

The Easton at Rutgers Plaza

ARCHITECTURAL DESIGN PACKAGE

Sheet Index

| | |
|--------|------------------------------|
| Cover | |
| A - 1 | Site Plan & Site Data |
| A - 2 | Basement & Ground Floor Plan |
| A - 3 | Floors 2-4 and Roof Plan |
| A - 4 | Residential Elevations |
| A - 5 | Residential Elevations |
| A - 6 | Residential Elevations |
| A - 7 | Residential Elevations |
| A - 8 | Perspective |
| A - 9 | Perspective |
| A - 10 | Perspective |
| A - 11 | Typical unit plans |
| A - 12 | Retail Building Plans |
| A - 13 | Existing Retail Elevations |
| A - 14 | Proposed Retail Elevations |

Prepared for:



Prepared by:



REVISED: AUGUST 16, 2023

SUBMISSION: MAY 23, 2023

Township of Franklin

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"

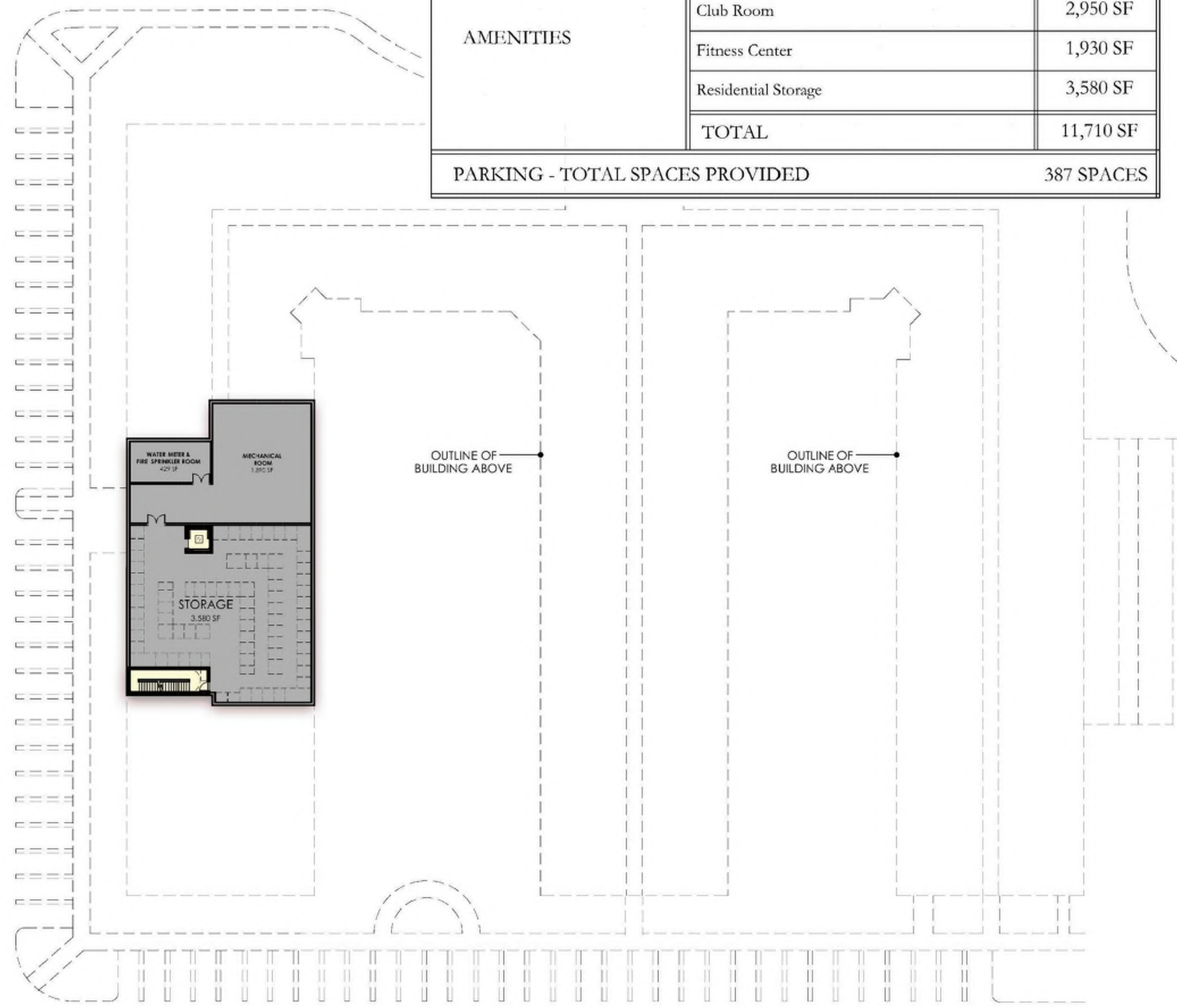
THE COSMOPOLITAN AT SOMERSET TOWN CENTER

RETAIL RENOVATION AT SOMERSET TOWN CENTER

A1

REVISED: 08/16/2023 DATE: 05/23/2023

| 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 |



BASEMENT FLOOR PLAN

SCALE: 1" = 30' - 0"



