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:	91	27%
1 BEDROOM + DEN:	50	15%
2 BEDROOM - A:	27	08%
2 BEDROOM:	95	30%
2 BEDROOM + DEN:	42	10%
3 BEDROOM -A:	09	03%
3 BEDROOM:	12	05%
TOTAL:	**334**	

TOTAL MARKET RATE

1 BEDROOM:	91	32%
1 BEDROOM + DEN:	50	17%
2 BEDROOM:	95	34%
2 BEDROOM + DEN:	42	11%
3 BEDROOM:	12	06%
TOTAL:	**290**	

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:	39	32%
2 BEDROOM + DEN:	17	07%
3 BEDROOM -A:	01	01%
3 BEDROOM:	06	07%
TOTAL:	**136**	

MARKET RATE

1 BEDROOM:	40	29%
1 BEDROOM + DEN:	18	13%
2 BEDROOM:	39	29%
2 BEDROOM + DEN:	17	13%
3 BEDROOM:	06	04%
TOTAL:	**120**	

AFFORDABLE

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

BUILDING B

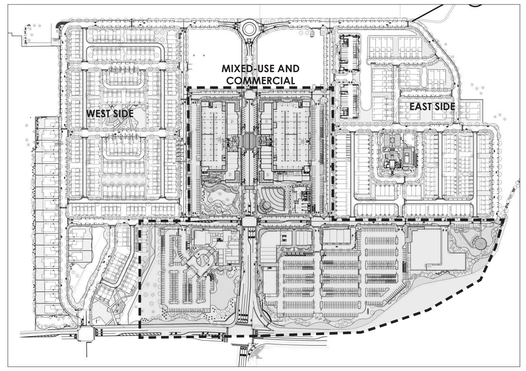
1 BEDROOM - A:	04	02%
1 BEDROOM:	51	26%
1 BEDROOM + DEN:	32	16%
2 BEDROOM - A:	16	08%
2 BEDROOM:	56	28%
2 BEDROOM + DEN:	25	13%
3 BEDROOM -A:	08	04%
3 BEDROOM:	06	03%
TOTAL:	**198**	

MARKET RATE

1 BEDROOM:	51	30%
1 BEDROOM + DEN:	32	19%
2 BEDROOM:	56	33%
2 BEDROOM + DEN:	25	15%
3 BEDROOM:	06	04%
TOTAL:	**170**	

AFFORDABLE

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



LOCATION MAP
NTS

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:	334 DU
HOTEL KEY:	125 KEYS
PARKING GARAGE:	494 SPACES

SHEET INDEX

C-01 COVER SHEET
A-01 ARCHITECTURAL SITE PLAN
A-02 AFFORDABLE HOUSING SITE DIAGRAM PLAN
A-03 BUILDING PLAN - BUILDING A - BASEMENT
A-04 BUILDING PLAN - BUILDING A - GROUND FL
A-05 BUILDING PLAN - BUILDING A - 2ND FL
A-06 BUILDING PLAN - BUILDING A - TYP. 3RD-4TH FL
A-07 BUILDING PLAN - BUILDING A - 5TH FL
A-08 BUILDING PLAN - BUILDING A - ROOF
A-09 UNIT PLANS - BUILDING A
A-10 UNIT PLANS - BUILDING A
A-11 UNIT PLANS - BUILDING A
A-12 UNIT PLANS - BUILDING A
A-13 UNIT PLANS - BUILDING A
A-14 UNIT PLANS - BUILDING A
A-15 BUILDING ELEVATION - BUILDING A
A-16 BUILDING ELEVATION - BUILDING A
A-17 BUILDING PLAN - BUILDING B - BASEMENT
A-18 BUILDING PLAN - BUILDING B - GROUND FL
A-19 BUILDING PLAN - BUILDING B - 2ND FL.
A-20 BUILDING PLAN - BUILDING B - TYP. 3RD - 4TH FL
A-21 BUILDING PLAN - BUILDING B - 5TH FL
A-22 BUILDING PLAN - BUILDING B - ROOF
A-23 UNIT PLANS - BUILDING B
A-24 UNIT PLANS - BUILDING B
A-25 UNIT PLANS - BUILDING B
A-26 UNIT PLANS - BUILDING B
A-27 UNIT PLANS - BUILDING B
A-28 UNIT PLANS - BUILDING B
A-29 BUILDING ELEVATIONS - BUILDING B
A-30 BUILDING ELEVATIONS - BUILDING B
A-31 BUILDING PLAN - BUILDING C - GROUND FL
A-32 BUILDING PLAN - BUILDING C - 2ND FL
A-33 BUILDING PLAN - BUILDING C - TYP. 3-5TH FL
A-34 BUILDING PLAN - BUILDING C - ROOF
A-35 BUILDING ELEVATIONS - BUILDING C
A-36 BUILDING PLANS - BUILDING D1 & D2 - GROUND FL
A-37 BUILDING PLANS - BUILDING D1 & D2 - TYP. 2ND -3RD FL
A-38 BUILDING PLANS - BUILDING D1 & D2 - ROOF
A-39 BUILDING ELEVATIONS - BUILDING D1
A-40 BUILDING ELEVATIONS - BUILDING D2
A-41 BUILDING PLAN - BUILDING D3 - GROUND FL
A-42 BUILDING PLAN - BUILDING D3 - ROOF
A-43 BUILDING ELEVATIONS - BUILDING D3
A-44 BUILDING PLANS - BUILDING D4
A-45 BUILDING ELEVATIONS - BUILDING D4
A-46 SIGNAGE DETAILS

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

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

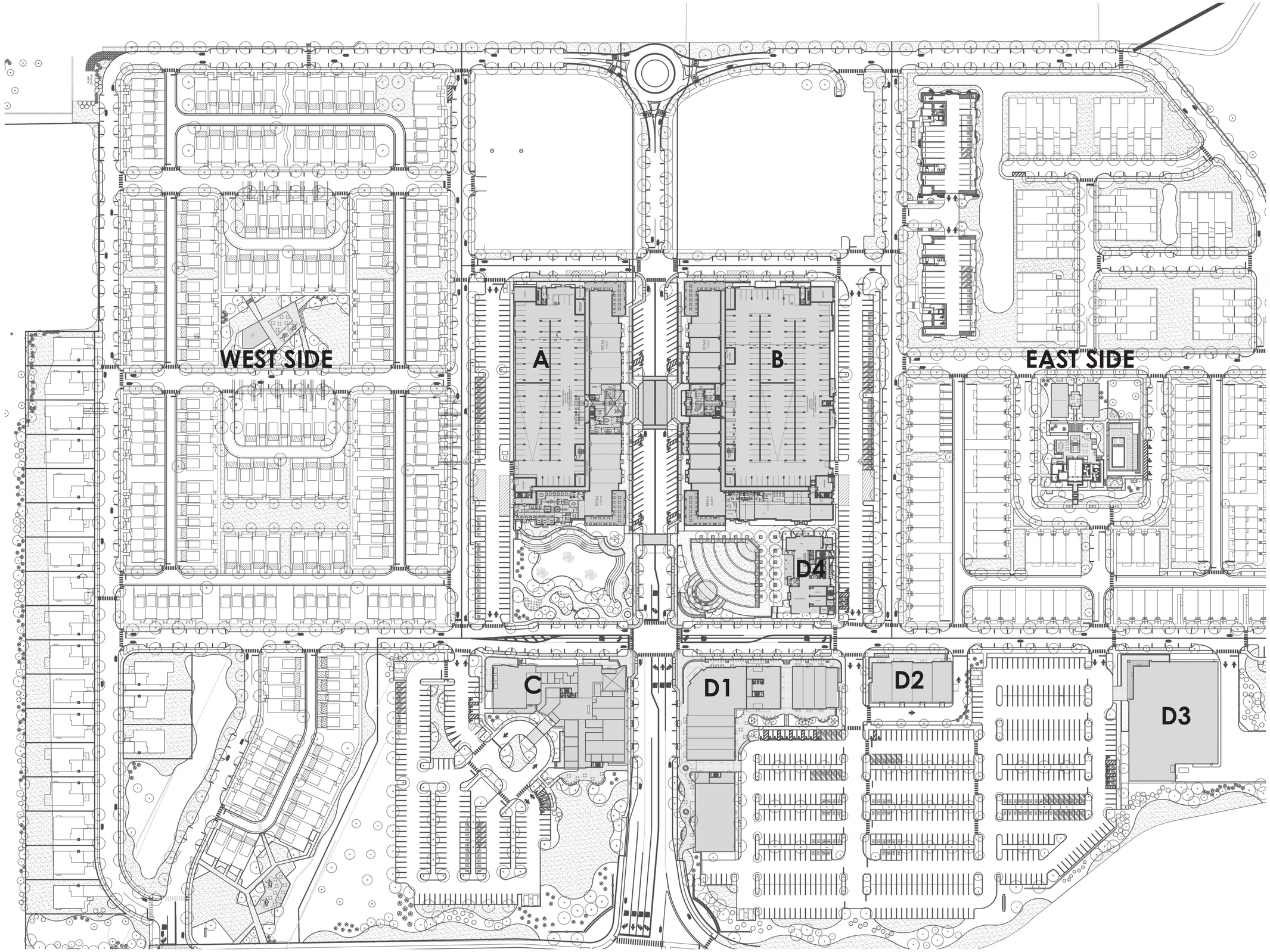
ISSUE:	
DATE:	**FOR:**
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

C-01

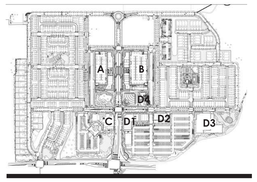
COVER SHEET

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



KEY PLAN:



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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

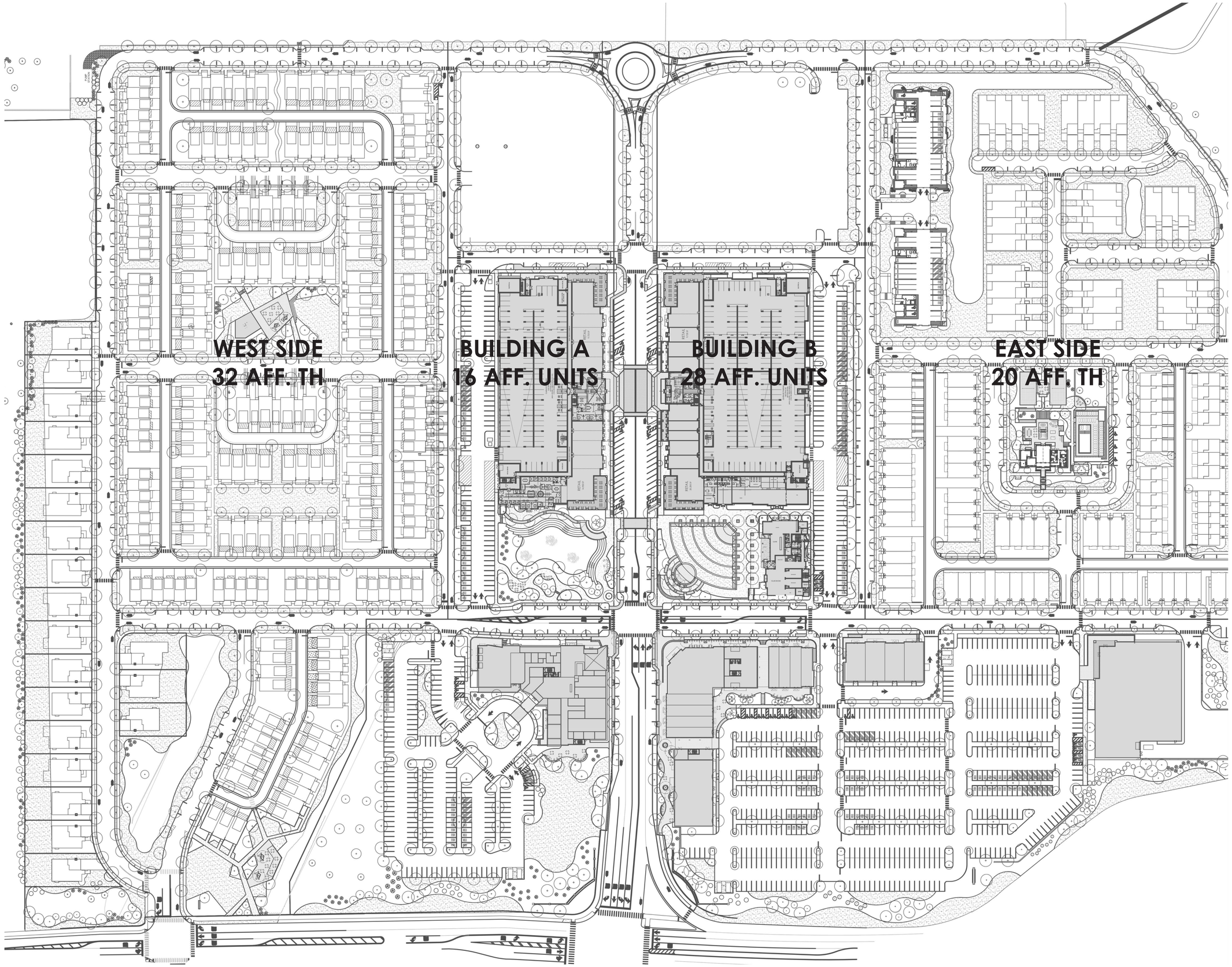
ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-01

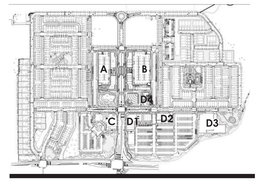
ARCHITECTURAL SITE PLAN

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



KEY PLAN:



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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

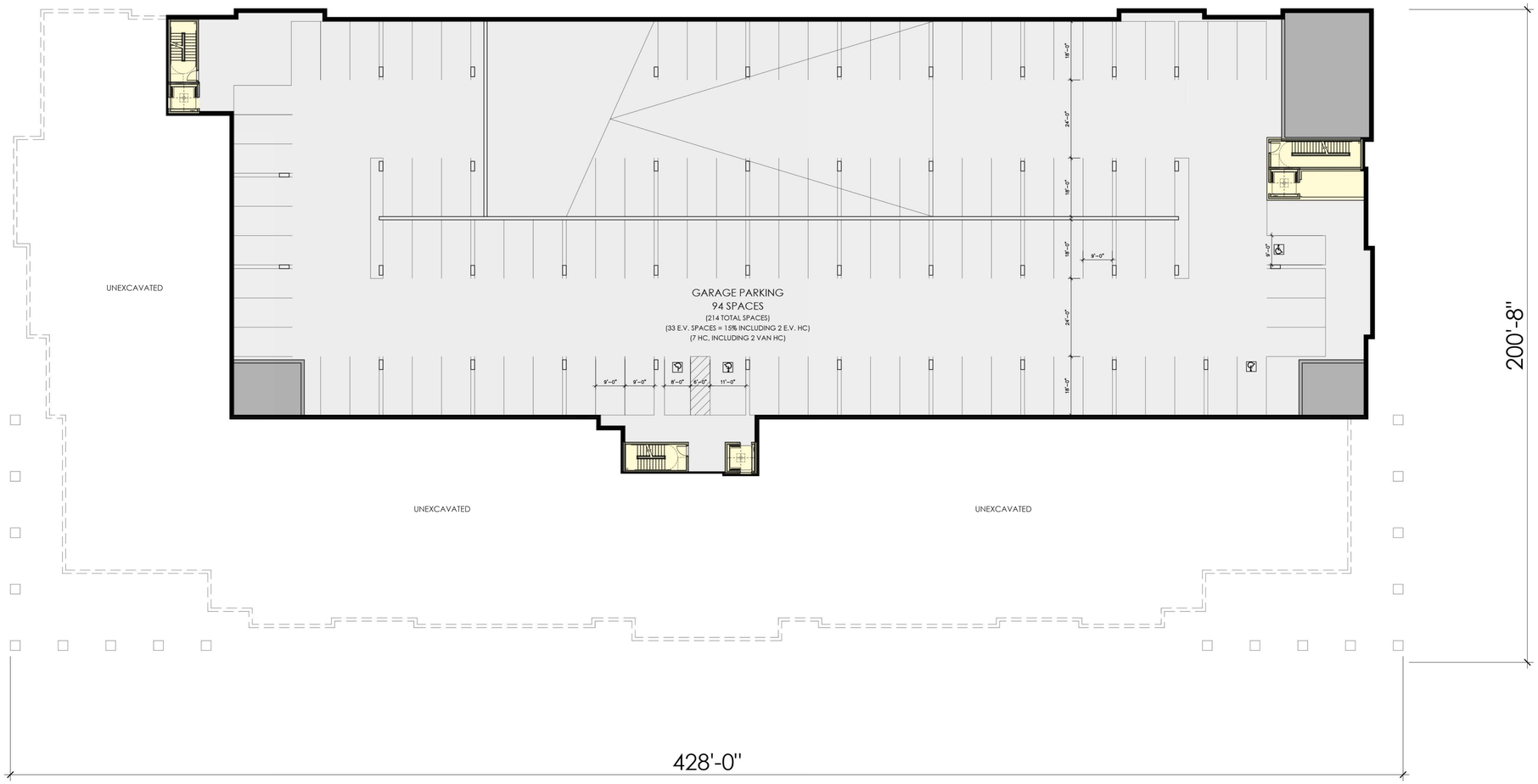
ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-02

AFFORDABLE SITE PLAN

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

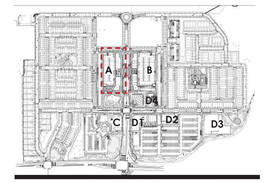


01 - BASEMENT FLOOR PLAN - BUILDING A

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.

