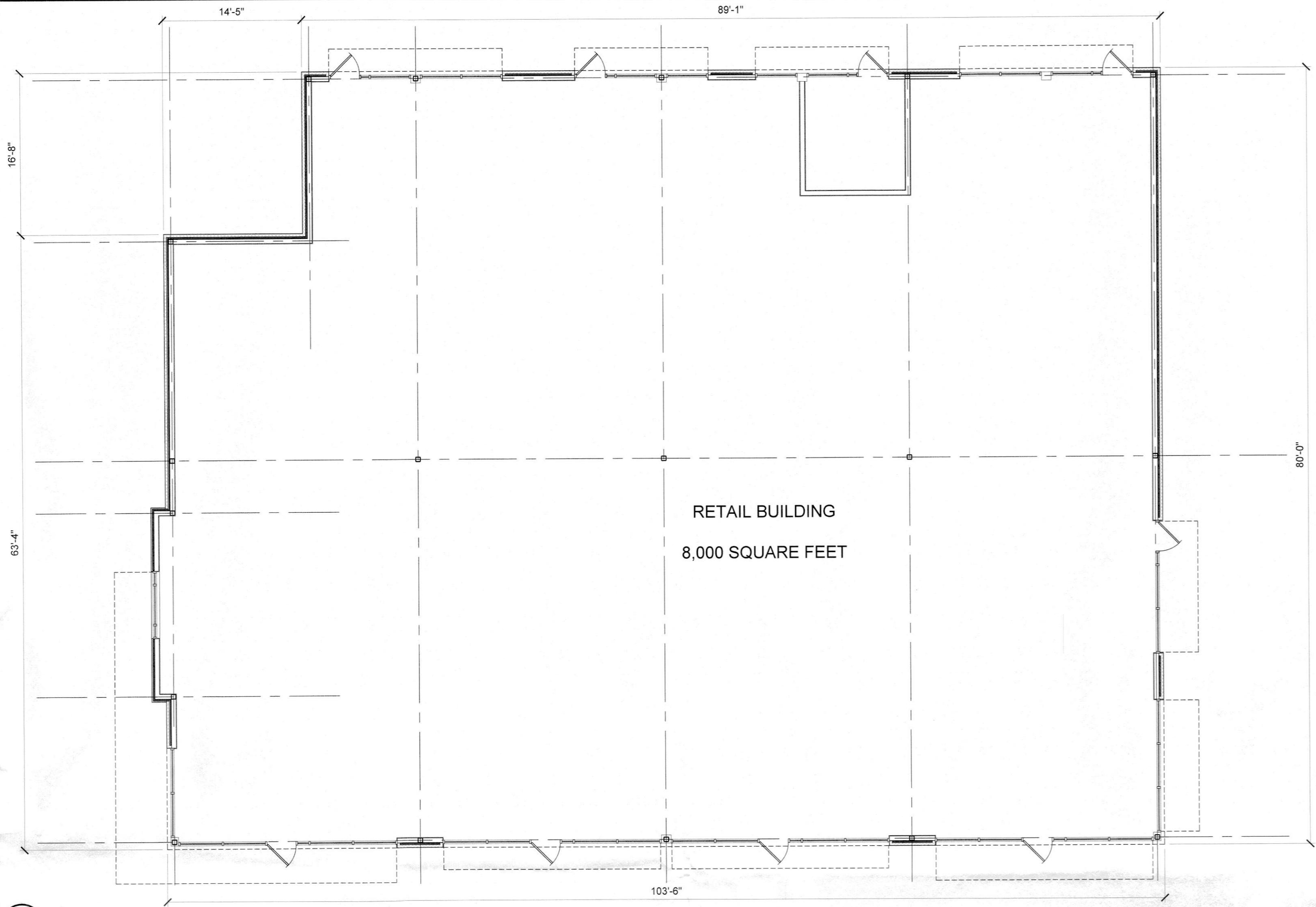
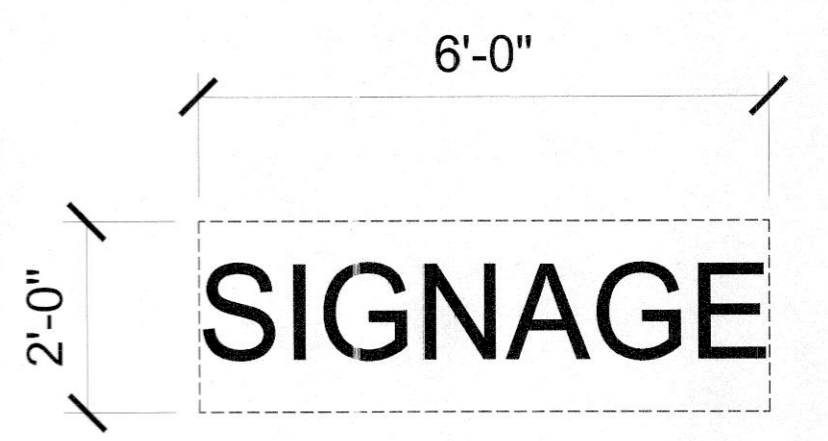


