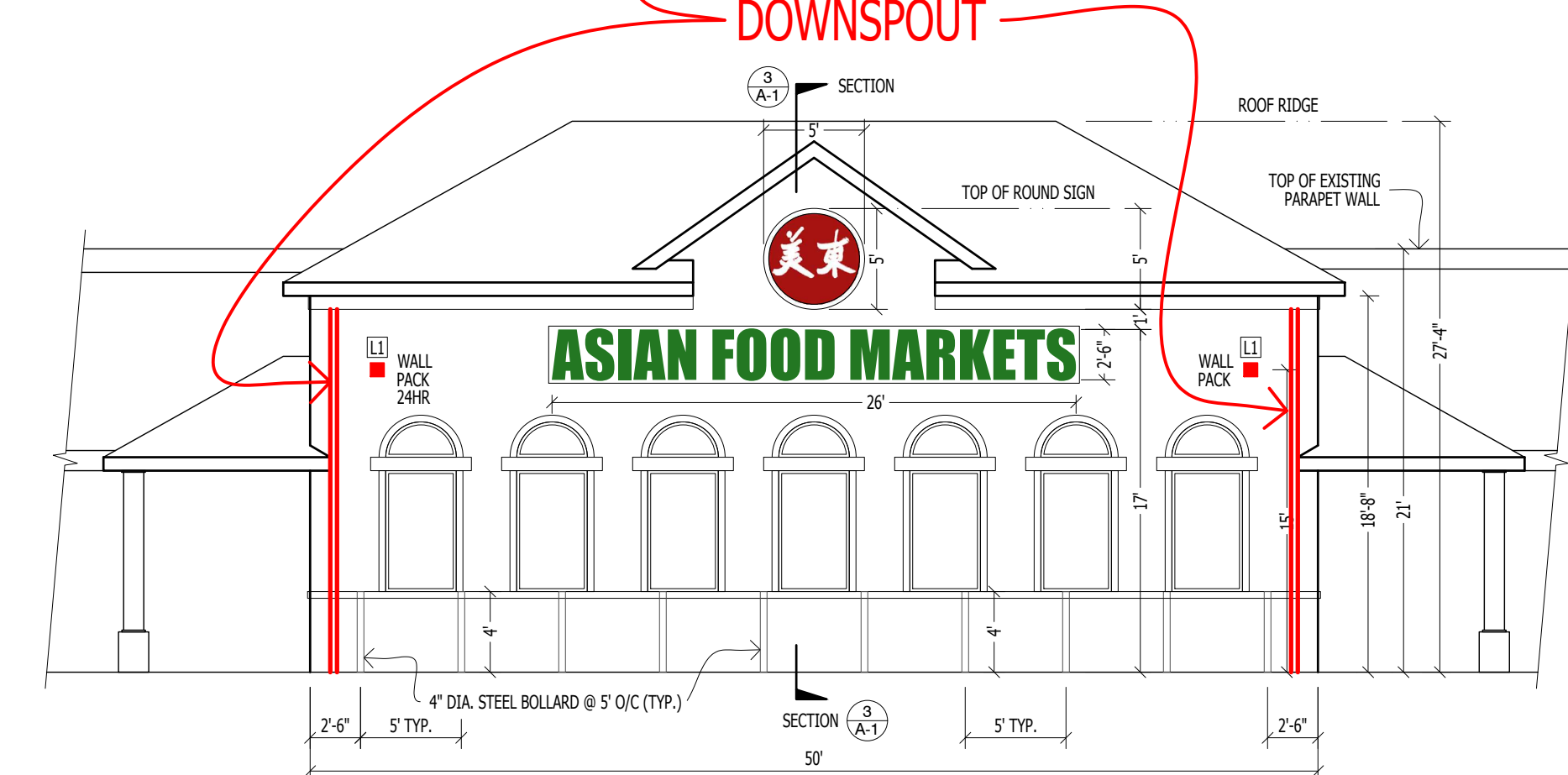


**1 ELEVATION** 1/8" = 1'-0"

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



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

- WALL PACK, HOLOPHANE IV LED - WH100HPS 24HR 100 W, 1,300 LUMENS
- ASIAN FOOD MARKETS 2'-6" (H) X 26" (L) = 65 SF (INNER ILLUMINATED)
- 5' DIAMETER = 20 SF (INNER ILLUMINATED)