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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

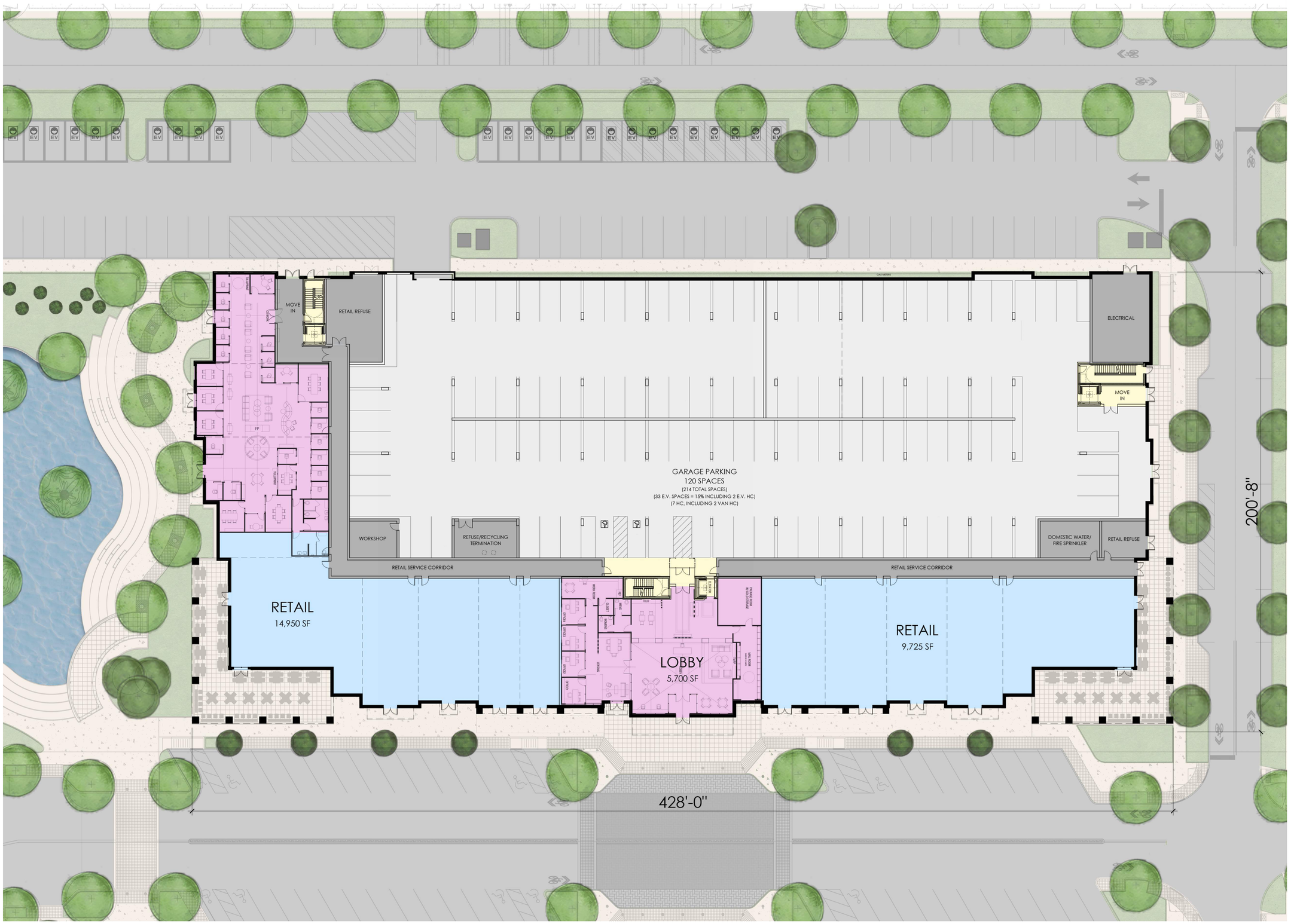
ISSUE: DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-03

BUILDING A - RESIDENTIAL BUILDING PLAN

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

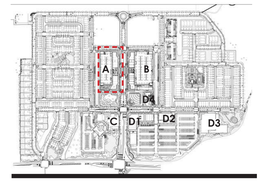


01 - GROUND FLOOR PLAN - BUILDING A

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

0 8' 16' 32'

KEY PLAN:



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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

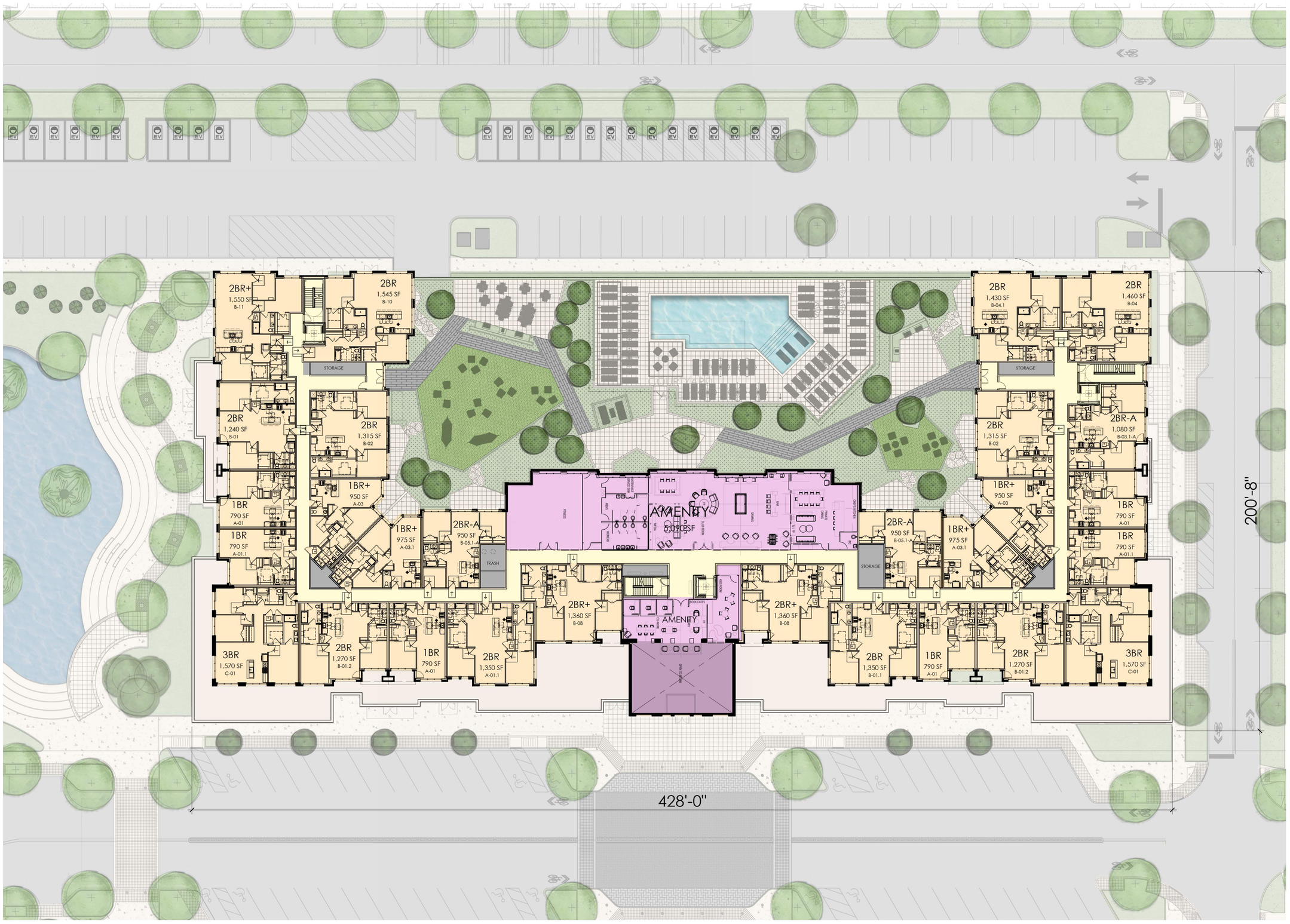
ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-04

BUILDING A - RESIDENTIAL BUILDING PLAN

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

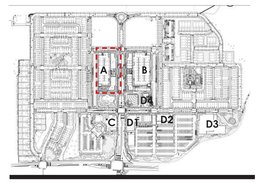


01 - SECOND FLOOR PLAN - BUILDING A

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

0 8' 16' 32'

KEY PLAN:



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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-05

BUILDING A - RESIDENTIAL BUILDING PLAN

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

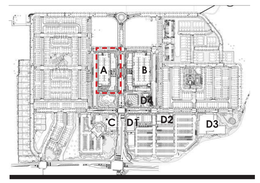


01 - TYPICAL 3RD-4TH FLOOR PLAN - BUILDING A

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

0 8' 16' 32'

KEY PLAN:



PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 103, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-06

BUILDING A - RESIDENTIAL
BUILDING PLAN

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

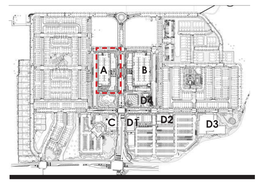


01 - 5TH FLOOR PLAN - BUILDING A

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

0 8' 16' 32'

KEY PLAN:



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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

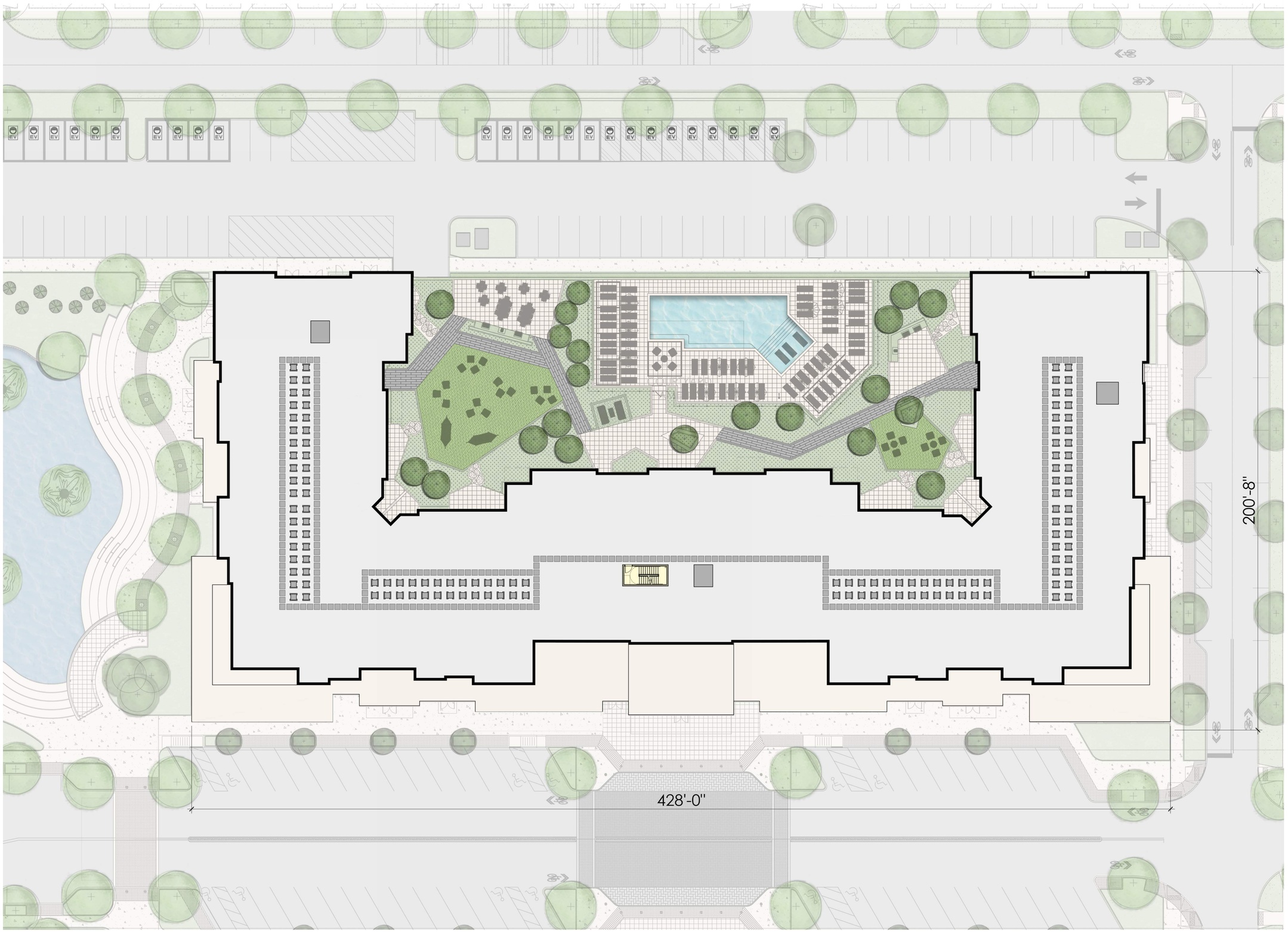
ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-07

BUILDING A - RESIDENTIAL BUILDING PLAN

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

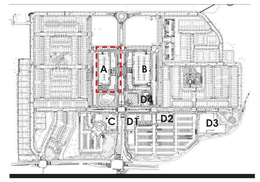


01 - ROOF PLAN - BUILDING A

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

0 8' 16' 32'

KEY PLAN:



PREPARED BY:

MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 103, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

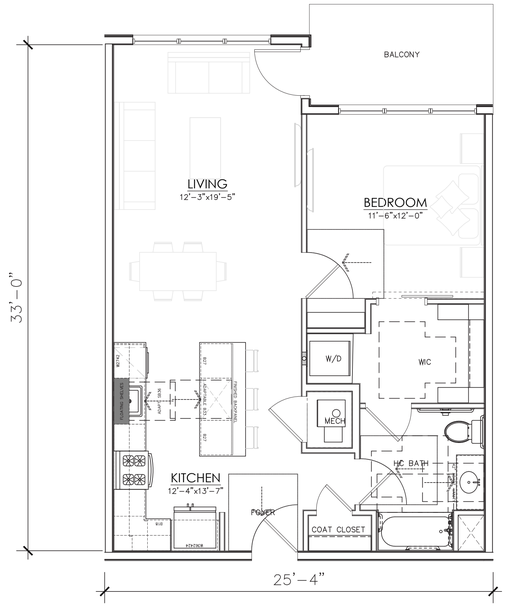
ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-08

BUILDING A - RESIDENTIAL BUILDING PLAN

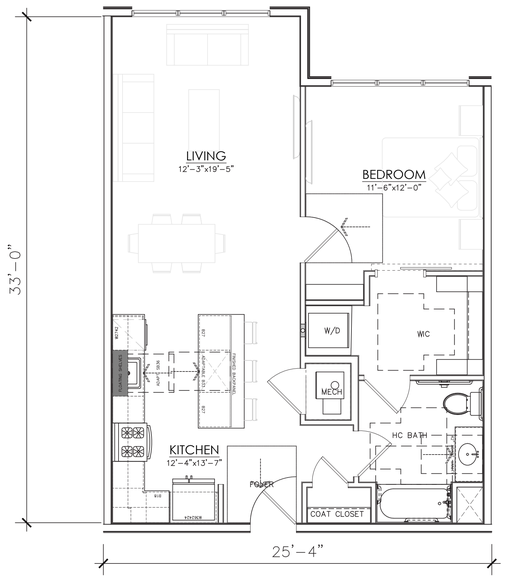
21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



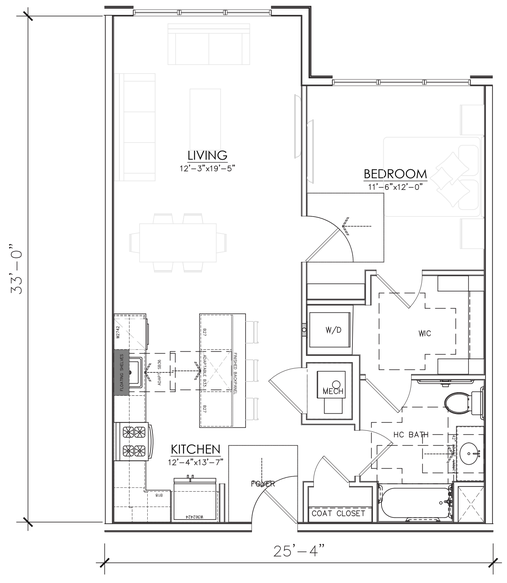
01 ONE BEDROOM A-01 (814 SF)

SCALE 1/4" = 1'-0"



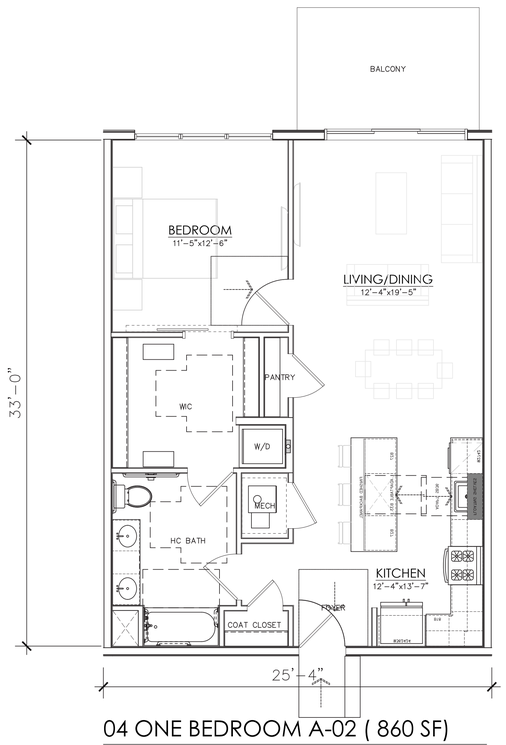
02 ONE BEDROOM A-01.1 (814 SF)

SCALE 1/4" = 1'-0"



03 ONE BEDROOM A-01.2-A (814 SF)

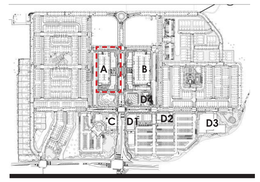
SCALE 1/4" = 1'-0"



04 ONE BEDROOM A-02 (860 SF)

SCALE 1/4" = 1'-0"

KEY PLAN:



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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

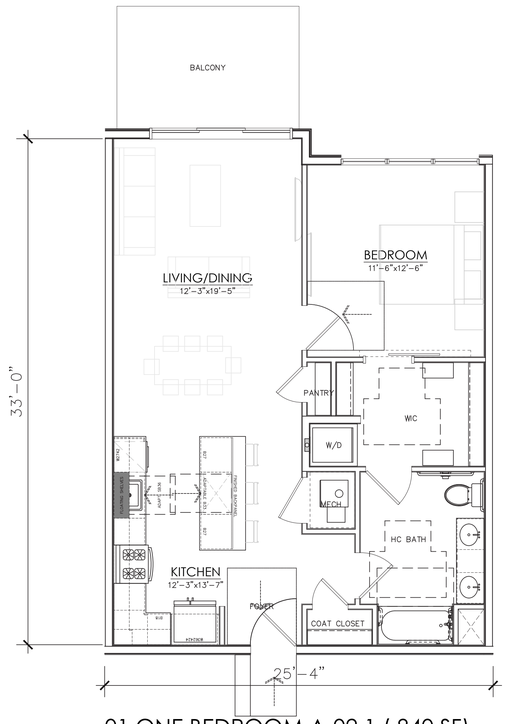
ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-09

BUILDING A - RESIDENTIAL
ENLARGED UNIT PLANS

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



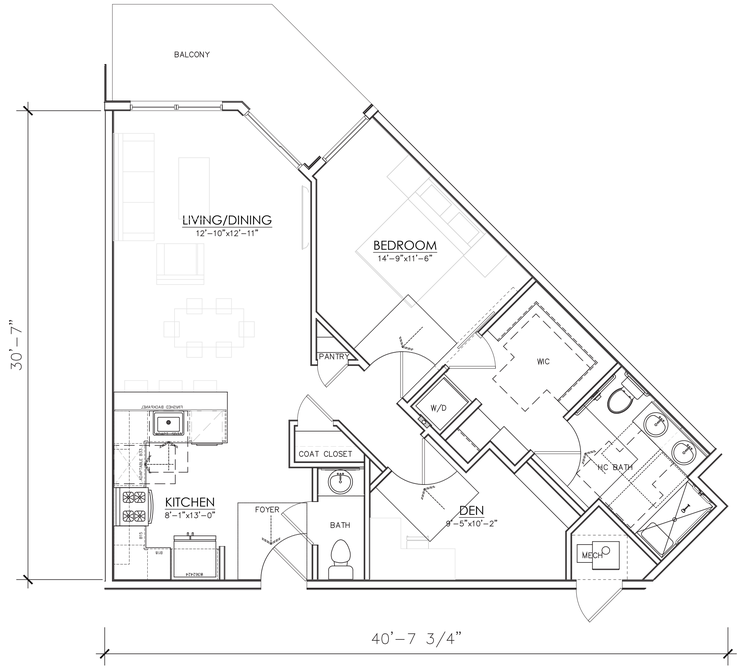
01 ONE BEDROOM A-02.1 (840 SF)

