

FFL 119.840 m
▼ Level 26

FFL 115.770 m
▼ Level 25

FFL 112.230 m
▼ Level 24

FFL 108.690 m
▼ Level 23

FFL 105.150 m
▼ Level 22

FFL 102.150 m
▼ Level 21

FFL 99.150 m
▼ Level 20

FFL 96.150 m
▼ Level 19

FFL 93.150 m
▼ Level 18

FFL 90.150 m
▼ Level 17

FFL 87.150 m
▼ Level 16

FFL 84.150 m
▼ Level 15

FFL 81.150 m
▼ Level 14

FFL 78.150 m
▼ Level 13

FFL 75.150 m
▼ Level 12

FFL 72.150 m
▼ Level 11

FFL 69.150 m
▼ Level 10

FFL 66.150 m
▼ Level 9

FFL 63.150 m
▼ Level 8

FFL 60.150 m
▼ Level 7

FFL 57.150 m
▼ Level 6

FFL 54.150 m
▼ Level 5

FFL 51.150 m
▼ Level 4

FFL 48.150 m
▼ Level 3

FFL 45.150 m
▼ Level 2

FFL 42.150 m
▼ Level 1

FFL 37.500 m
▼ Level 0

FFL 33.200 m
▼ Level 0
P2-BT

North Elevation

FFL 119.840 m
▼ Level 26

FFL 115.770 m
▼ Level 25

FFL 112.230 m
▼ Level 24

FFL 108.690 m
▼ Level 23

FFL 105.150 m
▼ Level 22

FFL 102.150 m
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FFL 42.150 m
▼ Level 1

FFL 37.500 m
▼ Level 0

FFL 33.200 m
▼ Level 0
P2-BT

East Elevation

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DO NOT SCALE FROM THIS DRAWING
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FOR ELECTRONIC DATA ISSUE
Electronic Data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should read, only from those values stated in test, on the drawing.

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.

MATERIAL KEY

- D Opaque glazed look-a-like panel - with expressed capped mullions
- E Full height glazed untinted curtain wall - with opaque spandral glazing in front of structure
- F GRC panels and full height louvers to lower ground facade
- G Opaque glazing to balcony / terrace areas
- H Balustrades to balconies and terraces
- I Glazed corridor ends - full height glazing with slot vents at each floor and opaque spandral panel in front of structure
- J Provision for glazed screen if required for wind mitigation

REV.	DATE	AMENDMENT
-	07/02/20	PLANNING
A	06/03/20	PLANNING UPDATE

KEYPLAN

CLIENT

MUSE DEVELOPMENTS



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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
As indicated	12/17/19	AHR	MBA	NAB

RESIDENTIAL 1
Elevations
Sheet 1

STAGE 4

PURPOSE FOR ISSUE

PLANNING

DRAWING NO.
5219-P1- 20-911

REV.
A