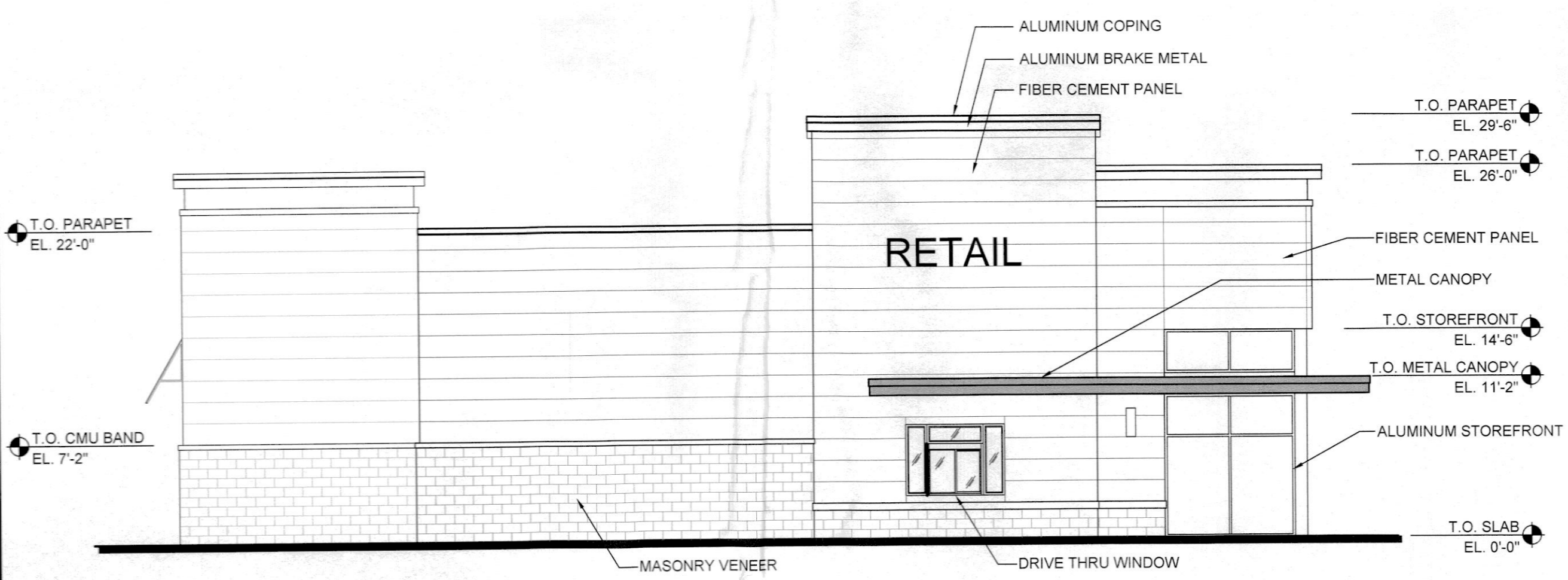
CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. COPYRIGHT EDGEWOOD PROPERTIES. UNAUTHORIZED REPRODUCTION OR OTHER USE OF THIS DRAWING IS PROHIBITED. THIS DRAWING 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.



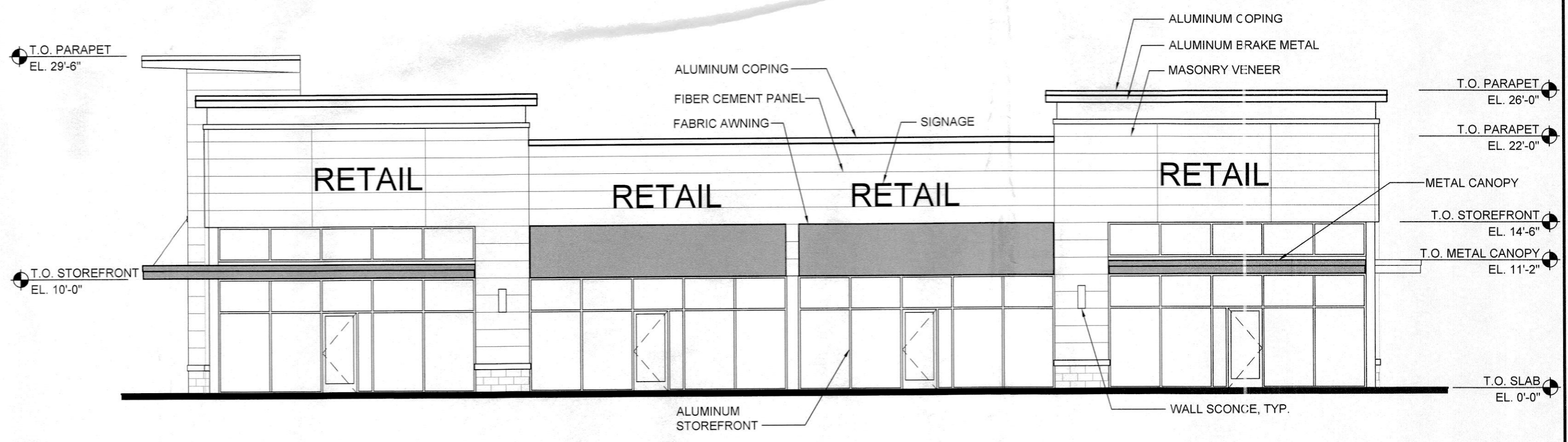
1 FLOOR PLAN  
Scale: 1/8" = 1'-0"



