

PRELIMINARY AND FINAL SITE PLAN SUBMISSION

PRINCETON NURSERIES

PROPOSED RESIDENTIAL BUILDINGS - SITE EAST

BLOCK 102, LOTS 5 + 6
BLOCK 106, LOT 1
MIDDLESEX COUNTY, NEW JERSEY

PROJECT UNIT MIX - SITE EAST:

TOTAL PROJECT

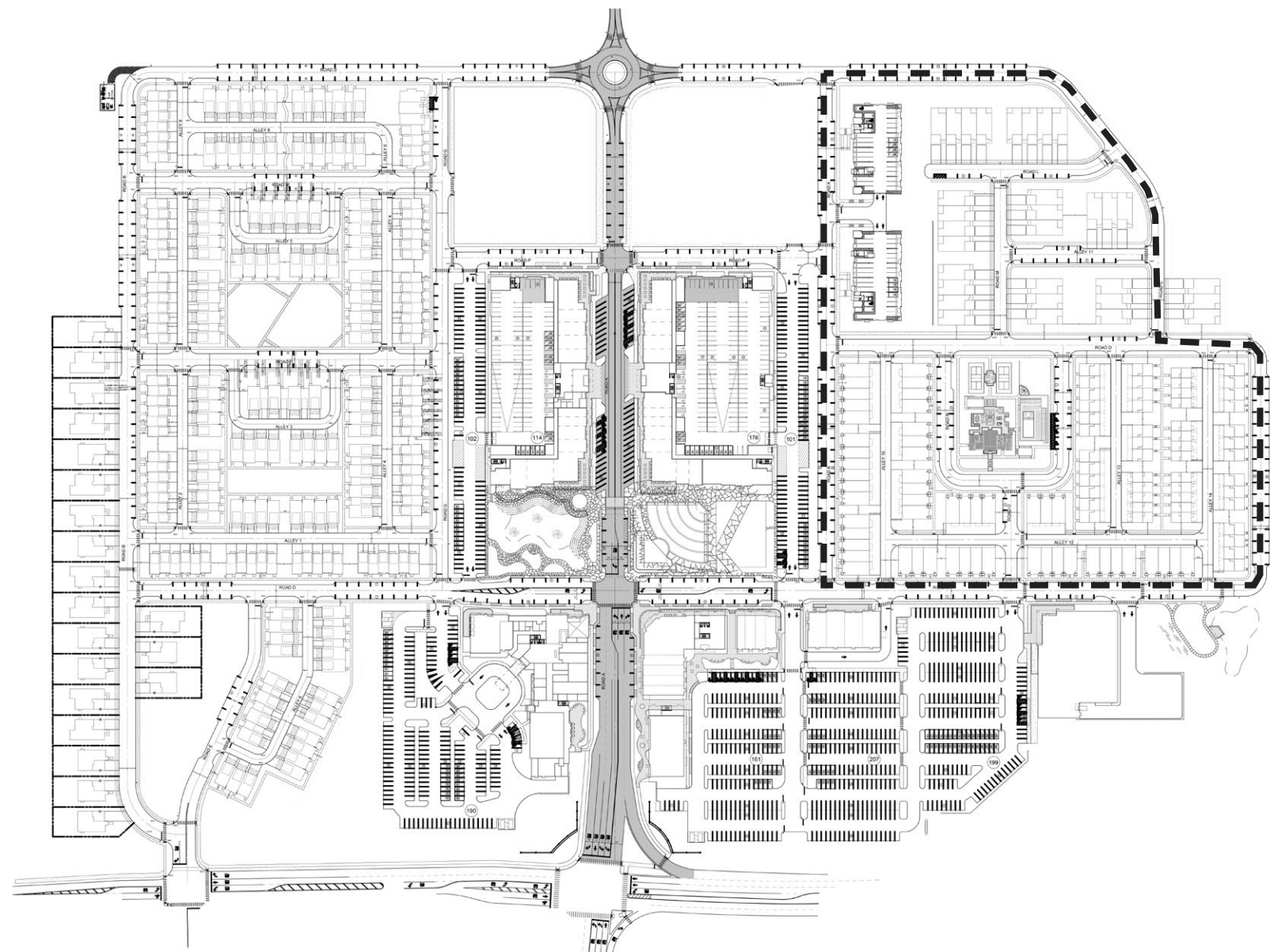
TRADITIONAL TOWNHOMES (20'):	18 UNITS	07%
TRADITIONAL TOWNHOMES (24'):	33 UNITS	12%
STACKED TOWNHOMES (26'):	48 UNITS	18%
STACKED TOWNHOMES (22'):	46 UNITS	17%
STACKED TOWNHOMES (AFFORDABLE):	20 UNITS	07%
FLATS (AGE-RESTRICTED):	72 UNITS	27%
CARRIAGE HOMES (AGE-RESTRICTED)	31 UNITS	12%
TOTAL:	268 UNITS	

MARKET RATE

MARKET RATE UNITS:	248 UNITS	93%
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AFFORDABLE

AFFORDABLE UNITS:	20 UNITS	07%
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LOCATION MAP
NTS

PROJECT DATA

BLOCK / LOT:	BLOCK 102, LOTS 5 + 6 BLOCK 106, LOT 1 PMUD
ZONING DISTRICT:	
LOT AREA:	108.837 ACRES
BUILDING HEIGHT:	2-4 STORIES

SHEET INDEX

C-01	COVER SHEET
A-01	ARCHITECTURAL SITE PLAN
A-02	STACKED TH PLANS - MURRAY HILL
A-03	STACKED TH PLANS - BOWERY
A-04	STACKED TH PLANS - COAH 3 DU
A-05	STACKED TH PLANS - COAH 3 DU
A-06	STACKED TH BUILDING PLANS
A-07	STACKED TH BUILDING PLANS
A-08	STACKED TH ELEVATIONS
A-09	STACKED TH ELEVATIONS
A-10	STACKED TH BUILDING PLANS
A-11	STACKED TH BUILDING PLANS
A-12	STACKED TH ELEVATIONS
A-13	STACKED TH ELEVATIONS
A-14	STACKED TH BUILDING PLANS
A-15	STACKED TH BUILDING PLANS
A-16	STACKED TH ELEVATIONS
A-17	STACKED TH ELEVATIONS
A-18	STACKED TH BUILDING PLANS - COAH 3 DU
A-19	STACKED TH BUILDING PLANS - COAH 3 DU
A-20	STACKED TH ELEVATIONS - COAH 3 DU
A-21	STACKED TH ELEVATIONS - COAH 3 DU
A-22	20' TH BUILDING PLANS
A-23	20' TH BUILDING PLANS
A-24	20' TH ELEVATIONS
A-25	20' TH ELEVATIONS
A-26	24' TH PLANS
A-27	24' TH PLANS
A-28	24' TH PLANS
A-29	24' TH ELEVATIONS
A-30	24' TH ELEVATIONS
A-31	30' TH PLANS
A-32	30' TH PLANS
A-33	30' TH PLANS
A-34	30' TH PLANS
A-35	30' TH PLANS
A-36	30' TH ELEVATIONS
A-37	30' TH ELEVATIONS
A-38	MULTIFAMILY FLATS PLANS
A-39	MULTIFAMILY FLATS PLANS
A-40	MULTIFAMILY FLATS PLANS
A-41	MULTIFAMILY FLATS PLANS
A-42	MULTIFAMILY FLATS ELEVATIONS
A-43	MULTIFAMILY FLATS ELEVATIONS
A-44	CLUBHOUSE PLAN
A-45	CLUBHOUSE ELEVATIONS

PLANNING BD. APPROVAL

PRELIMINARY AND FINAL SITE PLAN APPROVAL IS
HEREBY GRANTED TO THIS SITE PLAN BY THE
PLANNING BOARD OF PLAINSBORO TOWNSHIP,
NEW JERSEY,
THIS __ DAY OF _____ 2024.

Board Chairman

Board Secretary

Board Engineer

PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102
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PRINCETON NURSERIES

PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
BLOCK 102, LOTS 5 + 6
BLOCK 106, LOT 1

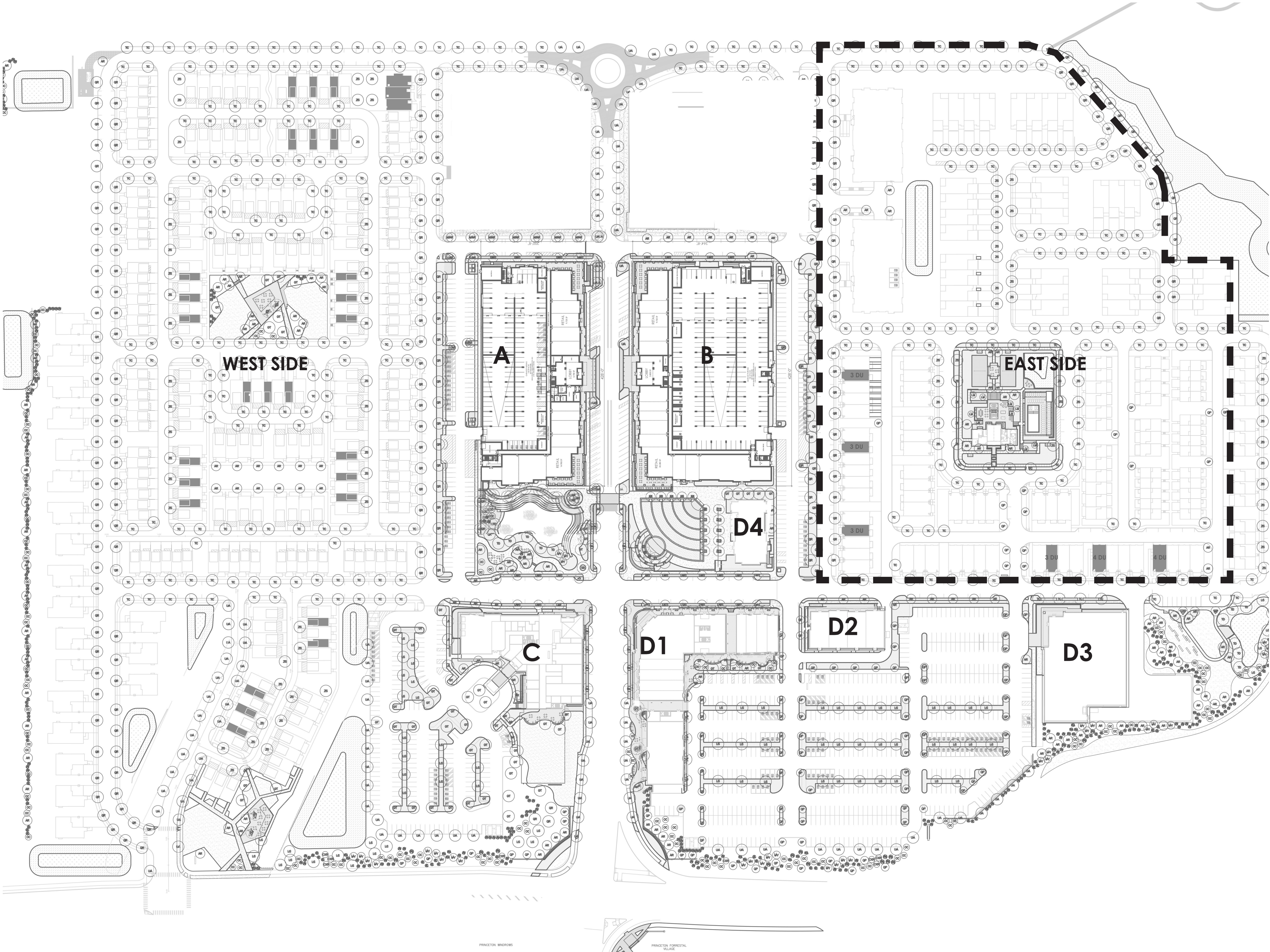
PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER, LLC

ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV 1

C-01

COVER SHEET

AFFORDABLE UNITS:
1-BR AFFORDABLE STACKED TOWN HOME UNITS = 04 DU
2-BR AFFORDABLE STACKED TOWN HOME UNITS = 12 DU
3-BR AFFORDABLE STACKED TOWN HOME UNITS = 04 DU
TOTAL AFFORDABLE STACKED TOWNHOME UNITS = 20 DU



01 - AFFORDABLE HOUSIGN SITE DIAGRAM
SCALE: 1" = 100'-0"

PREPARED BY:
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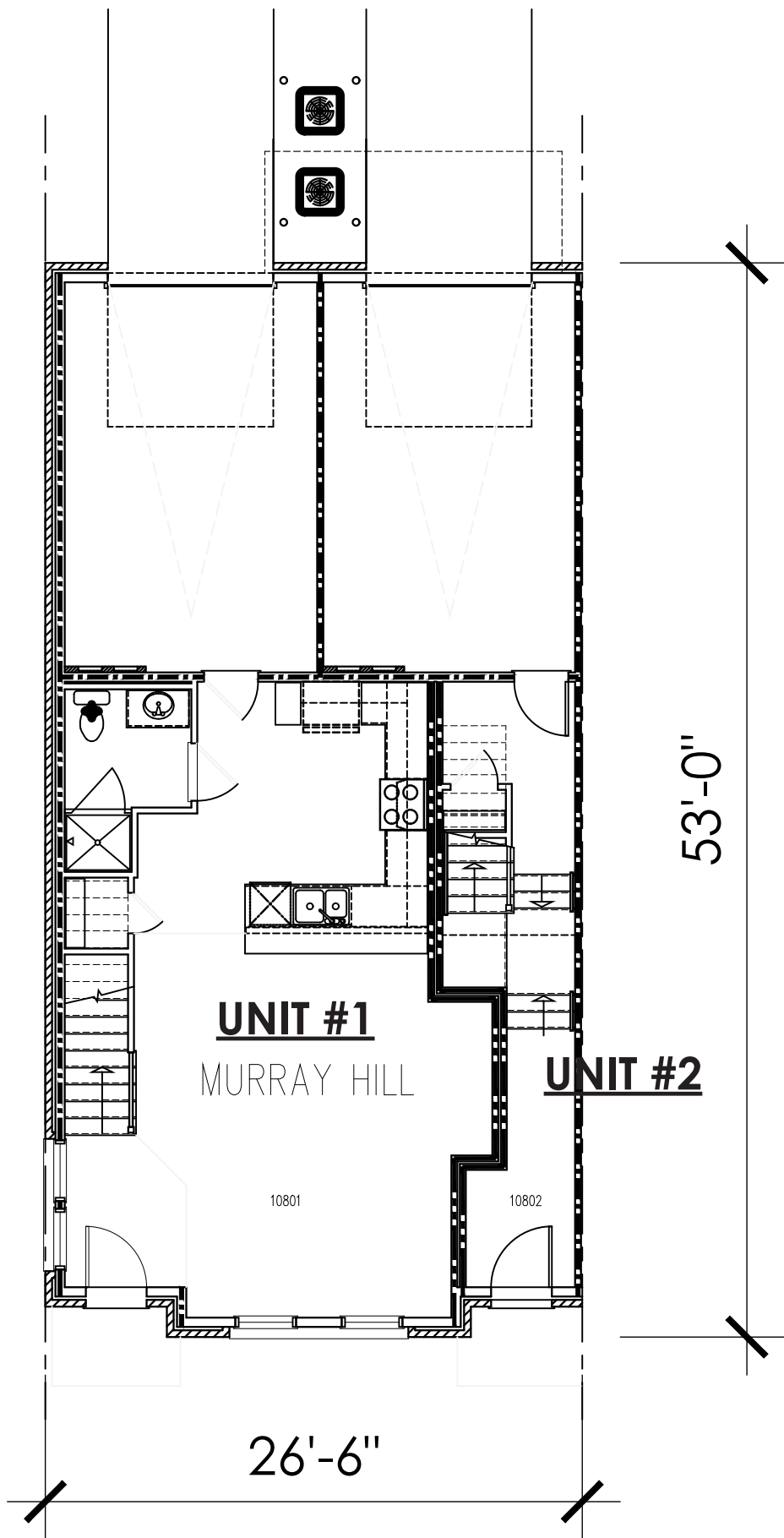
PRINCETON NURSERIES
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
BLOCK 102, LOTS 5 + 6
BLOCK 106, LOT 1
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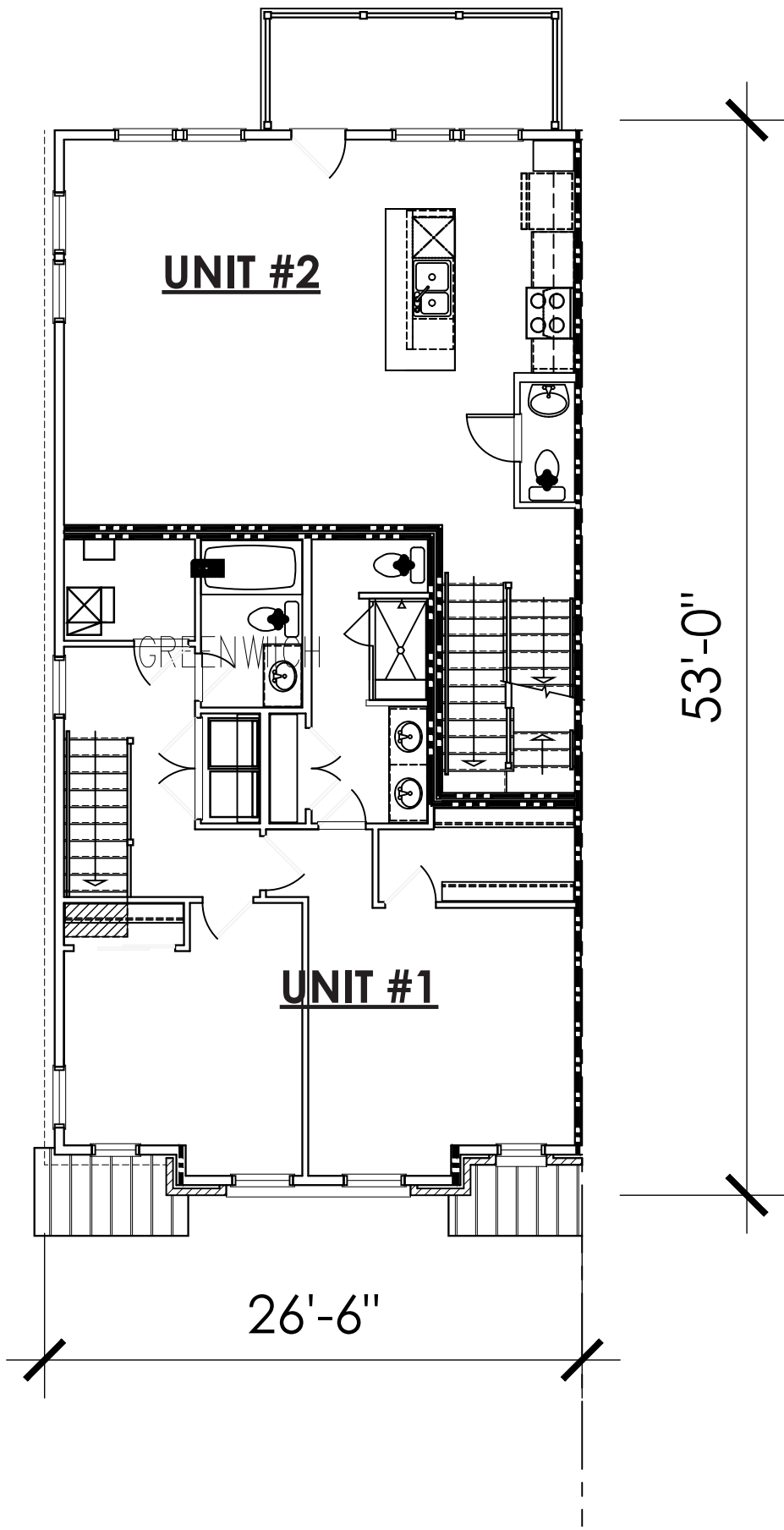
SITE NOTES:

- 1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.
- 2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.
- 3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

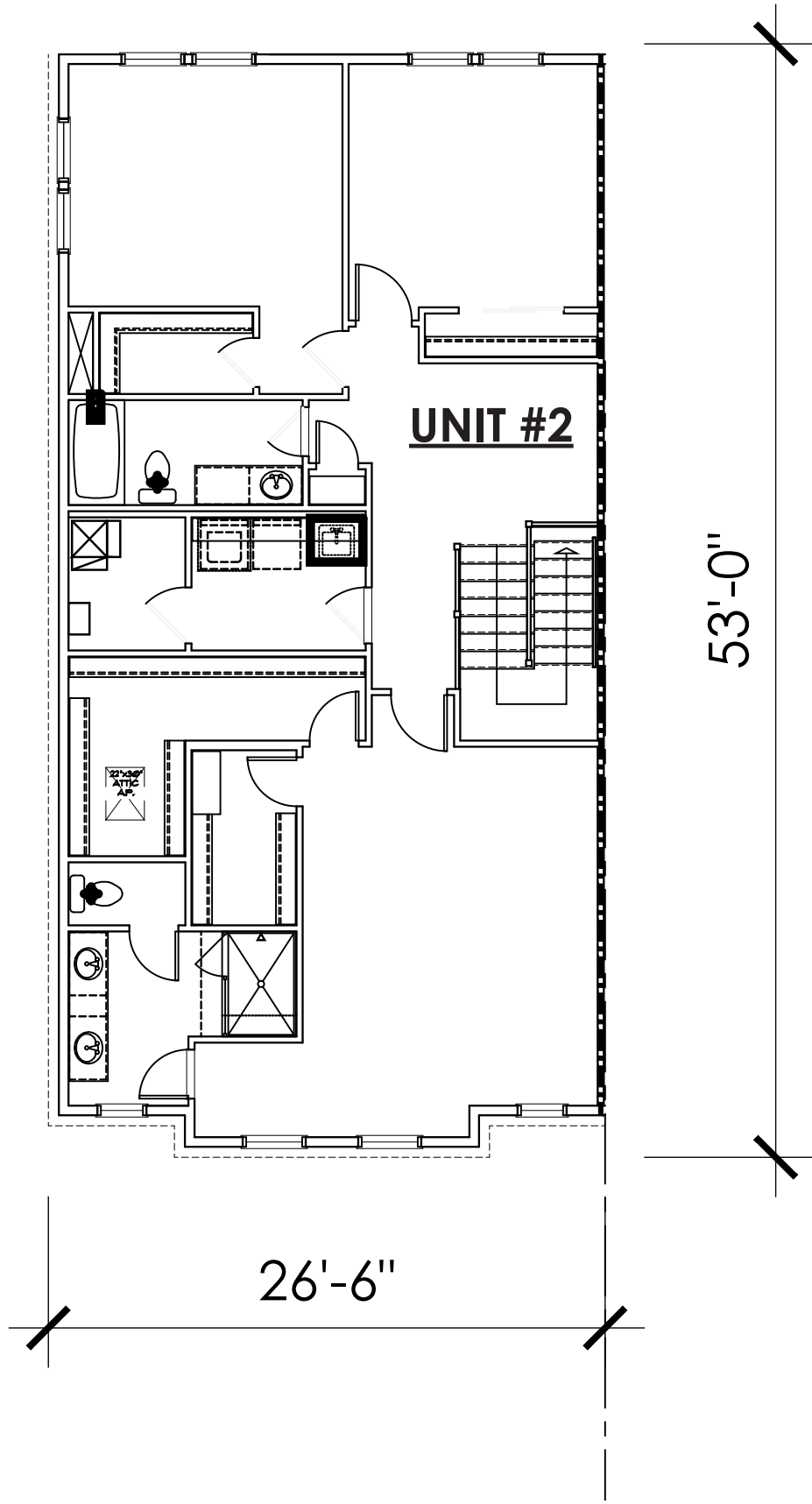
MARKET RATE 26'-6" END STACKED TOWNHOME LAYOUT - TWO UNITS



01 - GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



02 - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



03 - THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

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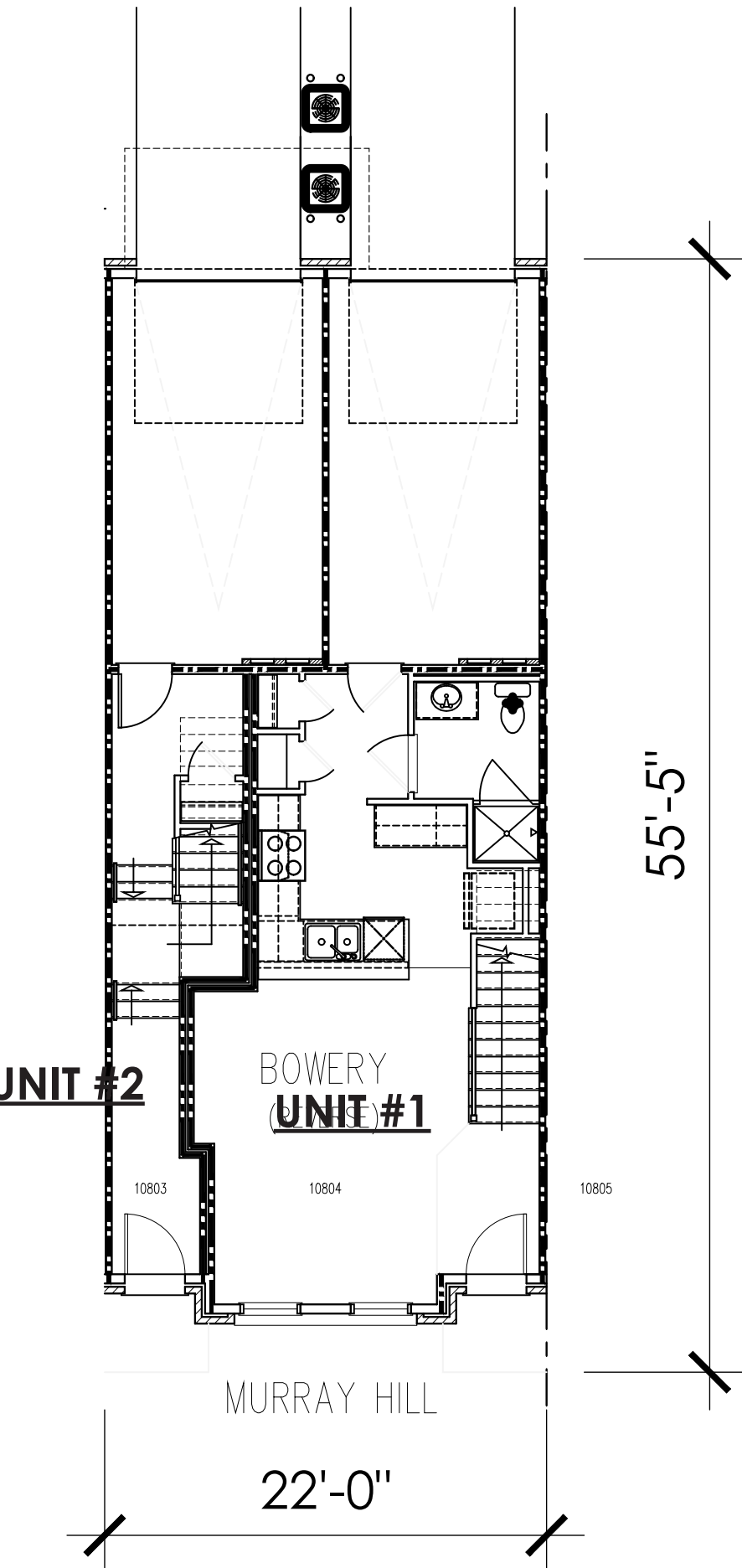
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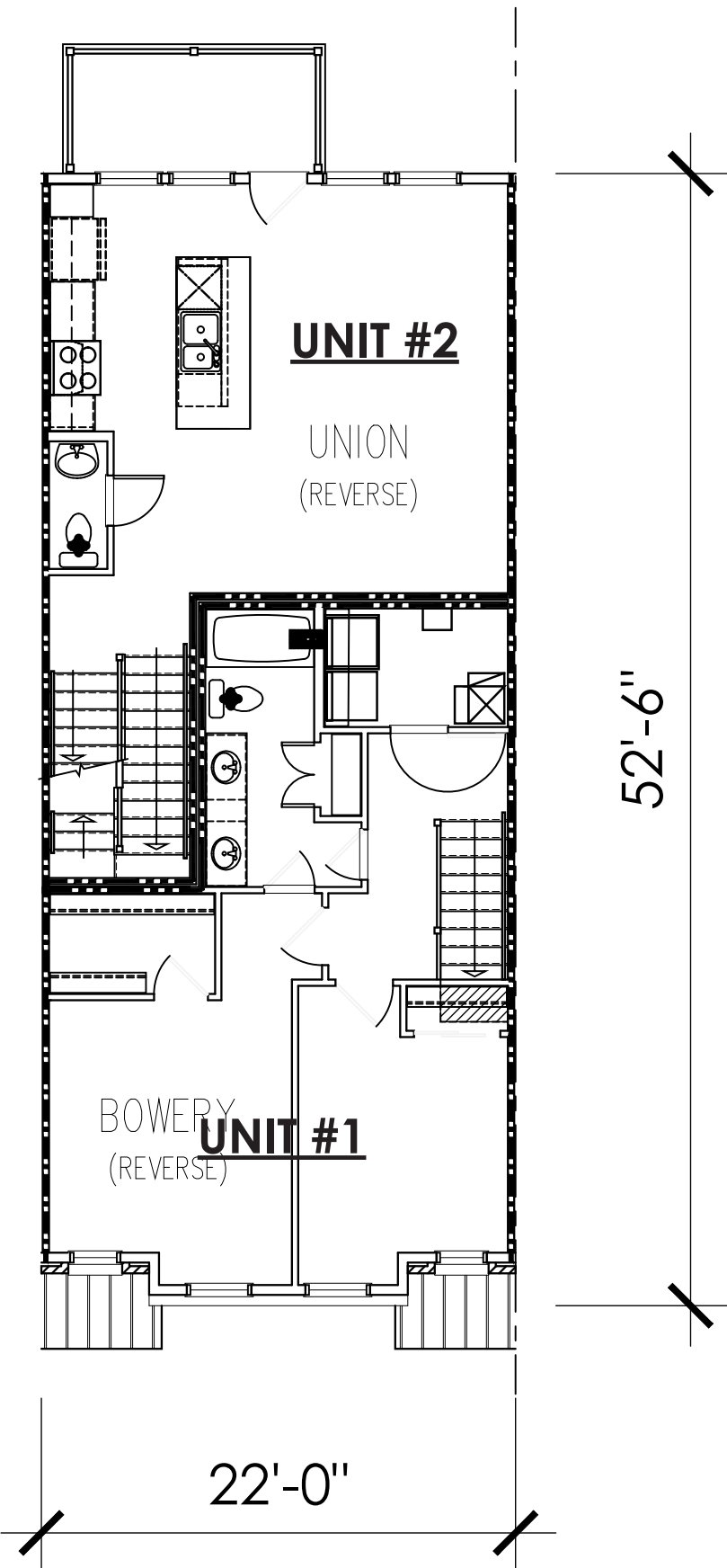
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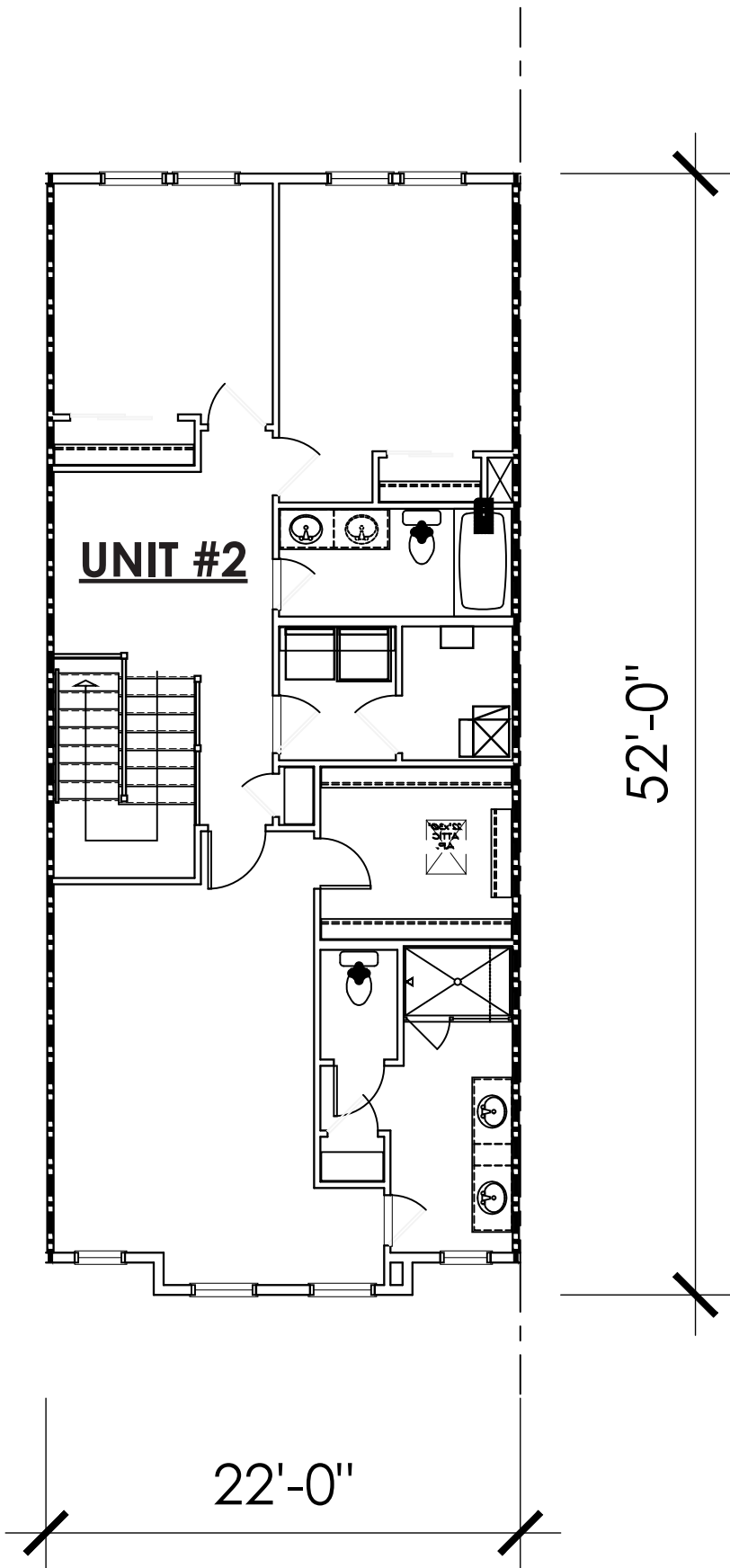
MARKET RATE 22'-0" INTERIOR STACKED TOWNHOME LAYOUT - TWO UNITS



