

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 DATA	
BLOCK / LOT:	BLOCK 102, LOTS 5 + 6 BLOCK 106, LOT 1
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 KEYS:	125 KEYS
PARKING GARAGE:	494 SPACES

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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%
TOTAL:	335	

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%
TOTAL:	291	

TOTAL AFFORDABLE

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

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%
TOTAL:	136	

MARKET RATE

1 BEDROOM:	40	33%
1 BEDROOM + DEN:	18	15%
2 BEDROOM:	43	36%
2 BEDROOM + DEN:	10	08%
3 BEDROOM:	09	07%
TOTAL:	121	

AFFORDABLE

1 BEDROOM - A:	04	27%
2 BEDROOM - A:	11	67%
3 BEDROOM - A:	01	07%
TOTAL:	16	

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%
TOTAL:	199	

MARKET RATE

1 BEDROOM:	52	30%
1 BEDROOM + DEN:	32	19%
2 BEDROOM:	56	33%
2 BEDROOM + DEN:	22	13%
3 BEDROOM:	09	05%
TOTAL:	171	

AFFORDABLE

1 BEDROOM - A:	04	14%
2 BEDROOM - A:	16	57%
3 BEDROOM - A:	08	29%
TOTAL:	28	

BUILDING C (H KEYS)

TOTAL: 125 HOTEL KEYS

BUILDING D1

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

BUILDING D2

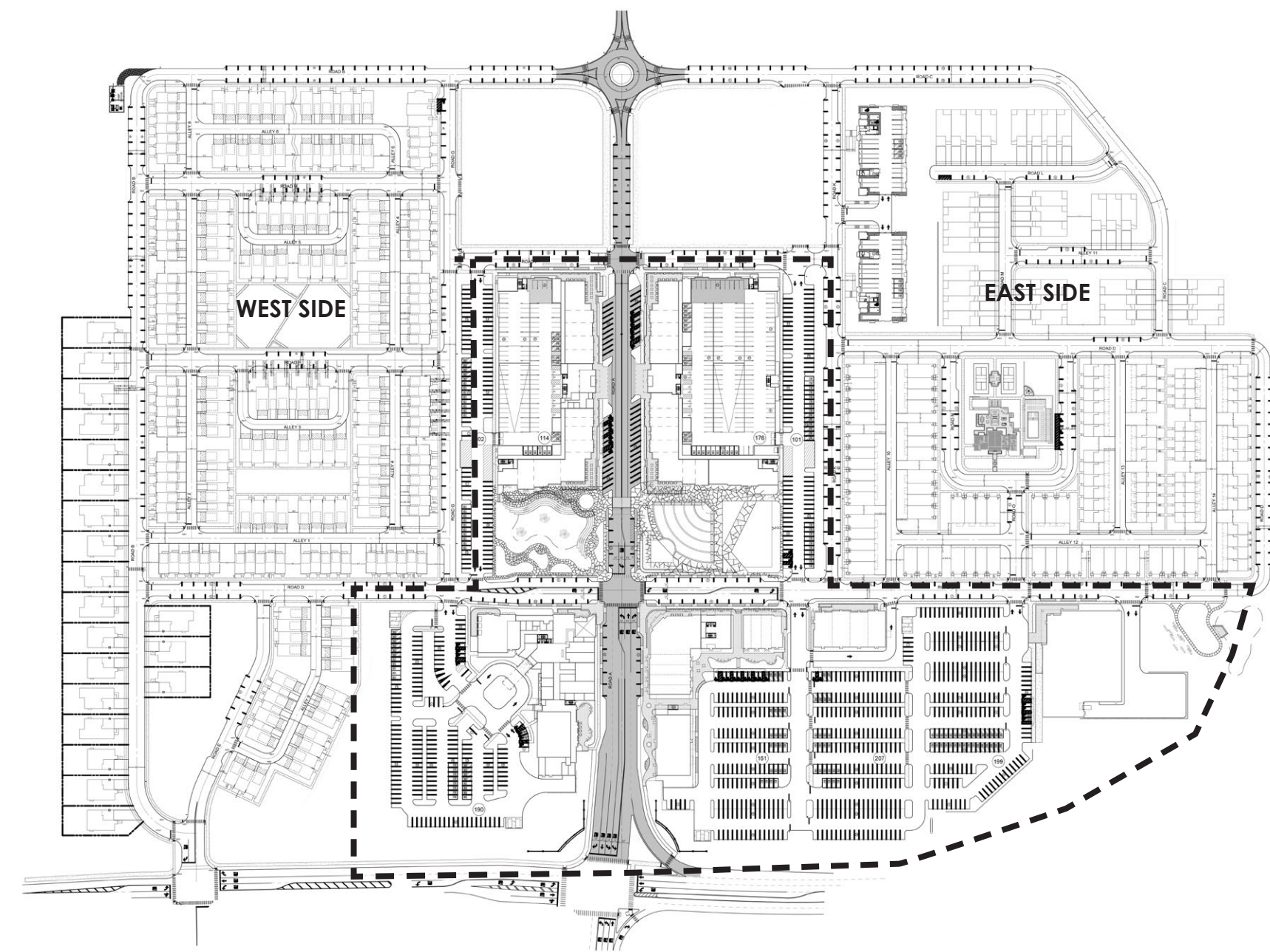
RETAIL:	10,090 SF
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BUILDING D3

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

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
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

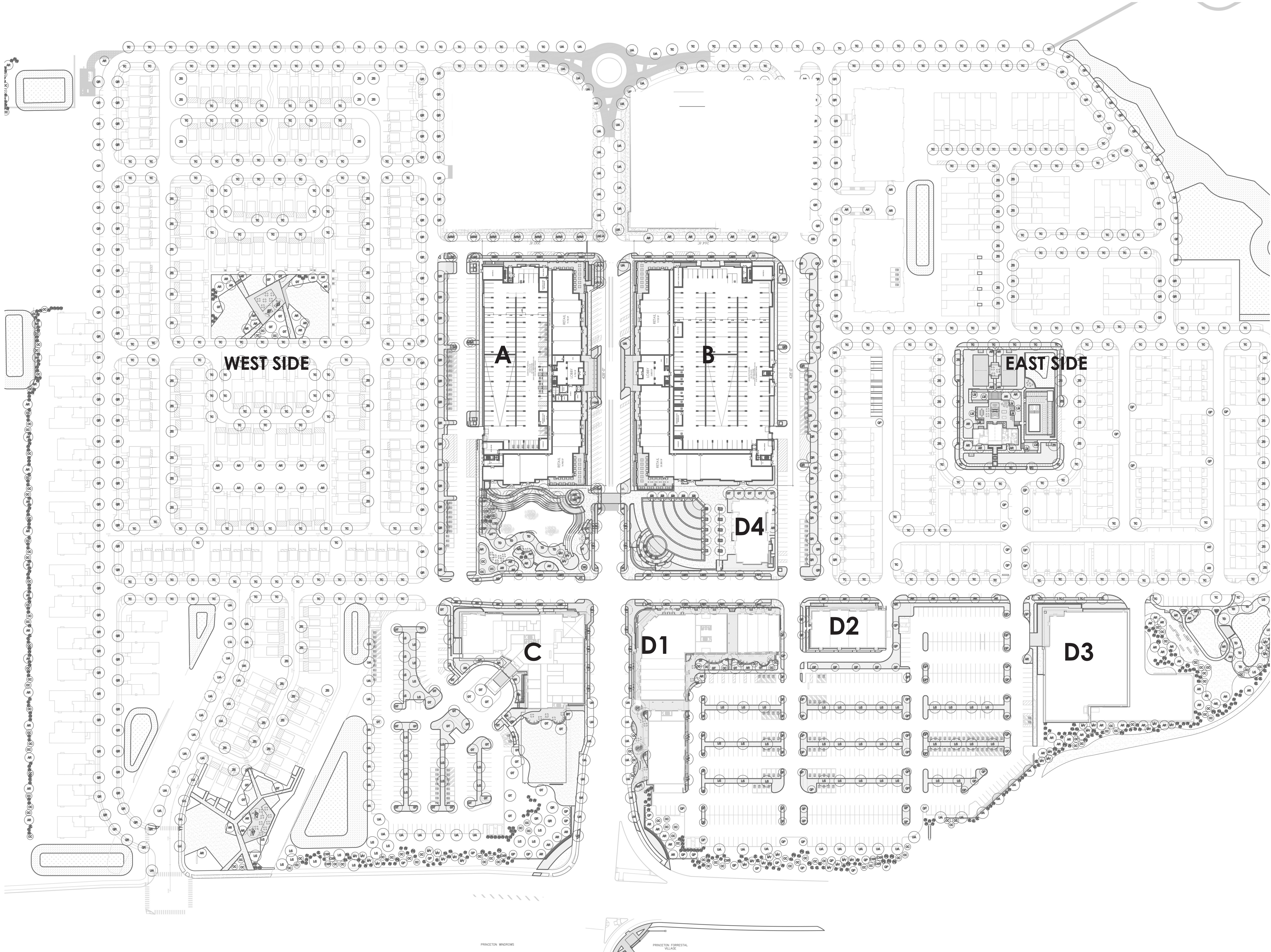
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DATE: _____ FOR: _____

07-19-2024 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"

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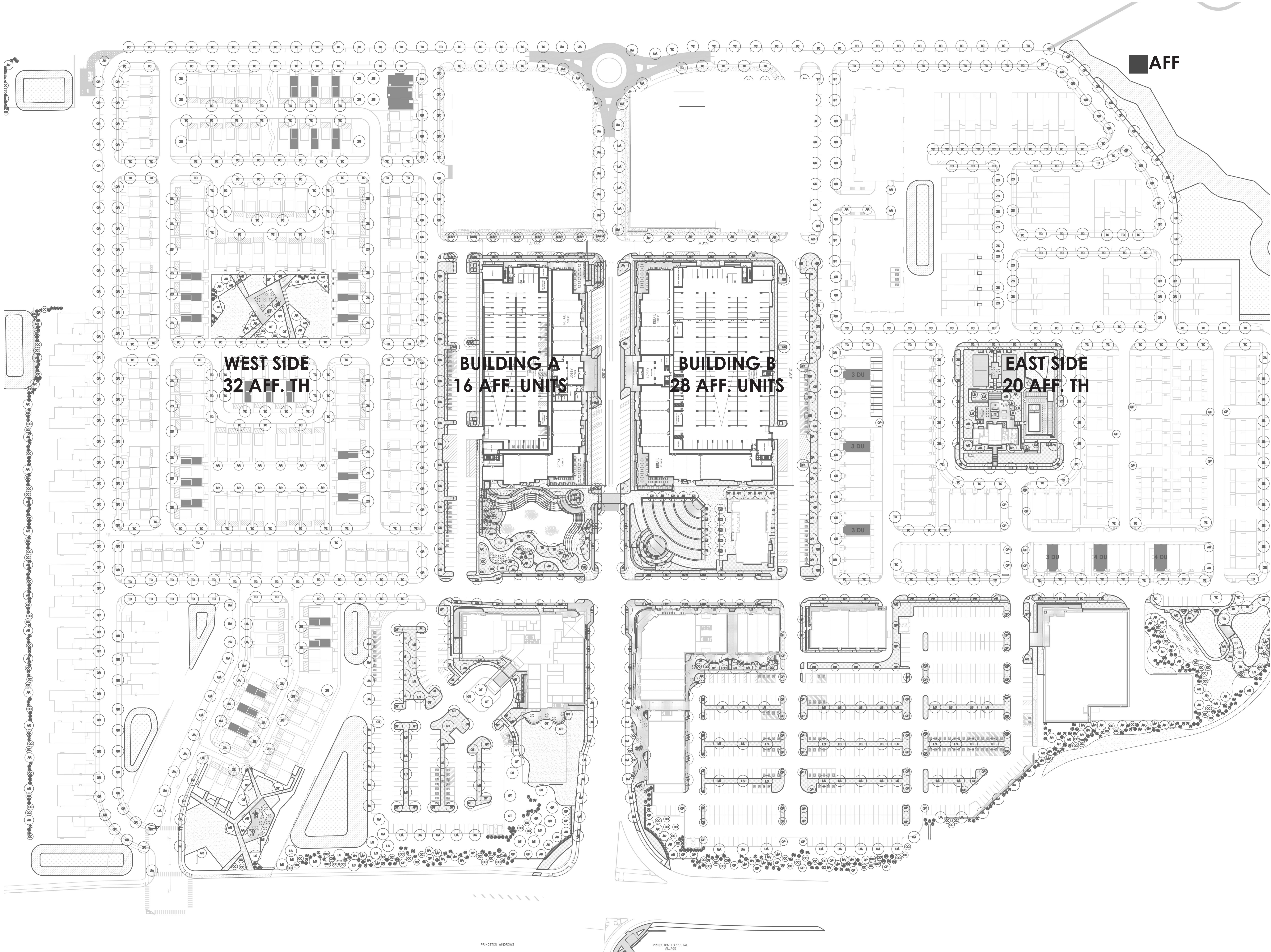
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A-01

AFFORDABLE DIAGRAM

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UNIT BREAKDOWN:

MULTI-FAMILY
BUILDINGS A: 16 AFF. UNITS
BUILDING B: 28 AFF. UNITS

WEST SIDE
TOWNHOMES (AFFORDABLE) : 32 AFF. TH

EAST SIDE
STACKED TOWNHOMES (AFFORDABLE) : 20 AFF. TH

TOTAL: 95 AFF. UNITS

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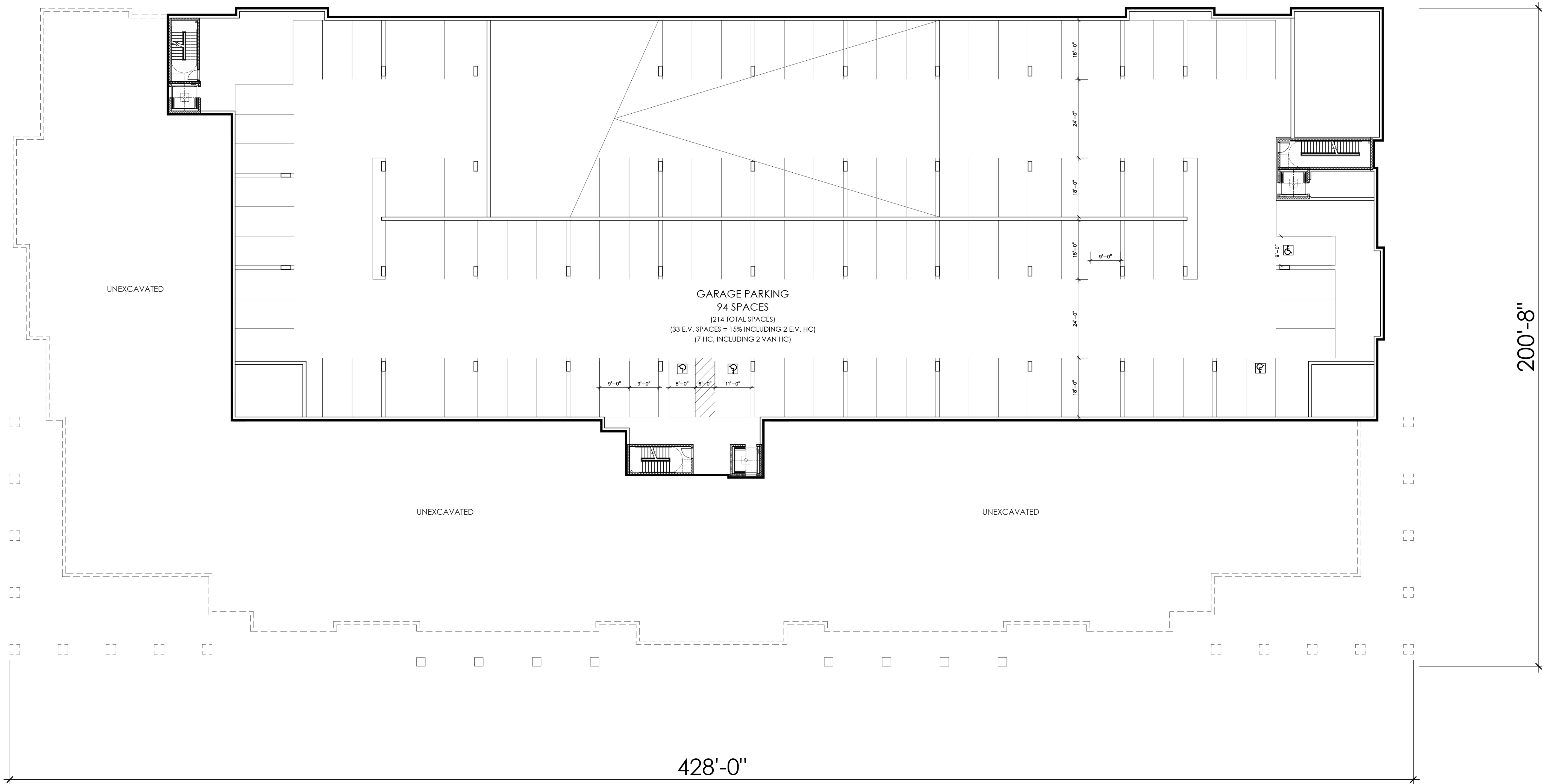
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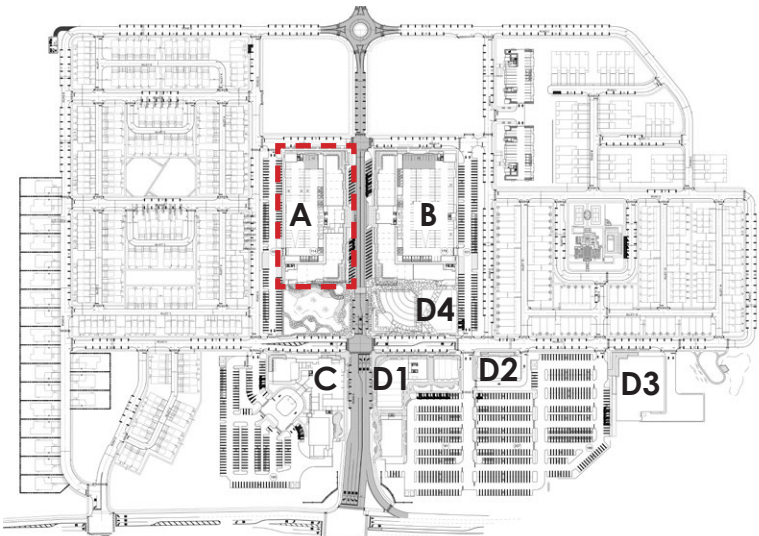
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01 - AFFORDABLE HOUSING - SITE DIAGRAM PLAN
SCALE: 1" = 70'-0"

01 - BASEMENT FLOOR PLAN - BUILDING A
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



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 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.