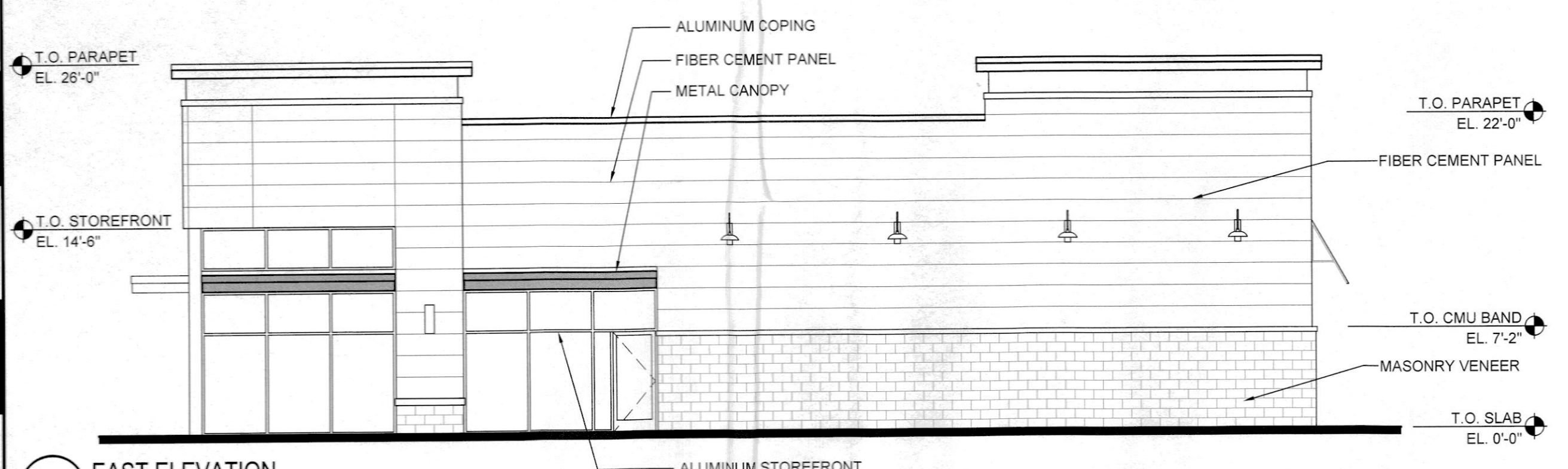
6 TYPICAL SIGNAGE  
Scale: 1/2" = 1'-0"



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 - 21A101637200  
GIL RAMPY RA  
NJ - 21A101689100

**EP DESIGN SERVICES**

2901 HAMILTON BLVD. SOUTH PLAINFIELD, NJ 07980  
T: 908-205-0443 F: 908-205-8371  
CERT. OF AUTHORIZATION # 21ACC0075900

PROPOSED RETAIL BUILDING:  
**MARKET PLACE AT NEPTUNE**  
704 STATE ROUTE 55N  
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
PLANNING BOARD	5/13/2021