01 - GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



02 - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



03 - THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
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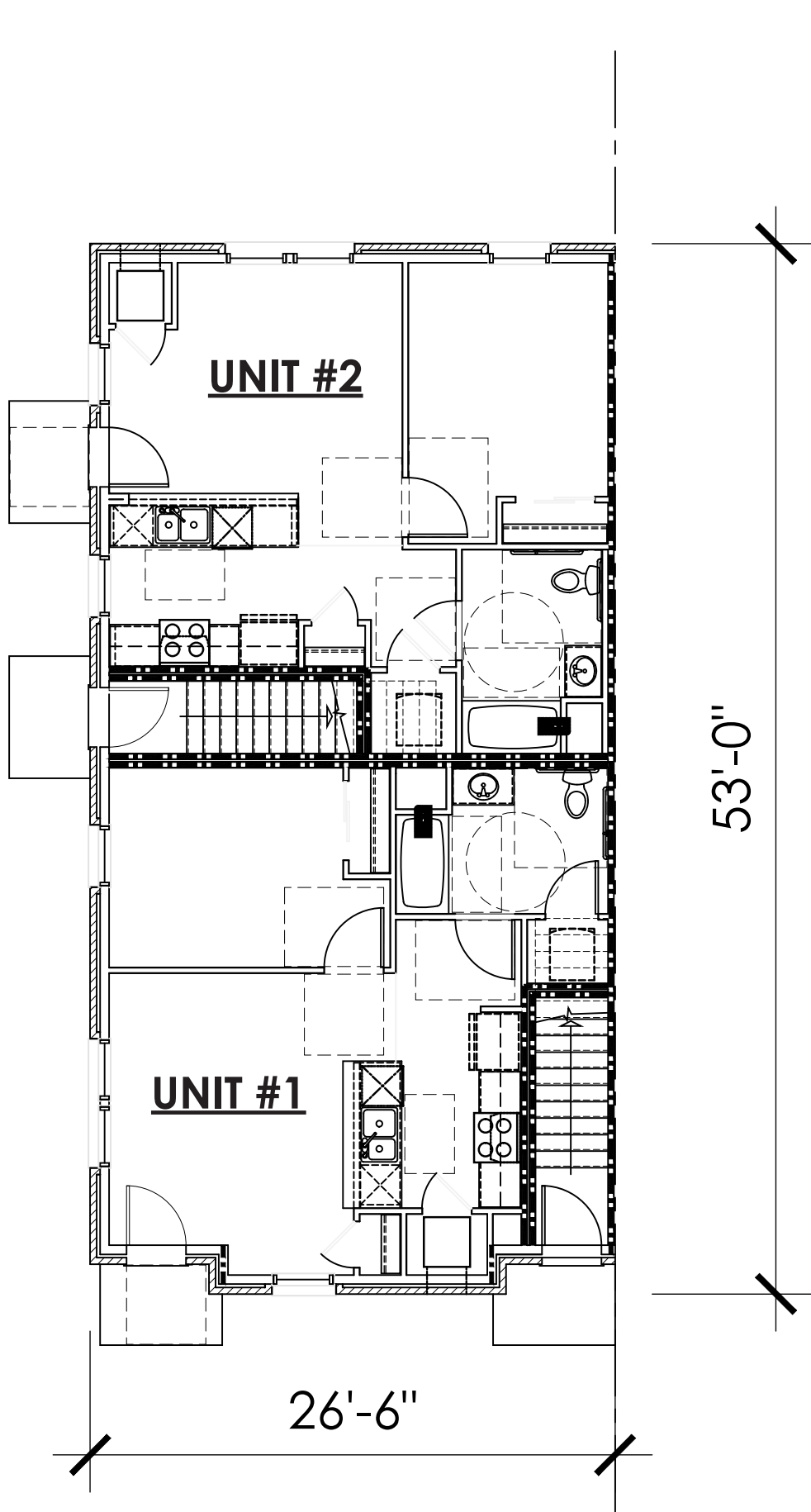
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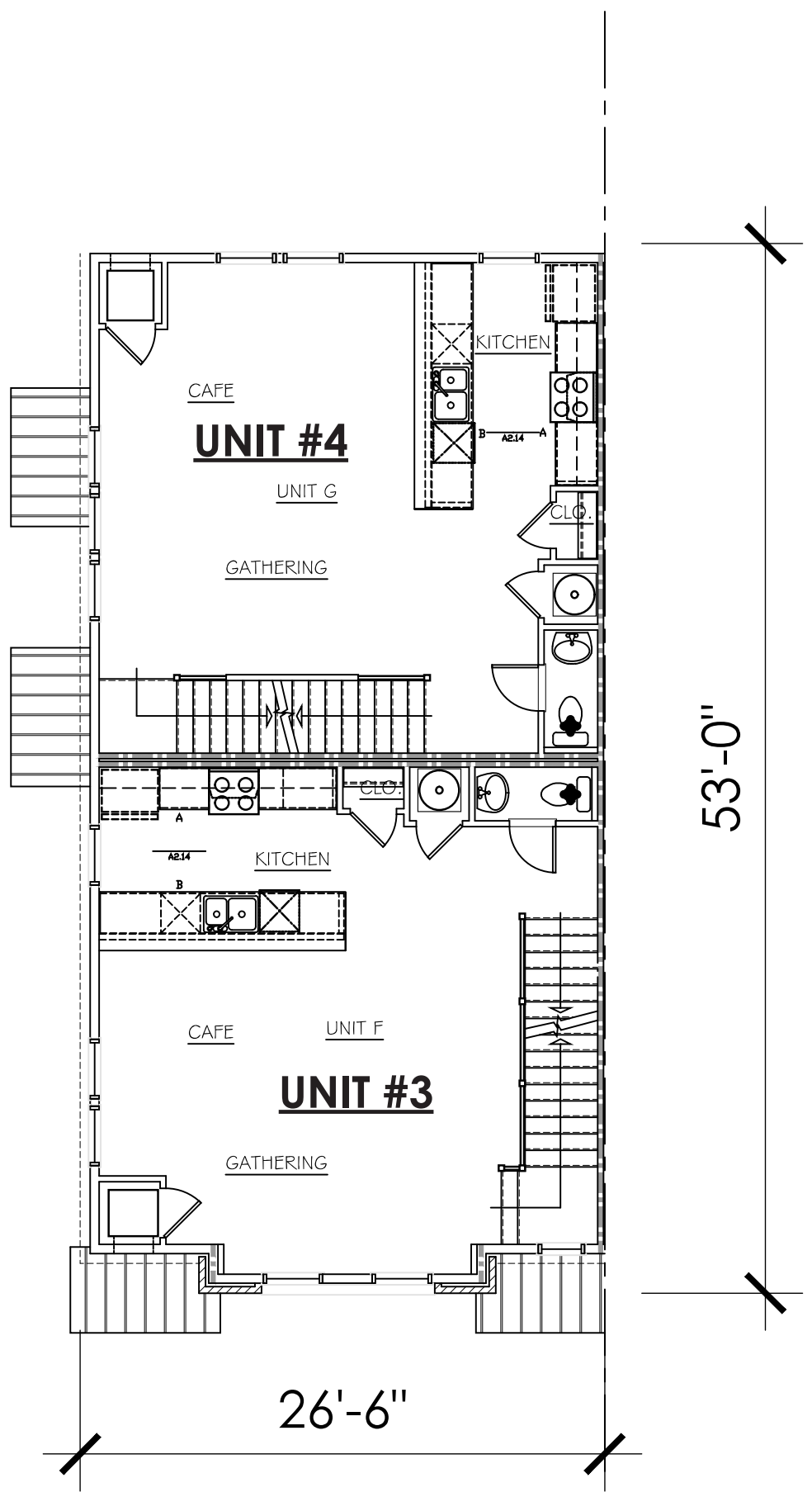
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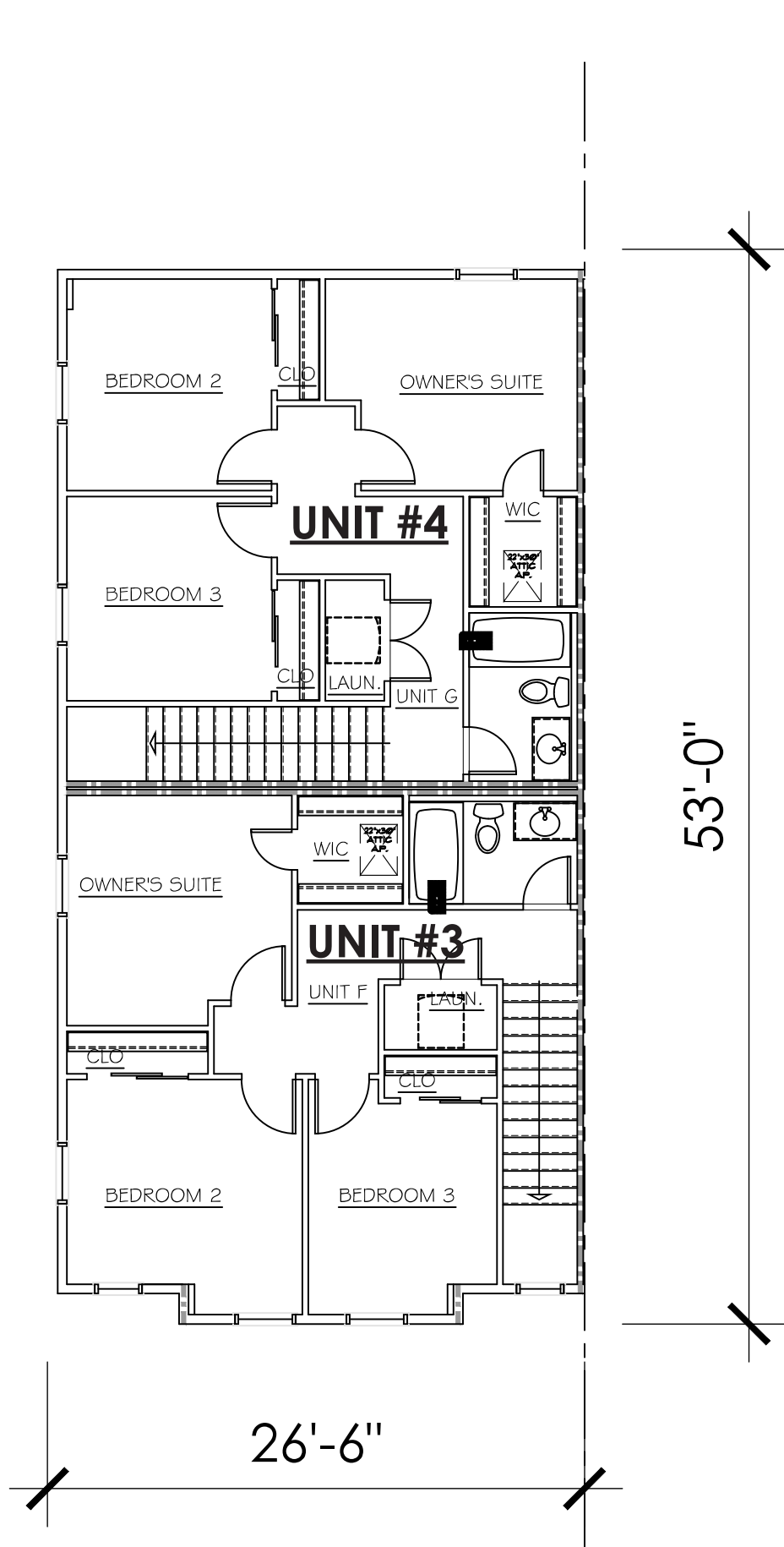
AFFORDABLE 26'-6" END STACKED TOWNHOME LAYOUT - FOUR UNITS



01 - GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



02 - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



03 - THIRD FLOOR PLAN
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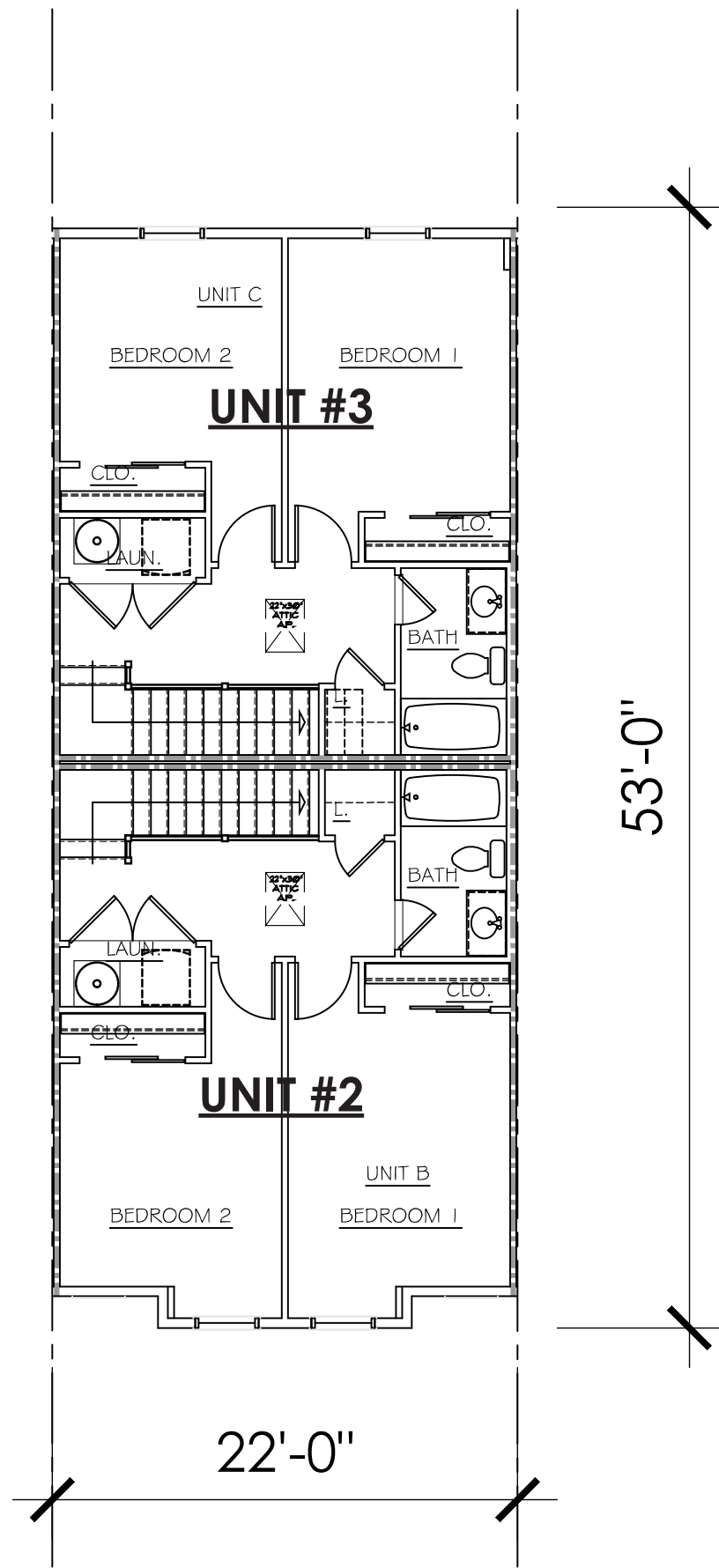
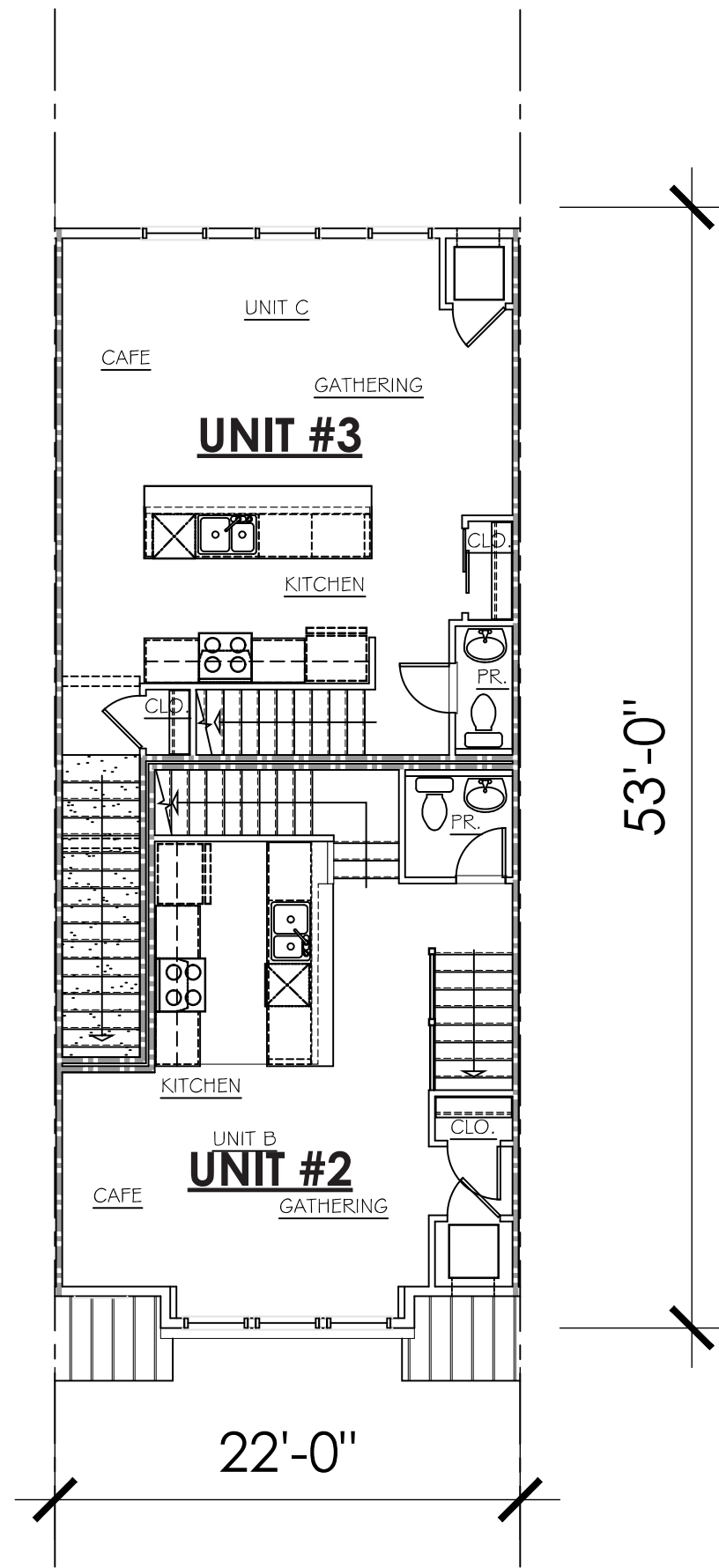
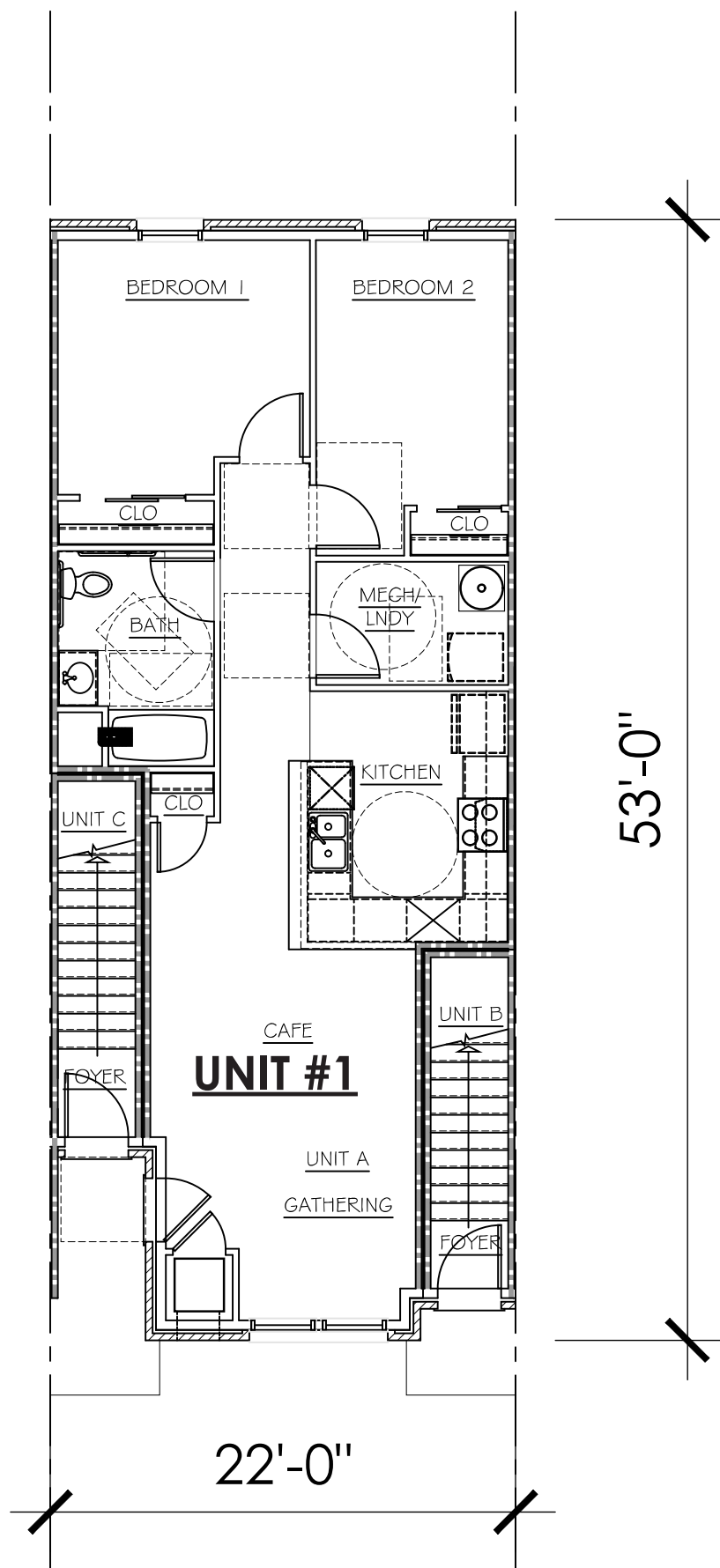
A-04

STACKED TH COAH BUILDING PLAN

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AFFORDABLE 22'-0" INTERIOR STACKED TOWNHOME LAYOUT - THREE UNITS



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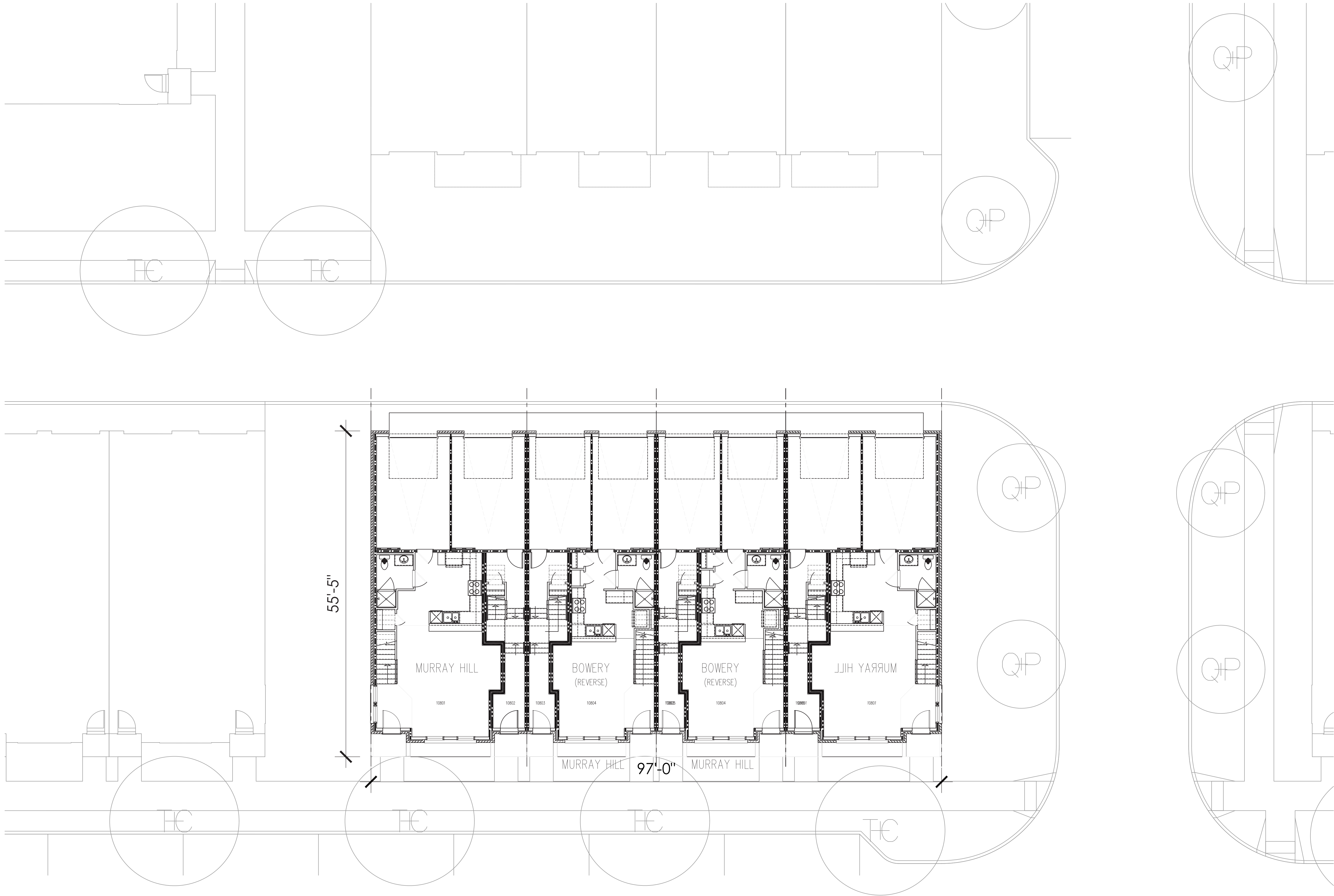
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A-05

STACKED TH COAH BUILDING PLAN



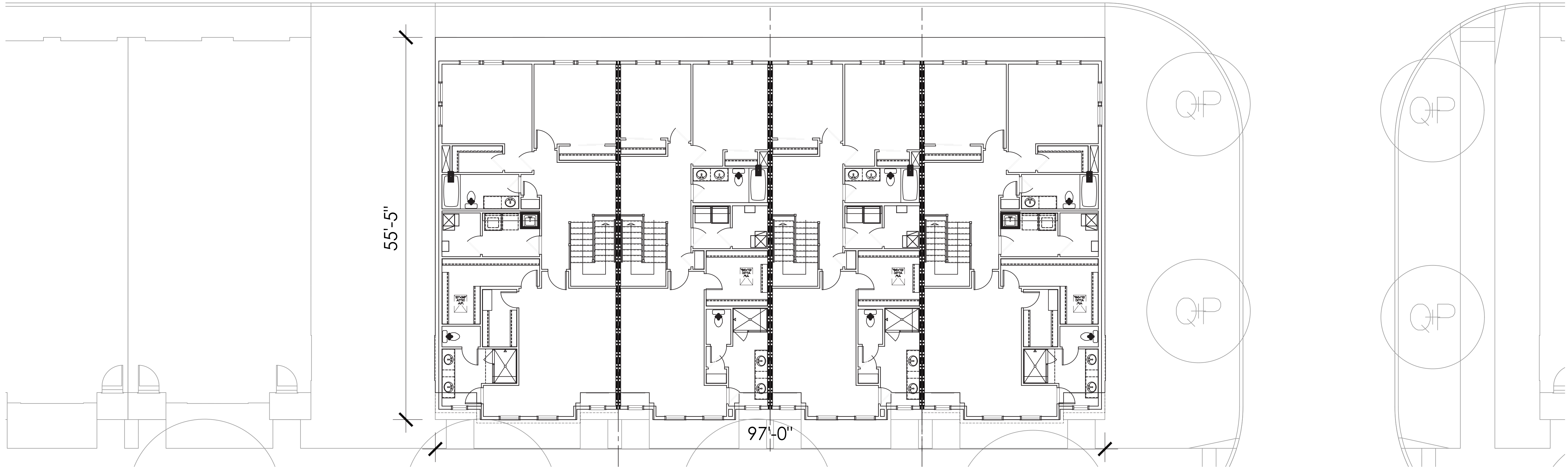
01 - 8 UNIT STACKED TOWNHOME - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

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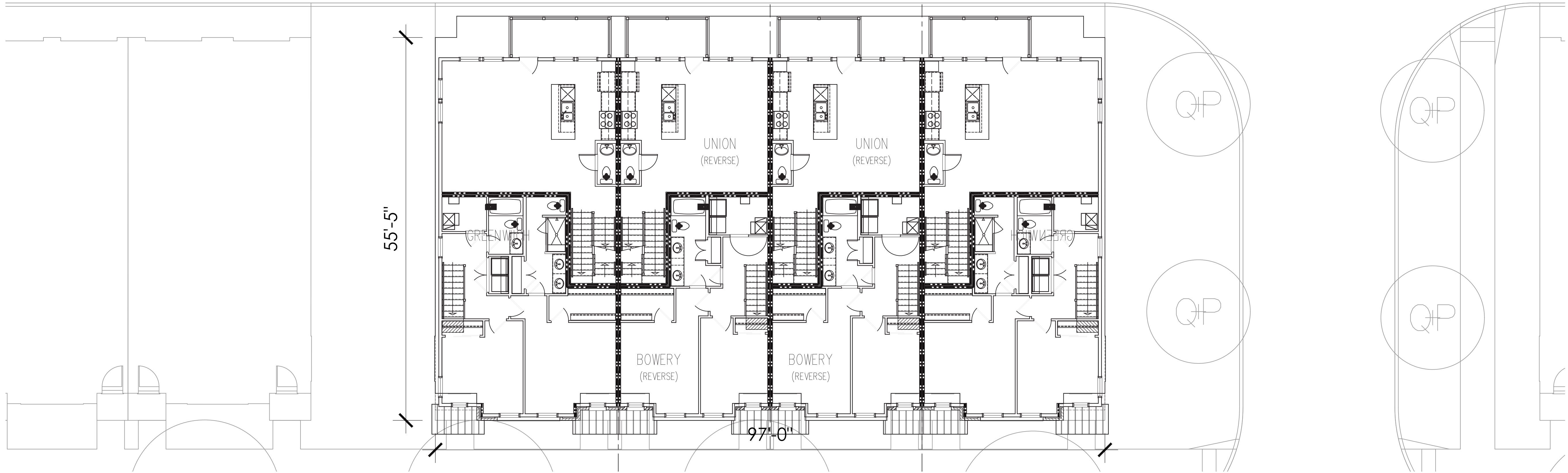
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A-06
8 UNIT BUILDING
STACKED TH BUILDING PLAN



