



TOWER 3

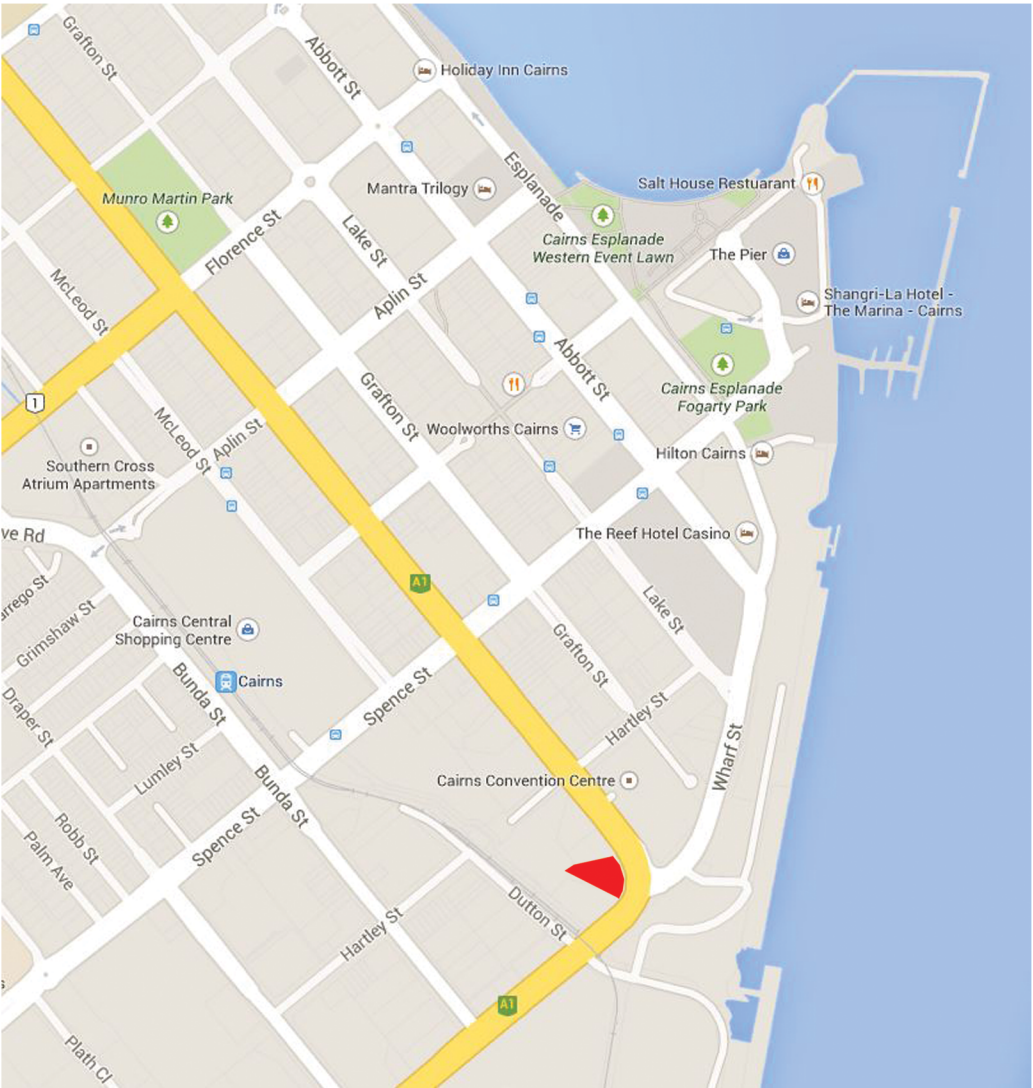


Total Project Group Architects

SHEET NUMBER

SHEET NAME

SK.01	LEGEND & SITE LOCATION
SK.02	CONTEXT PLAN
SK.03	INDICATIVE VIEW FROM TRINITY INLET
SK.04	INDICATIVE VIEW OVER CITY
SK.05	INDICATIVE VIEW LOOKING SOUTH
SK.07	INDICATIVE VIEW SHERIDAN STREET
SK.08	GROUND FLOOR
SK.09	LEVEL 1
SK.10	LEVEL 2
SK.11	LEVEL 3
SK.12	LEVEL 4 - PODIUM GARDENS
SK.13	LEVEL 15
SK.14	LEVEL 18
SK.15	LEVEL 23
SK.16	ROOF TERRACE
SK.17	YEILD & TYPICAL UNIT PLANS
SK.18	TYPICAL UNIT PLANS
SK.19	ELEVATIONS
SK.20	SECTION
SK.21	INDICATIVE VIEW ROOF TOP BAR
SK.22	INTERIOR VIEW
SK.23	SITE PLAN
SK.24	ALTERNATIVE GLASS FACADE OPTION
SK.25	COST PLAN









