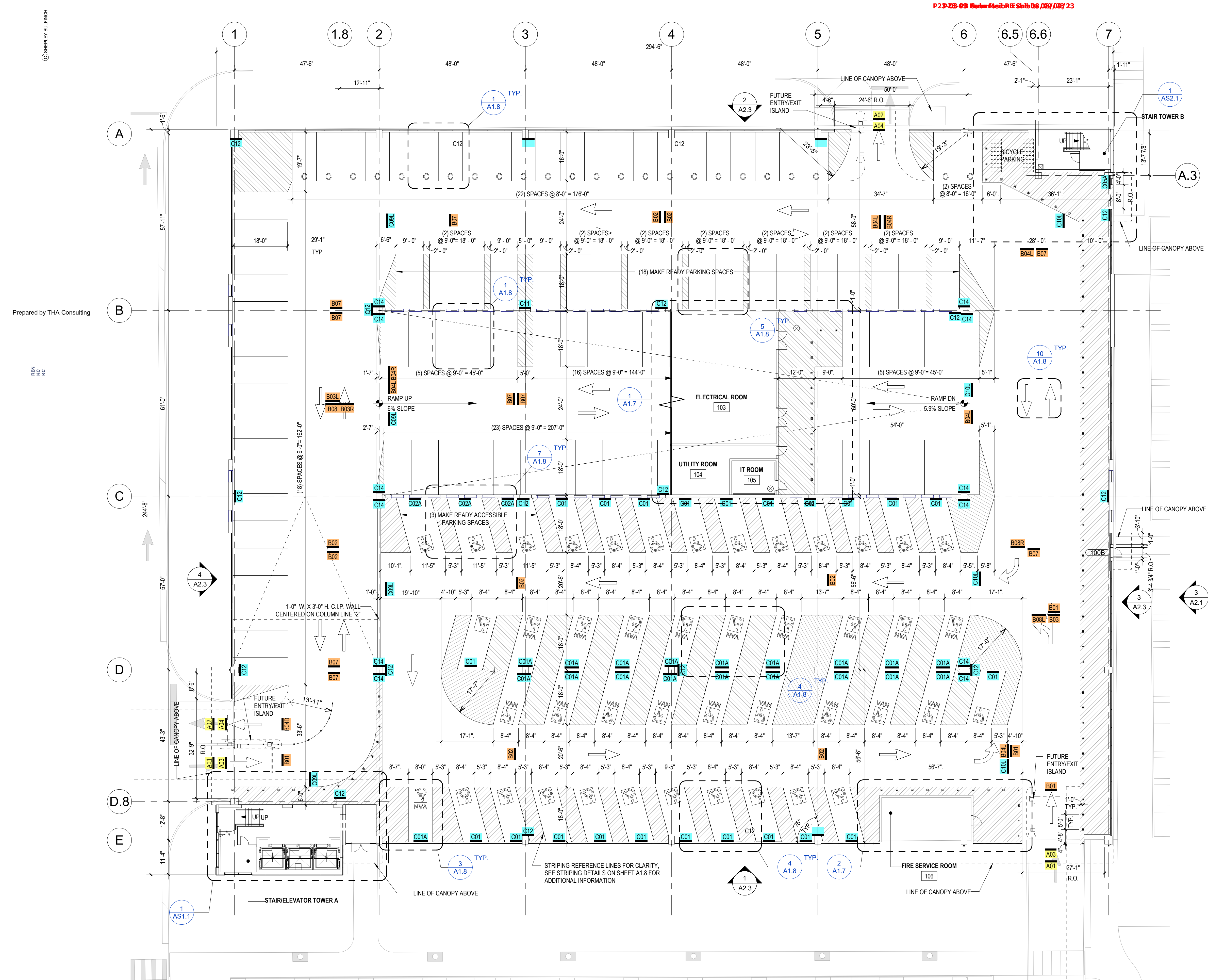


**Penn Medicine at Princeton
Planning Board Exhibits
August 21, 2023**

Exhibit #	Title	Prepared By	Date
A-1	Campus Plan	Shepley Bulfinch (“SB”)	8-21-23
A-2	Rendered Landscaping Plan (Phase 1C – Parking Garage)	French & Parrello Associates (“FPA”)	7-25-23
A-3	Rendered Site Layout and Dimension Plan (Phase 1A-Temporary Parking Lots)	FPA	7-25-23
A-4	1st Tier Architectural Plan	THA Consulting, Inc. (“THA”)	7-25-23
A-5	2nd Tier Architectural Plan	THA	7-25-23
A-6	3rd Tier Architectural Plan	THA	7-25-23
A-7	4th Tier Architectural Plan	THA	7-25-23
A-8	5th Tier Architectural Plan	THA	7-25-23
A-9	6th Tier Architectural Plan	THA	7-25-23
A-10	Three-Dimensional Image Showing Lighting	Borealis Design	8-21-23
A-11	Garage Design Materials Palette	SB	8-21-23
A-12	Garage Design West Elevation	SB	8-21-23
A-13	Garage Design South Elevation	SB	8-21-23
A-14	Garage Design East Elevation	SB	8-21-23
A-15	Garage Design North Elevation	SB	8-21-23
A-16	Façade Treatment Daytime Rendering SW Corner	SB	8-21-23
A-17	Façade Treatment Daytime Rendering NE Corner	SB	8-21-23
A-18	View From Route 1 (September 2019)	SB	8-21-23
A-19	View From Route 1 (December 2021)	SB	8-21-23
A-20	View from Punia Blvd. (April 2023)	SB	8-21-23
A-21	Parking Supply Summary Tables	DTS Provident (“DTSP”)	8-21-23
A-22	Representative Cancer Center Parking Surveys	DTSP	8-21-23
A-23	Construction Parking Operations	DTSP	June 2023
A-24	Vehicle and Pedestrian Flow During Garage Construction (L-02)	L.F. Driscoll (“LFD”)	7-25-23
A-25	Vehicle and Pedestrian Flow During Drop Off Area Construction (L-01)	LFD	7-25-23
A-26	Traffic Flow During Construction (L-03)	LFD	8-21-23

Campus Plan





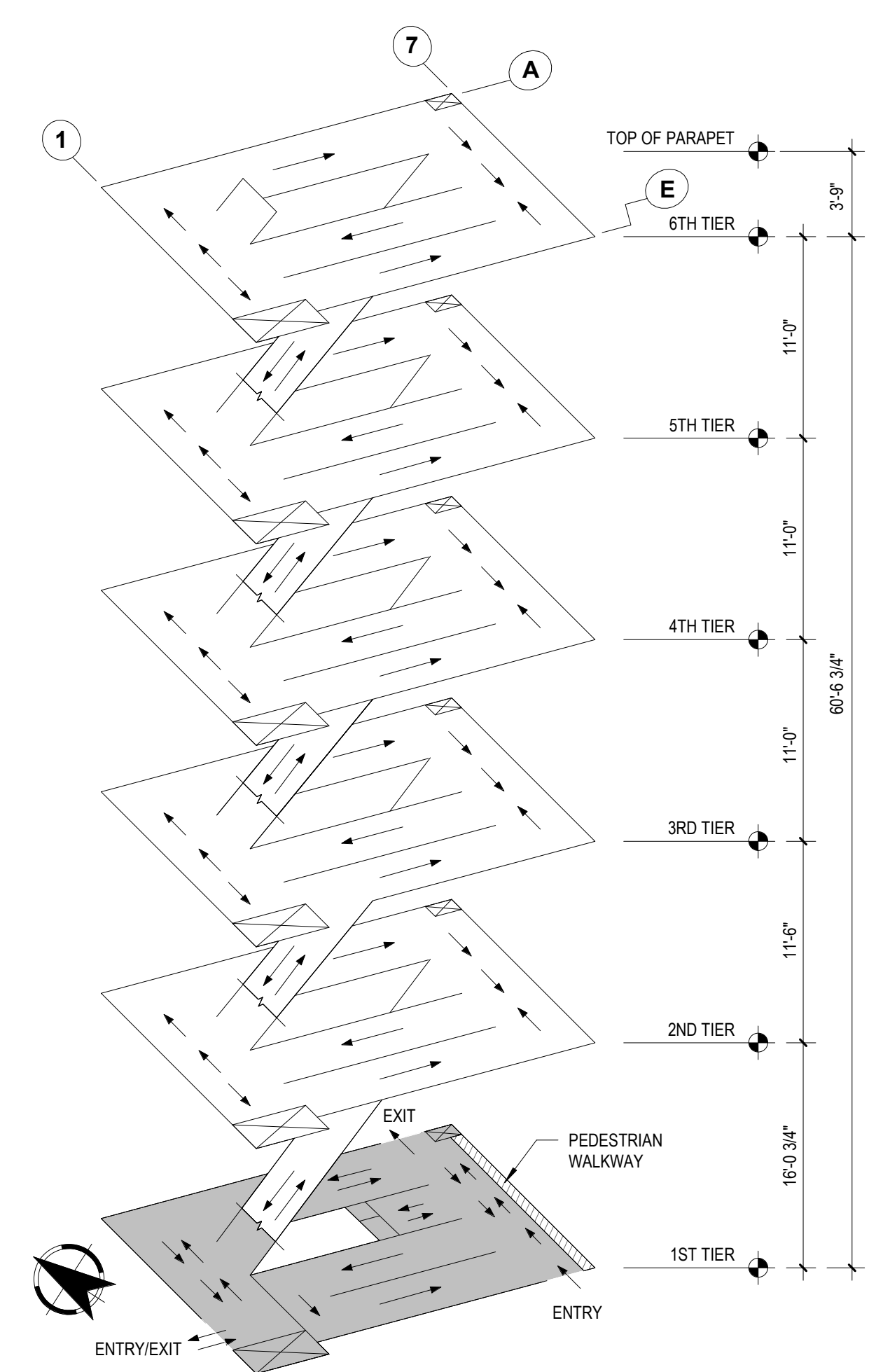
1 1ST TIER ARCHITECTURAL PLAN
A1.1 1/16" = 1'-0"

PARKING SPACE TABULATION						
GARAGE TIER	COMPACT	STANDARD	ADA VAN	ADA	MAKE READY ACCESSIBLE PARKING SPACE	MAKE READY PARKING SPACE
TOP TIER	0	200	0	0	0	0
5TH TIER	0	188	0	18	0	0
4TH TIER	0	190	0	18	0	0
3RD TIER	0	189	0	19	0	0
2ND TIER	0	156	1	20	0	26
GROUND TIER	24	50	19	22	3	18
TOTAL SPACES	24	973	20	97	3	44

- NOTES:
- THE PLANS INCLUDE OVER 4% MAKE-READY ELECTRIC VEHICLE (EV) SPACES AS NEEDED TO MEET THE STATE AND LOCAL ORDINANCE FOR A NON-RESIDENTIAL GARAGE. ELECTRICAL PROVISIONS ARE PROVIDED FOR LEVEL 2 CHARGERS. EV CHARGERS WILL BE INSTALLED BASED ON DEMAND. WHEN EV CHARGERS ARE INSTALLED THE CORRESPONDING SIGNAGE AND PAVEMENT MARKINGS WILL BE MODIFIED BY THE OWNER TO ASSURE COMPLIANCE WITH THE STATE AND TOWNSHIP ORDINANCE REQUIREMENTS FOR EV AND ACCESSIBLE EV CHARGER PARKING SPACES.
 - THE PARKING DIMENSION EXCEPTION AS DESCRIBED IN ADDENDUM #3 TO FORM NO. 4 OF THE SITE PLAN APPLICATION APPLIES TO THE ANGLED PARKING SPACES WITHIN THE TWO BAYS SOUTH OF GRIDLINE 'C' THAT HAVE 20'-6" WIDE ACCESS AISLES. THIS APPLIES TO EACH TIER OF THE GARAGE AND AFFECTS LESS THAN 50% OF THE PARKING SPACES.
 - THE BICYCLE PARKING INCLUDES RACKS FOR 16 BICYCLES: DERO ULTRA SPACE SAVER BIKE RACKS OR EQUAL, CONSISTING OF SINGLE SIDED FLOOR MOUNTED RACKS. THE FINISH SHALL BE HOT DIP GALVANIZED. PROVIDE THE OPTIONAL WHEEL STOPS TO PREVENT ROTATION OF THE HANGING BIKES. PROVIDE THE OPTIONAL CANE STOPS AT THE BASE OF THE RACKS TO MEET ACCESSIBILITY REQUIREMENTS. NOTE: IF DEMAND INCREASES IN THE FUTURE, RACKS FOR 16 ADDITIONAL BICYCLES CAN BE ADDED BY DELETING 1 COMPACT SPACE. THIS WOULD INCLUDE SHIFTING THE EXISTING WESTERN RACK TO THE WEST AND ADDING A NEW DOUBLE-SIDED RACK BETWEEN THE 2 EXISTING SINGLE SIDED RACKS.