GROUND FLOOR PLAN

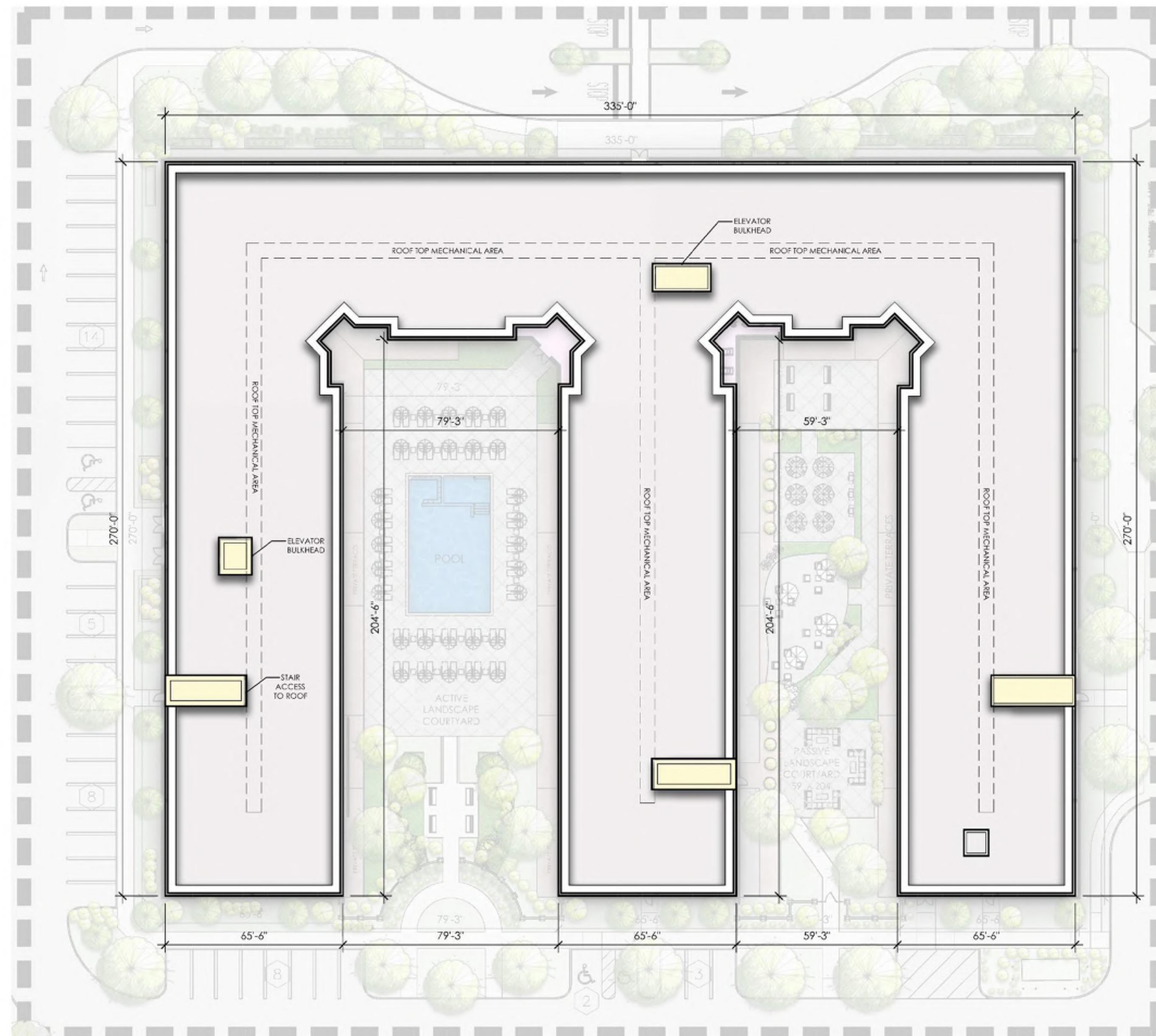
SCALE: 1" = 30' - 0"

BUILDING PLANS

REVISED: 08/16/2023

DATE: 05/23/2023

A2



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

REVISED: 08/16/2023 DATE: 05/23/2023



ELEV-04
Key Plan

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 |



ELEV-03
Key Plan

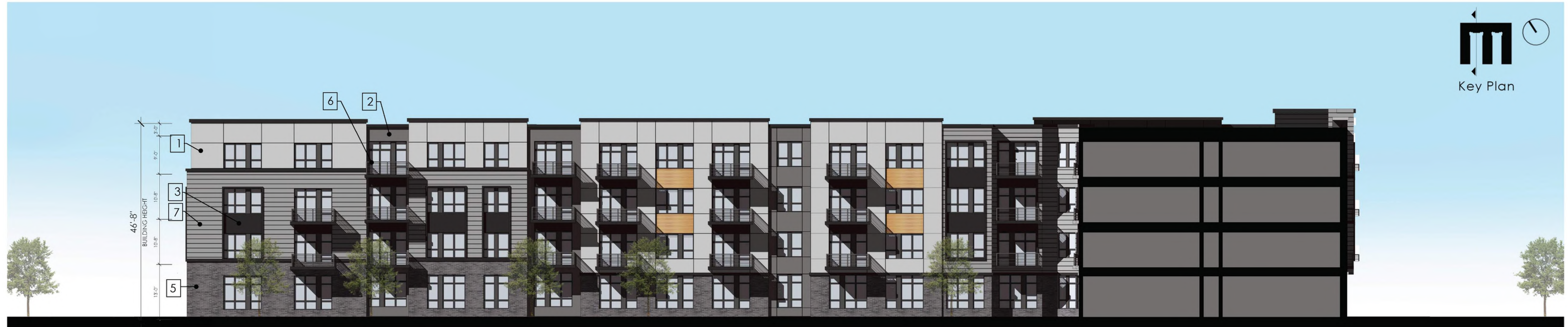
ELEVATION - 03 (SIDE ENTRANCE WITH MOVE IN)