SCALE 1/4" = 1'-0"



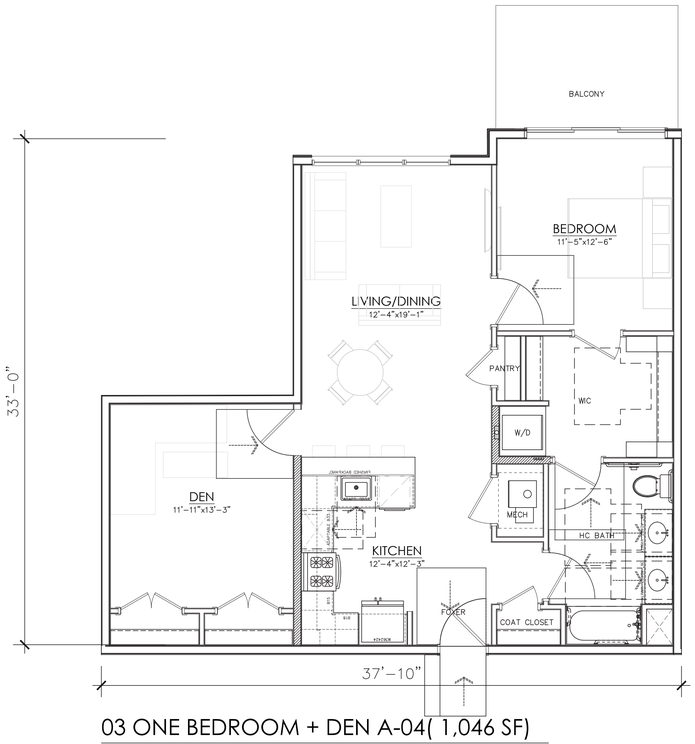
02 ONE BEDROOM A-03 (930 SF)

SCALE 1/4" = 1'-0"



03 ONE BEDROOM A-03.1(955 SF)

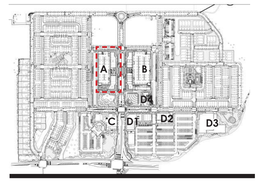
SCALE 1/4" = 1'-0"



03 ONE BEDROOM + DEN A-04(1,046 SF)

SCALE 1/4" = 1'-0"

KEY PLAN:



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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

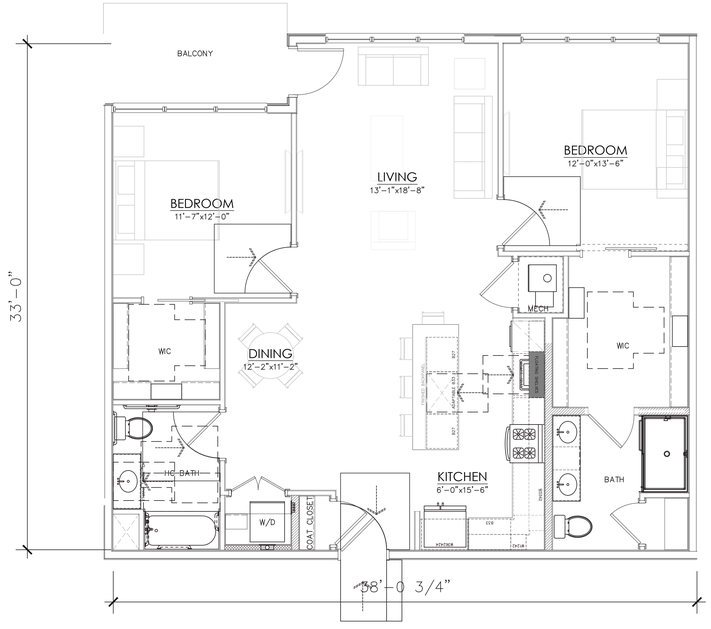
ISSUE: DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-10

BUILDING A - RESIDENTIAL
ENLARGED UNIT PLANS

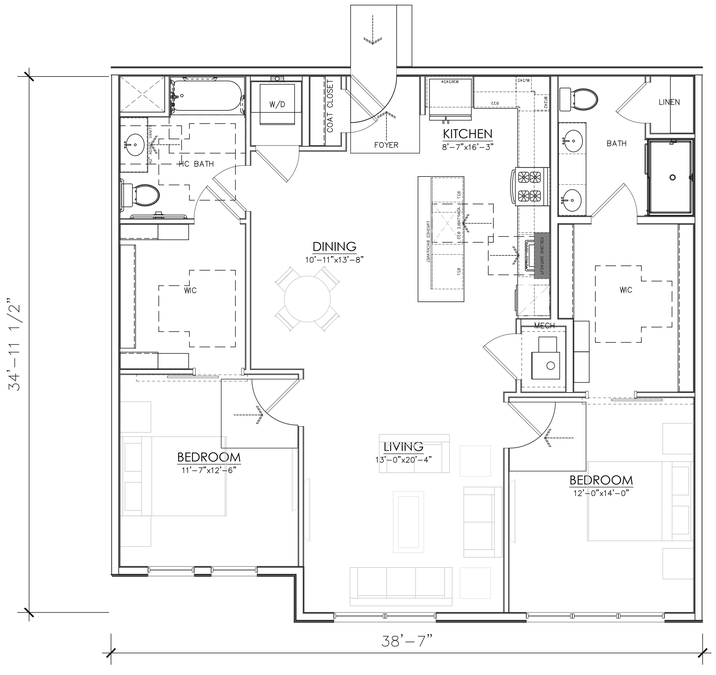
21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



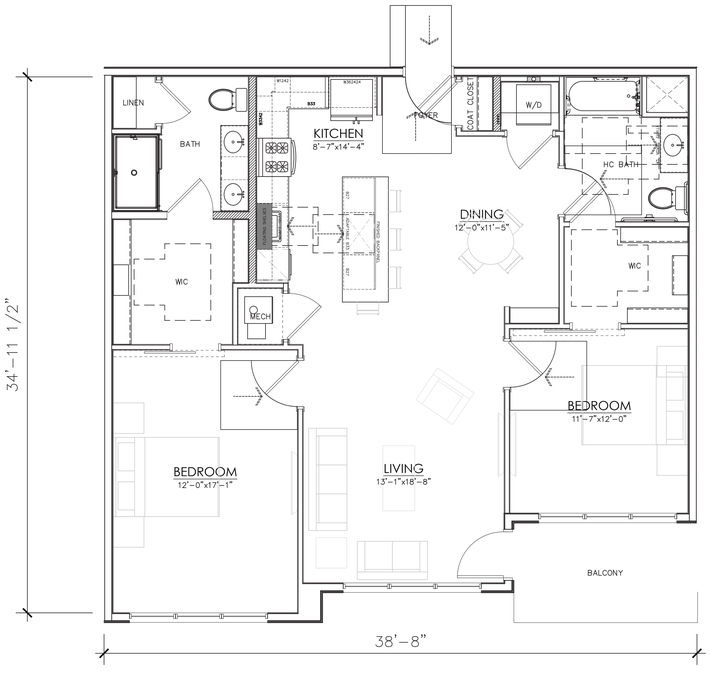
01 TWO BEDROOM B-01 (1,270 SF)

SCALE 1/4" = 1'-0"



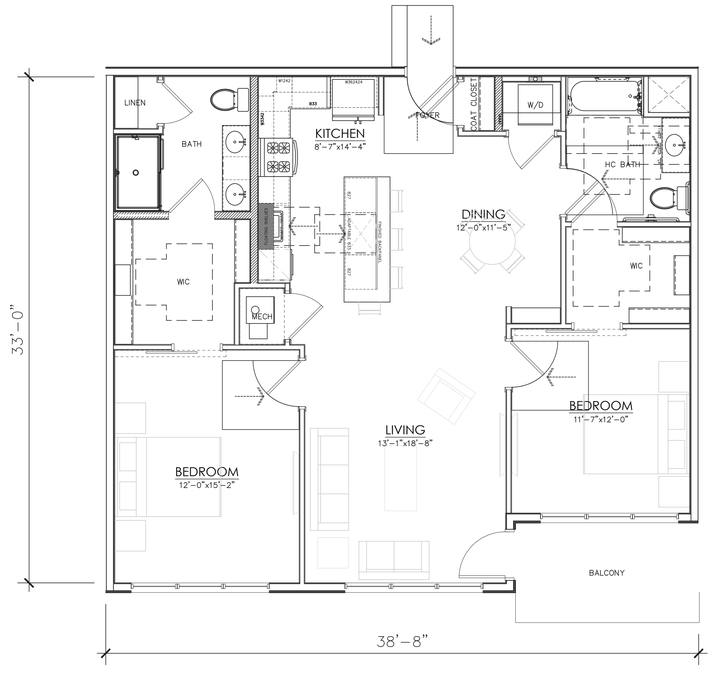
02 TWO BEDROOM B-01.1 (1,350 SF)

SCALE 1/4" = 1'-0"



03 TWO BEDROOM B-01.2 (1,287 SF)

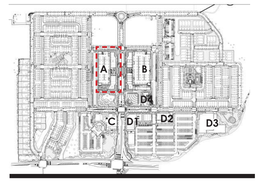
SCALE 1/4" = 1'-0"



04 TWO BEDROOM B-01.3 (1,287 SF)

SCALE 1/4" = 1'-0"

KEY PLAN:



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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

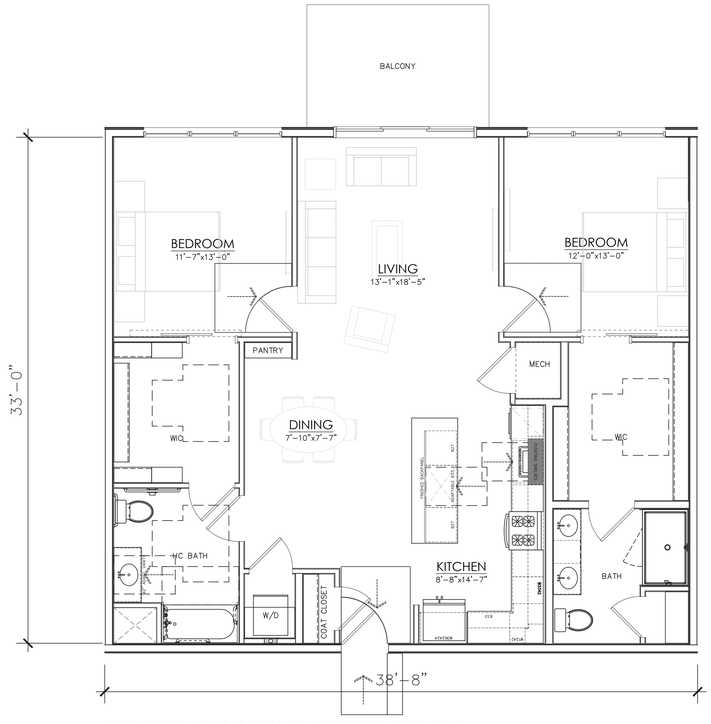
ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-11

BUILDING A - RESIDENTIAL
ENLARGED UNIT PLANS

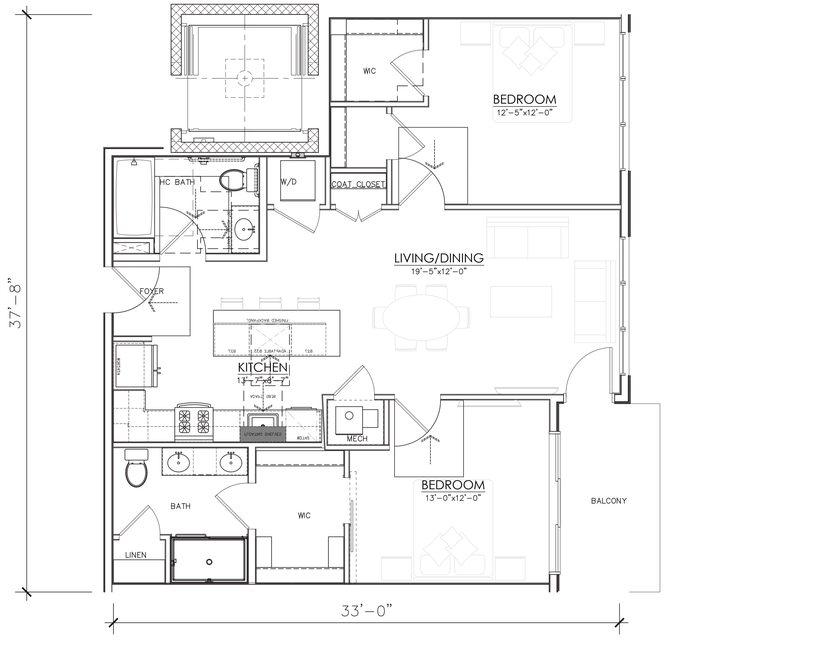
21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



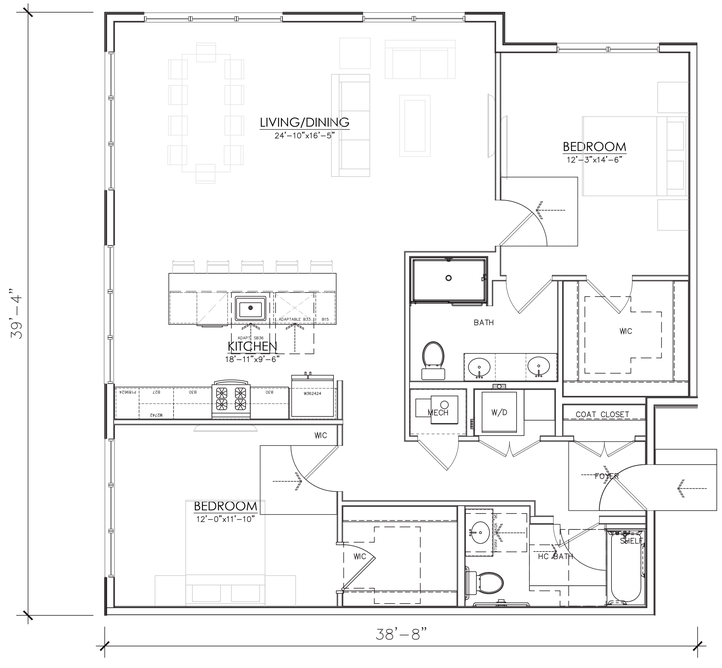
01 TWO BEDROOM B-02 (1,324 SF)

SCALE 1/4" = 1'-0"



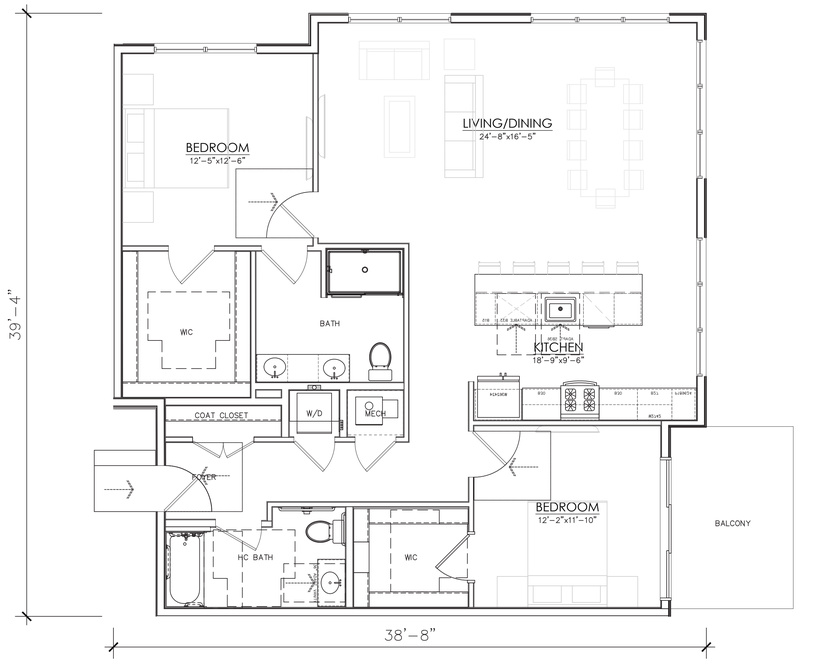
02 TWO BEDROOM B-03-A (1,106 SF) (AFFORDABLE ON 5TH FLOOR)

SCALE 1/4" = 1'-0"



03 TWO BEDROOM B-04 (1,453 SF)

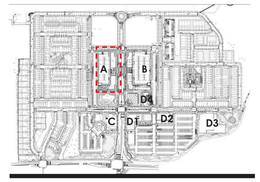
SCALE 1/4" = 1'-0"



04 TWO BEDROOM B-04.1 (1,424 SF)

SCALE 1/4" = 1'-0"

KEY PLAN:



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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

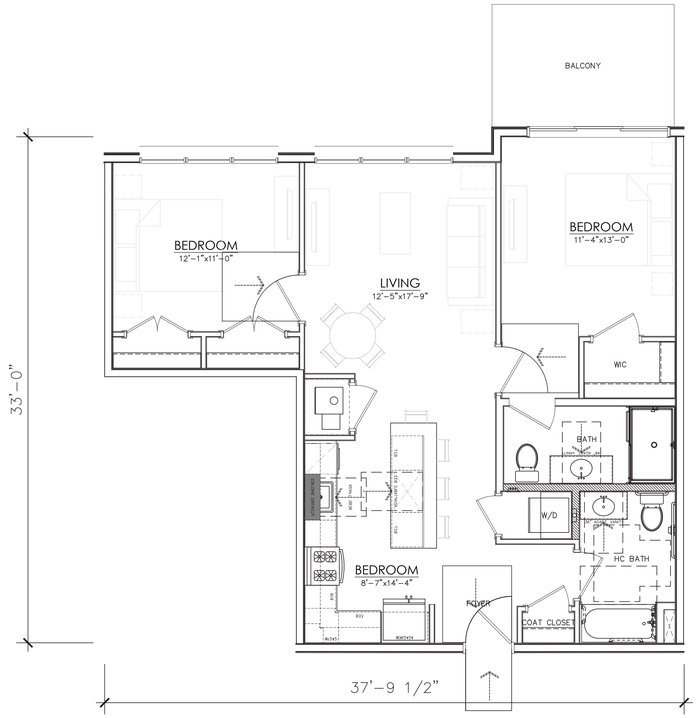
ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-12