GROSS BUILDING AREA	
TOP TIER	63,505 SF
5TH TIER	68,568 SF
4TH TIER	68,568 SF
3RD TIER	68,568 SF
2ND TIER	68,568 SF
GROUND TIER	68,568 SF
GROSS TOTAL	406,346 SF

BUILDING AREAS	
Gross Area per Level (1st to 5th Tier)	68,568 sf
Gross Area Top Tier	63,505 sf
Gross Building Area	406,346 sf
Net Parking Area (Typical Tier)	66,385 sf
Parking Efficiency (Typical Tier... 66,385 sf / 206 spaces = 322 sf per space	



ISOMETRIC

PLAN LEGEND	
	PIPE BOLLARD
	PRECAST BOLLARD
	ACCESSIBLE PARKING SPACE
	4' WIDE STRIPES PAINTED YELLOW @ 1'-4" O.C.
	PAINTED FLOOR ARROW
	DOOR NUMBER, SEE DOOR SCHEDULE
	WALL TAG
	RATED WALL TAG
	COMPACT PARKING SPACE - PAINTED
	SIGNAGE KEYNOTE. SEE SHEETS G1.1-G1.4 FOR SCHEDULE AND RELATED DETAILS



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KEVIN CARRIGAN, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. No GE56462

NO.	DATE	DESCRIPTION
6	07/25/23	SITE PLAN SUBMISSION REVISIONS
5	06/30/23	FOR PRICING
4	06/19/23	SITE PLAN SUBMISSION REVISIONS
3	04/10/23	SITE PLAN SUBMISSION
2	12/16/22	IDP
1	10/21/22	PRECAST BID SET
NO.	DATE	DESCRIPTION

Penn Medicine
Princeton Health
Cancer Center
Garage

1 Plainsboro Rd.
Princeton, NJ 08540
JOB NO: NBR22119.00

1ST TIER
ARCHITECTURAL
PLAN

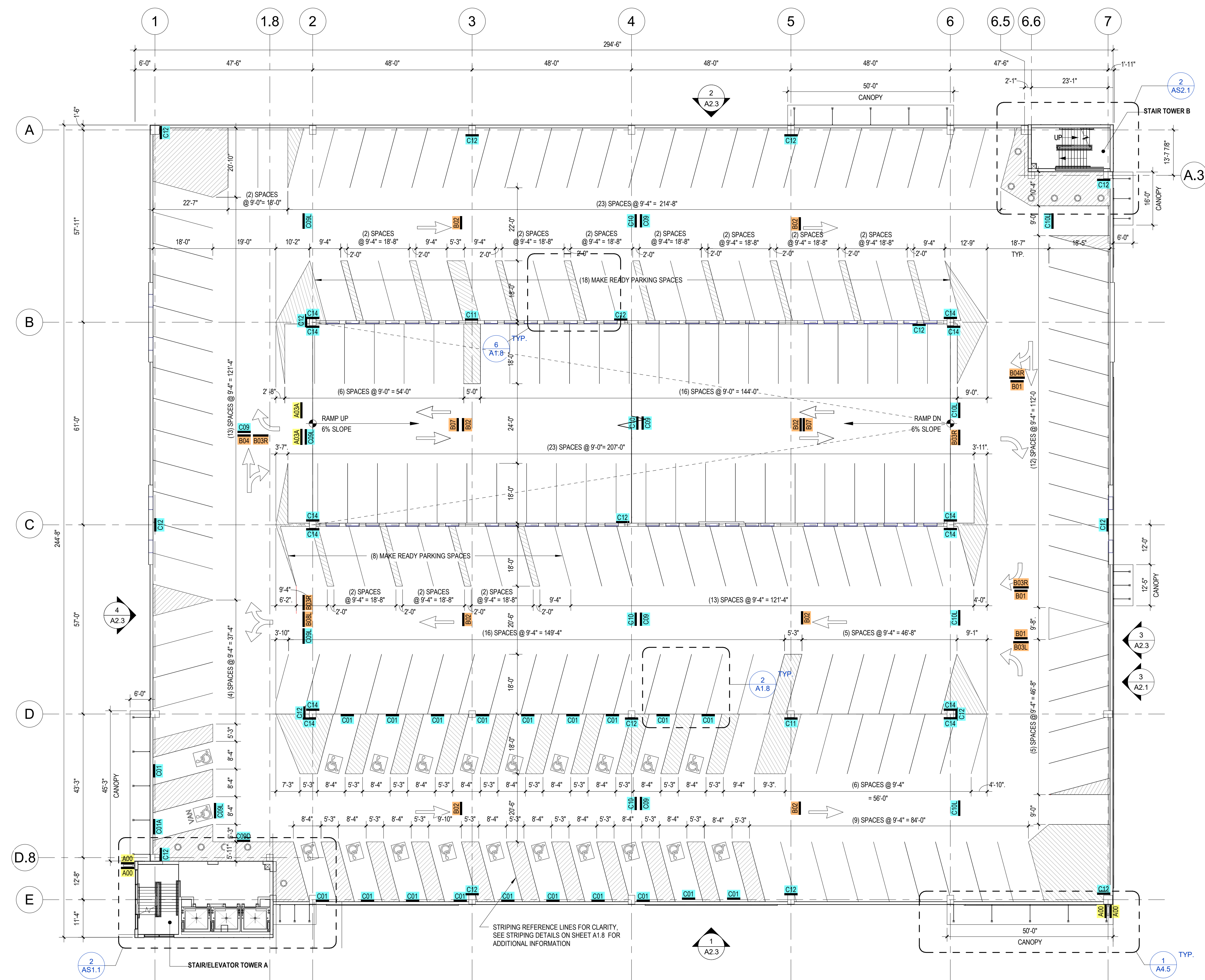
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07/25/2023 SITE PLAN SUBMISSION

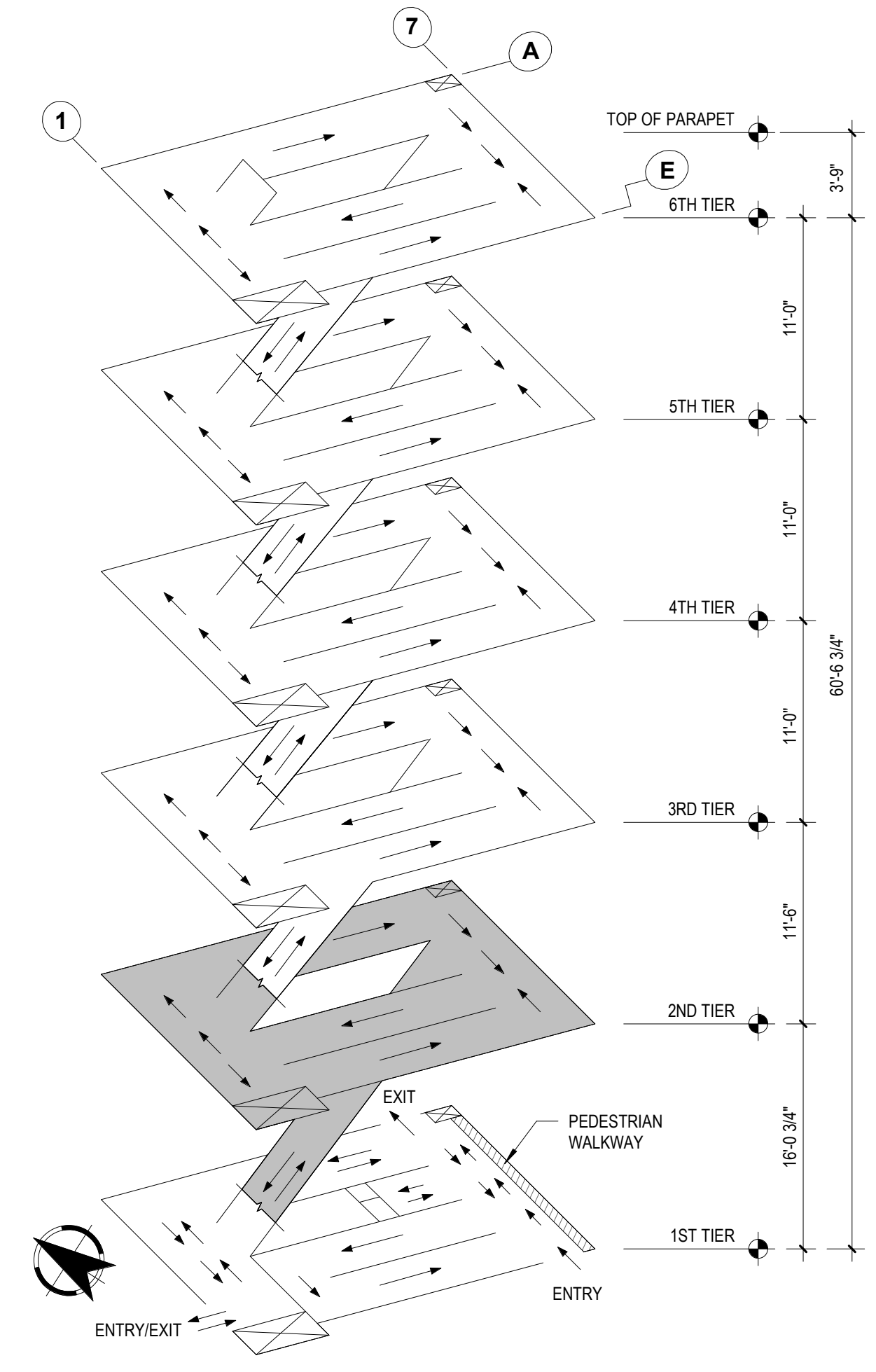
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P23-223-03 PennMed Health Center Garage A1.2 / 07/23

REB
N.C.



