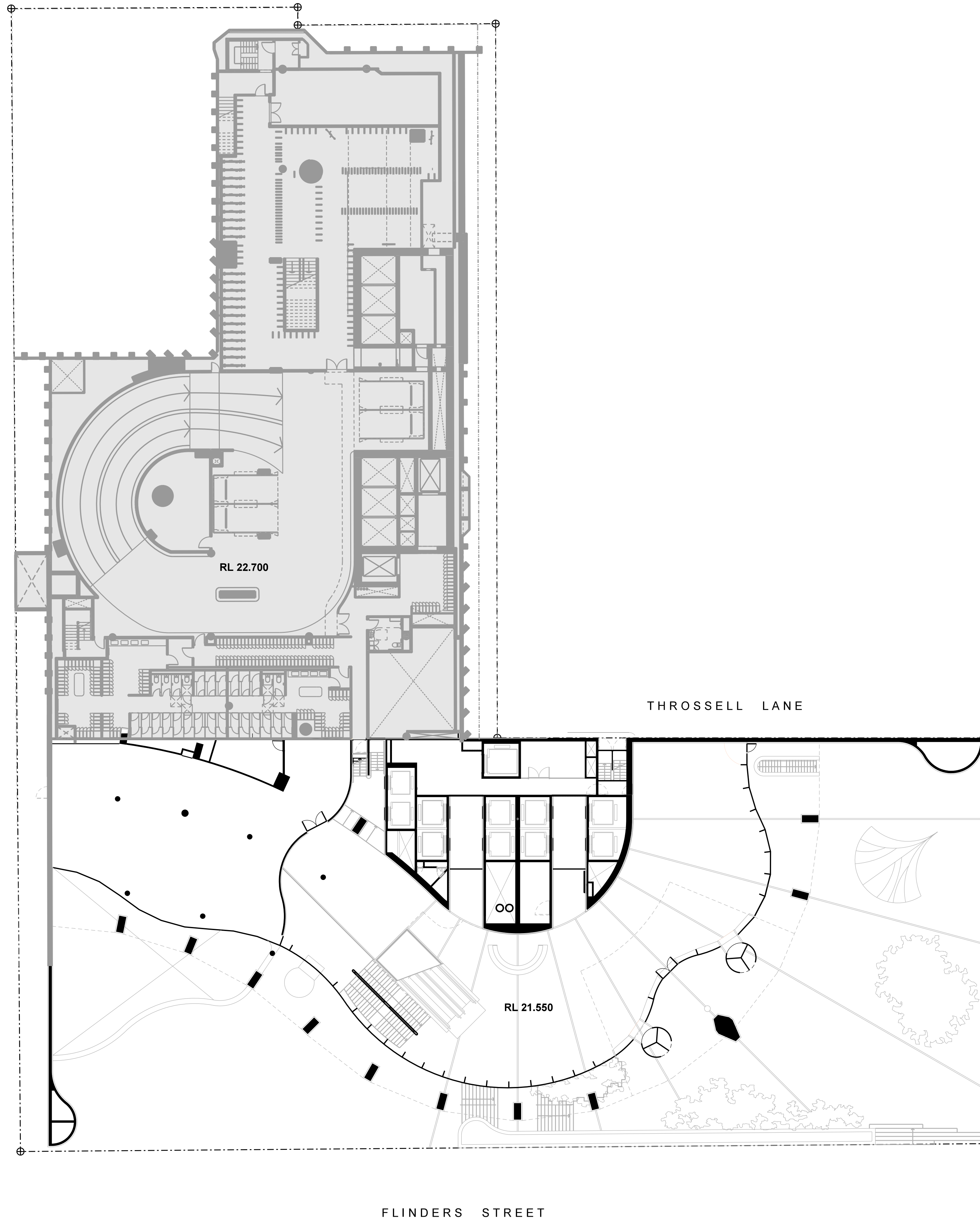
17 Flinders Lane
Tower Permit Scope

HVG - 03B Lower Lobby Podium Plan General Arrangement

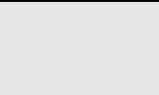


0 2 4 6 10 M

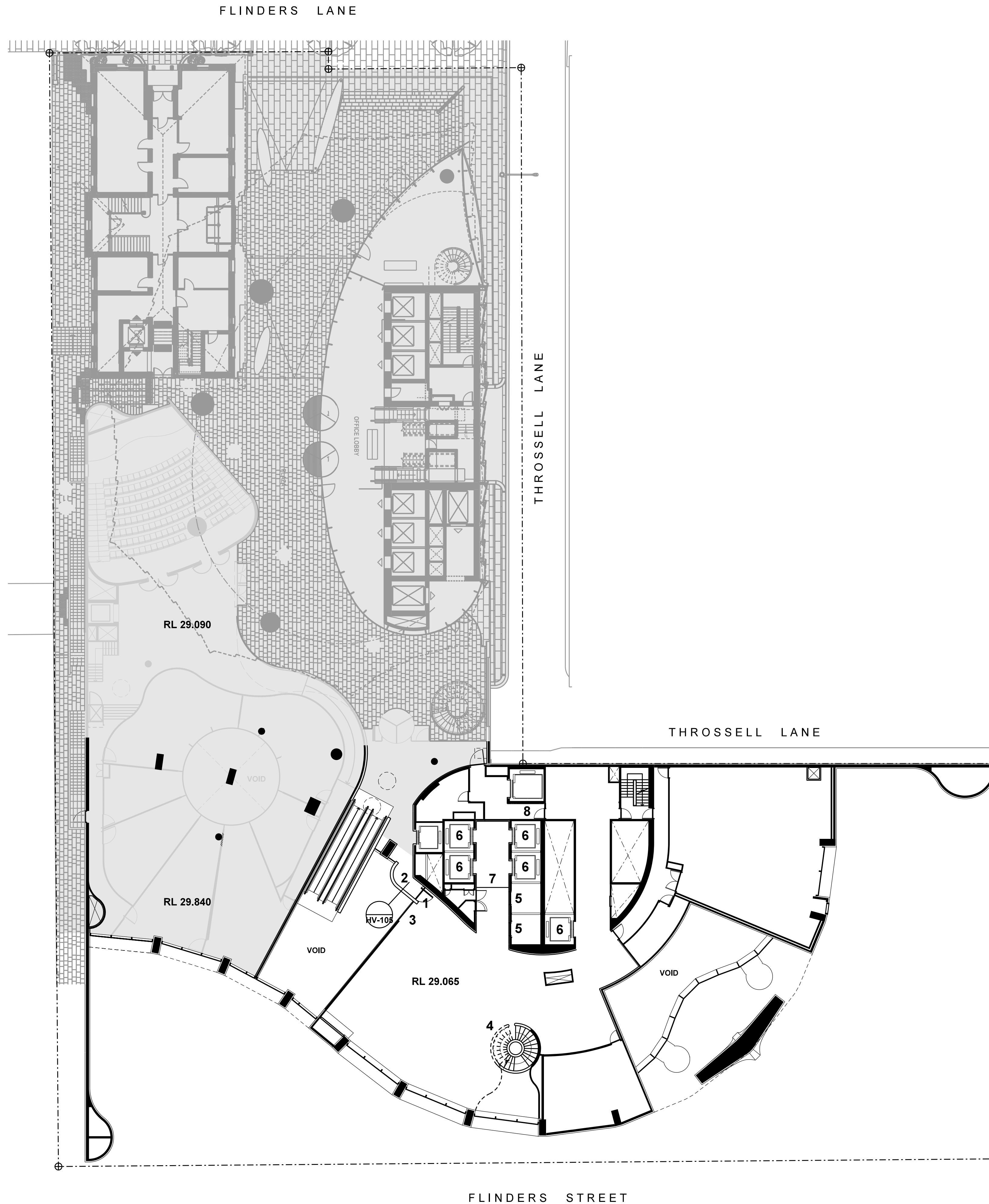
06-07-2026



NEW WORKS LEGEND
No works in this area.

 17 Flinders Lane
Tower Permit Scope

HVG - 05C
Level P1
Carpark Plan
General
Arrangement

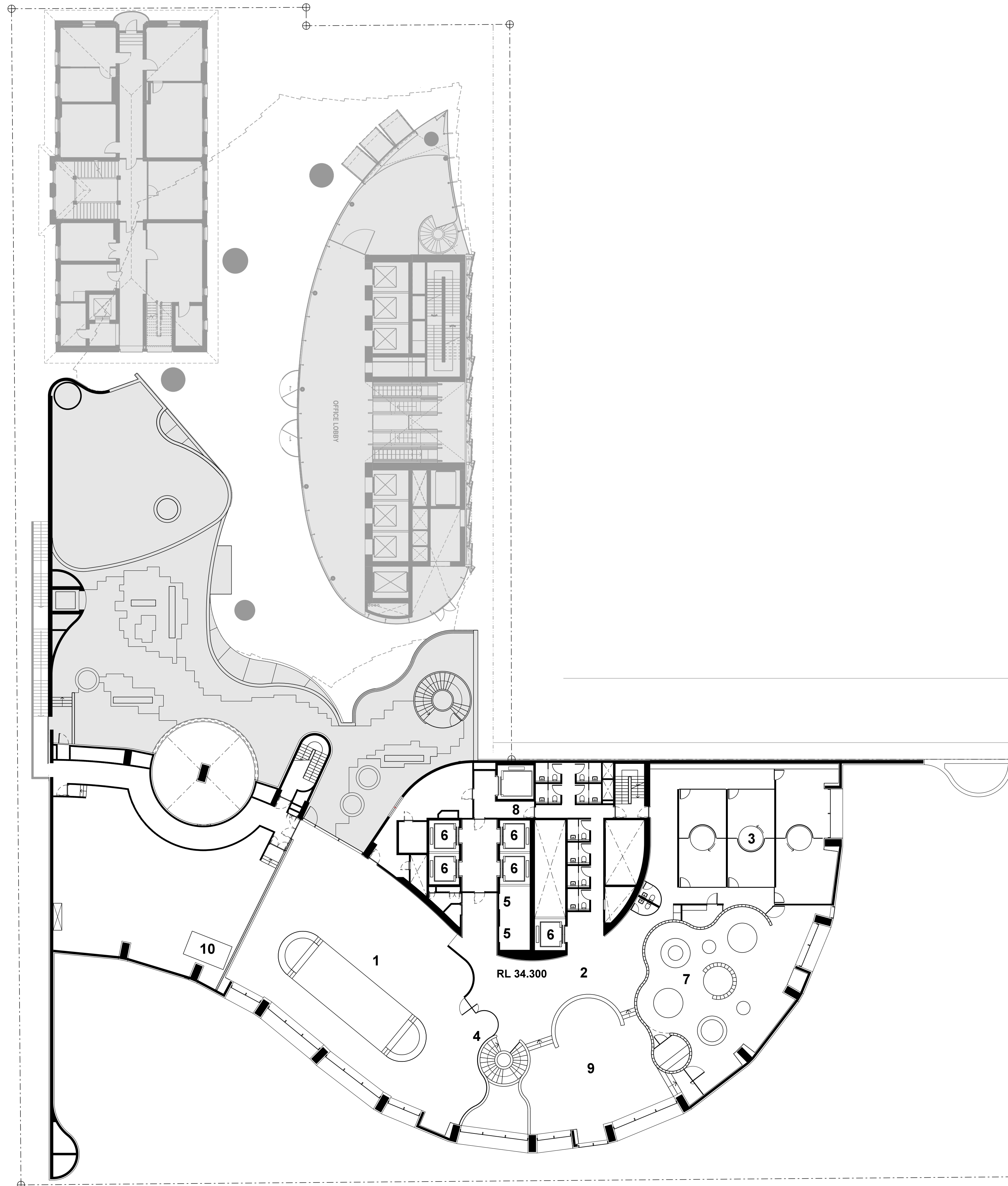


NEW WORKS LEGEND

- 1 Glass door
- 2 Connection bridge
replicate Level 1 bridge
- 3 Glazed wall
- 4 Stair to above
- 5 Infill opening to match
adjacent wall finish
- 6 Lift car
- 7 Glass security
screen and sliding door
- 8 Door

17 Flinders Lane
Tower Permit Scope

HVG - 07B Level 2 Podium Plan General Arrangement

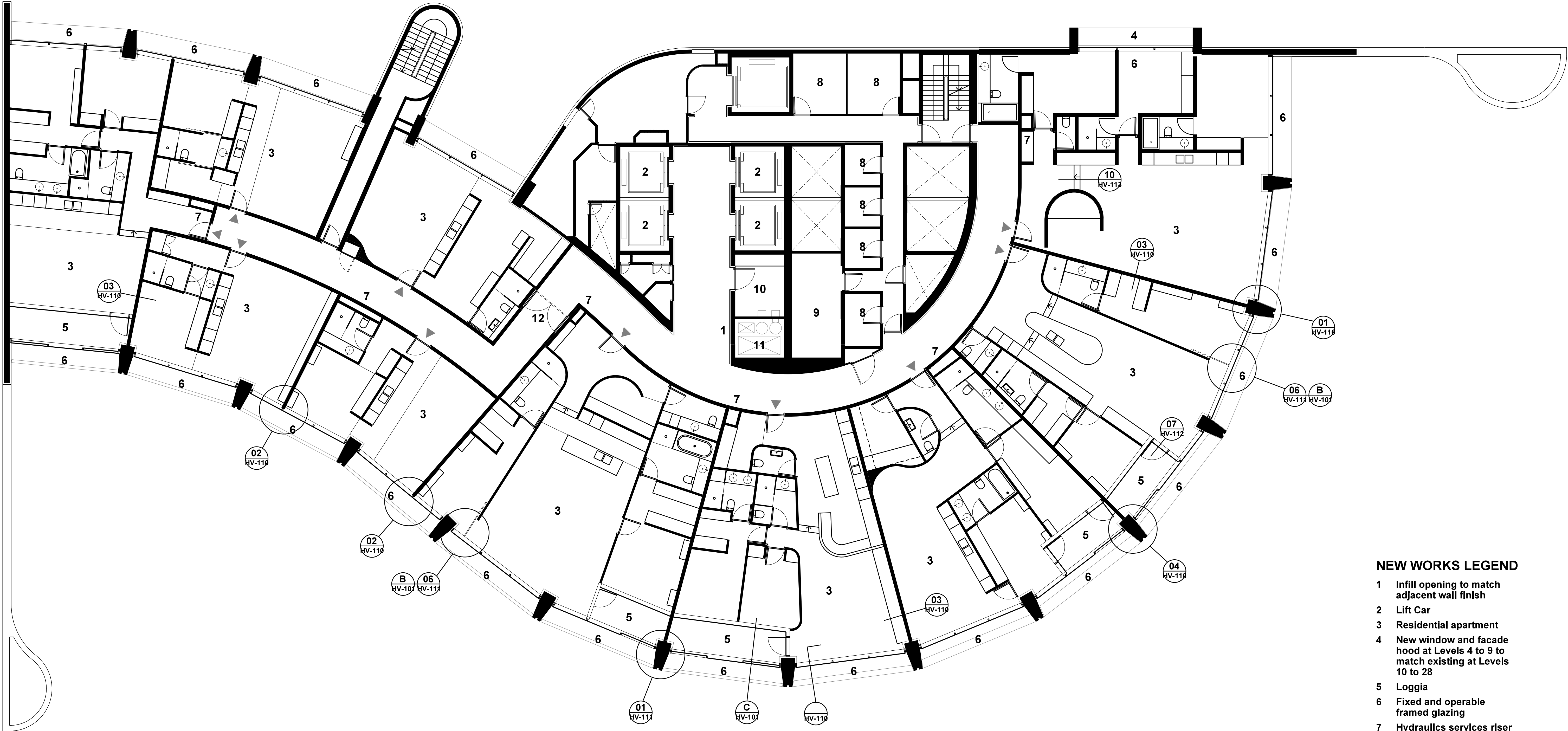


NEW WORKS LEGEND

- 1 Residents' Gymnasium and Pool
- 2 Wellness Centre
- 3 Day Spa Treatment Rooms
- 4 Stair to below
- 5 Infill opening to match adjacent wall finish
- 6 Lift car
- 7 Spa
- 8 Door
- 9 Gymnasium
- 10 Pool Plant

17 Flinders Lane
Tower Permit Scope

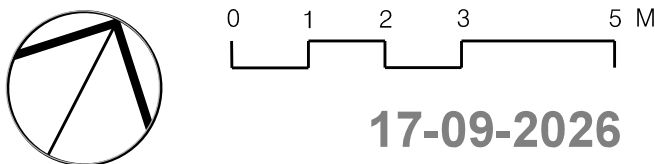
HVG - 08D Level 3 Podium Plan General Arrangement



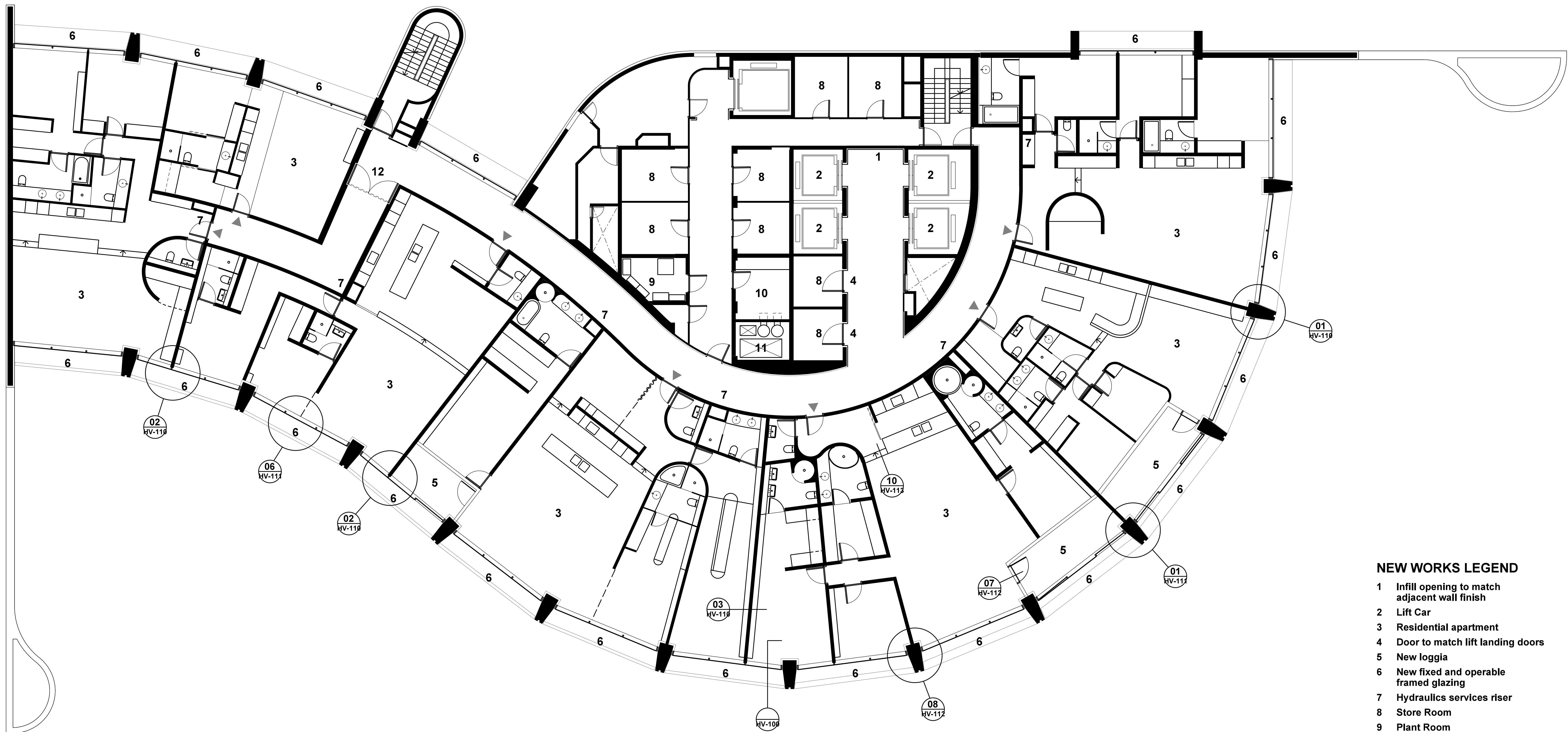
NEW WORKS LEGEND

- 1 Infill opening to match adjacent wall finish
- 2 Lift Car
- 3 Residential apartment
- 4 New window and facade hood at Levels 4 to 9 to match existing at Levels 10 to 28
- 5 Loggia
- 6 Fixed and operable framed glazing
- 7 Hydraulics services riser
- 8 Store Room
- 9 Plant Room
- 10 Garbage Room
- 11 Engineering services
- 12 Smoke doors

