



AMERICANA PLACE
 BLOCK 57 LOTS 9, 10 & 11 4.69 ACRES
 EXISTING CONDITIONS EXHIBIT
 6/5/23

creative solutions for the
 public and private land
 development communities



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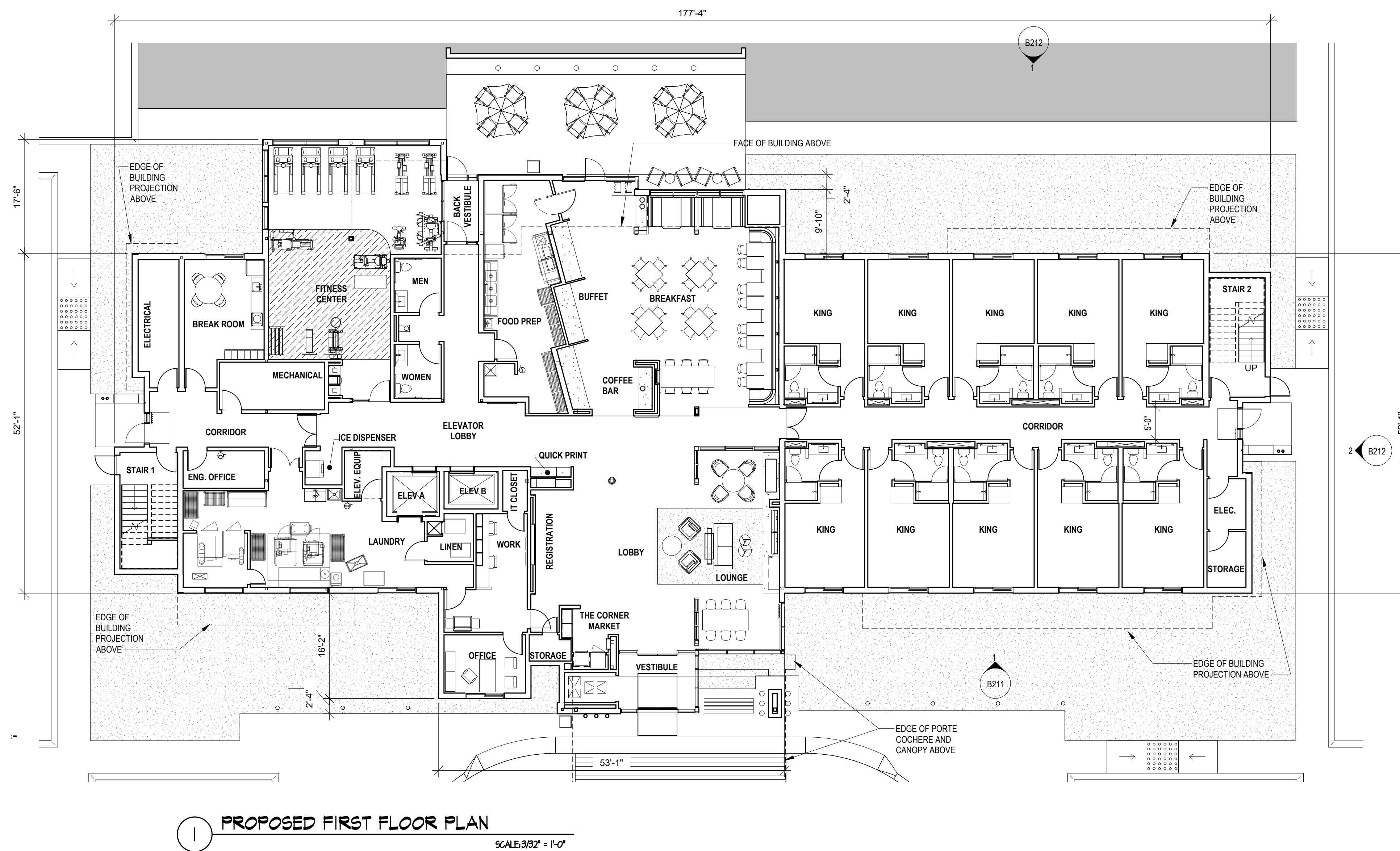
AMERICANA PLACE
 BLOCK 57 LOTS 9, 10 & 11 4.69 ACRES
 SITE PLAN EXHIBIT
 6/5/23

creative solutions for the public and private land development communities

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FLOOR	GUESTROOMS
1ST FLOOR	10 KING ROOM TOTAL 10 ROOMS
2ND FLOOR	10 KING ROOM + 1 ACC. KING ROOM + 1 ACC. KING SUITE + 3 KING SUITE + 12 QUEEN QUEEN ROOM TOTAL 23 ROOMS
3RD & 4TH FLOOR	6 KING ROOM + 1 ACC. KING SUITE + 1 ACC. QUEEN ROOM + 2 KING SUITE + 13 QUEEN QUEEN ROOM TOTAL 23 ROOMS PER FLOOR
TOTAL NUMBER OF HOTEL GUESTROOMS: 79	



KSD PROJECT # : 23009

Exhibit: A-3

1.	ISSUED FOR PLANING BOARD REVIEW	06/05/2023
NO.	DESCRIPTION	DATE

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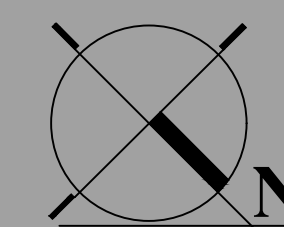
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PROPOSED BUILDING B - HOTEL

359, 369, 375 US Route 130, East Windsor, N J.



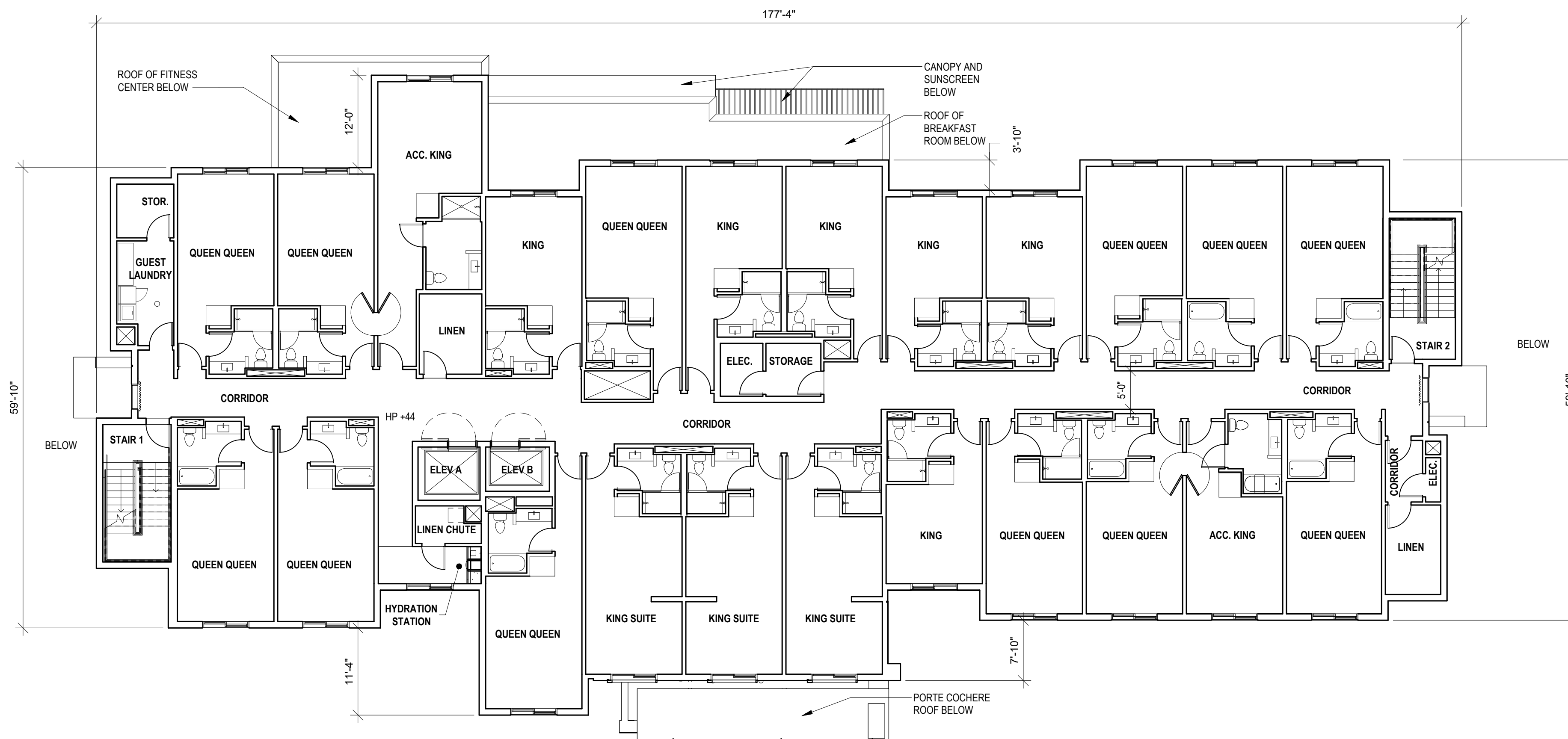
SCH-1.0

June 5, 2023

FLOOR	GUESTROOMS
1ST FLOOR	10 KING ROOM TOTAL 10 ROOMS
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TOTAL NUMBER OF HOTEL GUESTROOMS: 79	