ELEVATIONS

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

REVISED: 08/16/2023 DATE: 05/23/2023

A5



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 |



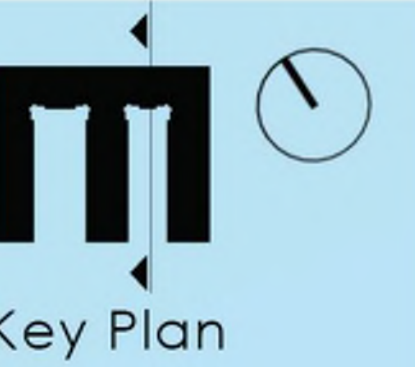
COURTYARD ELEVATION - 02

ELEVATIONS

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

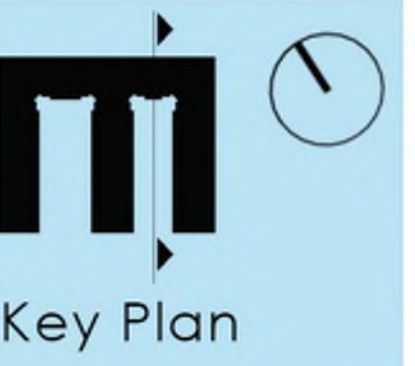
REVISED: 08/16/2023 DATE: 05/23/2023

A6



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 |



COURTYARD ELEVATION - 04

ELEVATIONS

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

REVISED: 08/16/2023 DATE: 05/23/2023

A7



PERSPECTIVE VIEW FROM NORTHEAST CORNER

REVISED: 08/16/2023 DATE: 05/23/2023

A8

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 Easton at Rutgers Plaza
SOMERSET, NEW JERSEY

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



PERSPECTIVE VIEW AT MAIN ENTRANCE

A9
REVISED: 08/16/2023 DATE: 05/23/2023

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 Easton at Rutgers Plaza
SOMERSET, NEW JERSEY