1 2ND TIER ARCHITECTURAL PLAN
A1.2 1/16" = 1'-0"



ISOMETRIC

PLAN LEGEND	
	PIPE BOLLARD
	PRECAST BOLLARD
	ACCESSIBLE PARKING SPACE
	4' WIDE STRIPES PAINTED YELLOW @ 1'-4" O.C.
	PAINTED FLOOR ARROW
	DOOR NUMBER, SEE DOOR SCHEDULE
	WALL TAG
	RATED WALL TAG
	COMPACT PARKING SPACE - PAINTED
	SIGNAGE KEYNOTE, SEE SHEETS G1.1-G1.4 FOR SCHEDULE AND RELATED DETAILS

Princeton Forward

Penn Medicine
Princeton Health

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2	12/16/22	IDP
1	10/21/22	PRECAST BID SET

Penn Medicine
Princeton Health
Cancer Center
Garage

1 Plainsboro Rd.
Princeton, NJ 08540
JOB NO: NBR22119.00

2ND TIER
ARCHITECTURAL
PLAN

A1.2

07/25/2023 SITE PLAN SUBMISSION

PROJECT INFORMATION

REVISIONS

DATE

DESCRIPTION



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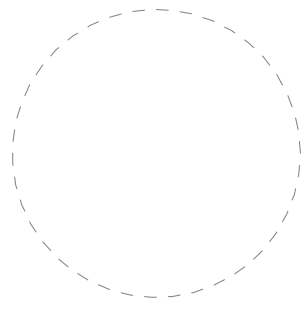
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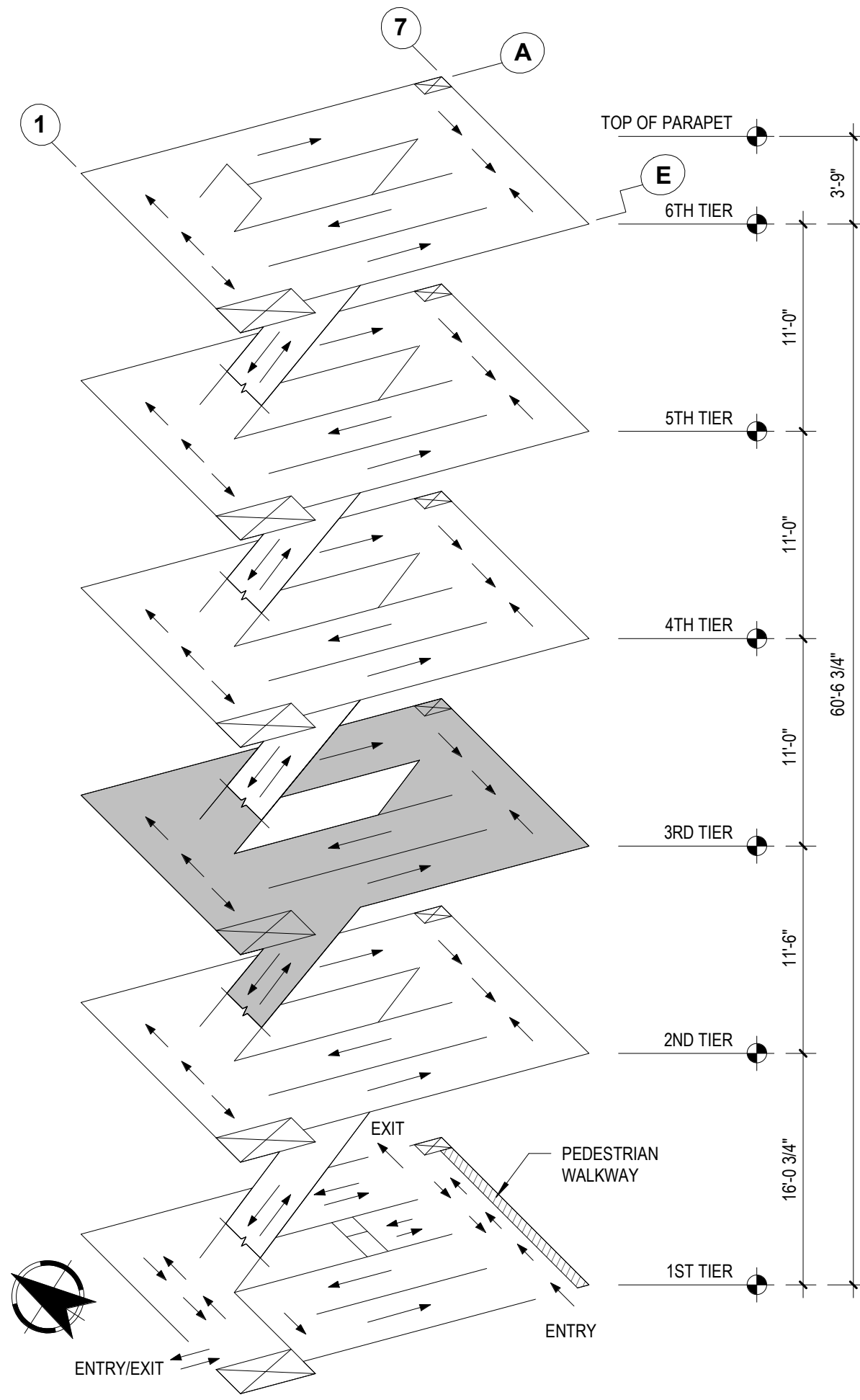
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Princeton Health
Cancer Center
Garage**