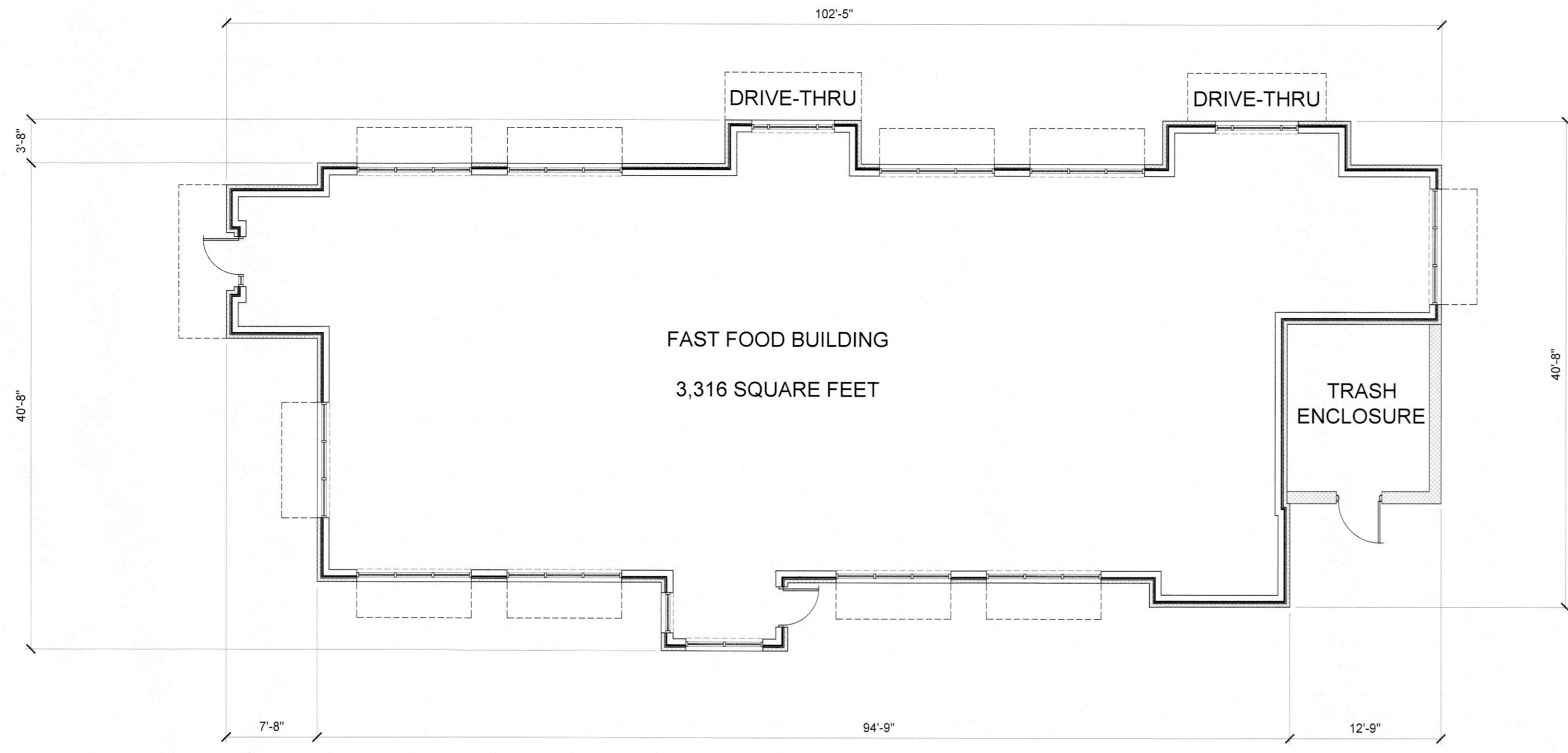
DRAWING TITLE:  
PROPOSED ELEVATIONS  
PROPOSED FLOOR PLAN

PROJECT #:  
DRAWN BY: JDA  
CHECKED BY: RD

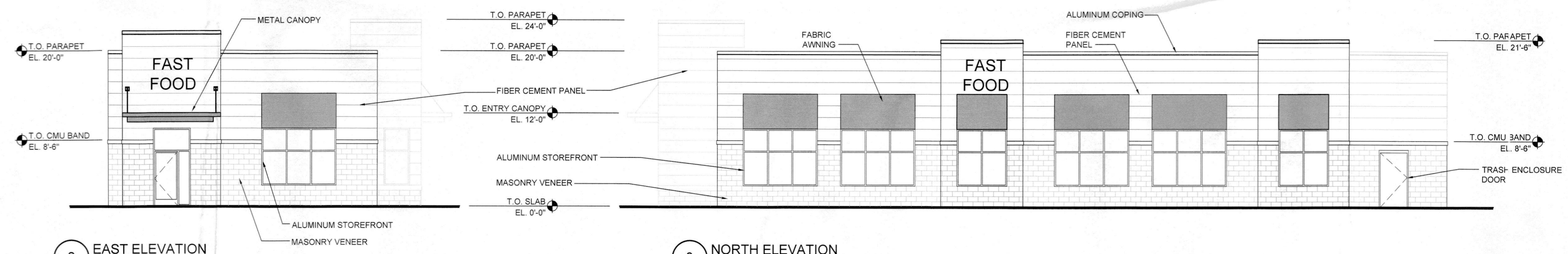
**A-001**



CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND CORRECT ANY ERRORS PRIOR TO BEGINNING THE WORK SET FORTH IN THESE DRAWINGS. AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF ANY DIMENSIONS, COORDINATES, ELEVATIONS, OR OTHER INFORMATION ON THESE DRAWINGS. ANY INFORMATION ON THESE DRAWINGS IS FOR INFORMATION ONLY AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE ONE IDENTIFIED HEREON WITHOUT WRITTEN CONSENT FROM EP DESIGN SERVICES, LLC.

