

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

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A-23	20' TH BUILDING PLANS
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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

### PROJECT UNIT MIX - SITE EAST:

#### TOTAL PROJECT

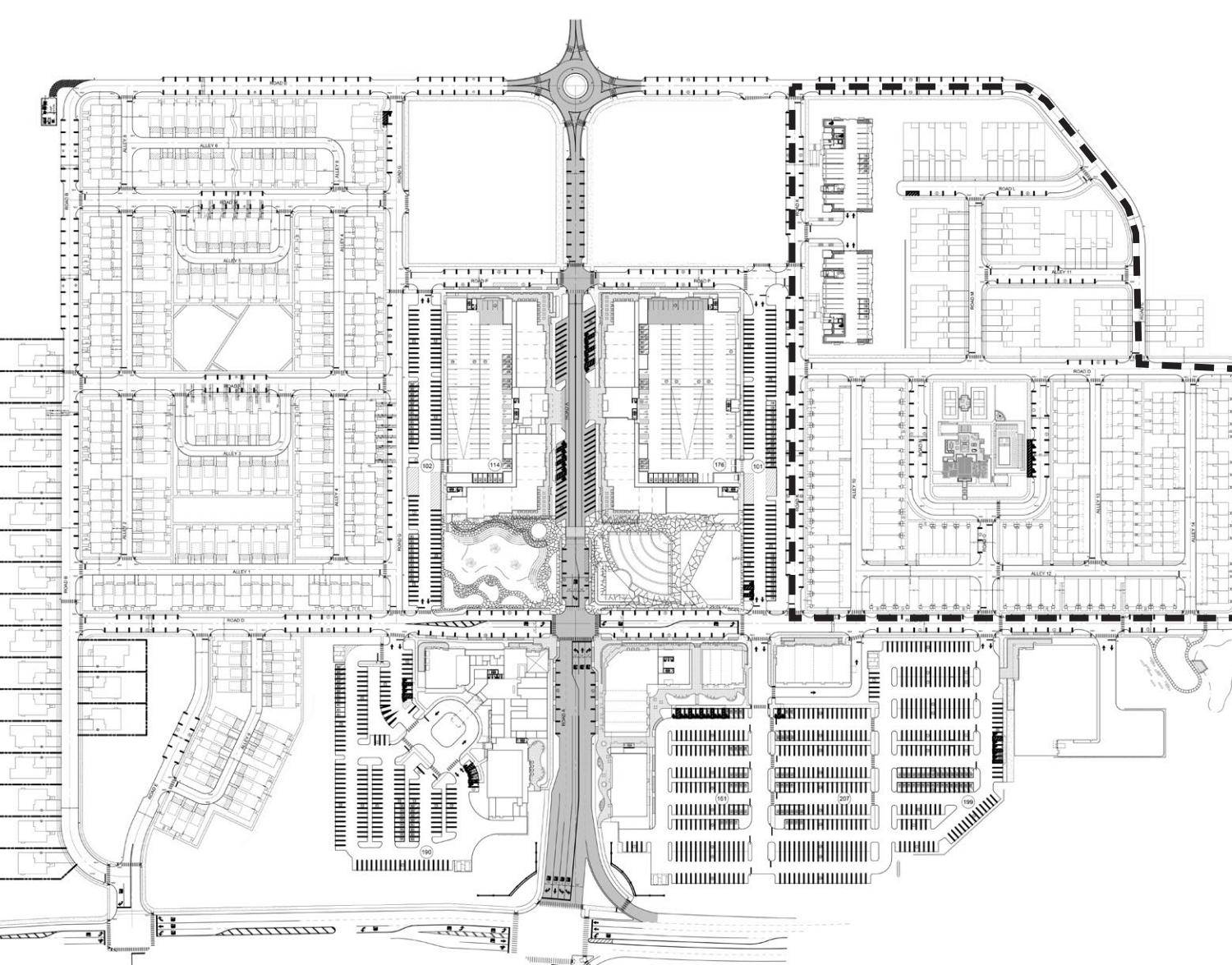
TRADITIONAL TOWNHOMES (20'):	18 UNITS	07%
TRADITIONAL TOWNHOMES (24'):	33 UNITS	12%
STACKED TOWNHOMES (26'):	48 UNITS	18%
STACKED TOWNHOMES (22'):	46 UNITS	17%
STACKED TOWNHOMES (AFFORDABLE):	20 UNITS	07%
FLATS (AGE-RESTRICTED):	72 UNITS	27%
CARRIAGE HOMES (AGE-RESTRICTED)	31 UNITS	12%
<b>TOTAL:</b>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

#### 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

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

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

**C-01**

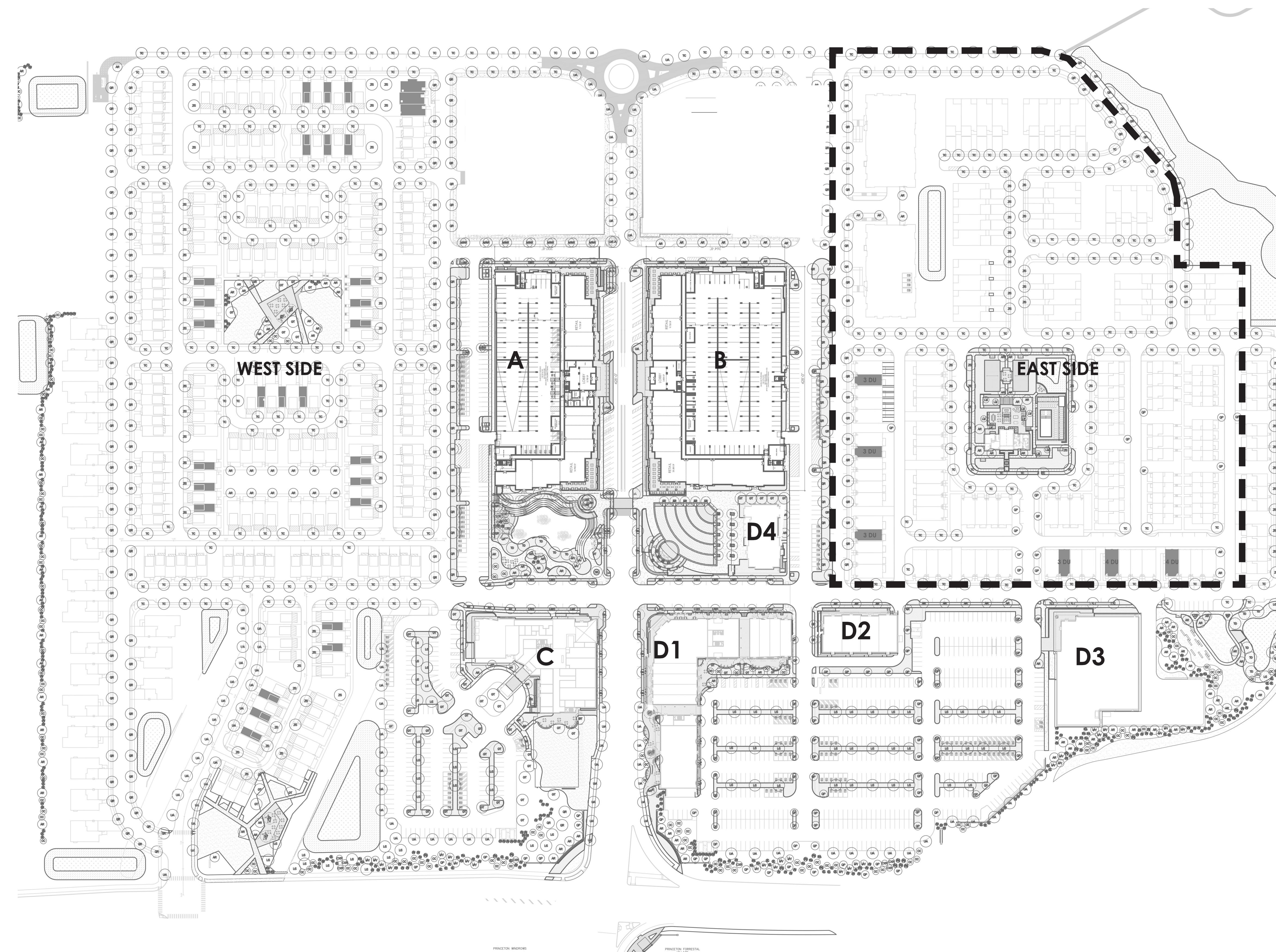
COVER SHEET

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## AFFORDABLE UNITS:

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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 - AFFORABLE HOUSING SITE DIAGRAM

SCALE: 1" = 100-0"

**A-01**

---

PREPARED BY:

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80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 [MINNOWASKO.COM](http://MINNOWASKO.COM)  
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# PRINCETON NURSERIES

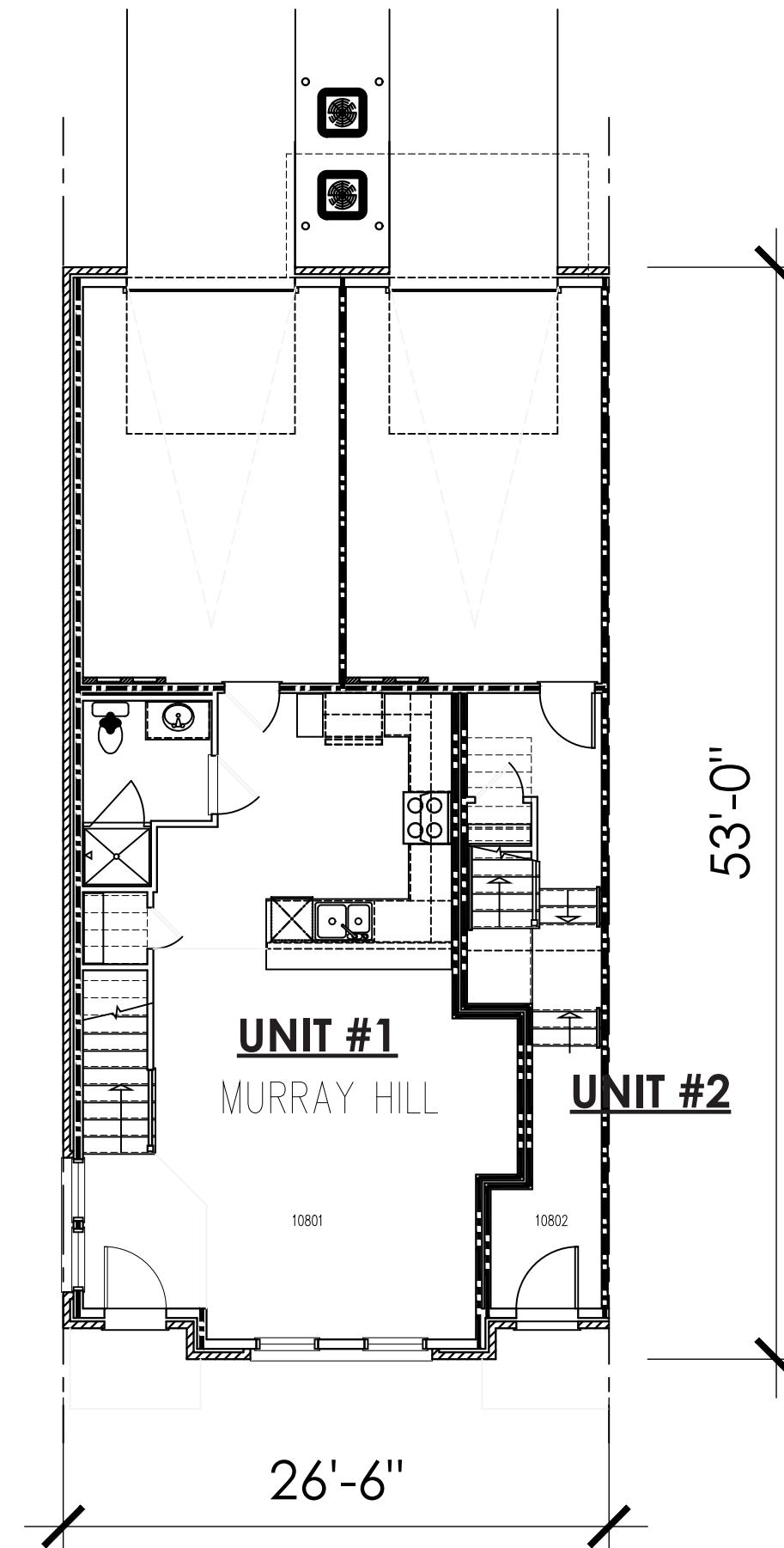
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY  
BLOCK 102, LOTS 5 + 6

PREPARED FOR:  
WRV NURSERIES PLAINSBORO OWNER, LLC

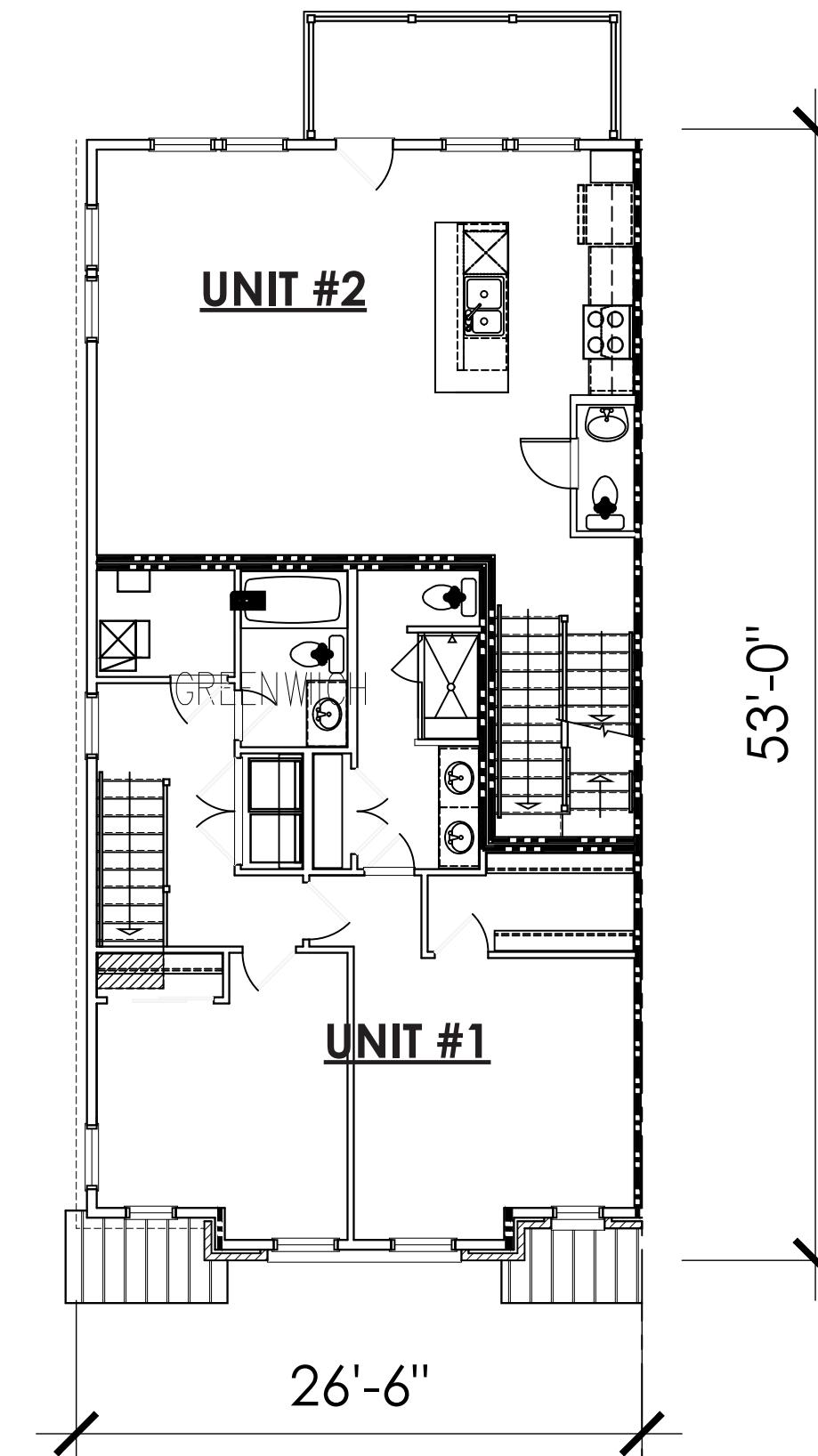
<b>ISSUE:</b>	
<b>DATE:</b>	<b>FOR:</b>
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**SITE NOTES:**

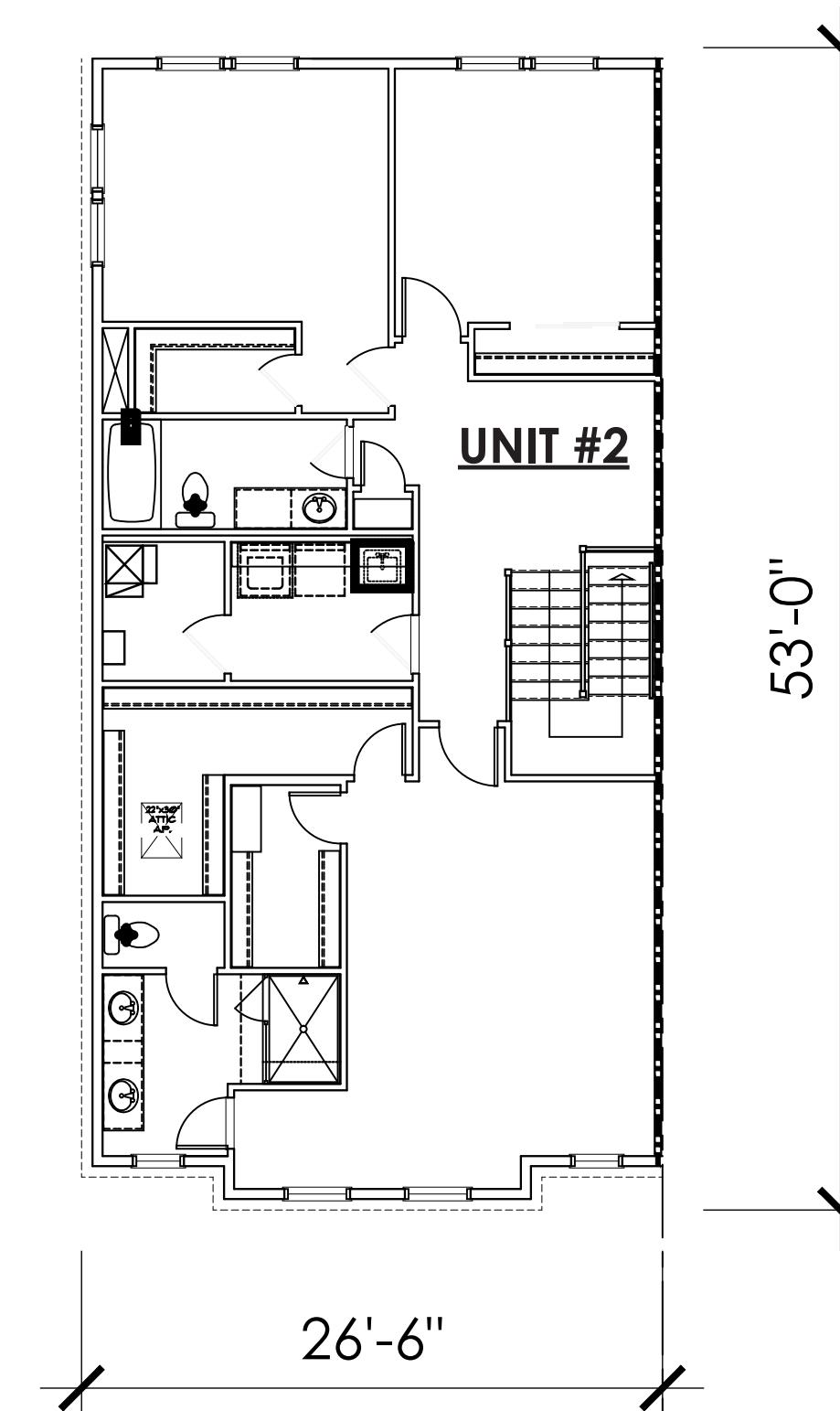
1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.
3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

**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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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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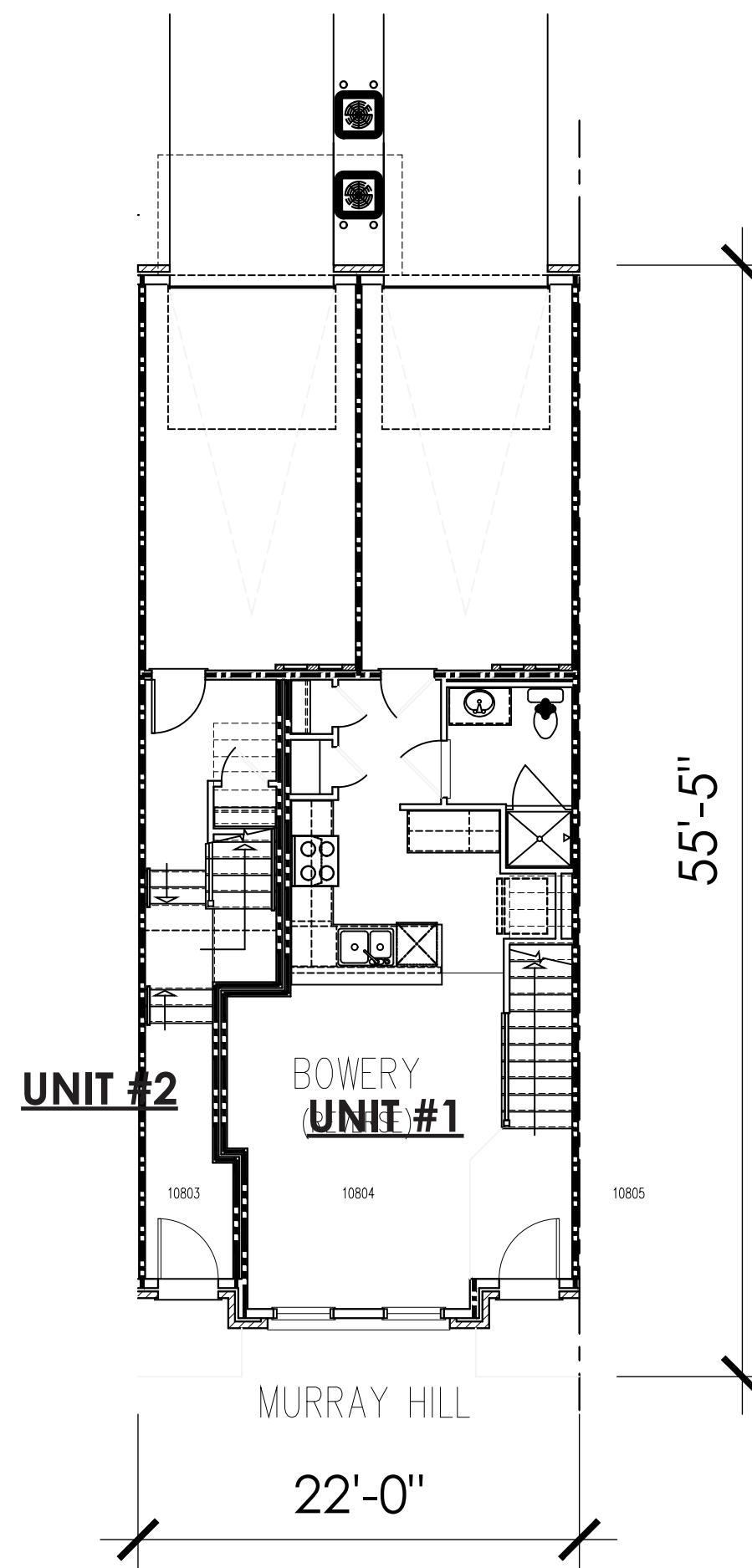
**A-02**

STACKED TH BUILDING PLAN

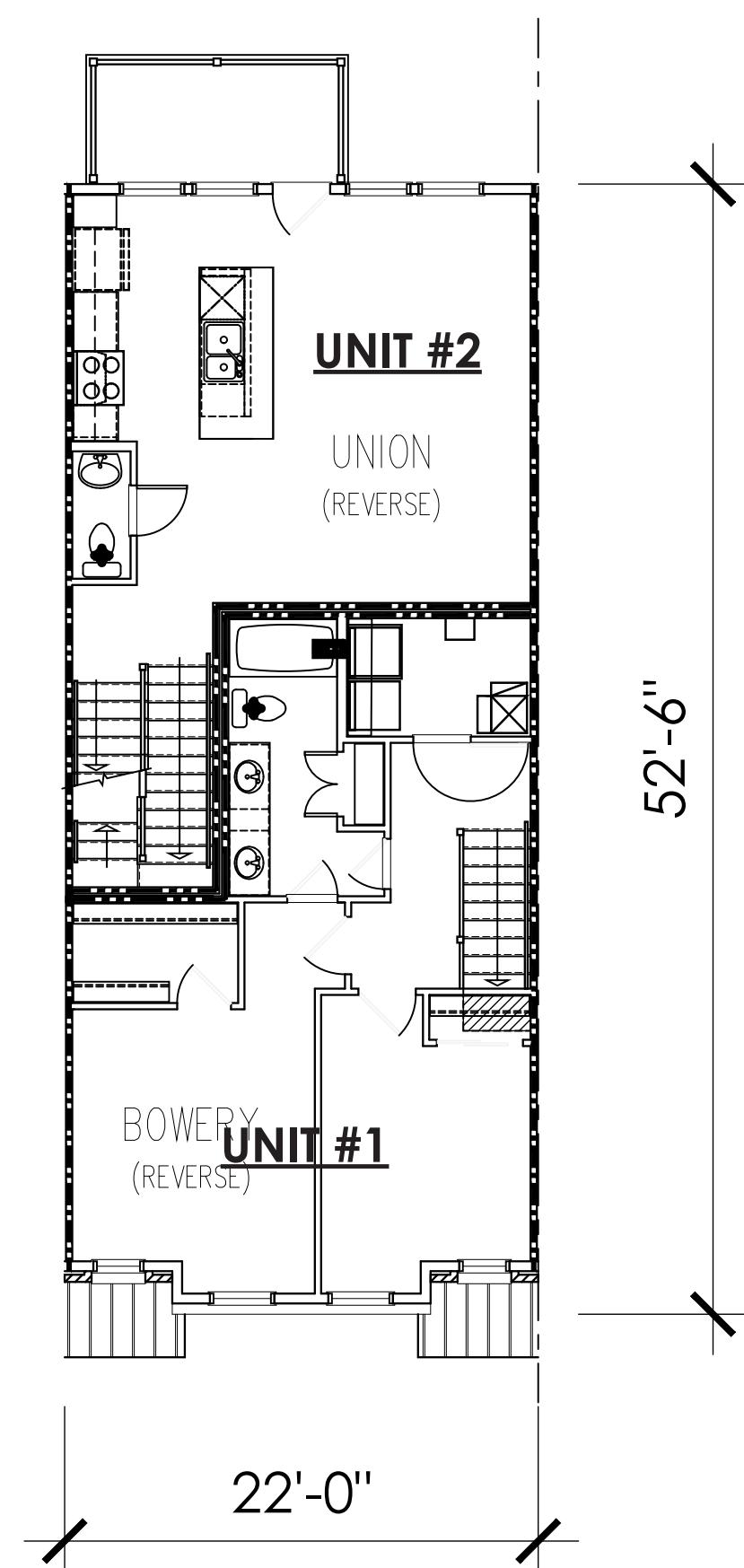
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**SITE NOTES:**

