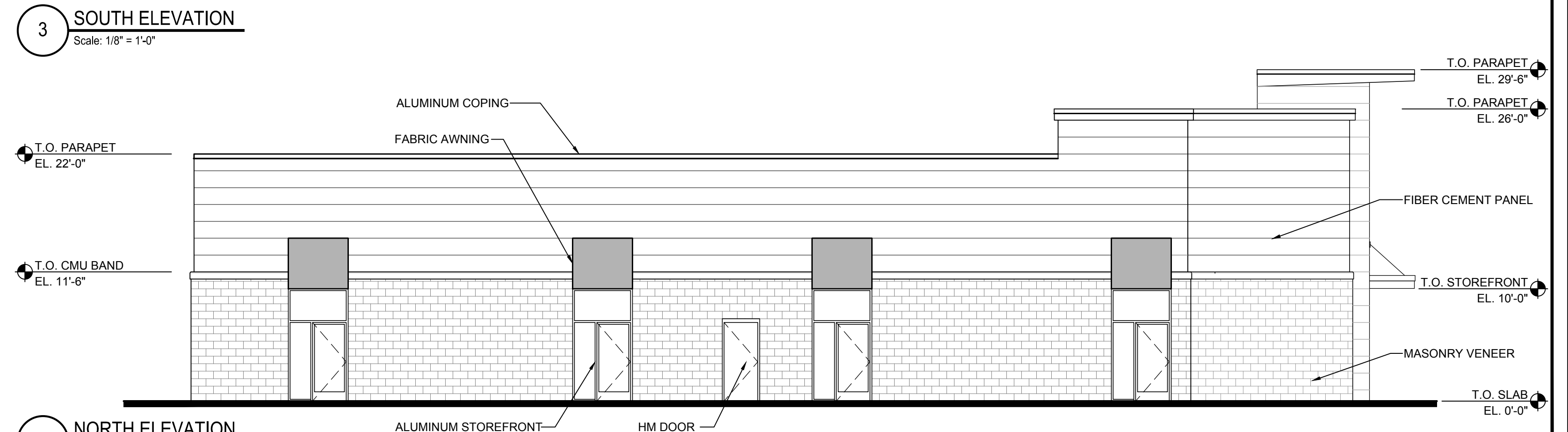
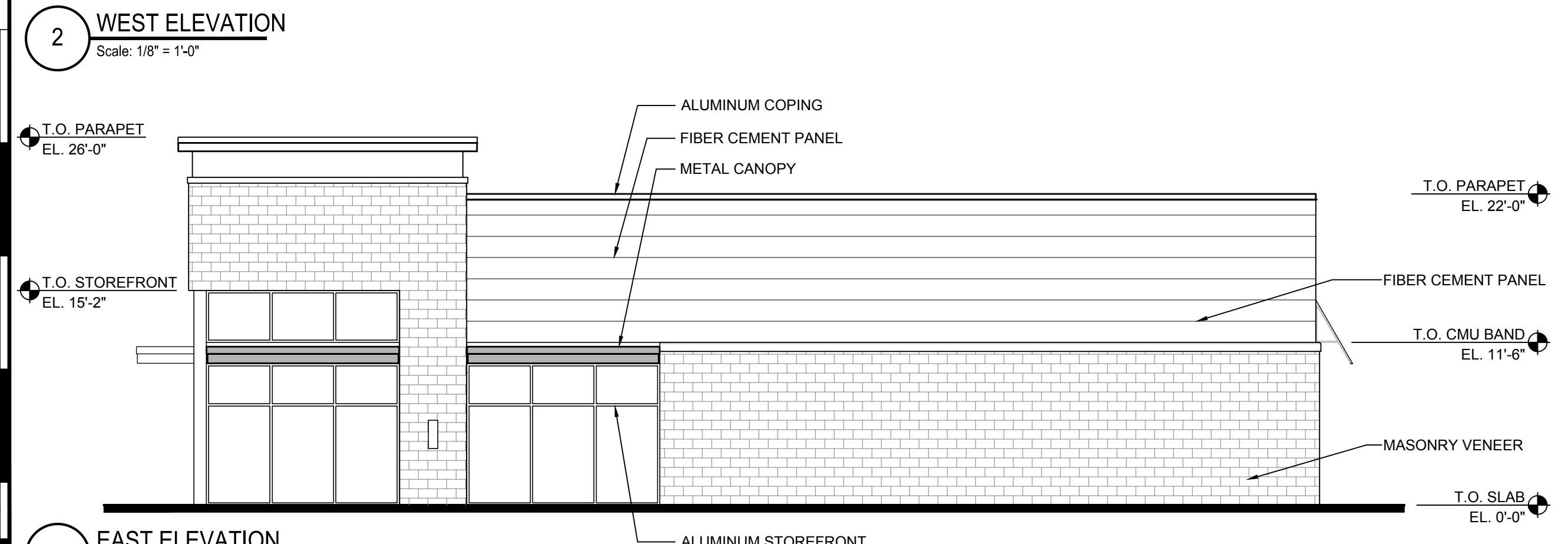