**HVG - 10C
Levels 4 - 15
General
Arrangement**



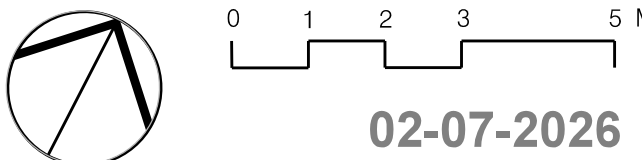
17-09-2026



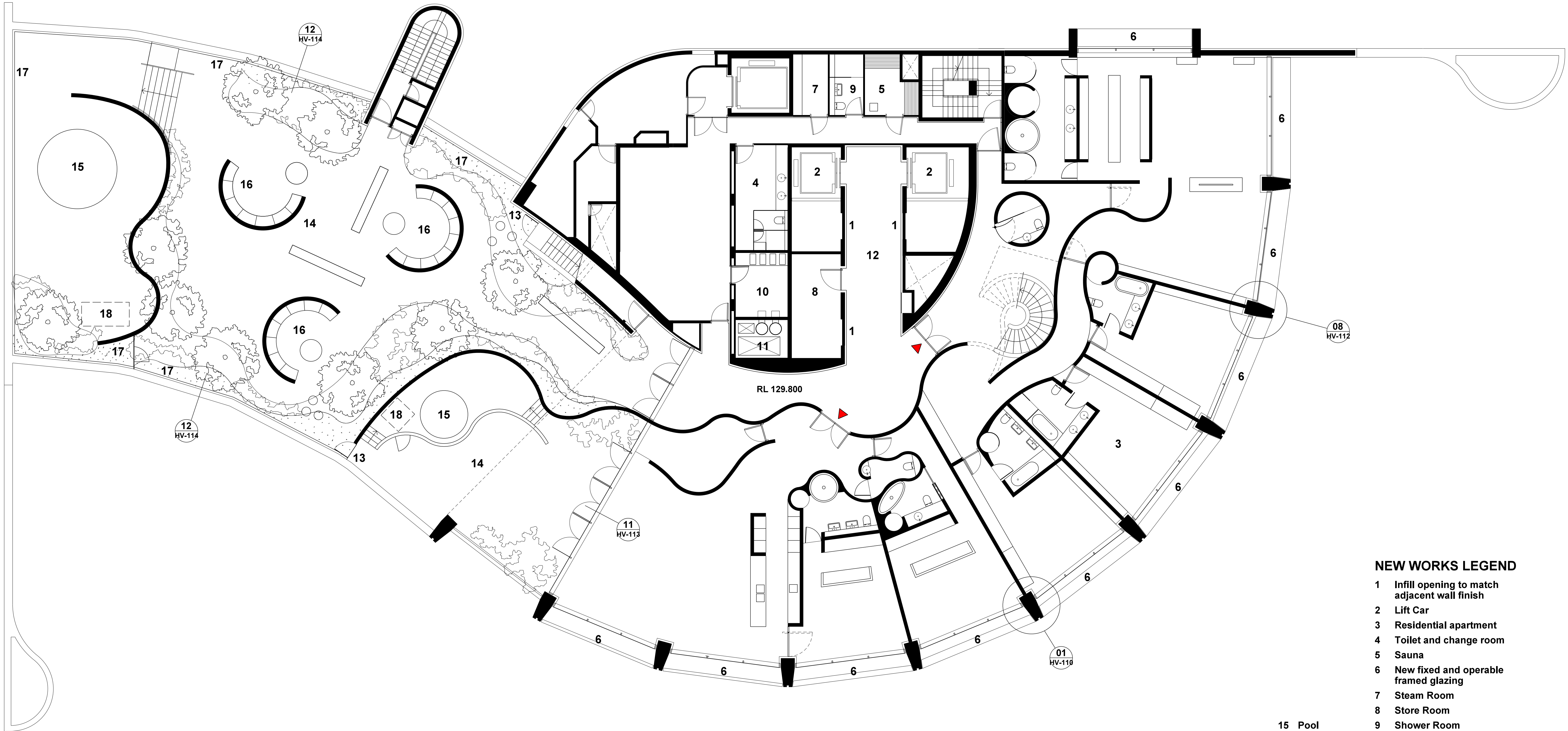
NEW WORKS LEGEND

- 1 Infill opening to match adjacent wall finish
- 2 Lift Car
- 3 Residential apartment
- 4 Door to match lift landing doors
- 5 New loggia
- 6 New fixed and operable framed glazing
- 7 Hydraulics services riser
- 8 Store Room
- 9 Plant Room
- 10 Garbage Room
- 11 Engineering services
- 12 Smoke doors

**HVG - 11B
Levels 16 - 26
General
Arrangement**



02-07-2026

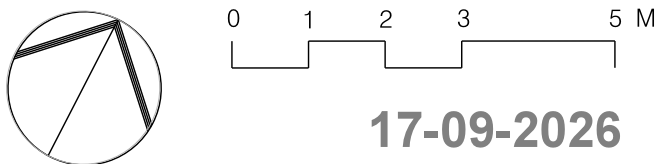


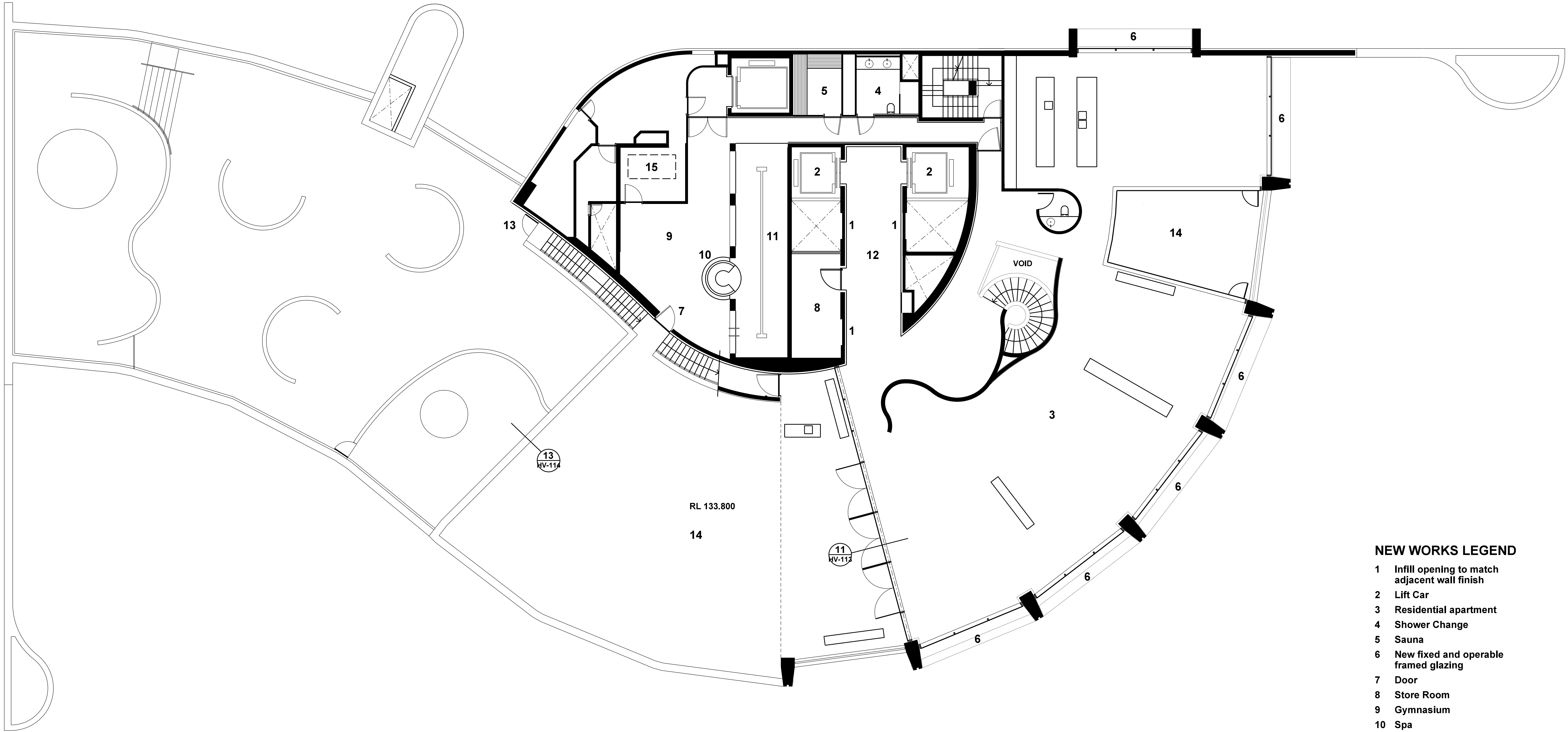
NEW WORKS LEGEND

- 1 Infill opening to match adjacent wall finish
- 2 Lift Car
- 3 Residential apartment
- 4 Toilet and change room
- 5 Sauna
- 6 New fixed and operable framed glazing
- 7 Steam Room
- 8 Store Room
- 9 Shower Room
- 10 Garbage Room
- 11 Engineering services
- 12 Lift lobby fitout
- 13 Security gate
- 14 Paving and landscaping

- 15 Pool
- 16 Seating Pod
- 17 Glass balustrade
- 18 Pool Plant below

**HVG - 12E
Level 27
General
Arrangement**

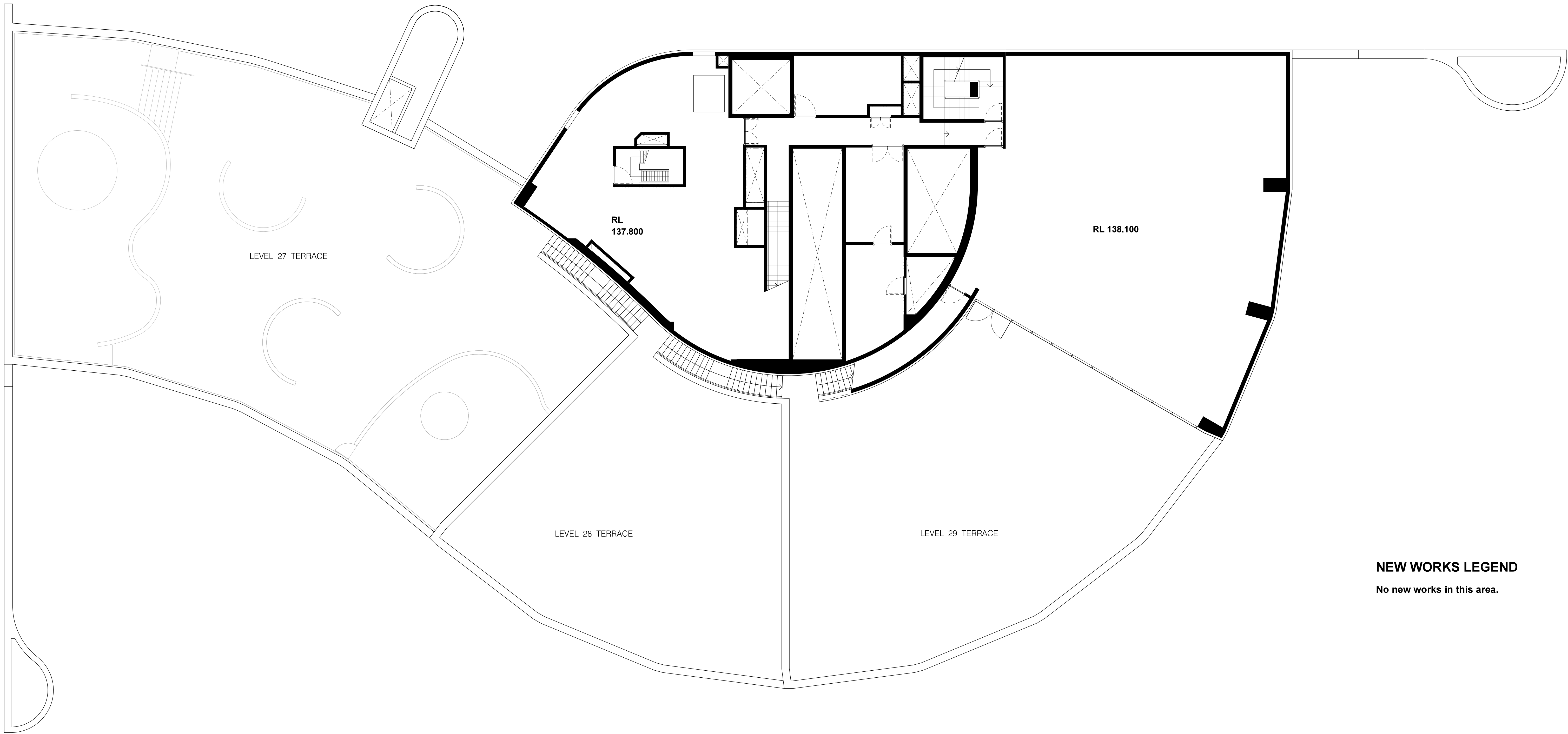




NEW WORKS LEGEND

- 1 Infill opening to match adjacent wall finish
- 2 Lift Car
- 3 Residential apartment
- 4 Shower Change
- 5 Sauna
- 6 New fixed and operable framed glazing
- 7 Door
- 8 Store Room
- 9 Gymnasium
- 10 Spa
- 11 Lap Pool
- 12 Lift lobby fitout
- 13 Security gate
- 14 Paving and landscaping
- 15 Pool Plant

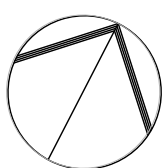
**HVG - 13E
Level 28
General
Arrangement**



NEW WORKS LEGEND

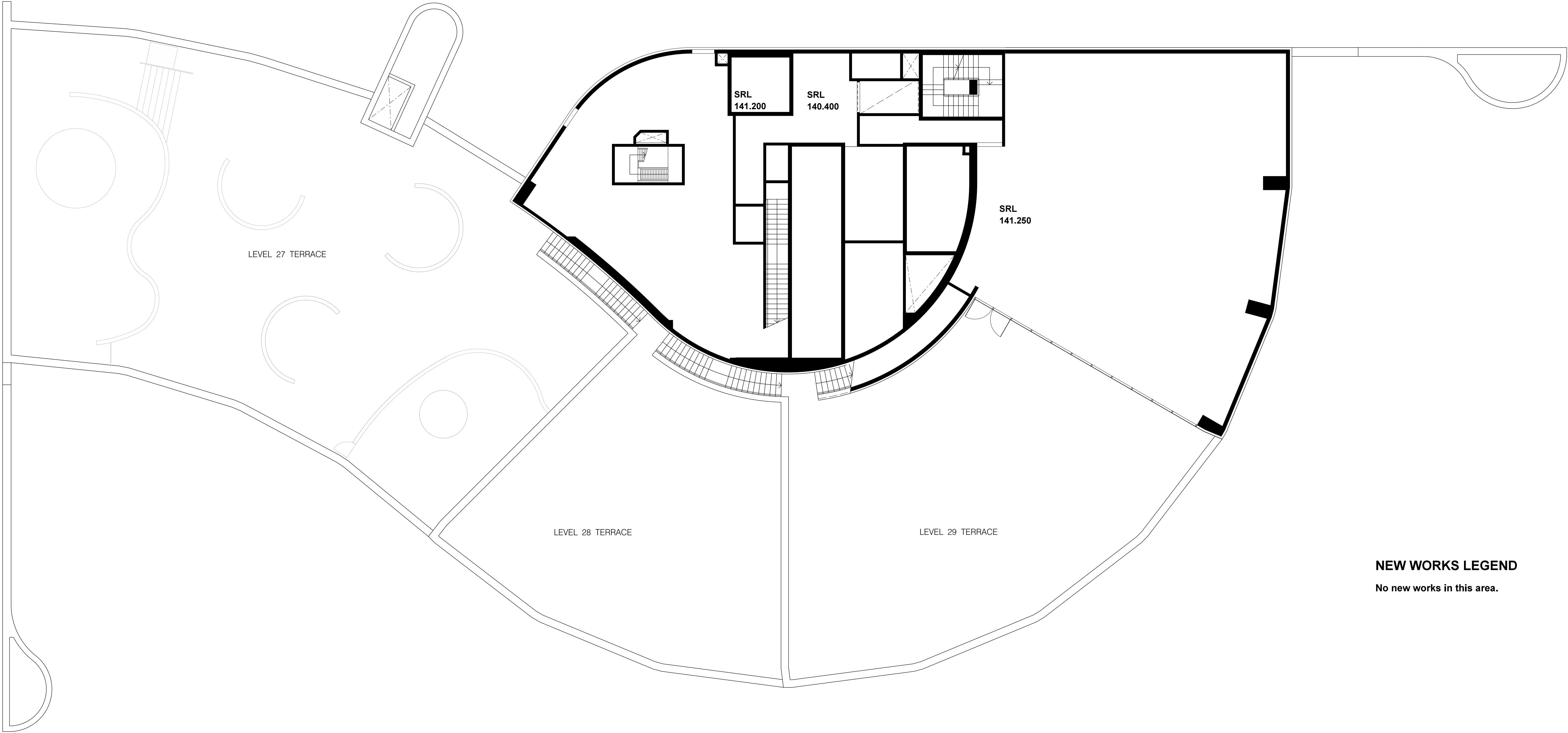
No new works in this area.

**HVG - 14C
Level 29
General
Arrangement**



0 1 2 3 5 M

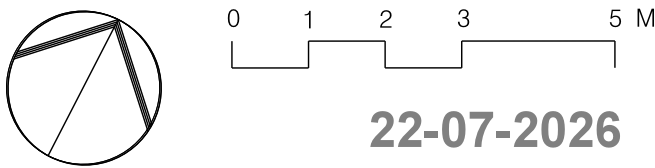
22-07-2026

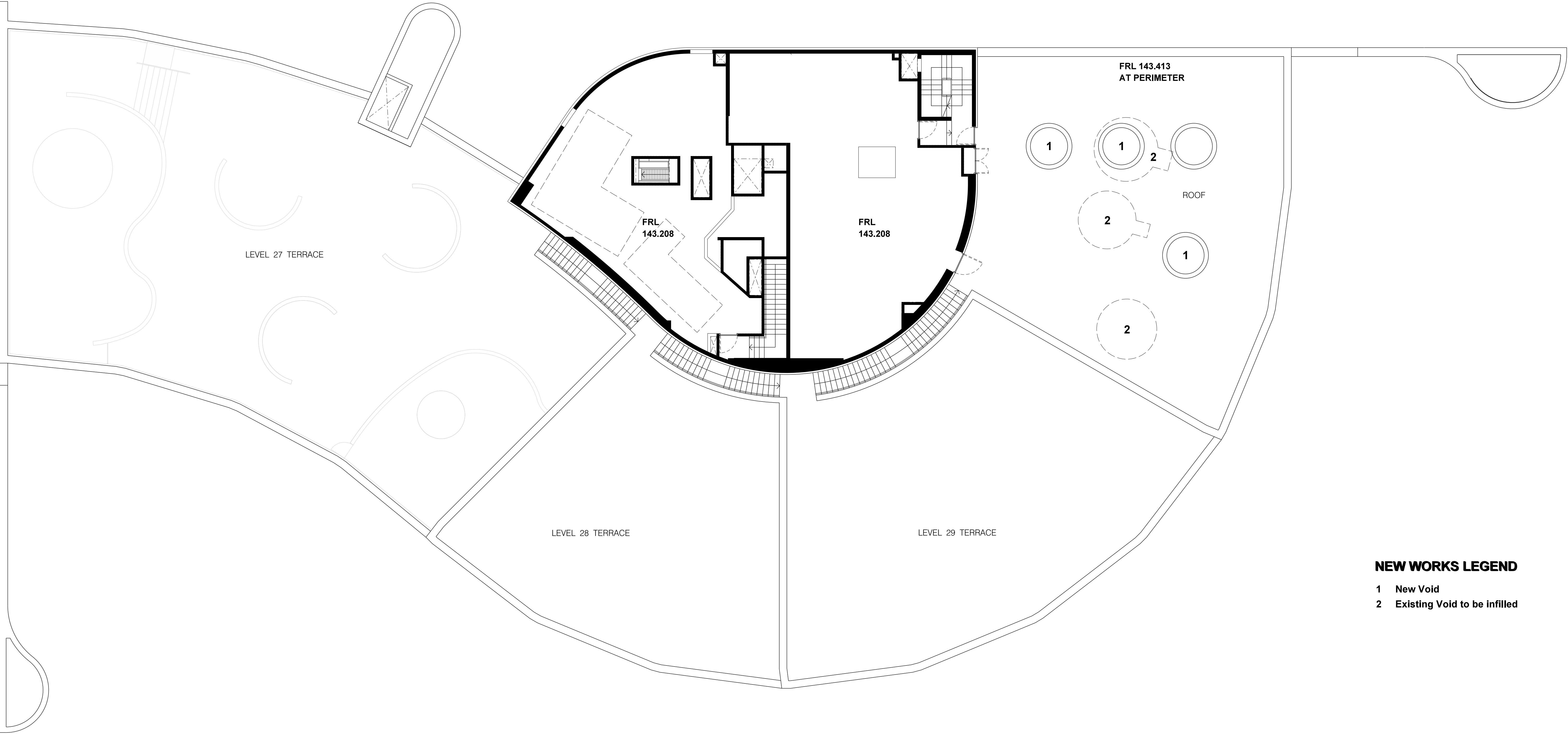


NEW WORKS LEGEND

No new works in this area.

