

PRELIMINARY AND FINAL SITE PLAN SUBMISSION

PRINCETON NURSERIES

PROPOSED RESIDENTIAL BUILDINGS - SITE EAST

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

PROJECT UNIT MIX - SITE EAST:

TOTAL PROJECT

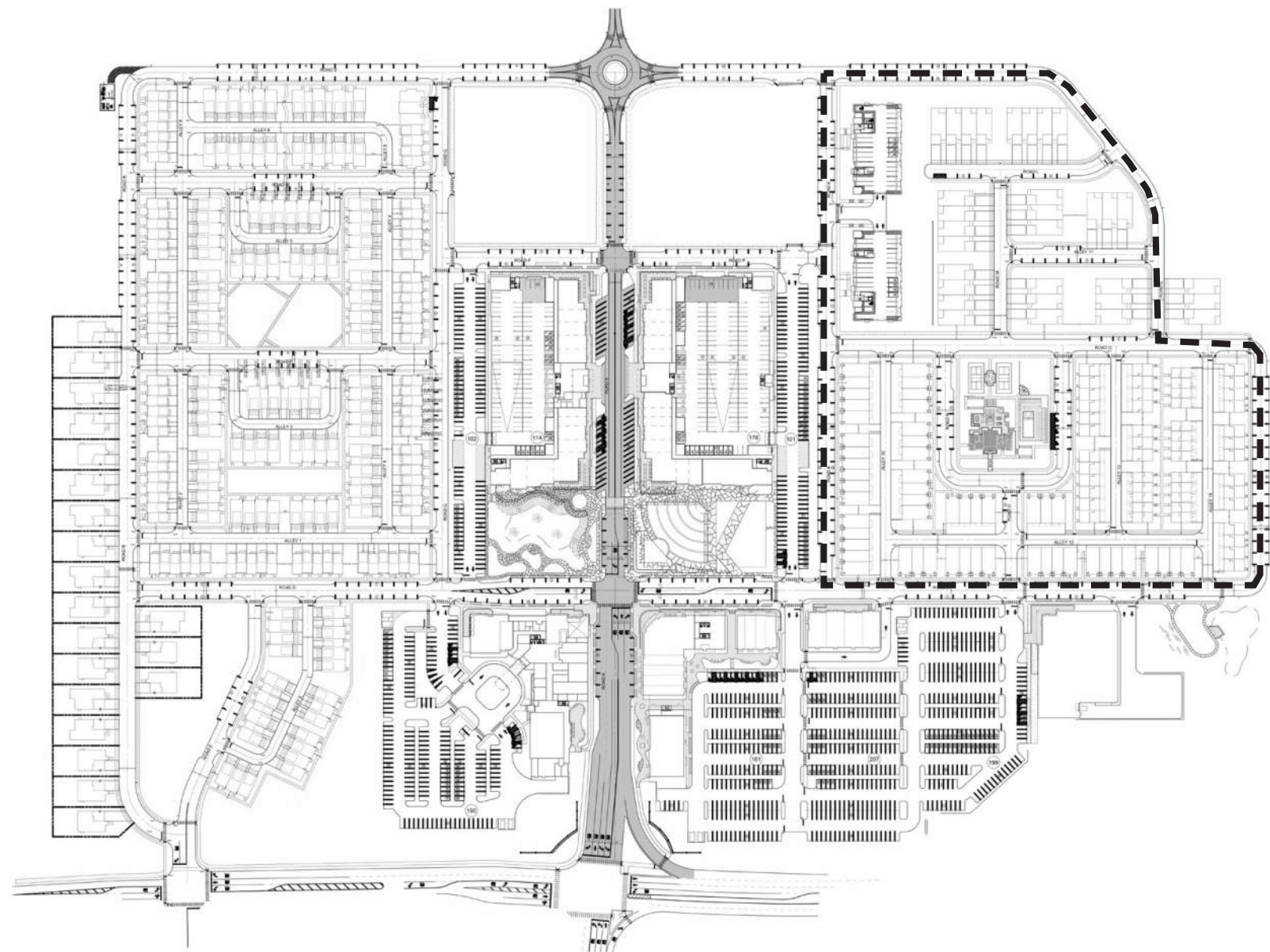
TRADITIONAL TOWNHOMES (20'):	18 UNITS	07%
TRADITIONAL TOWNHOMES (24'):	33 UNITS	12%
STACKED TOWNHOMES (26'):	48 UNITS	18%
STACKED TOWNHOMES (22'):	46 UNITS	17%
STACKED TOWNHOMES (AFFORDABLE):	20 UNITS	07%
FLATS (AGE-RESTRICTED):	72 UNITS	27%
CARRIAGE HOMES (AGE-RESTRICTED)	31 UNITS	12%
TOTAL:	268 UNITS	

MARKET RATE

MARKET RATE UNITS:	248 UNITS	93%
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AFFORDABLE

AFFORDABLE UNITS:	20 UNITS	07%
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LOCATION MAP
NTS

PROJECT DATA

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

SHEET INDEX

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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 _____ 2025.

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

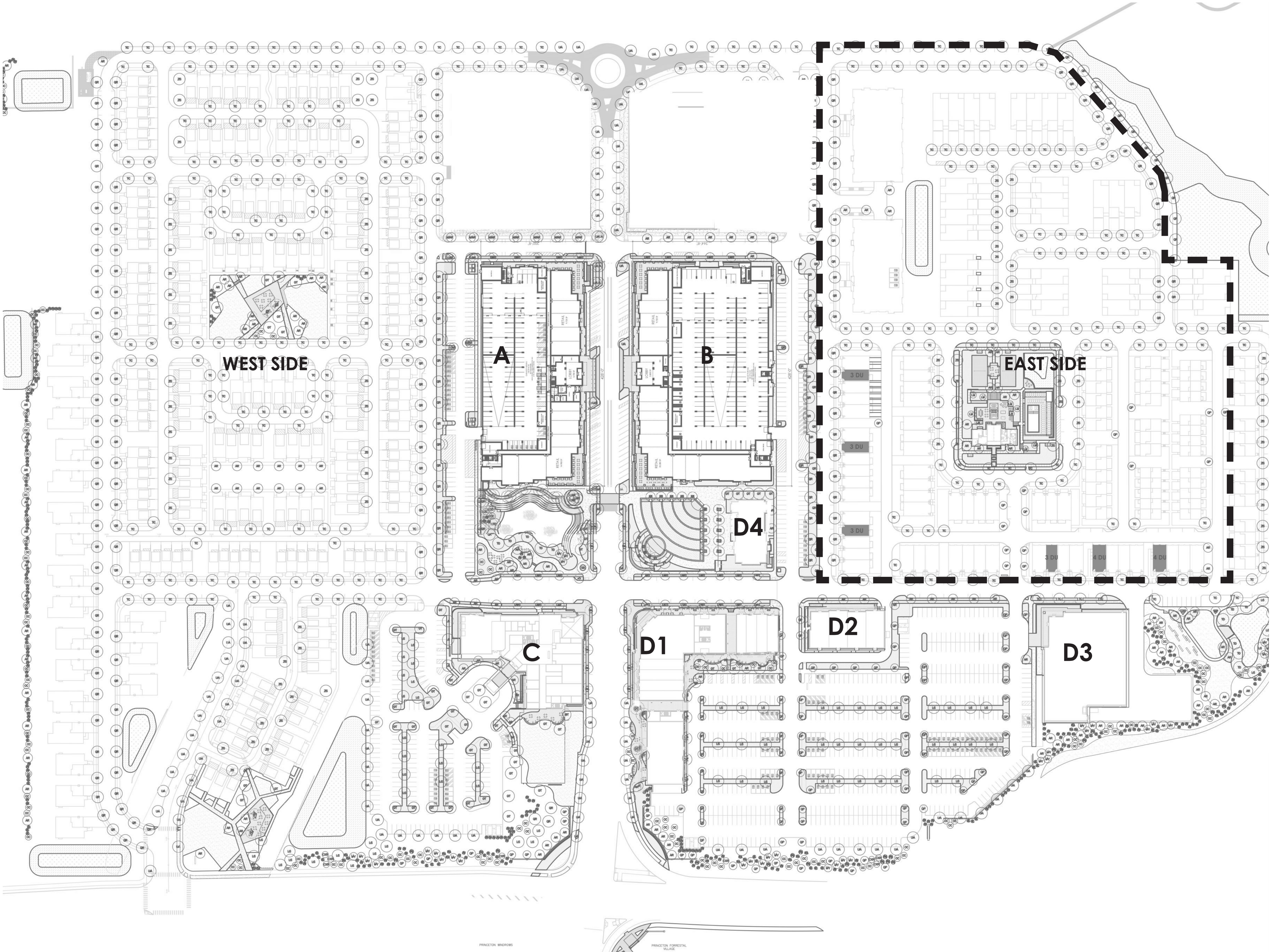
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DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV 1
12-14-2024	PRELIM + FINAL SITE PLAN REV 2
04-18-2025	PRELIM + FINAL SITE PLAN REV 3

C-01

COVER SHEET

AFFORDABLE UNITS:

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



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

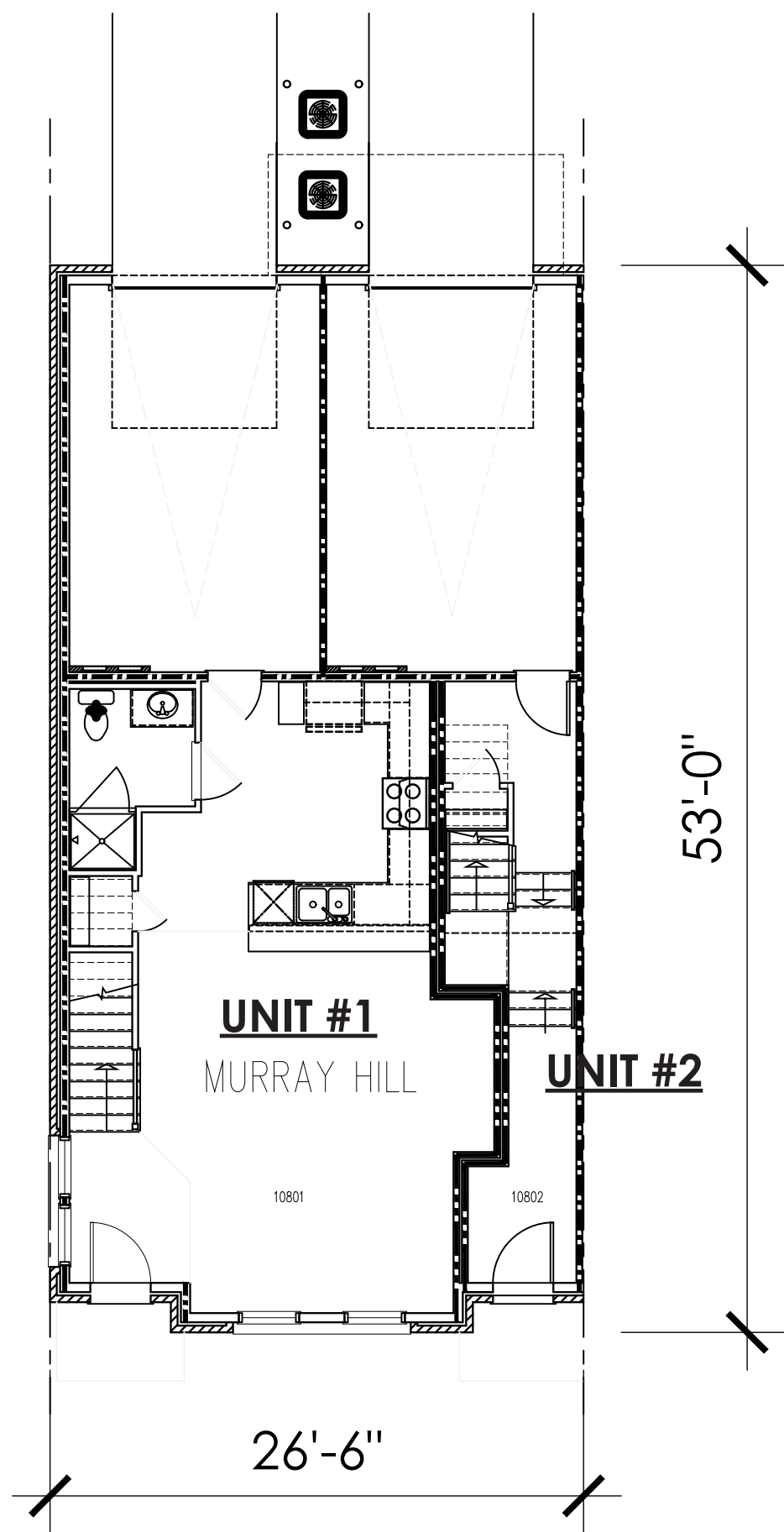
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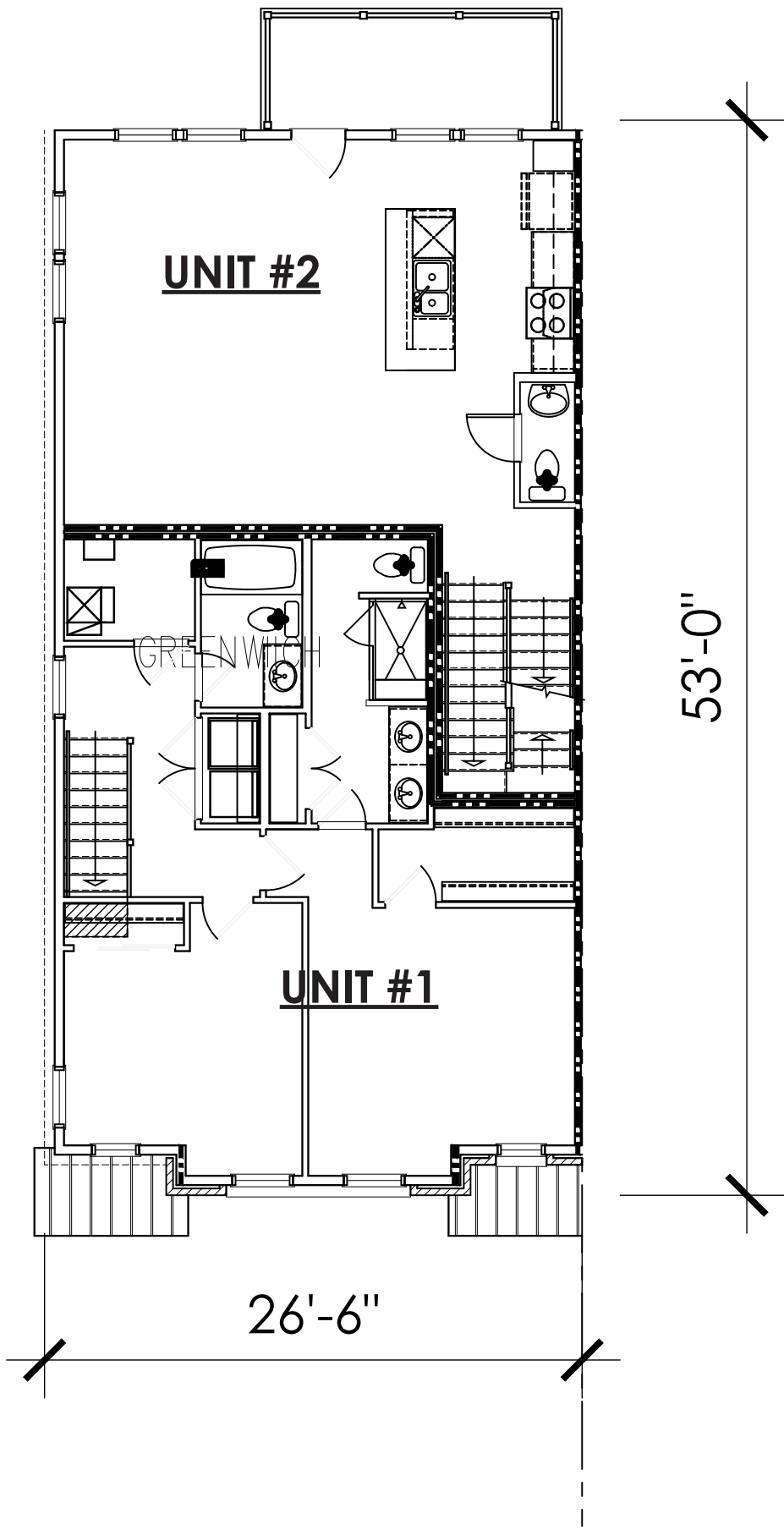
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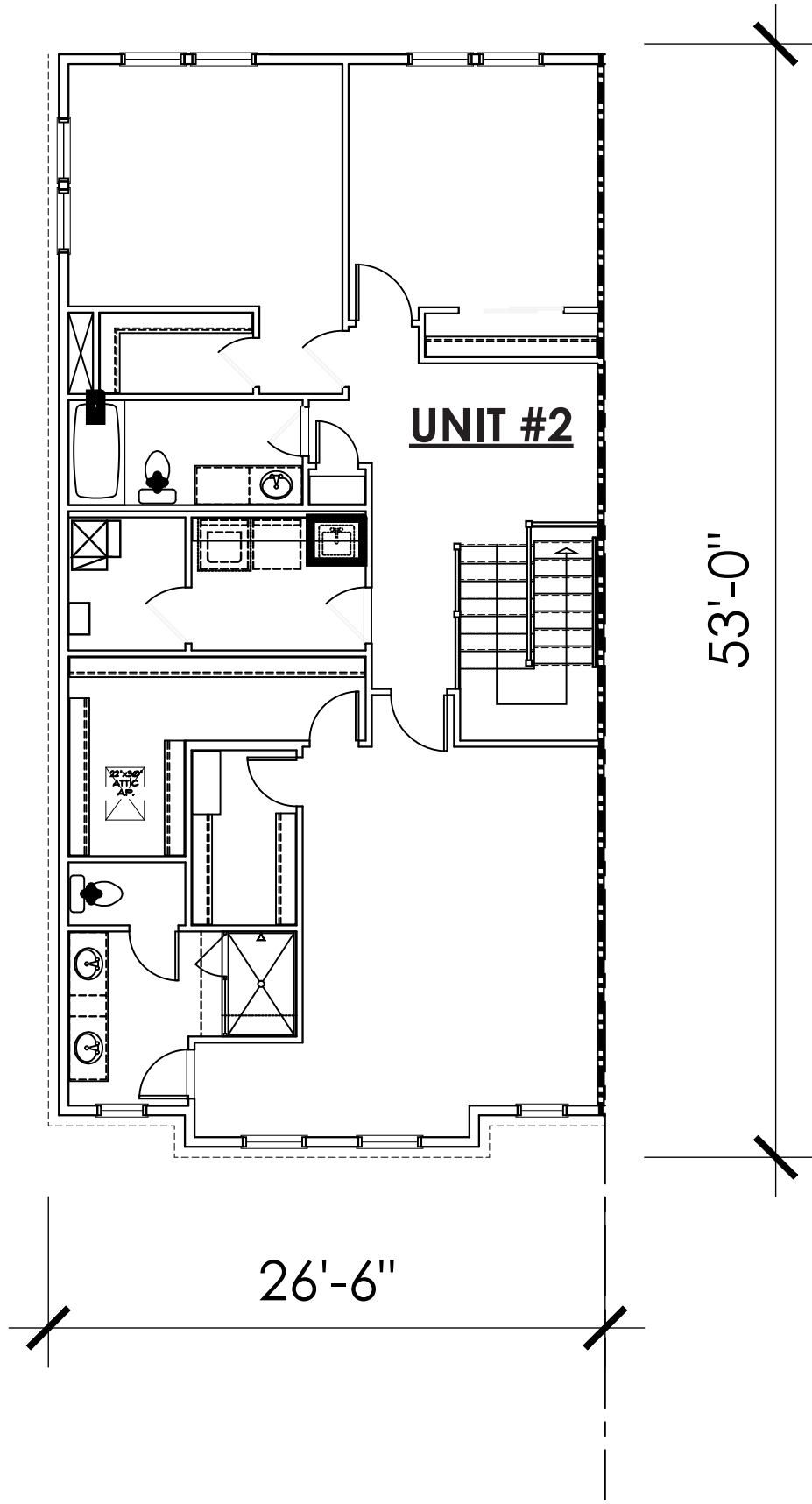
MARKET RATE 26'-6" END STACKED TOWNHOME LAYOUT - TWO UNITS



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"



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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A-02

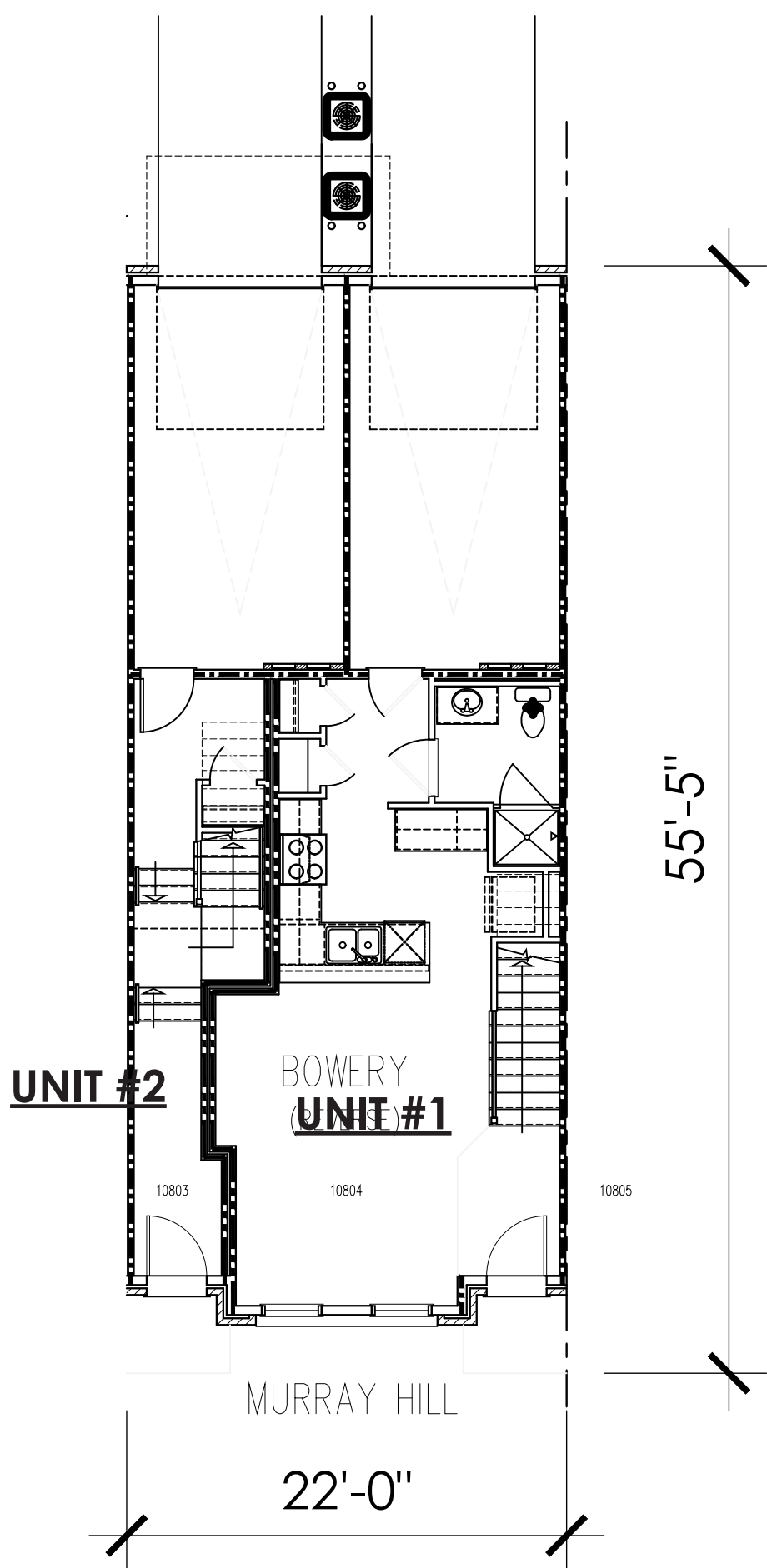
STACKED TH BUILDING PLAN

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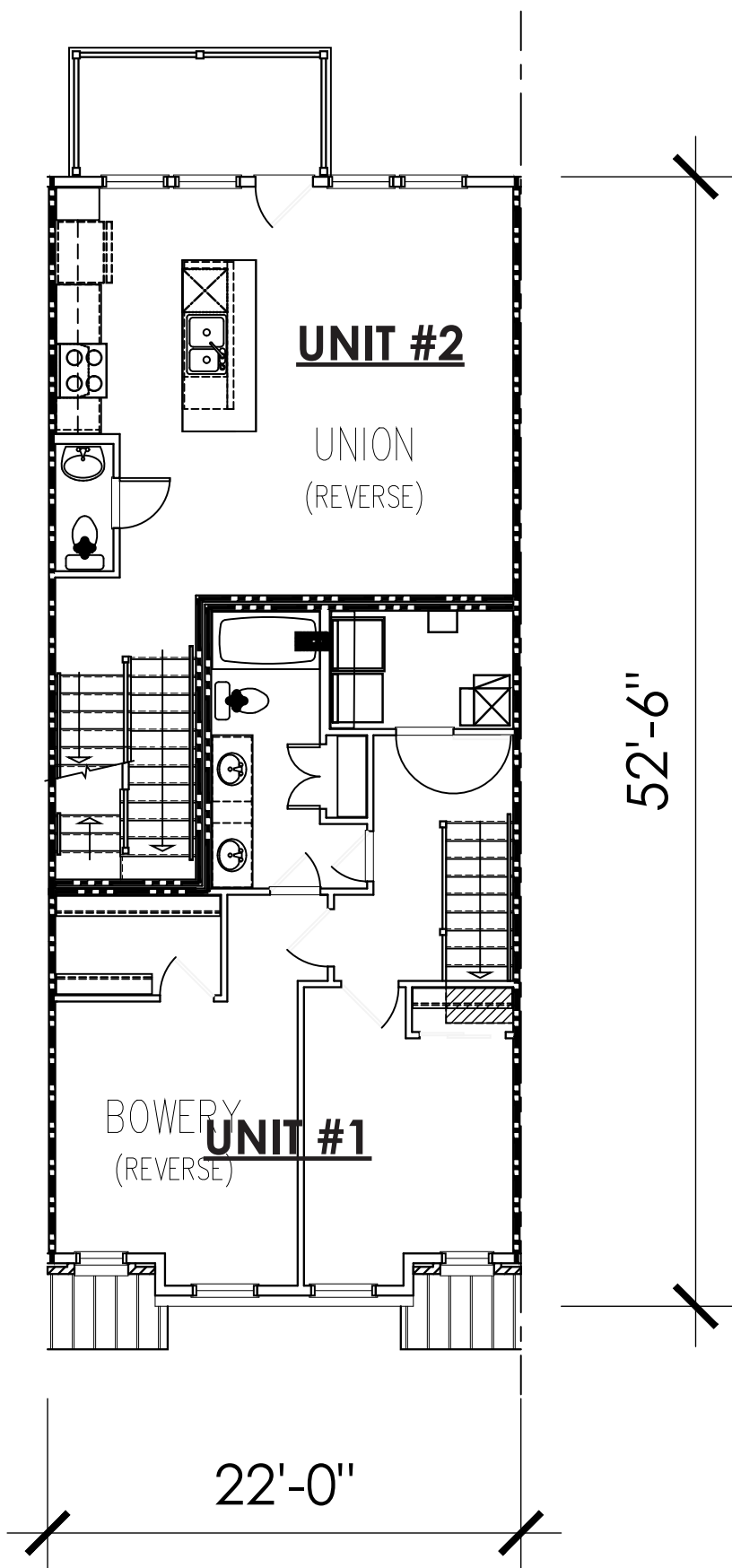
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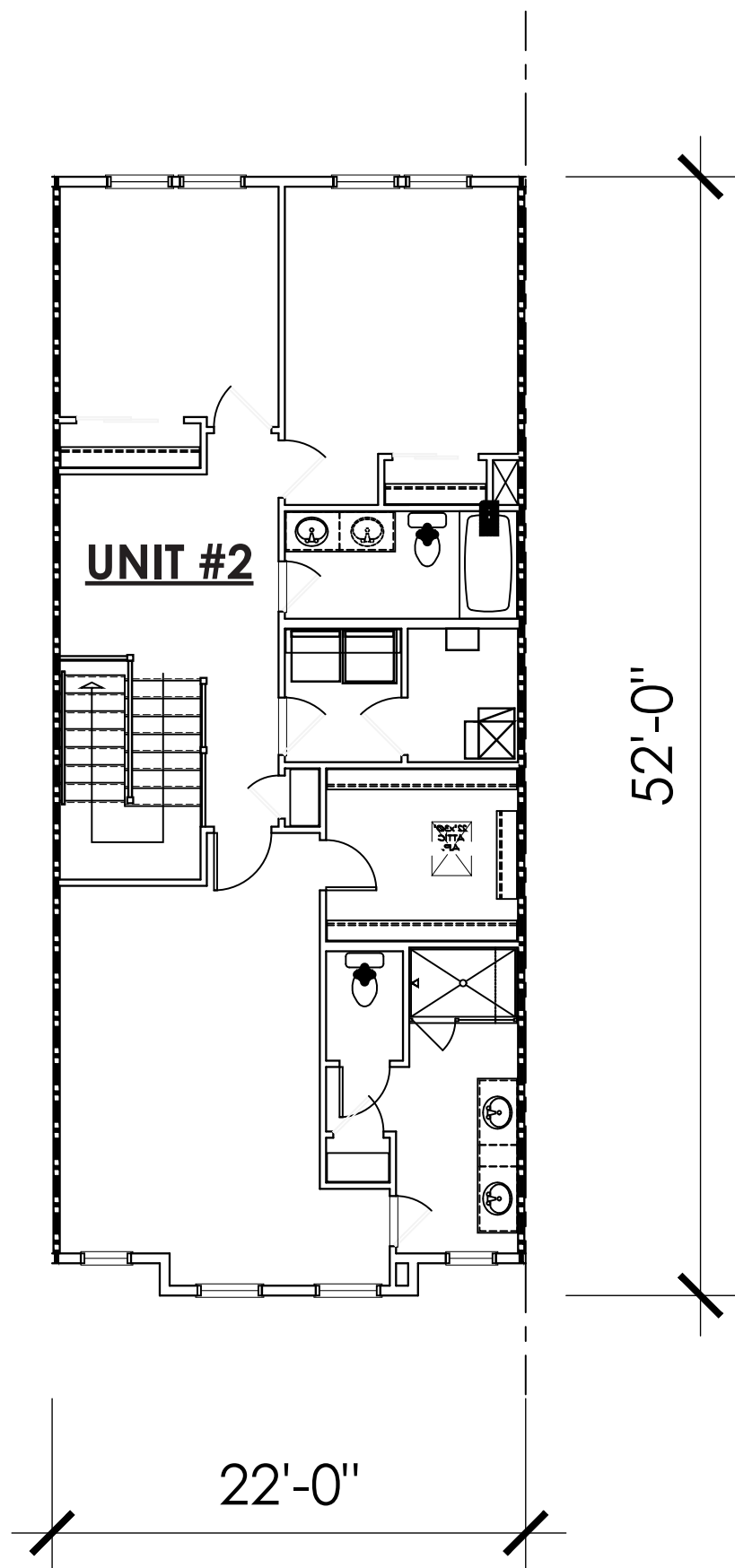
MARKET RATE 22'-0" INTERIOR STACKED TOWNHOME LAYOUT - TWO UNITS