2 PROPOSED 3RD AND 4TH FLOOR PLAN
SCALE: 3/32" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

Exhibit: A-3.1

KSD PROJECT # : 23009

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1.	ISSUED FOR PLANING BOARD REVIEW	06/05/2023

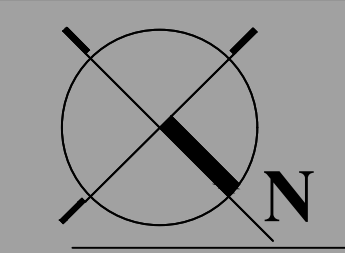
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J. Liberman

PROPOSED BUILDING B - HOTEL

359, 369, 375 US Route 130, East Windsor, N J.



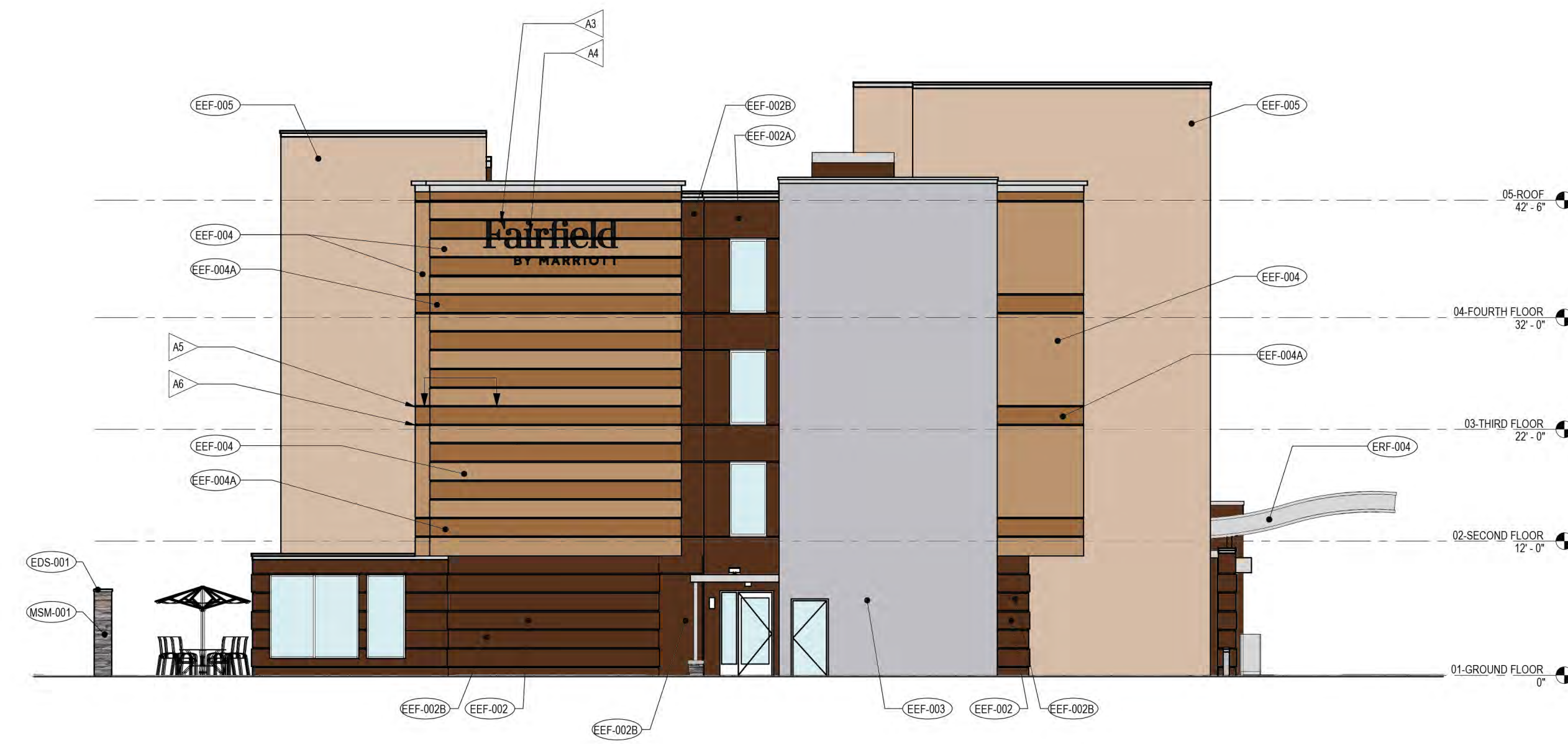
SCH-1.1

June 5, 2023

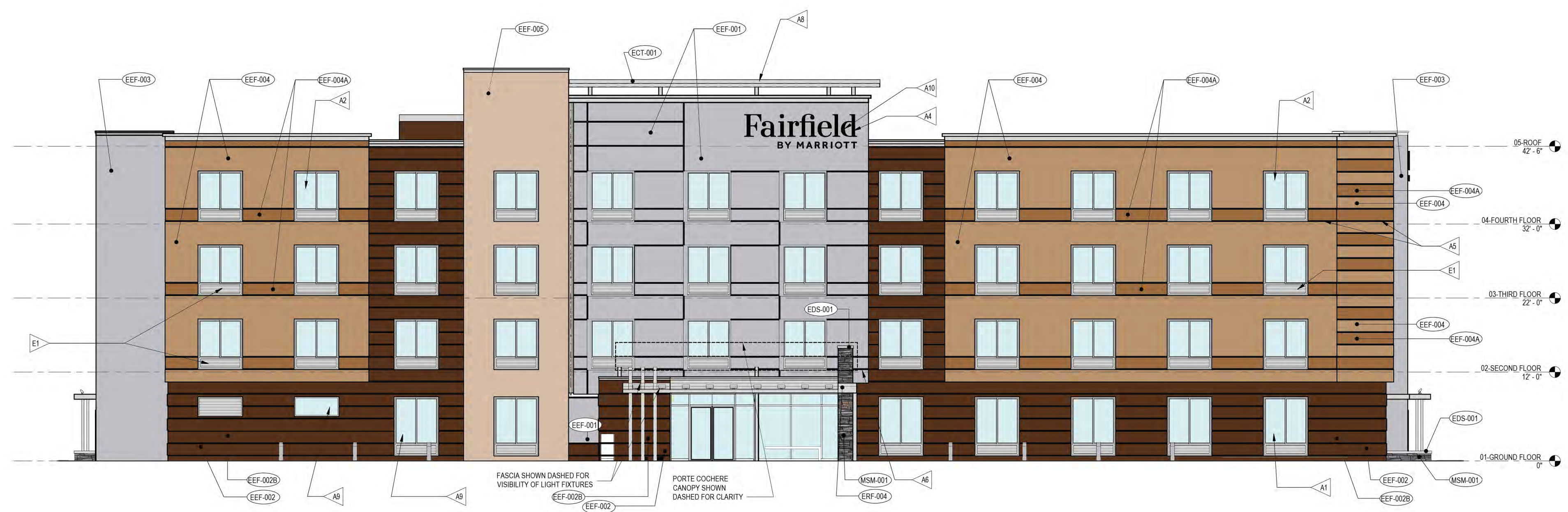
EXTERIOR SIGNAGE SCHEDULE					
DESIGN ID	COUNT	DESCRIPTION	FURN. BY	INST. BY	COMMENTS
F-36-CL	4 SIGN	CHANNEL LETTER SIGNAGE	SB	SB	

