

A03.03

	HEIGHTS AND CONDITIONS FOR CLEARANCE OF MECHANICAL UNITS, DUCTS, PIPING, LIGHT FIXTURES, ETC.					
10. IN ALL AREAS WHERE STRUCTURE IS TO REMAIN EXPOSED, PROVIDE PAINTED FINISH ON ALL SURFACES, DUCTWORK, AND UTILITY LINES EXCEPT WHERE PROHIBITED BY CODE.						
11. PROVIDE ACCESS PANELS AT ALL MECHANICAL, ELECTRICAL, AND PLUMBING AS REQUIRED FOR SERVICE.						
MECHANICA	12. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL OFFSETS THAT REQUIRE 2 HR RATED ASSEMBLY.					
	CEILING LEGEND					
GYPSUM BOARD CEILING						
	EXPOSED SLAB REFER TO NOTE #3					
	ACOUSTIC CEILING TILE ON EXPOSED SUSPENDED GRID					
		SCOPE ERIOR DESIGN DRAWINGS DITIONAL INFORMATION				
Marchet Higgins	to	Dean Marchetto, FAIA, PP NJ C07945 Michael Higgins, AIA, LEED				
Stieve		NJ21AI0130830 Bruce A Stieve, AIA				
Architecture Planning		NJ21Al0137710 Michael Buldo, AlA				
Urban Design		NJ21Al01786800 NY 035161				
1225 Willow Avenu Hoboken, NJ 07030	-					
T 201-795-1505 MHSArchitects.con	1					
PROJECT NA						
101 (AKA 221) GROVE ST. JERSEY CITY, NJ 07302						
	, NJ 0730	ST. 2				
PREPARED F	, NJ 0730 OR: DVE P GTON BL\	2 ROPERTY /D.				
PREPARED F ONE GRO LLC 525 WASHING JERSEY CITY	, NJ 0730 OR: DVE P STON BL\ , NJ 0731	2 ROPERTY /D. 0				
PREPARED F ONE GRO LLC 525 WASHING JERSEY CITY	, NJ 0730 OR: DVE P GTON BL\ , NJ 0731	2 ROPERTY /D. 0				
PREPARED F ONE GRO LLC 525 WASHING JERSEY CITY	, NJ 0730 OR: DVE P GTON BL\ , NJ 0731	2 ROPERTY /D. 0				
PREPARED F ONE GRO LLC 525 WASHING JERSEY CITY	, NJ 0730 OR: DVE P GTON BL\ , NJ 0731	2 ROPERTY /D. 0				
PREPARED F ONE GRO LLC 525 WASHING JERSEY CITY	, NJ 0730 OR: DVE P GTON BL\ , NJ 0731	2 ROPERTY /D. 0				
PREPARED F ONE GRO LLC 525 WASHING JERSEY CITY	, NJ 0730 OR: DVE P GTON BL\ , NJ 0731	2 ROPERTY /D. 0				
PREPARED F ONE GRO LLC 525 WASHING JERSEY CITY	, NJ 0730 OR: DVE P GTON BL\ , NJ 0731	2 ROPERTY /D. 0				
PREPARED F ONE GRO LLC 525 WASHING 525 WASHING JERSEY CITY ISSUE # DATE: 10/15/202 01 11/12/202 01 11/1	, NJ 0730 OR: DVE P GTON BLA , NJ 0731 FOR: 21 PERM 21 100%	2 ROPERTY /D. 0				
PREPARED F ONE GRO LLC 525 WASHING 525 WASHING 526 WASHING 526 WASHING 527 WASHING 527 WASHING 527 WASHING 528	, NJ 0730 OR: DVE P GTON BLA , NJ 0731	2 ROPERTY /D. 0 MIT SET CD SET	_			
PREPARED F ONE GRO LLC 525 WASHING JERSEY CITY	, NJ 0730 OR: DVE P STON BLA , NJ 0731 FOR: 21 PERM 21 100% 21	2 ROPERTY /D. 0	t r			
PREPARED F ONE GRO LLC 525 WASHING JERSEY CITY	, NJ 0730 OR: DVE P STON BLA , NJ 0731 FOR: 21 PERM 21 100% 21	2 ROPERTY /D. 0	t r			
PREPARED F ONE GRO LLC 525 WASHING JERSEY CITY	, NJ 0730 OR: DVE P STON BLA TON BLA , NJ 0731	2 ROPERTY /D. 0 IT SET CD SET FLECTED NUMBER: 193: As indicated Y: Autho D BY: Checke	t r			
PREPARED F ONE GRO JERSEY CITY	, NJ 0730 OR: DVE P GTON BLA GTON BLA FOR: 21 PROJECT SCALE: DRAWN B CHECKED	2 ROPERTY /D. 0 MIT SET CD SET CD SET SFLECTED NUMBER: 193 As indicated Y: Autho D BY: Checke	t r			
PREPARED F ONE GRO JERSEY CITY	, NJ 0730 OR: DVE P GTON BLA GTON BLA FOR: 21 PROJECT SCALE: DRAWN B CHECKED	2 ROPERTY /D. 0 IT SET CD SET FLECTED NUMBER: 193: As indicated Y: Autho D BY: Checke	t r			

