

S o m e r s e t T o w n C e n t e r

ARCHITECTURAL DESIGN PACKAGE

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Prepared for:



Prepared by:



Township of Franklin

SUBMISSION: AUGUST 12, 2021

Somerset County, New Jersey



| THE COSMOPOLITAN SITE DATA | | | | | |
|---------------------------------|--|------|------|------|------------|
| | RESIDENTIAL FLOORS | | | | |
| | 1ST. | 2ND. | 3RD. | 4TH. | TOTAL |
| 1 BEDROOM | 16 | 15 | 15 | 15 | 61 |
| 1 BEDROOM - AFF | 2 | 2 | 2 | 2 | 8 |
| 2 BEDROOM | 21 | 26 | 26 | 26 | 99 |
| 2 BEDROOM - AFF | 3 | 7 | 7 | 7 | 24 |
| 3 BEDROOM | 2 | 2 | 2 | 2 | 8 |
| TOTAL UNITS | 44 | 52 | 52 | 52 | 200 |
| AMENITIES | Entrance Lounge, Leasing, Mail & Package | | | | 3,250 SF |
| | Club Room | | | | 2,950 SF |
| | Fitness Center | | | | 1,930 SF |
| | Residential Storage | | | | 3,580 SF |
| | TOTAL | | | | 11,710 SF |
| PARKING - TOTAL SPACES PROVIDED | | | | | 387 SPACES |

SITE PLAN

SCALE: 1" = 40'-0"

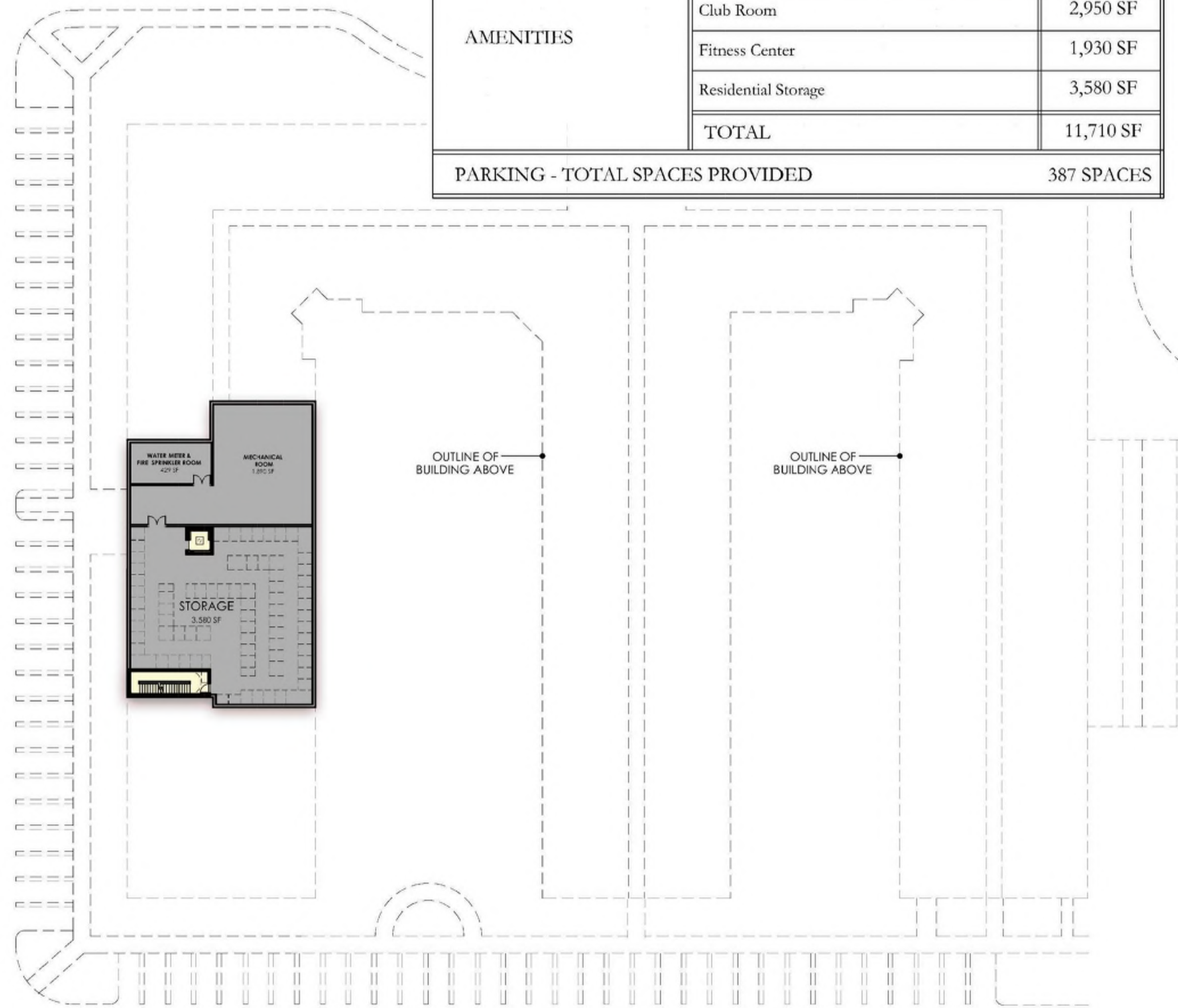
THE COSMOPOLITAN AT SOMERSET TOWN CENTER

RETAIL RENOVATION AT SOMERSET TOWN CENTER

A1

DATE: 08/12/2021

| THE COSMOPOLITAN SITE DATA | | | | | |
|---------------------------------|--|------|------|------|------------|
| | RESIDENTIAL FLOORS | | | | |
| | 1ST. | 2ND. | 3RD. | 4TH. | TOTAL |
| 1 BEDROOM | 16 | 15 | 15 | 15 | 61 |
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| 2 BEDROOM | 21 | 26 | 26 | 26 | 99 |
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| | Residential Storage | | | | 3,580 SF |
| | TOTAL | | | | 11,710 SF |
| PARKING - TOTAL SPACES PROVIDED | | | | | 387 SPACES |



