

**PROJECT DATA**  
 BLOCK / LOT: BLOCK 102, LOTS 5 + 6  
 ZONING DISTRICT: PMUD  
 LOT AREA: 108.837 ACRES  
 BUILDING FOOTPRINT: 989,120 SF  
 RESI FLOOR AREA: 176,915 SF  
 RETAIL AREA: 106,445 SF  
 DWELLING UNITS: 335 DU  
 HOTEL KEY: 125 KEYS  
 PARKING GARAGE: 494 SPACES

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PRELIMINARY AND FINAL SITE PLAN SUBMISSION

# THE PRINCETON NURSERIES

## PROPOSED MIXED USE & COMMERCIAL BUILDINGS

BLOCK 102, LOTS 5 + 6

BLOCK 106, LOT 1

PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

### PROJECT UNIT MIX:

#### TOTAL PROJECT

1 BEDROOM - A:	08	02%
1 BEDROOM:	92	27%
1 BEDROOM + DEN:	50	15%
2 BEDROOM - A:	27	08%
2 BEDROOM:	99	30%
2 BEDROOM + DEN:	32	10%
3 BEDROOM - A:	09	03%
3 BEDROOM:	18	05%
<b>TOTAL:</b>	<b>335</b>	

#### TOTAL MARKET RATE

1 BEDROOM:	92	32%
1 BEDROOM + DEN:	50	17%
2 BEDROOM:	99	34%
2 BEDROOM + DEN:	32	11%
3 BEDROOM:	18	06%
<b>TOTAL:</b>	<b>291</b>	

#### TOTAL AFFORDABLE

1 BEDROOM - A:	08	19%
2 BEDROOM - A:	27	60%
3 BEDROOM - A:	09	21%
<b>TOTAL:</b>	<b>44</b>	

#### BUILDING A

1 BEDROOM - A:	04	03%
1 BEDROOM:	40	29%
1 BEDROOM + DEN:	18	13%
2 BEDROOM - A:	11	07%
2 BEDROOM:	43	32%
2 BEDROOM + DEN:	10	07%
3 BEDROOM - A:	01	01%
3 BEDROOM:	09	07%
<b>TOTAL:</b>	<b>136</b>	

#### BUILDING B

1 BEDROOM - A:	04	02%
1 BEDROOM:	52	26%
1 BEDROOM + DEN:	32	16%
2 BEDROOM - A:	16	08%
2 BEDROOM:	56	28%
2 BEDROOM + DEN:	22	11%
3 BEDROOM - A:	08	04%
3 BEDROOM:	09	05%
<b>TOTAL:</b>	<b>199</b>	

#### BUILDING C (H KEYS)

**TOTAL:** 125 HOTEL KEYS

#### BUILDING D1

OFFICE:	80,080 SF
RETAIL:	29,150 SF

#### BUILDING D2

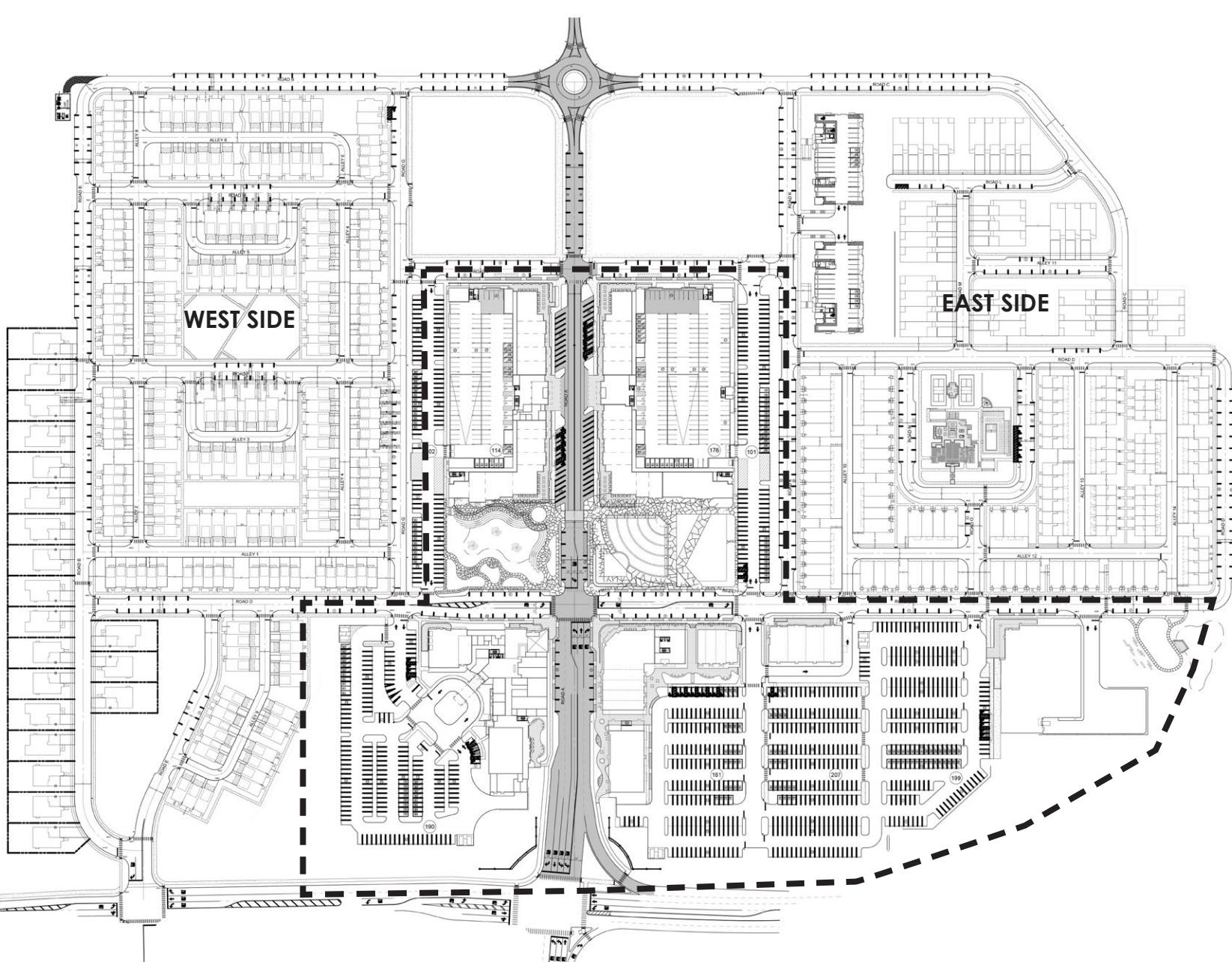
RETAIL:	10,090 SF
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#### BUILDING D3

GROCER:	30,000 SF
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#### BUILDING D4

RETAIL:	13,860 SF
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#### LOCATION MAP

NTS

### 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

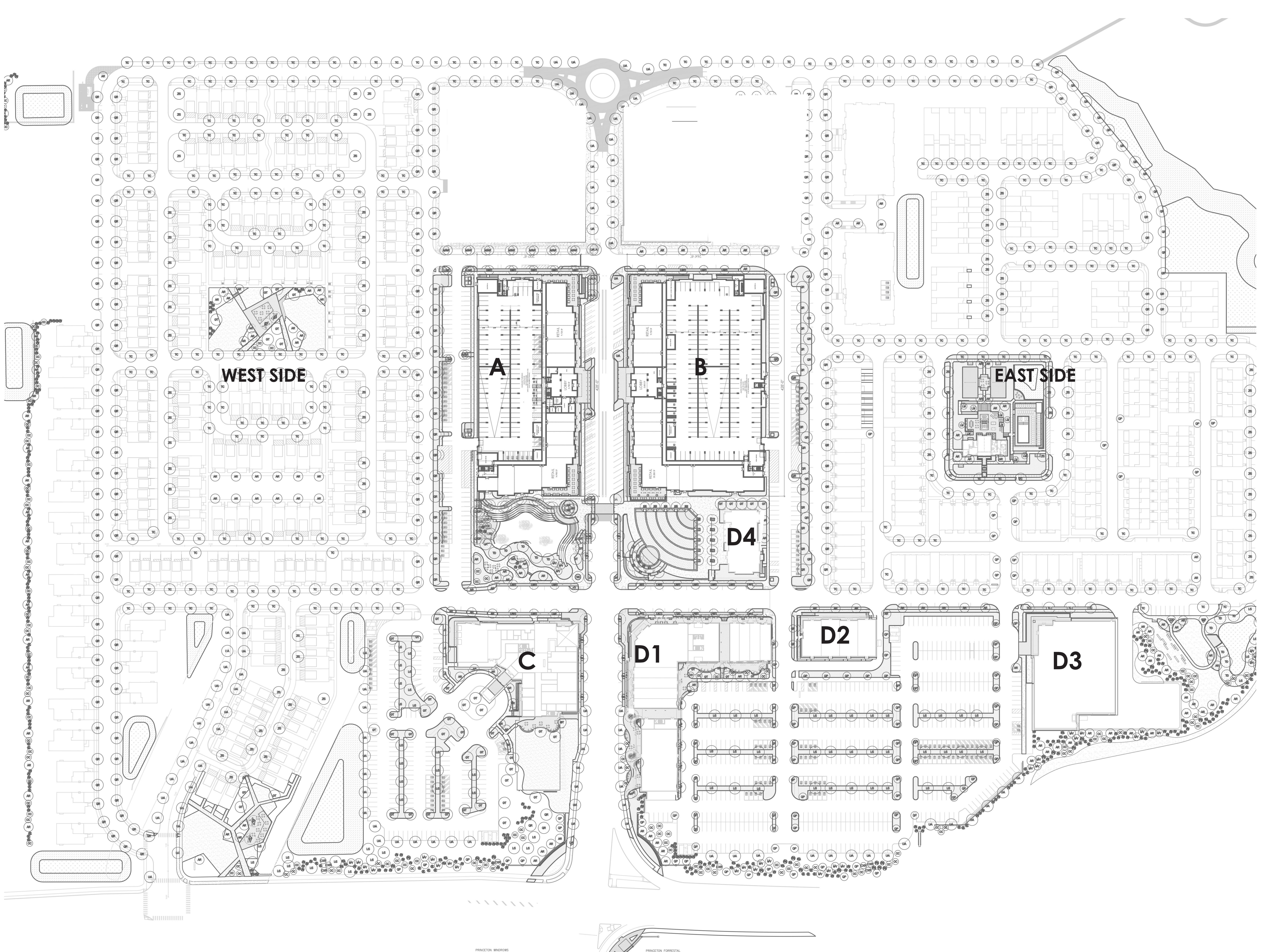
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**MINNO ■ WASKO**  
 ARCHITECTS AND PLANNERS  
 80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08833  
 TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

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: 07-19-2024  
 FOR: PRELIM + FINAL SITE PLAN  
 09-27-2024 PRELIM + FINAL SITE PLAN REV1

**C-01**  
 COVER SHEET  
 21-0978-01  
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01 - ARCHITECTURAL SITE PLAN  
SCALE: 1" = 70'-0"

A-01

AFFORDABLE DIAGRAM

21-0976-0

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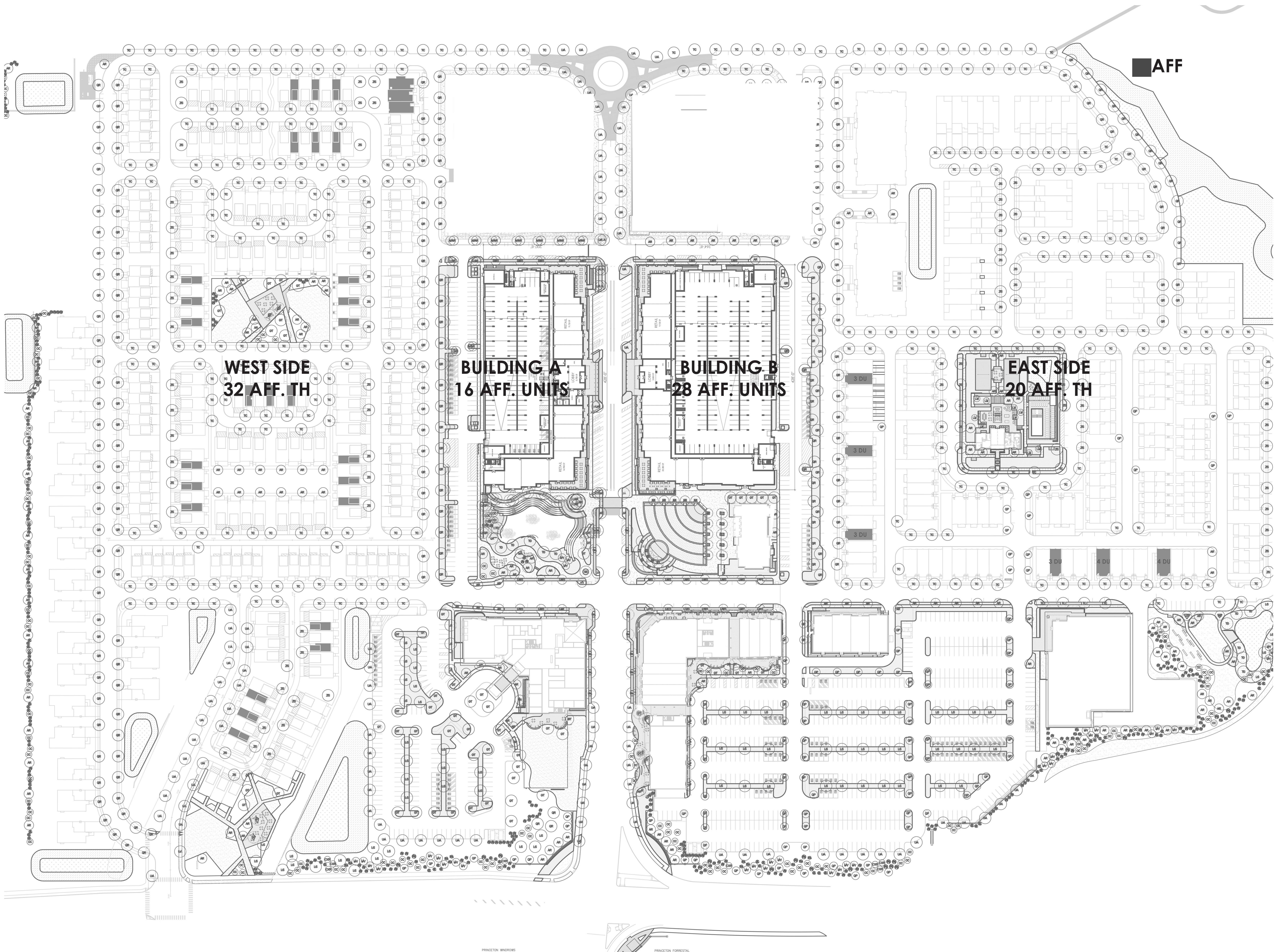
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PRINCETON WINDROWS

PRINCETON FORESTAL  
VILLAGE



01 - AFFORDABLE HOUSING - SITE DIAGRAM PLAN  
SCALE: 1" = 70'-0"

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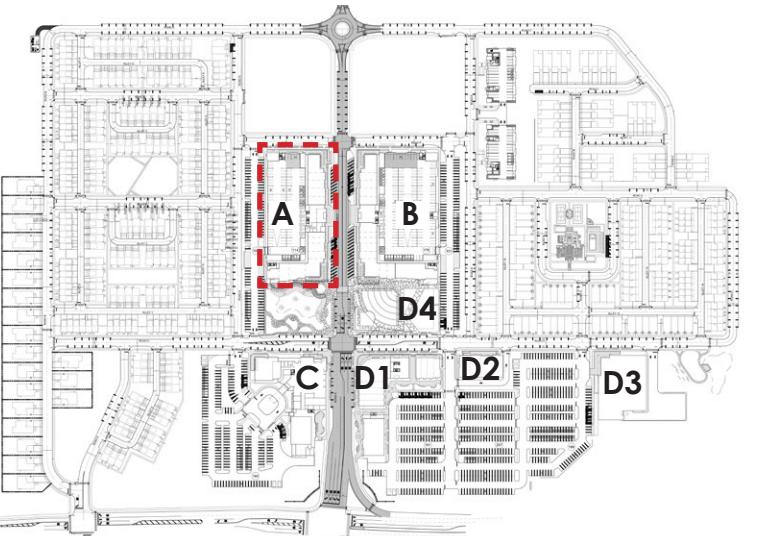
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**KEY PLAN:****PARKING CALCULATIONS:**

TOTAL PROPOSED GARAGE PARKING 214 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 DETAILED.

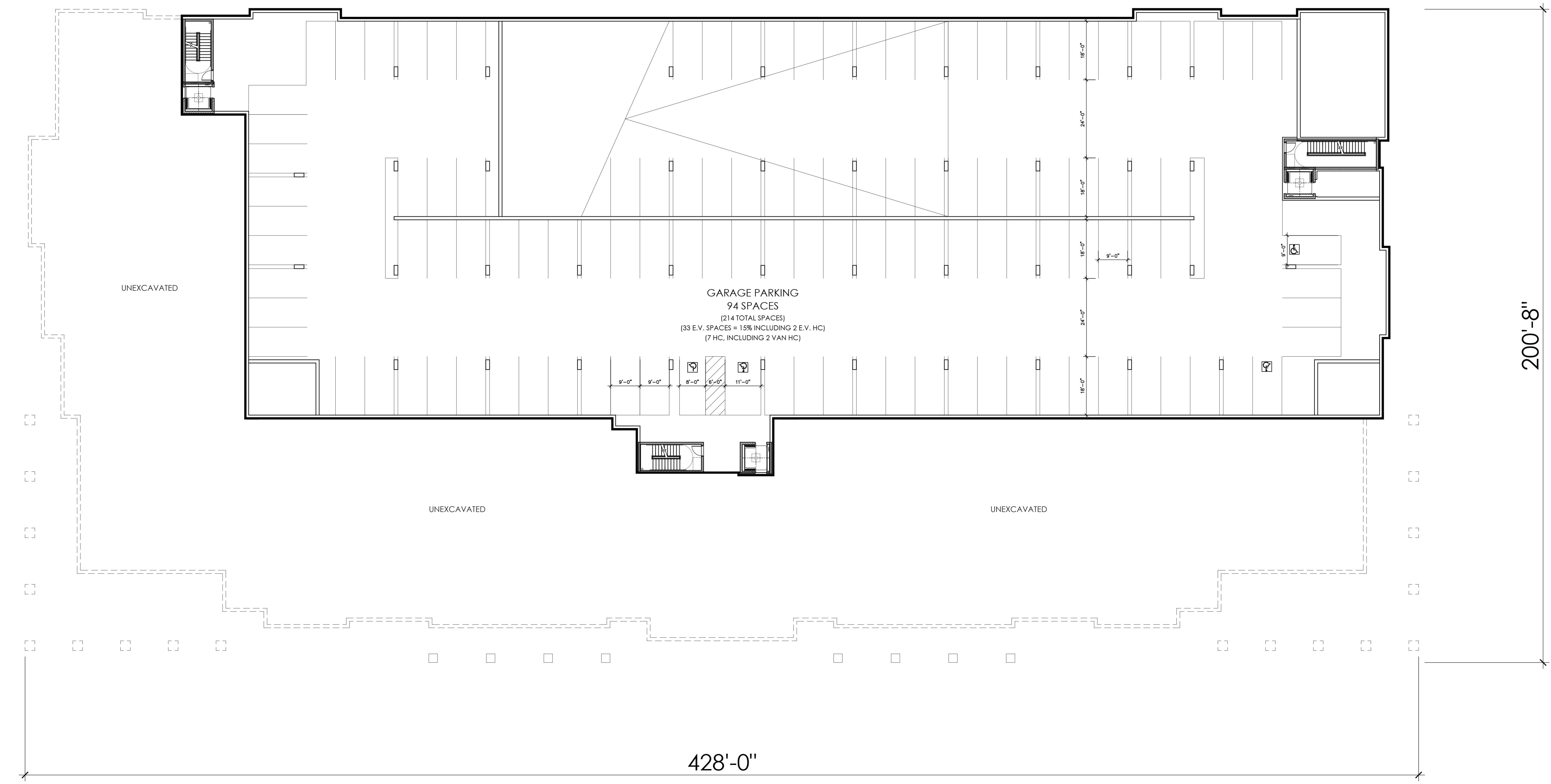
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION

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 TRUCKS AND OPERATED FROM EXTERIOR 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.