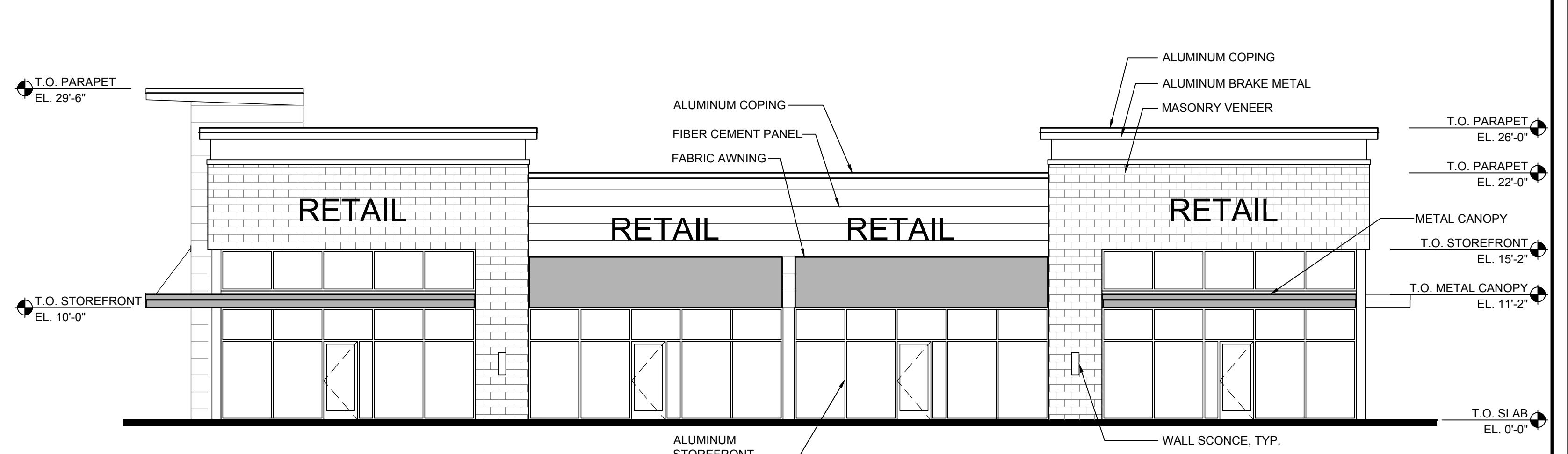