BASEMENT FLOOR PLAN

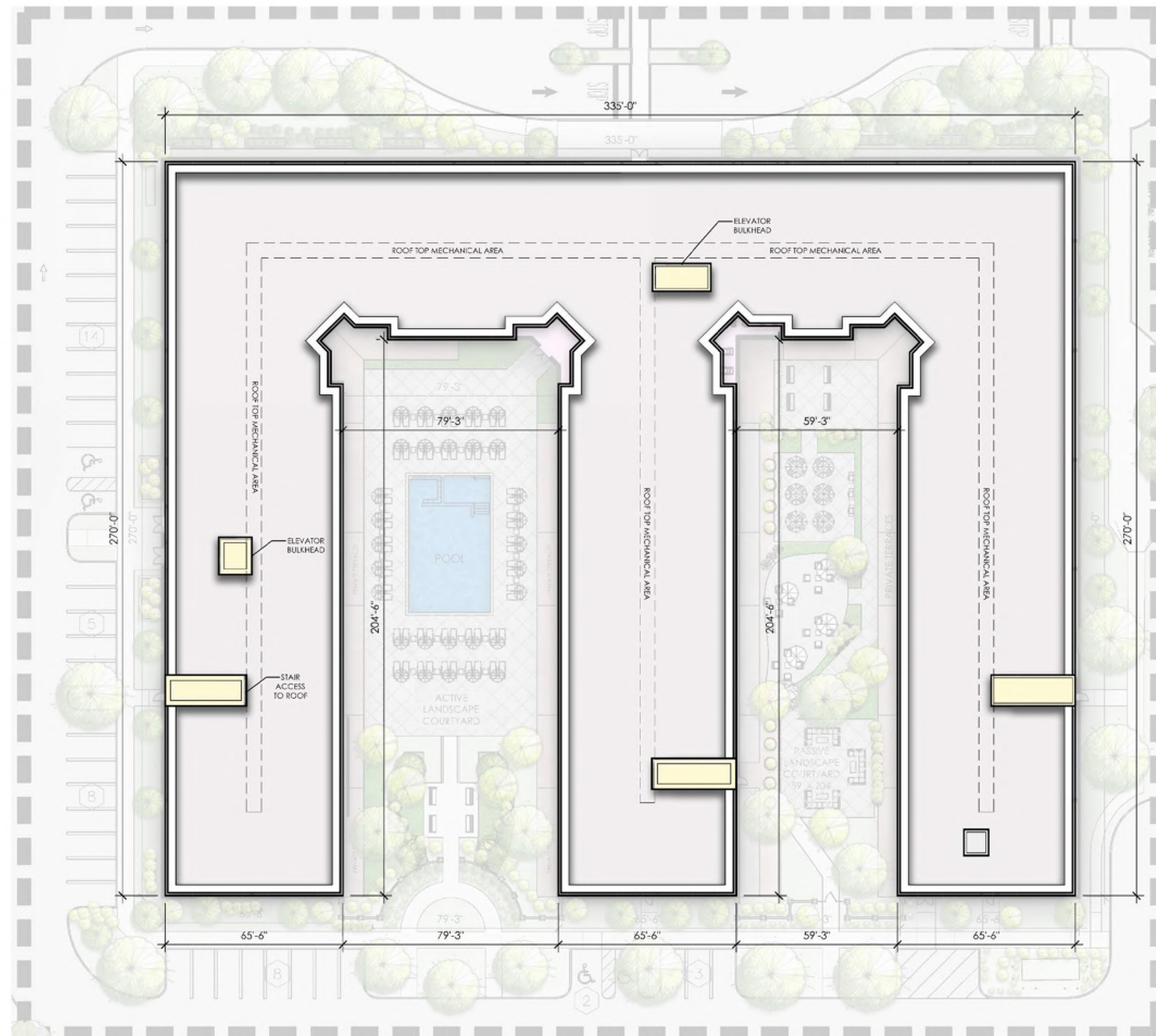
SCALE: 1" = 30' - 0"



GROUND FLOOR PLAN

SCALE: 1" = 30' - 0"

BUILDING PLANS



ROOF PLAN
SCALE: 1" = 30' - 0"



FLOORS 2 THRU 4
SCALE: 1" = 30' - 0"

BUILDING PLANS



ELEVATION - 02

| EXTERIOR MATERIALS | |
|--------------------|--|
| 1 | FIBER CEMENT PANEL - LIGHT GRAY |
| 2 | FIBER CEMENT PANEL - PEWTER |
| 3 | FIBER CEMENT PANEL - BLACK |
| 4 | MANUFACTURED WOOD PANEL |
| 5 | BRICK - CHARCOAL GRAY |
| 6 | POWDER COATED ALUMINUM RAILING - BLACK |
| 7 | HORIZONTAL FIBER CEMENT SIDING - DARK GRAY |



ELEVATION - 01 (MAIN ENTRANCE WITH DROP OFF)

ELEVATIONS

SCALE: 3/32" = 1'-0"

