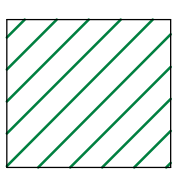
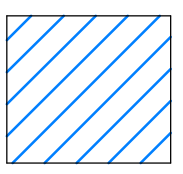
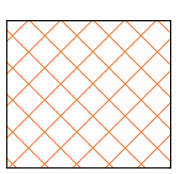


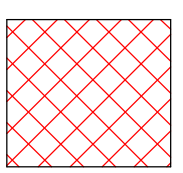
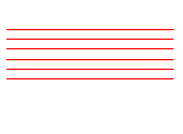




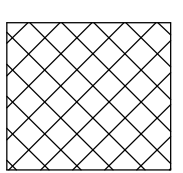
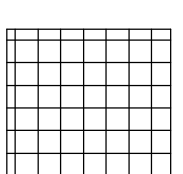
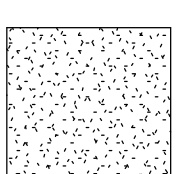



EXISTING CEILING LEGEND:

-  ORIGINAL EXISTING LATH AND PLASTER CEILING
-  EXISTING PLASTERBOARD CEILING (LATH AND PLASTER PREVIOUSLY REMOVED)
-  EXISTING DROPPED PLASTERBOARD CEILING
-  EXISTING CHARACTER CORNICE
-  EXISTING CHARACTER CORNICE CONTINUES OVER CEILING BELOW

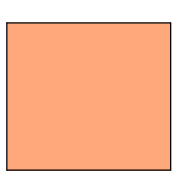
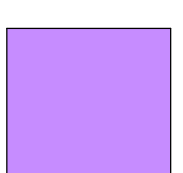
DEMOLITION CEILING LEGEND:

-  EXISTING DROPPED PLASTERBOARD CEILING DEMOLISHED
-  EXISTING CHARACTER CORNICE TO BE DEMOLISHED

PROPOSED CEILING LEGEND:

-  PROPOSED NEW DROPPED PLASTERBOARD CEILING
-  PROPOSED NEW PLASTERBOARD POD CEILING
-  PROPOSED NEW PLASTERBOARD CEILING TO ALIGN WITH EXISTING
-  PROPOSED CHARACTER CORNICE TO MATCH EXISTING
-  PROPOSED CHARACTER CORNICE TO CONTINUE OVER CEILING BELOW
-  PROPOSED NEW SECONDARY ORDER CORNICE IN GEORGIAN STYLE

PROPOSED DUCTWORK LAYOUT:

-  PROPOSED EXTRACT DUCTWORK
-  PROPOSED AIR SUPPLY DUCTWORK

GENERAL NOTES

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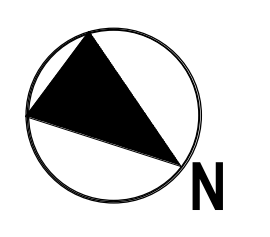
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0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A0

Notes, legends or Key plans to be added above here

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27.10.23	01	PL	ISSUED FOR PLANNING