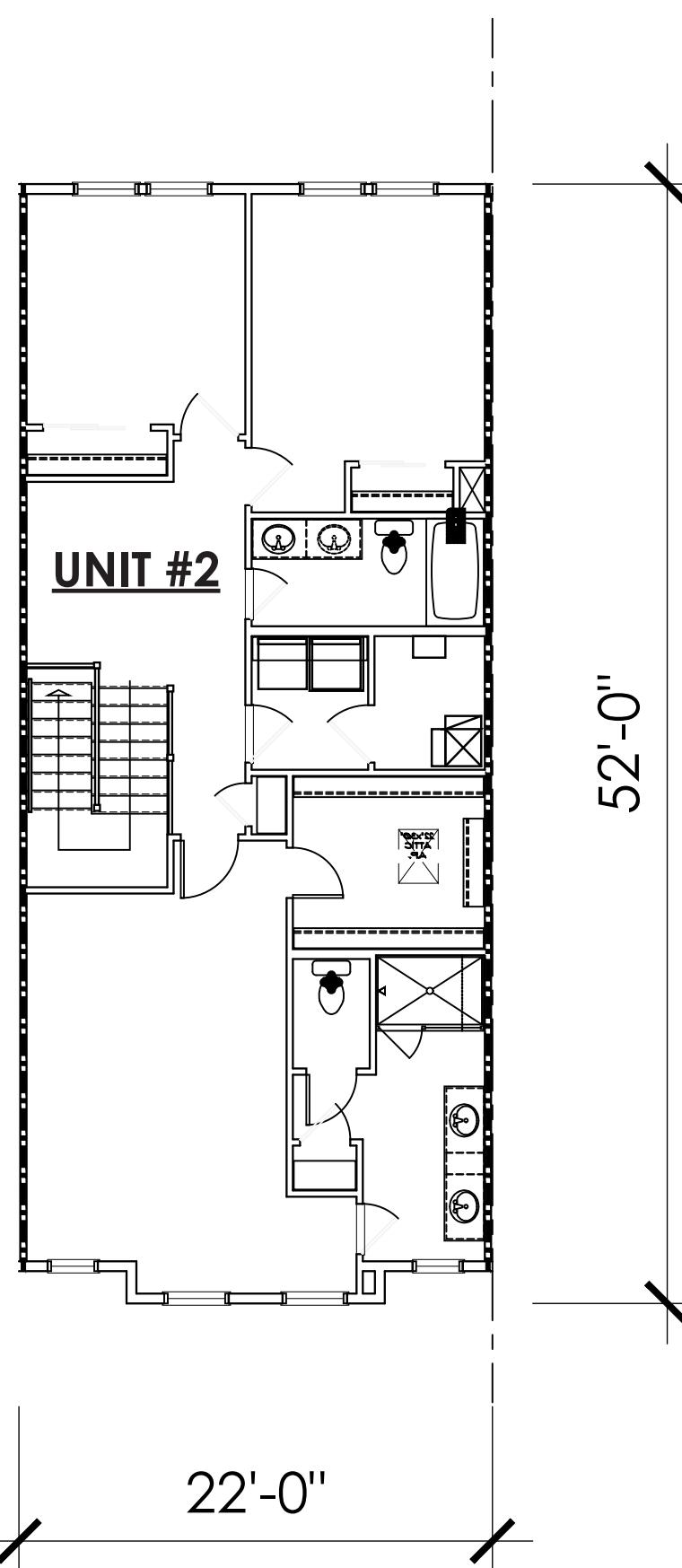
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**MARKET RATE 22'-0" INTERIOR STACKED TOWNHOME LAYOUT - TWO UNITS**

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"  
0 4' 8' 16'

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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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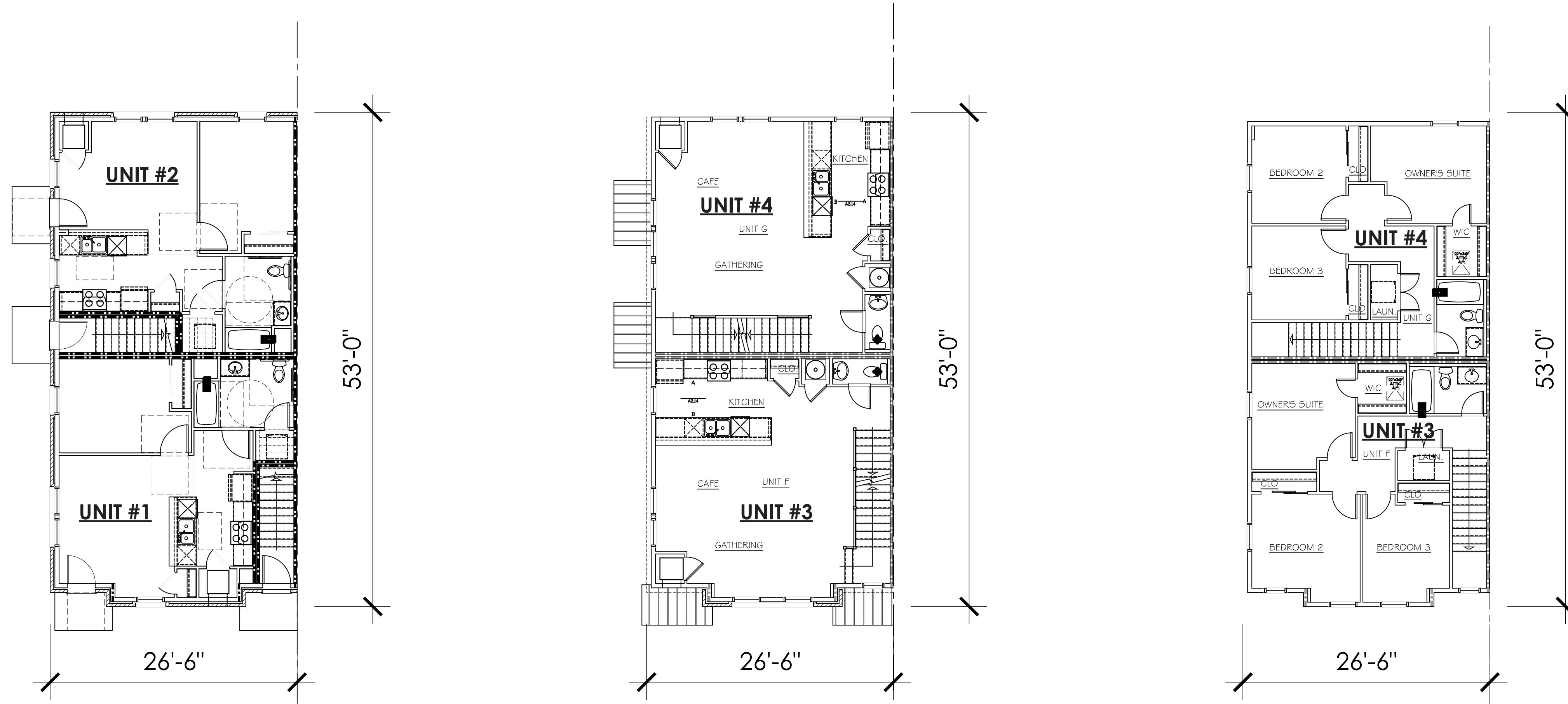
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**A-03**

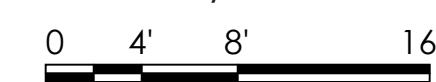
STACKED TH BUILDING PLAN

**SITE NOTES:**

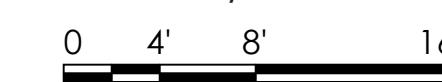
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**AFFORDABLE 26'-6" END STACKED TOWNHOME LAYOUT - FOUR UNITS****01 - GROUND FLOOR PLAN**

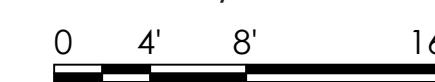
SCALE: 1/8" = 1'-0"

**02 - SECOND FLOOR PLAN**

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

**03 - THIRD FLOOR PLAN**

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



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 BLOCK 102, LOTS 5 + 6  
 BLOCK 106, LOT 1

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**A-04**

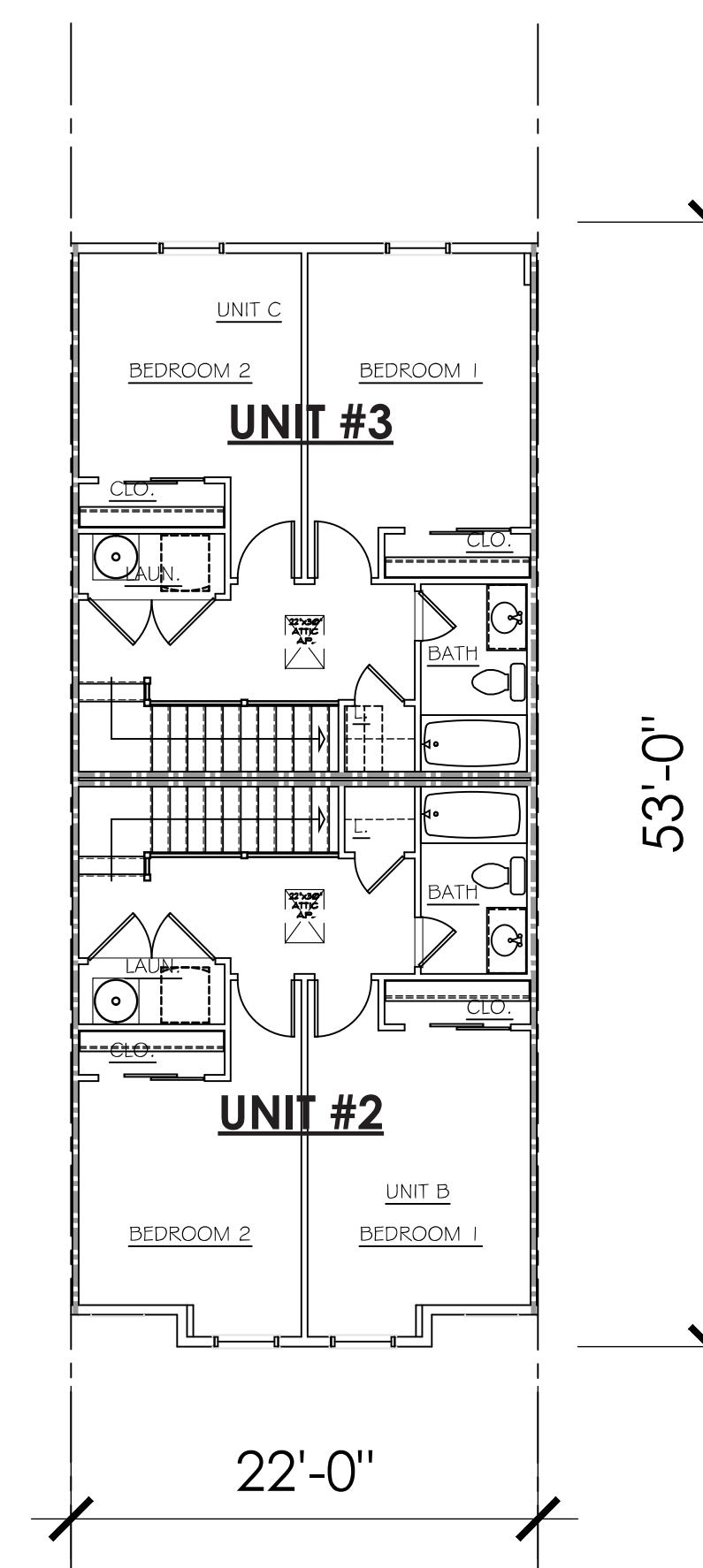
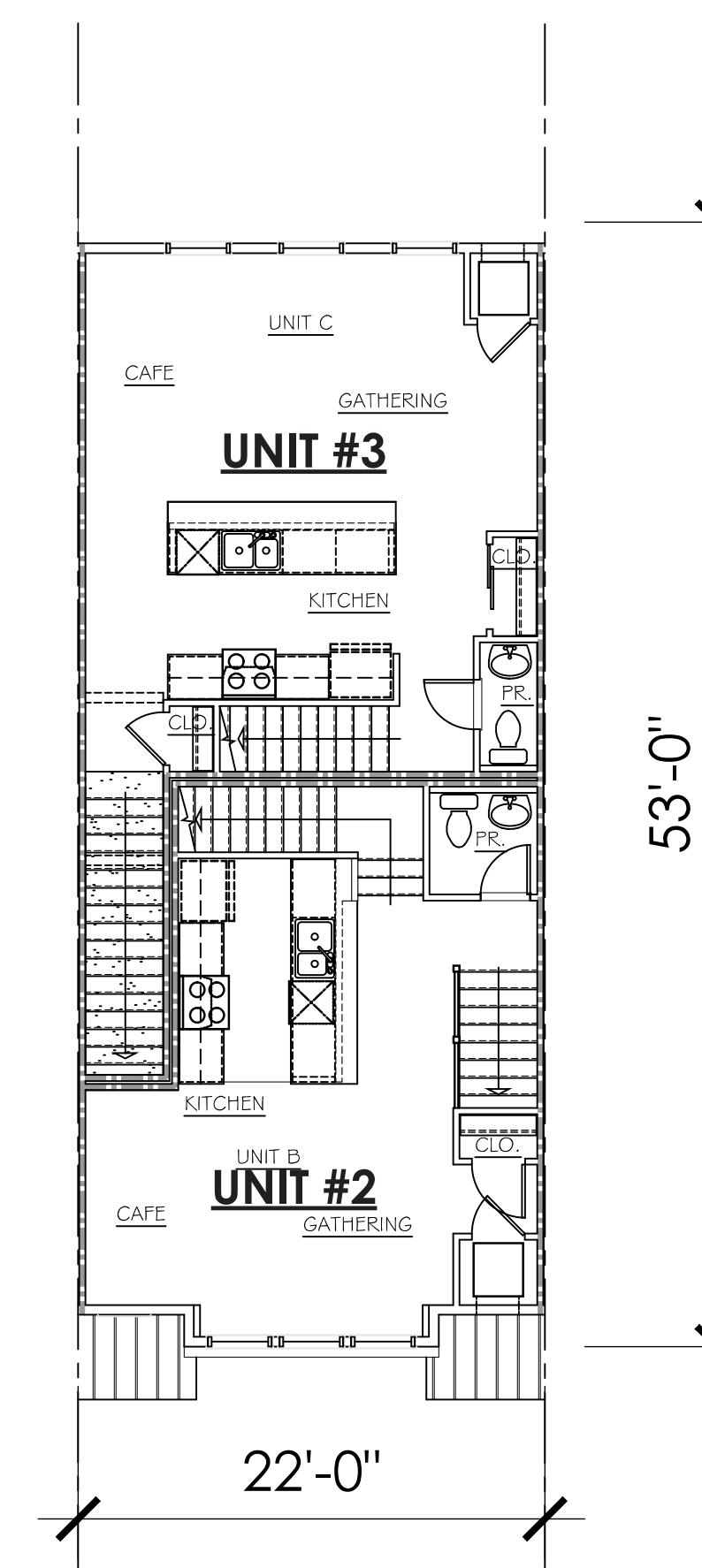
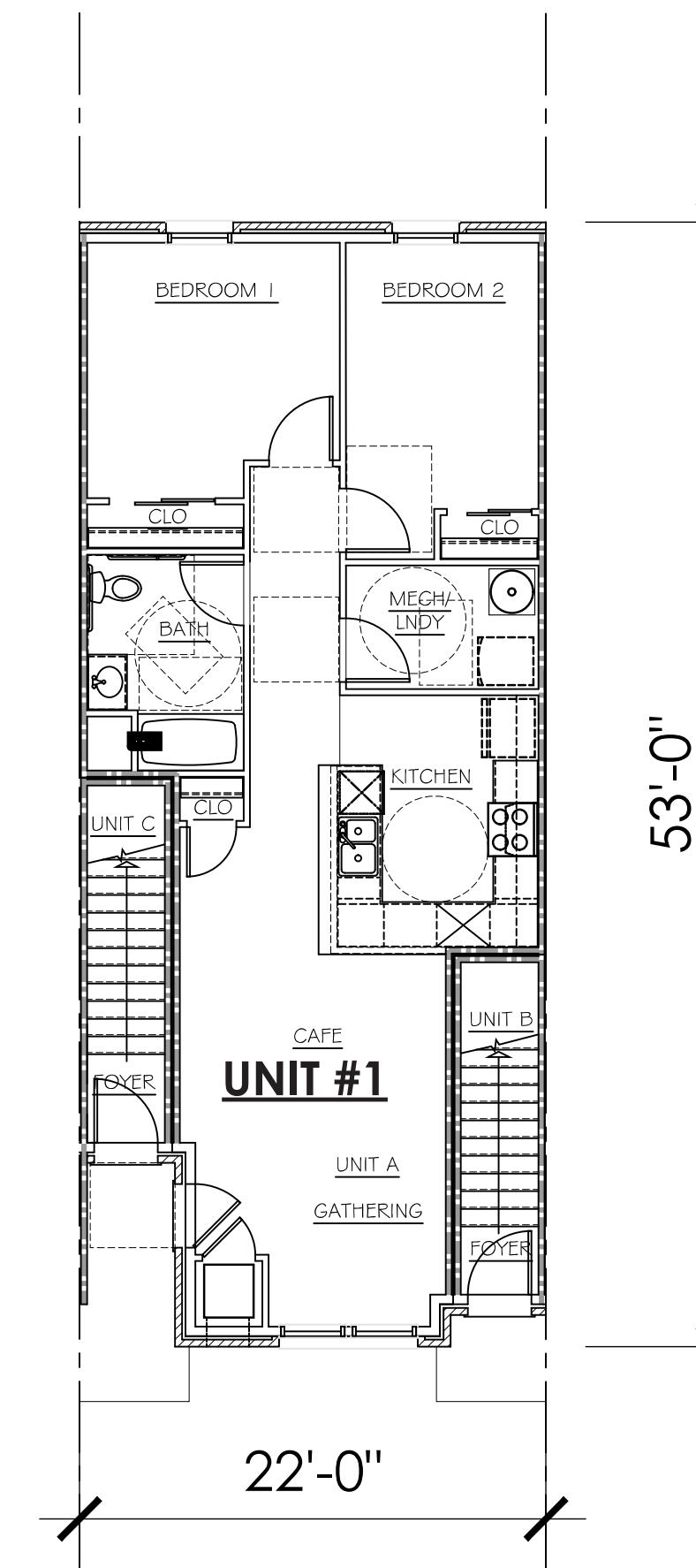
STACKED TH COAH BUILDING PLAN

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

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

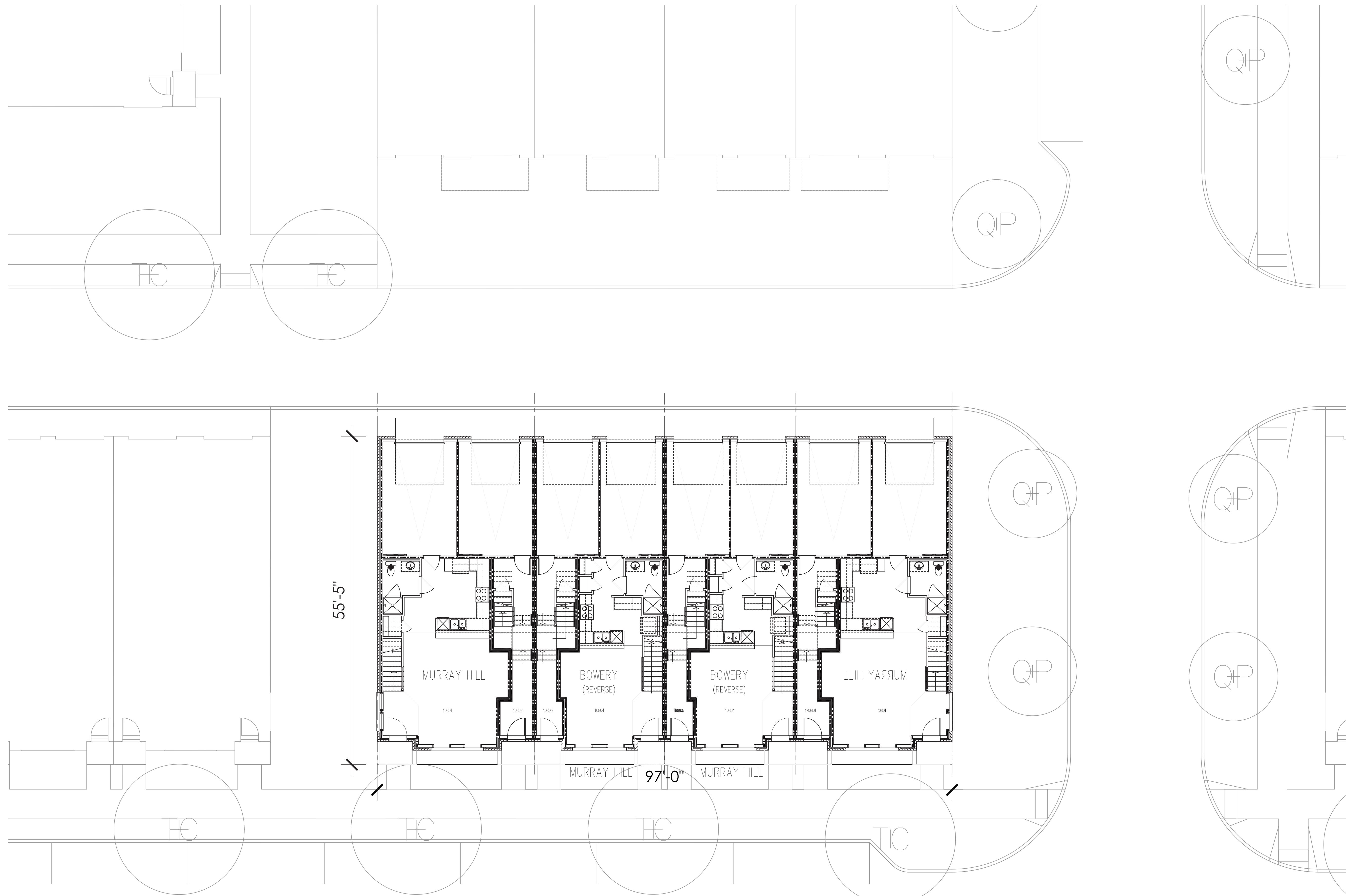
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**A-05**

STACKED TH COAH BUILDING PLAN

xx-xxxx-xx  
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01 - 8 UNIT STACKED TOWNHOME - FIRST FLOOR PLAN

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

0 4' 8' 16'

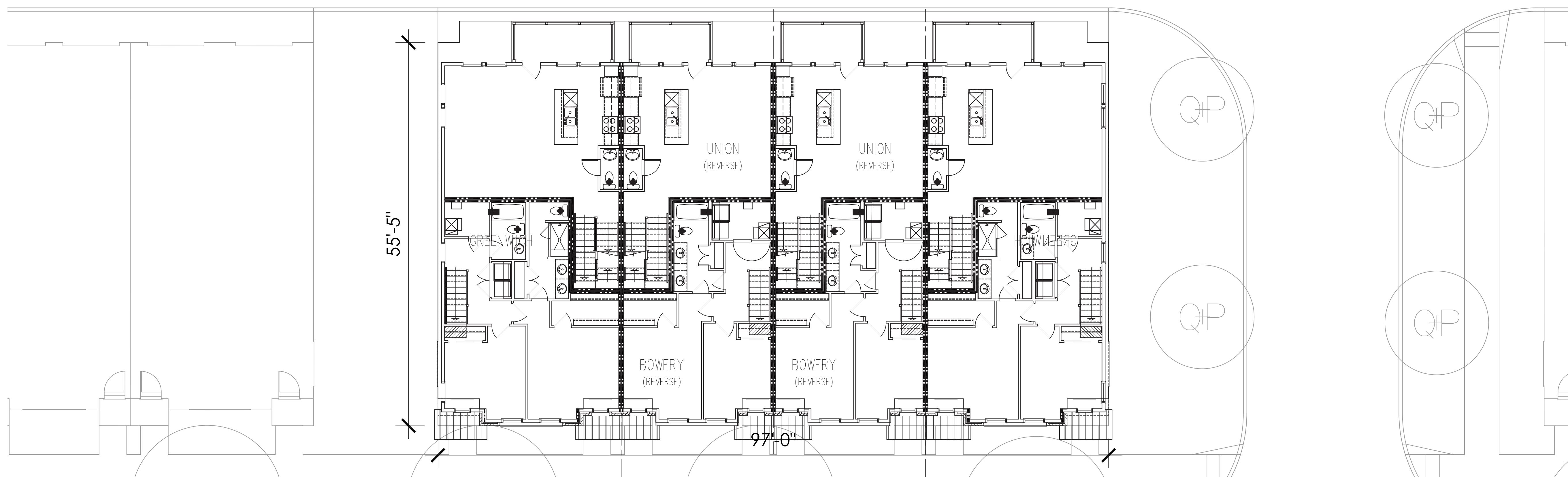
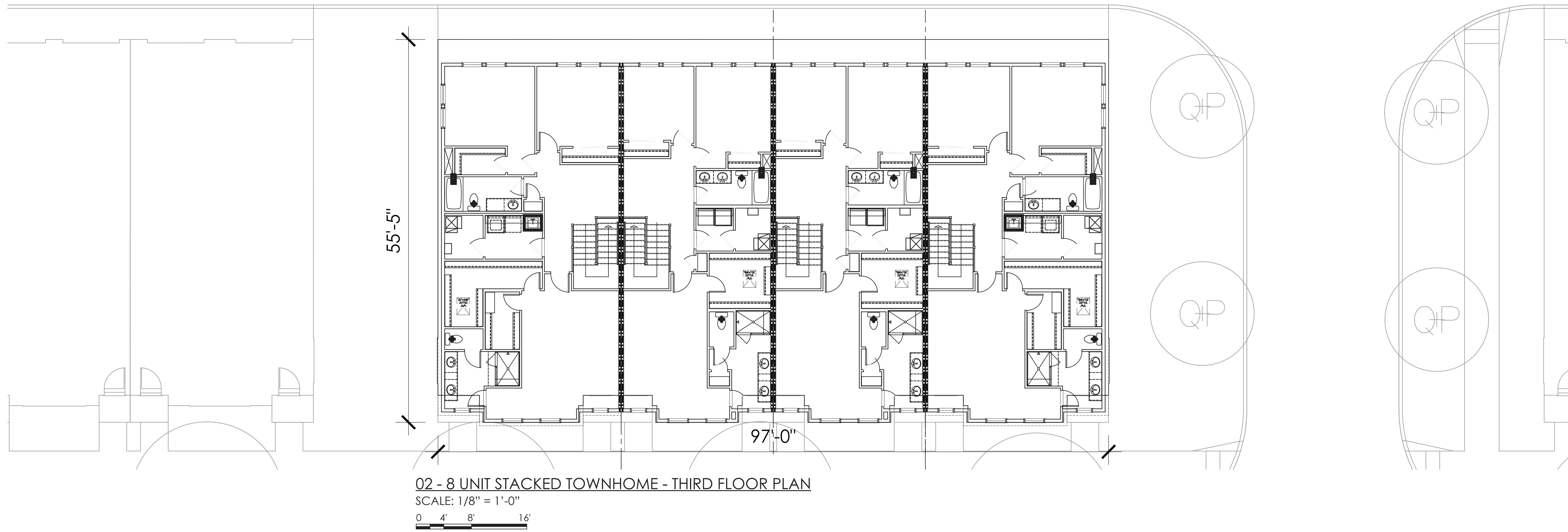
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**PRINCETON NURSERIES**  
 PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY  
 BLOCK 102, LOTS 5 + 6  
 BLOCK 106, LOT 1

PREPARED FOR:  
 WRV NURSERIES PLAINSBORO OWNER, LLC

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**A-06**  
 8 UNIT BUILDING  
 STACKED TH BUILDING PLAN



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PRINCETON NURSERIES  
 PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY  
 BLOCK 102, LOTS 5 + 6  
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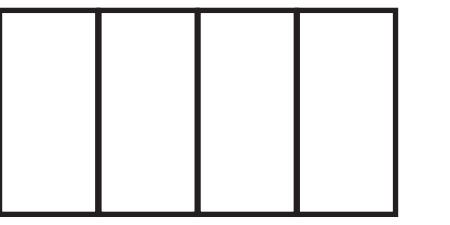
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**A-07**  
 8 UNIT BUILDING  
 STACKED TH BUILDING PLAN