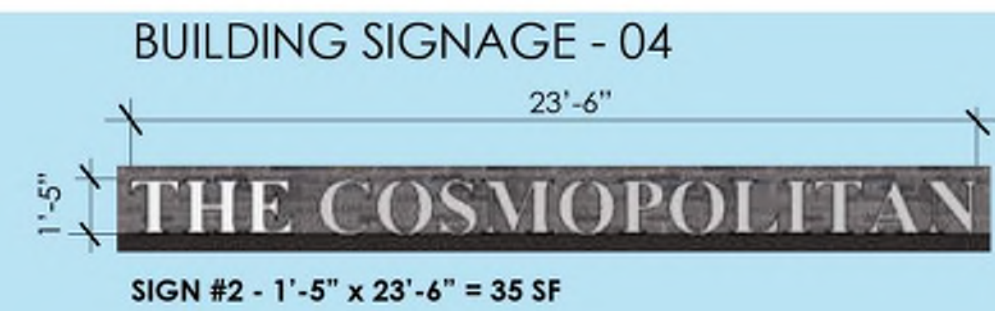
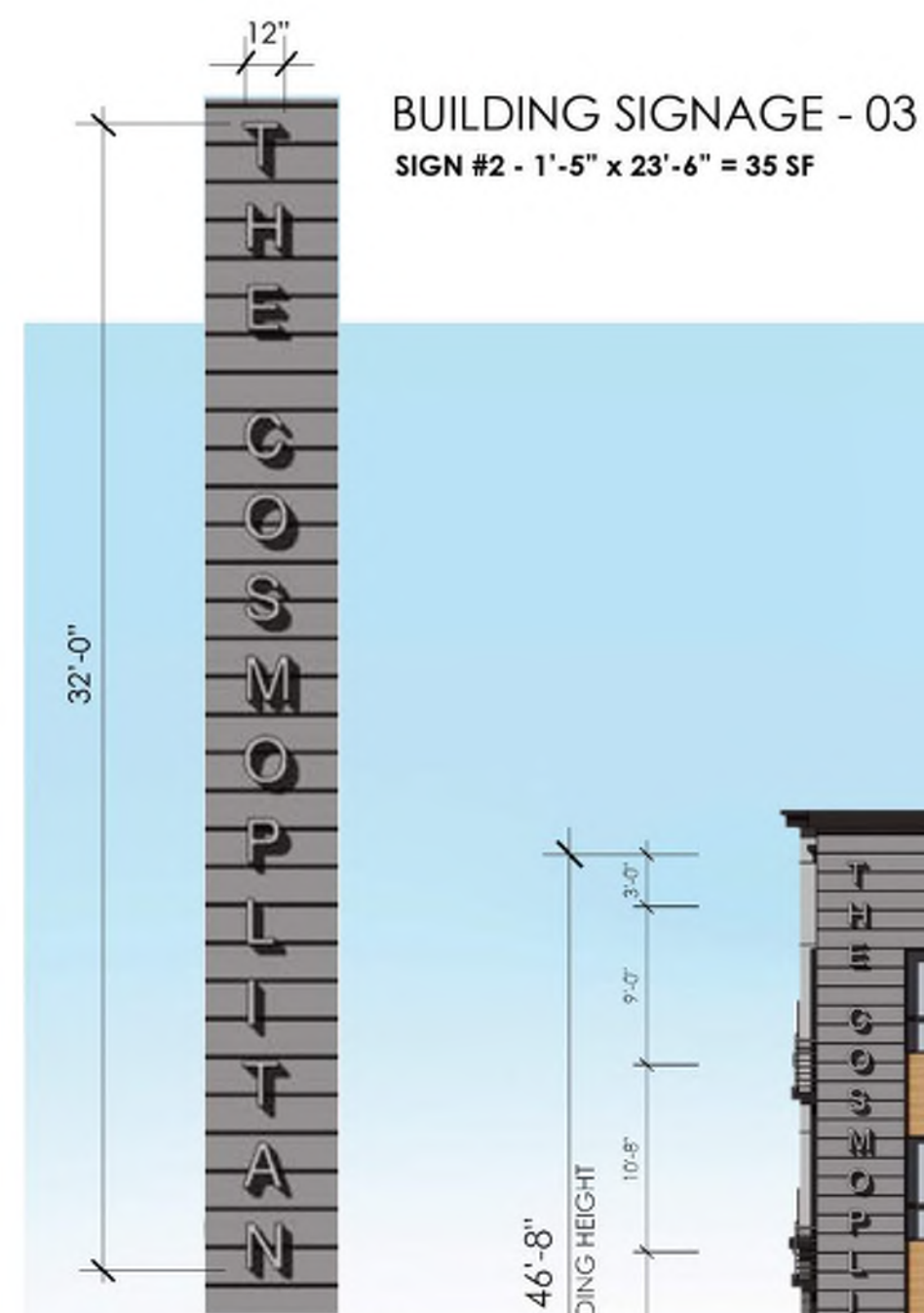
A4

DATE: 08/12/2021



ELEVATION - 04 (REAR ELEVATION)

| EXTERIOR MATERIALS | |
|--------------------|--|
| 1 | FIBER CEMENT PANEL - LIGHT GRAY |
| 2 | FIBER CEMENT PANEL - PEWTER |
| 3 | FIBER CEMENT PANEL - BLACK |
| 4 | MANUFACTURED WOOD PANEL |
| 5 | BRICK - CHARCOAL GRAY |
| 6 | POWDER COATED ALUMINUM RAILING - BLACK |
| 7 | HORIZONTAL FIBER CEMENT SIDING - DARK GRAY |



ELEVATION - 03 (SIDE ENTRANCE WITH MOVE IN)

ELEVATIONS

SCALE: 3/32" = 1'-0"

A5

DATE: 08/12/2021



Key Plan



COURTYARD ELEVATION - 01

| EXTERIOR MATERIALS | |
|--------------------|--|
| 1 | FIBER CEMENT PANEL - LIGHT GRAY |
| 2 | FIBER CEMENT PANEL - PEWTER |
| 3 | FIBER CEMENT PANEL - BLACK |
| 4 | MANUFACTURED WOOD PANEL |
| 5 | BRICK - CHARCOAL GRAY |
| 6 | POWDER COATED ALUMINUM RAILING - BLACK |
| 7 | HORIZONTAL FIBER CEMENT SIDING - DARK GRAY |



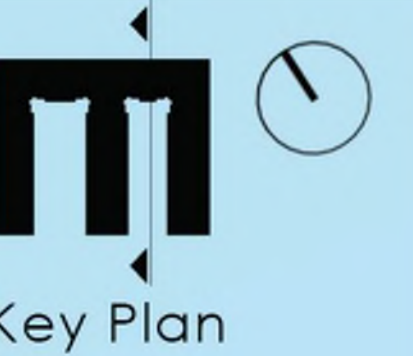
COURTYARD ELEVATION - 02

ELEVATIONS

SCALE: 3/32" = 1'-0"

A6

DATE: 08/12/2021

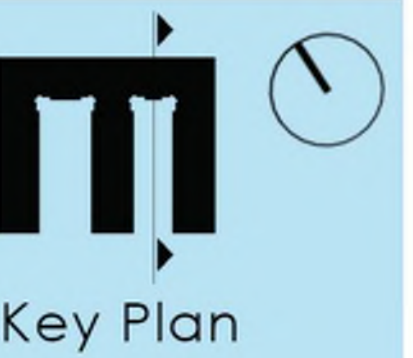


Key Plan

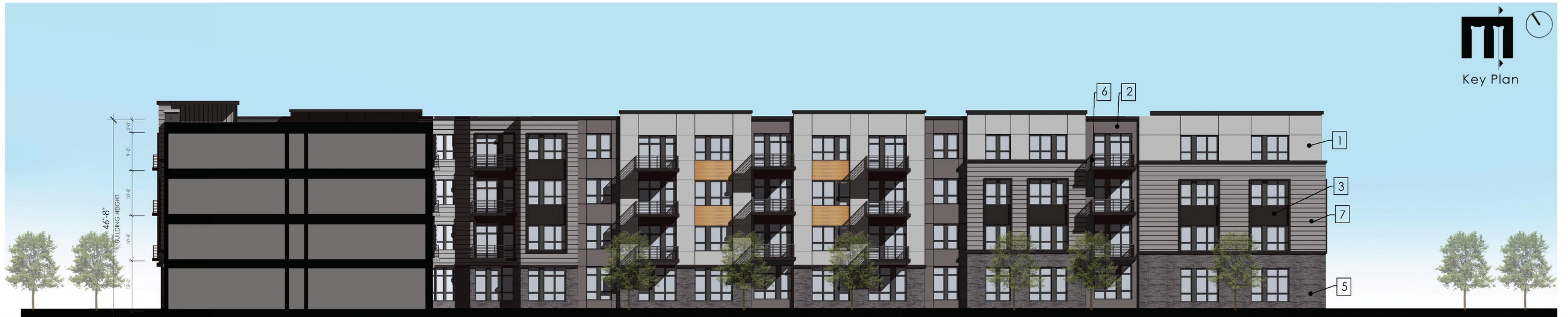


COURTYARD ELEVATION - 03

| EXTERIOR MATERIALS | |
|--------------------|--|
| 1 | FIBER CEMENT PANEL - LIGHT GRAY |
| 2 | FIBER CEMENT PANEL - PEWTER |
| 3 | FIBER CEMENT PANEL - BLACK |
| 4 | MANUFACTURED WOOD PANEL |
| 5 | BRICK - CHARCOAL GRAY |
| 6 | POWDER COATED ALUMINUM RAILING - BLACK |
| 7 | HORIZONTAL FIBER CEMENT SIDING - DARK GRAY |