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



PERSPECTIVE VIEW FROM NORTHWEST CORNER

A10

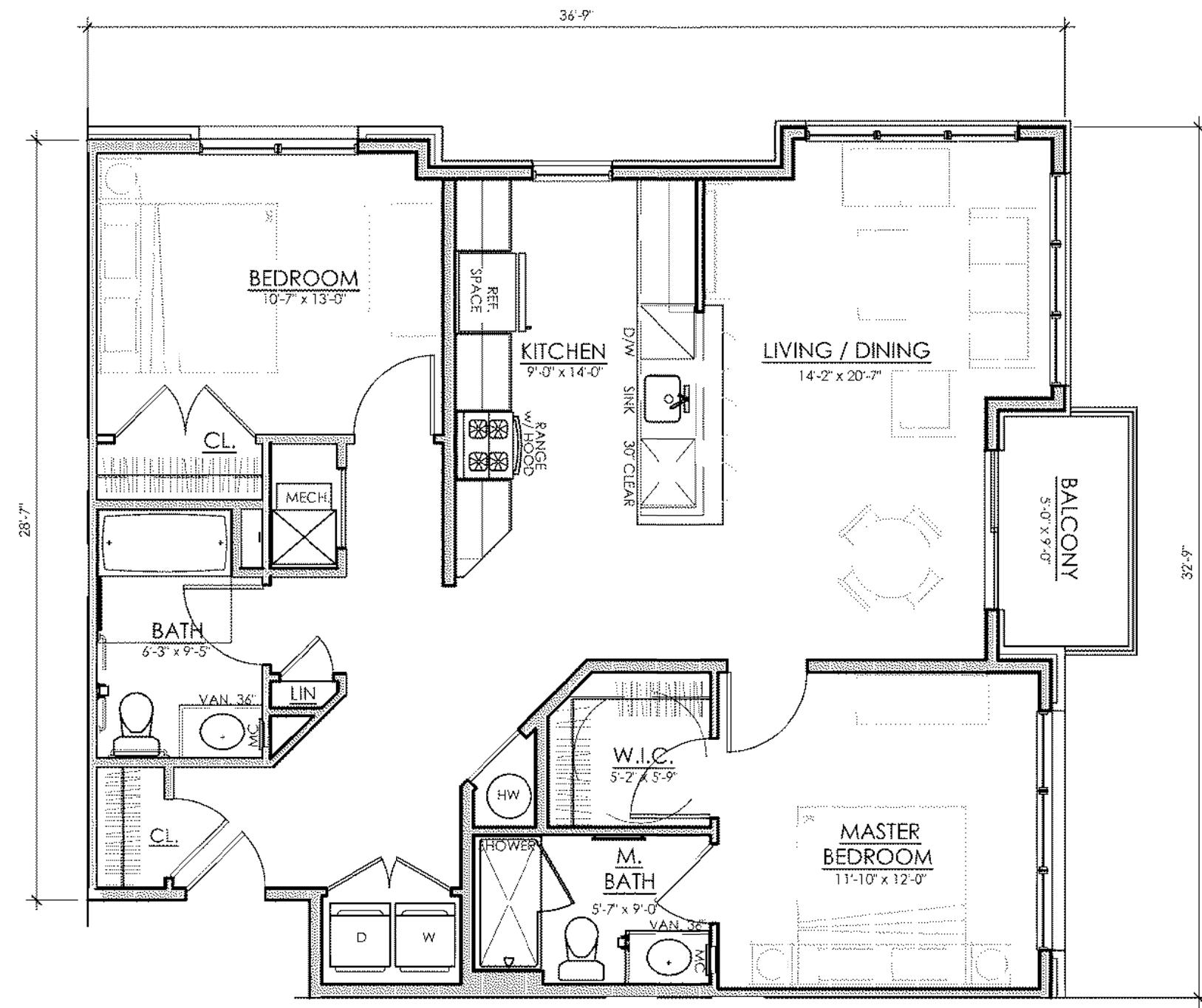
REVISED: 08/16/2023 DATE: 05/23/2023

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