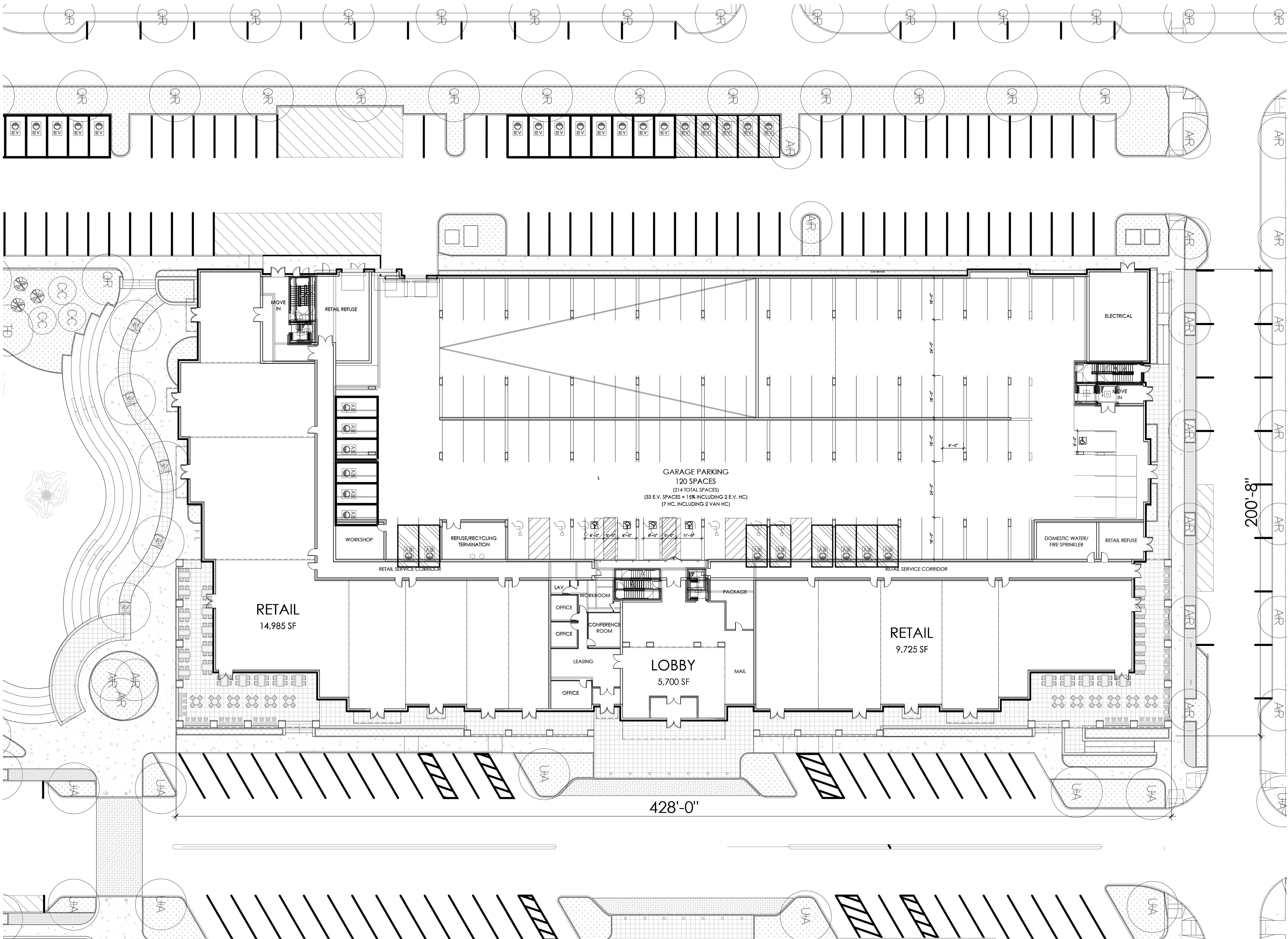
RECYCLING BINS WILL BE LOCATED ON EACH FLOOR AND WILL BE COLLECTED BY BUILDING MANAGEMENT AND STORED IN REFUSE/RECYCLING TERMINATION ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL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

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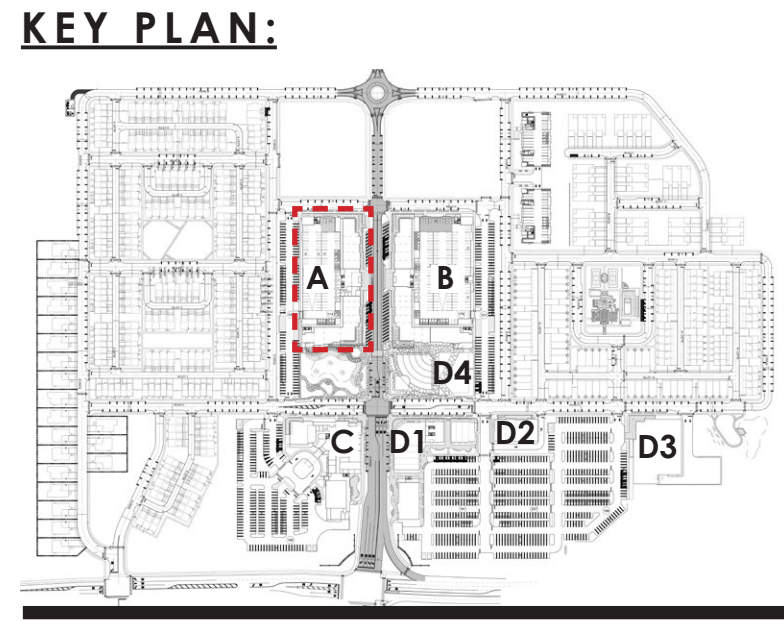
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BLOCK 106, LOT 1

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01 - GROUND FLOOR PLAN - BUILDING A
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



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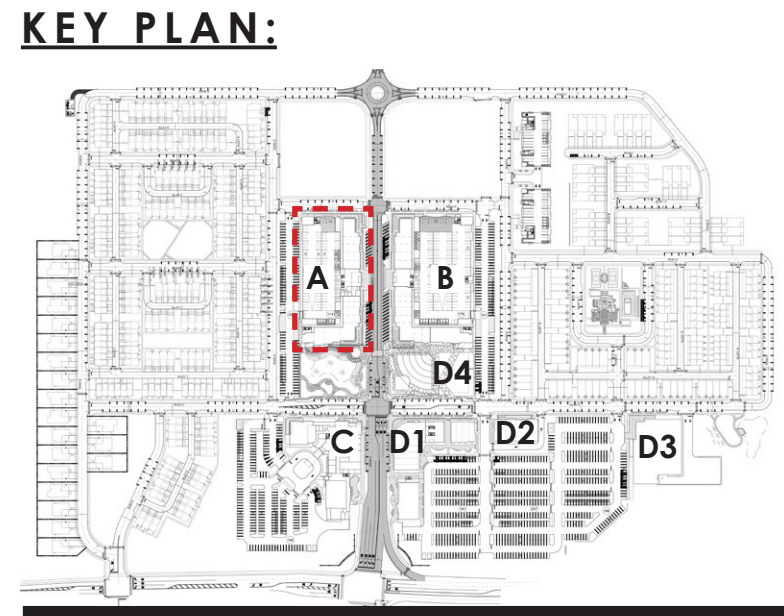
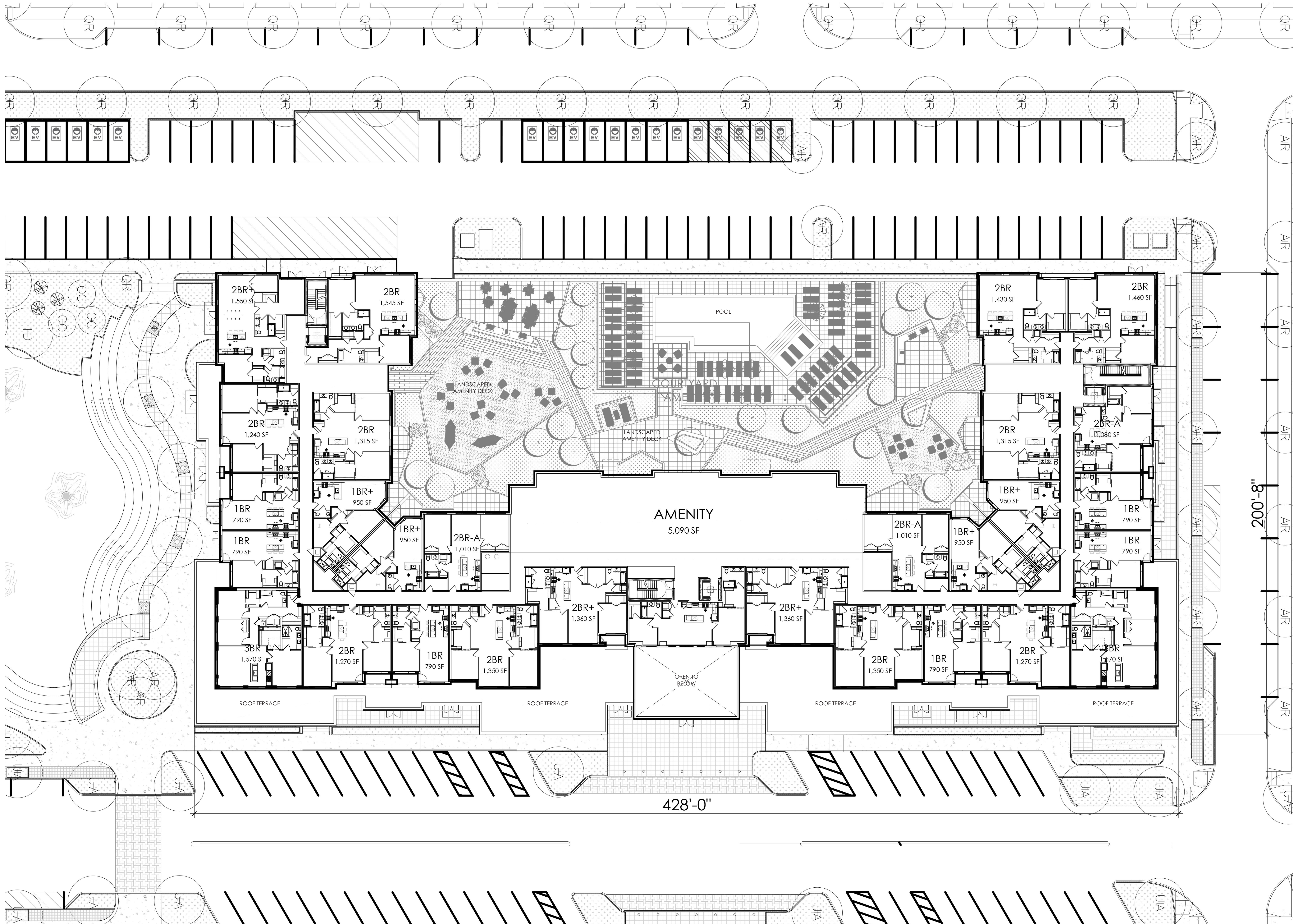
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A-04
BUILDING A - RESIDENTIAL
BUILDING PLAN

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01 - SECOND FLOOR PLAN - BUILDING A
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

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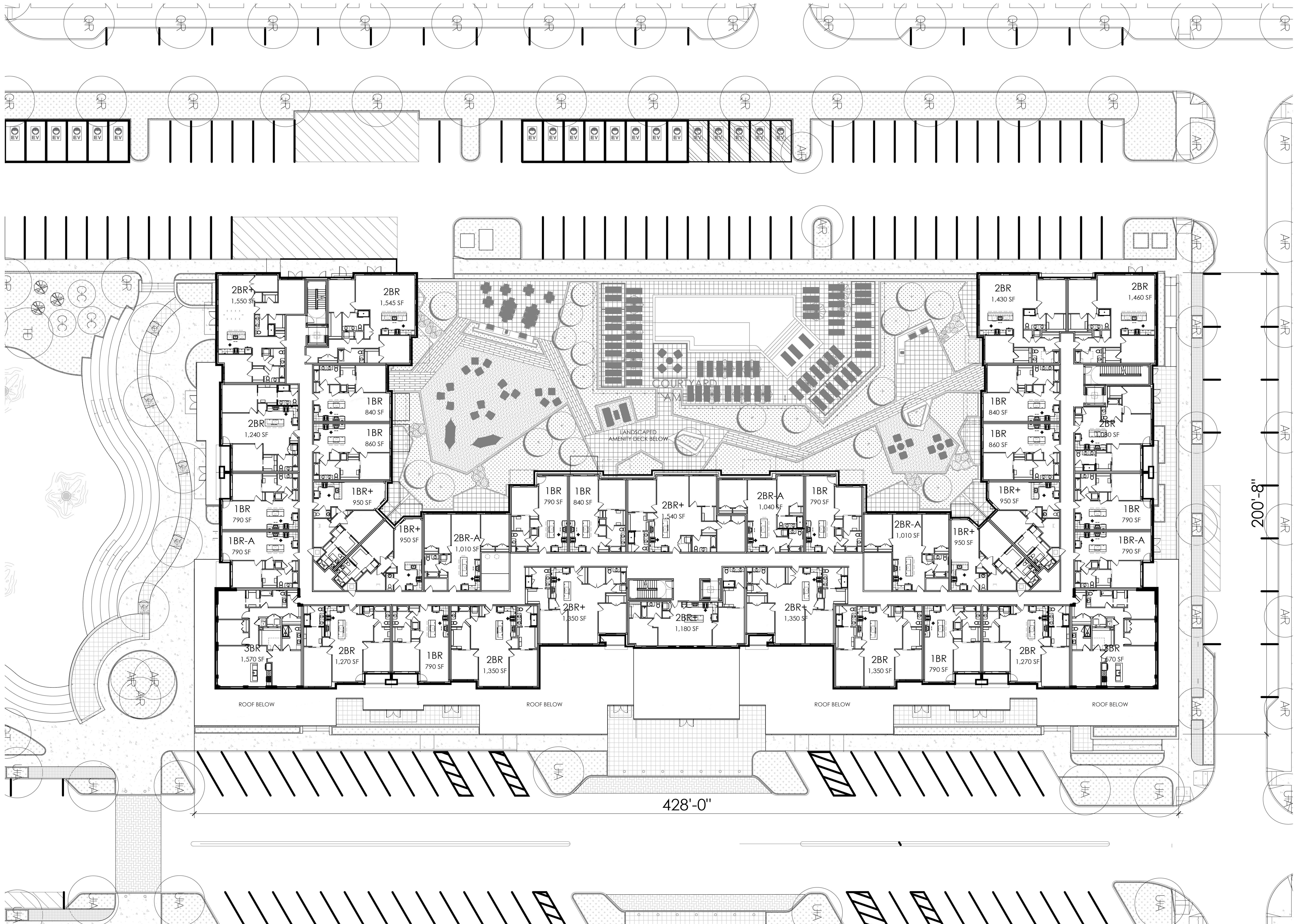
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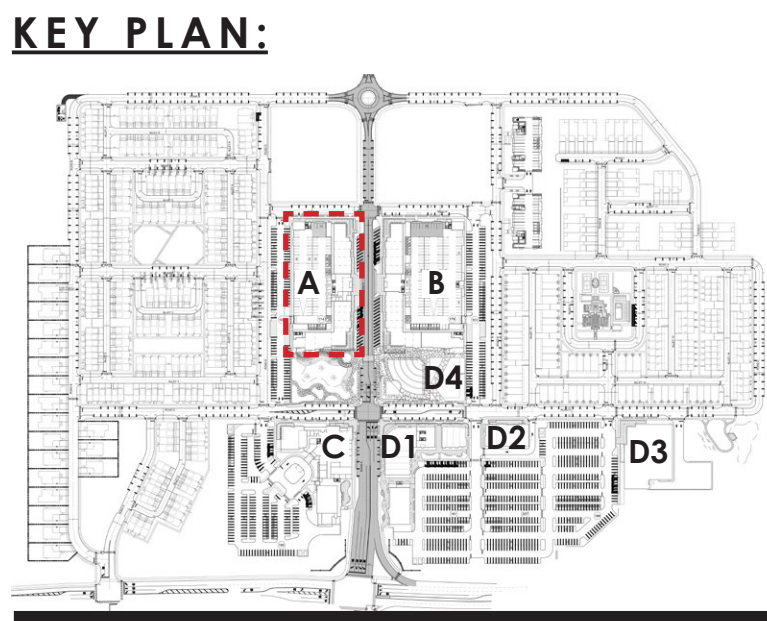
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A-05
BUILDING A - RESIDENTIAL
BUILDING PLAN

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01 - TYPICAL 3RD-4TH FLOOR PLAN - BUILDING A
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



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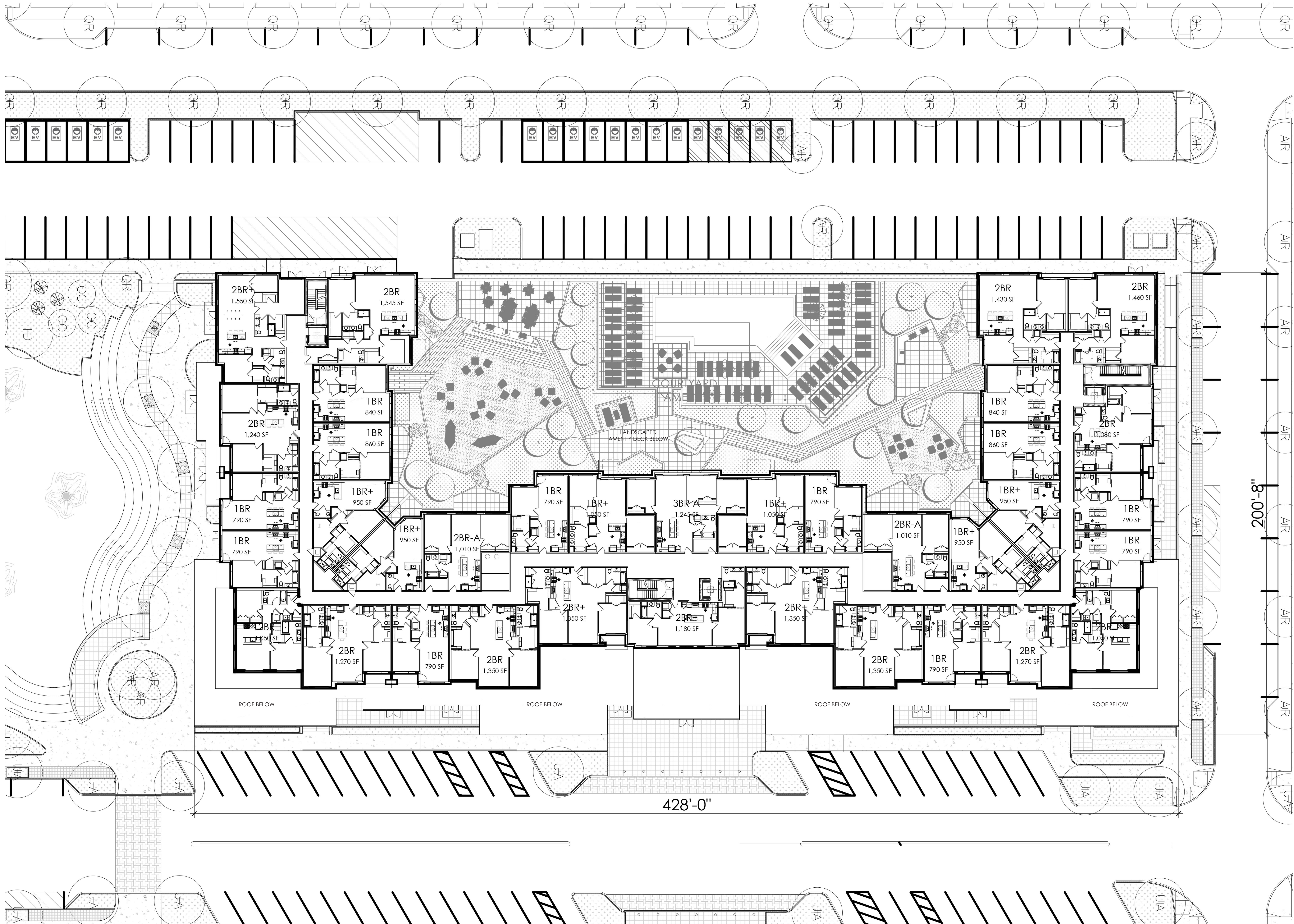
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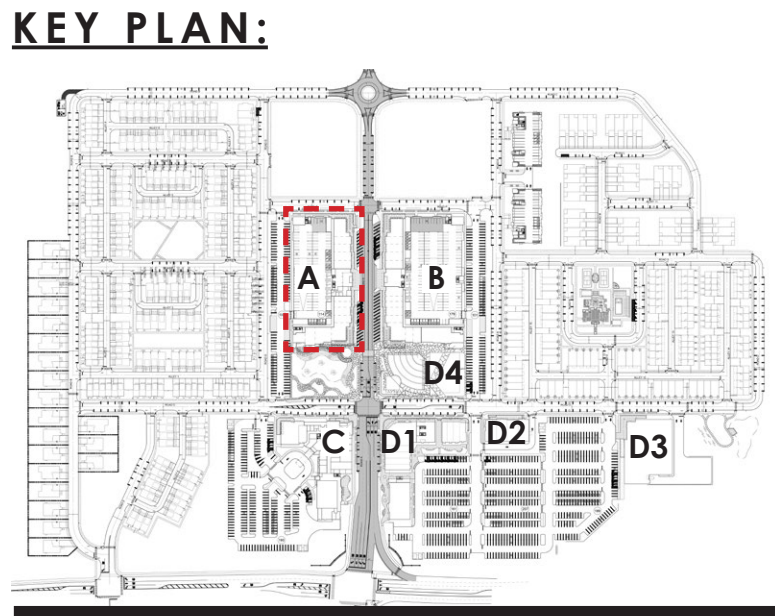
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A-06
BUILDING A - RESIDENTIAL
BUILDING PLAN

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01 - 5TH FLOOR PLAN - BUILDING A
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



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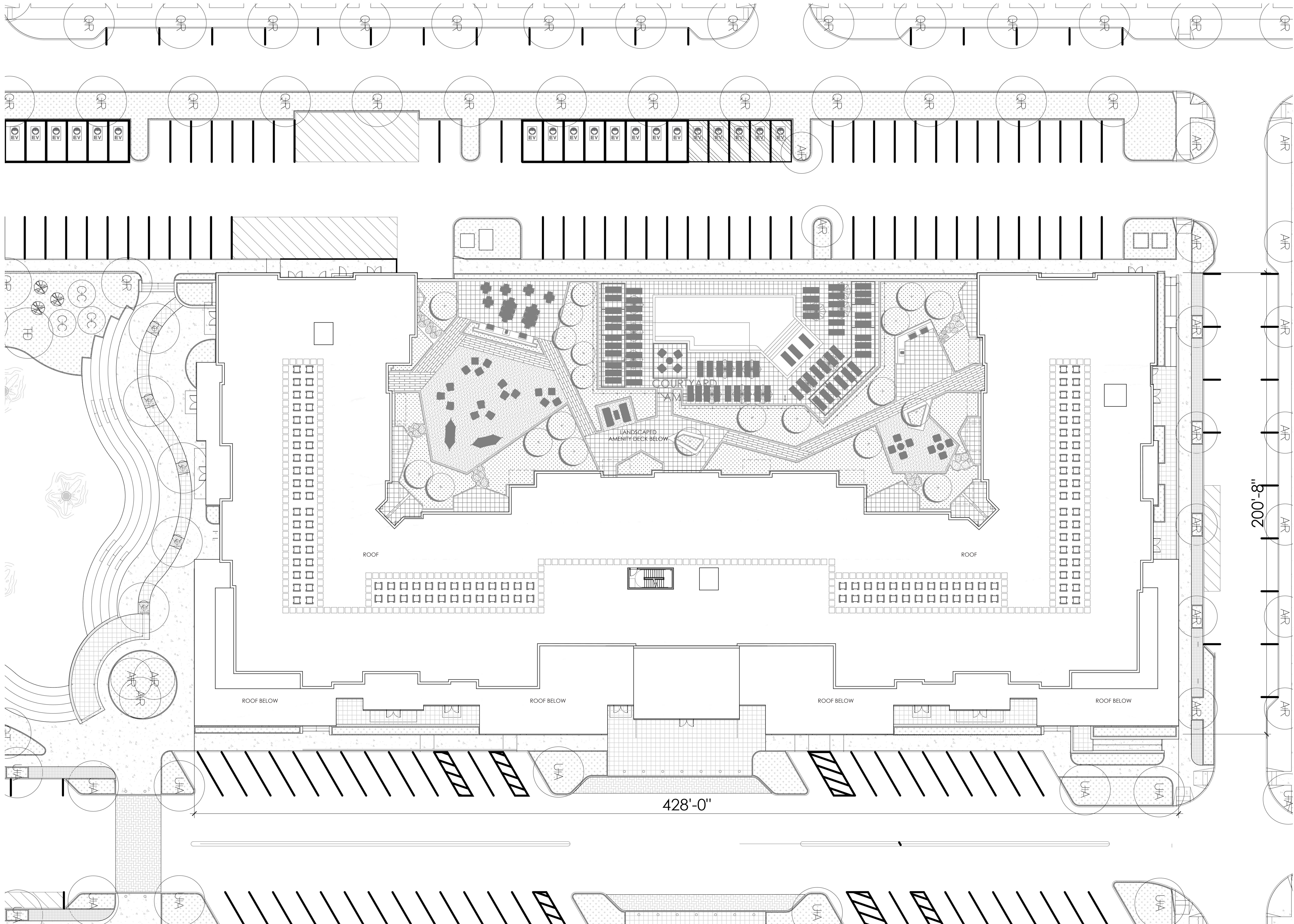
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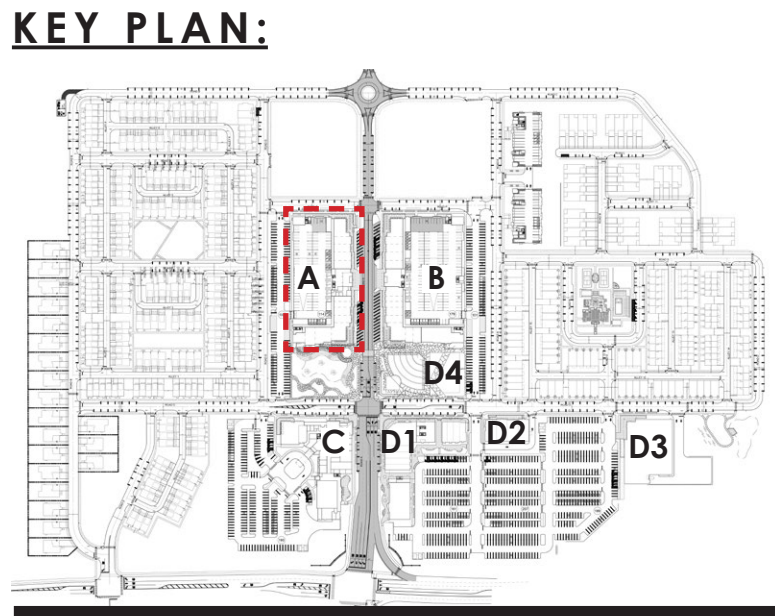
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A-07
BUILDING A - RESIDENTIAL
BUILDING PLAN