Key Plan



COURTYARD ELEVATION - 04

ELEVATIONS

SCALE: 3/32" = 1'-0"

A7

DATE: 08/12/2021



PERSPECTIVE VIEW FROM NORTHEAST CORNER

A8

DATE: 08/12/2021

MINNO WASKO
ARCHITECTS AND PLANNERS

80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102



The Cosmopolitan at Somerset Town Center
SOMERSET, NEW JERSEY

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PERSPECTIVE VIEW AT MAIN ENTRANCE

A9

DATE: 08/12/2021

MINNO WASKO
 ARCHITECTS AND PLANNERS
 80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
 TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102



The Cosmopolitan at Somerset Town Center
 SOMERSET, NEW JERSEY

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PERSPECTIVE VIEW FROM NORTHWEST CORNER

A10

DATE: 08/12/2021

MINNO WASKO
ARCHITECTS AND PLANNERS

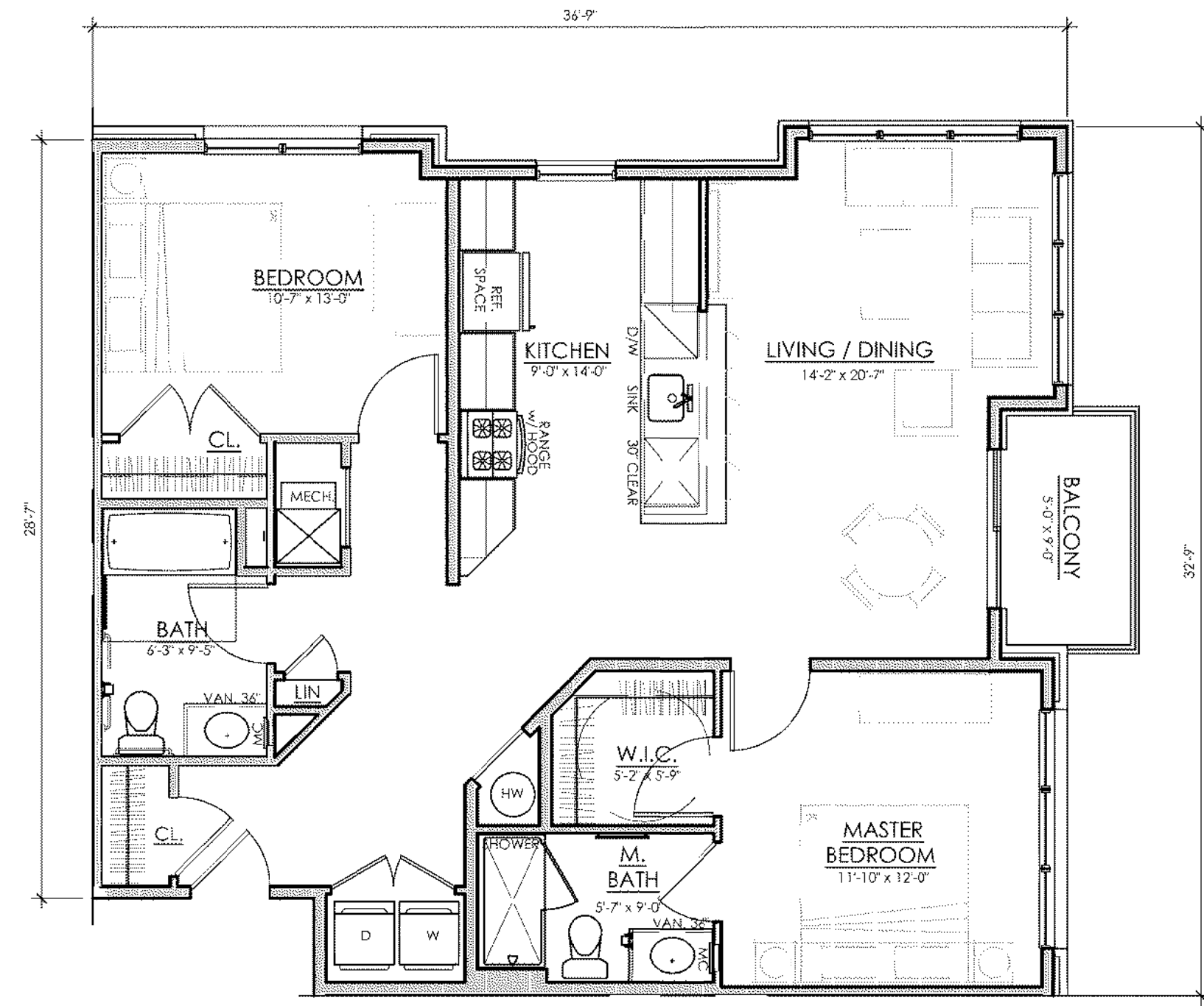
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102
MINNOWASKO.COM