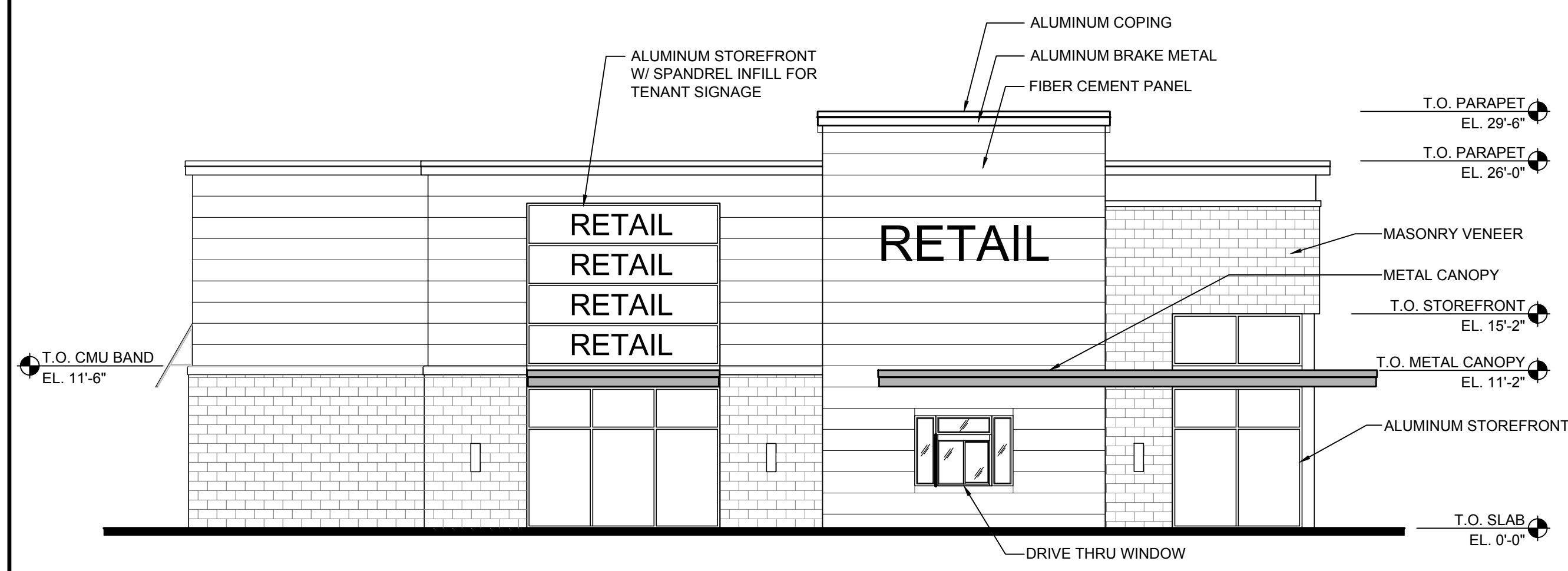
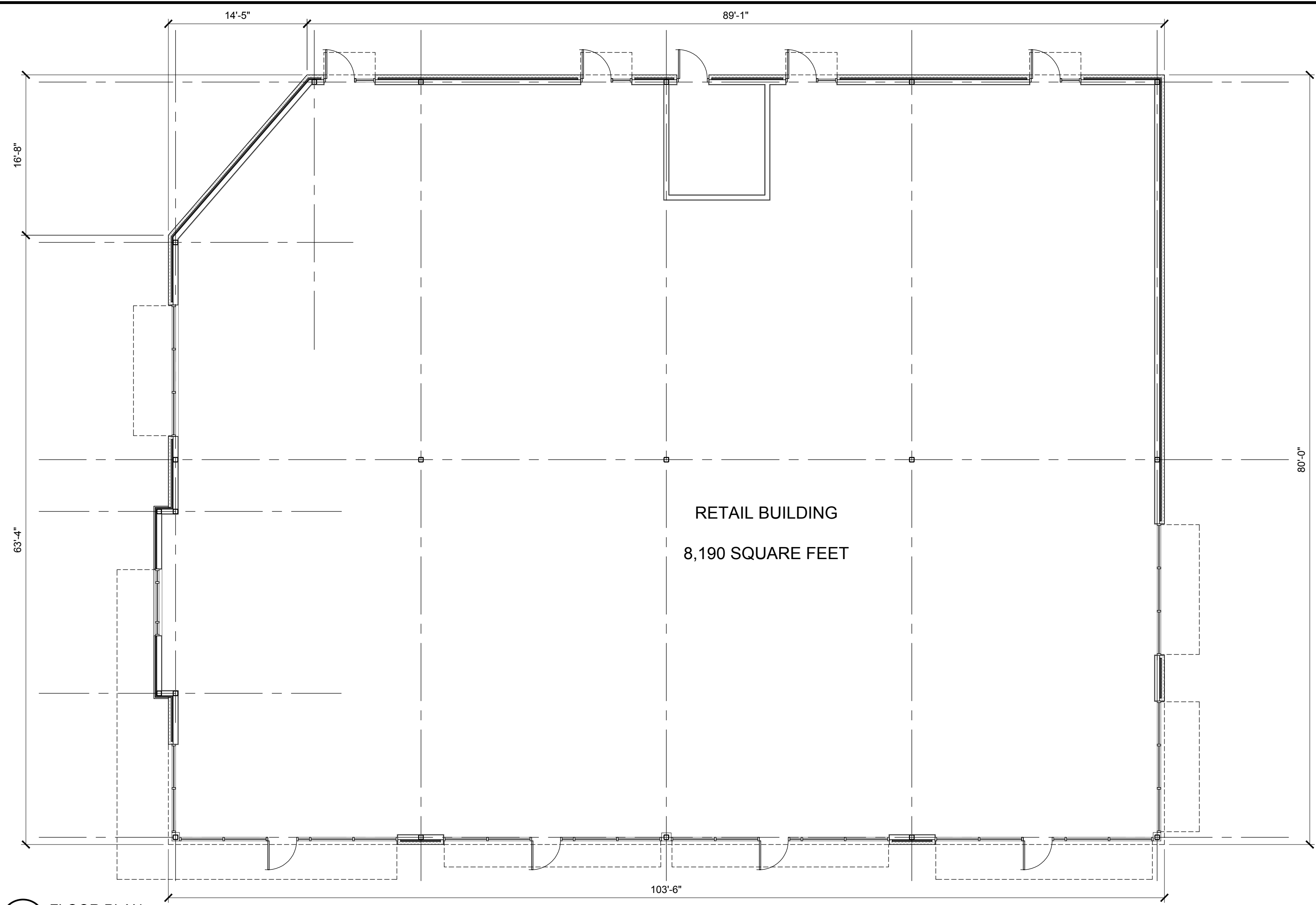


CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. COPYRIGHT EDGEWOOD PROPERTIES. UNAUTHORIZED REPRODUCTION OR OTHER USE OF THIS DRAWING IS PROHIBITED. THIS DRAWING AND THE INFORMATION ON IT ARE CONFIDENTIAL AND ARE THE PROPERTY OF EP DESIGN SERVICES LLC AND EDGEWOOD PROPERTIES, INC. AND MAY NOT BE USED FOR ANY PURPOSE OR PROJECT OTHER THAN THE ONE IDENTIFIED HERE ON WITHOUT WRITTEN CONSENT FROM EP DESIGN SERVICES LLC.



RAFAEL R. DA SILVA AIA  
NJ-21A01637200  
GIL RAMPY RA  
NJ-21A01689100

**EP DESIGN SERVICES**  
2901 HAMILTON BLVD. SOUTH PLAINFIELD, NJ 07080  
T: 9082050443 F: 9082058371  
CERT. OF AUTHORIZATION # 21AC00075900

PROPOSED RETAIL BUILDING:  
**MARKET PLACE AT NEPTUNE**  
704 STATE ROUTE 38N  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY 07753

PROPERTY OWNER:  
M&M AT NEPTUNE, LLC  
1260 STELTON ROAD  
PISCATAWAY, NJ 08854

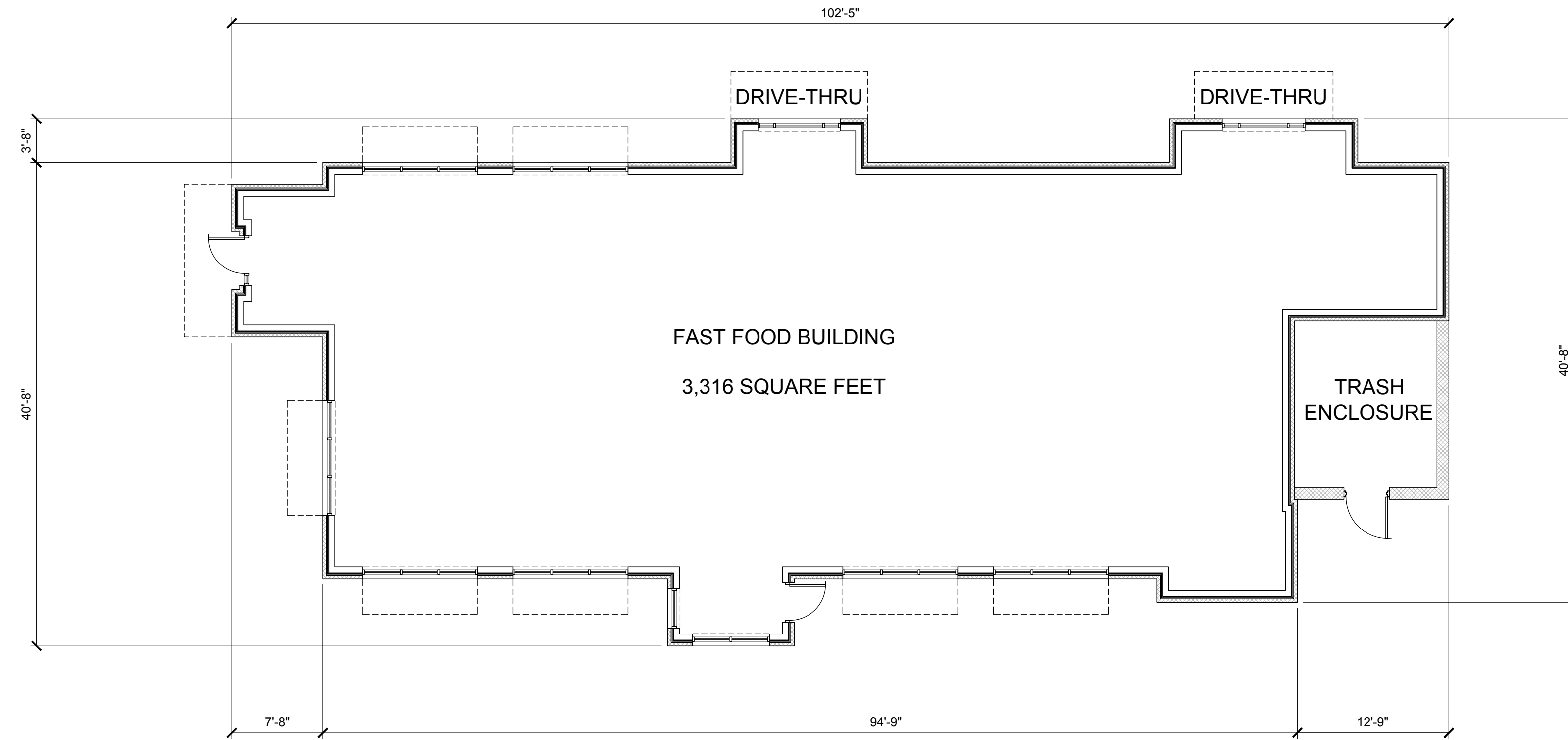
DISTRIBUTION	DATE
PLANNING BOARD	2/25/2021