1 (A03.02)

REFLECTED CEILING PLAN NOTES

PLUMBING, AND FIRE PROTECTION DRAWINGS FOR MORE INFORMATION.

2. ALL CEILING HEIGHTS ARE FROM TOP OF FINISH

AMENITY SPACES, ETC. ARE TO RECEIVE KADEX OR COVERCOAT U.O.N.

SHALL RECEIVE CONCRETE FINISH SYSTEM AND

DETECTORS, AND DIFFUSERS IN CORRIDORS SHALL BE CENTERED IN THE SHORT DIMENSION

DIMENSIONS ARE TO THE CENTERLINE OF THE

8. CEILING GRIDS SHALL BE CENTERED ON ROOM

9. THE CONTRACTOR SHALL VERIFY ALL CEILING HEIGHTS AND CONDITIONS FOR CLEARANCE OF

REFER TO MECHANICAL, ELECTRICAL,

3. ALL EXPOSED CONCRETE CEILINGS IN OCCUPIED SPACES, IE. DWELLING UNITS,

4. ALL GYPSUM WALLBOARD CEILINGS AND

5. UNDERSIDE OF ALL STAIRS AND LANDINGS

6. CEILING MOUNTED LIGHT FIXTURES, SMOKE

SOFFITS SHALL BE PAINTED.

FLOOR U.O.N.

PAINT.

U.O.N.

FIXTURE U.O.N.

OR SPACES U.O.N.



SEE ENLARGED RCP UNIT PLANS - A10.21 THRU A10.27 DWG SEE ENLARGED 9TH FL RCP CORRIDOR - A10.31 DWG

1 A03.03

1 (A03.02)