# 8 UNIT STACKED TOWNHOME BUILDING

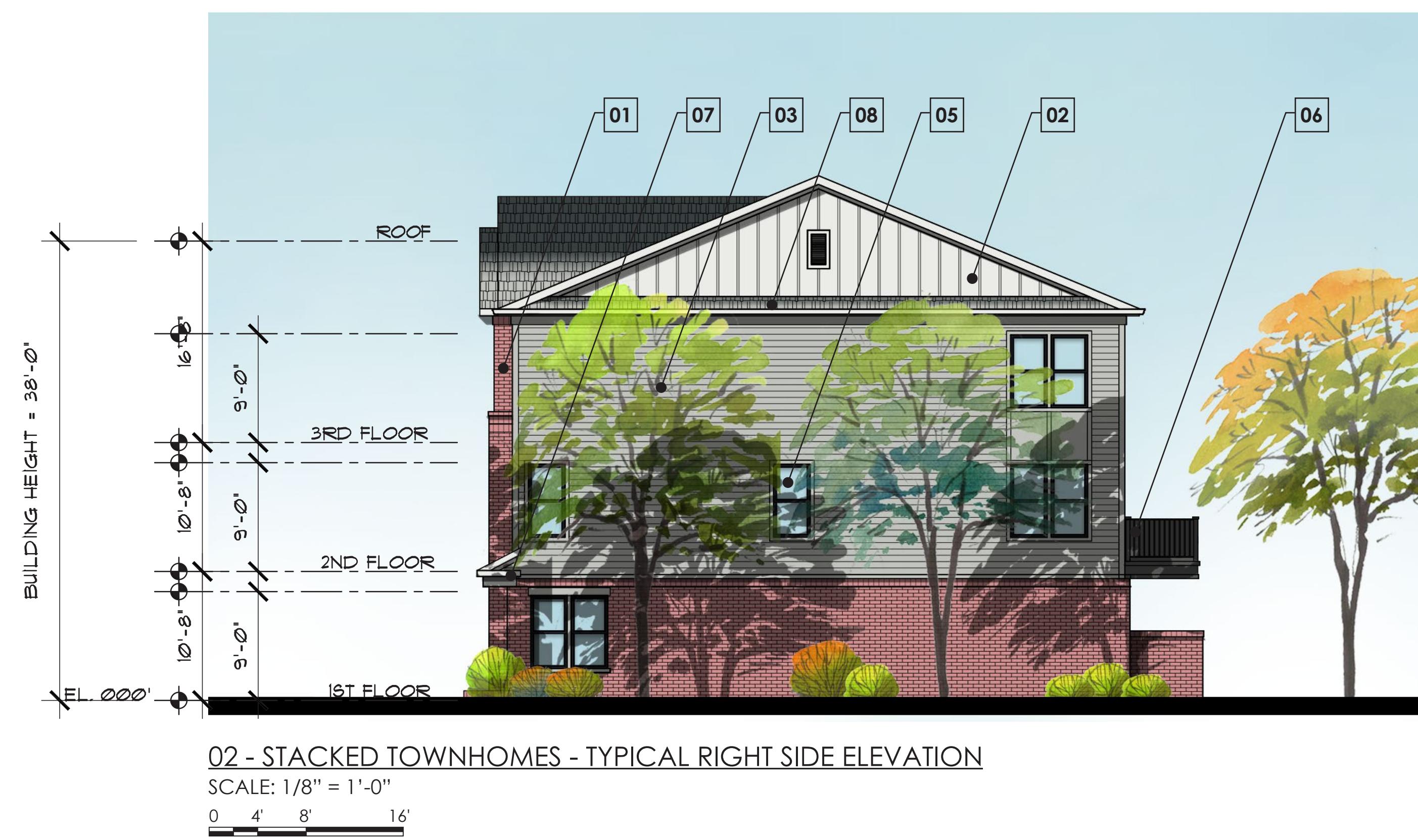
KEY PLAN:



A-08  
02



A-08  
01



## 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.



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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  
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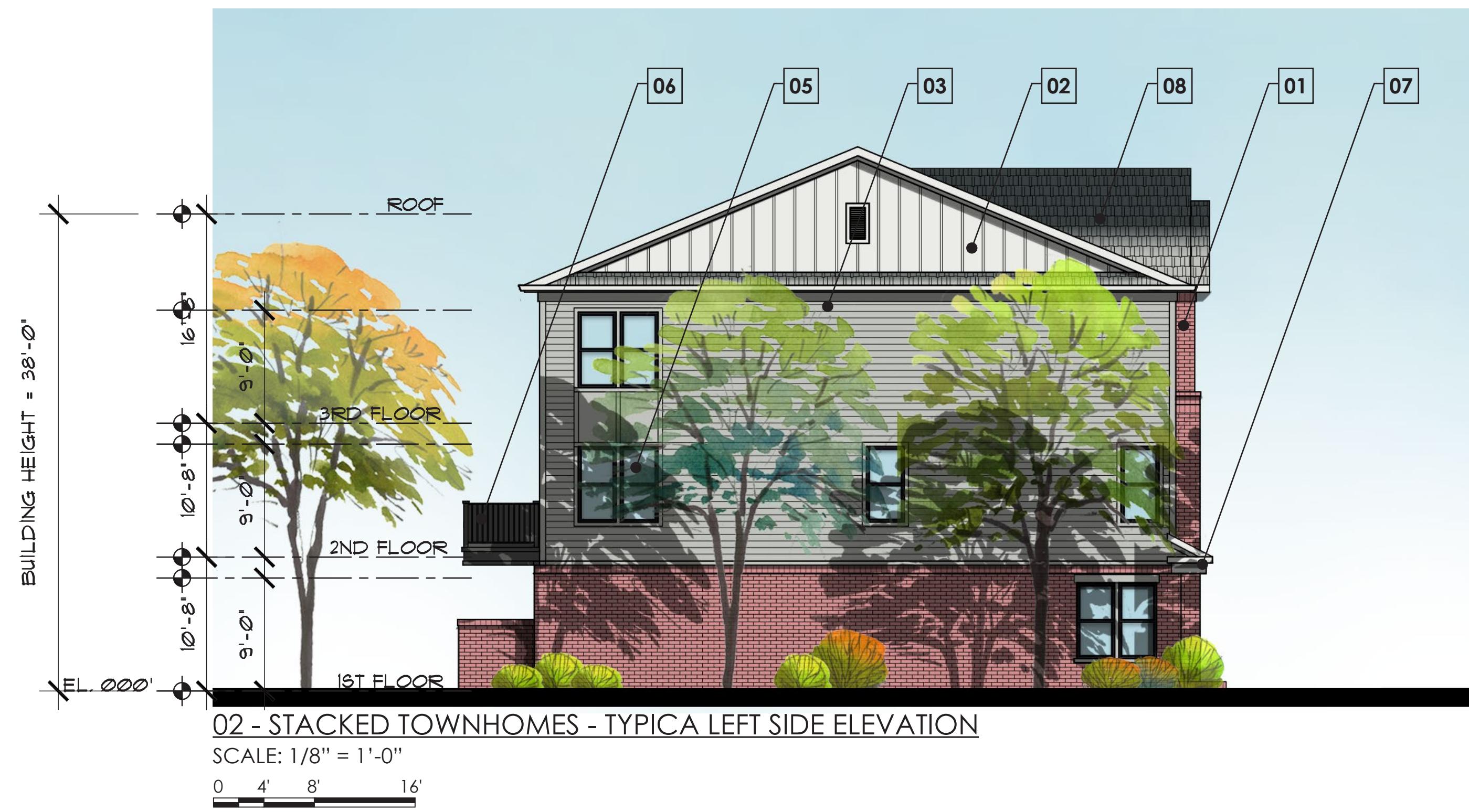
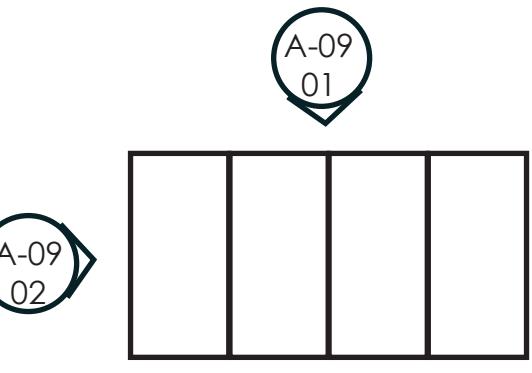
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**A-08**  
8 UNIT BUILDING  
STACKED TH ELEVATIONS

# 8 UNIT STACKED TOWNHOME BUILDING

## 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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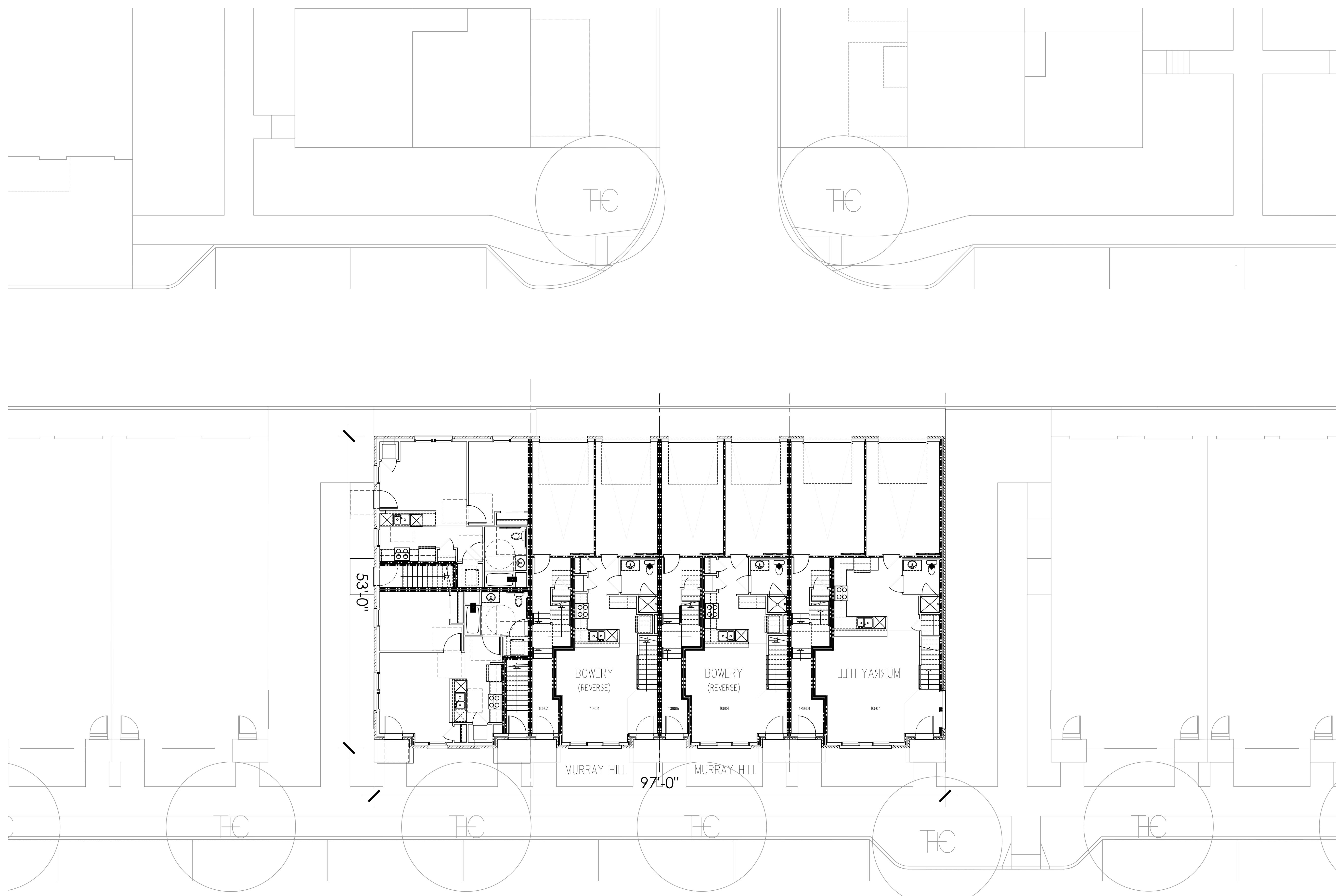
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PRINCETON NURSERIES  
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 BLOCK 102, LOTS 5 + 6  
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**A-09**  
 8 UNIT BUILDING  
 STACKED TH ELEVATIONS



## 01 - 10 UNIT STACKED TOWNHOME BUILDING (4 AFFORDABLE UNITS) - FIRST FLOOR PLAN

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

0 4' 8' 16'

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

**A-10**  
ABLE (NATO)

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ARCHITECTS AND PLANNERS

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EWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

# PRINCETON NURSERIES

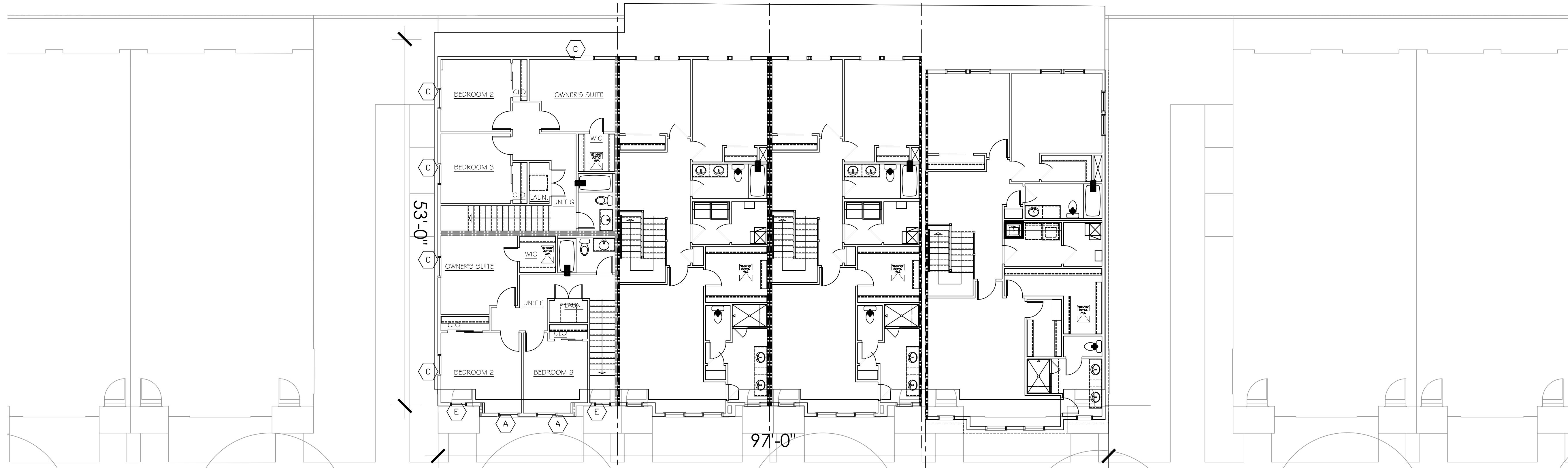
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

BLOCK 102, LOTS 5 + 6

PREPARED FOR:  
WRV NURSERIES PLAINSBORO OWNER, LLC

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2-27-2024 **PRELIM + FINAL SITE PLAN REV 1**

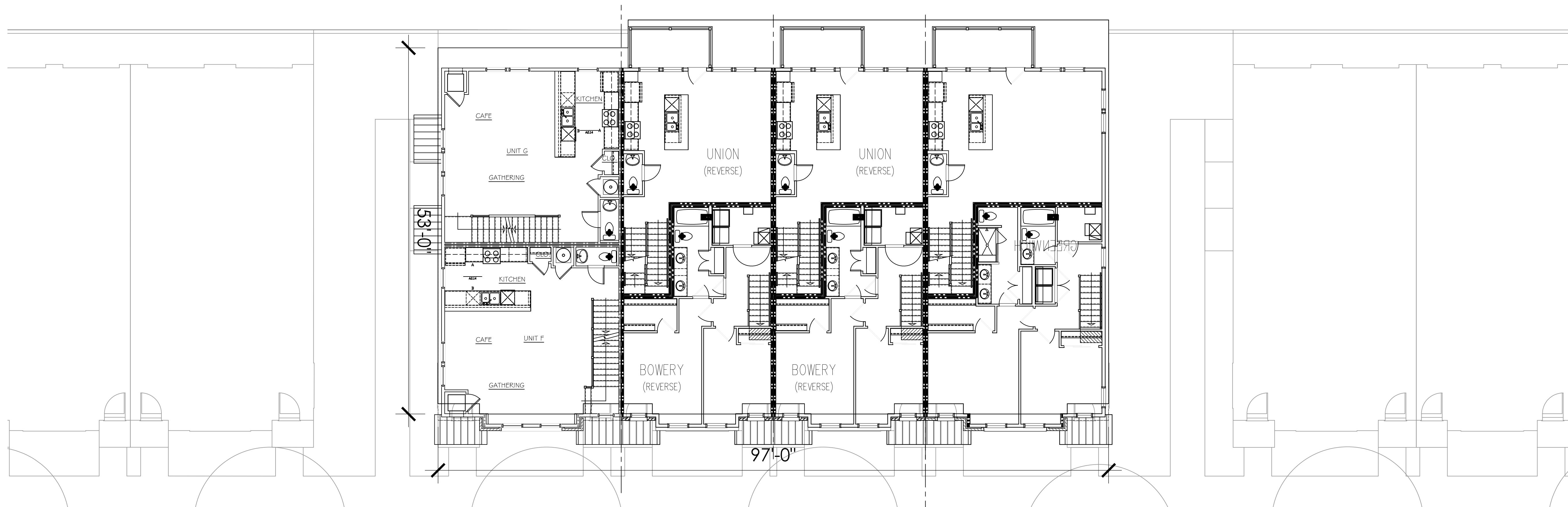
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02 - 10 UNIT STACKED TOWNHOME BUILDING (4 AFFORDABLE UNITS) - THIRD FLOOR PLAN

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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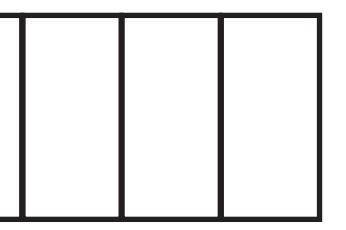
**A-11**

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

xx-xxxx-xx  
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# 10 UNIT STACKED TOWNHOME BUILDING (4 AFFORDABLE UNITS)

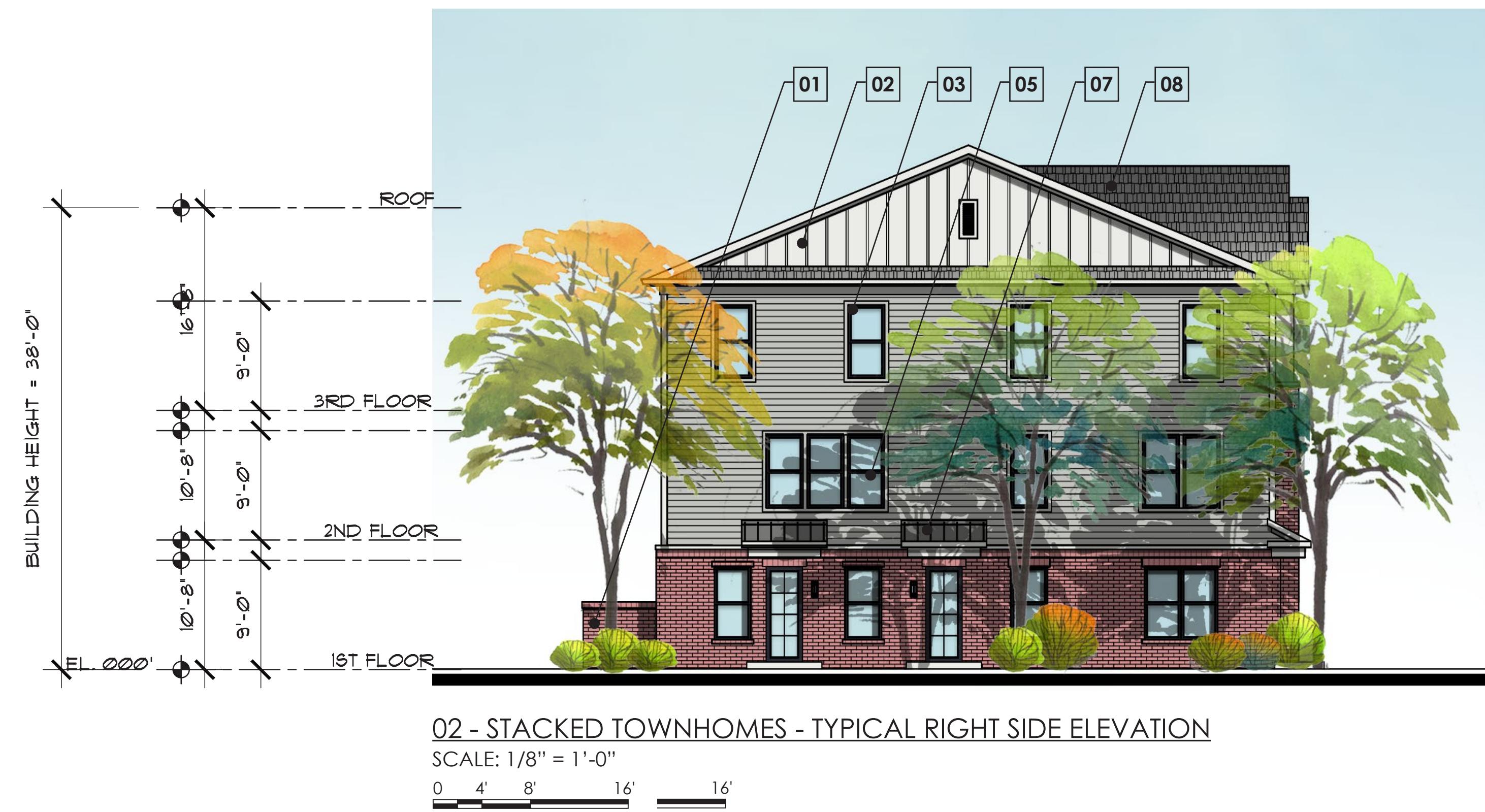
KEY PLAN:



A-12  
02



A-12  
01



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

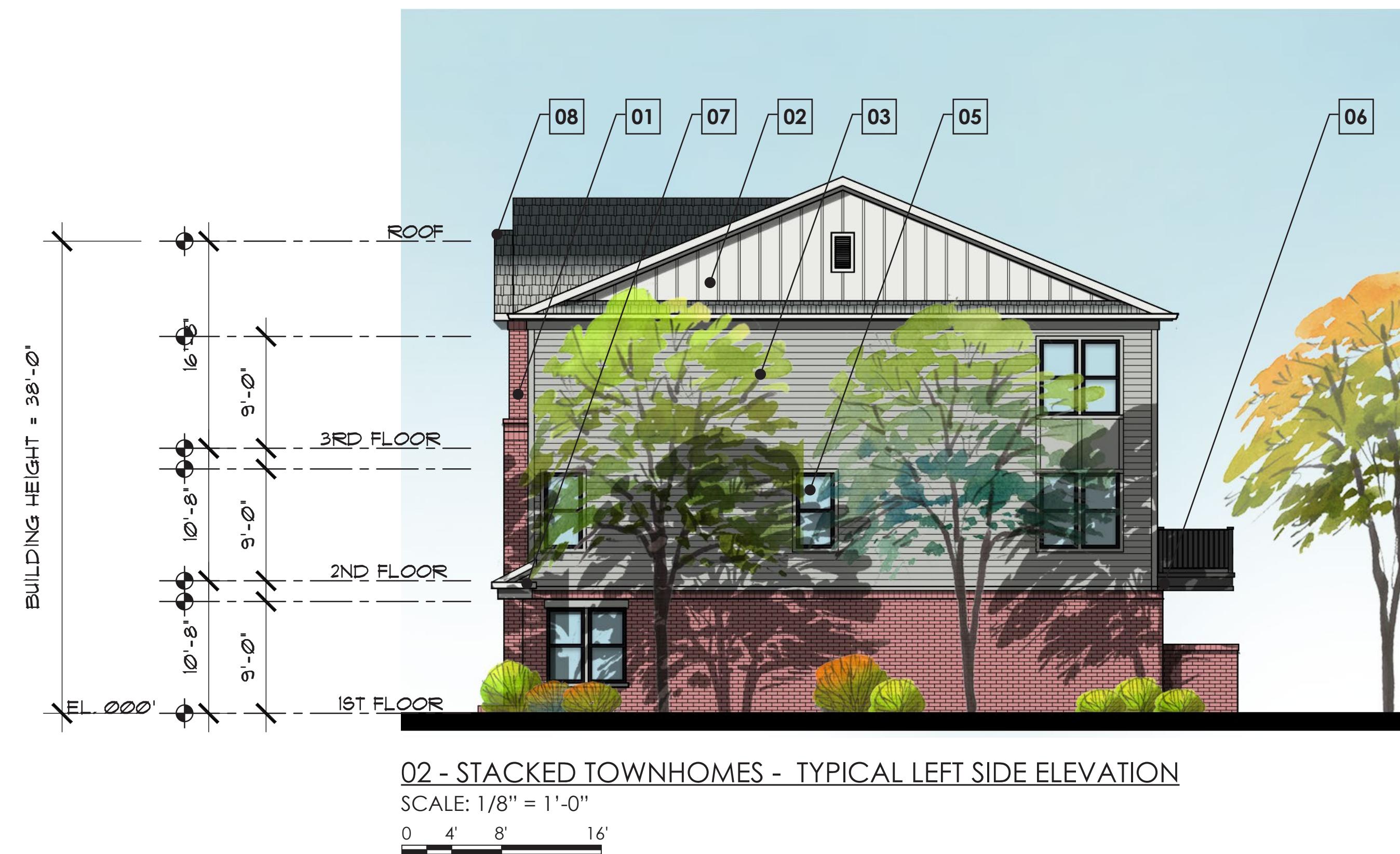
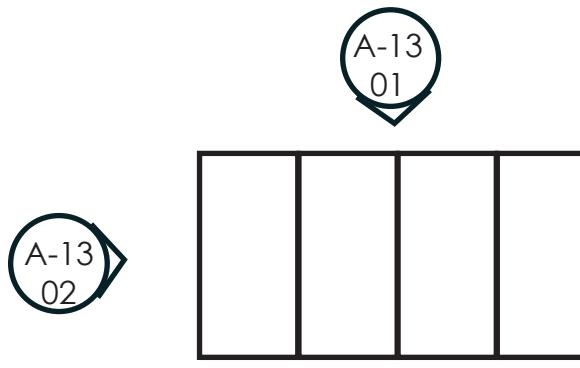
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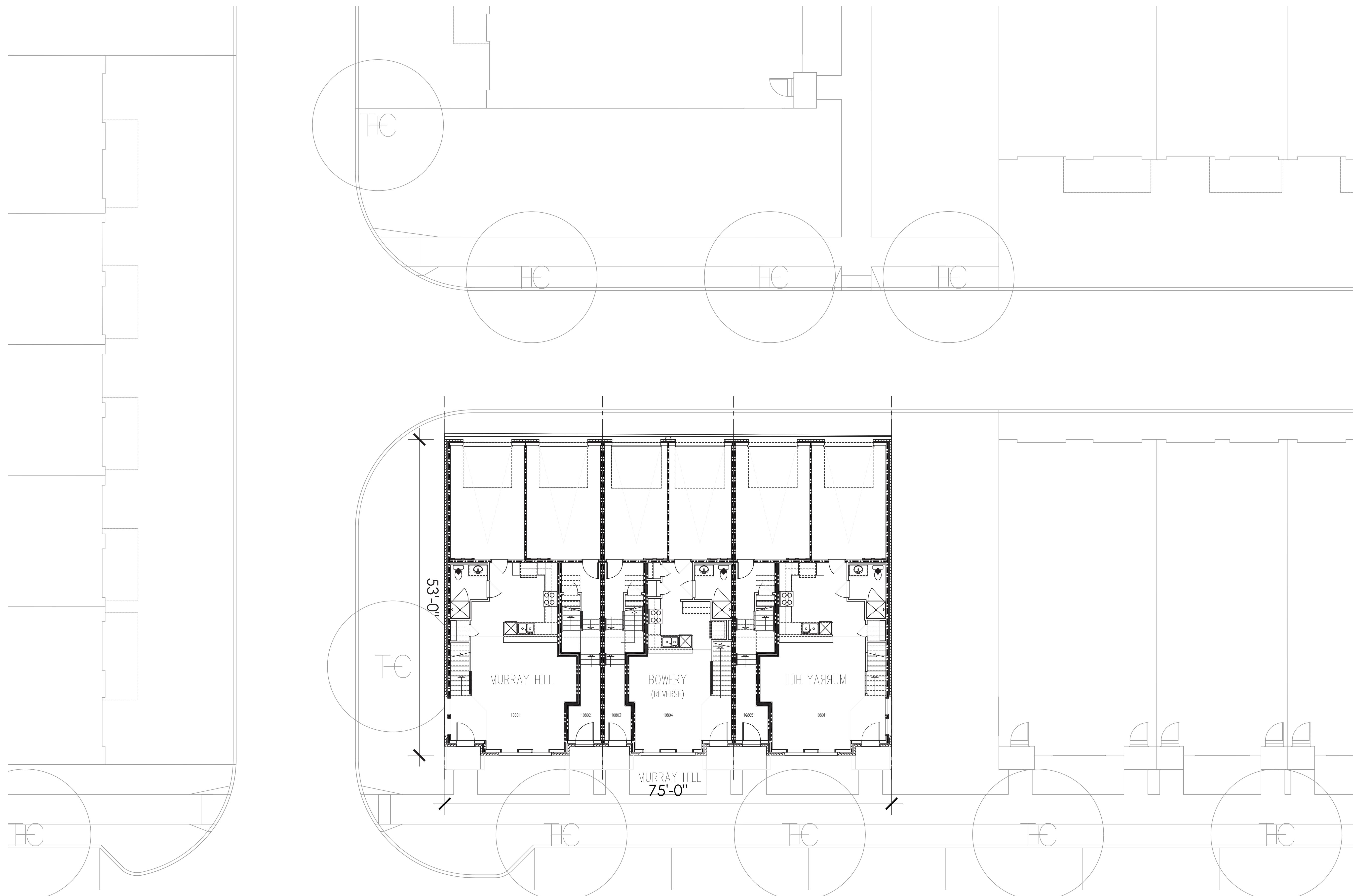
**A-12**  
10 UNIT BUILDING (4 AFFORDABLE UNITS)  
STACKED TH ELEVATIONS