DRAWING TITLE:  
PROPOSED ELEVATIONS  
PROPOSED FLOOR PLAN

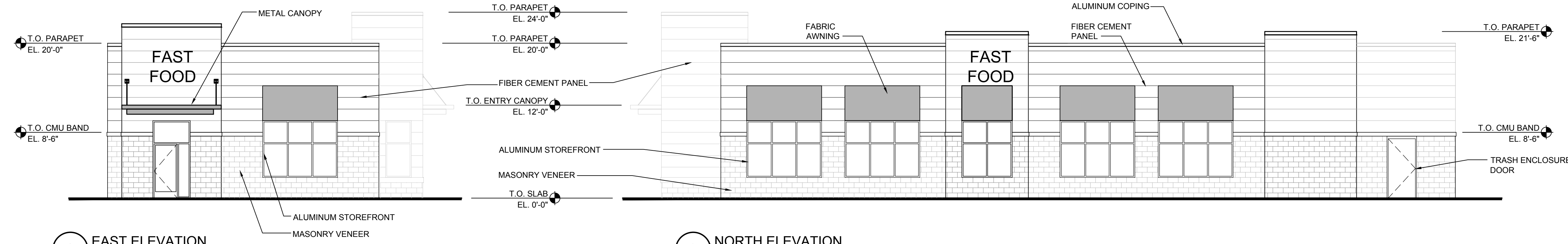
PROJECT #:  
DRAWN BY: JDA  
CHECKED BY: RD

**A-001**

CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. COPYRIGHT EDGEWOOD PROPERTIES. UNAUTHORIZED REPRODUCTION OR OTHER USE OF THIS DRAWING IS PROHIBITED. THIS DRAWING AND THE INFORMATION ON IT ARE CONFIDENTIAL AND ARE THE PROPERTY OF EP DESIGN SERVICES, LLC AND EDGEWOOD PROPERTIES, INC. AND MAY NOT BE USED FOR ANY PURPOSE OR PROJECT OTHER THAN THE ONE IDENTIFIED HEREON WITHOUT WRITTEN CONSENT FROM EP DESIGN SERVICES, LLC.

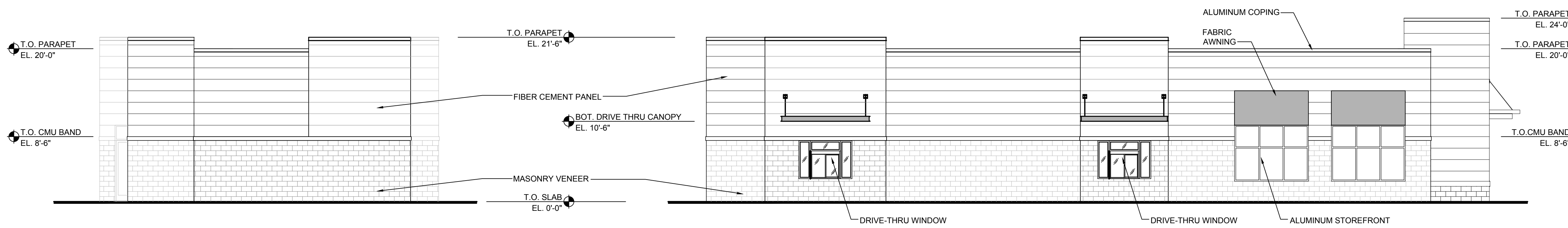


**1 FLOOR PLAN**  
Scale: 1/8" = 1'-0"



**2 EAST ELEVATION**  
Scale: 1/8" = 1'-0"

**3 NORTH ELEVATION**  
Scale: 1/8" = 1'-0"



**4 WEST ELEVATION**  
Scale: 1/8" = 1'-0"

**5 SOUTH ELEVATION**  
Scale: 1/8" = 1'-0"



RAFAEL R. DA SILVA AIA  
NJ - 21 AIO 1637200  
GIL RAMPY RA  
NJ - 21 AIO 1689100

**EP DESIGN SERVICES**  
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T: 908.205.0443 F: 908.205.8371  
CERT. OF AUTHORIZATION # 21 AC00075900

PROPOSED FAST FOOD STORE:  
**MARKET PLACE AT NEPTUNE**  
704 STATE ROUTE 35N  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY 07753