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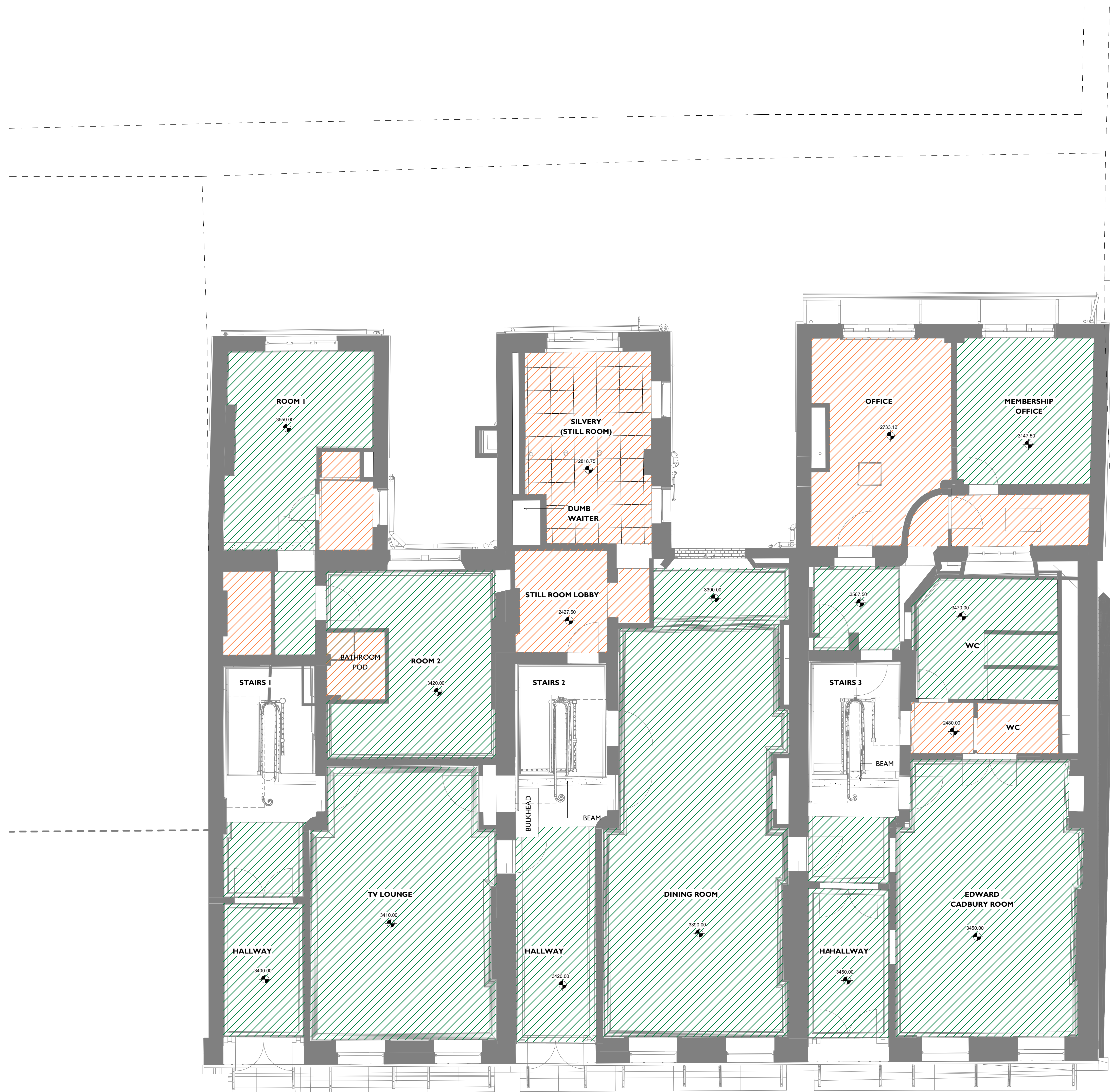
Client
FIRMDALE HOTELS

Job Title
2205 - Bedford Place Hotel

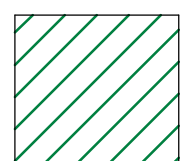
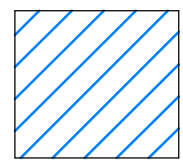
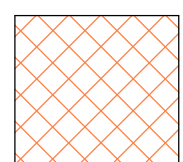


Drawing Title
Existing Basement Level RCP

Drawing Number & Revision
2205-SPP-BP-B1-DR-A-02-3501

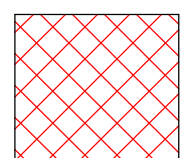
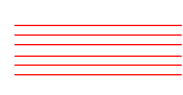
Scale	Date Amended	Amended By	Revision
As indicated	27.10.23	PL	P01
Checked	Date Created	Drawn By	SUITABILITY
TM	29.09.23	PL	S2



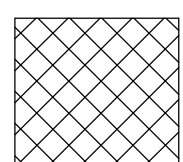
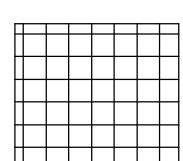
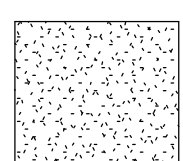