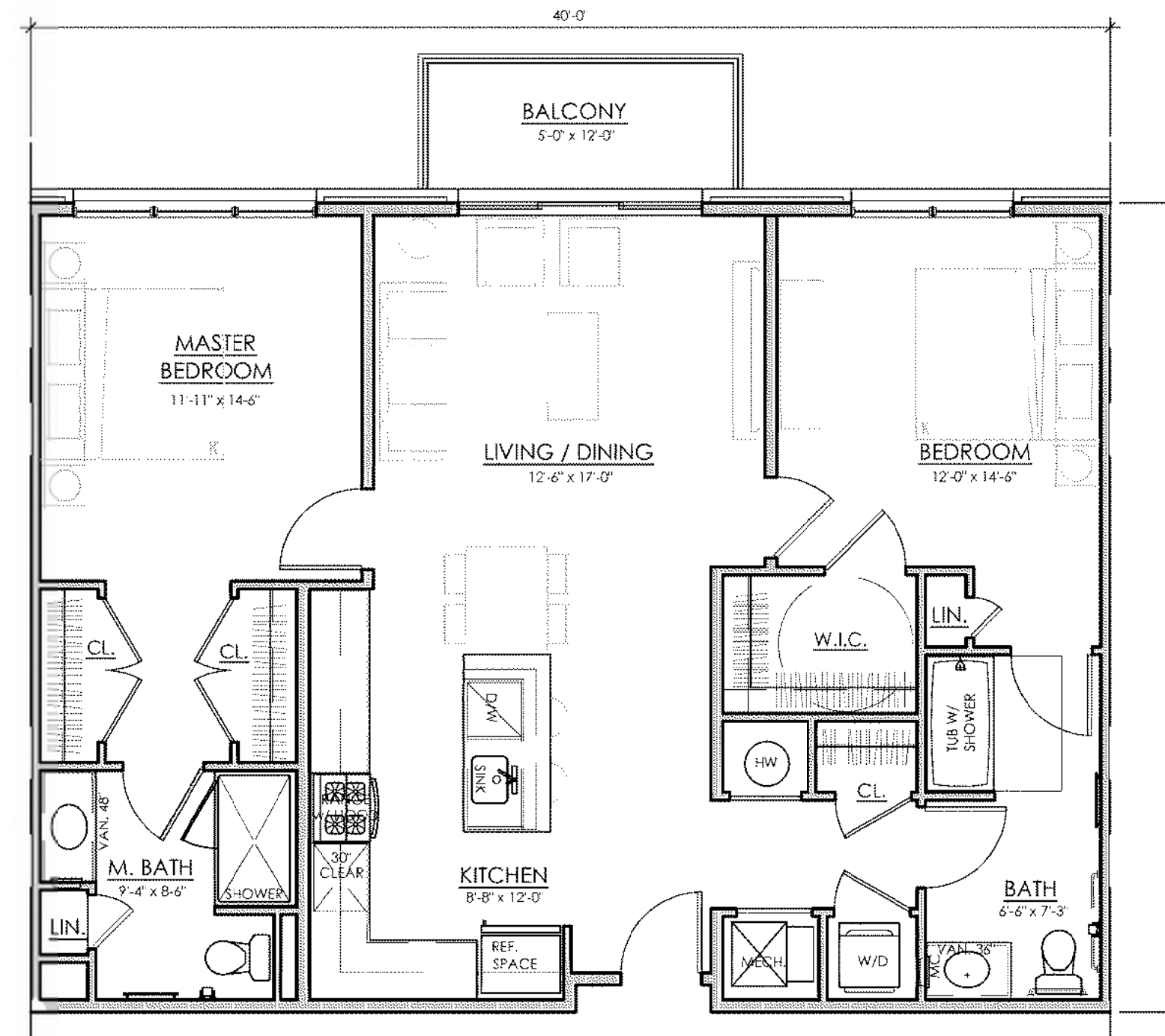


The Easton at Rutgers Plaza
SOMERSET, NEW JERSEY

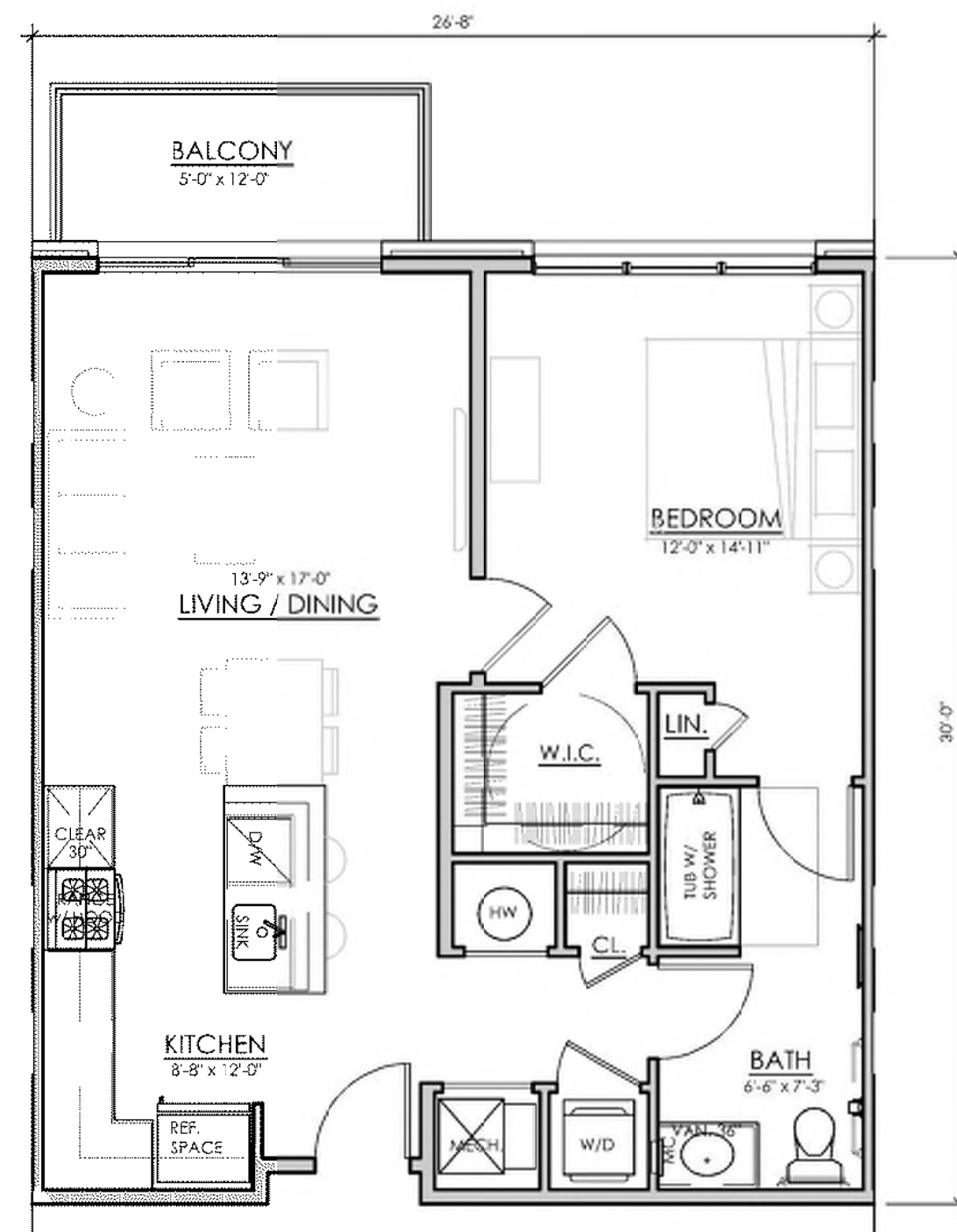
COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