PROPERTY OWNER:  
M&M AT NEPTUNE, LLC  
1260 STELTON ROAD  
PISCATAWAY, NJ 08854

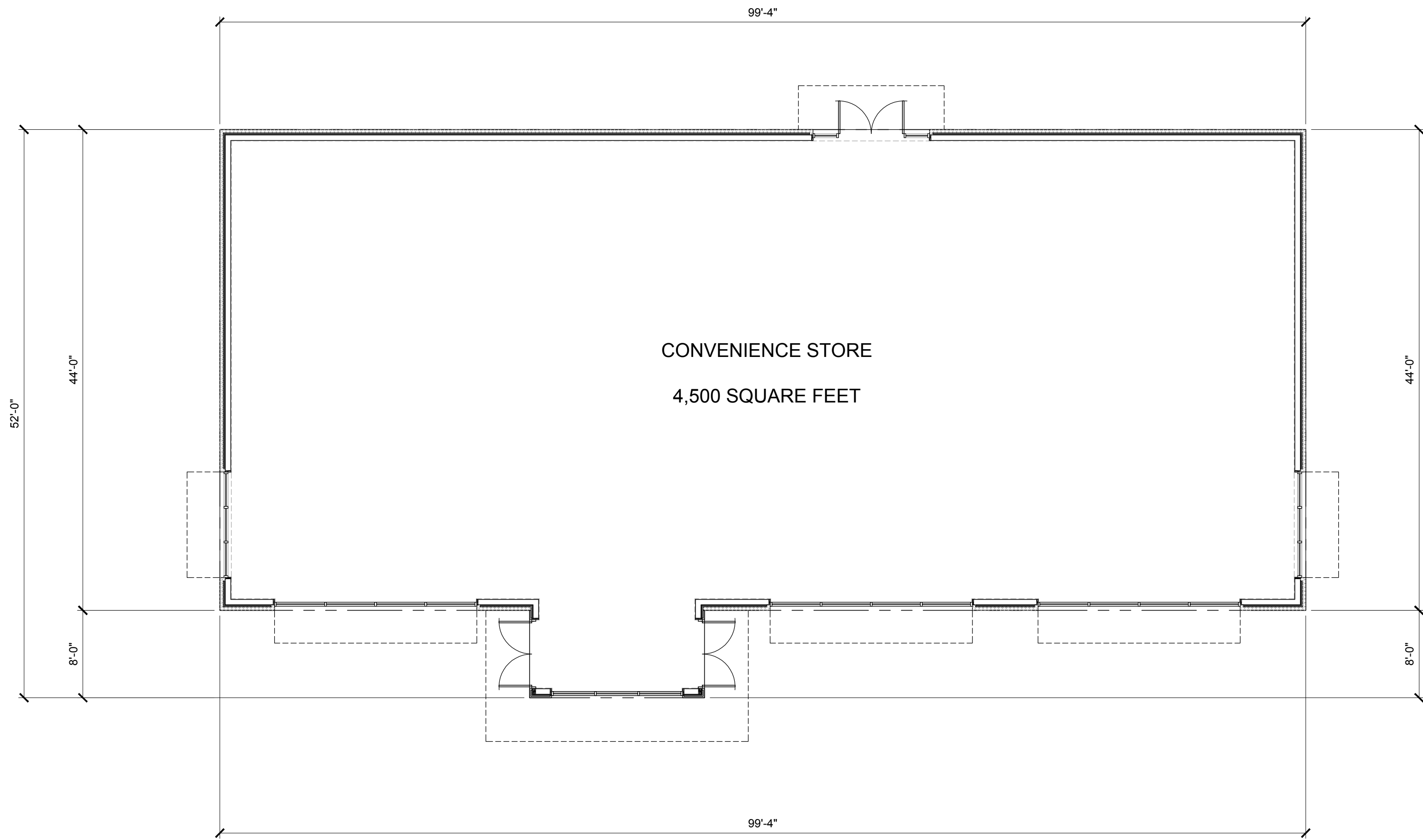
DISTRIBUTION	DATE
PLANNING BOARD	2/25/2021

DRAWING TITLE:  
PROPOSED ELEVATIONS  
PROPOSED FLOOR PLAN

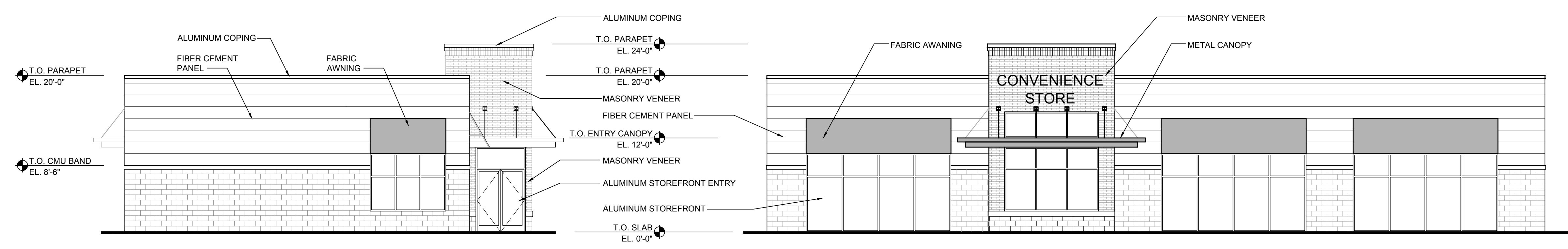
PROJECT #:  
DRAWN BY: JDA  
CHECKED BY: RD

**A-002**

CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. COPYRIGHT EDGEWOOD PROPERTIES. UNAUTHORIZED REPRODUCTION OR OTHER USE OF THIS DRAWING IS PROHIBITED. THIS DRAWING AND THE INFORMATION ON IT ARE CONFIDENTIAL AND ARE THE PROPERTY OF EP DESIGN SERVICES LLC AND EDGEWOOD PROPERTIES, INC. AND MAY NOT BE USED FOR ANY PURPOSE OR PROJECT OTHER THAN THE ONE IDENTIFIED HERE ON WITHOUT WRITTEN CONSENT FROM EP DESIGN SERVICES LLC.