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JOB NO: NBR22119.00

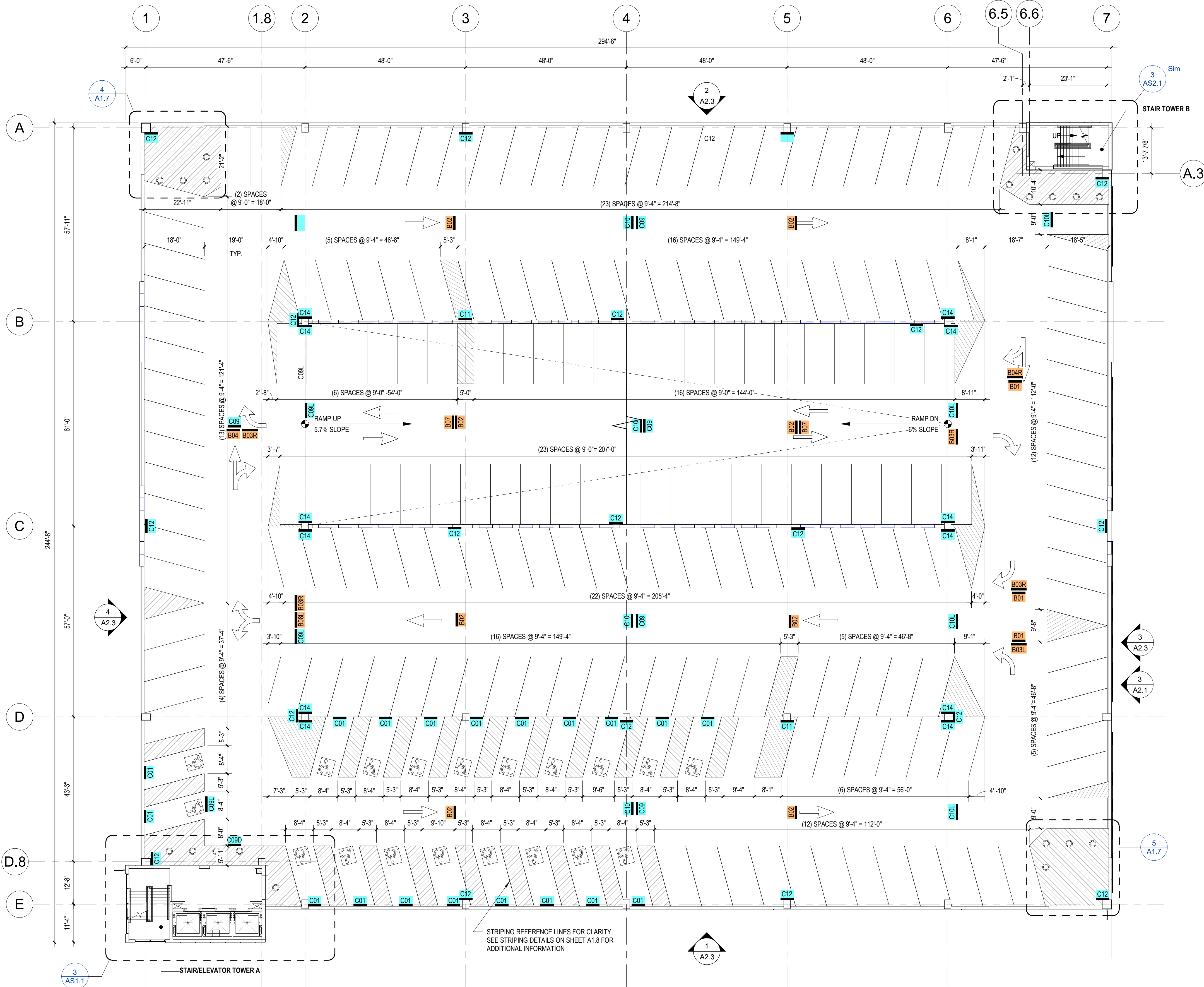
**3RD TIER
ARCHITECTURAL
PLAN**

A1.3

07/25/2023 SITE PLAN SUBMISSION



ISOMETRIC



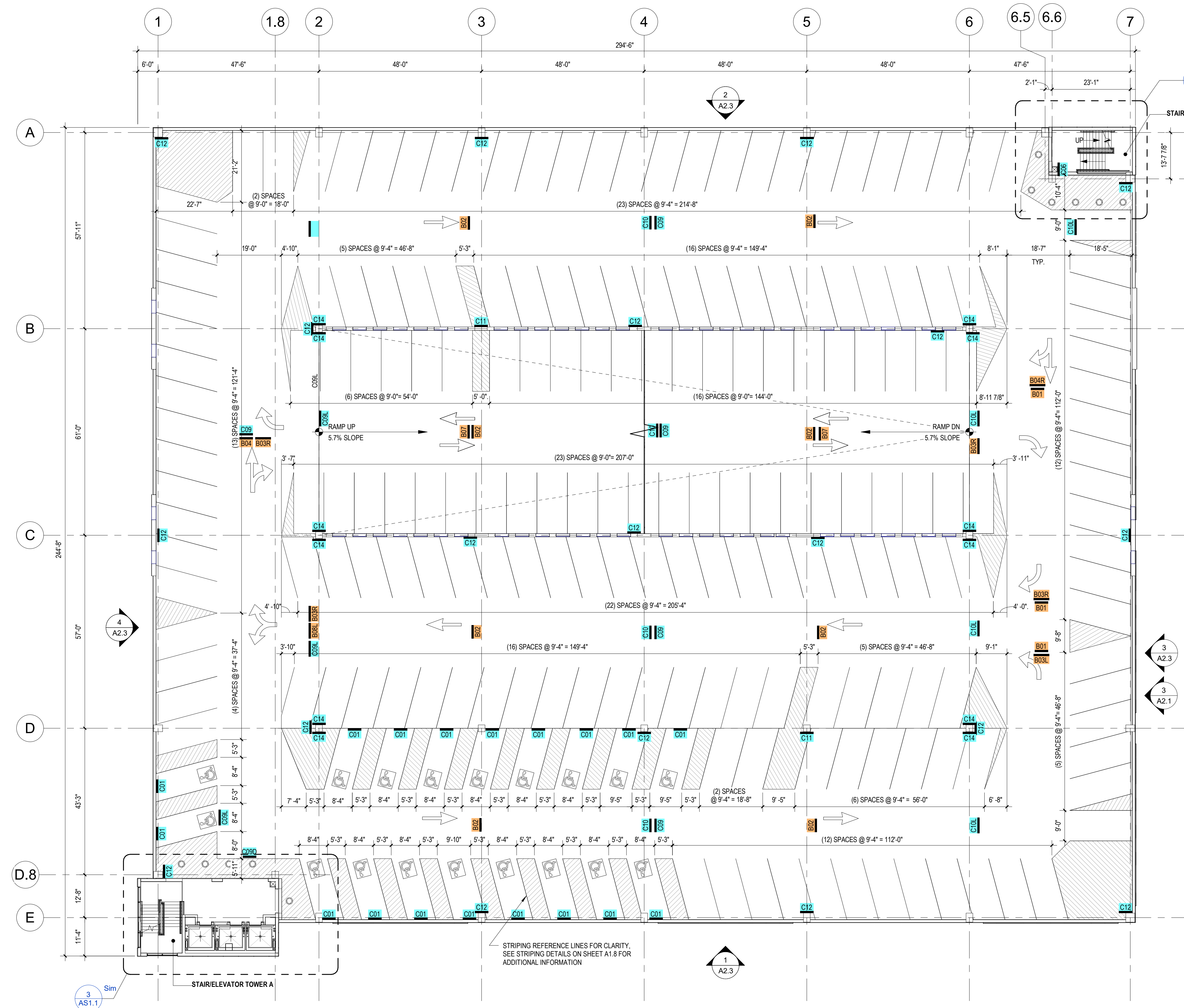
1 3RD TIER ARCHITECTURAL PLAN
1/16" = 1'-0"

PLAN LEGEND	
	PIPE BOLLARD
	PRECAST BOLLARD
	ACCESSIBLE PARKING SPACE
	4' WIDE STRIPES PAINTED YELLOW @ 1'-4" O.C.
	PAINTED FLOOR ARROW
	DOOR NUMBER, SEE DOOR SCHEDULE
	WALL TAG
	RATED WALL TAG
	COMPACT PARKING SPACE - PAINTED
	SIGNAGE KEYNOTE, SEE SHEETS G1.1-G1.4 FOR SCHEDULE AND RELATED DETAILS

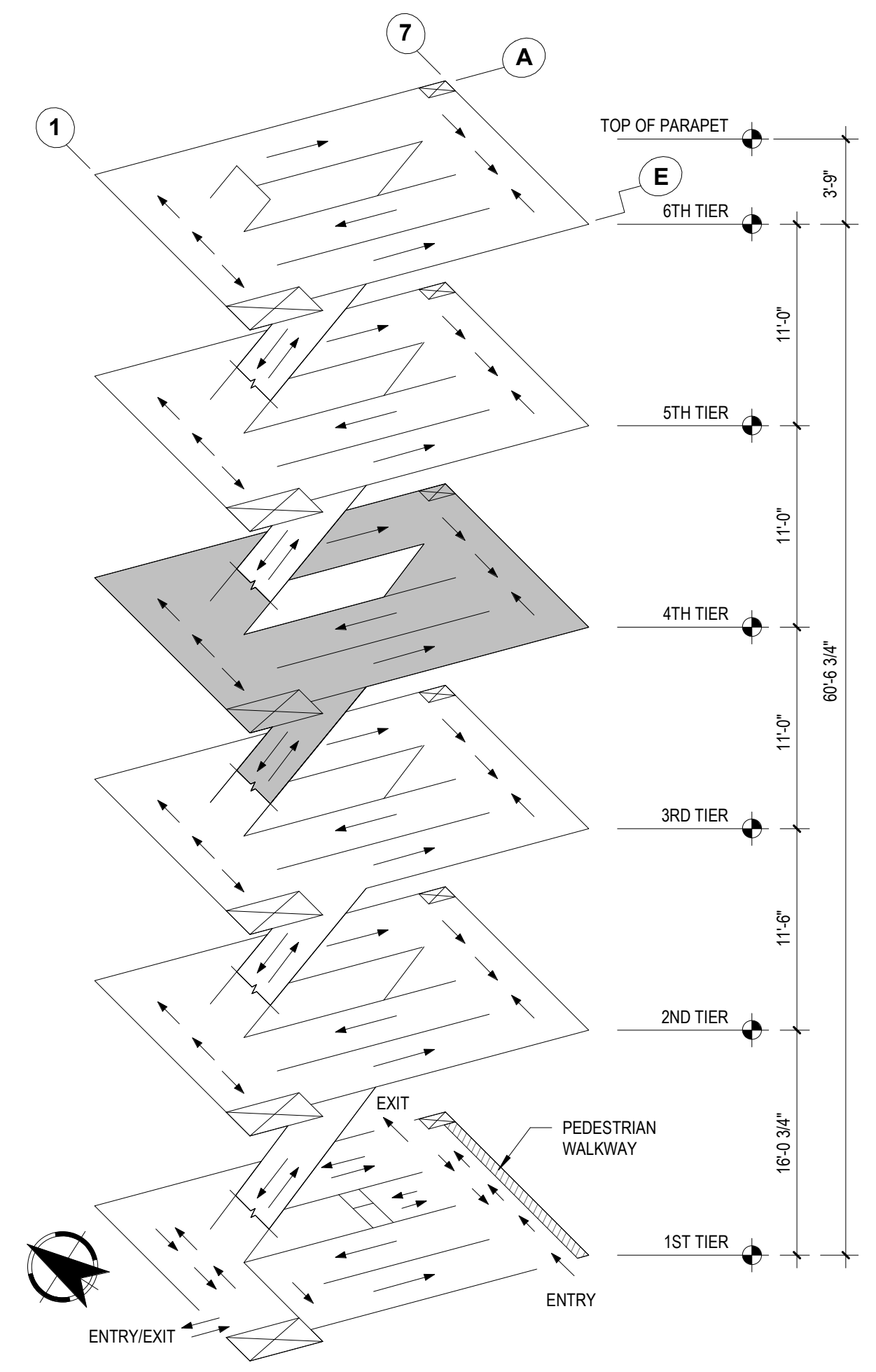
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P.2.3-23-03 PennMedicine Health Center Garage

REB
N.C.



1 4TH TIER ARCHITECTURAL PLAN
A1.4 1/16" = 1'-0"



ISOMETRIC

PLAN LEGEND	
	PIPE BOLLARD
	PRECAST BOLLARD
	ACCESSIBLE PARKING SPACE
	4' WIDE STRIPES PAINTED YELLOW @ 1'-4" O.C.
	PAINTED FLOOR ARROW
	DOOR NUMBER, SEE DOOR SCHEDULE
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	SIGNAGE KEYNOTE, SEE SHEETS G1.1-G1.4 FOR SCHEDULE AND RELATED DETAILS



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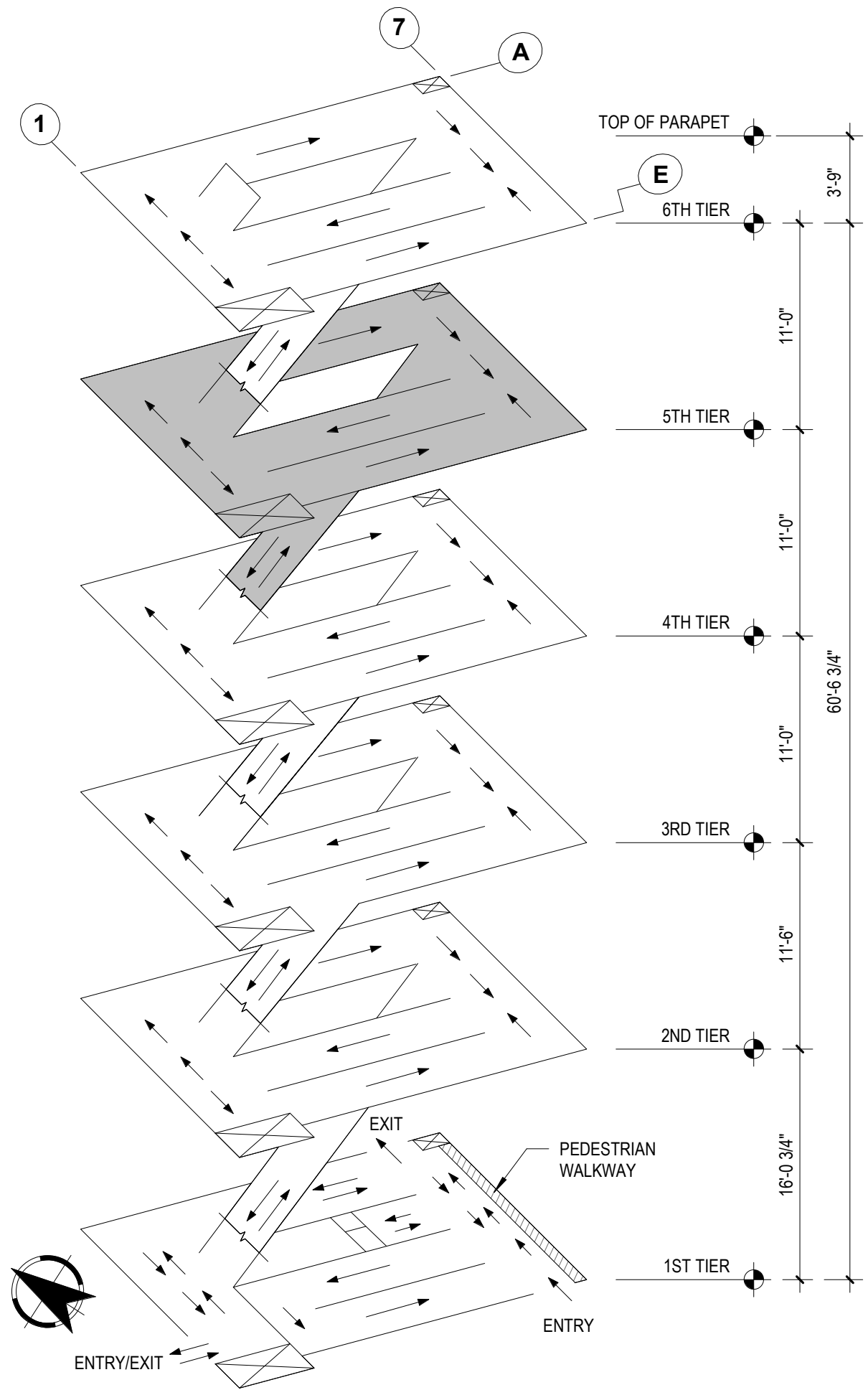
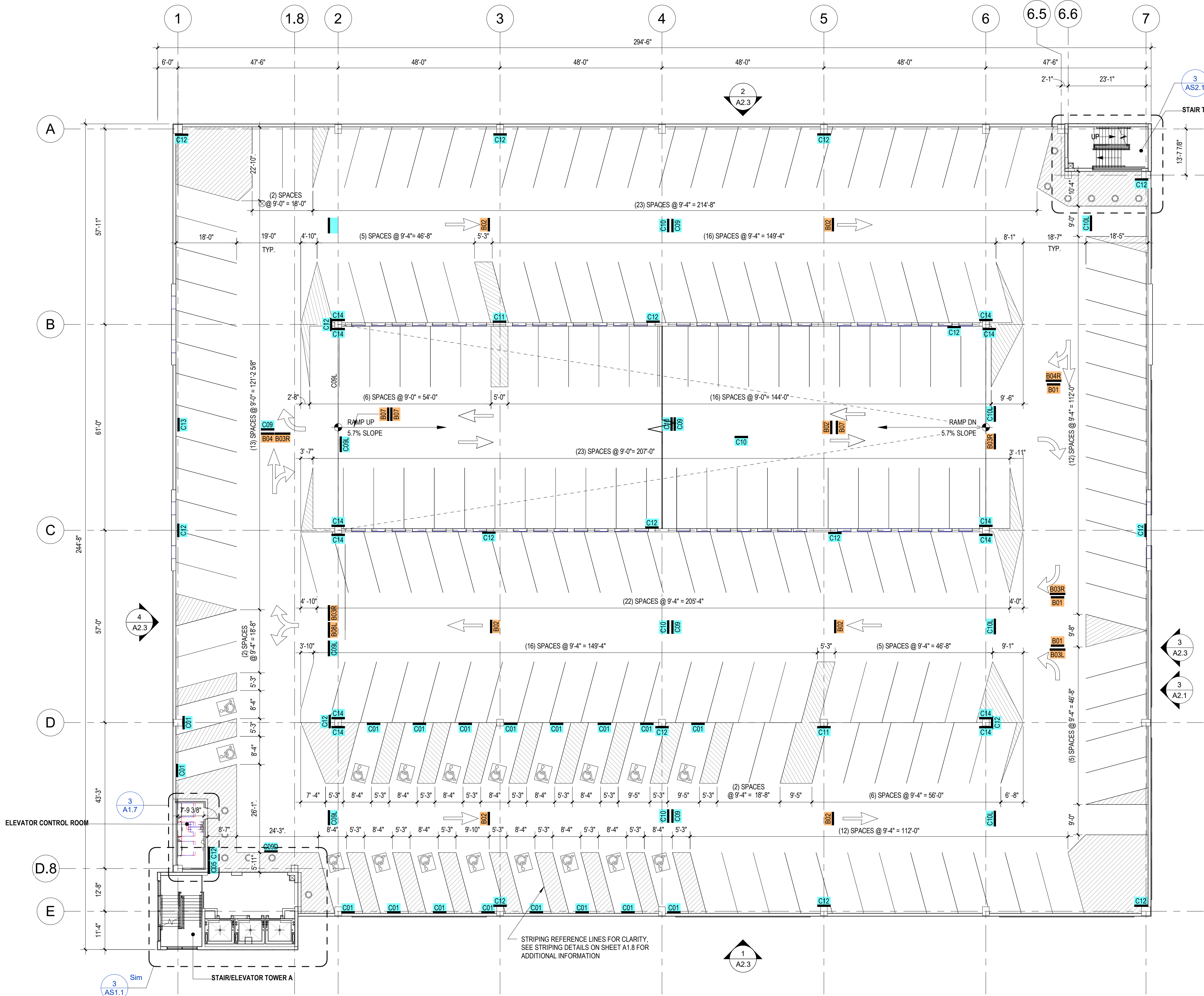
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Princeton Health
Cancer Center
Garage