02 - 8 UNIT STACKED TOWNHOME - THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
0 4' 8' 16'



01 - 8 UNIT STACKED TOWNHOME - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
0 4' 8' 16'

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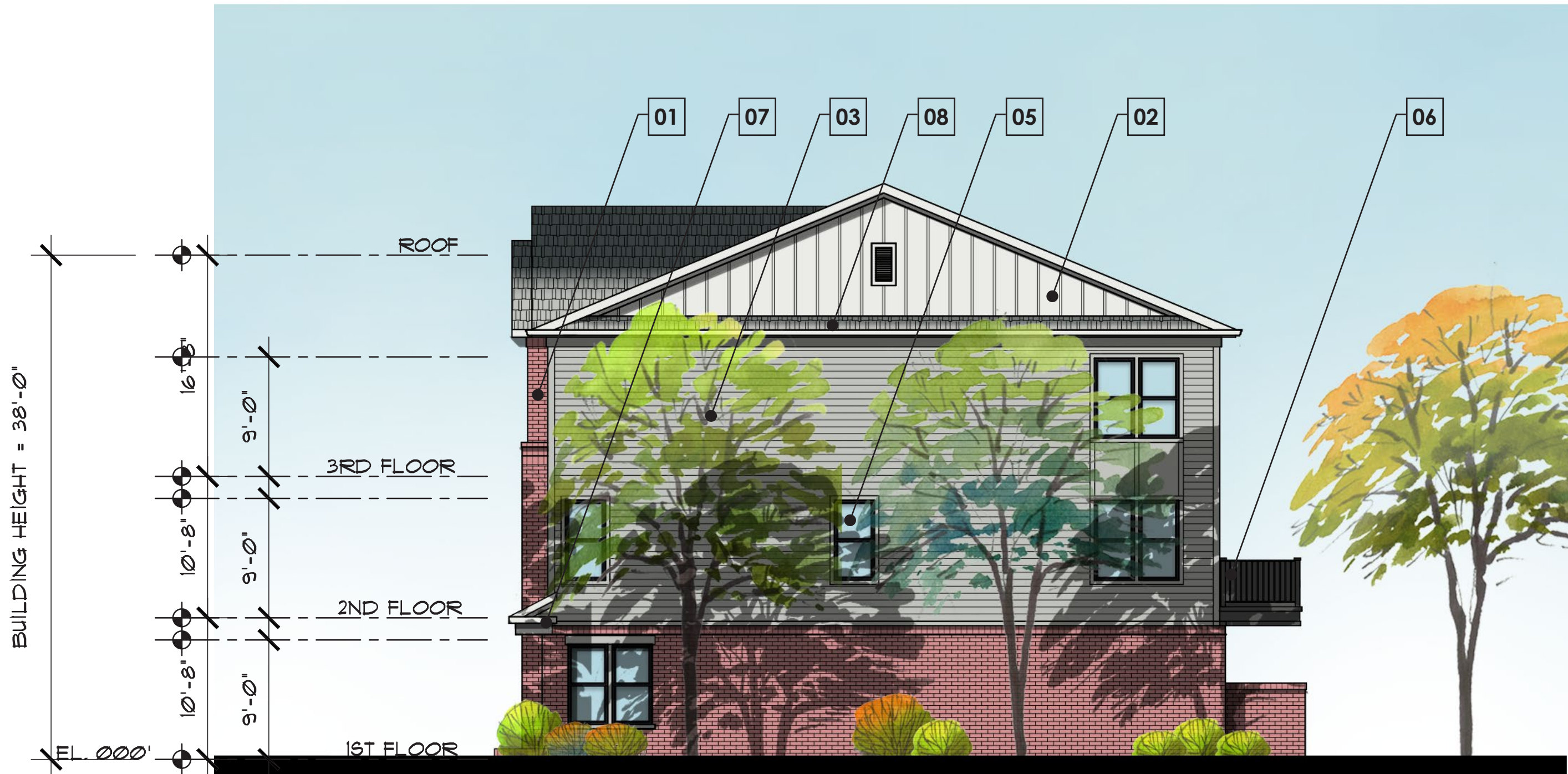
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BLOCK 102, LOTS 5 + 6
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A-07
8 UNIT BUILDING
STACKED TH BUILDING PLAN

8 UNIT STACKED TOWNHOME BUILDING



02 - STACKED TOWNHOMES - TYPICAL RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

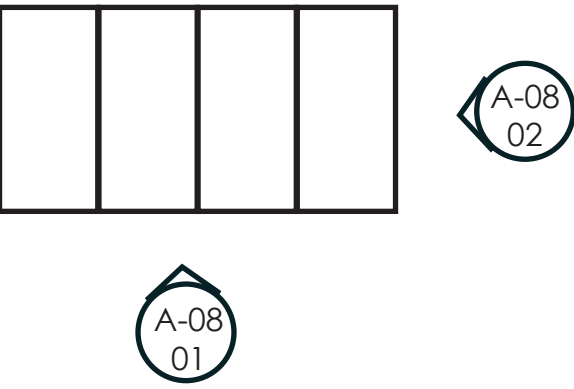


01 - STACKED TOWNHOMES - TYPICAL FRONT ELEVATION

SCALE: 1/8" = 1'-0"



KEY PLAN:



MATERIALS KEY:

- 01 BRICK 1
- 02 FIBER CEMENT PANEL 01
- 03 FIBER CEMENT PANEL 02
- 04 FIBER CEMENT PANEL 03
- 05 VINYL WINDOW
- 06 ARCHITECTURAL METAL RAILING
- 07 ARCHITECTURAL METAL ROOF
- 08 ARCHITECTURAL ASPHALT SHINGLES
- 09 ARCHITECTURAL GARAGE DOOR

NOTES:

PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.

PREPARED BY:

MINNO

WASKO

ARCHITECTS AND PLANNERS

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TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

PRINCETON NURSERIES

PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
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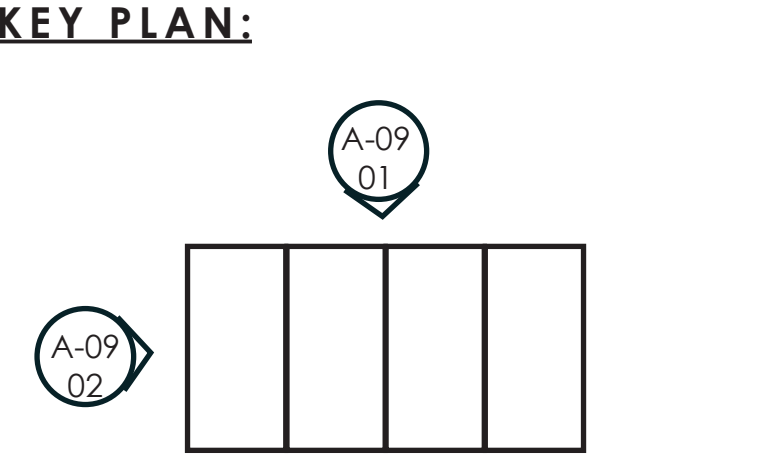
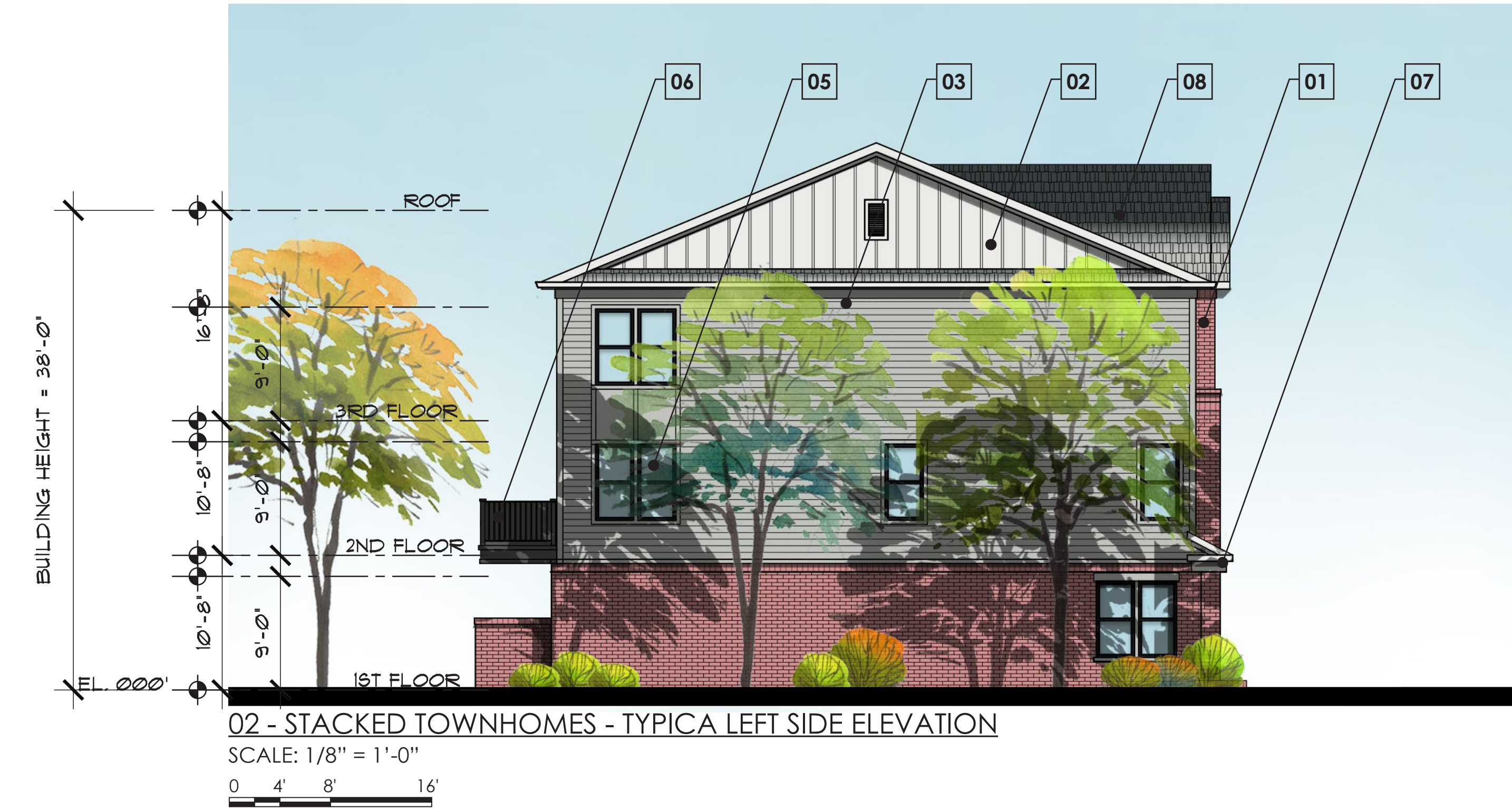
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A-08

8 UNIT BUILDING
STACKED TH ELEVATIONS

8 UNIT STACKED TOWNHOME BUILDING



- MATERIALS KEY:
- 01 BRICK 1
 - 02 FIBER CEMENT PANEL 01
 - 03 FIBER CEMENT PANEL 02
 - 04 FIBER CEMENT PANEL 03
 - 05 VINYL WINDOW
 - 06 ARCHITECTURAL METAL RAILING
 - 07 ARCHITECTURAL METAL ROOF
 - 08 ARCHITECTURAL ASPHALT SHINGLES
 - 09 ARCHITECTURAL GARAGE DOOR

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PRINCETON NURSERIES

PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

BLOCK 102, LOTS 5 + 6

BLOCK 106, LOT 1

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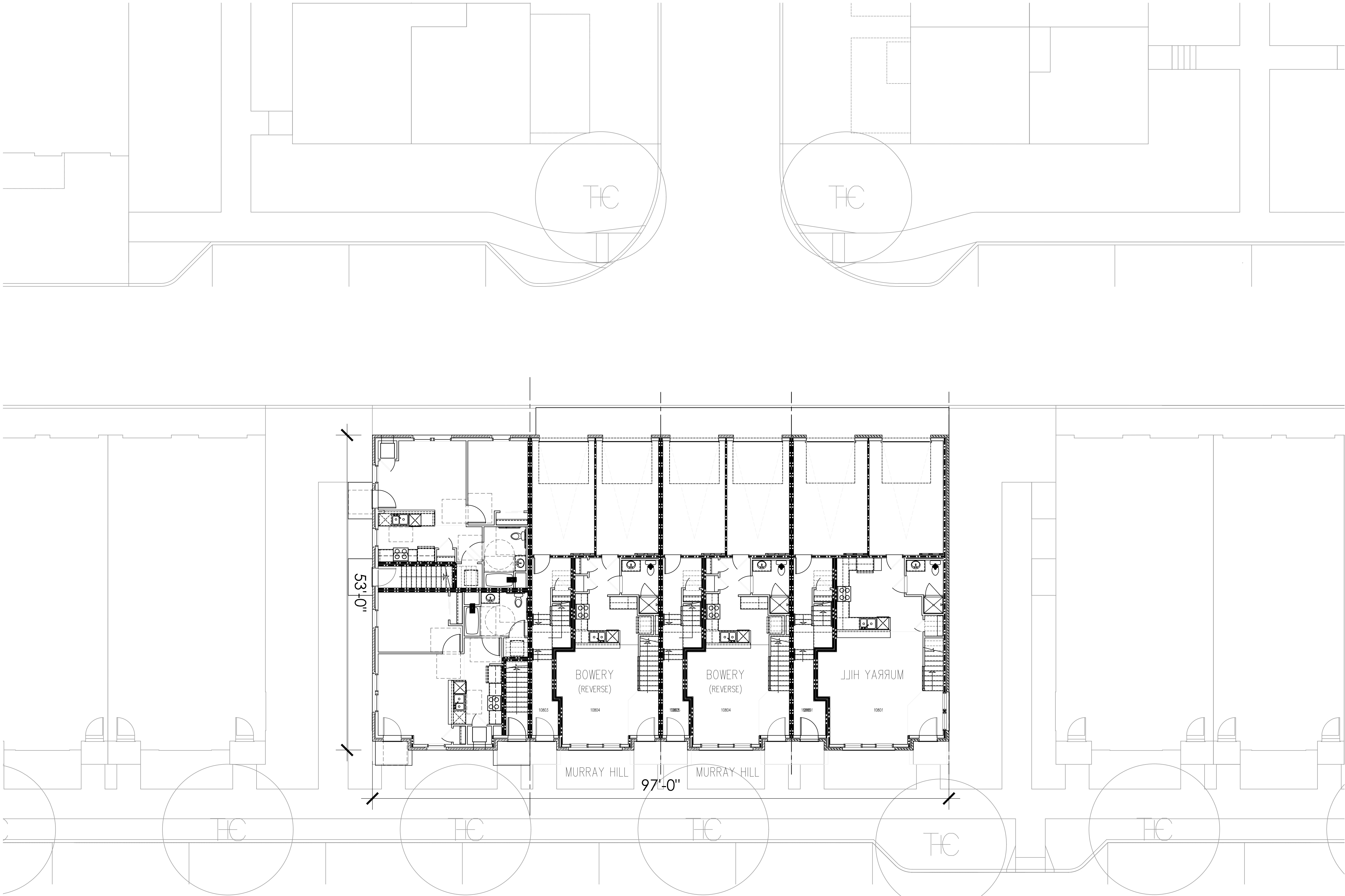
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A-09

8 UNIT BUILDING

STACKED TH ELEVATIONS



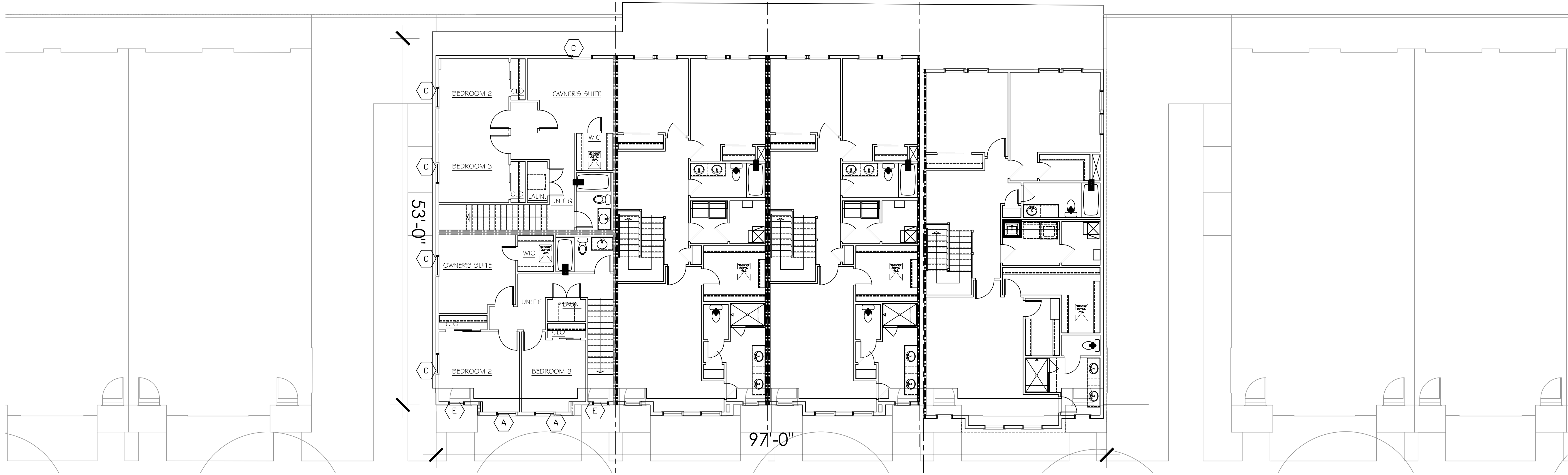
01 - 10 UNIT STACKED TOWNHOME BUILDING (4 AFFORDABLE UNITS) - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

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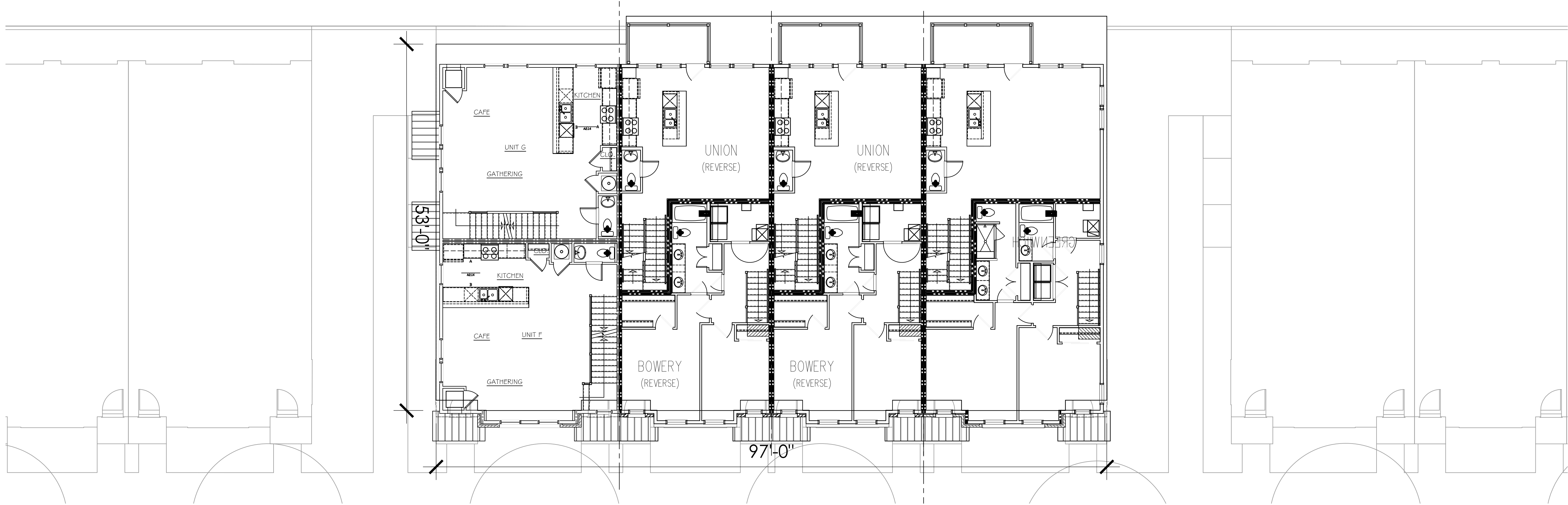
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A-10
10 UNIT BUILDING (4 AFFORDABLE UNITS)
STACKED TH COAH BUILDING PLAN



02 - 10 UNIT STACKED TOWNHOME BUILDING (4 AFFORDABLE UNITS) - THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



01 - 10 UNIT STACKED TOWNHOME BUILDING (4 AFFORDABLE UNITS) - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

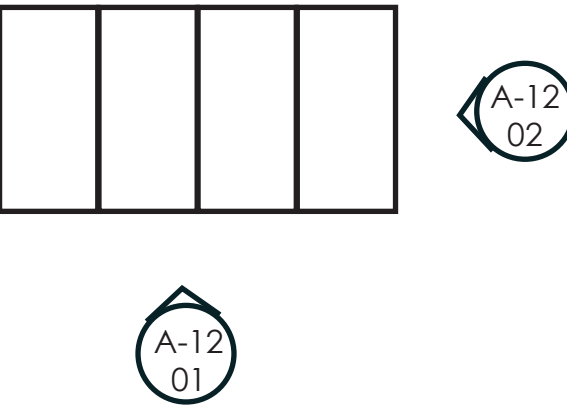
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10 UNIT STACKED TOWNHOME BUILDING (4 AFFORDABLE UNITS)

KEY PLAN:



MATERIALS KEY:

- 01 BRICK 1
- 02 FIBER CEMENT PANEL 01
- 03 FIBER CEMENT PANEL 02
- 04 FIBER CEMENT PANEL 03
- 05 VINYL WINDOW
- 06 ARCHITECTURAL METAL RAILING
- 07 ARCHITECTURAL METAL ROOF
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09-27-2024	PRELIM + FINAL SITE PLAN REV 1



02 - STACKED TOWNHOMES - TYPICAL RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

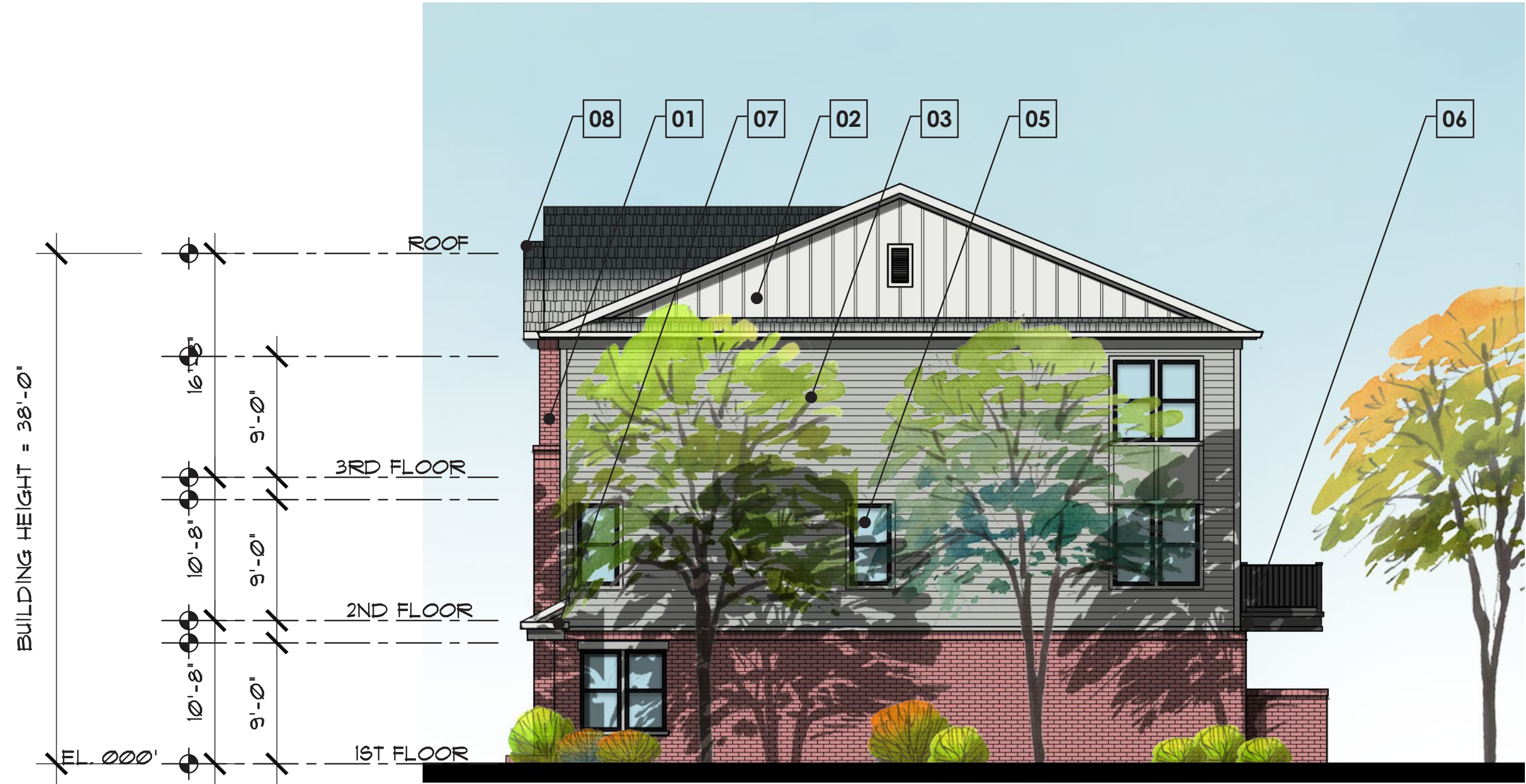


01 - STACKED TOWNHOMES - TYPICAL FRONT ELEVATION

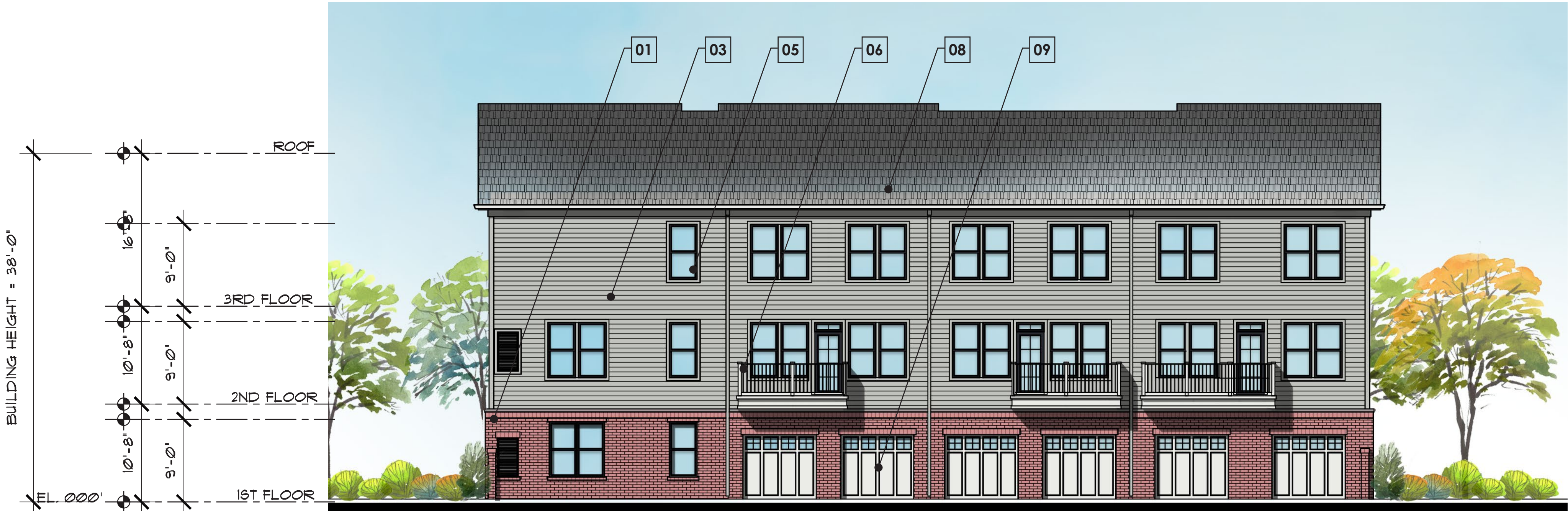
SCALE: 1/8" = 1'-0"



10 UNIT STACKED TOWNHOME BUILDING (4 AFFORDABLE UNITS) UNITS)

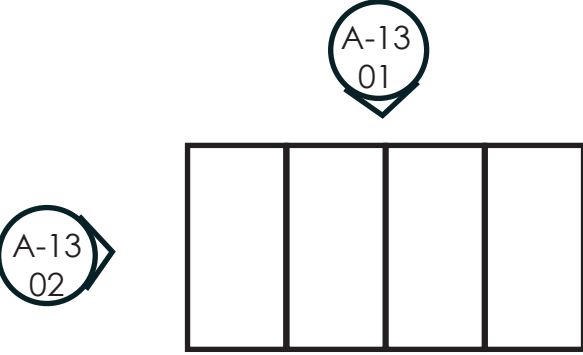


02 - STACKED TOWNHOMES - TYPICAL LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



01 - STACKED TOWNHOMES - TYPICAL REAR ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

KEY PLAN:



MATERIALS KEY:

- 01 BRICK 1
- 02 FIBER CEMENT PANEL 01
- 03 FIBER CEMENT PANEL 02
- 04 FIBER CEMENT PANEL 03
- 05 VINYL WINDOW
- 06 ARCHITECTURAL METAL RAILING
- 07 ARCHITECTURAL METAL ROOF
- 08 ARCHITECTURAL ASPHALT SHINGLES
- 09 ARCHITECTURAL GARAGE DOOR

NOTES:

PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

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SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.