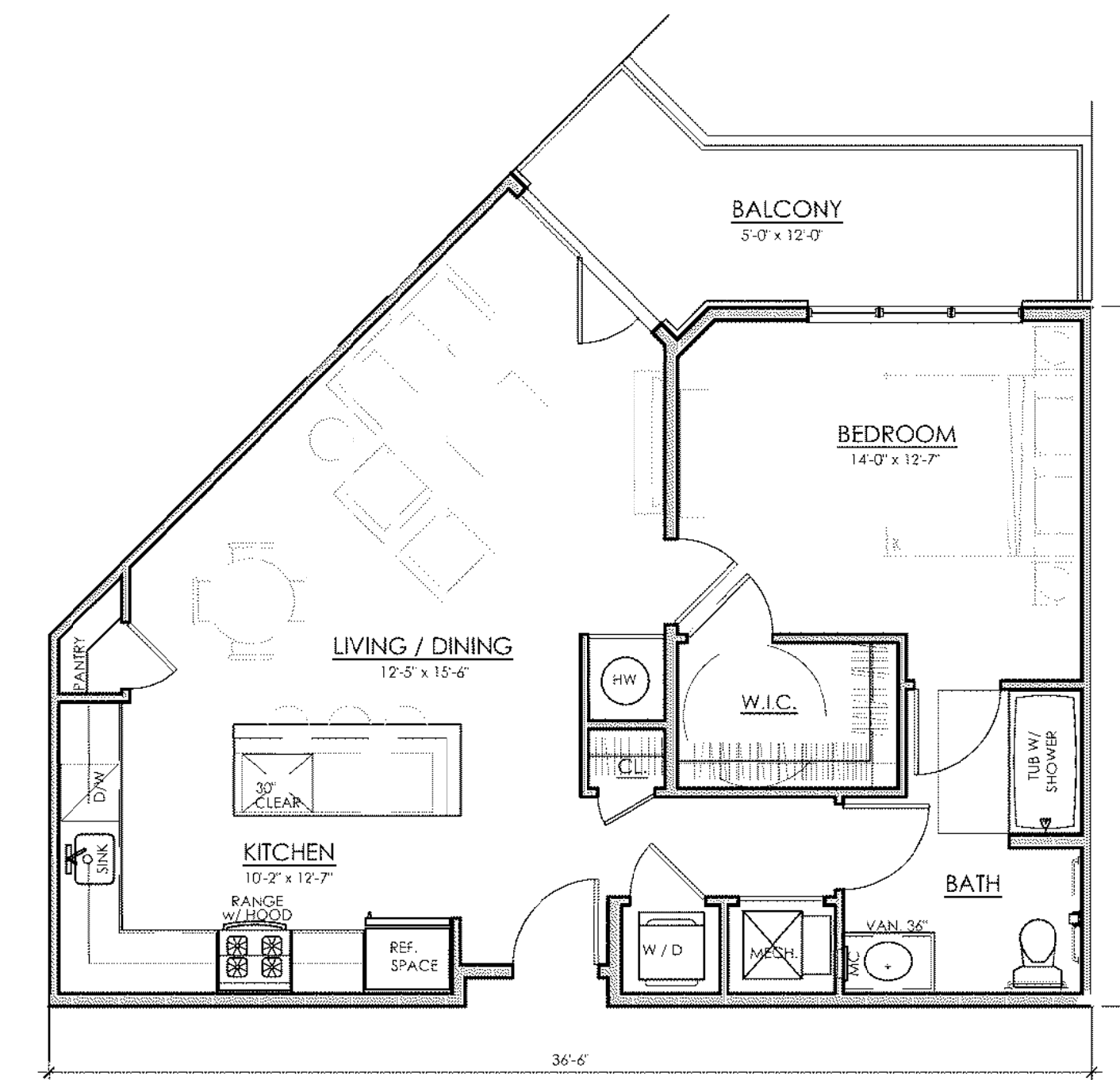
4 2 BEDROOM CORNER
1,200 SF



3 2 BEDROOM
1,200 SF



2 1 BEDROOM
810 SF



1 1 BEDROOM
900 SF

TYPICAL UNIT PLANS

MINNO ■ WASKO
ARCHITECTS AND PLANNERS

80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM

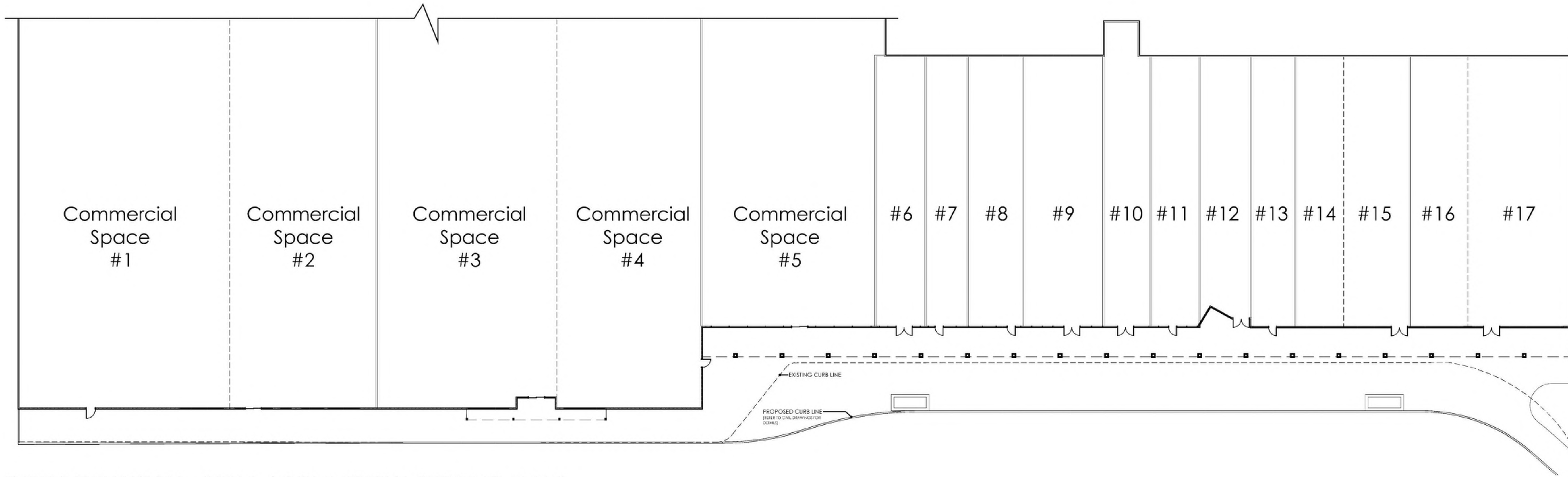


The Easton at Rutgers Plaza