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JOB NO: NBR22119.00

4TH TIER
ARCHITECTURAL
PLAN

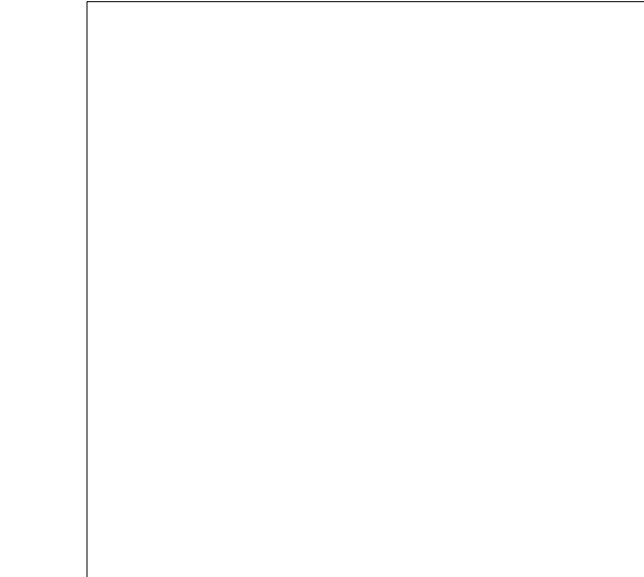
A1.4

07/25/2023 SITE PLAN SUBMISSION



ISOMETRIC

PLAN LEGEND	
	PIPE BOLLARD
	PRECAST BOLLARD
	ACCESSIBLE PARKING SPACE
	4' WIDE STRIPES PAINTED YELLOW @ 1'-4" O.C.
	PAINTED FLOOR ARROW
	DOOR NUMBER, SEE DOOR SCHEDULE
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	RATED WALL TAG
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	SIGNAGE KEYNOTE, SEE SHEETS G1.1-G1.4 FOR SCHEDULE AND RELATED DETAILS



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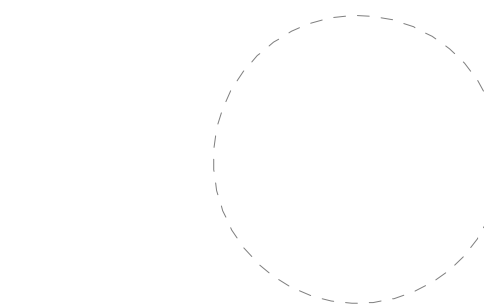
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2	12/16/22	IDP
1	10/21/22	PRECAST BID SET

Penn Medicine
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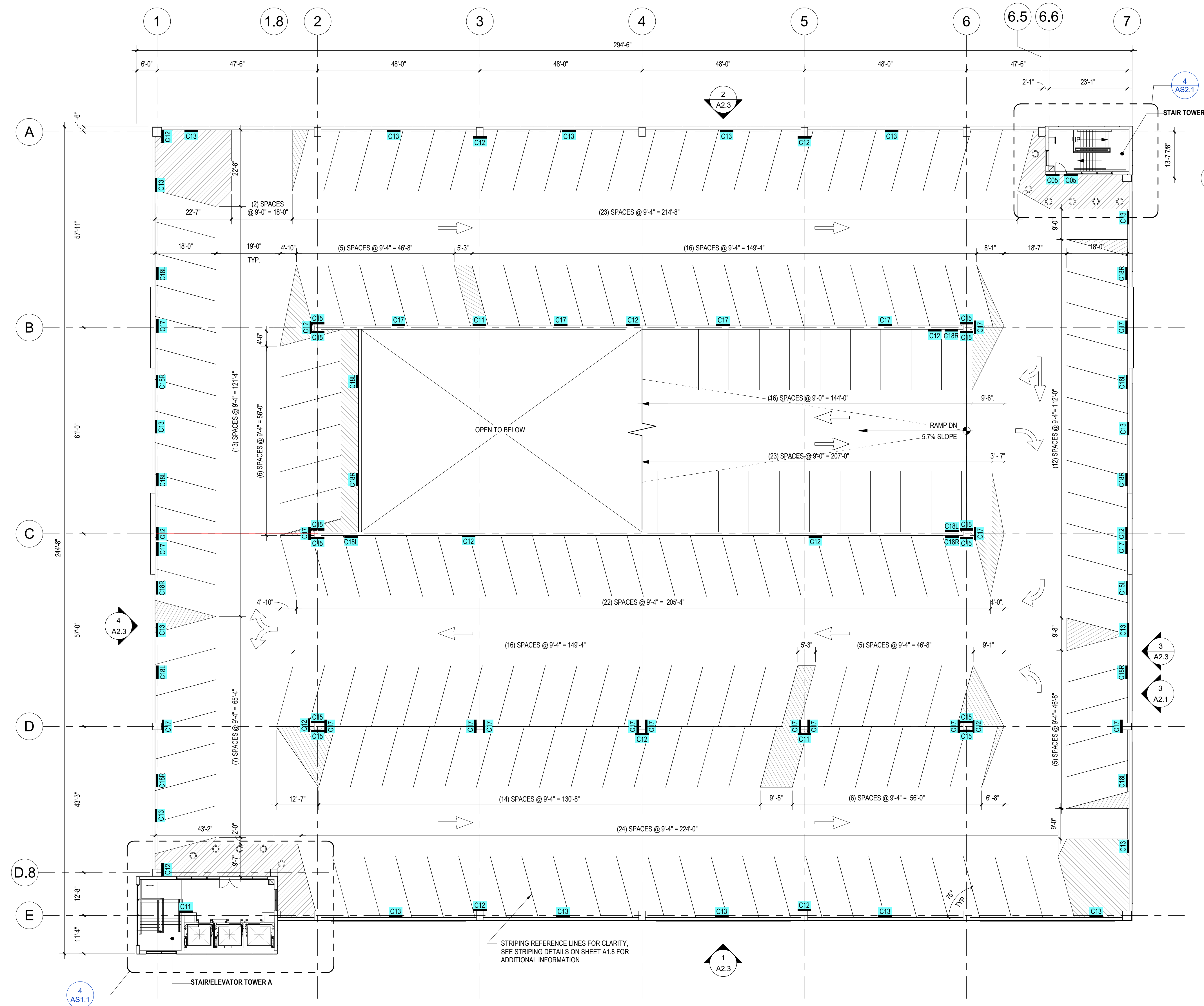
5TH TIER
ARCHITECTURAL
PLAN

