



KEY

- PHASE 2 PROJECT BOUNDARY
- S278 BOUNDARY
- INDICATIVE MOVEMENT JOINT LOCATION
- FIRE ACCESS
- INDICATIVE LOCATION DRY RISER LOCATION
- BUILDING OUTLINE
- EXISTING BUS STOP

PAVING

- PAVING TYPE 1B: 200 mm WIDTH x 398 mm LENGTH x 50mm DEPTH, 350 mm WIDTH x 600mm LENGTH x 50mm DEPTH, GRANITE PAVING BY MARSHALLS OR EQUAL AND APPROVED
- 5mm MASTIC JOINT TO MATCH COLOUR OF PAVING TYPE 1B TO ENSURE PAVING ALIGNMENT WITH MOVEABLE FURNITURE
- 3mm - 6mm AGGREGATE 18mm THICK BRITANNY BRONZE RESIN BONDED GRAVEL BY ADDAGRIP OR EQUAL AND APPROVED
- EXISTING GRANITE PAVING INCLUDING UTILITY COVERS TO REMAIN IN SITU (AZUL ESPANA - 745mm WIDTH x 745mm LENGTH x DEPTH VARIES)

STREET FURNITURE

- PROPOSED TIMBER BENCHES
- PROPOSED TIMBER LOUNGER
- PROPOSED TIMBER BLEACHER
- PROPOSED SCULPTURAL SEATING PLATFORMS
- PROPOSED CORTEN GRILLE AREA
- PROPOSED TIMBER DECKING PLATFORMS

EXISTING GRANITE PAVING INCLUDING UTILITY COVERS OUTSIDE OUTSIDE STAGE 3 BOUNDARY (AZUL ESPANA - 745mm WIDTH x 745mm LENGTH x DEPTH VARIES)

EXISTING GRATING FOR VENTILATION - LEAVE IN SITU

GRANITE SETTS IN LAYBY TO LOCAL AUTHORITY DETAIL AND SPECIFICATION

PROPOSED GRILLE OVER EXISTING GRILLE TO MAINTAIN THE FREE AREA REQUIREMENTS

EXISTING CYCLE RACKS

PROPOSED CYCLE RACKS

INDICATIVE LOCATION NON POTABLE WATER POINT

INDICATIVE LOCATION OF DRINKING FOUNTAIN AND POTABLE WATER POINT

INDICATIVE LOCATION OF PROPOSED POWER POINT TYPE A TO ARUP SPECIFICATION

INDICATIVE LOCATION OF PROPOSED POWER POINT TYPE B TO ARUP SPECIFICATION

INDICATIVE LOCATION OF PROPOSED POWER POINT TYPE C TO ARUP SPECIFICATION

PROPOSED LOCATION FOR FOOD TRUCKS

RECESSED LIGHTING TO LIGHTING ENGINEERS SPECIFICATION

CHANNEL LIGHTING TO LIGHTING ENGINEERS SPECIFICATION

LIGHTING COLUMNS TO LIGHTING ENGINEERS SPECIFICATION

LINEAR LIGHTING TO LIGHTING ENGINEERS SPECIFICATION

LIGHTING TO ENGINEERS DETAIL SPECIFICATION

DRAINAGE CHANNEL TO THE GREEN WALL BY LATERAL DESIGN STUDIOS OR EQUAL AND APPROVED

EXISTING SLOT DRAIN - TO BE RETAINED

10mm SLOT GALVANISED STEEL FACADE SLOT BY KENT STAINLESS OR EQUAL AND APPROVED

EXISTING GULLIES

PROPOSED GULLIES

PROPOSED GULLIES IN SOFT

PROPOSED MANHOLE FOR FOUL WATER ACCESS

PROPOSED TREE

PROPOSED MULTI STEM TREE

EXISTING TREE TO BE RETAINED

EXISTING TREE TO BE REMOVED

EXISTING PLANTER AT 20 TRITON TO BE RECLAD WITH CORTEN

PROPOSED SHRUB PLANTING

EXISTING PLANTERS AT PLAZA TO BE RETAINED

EXISTING PLANTERS AT EUSTON ROAD TO BE RECLAD WITH TIMBER

LIGHTING ON TRITON WEST TO BE COORDINATED.

Rev	Description	Date	CLIENT	CONSULTANT	PROJECT	PROJECT NUMBER	DATE
02	MINOR LAYOUT UPDATE	09.08.19	British Land 45 Seymour Street, London W1H 7LX E-mail: info@britishland.com Telephone: 020 7486 4466 Fax: 020 7935 5552	TOWNSHEND LANDSCAPE ARCHITECTS Northumberland House 303-306 High Holborn London WC1V 7JZ E-mail: tia@townshendia.com Telephone: 020 7729 9333	REGENTS PLACE - PHASE 2	667.01	JULY 2019
03	STAGE 3 ISSUE	23.08.19					
04	Stage 3 Issue for Tender	20.09.19					
05	Stage 3	08.11.19					
06	REVISED STAGE 3	27.05.21					
07	LINKED FILES RELOCATED AND S278 UPDATES	14.07.21					
08	BOUNDARY LINE AND TREES REMOVAL UPDATED	18.08.21					
09	TRITON WEST LAYOUT UPDATED	27.09.22					

HEALTH AND SAFETY INFORMATION	GENERAL NOTES	SCALE (@ A1)	DRAWN BY	DRAWING NUMBER	REV
REFER TO HEALTH AND SAFETY FILE.	1. DO NOT SCALE DRAWING 2. ALL SETTING OUT, LEVELS AND DIMENSIONS TO BE AGREED ON SITE. 3. THE DIMENSIONS OF ALL MATERIALS MUST BE CHECKED ON SITE BEFORE BEING LAID OUT. 4. THIS DRAWING MUST BE READ WITH THE RELEVANT SPECIFICATION CLAUSES AND DETAIL DRAWINGS. 5. ORDER OF CONSTRUCTION AND SETTING OUT TO BE AGREED ON SITE.	1:250	FL	TOWN667.01(03)3001	09

TENDER ISSUE

STAGE 3 ISSUE