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



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



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



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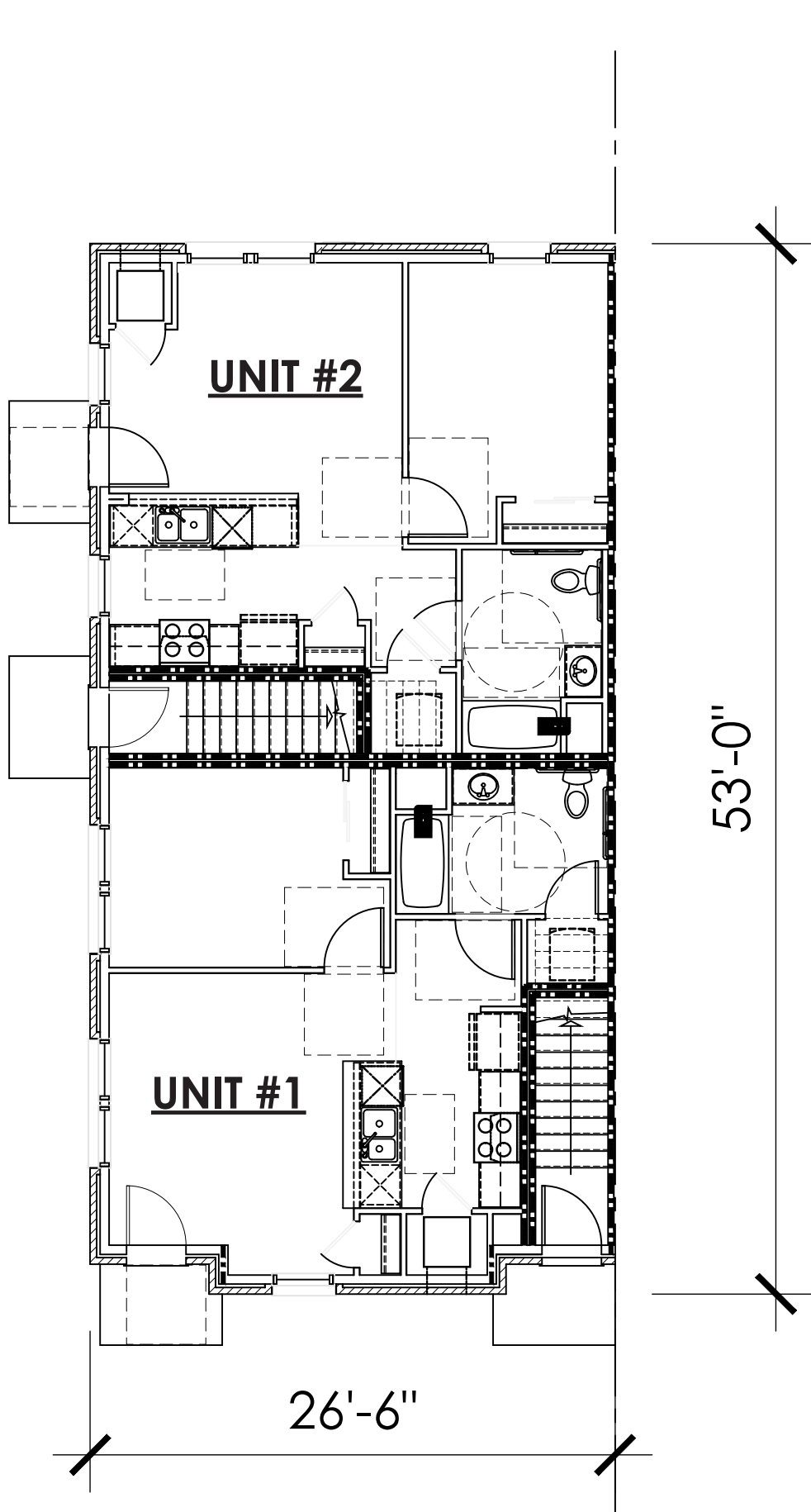
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A-03

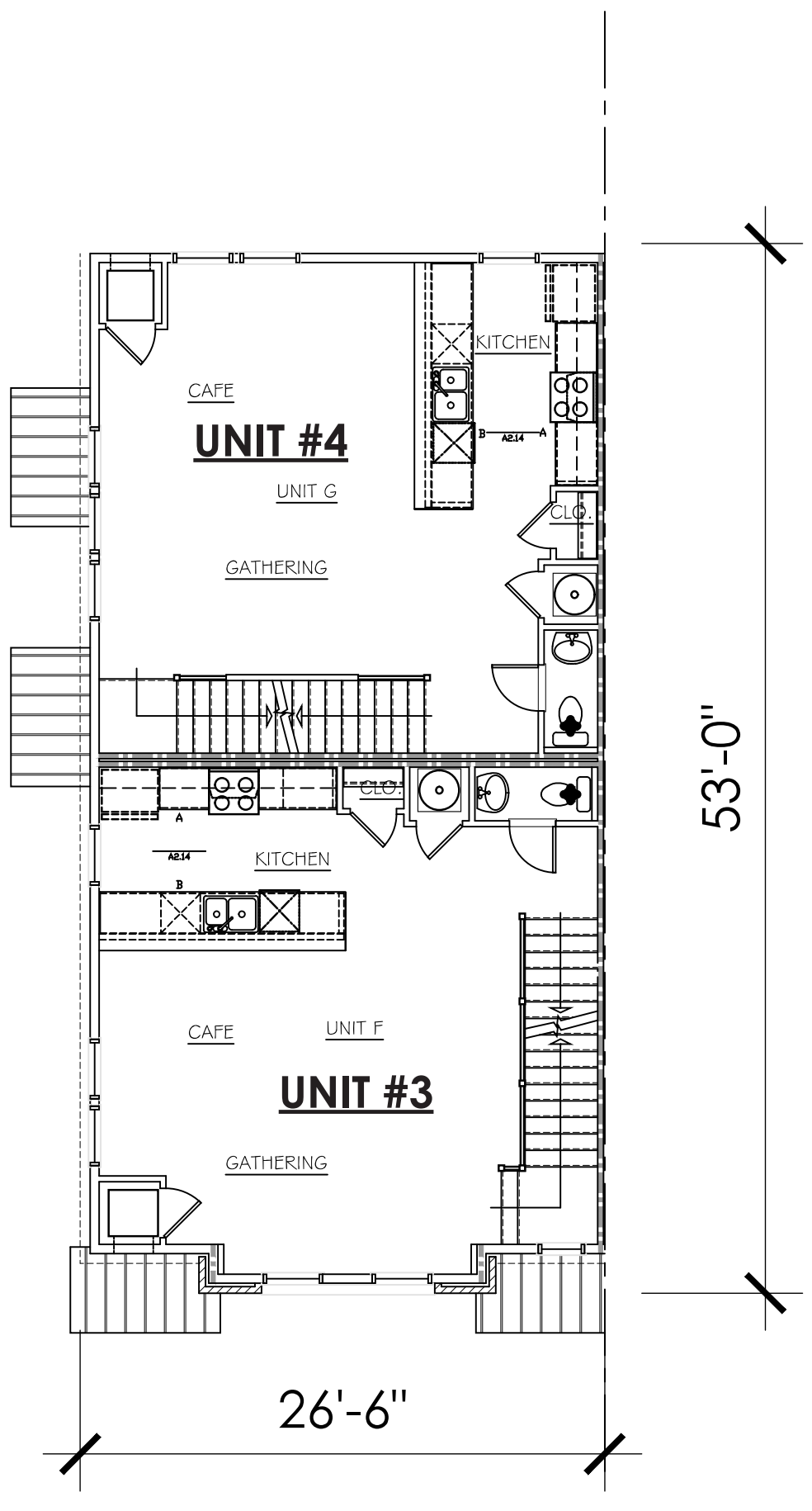
STACKED TH BUILDING PLAN

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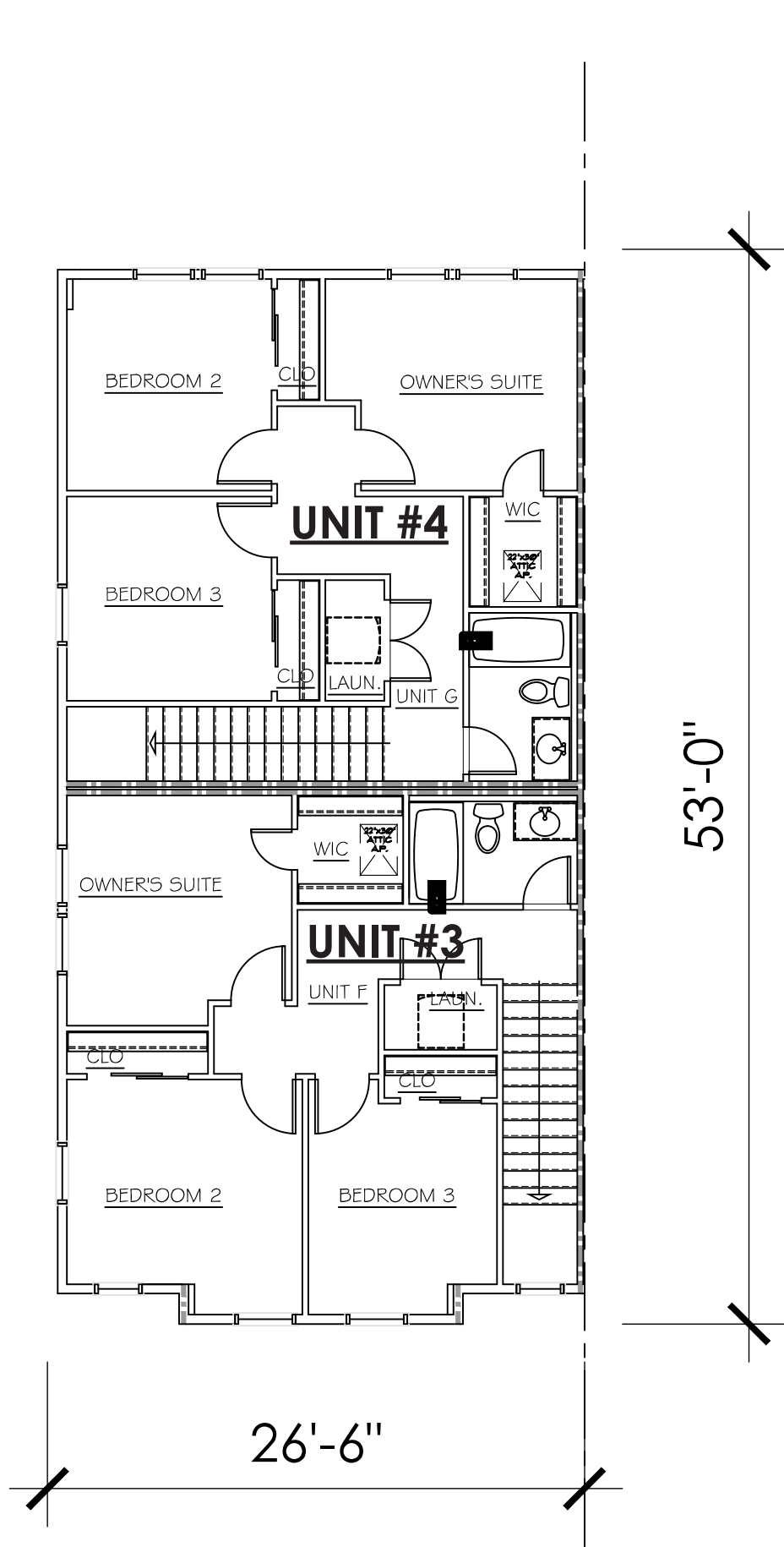
AFFORDABLE 26'-6" END STACKED TOWNHOME LAYOUT - FOUR UNITS



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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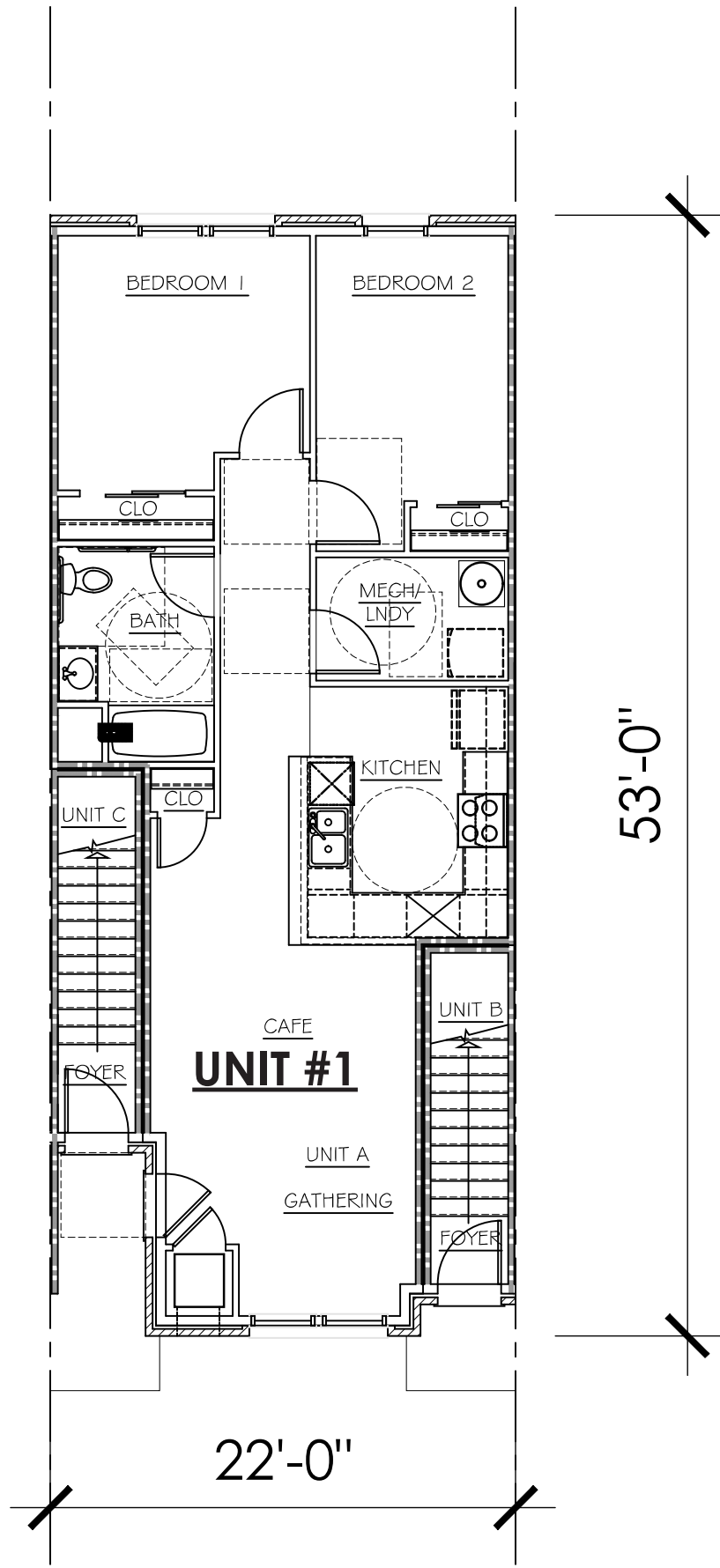
A-04

STACKED TH COAH BUILDING PLAN

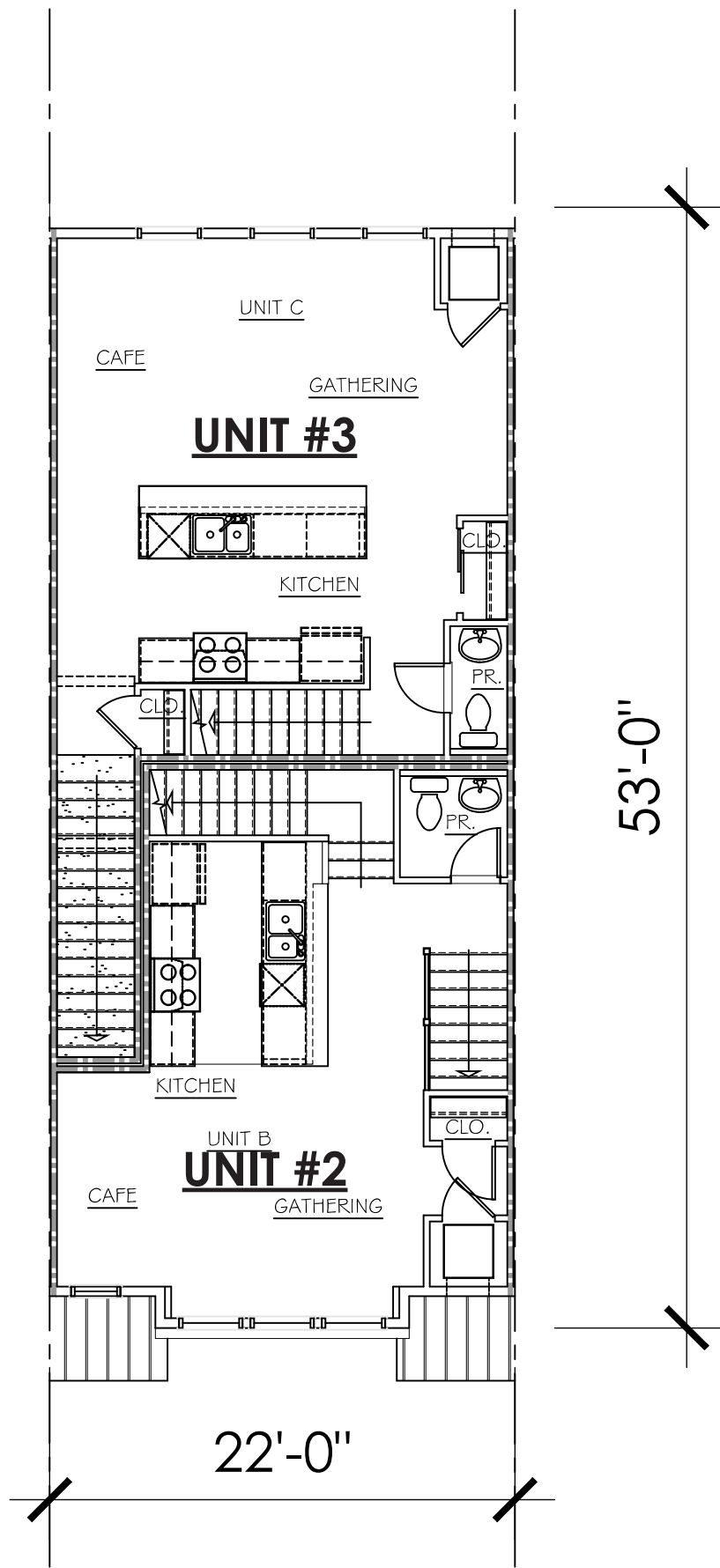
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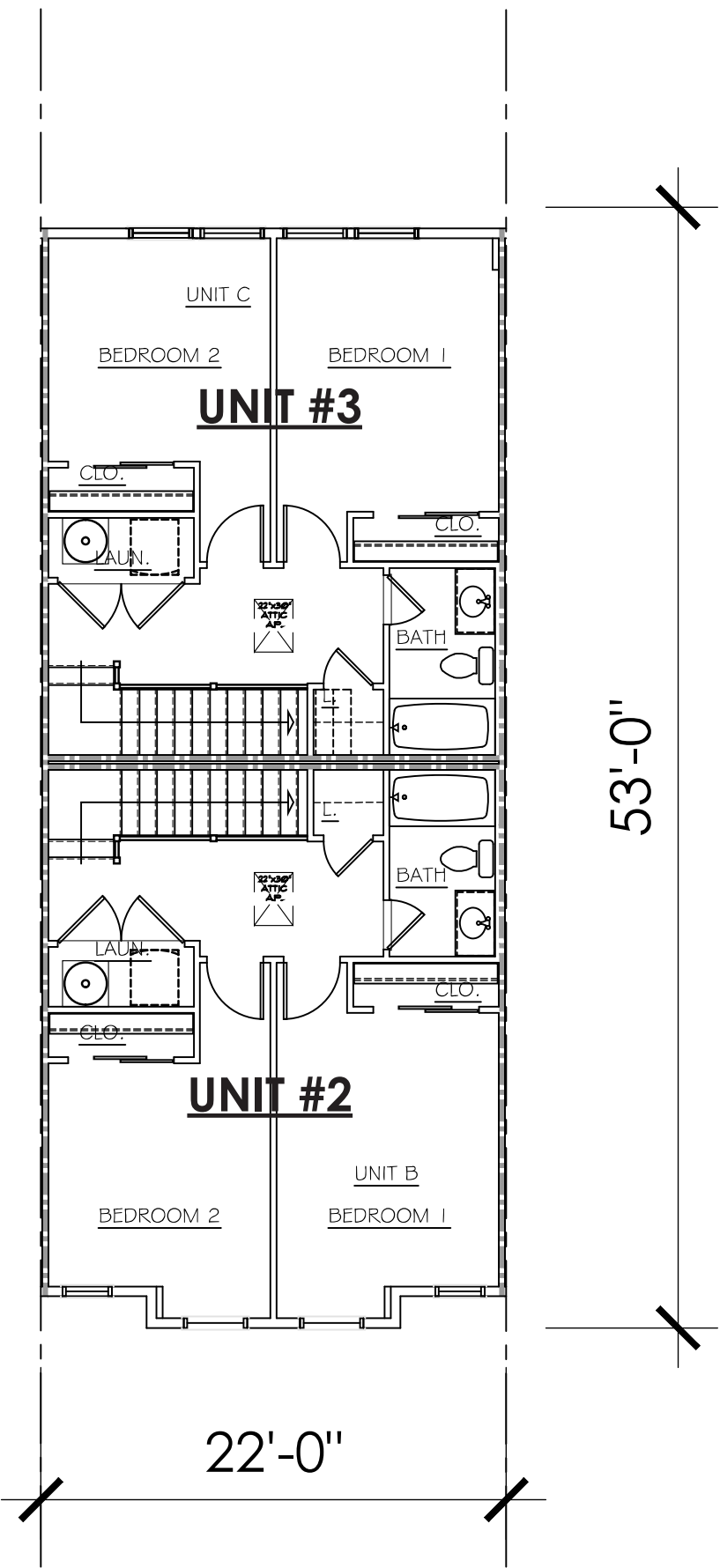
AFFORDABLE 22'-0" INTERIOR STACKED TOWNHOME LAYOUT - THREE UNITS



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
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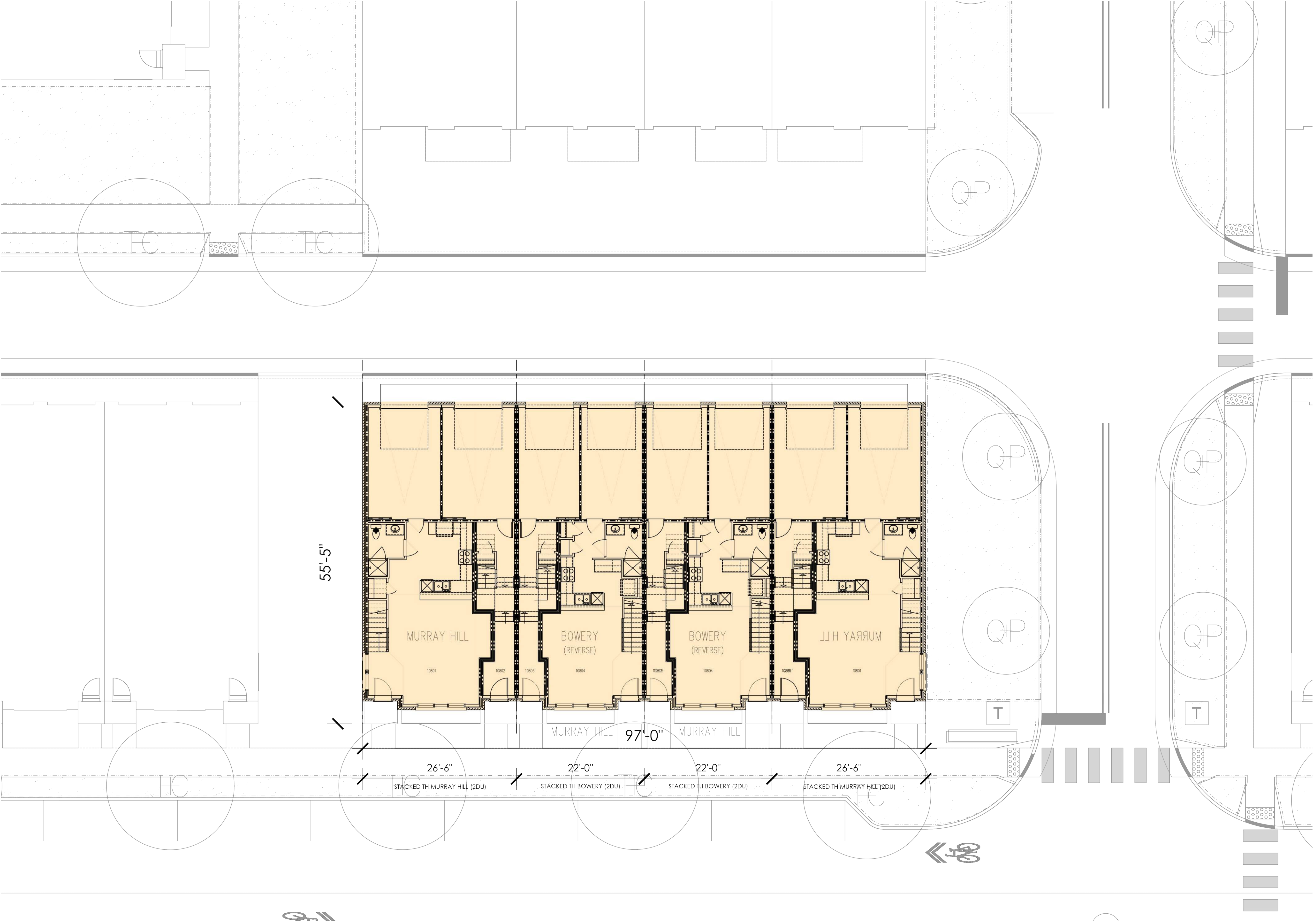
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A-05

