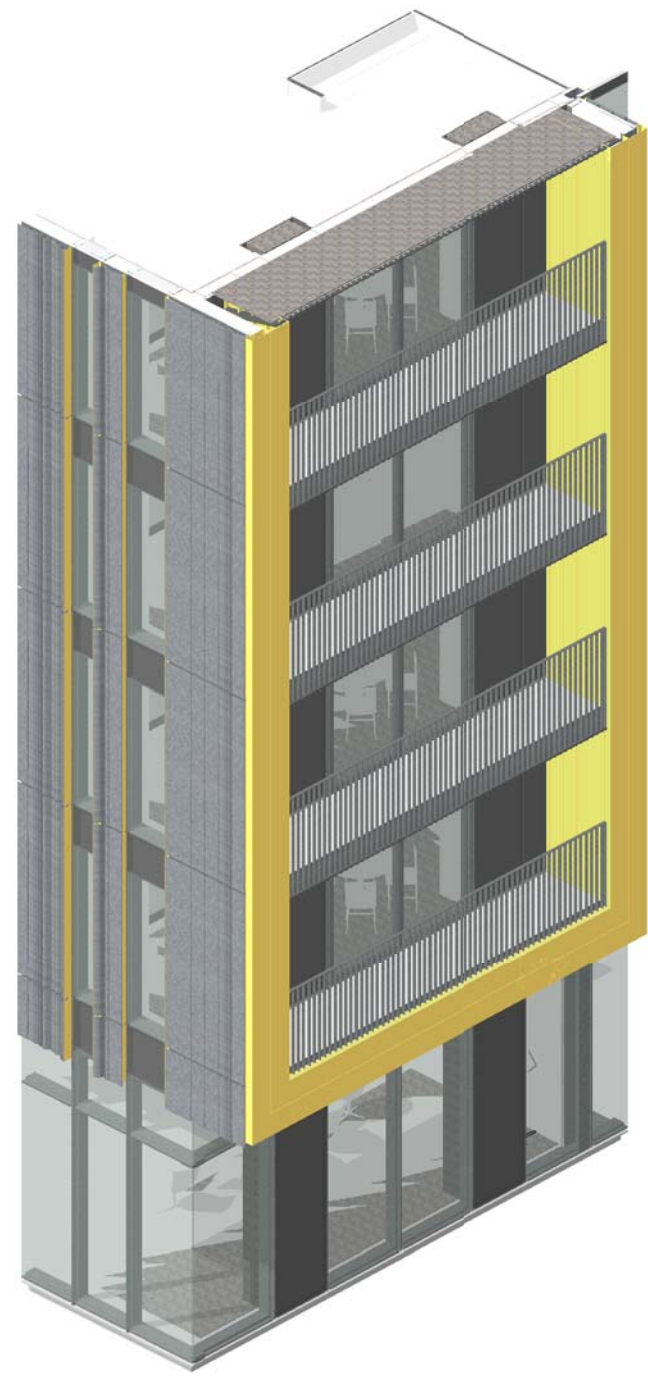




1 AXO Bottom Balcony

Balcony pattern design to be confirmed. Material changed from glass to metal

FFL 45.150 m
Level 2

3000

FFL 42.150 m
Level 1

4650

FFL 37.500 m
Level 0

2 ELEVATION
1 : 20

3 PLAN
1 : 20

OVERHANG ABOVE

METAL BALCONY

4
21-904

A.L

A.K

A.L

A.K

4
21-904

4 SECTION
1 : 20

A.9

FFL 45.150 m
Level 2

3000

FFL 42.150 m
Level 1

4650

FFL 37.500 m
Level 0

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AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using the Gross External Area (GEA) / Gross Internal Area (GIA) / Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 6th Edition (RICS Code of Practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

REV.	DATE	AMENDMENT
-	05/06/20	Planning Update

KEYPLAN

CLIENT

MUSE DEVELOPMENTS



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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 20	06/05/20	PH	MBA	NAB

Balcony Study
Bottom Facade

STAGE 4

PURPOSE FOR ISSUE

PLANNING

DRAWING NO.

5219-P1- 21-904

REV.

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