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

## KEY PLAN:



**A-13**  
10 UNIT BUILDING (4 AFFORDABLE UNITS)  
STACKED TH ELEVATIONS



01 - 6 UNIT STACKED TOWNHOME BUILDING - FIRST FLOOR PLAN

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

0 4' 8' 16'

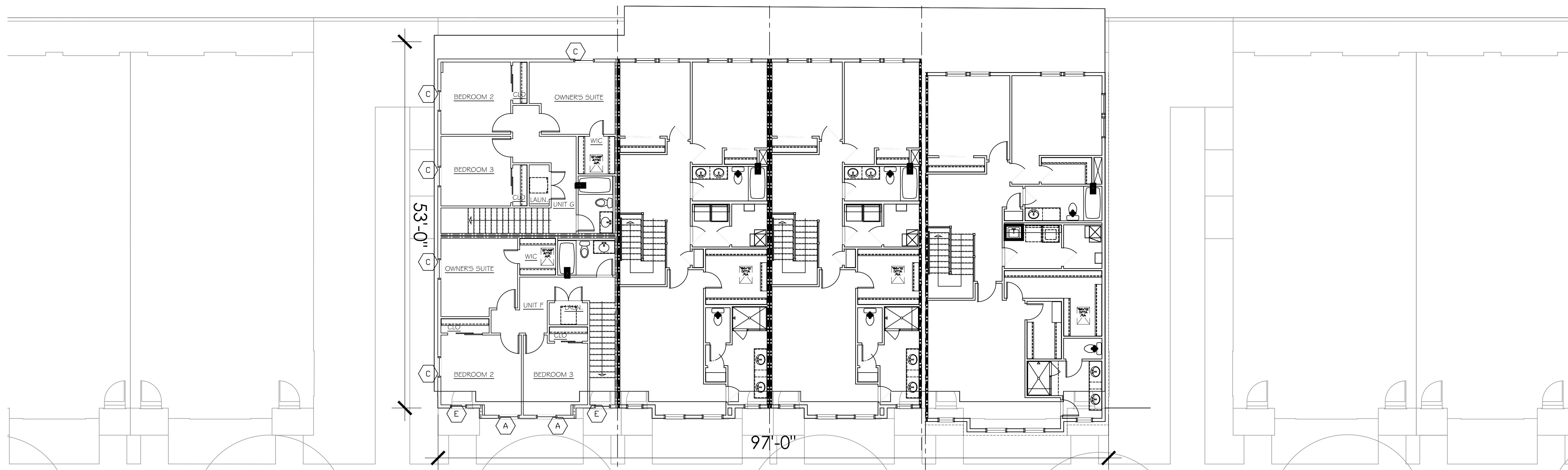
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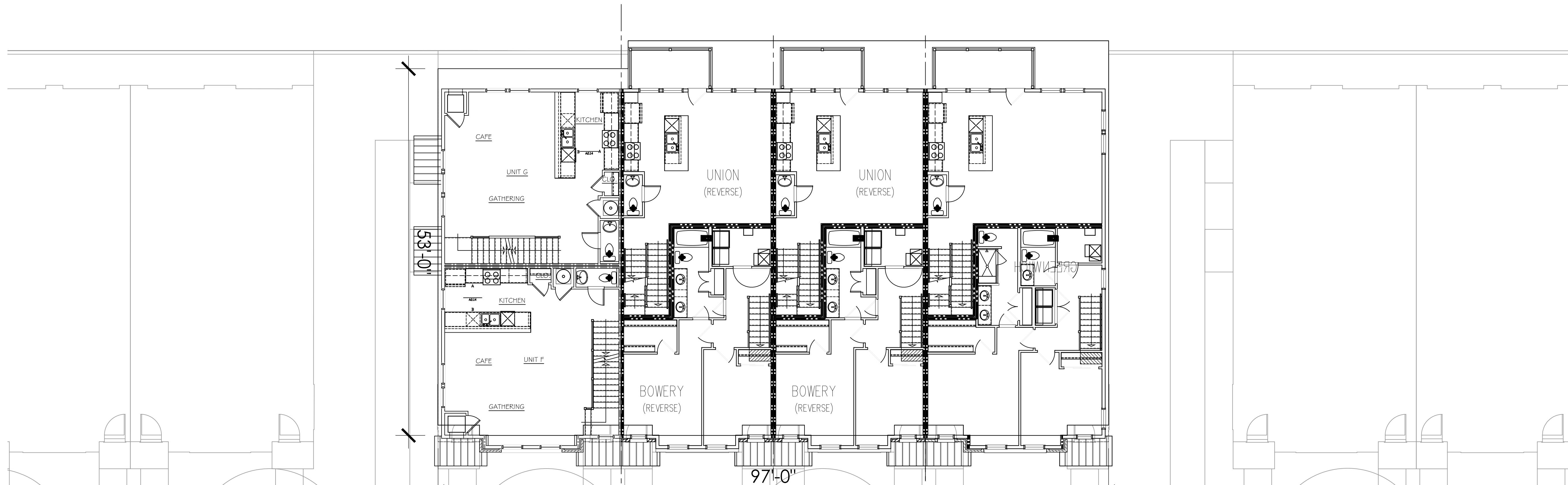
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02 - 6 UNIT STACKED TOWNHOME BUILDING - THIRD FLOOR PLAN

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'

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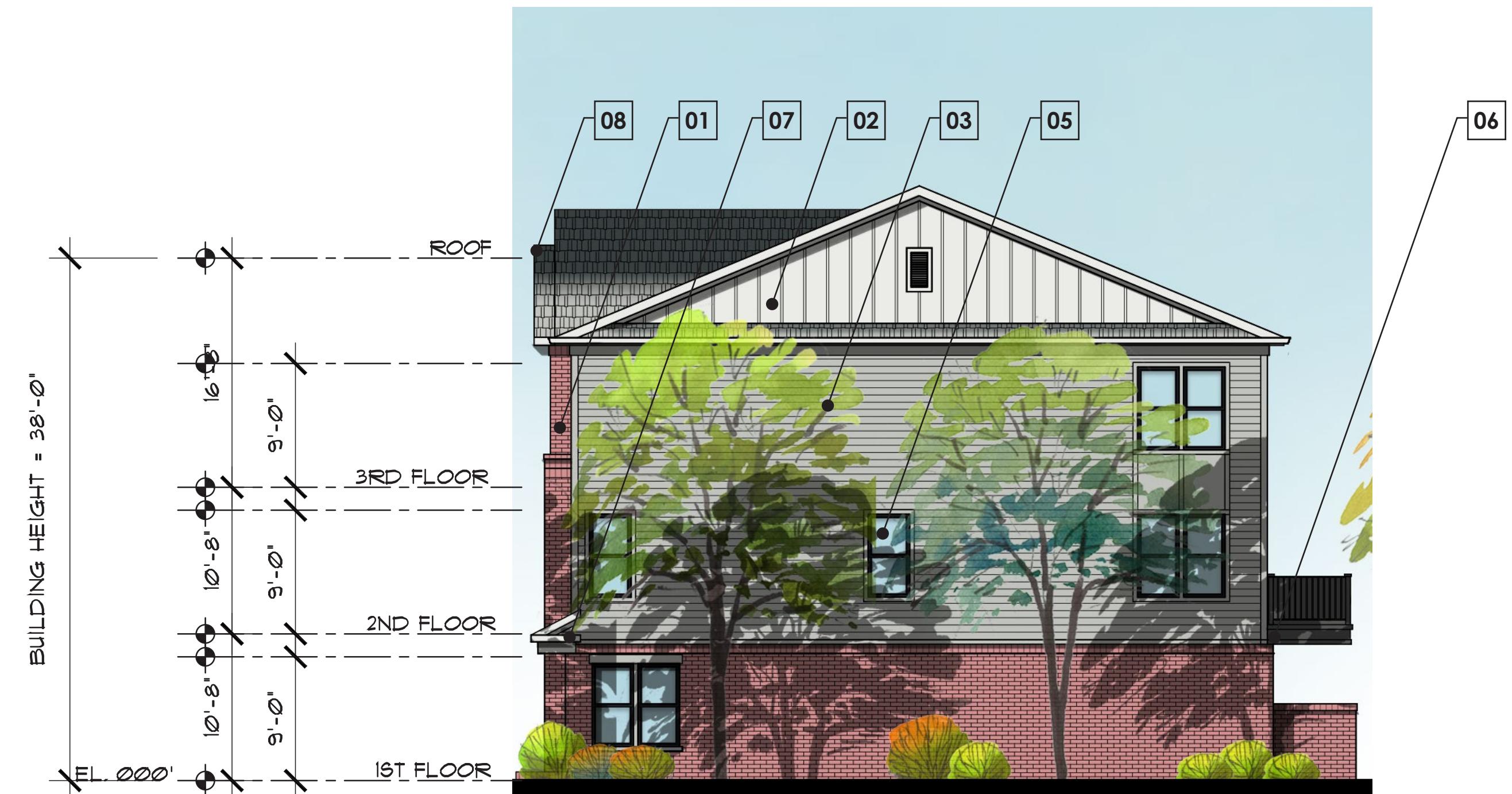
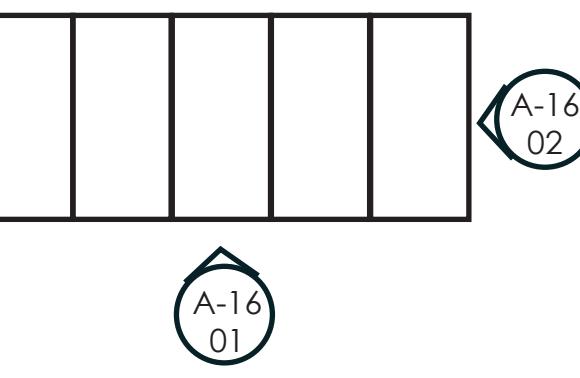
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**A-15**  
 6 UNIT BUILDING  
 STACKED TH BUILDING PLAN

# 10 UNIT STACKED TOWNHOME BUILDING

KEY PLAN:



01 - STACKED TOWNHOMES - TYPICAL FRONT ELEVATION

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

## 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.

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**A-16**  
6 UNIT BUILDING  
STACKED TH ELEVATIONS

xx-xxxx-xx  
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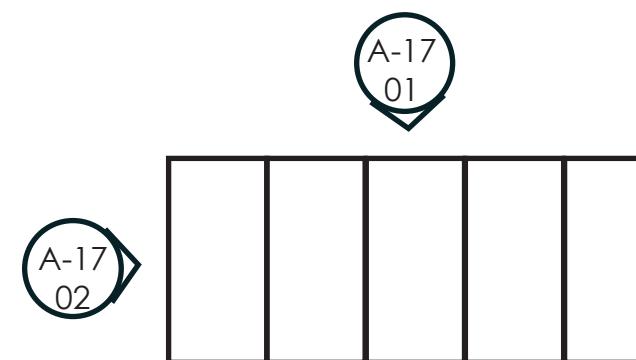
# 10 UNIT STACKED TOWNHOME BUILDING



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'

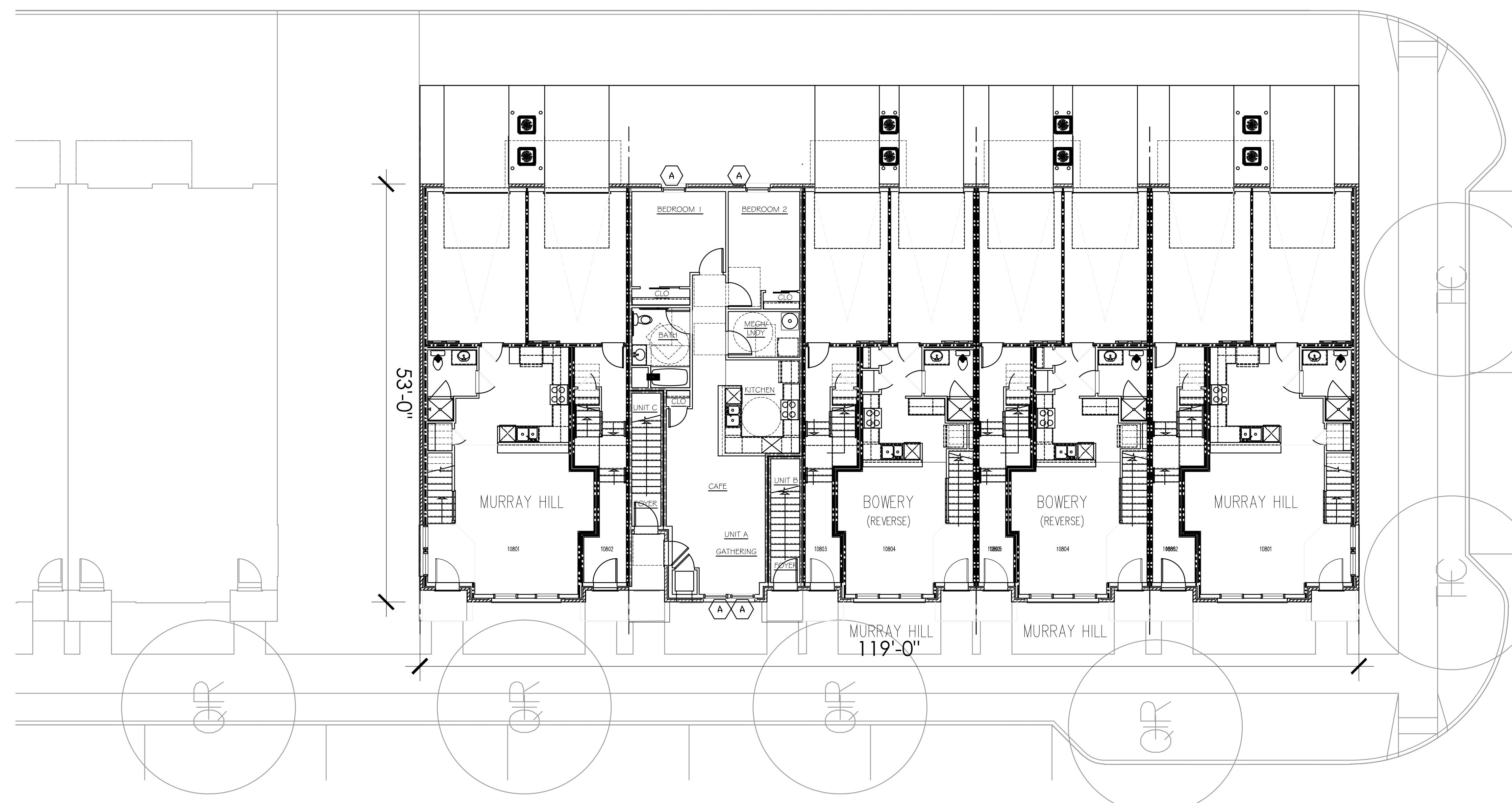
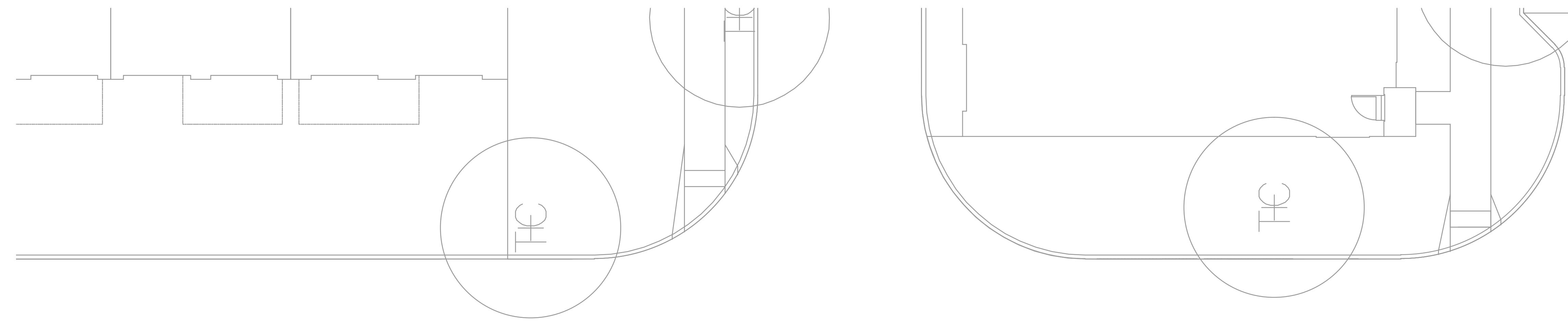
## PRINCETON NURSERIES

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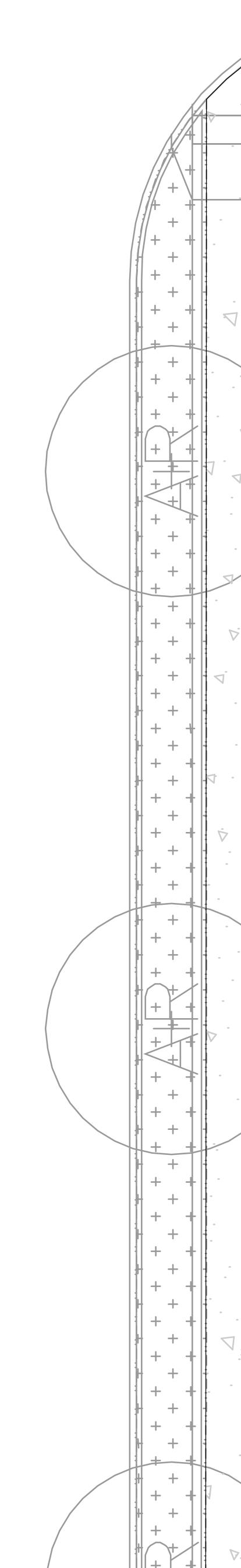
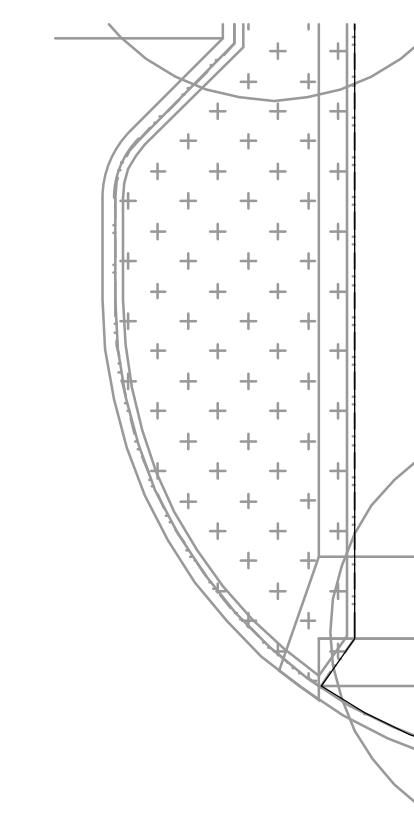
**A-17**  
6 UNIT BUILDING  
STACKED TH ELEVATIONS



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

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

0 4' 8' 16'



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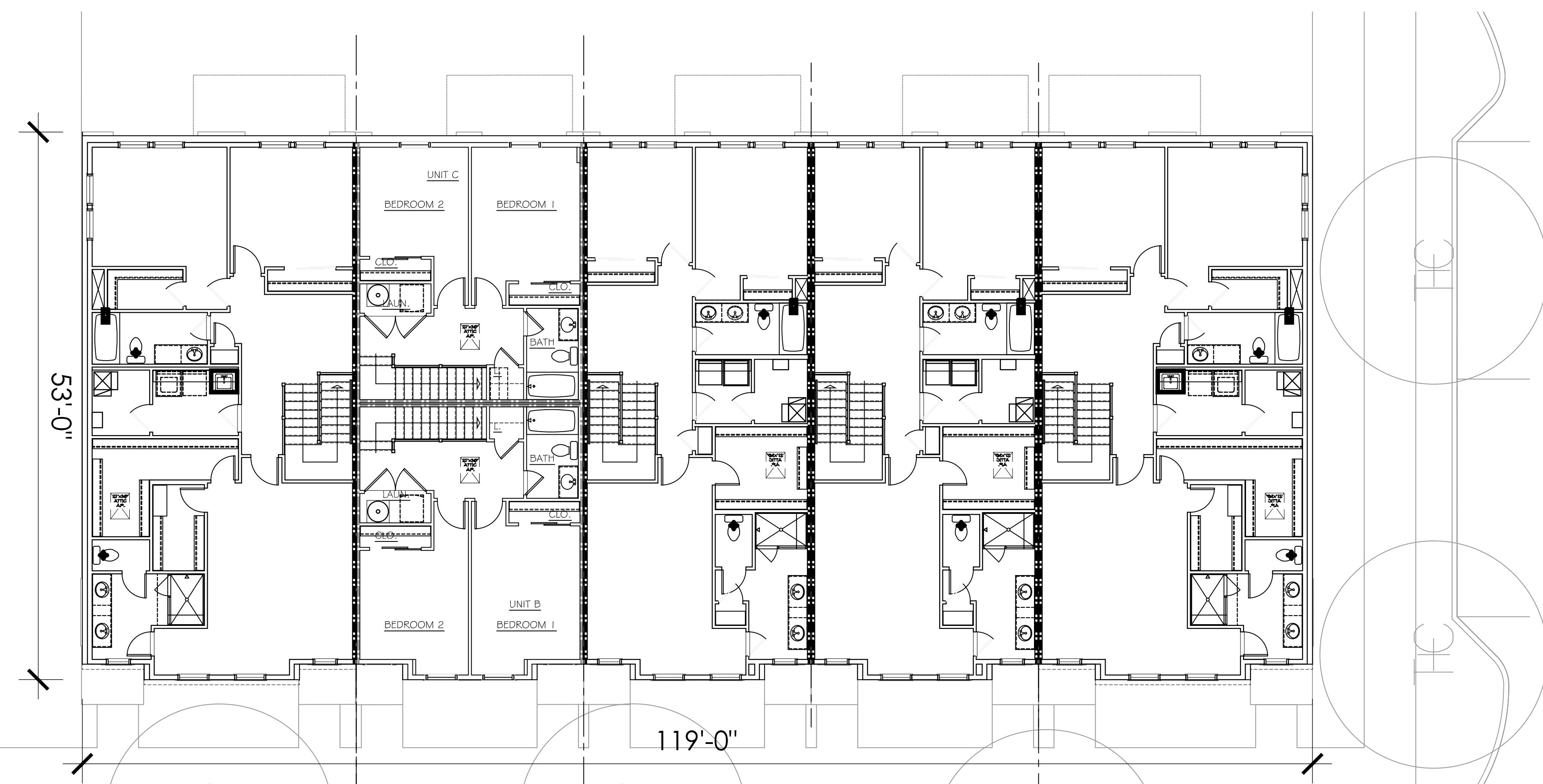
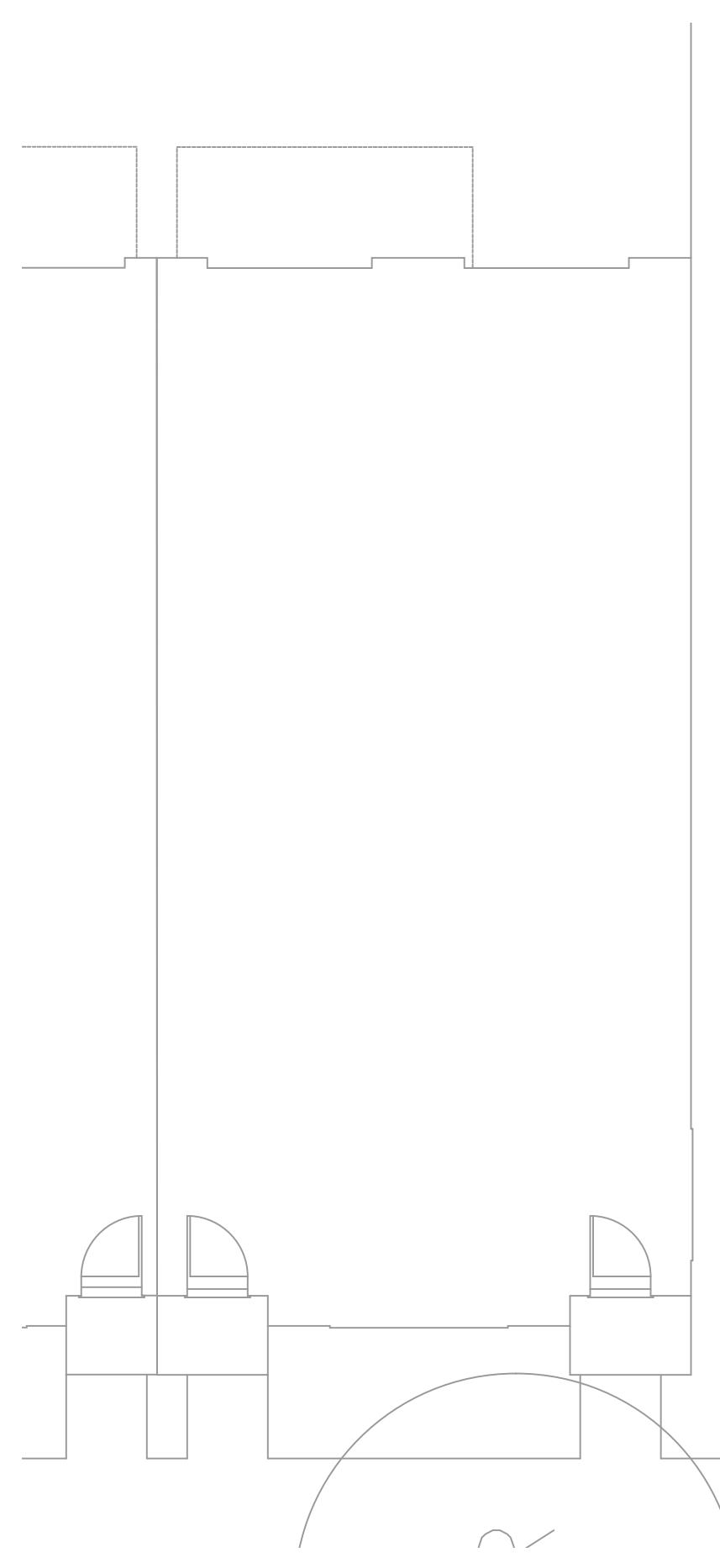
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 BLOCK 106, LOT 1