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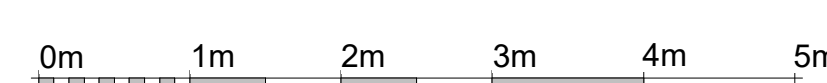
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VISUAL SCALE 1:50 @ A0

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27.10.23	01	PL	ISSUED FOR PLANNING

SPPARC

N°10 BAYLEY STREET
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LONDON WC1B 3HB
T +44 (0) 20 7734 4100
F +44 (0) 20 7334 9930
W www.spparcstudio.com

Client
FIRMDALE HOTELS

Job Title
2205 - Bedford Place Hotel

Drawing Title
Existing Level 0G RCP

Drawing Number & Revision
2205-SPP-BP-0G-DR-A-02-3502

Scale	Date Amended	Amended By	Revision
As indicated	27.10.23	PL	P01
Checked	Date Created	Drawn By	SUITABILITY
TM	29.09.23	PL	S2

BEDFORD PLACE



BEDFORD PLACE

- EXISTING CEILING LEGEND:**
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 - EXISTING CHARACTER CORNICE
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- DEMOLITION CEILING LEGEND:**
- EXISTING DROPPED PLASTERBOARD CEILING DEMOLISHED
 - EXISTING CHARACTER CORNICE TO BE DEMOLISHED
- PROPOSED CEILING LEGEND:**
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- PROPOSED DUCTWORK LAYOUT:**
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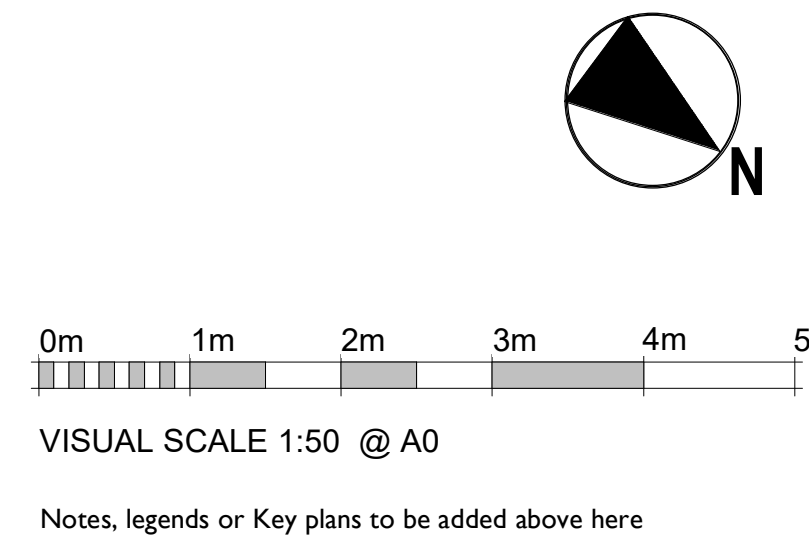
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W www.spparcstudio.com