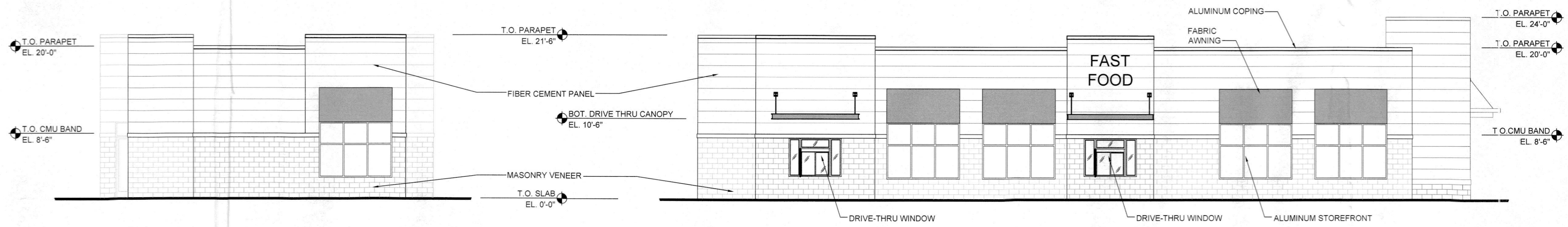


**1 FLOOR PLAN**  
Scale: 1/8" = 1'-0"



**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-21A101637200  
GIL RAMPY, RA  
NJ-21A101689100

**EP DESIGN SERVICES**

2901 HAMILTON BLVD., SOUTH PLAINFIELD, NJ 07080  
T: 9082050445 F: 9082050571  
CERT. OF AUTHORIZATION # 21AC00075900

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
PLANNING BOARD	5/13/2021

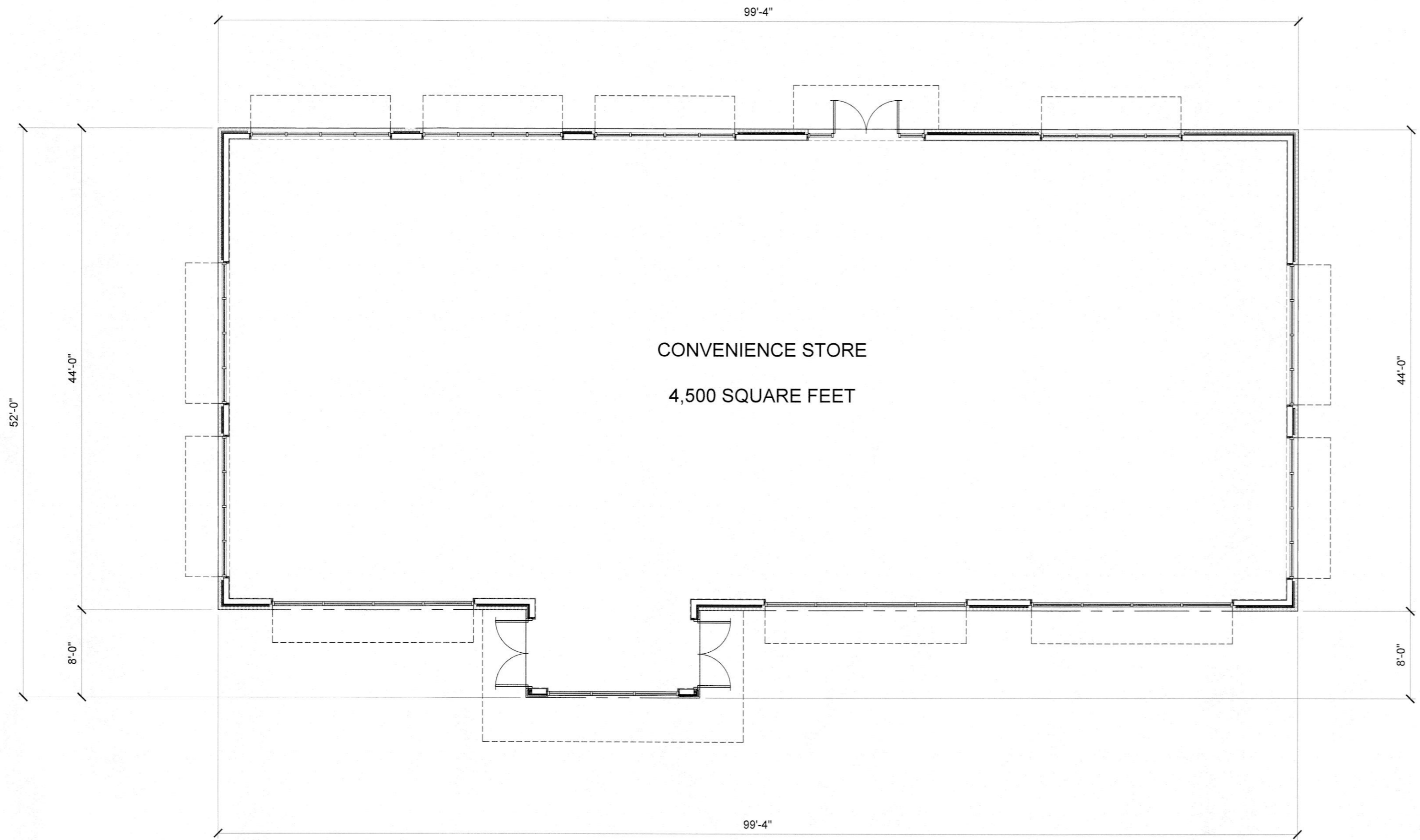
DRAWING TITLE:  
PROPOSED ELEVATIONS  
PROPOSED FLOOR PLAN