A1.5

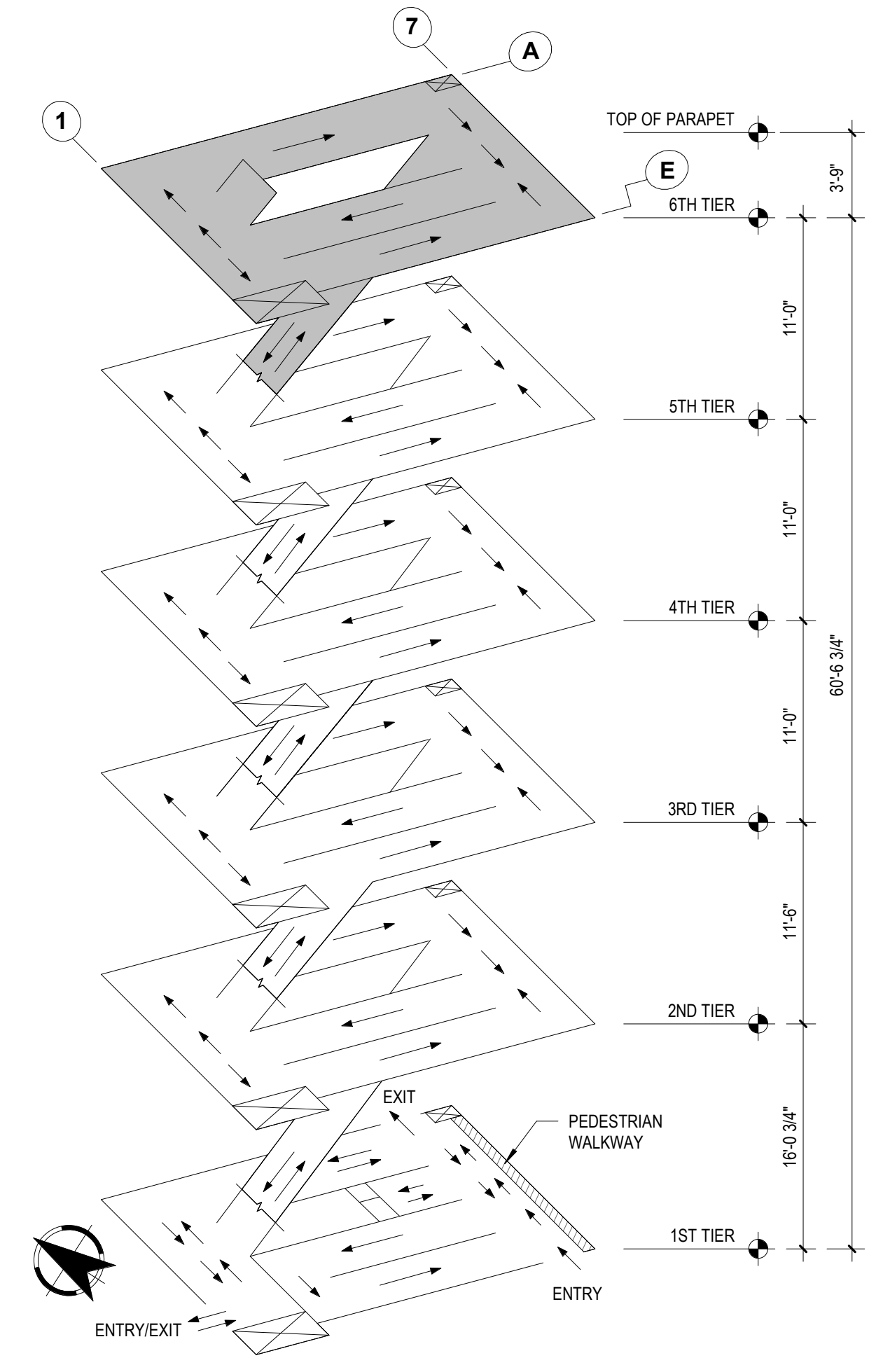
07/25/2023 SITE PLAN SUBMISSION

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P23-023-023 Penn Medicine Princeton Health 6TH TIER / 07/23



1 6TH TIER ARCHITECTURAL PLAN
A1.6 1/16" = 1'-0"



ISOMETRIC

PLAN LEGEND	
	PIPE BOLLARD
	PRECAST BOLLARD
	ACCESSIBLE PARKING SPACE
	4' WIDE STRIPES PAINTED YELLOW @ 1'-4" O.C.
	PAINTED FLOOR ARROW
	DOOR NUMBER, SEE DOOR SCHEDULE
	WALL TAG
	RATED WALL TAG
	COMPACT PARKING SPACE - PAINTED
	SIGNAGE KEYNOTE, SEE SHEETS G1.1- G1.4 FOR SCHEDULE AND RELATED DETAILS

Princeton
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**Penn Medicine
Princeton Health
Cancer Center
Garage**

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**6TH TIER
ARCHITECTURAL
PLAN**

A1.6

07/25/2023 SITE PLAN SUBMISSION

PMPH – Hospital Parking Garage & Temporary Parking

Garage Design

Three-Dimensional Image
Showing Lighting



Prepared by Borealis Design

PMPH – Hospital Parking Garage & Temporary Parking

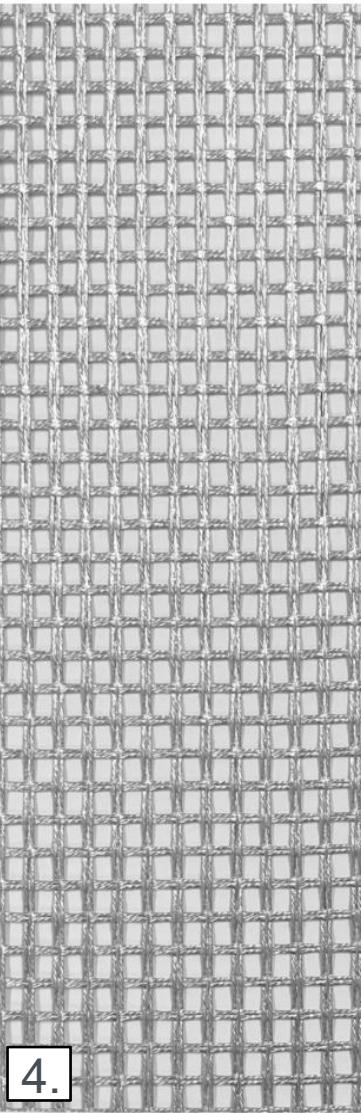
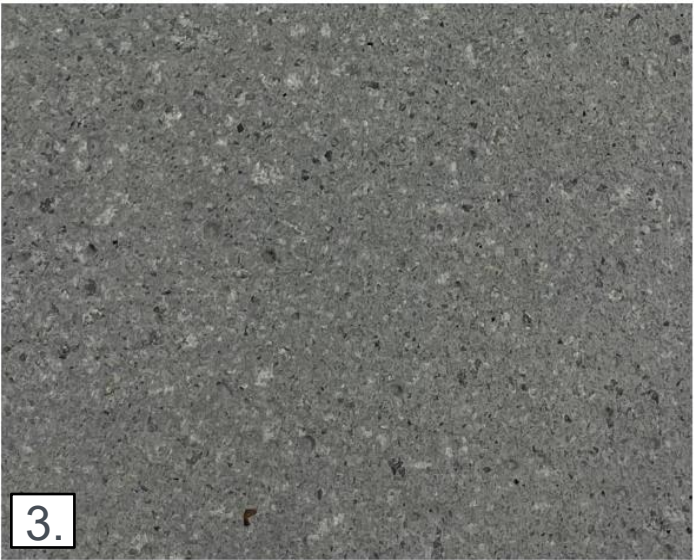
Garage Design Materials Palette

P23-03-03 Exhibit A-11 08/02/23

The exterior material palette grounds the Garage in the Penn Med Princeton Health campus through the use of materiality and color. The silver mesh, gray precast concrete, and metal panels along with the glazing match the materiality and color of the adjacent Medical Arts and Atkinson Pavilions.

MATERIALS:

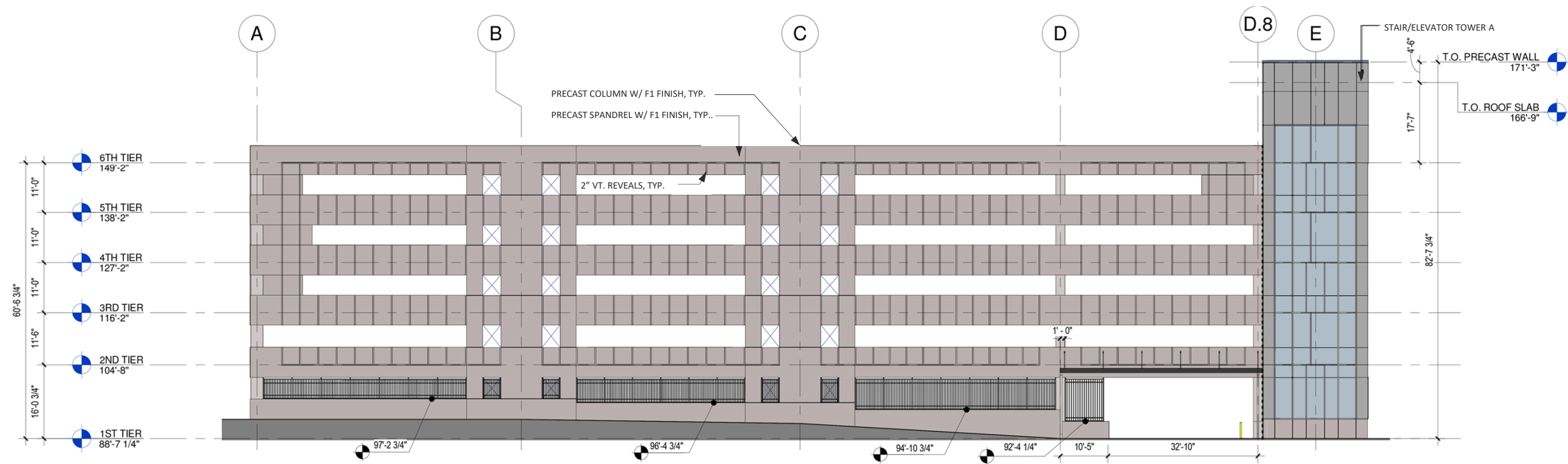
- 1. **Glazing** to match adjacent building:
MFR: *Viracon VRE1-46*
Clear 1" Insulating unit,
Low-e on #2 surface
- 2. **Metal Panel**
MFR: *Dunbar Coatings*
Standard finish to match those on campus
(Hospital, Medical Arts Pavilion, Central
Utility Plant)
- 3. **Grey Precast Concrete**
- 4. **Teflon Coated Fiberglass Mesh Panels**
MFR: *Flex Façade*
Ventilated, 52% open
SGM - Silver **Metal Curtainwall**