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01 - ROOF PLAN - BUILDING A
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



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A-08
BUILDING A - RESIDENTIAL
BUILDING PLAN

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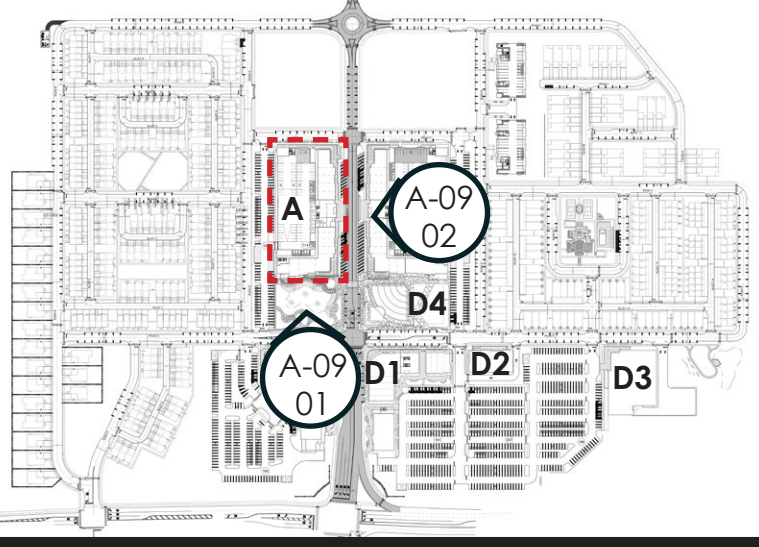


02 - EAST ELEVATION - BUILDING A
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



01 - SOUTH ELEVATION - BUILDING A
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

KEY PLAN:



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 RAILING
- 10 STOREFRONT 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.

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A-09
BUILDING A - RESIDENTIAL
BUILDING ELEVATION



02 - NORTH ELEVATION - BUILDING A

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

0 8' 16' 32'

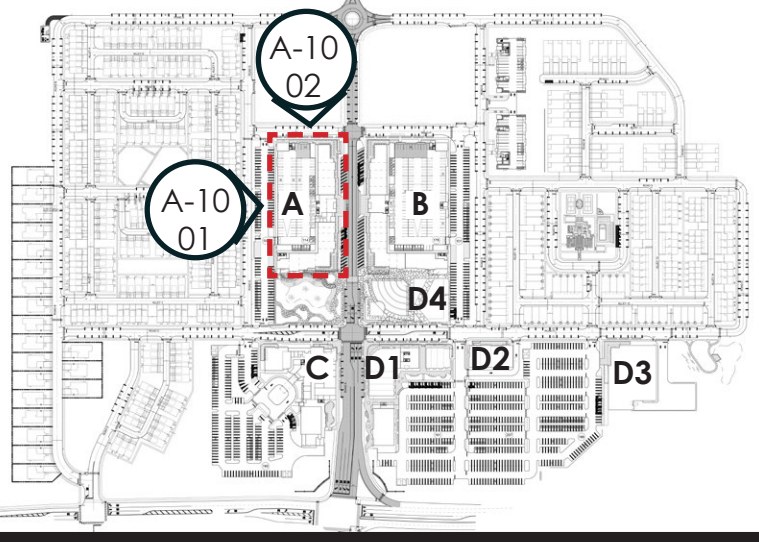


01 - WEST ELEVATION - BUILDING A

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

0 8' 16' 32'

KEY PLAN:



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 RAILING
- 10. STOREFRONT WINDOW
- 11. ARCHITECTURAL CANOPY
- 12. ARCHITECTURAL GARAGE DOOR
- 13. FIBER CEMENT LAP SIDING 01

NOTES:

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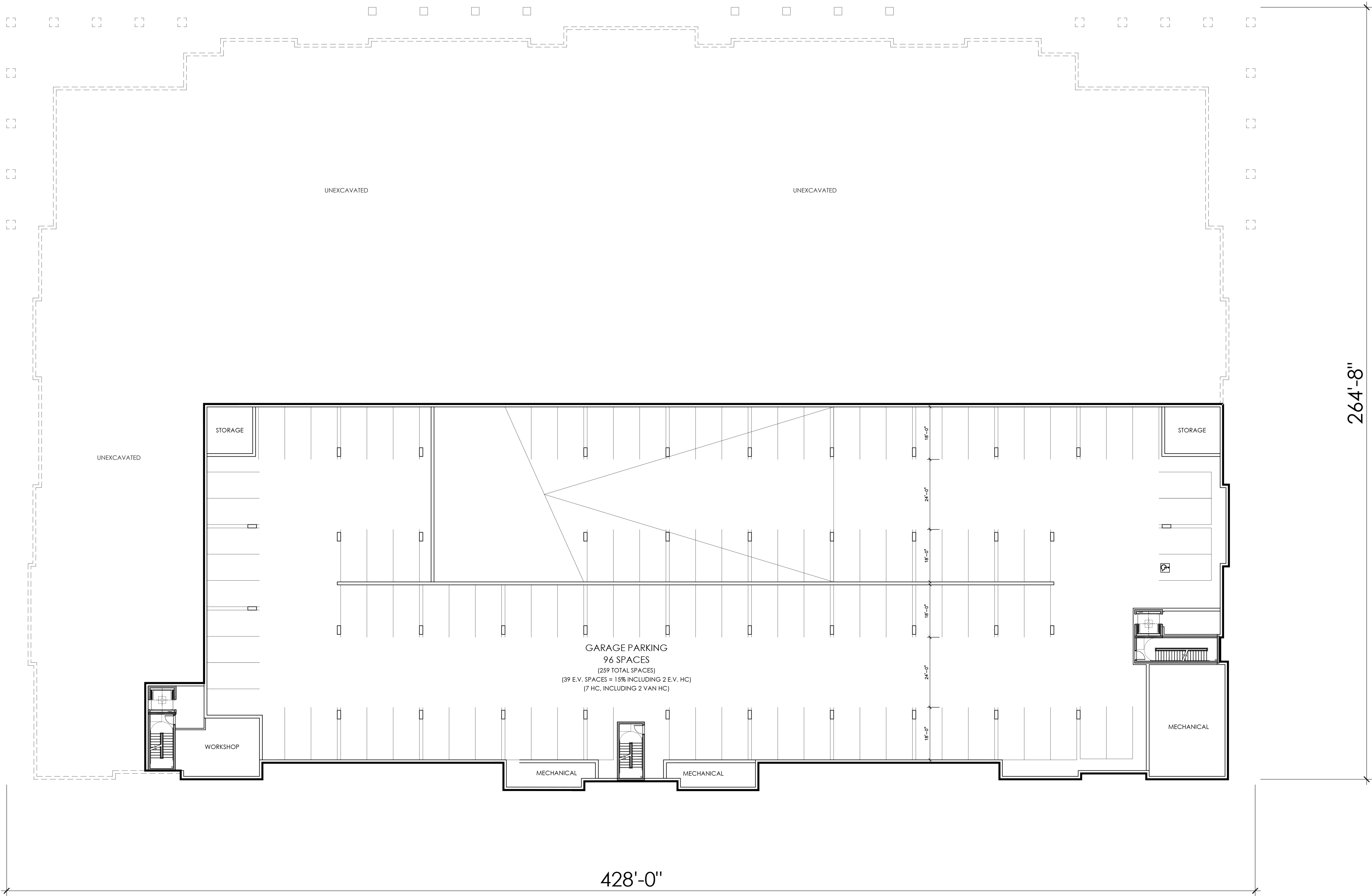
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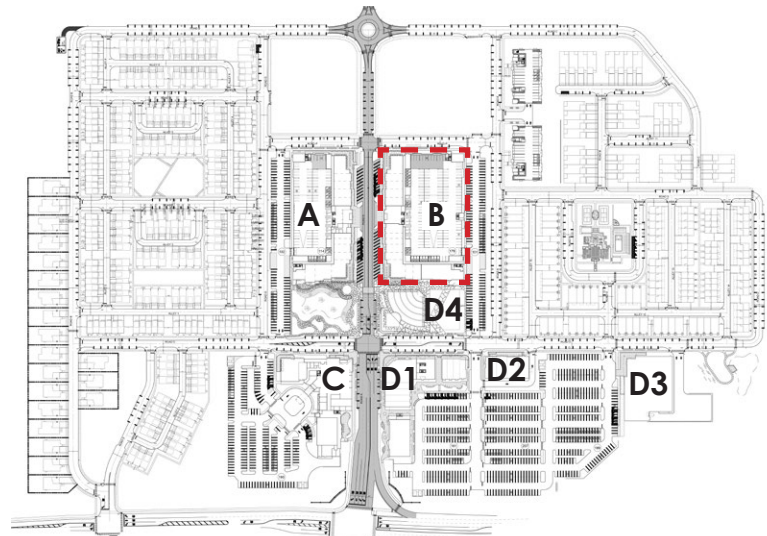
07-19-2024 PRELIM + FINAL SITE PLAN
09-27-2024 PRELIM + FINAL SITE PLAN REV 1

A-10
BUILDING A - RESIDENTIAL
BUILDING ELEVATION

01 - BASEMENT FLOOR PLAN - BUILDING B
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



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 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.

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

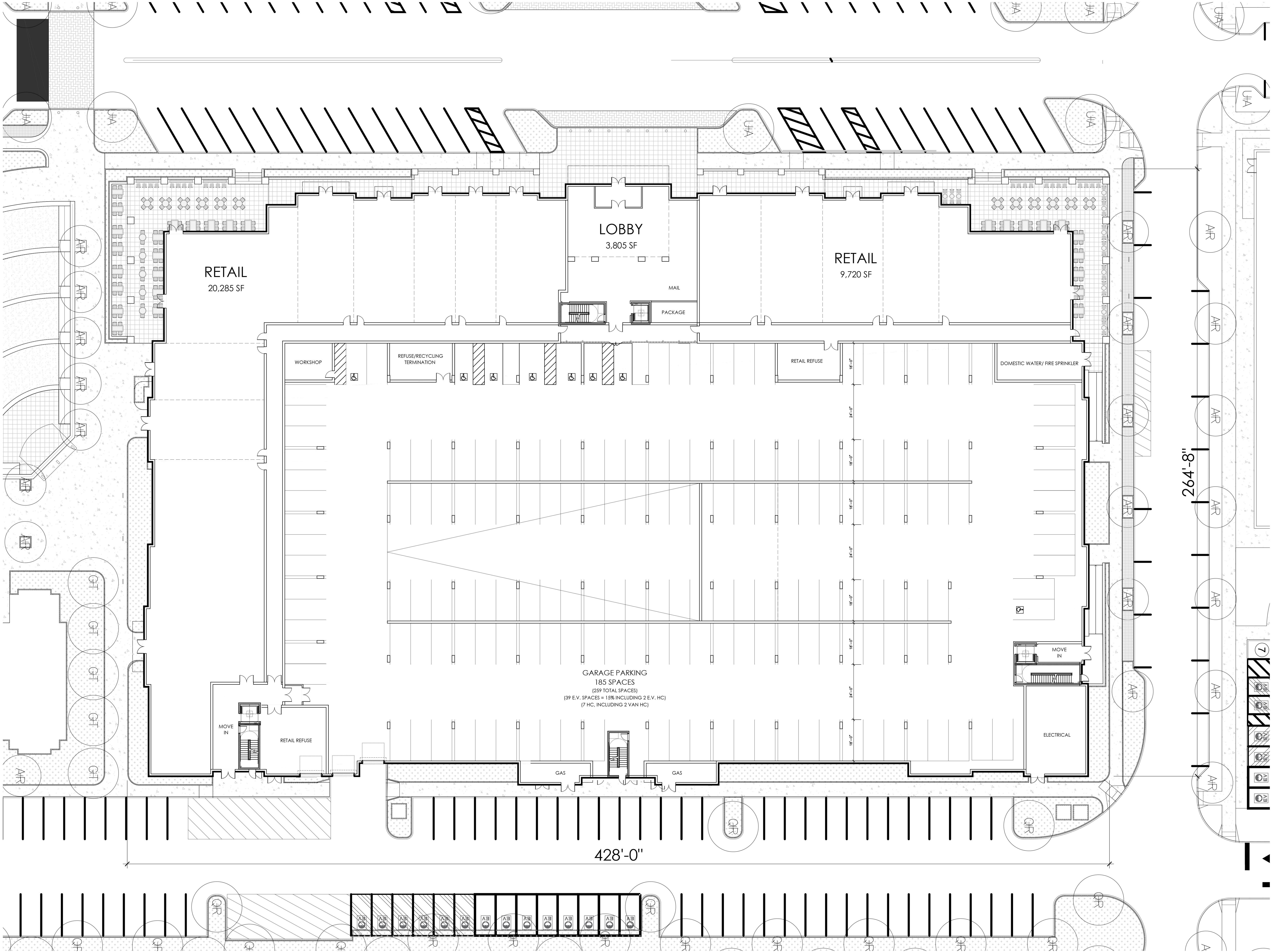
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09-27-2024 PRELIM + FINAL SITE PLAN REV 1

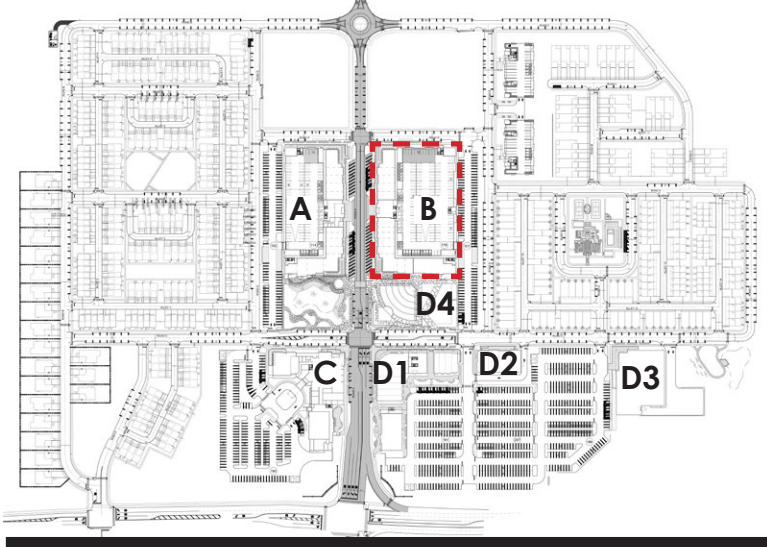
A-11
BUILDING B - RESIDENTIAL
BUILDING PLAN

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01 - GROUND FLOOR PLAN - BUILDING B
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

KEY PLAN:



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MINNO & WASKO
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80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530
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PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
BLOCK 102, LOTS 5 + 6
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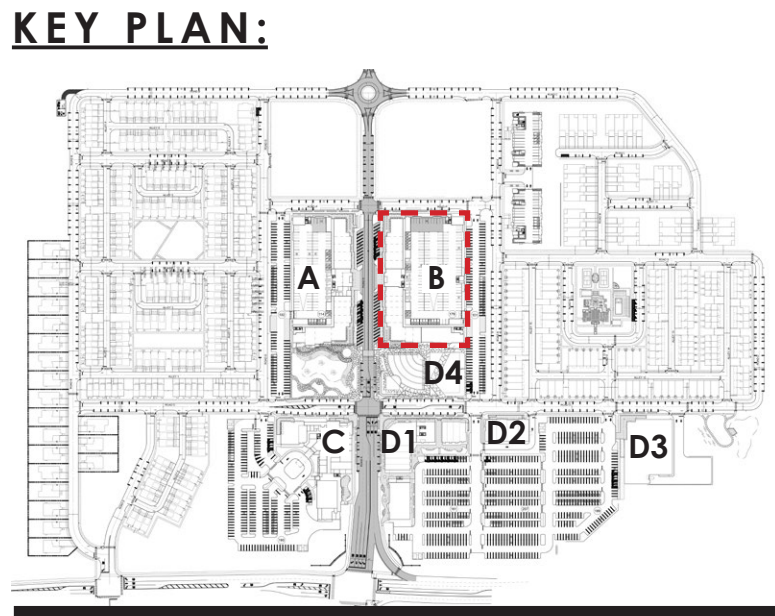
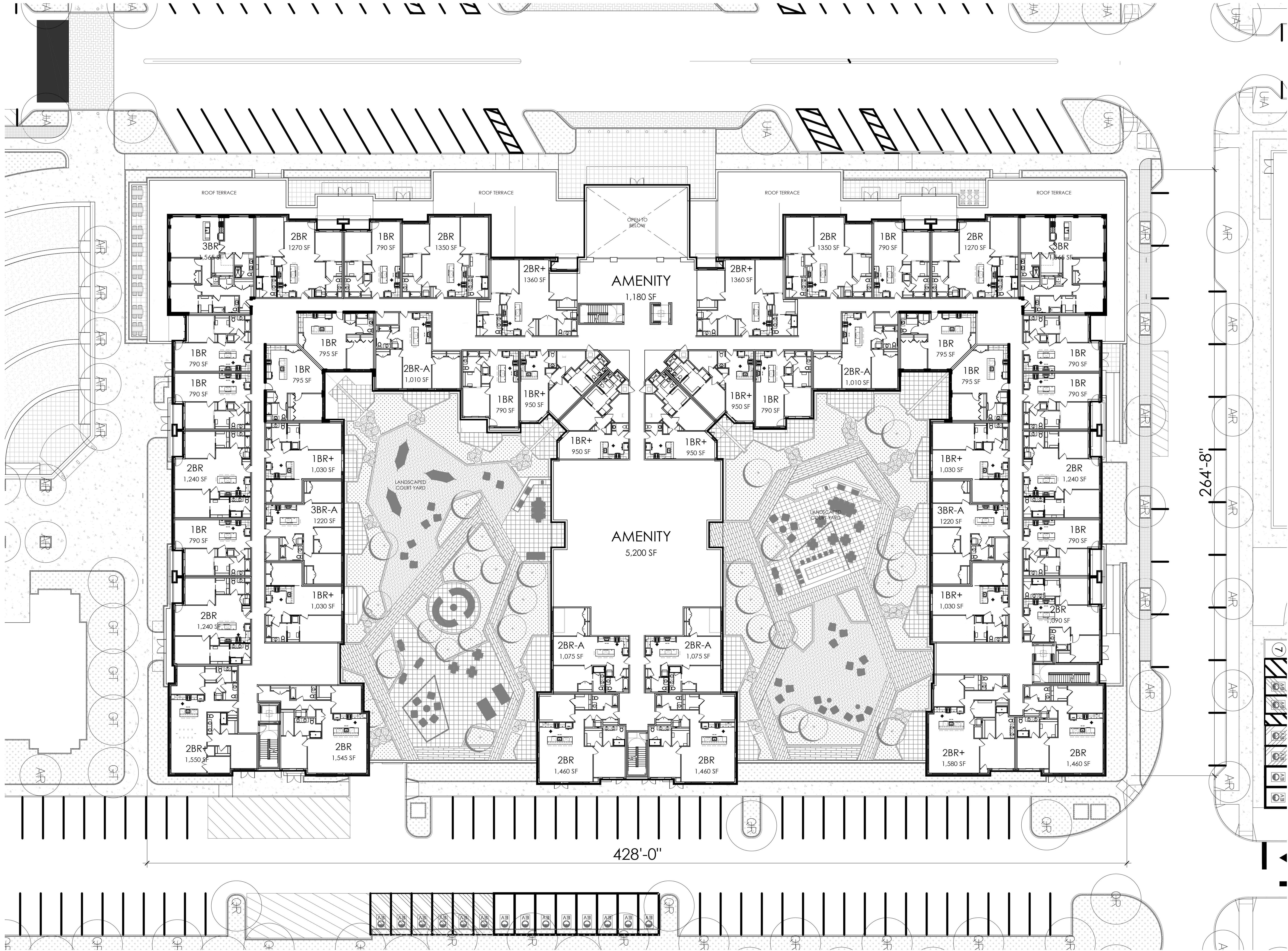
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A-12
BUILDING B - RESIDENTIAL
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BLOCK 102, LOTS 5 + 6
BLOCK 106, LOT 1