HVG - 15C
Level 29 Upper
General
Arrangement

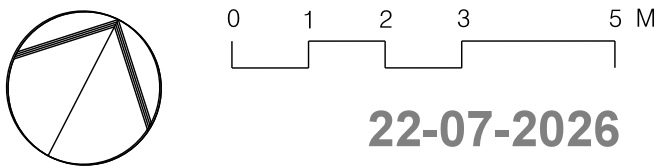




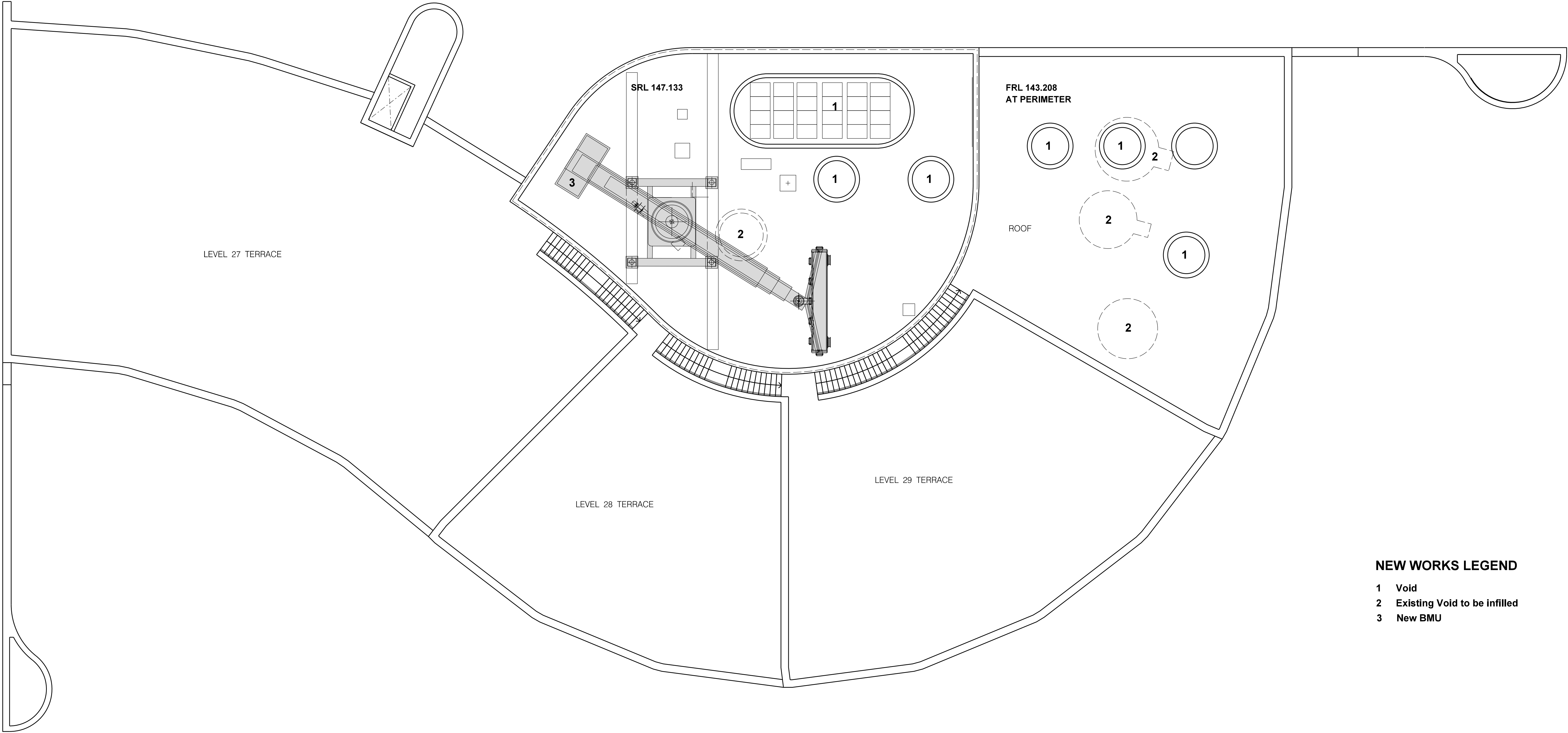
NEW WORKS LEGEND

- 1 New Void
- 2 Existing Void to be infilled

**HVG - 16C
Level 30
General
Arrangement**



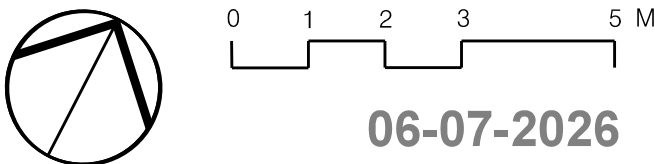
22-07-2026



NEW WORKS LEGEND

- 1 Void
- 2 Existing Void to be infilled
- 3 New BMU

**HVG - 17B
Roof Level
General
Arrangement**



06-07-2026

ROOF RL 148.586
LEVEL 31 RL 147.133

LEVEL 30 RL 143.133

LEVEL 29 RL 137.800

LEVEL 28 RL 133.800

LEVEL 27 RL 129.800

LEVEL 26 RL 125.800

LEVEL 25 RL 121.800

LEVEL 24 RL 117.800

LEVEL 23 RL 113.800

LEVEL 22 RL 109.800

LEVEL 21 RL 105.800

LEVEL 20 RL 101.800

LEVEL 19 RL 97.800

LEVEL 18 RL 93.800

LEVEL 17 RL 89.800

LEVEL 16 RL 85.800

LEVEL 15 RL 81.800

LEVEL 14 RL 77.800

LEVEL 13 RL 73.800

LEVEL 12 RL 69.800

LEVEL 11 RL 65.800

LEVEL 10 RL 61.800

LEVEL 9 RL 57.800

LEVEL 8 RL 53.800

LEVEL 7 RL 49.800

LEVEL 6 RL 45.800

LEVEL 5 RL 41.800

LEVEL 4 RL 38.050

LEVEL 3 RL 34.275

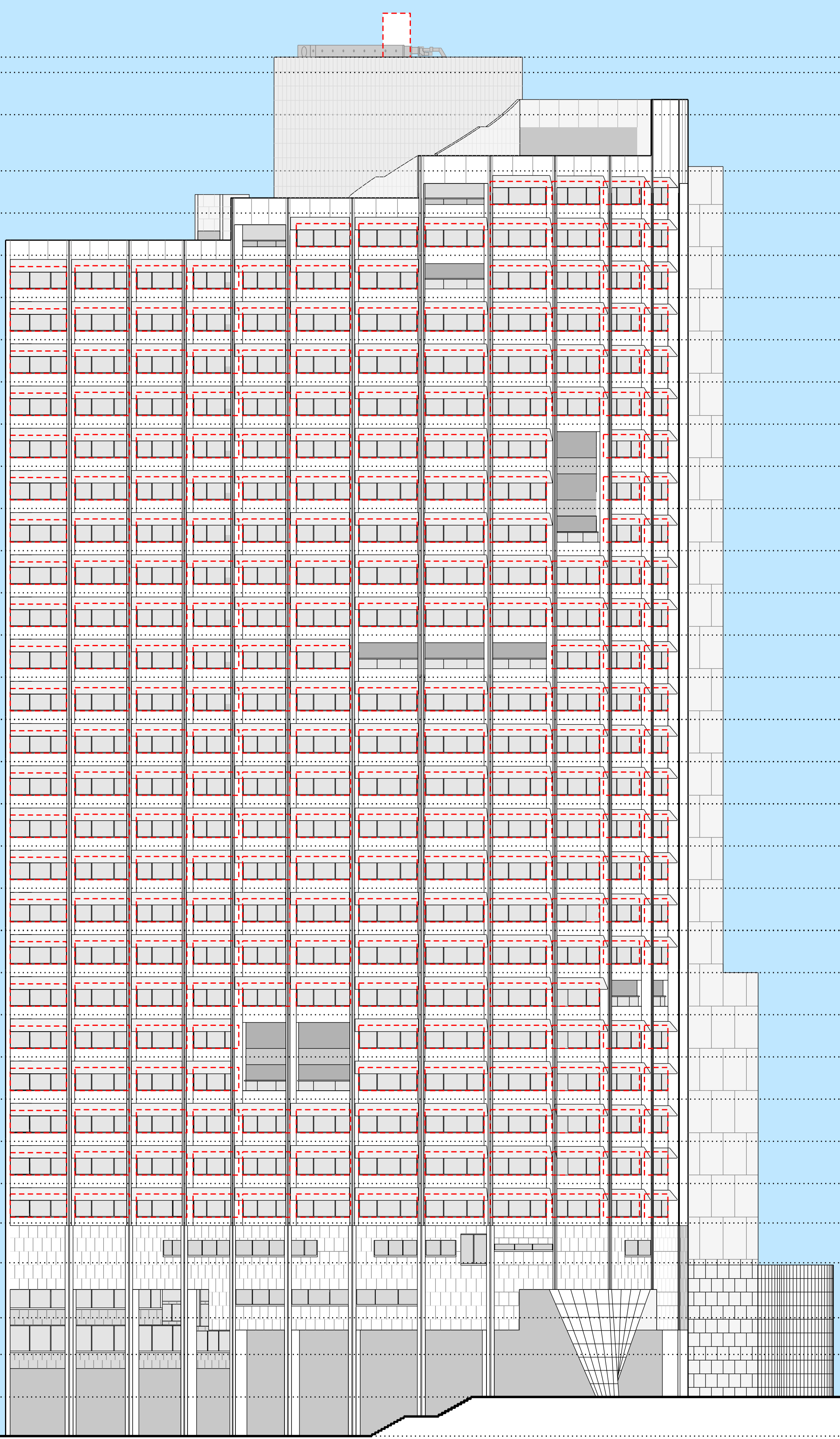
LEVEL 2 RL 29.625

LEVEL 1 RL 25.590

MAIN LOBBY RL 21.550

LOWER LOBBY RL 17.850

TOWER SOUTH
ELEVATION.
Existing and Demolition Works



ROOF RL 148.586
LEVEL 31 RL 147.133

LEVEL 30 RL 143.133

LEVEL 29 RL 137.800

LEVEL 28 RL 133.800

LEVEL 27 RL 129.800

LEVEL 26 RL 125.800

LEVEL 25 RL 121.800

LEVEL 24 RL 117.800

LEVEL 23 RL 113.800

LEVEL 22 RL 109.800

LEVEL 21 RL 105.800

LEVEL 20 RL 101.800

LEVEL 19 RL 97.800

LEVEL 18 RL 93.800

LEVEL 17 RL 89.800

LEVEL 16 RL 85.800

LEVEL 15 RL 81.800

LEVEL 14 RL 77.800

LEVEL 13 RL 73.800

LEVEL 12 RL 69.800

LEVEL 11 RL 65.800

LEVEL 10 RL 61.800

LEVEL 9 RL 57.800

LEVEL 8 RL 53.800

LEVEL 7 RL 49.800

LEVEL 6 RL 45.800

LEVEL 5 RL 41.800

LEVEL 4 RL 38.050

LEVEL 3 RL 34.275

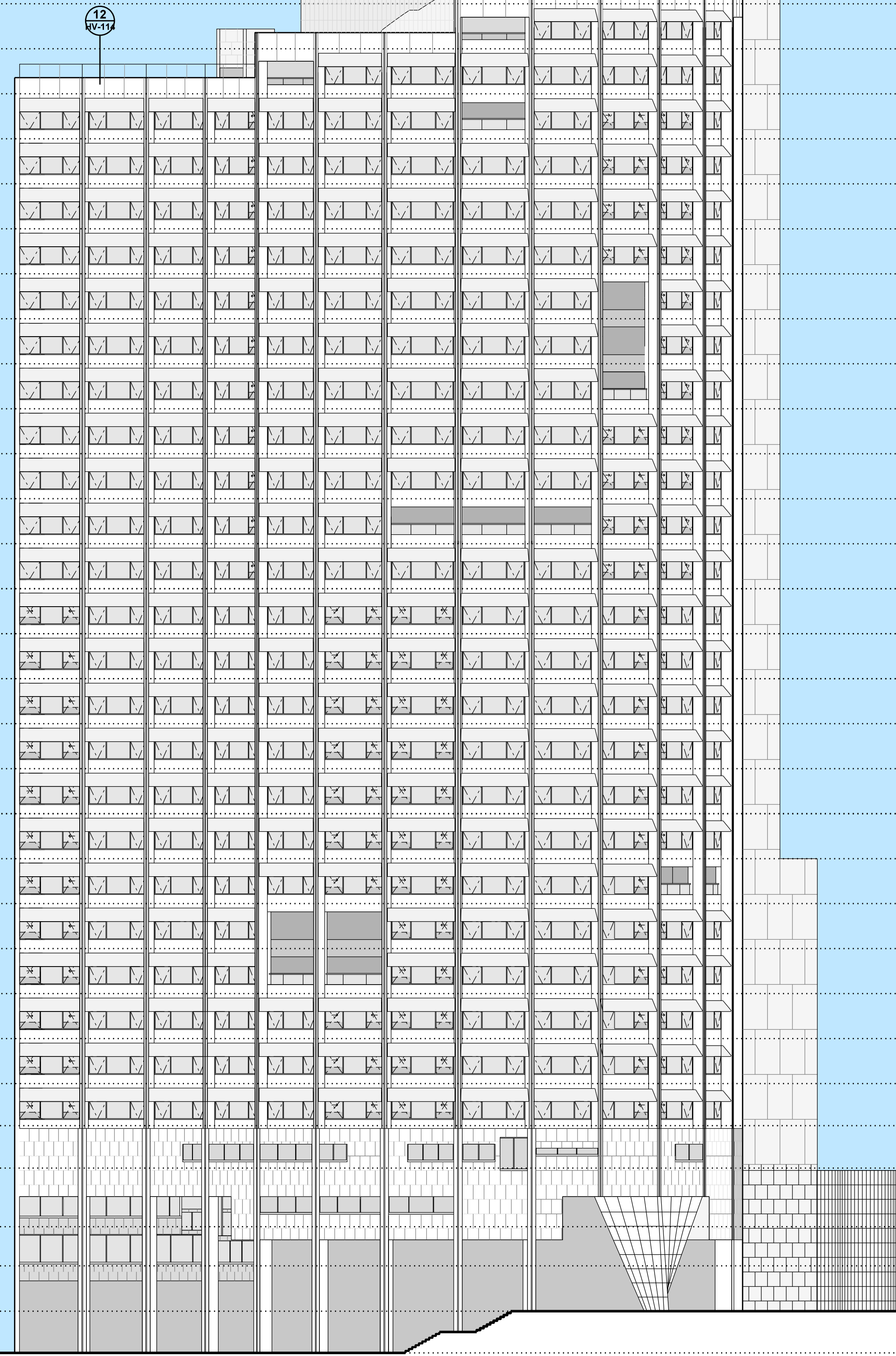
LEVEL 2 RL 29.625

LEVEL 1 RL 25.590

MAIN LOBBY RL 21.550

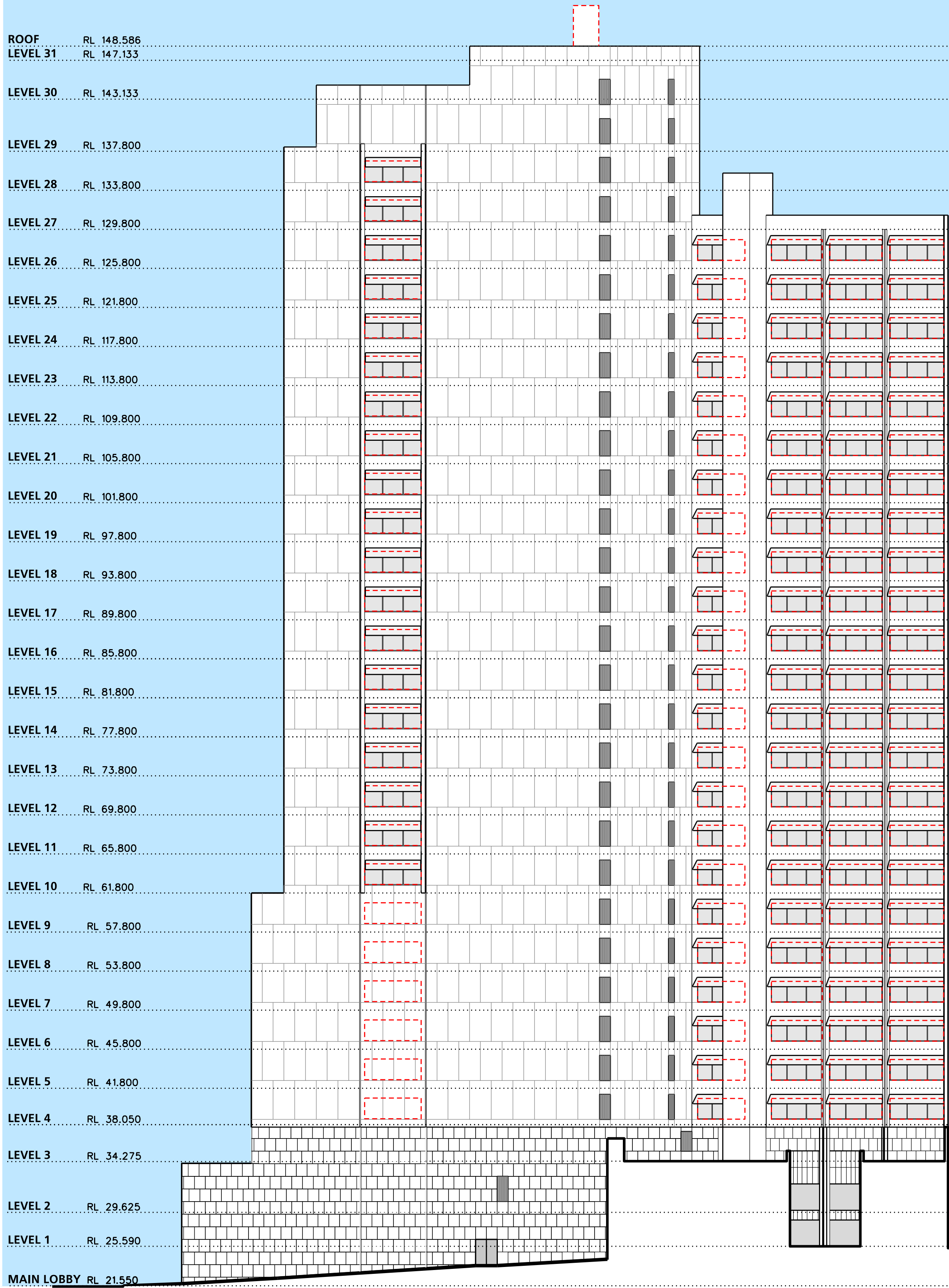
LOWER LOBBY RL 17.850

TOWER SOUTH
ELEVATION.
New window bays and new window system

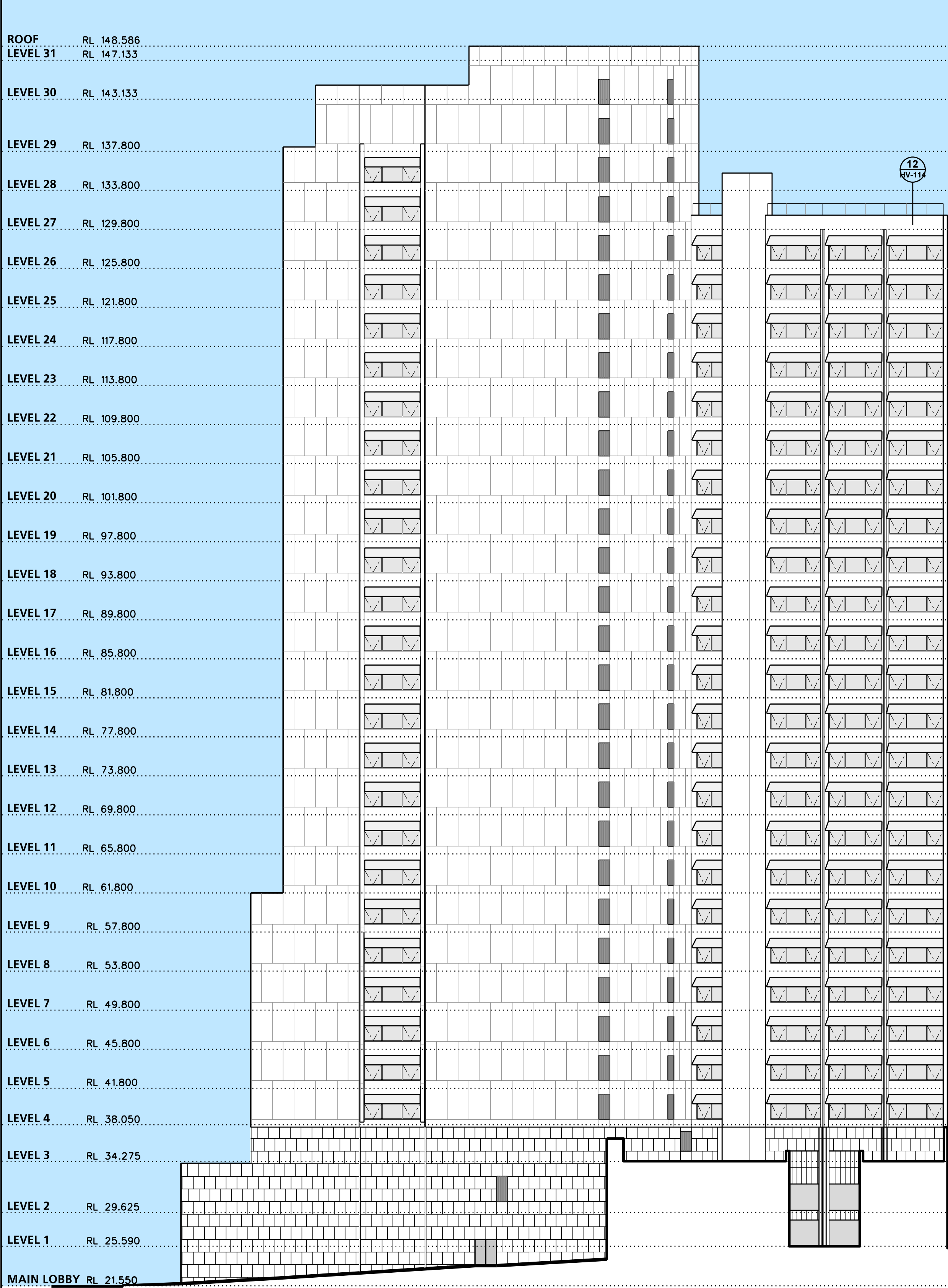


DEMOLITION WORKS LEGEND
Extent of Demolition

HV - 50A
TOWER SOUTH
ELEVATION
Demolition and
Proposed Works



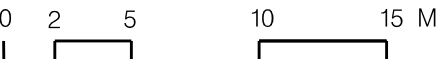
TOWER NORTH
ELEVATION.
Existing and Demolition Works