BUILDING A - RESIDENTIAL
ENLARGED UNIT PLANS

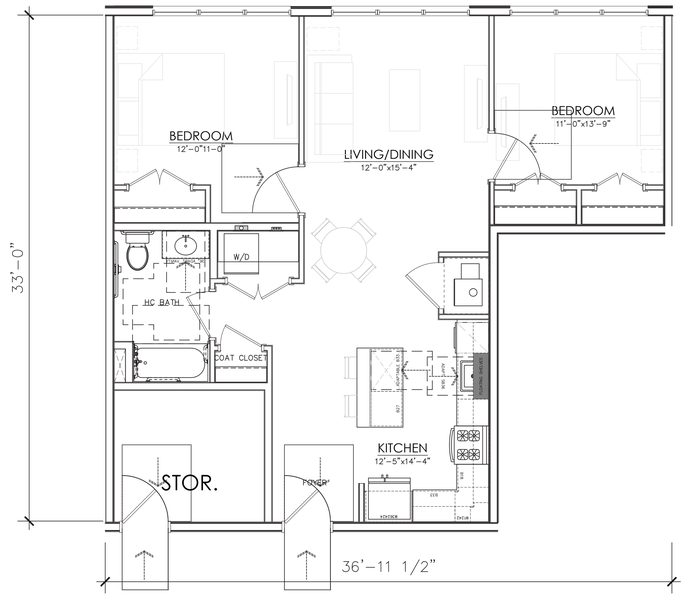
21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



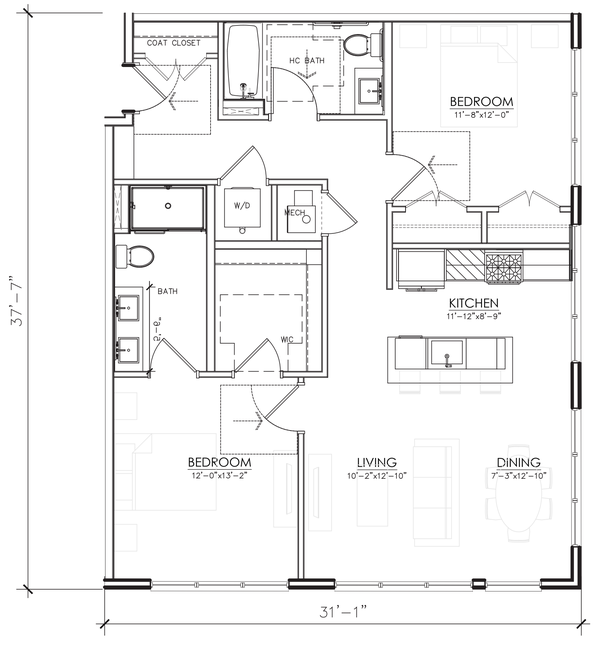
01 TWO BEDROOM B-05-A (1,043 SF)

SCALE 1/4" = 1'-0"



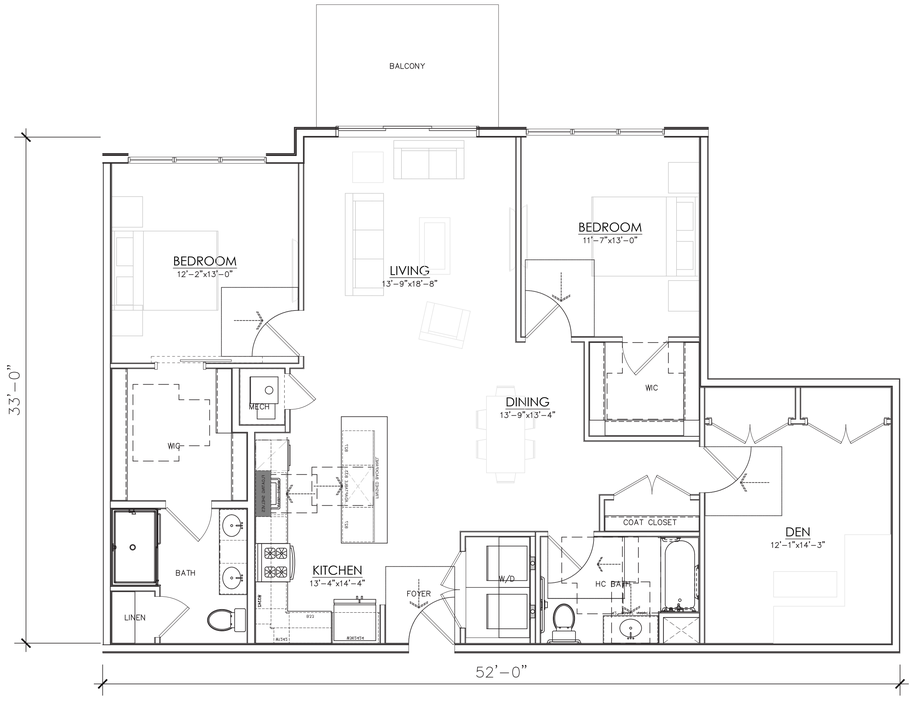
02 TWO BEDROOM B-05.1 A (950 SF)

SCALE 1/4" = 1'-0"



03 TWO BEDROOM B-06 (1,159 SF)

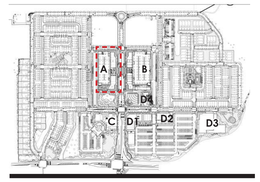
SCALE 1/4" = 1'-0"



04 TWO BEDROOM + DEN B-07 (1,565 SF)

SCALE 1/4" = 1'-0"

KEY PLAN:



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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

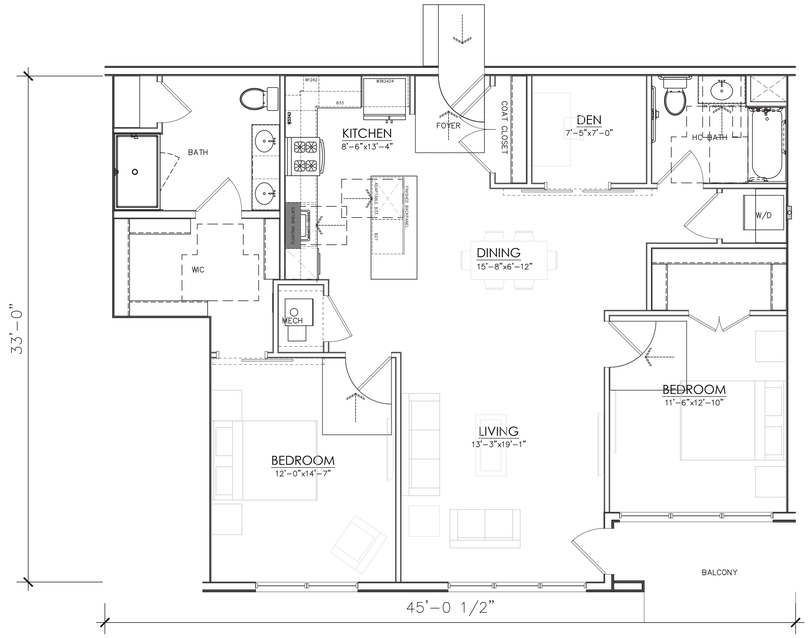
ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-13

BUILDING A - RESIDENTIAL
ENLARGED UNIT PLANS

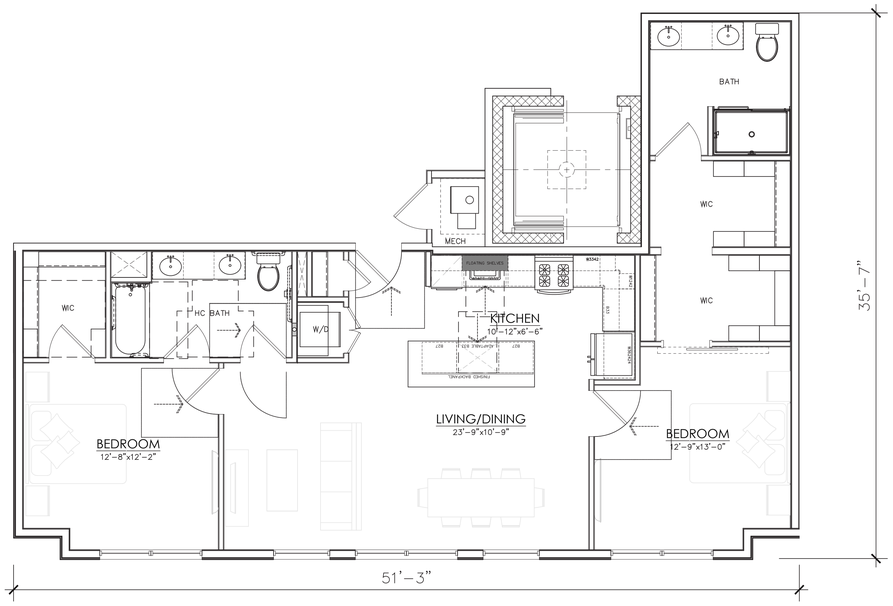
21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



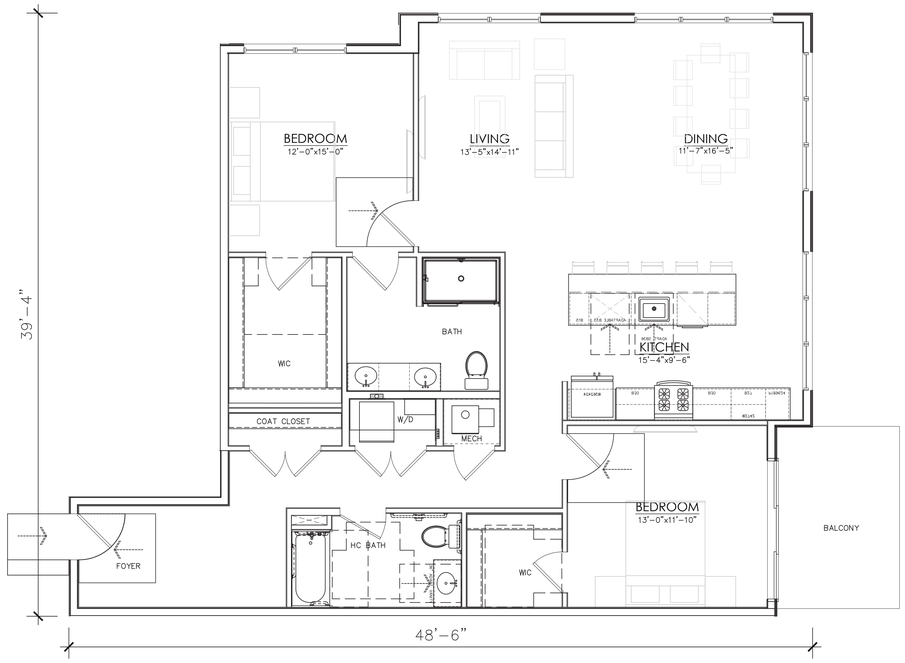
01 TWO BEDROOM B-08 (1,388 SF)

SCALE 1/4" = 1'-0"



02 TWO BEDROOM B-09 (1,196 SF)

SCALE 1/4" = 1'-0"



03 TWO BEDROOM B-10 (1,535 SF)

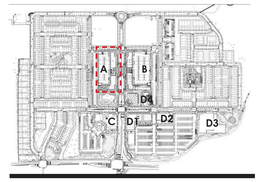
SCALE 1/4" = 1'-0"



04 TWO BEDROOM + DEN B-11 (1,610 SF)

SCALE 1/4" = 1'-0"

KEY PLAN:



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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-14

BUILDING A - RESIDENTIAL
ENLARGED UNIT PLANS

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



02 - EAST ELEVATION - BUILDING A

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

0 8' 16' 32'

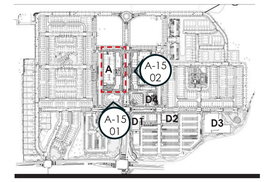


01 - SOUTH ELEVATION - BUILDING A

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.

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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-15

BUILDING A - RESIDENTIAL
BUILDING ELEVATION

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



02 - NORTH ELEVATION - BUILDING A

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

0 8' 16' 32'

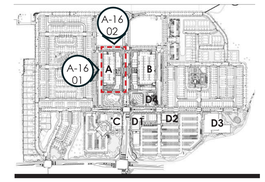


01 - WEST ELEVATION - BUILDING A

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:

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
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

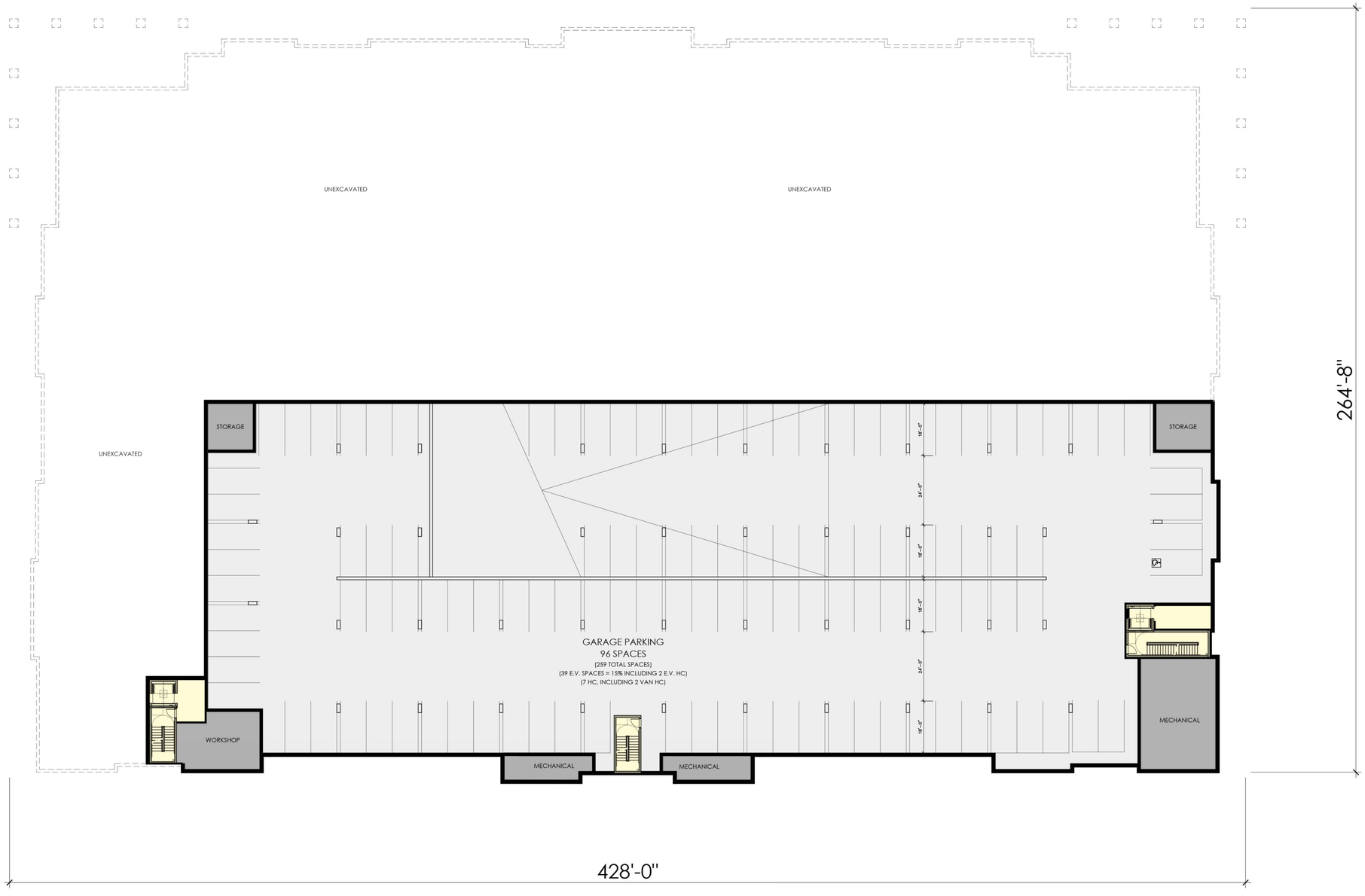
ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-16

BUILDING A - RESIDENTIAL
BUILDING ELEVATION

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

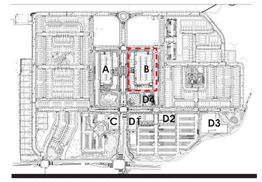


01 - BASEMENT FLOOR PLAN - BUILDING B

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
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

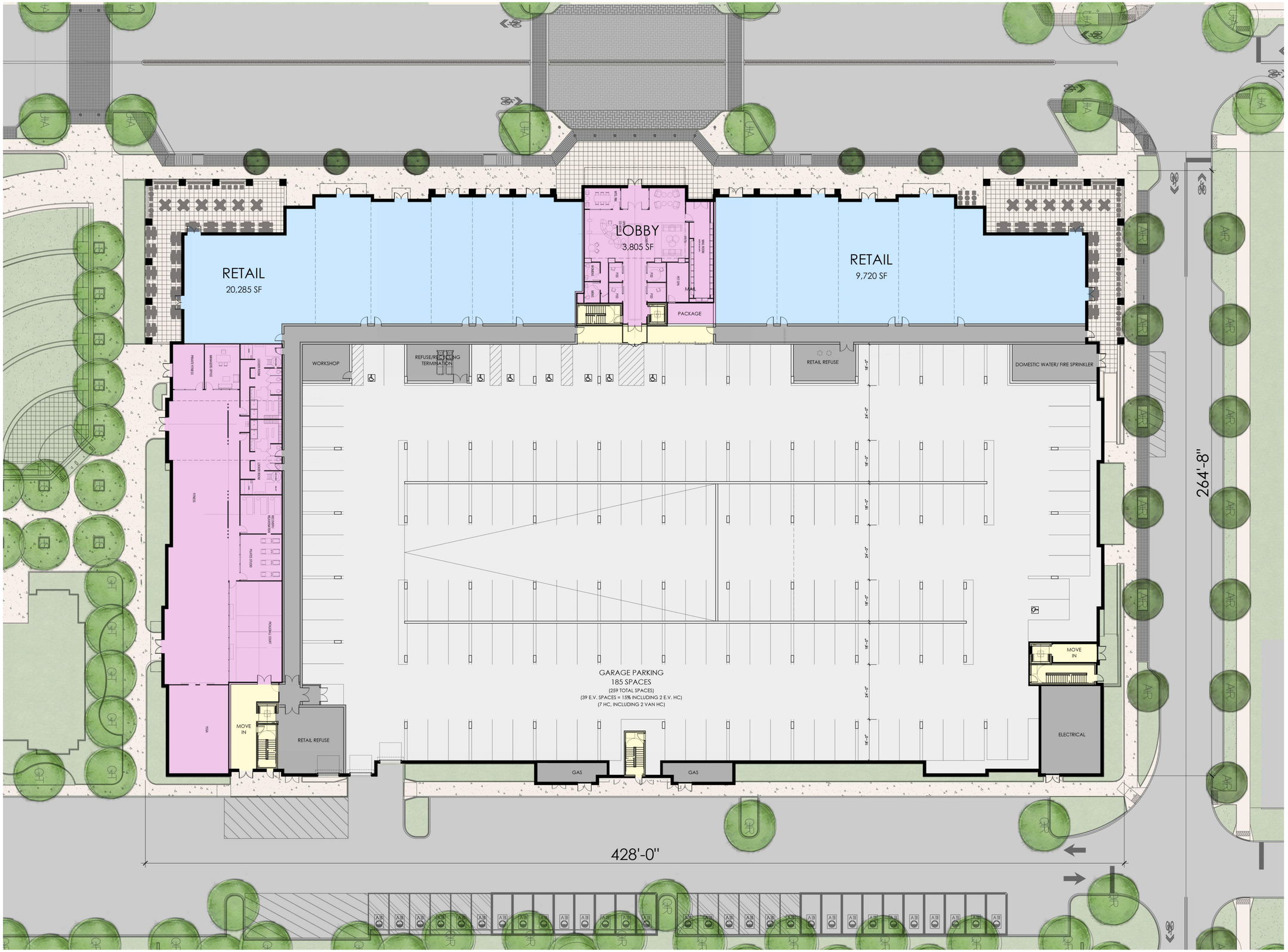
ISSUE: DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-17