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**A-18**

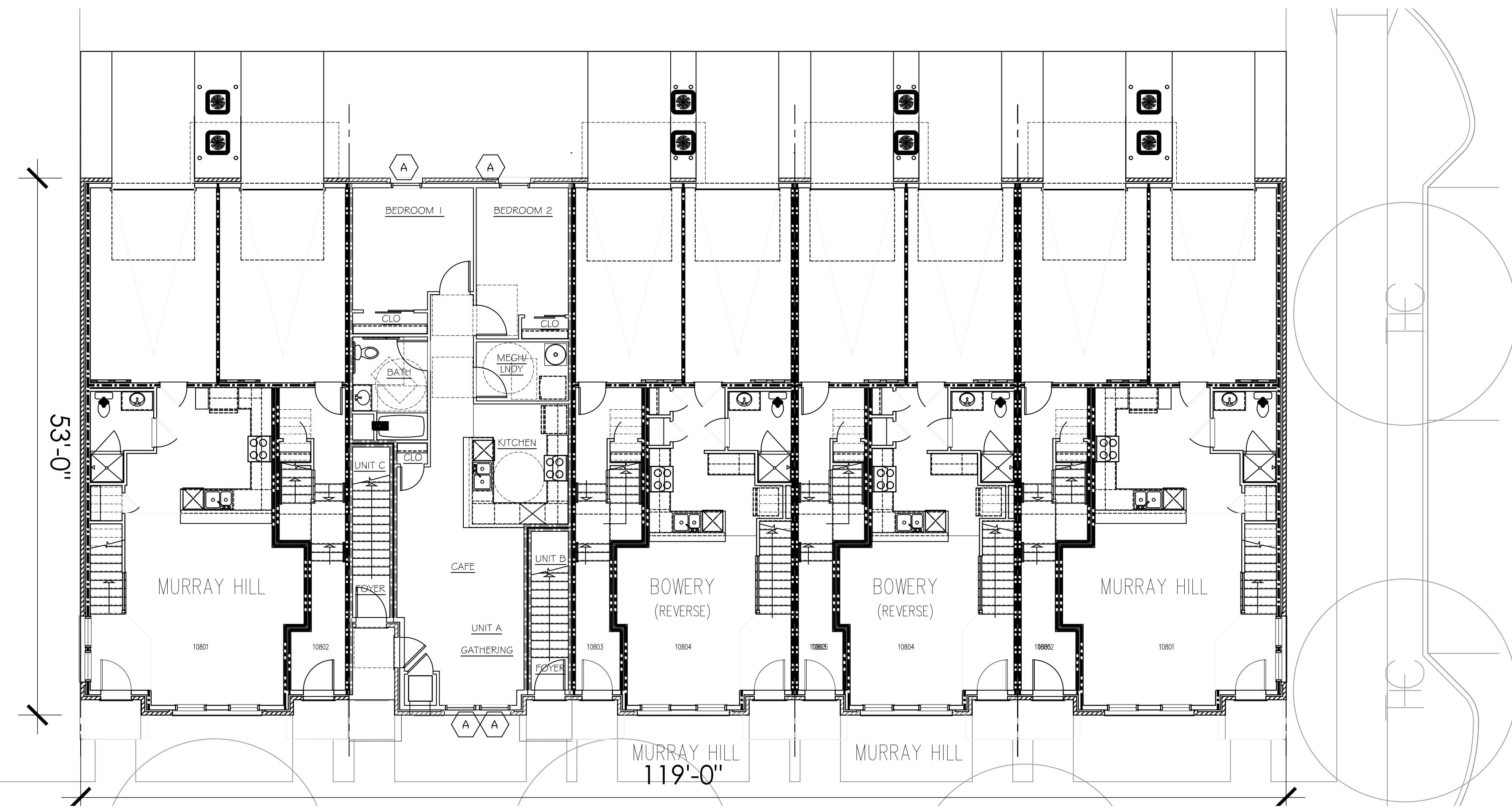
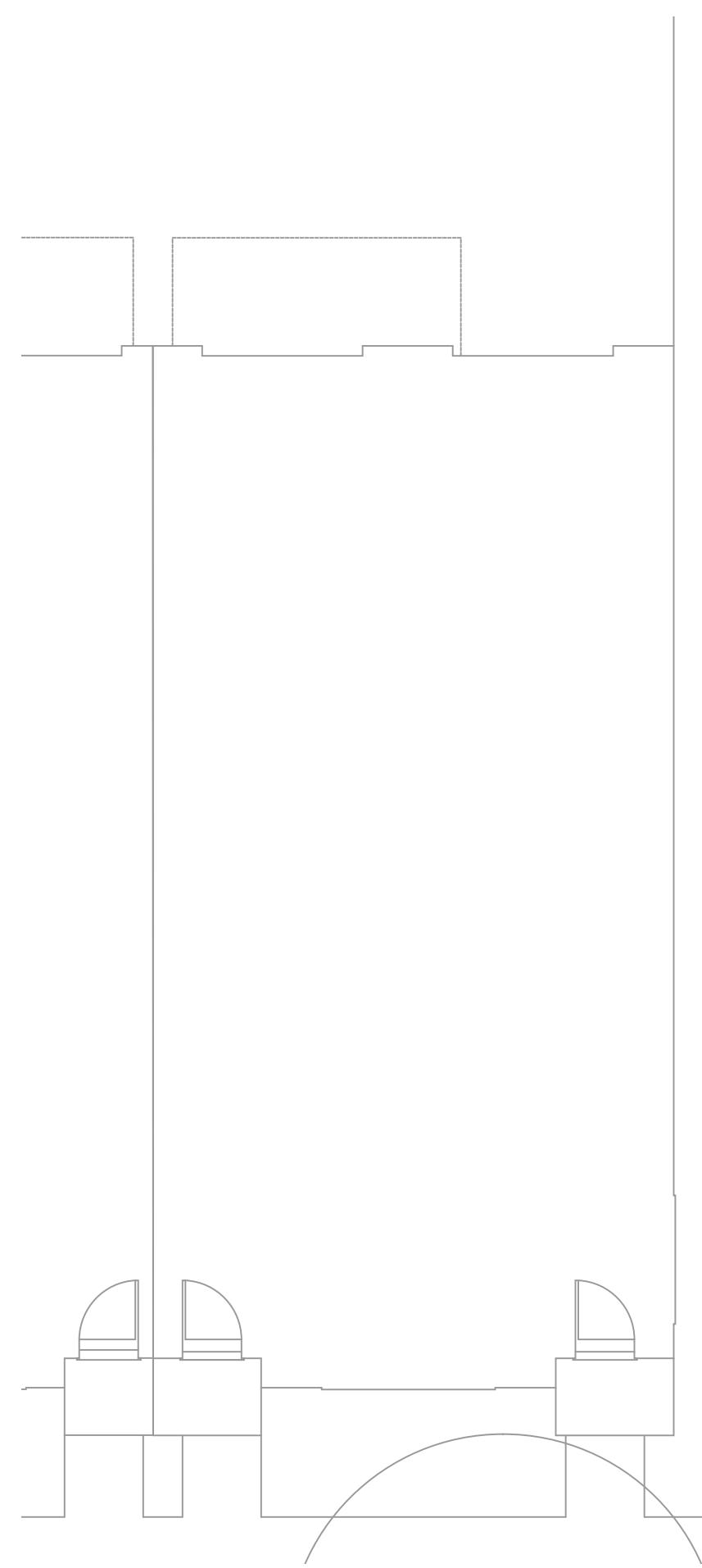
11 UNIT BUILDING (3 AFFORDABLE UNITS)  
 STACKED TH COAH BUILDING PLAN



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

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

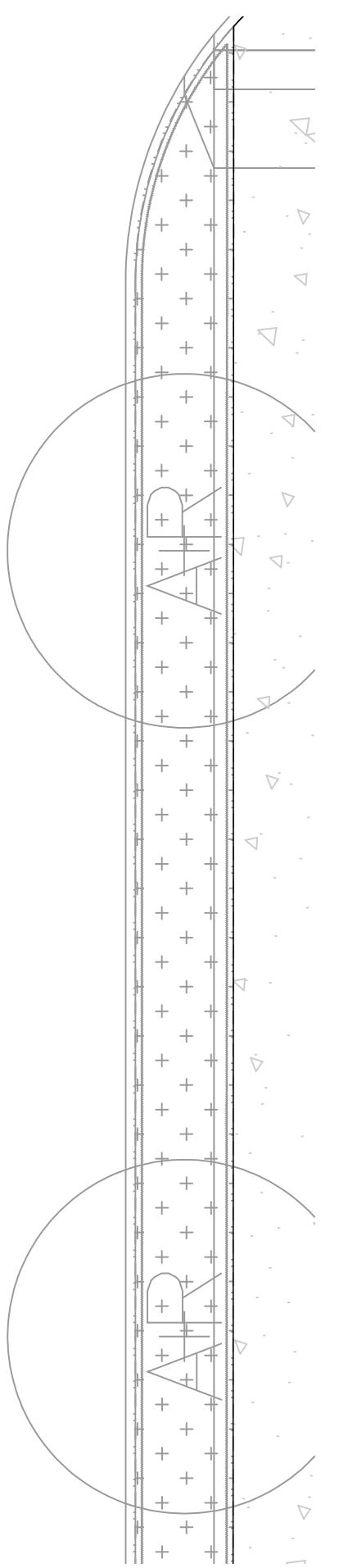
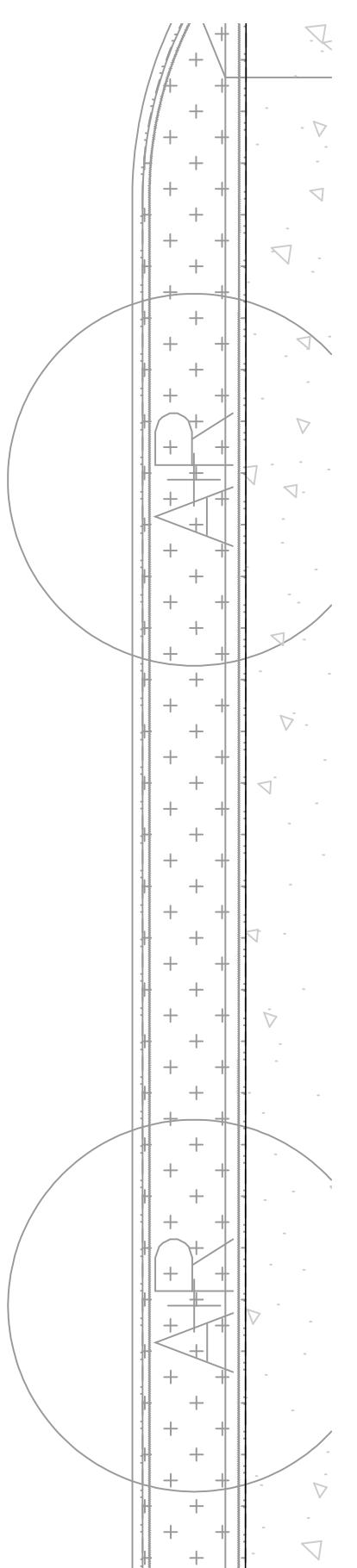
0 4' 8' 16'



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

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

0 4' 8' 16'



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BLOCK 106, LOT 1

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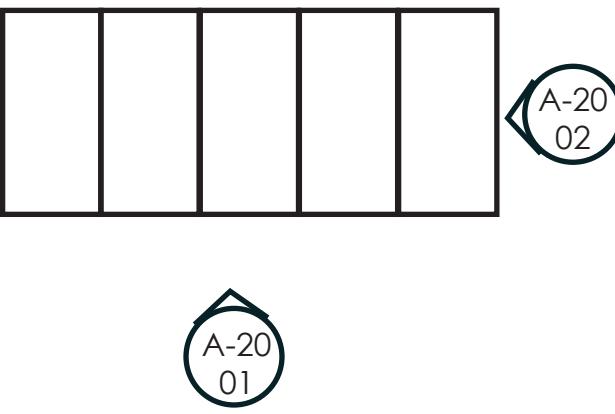
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**A-19**

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

# 11 UNIT STACKED TOWNHOME BUILDING (3 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
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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**A-20**

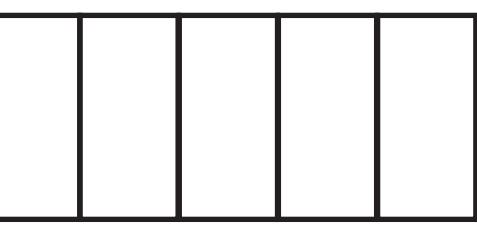
11 UNIT BUILDING (3 AFFORDABLE UNITS)  
STACKED TH ELEVATIONS

# 11 UNIT STACKED TOWNHOME BUILDING (3 AFFORDABLE UNITS)

## KEY PLAN:

A-21  
01

A-21  
02



02 - STACKED TOWNHOMES - LEFT SIDE ELEVATION

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



## 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"



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BLOCK 102, LOTS 5 + 6  
BLOCK 106, LOT 1

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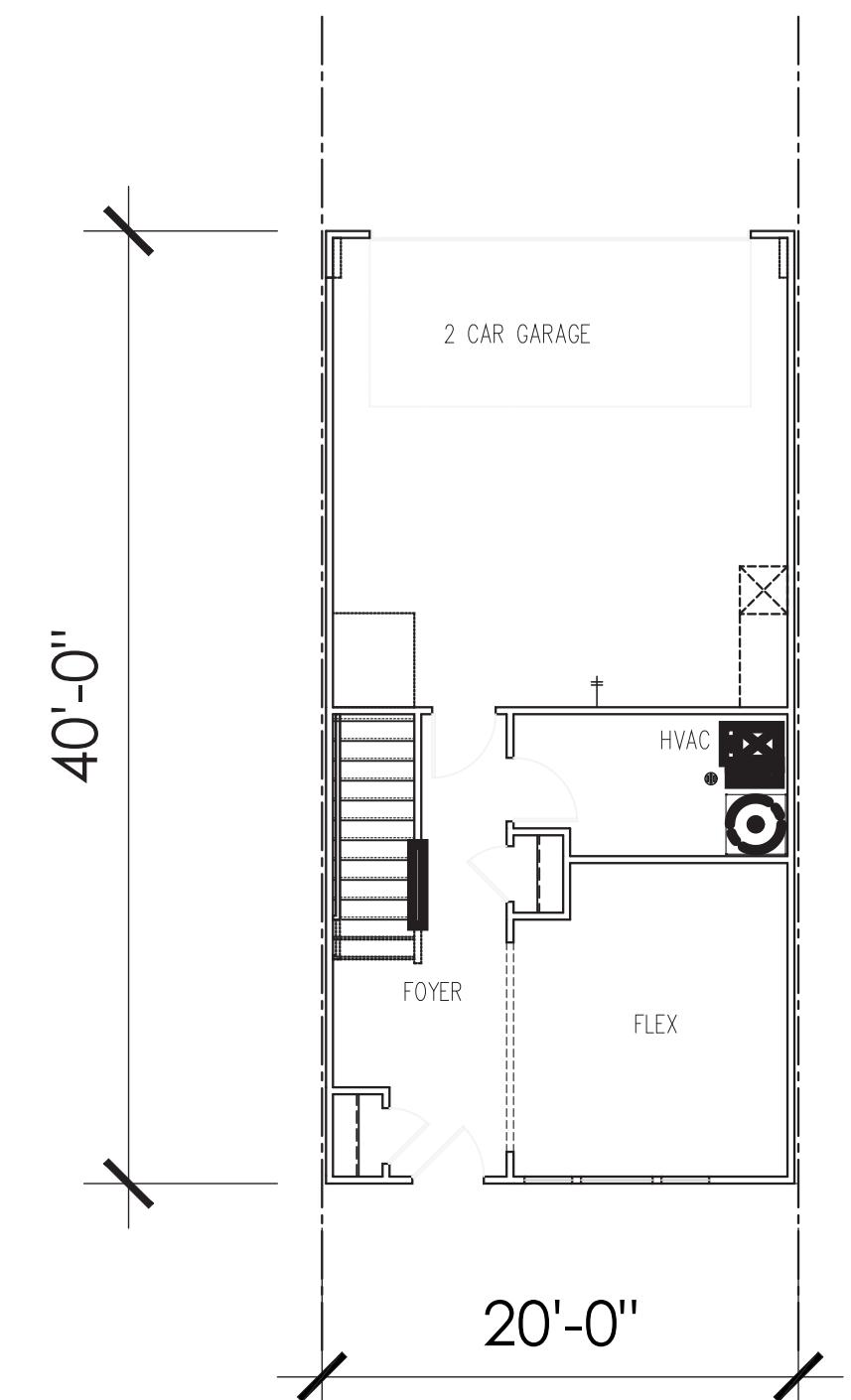
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A-21

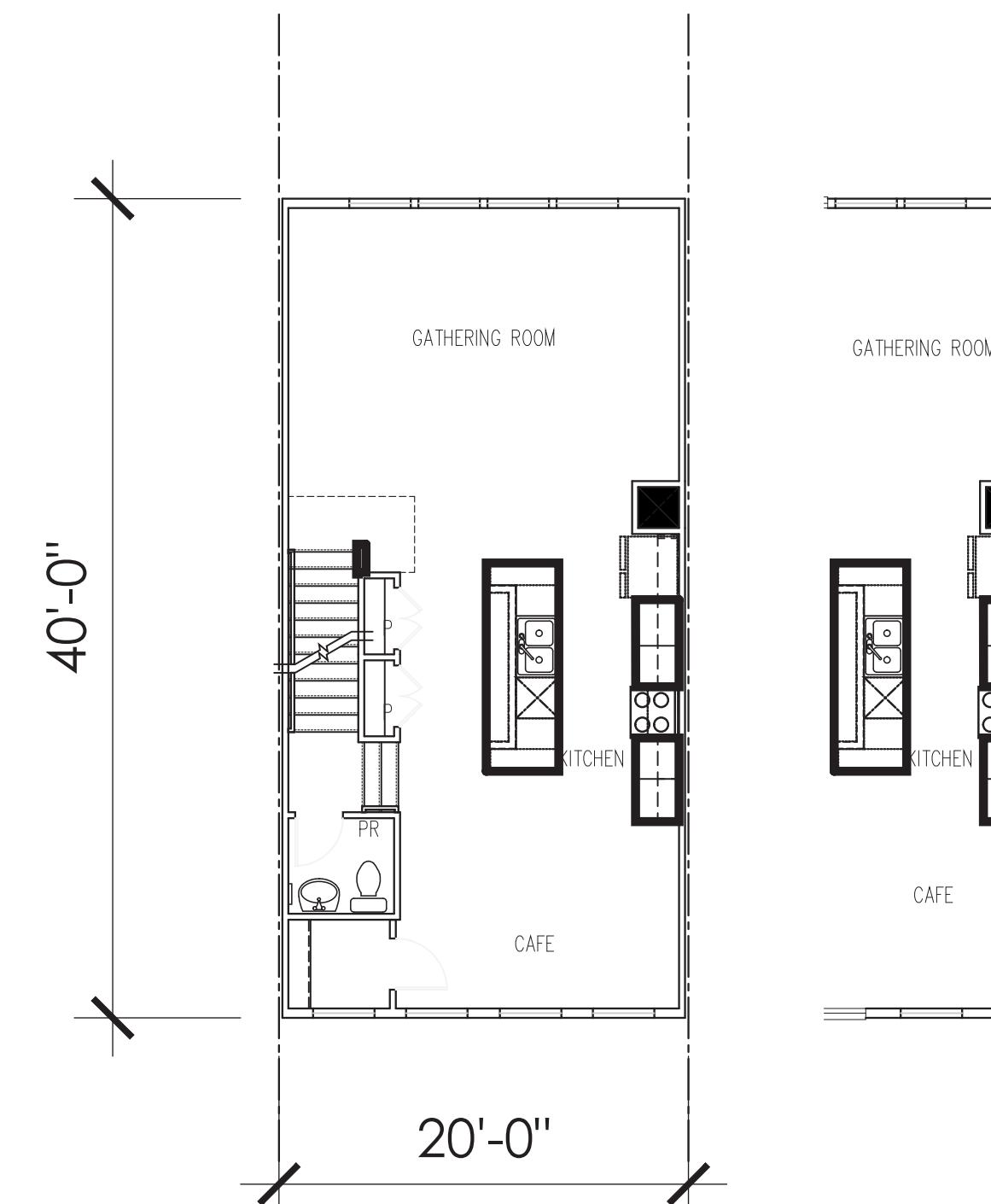
11 UNIT BUILDING (3 AFFORDABLE UNITS)  
STACKED TH ELEVATIONS

**SITE NOTES:**

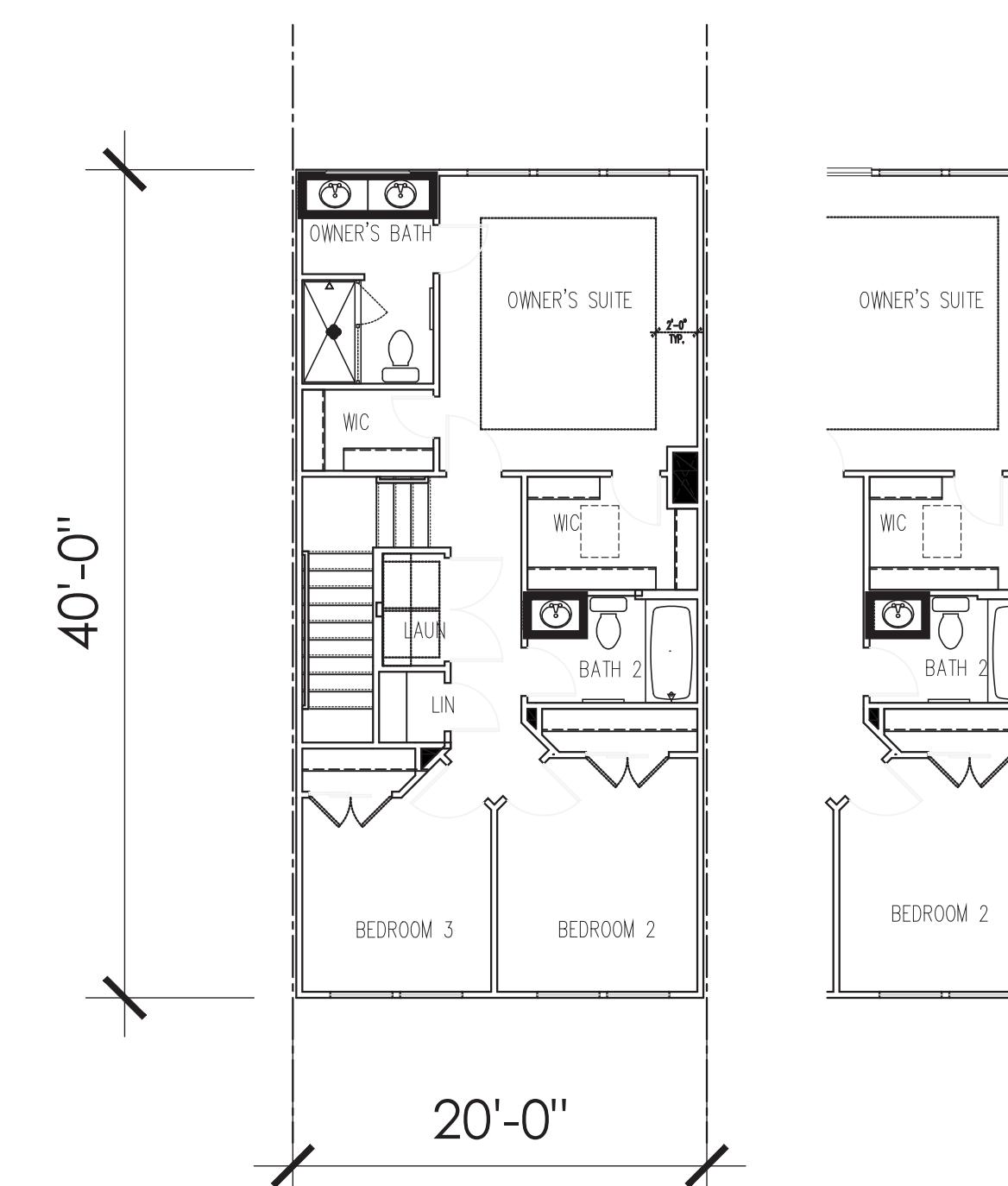
1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.
3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

**MARKET RATE 20'-0" TRADITIONAL TOWNHOME LAYOUT**

**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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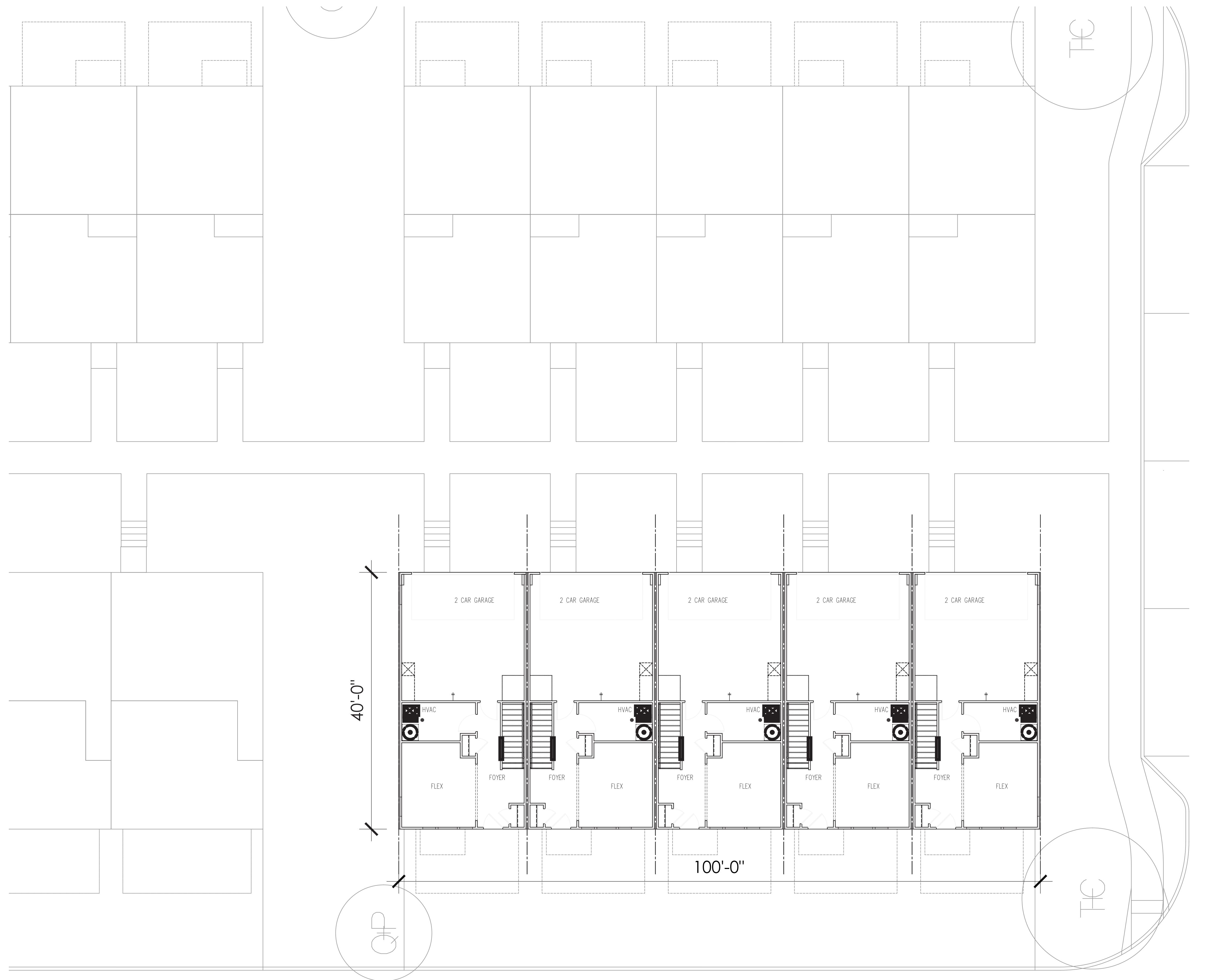
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**A-22**