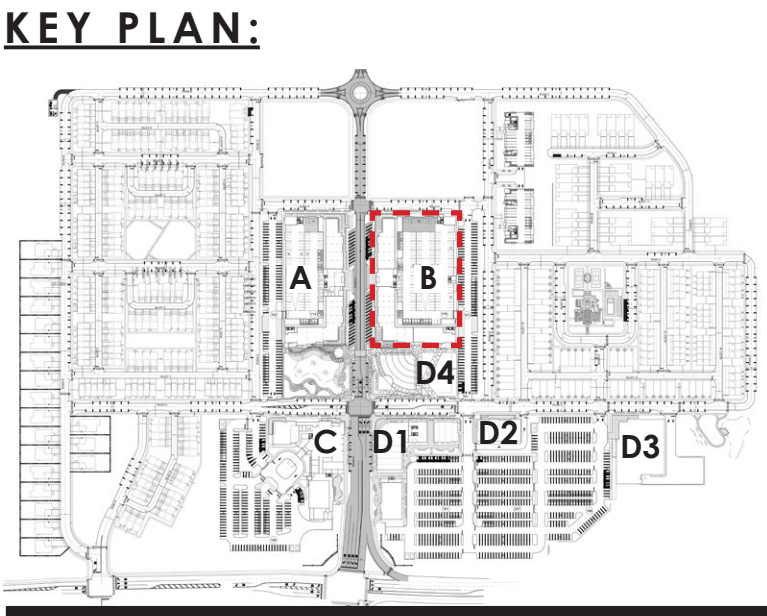
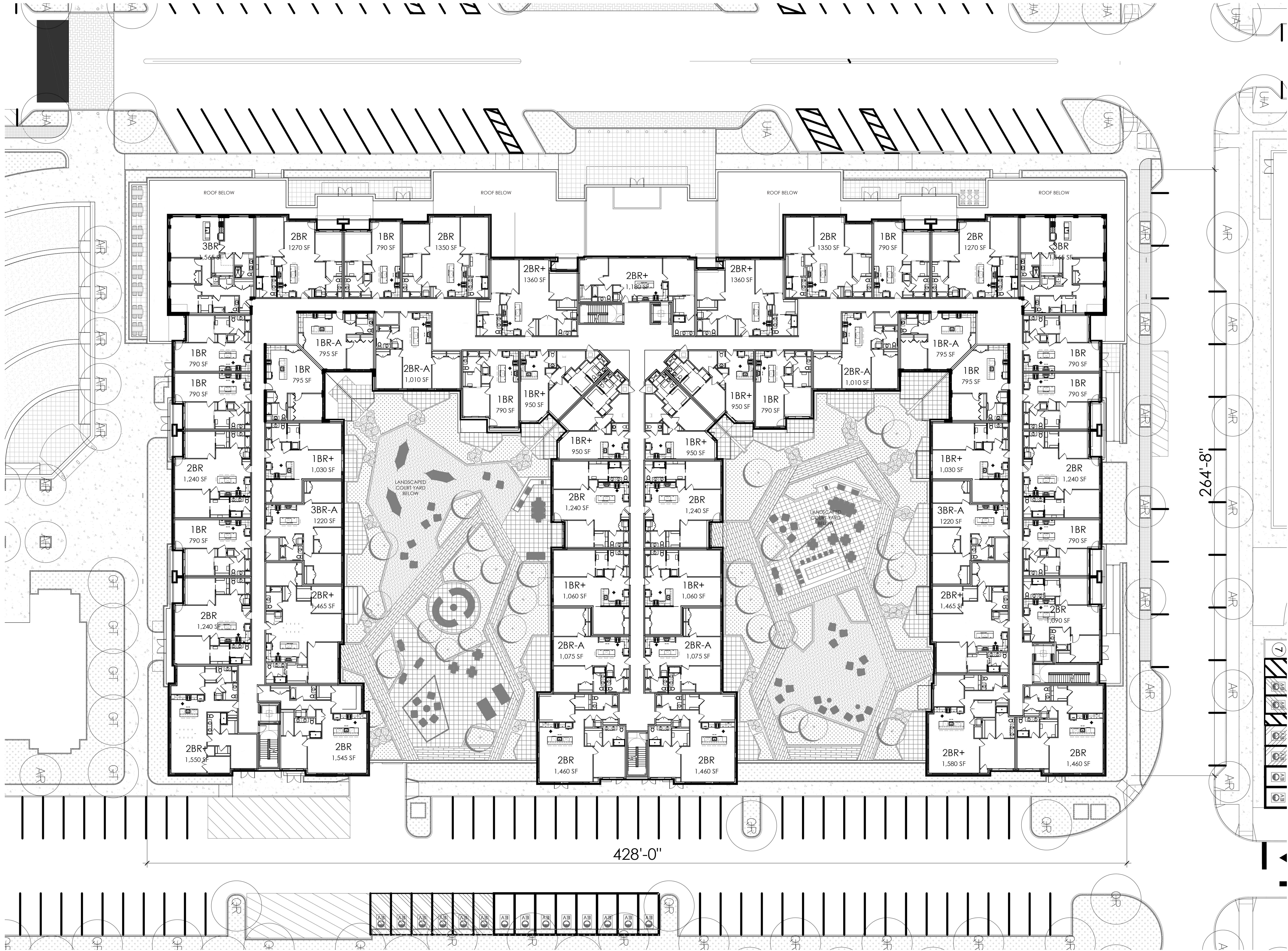
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09-27-2024	PRELIM + FINAL SITE PLAN REV 1

A-13
BUILDING B - RESIDENTIAL
BUILDING PLAN

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01 - SECOND FLOOR PLAN - BUILDING B
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



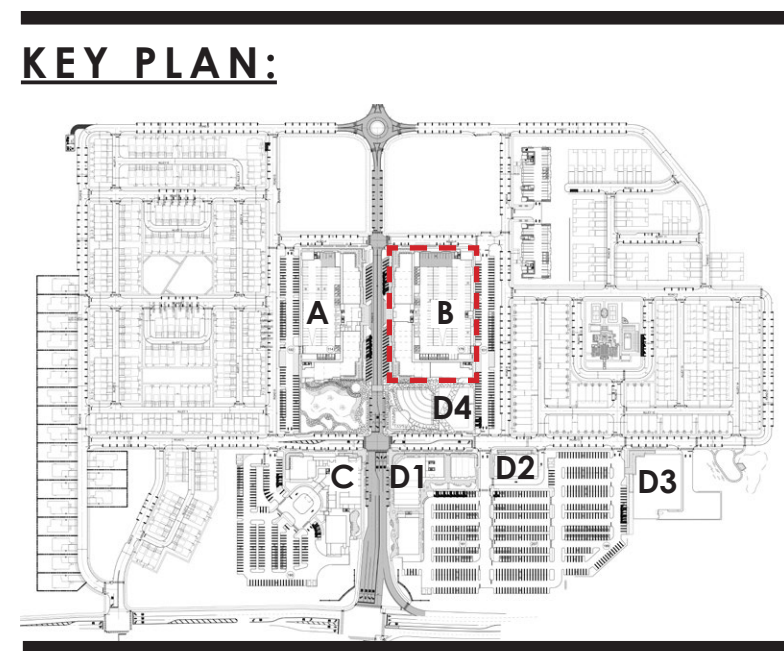
01 - TYPICAL 3RD-4TH FLOOR PLAN - BUILDING B
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

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BLOCK 106, LOT 1

PREPARED FOR:
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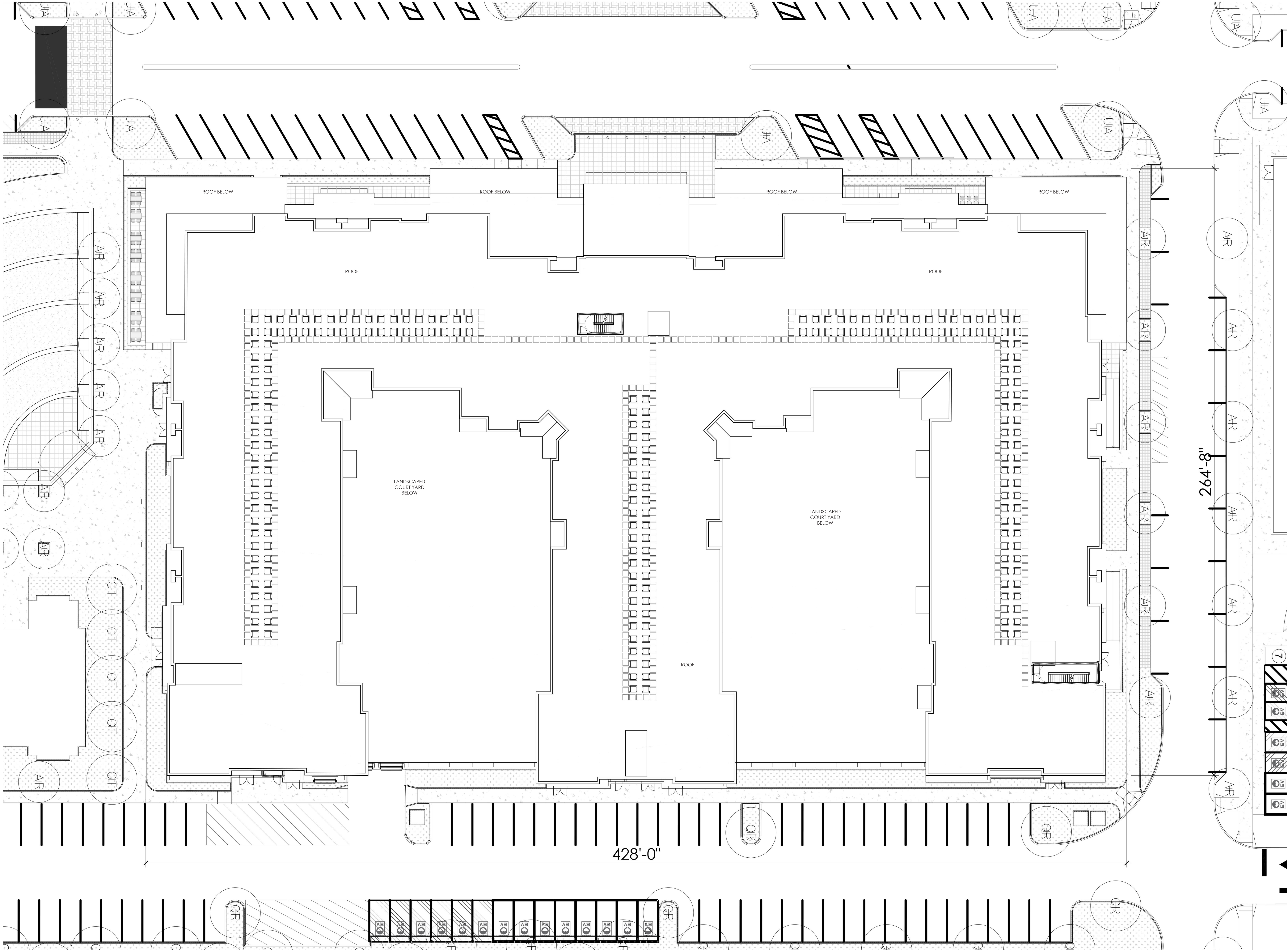


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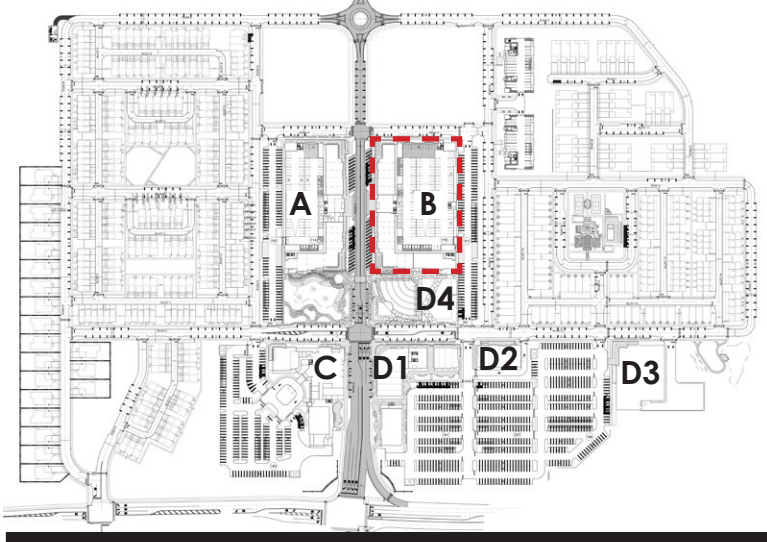
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09-27-2024	PRELIM + FINAL SITE PLAN REV1

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01 - ROOF PLAN - BUILDING B
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

KEY PLAN:

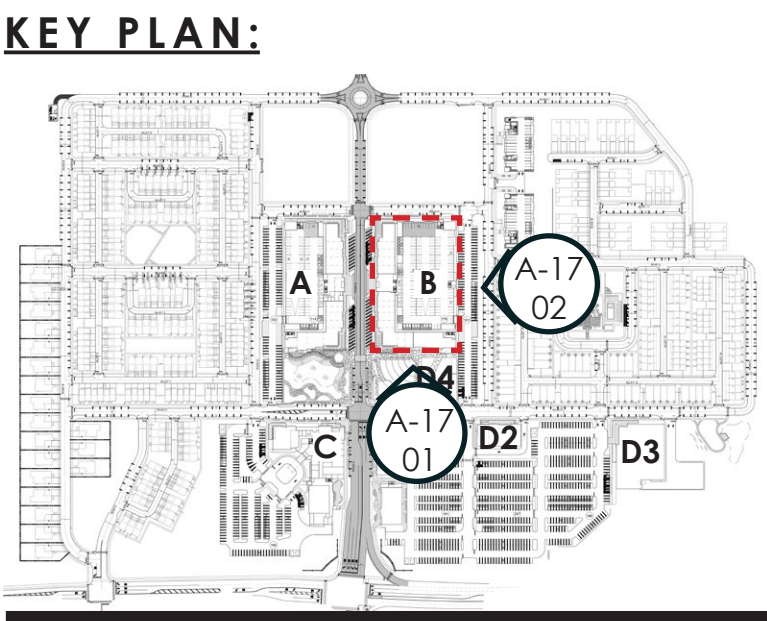


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BLOCK 102, LOTS 5 + 6
BLOCK 106, LOT 1

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



- 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 RAILING
 - 10 STOREFRONT 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 B
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



01 - SOUTH ELEVATION - BUILDING B
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

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A-17
BUILDING B - RESIDENTIAL
BUILDING ELEVATION

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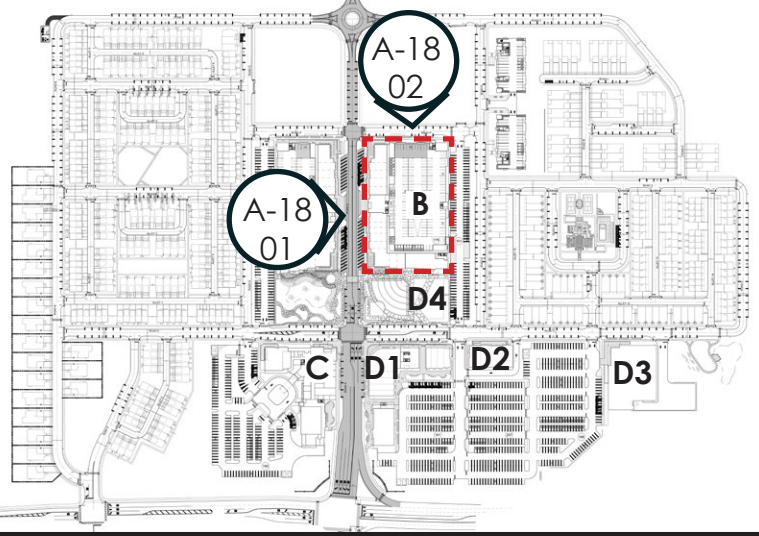


02 - NORTH ELEVATION - BUILDING B
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



01 - WEST ELEVATION - BUILDING B
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

KEY PLAN:



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 RAILING
- 10. STOREFRONT 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.

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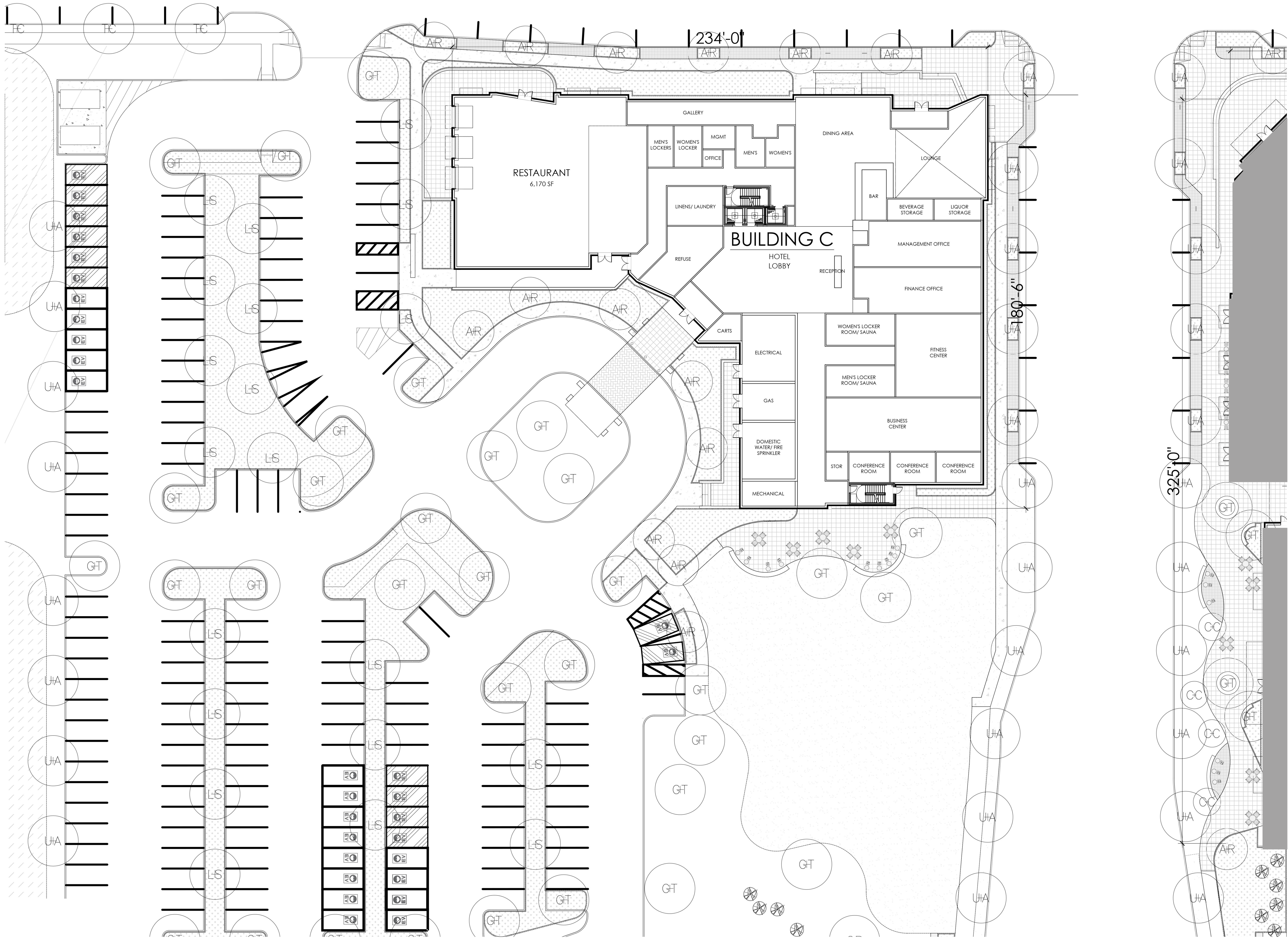
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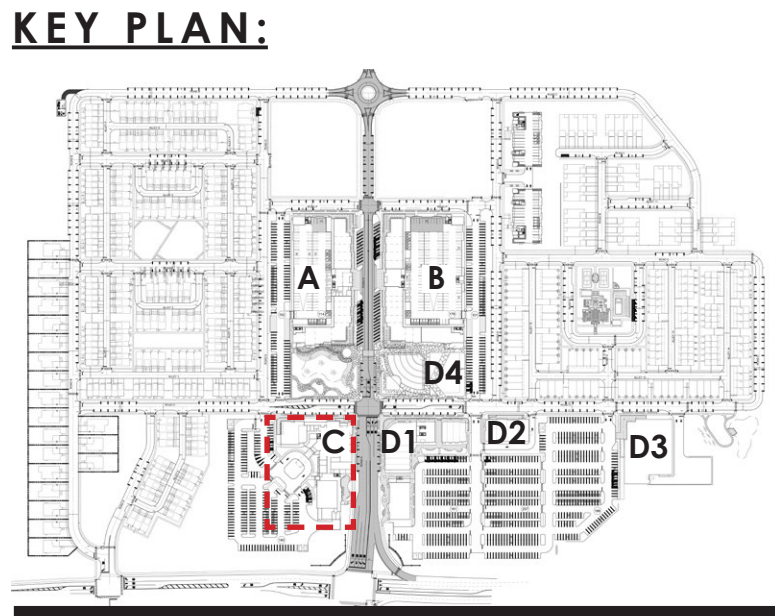
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A-18
BUILDING B - RESIDENTIAL
BUILDING ELEVATION