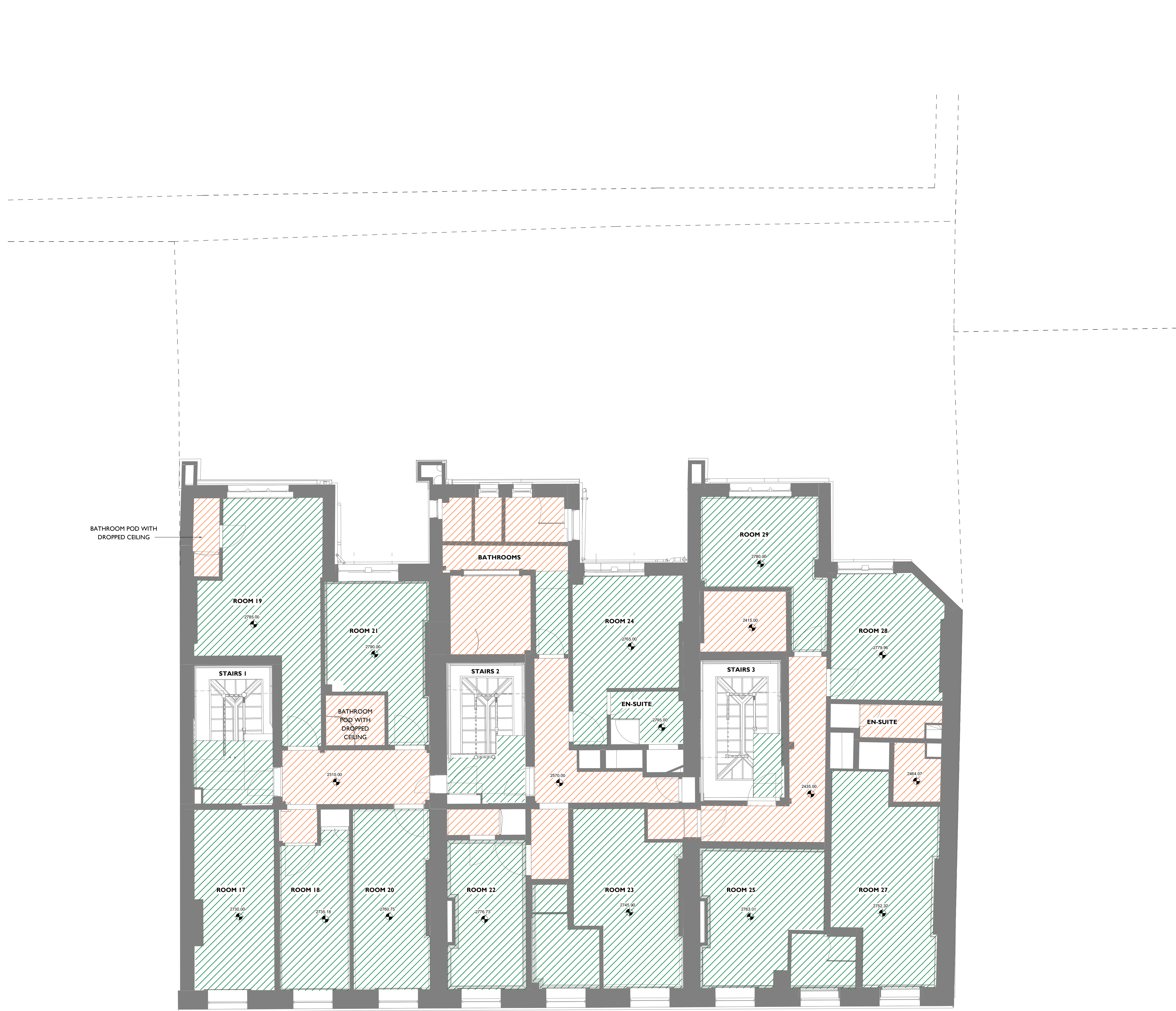
Client
FIRMDALE HOTELS

Job Title
2205 - Bedford Place Hotel

Drawing Title
Existing Level 01 RCP

Drawing Number & Revision
2205-SPP-BP-01-DR-A-02-3503

Scale	Date Amended	Amended By	Revision
As indicated	27.10.23	PL	P01
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TM	29.09.23	PL	S2