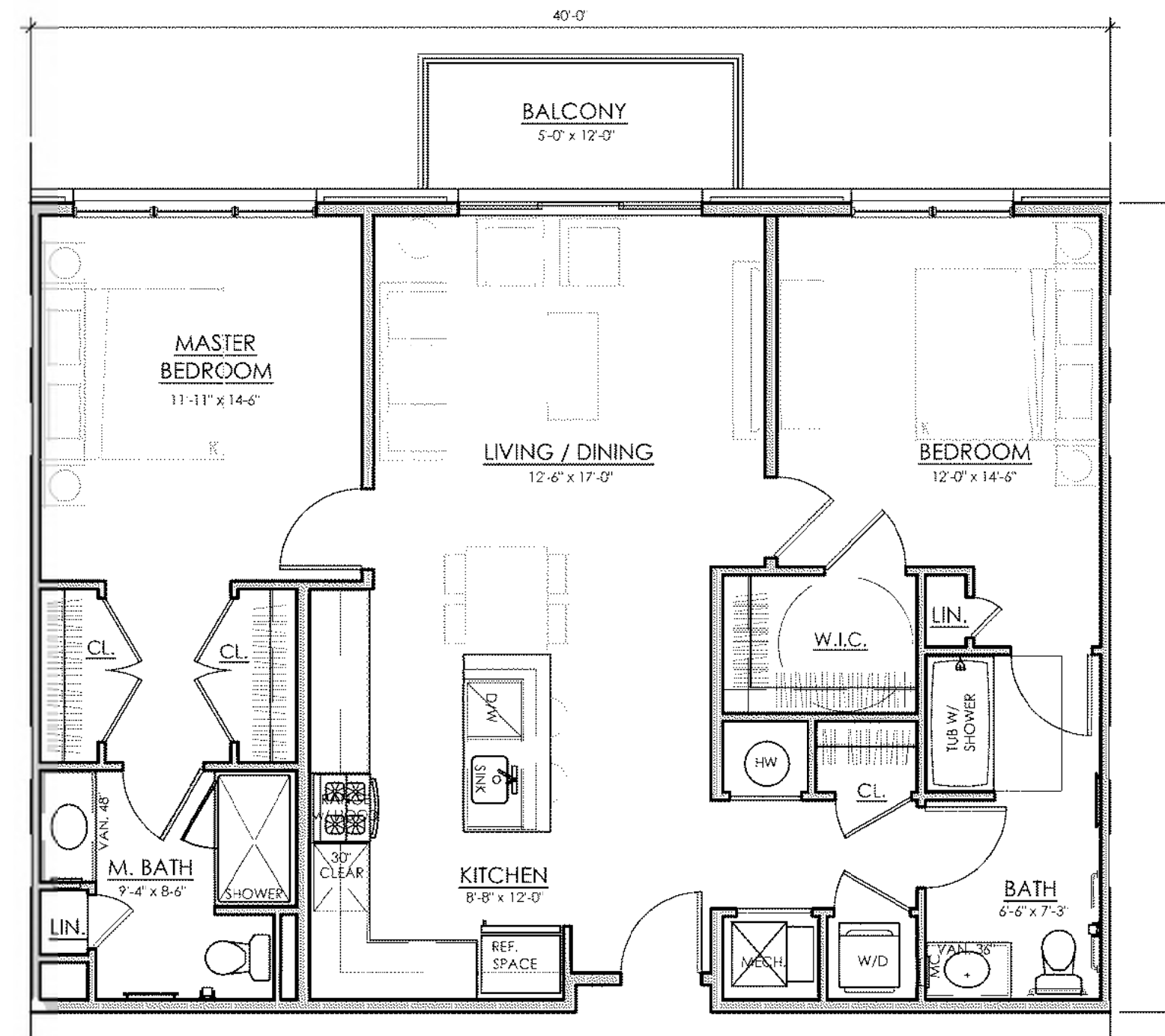
The Cosmopolitan at Somerset Town Center