PROJECT #:  
DRAWN BY: JDA  
CHECKED BY: RD

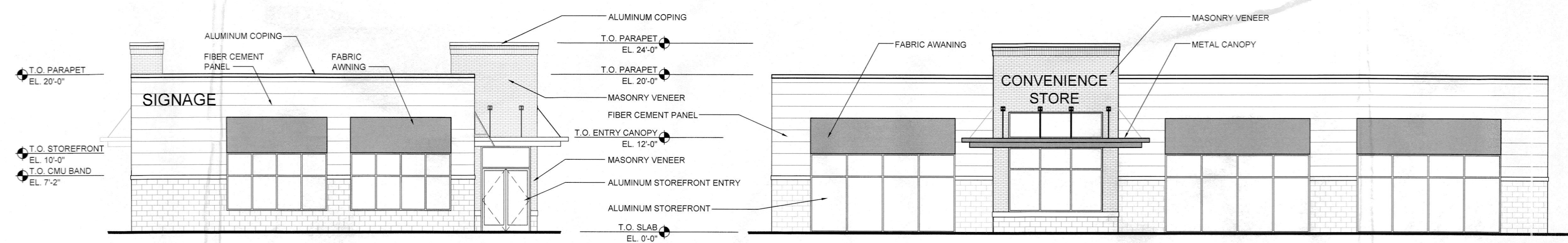
**A-002**



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 IS THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED REPRODUCTION OR OTHER USE OF THIS DRAWING IS PROHIBITED. THIS DRAWING AND THE INFORMATION ON IT ARE CONFIDENTIAL AND ARE THE PROPERTY OF DESIGN SERVICES LLC AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE IDENTIFIED HEREIN. DESIGN SERVICES LLC AND ITS DESIGNERS, ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS SHALL NOT BE USED FOR ANY OTHER PURPOSE OR PROJECT OTHER THAN THE ONE IDENTIFIED HEREIN WITHOUT WRITTEN CONSENT FROM DESIGN SERVICES LLC.

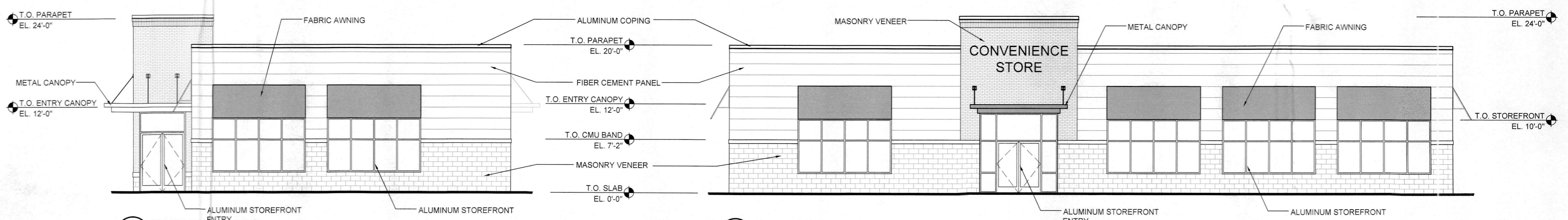


**1 FLOOR PLAN**  
Scale: 1/8" = 1'-0"



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

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

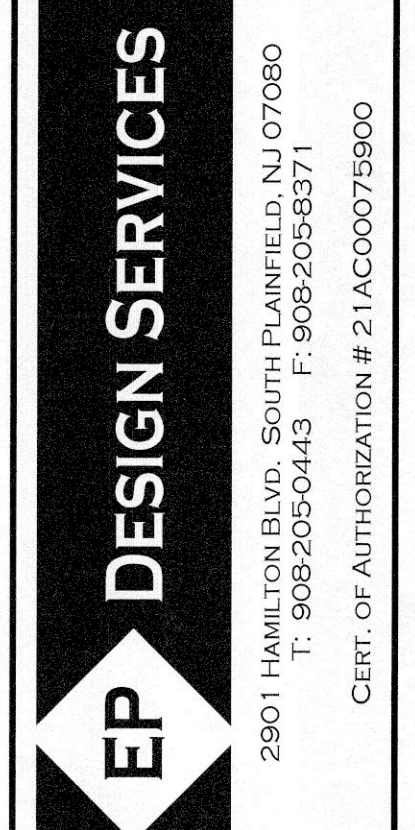


**4 EAST ELEVATION**  
Scale: 1/8" = 1'-0"

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



RAFAEL R. DA SILVA AIA  
NJ - 21A101637200  
GIL RAMPY RA  
NJ - 21A101689100



2901 HAMILTON BLVD. SOUTH PLAINFIELD, NJ 07080  
T: 908.205.0443 F: 908.205.8571  
CERT. OF AUTHORIZATION # 21A000075900

PROPOSED CONVENIENCE 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
PLANNING BOARD	5/13/2021