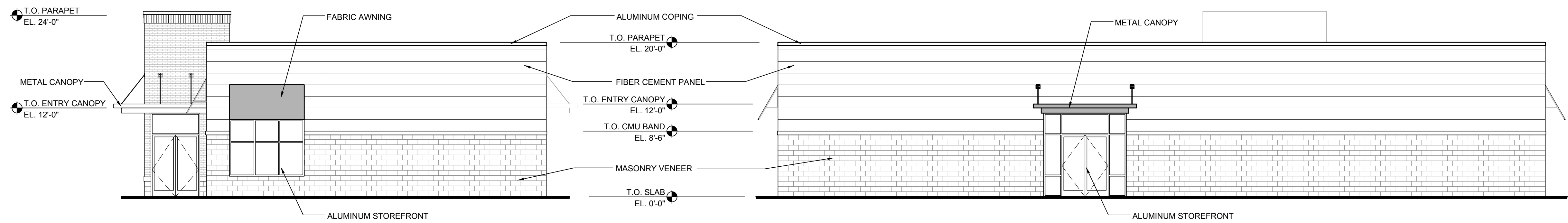


**1 FLOOR PLAN**  
Scale: 1/8" = 1'-0"



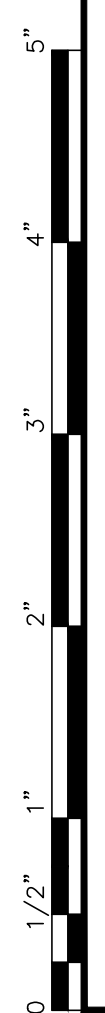
**2 WEST ELEVATION**  
Scale: 1/8" = 1'-0"

**3 SOUTH ELEVATION**  
Scale: 1/8" = 1'-0"



**4 EAST ELEVATION**  
Scale: 1/8" = 1'-0"

**5 NORTH ELEVATION**  
Scale: 1/8" = 1'-0"



RAFAEL R. DA SILVA AIA  
NJ - 21 A01637200  
GIL RAMPY RA  
NJ - 21 A01689100

**EP DESIGN SERVICES**  
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T: 908.205.0443 F: 908.205.8371  
CERT. OF AUTHORIZATION # 21 AC00075900

PROPOSED CONVENIENCE STORE:  
**MARKET PLACE AT NEPTUNE**  
704 STATE ROUTE 38N  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY 07753

PROPERTY OWNER:  
M&M AT NEPTUNE, LLC  
1260 STELTON ROAD  
PISCATAWAY, NJ 08854

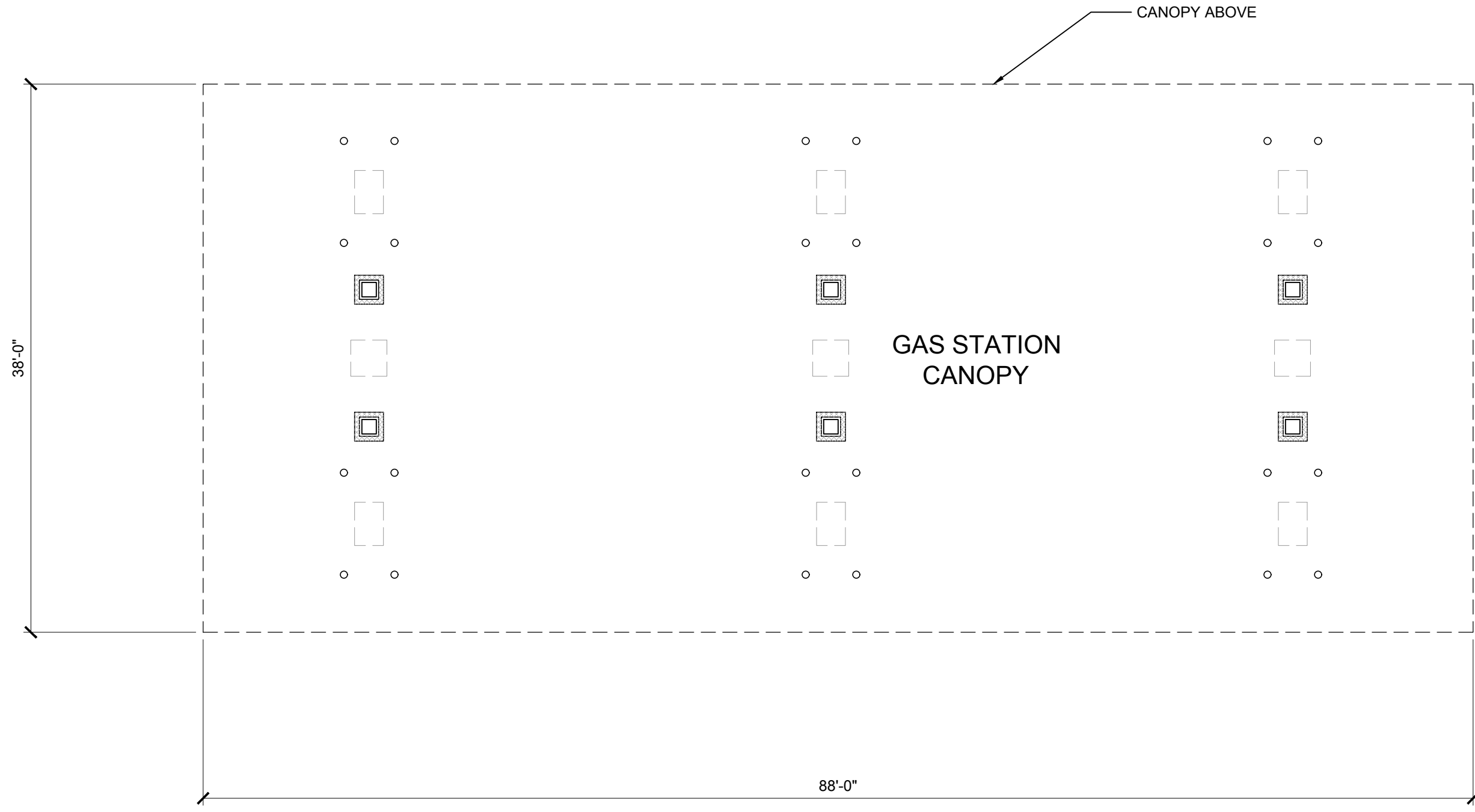
DISTRIBUTION	DATE
PLANNING BOARD	2/25/2021