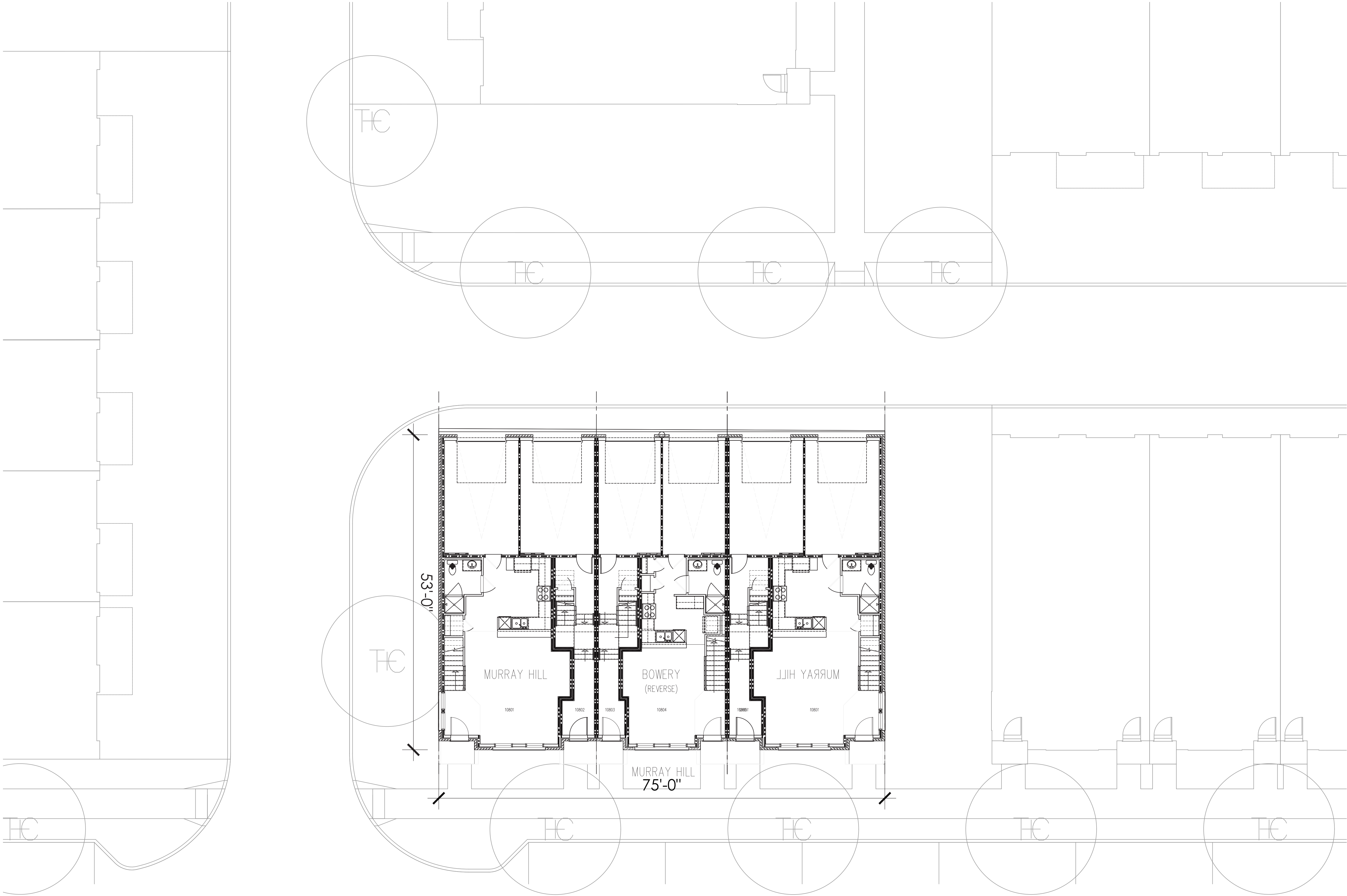
PREPARED BY:

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

PRINCETON NURSERIES
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
BLOCK 102, LOTS 5 + 6
BLOCK 106, LOT 1

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER, LLC

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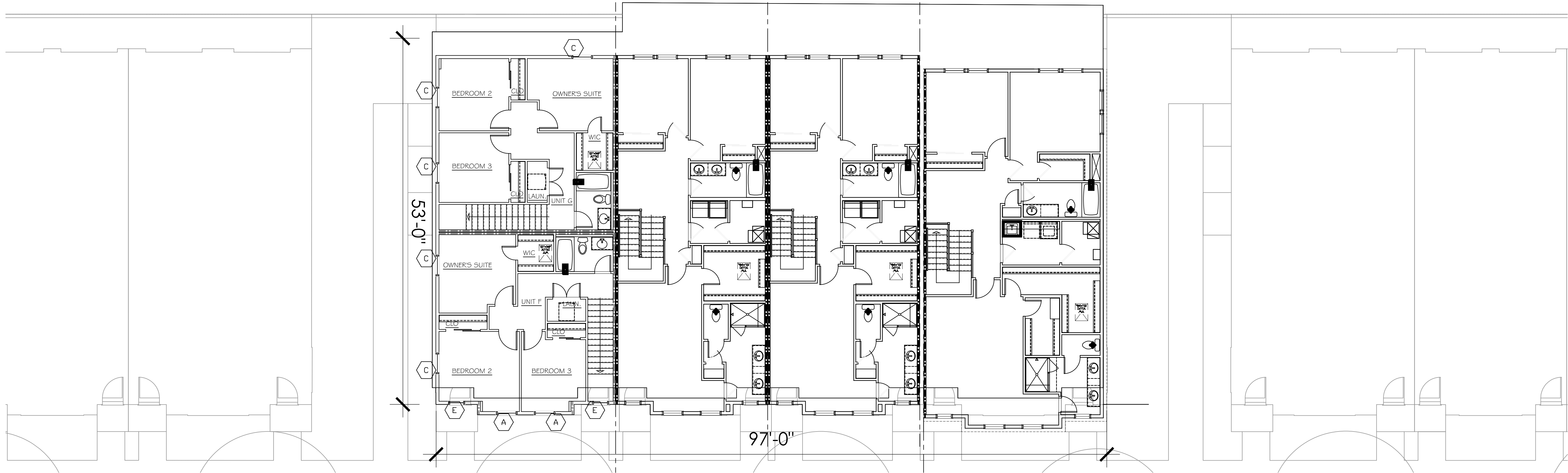
01 - 6 UNIT STACKED TOWNHOME BUILDING - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

PREPARED BY:
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ARCHITECTS AND PLANNERS
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TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102
MINNOWASKO.COM

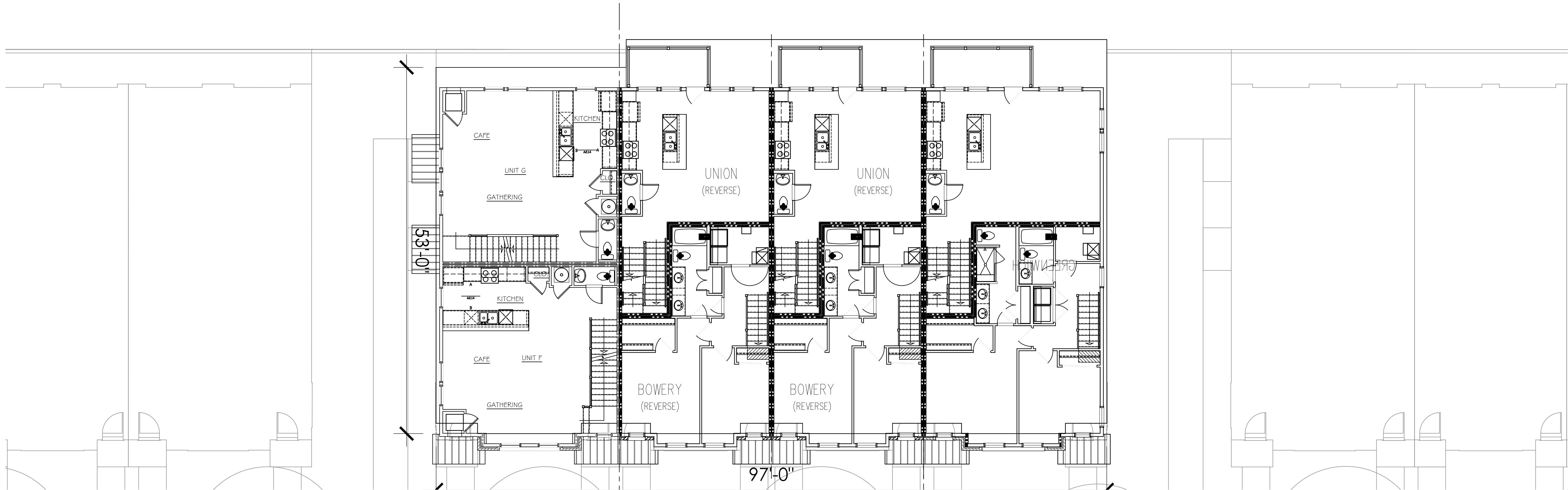
PRINCETON NURSERIES
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
BLOCK 102, LOTS 5 + 6
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A-14
6 UNIT BUILDING
STACKED TH BUILDING PLAN



02 - 6 UNIT STACKED TOWNHOME BUILDING - THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



01 - 6 UNIT STACKED TOWNHOME BUILDING - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

PREPARED BY:
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TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

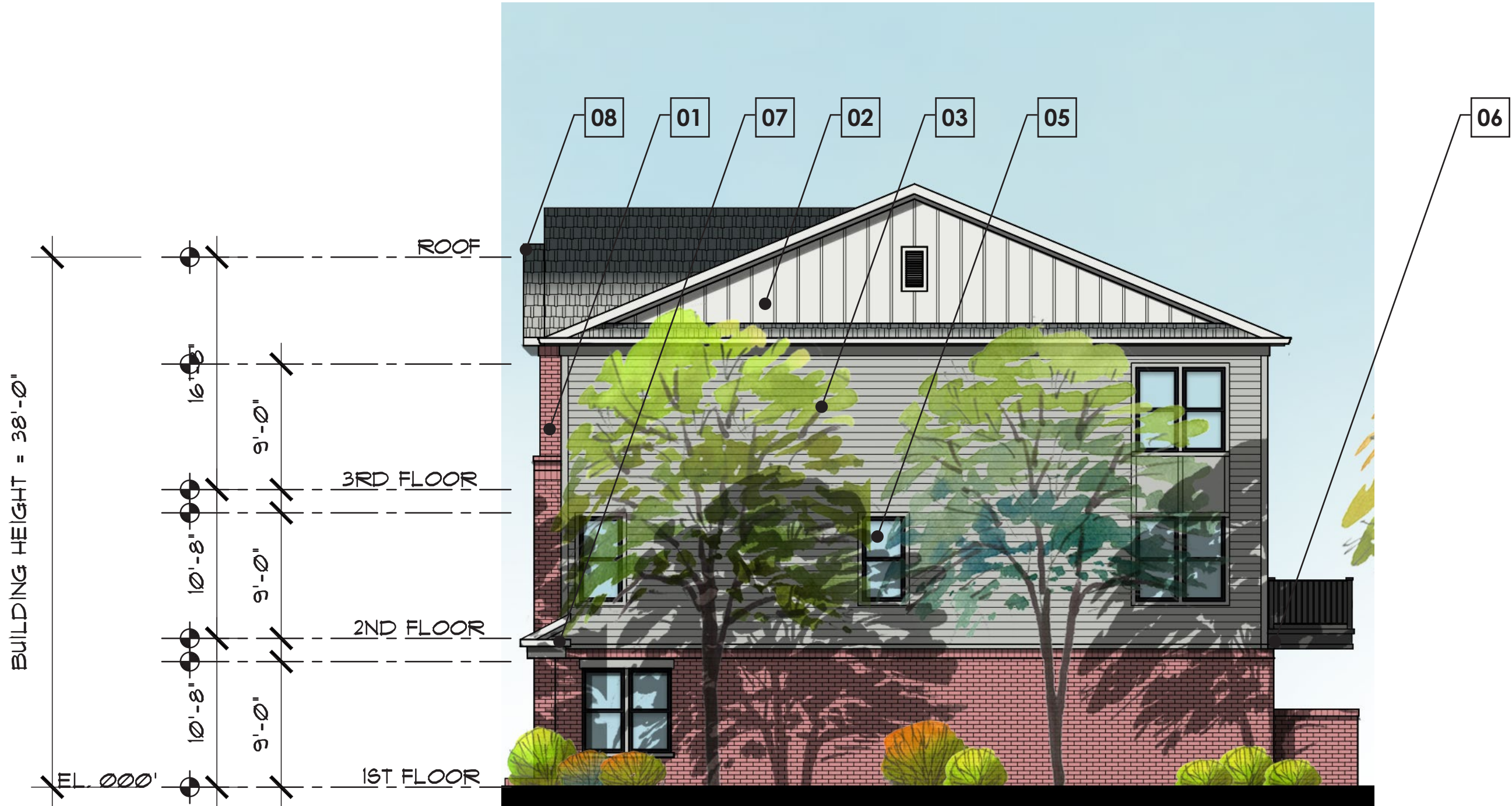
PRINCETON NURSERIES
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
BLOCK 102, LOTS 5 + 6
BLOCK 106, LOT 1

PREPARED FOR:
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A-15
6 UNIT BUILDING
STACKED TH BUILDING PLAN

10 UNIT STACKED TOWNHOME BUILDING



02 - STACKED TOWNHOMES - RIGHT SIDE ELEVATION

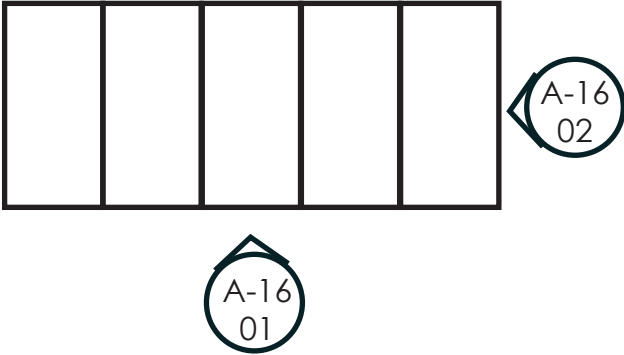
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



01 - STACKED TOWNHOMES - TYPICAL FRONT ELEVATION

SCALE: 1/8" = 1'-0"
0 4' 8' 16'

KEY PLAN:



MATERIALS KEY:

- 01 BRICK 1
- 02 FIBER CEMENT PANEL 01
- 03 FIBER CEMENT PANEL 02
- 04 FIBER CEMENT PANEL 03
- 05 VINYL WINDOW
- 06 ARCHITECTURAL METAL RAILING
- 07 ARCHITECTURAL METAL ROOF
- 08 ARCHITECTURAL ASPHALT SHINGLES
- 09 ARCHITECTURAL GARAGE DOOR

NOTES:

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LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

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PREPARED BY:

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PRINCETON NURSERIES

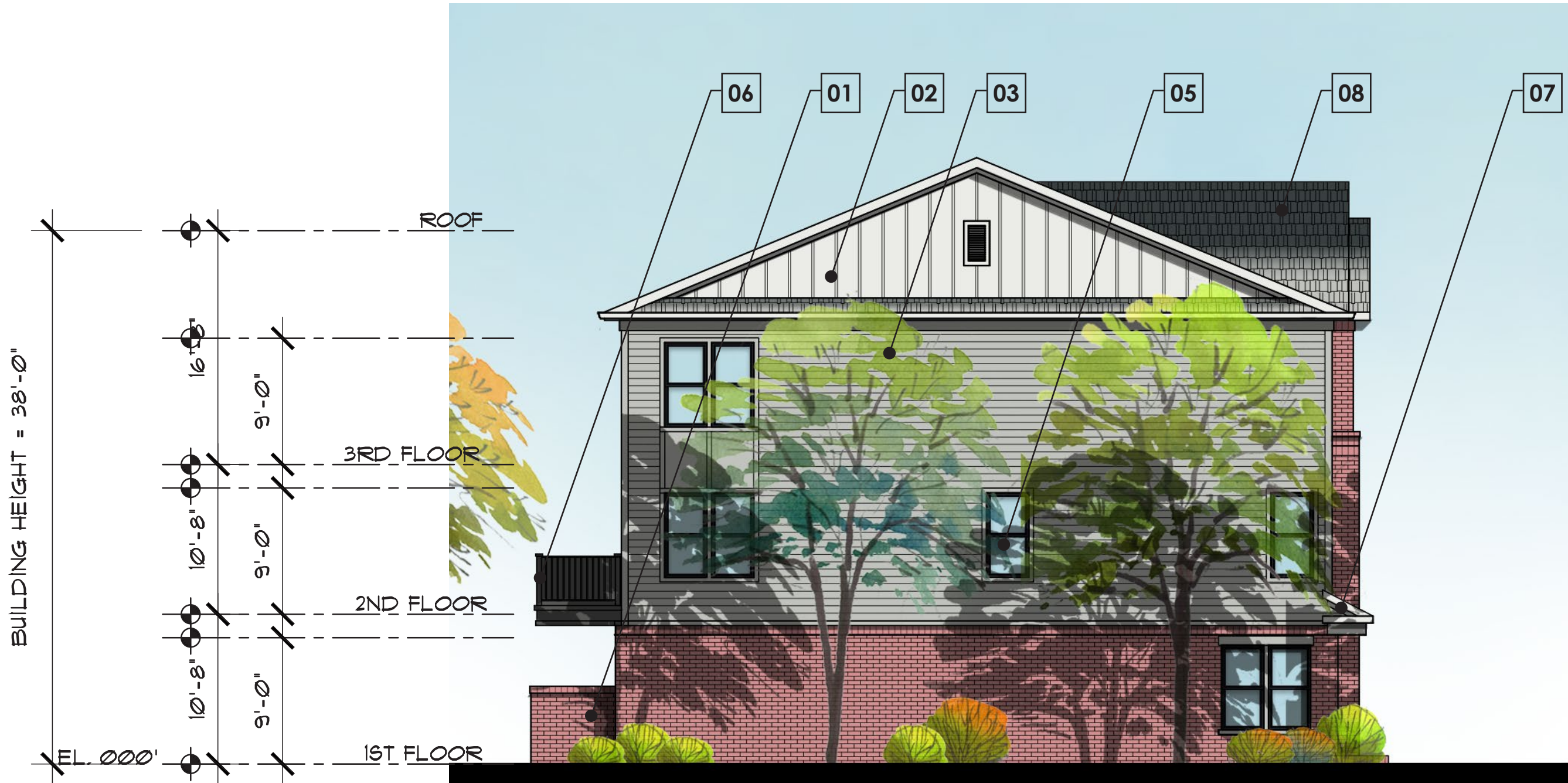
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
BLOCK 102, LOTS 5 + 6
BLOCK 106, LOT 1

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER, LLC

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A-16
6 UNIT BUILDING
STACKED TH ELEVATIONS

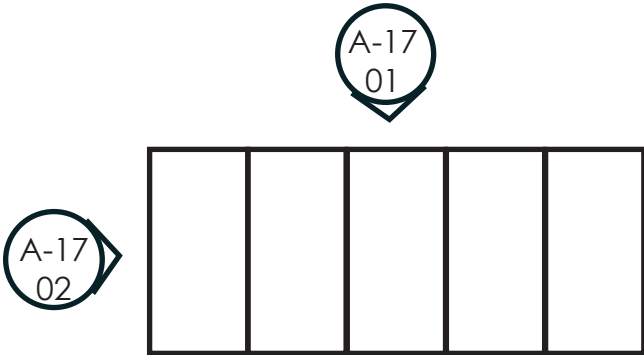
10 UNIT STACKED TOWNHOME BUILDING



02 - STACKED TOWNHOMES - LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"
0 4' 8' 16'

KEY PLAN:



MATERIALS KEY:

- 01 BRICK 1
- 02 FIBER CEMENT PANEL 01
- 03 FIBER CEMENT PANEL 02
- 04 FIBER CEMENT PANEL 03
- 05 VINYL WINDOW
- 06 ARCHITECTURAL METAL RAILING
- 07 ARCHITECTURAL METAL ROOF
- 08 ARCHITECTURAL ASPHALT SHINGLES
- 09 ARCHITECTURAL GARAGE DOOR

NOTES:

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01 - STACKED TOWNHOMES - TYPICAL REAR ELEVATION

SCALE: 1/8" = 1'-0"
0 4' 8' 16'

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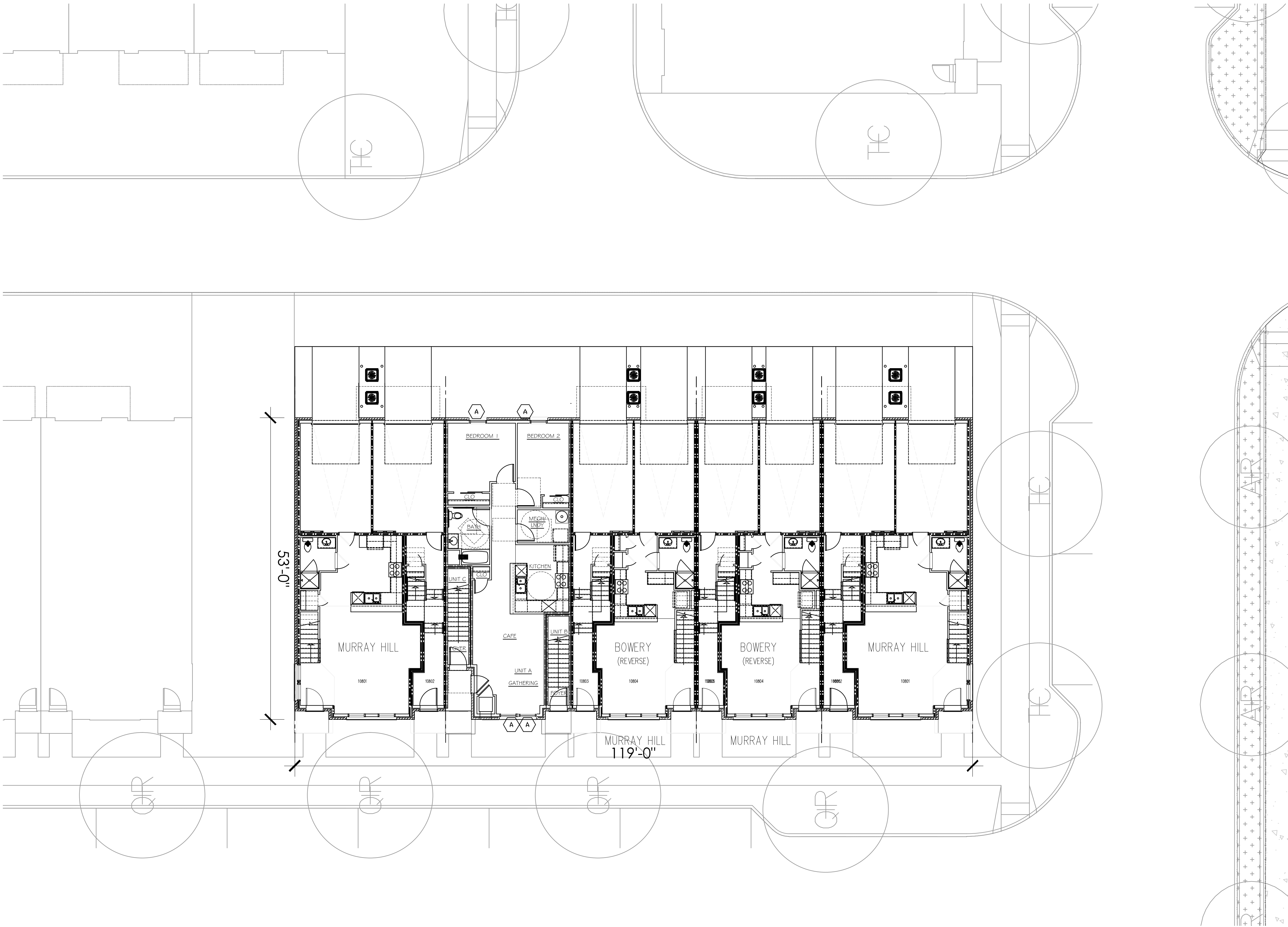
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PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
BLOCK 102, LOTS 5 + 6
BLOCK 106, LOT 1

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER, LLC

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A-17
6 UNIT BUILDING
STACKED TH ELEVATIONS



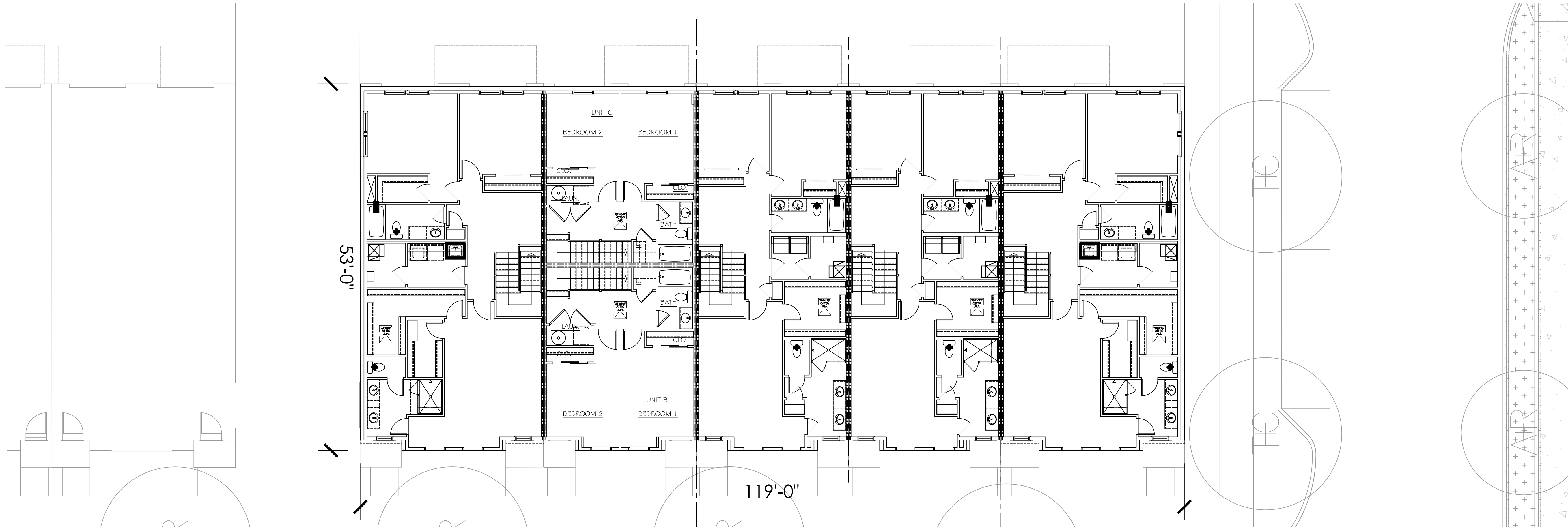
01 - 11 UNIT STACKED TOWNHOME BUILDING (3 AFFODABLE UNITS) - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

PREPARED BY:
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PRINCETON NURSERIES
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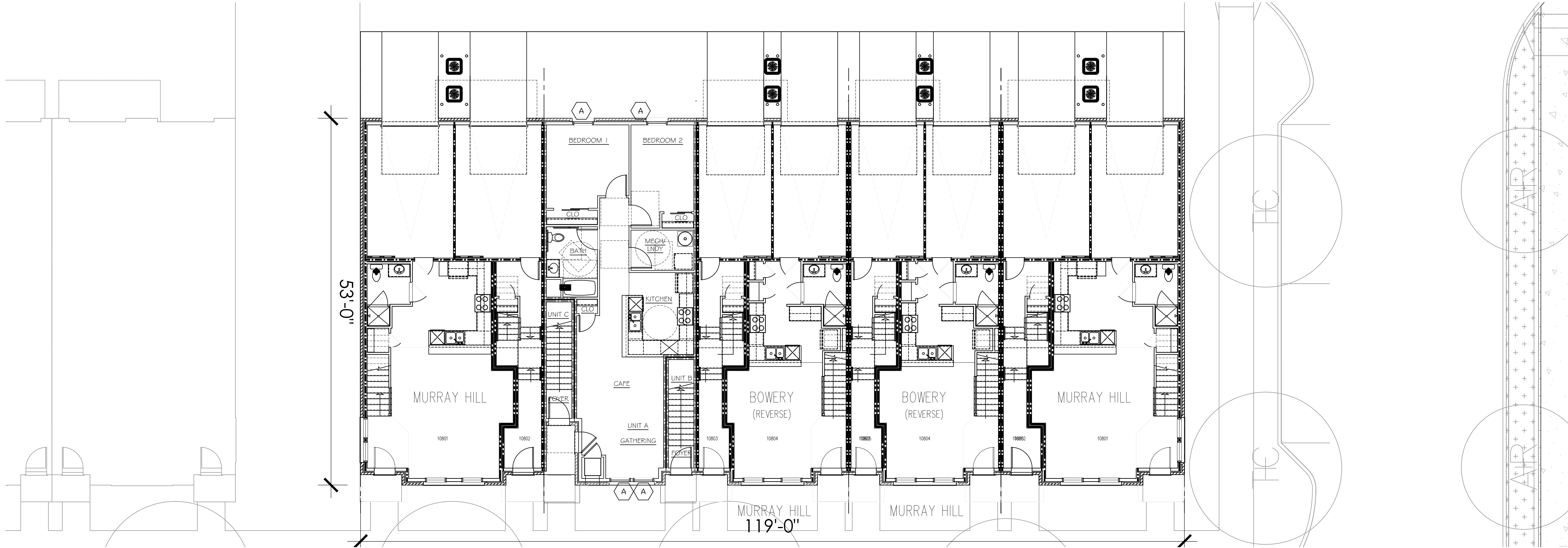
ISSUE:	FOR:
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09-27-2024	PRELIM + FINAL SITE PLAN REV 1

A-18
11 UNIT BUILDING (3 AFFORDABLE UNITS)
STACKED TH COAH BUILDING PLAN



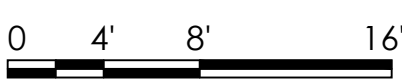
02 - 11 UNIT STACKED TOWNHOME BUILDING (3 AFFODABLE UNITS) - THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



01 - 11 UNIT STACKED TOWNHOME BUILDING (3 AFFODABLE UNITS) - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



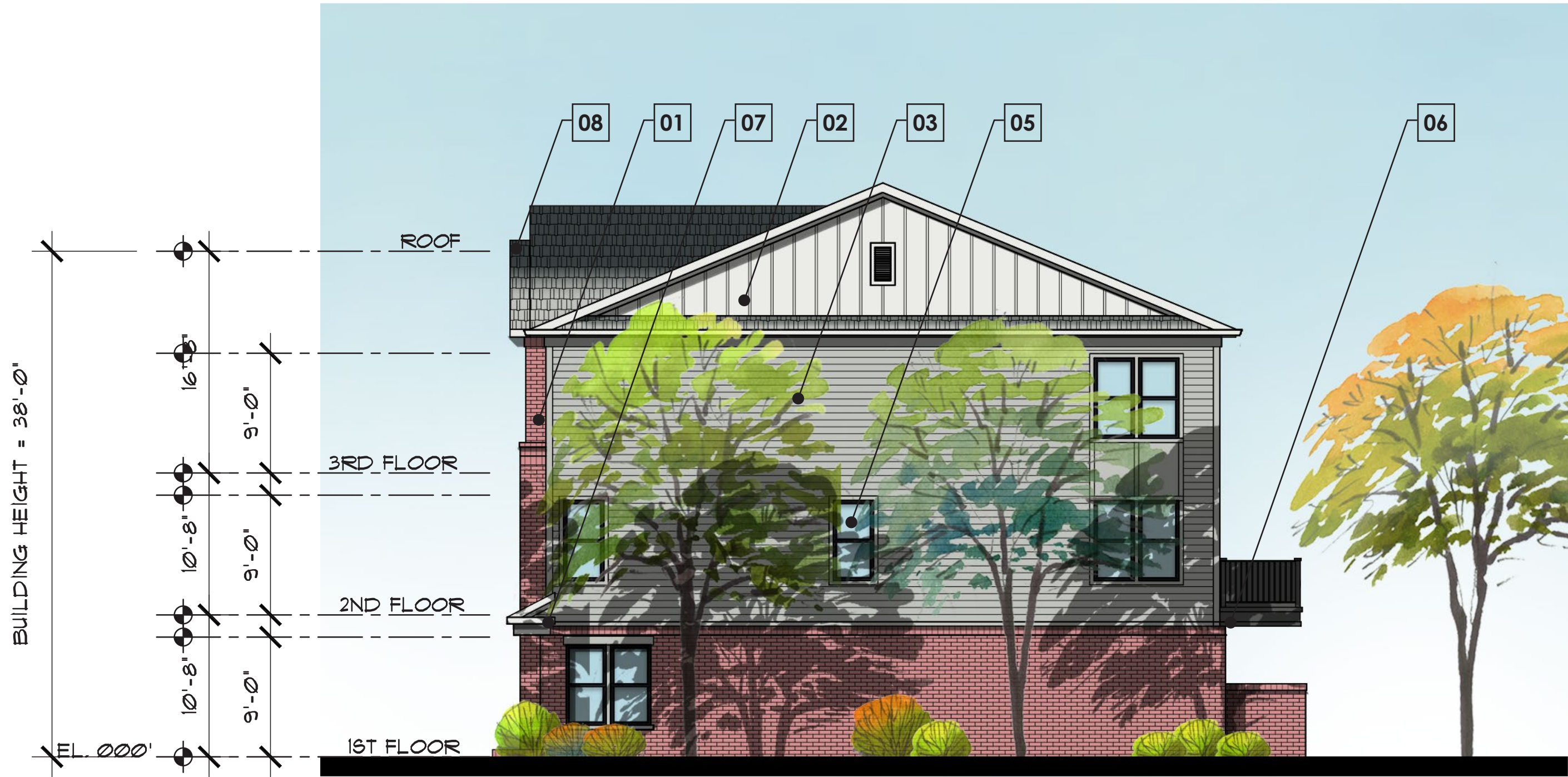
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PRINCETON NURSERIES
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
BLOCK 102, LOTS 5 + 6
BLOCK 106, LOT 1

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09-27-2024	PRELIM + FINAL SITE PLAN REV 1

11 UNIT STACKED TOWNHOME BUILDING (3 AFFORDABLE UNITS)

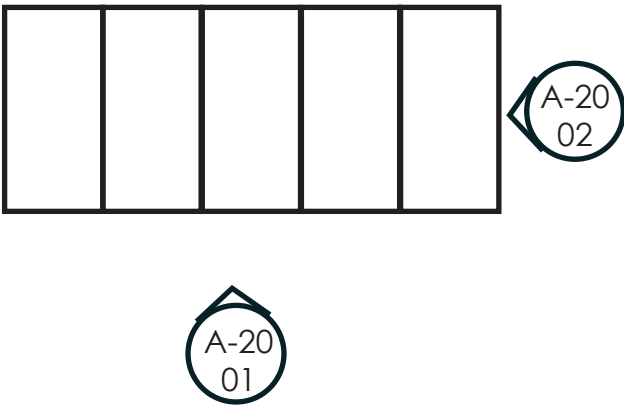


02 - STACKED TOWNHOMES - RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



01 - STACKED TOWNHOMES - TYPICAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

KEY PLAN:



MATERIALS KEY:

- 01 BRICK 1
- 02 FIBER CEMENT PANEL 01
- 03 FIBER CEMENT PANEL 02
- 04 FIBER CEMENT PANEL 03
- 05 VINYL WINDOW
- 06 ARCHITECTURAL METAL RAILING
- 07 ARCHITECTURAL METAL ROOF
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- 09 ARCHITECTURAL GARAGE DOOR