STACKED TH COAH BUILDING PLAN

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8 UNIT STACKED TOWNHOME BUILDING - MARKET RATE



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

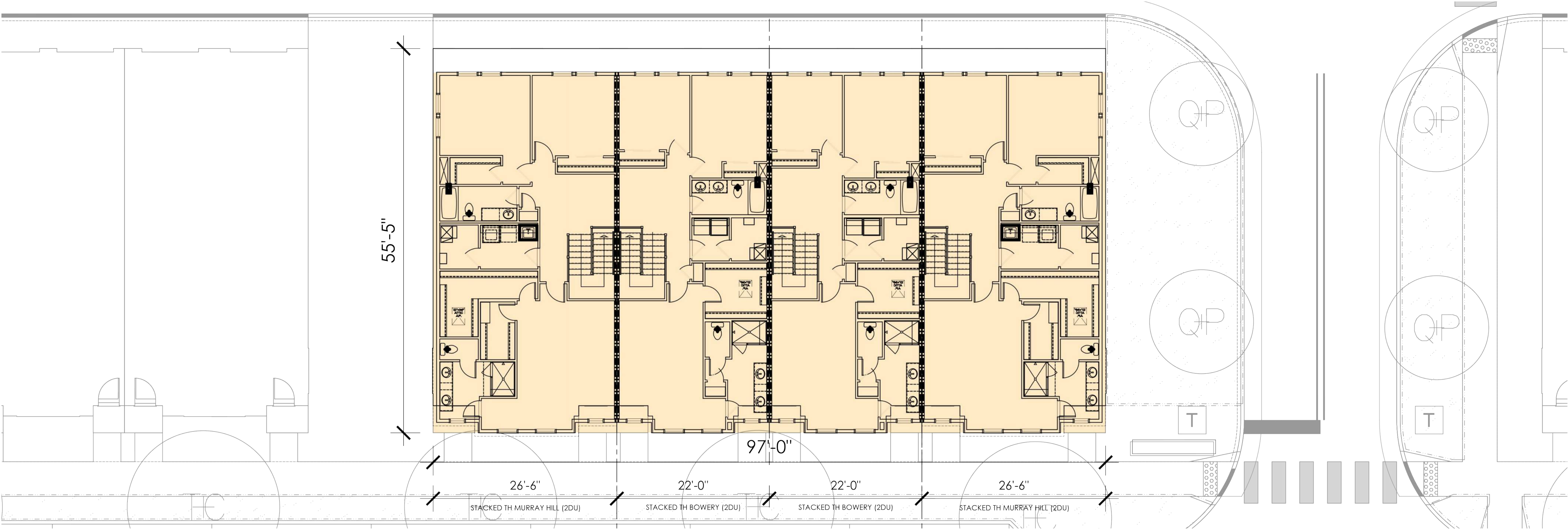
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PRINCETON NURSERIES
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
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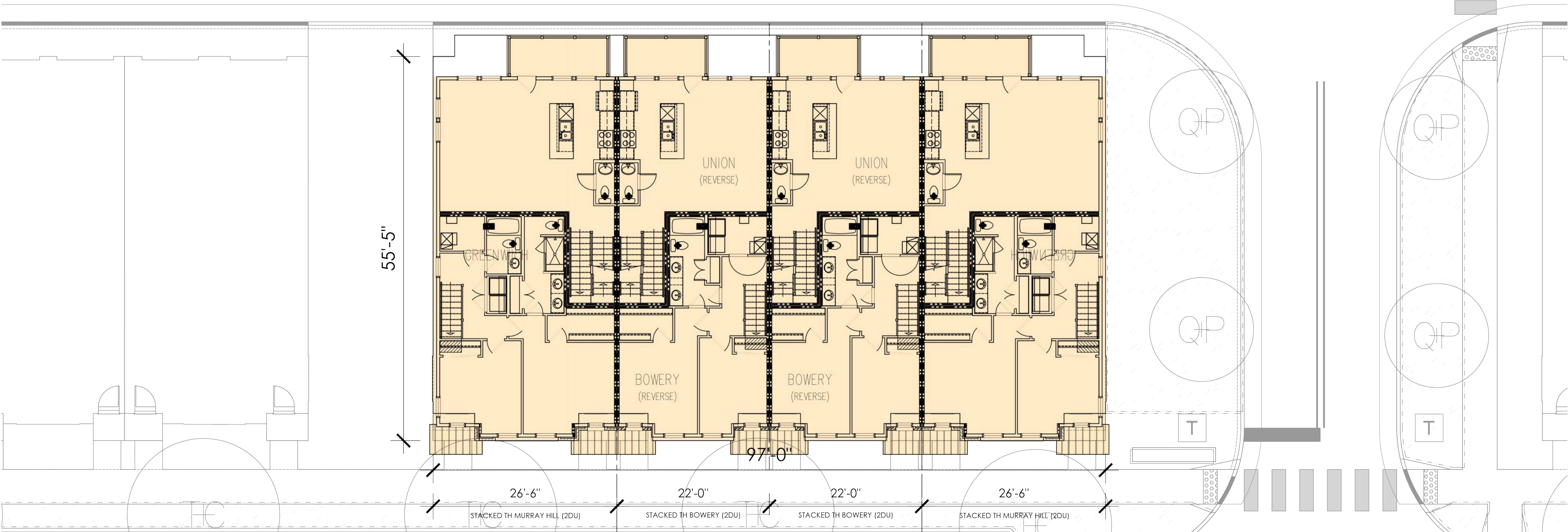
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A-06
8 UNIT BUILDING
STACKED TH BUILDING PLAN

8 UNIT STACKED TOWNHOME BUILDING - MARKET RATE



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



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

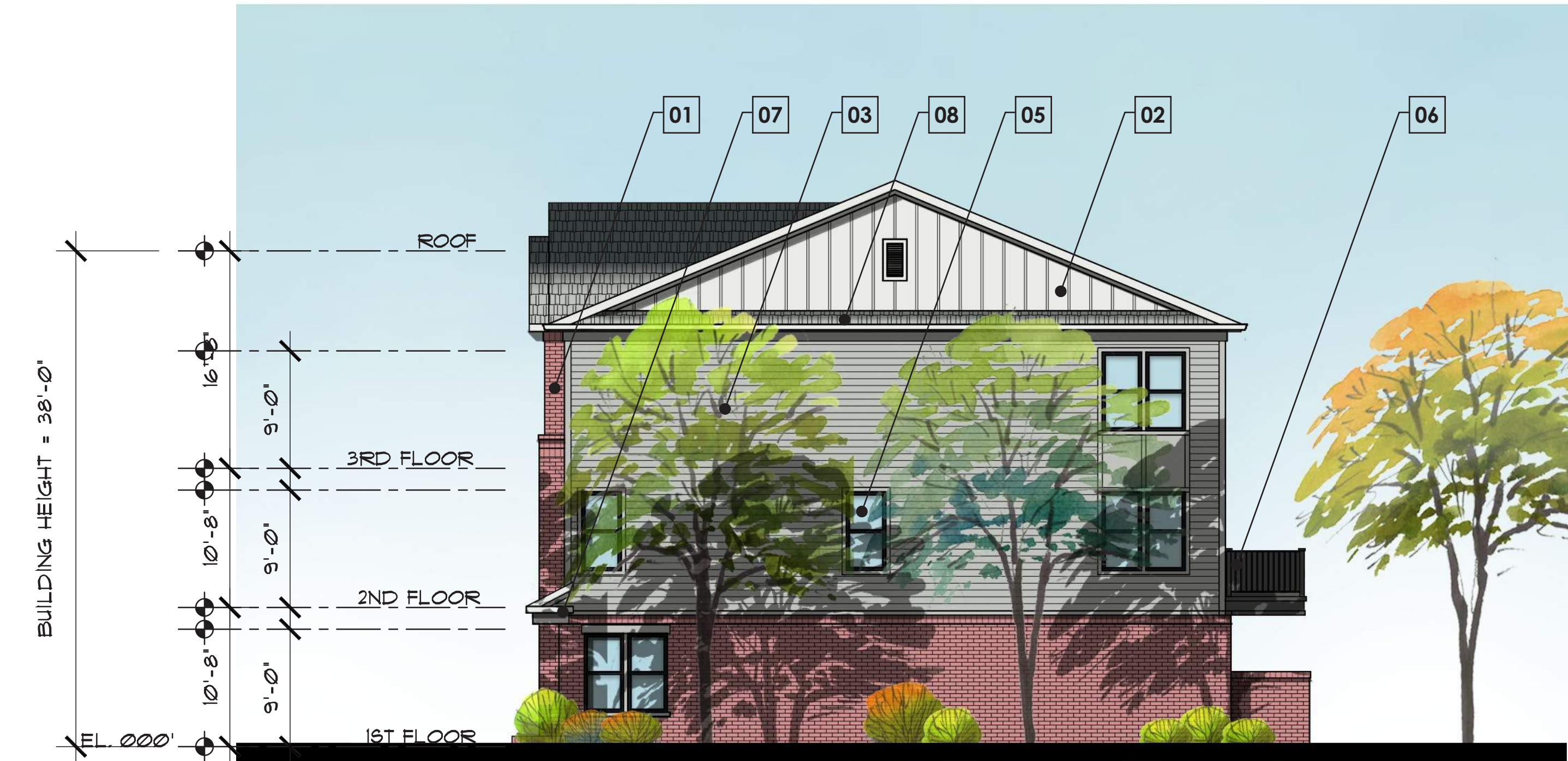
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PRINCETON NURSERIES
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
BLOCK 102, LOTS 5 + 6
BLOCK 106, LOT 1
PREPARED FOR:
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A-07
8 UNIT BUILDING
STACKED TH BUILDING PLAN

8 UNIT STACKED TOWNHOME BUILDING - MARKET RATE



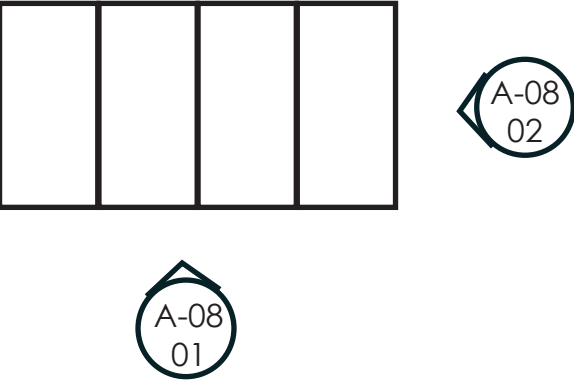
02 - STACKED TOWNHOMES - TYPICAL RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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



KEY PLAN:



MATERIALS KEY:

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

NOTES:

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

LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

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

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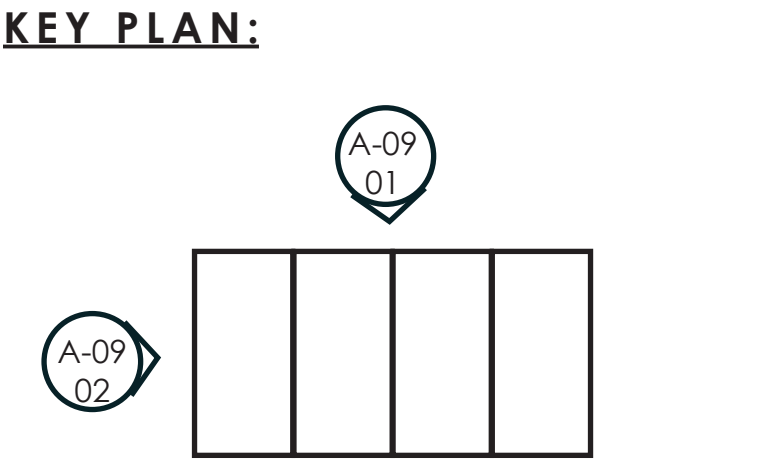
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8 UNIT STACKED TOWNHOME BUILDING - MARKET RATE



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

NOTES:

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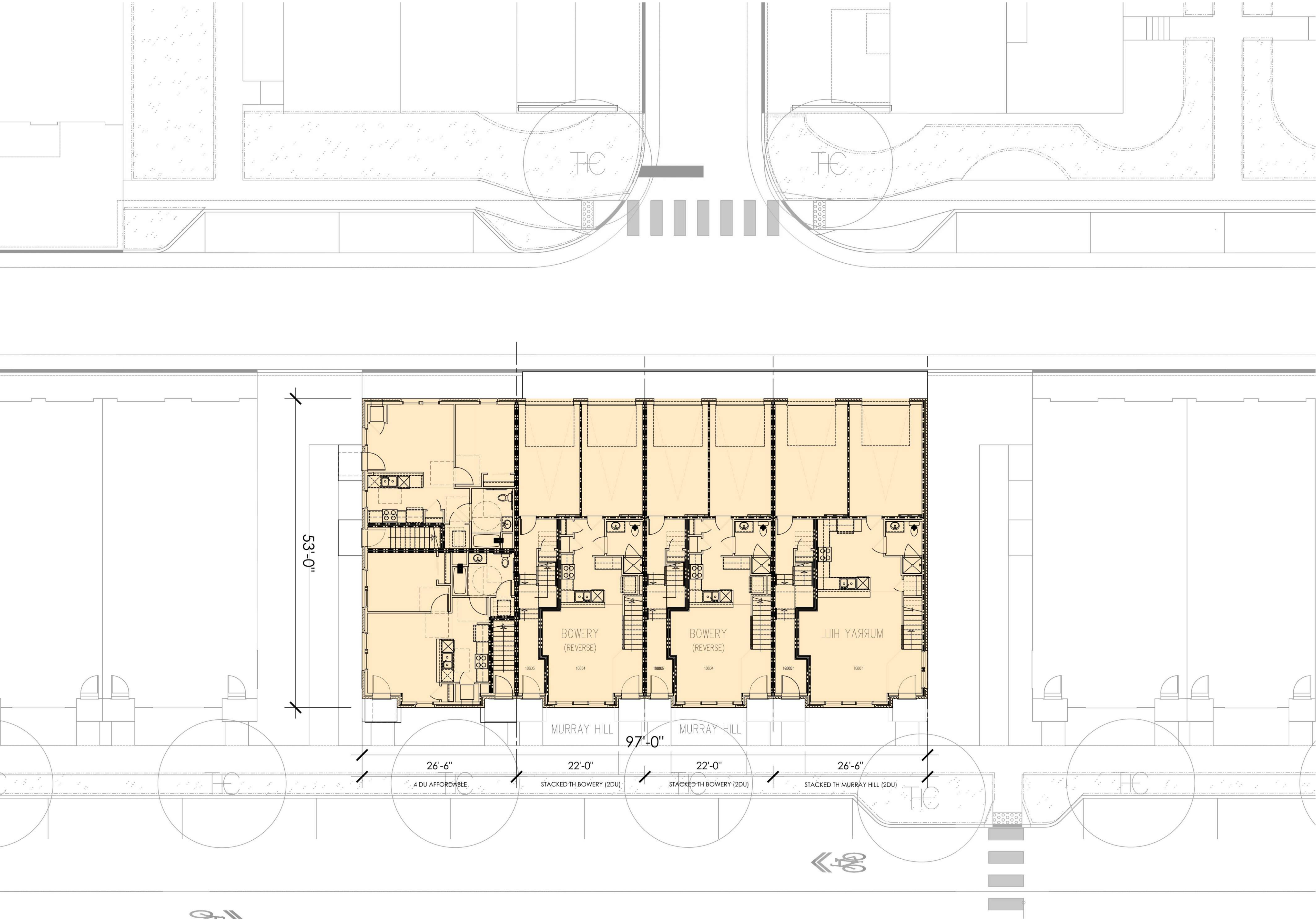
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A-09
8 UNIT BUILDING
STACKED TH ELEVATIONS

10 UNIT STACKED TOWNHOME BUILDING (4 AFFORDABLE UNITS)



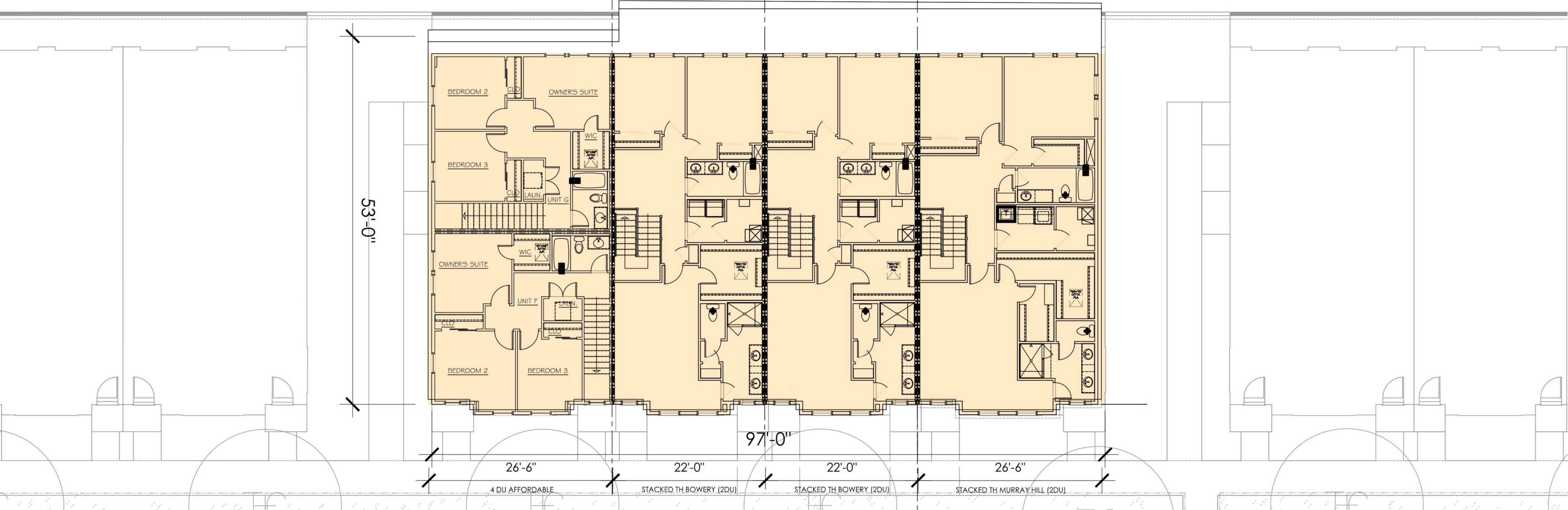
01 - 10 UNIT STACKED TOWNHOME BUILDING (4 AFFORDABLE UNITS) - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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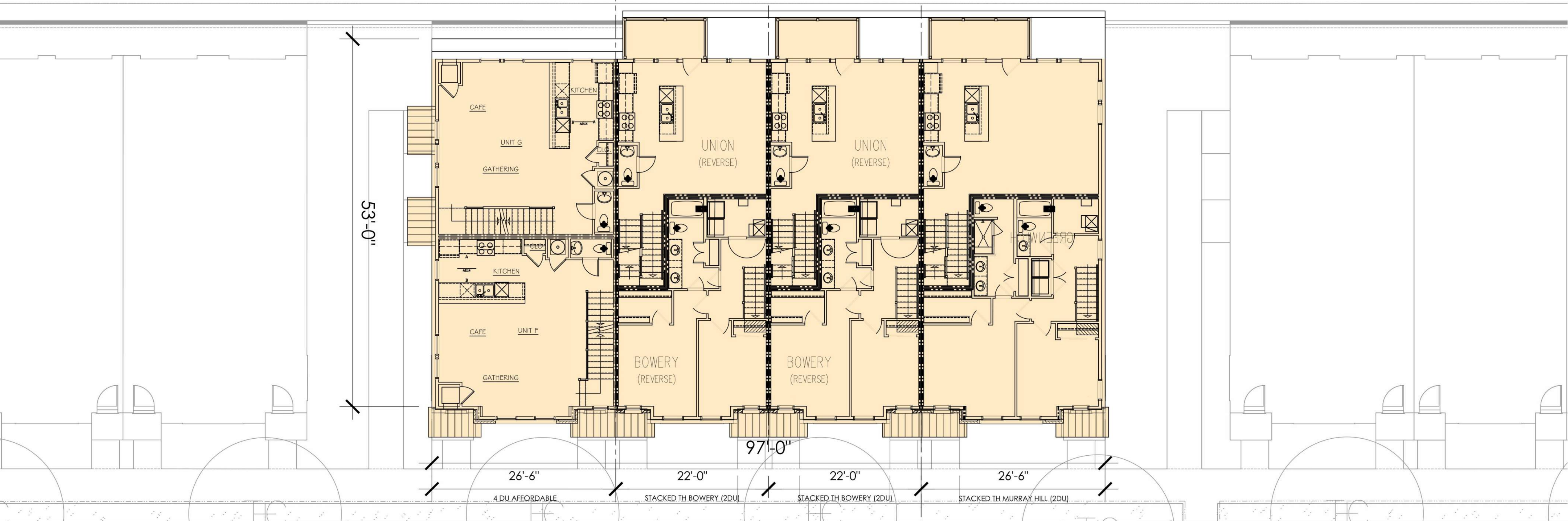
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04-18-2025	PRELIM + FINAL SITE PLAN REV 3

10 UNIT STACKED TOWNHOME BUILDING (4 AFFORDABLE UNITS)



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



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



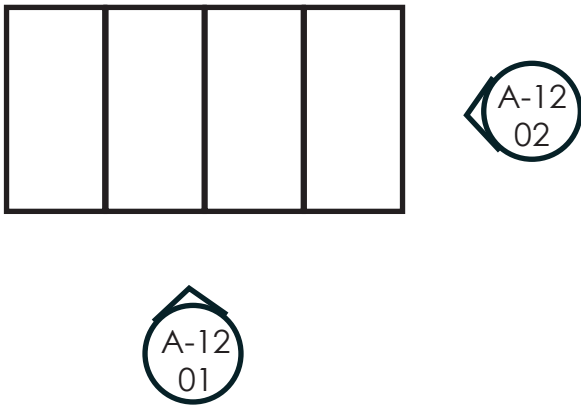
PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102
MINNOWASKO.COM

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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04-18-2025	PRELIM + FINAL SITE PLAN REV 3

10 UNIT STACKED TOWNHOME BUILDING (4 AFFORDABLE UNITS)

KEY PLAN:



MATERIALS KEY:

- 01 BRICK 1
- 02 FIBER CEMENT PANEL 01
- 03 FIBER CEMENT PANEL 02
- 04 FIBER CEMENT PANEL 03
- 05 VINYL WINDOW
- 06 ARCHITECTURAL METAL RAILING
- 07 ARCHITECTURAL METAL ROOF
- 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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PRINCETON NURSERIES

PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
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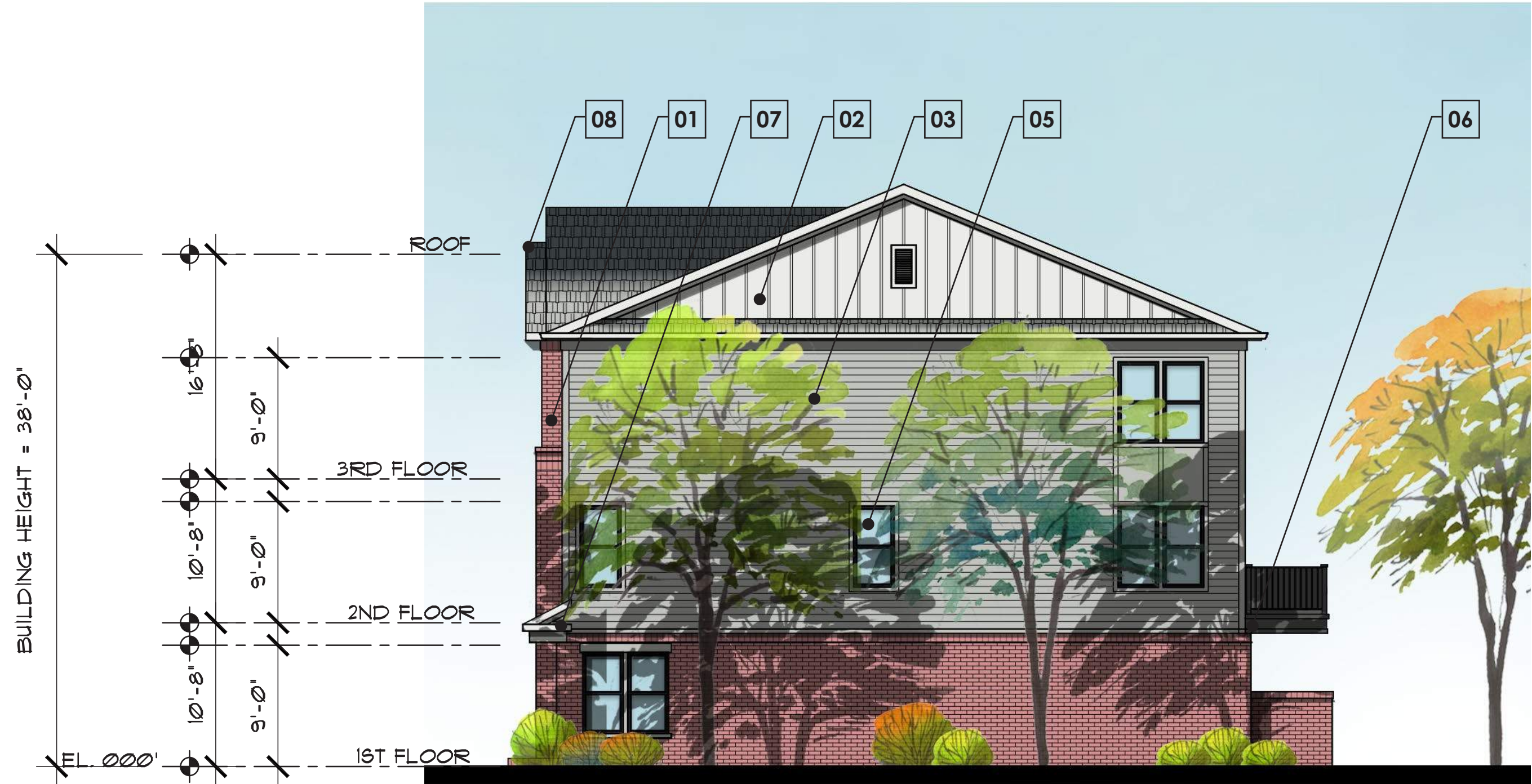


02 - STACKED TOWNHOMES - TYPICAL RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

10 UNIT STACKED TOWNHOME BUILDING (4 AFFORDABLE UNITS)

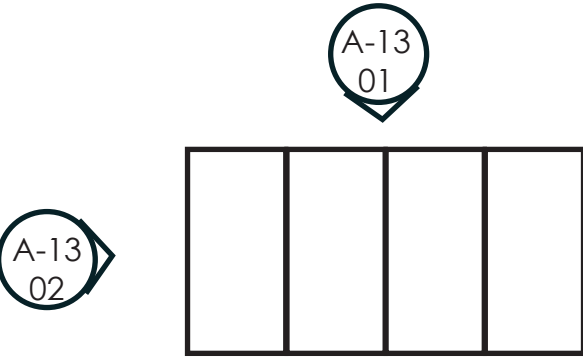


02 - STACKED TOWNHOMES - TYPICAL LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
0 4 8 12