PMPH – Hospital
Parking Garage &
Temporary Parking

Garage Design
West Elevation

P23-03-03 Building Rehabilitation 08/02/23

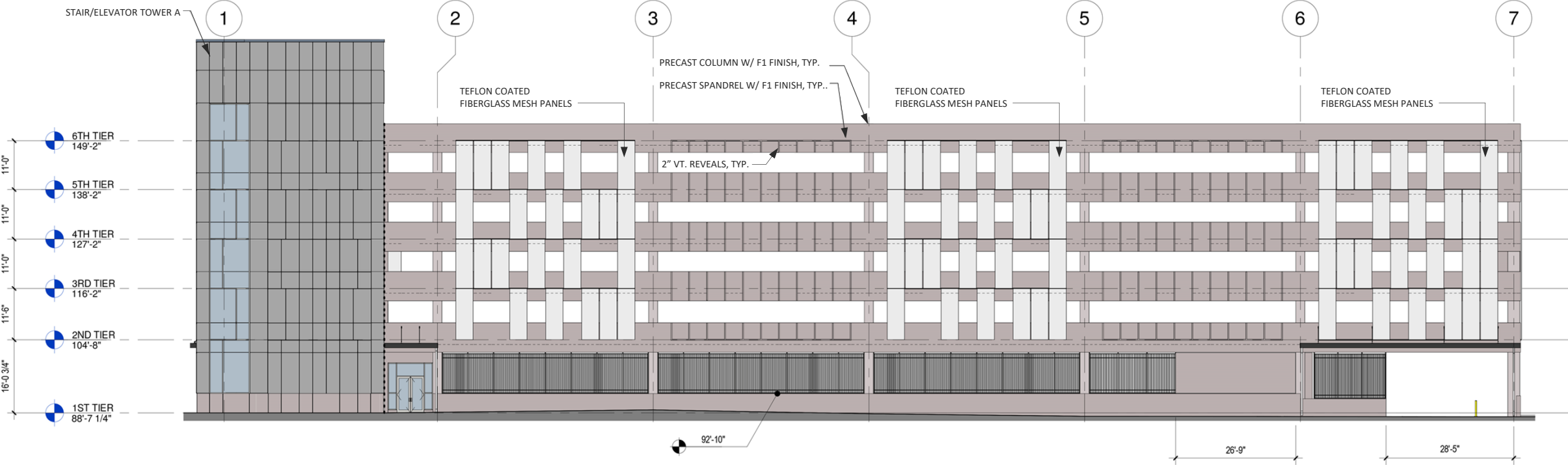


Prepared by Shepley Bulfinch

PMPH – Hospital
Parking Garage &
Temporary Parking

Garage Design
South Elevation

P23-03-03 Building Rehabilitation 08/08/23

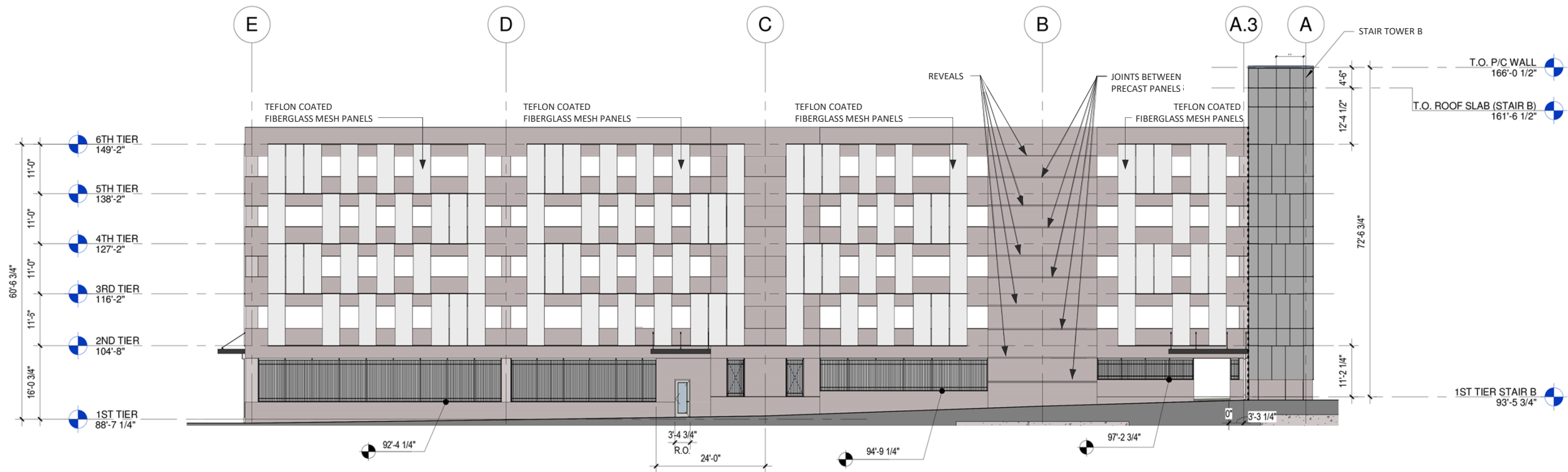


Prepared by Shepley Bulfinch

PMPH – Hospital
Parking Garage &
Temporary Parking

Garage Design
East Elevation

P23-03-03 Building Rehabilitation 08/22/23

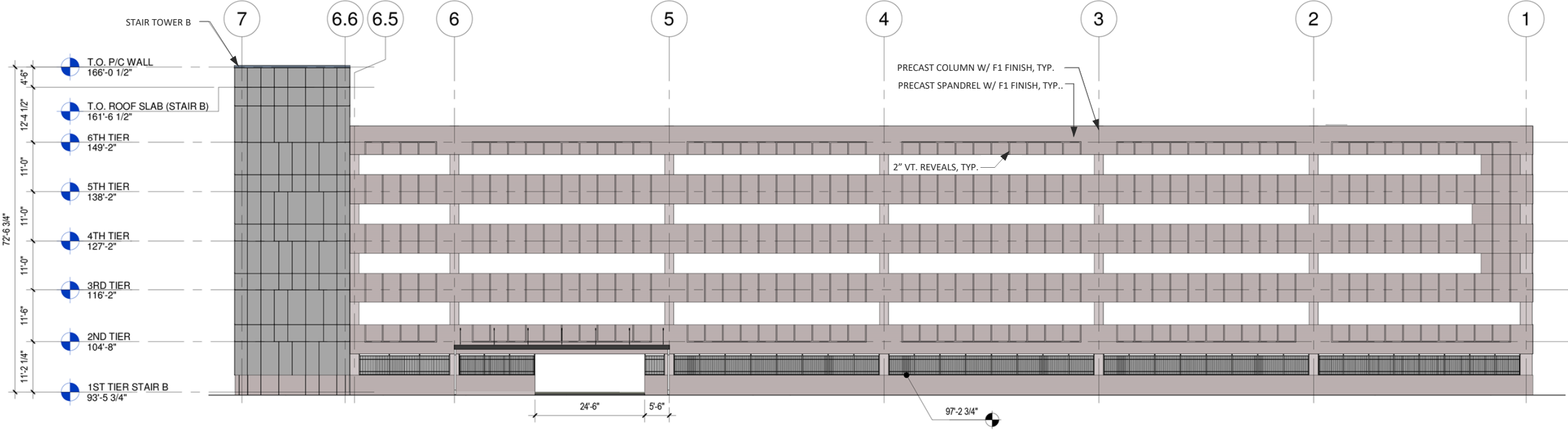


Prepared by Shepley Bulfinch

PMPH – Hospital
Parking Garage &
Temporary Parking

~~P23-03-03~~ ~~Revised~~ ~~RES~~ ~~Shib~~ ~~08/08/23~~ ~~08/08/23~~

Garage Design
North Elevation

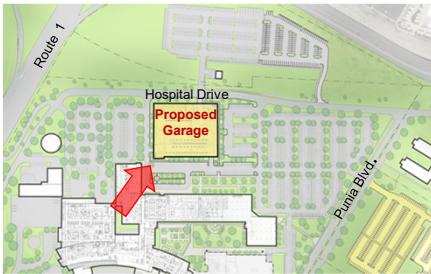


Prepared by Shepley Bulfinch

PMPH – Hospital Parking Garage & Temporary Parking

Façade Treatment Daytime Rendering SW Corner

P23-03-03 Exhibit A Exhibit 08/08/23

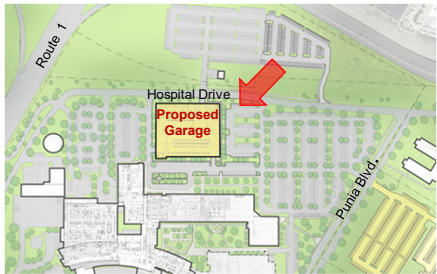


Prepared by Shepley Bulfinch

PMPH – Hospital
Parking Garage &
Temporary Parking

Façade
Treatment
Daytime Rendering
NE Corner

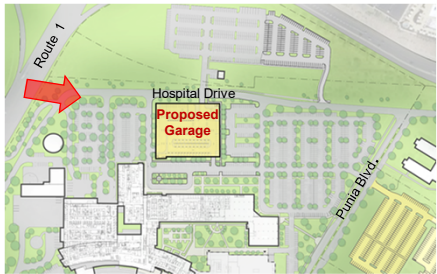
P23-03-03 Exhibit A Exhibit 08/08/23



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PMPH – Hospital
Parking Garage &
Temporary Parking

View from
Route 1



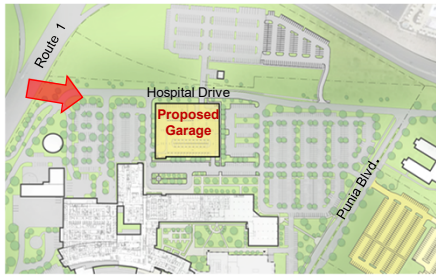
~~P23-03-03~~ ~~Exhibit 14~~ ~~RE Exhibit 14~~ ~~08/08/23~~ ~~08/08/23~~



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PMPH – Hospital
Parking Garage &
Temporary Parking

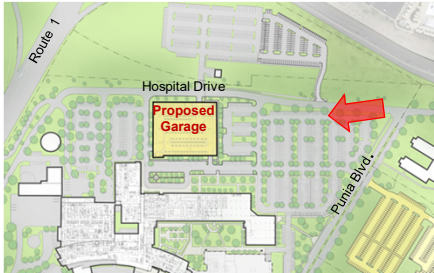
View from
Route 1



Prepared by Shepley Bulfinch

PMPH – Hospital
Parking Garage &
Temporary Parking

View from
Punia Blvd.



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Parking Supply Summary Tables

P23-03-01 Schmitz RE Sub 08.09.23

TABLE NO. 1

**PARKING REQUIREMENTS & SUPPLY WITHOUT PARKING LOT P10
PENN MEDICINE PRINCETON HEALTH, PLAINSBORO, NEW JERSEY**

Parking Demand/Supply	Number of Parking Spaces
Required HMOE Parking (obtained from "Amended Preliminary and Final Major Site Plan", French & Parrello, 7/22/2010)	1,540
Vacant Fitness Center Space (44,200 SF, obtained from Princeton Forward Memorandum dated 2/6/2023) <i>[using Amended Redevelopment Plan requirement of 4 spaces per 1,000 SF]</i>	+177
Required Cancer Center Expansion Parking (Proposed 151,555 SF) <i>[using Amended Redevelopment Plan requirement of 4 spaces per 1,000 SF]</i>	+606
Total Parking Required	2,323
Existing Parking Supply (excluding Lot P10)	1,539
Additional Supply (Proposed Parking Garage)	+1,161
Displaced Parking Supply (due to Cancer Center expansion)	-167
Displaced Parking Supply (due to Parking Garage structure)	-182
Total Parking Supply	2,351
Excess Parking Capacity	+28

TABLE NO. 2

**PARKING REQUIREMENTS & SUPPLY WITH PARKING LOT P10
PENN MEDICINE PRINCETON HEALTH, PLAINSBORO, NEW JERSEY**

Parking Demand/Supply	Number of Parking Spaces
Required HMOE Parking (obtained from "Amended Preliminary and Final Major Site Plan", French & Parrello, 7/22/2010)	1,540
Vacant Fitness Center Space (44,200 SF, obtained from Princeton Forward Memorandum dated 2/6/2023) <i>[using Amended Redevelopment Plan requirement of 4 spaces per 1,000 SF]</i>	+177
Required Cancer Center Expansion Parking (Proposed 151,555 SF) <i>[using Amended Redevelopment Plan requirement of 4 spaces per 1,000 SF]</i>	+606
Total Parking Required	2,323
Existing Parking Supply (excluding Lot P10)	1,539
Existing Parking Supply (Lot P10)	315
Additional Supply (Lot P10 Expansion)	+128
Additional Supply (Proposed Parking Garage)	+1,161
Displaced Parking Supply (due to Cancer Center expansion)	-167
Displaced Parking Supply (due to Parking Garage structure)	-182
Total Parking Supply	2,794
Excess Parking Capacity	+471

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P23-03-03 Exhibit A-22 08/22/23