PREPARED BY:  
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PRINCETON NURSERIES  
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY  
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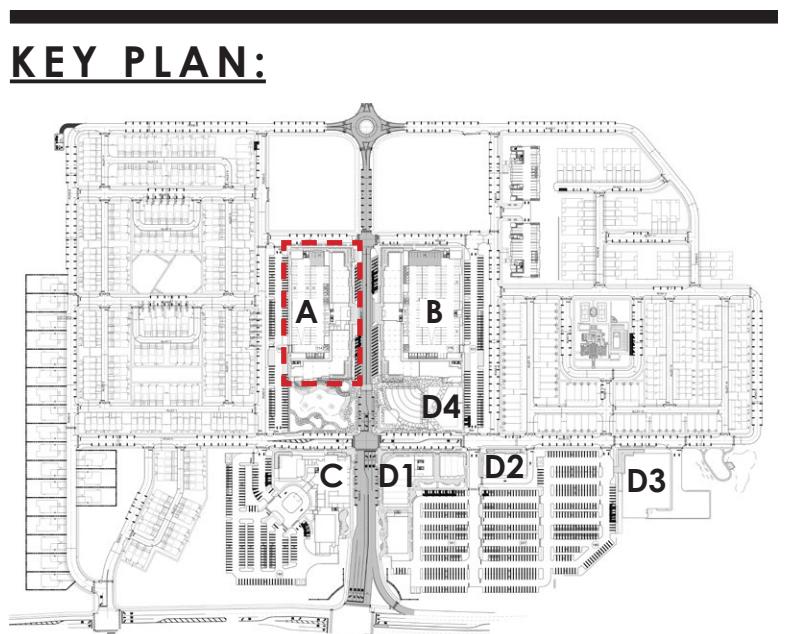
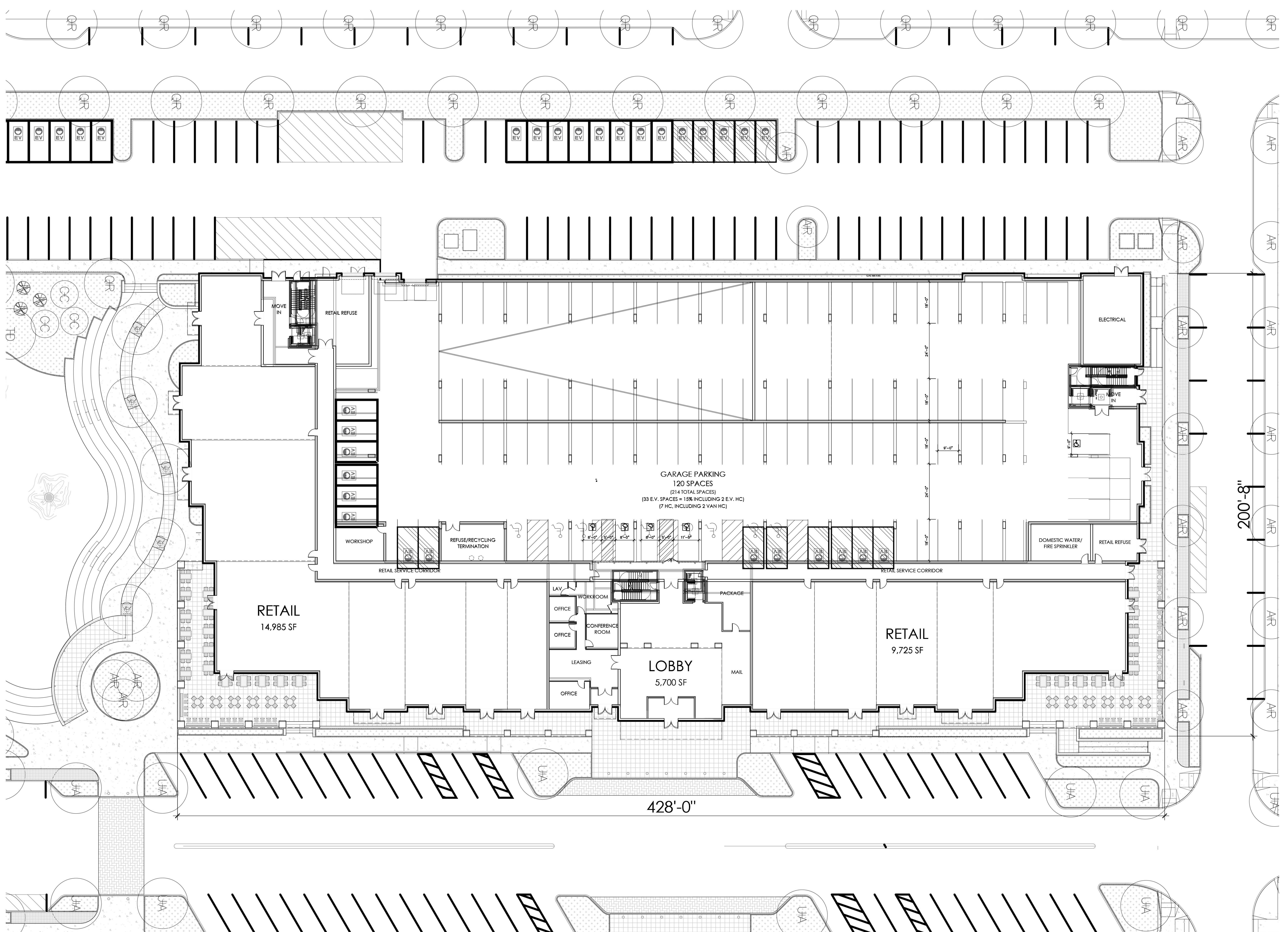
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ISSUE:	DATE:	FOR:
07-19-2024	09-27-2024	PRELIM + FINAL SITE PLAN PRELIM + FINAL SITE PLAN REV1

**01 - BASEMENT FLOOR PLAN - BUILDING A**

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

0 8' 16' 32'



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ARCHITECTS AND PLANNERS

80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08833 MINNOWASKO.COM

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

BLOCK 102, LOTS 5 & 6

BLOCK 106, LOT 1

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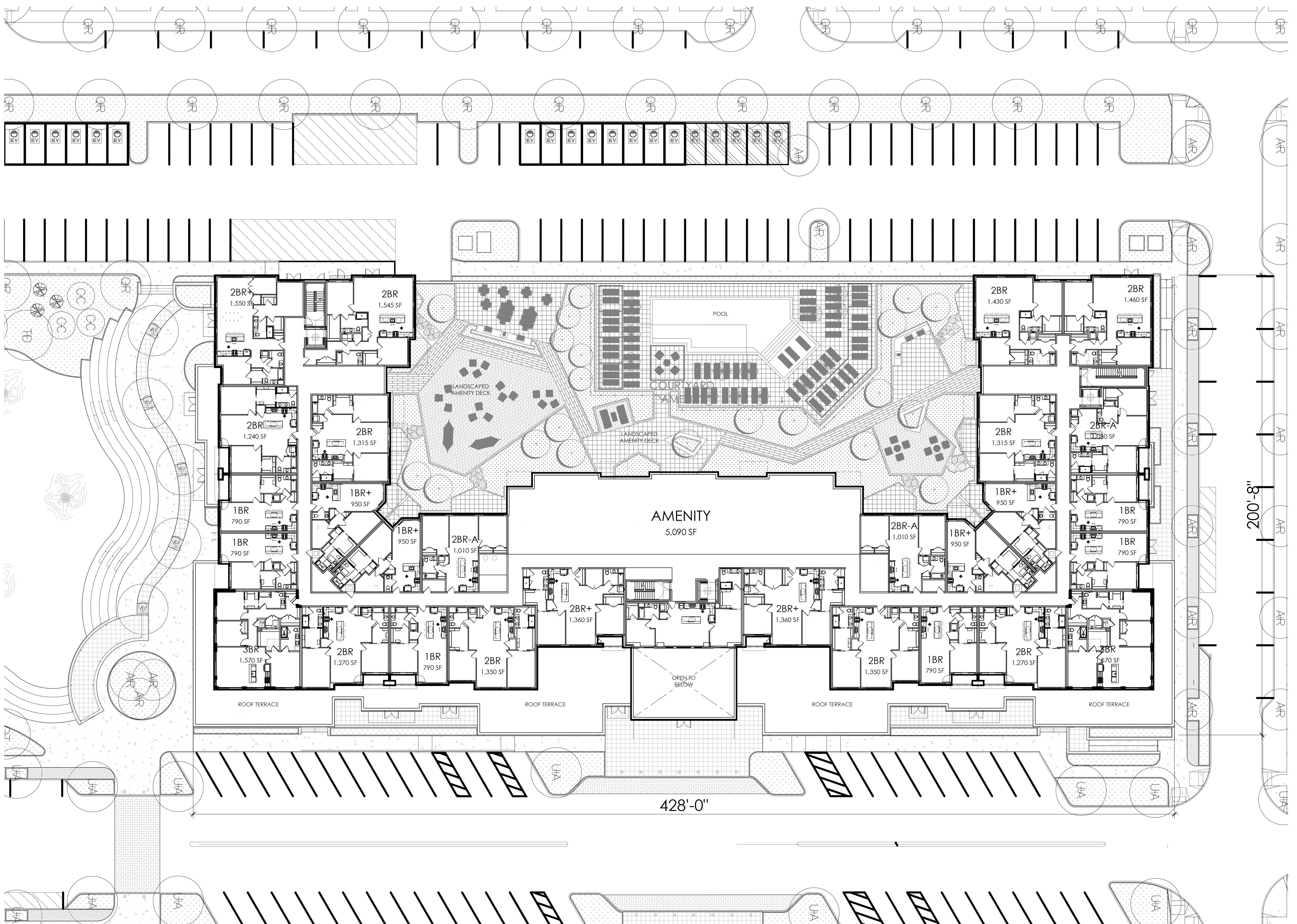
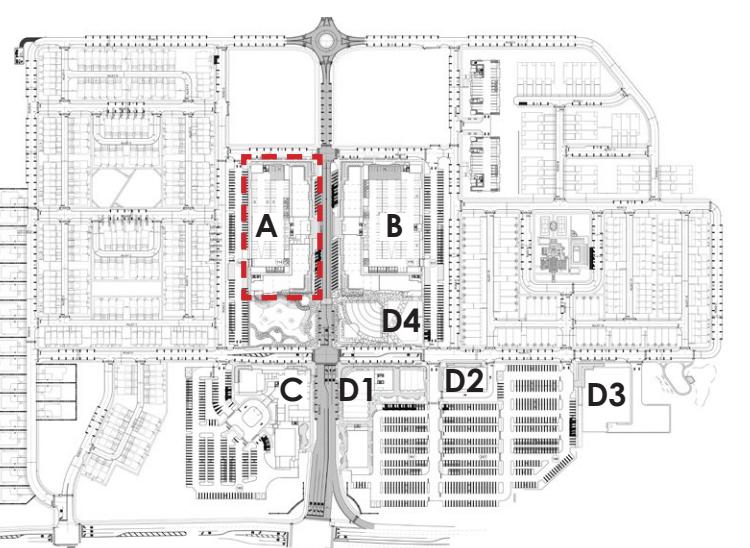
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09-27-2024 PRELIM + FINAL SITE PLAN REV1

21-0976-01

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KEY PLAN:



01 - SECOND FLOOR PLAN - BUILDING A

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

0 8' 16' 32'

A-05

BUILDING A - RESIDENTIAL  
BUILDING PLAN

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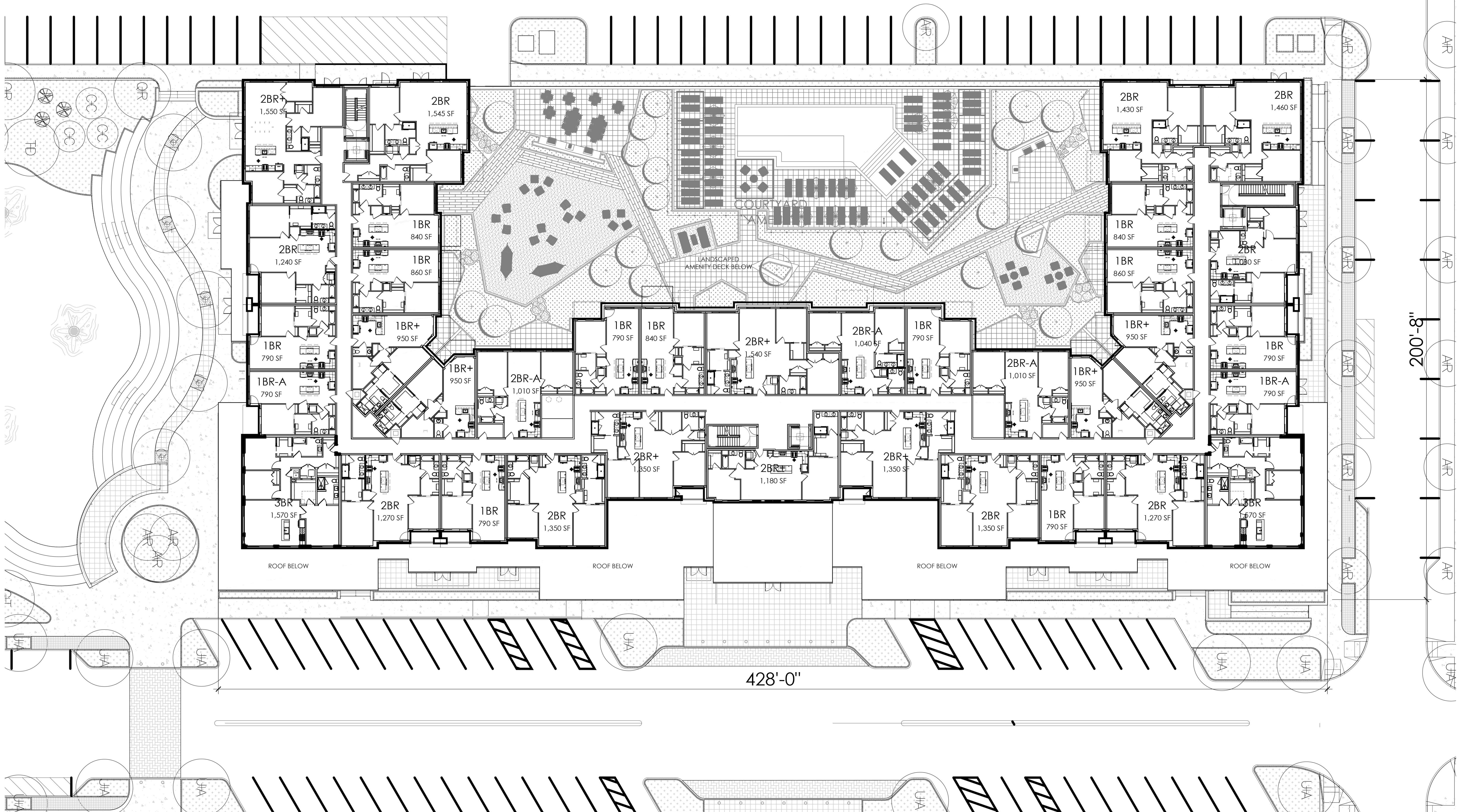
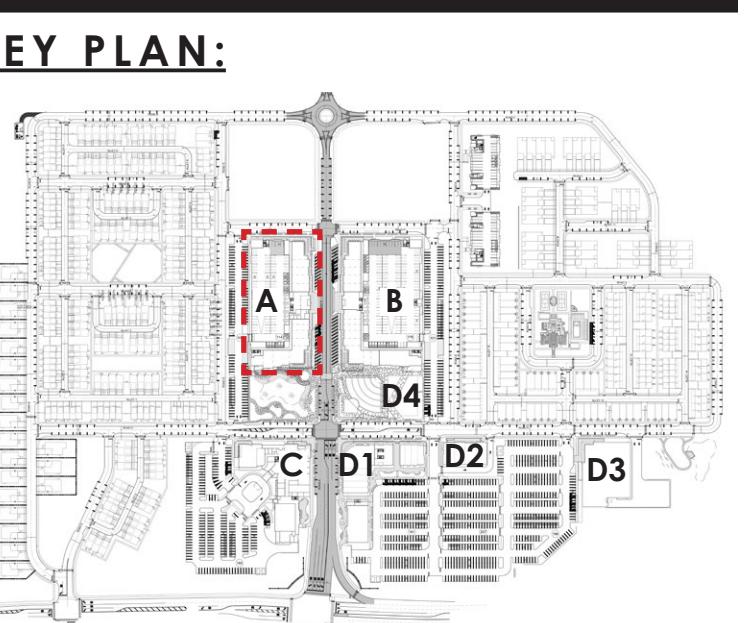
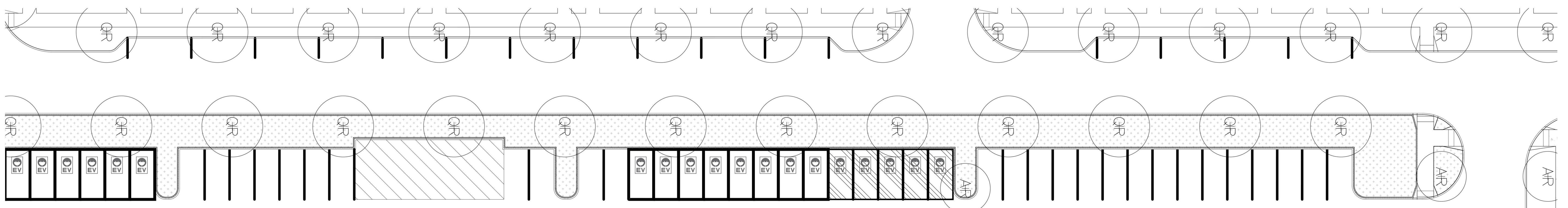
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09-27-2024 PRELIM + FINAL SITE PLAN REV1

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01 - TYPICAL 3RD-4TH FLOOR PLAN - BUILDING A

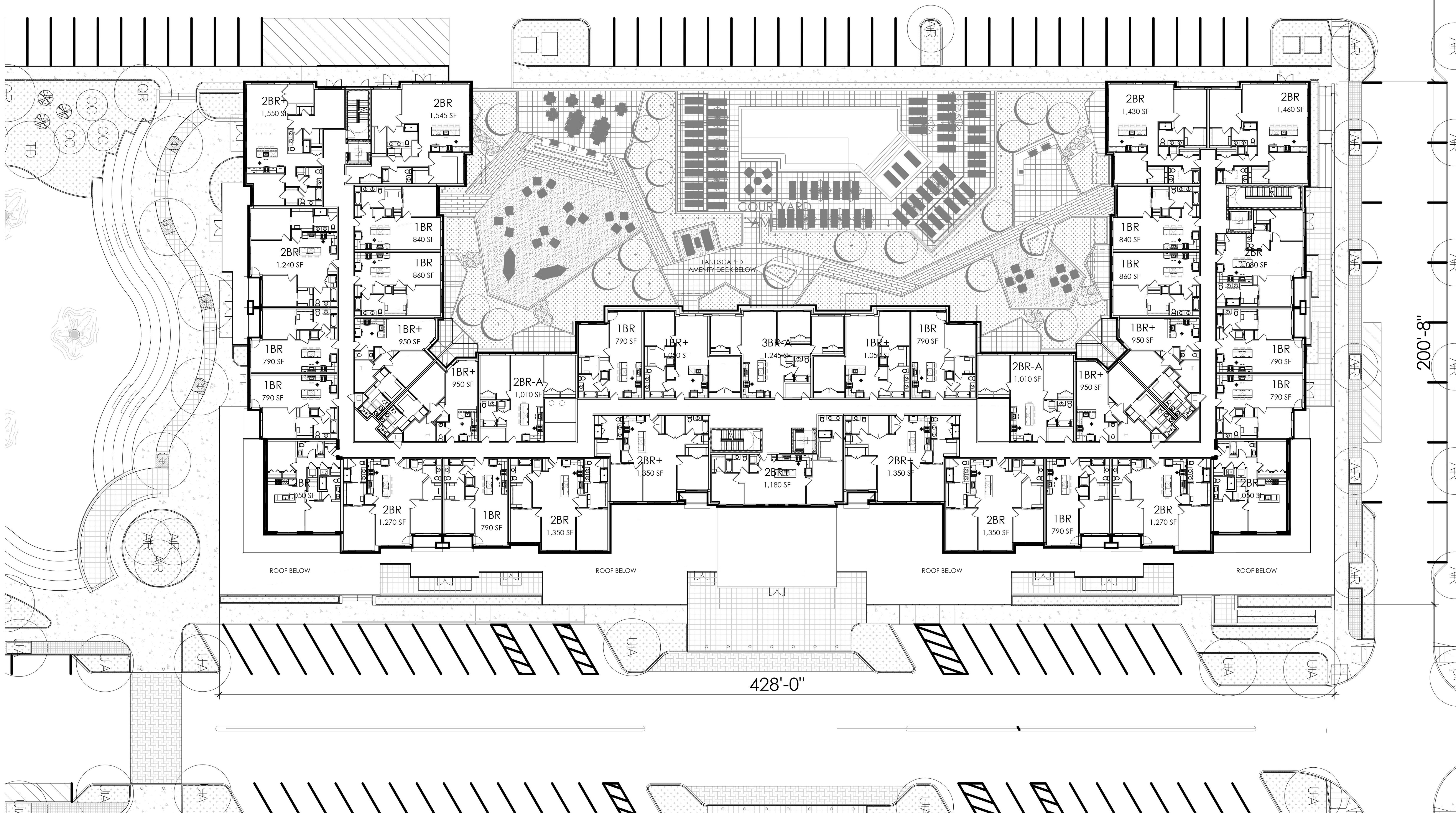
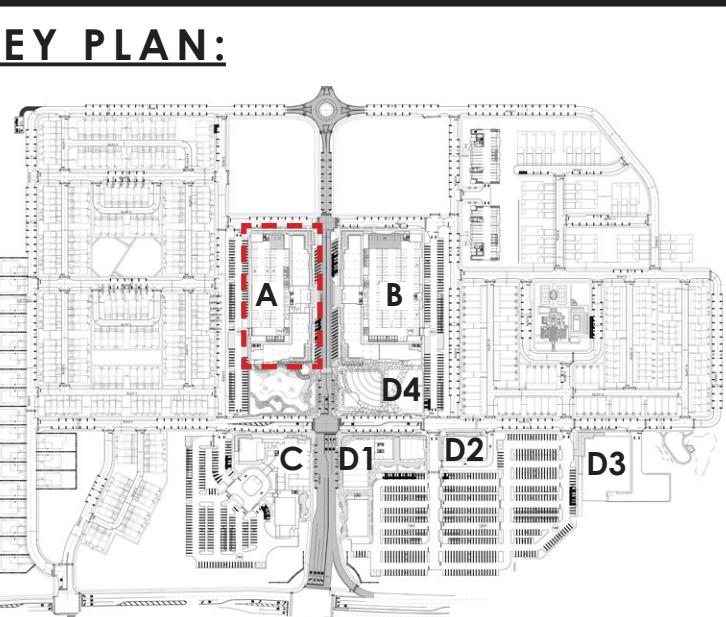
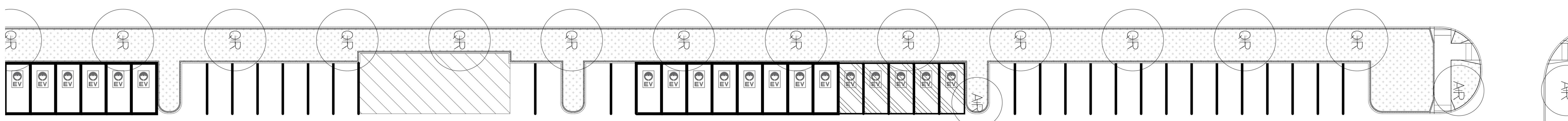
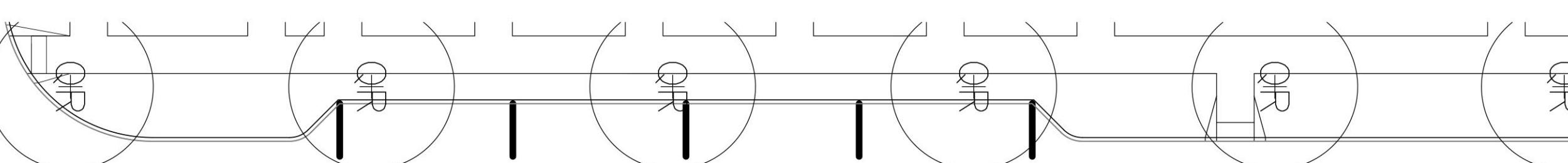
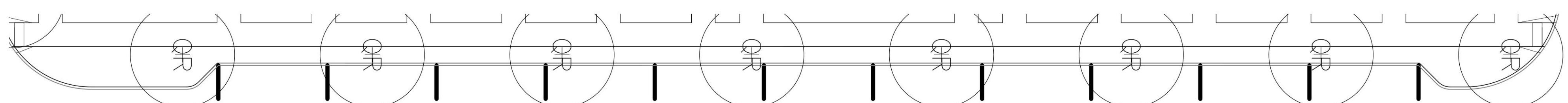
SCALE: 1/16" = 1'-0"  
0 8' 16' 32'

**A-06**

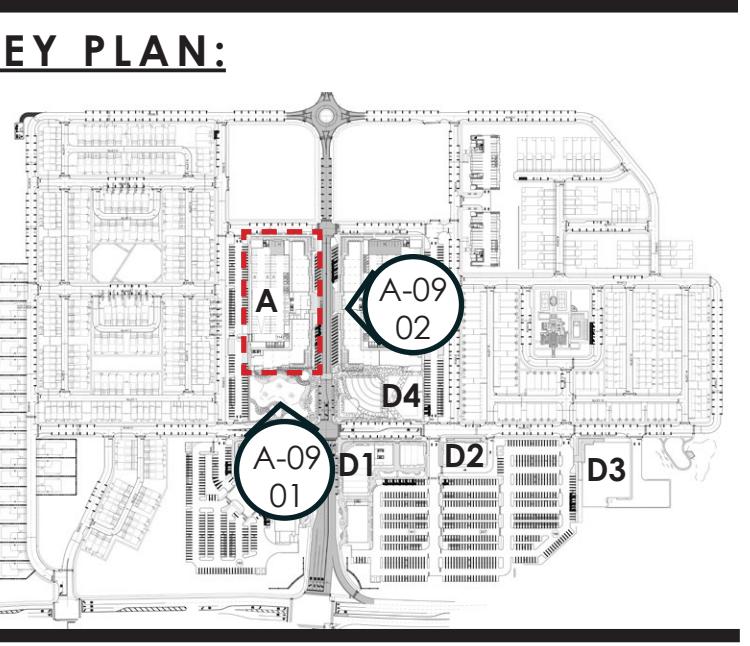
BUILDING A - RESIDENTIAL  
BUILDING PLAN

21-09976-01

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#### MATERIALS KEY:

- 01 BRICK 01
- 02 BRICK 02
- 03 STONE VENEER
- 04 FIBER CEMENT BOARD COLOR 1
- 05 FIBER CEMENT BOARD COLOR 2
- 06 FIBER CEMENT BOARD COLOR 3
- 07 ALUMINUM CLAD VINYL WINDOW
- 08 ALUMINUM RAILING
- 09 GLASS DOOR
- 10 SIDEHORN WINDOW
- 11 ARCHITECTURAL CANOPY
- 12 ARCHITECTURAL GARAGE DOOR
- 13 FIBER CEMENT LAP SIDING 01

#### 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.



02 - EAST ELEVATION - BUILDING A

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

0 8' 16' 32'



01 - SOUTH ELEVATION - BUILDING A

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

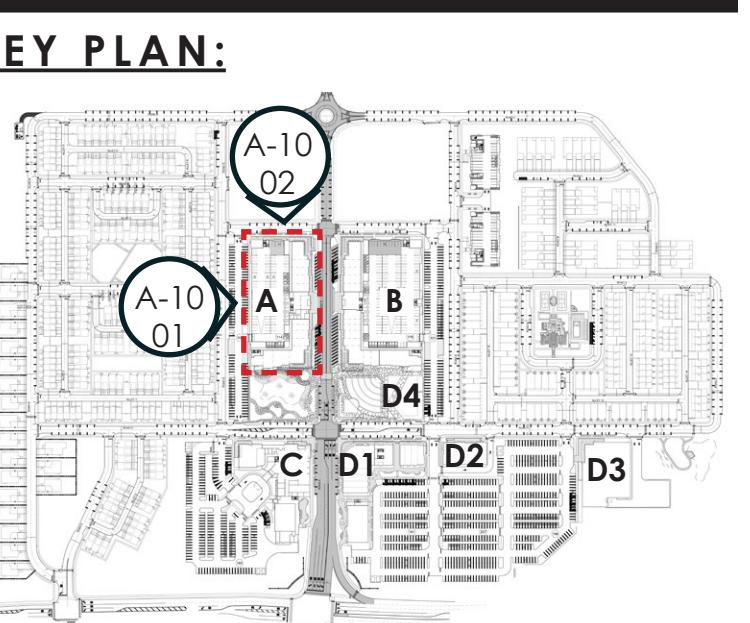
0 8' 16' 32'

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

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 PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY  
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**A-09**  
 BUILDING A - RESIDENTIAL  
 BUILDING ELEVATION  
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- 06 FIBER CEMENT BOARD COLOR 3
- 07 ALUMINUM CLAD VINYL WINDOW
- 08 ALUMINUM RAILING
- 09 GLASS DOOR
- 10 SIGN/PICTURE WINDOW
- 11 ARCHITECTURAL CANOPY
- 12 ARCHITECTURAL GARAGE DOOR
- 13 FIBER CEMENT LAP SIDING 01

#### NOTES:

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02 - NORTH ELEVATION - BUILDING A

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

0 8' 16' 32'



01 - WEST ELEVATION - BUILDING A

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

0 8' 16' 32'

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 ARCHITECTS AND PLANNERS  
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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

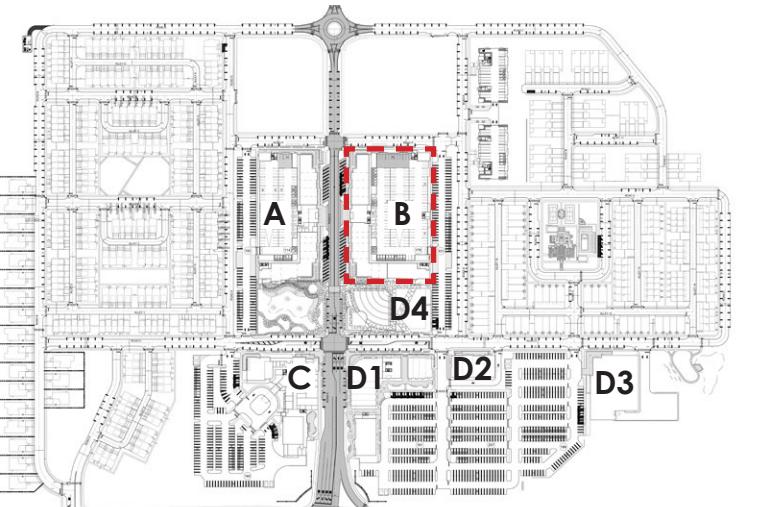
ISSUE: FOR:  
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 07-19-2024 PRELIM + FINAL SITE PLAN  
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**A-10**

BUILDING A - RESIDENTIAL  
 BUILDING ELEVATION

21-09968-01

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**KEY PLAN:****PARKING CALCULATIONS:**

TOTAL PROPOSED GARAGE PARKING: 259 SPACES  
REFER TO CIVIL DRAWINGS/ TRAFFIC ANALYSIS FOR TOTAL PROPOSED PARKING/ SHARED PARKING ANALYSIS

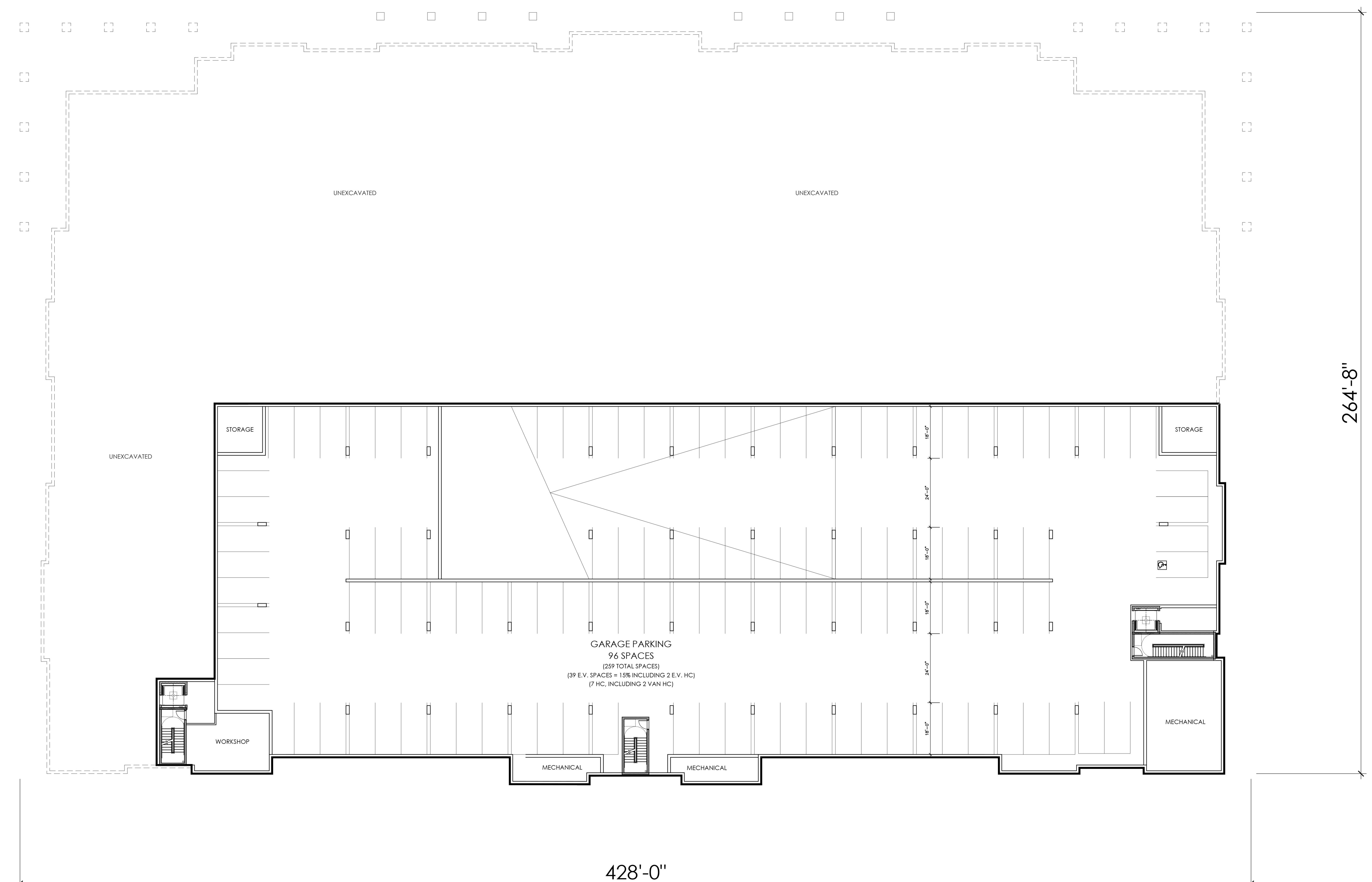
**SITE NOTES:**

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILED.
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 COMPACTOR OR CANNISTER. ON 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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PRINCETON NURSERIES  
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY  
BLOCK 102, LOTS 5 & 6  
BLOCK 106, LOT 1

PREPARED FOR:  
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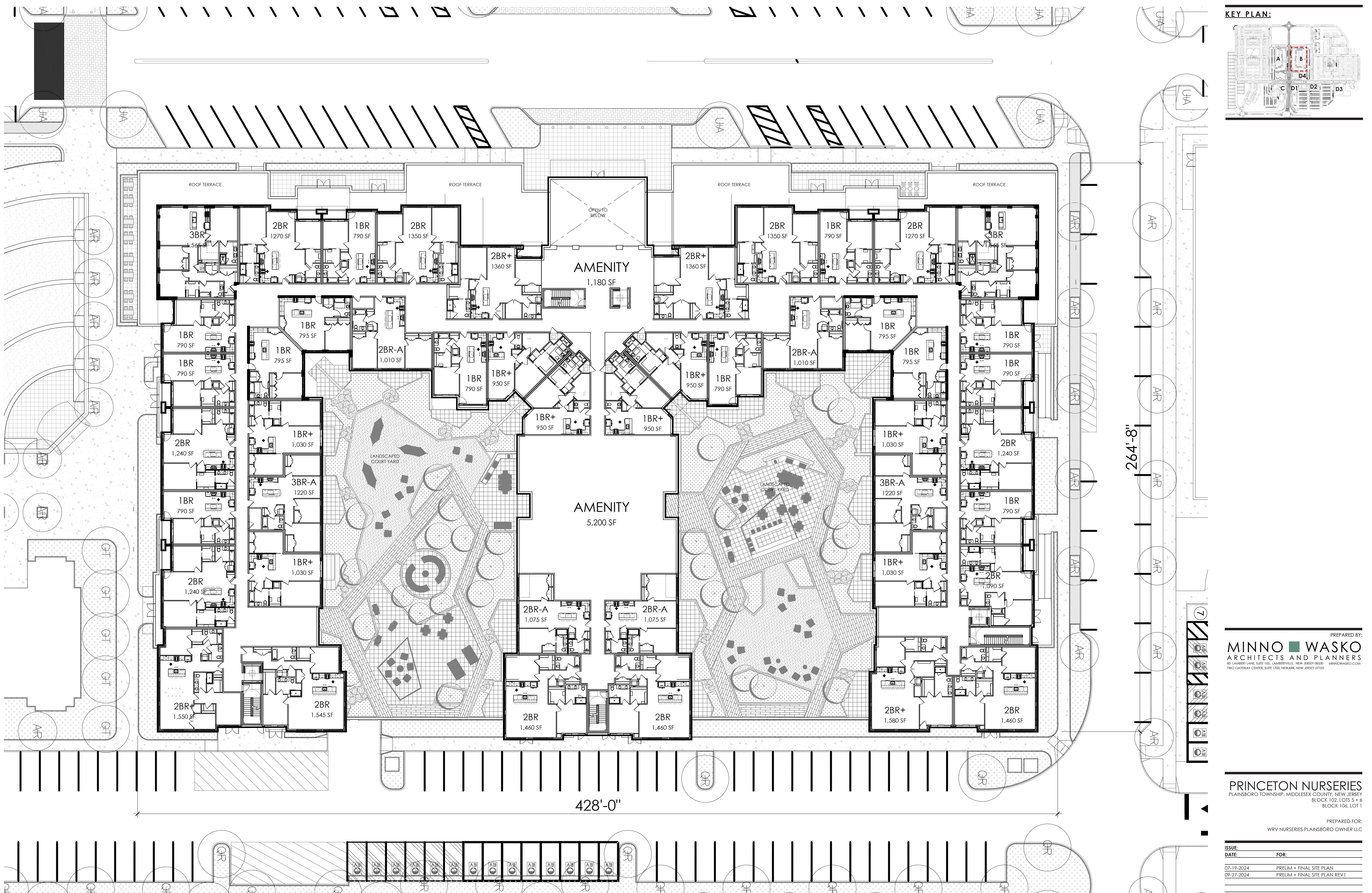
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	09-27-2024	PRELIM + FINAL SITE PLAN REV1

01 - BASEMENT FLOOR PLAN - BUILDING B

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

0 8' 16' 32'





01 - SECOND FLOOR PLAN - BUILDING B

SCALE: 1/16" = 1'-0"  
0 8' 16' 32'

A-13

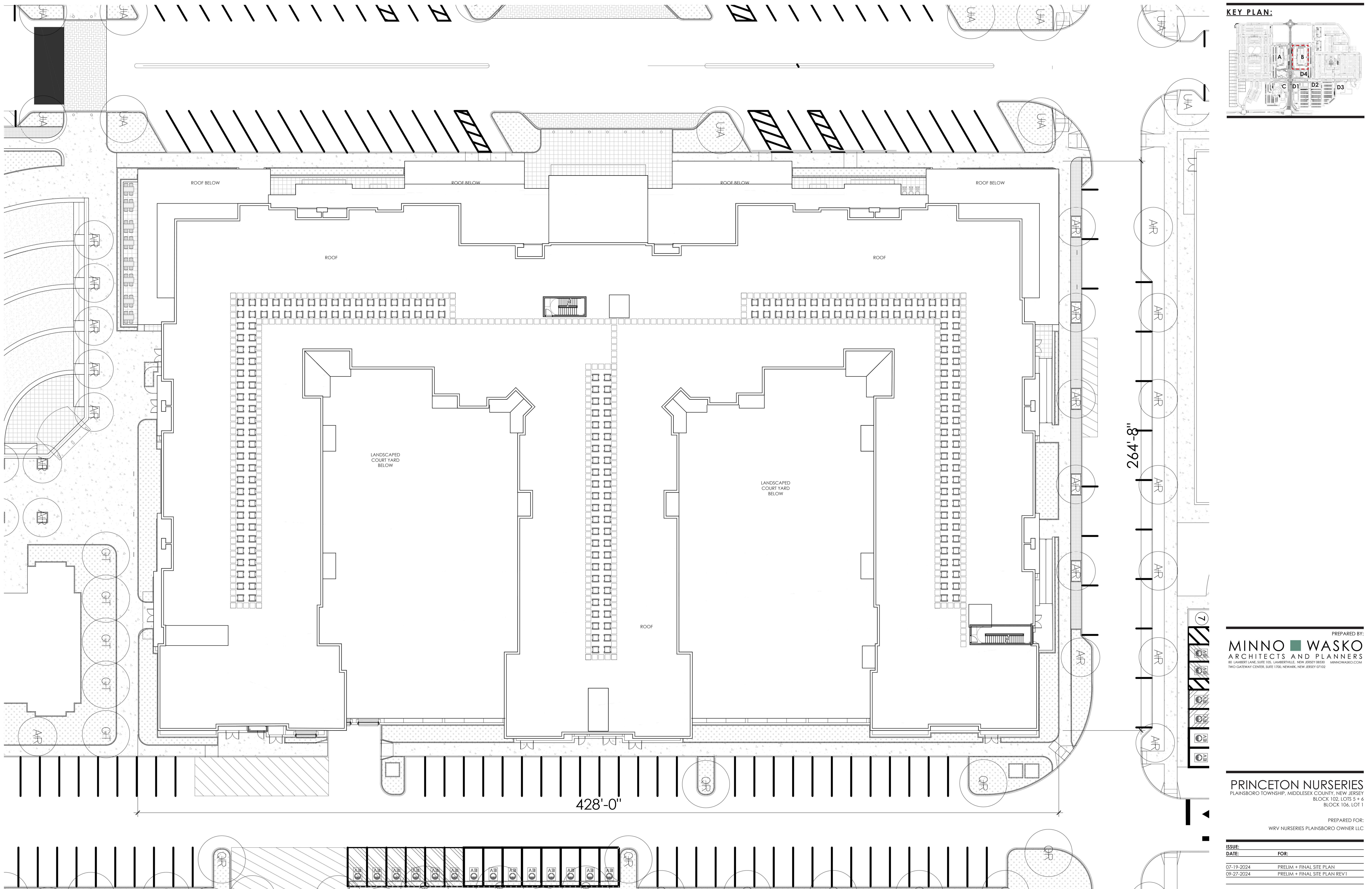
BUILDING B - RESIDENTIAL  
BUILDING PLAN

21-09976-0

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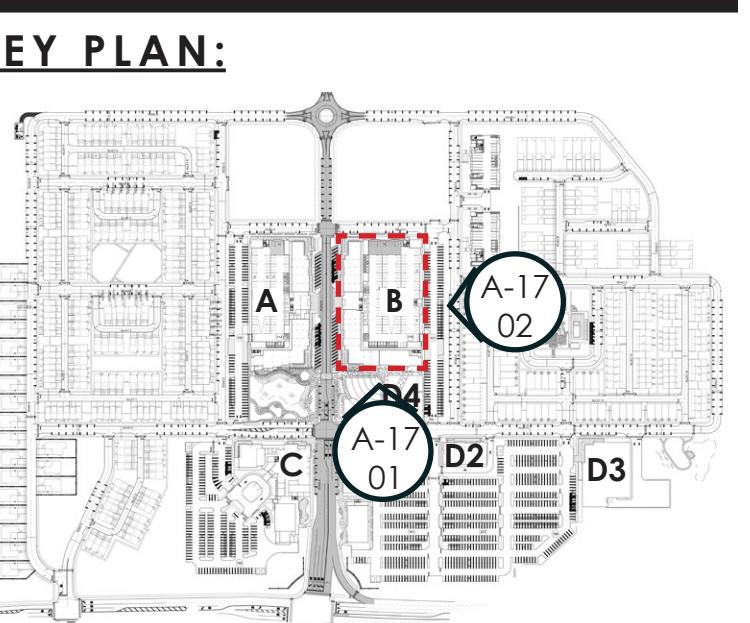


## A-16

BUILDING B - RESIDENTIAL  
BUILDING PLAN

21-09760-0

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#### MATERIALS KEY:

- 01 BRICK 01
- 02 BRICK 02
- 03 STONE VENEER
- 04 FIBER CEMENT BOARD COLOR 1
- 05 FIBER CEMENT BOARD COLOR 2
- 06 FIBER CEMENT BOARD COLOR 3
- 07 ALUMINUM CLAD VINYL WINDOW
- 08 ALUMINUM RAILING
- 09 GLASS DOOR
- 10 SLIDING DOOR
- 11 ARCHITECTURAL CANOPY
- 12 ARCHITECTURAL GARAGE DOOR
- 13 FIBER CEMENT LAP SIDING 01

#### 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.



**A-17**

BUILDING B - RESIDENTIAL  
BUILDING ELEVATION

21-0996-01

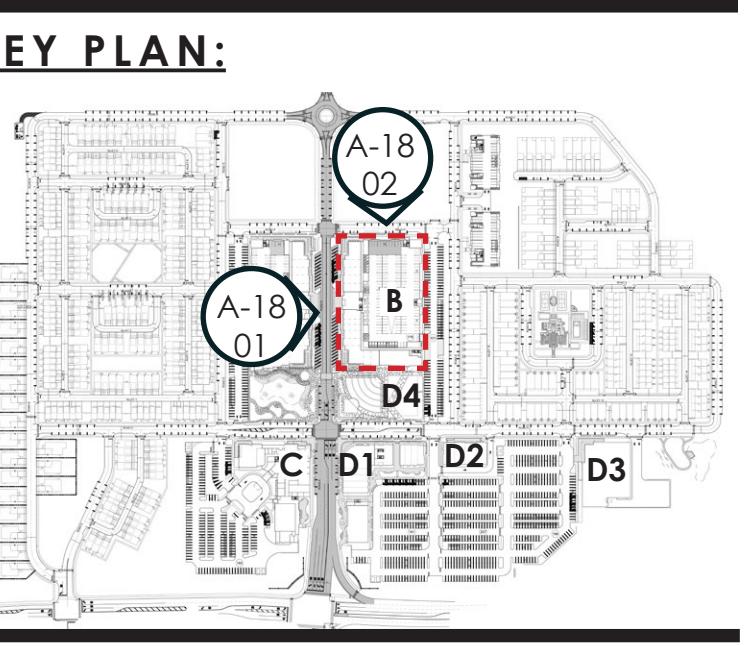
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ARCHITECTS AND PLANNERS  
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08833 MINNOWASKO.COM  
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

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: FOR:  
DATE: FOR:  
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09-27-2024 PRELIM + FINAL SITE PLAN REV1

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#### MATERIALS KEY:

- 01 BRICK 01
- 02 BRICK 02
- 03 STONE VENEER
- 04 FIBER CEMENT BOARD COLOR 1
- 05 FIBER CEMENT BOARD COLOR 2
- 06 FIBER CEMENT BOARD COLOR 3
- 07 ALUMINUM CLAD VINYL WINDOW
- 08 ALUMINUM RAILING
- 09 GLASS DOOR
- 10 SIDE-PIRON WINDOW
- 11 ARCHITECTURAL CANOPY
- 12 ARCHITECTURAL GARAGE DOOR
- 13 FIBER CEMENT LAP SIDING 01

#### 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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02 - NORTH ELEVATION - BUILDING B

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

0 8' 16' 32'



01 - WEST ELEVATION - BUILDING B

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

0 8' 16' 32'

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

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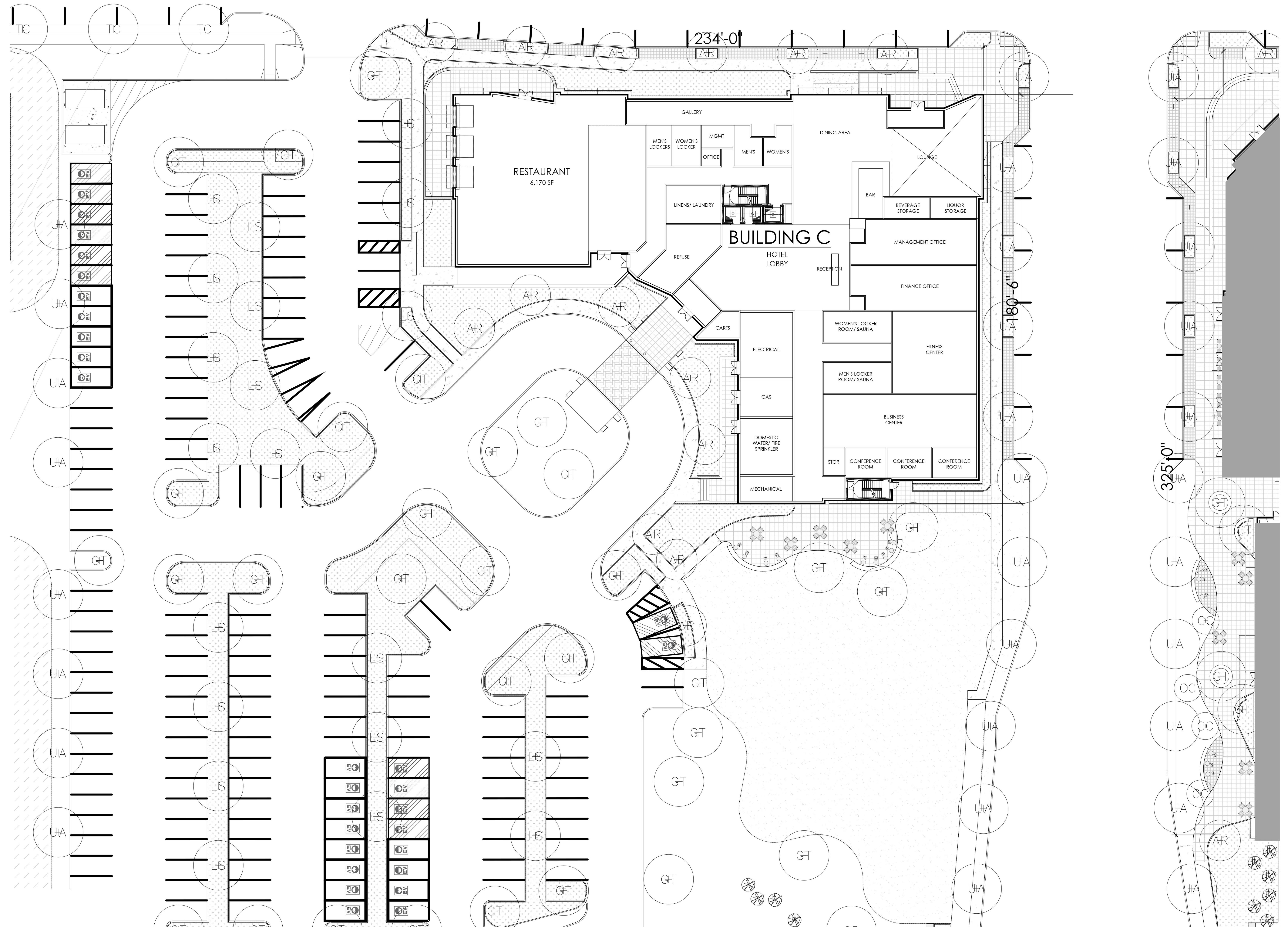
ISSUE: FOR:  
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**A-18**

BUILDING B - RESIDENTIAL  
BUILDING ELEVATION

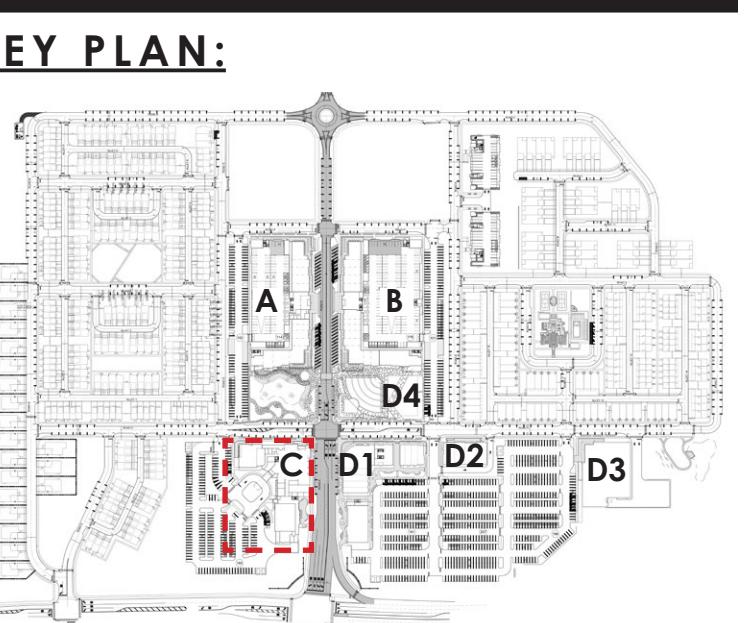
21-09968-01

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01 - GROUND FLOOR PLAN - BUILDING C

SCALE: 1/16" = 1'-0"  
0 8' 16' 32'



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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BLOCK 102, LOTS 5 & 6  
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FOR: PRELIM + FINAL SITE PLAN REV1

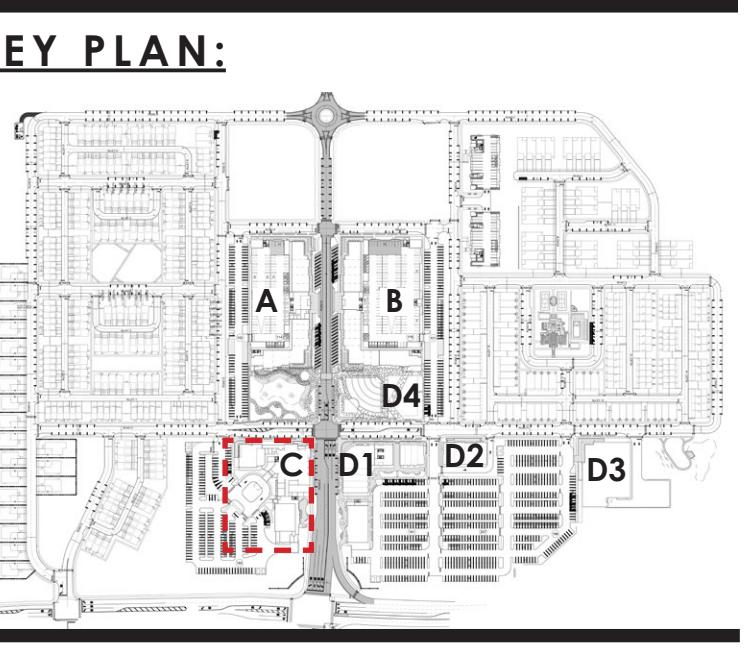
**A-19**  
BUILDING C - HOTEL  
BUILDING PLAN  
21-0976-0  
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01 - SECOND FLOOR PLAN - BUILDING C

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

0 8' 16' 32'



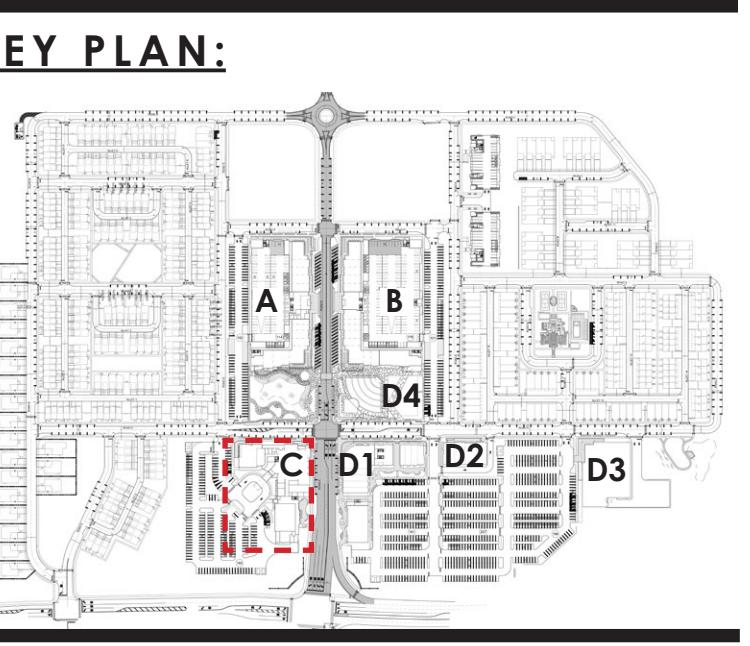
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 BLOCK 102, LOTS 5 & 6  
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**A-20**  
 BUILDING C - HOTEL  
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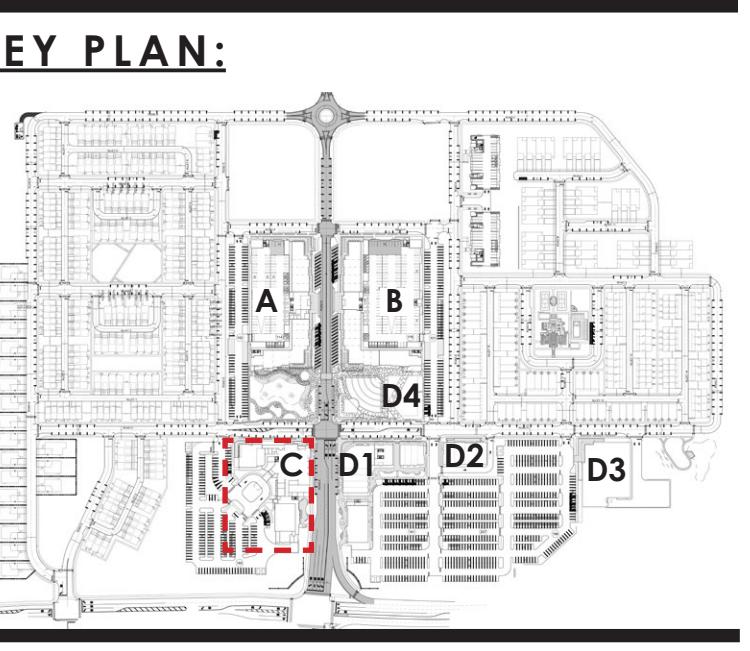
A-21  
BUILDING C - HOTEL  
BUILDING PLAN  
21-0976-01  
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01 - ROOF PLAN - BUILDING C

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

0 8' 16' 32'



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 BLOCK 102, LOTS 5 & 6  
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**A-22**

BUILDING C - HOTEL  
 BUILDING PLAN

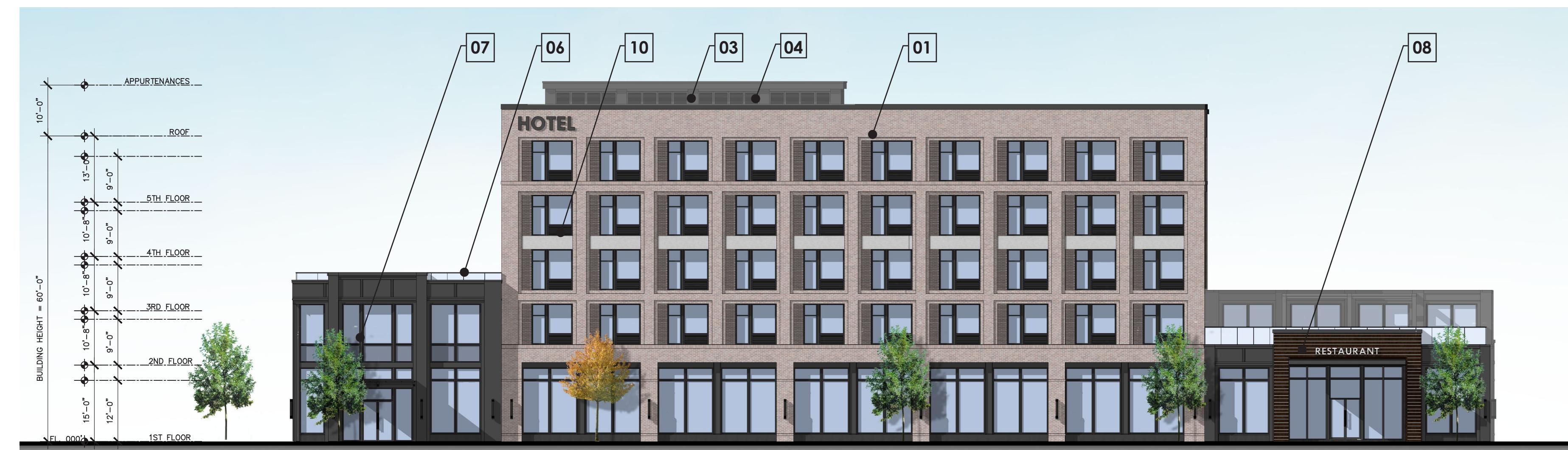
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## 04 - WEST ELEVATION - BUILDING C

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



## 03 - NORTH ELEVATION - BUILDING C

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



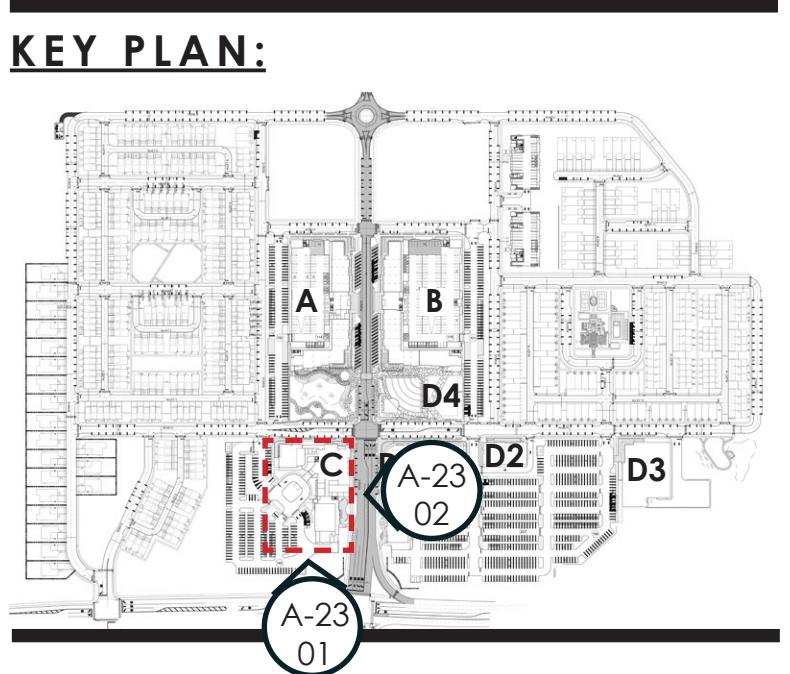
## 02 - EAST ELEVATION - BUILDING C

02 EAST ELEVAT  
SCALE: 1/16" = 1'-0"



01 - SOUTH ELEVATION - BUILDING C

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



---

## MATERIALS KEY:

**MATERIALS KEY.**

- 01 BRICK 01
- 02 BRICK 02
- 03 FIBER CEMENT BOARD COLOR 1
- 04 ALUMINUM CLAD VINYL WINDOW
- 05 ALUMINUM RAILING
- 06 GLASS RAILING
- 07 STOREFRONT WINDOW
- 08 ARCHITECTURAL CANOPY
- 09 ARCHITECTURAL GARAGE DOOR
- 10 ARCHITECTURAL METAL GRILL

---

## **NOTES:**

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

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

---

# PRINCETON NURSERIES

PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

BLOCK 102, LOTS 5 + 6

PREPARED FOR:  
WRV NURSERIES PLAINSBORO OWNER LLC

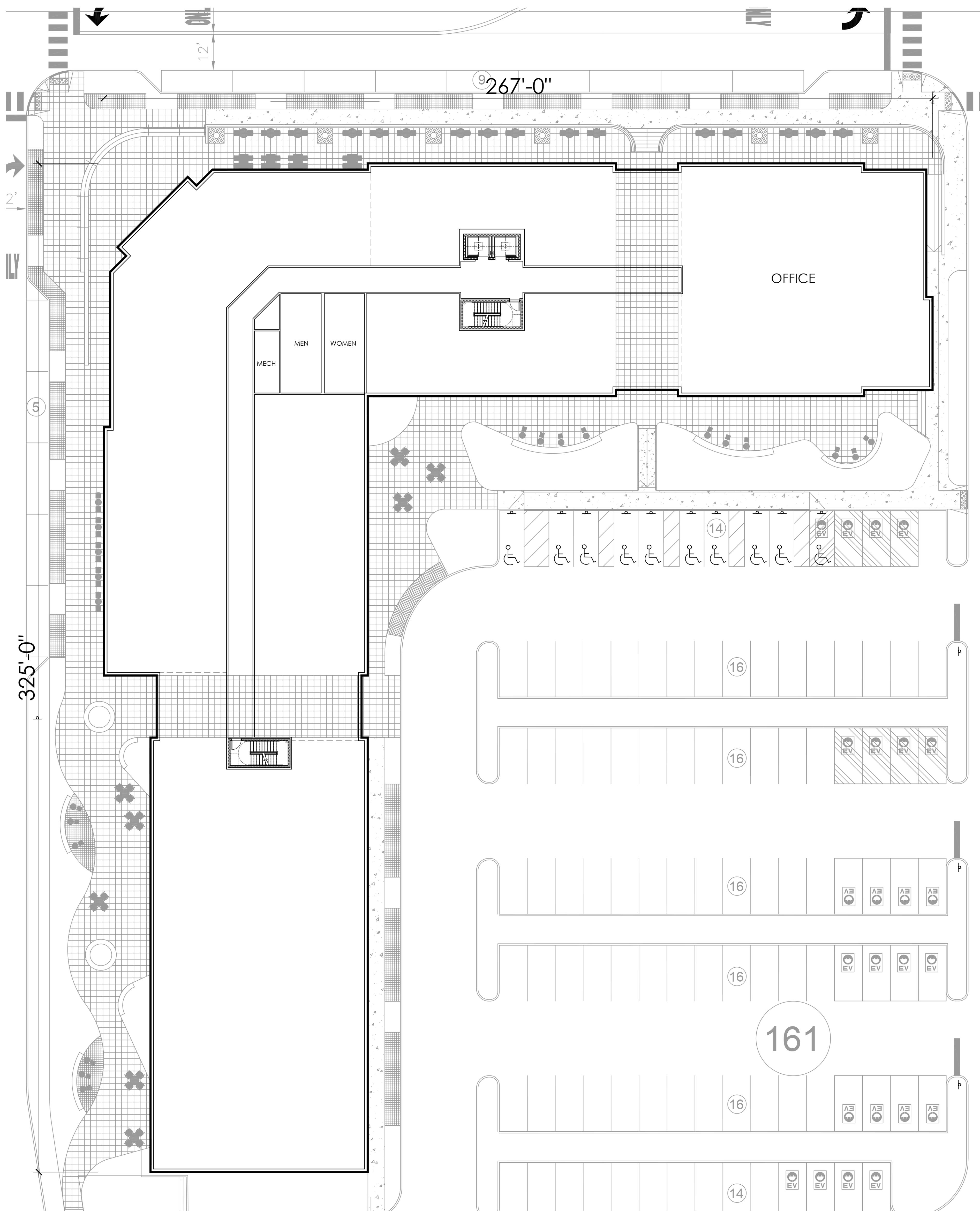
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**DATE:** \_\_\_\_\_ **FOR:** \_\_\_\_\_

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07-19-2024                    PRELIM + FINAL SITE PLAN

# A-23



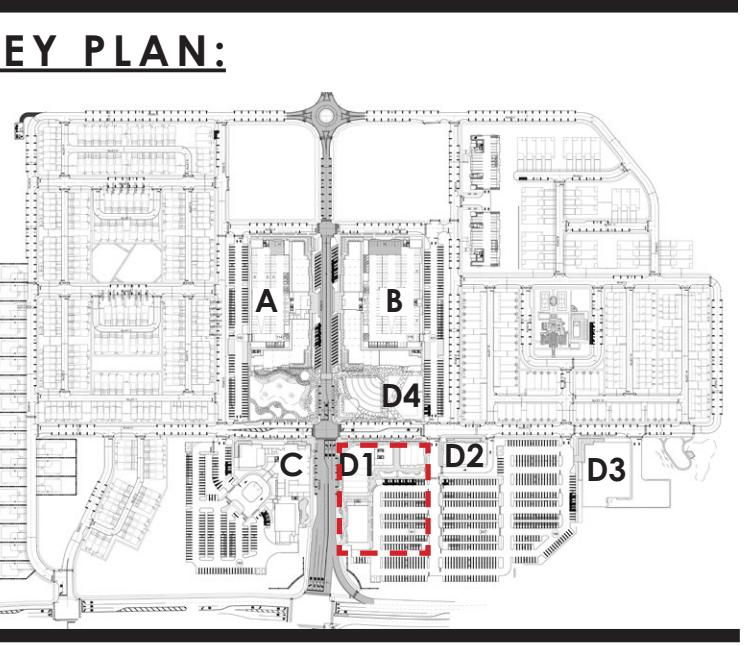
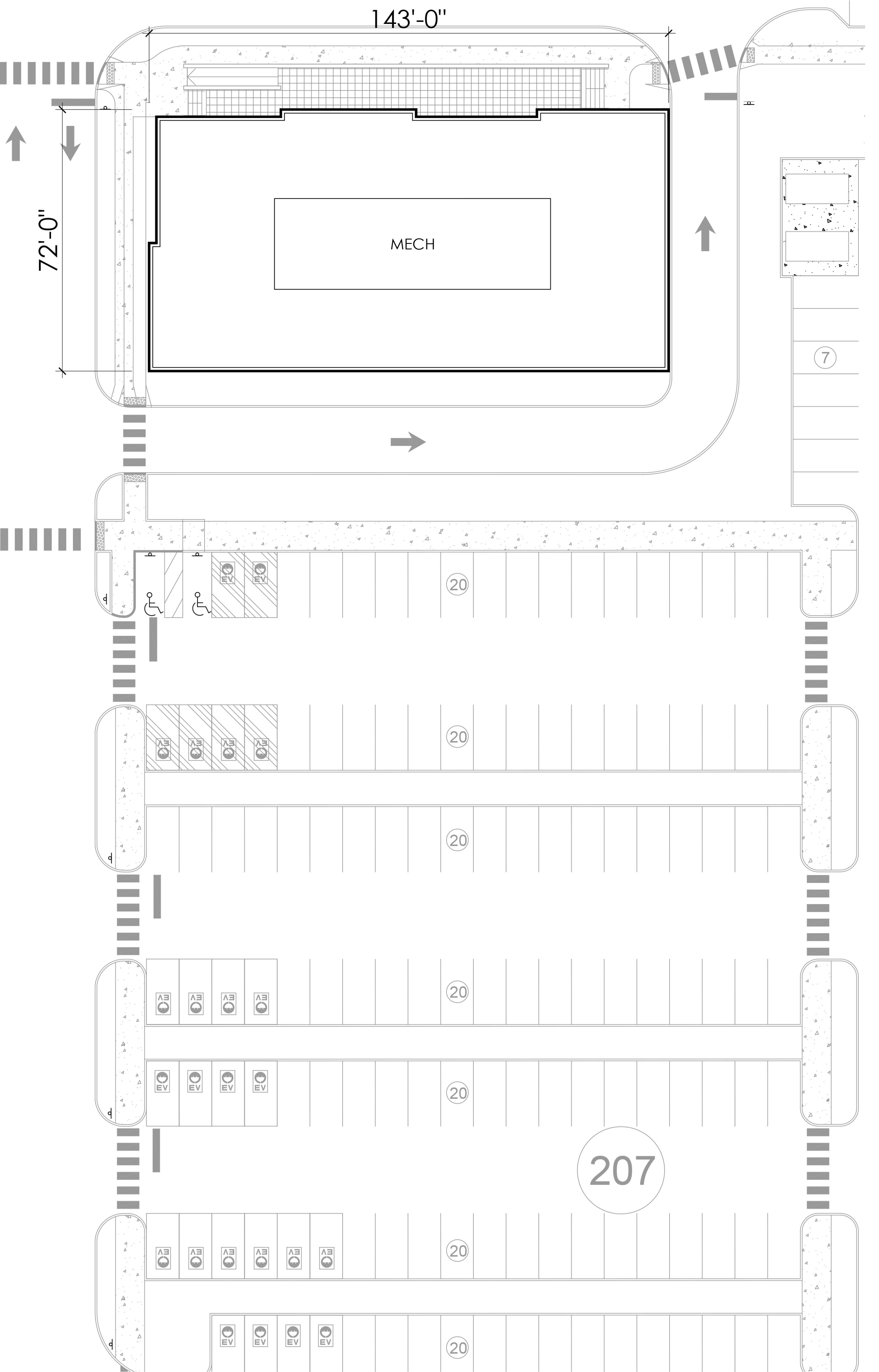


WING TITLE

01 - SECOND - THIRD FLOOR PLAN - BUILDING D1 & D2

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

0 8' 16' 32'



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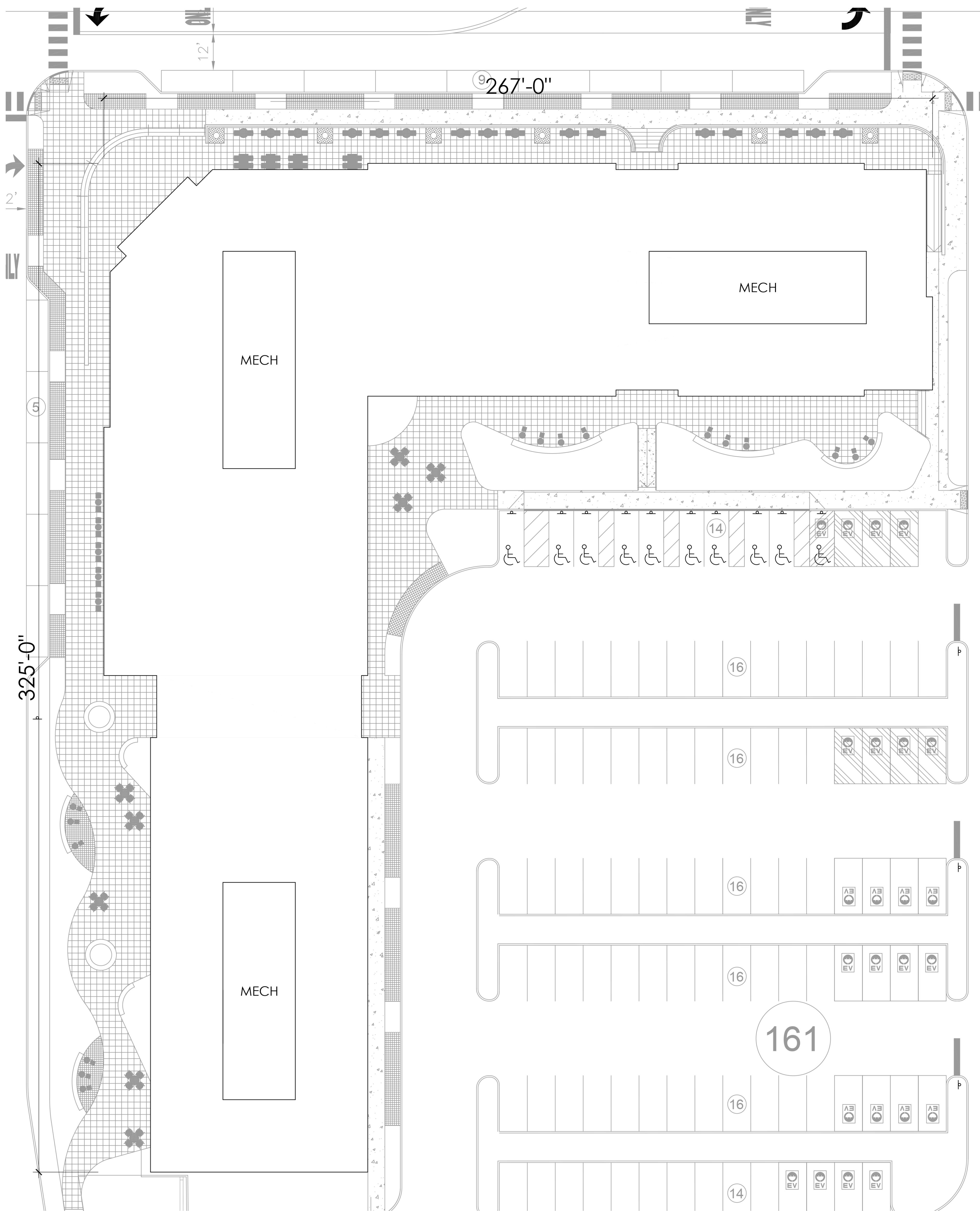
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 PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY  
 BLOCK 102, LOTS 5 & 6  
 BLOCK 106, LOT 1

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 09-27-2024

**A-25**  
 BUILDING D1 - RETAIL/OFFICE  
 & D2 BUILDING PLAN

21-09960-0  
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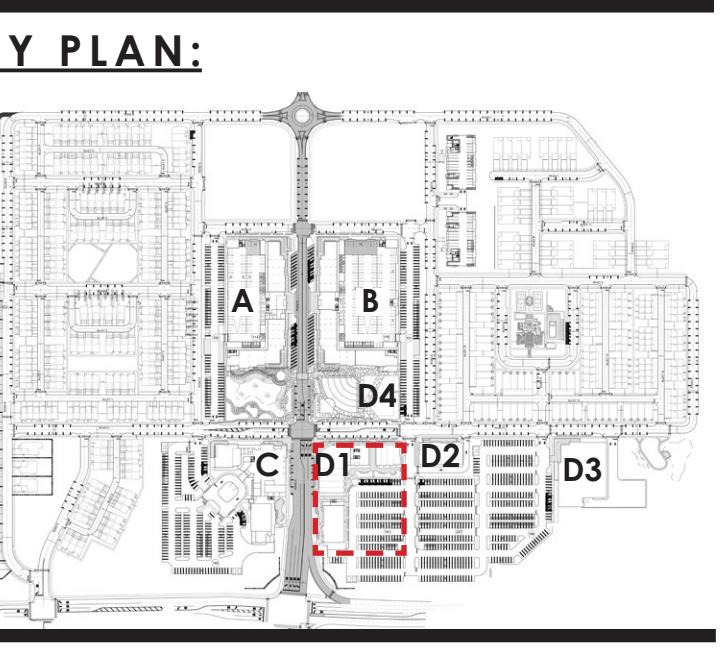
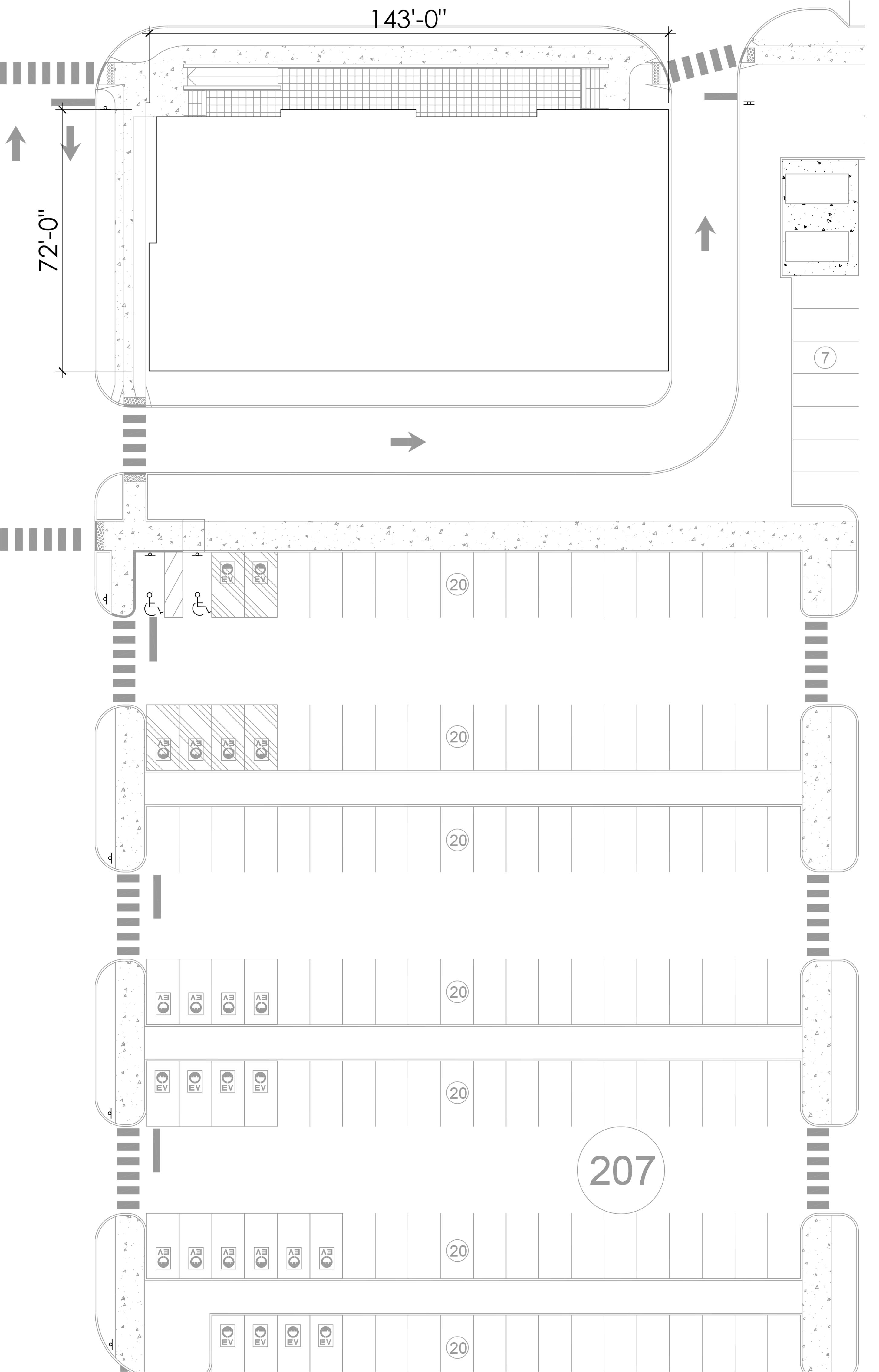


\WING TITLE

01 - ROOF PLAN -BUILDING D1 & D2

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

0 8' 16' 32'



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

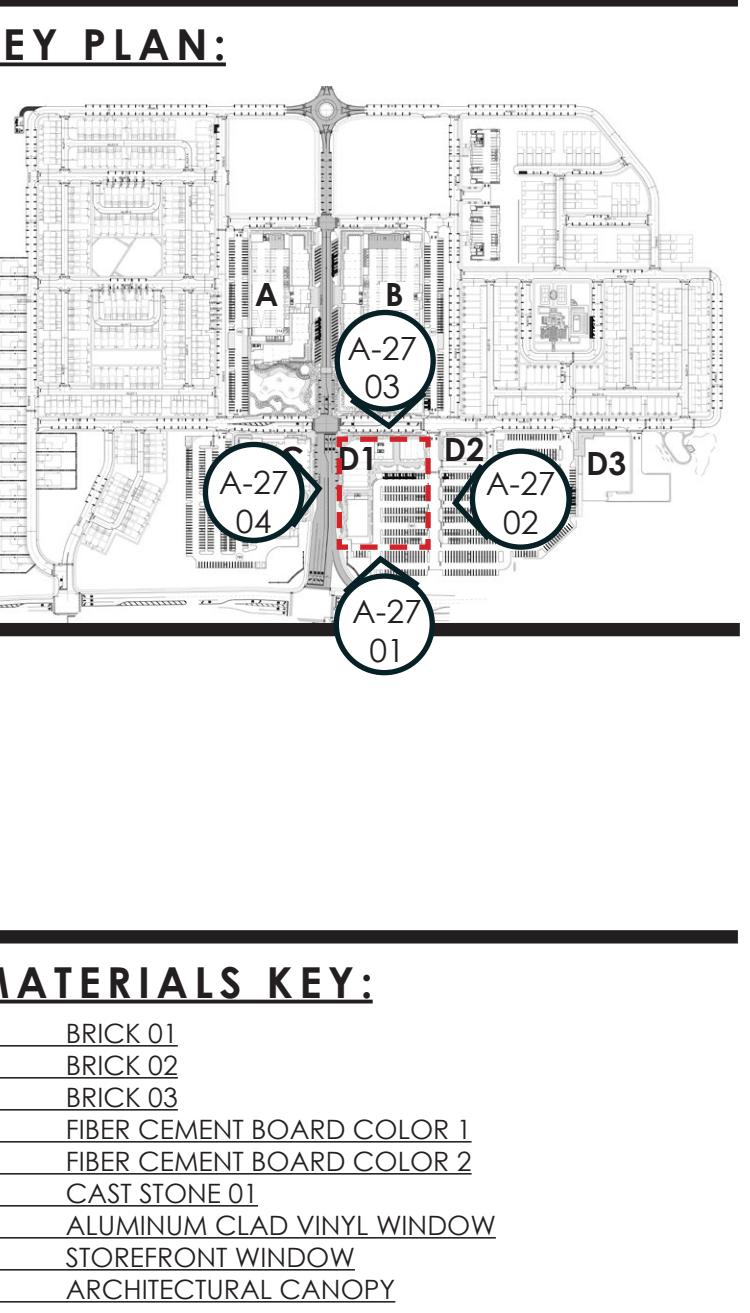
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**A-26**

BUILDING D1 - RETAIL/OFFICE  
 & D2 BUILDING PLAN

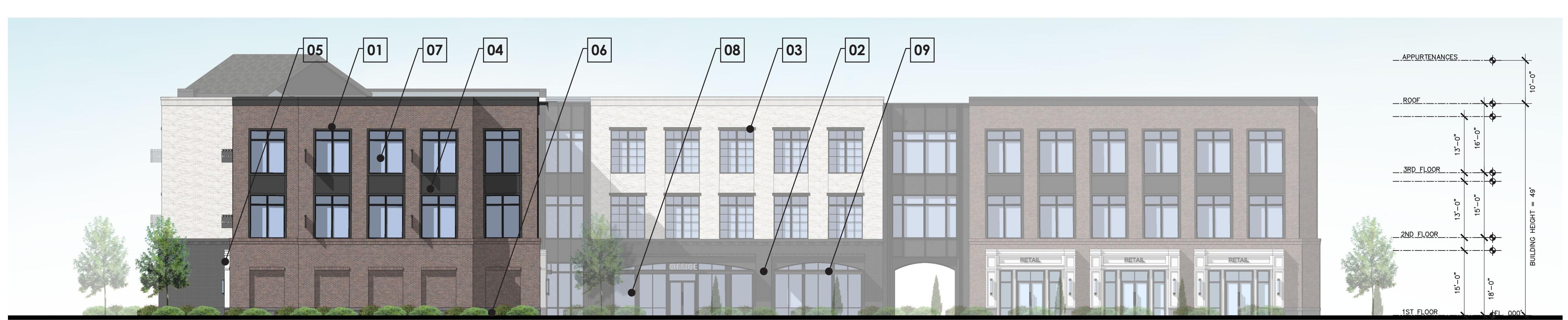
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PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY  
BLOCK 102, LOTS 5 & 6  
BLOCK 106, LOT 1

PREPARED FOR:  
WRV NURSERIES PLAINSBORO OWNER LLC

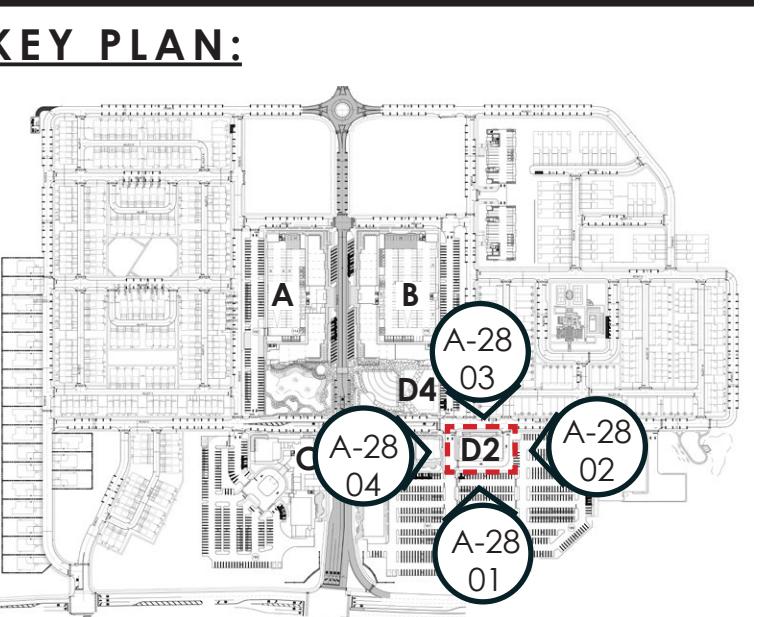
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**A-27**  
BUILDING D1 - RETAIL/OFFICE  
BUILDING ELEVATION

**A-27**

21-09968-01

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MATERIALS KEY:

- 01 BRICK 01
- 02 BRICK 02
- 03 FIBER CEMENT BOARD COLOR 1
- 04 CEMENT COLOR 01
- 05 STOREFRONT WINDOW
- 06 ARCHITECTURAL CANOPY
- 07 ARCHITECTURAL METAL GRILL

04 - SOUTH ELEVATION - BUILDING D2

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

0 8' 16' 32'

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

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21-0996-01

01 - WEST ELEVATION - BUILDING D2

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

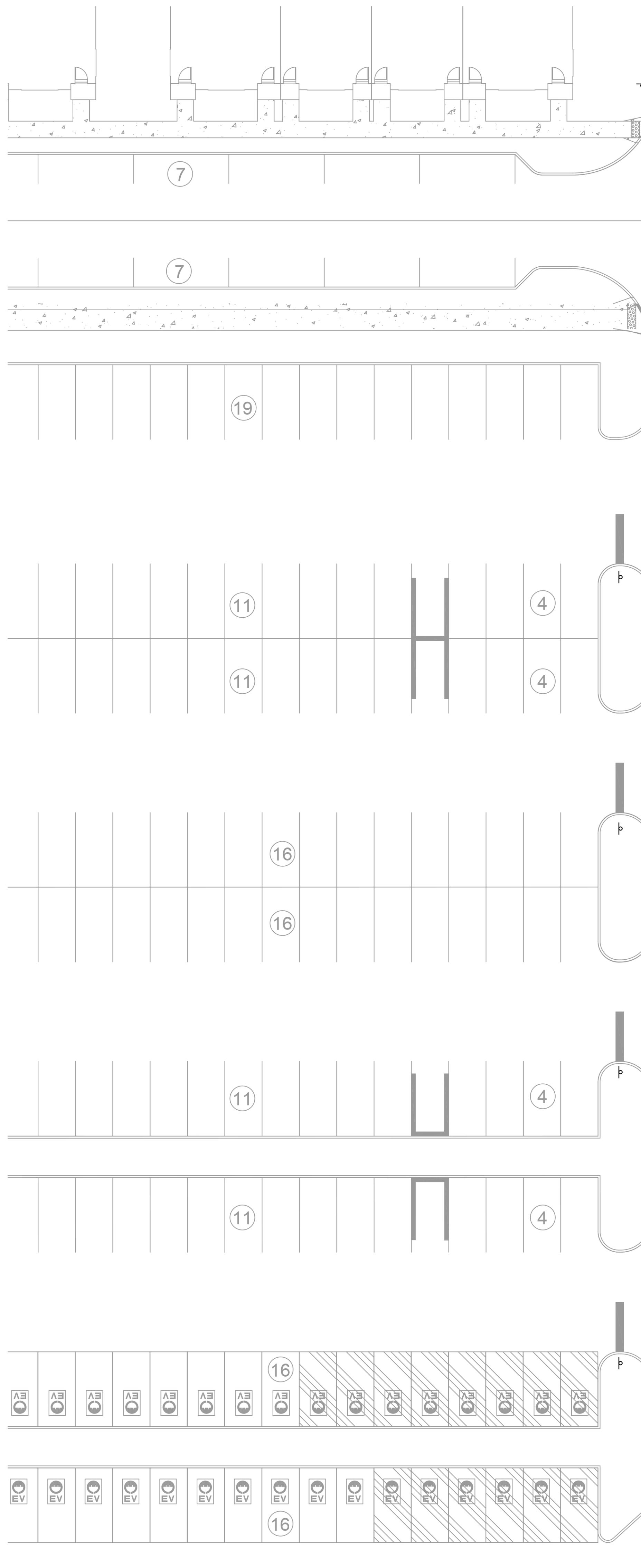
0 8' 16' 32'

**A-28**

BUILDING D2 - RETAIL  
 BUILDING ELEVATION

21-0996-01

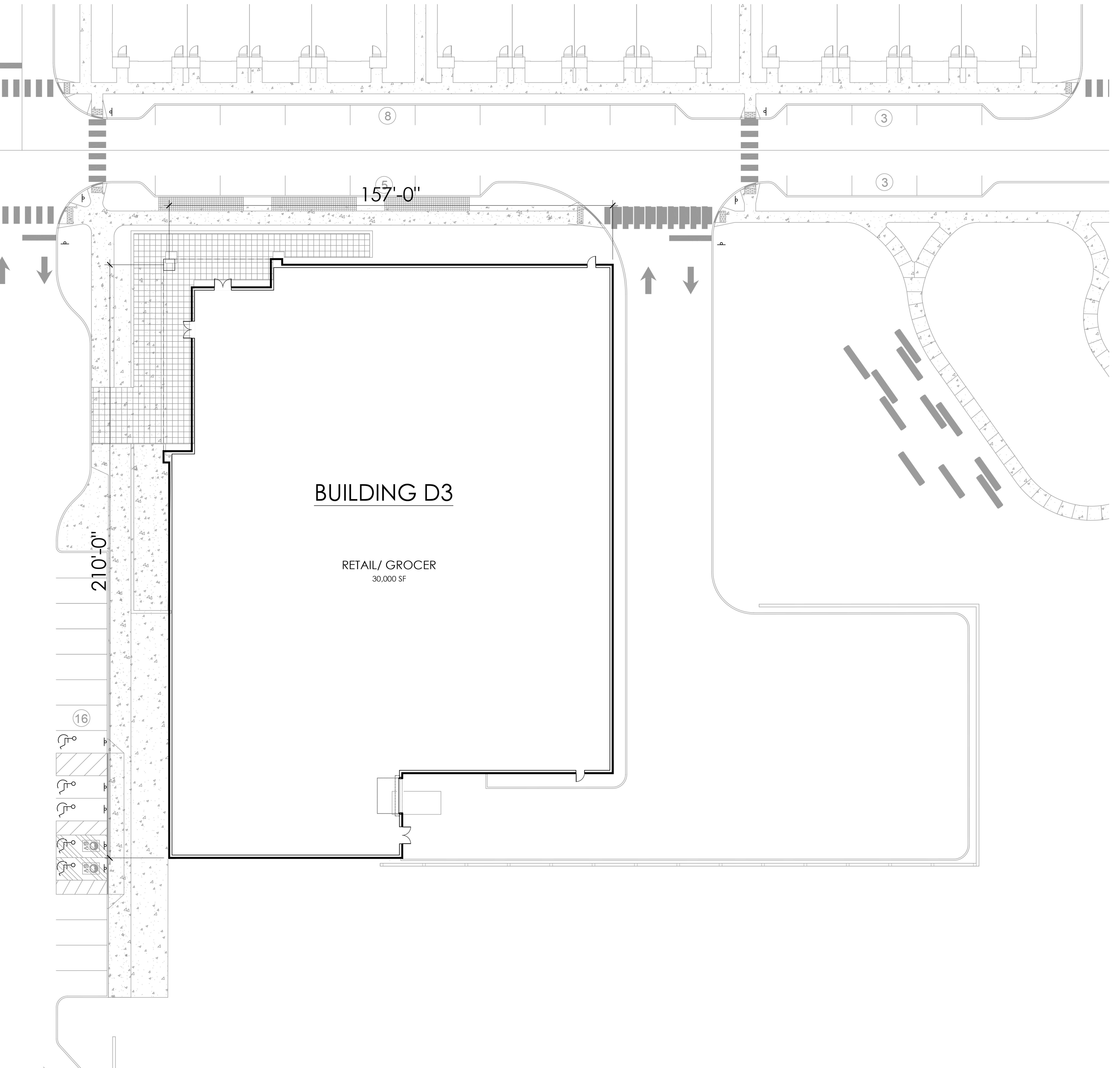
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01 - GROUND FLOOR PLAN - BUILDING D3

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

0 8' 16' 32'

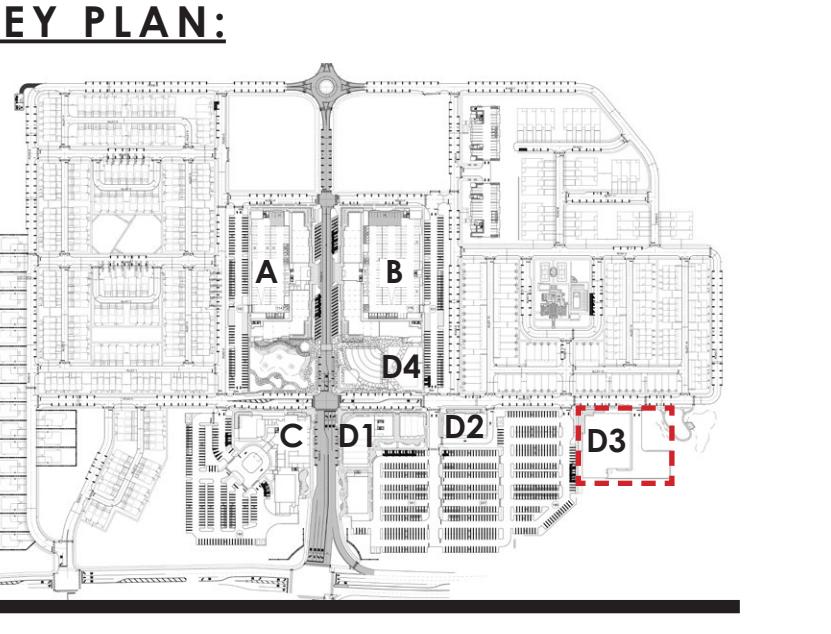


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BLOCK 102, LOTS 5 & 6  
BLOCK 106, LOT 1

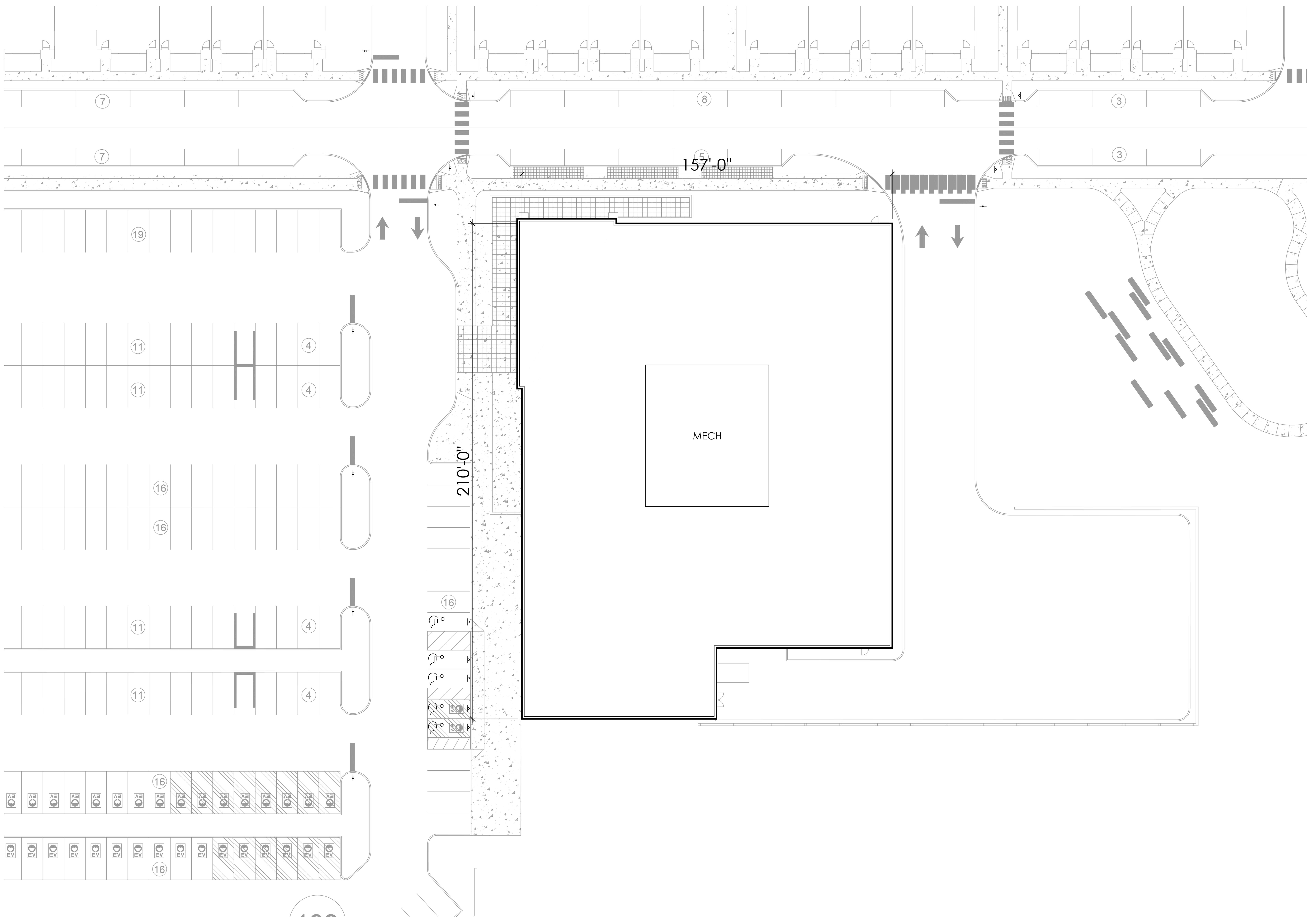
PREPARED FOR:  
WRV NURSERIES PLAINSBORO OWNER LLC



**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.

**A-29**  
BUILDING D3 - GROCER  
BUILDING PLAN

21-09760-0  
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#### 01 - ROOF PLAN - BUILDING D3

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

0 8' 16' 32'

PREPARED BY:  
**MINNO ■ WASKO**  
 ARCHITECTS AND PLANNERS  
 80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08833  
 TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102  
 21-09976-01

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: **A-30**  
 DATE: 07-19-2024  
 FOR: PRELIM + FINAL SITE PLAN  
 09-27-2024 PRELIM + FINAL SITE PLAN REV1

**A-30**  
 BUILDING D3 - GROCER  
 BUILDING PLAN

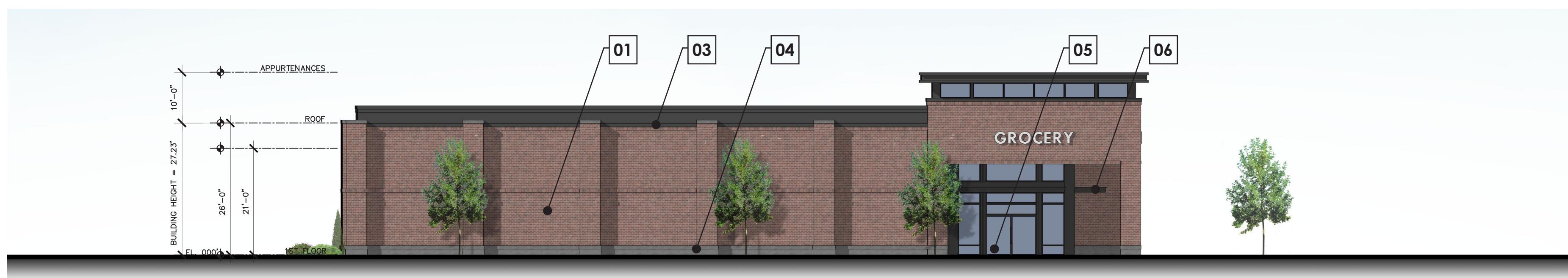
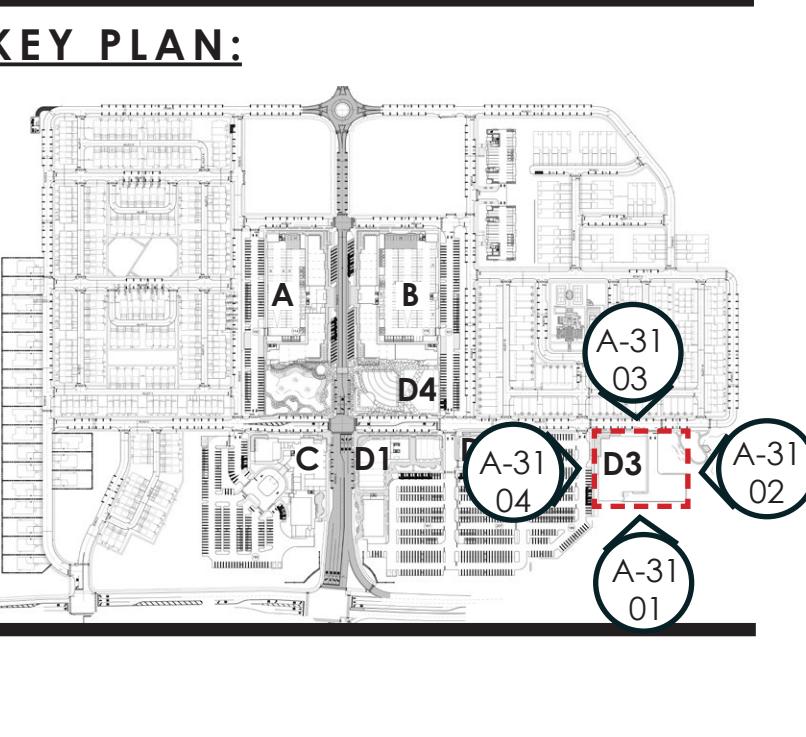
21-09976-01  
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04 - EAST ELEVATION - BUILDING D3

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

0 8' 16' 32'



03 - NORTH ELEVATION - BUILDING D3

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

0 8' 16' 32'

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.



02 - WEST ELEVATION - BUILDING D3

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

0 8' 16' 32'

PREPARED BY:  
**MINNO WASKO**  
ARCHITECTS AND PLANNERS  
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08833 MINNOWASKO.COM  
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102



01 - SOUTH ELEVATION - BUILDING D3

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

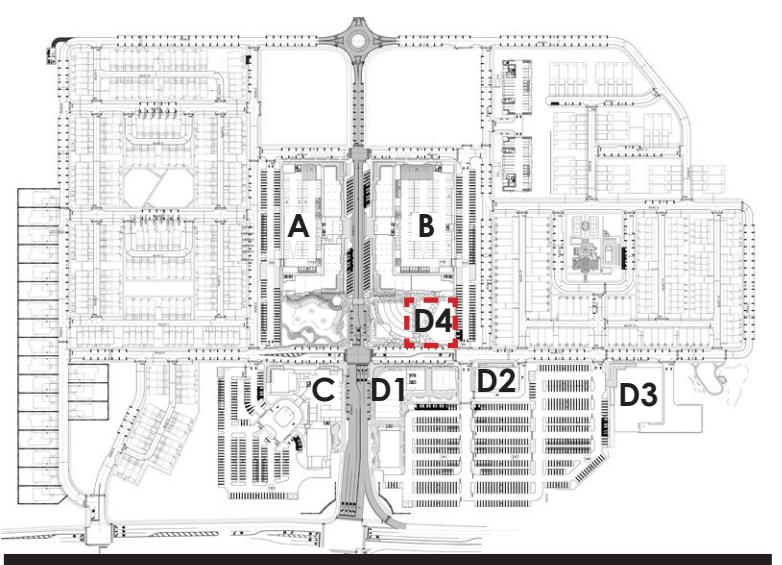
0 8' 16' 32'

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

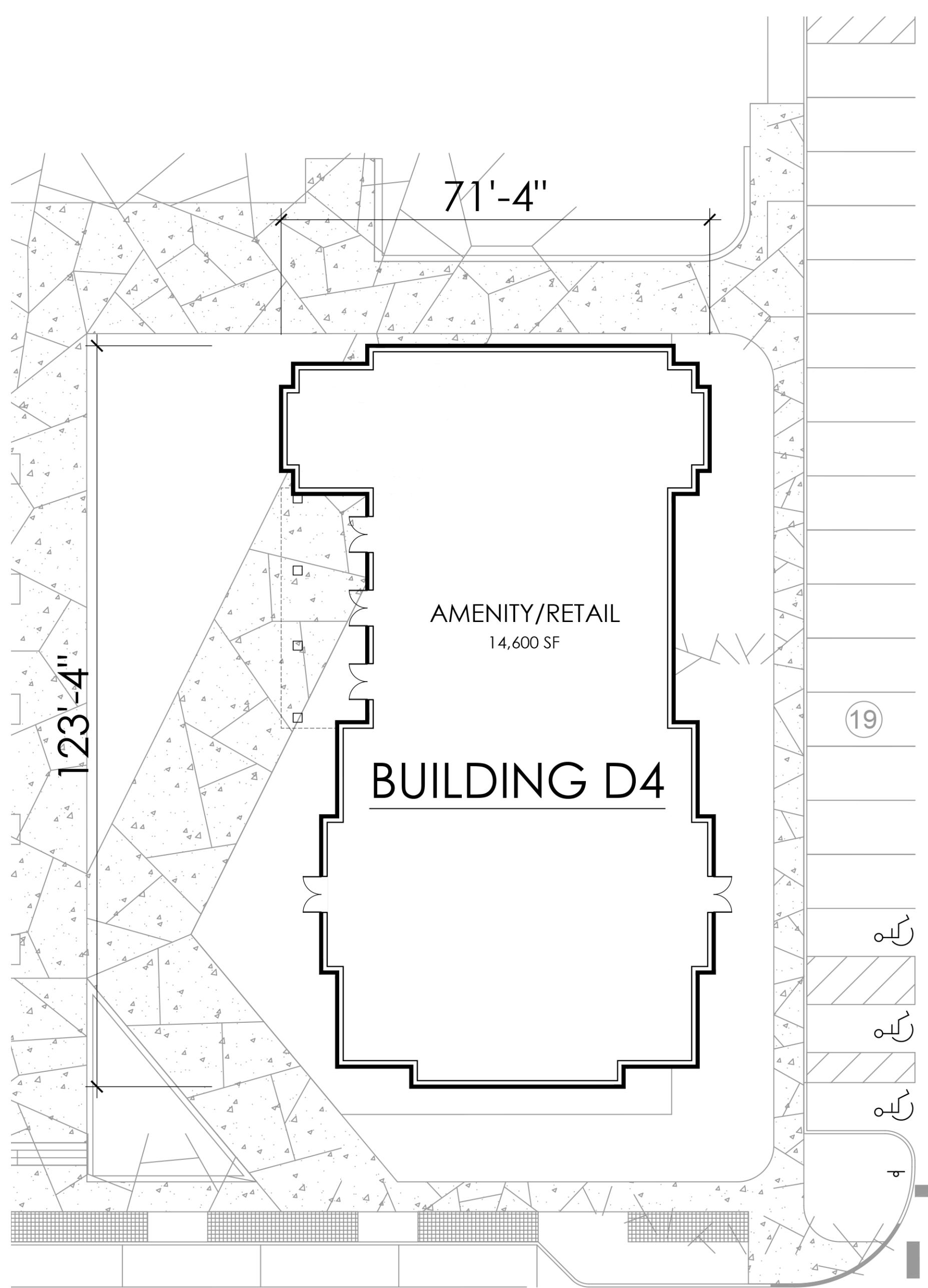
PREPARED FOR:  
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ISSUE: FOR:  
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**A-31**  
BUILDING D3 - GROCER  
BUILDING ELEVATION  
21-09968-0  
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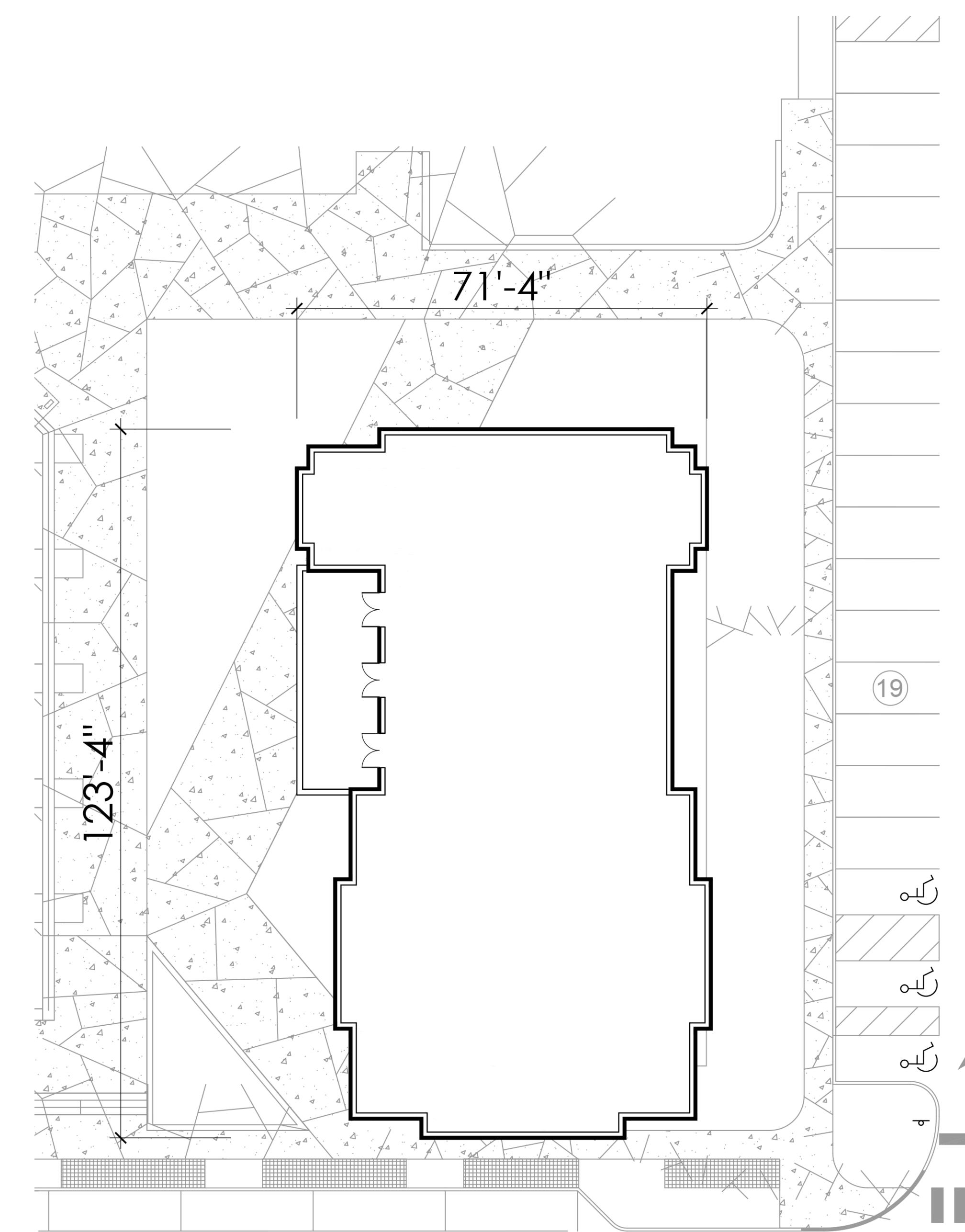
**KEY PLAN:****SITE NOTES:**

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILED.
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3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

**01 - GROUND FLOOR PLAN - BUILDING D4**

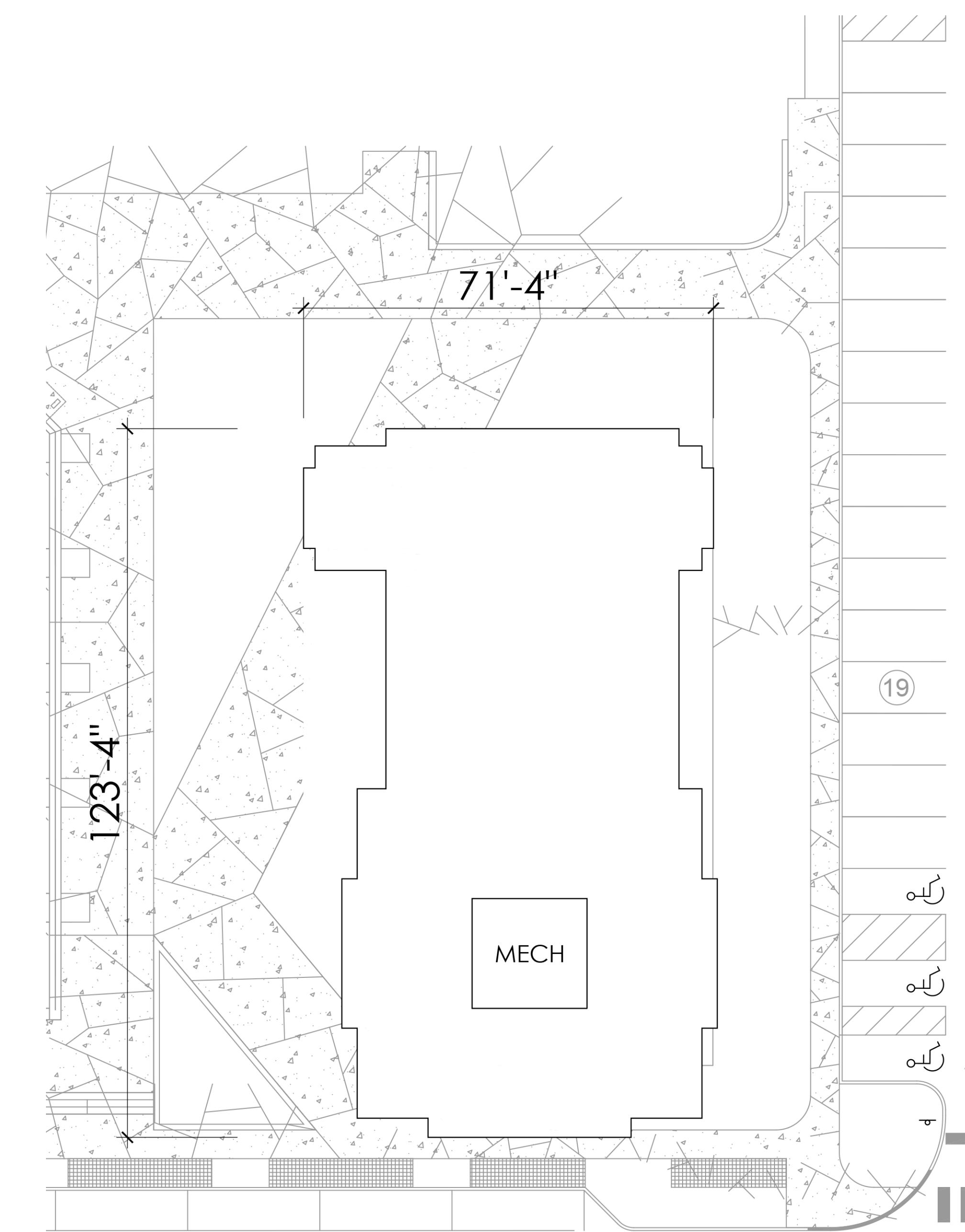
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

**02 - SECOND FLOOR PLAN - BUILDING D4**

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

0 8' 16' 32'

**03 - ROOF PLAN - BUILDING D4**

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

0 8' 16' 32'

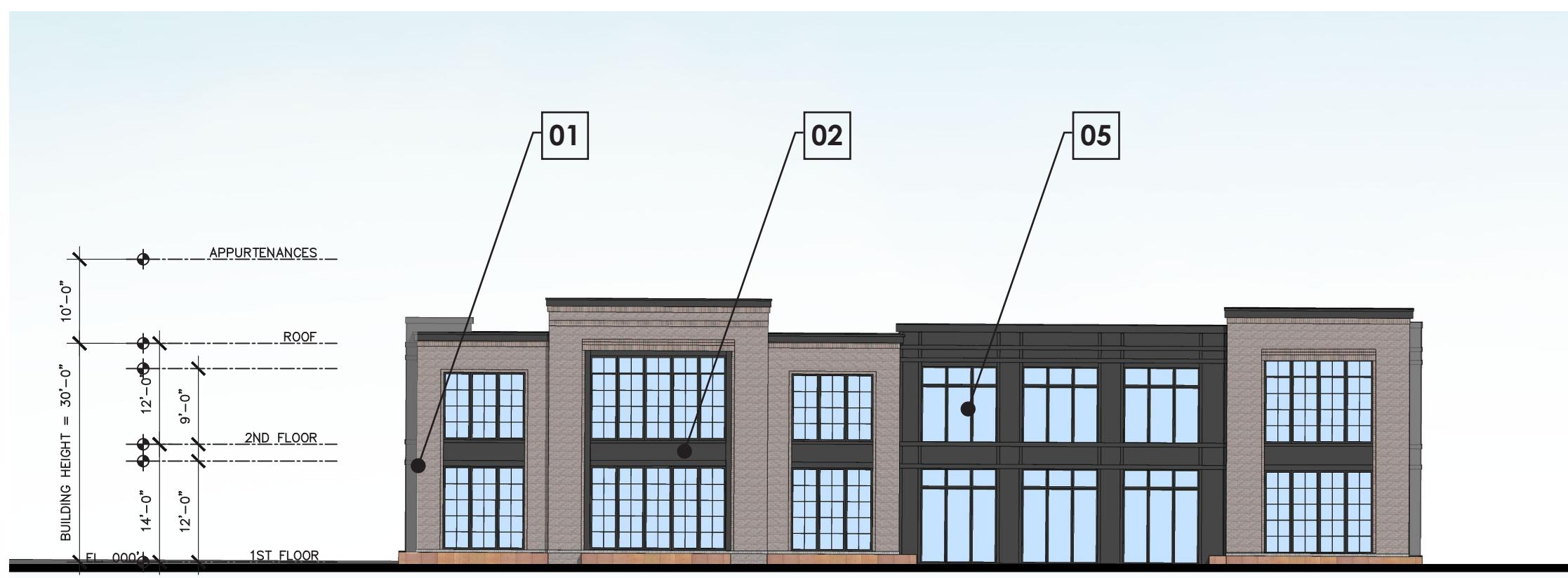
PREPARED BY:  
**MINNO WASKO**  
 ARCHITECTS AND PLANNERS  
 80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08833 MINNOWASKO.COM  
 TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

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

PREPARED FOR:  
 WRV NURSERIES PLAINSBORO OWNER LLC

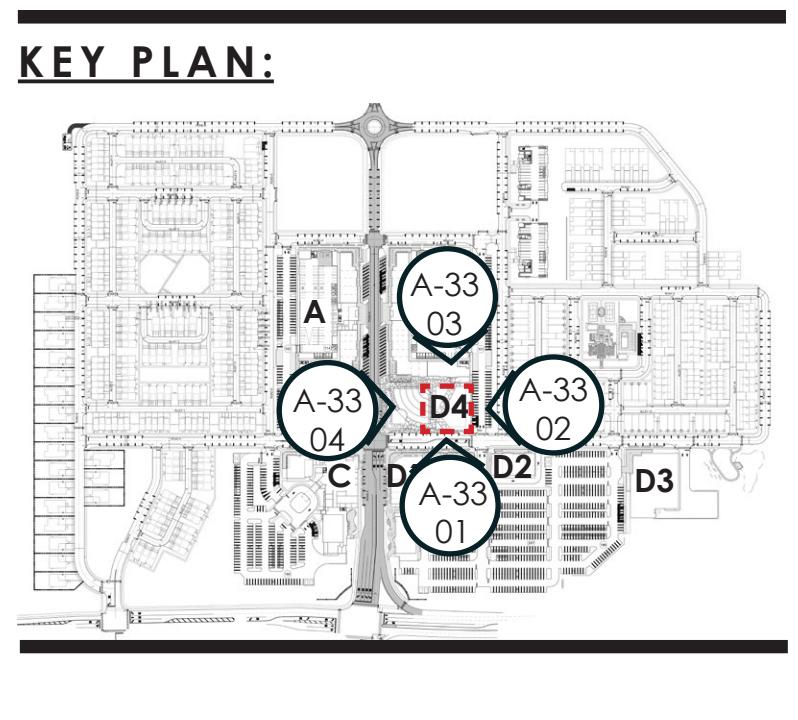
ISSUE: FOR:  
 DATE: FOR:  
 07-19-2024 PRELIM + FINAL SITE PLAN  
 09-27-2024 PRELIM + FINAL SITE PLAN REV1

**A-32**  
 BUILDING D4 - CLUBHOUSE  
 BUILDING PLAN  
 21-0996-01  
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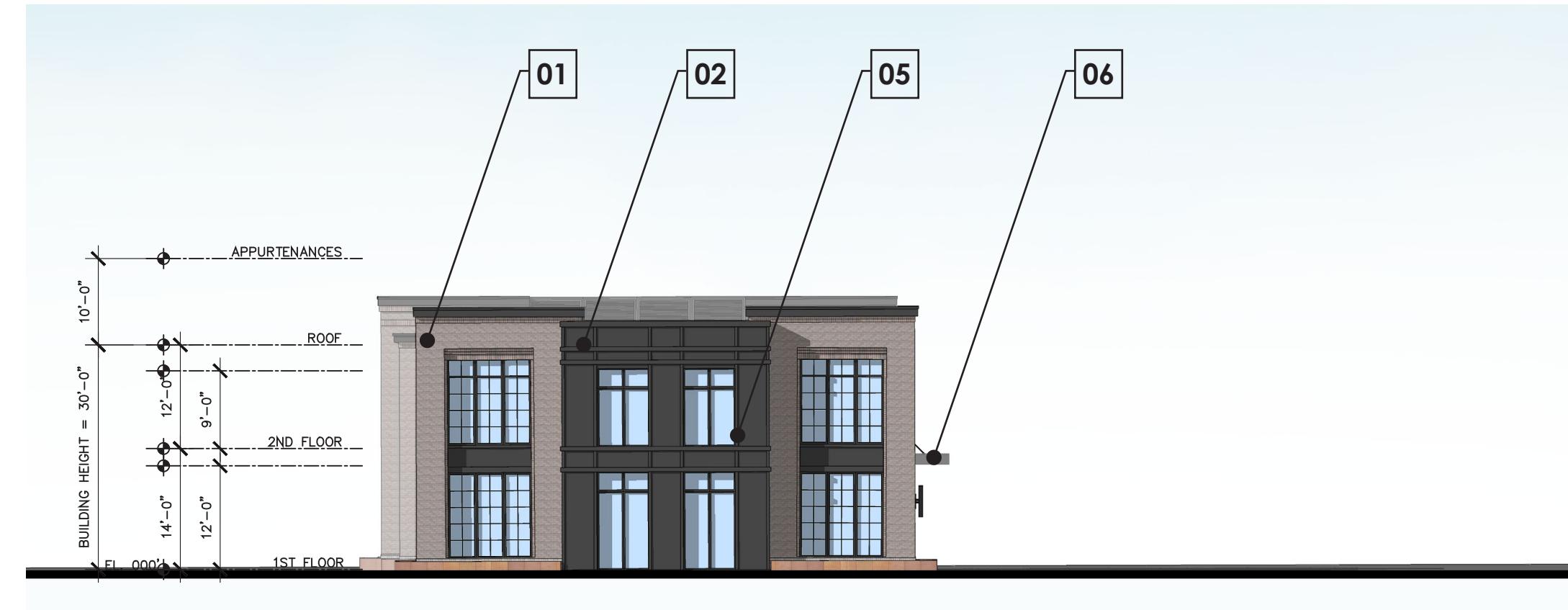
04 - EAST ELEVATION - BUILDING D4

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



MATERIALS KEY:

- 01 BRICK 01
- 02 FIBER CEMENT BOARD COLOR 1
- 03 FIBER CEMENT BOARD COLOR 2
- 04 ARCHITECTURAL GLASS RAILINGS
- 05 ARCHITECTURAL ALUMINUM WINDOW
- 06 ARCHITECTURAL CANOPY



03 - NORTH ELEVATION - BUILDING D4

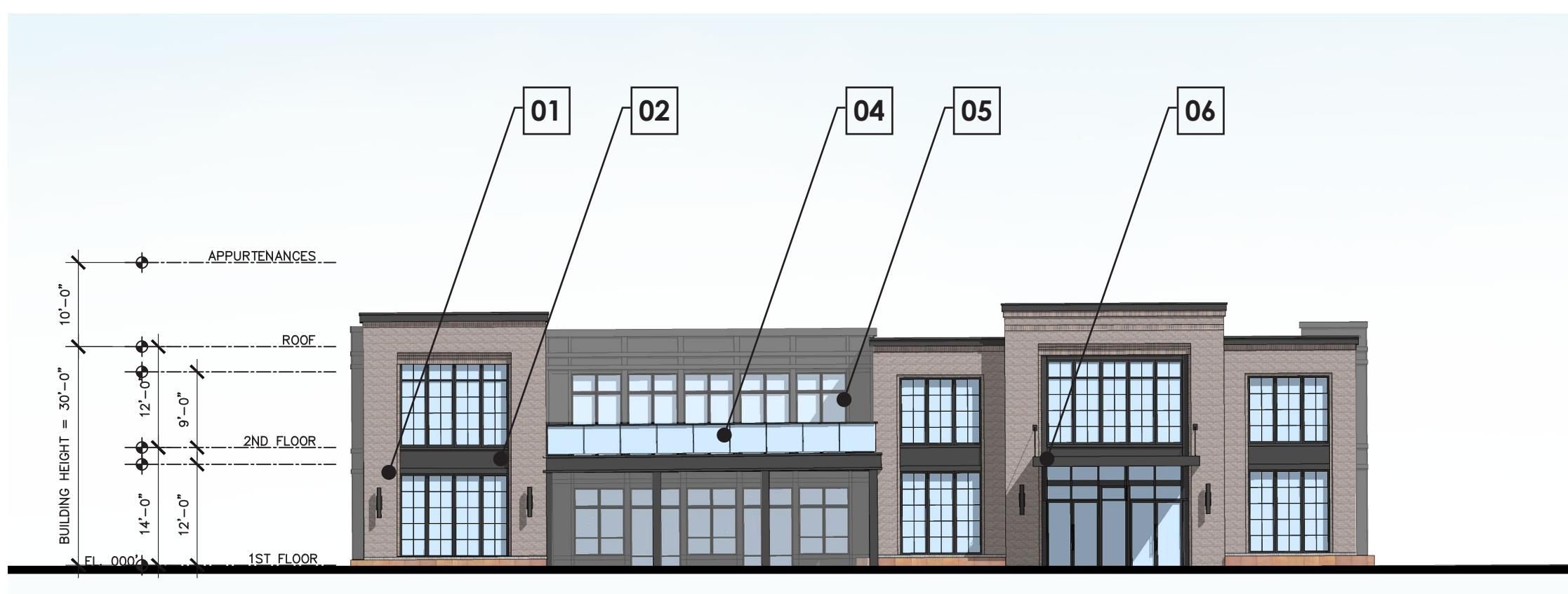
SCALE: 1/16" = 1'-0"

NOTES:

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LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

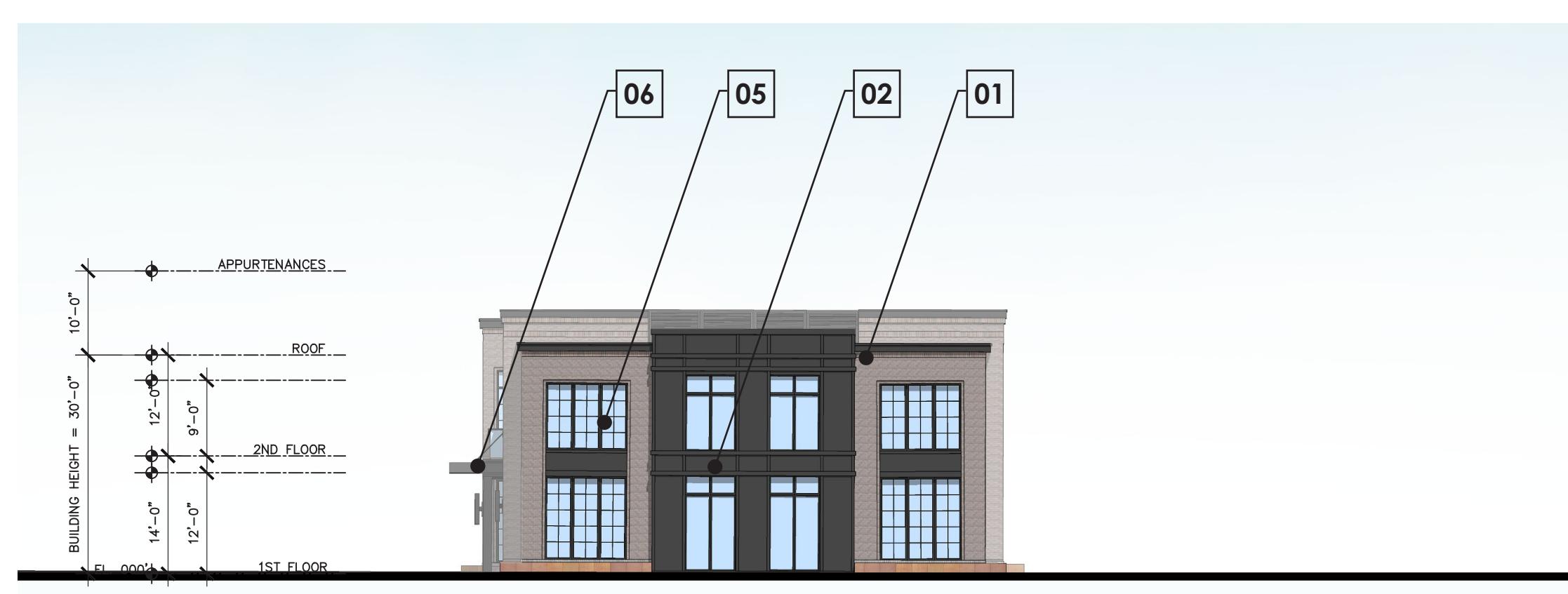
SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.



02 - WEST ELEVATION - BUILDING D4

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

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



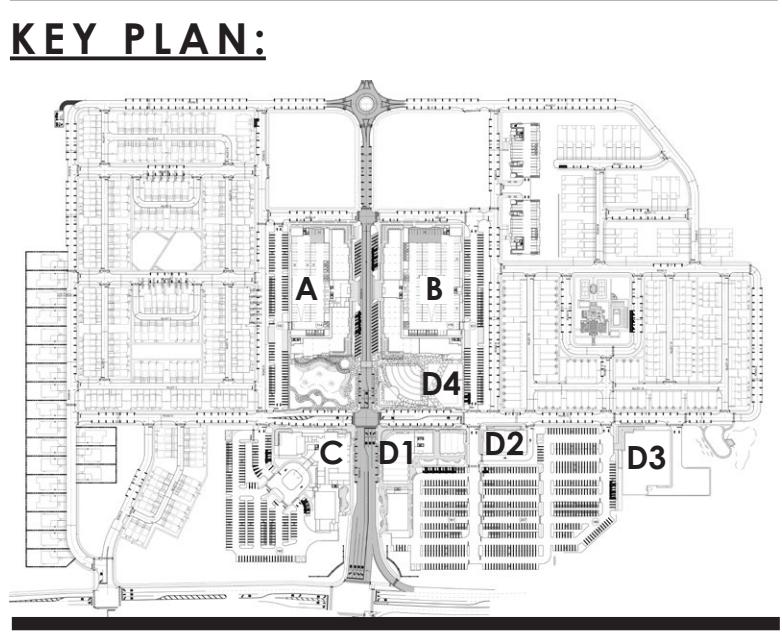
01 - SOUTH ELEVATION - BUILDING D4

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

PRINCETON NURSERIES  
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**HOTEL SIGN**

- CURRENT TOTAL : 2
- CANOPY SIGNS TO BE INDIVIDUAL CHANNEL CUT, PAINTED ALUMINUM LETTERS MOUNTED AT THE EDGE OF ARCHITECTURAL METAL CANOPY
- LED HALO BACKLIT LETTERS
- SIGN DIMENSION APPROX. 1 FOOT TALL



**RESTAURANT SIGN**

- WALL MOUNTED SIGNS TO BE INDIVIDUAL CHANNEL CUT, PAINTED LETTERS PIN MOUNTED AND RAISED FROM FACADE WALL FACE
- LED HALO BACKLIT AND FACE LETTERS
- SIGN DIMENSIONS TO COMPLY

**03 -BUILDING C - TYPICAL SIGNAGE**

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



**GROCERY SIGN**

- 1 PER TENANT FRONTAGE
- CURRENT TOTAL : 1
- CANOPY SIGNS TO BE INDIVIDUAL CHANNEL CUT, PAINTED ALUMINUM LETTERS MOUNTED AT THE EDGE OF ARCHITECTURAL METAL CANOPY
- LED HALO BACKLIT AND FACE LETTERS
- SIGN DIMENSIONS TO COMPLY

**06 -BUILDING D3 - TYPICAL SIGNAGE**

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



**RETAIL SIGN**

- CURRENT TOTAL : 2
- WALL MOUNTED SIGNS TO BE INDIVIDUAL CHANNEL CUT, PAINTED LETTERS PIN MOUNTED AND RAISED FROM FACADE WALL FACE
- LED HALO BACKLIT AND FACE LETTERS
- SIGN DIMENSIONS TO COMPLY

**07 -BUILDING D1 - TYPICAL BLADE SIGN**

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



**RESIDENTIAL SIGN**

- CURRENT TOTAL : 1
- CANOPY SIGNS TO BE INDIVIDUAL CHANNEL CUT, PAINTED ALUMINUM LETTERS MOUNTED AT THE EDGE OF ARCHITECTURAL METAL CANOPY
- LED HALO BACKLIT LETTERS
- SIGN DIMENSION APPROX. 1 FOOT TALL

**RETAIL SIGN**

- 1 PER TENANT FRONTAGE
- CURRENT TOTAL : 13
- CANOPY SIGNS TO BE INDIVIDUAL CHANNEL CUT, PAINTED ALUMINUM LETTERS MOUNTED AT THE EDGE OF ARCHITECTURAL METAL CANOPY
- LED HALO BACKLIT LETTERS
- SIGN DIMENSION APPROX. 1 FOOT TALL

**02 -BUILDING B - TYPICAL SIGNAGE**

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



**RETAIL SIGN**

- CURRENT TOTAL : 4
- 1 PER TENANT FRONTAGE
- CANOPY SIGNS TO BE INDIVIDUAL CHANNEL CUT, PAINTED ALUMINUM LETTERS MOUNTED AT THE EDGE OF ARCHITECTURAL METAL CANOPY
- LED HALO BACKLIT LETTERS
- SIGN DIMENSION APPROX. 1 FOOT TALL

**05 -BUILDING D2 - TYPICAL SIGNAGE**

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



**RESIDENTIAL SIGN**

- CURRENT TOTAL : 1
- CANOPY SIGNS TO BE INDIVIDUAL CHANNEL CUT, PAINTED ALUMINUM LETTERS MOUNTED AT THE EDGE OF ARCHITECTURAL METAL CANOPY
- LED HALO BACKLIT LETTERS
- SIGN DIMENSION APPROX. 1 FOOT TALL

**RETAIL SIGN**

- CURRENT TOTAL : 13
- 1 PER TENANT FRONTAGE
- CANOPY SIGNS TO BE INDIVIDUAL CHANNEL CUT, PAINTED ALUMINUM LETTERS MOUNTED AT THE EDGE OF ARCHITECTURAL METAL CANOPY
- LED HALO BACKLIT LETTERS
- SIGN DIMENSION APPROX. 1 FOOT TALL

**01 -BUILDING A - TYPICAL SIGNAGE**

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



**RETAIL/OFFICE SIGN**

- CURRENT TOTAL : 24
- 1 PER TENANT FRONTAGE
- CANOPY SIGNS TO BE INDIVIDUAL CHANNEL CUT, PAINTED ALUMINUM LETTERS MOUNTED AT THE EDGE OF ARCHITECTURAL METAL CANOPY
- LED HALO BACKLIT AND FACE LETTERS
- SIGN DIMENSION APPROX. 1 FOOT TALL

**RETAIL SIGN**

- WALL MOUNTED SIGNS TO BE INDIVIDUAL CHANNEL CUT, PAINTED LETTERS PIN MOUNTED AND RAISED FROM FACADE WALL FACE
- LED HALO BACKLIT AND FACE LETTERS
- SIGN DIMENSIONS TO COMPLY

**04 -BUILDING D1 - TYPICAL SIGNAGE**

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

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

**PRINCETON NURSERIES**  
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