SOMERSET, NEW JERSEY

A11

REVISED: 08/16/2023 DATE: 05/23/2023

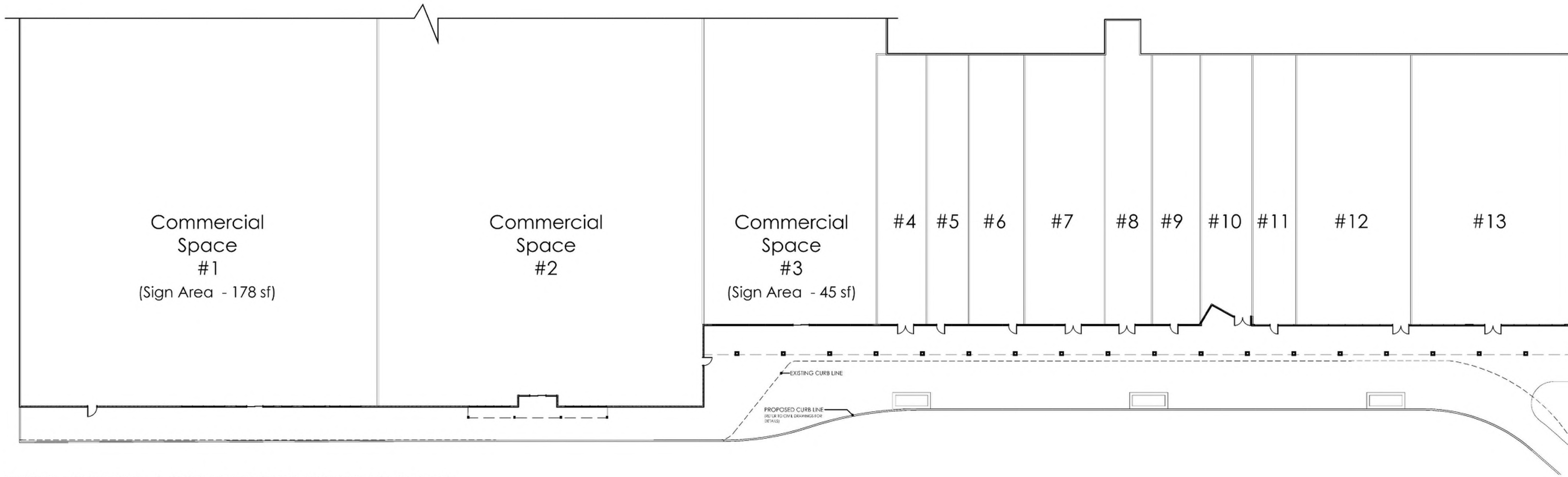
COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



| 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 |

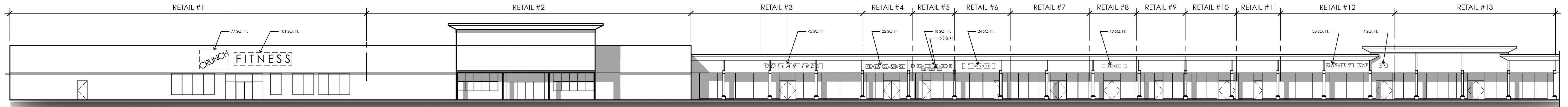
EXISTING RETAIL / COMMERCIAL BUILDING PLANS