TOWER NORTH
ELEVATION.
New window bays and new window system

DEMOLITION WORKS LEGEND
Extent of Demolition

HV - 51A
TOWER NORTH
ELEVATION
Demolition and
Proposed Works

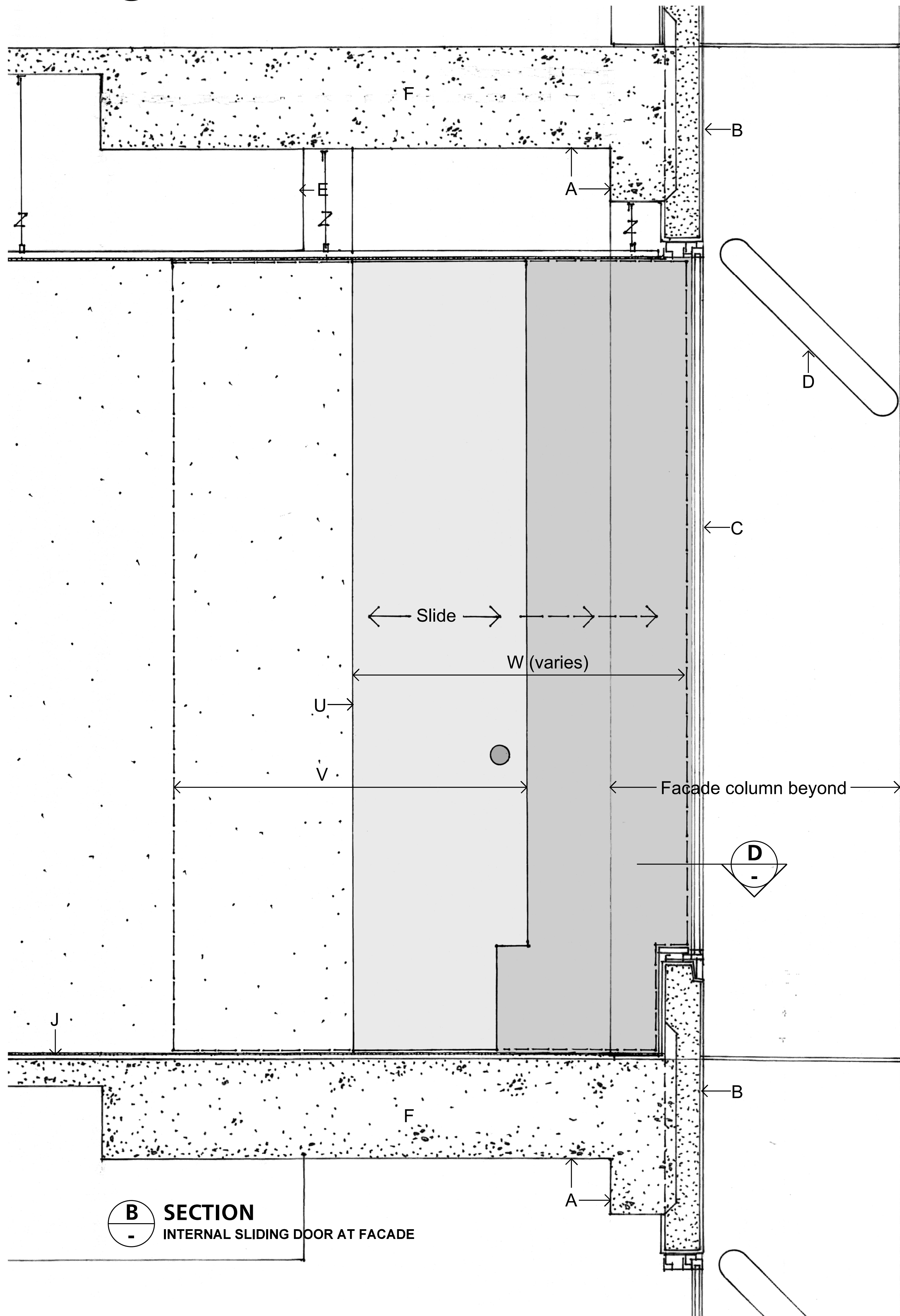




Plotted:HSAX32 \DMeinecke - 17-09-2026 12:35:12

D

PLAN
INTERNAL SLIDING DOOR AT FACADE

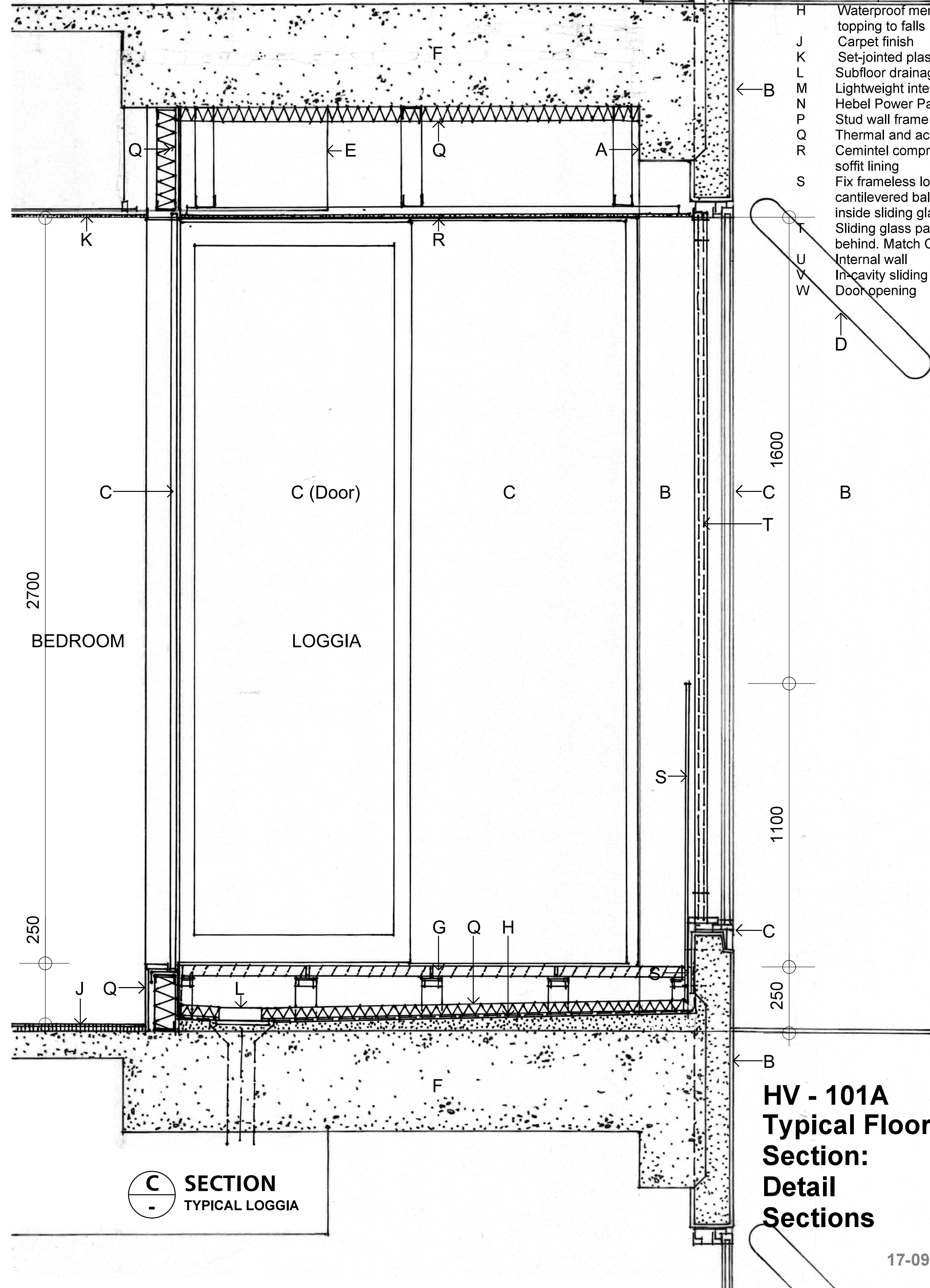


B

SECTION
INTERNAL SLIDING DOOR AT FACADE

LEGEND

- A Concrete structure
- B Polished precast concrete facade and column
- C Black anodised aluminium framed dark bronze DGU to match existing
- D Anodised aluminium sunhood
- E Concrete beam beyond/behind
- F Concrete shear band
- G Stone pavers on pedestals
- H Waterproof membrane on topping to falls
- J Carpet finish
- K Set-jointed plasterboard lining
- L Subfloor drainage
- M Lightweight inter-tenancy wall
- N Hebel Power Panel XL
- P Stud wall frame
- Q Thermal and acoustic insulation
- R Cemintel compressed FC soffit lining
- S Fix frameless low iron glass cantilevered balustrade panel inside sliding glass
- T Sliding glass panels beyond/behind. Match C
- U Internal wall
- V In-cavity sliding door
- W Door opening

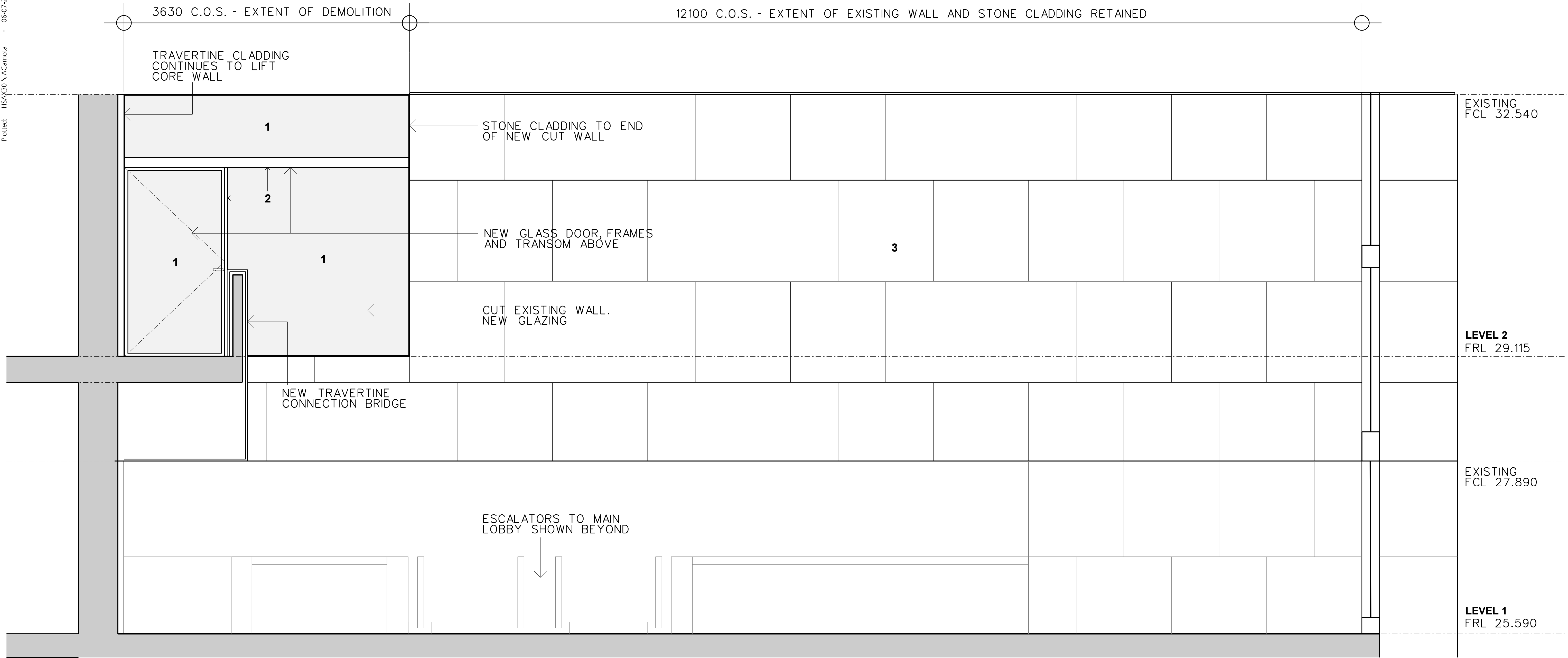


C

SECTION
TYPICAL LOGGIA

HV - 101A
Typical Floor
Section:
Detail
Sections

Plotted: HSA\30\ACarnioia - 06-07-26 \ 15:49:39



1
-

LEVEL 2 GRANITE WALL DEVELOPED ELEVATION

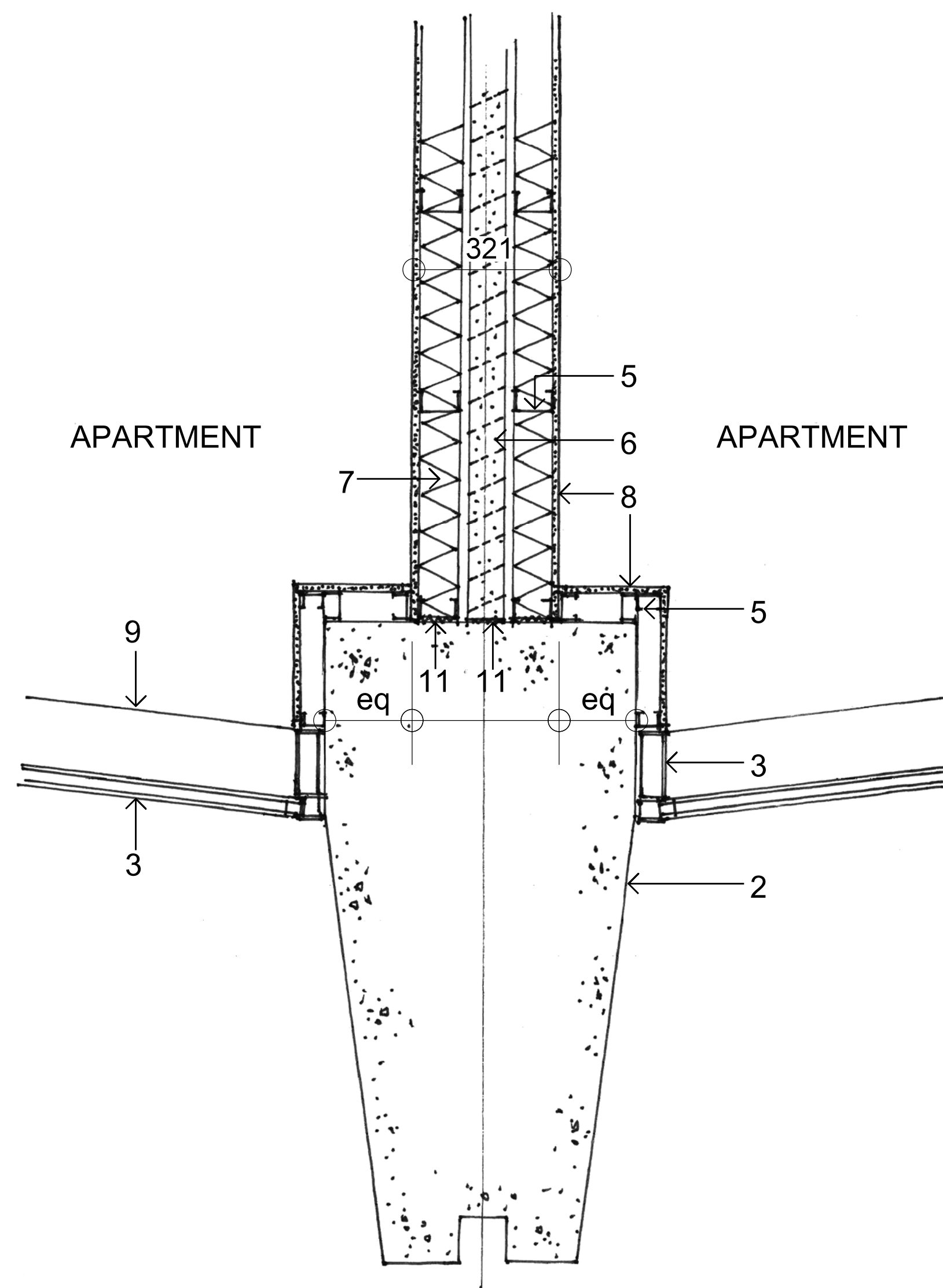
NEW WORKS LEGEND

- 1 New Clear Low Iron Glass
- 2 New Black Anodised Aluminium Door Frame and Transom Beam to match Existing Tower
- 3 Existing Granite Cladding

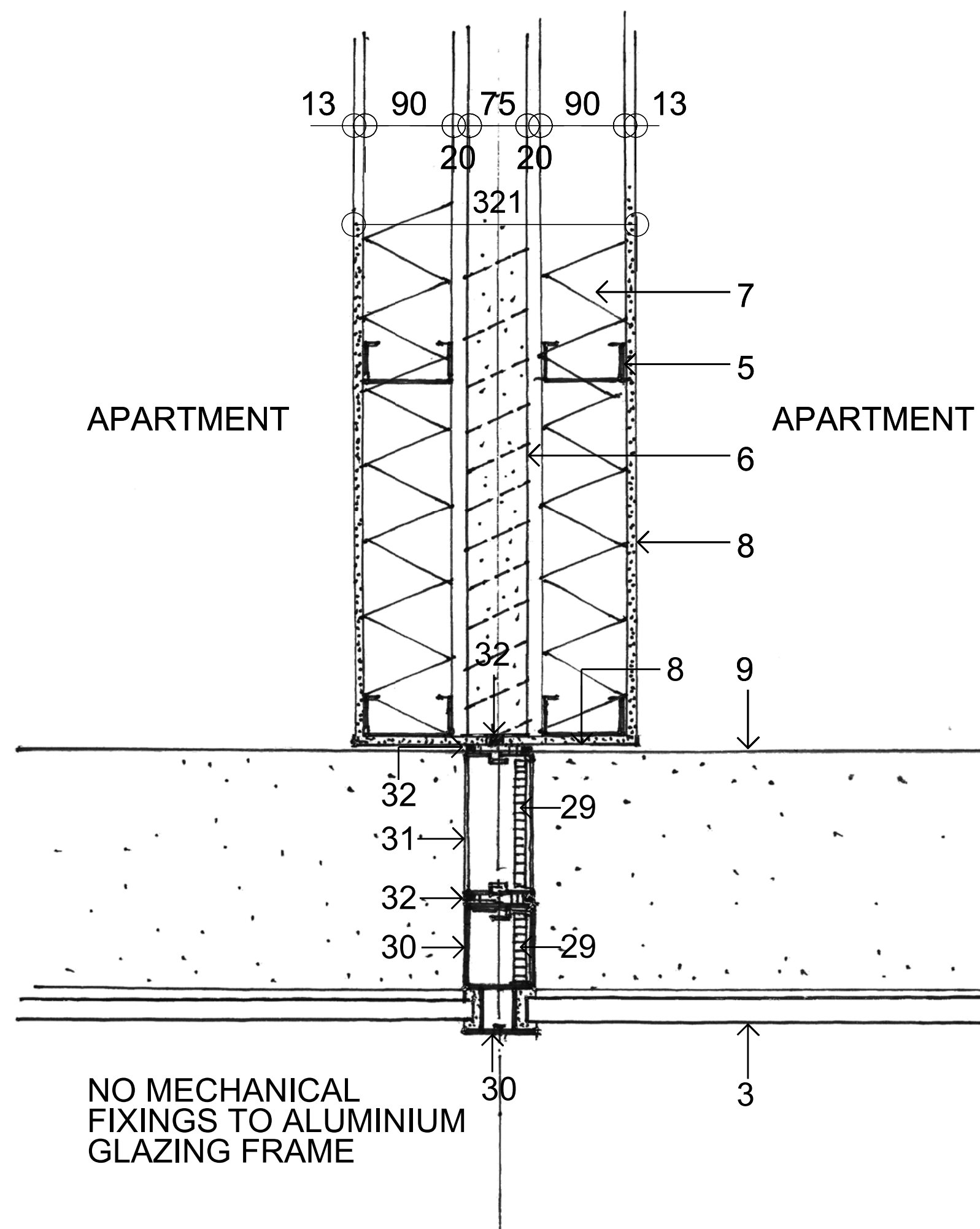
HV - 105A
Level 2
Granite Wall
Elevation

