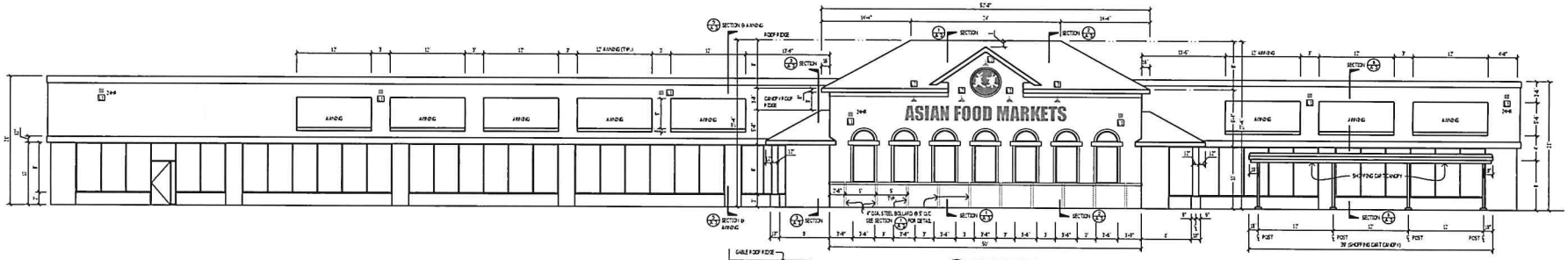
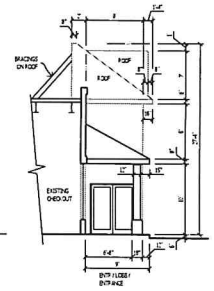
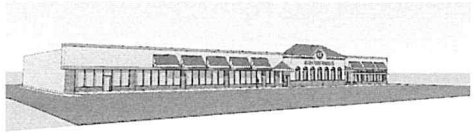
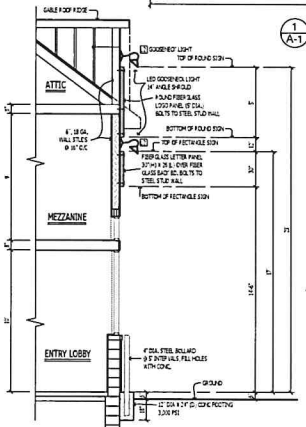


1 A-1 ELEVATION 1/8" = 1'-0"

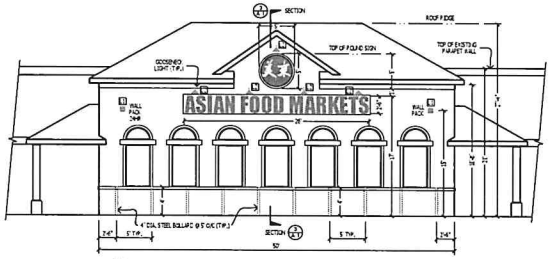


2 A-1 ELEVATION @ LOBBY ENTRANCE 1/8" = 1'-0"





3 A-1 WALL SECTION @ WALL SIGN & BOLLARD 1/4" = 1'-0"



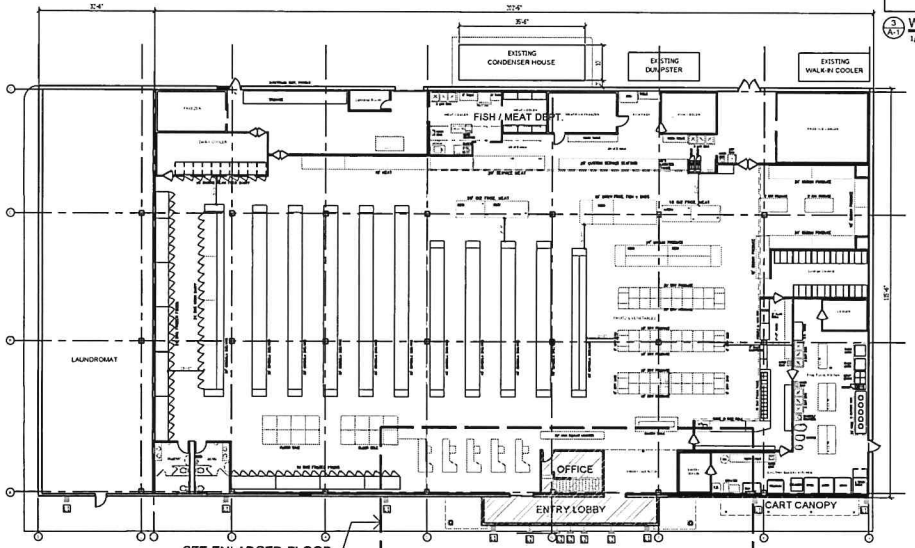
4 A-1 SIGN & BOLLARD ELEVATION 1/8" = 1'-0"