SOMERSET, NEW JERSEY

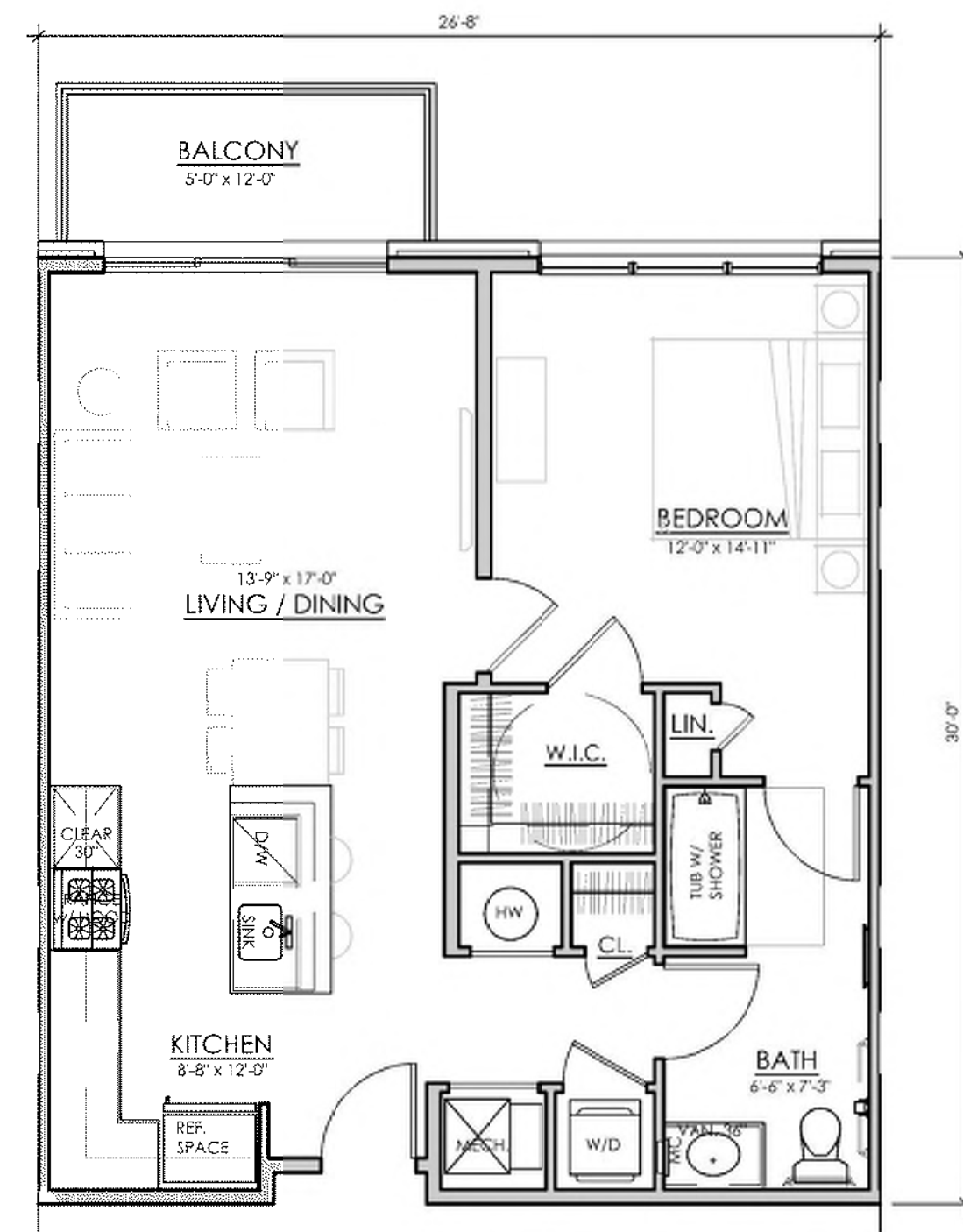
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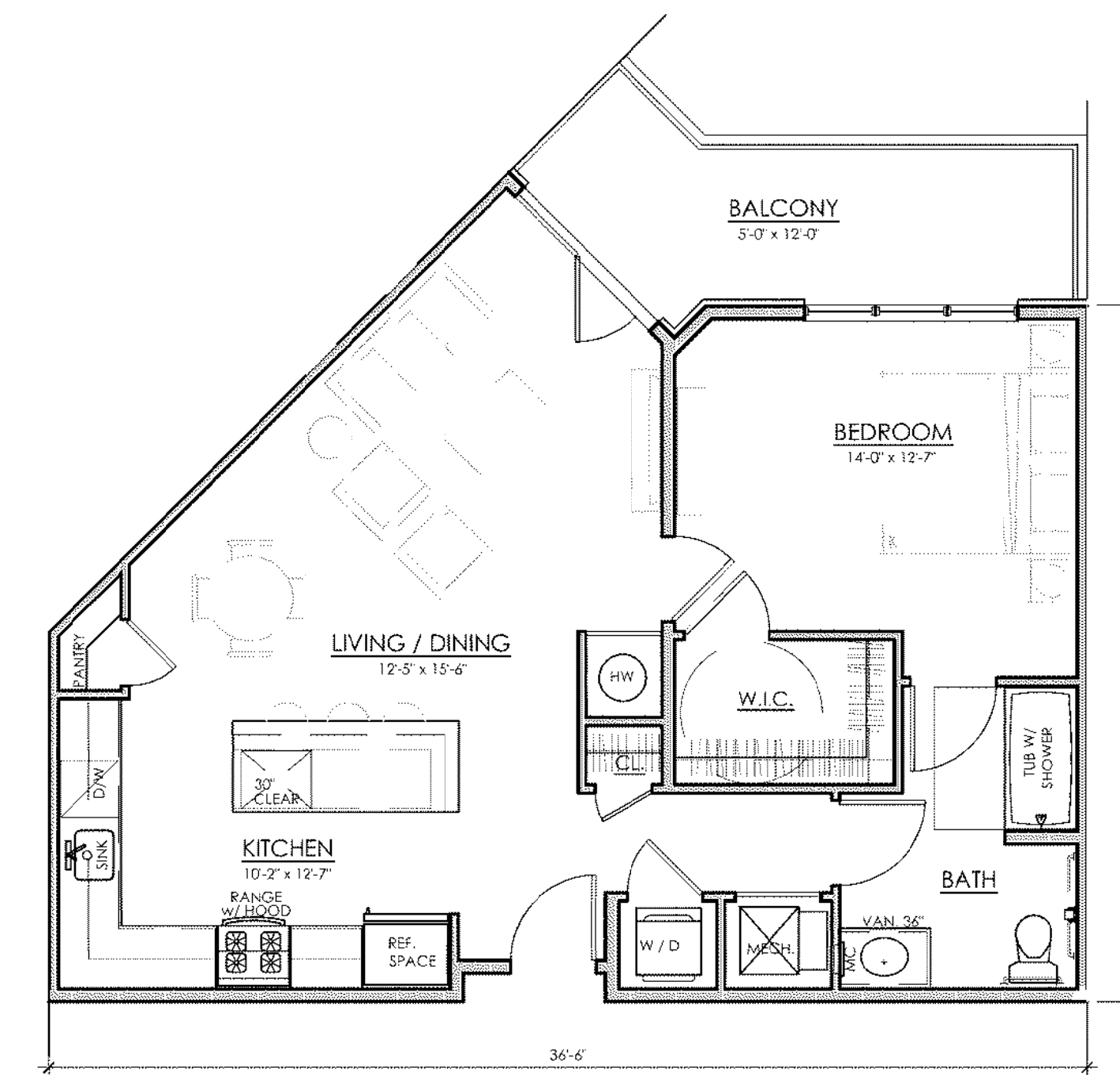
4 2 BEDROOM CORNER
1,200 SF