0 0.5 1 M

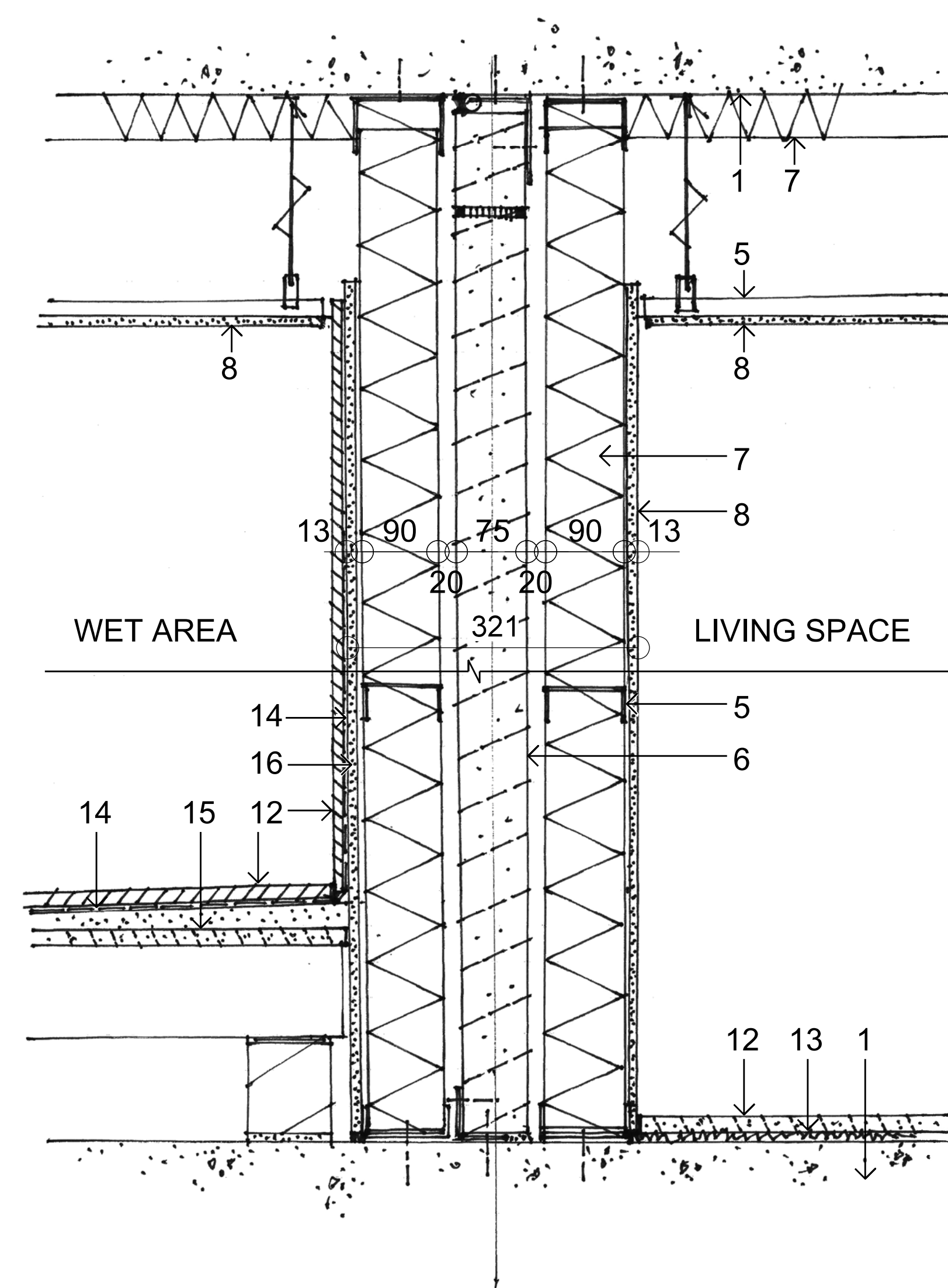
02-07-2026



01 PLAN
- PARTY WALL - TOWER COLUMN



02 PLAN
- PARTY WALL - FACADE MULLION

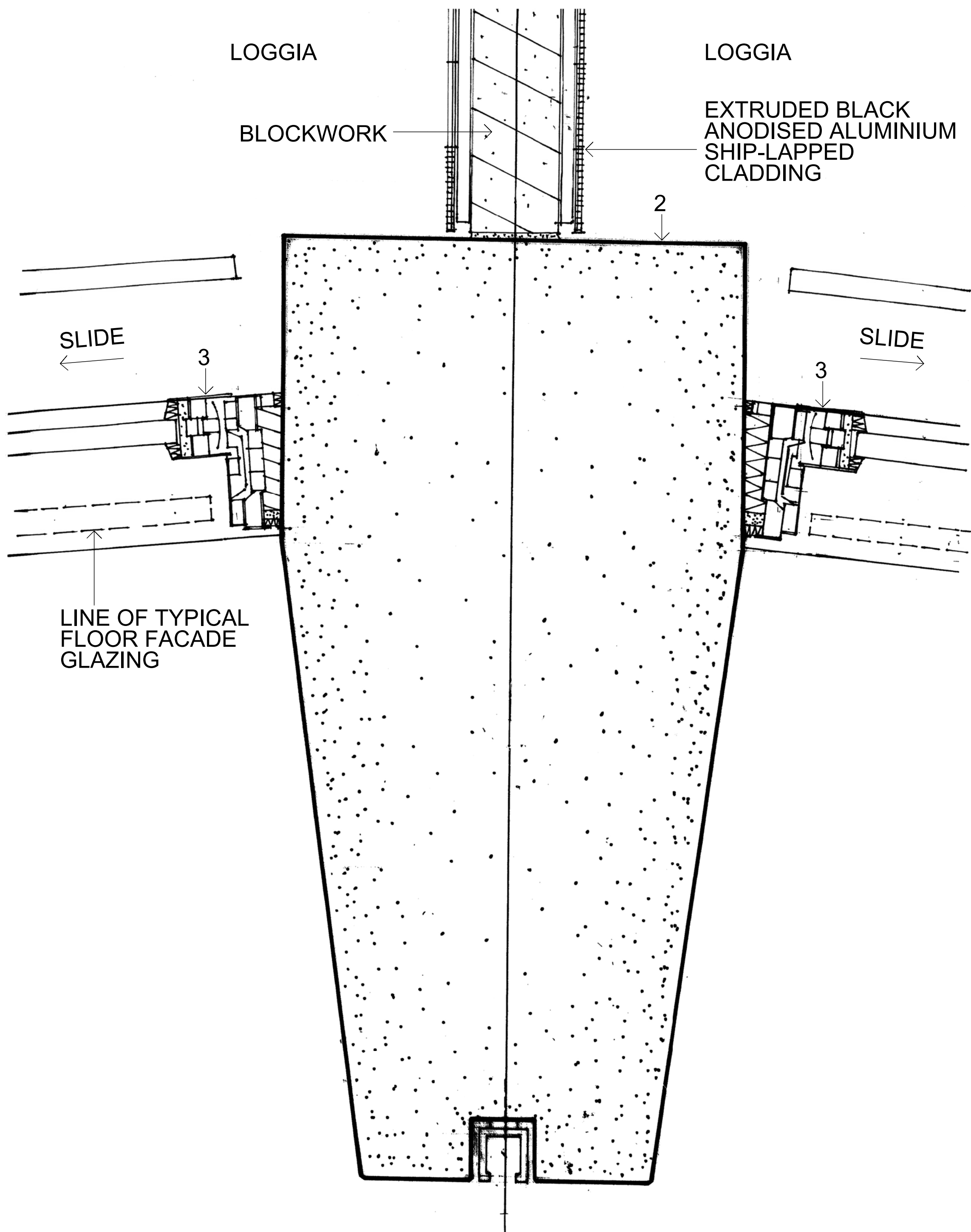


03 SECTION
- PARTY WALL - WET AREA TO LIVING SPACE

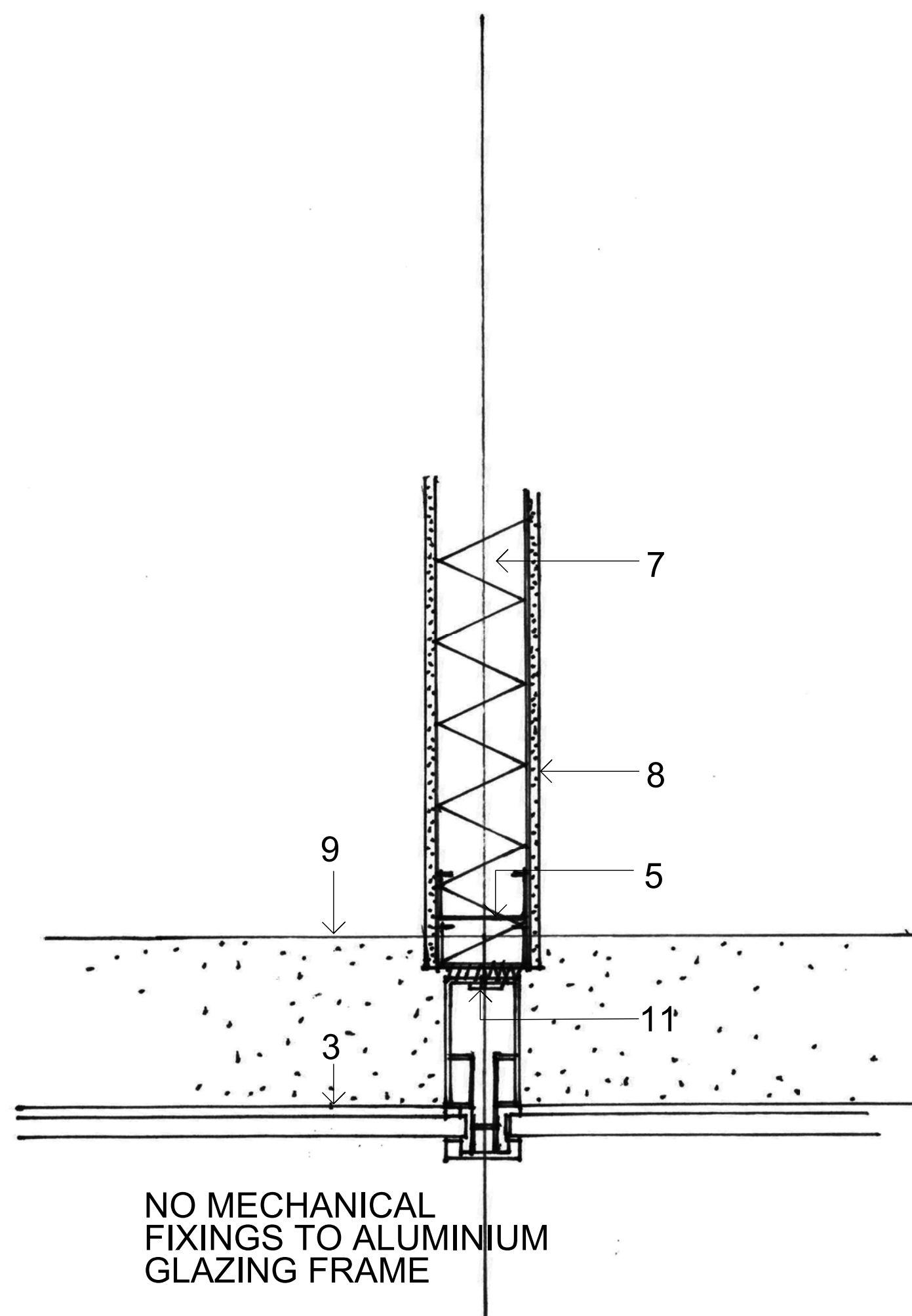
LEGEND

- Existing concrete structure.
- Polished precast concrete façade structure.
- Black anodised aluminium framed dark bronze double glazed unit.
- Anodised aluminium sunhood unit.
- Cold-formed steel frame (stud and track, furring, etc).
- Proprietary autoclaved aerated concrete panel system.
- Thermally bonded polyester insulation acoustic/thermal).
- Smooth set-jointed plasterboard lining with set shadowline and corner bead.
- Polished granite Rosa Beta - match existing where new.
- Aluminium extrusion, black anodised aluminium finish.
- Compressed filler - sealant.
- Natural stone slabs/tiles/block.
- Proprietary acoustic underlay fully bonded.
- Waterproof membrane.
- Compressed fibre cement floor substrate.
- Fibre cement wall substrate.
- Stainless steel glazing shoe for cantilevered glass.
- Clear frameless heat-strengthened laminated glass.
- High-density extruded polystyrene (XPS) insulation.
- Paving support pads/pedestals.
- Landscape material.
- Precast concrete pipe planter.
- Geo-fabric.
- Drainage layer/drainage cell.
- Concrete masonry.
- Carpet.
- Proprietary elevated floor system.
- Ceiling suspension system with vibration isolation mounts.
- Continuous 12mm thick steel plate core within aluminium extrusion.
- Black anodised extruded aluminium interlocked glazing frame.
- Black anodised extruded aluminium full height interlocked box frame.
- Continuous fire sealant tooled flush over backing rod.

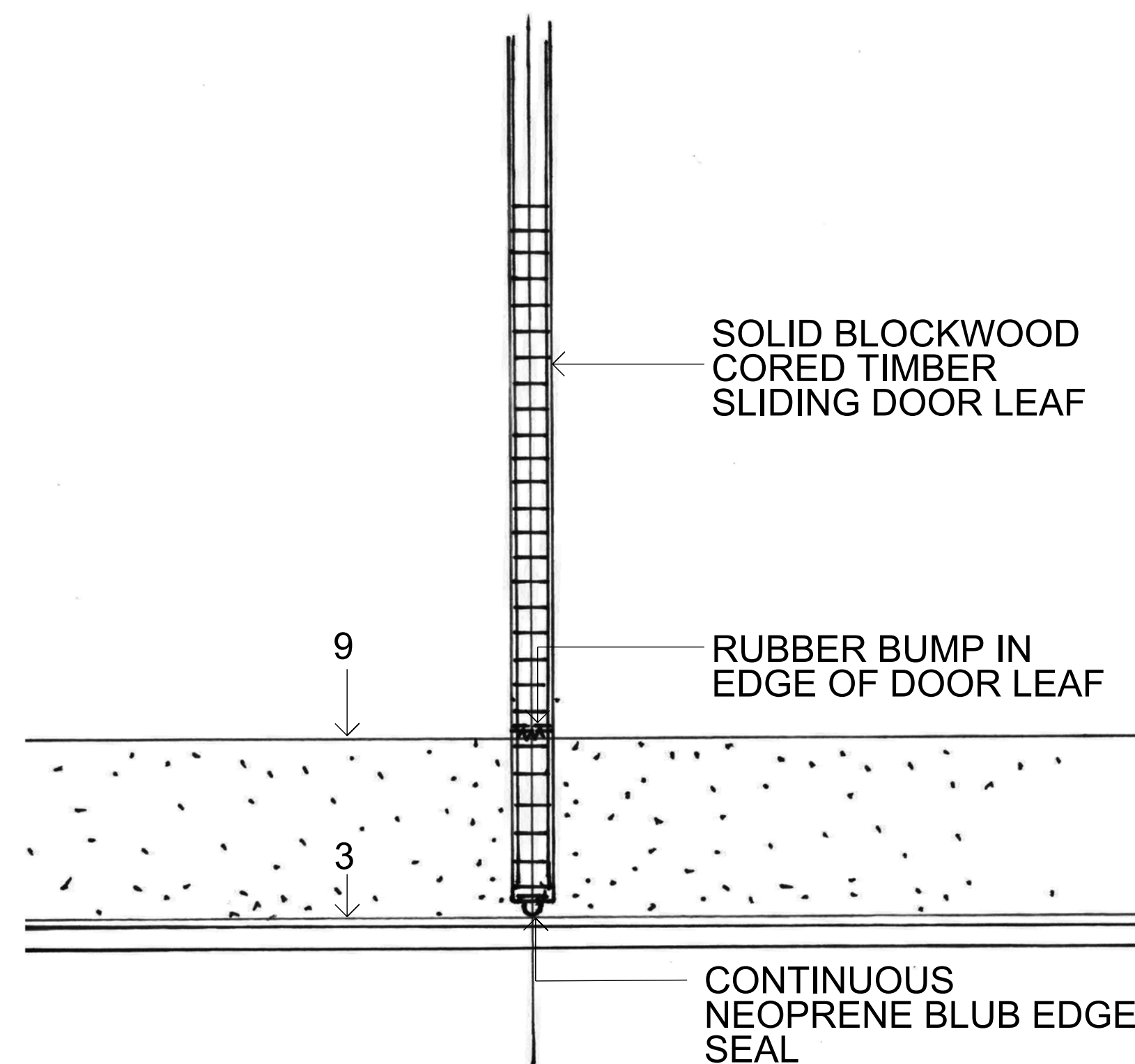
HV - 110A Construction Details



04 PLAN
LOGGIA - LOGGIA PARTY WALL



05 PLAN
INTERNAL WALL - FACADE MULLION

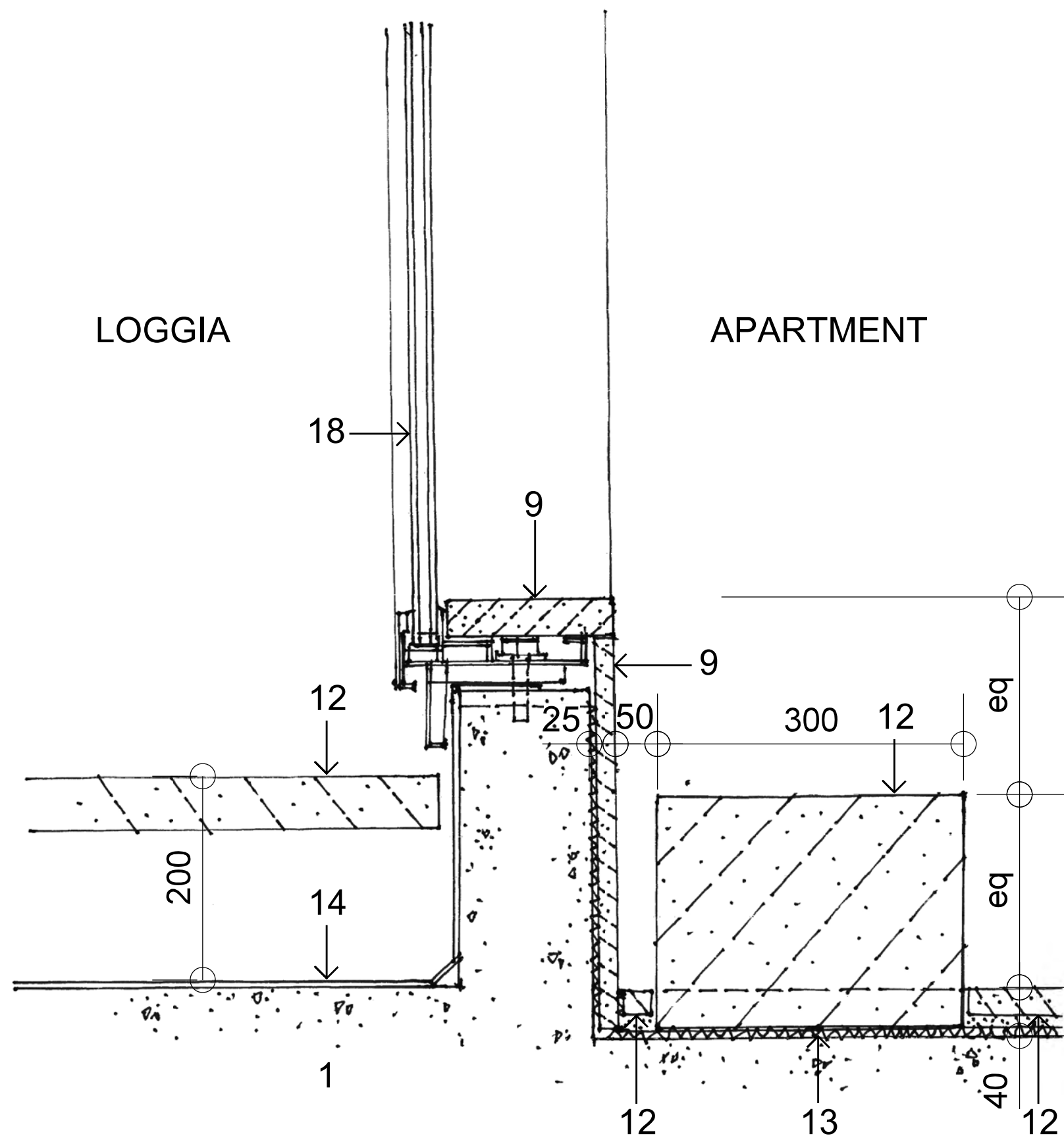


06 PLAN
INTERNAL SLIDING DOOR - FACADE
REFER ALSO HV-101

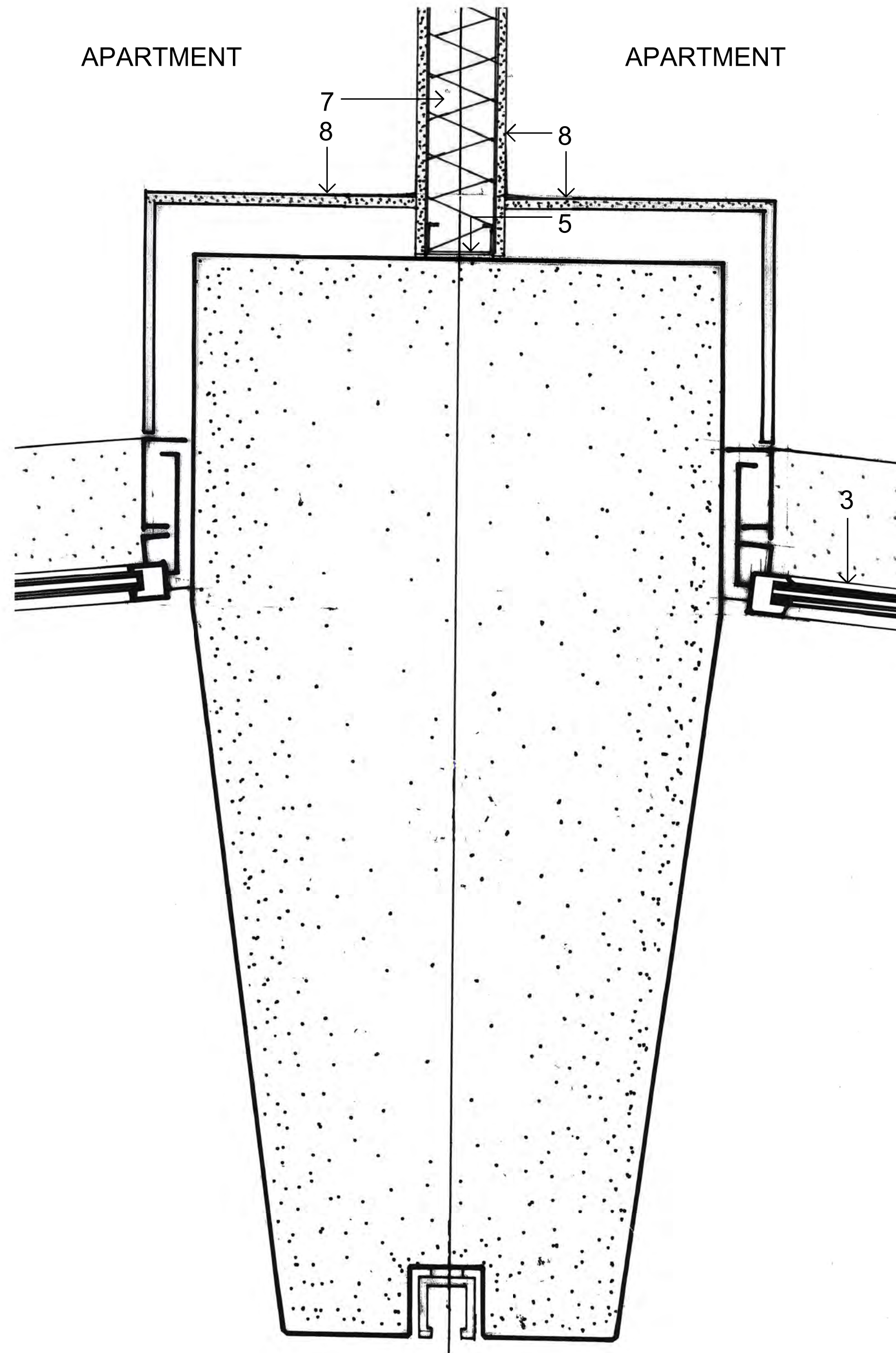
LEGEND

- Existing concrete structure.
- Polished precast concrete façade structure.
- Black anodised aluminium framed dark bronze double glazed unit.
- Anodised aluminium sunhood unit.
- Cold-formed steel frame (stud and track, furring, etc).
- Proprietary autoclaved aerated concrete panel system.
- Thermally bonded polyester insulation acoustic/thermal).
- Smooth set-jointed plasterboard lining with set shadowline and corner bead.
- Polished granite Rosa Beta - match existing where new.
- Aluminium extrusion, black anodised aluminium finish.
- Compressed filler - sealant.
- Natural stone slabs/tiles/block.
- Proprietary acoustic underlay fully bonded.
- Waterproof membrane.
- Compressed fibre cement floor substrate.
- Fibre cement wall substrate.
- Stainless steel glazing shoe for cantilevered glass.
- Clear frameless heat-strengthened laminated glass.
- High-density extruded polystyrene (XPS) insulation.
- Paving support pads/pedestals.
- Landscape material.
- Precast concrete pipe planter.
- Geo-fabric.
- Drainage layer/drainage cell.
- Concrete masonry.
- Carpet.
- Proprietary elevated floor system.
- Ceiling suspension system with vibration isolation mounts.