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

RETAIL BUILDING PLANS

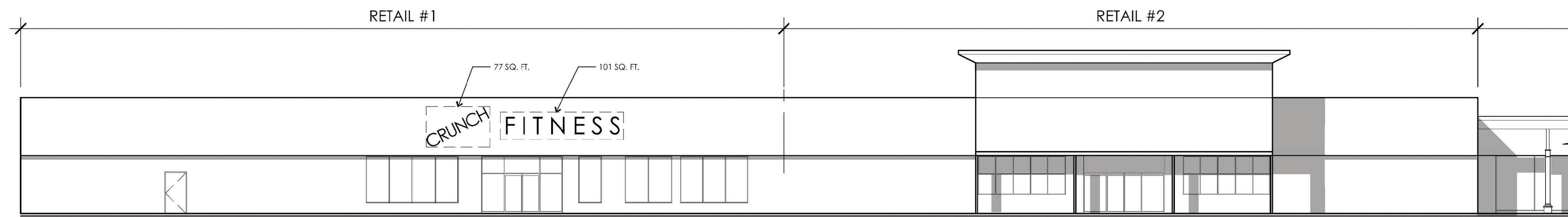
A12

REVISED: 08/16/2023 DATE: 05/23/2023



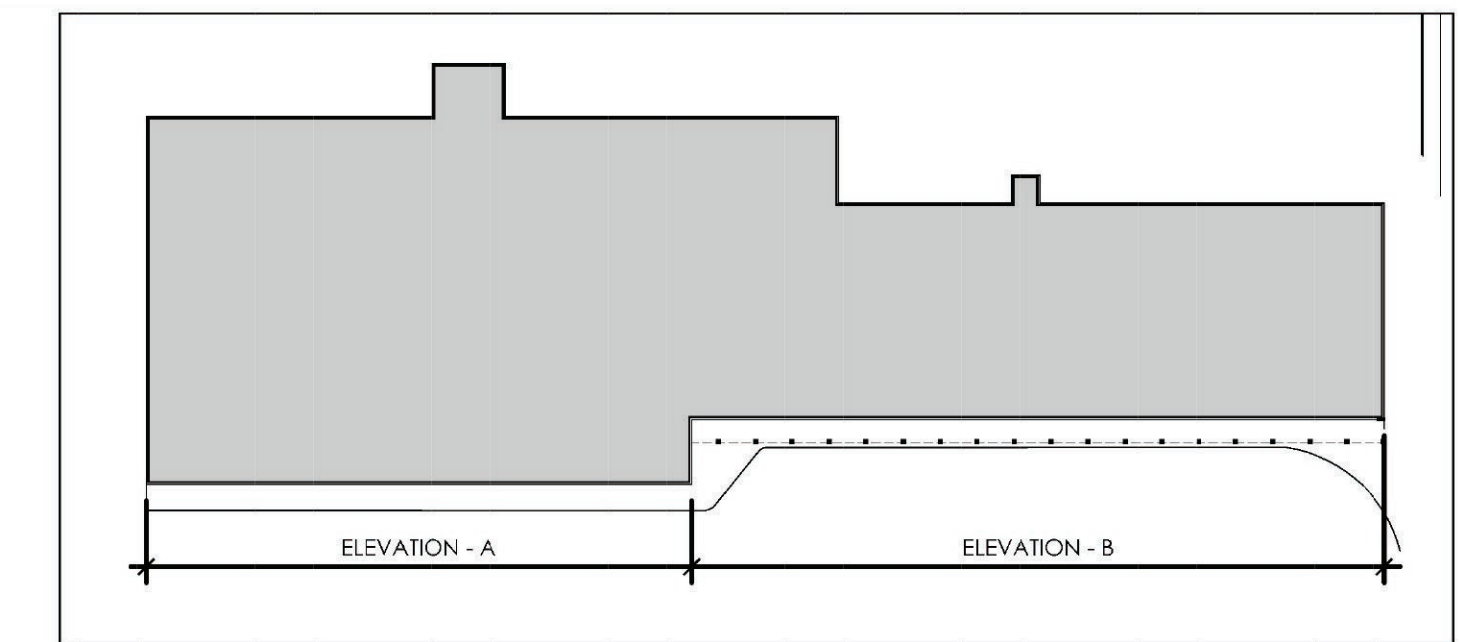
EXISTING FRONT ELEVATION

SCALE: N.T.S.



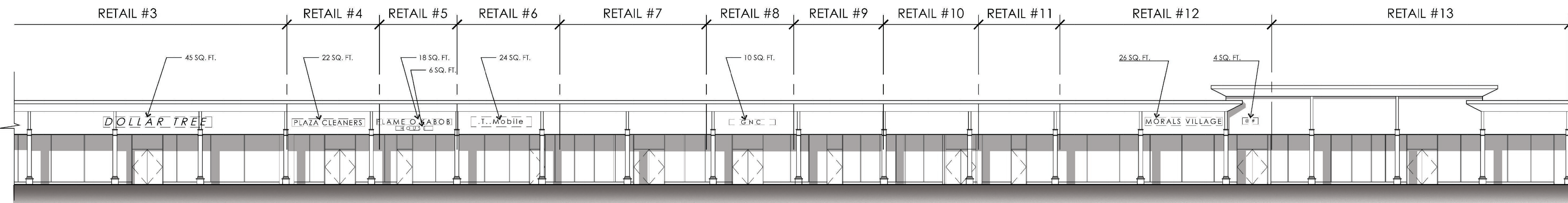
EXISTING FRONT ELEVATION - A

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



KEY PLAN

SCALE: N.T.S.



EXISTING FRONT ELEVATION - B

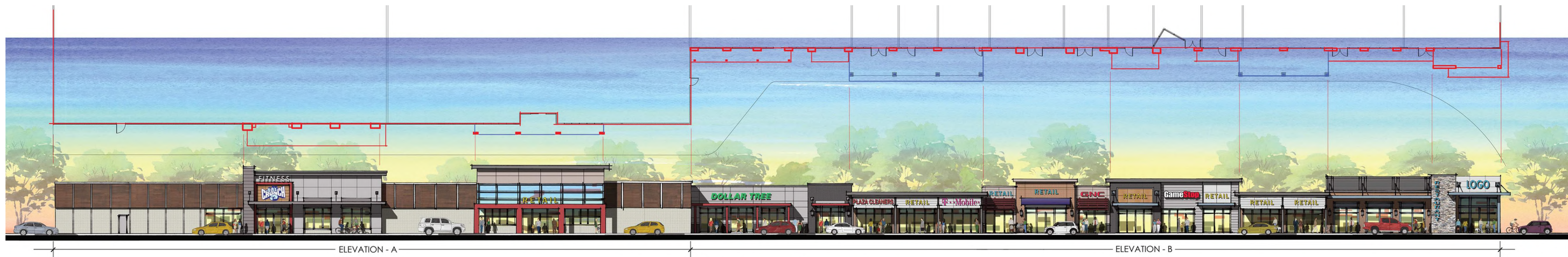
SCALE: 3/32" = 1'-0"

| 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 |

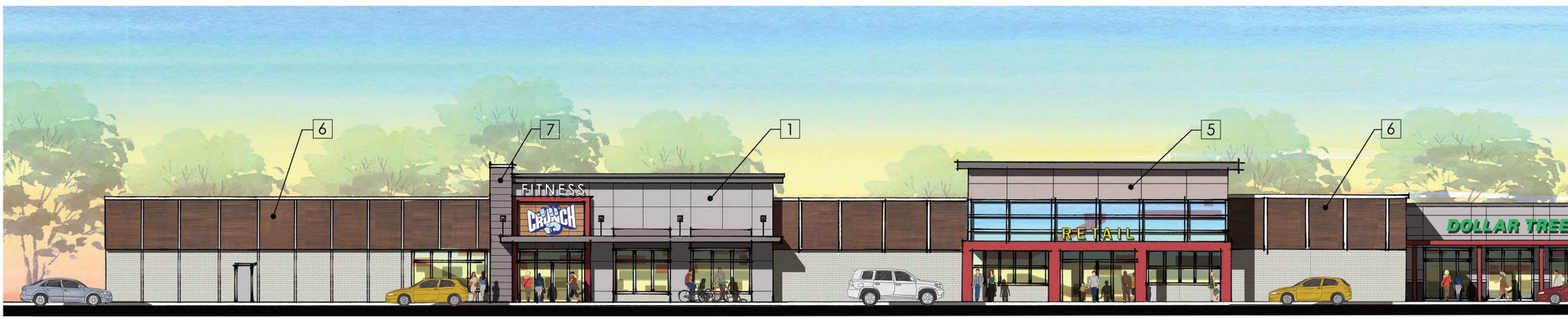
RETAIL / COMMERCIAL ELEVATIONS

A13

REVISED: 08/16/2023 DATE: 05/23/2023



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
REVISED: 08/16/2023 DATE: 05/23/2023