3 2 BEDROOM
1,200 SF



2 1 BEDROOM
810 SF

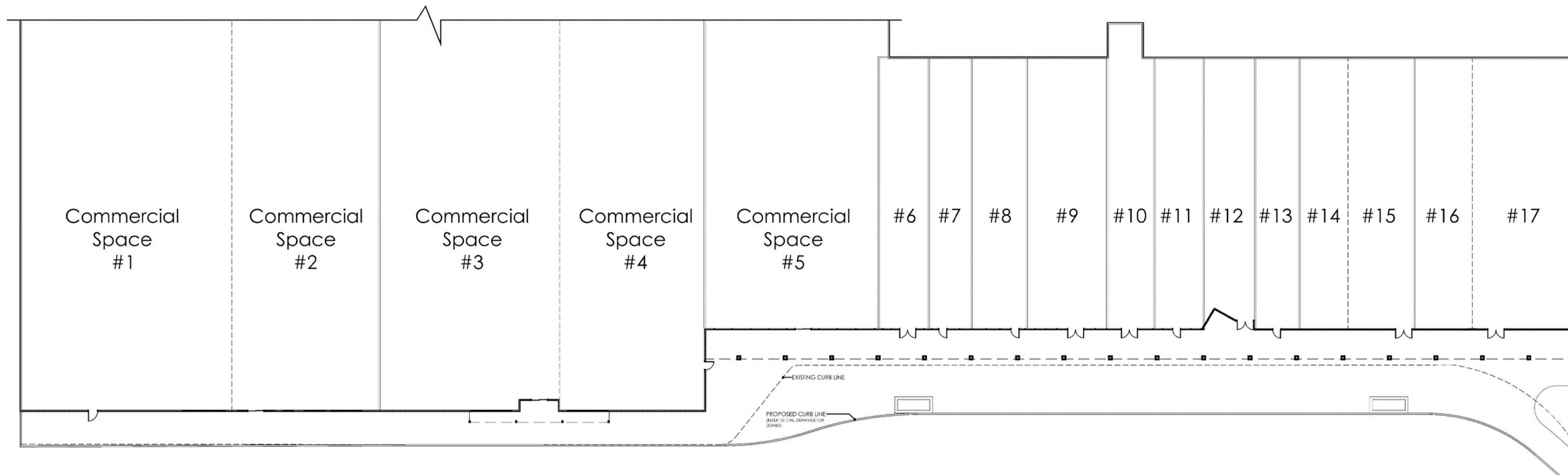


1 1 BEDROOM
900 SF

TYPICAL UNIT PLANS

A11

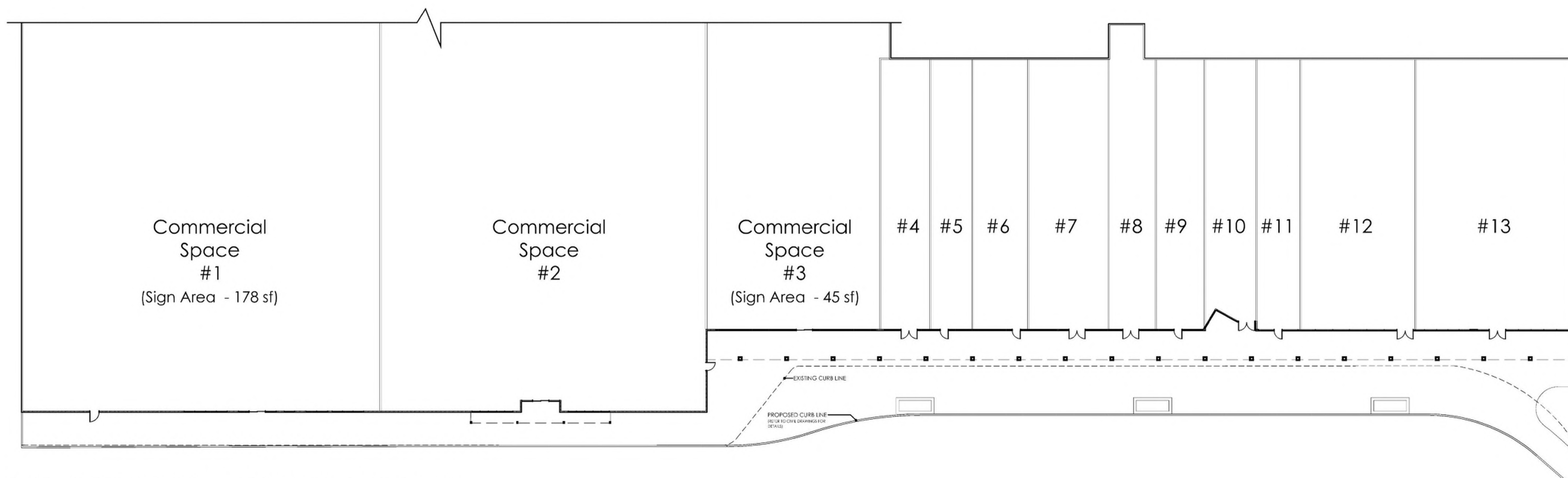
DATE: 08/12/2021



| PROPOSED SIGN AREA DATA | |
|-------------------------|-----------------|
| Space #1 | 200 sf |
| Space #2 | 200 sf |
| Space #3 | 200 sf |
| Space #4 | 200 sf |
| Space #5 | 100 sf |
| Space #6 | 100 sf |
| Space #7 | 100 sf |
| Space #8 | 100 sf |
| Space #9 | 100 sf |
| Space #10 | 100 sf |
| Space #11 | 100 sf |
| Space #12 | 100 sf |
| Space #13 | 100 sf |
| Space #14 | 100 sf |
| Space #15 | 100 sf |
| Space #16 | 100 sf |
| Space #17 | 100 sf |
| Total Sign Area | 2,100 sf |

FUTURE EXPANSION - RETAIL / COMMERCIAL BUILDING PLANS

SCALE: 3/32" = 1'-0"



| EXISTING SIGN AREA DATA | |
|-------------------------|---------------|
| Space #1 | 178 sf |
| Space #2 | 30 sf |
| Space #3 | 45 sf |
| Space #4 | 22 sf |
| Space #5 | 24 sf |
| Space #6 | 24 sf |
| Space #7 | 30 sf |
| Space #8 | 10 sf |
| Space #9 | 30 sf |
| Space #10 | 30 sf |
| Space #11 | 30 sf |
| Space #12 | 30 sf |
| Space #13 | 30 sf |
| Total Sign Area | 513 sf |

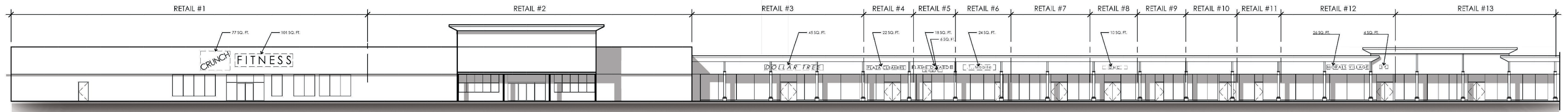
EXISTING RETAIL / COMMERCIAL BUILDING PLANS

SCALE: 3/32" = 1'-0"