EXTERIOR FINISHES SCHEDULE

- EEF-001 PEARLESCENT ACCENT EIFS FINISH
- EEF-002 DARK EIFS FINISH COLOR
- EEF-002A ACCENT EIFS COLOR
- EEF-002B DARK EIFS FINISH COLOR - TEXTURED
- EEF-003 STAIR TOWER EIFS COLOR
- EEF-004 MAIN BUILDING EIFS COLOR
- EEF-004A ACCENT EIFS COLOR
- EEF-005 EIFS COLOR AND TEXTURE AT FRONT AND REAR TOWERS
- MSM-001 MANUFACTURED STONE MASONRY
- EDS-001 CAST STONE MASONRY
- ERF-002 PARAPET COPINGS
- ERF-003 GRAVEL STOPS
- ERF-004 FASCIAS
- ECT-001 PAINT - CANOPIES
- ECT-002 PAINT - EXTERIOR RAILINGS
- ECT-003 PAINT - BOLLARDS AT TRASH ENCLOSURE
- EFM-001 FENCE AT TRASH ENCLOSURE
- EFM-002 FENCE AT OUTDOOR POOL
- A1 TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
- A2 TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR
- A3 CHANNEL LETTER SIGNAGE ON SIDES OR ENDS OF BUILDING. LOCATE AS APPROPRIATE BASED ON BUILDING ORIENTATION. VERIFY PARAPET HEIGHT OR WALL CONSTRUCTION IN THE AREA SIGN TO BE INSTALLED WILL ALLOW FOR REAR ACCESS REQUIRED FOR CHANNEL LETTER INSTALLATION AND OPERATION.
- A4 PROVIDE ADEQUATE BLOCKING BEHIND WALL FOR SIGNAGE. PROVIDE ACCESS FOR MOUNTING ELECTRICAL COMPONENTS AND MAKING FINAL ELECTRICAL CONNECTIONS. PROVIDE ADEQUATE DEDICATED CIRCUITRY BROUGHT TO SIGN LOCATION FROM ELECTRICAL PANEL.
- A5 ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
- A6 CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.
- A7 SIDE ENTRY CANOPY. SEE ENLARGED ELEVATIONS FOR DETAILS.
- A8 ROOF SHADE CANOPY. SEE SHEET B202 FOR DETAILS.
- A9 WINDOW TO BE "FROSTED" TO CREATED VISUAL SCREEN TO LAUNDRY ROOM.
- A10 CHANNEL LETTER SIGNAGE AT FRONT OF BUILDING. SEE EXTERIOR SIGNAGE SPECIFICATIONS FOR REQUIREMENTS.



2 NORTHEAST SIDE ELEVATION
SCALE: 3/32" = 1'-0"



1 PROPOSED FRONT ELEVATION (NORTHWEST)
SCALE: 3/32" = 1'-0"

KSD PROJECT # : 23009

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John Deegan

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Maryland 14495

PROPOSED BUILDING B - HOTEL

359, 369, 375 US Route 130, East Windsor, N J.

Exhibit: A-4.0

1.	ISSUED FOR PLANNING BOARD REVIEW	06/05/2023
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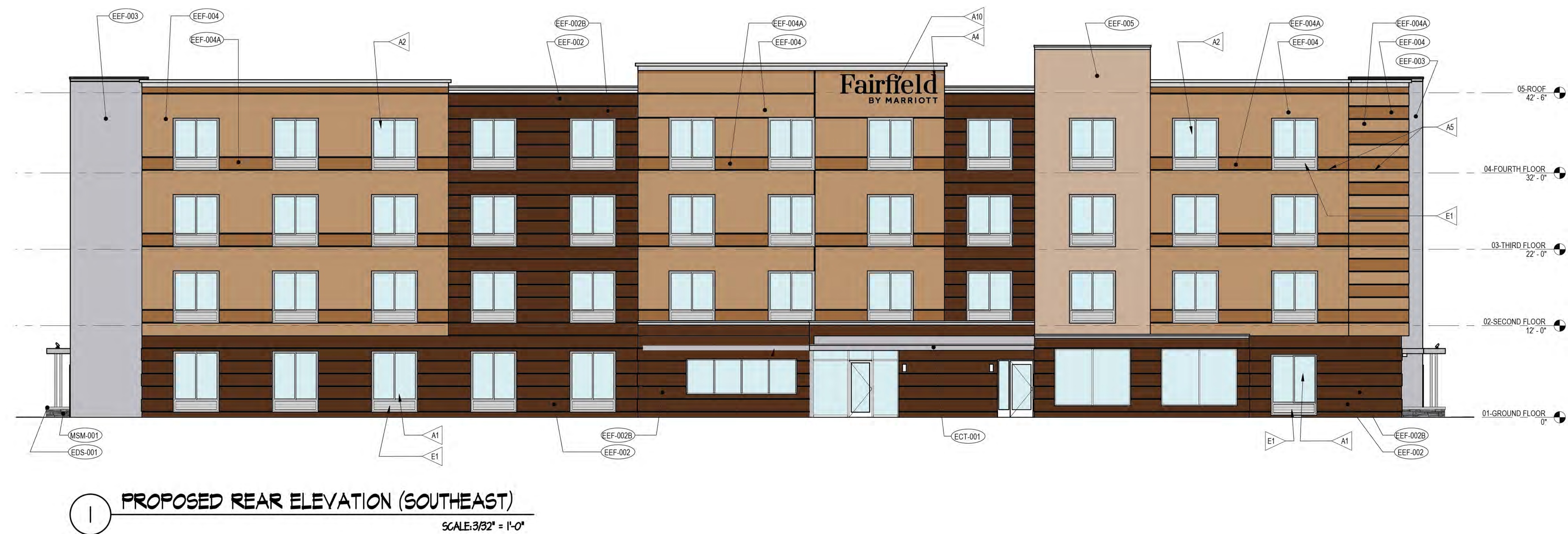
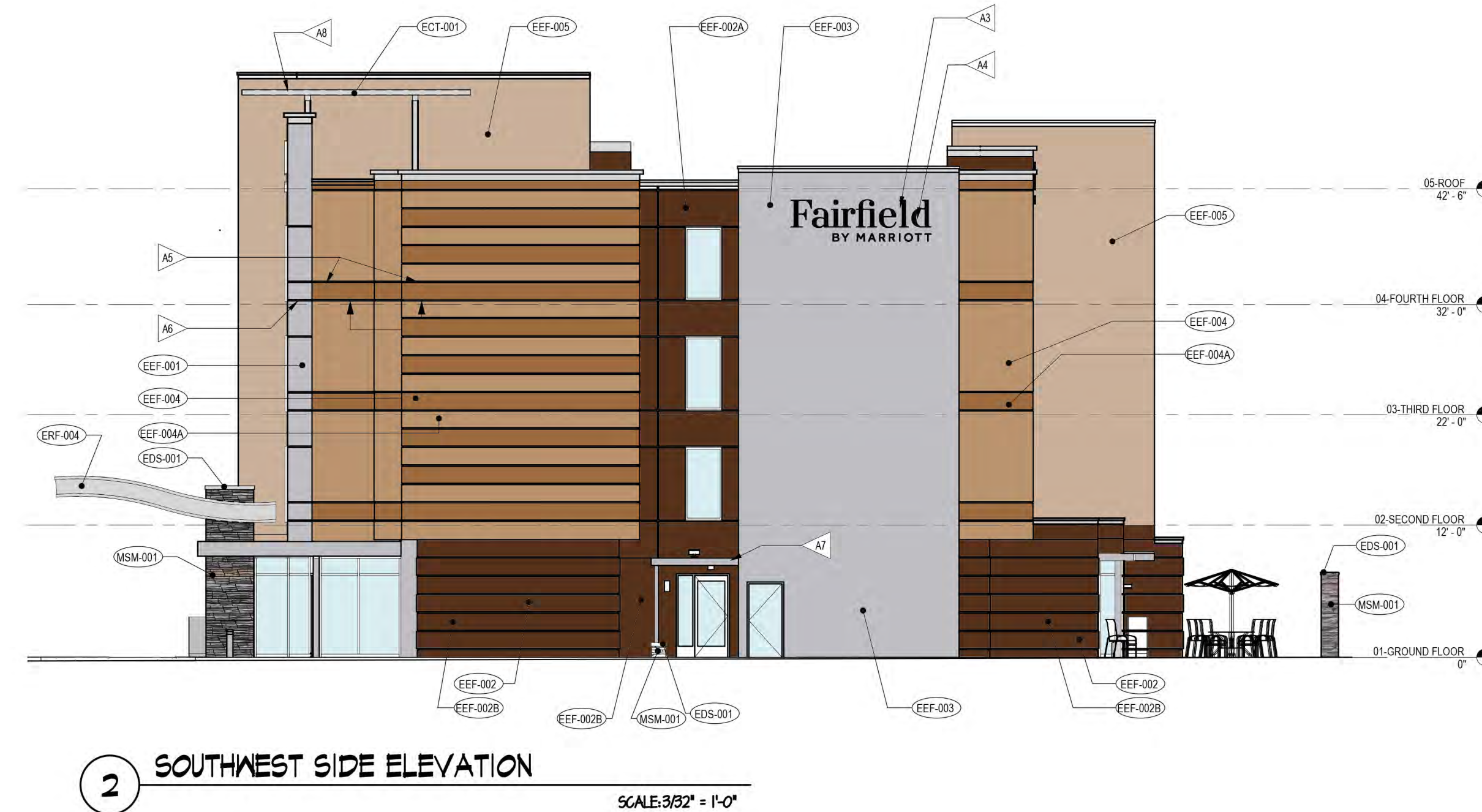
SCH-1.2