20' TH BUILDING PLAN

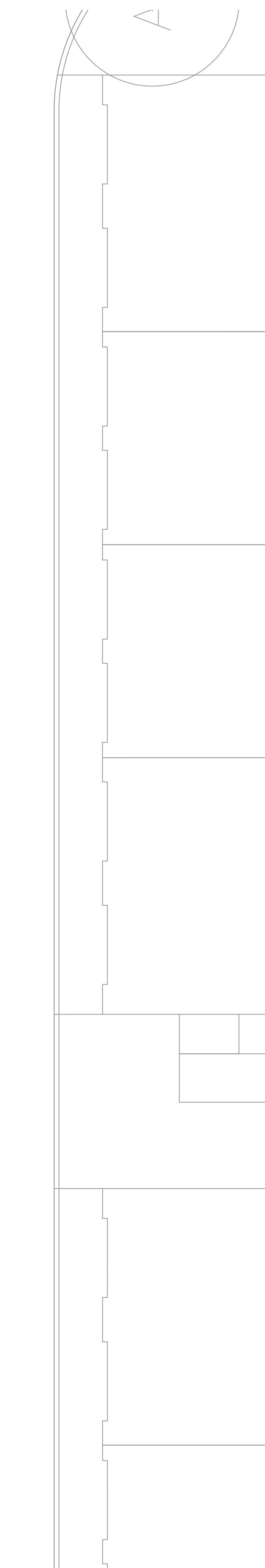
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01 - 5 UNIT (20' TOWNHOMES) - FIRST FLOOR PLAN

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

0 4' 8' 16'



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 BLOCK 102, LOTS 5 + 6  
 BLOCK 106, LOT 1

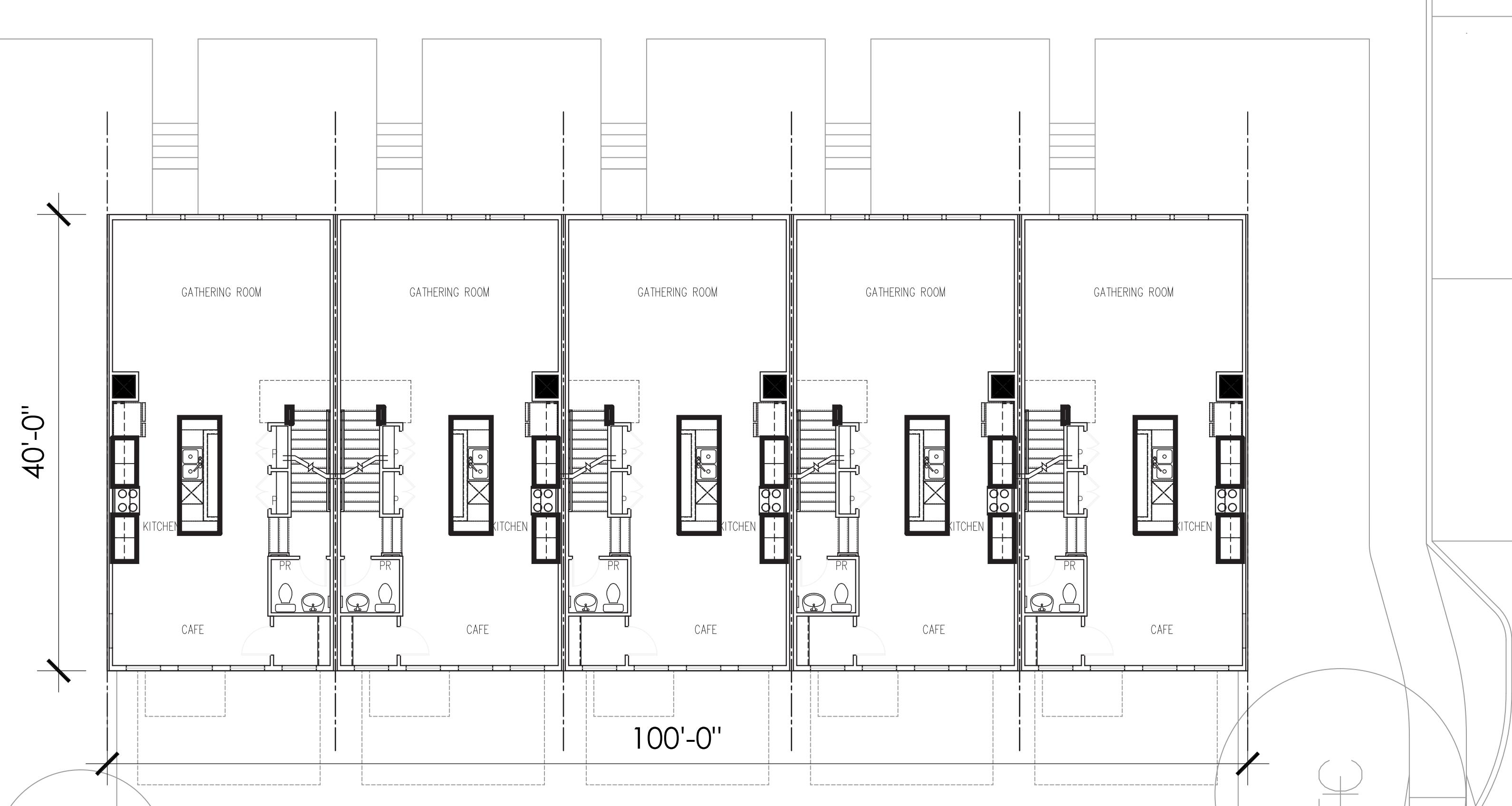
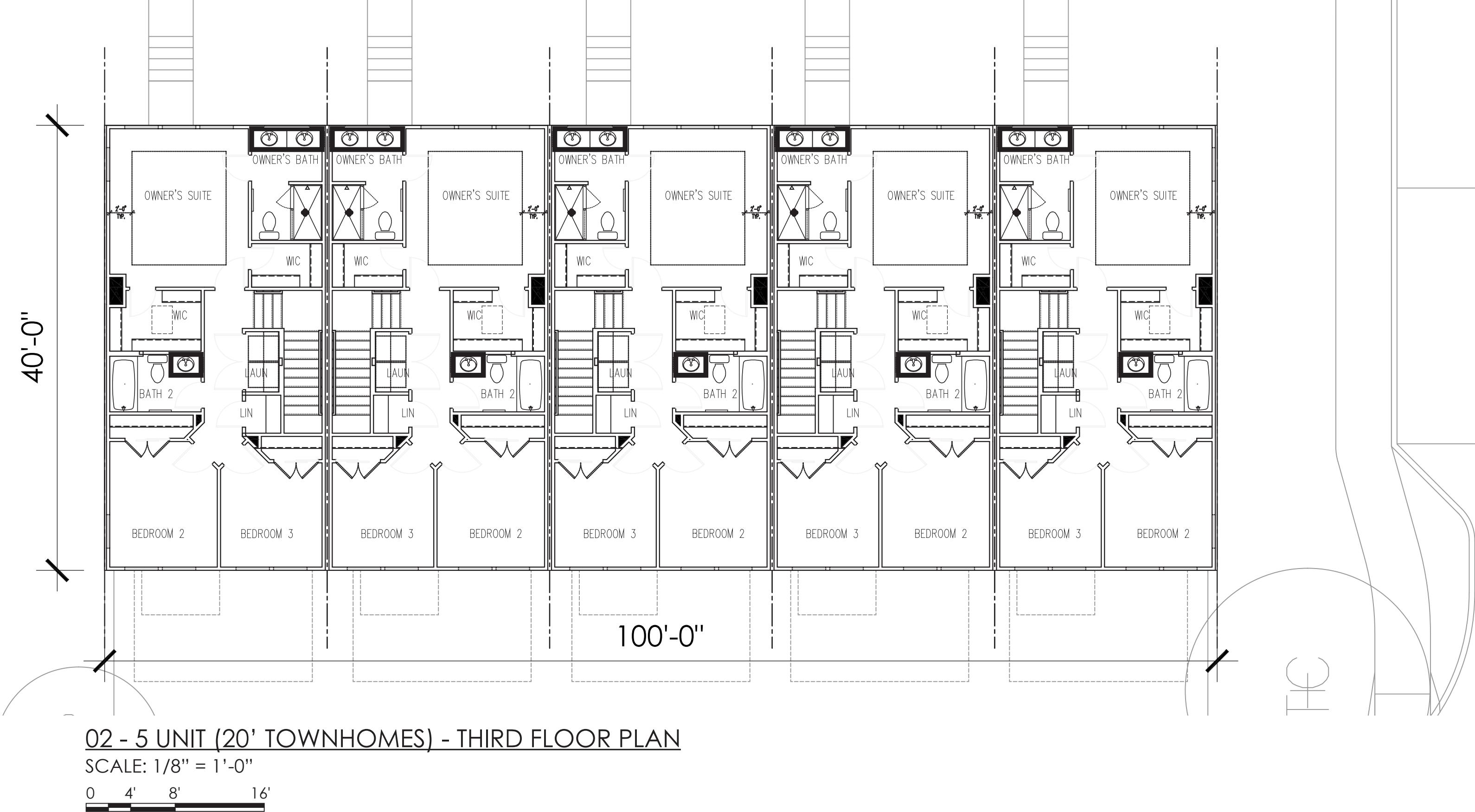
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**A-23**

20' TH BUILDING PLAN

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 BLOCK 102, LOTS 5 + 6  
 BLOCK 106, LOT 1

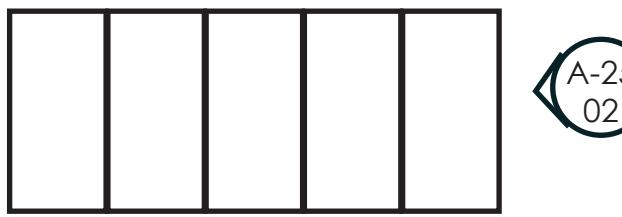
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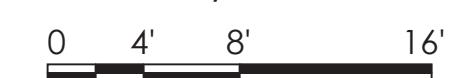
**A-24**

20' TH BUILDING PLAN

xx-xxxx-xx  
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**KEY PLAN:****02 - 20' TRADITIONAL TH REAR LOADED - TYPICAL RIGHT ELEVATION**

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

**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 - 20' TRADITIONAL TH REAR LOADED - TYPICAL FRONT ELEVATION**

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



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**A-25**

20' TH ELEVATIONS

**KEY PLAN:****02 - 20' TRADITIONAL TH REAR LOADED - TYPICAL LEFT ELEVATION**

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

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

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

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

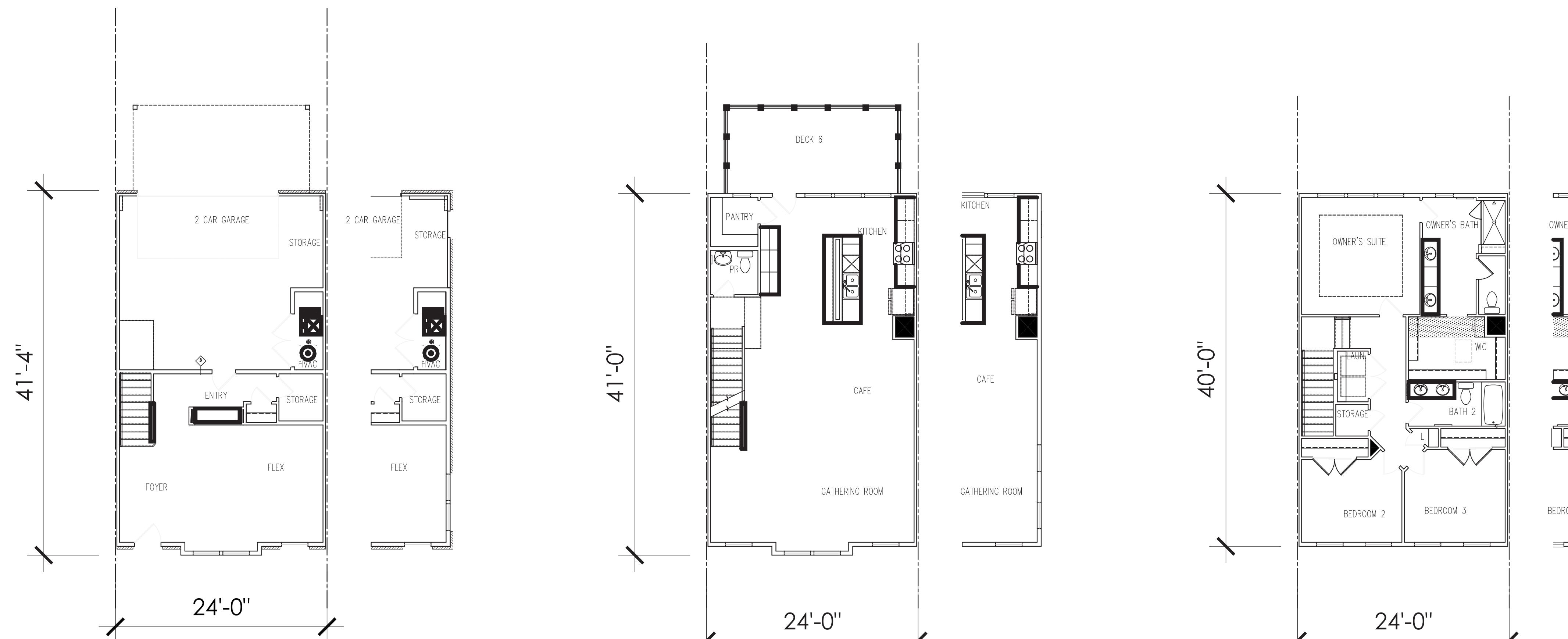
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**A-26**

20' TH ELEVATIONS

**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 24'-0" TRADITIONAL TOWNHOME LAYOUT****01 - GROUND FLOOR PLAN & EDGE CONDITION**

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

**02 - SECOND FLOOR PLAN & EDGE CONDITION**

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

**03 - THIRD FLOOR PLAN & EDGE CONDITION**

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



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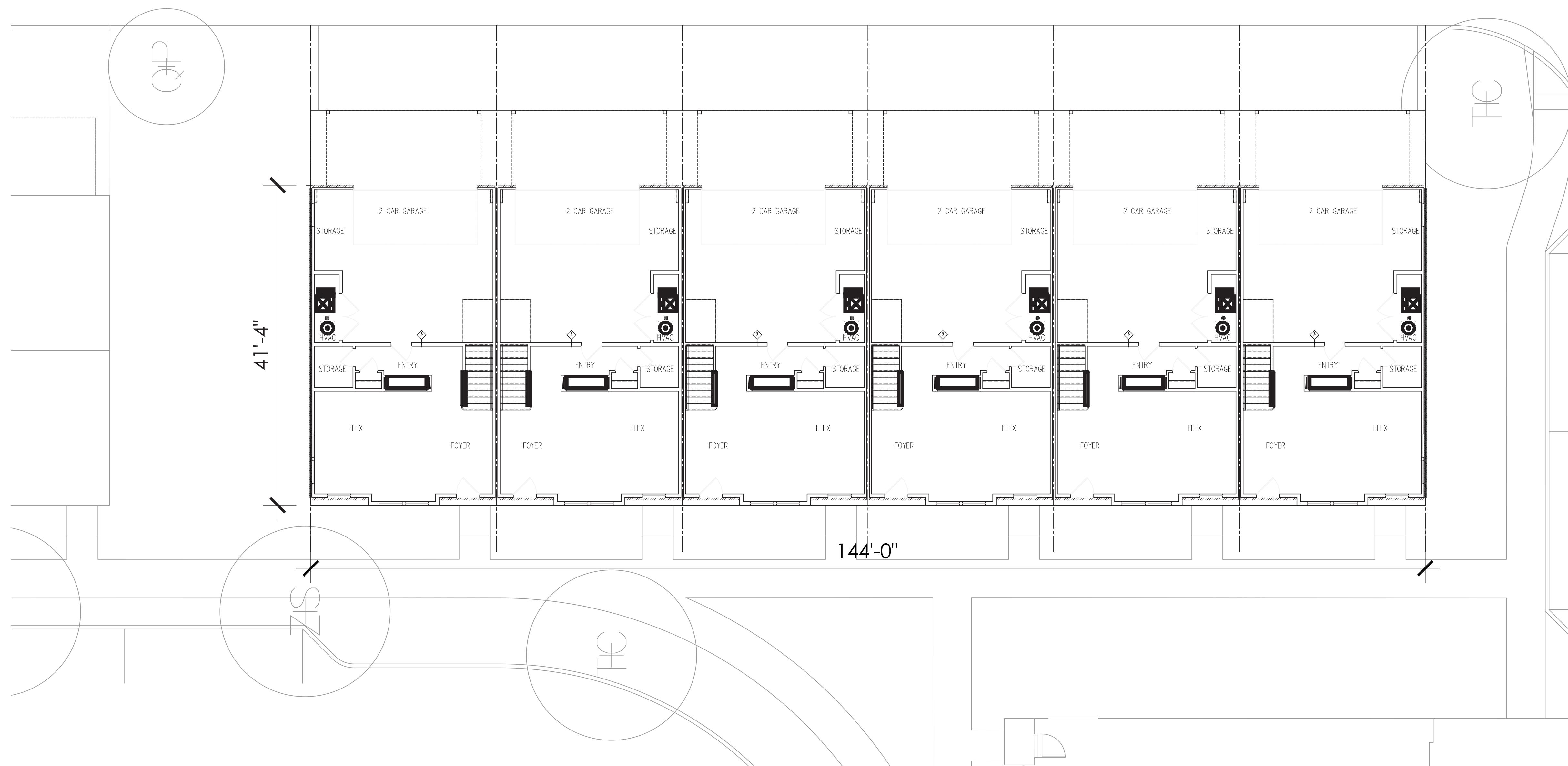
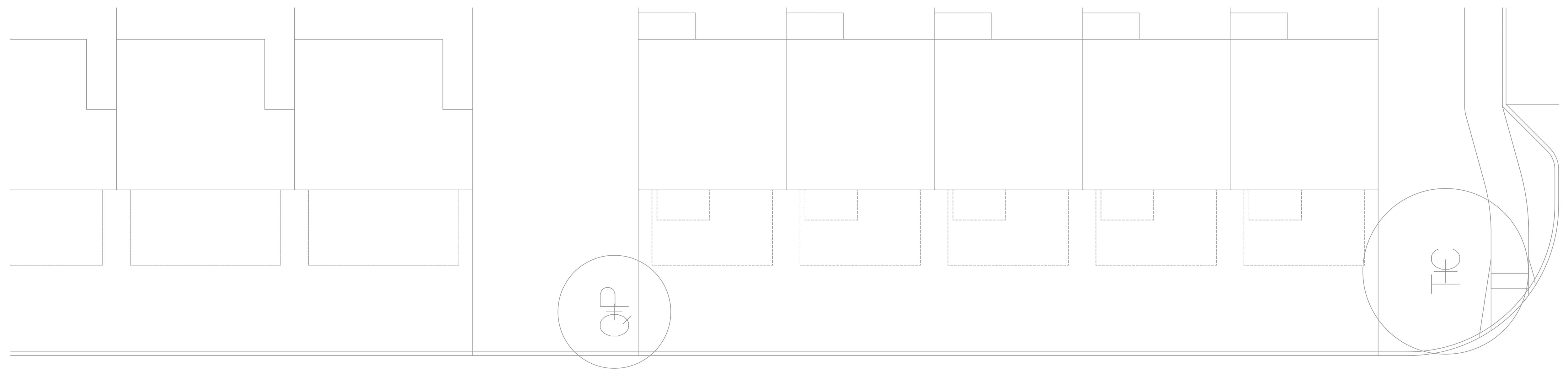
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**A-27**

24' TH BUILDING PLAN

xx-xxxx-xx

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

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

PREPARED BY:  
**MINNO ■ WASKO**  
ARCHITECTS AND PLANNERS  
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TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

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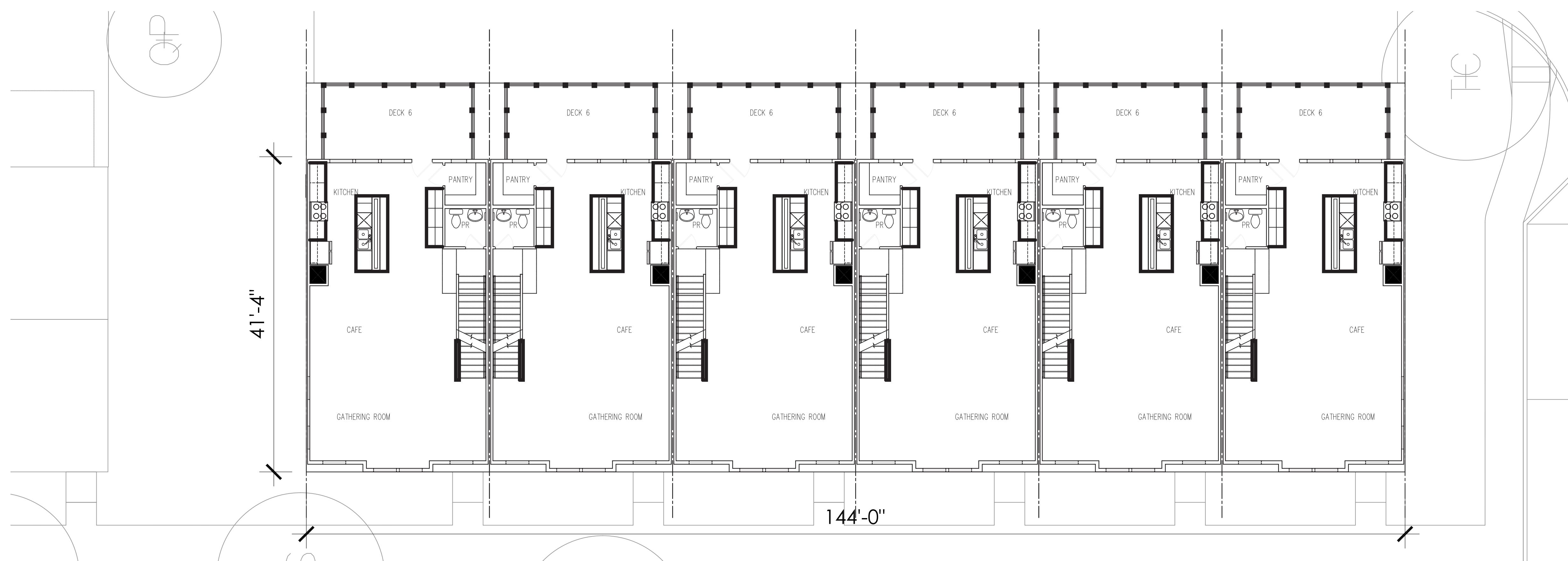
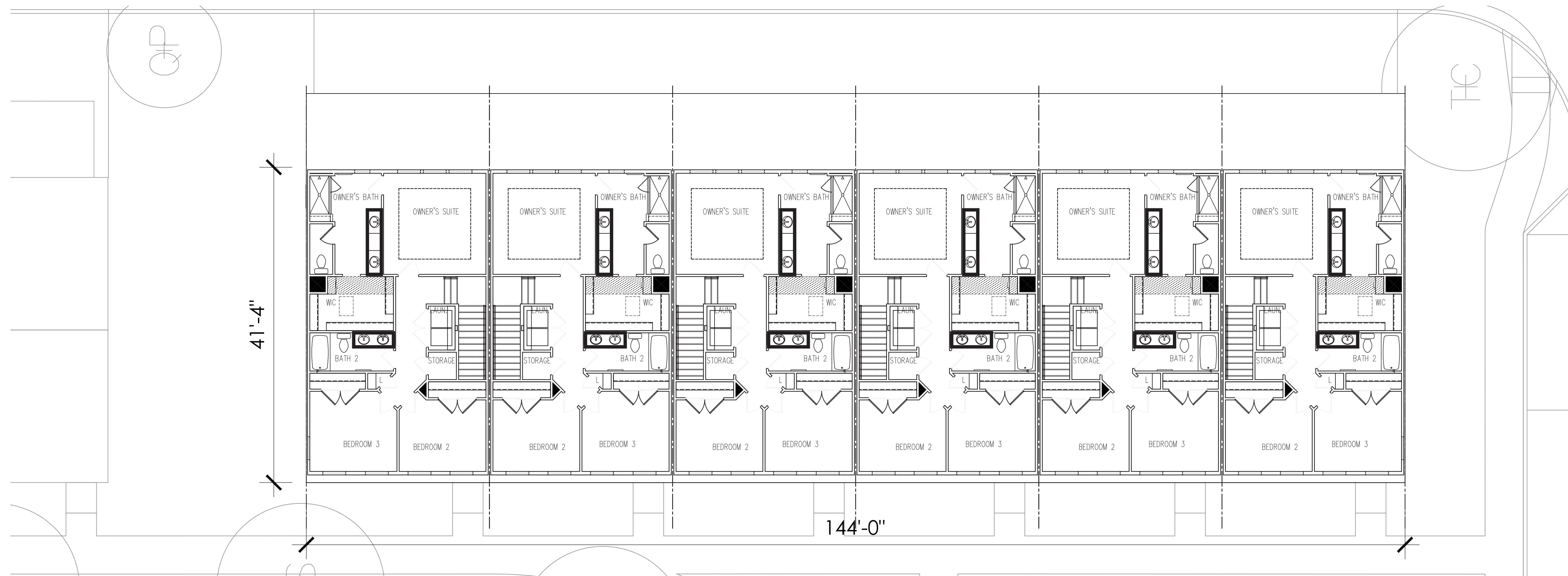
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**A-28**

24' TH BUILDING PLAN

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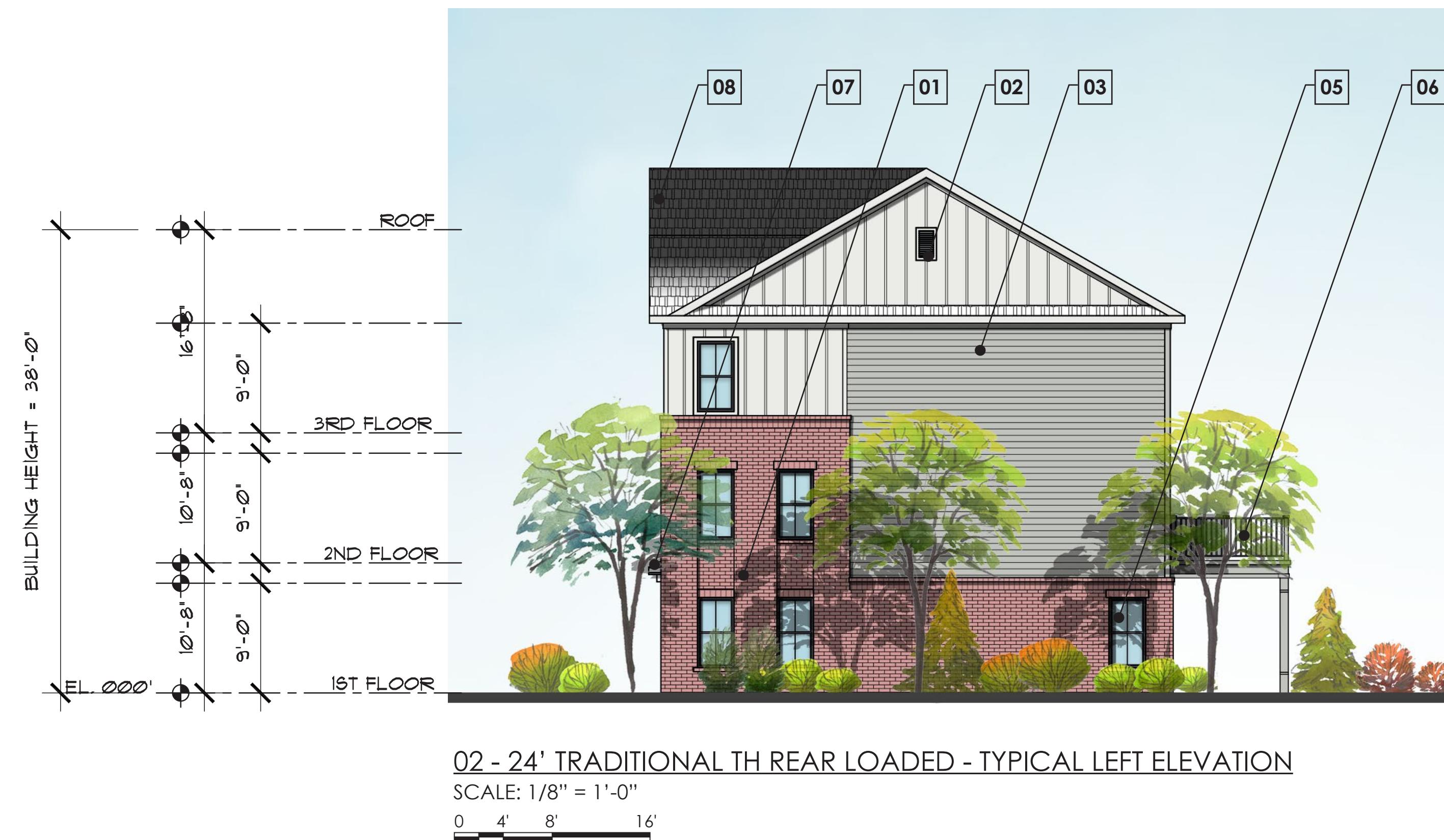
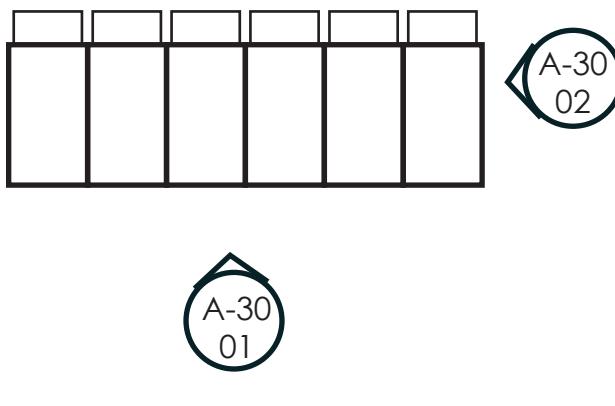
**A-29**

24' TH BUILDING PLAN

xx-xxxx-xx

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**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.