RETAIL BUILDING PLANS

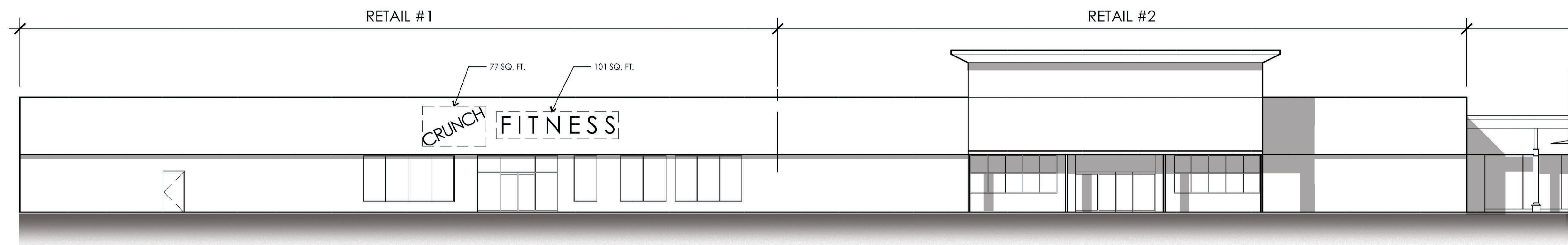
A12

DATE: 08/12/2021



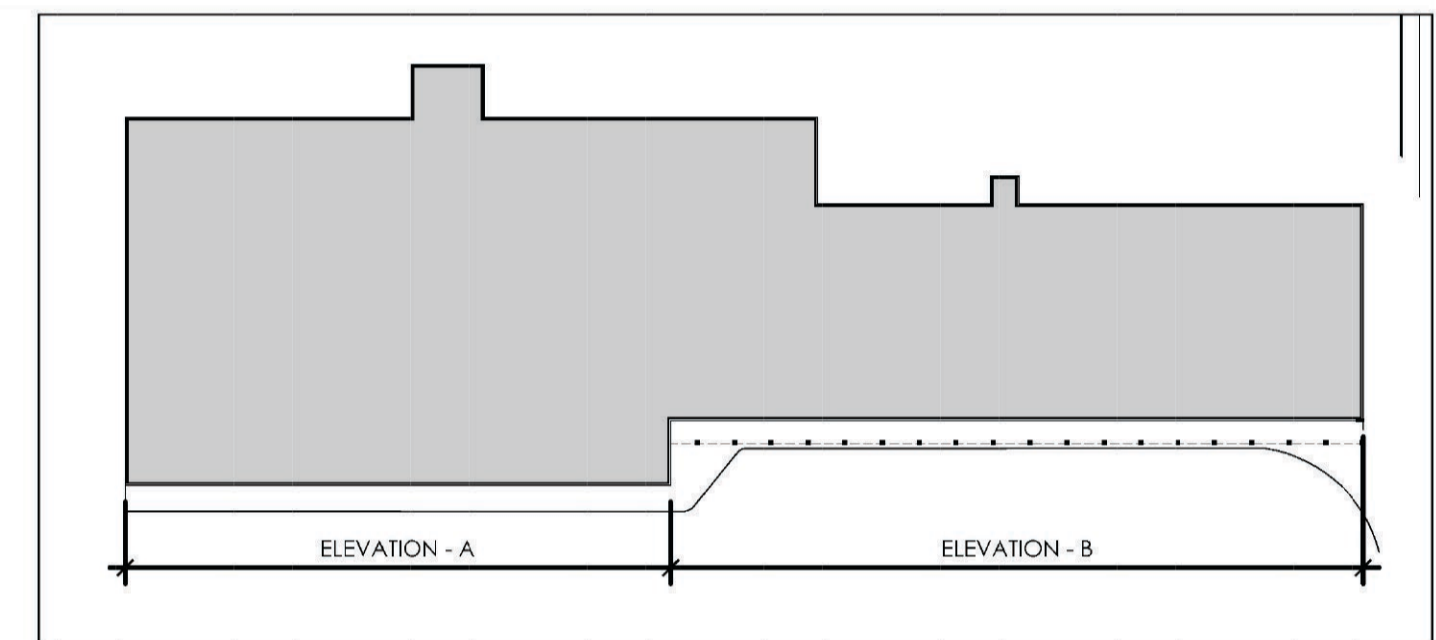
EXISTING FRONT ELEVATION

SCALE: N.T.S.



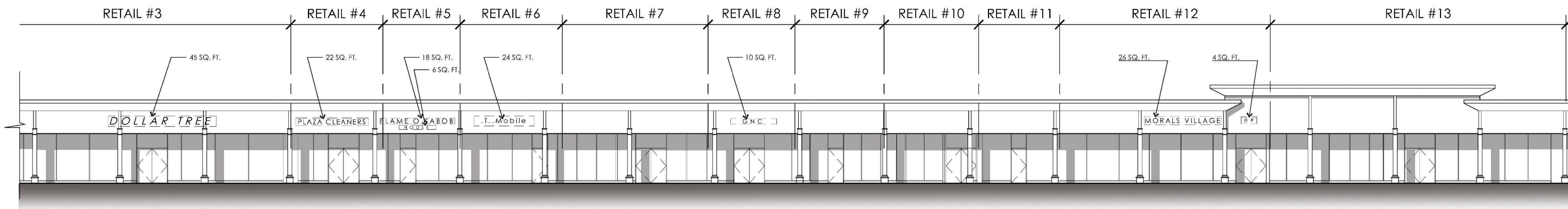
EXISTING FRONT ELEVATION - A

SCALE: 3/32" = 1'-0"



KEY PLAN

SCALE: N.T.S.



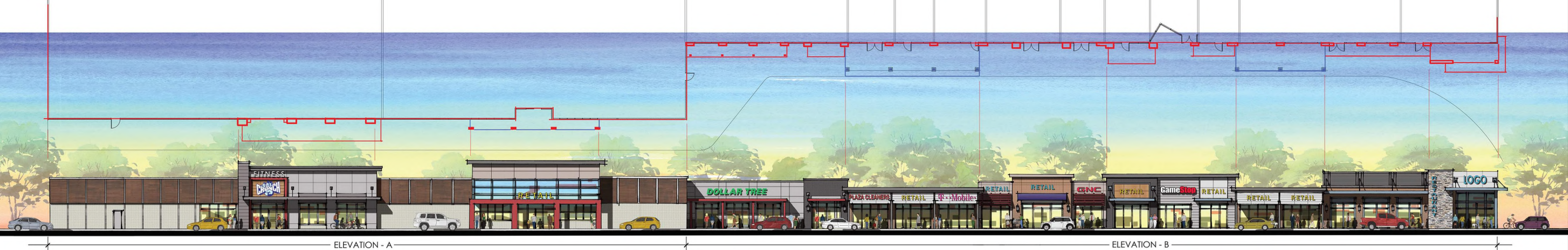
EXISTING FRONT ELEVATION - B

SCALE: 3/32" = 1'-0"

| EXISTING SIGN AREA DATA | |
|-------------------------|---------------|
| Space #1 | 178 sf |
| Space #2 | 30 sf |
| Space #3 | 45 sf |
| Space #4 | 22 sf |
| Space #5 | 24 sf |
| Space #6 | 24 sf |
| Space #7 | 30 sf |
| Space #8 | 10 sf |
| Space #9 | 30 sf |
| Space #10 | 30 sf |
| Space #11 | 30 sf |
| Space #12 | 30 sf |
| Space #13 | 30 sf |
| Total Sign Area | 513 sf |

RETAIL / COMMERCIAL ELEVATIONS

A13
DATE: 08/12/2021



CONCEPT FRONT ELEVATION
SCALE: N.T.S.



ELEVATION - A
SCALE: 3'32"=1'-0"



KEY PLAN
SCALE: N.T.S.

EXTERIOR MATERIALS

- 1 FIBER CEMENT PANEL - LIGHT GRAY
- 2 MANUFACTURED STONE
- 3 BRICK 1 - CHARCOAL GREY
- 4 BRICK 2 - RED
- 5 METAL PANEL
- 6 MANUFACTURED WOOD PANEL
- 7 HORIZONTAL FIBER CEMENT SIDING - LIGHT GRAY
- 8 HORIZONTAL FIBER CEMENT SIDING - WARM WHITE



ELEVATION - B
SCALE: 3'32"=1'-0"

PROPOSED RETAIL ELEVATIONS

A14
DATE: 08/12/2021