**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

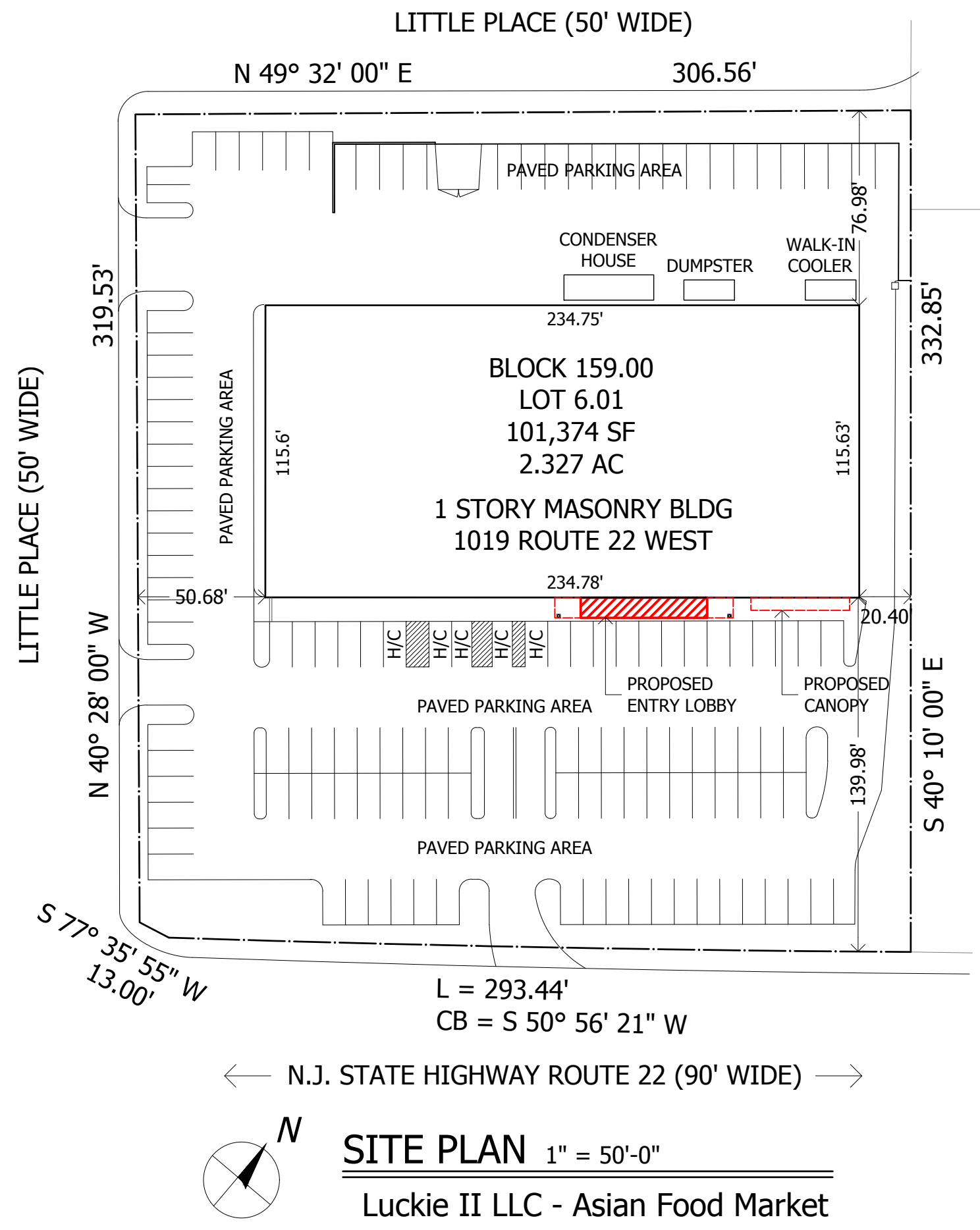
**PROPOSED ENTRY FOYER/OFFICE/MEZZANINE**  
 LUCKIE II LLC - ASIAN FOOD MARKET  
 1019 ROUTE 22 WEST, NORTH PLAINFIELD, NJ 07060  
 Lot 6.01 Block 159.00