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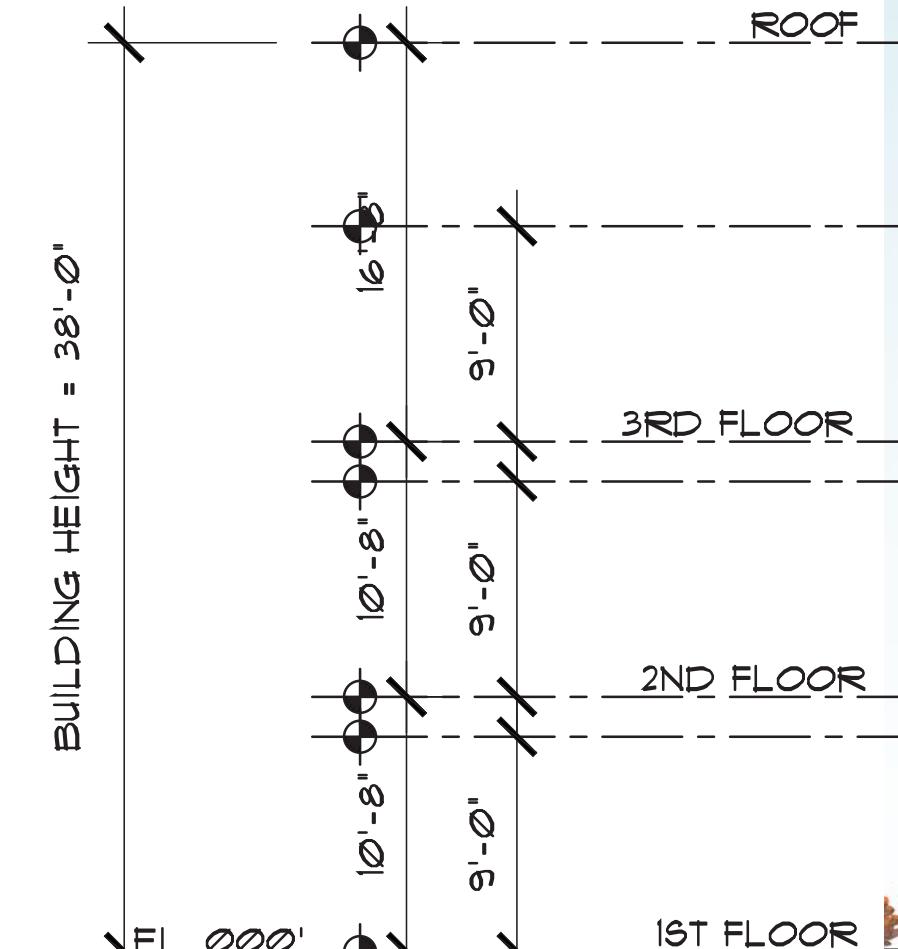
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**A-30**

24' TH ELEVATIONS

**KEY PLAN:****02 - 24' TRADITIONAL TH REAR LOADED - TYPICAL RIGHT ELEVATION**

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

**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 - 24' TRADITIONAL TH REAR LOADED - TYPICAL REAR ELEVATION**

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

**PRINCETON NURSERIES**

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BLOCK 102, LOTS 5 + 6  
BLOCK 106, LOT 1

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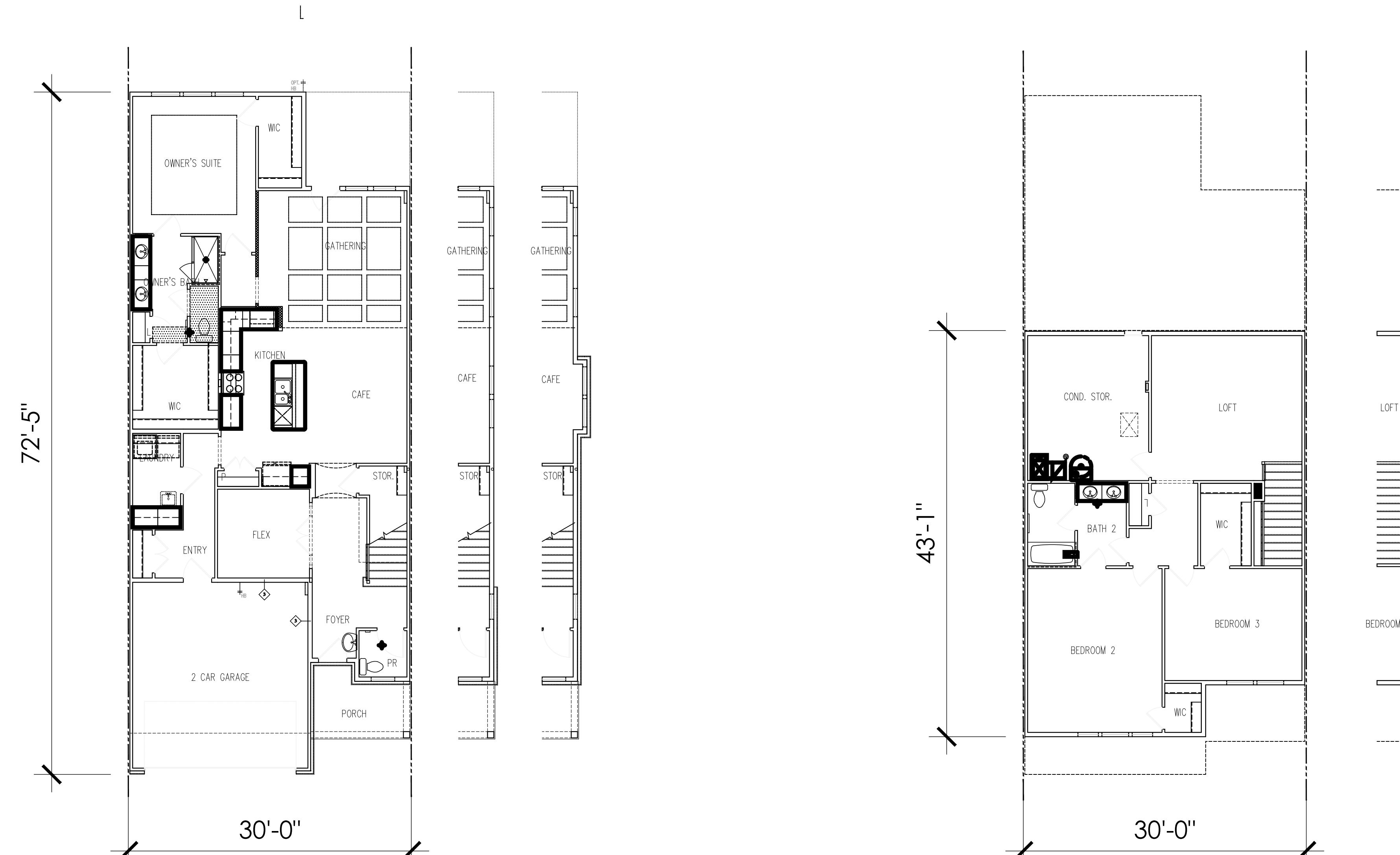
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**A-31**

24' TH ELEVATIONS

**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 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'

PREPARED BY:  
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**A-32**

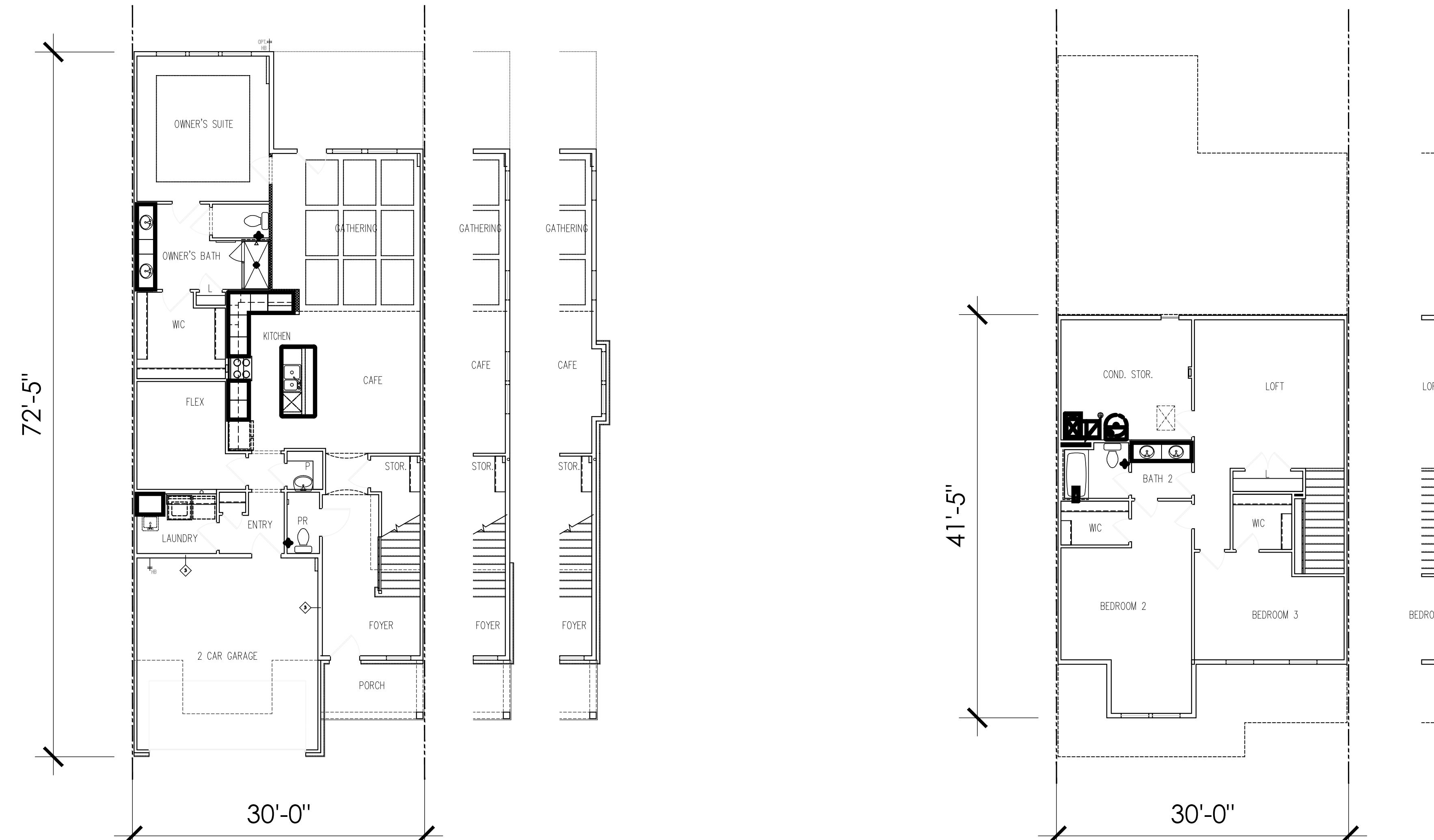
30' TH BUILDING PLAN

xx-xxxx-xx

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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 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'

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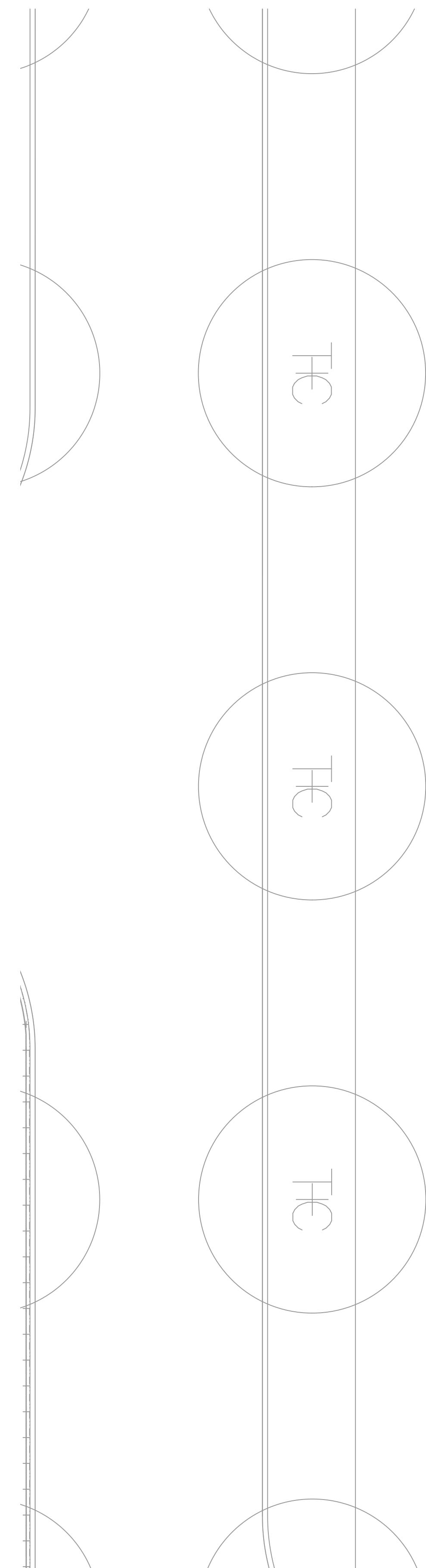
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**A-33**

30' TH BUILDING PLAN

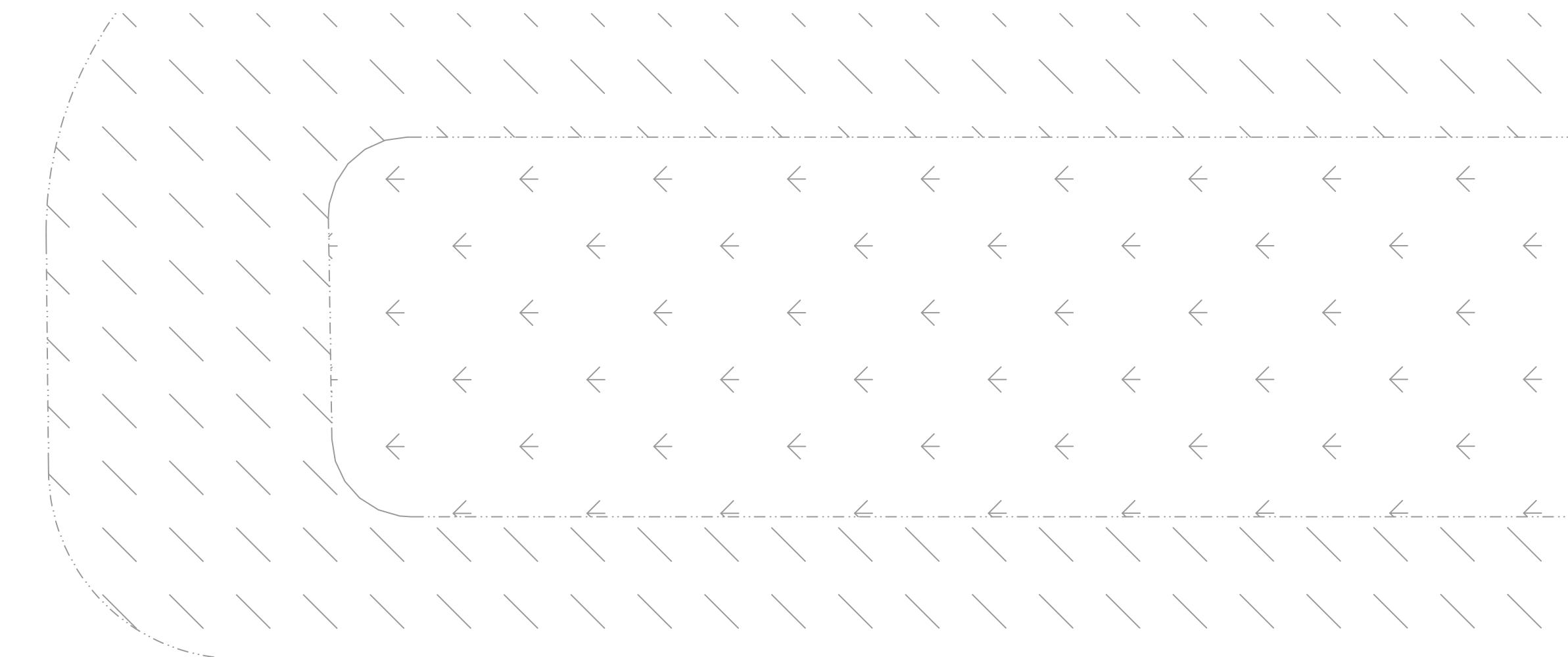
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01 - 4 UNIT (30' TOWNHOMES) - FIRST FLOOR PLAN

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



PREPARED BY:  
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 ARCHITECTS AND PLANNERS  
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 BLOCK 102, LOTS 5 + 6  
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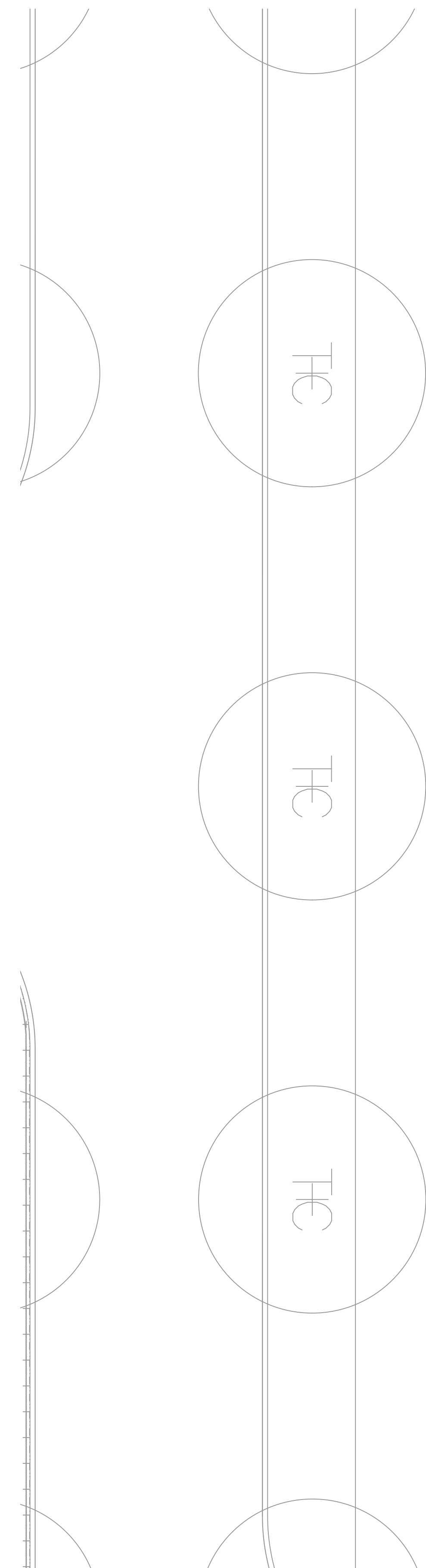
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**A-34**

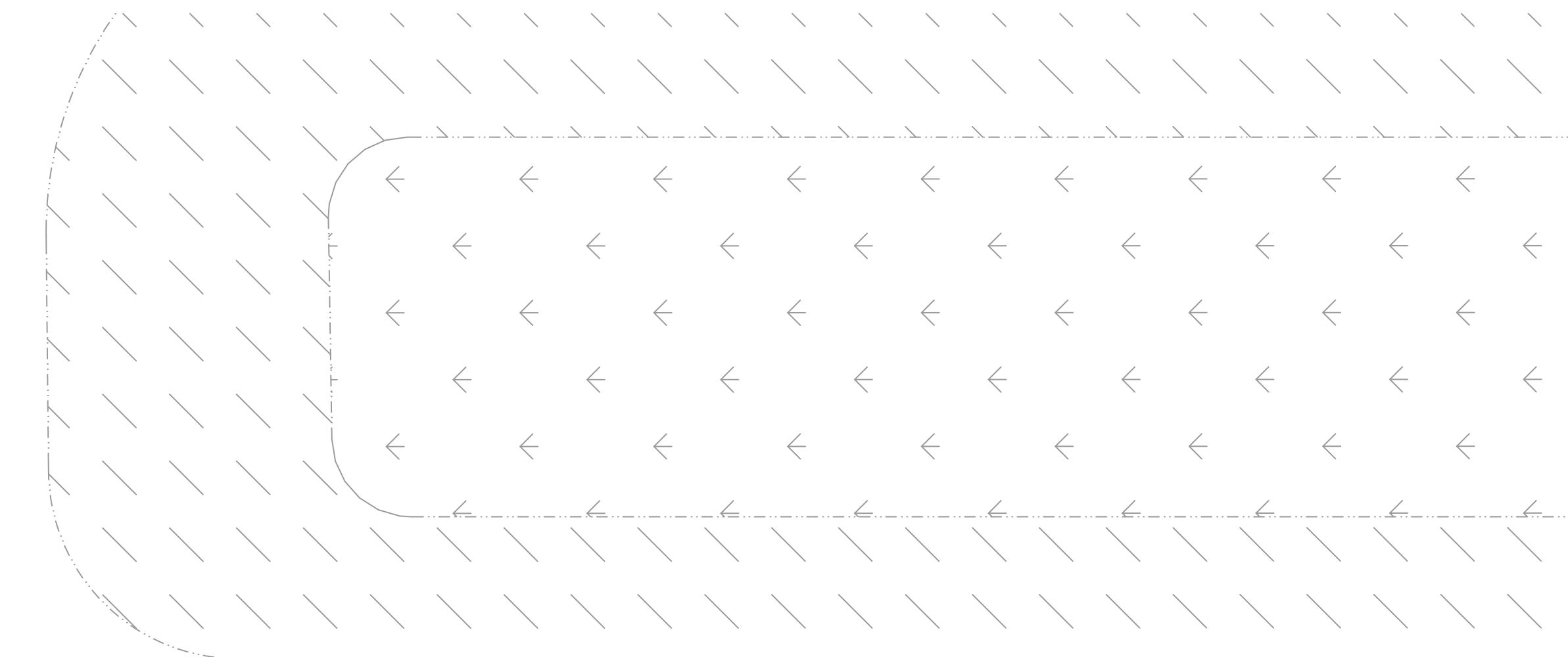
30' TH BUILDING PLAN

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

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



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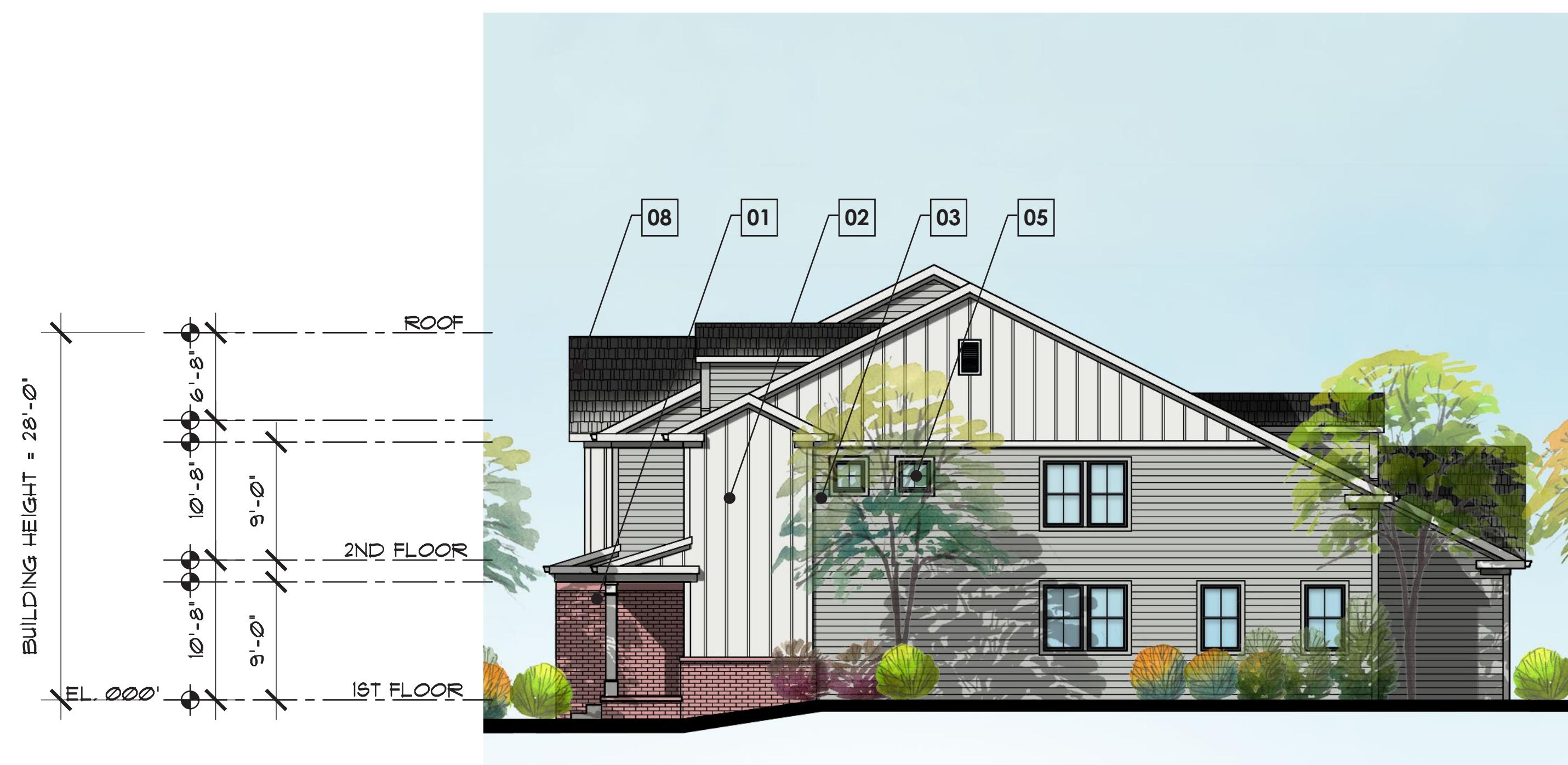
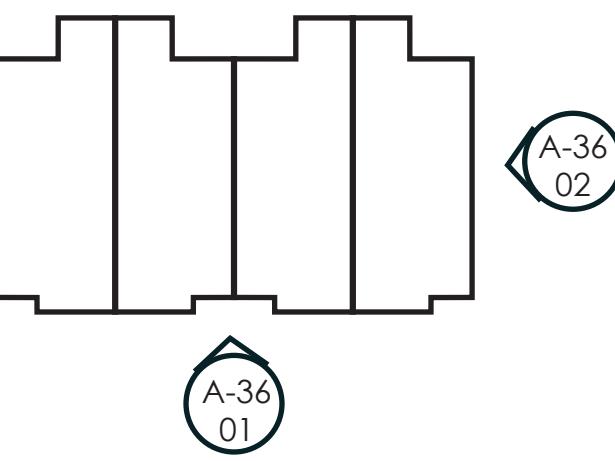
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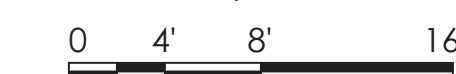
**A-35**

30' TH BUILDING PLAN

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**KEY PLAN:****02 - 30' MASTER DOWN TH FRONT LOADED - TYPICAL RIGHT SIDE ELEVATION**

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

**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 - 30' MASTER DOWN TH FRONT LOADED - TYPICAL FRONT ELEVATION**

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



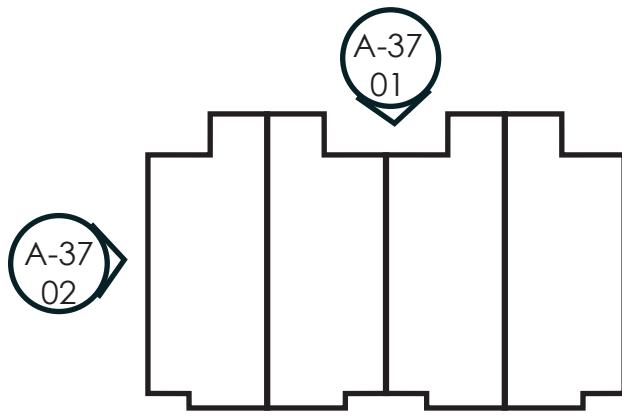
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BLOCK 106, LOT 1

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**A-36**

30' TH ELEVATIONS

**KEY PLAN:****02 - 30' MASTER DOWN TH FRONT LOADED - TYPICAL LEFT SIDE ELEVATION**

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

0 4' 8' 16'

**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
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**NOTES:**

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

**01 - 30' MASTER DOWN TH FRONT LOADED - TYPICAL REAR ELEVATION**

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

0 4' 8' 16'

**PRINCETON NURSERIES**

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BLOCK 106, LOT 1

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**A-37**

30' TH ELEVATIONS

**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.

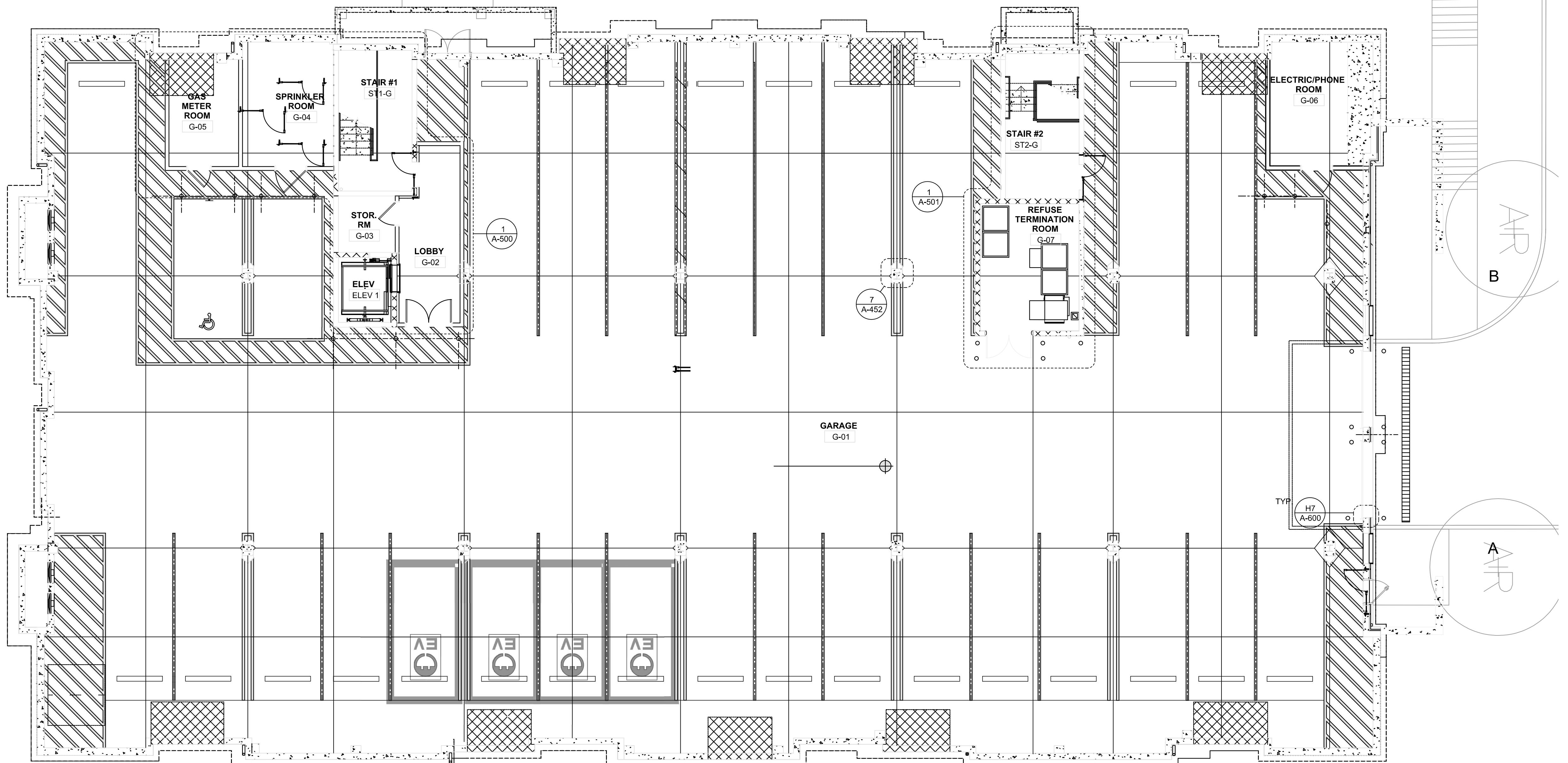
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.

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 MULTISTORY 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.



01 - BASEMENT GARAGE FLOOR PLAN

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

0 8' 16' 24'

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**  
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 BLOCK 102, LOTS 5 + 6  
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PREPARED FOR:  
 WRV NURSERIES PLAINSBORO OWNER, LLC

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**A-38**

MULTIFAMILY FLAT BUILDING PLAN

**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.

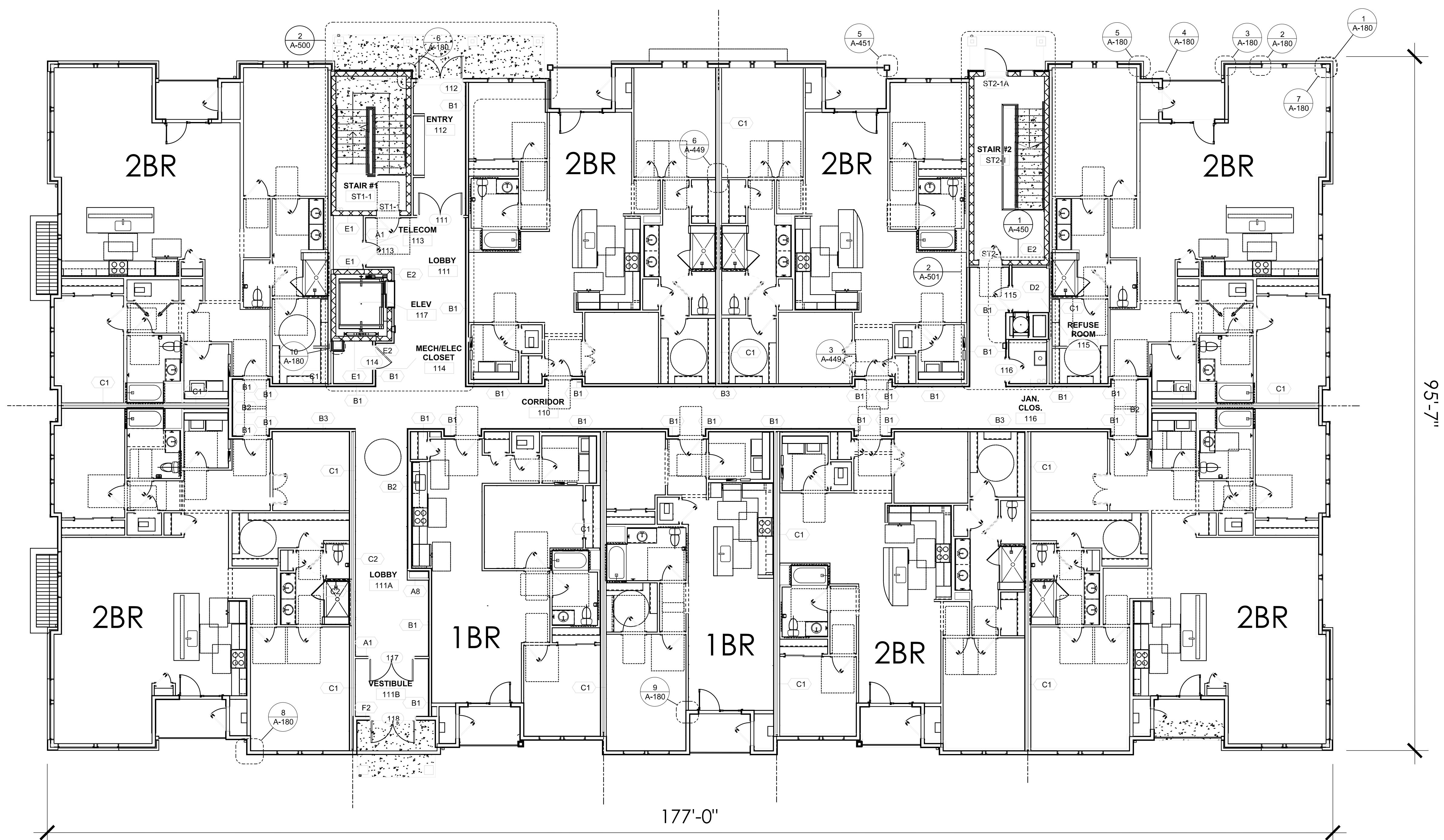
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.

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 MULTISTORY 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.



01 - GROUND FLOOR PLAN

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

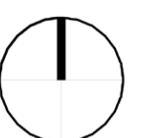
0 8' 16' 24'

PREPARED BY:  
**MINNO WASKO**  
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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:  
 WRV NURSERIES PLAINSBORO OWNER, LLC

ISSUE:  
 DATE:  
 FOR:  
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xx-xxxx-xx  
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MULTIFAMILY FLAT BUILDING PLAN

**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.

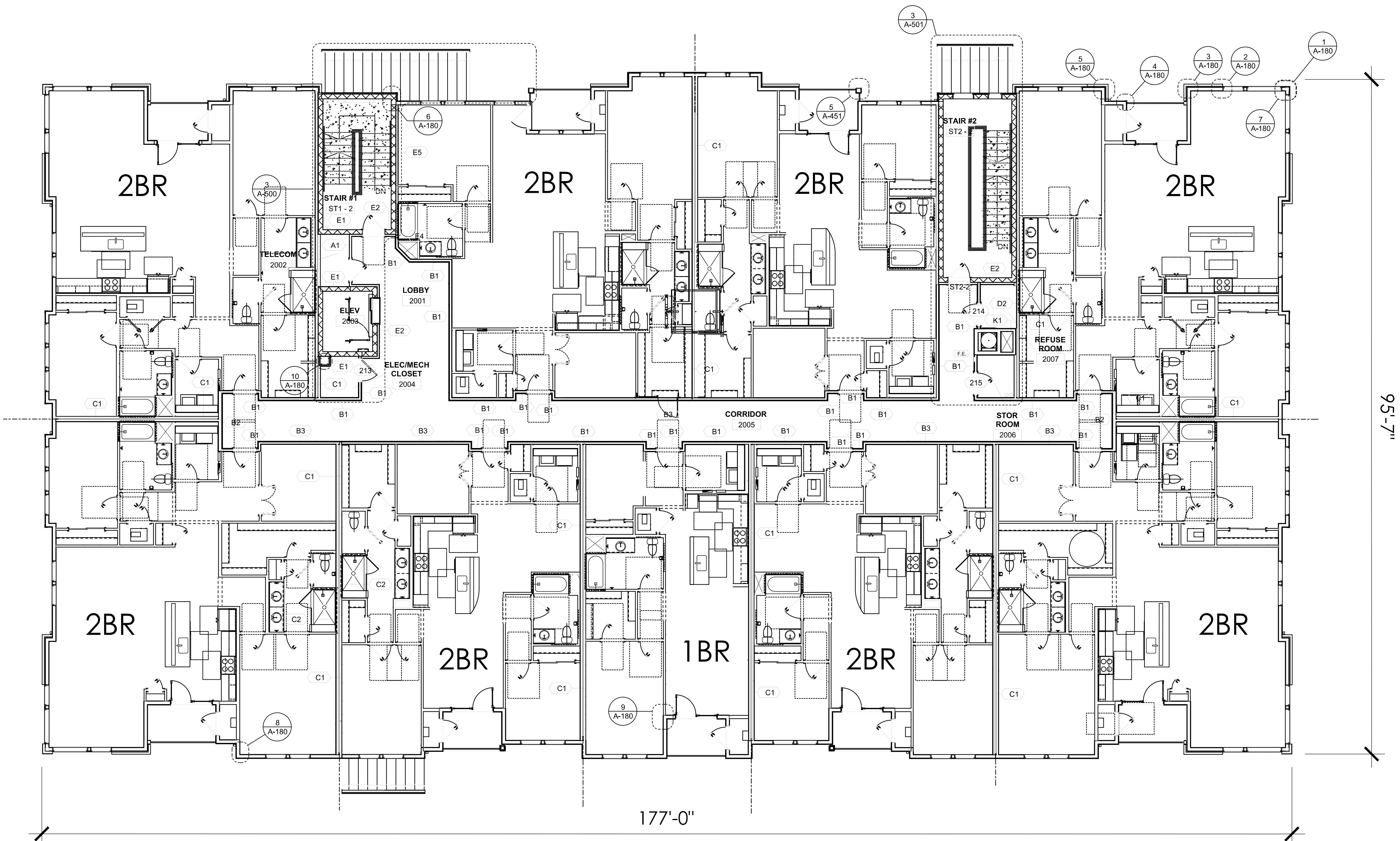
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.

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 MULTISTORY 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.



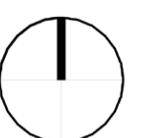
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**A-40**

MULTIFAMILY FLAT BUILDING PLAN

**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.

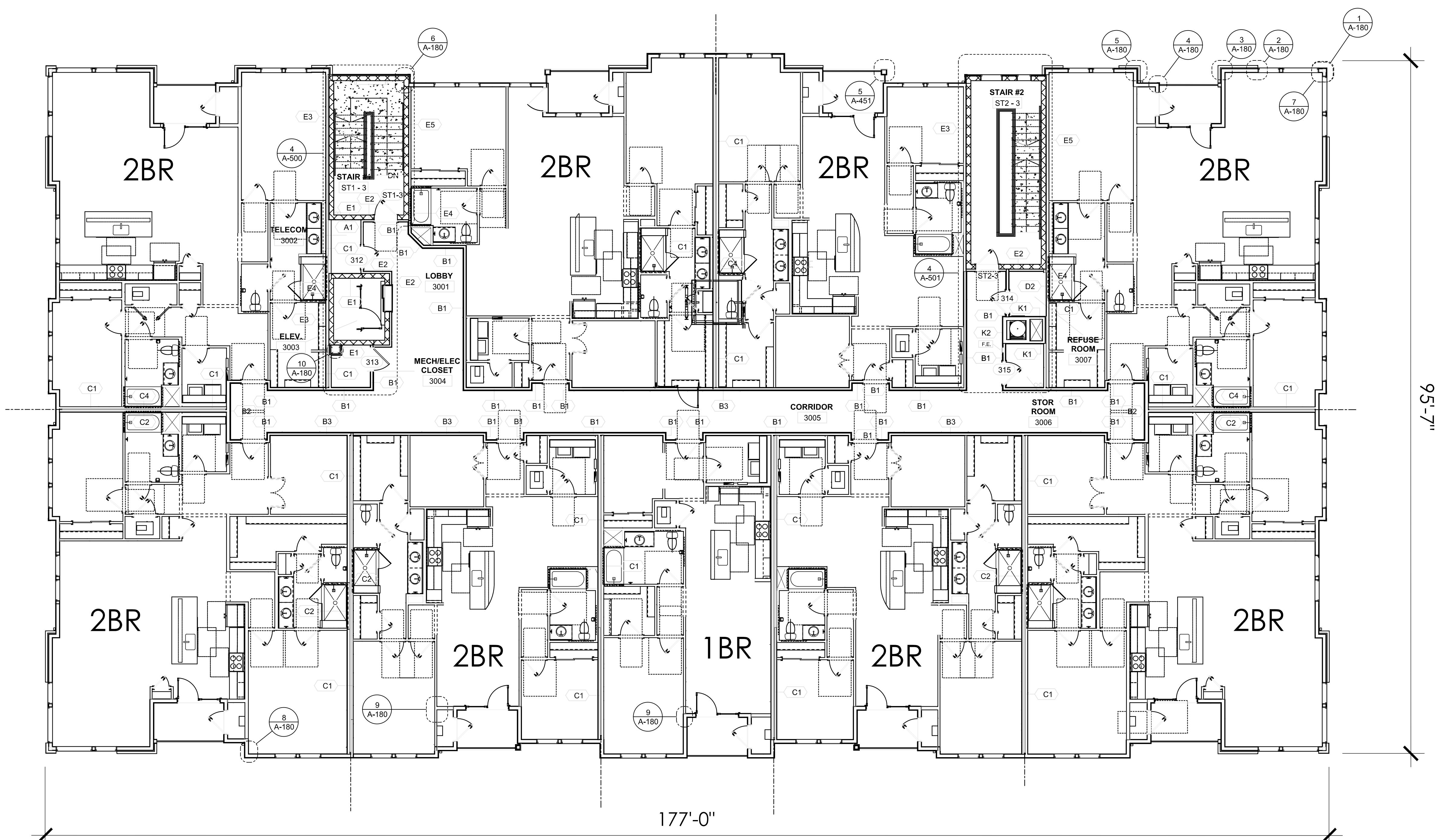
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RECYCLING BINS WILL BE LOCATED ON EACH FLOOR AND WILL BE COLLECTED BY BUILDING MANAGEMENT AND STORED IN REFUSE/RECYCLING TERMINATION ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP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



01 - TYPICAL THIRD &amp; FOURTH FLOOR PLAN

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

0 8' 16' 24'

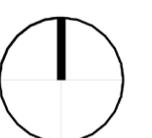
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**KEY PLAN:**A-42  
02**02 - MULTIFAMILY FLATS - TYPICAL LEFT SIDE ELEVATION**

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

**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.

**01 - MULTIFAMILY FLATS - TYPICAL FRONT ELEVATION**

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



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**A-42****MULTI-FAMILY FLAT ELEVATIONS**xx-xxxx-xx  
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## 02 - MULTIFAMILY FLATS - TYPICAL RIGHT SIDE ELEVATION

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

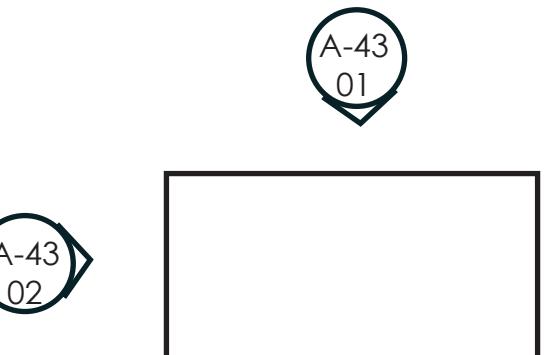
A horizontal scale bar with tick marks at 0, 4', 8', and 16'.



## 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:

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

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PRINCETON NURSERIES

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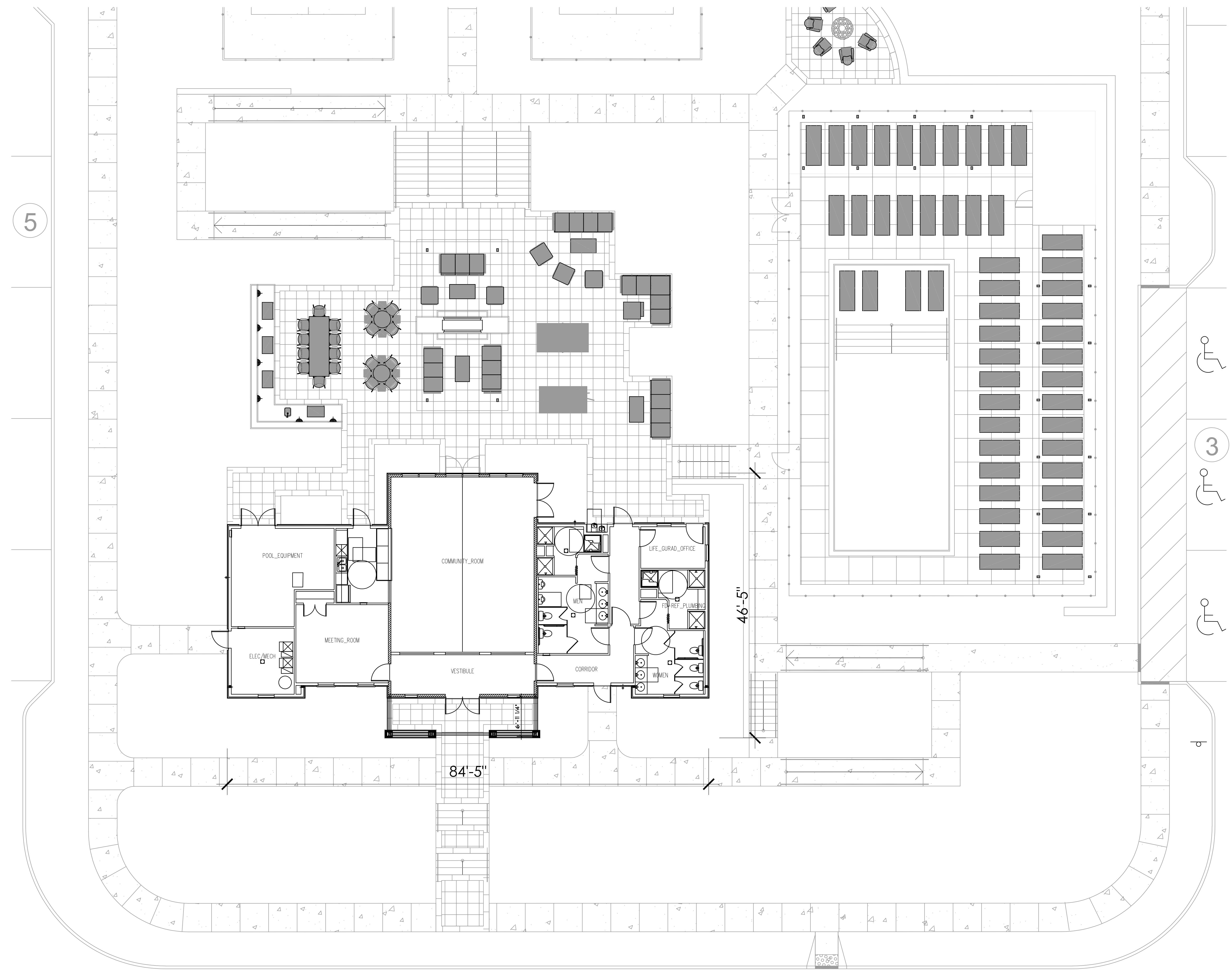
# A-43

## MULTI-FAMILY FLAT ELEVATIONS

01 - GROUND FLOOR PLAN

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

0 4' 8' 16'



**SITE NOTES:**

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.
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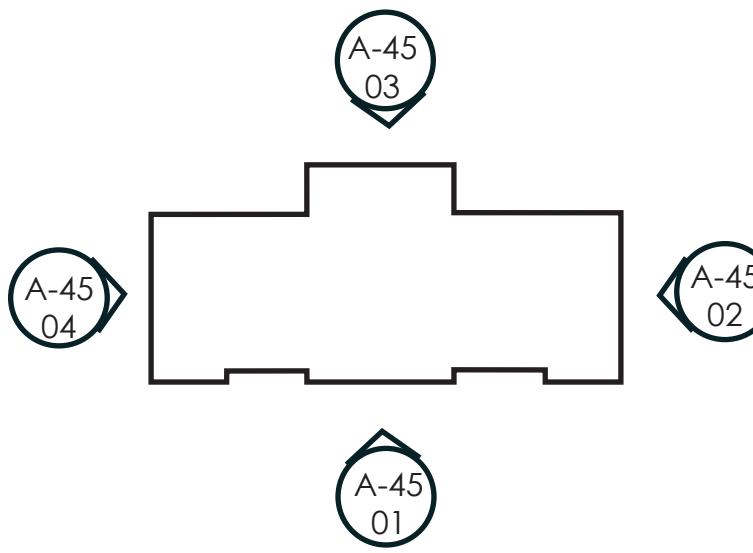
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**A-44**  
 CLUBHOUSE BUILDING PLAN  
 xx-xxxx-xx  
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**KEY PLAN:****MATERIALS KEY:**

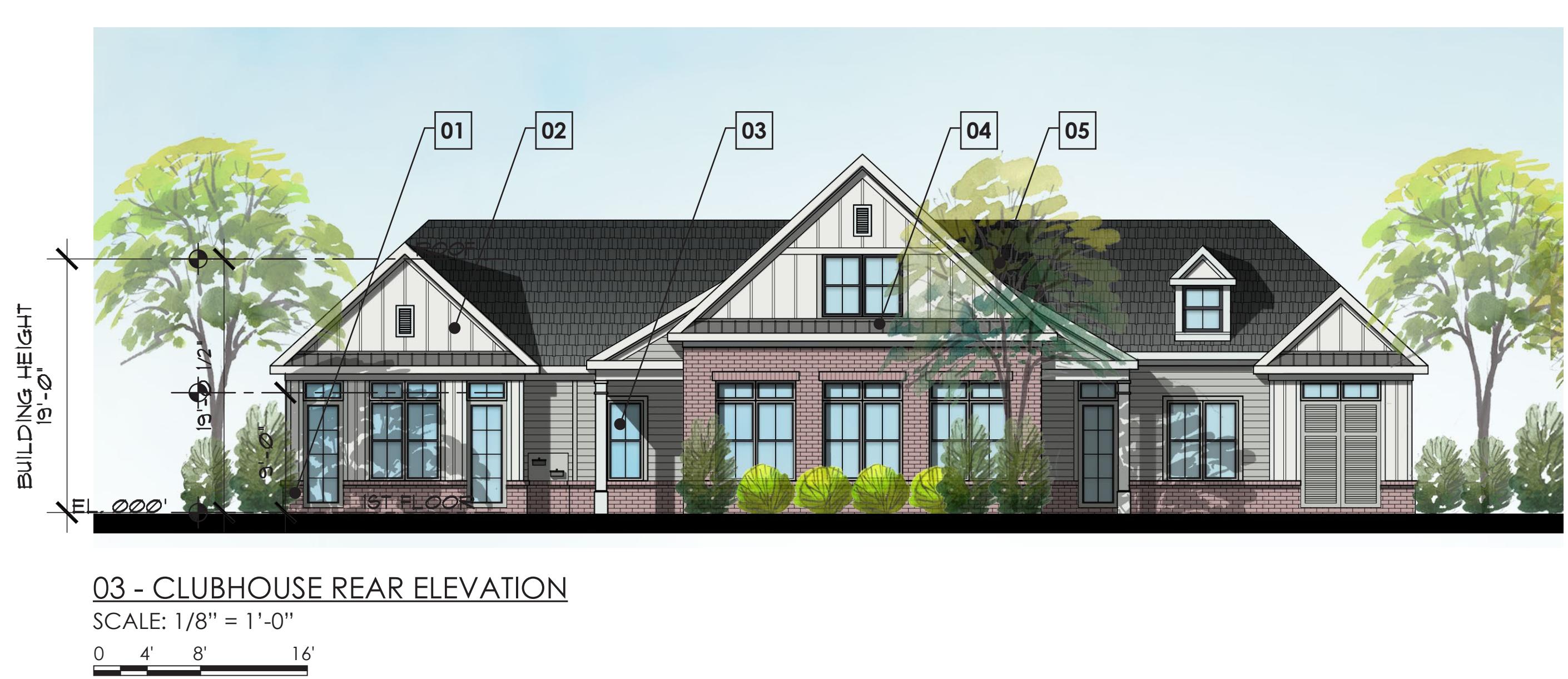
01	BRICK 1
02	FIBER CEMENT PANEL 01
03	VINYL WINDOW
04	ARCHITECTURAL METAL ROOF
05	ARCHITECTURAL ASPHALT SHINGLES

**NOTES:**

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**A-45**

CLUBHOUSE ELEVATIONS

xx-xxxx-xx  
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