HV - 111B Construction Details



07 SECTION
- LOGGIA - APARTMENT THRESHOLD UPSTAND

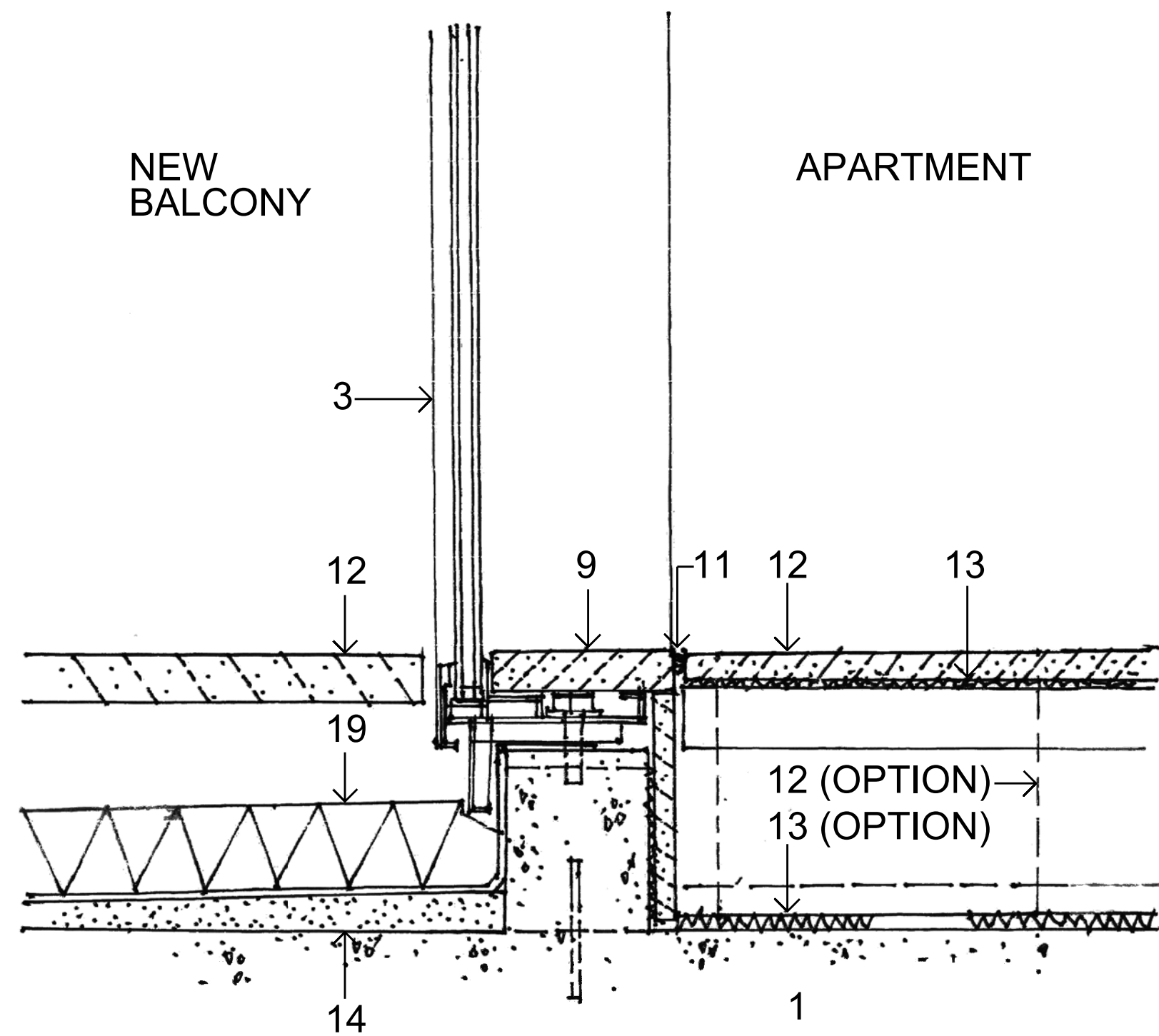


08 PLAN
- INTERNAL WALL - FACADE COLUMN

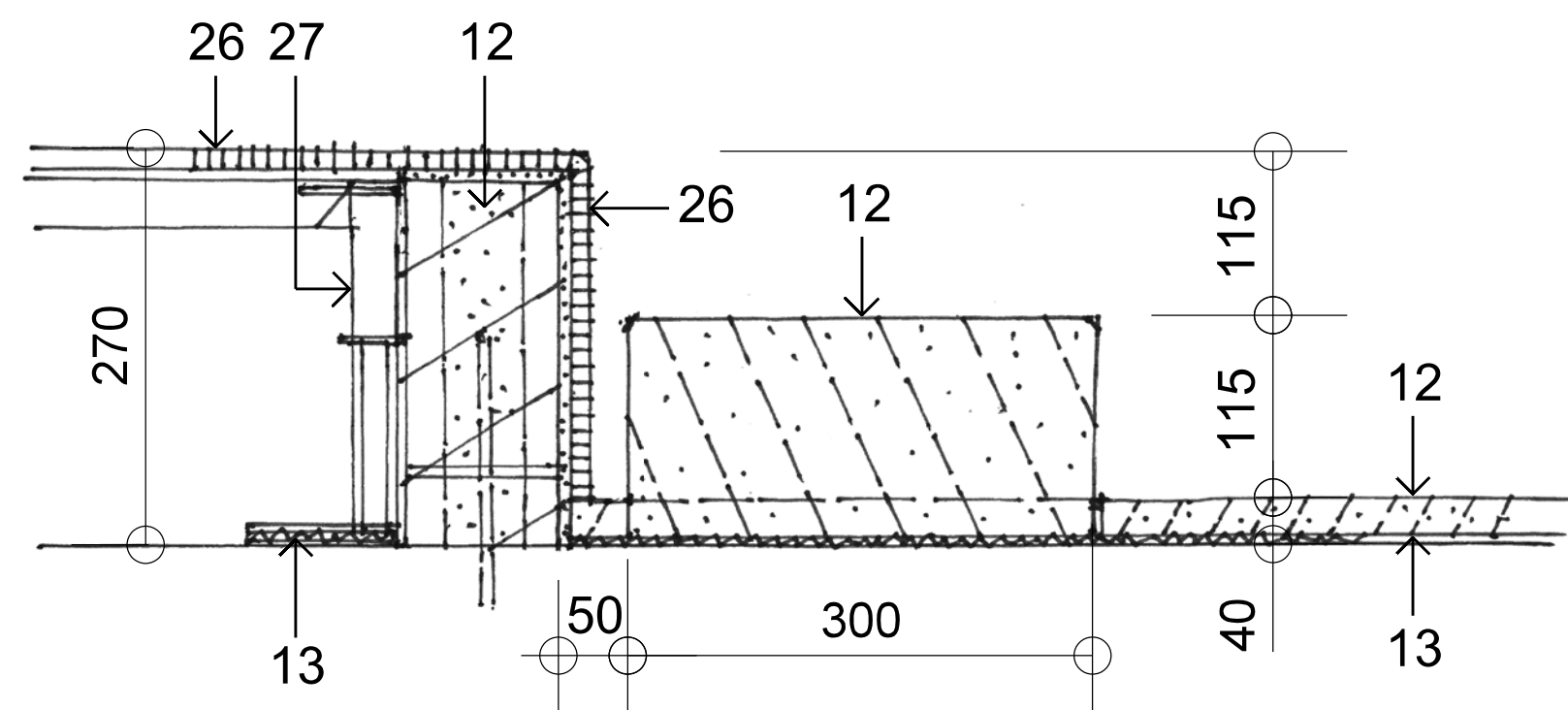
LEGEND

- 1 Existing concrete structure.
- 2 Polished precast concrete façade structure.
- 3 Black anodised aluminium framed dark bronze double glazed unit.
- 4 Anodised aluminium sunhood unit.
- 5 Cold-formed steel frame (stud and track, furring, etc).
- 6 Proprietary autoclaved aerated concrete panel system.
- 7 Thermally bonded polyester insulation acoustic/thermal).
- 8 Smooth set-jointed plasterboard lining with set shadowline and corner bead.
- 9 Polished granite Rosa Beta - match existing where new.
- 10 Aluminium extrusion, black anodised aluminium finish.
- 11 Compressed filler - sealant.
- 12 Natural stone slabs/tiles/block.
- 13 Proprietary acoustic underlay fully bonded.
- 14 Waterproof membrane.
- 15 Compressed fibre cement floor substrate.
- 16 Fibre cement wall substrate.
- 17 Stainless steel glazing shoe for cantilevered glass.
- 18 Clear frameless heat-strengthened laminated glass.
- 19 High-density extruded polystyrene (XPS) insulation.
- 20 Paving support pads/pedestals.
- 21 Landscape material.
- 22 Precast concrete pipe planter.
- 23 Geo-fabric.
- 24 Drainage layer/drainage cell.
- 25 Concrete masonry.
- 26 Carpet.
- 27 Proprietary elevated floor system.
- 28 Ceiling suspension system with vibration isolation mounts.

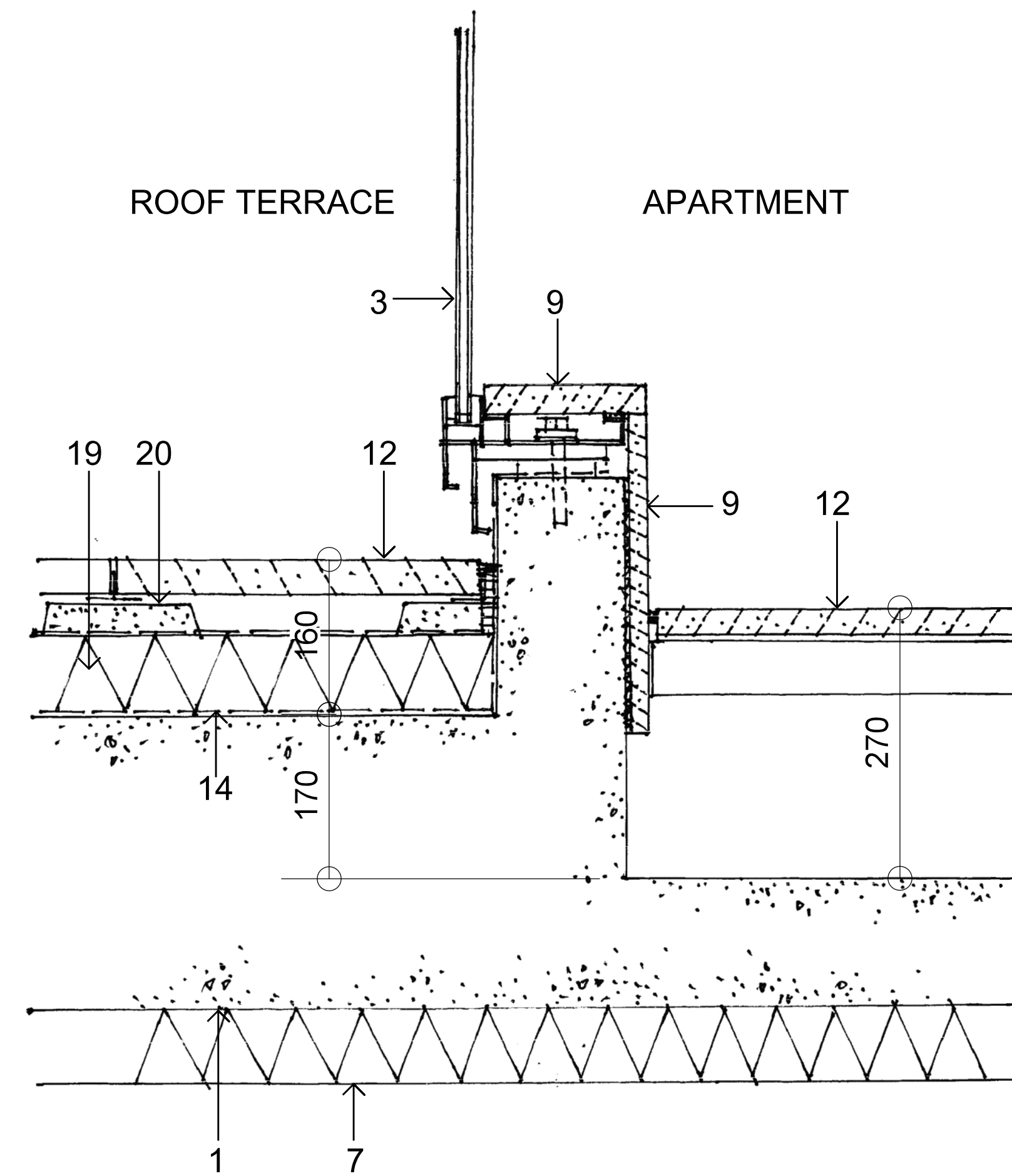
HV - 112A Construction Details



09 SECTION
LOGGIA - APARTMENT THRESHOLD LEVEL OPTION



10 SECTION
APARTMENT LEVEL CHANGE

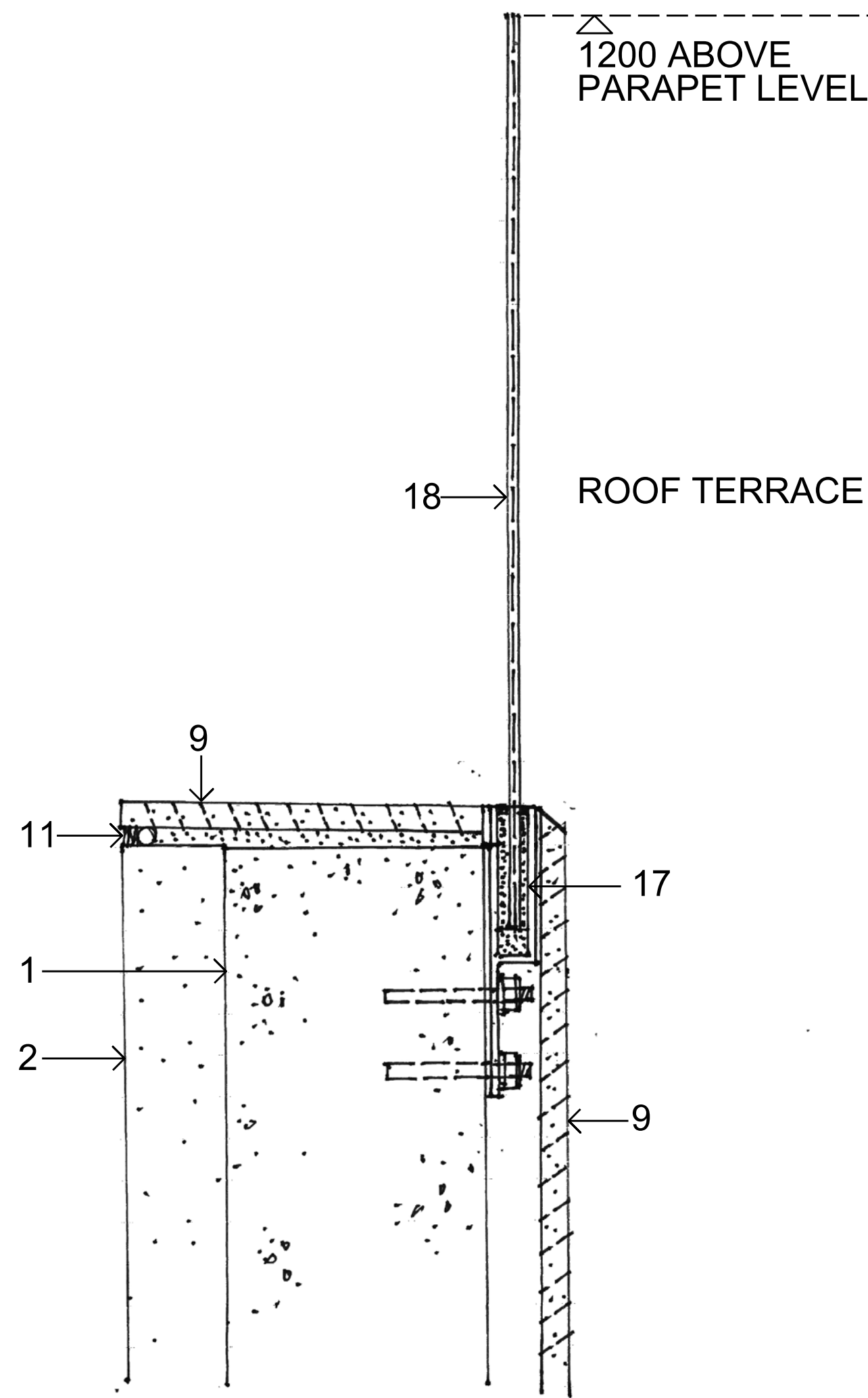


11 SECTION
APARTMENT - ROOF TERRACE GLAZING HOB

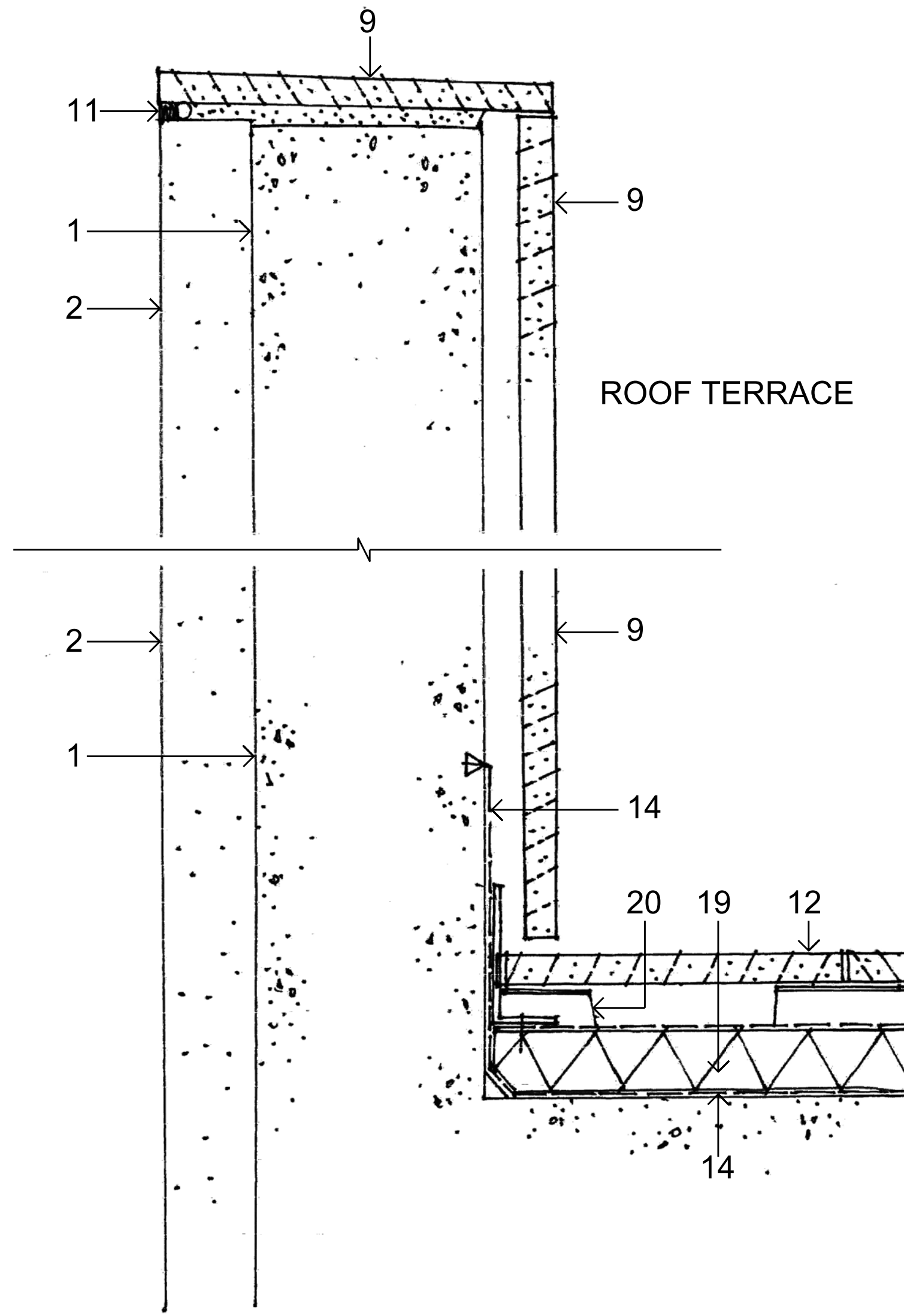
LEGEND

- 1 Existing concrete structure.
- 2 Polished precast concrete façade structure.
- 3 Black anodised aluminium framed dark bronze double glazed unit.
- 4 Anodised aluminium sunhood unit.
- 5 Cold-formed steel frame (stud and track, furring, etc).
- 6 Proprietary autoclaved aerated concrete panel system.
- 7 Thermally bonded polyester insulation acoustic/thermal).
- 8 Smooth set-jointed plasterboard lining with set shadowline and corner bead.
- 9 Polished granite Rosa Beta - match existing where new.
- 10 Aluminium extrusion, black anodised aluminium finish.
- 11 Compressed filler - sealant.
- 12 Natural stone slabs/tiles/block.
- 13 Proprietary acoustic underlay fully bonded.
- 14 Waterproof membrane.
- 15 Compressed fibre cement floor substrate.
- 16 Fibre cement wall substrate.
- 17 Stainless steel glazing shoe for cantilevered glass.
- 18 Clear frameless heat-strengthened laminated glass.
- 19 High-density extruded polystyrene (XPS) insulation.
- 20 Paving support pads/pedestals.
- 21 Landscape material.
- 22 Precast concrete pipe planter.
- 23 Geo-fabric.
- 24 Drainage layer/drainage cell.
- 25 Concrete masonry.
- 26 Carpet.
- 27 Proprietary elevated floor system.
- 28 Ceiling suspension system with vibration isolation mounts.