June 5, 2023

EXTERIOR SIGNAGE SCHEDULE					
DESIGN ID	COUNT	DESCRIPTION	FURN. BY	INST. BY	COMMENTS
F-36-CL	4 SIGN	CHANNEL LETTER SIGNAGE	SB	SB	

EXTERIOR FINISHES SCHEDULE

- EEF-001 PEARLESCENT ACCENT EIFS FINISH
- EEF-002 DARK EIFS FINISH COLOR
- EEF-002A ACCENT EIFS COLOR
- EEF-002B DARK EIFS FINISH COLOR - TEXTURED
- EEF-003 STAIR TOWER EIFS COLOR
- EEF-004 MAIN BUILDING EIFS COLOR
- EEF-004A ACCENT EIFS COLOR
- EEF-005 EIFS COLOR AND TEXTURE AT FRONT AND REAR TOWERS
- MSM-001 MANUFACTURED STONE MASONRY
- EDS-001 CAST STONE MASONRY
- ERF-002 PARAPET COPINGS
- ERF-003 GRAVEL STOPS
- ERF-004 FASCIAS
- ECT-001 PAINT - CANOPIES
- ECT-002 PAINT - EXTERIOR RAILINGS
- ECT-003 PAINT - BOLLARDS AT TRASH ENCLOSURE
- EFM-001 FENCE AT TRASH ENCLOSURE
- EFM-002 FENCE AT OUTDOOR POOL
- A1 TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
- A2 TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR
- A3 CHANNEL LETTER SIGNAGE ON SIDES OR ENDS OF BUILDING. LOCATE AS APPROPRIATE BASED ON BUILDING ORIENTATION. VERIFY PARAPET HEIGHT OR WALL CONSTRUCTION IN THE AREA SIGN TO BE INSTALLED WILL ALLOW FOR REAR ACCESS REQUIRED FOR CHANNEL LETTER INSTALLATION AND OPERATION.
- A4 PROVIDE ADEQUATE BLOCKING BEHIND WALL FOR SIGNAGE. PROVIDE ACCESS FOR MOUNTING ELECTRICAL COMPONENTS AND MAKING FINAL ELECTRICAL CONNECTIONS. PROVIDE ADEQUATE DEDICATED CIRCUITRY BROUGHT TO SIGN LOCATION FROM ELECTRICAL PANEL.
- A5 ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
- A6 CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.
- A7 SIDE ENTRY CANOPY. SEE ENLARGED ELEVATIONS FOR DETAILS.
- A8 ROOF SHADE CANOPY. SEE SHEET B202 FOR DETAILS.
- A9 WINDOW TO BE "FROSTED" TO CREATED VISUAL SCREEN TO LAUNDRY ROOM.
- A10 CHANNEL LETTER SIGNAGE AT FRONT OF BUILDING. SEE EXTERIOR SIGNAGE SPECIFICATIONS FOR REQUIREMENTS.



KSD PROJECT # : 23009



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PROPOSED BUILDING B - HOTEL

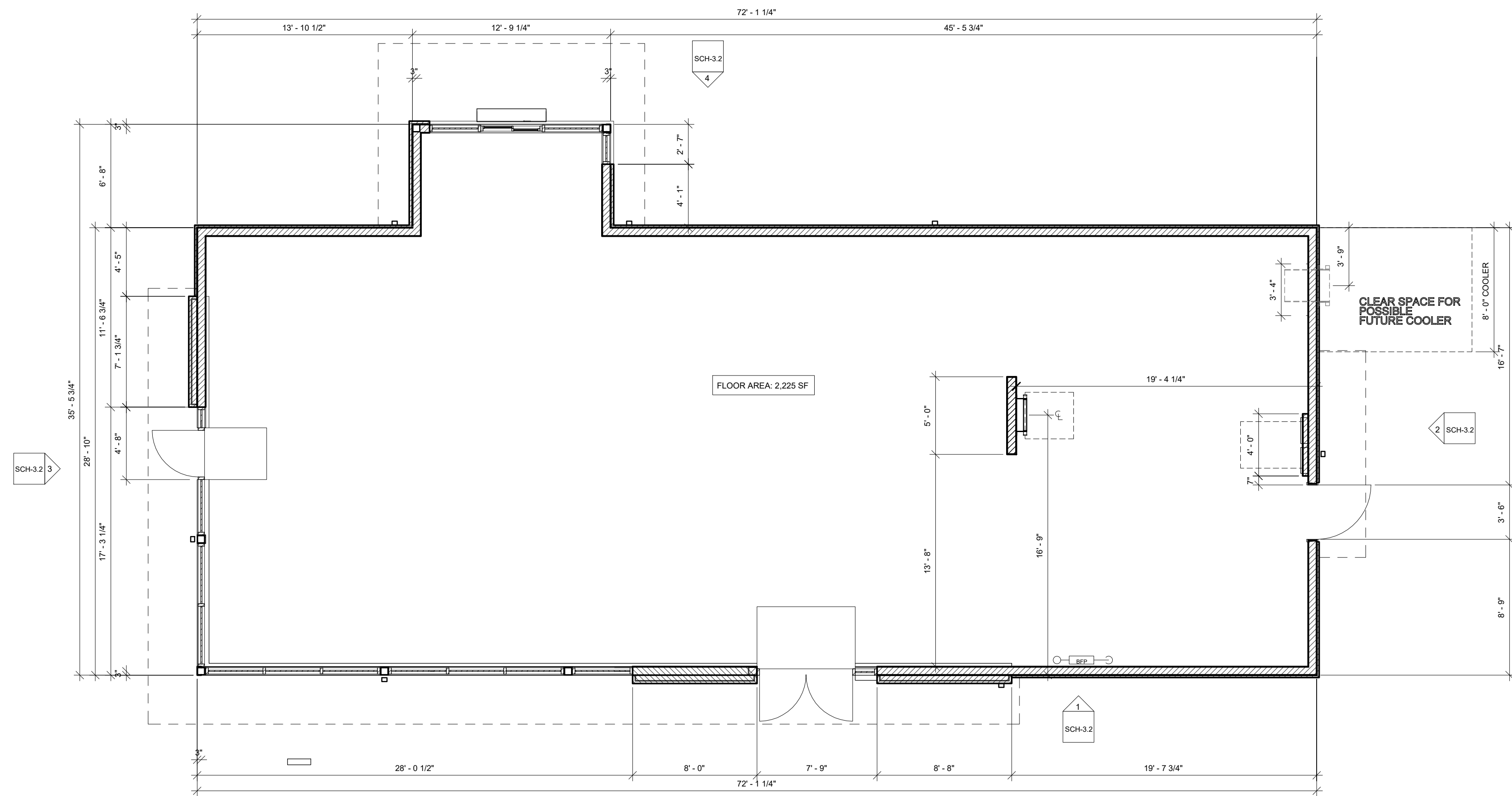
359, 369, 375 US Route 130, East Windsor, N J.

