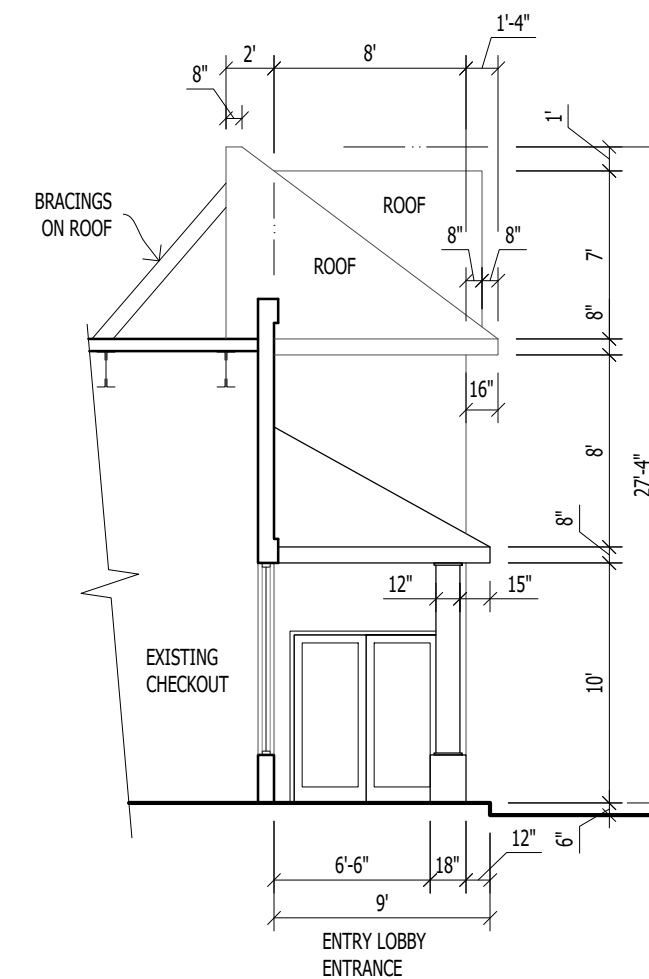


1 ELEVATION 1/8" = 1'-0"



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

**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

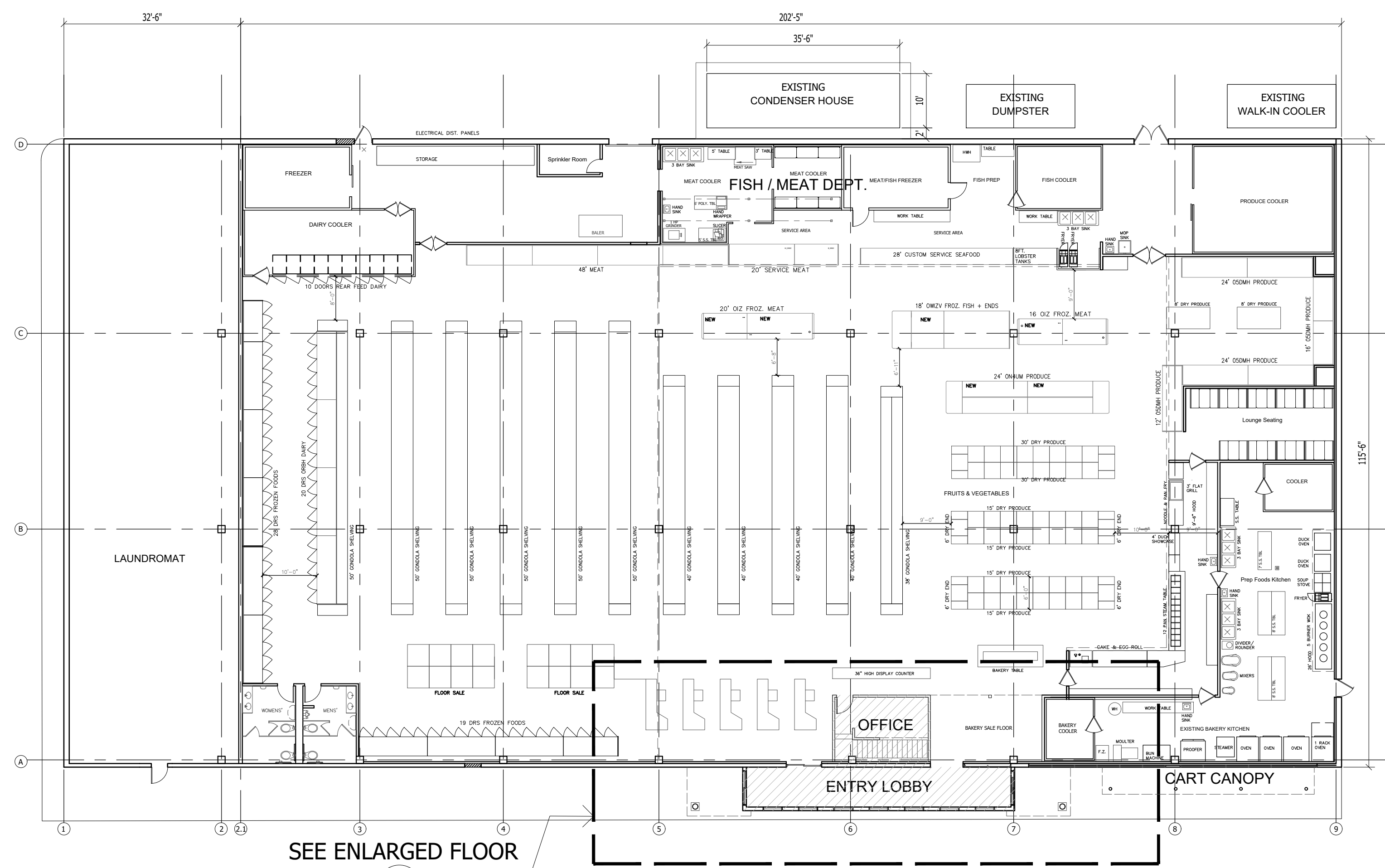
	REQUIRED	PROPOSED
LOT WIDTH:	MIN. 150'	306.56'
LOT AREA:	NO MIN.	100,758 SF
HEIGHT:	MAX. 35'	27.5'
FRONT YARD SETBACK:	MIN. 50'	131.21'
SIDE YARD SETBACK:	MIN. 20'	20.4'
REAR YARD SETBACK:	MIN. 50'	76.98'
BUILDING FLOOR AREA:		27,580 SF
BUILDING COVERAGE:	NO MAX.	27.3%