DRAWING TITLE:  
PROPOSED ELEVATIONS  
PROPOSED FLOOR PLAN

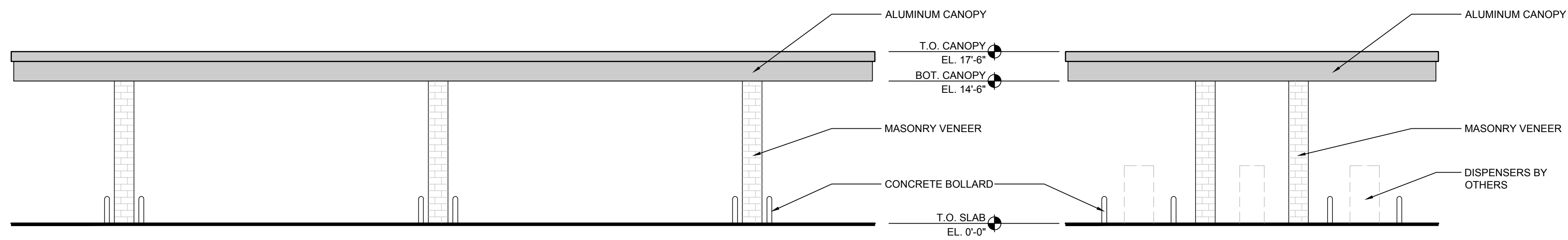
PROJECT #:  
DRAWN BY: JDA  
CHECKED BY: RD

**A-003**

CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. COPYRIGHT EDGEWOOD PROPERTIES. UNAUTHORIZED REPRODUCTION OR OTHER USE OF THIS DRAWING IS PROHIBITED. THIS DRAWING AND THE INFORMATION ON IT ARE CONFIDENTIAL AND ARE THE PROPERTY OF EP DESIGN SERVICES, LLC AND EDGEWOOD PROPERTIES, INC. AND MAY NOT BE USED FOR ANY PURPOSE OR PROJECT OTHER THAN THE ONE IDENTIFIED HERE ON WITHOUT WRITTEN CONSENT FROM EP DESIGN SERVICES, LLC.



**1 FLOOR PLAN**  
Scale: 1/8" = 1'-0"



**2 NORTH / SOUTH ELEVATION**  
Scale: 1/8" = 1'-0"

**3 EAST / WEST ELEVATION**  
Scale: 1/8" = 1'-0"

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NJ - 21A01637200  
GIL RAMPY RA  
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CERT. OF AUTHORIZATION # 21AC00075900

PROPOSED CONVENIENCE STORE:  
**MARKET PLACE AT NEPTUNE**  
704 STATE ROUTE 38N  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY 07753

PROPERTY OWNER:  
M&M AT NEPTUNE, LLC  
1260 STELTON ROAD  
PISCATAWAY, NJ 08854

DISTRIBUTION	DATE
PLANNING BOARD	2/25/2021

DRAWING TITLE:  
CANOPY ELEVATIONS  
CANOPY FLOOR PLAN

PROJECT #:  
DRAWN BY: JDA  
CHECKED BY: RD

**A-004**