HV - 113A Construction Details



12 SECTION
ROOF TERRACE BALUSTRADE EXTENSION

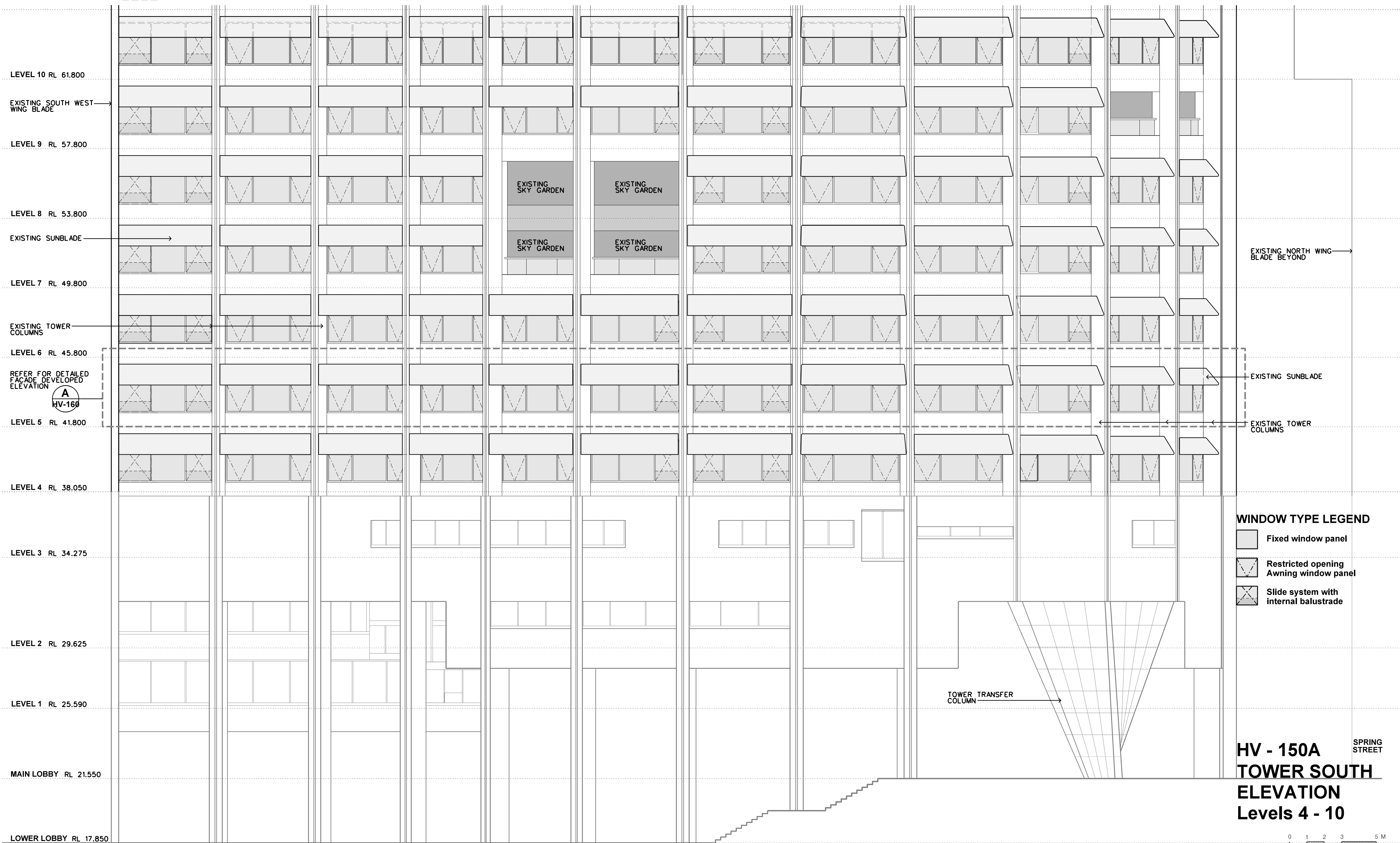


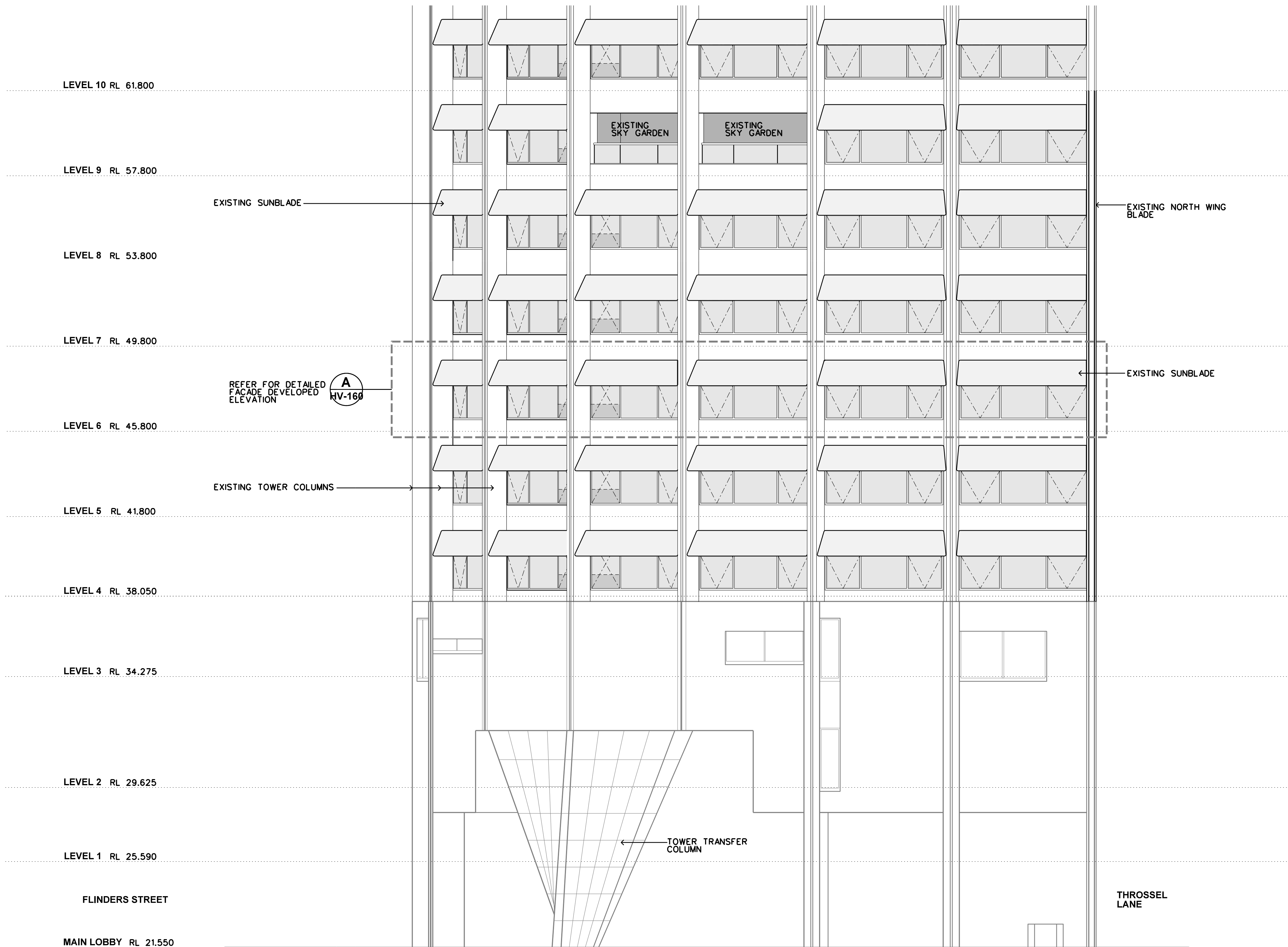
13 SECTION
ROOF TERRACE PARAPET

LEGEND

- 1 Existing concrete structure.
- 2 Polished precast concrete façade structure.
- 3 Black anodised aluminium framed dark bronze double glazed unit.
- 4 Anodised aluminium sunhood unit.
- 5 Cold-formed steel frame (stud and track, furring, etc).
- 6 Proprietary autoclaved aerated concrete panel system.
- 7 Thermally bonded polyester insulation acoustic/thermal).
- 8 Smooth set-jointed plasterboard lining with set shadowline and corner bead.
- 9 Polished granite Rosa Beta - match existing where new.
- 10 Aluminium extrusion, black anodised aluminium finish.
- 11 Compressed filler - sealant.
- 12 Natural stone slabs/tiles/block.
- 13 Proprietary acoustic underlay fully bonded.
- 14 Waterproof membrane.
- 15 Compressed fibre cement floor substrate.
- 16 Fibre cement wall substrate.
- 17 Stainless steel glazing shoe for cantilevered glass.
- 18 Clear frameless heat-strengthened laminated glass.
- 19 High-density extruded polystyrene (XPS) insulation.
- 20 Paving support pads/pedestals.
- 21 Landscape material.
- 22 Precast concrete pipe planter.
- 23 Geo-fabric.
- 24 Drainage layer/drainage cell.
- 25 Concrete masonry.
- 26 Carpet.
- 27 Proprietary elevated floor system.
- 28 Ceiling suspension system with vibration isolation mounts.

HV - 114A Construction Details

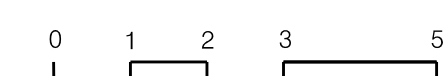




WINDOW TYPE LEGEND

- Fixed window panel
- Restricted opening
Awning window panel
- Slide system with
internal balustrade

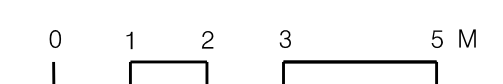
HV - 151A TOWER EAST ELEVATION Levels 4 - 10



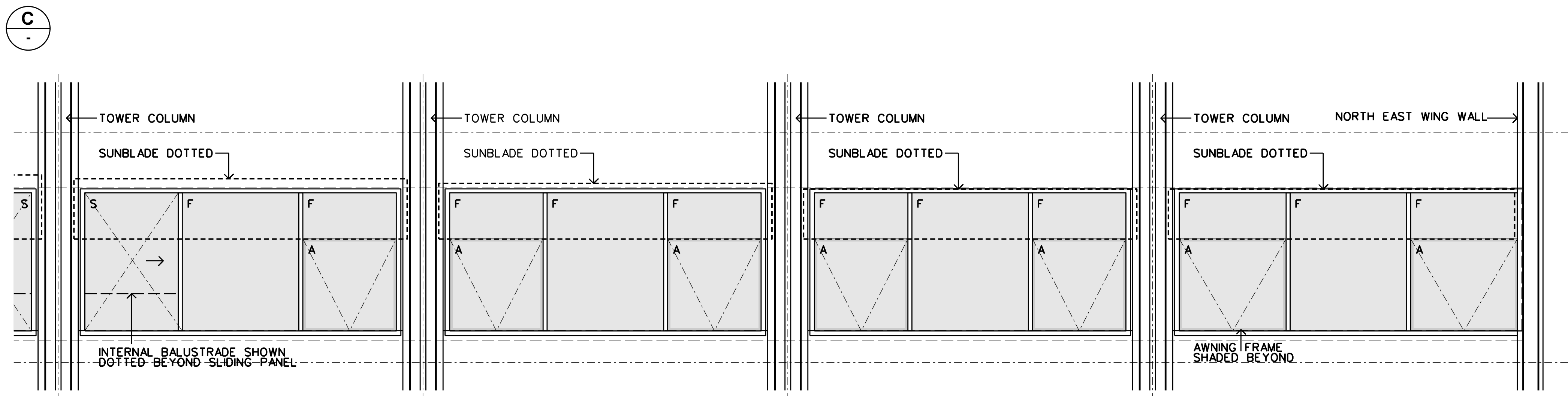
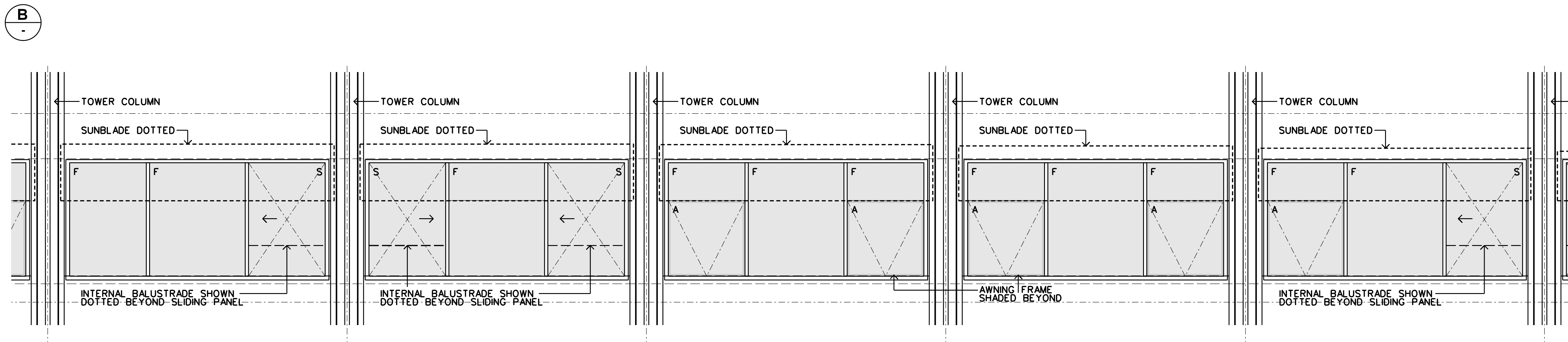
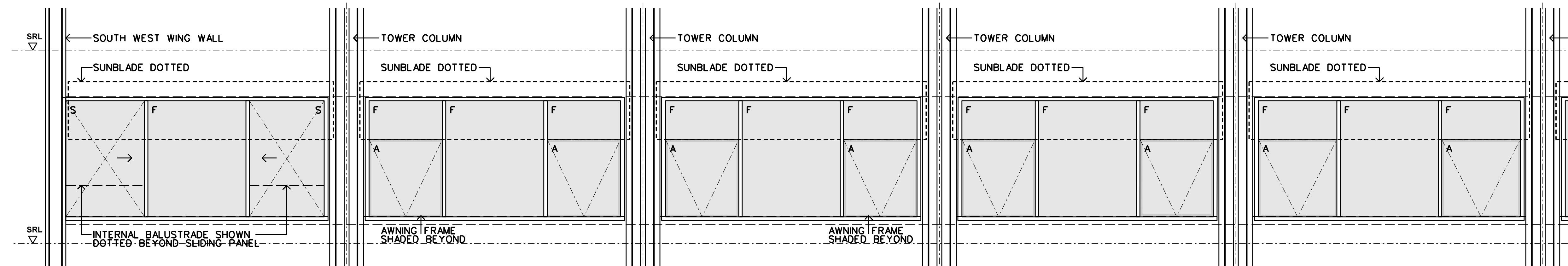
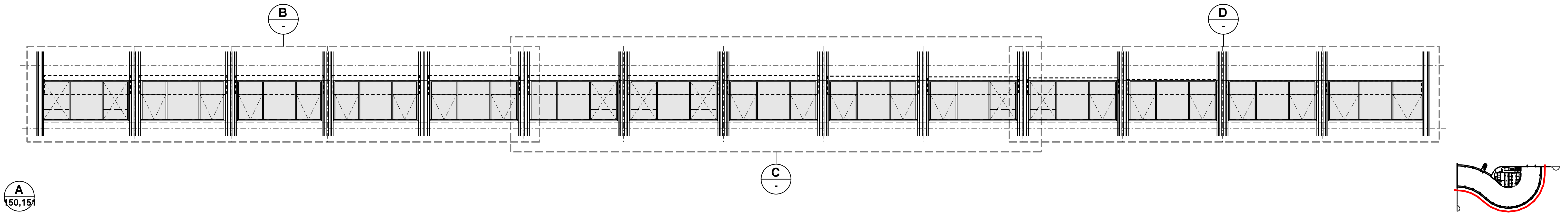
02-07-2026