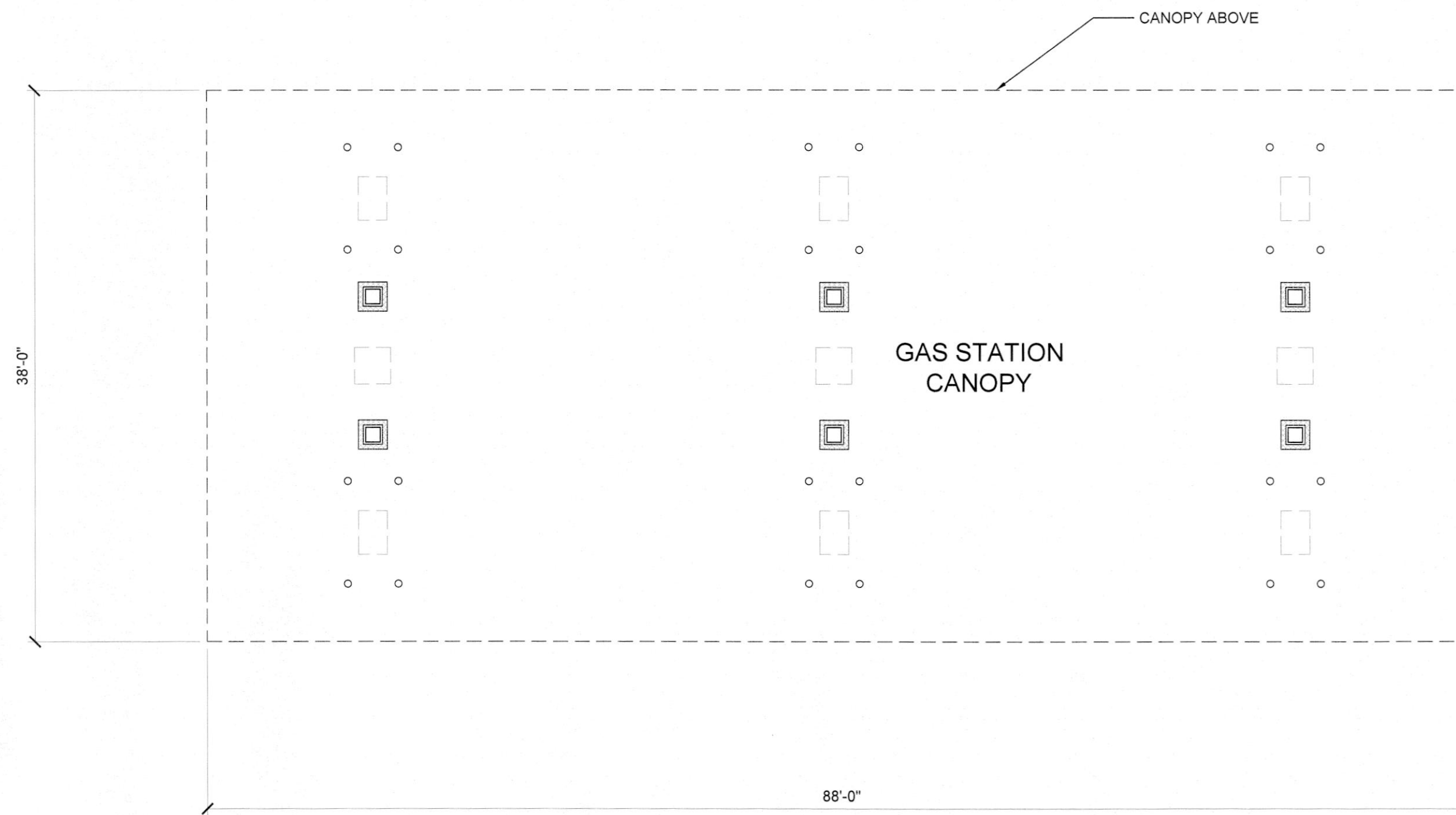
DRAWING TITLE:  
PROPOSED ELEVATIONS  
PROPOSED FLOOR PLAN

PROJECT #:  
DRAWN BY: JDA  
CHECKED BY: RD

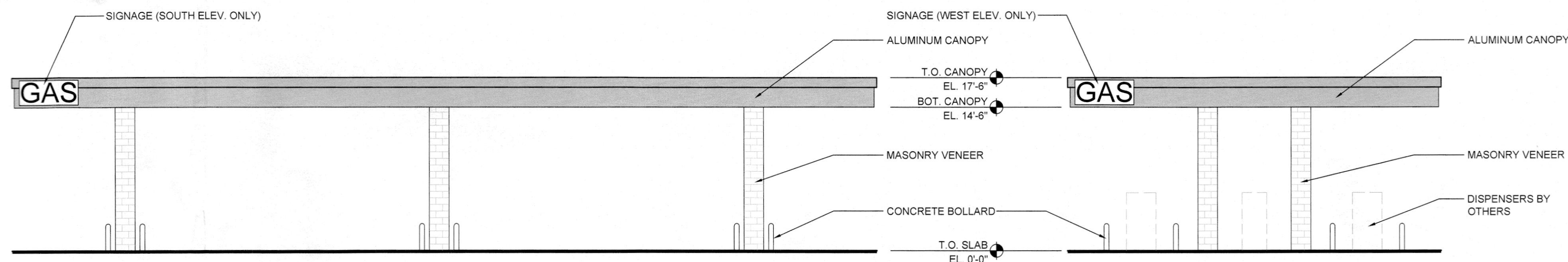
**A-003**



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.

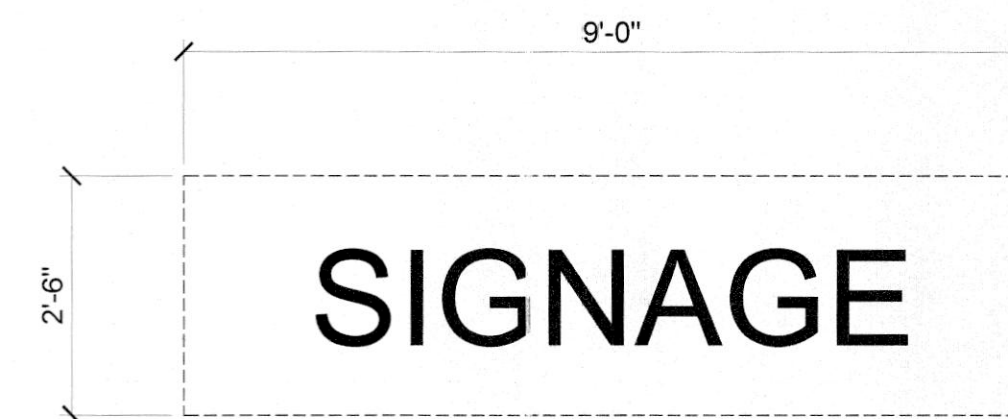


1 FLOOR PLAN  
Scale: 1/8" = 1'-0"



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

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



4 TYPICAL SIGNAGE  
Scale: 1/2" = 1'-0"



RAFAEL R. DA SILVA AIA  
NJ - 21A101637200  
GIL RAMPEY EA  
NJ - 21A101659100

**EP DESIGN SERVICES**  
2901 HAMILTON BLVD. SOUTH PLAINFIELD, NJ 07080  
T: 908-205-0443 F: 908-205-8371  
CERT. OF AUTHORIZATION # 21ACC0075900

PROPOSED CONVENIENCE 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
PLANNING BOARD	5/13/2021

DRAWING TITLE:  
CANOPY ELEVATIONS  
CANOPY FLOOR PLAN

PROJECT #:  
DRAWN BY: JDA  
CHECKED BY: RD

A-004



CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND CORRECT THE DRAWINGS PRIOR TO PROCEEDING THE WORK SET FORTH IN THESE DRAWINGS. ANY SUCH DISCREPANCY SHALL BE THE ARCHITECT'S RESPONSIBILITY. THIS DRAWING AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF EP DESIGN SERVICES, LLC AND NO REPRODUCTION OR OTHER USE OF THIS DRAWING IS PERMITTED WITHOUT THE WRITTEN CONSENT OF EP DESIGN SERVICES, LLC.



1 PERSPECTIVE OF PROPOSED RETAIL CENTER FROM RT. 35



2 PERSPECTIVE OF PROPOSED RETAIL CENTER FROM ASBURY AVE.

1/2" 1" 2" 3" 4" 5"

PAUL R. DI SAIA AIA  
 NJ - 21A01637200  
 GIL RAMPY RA  
 NJ - 21A01689100

**EP DESIGN SERVICES**

2901 HAMILTON BLVD., SOUTH PLAINFIELD, NJ 07080  
 T: 908.205.0445 F: 908.205.8571  
 CERT. OF AUTHORIZATION # 21AC00075900

PROPOSED RETAIL BUILDING:  
**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
PLANNING BOARD	5/13/2021

DRAWING TITLE:  
 BUILDING PERSPECTIVES

PROJECT #:  
 DRAWN BY: JDA  
 CHECKED BY: RD

**A-005**



CONTRACTORS SHALL VERIFY EXISTING CONDITIONS AND CORRECT ANY DISCREPANCIES FROM THE WORK DETAILLED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, COPYRIGHTED TRADEMARKS, OR OTHER INFORMATION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THE SITE. THE ARCHITECT'S DESIGN SERVICES, LLC AND EDGEWOOD PROPERTIES, INC. AND THIS DRAWING AND THE INFORMATION ON THE SITE 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 THE WRITTEN CONSENT FROM EP DESIGN SERVICES, LLC.



1 PERSPECTIVE OF PROPOSED RETAIL BUILDING



RAFAEL R. DA SILVA AIA  
 NJ - 21A101657200  
 GIL RAMPI RA  
 NJ - 21A101689100



2901 HAMILTON BLVD. SOUTH PLAINFIELD, NJ 07080  
 T: 908.205.0443 F: 908.205.8371  
 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
PLANNING BOARD	5/13/2021

DRAWING TITLE:  
 BUILDING PERSPECTIVES

PROJECT #:  
 DRAWN BY: JDA  
 CHECKED BY: RD

**A-006**