- EXISTING CEILING LEGEND:**
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 - EXISTING CHARACTER CORNICE
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- DEMOLITION CEILING LEGEND:**
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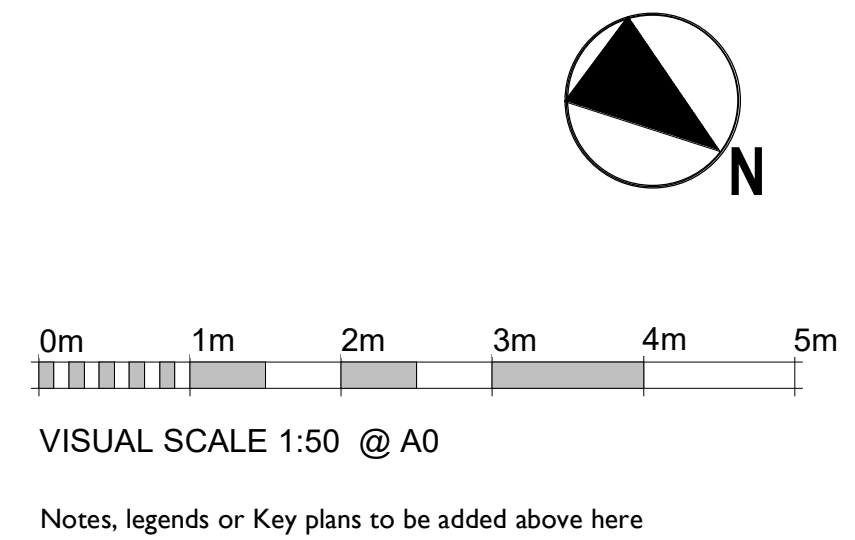
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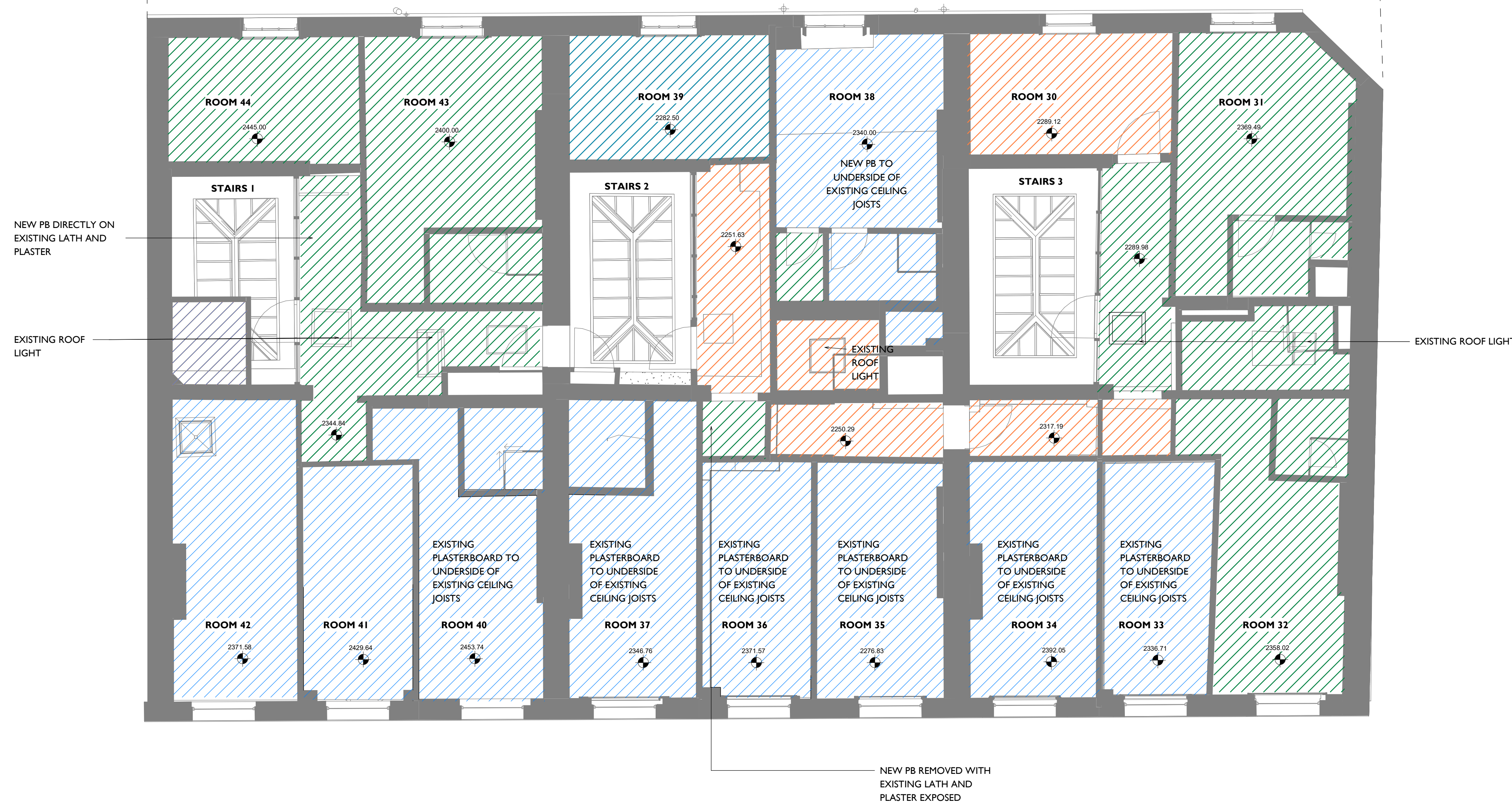
Job Title
2205 - Bedford Place Hotel

Drawing Title
Existing Level 02 RCP

Drawing Number & Revision
2205-SPP-BP-01-DR-A-02-3504






Scale	Date Amended	Amended By	Revision
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Checked	Date Created	Drawn By	SUITABILITY
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PRIVATE GARDEN

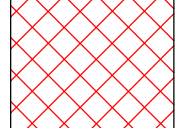



BEDFORD PLACE

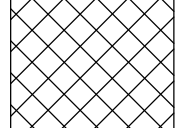
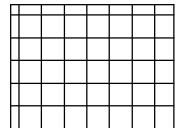
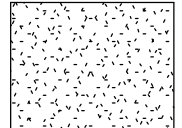



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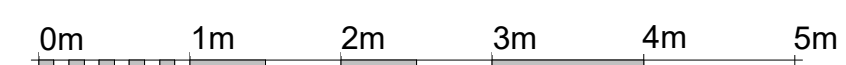
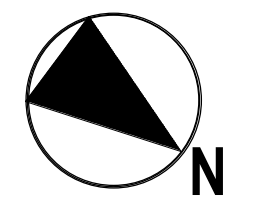
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DO NOT SCALE DRAWING.

FIGURED DIMENSIONS TO BE WORKED IN ALL CASES. ALL DIMS ARE IN mm UNLESS OTHERWISE STATED.

ALL SUPPLIED TIMBER AND TIMBER BASED PRODUCTS SHALL CARRY THE FOREST STEWARDSHIP COUNCIL'S (FSC) TRADEMARK OR OTHER LABEL FROM AN EQUIVALENT INTERNATIONALLY RECOGNISED, GLOBALLY APPLICABLE, INDEPENDENT CERTIFICATION SYSTEM FOR GOOD FOREST MANAGEMENT, ACCEPTABLE TO THE ARCHITECT. CHAIN OF CUSTODY DOCUMENTATION IS TO BE PROVIDED PRIOR TO ANY WORKS PROCEEDING AND IS TO BE AVAILABLE FOR INSPECTION ON REQUEST BY THE ARCHITECT (WHERE INDEPENDENTLY CERTIFIED TIMBER STOCKS ARE NOT AVAILABLE, TIMBER AND WOOD PRODUCTS MAY BE SOURCED FROM SUPPLIERS THAT HAVE ADOPTED A FORMAL ENVIRONMENTAL PURCHASING POLICY, AND CAN PROVIDE CREDIBLE EVIDENCE OF A COMMITMENT TO THAT POLICY).

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, STRUCTURAL ENGINEERS, M&E ENGINEERS AND OTHER CONTRACT DOCUMENTS.



VISUAL SCALE 1:50 @ A0

Notes, legends or Key plans to be added above here

DATE	REV	BY	DESCRIPTION
27.10.23	01	PL	ISSUED FOR PLANNING

SPPARC

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Client
FIRMDALE HOTELS

Job Title
2205 - Bedford Place Hotel

Drawing Title
Existing Level 03 RCP

Drawing Number & Revision
2205-SPP-BP-03-DR-A-02-3505

Scale	Date Amended	Amended By	Revision
As indicated	27.10.23	PL	P01
Checked	Date Created	Drawn By	SUITABILITY
TM	29.09.23	PL	S2