**HV - 152A
TOWER NORTH
ELEVATION
Levels 4 - 10**



02-07-2026



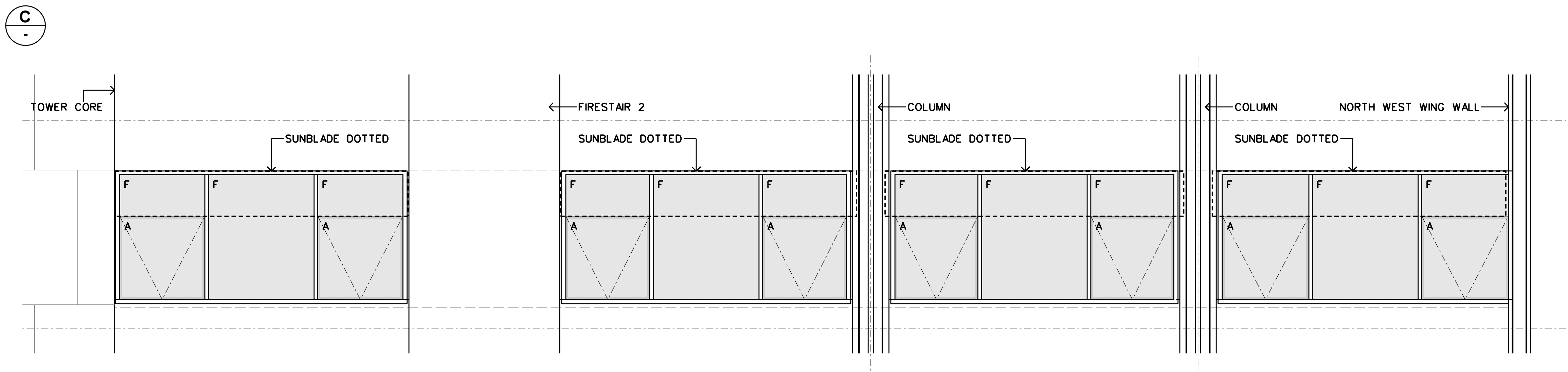
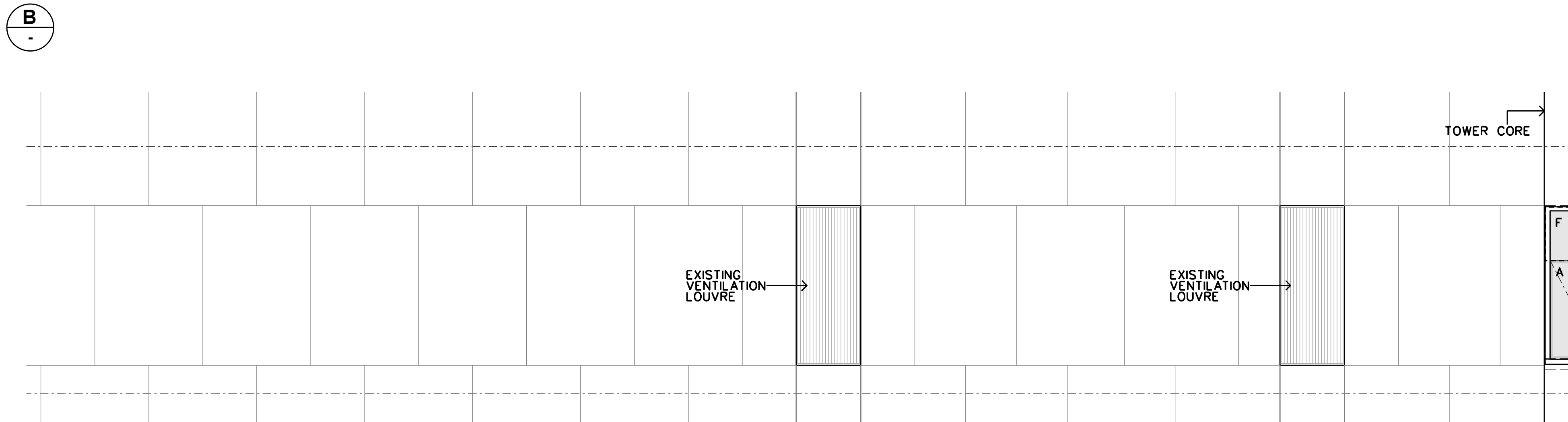
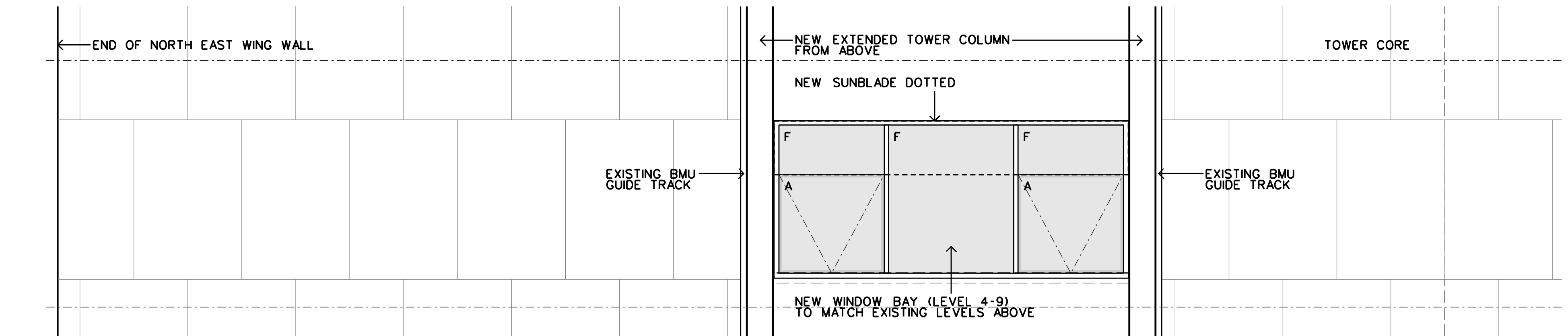
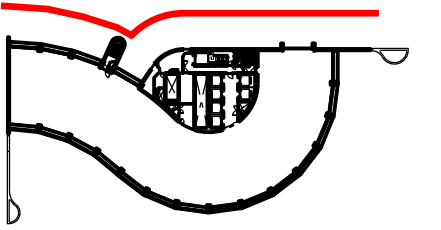
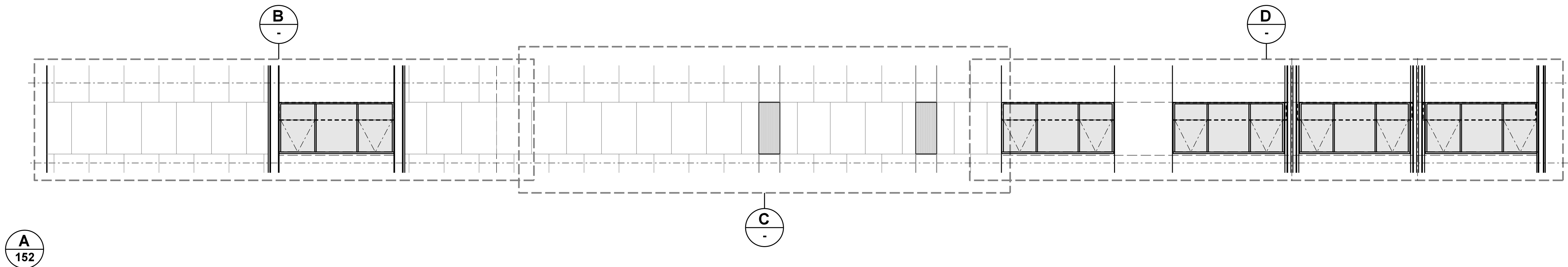
WINDOW TYPE LEGEND

-  Fixed window panel
-  Restricted opening
Awning window panel
-  Slide system with
internal balustrade

HV - 160A TOWER SOUTH- EAST DEVELOPED ELEVATION Typical Window (Levels 4 - 16)

0 0.5 1 1.5 2.5 M

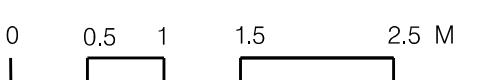
02-07-2026



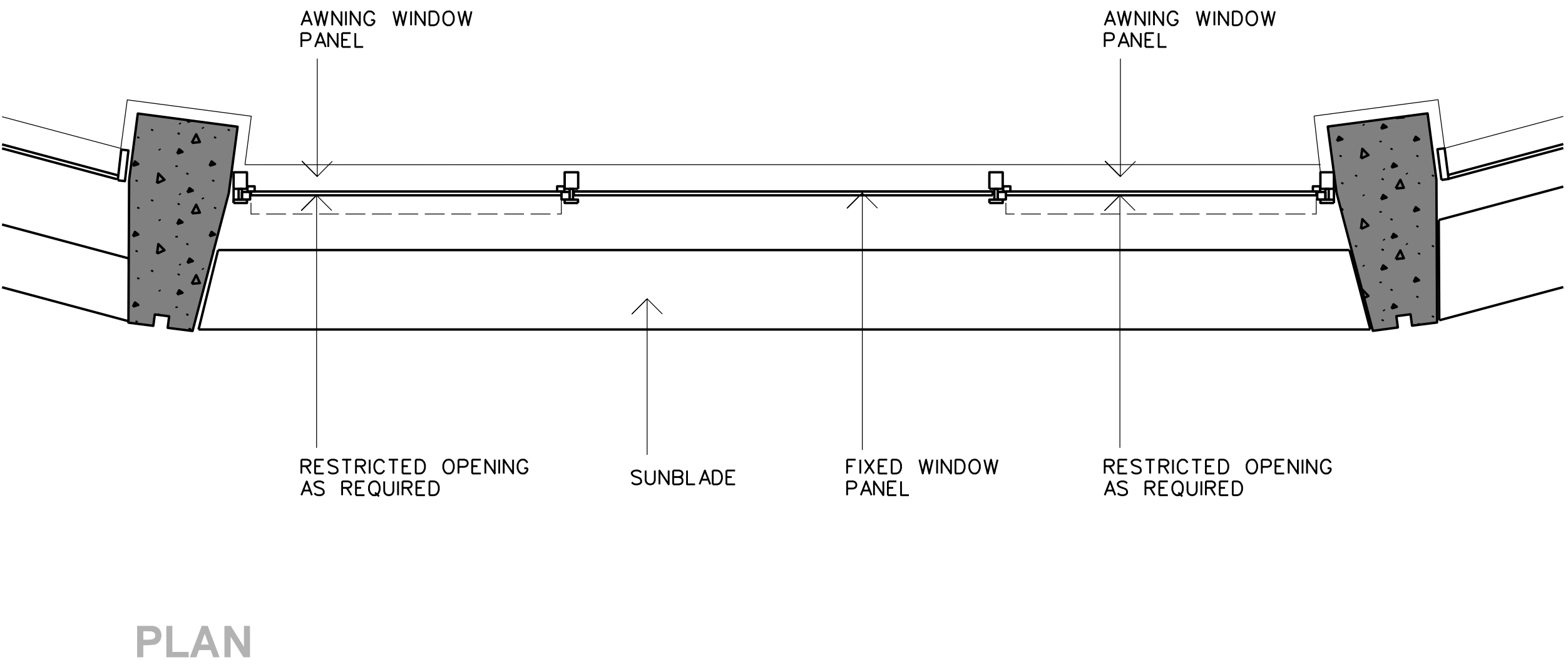
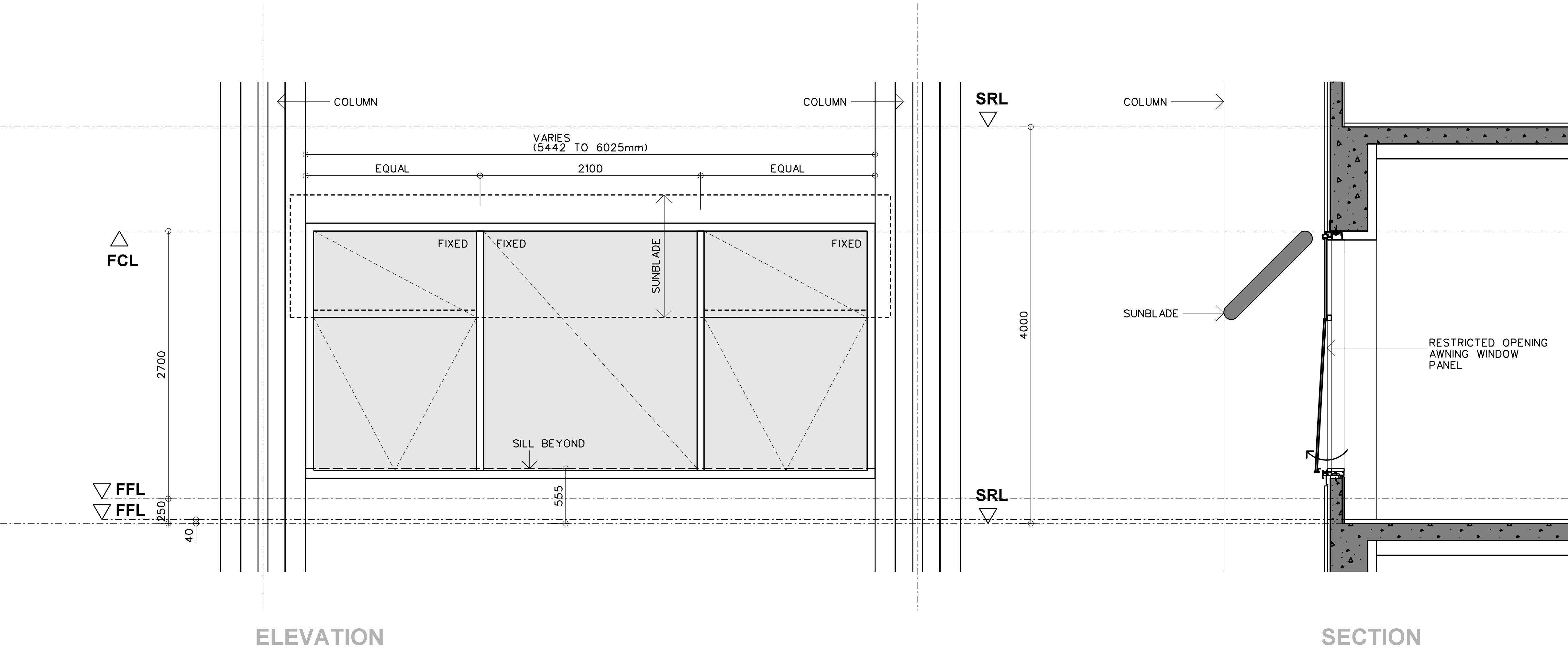
WINDOW TYPE LEGEND

-  Fixed window panel
-  Restricted opening
Awning window panel
-  Slide system with
internal balustrade

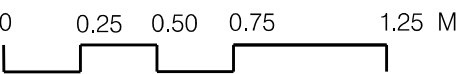
HV - 161A TOWER NORTH DEVELOPED ELEVATION Typical Window (Levels 4 - 16)

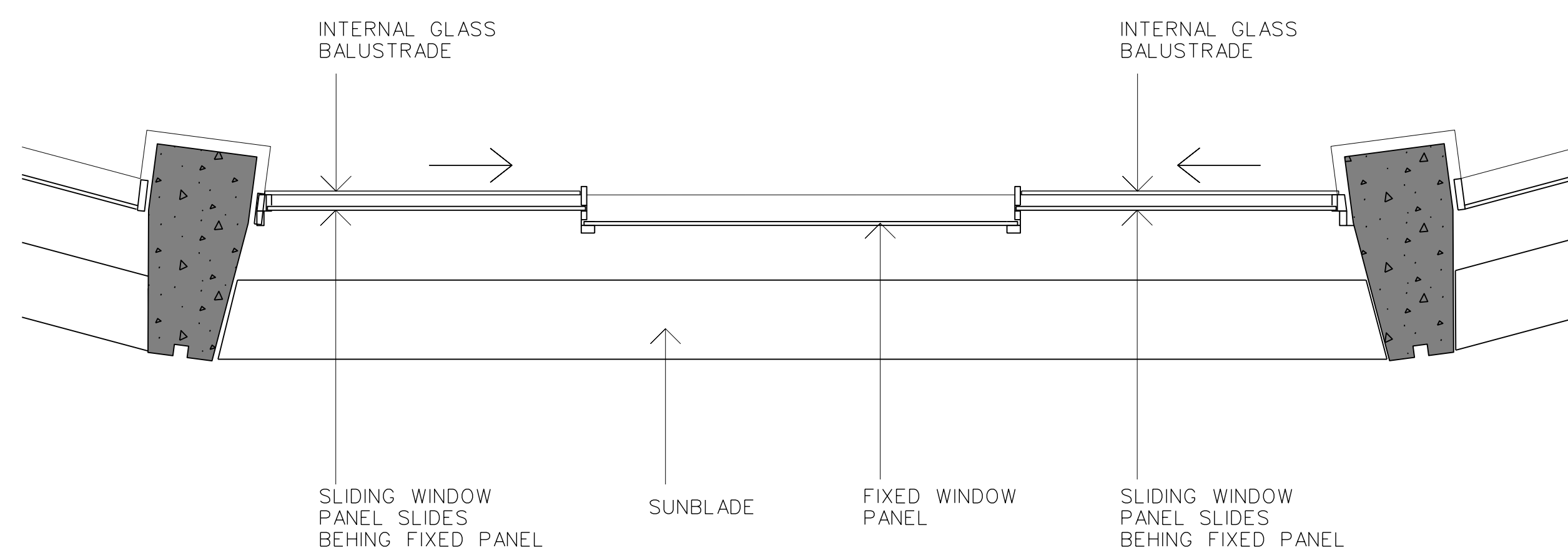
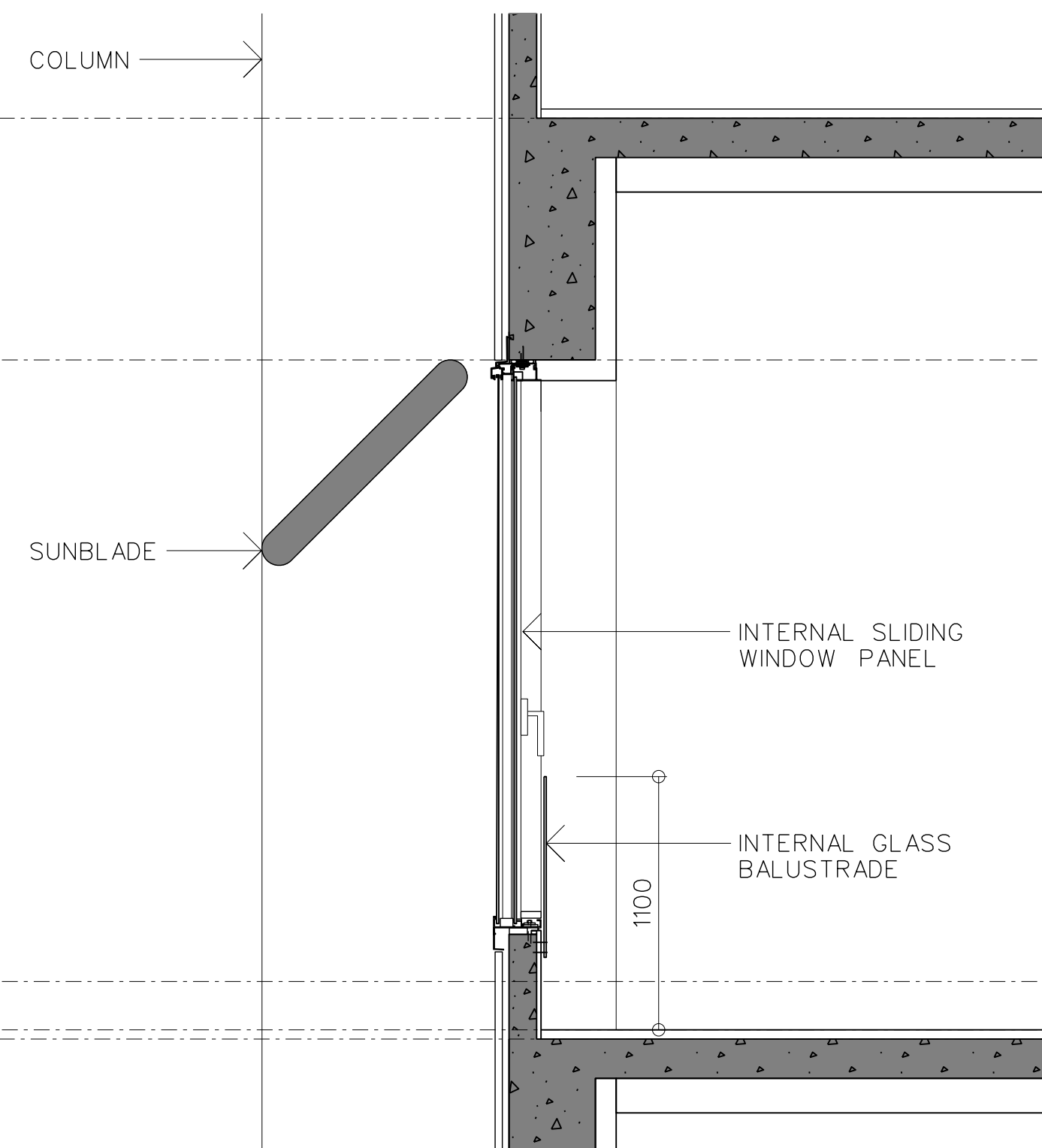
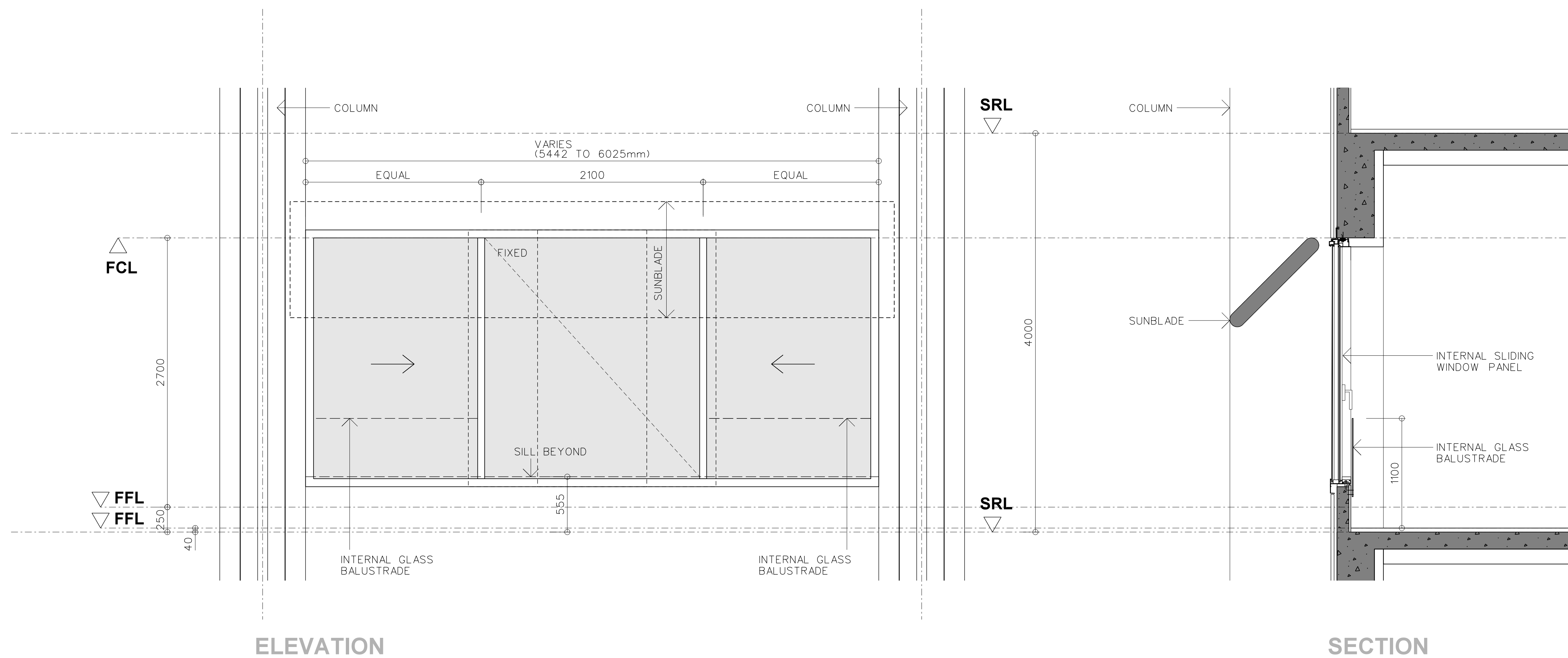


02-07-2026

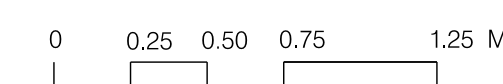


HV - 165A
WINDOW TYPE 01.
AWNING DETAIL
ELEVATION





HV - 166B
WINDOW TYPE 02.
SLIDING PANEL
DETAIL
ELEVATION



17-09-2026