Exhibit: A-4.1

1.	ISSUED FOR PLANNING BOARD REVIEW	06/05/2023
NO.	DESCRIPTION	DATE

SCH-1.3

June 5, 2023



1 PROPOSED STARBUCKS CAFE SHELL FLOOR PLAN
SCALE: 3/8" = 1'-0"

KSD PROJECT # : 23011

Exhibit: A-5

NO.	DESCRIPTION	DATE
1.	ISSUED FOR PLANING BOARD REVIEW	06/05/2023

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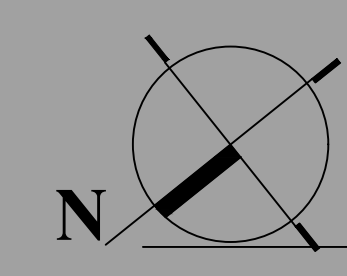
Laboratory Planning
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Hospitality
Commercial
Corporate
Space Planning

J. K. DeJongh

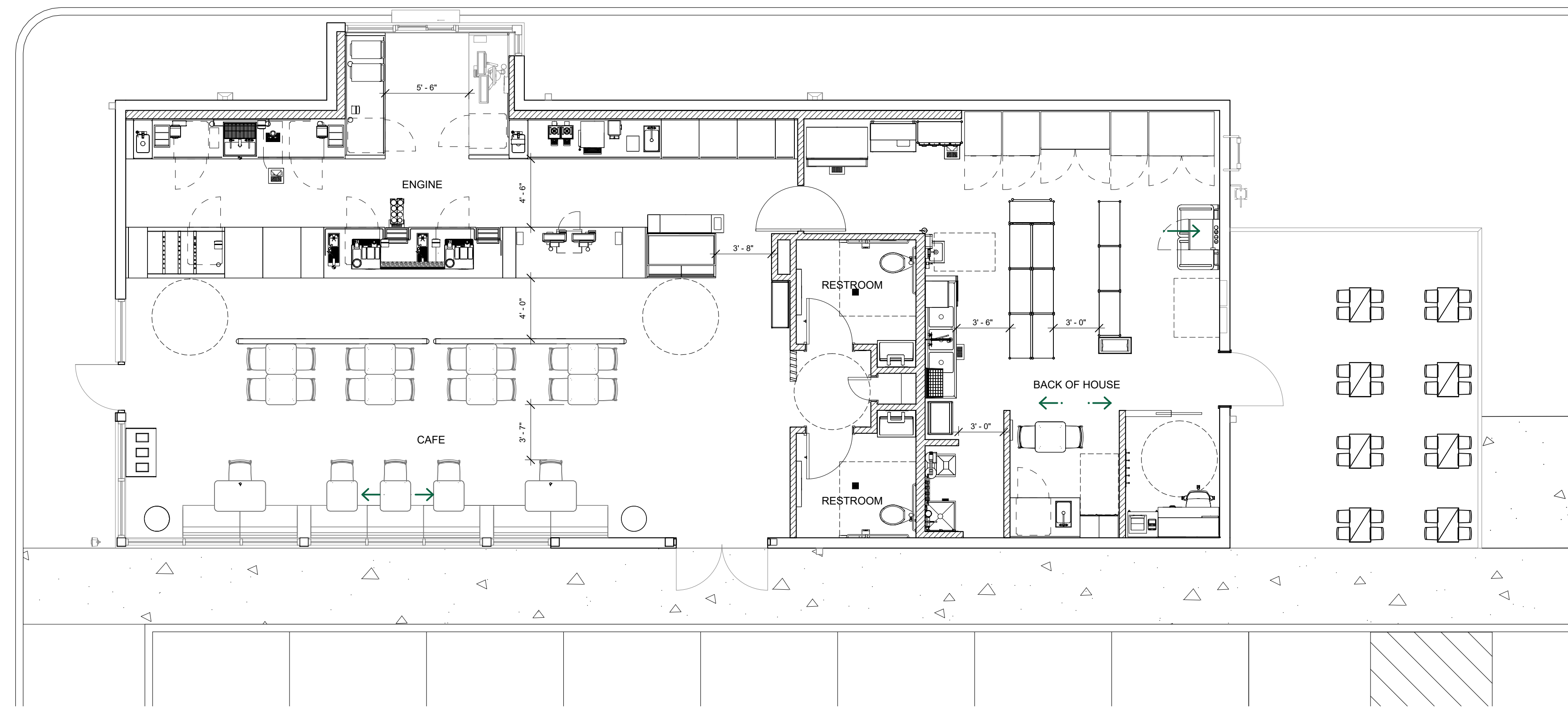
New Jersey 13115
New York 024015-1
Maryland 14695

EAST WINDSOR STARBUCKS

359, 369, 375 US Route 130, East Windsor, N J.



SCH-3.0
June 5, 2023



1 PROPOSED STARBUCKS CAFE INTERIOR PLAN
SCALE: 3/8" = 1'-0"

KSD PROJECT # : 23011

Exhibit: A-5.1

1.	ISSUED FOR PLANING BOARD REVIEW	06/05/2023
NO.	DESCRIPTION	DATE

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KSD Architects LLC.

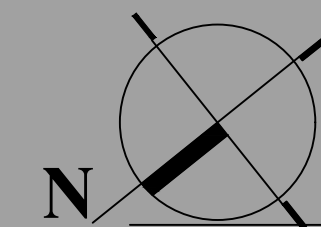
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Julie DeJ...

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EAST WINDSOR STARBUCKS

359, 369, 375 US Route 130, East Windsor, N J.