		. CEILING GRIDS SHALL BE CENTERED ON ROOM OR SPACES U.O.N.			
PROSED PROVIDE PAINTED FINISH ON ALL SUPPACES DUCTYORK AND UTILITY UNEX 11. PROVIDE ACCESS PARELS AT ALL MECHANICAL LECTRICAL AND PLUMBING AS REQUIRED FOR SERVICE CELLING LEGEND CUISTIC CELLING THE ON EXPOSED SLAB EXPOSED SLAB EXP	HEIGHTS AI	HEIGHTS AND CONDITIONS FOR CLEARANCE OF MECHANICAL UNITS, DUCTS, PIPING, LIGHT			
I2: REFER TO MECHANICAL DRAWING AS REQUIRED FOR I2: REFER TO MECHANICAL DRAWING STOR RATED ASSEMBLY. CEILING LEGEND IIII CONSCIPTIONAL OFFICIES THAT REQUIRE 2 HR IIIII CONSCIPTIONAL OFFICIES THAT REQUIRE 2 HR IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	10. IN ALL AREAS WHERE STRUCTURE IS TO REMAIN EXPOSED, PROVIDE PAINTED FINISH ON ALL SURFACES, DUCTWORK, AND UTILITY LINES				
MECHANICAL OFFSETS THAT REQUIRE 2 HR CEILING LEGEND Image: Colspan="2">GYPSUM BOARD CEILING Image: Colspan="2">GYPSUM BOARD CEILING Image: Colspan="2">GYPSUM BOARD CEILING Image: Colspan="2">GYPSUM BOARD CEILING Image: Colspan="2">Colspan="2">GYPSUM BOARD CEILING Image: Colspan="2">GYPSUM BOARD CEILING Image: Colspan="2">MECOUNT E CON Image: Colspan="2">Colspan="2">GYPSUM BOARD CEILING Image: Colspan="2">MECOUNT CEILING THE ON Image: Colspan="2">Colspan="2">Colspan="2">GYPSUM BOARD CEILING Image: Colspan="2">MECOUNT CEILING THE ON Image: Colspan="2">Colspan="2">Colspan="2">GYPSUM BOARD CEILING Image: Colspan="2">MECOUNT CEILING THE ON Image: Colspan="2">Colspan="2">Colspan="2">Colspan="2">GYPSUM BOARD CEILING Image: Colspan="2">MERCONE CEILING THE ON Image: Colspan="2">Colspan="2">Colspan="2">GYPSUM BOARD CEILING Image: Colspan="2">MERCONE Image: Colspan="2">Colspan="2">Colspan="2">GYPSUM BOARD CEILING Image: Colspan="2">MERCONE Image: Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2" Colspan="2" Colspan="2"	11. PROVIDE ACCESS PANELS AT ALL MECHANICAL, ELECTRICAL, AND PLUMBING AS REQUIRED FOR				
GYPSUM BOARD CEILING Image: Construction of the construction	12. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL OFFSETS THAT REQUIRE 2 HR				
Image: Construction of the construc		CEILING	LEGEND		
REFER TO NOTE #3 ACOUSTIC CELLING TILE ON EXPOSED SUBPENDED GRID NOT IN SCOPE NOT IN SCOPE Statement Proming Under Australian Not IN SCOPE Statement Panning Under Australian Not IN SCOPE Statement Panning Under Australian Not IN SCOPE State Australian Not IN SCOPE Project NAME: ONE GROVE 1225 Willow Avenue Hoboken, NJ 07330 PROJECT NAME: ONE GROVE ST. JERSEY CITY, NJ 07302 PREPARED FOR: ONE GROVE ST. JERSEY CITY, NJ 07303 State Bander Australian State Sta	GYPSUM BOARD CEILING				
EXPOSED SUSPENDED GRID NOT IN SCOPE SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION Marchetto, FAIA, PP NOT IN SCOPE Steleve Architecture Planning Michael Higgin, AIA, LEED Notational Vitan Design Michael Higgin, AIA, LEED Notational Vitan Design Michael Higgin, AIA, LEED Notational Vitan Design Michael Higgin, AIA, LEED Notational Notational Michael Higgin, AIA, LEED Notational Notational Notational Notational Notational Propertor Name ONE GROVE Notational State PREPARED FOR: ONE GROVE PROPERTY State State Marchetto, FAIA PREPARED FOR State PREPARED FOR State PROJECT NUMER Intrapertor <					
SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION PROJECT VAME 225 Willow Avenue Haboken, VJ 07030 PROJECT NAME: DESIGN 225 Willow Avenue Hoboken, VJ 07030 PROJECT NAME: DI (AKA 221) GROVE ST. JERSEY CITY, NJ 07302 PREPARED FOR: D1 (AKA 221) GROVE ST. JERSEY CITY, NJ 07302 PREPARED FOR: D1 (AKA 221) GROVE ST. JERSEY CITY, NJ 07302 SUE MEDITIONAL INFORMATION D1 (11/12/2021 00% CD SET 10/11/12/2021 00% CD S					
Marchetto Biggins Stieve NJ C07945 Architecture Planning Urban Design Michael Higgins, AIA, LEED NJ21A01937710 1225 Willow Avenue Hoboken, NJ 07030 TJ C07945 1225 Willow Avenue Hoboken, NJ 07030 TJ C07945 T201-795-1505 MHSArchitects.com Michael Buido, AIA NJ21A01737710 PROJECT NAME: ONE GROVE Intervention Property NJ 07302 PREPARED FOR: OLSE Serve CITY, NJ 07302 PREPARED FOR: ONE GROVE PROPERTY LLC SoftwashiNgTon BLVD. JERSEY CITY, NJ 07310 ISUE # DATE: FOR: 10/15/2021 PERMIT SET 01 11/12/2021 100% CD SET 0		SEE INT	ERIOR DESIGN DRAWINGS		
Marchetto Biggins Stieve NJ C07945 Architecture Planning Urban Design Michael Higgins, AIA, LEED NJ21A01937710 1225 Willow Avenue Hoboken, NJ 07030 TJ C07945 1225 Willow Avenue Hoboken, NJ 07030 TJ C07945 T201-795-1505 MHSArchitects.com Michael Buido, AIA NJ21A01737710 PROJECT NAME: ONE GROVE Intervention Property NJ 07302 PREPARED FOR: OLSE Serve CITY, NJ 07302 PREPARED FOR: ONE GROVE PROPERTY LLC SoftwashiNgTon BLVD. JERSEY CITY, NJ 07310 ISUE # DATE: FOR: 10/15/2021 PERMIT SET 01 11/12/2021 100% CD SET 0		1			
Marchetto Biggins Stieve NJ C07945 Architecture Planning Urban Design Michael Higgins, AIA, LEED NJ21A01937710 1225 Willow Avenue Hoboken, NJ 07030 TJ C07945 1225 Willow Avenue Hoboken, NJ 07030 TJ C07945 T201-795-1505 MHSArchitects.com Michael Buido, AIA NJ21A01737710 PROJECT NAME: ONE GROVE Intervention Property NJ 07302 PREPARED FOR: OLSE Serve CITY, NJ 07302 PREPARED FOR: ONE GROVE PROPERTY LLC SoftwashiNgTon BLVD. JERSEY CITY, NJ 07310 ISUE # DATE: FOR: 10/15/2021 PERMIT SET 01 11/12/2021 100% CD SET 0					
Stieve Architecture Planning Urban Design NU21A0130830 BU21A0137710 Mu21A0137710 1225 Willow Avenue Hoboken, NJ 07030 1225 Willow Avenue Hoboken, NJ 07030 1225 Willow Avenue Hoboken, NJ 07030 1201-798-1505 MHSArchitects.com PROJECT NAME: ONE GROVE 011 (AKA 221) GROVE ST. JERSEY CITY, NJ 07302 PREPARED FOR: ONE GROVE PROPERTY JERSEY CITY, NJ 07310 SUE # DATE: FOR: 10/15/2021 PERMIT SET 01 11/12/2021 100% CD SET 10/15/2021 PERMIT SET 01 11/12/2021 100% CD SET 01 11/12/2021 100% CD SET 02 11/14/14/14/14/14/14/14/14/14/14/14/14/1		tto			
Architecture Planning Urban Design 1225 Willow Avenue Hoboken, NJ 07030 T 201-795-1505 MHSArchitects.com PROJECT NAME: ONE GROVE 101 (AKA 221) GROVE ST. JERSEY CITY, NJ 07302 PREPARED FOR: ONE GROVE PROPERTY LC 255 WASHINGTON BLVD. JERSEY CITY, NJ 07310 ISSUE IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII					
Myan Design Myan Design 1225 Willow Avenue Hoboken, NJ 07030 T 201-795-1505 MHSArchittects.com PROJECT NAME: ONE GROVE 101 (AKA 221) GROVE ST. JERSEY CITY, NJ 07302 PREPARED FOR: ONE GROVE PROPERTY LLC 252 WASHINGTON BLVD. JERSEY CITY, NJ 07310 ISSUE # DATE: FOR: 101 (1/15/2021 PERMIT SET 01 11/12/2021 100% CD SET 10 11/12/2021 100% CD SET 11 11/12/2021	Architecture		NJ21AI0137710		