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

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

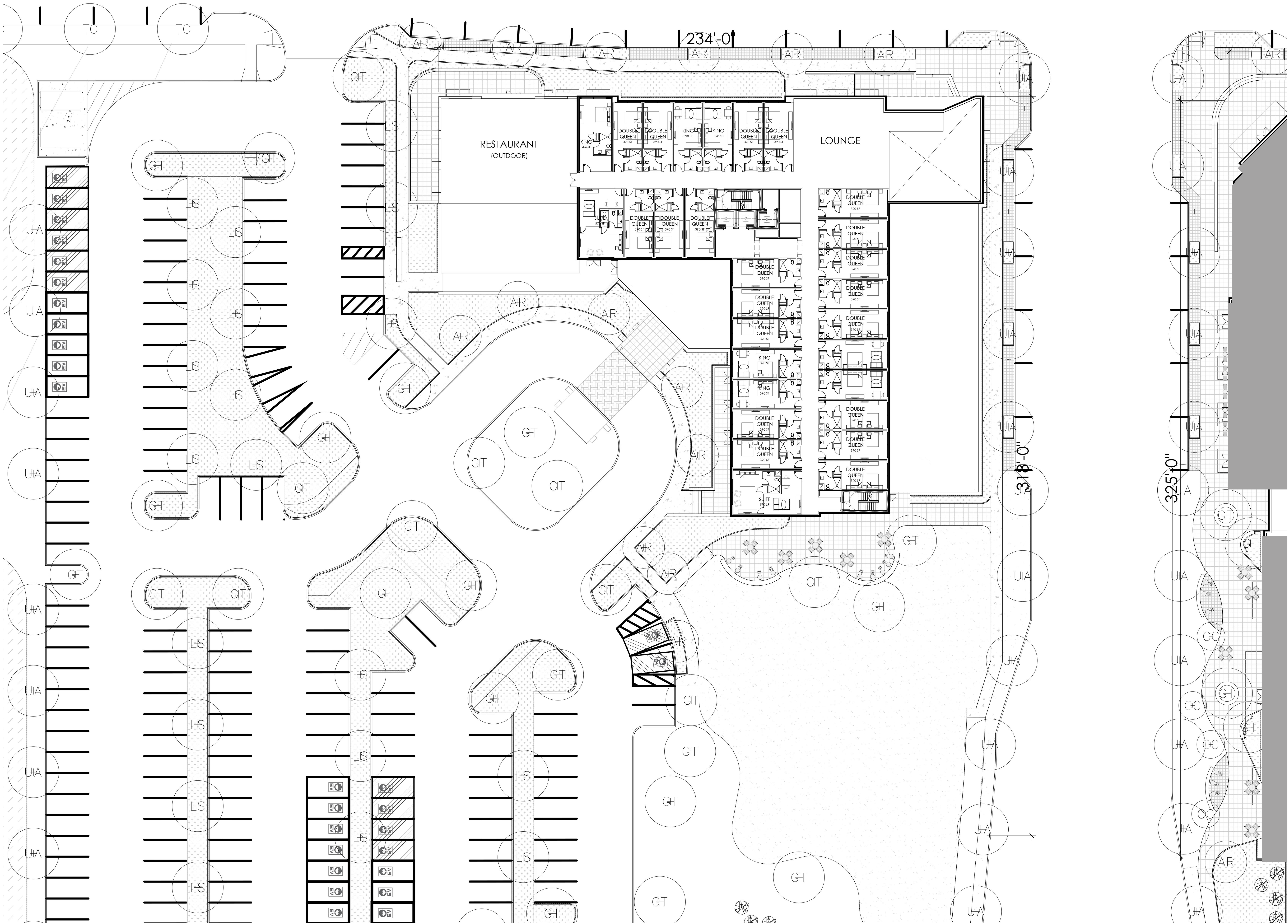
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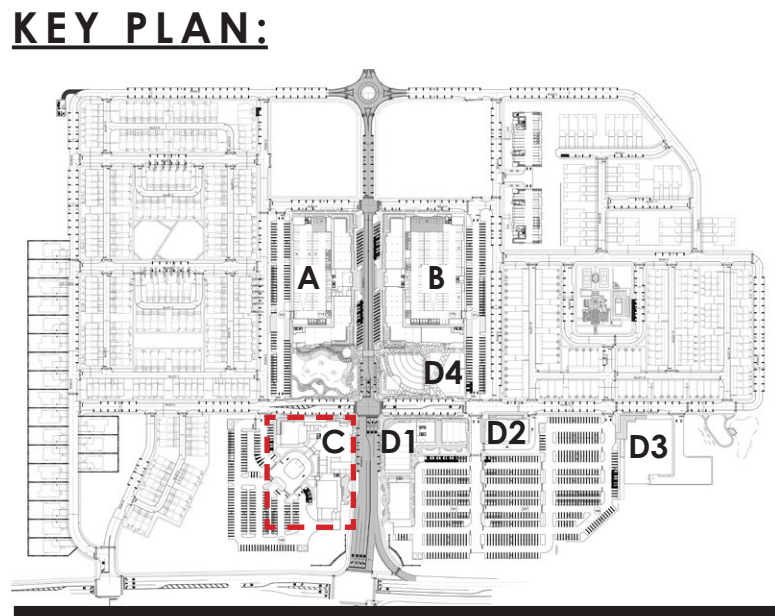
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09-27-2024 PRELIM + FINAL SITE PLAN REV 1

A-19
BUILDING C - HOTEL
BUILDING PLAN

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01 - SECOND FLOOR PLAN - BUILDING C
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



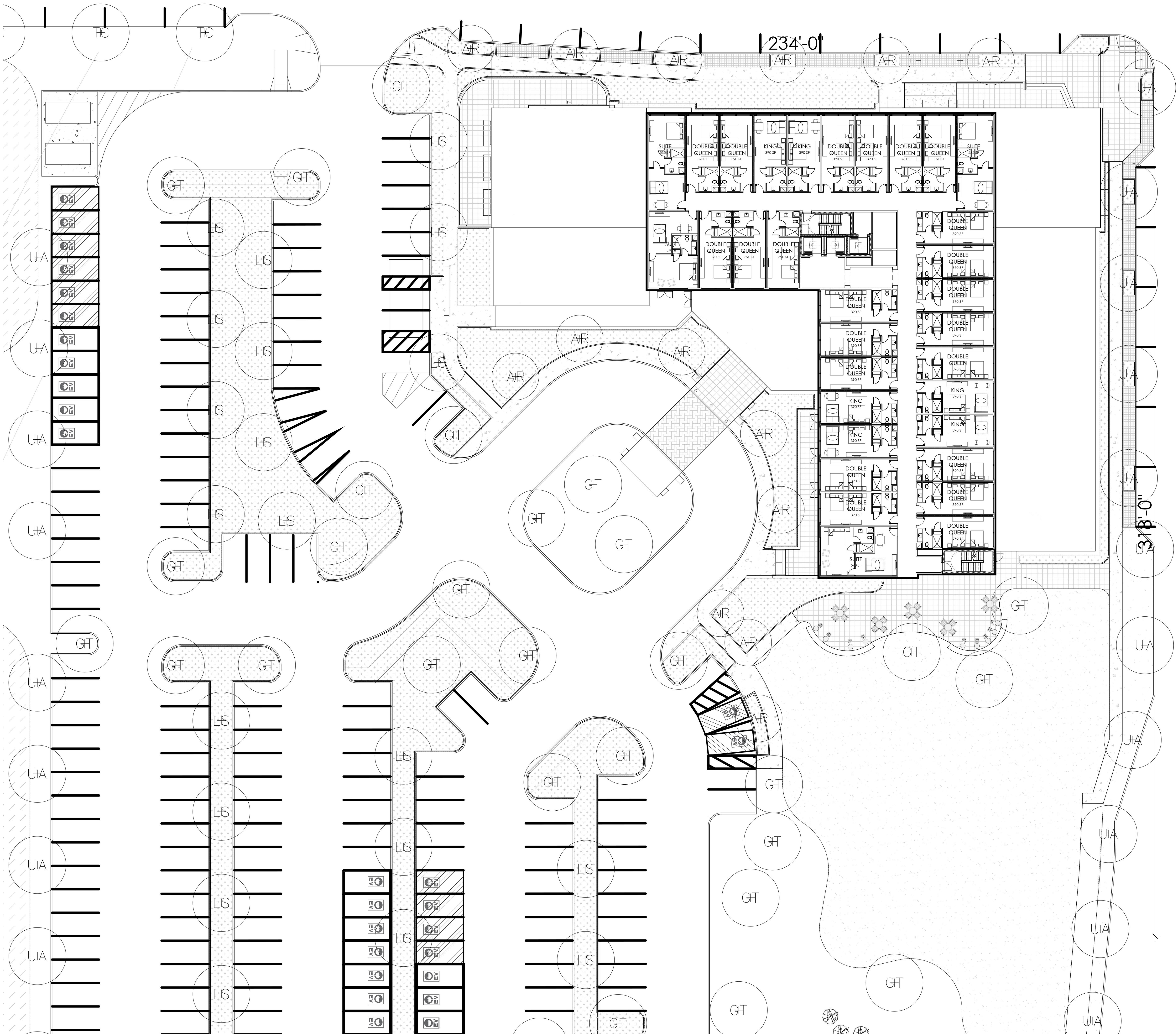
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PRINCETON NURSERIES
PLAINSBO RO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
BLOCK 102, LOTS 5 + 6
BLOCK 106, LOT 1

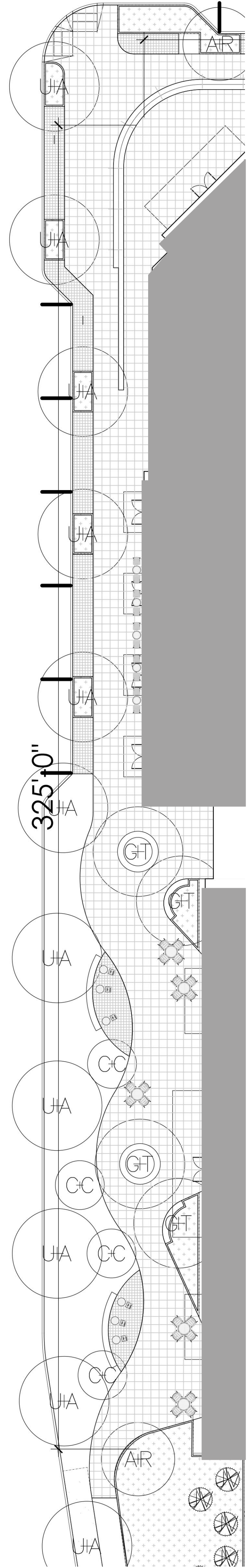
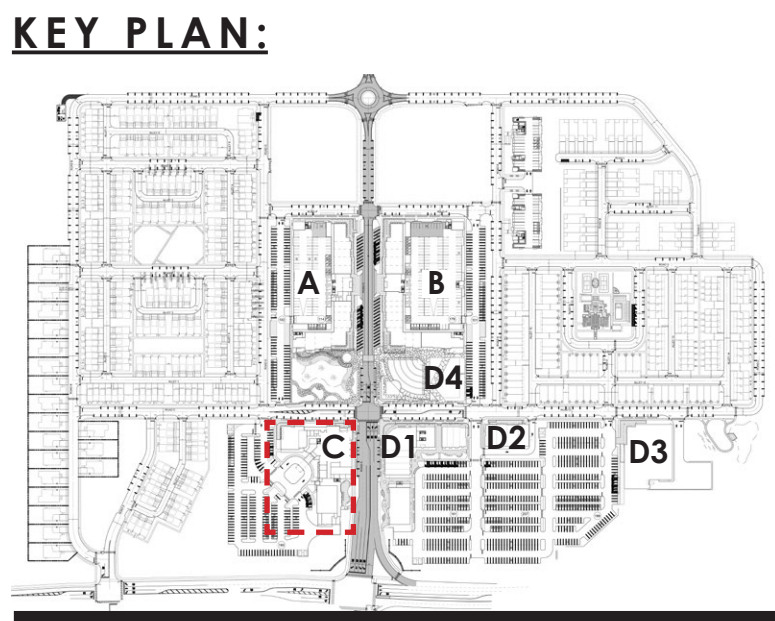
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01 - TYPICAL 3RD-5TH FLOOR PLAN - BUILDING C
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



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

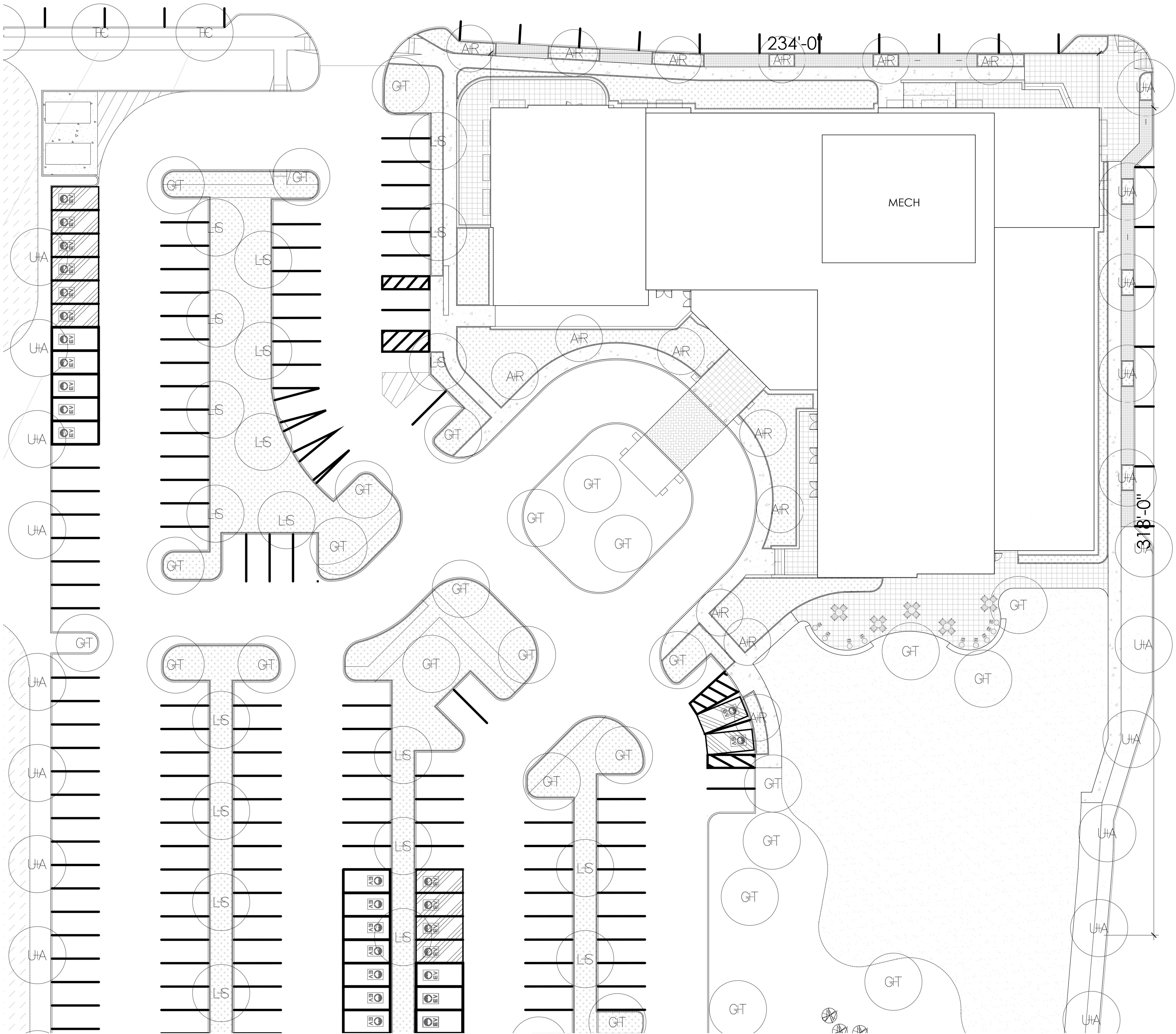
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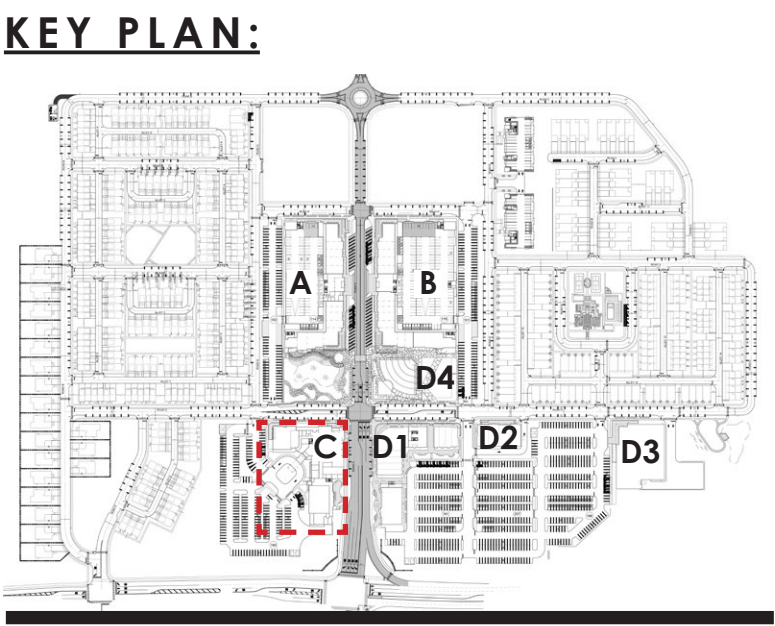
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A-21
BUILDING C - HOTEL
BUILDING PLAN

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01 - ROOF PLAN - BUILDING C
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



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BLOCK 106, LOT 1

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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"
0 8' 16' 32'



03 - NORTH ELEVATION - BUILDING C
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

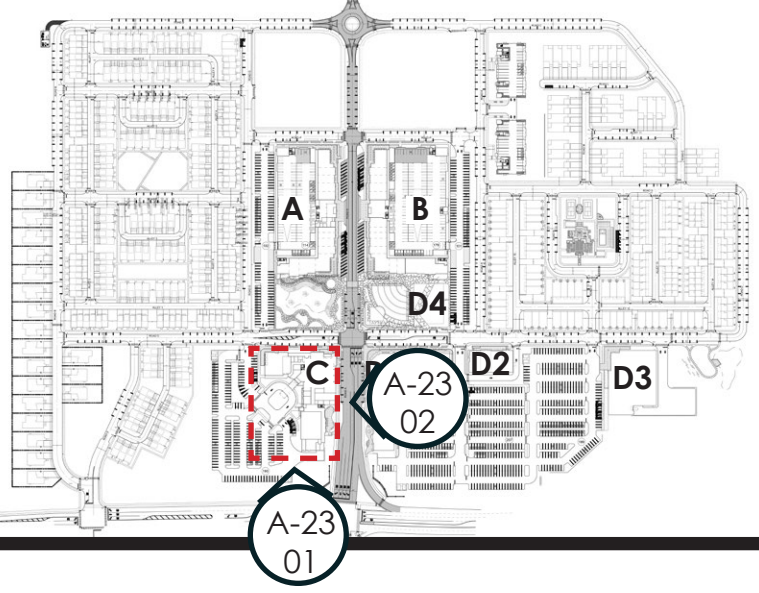


02 - EAST ELEVATION - BUILDING C
SCALE: 1/16" = 1'-0"



01 - SOUTH ELEVATION - BUILDING C
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

KEY PLAN:



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:

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

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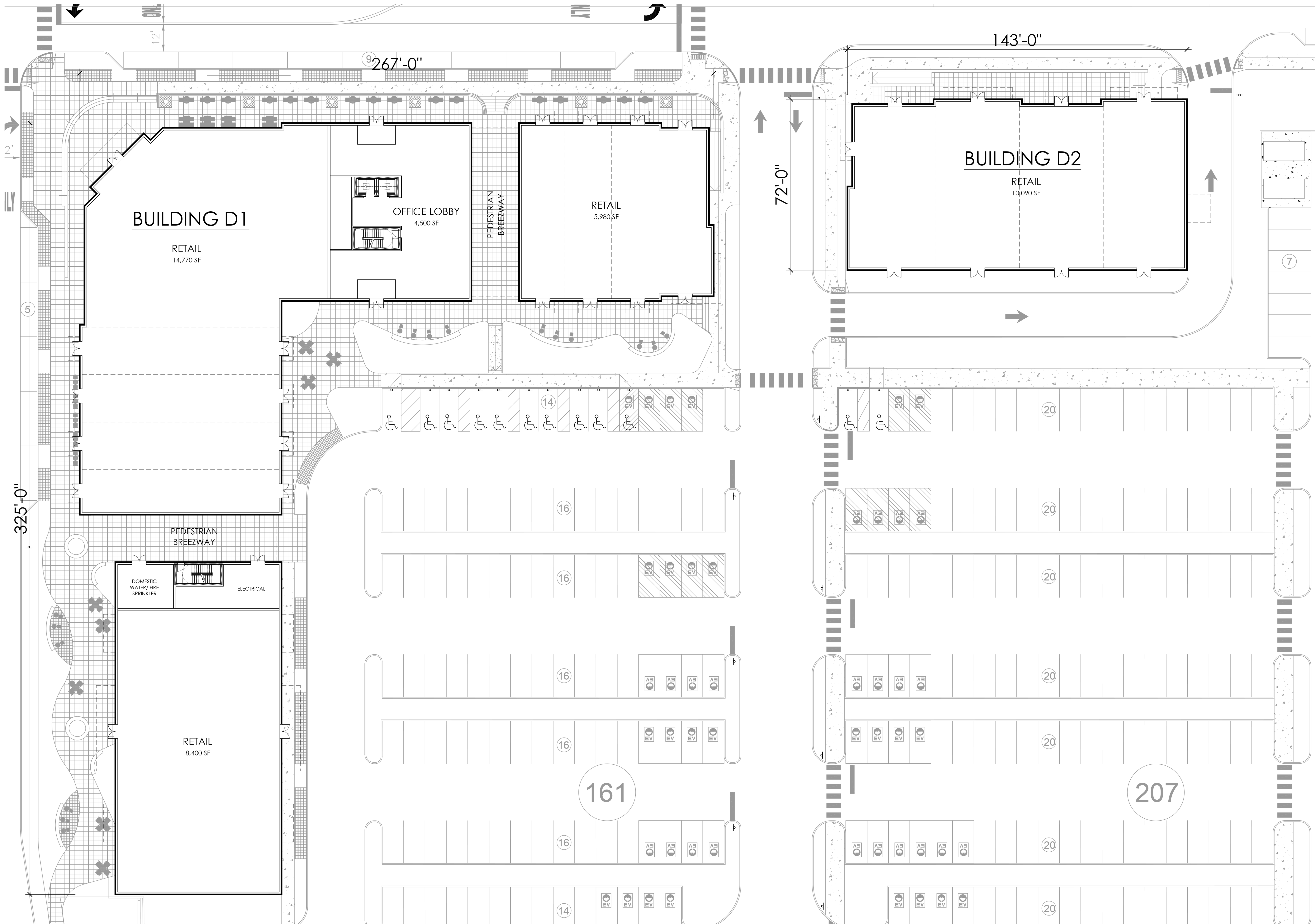
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A-23

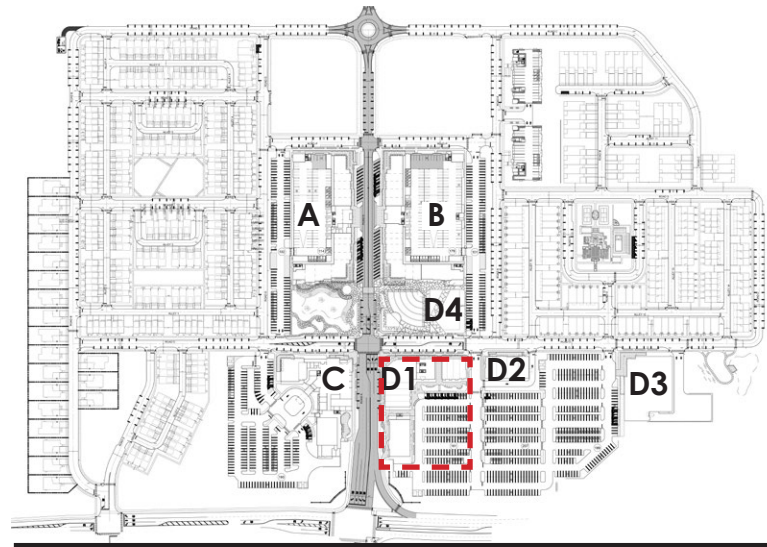
BUILDING C - HOTEL
BUILDING ELEVATION

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01 - GROUND FLOOR PLAN - BUILDING D1 & D2
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

KEY PLAN:



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
BLOCK 106, LOT 1

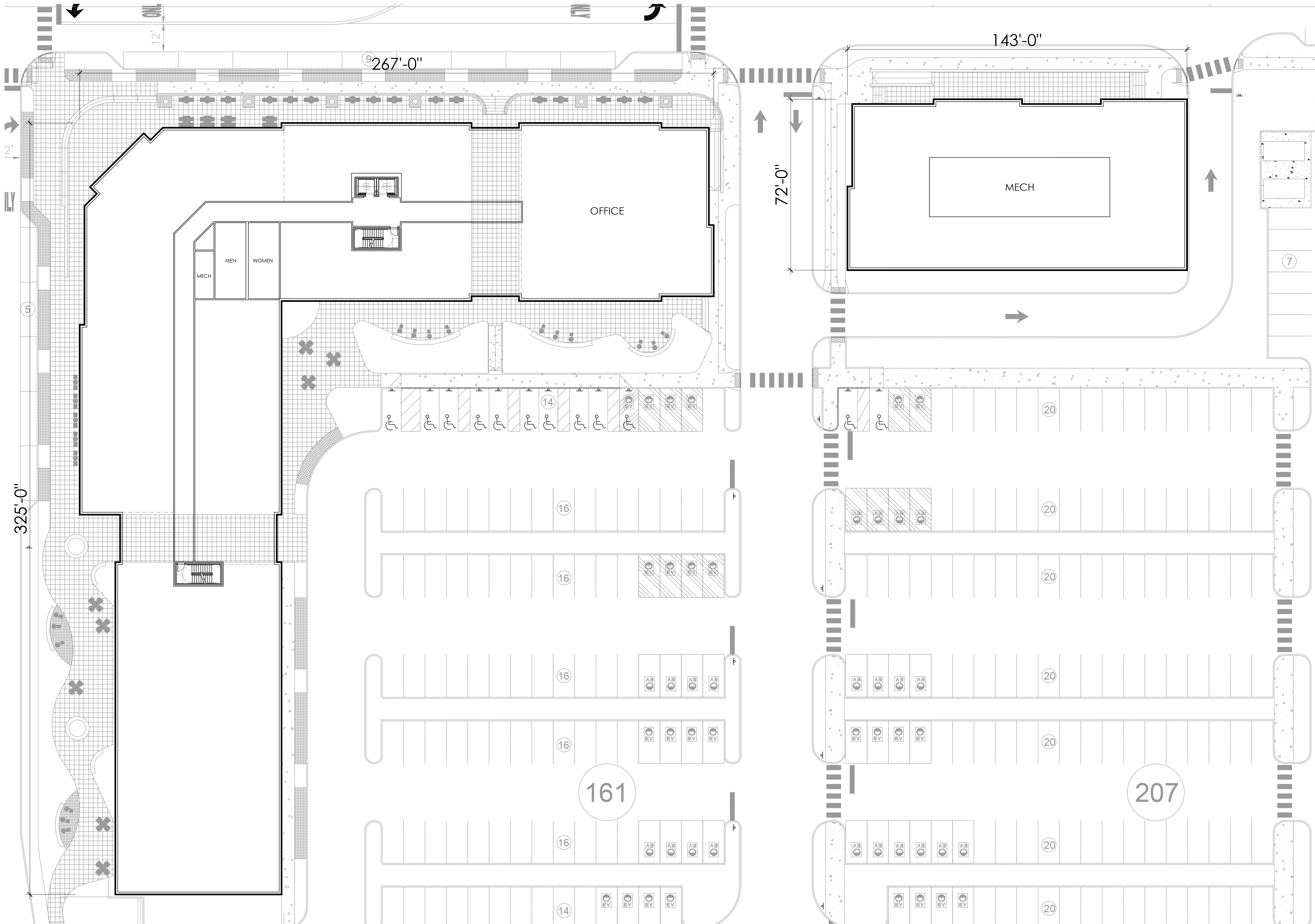
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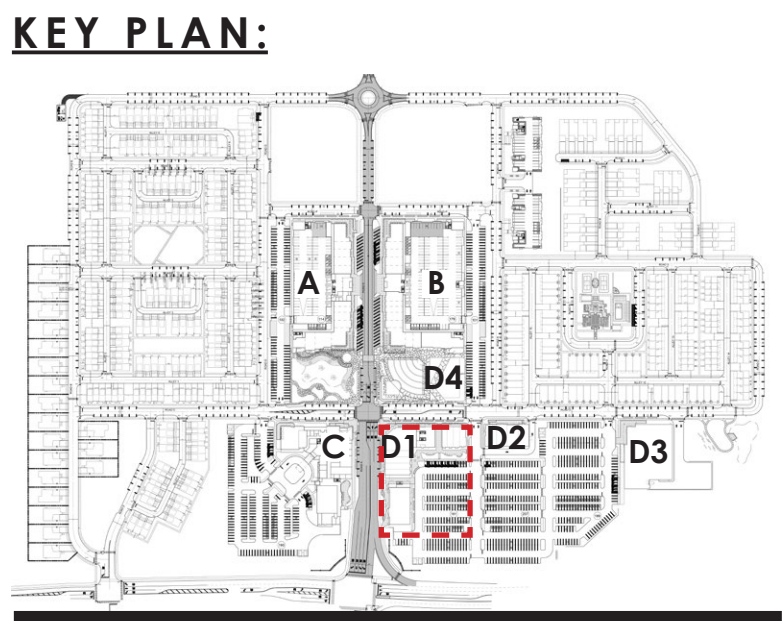
A-24
BUILDING D1 - RETAIL/OFFICE
& D2 BUILDING PLAN

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WING TITLE

01 - SECOND - THIRD FLOOR PLAN - BUILDING D1 & D2
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



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MINNOWASKO.COM

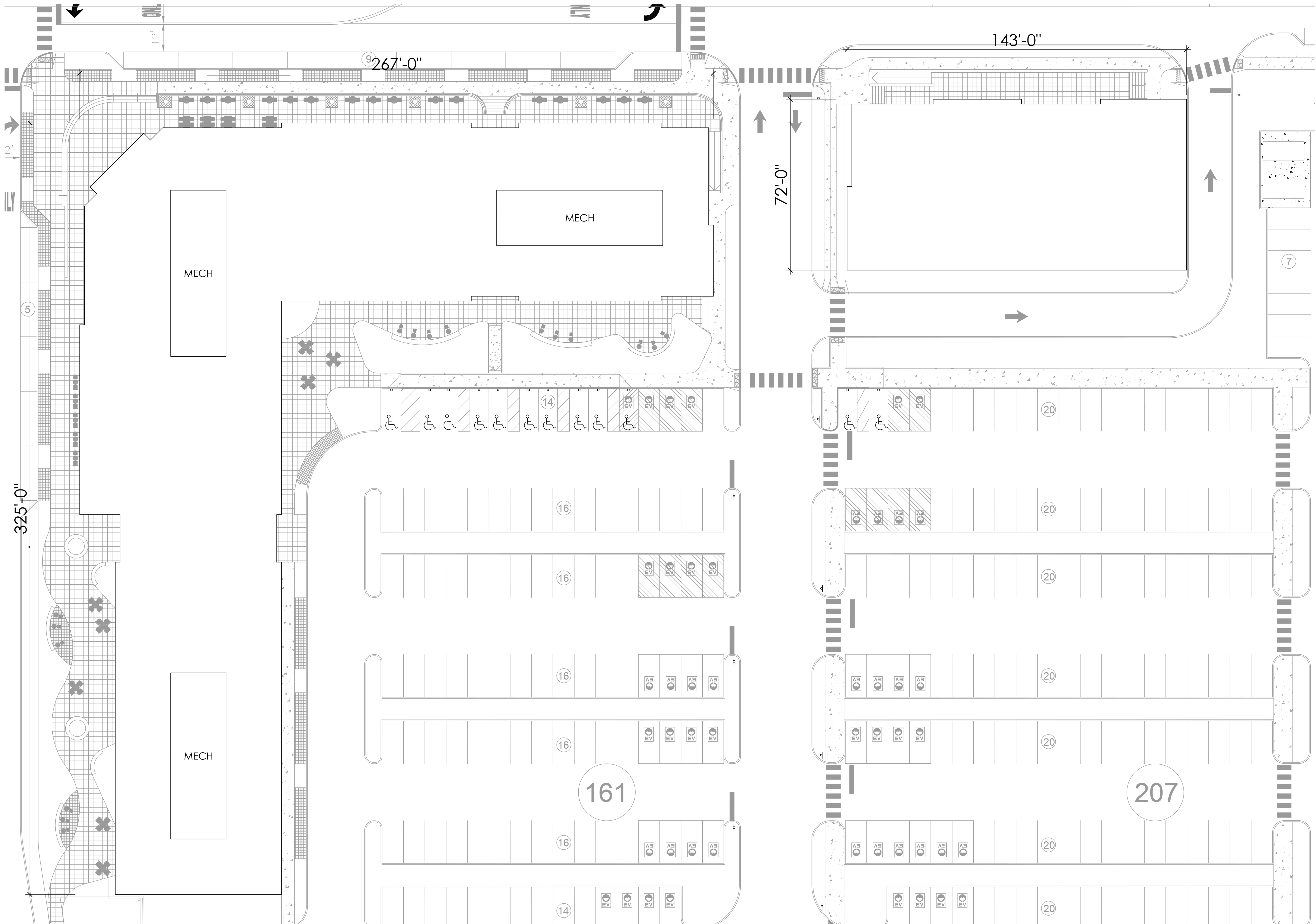
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PLAINSBO RO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
BLOCK 102, LOTS 5 + 6
BLOCK 106, LOT 1

PREPARED FOR:
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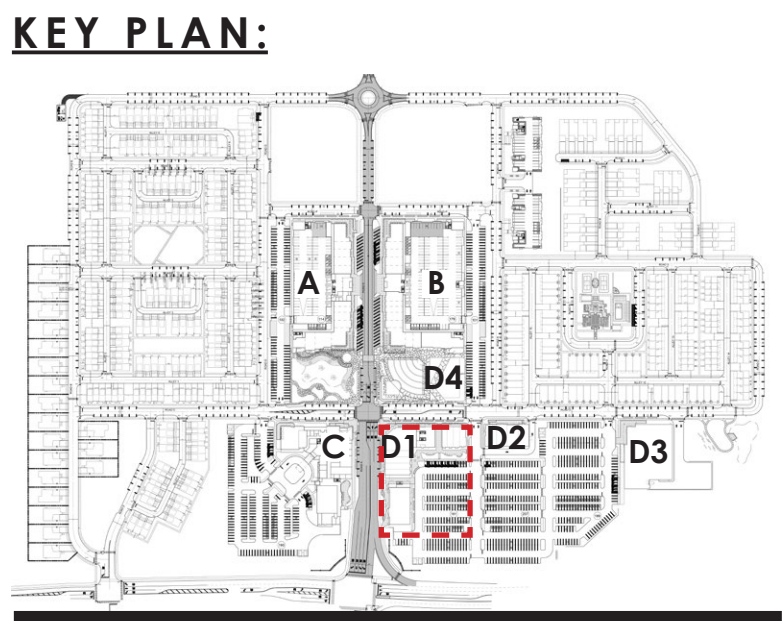
A-25
BUILDING D1 - RETAIL/OFFICE
& D2 BUILDING PLAN

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WING TITLE

01 - ROOF PLAN - BUILDING D1 & D2
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



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

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

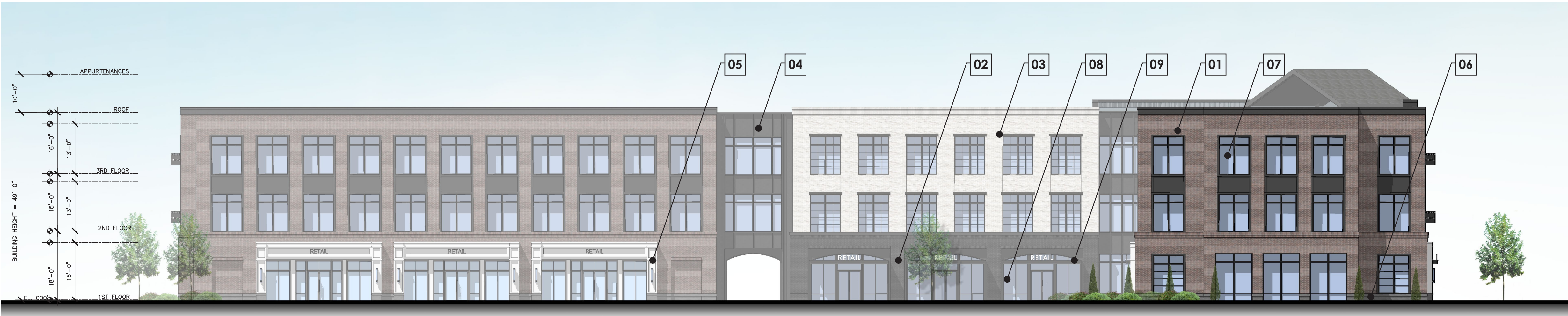
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07-19-2024 PRELIM + FINAL SITE PLAN
09-27-2024 PRELIM + FINAL SITE PLAN REV 1

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A-26
BUILDING D1 - RETAIL/OFFICE
& D2 BUILDING PLAN



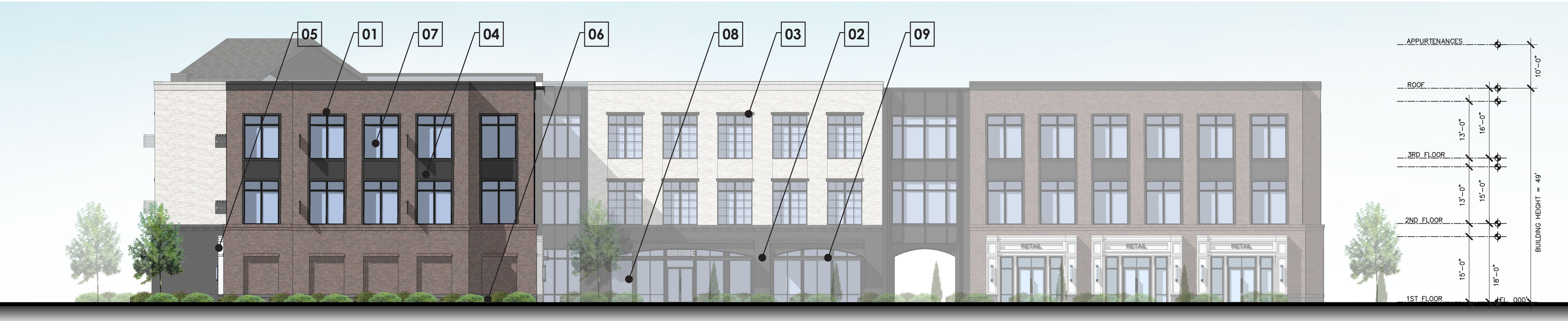
04 - EAST ELEVATION - BUILDING D1
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



03 - NORTH ELEVATION - BUILDING D1
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

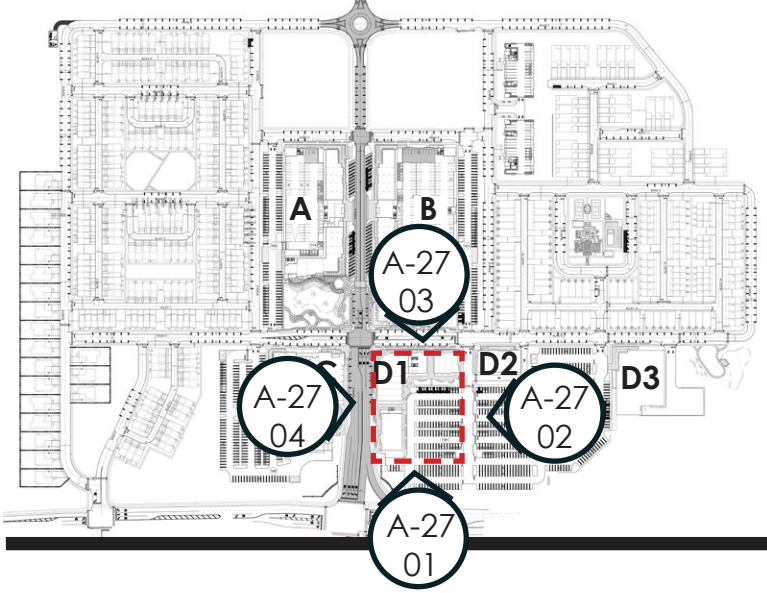


02 - WEST ELEVATION - BUILDING D1
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



01 - SOUTH ELEVATION - BUILDING D1
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

KEY PLAN:



MATERIALS KEY:

- 01 BRICK 01
- 02 BRICK 02
- 03 BRICK 03
- 04 FIBER CEMENT BOARD COLOR 1
- 05 FIBER CEMENT BOARD COLOR 2
- 06 CAST STONE 01
- 07 ALUMINUM CLAD VINYL WINDOW
- 08 STOREFRONT WINDOW
- 09 ARCHITECTURAL CANOPY

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

PREPARED FOR:
WRV NURSERIES PLAINSBO RO OWNER LLC

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

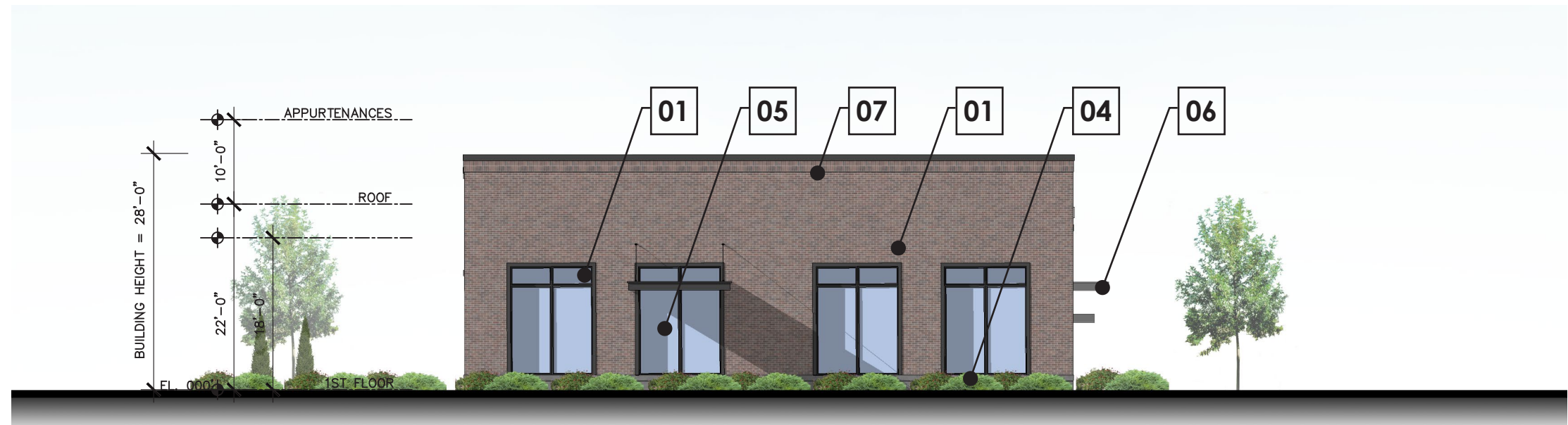
A-27
BUILDING D1 - RETAIL/OFFICE
BUILDING ELEVATION



04 - SOUTH ELEVATION - BUILDING D2

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

0 8' 16' 32'



03 - EAST ELEVATION - BUILDING D2

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

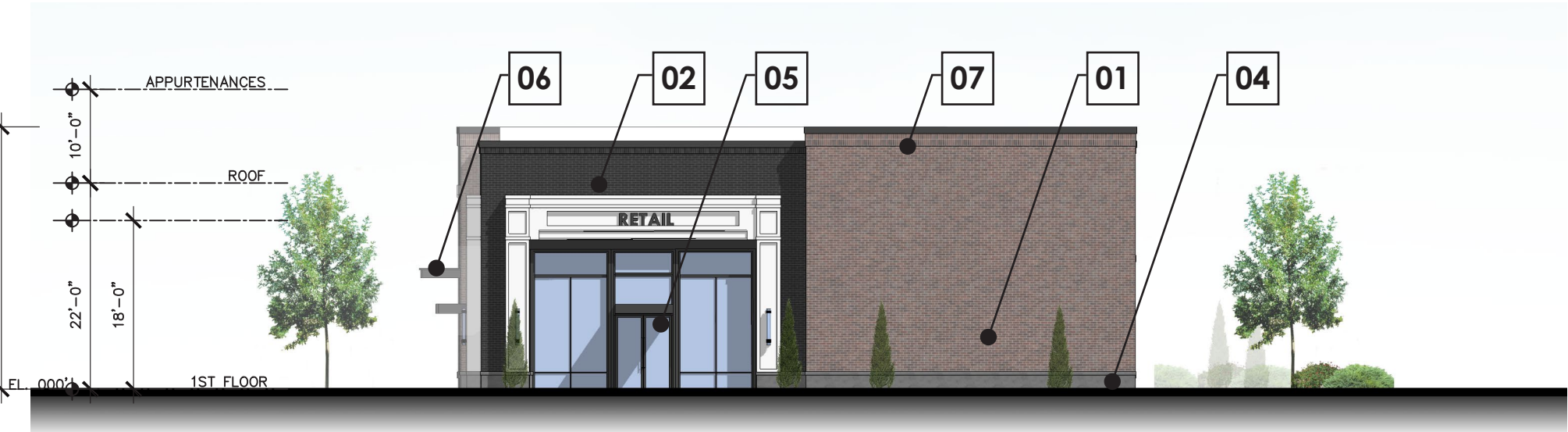
0 8' 16' 32'



02 - NORTH ELEVATION - BUILDING D2

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

0 8' 16' 32'

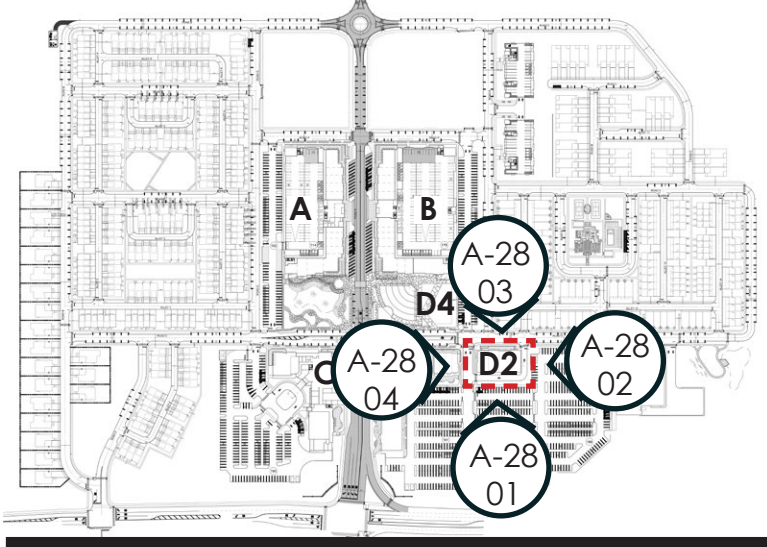


01 - WEST ELEVATION - BUILDING D2

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

0 8' 16' 32'

KEY PLAN:



MATERIALS KEY:

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

NOTES:

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

PREPARED FOR:

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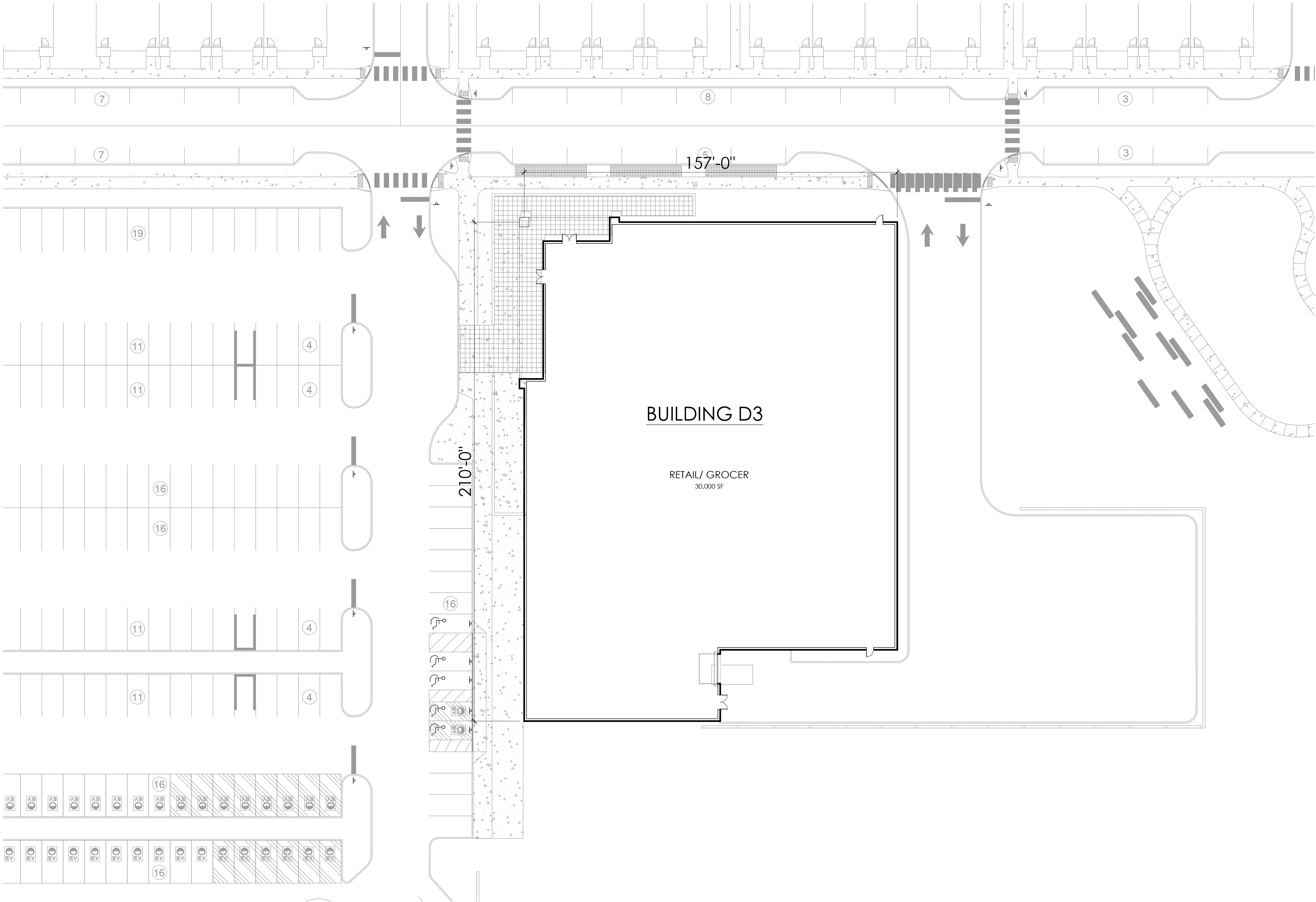
DATE: 07-19-2024 PRELIM + FINAL SITE PLAN

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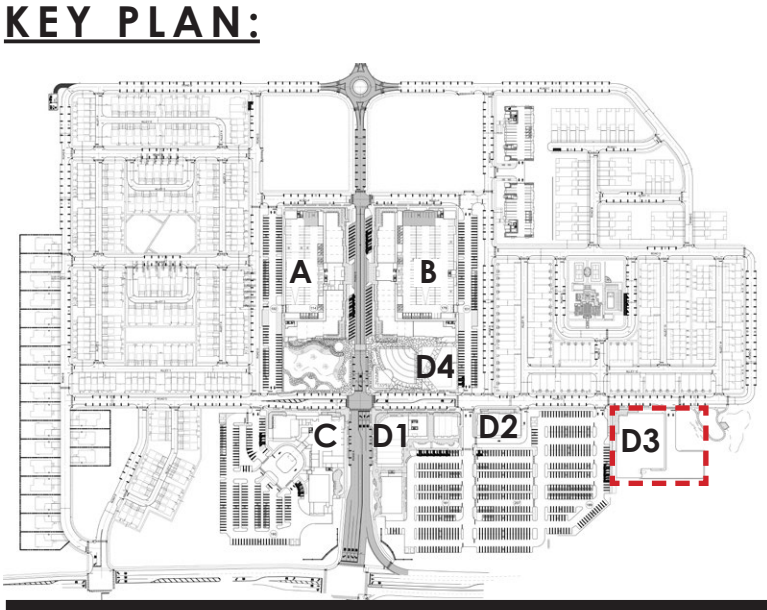
A-28

BUILDING D2 - RETAIL
BUILDING ELEVATION

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01 - GROUND FLOOR PLAN - BUILDING D3
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



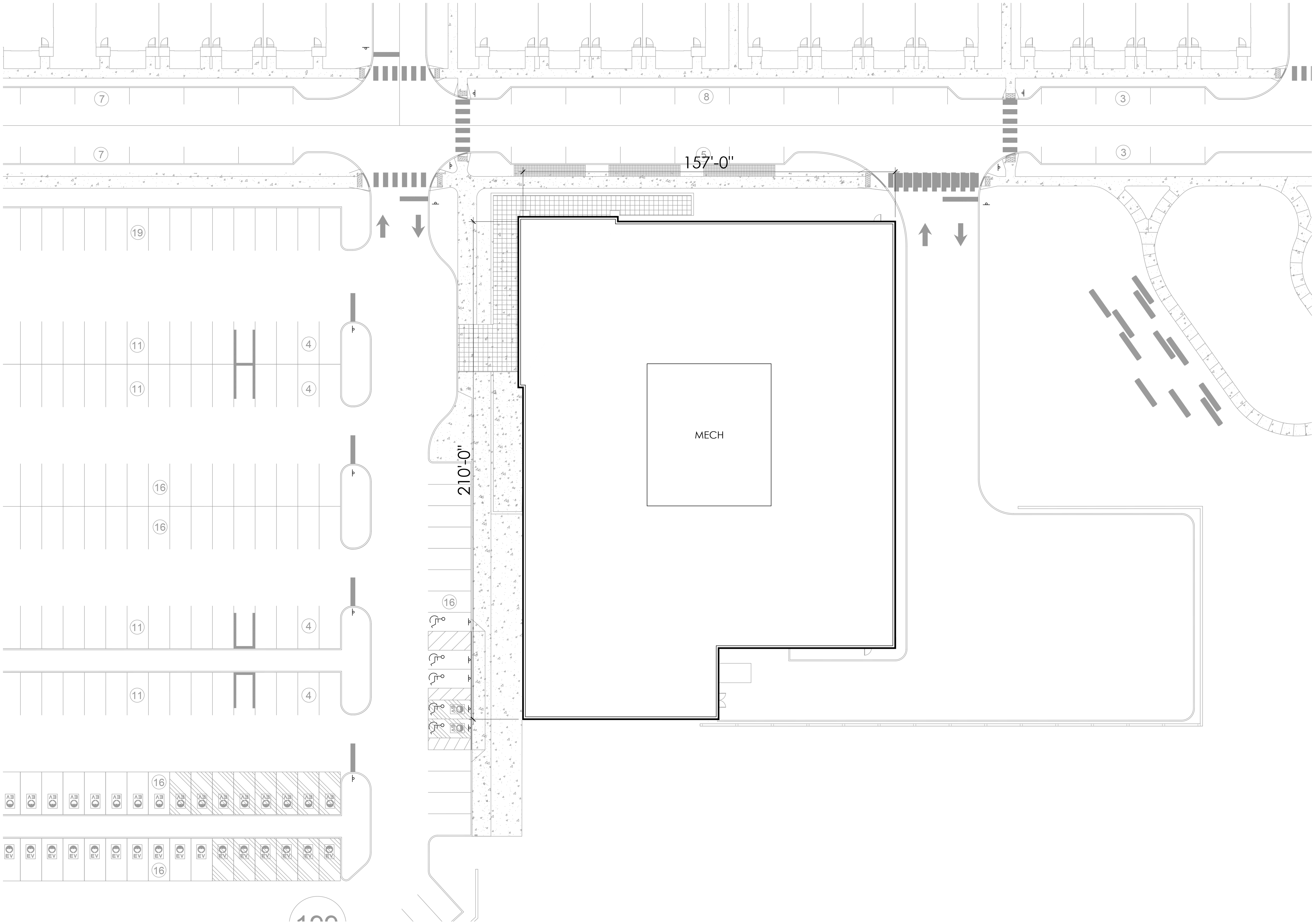
- SITE NOTES:**
1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.
 2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.
 3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

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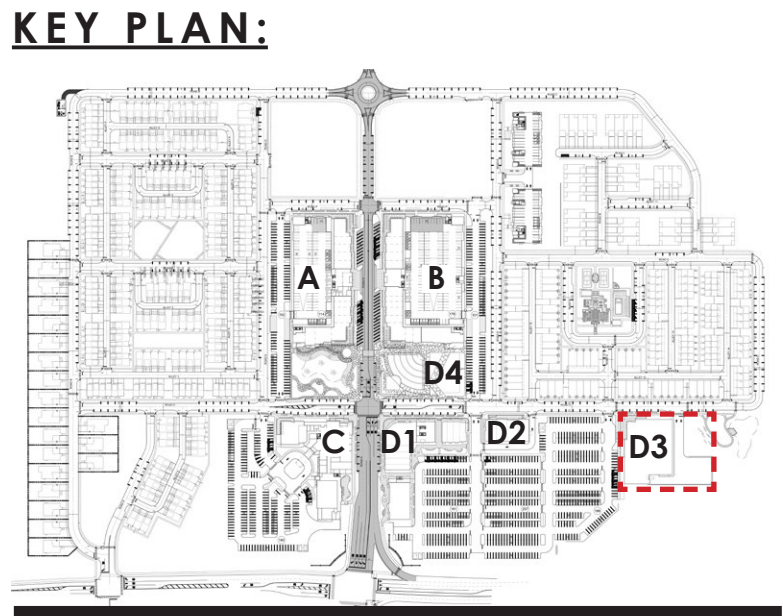
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01 - ROOF PLAN - BUILDING D3
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



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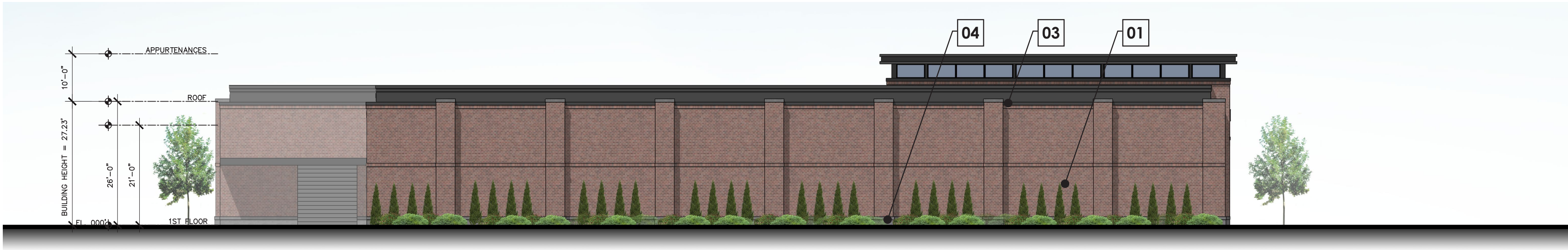
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09-27-2024	PRELIM + FINAL SITE PLAN REV 1

A-30
BUILDING D3 - GROCER
BUILDING PLAN

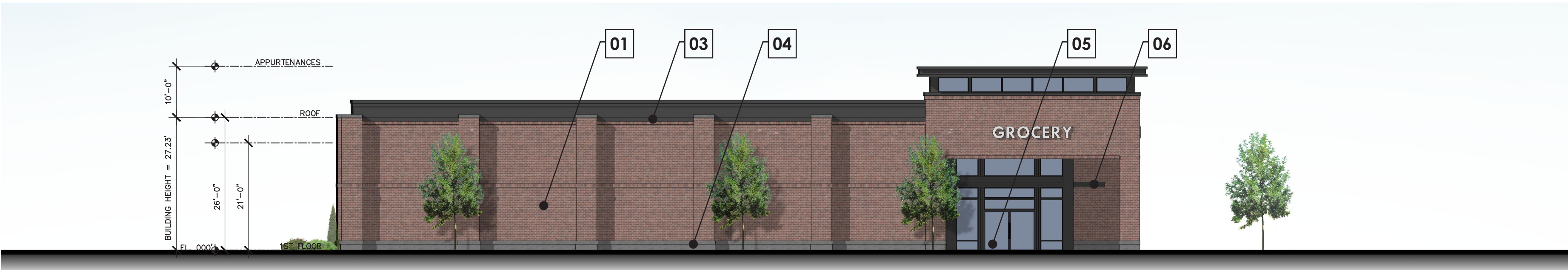
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04 - EAST ELEVATION - BUILDING D3

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

0 8' 16' 32'



03 - NORTH ELEVATION - BUILDING D3

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

0 8' 16' 32'



02 - WEST ELEVATION - BUILDING D3

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

0 8' 16' 32'

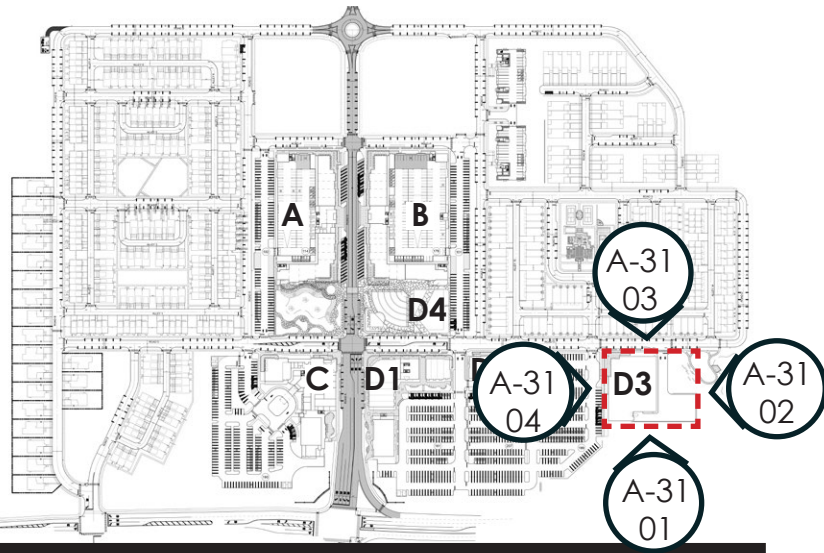


01 - SOUTH ELEVATION - BUILDING D3

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

0 8' 16' 32'

KEY PLAN:



MATERIALS KEY:

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

NOTES:

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

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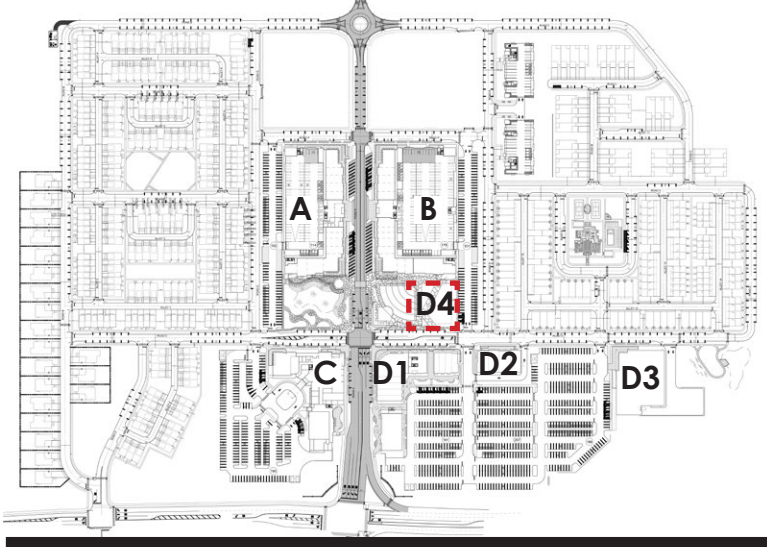
ISSUE: _____
DATE: _____ FOR: _____

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A-31
BUILDING D3 - GROCER
BUILDING ELEVATION

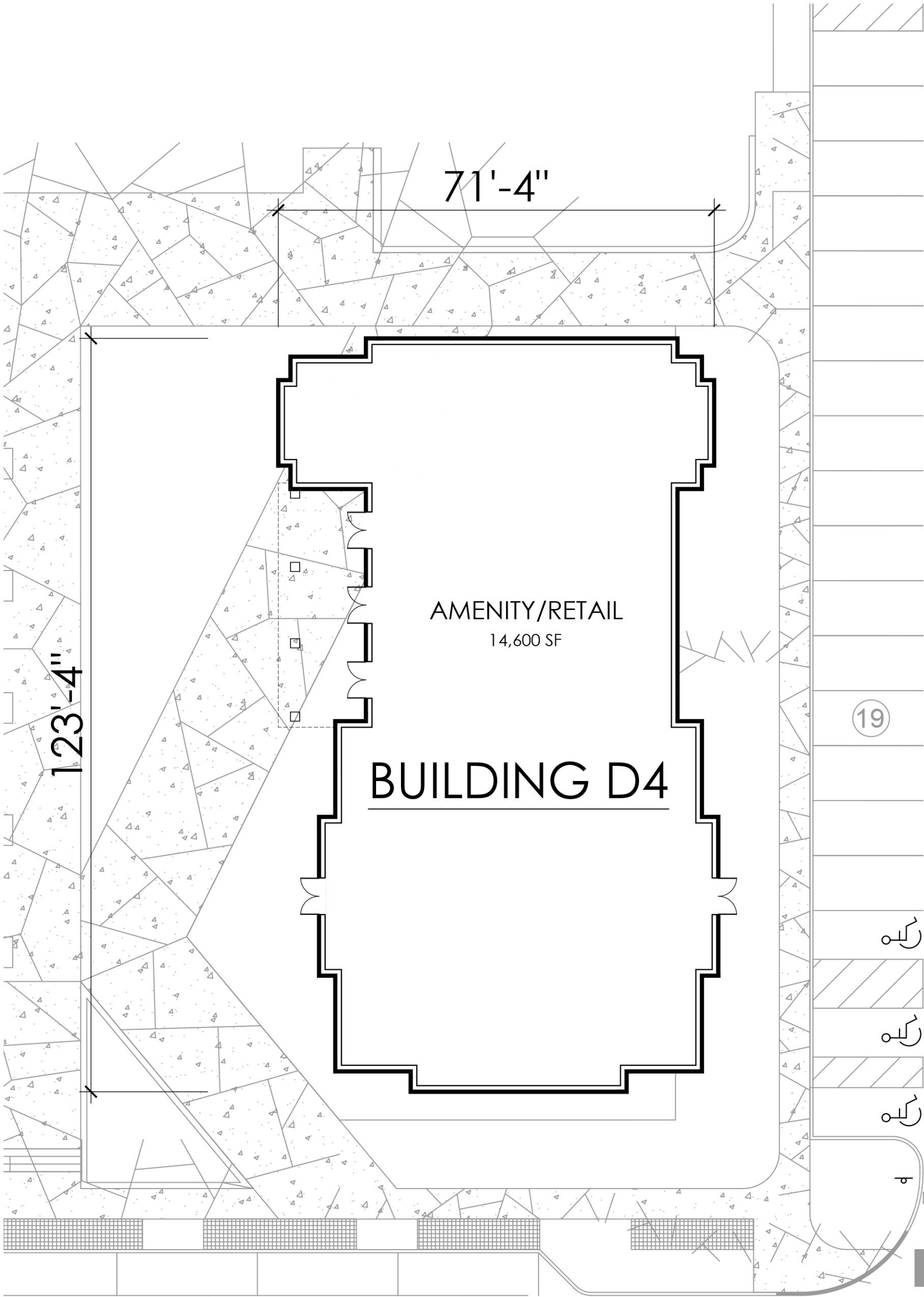
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KEY PLAN:



SITE NOTES:

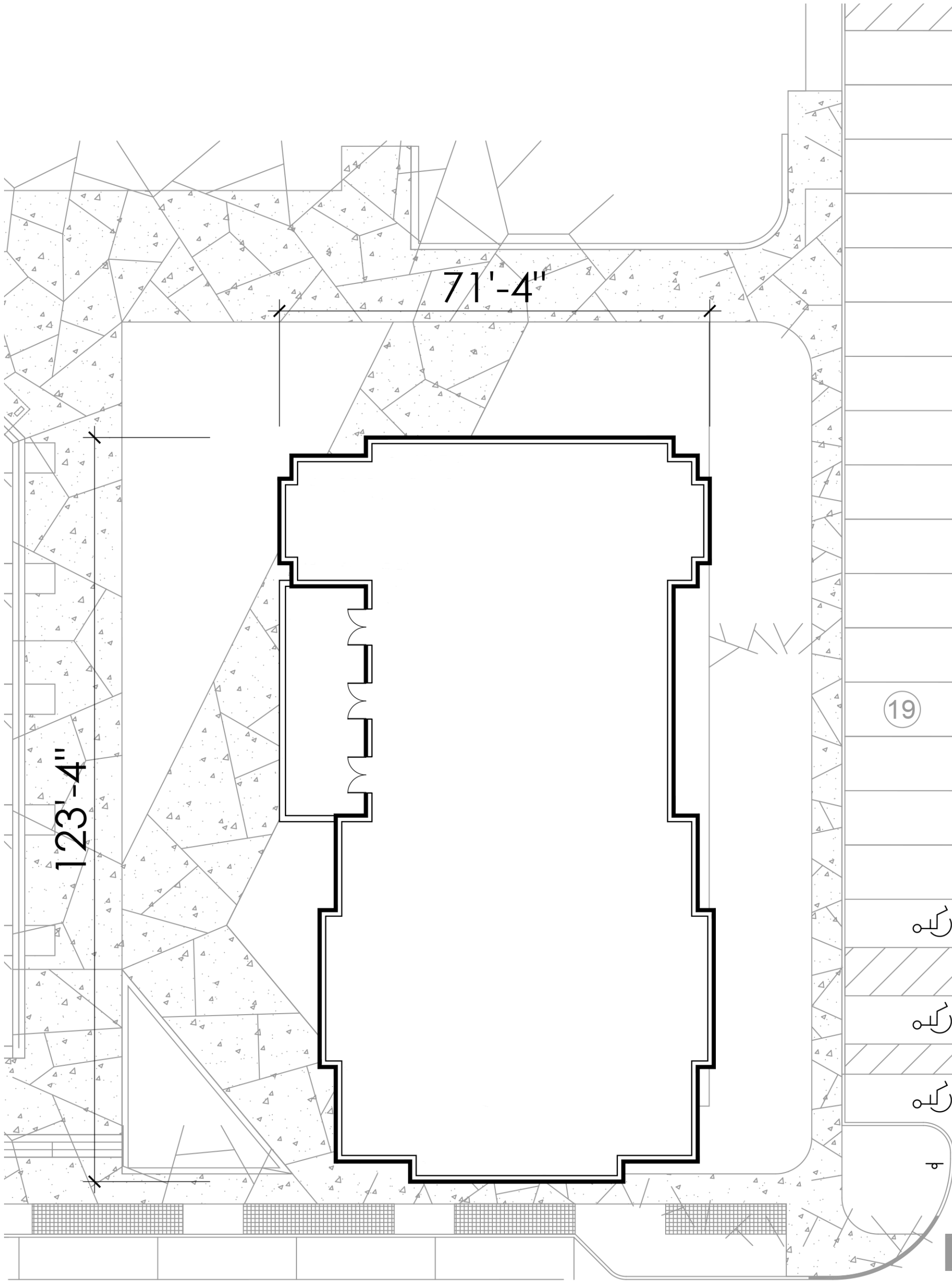
1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.
3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.



01 - GROUND FLOOR PLAN - BUILDING D4

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

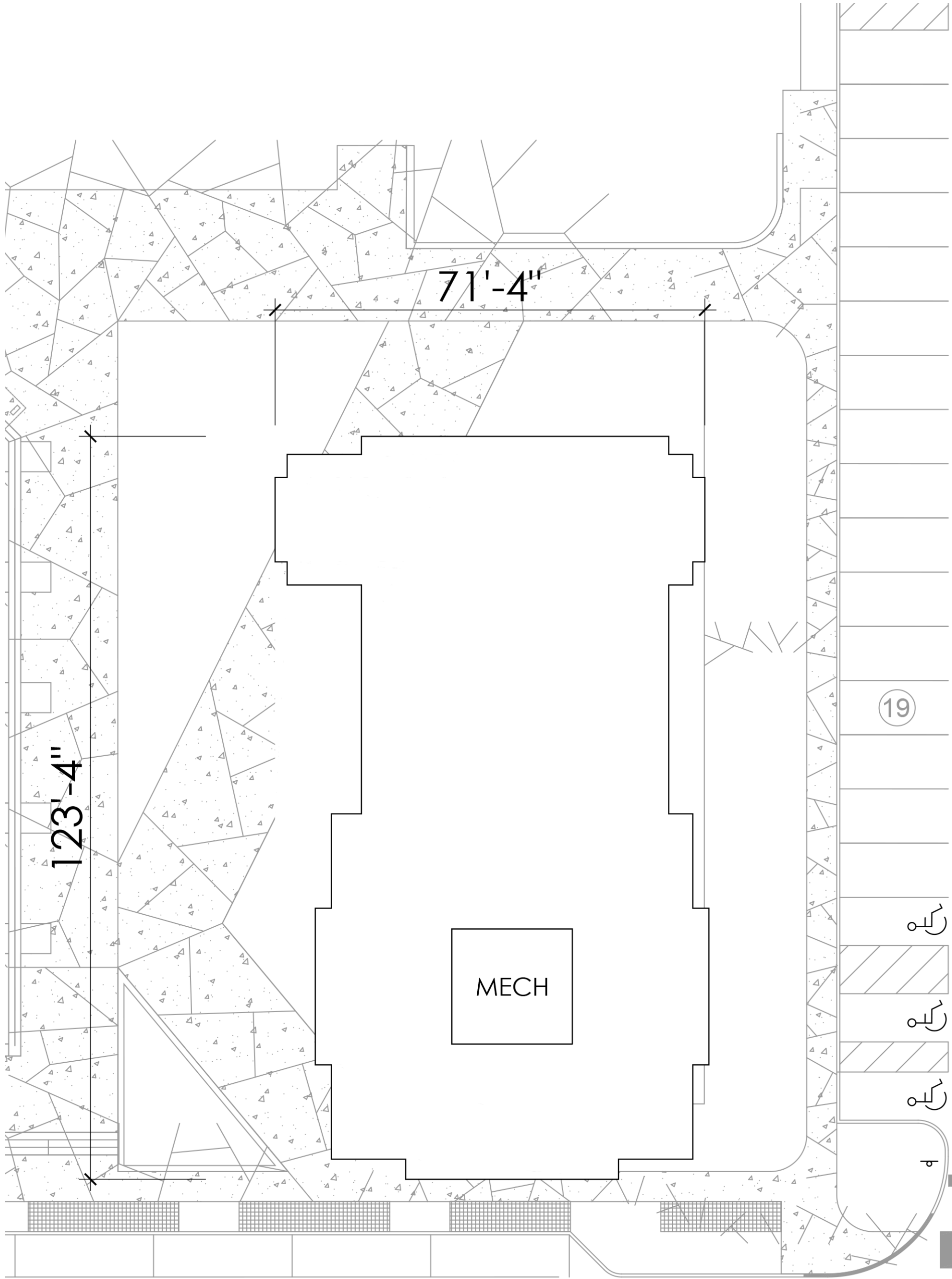
0 8' 16' 32'



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

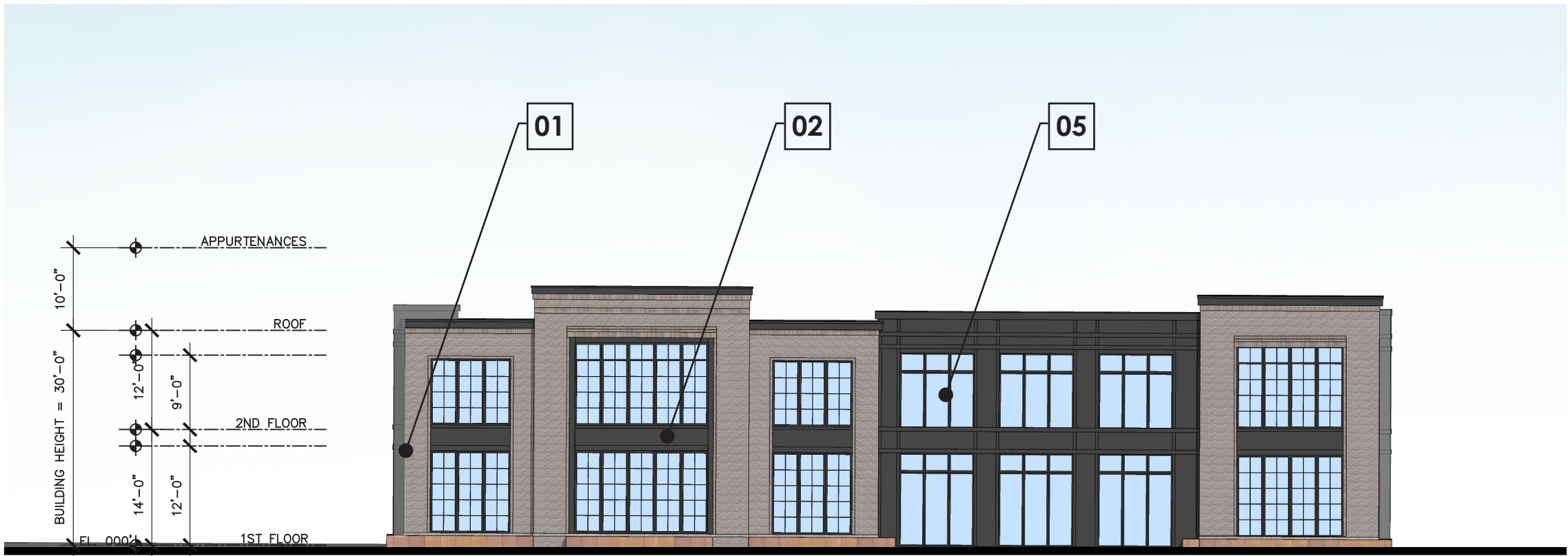
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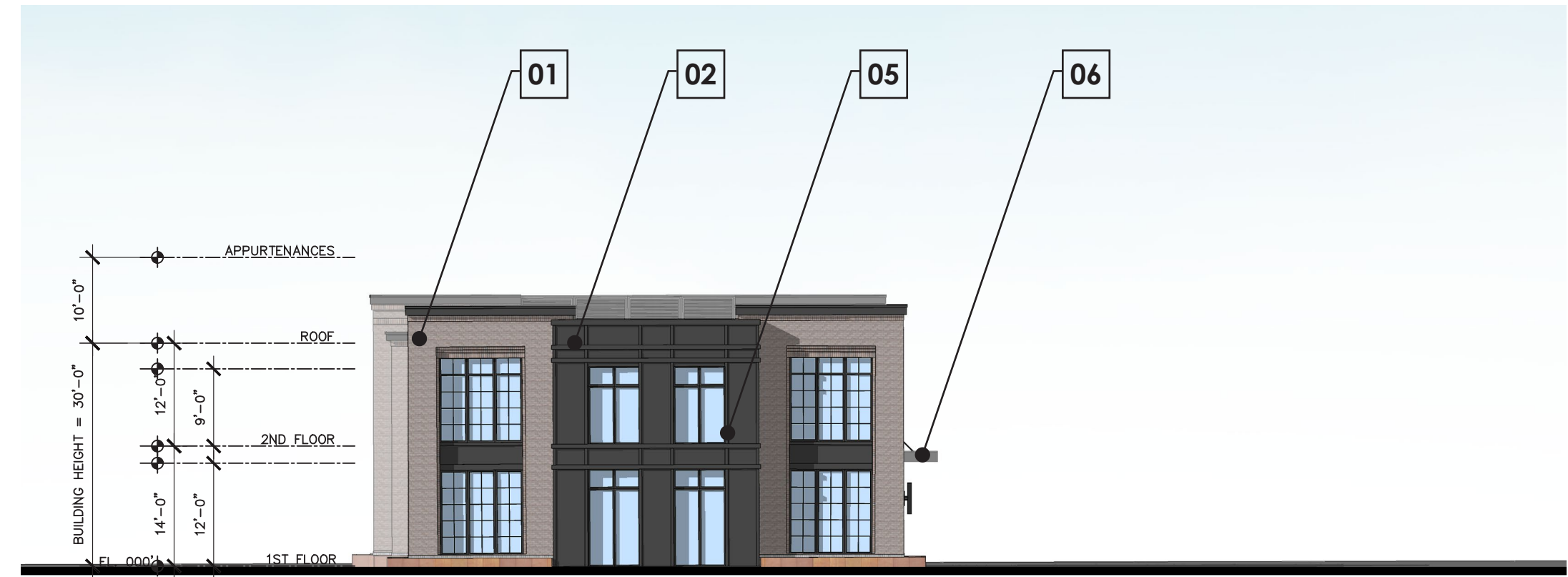
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A-32
BUILDING D4 - CLUBHOUSE
BUILDING PLAN

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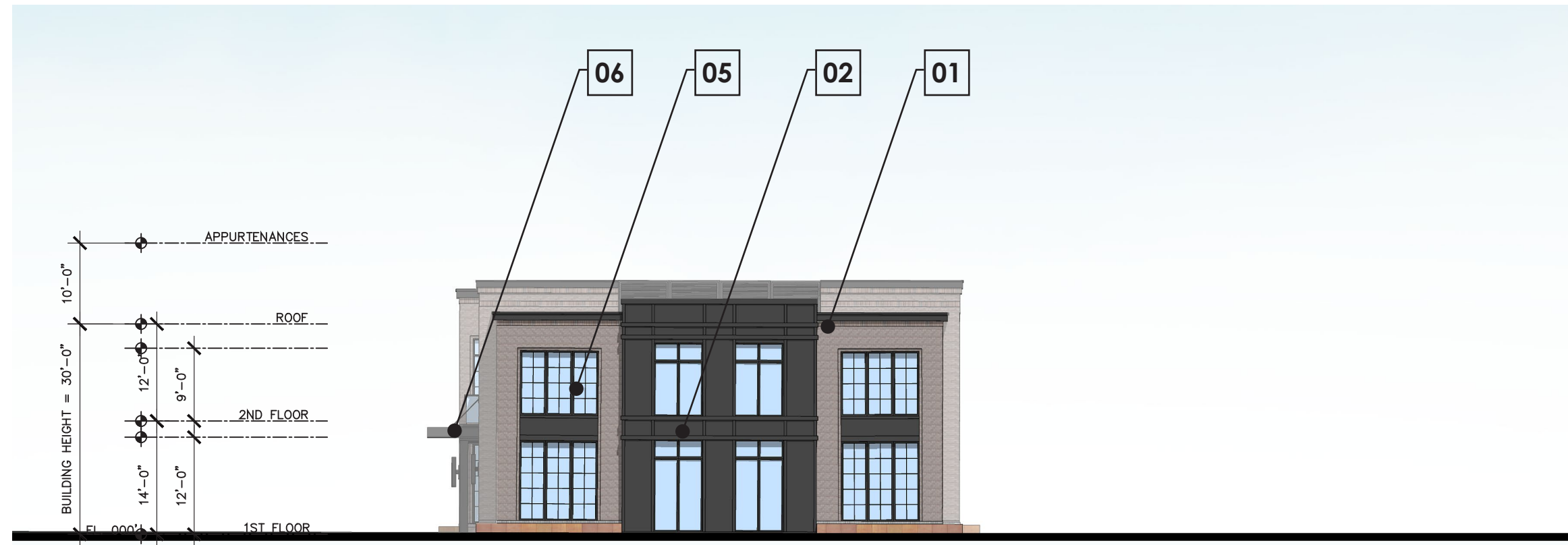
04 - EAST ELEVATION - BUILDING D4
SCALE: 1/16" = 1'-0"



03 - NORTH ELEVATION - BUILDING D4
SCALE: 1/16" = 1'-0"



02 - WEST ELEVATION - BUILDING D4
SCALE: 1/16" = 1'-0"



01 - SOUTH ELEVATION - BUILDING D4
SCALE: 1/16" = 1'-0"

KEY PLAN:



MATERIALS KEY:

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

NOTES:

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BLOCK 102, LOTS 5 + 6
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09-27-2024	PRELIM + FINAL SITE PLAN REV 1

A-33
BUILDING D4 - CLUBHOUSE
BUILDING ELEVATION



- 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 FOOR TALL

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

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

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

03 -BUILDING C - TYPICAL SIGNAGE
SCALE: 1/4" = 1'-0"

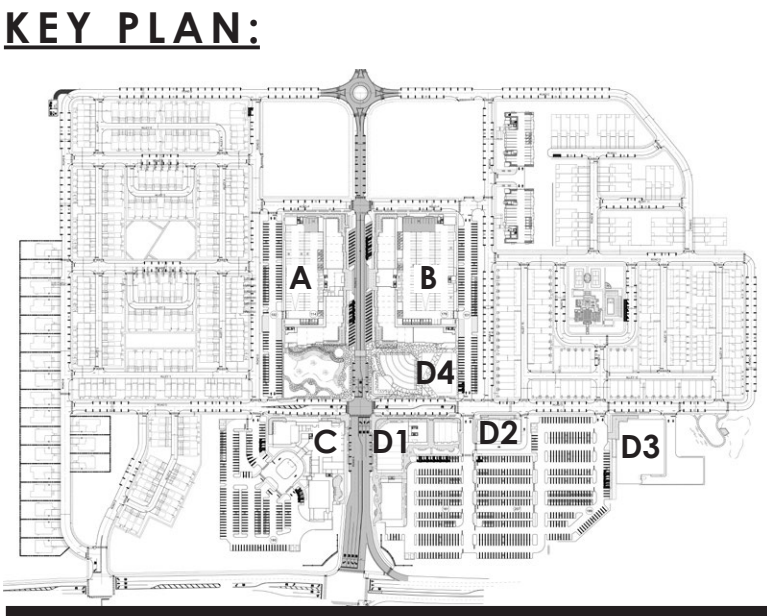


- RETAIL SIGN
- CURRENT TOTAL :2
 - WALL MOUNTED SIGNS TO BE INDIVIDUAL CHANNEL CUT, PAINTED LETTERS PIN MOUNTED AND RASIED FROM FACADE WALL FACE
 - LED HALO BACKLIT AND FACE LETTERS
 - SIGN DIMENSIONS TO COMPLY

06 -BUILDING D3 - TYPICAL SIGNAGE
SCALE: 1/4" = 1'-0"



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

- 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

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 FOOR 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

- 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

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 LETTERS
 - SIGN DIMENSION APPROX. 1 FOOT TALL

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

04 -BUILDING D1 - TYPICAL SIGNAGE
SCALE: 1/4" = 1'-0"