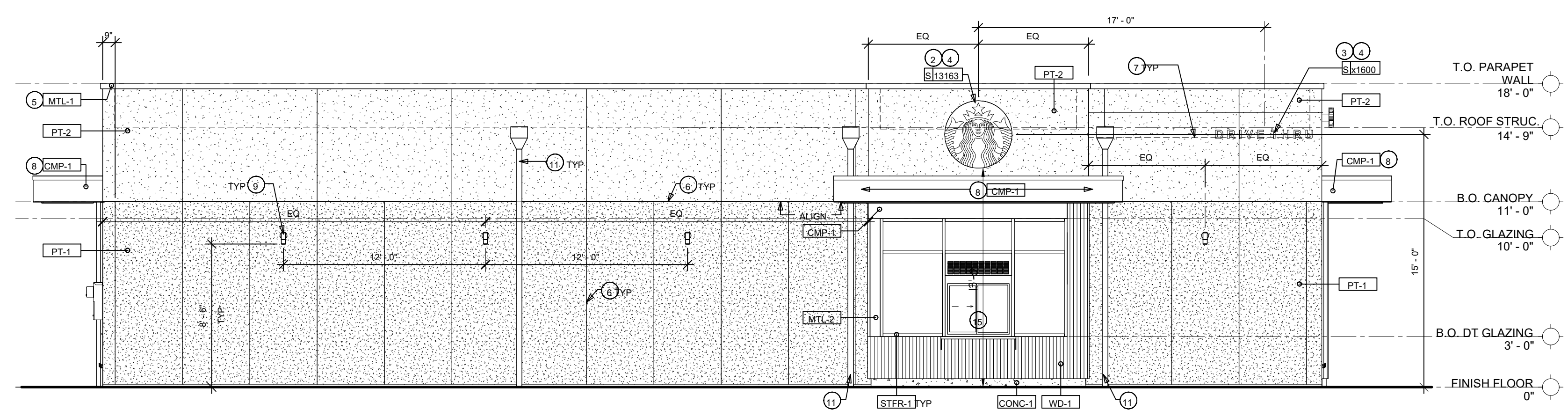
SCH-3.1

June 5, 2023

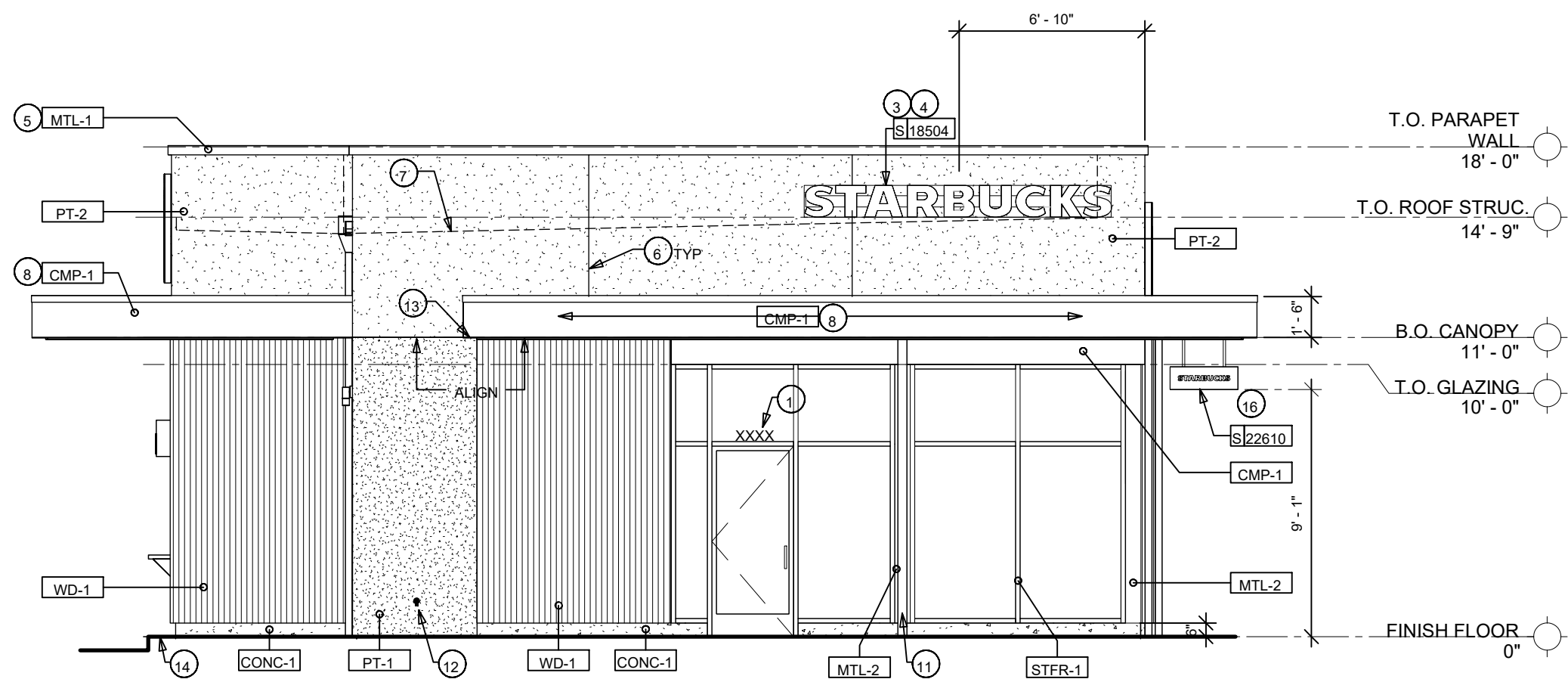
EXTERIOR SIGNAGE SCHEDULE - "S"				
DESIGN ID/COUNT	DESCRIPTION	FURN. BY	INST. BY	COMMENTS
SIGNAGE - DISK				
13183	1 SIGN - DISK SF ILLUMINATED FLUSH MOUNTED EVOLVED - 48IN 1220MM	SB	SB	
13182	1 SIGN - DISK SF ILLUMINATED FLUSH MOUNTED EVOLVED - 71IN 1805MM	SB	SB	
SIGNAGE - DRIVE THRU				
x1600	2 6" PIN MOUNTED DRIVE-THRU SIGN LETTERS	SB	SB	
SIGNAGE - WORDMARK				
18504	1 SIGN - WORDMARK STARBUCKS ON RACEWAY - 14IN 355MM	SB	SB	SB WHITE LETTERS
22610	1 SIGN - WORDMARK BLADE SUSPENDED - HORIZONTAL - 30X10IN 762X254MM	SB	SB	

EXTERIOR FINISHES SCHEDULE		
FINISH CODE	DESCRIPTION	COMMENTS
CMP-1	COMPOSITE METAL PANELS	MATCH STOREFRONT
CONC-1	FINISHED CONCRETE	
MTL-1	PREFINISHED COPING	
MTL-2	METAL - PREFINISHED BRAKE METAL	MATCH STOREFRONT
PT-1	EIFS (COARSE)	STUCCO (ALTERNATE)
PT-2	EIFS	STUCCO (ALTERNATE)
STFR-1	PREFINISHED ALUMINUM STOREFRONT (COLOR - MATTE BLACK)	
WD-1	WOOD SIDING	

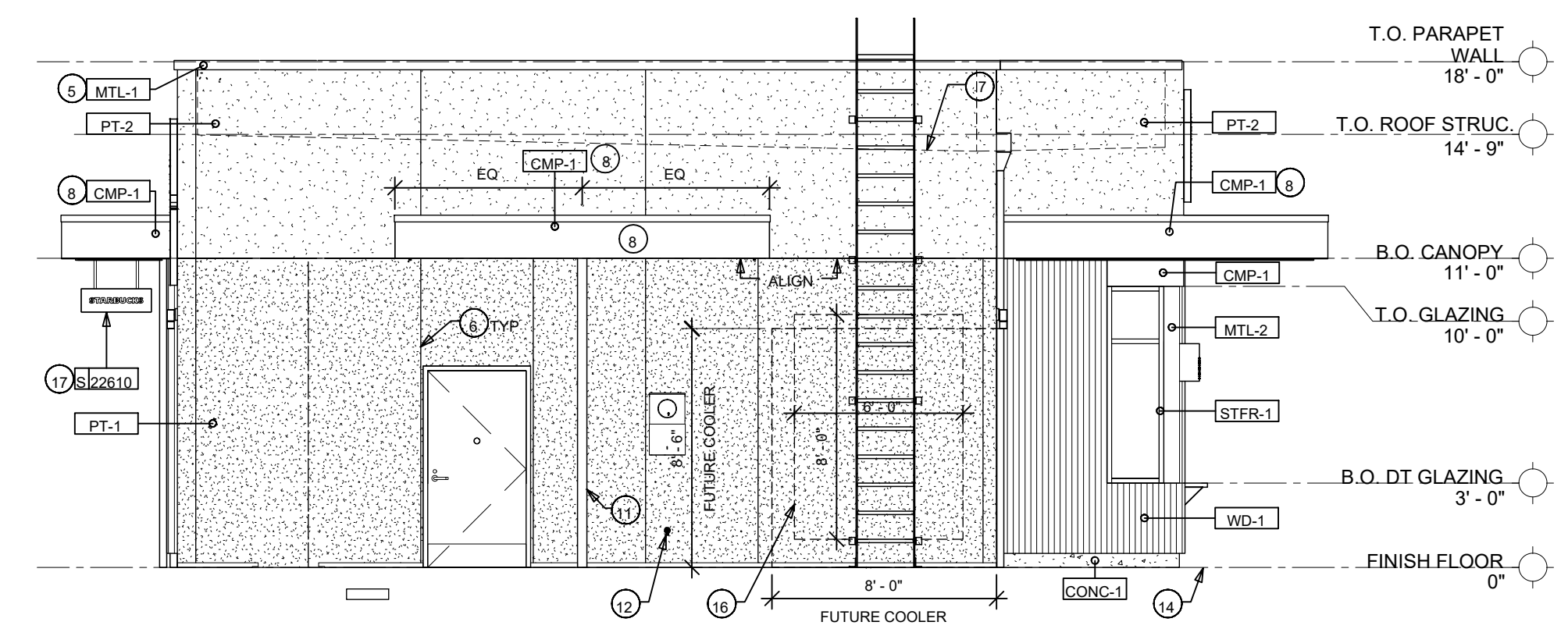
- KEYED NOTES**
- NOT USED
 - SIREN DISK PRIMARY SIGNAGE OPTION. CENTER SIREN ABOVE OR ADJACENT TO DRIVE THRU WINDOWS. TYPICAL
 - DRIVE THRU SIGN
 - BLOCKING FOR SIGNAGE
 - PREFINISHED METAL COPING. TYPICAL
 - EXTERIOR FINISH CONTROL JOINT
 - OUTLINE OF ROOF BEYOND
 - CANOPY - INCLUDE EXTERIOR CANOPY TO REDUCE SOLAR HEAT GAIN
 - EXTERIOR SCIENCE LIGHTING
 - ROOF EQUIPMENT SCREENS REFER TO ROOF PLAN
 - DOWNSPOUT. CONNECT VERTICAL LEADERS TO UNDERGROUND STORM DRAIN. FINISH TO MATCH ADJACENT BUILDING FINISH
 - LOCKABLE HOSE BIBB
 - NOT USED
 - DRIVE-THRU BUMP OUT TO BE LOCATED 12'-14" OFF THE FACE OF THE INSIDE CURB
 - DT WINDOW. PROVIDE READY ACCESS DT SERVICE WINDOW PER REGIONAL SPECIFICATION. WINDOW AND AIR CURTAIN FINISH TO MATCH ADJACENT STOREFRONT. SPECIFIC WINDOW SELECTION BASED ON REGIONAL AND CLIMATE VARIATIONS
 - SOLAR. IF SOLAR EQUIPMENT IS INCLUDED IN PROJECT, INCLUDE 8'-0" CLEAR AREA FOR SOLAR INVERTER, PV LOAD CENTER, PR METER, AND CA DISCONNECT. PROVIDE WALL BLOCKING IN WALL TO FASTEN EQUIPMENT
 - BLADE SIGN MOUNT TO BOTTOM OF CANOPY