BUILDING B - RESIDENTIAL BUILDING PLAN

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

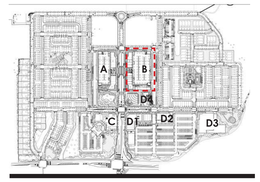


01 - GROUND FLOOR PLAN - BUILDING B

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

0 8' 16' 32'

KEY PLAN:



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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

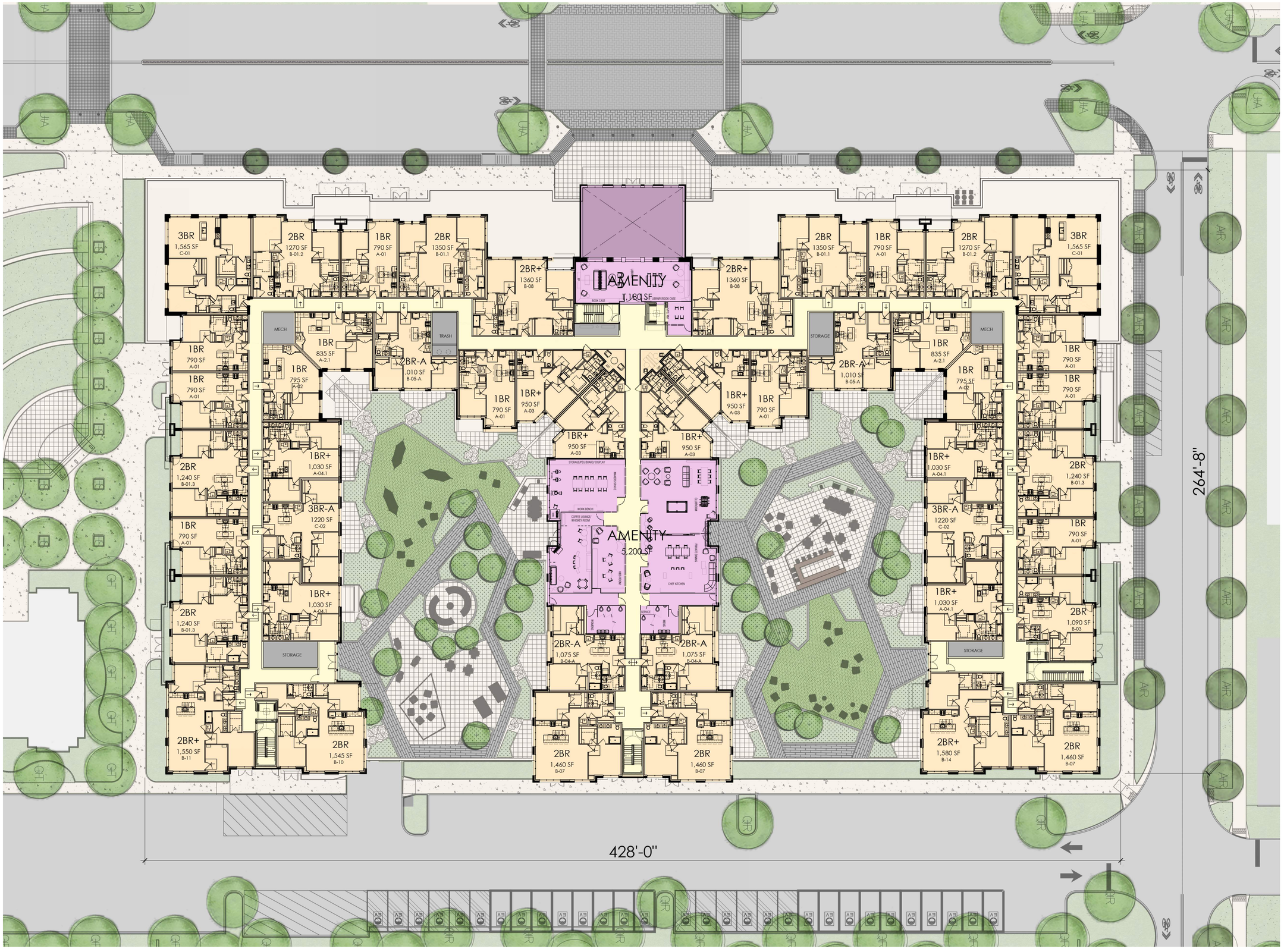
ISSUE: DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-18

BUILDING B - RESIDENTIAL BUILDING PLAN

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

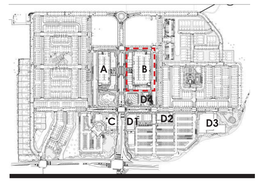


01 - SECOND FLOOR PLAN - BUILDING B

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

0 8' 16' 32'

KEY PLAN:



PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAURENT LANE, SUITE 105, LAWRENCEVILLE, NEW JERSEY 08550 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-19

BUILDING B - RESIDENTIAL
BUILDING PLAN

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

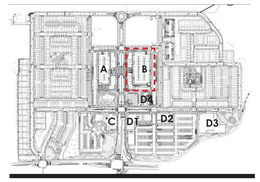


01 - TYPICAL 3RD-4TH FLOOR PLAN - BUILDING B

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

0 8' 16' 32'

KEY PLAN:



PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 103, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

ISSUE: DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-20

BUILDING B - RESIDENTIAL BUILDING PLAN

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

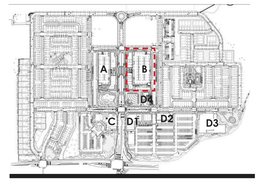


01 - 5th FLOOR PLAN - BUILDING B

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

0 8' 16' 32'

KEY PLAN:



PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 103, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

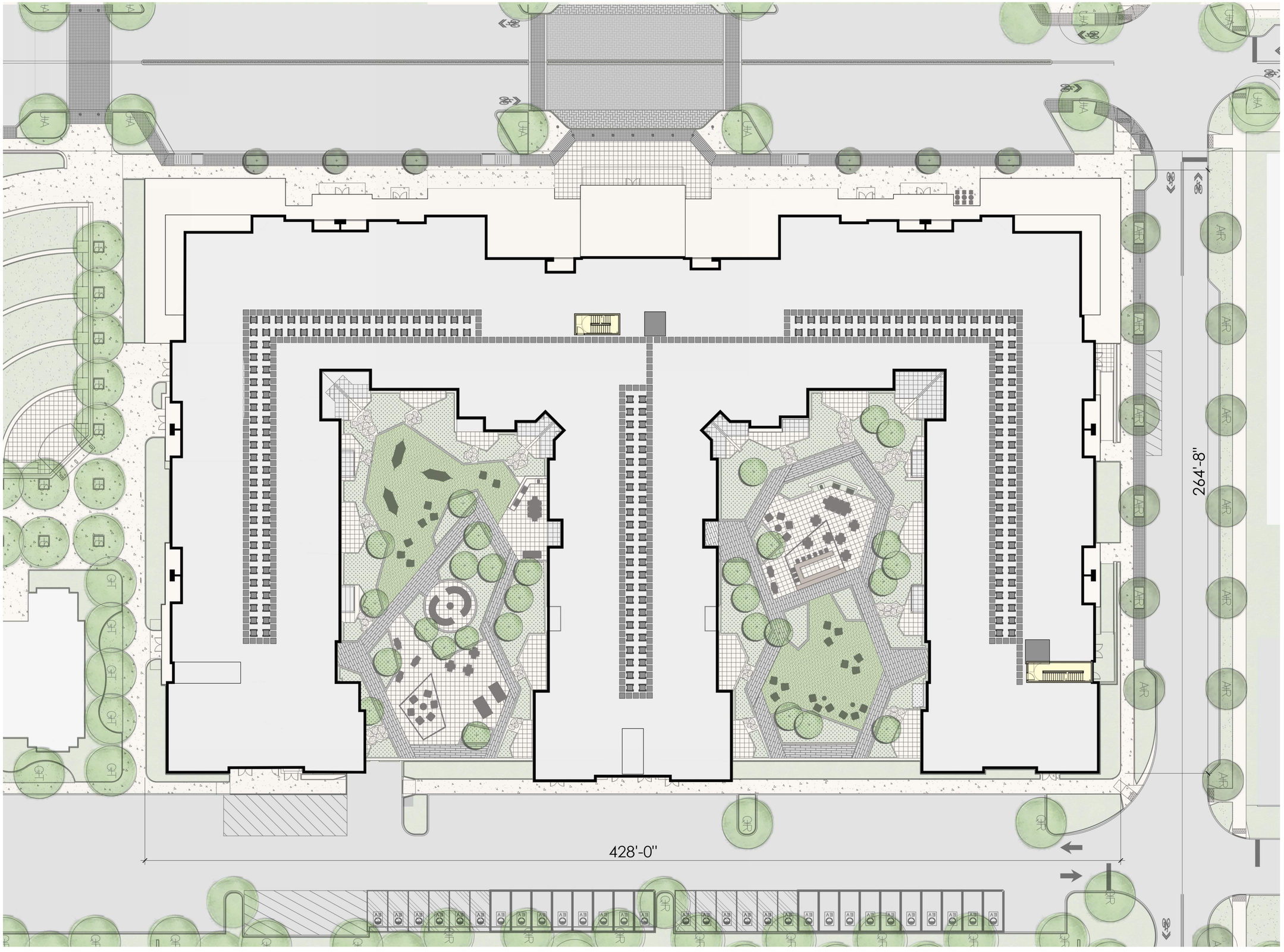
ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-21

BUILDING B - RESIDENTIAL BUILDING PLAN

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

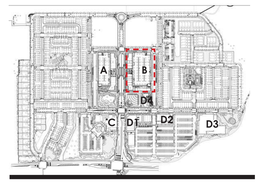


01 - ROOF PLAN - BUILDING B

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

0 8' 16' 32'

KEY PLAN:



PREPARED BY:

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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

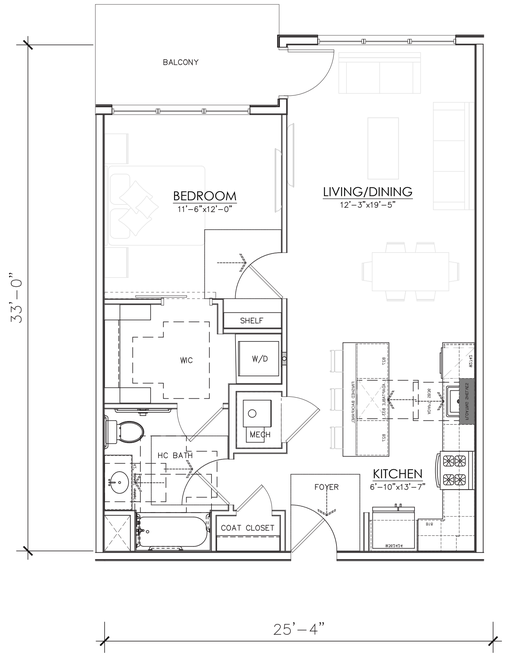
ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-22

BUILDING B - RESIDENTIAL BUILDING PLAN

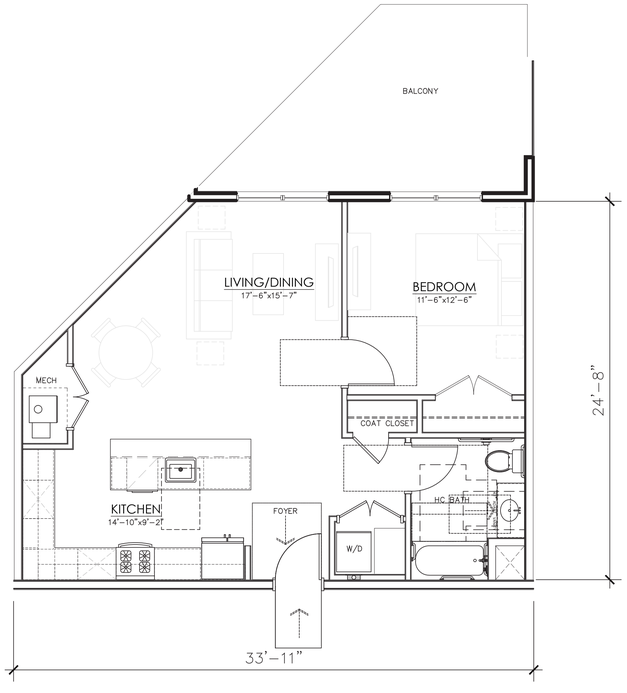
21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



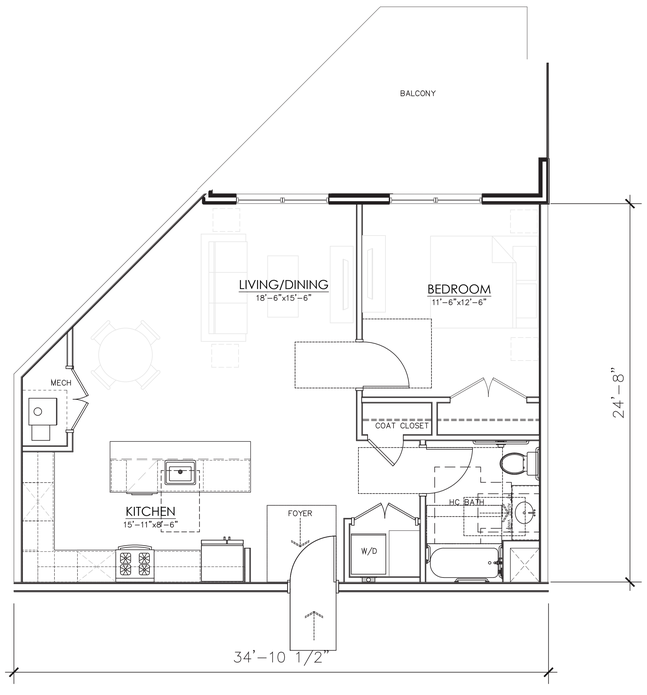
01 ONE BEDROOM A-01 (807 SF)

SCALE 1/4" = 1'-0"



02 ONE BEDROOM A-02 (795 SF)

SCALE 1/4" = 1'-0"



03 ONE BEDROOM A-02.1 (836 SF)

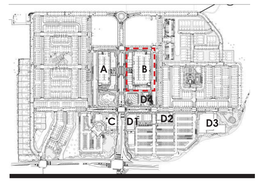
SCALE 1/4" = 1'-0"



04 ONE BEDROOM A-03 (945 SF)

SCALE 1/4" = 1'-0"

KEY PLAN:



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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

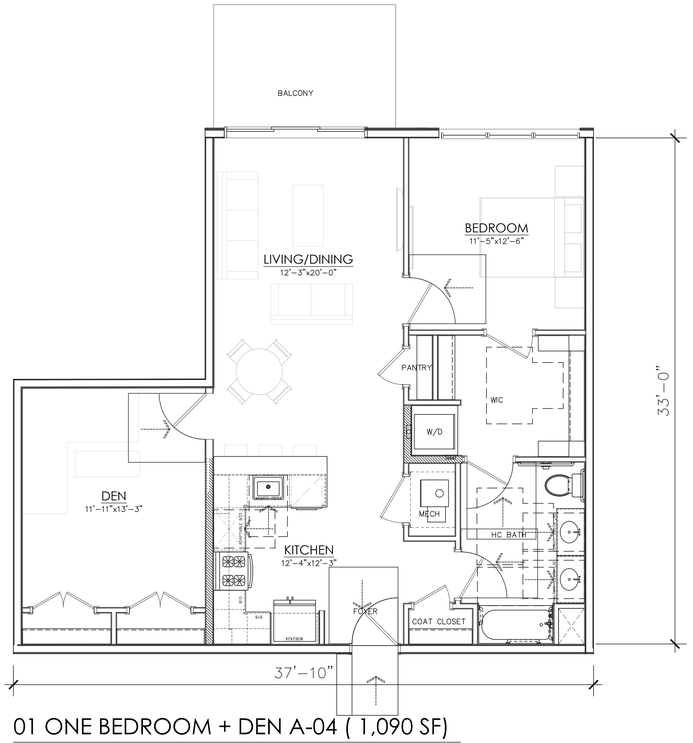
ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-23

BUILDING B - RESIDENTIAL
ENLARGED UNIT PLANS

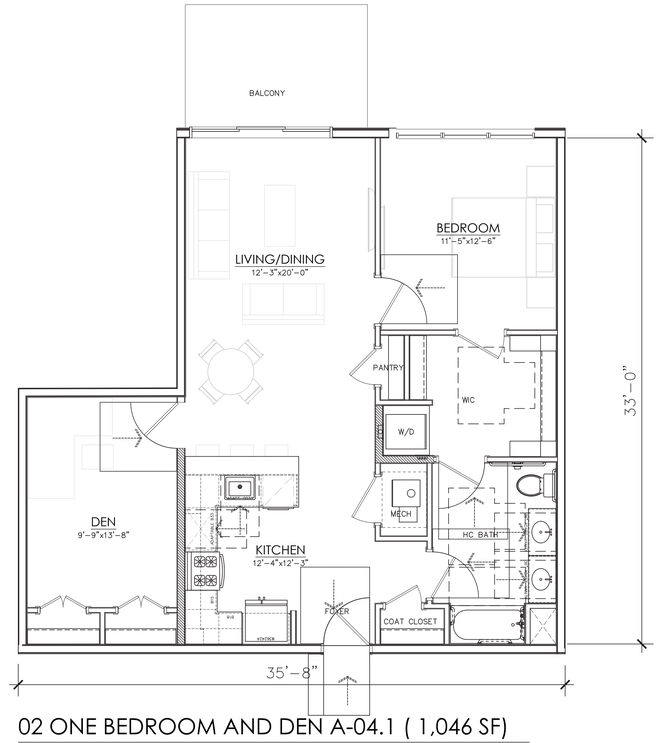
21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



01 ONE BEDROOM + DEN A-04 (1,090 SF)

SCALE 1/4" = 1'-0"



02 ONE BEDROOM AND DEN A-04.1 (1,046 SF)

SCALE 1/4" = 1'-0"



03 TWO BEDROOM B-01.1 (1,350 SF)

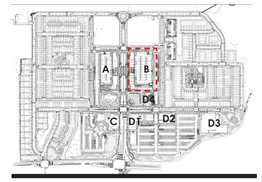
SCALE 1/4" = 1'-0"



04 TWO BEDROOM A-01.2 (1,287 SF)

SCALE 1/4" = 1'-0"

KEY PLAN:



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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