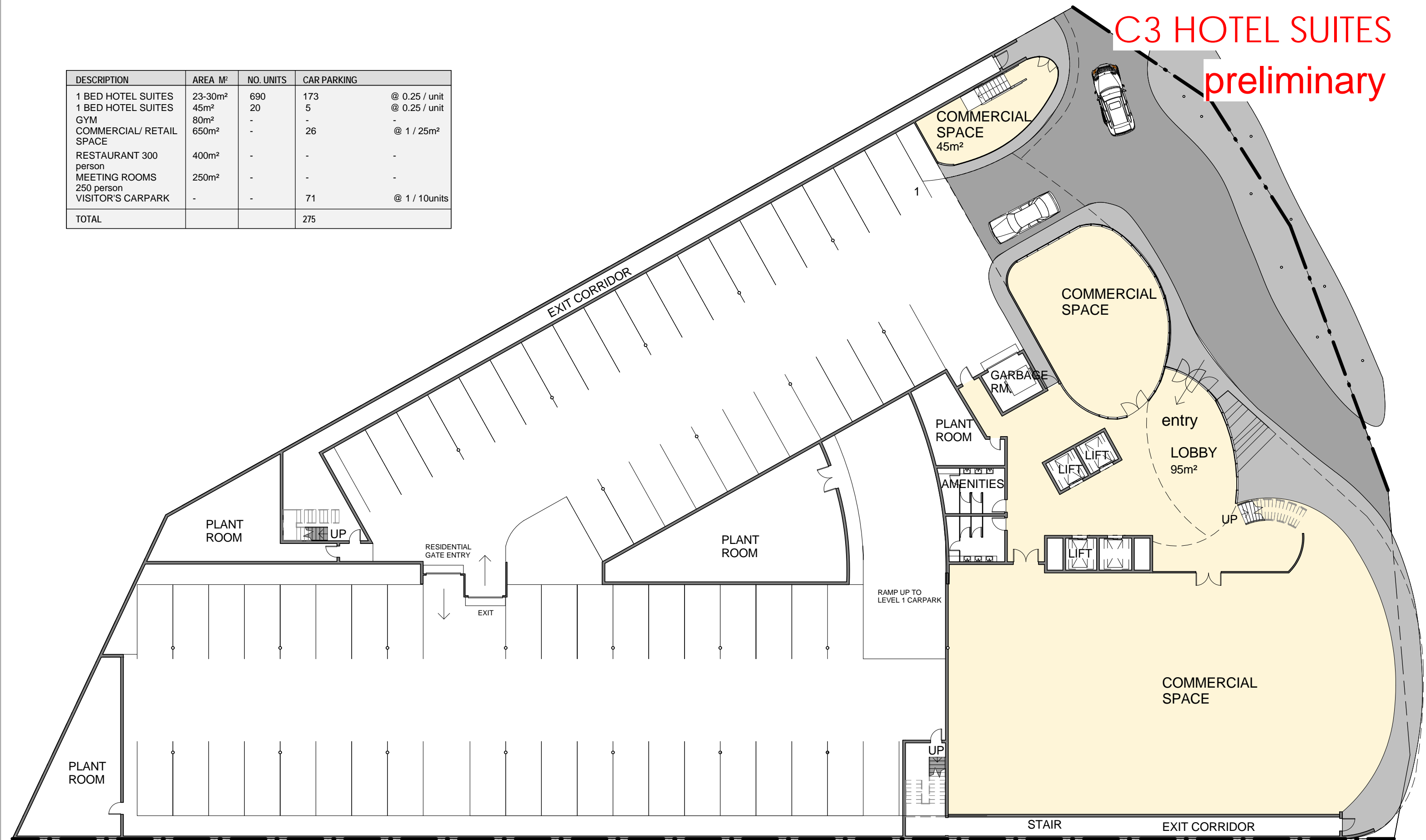






C3 HOTEL SUITES preliminary

DESCRIPTION	AREA M ²	NO. UNITS	CAR PARKING
1 BED HOTEL SUITES	23-30m ²	690	173 @ 0.25 / unit
1 BED HOTEL SUITES	45m ²	20	5 @ 0.25 / unit
GYM	80m ²	-	-
COMMERCIAL/ RETAIL SPACE	650m ²	-	26 @ 1 / 25m ²
RESTAURANT 300 person	400m ²	-	-
MEETING ROOMS 250 person	250m ²	-	-
VISITOR'S CARPARK	-	-	71 @ 1 / 10units
TOTAL			275