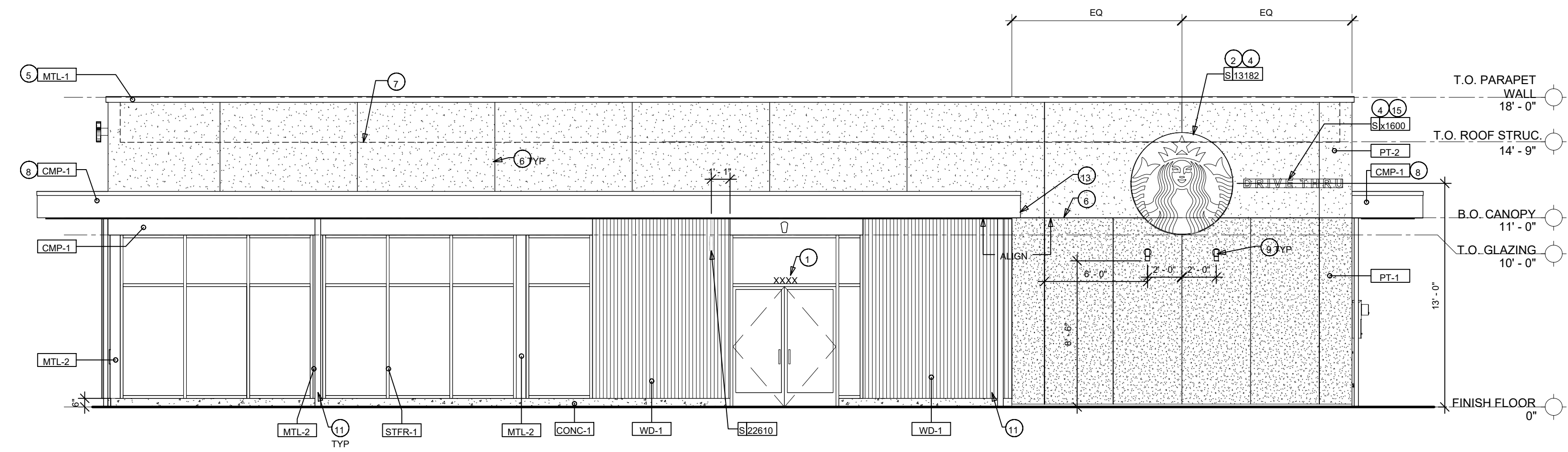
4 PROPOSED REAR ELEVATION (SOUTHWEST)
SCALE: NTS.



3 PROPOSED SIDE ELEVATION (NORTHEAST)
SCALE: NTS.



2 PROPOSED SIDE ELEVATION (SOUTHWEST)
SCALE: NTS.



1 PROPOSED FRONT ELEVATION (NORTHWEST)
SCALE: NTS.

KSD PROJECT # : 23011

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EAST WINDSOR STARBUCKS

359, 369, 375 US Route 130, East Windsor, N J.

Exhibit: A-6

1.	ISSUED FOR PLANING BOARD REVIEW	06/05/2023
NO.	DESCRIPTION	DATE

SCH-3.2
June 5, 2023



4 PROPOSED EAST VIEW
SCALE: N.T.S.



2 PROPOSED WEST VIEW
SCALE: N.T.S.



3 PROPOSED SOUTH VIEW
SCALE: N.T.S.



1 PROPOSED NORTH VIEW
SCALE: N.T.S.

KSD PROJECT # : 23011



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EAST WINDSOR STARBUCKS

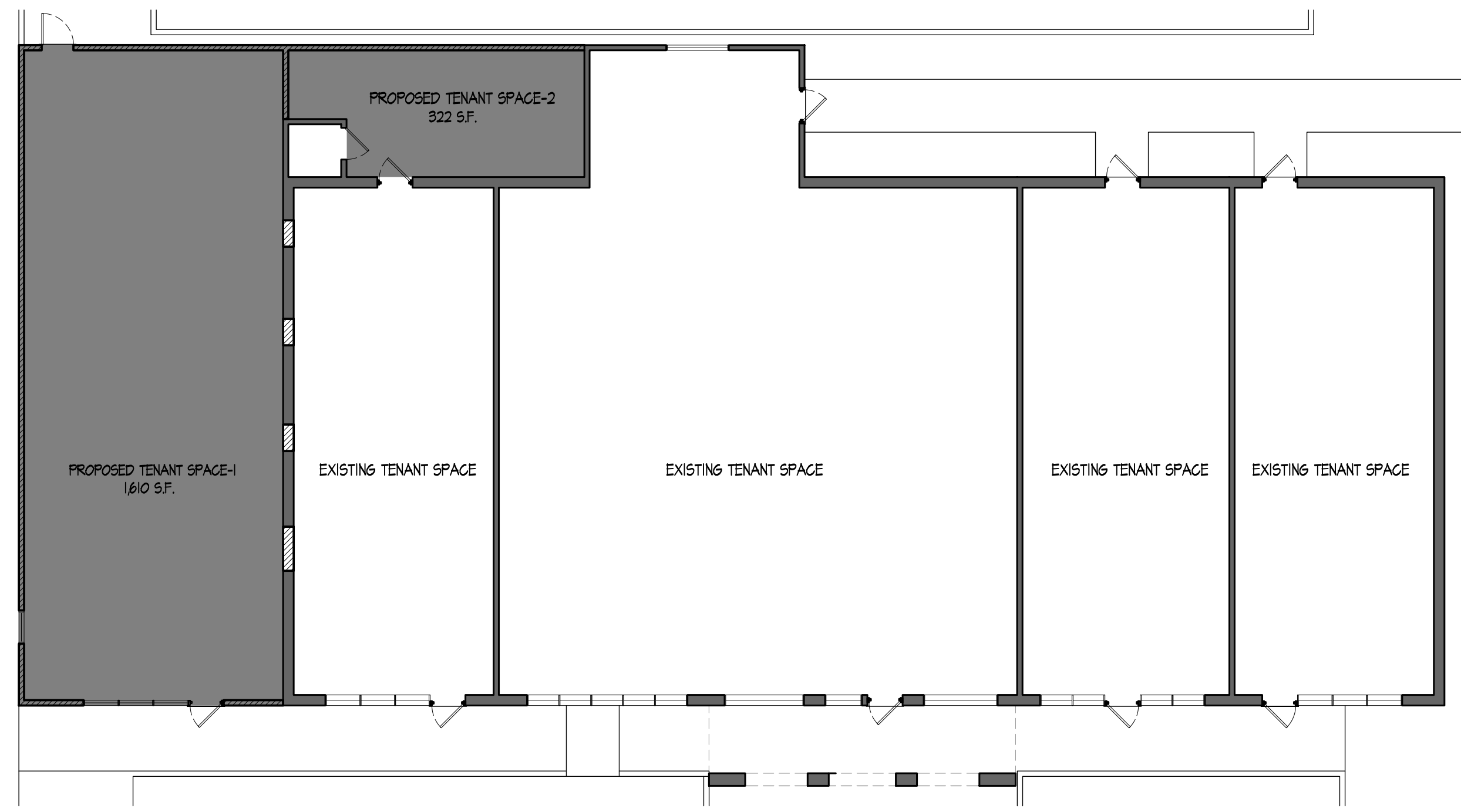
359, 369, 375 US Route 130, East Windsor, N J.