Representative Cancer Center Parking Surveys

- Surveyed two existing stand-alone cancer centers
- Located in Middletown and Montvale New Jersey
- Performed initial surveys at half hour intervals from 10am to 4pm
- Initial surveys performed on two consecutive weekdays at each facility
- Additional spot surveys conducted from 4pm to 8pm and 8am to 10am
- Peak demand occurred between 10:30am and 11:30am at both facilities

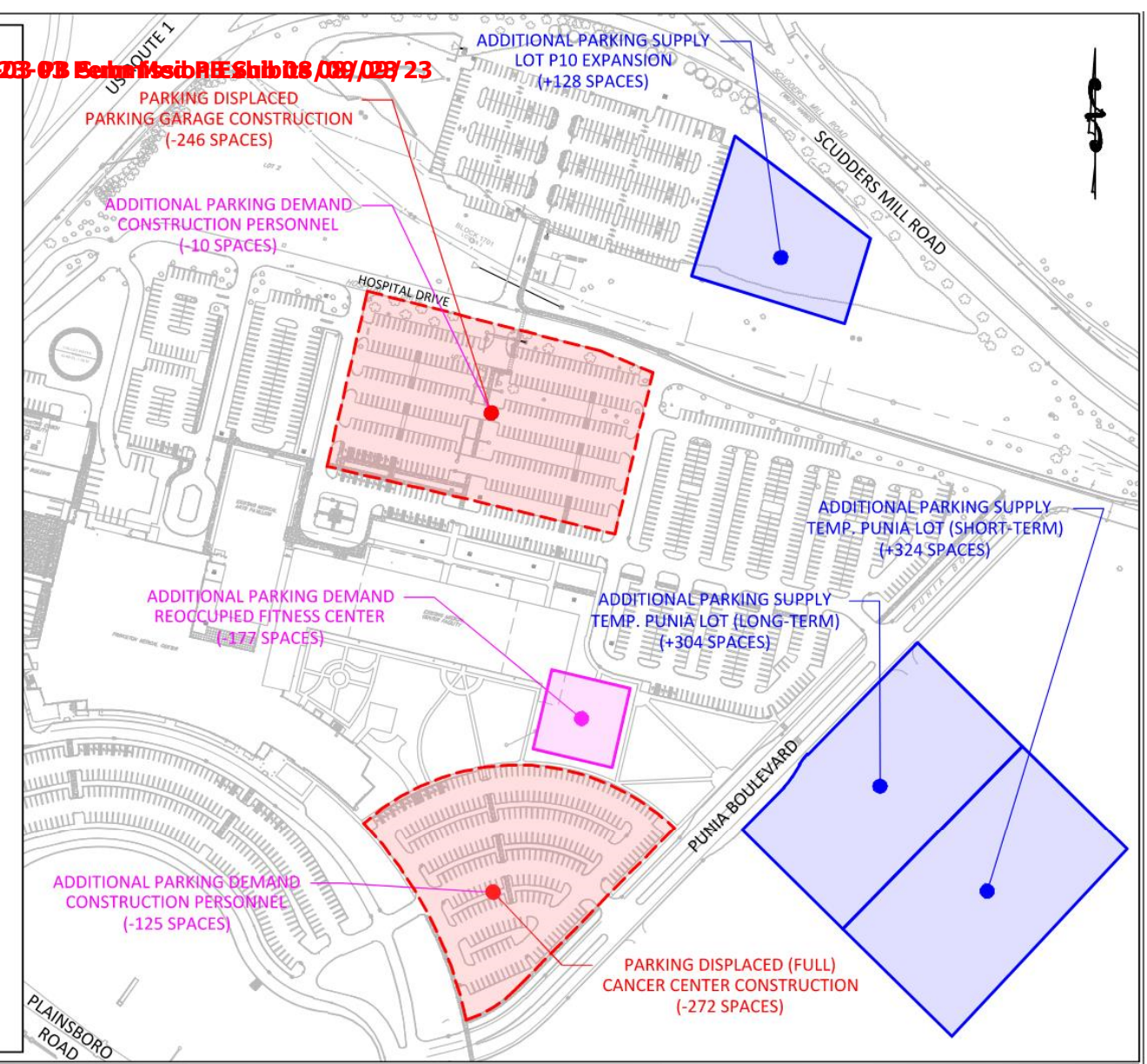
TABLE NO. 3 PARKING DEMAND RATIO COMPARISON - CANCER CENTER FACILITY PENN MEDICINE PRINCETON HEALTH, PLAINSBORO, NEW JERSEY		
Source		Parking Demand Ratio (Spaces/1,000sf GFA)
		Parking Demand for a 151,555 sf Facility (Spaces)
Amended Redevelopment Plan		4.00
Parking Accumulation Surveys (conducted at existing Memorial Sloan Kettering Cancer Center facilities)	Middletown, NJ Facility	2.07
	Montvale, NJ Facility	2.20
Parking Count Demand Model		2.78

TABLE NO. 6 CONSTRUCTION PARKING OPERATIONS PHASE 6 (~ JANUARY 2025 TO MARCH 2025) PENN MEDICINE PRINCETON HEALTH, PLAINSBORO, NEW JERSEY	
Parking Supply/Displaced/Demand	Number of Parking Spaces
Existing Parking Supply (excluding Lot P10)	+1,539
Existing Parking Supply (Lot P10)	+315
Additional Supply (Lot P10 Expansion)	+128
Additional Supply (Proposed Temporary Punia Lot - Long Term)	+304
Additional Supply (Proposed Temporary Punia Lot - Short Term)	+324
Additional Supply (Proposed Parking Garage)	0
<i>Total Parking Supply</i>	2,610
Displaced Parking Supply (due to Lot P10 expansion)	0
Displaced Parking Supply (due to COLO construction)	0
Displaced Parking Supply (due to Utility relocation)	0
Displaced Parking Supply (due to Parking Garage construction)	-246
Displaced Parking Supply (due to Cancer Center construction)	-272
<i>Total Parking Displaced</i>	-518
Required HMOC Parking ⁽¹⁾	-1,540
Construction Worker Parking Demand ⁽²⁾	-135
Required Fitness Center Reoccupation Parking ⁽³⁾	-177
Required Cancer Center Expansion Parking ⁽⁴⁾	0
<i>Total Parking Demand</i>	-1,852
<i>EXCESS PARKING CAPACITY</i>	+240

NOTES

- (1) Required HMOC parking was obtained from the "Amended Preliminary and Final Major Site Plan", prepared by French & Parrello and dated 7/22/2010.
- (2) Maximum construction worker parking demand during this phase, provided by the construction contractor.
- (3) Reoccupied Fitness Center demand utilizes "Amended Redevelopment Plan" requirement of 4 parking spaces per 1,000 square feet.
- (4) Proposed Cancer Center demand utilizes "Amended Redevelopment Plan" requirement of 4 parking spaces per 1,000 square feet.

P23-03-03 Penn Medicine Exhibit 08/08/23



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Intelligent Land Use

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Construction Parking Operations
Phase 6 (~ January 2025 to March 2025)
Penn Medicine Princeton Health - Proposed Cancer Center & Parking Garage
Plainsboro Township, Middlesex County, New Jersey

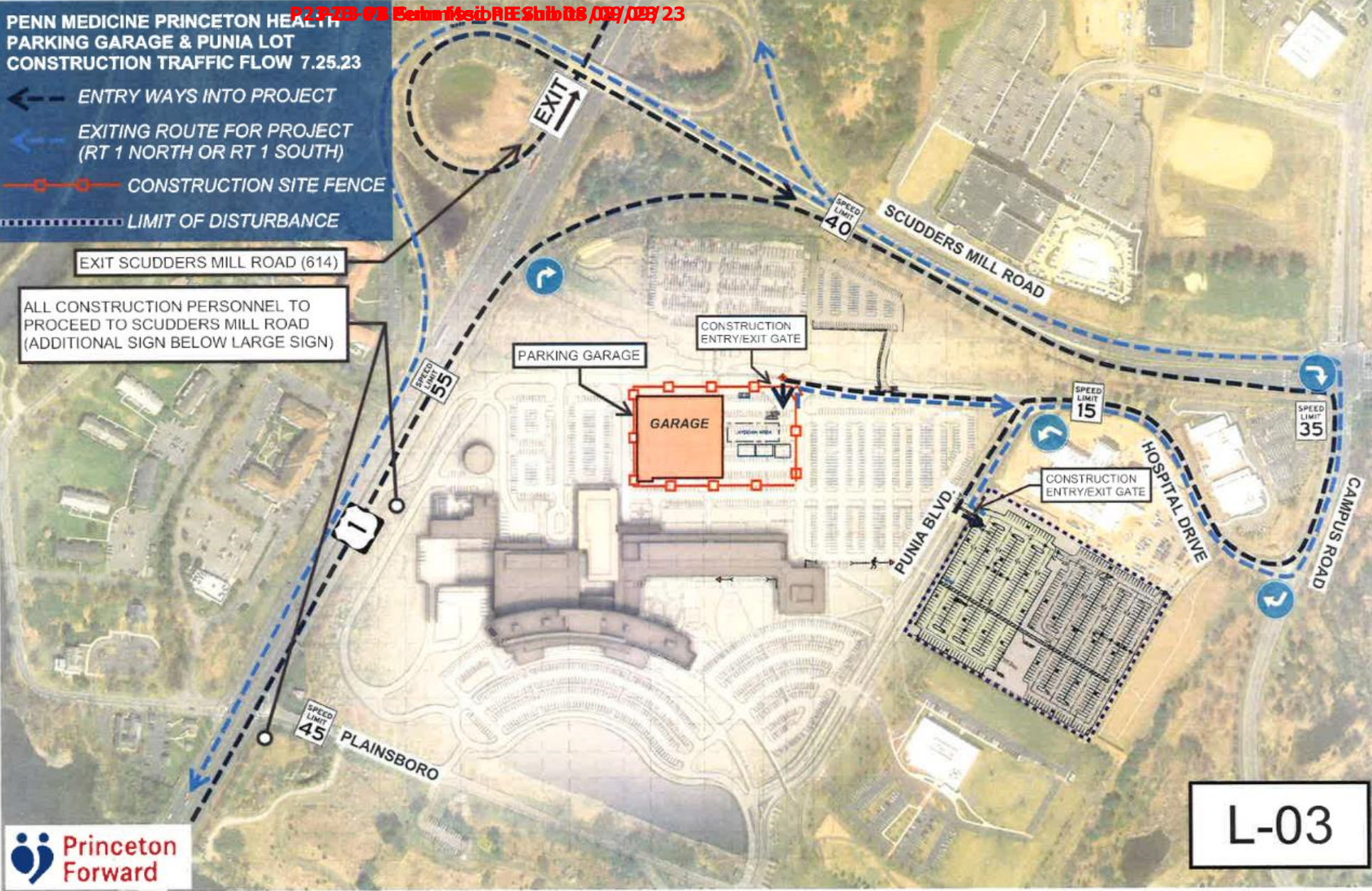
Prepared by DTS Provident

Project No. 0905
Scale: 1" = 200'
June 2023

Figure No. 06

PMPH – Hospital
Parking Garage &
Temporary Parking

Traffic Flow
During
Construction



Prepared by LF Driscoll/Balfour Beatty,
A Joint Venture