C3 HOTEL SUITES preliminary

LINE OF ROOF

RESTAURANT & KITCHEN

24 CARS

PLANT ROOM

VOID

AMENITIES

LIFT LOBBY

ADMINISTRATION
MEETING & FUNCTION
ROOMS

PLANT ROOM

PLANT ROOM

PLANT ROOM

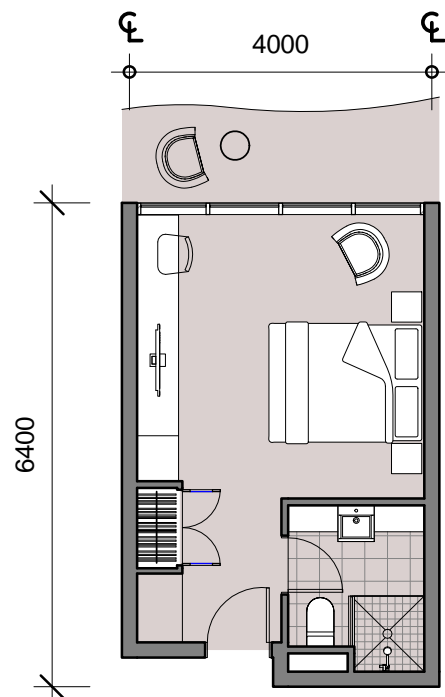
RAMP UP GROUND TO
LEVEL 1 CARPARK
RAMP UP TO
LEVEL 2 CARPARK