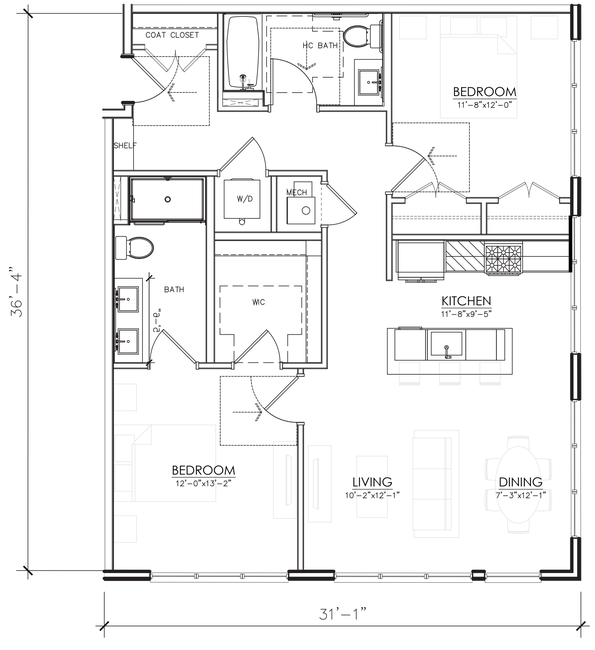
ISSUE: DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-24

BUILDING B - RESIDENTIAL
ENLARGED UNIT PLANS

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



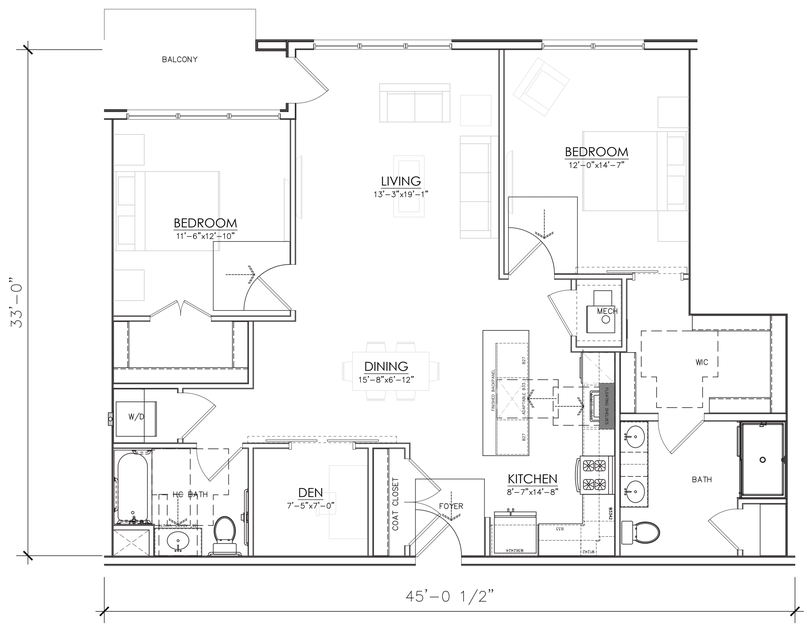
01 TWO BEDROOM B-06 (1,159 SF)

SCALE 1/4" = 1'-0"



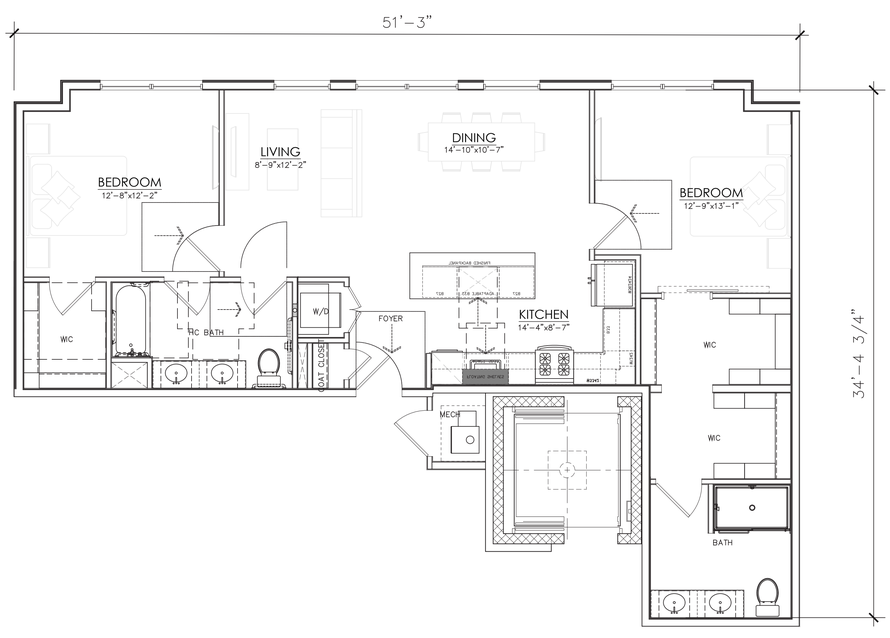
02 TWO BEDROOM B-07 (1,457 SF)

SCALE 1/4" = 1'-0"



03 TWO BEDROOM B-08 (1,388 SF)

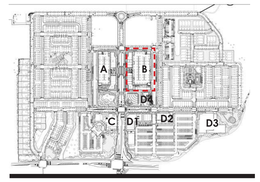
SCALE 1/4" = 1'-0"



04 TWO BEDROOM B-09 (1,196 SF)

SCALE 1/4" = 1'-0"

KEY PLAN:



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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

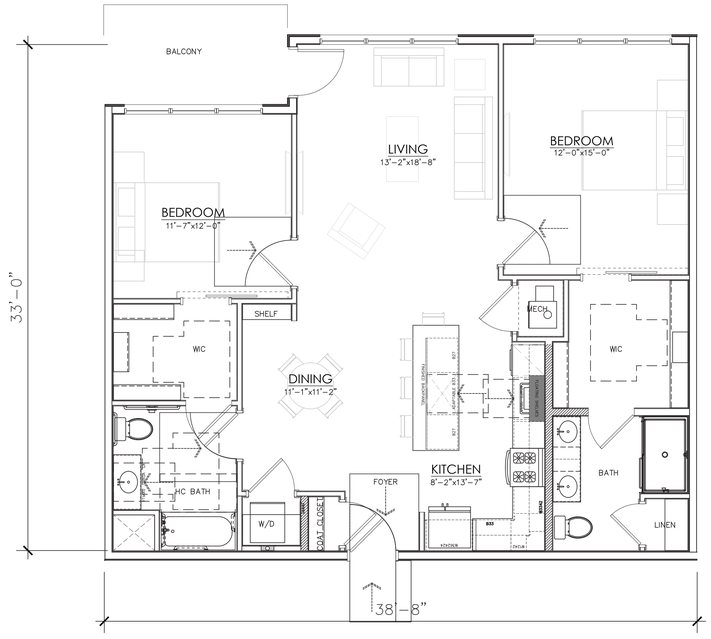
ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-25

BUILDING B - RESIDENTIAL
ENLARGED UNIT PLANS

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



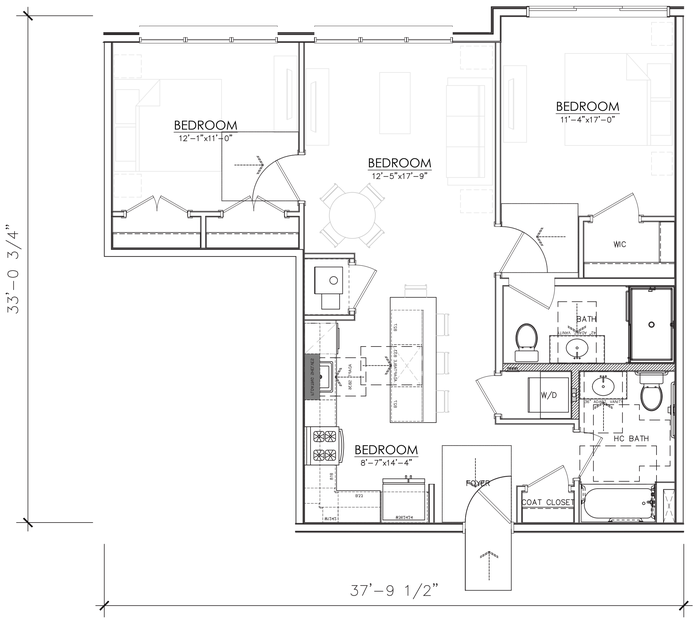
01 TWO BEDROOM B-01.3 (1,287 SF)

SCALE 1/4" = 1'-0"



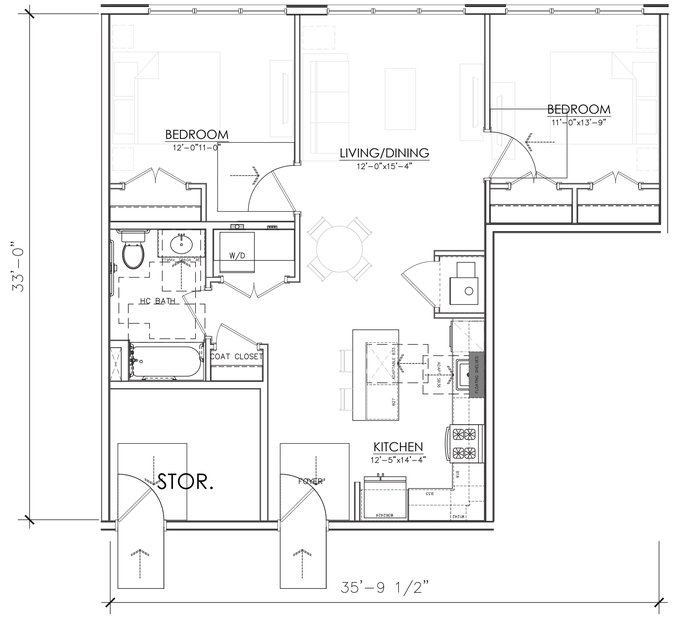
02 TWO BEDROOM B-03 (1,106 SF)

SCALE 1/4" = 1'-0"



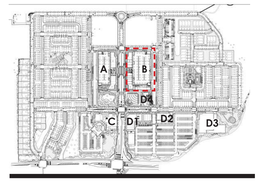
03 TWO BEDROOM B-04 -A (1,043 SF)

SCALE 1/4" = 1'-0"



04 TWO BEDROOM B-05-A (950 SF)

SCALE 1/4" = 1'-0"



KEY PLAN:

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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-26

BUILDING B - RESIDENTIAL
ENLARGED UNIT PLANS

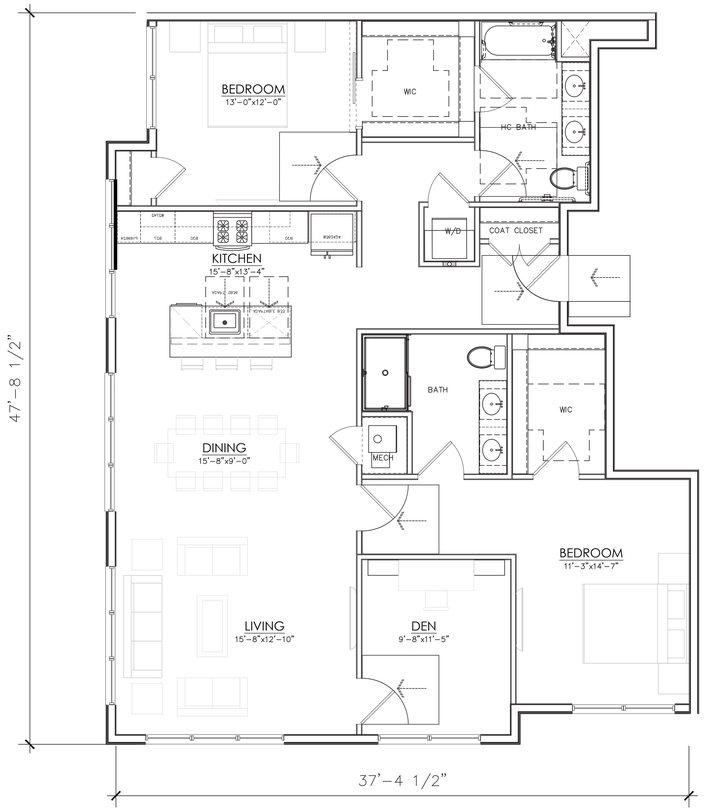
21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



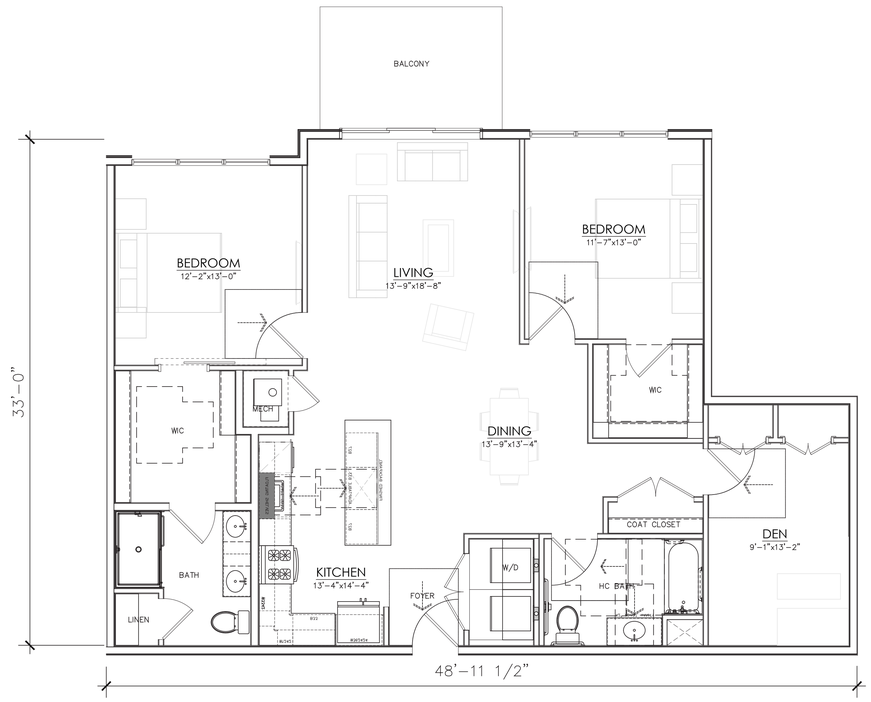
01 TWO BEDROOM B-10 (1,535 SF)

SCALE 1/4" = 1'-0"



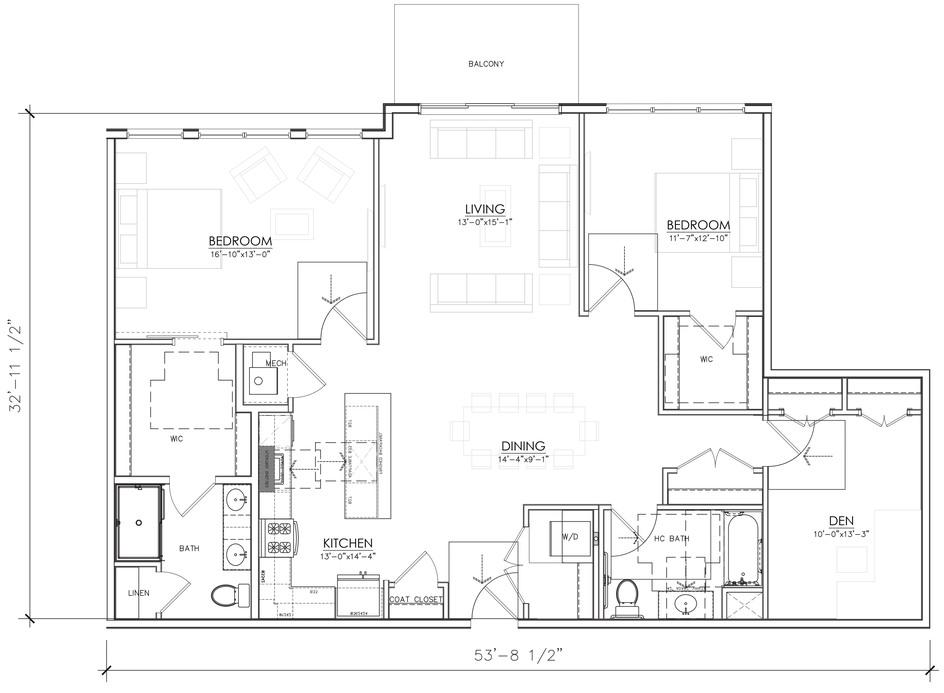
02 TWO BEDROOM B-11 (1,610 SF)

SCALE 1/4" = 1'-0"



03 TWO BEDROOM B-12 (1,490 SF)

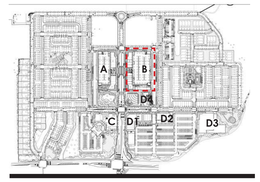
SCALE 1/4" = 1'-0"



04 TWO BEDROOM B-13 (1,630 SF)

SCALE 1/4" = 1'-0"

KEY PLAN:



PREPARED BY:

MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 103, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-27

BUILDING B - RESIDENTIAL
ENLARGED UNIT PLANS

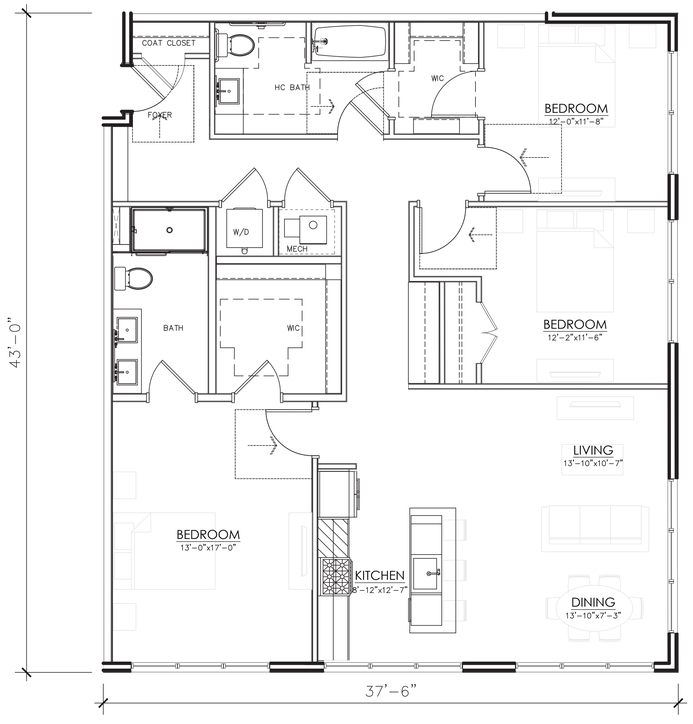
21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



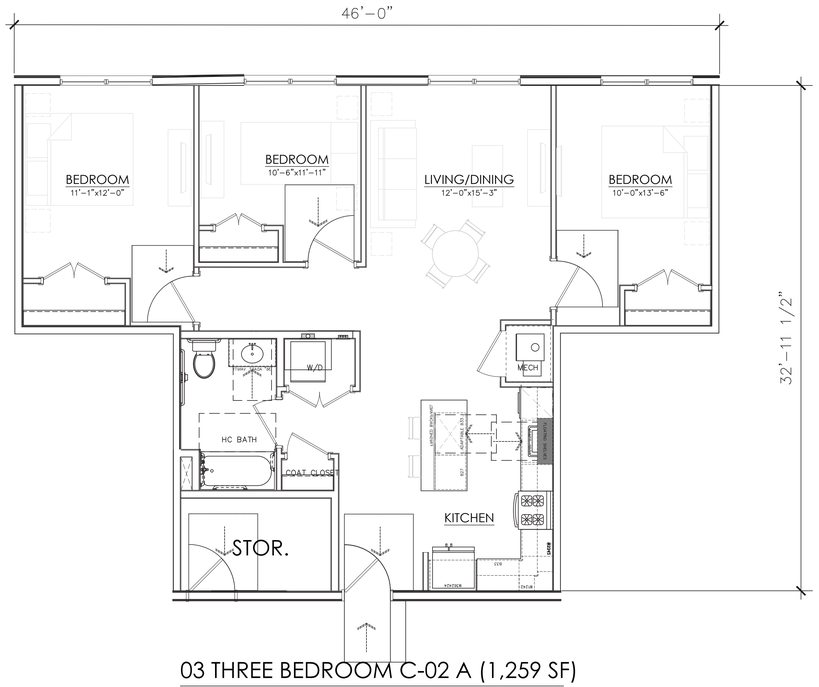
01 TWO BEDROOM B-14 (1,582 SF)

SCALE 1/4" = 1'-0"



02 TWO BEDROOM C-01 (1,604 SF)

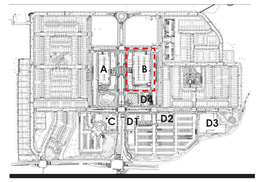
SCALE 1/4" = 1'-0"



03 THREE BEDROOM C-02 A (1,259 SF)

SCALE 1/4" = 1'-0"

KEY PLAN:



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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-28

BUILDING B - RESIDENTIAL
ENLARGED UNIT PLANS

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



02 - EAST ELEVATION - BUILDING B

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

0 8' 16' 32'

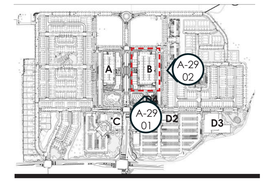


01 - SOUTH ELEVATION - BUILDING B

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

0 8' 16' 32'

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.