Hoboken, NJ 07030 T 201-795-1505 MHSArchitects.com PROJECT NAME: ONE GROVE 101 (AKA 221) GROVE ST. JERSEY CITY, NJ 07302 PREPARED FOR: ONE GROVE PROPERTY LLC 525 WASHINGTON BLVD. JERSEY CITY, NJ 07310 ISUE ISUE # DATE: FOR: 10/15/2021 11/12/2021 100% CD SET 01 11/12/2021 9TH FLOOR REFLECTED CELLING PLAN MISUE PROJECT NUMBER: 10/15/2021 100% CD SET 11/12/2021 <			NJ21AI01786800		
PROJECT NAME: ONE GROVE 101 (AKA 221) GROVE ST. JERSEY CITY, NJ 07302 PREPARED FOR: OLC 525 WASHINGTON BLVD. JERSEY CITY, NJ 07310 ISUE # DATE: FOR: 10/15/2021 PERMIT SET 01 11/12/2021 100% CD SET 10/15/2021 PERMIT SET 01 11/12/2021 PERMIT SET 11/12/2021 P		-			
ONE GROVE 101 (AKA 221) GROVE ST. JERSEY CITY, NJ 07302 PREPARED FOR: ONE GROVE PROPERTY LC 525 WASHINGTON BLVD. JERSEY CITY, NJ 07310 ISSUE ISSUE # DATE: FOR: 10/15/2021 PERMIT SET 01 11/12/2021 100% CD SET IO I IO		n			
ONE GROVE 101 (AKA 221) GROVE ST. JERSEY CITY, NJ 07302 PREPARED FOR: ONE GROVE PROPERTY LC 525 WASHINGTON BLVD. JERSEY CITY, NJ 07310 ISSUE ISSUE # DATE: FOR: 10/15/2021 PERMIT SET 01 11/12/2021 100% CD SET IO I IO					
PREPARED FOR: ONE GROVE PROPERTY LLC 525 WASHINGTON BLVD. JERSEY CITY, NJ 07310 ISSUE ISSUE # DATE: FOR: 10/15/2021 PERMIT SET 01 11/12/2021 100% CD SET Intervention ISSUE FOR: 10/15/2021 PERMIT SET 01 11/12/2021 100% CD SET Intervention ISSUE FOR: PROJECT NUMBER: 10/10/10/10/10/10/10/10/10/10/10/10/10/1					
PREPARED FOR: DNE GROVE PROPERTY JERSEY CITY, NJ 07310 ISUE ISUE # DATE: FOR: 10/15/2021 PERMIT SET 01 11/12/2021 100% CD SET 1 11/12/2021 100% CD SET 1 1 11/12/2021 100% CD SET 1 1 1	101 (AKA 221)) GROVE	ST.		
ONE GROVE PROPERTY LLC 525 WASHINGTON BLVD. JERSEY CITY, NJ 07310 ISSUE ISSUE # DATE: FOR: 10/15/2021 PERMIT SET 01 11/12/2021 11/12/2021 100% CD SET 0 0 01 11/12/2021 00% CD SET 0 01 0 01 00% CD SET 02 00% CD SET 03 00% CD SET 04 00% CD SET 05 00% CD SET 05 00% CD SET 06 00% CD SET 07	JERSEY CITY	′, NJ 0730	2		
LLC 525 WASHINGTON BLVD. JERSEY CITY, NJ 07310 ISSUE # DATE: FOR: 10/15/2021 PERMIT SET 01 11/12/2021 100% CD SET 11 11/12/2021 100% CD SET 12 10/12/2021 100% CD SET 13 10/12/2021 100% CD SET					
ISSUE # DATE: FOR: 10/15/2021 PERMIT SET 01 11/12/2021 100% CD SET 1 1 1		OVE P	ROPERTY		
# DATE: FOR: 10/15/2021 PERMIT SET 01 11/12/2021 100% CD SET 1 11/12/2021 100% CD SET 1 11/12/2021 100% CD SET 1 1 11/12/2021 100% CD SET 1					
# DATE: FOR: 10/15/2021 PERMIT SET 01 11/12/2021 100% CD SET 1 11/12/2021 100% CD SET 1 11/12/2021 100% CD SET 1 1 11/12/2021 100% CD SET 1	ISSUE				
Image: Provide of the second secon	# DATE: 10/15/202	21 PERM			
N PROJECT NUMBER: 1932 SCALE: As indicated DRAWN BY: Author CHECKED BY: Checker	01 11/12/202	21 100%	CD SET		
N PROJECT NUMBER: 1932 SCALE: As indicated DRAWN BY: Author CHECKED BY: Checker					
N PROJECT NUMBER: 1932 SCALE: As indicated DRAWN BY: Author CHECKED BY: Checker					
N PROJECT NUMBER: 1932 SCALE: As indicated DRAWN BY: Author CHECKED BY: Checker					
N PROJECT NUMBER: 1932 SCALE: As indicated DRAWN BY: Author CHECKED BY: Checker					
N PROJECT NUMBER: 1932 SCALE: As indicated DRAWN BY: Author CHECKED BY: Checker					
SCALE: As indicated DRAWN BY: Author CHECKED BY: Checker					
DRAWN BY: Author CHECKED BY: Checker A 10.09	N				
A10.09	$\left(+ \right)$				
		CHECKED	BY: Checker		
	Α	1() 09		
	Copyright © 2021		Higgins, Stieve Architects P.C.		

- 8. CEILING GRIDS SHALL BE CENTERED ON ROOM

REFLECTED CEILING PLAN NOTES

REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR MORE INFORMATION.

2. ALL CEILING HEIGHTS ARE FROM TOP OF FINISH FLOOR U.O.N.

AMENITY SPACES, ETC. ARE TO RECEIVE KADEX OR COVERCOAT U.O.N.

SHALL RECEIVE CONCRETE FINISH SYSTEM AND

DETECTORS, AND DIFFUSERS IN CORRIDORS SHALL BE CENTERED IN THE SHORT DIMENSION

DIMENSIONS ARE TO THE CENTERLINE OF THE

3. ALL EXPOSED CONCRETE CEILINGS IN OCCUPIED SPACES, IE. DWELLING UNITS,

ALL GYPSUM WALLBOARD CEILINGS AND SOFFITS SHALL BE PAINTED.

5. UNDERSIDE OF ALL STAIRS AND LANDINGS

6. CEILING MOUNTED LIGHT FIXTURES, SMOKE

PAINT.

U.O.N.

FIXTURE U.O.N.



1 A03.03

1 (A03.02)

OR SPACES U.O.N. 9. THE CONTRACTOR SHALL VERIFY ALL CEILING HEIGHTS AND CONDITIONS FOR CLEARANCE OF MECHANICAL UNITS, DUCTS, PIPING, LIGHT					
FIXTURES, ETC. 10. IN ALL AREAS WHERE STRUCTURE IS TO REMAIN EXPOSED, PROVIDE PAINTED FINISH ON ALL SURFACES, DUCTWORK, AND UTILITY LINES					
EXCEPT WHERE PROHIBITED BY CODE. 11. PROVIDE ACCESS PANELS AT ALL MECHANICAL, ELECTRICAL, AND PLUMBING AS REQUIRED FOR					
SERVICE. 12. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL OFFSETS THAT REQUIRE 2 HR RATED ASSEMBLY.					
	CEILING	LEGEND			
	GYPSUM BOARD CEILING				
	EXPOSED SLAB REFER TO NOTE #3				
ACOUSTIC CEILING TILE ON EXPOSED SUSPENDED GRID					
		SCOPE ERIOR DESIGN DRA DITIONAL INFORMAT			
	1				
Marchet	tto	Dean Marchetto, FA NJ C07945			
Higgins Stieve		Michael Higgins, AlA NJ21Al0130830 Bruce A Stieve, AlA			
Architecture Planning		NJ21Al0137710 Michael Buldo, AlA NJ21Al01786800			
Urban Design 1225 Willow Avenu	e	NY 035161			
Hoboken, NJ 07030 T 201-795-1505	0				
MHSArchitects.con	n				
PROJECT NA	ME:				
ONE GRO	OVE				
101 (AKA 221) JERSEY CITY					
PREPARED F	OR:				
ONE GRO	OVE P	ROPERTY			
525 WASHING					
ISSUE # DATE: 10/15/202	FOR: 21 PERM	IIT SET			
01 11/12/202	21 100%	CD SET			
10TH FLC CEILING		EFLECTED)		
N	PROJECT SCALE:	NUMBER:	1932		
	DRAWN B	Y:	Author		
	CHECKED		Checker		
A	1).1	U		
Copyright © 2021	Marchetto, I	Higgins, Stieve Archite	cts P.C.		

REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR MORE INFORMATION.

2. ALL CEILING HEIGHTS ARE FROM TOP OF FINISH

AMENITY SPACES, ETC. ARE TO RECEIVE KADEX OR COVERCOAT U.O.N.