01 - STACKED TOWNHOMES - TYPICAL REAR ELEVATION
SCALE: 1/8" = 1'-0"
0 4 8 12

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

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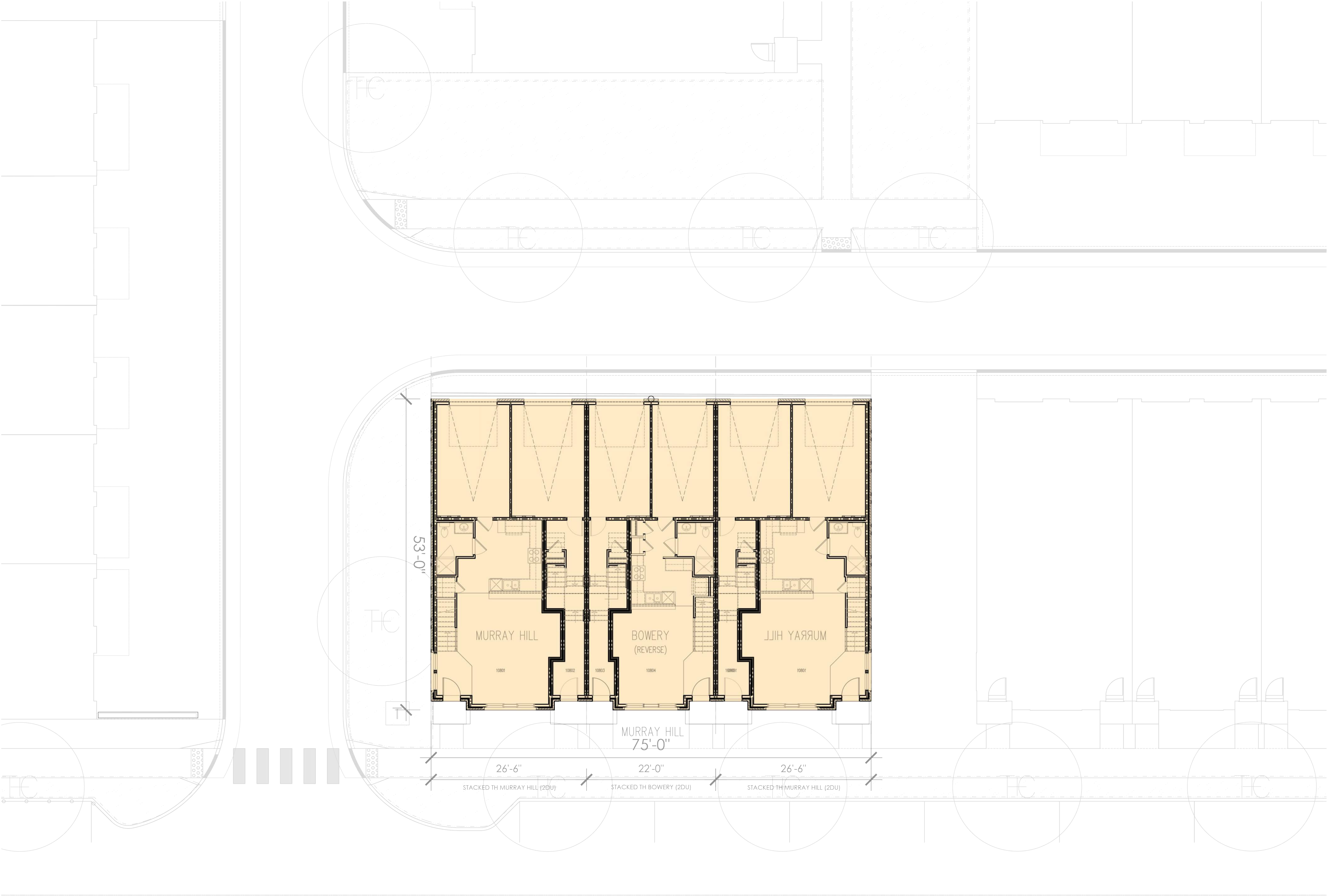
PRINCETON NURSERIES

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

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WRV NURSERIES PLAINSBORO OWNER, LLC

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04-18-2025	PRELIM + FINAL SITE PLAN REV 3

6 UNIT STACKED TOWNHOME BUILDING - MARKET RATE



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

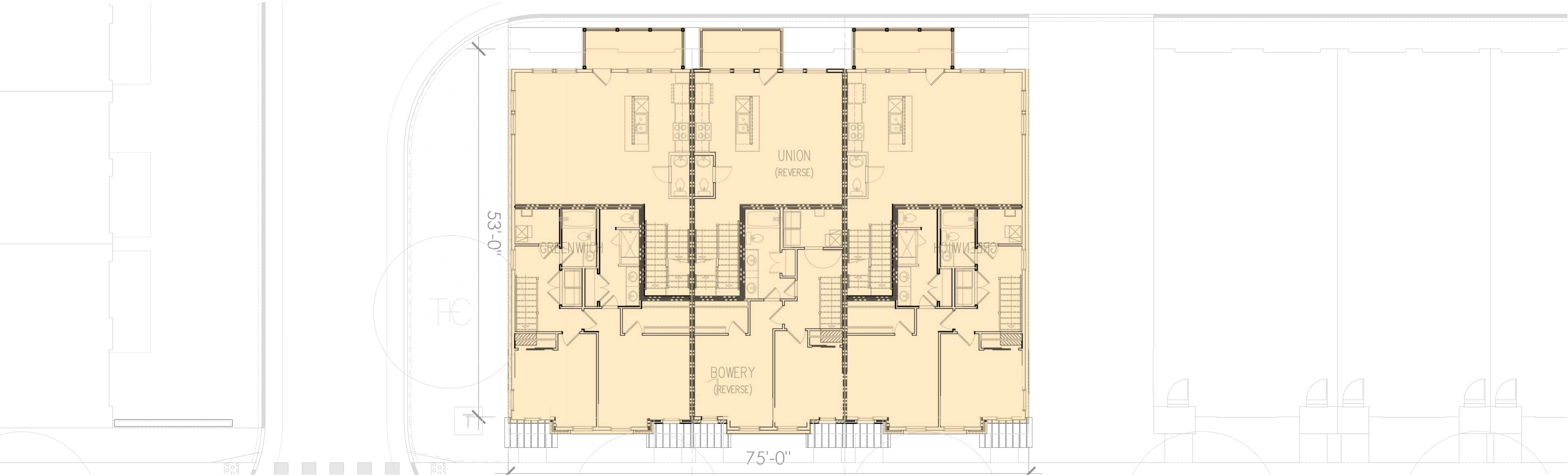


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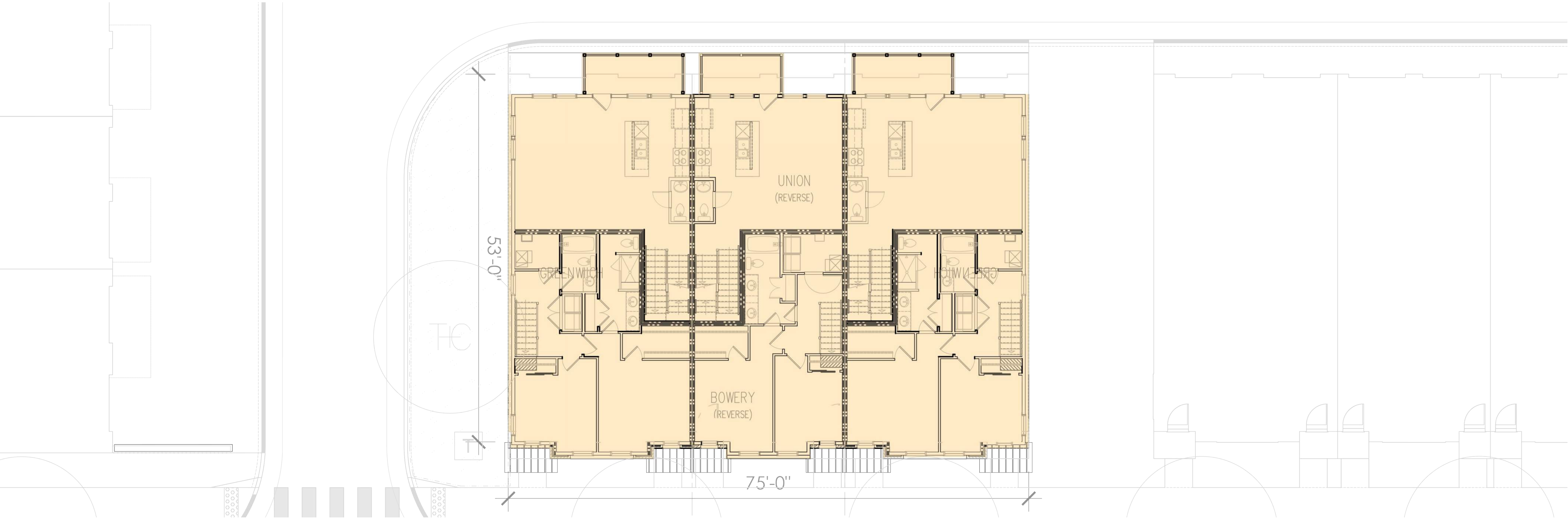
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PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
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04-18-2025	PRELIM + FINAL SITE PLAN REV 3

6 UNIT STACKED TOWNHOME BUILDING - MARKET RATE



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



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



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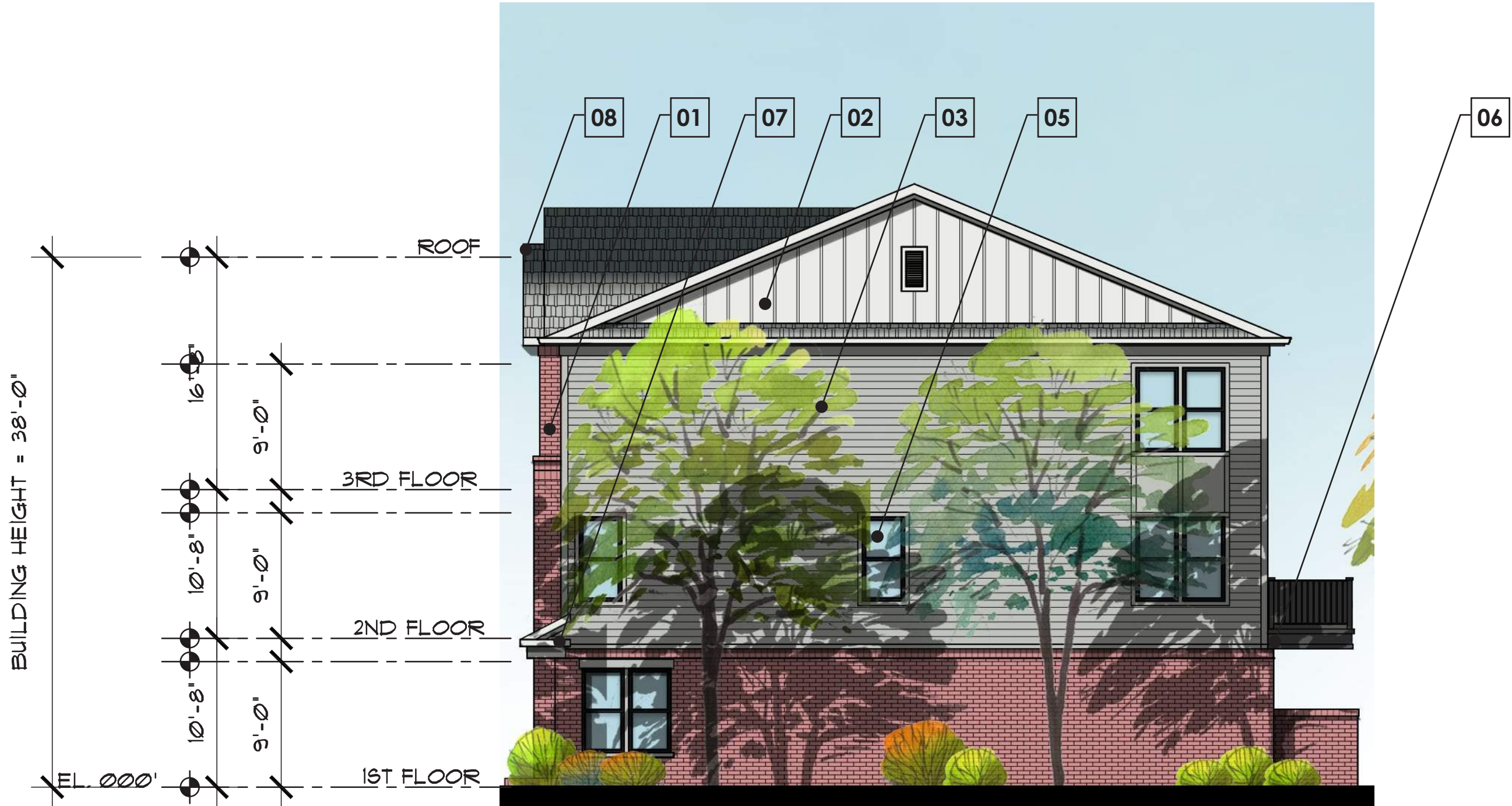
PRINCETON NURSERIES
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
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A-15
6 UNIT BUILDING
STACKED TH BUILDING PLAN

6 UNIT STACKED TOWNHOME BUILDING - MARKET RATE



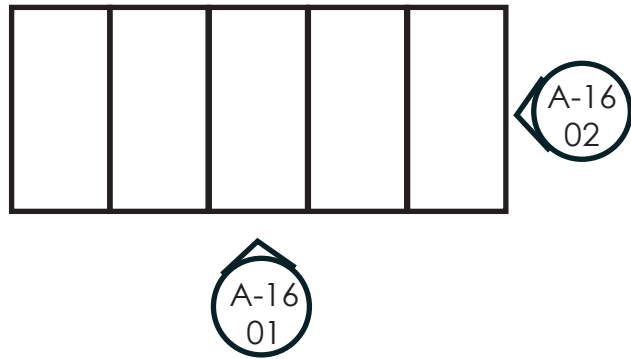
02 - STACKED TOWNHOMES - TYPICAL RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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



KEY PLAN:



MATERIALS KEY:

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

NOTES:

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PRINCETON NURSERIES

PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
BLOCK 102, LOTS 5 + 6
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PREPARED FOR:
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6 UNIT STACKED TOWNHOME BUILDING - MARKET RATE

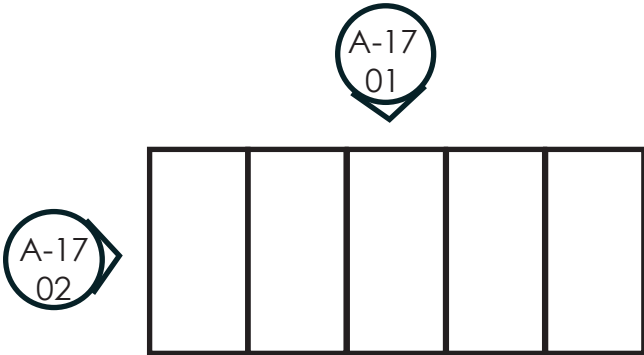


02 - STACKED TOWNHOMES - TYPICAL LEFT SIDE ELEVATION

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
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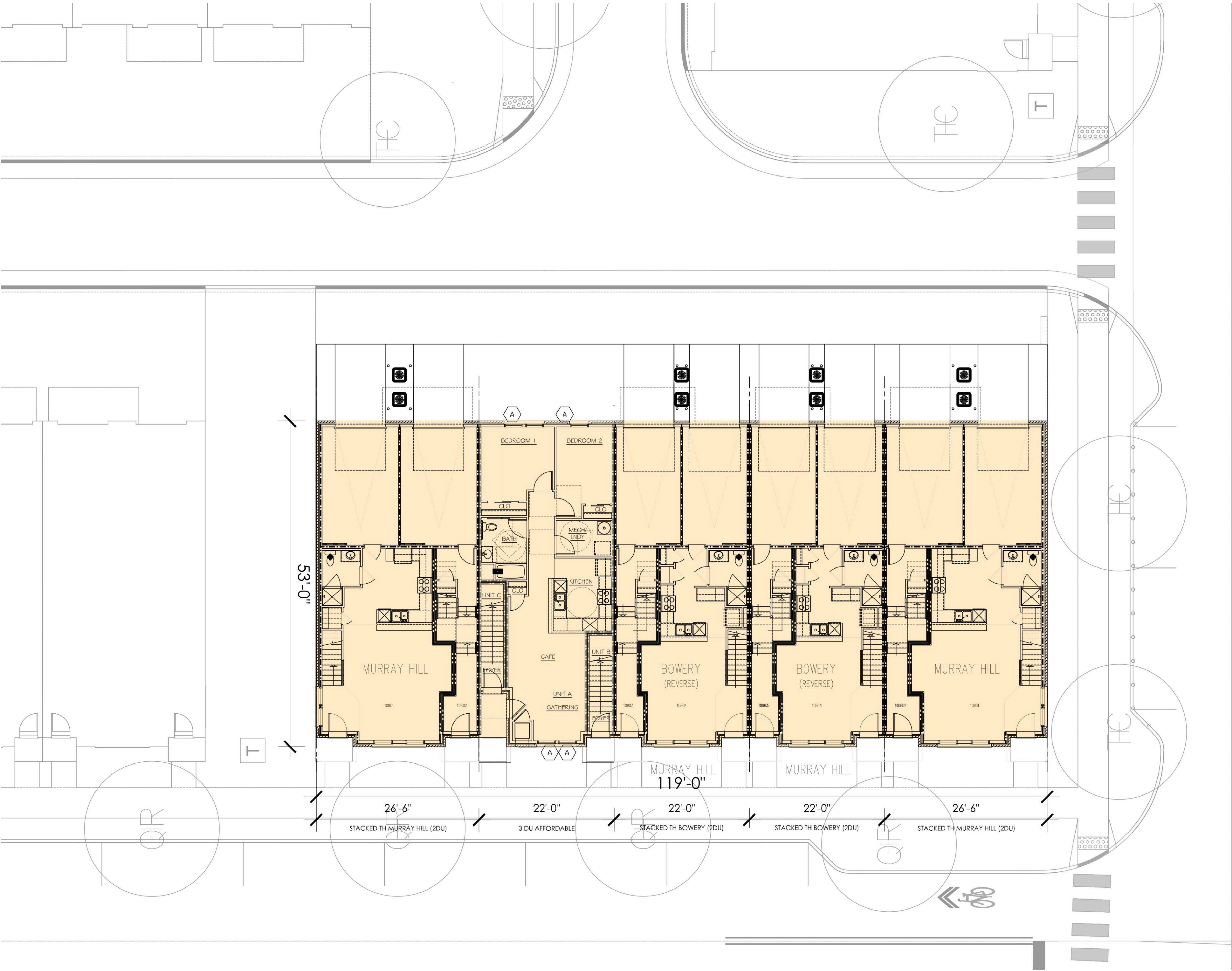
PRINCETON NURSERIES

PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
BLOCK 102, LOTS 5 + 6
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PREPARED FOR:
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04-18-2025	PRELIM + FINAL SITE PLAN REV 3

11 UNIT STACKED TOWNHOME BUILDING (3 AFFORDABLE UNITS)



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

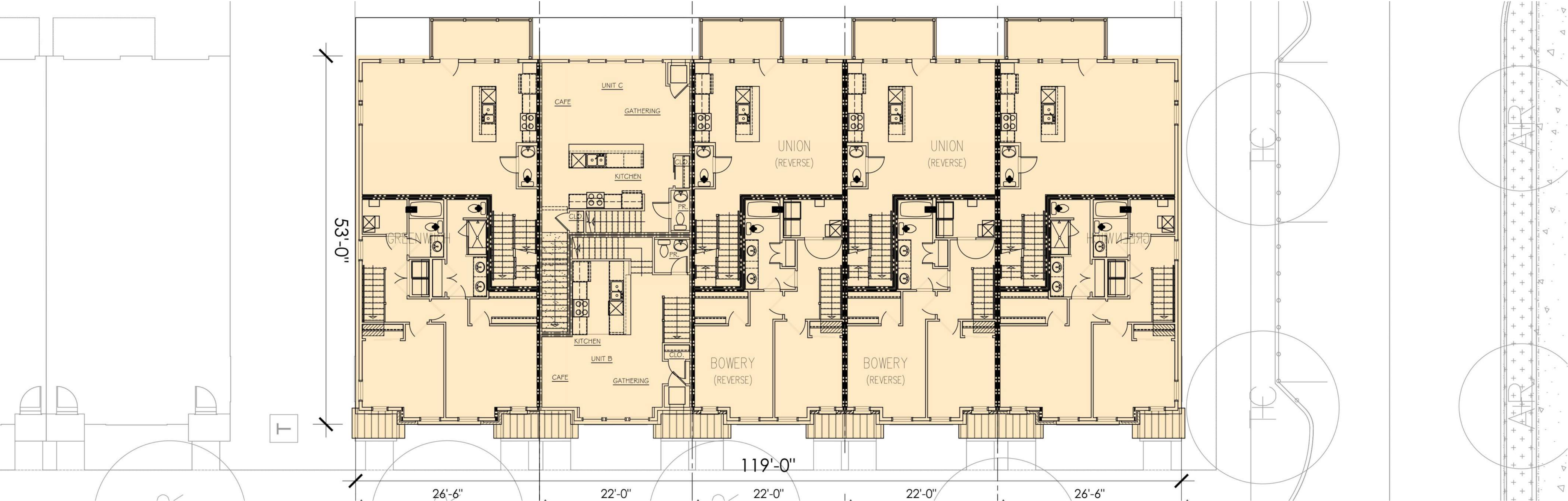


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11 UNIT STACKED TOWNHOME BUILDING (3 AFFORDABLE UNITS)



02 - 11 UNIT STACKED TOWNHOME BUILDING (3 AFFORDABLE UNITS) - THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



01 - 11 UNIT STACKED TOWNHOME BUILDING (3 AFFORDABLE UNITS) - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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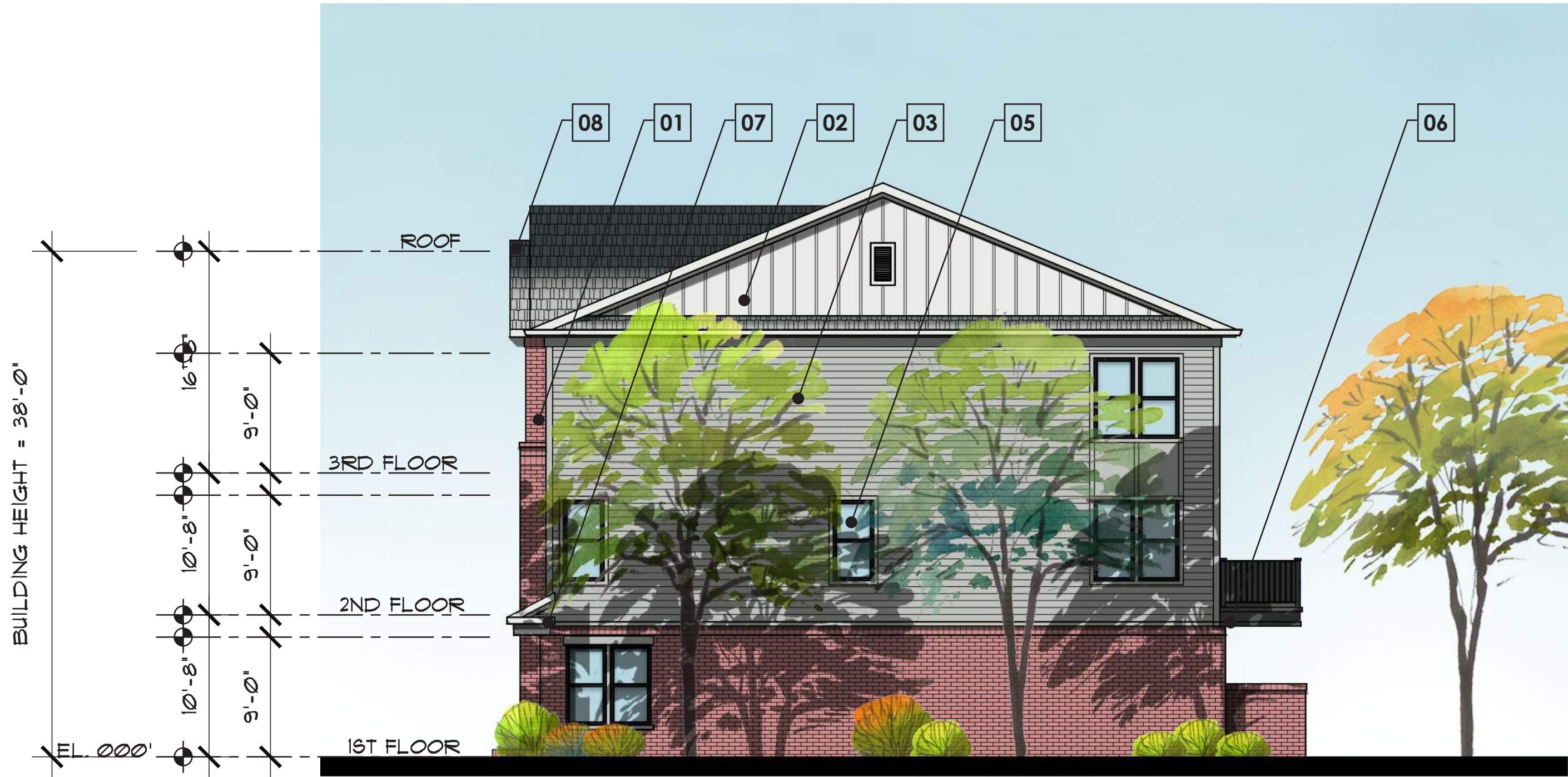
PRINCETON NURSERIES
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
BLOCK 102, LOTS 5 + 6
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A-19
11 UNIT BUILDING (3 AFFORDABLE UNITS)
STACKED TH COAH BUILDING PLAN

11 UNIT STACKED TOWNHOME BUILDING (3 AFFORDABLE UNITS)

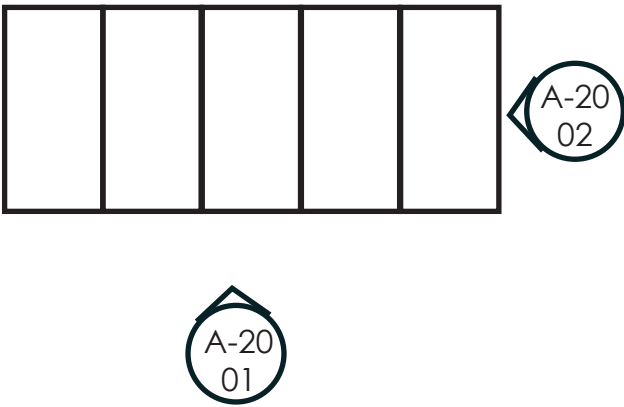


02 - STACKED TOWNHOMES - TYPICAL RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
2 4 8 16



01 - STACKED TOWNHOMES - TYPICAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"
2 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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11 UNIT STACKED TOWNHOME BUILDING (3 AFFORDABLE UNITS)

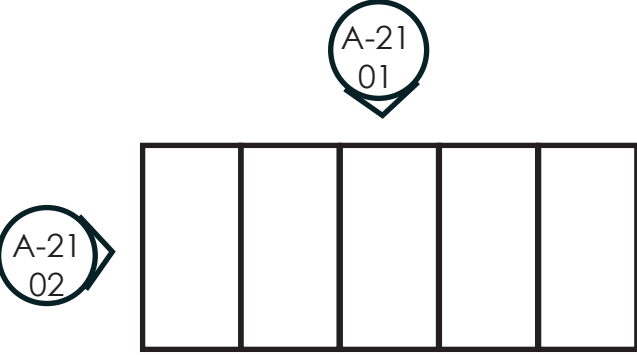


02 - STACKED TOWNHOMES - TYPICAL LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



01 - STACKED TOWNHOMES - TYPICAL 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 VINYL WINDOW
- 06 ARCHITECTURAL METAL RAILING
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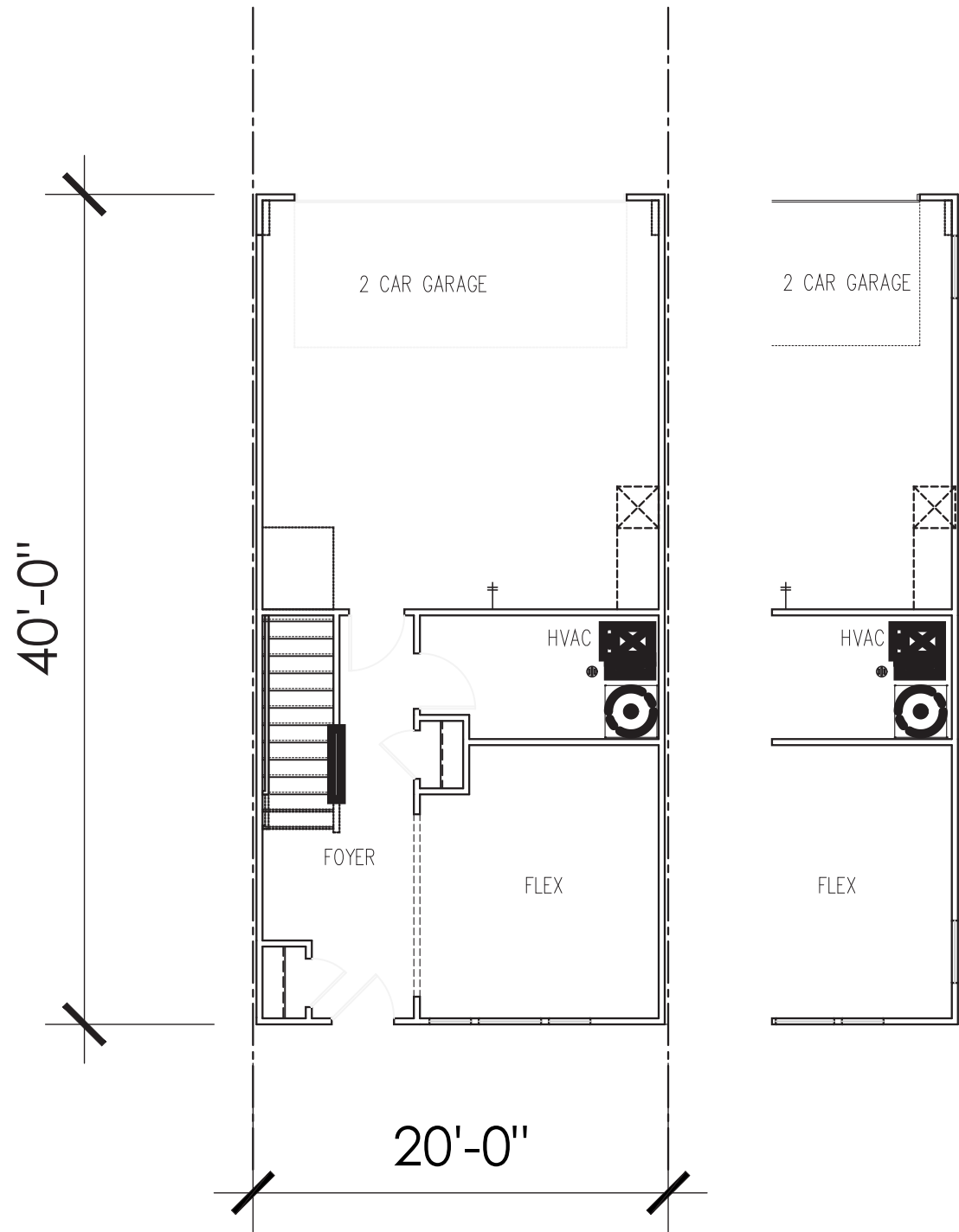
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- SITE NOTES:
1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.

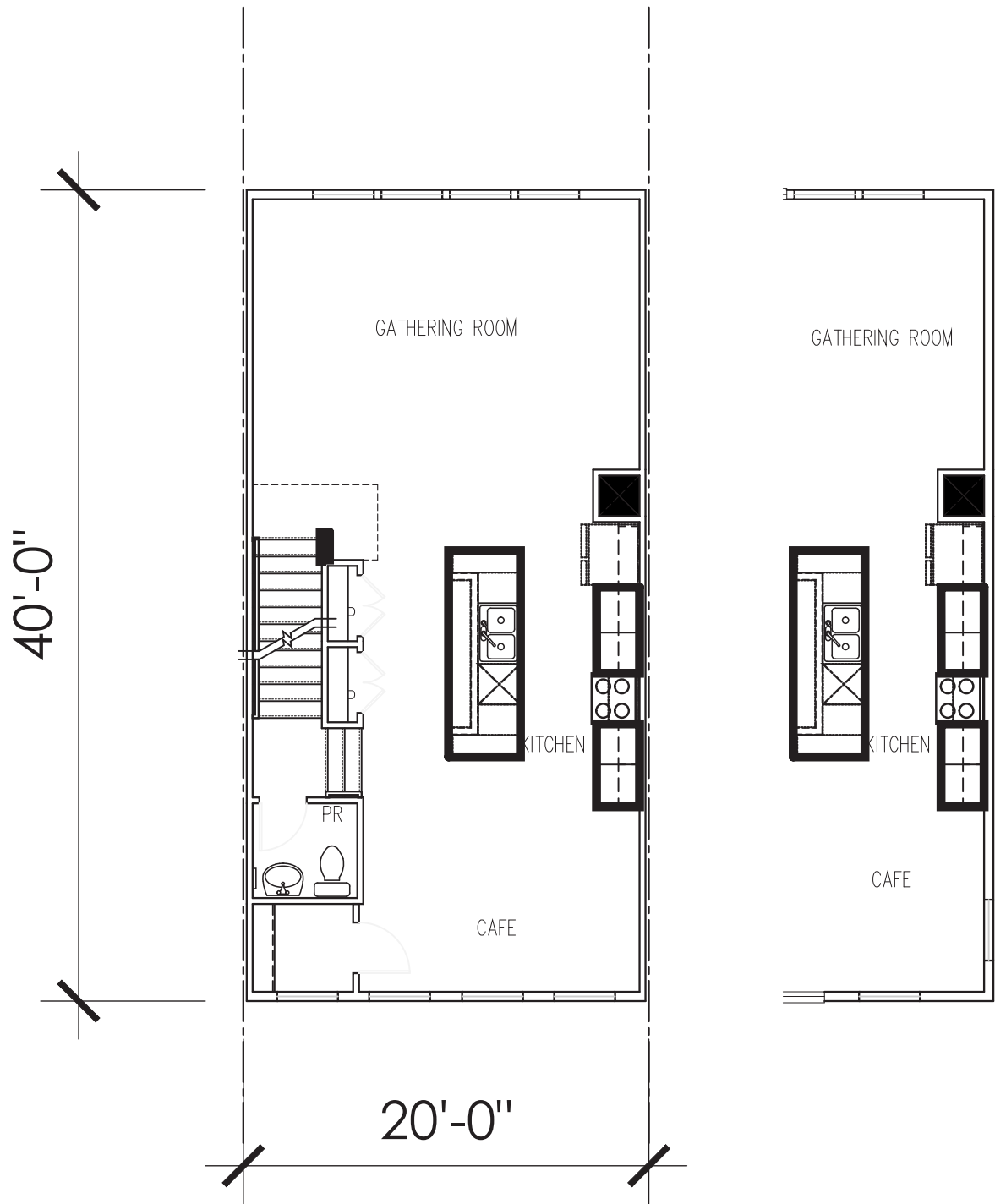
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.

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

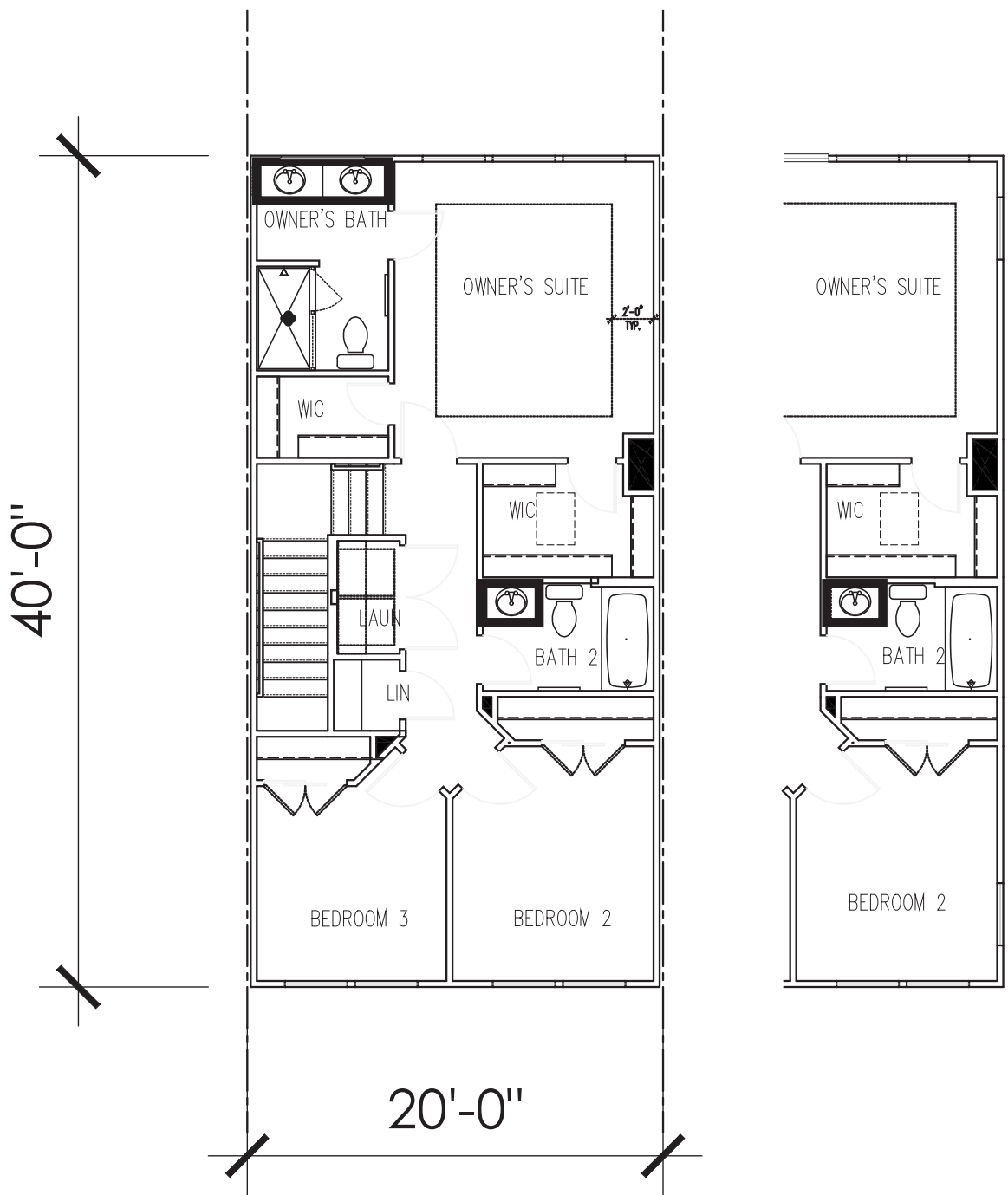
MARKET RATE 20'-0" TRADITIONAL TOWNHOME LAYOUT



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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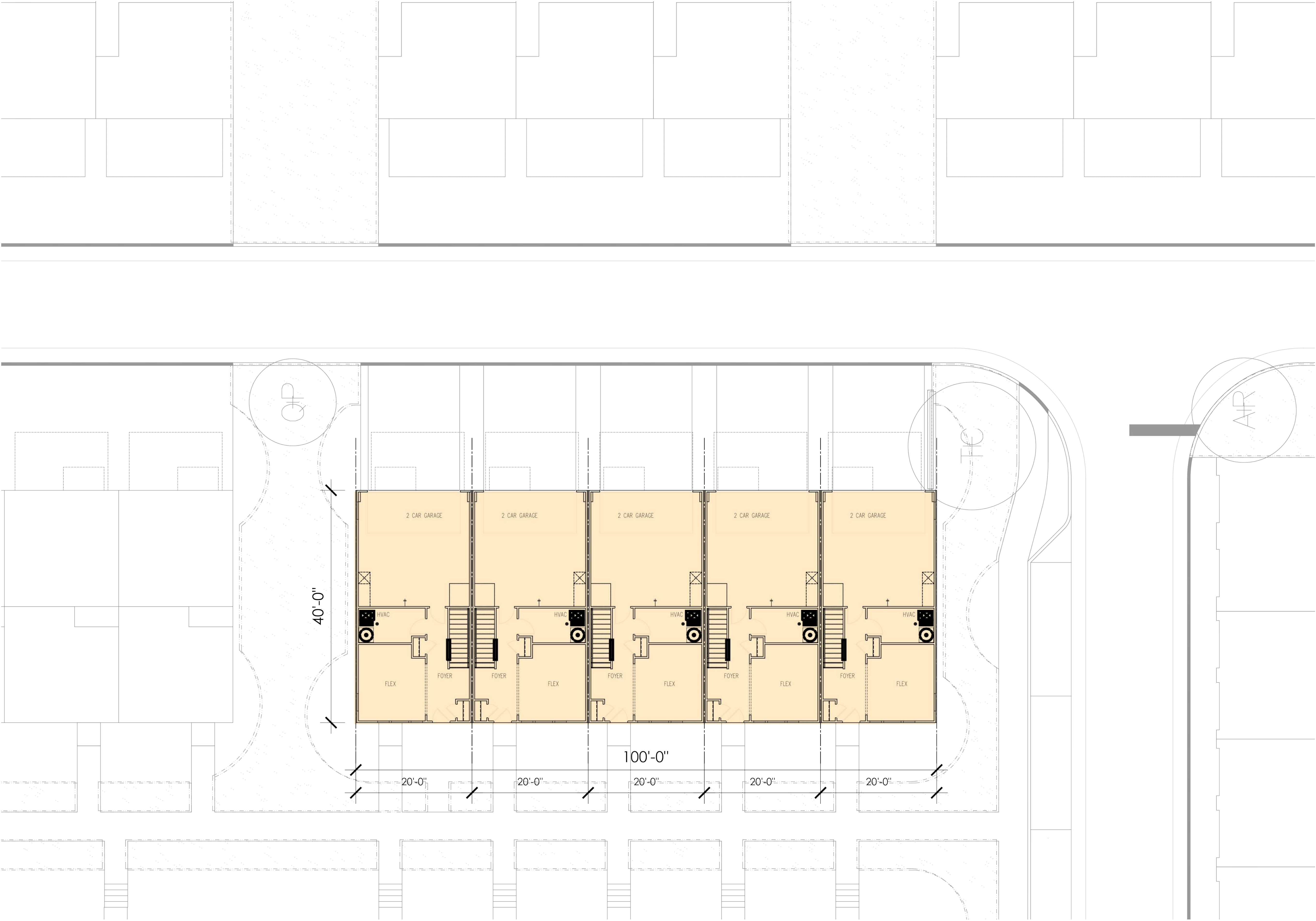
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5 UNIT TRADITIONAL TOWNHOME BUILDING - 20'



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

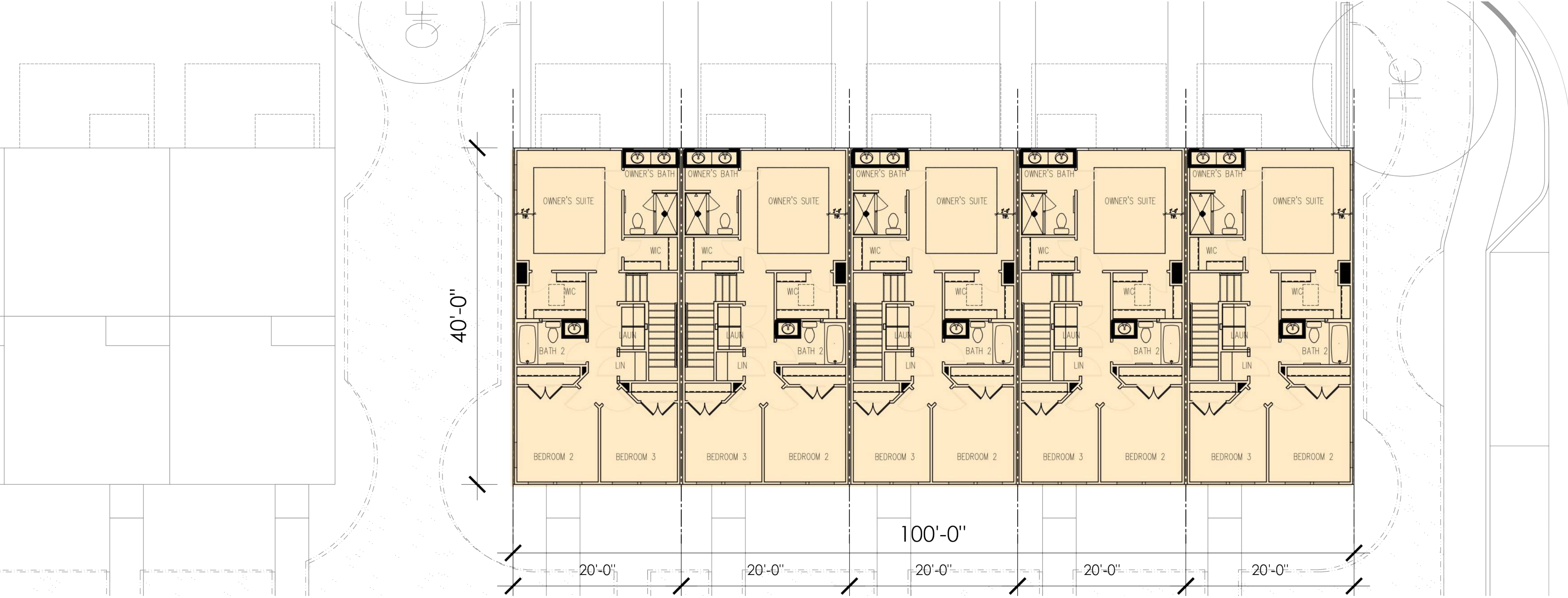


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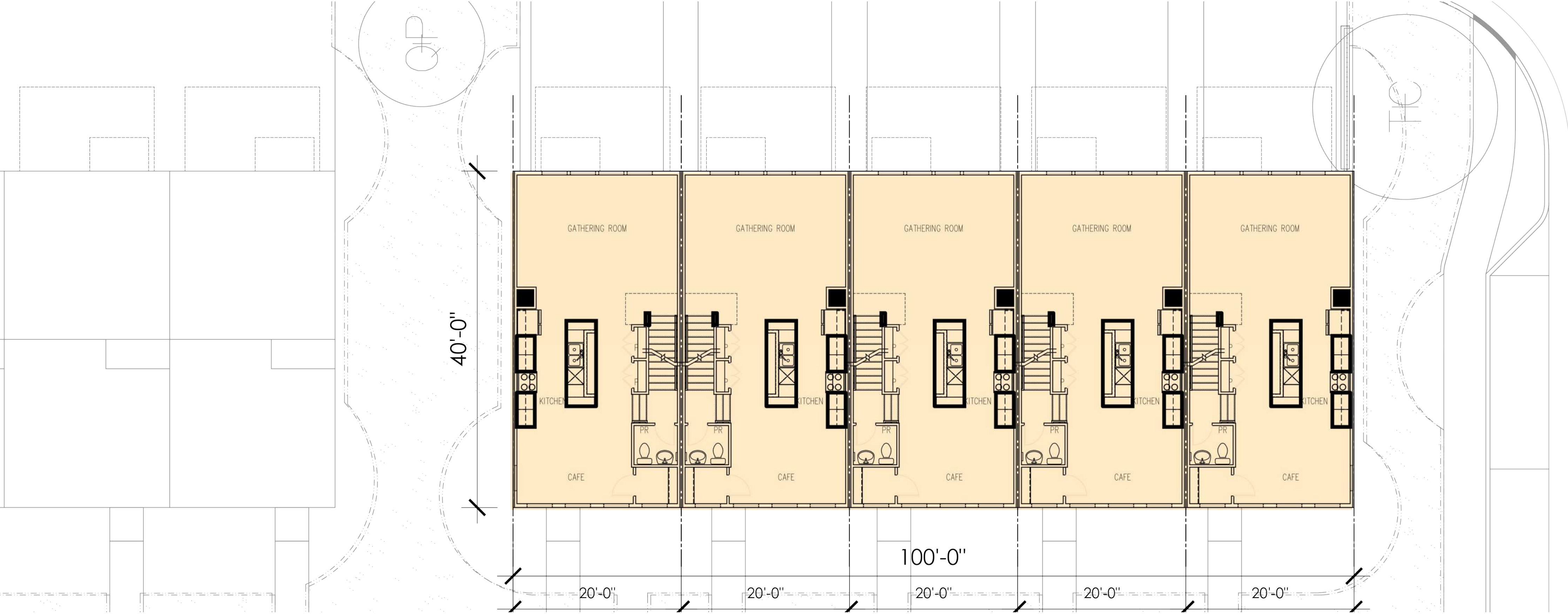
PRINCETON NURSERIES
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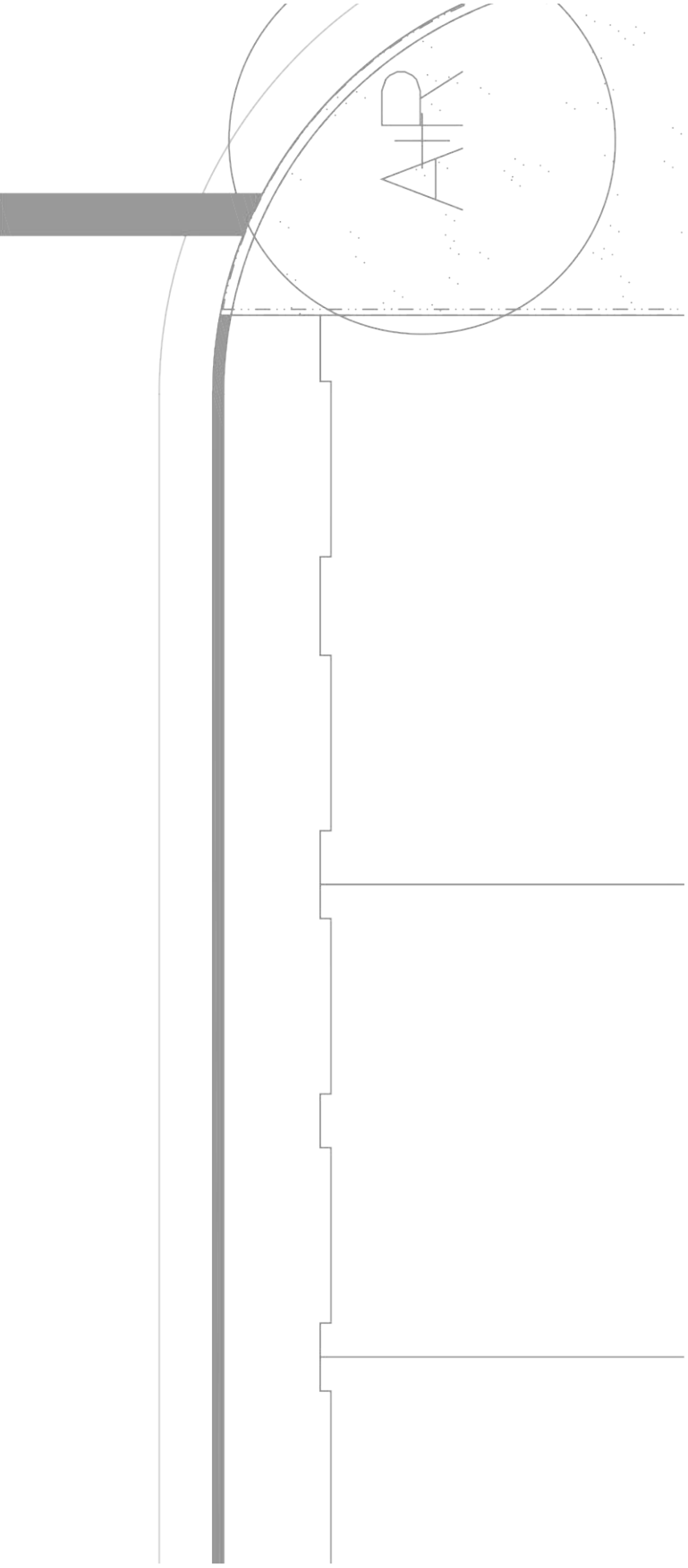
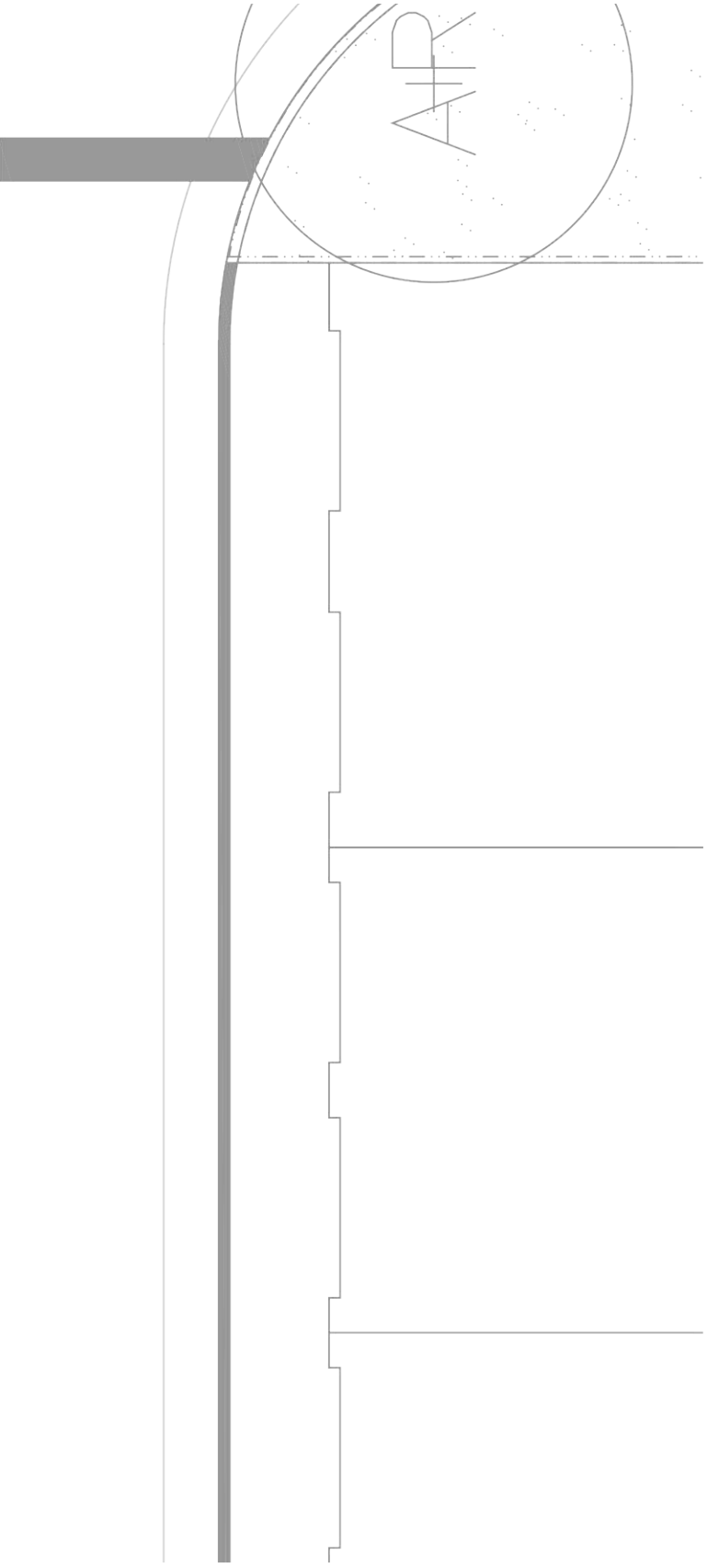
5 UNIT TRADITIONAL TOWNHOME BUILDING - 20'



02 - 5 UNIT (20' TOWNHOMES) - THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



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12-14-2024	PRELIM + FINAL SITE PLAN REV 2
04-18-2025	PRELIM + FINAL SITE PLAN REV 3

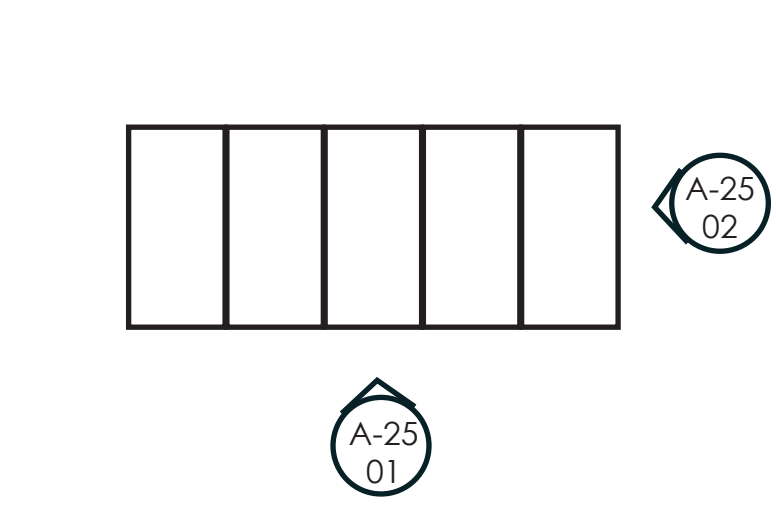
5 UNIT TRADITIONAL TOWNHOME BUILDING - 20'