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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

ISSUE: DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-29

BUILDING B - RESIDENTIAL
BUILDING ELEVATION

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



02 - NORTH ELEVATION - BUILDING B

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

0 8' 16' 32'

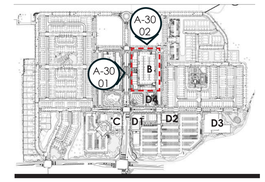


01 - WEST ELEVATION - BUILDING B

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.

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
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

ISSUE: DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-30

BUILDING B - RESIDENTIAL
BUILDING ELEVATION

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

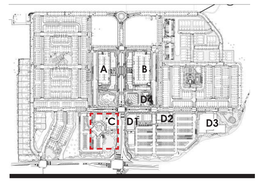


01 - GROUND FLOOR PLAN - BUILDING C

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

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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-31

BUILDING C - HOTEL
BUILDING PLAN

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

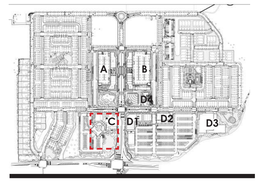


01 - SECOND FLOOR PLAN - BUILDING C

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

0 8' 16' 32'

KEY PLAN:



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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

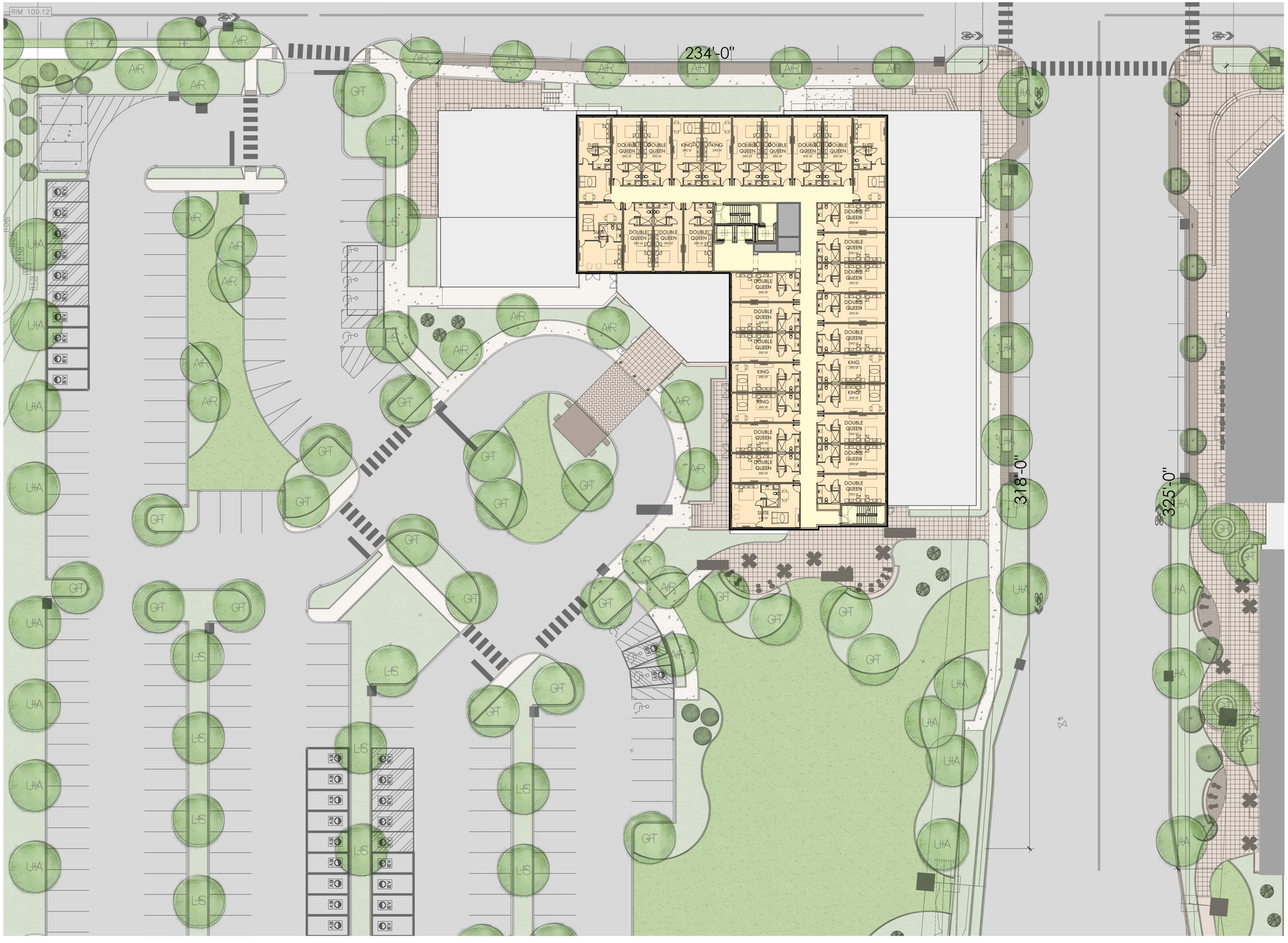
ISSUE: DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-32

BUILDING C - HOTEL
BUILDING PLAN

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

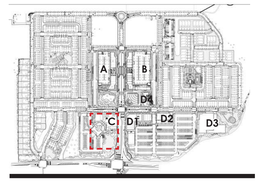


01 - TYPICAL 3RD-5TH FLOOR PLAN - BUILDING C

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

0 8' 16' 32'

KEY PLAN:



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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

ISSUE: DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-33

BUILDING C - HOTEL
BUILDING PLAN

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

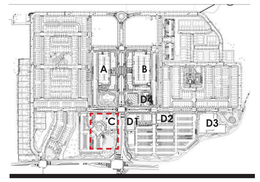


01 - ROOF PLAN - BUILDING C

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

0 8' 16' 32'

KEY PLAN:



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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-34

BUILDING C - HOTEL
BUILDING PLAN

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



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"

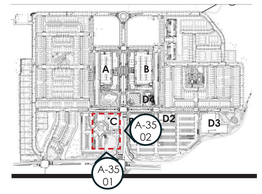


01 - SOUTH ELEVATION - BUILDING C

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:

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
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-35

BUILDING C - HOTEL
BUILDING ELEVATION

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

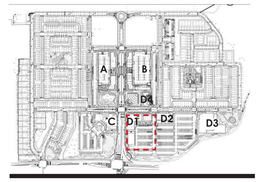


01 - GROUND FLOOR PLAN - BUILDING D1 & D2

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.

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

PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 103, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

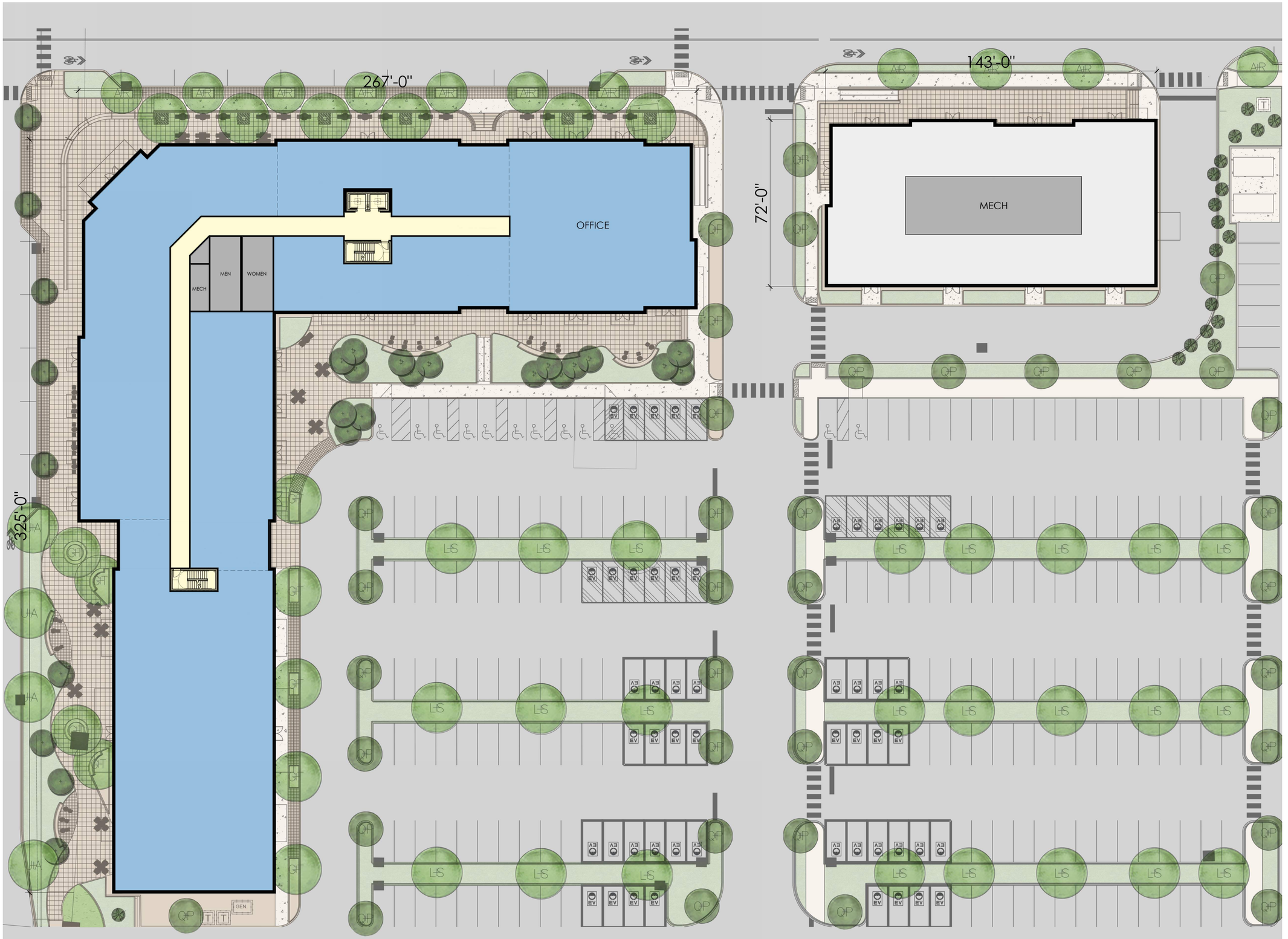
ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-36

BUILDING D1 - RETAIL/OFFICE & D2 BUILDING PLAN

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



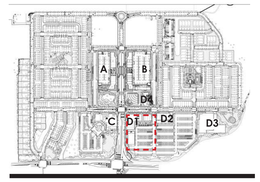
AWING TITLE

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

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

0 8' 16' 32'

KEY PLAN:



PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 103, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-37

BUILDING D1 - RETAIL/OFFICE & D2 BUILDING PLAN

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



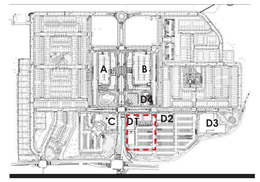
AWING TITLE

01 - ROOF PLAN -BUILDING D1 & D2

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

0 8' 16' 32'

KEY PLAN:



PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 103, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-38

BUILDING D1 - RETAIL/OFFICE & D2 BUILDING PLAN

21-0978-01

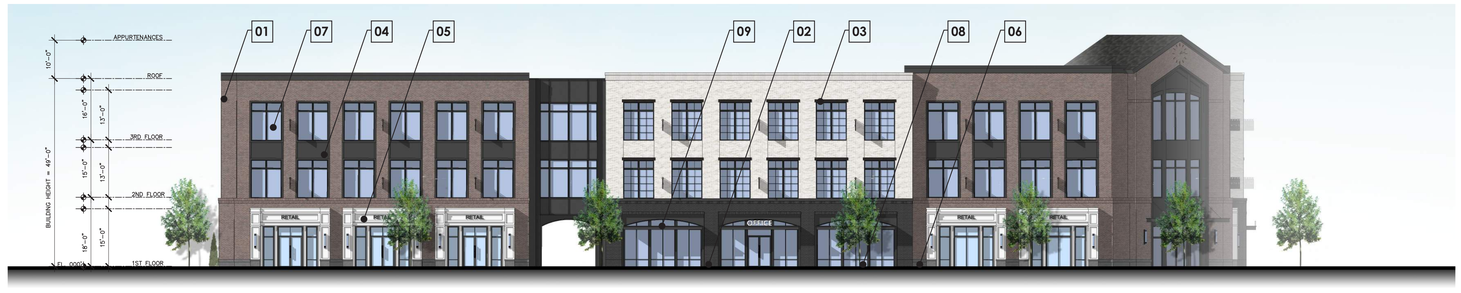
COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



04 - EAST ELEVATION - BUILDING D1

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

0 8' 16' 32'



03 - NORTH ELEVATION - BUILDING D1

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

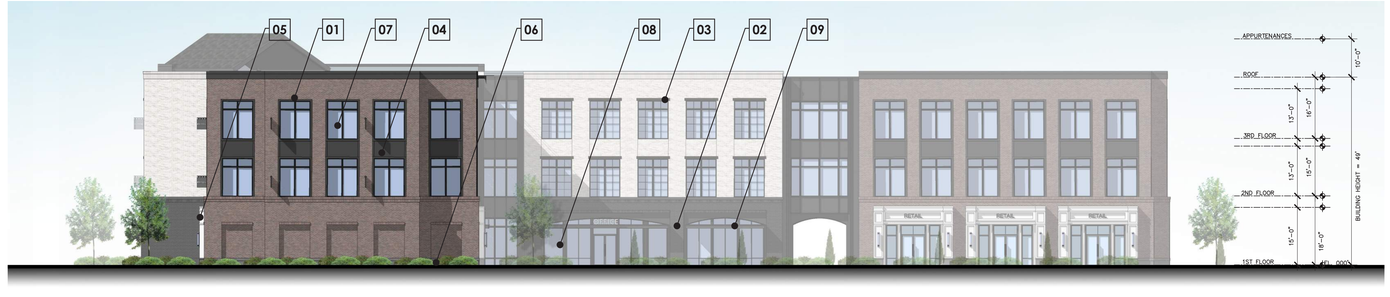
0 8' 16' 32'



02 - WEST ELEVATION - BUILDING D1

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

0 8' 16' 32'

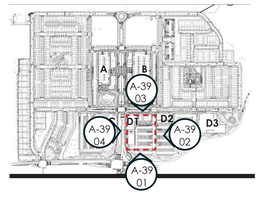


01 - SOUTH ELEVATION - BUILDING D1

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.

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
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-39

BUILDING D1 - RETAIL/OFFICE
BUILDING ELEVATION

21-0978-01

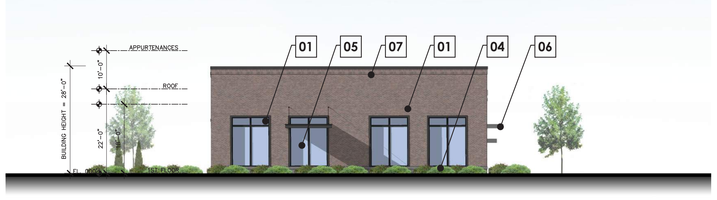
COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



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'

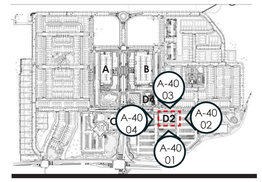


01 - WEST ELEVATION - BUILDING D2

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:

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
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

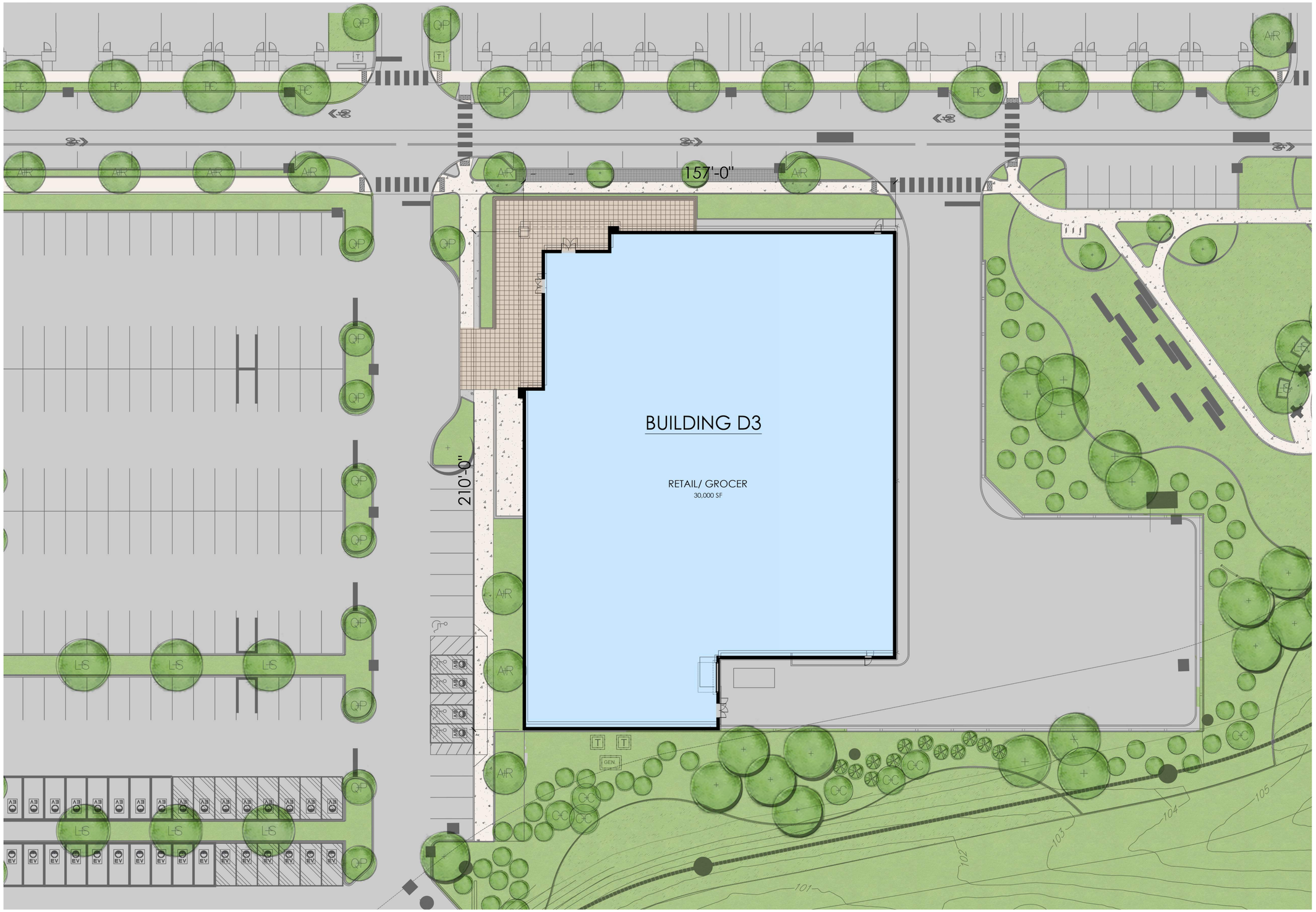
ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-40

BUILDING D2 - RETAIL
BUILDING ELEVATION

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

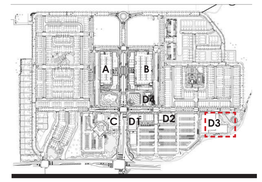


01 - GROUND FLOOR PLAN - BUILDING D3

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.