L1 24HR WALL PACK, HOLOPHANE IV LED – WH100HPS 100 W, 1,300 LUMENS

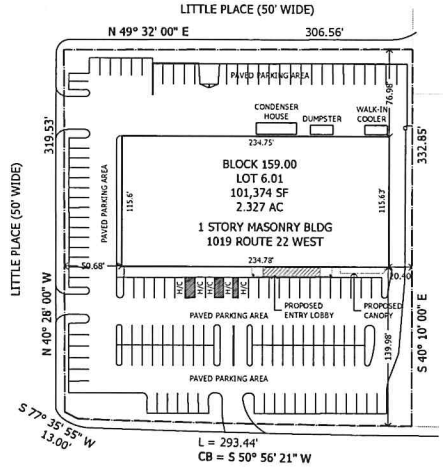
D2 LED GOOSENECK LIGHT, 14" ANGLE SHROUD, 100 W, 1,300 LUMENS

ASIAN FOOD MARKETS 2'-6" (H) X 26' (L) = 65 sf

5' DIAMETER = 20 sf



ASIAN FOOD MARKET FLOOR PLAN 1/16" = 1'-0"



N SITE PLAN 1" = 50'-0"
Luckie II LLC - Asian Food Market

PROJECT DESCRIPTION

OWNER: LUCKIE II LLC - ASIAN FOOD MARKET
LOCATION: 1019 RT. 22 W, NORTH PLAINFIELD, NJ 07060
THIS PROJECT IS TO (1) BUILD AN ENTRY FOYER (8' X 50'), (2) REMODEL EXISTING OFFICE, (3) BUILD MEZZANINE FLOOR ABOVE OFFICE & ENTRY FOYER FOR STORAGE USE.

ZONING ANALYSIS

ZONE: B-3 BUSINESS

	REQUIRED	PROPOSED
LOT WIDTH:	MIN. 150'	306.56'
LOT AREA:	NO MIN.	100,758 SF
HEIGHT:	MAX. 35'	27.5'
FRONT YARD SETBACK:	MIN. 50'	131.21'
SIDE YARD SETBACK:	MIN. 20'	20.4'
REAR YARD SETBACK:	MIN. 50'	76.98'
BUILDING FLOOR AREA:		27,580 SF
BUILDING COVERAGE:	NO MAX.	27.3%

BUILDING CODE INFORMATION

USE GROUP: M
CONSTRUCTION CLASSIFICATION: 2B (EXISTING)
SPRINKLER: EXISTING THROUGHOUT BUILDING
FLOOR AREA: 27,580 SF
NUMBER OF EXIT: 5
EXIT ACCESS TRAVEL DISTANCE: 250' MAXIMUM W/ SPRINKLER

APPLICABLE CODE

INTERNATIONAL BUILDING CODE, NJ EDITION 2015
NJ UNIFORM CONSTRUCTION CODE
NJAC 5:23-7 & ANSI-A117.1 2009
NATIONAL ELECTRIC CODE 2014
NATIONAL STANDARD PLUMBING CODE 2015
INTERNATIONAL MECHANICAL CODE 2015
INTERNATIONAL FUEL CODE 2009

PROPOSED ENTRY FOYER/OFFICE/MEZZANINE
LUCKIE II LLC - ASIAN FOOD MARKET
1019 ROUTE 22 WEST, NORTH PLAINFIELD, NJ 07060
Lot 6.01 Block 159.00

CHRIS HAO, ARCHITECT
9 PARIS AVE. EDISON, NJ 08820
(732) 319-0742 Email: ch.katan@gmail.com

FLOOR/CEILING PLANS
ELEVATIONS
BUILDING SECTIONS

Date: SEPT. 2021

NJ LIC# 11417

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