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



KEY PLAN:



MATERIALS KEY:

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

NOTES:

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

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



PREPARED BY:

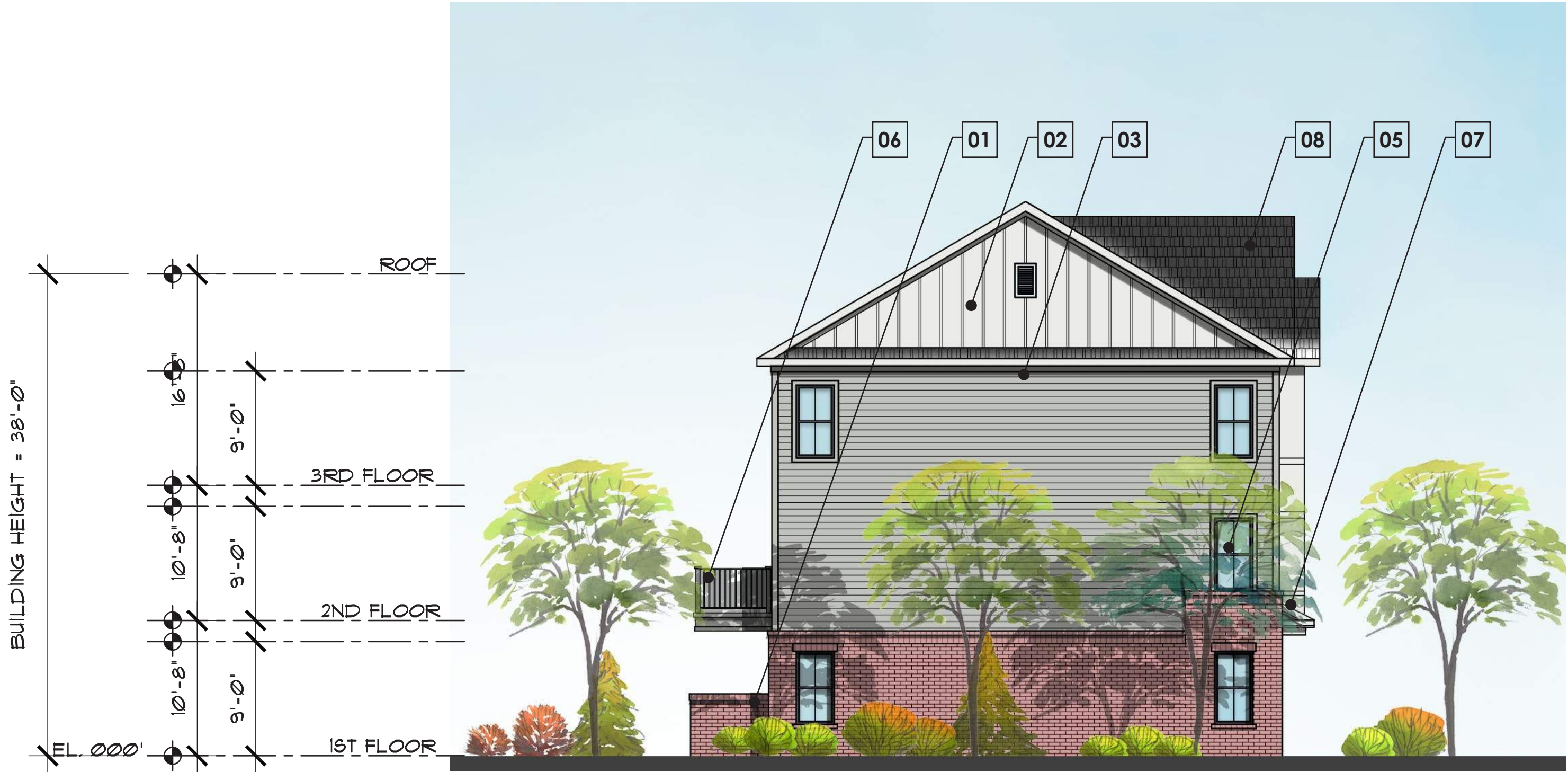
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ARCHITECTS AND PLANNERS
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TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

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:	
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09-27-2024	PRELIM + FINAL SITE PLAN REV 1
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04-18-2025	PRELIM + FINAL SITE PLAN REV 3

5 UNIT TRADITIONAL TOWNHOME BUILDING - 20'

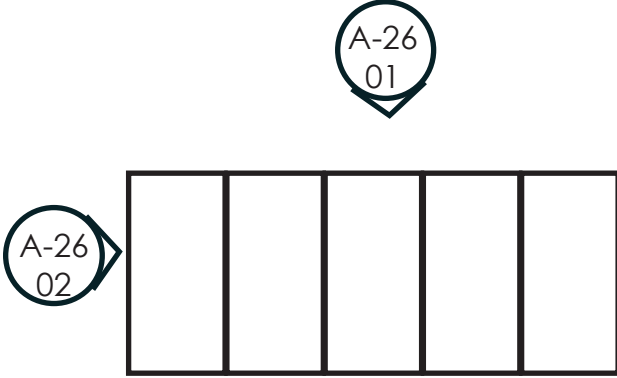


02 - 20' TRADITIONAL TH REAR LOADED - TYPICAL LEFT SIDE ELEVATION

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



KEY PLAN:



MATERIALS KEY:

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

NOTES:

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

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



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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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04-18-2025	PRELIM + FINAL SITE PLAN REV 3

A-26

20' TH ELEVATIONS

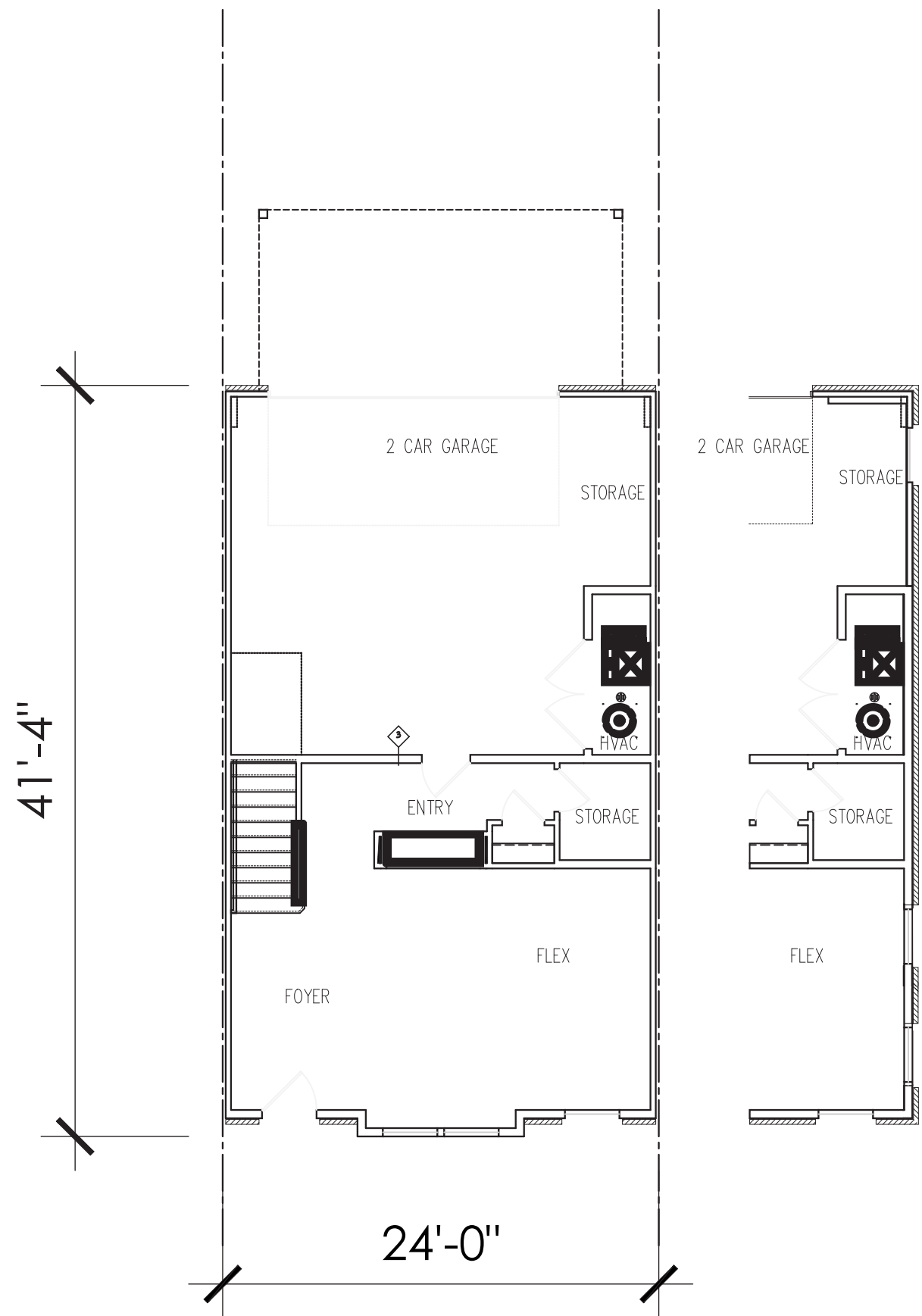
SITE NOTES:

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

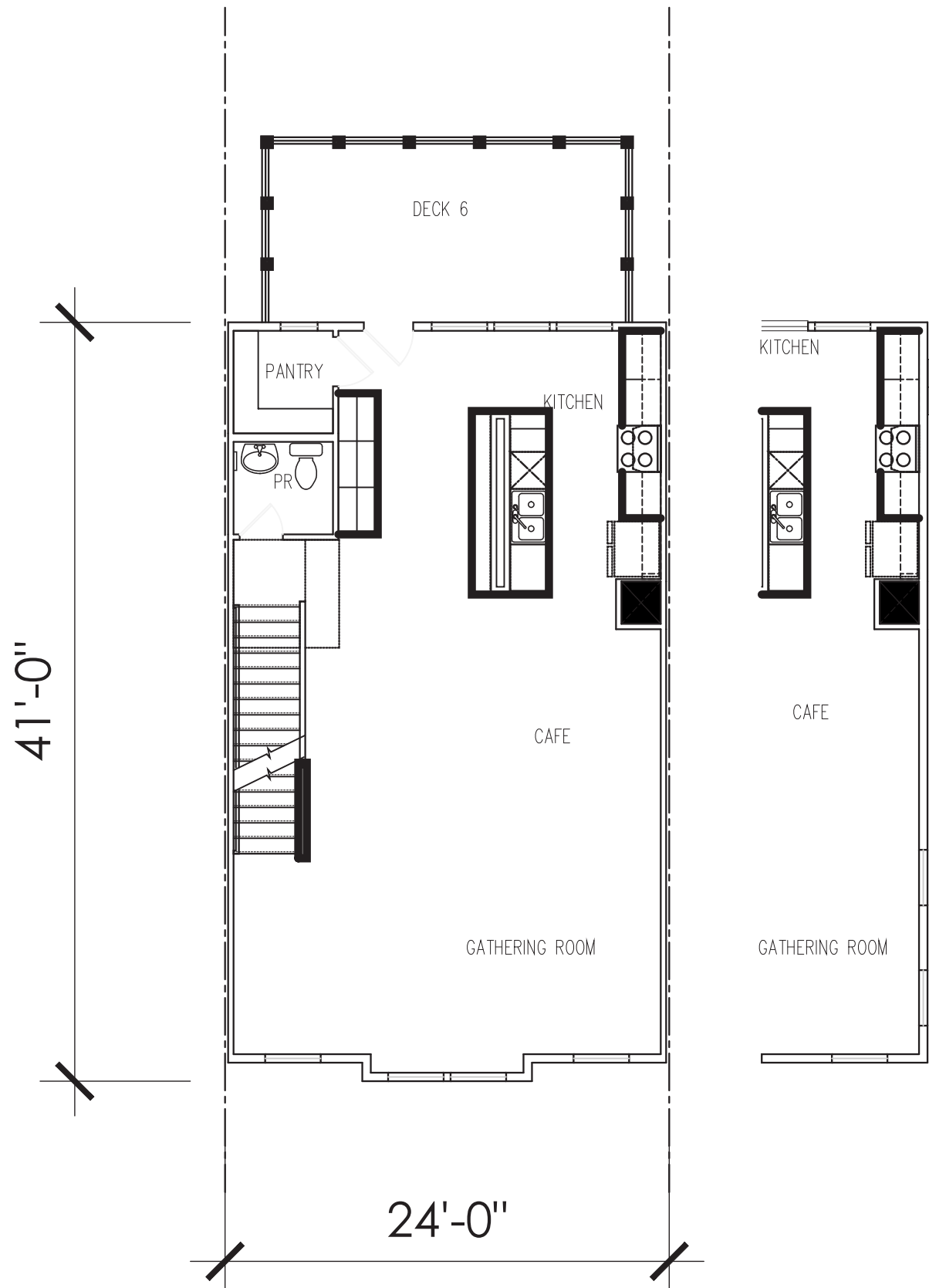
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3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

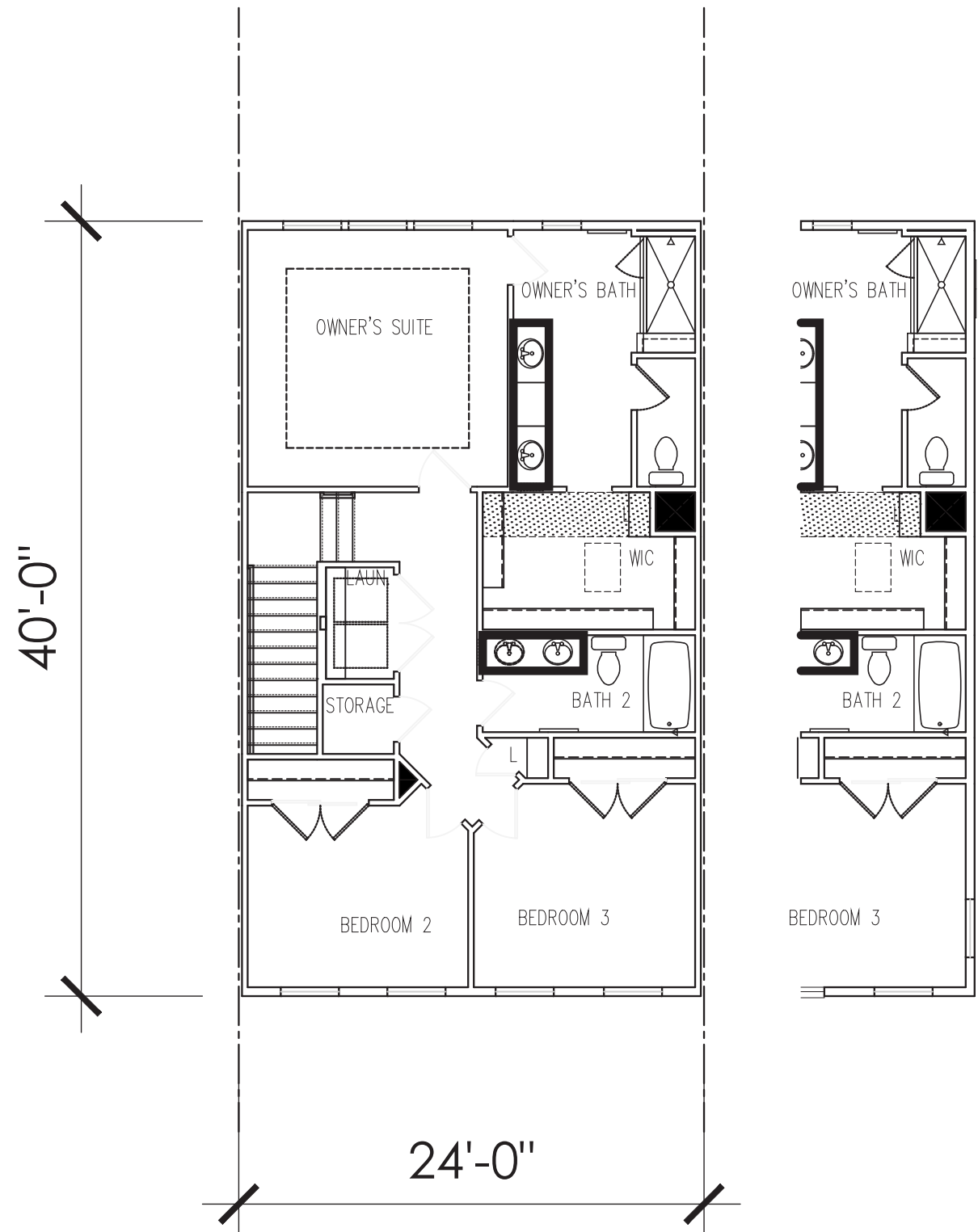
MARKET RATE 24'-0" TRADITIONAL TOWNHOME LAYOUT



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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BLOCK 106, LOT 1

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04-18-2025	PRELIM + FINAL SITE PLAN REV 3

A-27

24' TH BUILDING PLAN

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6 UNIT TRADITIONAL TOWNHOME BUILDING - 24'



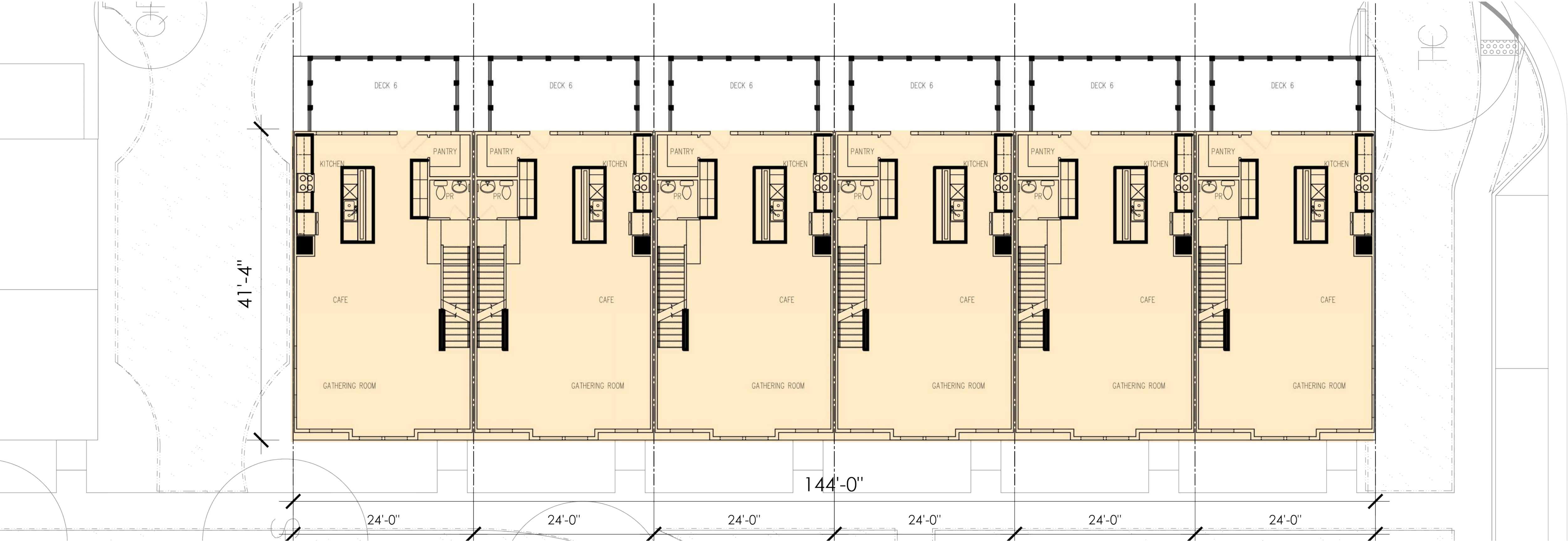
01 - 6 UNIT (24' TOWNHOMES) - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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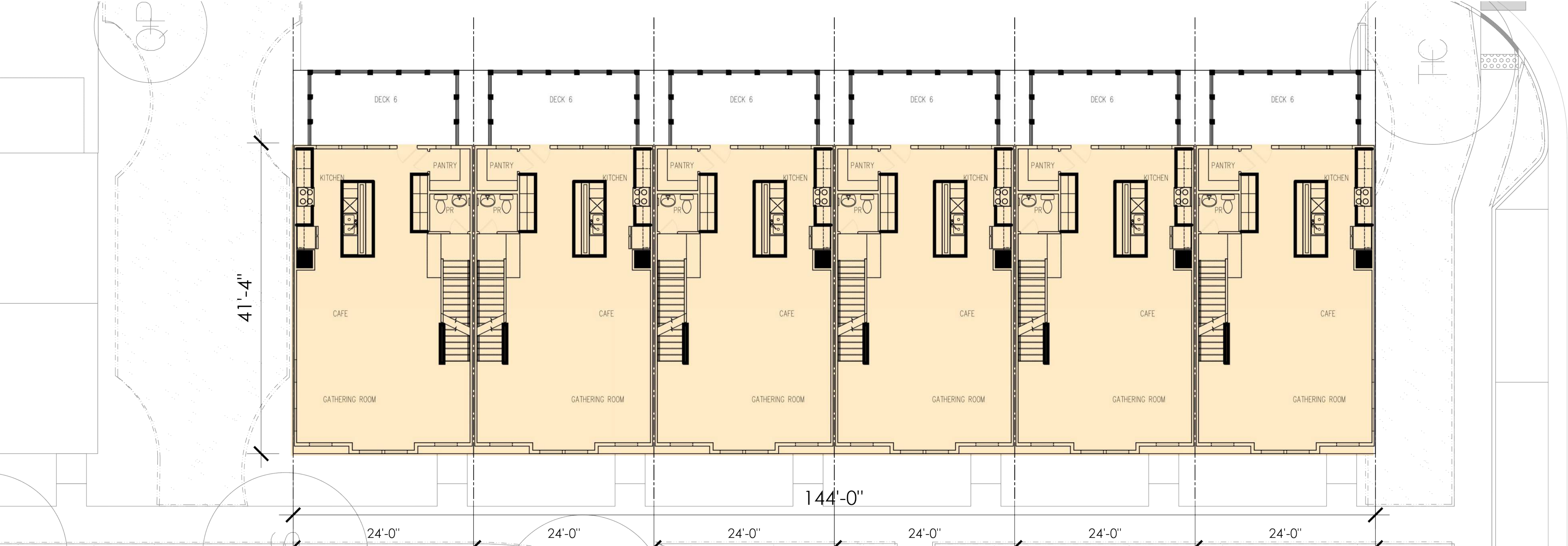
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04-18-2025	PRELIM + FINAL SITE PLAN REV 3

6 UNIT TRADITIONAL TOWNHOME BUILDING - 24'



02 - 6 UNIT (24' TOWNHOMES) - THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

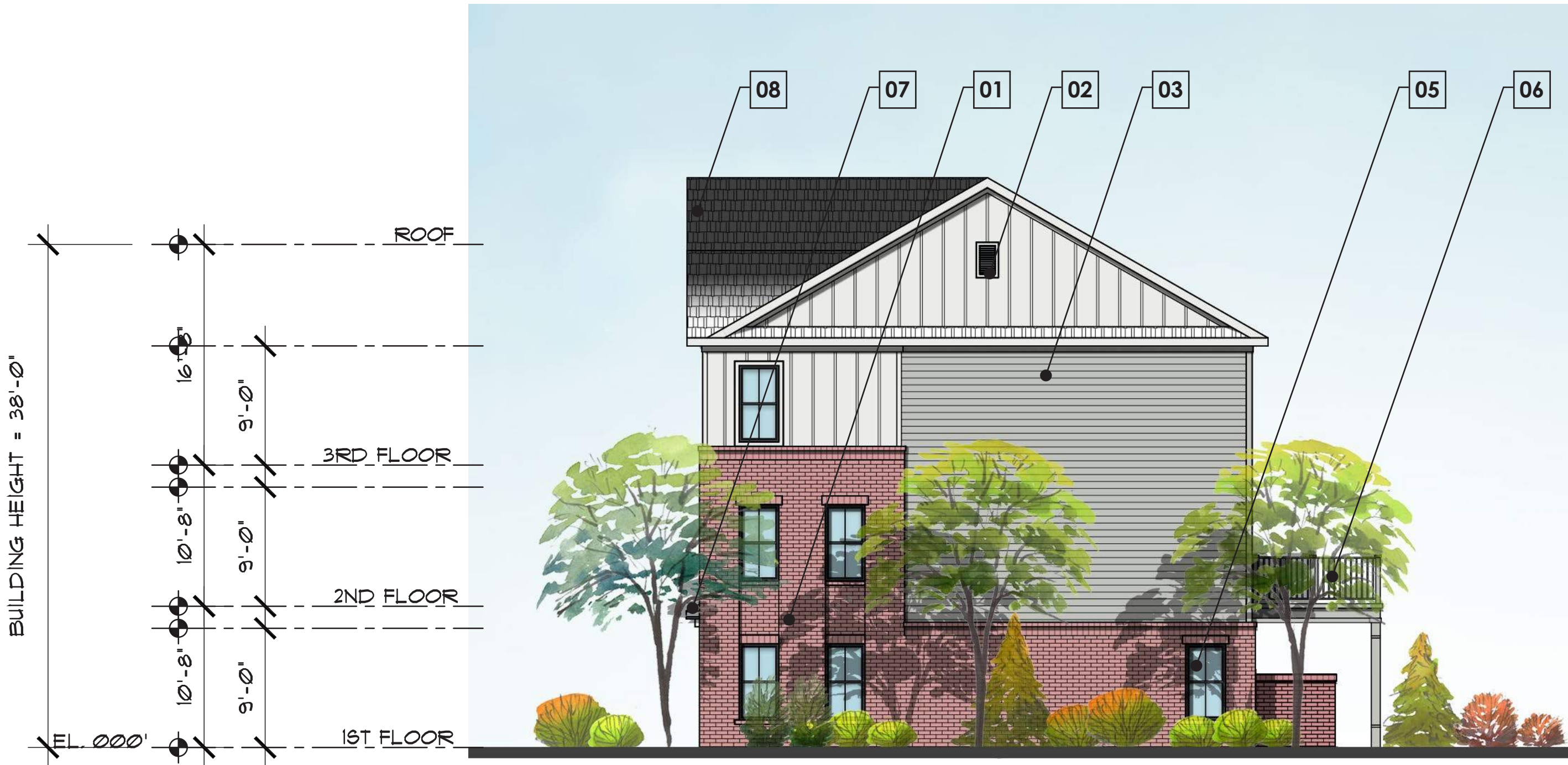
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6 UNIT TRADITIONAL TOWNHOME BUILDING - 24'

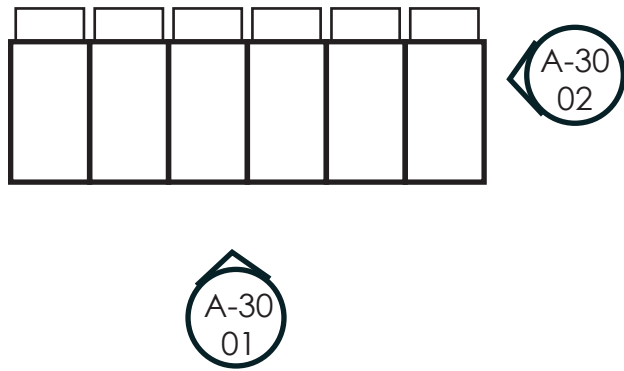


02 - 24' TRADITIONAL TH REAR LOADED - TYPICAL LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

KEY PLAN:



MATERIALS KEY:

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

NOTES:

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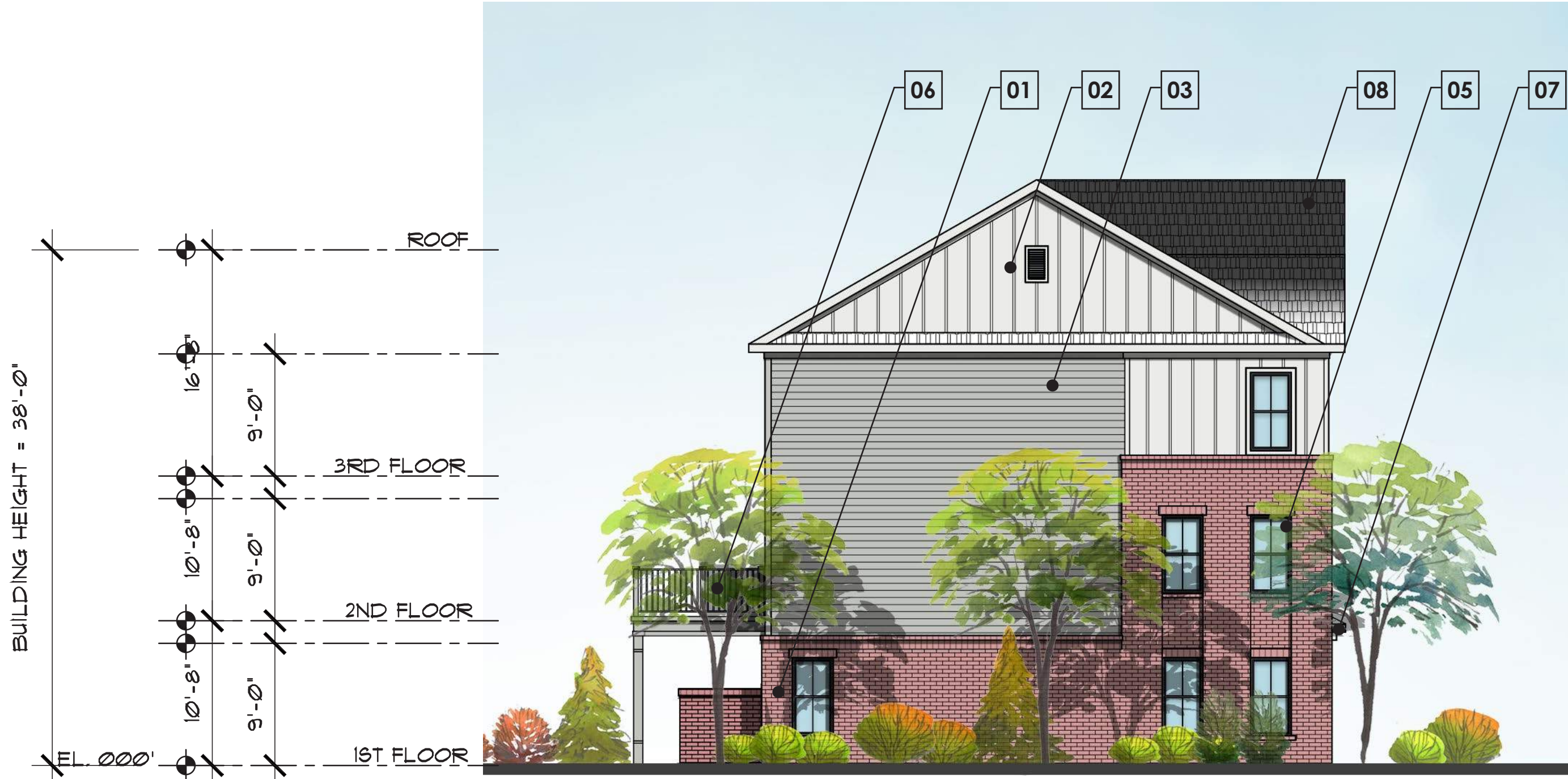
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BLOCK 106, LOT 1

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04-18-2025	PRELIM + FINAL SITE PLAN REV 3

A-30
24' TH ELEVATIONS

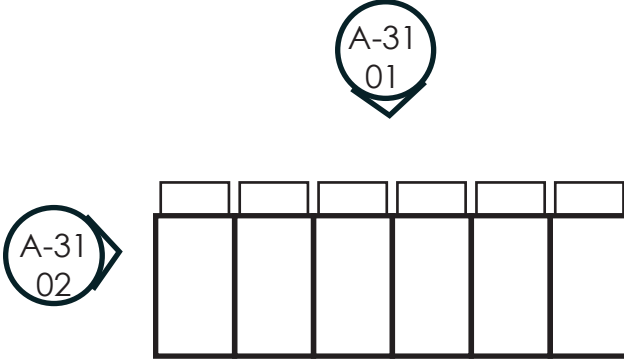
6 UNIT TRADITIONAL TOWNHOME BUILDING - 24'



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



KEY PLAN:



MATERIALS KEY:

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

NOTES:

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



PREPARED BY:

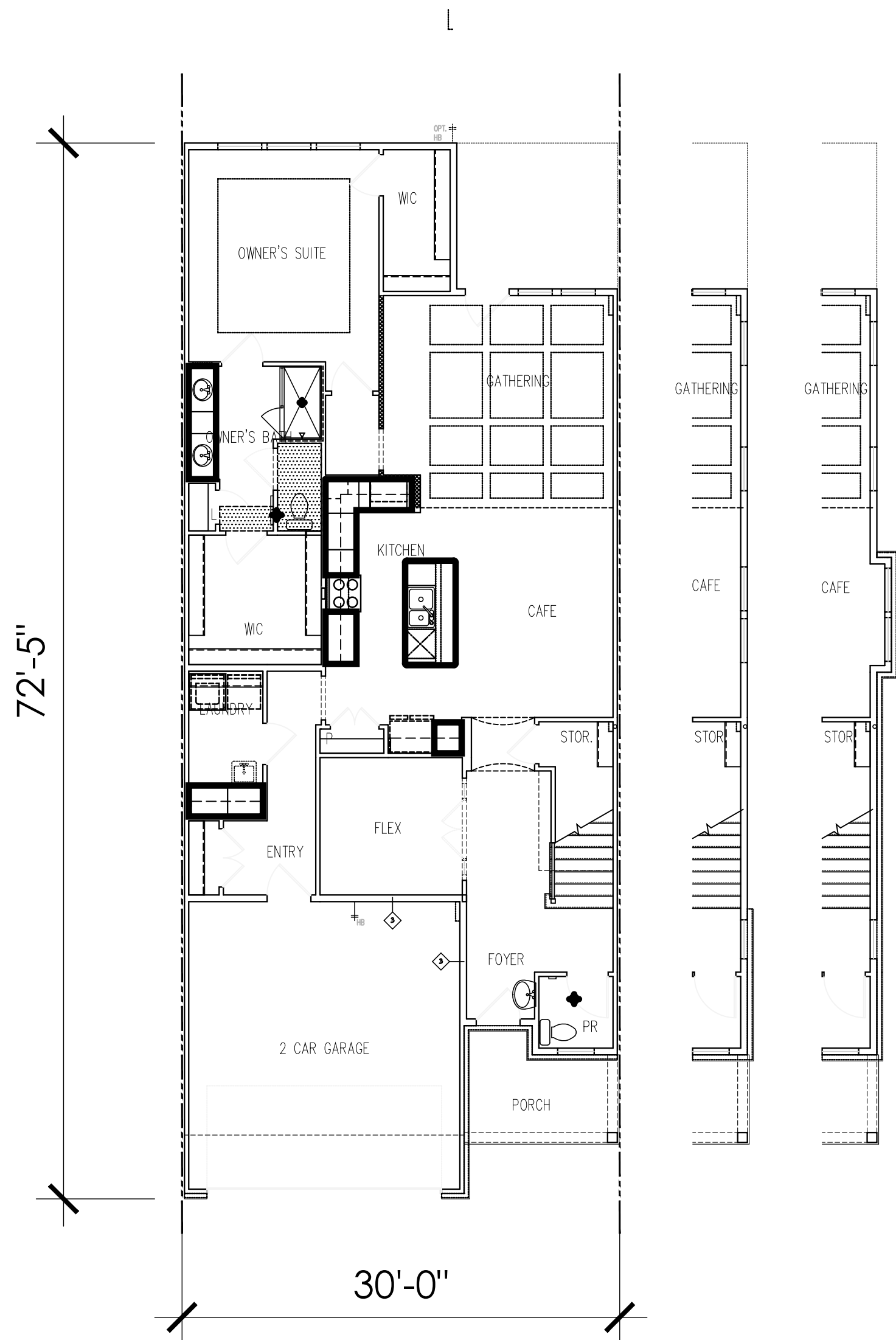
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PRINCETON NURSERIES
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BLOCK 106, LOT 1

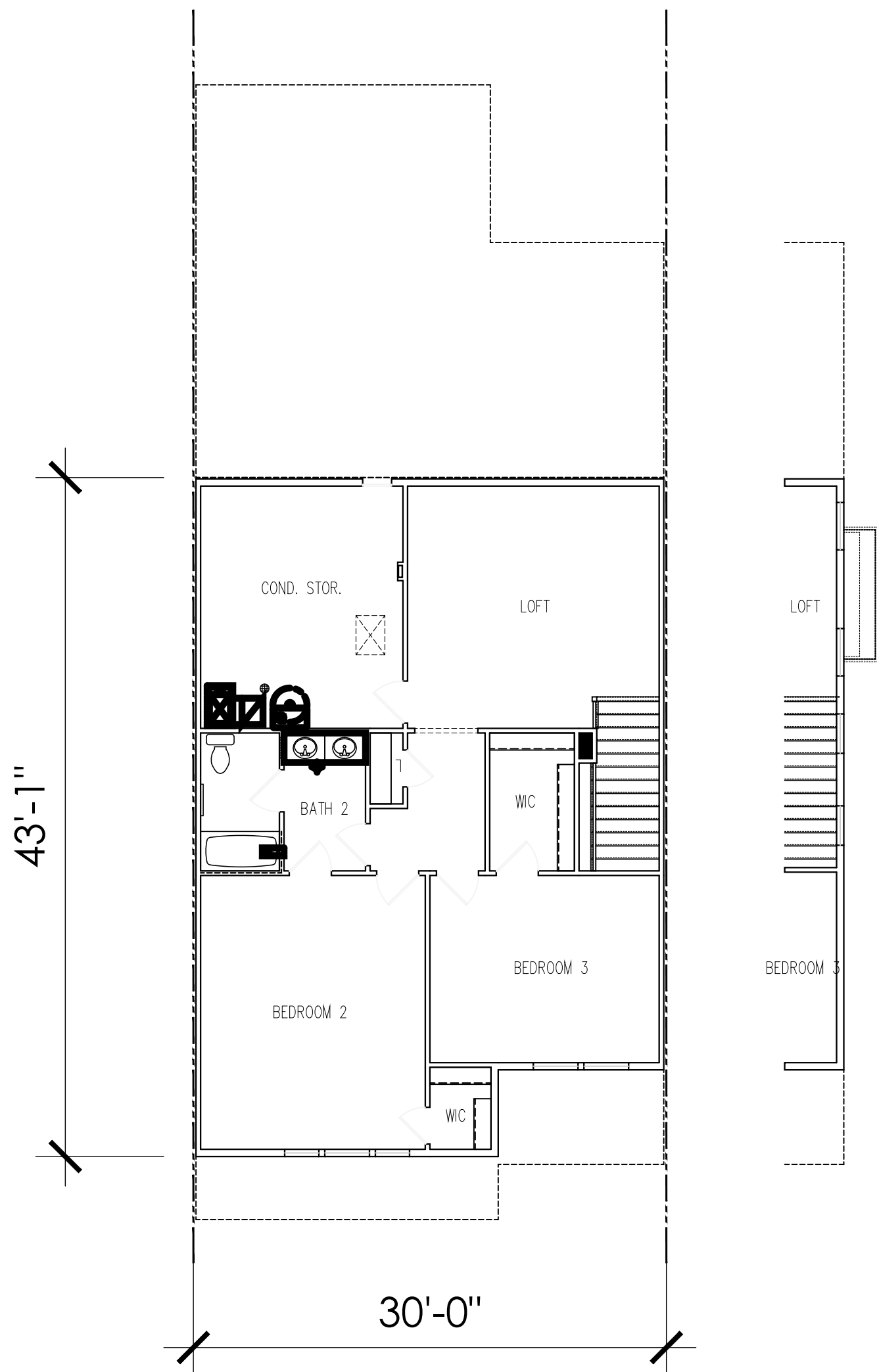
PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER, LLC

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04-18-2025	PRELIM + FINAL SITE PLAN REV 3

MARKET RATE 30'-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"



SITE NOTES:

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

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PRINCETON NURSERIES

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BLOCK 102, LOTS 5 + 6
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04-18-2025	PRELIM + FINAL SITE PLAN REV 3

A-32

30' TH BUILDING PLAN

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4 UNIT TRADITIONAL TOWNHOME BUILDING - 30' MASTER DOWN



01 - 4 UNIT (30' TOWNHOMES) - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



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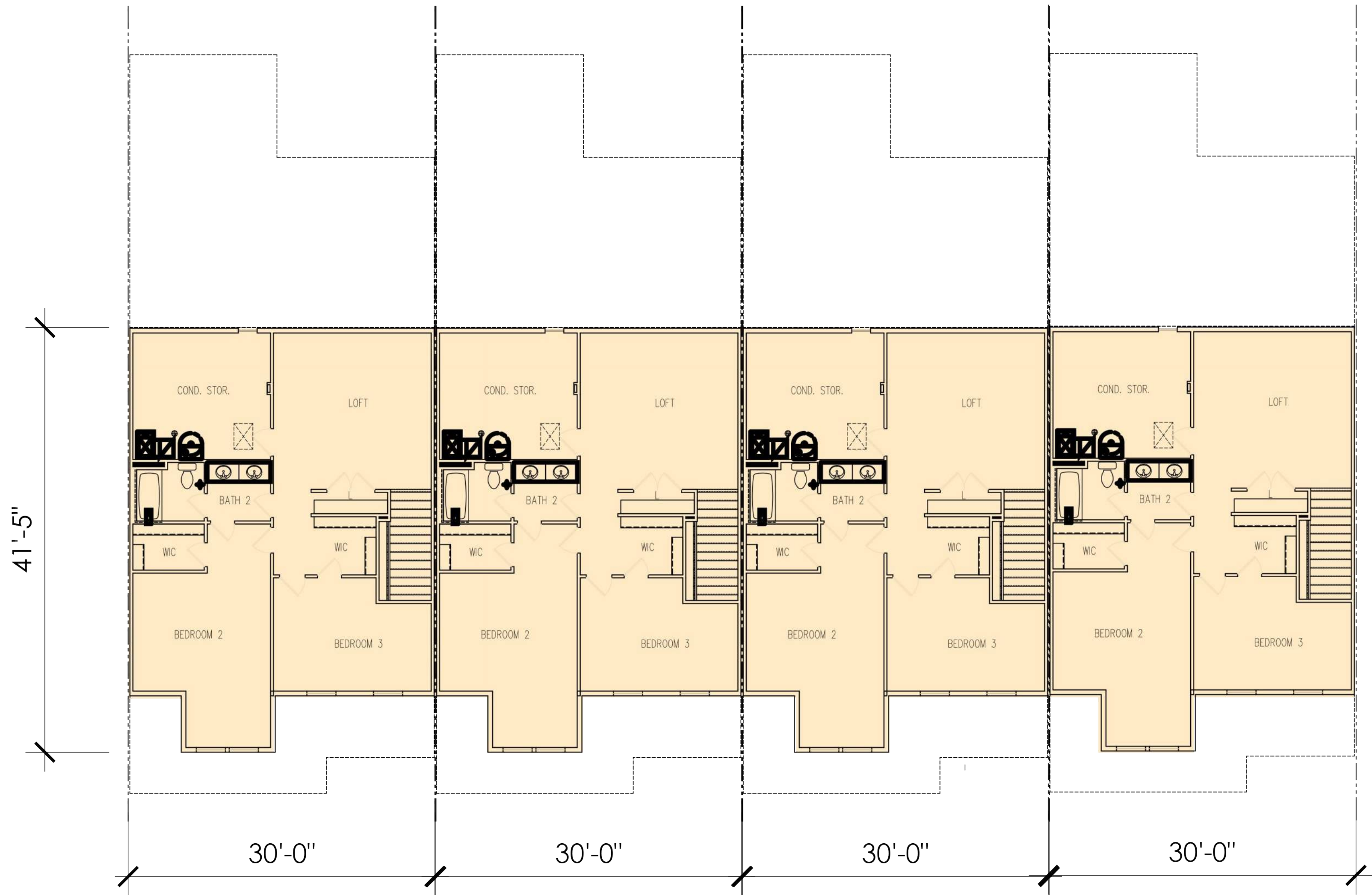
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04-18-2025	PRELIM + FINAL SITE PLAN REV 3

A-33

30' TH BUILDING PLAN

4 UNIT TRADITIONAL TOWNHOME BUILDING - 30' MASTER DOWN



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

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

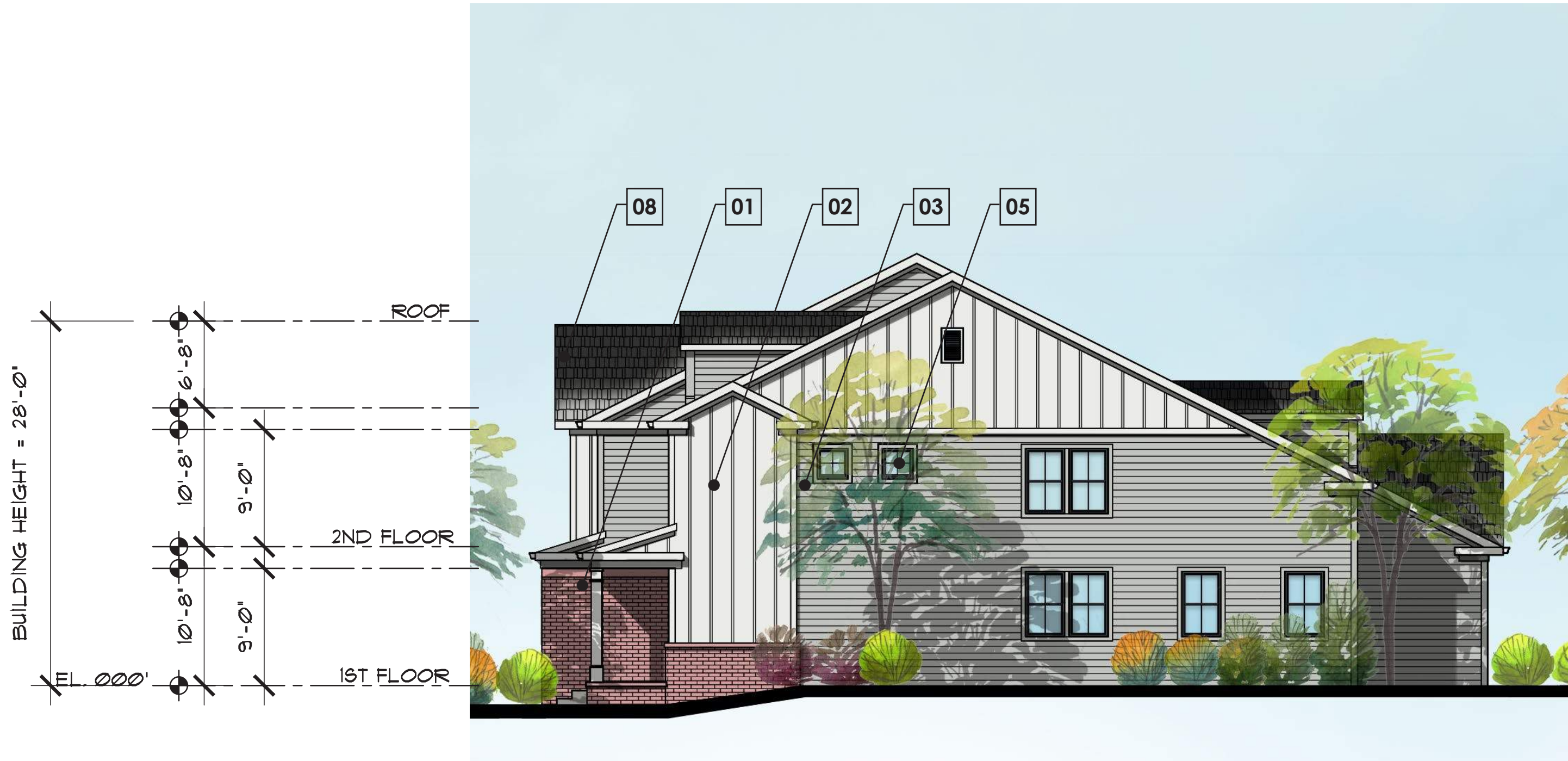


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04-18-2025	PRELIM + FINAL SITE PLAN REV 3

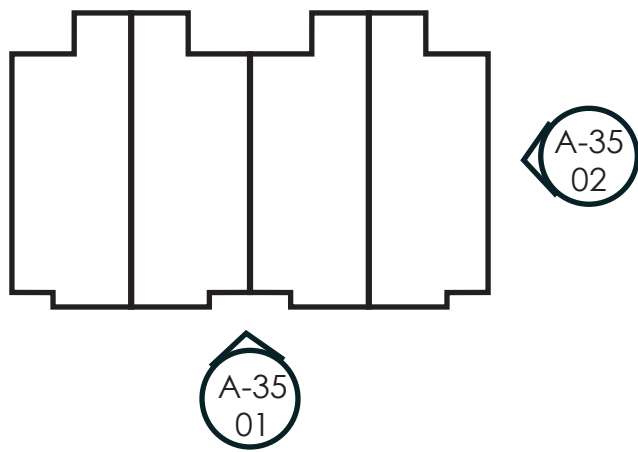
4 UNIT TRADITIONAL TOWNHOME BUILDING - 30' MASTER DOWN



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



KEY PLAN:



MATERIALS KEY:

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

NOTES:

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



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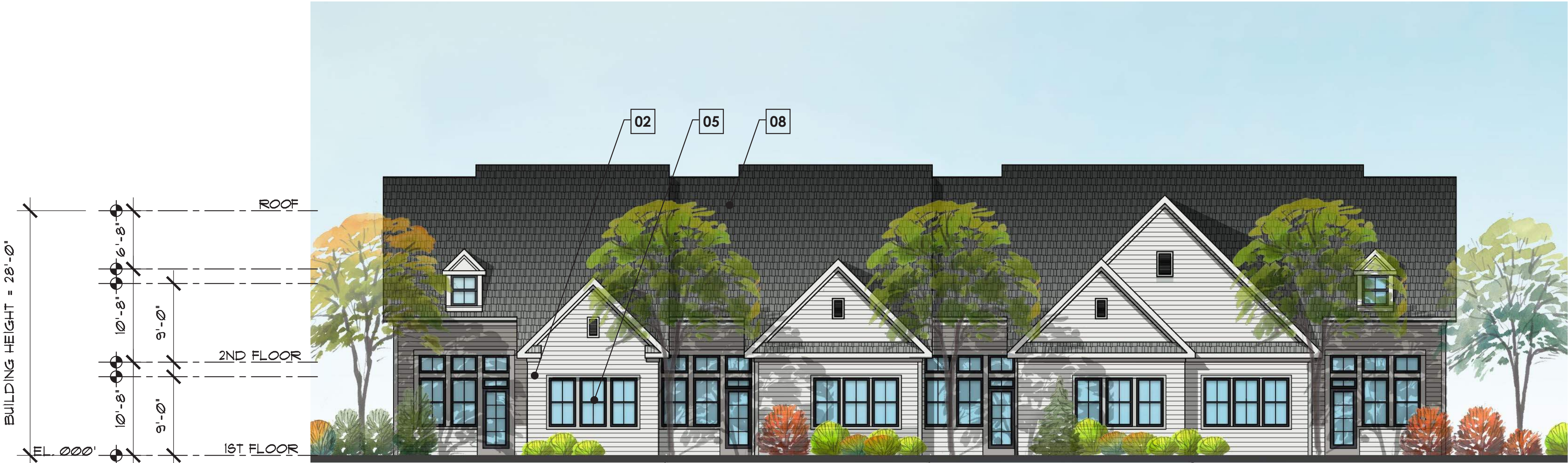
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04-18-2025	PRELIM + FINAL SITE PLAN REV 3

A-35
30' TH ELEVATIONS

4 UNIT TRADITIONAL TOWNHOME BUILDING - 30' MASTER DOWN



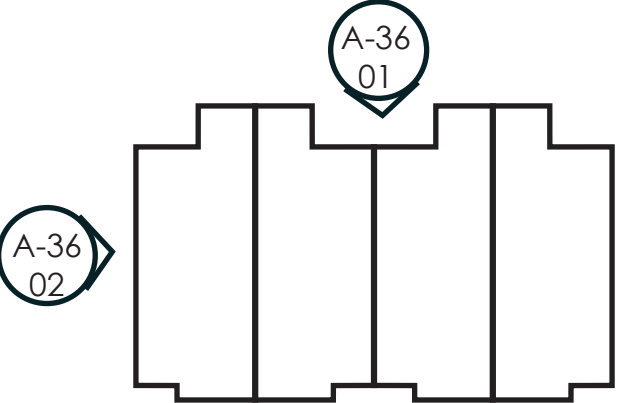
02 - 30' MASTER DOWN TH FRONT LOADED - TYPICAL LEFT SIDE ELEVATION
SCALE: 1/16" = 1'-0"



01 - 30' MASTER DOWN TH FRONT LOADED - TYPICAL 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 VINYL WINDOW
- 06 ARCHITECTURAL METAL RAILING
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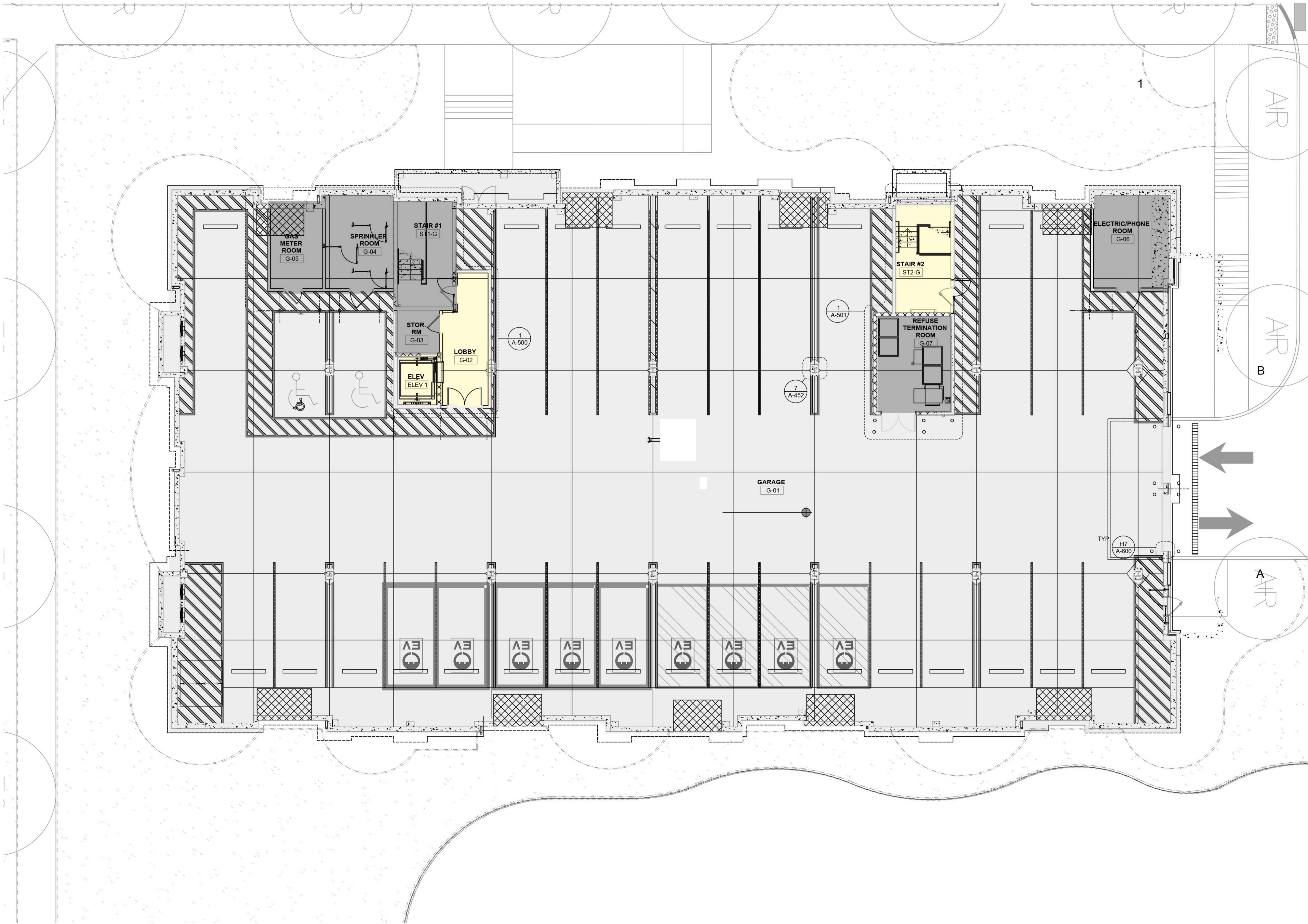
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04-18-2025	PRELIM + FINAL SITE PLAN REV 3

A-36
30' TH ELEVATIONS



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

PARKING CALCULATIONS:

TOTAL PROPOSED GARAGE PARKING: XX SPACES

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

SITE NOTES:

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

REFUSE/RECYCLING:

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

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

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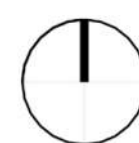
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TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER, LLC

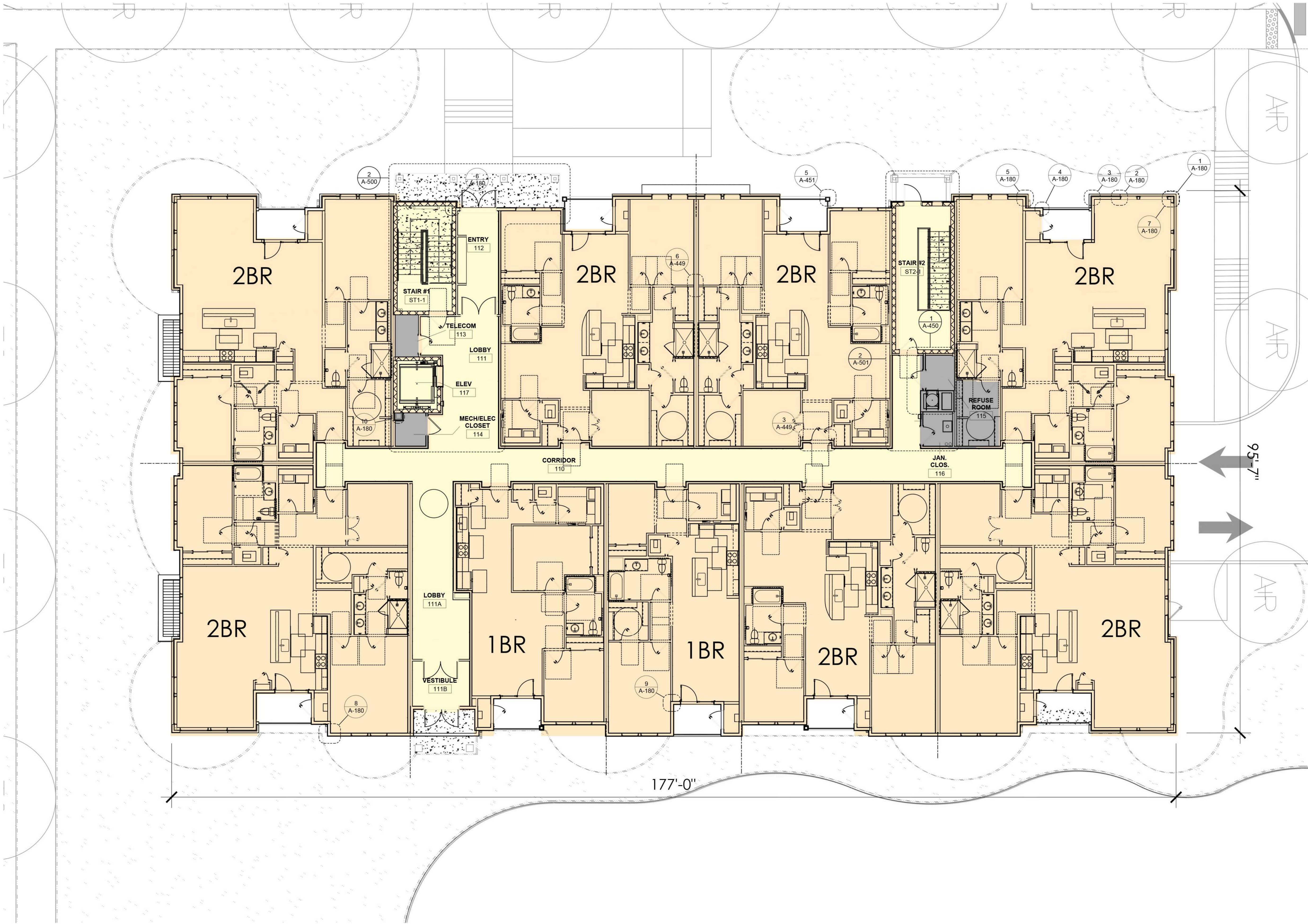
ISSUE:	
DATE:	FOR:
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09-27-2024	PRELIM + FINAL SITE PLAN REV 1
12-14-2024	PRELIM + FINAL SITE PLAN REV 2
04-18-2025	PRELIM + FINAL SITE PLAN REV 3



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MULTIFAMILY FLAT BUILDING PLAN

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

PARKING CALCULATIONS:

TOTAL PROPOSED GARAGE PARKING: XX SPACES

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

SITE NOTES:

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

REFUSE/RECYCLING:

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

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

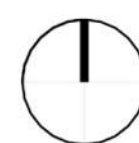
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PRINCETON NURSERIES

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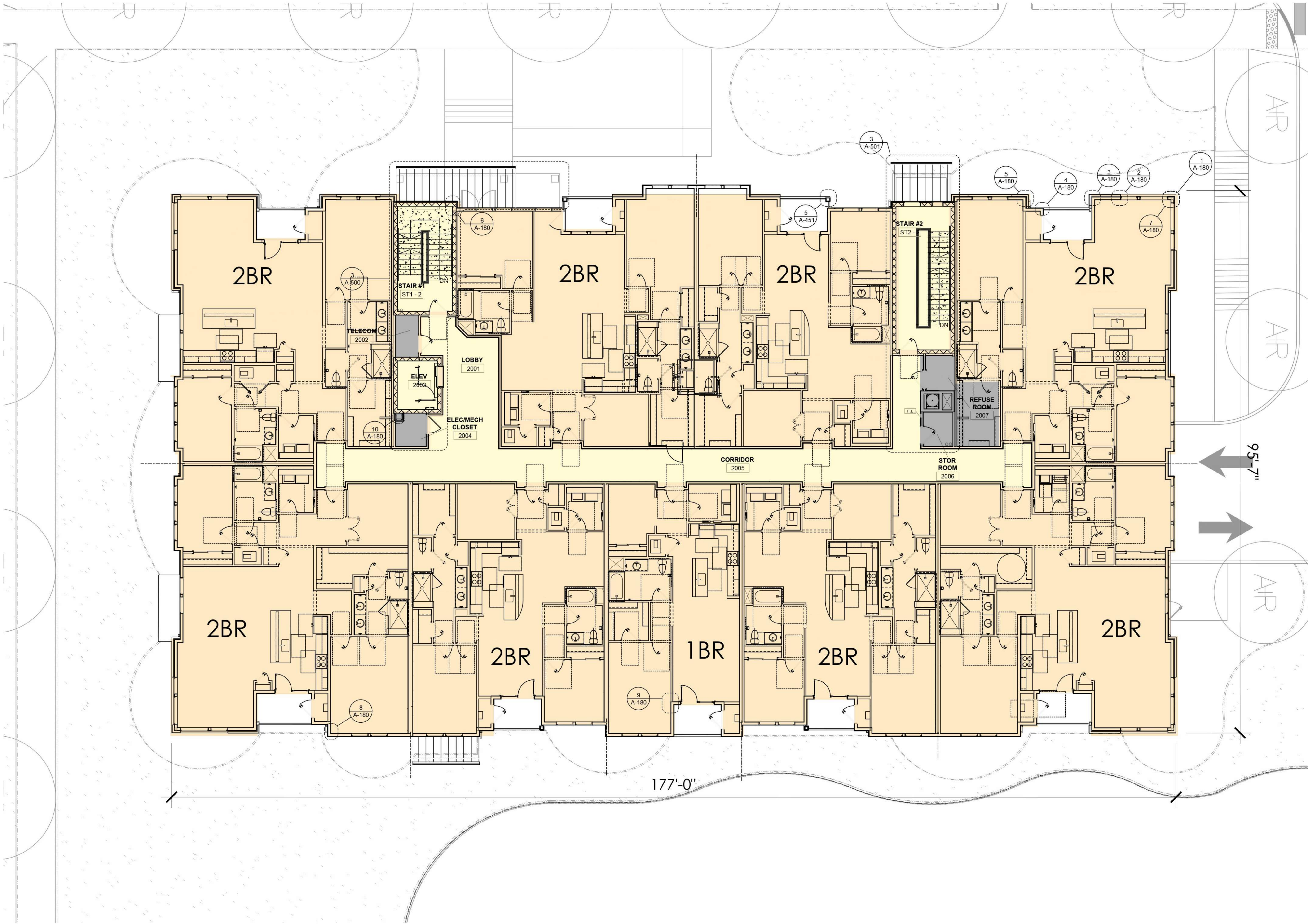
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04-18-2025	PRELIM + FINAL SITE PLAN REV 3



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MULTIFAMILY FLAT BUILDING PLAN

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

PARKING CALCULATIONS:

TOTAL PROPOSED GARAGE PARKING: XX SPACES

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

SITE NOTES:

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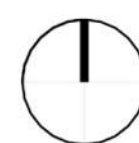
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PRINCETON NURSERIES

PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
BLOCK 102, LOTS 5 + 6
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PREPARED FOR:
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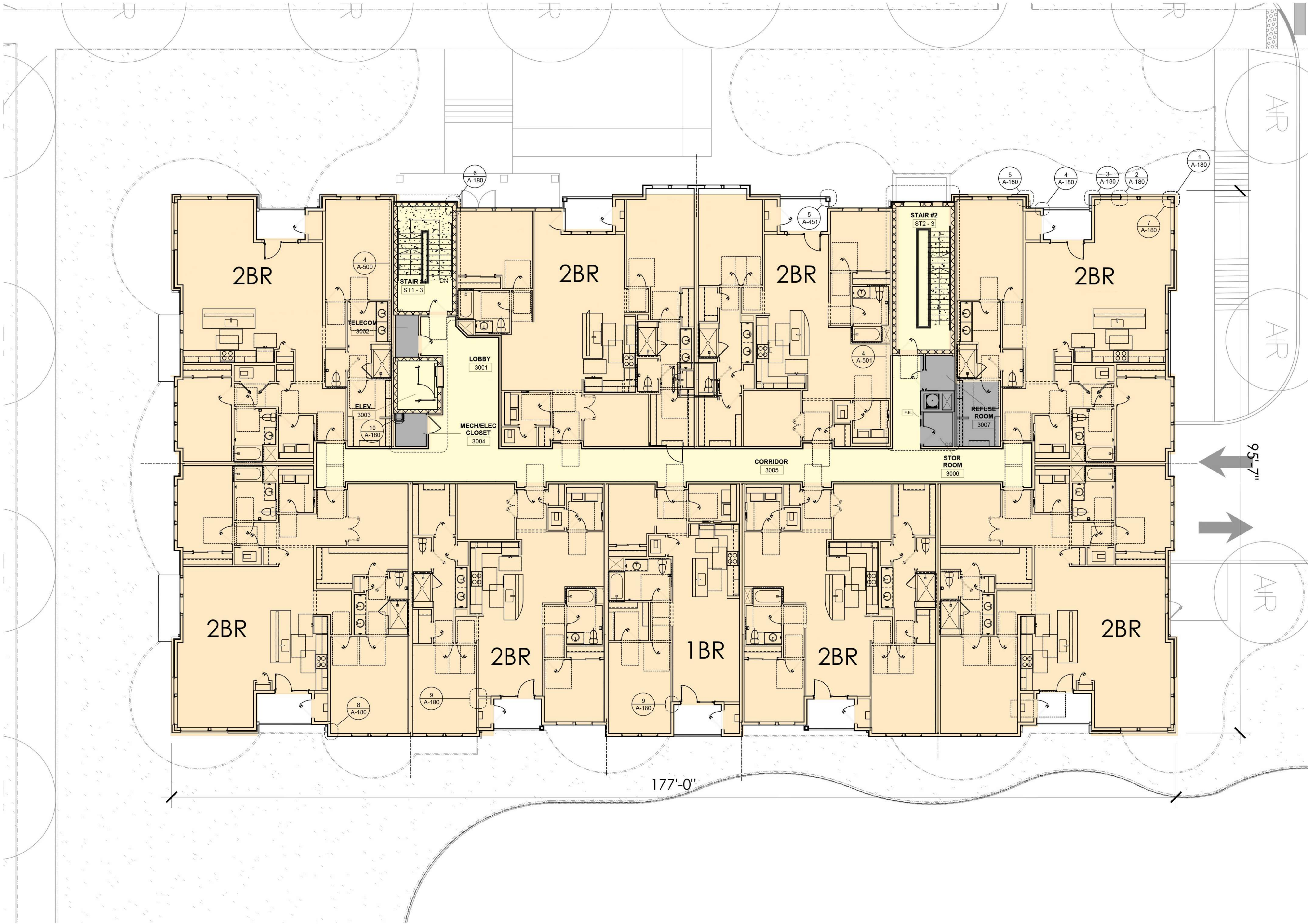
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MULTIFAMILY FLAT BUILDING PLAN

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PARKING CALCULATIONS:

TOTAL PROPOSED GARAGE PARKING: XX SPACES

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

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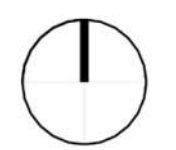
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PRINCETON NURSERIES

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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04-18-2025	PRELIM + FINAL SITE PLAN REV 3



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MULTIFAMILY FLAT BUILDING PLAN

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01 - TYPICAL THIRD & FOURTH FLOOR PLAN

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



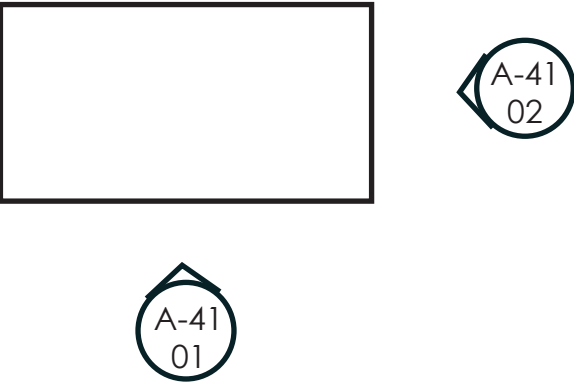


02 - MULTIFAMILY FLATS - TYPICAL LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

KEY PLAN:



MATERIALS KEY:

- 01 BRICK 1
- 02 FIBER CEMENT PANEL 01
- 03 FIBER CEMENT PANEL 02
- 04 FIBER CEMENT PANEL 03
- 05 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.

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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BLOCK 106, LOT 1

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER, LLC

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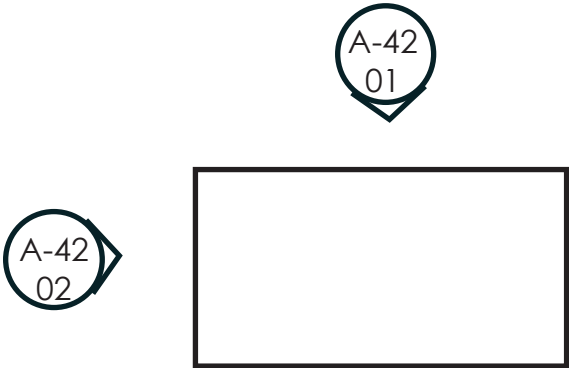
02 - MULTIFAMILY FLATS - TYPICAL RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



01 - MULTIFAMILY FLATS - REAR ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN:



MATERIALS KEY:

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

NOTES:

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

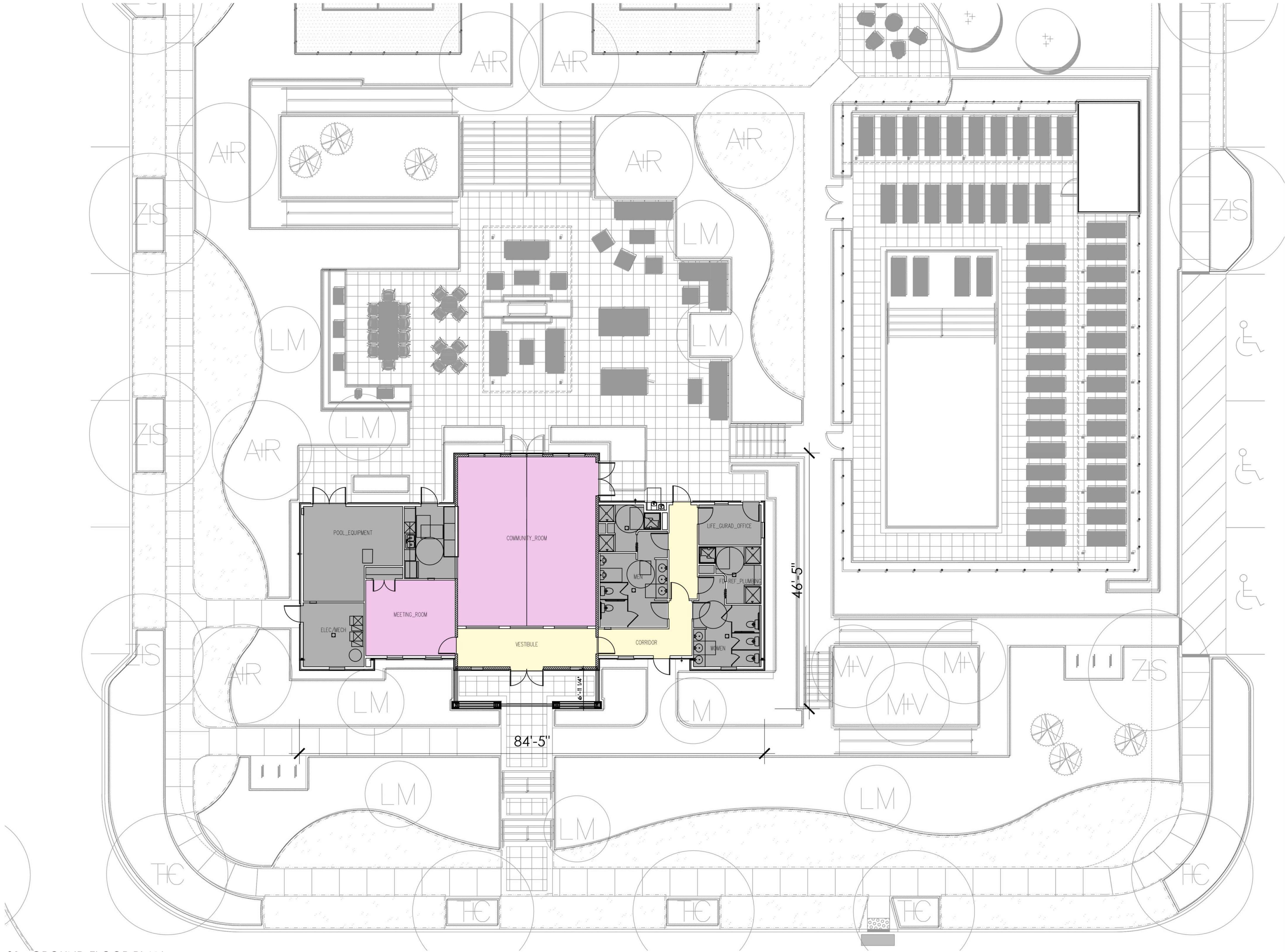
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01 - GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SITE NOTES:

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.
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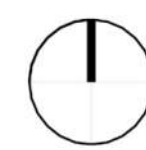
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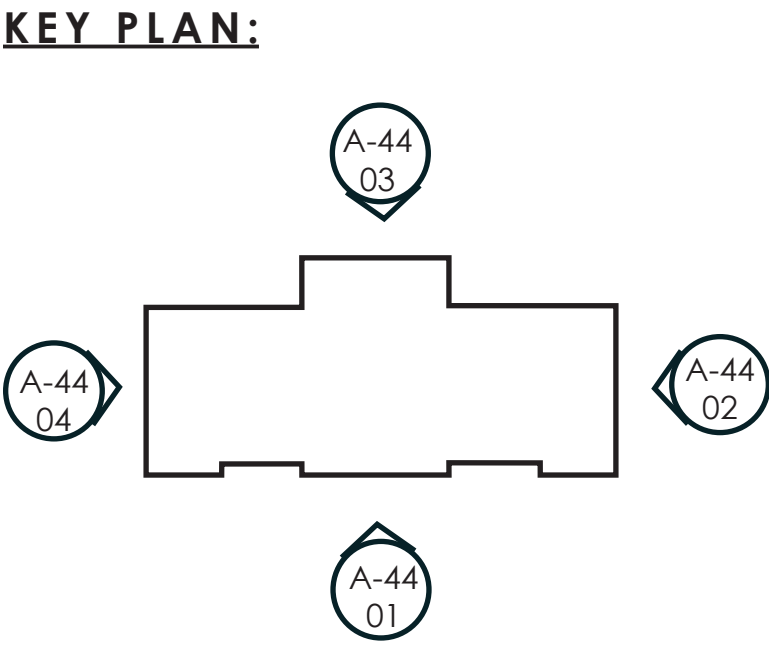
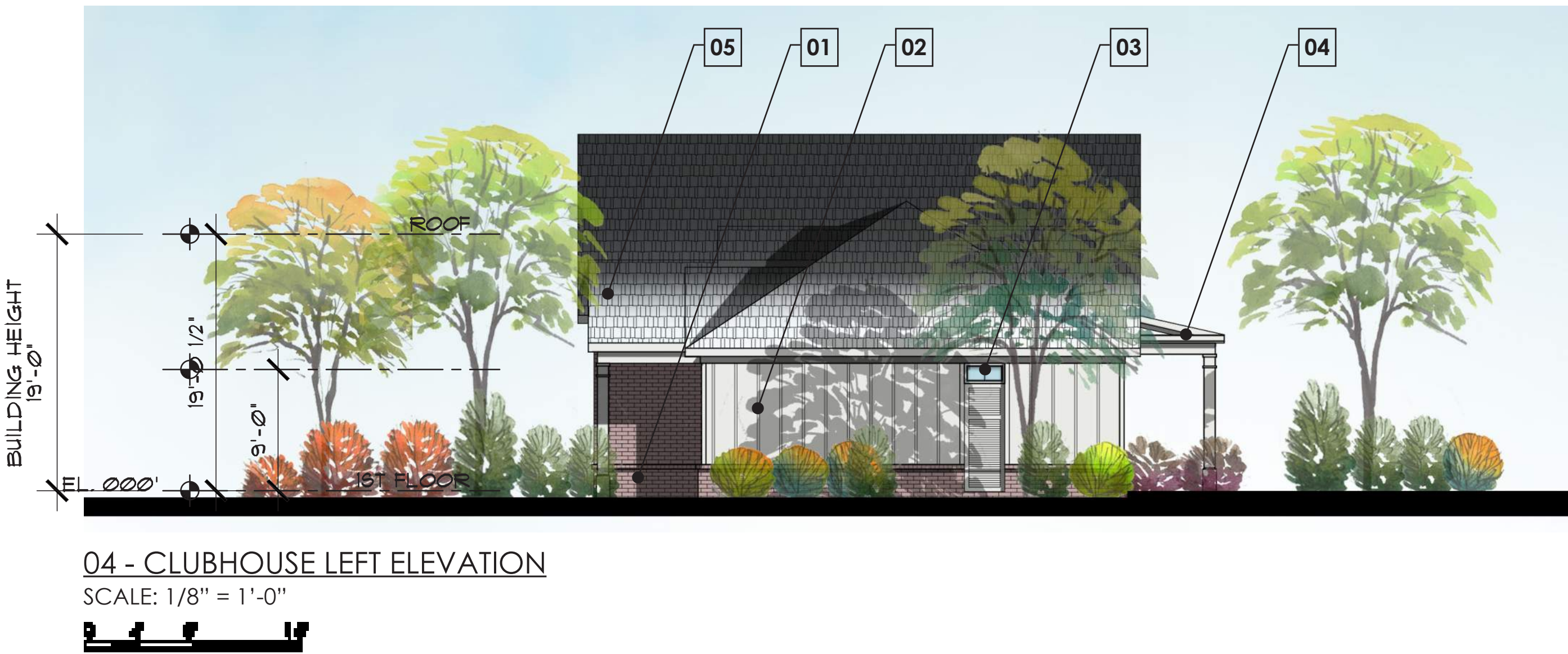
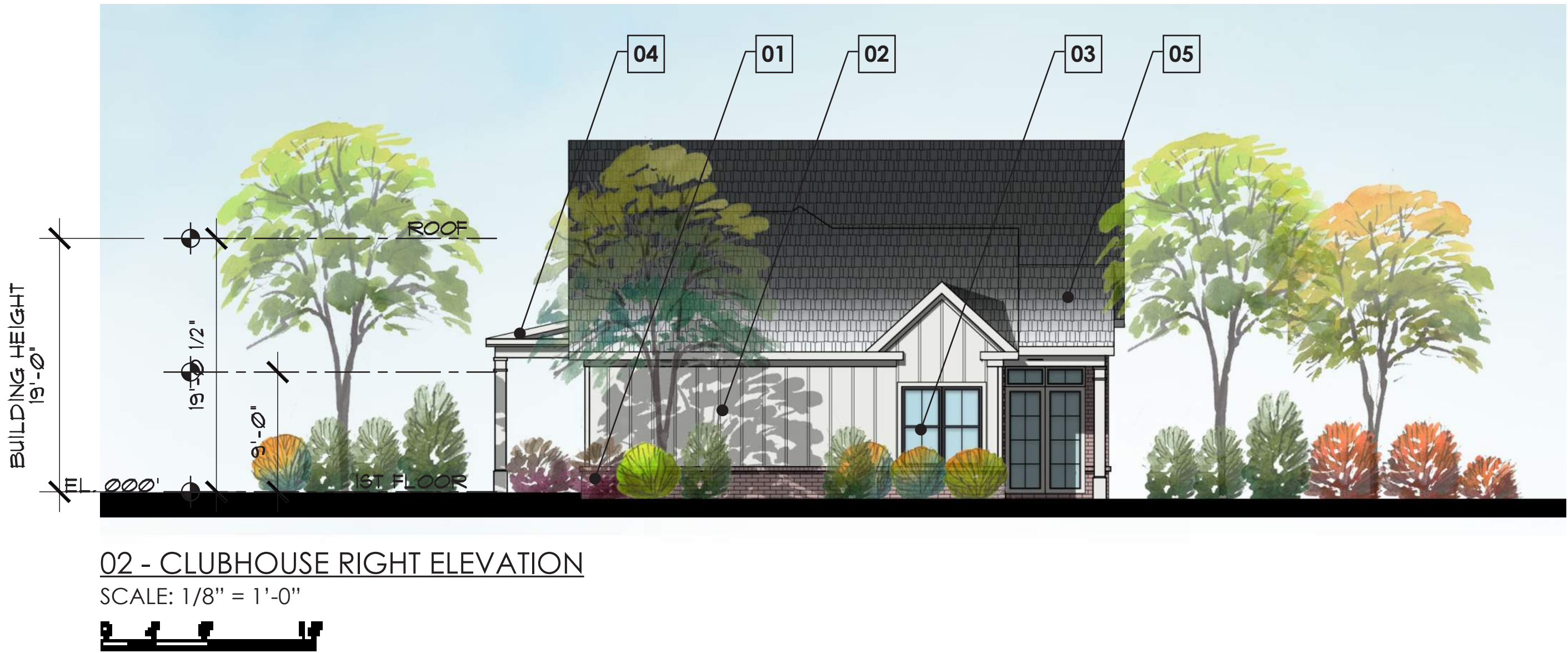
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04-18-2025	PRELIM + FINAL SITE PLAN REV 3



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CLUBHOUSE BUILDING PLAN

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- MATERIALS KEY:**
- 01 BRICK 1
 - 02 FIBER CEMENT PANEL 01
 - 03 VINYL WINDOW
 - 04 ARCHITECTURAL METAL ROOF
 - 05 ARCHITECTURAL ASPHALT SHINGLES

NOTES:

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

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