SHALL RECEIVE CONCRETE FINISH SYSTEM AND

DETECTORS, AND DIFFUSERS IN CORRIDORS SHALL BE CENTERED IN THE SHORT DIMENSION

DIMENSIONS ARE TO THE CENTERLINE OF THE

8. CEILING GRIDS SHALL BE CENTERED ON ROOM

3. ALL EXPOSED CONCRETE CEILINGS IN OCCUPIED SPACES, IE. DWELLING UNITS,

ALL GYPSUM WALLBOARD CEILINGS AND SOFFITS SHALL BE PAINTED.

5. UNDERSIDE OF ALL STAIRS AND LANDINGS

6. CEILING MOUNTED LIGHT FIXTURES, SMOKE

FLOOR U.O.N.

PAINT.

U.O.N.

FIXTURE U.O.N.

OR SPACES U.O.N.

REFLECTED CEILING PLAN NOTES



1 A03.01

12TH FLOOR REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

FIXTURE U.C					
OR SPACES 9. THE CONTR/ HEIGHTS AN	ACTOR SHALL VERIFY ALL CEILING ID CONDITIONS FOR CLEARANCE O				
HEIGHTS AND CONDITIONS FOR CLEARANCE OF MECHANICAL UNITS, DUCTS, PIPING, LIGHT FIXTURES, ETC. 10. IN ALL AREAS WHERE STRUCTURE IS TO REMAIN					
SURFACES, EXCEPT WH 11. PROVIDE AC	EXPOSED, PROVIDE PAINTED FINISH ON ALL SURFACES, DUCTWORK, AND UTILITY LINES EXCEPT WHERE PROHIBITED BY CODE. 11. PROVIDE ACCESS PANELS AT ALL MECHANICAL,				
SERVICE. 12. REFER TO M	., AND PLUMBING AS REQUIRED FOI IECHANICAL DRAWINGS FOR L OFFSETS THAT REQUIRE 2 HR	R			
RATED ASSE					
	GYPSUM BOARD CEILING				
	EXPOSED SLAB REFER TO NOTE #3				
	ACOUSTIC CEILING TILE ON EXPOSED SUSPENDED GRID				
	NOT IN SCOPE SEE INTERIOR DESIGN DRAWING FOR ADDITIONAL INFORMATION	GS			
Marchet	Dean Marchetto, FAIA, P NJ C07945	P			
Higgins Stieve	Michael Higgins, AIA, LE NJ21Al0130830 Bruce A Stieve, AIA	ED			
Architecture Planning	Michael Buldo, AIA NJ21Al0137710				
Urban Design 1225 Willow Avenue	NY 035161				
Hoboken, NJ 07030 T 201-795-1505					
MHSArchitects.com					
PROJECT NAM					
101 (AKA 221) JERSEY CITY,					
	DR: DVE PROPERTY				
LLC 525 WASHING JERSEY CITY,	-				
ISSUE # DATE: 10/15/202	FOR: 1 PERMIT SET				
01 11/12/202					
12TH FLC CEILING I	OR REFLECTED				
	PLAN PROJECT NUMBER:	1932 cated			
CEILING	PLAN PROJECT NUMBER: SCALE: As indic DRAWN BY: A				
CEILING	PLAN PROJECT NUMBER: SCALE: As indic DRAWN BY: A CHECKED BY: Che	cated uthor			
	PLAN PROJECT NUMBER: SCALE: As indic DRAWN BY: A	cated uthor ecker			

1 A03.02

REFLECTED CEILING PLAN NOTES

REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR MORE INFORMATION.

2. ALL CEILING HEIGHTS ARE FROM TOP OF FINISH

AMENITY SPACES, ETC. ARE TO RECEIVE KADEX OR COVERCOAT U.O.N.

SHALL RECEIVE CONCRETE FINISH SYSTEM AND

DETECTORS, AND DIFFUSERS IN CORRIDORS SHALL BE CENTERED IN THE SHORT DIMENSION

3. ALL EXPOSED CONCRETE CEILINGS IN OCCUPIED SPACES, IE. DWELLING UNITS,

ALL GYPSUM WALLBOARD CEILINGS AND SOFFITS SHALL BE PAINTED.

5. UNDERSIDE OF ALL STAIRS AND LANDINGS

6. CEILING MOUNTED LIGHT FIXTURES, SMOKE

FLOOR U.O.N.

PAINT.