UP

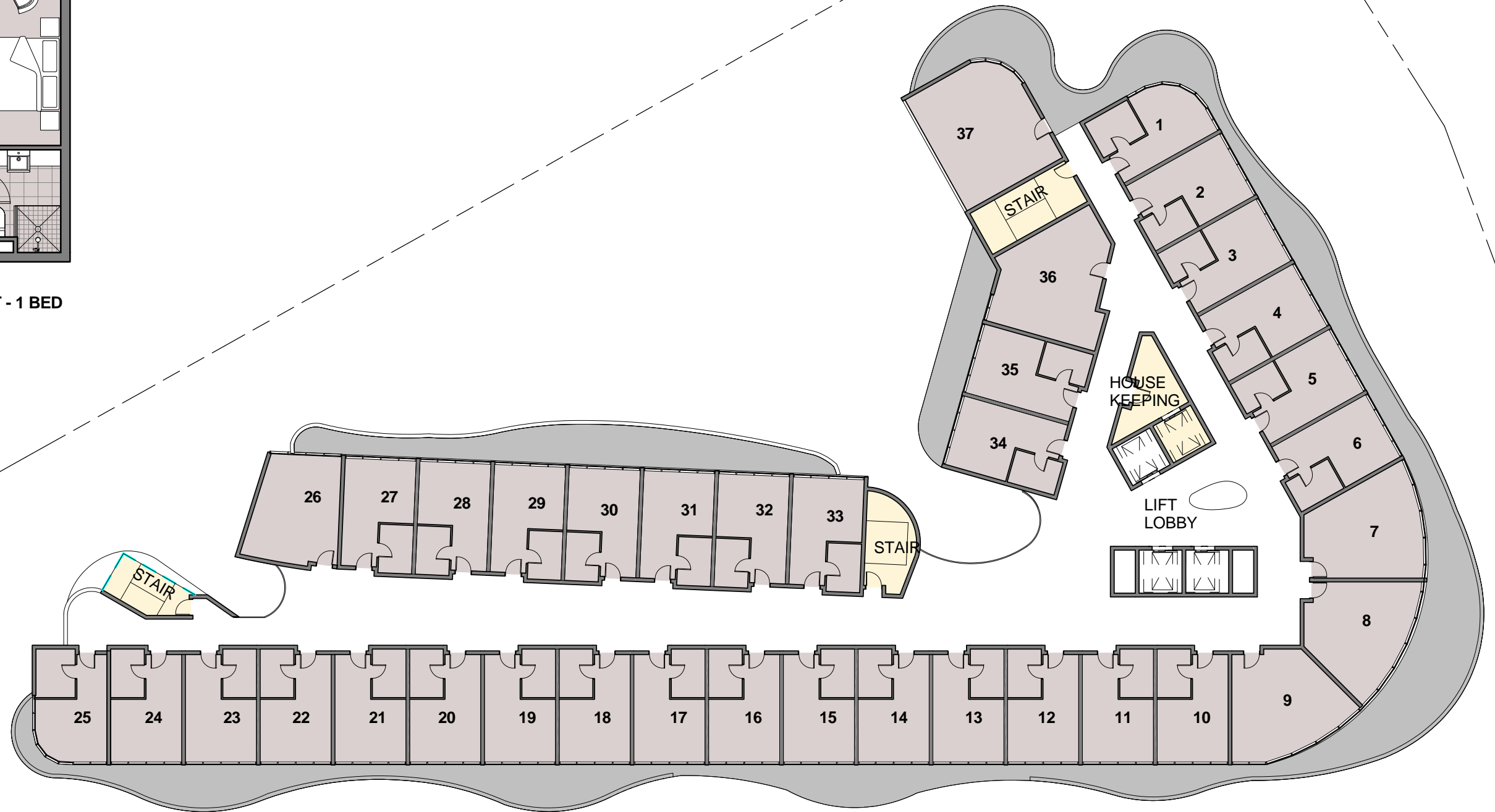
C3 HOTEL SUITES preliminary



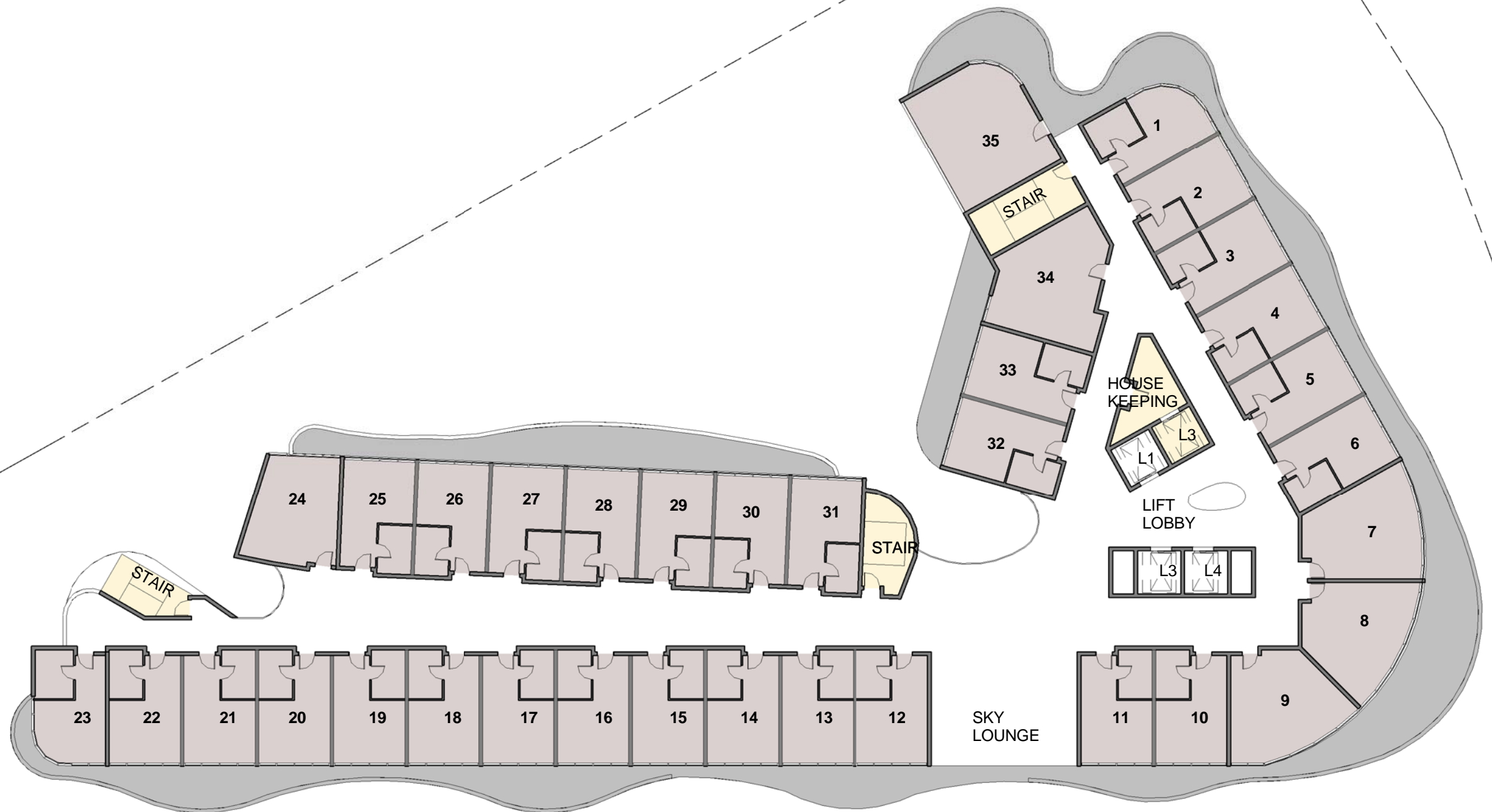
C3 HOTEL SUITES preliminary



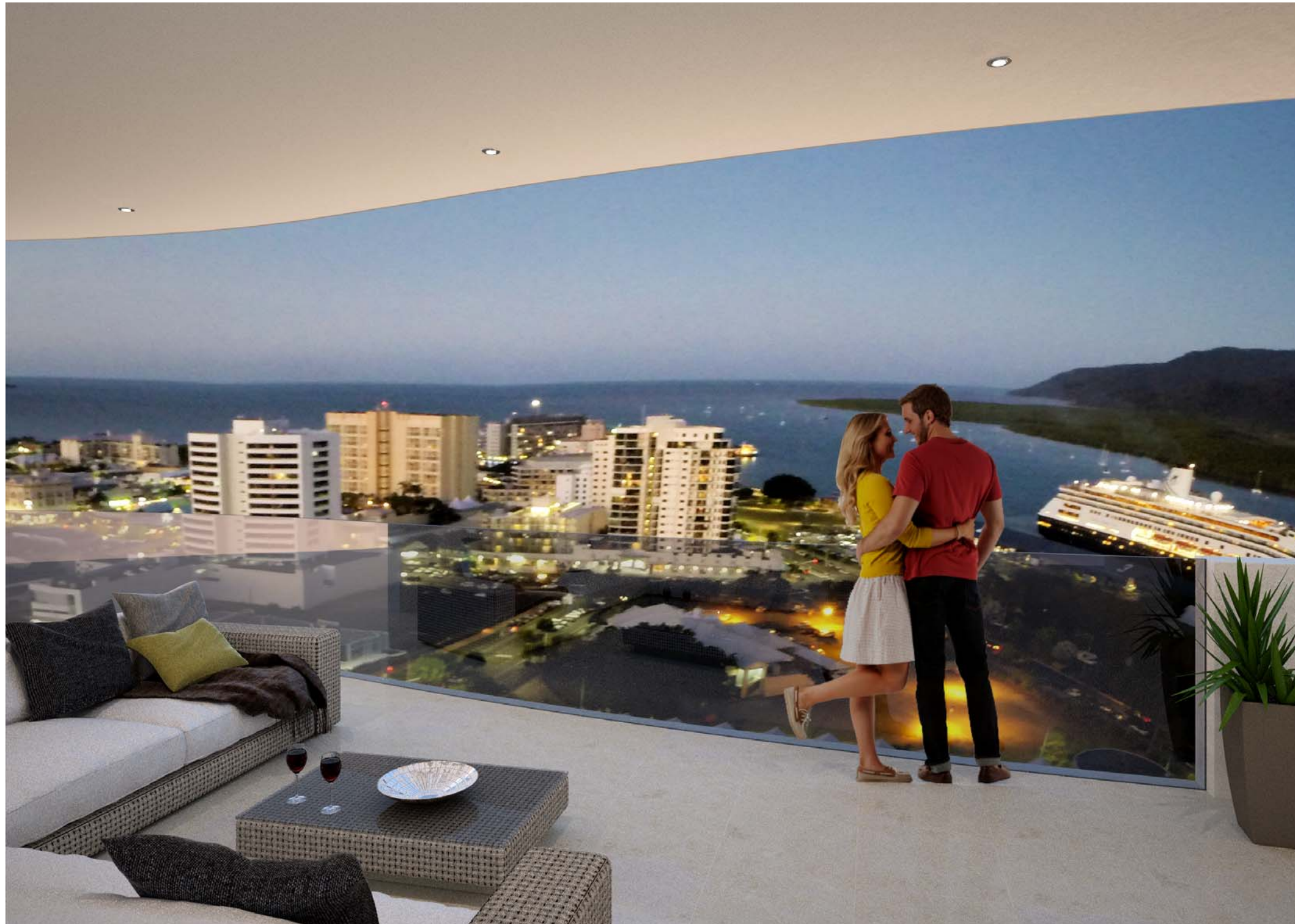
TYPICAL LAYOUT - 1 BED



C3 HOTEL SUITES preliminary



C3 HOTEL SUITES preliminary



C3 HOTEL SUITES preliminary



7909_OVEH/FTB

Land Title Act 1994 ; Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet
1
of
1

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
1-OPM	1516215	359°35'53"	535.38	131711
5-OPM	NR6637	224°08'45"	448.39	44874
7-Opake in Kerts	SP102692	289°43'	688.67	89829

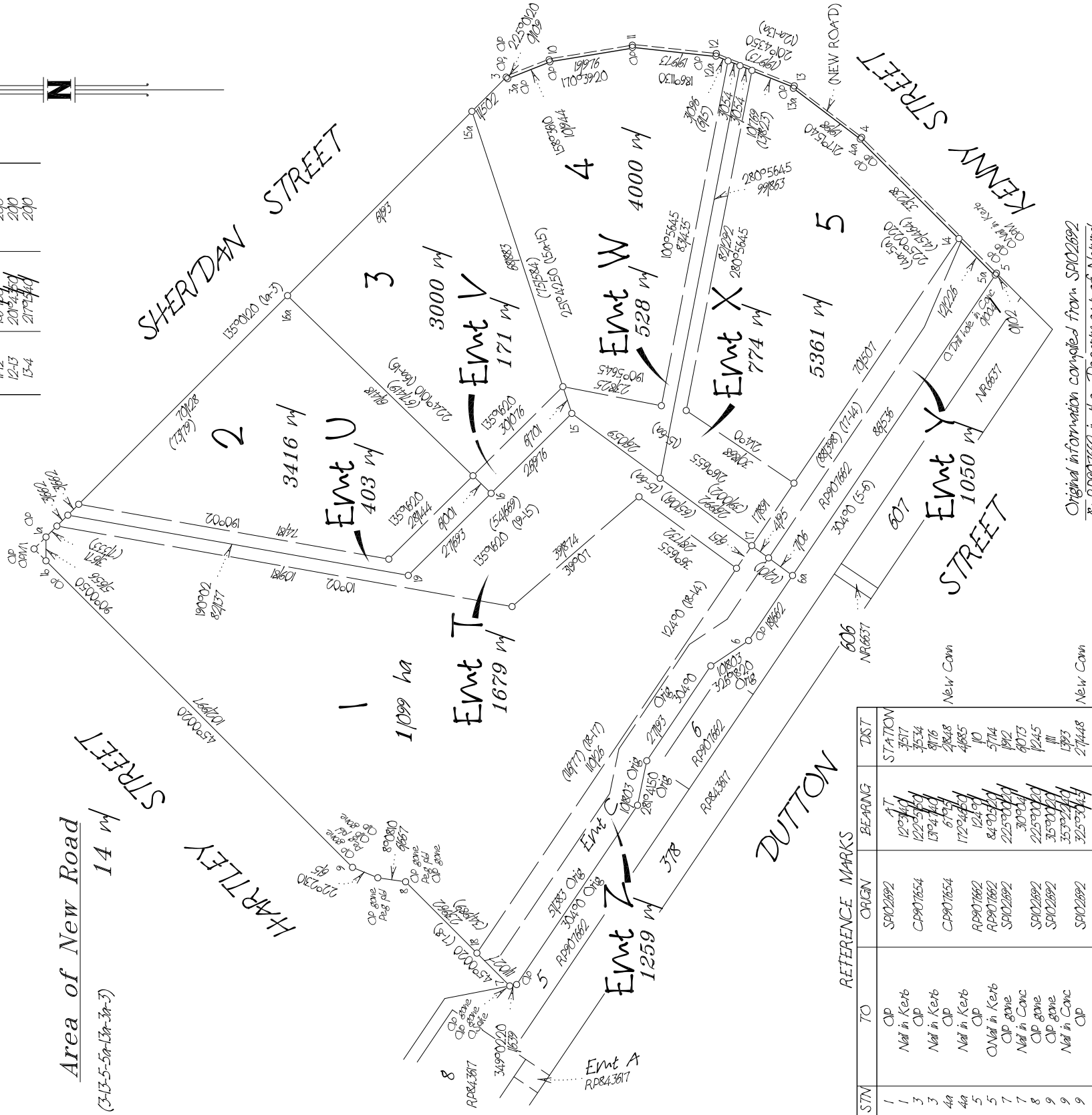
TRAVERSES ETC

LINE	BEARING	DISTANCE
1a	135°02'21"	40
1b	225°00'21"	40
3-0	158°33'49"	10598
4-5	225°02'21"	454.51
10-11	170°53'29"	200
11-12	185°37'01"	200
12-13	201°24'00"	200
13-4	217°24'41"	200

Area of New Road

(313-5-5m-13m-3m-5)

14 m



Original information compiled from SP102692
& RP907662 in the Department of Natural
Resources and Mines

Peg placed at all new corners, unless
otherwise stated

Scale 1:1000 - Lengths are in Metres.

C&B Consultants Pty Ltd (ACN 055 931 096) hereby certify that the
land comprised in this plan was surveyed by the corporation, by Robert
James THOMAS, registered surveying associate, for whose work the
corporation accepts responsibility, under the supervision of Stephen James
REDGWELL, cadastral surveyor, and that the plan is accurate, that the said
survey was performed in accordance with the Survey and Mapping
Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations
and Standards and that the said survey was completed on 31/10/2006.

Plan of Lots 1-5

in Lot 2, Emt V in Lot 3, Emt W in
Lot 4 & Emts X & Y in Lot 5.

SP187403

Cancelling Lot 9 on SP102692 & Lot 4 on RP907662

PARISH: CAPRNS

COUNTY: Nares

Director

Director

Date

Mention: SP102692

Plan Status

F.Nts: No

Scale: 1:1000

Format: STANDARD

Gasparin Group
248 Melbourne Street
North Adelaide SA 5006

Attention: Mr Frank Gasparin

Dear Frank,

RE: C3 HOTEL SUITE OPTION Lot 3 Sheridan Street

Please find attached preliminary schematic sketch plans for the Proposed C3 Hotel Suite at Lot 3 Sheridan Street.

The proposed Hotel shall comprise of the following;

LEVEL GROUND

- Commercial / Retail space approximately 650sqm
- 68 Car parks approximately
- Hotel Lobby, Plant and Amenity areas

LEVEL 1

- Double Storey Restaurant & Kitchen
- Conference Rooms, Ball Room & Kitchen
- 63 Car parks approximately

LEVEL 2

- Double Storey Restaurant & Kitchen
- 62 Car parks approximately

LEVEL 3

- In House Commercial and Administration Rooms approximately 350sqm
- 82 Car parks approximately

LEVEL 4 / PODIUM LEVEL

- 33 One Bed Hotel Suites (between 25 - 45 sqm)
- Gymnasium
- Pool Access

LEVELS 5 - 23

- Typical Levels 37 One Bed Hotel Suites (between 25 - 45 sqm)
- Housing Keeping
- Sky lounges on levels 15 & 18
- Roof Top Sky Bar
- Roof Top Sky Restaurant

In Summary the Hotel is proposed to include,
710 One Bed Hotel suites between varying between 25 to 45 sqm in size
Gymnasium on Level 4
275 car parks within the first 4 levels of the building
Restaurants
Meeting Rooms, Function Rooms, Conference Rooms, Ball Rooms
Roof Top Restaurant and Bar.
Hotel Administration rooms
Plant and Amenities necessary for the Hotel.

We trust the above is to your satisfaction and look forward to continuing our relationship on another outstanding development project.

In the meantime we would be pleased to discuss any issues that require clarification.

Kind Regards

TOTAL PROJECT GROUP


per

Roger Mainwood
Director

Encl.: Level Ground Plan
Level 1 Plan
Level 4/Podium Plan
Typical Floor Plan
Level 15 Plan
Hotel Suites view
Roof Top Skybar