**BUILDING CODE INFORMATION**

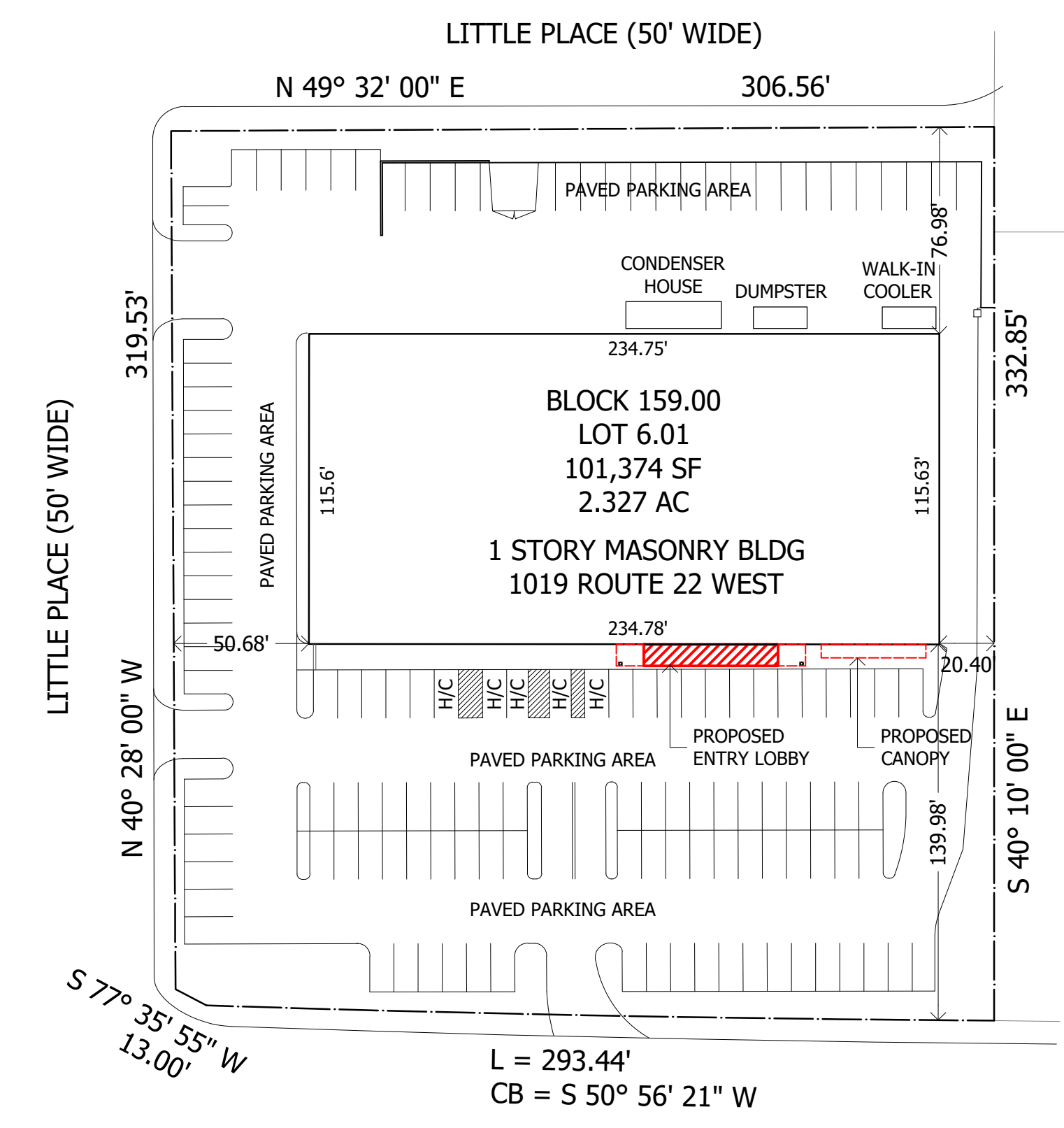
USE GROUP: M  
 CONSTRUCTION CLASSIFICATION: 2B (EXISTING)  
 SPRINKLER: EXISTING THROUGHOUT BUILDING  
 FLOOR AREA: 27,580 SF  
 NUMBER OF EXITS: 5  
 EXIT ACCESS TRAVEL DISTANCE: 250' MAXIMUM W/ SPRINKLER

**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



SEE ENLARGED FLOOR PLAN @ 1 A-2  
 ASIAN FOOD MARKET FLOOR PLAN 1/16" = 1'-0"



N.J. STATE HIGHWAY ROUTE 22 (90' WIDE)  
 SITE PLAN 1" = 50'-0"  
 Luckie II LLC - Asian Food Market

<b>PROPOSED ENTRY FOYER/OFFICE/MEZZANINE</b> 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	NJ LIC# 11417 <b>A-1</b>
FLOOR/CEILING PLANS ELEVATIONS BUILDING SECTIONS Date: 05/05/2021	