Exhibit: A-7

1.	ISSUED FOR PLANING BOARD REVIEW	06/05/2023
NO.	DESCRIPTION	DATE

SCH-3.3

June 5, 2023



1 PROPOSED MEDICAL BLDG. FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

Exhibit: A-8

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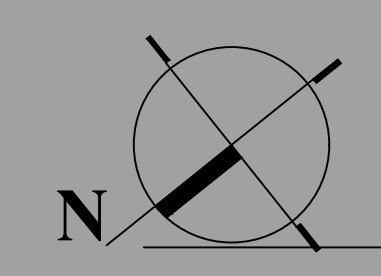
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PROPOSED BUILDING C - MEDICAL OFFICE BUILDING

359, 369, 375 US Route 130, East Windsor, N J.

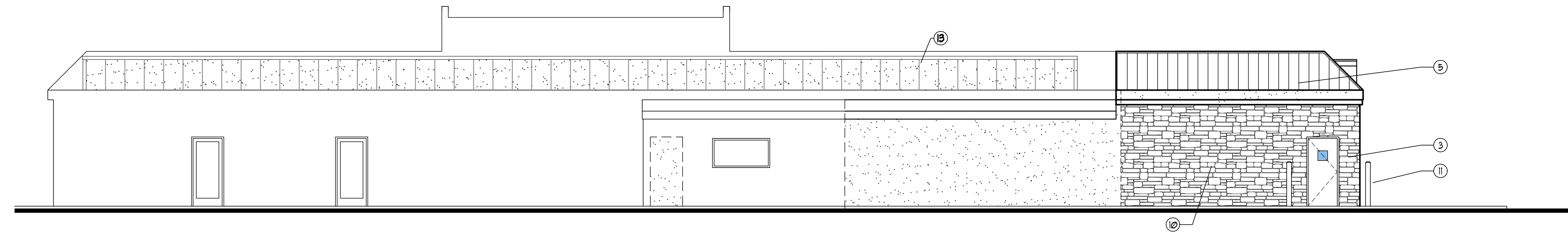


SCH-2.0

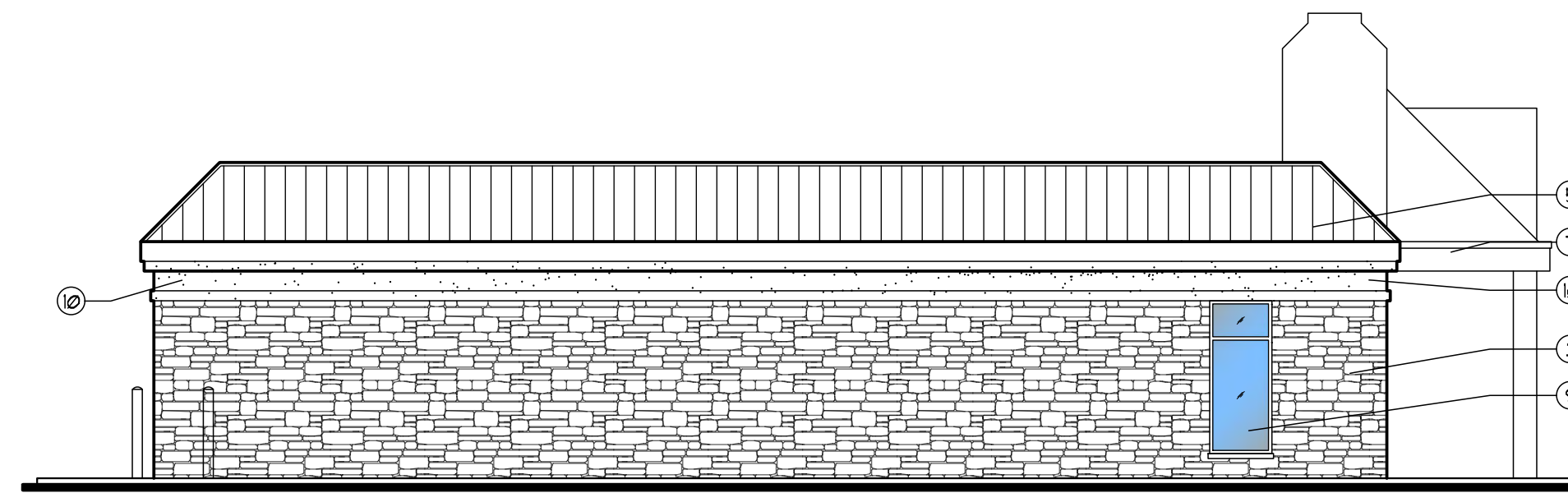
June 5, 2023

EXTERIOR FINISHES SCHEDULE

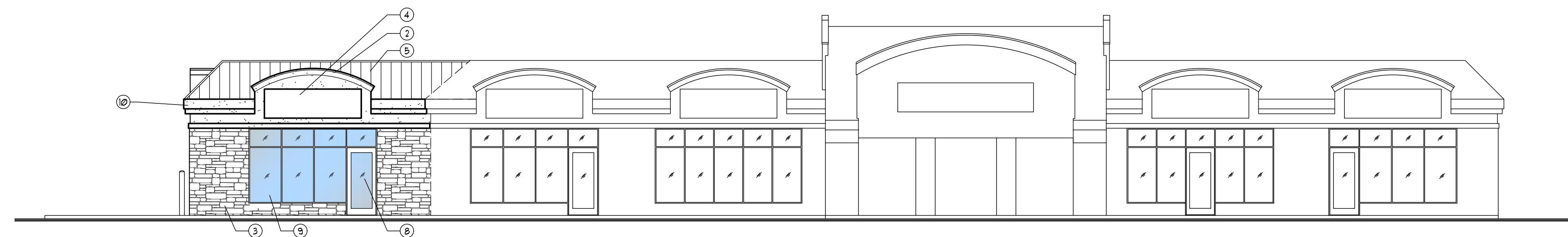
- ① GOOSE NECK LED SIGN LIGHTS
COLOR: TO MATCH EXISTING
- ② EIFS STUCCO BAND W/ ALUMINUM CAP
COLOR: BIEGE - TO MATCH EXISTING
- ③ STONE VENEER
COLOR: TO MATCH EXISTING
- ④ SIGN AREA
COLOR: TO MATCH EXISTING
- ⑤ STANDING SEAM METAL ROOFING
COLOR: TO MATCH EXISTING
- ⑥ GALVANIZED STEEL RODS AND PLATES
COLOR: BLACK
- ⑦ ALUMINUM PANEL
COLOR: BLACK
- ⑧ ALUMINUM STORE FRONT DOORS
COLOR: TO MATCH EXISTING
- ⑨ ALUMINUM STORE FRONT WINDOW
COLOR: TO MATCH EXISTING
- ⑩ EIFS STUCCO FINISH
COLOR: TO MATCH EXISTING
- ⑪ STEEL BOLLARD
COLOR: BLACK
- ⑫ LOGO SIGN AREA
COLOR: T.B.D.
- ⑬ ALUMINUM HVAC SCREENING
COLOR: STUCCO FINISH TO MATCH



③ **PROPOSED REAR ELEVATION (SOUTHEAST)**
SCALE: 1/8" = 1'-0"



② **PROPOSED NORTHEAST ELEVATION**
SCALE: 1/8" = 1'-0"



① **PROPOSED FRONT ELEVATION (NORTHWEST)**
SCALE: 1/8" = 1'-0"

KSD PROJECT # : 23010

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Signature

PROPOSED BUILDING C - MEDICAL OFFICE BUILDING

359, 369, 375 US Route 130, East Windsor, N J.

Exhibit: A-9

NO.	DESCRIPTION	DATE
1	ISSUED FOR PLANNING BOARD REVIEW	06/05/2023

SCH-2.1

June 5, 2023



1 PROPOSED SOUTHWEST VIEW SCALE N.T.S.

Exhibit: A-10

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John Deegan

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Maryland 14495

PROPOSED DEVELOPMENT FOR AMERICANA PLACE

359, 369, 375 US Route 130, East Windsor, N J.

June 5, 2023