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

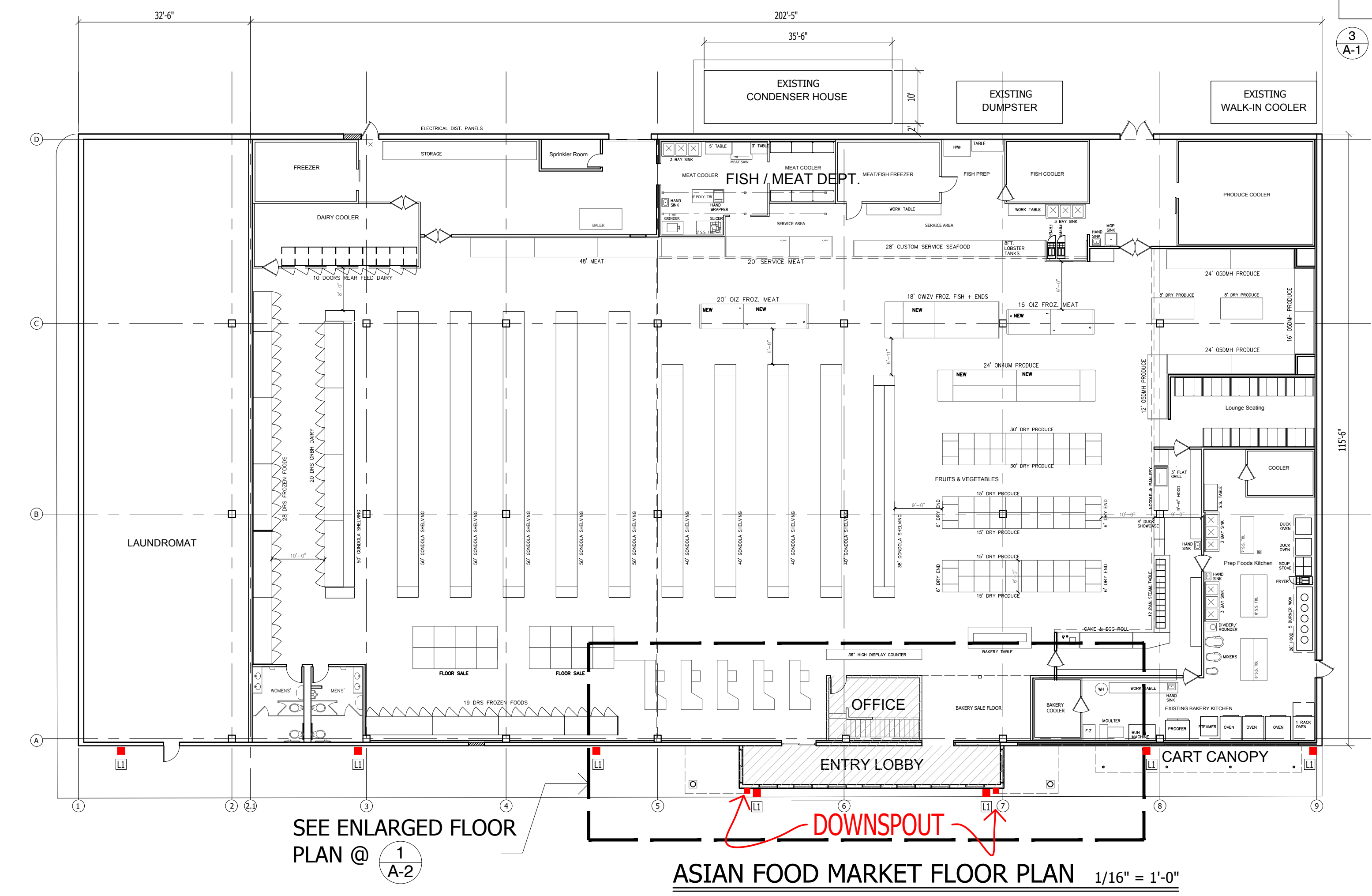
FLOOR/CEILING PLANS  
 ELEVATIONS  
 BUILDING SECTIONS

Date: OCT. 2021  
 NOV. 2021 (REVISED)

NJ LIC# 11417  
**A-1**



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



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

SEE ENLARGED FLOOR PLAN @ 1 A-2