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PRINCETON NURSERIES

PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
BLOCK 102, LOTS 5 + 6
BLOCK 106, LOT 1

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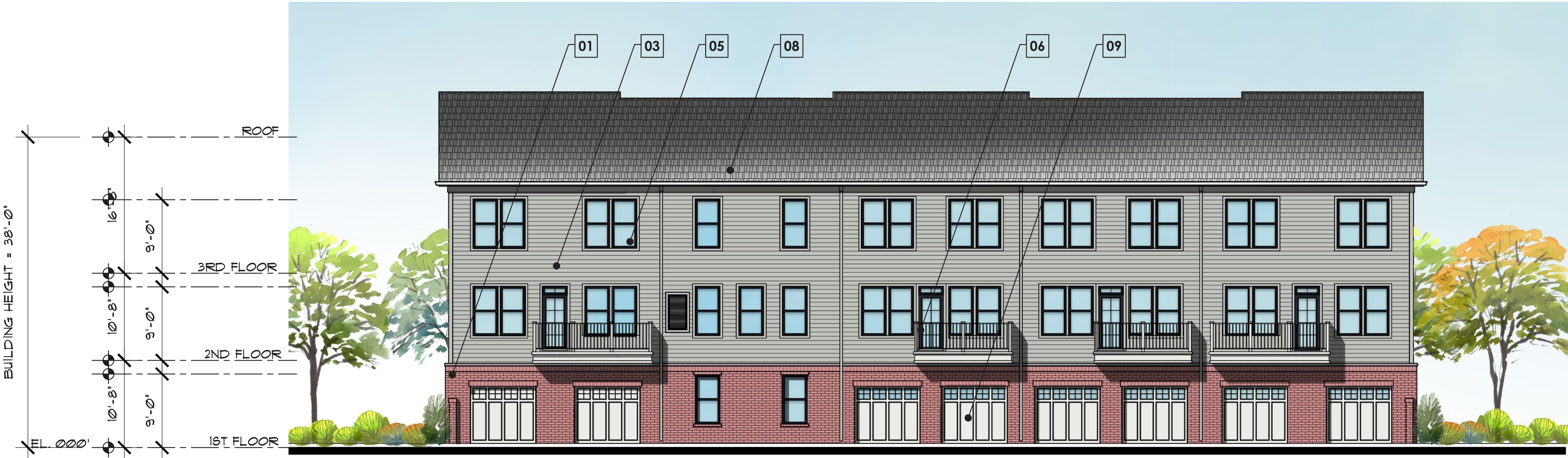
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11 UNIT STACKED TOWNHOME BUILDING (3 AFFORDABLE UNITS)



02 - STACKED TOWNHOMES - LEFT SIDE ELEVATION

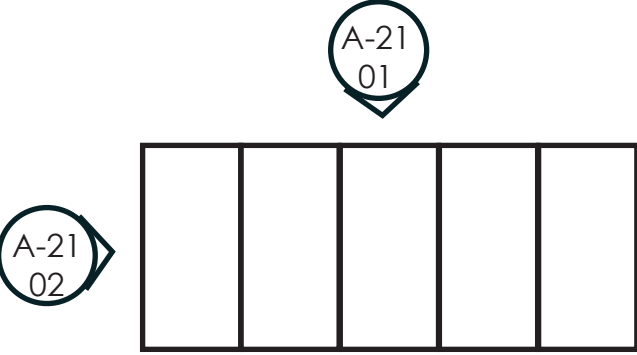
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



01 - STACKED TOWNHOMES - TYPICAL REAR ELEVATION

SCALE: 1/8" = 1'-0"
0 4' 8' 16'

KEY PLAN:



MATERIALS KEY:

- 01 BRICK 1
- 02 FIBER CEMENT PANEL 01
- 03 FIBER CEMENT PANEL 02
- 04 FIBER CEMENT PANEL 03
- 05 VINYL WINDOW
- 06 ARCHITECTURAL METAL RAILING
- 07 ARCHITECTURAL METAL ROOF
- 08 ARCHITECTURAL ASPHALT SHINGLES
- 09 ARCHITECTURAL GARAGE DOOR

NOTES:

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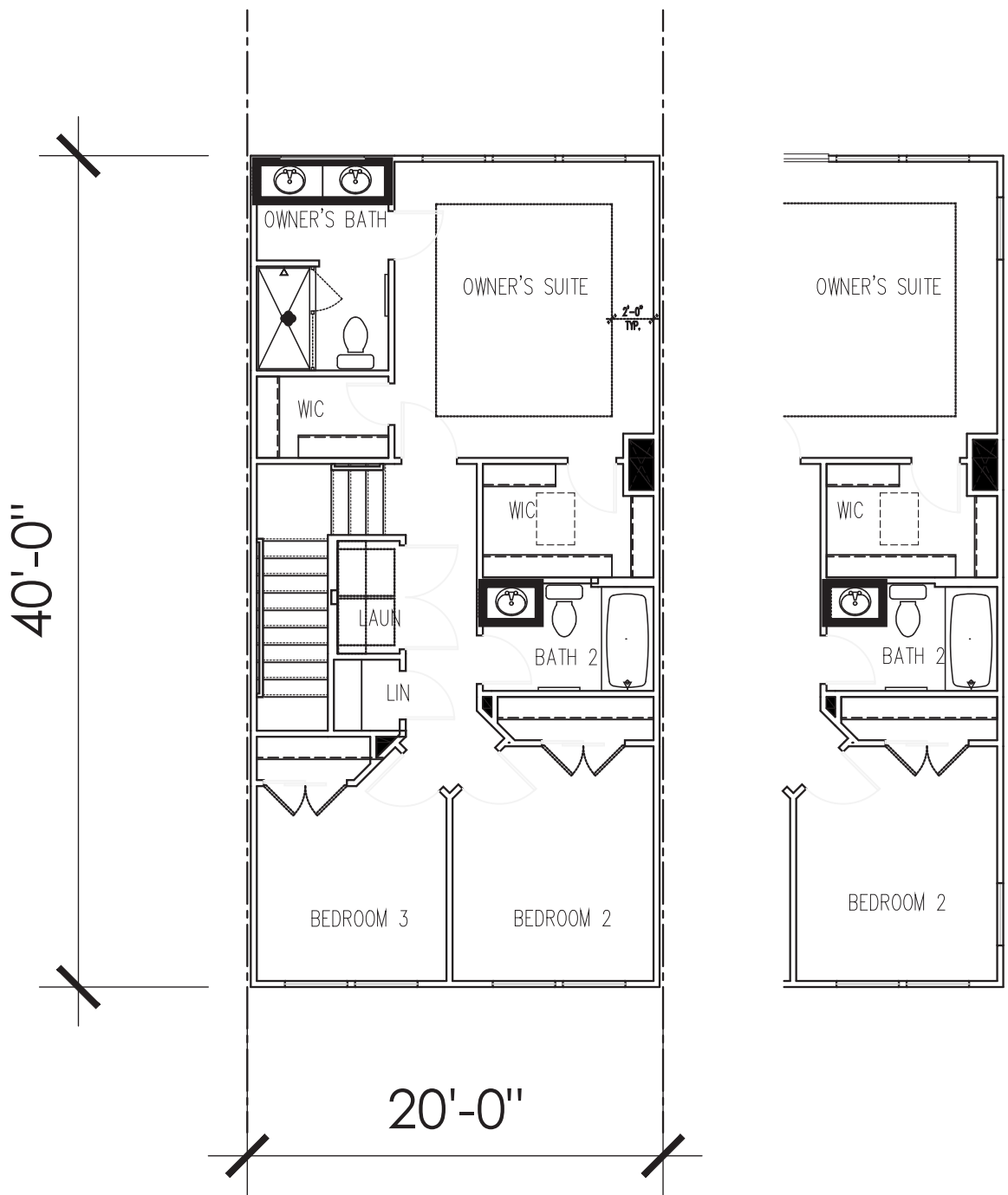
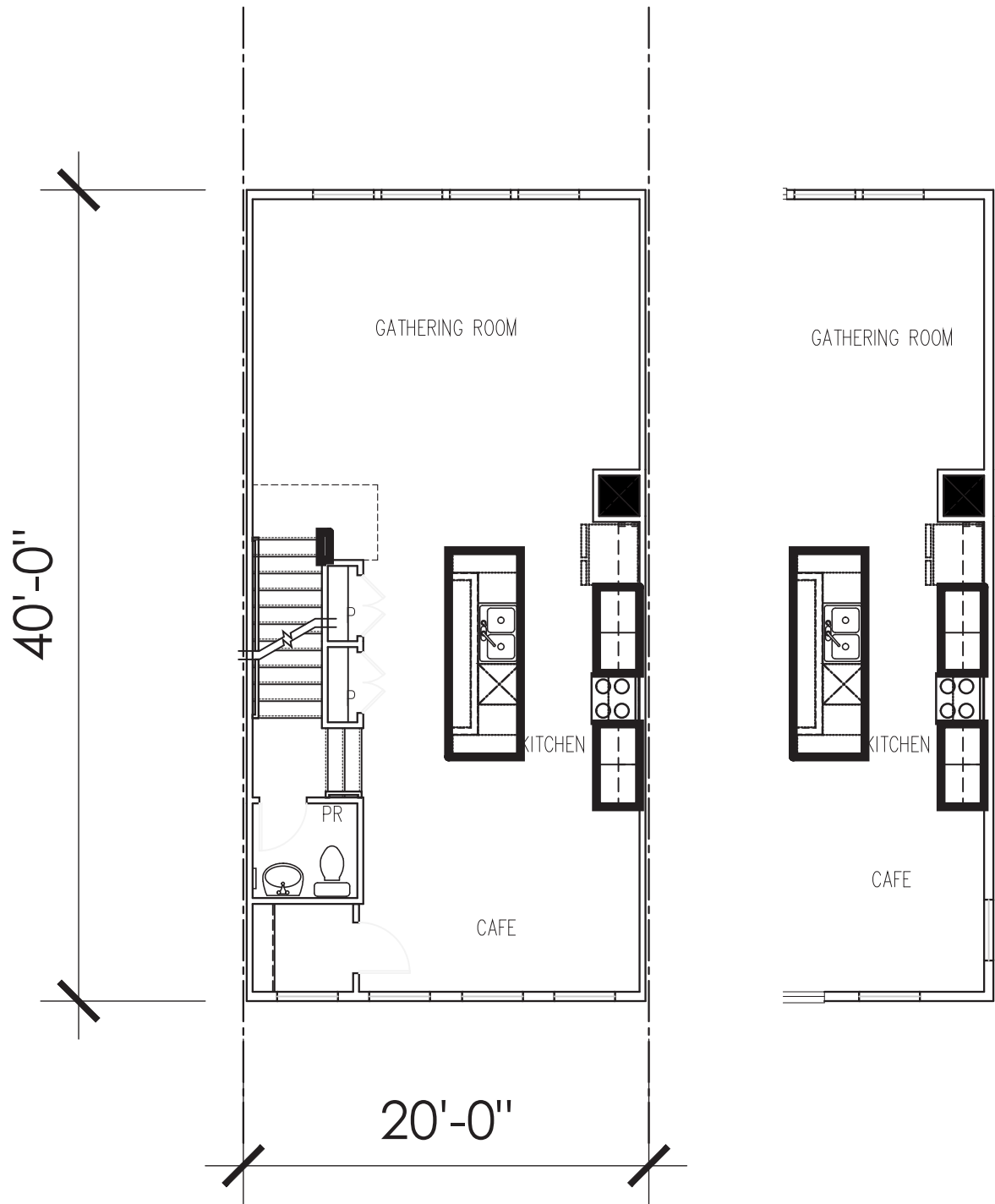
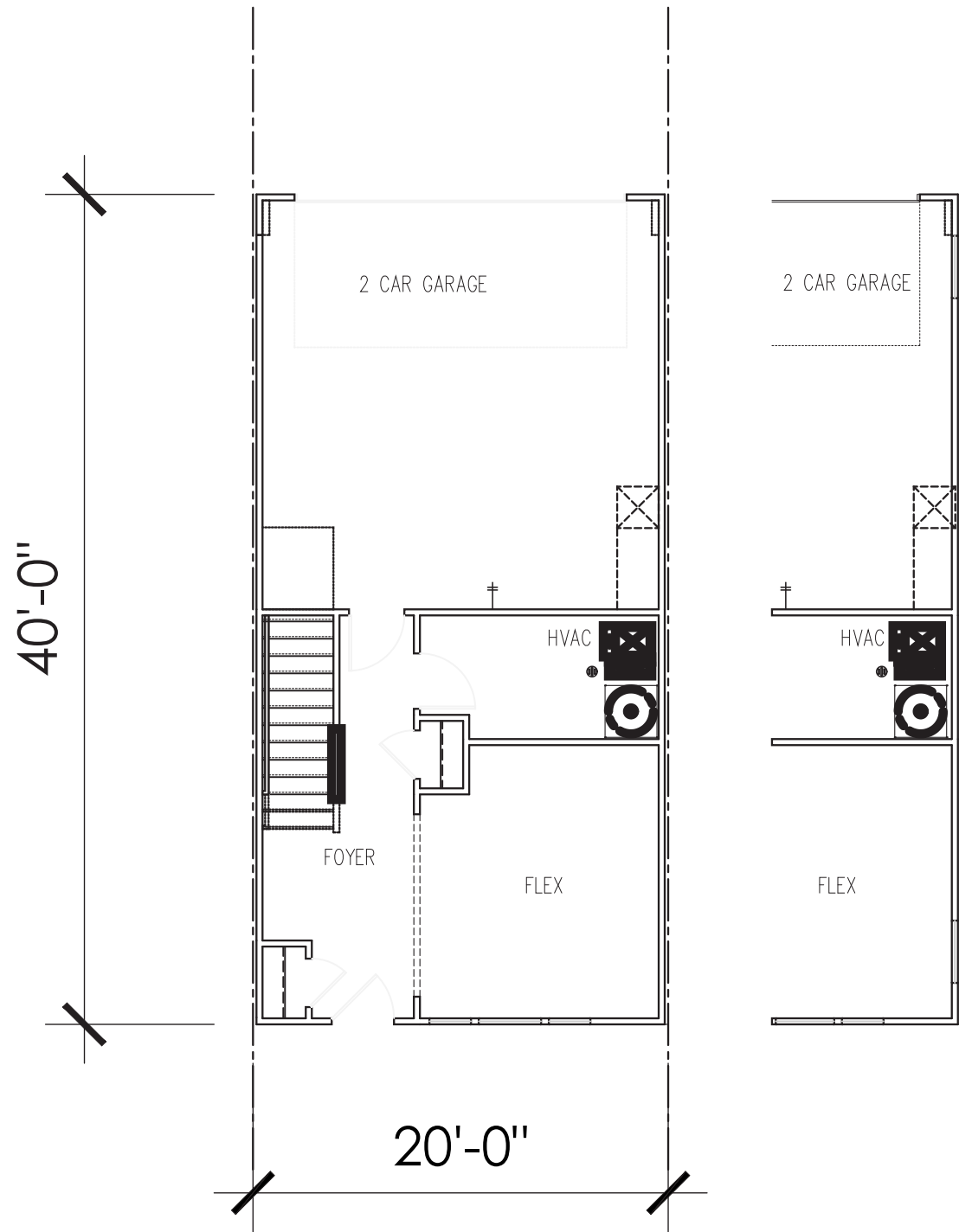
PRINCETON NURSERIES
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
BLOCK 102, LOTS 5 + 6
BLOCK 106, LOT 1

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER, LLC

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A-21
11 UNIT BUILDING (3 AFFORDABLE UNITS)
STACKED TH ELEVATIONS

MARKET RATE 20'-0" TRADITIONAL TOWNHOME LAYOUT



SITE NOTES:

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.
3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

PREPARED BY:

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PRINCETON NURSERIES

PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

BLOCK 102, LOTS 5 + 6

BLOCK 106, LOT 1

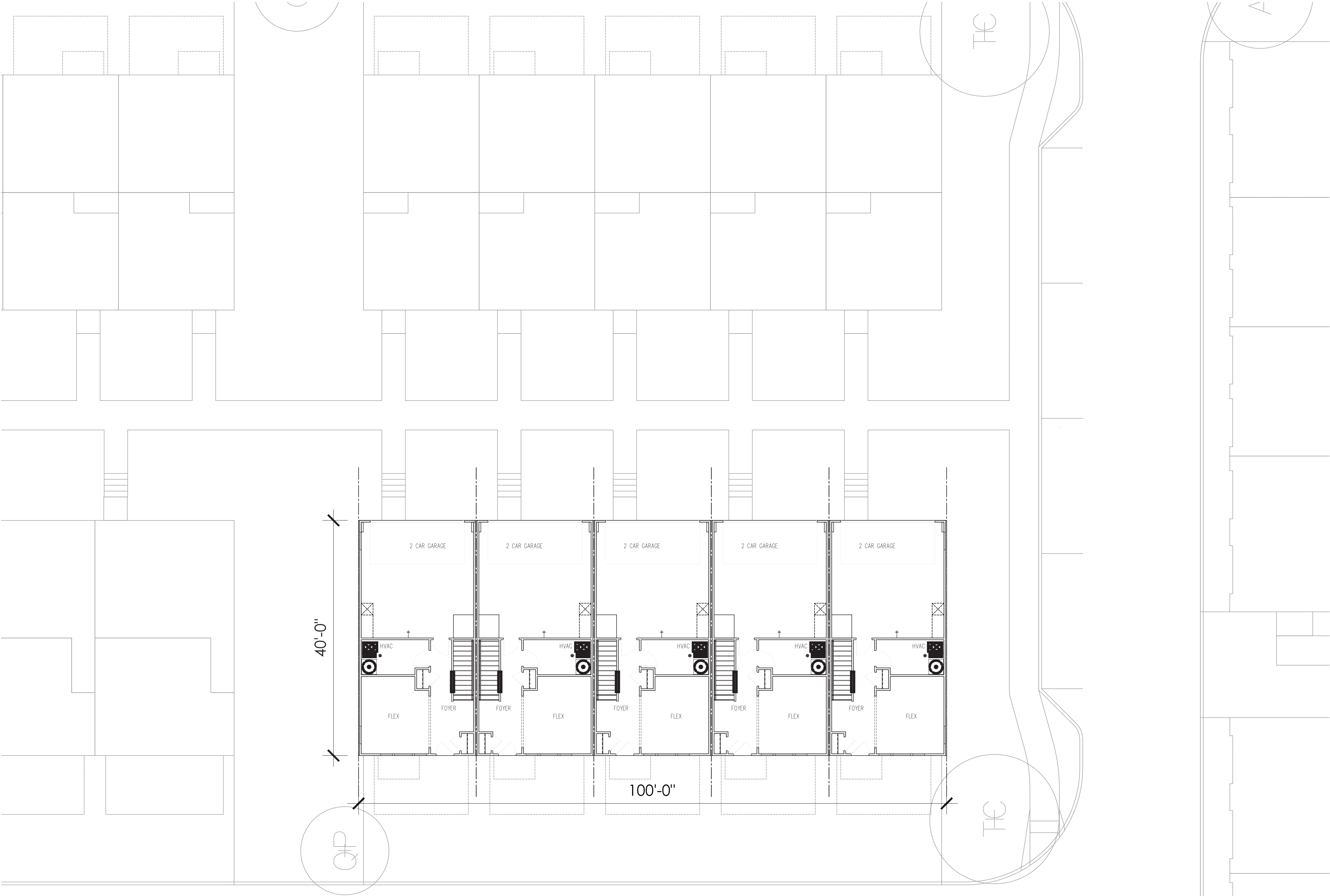
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09-27-2024	PRELIM + FINAL SITE PLAN REV 1

A-22

20' TH BUILDING PLAN

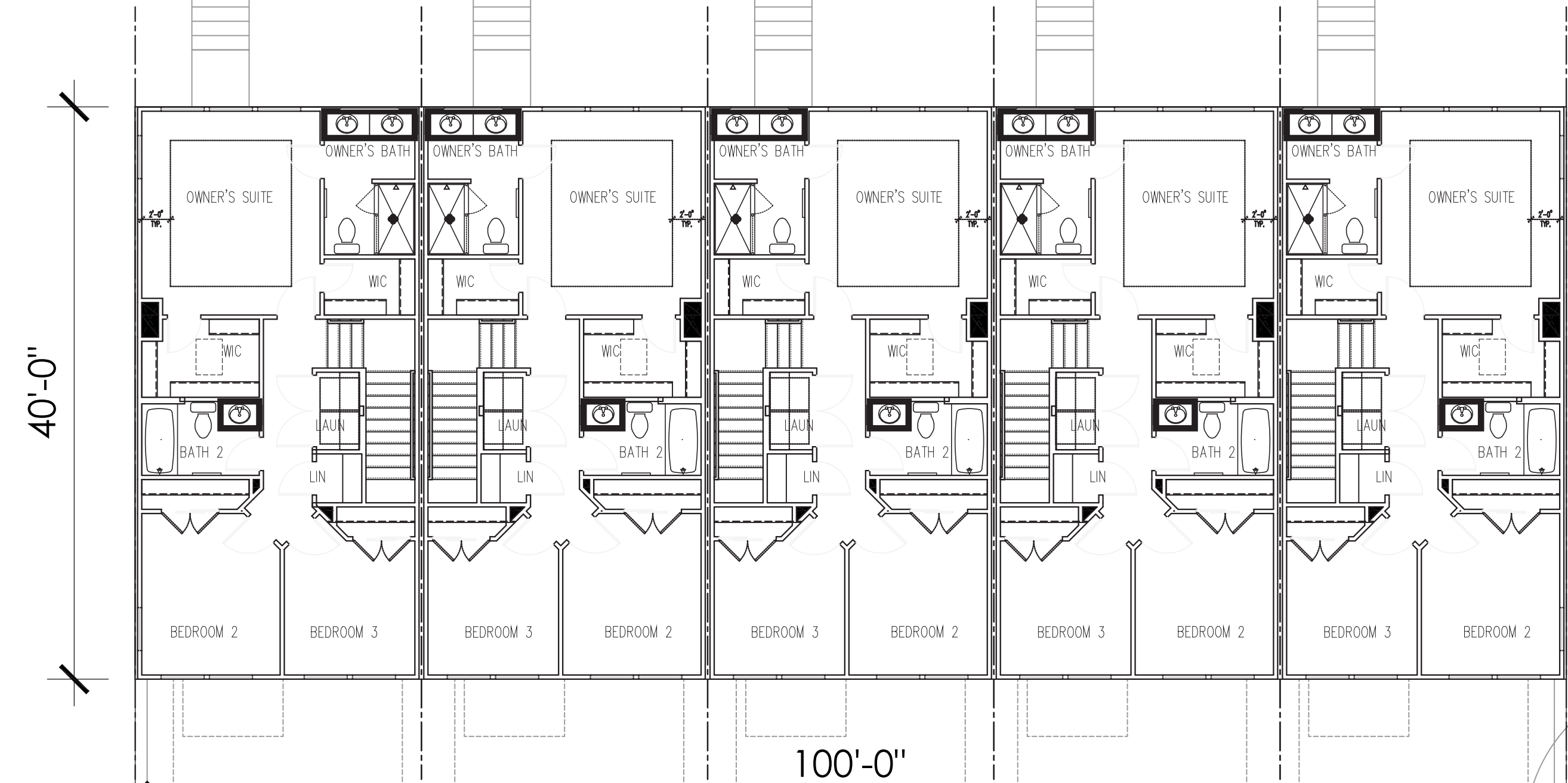


01 - 5 UNIT (20' TOWNHOMES) - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

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MINNOWASKO.COM

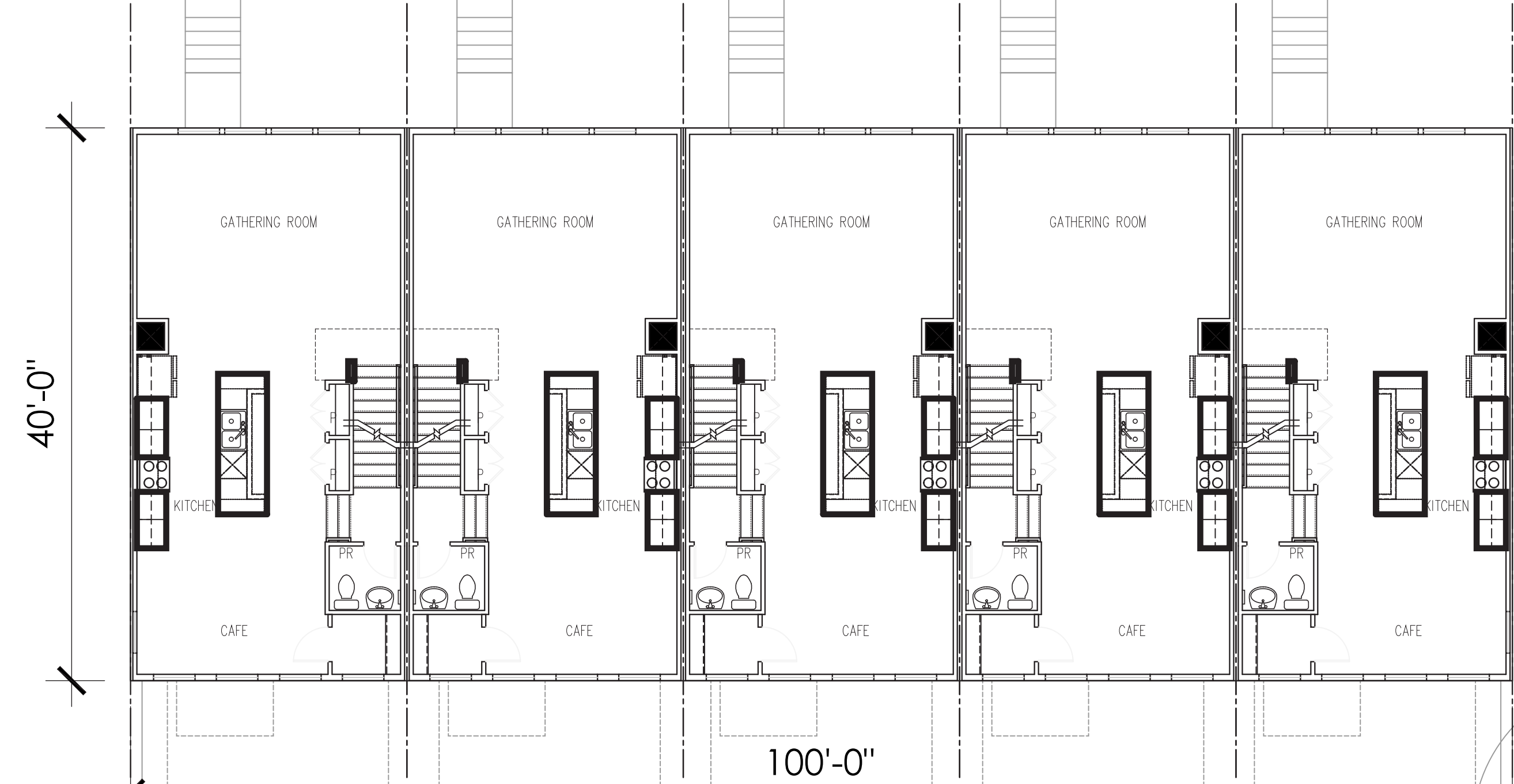
PRINCETON NURSERIES
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BLOCK 102, LOTS 5 + 6
BLOCK 106, LOT 1
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02 - 5 UNIT (20' TOWNHOMES) - THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



01 - 5 UNIT (20' TOWNHOMES) - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



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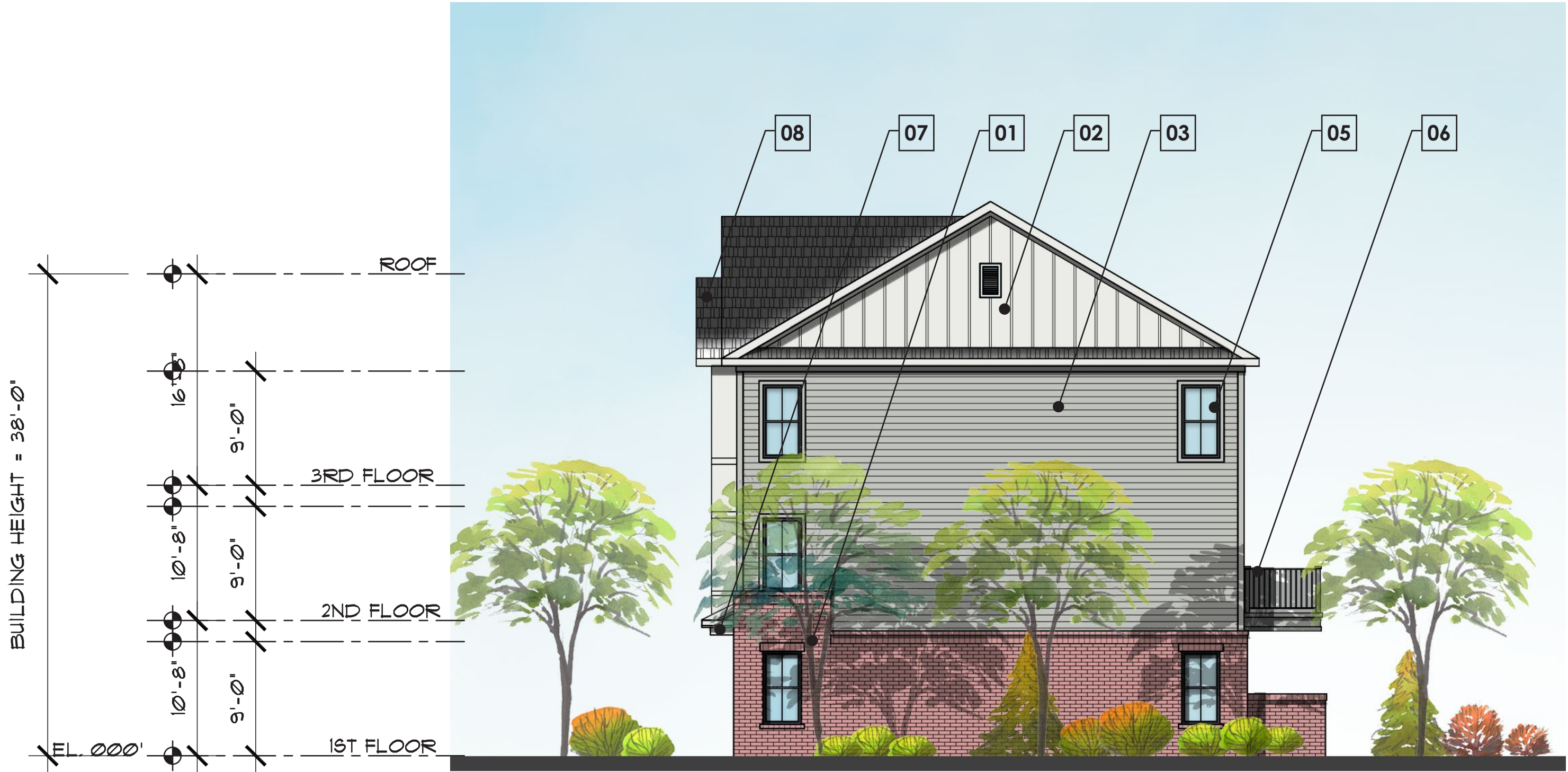
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A-24

20' TH BUILDING PLAN

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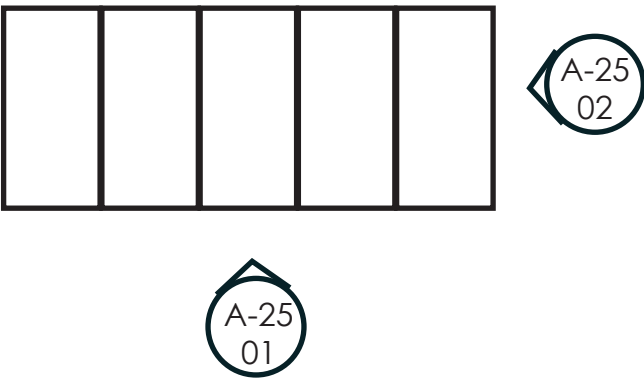


02 - 20' TRADITIONAL TH REAR LOADED - TYPICAL RIGHT ELEVATION
SCALE: 1/16" = 1'-0"
0 4' 8' 16'



01 - 20' TRADITIONAL TH REAR LOADED - TYPICAL FRONT ELEVATION
SCALE: 1/16" = 1'-0"
0 4' 8' 16'

KEY PLAN:



MATERIALS KEY:

- 01 BRICK 1
- 02 FIBER CEMENT PANEL 01
- 03 FIBER CEMENT PANEL 02
- 04 FIBER CEMENT PANEL 03
- 05 VINYL WINDOW
- 06 ARCHITECTURAL METAL RAILING
- 07 ARCHITECTURAL METAL ROOF
- 08 ARCHITECTURAL ASPHALT SHINGLES
- 09 ARCHITECTURAL GARAGE DOOR

NOTES:

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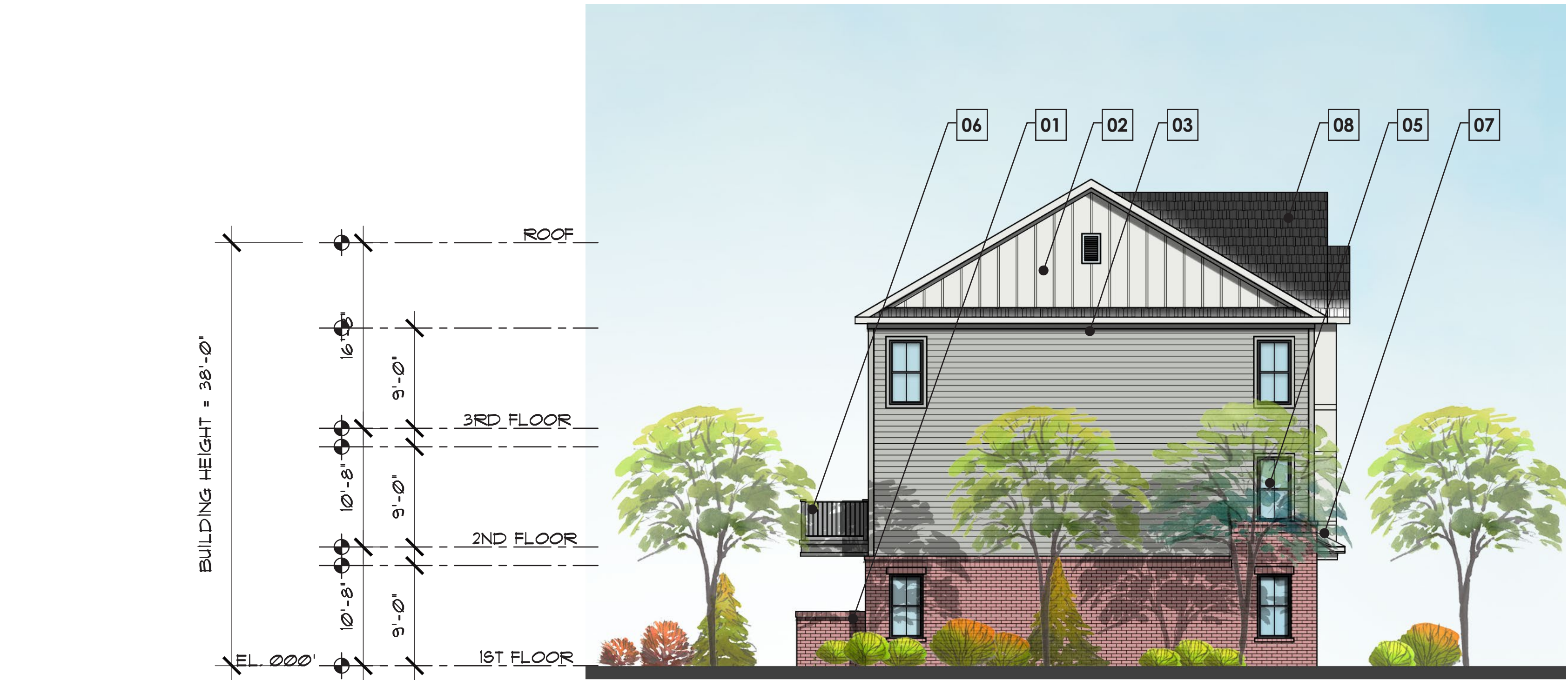
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09-27-2024	PRELIM + FINAL SITE PLAN REV 1



02 - 20' TRADITIONAL TH REAR LOADED - TYPICAL LEFT ELEVATION

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

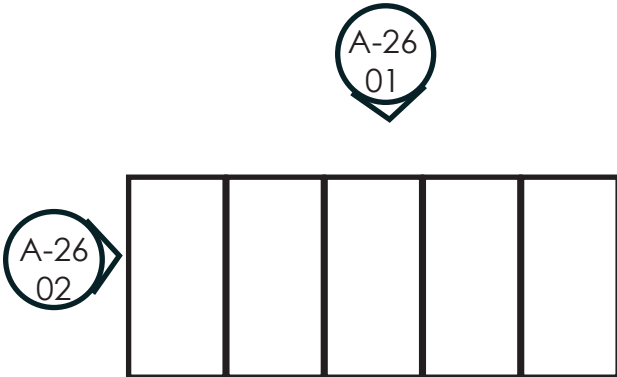


01 - 20' TRADITIONAL TH REAR LOADED - TYPICAL REAR ELEVATION

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



KEY PLAN:



MATERIALS KEY:

- 01 BRICK 1
- 02 FIBER CEMENT PANEL 01
- 03 FIBER CEMENT PANEL 02
- 04 FIBER CEMENT PANEL 03
- 05 VINYL WINDOW
- 06 ARCHITECTURAL METAL RAILING
- 07 ARCHITECTURAL METAL ROOF
- 08 ARCHITECTURAL ASPHALT SHINGLES
- 09 ARCHITECTURAL GARAGE DOOR

NOTES:

PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

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SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.

PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102
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PRINCETON NURSERIES

PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
BLOCK 102, LOTS 5 + 6
BLOCK 106, LOT 1

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER, LLC

ISSUE:	
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09-27-2024	PRELIM + FINAL SITE PLAN REV 1

A-26

20' TH ELEVATIONS

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.
3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

[illegible]

41'-0"

DECK 6

PANTRY

KITCHEN

CAFETERIA

GATHERING ROOM

24'-0"

40'-0"

OWNER'S SUITE

OWNER'S BATH

WIC

BATH 2

STAIRS

STORAGE

BEDROOM 2

BEDROOM 3

24'-0"

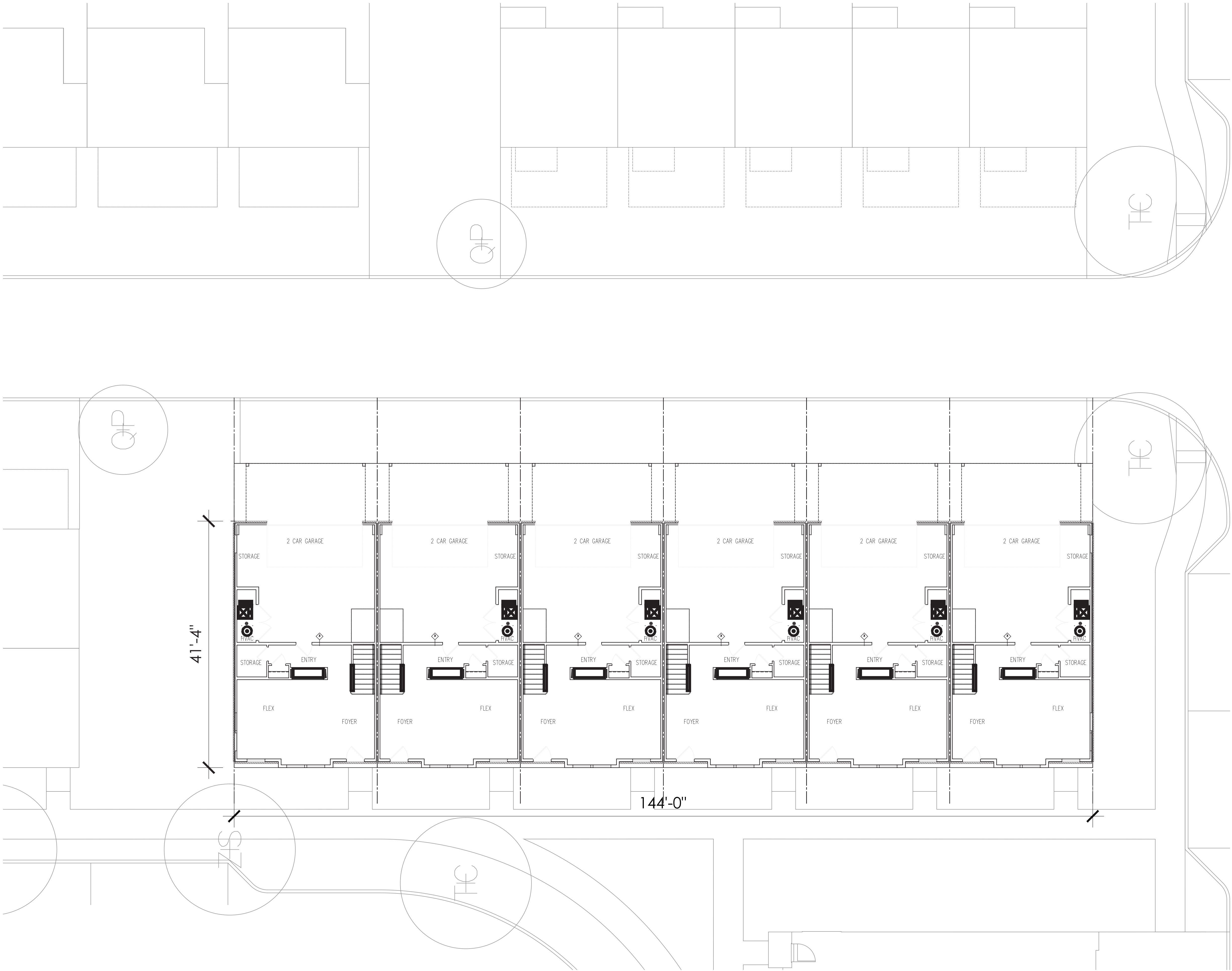
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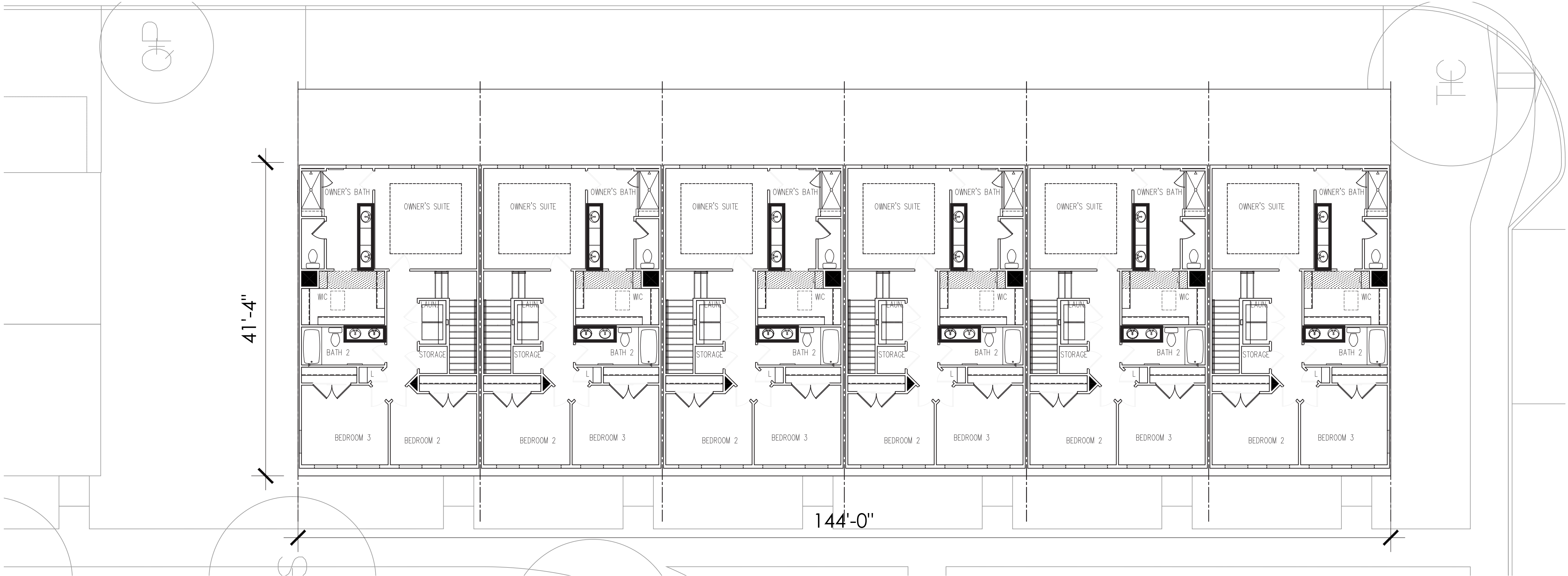


01 - 6 UNIT (24' TOWNHOMES) - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

PREPARED BY:
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ARCHITECTS AND PLANNERS
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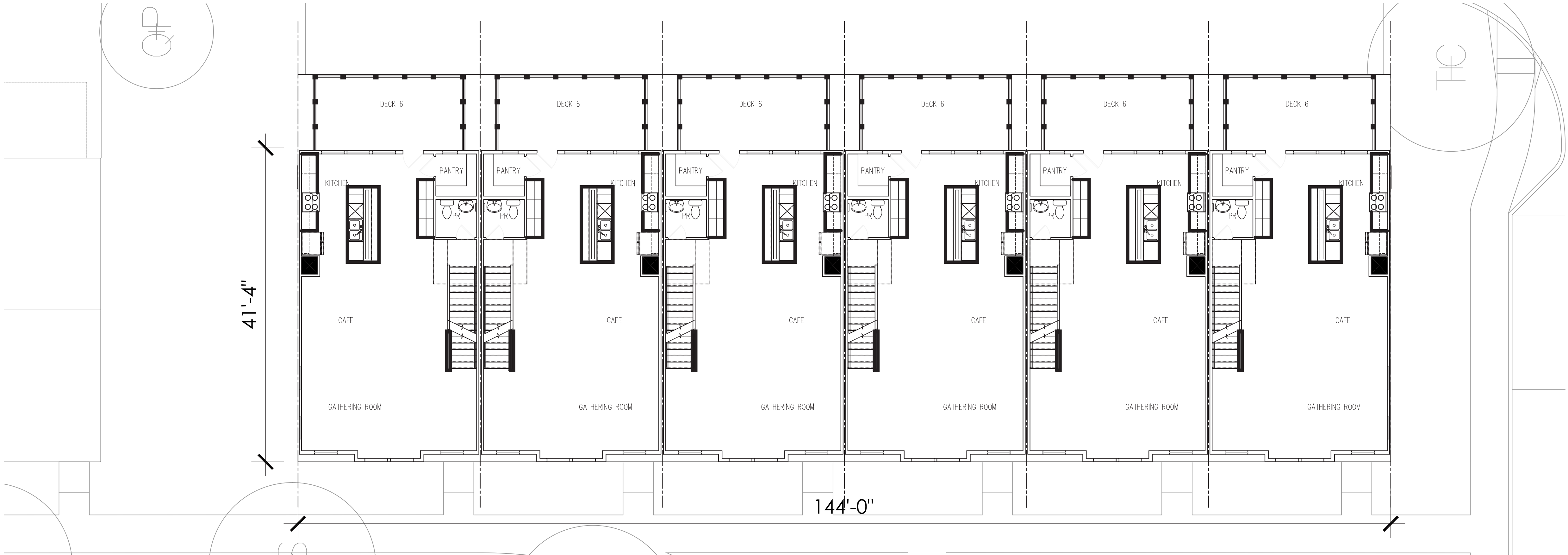
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02 - 6 UNIT (24' TOWNHOMES) - THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



01 - 6 UNIT (24' TOWNHOMES) - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



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PRINCETON NURSERIES

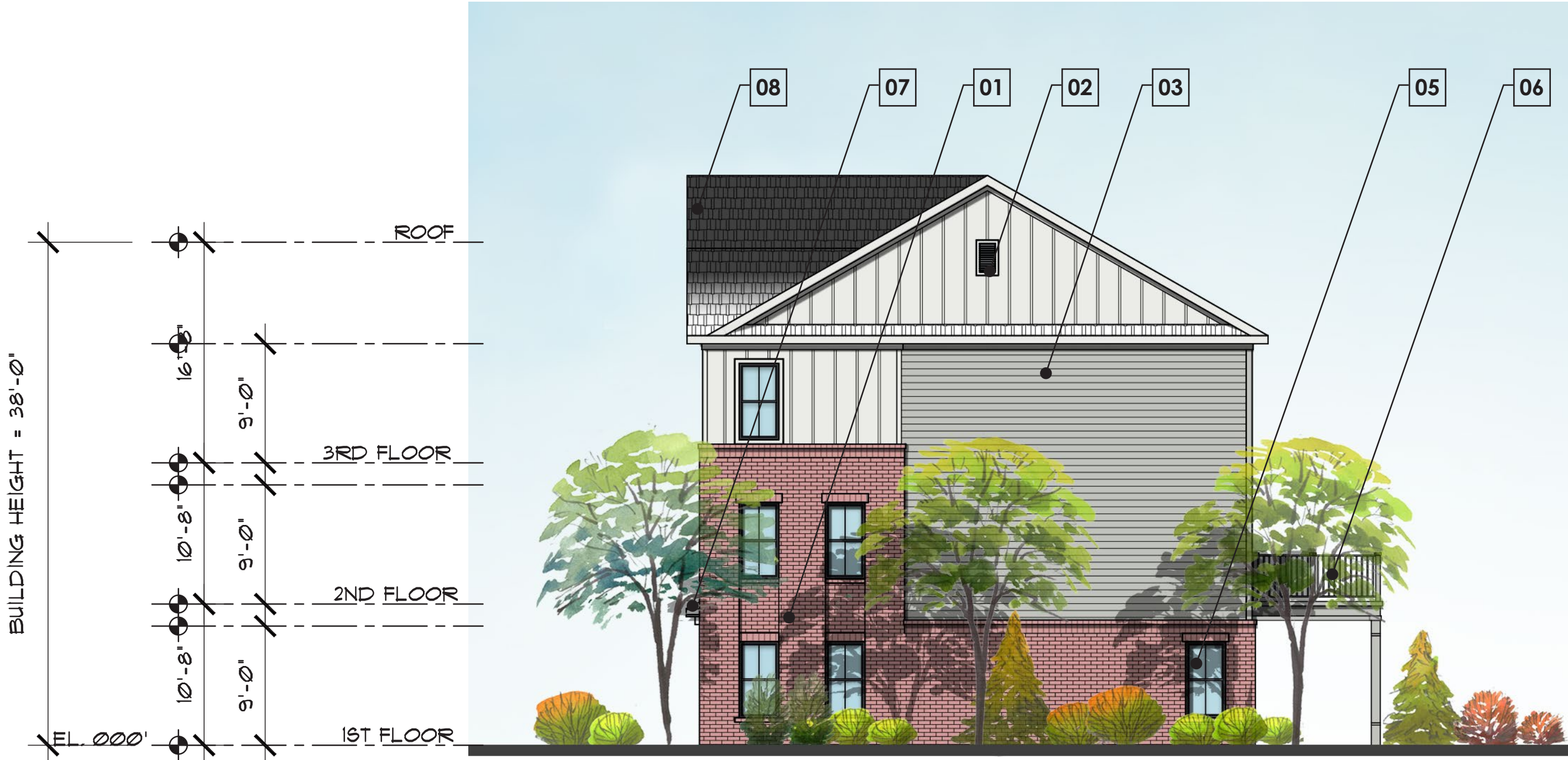
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BLOCK 102, LOTS 5 + 6
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A-29

24' TH BUILDING PLAN

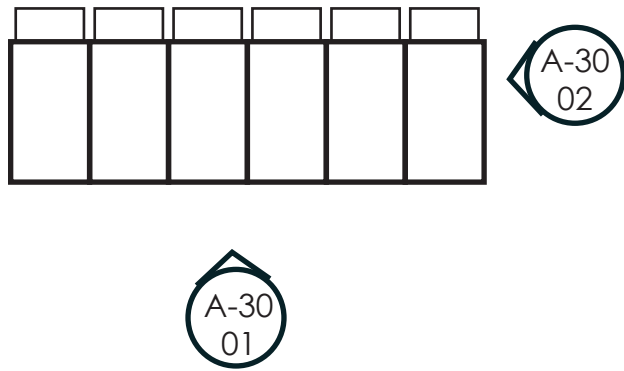


02 - 24' TRADITIONAL TH REAR LOADED - TYPICAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



01 - 24' TRADITIONAL TH REAR LOADED - TYPICAL TH REAR LOADED - TYPICAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

KEY PLAN:



MATERIALS KEY:

- 01 BRICK 1
- 02 FIBER CEMENT PANEL 01
- 03 FIBER CEMENT PANEL 02
- 04 FIBER CEMENT PANEL 03
- 05 VINYL WINDOW
- 06 ARCHITECTURAL METAL RAILING
- 07 ARCHITECTURAL METAL ROOF
- 08 ARCHITECTURAL ASPHALT SHINGLES
- 09 ARCHITECTURAL GARAGE DOOR

NOTES:

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PREPARED BY:

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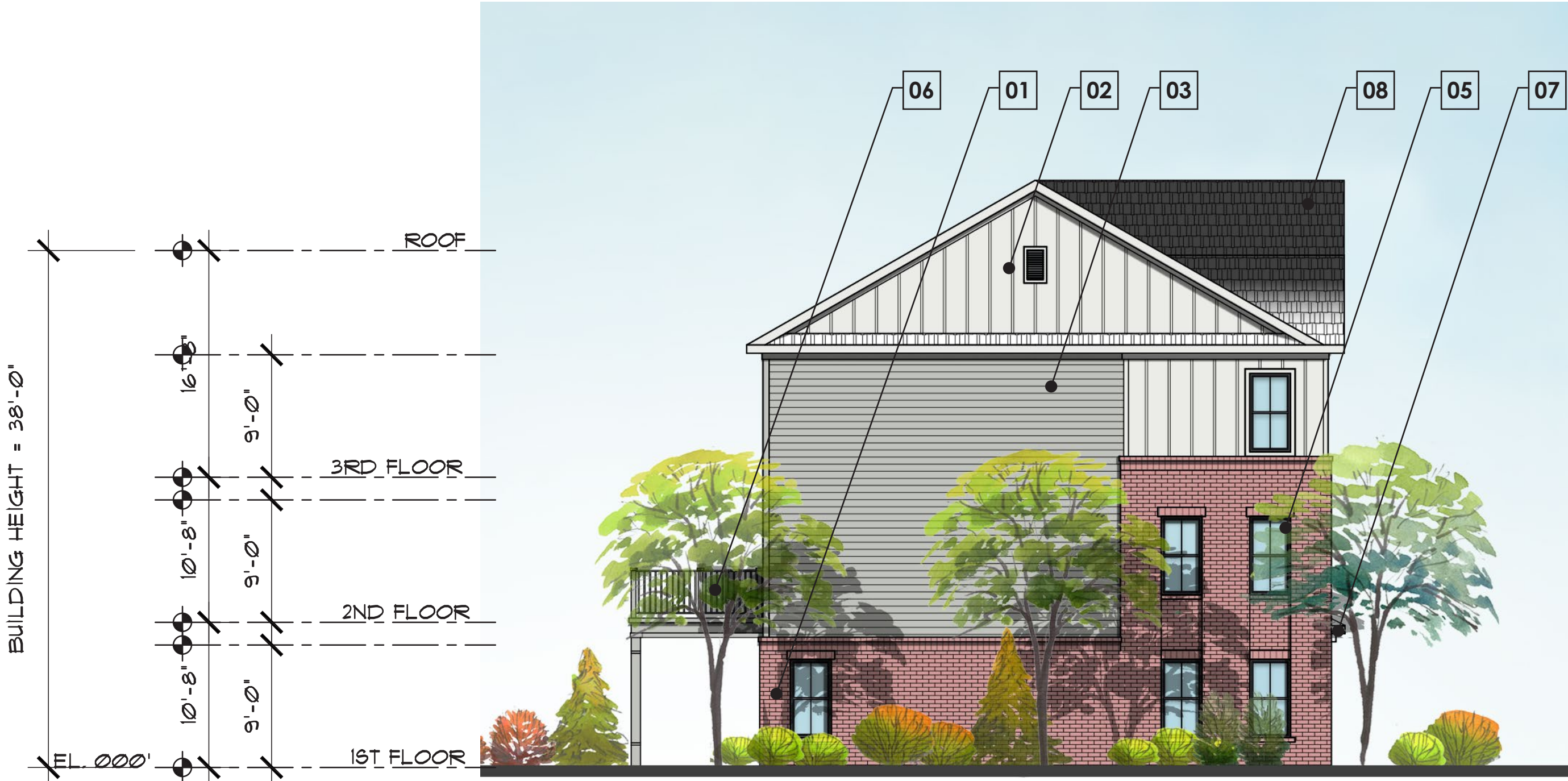
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PRINCETON NURSERIES

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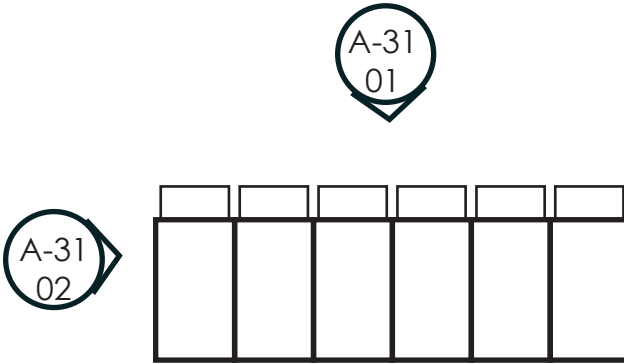
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02 - 24' TRADITIONAL TH REAR LOADED - TYPICAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

KEY PLAN:



MATERIALS KEY:

- 01 BRICK 1
- 02 FIBER CEMENT PANEL 01
- 03 FIBER CEMENT PANEL 02
- 04 FIBER CEMENT PANEL 03
- 05 VINYL WINDOW
- 06 ARCHITECTURAL METAL RAILING
- 07 ARCHITECTURAL METAL ROOF
- 08 ARCHITECTURAL ASPHALT SHINGLES
- 09 ARCHITECTURAL GARAGE DOOR

NOTES:

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SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.



01 - 24' TRADITIONAL TH REAR LOADED - TYPICAL REAR ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

PREPARED BY:

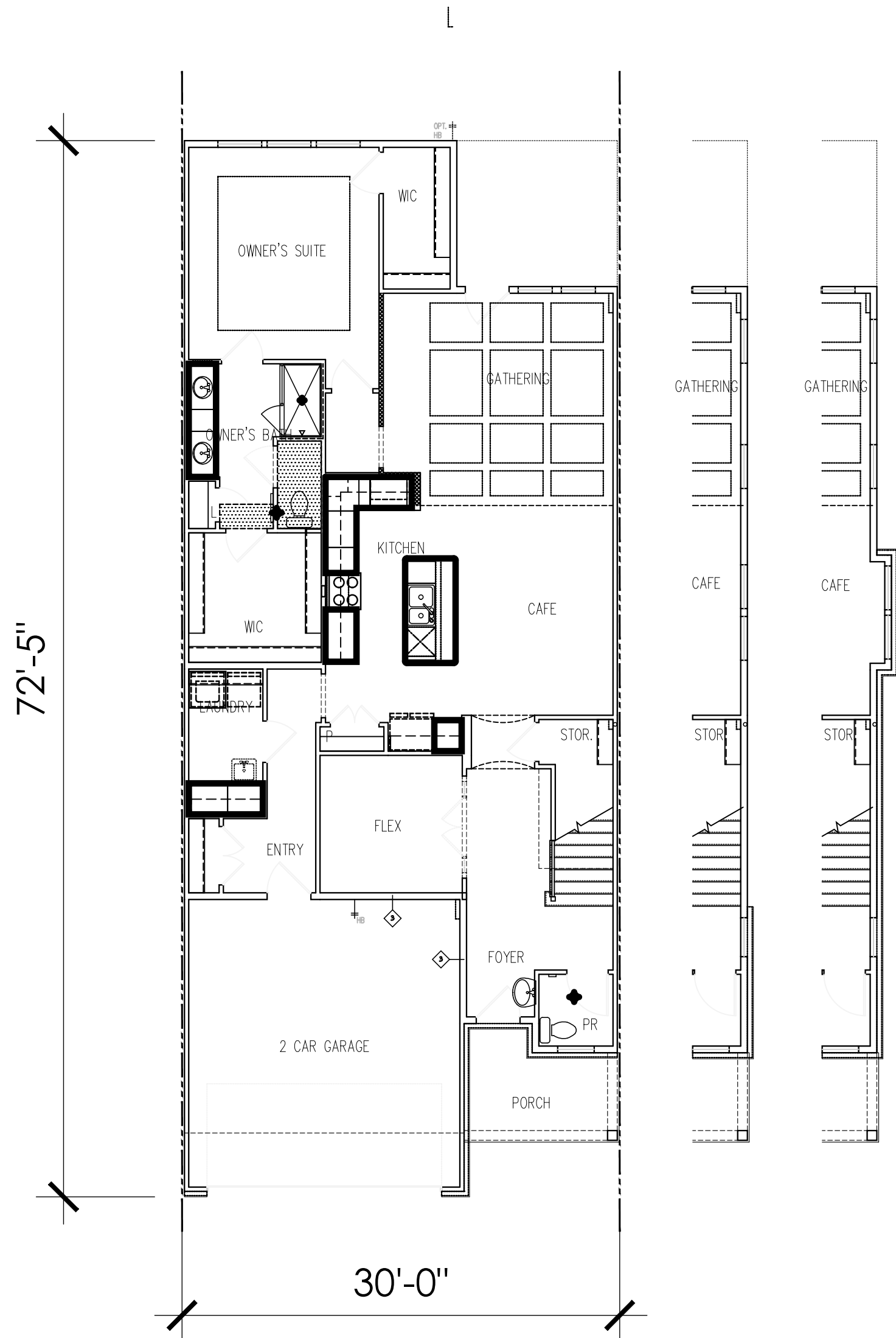
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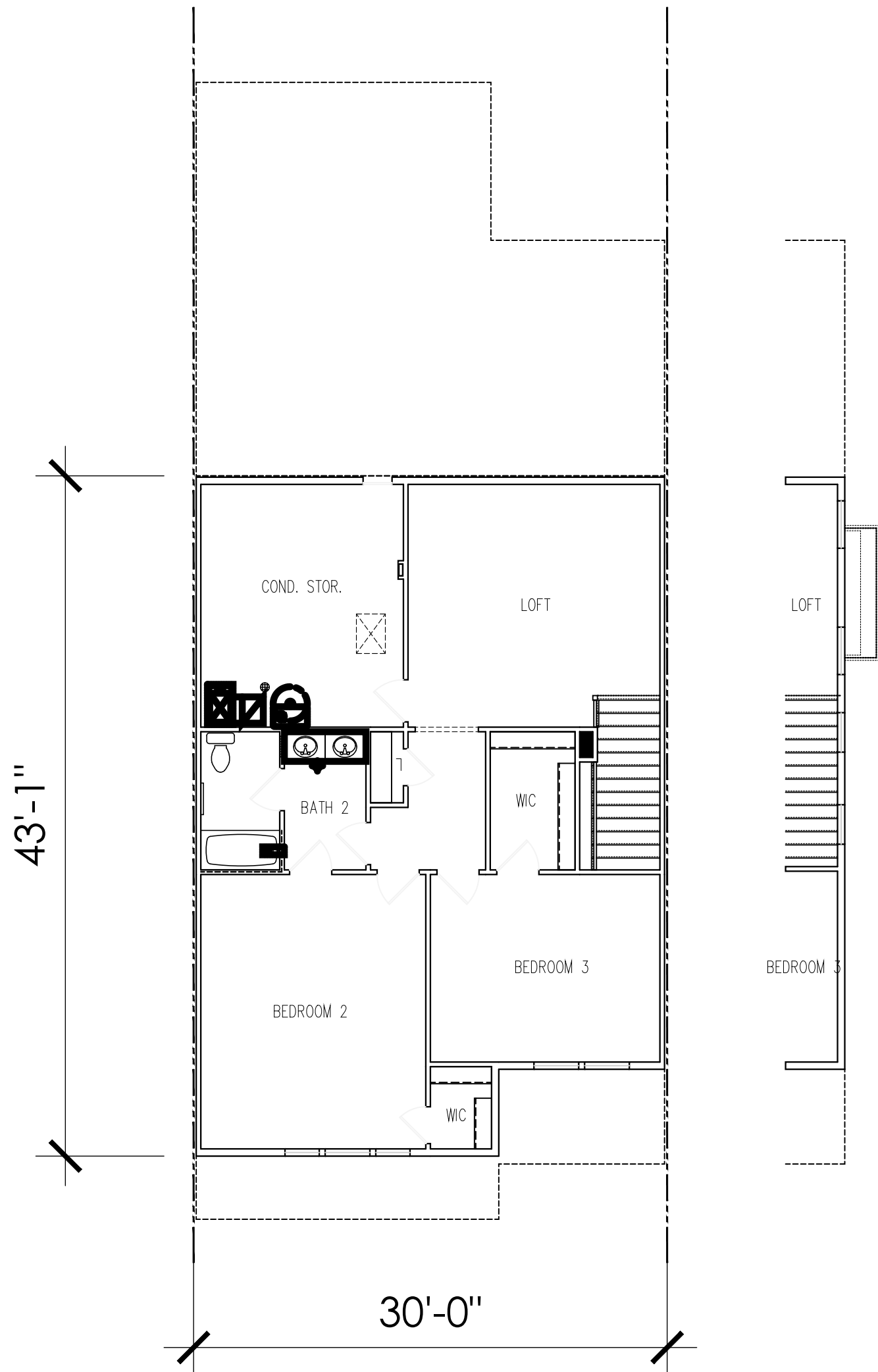
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MARKET RATE 30'-0" TRADITIONAL TOWNHOME LAYOUT - OPTION 1



01 - GROUND FLOOR PLAN & EDGE CONDITION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



02 - SECOND FLOOR PLAN & EDGE CONDITION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

SITE NOTES:

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.
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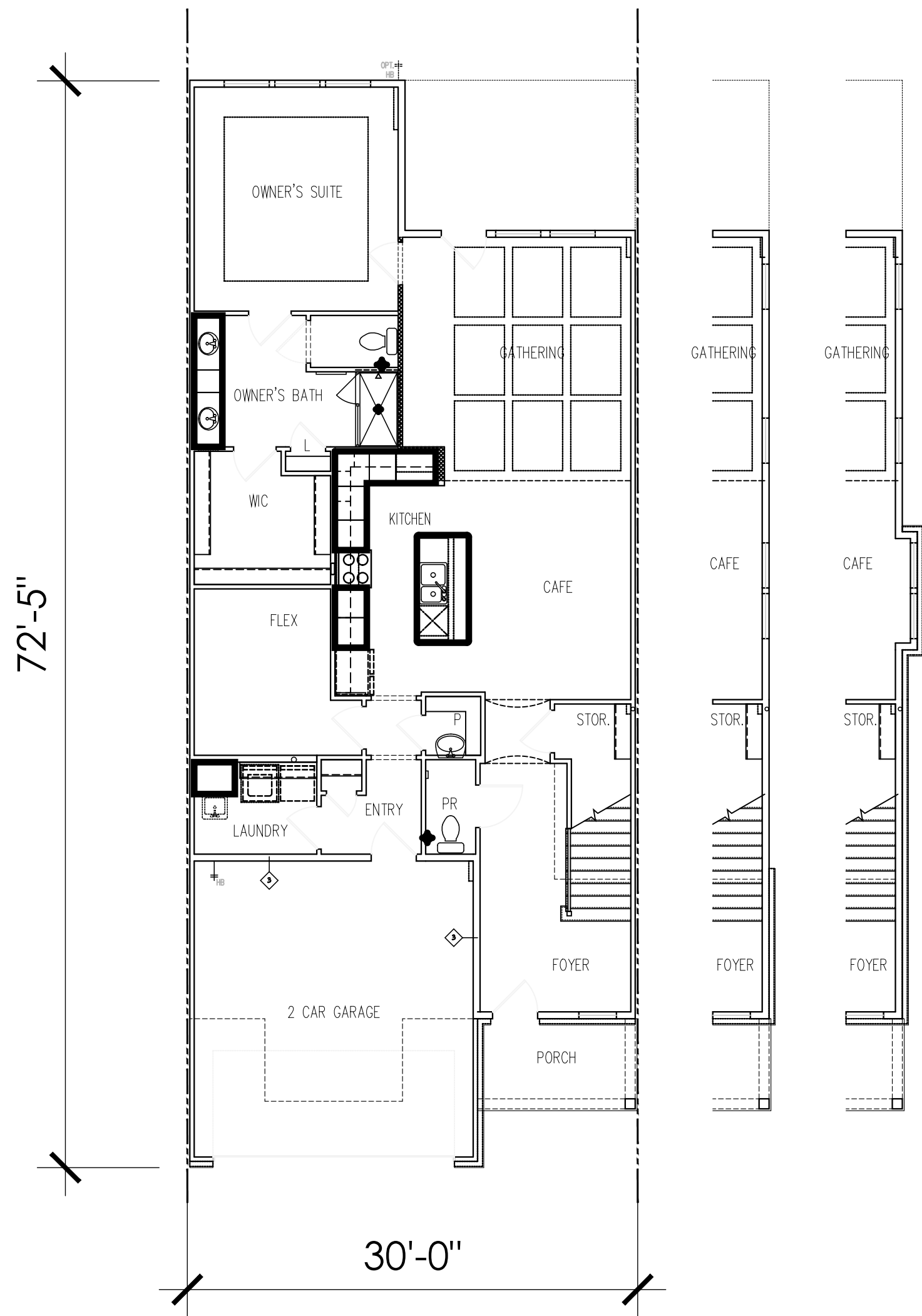
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DATE:	FOR:
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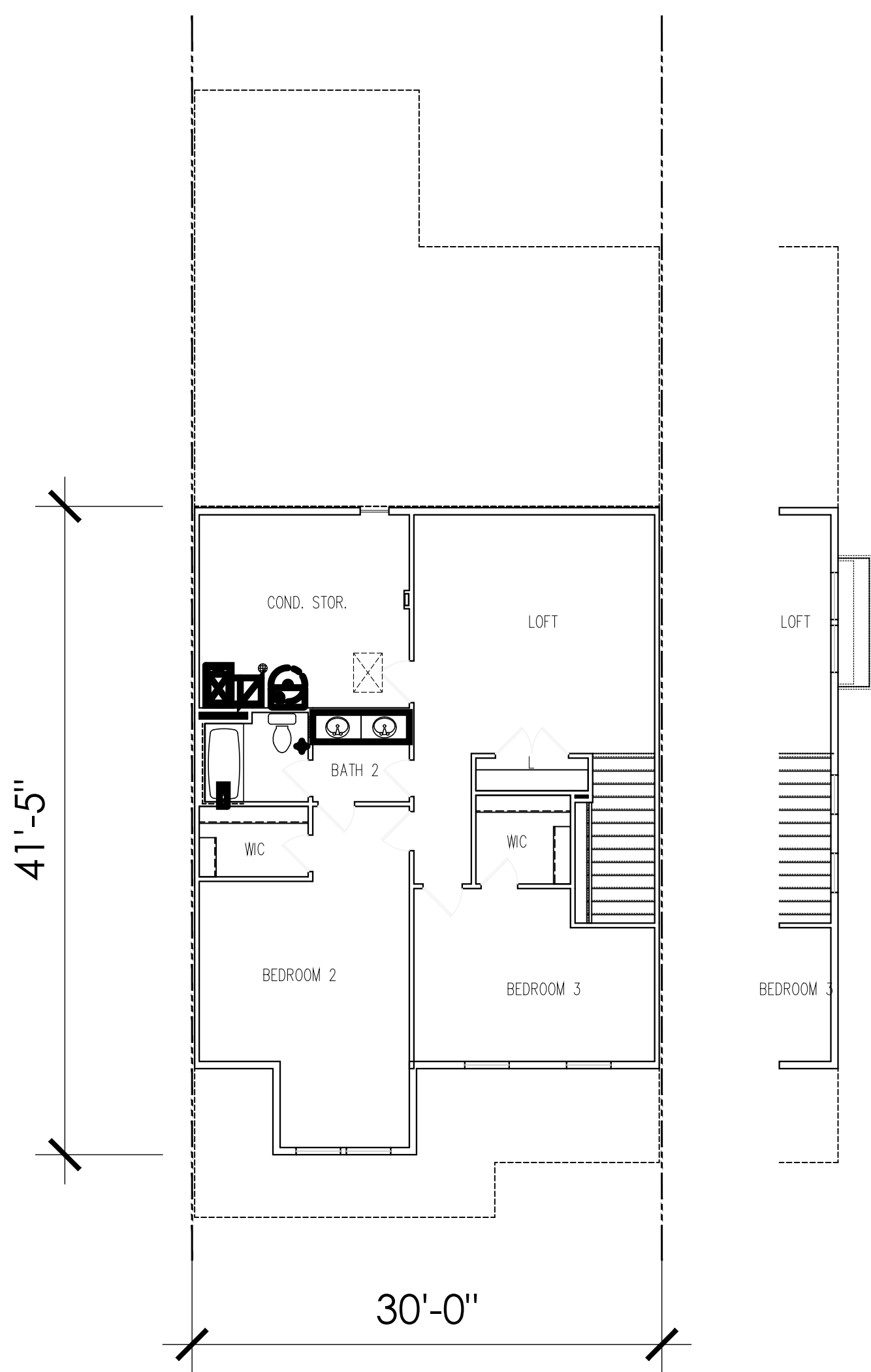
A-32

30' TH BUILDING PLAN

MARKET RATE 30'-0" TRADITIONAL TOWNHOME LAYOUT - OPTION 2



01 - GROUND FLOOR PLAN & EDGE CONDITION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



02 - SECOND FLOOR PLAN & EDGE CONDITION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

SITE NOTES:

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.
3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

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PRINCETON NURSERIES

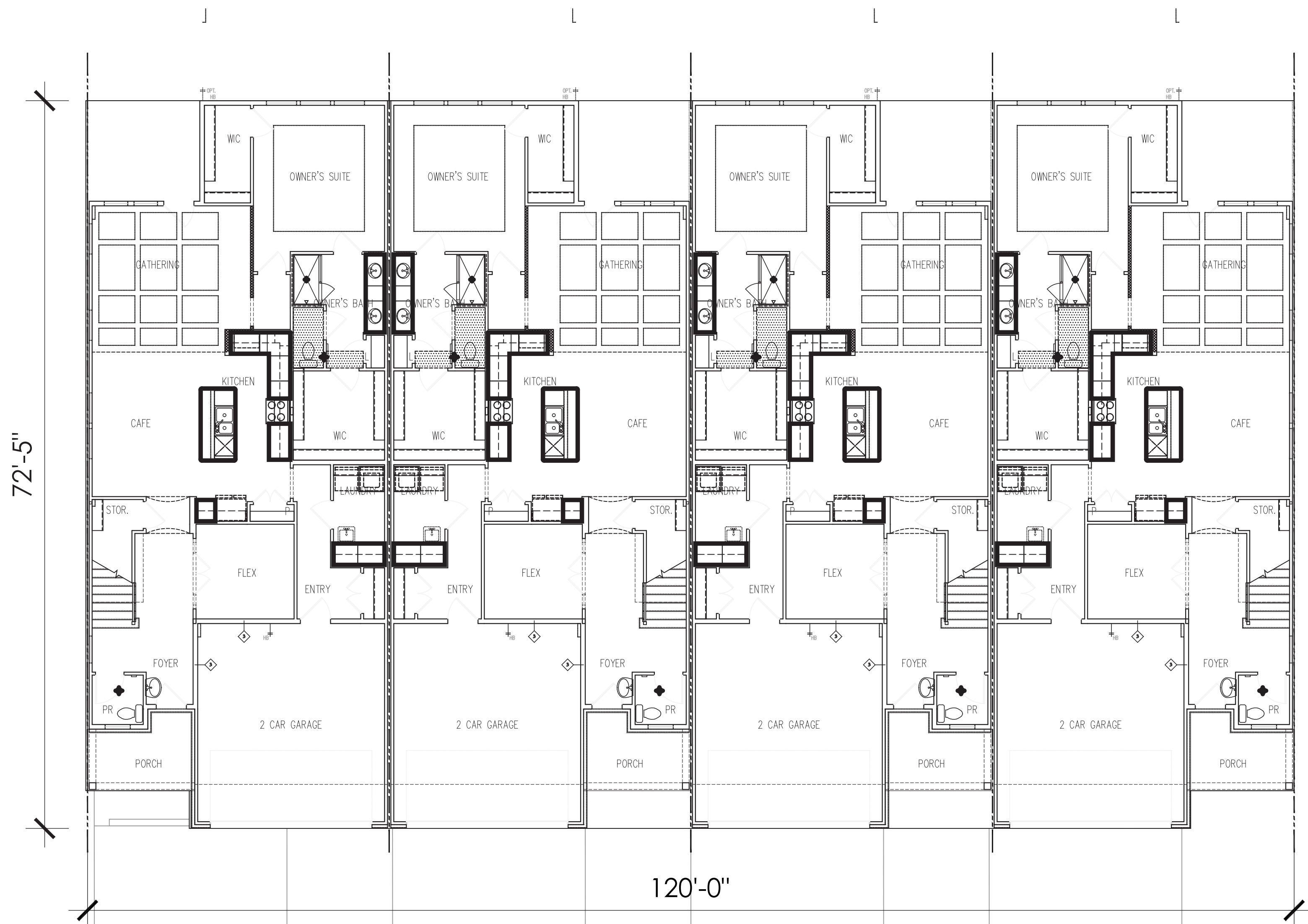
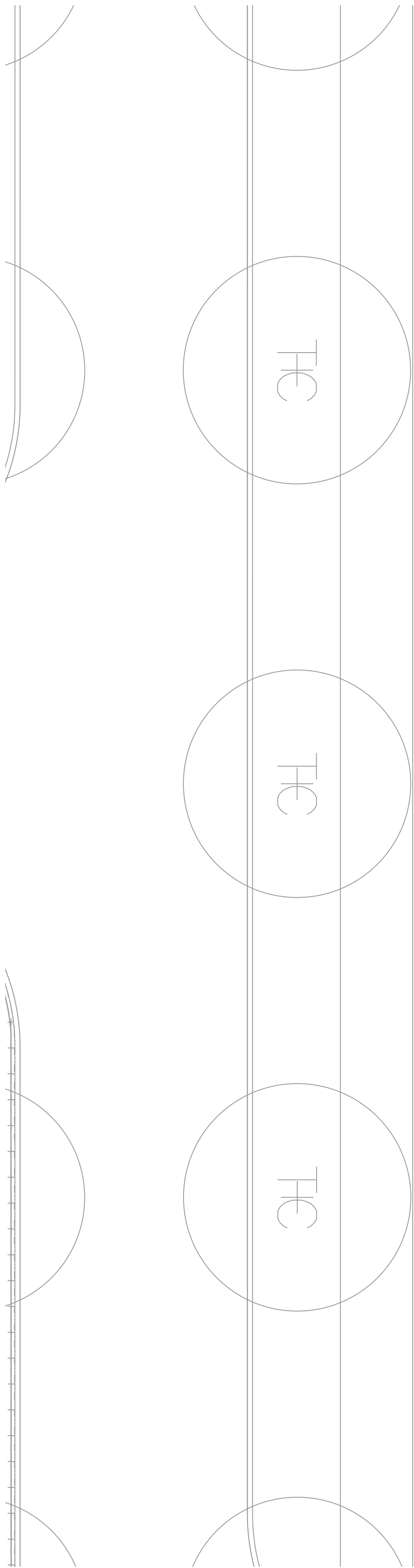
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BLOCK 106, LOT 1

PREPARED FOR:
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07-19-2024	PRELIM + FINAL SITE PLAN
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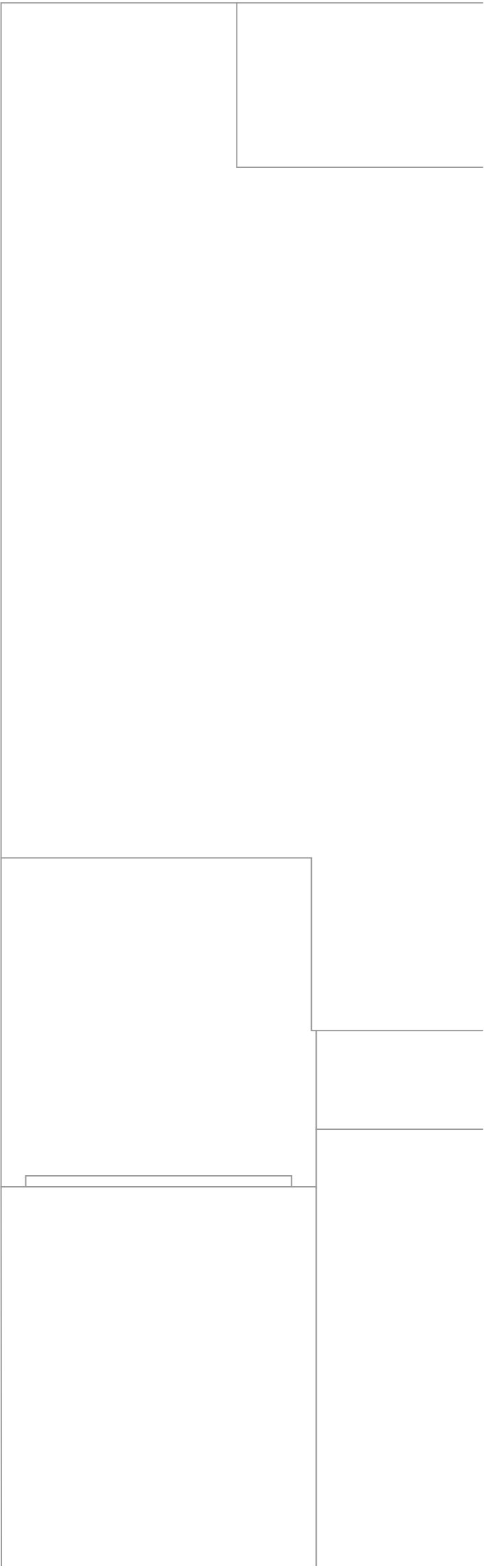
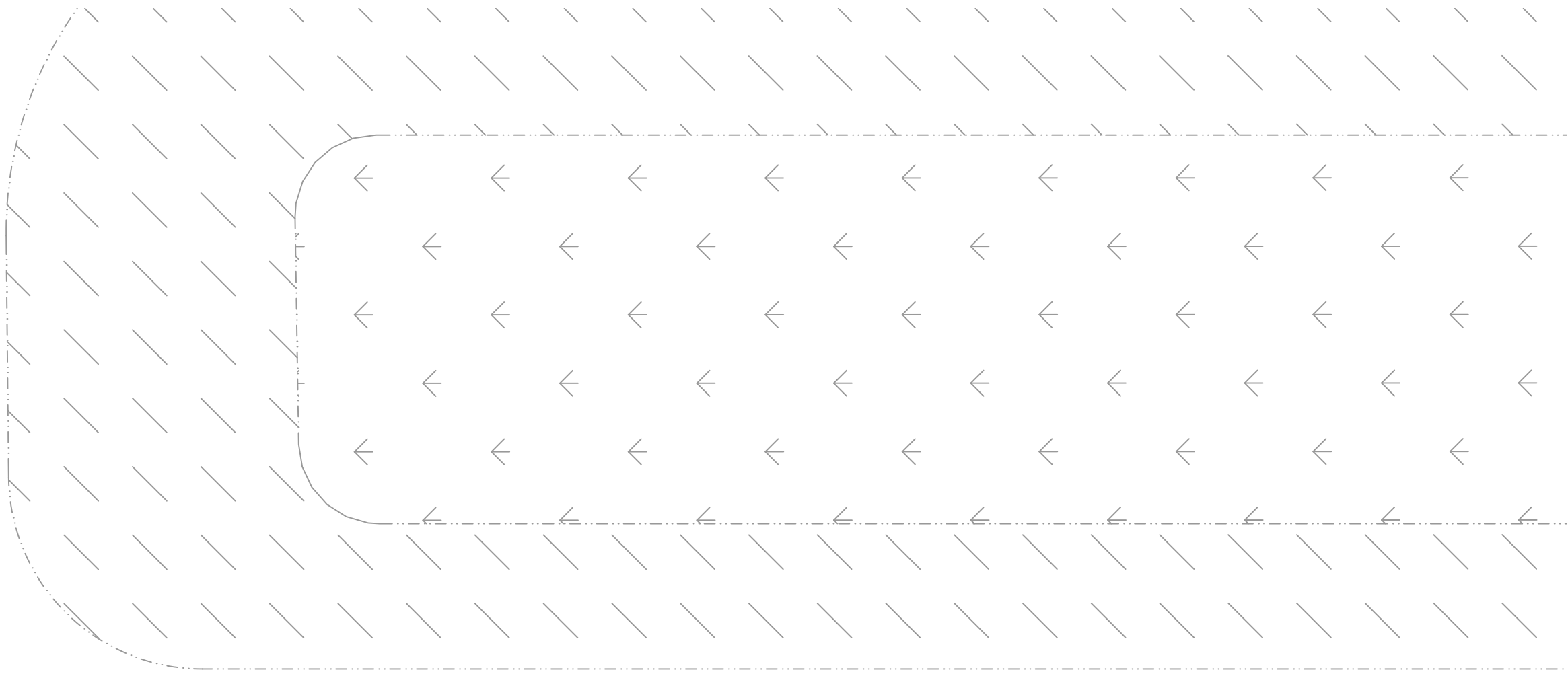
A-33

30' TH BUILDING PLAN



01 - 4 UNIT (30' TOWNHOMES) - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

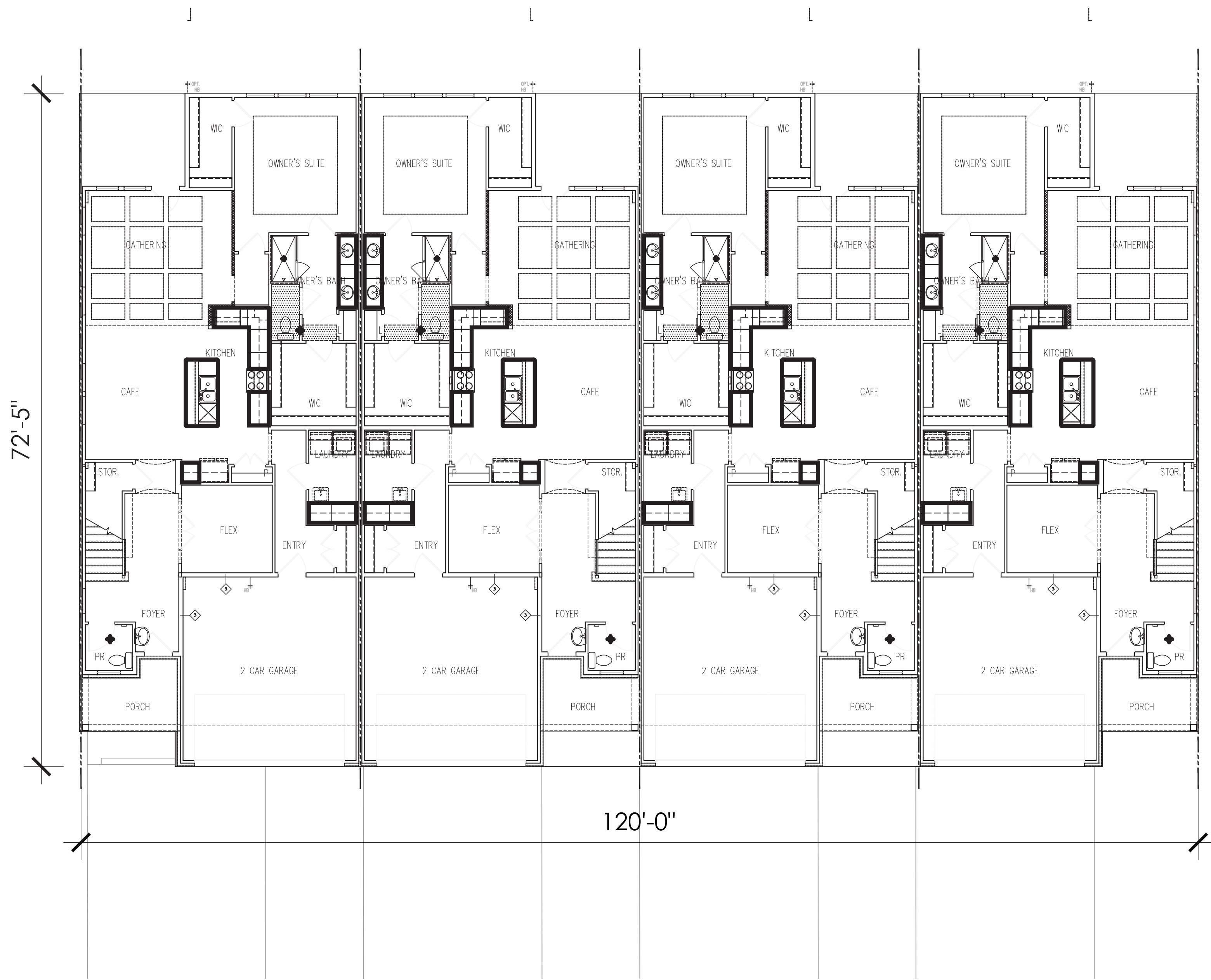
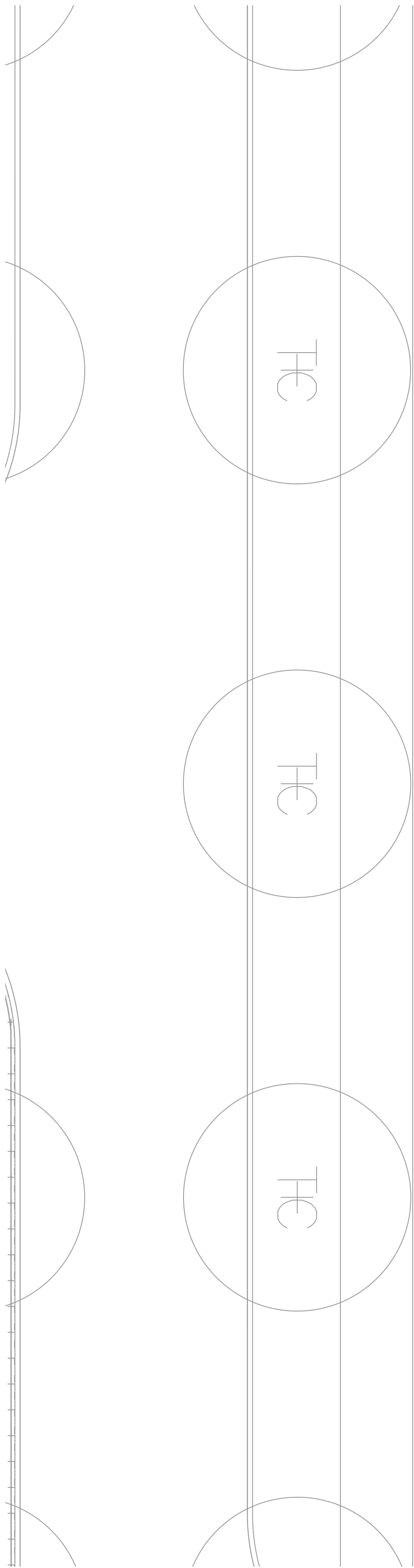


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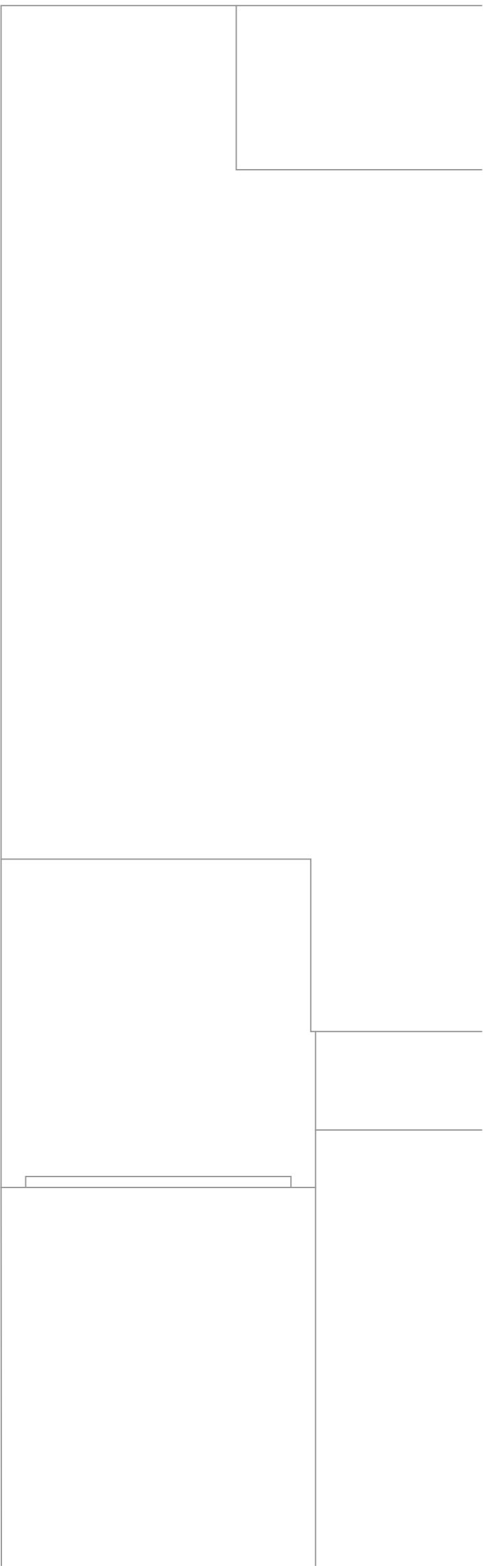
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01 - 4 UNIT (30' TOWNHOMES) - SECOND FLOOR PLAN

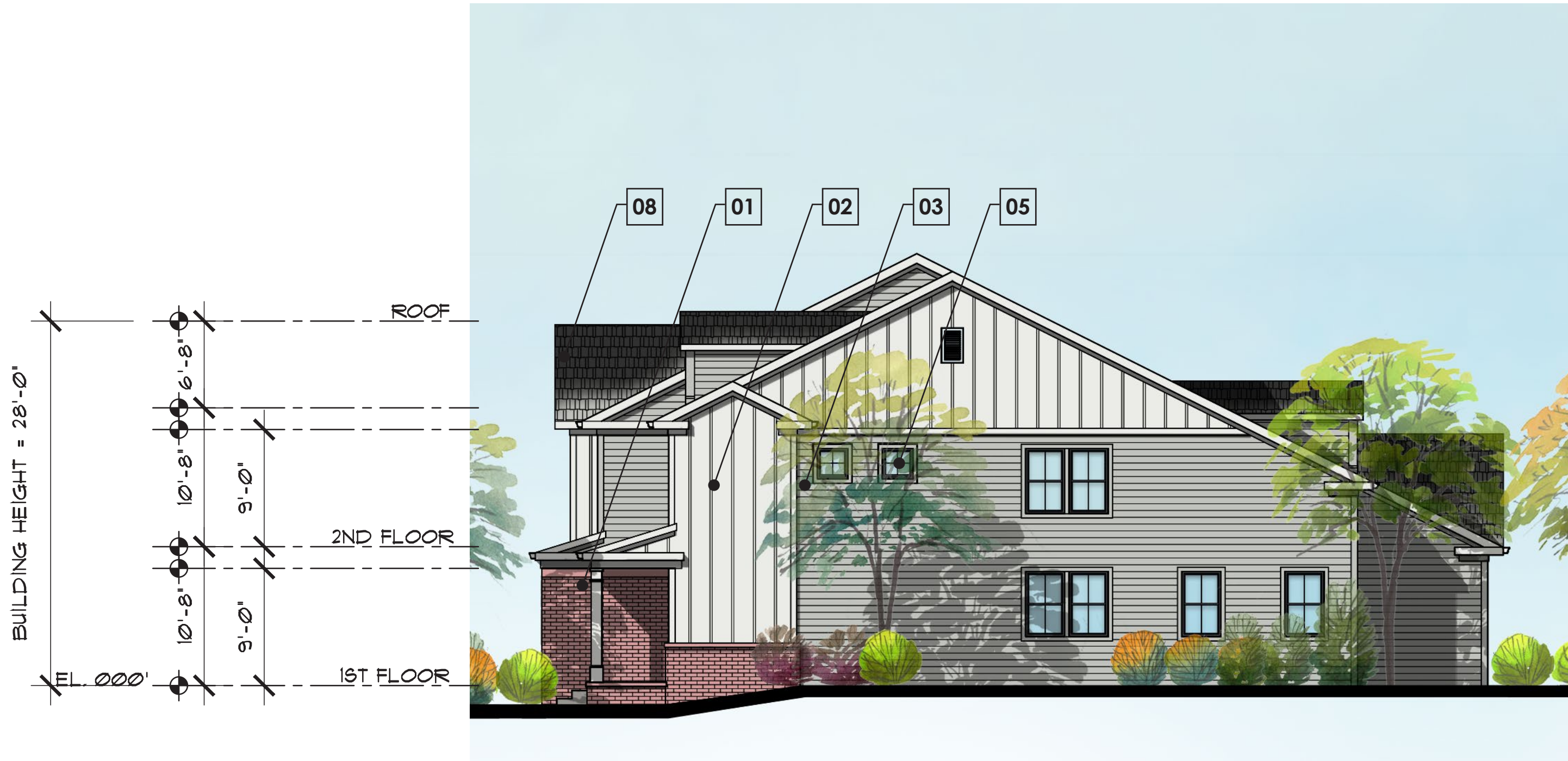
SCALE: 1/8" = 1'-0"



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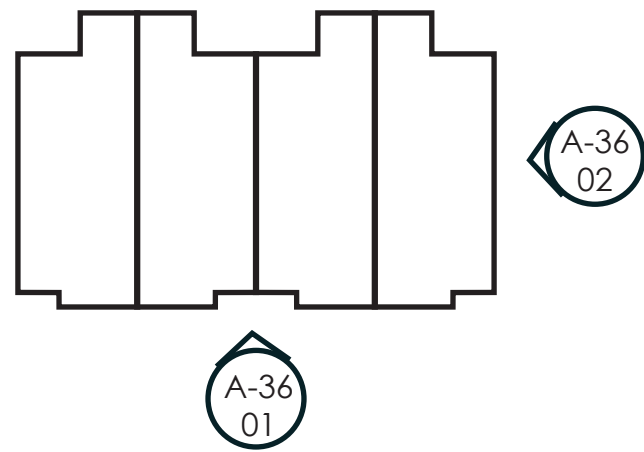


02 - 30' MASTER DOWN TH FRONT LOADED - TYPICAL RIGHT SIDE ELEVATION
SCALE: 1/16" = 1'-0"
0 4' 8' 16'



01 - 30' MASTER DOWN TH FRONT LOADED - TYPICAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

KEY PLAN:



MATERIALS KEY:

- 01 BRICK 1
- 02 FIBER CEMENT PANEL 01
- 03 FIBER CEMENT PANEL 02
- 04 FIBER CEMENT PANEL 03
- 05 VINYL WINDOW
- 06 ARCHITECTURAL METAL RAILING
- 07 ARCHITECTURAL METAL ROOF
- 08 ARCHITECTURAL ASPHALT SHINGLES
- 09 ARCHITECTURAL GARAGE DOOR

NOTES:

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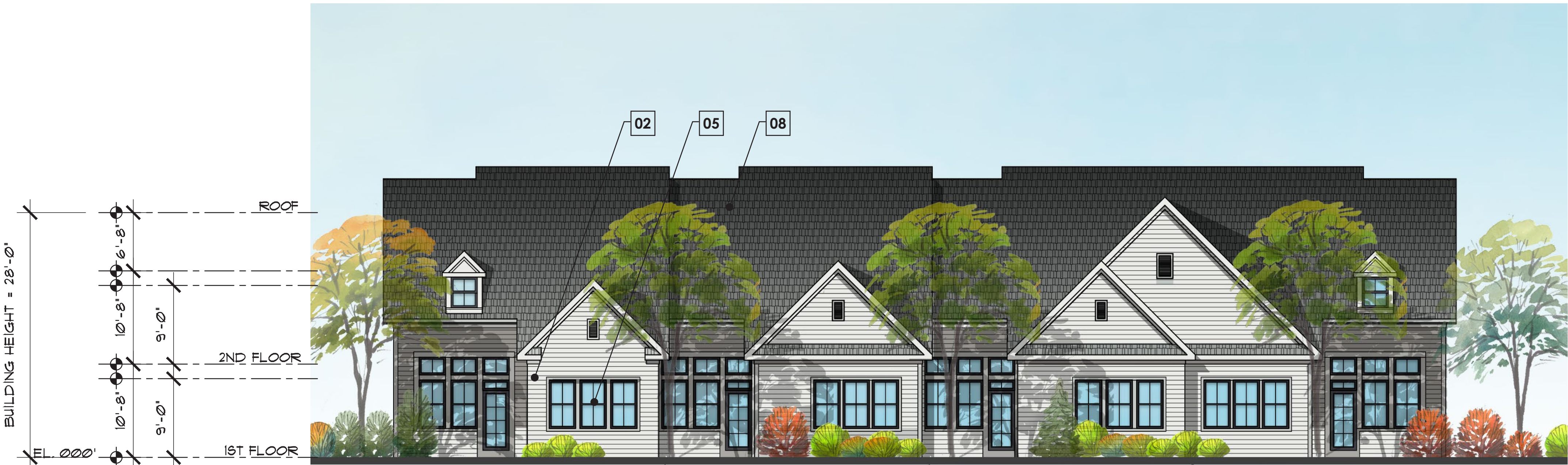
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A-36
30' TH ELEVATIONS

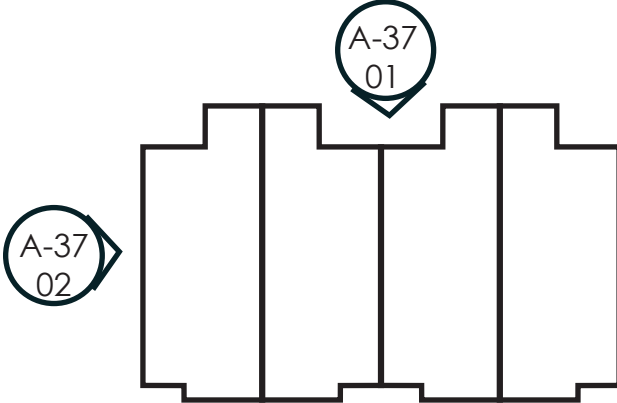


02 - 30' MASTER DOWN TH FRONT LOADED - TYPICAL LEFT SIDE ELEVATION
SCALE: 1/16" = 1'-0"
0 4' 8' 16'



01 - 30' MASTER DOWN TH FRONT LOADED - TYPICAL REAR ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

KEY PLAN:



MATERIALS KEY:

- 01 BRICK 1
- 02 FIBER CEMENT PANEL 01
- 03 FIBER CEMENT PANEL 02
- 04 FIBER CEMENT PANEL 03
- 05 VINYL WINDOW
- 06 ARCHITECTURAL METAL RAILING
- 07 ARCHITECTURAL METAL ROOF
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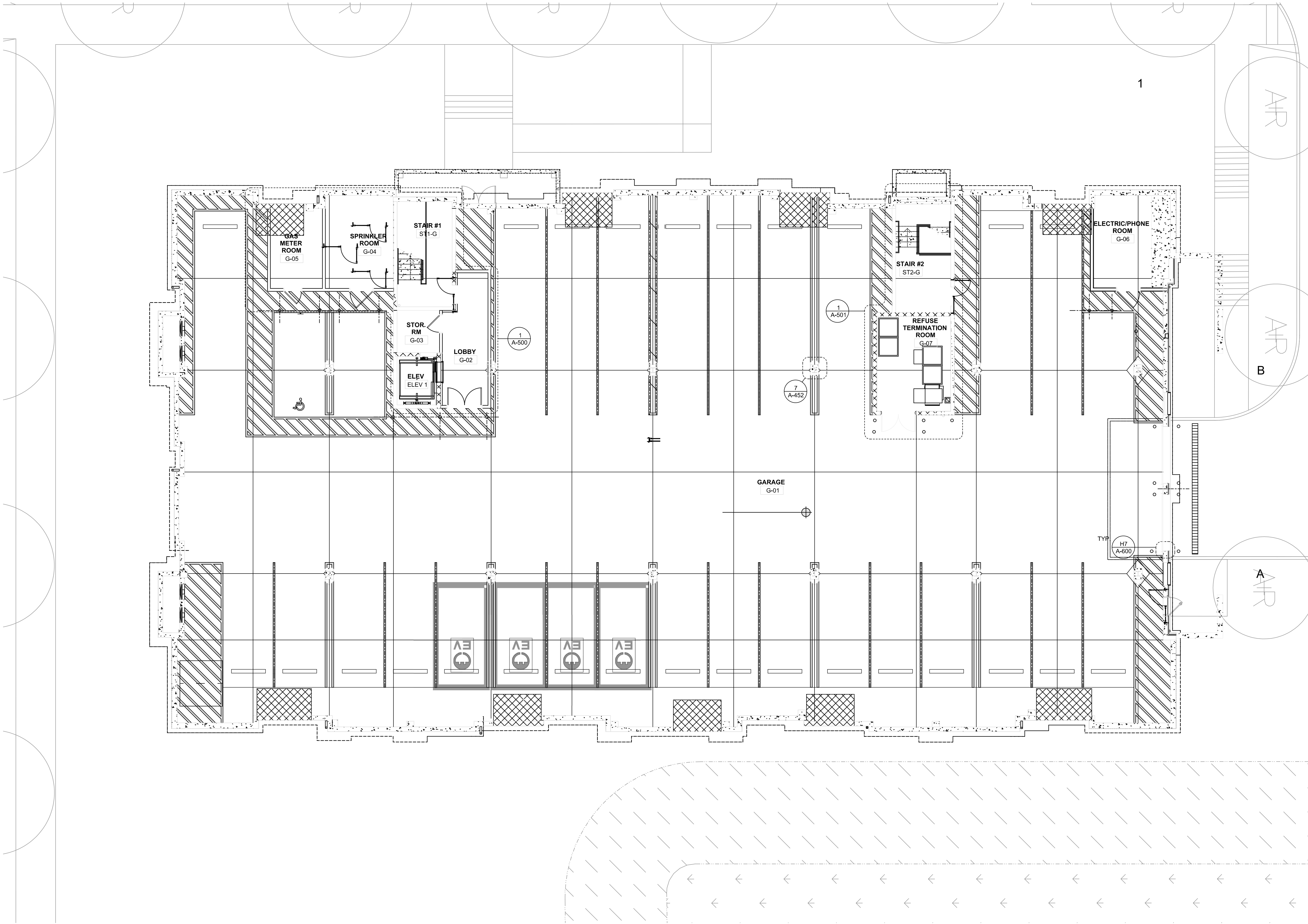
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A-37
30' TH ELEVATIONS



01 - BASEMENT GARAGE FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 8' 16' 24'

PARKING CALCULATIONS:

TOTAL PROPOSED GARAGE PARKING: XX SPACES

REFER TO CIVIL DRAWINGS/ TRAFFIC ANALYSIS FOR TOTAL PROPOSED PARKING/ SHARED PARKING ANALYSIS

SITE NOTES:

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.
3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

REFUSE/RECYCLING:

COMPACTOR IS HYDRAULICALLY OPERATED EXTRUDER-TYPE UNIT. SOLID WASTE WILL BE DELIVERED TO UNIT VIA MULTI-STORY TRASH CHUTE WITH OPENINGS ON EACH RESIDENTIAL FLOOR. COMPACTED REFUSE WILL BE EXTRUDED INTO CONTINUOUS PLASTIC TUBING OR INDIVIDUAL PLASTIC BAGS, WHICH WILL BE STORED IN TRASH COMPACTOR ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

RECYCLING BINS WILL BE LOCATED ON EACH FLOOR AND WILL BE COLLECTED BY BUILDING MANAGEMENT AND STORED IN REFUSE/RECYCLING TERMINATION ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

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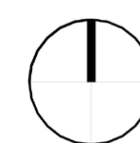
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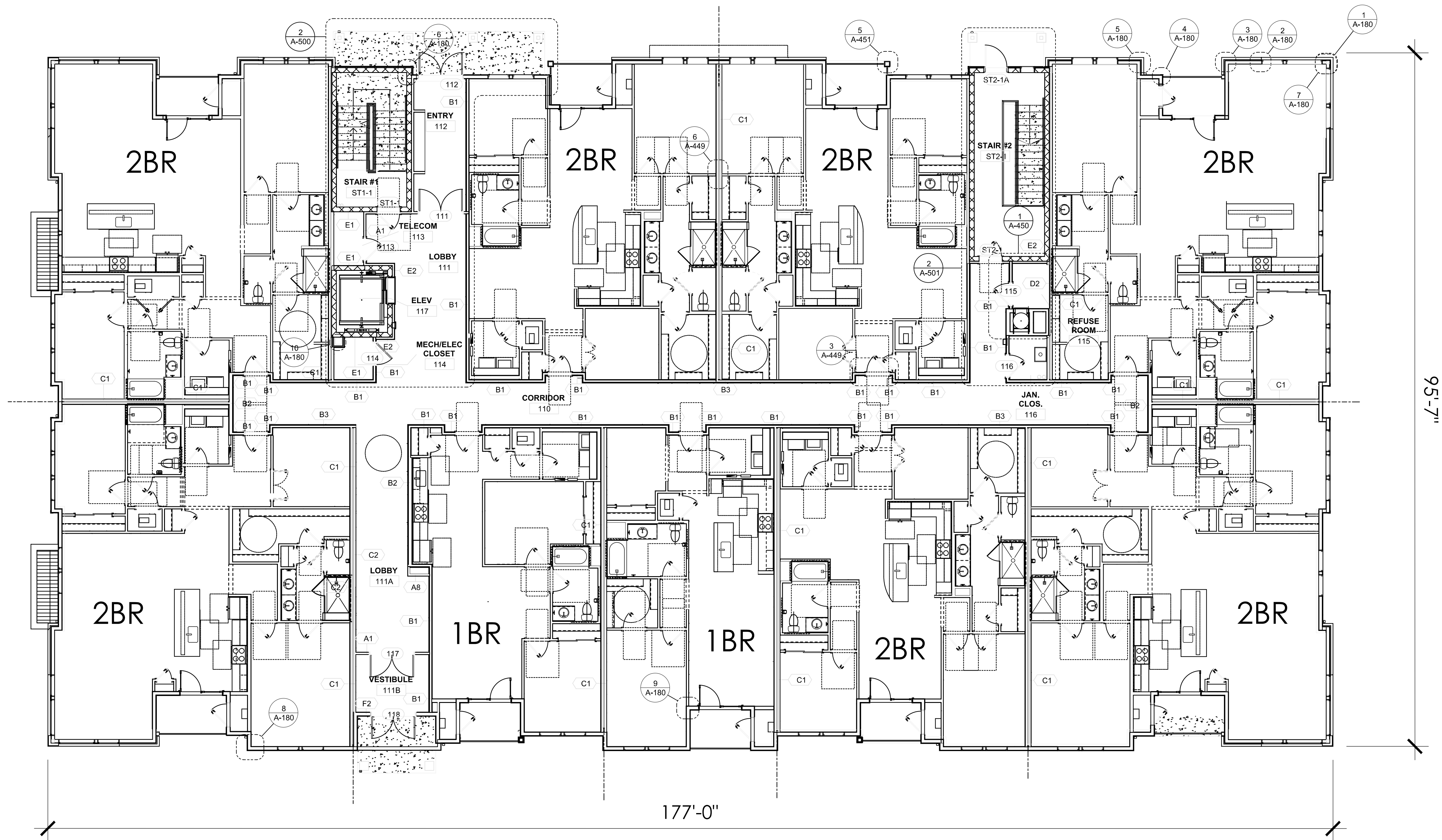
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A-38

MULTIFAMILY FLAT BUILDING PLAN

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01 - GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 8' 16' 24'

PARKING CALCULATIONS:

TOTAL PROPOSED GARAGE PARKING: XX SPACES

REFER TO CIVIL DRAWINGS/ TRAFFIC ANALYSIS FOR TOTAL PROPOSED PARKING/ SHARED PARKING ANALYSIS

SITE NOTES:

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REFUSE/RECYCLING:

COMPACTOR IS HYDRAULICALLY OPERATED EXTRUDER-TYPE UNIT. SOLID WASTE WILL BE DELIVERED TO UNIT VIA MULTI-STORY TRASH CHUTE WITH OPENINGS ON EACH RESIDENTIAL FLOOR. COMPACTED REFUSE WILL BE EXTRUDED INTO CONTINUOUS PLASTIC TUBING OR INDIVIDUAL PLASTIC BAGS, WHICH WILL BE STORED IN TRASH COMPACTOR ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

RECYCLING BINS WILL BE LOCATED ON EACH FLOOR AND WILL BE COLLECTED BY BUILDING MANAGEMENT AND STORED IN REFUSE/RECYCLING TERMINATION ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

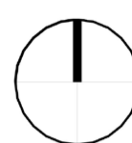
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TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102
MINNOWASKO.COM

PRINCETON NURSERIES

PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
BLOCK 102, LOTS 5 + 6
BLOCK 106, LOT 1

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER, LLC

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MULTIFAMILY FLAT BUILDING PLAN

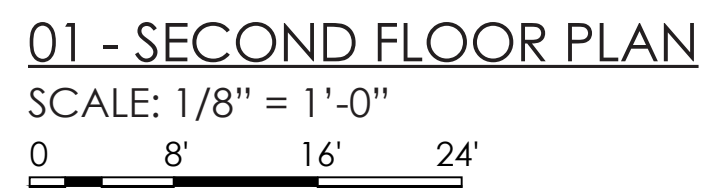
XX-XXXX-XX
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TOTAL PROPOSED GARAGE PARKING: XX SPACES

SITE NOTES:

- REFUSE/RECYCLING:**

RECYCLING BINS WILL BE LOCATED ON EACH FLOOR AND WILL BE COLLECTED BY BUILDING MANAGEMENT AND STORED IN REFUSE/RECYCLING TERMINATION ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.



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PREPARED FOR:
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MULTIFAMILY FLAT BUILDING PLAN

TOTAL PROPOSED GARAGE PARKING: XX SPACES

REFER TO CIVIL DRAWINGS/ TRAFFIC ANALYSIS FOR TOTAL
PROPOSED PARKING/ SHARED PARKING ANALYSIS

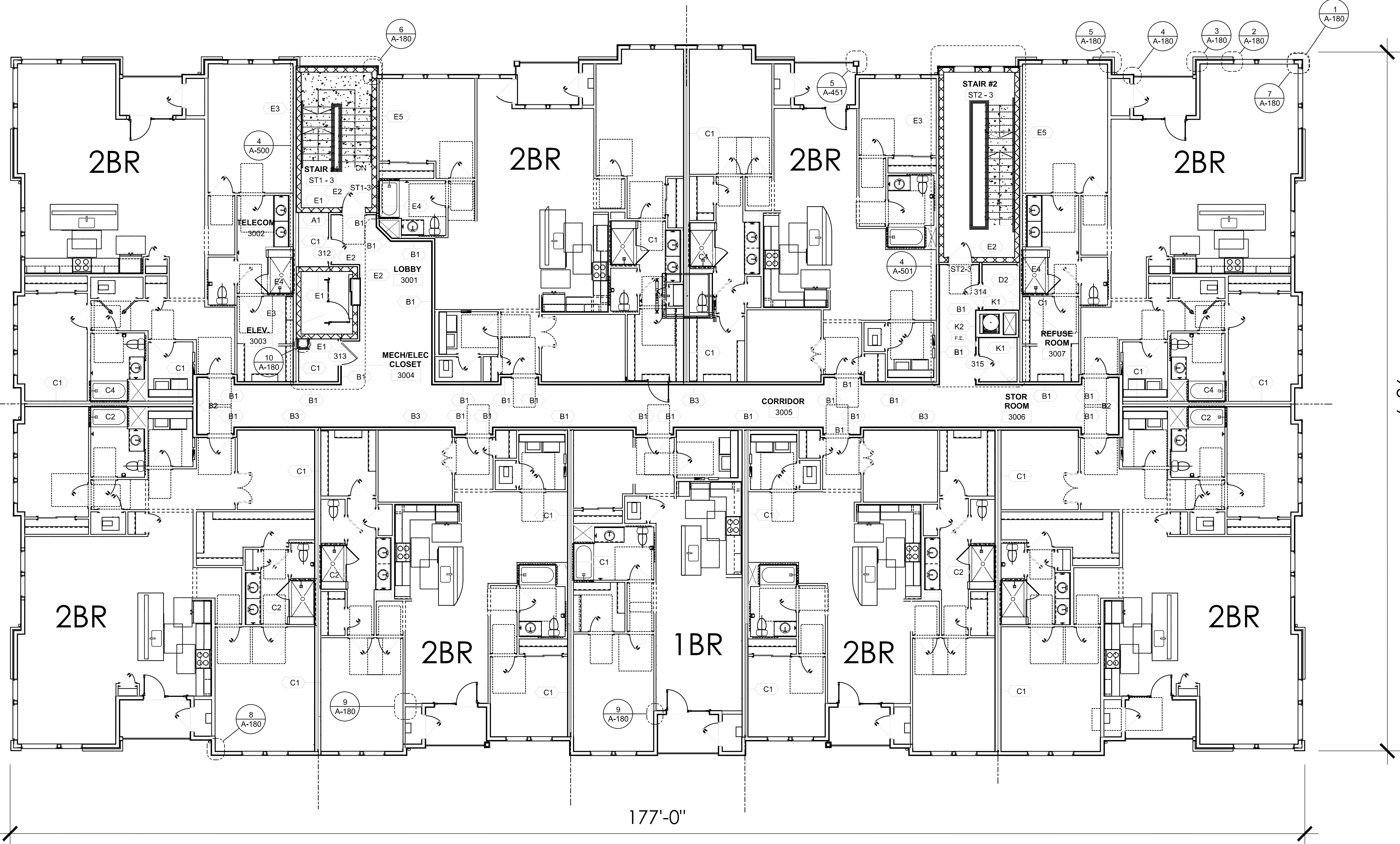
1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.

2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.

3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

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SCALE: 1/8" = 1'-0"

PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
BLOCK 102, LOTS 5 + 6
BLOCK 106, LOT 1

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WRV NURSERIES PLAINSBORO OWNER, LLC

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MULTIFAMILY FLAT BUILDING PLAN

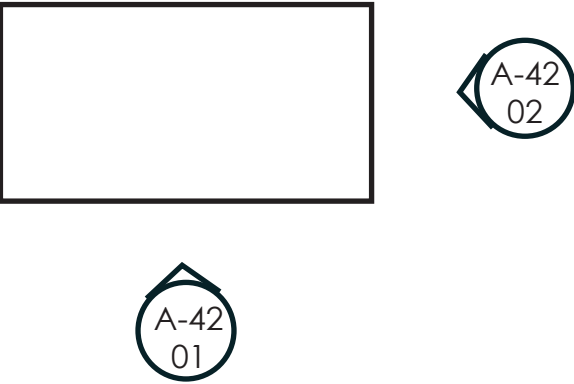


02 - MULTIFAMILY FLATS - TYPICAL LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



01 - MULTIFAMILY FLATS - TYPICAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

KEY PLAN:



MATERIALS KEY:

- 01 BRICK 1
- 02 FIBER CEMENT PANEL 01
- 03 FIBER CEMENT PANEL 02
- 04 FIBER CEMENT PANEL 03
- 05 FIBER CEMENT PANEL 04
- 06 VINYL WINDOW
- 07 METAL RAILING
- 08 ARCHITECTURAL METAL ROOF
- 09 ARCHITECTURAL GARAGE DOOR

NOTES:

PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.

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MULTI-FAMILY FLAT ELEVATIONS



02 - MULTIFAMILY FLATS - TYPICAL RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

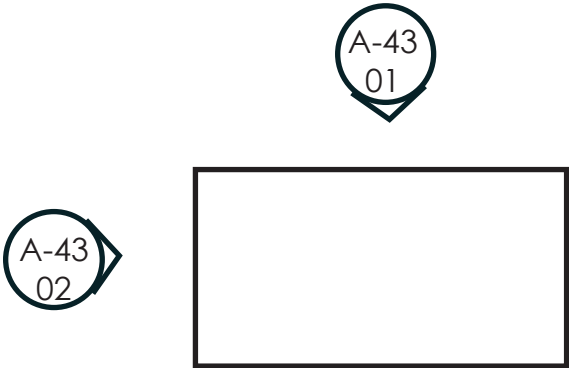


01 - MULTIFAMILY FLATS - REAR ELEVATION

SCALE: 1/8" = 1'-0"



KEY PLAN:



MATERIALS KEY:

- 01 BRICK 1
- 02 FIBER CEMENT PANEL 01
- 03 FIBER CEMENT PANEL 02
- 04 FIBER CEMENT PANEL 03
- 05 FIBER CEMENT PANEL 04
- 06 VINYL WINDOW
- 07 METAL RAILING
- 08 ARCHITECTURAL METAL ROOF
- 09 ARCHITECTURAL GARAGE DOOR

NOTES:

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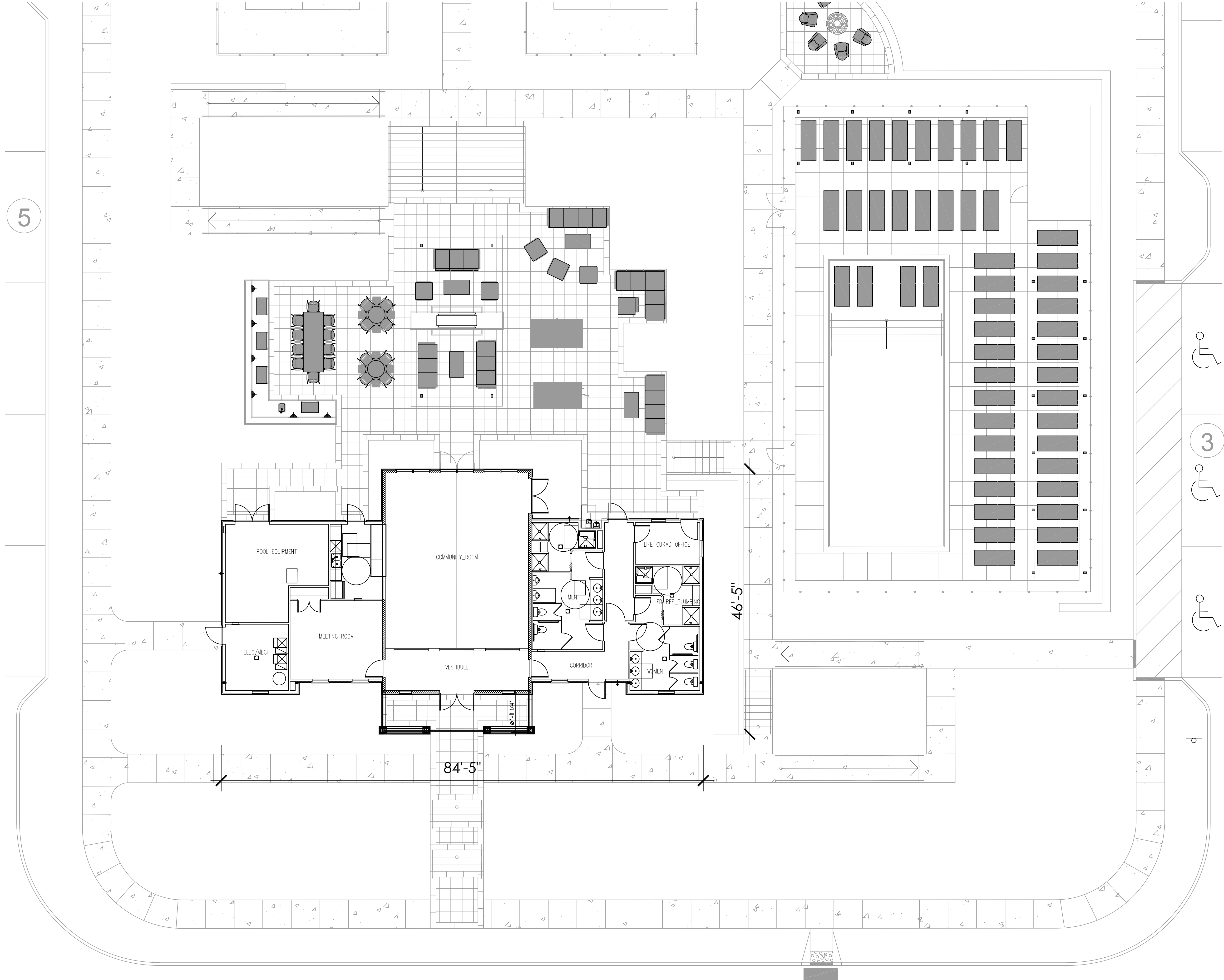
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MULTI-FAMILY FLAT ELEVATIONS

01 - GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



SITE NOTES:

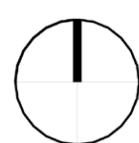
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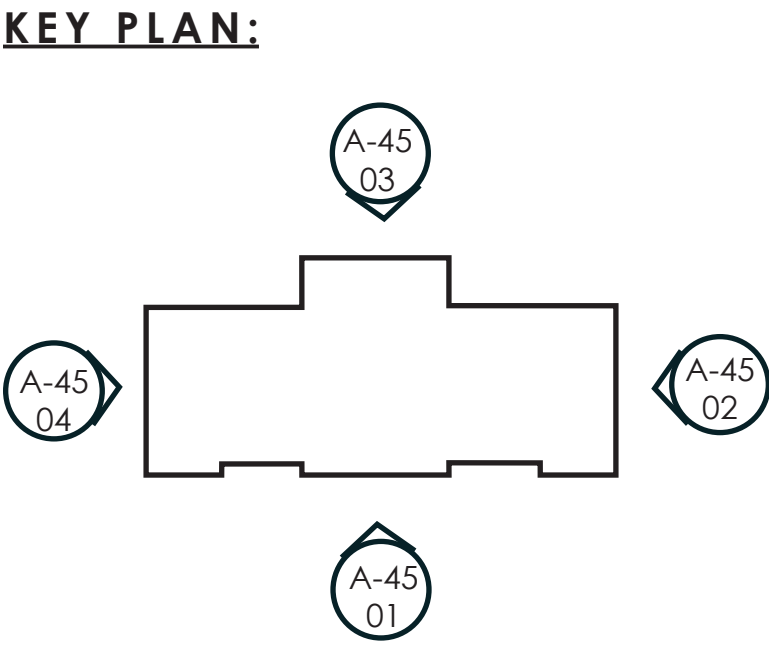
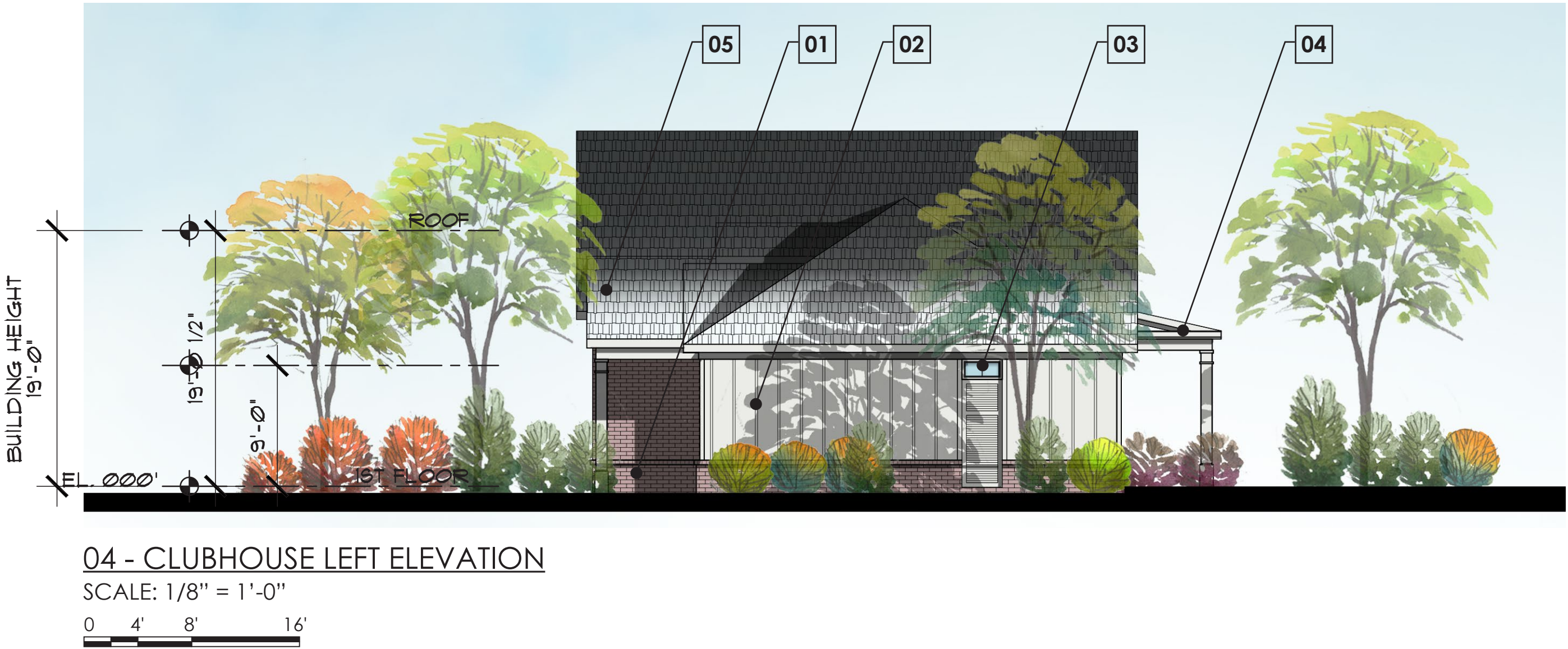
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CLUBHOUSE BUILDING PLAN

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- MATERIALS KEY:**
- 01 BRICK
 - 02 FIBER CEMENT PANEL
 - 03 VINYL WINDOW
 - 04 ARCHITECTURAL METAL ROOF
 - 05 ARCHITECTURAL ASPHALT SHINGLES

NOTES:

PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

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CLUBHOUSE ELEVATIONS