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

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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

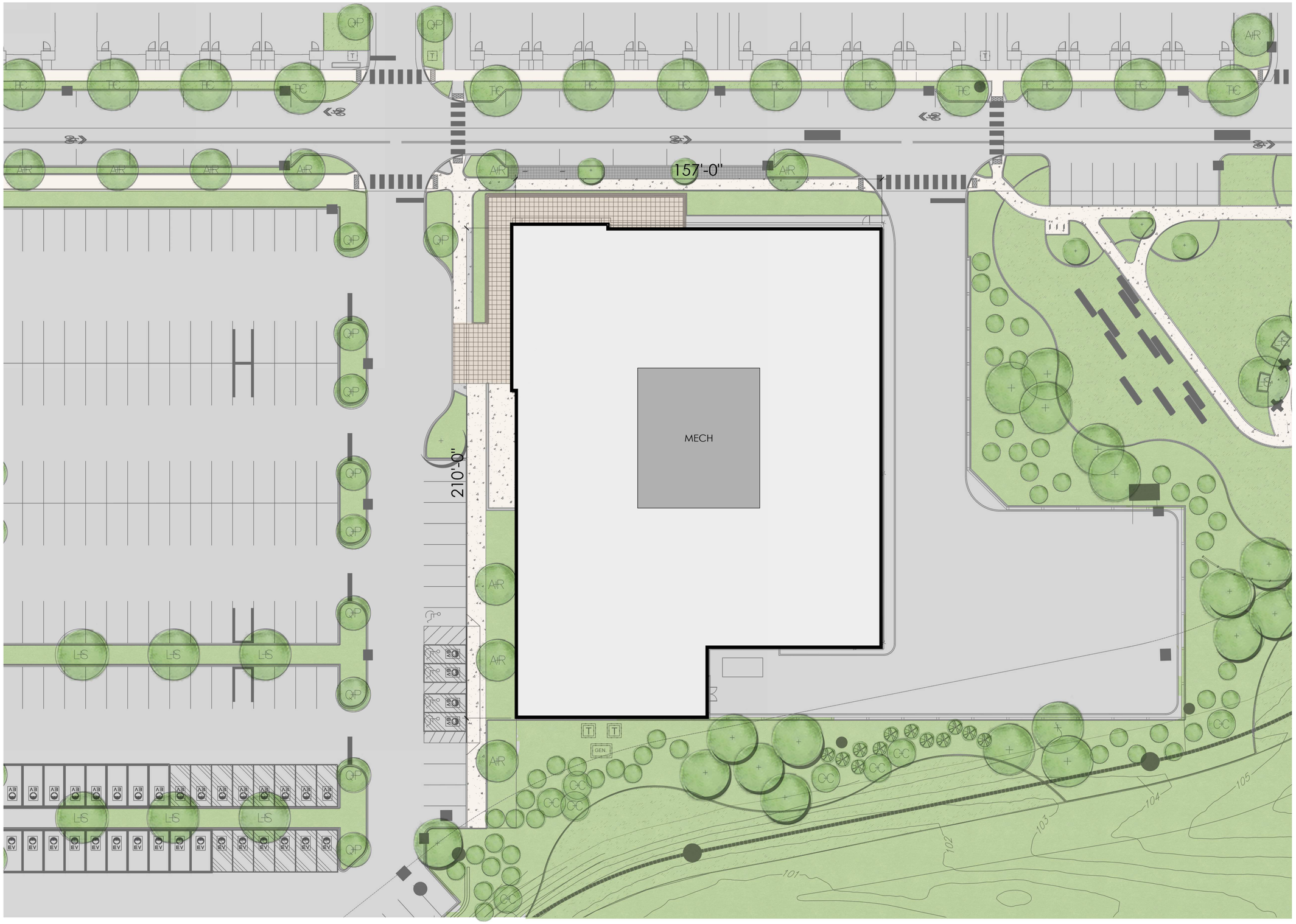
ISSUE: DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-41

BUILDING D3 - GROCER
BUILDING PLAN

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

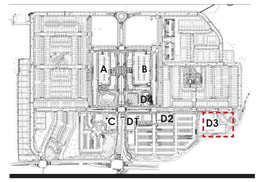


01 - ROOF PLAN - BUILDING D3

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

0 8' 16' 32'

KEY PLAN:



PREPARED BY:

MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 103, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

ISSUE: DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-42

BUILDING D3 - GROCER
BUILDING PLAN

21-0978-01

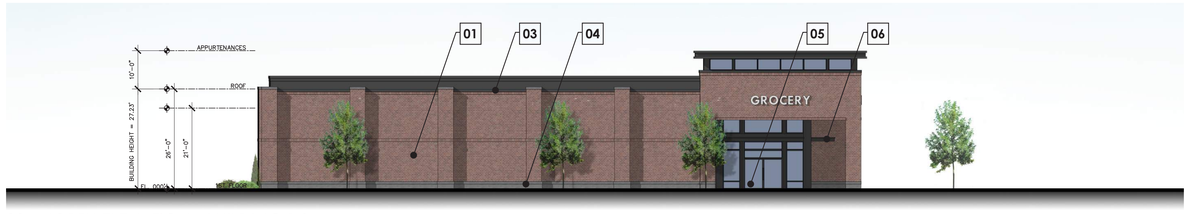
COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



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 ELEVATOIN - BUILDING D3

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

0 8' 16' 32'

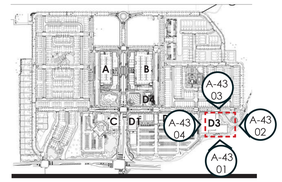


01 - SOUTH ELEVATION - BUILDING D3

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:

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
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

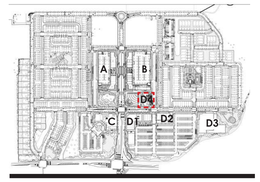
A-43

BUILDING D3 - GROCER
BUILDING ELEVATION

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

KEY PLAN:

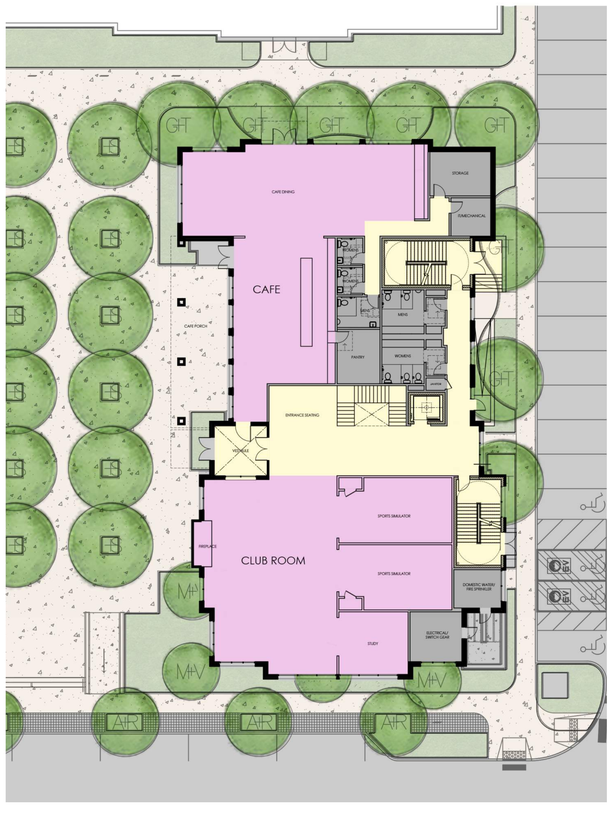


SITE NOTES:

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.

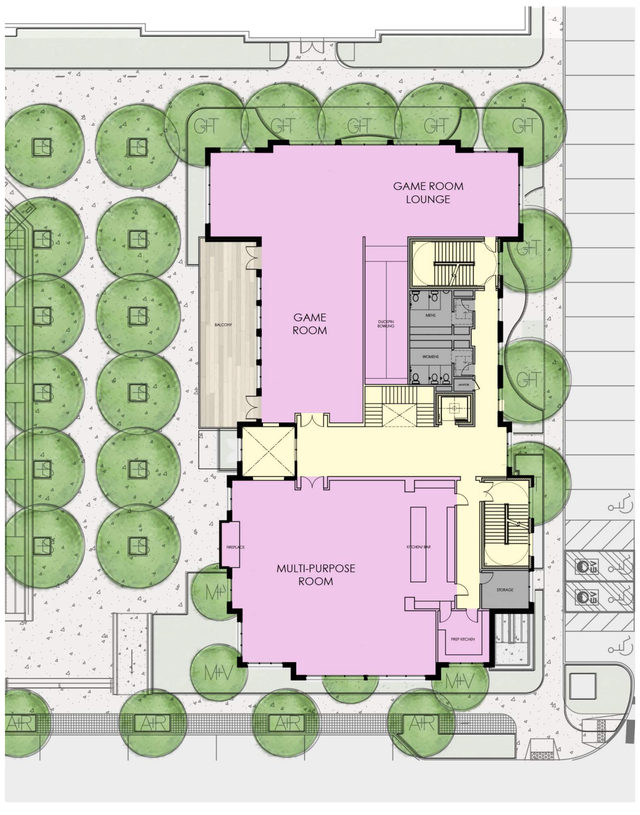
3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.



01 - GROUND FLOOR PLAN - BUILDING D4

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

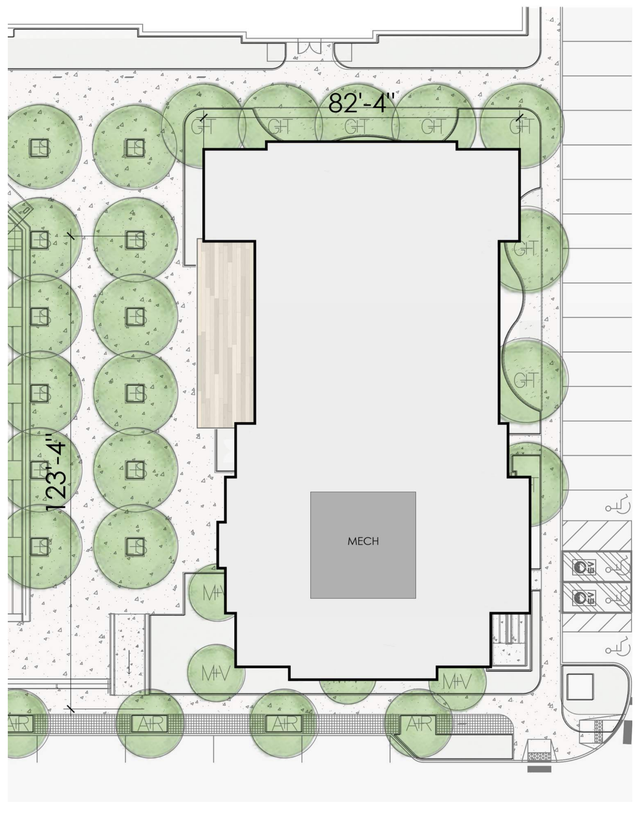
0 8' 16' 32'



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

PRINCETON NURSERIES

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

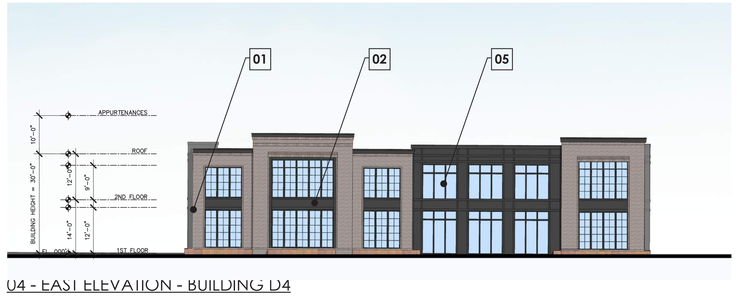
ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-44

BUILDING D4 - CLUBHOUSE
BUILDING PLAN

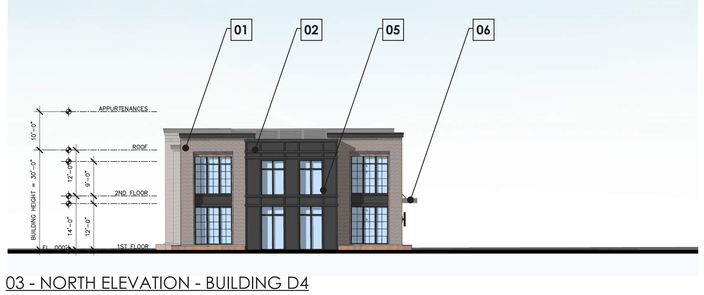
21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



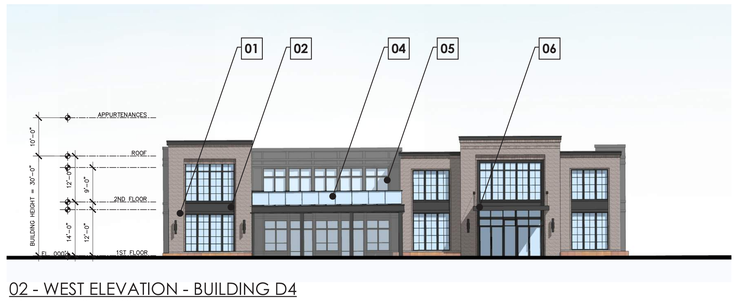
04 - EAST ELEVATION - BUILDING D4

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



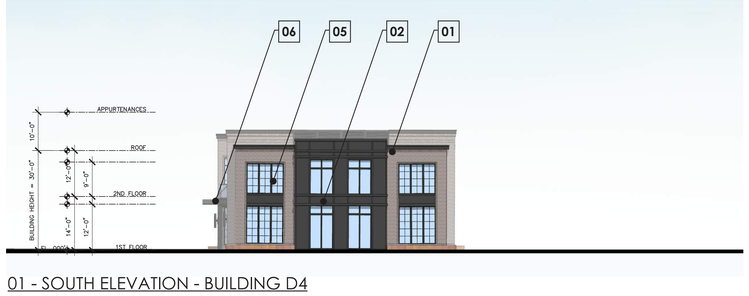
03 - NORTH ELEVATION - BUILDING D4

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:

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
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-45

BUILDING D4 - CLUBHOUSE
BUILDING ELEVATION

21-0978-01

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

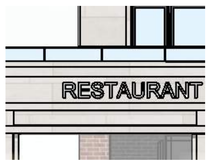




HOTEL SIGN
- CURRENT TOTAL : 2
  - CANOPY SIGNS TO BE INDIVIDUAL CHANNEL CUT, PAINTED ALUMINUM LETTERS MOUNTED AT THE EDGE OF ARCHITECTUAL METAL CANOPY
  -LED HALO BACKLIT LETTERS
  -SIGN DIMENSION APPROX. 1 FOOR TALL
- - WALL MOUNTED SIGNS TO BE INDIVIDUAL CHANNEL CUT, PAINTED LETTERS PIN MOUNTED AND RASIED FROM FACADE WALL FACE
  -LED HALO BACKLIT AND FACE LETTERS
  -SIGN DIMENSIONS TO COMPLY

RETAIL SIGN
- - 1 PER TENANT FRONTAGE
  - CURRENT TOTAL : 1
  - CANOPY SIGNS TO BE INDIVIDUAL
  - 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"



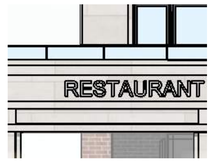




RESIDENTIAL SIGN
- - CURRENT TOTAL :1
  - CANOPY SIGNS TO BE INDIVIDUAL CHANNEL CUT, PAINTED ALUMINUM LETTERS MOUNTED AT THE EDGE OF ARCHITECTURAL METAL CANOPY
  -LED HALO BACKLIT LETTERS
  -SIGN DIMENSION APPROX. 1 FOOT TALL

RETAIL SIGN
- - 1 PER TENANT FRONTAGE
  - CURRENT TOTAL :13
  - CANOPY SIGNS TO BE INDIVIDUAL
  - 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"







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 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"



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"



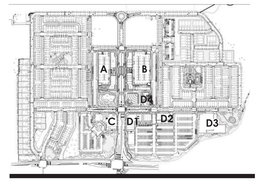




RETAIL/OFFICE SIGN
- - CURRENT TOTAL : 24
  - 1 PER TENANT FRONTAGE
  - CANOPY SIGNS TO BE INDIVIDUAL CHANNEL CUT, PAINTED ALUMINUM LETTERS MOUNTED AT THE EDGE OF ARCHITECTURAL METAL CANOPY
  -LED HALO BACKLIT LETTERS
  -SIGN DIMENSION APPROX. 1 FOOT TALL
- - WALL MOUNTED SIGNS TO BE INDIVIDUAL CHANNEL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

KEY PLAN:



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

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

PREPARED FOR:
WRV NURSERIES PLAINSBORO OWNER LLC

ISSUE:	
DATE:	FOR:
07-19-2024	PRELIM + FINAL SITE PLAN
09-27-2024	PRELIM + FINAL SITE PLAN REV1
04-18-2025	PRELIM + FINAL SITE PLAN REV2
05-23-2025	PRELIM + FINAL SITE PLAN REV3

A-46
SIGNAGE

21-0978.01
COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS