

Mitch Karon

From: Kevin Kim <metrosuperkevin@aol.com>
Sent: Wednesday, April 29, 2015 3:26 PM
To: aperlstein@hkplaw.com
Cc: Sarah Clarke; Mitch Karon; john hoffman
Subject: design
Attachments: 100 Kirkpatrick Street.pdf

Dear Allen:

Attached, please find the final version of design (Exhibit B) with describe of "common area".

Thank you

Kevin

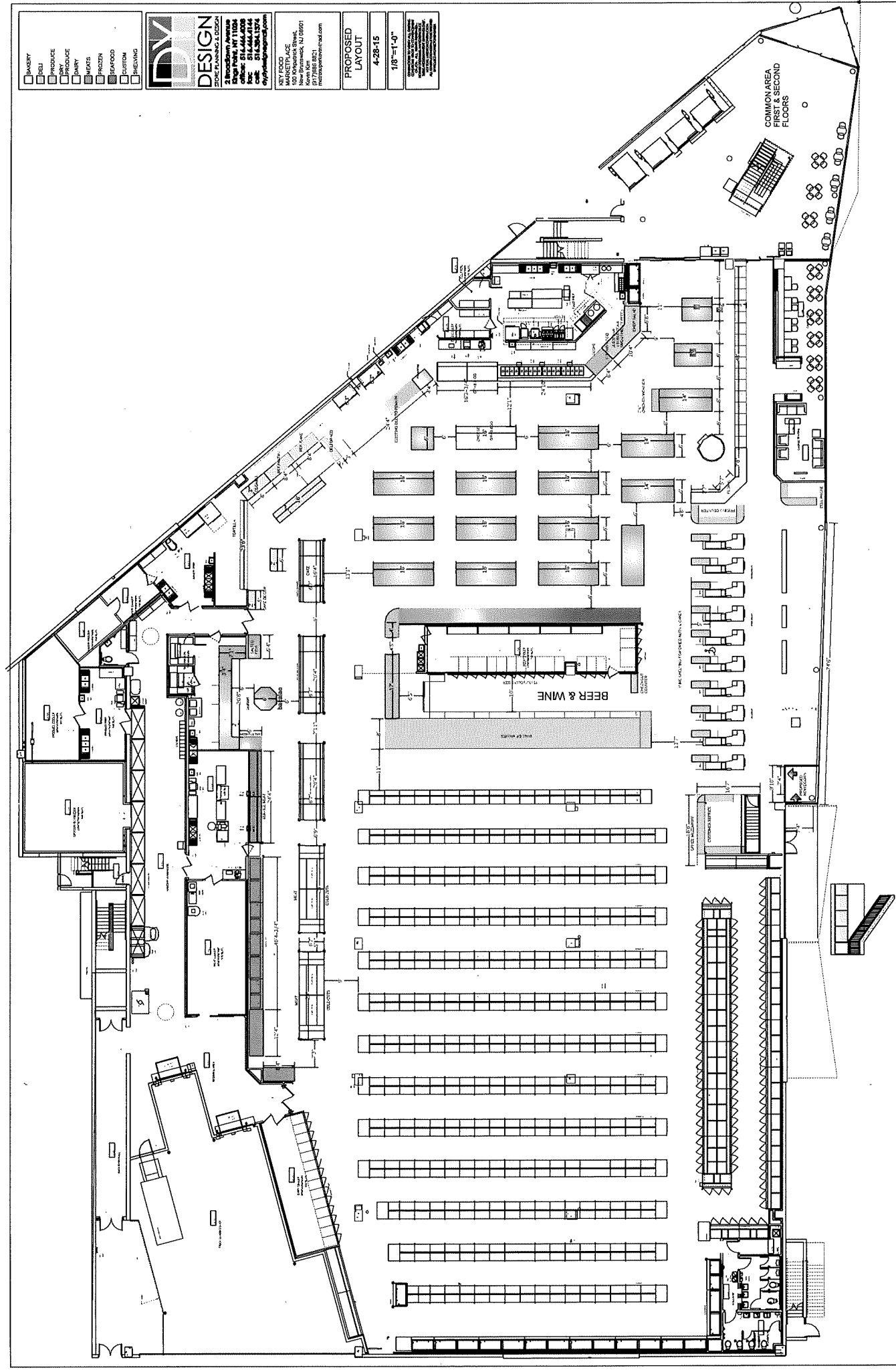
Kevin Kim
President
Key Food Marketplace
Food Universe Marketplace
155-15 Aguilar Ave
Queens, NY 11367
Tel.718.380.1234
Cell.917.686.8821

- ☐ BAKERY
- ☐ DELI
- ☐ PRODUCE
- ☐ DAIRY
- ☐ MEATS
- ☐ FROZEN
- ☐ SEAFOOD
- ☐ CUPBOARD
- ☐ SHELVE

DM DESIGN
 STORE PLANNING & DESIGN
 2 Broadway Avenue
 10th Floor
 New York, NY 10004
 Tel: 212.444.4144
 Fax: 212.444.4145
 info@dm-design.com

NY FOOD
 100 Kipswich Street
 New York, NY 10001
 Tel: 212.444.4144
 info@nyfood.com

PROPOSED LAYOUT
 4-28-15
 1/8"=1'-0"



Mitch Karon

From: Philip Hwang <phil@bhsmgroup.com>
Sent: Tuesday, May 12, 2015 11:10 AM
To: Sarah Clarke
Cc: John Ahn; Mitch Karon; abrown@devco.org; metrosuperkevin@gmail.com
Subject: Re: additional contractor
Attachments: Liability Insurance.pdf; Car Insurance.pdf

Sarah,

Attached please find the insurance certificate of SinDo contractor.

Thanks,
Philip

On Tue, May 12, 2015 at 11:05 AM, Kevin Kim <metrosuperkevin@aol.com> wrote:

Dear Phillip:

Please provide additional contractor's (ShinDo) insurance certificate to Sarah.

Thank you

KK

Kevin Kim

President

Key Food Marketplace

Food Universe Marketplace

155-15 Aguilar Ave

Queens, NY 11367

Tel.[718.380.1234](tel:718.380.1234)

Cell.[917.686.8821](tel:917.686.8821)

--

Thank you,
Regards,

Philip Hwang
General Manager

Kumkang Fruit & Vegetable Ltd
DBA: **Key Food Marketplace(1854)**
100 Kirkpatrick Street
New Brunswick, NJ 08901

Hanra Fish & Produce Corp
DBA: **Key Food Marketplace(1812)**
155-15 Aguilar Ave
Queens, NY 11367
Tel.718.380.1234

Seolak Fruit & Vegetable Ltd
DBA: **Food Universe Marketplace(1814)**
70-63 Parsons Blvd.,
Fresh Meadows, NY 11365
Tel.718.591.1234

Mitch Karon

From: metrosuperkevin <metrosuperkevin@aol.com>
Sent: Friday, May 15, 2015 2:55 PM
To: Mitch Karon
Subject: RE: Fwd: Fresh Grocer CO

Thanks!

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Mitch Karon <mkaron@njbpa.org>
Date: 05/15/2015 2:40 PM (GMT-05:00)
To: Kevin Kim <metrosuperkevin@aol.com>
Subject: Fwd: Fresh Grocer CO

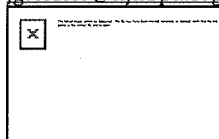
Kevin
Attached please find copy of CO
that you requested.

Mitch Karon, CAPP
Executive Director
New Brunswick Parking Authority

Begin forwarded message:

From: Joe Griesler <jgriesler@njbpa.org>
Date: May 15, 2015 at 2:29:44 PM EDT
To: Mitch Karon <mkaron@njbpa.org>
Subject: Fresh Grocer CO

Joe Griesler, FMP
Facilities Manager
New Brunswick Parking Authority
106 Somerset Street
6th Floor
New Brunswick, NJ 08901
732-545-3118 x130
jgriesler@njbpa.org



Mitch Karon

From: metrosuperkevin <metrosuperkevin@aol.com>
Sent: Monday, May 18, 2015 12:42 PM
To: Mitch Karon
Subject: RE: Key Food / Rutgers Orientation

Dear Mitch: I love to get involved & help them. This is a one of my programs for marketing too. I am in North Carolina today for my son's graduation & coming home tonight. I'll take care of it tomorrow. By the way I am Rutgers alumni parent. Thanks.

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Mitch Karon <mkaron@njnbpa.org>
Date: 05/18/2015 11:45 AM (GMT-05:00)
To: Melissa Selesky <mselesky@ucm.rutgers.edu>
Cc: Kevin Kim <metrosuperkevin@aol.com>
Subject: RE: Key Food / Rutgers Orientation

Hi Melissa

That would be great! Contact Kevin Kim, he is the owner. I am sure he would be excited to help. I have copied him on this email.

Mitch

From: Selesky, Melissa [mailto:mselesky@ucm.rutgers.edu]
Sent: Monday, May 18, 2015 11:40 AM
To: Mitch Karon
Subject: Key Food / Rutgers Orientation

Hi, Mitch,

A question just arose about Key Food. This summer incoming first year students will be taking part in a community service project during their orientation programs. They will be packing snacks for the 1,700 students in the New

Brunswick Play Safe summer program. They estimate that they will be packing 30,000+ snacks during the course of the summer.

Student Affairs is working on securing sponsorships for this initiative and we were wondering if Key Food might be interested as a way of introducing themselves to Rutgers students. Do you have a Key Food contact that I could provide to Student Affairs?

Thanks, Melissa

Melissa Selesky

Director, Rutgers-New Brunswick Community Relations
Office of Community Affairs
Rutgers, The State University of New Jersey
101 Somerset Street, New Brunswick, NJ 08901
Phone: 848-932-0598

Email: mselesky@ucm.rutgers.edu / Web: community.rutgers.edu

Mitch Karon

From: Kevin Kim <metrosuperkevin@aol.com>
Sent: Thursday, May 21, 2015 10:09 AM
To: 'Tony Pilhoon Lee'
Cc: Ziumdesign .; Sarah Clarke; abrown@devco.org; John Ahn; Mitch Karon
Subject: RE: Keyfood
Attachments: drawing comment.pdf

Dear Tony:

Thank you very much for your permit drawing.

Upon review of yours, attached please find my comments on yours.

Please revise & send it to me for review.

Thank you

Kevin Kim

p.s: Dear Sarah, please review permit drawing & my comments and if you have any comment on it, please advise me ASAP. Thank you.

From: Tony Pilhoon Lee [mailto:archpilhoon@gmail.com]
Sent: Thursday, May 21, 2015 7:59 AM
To: metrosuperkevin; John Ahn; Ziumdesign
Subject: Keyfood

Dear all,

Please find the attached revised drawings .

Thanks.

Sincerely,

Tony Pilhoon Lee

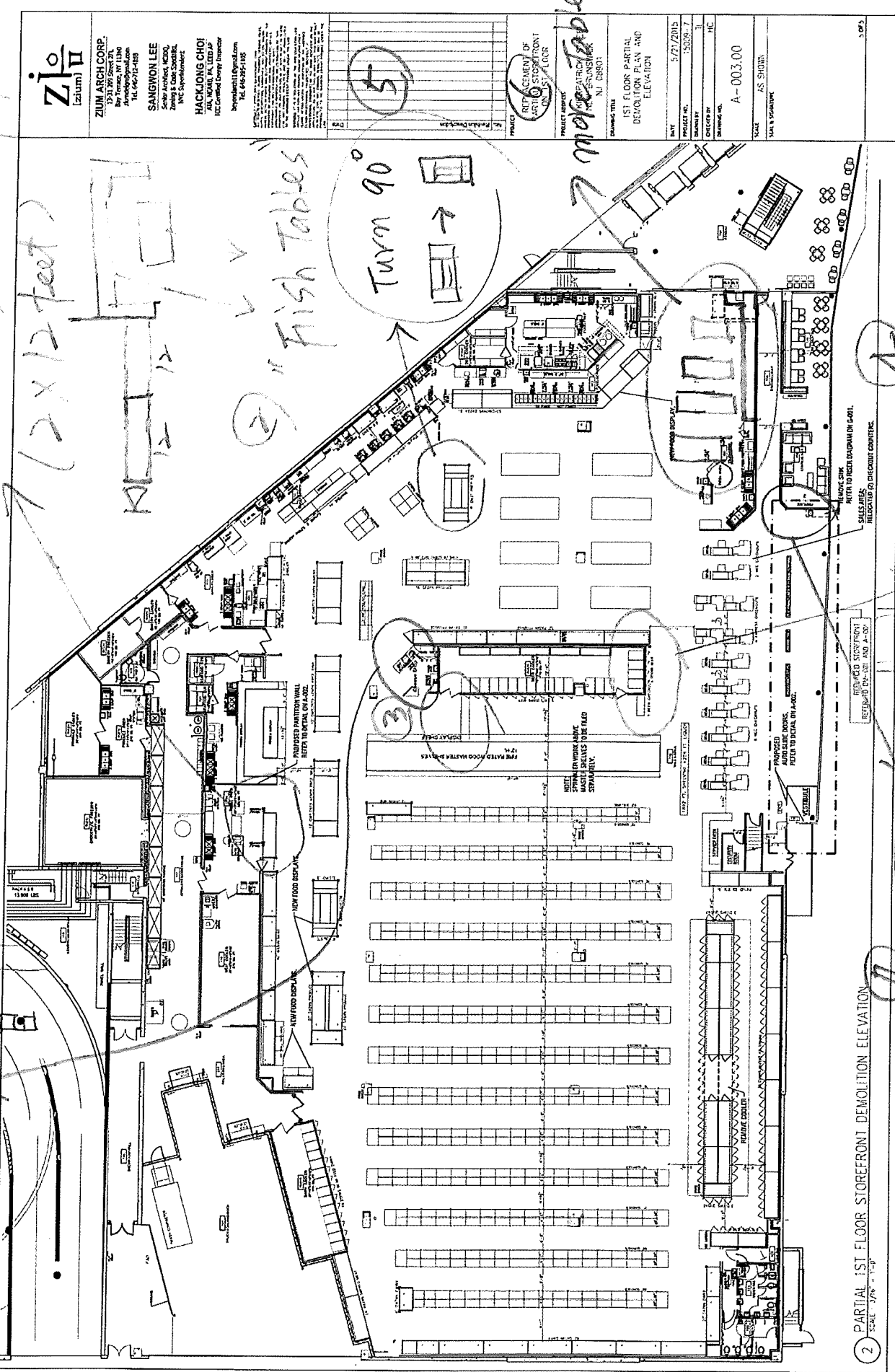
P. 845.741.7502

E. archpilhoon@gmail.com

all case out
⑧

Hand sink
inside cooler

① Meat case is 24 feet
(2 x 12 feet)



Stanchion
about 3'

cell phone

2 PARTIAL 1ST FLOOR STOREFRONT DEMOLITION ELEVATION
SCALE: 3/8\"/>

Mitch Karon

From: Kevin Kim <metrosuperkevin@aol.com>
Sent: Thursday, May 21, 2015 10:45 AM
To: 'Tony Pilhoon Lee'
Cc: allison brown; John Ahn; Ziumdesign .; Sarah Clarke; Mitch Karon
Subject: RE: Keyfood

Dear Tony:

Additional comment: the height of "Master Display" is **10 feet**, not 12 feet.

Master Display: this is our unique merchandizing, which I have only & no one has in area. This will give the customer a totally different and memorable experience. The vast and mountainous display of major items at wholesale price will leave the customer in awe. This will make our store unique and stand out from the others in the area.

Thank you

Kevin Kim

From: Tony Pilhoon Lee [mailto:archpilhoon@gmail.com]
Sent: Thursday, May 21, 2015 7:59 AM
To: metrosuperkevin; John Ahn; Ziumdesign
Subject: Keyfood

Dear all,

Please find the attached revised drawings .

Thanks.

Sincerely,

Tony Pilhoon Lee

P. 845.741.7502

E. archpilhoon@gmail.com

Mitch Karon

From: Kevin Kim <metrosuperkevin@aol.com>
Sent: Thursday, May 21, 2015 11:09 AM
To: 'Sarah Clarke'
Cc: allison brown; John Ahn; Mitch Karon
Subject: renovation

Dear Sarah:

Good morning!

My plan to open the store in August is moving well.

I have 100% support from KFHQ and they are here almost every day to help our merchandizing.

To make this store successful & different with others, there are several point in merchandizing such as: Vast fresh huge Produce, fresh well merchandized daily Fish, top quality fresh Meat, our unique master display and very large sized international section (I am planning at least 3 aisles).

I do understand your concern about our renovation and I thank for that. But if you have any comment, please call/contact me before you call or contact DOB inspector and bring them to the store without any notice. I am in store everyday & you are always welcome to visit and see the renovation process. You can catch me anytime at your convenience. Please call me first before you call DOB.

Thank you

Kevin Kim

Kevin Kim

President

Key Food Marketplace

Food Universe Marketplace

155-15 Aguilar Ave

Queens, NY 11367

Tel.718.380.1234

Cell.917.686.8821

Mitch Karon

From: Kevin Kim <metrosuperkevin@aol.com>
Sent: Tuesday, May 26, 2015 10:14 AM
To: Sarah Clarke
Cc: allison brown; Mitch Karon; john sisti
Subject: FW: Key Food NJ- 5.26.2015
Attachments: KEYFOOD 5.26.2015.pdf

Dear Sarah:

Good morning!

Forwarded, please find the "permit drawing" of façade & mezzanine office.

Upon your review, we are ready to submit to DOB for "permit".

Thank you very much & Have a great Tuesday.

Regards,

Kevin Kim

From: Ziumdesign . [mailto:ziumdesign@gmail.com]
Sent: Monday, May 25, 2015 9:53 PM
To: John Ahn; metrosuperkevin
Cc: Tony Pilhoon Lee; anna.s.bae@gmail.com; Beyond Arch
Subject: Key Food NJ- 5.26.2015

Hi,

Please find attached drawings for review.

Thank you.

Sang Won Lee
Senior Architect

Direct: 646.712.4888
Email: ziumdesign@gmail.com

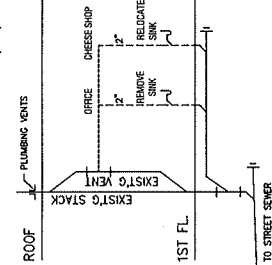
Zium Arch Corp.
13-31 209 Street 2nd Floor
Bay Terrace NY 11360

Architecture / Engineering / Interior Design
Construction Management / Site Development
NYC Building Code & Zoning Law

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Site plan showing the proposed 15-story building footprint, setbacks, and surrounding streets (Kirkpatrick St, Patterson St, Joyce Kilmer Ave, Peachtree St). The plan also indicates the existing 8-story building and the work area on the partial 1st floor storeroom.

1. THE CONTRACTORS SHALL BE RESPONSIBLE FOR ALL APPLICABLE EQUIVOCATIONS OBTAINED IN THE N.J. STATE UNIFORM CONSTRUCTION CODE, BOCA, NATIONAL AND LOCAL CODES AND ORDINANCES MAKING JURISDICTION.
2. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING:
3. THE CONTRACTORS SHALL COORDINATE ALL WORK WITH THE GOVERNING BODIES TO OBTAIN PERMITS, INSPECTION, SIGN-OFF, AND C.O.
4. THE CONTRACTORS SHALL ARRANGE AND COORDINATES WITH THE UTILITY COMPANIES FOR ADDITIONAL SERVICES WHICH MAY BE REQUIRED
5. ALL CONTRACTORS SHALL CARRY ADEQUATE INSURANCES TO PROTECT THE ARCHITECT AND THE OWNER FROM ANY AND ALL DAMAGES INCLUDING SUIT WHICH MAY ARISE IN CONNECTION WITH THE PROJECT.
6. THE CONTRACTORS SHALL INVESTIGATE SITE, VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES, AND PROVIDE THE ARCHITECT WITH A LOCATED CONTRACTOR'S TOWN MAP AND C.O. DOMESTIC. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND FOLLOWED BY A LETTER.
7. THE CONTRACTOR SHALL COORDINATE ALL WORK, PROVIDE LABOR AND WORK, AND BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, AND THE INSTALLATION OF SUCH EQUIPMENTS AND ITEMS.
8. THE CONTRACTORS SHALL INSTALL FIRE SAFETY DEVICES OF AN APPROVED TYPE AS REQUIRED BY AUTHORITIES MAKING JURISDICTION.
9. THE CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, AND THE INSTALLATION OF SUCH EQUIPMENTS AND ITEMS.
10. ALL CLAS FINISHED AND CLEANED READY FOR OPERANDINGS.
11. ANY CLASS NOT SPECIFIED IN THE DRAWING, THE CONTRACTOR SHALL CONSULT THE ARCHITECT AND THE OWNER. THE CONTRACTORS MAY BE REQUIRED TO SUBMIT SAMPLES AND SPECIFICATION.
12. ALL EQUIPMENT ACCESSORIES SHALL BEAR SAFETY STANDARD LABELS, I.e. U.L.
13. ALL GLAZING SHALL COMPLY WITH ALUMINUM, 287-1-1-1984, WITH LATEST EDITION.
14. ALL GLAZING SHALL COMPLY WITH ALUMINUM, 287-1-1-1984, WITH LATEST EDITION.
15. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 308, 2.2.1 LATEST EDITION.
16. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 308, 2.2.1 LATEST EDITION.
17. ALL STEEL SHALL BE A36 U.S.G.A. FABRICATED AND INSTALLED AS REQUIRED.
18. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 308, 2.2.1 LATEST EDITION.
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[illegible][illegible]

NOTES:

PLUMBING DIAGRAM INDICATES NUMBER OF FITURES AND PIPE SIZES. ALL PLUMBING PERMITTED BY THE NEW JERSEY PLUMBING ACT IS SUBJECT TO THE PLUMBING CODE OF THE STATE OF NEW JERSEY. THERE MAY BE VARIATIONS IN THE PLUMBING CODES FROM JURISDICTION TO JURISDICTION. DISCREPANCIES, VARIATIONS, OR DEVIATIONS FROM THE PLUMBING CODE SHALL BE CORRECTED TO COMPLY WITH THE PLUMBING CODE. ANY WORK SHOWN HEREIN WHICH IS CONTRARY TO THAT REQUIRED BY THE APPLICABLE GOVERNING AGENCY AND ITS CODE IS TO BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH WORK. IT REMAINS THE PLUMBER'S RESPONSIBILITY TO OBTAIN A PLUMBING SIGN OFF FROM THE LOCAL BUILDINGS DEPARTMENT.

[illegible]REPLACEMENT OF
PARTIAL STOREFRONT
ON 1ST FLOOR

PROJECT ADDRESS

100 KIRKPATRICK STREET
NEW BRUNSWICK
N.J. 08901

BUILDING INFORMATION
PLOT PLAN
GENERAL NOTES

DATE	5/21/2015
PROJECT NO.	15009-7
DRAWN BY	TL
CHECKED BY	HC
DRAWING NO.	

SCALE AS SHOWN

SCALE AS SHOWN

SEAL & SIGNATURE

5301

PLOT PLAN

EXISTING 8 STORY BUILDING

WORK AREA ON PARTIAL 1ST FLOOR STOREFRONT

Franklin St.

Jackson St.

Joyce Kilmer Ave.

Kirkpatrick St.

Peacock St.

Madison County

ADDRESS	DESCRIPTION
100 BROOKTRUCK STREET NEW BRUNSWICK, NJ 08901	
BLK 50	
LOT 1	
LOT 2	
LOT 3	
LOT 4	
LOT 5	
LOT 6	
LOT 7	
LOT 8	
LOT 9	
LOT 10	
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PARTIAL REPLACEMENT OF EXISTING STONEFRONT, AND ERECT NEW MEZZANINE ON 1ST FLOOR. RELOCATE & REMOVE THE PLUMBING FIXTURES, ERECT PARTITION WALLS, AND RELOCATE FOOD DISPLAY. NO CHANGE OF USE, CRESS OR OCCUPANCY UNDER THIS APPLICATION.

PARTIAL REPLACEMENT OF EXISTING STOREFRONT, AND ERECT NEW MEZZANINE ON 1ST FLOOR. RELOCATE & REMOVE THE PLUMBING FIXTURES, ERECT PARTITION WALLS, AND RELOCATE FOOD DISPLAY. NO CHANGE OF USE. EGRESS OR OCCUPANCY UNDER THIS APPLICATION

[illegible]



SCALE: 3/16" = 1'-0"

NOTE:
INSTALL STOREFRONT AS PER MANUFACTURER'S RECOMMENDATION.
ALL MEASUREMENTS TO BE VERIFIED IN FIELD BY THE INSTALLER PRIOR
TO INSTALLATION.

WORK AREA

[illegible]

YES

Mitch Karon

From: Kevin Kim <metrosuperkevin@aol.com>
Sent: Wednesday, May 27, 2015 11:29 AM
To: abrown@devco.org
Cc: 'John Sisti'; Joe Griesler; john.ahn@bhsmgroup.com; Mitch Karon; 'Sarah Clarke'; 'Ziumdesign.'
Subject: RE: COMMENTS Re: Key Food NJ- 5.26.2015

Dear Allison,

Thank you for your comment.
I will have my architect contact you ASAP.

Thank you,
Kevin Kim

From: Allison Brown [mailto:abrown@devco.org]
Sent: Wednesday, May 27, 2015 10:57 AM
To: Kevin Kim (metrosuperkevin@aol.com)
Cc: John Sisti; Joe Griesler (jgriesler@njnbpa.org); john.ahn@bhsmgroup.com; Mitch Karon; Sarah Clarke; Ziumdesign . (ziumdesign@gmail.com)
Subject: COMMENTS Re: Key Food NJ- 5.26.2015

Mr. Kim,

John Sisti and I met briefly with John Ahn this morning to review our comments and to introduce him to the City Eng. Regarding the sidewalk closing. Below is a list of the comments we have for your and your architects consideration. Please have your architect review them. If he has any questions or require clarification, have him contact me or John Sisti who he has met with.

Please consider the following:

1. A note should be added cautioning the contractor about cutting , drilling or attaching to the precast and requiring a sign off by Tim Haahs and Glenn Kustera.
2. Drw A-002.00 shows a base plate detail 3 that is anchored into the slab as bearing support. The existing slab is supported with piles so we should get Tim Haas and Glenn Kustera to comment on this.
3. Dwr DM-001.00 shows "remove air intake louver".. I don't see where it is replaced.
4. Drw A=001.00 shows a temporary construction fence three feet from the building. If they plan to keep the sidewalk open from the fence to the curb, then they will need to show the remaining sidewalk width and get City Eng. Approval. Consider closing this section of the sidewalk and obtaining City Eng approval to avoid sidewalk bridge conversation.
5. Drw. 001-00 With the change from opaque exterior wall to clear glass, has the arch checked the change in HVAC loads with existing equipment to confirm if okay.
6. A note notifying the contractor that they are working in an occupied building and to take appropriate actions with fire alarm system and sprinkler system. And to use the building Fire alarm and sprinkler contractors only.
7. A-001.00 indicates aluminum panel surround at the fire connection. That is ok, but he indicates clear glass above. Arch should coordinate glazing with standpipes.
8. Architect should be aware that the window panels above the tiled wall are supported by a steel beam. Storefront design should be coordinated with the beam.
9. Dwg. DM-001.00 and A-001.00 show installation of new exterior sliding doors. It should be noted that there is a roof leader with an under slab connection located there which will have to be relocated.

10. Location of the new mezzanine will require modifications to the HVAC ducts as well as the sprinkler piping in this location. These alterations should be indicated on the construction documents.
11. There is a 4" plumbing vent stubbed up at the face of the building.
12. The architect should coordinate work with the existing Gatekeeper wiring located near vent at foundation wall and in the sidewalk.

Again, please have the architect contact us with any questions or clarifications.

Allison V Brown

New Brunswick Development Corp

120 Albany Street

New Brunswick, NJ 08901

(732) 249-2220 office

(973) 953-4940 cell

Mitch Karon

From: Kevin Kim <metrosuperkevin@aol.com>
Sent: Thursday, May 28, 2015 11:19 AM
To: Sarah Clarke
Cc: abrown@devco.org; John Ahn; john sisti; phil@bhsmgroup.com; Mitch Karon
Subject: FW: Sign package
Attachments: Key Food Marketplace.pdf

Dear Sarah:

Good morning!

Forwarded, please find the preliminary sign & banner design for your review.

Permanent signs with light are same location as previous tenant and Banners are located as same existing banners location & those will be replaced.

There is one new banner location on back side of building & it will be installed by "Sticker". **All these sign & banner need "no nail" on wall at all.**

Christine is working on with my comments yet but to give you some idea, I am sending these.

Thank you

Kevin

From: Christine Lee [mailto:christinenayounglee@gmail.com]
Sent: Thursday, May 28, 2015 12:46 AM
To: Kevin Kim (metrosuperkevin@aol.com); ajeonsoo@gmail.com; Christine Lee
Subject: Sign package

Please see attached.

Mitch Karon

From: Kevin Kim <metrosuperkevin@aol.com>
Sent: Friday, May 29, 2015 2:16 PM
To: abrown@devco.org
Cc: John Ahn; john sisti; Christine Lee; Joe Griesler; Mitch Karon; phil@bhsmgroup.com
Subject: RE: Coming Soon Sign Approval

Dear Allison:

Thank you very much for your quick action & approval of "coming soon" banner.

Regarding your disapproval of a banner on the adjacent building soon to be demolished, I believe that this location is the best in NB & most effective.

If Devco allow me to put this **only till demolition**, it will help us a lot to advertize our new store.

Your re-consideration of this will be highly appreciated.

Thank you

Kevin kim

From: Allison Brown [mailto:abrown@devco.org]
Sent: Friday, May 29, 2015 2:02 PM
To: Kevin Kim (metrosuperkevin@aol.com); john.ahn@bhsmgroup.com; christinenayounglee@gmail.com
Cc: John Sisti; Mitch Karon; Sarah Clarke
Subject: Coming Soon Sign Approval

Mr. Kim,

We met today to review your signs. Knowing that you would want to install "Coming Soon" signs as quickly as possible we reviewed and approved those as noted in the attached document.

We will require additional to review your permanent signs.

Let me know if you have any questions.

Thanks

Allison V Brown

New Brunswick Development Corp

120 Albany Street

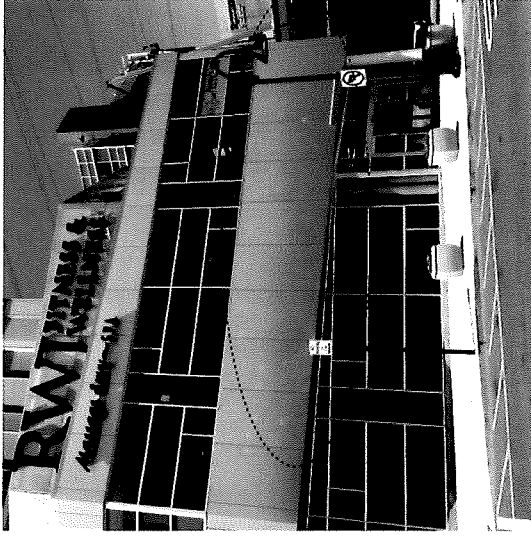
New Brunswick, NJ 08901

(732) 249-2220 office

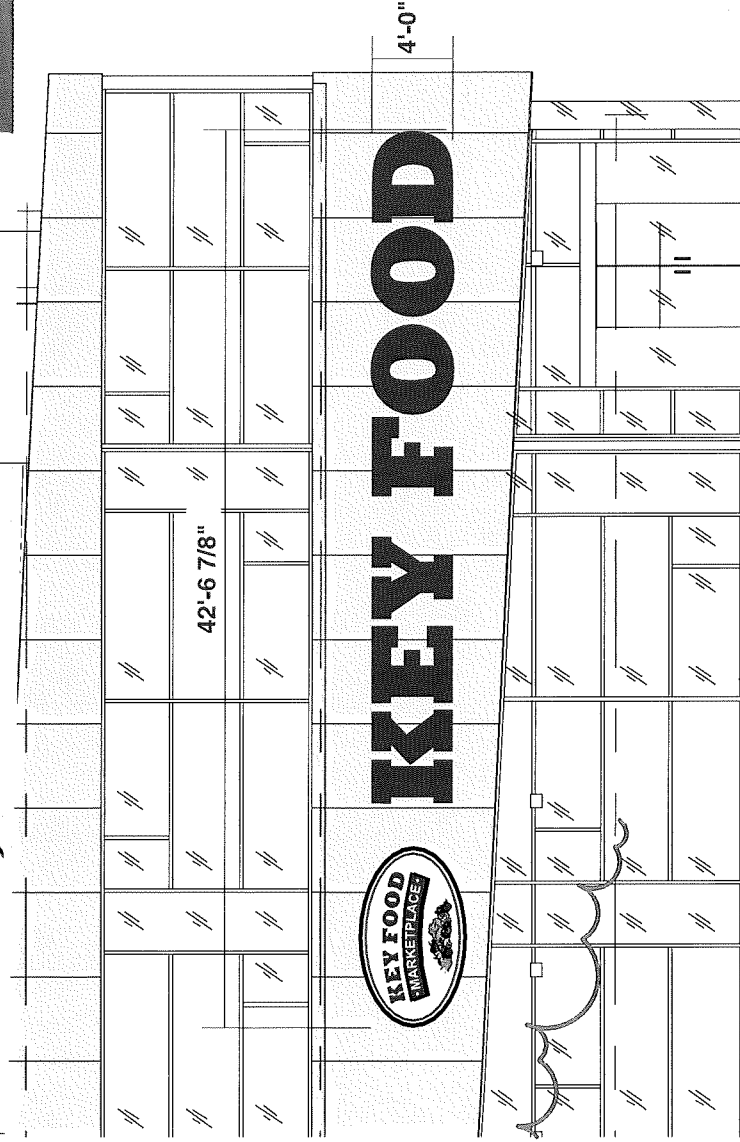
(973) 953-4940 cell

KEY FOOD

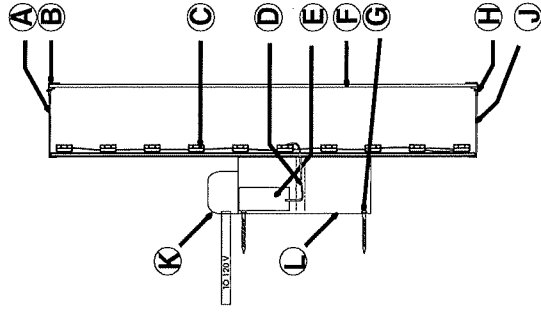




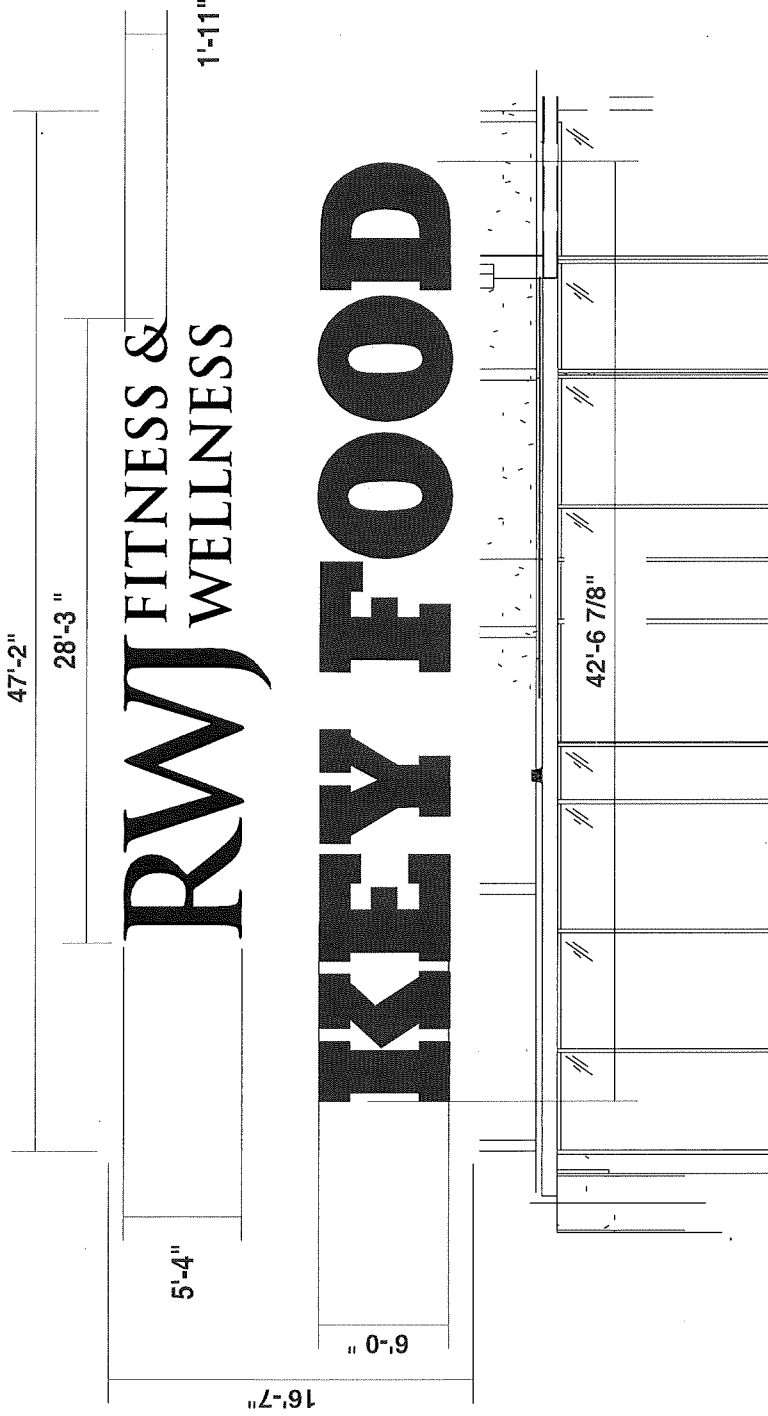
RWJ FITNESS & WELLNESS



PARTIAL EAST ELEVATION



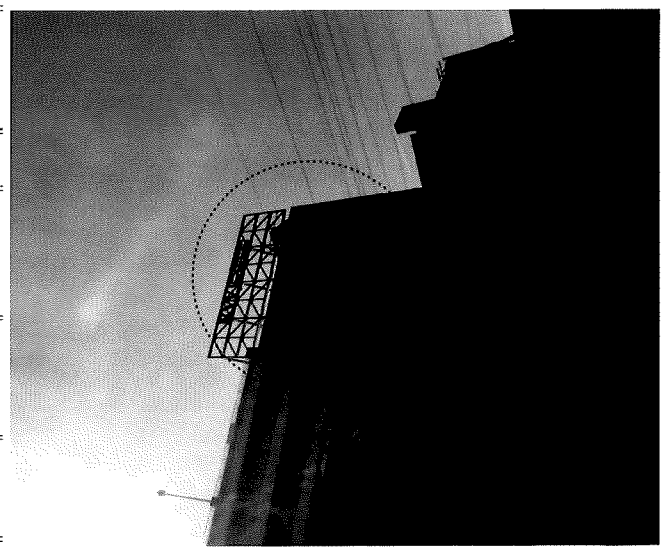
- (A) .063" ALUMINUM RETURNS FINISHED RED - 6"
- (B) 3/4" RED Trim cap
- (C) WHITE L.E.D. MODULES
- (D) 14 GAUGE LOW VOLTAGE LIGHTING CABLE
- (E) LOW VOLTAGE POWER SUPPLY
- (F) .187" WHITE ACRYLIC FACES, VINYL OVERLAY
- (G) S/S FASTENERS INTO FASCIA
- (H) #10 X 1/2" SHEET METAL SCREWS
- (J) 1/4" DIA. WEEP HOLES
- (K) DISCONNECT SWITCH
- (L) ALUMINUM RACEWAY - PAINT TO MATCH BACKGROUND

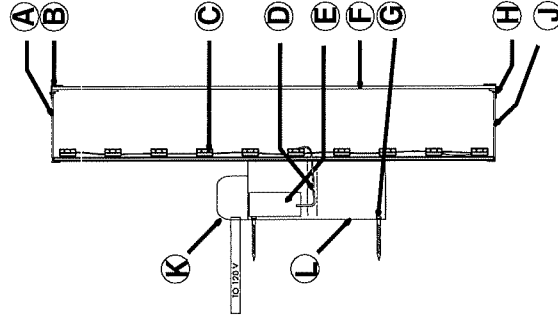
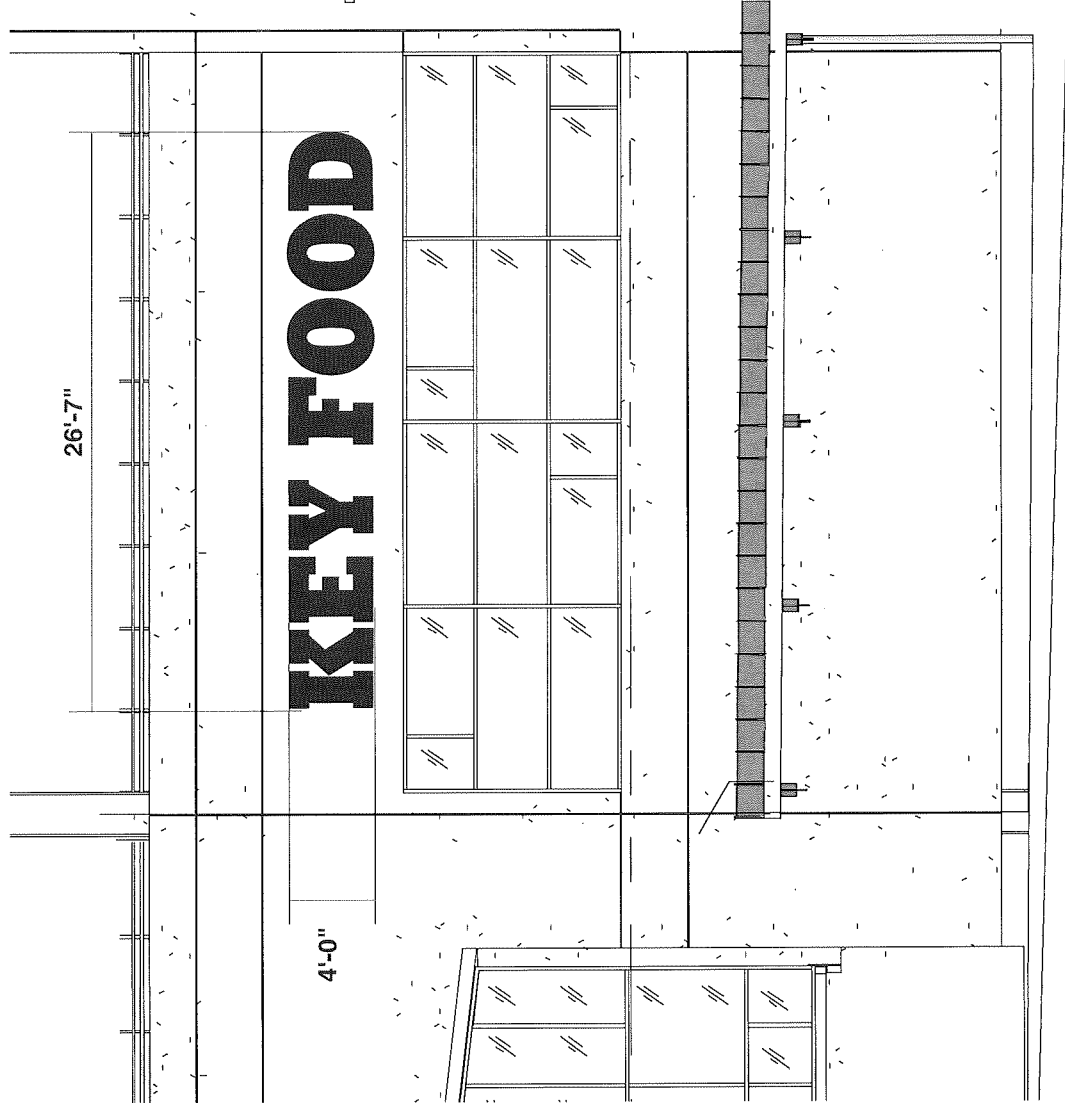
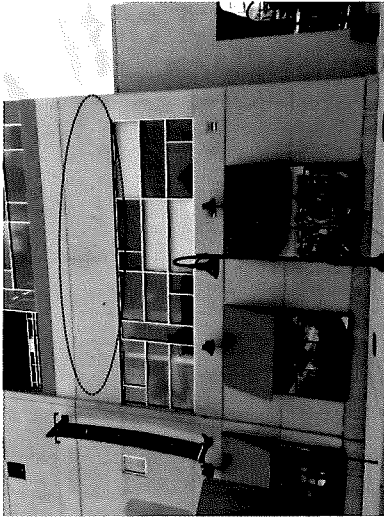


Scale 1-1/2" = 1'-0"

- (A) .063" ALUMINUM RETURNS FINISHED RED - 6"
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- (K) DISCONNECT SWITCH
- (L) ALUMINUM RACEWAY - PAINT TO MATCH BACKGROUND

ELEVATION AT ROOFTOP SCREEN WALL

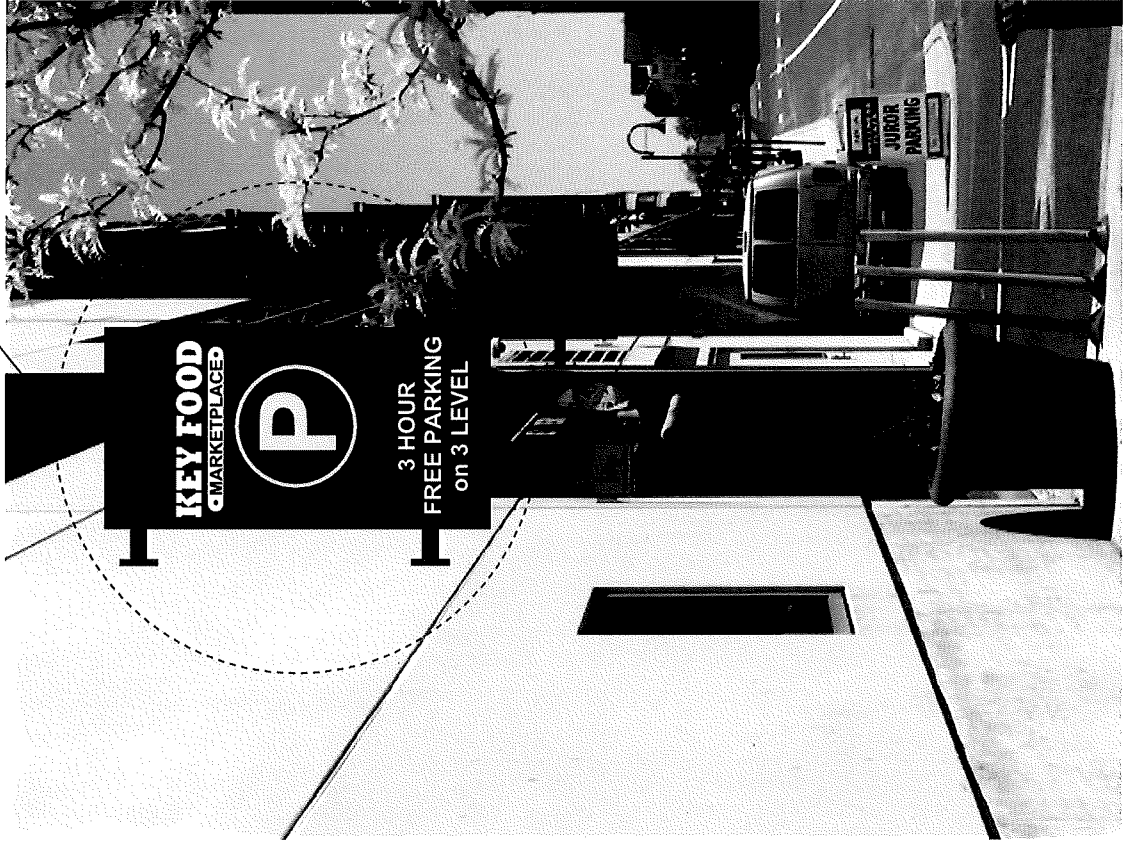




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- G S/S FASTENERS INTO FASCIA
- H #10 X 1/2" SHEET METAL SCREWS
- J 1/4" DIA. WEEP HOLES
- K DISCONNECT SWITCH
- L ALUMINUM RACEWAY - PAINT TO MATCH BACKGROUND

PARTIAL EAST ELEVATION @ STAIRWAY

New Illuminated Light Box
to match existing Wellness Plaza Sign



Outdoor Banner 1
Replace existing



Outdoor Banner 2
Replace existing



Outdoor Banner 3
Replace existing



Outdoor Banner 4
Install New



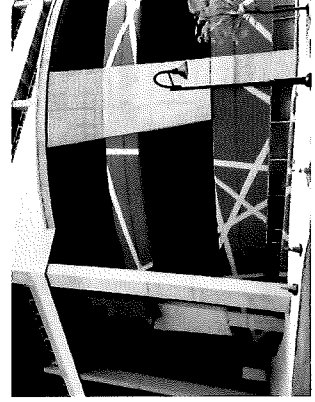
After



After

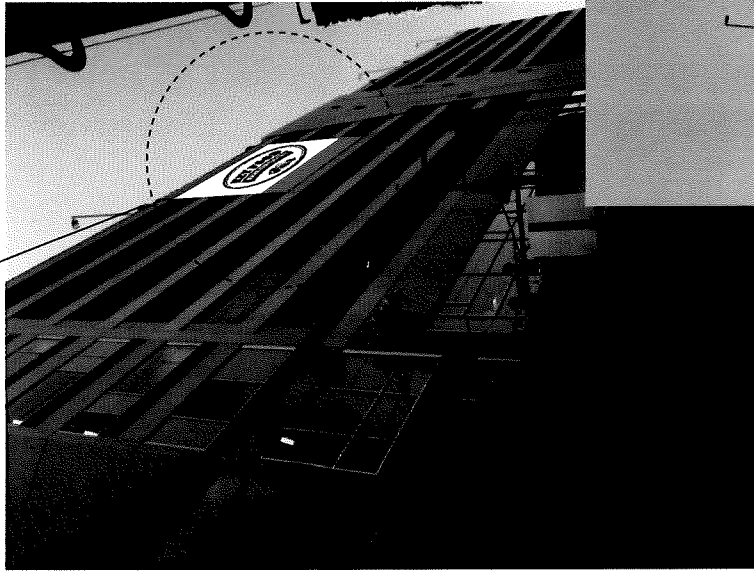


Before



Before

New Banner
on Existing Brackets



2 Banners
Replace existing



New 5 Banners
to match existing





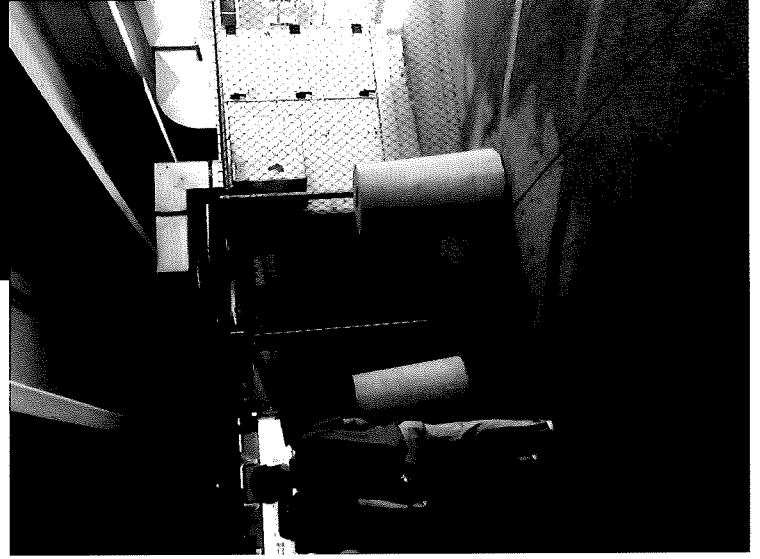
Indoor Banner
4-x23'



Outdoor Banner
5'x40' -Self adhesive backing vinyl



Outdoor Banner



Digital printed banners on
 fence to cover existing
 HVAC unit



After



Before

Coming Soon!



KEY FOOD

www.keyfoodcenter.com



KEY FOOD

www.keyfoodcenter.com

Coming Soon



KEY FOOD

www.keyfoodcenter.com

Coming Soon!



Mitch Karon

From: Kevin Kim <metrosuperkevin@aol.com>
Sent: Friday, May 29, 2015 3:06 PM
To: 'Sarah Clarke'
Cc: abrown@devco.org; Christine Lee; Joe Griesler; John Ahn; John Sisti; Mitch Karon; phil@bhsmgroup.com
Subject: Final version signage
Attachments: Key Food Marketplace-final.pdf

Dear Sarah:

Good afternoon!

Attached, please find the final version signage of "Key Food Marketplace".

Most of them are already reviewed by Allison & revised several times and some banners are already approved.

Upon your review, I'll order my contractor to proceed to manufacture & permit.

Your quick review will be highly appreciated.

Thank you very much.

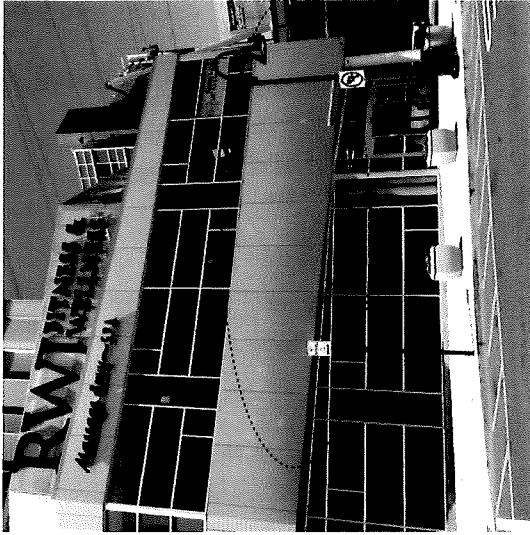
Regards,

Kevin

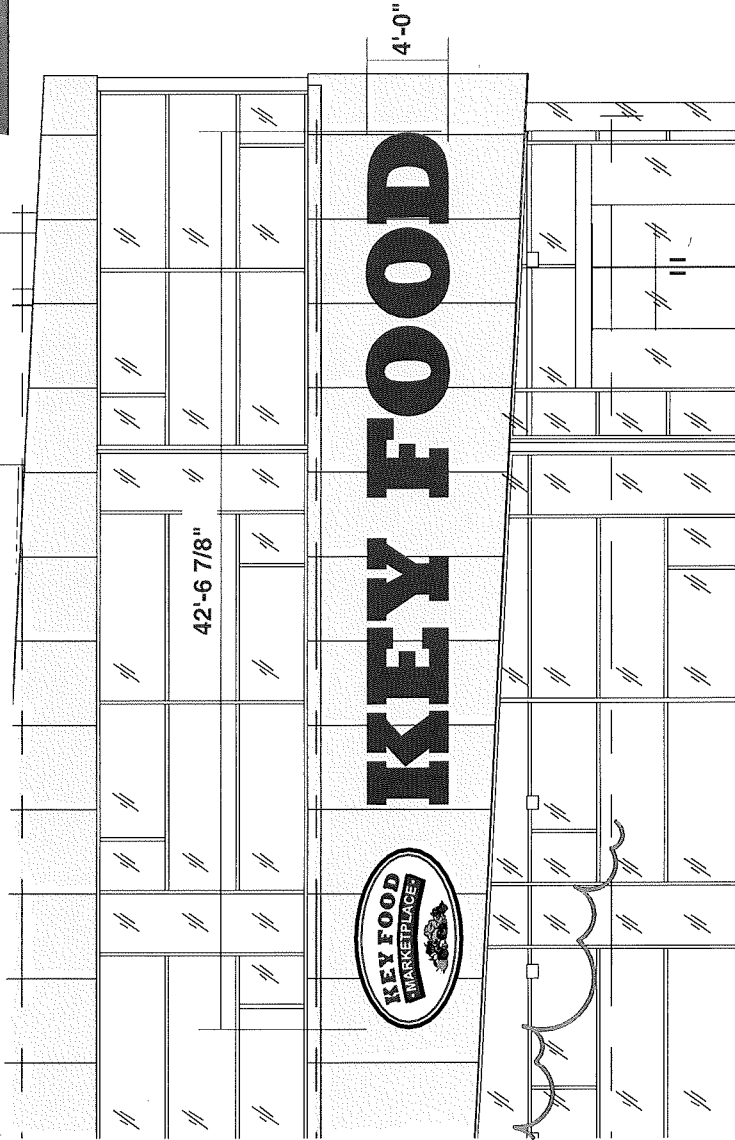
Kevin Kim
President
Key Food Marketplace
Food Universe Marketplace
155-15 Aguilar Ave
Queens, NY 11367
Tel. 718.380.1234
Cell. 917.686.8821

KEY FOOD

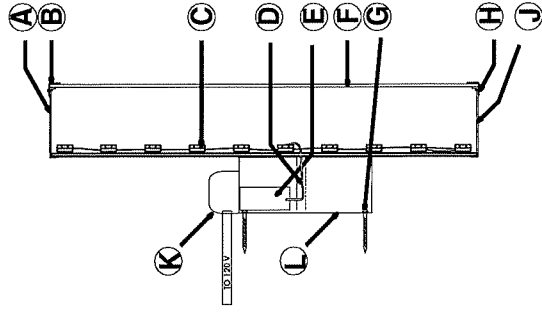




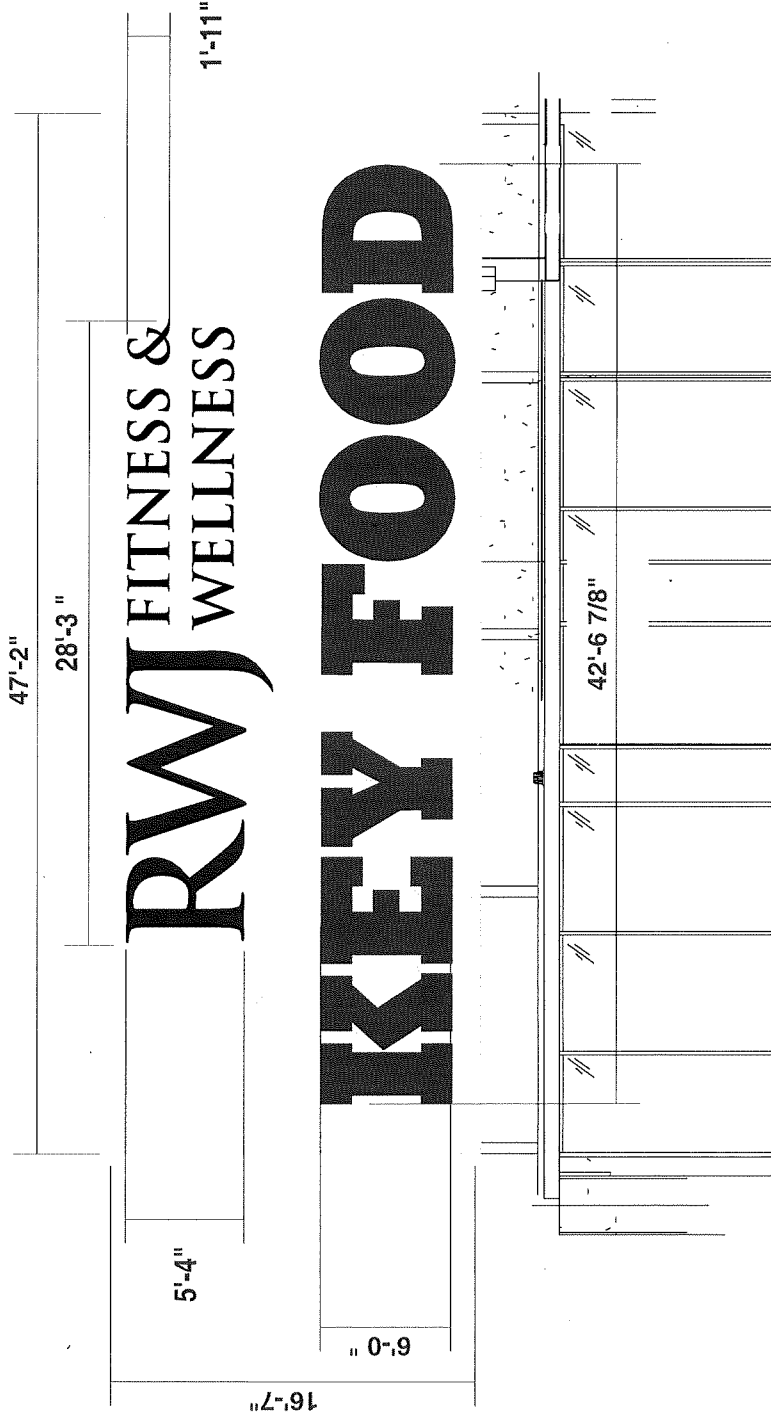
RWJ FITNESS & WELLNESS



PARTIAL EAST ELEVATION

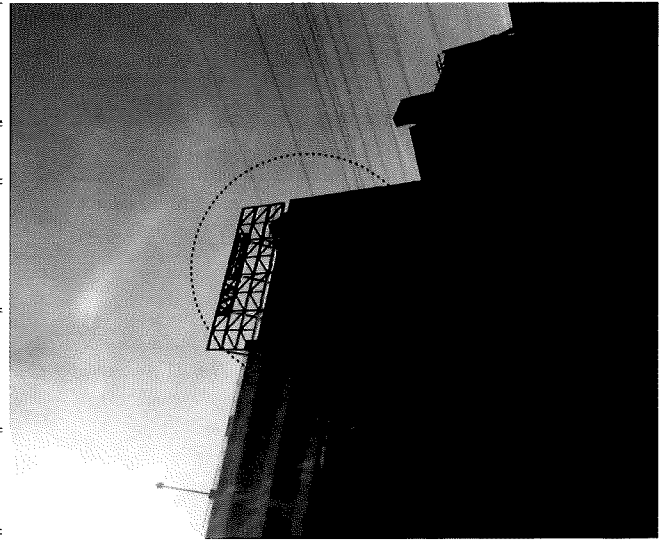


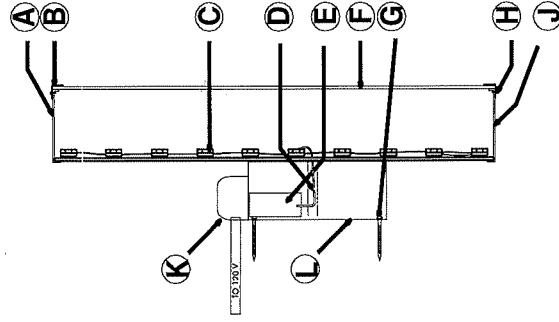
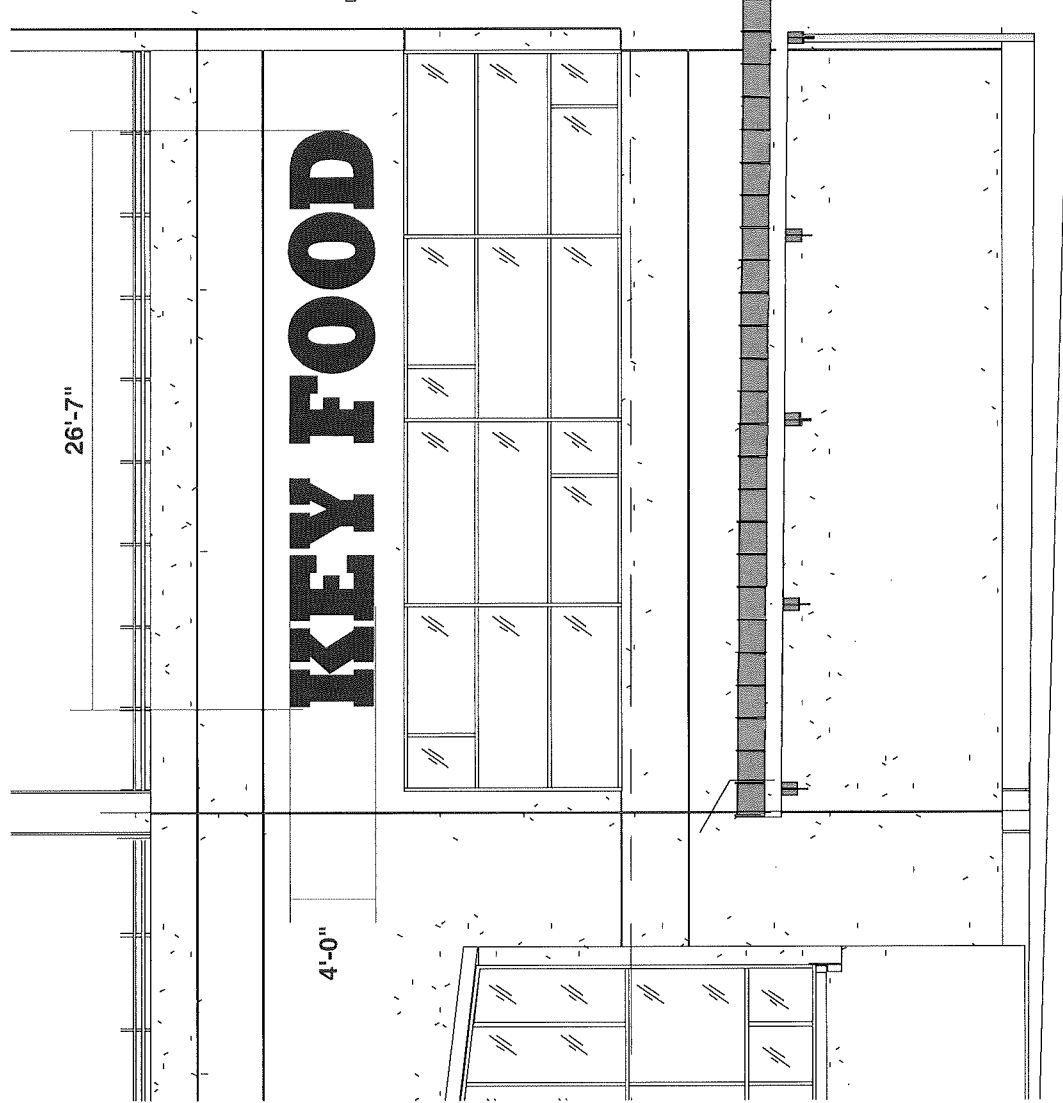
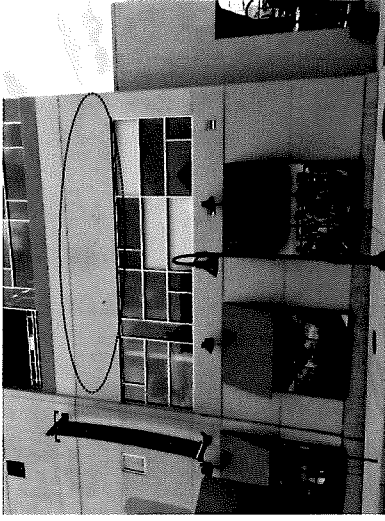
- (A) .063" ALUMINUM RETURNS FINISHED RED - 6"
- (B) 3/4" RED Trim cap
- (C) WHITE L.E.D. MODULES
- (D) 14 GAUGE LOW VOLTAGE LIGHTING CABLE
- (E) LOW VOLTAGE POWER SUPPLY
- (F) .187" WHITE ACRYLIC FACES, VINYL OVERLAY
- (G) S/S FASTENERS INTO FASCIA
- (H) #10 X 1/2" SHEET METAL SCREWS
- (J) 1/4" DIA. WEEP HOLES
- (K) DISCONNECT SWITCH
- (L) ALUMINUM RACEWAY - PAINT TO MATCH BACKGROUND



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ELEVATION AT ROOFTOP SCREEN WALL





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- J 1/4" DIA. WEEP HOLES
- K DISCONNECT SWITCH
- L ALUMINUM RACEWAY - PAINT TO MATCH BACKGROUND

PARTIAL EAST ELEVATION @ STAIRWAY

➡ Revise existing Parking Sign



➡ Existing Parking Sign

Outdoor Banner 1
Replace existing



Outdoor Banner 2
Replace existing



Outdoor Banner 3
Replace existing



Outdoor Banner 4
Install New



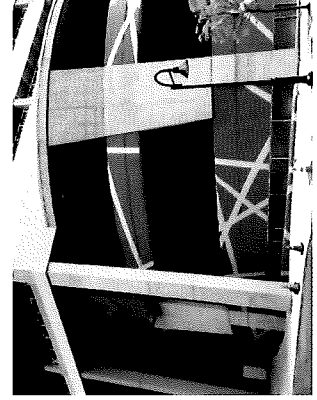
After



After



Before



Before

42'-6"



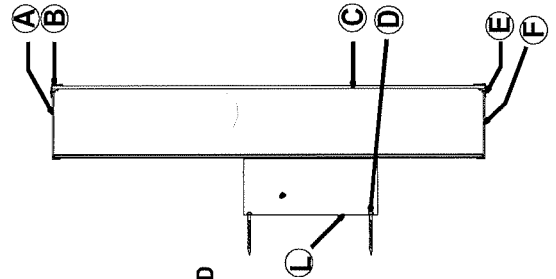
KEY FOOD

4'-0"

New Channel Letters
(Non-Illuminated)



New Glass Window

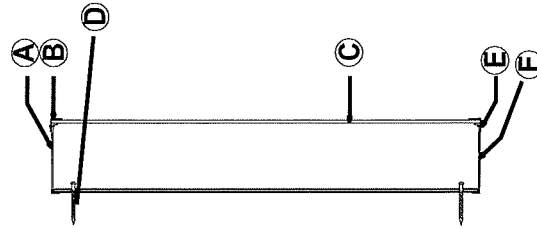


- (A) .063" ALUMINUM RETURNS FINISHED RED - 6"
- (B) 3/4" RED Trim cap
- (C) .187" WHITE ACRYLIC FACES, VINYL OVERLAY
- (D) SIS FASTENERS INTO FASCIA
- (E) #10 X 1/2" SHEET METAL SCREWS
- (L) ALUMINUM RACEWAY - PAINT TO MATCH BACKGROUND

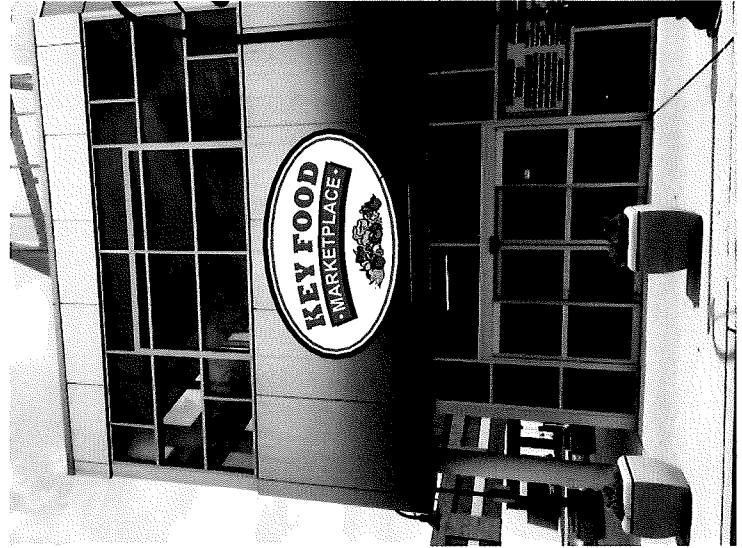
10'-0"



6'-0"

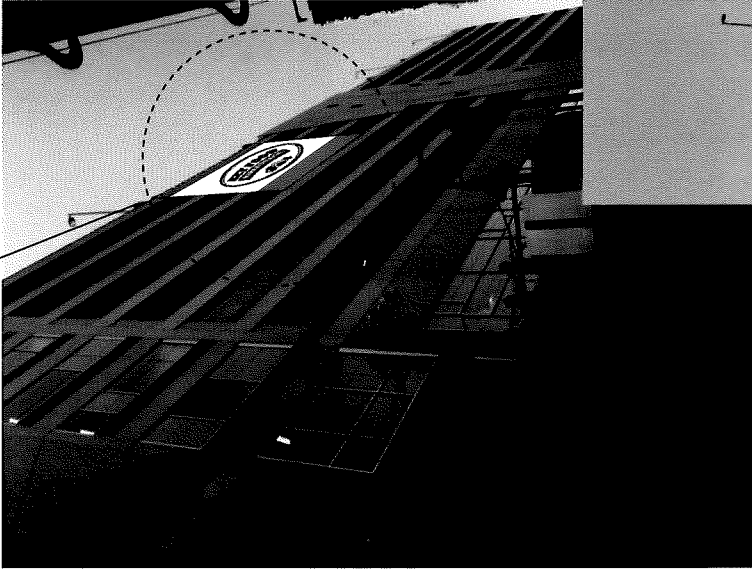


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- (C) .187" WHITE ACRYLIC FACES, VINYL OVERLAY
- (D) SIS FASTENERS INTO FASCIA
- (E) #10 X 1/2" SHEET METAL SCREWS



New Channel Letters
(Non-Illuminated)

New Banner
on Existing Brackets

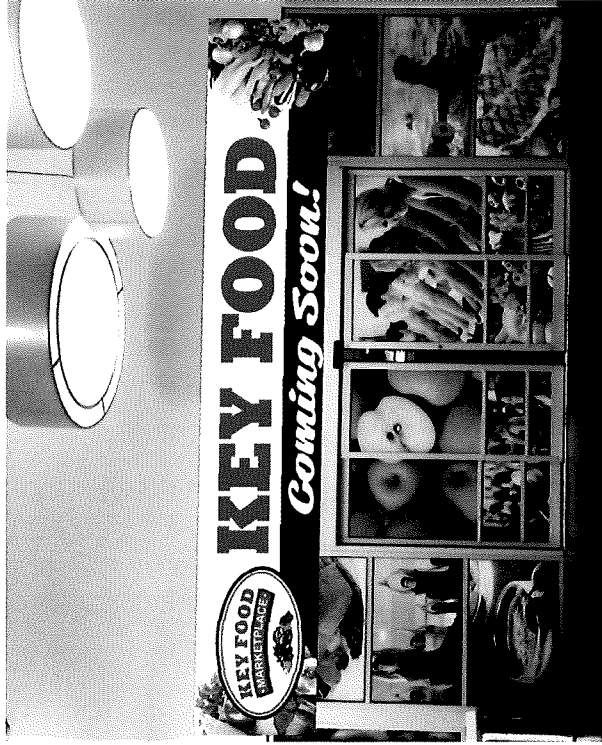


2 Banners
Replace existing



New 5 Banners
to match existing

Indoor Banner
4-x23'

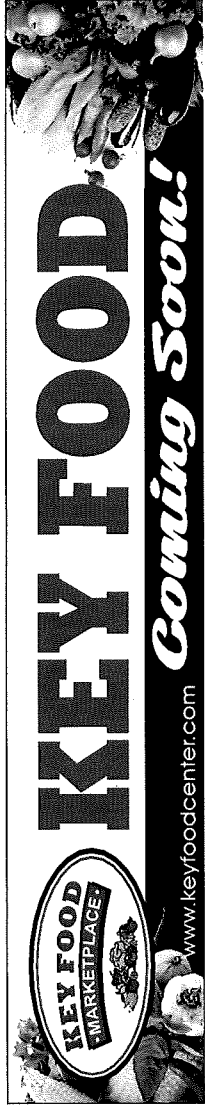


Outdoor Banner
5'x40' -Self adhesive backing vinyl



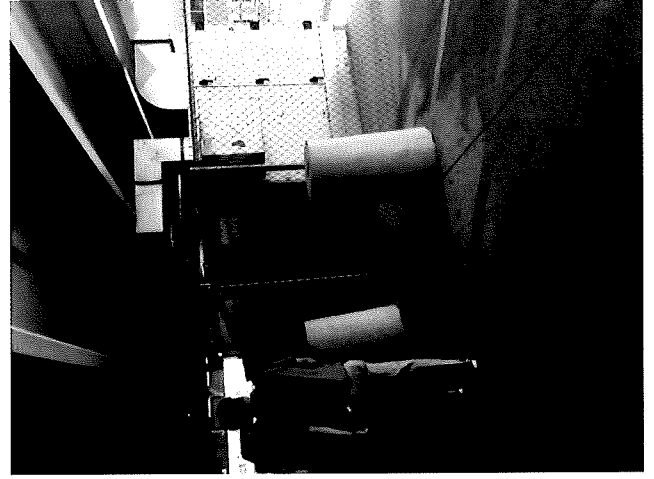
Outdoor Banner

15'-0"



9'-6"

➔ New Parking Sign



Digital printed banners on
fence to cover existing
RAC House ➔



➔

Existing Parking Sign

*Coming!
Soon!*



**KEY
FOOD**

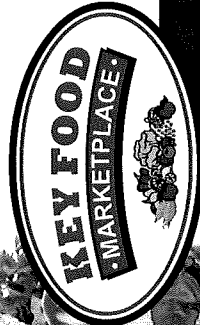
www.keyfoodcenter.com



KEY FOOD

www.keyfoodcenter.com

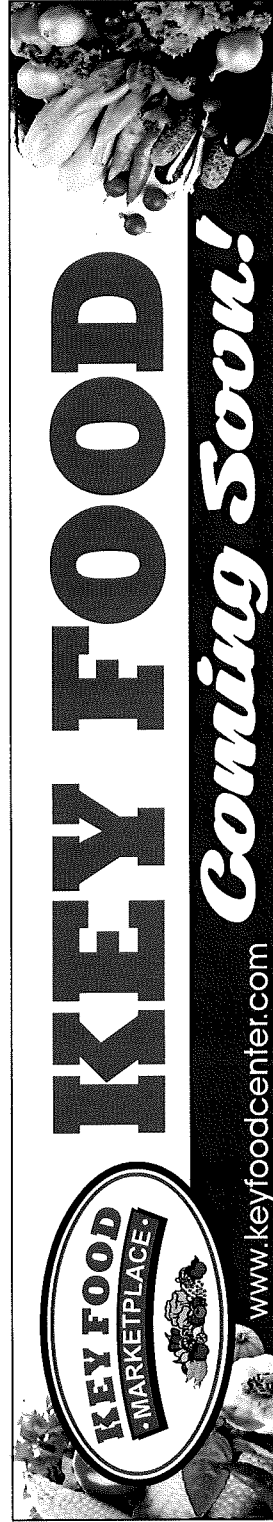
Coming Soon



KEY FOOD

www.keyfoodcenter.com

Coming Soon!



Mitch Karon

From: Kevin Kim <metrosuperkevin@aol.com>
Sent: Friday, May 29, 2015 3:11 PM
To: abrown@devco.org
Cc: Christine Lee; Joe Griesler; John Ahn; john sisti; Mitch Karon; phil@bhsmsgroup.com
Subject: RE: Coming Soon Sign Approval

Thank you!
Christine is to call you to discuss.
kevin

From: Allison Brown [mailto:abrown@devco.org]
Sent: Friday, May 29, 2015 3:01 PM
To: Kevin Kim
Cc: John Ahn; john sisti; Christine Lee; jgriesler@njbpa.org; mkaron@njbpa.org; phil@bhsmsgroup.com
Subject: Re: Coming Soon Sign Approval

Mr. Kim,

We would welcome the opportunity to discuss other possible options.

Allison V Brown
973.953.4940

On May 29, 2015, at 2:16 PM, Kevin Kim <metrosuperkevin@aol.com> wrote:

Dear Allison:
Thank you very much for your quick action & approval of "coming soon" banner.
Regarding your disapproval of a banner on the adjacent building soon to be demolished, I believe that this location is the best in NB & most effective.
If Devco allow me to put this **only till demolition**, it will help us a lot to advertize our new store.
Your re-consideration of this will be highly appreciated.
Thank you
Kevin kim

From: Allison Brown [mailto:abrown@devco.org]
Sent: Friday, May 29, 2015 2:02 PM
To: Kevin Kim (metrosuperkevin@aol.com); john.ahn@bhsmsgroup.com; christinenayounglee@gmail.com
Cc: John Sisti; Mitch Karon; Sarah Clarke
Subject: Coming Soon Sign Approval

Mr. Kim,

We met today to review your signs. Knowing that you would want to install "Coming Soon" signs as quickly as possible we reviewed and approved those as noted in the attached document.

We will require additional to review your permanent signs.

Let me know if you have any questions.

Thanks

Allison V Brown

New Brunswick Development Corp

120 Albany Street

New Brunswick, NJ 08901

(732) 249-2220 office

(973) 953-4940 cell

Mitch Karon

From: Kevin Kim <metrosuperkevin@aol.com>
Sent: Friday, May 29, 2015 3:47 PM
To: 'Sarah Clarke'
Cc: abrown@devco.org; John Ahn; Joe Griesler; john sisti; Mitch Karon; phil@bhsmgroup.com
Subject: progress of renovation

Dear Sarah:

I like to have moment to report "progress of renovation" as follow:

- 1). Demolition: permit acquired, mid-inspection by June 4th, final inspection & sign-off by June 12th.
- 2). Main permit for façade & office: permit drawings were in your office & under the review, to confirm the drawing & submit to DOB by June 4th.
- 3). Side work closure: application is under review by my contractor & submit to City Engineer next week.
- 4). Signage: waiting for your review.
- 5). Beer & Wine Lic: I entered agreement with Mr. Kelso & paid deposit. We are working together at this moment.
- 6). Health Dept & Merchant lic: we are gathering all necessary form and by the end of next week all forms are submitted.
- 7). Hiring: we started "hiring" Monday & we are experiencing a lot of inquiries.

I have signed lease an apartment & plan to move June 1st.

If I miss anything, please advise me not to miss the timing.

Thank you very much.

Kevin kim

Kevin Kim
President
Key Food Marketplace
Food Universe Marketplace
155-15 Aguilar Ave
Queens, NY 11367
Tel.718.380.1234
Cell.917.686.8821

Mitch Karon

From: Kevin Kim <metrosuperkevin@aol.com>
Sent: Tuesday, June 02, 2015 4:17 PM
To: 'Sarah Clarke'
Cc: abrown@devco.org; Joe Griesler; John Ahn; john sisti; phil@bhsimgroup.com; Mitch Karon; Christine Lee
Attachments: Banner on Fence.pdf

Dear Sarah:

Attached, please find the banner on fence of the adjacent building, which will be demolished soon.

Since you are going to demolish the building, I like to put on the fence.

Upon your review, please advise me.

Thank you

Kevin

Kevin Kim
President
Key Food Marketplace
Food Universe Marketplace
155-15 Aguilar Ave
Queens, NY 11367
Tel.718.380.1234
Cell.917.686.8821

Mitch Karon

From: Kevin Kim <metrosuperkevin@aol.com>
Sent: Thursday, June 04, 2015 10:42 AM
To: abrown@devco.org; Christine Lee
Cc: John Ahn; john sisti; Joe Griesler; Mitch Karon; Sarah Clarke; Joe Vicente; phil@bhsmgroup.com; Ziumdesign .; Sin
Subject: Christine, project manager

Dear Allison:

As per our phone conversation, Please be advised that I have appointed Ms. Christine Lee as my project manager. She will be our window to communicate & follow-up all construction related issues during construction for every aspect. Christine Lee: christinenayounglee@gmail.com cell: 516-426-8080.

Thank you

Kevin kim

Kevin Kim
President
Key Food Marketplace
Food Universe Marketplace
155-15 Aguilar Ave
Queens, NY 11367
Tel.718.380.1234
Cell.917.686.8821

Mitch Karon

From: Kevin Kim <metrosuperkevin@aol.com>
Sent: Thursday, July 02, 2015 12:49 PM
To: abrown@devco.org
Cc: Christine Lee; John Ahn; Joe Griesler; john sisti; Mitch Karon; Sarah Clarke
Subject: RE: Key foods interior demo permit

Dear Allison:

Thank you very much & I am very happy to hear good news.

But as I told you at site meeting, Since the permit drawing does not have my idea in and match with retail point, I have decided not to build anything & use offices the way it is now.

I have ordered first grocery trailer to deliver on 21st of July. IF I miss this delivery for any reason then entire schedule will be in chaos and I will be forced to push this project to next year.

In order not to delay, I have to do followings: 1). Not to build mezz or new office. 2). I am ready to give up new façade if there is any issue & delay my schedule. 3). Since Cerullo provide sprinkler drawing & permit package, I'll build master display table, finish all the minor thing & clean-up entire store on or before 15 and get ready to receive inventories. 4). I have to complete refrigeration & test run the system before 15 of July. This store was not designed for retail supermarket but warehouse or Deli. To make this store economical, supermarket should be the main business not deli. Christine is to submit façade & sprinkler on Monday and final main drawing on Wednesday.

Please be advised that store has to be ready to open before 15th.

Thank you

Kevin Kim

-----Original Message-----

From: Allison Brown [mailto:abrown@devco.org]
Sent: Thursday, July 2, 2015 10:53 AM
To: john.ahn@bhsmsgroup.com; Kevin Kim (metrosuperkevin@aol.com); christinenayounglee@gmail.com
Cc: John Sisti; Joe Griesler (jgriesler@njbpa.org); Sarah Clarke; Mitch Karon
Subject: FW: Key foods interior demo permit

John and Christine,

As I discussed with John this morning, Bill Schrum is granting you permission to proceed with the interior demolition shown on the plans submitted on Tuesday. Please make sure your licensed electrician and plumber provide the required disconnects before demolition.

(See John Sisti's notes below.)

Allison V Brown
New Brunswick Development Corp
120 Albany Street
New Brunswick, NJ 08901
(732) 249-2220 office
(973) 953-4940 cell

-----Original Message-----

From: John Sisti [mailto:JSisti@kmsdev.com]

Sent: Thursday, July 02, 2015 7:12 AM

To: Allison Brown

Cc: Sarah Clarke; Joe Griesler; Michael Sencindiver; Robert McCulley

Subject: Key foods interior demo permit

Allison

I was able to get to meet with Bill Schrum yesterday afternoon for key foods. Mr Schrum has granted permission for key foods to proceed with the interior demolition shown on the plans submitted on Tuesday with the permit update provide that key foods has their licensed electrician and plumber provide the necessary disconnects before the interior demolition.

There is no paper permit being issued by the city for this interior demo as the accounting office and service desk are still being reviewed by the city .

No exterior demolition is released until after zoning review next week and the exterior demo plans are submitted with a permit update and the exterior permit is released.

John D. Sisti, P.E.

KMS Development Partners, LLC

73 Church Street

New Brunswick, NJ 08901

732 249 5533 office

848 565 1237 cell

Mitch Karon

From: Kevin Kim <metrosuperkevin@aol.com>
Sent: Friday, June 05, 2015 5:06 PM
To: Christine Lee
Cc: abrown@devco.org; john sisti; Joe Griesler; Mitch Karon; Sarah Clarke; John Ahn
Subject: FW: Zoning Compliance Certificate
Attachments: Zone Compliance Certificate.PDF

Dear Christine:

Forwarded, please find 'certificate of zoning compliance' for your file.

Thanks

Kevin Kim

From: Philip Hwang [mailto:phil@bhsmgroup.com]
Sent: Friday, June 5, 2015 2:52 PM
To: Susan Chung
Cc: Jane Kim; Kevin Kim
Subject: NB: Zoning Compliance Certificate

FYI

--

Thank you,
Regards,

Philip Hwang
General Manager

Kumkang Fruit & Vegetable Corp
DBA: **Key Food Marketplace(1854)**
100 Kirkpatrick Street
New Brunswick, NJ 08901

Hanra Fish & Produce Corp
DBA: **Key Food Marketplace(1812)**
155-15 Aguilar Ave
Queens, NY 11367
Tel.718.380.1234

Seolak Fruit & Vegetable Ltd
DBA: **Food Universe Marketplace(1814)**
70-63 Parsons Blvd.,
Fresh Meadows, NY 11365
Tel.718.591.1234



City of New Brunswick Certificate of Zoning Compliance

Permit # C-103-15

Name of Applicant or Business		Key Food Market Place			
<u>Proposal Address</u>		100 Kirkpatrick Street			
Applicants Address		Same			
Block	18.01	Lot	1.01	Zone	C-4

Use or Proposal:

The applicant has been approved for the use of the existing space for the operation of a supermarket.

☒	This certifies that the above referenced use is in compliance with the requirements of the City's Zoning Ordinance
☒	This certifies that the above referenced proposal is in compliance with the requirements of the City's Zoning Ordinance
☐	This certifies that the above referenced use is a continuation of a prior non-conforming use.

A zoning permit is NOT a permit to build a building or structure or occupy a building. Separate reviews may be required before any construction or occupancy may take place.


Glenn S. Patterson
Administrative Officer

June 3, 2015

Date

CC:	☒	Construction	☒	Prop Maint	☐	Engineering	☒	Assessor	☐	Rent Ctrl
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Attached is your zoning approval

This approval does not give you permission to build or occupy your project yet. You may also need one or more of the following approvals.

Zoning You now have this approval This approval says that use or proposal submitted for review meets the City's zoning standards. You may need one or more the additional approvals described on this page before you are permitted to undertake the use or proposal. It is the applicant's responsibility to check with each office before proceeding with the use or proposal to determine if any additional permits are required and to obtain those permits. Failure to obtain all necessary permits may result in fines or removal of the unapproved use or proposal	Building Permit You may need a building permit before starting your project. You need a building permit if: • You are making any structural additions, alterations or repairs • You are expanding or altering the electrical system, including but not limited to upgrading the service or adding outlets. • You are expanding or altering the plumbing system, including but not limited to adding new fixtures, replacing the heating system or boiler • Your are changing the use of the property and are subject to additional fire safety code requirements Contact the Construction Code Official's Office @ 732.745.5075, 25 Kirkpatrick St.,
Engineering You may need permits from the City Engineer's Office if: • You need to open a street to make utility connections • You need to make curb cuts for a driveway • You need to construct a driveway or create an impervious surface that will affect how water drains from your property Contact the City Engineering Department @ 732.745.5056, 25 Kirkpatrick St.	Property Maintenance You may need permits from the Division of Inspections Property Maintenance Office if: • You are increasing the residential occupancy – to determine if adequate common area and room sizes are provided • Your are converting an attic or basement into habitable space Contact the Division of Inspections Property Maintenance Office @ 732.745.5075, 25 Kirkpatrick St.

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DATE June 1, 2015 **RECEIPT** 2144
RECEIVED FROM KUMKANG Fruit & Vegetable Corp.
Address 100 Kirkpatrick St.
NEW BRUNSWICK, NJ 08901 DOLLARS \$ 100.00
FOR C-10315

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID	<u>100.00</u>	CHECK	<u>100.00</u>
BALANCE DUE		MONEY ORDER	

For: 100 Kirkpatrick St.
BY Tina McCoskell

Mitch Karon

From: Kevin Kim <metrosuperkevin@aol.com>
Sent: Saturday, July 04, 2015 11:34 AM
To: 'Sarah Clarke'; Christine Lee
Cc: abrown@devco.org; Joe Griesler; John Ahn; john sisti; Mitch Karon
Subject: Monday meeting

Dear Sarah,

For Monday meeting,

My store opening scenarios are following: **1). If I secure permit for façade in next week:** offices remain same "as is", all interior minor things are to be done before 15th, all refrigeration system should be ready before 21st, my first grocery delivery truck will be on 21st, store will be opened on **21st of August** in soft opening manner, grand opening will be first week of October & new façade will be completed before 31st of July. **2). If permit issued after 15th of July:** all details are same as 1) but I will give up new façade and façade remains same "as is".

All detail will be addressed at meeting on Monday but **opening schedule on 21st, August is time of essence.**

Thank you very much & I'll see you on Monday 8:30 AM.

Kevin Kim

Kevin Kim
President
Key Food Marketplace
Food Universe Marketplace
155-15 Aguilar Ave
Queens, NY 11367
Tel.718.380.1234
Cell.917.686.8821

Mitch Karon

From: Kevin Kim <metrosuperkevin@aol.com>
Sent: Friday, July 10, 2015 10:45 AM
To: 'Sarah Clarke'; Mitch Karon
Cc: Christine Lee; abrown@devco.org; Joe Griesler; John Ahn; john sisti; phil@bhsmgroup.com
Subject: agendas

Dear Sarah & Mitch:

Good morning!.

Since I gave up mezz office & façade, I do not expect any delay to open store on time.

But there are several issues we have to address: 1). To make existing façade in better retail looking, I like to make fake windows on façade to put "weekly special"(please check proposal that Christine sent), 2). I need to address how do we control 3rd floor parking, 3). Put street signs on existing pole to show direction to parking, 4). 19 parking spots on Kirkpatrick St.

I believe that the best way to discuss these is a meeting asap.

Upon your review, Please inform me.

Thank you very much,

Regards,

Kevin

Kevin Kim
President
Key Food Marketplace
Food Universe Marketplace
155-15 Aguilar Ave
Queens, NY 11367
Tel.718.380.1234
Cell.917.686.8821

Mitch Karon

From: Kevin Kim <metrosuperkevin@aol.com>
Sent: Tuesday, July 21, 2015 3:55 PM
To: Joe Griesler
Cc: Mitch Karon; Harry Delgado
Subject: RE: Wellness Parking

Thank you very much.
Kevin Kim

From: Joe Griesler [mailto:jgriesler@njbpa.org]
Sent: Tuesday, July 21, 2015 2:55 PM
To: Kevin Kim (metrosuperkevin@aol.com)
Cc: john.ahn@bhsmgroup.com; Harry Delgado
Subject: Wellness Parking

Mr. Kim,

Mitch informed that Harry Delgado our Director of Operations is prepared to work out any parking you require. I've copied him here and you can reach him at 732-545-3118 ext. 112.

Thank you,

Joe Griesler, FMP
Facilities Manager
New Brunswick Parking Authority
106 Somerset Street
6th Floor
New Brunswick, NJ 08901
732-545-3118 x130
jgriesler@njbpa.org



Parking Authority

Mitch Karon

From: metrosuperkevin <metrosuperkevin@aol.com>
Sent: Monday, July 27, 2015 12:38 PM
To: Mitch Karon
Subject: RE: Grand Opening
Attachments: image003.jpg

Dear Mitch, it is GO. Thsnks

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Mitch Karon <mkaron@njnbpa.org>
Date: 07/27/2015 11:51 AM (GMT-05:00)
To: Kevin Kim <metrosuperkevin@aol.com>
Subject: Grand Opening

Hi Kevin,

Just wondering...I know you are opening on August 21. Will this be the grand opening or will that occur at a different date?

Sincerely,

Mitchell Karon, CAPP

Executive Director

New Brunswick Parking Authority

